



November 29, 2021

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: File Number PPR-21-050

Letter of Intent for Colorado Springs Utilities Northeast Gravel Staging Area

Dear Planning Staff,

Burns and McDonnell is submitting this Letter of Intent on behalf of Colorado Springs Utilities (Utilities) in accordance with the requirements of the El Paso County Site Development Plan application. The proposed project consists of the construction of a gravel staging area west of the Utilities' existing Gas Propane Air Plant (GPAP). The new staging area will be used to quickly access materials when working on projects in the northeastern portion of Colorado Springs. Additional project details are provided below.

Applicant and Consultant

The Applicant and Consultant contact information is as follows:

Applicant

Colorado Springs Utilities
456 West Fontanero Street
Colorado Springs, CO 80907
Contact: Clint Barden
Telephone: 719-668-4735
Email: cbarden@csu.org

Consultant

Burns & McDonnell
9785 Maroon Circle, Suite 300
Centennial, CO 80112
Contact: Derek Holscher
Telephone: 303-474-2204
Email: dholscher@burnsmcd.com

Site Location, Size and Zoning

The proposed site for the gravel staging area is located at 7723 Carefree Circle North, adjacent to Utilities' existing GPAP near the intersection of Carefree Circle North and Marksheffel Road (Parcel Numbers 5329400005 and 5329400015). Please see the Vicinity Map for the site location (Attachment 1). Parcel 5329400005 is approximately 9.5 acres. The staging area will reside on the northern portion of the parcel, on approximately 5 acres. The total area of land disturbance

will be less than 5 acres. Utilities received a Rainfall Erosivity Waiver certification from the Colorado Department of Public Health & Environment on November 16, 2021, which excludes the project from stormwater and grading/erosion control permitting. Current zoning is residential rural, RR-5. There are no Utilities easements on the parcel.

Request and Justification

Utilities is expanding the existing Briargate substation, located at the John Pinkerton site (East Woodmen Road and North Powers Blvd.), into the adjacent parcel that currently contains Utilities' Northeast gravel staging area. As a result of the substation expansion, Utilities is looking to relocate their Northeast gravel staging area from the existing John Pinkerton site to the property west of Utilities' GPAP. The gravel staging area will be used daily to quickly access materials and for emergency repairs when supporting the Northeast portion of their service territory. The new Northeast gravel staging area will encompass approximately 5 acres for storing sand, soils, rock, rip rap, and other like materials. This will not be a production site; it is a storage yard for quick access to materials when working on projects in the Northeast part of Colorado Springs.

The gravel staging area will meet the requirements of LDC Section 5.2.40(B) Outside Storage Standards. Utilities is proposing to install privacy fence slats in the existing fence along the north and west property lines. According to the manufacturer specifications (Attachment 3), the slats provide approximately 98% privacy. As discussed further below, 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]. The height of the existing fence is 7 feet with an additional 1-foot outrigger with barbed wire. The material storage piles will not exceed the height of the fence. A front-end loader may be parked on-site periodically throughout the year. The height of the loader will be 11 feet 4 inches. The fence is 7 feet tall and there will be a 4-foot drop from the bottom of the fence to the area where the loader will be parked. The ledge plus the fence should obstruct the loader from view. However, when the loader is parked on-site, it will always be parked on the rear 1/3 of the property and at least 50 feet away from the west fence line. The material staging areas adjacent to North Carefree Circle are outside the required setback area from the road.

Existing and Proposed Facilities, Structures, and Roads

The existing site is undeveloped. A 7-foot-tall chain link fence with an additional 1-foot outrigger with barbed wire currently bounds the north and west property lines; additional new fencing is proposed along the east and south property lines. The existing paved driveway off Carefree Circle North that is currently used to access the GPAP, will also be used to access the gravel staging area. This driveway is currently gated and will remain as such. A new asphalt driveway and an associated tracking pad will be constructed off the existing driveway to accommodate vehicles accessing the staging area. A new gate will be constructed at the entrance to the staging area (Gate 1) and an additional gate will be constructed along the existing driveway for entrance into the GPAP (Gate 2). Gate 2 will be located on Parcel Number 5329400015. A third gate will be installed along the fence on the south property line.

Utilities is proposing to place a storage/shipping container on the site to be used as a scale house. Please see the Elevation Plan section below for dimensions. The scale house will not be occupied. The scale house and the associated scale will be located on the eastern portion of the site. Please refer to the Site Development Plan (Attachment 2) for additional site details and dimensions.

Alternative Landscaping

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 (Attachment 3), 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.

Elevation and Floor Plans

The only structure proposed for the site is the scale house. The storage/shipping container proposed for this purpose will be 8 feet wide by 20 feet long by 8 feet high. Please see the attached Floor Plan for a schematic of the storage/shipping container (Attachment 4).

