

Location and Extent Staff Report

Date: August 6, 2025
To: Douglas County Planning Commission
From: Matt Jakubowski, AICP, Chief Planner *MAJ*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: **Pinery West Underground Feeder Extension – Location and Extent**
Project File: **LE2025-012**

Planning Commission Hearing: **August 18, 2025 @ 6:00 p.m.**

I. EXECUTIVE SUMMARY

CORE Electric Cooperative (CORE) is requesting approval of a Location and Extent (L & E) for installation of a new 1.8-mile underground electric feeder line extension. The line commences at the northwest corner of North Pinery Parkway and State Highway 83 (Highway 83) and terminates at the CORE Bayou Gulch substation on the southeast side of Bayou Gulch Road and Highway 83. The proposal is intended to create redundancy and capacity in the area of the Pinery for the King Soopers development proposed at North Pinery Parkway and Highway 83, as well as improve system reliability and flexibility for existing customers.

The project is generally located in the Pinery Separated Urban Area of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

CORE Electric Cooperative
5496 N. US Highway 85
Sedalia, Colorado 80135

B. Applicant's Representative

Derek Holscher
Ulteig
5575 DTC Parkway, Suite 200
Greenwood Village, CO 80111

C. Request

CORE is requesting approval of an L & E for installation of a 1.8-mile underground electric feeder line from North Pinery Parkway to the CORE Bayou Gulch substation on

the south side of Bayou Gulch Road. A vicinity map, zoning map, and aerial map are attached to the staff report to show the location of the proposal.

D. Location

From north to south, the project area spans from the intersection of North Pinery Parkway and Highway 83 to the existing CORE Bayou Gulch substation on the south side of Bayou Gulch Road.

E. Project Description

CORE proposes to install a 1.8-mile underground electric feeder line extension. The line commences at the northwest corner of North Pinery Parkway and Highway 83 in the area of a proposed King Soopers development. From this point, the line is proposed to head south along the west side of Highway 83 within platted easements for approximately 1,140 feet before crossing to the east side of Highway 83. On the east side of Highway 83 the lines travels within a future 15-foot wide easement along the boundary of the Pinery Golf Club and the High Prairie Farms Subdivision, then turns south for approximately 6,350 feet through High Prairie Farms, currently undeveloped land, and the Ponderosa High School (PHS) campus. Within the PHS campus the line travels in between athletic fields and the school parking lot. This portion of the line is contained within a 40-foot CORE transmission line easement. At Bayou Gulch Road the line will travel further south, terminating at CORE's Bayou Gulch substation on the south side of Bayou Gulch Road.

The line is proposed approximately 4 feet below the surface. The majority of the line will be installed by underground bore, although open trenching will be required every 500 to 600 feet and at any point the line takes a turn. Construction is anticipated to occur from November 2025 to January or February 2026. CORE will restore any areas disturbed by installation of the line to pre-existing conditions. No above-ground improvements are proposed.

III. CONTEXT

A. Background

The proposal is intended to create redundancy and capacity in the area of the Pinery for the King Soopers development proposed at North Pinery Parkway and Highway 83, as well as improve system reliability and flexibility for existing customers.

B. Adjacent Land Uses and Zoning

The project area is primarily sited within properties zoned and developed for single-family residential land uses, but also includes undeveloped parcels, the Pinery Golf Club, and the campus of PHS. Except for future easements being finalized with the Pinery Golf Club, the proposal is located within previously dedicated utility or CORE easements, some of which are located within existing residential subdivisions.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present on the property that constrain installation of the proposed facilities. A portion of the line will traverse FEMA floodplain, for which a Floodplain Development Permit will be required. CORE will utilize underground boring where possible to minimize disturbance. CORE is in the process of finalizing easements with the Pinery Golf Club, but will utilize existing easements through the majority of the project area. CORE is coordinating a plan with the Douglas County School District (DCSD) to avoid disruption to PHS. CORE will also coordinate with CDOT, as any utility work within Highway 83 will require a CDOT utility permit.

B. Access

The applicant has indicated that the existing roadway network within the project area can accommodate any service or maintenance required.

C. Drainage and Erosion

Construction plans and a Grading Erosion and Sediment Control (GESC) Plan and Report must be submitted to Engineering Services for review. The applicant has indicated that it has been determined that a Phase III Drainage Report is not required for this project. The GESC Plan and Report and construction plans must be approved by Engineering Services prior to permits being issued for the proposed improvements.

D. Floodplain

FEMA 100-year floodplain is present on Pinery Golf Club property on the east side of Highway 83 and the proposed line will cross a portion of floodplain. As a result, a Floodplain Development Permit must be obtained from Douglas County for this crossing. CORE indicates one bore pit will be required within the floodplain, but underground boring will be utilized to limit disturbance.

V. PROVISION OF SERVICES

A. Schools

DCSD was provided a referral response request since a portion of the feeder line will impact the PHS campus. In its response, DCSD indicated that meetings have been held with CORE to discuss the proposal and expectations for construction. In particular, DCSD requests that work be completed when school is not in session, that adequate notice is provided to DCSD staff when installation dates are determined, that CORE adequately secure and restrict access to construction areas, and that any areas requiring disturbance are properly restored and re-vegetated if necessary.

B. Fire Protection

Franktown Fire and South Metro Fire Rescue Authority (South Metro) provide fire and emergency services to portions of the project area. A no comment response was

received from Franktown Fire. South Metro responded to the referral with no objection.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO), DCSO E911, and the Office of Emergency Management (OEM) were sent a referral response request. OEM supports the burying of utility lines. No response from DCSO or DCSO 911 was received at the writing of the staff report.

D. Water and Sanitation

No additional water or sanitation service demands are generated by the proposed project.

E. Utilities

A referral was sent to utility service providers AT&T (telecommunications), CenturyLink (telephone), Comcast (cable), Black Hills Energy (gas), and Xcel Energy (gas). No response from these utility providers was received at the writing of the staff report.

F. Other Required Processes and Permits

In addition to the L & E approval, a GESC Plan, GESC Report, and construction plans, must be finally accepted by Engineering Services for review and approval prior to construction of the project. CORE will also require a Floodplain Development Permit for the portion of the feeder line that traverses FEMA flood plain. A CDOT permit is also required for any utility work completed in Highway 83.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to property owners adjacent to the project area. At the preparation of the staff report, several requests for information on the proposal were received from adjacent property owners or other members of the public, with the main concern being whether the proposed line would be trenched or bored, and whether ground disturbance and restoration would occur. CORE indicated that a pre-design notification letter was also sent to landowners within 300 feet of each side of the proposed alignment. Additionally, CORE has met with the Pinery Golf Club and DCSD regarding the project. CORE will send pre-construction notifications two weeks prior to the commencement of construction.

Referral response requests were sent to referral agencies on July 29, 2025. Referral responses are due at the conclusion of the referral period on August 12, 2025, or prior to the Planning Commission hearing. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. CORE has indicated that the proposed improvements are necessary to enhance service to existing customers, and to provide service to future development in the area of the Pinery. Should the Planning Commission approve the L & E request, the applicant should submit engineering related items to the County for review prior to commencement of construction of the project.

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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services.
NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.

OFFICE USE ONLY**PROJECT TITLE:****PROJECT NUMBER:****PROJECT TYPE:** Location & Extent**MARKETING NAME:** 24022644 Pinery West Feeder Extension**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-022**PROJECT SITE:**

Address: West side of Parker Road, then crossing Parker Road from South of the Pinery Golf Course to the Bayou Gulch Substation

State Parcel Number(s): Starting at #234910103001 (Dillon Companies) and ending at #234922100002 (Bayou Substation)

Subdivision/Block#/Lot# (if platted): The Pinery/High Prairie Farms Flling #1A and Lot 224 The Pinery #8

PROPERTY OWNER(S):

Name(s): CORE Electric Cooperative

Address: 5496 N. US Highway 85, Sedalia, CO 80135

Phone: 720-733-5493

Email: bkaufman@core.coop

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

Name: Derek Holscher - Ulteig

Address: 5575 DTC Parkway; Suite 200, Greenwood Village, CO 80111

Phone: 720-873-5876

Email: derek.holscher@ulteig.com

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.



Applicant Signature

7/29/2025

Date

24068106 Pinery West Feeder Extension Location and Extent Application

Written Narrative & Location and Extent Report Douglas County, Colorado

July 2025

Submitted by:



3203.01.1 Land Use Application Form

See Appendix A

3203.01.2 Written Narrative

Name of Applicant

CORE Electric Cooperative (CORE)
Brooks Kaufman – Manager, Lands and Rights-of-Way
5496 N. US Highway 85
Sedalia, CO 80135
bkaufman@core.coop
720-733-5493

CORE serves more than 165,000 members along Colorado's Front Range. Their nearly 5,000-square-mile service area includes portions of 11 counties to the east, west and south of Denver, including Douglas County.

Description of the Request

CORE proposes to construct a new underground distribution feeder called the Pinery West Feeder Extension (the Project). The Project is 1.80-miles in length (3.27 acres) and completely located within unincorporated Douglas County. The alignment will start on the west side of US Highway 83 (Parker Road) near the new King Soopers development at the northwest corner of N. Pinery Parkway and US Highway 83. It will then head south within 10' platted utility easements for approximately 1,140 feet and then cross to the east side of US Highway 83. CORE will obtain an easement, which has already been agreed upon by the Pinery Golf Club/CF Arcis VI LLC, along the boundary of the Golf Club property and the High Prairie Farms subdivision. The alignment then turns south and follows CORE's existing 40' Transmission Line easement (Reception Numbers 00052956, 00052951, 00052950, 00052959 & 00055168 all recorded in Douglas County, Colorado) for approximately 6,350 feet to the end of the Project, which terminates at the existing Bayou Gulch Substation on the south side of Bayou Gulch Road. The initial design was proposed along the entire west side of US Highway 83; however, due to the lack of space from other existing utilities, it was moved mostly to the east side of US Highway 83.

Existing platted utility easements will be utilized as much as possible; however, a new 15' wide easement will be acquired from the Pinery Golf Club/CF Arcis VI LLC, avoiding any disturbances to the golf course. Since early 2025, CORE's consultant, Ulteig, has been contacting private landowners to talk about the Project. An on-site meeting was held with Steve Whiting (representative for the Pinery Golf Club) and the proposed easement was discussed. Verbal authorization for the easement along the southern portion of the golf course property (County Parcel #2349-113-00-101) was given on July 9, 2025, and will be secured prior to the start of construction.

The new underground distribution feeder will be installed primarily by boring and trenching the new conduit to a depth of 48" below the surface, barring any other utility crossings. Bore pits are required approximately every 500-600 feet, or where the alignment turns or has an angle. Work at each bore pit can typically take place within the platted or private easement and all disturbed areas related to the installation of the Project will be reclaimed at the end of construction. CORE would like to start construction on this project by November 2025 and have it completed by January/February 2026.

Purpose of the Improvements

The Project consists of CORE's focus on creating a reliable distribution network for delivering cost-effective energy resources to their consumers. The Project will create redundancy in the Pinery area and electric capacity on CORE's electric distribution system to support the King Soopers development, improving system reliability, and enhancing operational flexibility.

Summary of the Potential Impacts and Proposed Mitigation Measures

Ground disturbance during construction is expected to be minor. To avoid potential indirect impacts from construction-related erosion and sediment movement, CORE will prepare a Small Utility Grading, Erosion and Sediment Control (SUGESC) Plan as outlined in Section 9 of the Douglas County GESC Manual and adhere to the SUGESC approval issued by the Douglas County Engineering Division.

During construction, short-term noise will occur from construction vehicles and equipment. Construction vehicles and equipment will be maintained in proper operating condition and equipped with the manufacturer's standard noise control devices (e.g., mufflers or engine enclosures) to limit this noise to the extent practicable

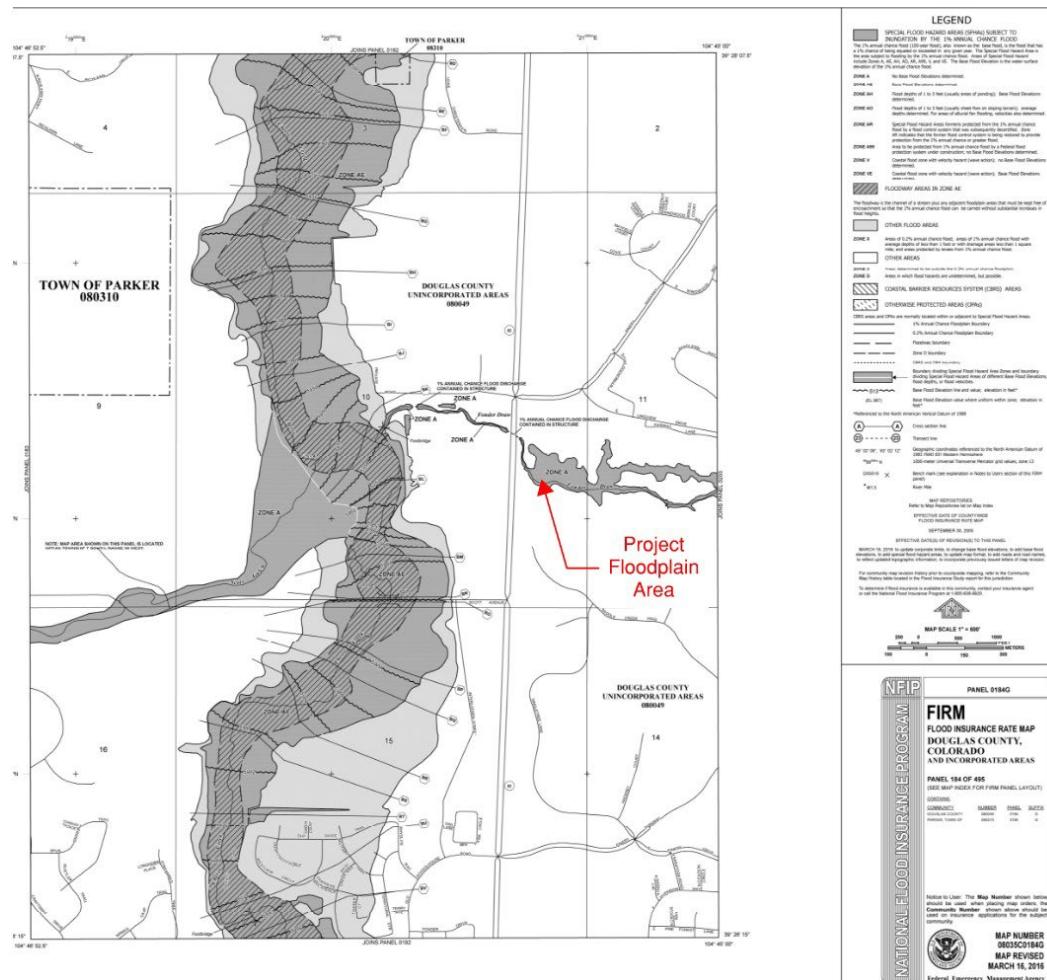
Construction activities associated with the Project would temporarily generate less than significant amounts of particulate matter from soil disturbances and diesel-powered equipment, and less than significant amounts of carbon monoxide and the precursor pollutants to ozone formation from tailpipe emissions. 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 Project. Air pollutants also would be minimized through proper vehicle maintenance. Upon completion of earth-disturbing activities, all disturbed areas will be revegetated or otherwise stabilized. Therefore, Project construction is not expected to contribute negatively to the air quality status in the area. There would be no long-term air quality effects associated with routine operation and maintenance of the Project.

Enclosed containment will be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed from the site and transported to a disposal facility authorized to accept such materials. There will be no significant amount of hazardous materials stored in the Project area. Construction, operation, and maintenance activities will comply with all applicable federal, state, and local laws and regulations regarding the use of hazardous substances. The only hazardous chemicals expected to be used on site are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials will not be drained onto the ground or into streams or drainage areas. In its contract with the construction contractor, CORE can specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and CORE's procedures are followed.

To put the public on notice of the Project, a pre-design notification letter was sent out at the end of March 2025 to all landowners within 300' each side of the proposed alignment. A few of the landowners have reached out to inquire about the project and after providing some more detailed information, they had no objections to the Project. Ulteig has been in contact with Shavon Caldwell, Planning Manager for Douglas County School District, and will coordinate with her for the work through the Ponderosa High School dirt parking. As a follow up, two (2) weeks before construction begins, a pre-construction notification letter will be sent to the same landowners.

Pinery West Feeder Project Douglas County – Location and Extent Report

The only area associated with any type of flooding for the Project is the small Fonder Draw tributary to Cherry Creek. On FEMA's Flood Insurance Rate Map, panel 08035C0184G, the floodplain is called out as a Zone A, which is an area of 1% annual chance of flooding. CORE will work with Douglas County on the required Floodplain Development Permit for that portion of the Project. One bore pit will be located inside of Zone A but with this section being installed via a bore and implementing the use of proper Best Management Practices (BMPs), there will be very limited impact to the floodplain for Fonder Draw.



The only wetlands associated with the Project are the Intermittent Riverine and Palustrine areas of the Fonder Draw tributary of Cherry Creek. Since all bore pits are located outside of these areas and the Project is proposed to be bored, there are no impacts to these areas. Due to the lack of effect on waters and wetlands expected from activities associated with the Project, a Pre-Construction Notification with the US Army Corps of Engineers is not required to ensure continued compliance with Nationwide Permit 57 – Electric Utility Line & Telecommunications Activities.

Ulteig Operations, LLC (Ulteig) was retained by CORE Electric Cooperative (CORE) to assess necessary measures to avoid or minimize impacts of construction activities to the environment related to the Pinery West Feeder Extension Project (Project). Based on the findings of the desktop habitat assessment and on-site survey, adherence to the following environmental commitments is necessary by the contractor for adequate compliance of local and federal laws and regulations:

- Minimize project creep outside the necessary areas. Maximize use of pre-disturbed land for all project activities. Keep vehicles and equipment on paved or gravel areas to the maximum extent possible.
- Enforce proper implementation of soil erosion and dust control measures, as specified in the Douglas County Small Utility Grading, Erosion, and Sediment Control Plan.
- Halt construction activities during periods of heavy rain or flooding, as specified in the Douglas County Small Utility Grading, Erosion, and Sediment Control Plan.
- Wetland mats should be used for construction activities within the floodplain. All areas must be restored to preconstruction contours.
- Impacts to aquatic resources should not occur. If additional temporary or permanent impacts are anticipated, CORE should be notified. Additional survey efforts and mitigation measures may be necessary.
- Do not collect birds (live or dead), including any parts (i.e., feathers) or nests.
- No avian nests have been approved for removal; removal of nests, even if inactive, should not occur. If a nest is discovered in the area of the Project, construction activities within 0.5 miles of the nest must halt until authorization is given to continue by CORE.

The following date constraints apply to the Project. Additional survey efforts and mitigation measures may be necessary if these date constraints are not adhered to:

- Vegetation removal and trimming should occur between September 1 and March 31. Any tree trimming or vegetation removal occurring outside this timeframe is not allowed without prior authorization from CORE.
- Animal burrows discovered in the area of the Project from March 15 to August 31 should be reported. Construction activities within 0.25 miles of the burrow must halt until authorization is given to continue by CORE. Destruction of animal burrows is prohibited from March 15 to October 31.

