DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

Date: August 5, 2026

To: Douglas County Planning Commission

From: Matt Jakubowski, AICP, Chief Planner MAJ
Brett Thomas, AICP, Planning Manager BT
Steven E. Koster, AICP, Deputy Director of Community Development CW for SK

Subject: **Trinity Substation and Peaking Facility**

Project File: **LE2026-009**

Planning Commission Hearing: **August 17, 2026 @ 6:00 p.m.**

I. EXECUTIVE SUMMARY

CORE Electric Cooperative (CORE) is requesting approval of a Location and Extent application (L & E) for construction of an electric substation and peaking facility on a portion of a parcel currently owned by Trinity Lutheran Church located approximately ¼ mile south of the intersection of N. State Highway 83 (SH 83) and Bayou Gulch Road. The parcel is zoned both Rural Residential (RR) and Large Rural Residential (LRR), with the portion of the site proposed for CORE facilities zoned LRR. Utility facilities are an allowed use within the LRR zone district. The purpose of this proposal is to provide reliable electric generation capacity for customers and to enhance CORE's ability to respond to peaks in demand.

II. APPLICATION INFORMATION

A. Applicant and Owner

Brooks Kaufman, Manager, Lands and Rights-of-Way
CORE Electric Cooperative
5496 N. US Highway 85
Sedalia, CO 80135

Trinity Lutheran Church of Douglas County Inc.
4740 N. State Highway 83
Franktown, CO 80116

B. Applicant's Representative

Derek Holscher
Ulteig Operations LLC
5575 DTC Parkway #200
Greenwood Village, CO 80111

C. Request

CORE requests L & E approval to construct an electric substation and peaking facility.

D. Location

The site is located on the east side of SH 83 approximately ¼ mile south of the intersection of SH 83 and Bayou Gulch Road.

E. Project Description

CORE proposes construction of a new 115/12.47 kilovolt (kV) electric substation and associated peaking facility within a 14.8-acre portion of a 34.6-acre parcel currently owned by Trinity Lutheran Church. The site is located approximately ¼ mile south of the intersection of SH 83 and Bayou Gulch Road. The facilities will tie into an existing 115 kV overhead transmission line that runs through the property and connects to the existing Bayou Substation at SH 83 and Bayou Gulch Road.

Per the L & E exhibit, access is proposed over an existing Pinery Water & Wastewater service driveway along the southern property line of the site.

CORE's narrative describes that natural gas or propane fuel are converted to electricity via the generators within the peaking facility. Energy generated from the peaking facility is further transferred to the grid through the substation facility. As shown on the exhibit, the peaking facility compound includes an array of 144 generators, an 8-space parking lot, a 6,000-square foot operations and maintenance building, a natural gas yard, and two 60,000 gallon propane storage tanks.

The adjacent substation compound includes transformers and typical substation equipment. The maximum height of equipment poles within the substation is approximately 54 feet. A 7-foot high chain-link fence with tan colored bottom-locking slats and one-foot of barbed wire at the top are proposed directly around the peaking and substation facilities. The site will require two stormwater detention ponds to capture drainage. Outdoor lighting within the site is generally for emergency purposes and for maintenance staff as may be necessary.

The narrative also addressed noise, air, and visual quality. Regarding noise, Douglas County Zoning Resolution Section 1704.06 exempts public utilities from County noise requirements and references that utilities are instead subject to State Law. CORE completed a noise analysis for the site and included a summary of the analysis within its narrative. The noise analysis indicates that the facilities will be compliant with State Law and also found a low risk for the facilities generating vibrations within the church and other structures further from the site.

Regarding air quality, CORE's narrative indicates it will require a synthetic minor air permit from the Colorado Department of Public Health and Environment (CDPHE). CDPHE provided general referral comments on the requirements for air permitting.

CORE notes that CDPHE has reviewed air dispersion modeling for the facility and that found the facility will comply with ambient air quality standards.

Regarding visual quality, an additional 10-foot-high wooden fence is proposed along the west side of the facility. Further, CORE indicates that 26 ponderosa pine trees are proposed adjacent to the fence on the church side of the parcel to provide additional screening. The trees and fencing improvements will be included in a landscape easement. CORE will maintain the trees for the first two years and the church will maintain trees after.

The anticipated facilities will be constructed concurrently beginning in late 2026 with completion anticipated in late 2027. CORE will coordinate access and deliveries during construction so as not to conflict with church functions and activities at the church school. Trinity Lutheran Church has submitted a letter of support for the proposal, which is attached to the staff report.

III. CONTEXT

A. Background

The purpose of the proposal is to provide reliable electric generation capacity for customers within this area of the County. The nearby Bayou Substation at SH 83 and Bayou Gulch Road does not have sufficient land area for the equipment needed to accommodate the peaking facility. The proposed substation will eventually allow for the Bayou Substation to be decommissioned and replaced with an underground switching yard.

Although CORE will be the landowner, the narrative indicates a third party will own and operate the peaking facility equipment. CORE will own the energy produced from the facility for use within its grid for customers. CORE will build, own, and operate the substation and high voltage lines connecting the peaking facility to the grid.

B. Adjacent Land Uses and Zoning

The site is generally surrounded by Douglas County Bayou Gulch Open Space and agricultural and ranching land to the north, east, and south, and a landscape nursery to the west on the other side of SH 83. Approximately 29 of the 34 acres are zoned LRR, while the existing church is located within the remaining approximately 5 acres of RR zoning in the northwest corner of the site.

Zoning and Land Use

	Zoning	Land Use
North	Open Space Conservation	Bayou Gulch Open Space
South	Agricultural One	Agricultural and ranching
East	Open Space Conservation	Bayou Gulch Open Space
West	Agricultural One and Planned Development	Landscape nursery; undeveloped land

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present on the site that constrain installation of the proposed facilities. As a result of site topography, grading is necessary for site preparation on the east side of the site, and CORE has been in communication with Douglas County Open Space regarding grading improvements within the Bayou Gulch Open Space. A temporary access easement within County open space is being finalized to allow for grading to occur.

B. Access

Access to the facilities is proposed over an existing service driveway that stems from the main church driveway on the site. The main church driveway allows direct access to SH 83. The peaking station and substation service drive will be secured by a gate at the connection to the main church driveway in order to restrict access to authorized staff.

C. Drainage and Erosion

A Phase III Drainage Report was submitted with the L & E application. CORE is also required to submit construction plans and a Grading Erosion and Sediment Control (GESC) plan and report to Engineering Services for review. The Phase III Drainage Report, GESC plan and report, and construction plans must be approved by Engineering Services prior to permits being issued for the proposed improvements.

D. Floodplain

No floodplain is present on the property.

V. PROVISION OF SERVICES

A. Fire Protection

Franktown Fire provides fire and emergency services to the project area. No response from Franktown Fire has been received at the writing of the staff report.

B. 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 provided a no comment response. No response was received from DCSO and DCSO E911 at the writing of the staff report.

C. Water and Sanitation

The electric substation is unmanned and has no water or sewer impact. The operations and maintenance building at the peaking facility will be staffed and include an employee breakroom and bathroom facilities. The facility also necessitates installation of a new fire hydrant. Additionally, a water line extension is proposed to irrigate proposed landscaping. Water and sewer service to the building will be

provided by Pinery Water, who already serves the nearby church. Pinery Water issued a will-serve letter for this proposal with the ability to serve the site with 1.1 acre-feet of water per year. CORE will obtain easements for water and sewer to extend to the site.

D. Utilities

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

E. Other Required Processes and Permits

In addition to the L & E approval, the Phase III Drainage Report, 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.

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, no members of the public and none of the homeowners associations and community groups provided a referral response request commented on the proposal.

Referral response requests were sent to referral agencies during the referral period from July 27, 2026, through August 10, 2026. 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 reliability of service to existing customers, and to better meet peak demands. Should the Planning Commission approve the Location and Extent request, the applicant will be required to submit engineering related items to the County for review prior to commencement of construction of the project.

ATTACHMENTS **PAGE**

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DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

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: LE2026-009

PROJECT TYPE: Location & Extent

MARKETING NAME: CORE Electric Cooperative Trinity Substation & Peaking Facility

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-031

PROJECT SITE:

Address: 4740 N. State Highway 83

State Parcel Number(s): 2349-221-02-006

Subdivision/Block#/Lot# *(if platted)*: 1A Trinity Acres

PROPERTY OWNER(S):

Name(s): Trinity Lutheran Church of Douglas County

Address: 4740 N. State Highway 83

Phone: 303-841-8620

Email: trinitychurch@tlcas.org

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

Name: Ulteig Operations LLC - Derek Holscher

Address: 5575 DTC Parkway #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*.

Todd Borchert

d97f8908-19fc-4692-8bc0-9223a7098100 Digitally signed by d97f8908-19fc-4692-8bc0-9223a7098100 Date: 2026.07.22 12:17:53 -06'00'

Applicant Signature

7/22/2026

Date

CORE Electric Cooperative Trinity Substation and Peaking Facility
Location and Extent Application
Douglas County Zoning Resolution Section 32

Written Narrative & Location and Extent Report
Douglas County, Colorado

July 2026

Prepared for:

Prepared 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

Description of the Request

CORE in conjunction with Mainspring Energy Inc. (Mainspring) are proposing to construct and operate the new Trinity 115-12.47 kV electric substation and associated peaking facility in Douglas County, Colorado (Project). The Project site is proposed for the eastern half of the Trinity Lutheran Church parcel (2349-221-02-006), located at 4740 N. State Highway 83, Franktown, CO 80116, and is currently zoned Large Rural Residential (LRR); there are no plans to rezone the 34.55 acres parcel as this type of facility is allowed in this zone district. A replat of this existing parcel will be submitted after approval of this Location & Extent application, creating one parcel for the church to remain under the church's ownership (19.76 acres) and one for CORE's proposed facilities to be owned by CORE 14.79 acres. CORE has been working closely with the Trinity Lutheran Church throughout the Project, addressing questions and concerns. CORE has also entered into a contract to purchase the Project site, contingent on two approvals: this Location & Extent application and the State-issued Construction Air Permit. The Construction Air Permit has already been approved and is included in Appendix C.

The Project will tie into CORE's existing Bayou-Franktown 115 kilovolt (kV) overhead transmission line, which runs along the western boundary of the proposed subject parcel. CORE will build, own, and operate the substation and high voltage lines connecting the peaking facility to its grid; the equipment for the ultimate buildout of the substation will include three (3) 115/12.47kV – 30/40/50MVA transformers, circuit breakers, disconnect switches, bus work, and two (2) Power Control Assembly enclosures.

For the peaking facility, CORE will own the land, will execute a lease to a project company owned by a third party capital provider, and have exclusive rights to all power generated; a third party financier will own the peaking facility equipment, and have a service contract with Mainspring for operations and maintenance of the linear generators. The peaking facility would use linear generator technology developed by Mainspring to convert fuel into electricity via a high efficiency, low emission, low-temperature reaction. Natural gas and propane are the proposed fuel types to be used; natural gas will be the primary fuel and propane will be the backup fuel. The peaking facility will be comprised of an array of 144 linear generators, each of which is designed to produce 0.25 MW, resulting in a capacity of 36 MW of electricity. Each linear generator is shipped as a pre-packaged container unit measuring 8.5

feet wide, 9.5 feet tall, and 20.5 feet long. The linear generator units will be placed on helical piles and will be controlled by a central controller that will be able to run any number of the units at part load or full power.

The dimensions of the substation yard are approximately 265 feet by 375 feet, and the dimensions for the peaking facility area are approximately 440 feet by 640 feet. Both the substation and peaking facility will be encompassed by a 7-foot chain link security fence with tan vinyl slats and a 1-foot outrigger of barbed wire; the vinyl slats will be 1" wide to provide 75% screening. Specifications for the security fence are included in Location & Extent Plan Exhibits; Appendix B.

The Project site will utilize two (2) different stormwater detention ponds, each with their own dedicated access. As part of this Location & Extent process, CORE will grant a Secondary Storm Drainage Easement to Douglas County for each detention pond access road for the purposes of maintenance and repair in the event of an emergency. A permanent, gated access road leading into the Project site will be located off the existing access drive to the Trinity Lutheran Church, which connects to State Highway 83.

The substation and peaking facility will be constructed concurrently beginning in the fall/winter of 2026 and completed by fall/winter of 2027.

Purpose of the Improvements

The Project will provide reliable generation capacity needed by CORE and the surrounding Douglas County communities. Specifically, the peaking facility will provide a source of dispatchable power that CORE can call on when its base renewable generation is not available at times of low light or wind capacity. The peaking facility will further allow CORE to meet peak demand needs, keeping rates lower for CORE's customers by avoiding additional fees during peak loading events. The peaking facility will help balance load on the power system grid by moving energy when demands are low to times when demands are high, reducing the load on congested transmission and distribution systems and deferring expensive upgrades such as adding additional substations or transmission lines to meet systemwide peak loads.

CORE will own the energy produced by the peaking facility. This means that while CORE will not own or operate this facility, they will own the energy produced on behalf of their members through a Tolling Agreement. In 2023, CORE submitted a Clean Energy Plan to the Colorado Department of Public Health and Environment. The plan outlined a path to an 80% reduction in greenhouse gas emissions from a 2005 baseline by 2030, consistent with the requirements of House Bill 19-12612. A portfolio of wind and solar generation, along with battery storage technology and natural gas backup, is needed to provide a flexible and responsible portfolio in a rapidly evolving energy landscape to meet these state requirements.

Cost for generation from the peaking facility will be integrated into retail electric rates paid by CORE's members throughout its service territory. Prior to executing a Tolling Agreement for purchases from the peaking facility, it was evaluated against other options for dispatchable capacity and deemed to be an economic alternative. Additionally, CORE will dispatch the peaking facility on a real-time economic basis, just like other resources available to CORE, ensuring reliable power at the most cost competitive rate.

The Project will be available for rapid start (any single generator can ramp from 0 to full power in less than 5 minutes) to power the local grid in times of high local electricity demand, power line

interruptions, or both. Unlike intermittent resources, weather conditions, including normal winter weather will not affect operation of the peaking facility. CORE expects its facility will run approximately 10 percent of annual hours.

The energy generated by the peaking facility will be distributed to this portion of CORE's service territory via the underground distribution feeders leaving the new Trinity Substation. This new substation is needed as the next closest substation, Bayou Substation, does not have sufficient room to expand in order to accommodate the equipment needed to handle the energy generated by the peaking facility. The Trinity Substation is being designed and is shown for a full buildout, including 3 transformers. When future load growth is needed, the Trinity Substation will be able to handle this, as well as the load that is served by the existing Bayou Substation, which will eventually be decommissioned and converted to an underground distribution switching yard.

Substation Construction
A geotechnical study based on soil borings at the Project site has been completed for both the substation and the peaking facility. Engineers will use this study to determine the size and type of foundations needed to support the substation equipment. CORE will acquire and comply with required grading, stormwater, and erosion control permits needed for construction. CORE anticipates approximately 20 vehicles will enter and exit the site on an average workday during construction. Traffic Control Plans will be prepared and followed during construction, as needed.

Following grading of the substation site, concrete foundations will be installed. Concrete will be delivered via concrete trucks, and the concrete will be pumped or poured on site. There will be daily concrete truck deliveries made when the foundations and piers are constructed. There will be multiple deliveries of yard rock (up to 5 per day over a week period) and concrete (up to 4 per day over a two-month period) at certain stages of construction. Following foundation installation, steel support structures will be erected, and electrical equipment will be installed. Equipment used during substation construction includes a crane, drill rig, concrete truck, boom trucks, and trailers.

Peaking Facility Construction
A geotechnical study based on soil borings at the Project site has been performed. Engineers will use this study to determine the size and type of foundations needed to support the peaking facility equipment. Within the array of linear generators, steel frames approximately 28 feet x 5 feet will be installed to hold inverters and transformers that will convert electric power to the AC voltage required at the substation. The inverters will be approximately 3 feet by 4.5 feet and 8 feet tall and the transformers will be approximately 9.5 feet by 7 feet and 8.5 feet tall.

The facility plans to take delivery of natural gas from Black Hills Energy or Colorado Interstate Gas (CIG) via a new 6" underground pipe to be installed between the peaking facility site and Black Hills Energy's existing station connecting to Colorado Interstate Gas. The natural gas portion of the Project is covered as part of this Location & Extent application and the provider will be securing their own construction related permits as needed with Douglas County and/or the State of Colorado prior to commencing any work.

Other components of the peaking facility include a natural gas yard, two aboveground 60,000-gallon propane tanks to hold backup fuel, a fuel system to supply natural gas and propane to the linear generators, and an operation and maintenance (O&M) building.

The O&M building will house a spare parts warehouse, garage space for facility vehicles and trailers, and office space for permanent employees and visitors. It will be a pre-engineered steel structure or potentially a concrete structure approximately 150 feet by 40 feet (approximately 6,000 square feet) and 20 feet tall. Staff restrooms will be connected to the existing sanitary sewer and water lines on the adjacent church property through new extensions.

In coordination with Trinity Lutheran Church, access and deliveries during construction will not be allowed from 6:00-9:00am and 2:30-4:00pm Monday through Friday during school drop off and pick-up times. Saturday construction deliveries require CORE or Project Co/Mainspring to notify Trinity Lutheran Church at least 24 hours in advance and obtain approval for such delivery. No construction deliveries will be made on Sunday and CORE agrees to maintain access to the church driveway when construction deliveries are not being made.

Temporary support facilities during construction may include a construction laydown yard, a temporary staging area for equipment, temporary trailer / office, and temporary parking areas (see Appendix B - Location & Extent Plan Exhibits).

Site Selection

CORE evaluated potential locations for a new peaking facility to strengthen system reliability, enhance capacity between two major load centers, and provide operational resilience during periods of peak demand. This section outlines the siting criteria required for such a facility and provides a comparative evaluation of four (4) candidate parcels.

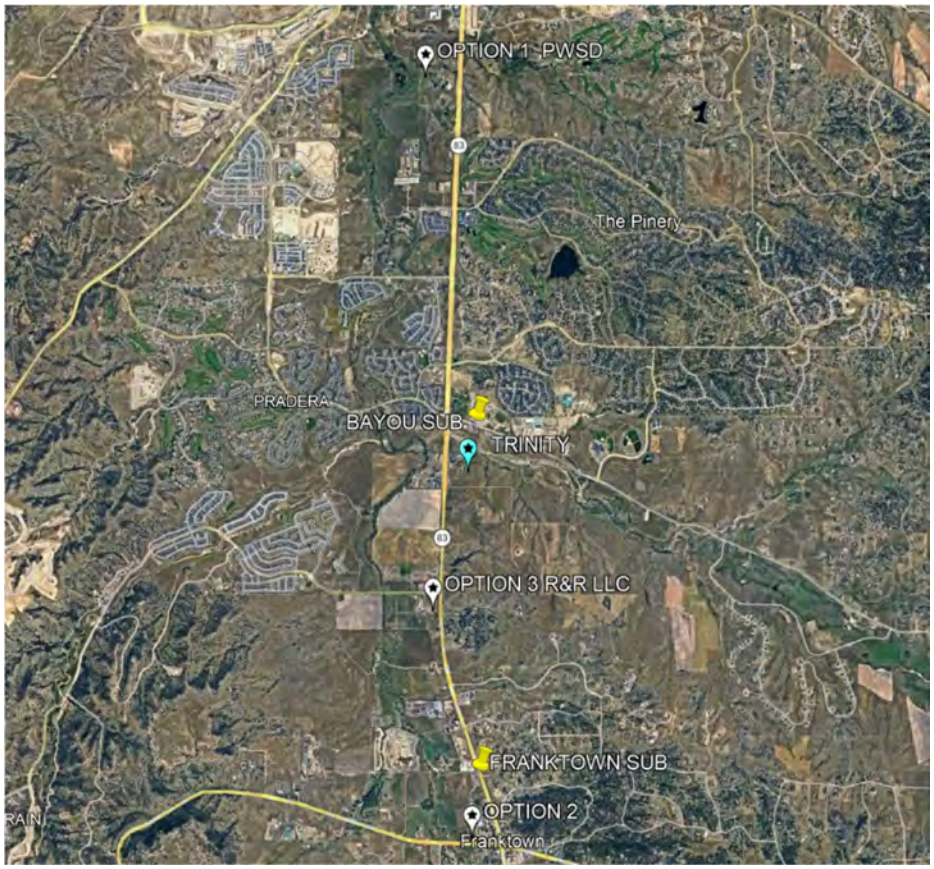


Figure 1 – Alternative Site Options

Site Selection Criteria

To identify an optimal location, CORE established ten (10) technical, environmental, and logistical criteria:

1. Acreage
    - Minimum 12 acres required to accommodate generation equipment, buffer zones, interconnection facilities, and contractor laydown/staging.
2. Proximity to Major Natural Gas Lines
    - Site must be near a high-capacity natural gas pipeline capable of supporting required generation load.
3. Zoning Compatibility
    - Zoning must permit utility or electrical generation uses without the need for burdensome variances or special-use approvals.
4. Interconnection Feasibility
    - Site must support interconnection to the CORE system via:
        - An existing 115 kV transmission line, or
        - A distribution-level interconnection (if technically suitable).
5. Proximity to Transmission Infrastructure
    - Preference for parcels near CORE 115 kV lines, reducing extension length, interconnection cost, and permitting complexity.
6. Geographic Location
    - Ideal siting is between Parker and Castle Rock to best serve two primary load centers and maximize member benefit.
7. Environmental Constraints
    - Sites should avoid or minimize impacts to:
        - Riparian corridors
        - Streams/creeks
        - Floodplains
        - Wetlands
8. Site Accessibility
    - Must support:
        - Construction access
        - Long-term operations and maintenance
        - Practical roadway or easement opportunities
9. Utilities & Infrastructure
    - Water and sewer availability are needed for:
        - Building support facilities
        - Fire protection systems
10. Land Acquisition Feasibility
    - A willing seller is required.
    - Flexibility for fee purchase, replating, or subdividing is preferred.

Site Evaluations

<u>Option 1</u> – Parker Water & Sanitation District Parcel

Summary: Strong zoning and utility availability, but environmental constraints and insufficient natural gas supply reduce feasibility.

Pros

- 13.2 acres (meets requirement)

- Located away from residential areas
- Water and sewer available
- Zoning allows utility facility
- Willing seller

Cons

- 0.42 miles of required transmission extension
- Adjacent to riparian corridor and Cherry Creek
- Floodplain present
- High visual impact along Cherry Creek corridor
- Insufficient natural gas capacity

Overall Assessment:
Feasible from a zoning and utility standpoint; however, environmental impacts and gas supply limitations represent major drawbacks.

Option 2 – Franktown Commercial
Summary: Insufficient acreage and unfavorable zoning make this option non-viable.
Pros

- Willing seller

Cons

- Only 5 acres (below minimum 12 acres)
- High visual impact
- Zoning does not support utility facilities

Overall Assessment:
Eliminated early due to size and zoning deficiencies.

Option 3 – R&R LLC
Summary: Adequate size and zoning, but lacks access, utilities, and presents major environmental constraints.
Pros

- 13 acres
- Zoning compatible with utility facility
- Willing seller

Cons

- No reliable access; adjacent landowner refused easement
- Current use as horse boarding facility
- No water or sewer service
- Fox Creek bisects property, increasing environmental risk and engineering cost
- Visual exposure to Hwy 83
- Requires 0.25 miles of transmission extension
- Requires import Potable water

Overall Assessment:
Multiple fatal flaws—lack of access, creek impacts, and absence of utilities make this site low-feasibility.