Sign Plan

Utilities is not proposing any signs off-premises, including along Carefree Circle North. On-premises signs will be limited to 'No Trespassing' signs along the perimeter of the property, directional signs pointing traffic to either the gravel staging area or the GPAP after vehicles enter the existing driveway, and signs on each gate providing emergency contact information.

Lighting Plan

Lighting will be installed on poles in two different locations at the staging area site as well as on each corner of the scale house. All lighting at the site will be on from dusk until dawn for the safety of employees and for security of the site. Please refer to the Lighting Plan drawing and specification sheets for additional details (Attachment 5).

Meeting with Covington Homes

El Paso County staff facilitated a meeting between Utilities and adjacent landowner, Covington Homes, to discuss visual and noise impact mitigation for the site. The meeting took place virtually on November 10, 2021 and included the following attendees: Nina Ruiz (El Paso County), Ryan Howser (El Paso County), Grace Covington (Covington Homes), Heath Herber (Gardens at North

Carefree Metro District Board of Directors), Clint Barden (Utilities), Derek Holscher (Burns & McDonnell), and Erica Powell (Burns & McDonnell).

Covington Homes is currently developing the parcels immediately west of the staging area site for a residential subdivision. As an adjacent landowner, Ms. Covington received a letter describing the project and offering contact information in the event of questions or concerns. In response, Ms. Covington provided the County and Utilities with comments on the project, expressing concern regarding visual impacts to homeowners whose backyards will be adjacent to the existing fence along the west side of the staging area site as well as noise impacts to these same homeowners due to the movement of materials at the site. The purpose of the virtual meeting was to discuss these concerns and potential mitigation options.

To begin the meeting, Mr. Holscher gave an overview of the project and Ms. Covington and Mr. Herber stated their concerns regarding visual and noise impacts to adjacent landowners. To assist attendees on the call with visualizing the site in relation to the home lots, Mr. Howser shared street view Google Earth imagery and the site development plan drawing.

In regard to visual impacts, the attendees discussed the use of the privacy fence slats as well as the slope of the backyards up to the staging area site. Mr. Barden provided additional site detail, describing the height of the existing fence (seven feet) and the four foot cut that is planned to accommodate site drainage to the east as well as provide safe driving conditions for the trucks. The fence height and planned cut will provide 11 feet of visual screening between the backyards and the site. The group discussed the fence slat specifications, including their 98% opacity and durability. Ms. Covington shared that all home lots will include two trees in the backyard that will also provide some visual mitigation. Ms. Covington stated that Utilities has done a good job planning for visual impacts and mitigation. She requested that the fence slats be beige in color and Utilities agreed.

In regard to noise impacts, the group discussed the type, quantity, and timing of traffic at the site. Utilities anticipates a minimum of two vehicles entering the gravel staging area per day. These vehicles will primarily be dump trucks and semi-trucks hauling materials. The vehicles will typically operate Monday-Friday, from 7:00am to 4:00pm. Occasionally, in the event of emergency response, the vehicles may operate after business hours or on the weekends. The site will not be an active gravel pit with continuous movement of materials around the site. Vehicles will enter the site to obtain needed materials and leave when loaded or enter to deliver materials to replenish supplies and leave when complete. Neither activity will continue for an extended period of time over the course of a day. Additionally, in compliance with federal security regulations applicable to the GPAP site, a light truck security vehicle drives around the perimeter of the combined sites twice per week using existing two-track roads. This activity will continue once the staging area is in operation.

Ms. Covington expressed concern as to whether the slats would provide sufficient noise mitigation or if landscaping, in addition to the slats, would be necessary. Ms. Covington shared that all home lots will include two trees in the backyard that will provide some noise mitigation. The group discussed the difficulties of adding trees to the west property line of the staging area



site. In order to meet El Paso County Land Development Code requirements, the trees would need to be planted 15 feet from the fence, thereby shrinking the useful area of the site. Although there is a narrow Metro District parcel between the site and the home lots, it could not be used for tree plantings due to its slope. Although no setback is required in the El Paso County Land Development Code, Mr. Barden offered to increase the setback of the westerly material staging area from 30 feet to 50 feet to reduce noise impacts to adjacent backyards while also reducing the width of that staging area from 72 feet to 52 feet. Ms. Covington and Mr. Herber agreed to the setback and no landscaping on the site.

Utilities has updated its Site Development Plan (Attachment 2) to reflect the 50-foot setback agreed to by all parties during the meeting.

If you have questions regarding the material included in this Letter of Intent or the application materials, please contact me at dholscher@burnsmcd.com or 303-474-2204.

