

PROJECT DATA

OWNER:
COLORADO SPRINGS UTILITIES
CLINT BARDEN, PROJECT MANAGER
PHONE: 719-668-4735
EMAIL: CBARDEN@CSU.ORG

APPLICANT:
BURNS AND MCDONNELL
DEREK HOLSCHER
PHONE: 303-474-2204
EMAIL: DHOLSCHER@BURNSMCD.COM

PLAN PREPARER:
COLORADO SPRINGS UTILITIES
CLINT BARDEN, PROJECT MANAGER
PHONE: 719-668-4735
EMAIL: CBARDEN@CSU.ORG

PROPERTY ADDRESS:
PARCEL 5329400005
NORTH CAREFREE CIR
COLORADO SPRINGS, CO 80922

PROPERTY TAX SCHEDULE NUMBER:
TAX EXEMPT FOR PARCELS 5329400005 AND 532940015

LEGAL DESCRIPTION:
TR OF LAND IN SE4 SEC 29-13-65 DES AS FOLS: COM AT SE COR OF SD SEC 29 FROM WHICH THE S4 COR BEARS S 89<43'48" W 2634.93 FT, S 89<43'48" W 994.51 FT TO SW COR OF TR CONV IN BK 5686-146 & FOR POB, TH CONT S 89<43'48" W 300.02 FT, N 00<27'02" E 1391.73 FT, N 89<42'22" E 262.43 FT TO A POC TO L, TH ELY ALG ARC OF CUR TO L HAVING A RAD OF 1060.00 FT A C/A OF 02<01'59" AN ARC DIST OF 37.61 FT WHICH CHORD BEARS N 88<41'22" E 37.61 FT, S 00<27'02" W 1392.52 FT TO POB

LOT/PARCEL SIZE:
9.58 ACRES

LOT AREA COVERAGE CALCULATION:
5.00 ACRES COVERAGE
9.58 TOTAL ACRES
52% LOT AREA COVERAGE

EXISTING/PROPOSED LAND USE AND ZONING:
EXISTING - RR-5 CAD-0 POLITICAL SUBDIVISION
PROPOSED - RR-5 CAD-0 POLITICAL SUBDIVISION

