

GENERAL NOTES

1. 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.
2. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
3. 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.
4. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
5. 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 RECEPACLE, FINAL PLAT WITH ADDRESSES, TYPE OF DEVELOPMENT (RESIDENTIAL/COMMERCIAL) AND DATE OF FIRST OCCUPANCY.

PUBLIC WORKS NOTES

1. 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.
2. 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

1. 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.
2. 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

1. 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 7500LB TOTAL APPARATUS WEIGHT.
2. 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.
3. A 3" DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.
5. 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.
6. PRIOR TO BUILDING PERMIT ISSUANCE FOR THE GENERATOR AND CHILLER ENCLOSURES, ACCESS DOORS SHALL BE DETAILED AND IDENTIFIED TO ENSURE ADEQUATE EMERGENCY EGRESS ACCORDING TO THE CITY OF COLORADO SPRINGS FIRE CODE.

STORMWATER NOTES

1. 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/ENGINEERING DEVELOPMENT REVIEW NOTES

1. 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.
2. PRIOR TO ANY BUILDING PERMIT ISSUANCE ON THIS SITE, THE GEOLOGIC HAZARD REPORT, PREPARED BY CTL THOMPSON, DATED MARCH 13, 2026, SHALL BE APPROVED BY ENGINEERING DEVELOPMENT REVIEW OF THE CITY OF COLORADO SPRINGS.

FEMA NOTE

1. 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).

CITY PLANNING NOTES

1. THIS DEVELOPMENT PLAN AND PROPERTY ARE SUBJECT TO THE ANALYSIS AND FINDINGS OF THE PROJECT TAURUS COMPREHENSIVE EXTERIOR NOISE AND ACOUSTICAL DESIGN ANALYSIS AND IMPACT REPORT, PREPARED BY D.L. ADAMS ASSOCIATES, DATED MAY 29, 2026. A COPY OF THE REPORT IS WITHIN FILE DEPN-26-0039 OF THE CITY OF COLORADO SPRINGS PLANNING DEPARTMENT. CONTACT THE CITY PLANNING DEPARTMENT, 30 S. NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT. ALL RECOMMENDATIONS AND CONSTRUCTION ITEMS OUTLINED IN THE STUDY ARE OR MUST BE INCLUDED IN THE CONSTRUCTION ON THIS SITE.
2. THE DEVELOPER (RAEDEN) AGREES TO IMPLEMENT A SOUND MONITORING PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION AND OPERATION OF THE PROJECT ON THE PROPERTY. THE PLAN SHALL BE FINALIZED NO LATER THAN JULY 16, 2026. THE PLAN ESTABLISHES THE REGULATORY AND ENFORCEMENT PARAMETERS FOR COMMUNITY PARTNERS REGARDING SOUND CREATED BY PROJECT TAURUS. THE PLAN IS INTENDED TO ENSURE THE PROJECT DOES NOT RESULT IN A NUISANCE TO NEIGHBORING PROPERTIES BY IMPLEMENTING THE RECOMMENDATIONS OF THE PROJECT TAURUS COMPREHENSIVE EXTERIOR NOISE AND ACOUSTICAL DESIGN ANALYSIS AND IMPACT REPORT AND PRE- AND POST-CONSTRUCTION NOISE MONITORING/MEASUREMENTS AND REPORTING, COMPLAINT RESOLUTION AND REMEDIATION PROCEDURES, AND ENFORCEMENT STEPS INCLUDING A FINANCIAL ASSURANCE TO INSURE COMPLIANCE.
3. TO ENSURE COMPLIANCE WITH DEVELOPMENT REQUIREMENTS, THE DEVELOPER (RAEDEN) AGREES TO A DEVELOPMENT AGREEMENT WITH THE CITY OF COLORADO SPRINGS. THE AGREEMENT SHALL BE FINALIZED NO LATER THAN JULY 16, 2026. THE DEVELOPMENT AGREEMENT, AS AUTHORIZED BY CITY CODE SECTION 7.5.414 DEVELOPMENT AGREEMENTS, SETS FORTH THE OVERARCHING OBLIGATIONS FOR SITE IMPROVEMENTS, OPERATIONAL PARAMETERS AND PERFORMANCE MEASURES (E.G. SURROUNDING PERMISSIBLE NOISE, LANDSCAPING/SCREENING, LIGHTING AND OTHER SITE IMPROVEMENTS) ASSOCIATED WITH THE DEVELOPMENT.

FLOORSACE MODIFICATIONS

EXISTING CONDITIONS			DEVELOPMENT PLAN MODIFICATION	
ADDRESS	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

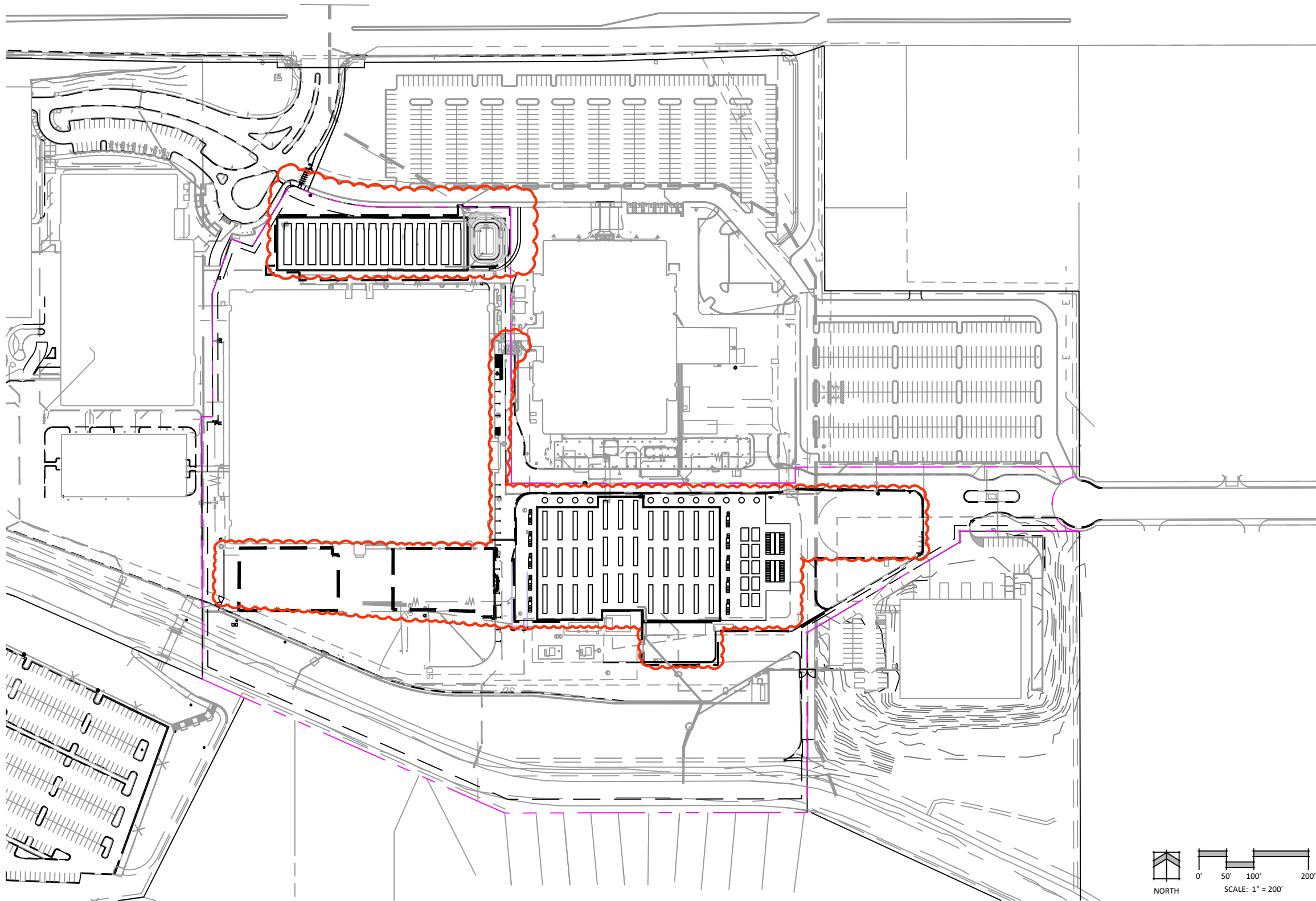
*BUILDING SIZE INFORMATION ON THE CURRENTLY APPROVED DEVELOPMENT PLAN (AR DPA 00-00177-A8MN19) ARE INCORRECT. CORRECTED BUILDING SIZES PER THE EL PASO COUNTY ASSESSOR ARE INCLUDED IN THIS DEVELOPMENT PLAN MODIFICATION.

