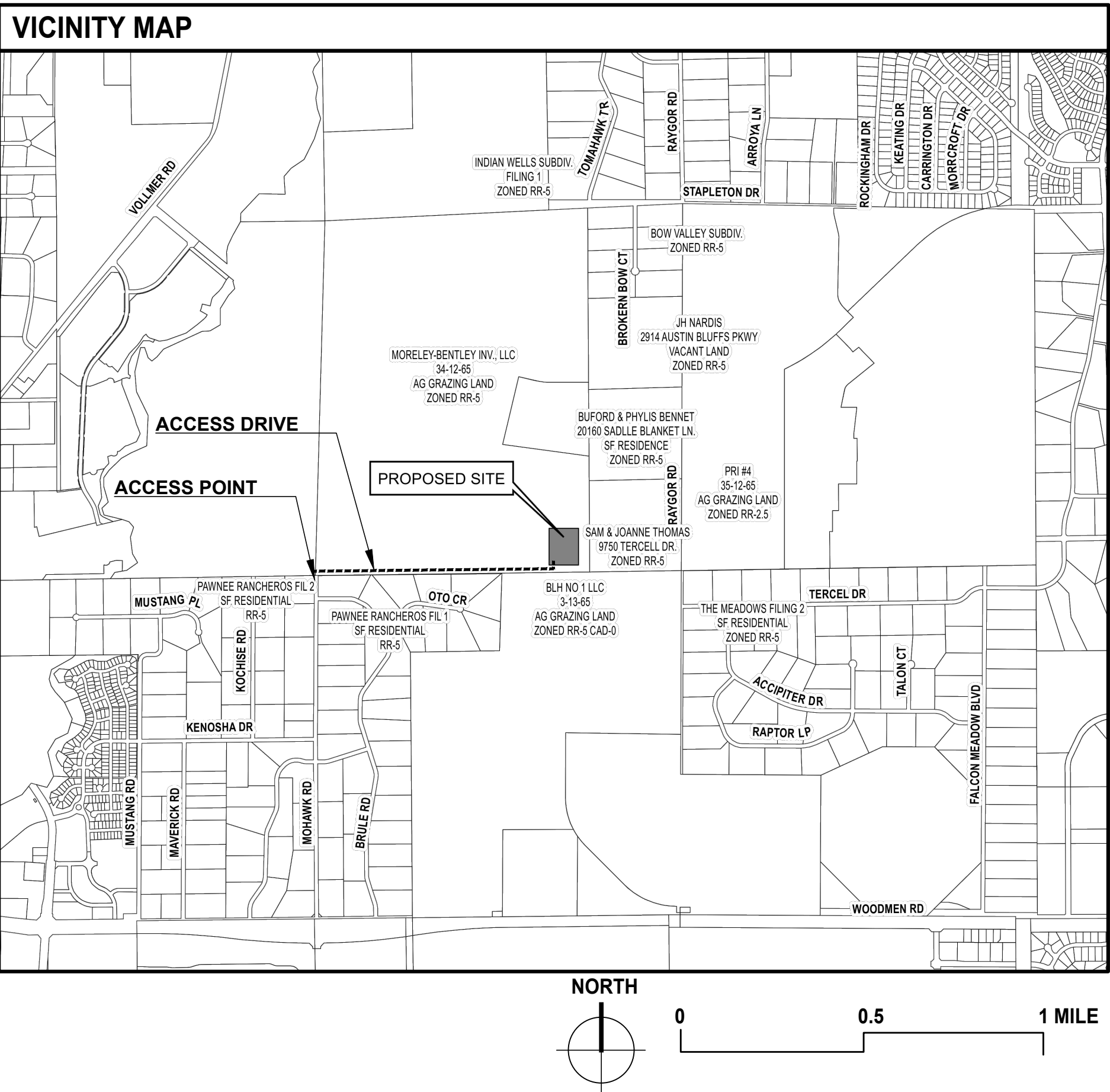


**SIGNATURE BLOCK**

PLANNING & COMMUNITY DEVELOPMENT DIRECTOR  
EL PASO COUNTY, COLORADO

DATE



**ADA NOTE**

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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

**Approved**

By: Craig Dossey, Executive Director

Date: 02/14/2022

El Paso County Planning & Community Development

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 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°14'11.14"E, A DISTANCE OF 2,722.56 FEET. COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34;

THENCE N80°45'26"E, A DISTANCE OF 677.82 FEET TO THE POINT OF BEGINNING;

THENCE N00°13'01"W, A DISTANCE OF 545.00 FEET;

