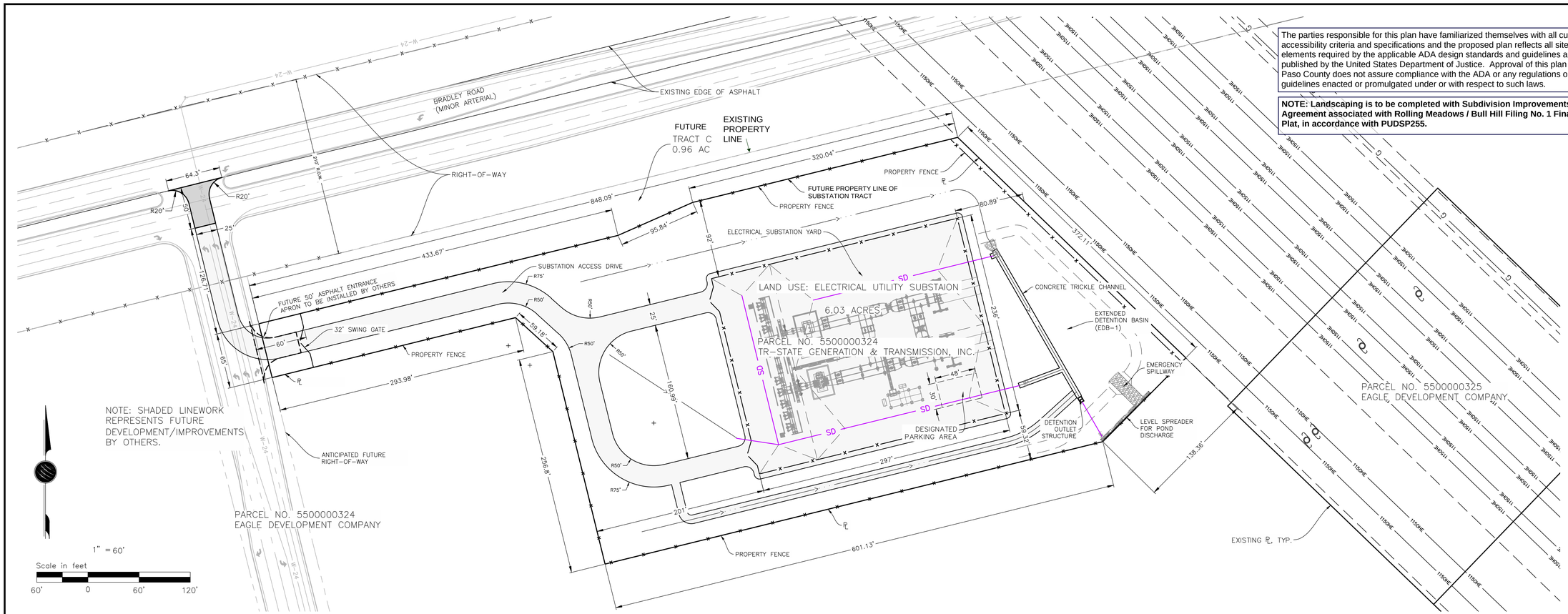
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval 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.

NOTE: Landscaping is to be completed with Subdivision Improvements Agreement associated with Rolling Meadows / Bull Hill Filing No. 1 Final Plat, in accordance with PUDSP255.



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: 5500000324
CURRENT ZONING: PUD
EXISTING LAND USE: GRAZING - 40 ACRES PER ANIMAL UNIT
PROPOSED LAND USE: ELECTRICAL SUBSTATION
COUNTY PROJECT: PPR2619

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.