CORPORATE RIDGE FILING NO. 1 LOT 4

CITY OF COLORADO SPRINGS

DEVELOPMENT PLAN MODIFICATION

KEY MAP



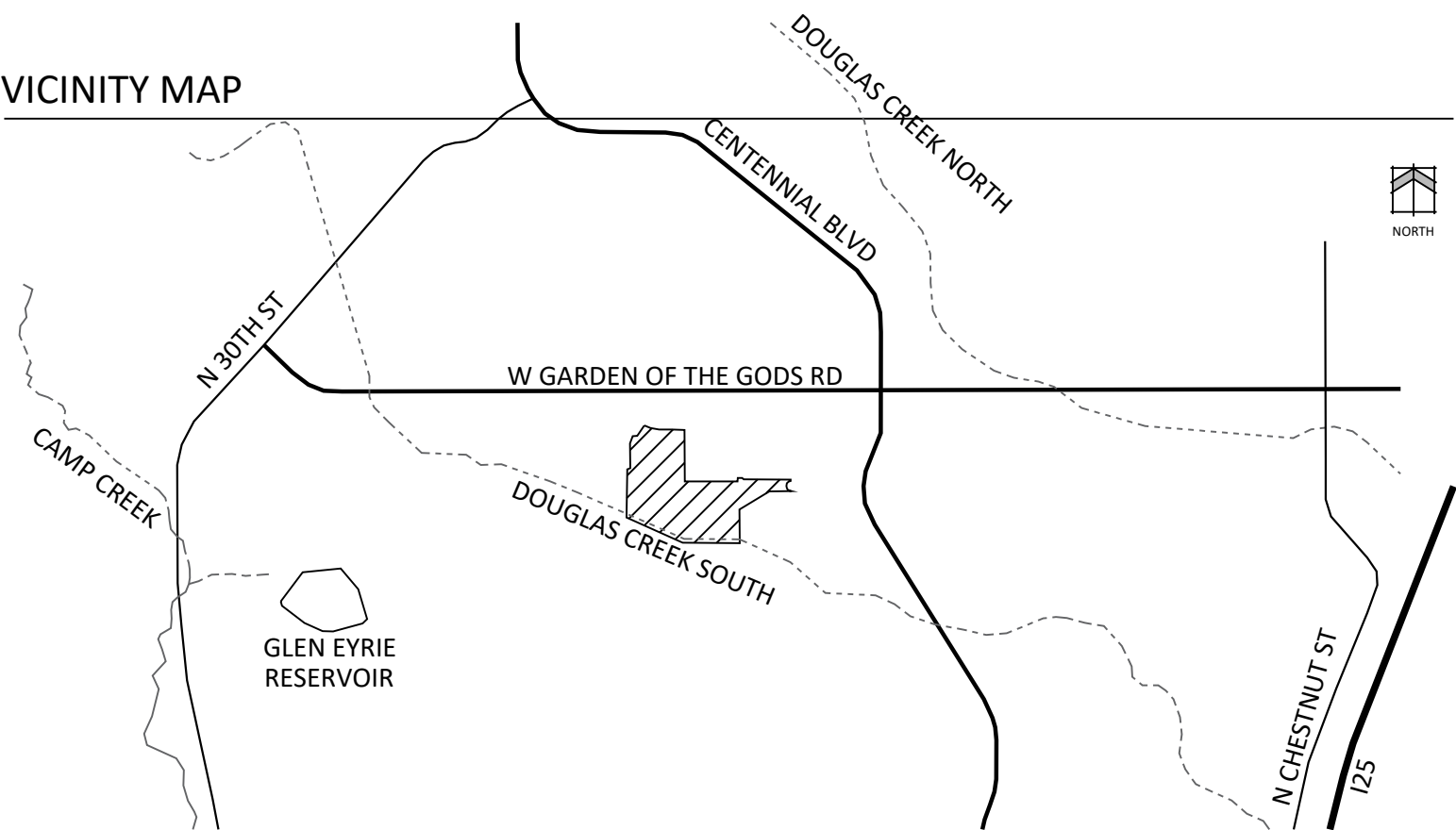
LEGAL DESCRIPTION

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)
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



