

# CORPORATE RIDGE FILING NO. 1 LOT 4

## CITY OF COLORADO SPRINGS

### DEVELOPMENT PLAN MODIFICATION

#### GENERAL NOTES

- PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
- FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.

#### PUBLIC WORKS NOTES

- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- ALL 'STOP SIGNS' WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.

#### ADA NOTES

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

#### FIRE NOTES

- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
- A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

#### STORMWATER NOTES

- THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
- FULL SPECTRUM DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

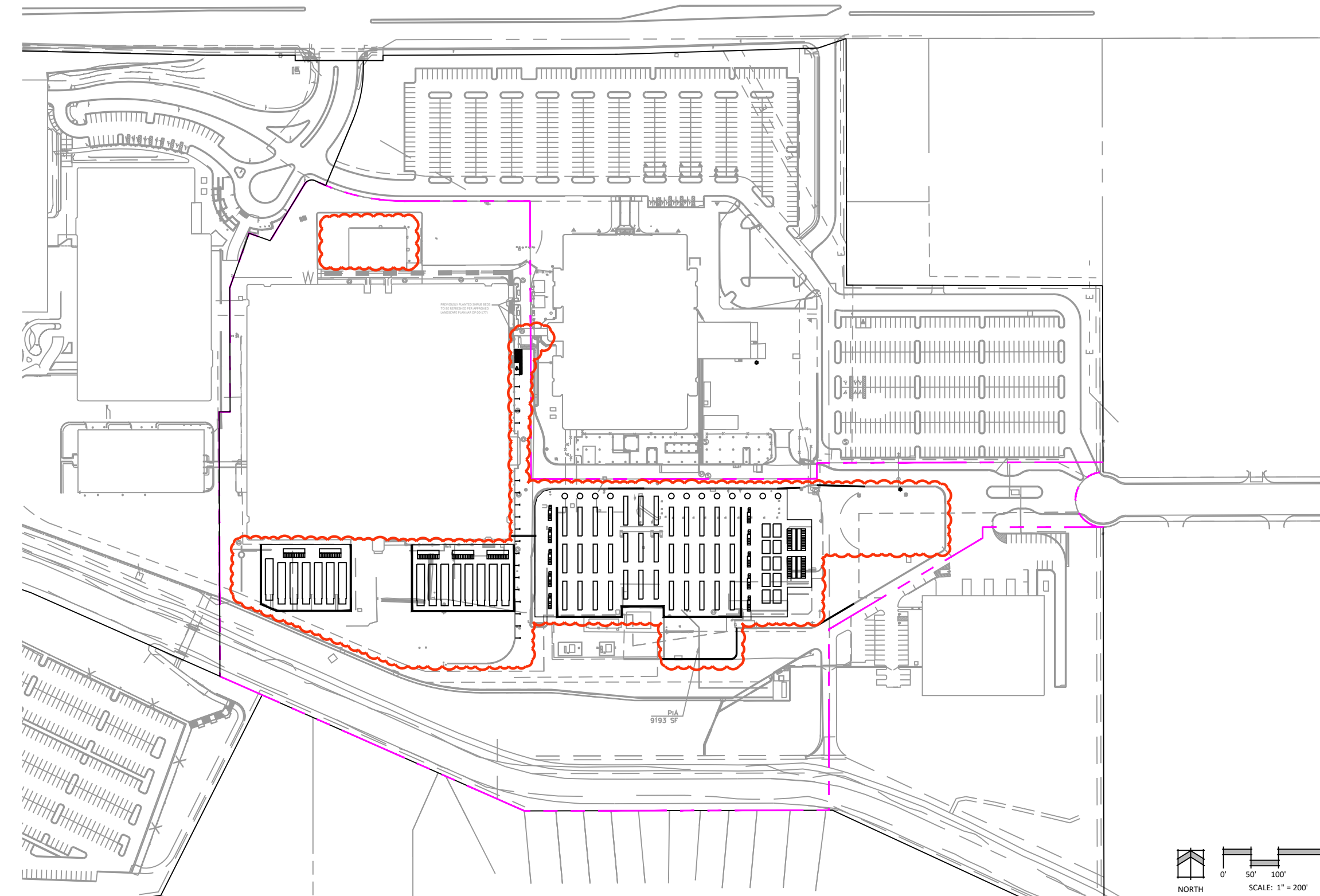
#### GEOHAZARD NOTES

- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON, DATED MARCH 13, 2026, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: EXPANSIVE SOILS AND HARD BEDROCK. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE DEPN-26-0039 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

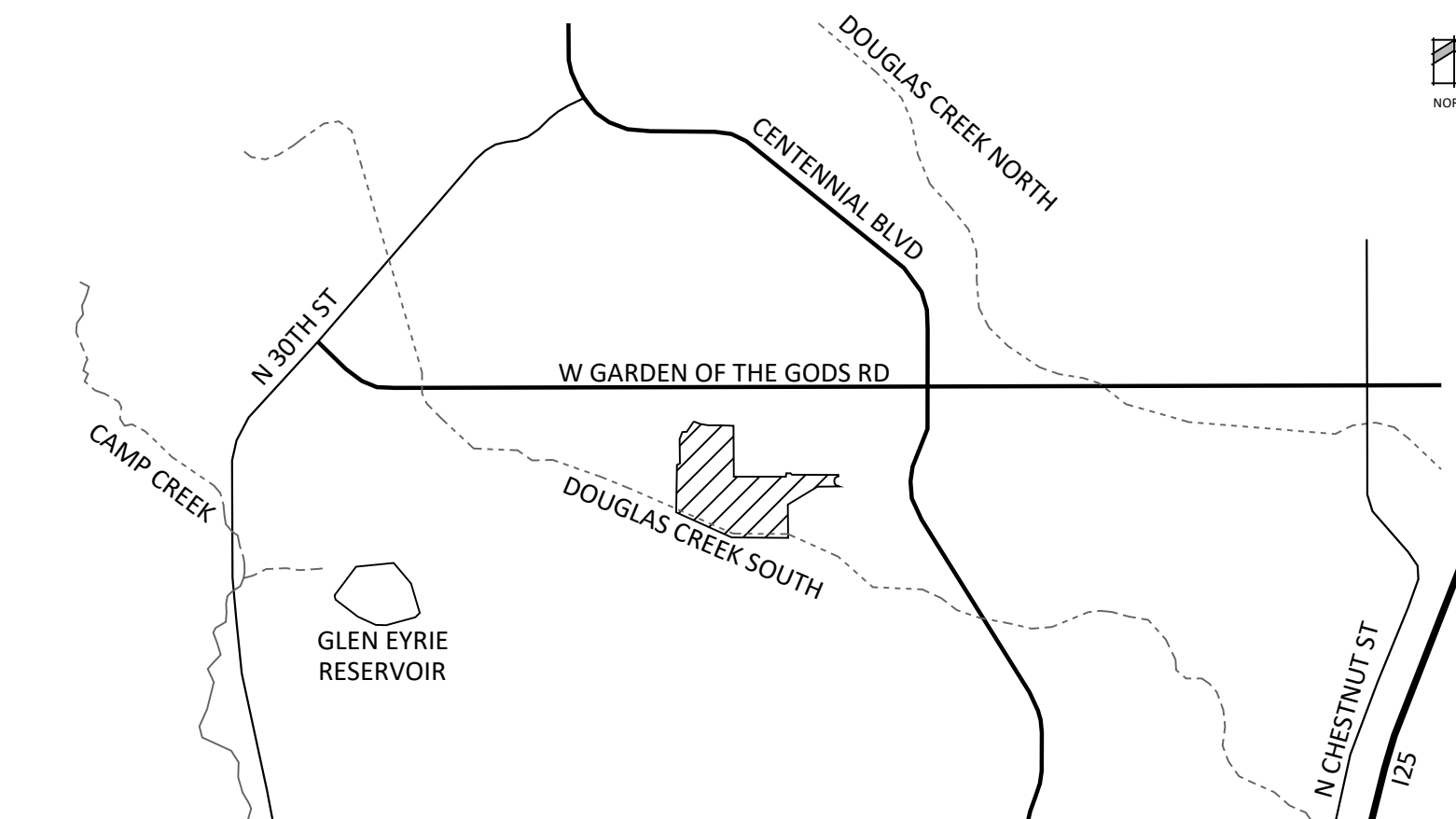
#### FEMA NOTE

- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0514F, EFFECTIVE DATE, MARCH 17, 1997, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN)

