

PROJECT INFORMATION

CONTACT INFORMATION

LANDOWNER: XCEL ENERGY (C/O JENNIFER CHESTER)
LANDOWNER PHONE: (303) 285-6533
LANDOWNER EMAIL: JENNIFER.L.CHESTER@XCELENERGY.COM

ENGINEER NAME: BRIAN ROBIDEAU
ENGINEER PHONE: (651) 415-3815
ENGINEER EMAIL: BRIAN.ROBIDEAU@ULTEIG.COM

WAIVER REQUESTS

- REQUEST WAIVER FROM COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES SECTION 6.1B, 6.1D, AND 6.1E TO ALLOW FOR XCEL ENERGY COMPLIANT SECURITY FENCE.
- REQUEST WAIVER FROM COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES SECTION 4.2 TO ALLOW FOR LIGHTNING MAST HEIGHTS TO EXCEED ALLOWED HEIGHTS
- REQUEST WAIVER FROM COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES SECTION 1.4A TO ALLOW FOR SITE COVERAGE, INCLUDING MAXIMUM STRUCTURE AND PAVEMENT COVERAGE, TO EXCEED 70%. THIS IS ALLOWS FOR THE SUBSTATION SURFACE TO BE COMPLIANT WITH SAFETY STANDARDS FOR SUBSTATIONS. SUBSTATION SURFACE TO BE 4" SURFACE ROCK PER PSICO-STD-2400. DRIVEWAYS OUTSIDE OF SUBSTATION AREA TO BE CONCRETE.
- REQUEST WAIVER FROM COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES CHAPTER 5 LANDSCAPE DESIGN FOR THE SUBSTATION. NO LANDSCAPING CAN BE LOCATED WITHIN THE SUBSTATION PROPERTY FOR SAFETY PURPOSES.

PROJECT DESCRIPTION

THIS PROPOSAL INCLUDES A REQUEST TO ADD 0.592 ACRES TO THE SOUTHERN PORTION OF THE EXISTING SUBSTATION TO BE EXPANDED IN ORDER TO ACCOMMODATE PLANNED INFRASTRUCTURE IMPROVEMENTS NECESSARY TO MAINTAIN RELIABLE ELECTRIC SERVICE TO THE SURROUNDING AREA.

GENERAL NOTE

- CONSTRUCTION TO BE COMPLETED IN ONE SINGLE PHASE.
- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO, OR REPAIR OF, MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
- THE SUBJECT PROPERTY HAS NOT RECEIVED A PUD OR PUD AMENDMENT PRIOR TO THIS APPLICATION.
- PRIOR APPROVED ENTITLEMENTS: PSICO LOUISVILLE NEIGHBORHOOD ELECTRIC SUBSTATION SRU, AUGUST 19, 1982.
- PROJECT CONTEXT DATA
 - THE SUBJECT PROPERTY IS 1.72 ACRES. A SUBDIVISION PLAT TITLED REDTAIL RIDGE FILING NO. 2 ACCOMPANIES THIS PUD, TO ADD .59 ACRES TO THE SUBJECT PROPERTY. THE ZONING FOR THE SUBJECT PROPERTY IS PLANNED COMMUNITY COMMERCIAL (P-C). THE EXISTING LAND USE OF SUBJECT PROPERTY IS AN ELECTRIC SUBSTATION AND THIS APPLICATION MAKES NO CHANGE TO THE EXISTING LAND USE.
- LANDSCAPING TO BE INSTALLED AND MAINTAINED BY OTHERS IN SEPERATE PUD, NOT APART OF THIS PUD.

LOUISVILLE SUBSTATION PUD

BEING A REPLAT OF LOT 1, BLOCK 3, REDTAIL RIDGE FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 20 AND NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PLANNED UNIT DEVELOPMENT

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	EXTERIOR ELEVATIONS
5	UTILITY PLAN
6	AMENITY DETAILS
7	AMENITY DETAILS
8	DISTURBED AREAS EXHIBIT
9	PHOTOMETRICS PLAN
10	PHOTOMETRICS DETAILS

SITE DATA		
	EXISTING	PROPOSED
TOTAL SITE AREA	1.72 ACRES	2.31 ACRES
SITE COVERAGE	1.72 ACRES	2.31 ACRES
PAD EXPANSION AREA	-	0.59 ACRES
NEW ACCESS DRIVE	~22,000 SQ. FT.	4,000 SQ. FT.
LANDSCAPE COVERAGE	0	0
LANDSCAPE AREA	0	0
HARDSCAPE AREA	1.72 ACRES	2.31 ACRES
TOTAL:	1.72 ACRES	2.31 ACRES
	REQUIRED	PROVIDED
SETBACKS		
NORTH	25' MIN.	73'
WEST	10' MIN.	80'
SOUTH	20' MIN.	85'
EAST	10' MIN.	123"
STRUCTURE HEIGHTS	50'	55'

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS PUD, _____ACKNOWLEDGES ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD.

WITNESS MY / OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 20 _____

OWNER SIGNATURE _____

NOTARY NAME _____

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20 _____

BY THE CITY OF LOUISVILLE, COLORADO

BY _____
MAYOR

BY _____
CITY CLERK

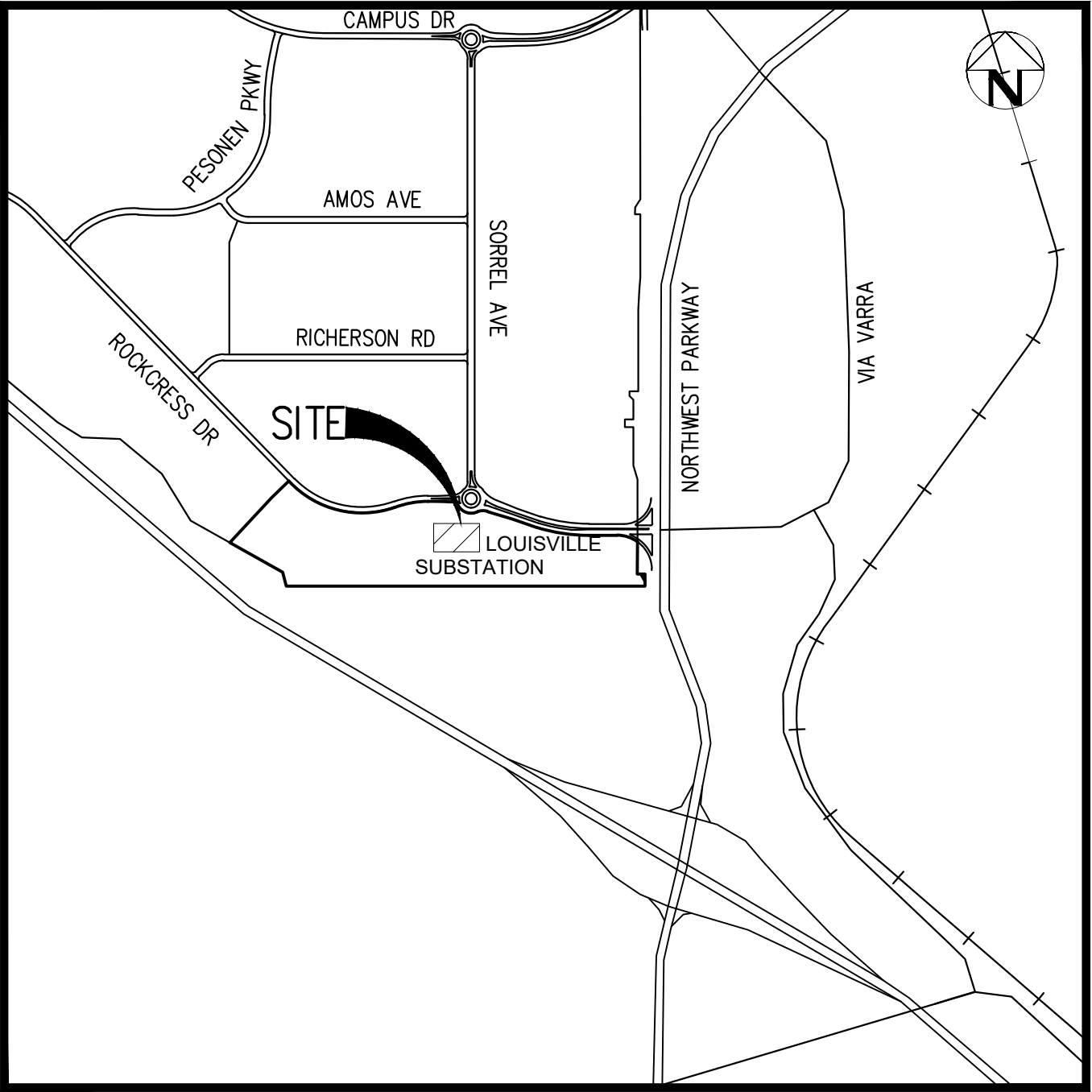
ORDINANCE FROM RESOLUTION NO. _____, SERIES _____

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20 _____

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. _____
SERIES 20 _____



VICINITY MAP
SCALE: 1" = 1000'

