

GENERAL NOTES

- PER UDC SECTION 7.4.1203.C., ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING AND SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND 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.
- PLEASE CONTACT MARISA MEDRANO (MARISA.J.MEDRANO@USPS.GOV) DIRECTLY TO REVIEW THIS DEVELOPMENT FOR MAIL SERVICE. TO ESTABLISH MAIL DELIVERY AND KIOSK LOCATIONS AN APPOINTMENT WILL BE REQUIRED WITH USPS TO DETERMINE FINAL LOCATIONS. INFORMATION REQUIRED FOR THIS ESTABLISHMENT INCLUDE PROPOSED LOCATIONS, TYPE OF MAIL RECEPTACLE, FINAL PLAT WITH ADDRESSES, TYPE OF DEVELOPMENT (RESIDENTIAL/COMMERCIAL) AND DATE OF FIRST OCCUPANCY.

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.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

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.
- THIS PROPERTY IS LOCATED WITHIN THE CITY OF COLORADO SPRINGS WILDLAND-URBAN INTERFACE OVERLAY (WUI-O). THE EXISTING INDUSTRIAL USE WILL CONTINUE TO COMPLY WITH ALL APPLICABLE WUI REQUIREMENTS. ANY NEW CONSTRUCTION ASSOCIATED WITH THIS MODIFICATION SHALL CONFORM TO THE CURRENTLY ADOPTED WUI STANDARDS, AS DETERMINED BY THE CITY OF COLORADO SPRINGS.

STORMWATER NOTES

- THIS PROPERTY IS SUBJECT TO ALL CITY STORMWATER CRITERIA, INCLUDING THE FOUR STEP PROCESS, AS REDEVELOPED DISTURBANCE IS GREATER THAN 1 ACRE. ALL EXISTING AND PROPOSED STORMWATER FACILITIES ARE PRIVATELY OWNED AND MAINTAINED. PLEASE REFER TO THE "DRAINAGE LETTER FOR LOT 4, CORPORATE RIDGE FILING NO. 1" AS PREPARED BY CLASSIC CONSULTING FOR ALL DETAILS RELATED TO ADHERENCE TO CITY STORMWATER REQUIREMENTS (STM-REV26-0232). GREEN INFRASTRUCTURE IS PROVIDED ON-SITE WITHIN A PROPOSED PLANNED INFILTRATION AREA AS REFLECTED ON THE PLANS, AND STORMWATER QUALITY IS TREATED WITH 2 PROPOSED DOWNSTREAM DEFENDERS ALSO REFLECTED ON THE PLANS. NO OFF-SITE DISTURBANCE ASSOCIATED WITH UTILITY INSTALLATION IS PROPOSED TO SUPPORT THIS SITE REDEVELOPMENT.

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 08041C0513G, EFFECTIVE DATE, DECEMBER 7, 2018, 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).

FLOORSACE MODIFICATIONS

ADDRESS	EXISTING CONDITIONS		DEVELOPMENT PLAN MODIFICATION	
	USE	BUILDING SIZE	USE	BUILDING SIZE
1615 HIGH TECH WY	OFFICE/DATA CENTER	442,468 SF	OFFICE/DATA CENTER	442,468 SF
1605 GOG RD	CENTRAL POWER SUPPLY	8,048 SF	DEMOLISHED	0
1595 HIGH TECH WY	MECHANICAL PLANT	12,432 SF	DEMOLISHED	0
1585 HIGH TECH WY	CENTRAL UTILITY BUILDING	29,161 SF	DEMOLISHED	0
1615 HIGH TECH WY	TOTE STORAGE	4,200 SF	DEMOLISHED	0
1623 HIGH TECH WY	GENERATOR HOUSE	12,854 SF	DEMOLISHED	0
N/A	EXISTING GENERATOR YARD	16,766 SF	DEMOLISHED	0
N/A	EXISTING MECHANICAL YARD	17,431 SF	DEMOLISHED	0
N/A	EXISTING TENT SLAB	17,650 SF	DEMOLISHED	0
			NEW GENERATOR YARD	32,964 SF
			NEW CHILLER YARD	110,267 SF
	TOTAL	561,010 SF		585,699 SF

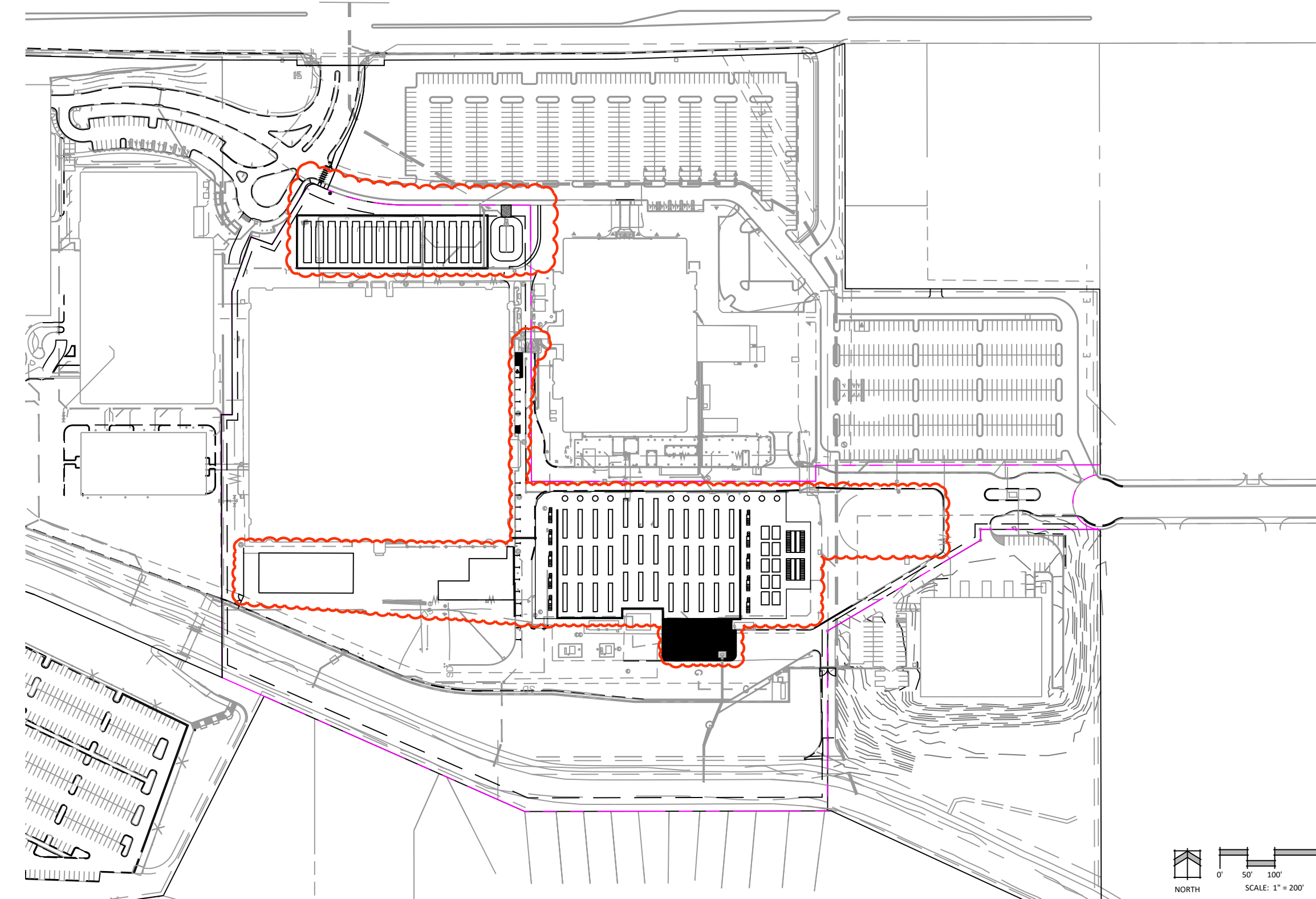
*BUILDING SIZE INFORMATION ON THE CURRENTLY APPROVED DEVELOPMENT PLAN (AR DPA 00-00177-A8MN19) ARE INCORRECT. CORRECTED BUILDING SIZES PER THE EL PASO COUNTY ASSESSOR ARE INCLUDED IN THIS DEVELOPMENT PLAN MODIFICATION.

CORPORATE RIDGE FILING NO. 1 LOT 4

CITY OF COLORADO SPRINGS

DEVELOPMENT PLAN MODIFICATION

KEY MAP



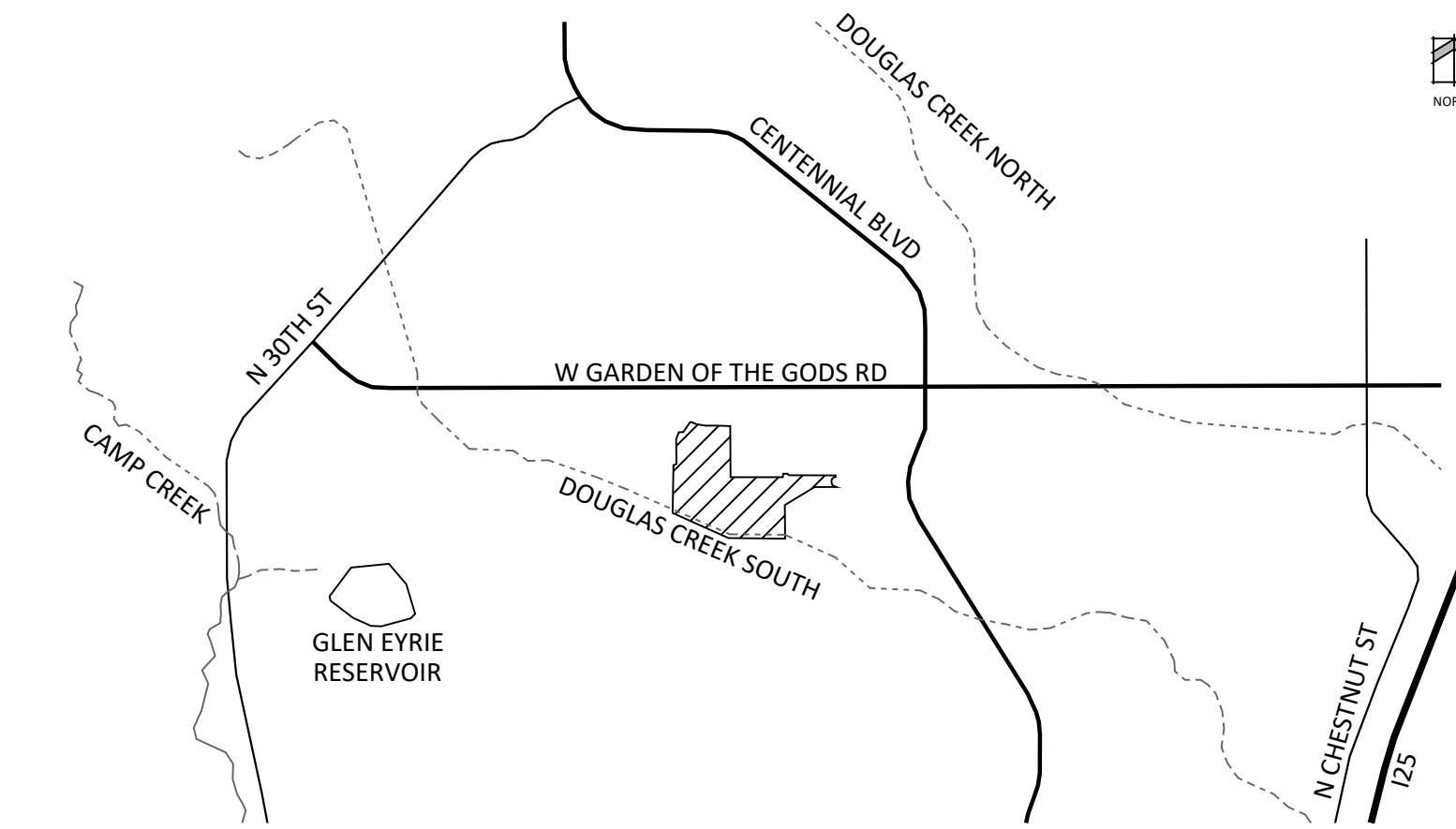
LEGAL DESCRIPTION

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
DEPN-26-0039	MODIFICATION TO DEMOLISH EXISTING UTILITY BUILDINGS AND MECHANICAL EQUIPMENT, AND TO INSTALL NEW ELECTRICAL, MECHANICAL AND INFORMATION TECHNOLOGY EQUIPMENT WITH ASSOCIATED SOUND ATTENUATING WALLS	

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 WUI-O	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: 10 (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 IN EFFECT. 742 PARKING SPACES ARE ALSO AVAILABLE IN LOT 5 CORPORATE RIDGE FILING NO. 1 AS THIS IS IN SAME OWNERSHIP AS LOT 4. VEHICULAR ACCESS IS VIA ARROWSWEET AND PEDESTRIAN ACCESS IS VIA FOOTBRIDGE OVER DOUGLASS CREEK.

LOT 4 PARKING REQUIREMENTS			
USE	SF	PARKING RATIO	SPACES REQUIRED
DATA CENTER OFFICE USE	9,723 SF	1/1000 SF	10
CENTRAL POWER SUPPLY (DEMOLISHED)	N/A	N/A	0
MECHANICAL PLANT (DEMOLISHED)	N/A	N/A	0
CENTRAL UTILITY BUILDING (DEMOLISHED)	N/A	N/A	0
TOTE STORAGE (DEMOLISHED)	N/A	N/A	0
GENERATOR HOUSE (DEMOLISHED)	N/A	N/A	0
TOTALS			10

SHEET INDEX

NUMBER	TITLE	DESCRIPTION
1	DP1.0	COVER
2	DP2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
3	DP2.1	SITE PLAN
4	DP2.2	PRELIMINARY GRADING PLAN
5	DP2.3	PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
6	DP2.4	NORTH GENERATOR DETAILS AND PUBLIC ADA ACCESS
7	DP3.0	SITE DETAILS
8	LP1.0	LANDSCAPE NOTES & SCHEDULES
9	LP2.0	LANDSCAPE PLAN
10	LP3.0	LANDSCAPE DETAILS
11	SL1	SITE LIGHTING PLAN, PHOTOMETRICS & SCHEDULES
12	SL2	SITE LIGHTING PLAN, PHOTOMETRICS & SCHEDULES
13	M201	FLOOR PLAN



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

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CORPORATE RIDGE FILING NO. 1 LOT 4

DEVELOPMENT PLAN MODIFICATION

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

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
3-17-26	AR	FIRST SUBMITTAL
4-22-26	AR	SECOND SUBMITTAL
5-27-26	AR	THIRD SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