PROPERTY DESCRIPTION:

TR IN SECS 12 & 13-15-65 DESC AS FOLS: COM AT NE COR OF SD SEC 12, TH S 00<16'58" E 179.72 FT FOR POB, TH CONT S 00<16'58" E ALG E LN OF NE4 SEC 12 2455.51 FT TO E4 COR OF SD SEC 12, TH S 00<18'37" E ALG E LN OF SE4 OF SD SEC 12 2635.48 FT TO SE COR OF SEC 12, TH S 00<19'49" E 2687.08 FT TO E4 COR OF SEC 13, TH S 89<26'00" W 2662.93 FT TO C4 COR OF SEC 13, TH N 00<21'41" W 2636.75 FT TO N4 COR OF SEC 13, TH S 89<25'09" W 1323.33 FT TO SW COR OF E2SW4 SEC 12, TH N 00<07'57" W 2644.55 FT TO NW COR OF THE E2SW4 SEC 12, TH N 00<07'57" W 355.87 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 3000.0 FT A C/A OF 35<53'49" A DIST OF 1879.56 FT TO A PT ON THE S R/W LN OF BRADLEY RD, TH N 76<10'58" E 1154.67 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 4895.0 FT A C/A OF 13<39'41" AN ARC DIST OF 1167.15 FT, TH N 89<50'39" E 1124.39 FT TO POB, EX TRS DESC BY REC #207001690 THRU 207001694

LOT AREA COVERAGE: (EXPECTED AFTER PLAT)

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%

CURRENT LOT SIZE: 593.51 Acres

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
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.

EL PASO COUNTY:

Administrative
Approved Set

Approved on behalf of the PCD Director

Date: 10/09/2026
dsdhowser
EPC Planning & Community Development Department

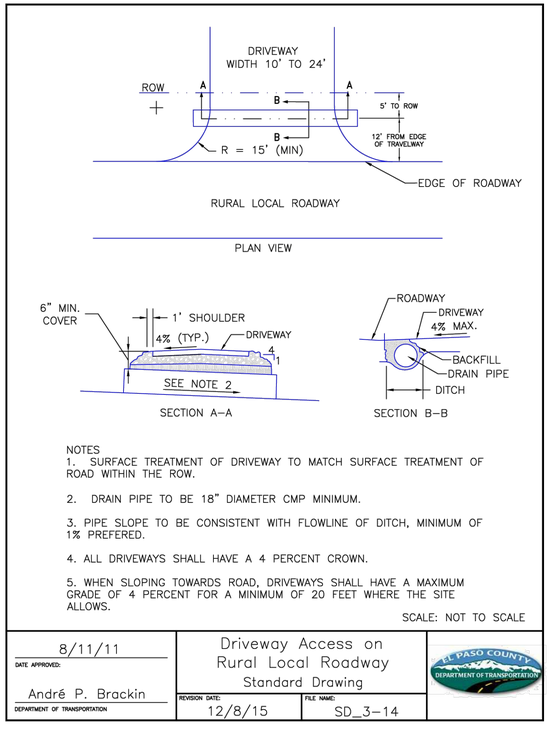
Meggan Herington
Planning and Development Director

Date

APPROVED
Plan Review
10/08/2026 1:58:44 PM
dsduhler
EPC Planning & Community Development Department

LEGEND

- 115OHE — EXISTING OVERHEAD POWER LINE
- x — x — x — EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY EASEMENT
- PROPOSED BREAKLINES
- SD — PROPOSED SUBDRAIN
- x — x — x — PROPOSED FENCE
- PROPOSED DRAINAGE FLOWLINE
- PROPOSED RIPRAP
- PROPOSED GRAVEL
- PROPOSED ASPHALT



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	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 12/8/15	FILE NAME: SD_3-14

No.	Date	Dwn.	Appd.	Revision	M.F.
7					
6					
5					
4					
3					
2	09/18/26	WL	DWS	REVISED PER EL PASO COUNTY REVIEW COMMENTS	
1	08/28/26	WL	DWS	REVISED PER EL PASO COUNTY REVIEW COMMENTS	

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

ROLLING MEADOWS SUBSTATION
115/12.47kV
SITE PLAN

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: WLUDATE 9/29/2026 4:20 PM | Contract: 471.3