SUBSTATION ADDRESS:
2280 S 88TH ST
LOUISVILLE, CO 80027

TELEPHONE NUMBER
(303) 665-3689

SUBSTATION GPS:
LATITUDE: 39.940755
LONGITUDE: -105.133341

1	8-12-25	SUBMITTED FOR APPROVAL TO THE CITY OF LOUISVILLE
NO	DATE	REVISIONS AND RECORD OF ISSUE

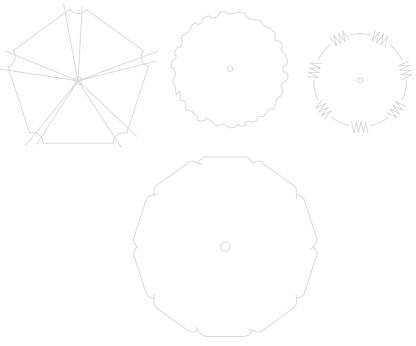
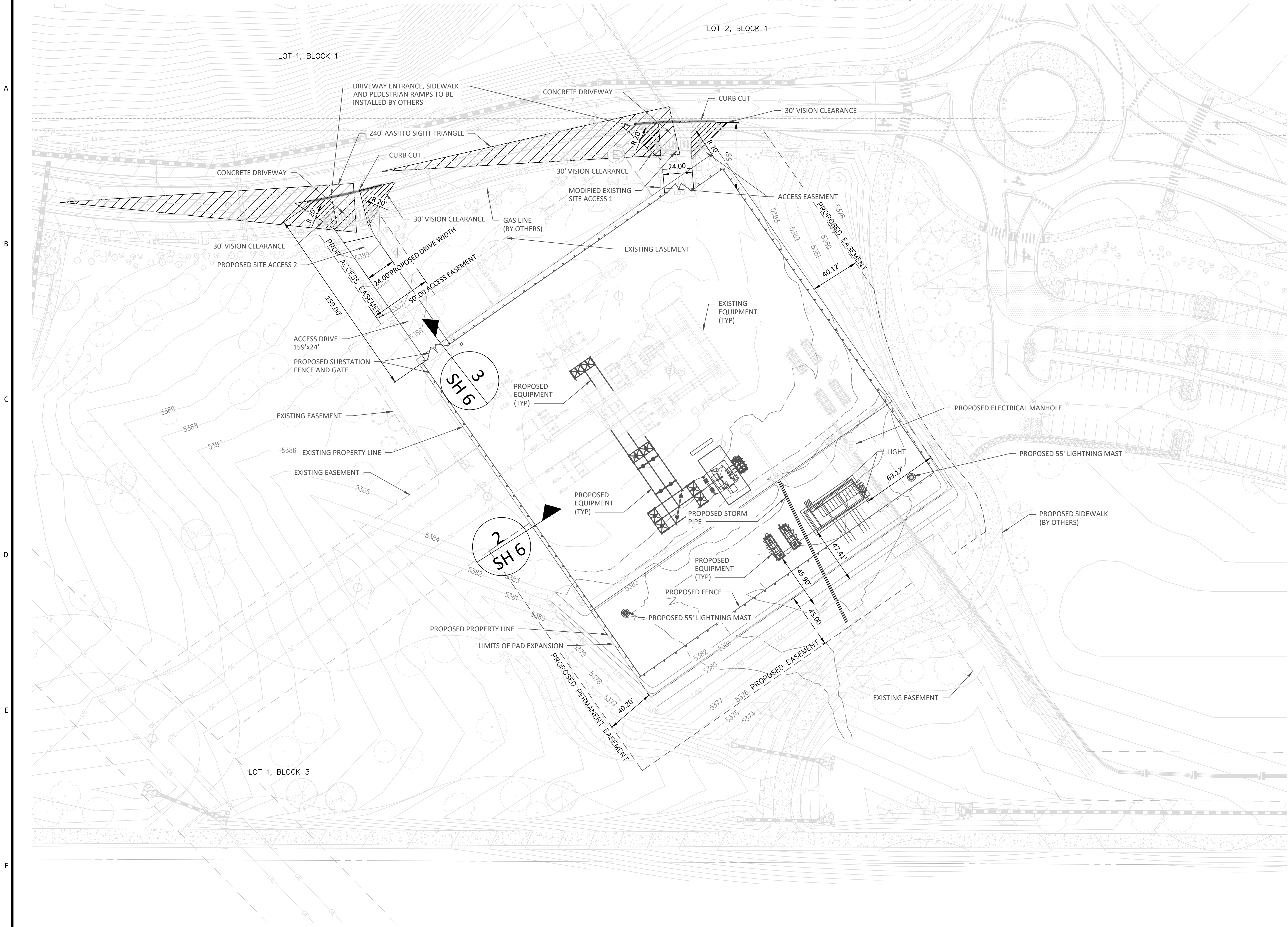
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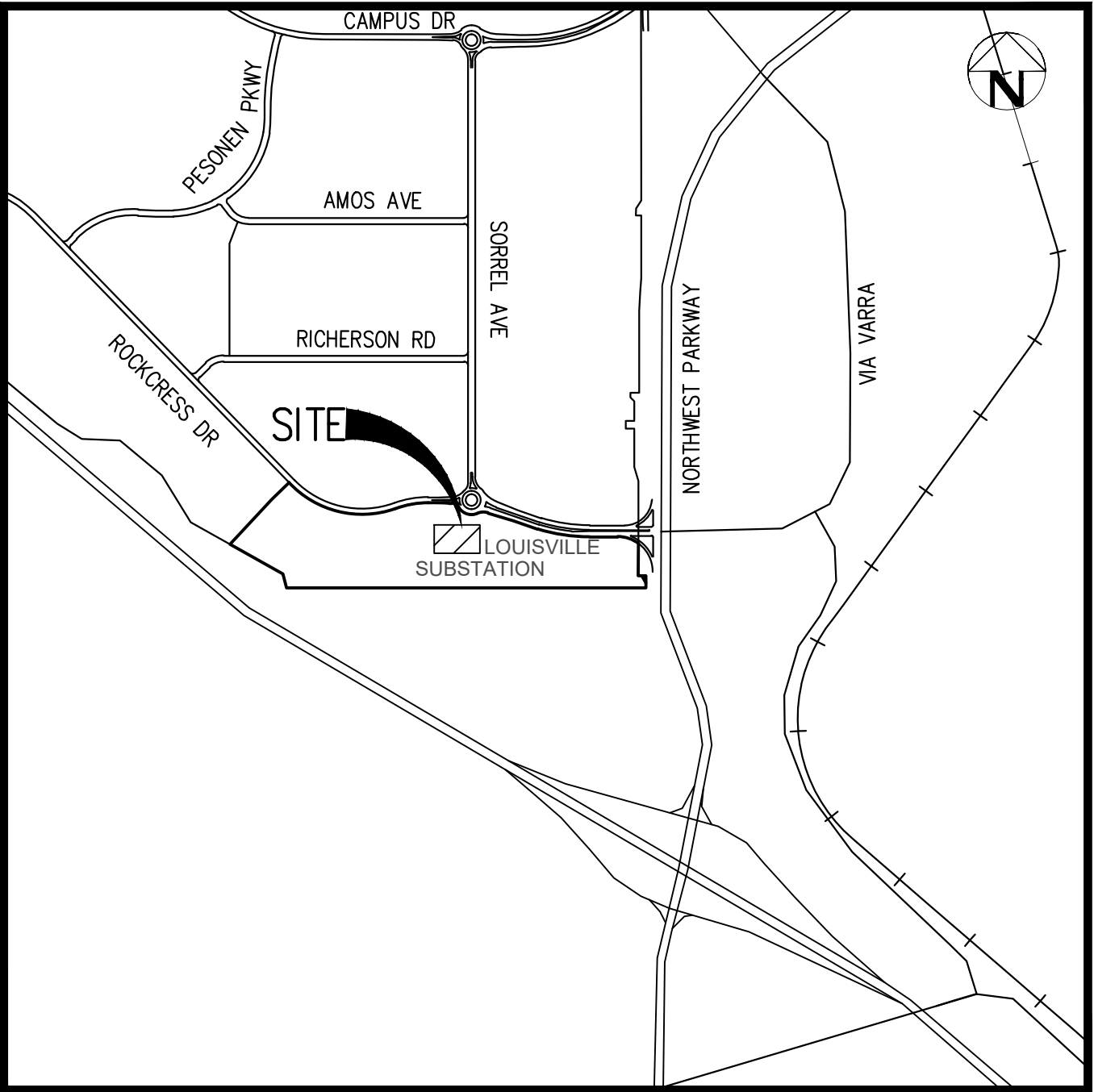
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PLANNED UNIT DEVELOPMENT



- EXISTING CONTOUR LINES
- ABANDONED CONTOUR LINES
- PROPOSED CONTOUR LINES (XCEL)
- PROPOSED CONTOUR LINES (BY OTHERS)
- EXISTING ELECTRICAL UNDERGROUND LINE
- PROPOSED ELECTRICAL UNDERGROUND LINE
- EXISTING ELECTRICAL MANHOLE
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED LIGHTNING MAST
- PROPOSED SUBSTATION EXPANSION
- PROPOSED EASEMENT
- EXISTING EASEMENT

