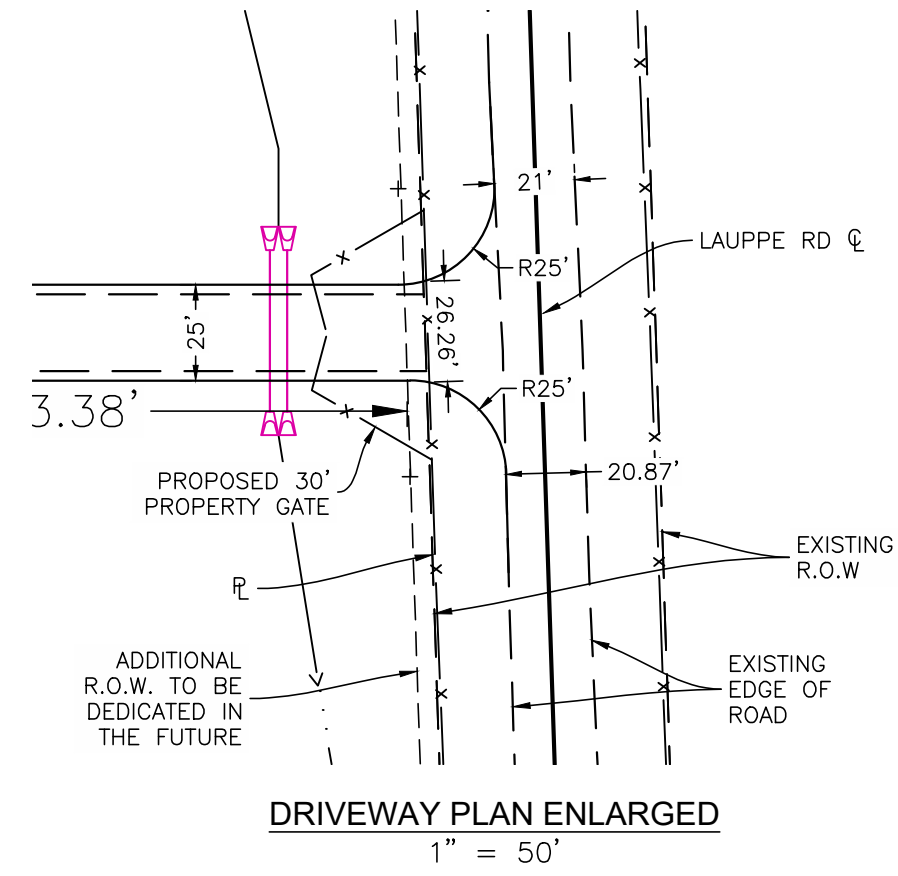
