



## ZAYO GROUP COLORADO SPRINGS, CO

RE: Zayo Group  
18370 Highway 94  
Colorado Springs, CO 80930

### REQUEST

Five Nine Design Group is the representing agent for Zayo Group in this submission for Planning Approval. For an addition of a fiber-optic utility shelter located in at an existing fiber-optic facility located in El Paso County. The shelter will be 420 SF and is unoccupied. The building will be constructed of pre-cast concrete and house fiber-optic telecommunications utility equipment.

### LOCATION/ACREAGE

Site is located on the SE corner of the property 3407000001 address 18370 Highway 94. Zayo Group has a current 150'x150' lease agreement in place on the 38.21 acre site.

Add Zoning: RR-5,  
Rural Residential.

### DESCRIPTION OF PROJECT

Zayo Group proposes to erect a new building that will act as an infrastructure component on their underground fiber optic network. The building is a 420 SF pre-manufactured modular unit 36'-0"x12'-0"x11'-1" high.

The building is a precast concrete bldg. with exposed coarse aggregate finish, that is set on and anchored to a site placed precast concrete foundation at the required frost depth for soil conditions. The building and foundation are manufactured and assembled off site and shipped to the new location for placement. There will be no antennas, towers, or dishes at the site for this building.

Facility will be an unoccupied, "lights out", facility that is not open to the public and locked at all times. Access is only permitted by trained and authorized service personnel.

### WATER SUPPLY/LIQUID WASTE/SOLID WASTE

There will be no water or sewage utility required or provided. No waste or trash will be accumulated as a result of the proposed development. This is an unmanned facility with no plumbing or waste generation.

Review 1 comment: Per the site plan, the access is off of HWY 94. Please revise.

### ACCESS/TRAFFIC IMPACTS

There will be minimal visits to the site. The visits will be infrequent depending on the need to adjust equipment. There will be an estimated 1 visit per month +/- to this site for maintenance and system operation. This will not impact the existing traffic patterns of this area. Site access is proposed via a new light duty gravel drive and access from Jane Avenue. A parking area will be installed for maintenance vehicle to park while onsite.

Review 2 comment: Revise.  
Unresolved

### OUTSIDE NIGHTTIME ENVIRONMENT

The outside lighting proposed on the site is (1) downward directed wall mounted 18W LED light fixture at each entry door (two total). Each light will have a dawn to dusk photocell control.

### ENVIRONMENTAL PERFORMANCE STANDARDS

No emissions or noise generation will be created from the normal operation of this building. A permanent emergency generator will be located at this site and will only operate at times of commercial utility power loss or equipment regular maintenance.

### SUMMARY

This project typically has been classified as a utility facility for telecommunications use and as designed meets all local ordinances and regulations for this use. There are no wireless transmission devices of any kind including towers, antennas, or dishes. Facility is unoccupied. Fiber and electric service to the building arrives underground. There are no water or sewer utilities required. This proposed development bestows little to no visual, physical, environmental, or traffic impact on the site and surrounding area.

If you have any questions regarding this matter please contact me.

Thank you again, Rex Atkinson, Five Nine Design Group

Review 1 comment: Please indicate the total area of land disturbance for the proposed site. Note that changing the surface material of the access drive is considered land disturbance.  
Review 2 comment: Revise accordingly.  
Unresolved.