THENCE N89°14'26.11"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 -

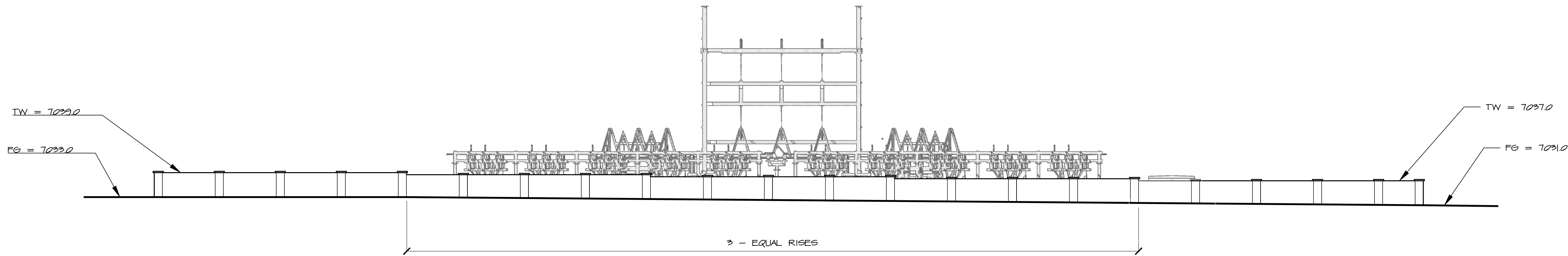
SCREEN FENCE — — —

PROPOSED EMERGENCY YARD LIGHT —

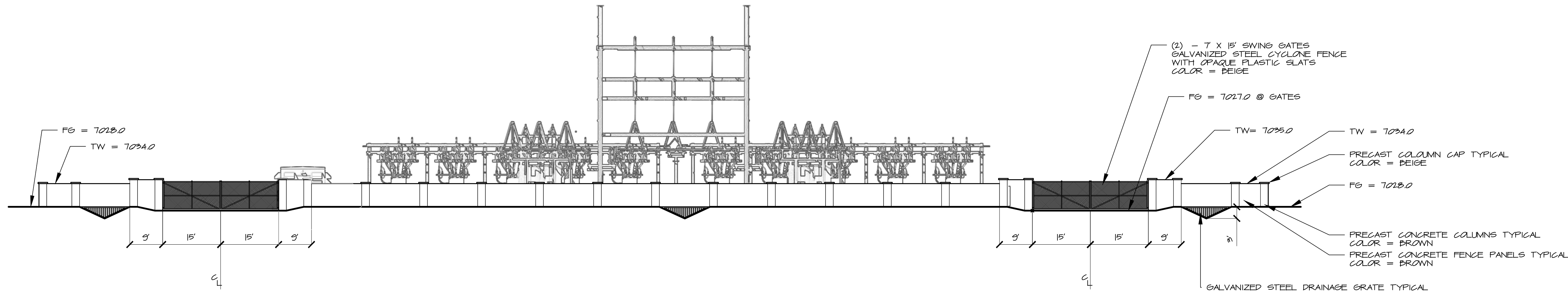


<b>PREPARER:</b>  Landscape Architecture/ Planning/GIS (303) 646-2985 P.O. 1263, Elizabeth, CO 80107 mark.button@visenv.com	<b>OWNER/DEVELOPER:</b>  MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. Your Touchstone Energy Cooperative (719) 495 - 2283 11140 E Woodmen Rd., Falcon, CO 80831-8199 waldner-d@mvea.org	<b>APPLICANT:</b>  TRI-STATE Generation and Transmission Association, Inc. A Touchstone Energy Cooperative (303) 452 - 6111 1100 W 116th Ave, Westminster, CO 80234 zsutton@tristategroup.org	<b>REVISIONS:</b> 1. POST EL PASO COUNTY 12/28/19 REVIEW 2. EASEMENT & SS BUFFER INDICATORS 3. ADDED DRAINAGE EASEMENT ADJACENT TO NORTH PROPERTY LINE 4. REVISED DRAINAGE EASEMENT ADJACENT TO NORTH PROPERTY LINE 5. POST EL PASO COUNTY 12/22/21 REVIEW 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18.	<b>CASE ID #S</b> EA-17195  Know what's below Call before you dig.	<b>ENG:</b> MB <b>DWN:</b> MB <b>CHK:</b> MB <b>DATE:</b> 11/3/21	<b>CLIENT/PROJECT:</b> MOUNTAIN VIEW ELECTRIC ASSOCIATION VOLLMER SUBSTATION, 9167 MOHAWK RD, COLORADO SPRINGS, CO 80908 <b>TITLE:</b> SITE PLAN EL PASO COUNTY TAX SCHEDULE ID 5234002001 <b>PAGE:</b> 1 OF 2	<b>SHEET:</b> S-1 <b>REVISION:</b>
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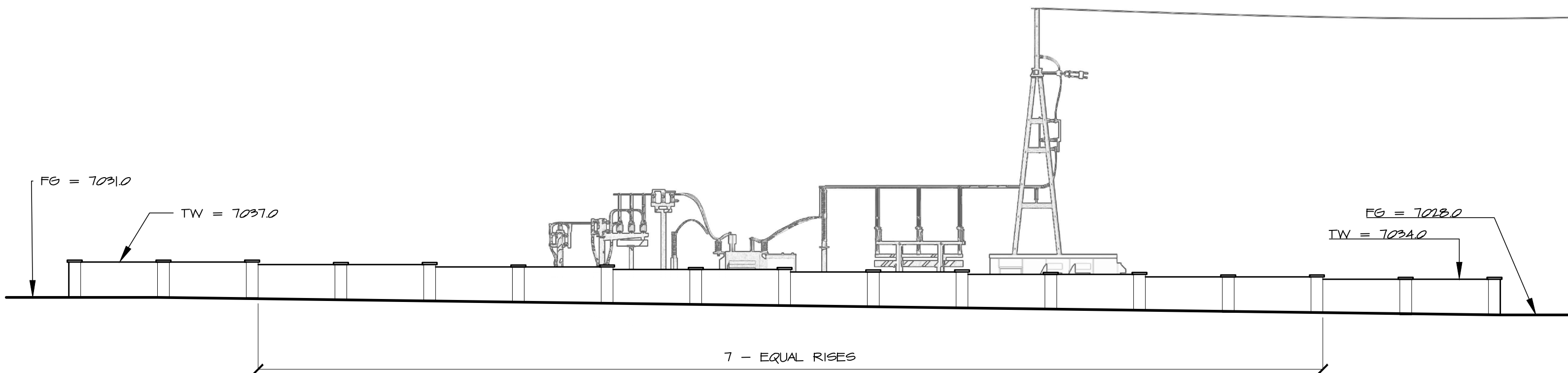




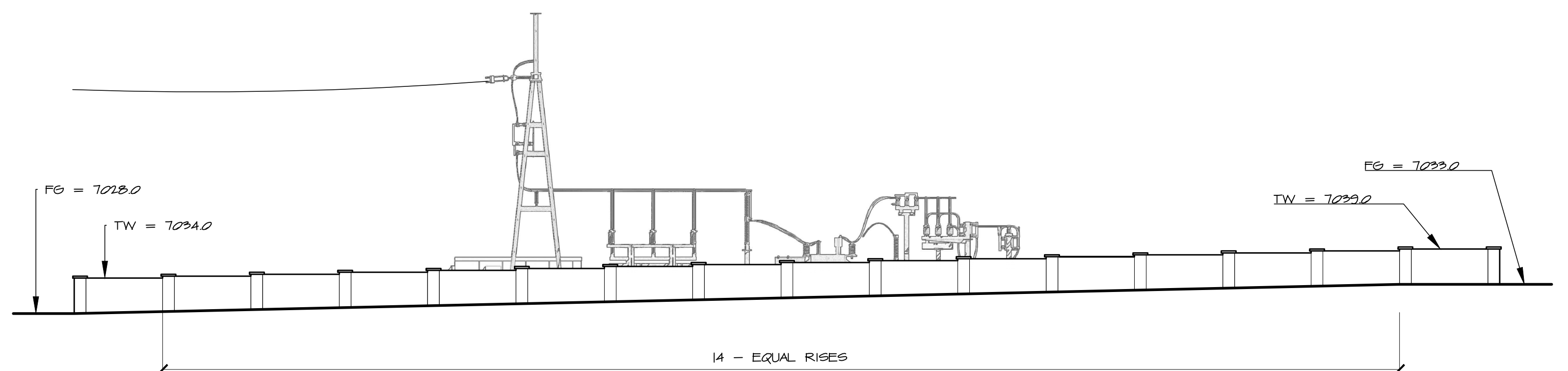
1 NORTH FENCE ELEVATION  
1" = 16' - 0"



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



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



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

PREPARER:  
**Visual Environments**  
Landscape Architecture/ Planning/GIS  
(303) 646-2985  
P.O. 1263, Elizabeth, CO 80107  
mark.button@visenv.com