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

SDA-1

PATH: \\DNS1A\Projects\Active Projects\2024\24028-TSGT Rolling Meadows Substation\Facility\Civil\Sheets\S1183-A-01-SHEETS.dwg

August 21, 2026 **PPR2619**

El Paso County Planning and Community Development Department
2880 International Circle, Suite 110 Colorado Springs, CO 80910

Re: Letter of Intent for Site Development Plan – Rolling Meadows Substation Project

Dear El Paso County Planning and Community Development Department:

This Letter of Intent is submitted in support of the Site Development Plan (SDP) application for the proposed Rolling Meadows Substation Project (Project) located in El Paso County, Colorado. The Project involves the construction of a new 115-kV substation on a 5.97-acre tract owned by Tri-State Generation and Transmission Association, Inc. (Tri-State). This letter summarizes the proposed request and demonstrates compliance with requirements for approval of a site development plan as outlined in Chapter 6 (General Development Standards) of the El Paso County Land Development Code (LDC).

The Project is designed to comply with all standards in Chapter 6 of the LDC through site-specific engineering, minimal disturbance, best management practices, and supporting studies (e.g., Drainage Report and Geotechnical Report).

Owner Name, Contact Telephone Number, and Email for Responsible Party

Owner: Mountain View Electric Association, Inc.
Responsible Party: Zachary Churchwell
Distribution Engineer Contact: 719-494-2674; Zachary.c@mvea.coop

Applicant Name (if not owner), Contact Telephone Number, and Email for Responsible Party

Owner: Tri-State Generation and Transmission Association, Inc. (Tri-State)
Responsible Party: H. Steven Gray
Vice President, Land, Water and Environmental Resources Contact: (303) 254-3649; steve.gray@tristategt.org

Property Address

11295 Bradely Road, Colorado Springs, CO 80929
Tract E – Antelope Ridge at Bull Hill

Property Tax Schedule Number

5500000324

Current Zoning of the Property

Antelope Ridge and Bull Hill PUD

Discussion Summarizing the Proposed Request and Compliance with the Applicable Requirements of the Land Development Code

Tri-State is seeking approval of a Site Development Plan to construct the Rolling Meadows Substation, a new 115-kV substation that ties into the existing 115-kV Geesen-Lorson Ranch transmission line. The Project is being proposed to accommodate a new 5,400 lot residential subdivision, called Bull Hill/Rolling Meadows developed by Murray Fountain, LLC (SKP233). The substation is needed to increase the load serving capability for Tri-State's Member, Mountain View Electric Association (MVEA). The new substation would initially serve approximately 5 MW of new residential and commercial load and grow to 35 MW over ten years. Tri-State had initial conversations with El Paso County in 2024 and 2025 regarding the permitting requirements for the substation, and it was decided to allow Murray Fountain, LLC. (Murray) to include the substation in their site-specific PUD process to avoid the need for a separate permit for the substation. The substation will occupy 5.97 acres (Tract E) in the Antelope Ridge at Bull Hill PUD and include a 115-kV one-breaker ring bus, expandable to four breakers; a new 115/12.47-kV, 40 megavolt ampere (MVA) transformer, with a future transformer position; six lowside 12.47-kV distribution feeders, expandable to ten; and associated equipment. Site preparation will include grading, fencing, grounding, and construction foundations. The Tract will include an access road to the substation off a new non-residential collector road (Rolling Meadows Parkway), south of Bradley Road, built as part of the Rolling Meadows/Bull Hill development.

The Project complies with requirements in Chapter 6 of the LDC as follows:

- **Section 6.1 – General**:
    - **6.1.1. Purpose**: The Project is needed to accommodate a new 5,400 lot residential subdivision, called Bull Hill/Rolling Meadows. The substation is needed to increase the load serving capability for Tri-State's Member, Mountain View Electric Association (MVEA).
    - **6.1.2. Applicability**: The SDP applies to a major utility facility; all standards met via engineering plans provided with this SDP submittal. The site was chosen to be included as part of the residential subdivision to be served by the Project, in coordination with Murray Fountain, LLC., as part of their site-specific PUD process.
    - **6.1.3. Americans with Disabilities Act (ADA) Site Accessibility:** Not applicable.