Sincerely,

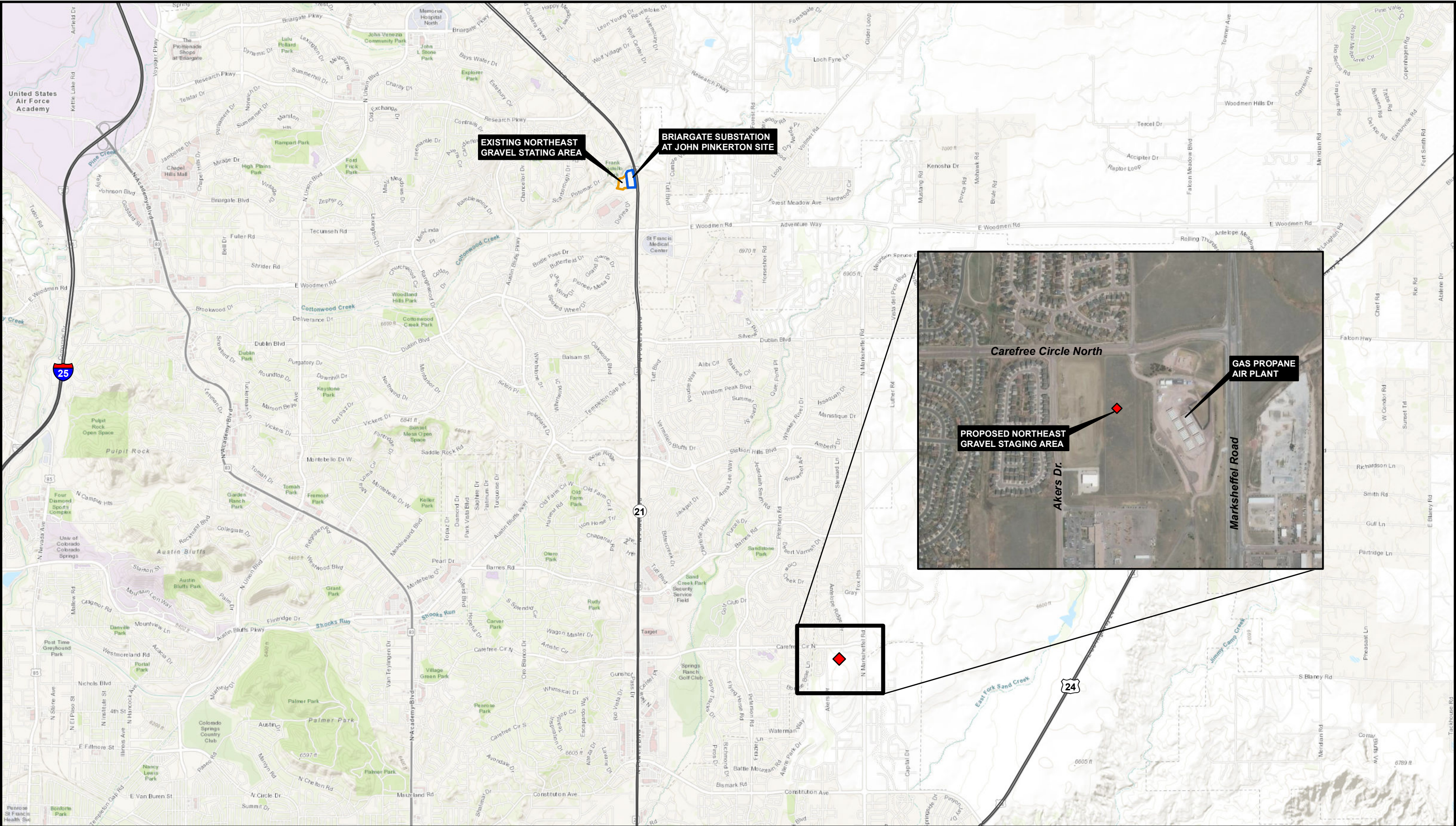
A handwritten signature in blue ink, appearing to read "Derek Holscher".




Derek Holscher
Project Manager

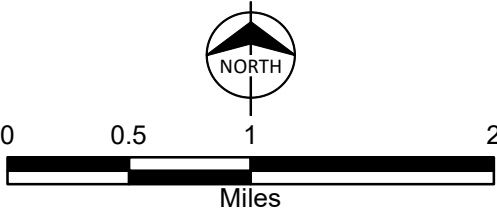
Attachments:

1. Vicinity Map
2. Site Development Plan
3. Privacy Fence Slats Specification Sheet
4. Floor Plan
5. Lighting Plan

ATTACHMENT 1 – Vicinity Map



-  Briargate Substation at John Pinkerton site
-  Existing Northeast Staging Area
-  Briargate Staging Area Relocation Site