Compliance with the Comprehensive Master Plan

This Project is located within the Pinery Separated Urban Area and is in compliance with the Goals, Objectives, and Policies of the Douglas County 2040 Comprehensive Master Plan (CMP), as described below.

Objective 2-6B Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.

Land use compatibility is the principle of aiming for a harmonious community by ensuring that adjacent land uses do not cause unduly negative impacts. Factors that affect land use compatibility include considerations such as intensity and types of uses, patterns and context of surrounding land use, traffic patterns, noise levels, and many other variables. Mitigation strategies through design of the Project include placing the new distribution feeder underground. Even though the project will have minor aboveground facilities (switches, vaults, pedestals), this installation technique will reduce impacts on surrounding properties.

Policy 2-9A.1 Evaluate the capacity of existing services and facilities to support development.

Planning for adequate delivery of electric services is important for sustainable growth and development, which is also detailed in the Douglas County CMP. Planning is critical to create supportive infrastructure for sustainable development as opportunities are growing and the market in Douglas County continues to grow and evolve. CORE's power studies and planning for utility capacity utilizing appropriate

technologies and equipment are critical for supporting the community's continued development. This Project will readily interconnect with the existing power grid for support and development of the energy grid and provide value for future proposed development in Douglas County. Upgrading and ensuring viability of existing civil and structural facilities in Douglas County, such as this Project, is paramount to providing continued support for the community.

Objective 5-1A *Review existing and projected development to ensure that it does not overwhelm existing services.*

Additional capacity and ensuring grid stability requires new facilities to continue providing reliable electric services to meet future demand. The Project provides essential grid capacity to accommodate forecasted growth in Douglas County.

Policy 5-1A.2 *Coordinate service needs with relevant special districts, authorities, and municipalities.*
CORE held a presubmittal meeting with Douglas County (PS2025-022) on February 6, 2025. It is CORE's intention that adequate public facilities are provided prior to or concurrent with development. CORE will further satisfy these criteria by working closely with County divisions to meet pertinent County standards and planning objectives. This Project will increase availability and reliability of electrical service, thereby providing a direct benefit to the proposed commercial development approved by Douglas County.

Policy 5-5A.5 *Encourage the joint use of utility corridors for new or upgraded major transmission lines.*
Even though the Project is at the distribution level, it will be constructed in either existing platted utility easement, or within CORE's existing transmission line corridor/easement.

3203.01.3 Application Fee

The Application fee of \$325 and Engineering Review fee of \$1,000 will be paid by CORE at the time of filing.

3203.01.4 Location and Extent Plan Exhibit

See Appendix B

3203.01.5 Location and Extent Report (per Section 3206)

3206.01 – Community Impact Report describing potential impacts to private and public interests and the project site, and how potential impacts are proposed to be mitigated.

Community Impact Report

The Project will be installed underground within existing platted utility easements or private easements and will therefore be compatible with the surrounding area. Due to the underground installation, the feeder alignment proposed for the Project will not introduce new visual elements. Construction of the Project will enhance the function and marketability of the surrounding area by allowing sufficient access to reliable power. The Project will allow for additional capacity to CORE's distribution system in this part of their service territory and additional reliable power to meet new load growth driven by development.

The Project will help provide power for proposed developments in the surrounding area similar in character to those already in place.

Upon review and approval by CORE and Douglas County, the available lands immediately adjacent to the Project alignment can be developed; however, no structures shall be erected upon, under, or across the easements, no combustible material or infrastructure shall be permitted upon, under, or across the easement, and the easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of CORE's facilities or damages the facilities in any way. Landscaping is possible within the Project easement but must follow CORE's Right-of-Way Planting Guidelines. Beyond that, the Project will help facilitate a reliable source of power for proposed development planned within the surrounding area.

CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities.

There are no Douglas County open spaces crossed by the project; however, approximately 1,400 feet at the northern end of the project crosses the western edge of the Pinery Golf Course. The new underground feeder facilities in this area will be bored underground; the golf course is agreeable to grant CORE a 15' easement through this area and will preserve this portion of the golf course. The new facilities will be installed underground, thus protecting any existing visual corridors.

Although the facilities would be inspected annually, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio, and they would undertake the required procedures to correct the problem and restore facilities to normal operations.

There will be no post-construction impacts to water quantity or quality. During construction, CORE's contractor will minimize any impacts by adhering to the Site Specific Small Utility Grading, Erosion and Sediment Control (SUGESC) regulations as outlined in Section 9 of the County's GESC Manual by instituting and maintaining best-management practices designed to protect surface water quality. The Project will be bored under any streams, waterways, and floodplains that cross the alignment.

A presubmittal meeting with Douglas County (PS2025-022) was held on February 6, 2025, to introduce the Project and identify the approvals that would be needed prior to construction. CORE has incorporated the applicable County standards into the Project design. The Location and Extent Land Use development permit required by Douglas County is coordinated and processed by the County.

3206.02 – Phase III Drainage Report in accordance with the requirements of the Douglas County Storm Drainage and Design and Technical Criteria Manual, as required, or as required by a condition of approval.

During the pre-application meeting with County staff and subsequent correspondence with County Engineering Services staff, it has been determined that a Phase III Drainage Report will not be required for this project.

3206.03 – A narrative or traffic study describing the transportation network establishing the availability and adequacy of the system in accordance with the Douglas County Roadway Design and Construction Standards, as required.

During the pre-application meeting with County staff and subsequent correspondence with County Engineering Services staff, it has been determined that a traffic study is not required for this project. CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network and platted/private easements within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities.

3206.04 – A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, as required.

During the pre-application meeting with County staff and subsequent correspondence with County Engineering Services staff, it has been determined that a guarantee of public improvements is not required for this project.

3206.05 – Additional information may be requested by the staff as appropriate to the request, and information required above may be waived by the Planning Services Director, when deemed to be inappropriate.

CORE will provide any additional information as requested by Douglas County staff.

Comprehensive Master Plan

Land Use Reference Map

Comprehensive Master Plan Areas

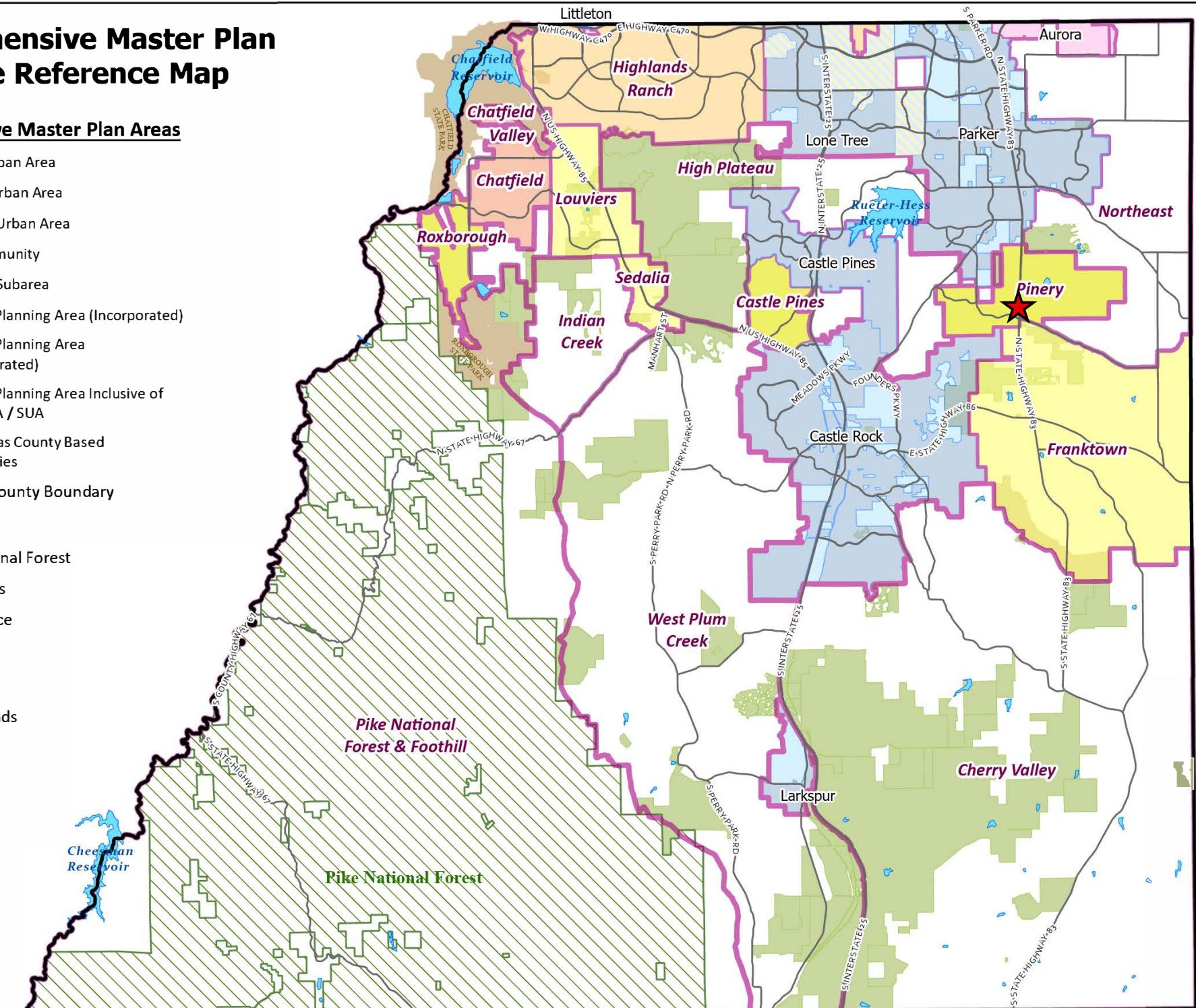
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



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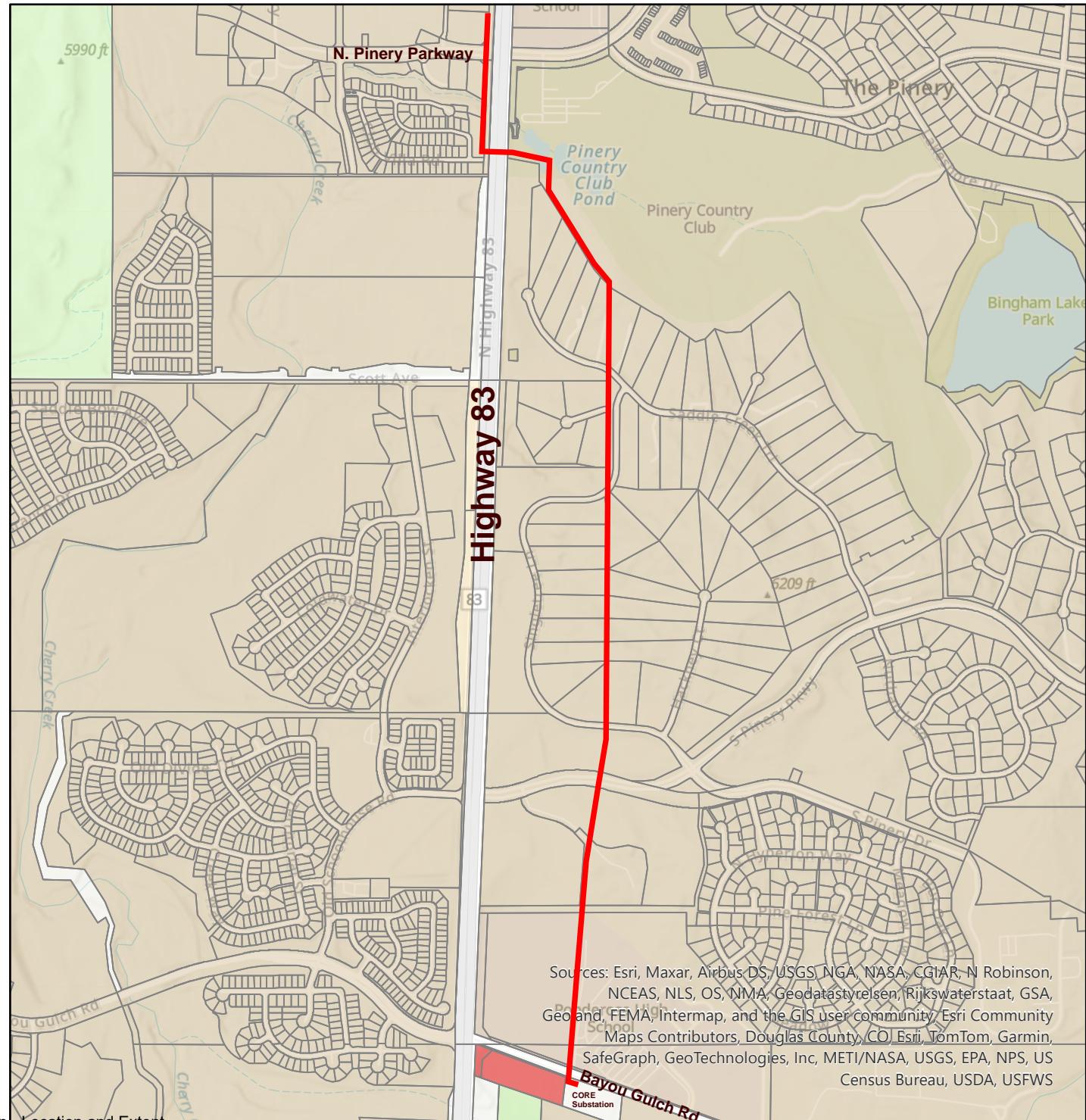
Zoning Map



LEGEND

- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- C - COMMERCIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION

APPROXIMATE LOCATION
PROPOSED UNDERGROUND
FEEDER EXTENSION



Pinery West Underground Feeder Location & Extent

LE2025-012

Aerial Map



LEGEND

Parcels - PARCELS

APPROXIMATE LOCATION
PROPOSED UNDERGROUND
FEEDER EXTENSION



Referral Response Report**Page 1 of 4****Project Name:** Pinery West**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

Agency	Rec'd	Agency Response	Response Resolution
Addressing Analyst	08/04/2025	No Comment.	No action necessary.
AT&T Long Distance - ROW	Awaiting referral response.		
Black Hills Energy	Awaiting referral response.		
Building Services	07/30/2025	No Comment.	No action necessary.
CenturyLink	Awaiting referral response.		
Cherry Creek Basin Water Quality Authority	Awaiting referral response.		
Comcast	Awaiting referral response.		
Colorado Department of Transportation CDOT-Region # 1	07/30/2025	Received (verbatim response): I have reviewed the referral for Pinery West Underground Feeder Line Location and Extent (LE2025-012) and have the following comment: • Any utility work in the State Highway Right of Way will require a utility permit from our office. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F	
Douglas County Conservation District	Awaiting referral response.		
Douglas County School District RE 1	08/01/2025	Received: Following is a summary of the referral comments received from the Douglas County School District (DCSD). See the full letter for detail. DCSD has met with the applicant to discuss the proposal. In particular, DCSD understands that proposal includes underground utility boring via existing easements on the Ponderosa High School Campus. DCSD understands the following:	Applicant will continue communicating with DCSD regarding project timelines and project management in consideration of

Project Name: Pinery West**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

		<p><u>Project Timing</u></p> <ul style="list-style-type: none">- Work proposed approximately October to November 2025- Work proposed over 1 to 3 days- CORE will make all reasonable attempts to complete the work during non-school days. DCSD has requested consideration of Fall Break (October 13 to 17), Thanksgiving Break (November 24 to 28), or alternatively (if work can be completed in a single day), September 1 or September 22, when school is not in session. <p><u>Notification</u></p> <ul style="list-style-type: none">- CORE will notify DCSD staff once construction dates are determined. Notifications should be sent both 2 weeks prior to work and 48 hours prior to work via email and physical mailings to contacts provided by DCSD. Communication should include project dates, a description of work proposed, and any potential impacts to parking. <p><u>Parking Lot Access and Use</u></p> <ul style="list-style-type: none">- CORE has requested that DCSD close access to use of the unimproved parking lot adjacent to activity and sports fields areas.- CORE will be responsible for providing any needed barriers or signage to restrict access to the Ponderosa dirt lot. <p><u>Protective Fencing</u></p> <ul style="list-style-type: none">- CORE will install protective fencing as needed. DCSD requests that the project area be fenced off during construction and overnight if the work requires multiple days.- CORE will either relocate or prevent access to any equipment left unattended or overnight. DCSD has notified CORE that Ponderosa sports fields are not closed to the public. <p><u>Site Restoration</u></p> <ul style="list-style-type: none">- CORE will restore disturbed areas to their original state to the extent possible. DCSD requests that disturbed areas are properly backfilled and compacted, that the surface is restored to its original grade, and that any native grass or landscaped areas are properly revegetated. <p>Assuming CORE agrees to the above, DCSD has no objection to approval of this application.</p>	DCSD concerns and to properly secure any areas under construction. CORE will restore any disturbed areas as necessary.
Engineering Services	Awaiting referral response.		
Franktown FD	08/04/2025	No Comment.	No action necessary.
High Prairie Farms HOA	Awaiting referral response.		

Referral Response Report**Page 3 of 4****Project Name:** Pinery West**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

High Prairie Farms Metro District	Awaiting referral response.		
Hills At Bayou Gulch A & E Comm. (F002)	Awaiting referral response.		
Hills At Bayou Gulch HOA (F001)	Awaiting referral response.		
Mile High Flood District	Awaiting referral response.		
Misty Pines HOA	Awaiting referral response.		
Office of Emergency Management	07/30/2025	Received (verbatim response): OEM supports efforts to bury power distribution infrastructure underground. This action creates a safer, more reliable, and more resilient power grid.	No action necessary.
Pinery Commercial Metro Districts #1 & 2	Awaiting referral response.		
Pinery 8B HOA	Awaiting referral response.		
Pinery Water and Wastewater District	Awaiting referral response.		
Pinery West Metro District 2-3	Awaiting referral response.		
Pinery West HOA	Awaiting referral response.		
Sheriff's Office	Awaiting referral response.		
Sheriff's Office E911	Awaiting referral response.		

Referral Response Report**Page 4 of 4****Project Name:** Pinery West**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

South Metro Fire Rescue	08/04/2025	Received: Following is an excerpt of the referral comments received from South Metro Fire Rescue. See the full letter for detail. No objection to the proposed Location and Extent.	No action necessary.
The Pinery HOA	Awaiting referral response.		
Timbers At The Pinery Filing 23A HOA	Awaiting referral response.		
Timbers At The Pinery Filing 23B HOA	Awaiting referral response.		
Timbers HOA	Awaiting referral response.		
Town of Castle Rock	08/06/2025	No Comment.	No action necessary.
Town of Parker Development Review	Awaiting referral response.		
Town of Parker Public Works	Awaiting referral response.		
Xcel Energy- Right of Way & Permits	Awaiting referral response.		

