



September 16, 2021

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

Re: 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 Approval of Location and Site Development Plan applications. 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 Number 5329400005). Please see the Vicinity Map for the site location (Attachment 1). The overall parcel is approximately 9.5 acres. The staging area will reside on the northern portion of the parcel, on approximately 5 acres. Current zoning is residential rural, RR-5.

A title commitment has been ordered for the site and will be provided as soon as it is received. 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.

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).

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 Plan Drawing (Attachment 2) for additional site details and dimensions.

Waiver Request and Justification

Utilities is requesting a partial waiver from the landscape requirements found in the El Paso County Land Development Code [LDC 6.2.2.(G)(1)(f) Outside Storage Landscaping Requirements]. 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.

Traffic Information

Approximately 15 light trucks currently enter the GPAP per day. Additionally, the GPAP receives propane deliveries twice a year, resulting in four trucks entering the site per day for a full week each time. 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. Based on this data, Utilities anticipates a minimum of 120 to a maximum of 200 vehicles per week entering the combined staging area and GPAP site. All traffic will enter the site from the east and will leave the site heading east towards Marksheffel Road. Site distance will not change with the addition of the staging area site. As stated previously, Utilities is not proposing any signs along Carefree Circle North.

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).

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 that reads "Derek Holscher".

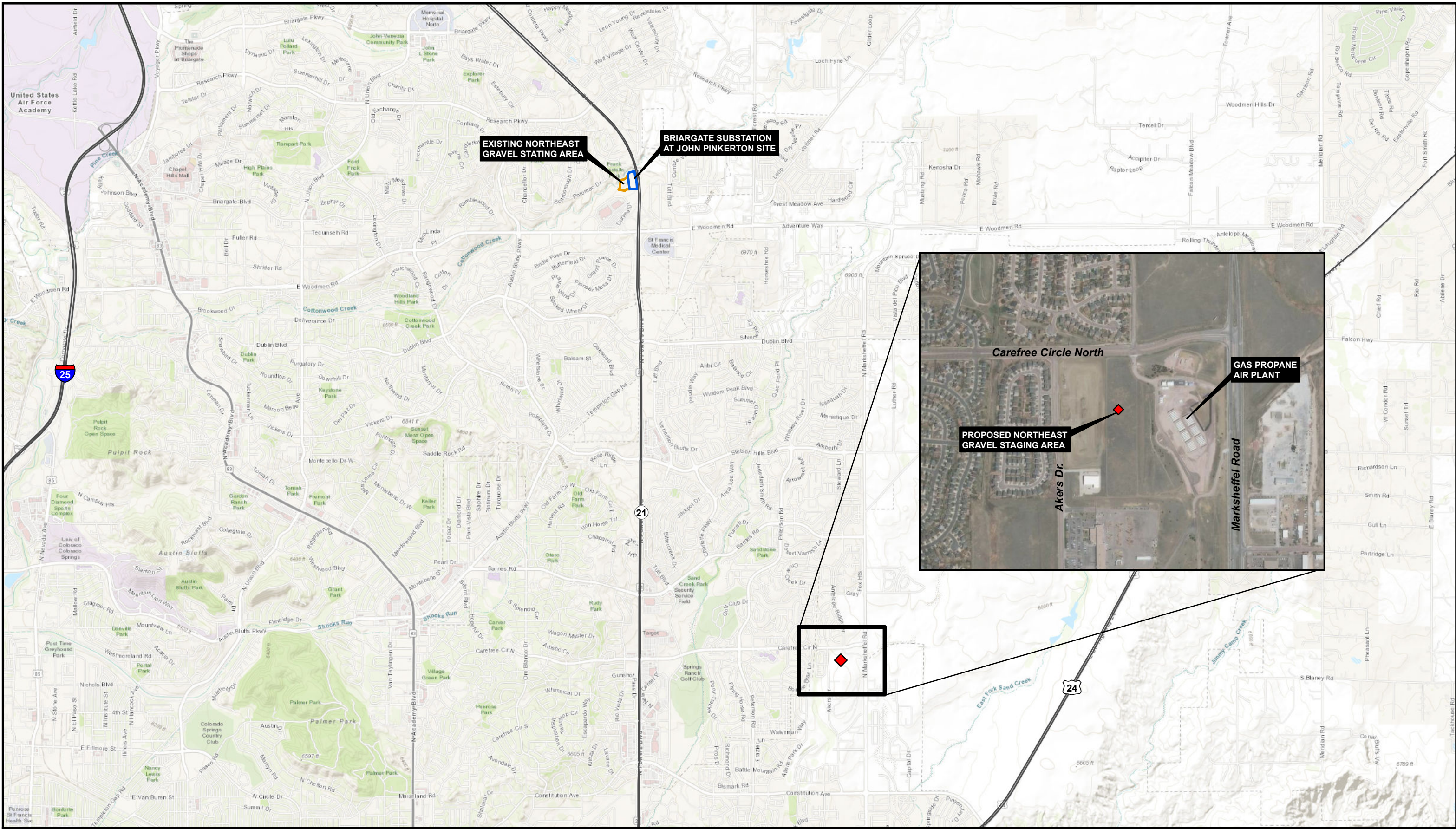
Derek Holscher
Project Manager



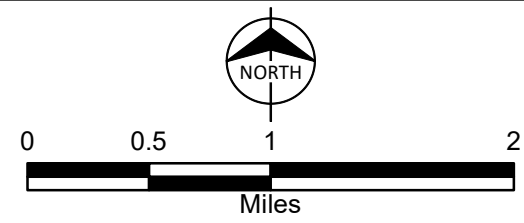
Attachments:

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

ATTACHMENT 1 – Vicinity Map


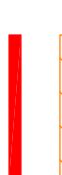










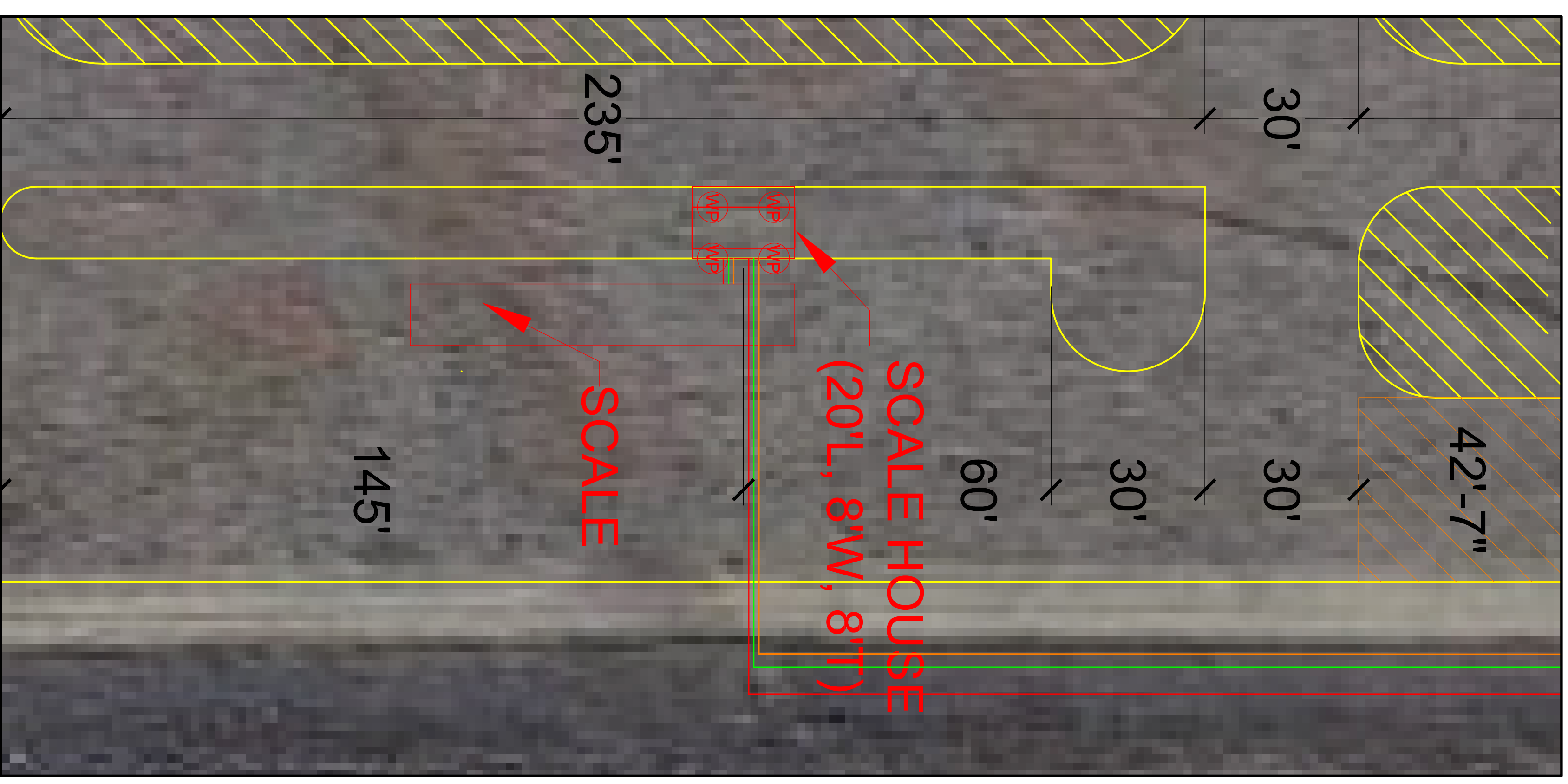
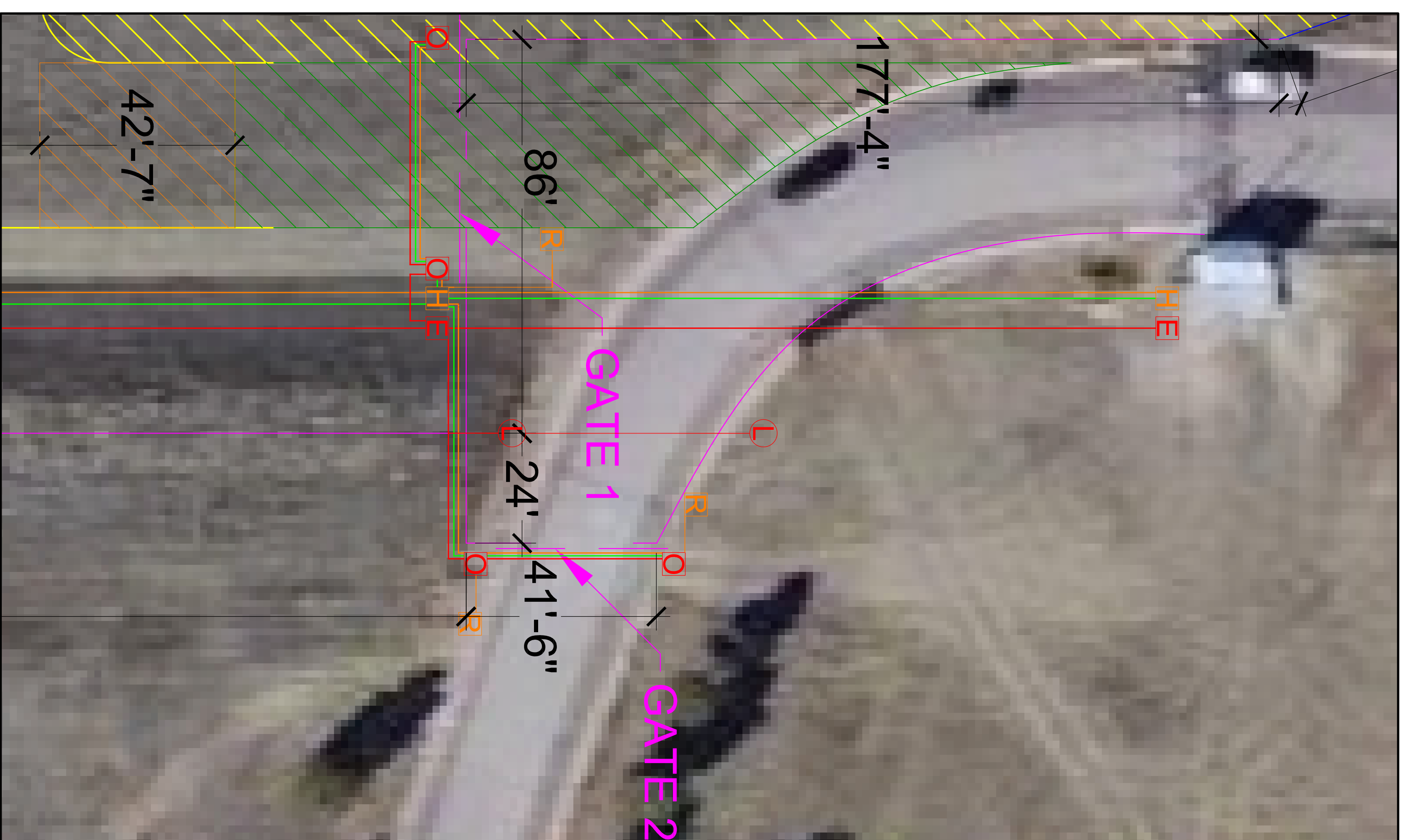