Land Use Review
Approved

06/11/2026
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dsexton



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

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

COVER

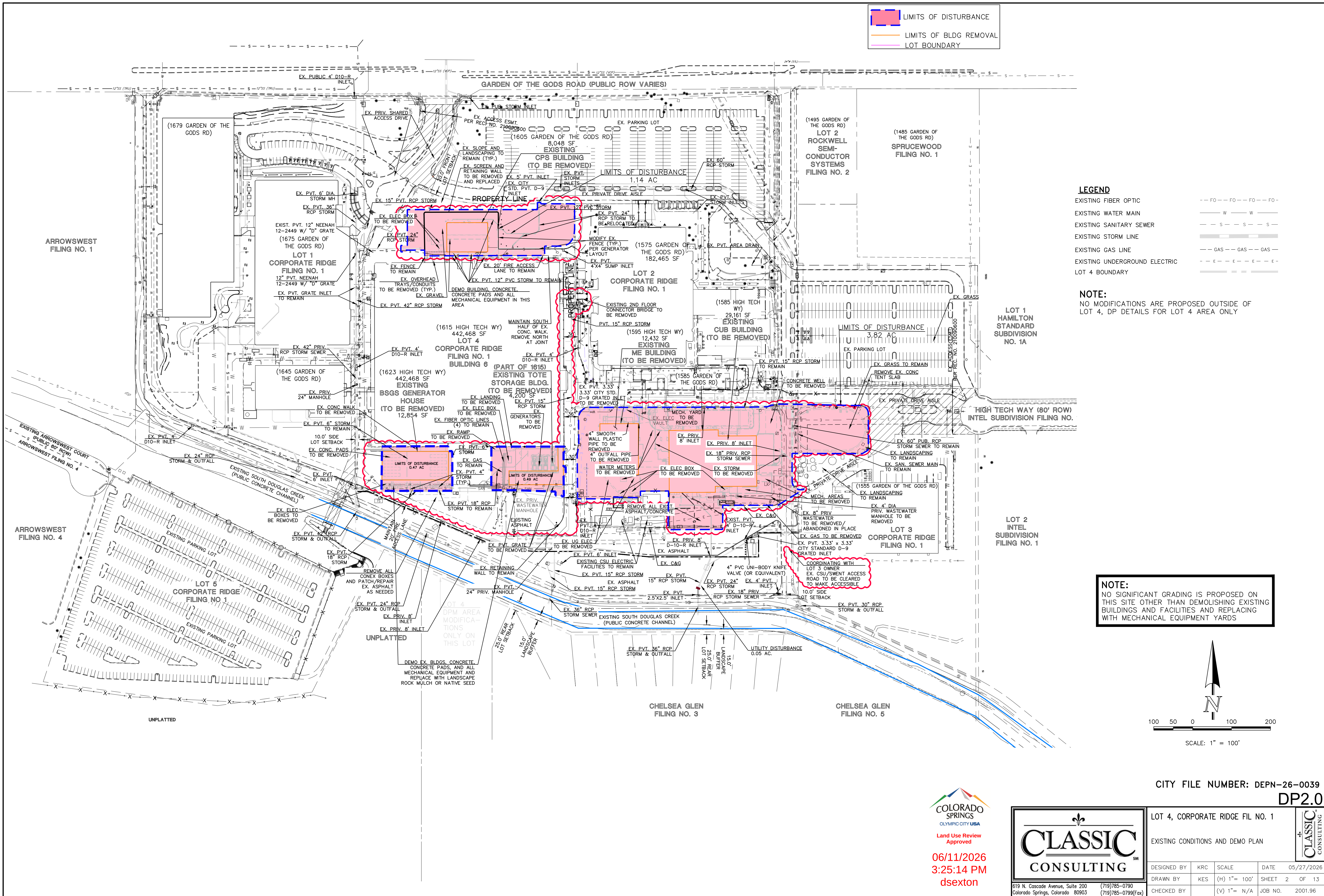
DP1.0

1 OF 13

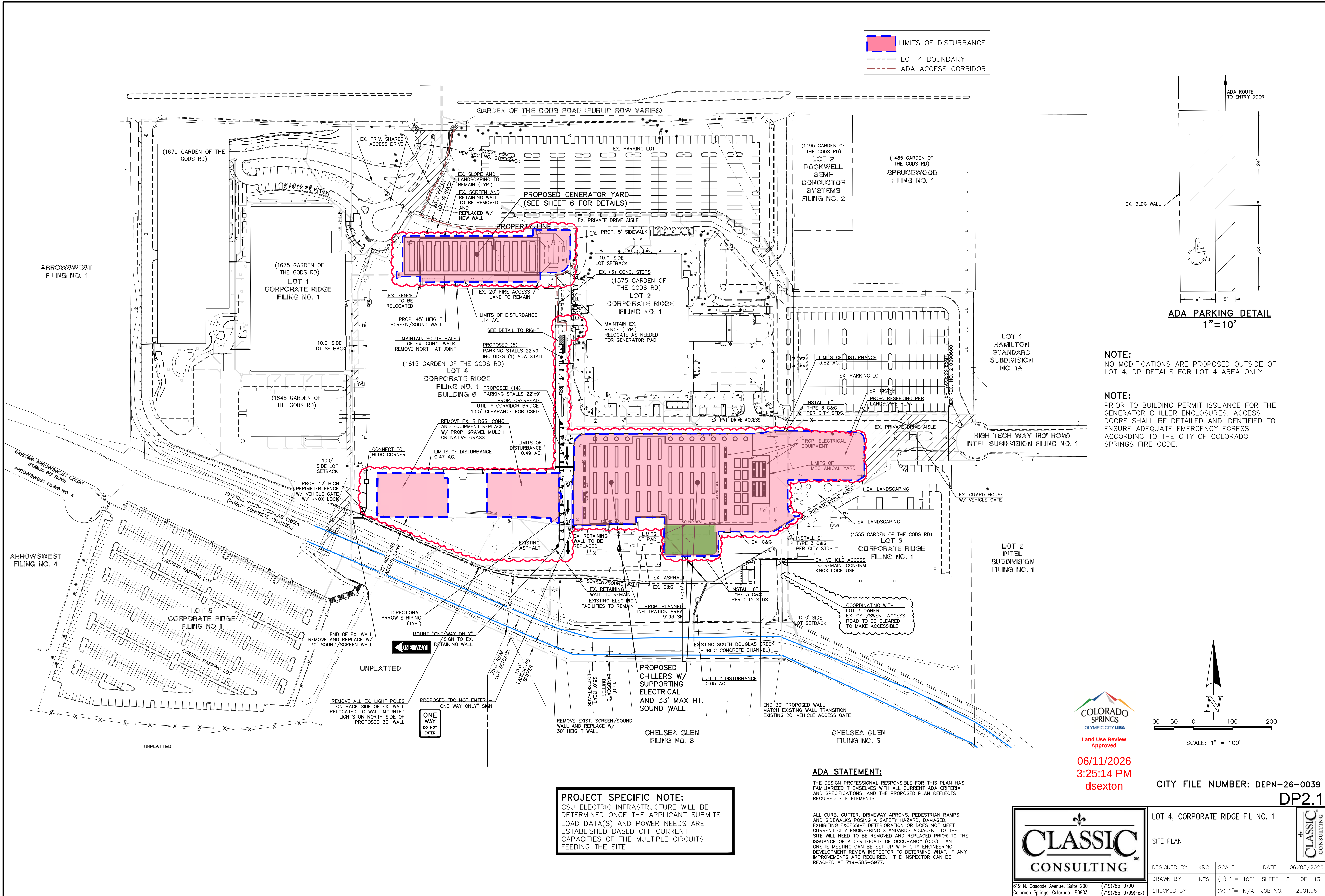
PLAN FILE #

DEPN-26-0039

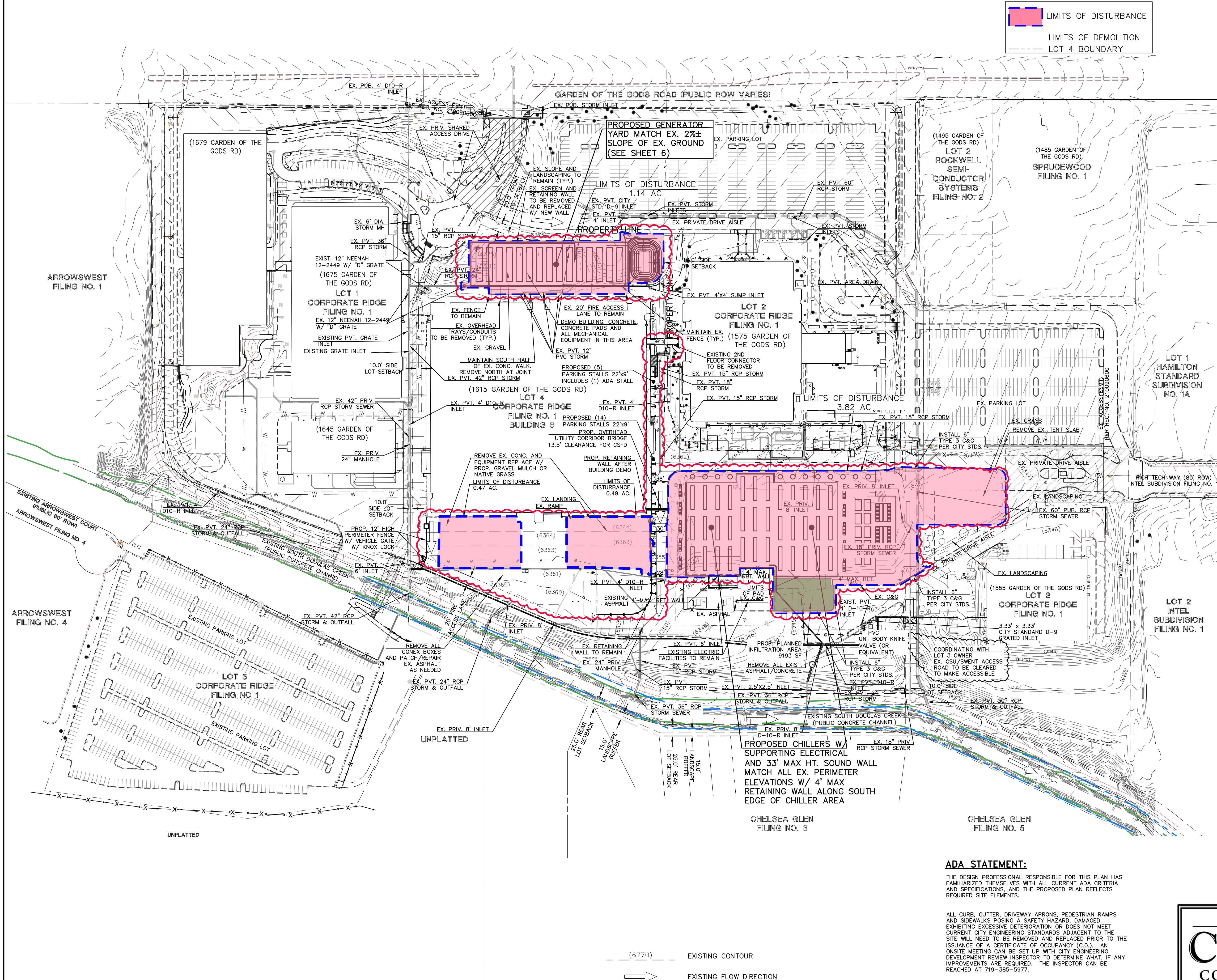
N:\2001\66\DRAWINGS\DEVELOPMENT\01-2001\66-DE-EX COND AND DEMO PLAN.dwg 6/10/2026 12:07:12 PM 1:1



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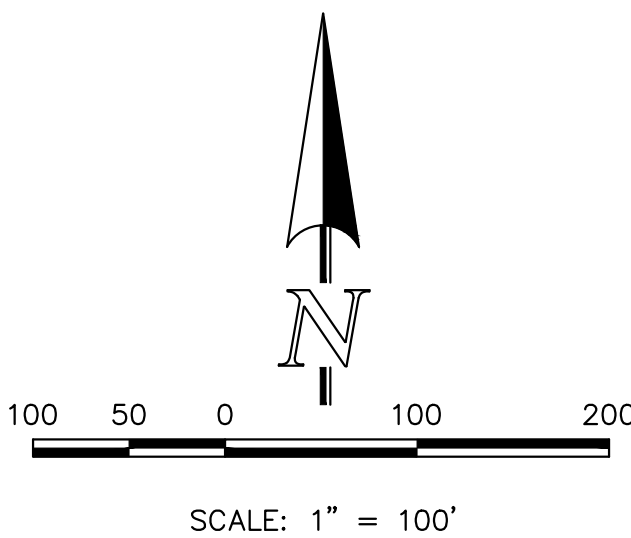
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NOTE:
NO MODIFICATIONS ARE PROPOSED OUTSIDE OF LOT 4, DP DETAILS FOR LOT 4 AREA ONLY

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



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dsexton

CITY FILE NUMBER: DEPN-26-0039

DP2.2

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 ON-SITE 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.



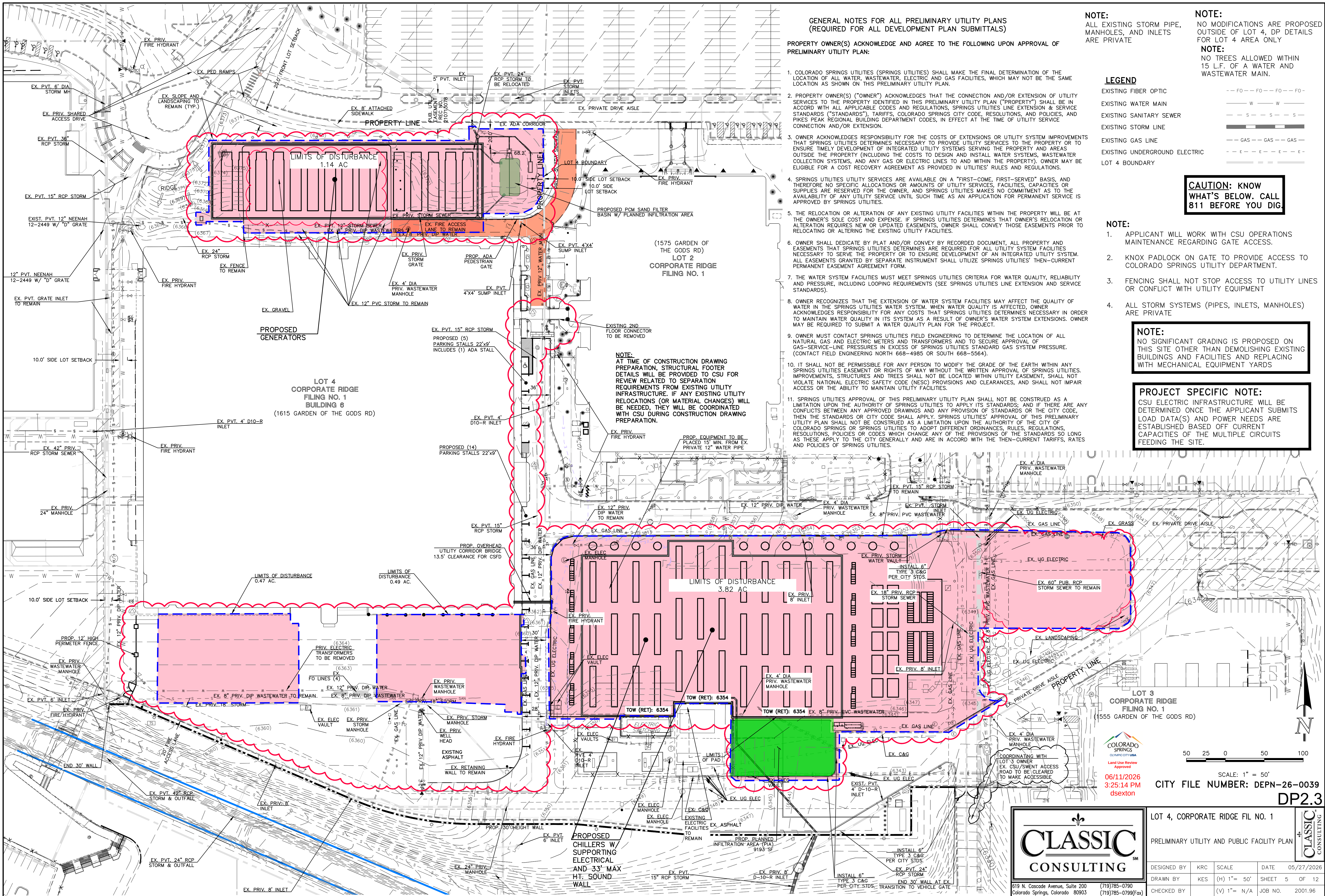
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(Fax)

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





Land Use Review
Approved

06/11/2026
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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:

PRIOR TO BUILDING PERMIT ISSUANCE FOR THE
GENERATOR CHILLER ENCLOSURES, ACCESS
DOORS SHALL BE DETAILED AND IDENTIFIED TO
ENSURE ADEQUATE EMERGENCY EGRESS
ACCORDING TO THE CITY OF COLORADO
SPRINGS FIRE CODE.