#### KEY MAP



#### VICINITY MAP



#### PROJECT TEAM

OWNER:	RAEDEN INC.	PLANNER/ LANDSCAPE ARCHITECT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
DEVELOPER:	RAEDEN INC.	CIVIL:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903

#### SITE DATA

TAX SCHEDULE NUMBER :	7326101136	LANDSCAPE SETBACKS	
TOTAL AREA:	21.96 ACRES	FRONT:	0'
DRAINAGE BASIN:	DOUGLAS CREEK	SIDE:	0'
CURRENT ZONE:	BP	REAR:	0'
PROPOSED USE:	DATA CENTER	BUFFER TYPE 2:	15'
MAX. BUILDING HEIGHT:	45'		

#### APPLICABLE LOT SETBACKS

FRONT (MIN):	20'
SIDE (MIN):	10'
REAR (MIN):	25'
ADJACENT TO RESIDENTIAL	100'

#### LANDSCAPE AREAS

NON ACTIVE GREEN SPACE REQ.	5% = 47,832 SF
NON ACTIVE GREEN SPACE PROV.	252,089 SF

#### PARKING

REQUIRED: 16 (1 ADA)  
PARKING PROVIDED: 19 (1 ADA)

NON-USE VARIANCE (AR NV 10-00090) TO ALLOW PARKING FOR LOT 4 TO BE PROVIDED ON OTHER LOTS VIA A CROSS-PARKING AGREEMENT IS STILL EFFECT.

APPROVED DEVELOPMENT PLAN				DEVELOPMENT PLAN MODIFICATION			
USE	BUILDING SIZE	PARKING RATIO	SPACES REQUIRED	USE	BUILDING SIZE	PARKING RATIO	SPACES REQUIRED
OFFICE/DATA CENTER	451,217 SF	1/750 SF	602	DATA CENTER OFFICE USE	16,000 SF	1/1000 SF	16 (1 ADA)
CENTRAL POWER SUPPLY	7,401 SF	1/750 SF	10	DEMOLISHED	N/A	N/A	0
MECHANICAL PLANT	12,057 SF	1/750 SF	30	DEMOLISHED	N/A	N/A	0
CENTRAL UTILITY BUILDING	22,497 SF	1/750 SF	16	DEMOLISHED	N/A	N/A	0
TOTE STORAGE	2,907 SF	1/750 SF	4	DEMOLISHED	N/A	N/A	0
<b>TOTALS</b>	<b>496,079 SF</b>		<b>662</b>				<b>16 (1 ADA)</b>

#### SHEET INDEX

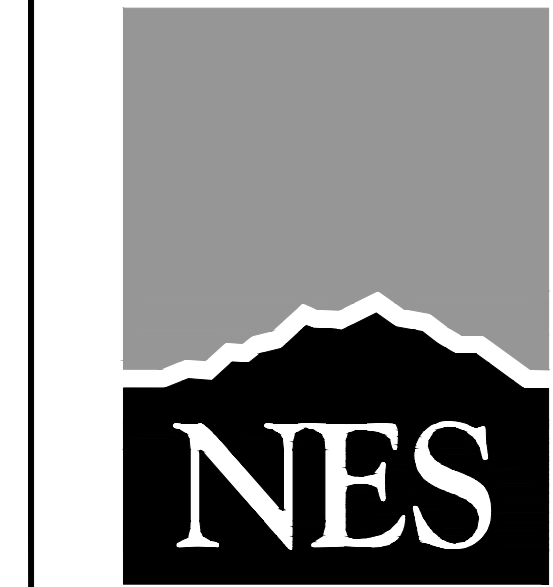
NUMBER	TITLE	DESCRIPTION
1	DP1.0	COVER
2	DP2.0	SITE PLAN, PRELIMINARY GRADING PLAN, AND PUBLIC FACILITIES PLAN
3	DP3.0	SITE DETAILS
4	LP1.0	LANDSCAPE NOTES & SCHEDULES
5	LP2.0	LANDSCAPE PLAN
6	LP3.0	LANDSCAPE DETAILS
7	SL1	SITE LIGHTING PLAN, PHOTOMETRICS & SCHEDULES

#### LEGAL DESCRIPTION

CORPORATE RIDGE FILING NO. 1 LOT 4.

#### CORPORATE RIDGE FILING NO. 1 MODIFICATION HISTORY

CITY FILE NUMBER	CHANGES TO PLAN	APPROVAL DATE
AR DP 00-00177	ORIGINAL DEVELOPMENT PLAN FOR CORPORATE RIDGE FILING NO. 1	APRIL 2000
HO NV 00-00141	NON-USE HEIGHT VARIANCE FOR CONSTRUCTION OF ONE 80' AND TWO 60' VENT STACKS	NOVEMBER 2000
AR DPA 00-00177	FINAL LANDSCAPE AND IRRIGATION PLAN APPROVAL	FEBRUARY 2001
AR DPA 00-00177-A1(02)	NOT AVAILABLE	NOT AVAILABLE
AR DPA 00-00177-A2MN10	REPLAT SINGLE LOT INTO 5 LOTS (AR FP 10-00089) AND CONCURRENT NON-USE VARIANCE (AR NV 10-00090)	JUNE 2010
AR NV 10-00090	NON-USE VARIANCE TO ALLOW PARKING FOR LOT 4 TO BE PROVIDED ON OTHER LOTS WITH CROSS-PARKING AGREEMENTS	MARCH 2010
TU 10-00026	CONDITIONAL USE PERMIT FOR TENT STRUCTURE (VALID FOR 2 YEARS)	JUNE 2010
AR DPA 00-00177-A2MN10-MM01	MINOR MODIFICATION FOR MECHANICAL AND ELECTRICAL UNITS IN LOT 1	FEBRUARY 2011
AR DPA 00-00177-A2MN10-MM02	MINOR MODIFICATION FOR A CHANGE IN USE IN LOT 3 FROM WAREHOUSE TO MANUFACTURING	MAY 2011
AR DPA 00-00177-A4MN14	MINOR AMENDMENT FOR PARKING AND LANDSCAPE REVISIONS AT THE NORTH ENTRY OF THE BUILDING ON LOT 2	JULY 2014
AR DPA 00-00177-A5MN16	MINOR AMENDMENT FOR ADDITIONAL PARKING ON LOT 2	JANUARY 2016
AR DPA 00-00177-A8MN19	MINOR AMENDMENT TO ADD STORAGE CONTAINERS AT THE REAR OF THE BUILDING ON LOT 4 FOR NOISE ATTENUATION	JULY 2020
AR DPA 00-00177-A6MN19	MINOR AMENDMENT TO MAKE PERMANENT THE TEMPORARY TENT STRUCTURE APPROVED UNDER TU 10-00026	NOVEMBER 2021



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 3-17-26  
PROJECT MGR: A BARLOW  
PREPARED BY: A ROMAN

STAMP

ISSUE INFO

DATE: 3-17-26  
BY: AR  
DESCRIPTION: FIRST SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