ALL LANDSCAPING IS TO BE INSTALLED AND MAINTAINED BY OTHERS UNDER A SEPERATE PUD AND NOT A PART OF THIS PUD

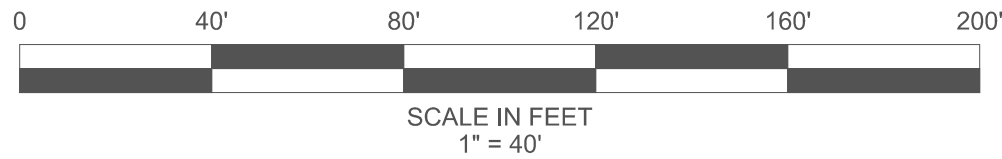


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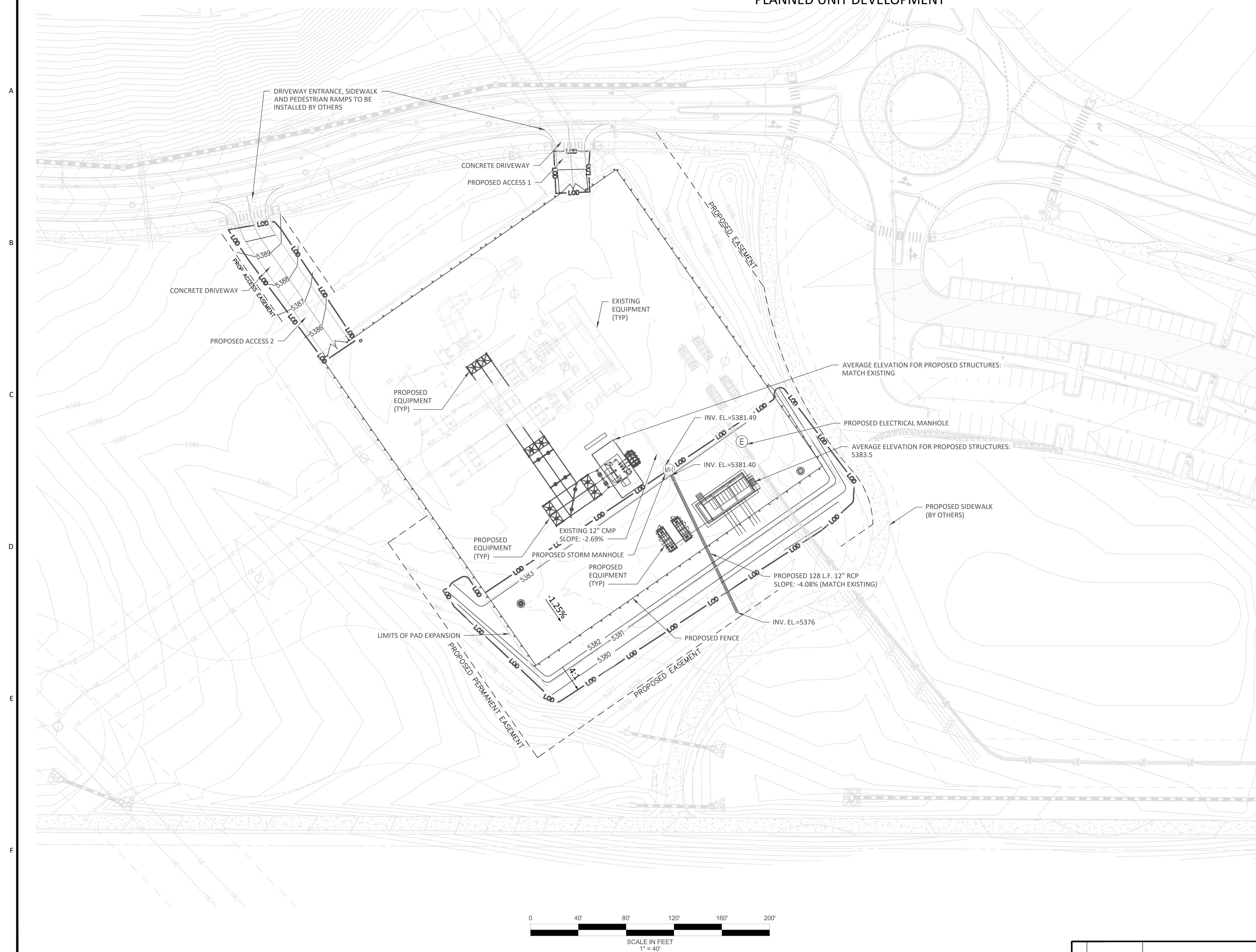


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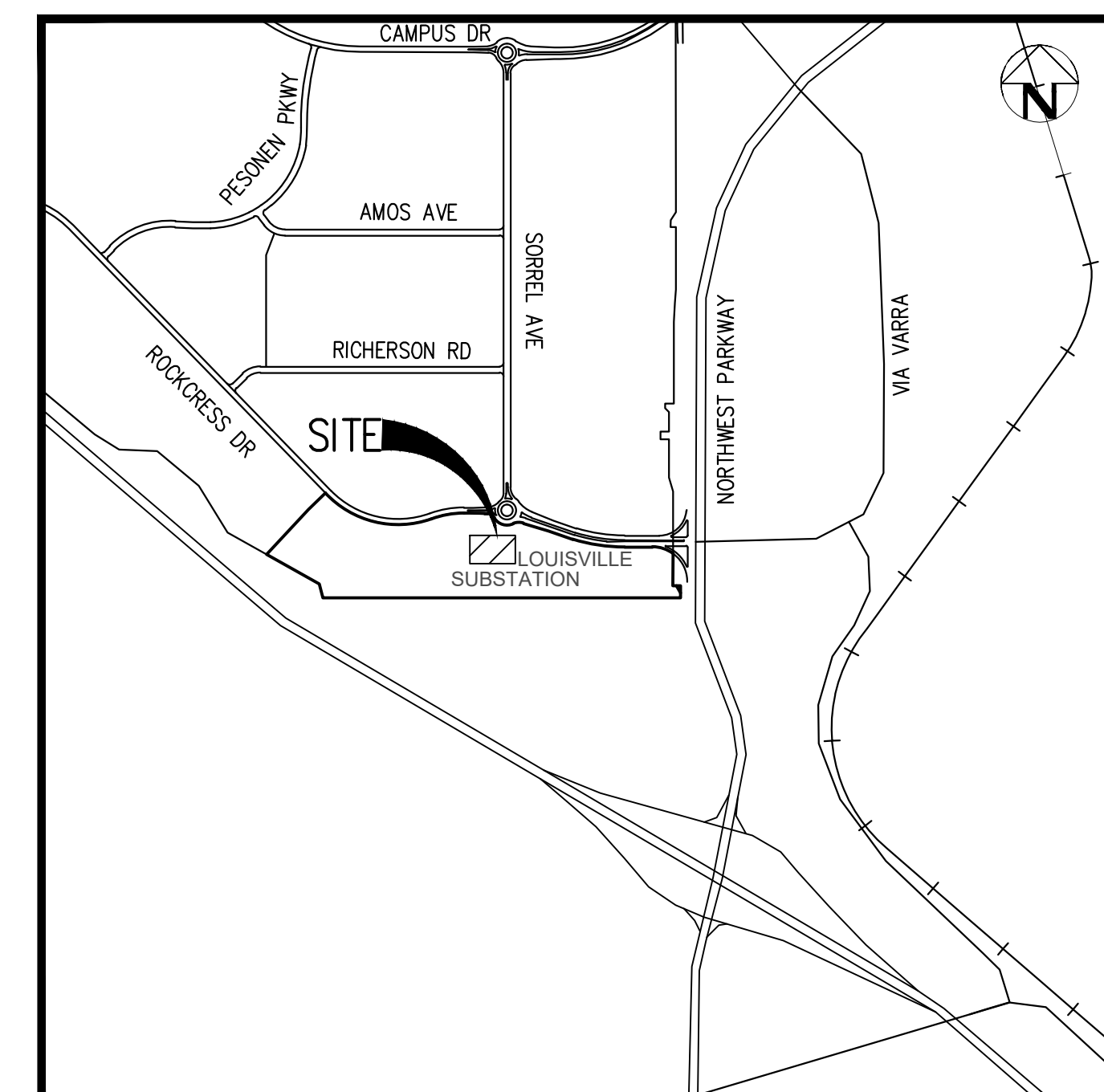
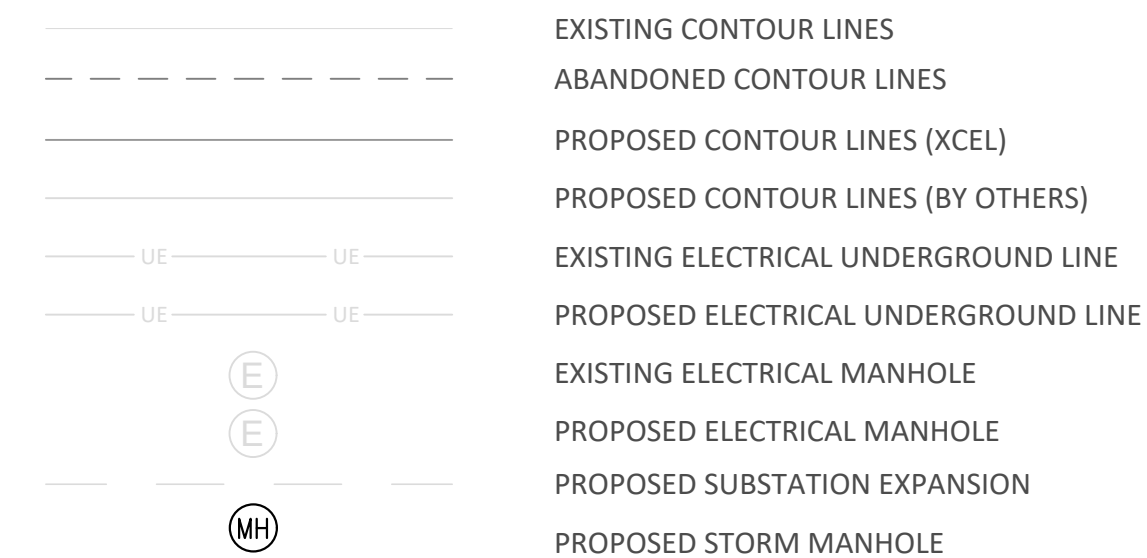
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PLANNED UNIT DEVELOPMENT