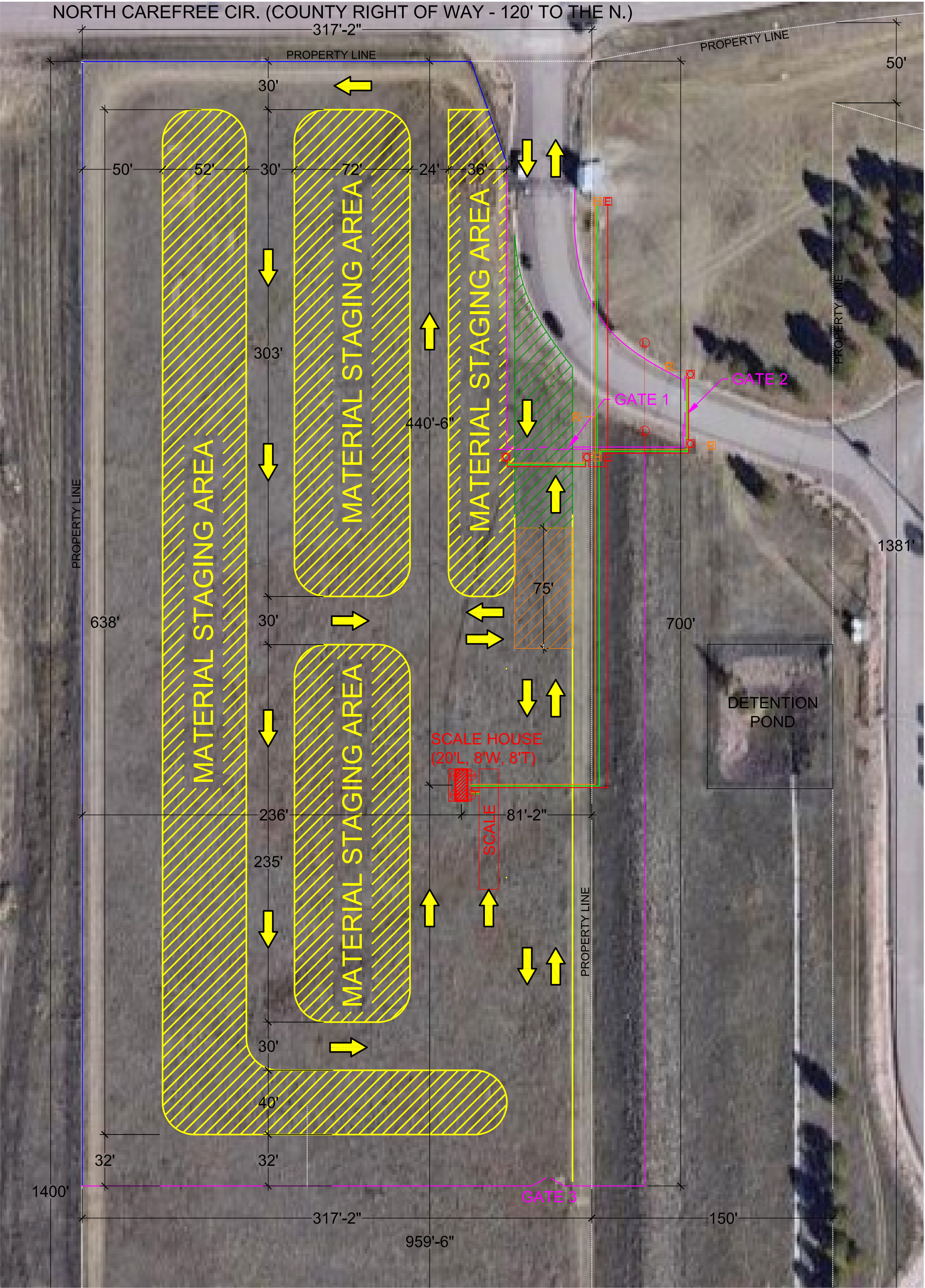
TOTAL GROSS BUILDING SQUARE FOOTAGE:
SCALE HOUSE - 160 SQ. FT.

OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE:
OPEN SPACE - 0.00 ACRES
LANDSCAPING - 4.58 NATURAL GRASSES
IMPERMEABLE - 00.25 ACRES

DENSITY AND TOTAL NUMBER OF DWELLING UNITS (RESIDENTIAL):
N/A

PARKING COMPUTATIONS:
REQUIRED - 0
PROVIDED - 0
ACCESSIBLE - 0

- NOTES:
1. ADA: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 2. THE CITY OF COLORADO SPRING (COLORADO SPRINGS UTILITIES CURRENTLY OWNS PARCELS 5329400005, 5329400015, AND 5329400014. CURRENTLY UTILITIES USES THE THREE PARCELS IN CONJUNCTION WITH EACH OTHER FOR STORM WATER RETENTION AND ACCESS. THE MATERIAL STAGING YARD STOCK PILES WILL BE LIMITED TO PARCEL 5329400005.
 3. NO EXISTING EASEMENTS EXIST ON PARCELS 532940005, 5329400014, AND 5329400015.



PROPOSED STAGING YARD

SCALE: 1" = 50'-0"



VICINITY MAP

SCALE: NONE

SYMBOLS

- [E] ELECTRICAL PANEL
- [H] HOFFMAN BOX
- [G] GATE OPERATOR
- [L] LIGHT POLE (15 FT. TALL, 62,235 LUMENS)
- [R] CARD READER PEDESTAL
- [WP] WALL PACKS (7 FT. TALL, 7,200 LUMENS)
- [<] DIRECTION OF TRAFFIC

LEGEND

- [Green Hatched] NEW ASPHALT
- [Orange Hatched] TRACKING AREA
- [Yellow Hatched] MATERIAL STAGING AREA
- [Red Line] NEW UNDERGROUND ELECTRICAL
- [Orange Line] NEW UNDERGROUND LOW VOLT
- [Green Line] NEW UNDERGROUND SPARE CONDUIT
- [Magenta Line] NEW FENCE LINE (7' TALL)
- [Blue Line] EXISTING FENCE LINE (7' TALL)

The approval of the site development plan includes approval of an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code.