COVER

DP1.0  
1 OF 7

PLAN FILE #

DEPN-26-0039

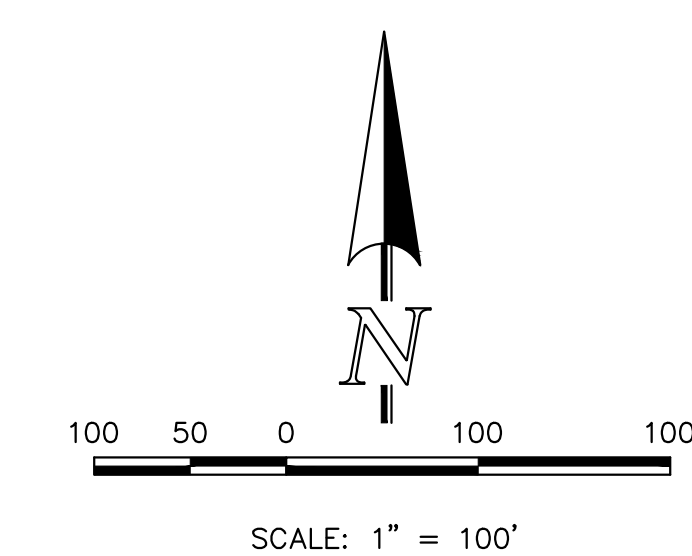
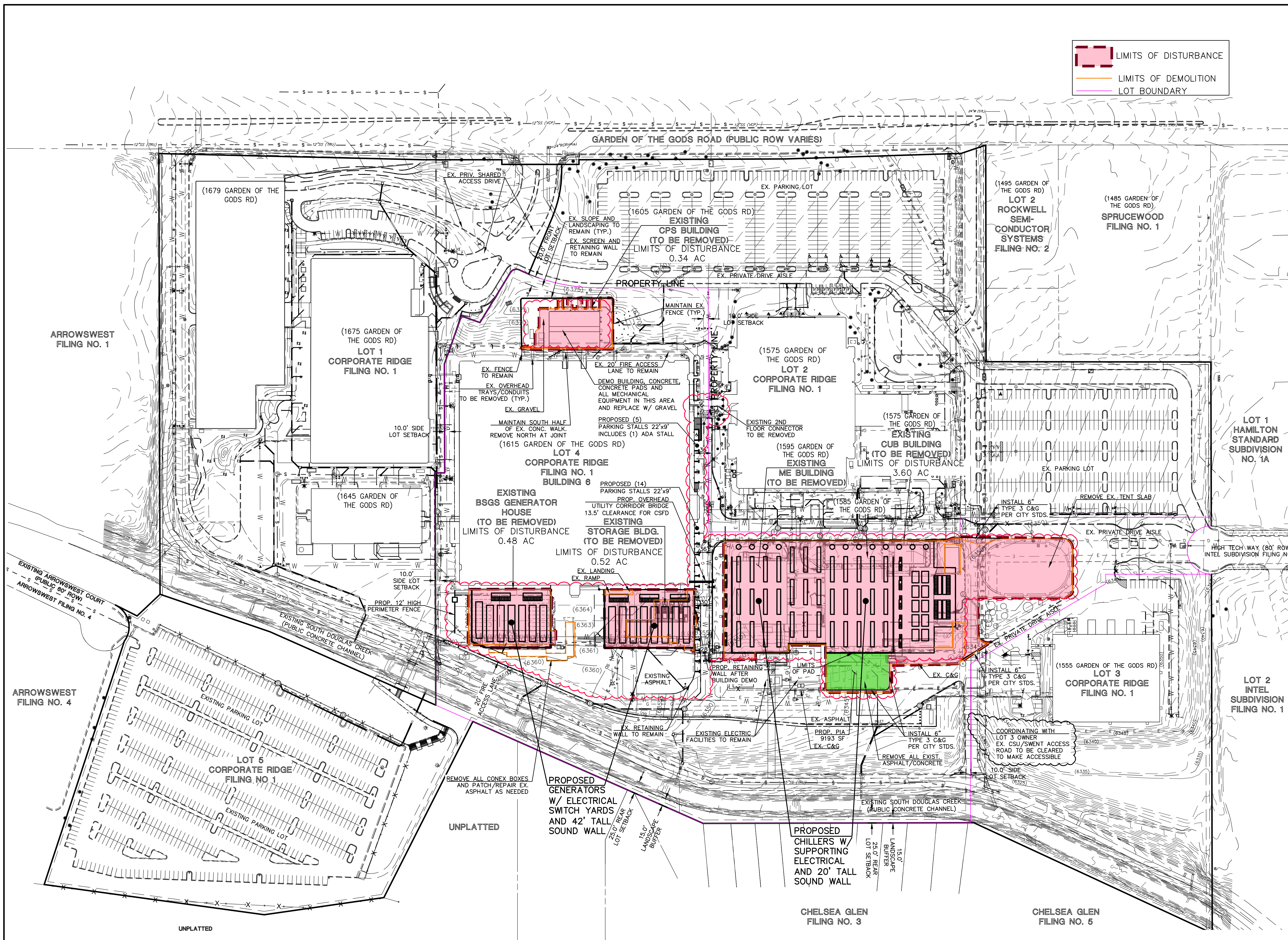
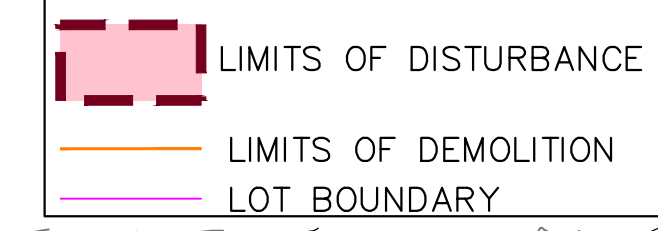
GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS  
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITY LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

NOTE:  
NO TREES ALLOWED WITHIN 15 L.F. OF A WATER AND WASTEWATER MAIN.

NOTE:  
NO SIGNIFICANT GRADING IS PROPOSED ON THIS SITE OTHER THAN DEMOLISHING EXISTING BUILDINGS AND FACILITIES AND REPLACING WITH MECHANICAL EQUIPMENT YARDS



**ADA STATEMENT:**  
THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS.

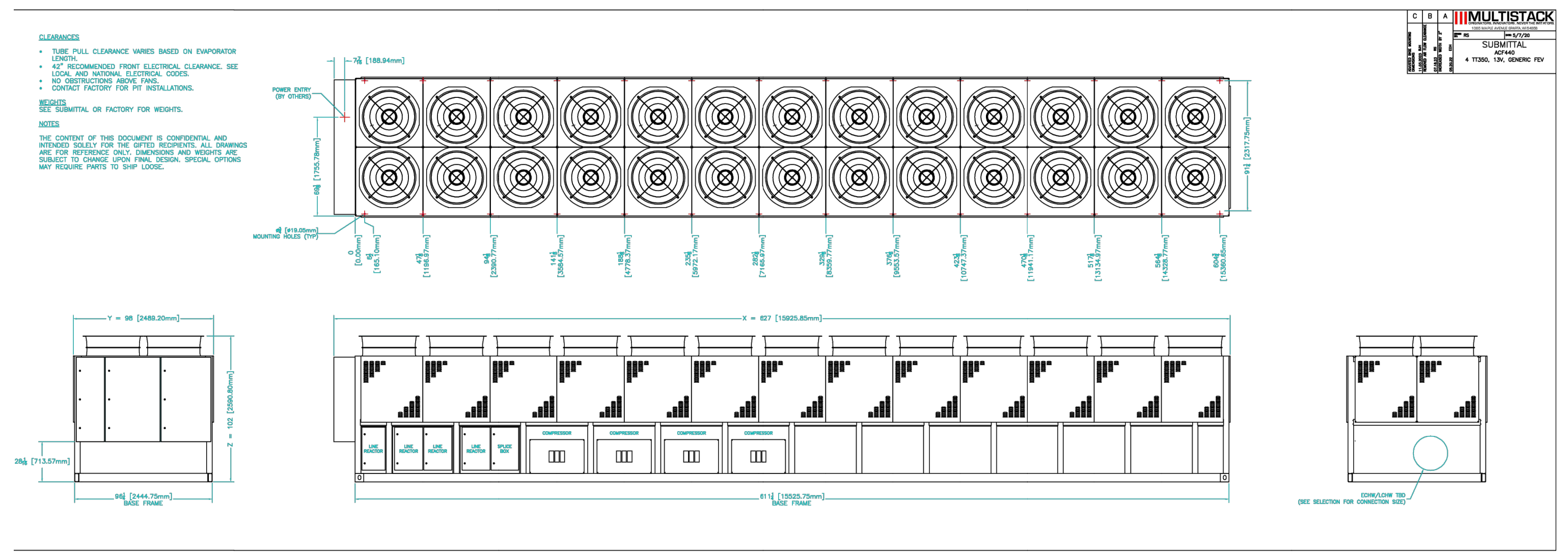
ALL CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AN ONSITE MEETING CAN BE SET UP WITH CITY ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.

