



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

Central Bluffs Substation

Community Check-in #1

Nov. 20, 2025 | 5:30-6:30 p.m.

Facilitators:



Brittany Harrison
Senior Community
Engagement Specialist



Steven Gaeta
Project Manager,
Central Bluffs Substation

Agenda

1. Round table and introductions
2. Site evolution
 - Development plan
 - Grading and Erosion plan
3. Upcoming construction milestones

Important Announcement!

**Crews will be working on Saturdays from 7 a.m. to 5 p.m.
beginning this weekend, Nov. 22. through Dec. 20.**

Construction hours are now: Monday-Saturday 7 a.m. to 5 p.m.



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Evolution of the Central Bluffs Site

Understanding the pre-construction process

Preparing the Development Plan

1. Site analysis
2. Prepare documents for development plan
 1. Surveys
 2. Zoning
 3. Sound study
 4. EMF exposure study
 5. Landscaping plan
3. Submit the Development Plan
4. 30-60 day public review period
5. Development Plan approved by the City at **60% design**

DEVELOPMENT PLAN

[illegible]

NOTE: TREES SHALL MAINTAIN A 15FT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6 FT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES EXCEPT AS SHOWN AND ACCEPTED BY COLORADO SPRINGS UTILITIES.

PLANNED INFILTRATION AREA (PIA)

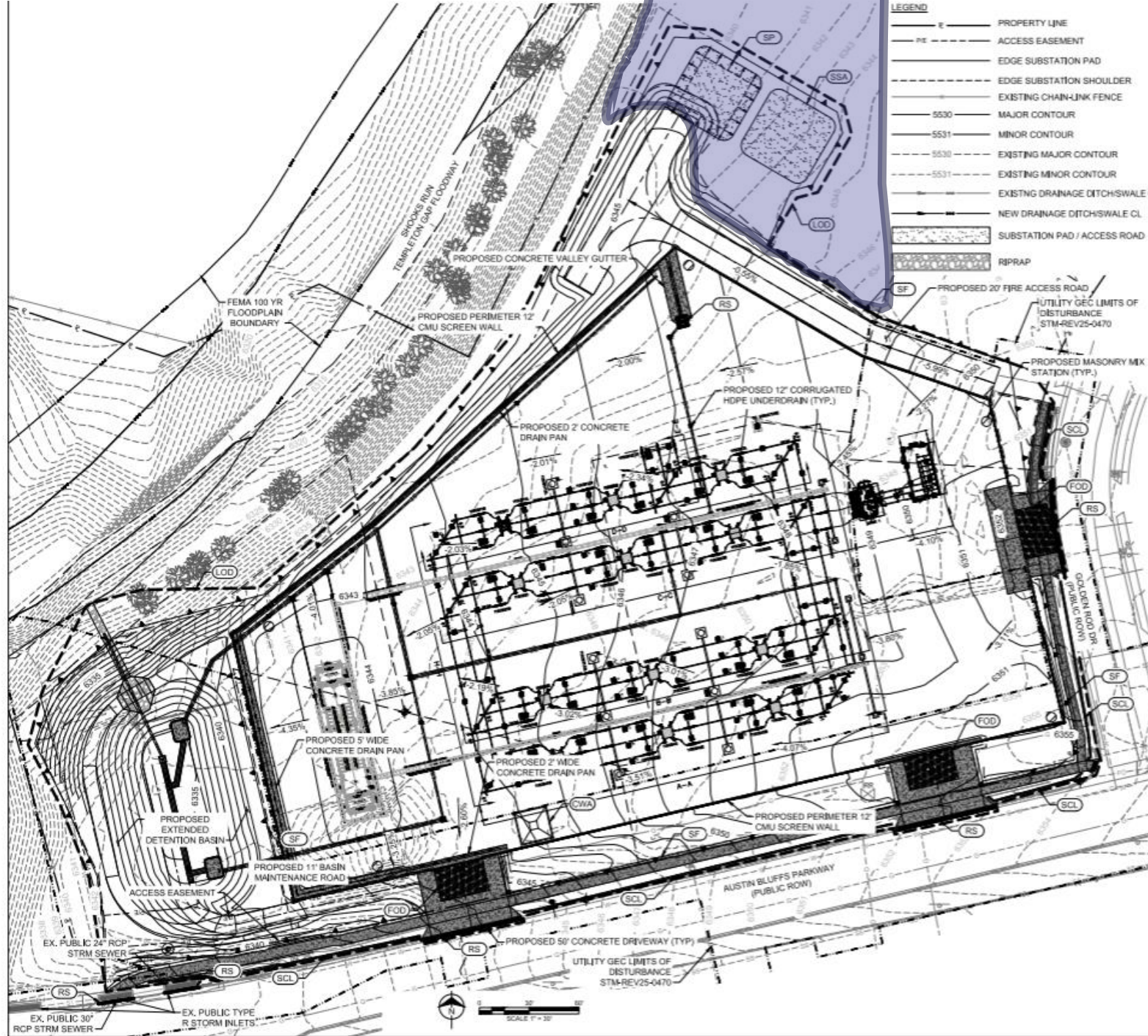


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2 NORTH MEVADA AVENUE SUITE 200