From: Varner - CDOT, Jessica
Sent: Wednesday, July 30, 2025 8:58 AM
To: Matt Jakubowski
CC: Steven Loeffler - CDOT
Subject: Pinery West Underground Feeder Line Location and Extent (LE2025-012)

Hi Matt,

I have reviewed the referral for Pinery West Underground Feeder Line Location and Extent (LE2025-012) and have the following comment:

- Any utility work in the State Highway Right of Way will require a utility permit from our office. Application is made online at the following link: <https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1



P [720.541.0441](tel:720.541.0441) | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org



620 Wilcox Street
Castle Rock, Colorado 80104

August 1st, 2025

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

RE: Pinery West Underground Feeder Line Location and Extent (LE2025-012)

Dear Mr. Jakubowski,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant, CORE Electric Cooperative, is proposing approval of a Location and Extent to construct an underground distribution feeder line that is approximately 1.8 miles in length. The underground distribution line is proposed to traverse through the Ponderosa High School campus within an existing easement. It is our understanding from the applicants that CORE is proposing to bore underground in this location.

On behalf of Douglas County School District (DCSD), we have a couple of comments regarding this request. DCSD has met several times with the applicant team to discuss this proposal. Based on these meetings and input from the applicant team, DCSD understands the following:

Project Timing

- The proposed work will likely occur sometime in the October-November 2025 timeframe
- The proposed work is estimated to take approximately 1-3 days to complete
- The applicant will make all reasonable attempts to schedule the proposed work on days which Ponderosa High School is not in session. Specifically, DCSD requested that the proposed work be done either during DCSD Fall Break (October 13-17) or DCSD Thanksgiving Break (November 24-28). Alternatively, if the work can be completed in one day and the applicant is prepared earlier than anticipated, PHS students will not be in session September 1st or September 22nd.

Notification

- The applicant will notify DCSD staff once dates have been determined. Notifications will be sent two weeks prior to beginning construction and will be sent via email and snail mail to a list of contacts provided by DCSD Planning. Notification should include the project dates and a description of the project including any anticipated impacts to on-site parking.
- The applicant will notify DCSD staff 48 hours prior to entering the site to perform the proposed work. Notification will be sent via email to a list of contacts provided by DCSD Planning. Notification should include the project dates and a description of the project including any anticipated impacts to on-site parking.

Parking Lot Access and Use

- The applicant has requested that DCSD close access to and use of the unimproved parking lot directly adjacent to the PHS activity and sport fields.
- The applicant will be responsible for providing any needed barriers, signage, etc. to close access to the PHS dirt lot

Protective Fencing

- The applicant will install protective fencing as needed and required by the permitting authority. Specifically, DCSD requests that the project area be fenced off during construction and also overnight if the work is done over multiple days.
- The applicant will either relocate or prevent access to any equipment left on site unattended and/or overnight. DCSD has notified CORE that the PHS activity and sports fields are not closed to the public.

Site Restoration

- The applicant will restore the disturbed area to its pre-construction state, to the extent possible. DCSD respectfully requests that the L&E approval require confirmation that disturbed areas are properly backfilled and compacted, the surface is restored to their original grade, and any native grass or landscaped areas be properly revegetated.

Assuming the applicant agrees to coordinate with the district on the above items, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcSDK12.org
desk: 303.387.0417

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Matthew Jakubowski, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Pinery West Underground Feeder Line Location and Extent
Project File #: **LE2025-012**
S Metro Review #: REFOTH25-00161

Review date: August 4, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary:

CORE Electric Cooperative proposes a 1.8-mile underground electricity distribution feeder line beginning at the NW corner of N. Pinery Parkway and Hwy. 83. From this point, the line is proposed to head south along the west side of Hwy. 83 within platted easements for approximately 1,140 feet before crossing to the east side of Hwy. 83 along the boundary of the Pinery Golf Club and the High Prairie Farms Subdivision. The line turns south for approximately 6,350 feet through High Prairie Farms and the Ponderosa HS campus where it crosses under Bayou Gulch Rd. and terminates at the existing CORE Bayou Gulch substation on the south side of Bayou Gulch Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

From: Matt Jakubowski
Sent: Monday, August 4, 2025 4:46 PM
To: Kali Cascarano
CC: Dan Cascarano
Subject: RE: Zone Resolution LE2025-012
Attachments: HighPrairieFarmsF4.pdf

Hi Kali,

Good afternoon. I'm glad you received the notice. Please also be aware that the County is required by State Statute to review utility proposals like this within 30-days of receipt of the application. It is scheduled to be heard at the August 18, 2025 Planning Commission hearing, 100 Third Street, Castle Rock, at 6:00 p.m. in the 1st floor Commissioners hearing room if you would like to attend the hearing.

- Regarding the tire tracks on your property, I'm unsure who they would be from, but I don't think they would be from the County. The project is proposed by CORE Electric within an easement they hold. Since this is not a County project, there wouldn't be a reason for the County to survey the property. You may have seen this before, but I have attached the plat that includes your lot. There are other easement holders within this area too, so I guess it could have been CORE or other easement holders?
- I have included a link below for you to access the items in the project file. Click on the "Documents" tab in the upper middle of the page for access.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588>

Please don't hesitate to reach out if you have any questions on the proposal. If you would like to make a comment on the application you can send me an email, and I will include it in the file for review by the Planning Commission.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Kali Cascarano <kalicascarano@gmail.com>
Sent: Monday, August 4, 2025 3:25 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Cc: Dan Cascarano <dcascarano@gmail.com>
Subject: Zone Resolution LE2025-012

Hi Matt,

We received the letter for the Pinery West Underground Feeder Line Location and Extent. Thank you. This weekend we noticed tire tracks on our property, I am curious to know if it could have been the county assessing the land for this project?

Also, in the letter we received in the mail, there was a typed website listed. I entered the very long website and received a "nothing found" website front. Can you provide the link to where we can access additional information on this project, please.

Thank you in advance for your assistance.

Cheers,

Kali Cascarano
Independent Consultant

612-840-8844

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS

2004092981
09/07/2004 08:52 AM



PLAT IDENTIFICATION SHEET

Equi-Mor Holdings, Inc.
GRANTOR(owner)

Pinery / High Prairie Farms 4
GRANTEE(name of plat)

Subdivision/Condo Name

4
Filing

Phase

Lot

Building

Block

Unit

15

7

66

OLD LEGAL(Section)

(Township)

(Range)

THE PINERY/HIGH PRAIRIE FARMS - FILING No. 4

PLANNING AREA 60-A (EQUESTRIAN ESTATE RESIDENTIAL)
 A REPLAT OF LOT 1, SZYMANSKI SUBDIVISION
 A PART OF THE NE 1/4 OF SECTION 15, T 7 S, R 66 W OF THE 6TH P.M.
 13.2858 acres 5 residential lots, 1 Tract SB 03 - 101

LEGAL DESCRIPTION

LOT 1, SZYMANSKI SUBDIVISION,

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO

EXCEPT THAT PORTION CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION BY ORDER RECORDED JANUARY 23, 1998 IN BOOK 1504 AT PAGE 1749, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF PARCEL OF LAND NO. 512 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. FR 083-1(39) SEC 5, CONTAINING 32896 SQ. FT./.755 ACRES, MORE OR LESS, IN LOT 1 OF THE SZYMANSKI SUBDIVISION, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SECTION 15; THENCE N 89°57'57" W, ALONG THE NORTHERLY LINE OF THE NE 1/4 OF SECTION 15 A DISTANCE OF 830.49 FEET THE TRUE POINT OF BEGINNING;

THENCE S 02° 32' 18" W, A DISTANCE OF 686.24 FEET TO POINT ON THE SOUTHERLY LOT LINE OF LOT 1 OF THE SZYMANSKI SUBDIVISION;

THENCE N 89°57'57" W, ALONG SAID SOUTHERLY LOT LINE A DISTANCE OF 45.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 (JUNE 1990);

THENCE N. 02° 05' 18" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 686.03 FEET TO A POINT ON THE NORTHERLY LOT LINE OF LOT 1 OF SZYMANSKI SUBDIVISION;

THENCE S 89°57'57" E, ALONG SAID NORTHERLY LOT LINE A DISTANCE OF 50.80 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.755 ACRES SQUARE FEET, MORE OR LESS.

ALL OF THE ABOVE CONTAINS 13.2858 ACRES MORE OR LESS

DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE PINERY/HIGH PRAIRIE FARMS - FILING NO. 4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE STREET SHOWN HEREON IS DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER:

EQUI-MOR HOLDINGS, INC., A NEVADA CORPORATION

By: David Walker, ITS MANAGER
 STATE OF Colorado)
 COUNTY OF Jefferson)
 {
 COMMISSIONER'S SIGNATURE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF July, A.D., 2004,
 BY David Walker, AS MANAGER OF EQUI-MOR HOLDINGS, INC.,
 A NEVADA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 CONNIE J. SHOEMAKER
 NOTARY PUBLIC
 STATE OF COLORADO
 ADDRESS



ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A AND 20' LANDSCAPE EASEMENTS IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT.

By: ADL HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
 PRESIDENT

STATE OF COLORADO)
 COUNTY OF Douglas)
 {
 COMMISSIONER'S SIGNATURE

ACKNOWLEDGED BEFORE ME ON THIS 12 DAY OF August, 2004

By: ADL AS PRESIDENT OF HIGH PRAIRIE FARMS METROPOLITAN DISTRICT.

12/13/2007 DATE COMMISSION EXPIRES

WITNESS MY HAND AND SEAL

SUSAN L. ELKINS
 NOTARY PUBLIC
 STATE OF COLORADO
 COMMISSIONER'S SIGNATURE

GENERAL NOTES:

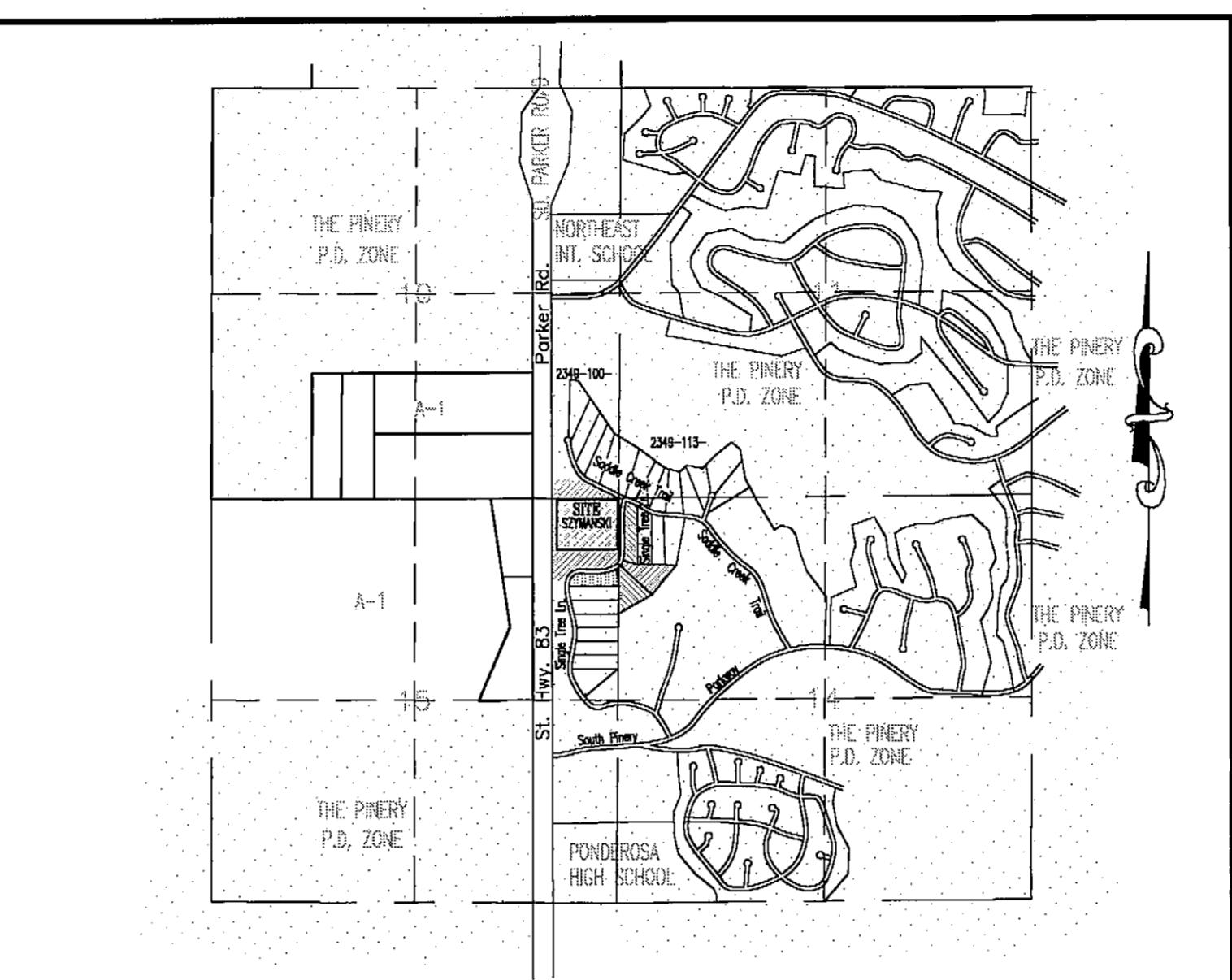
1. UTILITY EASEMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - A. TEN FOOT (10') WIDE UTILITY EASEMENTS (UE) AS SHOWN ARE HEREBY GRANTED ADJACENT TO THE FRONT AND AND REAR LOT LINES IN THIS SUBDIVISION. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELEPHONE CABLE.
 - B. FIVE FOOT (5') WIDE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION EASEMENTS (UE) ALONG SIDE LOT LINES AS SHOWN.
 2. BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, BEING MONUMENTED ON EACH END. SAID LINE BEARS N00°15'31"E (ASSUMED).
 3. THIS SYMBOL "O" INDICATES FOUND LAND MONUMENTS AS DESCRIBED ON THE PLAN.
 4. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 5. THERE IS NO REGULATORY FLOODPLAIN WITHIN ANY PORTION OF THE PINERY/HIGH PRAIRIE FARMS - FILING 4.
 6. THIS SUBDIVISION IS BOUND, IN ITS ENTIRETY, TO THE HIGH PRAIRIE FARMS HOME OWNERS ASSOCIATION AND IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS HOME OWNERS ASSOCIATION PER THE DOCUMENT RECORDED UNDER RECEPTION #2003047784.
 7. EACH LOT WITHIN THIS SUBDIVISION WITH AN ONSITE WASTEWATER SYSTEM (OWS) SHALL BE SUBJECT TO THE PINERY WATER AND WASTEWATER DISTRICT (PWND) MANAGEMENT PROGRAM APPROVED BY TRI-COUNTY HEALTH DEPARTMENT AND FORMALLY ADOPTED BY PWND ON JUNE 9, 2004.

8. THE MAINTENANCE OF ALL STORM FACILITY IMPROVEMENTS LOCATED IN PINERY/HIGH PRAIRIE FARMS FILING NO. 4 ("THE SUBDIVISION") AS SHOWN ON THE CONSTRUCTION PLANS FOR THE SUBDIVISION, DATED 2004 (THE "CONSTRUCTION PLANS") OR ON THE PLAT FOR THE SUBDIVISION, IS THE RESPONSIBILITY OF THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (SYSTEM OWNER). PROVIDED HOWEVER, THAT SUCH RESPONSIBILITY IS LIMITED TO FACILITIES ON TRACTS WHICH THE SYSTEM OWNER OWNS, OR ON LOTS OR TRACTS FOR WHICH THE SYSTEM OWNER HAS BEEN GRANTED EASEMENT RIGHTS. THE SYSTEM OWNER SHALL HAVE NO RESPONSIBILITY FOR STORM DRAINAGE FACILITIES ON ANY INDIVIDUAL LOTS SHOWN ON THIS PLAT UNLESS THE SYSTEM OWNER HAS BEEN GRANTED EASEMENT RIGHTS ON SUCH LOTS AND SUCH FACILITIES ARE SHOWN ON THE APPROVED CONSTRUCTION PLANS OR ON THIS PLAT. ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE SYSTEM OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS AND WATER QUALITY FACILITIES LOCATED WITHIN A DRAINAGE EASEMENT AND SHOWN ON THE CONSTRUCTION PLANS. IN THE EVENT SUCH MAINTENANCE AND REPAIRS ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENTER THE DRAINAGE EASEMENT AND ACCESS FACILITIES, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. THE COUNTY SHALL GIVE SUCH NOTICE TO THE SYSTEM OWNER BY FIRST CLASS MAIL, POSTAGE PRE-PAID, ADDRESSED TO THE SYSTEM OWNER AT THE ADDRESS SHOWN ON THE CONSTRUCTION PLANS. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEGAL ACTION. THE ACTUAL PROJECT CONSTRUCTION MAY NOT VARY FOR THE SITE IMPROVEMENT PLAN, OR THE SITE CONSTRUCTION PLAN, INCLUDING UTILITIES AND STORM DRAINAGE IMPROVEMENTS. NO CHANGES TO THE (PLAT NOTES, MAINTENANCE AGREEMENTS, ETC) SHALL BE VALID UNLESS SUCH CHANGES ARE APPROVED, IN WRITING, BY DOUGLAS COUNTY.

9. EACH INDIVIDUAL LOT WILL BE REQUIRED TO ACQUIRE A GRADING PERMIT FROM THE DOUGLAS COUNTY ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. TRACT A AND THE 20' LANDSCAPE EASEMENTS ARE HEREBY DEDICATED TO THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT, AND ARE TO BE MAINTAINED BY THE SAME FOR PURPOSES OF OPEN SPACE, UTILITIES, DRAINAGE, RECREATION, SIGN PLACEMENT, LANDSCAPE, AND IRRIGATION.

11. DRAINAGE EASEMENTS ARE HEREBY CONVEYED TO DOUGLAS COUNTY, ACROSS TRACT A, AND THE 25-FT. DRAINAGE EASEMENT BETWEEN LOTS 3 & 4 AND ALONG THE BACK SIDES OF LOTS 2 & 3, FOR THE PURPOSE OF ENTERING, ACCESSING AND MAINTAINING DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, AND WATER QUALITY FACILITIES IN THE EVENT THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (SYSTEM OWNER) FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES.



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES CONTINUED:

12. THE FOLLOWING SUMMARIZES LOTS, TRACTS, AND AREAS AS FOLLOWS:

TYPE	AREA
LOTS (5)	10.24 ACRES
TRACT A	2.51 ACRES
RIGHT-OF-WAY	0.54 ACRES
TOTAL	13.29 ACRES

13. ALL PRINCIPAL AND ACCESSORY STRUCTURES, AS DEFINED IN THE DOUGLAS COUNTY ZONING RESOLUTION AS AMENDED, SHALL BE CONSTRUCTED TOTALLY WITHIN THE BUILDING ENVELOPES AS SHOWN HEREON FOR LOTS 1, 4, AND 5. THE AREA OUTSIDE OF THE BUILDING ENVELOPE SHALL BE CONSIDERED A "NO BUILD ZONE".
14. ON LOTS 2, 3 & 4 NO FENCING SHALL BE PLACED ACROSS DRAINAGE EASEMENTS SUCH THAT ACCESS TO AND FROM THE EASEMENT AREA IS OBSTRUCTED.
15. LOT 5 IS RESTRICTED TO "RANCH" STYLE CONSTRUCTION ONLY.