CITY FILE NUMBER: DEPN-26-0039  
**DP2.0**

**CLASSIC CONSULTING**  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(Fax)

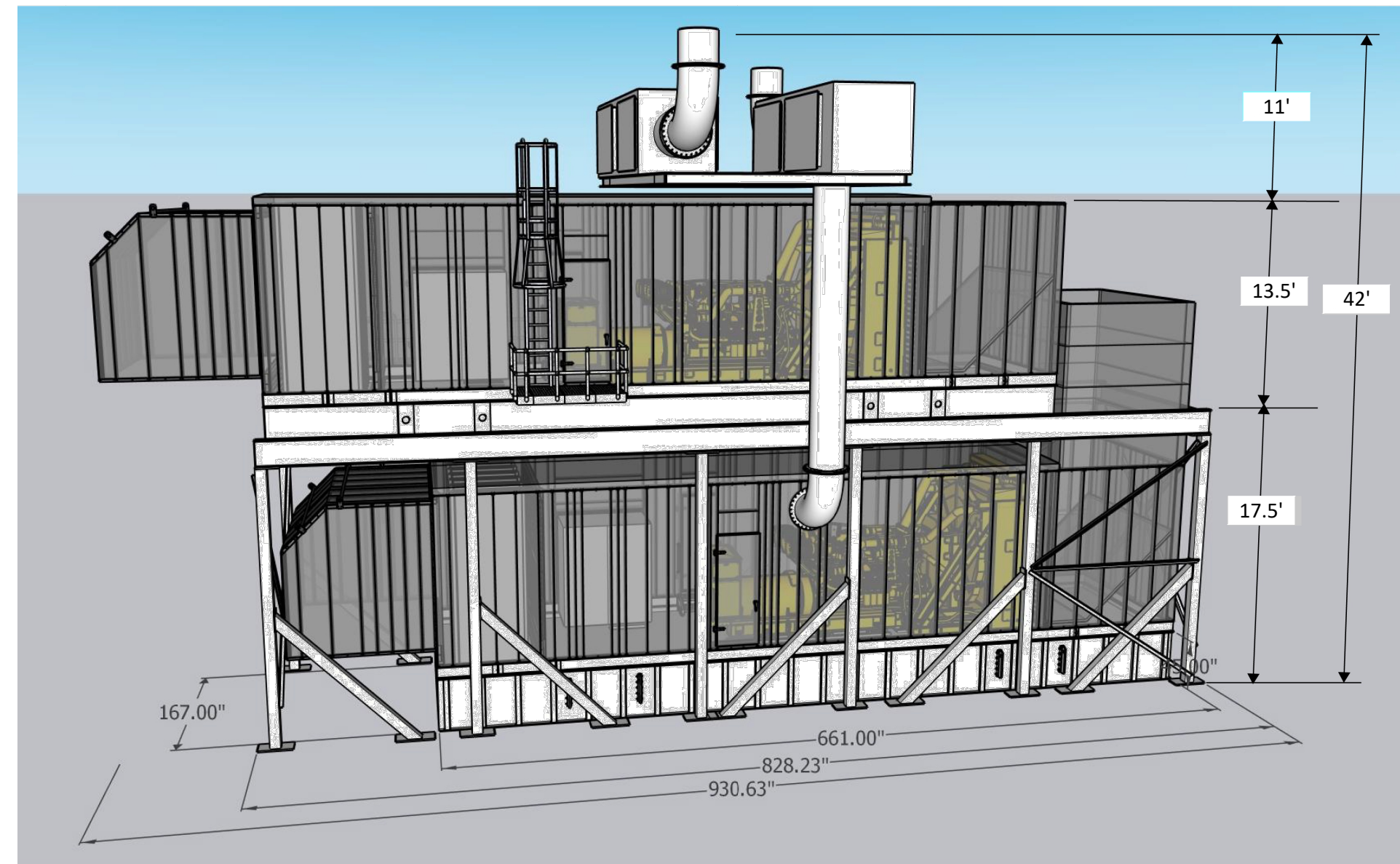
LOT 4, CORPORATE RIDGE FIL NO. 1			
SITE PLAN, PRELIMINARY GRADING PLAN, AND PUBLIC FACILITIES PLAN			
DESIGNED BY	KRC	SCALE	DATE 03/11/2026
DRAWN BY	KES	(H) 1" = 100'	SHEET 2 OF 7
CHECKED BY	(V) 1" = N/A	JOB NO.	2001.96

N:\200109\DRAWINGS\DEVELOPMENT\200196-DF OVERALL.dwg, 3/11/2026, 1:10:52 PM, 1:1



**1 CHILLERS**  
NTS

P-PR-01



**NOTE:**

- HEIGHTS OF MECHANICAL EQUIPMENT IS ESTIMATED AND IS NOT TO EXCEED THE MAXIMUM ALLOWED HEIGHT IN THE ZONING DISTRICT (45'). IN ALL CASES THE SOUND FENCE IS TO BE 12" TALLER THAN THE MAXIMUM HEIGHT OF THE MECHANICAL EQUIPMENT BEHIND IT.

**2 GENERATORS**  
NTS

P-PR-02



**SILENT PROTECTOR (ABSORPTIVE)**  
 SOUND TRANSMISSION CLASS (STC) RATING: 32  
 NOISE REDUCTION COEFFICIENT (NRC) RATING: 0.95

**SILENT PROTECTOR PLUS**  
 SOUND TRANSMISSION CLASS (STC) RATING: 39  
 NOISE REDUCTION COEFFICIENT (NRC) RATING: 0.90

HEIGHT TO BE 12" TALLER THAN THE MECHANICAL EQUIPMENT

COLOR TO MATCH EXISTING BUILDING

**3 SOUND FENCE**  
NTS

P-PR-03



STEEL VINYL-COATED ANTI-CLIMB FENCE, K8 RATING

HEIGHT: 12'

COLOR: BLACK, TO BE APPROVED BY OWNER

**4 PERIMETER FENCE**  
NTS

P-PR-04



N.E.S. Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903

Tel. 719.471.0073  
 Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

**CORPORATE RIDGE FILING NO. 1 LOT 4 DEVELOPMENT PLAN MODIFICATION**

DATE: 3-17-26  
 PROJECT MGR: A BARLOW  
 PREPARED BY: A ROMAN

DATE:	BY:	DESCRIPTION:
3-17-26	AR	FIRST SUBMITTAL

**SITE DETAILS**

**DP3.0**  
3 OF 7

DEPN-26-0039



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

**GENERAL NOTES**

- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).

**STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES**

- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPING OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNED.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNED.
- COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

**LANDSCAPE SITE REQUIREMENTS**

BUFFERS							
PLAN	STREET NAME/ ZONE BOUNDARY	BUFFER DEPTH		LINEAR	LENGTH OF	% LIVE GROUND PLANE	
ABREV		REQ.	PROV.	FOOTAGE	FENCE PROV.	REQ.	PROV.
S	SOUTH BOUNDARY	15'	15'	1158'	1158'	75%	75%

PLAN	NO. OF TREES (1/20')		EVERGREEN TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.	
	REQ.	EXISTING*	REQ.(50%)	EXISTING*	REQ.	PROV.	REQ.	PROV.
S	58	58	29	43	0	0		

INTERNAL							
PLAN	NET SITE	INTERNAL	INTERNAL AREA		NON-ACTIVE GREEN SPACE		
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	
IN	956,639 SF	5%	47,832 SF	252,089 SF	47,832 SF	252,089 SF	

PLAN	NO. OF TREES (1/500)		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ.	EXISTING*	REQ.	EXISTING*	REQ.	PROV.	REQ.	PROV.
S	97	87	100	204			75%	75%

\*THE EXISTING LANDSCAPING MEETS THE REQUIREMENTS OF THE APPROVED LANDSCAPE PLAN AND LANDSCAPE REQUIREMENTS OF THE CURRENT UDC.

**SOILS NOTES**

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III AS SUPPLIED BY C&C SAND, TO BE APPLIED PER DETAILS
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOIL	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K20)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
- \*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN FESCUE SOD/ALTERNATIVE TURF AREA, 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEEDED AREA, AND SUBMIT SOIL ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
- SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FESCUE SOD FERTILIZER, LOW ALTERNATE TURF FERTILIZER, TALL NATIVE SEED MIX FERTILIZER, ETC.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

**SEED NOTES**

- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- EROSION CONTROL BLANKET TO BE: S150BN WITH 6" STEEL STAKES AVAILABLE FROM NORTH AMERICAN GREEN DISTRIBUTOR, NILEXENVIRONMENTAL INC. (303)766-2000, OR APPROVED EQUAL. SUBMIT SAMPLE AND PRODUCT INFO TO LANDSCAPE ARCHITECT (L.A.) FOR APPROVAL PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- ALL SEED SHALL BE WARRANTED FOR ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE WARRANTY PERIOD. NO AREA LARGER THAN 3"x3" WITHIN THE IRRIGATED SEEDING AREA, 12"x12" FOR NON-IRRIGATED SEEDING AREAS OF THIS PROJECT SHALL BE VOID OF SUBSTANTIAL GRASS 45 DAYS AFTER THE TIME OF SEEDING DURING THE GROWING SEASON.

