

Location and Extent Staff Report

Date: November 19, 2025
To: Douglas County Planning Commission
From: Matt Jakubowski, AICP, Chief Planner^{MAJ}
Jeanette Bare, AICP, Planning Manager^{JB}
Steven E. Koster, AICP, Assistant Director of Planning Services^{SK}
Subject: Elora Development Feeder Extension – Location and Extent
Project File: LE2025-021

Planning Commission Hearing:

December 1, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

CORE Electric Cooperative (CORE) is requesting approval of a Location and Extent (L & E) for installation of a new 2.7-mile underground electric feeder line extension. The line generally follows Inspiration Drive, through the Piney Lake Trails development, to Delbert Road. The line will serve new growth and provide redundancy in northeast Douglas County. The proposal will be completed via a combination of trenching and underground boring.

The project is located in the nonurban Northeast Subarea of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

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

B. Applicant's Representative

Milton Lockett
HDR Engineering Inc.
1670 Broadway, Suite 2300
Denver, CO 80201

C. Request

CORE is requesting approval of an L & E for installation of a 2.7-mile underground electric feeder line to serve new development and to provide capacity and

redundancy in northeast Douglas County. A vicinity map, zoning map, and aerial map are attached to the staff report to show the location of the proposal.

D. Location

From west to east, the project area spans from the intersection of Tomahawk Road and Inspiration Drive, east along Inspiration Drive, north on Piney Lake Road, and northeast within the Piney Lake Trails development to Delbert Road.

E. Project Description

CORE proposes to install a 2.7-mile underground electric feeder line extension. The line commences at the intersection of Tomahawk Drive and Inspiration Drive. It extends for one mile east along Inspiration Drive, turns north for ½ mile along Piney Lake Road, and extends 1.2 miles east and northeast within the Piney Lake Trails development. The line terminates near Delbert Road approximately 700 feet south of the intersection of Delbert Road and County Line Road. CORE proposes to utilize existing easements and road right-of-way for the feeder line as much as possible. However, private easements will need to be acquired from several property owners along Inspiration Drive within the first mile of the project.

The depth of the line is proposed from approximately 4 feet to 12 feet below the surface. The majority of the line will be installed by underground bore, although open trenching will be required in various locations throughout the project area. A single floodplain crossing is required at Piney Creek on the north side of Inspiration Drive, near the intersection of Inspiration Drive and Black Forest Drive within the first ¼ mile of the project. The line will be bored within this area to avoid any floodplain disturbance.

Construction is anticipated to begin in February 2026 and continue for a period of 3 to 4 months. CORE will restore any areas disturbed by installation of the line to pre-existing conditions. No above-ground improvements are proposed.

III. CONTEXT

A. Background

The purpose of the line is to provide additional capacity for northeast Douglas County and to serve the Piney Lake Trails development in Douglas County and the Elora Development in Elbert County. The line will additionally bring redundancy and reliability to customers in this area of the County.

B. Adjacent Land Uses and Zoning

The proposed feeder line is located in an area of the County zoned and developed for single-family residential land uses and includes a combination of existing large-lot single-family residential parcels, subdivisions with parcels from 2 two acres in size, and new development in the Piney Lake Trails development.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present in the project area that constrain installation of the proposed facilities. A portion of the line will traverse floodplain. CORE will utilize underground boring in the floodplain area to minimize site disturbance. CORE is in process of acquiring easements from several property owners along Inspiration Drive.

B. Access

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

C. Drainage and Erosion

Construction plans and a Grading Erosion and Sediment Control (GESC) Plan and Report must be submitted to Engineering Services for review. County Engineering will not require a Phase III Drainage Report for this project. The GESC Plan and Report and construction plans must be approved by Engineering Services prior to permits being issued for the proposed improvements.

D. Floodplain

Floodplain is present approximately at the intersection of Inspiration Drive and Black Forest Drive. The applicant proposes to bore the proposed line underground to avoid any floodplain disturbance. County Engineering has indicated that a Floodplain Development Permit is not required since this portion of the line will be bored.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides fire and emergency services to the project area. South Metro responded to the referral with no objection.

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 from DCSO or DCSO 911 was received at the writing of the staff report.

C. Water and Sanitation

No additional water or sanitation service demands are generated by the proposed project. The proposal was sent to Aurora Water, which serves the Piney Lake Trails development. Aurora Water indicated that the proposed line does not conflict with any of its infrastructure.

D. Utilities

A referral was sent to utility service providers AT&T (telecommunications), CenturyLink (telephone), Comcast (cable), Black Hills Energy (gas), and Xcel Energy (gas). A no comment response was received from Black Hills Energy. Xcel responded that it owns and operates existing facilities along Inspiration Drive and Piney Lake Road and that proper clearances must be maintained between Xcel facilities and the underground line. Xcel indicated no structures are allowed over buried facilities, and that Xcel must be contacted prior to excavation. No response from AT&T, CenturyLink and Comcast was received at the writing of the staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, a GESC Plan, GESC Report, and construction plans, must be finally accepted by Engineering Services for review and approval prior to construction of the project.

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 commented on the proposal. CORE indicated that a pre-design notification letter was also sent to landowners impacted by the project in June 2025, and that a pre-construction notification will be sent to the same landowners two weeks prior to construction.

Referral response requests were sent to referral agencies during the referral period from October 31, 2025 through November 14, 2025. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

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

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LAND USE APPLICATION

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

OFFICE USE ONLY

PROJECT TITLE: _____

PROJECT NUMBER: _____

PROJECT TYPE: Location & ExtentMARKETING NAME: 25007478 Elora Development Feeder ExtensionPRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-249**PROJECT SITE:**Along the South Side of Inspiration Drive from the Intersection of Inspiration to Tomahawk. Then along the
Address: west side of N Piney Drive to the intersection of near the N Piney Lake Rd and S. Sampson Gulch WayState Parcel Number(s): S/T/R 6S-67W-05, 04Subdivision/Block#/Lot# (if platted): Inspiration Point, Inspiration Farms, Piney Lake Farms, Hidden Pines Filing
No. 1, Trail Planning Area, Piney Lake Trails, Inspiration Subdivision**PROPERTY OWNER(S):**Name(s): CORE Electric Coop Attn: Brooks KaufmanAddress: 5496 N. US Highway 85, Sedalia, CO 80135

Phone: _____

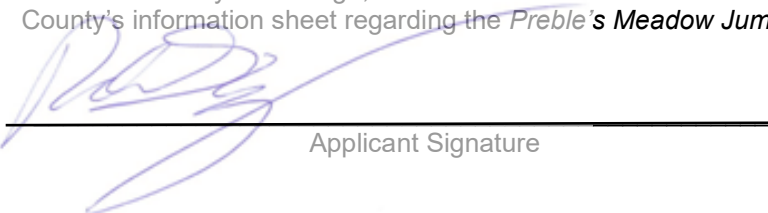
Email: _____

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)Name: Milton Lockett, HDR Engineering, Inc.Address: 1670 Broadway Suite 2300, Denver CO 80201

Phone: _____

Email: _____

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*.

10/27/2025
Applicant Signature

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

25007478 – Elora Development Feeder Extension Location and Extent Application

Written Narrative & Location and Extent Report Douglas County, Colorado

October 2025

Submitted by:



3203.01.1 Land Use Application Form

See Appendix A

3203.01.2 Written Narrative

Name of Applicant

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

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

Description of the Request

CORE proposes to construct a new underground three-phase electric feeder called the Elora Feeder Development Extension (the Project). The Project is 2.70-miles in length and completely located within unincorporated Douglas County. The alignment will start approximately 5.00 miles northeast of the Town of Parker, Douglas County, Colorado. The feeder will be installed underground along Inspiration Drive for approximately 1.00 mile where CORE will obtain three 15’ easements from Vanda N. Werner, Marie Garon and Sandra K. Routzon, and will utilize dedicated utility easements from the Inspiration Point, Inspiration Farms and Piney Lake Farms subdivisions (Reception Numbers 2017067561, 2013048293 & 2012019768). The line will then turn north and will continue for 0.5 mile along Piney Lake Road utilizing dedicated utility easements from the Piney Lake Farms, Hidden Pines Filing No. 1 and Trail Planning Area subdivision plats (Reception Numbers 2012019768, 2015070148 & 2021054387). The line then turns east for 1.20 mile between the Ponderosa East Subdivision and the proposed Toll Brothers Development. For this stretch, the line will utilize a 15’ utility easement that will be dedicated by the Piney Lake Trails subdivision (Reception Number TBD). The line will terminate near Delbert Road in a cubicle. The project will be installed within platted and newly acquired 15’ CORE easements.