LEGEND



VICINITY MAP

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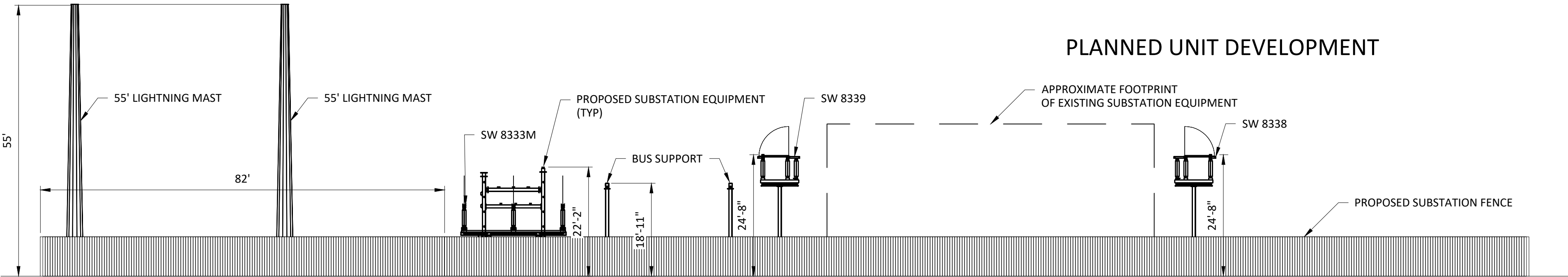
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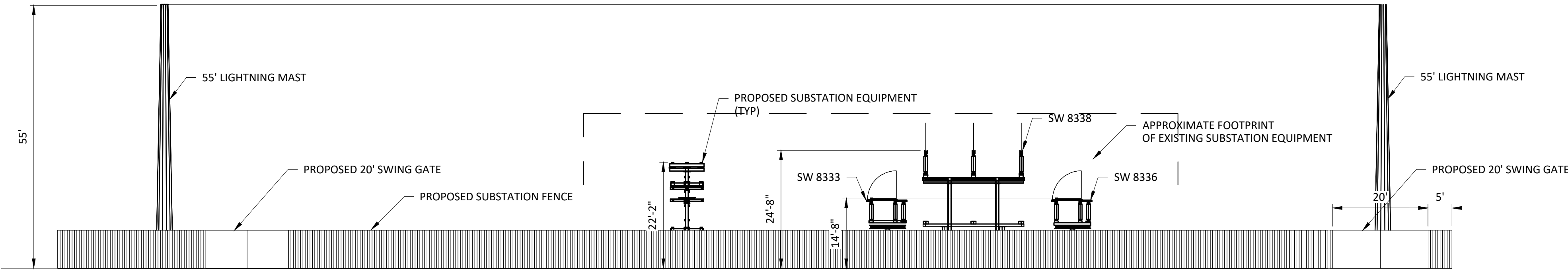
GRADING PLAN
SHEET 3 OF 10

LOUISVILLE SUBSTATION PUD
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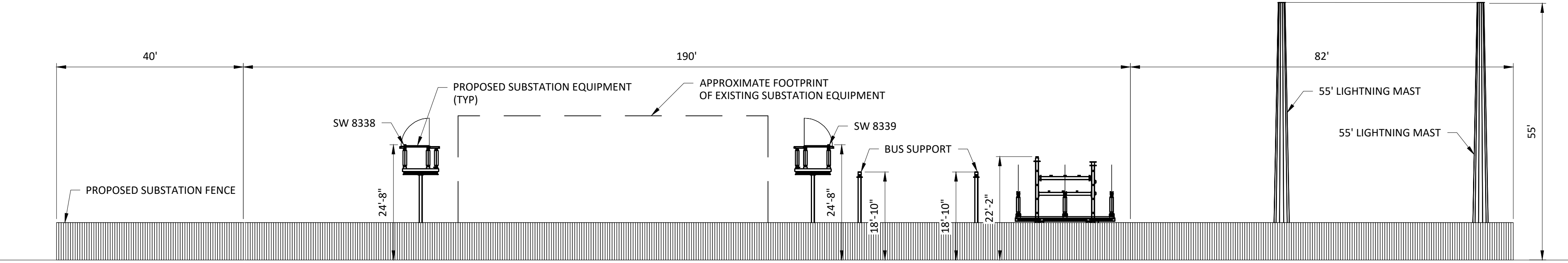
PLANNED UNIT DEVELOPMENT



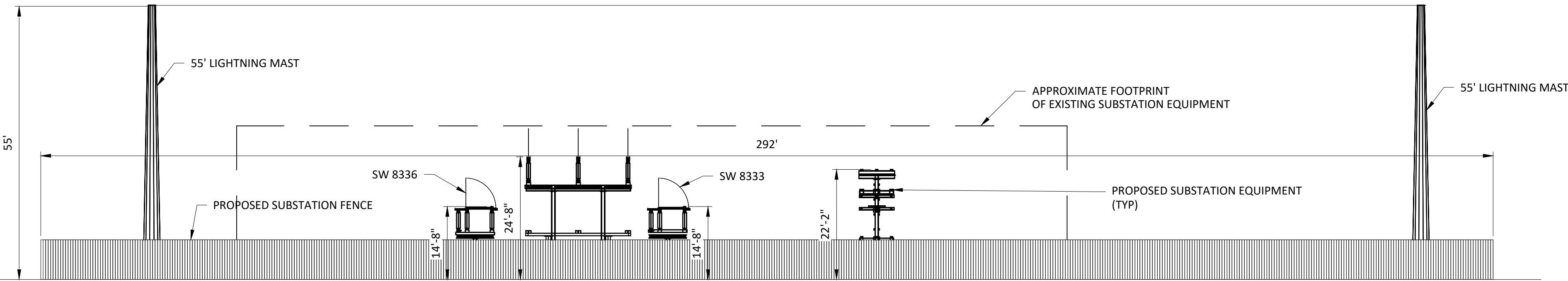
NORTH ELEVATION VIEW
SCALE: $\frac{1}{16}" = 1'$



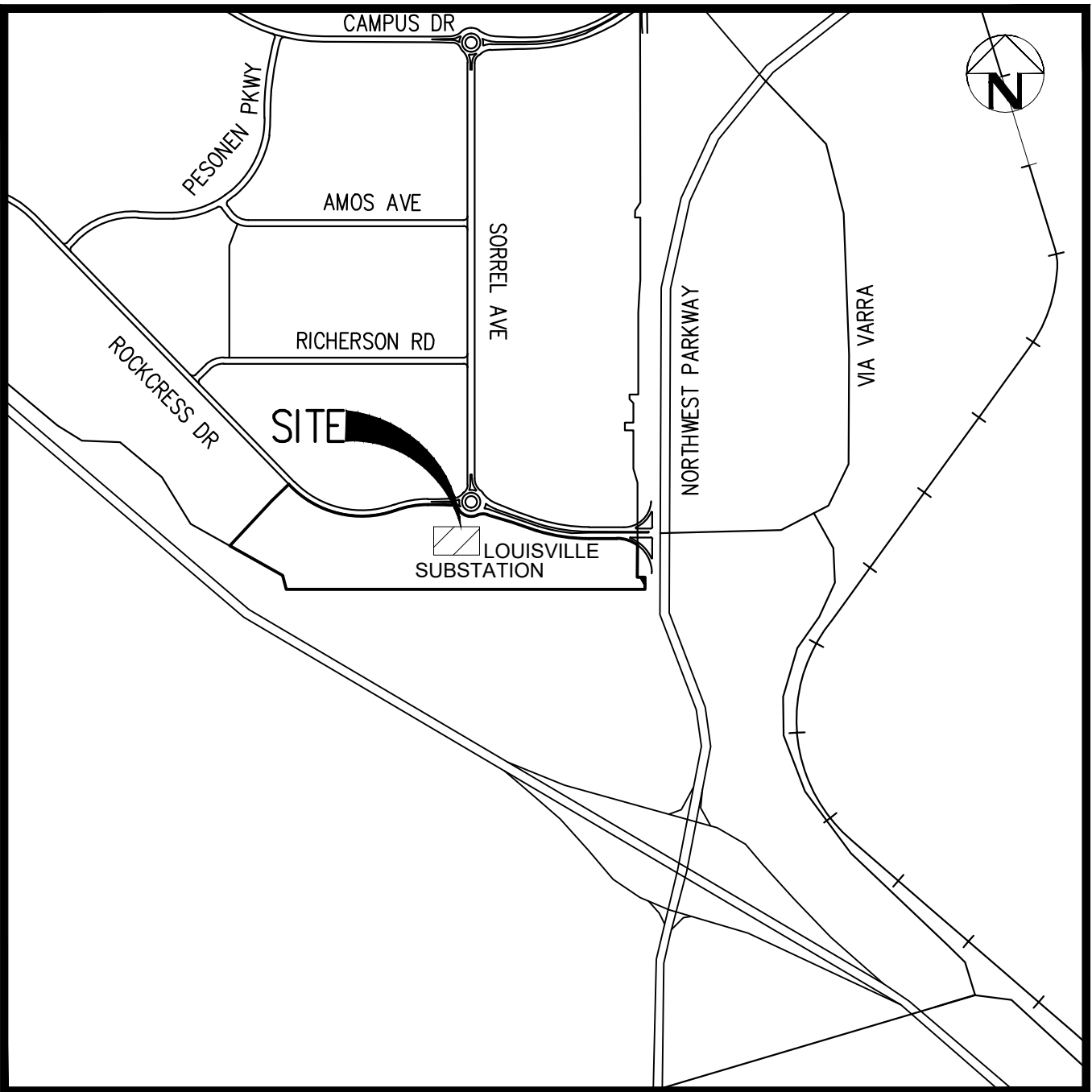
WEST ELEVATION VIEW
SCALE: $\frac{1}{16}" = 1'$



