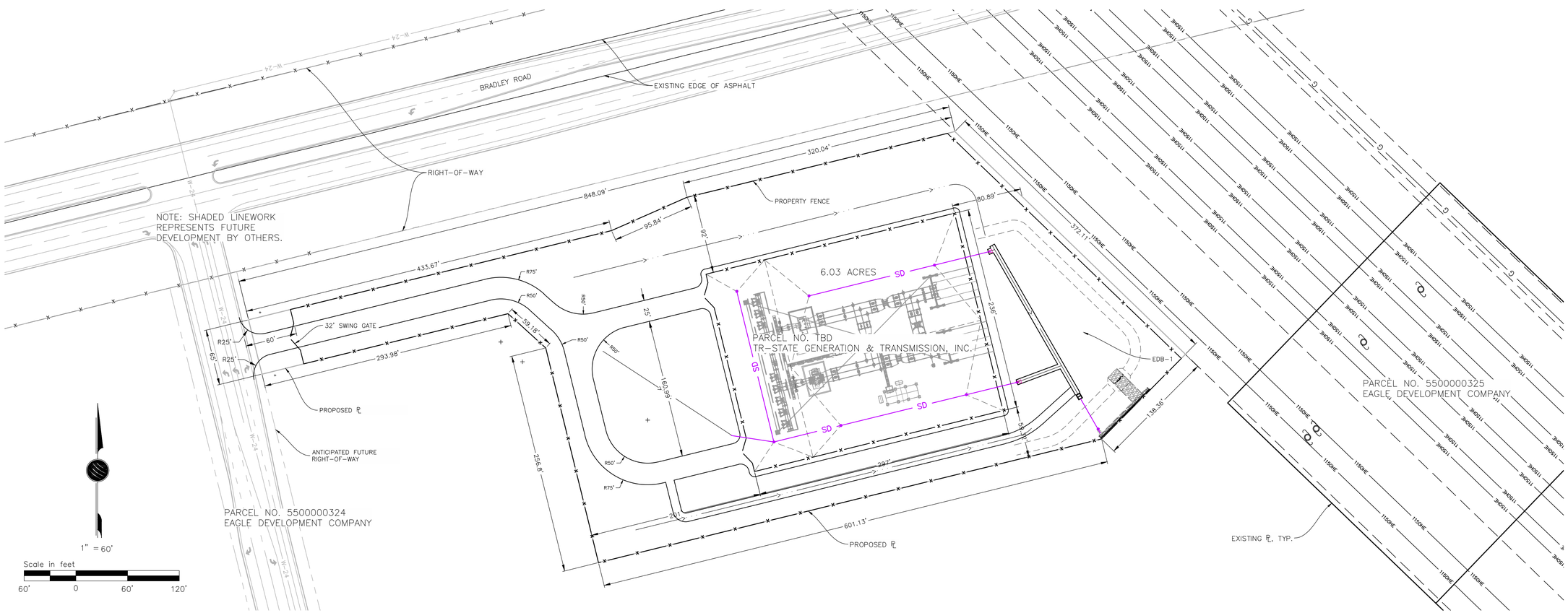


OWNER: TRI-STATE GENERATION & TRANSMISSION ASSOCIATION
303-254-3649
steve.gray@tristategt.org
PROPERTY ADDRESS: 11295 BRADLEY RD, COLORADO SPRINGS, CO 80929
PROPERTY TAX SCHEDULE NUMBER: TBD
CURRENT ZONING: PUD
EXISTING LAND USE: GRAZING - 40 ACRES PER ANIMAL UNIT
PROPOSED LAND USE: ELECTRICAL SUBSTATION

NOTE:

The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24-377), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

EL PASO COUNTY:

_____ _____
Meggan Herington Date
Planning and Development Director

PROPERTY DESCRIPTION:

TRACT E ANTELOPE RIDGE AT BULL HILL

LEGAL DESCRIPTION TO BE DETERMINED

BASIS OF BEARINGS:

TO BE DETERMINED

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

LOT AREA COVERAGE:

EXPECTED LOT SIZE = 259,303 SF (5.95 AC)

SUBSTATION LIMITS = 70.092 SF (1.61 AC)

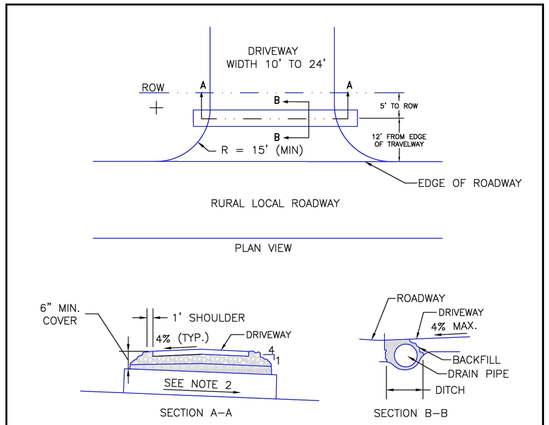
LOT COVERAGE = 27.0% (LESS THAN 30% REQUIRED FOR PUD)

OPEN SPACE = 175993 SF (3.67 AC)

LANDSCAPING = 0 SF (0 AC)

IMPERMEABLE AREA = LESS THAN 5000 SF (0.11 AC)

IMPERMEABLE PERCENTAGE = LESS THAN 2%



NOTES
1. SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE ROW.

2. DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.

3. PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERED.

4. ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.

5. WHEN SLOPING TOWARDS ROAD, DRIVEWAYS SHALL HAVE A MAXIMUM GRADE OF 4 PERCENT FOR A MINIMUM OF 20 FEET WHERE THE SITE ALLOWS.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Driveway Access on Rural Local Roadway Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_3-14	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

No.	Date	Dwn.	Appd.	Revision	M.F.
7					
6					
5					
4					
3					
2					
1					

Dwg. No. | Mfgr. | Drawing Title
Reference Drawings

ROLLING MEADOWS SUBSTATION
115/12.47kV
SITE PLAN

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: WLUDGATE 6/25/2026 8:06 AM Contract: 4713

TRI-STATE Generation and Transmission Association, Inc.
A Touchstone Energy Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn: TMC	Date: 06/22/26
Appd: DWS	Date: 06/22/26

SDA-1

PATH: \\DNS14\Projects\Active Projects\2024\24028-TSGT Rolling Meadows Substation\Facility\Civil\Sheets\S1183-A-01-SHEETS.dwg