OWNER/DEVELOPER:  
**MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.**  
Your Touchstone Energy Cooperative  
(719) 495 - 2283  
11140 E Woodmen Rd., Falcon, CO 80831-8199  
waldner-d@mvea.org

APPLICANT:  
**TRI-STATE**  
Generation and Transmission  
Association, Inc.  
A Touchstone Energy Cooperative  
(303) 452 - 6111  
1100 W 116th Ave, Westminster, CO 80234  
zsutton@tristategt.org

REV	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
1	POST EL PASO COUNTY 5/28/19 REVIEW	MB	MB	7/7/19
2	POST EL PASO COUNTY 10/22/21 REVIEW	MB	MB	11/3/21
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CASE ID #S  
EA-17195



ENG: MB  
DWN: MB  
CHK: MB  
DATE: 11/3/21

CLIENT/PROJECT: **MOUNTAIN VIEW ELECTRIC ASSOCIATION**  
**VOLLMER SUBSTATION, 9167 MOHAWK RD, COLORADO SPRINGS, CO 80908**

TITLE: **PERIMETER FENCE ELEVATIONS**

EL PASO COUNTY TAX SCHEDULE ID 5234002001

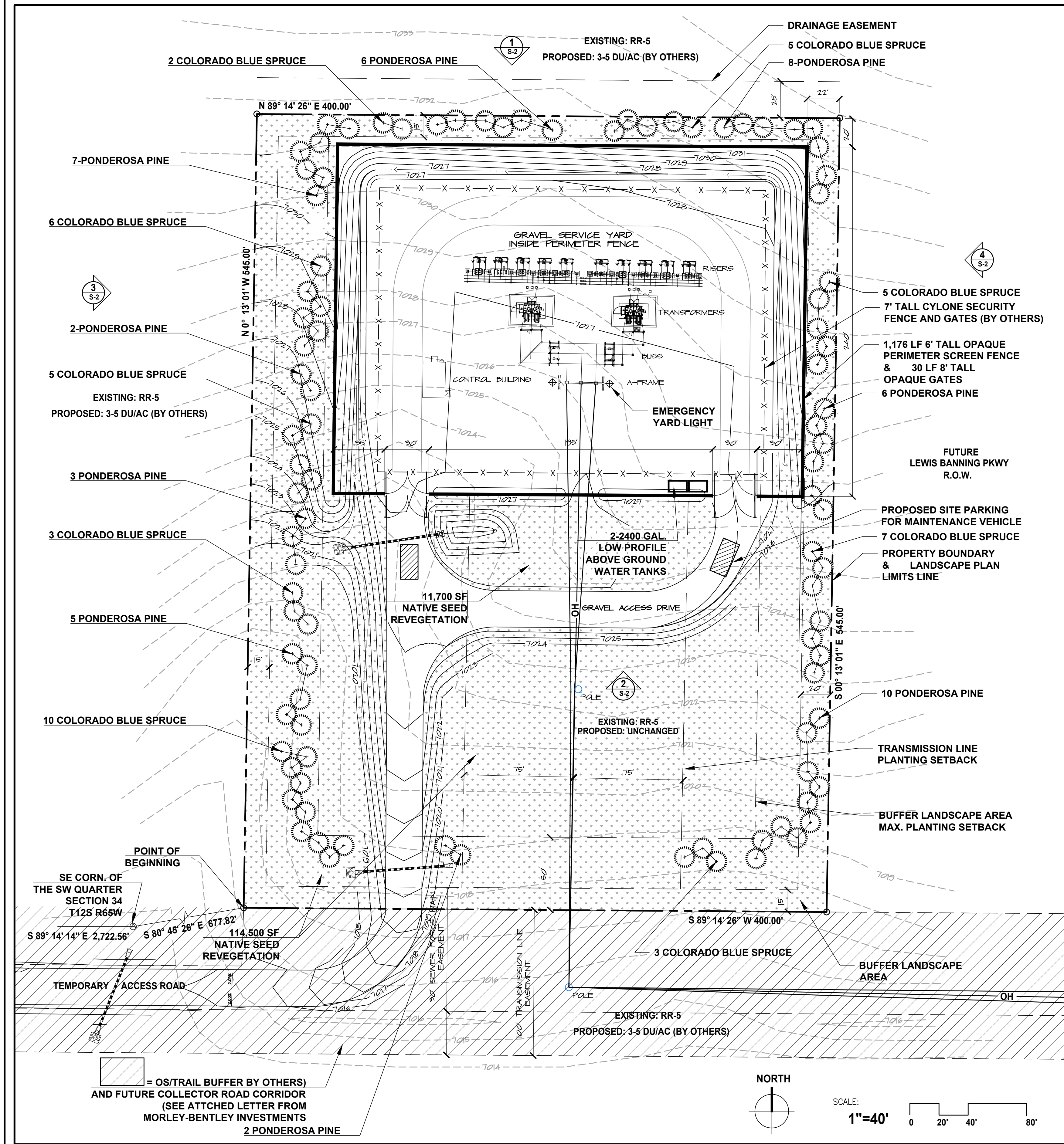
PAGE: **2 OF 2**