Approved
By: Craig Dossey, Executive Director
Date: 01/31/2022
El Paso County Planning & Community Development



FACILITIES DEPARTMENT
404 FONTANERO
BUILDING 458 MAIL CODE 1260
COLORADO SPRINGS, CO 80947-1260
PHONE: 719-668-8888
FAX: 719-668-2888
www.csu.org

COLORADO SPRINGS UTILITIES
2021 NE GRAVEL STAGING AREA RELOCATION
7723 NORTH CAREFREE CIRCLE
COLORADO SPRINGS, COLORADO

2	REVISION 1	11/6/2021
1	DESIGN	4/28/2021
#	Revision	Date

Designed By CB
Checked By J.B.
Reviewed By
WO #
Schedule/Tax #: 532400005
Status

C1.01
SITE DEVELOPMENT PLAN



PCD File No. PPR-21-050

Colorado Springs Utilities NE Gravel Staging Area

Alternative Landscape Plan

Utilities is requesting alternative landscaping as permitted in the El Paso County Land Development Code [LDC 6.2.2.(A)(4) Authority of Director to Approve Alternative Landscape Designs]. Utilities is proposing to install privacy fence slats in the existing fence along the north and west property lines as an alternative to shrubs and trees. According to the manufacturer specifications (see attachment), the slats provide approximately 98% privacy. The height of the existing fence is 7 feet with an additional 1-foot outrigger with barbed wire. Due to the elevation of the parcels to the west of the site, trees and shrubs are unlikely to provide sufficient screening. Additionally, there is no space available for planting trees and shrubs outside of the fence on the north and west sides as the existing chain link fence is installed on the property line. The material storage piles will not exceed the height of the fence.



Fin2000 Slats

Patented

When you need extra privacy for commercial or industrial applications, our Fin2000 is the answer. This uniquely styled, patented slat can be purchased by the bag or pre-inserted into the chain link wire during the weaving process.

Design – Flat tubular plastic with fins for added privacy.

Durability – The Fin2000 is resistant to severe weather conditions, salt, water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Installation – Insert the slats vertically into the fence from top to bottom. No tools are necessary. The wings grip the knuckles of the wire mesh securing the slat in place.

Standard Chain Link Fence Heights – 4 ft., 5 ft., 6 ft., 7 ft., 8 ft., 10 ft., and 12 ft. (*Special heights available upon request*)

Slat Length – 1" shorter than the standard chain link fence height

Upon Special Request – Available in bags that cover 25 linear feet for hand installation jobs.

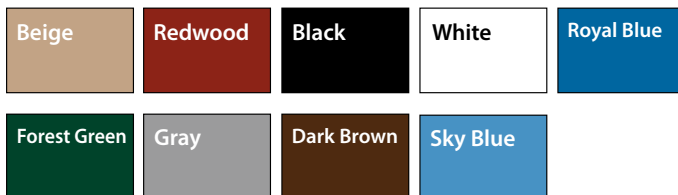
Wind Load and Privacy Factor – Approximately 98% (*Based on wire/mesh used-stretch tension*)

Limited Warranty – 25 years pro-rata

Specifications

Slat Name	Slat Width	Mesh Size	Wire Gauge	Coverage Area
Fin2000	2 13/16"	3 1/2 x 5"	8, 9, or 10	25 Linear feet

Available Colors (colors are approximations)



*Exact representation of colors in printing is difficult. Please refer to actual color samples for accurate matching. **Samples available upon request.***

Features and Benefits

Materials – **SlatSource®** slats are extruded from High-Density Polyethylene (HDPE), color pigments and ultraviolet (UV) inhibitors specially formulated to retard the harmful effects of the sun and lengthen the life of the slats.

Durability – Our slats are also resistant to severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance – Our slats are nearly maintenance free. They may be pressure cleaned of surface contaminants with plain water.

Wind Load Disclaimer – We will not be held responsible for fence damage resulting from wind load conditions due to insufficient structural support.