**GRAVEL STAGING AREA
RELOCATION**
BRIARGATE SUBSTATION
COLORADO SPRINGS UTILITIES
COLORADO SPRINGS, CO

ATTACHMENT 2 – Site Development Plan

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

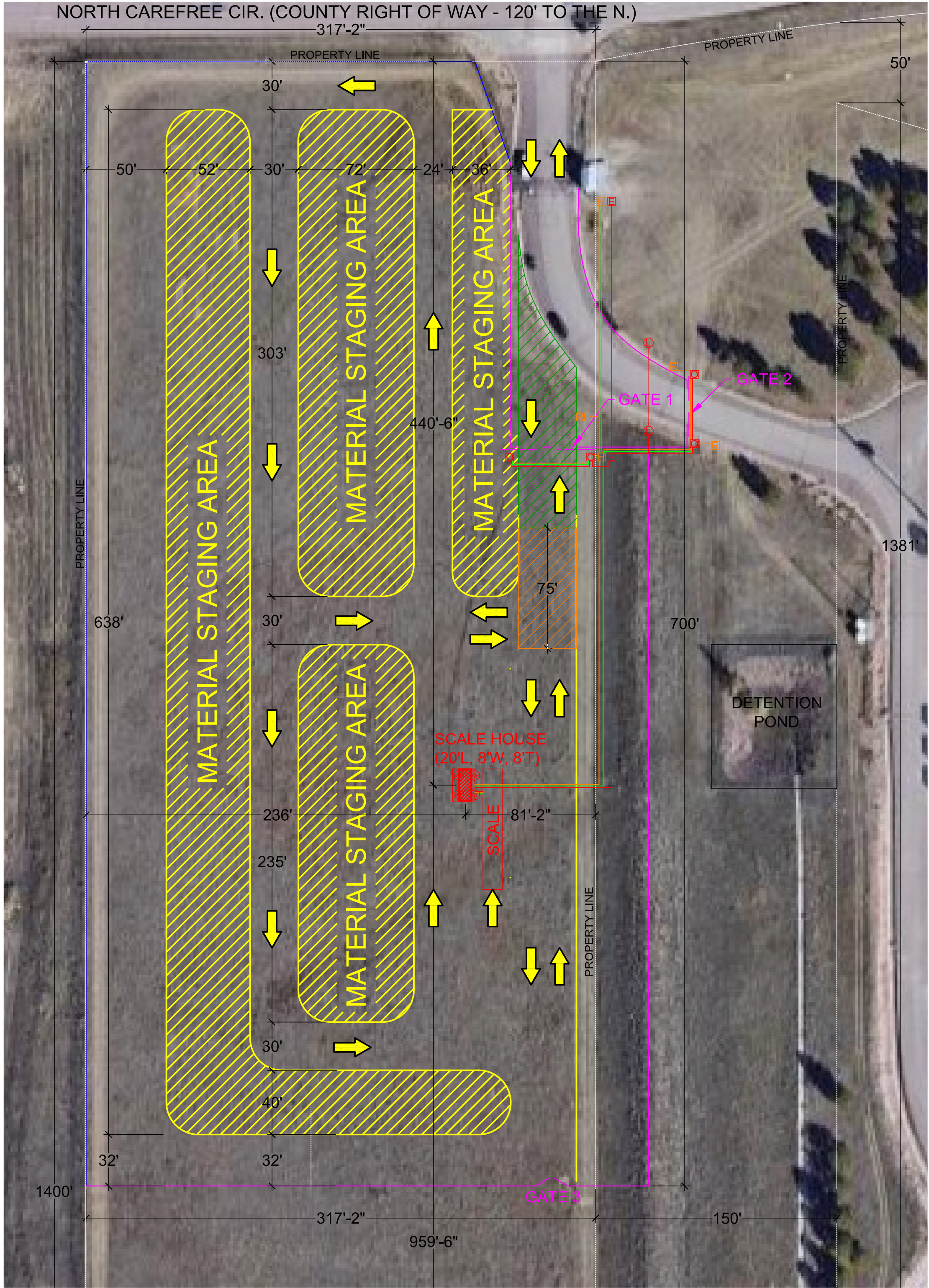
TOTAL GROSS BUILDING SQUARE FOOTAGE:
SCALE HOUSE - 160 SQ. FT.