SURVEYOR'S STATEMENT:

1. JON S. MCDANIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 29, 2003, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS, WITHIN MY CONTROL, OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 20th DAY OF July, 2004.

Jon S. McDaniel
 7-20-04
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
 JON S. MCDANIEL
 SURVEYOR #12405

TITLE VERIFICATION:

WE, SECURITY TITLE GUARANTY COMPANY, A TITLE INSURANCE AGENCY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: AS SHOWN ON SECURITY TITLE GUARANTY COMMITMENT NO. Z08777A03-8 DATED JULY 6, 2004

SECURITY TITLE GUARANTY COMPANY

BY: Terri Fisher TITLE: Title Officer
 DATE: July 23, 2004

ATTEST:

STATE OF COLORADO)
 COUNTY OF Jefferson)
 {
 COMMISSIONER'S SIGNATURE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, 2004, A.D., BY Terri Fisher, OF SECURITY TITLE GUARANTY COMPANY, AS Title Officer OF SECURITY TITLE GUARANTY COMPANY.

2/16/07

DATE COMMISSION EXPIRES

WITNESS MY HAND AND SEAL
Connie J. Shoemaker

NOTARY PUBLIC

GINA LARA
 NOTARY PUBLIC
 STATE OF COLORADO

My Commission Expires 02-16-2007

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE 6th DAY OF July, 2004, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF BROOKVIEW COURT, PUBLIC UTILITY, AND DRAINAGE EASEMENTS ARE HEREBY ACCEPTED.

LOT 1, SZYMANSKI SUBDIVISION, IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTEINANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #241912

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

James Sullivan 8/23/04
 ACTING CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF DOUGLAS)
 {
 COMMISSIONER'S SIGNATURE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE THIS 7th DAY OF Sept., 2004, A.D., AT 1:52 A.M., AND WAS RECORDED AT RECEPTION NO. 7004072981.

Sheri Muehlfeld - Deputy
 DOUGLAS COUNTY CLERK AND RECORDER

DATE PREPARED: 1-12-2004
 REVISIONS: 5-22-2004
 6-04-2004
 SCALE: N/A

Douglas County
 Clerk and Recorder
 Est. 1874

APPLICANT/DEVELOPER:
 BUFFALO RANCH DEVELOPMENT, LLC
 20255 EAST WILLIAMEETTE LANE
 CENTENNIAL COLORADO 80015-5439
 GENERAL MANAGER: DAN GENOVESE

ENGINEER:
 LEGACY ENGINEERING, INC.
 4217 EAST DAVIES PLACE
 CENTENNIAL COLORADO 80122
 SURVEY MANAGER: JON S MCDANIEL, PLS
 PROJECT ENGINEER: JAMES J MILL, PE

EMK CONSULTANTS INC.
 7006 SOUTH ALTON WAY, BUILDING F
 CENTENNIAL COLORADO 80121
 SURVEY MANAGER: JON S MCDANIEL, PLS
 SHEET 1 OF 2

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 4:36 PM
To: Korinek, Dan
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)
Attachments: HighPrairieFarmsF1A.pdf

Hi Dan,

Yes, I was able to confirm that boring is proposed through the section behind your lot. I have attached the plat we have on file. It is difficult to read due to scanning but shows the easement. I also think the easement the applicant showed on their exhibit is too wide in comparison to the plat. I will have them revise the easement width on their exhibit as well.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Korinek, Dan <dkorinek@burnsmcd.com>
Sent: Tuesday, August 5, 2025 3:35 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Matt thank you very much for your time today. That would be fantastic if they bored those sections. It is so much less disruptive. Could you please verify for sure that this is the intent. I was curious on the 40' CORE easement if that is an existing easement. I am digging up my old survey information that should also show that.

Again thank you for your time on this and have a great evening

Dan

Dan Korinek, P.E.
Senior Vice President | Denver/Vancouver General Manager
9191 S Jamaica St
Englewood, CO 80112
Cell (720) 220-3814
Fax (303) 721-0563
dkorinek@burnsmcd.com
www.burnsmcd.com



From: Matt Jakubowski <mjakubow@douglas.co.us>
Sent: Tuesday, August 5, 2025 3:17 PM
To: Korinek, Dan <dkorinek@burnsmcd.com>
Subject: Follow-up CORE underground feeder line (LE2025-012)

Dan,

As a follow-up to our conversation, see the below.

- The Planning Commission will hear this on Monday, August 18th at 6pm in the 1st Floor Commissioners Hearing Room at the Douglas County Phillip S. Miller Building (100 Third Street, Castle Rock).
- Link to County online project file:
<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectID=99089588>
 - Click on the “Documents” tab in the upper middle of the webpage to view the available project files. I have attached the project narrative. The exhibit is too large to email and is labeled “Location & Extent Exhibit” in the file. **With that said, I have just heard from the applicant that the section of the exhibit that shows trenching behind your property, will actually be bored.** The applicant indicated to me their exhibit is undergoing some revisions. I won’t have a revised exhibit until just before the August 18th hearing, however.
- Link to County Mapping Resources:
https://experience.arcgis.com/experience/846d9da884b9491fad14b3057ca6fba8#data_s=id%3AdataSource_8-0~dataSource_6-18e9bbc4f3d-layer-9%3A132964
- Application Contacts:
Brooks Kaufman (Right-of-way manager at CORE)
CORE Electric
720-733-5493
bkaufman@core.coop

Derek Holscher (Applicant Engineering Representative)
Ulteig Engineering
720-873-5876
Derek.holscher@ulteig.com

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

PLAT IDENTIFICATION SHEET

RECEPTION #: 9007914

DATE: 04-03-90

NUMBER OF PGS: 2

NAME OF PLAT: PINERY/HIGH PRAIRIE
F FARMS #1A

MISCELLANEOUS COMMENTS:

THE PINERY/HIGH PRAIRIE FARMS FILING NO. IA, RECORDED THIS 3 DAY OF April, 1990
 IN PLANNING AREA 60 OF THE THIRD MAJOR PLAN AMENDMENT TO THE PINERY P.D. PLAN
 PORTIONS OF SECTIONS 10, 11, 14, & 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SENIOR CORP., A DELAWARE CORPORATION, BEING THE OWNER OF THE PINERY/HIGH PRAIRIE FARMS FILING NO. IA, BEING A PORTION OF THE E 1/2 OF SECTION 15, THE SE 1/4 OF THE SE 1/4 OF SECTION 10, THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 11, SECTION 14, AND A PORTION OF SZYMANSKI SUBDIVISION AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY BY RECEPTION NUMBER 24912, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 15, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SZYMANSKI SUBDIVISION; THENCE S 00°16'21" W, ALONG THE EAST LINE OF SAID NE 1/4 OF THE SE 1/4, A DISTANCE OF 127.49 FEET TO THE POINT OF BEGINNING; THENCE N 85°52'03" W, A DISTANCE OF 169.53 FEET, TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°49'47", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 887.25 FEET; THENCE N 10°57'44" E, A DISTANCE OF 314.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°08'13", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 292.41 FEET; THENCE N 18°10'29" W, A DISTANCE OF 259.02 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 108°13'07", A RADIUS OF 285.00 FEET, AN ARC LENGTH OF 538.30 FEET; THENCE S 89°57'22" E, A DISTANCE OF 235.58 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°44'39", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 352.43 FEET; THENCE N 00°17'59" E, 35.00 FEET EASTERLY AND PARALLEL, WHEN MEASURED AT RIGHT ANGLES, WITH THE EAST LINE OF SAID SZYMANSKI SUBDIVISION, A DISTANCE OF 475.38 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°13'33", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 173.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 81°13'33", A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS N 04°05'15" W, AN ARC LENGTH OF 28.35 FEET; THENCE N 44°42'01" W, A DISTANCE OF 101.46 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°41'03", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 132.28 FEET; THENCE N 78°23'04" W, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 65°40'14", A RADIUS OF 684.07 FEET, AN ARC LENGTH OF 784.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°46'36", A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS N 36°36'08" W, AN ARC LENGTH OF 16.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 153°00'41", A RADIUS OF 50.00 FEET, WHOSE CHORD BEARS N 16°00'55" E, AN ARC LENGTH OF 133.53 FEET; THENCE N 02°31'16" E, A DISTANCE OF 804.50 FEET; THENCE N 62°38'48" E, A DISTANCE OF 76.91 FEET TO THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY IN BOOK 587, AT PAGE 796, THENCE EASTERLY AND SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THIRTY-ONE (31) COURSES:

- 1) THENCE S 31°02'58" E, A DISTANCE OF 759.57 FEET;
- 2) THENCE S 38°52'03" E, A DISTANCE OF 124.92 FEET;
- 3) THENCE S 45°34'31" E, A DISTANCE OF 132.92 FEET;
- 4) THENCE S 59°20'58" E, A DISTANCE OF 381.57 FEET;
- 5) THENCE S 62°24'20" E, A DISTANCE OF 66.83 FEET;
- 6) THENCE S 55°08'41" E, A DISTANCE OF 339.75 FEET;
- 7) THENCE N 71°58'18" E, A DISTANCE OF 77.77 FEET;
- 8) THENCE N 41°46'04" E, A DISTANCE OF 114.82 FEET;
- 9) THENCE S 65°15'42" E, A DISTANCE OF 100.97 FEET;
- 10) THENCE N 85°05'24" E, A DISTANCE OF 120.38 FEET;
- 11) THENCE N 45°57'27" E, A DISTANCE OF 497.78 FEET;
- 12) THENCE S 41°04'08" E, A DISTANCE OF 120.33 FEET;
- 13) THENCE S 11°26'19" E, A DISTANCE OF 271.80 FEET;
- 14) THENCE S 15°04'45" E, A DISTANCE OF 88.60 FEET;
- 15) THENCE S 21°08'18" E, A DISTANCE OF 156.30 FEET;
- 16) THENCE S 28°55'18" E, A DISTANCE OF 128.54 FEET;
- 17) THENCE S 22°52'23" E, A DISTANCE OF 184.72 FEET;
- 18) THENCE S 35°24'38" E, A DISTANCE OF 207.90 FEET;
- 19) THENCE S 41°21'29" E, A DISTANCE OF 101.48 FEET;
- 20) THENCE S 83°01'18" E, A DISTANCE OF 167.67 FEET;
- 21) THENCE S 45°15'38" E, A DISTANCE OF 76.16 FEET;
- 22) THENCE S 83°58'13" E, A DISTANCE OF 73.47 FEET;
- 23) THENCE S 08°45'23" E, A DISTANCE OF 209.75 FEET;
- 24) THENCE S 17°58'03" E, A DISTANCE OF 75.95 FEET;
- 25) THENCE S 22°22'28" E, A DISTANCE OF 208.36 FEET;
- 26) THENCE S 27°11'54" E, A DISTANCE OF 79.09 FEET;
- 27) THENCE S 40°05'08" E, A DISTANCE OF 79.95 FEET;
- 28) THENCE S 43°50'28" E, A DISTANCE OF 111.02 FEET;
- 29) THENCE S 29°26'41" E, A DISTANCE OF 51.10 FEET;
- 30) THENCE S 43°38'13" E, A DISTANCE OF 39.75 FEET;
- 31) THENCE S 75°00'04" E, A DISTANCE OF 33.46 FEET;

THENCE S 02°58'36" E, DEPARTING FROM SAID SOUTHERLY BOUNDARY, A DISTANCE OF 487.92 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°02'51", A RADIUS OF 840.00 FEET, WHOSE CHORD BEARS S 67°56'11" E, AN ARC LENGTH OF 719.07 FEET; THENCE S 43°24'25" A DISTANCE OF 300.52 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°59'32", A RADIUS OF 840.00 FEET, AN ARC LENGTH OF 674.28 FEET; THENCE S 24°21'17" E, A DISTANCE OF 108.08 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°52'30", A RADIUS OF 990.00 FEET, AN ARC LENGTH OF 274.30 FEET; THENCE S 73°31'47" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°51'45", A RADIUS OF 691.12 FEET, AN ARC LENGTH OF 203.40 FEET; THENCE S 00°23'31" E, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°51'45", A RADIUS OF 771.12 FEET, WHOSE CHORD BEARS N 81°57'39" W, AN ARC LENGTH OF 226.94 FEET; THENCE N 73°31'47" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°52'30", A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 252.14 FEET; THENCE N 89°24'17" W, A DISTANCE OF 108.08 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°59'32", A RADIUS OF 920.00 FEET, AN ARC LENGTH OF 738.70 FEET; THENCE N 43°24'45" W, A DISTANCE OF 300.52 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°56'39", A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 834.70 FEET; THENCE S 70°39'36" W, A DISTANCE OF 387.11 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°45'35", A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 562.00 FEET; THENCE S 32°54'01" W, A DISTANCE OF 123.22 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°19'53", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 422.34 FEET; THENCE S 62°30'34" W, A DISTANCE OF 100.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°53'14", A RADIUS OF 1156.45 FEET, AN ARC LENGTH OF 239.93 FEET; THENCE S 48°33'54" W, A DISTANCE OF 355.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°56'04", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 308.15 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60°23'25", A RADIUS OF 350.38 FEET, AN ARC LENGTH OF 229.26 FEET TO A POINT ON A CURVE; THENCE DEPARTING SAID BOUNDARY ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°28'13", A RADIUS OF 450.38 FEET, WHOSE CHORD BEARS N 51°47'26" W, AN ARC LENGTH OF 167.78 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83°03'08", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 6°28'33", A RADIUS OF 702.61 FEET, AN ARC LENGTH OF 202.04 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY IN BOOK 780, AT PAGE 798; THENCE N 76°41'17" W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 361.28 FEET TO A POINT ON A CURVE; THENCE ON A REVERSE TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°15'53", A RADIUS OF 602.61 FEET, WHOSE CHORD BEARS S 88°49'14" E, AN ARC LENGTH OF 255.20 FEET; THENCE N 65°15'33" E, A DISTANCE OF 247.76 FEET; THENCE N 33°27'21" W, A DISTANCE OF 197.01 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°22'12", A RADIUS OF 156.09 FEET, AN ARC LENGTH OF 44.60 FEET TO 210.73 FEET; THENCE N 85°02'29" W, A DISTANCE OF 273.88 FEET TO THE POINT OF BEGINNING, EXCLUDING THAT PARCEL OF LAND LOCATED IN SECTION 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 15; THENCE N 89°41'41" E, A DISTANCE OF 1019.76 FEET TO THE POINT OF BEGINNING; THENCE N 50°37'32" E, A DISTANCE OF 224.27 FEET; THENCE N 38°28'55" E, A DISTANCE OF 248.22 FEET; THENCE N 61°51'45" E, A DISTANCE OF 680.29 FEET; THENCE S 16°20'24" E, A DISTANCE OF 38.64 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°06'06", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°51'41", A RADIUS OF 870.00 FEET, AN ARC LENGTH OF 574.90 FEET; THENCE S 32°54'01" W, A DISTANCE OF 123.22 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°19'53", A RADIUS OF 745.00 FEET, AN ARC LENGTH OF 381.39 FEET; THENCE S 62°31'54" W, A DISTANCE OF 100.00 FEET, TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°53'14", A RADIUS OF 1236.45 FEET, AN ARC LENGTH OF 256.53 FEET; THENCE S 51°57'27" W, A DISTANCE OF 357.77 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85°30'03", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.80 FEET; THENCE N 45°32'30" W, A DISTANCE OF 58.71 FEET; THENCE N 50°37'32" E, A DISTANCE OF 502.31 FEET TO THE POINT OF BEGINNING; SAID EXCLUDED PARCEL CONTAINS 4.522 ACRES, MORE OR LESS; SAID OVERALL PARCEL CONTAINS 198.870 ACRES, MORE OR LESS.

HAS, WITH THE CONSENT OF THE HOLDERS OF DEEDS OF TRUST, LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO 68 LOTS UNDER THE NAME AND STYLE OF "THE PINERY/HIGH PRAIRIE FARMS FILING NO. IA" AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE COUNTY OF DOUGLAS THE FOLLOWING AS SHOWN THEREON: FOR PUBLIC USE, THE STREETS; TO SERVE PROPERTY OWNED BY SENIOR CORP. OR PROPERTY IN THE PINERY P.D. MASTER PLAN AMENDMENT 1989, PERPETUAL EASEMENTS FOR SNOW STORAGE AND FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UNDERGROUND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO STORM SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE AND ELECTRIC LINES, AND CABLE TELEVISION CABLES AND CONDUITS, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

ATTORNEY'S CERTIFICATE

I, RONDA L. SANDQUIST, #9944, AN ATTORNEY-AT-LAW DULY LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE POLICY FOR ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE ACCOMPANYING PLAT AS PUBLIC WAYS AND FURTHER CERTIFY THAT THE TITLE TO SUCH LANDS IS IN THE DEDICATOR'S.