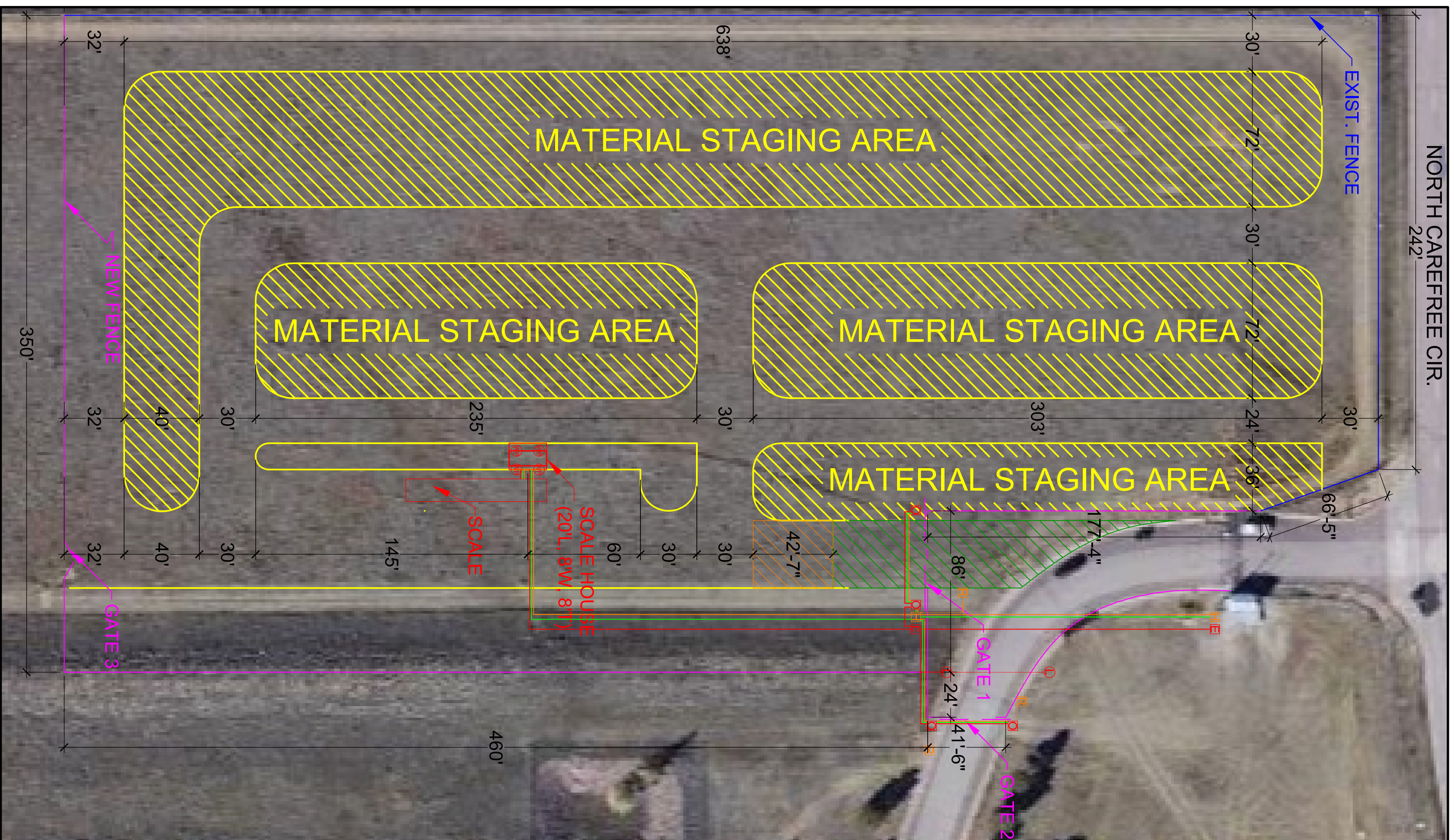
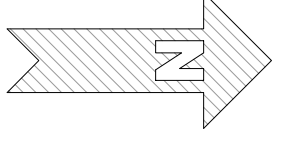
- Briargate Substation at John Pinkerton site
- Existing Northeast Staging Area
- ◆ Briargate Staging Area Relocation Site



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

ATTACHMENT 2 – Site Plan Drawing

- LEGEND**
-  NEW ASPHALT
 -  TRACKING AREA
 -  UNDERGROUND ELECTRICAL
 -  UNDERGROUND LOW VOLT
 -  UNDERGROUND SPARE CONDUIT
- SYMBOLS**
-  ELECTRICAL PANEL
 -  HOFFMAN BOX
 -  GATE OPERATOR
 -  LIGHT POLE
 -  CARD READER PEDESTAL
 -  WALL PACKS



PROPOSED STAGING AREA

SCALE: NONE

PROPOSED ENTRY GATES

SCALE: NONE

PROPOSED SCALE HOUSE

SCALE: NONE

COLORADO SPRINGS UTILITIES
2021 NE GRAVEL STAGING AREA RELOCATION

7723 NORTH CAREFREE CIRCLE
COLORADO SPRINGS, COLORADO



Colorado Springs Utilities
It's how we're all connected.

FACILITIES DEPARTMENT
401 NORTH GRAVEL ROAD
COLORADO SPRINGS, CO 80947-1260
PHONE: 719-668-8888
FAX: 719-668-2888
www.csutil.org

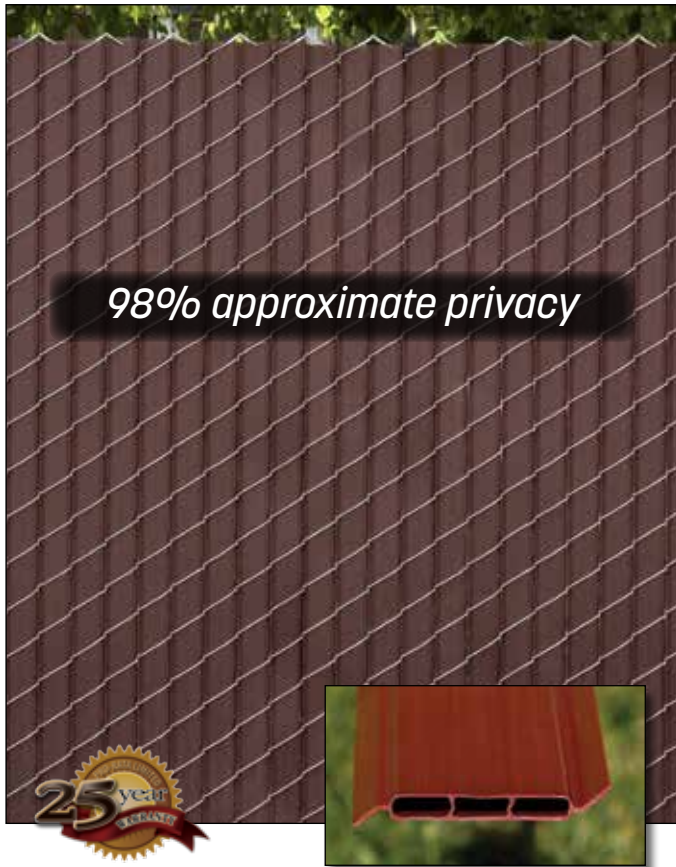
#	Revision	Date
1	DESIGN	4/28/2021

Designed By: CB
Checked By: S.E.
Reviewed By:
W/O #:
Scheduler/ax #: 5329400005
Status:

C1.02

GENERAL INFORMATION

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

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.

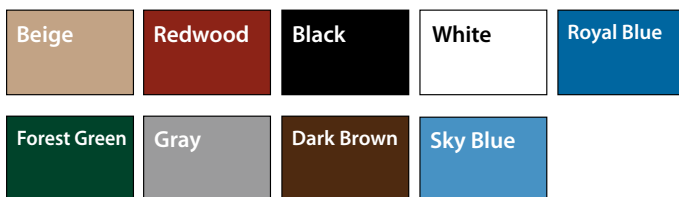
Wind Load Disclaimer – We will not be held responsible for fence damage resulting from wind load conditions due to insufficient structural support.

Designations – Meets ASTM Designation: F3000/F3000M

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.***

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

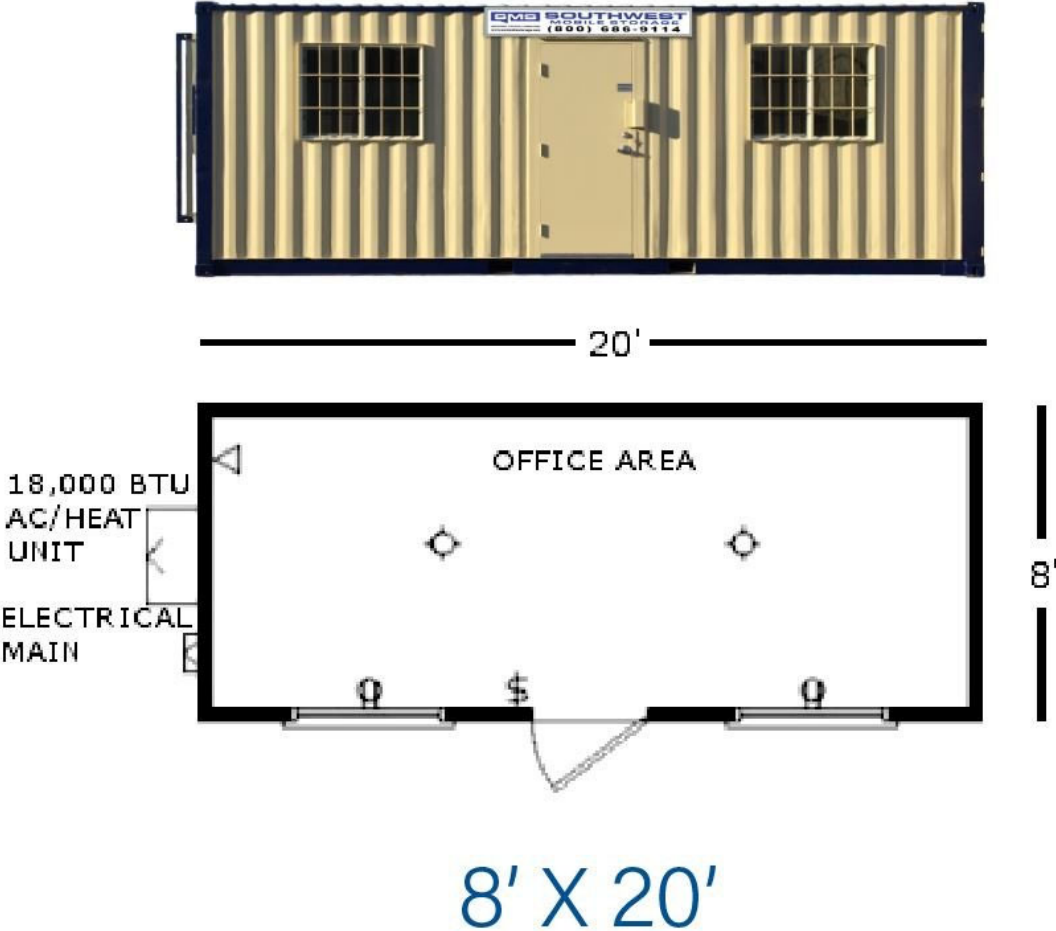
www.eprivacylink.com

info@eprivacylink.com

Many patents and patents pending.




ATTACHMENT 4 – Floor Plan

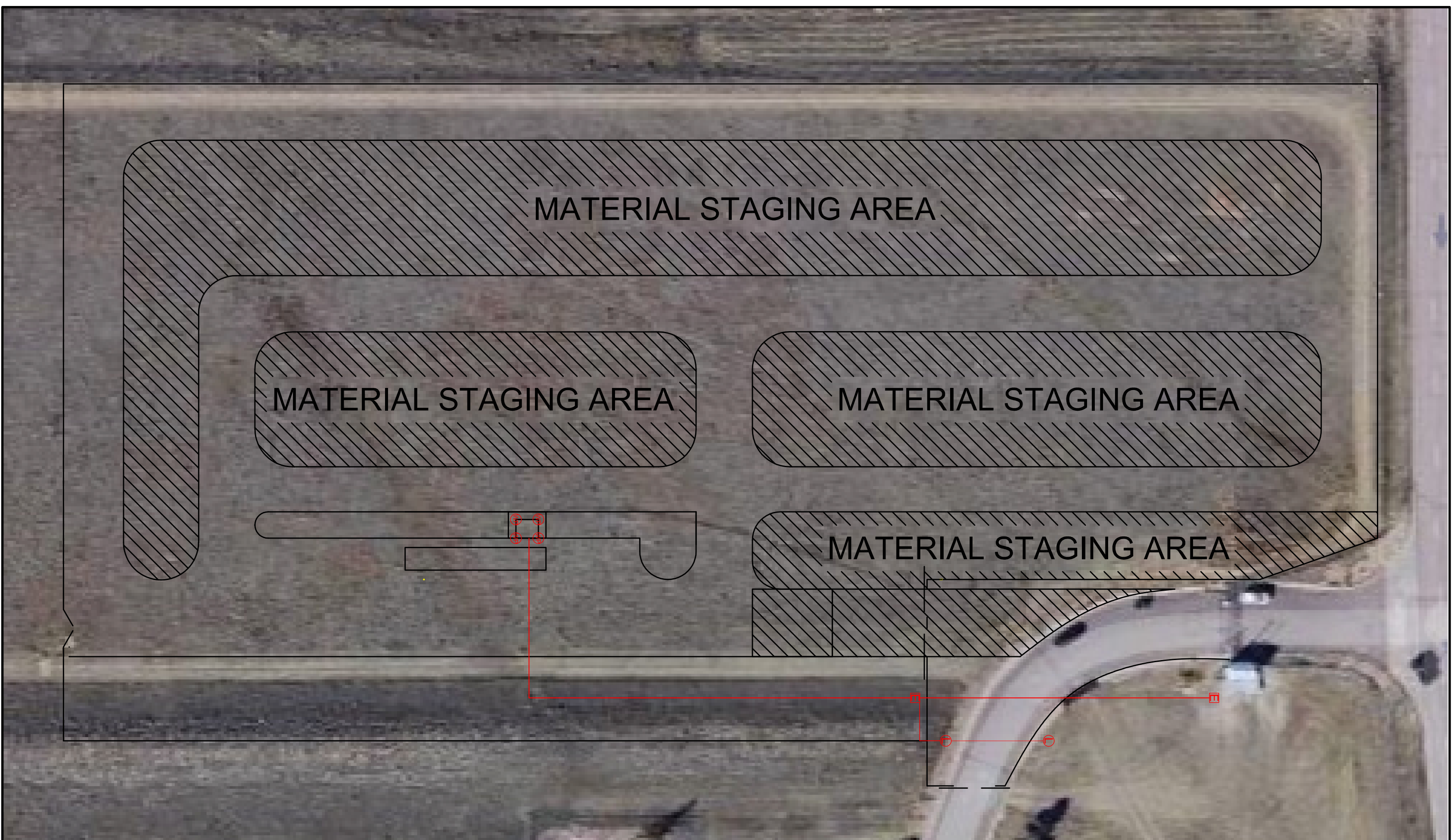
Scale House Floor Plan: 8' wide x 20' long x 8' high Open Bay Container



ATTACHMENT 5 – Lighting Plan

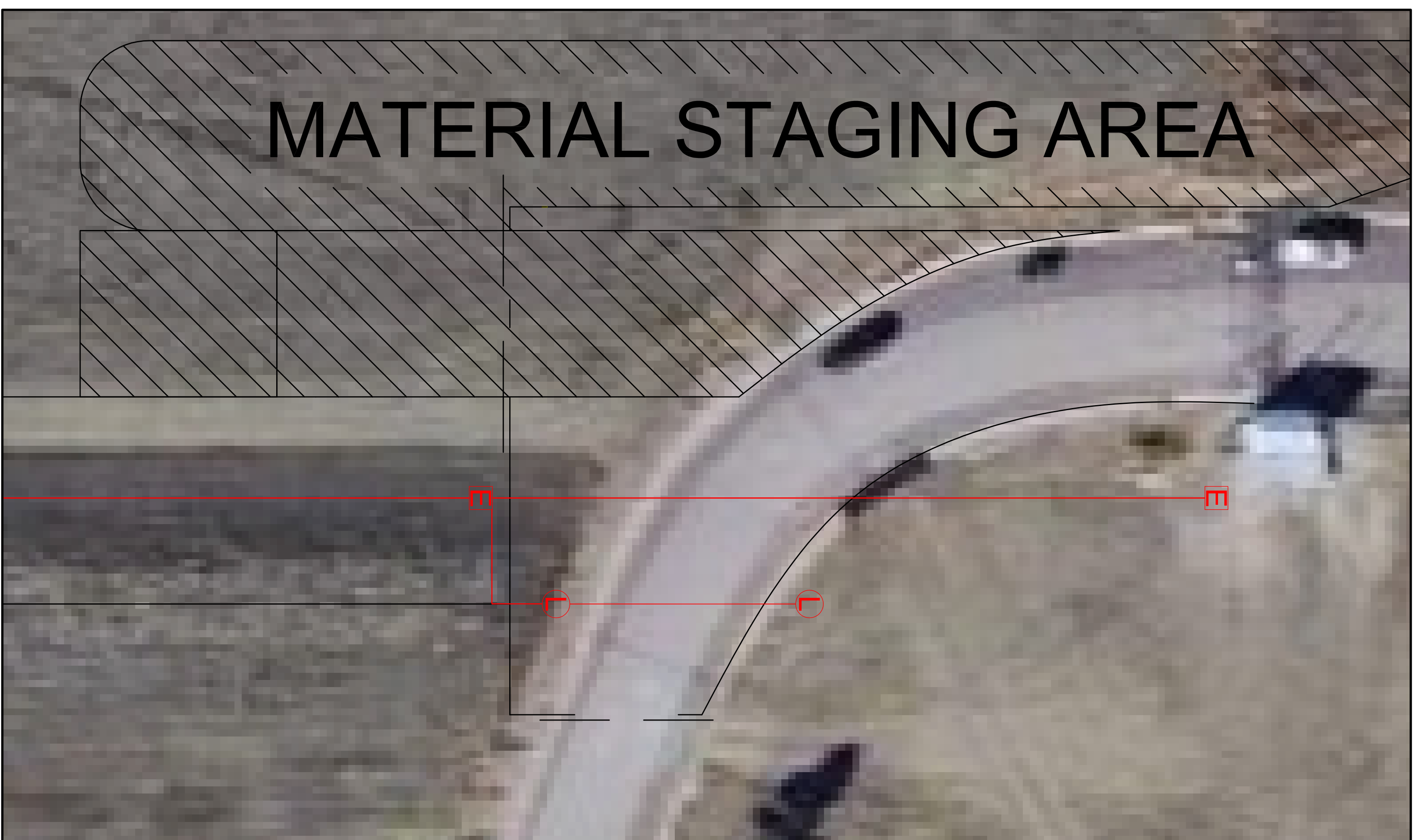
LEGEND
 UNDERGROUND ELECTRICAL

SYMBOLS
 ELECTRICAL PANEL
 LIGHT POLE
 WALL PACK



PROPOSED STAGING AREA

SCALE: NONE



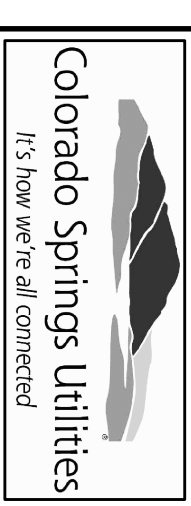
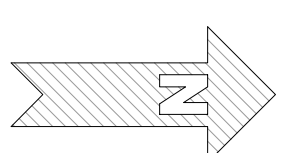
PROPOSED ENTRY GATES

SCALE: NONE



PROPOSED SCALE HOUSE

SCALE: NONE



FACILITIES DEPARTMENT
 404 NORTH MAIN ST.
 FLOOR 1000
 COLORADO SPRINGS, CO 80947-1780
 PHONE: 719-668-8888
 FAX: 719-668-2888
 WWW.CSUTILS.ORG

COLORADO SPRINGS UTILITIES
2021 NE GRAVEL STAGING AREA RELOCATION

7723 NORTH CAREFREE CIRCLE
 COLORADO SPRINGS, COLORADO

#	Revision	Date
1	DESIGN	4/28/2021

Designed By: CB
 Checked By: S.E.
 Reviewed By:
 W/O #:
 Project No:
 Status:

E1.01

LIGHTING PLAN



SUBMITTALS FOR REVIEW

Project: Carpenter Shop
Contractor: Green Electric

Submittal Review

- APPROVED APPROVE WITH CHANGES NOTED
 REVISE AND RESUBMIT REJECTED

Reviewed by:

Signature:

Date:


GraybaRSM





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](#).

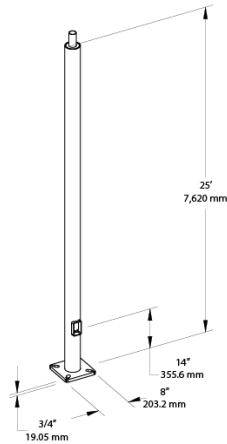
Technical Specifications (continued)

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'	

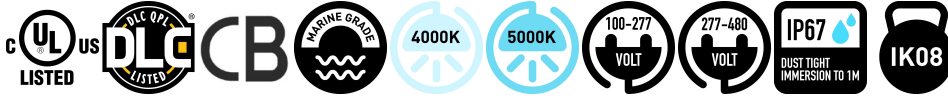
Table of Contents - LED High Mast

450W LED Outdoor High Mast - Pole Mount - MLLG-AX-LED-HM-450-[Color]-[Mount]

1

450W LED Outdoor High Mast - Pole Mount

Replaces: 1000W Metal Halide



Models and Specifications

Part Number	Watts	Lumens
MLLG-AX-LED-HM-450-[Color]-[Mount]	450	62235
Replaces	1000W Metal Halide	
Lumens Per Watt	138	
Voltage	100V-277V 277V-480V	
Frequency	50-60Hz	
Power Factor	> .95	
THD	< 20%	
Life Hours	100,000 (L70) hours	
Color Temp	4000K 5000K	
CRI	75+	
Beam Angle	Type 1,2,3,4,5 (15 distribution patterns available)	
Operating Temp	-40°F to +122°F	
IP Rating	IP67	
IK Rating	IK08	
Dimmable	1-10V	
Housing	Aluminum Alloy and PC Lens	
Mounting	Pole Trunnion	
Dimensions	30.16 X 24.98 X 2.76	
Weight	46.9 lbs	
Warranty	10 years	

Features

OVERVIEW. 450 Watt LED HIGH MAST / AREA LIGHT produces 62 235 lumens at 138 lumens / watt and is finished with a corrosion resistant white polyester powder paint. Certified according to 1000 hours salt spray testing standard. Over 20 optical lenses are available for virtually any application. It comes with either 120-277V or 277-480V 1-10V dimmable driver. Color temperature options include 4000K and 5000K. 10 kVa or 20 kVA Surge Protection optional.

INSTALL. The fixture mounts on a pole using an adjustable spigot that mounts to a horizontal or vertical 2 3/8 (60mm) O.D. tenon. Trunnion Mount is also available.

UTILIZATION. These fixtures can operate in temperatures between -40 122 F allowing them to be utilized in a wide variety of applications and climates. Fixture is IP67 rated and UL Listed for Wet Locations. This makes them perfect for outdoor spaces such as: ports rail yards container yards highways DOT corridors security lights and large open field storage locations.

ENERGY SAVINGS. This fixture provides a lumen output equal to 1000 Watt MH/HPS and can reduce your lighting bill between 50% and up to 80%. With a lifespan of 100 000 (L70) hours these lights/fixtures will last 10 years under normal conditions. This LED light/fixture will save you a lot of money with lowered lighting bills and maintenance costs over its lifetime.

WARRANTY / CERTIFICATIONS. Buy with confidence: LED Lighting Supply provides a 10 year limited warranty along with UL certifications to provide long lasting LED Lighting with safe operation!



KT-WPLED55-M1-8CSB-VDIM-W

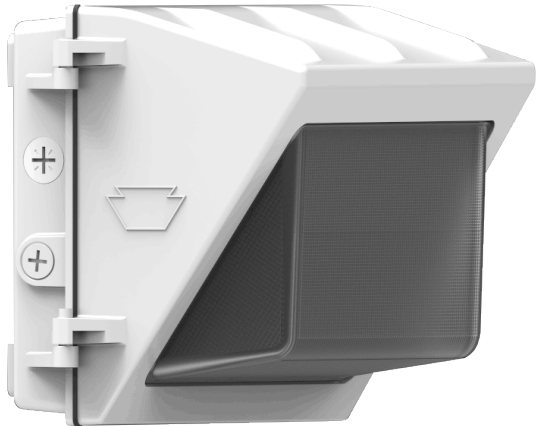
TRADITIONAL 55W NON-CUTOFF LED WALL PACK

DESCRIPTION

Traditional 55W Non-Cutoff LED Wall Pack | 120–277V Input | 3000–5000K | Medium-Size White Housing | Glass Lens

APPLICATION

Building Mount for exterior illumination (perimeters, pathways, loading docks, and other general security lighting requirements)



PRODUCT FEATURES

- Traditional design matches appearance and light distribution pattern of legacy HID, optimized for one-for-one replacements
- Heavy-duty, die-cast aluminum housing with (5) available 1/2" threaded conduit hubs: (1) on back and (1) on all four sides
- Powered by Keystone 0–10V dimming LED drivers
- Keystone Color Select Technology: Adjustable CCT (3000K, 4000K, or 5000K)
- Built-in dusk-to-dawn photocell behind translucent 3/4" threaded plug with anti-yellowing agent
- Borosilicate glass lens diffuses light source and provides uniform distribution
- Covers footprint of mid-size HID wallpacks
- Ambient operating temperature: –40°C/–40°F to 50°C/122°F
- UL listed for wet locations, IP65
- 0–10V dimming, 10% min
- Power Factor: >0.95
- THD: <20%
- LED chip lifetime: L70 >100,000 hrs @ 25°C/77°F ambient fixture temp
- Meets FCC Part 15, Part B, Class A standards for conducted and radiated emissions
- Fixture impact rating IK06
- Compatible with Keystone LED Emergency Backups

ELECTRICAL SPECIFICATIONS

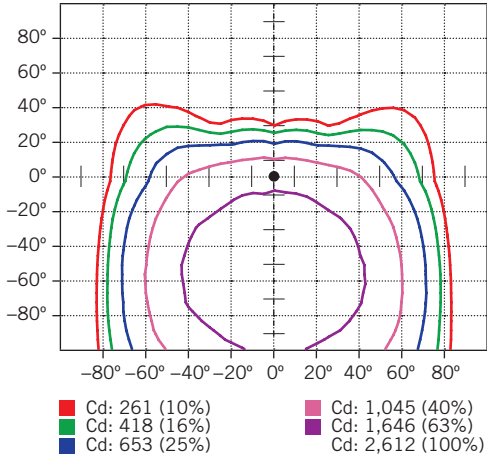
Catalog Number	Wattage	Lumens	Lumens Below 90°	Dimming	CCT*	Efficacy	CRI	Housing Color	Input Voltage	Rated Life	Legacy Equivalent
KT-WPLED55-M1-8CSB-VDIM-W	55W	7200 lm	6480 lm	0–10V	3000K	131 lm/W	>80	White	120–277V	50,000 hrs	175–250W MH
		7690 lm	6895 lm		4000K	140 lm/W					
		7450 lm	6705 lm		5000K	135 lm/W					

* Color Uniformity: CCT (Correlated Color Temperature) range as per guidelines outlined in ANSI C78.377-2017

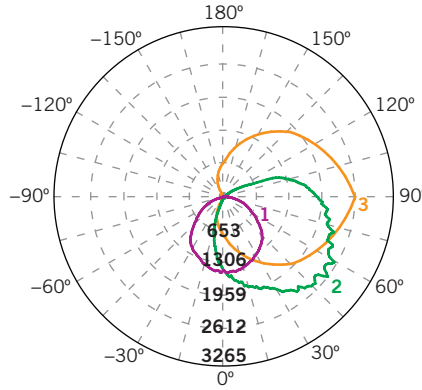
KT-WPLED55-M1-8CSB-VDIM-W
TRADITIONAL 55W NON-CUTOFF LED WALL PACK

PHOTOMETRIC SPECIFICATIONS

ISOCANDELA PLOT



LUMINOUS INTENSITY DISTRIBUTION



Average diffuse angle (50%): **109.9°**

- 1** Violet C0-C180
- 2** Green C90-C270
- 3** Orange G52

Unit: cd

FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
Forward Light	6,006 lm	81.9%
0°-30°	734 lm	10.0%
30°-60°	2,633 lm	35.9%
60°-80°	1,981 lm	27.0%
80°-90°	658 lm	9.0%
Back Light	629 lm	8.6%
0°-30°	241 lm	3.3%
30°-60°	294 lm	4.0%
60°-80°	80 lm	1.1%
80°-90°	15 lm	0.2%
Up Light	691 lm	9.5%
90°-100°	313 lm	4.3%
100°-180°	378 lm	5.2%

BUG* Rating

Asymmetrical Luminaire Types

Type I, II, III, IV	B1 U3 G4
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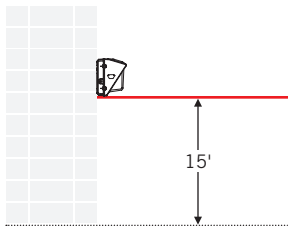
Quadrilateral Symmetrical Luminaire Types

Type V, Area Light	B1 U3 G4
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* Backlight, Uplight, Glare

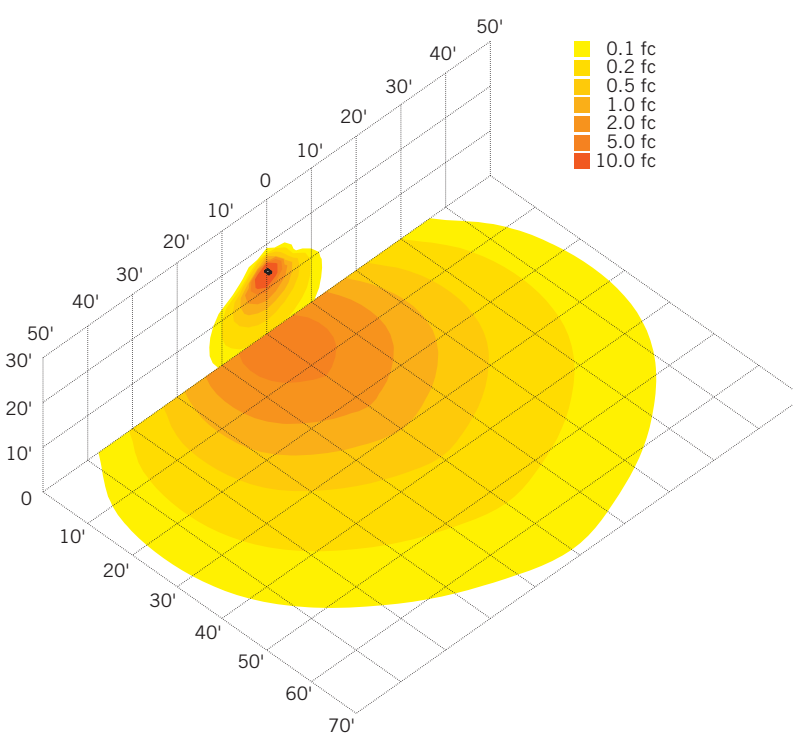
MOUNTING

Side view



LIGHT DISTRIBUTION PATTERN

Isometric view from above; Luminaire mounted at 15'