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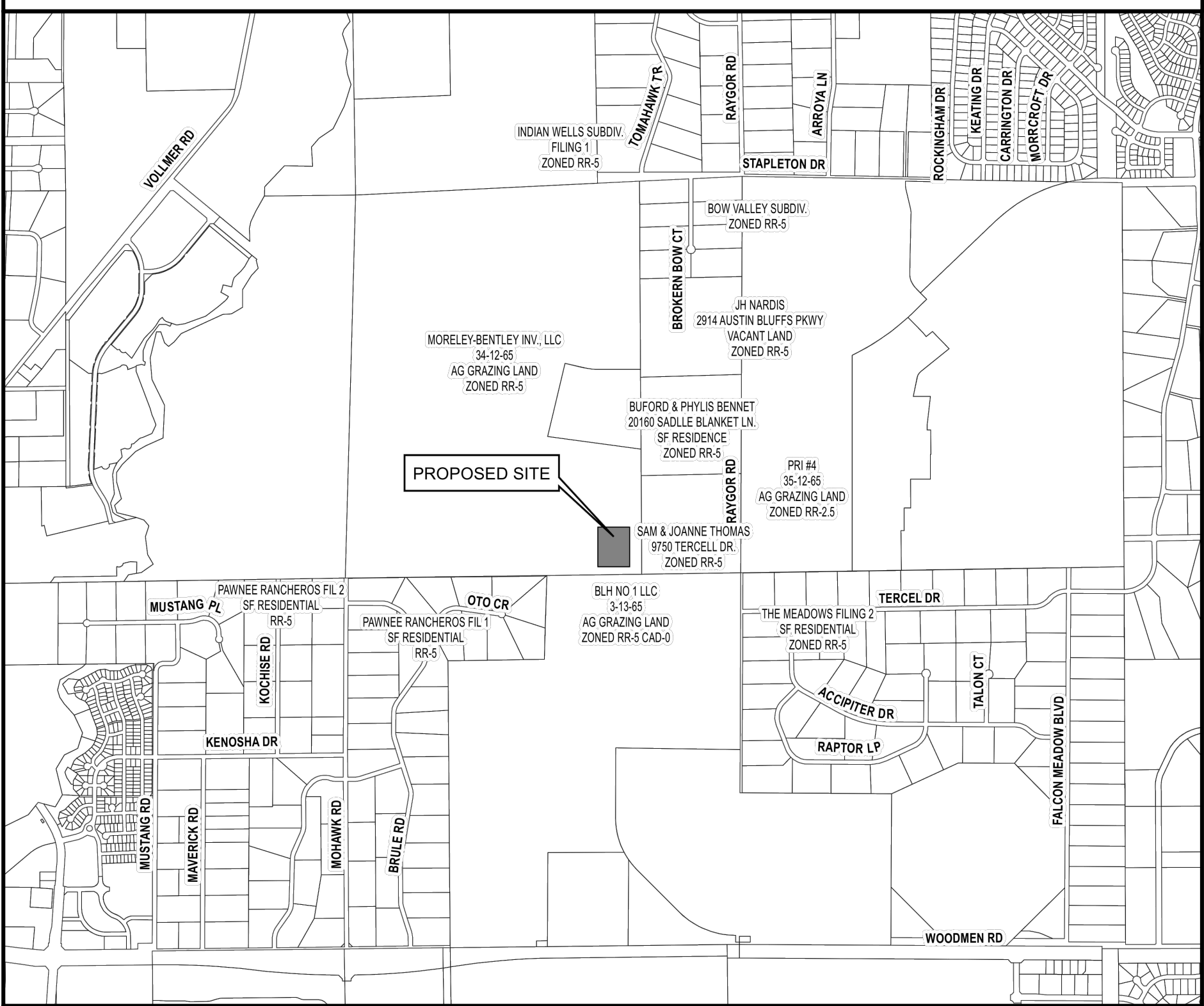
**S-2**

REVISION:





### VICINITY MAP



NORTH

0 0.5 1 MILE

### 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.
  - AN ALTERNATE LANDSCAPE PLAN IS BEING REQUESTED PURSUANT TO EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.2.A.4.

### 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(C)(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)(a)		53	EA
8 MINIMUM INTERNAL TREE REQUIREMENT - 10,890 SF PER SECTION 6.2.2(C)(2)(b)		22	EA
9 PROPOSED EVERGREEN SCREEN TREES		96	EA

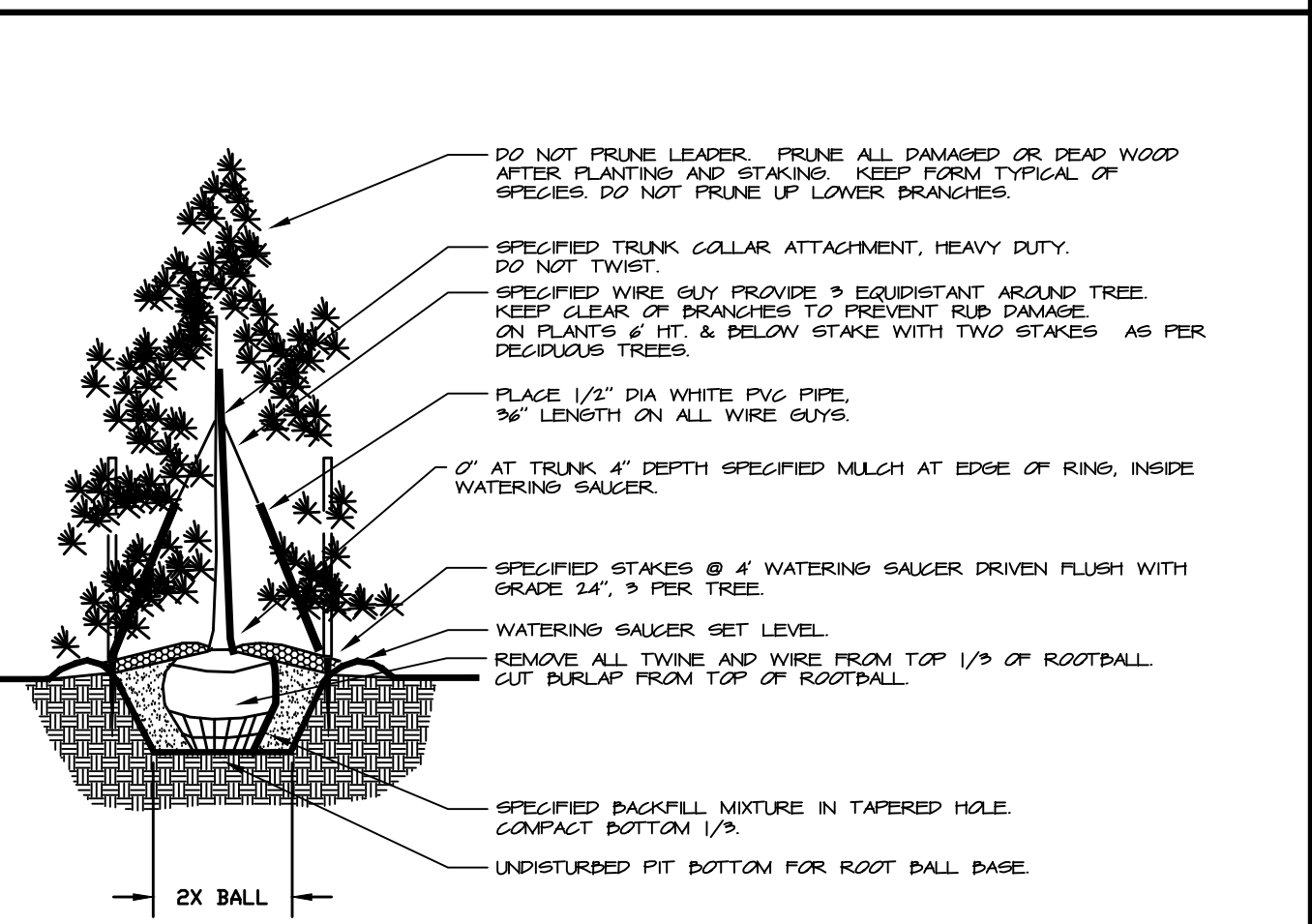
### PLANT LIST

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	LDW 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

- PROPOSED SEEDING
- PROPOSED EVERGREEN TREE
- PROPOSED SCREEN FENCE
- EXISTING OVERHEAD LINE
- EASEMENT LINE
- PROPERTY LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED EMERGENCY YARD LIGHT