- **Section 6.2 – Development Standards for Ancillary Facilities and Activities**:
    - **6.2.1. Fences, Walls, and Hedges:** The substation will be enclosed by a 7-foot chain-link fence with a 1-foot outrigger of barbed wire on top for security. With previous substation projects in El Paso County, Pikes Peak Regional Building Department has determined that barbed wire is considered a security measure, and does not attribute to the height of the fence; therefore, no Building Permit is required.
    - Transparent fencing minimizes viewshed obstruction and potential for criminal activity. The developer of the PUD will install 6-foot wood screen fences along the western side of the tract and along the rear of the residential lots to the south.
    - **6.2.2. Landscape Requirements**: Landscaping buffers have been provided by the developer of the PUD on all sides of the substation tract, except the eastern side, which is bounded by the Tri-State's existing 100-foot overhead transmission line easement. The developer of the PUD will be installing landscaping inside and outside of these buffers. The developer will also seed all disturbed areas using the El Paso County Conservation District all-purpose low grow mix. In coordination with the Planning and Community Development Department, the County will make the landscaping requirement a condition of approval related to the subdivision SIA; no development agreement is needed, and the landscaping requirements can be deferred to the subdivider.
    - **6.2.3. Lighting**: During the early assistance meeting with El Paso County, the Lighting Plan requirement was waived. There will be outdoor lights installed at the substation but these are only used in an emergency situation by personnel, typically during outages. These are in place for worker safety during these emergencies and will be cast downward towards the interior of the substation yard.
    - **6.2.4. Motor Vehicles (moved):** N/A
    - **6.2.5. Parking, Loading and Maneuvering Standards**: Post construction, the substation will operate unmanned 24 hours a day and requires no on-site or off-street parking. To accommodate 5-16 vehicles per day during construction, a permanent access road off a new non-residential collector road (Rolling Meadows Parkway), south of Bradley Road, will be built as part of the PUD. Currently, the developer has graded in and graveled this access

road, which will eventually be paved after the substation construction has finished. Post construction, maintenance and inspection vehicles will be limited to 5-10 vehicles annually, with specialized equipment if any major repairs are needed; temporary parking for these instances is indicated on the Site Development Plan.

- **6.2.6. Pre-Subdivision Site Grading**: The grading plan for the Project was developed based on the findings of the drainage report, which defined existing drainage patterns, runoff requirements, and key elevation controls. This plan and report are included as part of this SDP submittal. These analyses informed the placement of design contours, spot elevations, and the detention pond to ensure proper stormwater management and compliance with design standards.
- **6.2.7. Optional Standards**:
  - **B. Dust and Debris Control**: During construction of the Project, water trucks will be utilized to suppress dust created by vehicles and equipment. Revegetation of disturbed areas will be implemented after construction to stabilize soils and reduce dust generation.
  - **C. Electromagnetic and Electrical Interference**: The Colorado Public Utilities Commission (PUC) standard for an acceptable electromagnetic field (EMF) at the boundary of a substation is 150 milliGauss (mG). Magnetic field analysis at the Rolling Meadows Substation fenceline is between 1-14 mG, well within the guidelines set by PUC.
  - **D. Humidity, Heat, Glare, Smoke, or Radiation**: Nuisance-level heat, glare, or smoke are not anticipated during construction or operation of the Project. The Project will not produce humidity or ionizing radiation.
  - **E. Noise**: The Colorado Public Utilities Commission (PUC) and El Paso County both have noise regulations. The Project compliance is assessed relative to the most stringent 50 dBA limit applicable to residential zoned land at the closest noise sensitive receptor, being a proposed residence 250 feet south of the project site. A noise model predicted received sound to be less than 41 dBA at the south property boundary (170 feet), and even lower 43 dBA at the nearest residence.
- **6.2.8. Maintenance Plans**: The Project will be designed, constructed, operated, and maintained to meet or exceed all applicable standards of

design and performance set forth in the National Electric Safety Code (NESC 2023). In addition, substation maintenance will comply with all applicable federal, state, and local laws and regulations. Tri-State conducts detailed annual inspections and uses satellite and drone technology to proactively identify maintenance needs and prevent system failure. There will be no public water, sewer, or gas to maintain. Stormwater will be managed with the on-site detention pond, and electricity will be self-supplied.