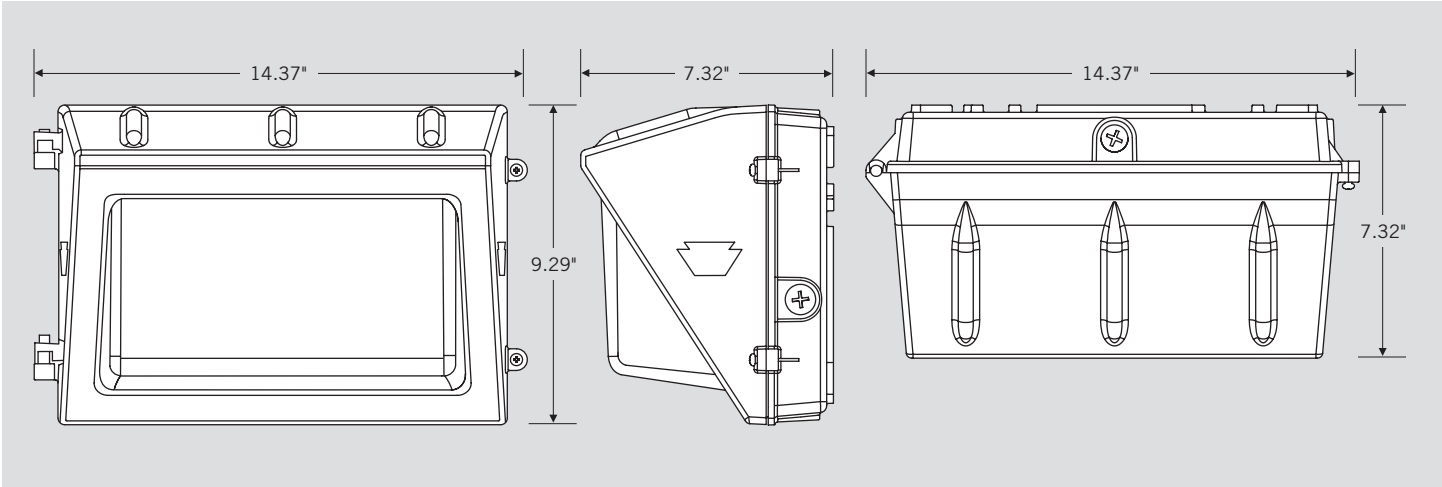




KT-WPLED55-M1-8CSB-VDIM-W

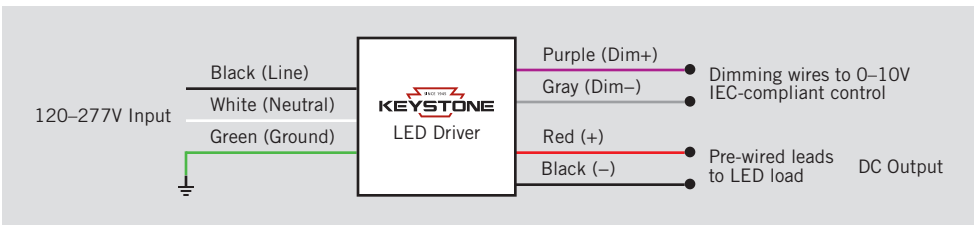
TRADITIONAL 55W NON-CUTOFF LED WALL PACK

PHYSICAL SPECIFICATIONS



GENERAL SETUP INSTRUCTIONS

GENERAL WIRING DIAGRAM



Caution: Before installing, make certain that AC power to the fixture is off.

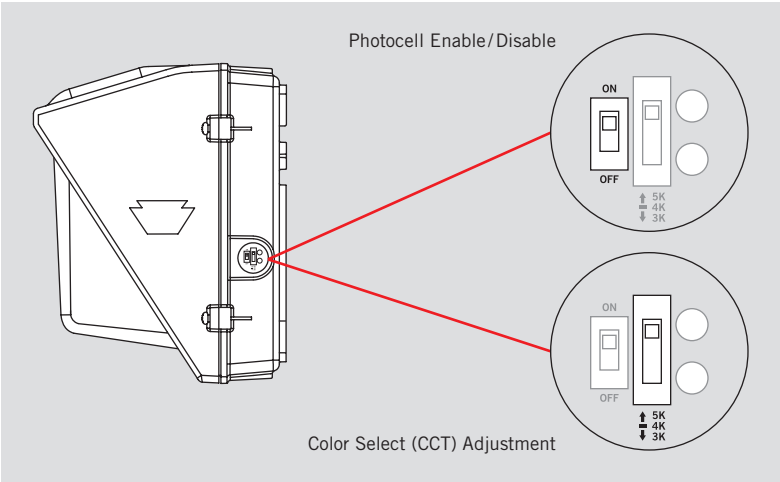
Caution: The electrical rating of this product is 120-277V. Installer must confirm that there is 120-277V at the fixture before installation.

PHOTOCELL ENABLE/DISABLE

This fixture is equipped with a dusk-to-dawn photocell behind the translucent knock-out (KO) cover. Adjust the dip switch to enable (ON) or disable (OFF) the photocell function (see illustrations to the right). Fixture comes preset with photocell enabled unless otherwise noted.

COLOR SELECT (CCT) ADJUSTMENT

This fixture is equipped with Color Select technology. There is an adjustable dip switch behind the translucent knock-out (KO) cover to change CCT between 5000K, 4000K, and 3000K (see illustrations to the right). Fixture comes preset at 5000K unless otherwise noted.





KT-WPLED55-M1-8CSB-VDIM-W

TRADITIONAL 55W NON-CUTOFF LED WALL PACK

ACCESSORY (SOLD SEPARATELY)

Catalog Number	Description
KTSP-10KV-C	Wallpack 10kV Surge Protector, Compact Design

ORDERING INFORMATION

CATALOG NUMBER	PACK QTY.	EASY CODE	UPC
KT-WPLED55-M1-8CSB-VDIM-W	1	JSU-88	843654133683

CATALOG NUMBER BREAKDOWN

KT-WPLED55-M1-8CSB-VDIM-W

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

- 1** Keystone Technologies
- 2** Fixture Type
- 3** LED Lamp
- 4** Max Wattage
- 5** Size
- 6** Style
- 7** CRI
- 8** Color
- 9** Color Select Designation
- 10** Dimming
- 11** Housing Color
- 12** Sensor Options

2 Fixture Type

F	Flood
WP	Wallpack

5 Size

S	Small
M	Medium
L	Large

6 Style

1	Non-Cutoff
2	Full-Cutoff

7 CRI

8	>80
9	>90

8 Color

40	4000K
50	5000K
CS	Color Select

9 Color Select Designation

A	3500K, 4000K, 5000K
B	3000K, 4000K, 5000K
C	3000K, 3500K, 4000K, 5000K
D	TBD

10 Dimming

VDIM	0-10V
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11 Housing Color

	Bronze
B	Black
W	White

12 Sensor Options

	No option
/MW	Microwave occupancy Sensor Installed