FINAL LANDSCAPE PLAN 2

With approved Development Plan

1. Finalize project design (90% and 100%)
2. Complete construction-specific plans
 1. Subsurface Utility Engineering (SUE)
 2. Sediment, Grading and Erosion Control plan
 3. Stormwater Enterprise plan
3. Begin site abatement and demolition
4. Received approved construction plans from the City
5. Begin construction



- LEGEND**
- E — PROPERTY LINE
 - PE — ACCESS EASEMENT
 - — EDGE SUBSTATION PAD
 - — EDGE SUBSTATION SHOULDER
 - — EXISTING CHAIN-LINK FENCE
 - 5530 — MAJOR CONTOUR
 - 5531 — MINOR CONTOUR
 - 5530 — EXISTING MAJOR CONTOUR
 - 5531 — EXISTING MINOR CONTOUR
 - — EXISTING DRAINAGE DITCH/SWALE CL
 - — NEW DRAINAGE DITCH/SWALE CL
 - — SUBSTATION PAD / ACCESS ROAD
 - — RIPRAP

- LEGEND**
- — LIMITS OF DISTURBANCE / LIMITS OF CONSTRUCTION (LOD)
 - — UTILITY GEC LIMITS OF DISTURBANCE STM-REV25-0470
 - 5 417 STOCKPILE AREA (SP)
 - 2 416 MASONRY MIX STATION
 - 3 417 F.O.D. CONSTRUCTION ENTRANCE (FOD)
 - 4 417 SILT FENCE (SF)
 - 4 417 CONCRETE WASHOUT AREA (CWA)
 - 6 416 STABILIZED STAGING AREA (SSA)
 - 8 416 SEDIMENT CONTROL LOG (SCL)
 - 9 416 ROCK SOCK (RS)

SUBSTATION DISTURBANCE AREA = 4.58 ACRES
TOTAL DISTURBANCE AREA = 6.72 ACRES

- SEDIMENT & EROSION CONTROL PLAN NOTES:**
- SEE THE SEDIMENT AND EROSION CONTROL NOTES SHEET FOR STORM WATER POLLUTION PREVENTION REQUIREMENTS.
 - SEE SEDIMENT AND EROSION CONTROL DETAILS SHEETS FOR BEST MANAGEMENT PRACTICES (BMP) DETAILS.
 - ACTUAL LOCATION OF CONSTRUCTION CONTROL MEASURES MAY BE ADJUSTED AS REQUIRED FOR CONSTRUCTION. ANY MODIFICATION OF THE LOCATION OF BMPs SHALL BE INDICATED ON THE PLANS KEPT ON SITE FOR REVIEW BY ANY AUTHORIZED INSPECTORS.
 - SILT FENCE, STAGING AREAS, FODs, AND EROSION CONTROL BLANKETS ARE INTERIM EROSION CONTROL DEVICES THAT WILL BE INSTALLED PRIOR TO GRADING OPERATIONS OR IMMEDIATELY AFTER IN THE CASE OF DEVICES THAT ARE NOT REQUIRED UNTIL GRADING HAS BEEN COMPLETED. SEEDING AND MULCHING WILL BE THE PERMANENT EROSION CONTROL METHOD AT THIS SITE.
 - STOCKPILE, STOCKPILE STAGING AREA, AND CONCRETE WASHOUT AREA TO BE COORDINATED BY THE CONTRACTOR. FIELD COPY OF THE GEC PLANS TO BE UPDATED IN THE FIELD ACCORDINGLY.
 - DUST CONTROL AND STREET SWEEPING CAN BE USED ON SITE WHERE NEEDED.
 - REFER TO THE LANDSCAPING PLAN FOR PROPOSED VEGETATION LOCATIONS.
 - CONTRACTOR SHALL RETURN AREAS DISTURBED DURING CONSTRUCTION TO ORIGINAL CONDITIONS. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED IN ACCORDANCE WITH COLORADO SPRINGS STANDARDS.
 - SEE DWG CBC410 FOR ADDITIONAL NOTES.
 - LOCATION OF EXISTING UTILITIES TO BE CONSIDERED APPROXIMATE AND NOT COMPLETE. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO LOCATE EXISTING UTILITIES.