Existing platted utility easements will be utilized as much as possible; however, a new 15’ wide easement will be acquired from Vanda N. Werner, Marie Garon and Sandra K. Routzon. CORE’s consultant, HDR Engineering, Inc (HDR) has been contacting private landowners to talk about the Project. Landowners did not present any immediate objections to the project, and easements will be secured prior to the start of construction.

The new underground distribution feeder will be installed primarily utilizing horizontal directional drilling and open trench construction. The feeder depth will vary between 4-feet to 12-feet throughout the route. Bore pits will be required at each end of a bore, 20 bore pits are proposed for this project. Work at each bore pit can typically take place within the platted or private easement and all disturbed areas related to the installation of the Project will be reclaimed at the end of construction. CORE would like to start construction on this project by February 2026 with a proposed construction duration of 3 to 4 months.

Purpose of the Improvements

Rapid and continuing growth and development in Douglas County is placing an increased burden on existing electric distribution infrastructure. The proposed new electric feeder extension will support load growth and provide increased reliability and redundancy of CORE services for the anticipated development, population growth, and load demands in northeast Douglas County. This project is needed to serve the Piney and Elora housing developments electric facilities.

Summary of the Potential Impacts and Proposed Mitigation Measures

To avoid potential indirect impacts from construction-related erosion and sediment movement, CORE will develop and implement a Grading, Erosion, and Sediment Control (GESC) Plan, as detailed in the Douglas County GESC Manual, as required by the Douglas County Engineering Division. The project disturbance area will be estimated from the 60% engineering design drawings, and CORE will coordinate with the Douglas County Engineering Division for the appropriate type of GESC Permit (i.e. Small Utility-type, Standard-type, or other). The GESC Plans will include project specific erosion and sediment controls. This will minimize impacts from the construction phase. Additionally, the GESC will address stabilization and disturbed area restoration to ensure construction impacts are temporary and the lands will be restored to pre-construction conditions upon project completion.

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

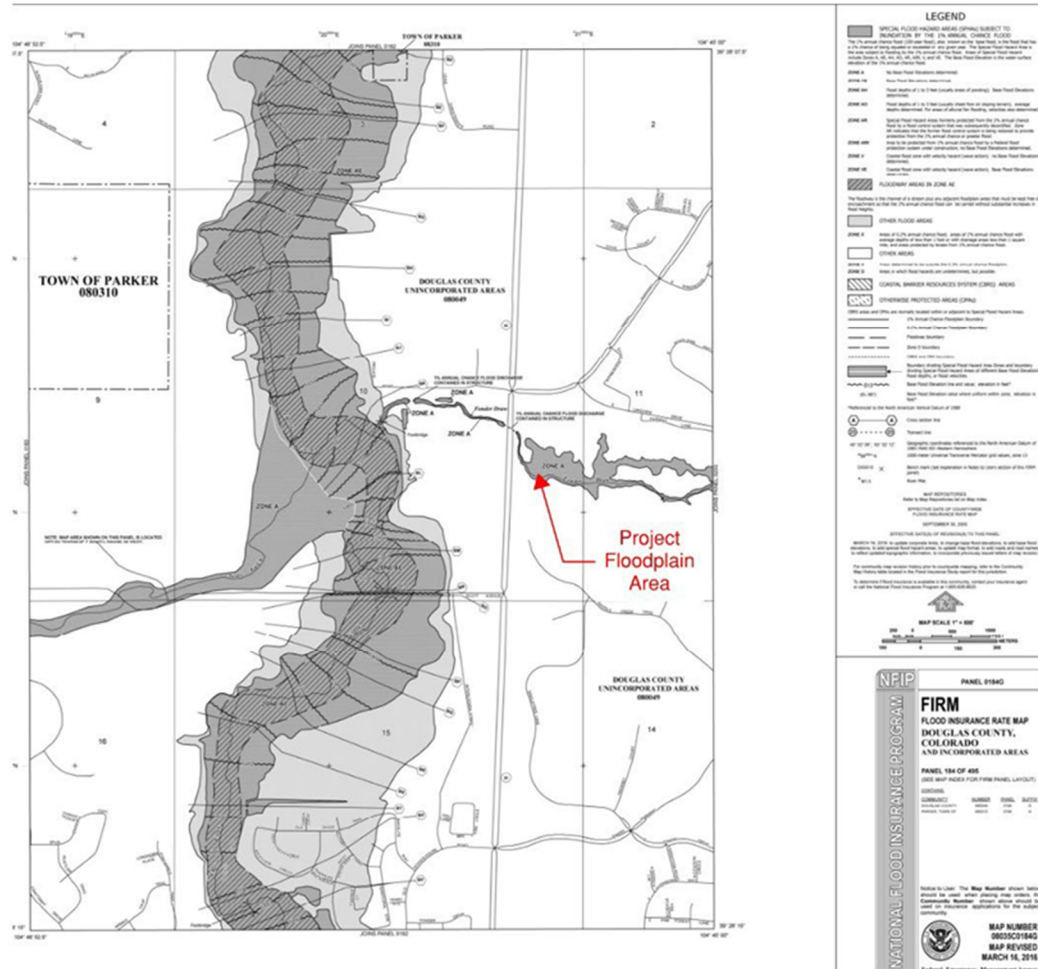
Construction activities associated with the Project would temporarily generate less than significant amounts of particulate matter from soil disturbances and diesel-powered equipment, and less than significant amounts of carbon monoxide and the precursor pollutants to ozone formation from tailpipe emissions.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

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

To put the public on notice of the Project, a pre-design notification letter was sent out June 13th, 2025, to all landowners impacted by the project, including those with dedicated Utility Easements. As a follow up, two (2) weeks before construction begins, a pre-construction notification letter will be sent to the same landowners.

A single floodplain crossing is anticipated for this Project. The alignment will cross Piney Creek on the north

side of Inspiration Drive, near the intersection with E. Black Forest Drive. According to FEMA Map Number 08035C0087G, Panel 87 of 461, effective February 17, 2017; the project will cross a Zone AE floodplain and the Regulatory Floodway, as shown below. CORE will coordinate Floodplain Development Permitting requirements with Douglas County. It is anticipated that the floodplain crossing will be entirely bored and that there will be no surface disturbance to the floodplain/floodway area.



There are no wetlands associated with the Project. Due to the lack of effect on aquatic resources expected from activities associated with the Project, a Pre-Construction Notification with the US Army Corps of Engineers is not required to ensure continued compliance with Nationwide Permit 57 – Electric Utility Line & Telecommunications Activities.

A field assessment conducted by a Certified Wildlife Biologist® determined that there is no suitable habitat for the federally-threatened Preble's Meadow Jumping Mouse (*Zapus hudsonius preblei*) within the project area. Impacts to this species are not anticipated as a result of the project.

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

HDR Engineering, Inc. (HDR) was retained by CORE Electric Cooperative (CORE) to assess necessary measures to avoid or minimize impacts of construction activities to the environment related to the Elora

Development Feeder Extension Project (Project). Based on the findings of the desktop habitat assessment and on-site survey, adherence to the following environmental commitments is necessary by the contractor for adequate compliance of local and federal laws and regulations:

- Minimize project creep outside the necessary areas. Maximize use of pre-disturbed land for all project activities. Keep vehicles and equipment on paved or gravel areas to the maximum extent possible.
- Enforce proper implementation of soil erosion and dust control measures, as specified in the Douglas County Small Utility Grading, Erosion, and Sediment Control Plan.
- Halt construction activities during periods of heavy rain or flooding, as specified in the Douglas County Small Utility Grading, Erosion, and Sediment Control Plan.
- The project will bore at least 4' under identified wetlands minimizing the need for wetland matting. All areas must be restored to preconstruction contours.
- Impacts to aquatic resources should not occur. If additional temporary or permanent impacts are anticipated, CORE should be notified. Additional survey efforts and mitigation measures may be necessary.
- Do not collect birds (live or dead), including any parts (i.e., feathers) or nests.
- No avian nests have been approved for removal; removal of nests, even if inactive, should not occur. If a nest is discovered in the area of the Project, construction activities within 0.5 miles of the nest must halt until authorization is given to continue by CORE.