Designations – Meets ASTM Designation: F3000/F3000M

HDPE Technical Properties

Property	Values
Melt Index	(.35) Optimum extrusion processing conditions for Fence Slats
Density	(.945) Polyethylene ranges anywhere from .914 to .960 in density
Minimum Temp.	(-70° F) Under no stress, HDPE remains flexible at this temperature
Maximum Temp.	(180° F) Under no stress, HDPE will not distort at this temperature
Strength	(4,000 psi) HDPE will not distort at lesser loads or impacts



MADE IN USA



A PrivacyLink® Company

1.888.806.7528
www.eprivacylink.com
info@eprivacylink.com

Many patents and patents pending.

PROJECT DATA

OWNER:
COLORADO SPRINGS UTILITIES
CLINT BARDEN, PROJECT MANAGER
PHONE: 719-668-4735
EMAIL: CBARDEN@CSU.ORG

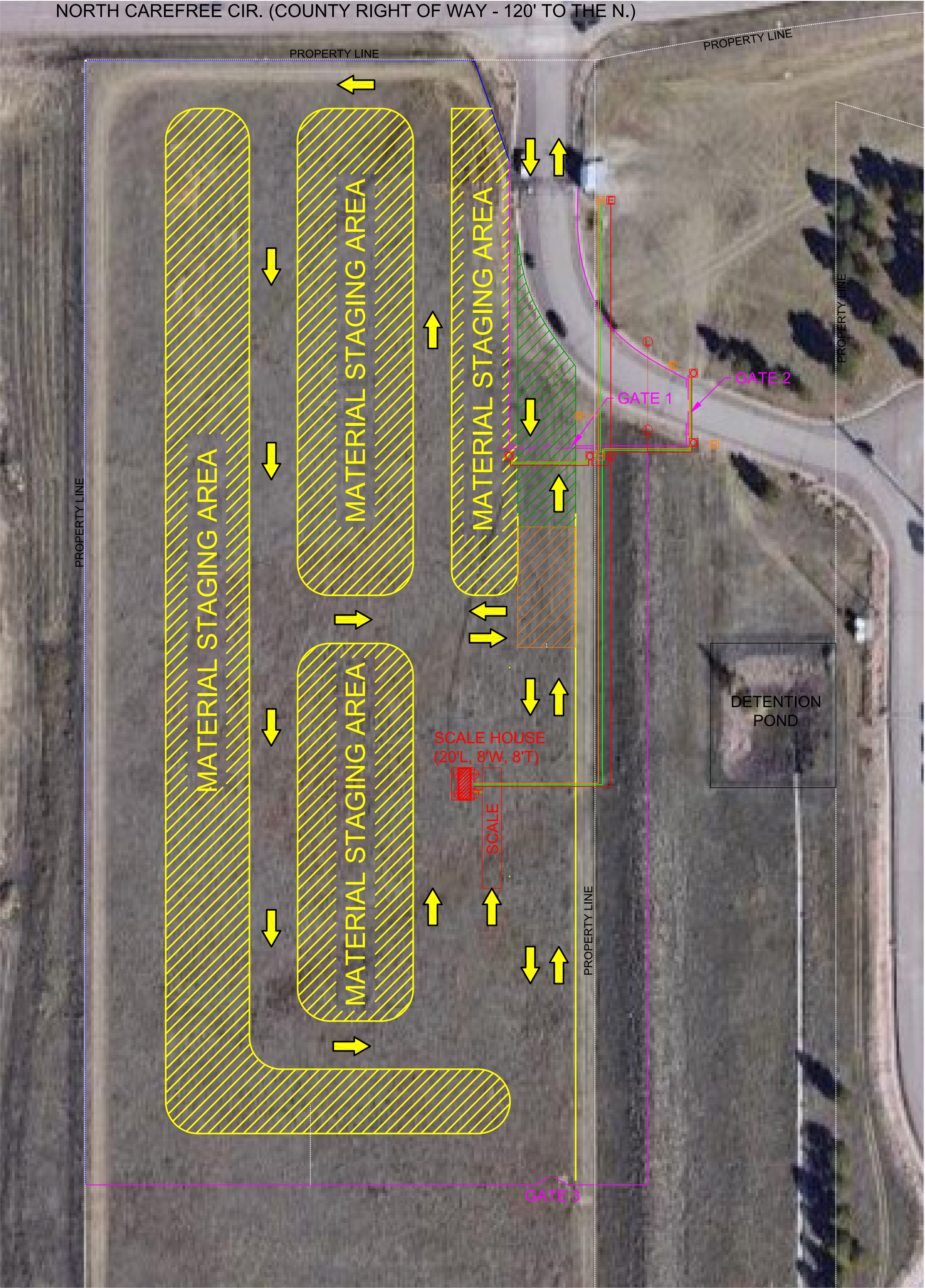
APPLICANT:
BURNS AND MCDONNELL
DEREK HOLSCHER
PHONE: 303-474-2204
EMAIL: DHOLSCHER@BURNSMCD.COM