- **6.2.9. Signs, Off-Premises**: No signage will be required off-premises.
- **6.2.10. Signs, On-Premises**: For safety, high-voltage warning signs will be posted on the security fence surrounding the substation yard. There will be no freestanding signs proposed.

- **Section 6.3 – Environmental Standards**:
  - **6.3.1. Air Quality Standards**: Construction activities associated with the Project would temporarily generate less than significant amounts of particulate matter from soil disturbances and diesel-powered equipment, and less than significant amounts of carbon monoxide and the precursor pollutants to ozone formation from tailpipe emissions. Any air pollutants generated would be widely dispersed across the Project area, short term in duration, and minimized by the small scale of construction operations for the substation. Air pollutants also would be minimized through implementation of dust suppression and proper vehicle maintenance. Upon completion of earth-disturbing activities, all disturbed areas will be seeded or otherwise stabilized. There would be no long-term air quality effects associated with routine operation and maintenance of the substation.
  - **6.3.2. Drainage and Floodplain**: A stormwater detention pond will be constructed on the substation site in accordance with El Paso County regulations. Prior to construction, a Construction Stormwater Discharge Permit for Construction Activities will be obtained from CDPHE and an ESQCP with El Paso County. The Project will adhere to the best management practices outlined in the Stormwater Management Plan (SWMP). As part of developing the PUD, Murray will make channel and floodplain improvements. The overall development will drain into a proposed detention pond/water quality basin system located throughout the proposed PUD. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/or offsite in a manner consistent with El Paso County and State requirements. These

improvements are covered by a Conditional Letter of Map Revision Murray received from FEMA. The substation site is now considered to be outside of the FEMA 100-year floodplain. No fill or structures will be within a floodway.

- **6.3.3. Fire Protection and Wildfire Mitigation**: Tri-State's wildfire mitigation plan exists to safeguard communities and protect their system, ensuring the delivery of safe, reliable and affordable electricity. Wildfire mitigation plans are site specific and include monitoring, regular maintenance, vegetation management, and system hardening.
- **6.3.4. Forestry**: There are no trees proposed as part of the substation site (not applicable for preservation). Disturbed areas will be reseeded with El Paso County Conservation District all-purpose low grow mix.
- **6.3.5. Grading and Erosion Control**: There will be no severe changes in grade on this parcel with barren ground and light vegetation (final site grades will match existing site grades per Geotechnical Report included as part of this SDP submittal). There will be no erosion risks associated with disturbance on these slopes. Grade changes will mainly be associated with the drainage pond. The Grading and Erosion Control Plan (GESC) includes best management practices and revegetation measures, including silt fences, straw wattles, and velocity checks during construction. Disturbed areas will be reclaimed with El Paso County Conservation District all-purpose low grow mix and stabilized.
- **6.3.6. Habitat Conservation Plans**: As part of the PUD process, Murray conducted a wildlife assessment for their proposed development, which included the substation site. No federally designated critical habitat or federally managed conservation areas are within the project area. As proposed, the Project is not anticipated to overlap suitable habitat for federally listed species and impacts should not occur.
- **6.3.7. Noxious Weeds**: Tri-State is committed to noxious weed management throughout the life of the facility. Vegetation management work will include targeted control or elimination of unwanted vegetation.
- **6.3.8. Wetlands**: The project is located within the Jimmy Camp Creek Drainage Basin and there are no wetlands present on the site. Surface waters within the project area are nonexistent based on desktop review and field survey observations; the USFWS National Wetlands Inventory, show no aquatic resources as present in the project area.