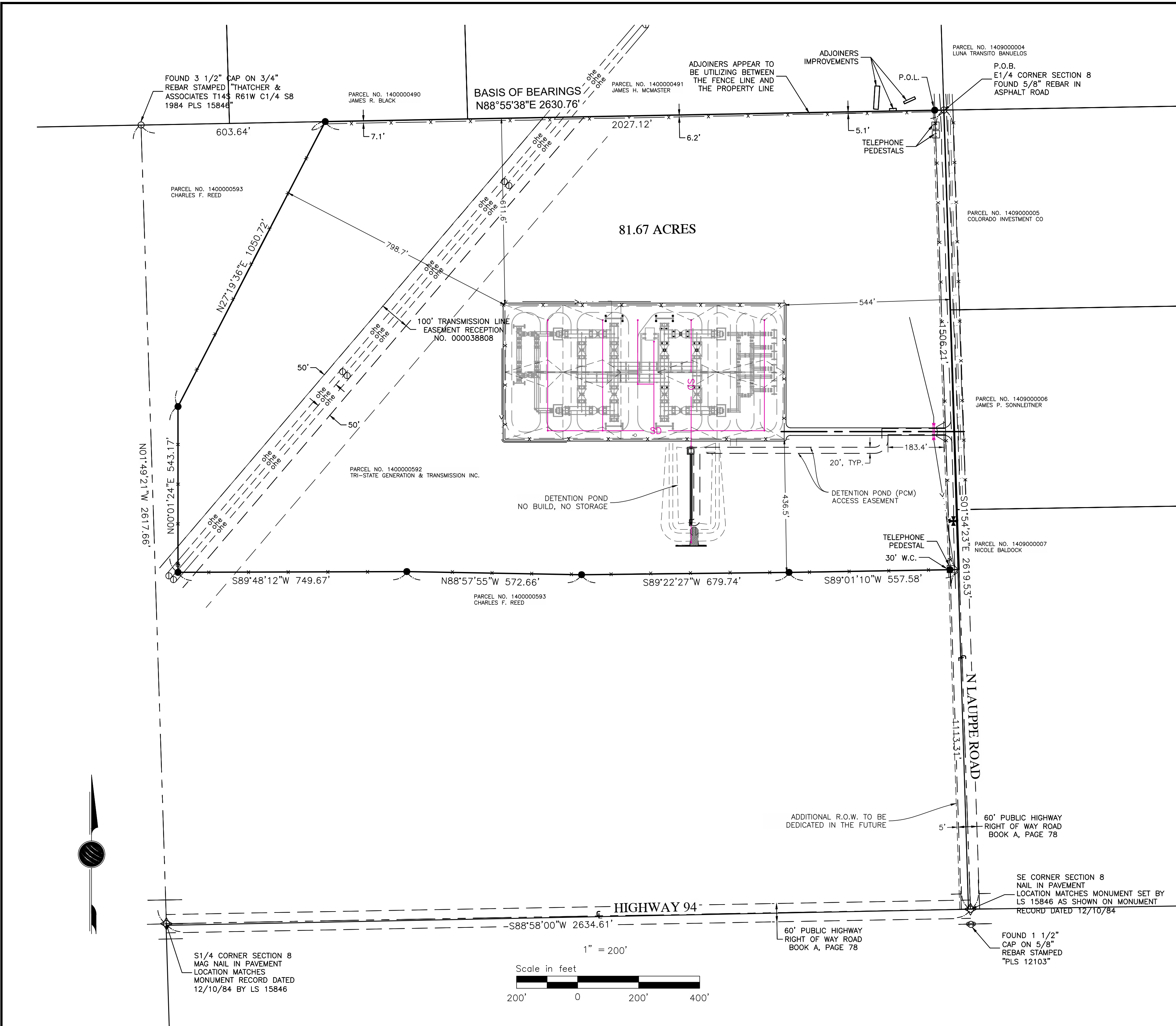