PLAN PREPARER:
COLORADO SPRINGS UTILITIES
CLINT BARDEN, PROJECT MANAGER
PHONE: 719-668-4735
EMAIL: CBARDEN@CSU.ORG

PROPERTY ADDRESS:
PARCEL 5329400005
NORTH CAREFREE CIR
COLORADO SPRINGS, CO 80922

TOTAL GROSS BUILDING SQUARE FOOTAGE:
SCALE HOUSE - 160 SQ. FT.

- NOTES:
1. ADA: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 2. THE CITY OF COLORADO SPRING (COLORADO SPRINGS UTILITIES CURRENTLY OWNS PARCELS 5329400005, 5329400015, AND 5329400014. CURRENTLY UTILITIES USES THE THREE PARCELS IN CONJUNCTION WITH EACH OTHER FOR STORM WATER RETENTION AND ACCESS. THE MATERIAL STAGING YARD STOCK PILES WILL BE LIMITED TO PARCEL 5329400005.
 3. NO EXISTING EASEMENTS EXIST ON PARCELS 532940005, 5329400014, AND 5329400015.



PROPOSED STAGING YARD
SCALE: 1" = 50'-0"

LIGHT FIXTURE SCHEDULE									
MARK	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS TYPE	LAMPS WATTS	CANDLES	FINISH	MOUNTING	PHOTOCELL
L	15' STREET POLE HEAD	RAB	X34-195L (T, SF) / U	5000K LED 82	160	1,667	BRONZE	POLE	YES
WP	EXTERIOR WALL PACK	RAB	SLIM17FA15ADJ	4000K LED 70	15	151	BRONZE	EXT. WALL	YES



VICINITY MAP
SCALE: NONE

- SYMBOLS
- E ELECTRICAL PANEL
 - H HOFFMAN BOX
 - G GATE OPERATOR
 - L LIGHT POLE (15 FT. TALL, 62,235 LUMENS)
 - R CARD READER PEDESTAL
 - WP WALL PACKS (7 FT. TALL, 7,200 LUMENS)
 - DIRECTION OF TRAFFIC

- LEGEND
- NEW ASPHALT
 - TRACKING AREA
 - MATERIAL STAGING AREA
 - NEW UNDERGROUND ELECTRICAL
 - NEW UNDERGROUND LOW VOLT
 - NEW UNDERGROUND SPARE CONDUIT
 - NEW FENCE LINE (7' TALL)
 - EXISTING FENCE LINE (7' TALL)



FACILITIES DEPARTMENT
404 FONTANERO
BUILDING 458 MAIL CODE 1260
COLORADO SPRINGS, CO 80947-1260
PHONE: 719-668-8888
FAX: 719-668-2888
www.csu.org

COLORADO SPRINGS UTILITIES
2021 NE GRAVEL STAGING AREA RELOCATION
7723 NORTH CAREFREE CIRCLE
COLORADO SPRINGS, COLORADO

2	REVISION 1	11/6/2021
1	DESIGN	4/28/2021
#	Revision	Date

Designed By CB
Checked By J.B.
Reviewed By
WO #
Schedule/Tax #: 532400005
Status



Color: Bronze

Weight: 218.3 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Description:

Steel pole 4" round 7 gauge 25 foot welded tenon square base

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

36,000 p.s.i. minimum yield.