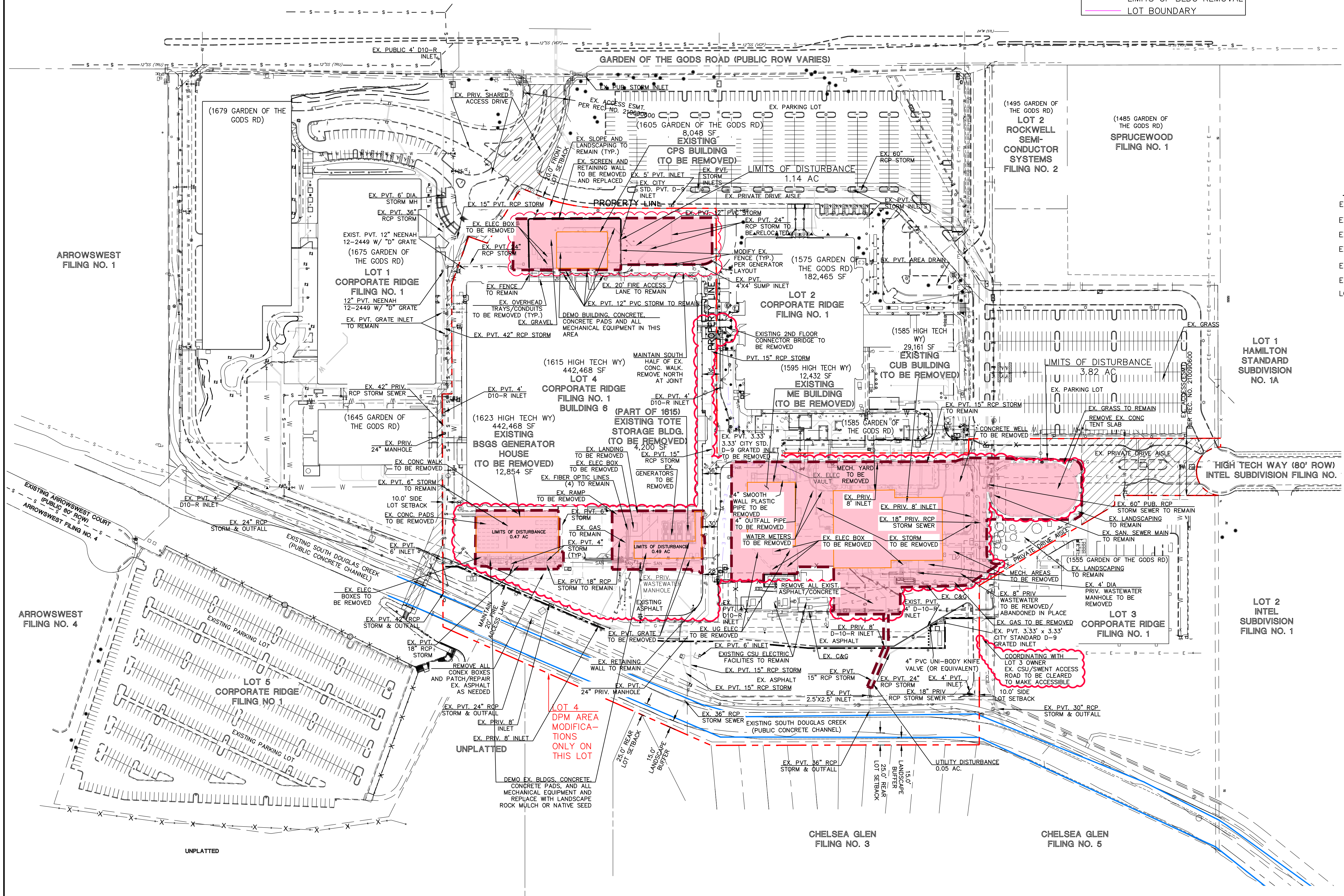
COVER

DP1.0

1 OF 13

PLAN FILE # DEPN-26-0039

— LIMITS OF BLDG REMOVAL
 — LOT BOUNDARY

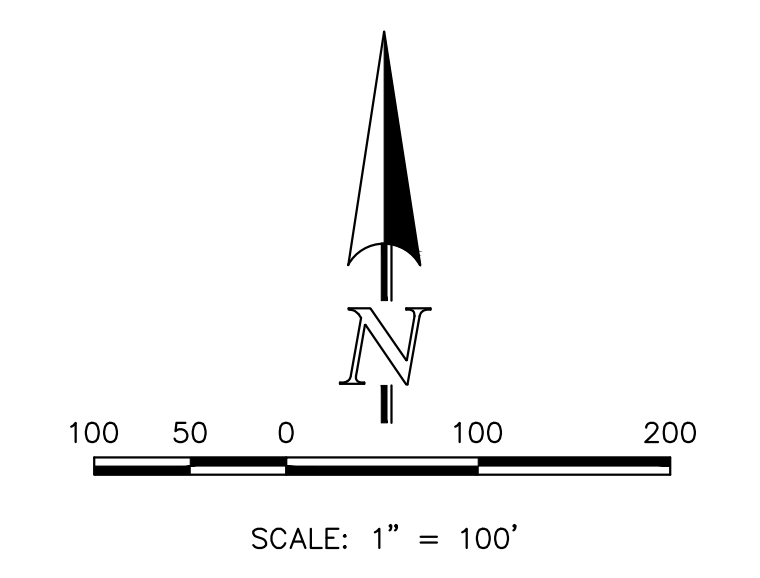


LEGEND

- EXISTING FIBER OPTIC — FO — FO — FO — FO —
- EXISTING WATER MAIN — W — W — W — W —
- EXISTING SANITARY SEWER — S — S — S — S —
- EXISTING STORM LINE — — — — —
- EXISTING GAS LINE — GAS — GAS — GAS —
- EXISTING UNDERGROUND ELECTRIC — E — E — E — E —
- LOT 4 BOUNDARY — — — — —

NOTE:
 NO MODIFICATIONS ARE PROPOSED OUTSIDE OF LOT 4, DP DETAILS FOR LOT 4 AREA ONLY

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

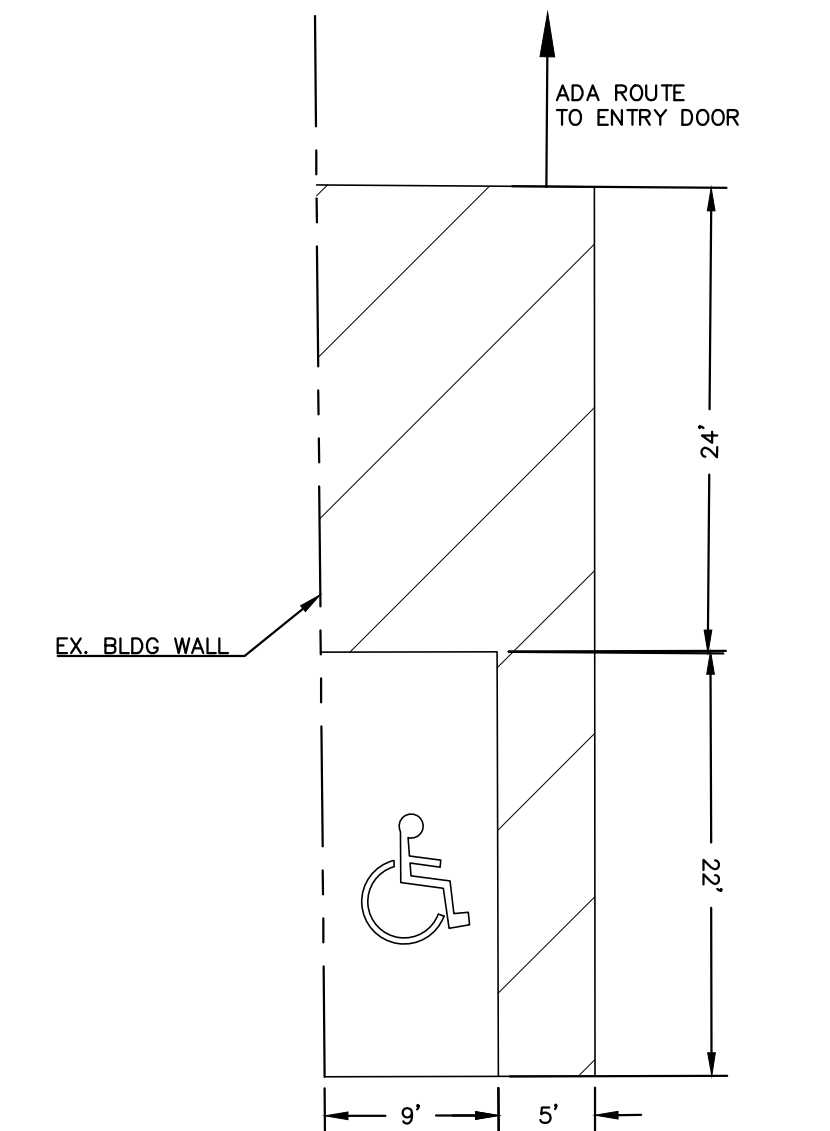
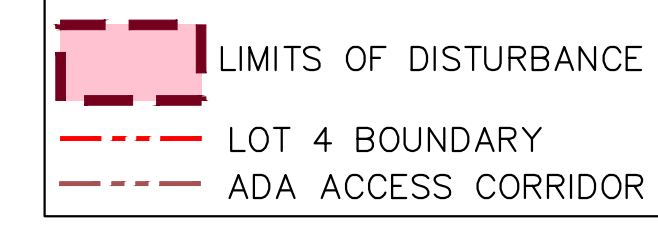


CITY FILE NUMBER: DEPN-26-0039
DP2.0



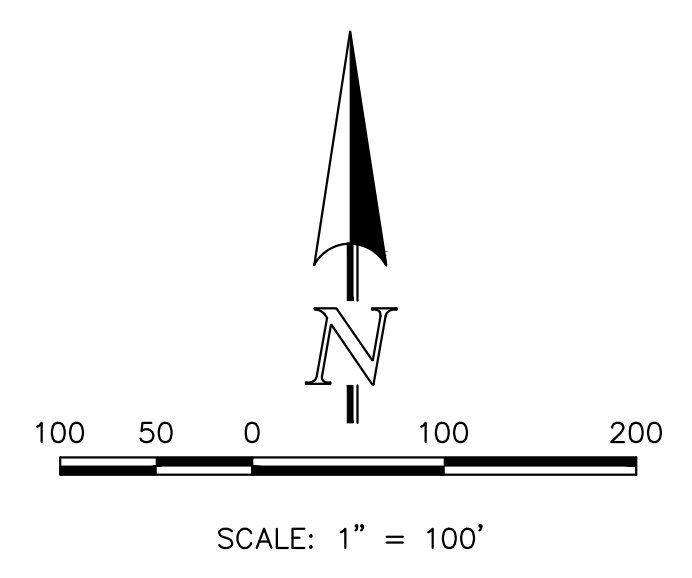
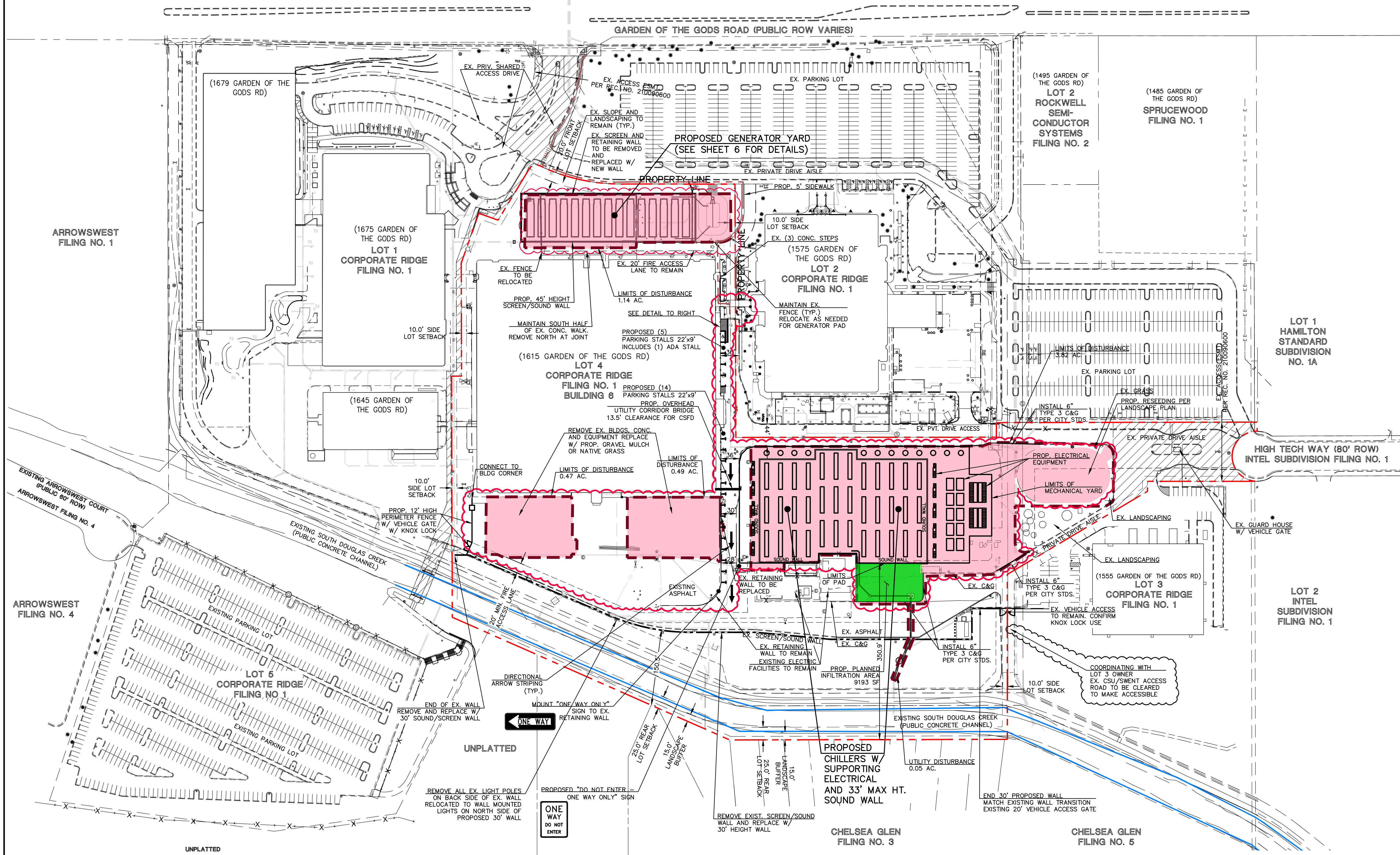
LOT 4, CORPORATE RIDGE FIL NO. 1			
EXISTING CONDITIONS AND DEMO PLAN			
DESIGNED BY	KRC	SCALE	DATE 05/27/2026
DRAWN BY	KES	(H) 1" = 100'	SHEET 2 OF 13
CHECKED BY	(V) 1" = N/A	JOB NO.	2001.96

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



ADA PARKING DETAIL
1" = 10'

NOTE:
NO MODIFICATIONS ARE PROPOSED OUTSIDE OF LOT 4, DP DETAILS FOR LOT 4 AREA ONLY



PROJECT SPECIFIC NOTE:
CSU ELECTRIC INFRASTRUCTURE WILL BE DETERMINED ONCE THE APPLICANT SUBMITS LOAD DATA(S) AND POWER NEEDS ARE ESTABLISHED BASED OFF CURRENT CAPACITIES OF THE MULTIPLE CIRCUITS FEEDING THE SITE.

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.

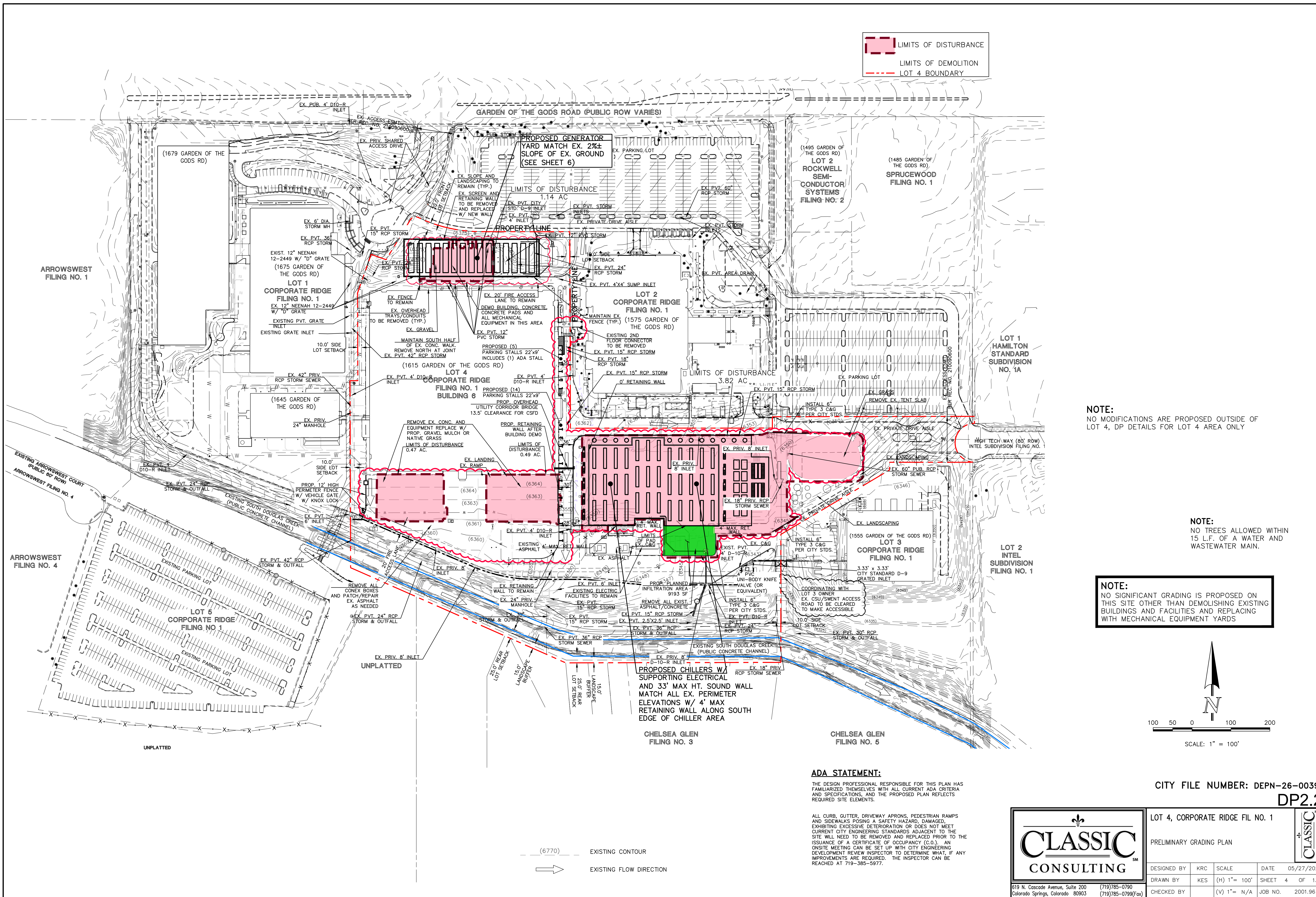
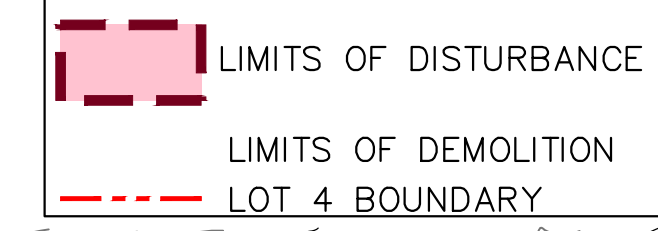
ALL CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). 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
DP2.1



LOT 4, CORPORATE RIDGE FIL NO. 1			
SITE PLAN			
DESIGNED BY	KRC	SCALE	DATE 05/27/2026
DRAWN BY	KES	(H) 1" = 100'	SHEET 3 OF 13
CHECKED BY		(V) 1" = N/A	JOB NO. 2001.96

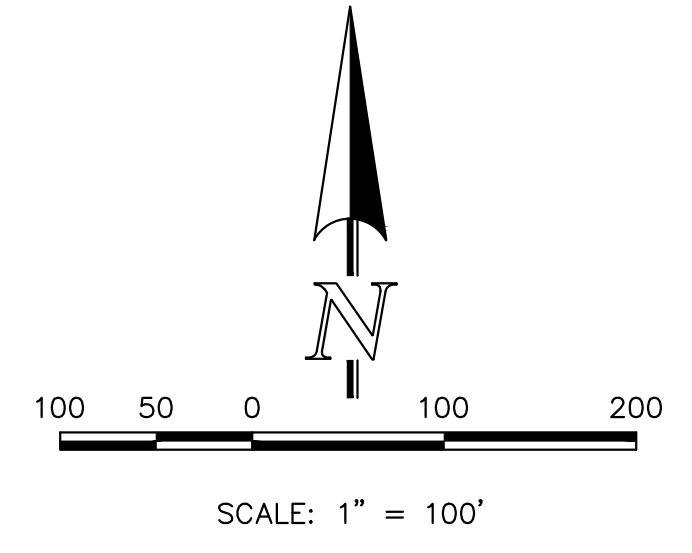
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



NOTE:
NO MODIFICATIONS ARE PROPOSED OUTSIDE OF LOT 4, DP DETAILS FOR LOT 4 AREA ONLY

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

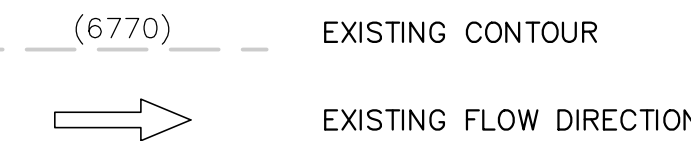


ADA STATEMENT:
THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS.