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:
- 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.
 - 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.
 - 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
- 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)

COLORADO SPRINGS UTILITIES
2021 NE GRAVEL STAGING AREA RELOCATION

| | | |
|---|------------|-----------|
| 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. U-21-001 and PPR-21-050
Colorado Springs Utilities NE Gravel Staging Area
Site Development Plan Checklist

Items with an X are included on the site development plan; those marked N/A do not apply to the project.

| | |
|---|-----|
| Graphic scale | X |
| Vicinity map showing the property in relation to the surrounding area | X |
| Location of the property lines, right-of-way, and all existing and proposed easements | X |
| Dimensions of all property lines | X |
| The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines. | X |
| Location and height of all fences, walls, or berms | X |
| Location and dimensions of all existing and proposed signs | N/A |
| Traffic circulation including all points of ingress/egress into the property | X |
| The layout and location of all off-street parking, loading and other vehicular use areas | X |
| Location of all ADA parking spaces, ramps, pathways, and signs | N/A |
| Location, height and intensity of all outdoor illumination | X |
| Location of all no-build areas, floodplain(s), and drainage facilities | X |
| Location and screening of all dumpster(s) and loading dock areas | N/A |
| Standard details of parking (compact, ADA, standard), ADA ramps, driveways, and signs | N/A |
| Location of all existing and proposed utility lines and associated infrastructure | X |
| Existing/proposed land use, parcel size, and zoning | X |
| Percent of open space, landscaping, and lot coverage | X |
| Computation identifying the required parking and the provided parking | N/A |

ATTACHMENT 3 – Privacy Fence Slats Specification Sheet



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.

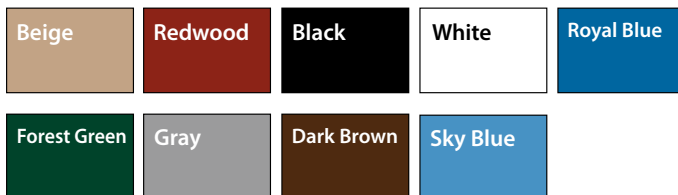
Wind Load and Privacy Factor – Approximately 98% (*Based on wire/mesh used-stretch tension*)

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



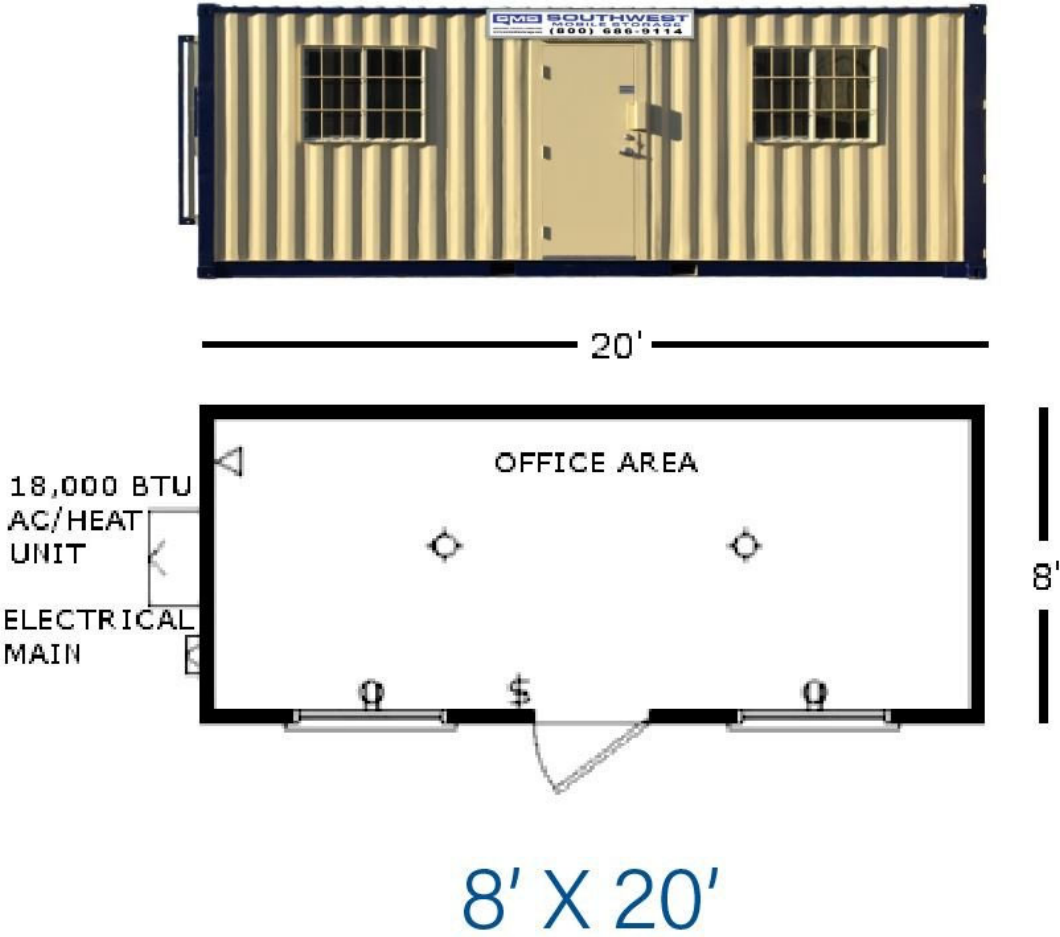
A PrivacyLink® Company

1.888.806.7528
www.eprivacylink.com
info@eprivacylink.com

Many patents and patents pending.