**PLANTING NOTES**

- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED ON PLAN.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

**EDGING NOTES**

- ALL ROCK OR WOOD MULCH ADJACENT TO NATIVE SEED OR SOD TO BE SEPARATED BY EDGING.
- SEPARATION BETWEEN SOD AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT EDGING.
- SEPARATION BETWEEN ROCK TYPES, EDGING TO BE PER PLAN.
- USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES.
- PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. SEE PLAN FOR TRAIL LOCATIONS.

**EXISTING VEGETATION NOTES**

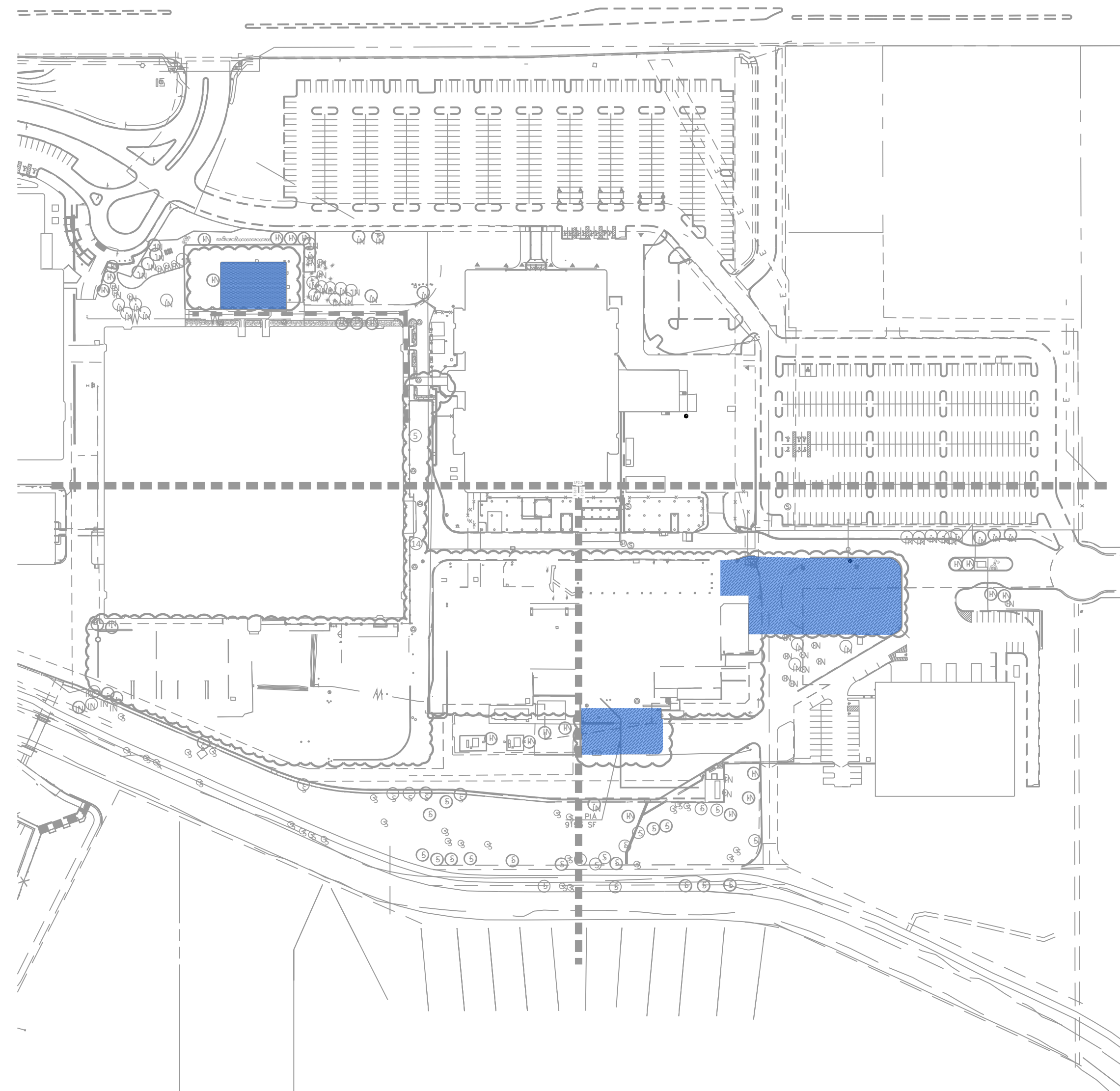
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EXISTING TREES TO BE EVALUATED FOR HEALTH AND PRUNED AS NEEDED.
- ALL EXISTING TREES DESIGNATED TO REMAIN WILL NEED TO BE REPLACED IF NOT IN A HEALTHY CONDITION.

**EXISTING IRRIGATION NOTES**

- CONTRACTOR TO FIELD VERIFY EXISTING IRRIGATION SYSTEM COMPONENTS AND LOCATIONS PRIOR TO STARTING CONSTRUCTION
- IRRIGATION TO BE DESIGN BUILD, EXPANDING THE EXISTING IRRIGATION SYSTEM IN PLACE TO WATER NEW LANDSCAPE MATERIALS.
- TYPE, MANUFACTURER, AND SPECIFICATIONS OF NEW IRRIGATION COMPONENTS TO MATCH EXISTING IRRIGATION FOUND ON SITE. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS, AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, TORO, OR NETAFIM.
- CONTRACTOR TO VERIFY EXISTING SYSTEM HAS A FUNCTIONING BACK FLOW PREVENTER THAT MEETS ALL LOCAL REQUIREMENTS.
- CONTRACTOR TO SUBMIT CUT SHEETS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- NEW IRRIGATION CONTROL WIRE SHALL BE COMMON TRENCH WITH MAINLINE AND SHALL HAVE SEPARATE SLEEVE CROSSING ALL HARD CONSTRUCTION.
- CONTRACTOR SHALL TAPE CLOSED ALL PROPOSED SLEEVE PIPE OPENINGS TO PREVENT DEBRIS FROM ENTERING SLEEVES.
- FLOW AND RAIN SENSORS TO BE INSTALLED IF NEEDED AND CONTROLLER IS COMPATIBLE
- NEW IRRIGATION MAINLINE TO BE BURIED MINIMUM 24" DEPTH AND LATERALS TO BE BURIED MINIMUM 12" DEPTH.
- NEW SLEEVING TO BE SCHEDULE 40 PVC INSTALLED AT TWICE THE SIZE OF THE MAINLINE AND/ OR LATERALS.
- TREES AND SHRUBS TO BE IRRIGATED VIA BURIED DRIP LINE WITH EMITTERS. PROVIDE 2 EMITTERS PER SHRUB/ GRASS AND 4 EMITTERS PER TREE. UNLESS TREES ARE LOCATED WITHIN SOD AREA.
- SOD TO BE IRRIGATED VIA AUTOMATIC 6" POP UP SPRAYS.
- NATIVE SEED TO BE IRRIGATED VIA AUTOMATIC 12" POP UP SPRAYS.
- ALL HEADS TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING AND WALK-WAYS.
- DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
- CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACK FLOW PREVENTION DEVICE, SENSORS AND CONTROLLER. ALL HEADS TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING AND WALK-WAYS.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.