SOUTH ELEVATION VIEW
SCALE: $\frac{1}{16}" = 1'$



EAST ELEVATION VIEW
SCALE: $\frac{1}{16}" = 1'$



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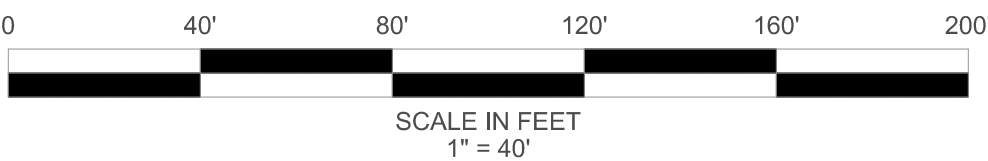
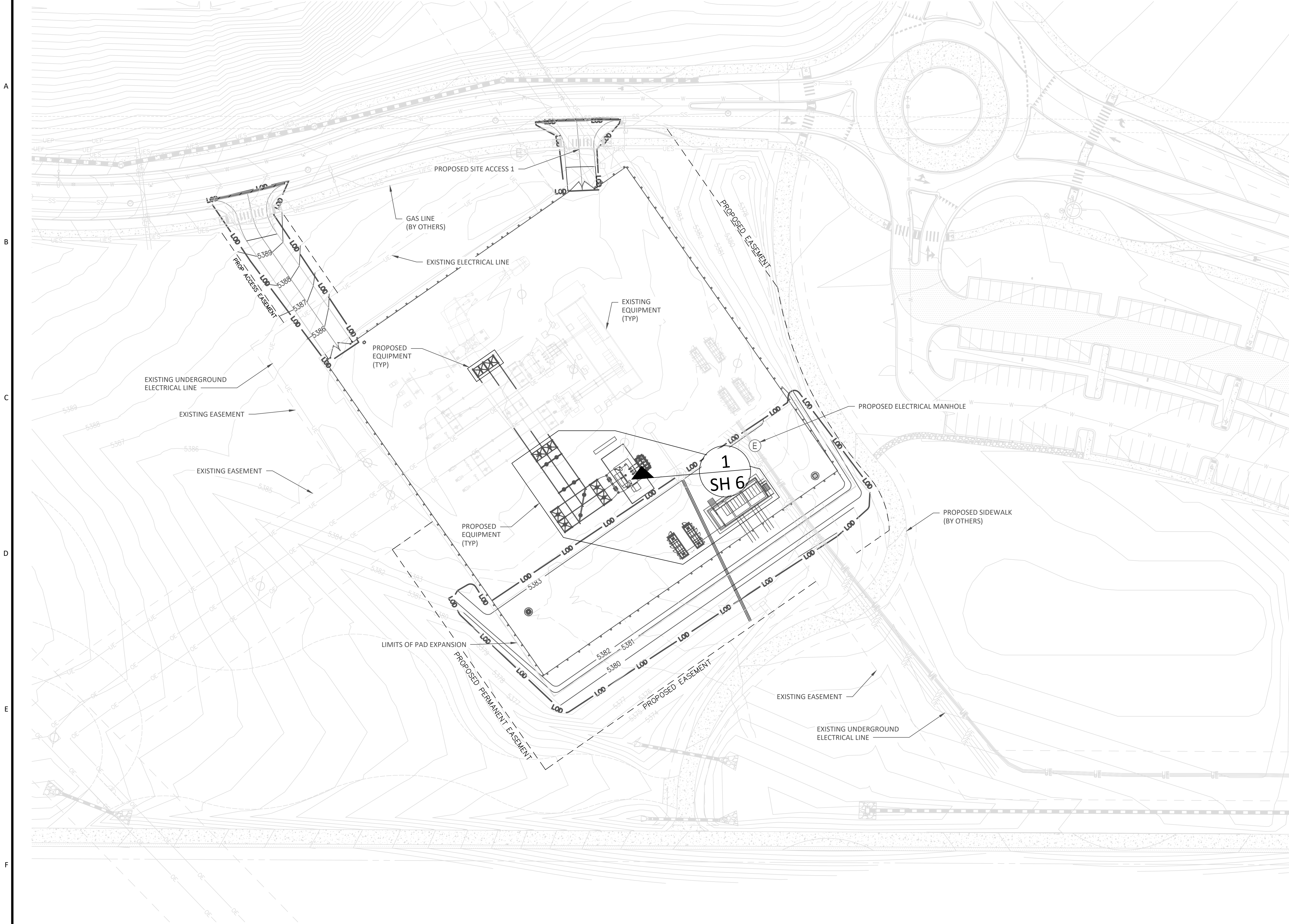
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PLANNED UNIT DEVELOPMENT



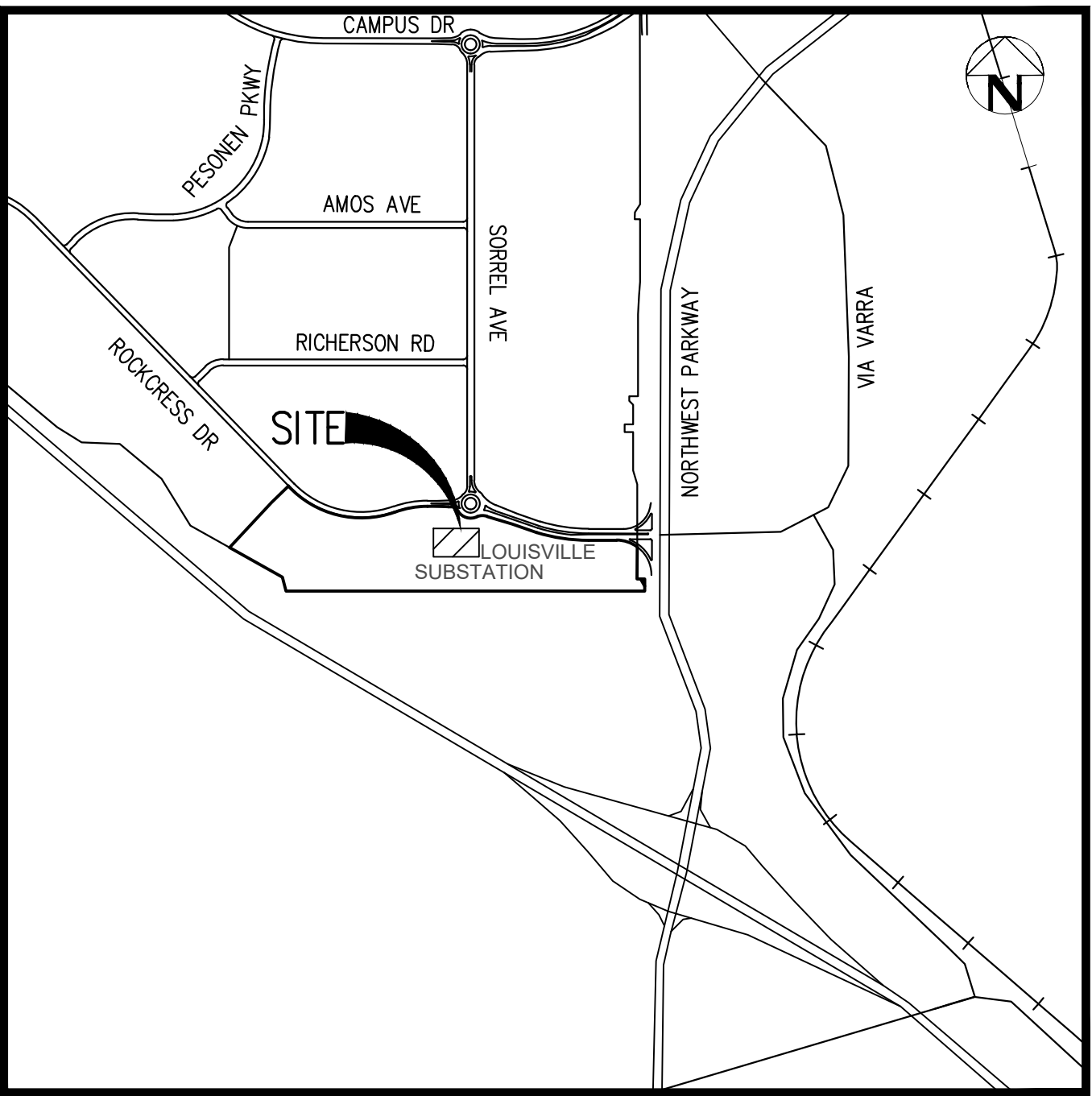
LEGEND

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- PROPOSED ELECTRICAL UNDERGROUND LINE
- EXISTING ELECTRICAL MANHOLE
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED SUBSTATION EXPANSION

NOTES:

BOLD ITEMS ON PLAN ARE PROPOSED NEW EQUIPMENT UNLESS NOTED OTHERWISE.

ALL PROPOSED STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.



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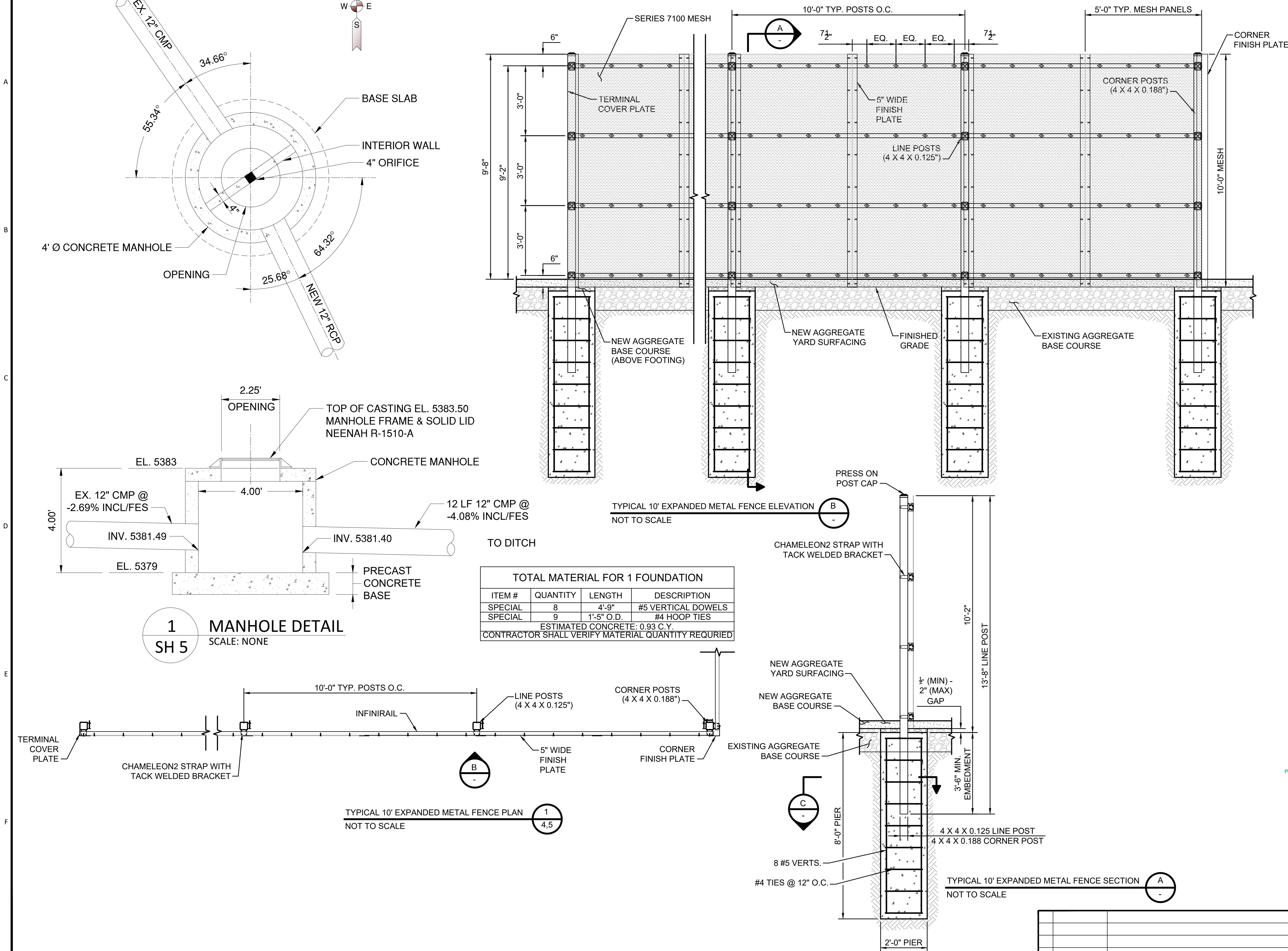
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PLANNED UNIT DEVELOPMENT