ATTACHMENT 4 – Floor Plan

Scale House Floor Plan: 8' wide x 20' long x 8' high Open Bay Container



ATTACHMENT 5 – Lighting Plan

PROJECT DATA

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

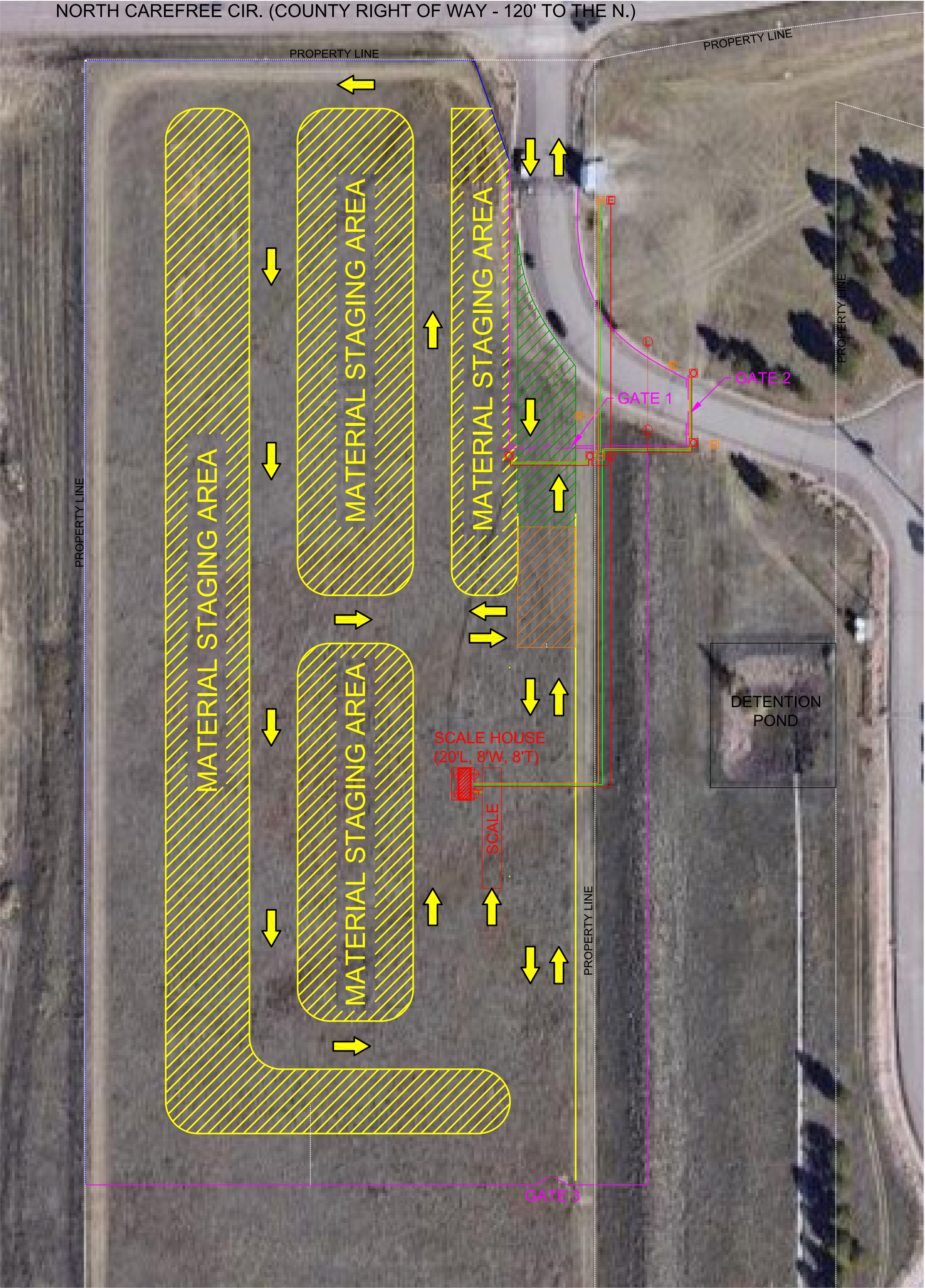
APPLICANT:
BURNS AND MCDONNELL
DEREK HOLSCHER
PHONE: 303-474-2204
EMAIL: DHOLSCHER@BURNSMCD.COM

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

E1.01
SITE LIGHTING PLAN



PCD File No. PPR-21-050

Colorado Springs Utilities NE Gravel Staging Area

Lighting Plan Checklist

Items with an X are included on the lighting plan drawing. Some items are included in the lighting cut sheets.