CASE ID #S  
EA-17195



ENG: MB  
DWN: MB  
CHK: MB  
DATE: 1/6/2022

CLIENT/PROJECT: MOUNTAIN VIEW ELECTRIC ASSOCIATION  
VOLLMER SUBSTATION  
TITLE: LANDSCAPE PLAN  
EL PASO COUNTY TAX SCHEDULE ID 5234002001  
PAGE: 1 OF 1

SHEET: L-1  
REVISION:

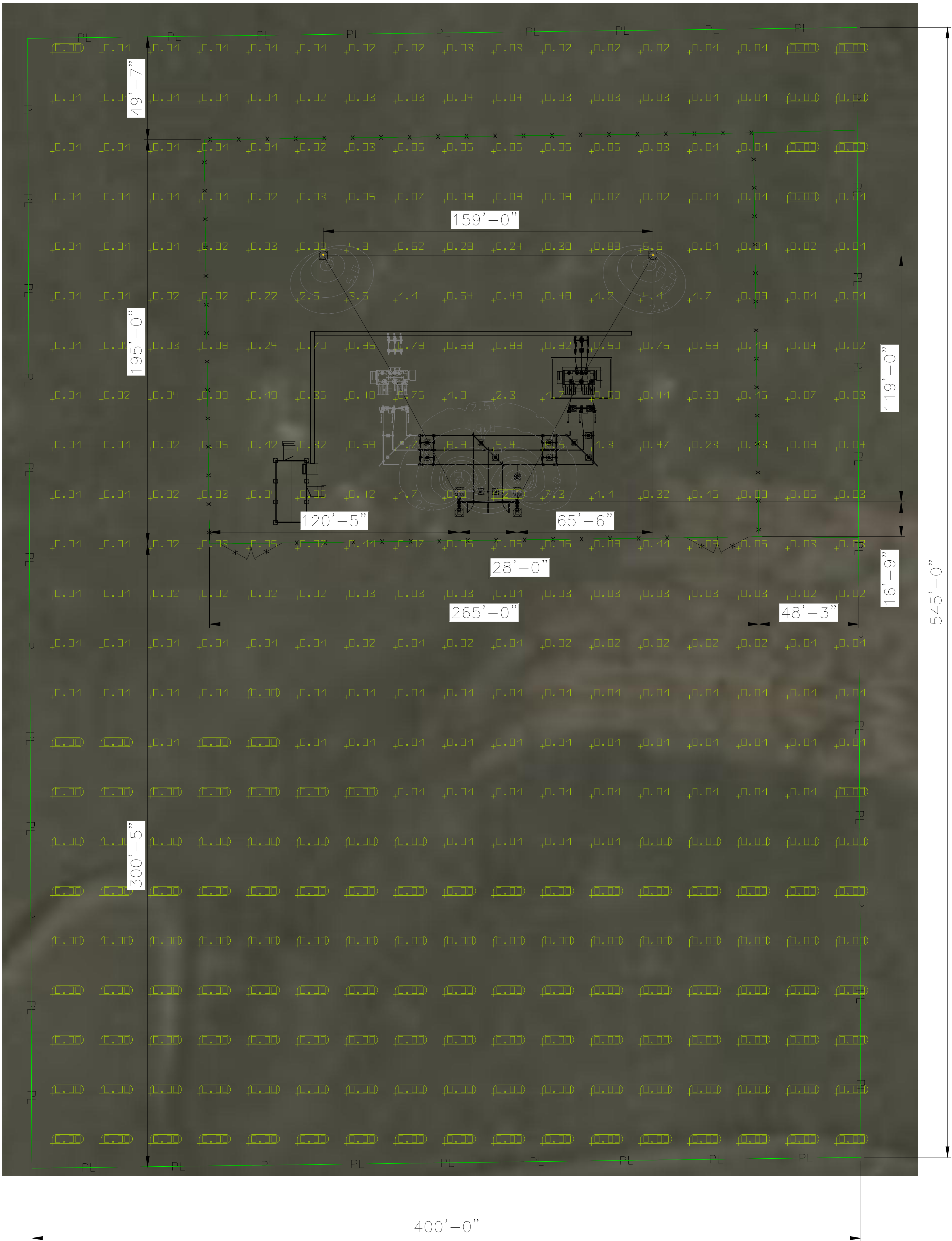
PREPARER:  
Visual Environments  
Landscape Architecture/ Planning/GIS  
(303) 646-2985  
P.O. 1263, Elizabeth, CO 80107  
mark.button@visenv.com

OWNER/DEVELOPER:  
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.  
Your Touchstone Energy Cooperative  
(719) 495 - 2283  
11140 E Woodmen Rd., Falcon, CO 80831-8199  
waldner-d@mvea.org