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

- No vegetation removal is anticipated. If vegetation removal and trimming is needed, it should occur between September 1 and March 31. Any tree trimming or vegetation removal occurring outside this timeframe is not allowed without prior authorization from CORE.
- A desktop and field review has been completed for Preble's mouse. No mouse burrows were found. If animal burrows are discovered in the area during construction, construction activities within 0.25 miles of the burrow must halt until authorization is given to continue by CORE. Destruction of animal burrows is prohibited from March 15 to October 31.

Compliance with the Comprehensive Master Plan

This Project is located along Inspiration Drive and Piney Lake Road and is in compliance with the Goals, Objectives, and Policies of the Douglas County 2040 Comprehensive Master Plan (CMP), as described below.

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

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

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

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

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

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

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

Policy 5-1A.2 Coordinate service needs with relevant special districts, authorities, and municipalities. CORE held a presubmittal meeting with Douglas County (PS2025-022) in November 2024. It is CORE's intention that adequate public facilities are provided prior to or concurrent with development. CORE will further satisfy these criteria by working closely with County divisions to meet pertinent County standards and planning objectives. This Project will increase availability and reliability of electrical service, thereby providing a direct benefit to the proposed commercial development approved by Douglas County.

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

3203.01.3 Application Fee

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

3203.01.4 Location and Extent Plan Exhibit

See Appendix B

3203.01.5 Location and Extent Report (per Section 3206)

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

Community Impact Report

The Project will be installed underground within existing platted utility easements or newly acquired 15' CORE easements and will therefore be compatible with the surrounding area. Due to the underground installation, the feeder alignment proposed for the Project will not introduce new visual elements. Construction of the Project will enhance the function and marketability of the surrounding area by allowing sufficient access to reliable power. The Project will allow for additional capacity to CORE's distribution system in this part of their service territory and additional reliable power to meet new load growth driven by development.

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

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

CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities. Any increased traffic anticipated with the future planned housing developments will be handled by the housing project developers.

The Project crosses Piney Creek and the associated Floodplain within Douglas County. A Floodplain Development Permit will be coordinated through Douglas County. It is anticipated that no impacts to the floodplain will result from the project because of the construction approach to bore underneath this feature.

Although the facilities would be inspected annually, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio, and they would undertake the required procedures to correct the problem and restore facilities to normal operations. CORE's contractor will minimize any impacts during construction by adhering to the County's GESC Manual and implementing and maintaining control measures designed to protect surface water quality. The Project will typically be bored under streams, waterways, floodplains, or other sensitive resources that cross the alignment. CORE does not anticipate post-construction impacts to water quantity or quality as the land will be returned to pre-construction conditions upon project completion.

A presubmittal meeting with Douglas County (PS2025-022) was held in November 2024, to introduce the Project and identify the approvals that would be needed prior to construction. CORE has incorporated the applicable County standards into the Project design. The Location and Extent Land Use development permit required by Douglas County is coordinated and processed by the County.

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

The Project is an underground utility, and is not anticipated to permanently alter the terrain, ground cover, or drainage patterns from those existing prior to the construction activity. Restoration from the Project construction will consist of returning disturbed areas to pre-construction conditions. Permanent, post construction water quality control measures are not anticipated, nor are they required by Douglas County for this project. Accordingly, it is not anticipated that a Phase III Drainage Report will be required for this project.

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

Traffic impacts should be minimal. Most construction will occur within newly acquired 15' CORE easements or dedicated easements outside of the road right of way. Road crossings and any necessary traffic control measures will be addressed by TCP's in permitting stage of the project. Planned typical working hours will be from 6:00am until 7:00pm Monday – Friday, 7:00am until 7:00pm on Saturday, and 8:00am until 7:00pm on Sunday.

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

A guarantee of public improvements, such as dedicated rights-of-way, sidewalk construction and similar improvements, as outlined in Section 3205 of the Douglas County Zoning Resolutions, is not applicable to this project and is not included in this submission.

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

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

We look forward to continued dialogue throughout the project.

If you have any questions or concerns, reach out to Brooks Kaufman at 720-733-5493 or by email at bkaufman@irea.coop or Milton Lockett at 303-476-0801 or by email at milton.lockett@hdrinc.com

Thank you for your time and review of this L&E application submittal.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

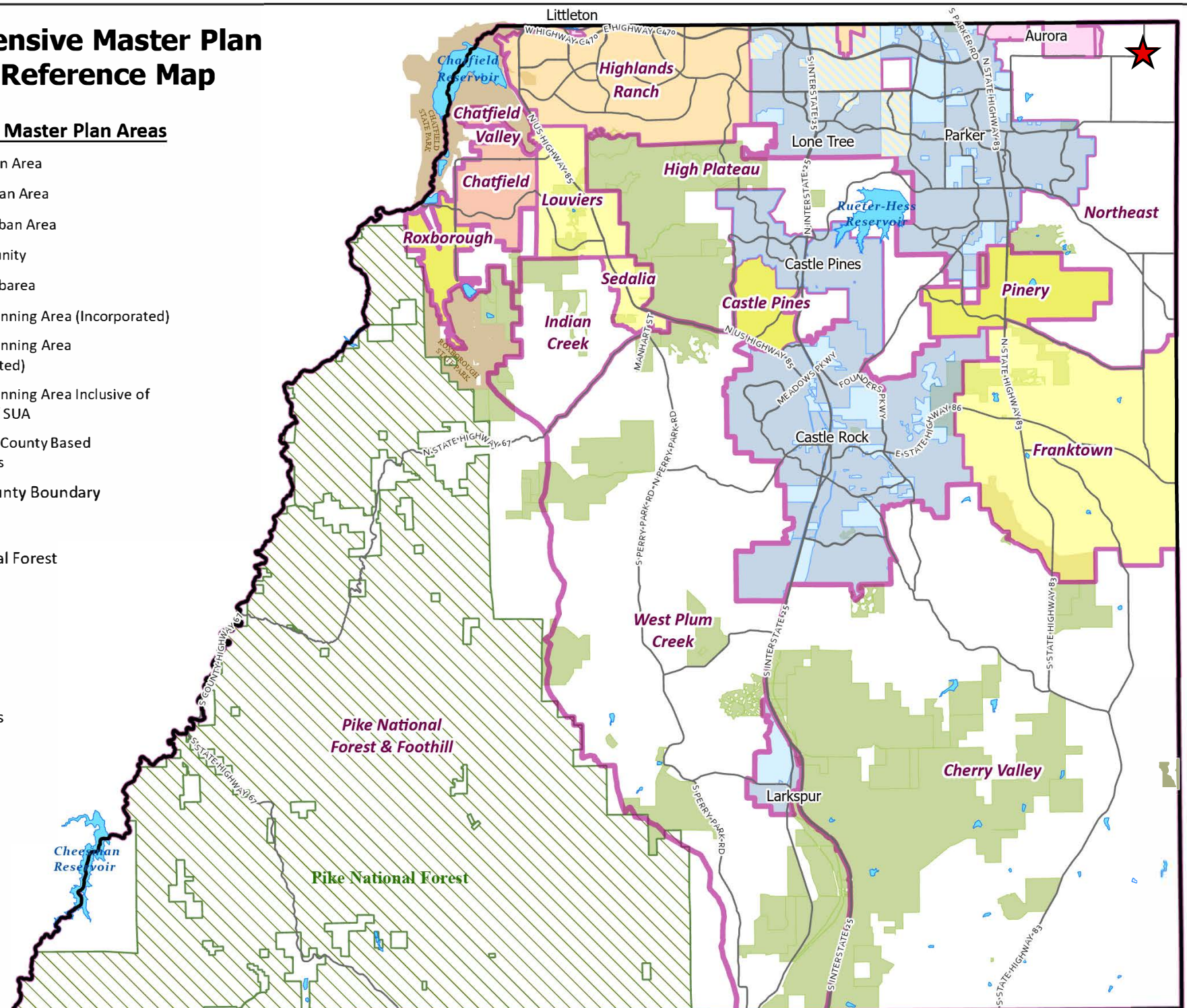
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