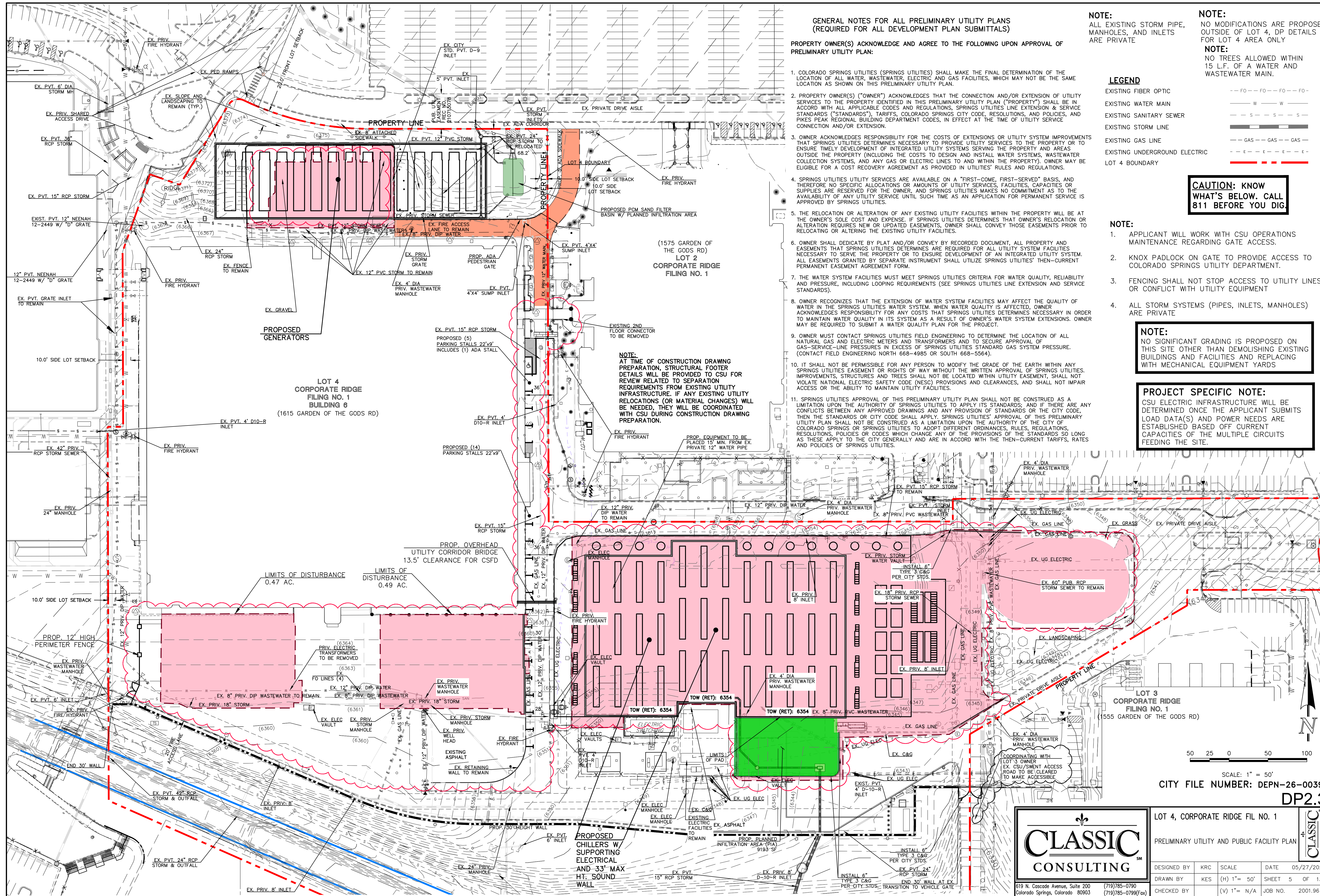
CITY FILE NUMBER: DEPN-26-0039
DP2.2



LOT 4, CORPORATE RIDGE FIL NO. 1			
PRELIMINARY GRADING PLAN			
DESIGNED BY	KRC	SCALE	DATE 05/27/2026
DRAWN BY	KES	(H) 1" = 100'	SHEET 4 OF 13
CHECKED BY	(V) 1" = N/A	JOB NO.	2001.96



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.



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

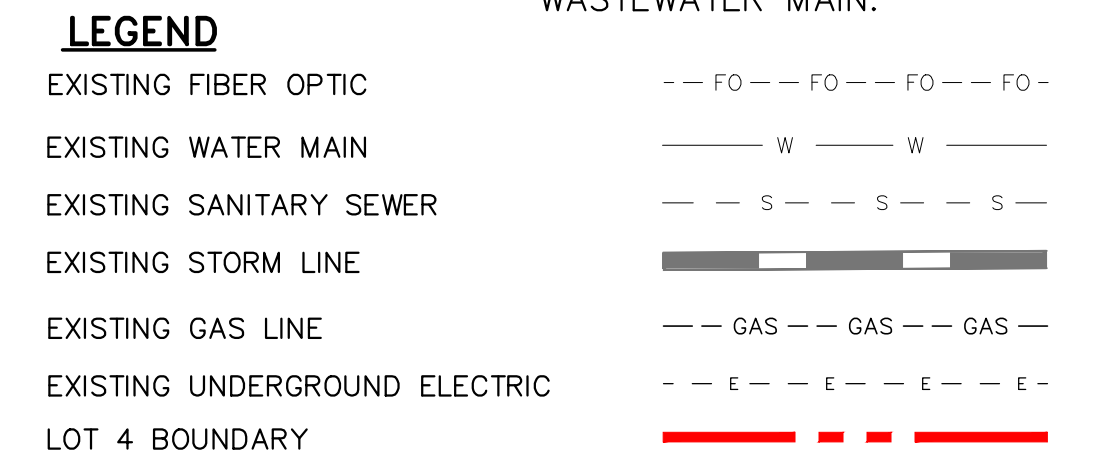
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- 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 UTILITIES 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 (NEEC) 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:
ALL EXISTING STORM PIPE, MANHOLES, AND INLETS FOR LOT 4 AREA ONLY ARE PRIVATE

NOTE:
NO MODIFICATIONS ARE PROPOSED OUTSIDE OF LOT 4, DP DETAILS FOR LOT 4 AREA ONLY

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



**CAUTION: KNOW
WHAT'S BELOW. CALL
811 BEFORE YOU DIG**

- NOTE:**
- APPLICANT WILL WORK WITH CSU OPERATIONS MAINTENANCE REGARDING GATE ACCESS.
 - KNOX PADLOCK ON GATE TO PROVIDE ACCESS TO COLORADO SPRINGS UTILITY DEPARTMENT.
 - FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT
 - ALL STORM SYSTEMS (PIPES, INLETS, MANHOLES) ARE PRIVATE

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

PROJECT SPECIFIC NOTE:
CSU ELECTRIC INFRASTRUCTURE WILL BE DETERMINED ONCE THE APPLICANT SUBMITS LOAD DATA(S) AND POWER NEEDS ARE ESTABLISHED BASED OFF CURRENT CAPACITIES OF THE MULTIPLE CIRCUITS FEEDING THE SITE.

NOTE:
AT TIME OF CONSTRUCTION DRAWING PREPARATION, STRUCTURAL FOOTER DETAILS WILL BE PROVIDED TO CSU FOR REVIEW RELATED TO SEPARATION REQUIREMENTS FROM EXISTING UTILITY RELOCATIONS (OR MATERIAL CHANGES) WILL BE NEEDED, THEY WILL BE COORDINATED WITH CSU DURING CONSTRUCTION DRAWING PREPARATION.

LOT 4 CORPORATE RIDGE BUILDING 8
(1615 GARDEN OF THE GODS RD)

(1575 GARDEN OF THE GODS RD)
LOT 2 CORPORATE RIDGE FILING NO. 1

LOT 3 CORPORATE RIDGE FILING NO. 1
(555 GARDEN OF THE GODS RD)

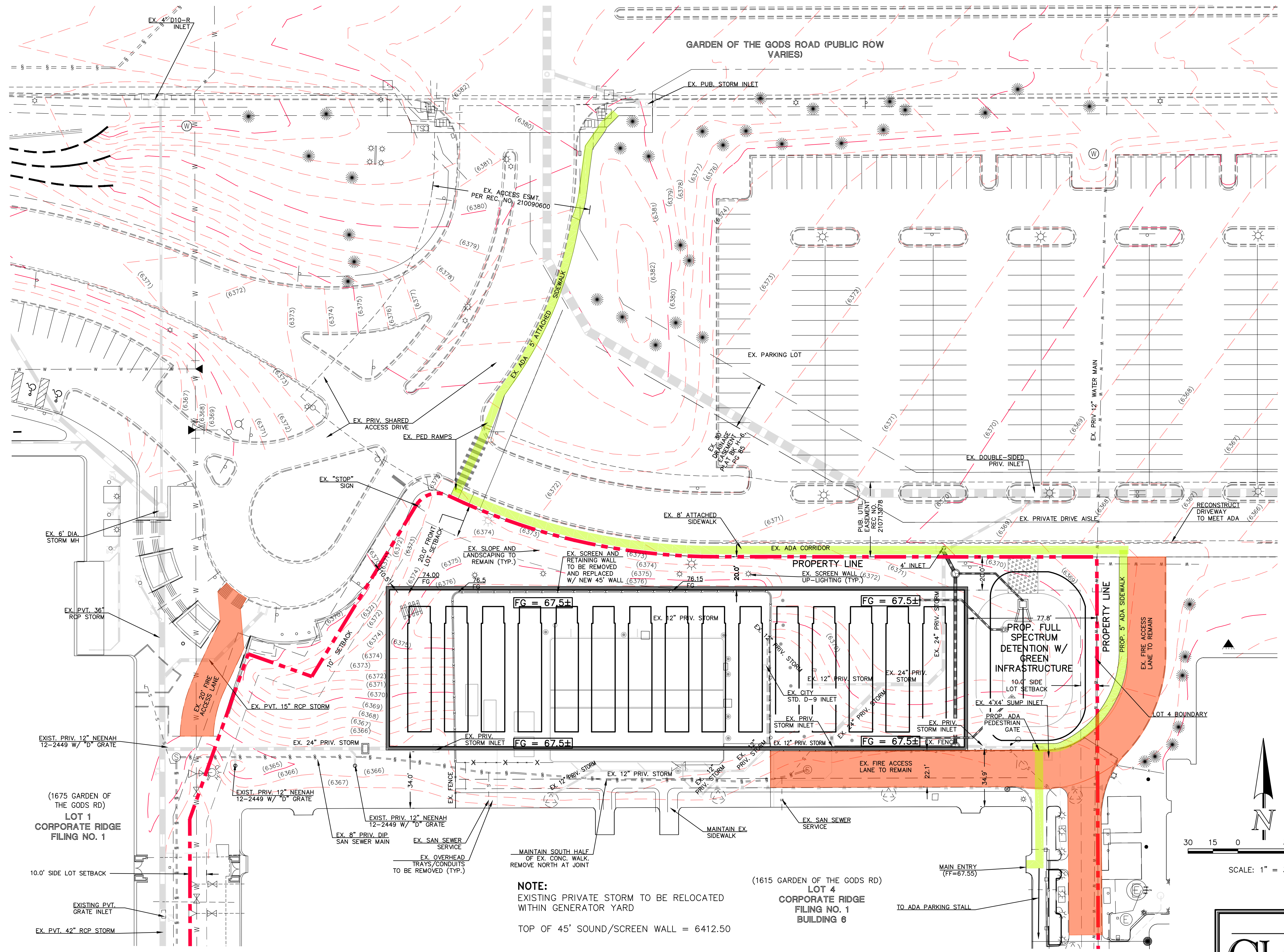
SCALE: 1" = 50'
CITY FILE NUMBER: DEPN-26-0039
DP2.3



LOT 4, CORPORATE RIDGE FIL NO. 1
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

DESIGNED BY	KRC	SCALE	DATE	05/27/2026
DRAWN BY	KES	(H) 1" = 50'	SHEET	5 OF 13
CHECKED BY	(V) 1" = N/A	JOB NO.	2001.96	

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



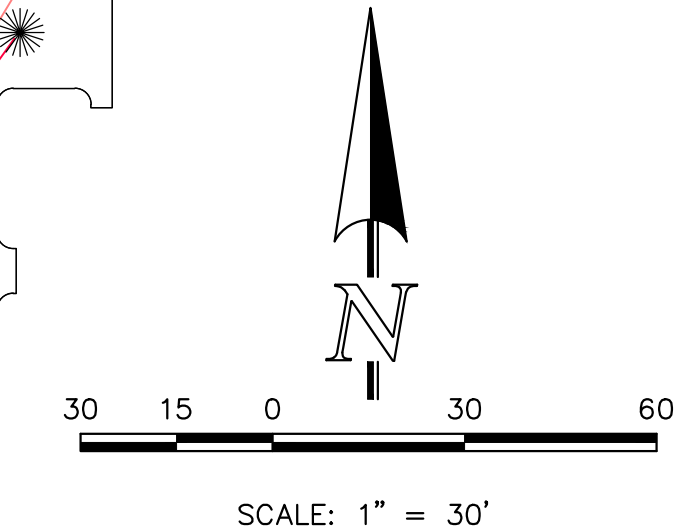
ADA STATEMENT:
 THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS.

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.