**GROUND COVER LEGEND**

	EXISTING EVERGREEN TREE	38
	EXISTING DECIDUOUS TREE	59
	EXISTING EVERGREEN TREE (SM)	48
	EXISTING SHRUB	204
	EL PASO COUNTY CONSERVATION	41,285 SF
	BIG BLUESTEM - 20%	
	BLUE GRAMA - 10%	
	GREEN NEEDLEGRASS - 10%	
	WESTERN WHEATGRASS - 20%	
	SIDE-OATS GRAMA - 10%	
	SWITCHGRASS - 10%	
	PRAIRIE SANDPEED - 10%	
	YELLOW INDIANGRASS - 10%	
	SEEDING WILL BE IN COMPLIANCE WITH	
	SCM CH. 5	
	HYDROSEED @ 19.3 PLS/ACRE	

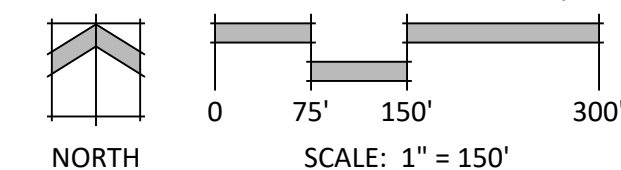


**HYDRO DIAGRAM**

TOTAL EXISTING IRRIGATED LANDSCAPE AREA:	269,991 SF
EXISTING LOW WATER USE:	256,707 SF (95%)
EXISTING MEDIUM WATER USE:	13,284 SF (5%)
TOTAL NEW IRRIGATED LANDSCAPE AREA:	48,977 SF
NEW LOW WATER USE:	48,977 SF
NEW MEDIUM WATER USE:	0 SF

NOTE: EXISTING IRRIGATION SYSTEM TO REMAIN OPERATIONAL.

PROPOSED EXISTING TO TIE INTO EXISTING SYSTEM AND THE ASSOCIATED WATER USES ARE DEPICTED IN THIS HYDRODIAGRAM.



**CORPORATE  
RIDGE FILING  
NO. 1 LOT 4**

**DEVELOPMENT PLAN  
MODIFICATION**

DATE: 3-17-26  
PROJECT MGR: A BARLOW  
PREPARED BY: A ROMAN

STAMP

DATE:	BY:	DESCRIPTION:
3-17-26	AR	FIRST SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

**LANDSCAPE NOTES &  
SCHEDULES**

**LP1.0**

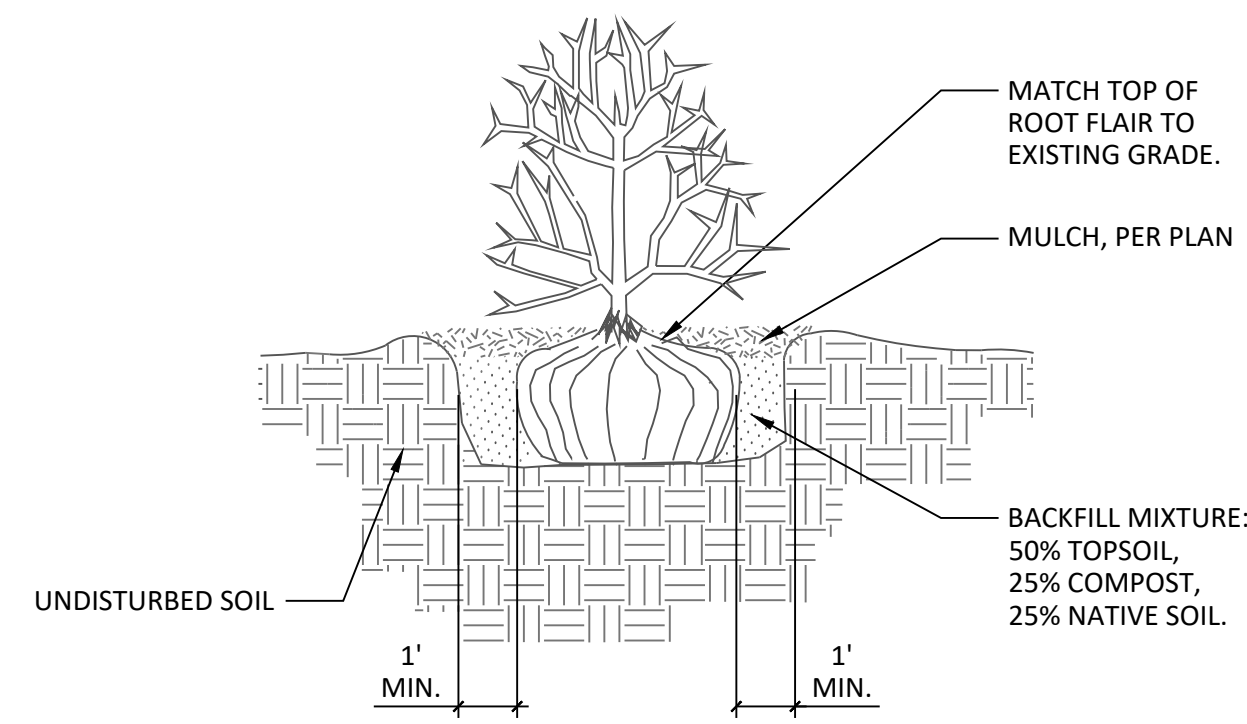
4 OF 7

PLAN FILE #

DEPN-26-0039

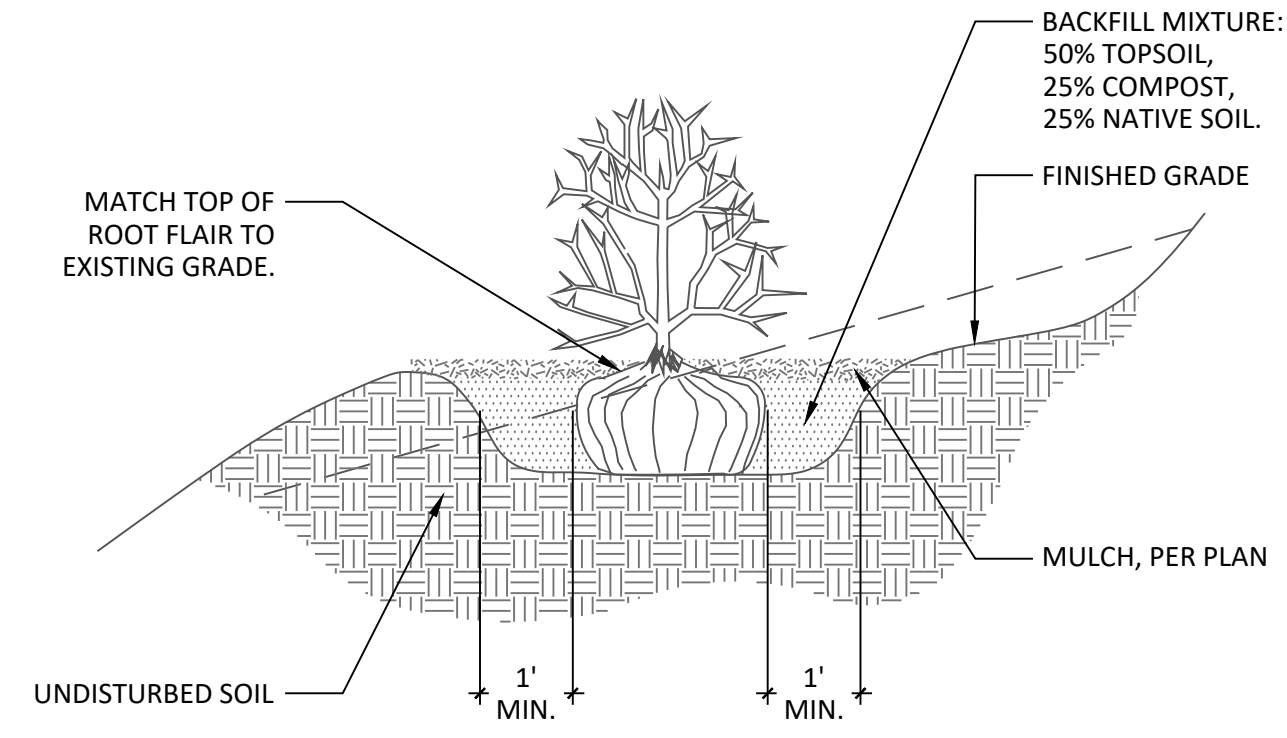


- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
  2. FOR BALLED AND BURLAPPED SHRUBS: CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
  3. REMOVE ALL WIRE.

