

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***

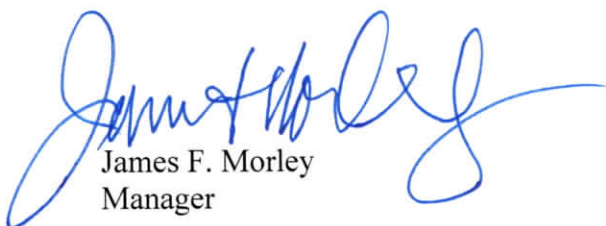
Dear Kari and Jeff:

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](mailto:Mwhorton@Classicconsulting.net)

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



CELEBRATE OUR



---

**From:** Gleason, Tymon <[Tymon.Gleason@hdrinc.com](mailto:Tymon.Gleason@hdrinc.com)>  
**Sent:** Tuesday, January 21, 2020 9:41 AM  
**To:** Olson, John <[john@tristategt.org](mailto:john@tristategt.org)>; Marc Whorton <[MWhorton@classicconsulting.net](mailto:MWhorton@classicconsulting.net)>; Loren Moreland <[lorenm@classichomes.com](mailto:lorenm@classichomes.com)>; Phil Mazur <[pmazur@ws-ls.com](mailto:pmazur@ws-ls.com)>; Nordin, Bryan <[bnordin@tristategt.org](mailto:bnordin@tristategt.org)>  
**Cc:** Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>; Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>; David Waldner <[waldner-d@mvea.org](mailto:waldner-d@mvea.org)>; Gibbons, Denise <[dgibbons@tristategt.org](mailto: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 29<sup>th</sup> Street West  
Billings, MT 59102  
D (406.651.6651)  
[tymon.gleason@hdrinc.com](mailto:tymon.gleason@hdrinc.com)

[hdrinc.com/follow-us](https://www.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](mailto:MWhorton@classicconsulting.net)>; Loren Moreland <[lorenm@classichomes.com](mailto:lorenm@classichomes.com)>; Phil Mazur <[pmazur@ws-ls.com](mailto:pmazur@ws-ls.com)>; Gleason, Tymon <[Tymon.Gleason@hdrinc.com](mailto:Tymon.Gleason@hdrinc.com)>; Nordin, Bryan <[bnordin@tristategt.org](mailto:bnordin@tristategt.org)>  
**Cc:** Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>; Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>; David Waldner <[waldner-d@mvea.org](mailto:waldner-d@mvea.org)>; Gibbons, Denise <[dgibbons@tristategt.org](mailto: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](mailto:MWhorton@classicconsulting.net)>

**Sent:** Monday, January 20, 2020 3:39 PM

**To:** Olson, John <[jolson@tristategt.org](mailto:jolson@tristategt.org)>; Loren Moreland <[lorenm@classichomes.com](mailto:lorenm@classichomes.com)>; Phil Mazur <[pmazur@ws-ls.com](mailto:pmazur@ws-ls.com)>

**Cc:** Jeff Rice <[jeffrice@elpasoco.com](mailto:jeffrice@elpasoco.com)>; Kari Parsons <[kari@parsons@elpasoco.com](mailto:kari@parsons@elpasoco.com)>; David Waldner <[waldner-d@mvea.org](mailto:waldner-d@mvea.org)>; Gibbons, Denise <[dgibbons@tristategt.org](mailto:dgibbons@tristategt.org)>

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

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

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](mailto:MWhorton@Classicconsulting.net)