| | |
|---|----------------|
| Owner name, contact telephone number, and email | X |
| Applicant name (if not owner), contact telephone number, and email | X |
| Plan preparer contact telephone number and email | X |
| Property address | X |
| Date, north arrow, and a graphic scale | X |
| Vicinity map showing the property in relation to major roadways, if not otherwise provided with the associated site plan | X |
| The building footprint for all structures depicted and labeled. | X |
| The location and height of all existing and proposed illuminating devices, including but not limited to, all parking area lights and external structural lights. | X |
| Detailed description of illuminating devices, fixtures, lamps, supports, reflectors, installation, and electrical details and other devices to include an elevation drawing. The description may include, but is not limited to, manufacturers specifications and catalog cuts sheets, and drawings. A key and legend may be required at the discretion of the PCD. | See Cut Sheets |
| Photometric data and plan, including maps and diagrams furnished by manufacturers or similar showing the angle of the cut off or light emission. | See Cut Sheets |
| Photometric plan depicting the lighting levels (foot candles) throughout the property, at property lines, and along any adjacent rights-of-way. | X |
| Location of all existing and proposed easements | X |



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](#).

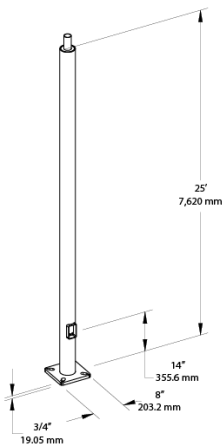
Technical Specifications (continued)

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.

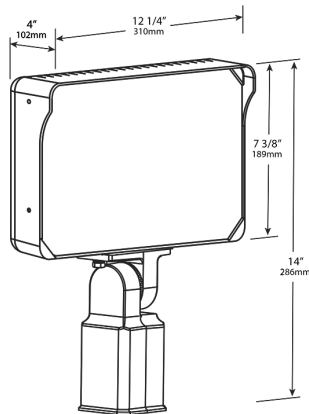
Trade Agreements Act Compliant:

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 |



2021-Nov-16

Page 1/1

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

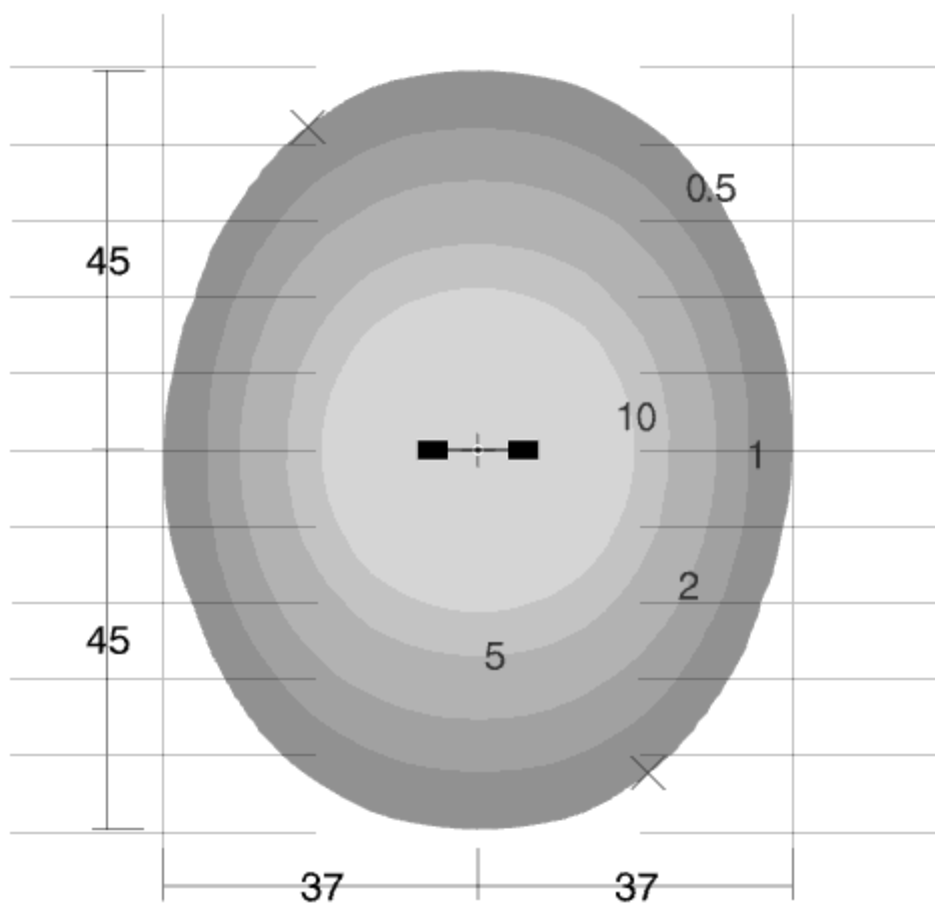
RAB LIGHTING INC.
X34-195L [T,SF] /U

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 X
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.