CITY FILE NUMBER: DEPN-26-0039

DP2.4

LOT 4, CORPORATE RIDGE FIL NO. 1

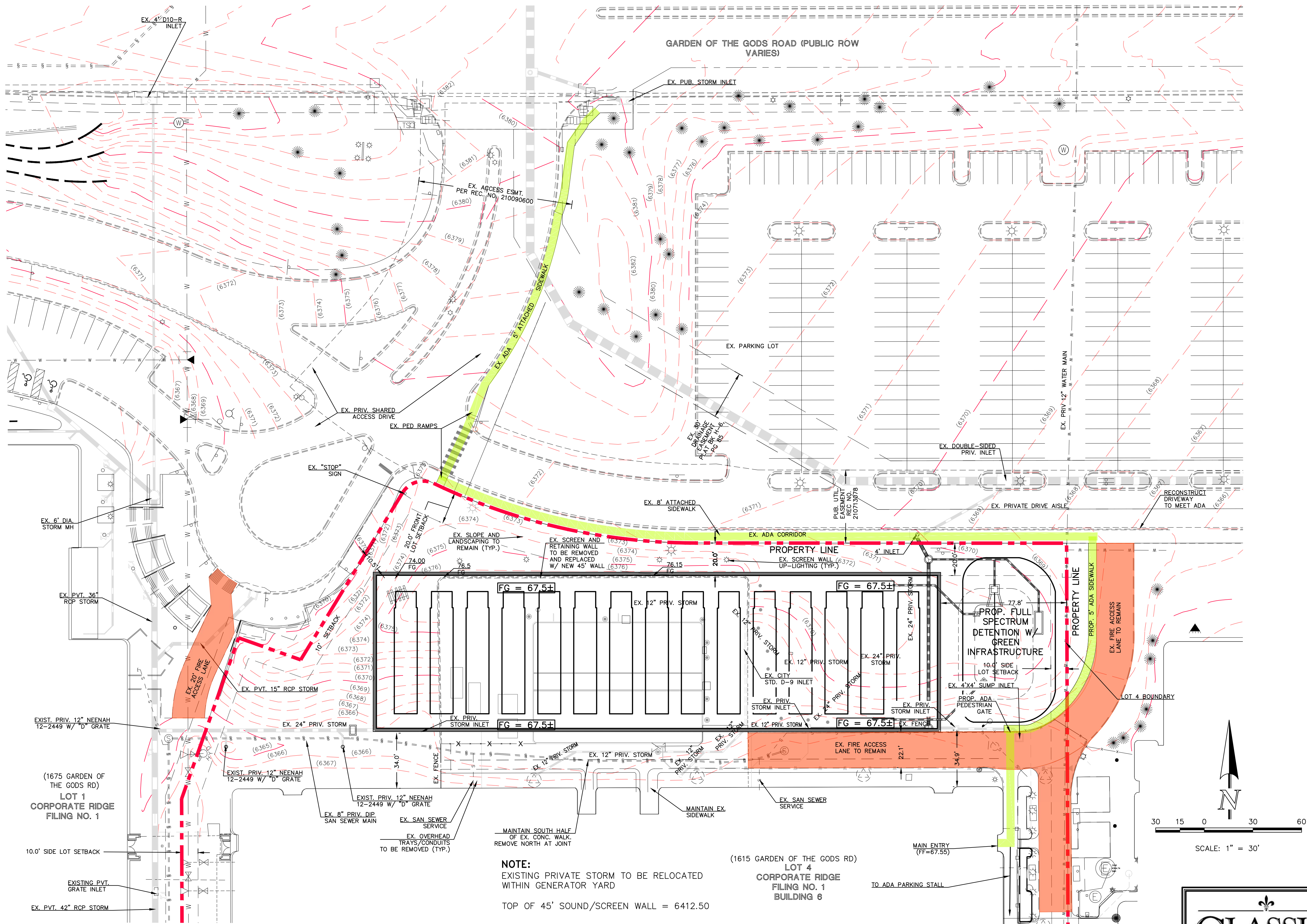
NORTH GENERATOR AREA DETAILS AND PUBLIC
ADA ACCESS PLAN

DESIGNED BY	KRC	SCALE	DATE	06/05/2026
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)



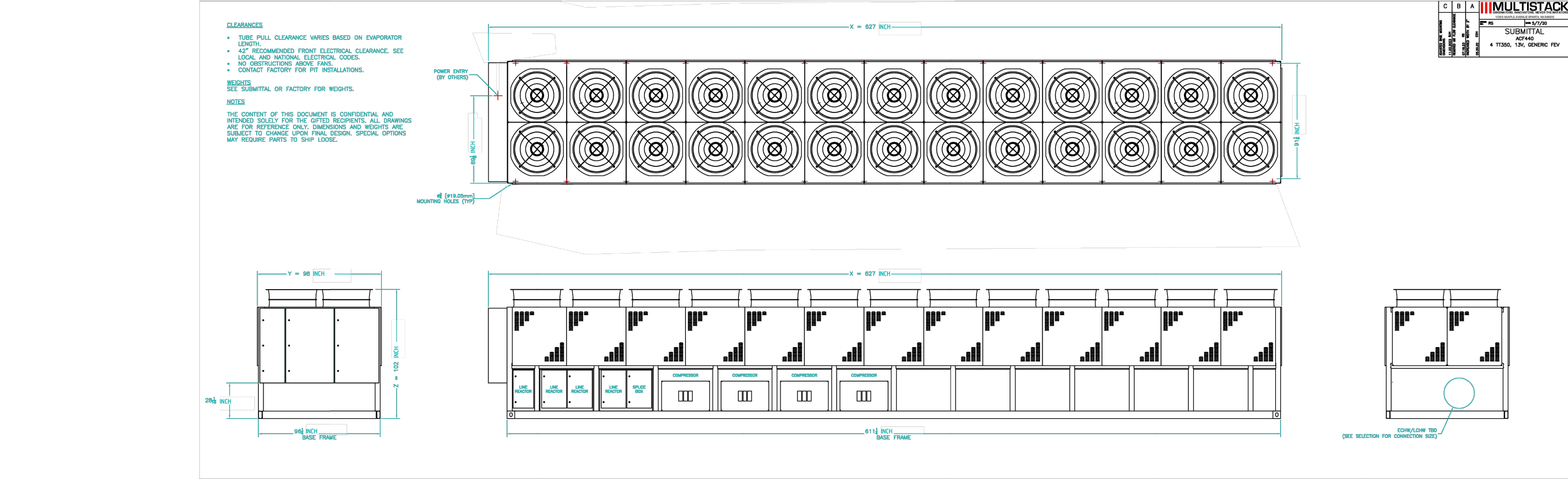
NOTE:
EXISTING PRIVATE STORM TO BE RELOCATED
WITHIN GENERATOR YARD

TOP OF 45' SOUND/SCREEN WALL = 6412.50

(1615 GARDEN OF THE GODS RD)
LOT 4
CORPORATE RIDGE
FILING NO. 1
BUILDING 6

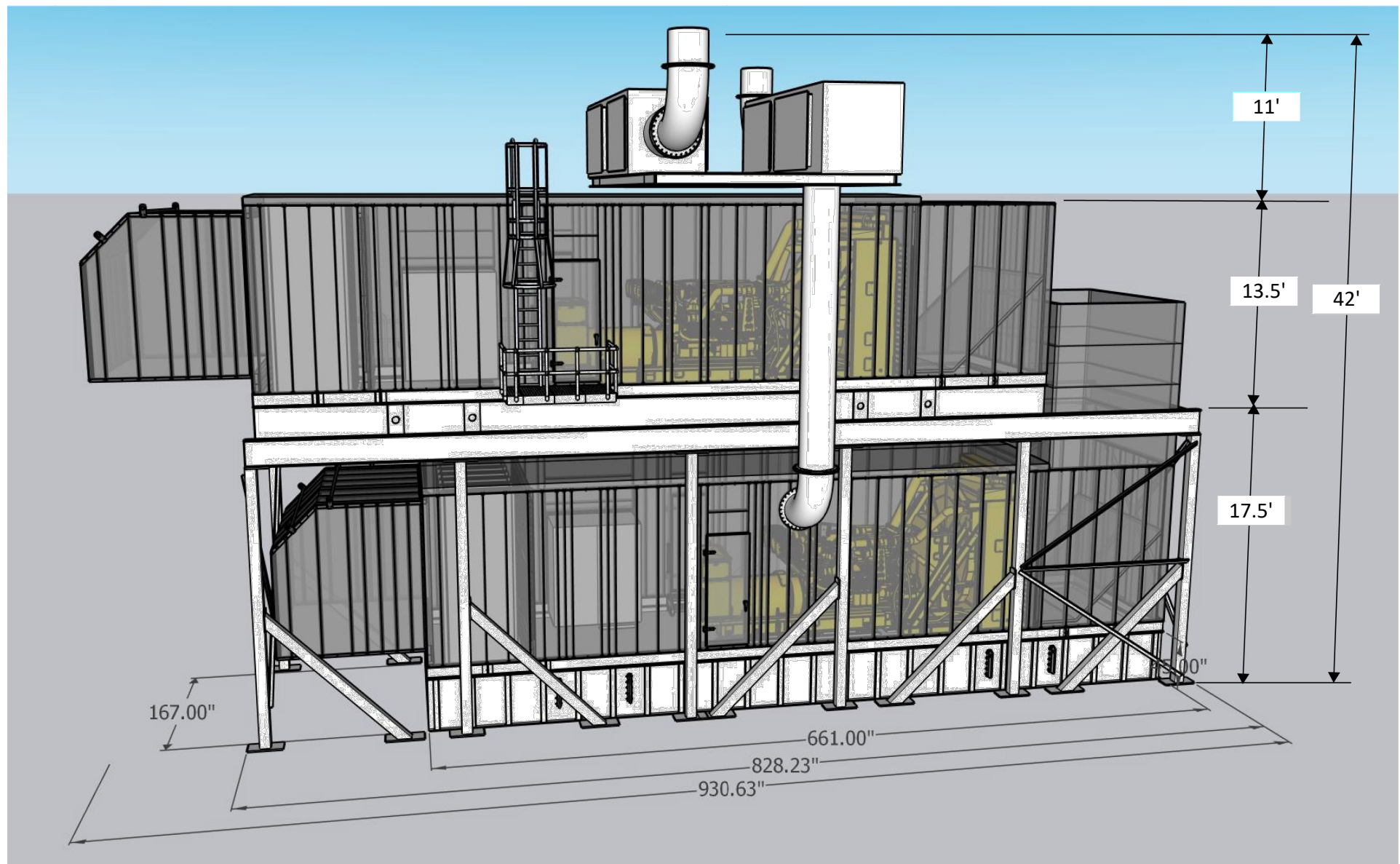
(1675 GARDEN OF
THE GODS RD)
LOT 1
CORPORATE RIDGE
FILING NO. 1

P:\CCES\Project Taurus\Drawings\Arch\PEP\Project Taurus PEP.dwg [Site Details (DP3.0)] 6/9/2026 1:43:15 PM aroman