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

NOTE:
 NO MODIFICATIONS ARE PROPOSED OUTSIDE OF LOT 4, DP DETAILS FOR LOT 4 AREA ONLY



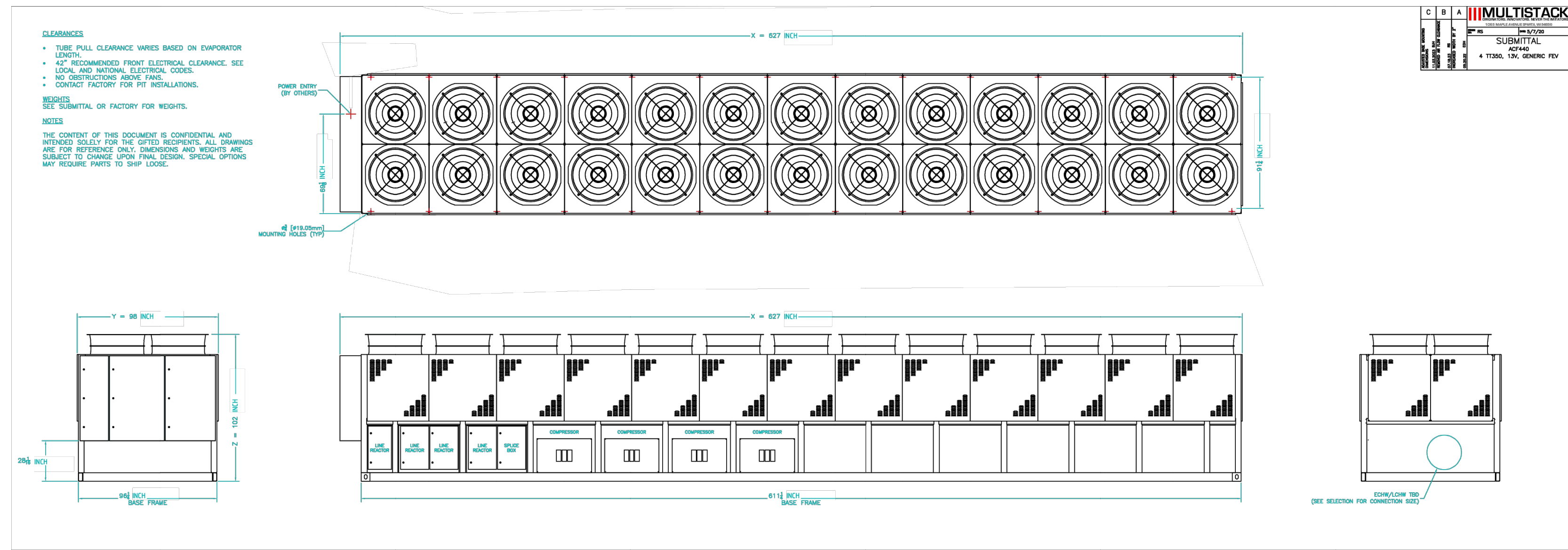
NOTE:
 EXISTING PRIVATE STORM TO BE RELOCATED WITHIN GENERATOR YARD
 TOP OF 45' SOUND/SCREEN WALL = 6412.50

CITY FILE NUMBER: DEPN-26-0039
DP2.4



LOT 4, CORPORATE RIDGE FIL NO. 1			
NORTH GENERATOR AREA DETAILS AND PUBLIC ADA ACCESS PLAN			
DESIGNED BY	KRC	SCALE	DATE 05/27/2026
DRAWN BY	KES	(H) 1" = 40'	SHEET 6 OF 13
CHECKED BY		(V) 1" = N/A	JOB NO. 2001.96

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

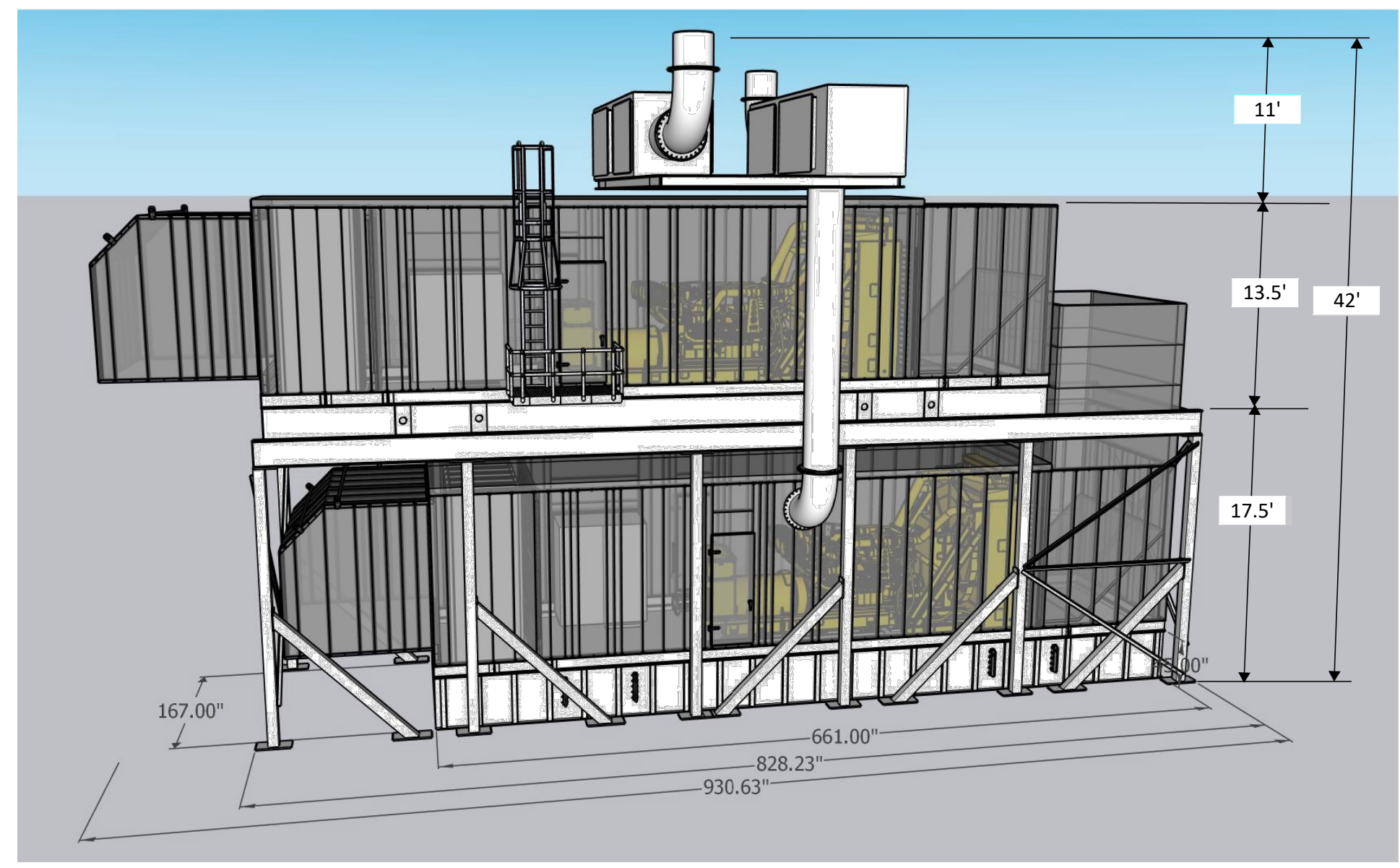


NOTE:

- 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.

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

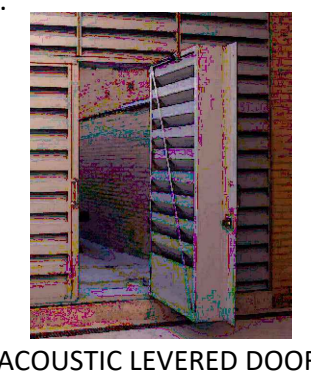


SILENT PROTECTOR (ABSORPTIVE)
SOUND TRANSMISSION CLASS (STC) RATING:
32
NOISE REDUCTION COEFFICIENT (NRC)
RATING: 0.95
SILENT PROTECTOR PLUS
SOUND TRANSMISSION CLASS (STC) RATING:
39
NOISE REDUCTION COEFFICIENT (NRC)
RATING: 0.90

HEIGHT TO BE 12" TALLER THAN THE MECHANICAL EQUIPMENT

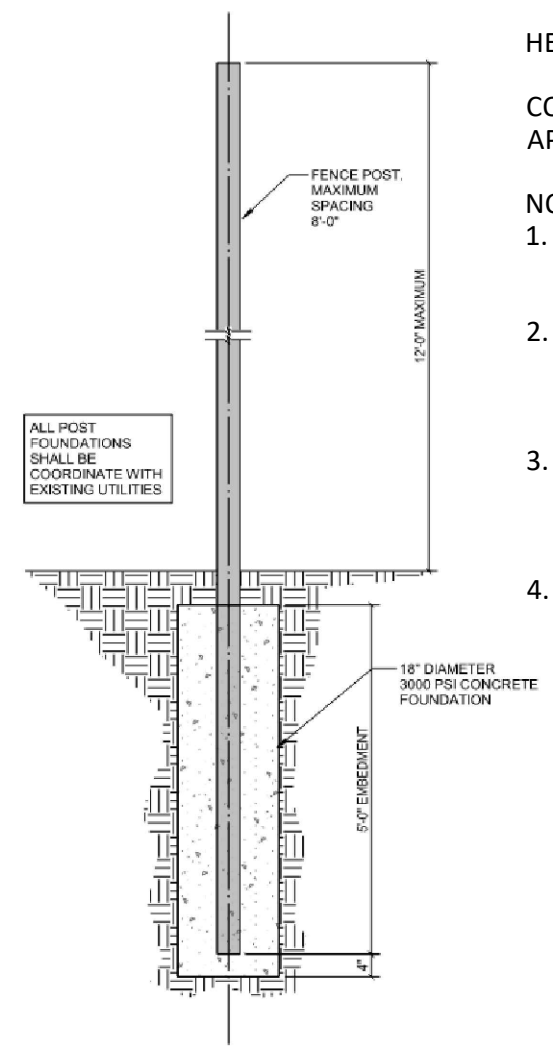
COLOR TO MATCH EXISTING BUILDING

NOTE: AT TIME OF CONSTRUCTION DRAWING PREPARATION, STRUCTURAL FOOTER DETAILS WILL BE PROVIDED TO CSU FOR REVIEW RELATED TO SEPARATION REQUIREMENTS FROM EXISTING UTILITY INFRASTRUCTURE. IF ANY EXISTING UTILITY RELOCATIONS (OR MATERIAL CHANGES) WILL BE NEEDED, THEY WILL BE COORDINATED WITH CSU DURING CONSTRUCTION DRAWING PREPARATION.



3 SOUND WALL AND ACCESS DOOR
NTS

P-PR-03



STEEL VINYL-COATED ANTI-CLIMB FENCE, K8 RATING

HEIGHT: 12'

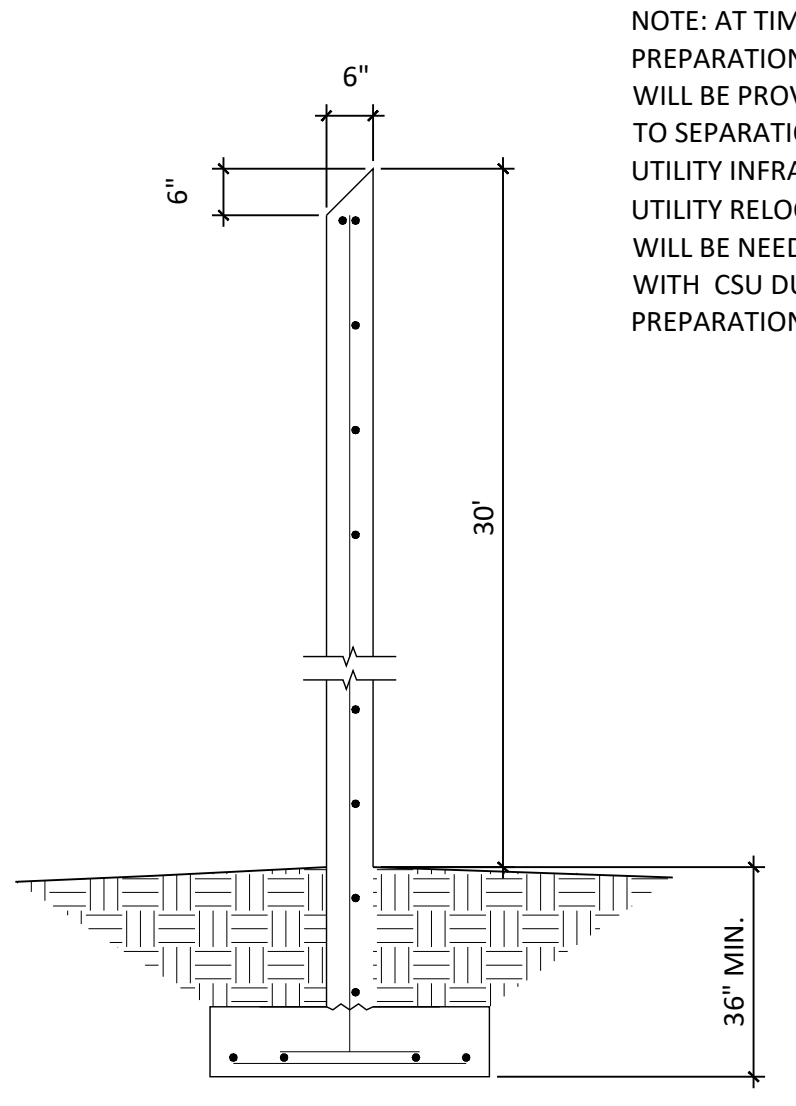
COLOR: BLACK, TO BE APPROVED BY OWNER

NOTES:

- CAUTION; KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
- APPLICANT WILL WORK WITH CSU OPERATIONS MAINTENANCE REGARDING GATE ACCESS. KNOX PADLOCK ON GATE TO PROVIDE ACCESS TO COLORADO SPRINGS UTILITY DEPARTMENT.
- AT TIME OF CONSTRUCTION DRAWING PREPARATION, STRUCTURAL FOOTER DETAILS WILL BE PROVIDED TO CSU FOR REVIEW RELATED TO SEPARATION REQUIREMENTS FROM EXISTING UTILITY INFRASTRUCTURE. IF ANY EXISTING UTILITY RELOCATIONS (OR MATERIAL CHANGES) WILL BE NEEDED, THEY WILL BE COORDINATED WITH CSU DURING CONSTRUCTION DRAWING PREPARATION.

4 SECURITY FENCE
NTS

P-PR-04



NOTE: AT TIME OF CONSTRUCTION DRAWING PREPARATION, STRUCTURAL FOOTER DETAILS WILL BE PROVIDED TO CSU FOR REVIEW RELATED TO SEPARATION REQUIREMENTS FROM EXISTING UTILITY INFRASTRUCTURE. IF ANY EXISTING UTILITY RELOCATIONS (OR MATERIAL CHANGES) WILL BE NEEDED, THEY WILL BE COORDINATED WITH CSU DURING CONSTRUCTION DRAWING PREPARATION.

5 30' HT WALL
NTS

P-PR-05



N.E.S. Inc.
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Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

CORPORATE RIDGE FILING NO. 1 LOT 4 DEVELOPMENT PLAN MODIFICATION

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

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
3-17-26	AR	FIRST SUBMITTAL
4-22-26	AR	SECOND SUBMITTAL
5-27-26	AR	THIRD SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

SITE DETAILS

DP3.0

7 OF 13

PLAN FILE #

DEPN-26-0039

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	60	29	29	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/ PROPOSED	REQ.	EXISTING*	REQ.	PROV.	REQ.	PROV.
	97	66 / 20	110	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.
- 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 SEEDER 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, MILKXENVIRONMENTAL 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

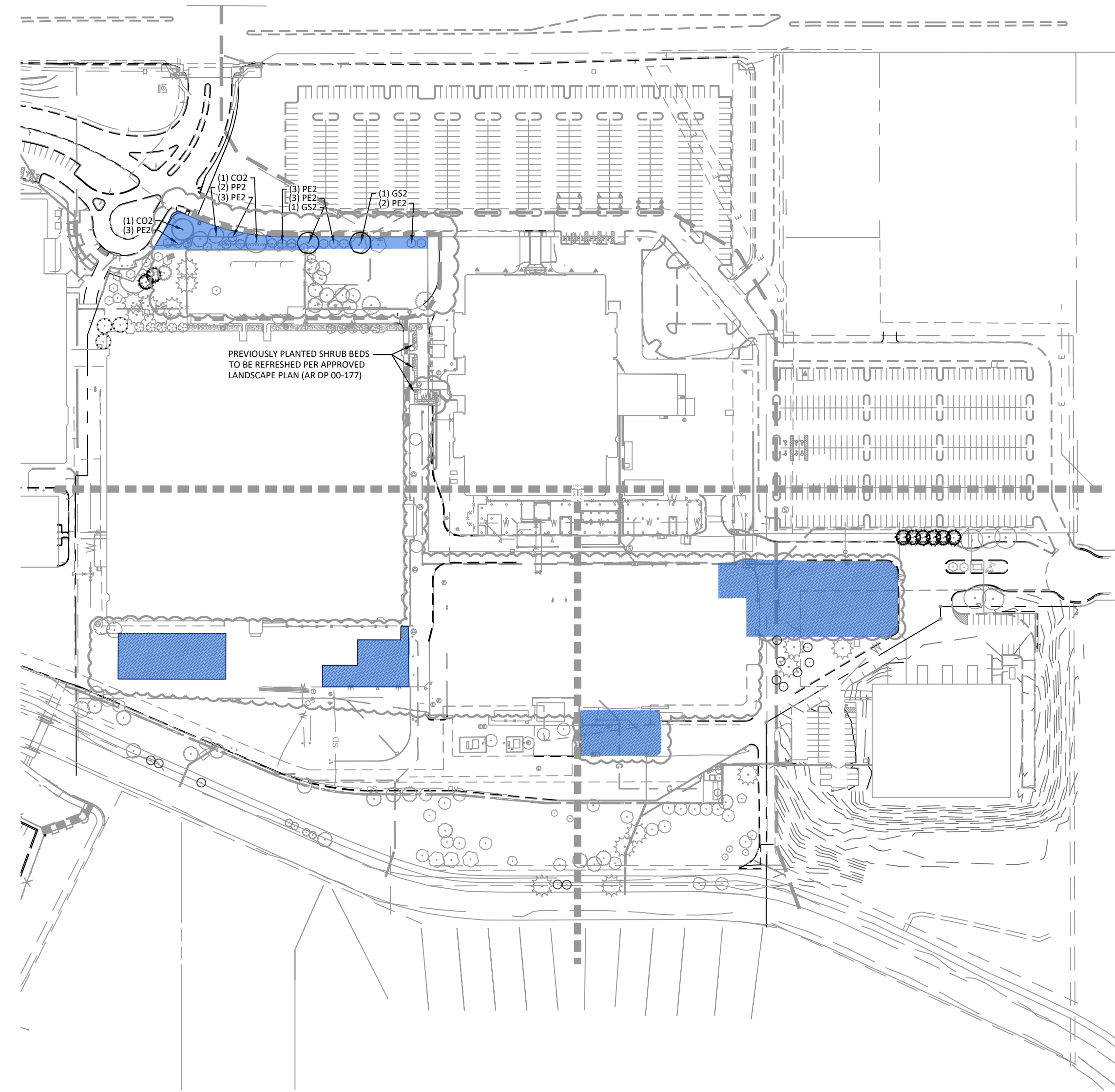
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD 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 WALKWAYS.
- 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 WALKWAYS.
- 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 SHRUB	204
	EL PASO COUNTY CONSERVATION	62,257 SF
	BIG BLUESTEM - 20%	
	BLUE GRAMA - 10%	
	GREEN NEEDLEGRASS - 10%	
	WESTERN WHEATGRASS - 20%	
	SIDEOTS GRAMA - 10%	
	SWITCHGRASS - 10%	
	PRAIRIE SANDREED - 10%	
	YELLOW INDIANGRASS - 10%	
	SEEDING WILL BE IN COMPLIANCE WITH SCM CH 5	
	HYDROSEED @ 19.3 PLS/ACRE	