Digitally signed by Trevor Morrison Date: 2025.06.01 10:25:25-0600

BURNS MEDONNELL
PERMIT ONLY

COLORADO SPRINGS UTILITIES				BY			
ENERGY ACQUISITION & PLANNING GROUP				REVISION			
SUBSTATION & TRANSMISSION ENGINEERING				DATE			
CENTRAL BLUFFS SUBSTATION				BY			
INTERIM EROSION CONTROL PLAN				NO			
SCALE AS NOTED				REVISION			
4	3	2	1	DATE			
		08/01/25	06/06/25	NO			
		EGT	EGT	BY			
		ENGR:	DRAWN BY:	CK			
		DATE:	CHKD:	NO			
				TLM			
CBC413							



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Images from Central Bluffs

Site photos from October and November 2025

Central Bluffs Substation

Aerial site image, Oct. 28, 2025



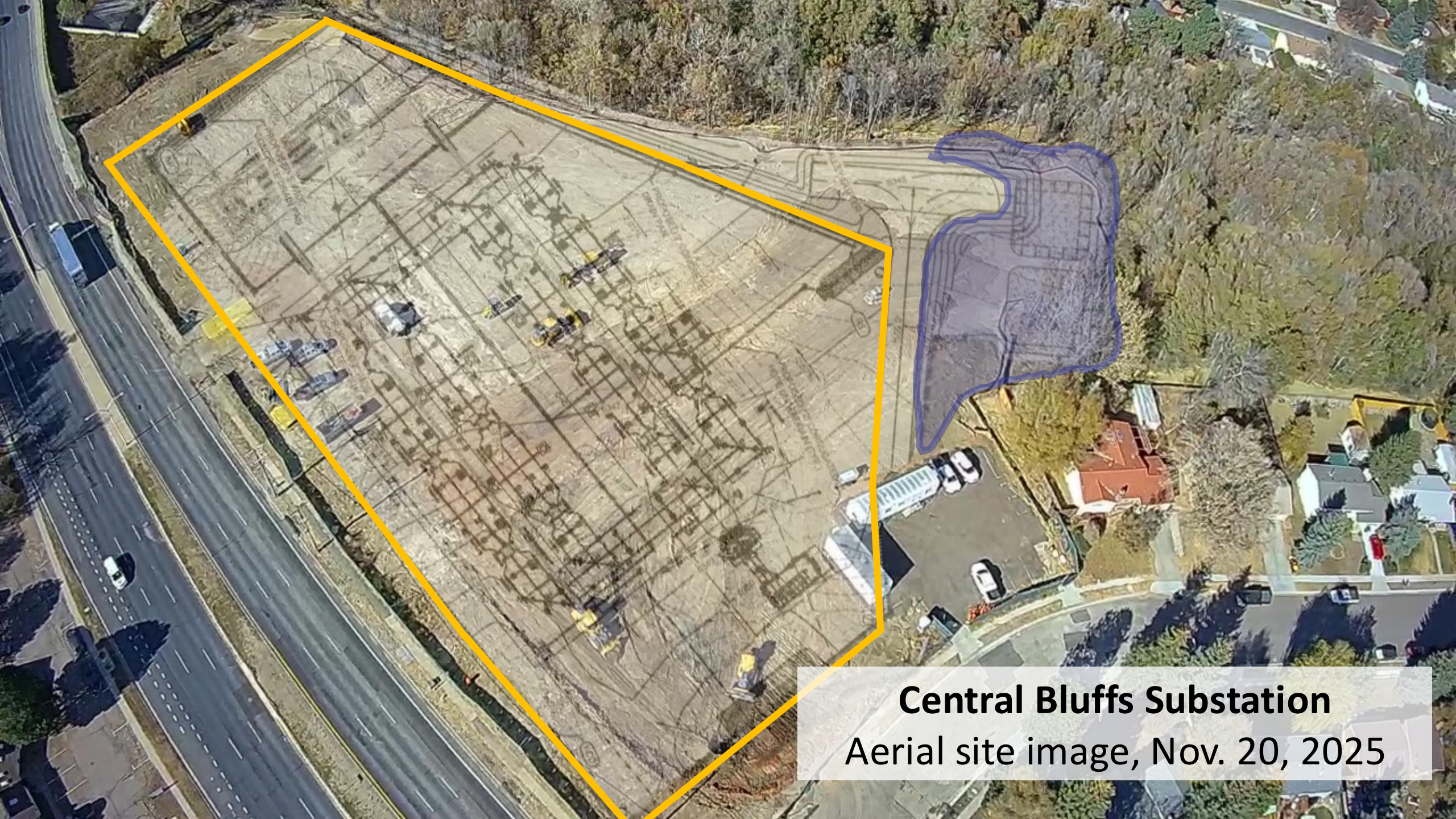
Central Bluffs Substation

Aerial site image, Oct. 28, 2025





Central Bluffs Substation
Aerial site image, Nov. 20, 2025



Central Bluffs Substation
Aerial site image, Nov. 20, 2025





Questions?



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engage@csu.org

Thank you!