1 CHILLERS
NTS

P-PR-01



2 GENERATORS
NTS

P-PR-02



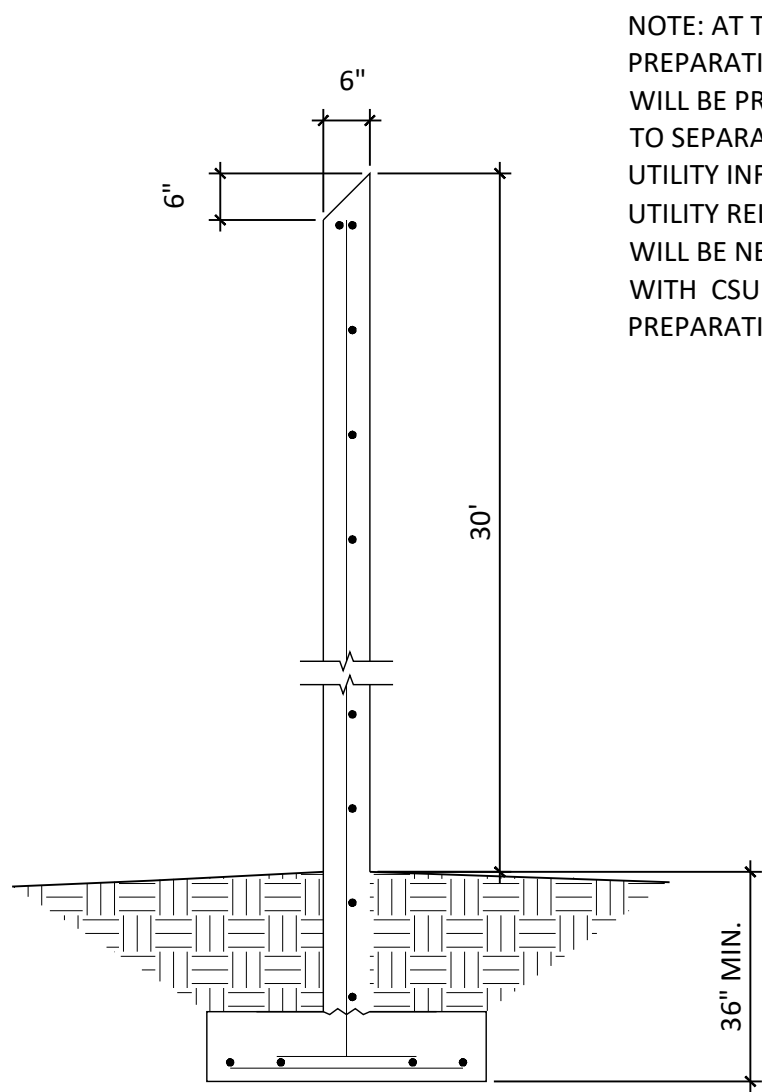
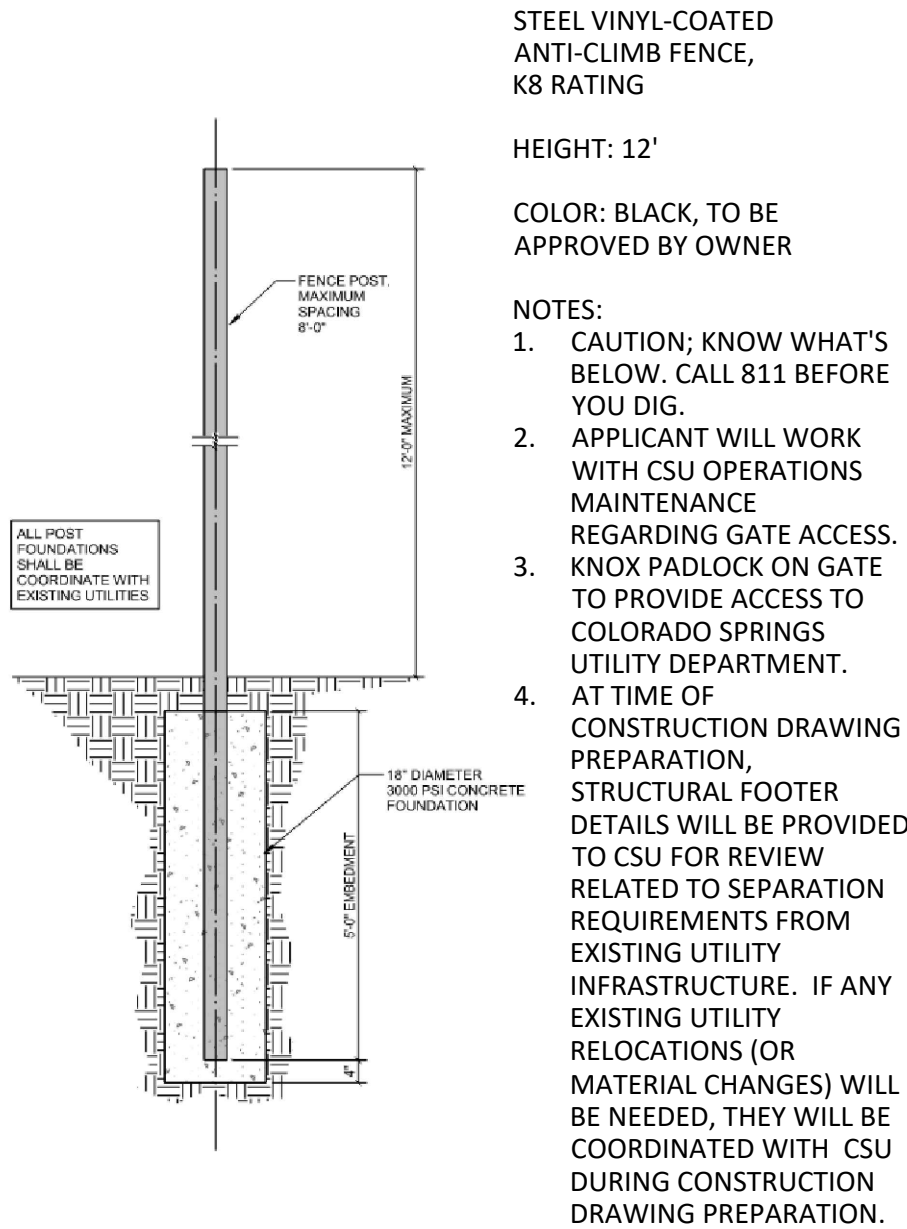
3 SOUND WALL AND ACCESS DOOR
NTS

P-PR-03



4 SECURITY FENCE
NTS

P-PR-04



5 30' HT CONCRETE WALL
NTS

P-PR-05



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Tel. 719.471.0073
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

CORPORATE RIDGE FILING NO. 1 LOT 4

DEVELOPMENT PLAN MODIFICATION

PROJECT INFO

DATE:
PROJECT MGR:
PREPARED BY:

3-17-26
A BARLOW
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 WIT 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/ ABREV	BUFFER DEPTH REQ.	LINEAR PROV.	LENGTH OF FOOTAGE	LENGTH OF FENCE PROV.	% LIVE GROUND PLANE REQ.	% LIVE GROUND PLANE PROV.
S	SOUTH BOUNDARY	15'	15'	1158'	1158'	75%	75%

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

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 SEEDD 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, MILDEX ENVIRONMENTAL 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

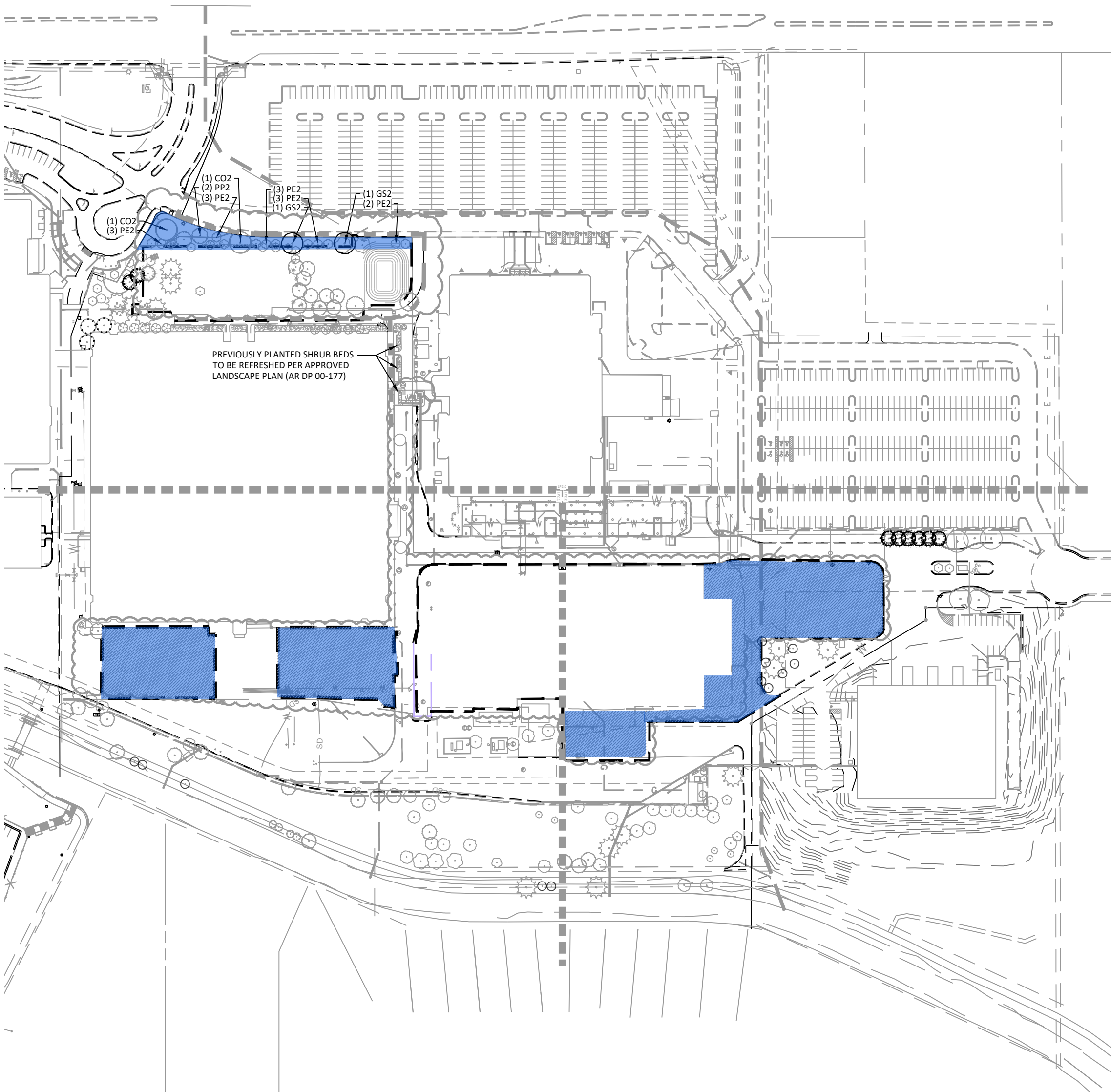
- ALL ROCK OR WOOD MULCH ADJACENT TO NATIVE SEED OR SOD TO BE SEPARATED BY EDGING.
- SEPARATION BETWEEN SOD AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT EDGING.
- SEPARATION BETWEEN ROCK TYPES, EDGING TO BE PER PLAN.
- USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- SOLID STEEL EDGING TO 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.