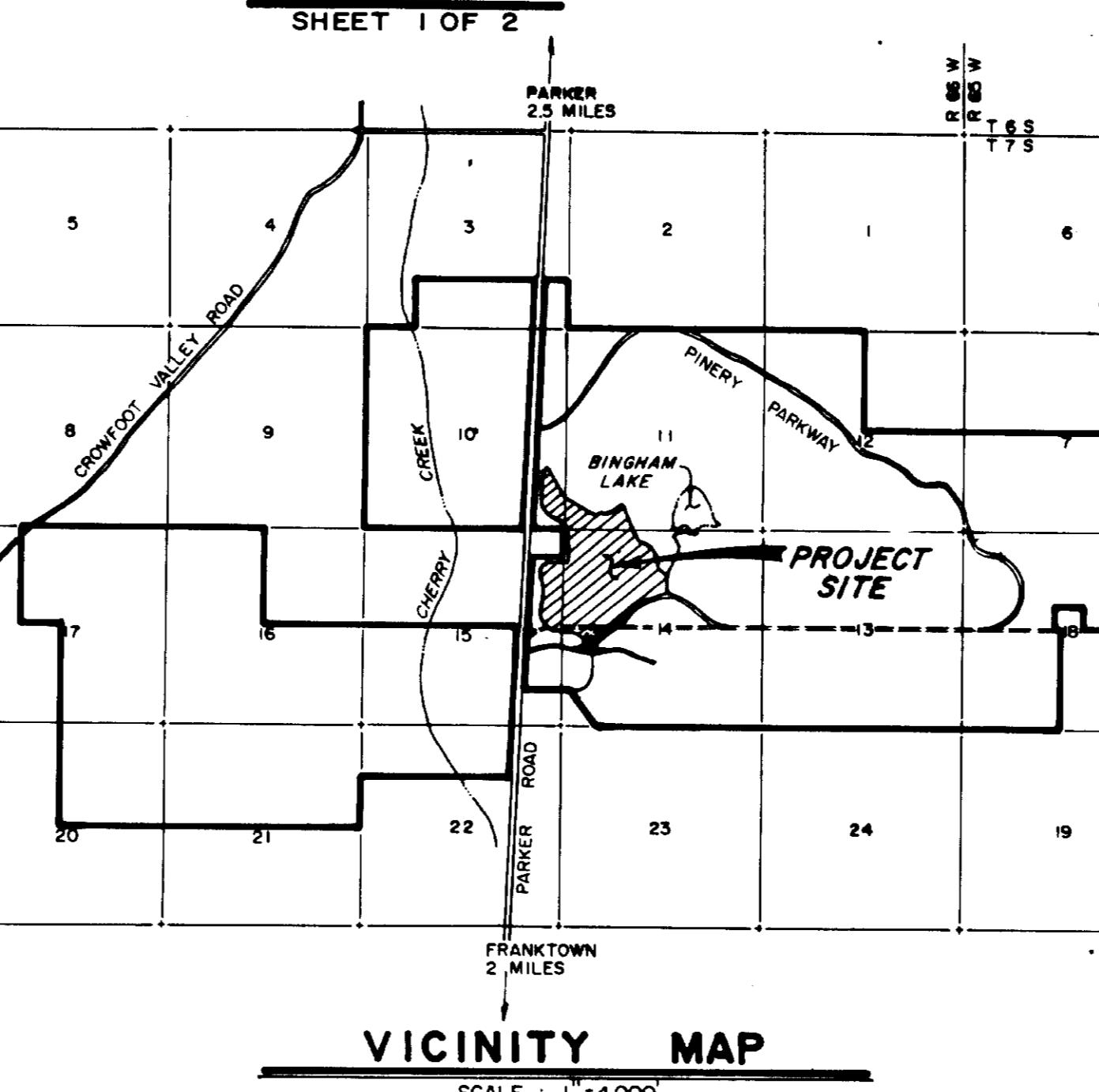
BY: Ronda L. Sandquist
 ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THAT THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

Jerald D. Lange
 JERALD D. LANGE, L.S. NO. 15213
 CO. OF COLORADO
 DEPT. OF PLANNING
 STATE OF COLORADO

FINAL PLAT



OWNER

SENIOR CORP., A DELAWARE CORPORATION

BY: Dick J. Randall

DICK J. RANDALL, PRESIDENT

BY: David M. McMann

DAVID M. MCmann, VICE PRESIDENT

STATE OF Delaware) SS

DELAWARE CORPORATION, THIS 14 DAY OF January, 1990 A.D.

MY COMMISSION EXPIRES 1/15/91.

BY: Notary Public

NOTARY PUBLIC

STATE OF Delaware) SS

DELAWARE CORPORATION, THIS 14 DAY OF January, 1990 A.D.

MY COMMISSION EXPIRES 1/15/91.

BY: Notary Public

NOTARY PUBLIC

HOLDERS OF DEED OF TRUST

THE FOLLOWING HOLDER OF DEED OF TRUST HEREBY CONSENTS TO THIS SUBDIVISION AND DEDICATIONS.

WELLS FARGO BANK N.A. (FORMERLY KNOWN AS CROCKER NATIONAL BANK)

ATTEST:

BY: Nancy H. Barley

BY: Kim Storch

TITLE: VICE PRESIDENT

TITLE: Vice President

STATE OF California) SS

COUNTY OF Orange) SS

AS VICE PRESIDENT AND KIM STORCH AS VICE PRESIDENT OF WELLS FARGO BANK N.A. (FORMERLY KNOWN AS CROCKER NATIONAL BANK) THIS 24 DAY OF February

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 4:46 PM
To: mcdevitt.joanne@gmail.com
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Hi Joanne,

Another thing I just realized is while boring is not proposed, you may also want to discuss with CORE what kind of access they may need to complete the project. With the easement, they do have the right to access. I don't know if they will go by foot or if they will need to drive any vehicles through the easement, which could potentially be disruptive.

Finally, I am confirming with the applicant, but I believe they may have erred on the width of the easement shown on their plan (this the bright green line shown on the plan). If I scale the width on the map, it scales as 80-feet wide, rather than 40. The easement is only 40 feet wide.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 3:07 PM
To: mcdevitt.joanne@gmail.com
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Hi Joanne,

I just received word from the applicant that boring (not trenching) is proposed on your lot. They will have a revised exhibit in the next few weeks for the hearing. I wish they would have included this in the first place, but at least by your call I was able to get this information.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 1:31 PM
To: mcdevitt.joanne@gmail.com
Subject: Follow-up CORE underground feeder line (LE2025-012)

Joanne,

As a follow-up to your conversation, see the below information regarding the CORE Electric underground feeder proposal (LE2025-012). You can submit comments regarding the project at any time. If I get them by tomorrow mid-morning, I will attach to the staff report. Otherwise, I will provide them in a memo to the Planning Commission prior to the hearing.

- The Planning Commission will hear this on Monday, August 18th at 6pm in the 1st Floor Commissioners Hearing Room at the Douglas County Phillip S. Miller Building (100 Third Street, Castle Rock).
 - If you are not able to attend, the Planning Commission webpage has information about viewing/participating in the hearing remotely. <https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>
- Application Contacts:
 Brooks Kaufman (Right-of-way manager at CORE)
 CORE Electric
 720-733-5493
bkaufman@core.coop
- Derek Holscher (Applicant Engineering Representative)
 Ulteig Engineering
 720-873-5876
Derek.holscher@ulteig.com
- Link to County online project file:
<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588>
 - Click on the “Documents” tab in the upper middle of the webpage to view the available project files. I have attached the project narrative. The exhibit is too large to email, and is labeled “Location & Extent Exhibit” in the file.
- Link to County Mapping Resources:
https://experience.arcgis.com/experience/846d9da884b9491fad14b3057ca6fba8#data_s=id%3AdataSource_8-0~dataSource_6-18e9bbc4f3d-layer-9%3A132964
- I have attached the original subdivision plat. However, it seems some of the current easements may be different, and it is bit difficult to read the location of the CORE easement. The CORE exhibit noted above (“Location & Extent Exhibit”) is much better to understand what is proposed.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

CORE 24068106

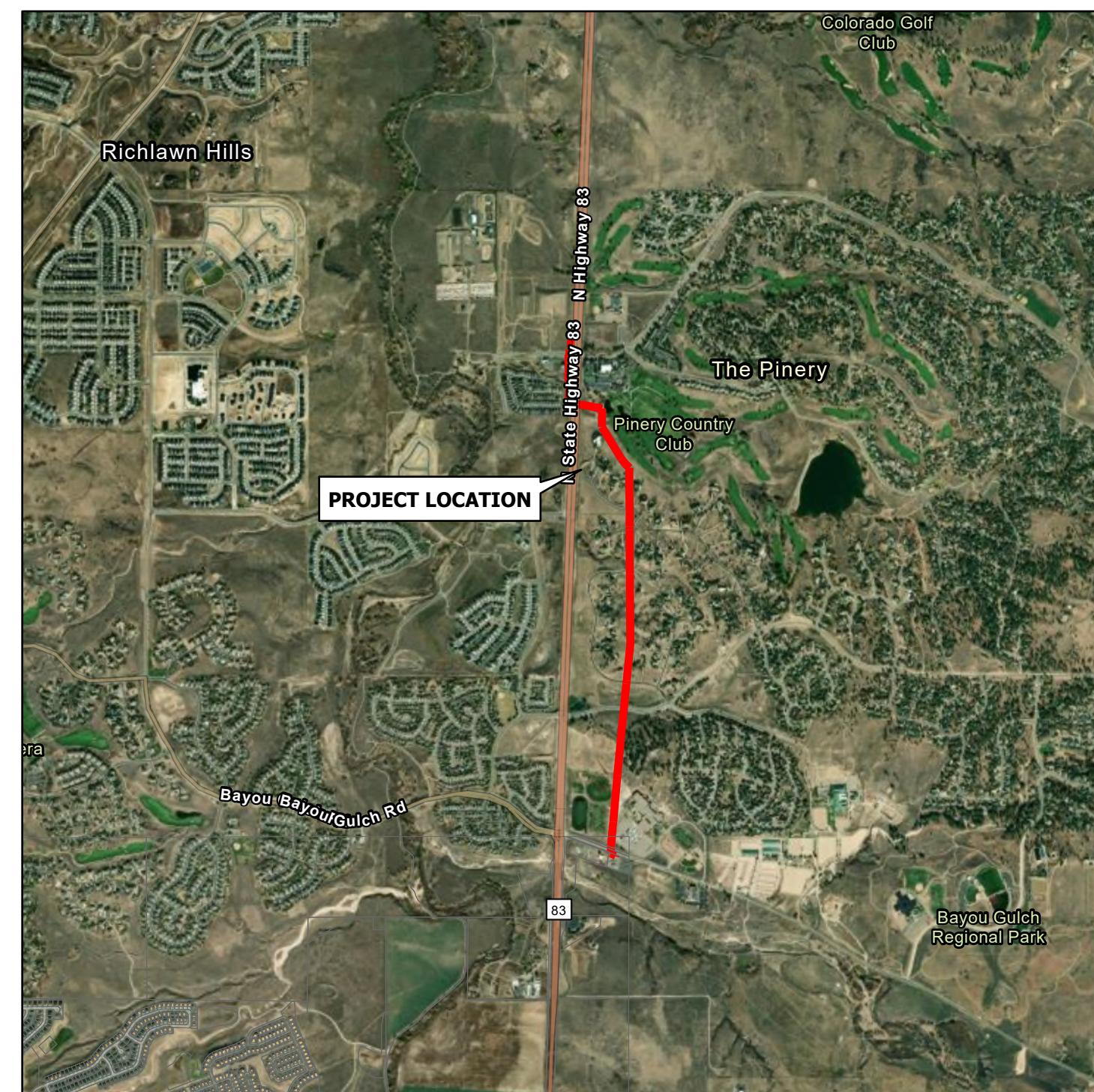
Pinery West Feeder Project

LOCATION AND EXTENT EXHIBIT
LOCATED IN PART OF SECTIONS 2,3,10,11,14,15,22& 23 TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE SIXTH P.M., DOUGLAS COUNTY, COLORADO

GENERAL NOTES:

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4. CONTOURS SHOWN HEREIN ARE EXISTING CONTOURS. FINAL GRADING FOR BORE PITS AND ANY REQUIRED TRENCHING WILL MATCH EXISTING CONTOURS.
5. ACCESS WILL BE FROM AND ALONG DEDICATED ROADWAYS, EXISTING CORE EASEMENTS AND PROPOSED EASEMENTS.
6. ANY TEMPORARY STORAGE NEEDS CAN BE HANDLED AT CORE'S EXISTING WOLFENSBERGER SUBSTATION.
7. NO SOURCES OF WATER OR WASTE DISPOSAL ARE REQUIRED AS THE PROJECT FACILITIES ARE UNDERGROUND AND UNMANNED.
8. THERE ARE NO LANDSCAPING, FENCES, WALLS, PLANTERS, OR ANY OTHER LANDSCAPE FEATURES TO BE INSTALLED AS PART OF THE PROJECT.

Map Pages

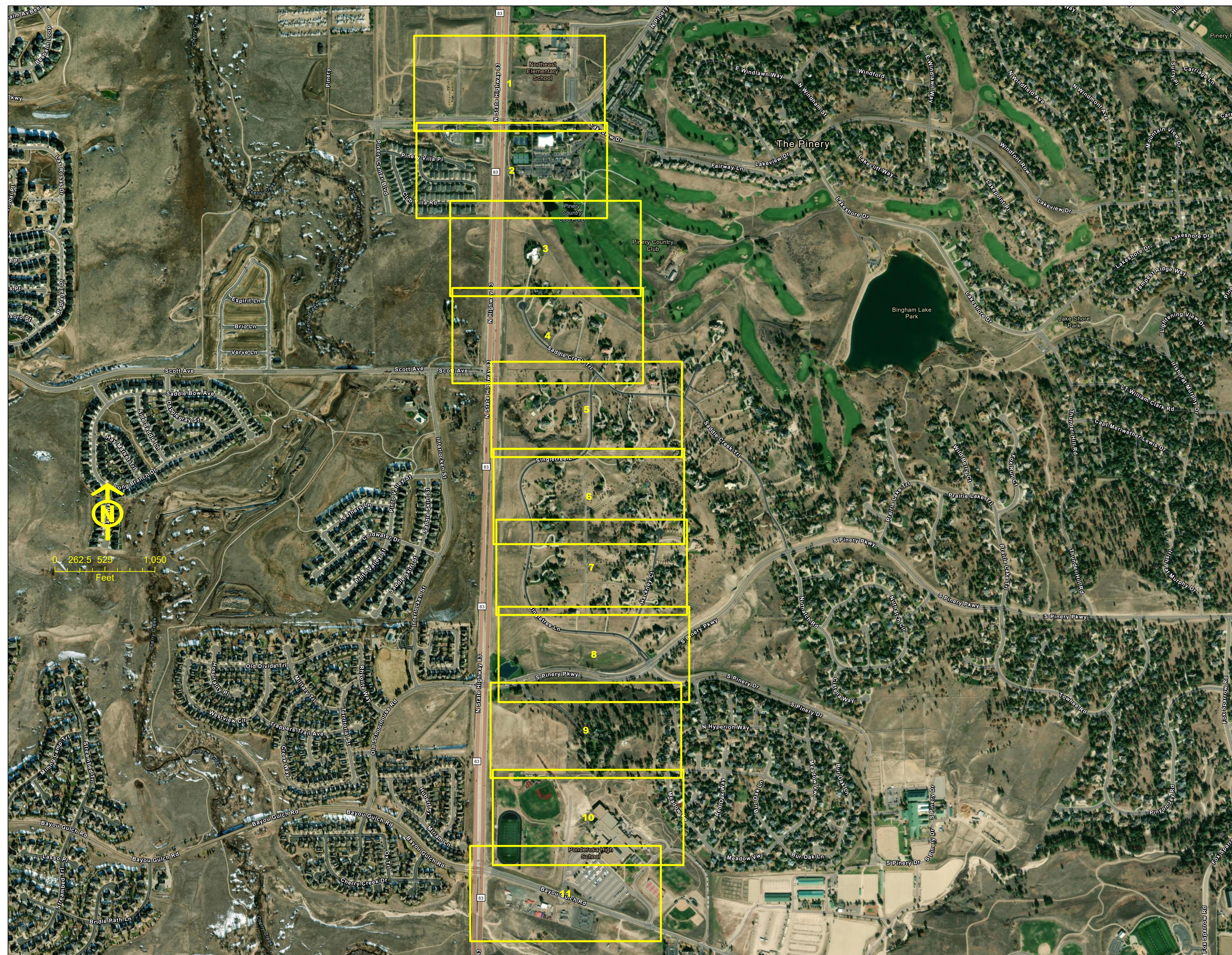


VICINITY MAP

1 inch equals 3,072 Feet



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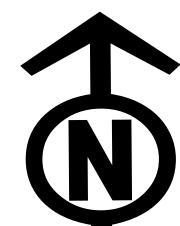
Pinery West Feeder

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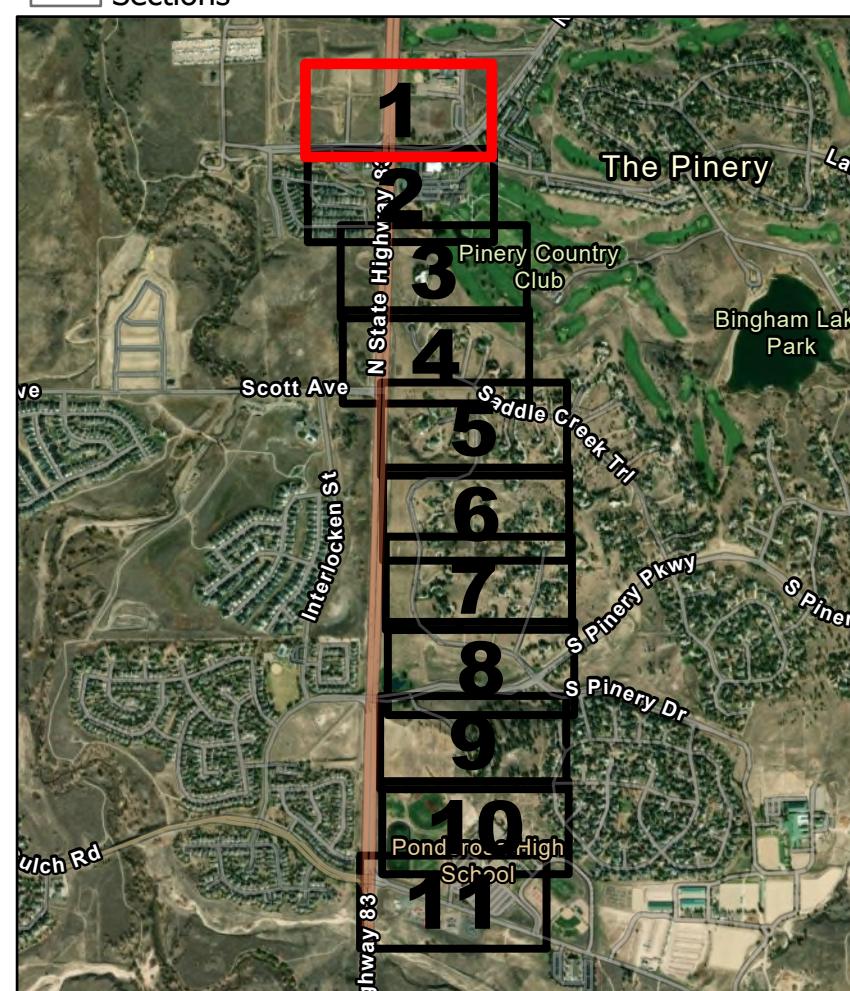
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A number line starting at 0 and ending at 200, with major tick marks at 0, 50, 100, and 200. The label "Feet" is positioned below the 100 mark. Below the number line, the text "1 inch equals 80 feet" is written.