Parks

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

Roadways

-  Major Roads



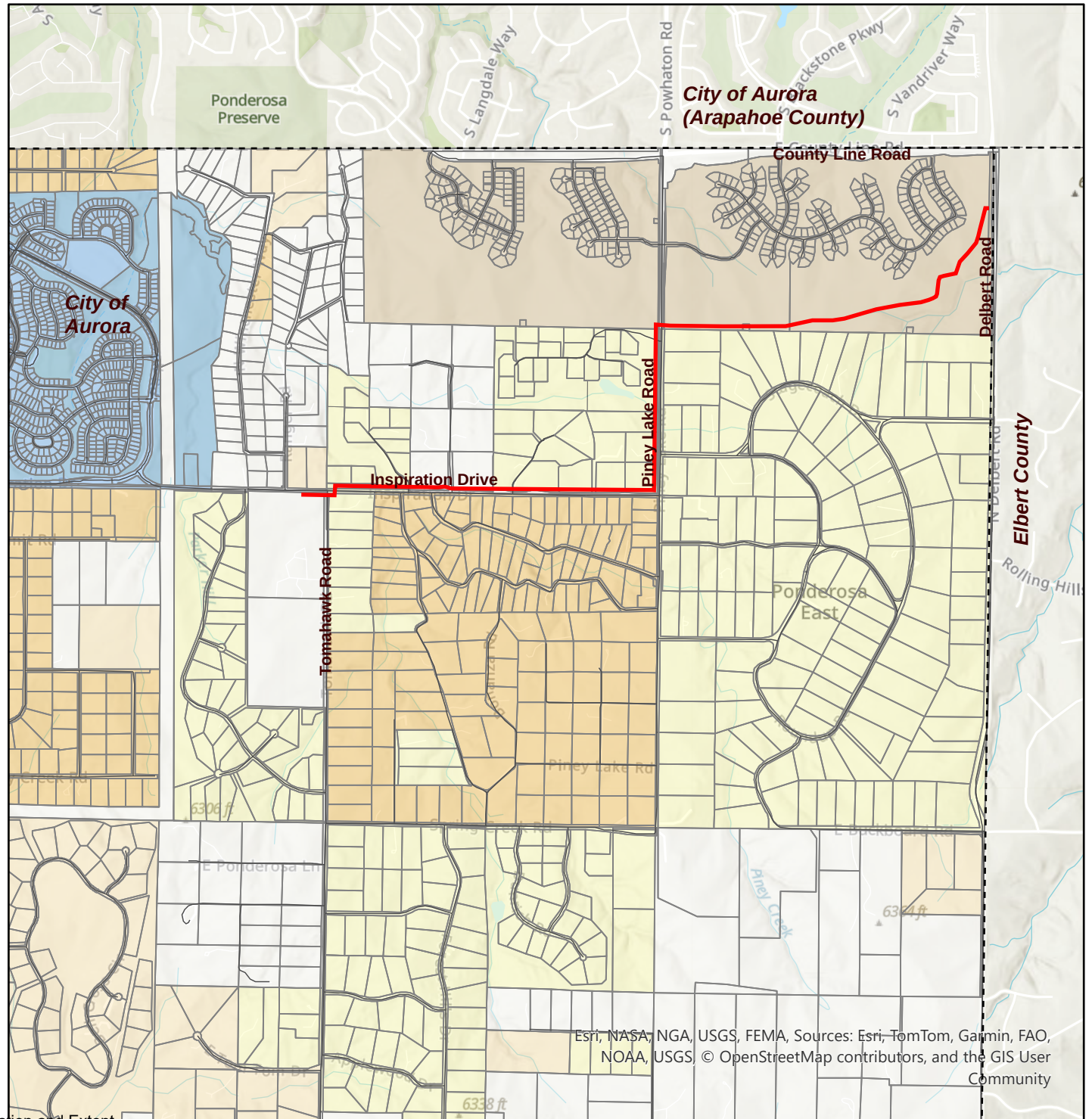
Elora Development Feeder Extension Location & Extent

LE2025-021
Zoning Map



LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- CTY
- PD - PLANNED DEVELOPMENT
- APPROXIMATE LOCATION
PROPOSED UNDERGROUND
FEEDER EXTENSION



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Elora Development Feeder Extension Location & Extent

LE2025-021
Aerial Map



LEGEND

- Major Roads
- Parcels - PARCELS
- APPROXIMATE LOCATION PROPOSED UNDERGROUND FEEDER EXTENSION



Referral Agency Response Report**Page 1 of 3****Project Name:** Elora Development Feeder Extension**Project File #:** LE2025-021**Date Sent:** 10/31/2025**Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/06/2025	No Comment.	No action necessary.
Arapahoe County Engineering Services Division		No Response Received.	No action necessary.
Counties: Arapahoe County PWD/ Planning		No Response Received.	No action necessary.
AT&T Long Distance - ROW		No Response Received.	No action necessary.
Bell Cross Ranch HOA		No Response Received.	No action necessary.
Black Hills Energy	11/04/2025	No comment.	No action necessary.
Building Services	10/31/2025	No comment.	No action necessary.
City of Aurora	11/10/2025	Received (verbatim response): I've reviewed the path of the bore/trench, and it does not come in conflict with any Aurora Water infrastructure. In the southeast corner of Piney Lake Trails it does seem to overlap with some future property lines, but I would leave that to the proper group to address. As far as AW is concerned, we do not have any comment. Thanks, Travis Haugen Engineering Technician Water Engineering City of Aurora Phone: 720-859-4850	No action necessary.
CenturyLink		No Response Received.	No action necessary.

Referral Agency Response Report**Page 2 of 3****Project Name:** Elora Development Feeder Extension**Project File #:** LE2025-021**Date Sent:** 10/31/2025**Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	11/03/2025	Received (verbatim response): This project includes installation of underground electric utility within the Cherry Creek basin. It is understood that no permanent changes to the site imperviousness is planned for this project; therefore, permanent water quality control measures are not required per control regulation 72. The plans identify that underground electric utility will be bored below the existing Piney Creek channel and within the 100-year floodplain, it recommended that the project engineer ensure the utility is at a sufficient depth below the scour depth of the creek to prevent exposure due to channel erosion overtime. Construction stormwater control measures are required and should be installed and maintained by the contractor until disturbance from the utility installation is complete.	Applicant will use best management 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.
Comcast		No Response Received.	No action necessary.
Douglas County Conservation District	11/14/2025	No comment.	No action necessary.
Elbert County Community & Development Services	11/03/2025	Received: Following is a summary of comments received from Elbert County: No comments or objections.	No action necessary.
Engineering Services	11/05/2025	Received: Following is a summary of the Douglas County Engineering Referral Response. See full letter for detail: Comment #1 - Engineering fee is \$100 Comment #2 - GESC Plans required prior to permits being issued.	1. Fees are paid. 2. Applicant will complete all required GESC and other engineering permits as required.
Homestead Hills HOA		No Response Received.	No action necessary.
Livengood Hills HOA		No Response Received.	No action necessary.
Mile High Flood District	11/13/2025	Received: Following is an excerpt of comments received from Mile High Flood District. See letter for detail. No comments.	No action necessary.
Office of Emergency Management	11/03/2025	No comment.	No action necessary.
Ponderosa East		No Response Received.	No action necessary.