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

CELEBRATE OUR



---

**From:** Olson, John <[jolson@tristategt.org](mailto:jolson@tristategt.org)>

**Sent:** Monday, January 20, 2020 2:36 PM

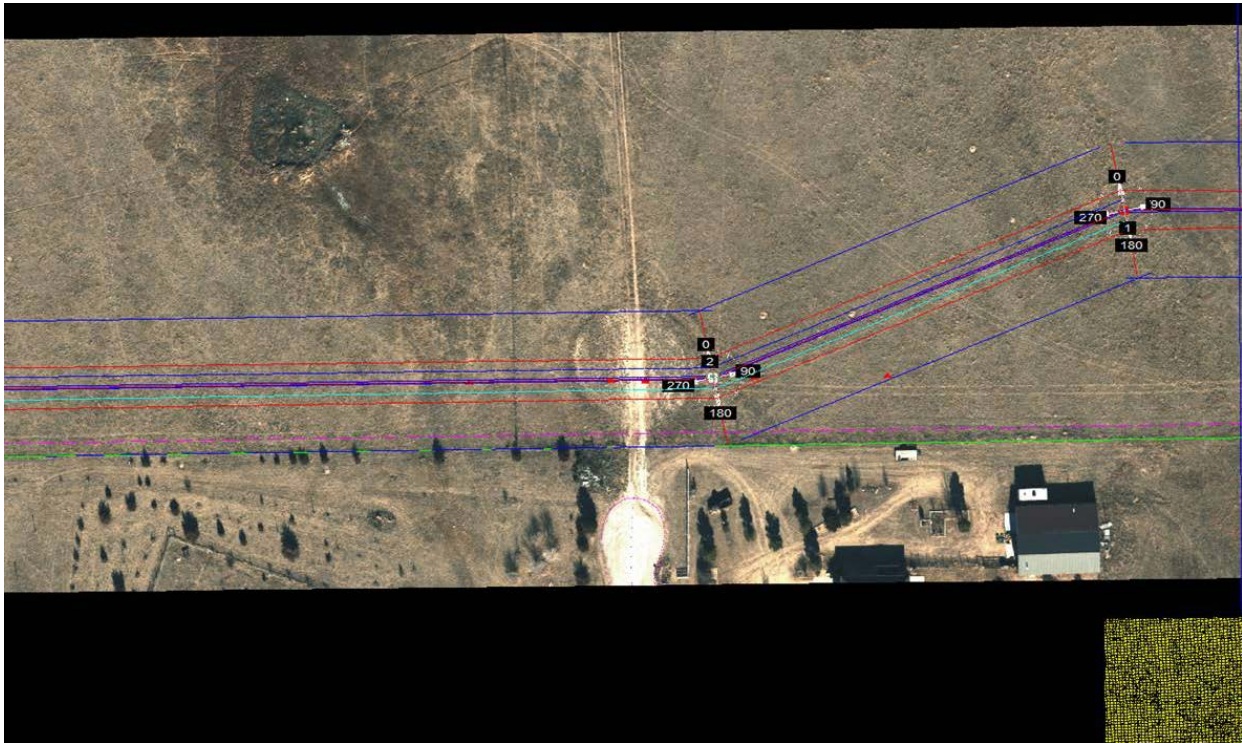
**To:** Loren Moreland <[lorenm@classichomes.com](mailto:lorenm@classichomes.com)>; Marc Whorton <[MWhorton@classicconsulting.net](mailto:MWhorton@classicconsulting.net)>; Phil Mazur <[pmazur@ws-ls.com](mailto:pmazur@ws-ls.com)>

**Cc:** Jeff Rice <[jeffrice@elpasoco.com](mailto:jeffrice@elpasoco.com)>; Kari Parsons <[kari@parsons@elpasoco.com](mailto:kari@parsons@elpasoco.com)>; David Waldner <[waldner-d@mvea.org](mailto:waldner-d@mvea.org)>; Gibbons, Denise <[dgibbons@tristategt.org](mailto: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**  
Licensed: AZ\*, CO, FL, NE\*, NM\*, WY  
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](mailto:lorenm@classichomes.com)>  
**Sent:** Monday, January 20, 2020 1:08 PM  
**To:** Marc Whorton <[MWhorton@classicconsulting.net](mailto:MWhorton@classicconsulting.net)>; Phil Mazur <[pmazur@ws-ls.com](mailto:pmazur@ws-ls.com)>  
**Cc:** Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>; Kari Parsons <[kari@parsons@elpasoco.com](mailto:kari@parsons@elpasoco.com)>; Olson, John <[johnson@tristategt.org](mailto:johnson@tristategt.org)>; David Waldner <[waldner-d@mvea.org](mailto:waldner-d@mvea.org)>; Gibbons, Denise <[dgibbons@tristategt.org](mailto:dgibbons@tristategt.org)>  
**Subject:** [EXTERNAL] RE: The Ranch Tri State Str #2 at north extension of Falcon Meadows Blvd.

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

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](mailto:lmoreland@classichomes.com)  
Direct: 719-785-3270  
Main: 719-592-9333  
[www.classichomes.com](http://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](mailto:pmazur@ws-ls.com)>; Loren Moreland <[lorenm@classichomes.com](mailto:lorenm@classichomes.com)>  
**Cc:** Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>; Kari Parsons <[kari@parsons@elpasoco.com](mailto:kari@parsons@elpasoco.com)>; Olson, John <[johnson@tristategt.org](mailto:johnson@tristategt.org)>; David Waldner <[waldner-d@mvea.org](mailto:waldner-d@mvea.org)>; Gibbons, Denise

<[dgibbons@tristategt.org](mailto: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](mailto:Mwhorton@Classicconsulting.net)

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

CELEBRATE OUR



---

**From:** Phil Mazur <[pmazur@ws-ls.com](mailto:pmazur@ws-ls.com)>

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

**To:** Loren Moreland <[lorenm@classichomes.com](mailto:lorenm@classichomes.com)>

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

--

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

970-667-7602