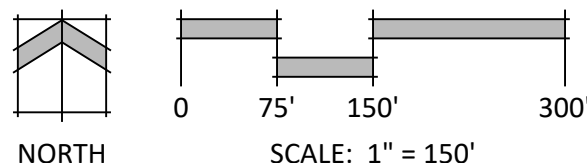


HYDRO DIAGRAM

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:	92,395 SF
NEW LOW WATER USE:	92,395 SF
NEW MEDIUM WATER USE:	0 SF

NOTE: EXISTING IRRIGATION SYSTEM TO REMAIN OPERATIONAL.

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



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Fax 719.471.0267

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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

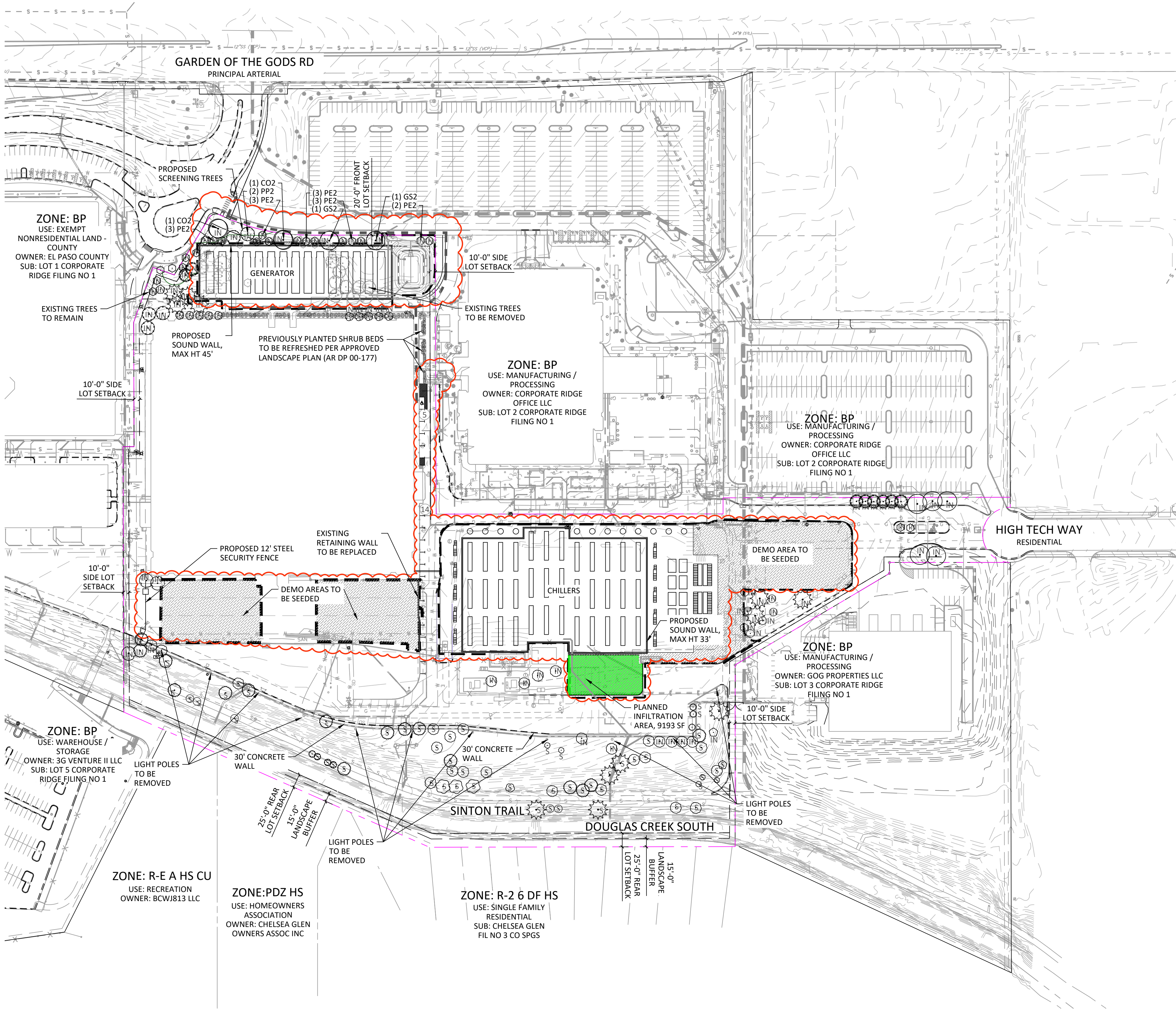
LANDSCAPE NOTES &
SCHEDULES

LP1.0

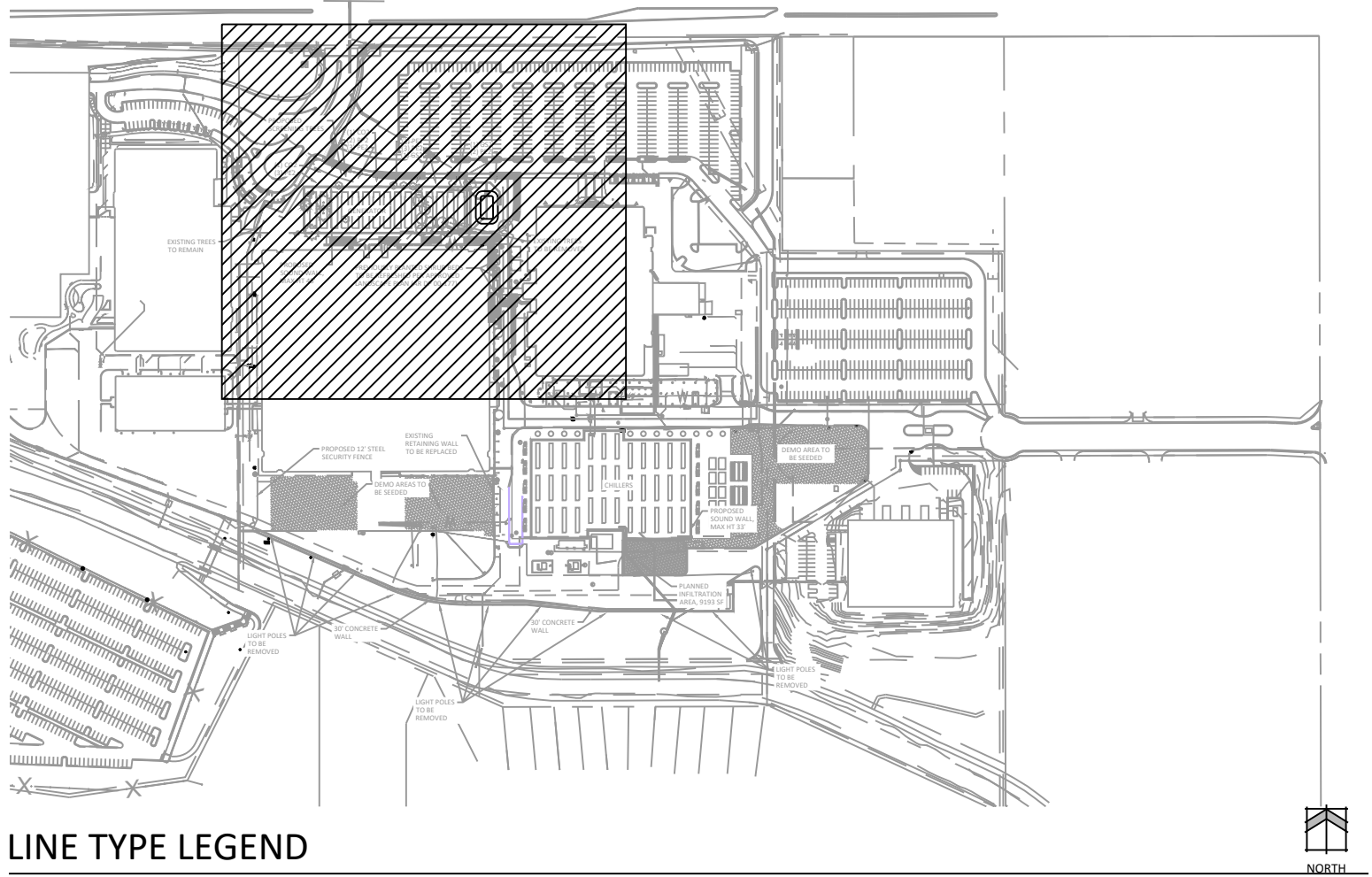
8 OF 13

DEPN-26-0039

P:\CES\Project Taurus\Drawings\LA\Act\NEP\Project Taurus FLP.dwg [FLP Plan (LP2.0)] 6/10/2026 12:08:07 PM arcman



KEY MAP



LINE TYPE LEGEND

PROPERTY LINE	EXISTING FENCE
SETBACKS	PROPOSED FENCE
EASEMENTS	LIMITS OF CONSTRUCTION
ADJACENT PROPERTY	MATCHLINES
STEEL EDGE	ADA ROUTE
EXISTING CONTOURS	SECURITY FENCE
PROPOSED CONTOURS	SOUND WALL
MODIFICATION CLOUD	PLANNED INFILTRATION AREA
LIMIT OF DISTURBANCE	

PLANT AND GROUND COVER LEGENDS

EXISTING SHRUB	204
EL PASO COUNTY CONSERVATION	92,395 SF
BIG BLUESTEM - 20%	
BLUE GRAMA - 10%	
GREEN NEEDLEGRASS - 10%	
WESTERN WHEATGRASS - 20%	
SIDEWATER 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	AMELANCHIER ALNIFOLIA / SERVICEBERRY	
CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	
CA	1	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	
EA	3	ELAAGNUS ANGUSTIFOLIA / RUSSIAN OLIVE	
FM	5	FRAXINUS PENNSYLVANICA / MARSHALL'S SEEDLESS	
MC	9	MALUS X 'RADIANT' / RADIANT CRABAPPLE	
NP	3	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD	
QG	4	QUERCUS GAMBELII / GAMBLE OAK	
UL	35	ULMUS PUMILA / SIBERIAN ELM	
EXISTING EVERGREEN TREES			
AC	3	ABIES CONCOLOR / WHITE FIR	
PG	8	PICEA PUNGENS / COLORADO SPRUCE	
PE	12	PINUS EDULIS / PINYON PINE	
PN	12	PINUS NIGRA / AUSTRIAN BLACK PINE	
PP	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	CELTIS OCCIDENTALIS / COMMON HACKBERRY	35'	35'	1.5" CAL.	B&B	
GS2	2	GLADSTIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST® HONEY LOCUST	40'	35'	1.5" CAL.	B&B	
EVERGREEN TREES							
PP2	2	PICEA PUNGENS / COLORADO SPRUCE	50'	25'	6' HT.	B&B	
PE2	14	PINUS EDULIS / PINYON PINE	25'	15'	6' HT.	B&B	