MaxLite
A NEW WAY OF LIGHTPROJECT NAME: _____ CATALOG NUMBER: _____
NOTES: _____ FIXTURE SCHEDULE: _____
Page: 1 of 2WALLMAX™ THIN CUT OFF
WP-AD SERIES

PRODUCT DESCRIPTION:
WallMax Thin Cut Off Wall Packs are a full Cutoff wall fixture which includes a photocell with removable cap. Further enhancing the versatility, they are also CCT selectable between 3000K, 4000K, and 5000K. These durable, energy-saving fixtures are perfect for lighting outdoor walkways, landscapes and parking areas.

FEATURES:

- CCT Selectable between 3K/4K/5K version available
- Full Cutoff optics
- Universal 120-277V
- Battery Backup Options available

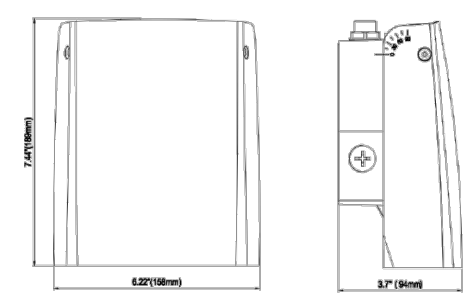
CONTROLS:

- 120-277V Photocell included with removable cover cap
- Programmable motion sensor available as an option (remote control RMRC-100 sold separately, minimum of 1 required per project)

WARRANTY:10-year standard warranty with labor allowance*
(further details available at www.maxlite.com/warranties)

*Warranty Limitations: Product must be rated for the application per the Product Data Sheet (PDS), operated <16 hrs/day, in ambient of 29°F to 104°F.
*Up to \$25/unit, labor allowances of up to \$500/unit available for purchase - contact MaxLite representative for details.

DIMENSIONS: 15W, 20W & 29W



MODEL SELECTION							
WP-AD	S	U	B	PC			
FAMILY	HOUSING SIZE	WATTAGE	VOLTAGE	CCT	FINISH	PHOTOCELL	OPTIONS
WP-AD+WallMax™ Thin Cut Off	3x6 Small	15w 15W, 100W MH replacement 20w 20W, 150W MH replacement 29w 29W, 175W MH replacement	Us 120-277V	Cs CCT Selectable between 3/4/5K	Bs Bronze Contact MaxLite for finishes	Pc 120-277V Photocell with removable cap, included standard	Emo Battery Backup 0°C Emh Battery Backup -20°C Mps PhotoMotion Sensor (External)

Based on CCT Selected and color mixing, all LEDs may not be activated.
* Products with MS-PhotoMotion sensor installed will have photocell disabledPhone: 1-800-555-5629 | Fax: 973-244-7333 | Web: www.maxlite.com | E-mail: info@maxlite.com | Revised: 01/06/23MaxLite
A NEW WAY OF LIGHTWALLMAX™ THIN CUT OFF
WP-AD SERIES

Page: 2 of 2

SPECIFICATIONS:		WP-ADS15	WP-ADS20	WP-ADS29
ITEM	SPECIFICATION	DETAILS		
GENERAL PERFORMANCE	Input Power (W)	15.6	19.5	28.4
	Lumens Delivered (lm)	1,900 - 2,050	2,400 - 2,600	3,450 - 3,600
	Efficacy (lm/W)	122-131	123-133	121-130
	CRI	>80		
	Lumen Maintenance (L70)	≥100/200		
	Color Temperature	Selectable between 3000K, 4000K and 5000K		
ELECTRICAL	Operating Temperature	-40°F to 104°F (-40°C to 40°C)		
	Housing	Die Cast Aluminum housing with tempered glass lens		
	Power Factor	>0.90		
	Input Voltage	120-277V		
CERTIFICATION	Battery Backup	120V or 277V only, 800-900 lumens, 1 hr minimum in 10' x 10' grid at 10-11' mounting height 0°C 16W, -20°C 8W		
	Material Usage	RoHS compliant, no mercury		
	Environment	Outdoor, Wet location, IP65		
	Qualifications	DLC Premium, FCC, cULus		
Warranty	10-year standard warranty*			

ORDERING:

ORDER CODE	MODEL NUMBER	UPC #	DLC ID NUMBER	DLC CATEGORY	WATTAGE (Nominal)	CCT
106539	WP-ADS15U-C3BPC	76762700335	PG0AVLM4	Outdoor Full-Cutoff Wall-Mounted Area Luminaires	15	Selectable between 3/4/5K
104540	WP-ADS20U-C3BPC	767627972119	PR0XWSK4C	Outdoor Full-Cutoff Wall-Mounted Area Luminaires	20	Selectable between 3/4/5K
104541	WP-ADS29U-C3BPC	767627972126	PM0MFFD0	Outdoor Full-Cutoff Wall-Mounted Area Luminaires	29	Selectable between 3/4/5K