Option 4 – Trinity Site
Summary: Strongest candidate across nearly all siting criteria with minimal environmental constraints and excellent infrastructure alignment.
Pros

- Existing 115 kV transmission line crosses the property → minimal extension

- 34.55 acres—far exceeds requirement
- Good site access
- Minimal visual impact to nearby residences
- Not in floodplain; no riparian corridors present
- Natural gas line directly across Hwy 83 or on the property itself
- Willing seller
- Water and sewer available

Cons

- Terrain requires grading
- Subdivision/replating of two lots required

Overall Assessment:
Represents the most feasible location with the least environmental, interconnection, and acquisition challenges.

Comparative Summary

Criteria	Option 1	Option 2	Option 3	Option 4
Acreage	✓	✗	✓	✓✓
Zoning Compatibility	✓	✗	✓	✓
Natural Gas	✗	?	?	✓
Transmission Proximity	Moderate	Poor	Moderate	Excellent
Environmental Impacts	High	Moderate	High	Very Low
Utilities (Water/Sewer)	✓	?	✗	✓
Access	Good	Good	Poor	Good
Visual Impact	High	High	High	Low
Willing Seller	✓	✓	✓	✓
Overall Feasibility	Medium-Low	Low	Low	High (Preferred)

Figure 2 – Alternative Sites Comparative Study

Recommendation
Based on CORE's established siting criteria and the comparative evaluation of four (4) candidate parcels: The Trinity Site (Option 4) is the recommended location for the CORE peaking facility.
It offers:

- Direct access to transmission
- Adequate acreage
- Proximity to natural gas infrastructure
- Minimal environmental constraints
- Suitable zoning
- Strong utility availability
- Reasonable access and site development pathways
- A willing seller

The site aligns closely with CORE's technical, geographic, and operational goals and presents the lowest risk profile for permitting, construction, and long-term operation.

Summary of the Potential Impacts and Proposed Mitigation Measures

Grading, Erosion and Sediment Control

To avoid potential indirect impacts from construction-related erosion and sediment movement, a Grading, Erosion and Sediment Control (GESC) Report and Plan will be prepared for the Project as outlined in Section 3 of the GESC Manual and adhere to the GESC permit issued by the Douglas County Engineering Division. A Construction Stormwater Discharge Permit with the Colorado Department of Public Health & Environment (CDPHE) will be secured and the Project shall adhere to the best management practices (BMPs) outlined in the Storm Water Management Plan (SWMP). These BMPs will include erosion control and revegetation measures.

Due to site constraints, some sections of proposed grading along the eastern edge of the property overlap with the adjacent property, which is an Open Space parcel owned by Douglas County. CORE has been in coordination with the Douglas County Deputy Director of Open Space and Natural Resources, Scott McEldowney, and are working to execute a Temporary Access Agreement with Douglas County to account for this.

Stormwater Management

In order to keep stormwater runoff from leaving the site, two (2) different on-site detention ponds will be installed for the Project, which will follow the Stormwater Quality recommendations as outlined in Chapter 14 of Douglas County's Storm Drainage Design and Technical Criteria Manual. Construction activities will be performed by methods that prevent entrance or accidental spillage of contaminants, debris, and other pollutants and wastes into underground water sources. Vegetation clearing for construction will be minimal due to the dominant land cover of herbaceous growth. Measures will be implemented to minimize the spread of noxious weeds.

Noise

Construction Phase

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 minimize noise to the extent practicable.

Operational Phase (Post-Construction)

Following Construction, the facility is expected to operate approximately 10% of the time, with seasonal periods of increased operation.

The property is currently zoned Large Rural Residential (LRR). However, the Douglas County Zoning Resolution Section 1704A.06 provides an exclusion from the LRR maximum permissible noise levels found in Section 1703A for Public Utilities regulated pursuant to Title 40, (C.R.S. 25-12-103(12)). Core is a Public Utility, and therefore falls within this exclusion.

Accordingly, the project's noise evaluation is appropriately conducted pursuant to the maximum permissible noise levels, for Industrial zones, established in C.R.S. 25-12-103, rather than the standards outlined in Douglas County Zoning Rules Section 1703A.

For Reference:

Douglas County Zoning Rules Section 1703A

- Large Rural Residential (LRR): 7am-7pm - 55 dbA, 7pm-7am – 50 dbA

C.R.S. 25-12-103 Maximum Permissible Noise Levels

- Residential: 7am-7pm - 55 dbA, 7pm-7am – 50 dbA
- Commercial: 7am-7pm - 60 dbA, 7pm-7am – 55 dbA
- Light Industrial: 7am-7pm - 70 dBA, 7pm-7am – 65 dbA
- Industrial: 7am-7pm - 80 dBA, 7pm-7am – 75 dbA

Facilities such as power substations, generation infrastructure, and water treatment plants exhibit operational characteristics similar to industrial facilities due to their scale, equipment, and mechanical infrastructure. These types of facilities do not align with the typical residential, commercial, or light industrial environments described above and are commonly evaluated within a utility or industrial operational framework for noise analysis purposes; therefore, the Project is appropriately evaluated under the Industrial Zone maximum permissible noise levels established in C.R.S. 25-12-103.

Approval of this Location and Extent application would allow the Project to operate under the Industrial Zone maximum permissible noise levels established in C.R.S. 25-12-103.

Definitions from C.R.S. 25-12-103 are included below for reference.

> "Residential zone" means an area of single-family or multifamily dwellings where businesses may or may not be conducted in such dwellings. The zone includes areas where multiple-unit dwellings, high-rise apartment districts, and redevelopment districts are located. A residential zone may include areas containing accommodations for transients such as motels and hotels and residential areas with limited office development, but it may not include retail shopping facilities. "Residential zone" includes hospitals, nursing homes, and similar institutional facilities.
>
> "Commercial zone" means:
>
> - An area where offices, clinics, and the facilities needed to serve them are located;
> - An area with local shopping and service establishments located within walking distances of the residents served;
> - A tourist-oriented area where hotels, motels, and gasoline stations are located;
> - A large integrated regional shopping center;
> - A business strip along a main street containing offices, retail businesses, and commercial enterprises;
> - A central business district; or
> - A commercially dominated area with multiple-unit dwellings.
>
> "Light industrial and commercial zone" means:
>
> - An area containing clean and quiet research laboratories;
> - An area containing light industrial activities which are clean and quiet;
> - An area containing warehousing; or
> - An area in which other activities are conducted where the general environment is free from concentrated industrial activity.

"Industrial zone" means an area in which noise restrictions on industry are necessary to protect the value of adjacent properties for other economic activity but shall not include agricultural, horticultural, or floricultural operations.

Predicted Noise Levels

Arpeggio Acoustic Consulting, LLC - Kenneth A. Cunefare, Ph. D and Tina Ortkiese performed a noise impact assessment for the Project (see Figure 1 presents the long-term average A-weighted total sound level across the modeled area). The analysis indicates that the noise emitted from the Trinity Peaking facility, measured at a distance of 25 feet beyond the property line, will adhere to below the Industrial zone levels (green is below 75 dB(A), blue is below 50 dB(A)).

The modeled sound levels assume the facility is operating at full capacity under conditions that favor increased noise propagation. Under typical operating conditions, the facility will run intermittently and at varying and lower load levels, resulting in lower average sound levels than those modeled.

Ambient sound levels in the surrounding environment naturally fluctuate due to common human activities such as vehicular traffic and agricultural operations, as well as environmental factors including wind speed and direction and temperature profile of the atmosphere. Additional environmental noise sources may include birds, insects, and other wildlife.

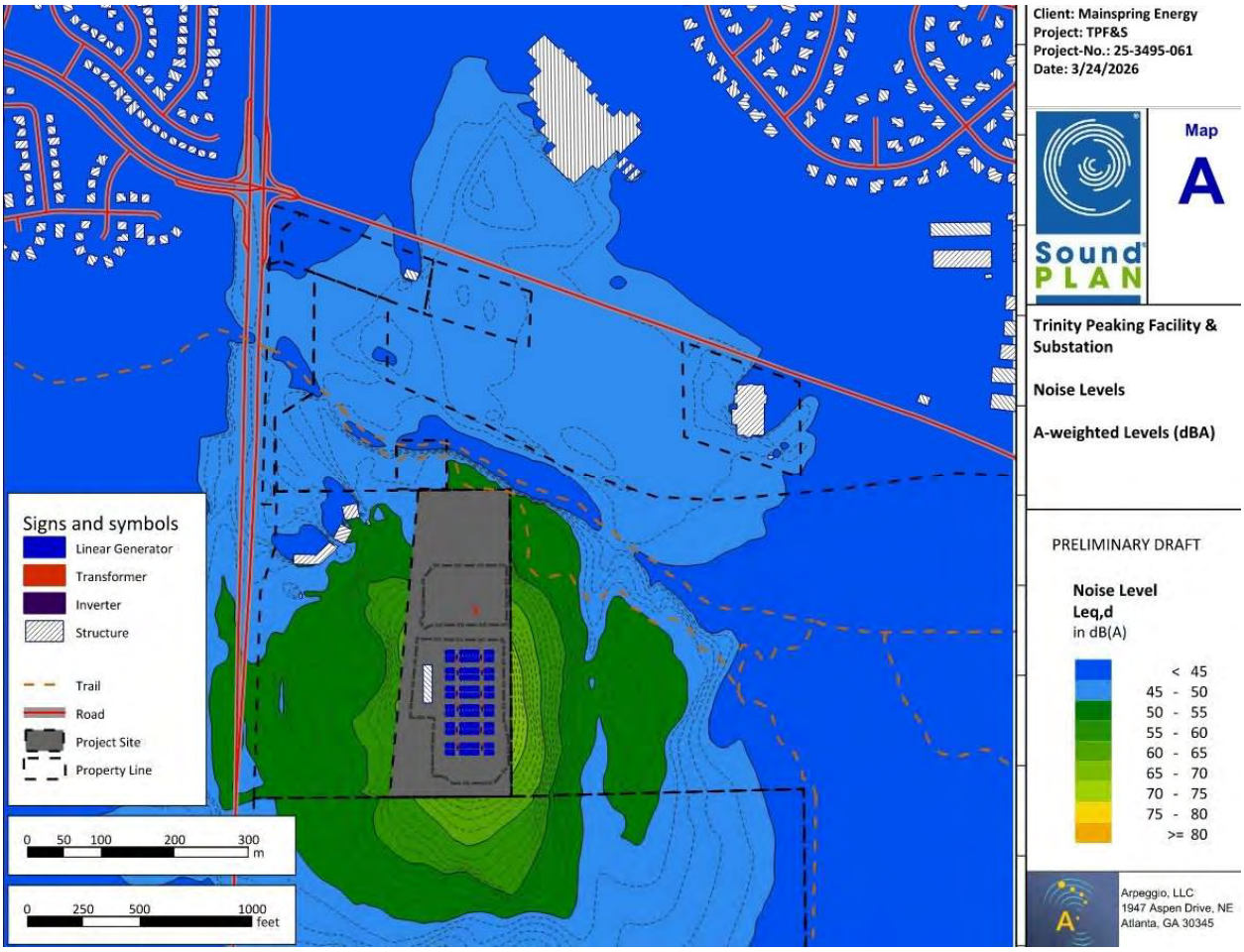
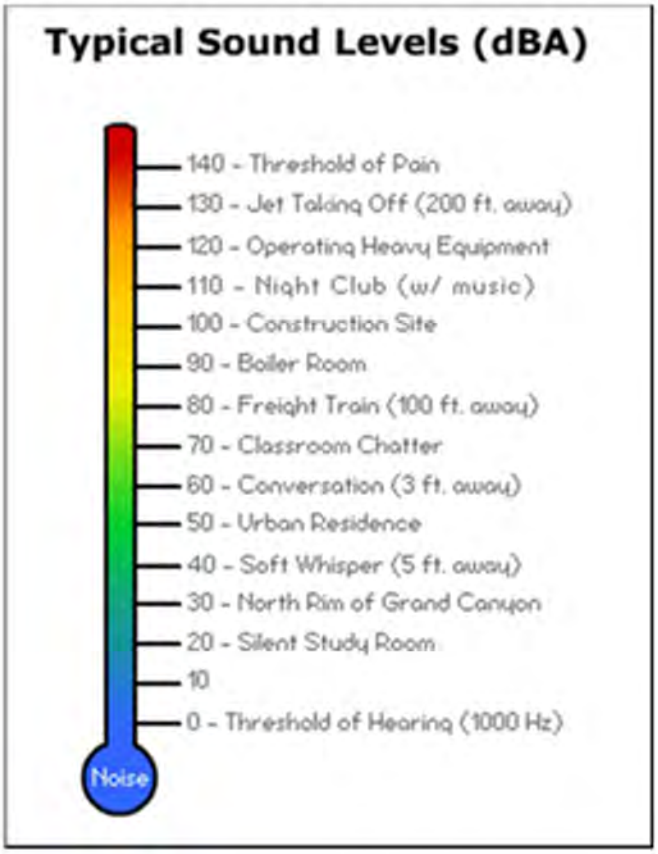


Figure 3 - Predicted long-term average dB(A) levels

Evaluation of the nearest sensitive receptors:

- North - Has open space conservation and a public trail - the anticipated noise level at this receptor is 50-55dB(A).
- East - Similar to the North, this is all designated open space with the trail being the only receptor. Anticipated noise levels are 45-55dB(A).
- West - At the Church the anticipated noise levels are 50-55dB(A), lower at some areas of the buildings.
- South - The property to the south is zoned agricultural and contains no sensitive receptors near the property line. The anticipated noise levels are 60-65dB(A).



Sound "Thermometer" depicting relative levels of common noise sources. Source: OSHA.gov/noise.

Additional analysis was completed to evaluate the potential for noise-induced vibration and rattle in building structures at the Church, the closest sensitive receptor. As stated in the sound study:

Table 3 presents the relevant predicted octave band levels at the Church along with the ASA/ANSI S12.9 Part 4 threshold levels for "Moderately Perceptible" vibration. The predicted low-frequency band levels are well below the thresholds, such that noise-induced vibration and rattle should not be an issue. Since all other sensitive receivers (e.g., churches, residences) are farther away than Trinity Lutheran Church, the band levels at those receivers would be even lower than those at Trinity Lutheran Church, even further below the ASA/ANSI S12.9/Part 4 threshold values.

Table 3 – Predicted low-frequency noise levels at Trinity Lutheran Church, and ASA/ANSI S12.9 Part 4 "Moderately Perceptible" thresholds.

Octave-band center frequency (Hz)	16	31.5	63
Trinity Lutheran Church	54 dB	57 dB	64 dB
Moderately perceptible vibration and rattles likely	65 dB	65 dB	70 dB

Conclusion Regarding Noise Levels

Excerpt from the Sound study:

It is our opinion that, based on the modeling results documented here, the operation of the Trinity Peaking Facility & Substation will conform to the limitations of the Industrial classification of C.R.S. 25-12-103, that is, it will not produce long-term average sound levels above 75 dBA at 25' beyond the site's property line, day or night. Further, it is our opinion that the facility has a low risk of producing noise-induced low-frequency vibration and rattle in the Trinity Lutheran Church, or in other structures farther from the site.

Air Quality

Construction activities associated with the Project will 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, short term in duration, and minimized by the relatively small scale of construction operations for the Project. Air pollutants also would be minimized through implementation of dust suppression and proper vehicle maintenance. Upon completion of earth-disturbing activities, 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. Erosion control BMPs will be implemented to reduce fugitive dust released during construction.

Once operating, the Project will require a synthetic minor air permit, and compliance will fall under the purview of Colorado Department of Public Health and Environment. None of the substation equipment generates air emissions, so operation of the substation will have no long-term impact on air quality. When operating, linear generators will generate small amounts of nitrous oxides (NOx) and particulate matter (PM2.5), but they use a unique control system to monitor and adjust the reaction of fuel and air that significantly reduces the NOx emissions that traditional gas-fired facilities generate. Each linear generator has two exhaust ports located on either side of the container that are approximately 30 x 12 inches. Each linear generator includes two generating cores. Each core is equipped with its own oxidation catalyst to reduce CO emissions. In addition to the linear generators, small amounts of emissions will be generated by gas-powered equipment and vehicles driven by the workers hired to maintain the equipment. Air dispersion modeling of the emissions from the site has been performed and reviewed by CDPHE. CDPHE reviewed and agreed that the impacts on air quality will continue to comply with applicable ambient air quality standards.

Visual Quality

Visual screening of the substation and peaking facility will consist of a 10-foot-high wooden fence along the western side of the Project site and a row of 26 Ponderosa Pine trees, ranging from 15-20 feet in height. The trees will be planted on property owned by the Trinity Lutheran Church, on the west side of

CORE's existing overhead 115kV transmission line, within a perpetual and non-exclusive landscape easement that the Trinity Lutheran Church will dedicate to CORE. CORE shall be responsible for the maintenance of the trees and is planning to water the trees for at least the first 2 years in order to assure the transplanted trees are successful; Trinity Lutheran Church will be responsible for maintenance of the trees thereafter. All disturbed areas as a result of construction will be reseeded with Douglas County's approved Permanent Drill Seed Mix.

In addition, a 7-foot chain link fence with 1-foot of barbed wire on top will encompass the substation and the peaking facility equipment; the chain link fence will be installed with tan vinyl slats to provide additional screening; the vinyl slats will be 1" wide to provide 75% screening. These visual mitigation elements were coordinated with and agreed upon by the Trinity Lutheran Church.

Visual mitigation strategies include factors such as leveraging the site's natural topography as a buffer, as well as enacting a physical buffer such as the proposed 10-foot wooden fence that will enclose the Project, the vinyl slats installed in the chain link fence that encompasses the facilities' equipment, and the proposed Ponderosa Pines. These natural and physical buffers provide security, visual screening of equipment. Photo-simulations of these Project components that illustrate the design and materials to be used for the Project are included in Appendix D.

The addition of the screening chain link with vinyl slats and wood fence around the facilities and proposed landscaping along the west side of the facilities will help further screen the site from the neighboring area.

Glare from construction or maintenance vehicles may be visible from nearby roads, but the operation of these vehicles will be limited to the construction period and occasional inspections and maintenance work. Outdoor lights within the substation will only be used as necessary for emergency and routine maintenance critical for worker safety. All lighting will be cast downward towards the interior of the substation yard. In the power generation area, the lights are equipped with specified zero uplight, and they will also be on motion sensors only to operate when there is work or occupants in proximity

Table 1 lists the ownership and zoning of the adjacent parcels.

Table 1: Adjacent Parcel Information

Parcel Number	Owner	Jurisdiction	Zoning	Current Use
2349-230-00-019	Douglas County BOCC 100 Third Street Castle Rock, CO 80104	Douglas County	OS	Vacant, OpenSpace
2349-230-00-003	Thunder LLC 7400 E. Crestline Cir. Ste. 250 Greenwood Village, CO 80111	Douglas County	A1	Vacant
2349-353-99-003 2349-221-99-011 2349-221-99-022	Colorado Department of Transportation 2829 W. Howard Place Denver, CO 80204	Douglas County	A1	State Highway 83
2349-220-00-026	Cherry Creek Water Authority c/o Mulhern MRE Inc.	Douglas County	A1	Vacant

	2 Inverness Drive E. Ste. 200 Centennial, CO 80112			
2349-221-00-005	Aqua Lounge Hospitality Group 4561 Carefree Trail Parker, CO 80134	Douglas County	A1	Castlewood Gardens Plant Nursery
2349-221-03-028	Douglas County BOCC 100 Third Street Castle Rock, CO 80104	Douglas County	PD	Vacant
2349-221-99-003 2349-221-99-006	Colorado Department of Transportation 3033 E 1st Ave. Ste 305 Denver, CO 80206	Douglas County	A1	Future Right-of-Way
2349-221-00-001	CORE Electric Cooperative PO Box A Sedalia, CO 80135	Douglas County	A1	Vacant

Water and Sewer Supply
During project construction, crews could need water periodically for dust control, herbicide application, and general cleanup. When water is needed for these purposes, it will be drawn into water tank trucks from existing sources after permission is granted from the owner. The relatively small quantities of potable water that will be needed as drinking water will be brought to the site by construction crews. The Project will install temporary trailers on-site for construction offices, but these will not require water or sewer connections; during construction, portable toilets will be provided and serviced regularly by a local sanitation contractor. The substation will be an unmanned facility and will not require any water or sewer services for its operation.

The peaking facility will have an O&M building with breakroom and bathroom facilities for an estimated 2-4 full time workers and periodic visitors. Water and sewer for the O&M building will be provided by tapping Pinery Water & Wastewater District lines that run across the Trinity Lutheran Church property, which also services the church. Easements for the water and sewer extensions will need to be secured from the Trinity Lutheran Church. There will also be a fire hydrant installed in proximity to the O&M building and propane yard, at the end of the water line extension. A separate line will tap off the main water extension to provide irrigation for the proposed Ponderosa Pine trees until they are fully established. CORE has been in communications with the Pinery Water & Wastewater District and have provided CORE with a will-serve letter, see Appendix G.

Environmental – Biological/Aquatic/Geological/Cultural
Ulteig Engineers, Inc. was retained by CORE and Mainspring to complete a desktop habitat, Critical Issues Analysis, cultural resources assessment and on-site windshield survey for the Project. The purpose of this report is to document findings to assess the risk presented by any environmental constraints for project success and whether additional survey and/or permitting actions are warranted, and if any critical issues are present. Based on the desktop assessment and on-site windshield survey, the following recommendations have been identified:

1. No Environmental Constraints or issues that present a risk to project success were identified.
2. The USFWS Official Species List should be re-evaluated for additional updates prior to construction. No threatened or endangered species were identified as critical issues during the desktop survey and on-site windshield survey. However, any sightings of any protected species

during construction or operation of the Project should be immediately reported to USFWS and/or CPW.

3. BMPs and erosion control measures should be implemented to avoid impact to any aquatic resources. Assuming proper BMPs and erosion controls are implemented; no critical issues are anticipated. However, in the event temporary or permanent impacts to Water of the United States (WOTUS) occur, all Nationwide Permit 57 general and regional conditions must be followed.
4. The proposed project area is in the second-lowest seismic hazard classification on the USGS National Seismic Hazard Map, indicating a low probability of significant ground shaking. No critical issues are anticipated.
5. The area is classified as low risk for landslides according to the Colorado Landslide Inventory. However, a documented moderate landslide occurred approximately 730 feet east of the proposed project area on the steep slope west of the adjacent ravine, warranting slope stability considerations near the northeast corner of the proposed project area.
6. Expansive soil hazards are not anticipated because the soils primarily consist of sandy loams with minimal clay content, reducing shrink-swell risk. No critical issues are anticipated.
7. No previously recorded archeological or historic resources were identified within or immediately adjacent to the proposed project area. The nearest archeological site is approximately 5,000 feet outside of the proposed project area. Due to this, no critical issues are anticipated relating to archeological or historic resources.

A Phase I Environmental Site Assessment conducted by Sundance Environmental Consultants, Inc. revealed no evidence of any Recognized Environmental Conditions (RECs) in connection with the subject property.

Waste Management

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. Construction, operation, and maintenance activities will comply with 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 and Mainspring can specify that it will hold a required pre-construction meeting with the contractor to emphasize they follow applicable laws and CORE's procedures.

Spill Containment

During construction, on-site personnel will handle any fuel or other fluid spills on the Project in accordance with appropriate state and federal spill reporting and response requirements. The Project construction contractor shall notify CORE and Mainspring of reportable spills so they can make appropriate notifications to regulatory authorities, as needed.