Color:

Bronze powder coating

Height:

25 FT

Gauge:

7

Wall Thickness:

3/16"

Shaft Size:

4"

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Max EPA's/Max Weights:

70MPH 9.5 ft./380 lb.
 80MPH 6.3 ft./230 lb.
 90MPH 4.1 ft./150 lb.
 100MPH 2.6 ft./120 lb.
 110MPH 1.4 ft./70 lb.
 120MPH 0.5 ft./60 lb

Accessories:

Base/Cap: [BASE-R4](#)
 Anchor Bolts: [BOLT4/7](#)

Other

Terms of Sale:

Pole Terms of Sale is available [online](#).

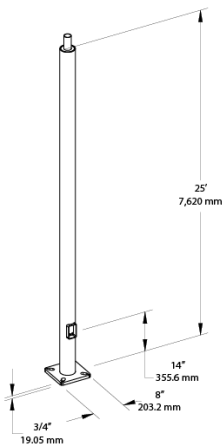
Technical Specifications (continued)

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

Ordering Matrix

Family	Shape	Size	Gauge	Height	Drilled/Welded Tenon
P	R	4	7	25	WT
R = Round		4 = 4"	7 = 7	10 = 10'	D2 = Drilled
TR = Taped Round		5 = 5"	11 = 11	15 = 15'	WT = Welded Tenon
		6 = 6"		20 = 20'	
		7 = 7"		25 = 25'	
		8 = 8"		30 = 30'	



General purpose lighting that's pocket friendly.

Color: Bronze

Weight: 10.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.26A
208V	0.77A
240V	0.67A
277V	0.56A
Input Watts	148.4W

LED Info

Watts	160W
Color Temp	5000K (Cool)
Color Accuracy	82 CRI
L70 Lifespan	50,000 Hours
Lumens	20,945
Efficacy	141.1 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PWDK3YFS

Electrical

Driver:

Constant Current, 120-277V, 50/60 Hz, 120V: 1.26A, 208V: 0.77A, 240V: 0.67A, 277V: 0.56A

Dimming Driver:

Driver includes wiring for 0-10V dimming systems. Dim as low as 10%.

THD:

4.67% at 120V, 5.43% at 277V

Power Factor:

99.8% at 120V, 96.6% at 277V

Note:

All values are typical (tolerance +/- 10%)

Optical

NEMA Type:

NEMA Beam Spread of 7H x 7V

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

EPA:

1.2

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Technical Specifications (continued)

Construction

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum

Mounting:

Slipfitter with tilt angle in 10° increments

Lens:

Tempered glass

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Tilt Increment:

Rotates in 6 degree increments

Performance

Lifespan:

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Other

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

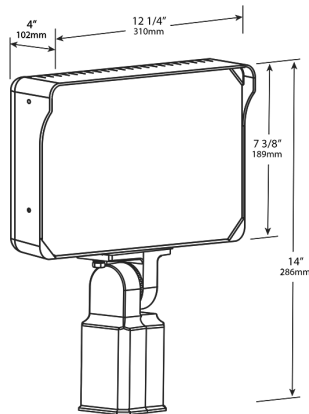
Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

Versatile, general-purpose floodlight

7H x 7V NEMA distribution

0-10V dimming

IP65 rating protects against dust and water

50,000-Hour LED lifespan

Ordering Matrix

Family	Lumen Packages (values are nominal)	Mounting	CRI/Color Temp	Finish	Driver/Voltage
X34	-	195L	SF		/U
	100L = 11,000 Lumens, 87W 150L = 18,000 Lumens, 130W 195L = 20,000 Lumens, 160W	SF = Slipfitter T = Trunnion	Blank = 80 CRI, 5000K -840 = 80 CRI, 4000K -830 = 80 CRI, 3000K	Blank = Bronze W = White	/U = 120-277V, 0-10V Dimming



