

PROJECT DATA TABULATION

ITEM	%	QTY	UNIT
1 PROPERTY SQUARE FOOTAGE	100	217,800	SF
2 CONTROL BUILDING SQUARE FOOTAGE 25'X15'	>1	375	SF
3 PARKING/VEHICULAR USE AREAS - MAINTENANCE VEHICLES	42	91,825	SF
4 LANDSCAPED AREA	67	126,200	SF

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4, SW 1/4, SE 1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO, TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED 11LS 11624", FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED 11LS 1162411, BEARS N89°14'26"E, A DISTANCE OF 2,722.56 FEET, COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34;

THENCE N80°13'01"W, A DISTANCE OF 545.00 FEET TO THE POINT OF BEGINNING;
 THENCE N89°14'26"E, A DISTANCE OF 400.00 FEET;
 THENCE S00°13'01"E, A DISTANCE OF 545.00 FEET;
 THENCE S89°14'26"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;
 SAID PARCEL CONTAINS A CALCULATED AREA OF 5.00 ACRES MORE OR LESS.

LEGEND

- EXISTING OVERHEAD LINE — OH —
- EASEMENT LINE — — — —
- PROPERTY LINE — — — —
- EXISTING CONTOUR LINE - - - -
- PROPOSED FENCE LINE — X — X — X — X —
- SCREEN FENCE — — — —
- PROPOSED EMERGENCY YARD LIGHT ⊕

Visual Environments
 Landscape Architecture/ Planning/GIS
 (303) 646-2985
 P.O. 1263, Elizabeth, CO 80107

OWNER/DEVELOPER:

 MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
 Your Touchstone Energy® Cooperative

11140 E WOODMEN RD.
 FALCON, CO 80831-8199
 (719) 495 - 2283 VOICE
 (719) 495 - 3814 FAX

REV	DESCRIPTION	DATE	BY	CHK	APP
1	POST E.L. FROM COUNTY 6/29/13 REVIEW	6/29/13	MB	MB	MB
2	REVISION # 02 BUFFER NOTATIONS	1/23/20	MB	MB	MB
3	REVISED DRAINAGE EASEMENT ADJACENT TO NORTH PROPERTY LINE	6/4/20	MB	MB	MB
4	REVISED DRAINAGE EASEMENT ADJACENT TO NORTH PROPERTY LINE	6/4/20	MB	MB	MB

CASE ID #S
 EA-17195

ENG: MB
 DWN: MB
 CHK: MB
 DATE: 6/8/20

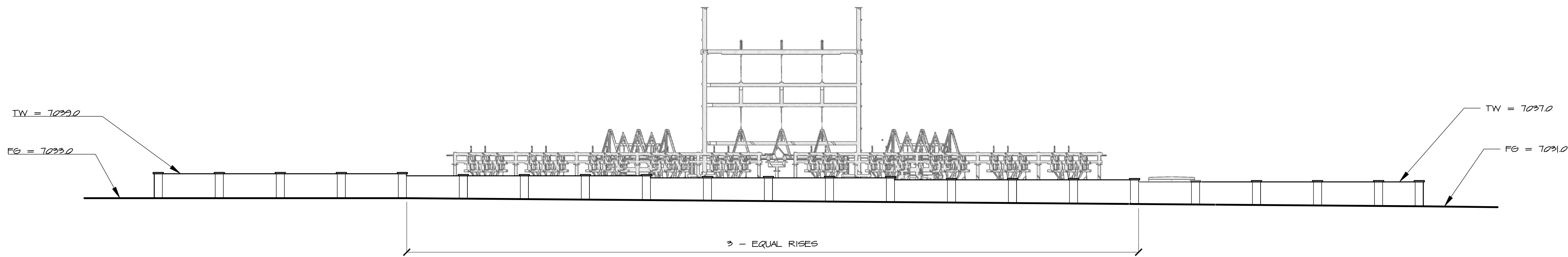
CLIENT/PROJECT: **MOUNTAIN VIEW ELECTRIC ASSOCIATION VOLLMER SUBSTATION**

TITLE: **SITE PLAN**

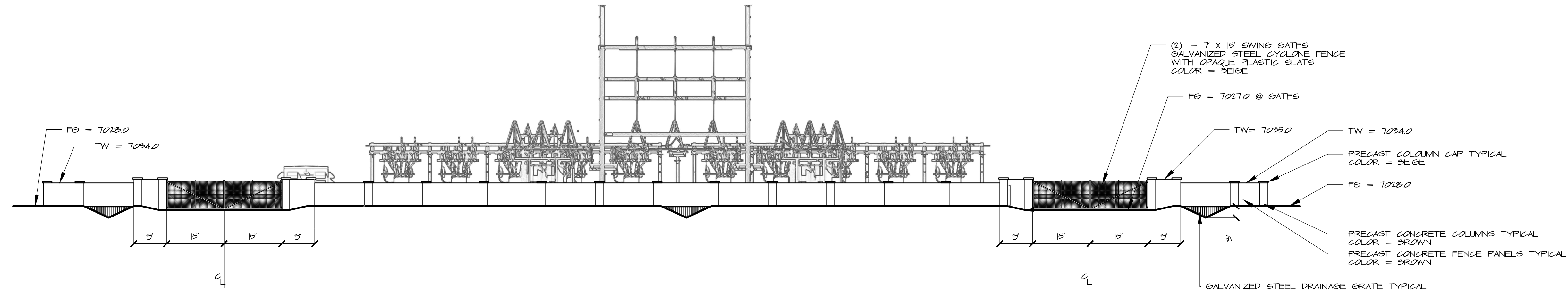
PAGE: **1 OF 2**

SHEET: **S-1**

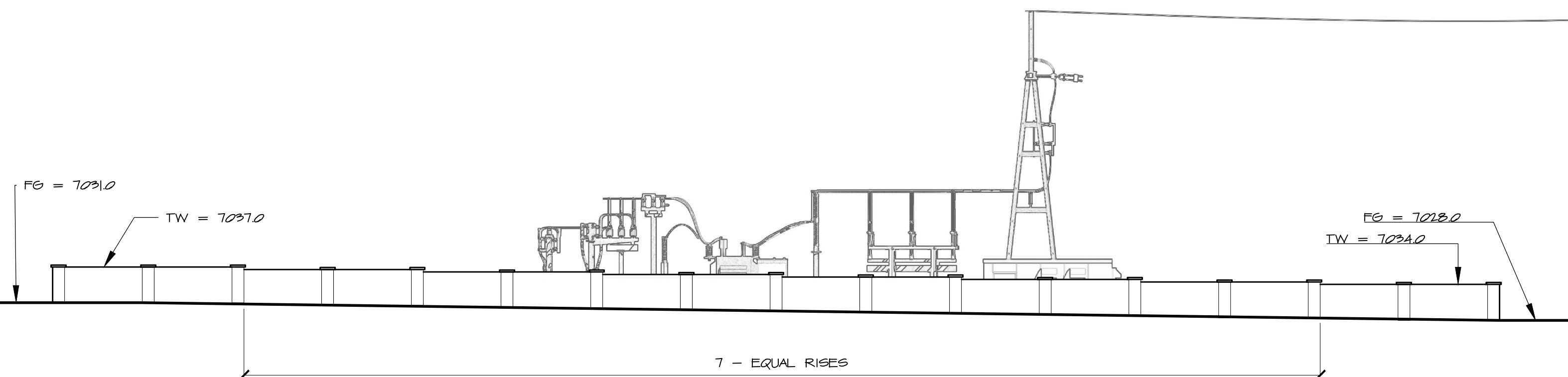
REVISION:



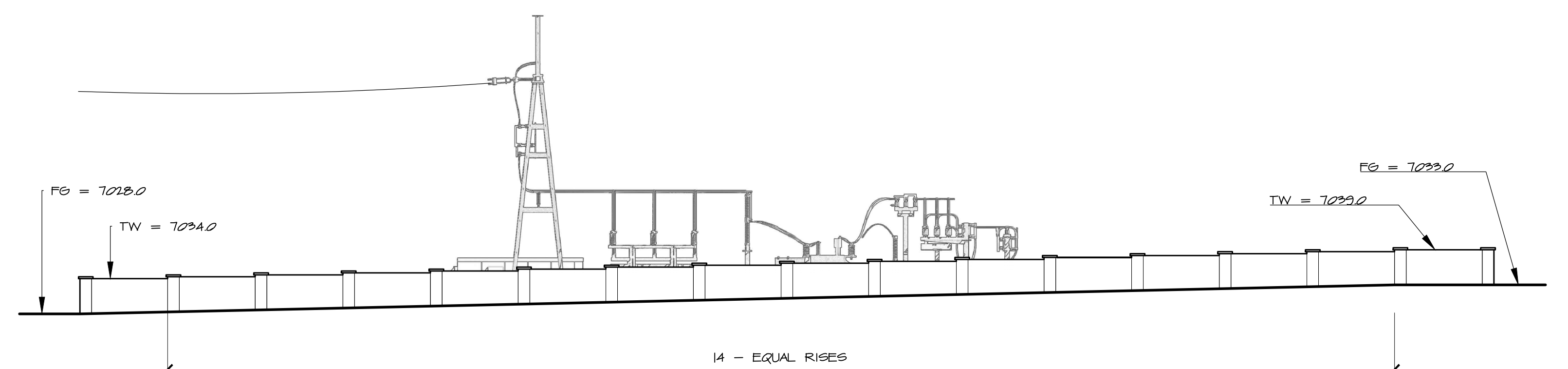
1 NORTH FENCE ELEVATION
1" = 16' - 0"



2 SOUTH FENCE ELEVATION
1" = 16' - 0"



3 WEST FENCE ELEVATION
1" = 16' - 0"



4 EAST FENCE ELEVATION
1" = 16' - 0"

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REV	DESCRIPTION	DATE
1	POST EL PROG. COUNTY 2/28/19 REVIEW	2/27/19
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CASE ID #S
EA-17195