Post-construction, there will be a battery back-up located inside the substation Power Control Assembly (PCA), which has built-in containment and exhaust in case of an accidental release; no liquids would escape the PCA. The Project transformers contain mineral oil that is required for the operation of the equipment. The mineral oil is contained within the equipment and secondary containment is designed which will confine the entire volume of oil should a vessel failure occur. There are no poly-chlorinated biphenyls (PCBs) in the mineral oil or transformers. All substation and peaking facility equipment will be

located within an enclosed, secured facility. Spill control and prevention measures as well as procedures for contacting appropriate emergency offices and personnel are formulated and designed in accordance with federal, state, and local requirements.

Fire Protection

CORE and Mainspring do not expect that the construction and operation activities for the Project will result in an incremental increase in the level of service provided by the Franktown Fire Protection District (District). In the event of a fire emergency at the peaking facility, the District will have access to a fire hydrant that will be installed on site, at the end of the water line extension and remote shutoff valves that will allow the District to shut off gas flows at a distance from the gas and propane systems. On January 28, 2026, CORE and Mainspring met with Fire Chief David Woodrick and Deputy Chief Ryan Potton with the District. The point of the meeting was to introduce the Project to them and ask if they had any questions or concerns. The Project is located in between the District Station 184 at 6120 Bridle Path Land and District Station 181 at 1959 N. State Highway 83, which will allow them to service any emergencies within roughly 5 minutes. Access was discussed and the District indicated that what is being proposed will suffice for their needs, including the gravel access surface. CORE and MSE stated that they can assist the District with any pre-planning that is needed, including on-site contacts for business hours and who to contact after hours. A response plan for construction can be provided and the best path for access as well as what the District can do and not to do relating to the different types of equipment associated with the Project. A site walk and associated training can be done with the District after construction and prior to commissioning.

<u>Substation</u>

CORE has developed situational awareness tools that provide fire warnings, watches and forecasts for their service territory. Most of these tools are driven by a geographic information system (GIS) that incorporates wildfire hazard potential maps generated by the U.S. Forest Service's Fire Modeling Institute overlaid with spatial data representing resources and assets such as power lines, substations, and communities. Daily fire risk is also monitored through fire warnings and watches from the National Weather Service, near real-time fire alerts from NASA FIRMS satellites, and social media notifications from fire and police agencies in CORE's service area.

CORE personnel can access this information to adapt CORE's daily operations, emergency preparedness and risk mitigation efforts to changes in fire conditions. The site will be finished with gravel or crushed rock and include added protective measures like vegetation control, ingress/egress clearance, and mitigation of exposure hazards. It also allows CORE to conduct proactive and real-time operations that reduce the risk of fire ignition by their equipment, facilities and activity. CORE System Operators log weather conditions and send pertinent information and warnings to all Operations personnel and contractors, and GIS republishes these map services to the daily operation map service. This situational awareness allows CORE to adapt daily operations, emergency preparedness, and risk mitigation efforts to changes in fire conditions.

<u>Peaking Facility</u>

The facility will adhere to the Colorado statewide fire prevention code, known as the "Building and Fire Code Adoption and Certification of Inspectors for Fire & Life Safety Programs Administered by The State of Colorado" (8 Code of Colorado Regulations 1507-101). This code provides a list of adopted fire prevention and mitigation codes and regulations for Colorado. It adopts the 2021 International Building Code, the 2021 International Fire Code, the 2021 International Wildland Urban Interface Code, and certain NFPA guidelines.

The MV Collection and Substation will adhere to NFPA 850 – Recommended Practice for Fire Protection for Electric Generating Plants and High Voltage Direct Current Converter Stations (NFPA 2020), which outlines fire safety recommendations for gas, oil, coal, and alternative fuel electric-generating plants, including high-voltage direct current converter stations and combustion turbine units used for electric generation. The installed fire protection systems will be tied to the emergency shutdown system (ESS) within the facility that will initiate a system shutdown when a gas leak or fire is detected. The MSE3-250 linear generator is certified to UL 2200, this overarching standard requires compliance with the following codes for product design and installation:
NFPA 2 - *Hydrogen Technologies Code*
NFPA 37 - *Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines*
NFPA 54 - *National Fuel Gas Code*
NFPA 58 - *Liquified Petroleum Gas Code*
NFPA 70 - *National Electrical Code*
NFPA 855 - *Standard for the Installation of Stationary Energy Storage Systems*

Additionally, the linear generators utilizes a Functional Safety System certified to UL 6200 / IEC 60730-1 – Standard for Controllers for Use in Power Production and Automatic Electrical Controls. This system enforces safety criteria for system operation and interlocks to mitigate hazards associated with flammable fuel gases.

The linear generators contains a small on-board battery, certified to UL 1973 - Batteries for Use in Stationary and Motive Auxiliary Power Applications. The inverters in each linear generator are certified to UL 1741 - Inverters, Converters, Controllers and Interconnection System Equipment for Use With Distributed Energy Resources - including certification to the Supplement B (UL 1741-SB) for control interoperability.

The facility poses minimal wildfire risk to the surrounding landscape, due to the fire prevention and protection features, the regular staff safety training that the facility will provide—including fire safety. The site will be finished with gravel or crushed rock and include added protective measures like vegetation control, ingress/egress clearance, and mitigation of exposure hazards.

The facility will develop an Emergency Response Plan (ERP), which will outline the wildfire hazard mitigation measures to be implemented during construction and operation. A physical copy of the ERP will be stored on-site in the construction trailers in the Construction Manager's office during construction and in the O&M building during operation. Mainspring shall coordinate with the Franktown Fire Protection District to determine details of the final fire prevention and protection measures to include in the ERP. Mainspring will request review and input on the ERP from the District for facility activities and efforts to reduce the risk of wildfire.

County Services
The Project's impacts on County services are expected to be minor. Water for dust suppression during construction will be trucked to the site. The substation will not require a permanent water supply, gas supply, or sewage system. It is not expected that the Project will impact services provided by Douglas County's emergency service districts. Given the relatively small construction workforce planned, and because Mainspring plans to have only two (2) permanent staff on-site during operation of the peaking facility, no impacts on law enforcement or emergency medical services are anticipated. The potential use of local fire department services during construction or operation of the proposed facilities will have

a negligible effect on the overall capability of responders to provide services as the Project would only need services in the unlikely event of an emergency. The O&M building on site will have a permanent water supply and sanitary sewer connections to support the full-time staff. It will be conditioned with electric heating and cooling.

Hazards and Safety Features
Sundance Environmental Consultants, Inc. completed a Phase I Environmental Site Assessment for the Project site which concluded there are no previously reported or observed hazardous materials on the Project site (see Appendix E).

It is not expected that the Project will have negative impacts on the health, safety, and welfare of Project employees, vendors, or the public. The peaking facility linear generators are certified under UL 2200 which sets safety standards for stationary electric generators. These generators are designed, and will be constructed, and operated in accordance with national codes and standards for construction, electrical, and fire, including the National Electric Safety Code (NESC). The substation facilities are designed, constructed, operated, and maintained to meet safety standards outlined in the North American Electric Reliability Corporation, NESC, and Institute of Electrical and Electronics Engineers.

Peaking facility O&M employees and contractors will undergo regular safety training, including but not limited to construction, electrical, chemical, propane and natural gas, and fire safety training. Operation personnel will maintain and inspect equipment regularly.

As with most projects that include electrical equipment, there are common hazards that need to be addressed during construction or operation and maintenance. Such hazards include the potential for electrical shock and arc flash, which personnel should always consider and account for when working in and around electrical equipment. On-site personnel will wear proper personal protective equipment (PPE), as identified on associated arc flash labels, when accessing the electrical equipment, such as within the Project substation, inverters and transformers, and electrical conduit. Staff will receive regular safety training to address electrical hazards, as appropriate.

Peaking facilities that use natural gas and propane fuel sources are generally very safe, but hazards related to gas leaks and explosions do exist. The safety features discussed below will be implemented to control these risks. Staff will receive regular safety training to address natural gas and propane hazards, as appropriate.

General safety components and measures:
- Facility fencing and security.
- Grounded equipment and metallic flammable gas/liquid piping.
- Transformer oil containment.
- Electrical relays, breakers, and switches.
- Buried piping and electrical cabling (where possible).
- Linear generator and inverter protection systems.
- Eyewash stations.
- PPE.

Natural gas leaks and sparks pose a risk of fire and explosion on the Project. The peaking facility will include the following safety components and measures related to natural gas:
- Main shut-off valve in the case that an emergency is detected.

- Design per proper codes and standards.
- Odorants (assuming present in feed to site) will help to identify leaks.
- Instrumentation (pressure, flow, temperature) to help diagnose if any abnormal process conditions exist.
- Venting to safe location.
- Purge capable piping.
- Relief valves to protect piping and equipment.
- Graveled site to reduce risk of combustible growth around piping and equipment.

Propane leaks and sparks pose the main risk of fire and explosion on the Project. The peaking facility will include the following safety components related to propane:

- All items noted above for natural gas above.
- Flame and gas detectors in propane storage/forwarding/vaporization area.
- Compliance with setback distances in NFPA 58.

Additional Mitigation and Conditions between CORE and Trinity Lutheran Church

As part of CORE's good faith negotiations with the Trinity Lutheran Church, the following items have been agreed upon and will be part of the contract to purchase the property.

1) A landscape easement will be granted to CORE for the proposed wood fence, trees, and applicable irrigation, which will help further screen the project. CORE is to maintain the landscape improvements in perpetuity and irrigate the trees until they become fully established. The maximum number of proposed coniferous trees will be 26. In addition to the wood fence and landscaping, the substation's security chain link fence will have tan vinyl slats.
2) Keep the main access driveway passable during construction, free of potholes. Upon completion of Project, CORE to replace the entryway from 6" to 8" asphalt base. Both parties agreed on appropriate times for construction and delivery access. Applicable contacts for both parties will be provided.
3) CORE agrees to deliver certain reports as deemed reasonable.
4) CORE agrees to grant a variance to the church in regard to their future development plans within the County imposed transmission line setback requirement.
5) Church to grant CORE a 57 foot permanent access easement and temporary contraction easements as needed.
6) The church will provide Pinery Water District easements to extend their water/sewer services to peaking facility site.
7) CORE to provide church a recreational easement for the existing soccer field.

Compliance with the 2040 Comprehensive Master Plan

This Project is located in Area A of the Franktown Rural Community Area, and it complies with the goals, objectives, and policies of Sections 4 and 5 of the Douglas County 2040 Comprehensive Master Plan (CMP), as described below.

Goal 4-1, Objective 4-1B, Policy 4-1B.1 - Support the viability and expansion of agricultural and ranching activities, including new endeavors such as tree farms and low-intensity agricultural support services.
The Project will provide reliable generation capacity needed by CORE and the surrounding Douglas County and Franktown Rural communities. Specifically, the peaking facility will provide a source of dispatchable power that increases the reliability of generated power to the grid, for such developments as existing and expanded agricultural and ranching activities.

Goal 4-1, Objective 4-1C, Policy 4-1C.7 - Encourage improvements to existing properties.
CORE is seeking to purchase excess property from the Trinity Lutheran Church, which is an existing facility on platted property in unincorporated Douglas County.

Goal 4-1, Objective 4-1R, Policy 4-1R.1 - Support residential and nonresidential lighting that preserves a dark night sky for Franktown area residents.
The substation and peaking facility will comply with County standards, including only illuminating exterior lighting while personnel are working on-site and utilizing full cut-off fixtures for night sky compliance.

Goal 4-1, Objective 4-1Y, Policy 4-1Y.1 - Accommodate stormwater detention facilities and overall best management practices (BMPs) for all development/redevelopment, including residential subdivisions.
Two (2) stormwater detention ponds will be built as part of this Project, each with their own dedicated access. CORE will grant a Secondary Storm Drainage Easement to Douglas County for each detention pond access road for the purposes of maintenance and repair in the event of an emergency. Construction activities will be performed by methods that prevent entrance or accidental spillage of contaminants, debris, and other pollutants and wastes into underground water sources. To avoid potential indirect impacts from construction-related erosion and sediment movement, a Grading, Erosion and Sediment Control (GESC) Report and Plan will be prepared for the Project as outlined in Section 3 of the GESC Manual and adhere to the GESC permit issued by the Douglas County Engineering Division. A Construction Stormwater Discharge Permit with the Colorado Department of Public Health & Environment (CDPHE) will be secured and the Project shall adhere to the best management practices (BMPs) outlined in the Storm Water Management Plan (SWMP). These BMPs will include erosion control and revegetation measures.

Goal 4-1, Objective 4-1Y, Policy 4-1Y.2 - Site stormwater detention ponds, water quality improvements, and related facilities in accordance with the Douglas County Storm Drainage and Technical Criteria Manual.
The two on-site detention ponds proposed for the Project will be installed following the Stormwater Quality recommendations as outlined in Chapter 14 of Douglas County's Storm Drainage Design and Technical Criteria Manual.

Goal 5-1, 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 existing customers and to meet future demand. The proposed substation and peaking facility provides essential grid capacity to accommodate existing demand from current residences, businesses, public facilities, and forecasted growth in Douglas County.

Goal 5-1, Objective 5-1A, Policy 5-1A.2 Coordinate service needs with relevant special districts, authorities, and municipalities.
CORE and Mainspring held a presubmittal meeting with Douglas County (PS2025-147) on July 3, 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 and keep rates lower, thereby providing a direct benefit to residential, commercial, and industrial development approved by Douglas County.

Goal 5-1, Objective 5-1B, Policy 5-1B.1 - Encourage new development to be contiguous to existing development and infrastructure.
The proposed substation and peaking facility will be located immediately adjacent to CORE's existing Bayou-Franktown 115kV overhead transmission line, which will be the main source of electricity to power the Project.

Goal 5-5, Objective 5-5A, Policy 5-5A.1 - Apply design standards to ensure compatibility.
The proposed substation and peaking facility will be enclosed with a 7-foot chain link security fence with 1-foot of barbed wire on top, securing essential substation and peaking facility equipment. This chain link fence will be installed with tan vinyl slats to provide screening; the vinyl slats will be 1" wide to provide 75% screening. In addition, a 10-foot wooden fence and 26 Ponderosa Pine trees will be installed along the western side of the site to provide additional screening and will act as a sound buffer. Compatibility will be ensured by reclaiming disturbed areas with Douglas County's Permanent Drill Seed Mix and planting/irrigating the 26 Ponderosa Pine trees, any other disturbances will be mitigated in accordance with the approved GESC plan. Night-sky compliant outdoor lighting fixtures at the substation and peaking facility would only be used during emergency situations by personnel, typically during outages. Any exterior lighting would comply with County standards, including only illuminating exterior lighting while personnel are working on-site and utilizing full cut-off fixtures for night sky compliance. The Project will not generate fumes, odors, or particulates.

Goal 5-5, Objective 5-5A, Policy 5-5A.3 Encourage high tension power lines and electrical substations be located away from residential and visually significant areas, where feasible.
The proposed Trinity Substation will be located immediately adjacent to CORE's existing Bayou-Franktown 115kV overhead transmission line in an unincorporated area of Douglas County. Separation distance to the nearest existing residences will be approximately 2,100 feet to the closest residential single-family home.

Policy 5-5A.5 Encourage the joint use of utility corridors for new or upgraded major transmission lines.
The substation will be constructed adjacent to an existing utility corridor encumbered by an existing overhead electric transmission line and associated easements.

Policy 5-5A.6 Provide adequate right-of-way or setbacks to dissipate electromagnetic fields and noise and to mitigate visual and other land use concerns.
An electromagnetic field (EMF) is a form of energy created by a combination of electricity and magnetism. Some EMF is natural, such as sunlight, lightning, or the earth's magnetic field. Other sources are human made, such as hair dryers, vacuum cleaners, microwave ovens, power lines, substations, or any devices that run on power or send a wireless signal. The required setbacks for the A1 Zone District will be adhered to and in some instances, exceeded. The existing transmission line was in place and operational before any of the surrounding residential development. The EMF created by the Project will be below the Colorado Public Utilities Commission limit for EMF and below levels created by most standard household appliances.

3203.01.3 Application Fee

The application fee of $325 and associated Engineering Review Fees will be paid by CORE at the time of filing, once the application has been accepted by Douglas County.

3203.01.4 Location and Extent Plan Exhibit (per Section 3205)

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.

Potential impacts to private and public interests and the project site, and how these impacts are proposed to be mitigated are described in detail above in the Summary of the Potential Impacts and Proposed Mitigation Measures section.

By providing reliable generation capacity needed by CORE and the surrounding Douglas County communities, the Project will have a positive impact on private and public interests in Douglas County. Specifically, the peaking facility will provide a source of dispatchable power that increases the reliability of generated power to the grid. The peaking facility will further allow CORE to meet peak demand needs, keeping rates lower for CORE's members by avoiding additional external open market transmission fees during peak loading. As described above, the Project is consistent with the 2040 Douglas County Comprehensive Master Plan.

The facilities are strategically located along an existing transmission line corridor. To the south, the Project site borders a large parcel that is currently vacant, to the west lies State Highway 83 and across the highway is the Castlewood Gardens Plant Nursery. The north and west sides of the Project site border a large open space parcel owned by Douglas County. Natural vegetation and grades outside the substation and peaking facility security fence will be preserved, as practicable, or revegetated with Douglas County's approved Permanent Drill Seed Mix and 26 Coniferous trees. Once operational, lighting at the Project site will be night-sky compliant, downcast, and only used in an emergency, such as when there is an unplanned outage. Therefore, lighting will not create a glare or nuisance to surrounding properties. During operations, the Project will not generate fumes, odors, or particulates.

A presubmittal meeting with Douglas County (PS2025-147) was held on July 3, 2025 to introduce the Project and identify the approvals that would be needed prior to construction. The applicable County standards have been incorporated into the Project design.

3206.02 – Phase I 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.

See Appendix F for the Preliminary Phase I Drainage Report

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.

Substation:
Construction of the substation and peaking facility is anticipated to occur over six months. During this time, it is anticipated that an average of 20 vehicles will enter and exit the site on an average workday. Vehicle types will likely range from standard pick-up trucks, to oversized construction equipment and materials being delivered. It is expected most of this increased traffic will occur midday, outside of the AM or PM peak hours.

At the completion of construction, a CORE maintenance vehicle is anticipated to enter and exit the site on an average of twice every month. The maintenance vehicle would be similar to the design characteristic of the single-unit truck. The traffic volumes during and after construction of the substation, generated by the substation, is not anticipated to negatively impact traffic operations around the site.

Peaking Facility:
Construction of the peaking facility is anticipated to occur over nine months and will have higher traffic volumes. The volumes and rates will vary depending on the phase of construction. The following volumes are anticipated to occur over a period of approximately 8 weeks, which will be the heaviest:

- 20-50 workers, each driving to and from the site in the morning and evening.
- 5-20 trucks/day delivering construction materials and equipment (piping, conduit, electric cables, valves, re-bar, helical anchors, etc.) These could be flat beds, dry vans, or smaller delivery trucks.
- 0-30 concrete trucks/day.
- 0-10 flat beds carrying excavating equipment, possibly oversized.
- 12 flat beds/day, each delivering an L-Gen unit.

During operations, the following volumes are anticipated:

- 2 full time workers, each will drive to and from the site on normal workdays in the morning and evening (normal business hours).
- 5 truck deliveries per week for various supplies. These would be normal UPS or Amazon trucks.
- 30-70 propane trucks per year, depending on the size of trucks used. Over the course of a year, this translates to 2-5 trucks/month.
- There will be a capacity to hold 102,000 gallons on site and to consume all of this in one day. Replacing this over 24 hours would require 7-17 trucks in one day. This would be a high rate of propane delivery trucks and would rarely occur.

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

No public improvements are proposed as part of this Project.

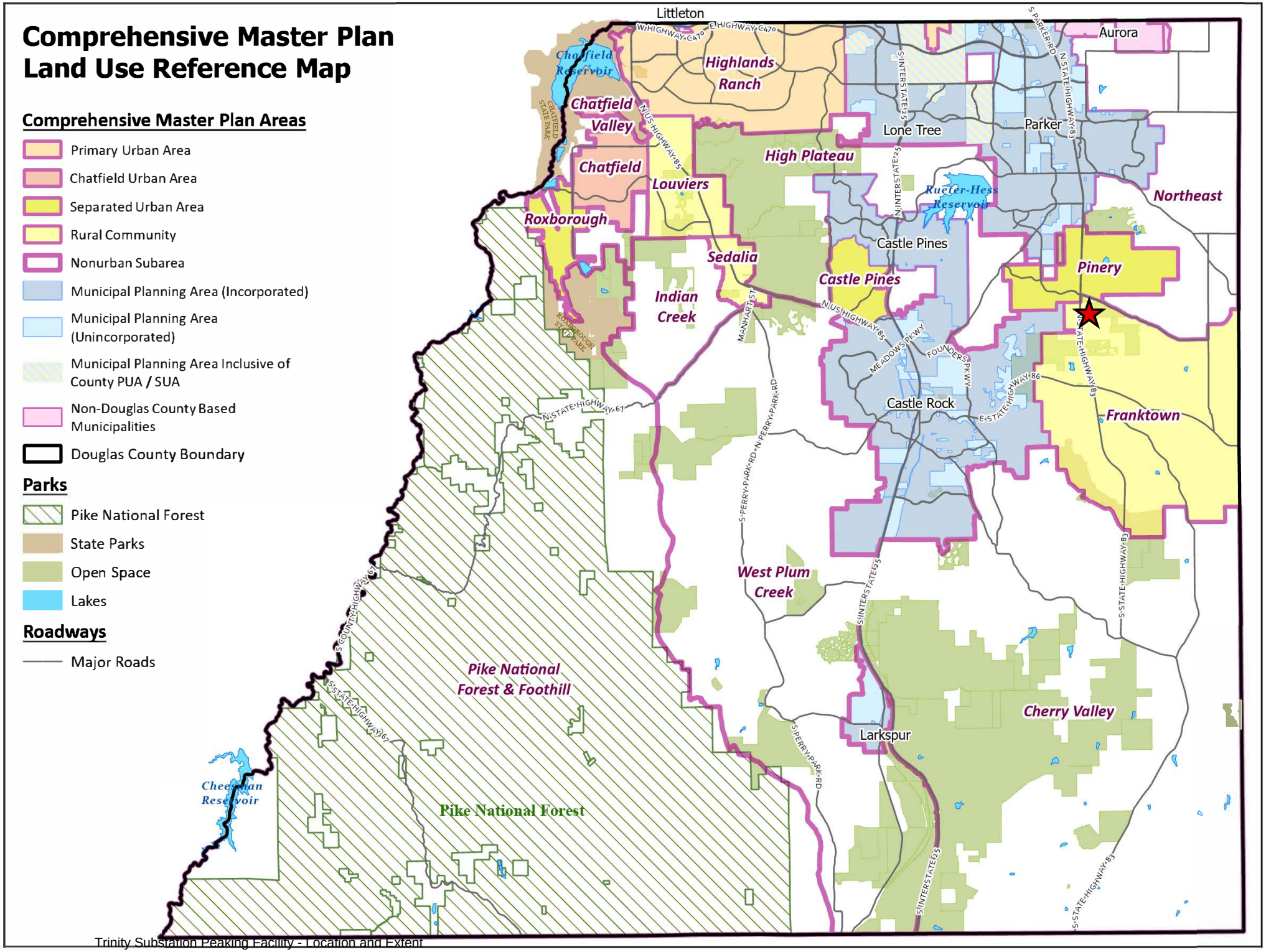
3206.05 – Additional information may be requested by the staff as appropriate to the request, and information required above may be waived by the Planning Services Director, when deemed to be inappropriate.

Additional information will be provided to Douglas County staff upon request.

3203.01.6 Any additional information as requested by staff needed to thoroughly review the impacts of the location and extent application.

This information will be provided to Douglas County staff upon request.