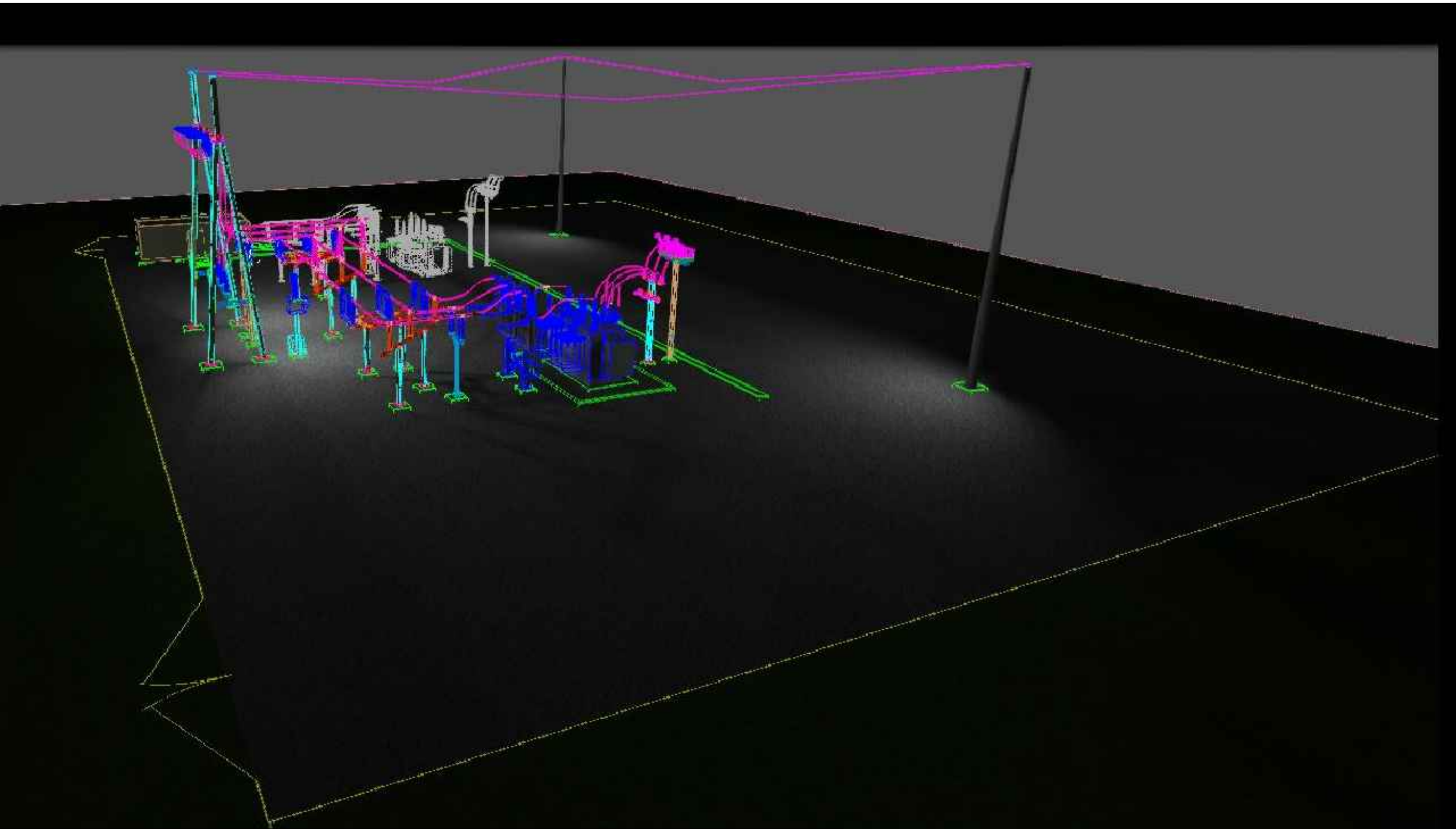
APPLICANT:  
TRI-STATE  
Generation and Transmission  
Association, Inc.  
A Touchstone Energy Cooperative  
(303) 452 - 6111  
1100 W 116th Ave, Westminster, CO 80234  
zsutton@tristategroup.org

REV	DESCRIPTION	DATE
1	POST EL PASO COUNTY 1/28/18 REVIEW	MB MB MB 1/27/18
2	POST EL PASO COUNTY 1/22/21 REVIEW	MB MB MB 1/22/21
3	POST EL PASO COUNTY 1/14/22 REVIEW	MB MB MB 1/14/22





Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	APPLETON	IND. AREAMASTER LED 19500 LUMENS NEMA 7X 7 CLEAR GLASS	IAMLGL8C6G	1x LED	19902 lm	0.80	156 W	6



### IND. AREAMASTER LED 19500 LUMENS NEMA 7X...

Enclosed & Gasketed LED Flood Lighting

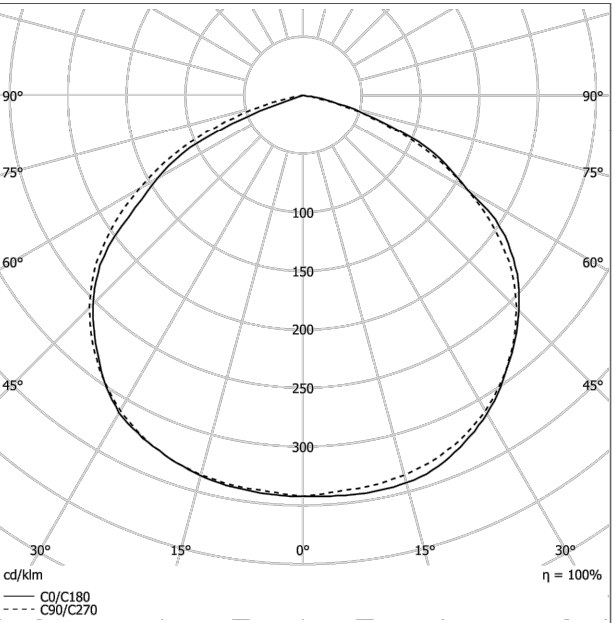
Lens



Areamaster LED Gen2 Flood Light Series  
Pole Mount  
19500 LUMENS, 5000 K CCT, NEMA 7X7  
Yoke Mount  
BU-120-277 Vac, 50/60Hz, BH-347-450 Vac, 50/60Hz  
3/4" NPT Hub  
No OPTICS  
CLEAR GLASS

Class I, Division 2, Groups A, B, C, D  
Class I, Zone 2 GROUP IIC  
TYPE 3R, 4, 4X  
IP69/67  
Suitable for Use in Wet Locations  
Marine Outside (Salt Water)

Refer to catalog for additional options



IP 67

#### Equipment

1x IND. AREAMASTER LED 19500 LUMENS NEMA 7X 7 CLEAR GLASS  
156 W  
19902.0754187573 lm  
5181 K

Appleton Group, Emerson  
Global & U.S. Headquarters:  
9377 West Higgins Road  
Rosemont, IL 60018  
USA  
Phone: +1-847-268-6000  
http://www.appletonelec.com

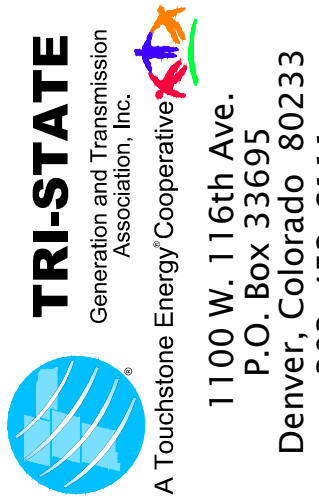
Technical and design specifications  
subject to change without notice.  
Created by  
DIALux Plugin Version 02 / 2018  
08/11/2021

### NOTES

1. THE TILT ANGLE OF THE LIGHTS SHALL AT AN ANGLE AT 30-DEGREES BELOW HORIZONTAL PLANE ANGLED TOWARDS THE GROUND SURFACE.
2. LIGHT SHALL BE MOUNTED 15- FEET ABOVE GRADE.
3. CALCULATIONS SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES TAKEN AS SHOWN IN CALCULATIONS SUMMARY.
4. FIXTURE ORIENTATION IS SUCH THAT 0 IS TO THE RIGHT OF THE DRAWING, AND 90 IS TO THE TOP OF THE DRAWING.
5. LUMINAIRE LUMENS EQUAL LUMENS LEAVING LUMINARIE WITH EFFICIENCY CONSIDERED.