Land Use Review
Approved
06/11/2026
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dsexton



0 20' 40' 80'
SCALE: 1" = 40'



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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

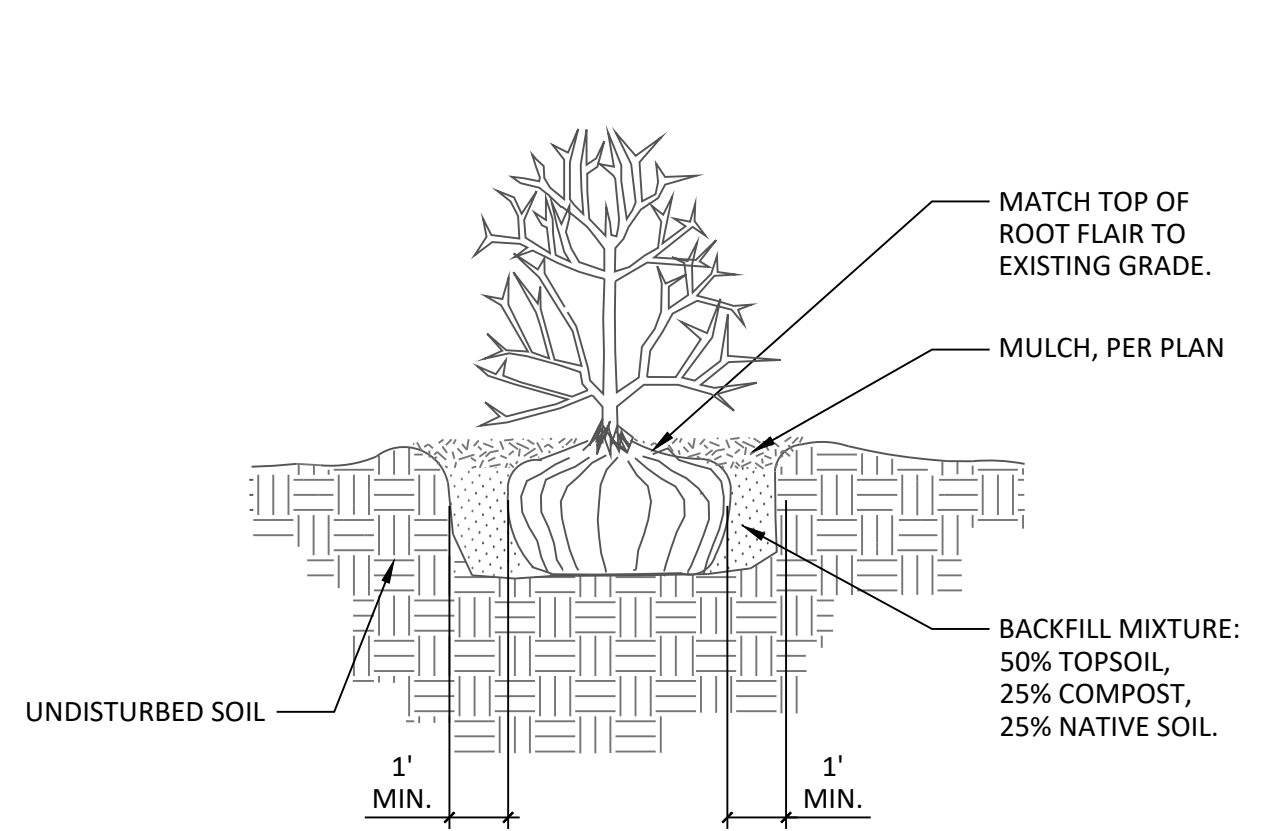
FINAL LANDSCAPE PLAN

LP2.0

9 OF 13

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.

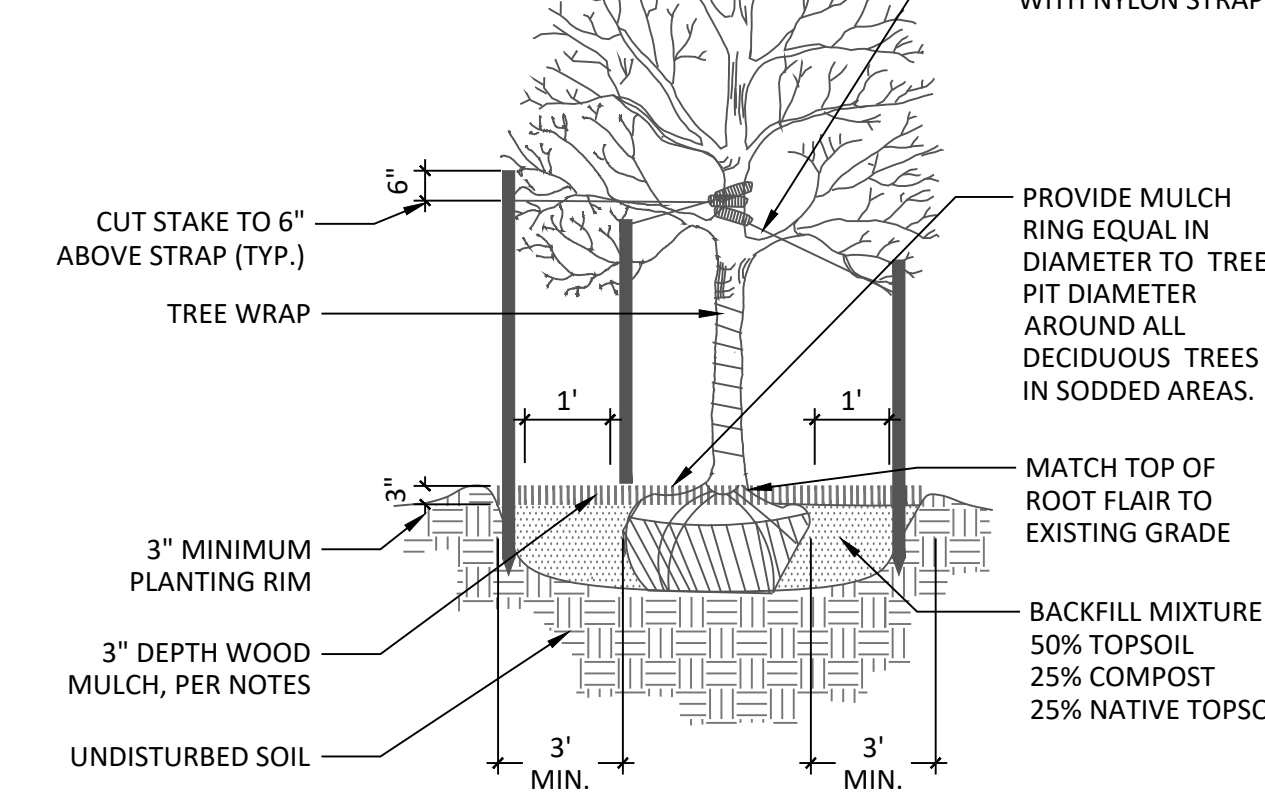


1 SHRUB PLANTING DETAIL

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.

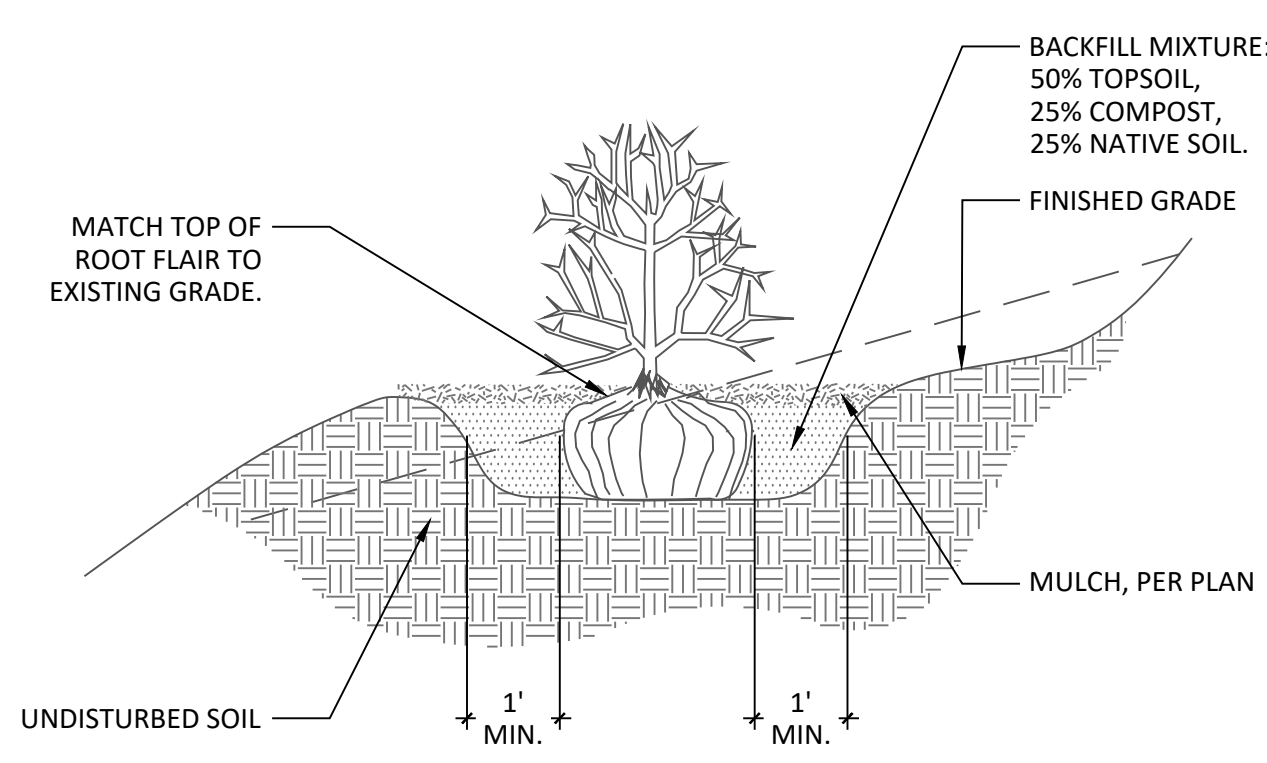


5 DECIDUOUS TREE PLANTING DETAIL

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.