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

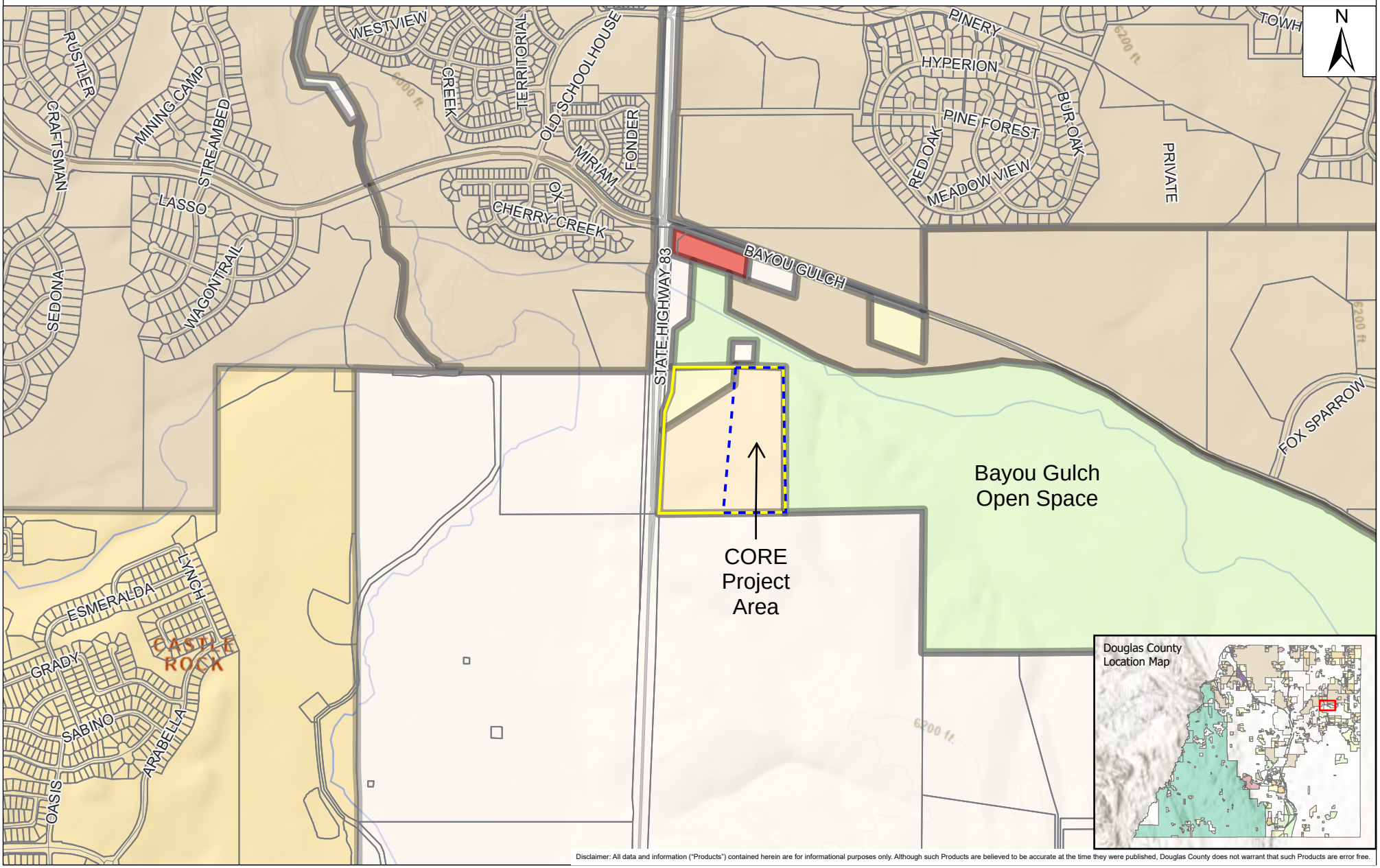
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

ZONING MAP - LE2026-009 (Trinity Substation and Peaking Facility)

DOUGLAS COUNTY COLORADO



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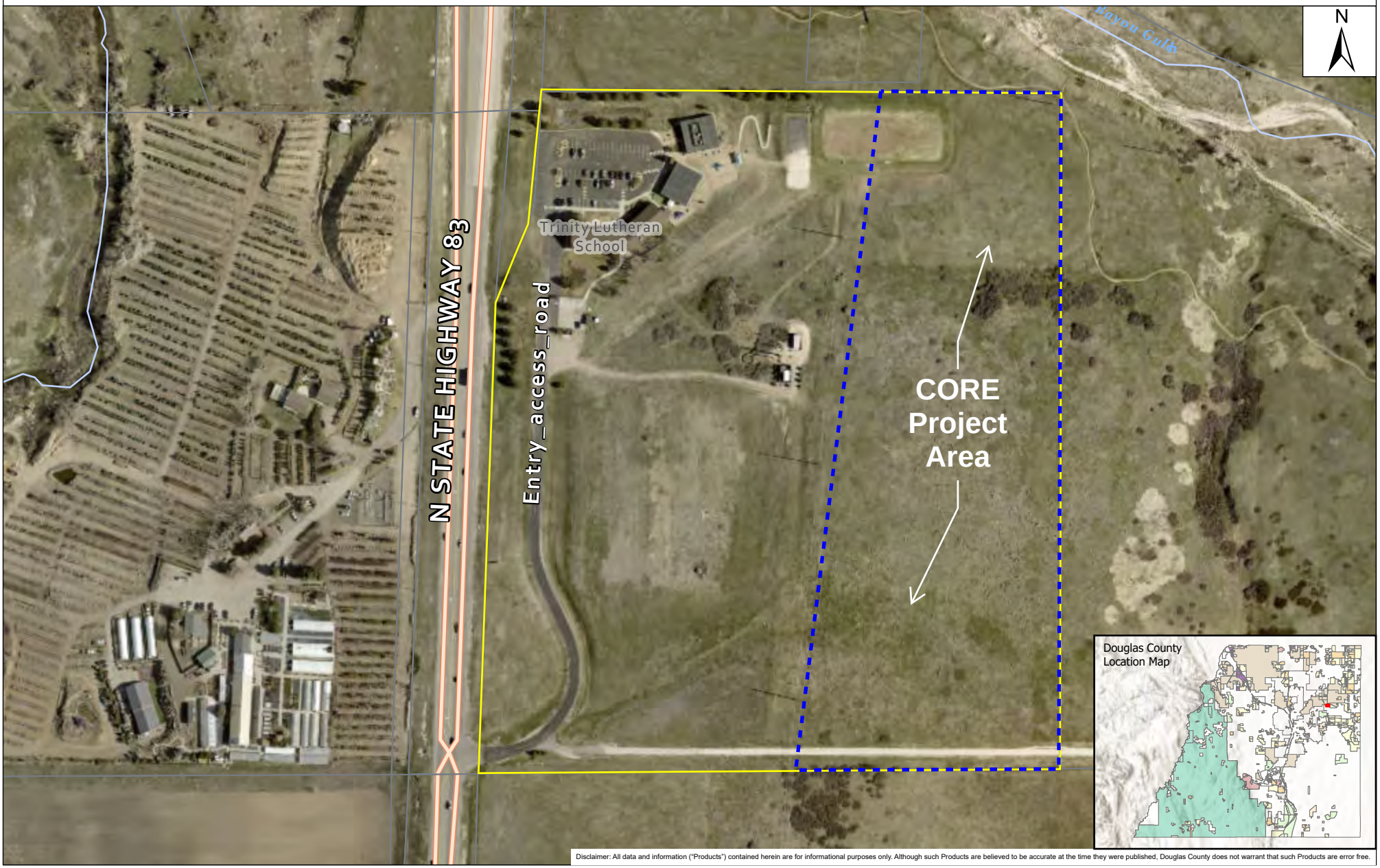
SITE **CORE PROJECT AREA**

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

Trinity Substation Peaking Facility - Location and Extent
Project File: LE2026-009

AERIAL MAP - LE2026-009 (Trinity Substation and Peaking Facility)

DOUGLAS COUNTY COLORADO



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SITE

CORE PROJECT AREA

Trinity Substation Peaking Facility - Location and Extent
Project File: LE2026-009

Project Name: Trinity Substation Peaking Facility
Project File #: LE2026-009
Date Sent: 07/27/2026 **Date Due:** 08/10/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	7/28/2026	Received (verbatim response): The proposed address for this facility is 4656 N STATE HIGHWAY 83. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	No action necessary.
Assessor	08/04/2026	Received (verbatim response): None	No action necessary.
AT&T Long Distance - ROW		Awaiting response.	
Black Hills Energy		Awaiting response.	
Building Services		Awaiting response.	
CDPHE – All Referrals	7/27/2026	Following is a summary of the referral comments received from the Colorado Department of Public Health and Environment (CDPHE). CDPHE provided general requirements and guidelines for hazardous and solid waste, water quality, including stormwater, wastewater, and drinking water, as well as air quality, other hazardous materials (asbestos and lead-based paint), and health equity. --------- CDPHE Air Pollution and Control Division provided follow-up comments on 8-4-26, which are summarized as follows: General description of requirements for facilities of this type were provided. An Air Pollutant Emissions Notice may be required due to the type of facility proposed. An air permit may be required. During site preparation and construction, the applicant will be required to address fugitive dust control.	Applicant will obtain and comply with CDPHE on all necessary permits, including but not limited to a synthetic minor air permit. CORE will complete any required air quality reporting and fugitive dust control as may be necessary.
CenturyLink		Awaiting response.	

Project Name: Trinity Substation Peaking Facility
Project File #: LE2026-009
Date Sent: 07/27/2026 **Date Due:** 08/10/2026

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	07/27/2026	Received (verbatim response): The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2026-009, Trinity Substation and Peaking Facility - Location and Extent have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	Applicant will use best practices in construction and will comply with all applicable County or other requirements for construction and drainage, and will obtain any necessary permits at construction.
Colorado Department of Transportation CDOT-Region # 1		Awaiting response.	
Comcast		Awaiting response.	
Douglas County Health Department	07/30/2026	Received (verbatim response): Water and Sewer Service A will-serve letter has been provided by Pinery Water and Wastewater District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of sewage disposal.	No action necessary.
Douglas County Parks and Recreation	08/03/2026	Received (verbatim response): Douglas County Parks and Recreation has no comment.	No action necessary.
Engineering Services		Awaiting response.	
Franktown FD		Awaiting response.	
Franktown Citizens Coalition II Inc		Awaiting response.	
High Prairie Farms HOA		Awaiting response.	
Office of Emergency Management	07/31/2026	No comment.	No action necessary.
Open Space and Natural Resources		Awaiting response.	
Pinery Water and Wastewater District		Awaiting response.	
Pinery 8B HOA		Awaiting response.	

Project Name: Trinity Substation Peaking Facility
Project File #: LE2026-009
Date Sent: 07/27/2026 **Date Due:** 08/10/2026

Agency	Date Received	Agency Response	Response Resolution
Pradera Homeowners' Association	07/27/2026	Received (verbatim response): Please be advised of the following concerns: With all the new power demands from both the development along Crowfoot Valley Road and all the new AI infrastructure needs, an expansion (essentially) of the existing substation located across Parker Road to the west of this proposed facility is not surprising. This seems like a very logical location for a facility of this size, and it is big, but there is not much around the site currently anyway. The church seems to be in support of it, and certainly in support of getting the $ proceeds by carving up their current parcel ownership there.	No action necessary.
Sheriff's Office		Awaiting response.	
Sheriff's Office E911		Awaiting response.	
The Pinery HOA	07/29/2026	No comment.	No action necessary.
Timbers At The Pinery Filing 23A HOA		Awaiting response.	
Town of Castle Rock	07/27/2026	No comment.	No action necessary.
Town of Parker Development Review		Awaiting response.	
Town of Parker Public Works	07/27/2026	No comment.	No action necessary.
Wildfire Mitigation		Awaiting response.	
Xcel Energy-Right of Way & Permits	08/04/2026	Following is an excerpt of referral comments received from Xcel Energy. See full letter for detail. No apparent conflict.	No action necessary.

COLORADO
Department of Public Health & Environment

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:
https://www.colorado.gov/pacific/cdphe/hwregs.

Solid waste regulations are available here:
https://www.colorado.gov/pacific/cdphe/swregs.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:
https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations.
The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:
https://cdphe.colorado.gov/water-quality-control-commission-regulations.

Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:
https://cdphe.colorado.gov/cor400000-stormwater-discharge
https://cdphe.colorado.gov/ceos
or contact:
Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. It is the responsibility of all entities with wastewater facilities in Colorado to assess whether their facility is a domestic wastewater treatment works and to comply with the regulations accordingly. There is not a notification process whereby an entity only has a domestic wastewater treatment works if notified by the Department. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

> *"No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division."*

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division's "Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems" (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:
https://cdphe.colorado.gov/design
https://cdphe.colorado.gov/clean-water-permitting-sectors
https://cdphe.colorado.gov/water-quality-permits

Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a "Public Water System" per the Colorado Primary Drinking Water Regulations (Regulation 11):

> *A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:*
>
> > *(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.*
> >
> > *(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.*

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

https://cdphe.colorado.gov/drinking-water
https://cdphe.colorado.gov/dwtrain

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE's WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here: https://www.colorado.gov/pacific/cdphe/aqcc-regs.

Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1
APEN Thresholds

Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at https://www.colorado.gov/pacific/cdphe/aqcc-regs for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: https://www.colorado.gov/cdphe/aqcc-regs.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos and the following website for lead-based paint: https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Environmental Justice and Health Equity

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.

ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's Climate Equity Data Viewer can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.

We have included some general resources for your reference.

Resources:
CDPHE Environmental Justice Website
CDPHE's Health Equity Resources
CDPHE's "Sweet" Tools to Advance Equity
EPA's Environmental Justice and NEPA Resources

COLORADO
Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Matt Jakubowski
Douglas County Planning Services
100 Third Street Castle Rock, CO 80104

VIA EMAIL
RE: Douglas County eReferral (Project Number LE2026-009) Is Ready For Review

Dear Matt Jakubowski,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Trinity Substation and Peaking Facility project as described in your correspondence dated July 27, 2026. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

APEN and Regulation No. 3
We note that projects similar to this proposal have included the use of engines and/or generators. In Colorado, most businesses that are or will be emitting air pollutants above certain levels are required to report those emissions to the Division by completing an Air Pollutant Emissions Notice (APEN). This is a two in one form for reporting air emissions and to obtain an air permit, if a permit will be required. While only businesses that exceed the AQCC reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with the Colorado AQCC regulations, found here https://cdphe.colorado.gov/aqcc-regulations. APEN and permit reporting thresholds are provided at https://cdphe.colorado.gov/apens-and-air-permits/apen-and-permit-threshold-table.
A permit may not be required if it meets the following criteria:[1]

- Is a stationary internal combustion engine that is an emergency power generator that operates no more than 250 hrs/year; or
- Is a stationary internal combustion engine with uncontrolled actual emissions less than 5 tons per year for each individual criteria pollutant emitted; or
- Is a stationary internal combustion engine with manufacturer's site-rated horsepower of less than 50

For additional information on exemptions and permitting requirements, please visit https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions.

[1] APEN or Permit Exemptions, CDPHE, https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions

Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Please refer to the website https://cdphe.colorado.gov/apens-and-air-permits for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-691-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicione
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-7486 // brendan.cicione@state.co.us

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: July 27, 2026 Comments due by: **August 10, 2026**

Project Name:	Trinity Substation and Peaking Facility– Location and Extent
Project File #:	LE2026-009
Project Summary:	CORE Electric Cooperative requests to construct the Trinity Substation and Peaking Facility.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☑	No Comment	
☐	Please be advised of the following concerns:	
☐	See letter attached for detail.	
Agency: The Pinery Homeowners' Association		**Phone #:** 303-841-8572
Your Name: Sonia Eyre		**Your Signature:** Sonia Eyre
(please print)		**Date:** 7/29/26

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, August 17, 2026, at 6:00 pm**. ***This public hearing will be held in person. See the County website or contact the Planning Department for more information.***

Sincerely,

Matt Jakubowski, AICP, Chief Planner

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglasco.gov

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: July 27, 2026

Comments due by: **August 10, 2026**

Project Name:	Trinity Substation and Peaking Facility– Location and Extent
Project File #:	LE2026-009
Project Summary:	CORE Electric Cooperative requests to construct the Trinity Substation and Peaking Facility.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment

☐ Please be advised of the following ~~concerns~~:
with all the new power demands from both the development work along Crowfoot Valley Road and all the new AI infrastructure needs, an expansion (essentially) of the existing substation located across Parker Road to the west of this proposed facility is not surprising. This seems like a very logical location for a facility of this size, and it is big, but there is not much around that site currently anyway. The church seems to be in support of it, and certainly in support of getting the $ proceeds by carving up their current parcel ownership there

☐ See letter attached for detail.

Agency: PRADERA HOA	**Phone #:** 303-349-9214
Your Name: Chris Connelly	**Your Signature:** Chris Connelly
(please print)	**Date: 07/27/2026**

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, August 17, 2026, at 6:00 pm**. ***This public hearing will be held in person. See the County website or contact the Planning Department for more information.***

Sincerely,

Matt Jakubowski, AICP, Chief Planner

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 4, 2026

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Matt Jakubowski

Re: Trinity Substation and Peaking Facility, Case # LE2026-009

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

Landowner Letter of Support
CORE Electric Cooperative Trinity Substation and Peaking Facility
Location & Extent Application

Trinity Lutheran Church of Douglas County Inc.
4740 N. State Highway 83
Franktown, CO 80116

Date: July 21, 2026

Douglas County Planning Services
Attn: Planning Director
100 Third Street
Castle Rock, CO 80104

Re: Landowner Support – CORE Electric Cooperative Trinity Substation and Peaking Facility
Facility Type: Substation and Peaking Facility
Parcel Number: 2349-221-02-006
Zoning: Large Rural Residential (LRR)

Dear Douglas County Planning Commission and Planning Services:

We are the owner of the real property identified above, located in Douglas County, Colorado. We submit this letter in formal support of the Location & Extent (L&E) Application submitted by CORE Electric Cooperative (CORE) for the development, construction, operation, and maintenance of Trinity Substation and Peaking Facility project adjacent to our property. Trinity Lutheran Church of Douglas County, Inc. (Church) will be selling a portion of our property to accommodate these facilities, contingent on the approval of the Location & Extent application.

This letter is intended for inclusion in the public record and to satisfy Douglas County's review requirements under the Douglas County Land Use Resolution (DLUR) and C.R.S. §30-28-110.

We affirm that we are the legal owner of the subject parcel and that we have voluntarily granted or agreed to grant the necessary easements, rights-of-way, access rights, and temporary construction easements to CORE for the proposed facilities.

We authorize Douglas County to rely on this letter as evidence of landowner consent for the proposed public utility facilities and associated improvements.

We understand that the purpose of the Location & Extent review is to determine whether the location, alignment, and extent of public utility facilities are reasonable and appropriate.

We have reviewed the proposed:

- Facility alignment and routing
- Structure locations
- Substation footprint
- Access routes and construction limits

Based on this review, we confirm that the location and extent of the facilities are acceptable to us and represent a reasonable and efficient use of our property.

We understand that electric transmission, distribution, and substation facilities are public utility uses reviewed through the Location & Extent process in Douglas County.

From a landowner perspective, the proposed facilities:

- Are compatible with existing and planned land uses on my property
- Are consistent with the rural character and zoning district, where applicable
- Will not unreasonably interfere with agricultural, ranching, or other ongoing operations

We acknowledge that some impacts will be temporary during construction and that disturbed areas will be reclaimed and stabilized in accordance with Douglas County requirements and approved plans.

We acknowledge and support:

- Temporary construction activities, including staging and access
- Ongoing access for inspection, operation, maintenance, and emergency repair
- Use of both permanent and temporary access routes as shown in the Location & Extent application

These activities are consistent with our expectations as a landowner and the executed agreements with the applicant.

We understand the nature of these electric utility facilities, including:

- The presence of overhead or underground electrical lines
- The operational characteristics of a substation
- The operational characteristics of a peaking facility

I find these impacts acceptable given the public benefit of the project and the siting measures incorporated into the design.

We respectfully request that Douglas County:

- Approve the Location & Extent Application for the project
- Allow the facilities to proceed to construction subject to standard County conditions and approvals

This letter is provided freely and without coercion and may be used by Douglas County Planning Services and the Planning Commission in making findings and decisions on the application.

Sincerely,

Todd A Borchert

Trinity Lutheran Church of Douglas County Inc.

PINERY
WATER AND WASTEWATER DISTRICT
Quality Water for Life

January 14, 2026
Derek Holscher, Project Manager
5575 DTC Parkway, Suite 200
Greenwood Village, CO
80111

RE: CORE Electric Substation / Peaking Facility at Trinity Lutheran Church
PS2025-147

Dear Mr. Holscher,

Pursuant to Section 1805a.01.3 of the Douglas County Zoning Resolution, the Pinery Water & Wastewater District (the "District") acknowledges its willingness and ability to serve the proposed project.

Water Demand

Based on the proposed 1 SFE for domestic and 1 SFE for irrigation, the project will require a total of 1.1 AF/YR.

Water Supply

Please find enclosed a copy of our District's Present and Future Water Sources report that the District has provided the State Division of Water Resources as required by Section 30-28-136(1)(h)(ii), C.R.S.

Water Quality

The District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements.

Sincerely,
Pinery Water & Wastewater District

Heather Beasley
District Manager

VIEWPOINT 1



ELECTRIC COOPERATIVE

CROSS CANYON engineering

VIEWPOINT 2



CORE ELECTRIC COOPERATIVE

CROSS CANYON

VIEWPOINT 3



CORE ELECTRIC COOPERATIVE

CROSS CANYON

VIEWPOINT 4

CORE ELECTRIC COOPERATIVE

CROSS CANYON ENGINEERING

VIEWPOINT 5

CORE ELECTRIC COOPERATIVE

CROSS CANYON ENGINEERING

TRINITY SUBSTATION & PEAKING FACILITY

CORE ELECTRIC COOPERATIVE / MAINSPRING ENERGY

LOCATION AND EXTENT

MARCH 24, 2026

PROJECT LOCATION: A PART OF THE NE 1/4 OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRANKTOWN, COUNTY OF DOUGLAS, STATE OF COLORADO.