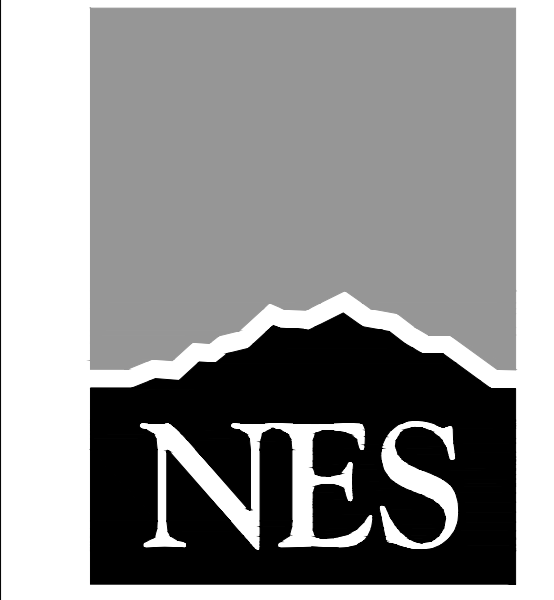
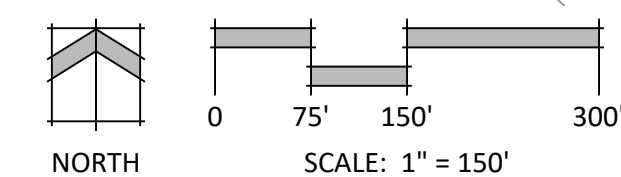


HYDRO DIAGRAM

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:	74,117 SF
NEW LOW WATER USE:	74,117 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.



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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
4-22-26	AR	SECOND SUBMITTAL
5-27-26	AR	THIRD SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE NOTES & SCHEDULES

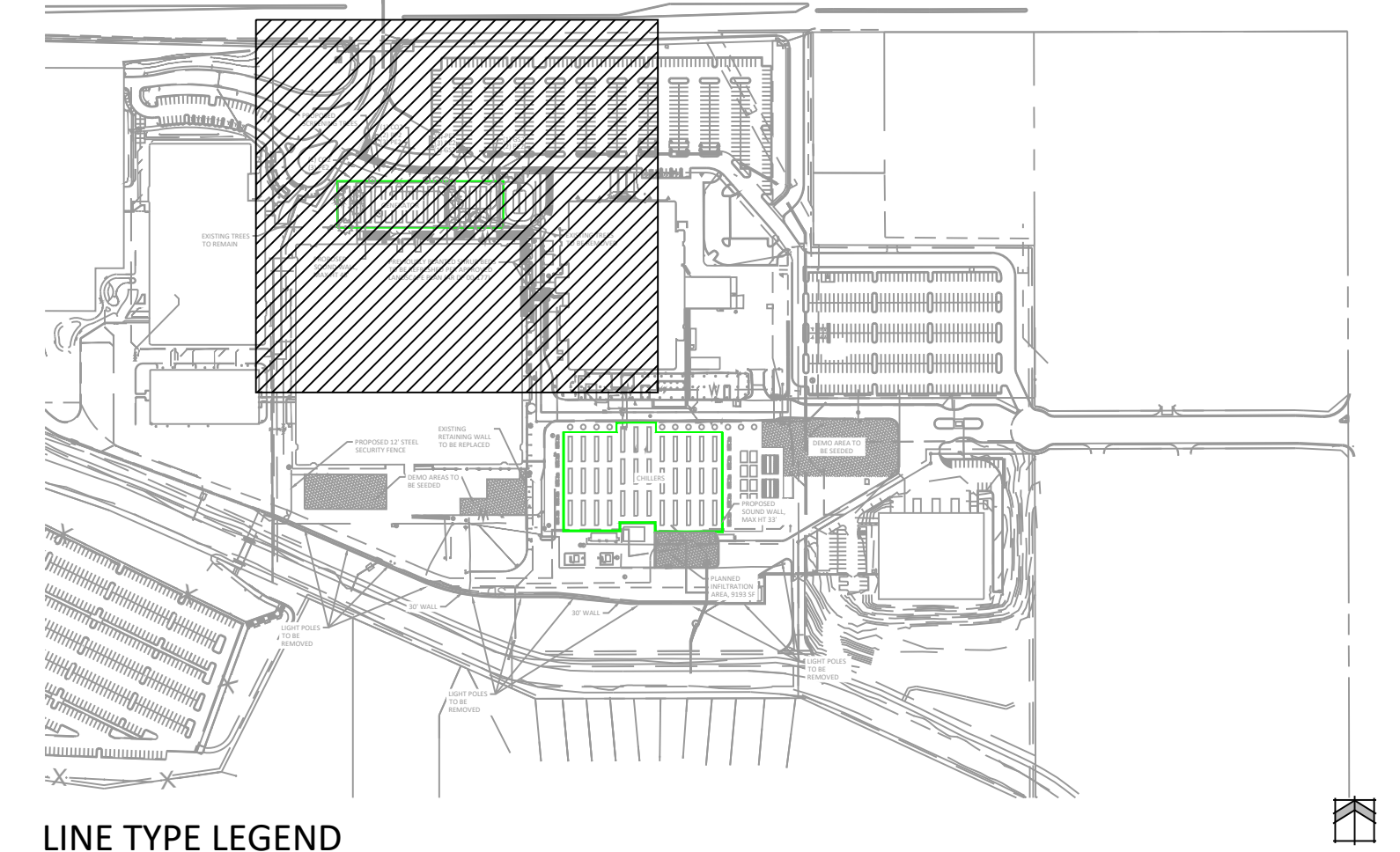
LP1.0
8 OF 13

PLAN FILE # DEP-N-26-0039

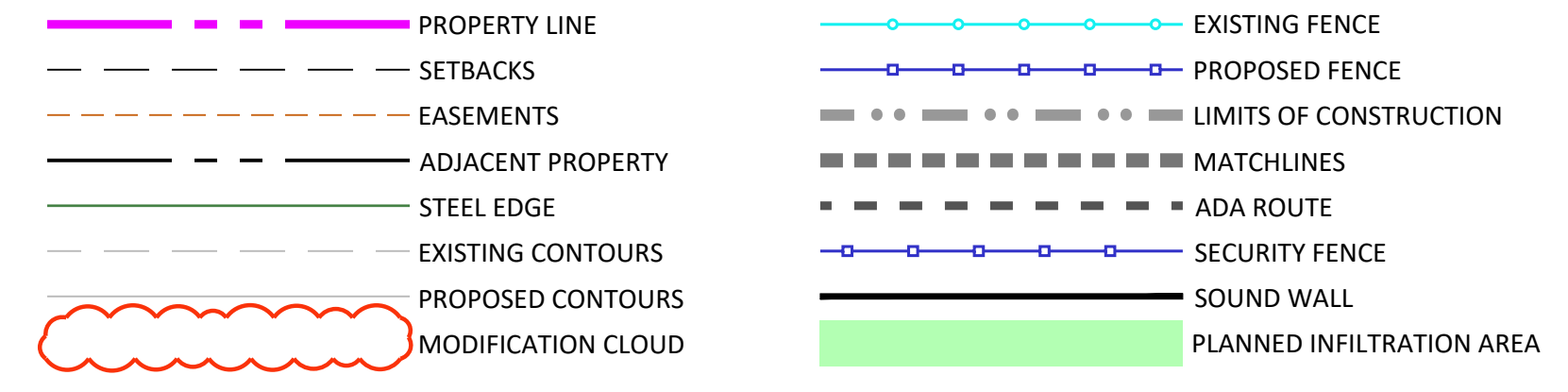


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Colorado Springs, CO 80903
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KEY MAP



LINE TYPE LEGEND



PLANT AND GROUND COVER LEGENDS

EXISTING SHRUB	204
EL PASO COUNTY CONSERVATION	62,257 SF
BIG BLUESTEM - 20%	
BLUE GRAMA - 10%	
GREEN NEEDLEGRASS - 10%	
WESTERN WHEATGRASS - 20%	
SIDEONTS GRAMA - 10%	
SWITCHGRASS - 10%	
PRAIRIE SANDREED - 10%	
YELLOW INDIANGRASS - 10%	
SEEDING WILL BE IN COMPLIANCE WITH SCM CH. 5	
HYDROSEED @ 19.3 PLS/ACRE	

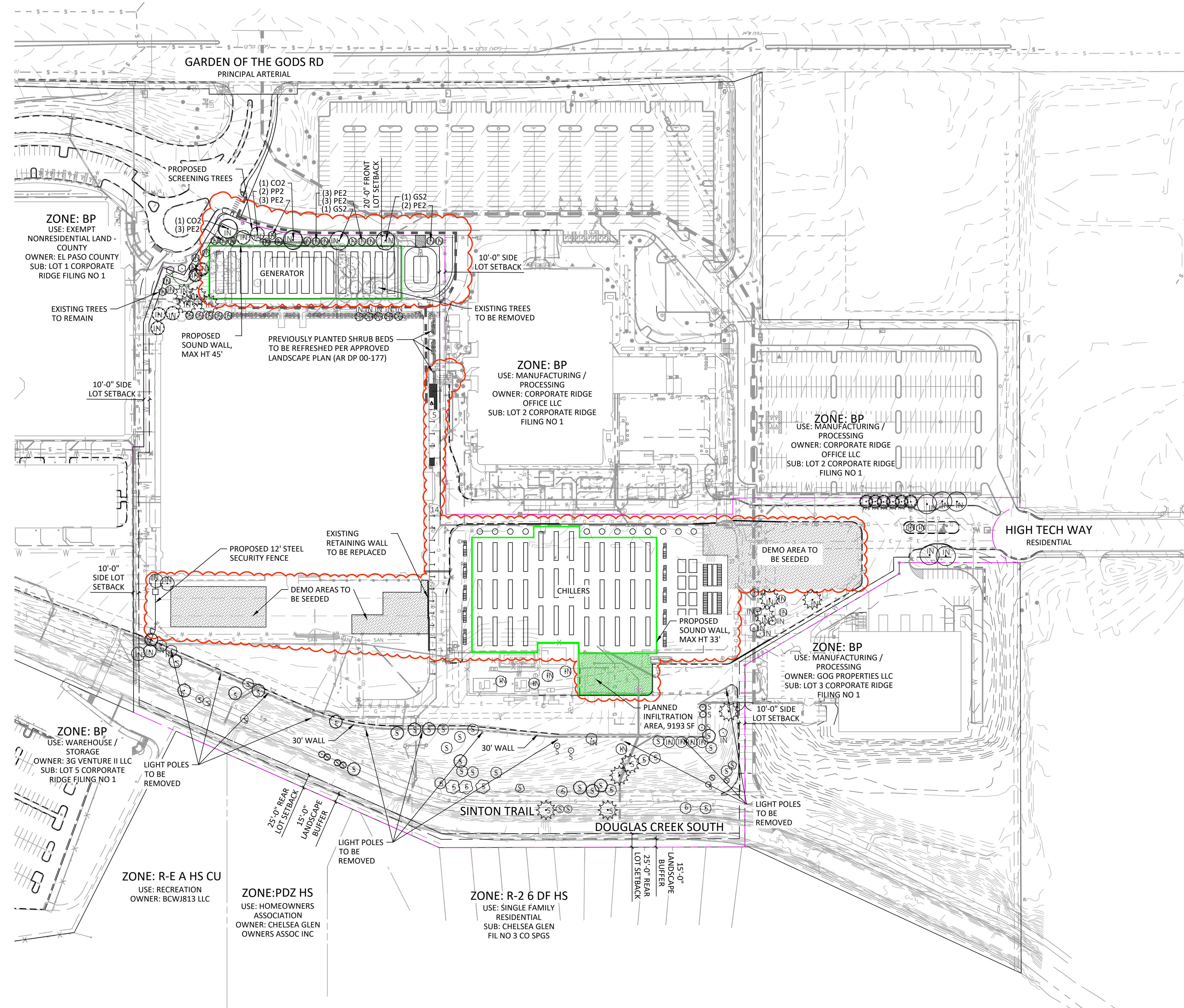
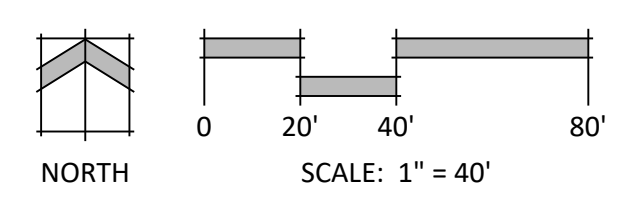
PLANT SCHEDULE EXISTING TREES TO REMAIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
EXISTING DECIDUOUS TREES			
AM	10	10	AMELANCHIER ALNIFOLIA / SERVICEBERRY
CO	3	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY
CA	1	1	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN
EA	3	3	ELAEAGNUS ANGUSTIFOLIA / RUSSIAN OLIVE
FM	5	5	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'
MC	9	9	MALUS X 'RADIANT' / RADIANT CRABAPPLE
NP	3	3	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD
QG	4	4	QUERCUS GAMBELII / GAMBLE OAK
UL	35	35	ULMUS PUMILA / SIBERIAN ELM
EXISTING EVERGREEN TREES			
AC	3	3	ABIES CONCOLOR / WHITE FIR
PG	8	8	PICEA PUNGENS / COLORADO SPRUCE
PE	12	12	PINUS EDULIS / PINYON PINE
PN	12	12	PINUS NIGRA / AUSTRIAN BLACK PINE
PP	19	19	PINUS PONDEROSA / PONDEROSA PINE

NOTE: ALL EXISTING TREES IDENTIFIED ON THESE PLANS ARE 6" DBH OR GREATER.