VOLLMER SUBSTATION  
115kV/12.47kV  
LIGHTING PLAN

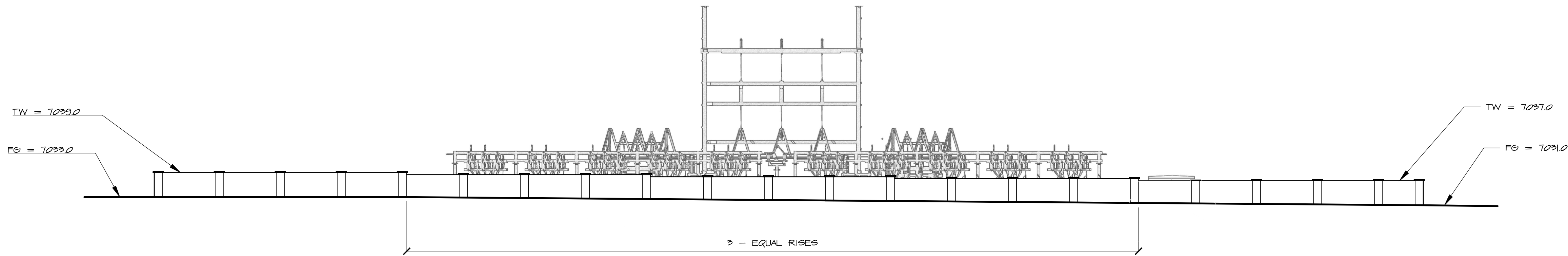
TRI-STATE GENERATION & TRANSMISSION  
ASSOCIATION, INCORPORATED



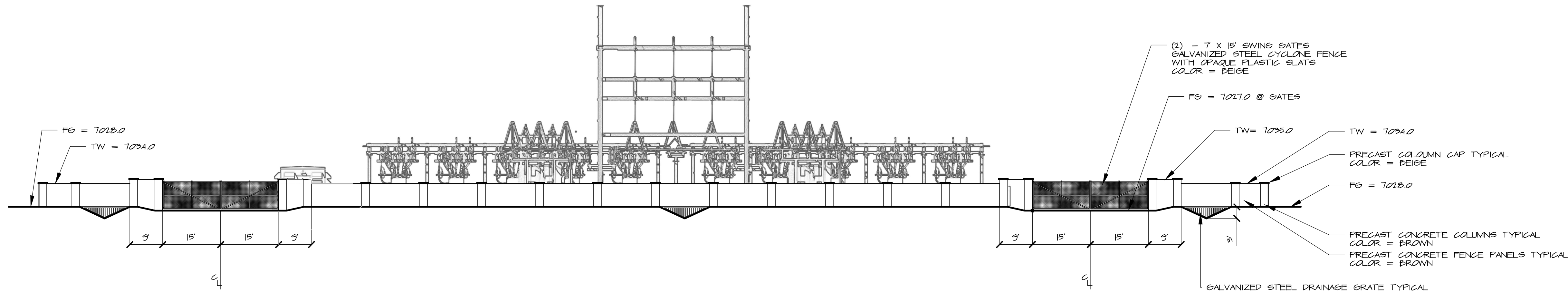
Dwn: SUM	Date: 09.01.2019
Appd:	Date:

LIGHT PLAN

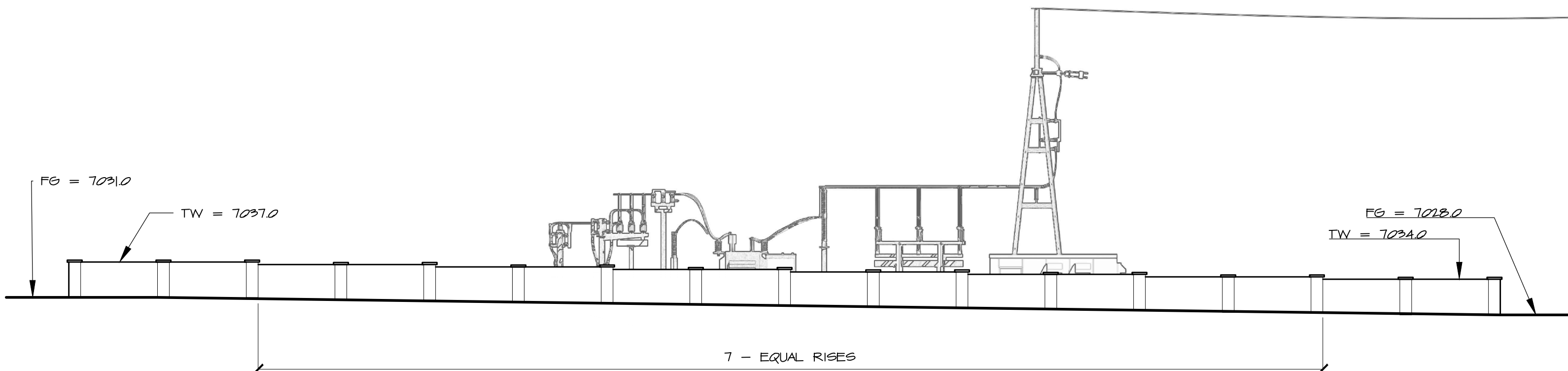




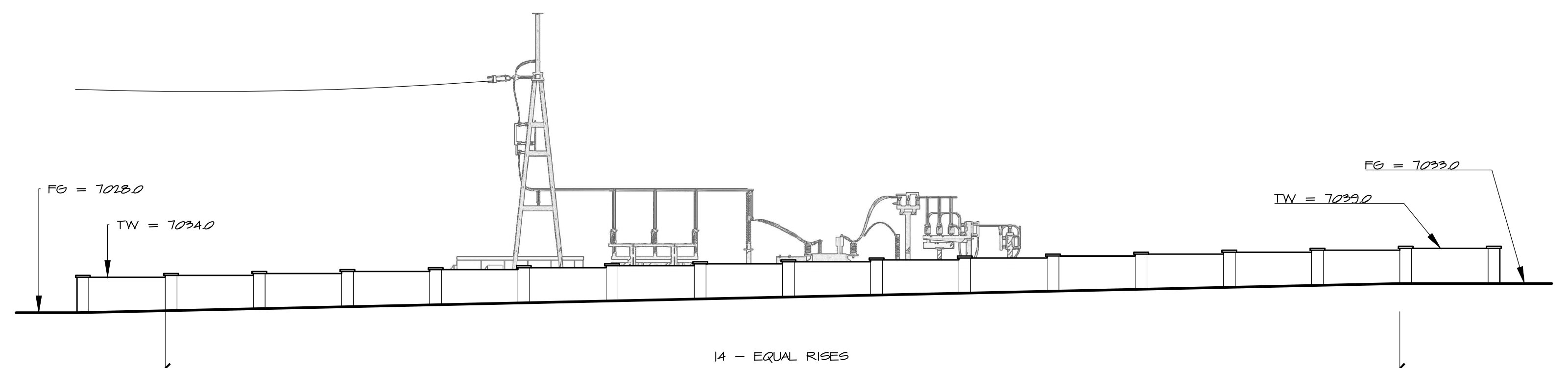
**1 NORTH FENCE ELEVATION**  
1" = 16' - 0"