- Proposed UG Lines
- Bore/Splice Pit
- Bore
- Trench
- 10' Platted Utility Easement
- 15' The Pinery Golf Course Easement
- 40' CORE Transmission Easement
- Index Contour
- Intermediate Contour
- Parcels
- Sections

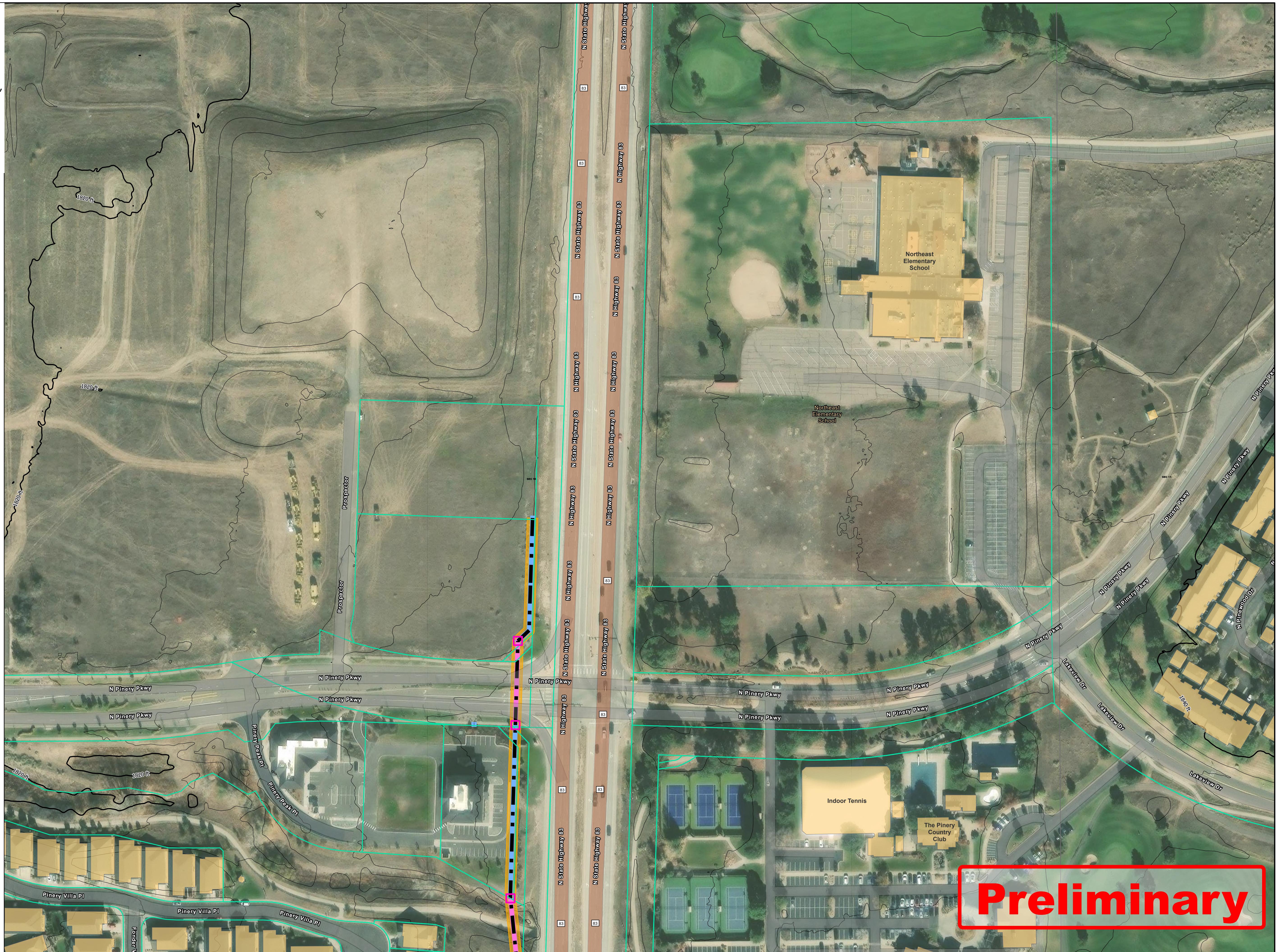


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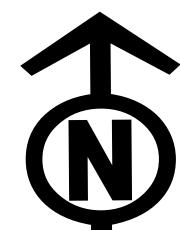


Preliminary

CORE 24068106**Pinery West Feeder****LOCATION AND EXTENT EXHIBIT**

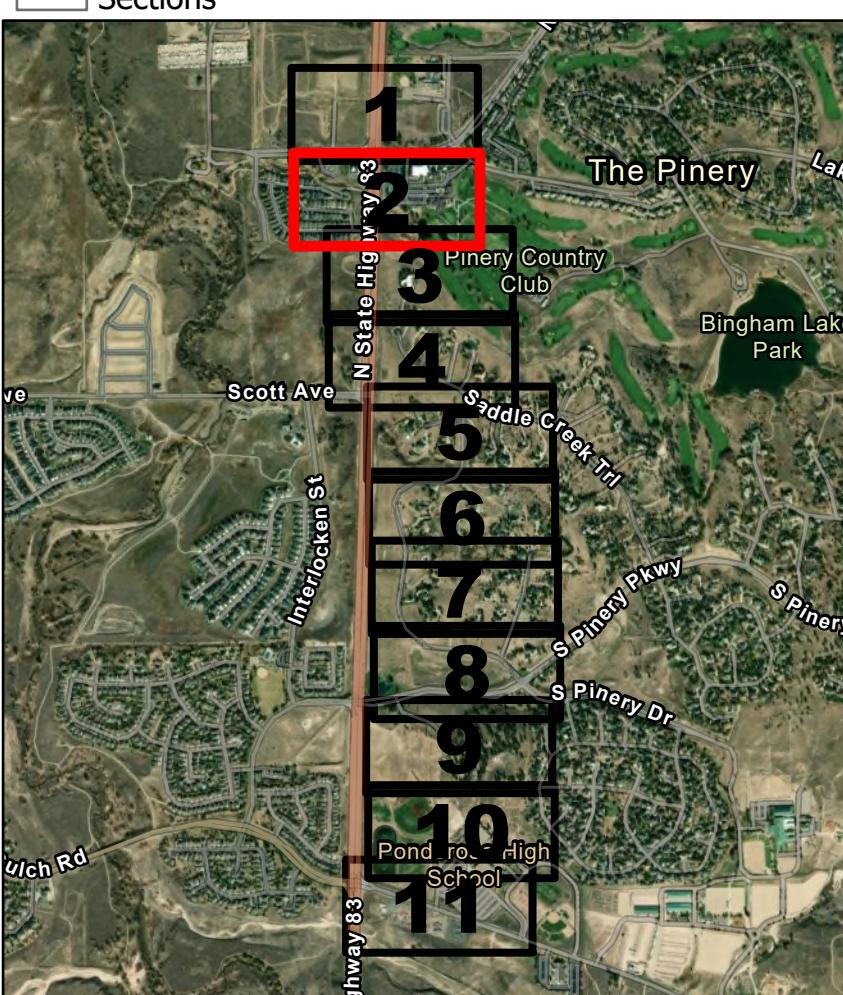
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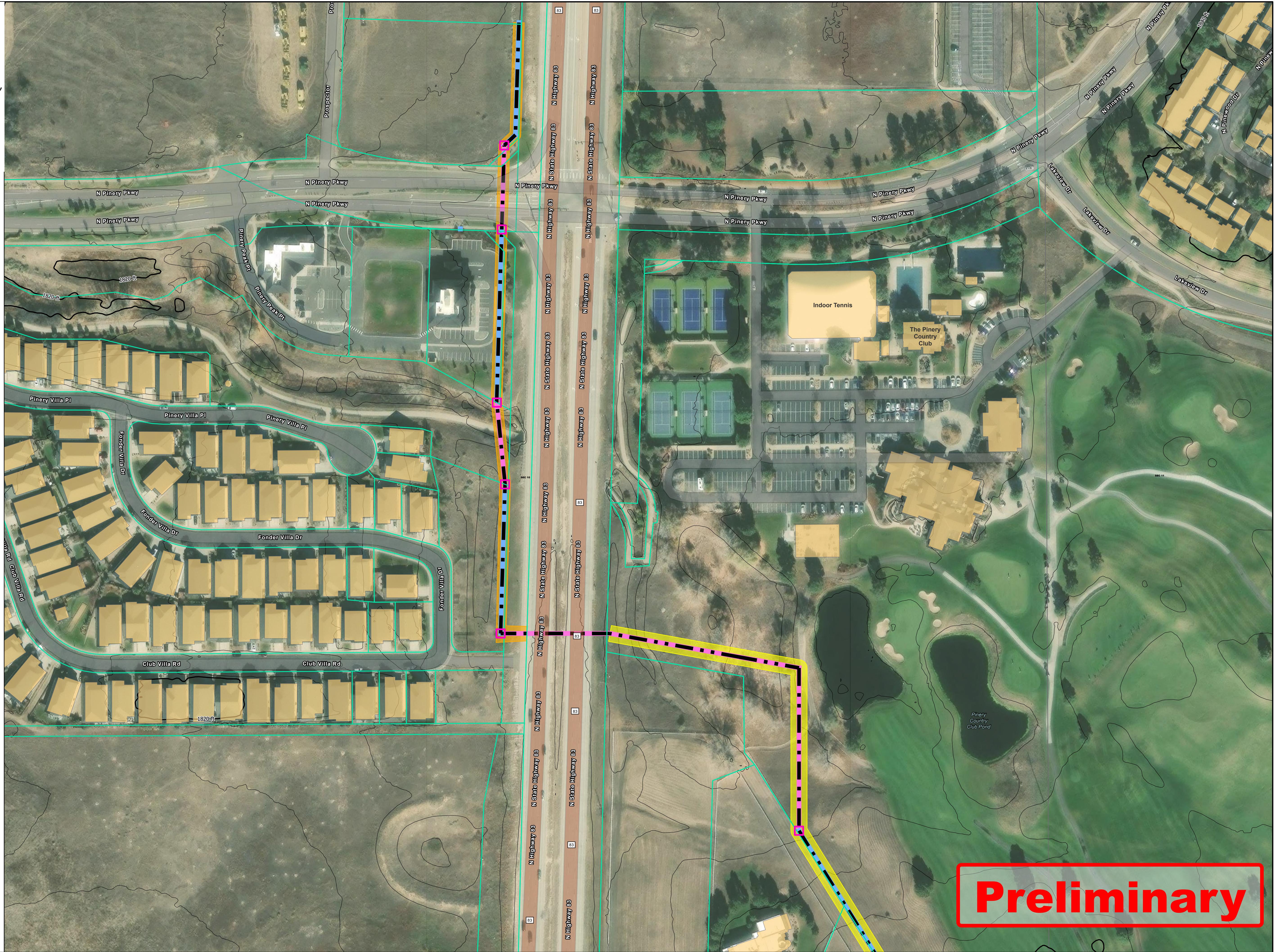


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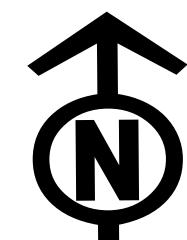
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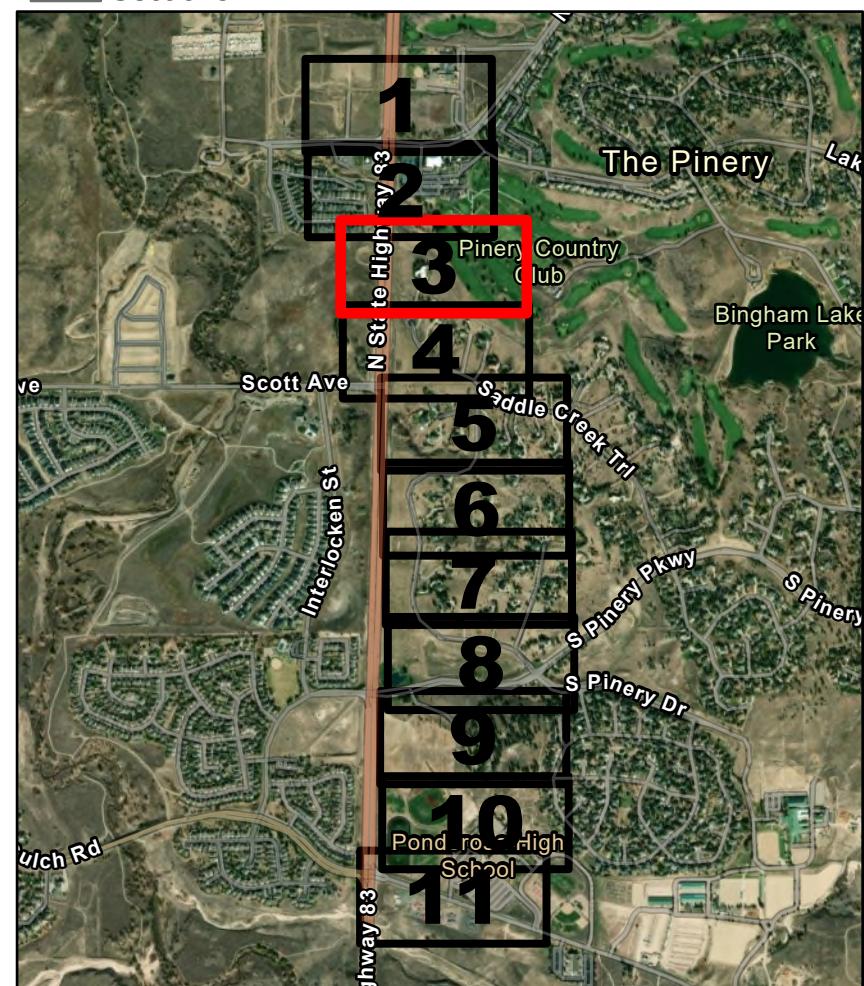
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CORE
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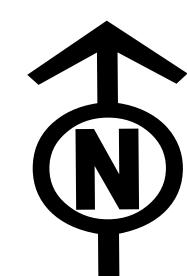


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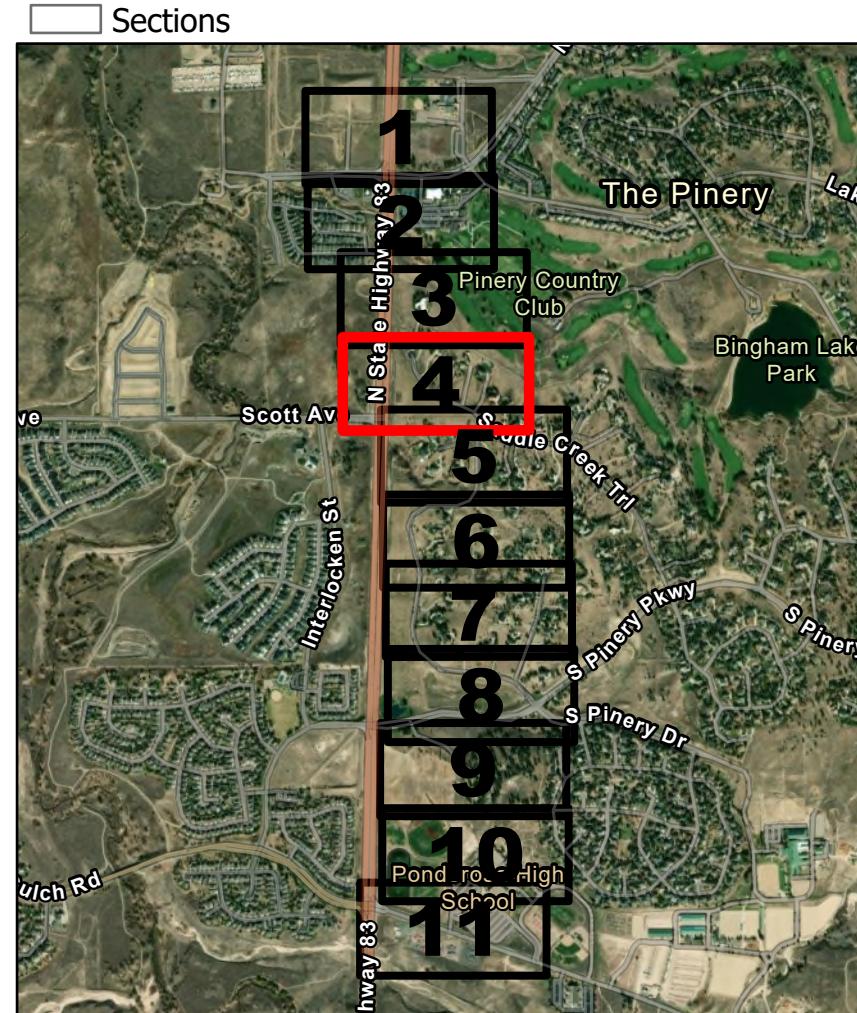


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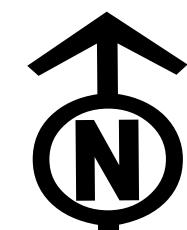