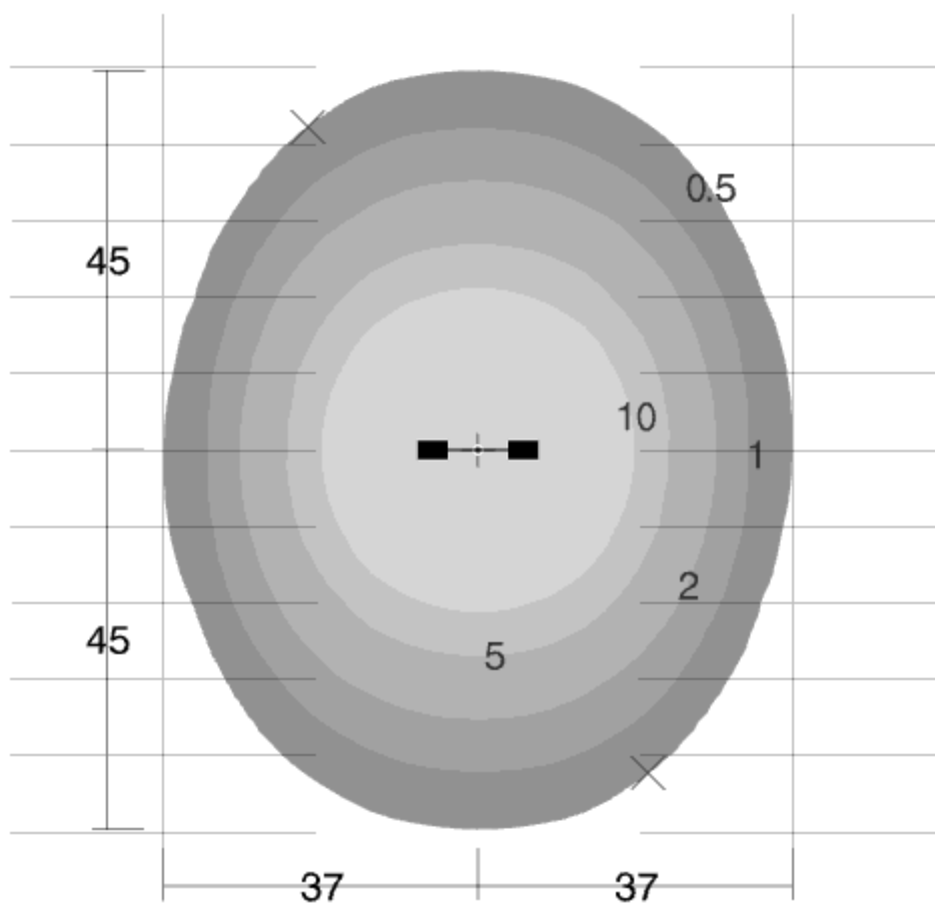
x34-195l-t-sf-udlf2104112-3a-c.ies

RAB LIGHTING INC.
X34-195L [T,SF] /U

Back-to-Back



Luminaire Watts	148	W
Ballast/Driver Factor	1.00	
Light Loss Factor	1.00	
Total Proration Factor	1.00	
Luminaire Lumens	20920	lms

 15 ft

Min: 0.50 fc ✕
Max/Avg: 8.7

Avg: 7.7 fc
Avg/Min: 15

Max: 67 fc +
! Max/Min: 133



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	14.2/14/14.2W

LED Info

Watts	15W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1761/1904/1852
Efficacy	124/136.2/130.3 lm/W

Technical Specifications**Field Adjustability****Field Adjustable:**

Color temperature selectable by 3000K, 4000K and 5000K

Compliance**UL Listed:**

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0MVJOV62Q3

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics**LEDs:**

Long-life, high-efficiency, surface-mount LEDs

Electrical**Driver:**

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Note:

All values are typical (tolerance +/- 10%)

Construction**IP Rating:**

Ingress protection rating of IP65 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

Technical Specifications (continued)

Construction

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

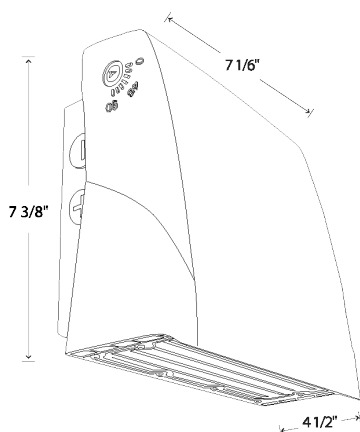
Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	15	ADJ
15 = 15W ADJ = Angle Adjustable 30 = 30W		


