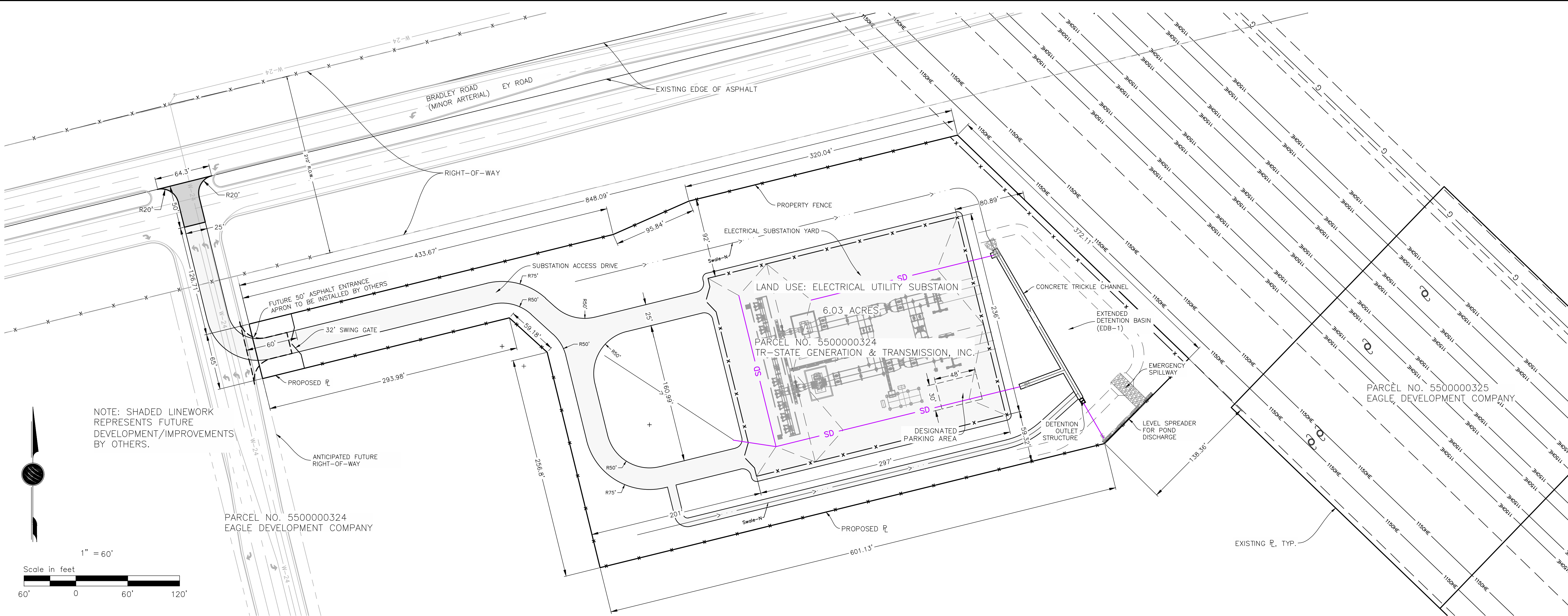




OWNER: TRI-STATE GENERATION & TRANSMISSION ASSOCIATION
303-254-3649
steve.gray@tristategt.org
PROPERTY ADDRESS: 11295 BRADLEY RD, COLORADO SPRINGS, CO 80929
PROPERTY TAX SCHEDULE NUMBER: TBD
CURRENT ZONING: PUD
EXISTING LAND USE: GRAZING - 40 ACRES PER ANIMAL UNIT
PROPOSED LAND USE: ELECTRICAL SUBSTATION

NOTE:
The owner agrees on behalf of him/herself and any developer or builder successors and assigns 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
Planning and Development Director

Date

PROPERTY DESCRIPTION:

TRACT E ANTELOPE RIDGE AT BULL HILL
LEGAL DESCRIPTION TO BE DETERMINED

BASIS OF BEARINGS:

TO BE DETERMINED

LINEAL UNITS STATEMENT:

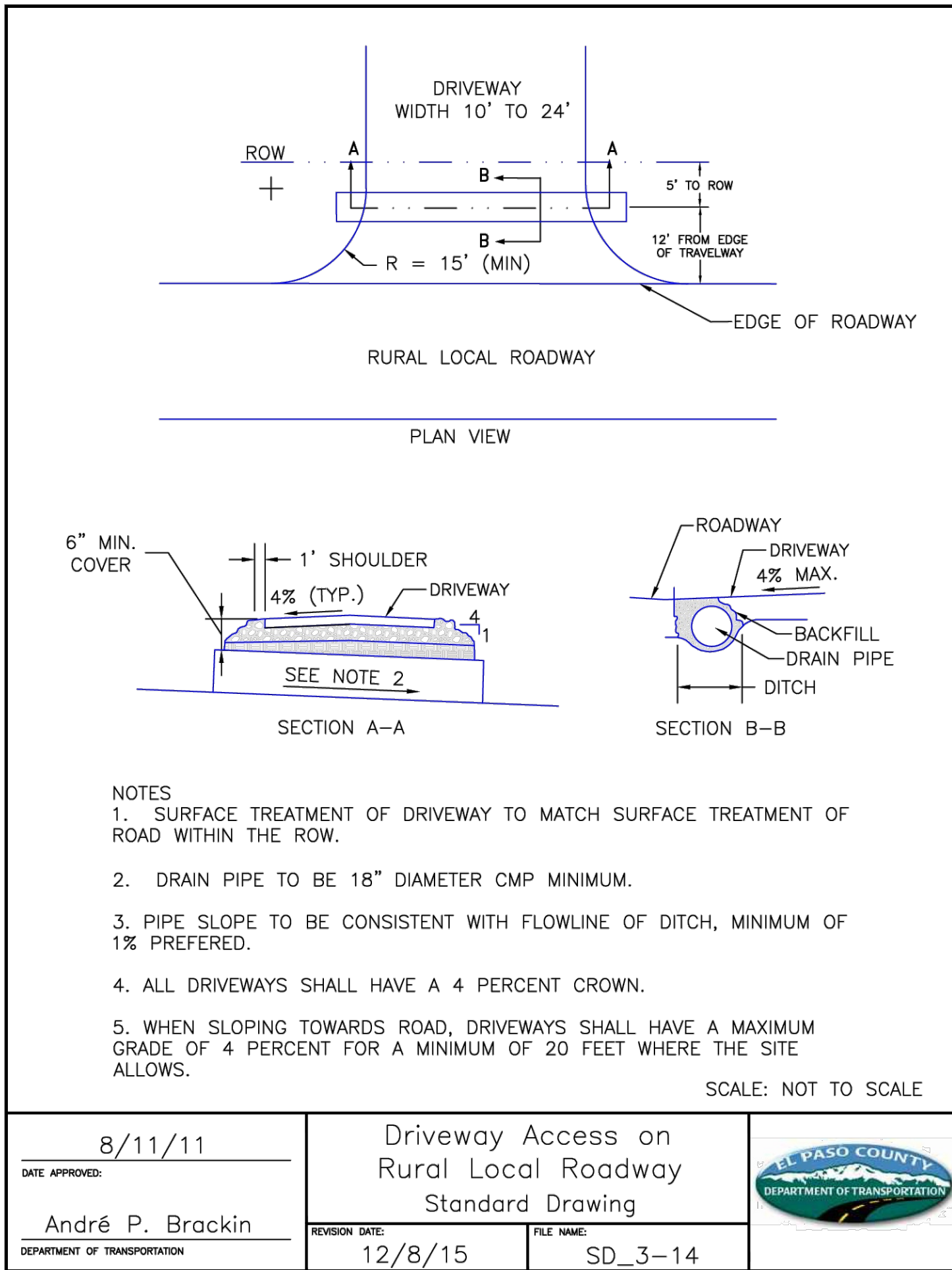
The Lineal Unit used on this plat is U.S. Survey Feet

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%

LEGEND

	EXISTING OVERHEAD POWER LINE
	EXISTING FENCE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY EASEMENT
	PROPOSED PROPERTY LINE
	PROPOSED BREAKLINES
	PROPOSED SUBDRAIN
	PROPOSED SUBSTATION FENCE
	PROPOSED DRAINAGE FLOWLINE
	PROPOSED RIPRAP
	PROPOSED GRAVEL
	PROPOSED ASPHALT



ROLLING MEADOWS SUBSTATION

115/112.47KV
SITE PLAN

TRI-STATE GENERATION & TRANSMISSION
ASSOCIATION, INCORPORATED

1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111



Dwn: TMC
Appd: DWS
Date: 08/28/26
Date: 08/28/26

SDA-1