Referral Agency Response Report**Page 3 of 3****Project Name:** Elora Development Feeder Extension**Project File #:** LE2025-021**Date Sent:** 10/31/2025**Date Due:** 11/14/2025

Agency	Date Received	Agency Response	Response Resolution
Ponderosa Hills Civic Association		No Response Received.	No action necessary.
Sheriff's Office		No Response Received.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
South Metro Fire Rescue	11/12/2025	Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action necessary.
Travois HOA		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	11/12/2025	Received: Following are excerpts of referral comments received from Xcel Energy. See full letter for detail: - PSCo owns and operates existing natural gas distribution facilities along North Piney Lake Road and Inspiration Drive. - Proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. - Structures are not allowed over buried facilities	Applicant will communicate with Xcel to assure conflicts do not occur with Xcel facilities. Applicant will comply with all other requirements and best management practices during construction. No structures are proposed.

From: Haugen, Travis
Sent: Monday, November 3, 2025 1:59 PM
To: DevServicesEngineeronCall; Woo, Chong
Subject: RE: Douglas County eReferral (LE2025-021) Is Ready For Review

Hi Richard,

I've reviewed the path of the bore/trench, and it does not come in conflict with any Aurora Water infrastructure. In the southeast corner of Piney Lake Trails it does seem to overlap with some future property lines, but I would leave that to the proper group to address.

As far as AW is concerned, we do not have any comment.

Thanks,

Travis Haugen

Engineering Technician
Water Engineering | City of Aurora
Phone: 720-859-4850



****Note:** My phone number has been changed to the number listed above. Please use this number going forward**

From: DevServicesEngineeronCall <devservicesengineeroncall@auroragov.org>
Sent: Monday, November 3, 2025 11:03 AM
To: Haugen, Travis <THaugen@auroragov.org>; Woo, Chong <cwoo@auroragov.org>
Subject: FW: Douglas County eReferral (LE2025-021) Is Ready For Review

Travis and Chong –

We received a project referral from Douglas County. I talked with my supervisor Ben Brock and he asked me to send this over to you.

If you have any comments, Douglas County would like to hear back by November 14th.

Richard Horstmann, P.E. (he/him/his)
Engineer
Development Services | City of Aurora
Phone: 303.739.7319



For email communications regarding projects undergoing AMANDA reviews, please provide the 7-Digit RSN Number in the email subject line.

From: Matt Jakubowski <mjakubow@douglas.co.us>
Sent: Friday, October 31, 2025 2:54 PM
To: DevServicesEngineeronCall <devservicesengineeroncall@auroragov.org>
Subject: RE: Douglas County eReferral (LE2025-021) Is Ready For Review

Hi Richard,

I have attached the referral packet, which has the documents we would review at our planning commission for a "Location and Extent." Our engineering department would review the Grading Erosion and Sediment Control Utility Plans at construction. These plans are not part of this review.

Also, as some background, the project area is only in Douglas County, but is near Aurora's municipal boundary, so we send the referral. Part of the project is also within Aurora Water's boundary, but Aurora Water did not have a referral contact (just you).

You can review the attached referral packet and send me comments. Otherwise, our staff member that sets agencies up with passwords can contact you on Tuesday, so for future projects you can access this within our system.

Does that work?

I'm also happy to answer any questions you may have, or direct you to CORE Electric's consultant with any questions.

Matt

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

From: DevServicesEngineeronCall <devservicesengineeroncall@auroragov.org>
Sent: Friday, October 31, 2025 2:16 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: RE: Douglas County eReferral (LE2025-021) Is Ready For Review

Matt – this is the first time I have had to work on these referrals. I don't know what the log in information is. Can you provide it?

Are there civil plans than need to be reviewed?

Richard Horstmann, P.E. (he/him/his)
Engineer
Development Services | City of Aurora
Phone: 303.739.7319



[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [AuroraTV.org](#)

For email communications regarding projects undergoing AMANDA reviews, please provide the 7-Digit RSN Number in the email subject line.

From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Friday, October 31, 2025 10:32 AM
To: DevServicesEngineeronCall <devservicesengineeroncall@auroragov.org>
Subject: Douglas County eReferral (LE2025-021) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
[https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx;!!lxwSqPkRNrx!qPJkmFflc5a6xOhp9N_ZqY1zCSqGCRHu8RIkHiQ9u0r015P9ILqMW_vY0poqDHAo6C6tRjFiSXknYLSiZwA7fM8-EqBDmNOuVU0\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx;!!lxwSqPkRNrx!qPJkmFflc5a6xOhp9N_ZqY1zCSqGCRHu8RIkHiQ9u0r015P9ILqMW_vY0poqDHAo6C6tRjFiSXknYLSiZwA7fM8-EqBDmNOuVU0$)

Project Name: Elora Development Feeder Extension Location and Extent
Project File #: LE2025-021
Project Summary: CORE Electric Cooperative proposes a 2.7-mile underground electricity distribution feeder line. The line begins at the intersection of Tomahawk Rd. and Inspiration Dr., travels east to Piney Lake Rd., where it turns north before continuing in a northeasterly direction in the Piney Lake Trails subdivision before terminating at Delbert Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.

This referral will close on Friday, November 14, 2025.

If you have any questions, please contact me.

Sincerely,

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

November 5, 2025

Milton Lockett, P.E.
Authorized Representative
HDR Engineering, Inc.
1670 Broadway, Suite 2300
Denver, CO 80201

DV 2025-507

Subject: Elora Development Feeder Extension - Location & Extent

Dear Milton,

Plan Review Summary:

Submitted to Engineering	-	10/31/25
Comments Sent Out	-	11/5/25

Engineering has reviewed this project and has the following concerns and comments:

Location & Extent Comments

Comment #1-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this Location & Extent.

Comment #2-The following item will need to be submitted for review and approval prior to permits being issued for the project:

- GESC Plans (GESC Plans may need to include profiles for the crossing of public roadways and major drainageways)

If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Matt Jakubowski, AICP; Chief Planner

DV25507

From: Danny Klibaner
Sent: Monday, November 3, 2025 1:22 PM
To: Matt Jakubowski
Subject: Douglas County eReferral (LE2025-021) Is Ready For Review

Hello Matt,

Elbert County Planning has no comments or objections to the Elora Development Feeder Extension Location and Extent. I have forwarded the request to our Public Works and Engineering departments and will let you know if they have any comments.

Best,
Danny

Danny Klibaner, AICP
Elbert County Government
Land Use Planner
Community and Development Services
PO Box 7, 215 Comanche St, Kiowa, CO, 80117
Office (303) 621-3135
Cell (303) 435-1865
danny.klibaner@elbertcounty-co.gov

Please note County Offices are closed on Fridays.



November 13, 2025

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013861

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: ELORA DEVELOPMENT FEEDER EXTENSION LOCATION AND EXTENT (Partner Case No. LE2025-021)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Sampson Gulch
- Piney Creek

We have no comments to the referenced project and do not need to see future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.

Project Manager, Mile High Flood District

lhinds@mhfd.org

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



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

Project Name: Elora Development Feeder Extension Location and Extent
Project File #: **LE2025-021**
S Metro Review #: REFOTH25-00262

Review date: November 12, 2025

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

Project Summary: CORE Electric Cooperative proposes a 2.7-mile underground electricity distribution feeder line. The line begins at the intersection of Tomahawk Rd. and Inspiration Dr., travels east to Piney Lake Rd., where it turns north before continuing in a northeasterly direction in the Piney Lake Trails subdivision before terminating at Delbert Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.

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

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



Right of Way & Permits

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

November 12, 2025

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

Attn: Matt Jakubowski

RE: Elora Development Feeder Extension Location and Extent, Case # LE2025-021

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for the above-mentioned project. Please be aware PSCo owns and operates existing natural gas distribution facilities along North Piney Lake Road and Inspiration Drive.

Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Additionally, be aware that structures are not allowed over buried facilities. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risks and responsibility for this request are unilaterally those of the Applicant/Requestor.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Referral Agency Response Report**Project Name:** Elora Development Feeder Extension**Project File #:** LE2025-021**Date Sent:** 10/31/2025**Date Due:** 11/14/2025**Applicant Response Referral
Comments 11-18-25****Page 1 of 3**

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/06/2025	No Comment.	No action necessary.
Arapahoe County Engineering Services Division		No Response Received.	No action necessary.
Counties: Arapahoe County PWD/ Planning		No Response Received.	No action necessary.
AT&T Long Distance - ROW		No Response Received.	No action necessary.
Bell Cross Ranch HOA		No Response Received.	No action necessary.
Black Hills Energy	11/04/2025	No comment.	No action necessary.
Building Services	10/31/2025	No comment.	No action necessary.
City of Aurora	11/10/2025	Received (verbatim response): I've reviewed the path of the bore/trench, and it does not come in conflict with any Aurora Water infrastructure. In the southeast corner of Piney Lake Trails it does seem to overlap with some future property lines, but I would leave that to the proper group to address. As far as AW is concerned, we do not have any comment. Thanks, Travis Haugen Engineering Technician Water Engineering City of Aurora Phone: 720-859-4850	No action necessary.
CenturyLink		No Response Received.	No action necessary.

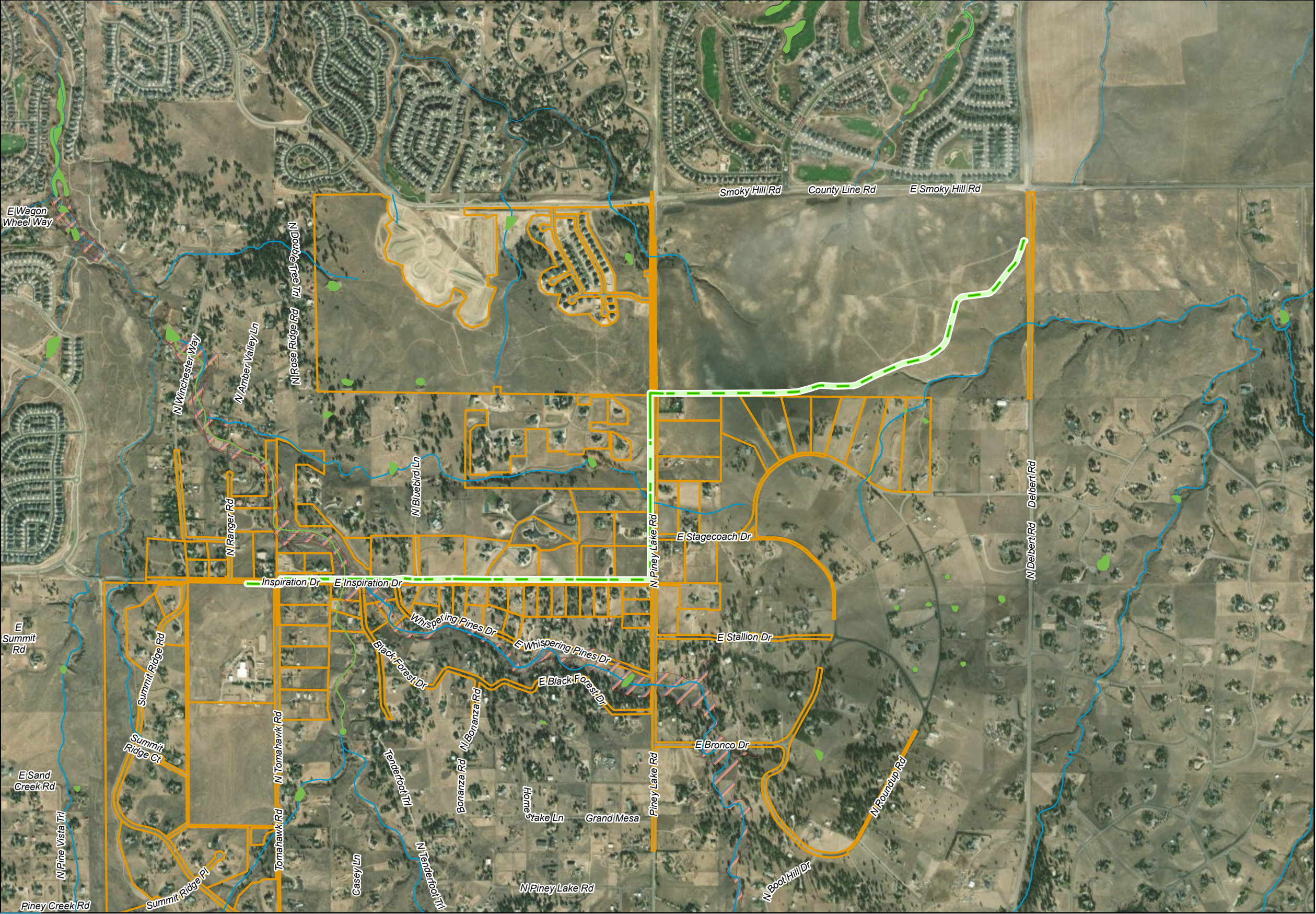
Referral Agency Response Report**Project Name:** Elora Development Feeder Extension**Project File #:** LE2025-021**Date Sent:** 10/31/2025**Date Due:** 11/14/2025**Applicant Response Referral
Comments 11-18-25****Page 2 of 3**

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	11/03/2025	Received (verbatim response): This project includes installation of underground electric utility within the Cherry Creek basin. It is understood that no permanent changes to the site imperviousness is planned for this project; therefore, permanent water quality control measures are not required per control regulation 72. The plans identify that underground electric utility will be bored below the existing Piney Creek channel and within the 100-year floodplain, it recommended that the project engineer ensure the utility is at a sufficient depth below the scour depth of the creek to prevent exposure due to channel erosion overtime. Construction stormwater control measures are required and should be installed and maintained by the contractor until disturbance from the utility installation is complete.	CORE will put the town on small utility permit for GESC. CORE intends to directional bore under area – bore ducts will be 12ft under floodplain area (scouring).
Comcast		No Response Received.	No action necessary.
Douglas County Conservation District	11/14/2025	No comment.	No action necessary.
Elbert County Community & Development Services	11/03/2025	Received: Following is a summary of comments received from Elbert County: No comments or objections.	No action necessary.
Engineering Services	11/05/2025	Received: Following is a summary of the Douglas County Engineering Referral Response. See full letter for detail: Comment #1 - Engineering fee is \$100 Comment #2 - GESC Plans required prior to permits being issued.	Fee already paid and working on GESC plans. Comment noted.
Homestead Hills HOA		No Response Received.	No action necessary.
Livengood Hills HOA		No Response Received.	No action necessary.
Mile High Flood District	11/13/2025	Received: Following is an excerpt of comments received from Mile High Flood District. See letter for detail. No comments.	No action necessary.
Office of Emergency Management	11/03/2025	No comment.	No action necessary.
Ponderosa East		No Response Received.	No action necessary.

Referral Agency Response Report**Project Name:** Elora Development Feeder Extension**Project File #:** LE2025-021**Date Sent:** 10/31/2025**Date Due:** 11/14/2025**Applicant Response Referral
Comments 11-18-25****Page 3 of 3**

Agency	Date Received	Agency Response	Response Resolution
Ponderosa Hills Civic Association		No Response Received.	No action necessary.
Sheriff's Office		No Response Received.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
South Metro Fire Rescue	11/12/2025	Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action necessary.
Travois HOA		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	11/12/2025	Received: Following are excerpts of referral comments received from Xcel Energy. See full letter for detail: - PSCo owns and operates existing natural gas distribution facilities along North Piney Lake Road and Inspiration Drive. - Proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. - Structures are not allowed over buried facilities	Existing main gas line is within Piney Lake Rd - CORE plans to directional bore under gas taps.

CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



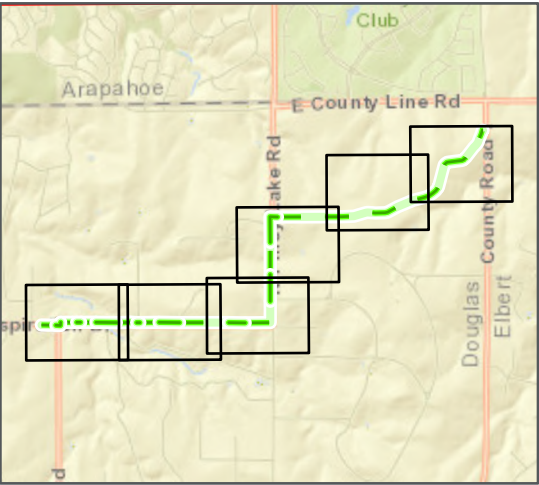
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- Marsh, Swamp, Bog, Prairie
- River
- 100 Year Flood Plain - Zone AE



DATA SOURCE: ESRI Online World Imagery; World Topographic Map

CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



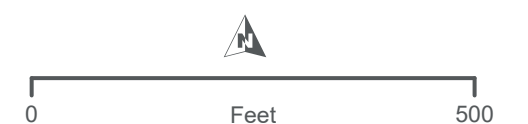
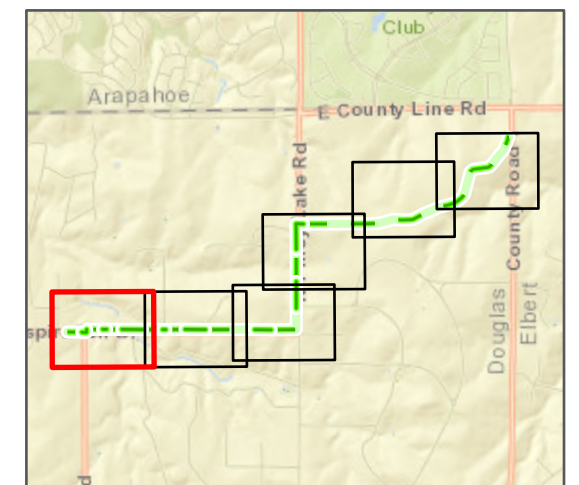
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- Marsh, Swamp, Bog, Prairie
- River
- 100 Year Flood Plain - Zone AE



DATA SOURCE: ESRI Online World Imagery; World Topographic Map

25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE



Elora Development Feeder Extension - Location and Extent

Project File: LE2025-021

Planning Commission Staff Report - Page 33 of 41

PATH: \\EGW-INFILGSP01\GIS\PRIME\2025\16-007\ELORA DEVELOPMENT\7.2_WORKING\MAP_DOCS\DESIGN\CORE ELORA FEEDER.APRX - USER: KBURKE - DATE: 7/30/2025

CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



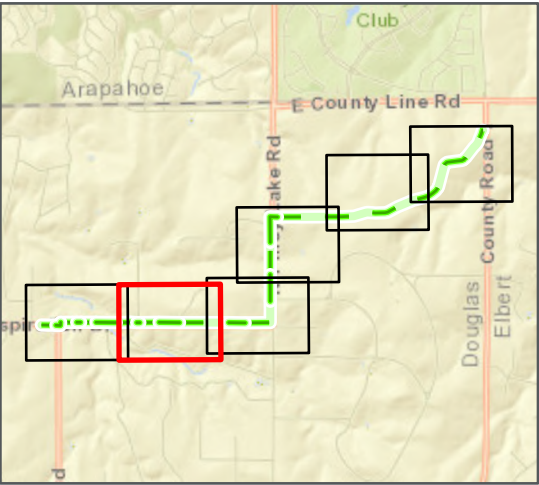
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- River
- 100 Year Flood Plain - Zone AE



DATA SOURCE: ESRI Online World Imagery; World Topographic Map

25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE



CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



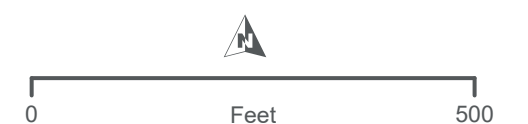
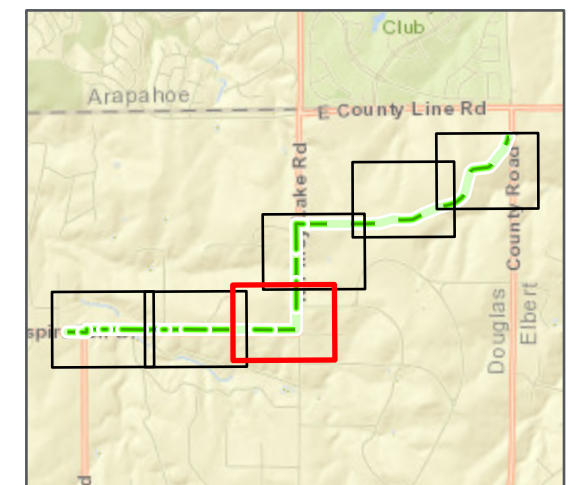
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- River



DATA SOURCE: ESRI Online World Imagery; World Topographic Map

25007478 - ELORA DEVELOPMENT FEEDER EXT

DOUGLAS COUNTY, CO

CORE ELECTRIC COOPERATIVE



Elora Development Feeder Extension - Location and Extent

Project File: LE2025-021

Planning Commission Staff Report - Page 35 of 41

PATH: \\EGW-INFILGIS\PROJECTS\2025\25007478 - ELORA DEVELOPMENT FEEDER EXT\WORK_IN_PROGRESS\CORE_10418426_ELORA_DEVELOPMENT\7.2_WORKING\MAP_DOCS\DESIGN\CORE ELORA FEEDER.APRX - USER: K BURKE - DATE: 7/30/2025

CORE 25007478 - Elora Development Feeder EXT | Location and Extent | PS2024-249



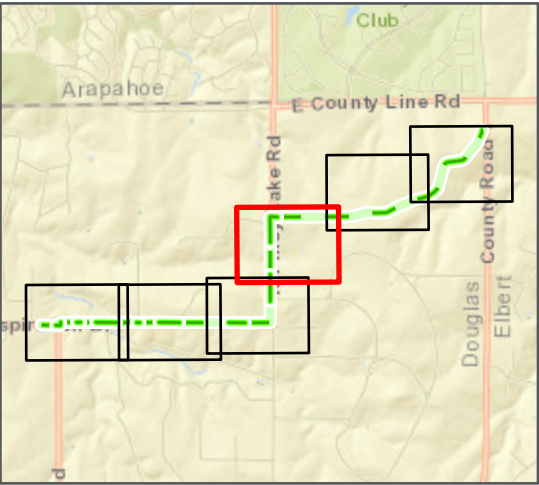
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- Marsh, Swamp, Bog, Prairie
- River



DATA SOURCE: ESRI Online World Imagery; World Topographic Map



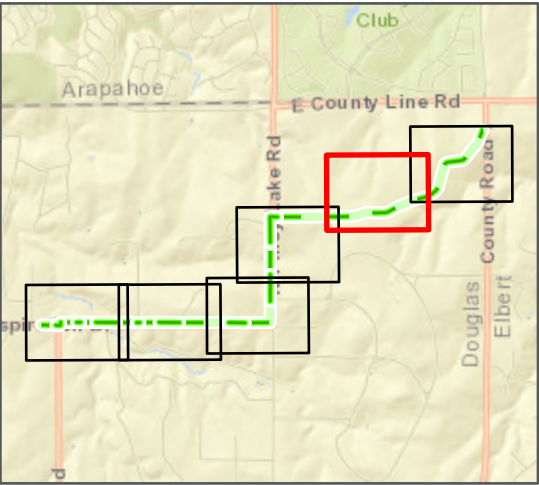
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