INDEX OF DRAWINGS

CIVIL

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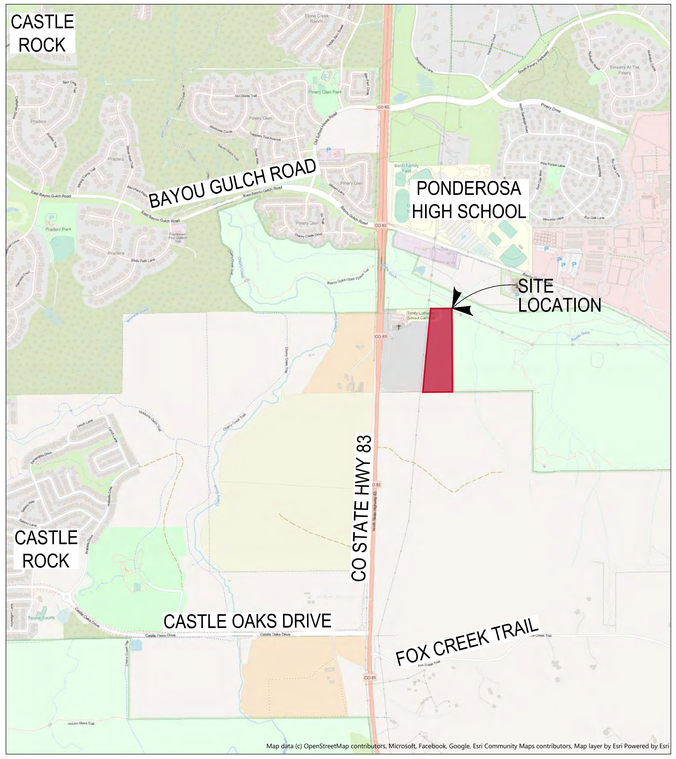
ARCHITECTURAL

A1.1 O&M BUILDING SCHEMATIC FLOOR PLAN
A1.2 O&M BUILDING SCHEMATIC ELEVATIONS

ELECTRICAL

E03F TRINITY SUBSTATION SECTIONS
E03G TRINITY SUBSTATION SECTIONS
CT02 TRINITY SUBSTATION FENCE DETAILS

VICINITY MAP



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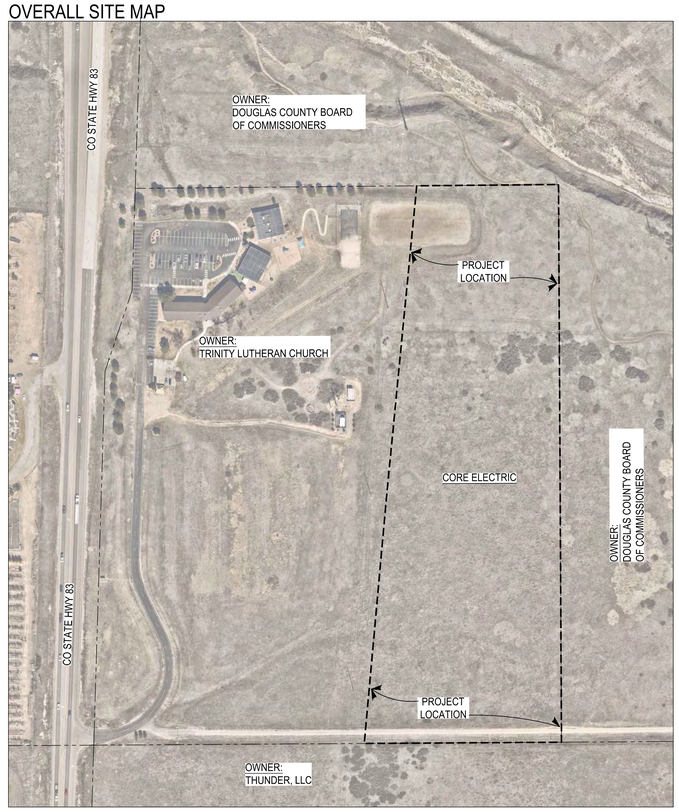
0 500 1000 2000
SCALE: 1" = 1000.00'

OVERALL SITE MAP



N
0 75 150 300 450
SCALE: 1" = 150.00'

OWNER:

CORE ELECTRIC COOPERATIVE
5496 N. U.S. HIGHWAY 85
SEDALIA, COLORADO 80135
CONTACT: BROOKS KAUFMAN,
LANDS & RIGHTS OF WAY MANAGER
PHONE: (720) 733-5493
EMAIL: BKaufman@core.coop

DESIGN FIRM:

DLR GROUP, A COLORADO CORPORATION
1401 LAWRENCE STREET, SUITE 1000
DENVER, COLORADO 80202
CONTACT: LANA J. BAYLESS, P.E.
PHONE: (402) 393-4100
EMAIL: lbayless@dlrgroup.com

DEVELOPER:

MAINSPRING ENERGY, INC.
3601 HAVEN AVENUE
MENLO PARK, CALIFORNIA 94025
CONTACT: ASHER STEINBECK, PROJECT MANAGER
PHONE: (404) 271-1275
EMAIL: asher.steinbeck@mainspringenergy.com

SURVEYOR:

PRECISION SURVEYING & MAPPING, INC.
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
CONTACT: RAFE UNDERWOOD
PHONE: (303) 753-9799
EMAIL: runderwood@precision-survey.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

COLORADO811 Know what's below. Contact 811 before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

DLR GROUP © DLR Group

NOT FOR CONSTRUCTION

CORE ELECTRIC COOPERATIVE

Mainspring

TRINITY SUBSTATION & PEAKING FACILITY
CORE ELECTRIC COOPERATIVE / MAINSPRING ENERGY
DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT SUBMITTAL
03.24.2026
REVISIONS

37-25120-00
L&E COVER SHEET

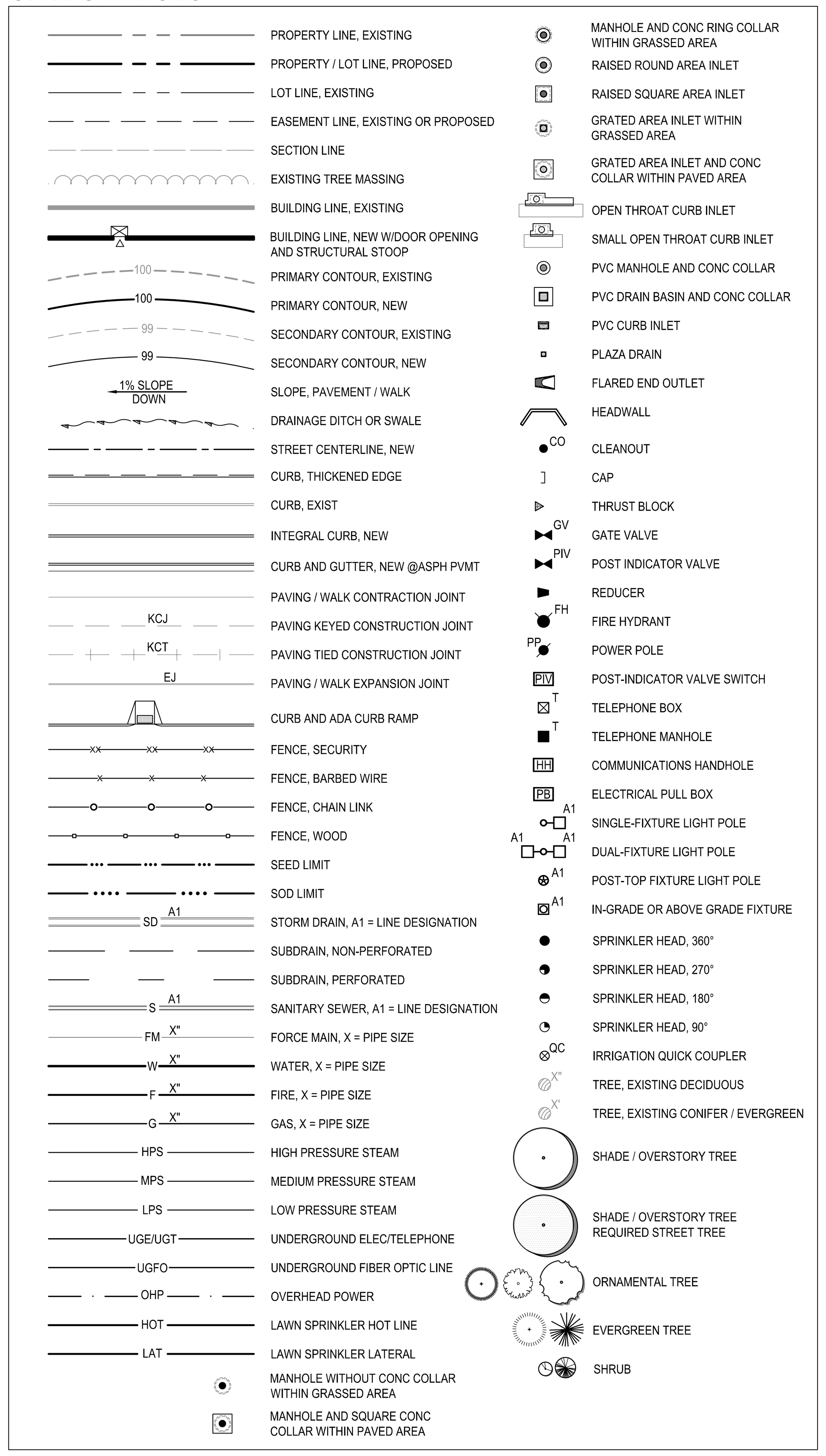
G0.1

P:\DENS\37-25120-00\Proj\Civil\e_Dist_L-E-Submittal_gG1-1.dwg
Mar 24, 2026 - 2:57pm - tbayless

CIVIL ABBREVIATIONS

AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
AC	ACRES
AI	AREA INLET
ALUM	ALUMINUM
ANCH	ANCHOR
ASPH	ASPHALT
AWG	AMERICAN WIRE GAUGE
BLK	BLOCK
BOF	BOTTOM OF FOOTING
C	CONDUIT
C	PAVING, TOP OF CURB ELEVATION
CB	CATCH BASIN
CE	COVER ELEVATION
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
CIP	CAST IRON PIPE
CIP	CAST IN PLACE
CIR	CIRCLE
CJ	CONTROL JOINT
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMM	COMMUNICATIONS
CS	COMBINATION SEWER
CSTJ	CONSTRUCTION JOINT
CT	COOLING TOWER
CU	CUBIC
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
CY	CUBIC YARD
DBL	DOUBLE
DEPR	DEPRESS(ION) (ED)
DET	DETENTION
DI	DUCTILE IRON
DIAG	DIAGONAL
DN	DOWNSPOUT NOZZLE
DR	DRAIN
DS	DOWNSPOUT
EJ	EXPANSION JOINT
ES	EXTRA STRONG
EST	ESTIMATE
EW	EACH WAY
EXC	EXCAVATE
EXP	EXPANSION
EXP	EXPOSED
F	FAHRENHEIT
F	FIRE LINE
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FIG	FIGURE
FIX	FIXTURE
FLEX	FLEXIBLE
FM	FIRE MAIN
FO	FACE OF
FOW	FACE OF WALL
FTG	FOOTING
G	NATURAL GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GCO	GRADE CLEAN OUT
GEN	GENERATOR
GFA	GROSS FLOOR AREA
GND	GROUND
GND	EQUIPMENT GROUNDING CONDUCTOR
GPM	GALLONS PER MINUTE
GR	GUARD RAIL
GR	GRADE
GV	GATE VALVE
GW	GREASE WASTE
HDR	HEADER
HOTLINE	LAWN IRRIGATION MAIN
HR	HANDRAIL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IF	INSIDE FACE
IRR	LAWN IRRIGATION LATERAL
JB	JUNCTION BOX
JCT	JUNCTION
JT	JOINT
KCJ	KEYED CONSTRUCTION JOINT
KCT	KEYED AND TIED CONSTRUCTION JOINT
LF	LINEAR FOOT (FEET)
LOC	LOCATION
LONG	LONGITUDINAL
LS	LAWN SPRINKLER
LT	LIGHT
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MH	MANHOLE
MTD	MOUNTED
MTL	METAL
NO	NUMBER
NOM	NOMINAL
OA	OVERALL
OD	OUTSIDE DIAMETER
OD	OVERFLOW DRAIN
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
OSD	OVERFLOW STORM DRAIN
P	POLE(S)
P	PAVING, TOP OF ELEVATION
PC	POINT OF CURVATURE
PERF	PERFORATED
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PLATE
PNL	PANEL
POC	POINT OF CONNECTION
PR	PAIR
PSD	PERFORATED SUBDRAIN LINE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT (OF TANGENCY)
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PWR	POWER
R	RISER
R	RADIUS
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
RET	RETAINING (WALL)
S	SANITARY SEWER
SD	STORM DRAIN / SEWER
SF	SQUARE FOOT
SLNT	SEALANT
SPK	SPRINKLER
SPL	SPECIAL
SPL BLK	SPLASH BLOCK
SQ	SQUARE
SST	STAINLESS STEEL
ST	STAIR
SUBD	SUBDRAIN
SURF	SURFACE
SW	SWITCH
T	TREAD
T & B	TOP & BOTTOM
TAN	TANGENT
TB	THRUST BLOCK
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERATURE
TEMP	TEMPERED
TEXT	TEXTURED
THK	THICK(NESS)
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TRANS	TRANSVERSE
TV	TELEVISION
TW	TOP OF WALL
UG	UNDERGROUND
UGC	UNDERGROUND COMMUNICATION
UGE	UNDERGROUND ELECTRICAL
UTIL	UTILITY
VOL	VOLUME
W	WATER SERVICE
WH	WALL HYDRANT
WP	WORKING POINT
WR	WASTE RECEPTACLE
WWF	WELDED WIRE FABRIC
XFMR	TRANSFORMER
YD	YARD
YH	YARD HYDRANT

CIVIL SYMBOLS



GENERAL CIVIL NOTES

1. CONTACT ONE-CALL TO PERFORM UTILITY STAKING PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, REVIEW ANY OWNER PROVIDED EXISTING DRAWINGS AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES TO VERIFY UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
3. DO NOT SCALE DRAWINGS, VERIFY ALL DIMENSIONS RELATIVE TO ARCHITECTURAL OR OTHER DISCIPLINE DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT / ENGINEER PRIOR TO CONSTRUCTION.
4. VERIFY COORDINATES INDICATED ON DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT / ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.
5. CONFIRM HORIZONTAL AND VERTICAL CONTROL POINTS IN THE FIELD AND VERIFY HORIZONTAL CONTROL POINTS WITH HORIZONTAL COORDINATE POINTS INDICATED.
6. THE ARCHITECT / ENGINEER IS NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS, SEQUENCES OF CONSTRUCTION, OR CONSTRUCTION TECHNIQUES USED TO PERFORM THE WORK. SITE OBSERVATION VISITS WILL NOT INVOLVE REVIEW OF THESE ITEMS.
7. WHERE DISCREPANCIES OCCUR BETWEEN GENERAL NOTES, PLANS, DETAILS, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN, UNLESS OTHERWISE APPROVED BY THE ARCHITECT / ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
8. IF THE ENGINEER'S SEAL AND SIGNATURE IS NOT AFFIXED TO THESE DRAWINGS, THESE DRAWINGS ARE INTENDED FOR PRELIMINARY PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
9. PROTECT BY WHATEVER MEANS REQUIRED ALL FENCES, SIGNS, STRUCTURES, DRIVES, SIDEWALKS, STREETS, BUSHES, TREES, ETC. SHOWN TO REMAIN OUTSIDE OR INSIDE THE LIMITS OF CONSTRUCTION.
10. KEEP ALL EXISTING SANITARY AND STORM SEWERS IN SERVICE THROUGHOUT CONSTRUCTION, UNLESS NOTED OTHERWISE.
11. COORDINATE ANY DISRUPTION OF UTILITY SERVICES WITH THE OWNER, OWNER'S REPRESENTATIVE OR ARCHITECT / ENGINEER.
12. VERIFY AND MAINTAIN THE LOCATION OF EXISTING POWER, COMMUNICATION, AND DATA CABLES TO PREVENT INTERRUPTION OF THEIR SERVICE.
13. ADJUST TO FINISH GRADE ALL EXISTING UTILITIES THAT FALL WITHIN CONSTRUCTION LIMITS. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, WATER AND GAS VALVES OR BOXES, MANHOLES, INLETS, AND LIGHT POLE BASES. MAINTAIN ALL EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
14. REPAIR OR REPLACE ITEMS INDICATED TO REMAIN THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION TO MATCH EXISTING CONDITIONS.
15. REPORT TO THE OWNER ANY DAMAGE TO EXISTING UTILITIES PRIOR TO BEGINNING REPAIRS.
16. REPAIR DAMAGED UTILITIES AND STRUCTURES IN ACCORDANCE WITH DOUGLAS COUNTY AND / OR UTILITY COMPANY REQUIREMENTS AND PER CODES AT NO ADDITIONAL EXPENSE TO THE OWNER.
17. FIELD VERIFY DIMENSIONS SHOWN WITH AN ASTERISK (*). CONTACT ARCHITECT / ENGINEER IF ACTUAL DIMENSION DIFFERS SIGNIFICANTLY FROM THAT SHOWN.
18. AUTOCAD FILE(S) WILL BE MADE AVAILABLE TO THE CONTRACTOR FOR LAYOUT AND STAKING PURPOSES IF DESIRED. ALLOW 5 WORKING DAYS FOR THE ARCHITECT / ENGINEER TO PROCESS THE FILE(S). THE ARCHITECT/ ENGINEER BELIEVES THE FILE(S) TO BE ACCURATE; HOWEVER, CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE FILE(S) CONFORMS TO THE DIMENSIONS SHOWN ON THE DRAWINGS. SEE SPECIFICATION SECTION 013333 FOR COST AND FURTHER INSTRUCTIONS.
19. FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS, AND FLAG MAN, AS PER THE REQUIREMENTS OF DOUGLAS COUNTY AND / OR THE COLORADO DOT. COSTS FOR SUCH SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
20. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL PERMIT FEES, UTILITY LOCATION FEES (NOT COVERED BY OWNING UTILITY), AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT.
21. ADHERE TO OSHA CODES AND STANDARDS, AND UTILIZE APPROPRIATE SAFETY MEASURES WHILE COMPLETING THE WORK. NOTHING INDICATED IN THESE DRAWINGS RELIEVES THE CONTRACTOR FROM THIS REQUIREMENT.

COLORADO 811
Know what's below. Contact 811 before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

DLRGROUP
© DLR Group

- NOT FOR CONSTRUCTION -

CORE ELECTRIC COOPERATIVE
Mainspring

TRINITY SUBSTATION & PEAKING FACILITY

CORE ELECTRIC COOPERATIVE / MAINSPRING ENERGY

DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT SUBMITTAL
03.24.2026
REVISIONS

37-25120-00
GENERAL CIVIL NOTES, SYMBOLS, ABBREVIATIONS & SITE MAPS

C0.1

P:\DEN\37-25120-00\dwg\Cvl\Site_2\zz_c0-1.dwg
Mar 24, 2026 3:01pm - lbayless

GENERAL NOTES

1. THESE DESIGN DRAWINGS PRESENT THE CIVIL CONCEPTS FOR THIS PROJECT AND ARE NOT INTENDED TO SERVE AS CONSTRUCTION DRAWINGS. CERTAIN ITEMS MAY NOT BE COMPLETELY DETAILED ON THESE DRAWINGS. SUCH ITEMS SHALL BE DESIGNED TO THE CODES AND STANDARDS AS NOTED. THE GOVERNING JURISDICTION'S STANDARDS AND REQUIREMENTS AND APPROVED VARIANCES SHALL TAKE PRECEDENT.
2. THE LOCATION OF PROPERTY LINES, EXISTING STRUCTURES, FIXTURES AND UNDERGROUND UTILITIES ARE DRAWN FROM BEST AVAILABLE SURVEYED INFORMATION. THIS DOES NOT GUARANTEE THAT THE LOCATION OF EXISTING ITEMS ARE EXACT OR COMPLETE.
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. NOTIFY THE PROJECT ENGINEER IF ANY EXISTING UTILITY STRUCTURES (VAULTS, BOXES, RIMS, CLEANOUTS, ETC.) ARE IN CONFLICT WITH THE PROPOSED GRADING OR UTILITY PLAN.
4. CONTOURS SHOWN ARE TO FINISHED GRADE.

PRELIMINARY
NOT FOR
CONSTRUCTION

COLORADO811
Know what's below. Contact 811 before you dig.

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DLR GROUP
© DLR Group

NOT FOR CONSTRUCTION

CORE ELECTRIC COOPERATIVE
Mainspring

TRINITY SUBSTATION & PEAKING FACILITY

CORE ELECTRIC COOPERATIVE / MAINSPRING ENERGY

DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT SUBMITTAL
03.24.2026
REVISIONS

37-25120-00
SITE CONTEXT MAP

C0.2

SITE CONTEXT MAP

N

0 25 50 100 150
SCALE: 1" = 50.00'

OVERALL SITE LAYOUT PLAN

SCALE: 1" = 50.00'

GENERAL NOTES

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PRELIMINARY
NOT FOR
CONSTRUCTION

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DLRGROUP
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- NOT FOR CONSTRUCTION -

CORE ELECTRIC COOPERATIVE
Mainspring

TRINITY SUBSTATION & PEAKING FACILITY

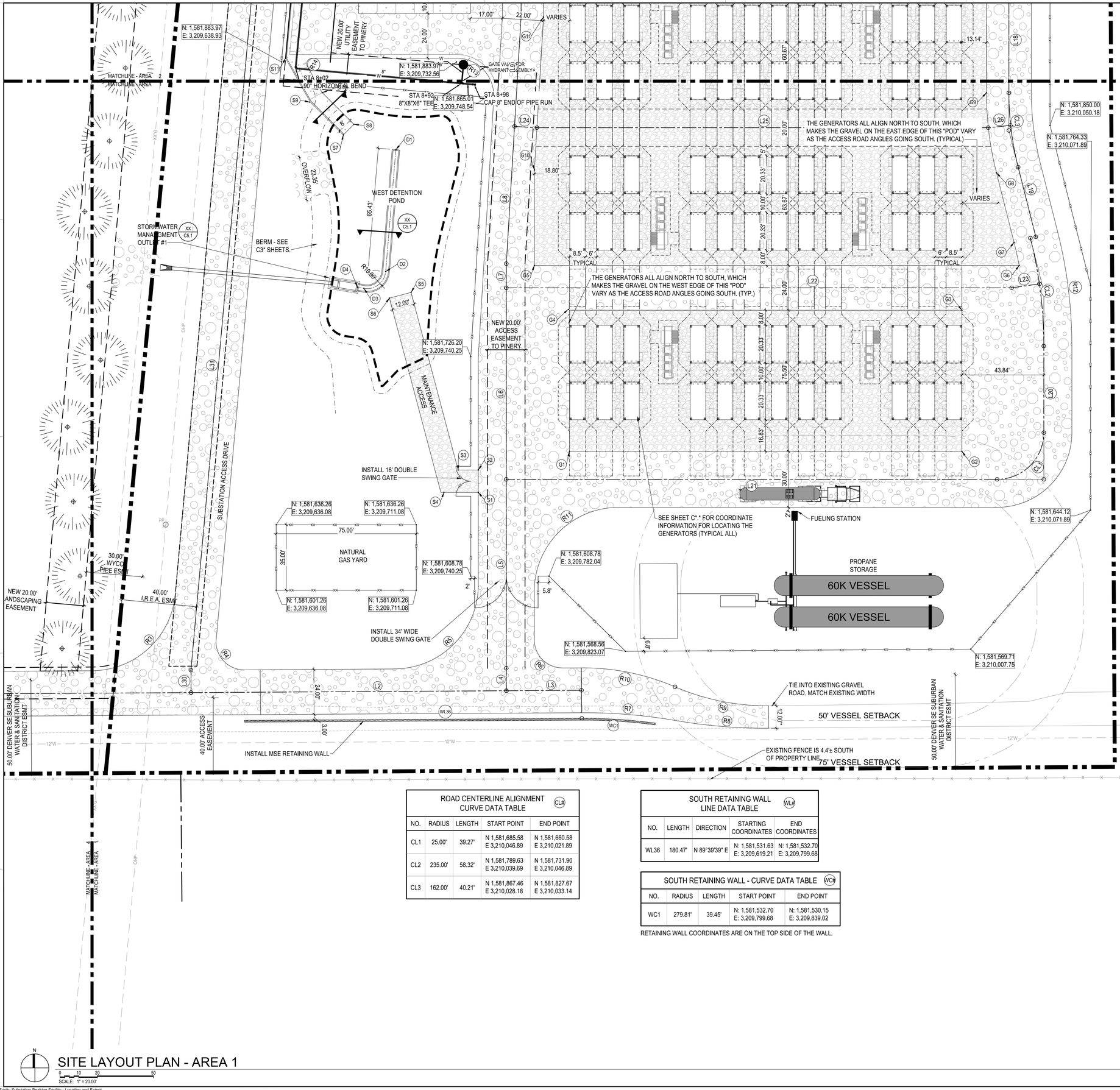
CORE ELECTRIC COOPERATIVE / MAINSPRING ENERGY

DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT SUBMITTAL
03.24.2026
REVISIONS

37-25120-00
OVERALL SITE LAYOUT PLAN

C1.0



ROAD CENTERLINE - LINE DATA TABLE (L#)

NO.	LENGTH	DIRECTION	STARTING COORDINATES	END COORDINATES
L1	530.43'	N 89°39'39" E	N 1,581,543.32 E 3,209,060.14	N 1,581,546.46 E 3,209,590.56
L2	168.76'	N 89°39'39" E	N 1,581,546.46 E 3,209,590.56	N 1,581,547.46 E 3,209,759.31
L3	40.16'	N 89°39'39" E	N 1,581,547.46 E 3,209,759.31	N 1,581,547.70 E 3,209,799.47
L4	12.00'	N 00°17'04" W	N 1,581,547.46 E 3,209,759.31	N 1,581,559.46 E 3,209,759.25
L5	101.13'	N 00°00'00" E	N 1,581,559.46 E 3,209,759.25	N 1,581,660.58 E 3,209,759.25
L6	102.50'	N 00°00'00" E	N 1,581,660.58 E 3,209,759.25	N 1,581,763.08 E 3,209,759.25
L7	12.91'	N 00°00'00" E	N 1,581,763.08 E 3,209,759.25	N 1,581,775.99 E 3,209,759.25
L8	132.34'	N 03°24'56" E	N 1,581,775.99 E 3,209,759.25	N 1,581,908.10 E 3,209,767.14
L9	132.34'	N 03°24'56" E	N 1,581,775.99 E 3,209,759.25	N 1,581,908.10 E 3,209,767.14
L19	38.48'	S 14°13'13" E	N 1,581,827.67 E 3,210,033.14	N 1,581,790.36 E 3,210,042.60
L20	46.32'	S 00°00'00" E	N 1,581,731.90 E 3,210,046.89	N 1,581,685.58 E 3,210,046.89
L21	262.64'	N 90°00'00" W	N 1,581,660.58 E 3,210,021.89	N 1,581,660.58 E 3,209,759.25
L22	270.42'	N 90°00'00" E	N 1,581,763.08 E 3,209,759.25	N 1,581,763.08 E 3,210,029.67
L23	15.00'	N 81°51'04" E	N 1,581,763.08 E 3,210,029.67	N 1,581,765.21 E 3,210,044.52
L24	12.00'	S 86°35'04" E	N 1,581,849.46 E 3,209,763.64	N 1,581,848.75 E 3,209,775.62
L25	241.57'	N 90°00'00" E	N 1,581,848.75 E 3,209,775.62	N 1,581,848.75 E 3,210,017.19
L26	12.00'	N 83°49'37" E	N 1,581,848.75 E 3,210,017.19	N 1,581,850.04 E 3,210,029.12
L30	12.00'	N 00°20'21" W	N 1,581,546.46 E 3,209,590.56	N 1,581,558.46 E 3,209,590.48
L31	552.96'	N 05°09'14" E	N 1,581,558.46 E 3,209,590.48	N 1,582,109.18 E 3,209,640.16

RADII - CURVE DATA TABLE

NO.	RADIUS	LENGTH	START POINT	END POINT (R#)
R3	45.0'	66.4'	N: 1,581,558.15 E: 3,209,537.55	N: 1,581,599.10 E: 3,209,582.10
R4	15.0'	25.0'	N: 1,581,574.97 E: 3,209,604.03	N: 1,581,558.63 E: 3,209,619.05
R5	45.0'	70.4'	N: 1,581,559.10 E: 3,209,699.52	N: 1,581,604.10 E: 3,209,744.25
R6	15.0'	24.5'	N: 1,581,559.64 E: 3,209,789.34	N: 1,581,575.50 E: 3,209,774.25
R7	284.5'	50.4'	N: 1,581,535.70 E: 3,209,799.66	N: 1,581,531.52 E: 3,209,849.79
R8	282.5'	50.3'	N: 1,581,531.55 E: 3,209,849.66	N: 1,581,527.38 E: 3,209,899.70
R9	125.0'	51.5'	N: 1,581,539.38 E: 3,209,899.62	N: 1,581,549.54 E: 3,209,849.51
R10	125.0'	51.5'	N: 1,581,549.54 E: 3,209,849.51	N: 1,581,559.69 E: 3,209,799.40
R11	45.4'	75.5'	N: 1,581,600.58 E: 3,209,774.25	N: 1,581,645.58 E: 3,209,824.00
R12	250.0'	62.0'	N: 1,581,793.31 E: 3,210,054.23	N: 1,581,731.90 E: 3,210,061.89

ROAD CENTERLINE ALIGNMENT CURVE DATA TABLE (CL#)

NO.	RADIUS	LENGTH	START POINT	END POINT
CL1	25.00'	39.27'	N 1,581,685.58 E 3,210,046.89	N 1,581,660.58 E 3,210,021.89
CL2	235.00'	58.32'	N 1,581,789.63 E 3,210,039.69	N 1,581,731.90 E 3,210,046.89
CL3	162.00'	40.21'	N 1,581,867.46 E 3,210,028.18	N 1,581,827.67 E 3,210,033.14

SOUTH RETAINING WALL LINE DATA TABLE (WL#)

NO.	LENGTH	DIRECTION	STARTING COORDINATES	END COORDINATES
WL36	180.47'	N 89°39'39" E	N: 1,581,531.63 E: 3,209,619.21	N: 1,581,532.70 E: 3,209,799.68

SOUTH RETAINING WALL - CURVE DATA TABLE (WC#)

NO.	RADIUS	LENGTH	START POINT	END POINT
WC1	279.81'	39.45'	N: 1,581,532.70 E: 3,209,799.68	N: 1,581,530.15 E: 3,209,839.02

RETAINING WALL COORDINATES ARE ON THE TOP SIDE OF THE WALL.

SITE LAYOUT PLAN NOTES

1. BUILDING AND PERPENDICULAR DRIVES AND WALKS TO THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.
2. DIMENSIONS SHOWN TO THE BUILDING ARE TO THE EXTERIOR FACE OF EXTERIOR MASONRY O PRECAST.
3. DIMENSIONS SHOWN TO CURBS ARE TO THE BACK OF CURBS. DIMENSIONS SHOWN TO THICKENED EDGE CURBS ARE TO FACE OF THICKENED EDGE.
4. FIELD VERIFY DIMENSIONS SHOWN WITH AN ASTERISK (*). CONTACT ARCHITECT/ ENGINEER IF ACTUAL DIMENSIONS DIFFER SIGNIFICANTLY FROM THAT SHOWN.
5. CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR REVIEW PRIOR TO CONCRETE INSTALLATION.
6. CONSTRUCT ALL PAVEMENTS TO CONFORM WITH CORRECT LINES AND FINISHED GRADES AS INDICATED ON THE DRAWINGS. NO PONDING OF WATER WILL BE ALLOWED.

SITE LAYOUT PLAN LEGEND

- 5" CONC SIDEWALK (1A C5.1)
- 6" GRAVEL
- 6" CONC PAVEMENT (1A C5.1)
- 8" GRAVEL W/ GEOGRID
- 8" CONC PAVEMENT (1A C5.1)
- COMBINATION CURB & GUTTER (1A C5.1)
- CONC THICKENED EDGE CURB (1A C5.1) AND (1A C5.1)
- (AP) ADA ACCESSIBLE PAINT STRIPING (1A C5.1)
- (CR X) ACCESSIBLE CURB RAMP, X = WIDTH (1A C5.1)

SHEET COORDINATE TABLE

6" GENERATOR GRAVEL LIMITS (G#)

G1	N: 1,581,675.58 E: 3,209,793.05
G2	N: 1,581,675.58 E: 3,210,003.05
G3	N: 1,581,751.08 E: 3,210,003.05
G4	N: 1,581,751.50 E: 3,209,792.50
G5	N: 1,581,775.08 E: 3,209,774.25
G6	N: 1,581,775.08 E: 3,210,033.73
G7	N: 1,581,787.42 E: 3,210,030.97
G8	N: 1,581,824.72 E: 3,210,021.51
G9	N: 1,581,867.46 E: 3,210,016.18
G10	N: 1,581,826.15 E: 3,209,774.25

SITE LAYOUT COORDINATES (S#)

S1	N: 1,581,653.58 E: 3,209,744.25
S2	N: 1,581,665.58 E: 3,209,744.25
S3	N: 1,581,665.58 E: 3,209,733.45
S4	N: 1,581,653.58 E: 3,209,725.89
S5	N: 1,581,760.65 E: 3,209,708.27
S6	N: 1,581,757.58 E: 3,209,696.67
S7	N: 1,581,844.92 E: 3,209,672.05
S8	N: 1,581,850.57 E: 3,209,677.70
S9	N: 1,581,862.48 E: 3,209,654.05
S10	N: 1,581,867.54 E: 3,209,660.73

DRAINAGE LAYOUT COORDINATES (D#)

D1	N: 1,581,837.01 E: 3,209,700.14
D2	N: 1,581,771.81 E: 3,209,694.69
D3	N: 1,581,762.78 E: 3,209,683.08
D4	N: 1,581,763.36 E: 3,209,679.57

PRELIMINARY
NOT FOR CONSTRUCTION

COLORADO 811
Know what's below. Contact 811 before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

DLR GROUP
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DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT SUBMITTAL
03.24.2026
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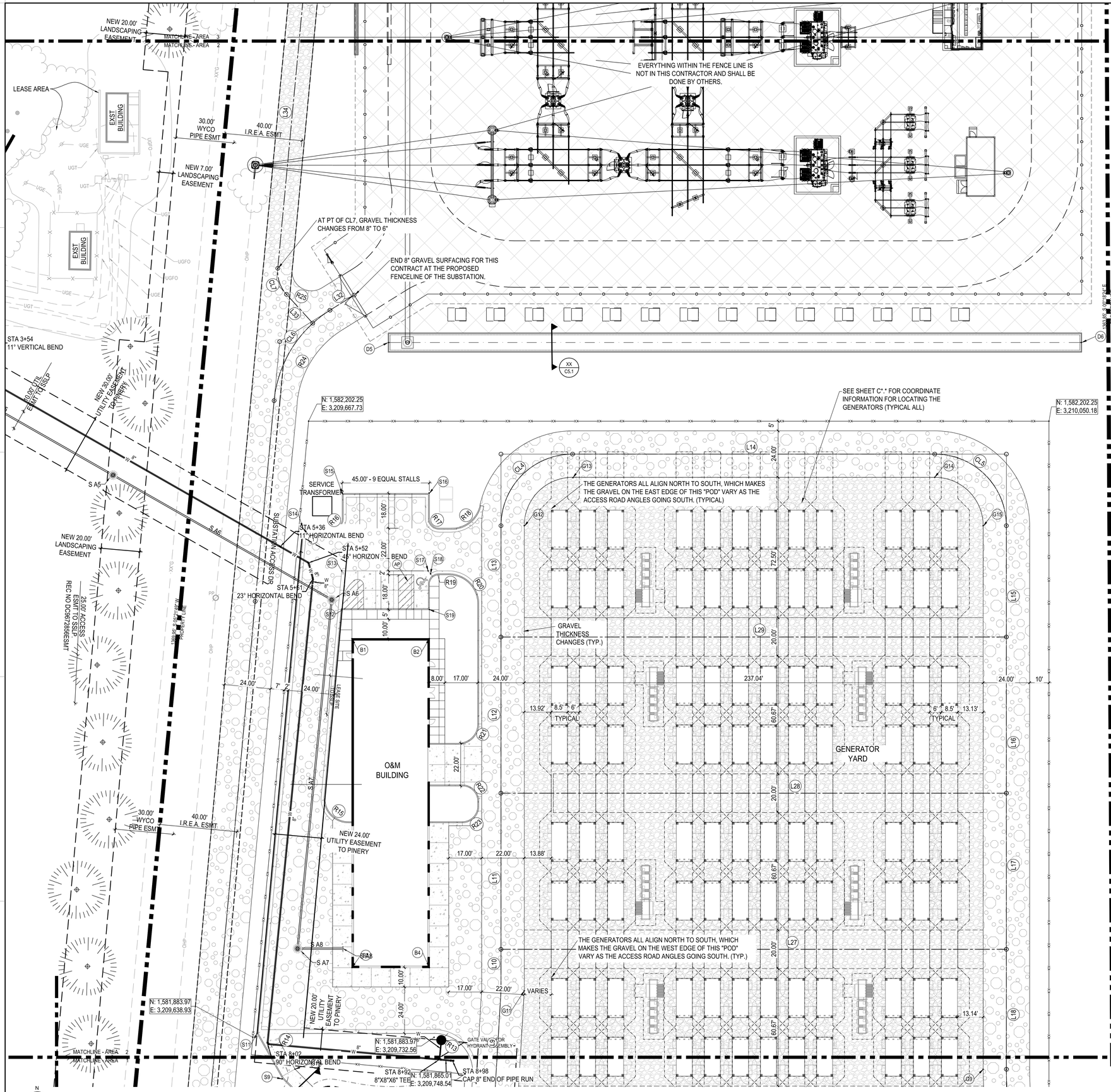
37-25120-00
SITE LAYOUT PLAN - AREA 1

C1.1



ROAD CENTERLINE ALIGNMENT CURVE DATA TABLE (CL#)

NO.	RADIUS	LENGTH	START POINT	END POINT
CL4	37.00'	58.12'	N 1,582,148.25 E 3,209,767.14	N 1,582,185.25 E 3,209,804.14
CL5	37.00'	58.12'	N 1,582,185.25 E 3,209,991.18	N 1,582,148.25 E 3,210,028.18
CL6	62.00'	56.93'	N 1,582,212.81 E 3,209,649.92	N 1,582,259.57 E 3,209,678.78
CL7	17.50'	14.57'	N 1,582,267.77 E 3,209,656.31	N 1,582,281.19 E 3,209,651.82

ROAD CENTERLINE - LINE DATA TABLE (L#)

NO.	LENGTH	DIRECTION	STARTING COORDINATES	END COORDINATES
L9	132.34'	N 03°24'56" E	N 1,581,775.99 E 3,209,759.25	N 1,581,908.10 E 3,209,767.14
L10	21.31'	N 00°00'00" E	N 1,581,908.10 E 3,209,767.14	N 1,581,929.42 E 3,209,767.14
L11	80.67'	N 00°00'00" E	N 1,581,929.42 E 3,209,767.14	N 1,582,010.08 E 3,209,767.14
L12	80.67'	N 00°00'00" E	N 1,582,010.08 E 3,209,767.14	N 1,582,090.75 E 3,209,767.14
L13	57.50'	N 00°00'00" E	N 1,582,090.75 E 3,209,767.14	N 1,582,148.25 E 3,209,767.14
L14	187.04'	N 90°00'00" E	N 1,582,185.25 E 3,209,804.14	N 1,582,185.25 E 3,209,991.18
L15	57.50'	S 00°00'00" E	N 1,582,148.25 E 3,210,028.18	N 1,582,090.75 E 3,210,028.18
L16	80.67'	S 00°00'00" E	N 1,582,090.75 E 3,210,028.18	N 1,582,010.08 E 3,210,028.18
L17	80.67'	S 00°00'00" E	N 1,582,010.08 E 3,210,028.18	N 1,581,929.42 E 3,210,028.18
L18	61.96'	S 00°00'00" E	N 1,581,929.42 E 3,210,028.18	N 1,581,867.46 E 3,210,028.18
L19	38.48'	S 14°13'13" E	N 1,581,827.67 E 3,210,033.14	N 1,581,790.36 E 3,210,042.60
L27	261.04'	N 90°00'00" E	N 1,581,929.42 E 3,209,767.14	N 1,581,929.42 E 3,210,028.18
L28	261.04'	N 90°00'00" E	N 1,582,010.08 E 3,209,767.14	N 1,582,010.08 E 3,210,028.18
L29	261.04'	N 90°00'00" E	N 1,582,090.75 E 3,209,767.14	N 1,582,090.75 E 3,210,028.18
L30	12.00'	N 00°20'21" W	N 1,581,546.46 E 3,209,590.56	N 1,581,558.46 E 3,209,590.48
L31	552.96'	N 05°09'14" E	N 1,581,558.46 E 3,209,590.48	N 1,582,109.18 E 3,209,640.16
L32	14.72'	N 57°59'18" E	N 1,582,259.57 E 3,209,678.78	N 1,582,267.37 E 3,209,691.26
L33	20.20'	N 42°19'13" W	N 1,582,252.84 E 3,209,669.90	N 1,582,267.77 E 3,209,656.31
L34	212.97'	N 05°21'58" E	N 1,582,281.19 E 3,209,651.82	N 1,582,493.22 E 3,209,671.74
L35	90.70'	N 38°51'32" E	N 1,582,519.92 E 3,209,682.59	N 1,582,590.55 E 3,209,739.49

RADII - CURVE DATA TABLE (R#)

NO.	RADIUS	LENGTH	START POINT	END POINT
R13	20.0'	32.6'	N: 1,581,864.78 E: 3,209,752.53	N: 1,581,885.97 E: 3,209,732.56
R14	3.0'	6.3'	N: 1,581,885.97 E: 3,209,655.45	N: 1,581,881.49 E: 3,209,652.84
R15	12.0'	19.9'	N: 1,582,008.38 E: 3,209,676.29	N: 1,581,995.30 E: 3,209,688.24
R16	5.0'	7.9'	N: 1,582,146.92 E: 3,209,680.14	N: 1,582,151.92 E: 3,209,685.14
R17	5.0'	7.9'	N: 1,582,151.92 E: 3,209,730.14	N: 1,582,146.92 E: 3,209,735.14
R18	15.0'	20.3'	N: 1,582,146.92 E: 3,209,741.61	N: 1,582,158.72 E: 3,209,756.27
R19	5.0'	7.9'	N: 1,582,117.92 E: 3,209,730.14	N: 1,582,122.92 E: 3,209,735.14
R20	15.0'	23.6'	N: 1,582,122.92 E: 3,209,740.14	N: 1,582,107.92 E: 3,209,755.14
R21	10.0'	15.2'	N: 1,582,045.86 E: 3,209,755.14	N: 1,582,035.87 E: 3,209,745.69
R22	8.0'	12.6'	N: 1,582,013.86 E: 3,209,747.14	N: 1,582,005.86 E: 3,209,755.14
R23	8.0'	12.6'	N: 1,582,003.30 E: 3,209,755.14	N: 1,581,995.30 E: 3,209,747.14
R24	50.0'	45.9'	N: 1,582,211.68 E: 3,209,661.87	N: 1,582,249.39 E: 3,209,685.14
R25	10.0'	22.2'	N: 1,582,271.07 E: 3,209,674.55	N: 1,582,280.49 E: 3,209,659.29

SITE LAYOUT PLAN NOTES

1. BUILDING AND PERPENDICULAR DRIVES AND WALKS TO THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.
2. DIMENSIONS SHOWN TO THE BUILDING ARE TO THE EXTERIOR FACE OF EXTERIOR MASONRY O PRECAST.
3. DIMENSIONS SHOWN TO CURBS ARE TO THE BACK OF CURBS. DIMENSIONS SHOWN TO THICKENED EDGE CURBS ARE TO FACE OF THICKENED EDGE.
4. FIELD VERIFY DIMENSIONS SHOWN WITH AN ASTERISK (*). CONTACT ARCHITECT/ ENGINEER IF ACTUAL DIMENSIONS DIFFER SIGNIFICANTLY FROM THAT SHOWN.
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SITE LAYOUT PLAN LEGEND

- 5" CONC SIDEWALK — 1A C5.1
- 6" CONC PAVEMENT — 1A C5.1
- 8" CONC PAVEMENT — 1A C5.1
- COMBINATION CURB & GUTTER — 1A C5.1
- CONC THICKENED EDGE CURB — 1A C5.1 AND 1A C5.1
- (AP) ADA ACCESSIBLE PAINT STRIPING — 1A C5.1
- (CR) X ACCESSIBLE CURB RAMP, X = WIDTH — 1A C5.1
- 6" GRAVEL
- 8" GRAVEL W/ GEOGRID

SHEET COORDINATE TABLE

6" GENERATOR GRAVEL LIMITS (G#)

G11	N: 1,581,907.99 E: 3,209,779.14
G12	N: 1,582,148.25 E: 3,209,779.14
G13	N: 1,582,173.05 E: 3,209,804.29
G14	N: 1,582,173.25 E: 3,209,991.18
G15	N: 1,582,148.25 E: 3,210,016.18

SITE LAYOUT COORDINATES (S#)

S1	N: 1,581,885.97 E: 3,209,641.12
S2	N: 1,582,104.92 E: 3,209,685.03
S3	N: 1,582,124.92 E: 3,209,684.83
S4	N: 1,582,146.92 E: 3,209,664.73
S5	N: 1,582,165.11 E: 3,209,684.98
S6	N: 1,582,165.11 E: 3,209,729.98
S7	N: 1,582,124.92 E: 3,209,729.48
S8	N: 1,582,123.36 E: 3,209,730.74
S9	N: 1,582,104.92 E: 3,209,730.14

DRAINAGE LAYOUT COORDINATES (D#)

D5	N: 1,582,242.87 E: 3,209,709.17
D6	N: 1,582,242.87 E: 3,210,066.80

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CORE ELECTRIC COOPERATIVE
Mainspring

TRINITY SUBSTATION & PEAKING FACILITY

CORE ELECTRIC COOPERATIVE / MAINSPRING ENERGY

DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT SUBMITTAL
03.24.2026
REVISIONS

37-25120-00
SITE LAYOUT PLAN - AREA 2

C1.2

SITE LAYOUT PLAN - AREA 2

SCALE: 1" = 20.00'