- **6.3.9. Wildlife**: Impacts to wildlife will be minimal and temporary if present. Impacts to wildlife may include temporary disturbances from construction activities that may cause temporary avoidance of the area by some species. No long-term impacts are expected.

The Project aligns with the El Paso County Master Plan by ensuring adequate provision of utilities to manage growth and development in the County. The Project will provide a vital electric utility service to residents of the County. The Project aligns with the core principles and goals of the El Paso County Master Plan including chapters 3 through 12.

Discussion Regarding How the Proposed Request Complies with the Definition of the Proposed Use and Any Applicable Use-Specific Standards Within the Land Development Code

The proposed use is a "Major Utility Facility" (substation) as defined in the LDC (Chapter 2, Article 20), which includes facilities for the generation, transmission, or distribution of electricity. This complies with Land Use Data table that is provided as part of the Antelope Ridge at Bull Hill PUD, which specifically calls out the acreage and percentage of the total property for the “Electric Substation”. The facilities are permitted subject to PUD approval and approval of this Site Development Plan. PUD District falls under the Special Purpose Districts (Section 4.1.2), which are established to accommodate unique uses or development types or to address special development conditions. Special purpose zoning districts are base zoning districts intended for very specific application. The presence of the existing transmission line and inclusion of the substation in the PUD demonstrates compatibility. The design for the area surrounding the substation, as part of the overall PUD minimizes visual and operational impacts through landscaping buffers and siting away from residences as much as possible. The design meets standards for height, setback and lot coverage (e.g., structures <100 ft, >50 ft setbacks).

Discussion Regarding the Provision of Utilities

No permanent utilities are required for the substation. There will be no connection to public water or sewer systems. Portable sanitary toilets with regular servicing will be provided during construction only. Power for the substation will be self-supplied from the grid. Drainage will be managed on-site via a detention pond and grading designed per the Drainage Report , ensuring no off-site impacts (per 6.3.2). Stormwater will comply with CDPHE Construction Stormwater Discharge Permit requirements. No other utilities (e.g., gas, telecommunications beyond internal controls) are needed.

Discussion Regarding Anticipated Traffic Generation and Access

Construction traffic will be temporary (4-6 months) and include crew vehicles, delivery trucks, and equipment haulers, peaking at low volumes (e.g., 10-20 trips/day). Access will be from the dedicated substation access road off Rolling Meadows Parkway, which comes off Bradley Road. The substation access drive shall be designed to County standards (e.g., sight triangles, turning radii), with no improvements to any county roads anticipated. Operational traffic is minimal: 1-2 trips/month by standard pickup trucks for maintenance, with occasional larger vehicles for repairs. No impacts to traffic congestion or safety are expected, and Traffic Control Plans will be implemented during construction as needed.

Per Appendix B.1.2.D of the El Paso County Engineering Criteria Manual, no Traffic Impact Study is required for the project based on the following criteria:

- Vehicular (post construction): (1) Daily vehicle trip-end generation is less than 100 and the peak hour trip generation is less than 10; (2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) The change in the type of traffic to be generated does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) Acceptable Line of Sight on the adjacent public roadways, accesses, and intersections will be maintained; (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems; (7) There is no change of land use with access to a State Highway.
- Pedestrian Traffic: The proposed use will not generate any new pedestrian traffic.
- Bicycle Traffic: The proposed use will not generate any new bicycle traffic.

Discussion and Justification of Any Alternatives Being Requested

No alternatives to LDC standards are requested. The Project design incorporates standard utility practices that inherently comply with or exceed Chapter 6 requirements (General Development Standards). The selected site was chosen for its proximity to existing infrastructure, minimal environmental/residential impacts, and in coordination with Murray. If any site-specific modifications are deemed necessary by the PCD Director, Tri-State is open to discussion.

We appreciate the opportunity to submit this application and look forward to working with the Department to obtain approval. Please contact the responsible party listed above for any questions or additional information.