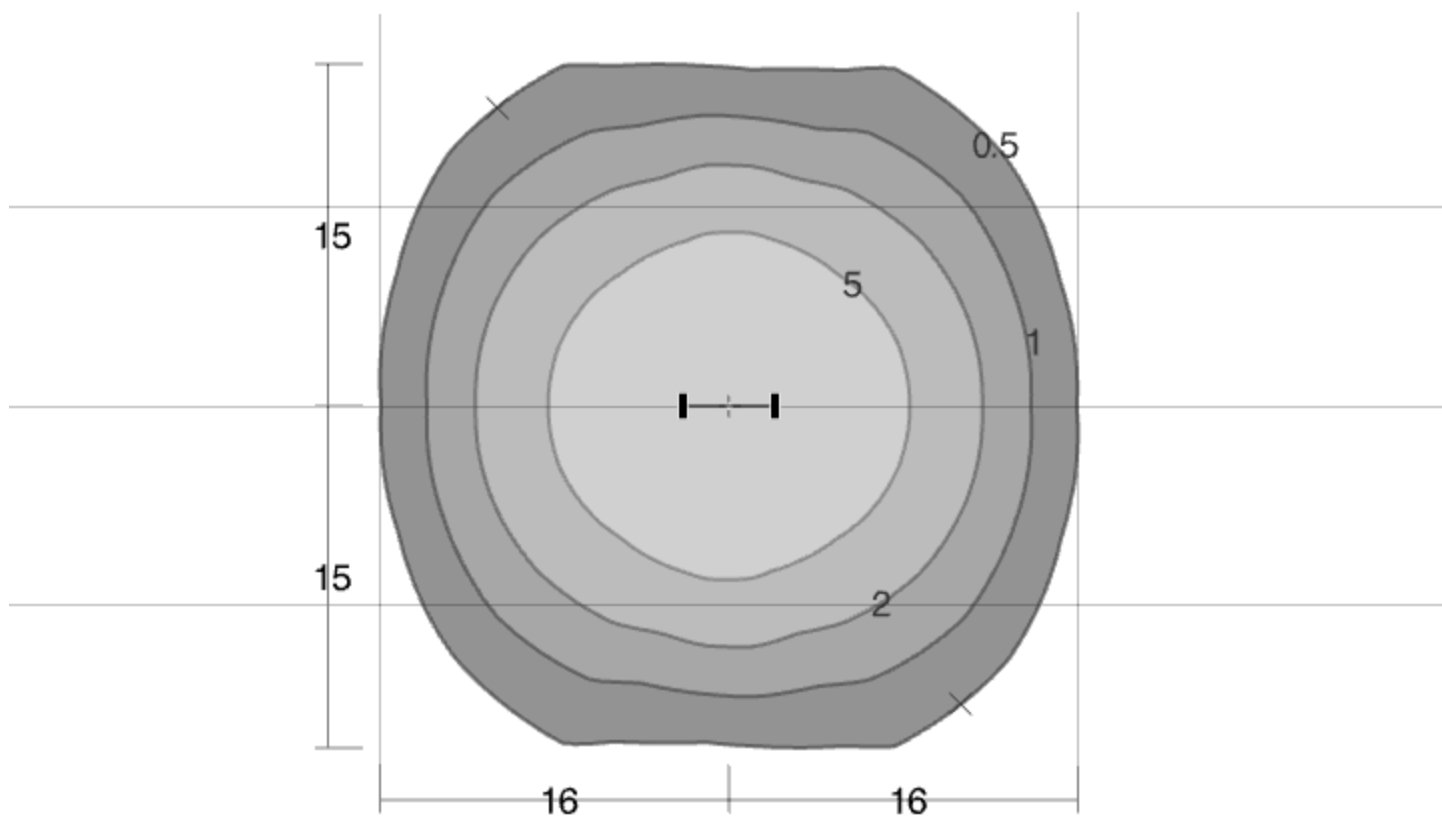


slim17fa15adj_5k.ies

RAB Lighting Inc.
SLIM17FA15ADJ_5K
Back-to-Back



Luminaire Watts	14	W
Ballast/Driver Factor	1.00	
Light Loss Factor	1.00	
Total Proration Factor	1.00	
Luminaire Lumens	1761	lms

 8.0 ft

Min: 0.50 fc ✕
Max/Avg: 5.9

Avg: 3.8 fc
Avg/Min: 7.6

Max: 22 fc +
! Max/Min: 44