PROPERTY DESCRIPTION:

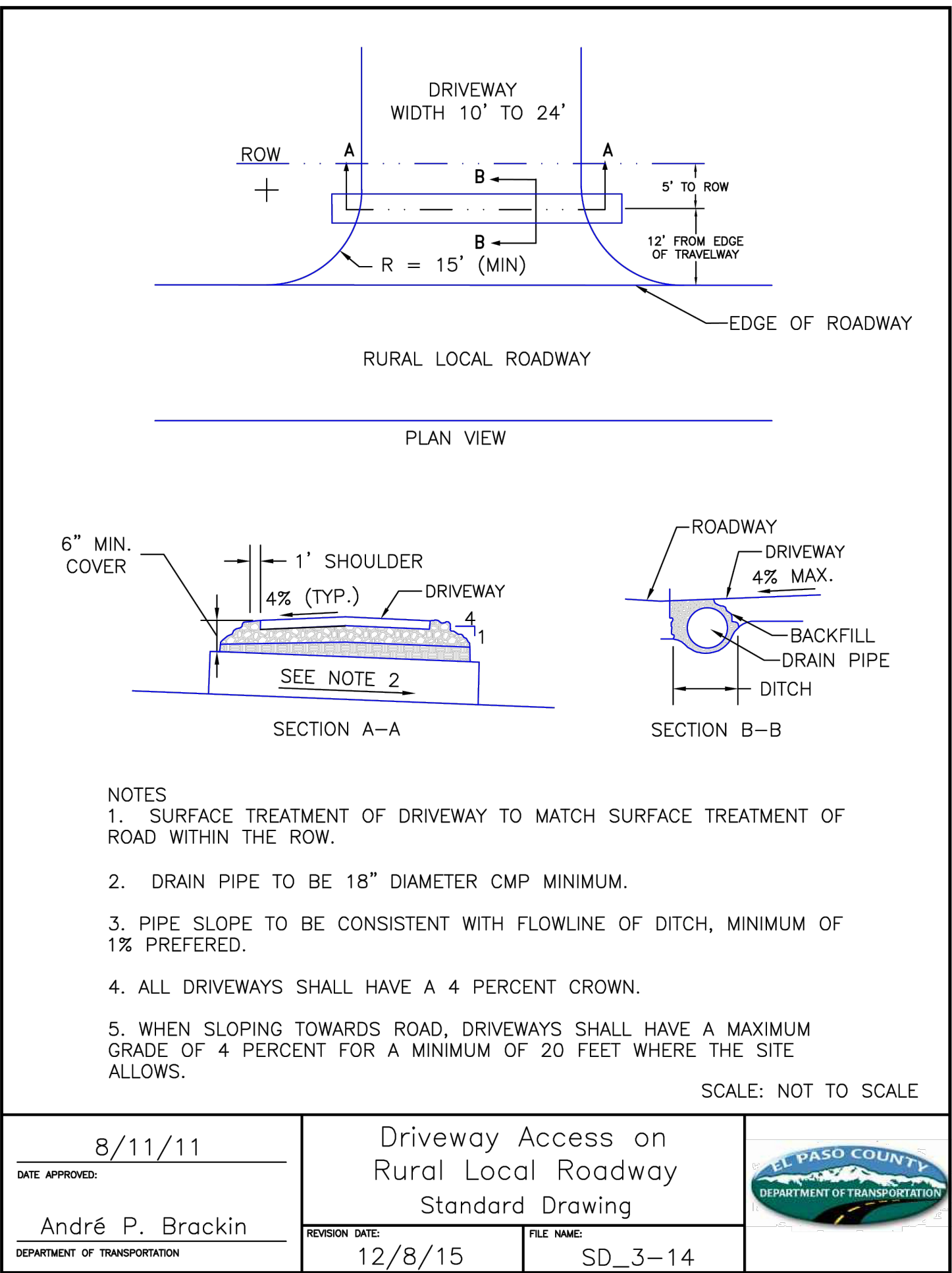
A tract of land situated in the SE1/4, Section 8, Township 14 South, Range 61 West, 6th Principal Meridian, County of El Paso, State of Colorado being more particularly described as beginning at the East 1/4 Corner of said Section 8;
Thence along the East line of the said SE1/4 S01°54'23"E 1506.21 feet;
Thence leaving said East line the following 6 courses along an existing fence line;
1. S89°01'10"W 557.58 feet;
2. S89°22'27"W 679.74 feet;
3. N88°57'55"W 572.66 feet;
4. S89°48'12"W 749.67 feet;
5. N00°01'24"E 543.17 feet;
6. N27°19'36"E 1050.72 feet to a point on the North line of said SE1/4;
Thence along said North line N88°55'38"E 2027.12 feet to the Point of Beginning.
Containing 81.67 Acres more or less as described.
County of El Paso, State of Colorado

BASIS OF BEARINGS:

The bearing along the North line of the SE1/4, Section 8, Township 14 South, Range 61 West, 6th Principal Meridian, bears N88°55'38"E (ASSUMED)

LINEAL UNITS STATEMENT:

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



LOT AREA COVERAGE:

LOT SIZE = 81.67 AC (3,557,400 SF)
SUBSTATION LIMITS = 9.94 AC (432,879 SF)
LOT COVERAGE = 12.2% (LESS THAN 25% REQUIRED FOR A-35)
OPEN SPACE = 71.73 AC (3,124,521 SF)
LANDSCAPING = 0 AC (0 SF)
IMPERMEABLE AREA = 0.35 AC (15,000 SF)
IMPERMEABLE PERCENTAGE = LESS THAN 1%

