

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

Date

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

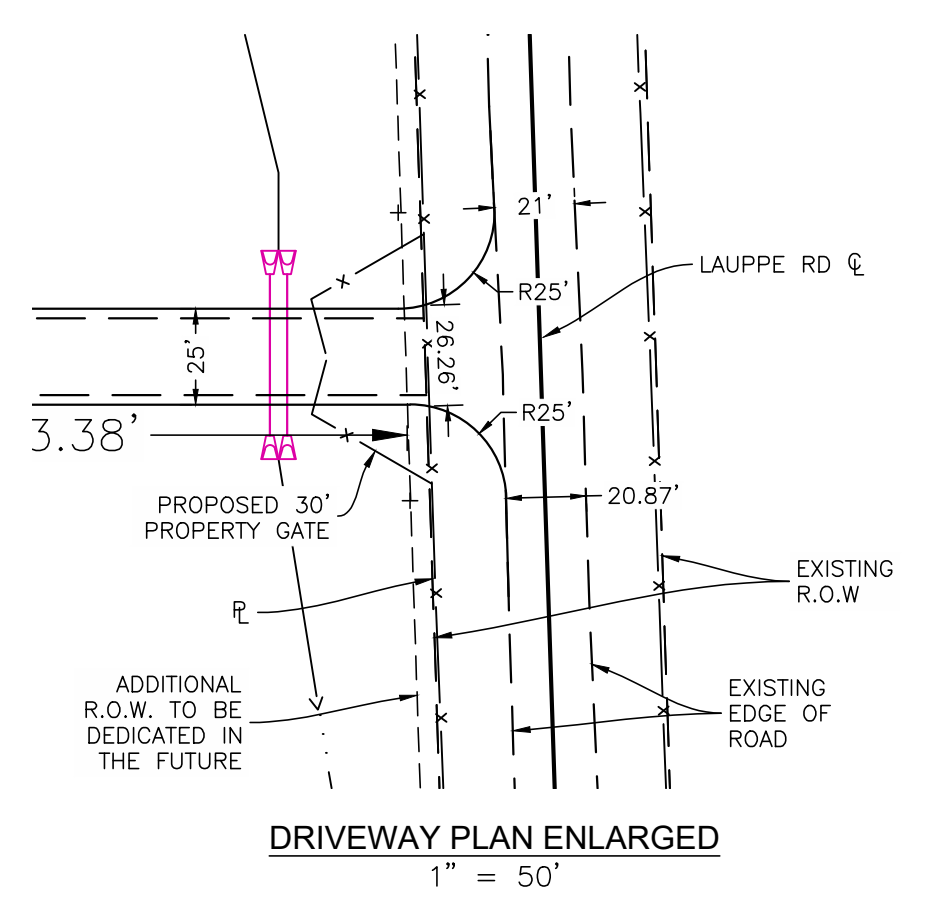
CURRENT ZONING: A-35

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.



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

| | | | |
|---|----------|----------|----------|
| Drawing Title | | M.F. | |
| M.F.R. | | Dwg. No. | |
| Revision | | M.F. | |
| 7 | | WL | DWS |
| 6 | | WL | DWS |
| 5 | | WL | DWS |
| 4 | 04/27/26 | WL | DWS |
| 3 | 04/27/26 | WL | DWS |
| 2 | 04/22/26 | WL | DWS |
| 1 | 03/19/26 | WL | DWS |
| No. | Date | Dwn. | Appr. |
| <p>CROSSPOINT SUBSTATION</p> <p>230 KV</p> <p>SITE PLAN</p> <p>TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED</p> <p>1100 W. 116th Ave. P.O. Box 33895 Denver, Colorado 80233 303-452-6111</p> <p>WLDGATE 4/23/2026 3:33 PM Contract: . . .</p> <p>PATH: \\DMS1A\Projects\Active\Projects\2023\23148-1552_Crosspoint_Substation\Civil\Sheets\174-A-01-SHEETS.dwg</p> | | | |
| Dwn: | TMC | Date: | 12/18/25 |
| Appd: | | Date: | |
| SDA-1 | | | |