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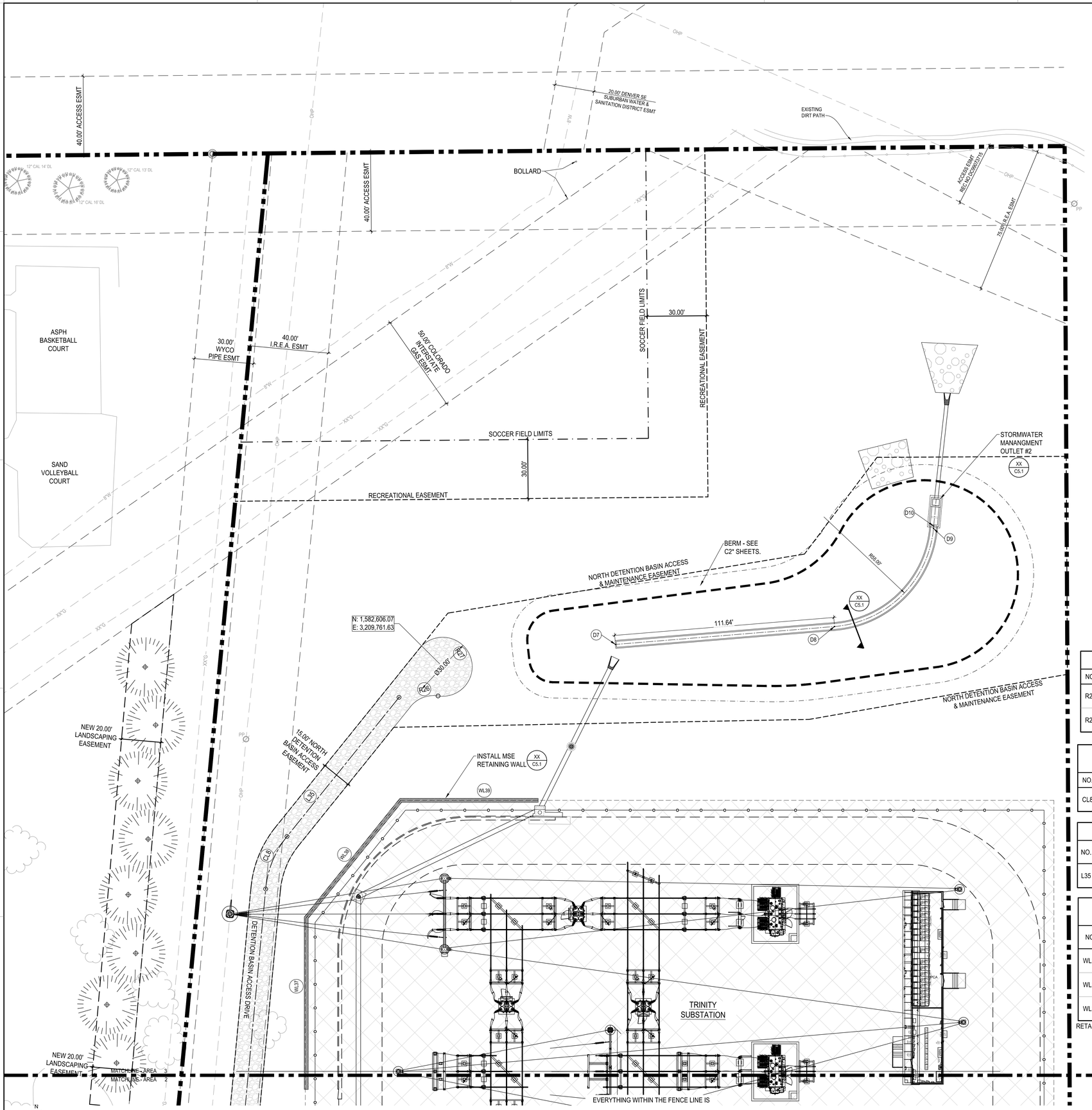
Mar 24, 2026 2:51pm - rbayless



SITE LAYOUT PLAN - AREA 3

SCALE: 1" = 20.00'

SITE LAYOUT PLAN NOTES

1. BUILDING AND PERPENDICULAR DRIVES AND WALKS TO THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.
2. DIMENSIONS SHOWN TO THE BUILDING ARE TO THE EXTERIOR FACE OF EXTERIOR MASONRY O PRECAST.
3. DIMENSIONS SHOWN TO CURBS ARE TO THE BACK OF CURBS. DIMENSIONS SHOWN TO THICKENED EDGE CURBS ARE TO FACE OF THICKENED EDGE.
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SITE LAYOUT PLAN LEGEND

- 5" CONC SIDEWALK — 1A C5.1
- 6" GRAVEL
- 6" CONC PAVEMENT — 1A C5.1
- 8" GRAVEL W/ GEOGRID
- 8" CONC PAVEMENT — 1A C5.1
- COMBINATION CURB & GUTTER — 1A C5.1
- CONC THICKENED EDGE CURB — 1A C5.1 AND 1A C5.1
- (AP) ADA ACCESSIBLE PAINT STRIPING — 1A C5.1
- (CR)X ACCESSIBLE CURB RAMP, X = WIDTH — 1A C5.1

SHEET COORDINATE TABLE

DRAINAGE LAYOUT COORDINATES (D#)

D7	N: 1,582,617.42 E: 3,209,849.40
D8	N: 1,582,626.53 E: 3,209,960.67
D9	N: 1,582,676.32 E: 3,210,010.96
D10	N: 1,582,677.50 E: 3,210,011.07

RADII - CURVE DATA TABLE (R#)

NO.	RADIUS	LENGTH	START POINT	END POINT
R26	15.0'	15.7'	N: 1,582,585.84 E: 3,209,745.33	N: 1,582,591.25 E: 3,209,759.32
R27	15.0'	62.8'	N: 1,582,591.25 E: 3,209,759.32	N: 1,582,615.48 E: 3,209,749.95

ROAD CENTERLINE ALIGNMENT CURVE DATA TABLE (CL#)

NO.	RADIUS	LENGTH	START POINT	END POINT
CL8	50.00'	29.23'	N 1,582,493.22 E 3,209,671.74	N 1,582,519.92 E 3,209,682.59

ROAD CENTERLINE - LINE DATA TABLE (L#)

NO.	LENGTH	DIRECTION	STARTING COORDINATES	END COORDINATES
L35	90.70'	N 38°51'32" E	N 1,582,519.92 E 3,209,682.59	N 1,582,590.55 E 3,209,739.49

NORTH RETAINING WALL LINE DATA TABLE (WL#)

NO.	LENGTH	DIRECTION	STARTING COORDINATES	END COORDINATES
WL37	87.56'	N 00°00'02" E	N: 1,582,391.42 E: 3,209,691.34	N: 1,582,478.98 E: 3,209,691.34
WL38	77.36'	N 38°51'32" E	N: 1,582,478.98 E: 3,209,691.34	N: 1,582,539.22 E: 3,209,739.88
WL39	70.28'	S 89°59'58" E	N: 1,582,539.22 E: 3,209,739.88	N: 1,582,539.22 E: 3,209,810.16

RETAINING WALL COORDINATES ARE ON THE TOP SIDE OF THE WALL.

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DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT SUBMITTAL

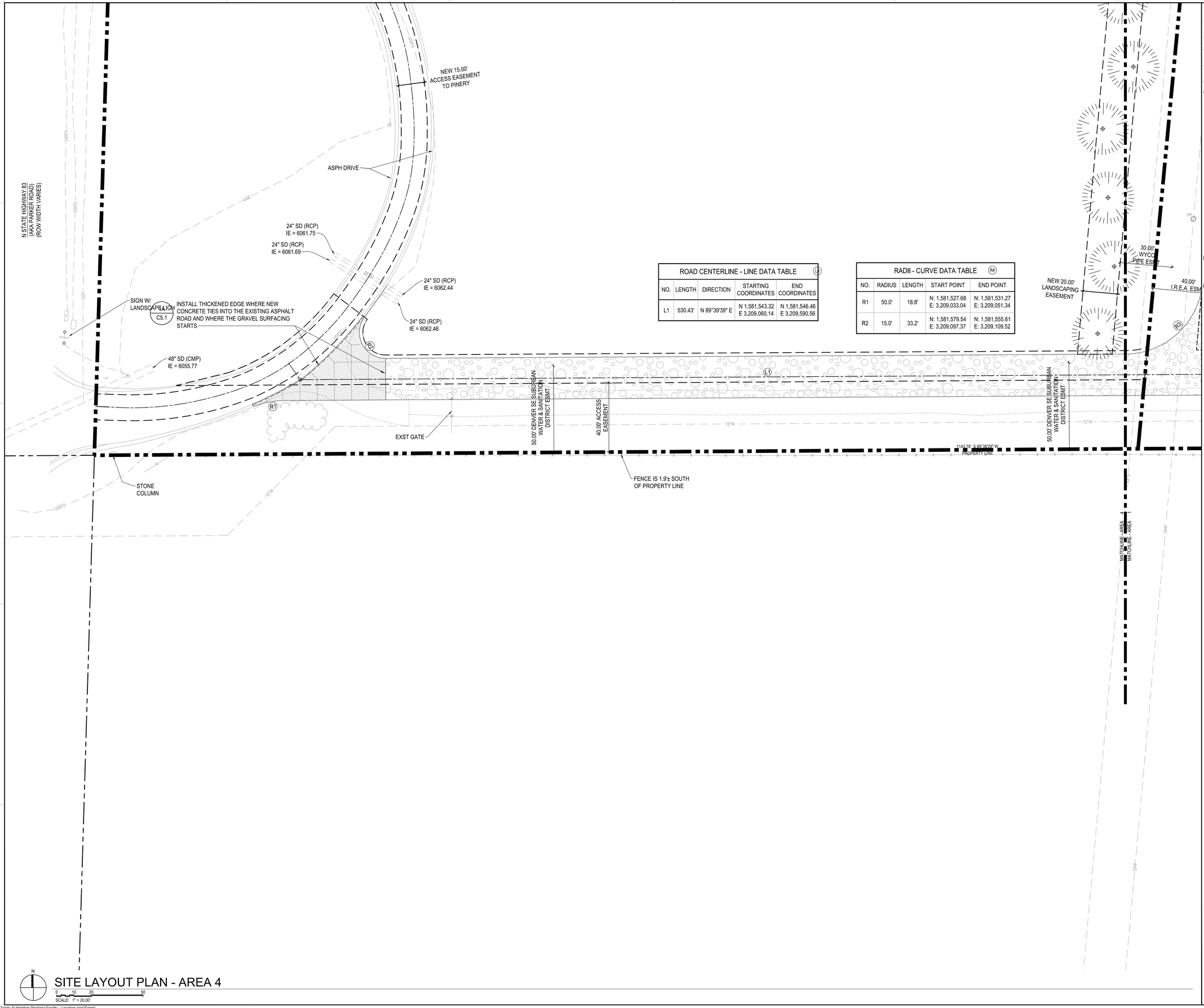
03.24.2026

REVISIONS

37-25120-00

SITE LAYOUT PLAN - AREA 3

C1.3



ROAD CENTERLINE - LINE DATA TABLE (L#)				
NO.	LENGTH	DIRECTION	STARTING COORDINATES	END COORDINATES
L1	530.43'	N 89°39'39" E	N 1,581,543.32 E 3,209,060.14	N 1,581,546.46 E 3,209,590.56

RADII - CURVE DATA TABLE (R#)				
NO.	RADIUS	LENGTH	START POINT	END POINT
R1	50.0'	18.8'	N: 1,581,527.68 E: 3,209,033.04	N: 1,581,531.27 E: 3,209,051.34
R2	15.0'	33.2'	N: 1,581,579.54 E: 3,209,097.37	N: 1,581,555.61 E: 3,209,109.52

SITE LAYOUT PLAN NOTES

1. BUILDING AND PERPENDICULAR DRIVES AND WALKS TO THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.
2. DIMENSIONS SHOWN TO THE BUILDING ARE TO THE EXTERIOR FACE OF EXTERIOR MASONRY O PRECAST.
3. DIMENSIONS SHOWN TO CURBS ARE TO THE BACK OF CURBS. DIMENSIONS SHOWN TO THICKENED EDGE CURBS ARE TO FACE OF THICKENED EDGE.
4. FIELD VERIFY DIMENSIONS SHOWN WITH AN ASTERISK (*). CONTACT ARCHITECT/ ENGINEER IF ACTUAL DIMENSIONS DIFFER SIGNIFICANTLY FROM THAT SHOWN.
5. CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR REVIEW PRIOR TO CONCRETE INSTALLATION.
6. CONSTRUCT ALL PAVEMENTS TO CONFORM WITH CORRECT LINES AND FINISHED GRADES AS INDICATED ON THE DRAWINGS. NO PONDING OF WATER WILL BE ALLOWED.

SITE LAYOUT PLAN LEGEND

- 5" CONC SIDEWALK (1A C5.1)
- 6" GRAVEL
- 6" CONC PAVEMENT (1A C5.1)
- 8" GRAVEL W/ GEOGRID
- 8" CONC PAVEMENT (1A C5.1)
- COMBINATION CURB & GUTTER (1A C5.1)
- CONC THICKENED EDGE CURB (1A C5.1) AND (1A C5.1)
- (AP) ADA ACCESSIBLE PAINT STRIPING (1A C5.1)
- (CR X) ACCESSIBLE CURB RAMP, X = WIDTH (1A C5.1)

SHEET COORDINATE TABLE

N

SCALE: 1" = 20.00'

SITE LAYOUT PLAN - AREA 4

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37-25120-00
SITE LAYOUT PLAN - AREA 4

C1.4

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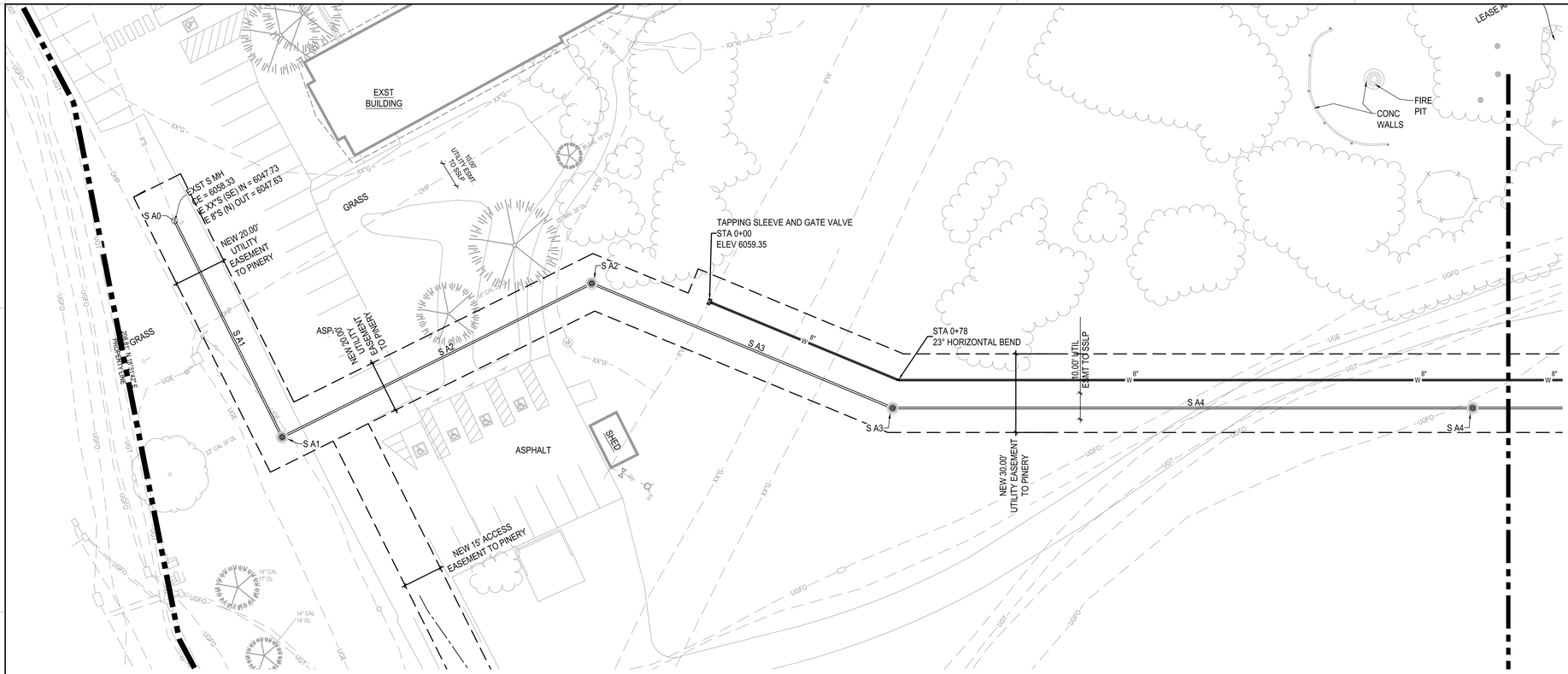
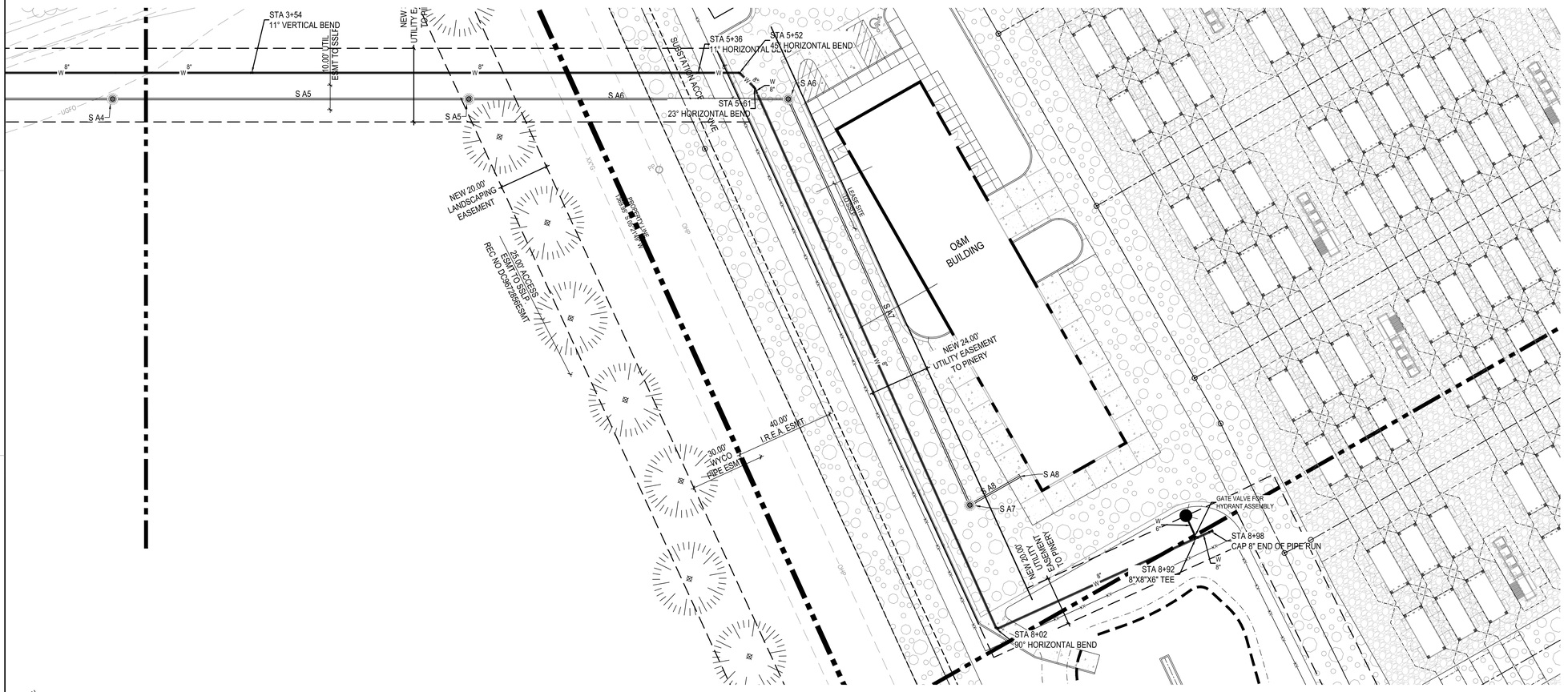
Mar 24, 2026 2:54pm - RoyAlvis



SITE LAYOUT PLAN - AREA 5

SCALE: 1" = 20.00'



SITE LAYOUT PLAN - AREA 6

SCALE: 1" = 20.00'

SITE LAYOUT PLAN NOTES

1. BUILDING AND PERPENDICULAR DRIVES AND WALKS TO THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.
2. DIMENSIONS SHOWN TO THE BUILDING ARE TO THE EXTERIOR FACE OF EXTERIOR MASONRY O PRECAST.
3. DIMENSIONS SHOWN TO CURBS ARE TO THE BACK OF CURBS. DIMENSIONS SHOWN TO THICKENED EDGE CURBS ARE TO FACE OF THICKENED EDGE.
4. FIELD VERIFY DIMENSIONS SHOWN WITH AN ASTERISK (*). CONTACT ARCHITECT/ ENGINEER IF ACTUAL DIMENSIONS DIFFER SIGNIFICANTLY FROM THAT SHOWN.
5. CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR REVIEW PRIOR TO CONCRETE INSTALLATION.
6. CONSTRUCT ALL PAVEMENTS TO CONFORM WITH CORRECT LINES AND FINISHED GRADES AS INDICATED ON THE DRAWINGS. NO PONDING OF WATER WILL BE ALLOWED.

SITE LAYOUT PLAN LEGEND

- 5" CONC SIDEWALK — 1A C5.1
- 6" GRAVEL
- 6" CONC PAVEMENT — 1A C5.1
- 8" GRAVEL W/ GEOGRID
- 8" CONC PAVEMENT — 1A C5.1
- COMBINATION CURB & GUTTER — 1A C5.1
- CONC THICKENED EDGE CURB — 1A C5.1 AND 1A C5.1
- (AP) ADA ACCESSIBLE PAINT STRIPING — 1A C5.1
- (CR) X ACCESSIBLE CURB RAMP, X = WIDTH — 1A C5.1

SHEET COORDINATE TABLE

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37-25120-00
SITE LAYOUT PLAN - AREAS 4 & 5

C1.5

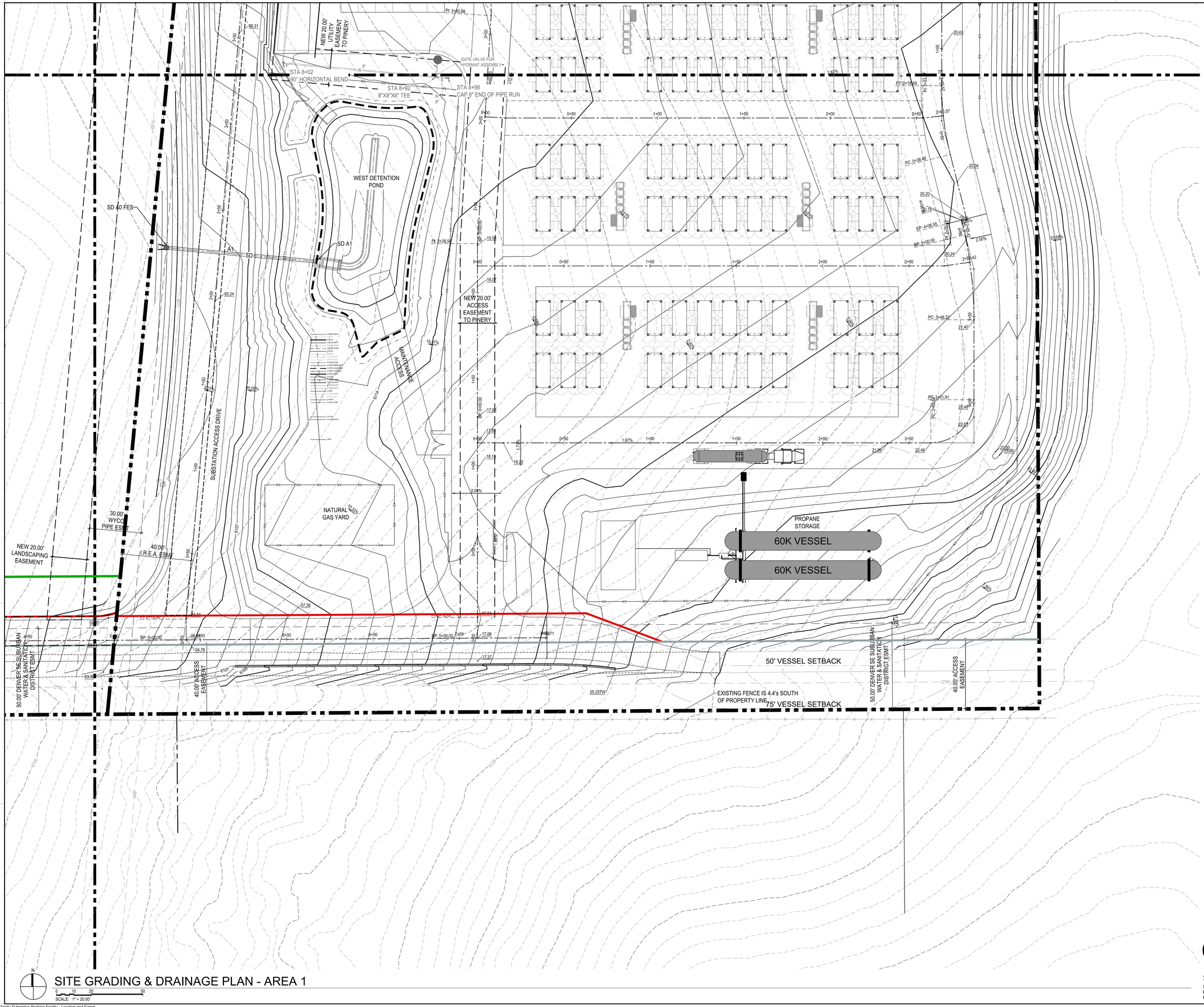
OVERALL SITE GRADING & DRAINAGE PLAN

N

0 10 20 40 100

SCALE: 1" = 40.00'