EL PASO COUNTY:

Meggan Herington
Planning and Development Director

OWNER: TRI-STATE GENERATION & TRANSMISSION ASSOCIATION
303-254-3649
steve.gray@tristatetg.org
PROPERTY ADDRESS: 780 N. LUAPPE RD, CALHAN, CO 80808
PROPERTY TAX SCHEDULE NUMBER: 1400000592
CURRENT ZONING: A-35
EXISTING LAND USE: DRY FARM LAND
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.

Reference Drawings				Revision				M.F.			
Dwg. No.	Mfr.	Drawing Title									
7											
6											
5											
4											
3		REVISED PER EPC COMMENTS	DWS	WL	04/27/26						
2		ISSUED-FOR-BID SET	DWS	WL	04/22/26						
1		REVISED PER EPC COMMENTS	DWS	WL	03/10/26						
No.			Appr.	Dwn.	Date						
CROSSPOINT SUBSTATION 230 KV SITE PLAN TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED 1100 W. 116th Ave. P.O. Box 33695 Denver, Colorado 80233 303-452-6111 UPDATED BY: WLUOGATE 4/23/2026 3:33 PM Contract: . PATH: \\QMS1\Projects\Active Projects\2023\23148-1567 Crosspoint Substation\Facility\Civil\Sheets\174-A-01-SHEETS.dwg											
Dwn: TMC			Date: 12/18/25			SDA-1					
Appd: .			Date: .								

Tri-State Generation and Transmission Association Inc.

Crosspoint Substation Site Development Plan

Landscaping Summary from the AASI-25-001 1041 Application Process

Submission and Review Timeline

Tri-State Generation and Transmission Association Inc. (TSGT) submitted the 1041 application for the proposed Crosspoint Substation and associated member-owned transmission lines to El Paso County via the EDARP system on March 10, 2025. Following submission, the application was distributed for both internal and external review comments on March 14, 2025.

The first set of review comments was received by TSGT from the El Paso County Planning & Community Development Project Manager on April 15, 2025. Among these, a specific comment addressed *Section 2.303 (15) Visual Quality*, highlighting concerns: “This project, specifically the substation itself, appears to significantly change the visual quality of the surrounding area. This section does not address screening / landscaping / fencing for the project to soften the view.”

Response to Visual Quality Concerns

TSGT addressed all internal and external comments in a subsequent submittal to El Paso County via EDARP on May 16, 2025. In response to the comment on *Section 2.303 (15) Visual Quality*, TSGT provided the following response:

“The substation site will be enclosed by a chain link fence to prevent public access. From a security standpoint, the ability to see through the fence into the interior of the substation reduces the number of break-ins expected. From a visual quality standpoint, the relative transparency of the chain link fence should be less obstructive to the viewshed overall than would be the case for an opaque wall.

The substation parcel is located in the Southwestern Tablelands Level III ecoregion, which receives low precipitation and is characterized by generally less arable sub-humid grassland and semiarid rangeland. There is no readily accessible source of water at the site and the operation of the substation will not require water service. Due to insufficient water availability, Tri-State intends to restore all disturbed surface areas to their pre-construction condition utilizing native materials, rather than implementing and maintaining ornamental landscaping in an area that does not traditionally support it. Reclamation using native materials will allow the proposed project site to integrate more naturally with the physical conditions in the surrounding area and will more effectively maintain the rural character.”

Further Review and Final Approval

Additional comments from internal and external referral agencies were received throughout the approval process on June 11, July 9, and July 19, 2025. None of these comments addressed issues related to screening, landscaping, or fencing for visual mitigation. Based on this, TSGT understood that the concern regarding Visual Quality had been adequately resolved, with no further actions required.

The 1041 application was granted administrative approval on August 19, 2025, subject to nine (9) conditions of approval. None of these conditions pertained to screening, landscaping, or fencing at the site.