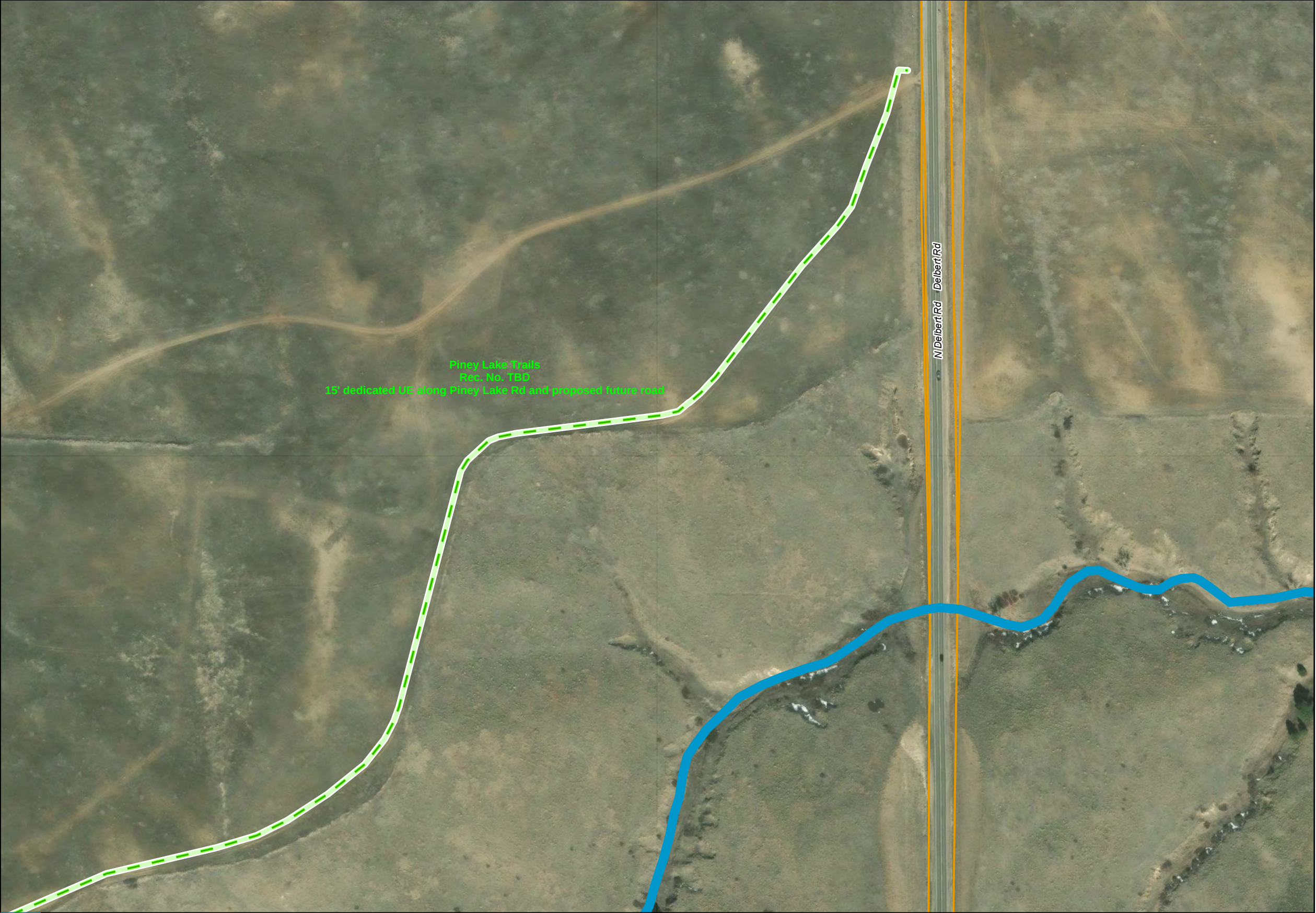
BASE DATA FEATURES

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- River



DATA SOURCE: ESRI Online World Imagery; World Topographic Map





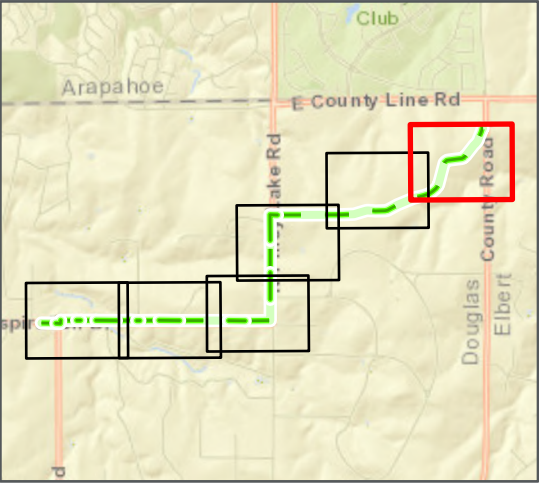
OVERVIEW MAP

L&E SUBMITTAL

- Proposed - Phase 1 - Open Trench
- Proposed - Phase 1 - Bore
- Impacted Parcels
- Parcels

BASE DATA FEATURES

- River



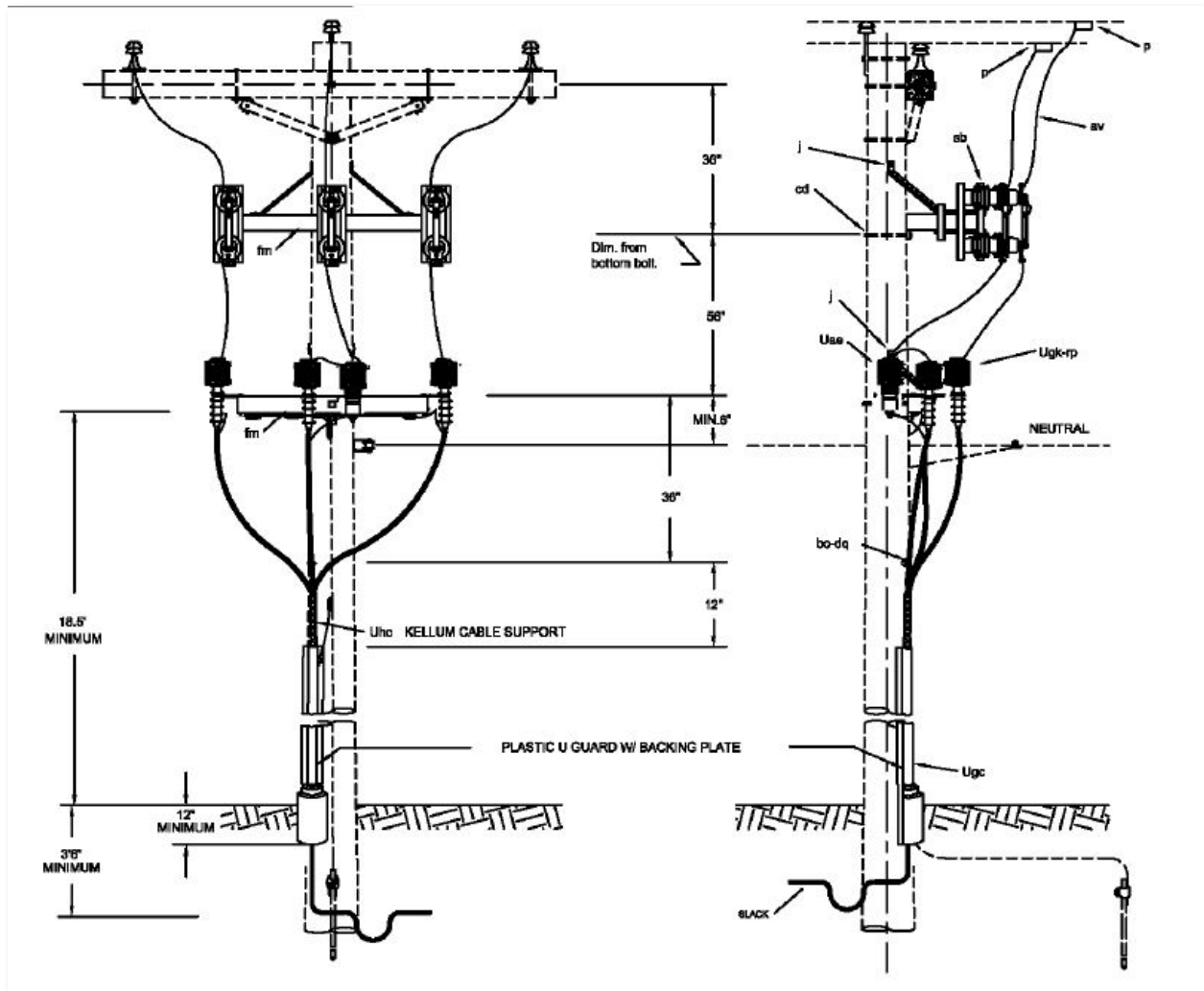
DATA SOURCE: ESRI Online World Imagery; World Topographic Map



Typicals

Typicals for Above Ground Improvements:

Three-Phase Riser Structure:



Three-Phase Pad Mounted Switch Gear:

