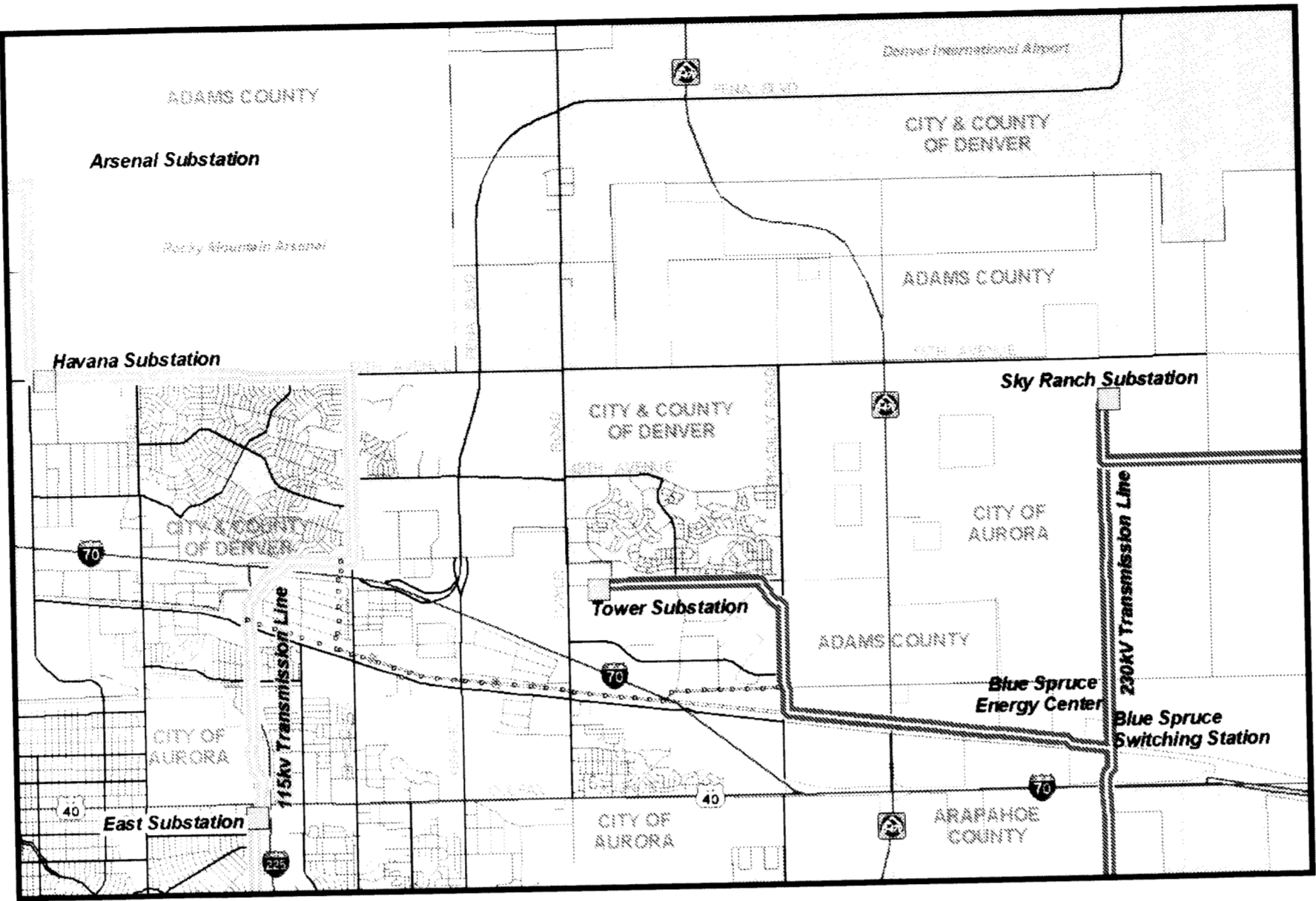


CHAMBERS 230/115KV TRANSMISSION INTERTIE PROJECT
CONDITIONAL USE PERMIT, HEIGHT WAIVER AND SITE PLAN

NOTES:

- When possible, aspects of project construction, operation and maintenance will be geared to the preservation and conservation of natural resources. Construction plans, methods and practices are extremely important for the Project and shall be designed to minimize damage to privately owned lands involved in the Project. All work shall, therefore, be performed in a manner that will minimize marring and scarring of the landscape or silting of waterways. Proposed mitigation measures will include the following:
- The methods of construction shall take into account soil stability, protection of natural vegetation and protection of adjacent resources, such as the protection of natural habitat for wildlife and appropriate measures for the prevention of silt deposition in watercourses.
- PSCo will assign company inspectors to follow the contractor and a right-of-way agent to act as a liaison with landowners to ensure compliance with the construction specifications.
- PSCo will limit the movement of crews and equipment to the right-of-way and specified access routes. Movement along the right-of-way shall be limited to minimize damage to irrigated lands, grazing lands, crops and other property, and shall avoid marring the land when possible.
- PSCo will supply temporary culverts, bridges and gates where required and at the option of the inspector; shall repair promptly any bridges, culverts, gates, phone lines, sidewalks, curbs, gutters or ditches damaged during construction; shall leave ditches, roads, fences, gates, culverts, phone lines, sidewalks, curbs, gutters and bridges in as good condition as found; and shall operate in such a manner as to keep property damage to a minimum.
- PSCo will repair all property damaged by construction activities to the reasonable satisfaction of the owner and company.
- All crates, boxes, metal bonds, lagging, wrappings and other material, equipment and refuse of any kind shall be cleaned up and disposed of during and following construction of the Project. This clean-up work shall be done to the satisfaction of the inspector before the contract shall be considered complete.
- PSCo will adequately protect all open holes, where necessary, until concrete or poles are placed.
- When weather and ground conditions permit, PSCo will obliterate all construction-caused deep ruts that are hazardous to farming operations and to movement of equipment. Such ruts shall be leveled, filled, and graded, or otherwise eliminated in an approved manner. In hay meadows, alfalfa fields, pastures, and cultivated productive lands, ruts, scars, and compacted soils shall have the soil loosened and leveled by scarifying, harrowing, disking, or other approved methods. Damage to the ditches, tile drains, terraces, roads, and other features of the land shall be corrected.
- PSCo will comply with all applicable federal, state, and local environmental laws, orders, and regulations. Prior to construction, supervisory construction personnel will be instructed on the protection of cultural and ecological resources.
- PSCo will exercise care to preserve the natural landscape and shall conduct its construction operations so as to prevent any unnecessary destruction, scarring, or defacing of the natural surroundings in the vicinity of the work. Except where clearing is required for permanent works, approved construction roads, or excavation operations, all trees, native shrubbery, and vegetation shall be preserved and protected from damage by the construction operations and equipment.
- On completion of the work, all work areas (except existing access roads and cultivated fields) will be revegetated as soon as practical using an approved seed mixture. Alternatively, in areas where mutually agreed to by PSCo and landowner, the ground shall be scarified or left in a condition which will facilitate natural revegetation, provide for proper drainage and prevent erosion. Site-specific revegetation measures will be developed after consultation with the landowner or land manager. All destruction, scarring, damage or defacing of the landscape resulting from the contractor's operations shall be repaired by the contractor.
- Construction roads not required for maintenance access shall be restored to the original condition or contour. The surface of such construction roads shall be revegetated or scarified as needed, to provide a condition which will facilitate natural revegetation, provide for proper drainage and prevent erosion.
- Construction activities shall be performed by methods that will prevent entrance or accidental spillage of solid matter, contaminants, debris, and other objectionable pollutants and wastes into streams, flowing or dry watercourses, lakes and underground water sources. Such pollutants and wastes include, but are not restricted to, refuse, garbage, cement, concrete, sanitary waste, oil and other petroleum products.
- Dewatering work for structure foundations or earthwork operations adjacent to or encroaching on streams or watercourses shall be conducted in a manner to prevent muddy water and eroded materials from entering the streams or watercourses by construction of intercepting ditches, bypass channels, barriers, settling ponds or by other approved means.
- Excavated material or other construction materials shall not be stockpiled or deposited near or on streambanks, lake shorelines or other watercourse perimeters where they can be washed away by high water or storm runoff, or can in any way encroach upon the actual watercourse itself.
- Wastewaters from concrete batching or other construction operations shall not enter streams, watercourses, or other surface waters without the use of such turbidity control methods as settling ponds, gravel filter entrapment dikes, approved flocculating processes that are not harmful to fish, recirculation systems for washing of aggregates or other approved methods. Any such wastewaters discharged into surface waters shall be essentially free of settleable material. Settleable material is defined as that material which will settle from the water by gravity during detention in a one-hour quiescent detention pond.
- The emission of dust into the atmosphere will be minimized during the manufacture, handling, and storage of concrete aggregates, and the contractor shall use such methods and equipment as are necessary for the collection and disposal, or prevention of dust during these operations. The methods of storing and handling cement shall also include means of minimizing atmospheric discharges of dust.
- Burning or burying of waste materials on the right-of-way at the construction site will not be allowed. PSCo will remove all waste materials from the construction area. All materials resulting from the clearing operations shall be removed from the right-of-way.
- PSCo shall make all necessary provisions in conformance with safety requirements for maintaining the flow of public traffic, and shall conduct construction operations so as to offer the least possible obstruction and inconvenience to public traffic.
- The operation of construction equipment will be minimized in drainages. Where needed, culverts will be installed during the dry season or during periods of no flows when possible. Crossing drainages will be minimized, especially during flow periods.
- The transmission line alignment and pole locations will be coordinated with the City of Aurora Public Works Department Traffic Engineering Division. The transmission line will be designed to ensure adequate electrical clearances to proposed traffic signal poles of 40' in height.



LOCATION MAP

SHEET INDEX

- 01 COVER SHEET
- 02 PREFERRED SUBSTATION SITE AND TRANSMISSION LINE CORRIDORS MAP
- 03 TRANSMISSION LINE ROUTE
- 04 POTENTIAL FRASER STREET DETAIL
- 05 SMITH ROAD DETAIL
- 06 CITY OF AURORA ZONING
- 07 INTERSTATE 70 PHOTOGRAPHIC SIMULATION
- 08 FRASER STREET TRANSMISSION LINE PHOTOGRAPHIC SIMULATION
- 09 CHAMBERS SUBSTATION GENERAL ARRANGEMENT
- 10 CHAMBERS SUBSTATION LANDSCAPE PLAN
- 11 CHAMBERS SUBSTATION ELEVATION

TRANSMISSION LINE AND SUBSTATION CHARACTERISTICS

LAND AREA WITHIN AURORA CITY LIMITS	62.60 acres
LAND AREA WITHIN SUBSTATION	3.55 acres
LAND AREA FOR TRANSMISSION LINE	62.60 acres
LAND AREA WHERE TRANSMISSION LINE REMOVED	9.4 acres
VOLTAGE: INITIAL OPERATION (SINGLE CIRCUIT)	115kV
VOLTAGE: ULTIMATE OPERATION (DOUBLE CIRCUIT)	230kV
TOTAL PROJECT LENGTH	5.88 miles
LENGTH WITHIN CITY OF AURORA	5.88 miles
RIGHT OF WAY WIDTH	Varies between 100 - 150 feet
SPAN BETWEEN STRUCTURES: AVERAGE	800 feet
SPAN BETWEEN STRUCTURES: TYPICAL MAXIMUM	1000 feet
NUMBER OF STRUCTURES PER MILE: WITH AVERAGE SPAN	7 - 8
HEIGHT OF STRUCTURES: AVERAGE	130 feet
HEIGHT OF STRUCTURES: TYPICAL RANGE	110 - 150 feet
STRUCTURE BASE AREA	25 -144 sq. feet
MINIMUM GROUND CLEARANCE BENEATH CONDUCTOR	31 feet
MINIMUM GROUND CLEARANCE BENEATH CONDUCTOR OVER CITY ROADS	31 feet
CIRCUIT CONFIGURATION	Double Circuit, Vertical
CONDUCTOR TYPE & SIZE (cir. Mills in inches)	Bundled ACSR 636 kcmil
REFLECTIVITY OF CONDUCTOR	32%
INSULATOR COLOR	Brown, Dark Gray, Blue

REQUIRED DATA BLOCKS

LAND AREA WITHIN PROPERTY LINES	See Transmission Line Characteristics
GROSS FLOOR AREA	N/A
NUMBER OF BUILDINGS	N/A
MAXIMUM HEIGHT OF BUILDINGS	N/A
TOTAL BUILDING COVERAGE	N/A
HARD SURFACE AREA	N/A
LANDSCAPE AREA	N/A
PRESENT ZONING CLASSIFICATION	See Sheet 10
PERMITTED MAXIMUM SIGN AREA	N/A
PROPOSED TOTAL SIGN AREA	N/A
PROPOSED NUMBER OF SIGNS	N/A
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	N/A
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A

OWNER:
PUBLIC SERVICE COMPANY OF COLORADO
550 15TH STREET, SUITE 700
DENVER, COLORADO 80202

CONSULTANT:
EDAW, Inc.
1809 BLAKE STREET, SUITE 200
DENVER, COLORADO 80202

CONTACT: KEARY HALLACK
(303) 571-7633

CONTACT: LARRY KEITH
(303) 595-4522

APPROVALS

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

in witness thereof Public Service Co. of CO has caused these presents to be
(Corporation, Company or Individual)

executed this 18th day of August A.D. 20 09

By: J. Herrmann Corporate Seal
(Principals or Owners)

NOTARIAL
STATE OF COLORADO)ss

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 18th day of August

A.D. 2009 by Jay HERMANN
(Principals or Owners)

Witness my hand and official seal

Carol J. Peterson
Notary Public

My commission expires 3/10/2012

Notary/Business Address: 1225 17th St
Denver, Co 80202

CITY OF AURORA APPROVALS

City Attorney: Rob Watts Date: 8/11/2009
Planning Director: Rob Watts Date: 9/11/2009
Planning Commission: Rob Watts Date: 5/26/2009
City Council: N/A Date: N/A
Attest: N/A Date: N/A
City Clerk

RECORDER'S CERTIFICATE

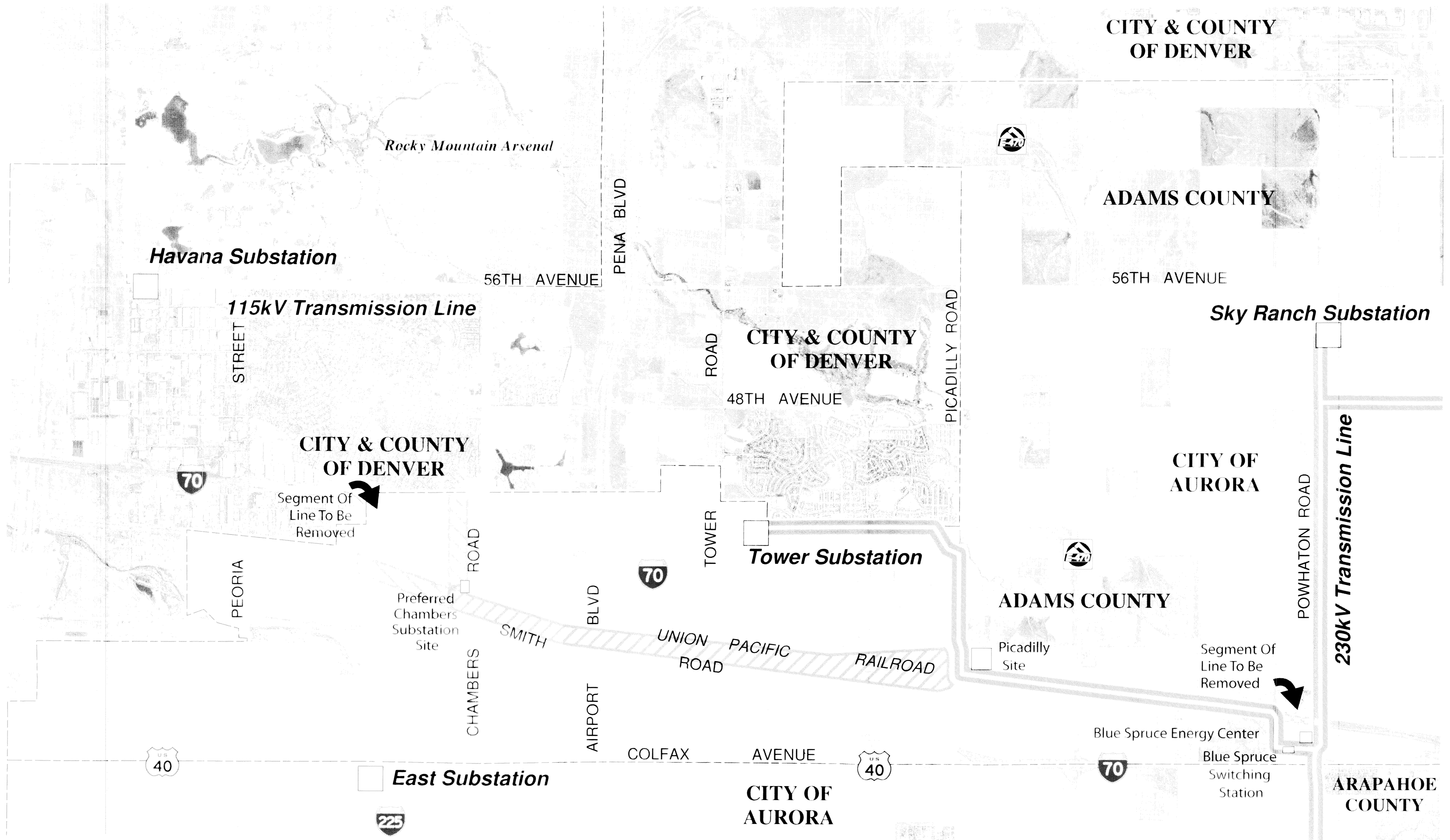
Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M, this _____ Day of _____ A.D. _____

Clerk and Recorder: _____

WAIVER:
PSCo IS REQUESTING A VARIANCE FROM THE DEVELOPMENT STANDARDS FOR THE PROPOSED 115KV AND 230KV TRANSMISSION LINE POLES

1 9/25/24 Updates to the perimeter fence and security upgrades.

DRAWING TITLE		REFERENCE DRAWINGS	
CHAMBERS 230/115KV TRANSMISSION LINE INTERTIE PROJECT		AMENDMENTS	
DWG NO.	MANUFACTURER	DESCRIPTION	DATE
FILE NAME: 01 - Cover Sheet.dwg		RECORD	SCALE
Sheet 1			
DWN: g	DATE: 08/11/2009	CHK:	DATE:
EDAW			
SHEET 1	REV		



- Preferred 115kV Intertie Corridor
- Preferred 230kV Corridor
- 230kV Segment Of Line To Be Removed
- 115kV Segment Of Line To Be Removed


CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

CONDITIONAL USE PERMIT, HEIGHT WAIVER AND SITE PLAN


PREFERRED SUBSTATION SITE AND TRANSMISSION LINE CORRIDOR

WAIVER:
PSCo IS REQUESTING A VARIANCE FROM THE DEVELOPMENT STANDARDS FOR THE PROPOSED 115kV AND 230kV TRANSMISSION LINE POLES

Sheet 2



CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

 <p>16160 Ridge St., Ste. 200, Denver, CO 80250 (303) 390-4522 • (303) 303-5036</p>	<p>REVISED: _____ FILE NAME: _____ FILE LOCATION: _____</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------

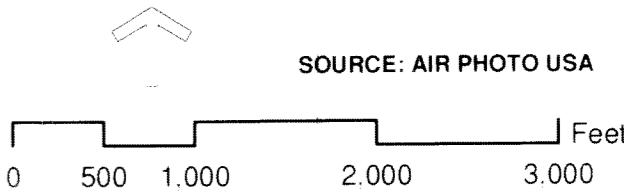


CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

Conditional Use Permit, Height Waiver and Site Plan

PROPOSED TRANSMISSION LINE ROUTE

WAIVER
PSCo IS REQUESTING A VARIANCE FROM
DEVELOPMENT STANDARDS FOR PROPOSED
115 kV AND 230 kV TRANSMISSION LINE POLES



CHAMBERS 230/115kV
TRANSMISSION LINE
INTERTIE PROJECT



Sheet 3

OWNER: DATE: 8/12/2009

CHK: DATE:

EDAW

REV

REVISIONS

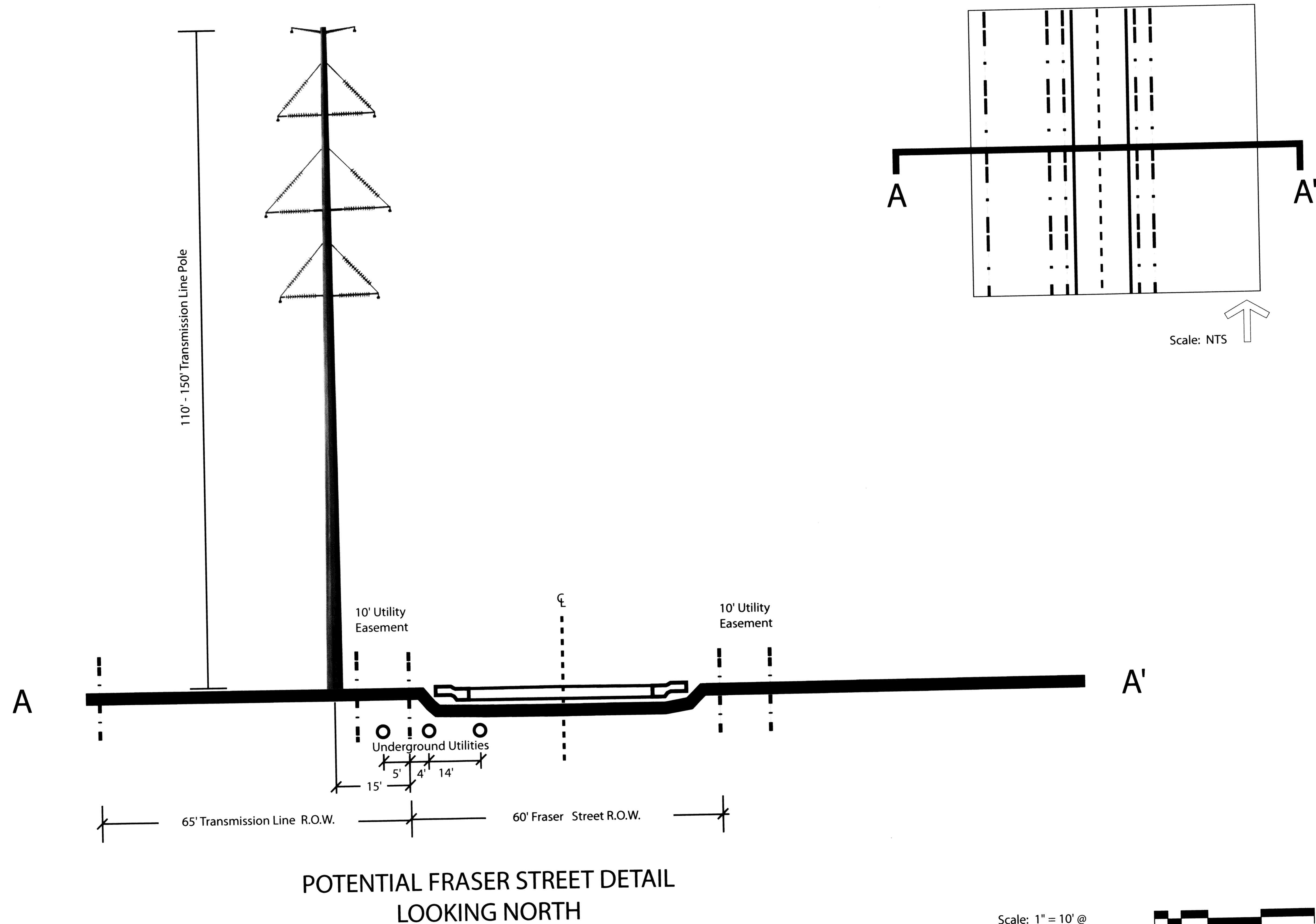
AMENDMENTS

NO. DATE BY CHK

FILE NAME: 03 Transmission Route
RCCODE
SCALE

CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

CONDITIONAL USE PERMIT, HEIGHT WAIVER AND SITE PLAN



Scale: 1" = 10' @
24x 36 Landscpae Layout

0 5 10 20 40ft

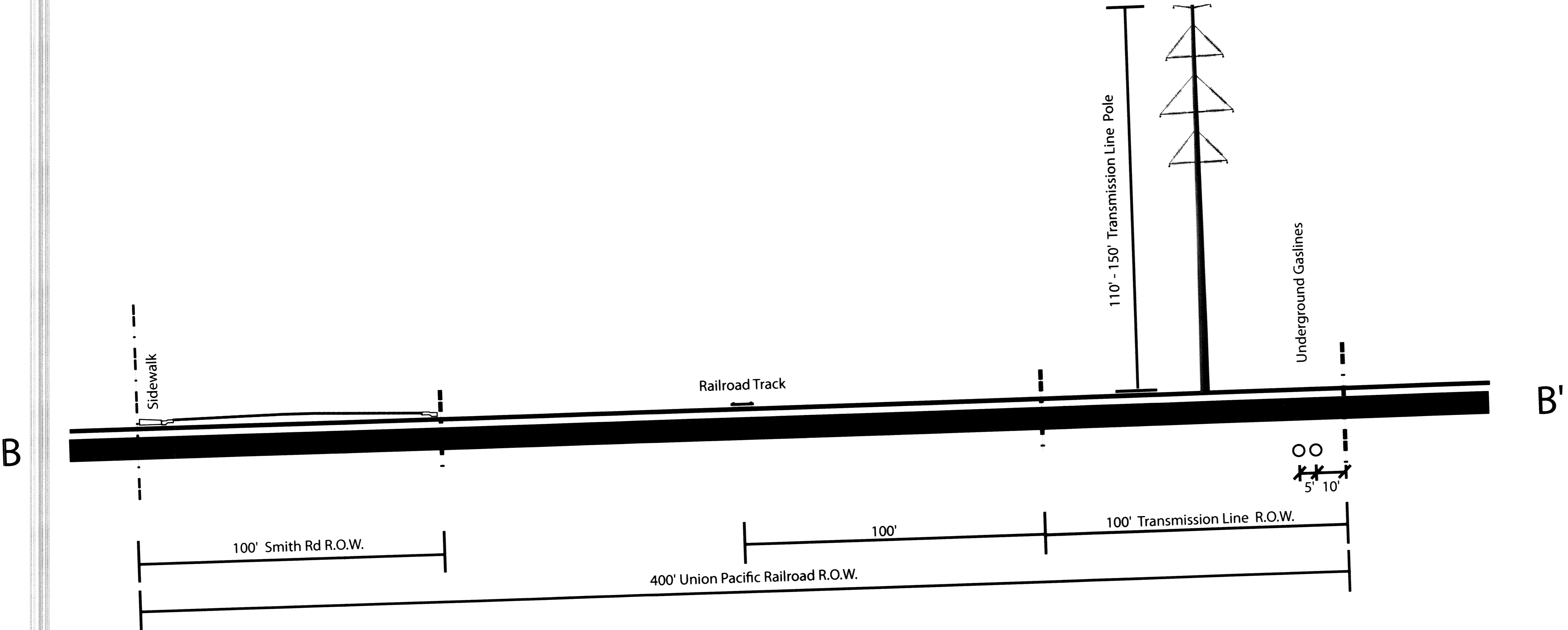
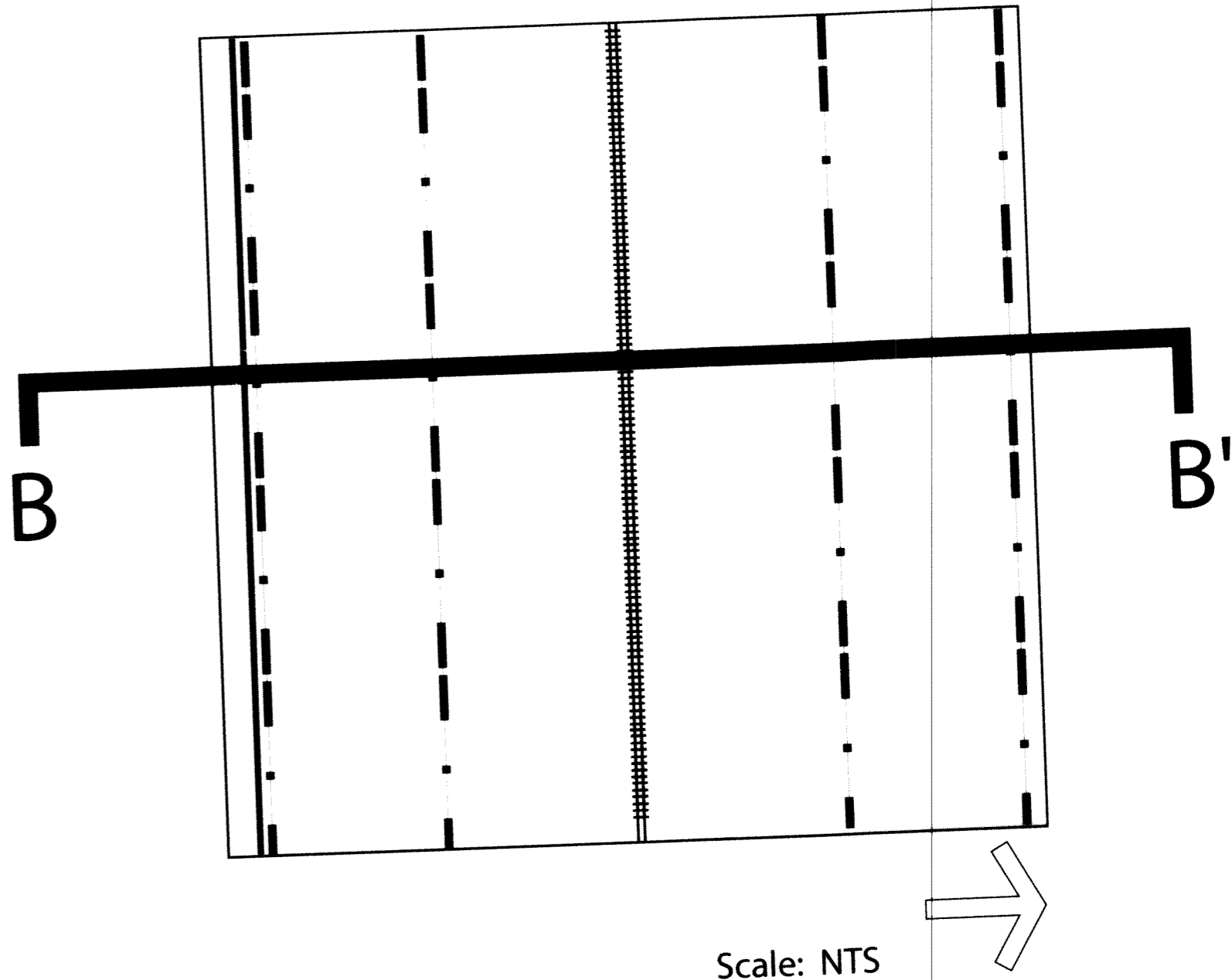
WAIVER:
PSCo IS REQUESTING A VARIANCE FROM THE DEVELOPMENT STANDARDS FOR
THE PROPOSED 115KV AND 230KV TRANSMISSION LINE POLES

Sheet 4

 PUBLIC SERVICE COMPANY	
CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT	
REVISION: August 11, 2009 FILE NAME: 04_fraser_street_detail.dwg	FILE LOCATION: P:\2001\110401_07\Graphics\DWG\2009_Misc\Graphics\Main.dwg
1809 Blake St., Ste 200, Denver, CO 80202 (P) 303.585.4322 (F) 303.585.4434	

CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

CONDITIONAL USE PERMIT, HEIGHT WAIVER AND SITE PLAN



SMITH ROAD DETAIL
LOOKING WEST

Scale: 1" = 20' @
24x 36 Landscapae Layout

WAIVER:
PSCo IS REQUESTING A VARIANCE FROM THE DEVELOPMENT STANDARDS FOR
THE PROPOSED 115KV AND 230KV TRANSMISSION LINE POLES

Sheet 5

Xcel Energy
PUBLIC SERVICE COMPANY

CHAMBERS 230/115KV
TRANSMISSION INTERTIE
PROJECT

EDAW

1809 Blake St., Ste 200, Denver, CO 80202
(P) 303.595.4522 (F) 303.595.4434

REVISED: August 11, 2009

FILE NAME: 05_ssmith_sheet_detail.dwg

FILE LOCATION: P:\2008\115KV\115KV\07\Graphics\07\090809\05_ssmith_sheet_detail.dwg

CHAMBERS 230/115 KV TRANSMISSION LINE 2004-6019-00

CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

CONDITIONAL USE PERMIT, HEIGHT WAIVER AND SITE PLAN

Existing
Conditions




Photo
Simulation



SIMULATION NORTH OF INTERSTATE 70
LOOKING WEST ON 40TH AVENUE ILLUSTRATING
REMOVED 115kV LATTICE TOWERS

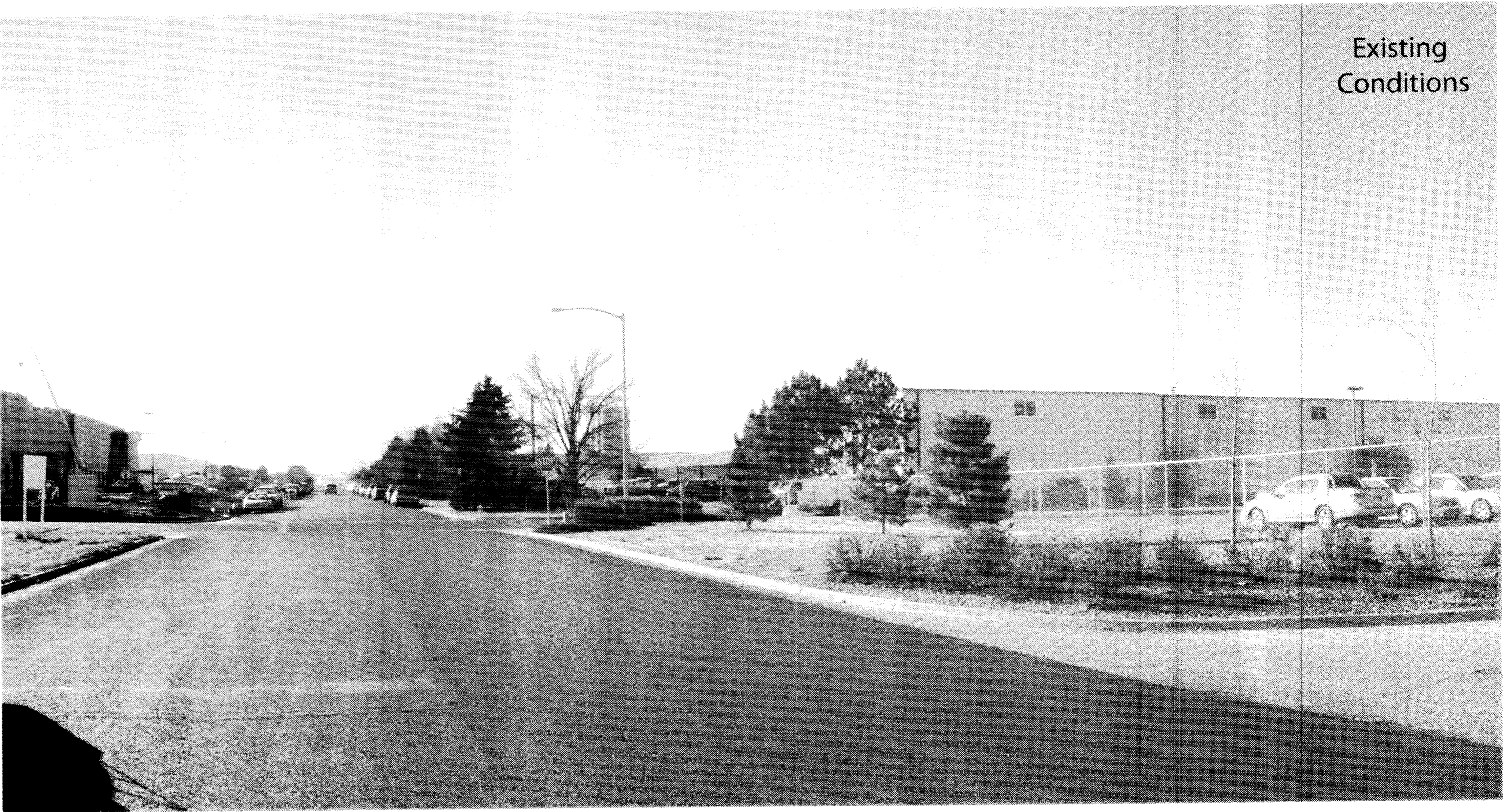
WAIVER:
PSCo IS REQUESTING A VARIANCE FROM THE DEVELOPMENT STANDARDS FOR
THE PROPOSED 115kV AND 230kV TRANSMISSION LINE POLES

Sheet 7

	
<p>CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT</p>	
<p>BD&W</p> <p>1810 Blake St. Ste 200 Denver, CO 80202 P: 303.552.4527 F: 303.561.4434</p>	<p>REVISED: _____</p> <p>FILE NAME: _____</p> <p>FILE LOCATION: _____</p>

CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

CONDITIONAL USE PERMIT, HEIGHT WAIVER AND SITE PLAN



Existing
Conditions

SIMULATION OF TRANSMISSION LINE ALONG FRASER ROAD LOOKING SOUTH ILLUSTRATING PROPOSED 115kV DOUBLE CIRCUIT TRANSMISSION LINE

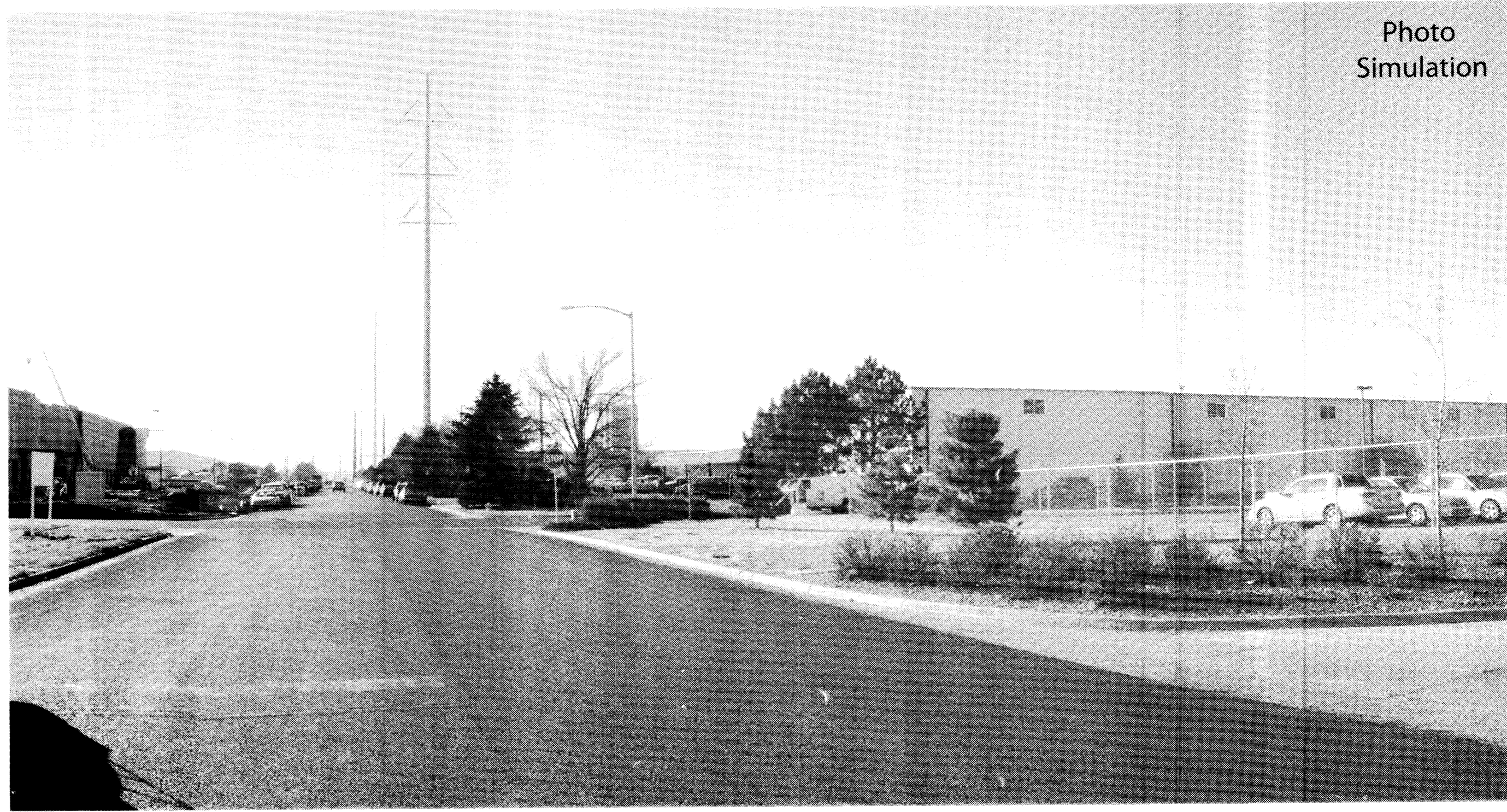


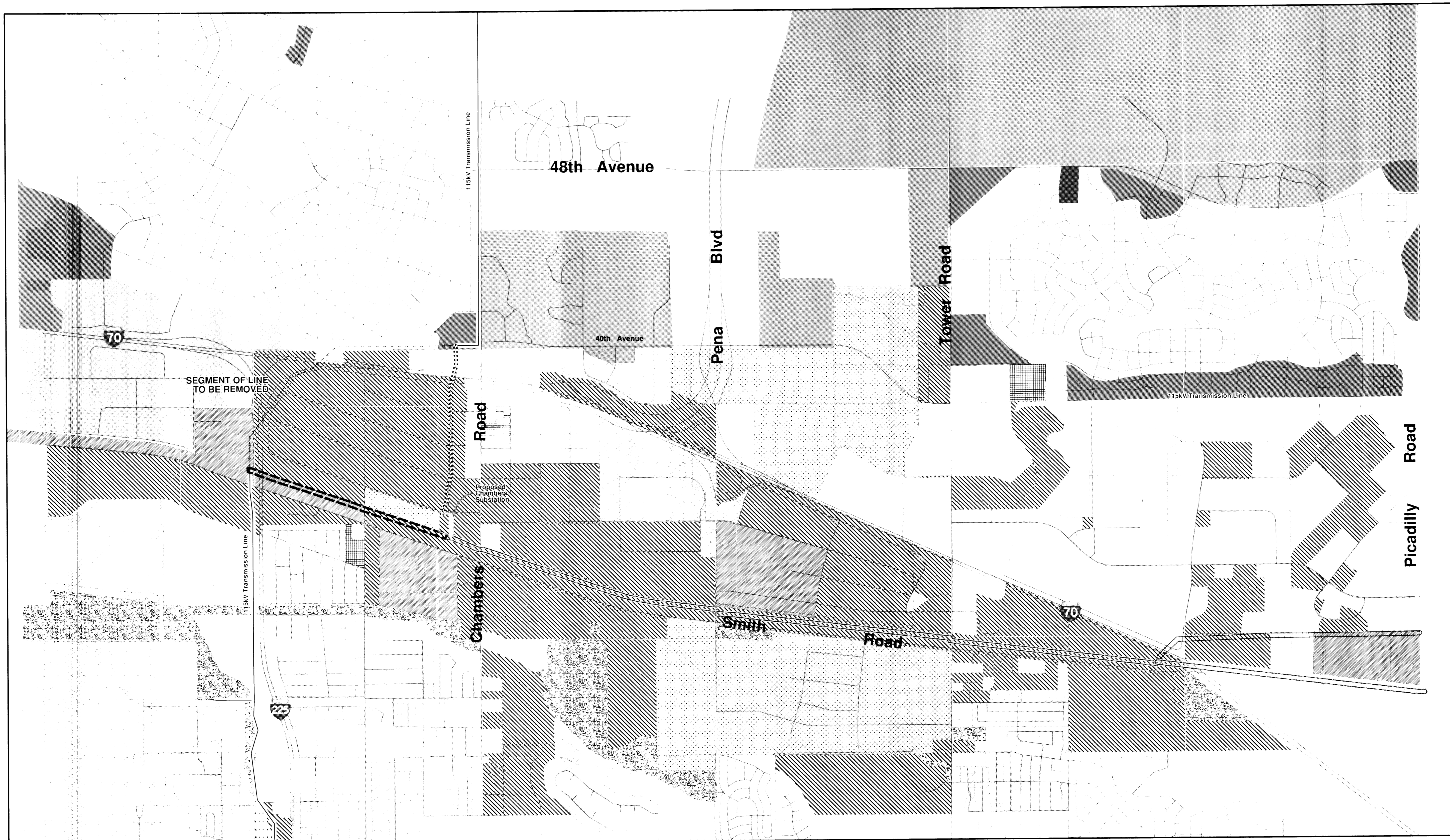
Photo
Simulation

Sheet 8

<div> <div>XcelEnergy</div> <div>PUBLIC SERVICE COMPANY</div> </div>	
<div>CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT</div>	
<div>EDAW</div> <div>1805 Ridge St. Suite 200 Denver, CO 80202 (303) 733-4277 Fax: (303) 733-4278</div>	<div>REVISED FILE NAME FILE LOCATION</div>

SIMULATION OF 115kV TRANSMISSION LINE WEST OF FRASER STREET

WAIVER:
PSCo IS REQUESTING A VARIANCE FROM THE DEVELOPMENT STANDARDS FOR THE PROPOSED 115kV AND 230kV TRANSMISSION LINE POLES



Denver Zoning

- Adams County
- Business
- Business/Residential
- Gateway
- Industrial
- Institutional
- Mixed Use
- Open Space
- Residential

Aurora Zoning

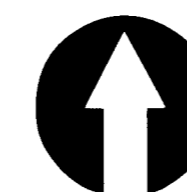
- B-1 Business
- B-3 Business
- B-4 Business
- FBAD
- M-1 Industrial
- M-2 Industrial
- M-3 Industrial
- Mobile Home
- Industrial Office

- Master Planned Industrial
- Open
- Planned Community
- Planned Development
- Residential
- Residential Agriculture

- Existing 230kV Transmission Line
- Existing 115kV Transmission Line
- Existing 115kV Transmission Line To Be Removed
- Potential Alternative 230 kV Transmission Line 100ft ROW
- Preferred 230 kV Transmission Line 100ft ROW
- Preferred 115 kV Transmission Line 100ft ROW
- 115 kV Transmission Line 65ft ROW

CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

Conditional Use Permit, Height Waiver and Site Plan



0 0.5 1 Miles

1/2001/10043 07/13/05 040800 Layouts 09/01/11 Mylars Zoning B&W24x36.mxd

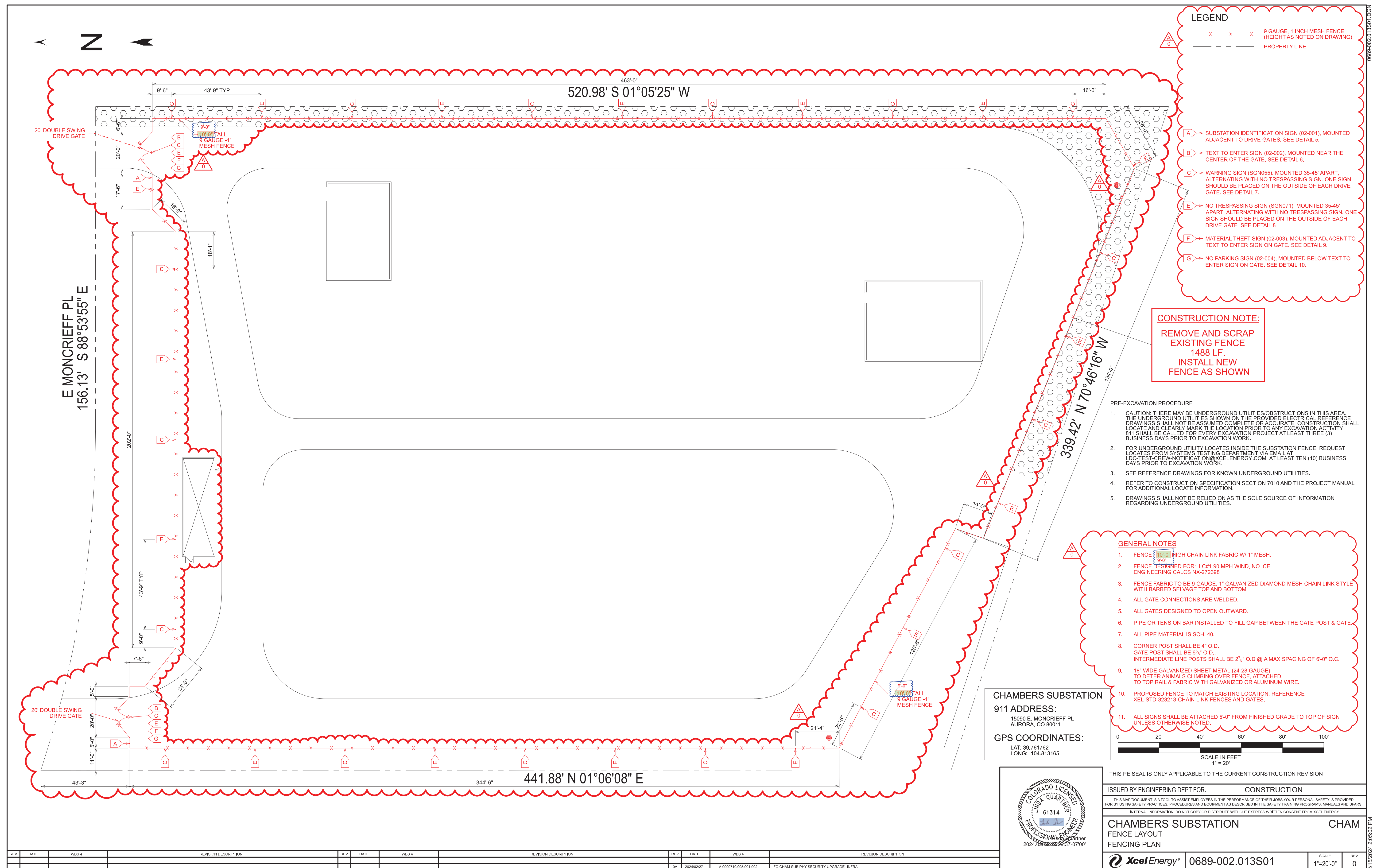
WAIVER: PSCo IS REQUESTING
A VARIANCE FROM DEVELOPMENT
STANDARDS FOR PROPOSED 115kV
AND 230kV TRANSMISSION LINE POLES
SOURCE: CITY OF DENVER 1996;
CITY OF AURORA 2001

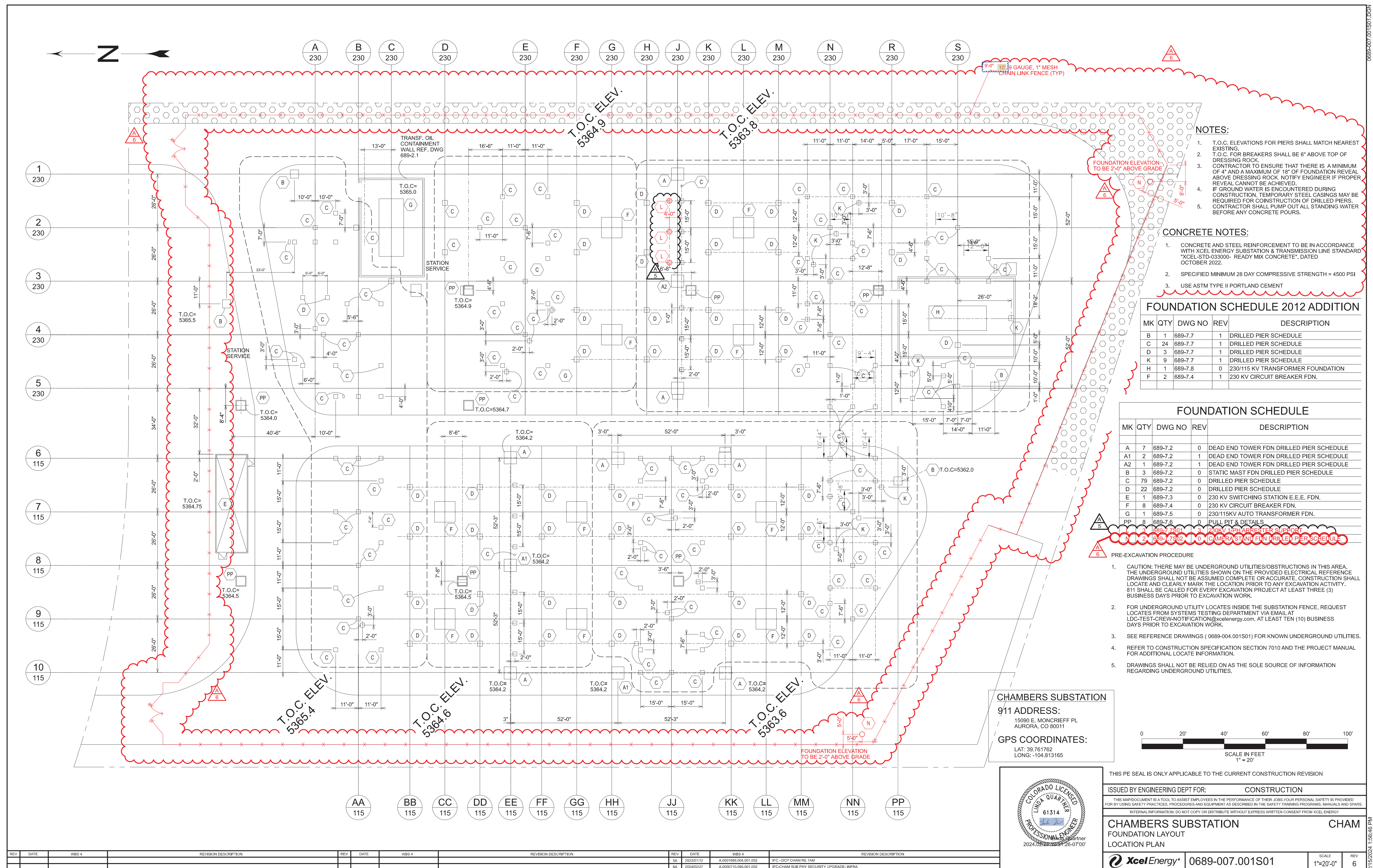
CHAMBERS 230/115kV
TRANSMISSION LINE
INTERTIE PROJECT

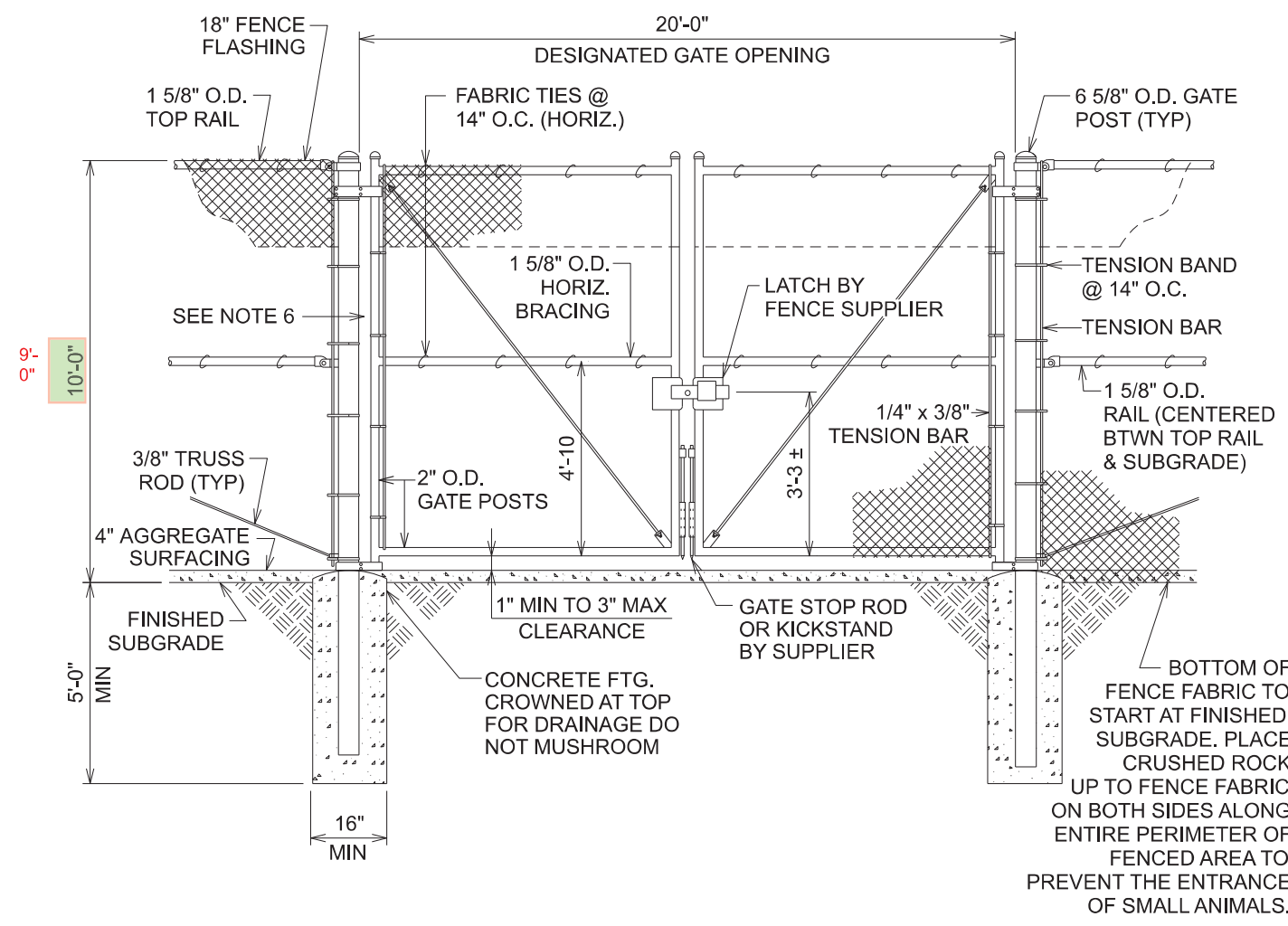


Sheet 6

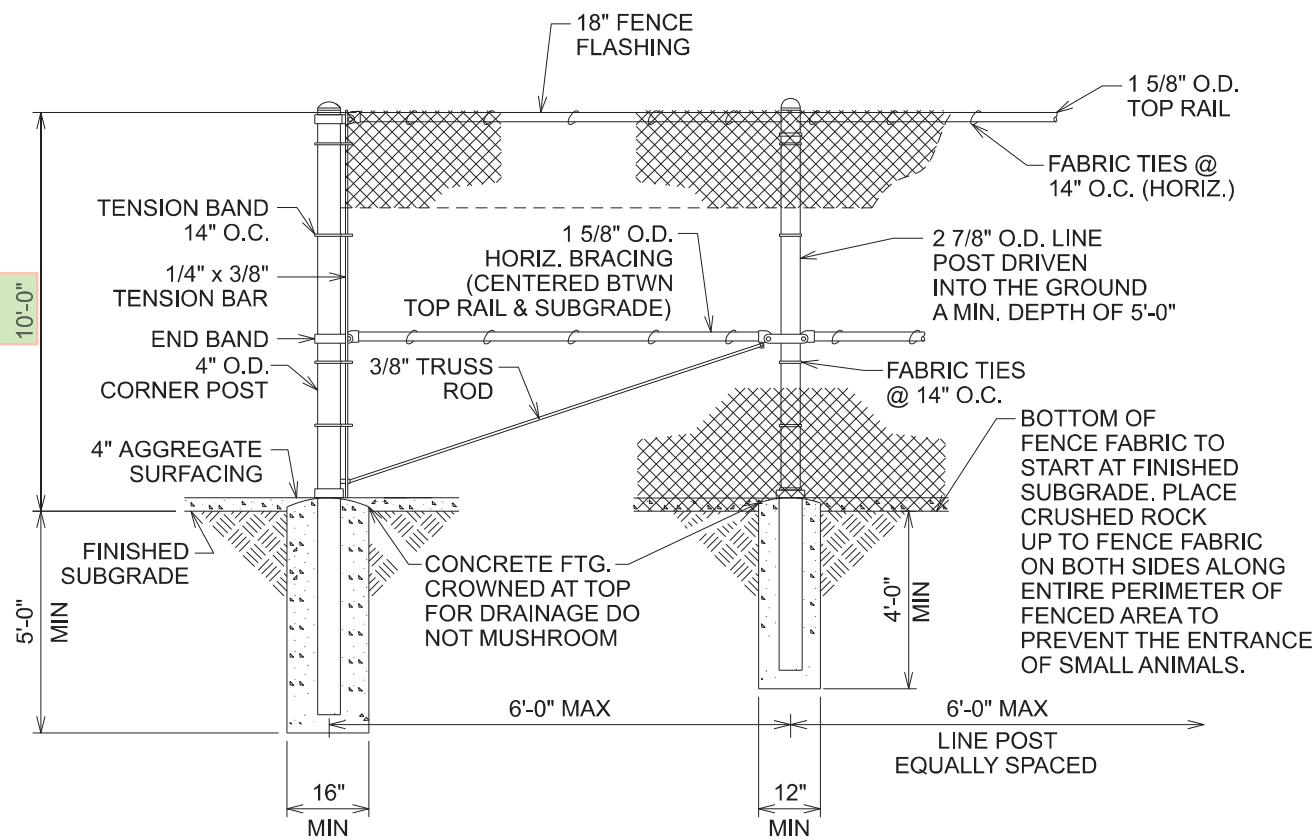
EDAW



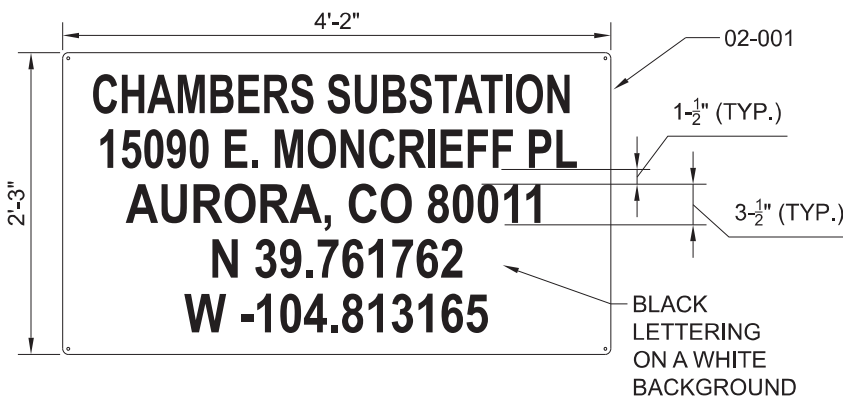




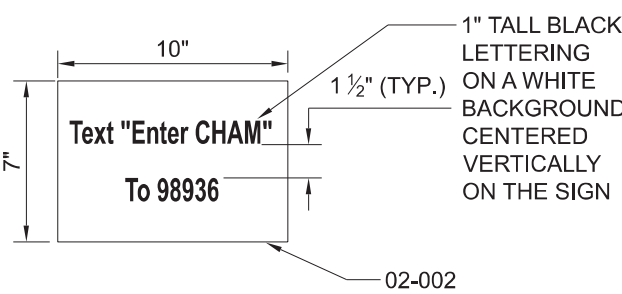
1 DRIVE GATE 20'-0"
NOT TO SCALE



2 CORNER POST WITH BRACING
NOT TO SCALE



5 DETAIL - TYPICAL NAMEPLATE SIGN
SCALE: NONE



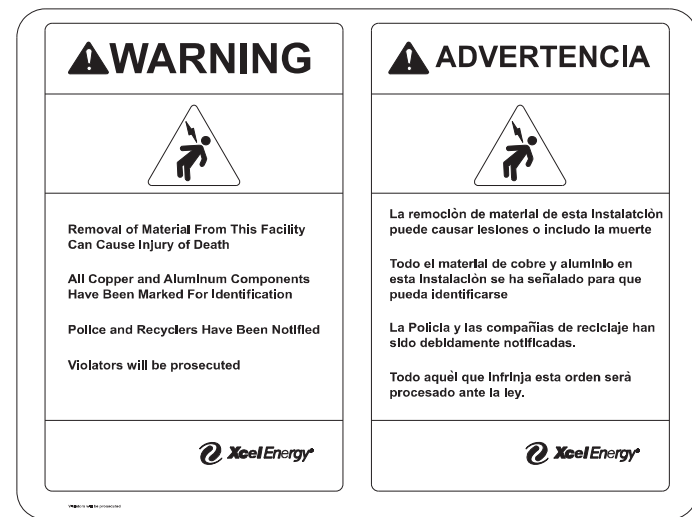
6 DETAIL - TYPICAL TEXT TO ENTER SIGN
SCALE: NONE



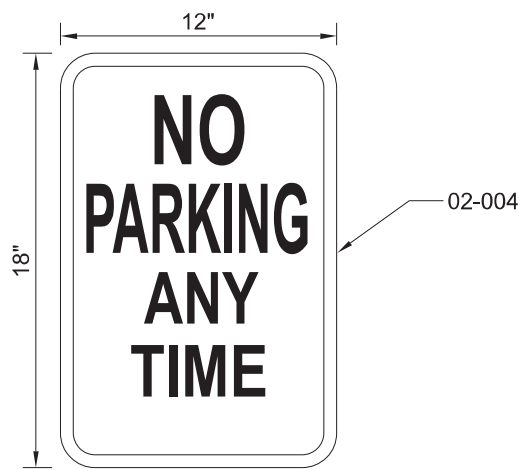
7 DETAIL - TYPICAL WARNING SIGN
SCALE: NONE



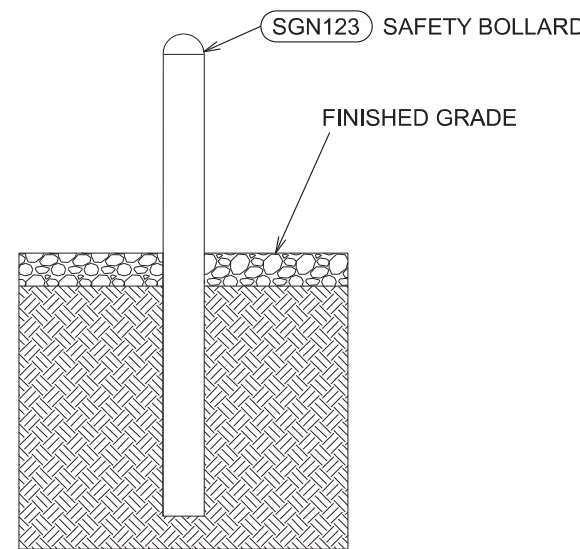
8 DETAIL - TYPICAL NO TRESPASSING SIGN
SCALE: NONE



9 DETAIL - TYPICAL MATERIAL THEFT SIGN
SCALE: NONE



10 DETAIL - TYPICAL NO PARKING SIGN
SCALE: NONE



11 SAFETY BOLLARD DETAIL
SCALE: NONE

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
0A	2024/02/27	A.0000710.006.001.002	IFC-CHAM SUB PHY SECURITY UPGRADE- RFR				



THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION FOR DRAWING REFERENCE AND REVISION INFORMATION SEE CIVIL INDEX SHEET.

ISSUED BY ENGINEERING DEPT FOR: CONSTRUCTION

THIS MAP/DRAWING IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS. INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

CHAMBERS SUBSTATION CHAM
FENCE LAYOUT
FENCE DETAILS

XcelEnergy® 0689-002.013S02

SCALE: NONE
REV: 0

2/15/2024 2:07:21 PM

CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

CONDITIONAL USE PERMIT, HEIGHT WAIVER AND SITE PLAN
LANDSCAPE PLAN

PLANTING NOTES

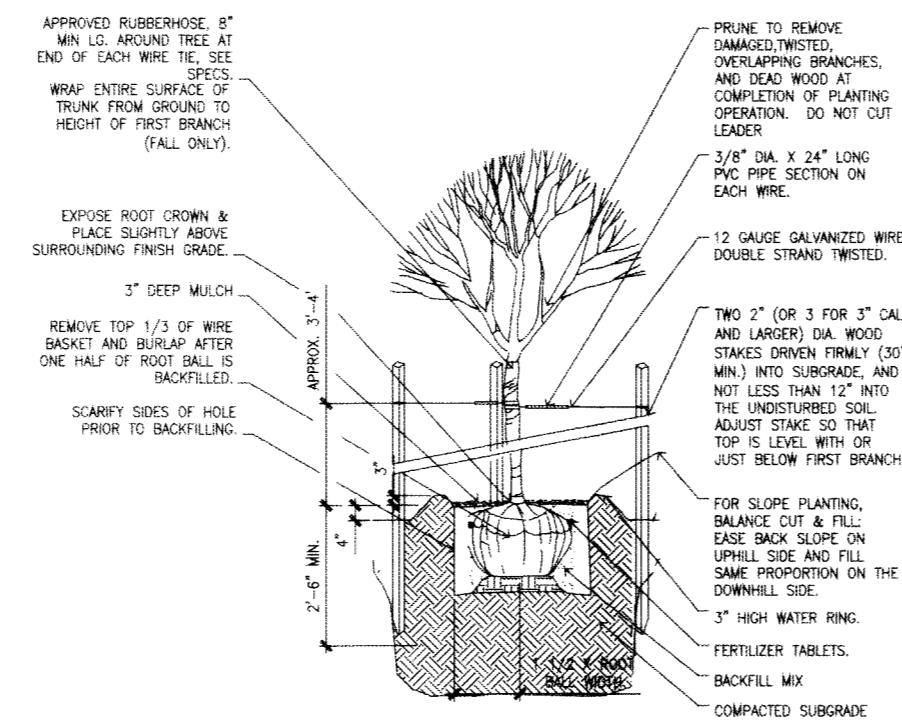
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. CALL BEFORE YOU DIG 1-800-227-2600.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
4. VERIFY THAT FINAL GRADES HAVE BEEN ESTABLISHED PRIOR TO BEGINNING PLANTING OPERATIONS. AREAS TO BE PLANTED SHALL BE BROUGHT TO THE LINES AND GRADE DESIGNATED OR APPROVED BY THE PCSO REPRESENTATIVE.
5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED, NO CONTAINER GROWN STOCK WILL BE ACCEPTED THAT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
8. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE PCSO REPRESENTATIVE PRIOR TO PLANTING.
9. ALL PLANT MATERIAL SHALL BE TAGGED AT THE NURSERY PRIOR TO DELIVERY ON SITE.
10. WHERE FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS ARE SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.
11. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTORS SHALL PROVIDE PER UNIT COSTS FOR EVERY SIZE OF PLANT MATERIAL, AND BY TYPE, AS CALLED OUT ON PLANT SCHEDULE. UNIT COST TO INCLUDE THE PLANT MATERIAL (BALL AND INSTALLATION INCLUDING LABOR, AMENDMENTS, FERTILIZERS, WARRANTIES, ETC.
16. SHOULD ANY PLANT MATERIALS DIE WITHIN THREE YEARS OF PLANTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIAL SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	1 YEAR	2-5 YEARS
DECIDUOUS TREE	INCREASE CAL. BY 1"	INCREASE CAL. BY 1.5"
CONIFEROUS TREE	INCREASE HT. BY 2'	INCREASE HT. BY 2' PLUS INCREASE QUANTITY BY 1
SHRUB	INCREASE QTY. BY 2 (ORIGINAL QTY.)	INCREASE QTY. BY 4 (ORIGINAL QTY.)

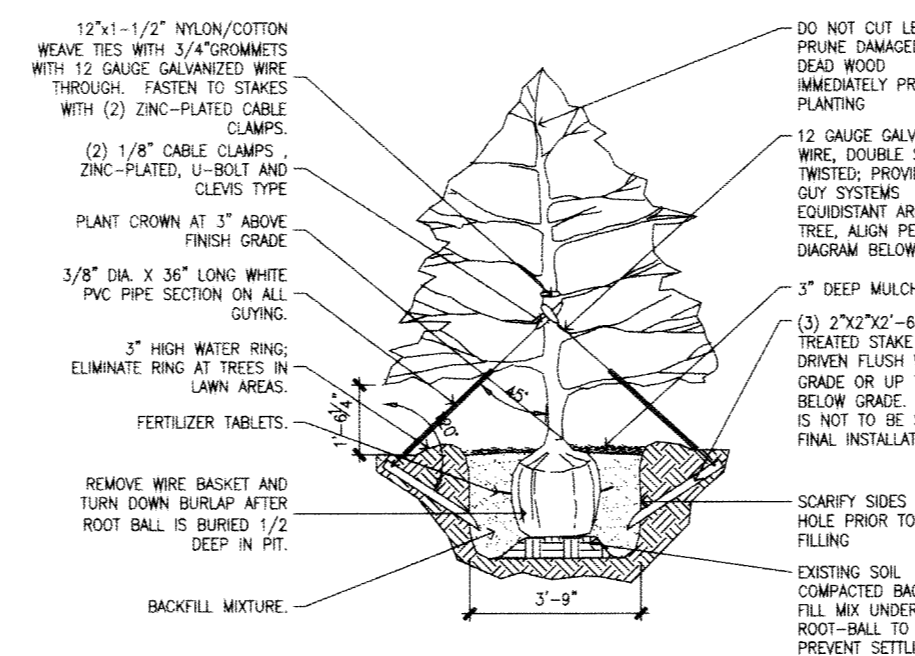
ADDITIONAL REPLACEMENTS SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL SPECIES ACCEPTABLE TO THE CITY OF BROOMFIELD REVIEW BOARD MANAGER.