ENG: MB
DWN: MB
CHK: MB
DATE: 7/1/19

CLIENT/PROJECT: MOUNTAIN VIEW ELECTRIC ASSOCIATION
VOLLMER SUBSTATION

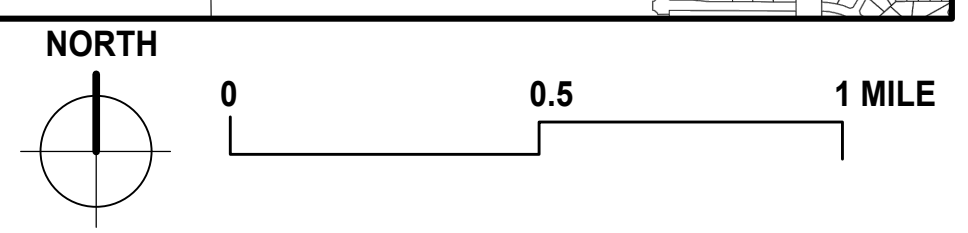
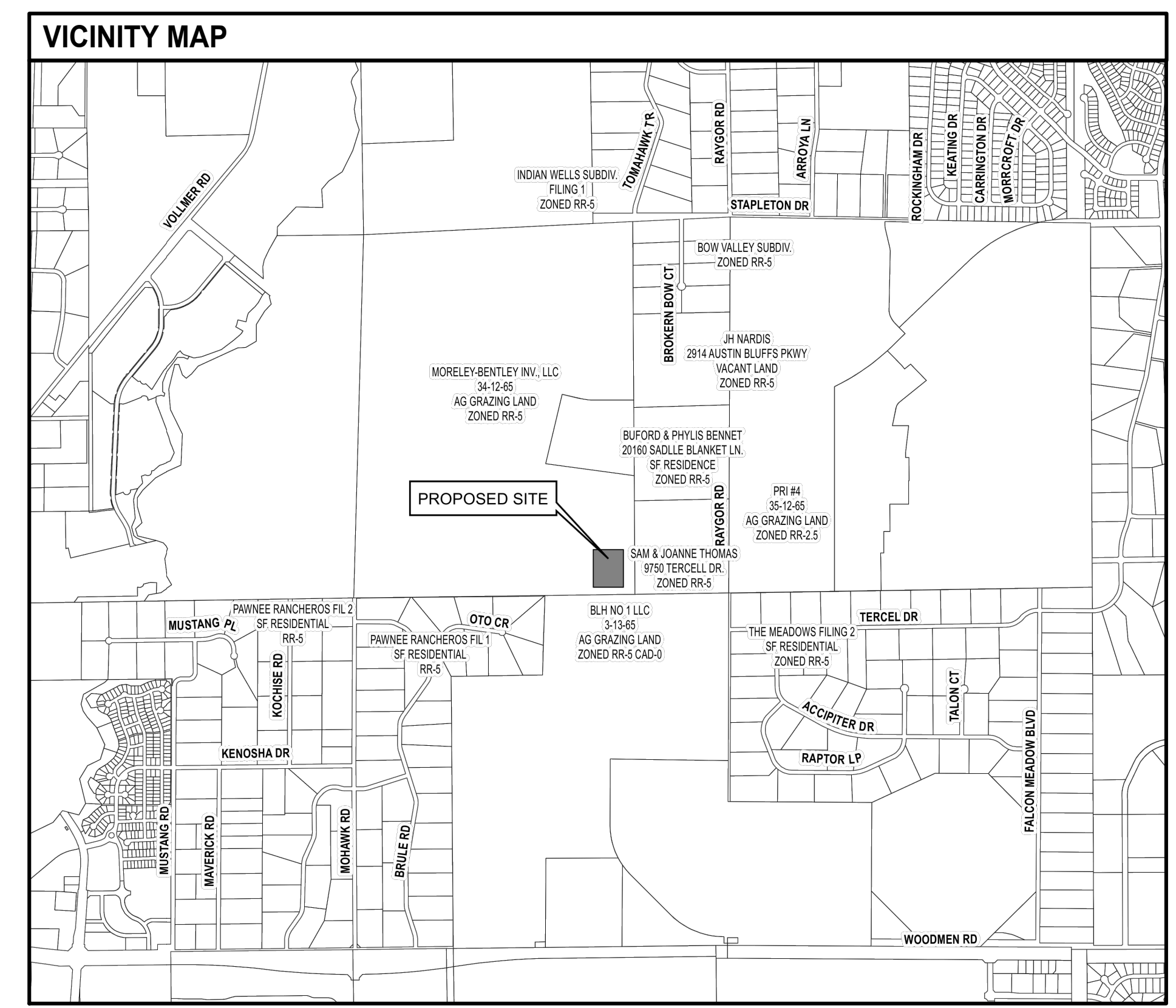
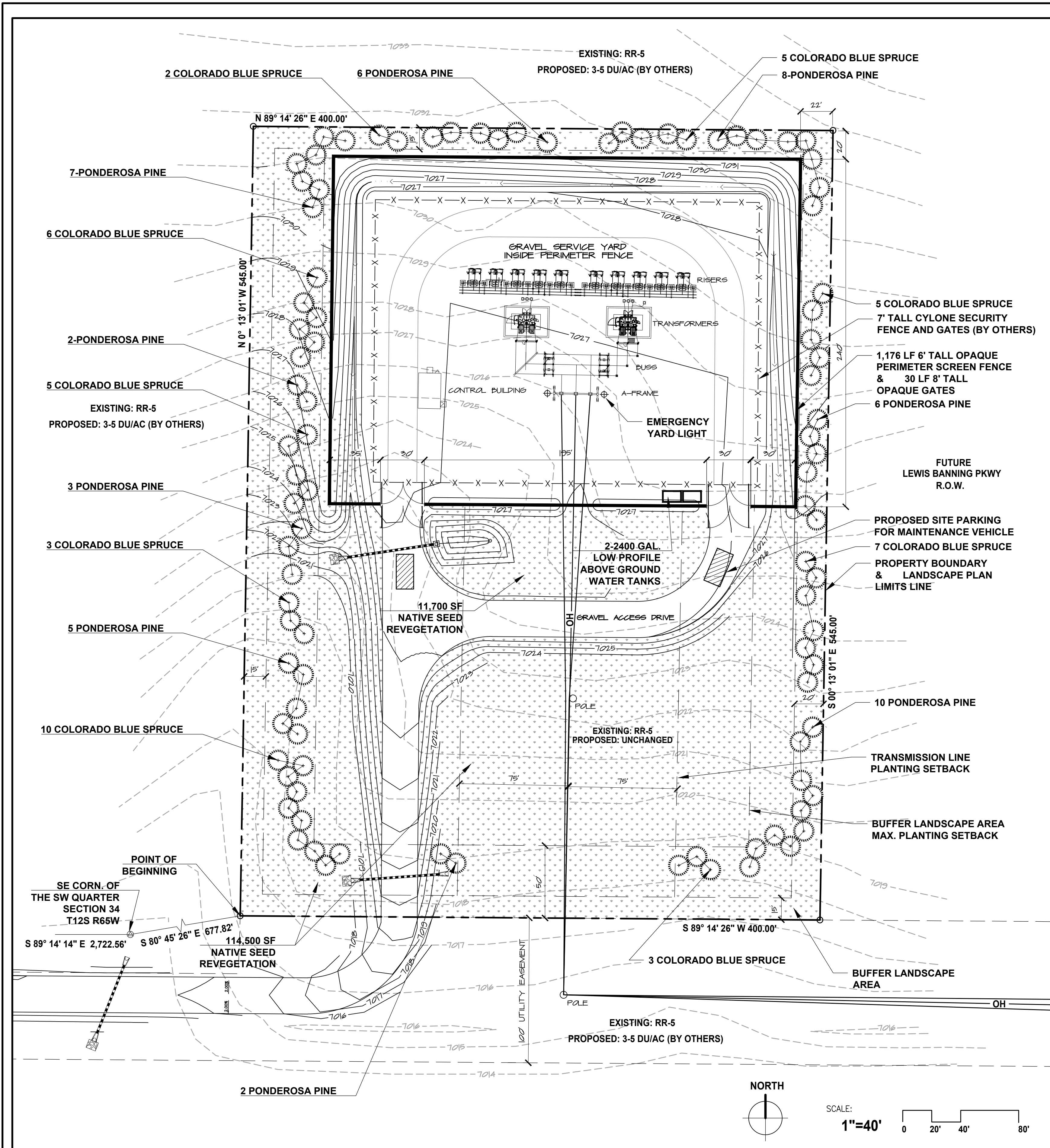
TITLE: PERIMETER FENCE ELEVATIONS

PAGE: 2 OF 2

SHEET:

S-2

REVISION:



GENERAL NOTES

- THESE ARE CONSTRUCTION DOCUMENT LANDSCAPE PLANS FOR THE SITE LANDSCAPING AT THE VOLLMER STATION LOCATED APPROXIMATELY 1 MILE NORTH OF WOODMEN ROAD AND BRULE ROAD IN EL PASO COUNTY, CO. THE EXTENT OF THIS LANDSCAPE INSTALLATION INCLUDES:
 - SEEDING OF NATIVE GRASSES
 - PLANTING OF TREES
 - INSTALLATION OF OPAQUE PERIMETER SCREEN WALL AND GATES.
 - INSTALLATION OF DRIP IRRIGATION SYSTEM.
- THE EXISTING LANDSCAPE, WITHIN THE WORK AREA IS MOSTLY DRY LAND UNDEVELOPED.
- MAINTENANCE OF THE LANDSCAPE, AFTER FINAL ACCEPTANCE, WILL BE BY CONTRACTOR TO MAINTAIN UNTIL THE END OF THE WARRANTY PERIOD AT SUCH A TIME WHEN MVEA WILL ASSUME ALL FUTURE MAINTENANCE OF TREES, NATIVE GRASS AND PERIMETER WALL AND GATES.
- EXISTING UTILITIES- UNDERGROUND AND OTHERWISE EXIST ALONG THE CORRIDOR AND PROJECT AREA. ALL CONTRACTORS SHALL PROTECT IN PLACE ALL EXISTING UTILITIES DURING CONSTRUCTION. EXISTING UTILITIES NOTED ON THESE DRAWINGS ARE FOR REFERENCE ONLY AND MAY NOT ILLUSTRATE ALL UTILITIES THAT EXIST. ADDITIONAL COMMUNICATION CABLES SUCH AS TELEPHONE AND CABLE TV MAY EXIST ON OR NEAR THIS PROPERTY. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. ALL RESPONSIBILITY FOR DAMAGES RESULTING FROM HITTING EXISTING UTILITIES.
- ALL CONSTRUCTION IS TO ADHERE TO EL PASO COUNTY AND STATE OF COLORADO STANDARDS UNLESS OTHERWISE NOTED.
- SOIL PREPARATION FOR LANDSCAPE AREAS SHALL CONSIST OF DISKING AND DRAGGING DISTURBED AND COMPACTED AREAS ONLY, DRILL SEEDING OF ENTIRE NATIVE SEED AREA, MULCHING WITH WEED FREE STRAW MULCH AND CRIMPING. INSTALL PLANTERS MIX TOPSOIL AROUND ALL TREES PER DETAILS.
- PROPOSED EVERGREEN TREES SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM TO MAINTAIN TREE VIGOR. WATER SHALL BE STORED IN ABOVE GROUND WATER TANKS WITH LOCKED LIDS AND FILLED PERIODICALLY FROM OFF-SITE SOURCES.
- YARD LIGHTING WILL ONLY BE LIT DURING EMERGENCIES.

LANDSCAPE TABULATIONS

ITEM	%	QTY	UNIT
1 6' TALL OPAQUE PERMETER FENCE		1,128	LF
2 GRAVEL MULCH/DRIVEWAY	42	91,600	SF
3 NATIVE SEED REVEGETATION	58	126,200	SF
4 TOTAL SITE AREA - 400'X540'	100	217,800	SF
5 MINIMUM INTERNAL LANDSCAPED AREA REQUIREMENT PER SECTION 6.2.2(E)(2)(a)	5	10,890	SF
6 MINIMUM SCREEN TREE REQUIREMENT - 544 LF/25 PER SECTION 6.2.2(B)(1)		21	EA
7 MINIMUM SCREEN TREE REQUIREMENT - 1,334 LF/25 PER SECTION 6.2.2(D)(4)		53	EA
8 MINIMUM INTERNAL TREE REQUIREMENT - 10,890 SF PER SECTION 6.2.2(E)(2)(b)		22	EA
9 PROPOSED EVERGREEN SCREEN TREES		96	EA

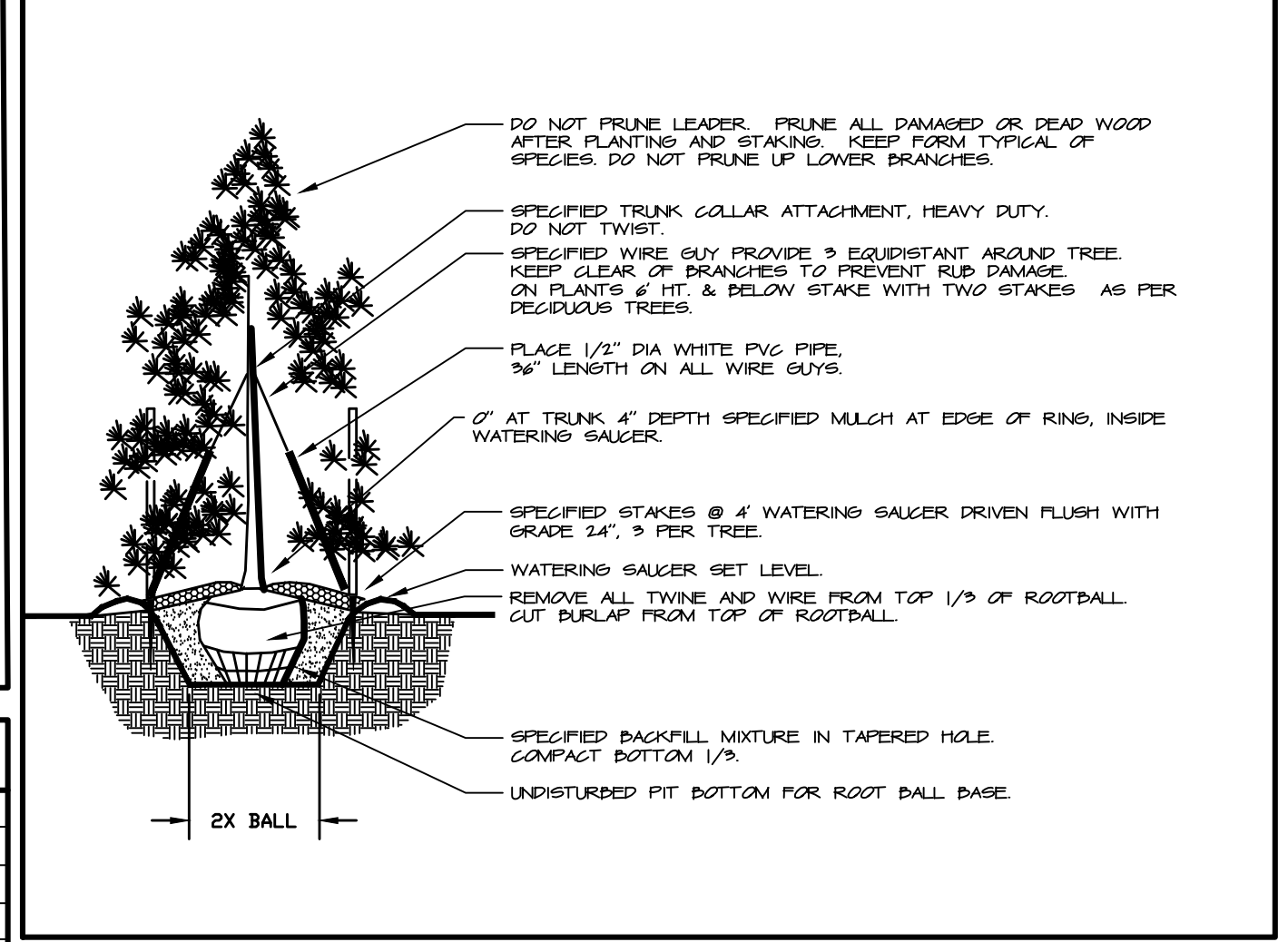
PLANT LIST

QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	MATURE HEIGHT	MATURE SPREAD	DETAIL
49	EA	PONDEROSA PINE	PINUS PONDEROSA	6'		40-50'	25-30'	A
47	EA	COLORADO BLUE SPRUCE	PICEA PLUNGENS	6'		40-50'	12'-15'	A