PLANT SCHEDULE PROPOSED TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION
DECIDUOUS TREES							
CO2	2	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	35'	35'	1.5" CAL.	B&B
GS2	2	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST® HONEY LOCUST	40'	35'	1.5" CAL.	B&B
EVERGREEN TREES							
PP2	2	2	PICEA PUNGENS / COLORADO SPRUCE	50'	25'	6' HT.	B&B
PE2	14	14	PINUS EDULIS / PINYON PINE	25'	15'	6' HT.	B&B



CORPORATE RIDGE FILING NO. 1 LOT 4 DEVELOPMENT PLAN MODIFICATION

DATE: 3-17-26
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PREPARED BY: A ROMAN

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3-17-26	AR	FIRST SUBMITTAL
4-22-26	AR	SECOND SUBMITTAL
5-27-26	AR	THIRD SUBMITTAL

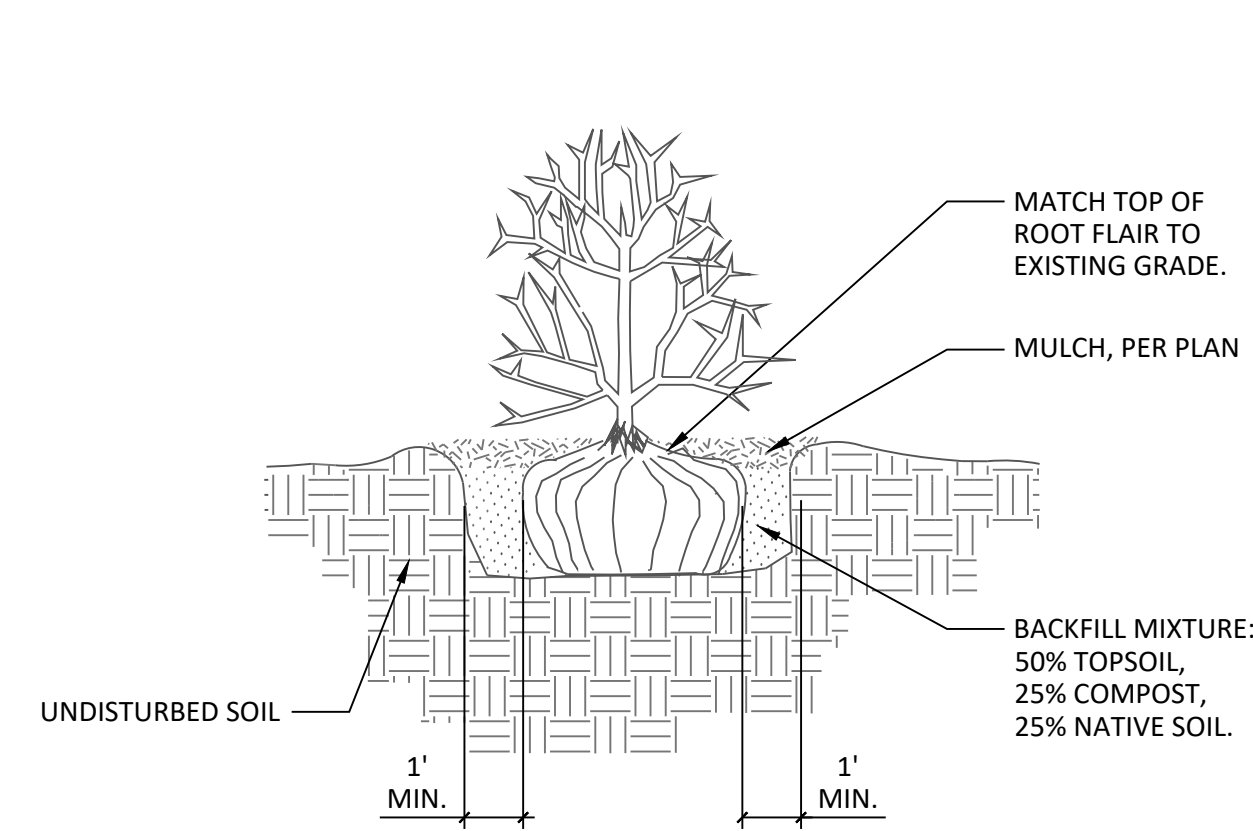
FINAL LANDSCAPE PLAN

LP2.0

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DEPN-26-0039

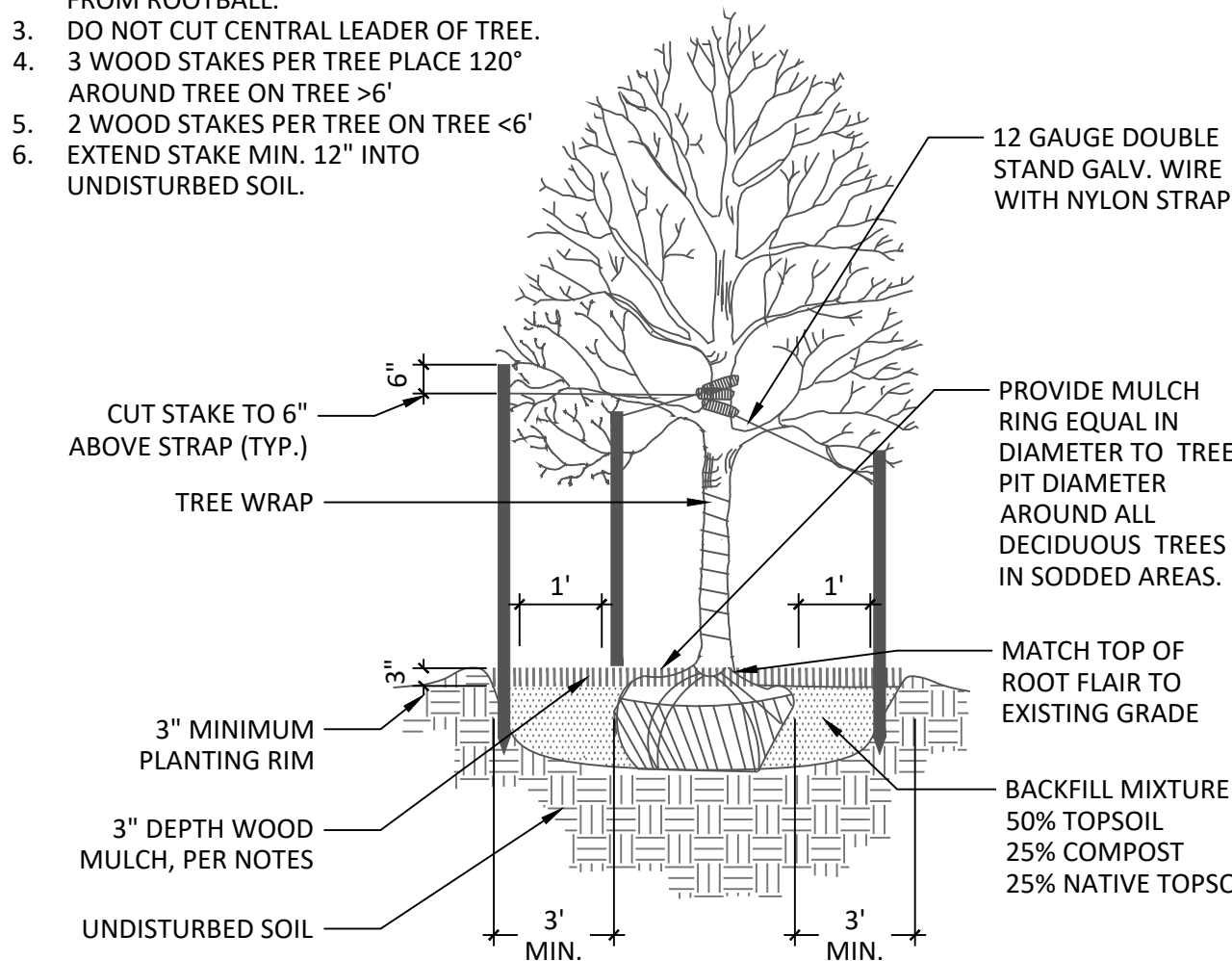
- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. FOR BALLED AND BURLAPPED SHRUBS: CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
 3. REMOVE ALL WIRE.



1 SHRUB PLANTING DETAIL

NTS N-PL-05

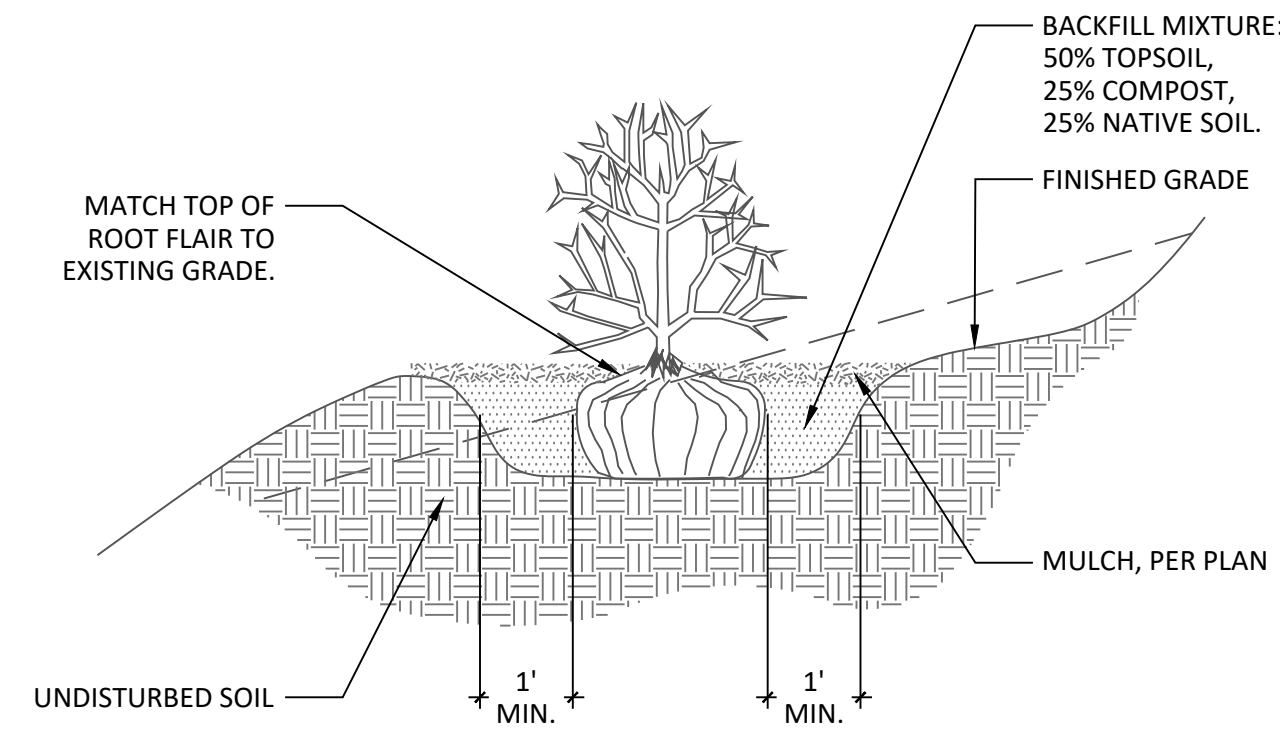
- NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
 2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
 3. DO NOT CUT CENTRAL LEADER OF TREE.
 4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREE >6'
 5. 2 WOOD STAKES PER TREE ON TREE <6'
 6. EXTEND STAKE MIN. 12" INTO UNDISTURBED SOIL.
 7. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



5 DECIDUOUS TREE PLANTING DETAIL

NTS N-PL-01

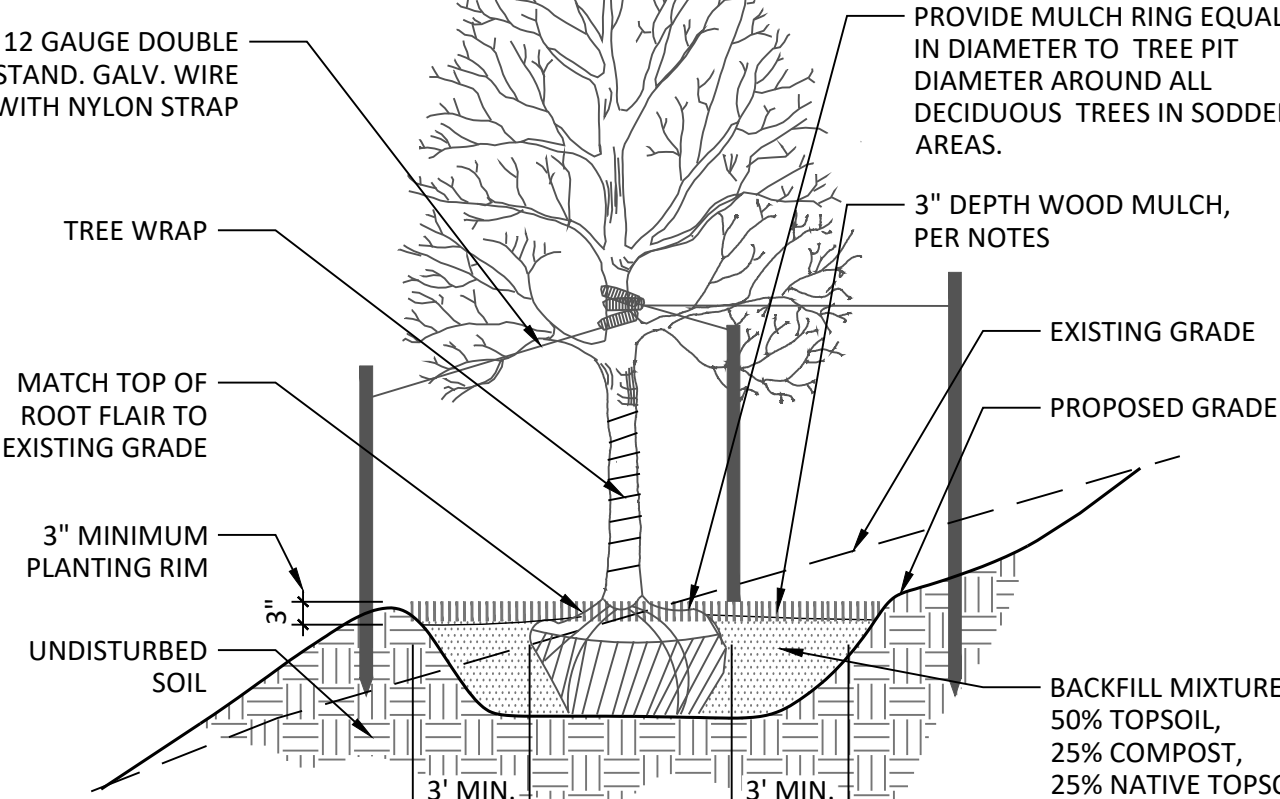
- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. FOR BALLED AND BURLAPPED SHRUBS: CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
 3. REMOVE ALL WIRE.



2 SHRUB PLANTING ON SLOPES

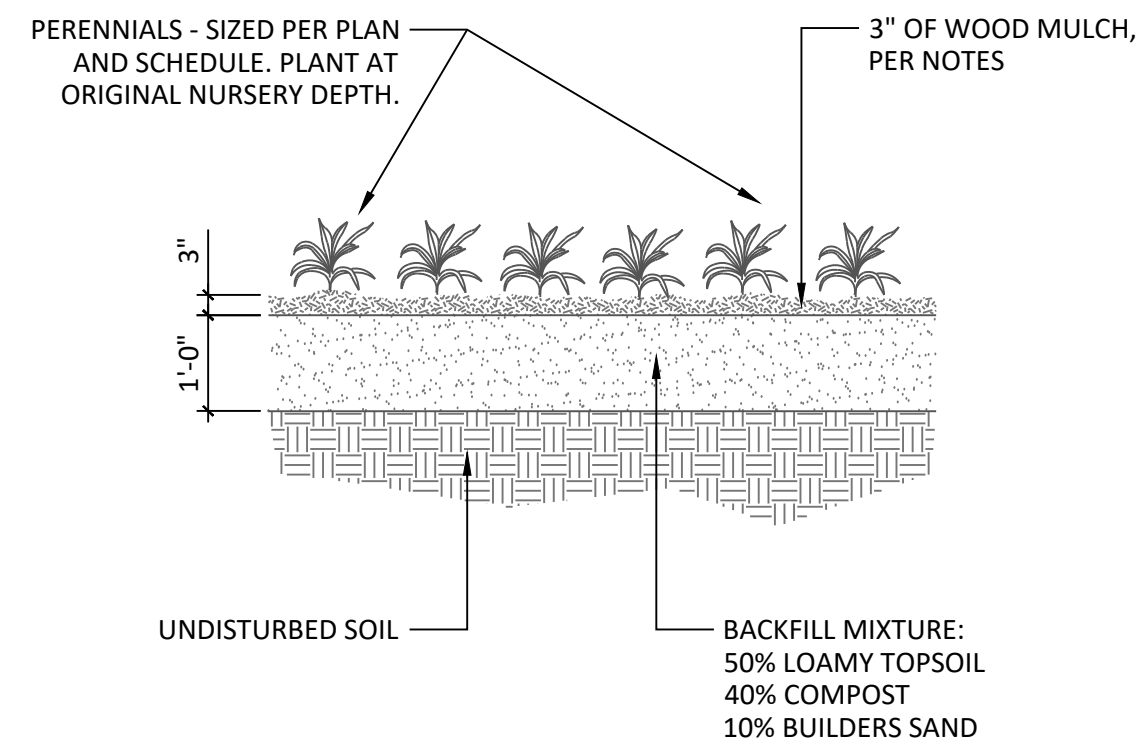
NTS N-PL-06

- NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
 2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
 3. DO NOT CUT CENTRAL LEADER OF TREE.
 4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
 5. 2 WOOD STAKES PER TREE ON TREE <6'
 6. EXTEND STAKES MIN. 24" IN UNDISTURBED SOIL.
 7. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