MA: 7.12.2010

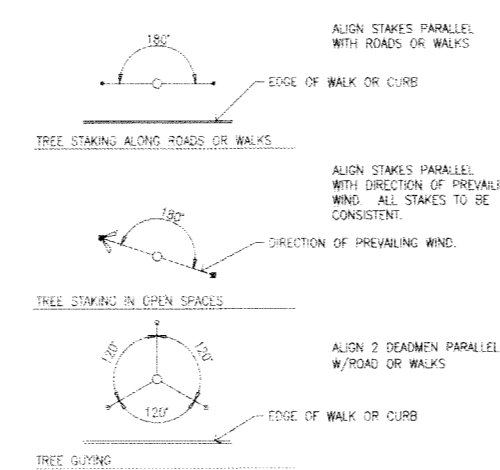
- o REVISE LANDSCAPING PER SITE CONDITIONS.



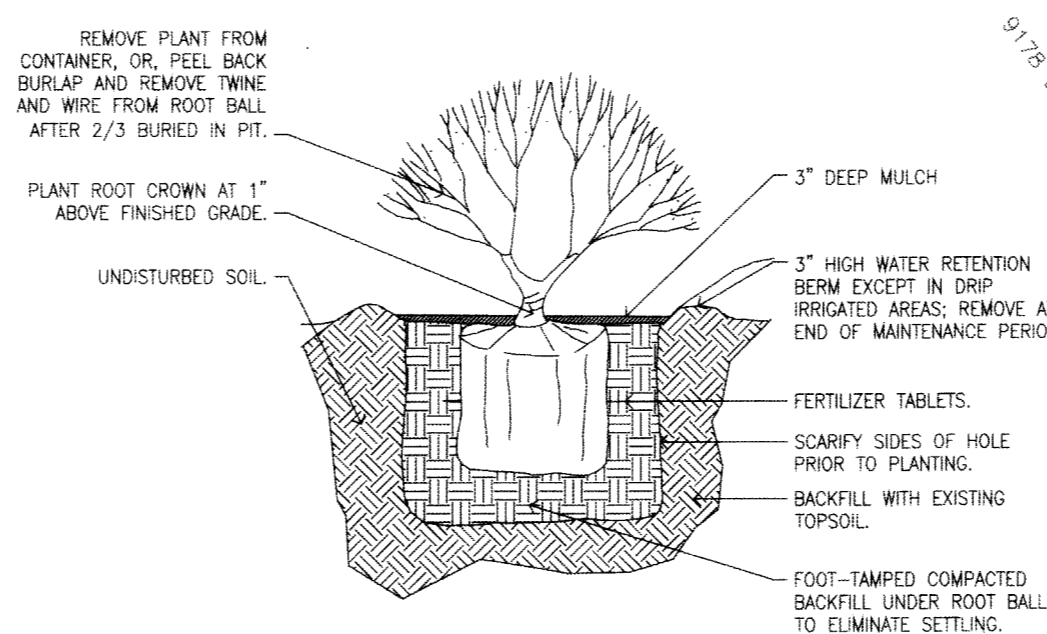
TREE PLANTING IN LAWN



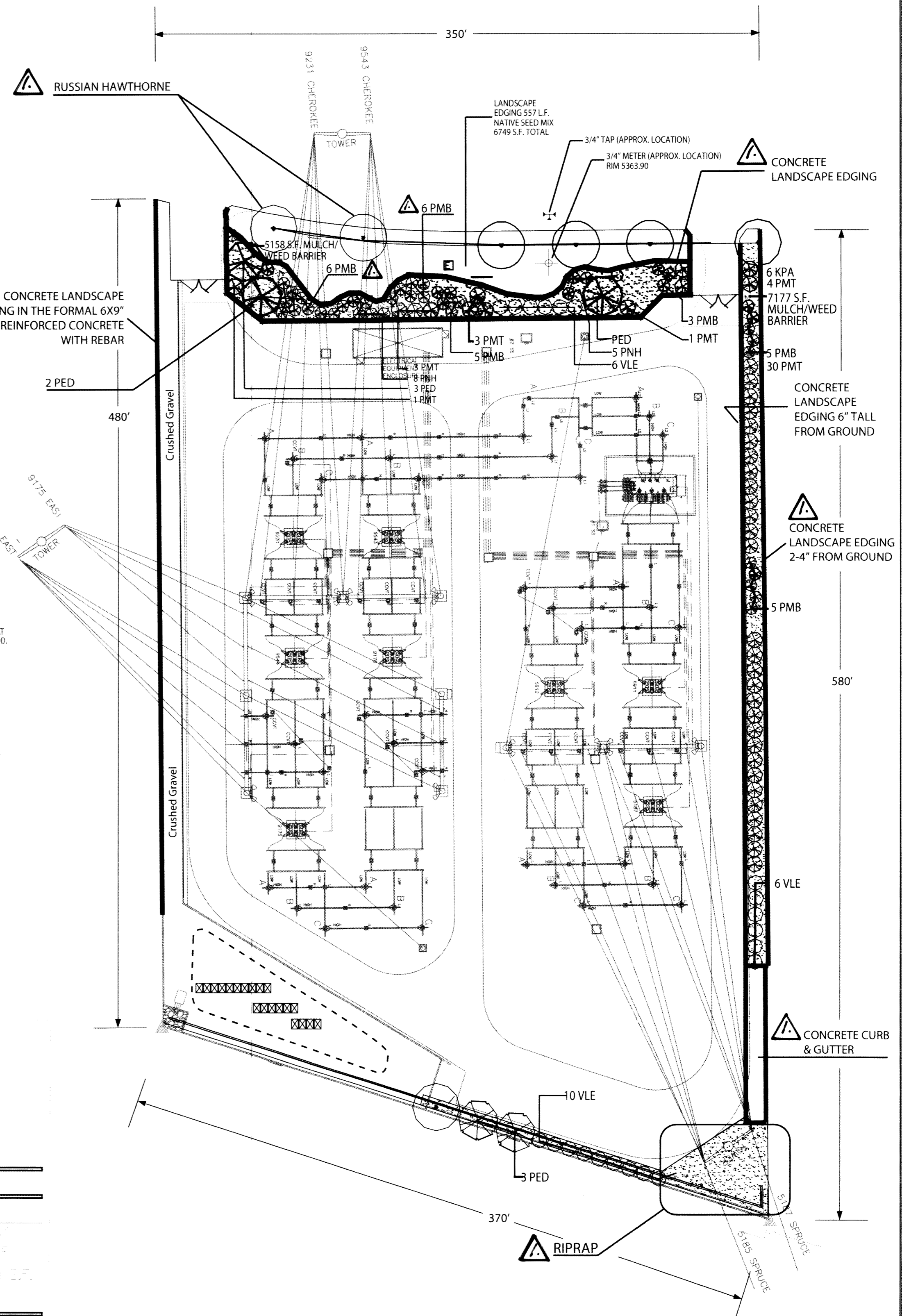
CONIFEROUS TREE PLANTING



TREE STAKING




SHRUB PLANTING



SCALE 1" = 40'

WAIVER
PSCO IS REQUESTING A HEIGHT VARIANCE FROM THE DEVELOPMENT STANDARDS
FOR THE PROPOSED 115KV AND 230KV TRANSMISSION LINE POLES.

 Xcel Energy TM PUBLIC SERVICE COMPANY										CHAMBERS SUBSTATION GENERAL ARRANGEMENT																			
										FILENAME: IO_LandscapePlan18x24.ai																			
										R CODE:																			
										SCALE:																			
Sheet 10																													
DWN: sj										DATE: 8/13/2009																			
CHK:										DATE:																			
EDAW																													
SHEET 14										REV																			



Xcel EnergySM
PUBLIC SERVICE COMPANY

Sheet 10

WN: sj	DATE: 8/13/2009
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DAW

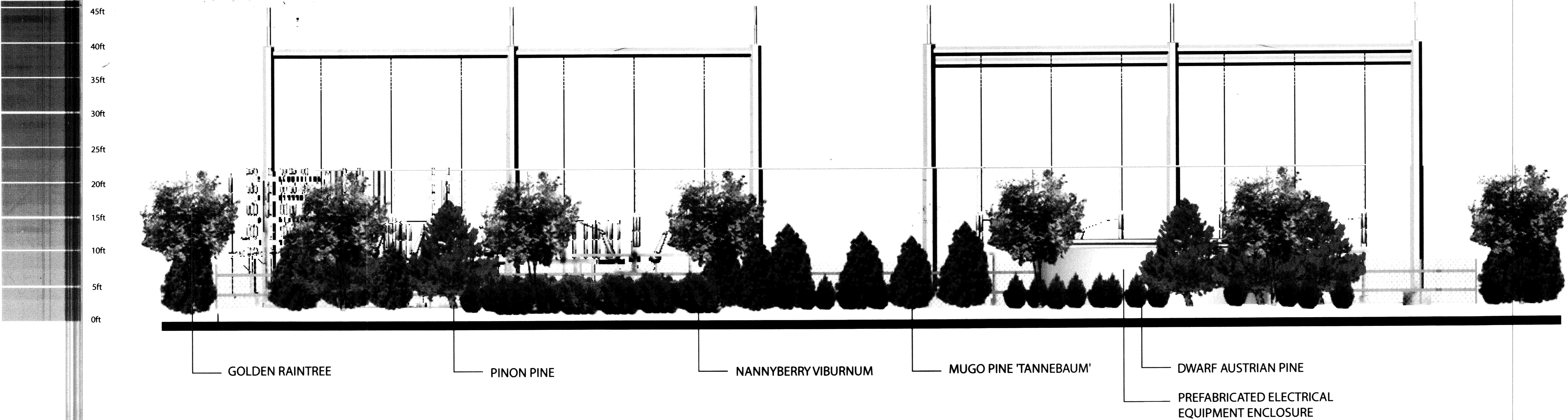
SHEET 14	REV
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CHAMBERS SUBSTATION Flg. NO. 1 2004-6019-09

MA 7.12.2010,

CHAMBERS 230/115kV TRANSMISSION INTERTIE PROJECT

CONDITIONAL USE PERMIT, HEIGHT WAIVER AND SITE PLAN
ELEVATION



North Elevation Facing South of
the Substation Ultimate Build-Out

WAIVER
PSCO IS REQUESTING A HEIGHT VARIANCE FROM THE DEVELOPMENT STANDARDS
FOR THE PROPOSED 115KV AND 230KV TRANSMISSION LINE POLES.

CHAMBERS 230/115 KV TRANSMISSION LINE 2004-0019-00		DRAWING TITLE	
		DWG NO	MANUFACTURER
Xcel Energy PUBLIC SERVICE COMPANY		REFERENCE DRAWINGS	
		E	M
SHEET 11		REVISION	
		DATE	CHK
DWN: g		DATE: 8/13/2009	
		CHK:	DATE:
EDAW		SHEET 16	
		REV	REV