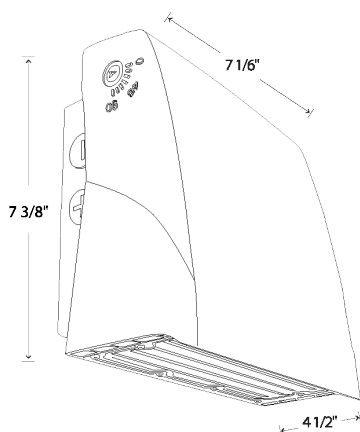
Equivalency:

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 30 = 30W | | |

ADJ = Angle Adjustable


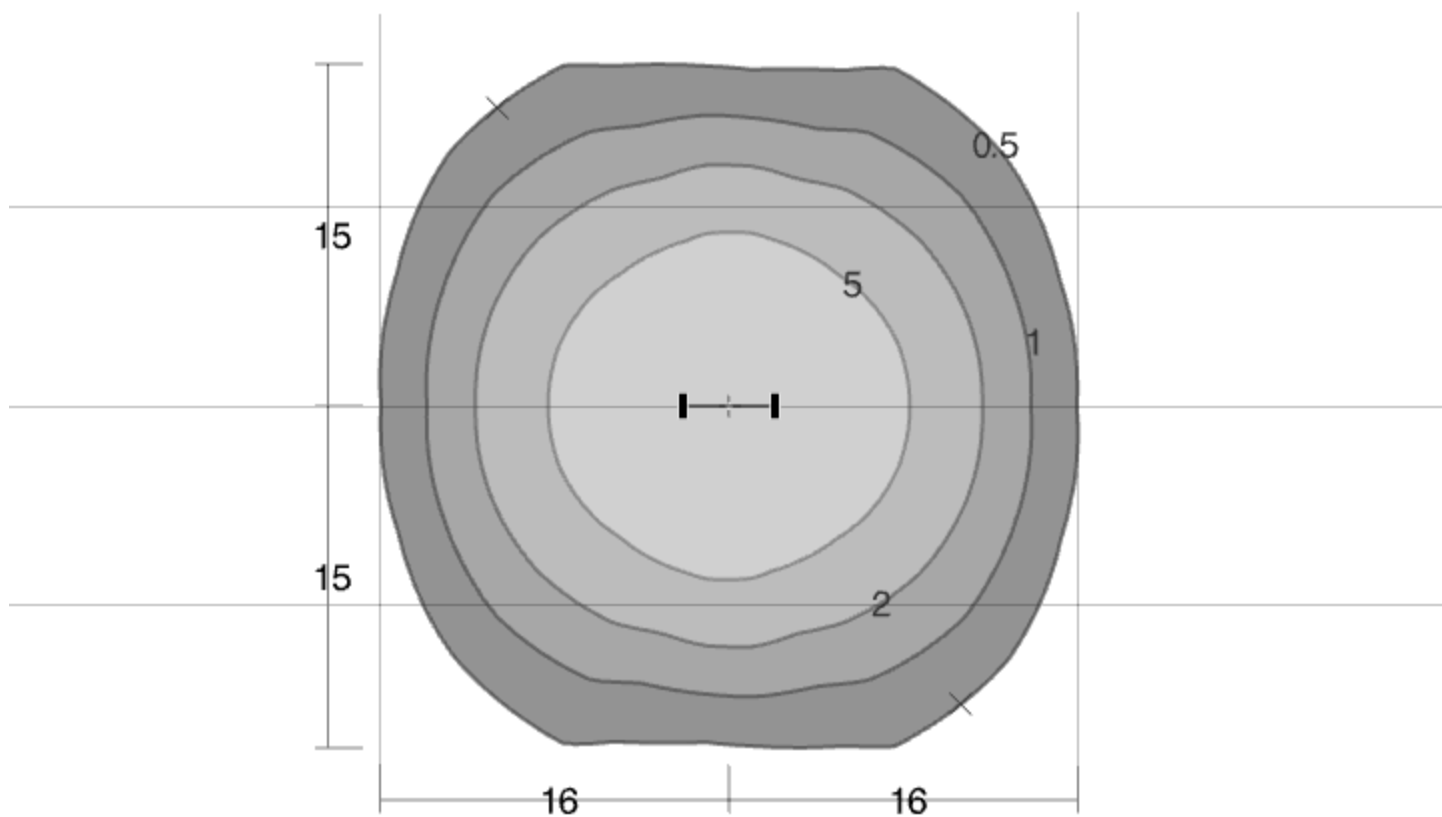


slim17fa15adj_5k.ies

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