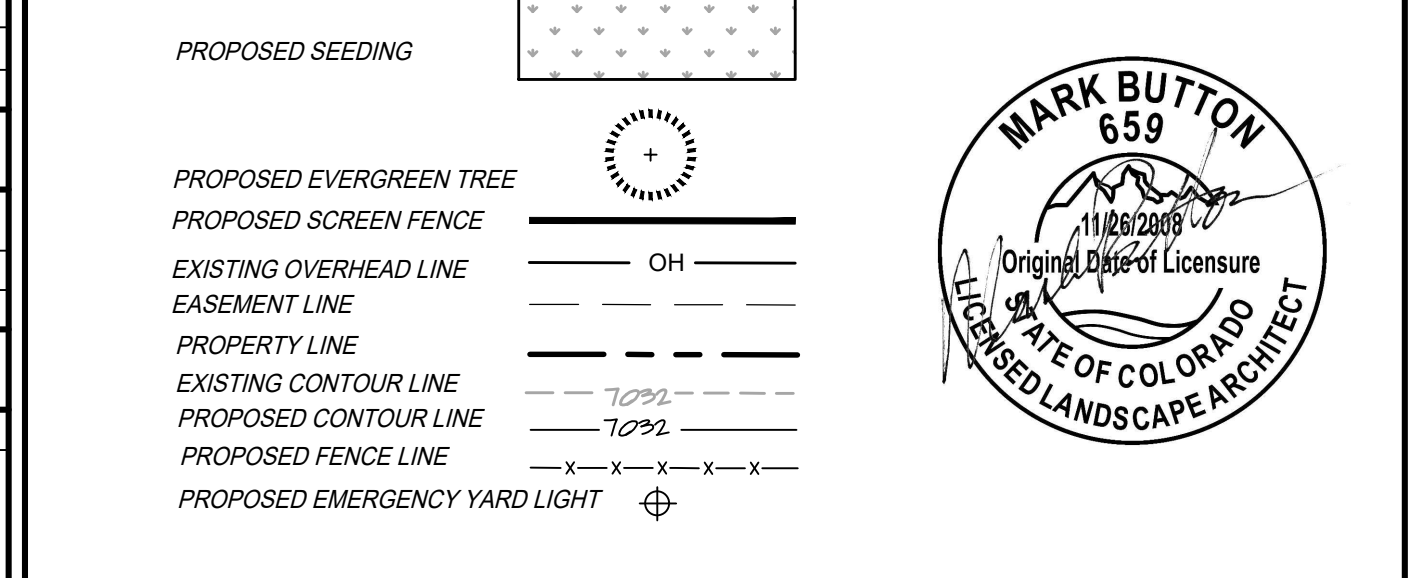
SEEDING SPECIFICATION

QTY	UNIT	NAME	RATE	MIX
100	LBS	LDV GRDW MIX	25 LBS/ ACRE	30% Ephraim Crested Wheatgrass 25% Sheep Fescue 20% Perennial Ryegrass 15% Chewings Fescue 10% Canada Bluegrass

TREE PLANTING DETAIL "A"



LEGEND



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FALCON, CO 80831-8199
(719) 495 - 2283 VOICE
(719) 495 - 3814 FAX

REV	DESCRIPTION	DATE	BY	CHK	APP
1	ISSUE FOR PERMITS	5/29/19	MB	MB	
2					
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CASE ID #S
EA-17195

811
Know what's below
Call before you dig.

ENG: MB
DWN: MB
CHK: MB
DATE: 7/1/19

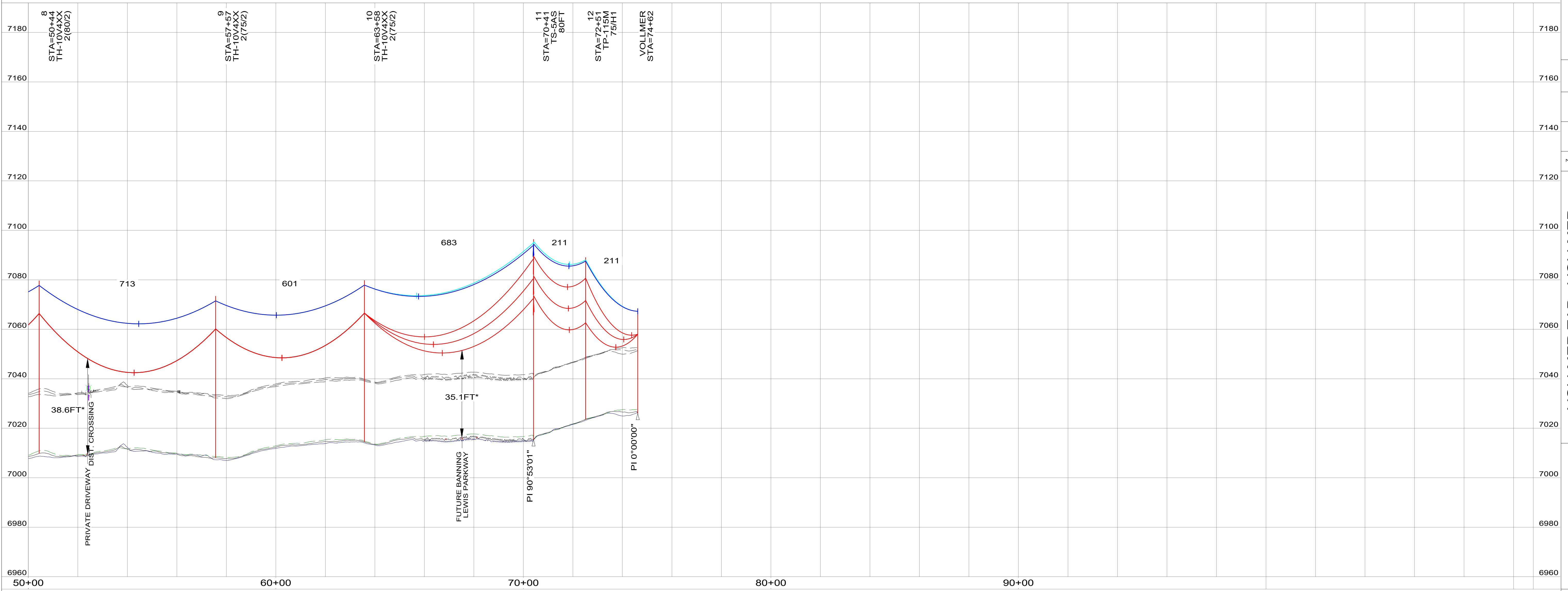
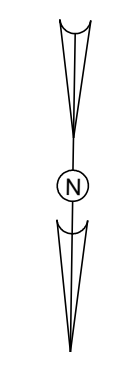
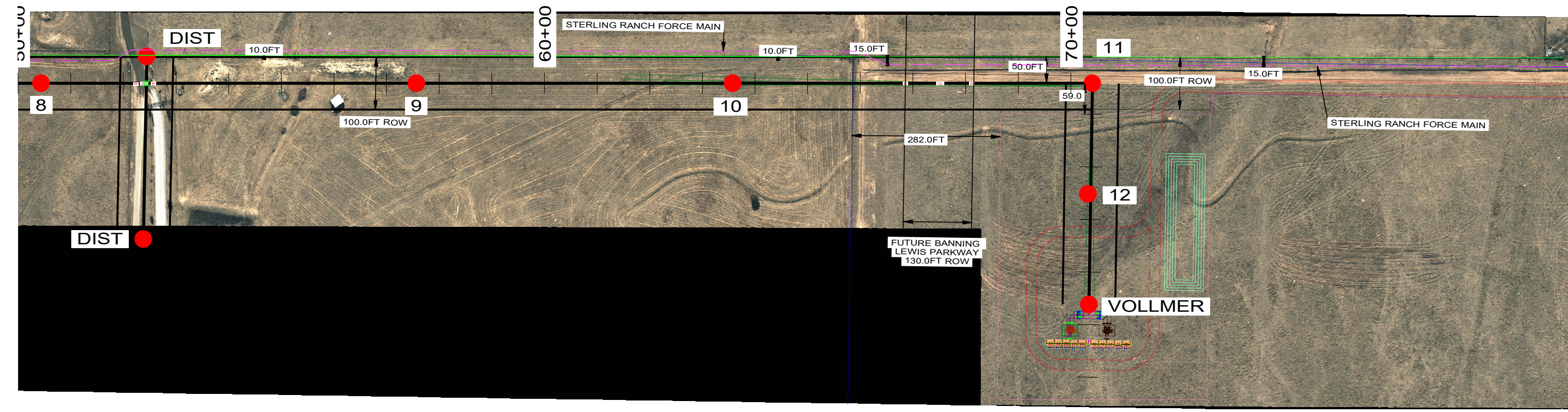
CLIENT/PROJECT: **MOUNTAIN VIEW ELECTRIC ASSOCIATION VOLLMER SUBSTATION**