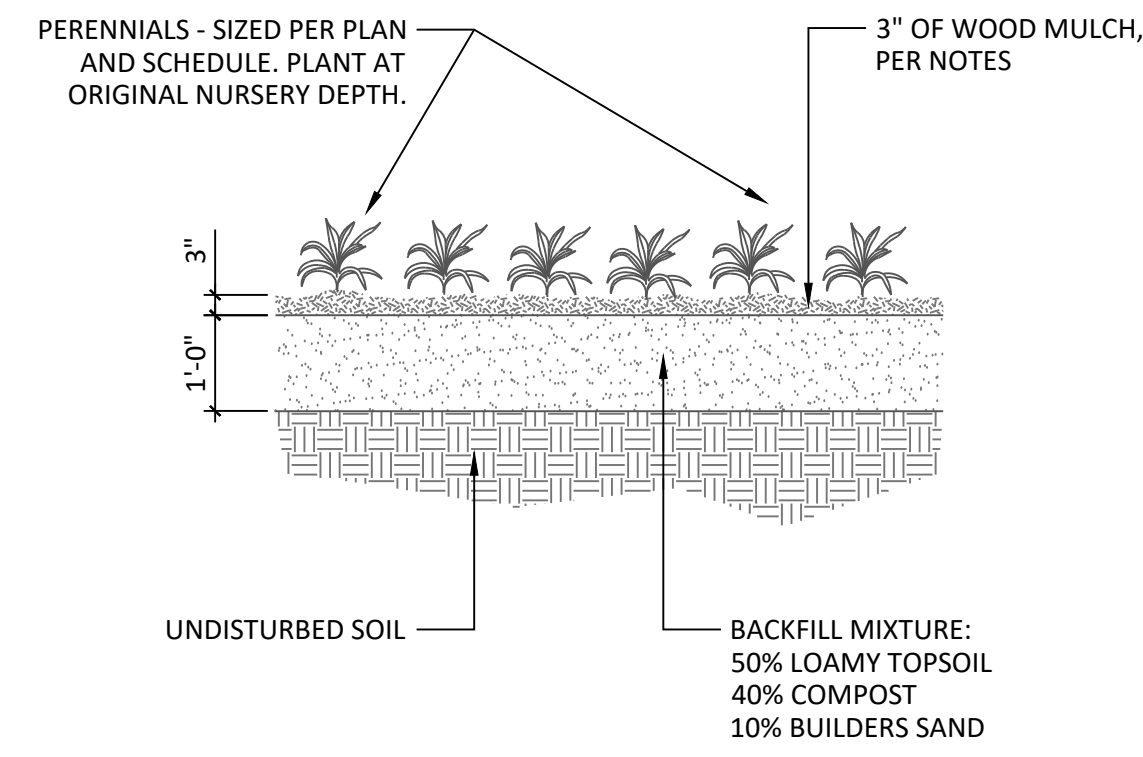


**1** SHRUB PLANTING DETAIL  
NTS N-PL-05

- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
  2. FOR BALLED AND BURLAPPED SHRUBS: CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
  3. REMOVE ALL WIRE.

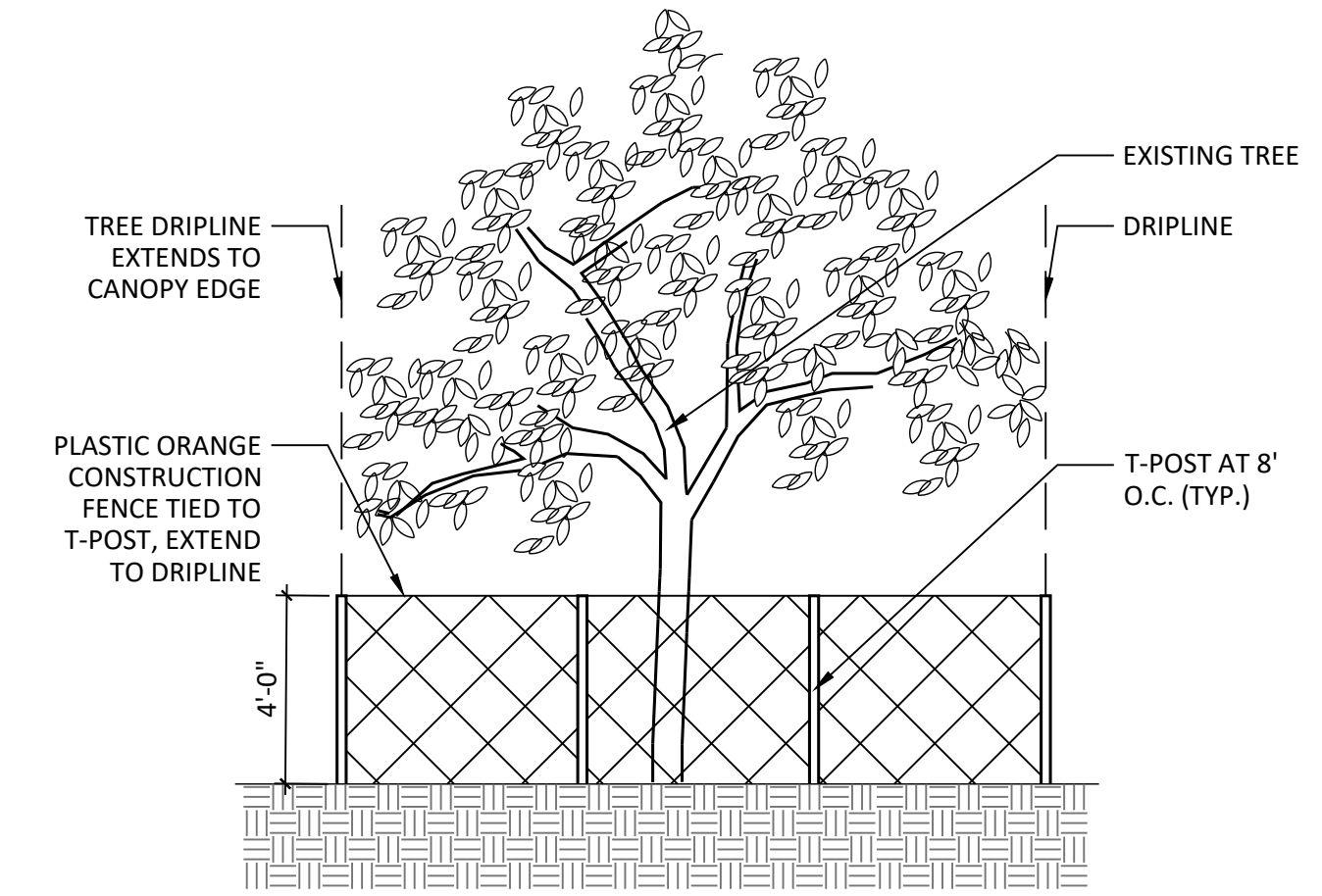


**2** SHRUB PLANTING ON SLOPES  
NTS N-PL-06



**3** PERENNIAL / ORNAMENTAL GRASSES  
NTS N-PL-07

- NOTES:
1. EXISTING ROOTS OF TREE SHALL REMAIN UNDISTURBED WITHIN THE TREE CANOPY DRIPLINE.
  2. CONTRACTOR SHALL REPAIR/REPLACE ANY EXISTING IRRIGATION COMPONENTS, DAMAGE DUE TO CONSTRUCTION.
  3. CONTRACTOR SHALL REPLACE ANY EXISTING TREE WHOSE DEATH IS DUE TO CONSTRUCTION PROCESS.
  4. TREE PROTECTION SHALL BE INSTALLED PRIOR TO SITE GRADING OR DEMOLITION.