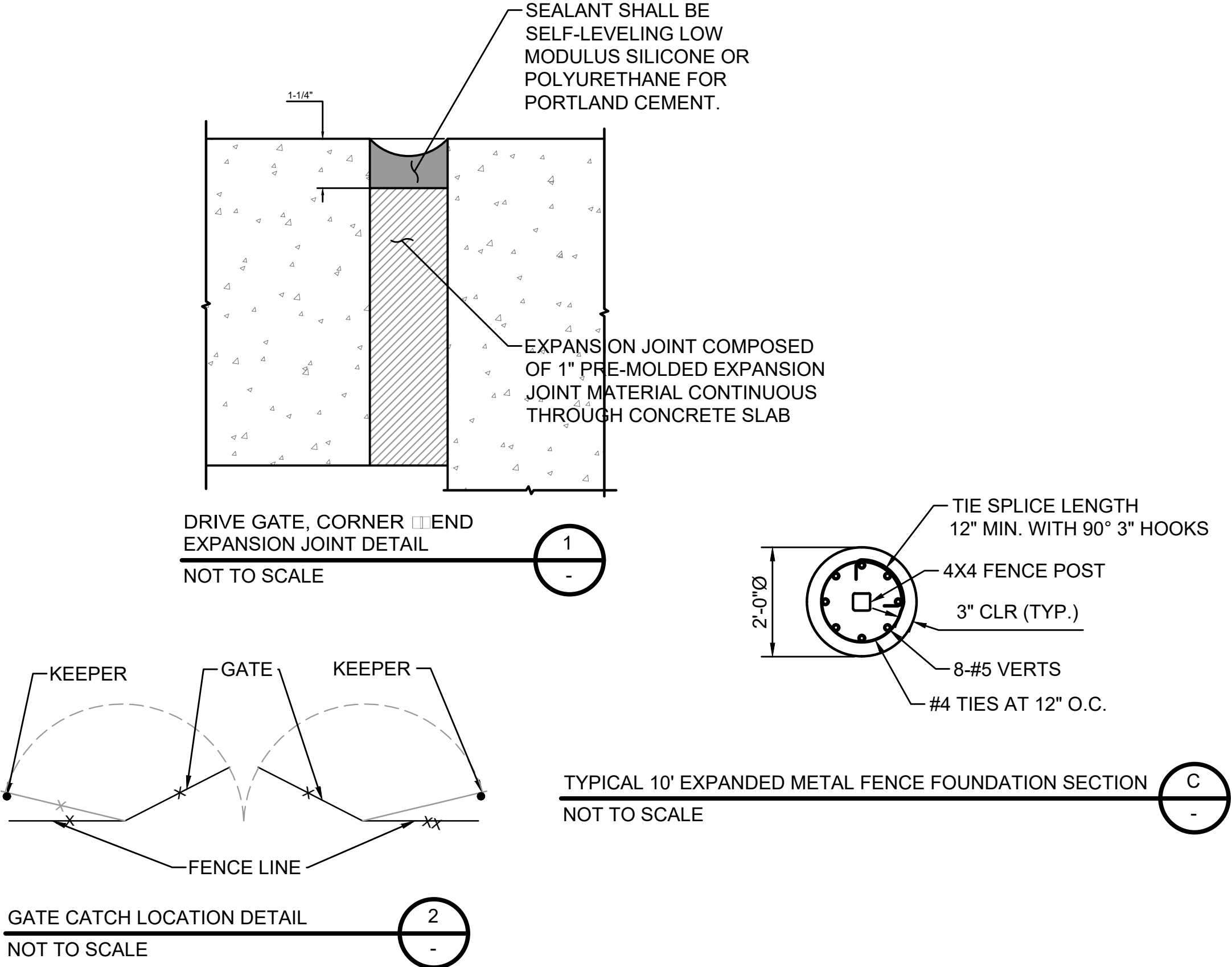
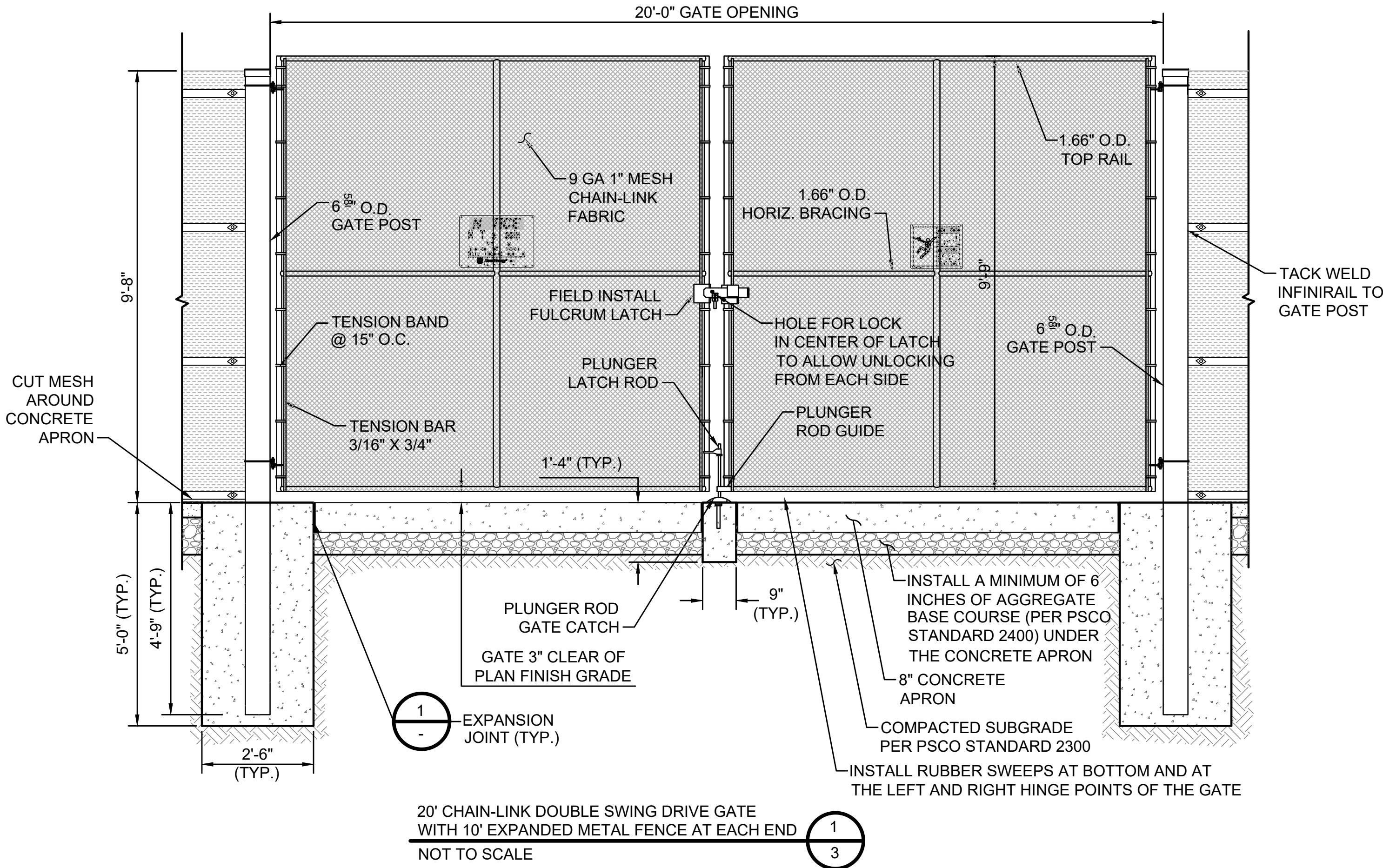
ACCESSORY:

ORDER CODE	MODEL NUMBER	DESCRIPTION	IMAGE
104799	RMRC-100	REMOTE CONTROL FOR SHARKWARD PRODUCTS, RANGE 50FT INDOORS, NO BACKLIGHT	

Phone: 1-800-555-5629 | Fax: 973-244-7333 | Web: www.maxlite.com | E-mail: info@maxlite.com | Revised: 01/06/23

LIGHTING DETAIL

LOUISVILLE SUBSTATION PUD
BEING A REPLAT OF LOT 1, BLOCK 3, REDTAIL RIDGE FILING NO. 1
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PLANNED UNIT DEVELOPMENT



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PROJECT NAME: _____ CAT. #: _____

NOTES: _____ FIXTURE SCHEDULE: _____

WallMax Adjustable Thin Cutoff Series



Product Description:
The WallMax Thin Cutoff is a versatile full cutoff wall fixture with an aesthetically pleasing look. It offers CCT and wattage selectability as well as changeable lenses. The housing is adjustable empowering the customer to create a variety of distribution patterns. Included standard is a photocell that can be turned on or off by the customer. This family covers a wide lumen range in 2 housing sizes. There is a battery backup option as well as the ability to add c-Max controls. Best of all, it is in the Value Series family bringing you many features in a price competitive package.

- Features:**
- CCT (3000K, 4000K or 5000K) and wattage selectable
 - Changeable lenses combined with 0-90°adjustable housing create multiple distribution choices
 - Universal Voltage: 120-277V
 - Battery Backup option
 - Compatible with c-Max (see accessories)
 - Photocell included standard

- Construction:**
- Die cast aluminum housing with corrosion resistant polyester powder coat finish
 - UV stabilized impact resistant polycarbonate changeable lens

Ordering Structure

FAMILY	FIXED WATTAGE (NOMINAL)	VOLTAGE	-	CCT	COLOR	CONTROLS OPTIONS	EM OPTIONS
WTC= WallMax Thin Cutoff Wallpack	15= 15W 50= 50W	U= Universal 120-277V	-	CS= 3/4/5K	B= Dark Bronze Contact MaxLite for additional finishes	PC= 120-277V Photocell included standard with on/off switch	E2= Battery Backup -20°C (factory installed)
	WATTAGE SELECTABLE (NOMINAL)						
	25= 15/20/25W 29= 20/25/29W 75= 50/60/75W 120= 80/100/120W						

Type 4 lens standard, see accessories for Type 3 lens

DLC 5.1 Premium

MODEL SERIES	DLC PRODUCT ID	PRIMARY USE DESIGNATION
WTC15	S-M72LPL	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires
WTC25	S-ILYN9T	
WTC29	S-JLCKSM	
WTC50	S-83Z70L	
WTC75	S-89Q2FV	
WTC120	S-SZSVRB	

5 YEAR WARRANTY 5-year standard warranty (further details available at www.maxlite.com/warranties)					
Phone: 1-800-555-5629	Fax: 973-244-7333	Web: www.maxlite.com	E-mail: info@maxlite.com	PLM# 779	Rev: 03/06/2025

© 2025 Specifications subject to change without notice.

WallMax Adjustable Thin Cutoff Series

Accessories

MODEL NUMBER	ORDER CODE	DESCRIPTION	IMAGE
EM2-REMOTE-MT	111294	Field Installable Outdoor Battery Backup 120-277V (alternative to factory installed battery backup)	
WTC-T3LENS-SMALL	111242	FIELD INSTALLABLE TYPE III LENS FOR WTC 15-29W	
WTC-T3LENS-LARGE	111243	FIELD INSTALLABLE TYPE III LENS FOR WTC 75-120W	
CEA-RDB	107785	c-Max external adaptor bronze (white also available), must also use WCF-WTC-CEA-GASKET, enables use of c-Max round control nodes (www.maxlite.com/cmax)	
WCF-WTC-CEA-GASKET	111248	Gasket must be used with CEA-RDB	

Specifications

	WTC15	WTC25	WTC29	WTC50	WTC75	WTC120
Nominal Wattage (W)	15	25 = 15/20/25	29 = 20/25/29	50	75 = 50/60/75	120 = 80/100/120
Output (lm) - Highest setting		3,430-3,710	4,010-4,300		9,600-10,970	15,260-17,230
Output (lm) - Middle setting	2,110-2,280	2,720-3,070	3,430-3,710	7,030-7,540	7,530-8,880	12,540-14,600
Output (lm) - Low setting		2,110-2,280	2,720-3,070		7,030-7,540	10,030-11,680
Efficacy (lm/W)	138-151	136-153	134-150	141-151	126-151	125-146
CCT	Selectable between 3/4/5K*					
CRI	>80					
Dimming	0-10V					
Controls	Integral Photocell (can turn on or off), c-Max compatible using CEA accessory					
Power Factor	>.90					
Input Voltage	120-277V					
Surge Protection	6kV					
Equivalency	50W	100W	150W	175W	250W	400W
Operating Temperature	-40°C/40°F - 50°C/122°F (based on outdoor dusk to dawn operation in non-hazardous applications)					
Lumen Maintenance (L70)	>100,000 hrs					
Housing	Die cast aluminum with corrosion resistant polyester powder paint finish					
Lens	UV stabilized, impact resistant polycarbonate					
Listings	UL, FCC, DLC 5.1 Premium					
Environment	Wet Locations and IP65					
Warranty	5 years					

* Fixtures are set at highest wattage and at 5000K

Phone: 1-800-555-5629	Fax: 973-244-7333	Web: www.maxlite.com	E-mail: info@maxlite.com	PLM# 779	Rev: 03/06/2025
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LIGHTNING SCHEDULE							
LUMINAIRE	MOUNTING HEIGHT (FT)	ORIENTATION	TILT	WATTAGE	LUMENS	VENDOR	PART NUMBER
A1	9.75	0	0	25	2895	MAXLITE	WTC25U-WCSBPC
A1	9.75	270	0	25	2895	MAXLITE	WTC25U-WCSBPC