6 DECIDUOUS TREE PLACEMENT ON SLOPE

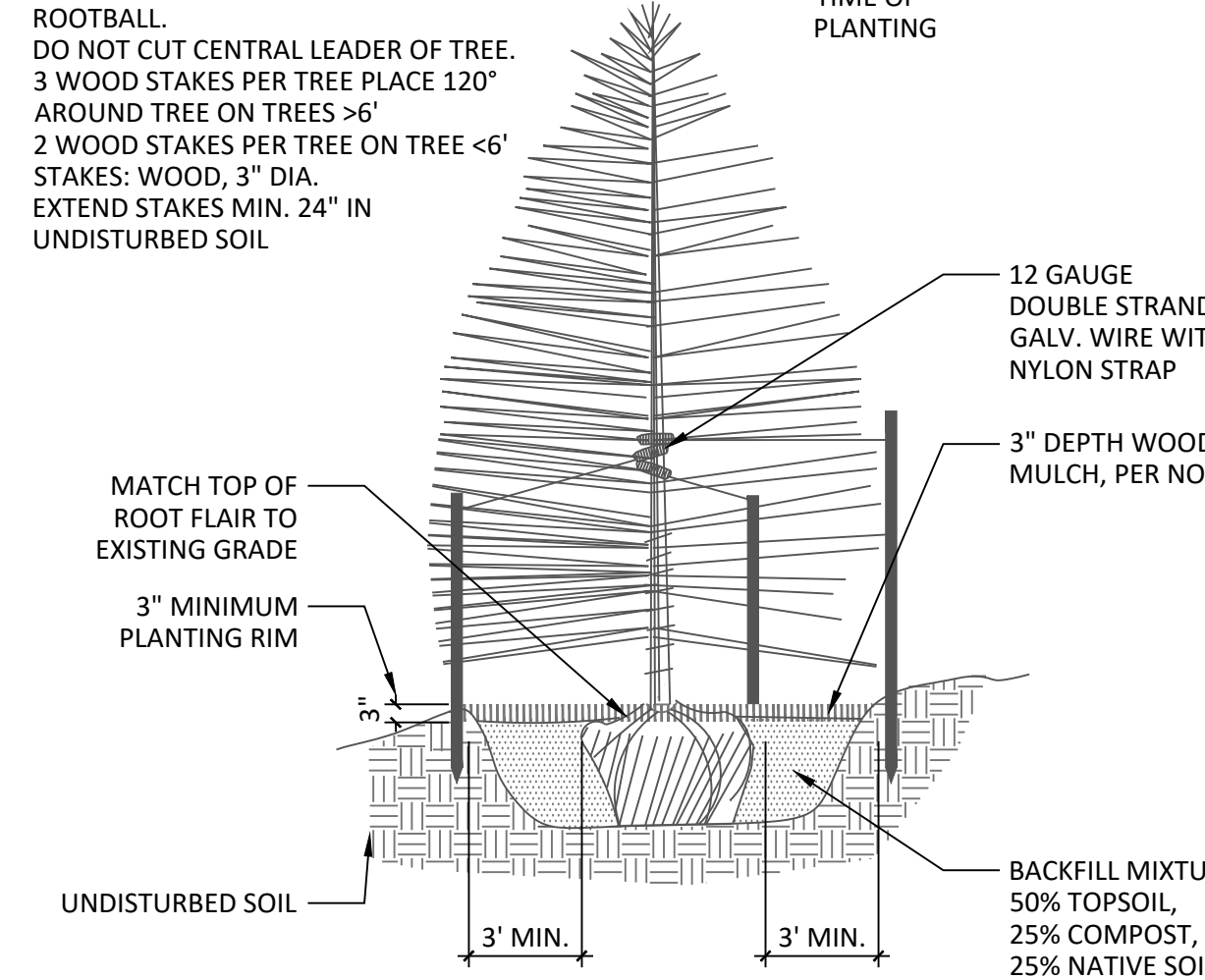
NTS N-PL-02



3 PERENNIAL / ORNAMENTAL GRASSES

NTS N-PL-07

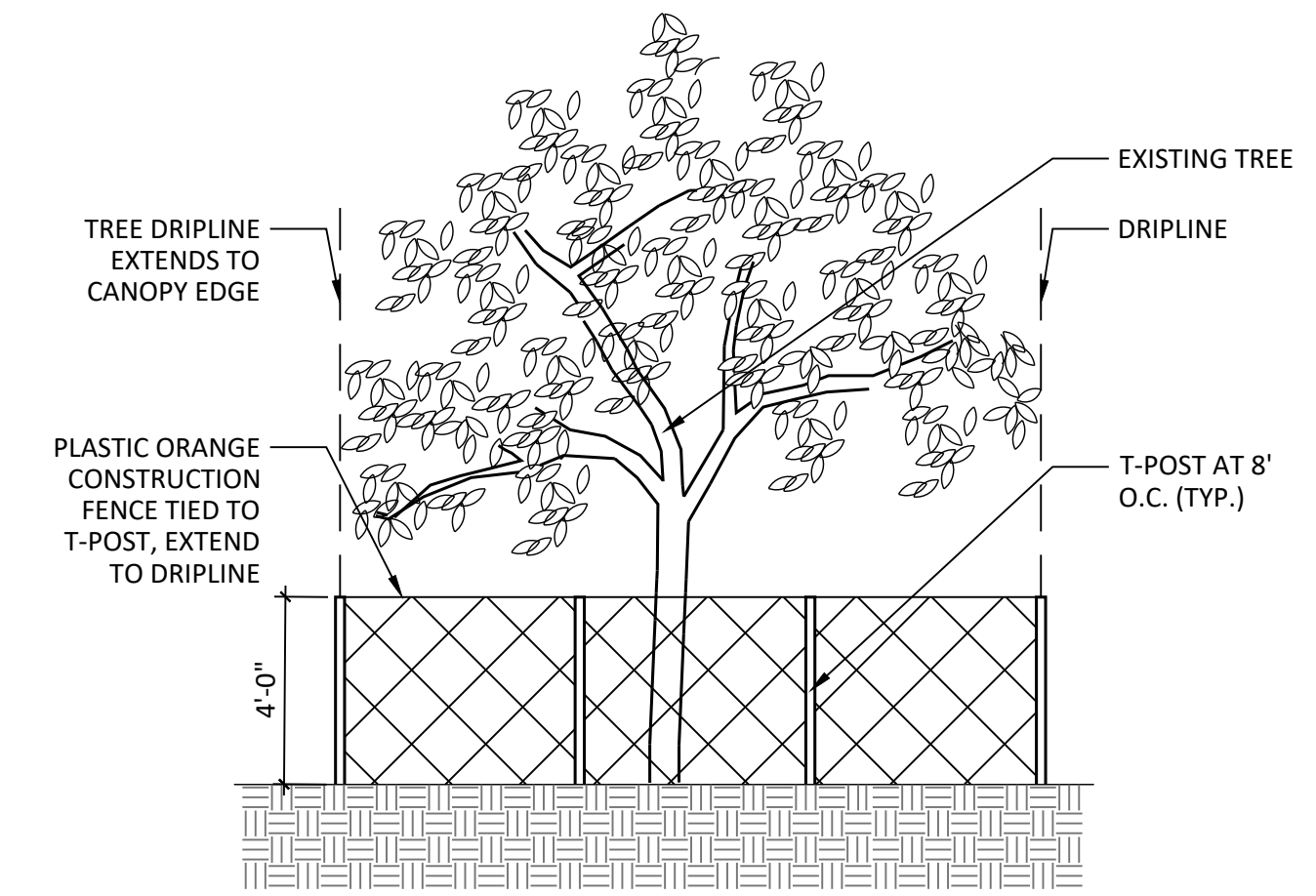
- NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
 2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
 3. DO NOT CUT CENTRAL LEADER OF TREE.
 4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
 5. 2 WOOD STAKES PER TREE ON TREE <6'
 6. STAKES: WOOD, 3" DIA.
 7. EXTEND STAKES MIN. 24" IN UNDISTURBED SOIL.
 8. KEEP PLANTS MOIST AND SHADED AT ALL TIME OF PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



7 CONIFEROUS TREE PLANTING DETAIL

NTS N-PL-04

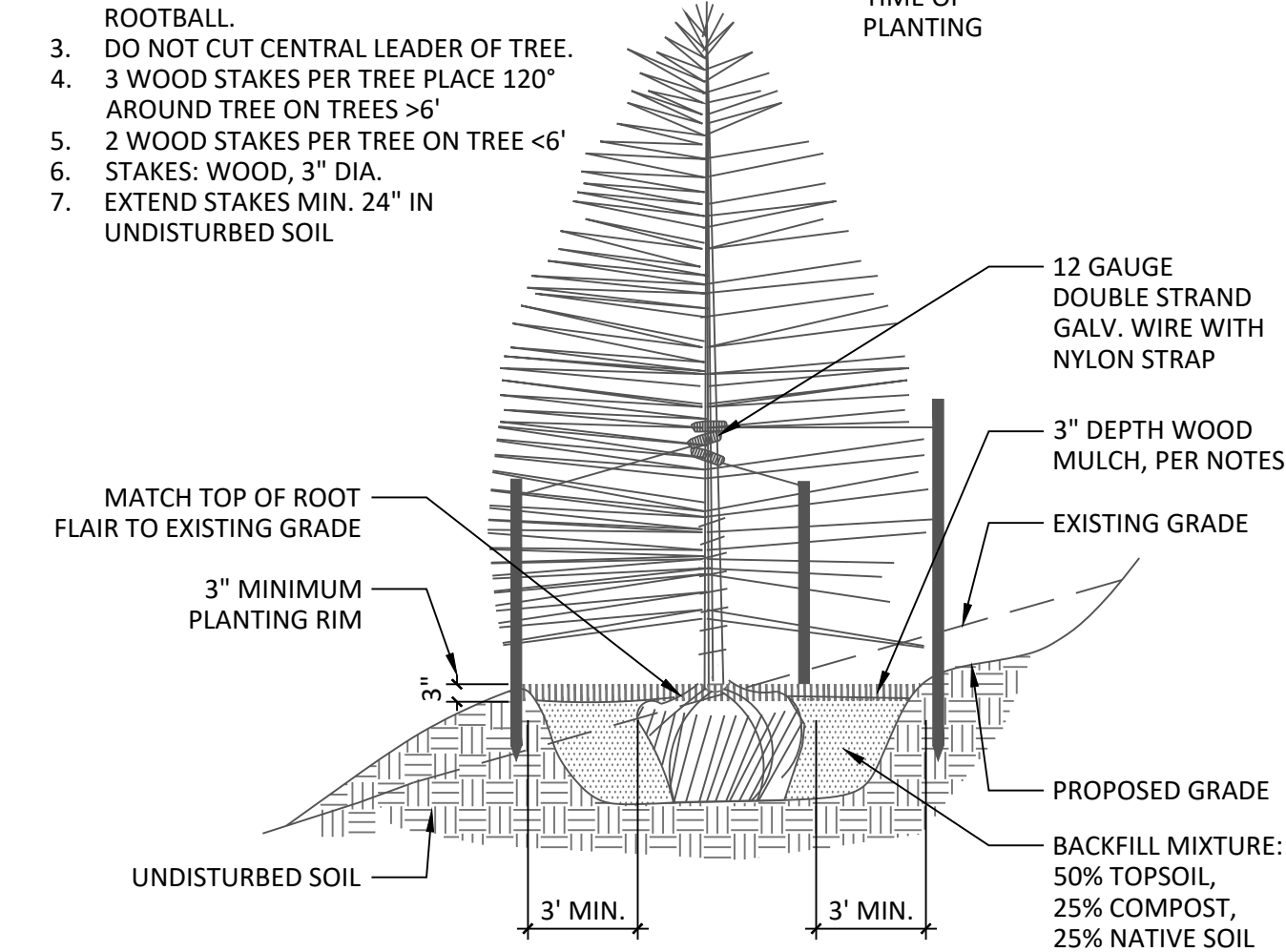
- NOTES:
1. EXISTING ROOTS OF TREE SHALL REMAIN UNDISTURBED WITHIN THE TREE CANOPY DRIPLINE.
 2. CONTRACTOR SHALL REPAIR/REPLACE ANY EXISTING IRRIGATION COMPONENTS, DAMAGE DUE TO CONSTRUCTION.
 3. CONTRACTOR SHALL REPLACE ANY EXISTING TREE WHOSE DEATH IS DUE TO CONSTRUCTION PROCESS.
 4. TREE PROTECTION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



4 EXISTING TREE PROTECTION

NTS N-PL-08

- NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
 2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
 3. DO NOT CUT CENTRAL LEADER OF TREE.
 4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
 5. 2 WOOD STAKES PER TREE ON TREE <6'
 6. STAKES: WOOD, 3" DIA.
 7. EXTEND STAKES MIN. 24" IN UNDISTURBED SOIL.
 8. KEEP PLANTS MOIST AND SHADED AT ALL TIME OF PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



8 CONIFEROUS TREE PLACEMENT ON SLOPE

NTS N-PL-03



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

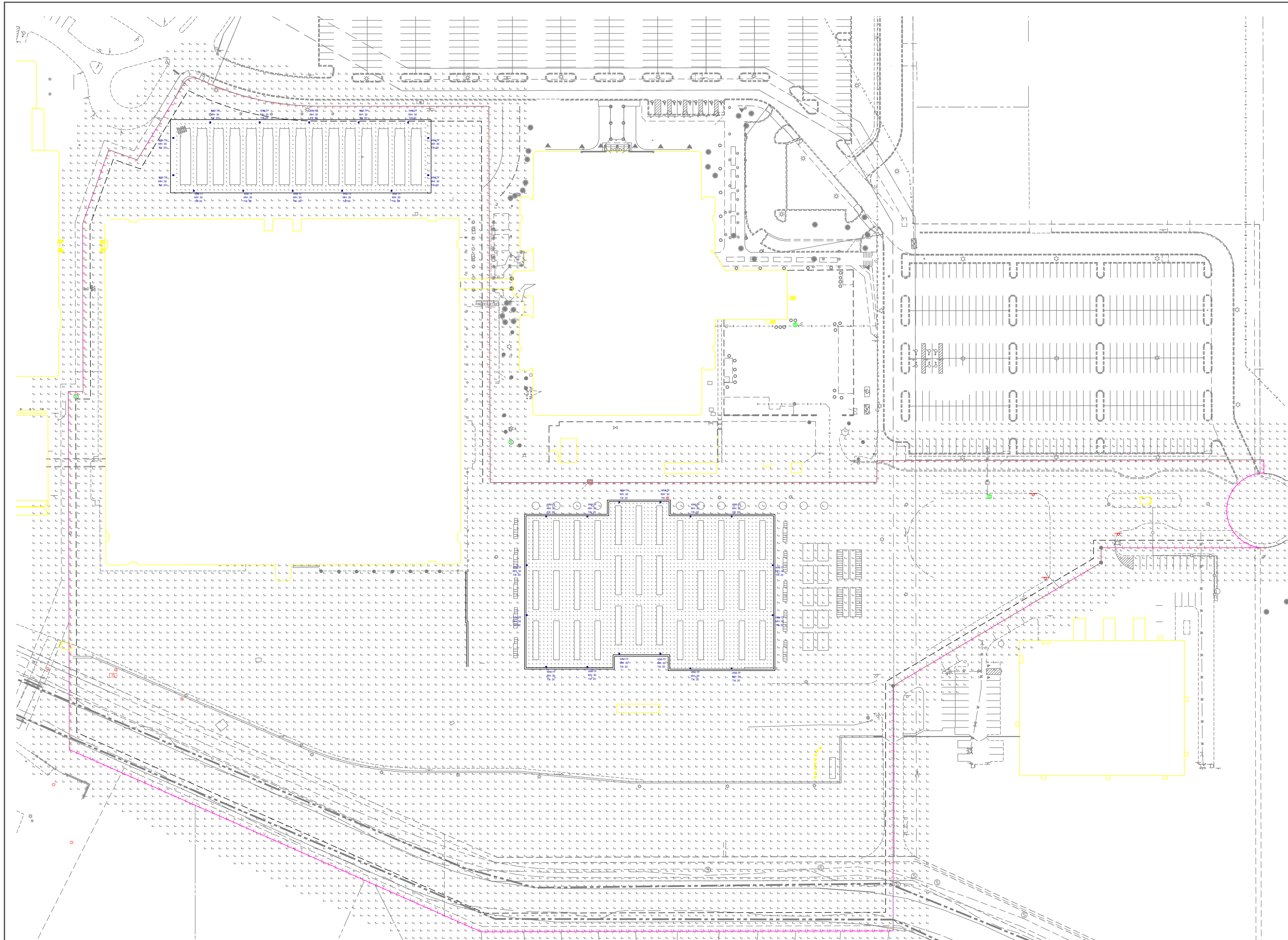
DATE: 3-17-26
PROJECT MGR: A BARLOW
PREPARED BY: A ROMAN

DATE:	BY:	DESCRIPTION:
3-17-26	AR	FIRST SUBMITTAL
4-22-26	AR	SECOND SUBMITTAL
5-27-26	AR	THIRD SUBMITTAL

LANDSCAPE DETAILS

LP3.0
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DEPN-26-0039



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

Symbol	Label	Qty	Part Number	Arrangement	LLF	Total Watts	Total Lumens	BUG Rating	Efficiency
□	WM-TF	30	Visionaire #VMF-1-T4FT-80LD-7-30K7-UNV-AWM-BK	Single	1.000	169.9	22505	B3-U0-G4	129 lum/watt

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Chiller Yard	Illuminance	Fc	2.04	6.5	0.3	6.80	21.67
Generator Yard	Illuminance	Fc	3.26	8.1	0.2	16.30	40.50
Overall Site Points @ Grade	Illuminance	Fc	0.01	7.1	0.0	N.A.	N.A.
Property Line @ 3 Feet Above Grade	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

VMF LED Specifications
Area: Site - Commercial - Outdoor - Floodlight

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 Powder or Fluoropolymer options.

The LED light assemblies come with all 98 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 usage reaching up to 392 watts, delivering an average efficiency of 142 lumens per watt. With integrated controls, the VMF allows custom lighting coverage while minimizing energy consumption.