TITLE: **LANDSCAPE PLAN**

PAGE: **1 OF 1**

SHEET: **L-1**

REVISION:



SAG AND TENSION DATA:

2 - 11, AFL OPGW DNO-7054 CC-37/47/547, RULING SPAN 715 (FT), TENSION 2015 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 60 DEG. F CREEP 1804 (LBS)

2 - 11, 3/8 INCH EHS 7 STRANDS STEEL, RULING SPAN 715 (FT), TENSION 1422 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 60 DEG. F CREEP 1422 (LBS)

2 - 11, 795 KCMIL 26/7 STRANDS DRAKE ACSR, RULING SPAN 715 (FT), TENSION 5027 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 212 DEG. F MAX SAG 3362 (LBS)

11 - VOLLMER, AFL OPGW DNO-7054 CC-37/47/547, RULING SPAN 210 (FT), TENSION 390 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 60 DEG. F CREEP 390 (LBS)

11 - VOLLMER, 3/8 INCH EHS 7 STRANDS STEEL, RULING SPAN 209 (FT), TENSION 308 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 60 DEG. F CREEP 308 (LBS)

11 - VOLLMER, 795 KCMIL 26/7 STRANDS DRAKE ACSR, RULING SPAN 210 (FT), TENSION 992 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 212 DEG. F MAX SAG 824 (LBS)

- NOTES:**
- FUTURE 60' ROW FOR FALCON MEADOWS BLVD. SEE COORDINATION EMAIL ATTACHED DATED 1/21/2020
 - PROPOSED 60' COLLECTOR ROAD ROW. SEE LETTER FROM MORELY-BENTLY INVESTMENTS ATTACHED DATED 12/23/2019
 - * FINAL CLEARANCES MAY VARY AFTER ROAD CONSTRUCTION.

- DESIGN CRITERIA:**
- MAX OPERATING TEMP: 212°F (100°C)
 - COLD UPLIFT TEMP: -20°F (-23°C)
 - DISPLAY CLEARANCE LINE: 25'
 - LOADING DISTRICT: NESG HEAVY
 - DESIGN ELEVATION: 7100
- ORIGINAL DESIGN TENSIONS:**
- 795 KCMIL 26/7 ACSR "DRAKE"
 - 10000# @ NESG HEAVY FINAL
 - 3/8" EHS STEEL
 - 4200# @ NESG HEAVY FINAL
 - OPGW
 - 5320# @ NESG HEAVY FINAL

- LEGEND:**
- 20' LEFT SIDE PROFILE
 - 20' RIGHT SIDE PROFILE
 - STERLING RANCH FORCE MAIN
 - 100' TRANSMISSION LINE ROW

SCALES:

200.0 FT. HORIZ. SCALE

20.0 FT. VERT. SCALE

VOLLMER TAP - VOLLMER
115 KV TRANSMISSION LINE
8 TO VOLLMER
TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

CONTRACT: T1147-G-01-002

UPDATED BY: M.F.

NO.	DATE	TAG	APPD.	REVISION	PRELIMINARY ROUTE	DWG. NO.	MFR.	DRAWING TITLE
7								
6								
5								
4								
3								
2								
1	9/11/19							REFERENCE DRAWINGS

TRI-STATE Energy Cooperative
1100 W. 116th Ave.
Denver, Colorado 80233
303-452-6111

Morley-Bentley Investments, LLC
20 Boulder Crescent, Suite 200
Colorado Springs, CO 80903

December 23, 2019

Kari Parsons, Planner II
El Paso County
Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

Jeff Rice, Review Engineer
El Paso County
Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

**Re: *Tri-State Generation and Transmission Association, Inc.
and Mountain View Electric Association, Inc.
Vollmer-Vollmer Tap 115 Kv Transmission line and Substation Project
EDARP File No. AASI196***

Dear Kari and Jeff:

This letter is sent in follow up to the conference call that took place on Wednesday, December 18, 2019, regarding the apparent conflict between the collector roads shown on the 2008 sketch plan for Sterling Ranch and the location of the proposed substation project referenced above.

This will confirm that Morley-Bentley Investments, LLC ("Morley-Bentley"), owner of the property upon which the substation is proposed to be located, has not yet determined the exact location of the collector road that currently appears to conflict with the location of the proposed substation and transmission lines. Because it is anticipated that the substation and transmission lines will be constructed well in advance of the residential development of this portion of Sterling Ranch, Morley-Bentley agrees that the ultimate location of the collector roads will be designed to accommodate the proposed the location of such substation and transmission lines.