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



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



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

**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
1	POST EL. PROJ. COUNTY 5/29/19 REVIEW	5/29/19
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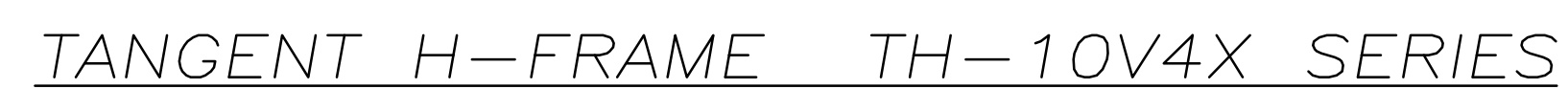
CASE ID #S  
EA-17195



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

CLIENT/PROJECT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION VOLLMER SUBSTATION
TITLE:	<b>PERIMETER FENCE ELEVATIONS</b>
PAGE:	2 OF 2

SHEET:  
**S-2**  
REVISION:

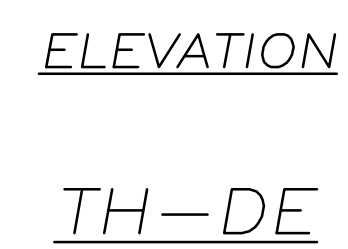


**NOTES:**

1. FIELD DRILLED HOLES SHALL BE THOROUGHLY TREATED.
2. ENGINEER TO SPECIFY SUSPENSION INSULATOR.
3. THE FOLLOWING MATERIALS ARE TO BE SPECIFIED ON THE STAKING SHEETS. POLES, POLE GROUNDING ASSEMBLIES, AND ANY ADDITIONAL GROUNDING OR POLE FOUNDATION UNITS.
4. ENGINEER TO SPECIFY, SEE STAKING SHEET.

[illegible]



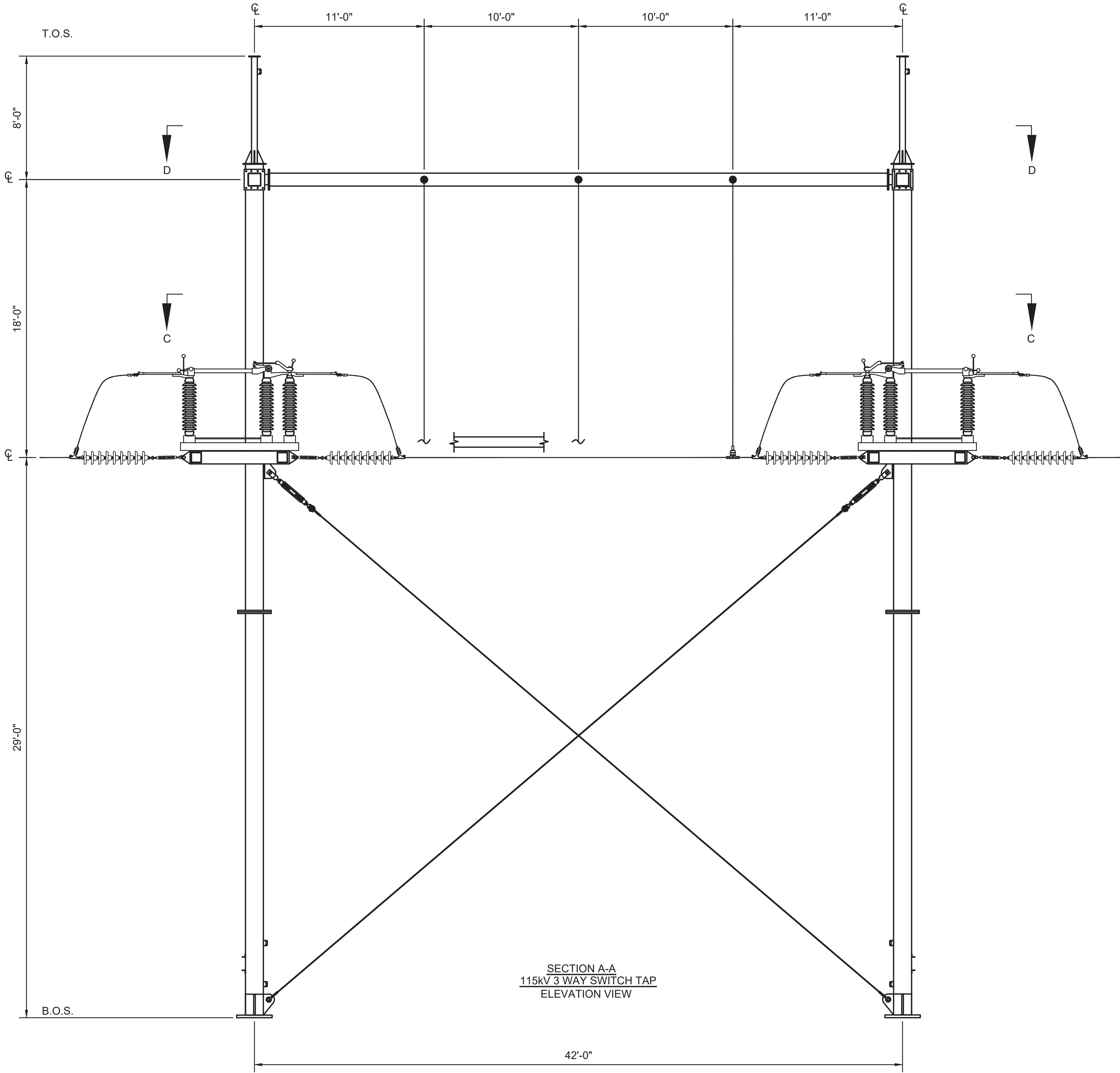



NOTES:

1. REFERENCE LOAD AND DESIGN G-13-001, 002, 003, & 004.

[illegible]

PRELIMINARY



<div><div>TRI-STATE Generation and Transmission Association, Inc. A Touchstone Energy Cooperative</div></div> <div>1100 W. 116th Ave. P.O. Box 33695 Denver, Colorado 80233 303-452-6111</div>		<div>VOLLMER — VOLLMER TAP</div> <div>115kV</div> <div>3 WAY SWITCH TAP</div> <div>ELEVATION VIEW</div> <div>TRI-STATE GENERATION &amp; TRANSMISSION ASSOCIATION, INCORPORATED</div> <div>UPDATED BY: ZUJENSEN    3/27/2019 10:31 AM    Contract: -</div>																					
		Dwn: HDR		Date: 03-27-19		No.		Date		TAG		Revision		M.F.		Drawing Title							
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T1147-G13-002																							