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

VISIONAIRE LIGHTING
REV 01.16.26

2 Specification- Visionaire VMF Array

NOTES:

- SEE SHEET SL2 FOR GENERATORS AND SHARED EQUIPMENT PAD ENLARGED PLANS.
- NO LIGHT LOSS FACTOR(S) HAVE BEEN APPLIED TO FIXTURES. LUMEN INDICATED IN SCHEDULE ARE INITIAL FIXTURE LUMENS.
- SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- CALCULATION POINTS ARE TAKEN AT GRADE UNLESS OTHERWISE NOTED.
- 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.

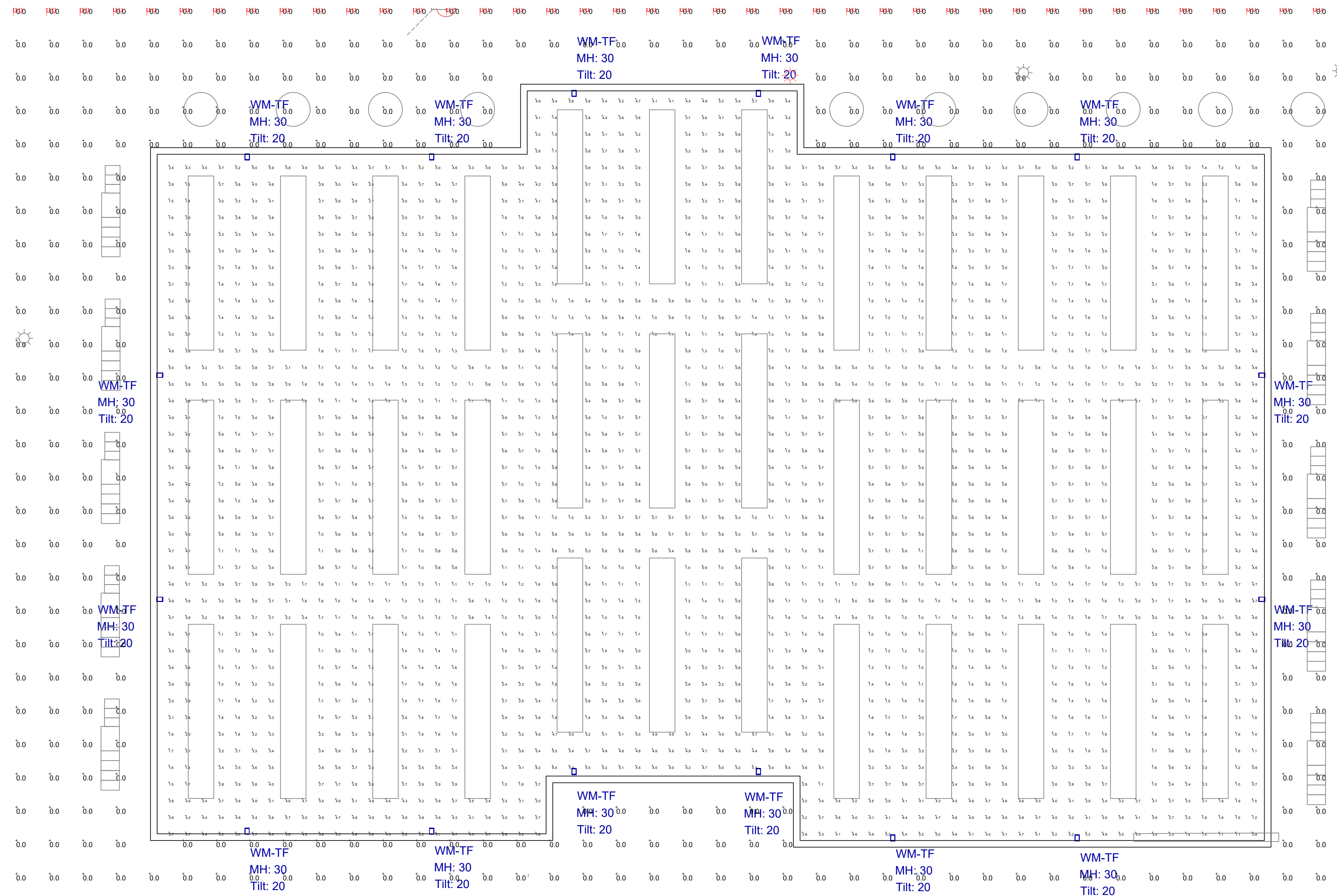
PROJECT:
Project Taurus - Phase 1 Site
Site Lighting Plan, Photometrics & Schedules

CONTACT:
Howard Dalton
Principal - Specification Sales
(774) 281-3754
hdalton@sk-assoc.com

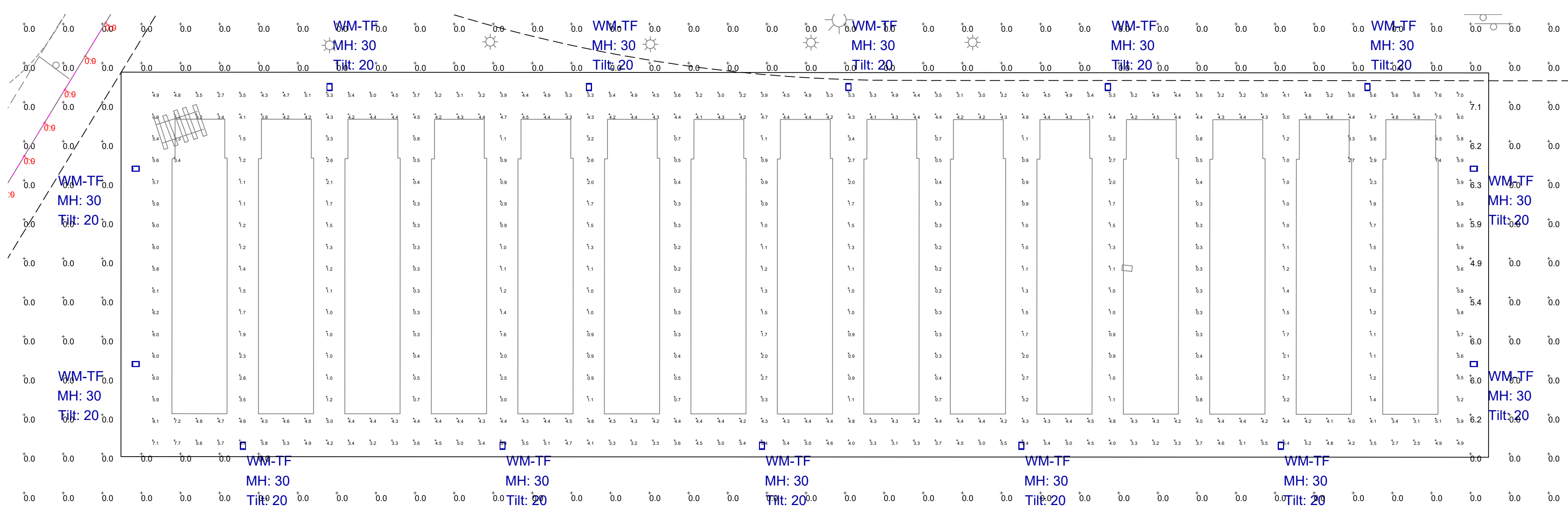
PROJECT NUMBER:
DATE: March 11, 2025
REVISION: 3 - 5/28/26
SCALE: As Noted
DRAWN BY: AD CHECKED BY: HD
DRAWING NUMBER:

PREPARED FOR:
 CT | MA | ME | NH | RI | VT
20 Carver Circle
Canton, MA 02021
(781) 821-1700
 a Bowman company
137A Lewis Wharf,
Boston, MA 02110

SL1
11 of 13



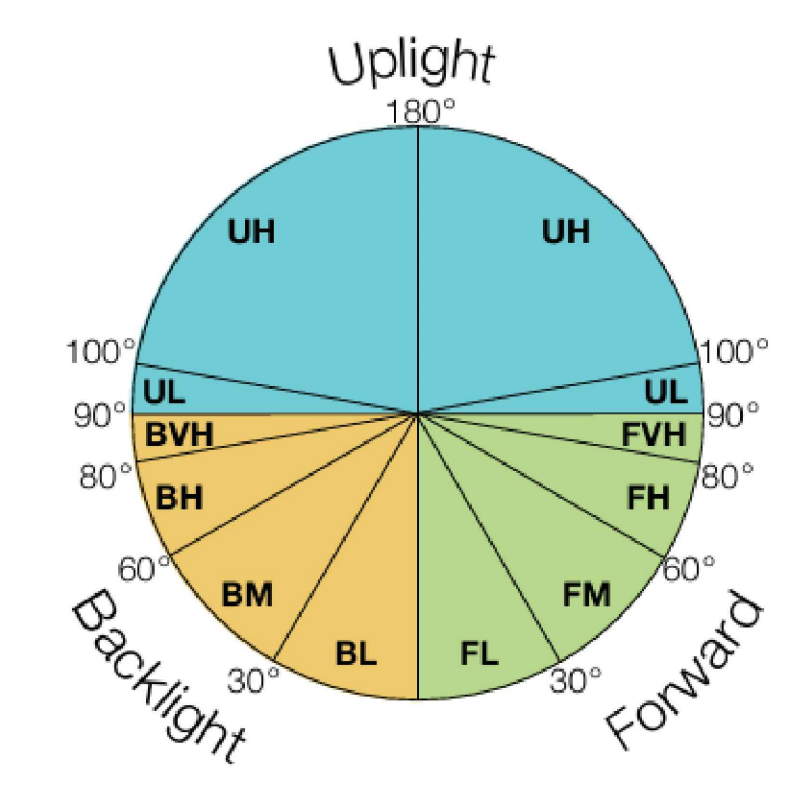
1 Chiller Yard - Enlarged Lighting & Photometrics Plan
SCALE: 1"=20'-0"



2 Generator Equipment Pad - Enlarged Lighting & Photometrics Plan
SCALE: 1"=20'-0"

- NOTES:
- A. SEE SHEET SL2 FOR GENERATORS AND SHARED EQUIPMENT PAD ENLARGED PLANS.
 - B. NO LIGHT LOSS FACTOR(S) HAVE BEEN APPLIED TO FIXTURES. LUMEN INDICATED IN SCHEDULE ARE INITIAL FIXTURE LUMENS.
 - C. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
 - D. CALCULATION POINTS ARE TAKEN AT GRADE UNLESS OTHERWISE NOTED.
 - E. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.
 - F. BASIS OF DESIGN PROVIDED BY SK & ASSOCIATES. FOR FURTHER INFORMATION, PLEASE CONTACT MAIN OFFICE AT (781) 821-1700.

Luminaire Cut-Off					Luminaire Classification System (LCS) - % Luminaire Lumens										
Symbol	Qty	Label	Arrangement	Description	FL	FM	FH	FVH Above 80 deg	BL	BM	BH	FVH Above 80 deg	FVH Above 90 deg	FVH Above 90 deg	Total
□	30	WM-TF	Single	Visionaire #VMF-1-T4FT-80LD-7-30K7-UNV-AWM-BK	5.5	33.0	35.4	2.5	6.4	11.6	5.0	0.7	0.0	0.0	100.0



PROJECT:
Project Taurus - Phase 1 Site
Site Lighting Plan, Photometrics & Schedules

CONTACT:
Howard Dalton
Principal - Specification Sales
(774) 281-3754
hdalton@sk-assoc.com

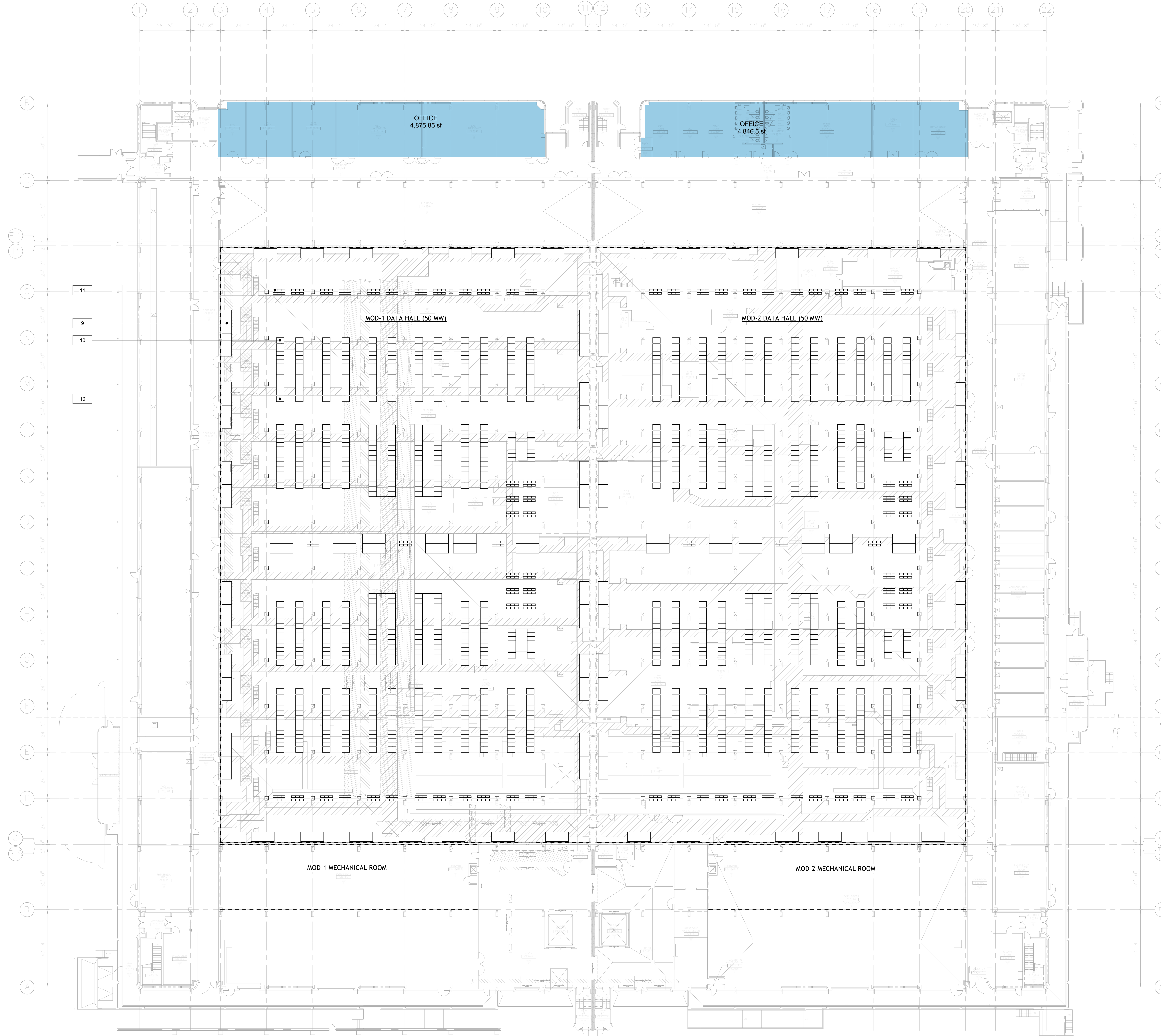
PROJECT NUMBER:
DATE: March 11, 2025
REVISION: 3 - 5/28/26
SCALE: As Noted
DRAWN BY: AD CHECKED BY: HD
DRAWING NUMBER:

PREPARED FOR:
e3i
a Bowman company
137A Lewis Wharf,
Boston, MA 02110

SL2
12 of 13

KEYNOTES:

1. PRIMARY CHILLED WATER SUPPLY AND RETURN DATA CENTER VIA EXISTING TUNNEL AND PIPE BRIDGE.
2. 500T NOMINAL (425T) AIR-COOLED CHILLERS @ N-4 ON DUNNAGE ON GRADE.
QUANTITY: 72
3. DEMO OF EXISTING CUB & ME BUILDING. TUNNEL TO REMAIN. NEW ACCESS TO LOWER LEVEL/BASEMENT OF CUB BUILDING.
4. MECHANICAL SWITCHGEAR DISTRIBUTION EQUIPMENT (TYP.)
QUANTITY: 20
5. LOOP TRANSFORMERS (TYP.)
QUANTITY: 20
6. HV-HSG (TYP.)
QUANTITY: 4
7. GENERATOR SWITCHGEAR (TYP.)
QUANTITY: 10
8. GENERATORS (TYP.) WITH FENCED ENCLOSURE.
QUANTITY: 30 DOUBLE STACKED UNITS = 60 TOTAL
9. CRAH UNIT - 181 KW (TYP.)
QUANTITY: 50
10. CDU - 1 MW (TYP.)
QUANTITY: 76
11. REMOTE POWER PANEL (RPP), (TYP.)
12. 2.5 MW UPS BLOCKS (TYPICAL FOR 25 ON SECOND (MEZZANINE) FLOOR)
(5) GROUPS OF 5:4 TOTALING 50 MW.
13. 2.5 MW UPS BLOCKS (TYPICAL FOR 25 ON FOURTH FLOOR)
(5) GROUPS OF 5:4 TOTALING 50 MW.



REVISION SCHEDULE		
No.	Description	Date

**MOD-1 DATA CENTER
BUILDOUT**

PROJECT TAURUS
**MECHANICAL FIRST FLOOR
PLAN**

Project number 25188
Date 12/15/25
Drawn by Author