Preliminary

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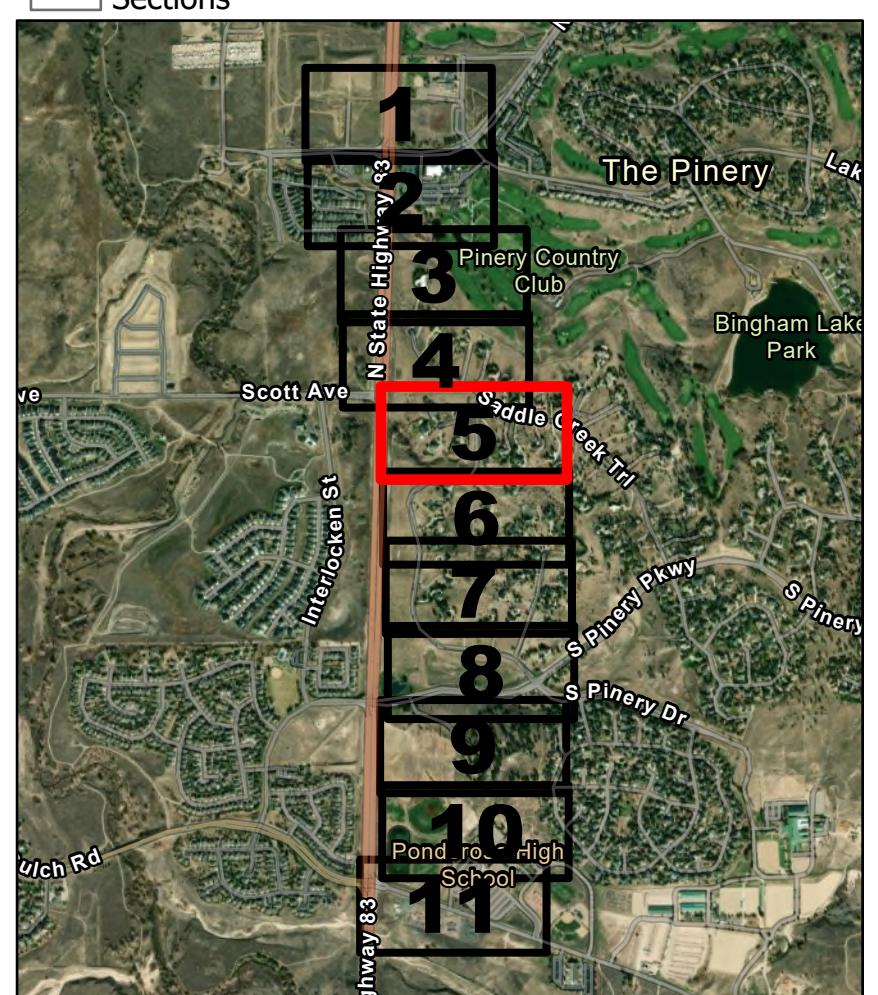
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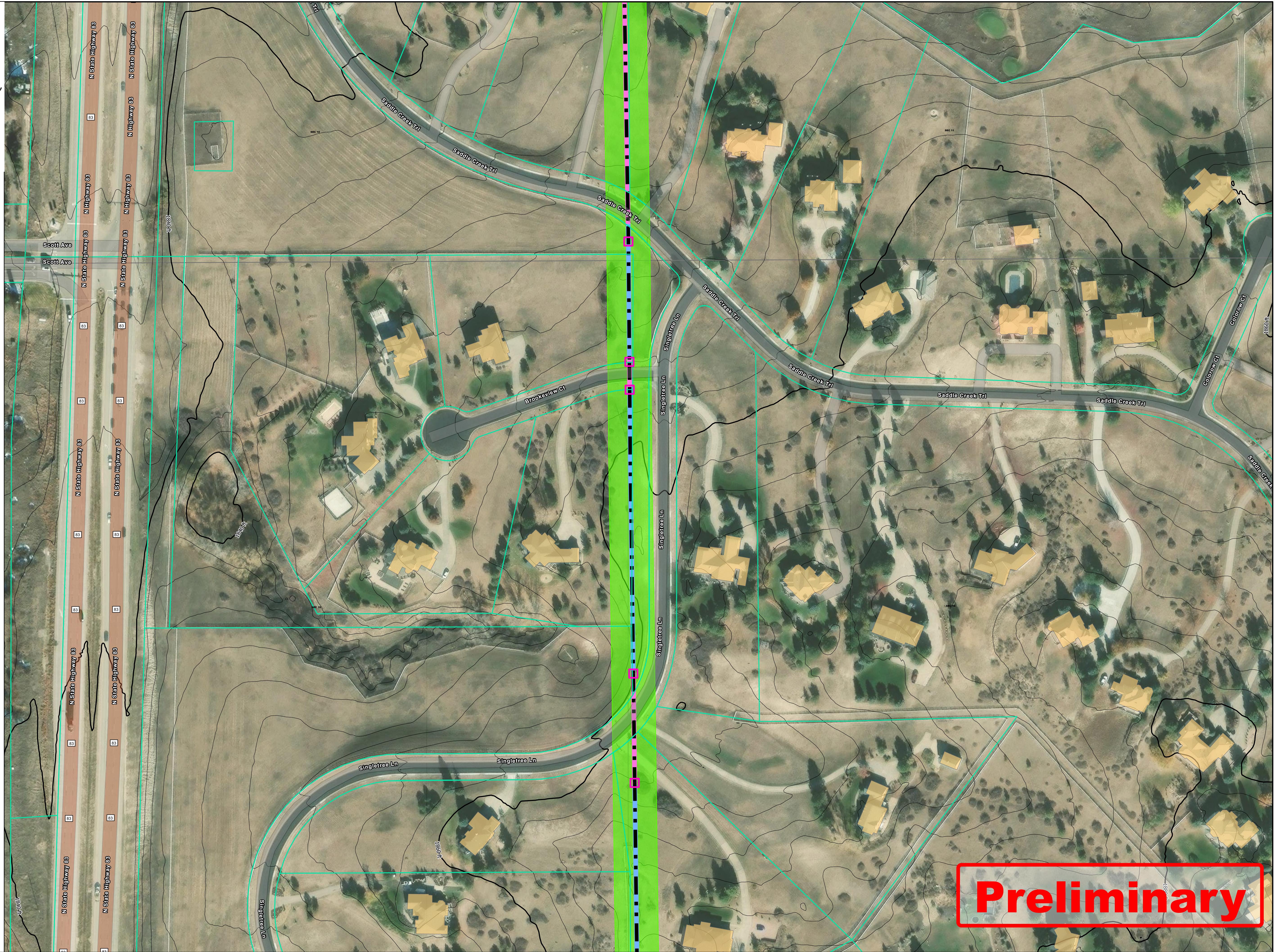


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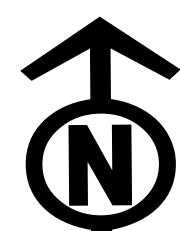
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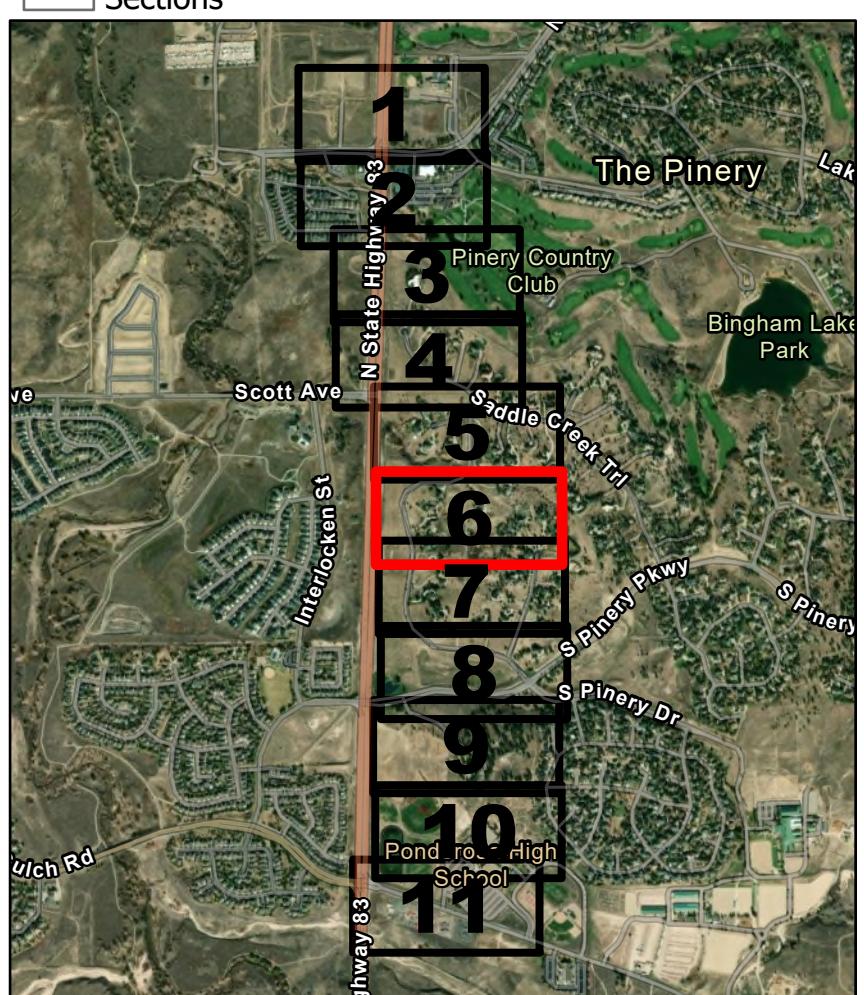
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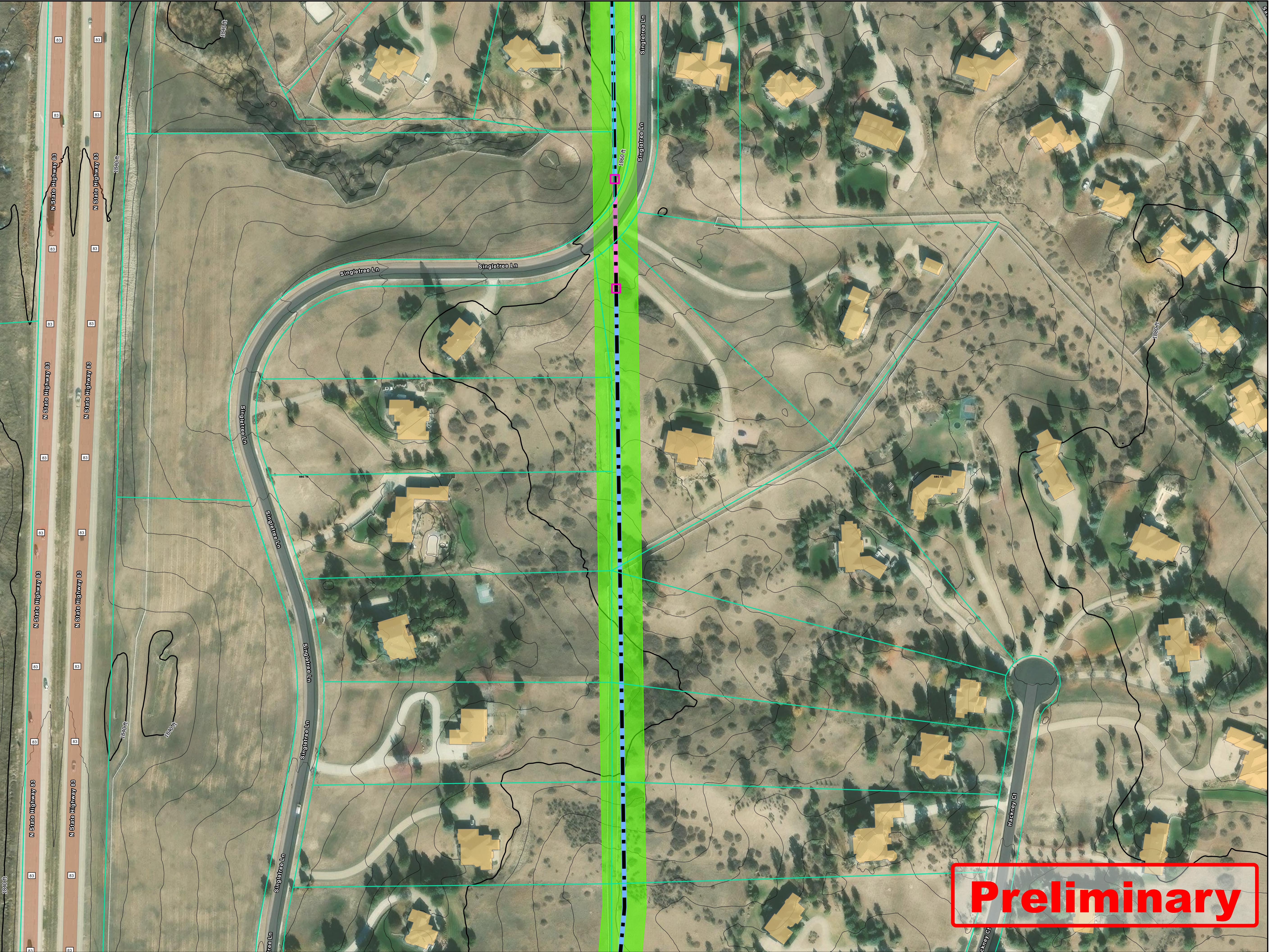


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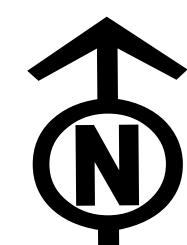
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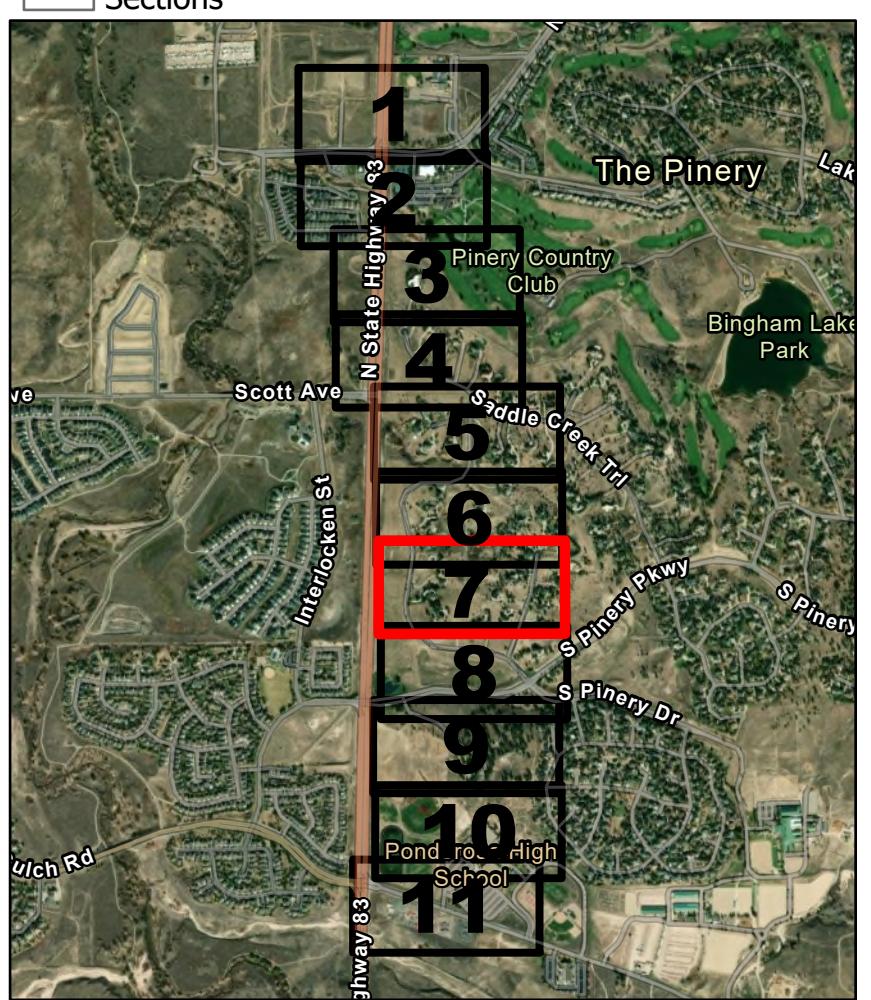
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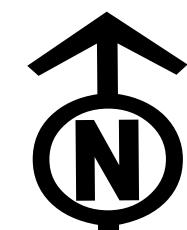


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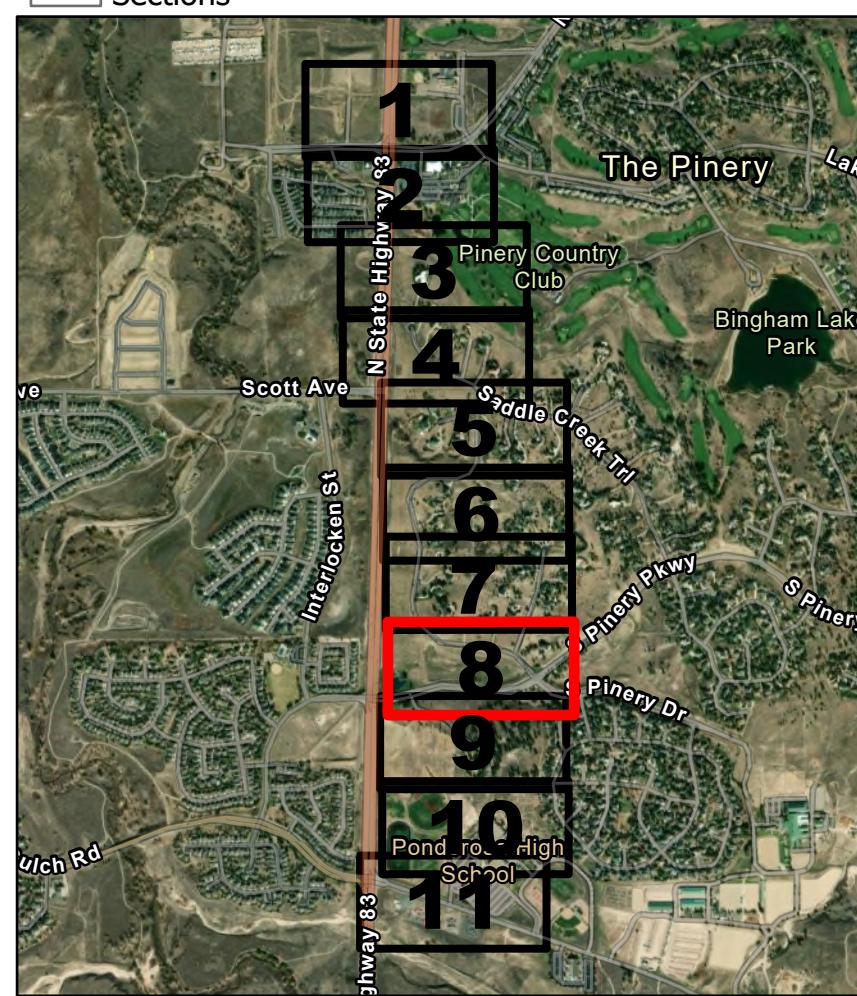
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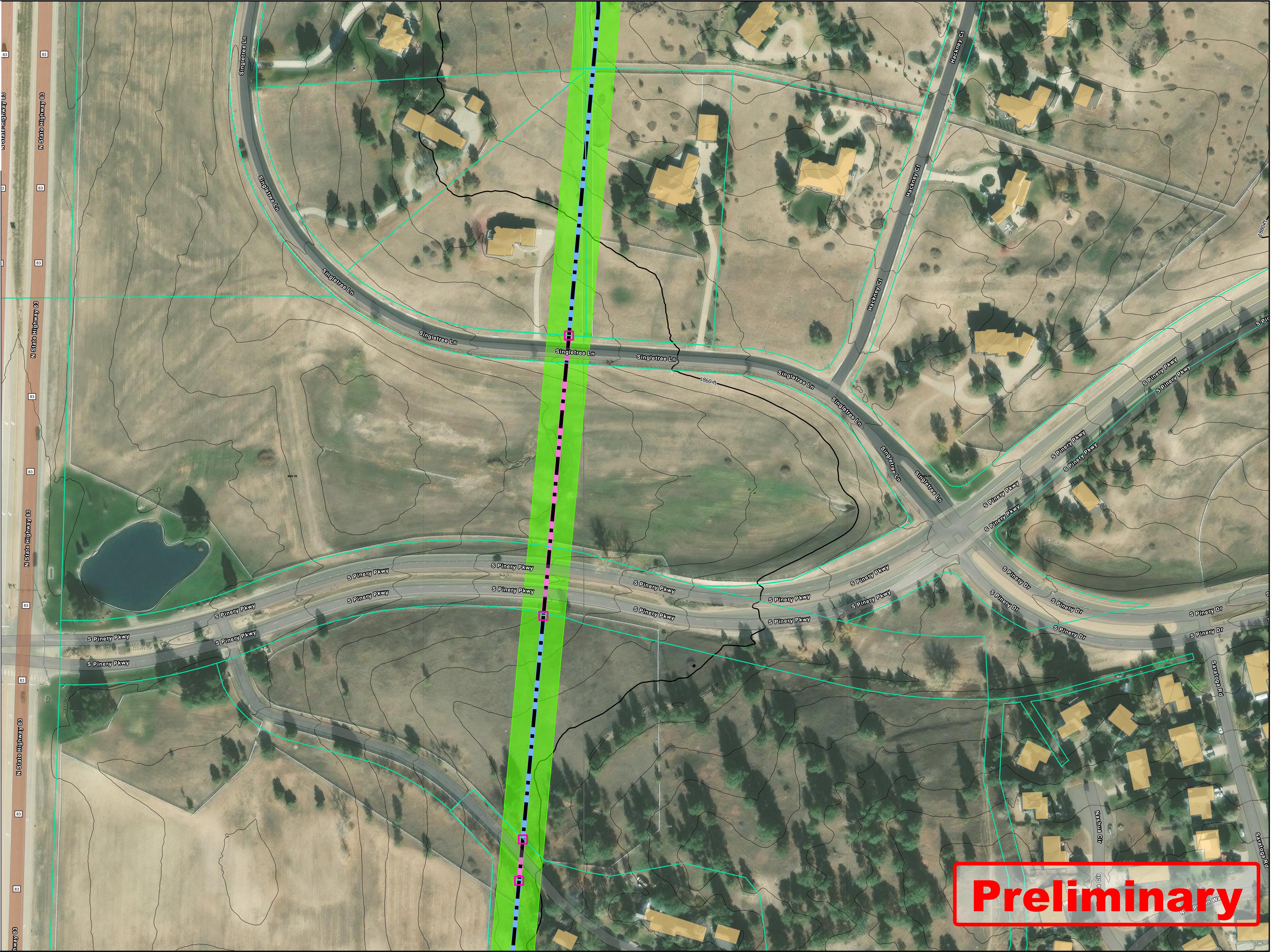