Should El Paso County have any questions or need any additional information from Morley-Bentley regarding this matter, please feel free to contact me.

Sincerely,
MORLEY-BENTLEY INVESTMENTS, LLC


James F. Morley
Manager

From: [Marc Whorton](#)
To: [Gleason, Tymon](#); [Olson, John](#); [Loren Moreland](#); [Phil Mazur](#); [Nordin, Bryan](#)
Cc: [Jeff Rice](#); [Kari Parsons](#); [David Waldner](#); [Gibbons, Denise](#)
Subject: [EXTERNAL] RE: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.
Date: Tuesday, January 21, 2020 11:34:12 AM
Attachments: [image008.png](#)
[image010.png](#)
[image001.png](#)
[STR_#2 EXHIBIT-Model.pdf](#)

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

All,
Based on the info. provided below, please see attached exhibit showing the location of the proposed Tri-State Str #2 with respect to the future 60' ROW for Falcon Meadows Blvd. if extended within The Ranch development.
This should hopefully address the issue of its location.

Let me know if you need anything further.

Marc A. Whorton, P.E. | Project Manager
719-785-2802 (Desk)
719-492-1220 (Cell)
Mwhorton@Classicconsulting.net

619 N. Cascade Ave, Suite 200
Colorado Springs, CO 80903



From: Gleason, Tymon <Tymon.Gleason@hdrinc.com>
Sent: Tuesday, January 21, 2020 9:41 AM
To: Olson, John <john@tristategt.org>; Marc Whorton <MWhorton@classicconsulting.net>; Loren Moreland <lorenm@classichomes.com>; Phil Mazur <pmazur@ws-ls.com>; Nordin, Bryan <bnordin@tristategt.org>
Cc: Jeff Rice <JeffRice@elpasoco.com>; Kari Parsons <kari@elpasoco.com>; David Waldner <waldner-d@mvea.org>; Gibbons, Denise <dgibbons@tristategt.org>
Subject: RE: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.

John,

I certainly can. Please see my answers below:

1. The Right Ref and Left Ref points are reference points 30ft offset from the centerline of the transmission alignment. They are not locations for any physical part of the structure, but they are used by construction crews to locate the bisector of the line angle as the transmission line turns. This allows the construction crews to set the structure at the correct angle to match the alignment. The Left Pole and Right Pole points, however, identify the physical locations of the center of the two poles that make up structure 2.
2. Structure 2 is a two pole self-supporting steel structure. As such, it has two poles that are installed on top of two concrete foundations, one for each pole.
3. Since the structure is self-supporting, no guy wires are associated with the structure. The only points on the ground associated with this structure are the poles/foundations.
4. There are no additional assemblies or extra materials extending away from the structure on the ground. The structure's current design is comprised of two poles spaced 15'-6" apart from each other, and each pole is spaced 7'-9" away from the transmission centerline on the bisector of the angle.

Lastly, as the structure sits at a slight angle and not directly north and south, there are a few horizontal measurements that I can provide utilizing the SE corner of Section 35 as reference. The southern pole is approximately 702.0ft horizontally from the reference, the center of the structure is approximately 703.5ft from the reference, and the northern pole is approximately 705.2ft from the reference.

Hopefully that answers all of the questions. Please let me know if you have any additional questions or comments. Thank you for your time.

Tymon Gleason, PE (MT)
Assistant Project Manager

HDR
970 South 29th Street West
Billings, MT 59102
D | 406.651.6651
tymon.gleason@hdrinc.com

hdrinc.com/follow-us

From: Olson, John [<mailto:john@tristategt.org>]
Sent: Tuesday, January 21, 2020 6:10 AM
To: Marc Whorton <MWhorton@classicconsulting.net>; Loren Moreland <lorenm@classichomes.com>; Phil Mazur <pmazur@ws-ls.com>; Gleason, Tymon <Tymon.Gleason@hdrinc.com>; Nordin, Bryan <bnordin@tristategt.org>
Cc: Jeff Rice <JeffRice@elpasoco.com>; Kari Parsons <kari@elpasoco.com>; David Waldner <waldner-d@mvea.org>; Gibbons, Denise <dgibbons@tristategt.org>
Subject: RE: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.

Marc,

I'm copying Tymon and Bryan, our engineers on this project. Tymon, can you please respond to Marc's questions in the e-mail below?

Thanks

John T. Olson, PE, SE*, SECB
Transmission Project Manager
Licensed: AZ*, CO, FL, NE*, NM*, WY
Tri-State Generation and Transmission Association, Inc.
1100 W. 116th Ave., Westminster, CO 80234
Direct: (303) 254-3408
Cell: (720) 545-5597
Fax: (303) 254-6048



From: Marc Whorton <MWhorton@classicconsulting.net>
Sent: Monday, January 20, 2020 3:39 PM
To: Olson, John <jolson@tristategt.org>; Loren Moreland <lorenm@classichomes.com>; Phil Mazur <pmazur@ws-ls.com>
Cc: Jeff Rice <JeffRice@elpasoco.com>; Kari Parsons <kari@parsons@elpasoco.com>; David Waldner <waldner-d@mvea.org>; Gibbons, Denise <dgibbons@tristategt.org>
Subject: [EXTERNAL] RE: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.

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Phil and John, thanks for all the info.

Unfortunately, our project in CAD is not on State Plane and would have to be converted to State Plane to utilize the coordinates provided.

However, based on your image showing the location of STR #2, it appears that your structure will be well outside of the future 60' ROW as projected due north. (See attached)

Couple questions about your structure that would help determine for certain the relationship with the future ROW:

Please explain the left Ref and right Ref and Left Pole and Right Pole as described in your excel file

Is STR #2 made up of a single pole or multiple poles?

Any guy wires associated with the structure?

How far away from the main pole do any appurtenances extend?

As we both seem to be using the SE corner of Section 35 as reference, maybe if you could give us a horizontal distance from STR #2 to the section line that would help us relate your location to the prop. future ROW.