A
B
C
D
E
F
1
2
3
4
5
75.00' LREA ESMT
ACCESS ESMT REC NO DC9967375
20.00' DENVER SE SUBURBAN WATER & SANITATION DISTRICT ESMT
SD C0 FES
SD C1
SD B0 FES
SD B1 MH
SD B2 CI
SD B3 MH
SD B4 AT
BOLLARD
40.00' ACCESS ESMT
30.00' WYCO PIPE ESMT
ASPH BASKETBALL COURT
SAND VOLLEYBALL COURT
LEASE AREA
EXST B LDING
ELEC 3UIP
EXST BUILDING
FIRE PIT
CONC WALLS
O&M BUILDING
SD A1
SD A0 FES
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE



N

SITE GRADING & DRAINAGE PLAN - AREA 1

0 10 20 50

SCALE: 1" = 20.00'

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37-25120-00

SITE GRADING & DRAINAGE PLAN - AREA 1

C2.1

P:\DEN\37-25120-00\Dwg\Civil\tw_Xrd_grd1.dwg
Mar 24, 2026 - 2:29pm - tayres



SITE GRADING & DRAINAGE PLAN - AREA 2

SCALE: 1" = 20.00'

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03.24.2026
REVISIONS

37-25120-00
SITE GRADING & DRAINAGE PLAN - AREA 2

C2.2

P:\PZEN\37\25120\00\Dwg\Civil\Site_Plan_grdrl.dwg
Mar 24, 2026 2:26pm - Rayless

SITE GRADING & DRAINAGE PLAN - AREA 3

SCALE: 1" = 20.00'

0 10 20 50

N

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REVISIONS

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SITE GRADING & DRAINAGE PLAN - AREA 3

C2.3

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N

SCALE: 1" = 20.00'

SITE GRADING & DRAINAGE PLAN - AREA 4

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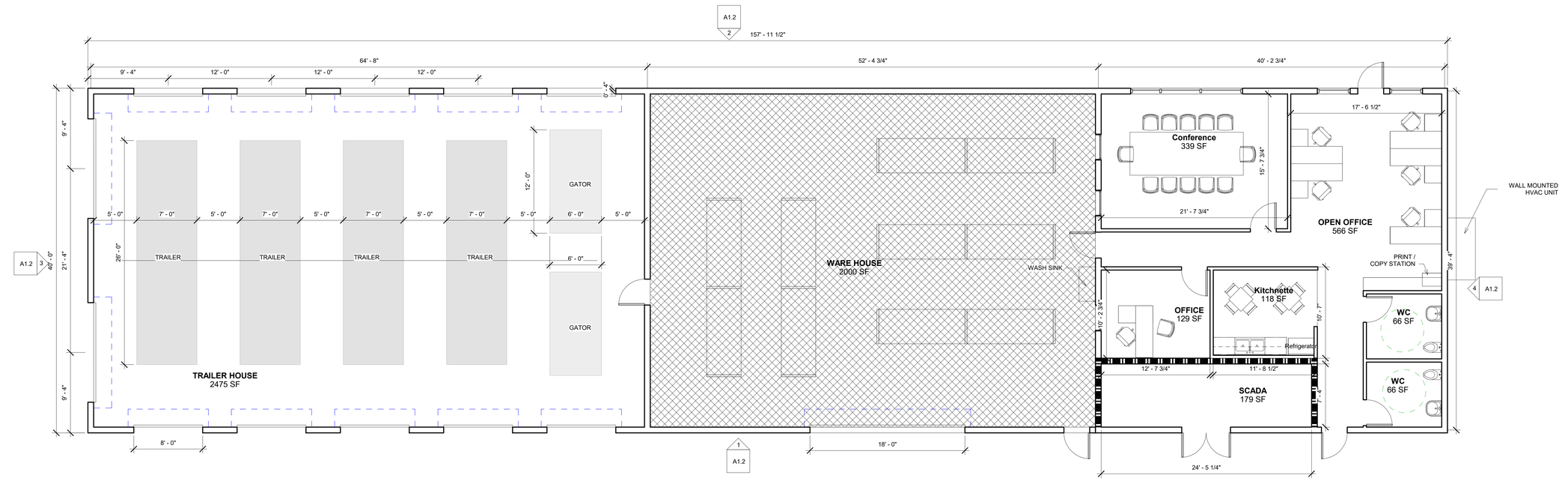
AND EXTENT
SUBMITTAL
03.24.2026
REVISIONS

37-25120-00
SITE GRADING &
DRAINAGE PLAN
- AREA 4

C2.4

P:\DEN\37-25120-00\Dwg\Civil\04_Plot_sg01.dwg
Mar 24, 2026 2:27pm - RayMen

OPERATIONS & MAINTENANCE (O&M) BUILDING PLAN IS FOR BIDDING PURPOSES ONLY AND IS NOT INCLUDED IN SCOPE. ARCHITECTURE AND ENGINEERING OF O&M BUILDING IS PER CONTRACTOR.



OPERATIONS & MAINTENANCE BUILDING PLAN

SCALE: 3/16" = 1'-0"

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LOCATION AND EXTENT SUBMITTAL

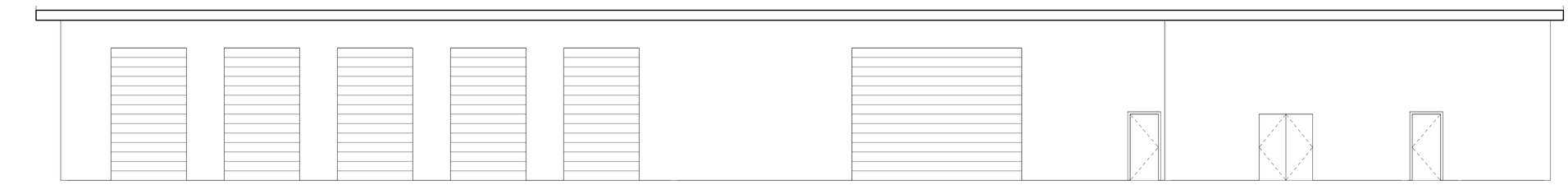
03.24.2026

REVISIONS

37-25120-00

O&M BUILDING SCHEMATIC FLOOR PLAN

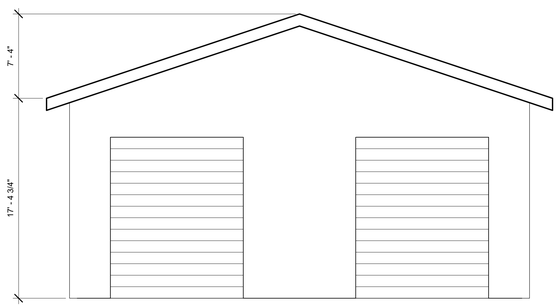
A1.1



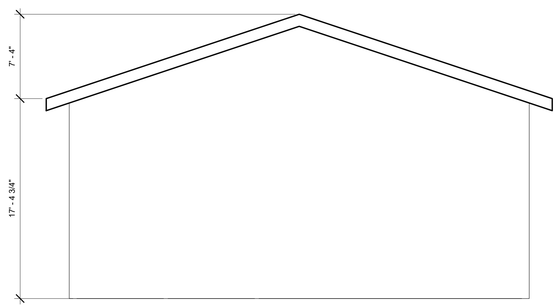
1 A1.2 EAST ELEVATION
SCALE 3/16" = 1'-0"



2 A1.2 WEST ELEVATION
SCALE 3/16" = 1'-0"



3 A1.2 SOUTH ELEVATION
SCALE 3/16" = 1'-0"



4 A1.2 NORTH ELEVATION
SCALE 3/16" = 1'-0"

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03.24.2026
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37-25120-00
O&M BUILDING SCHEMATIC BUILDING ELEVATIONS

A1.2

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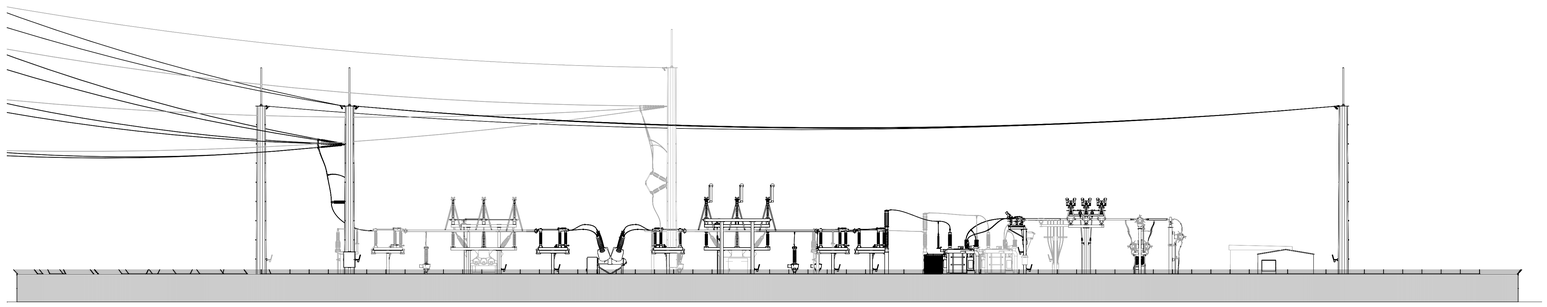
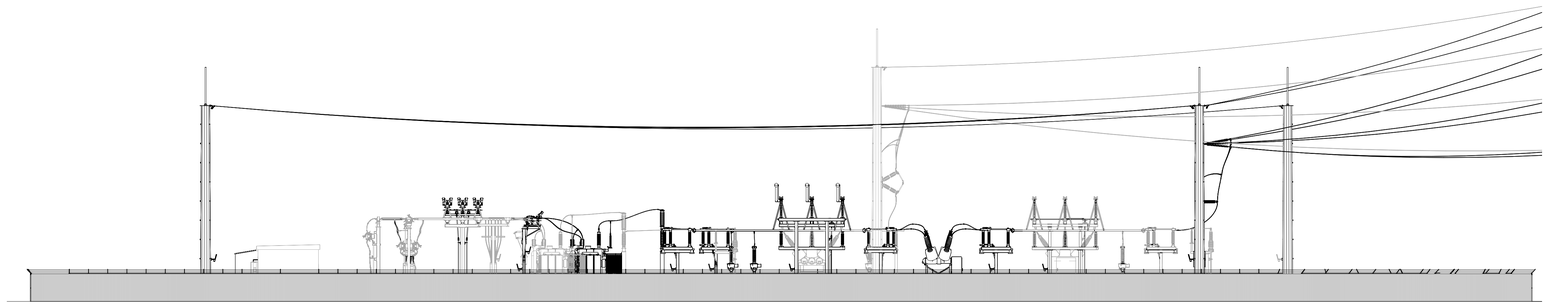
Mar 24, 2026 3:05pm — Rayvies



SECTION V-V
SCALE: 1/16" = 1'-0"
LOOKING NORTH



SECTION W-W
SCALE: 1/16" = 1'-0"
LOOKING SOUTH

PRELIMINARY
NOT FOR CONSTRUCTION

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	PHYSICAL REVIEW	MAK	BMS	JBA	03/04/26

DRAWN MAK
DESIGNED MAK
CHECKED BMS
APPROVED JBA
PROJECT 2512.326
DATE 03/04/26

TRINITY (326)
115-12.47KV SUBSTATION
SECTIONS V-V & W-W

SCALE	DRAWING NUMBER	REV
1/16" = 1'-0"	E03F	A

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03.24.2026
REVISIONS

37-25120-00
TRINITY SUBSTATION SECTIONS

E03F

S:\00Clients\CORE\2512 - Trinity Substation\01DWGS\02-Working Dwgs\BIM\TRINITY SUBSTATION - V6.rvt

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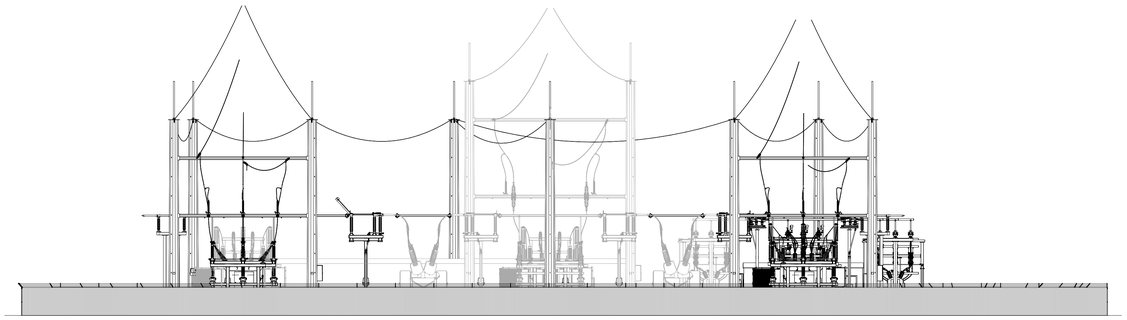
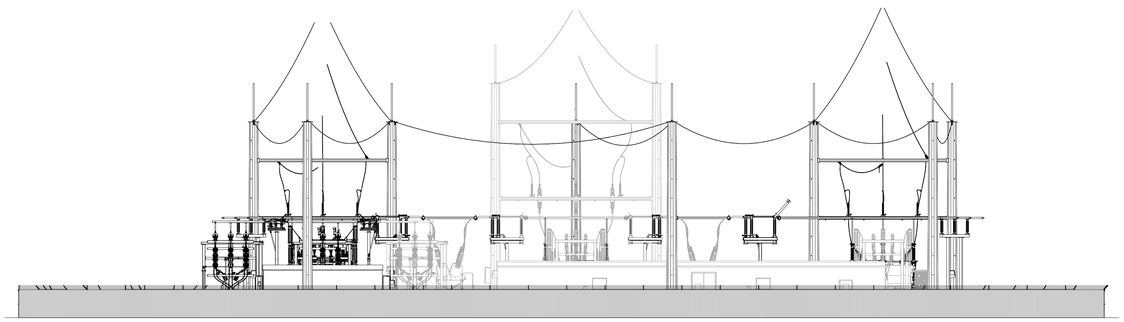
Mar 24, 2026 3:09pm - ReyAlex



SECTION X-X
SCALE: 1/16" = 1'-0"
LOOKING EAST



SECTION Y-Y
SCALE: 1/16" = 1'-0"
LOOKING WEST

PRELIMINARY
NOT FOR CONSTRUCTION

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	PHYSICAL REVIEW	MAK	BMS	JBA	03/04/26

DRAWN MAK
DESIGNED MAK
CHECKED BMS
APPROVED JBA
PROJECT 2512.326
DATE 03/04/26

TRINITY (326)
115-12.47KV SUBSTATION
SECTIONS X-X & Y-Y

SCALE 1/16" = 1'-0" | DRAWING NUMBER E03G | REV A

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37-25120-00
TRINITY SUBSTATION SECTIONS

E03G

S:\00Clients\CORE\2512 - Trinity Substation\01DWGS\02-Working Dwgs\BIM\TRINITY SUBSTATION - V6.rvt

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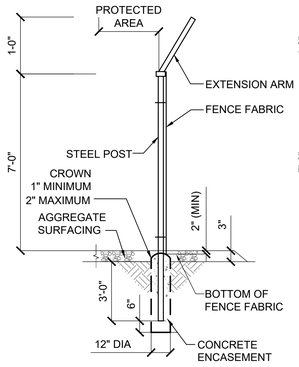
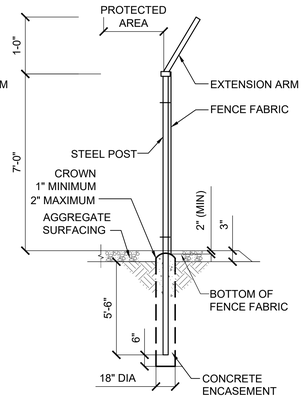
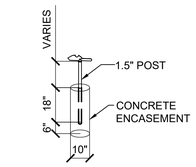
Mar 24, 2026 3:11pm – lbayless



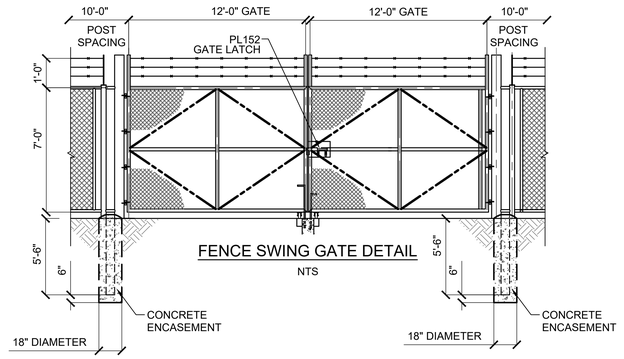
TYPICAL LINE POST DETAIL
NON-SCREENED
N.T.S



TYPICAL LINE POST DETAIL
SCREENED
N.T.S



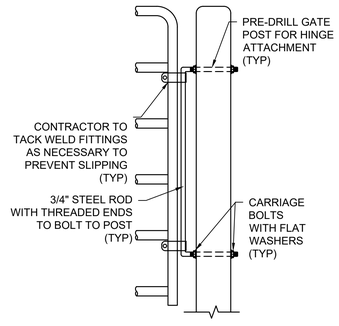
GATE STOP DETAIL
NTS
(TO BE USED WITH SWING GATE)



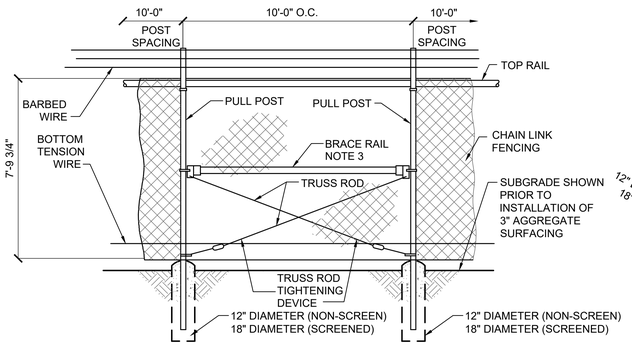
FENCE SWING GATE DETAIL
NTS

CHAIN LINK FENCE NOTES:

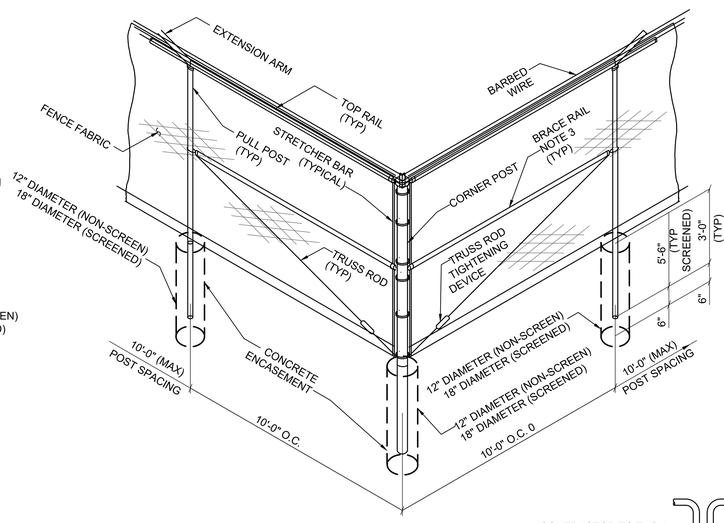
1. ALL SWING GATES ARE TO SWING OUT ONLY.
2. REFER TO SPECIFICATION DIVISION 15.
3. FOR GATE GROUNDING SEE DWG E04C.



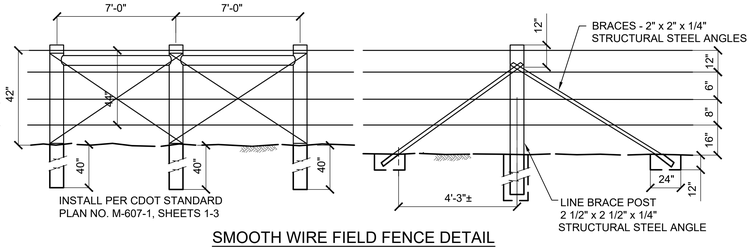
PIPE GATE HINGE DETAIL
N.T.S



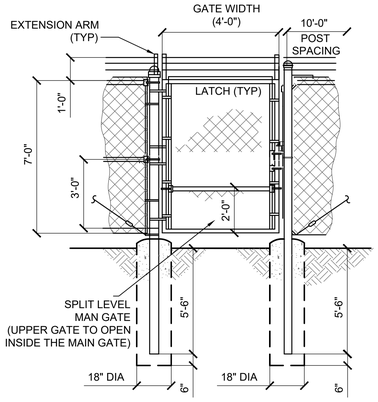
TYPICAL BRACE ASSEMBLY
NTS



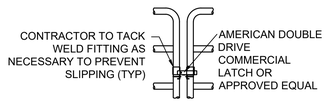
TYPICAL CORNER ASSEMBLY
N.T.S



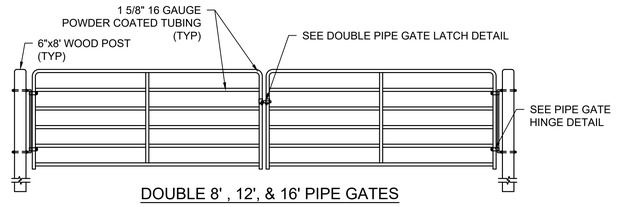
SMOOTH WIRE FIELD FENCE DETAIL
NTS



SPLIT MAN GATE/PERSONNEL GATE
N.T.S



DOUBLE PIPE GATE LATCH DETAIL
NTS



DOUBLE 8' , 12', & 16' PIPE GATES
NTS

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	PHYSICAL REVIEW	BMS	JBA	JBA	03-04-26

CROSS CANYON engineering

CORE ELECTRIC COOPERATIVE

DRAWN	BMS
DESIGNED	BMS
CHECKED	JBA
APPROVED	JBA
PROJECT	2512.326
DATE	03-02-26

TRINITY (326)
115-12.47KV SUBSTATION
FENCE DETAILS

SCALE	DRAWING NUMBER	REV
NONE	CT02	A

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NOT FOR CONSTRUCTION

CORE ELECTRIC COOPERATIVE / Mainspring

TRINITY SUBSTATION & PEAKING FACILITY
CORE ELECTRIC COOPERATIVE / MAINSPRING ENERGY
DOUGLAS COUNTY, COLORADO

LOCATION AND EXTENT SUBMITTAL
03.24.2026
REVISIONS

37-25120-00
TRINITY SUBSTATION FENCE DETAILS

CT02

P:\DEN\37-25120-00\Dwg\Civil\Sht_Fnc_04*.dwg
Mar 24, 2026 3:10pm - RayAlm