NOTES:

1. PHOTOMETRIC VALUES SHOWN IN FOOT-CANDLES
2. FIXTURE EMERGENCY BACKUP PROVIDED BY SUBSTATION LOW VOLTAGE SYSTEMS

WallMax Adjustable Thin Cutoff Series

Photometric Footprint

ISOFOOTCANDLE:

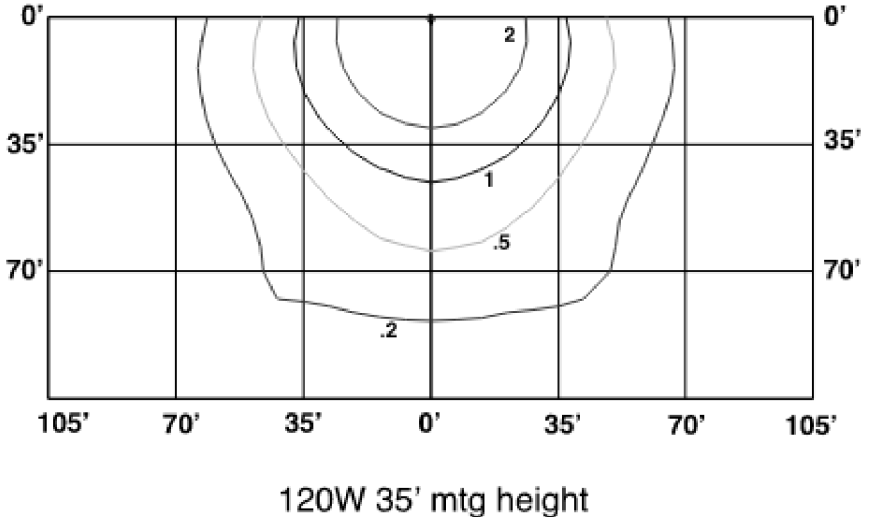
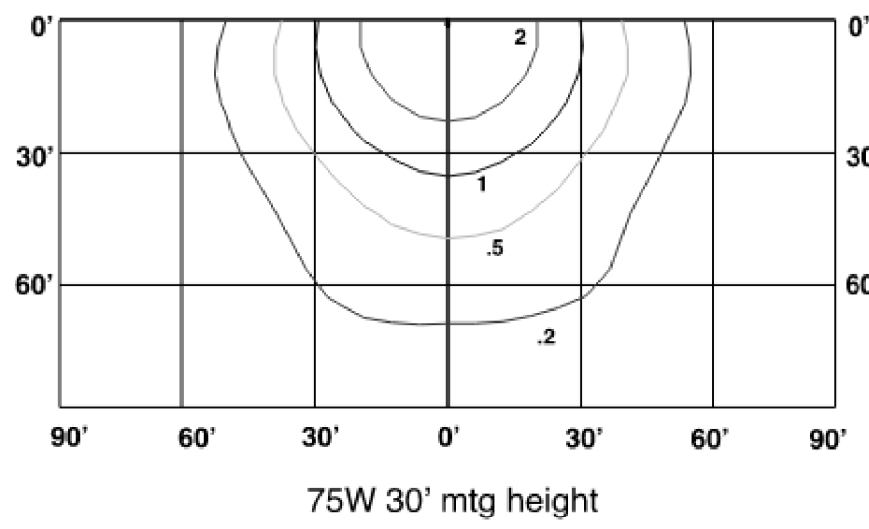
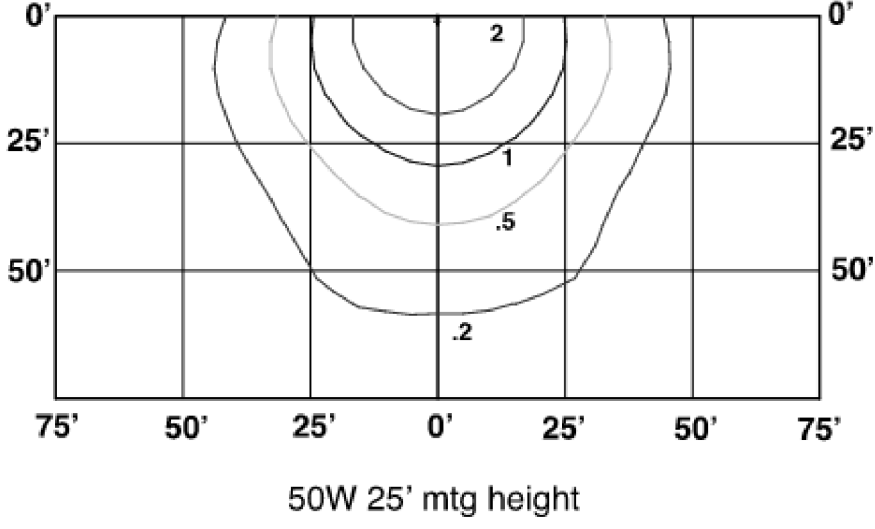
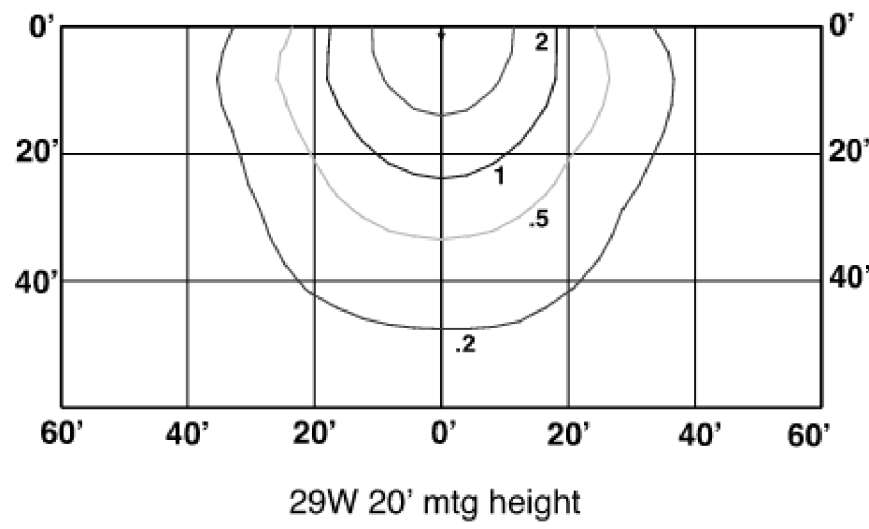
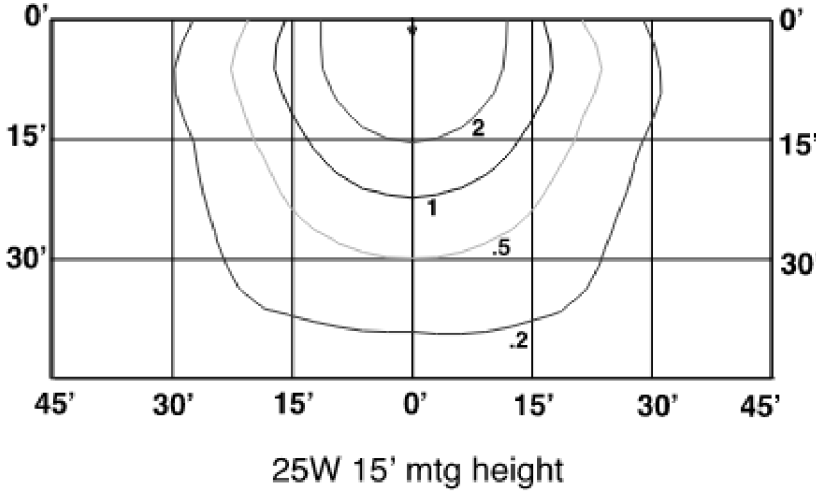
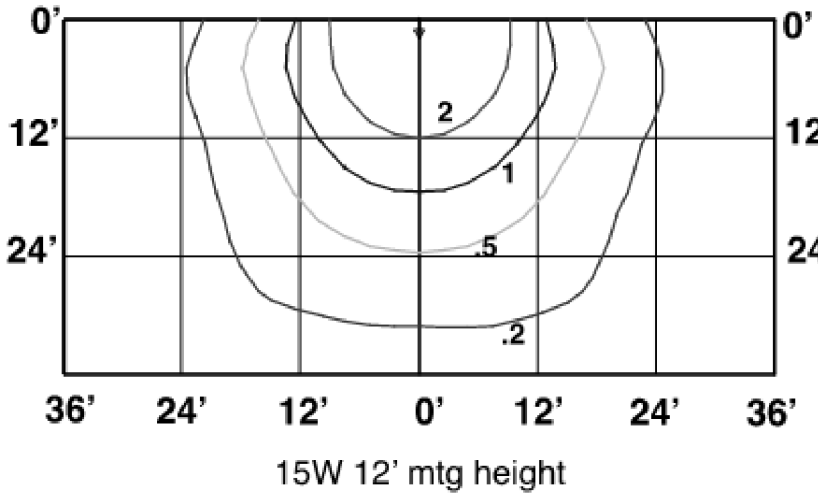
Each gridline represents one mounting height.
For mounting heights other than noted multiply FC by the below factor.

Factor= $\frac{\text{Chart's Mtg Height}^2}{(\text{Actual Mtg Height})^2}$

Layouts based on 3000K.
Results are 3-5% more for 4000/5000K.
Consult IES file for more precise calculations.

LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1 fc
- 2 fc



Phone: 1-800-555-5629	Fax: 973-244-7333	Web: www.maxlite.com	E-mail: info@maxlite.com	PLM# 779	Rev: 03/06/2025
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SHEET 10 OF 10

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION

	ISSUED BY ENGINEERING DEPT FOR:		REFERENCE	
	THIS MAP DOCUMENT 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.			
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	LOUISVILLE SUBSTATION CONDUIT, CONTROL AND LIGHTNING LAYOUT PHOTOMETRICS DETAILS			
	 Xcel Energy®		LOUI-PM-1	SCALE 1"=20'-0"

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