Thanks

Marc A. Whorton, P.E. | Project Manager

719-785-2802 (Desk)

719-492-1220 (Cell)

Mwhorton@Classicconsulting.net

619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903

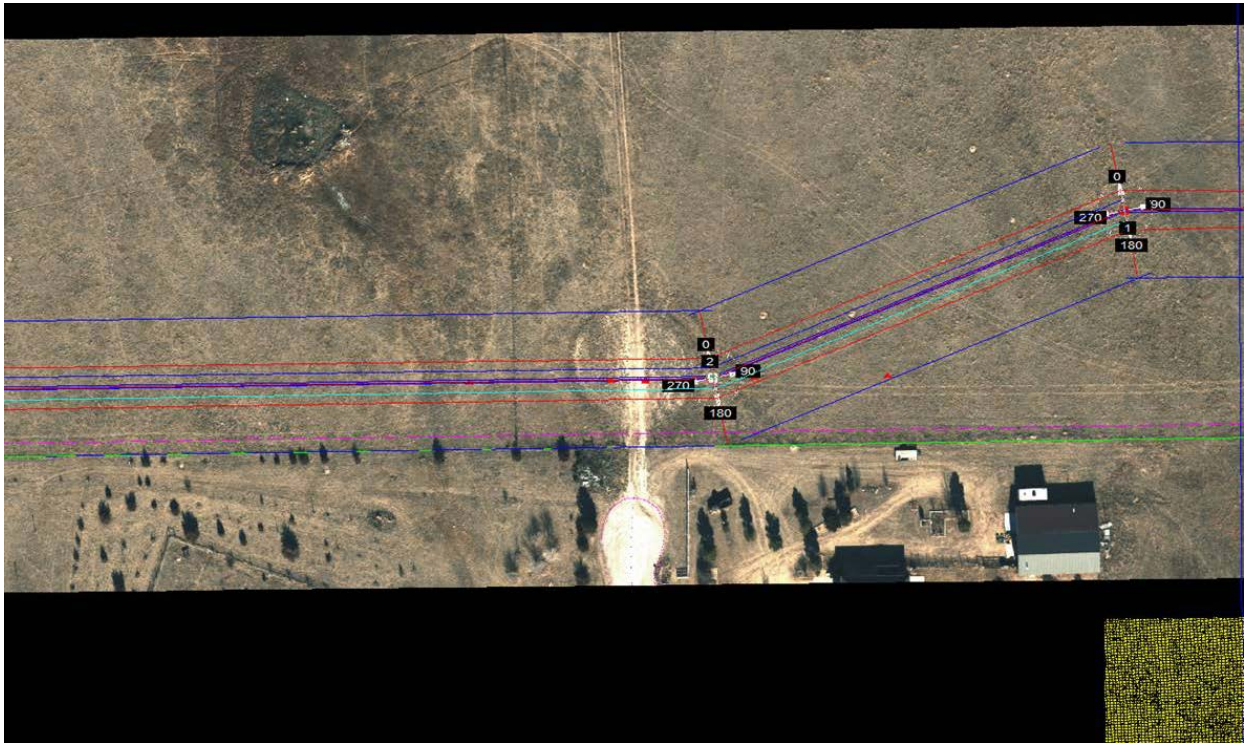
CELEBRATE OUR



From: Olson, John <jolson@tristategt.org>
Sent: Monday, January 20, 2020 2:36 PM
To: Loren Moreland <lorenm@classichomes.com>; Marc Whorton <MWhorton@classicconsulting.net>; Phil Mazur <pmazur@ws-ls.com>
Cc: Jeff Rice <JeffRice@elpasoco.com>; Kari Parsons <kari@parsons@elpasoco.com>; David Waldner <waldner-d@mvea.org>; Gibbons, Denise <dgibbons@tristategt.org>
Subject: RE: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.

Marc,

Structure #2 coordinates were provided in the attached saved e-mail from our engineer. I have also included a sketch of our easement, C.L. #2 is at the PI of the easement CL. Is enough info?



John T. Olson, PE, SE*, SECB
Transmission Project Manager
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Tri-State Generation and Transmission Association, Inc.
1100 W. 116th Ave., Westminster, CO 80234
Direct: (303) 254-3406
Cell: (720) 545-5597
Fax: (303) 254-6048



From: Loren Moreland <lorenm@classichomes.com>
Sent: Monday, January 20, 2020 1:08 PM
To: Marc Whorton <MWhorton@classicconsulting.net>; Phil Mazur <pmazur@ws-ls.com>
Cc: Jeff Rice <JeffRice@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>; Olson, John <jolson@tristategt.org>; David Waldner <waldner-d@mvea.org>; Gibbons, Denise <djgibbons@tristategt.org>
Subject: [EXTERNAL] RE: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.

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Marc,

Did you get what you need? I was out last week and I'm playing catch up and didn't see anything beyond this email. If not I have an exhibit I can send over to you.

Thanks,

Loren J. Moreland | *Vice President / Project Manager*
lmoreland@classichomes.com
Direct: 719-785-3270
Main: 719-592-9333
www.classichomes.com

CLASSIC HOMES | 6385 Corporate Drive, Suite 200, Colorado Springs, CO 80919



From: Marc Whorton
Sent: Friday, January 17, 2020 4:41 PM
To: Phil Mazur <pmazur@ws-ls.com>; Loren Moreland <lorenm@classichomes.com>
Cc: Jeff Rice <JeffRice@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>; Olson, John <jolson@tristategt.org>; David Waldner <waldner-d@mvea.org>; Gibbons, Denise

<dgibbons@tristategt.org>

Subject: RE: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.

Hi Phil.

I can't seem to find the exhibit showing the location of your facility #2.

Please send to me directly and I will confirm location of proposed ROW with respect to your facility.

Thanks

Marc A. Whorton, P.E. | Project Manager

719-785-2802 (Desk)

719-492-1220 (Cell)

Mwhorton@Classicconsulting.net

619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903

CELEBRATE OUR



From: Phil Mazur <pmazur@ws-ls.com>

Sent: Thursday, January 16, 2020 7:06 PM

To: Loren Moreland <lorenm@classichomes.com>

Cc: Jeff Rice <JeffRice@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>; Marc Whorton <MWhorton@classicconsulting.net>; Olson, John <jolson@tristategt.org>; David Waldner <waldner-d@mvea.org>; Gibbons, Denise <dgibbons@tristategt.org>

Subject: Re: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.

Hello Loren

So this issue continues to be of concern to Tri State. As I understand, the decision that Str # 2 as shown on the plans submitted was not based on "survey grade" information, so possibly the location of Str 2 is not shown accurately. Based on the survey stakes that were placed in the ground, I think it was obvious a move of Str #2 to the east would alleviate any such concerns. If for some reason, Classic has determined to widen the right of way of Falcon Meadow Blvd going north, then that could impact the concern. In any case, can Classic or it's design consultant provide survey grade information on the road so we can check distances to make a positive assertion to the County's concerns and move forward with the 1041?

Thanks

Phil

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Phil B. Mazur
Western States Land Services, Inc.
505 N. Denver Ave.
Loveland, Colorado 80537

970-667-7602



FUTURE FALCON MEADOWS BLVD. (60' ROW)

PROP. 100' WIDE ELEC. ESMT.

25'

PROP. TRI-STATE STRUCTURE #2

APPROX. 703.5'

SE CORNER SECTION 35

EXIST. FALCON MEADOWS BLVD. (60' ROW)