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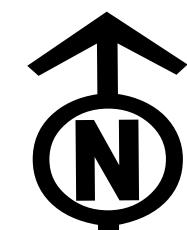
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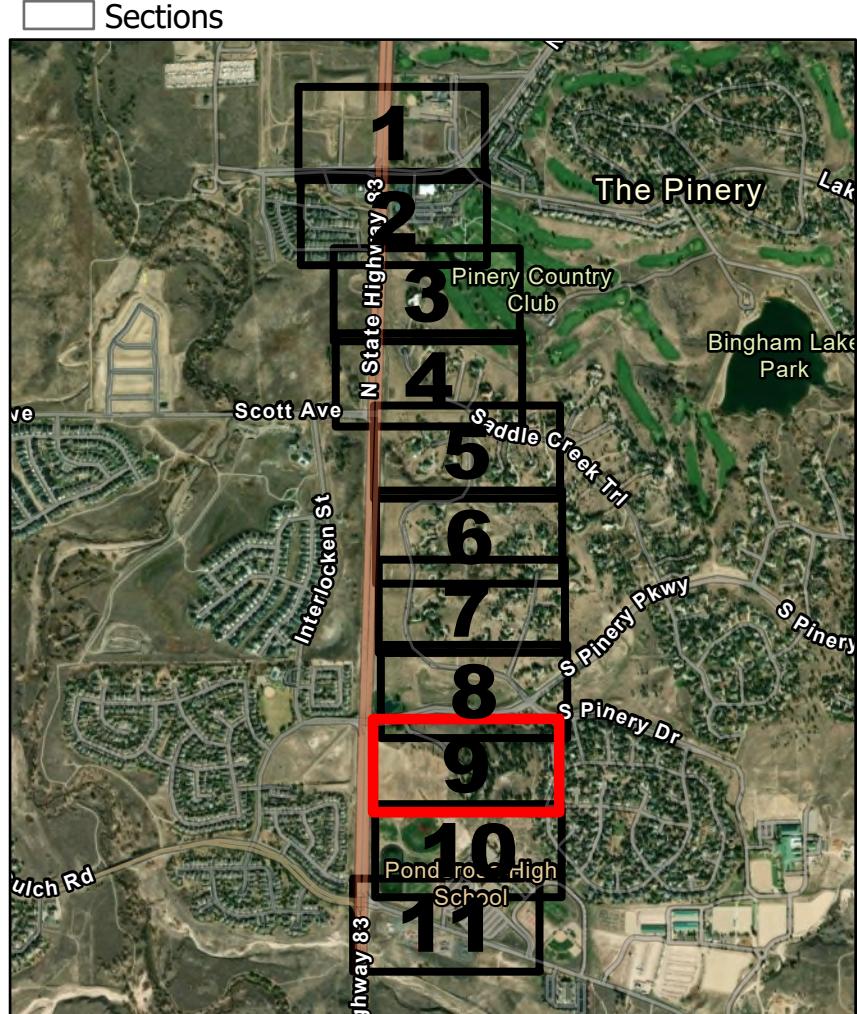


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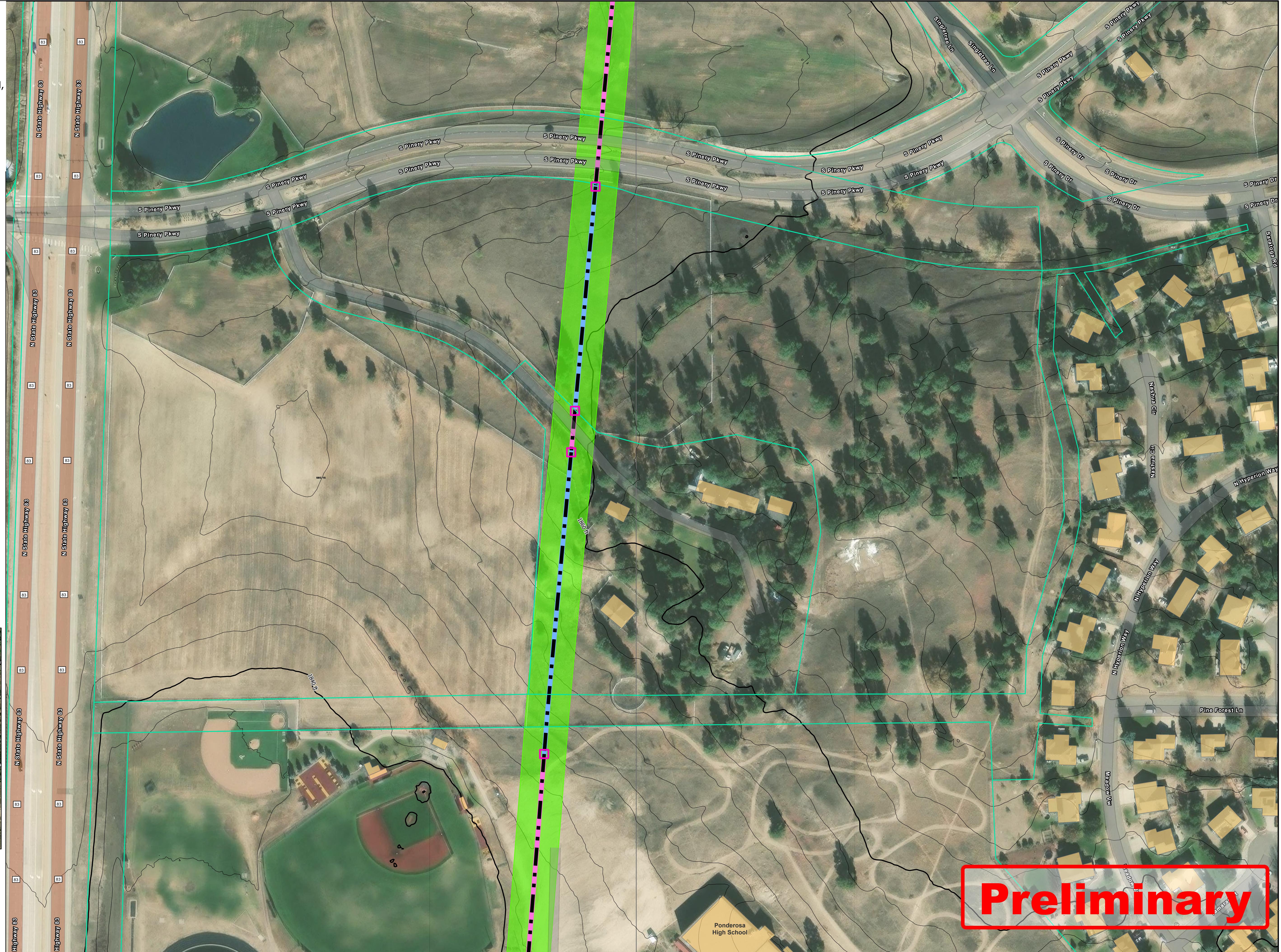


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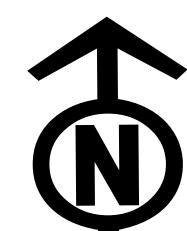
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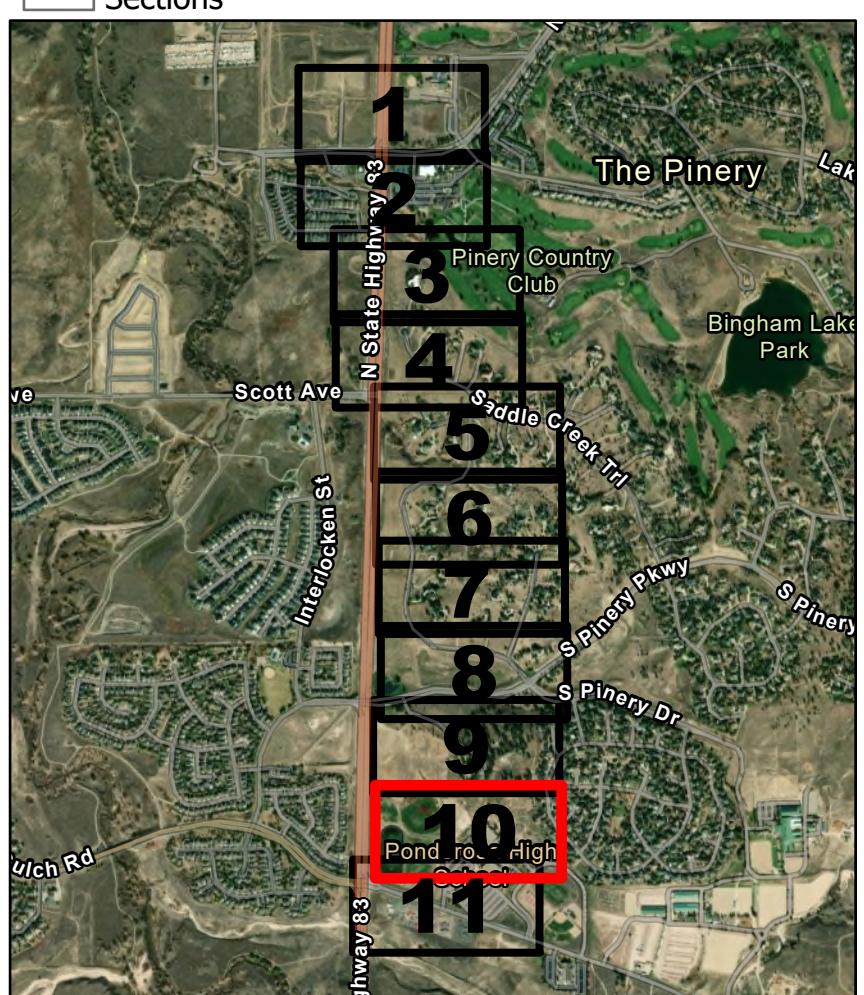
LOCATED IN PART OF SECTIONS
2,3,10,11,14,15,22& 23 TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE SIXTH P.M.,
DOUGLAS COUNTY, COLORADO

GENERAL NOTES:
 1. ALL CONSTRUCTION WITHIN DOUGLAS COUNTY'S JURISDICTION SHALL BE IN ACCORDANCE WITH DOUGLAS COUNTY STANDARDS.
 2. VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR.
 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITY LINES SHOWN ON THE PLANS AND THOSE UTILITY LINES WHICH MAY NOT BE SHOWN. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
 4. CONTOURS SHOWN HEREIN ARE EXISTING CONTOURS. FINAL GRADING FOR BORE PITS AND ANY REQUIRED TRENCHING WILL MATCH EXISTING CONTOURS.
 5. ACCESS WILL BE FROM AND ALONG DEDICATED ROADWAYS, EXISTING CORE EASEMENTS AND PROPOSED EASEMENTS.
 6. ANY TEMPORARY STORAGE NEEDS WILL BE HANDLED BY THE CONSTRUCTION CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 7. NO SOURCES OF WATER OR WASTE DISPOSAL ARE REQUIRED AS THE PROJECT FACILITIES ARE UNDERGROUND AND UNMANNED.
 8. THERE ARE NO LANDSCAPING, FENCES, WALLS, PLANTERS, OR ANY OTHER LANDSCAPE FEATURES TO BE INSTALLED AS PART OF THE PROJECT.



0 50 100 200
1 inch equals 80 feet

- Proposed UG Lines
- Bore/Splice Pit
- Bore
- Trench
- 10' Platted Utility Easement
- 15' The Pinery Golf Course Easement
- 40' CORE Transmission Easement
- Index Contour
- Intermediate Contour
- Parcels
- Sections

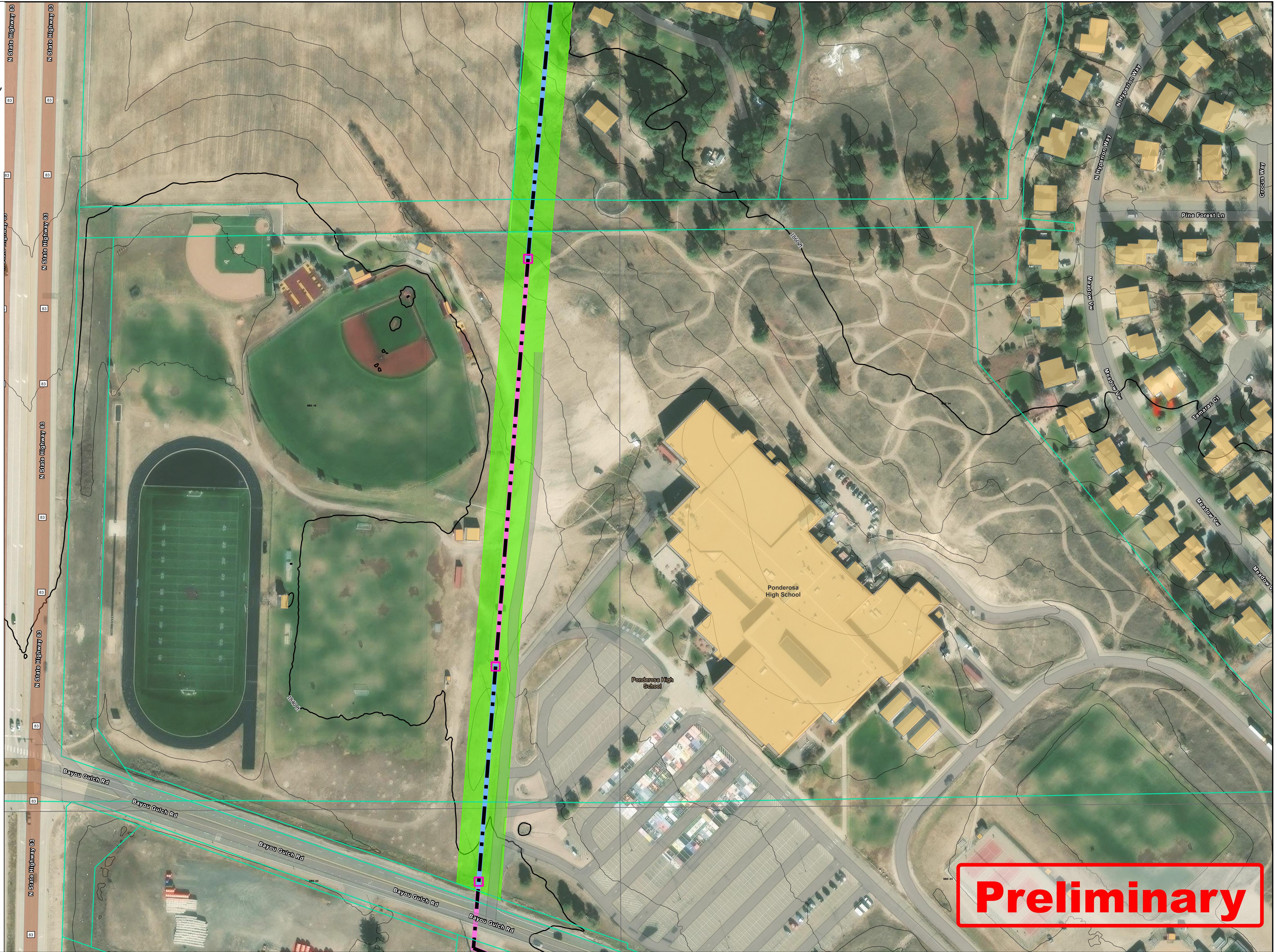


CORE ELECTRIC
COOPERATIVE



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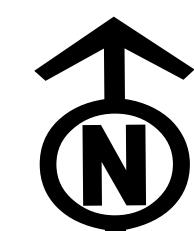
Preliminary

CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

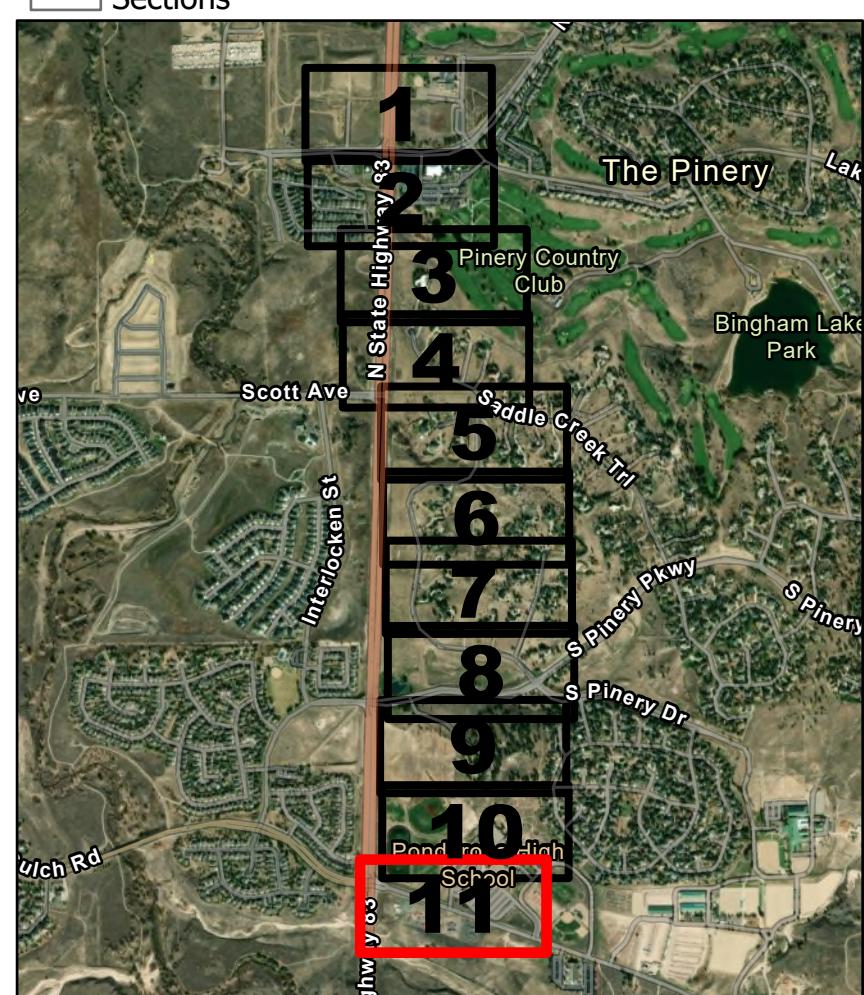
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