**4** EXISTING TREE PROTECTION  
NTS N-PL-08



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**CORPORATE  
RIDGE FILING  
NO. 1 LOT 4**  
DEVELOPMENT PLAN  
MODIFICATION

PROJECT INFO  
DATE: 3-17-26  
PROJECT MGR: A BARLOW  
PREPARED BY: A ROMAN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
3-17-26	AR	FIRST SUBMITTAL

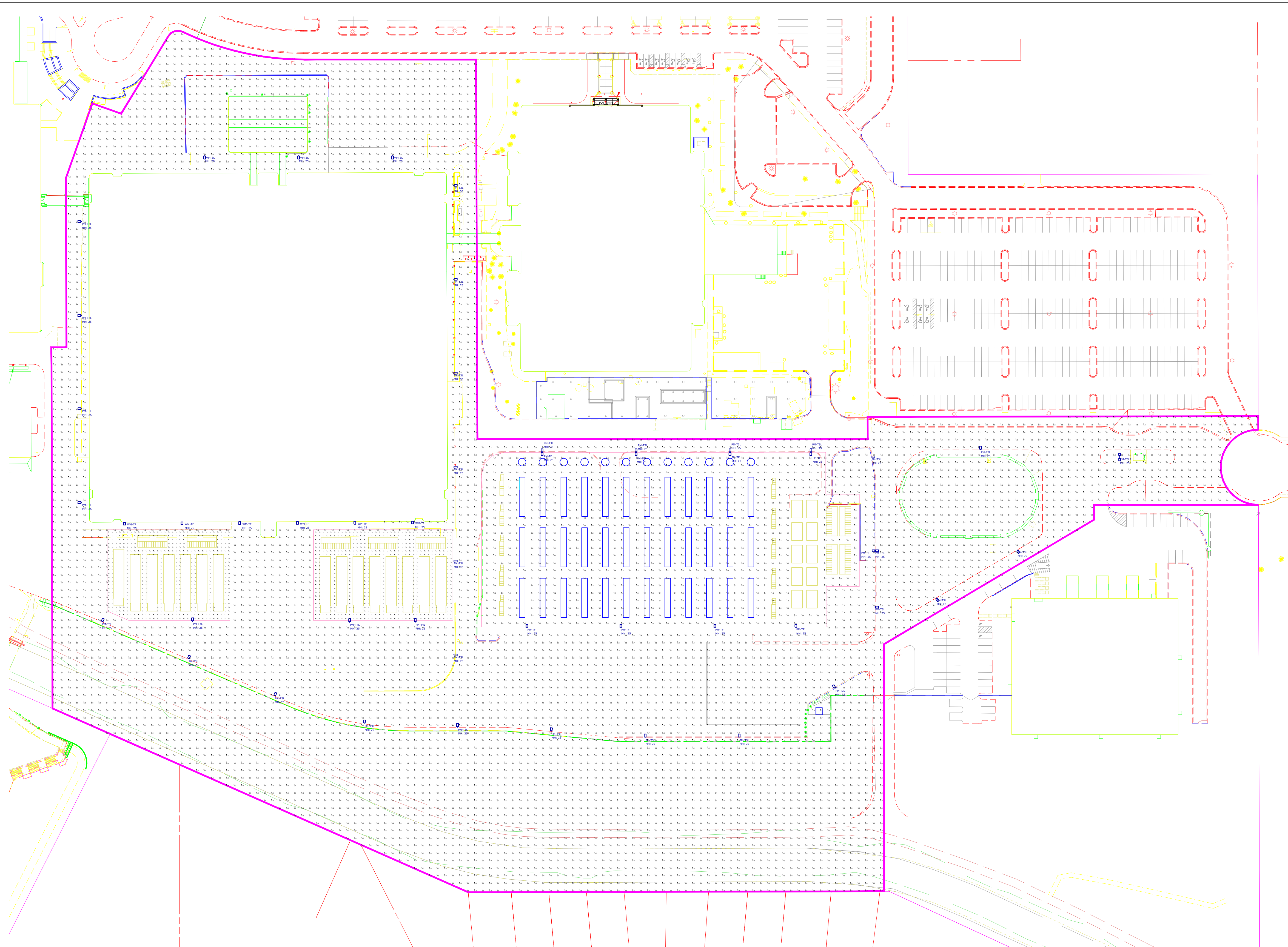
ISSUE / REVISION

SHEET DESCRIPTION

**LANDSCAPE DETAILS**

**LP3.0**  
6 OF 7

PLAN FILE # DEPN-26-0039



**1 Site Lighting Plan & Photometrics**  
SCALE: 1" = 70'-0"

Symbol	Label	Qty	Part Number	Arrangement	LLF	Total Watts	Total Luminaire Lumens	BUG Rating
[Symbol]	PM-T3L	32	Visionaire # VMX-II-T3L-30L-3K-UNV-SAM-BK	Single	0.950	208	24043	B4-U0-G5
[Symbol]	PM-T4L	3	Visionaire # VMX-II-T4L-30L-3K-UNV-SAM-BK	Single	0.950	208	23792	B3-U0-G4
[Symbol]	PM-T5LR	1	Visionaire # VMX-II-T5LR-30L-3K-UNV-SAM-BK	Back-Back	0.950	416	50090	B5-U0-G4
[Symbol]	PM-TF	9	Visionaire # VMF-1-T4FT-80LD-7-30K7-UNV-KM-BK	Single	0.950	169.9	22505	B3-U0-G4
[Symbol]	WM-TF	6	Visionaire # VMF-1-T4FT-80LD-7-30K7-UNV-AWM-BK	Single	0.950	169.9	22505	B3-U0-G4

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Generator Pad 1_Surface	ILLUMINANCE	Fc	2.29	6.1	0.0	N.A.	N.A.
Generator Pad 2_Surface	ILLUMINANCE	Fc	2.27	5.5	0.0	N.A.	N.A.
Overall Site Points	ILLUMINANCE	Fc	1.12	9.6	0.0	N.A.	N.A.
Shared Equip Pad_Surface	ILLUMINANCE	Fc	1.18	8.5	0.0	N.A.	N.A.

- NOTES:**
- SEE SHEET SL2 FOR GENERATORS AND SHARED EQUIPMENT PAD ENLARGED PLANS.
  - A LIGHT LOSS FACTOR OF 0.950 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
  - SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
  - CALCULATION POINTS ARE TAKEN AT GRADE.
  - CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.
  - BASIS OF DESIGN PROVIDED BY SK & ASSOCIATES. FOR FURTHER INFORMATION, PLEASE CONTACT MAIN OFFICE AT (781) 821-1700.

### VMX-II Array LED Specifications

The VMX-II Array LED fixture offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Black Housings or Titanium-mount options.

The LED light assemblies come with all 90 LEDs. Multiple optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000, or 5000 CCT and 70, 80 or 90 CRI.

A durable polymer powder coat finish is guaranteed for five years and is available in standard or custom colors.

The VMX-II Series offers an impressive output of up to 50,000 lumens with a wattage coverage reaching up to 300 watts, delivering an average efficiency of 142 lumens per watt. With integrated controls, the VMX-II Series offers uniform lighting coverage while minimizing energy consumption.

The VMX-II LED Series is an exceptional choice for building lighting, sign lighting, and other floodlighting applications.

**Ordering Information**

MODEL	OPTICS	LUMENS	MELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VMX-II	T1	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T2	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T3	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T4	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T5	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T6	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T7	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T8	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T9	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T10	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T11	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T12	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T13	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T14	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T15	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T16	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T17	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T18	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T19	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T20	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T21	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T22	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T23	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T24	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T25	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T26	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T27	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T28	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T29	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T30	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T31	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T32	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T33	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T34	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T35	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T36	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T37	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T38	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T39	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T40	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T41	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T42	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T43	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T44	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T45	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T46	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T47	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T48	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T49	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T50	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T51	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T52	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T53	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T54	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T55	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T56	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T57	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T58	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T59	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T60	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T61	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T62	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T63	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T64	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T65	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T66	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T67	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T68	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T69	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T70	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T71	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T72	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T73	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T74	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T75	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T76	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T77	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T78	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T79	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T80	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T81	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T82	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T83	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T84	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T85	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T86	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T87	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T88	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T89	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T90	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T91	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T92	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T93	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T94	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T95	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T96	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T97	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T98	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T99	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T100	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S

**2 Specification- Visionaire VMX Array**  
SEE SHEET SL2 FOR POLE SPECIFICATION

### VMF LED Specifications

The new VMF LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Black Housings or Titanium-mount options.

The LED light assemblies come with all 90 LEDs. Multiple optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000, or 5000 CCT and 70, 80 or 90 CRI.

A durable polymer powder coat finish is guaranteed for five years and is available in standard or custom colors.

The VMF Series offers an impressive output of up to 50,000 lumens with a wattage coverage reaching up to 300 watts, delivering an average efficiency of 142 lumens per watt. With integrated controls, the VMF Series offers uniform lighting coverage while minimizing energy consumption.

The VMF LED Series is an exceptional choice for building lighting, sign lighting, and other floodlighting applications.

**Ordering Information**

MODEL	OPTICS	LUMENS	MELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VMF	T1	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T2	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T3	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T4	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T5	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T6	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T7	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T8	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T9	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T10	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T11	30L	3K	UNV	AM	EZ	PCR-120	WCS-6	UPMA-S
	T12	30L	3K	UNV	AM	EZ	PCR-		