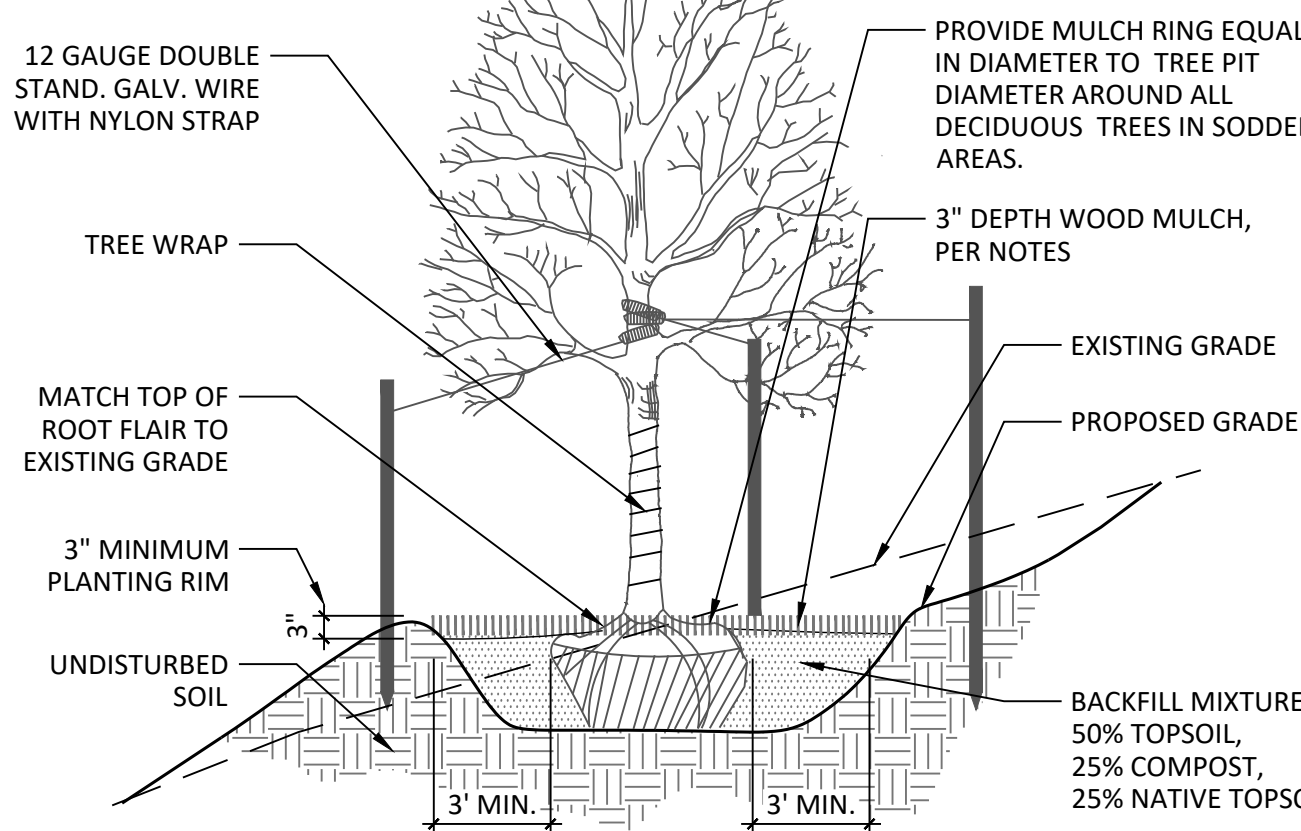


2 SHRUB PLANTING ON SLOPES

NTS

N-PL-06

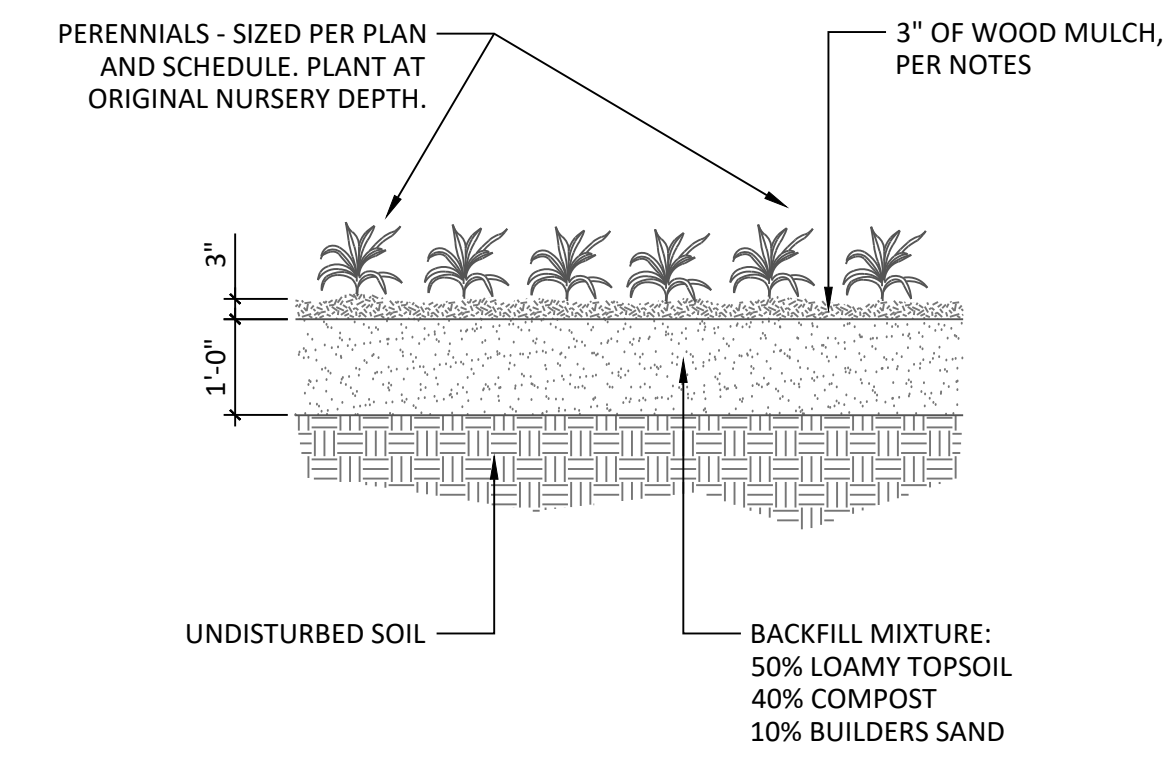
- NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
 2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
 3. DO NOT CUT CENTRAL LEADER OF TREE.
 4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
 5. 2 WOOD STAKES PER TREE ON TREE <6'
 6. EXTEND 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

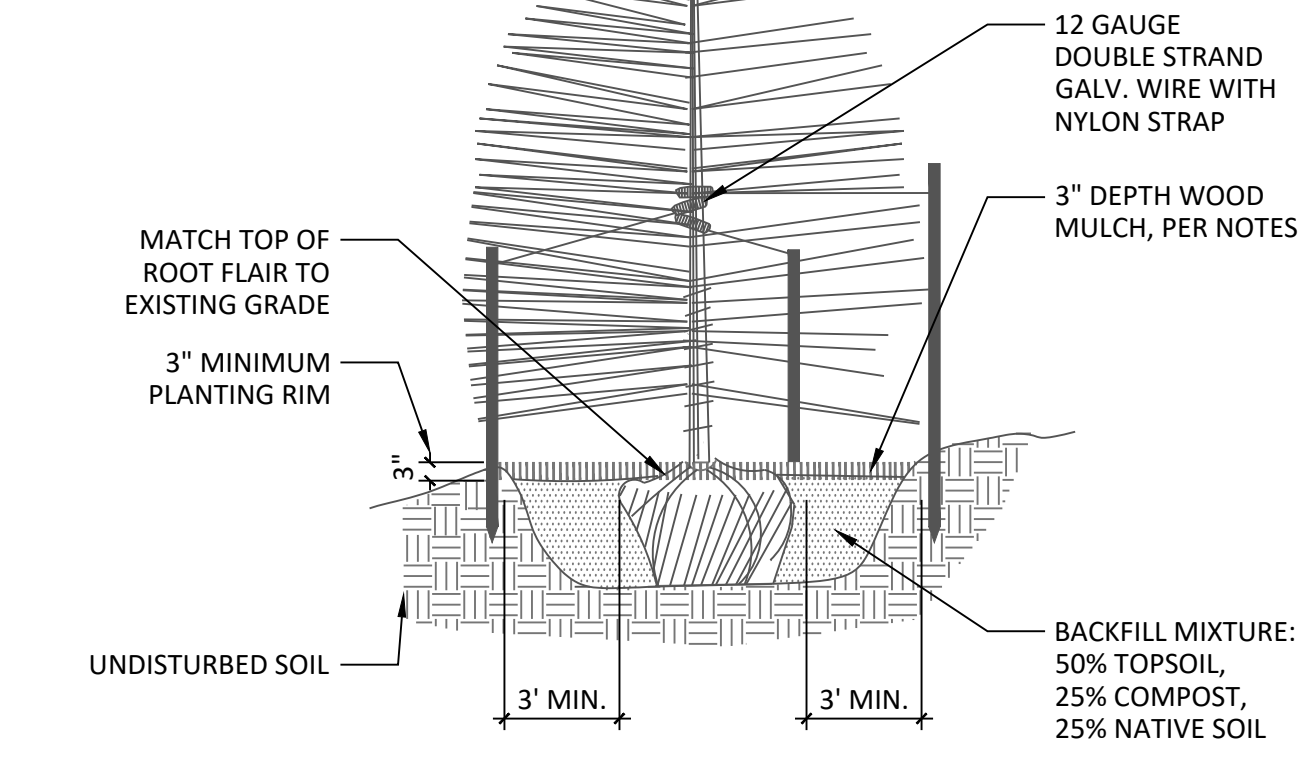


3 PERENNIAL / ORNAMENTAL GRASSES

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

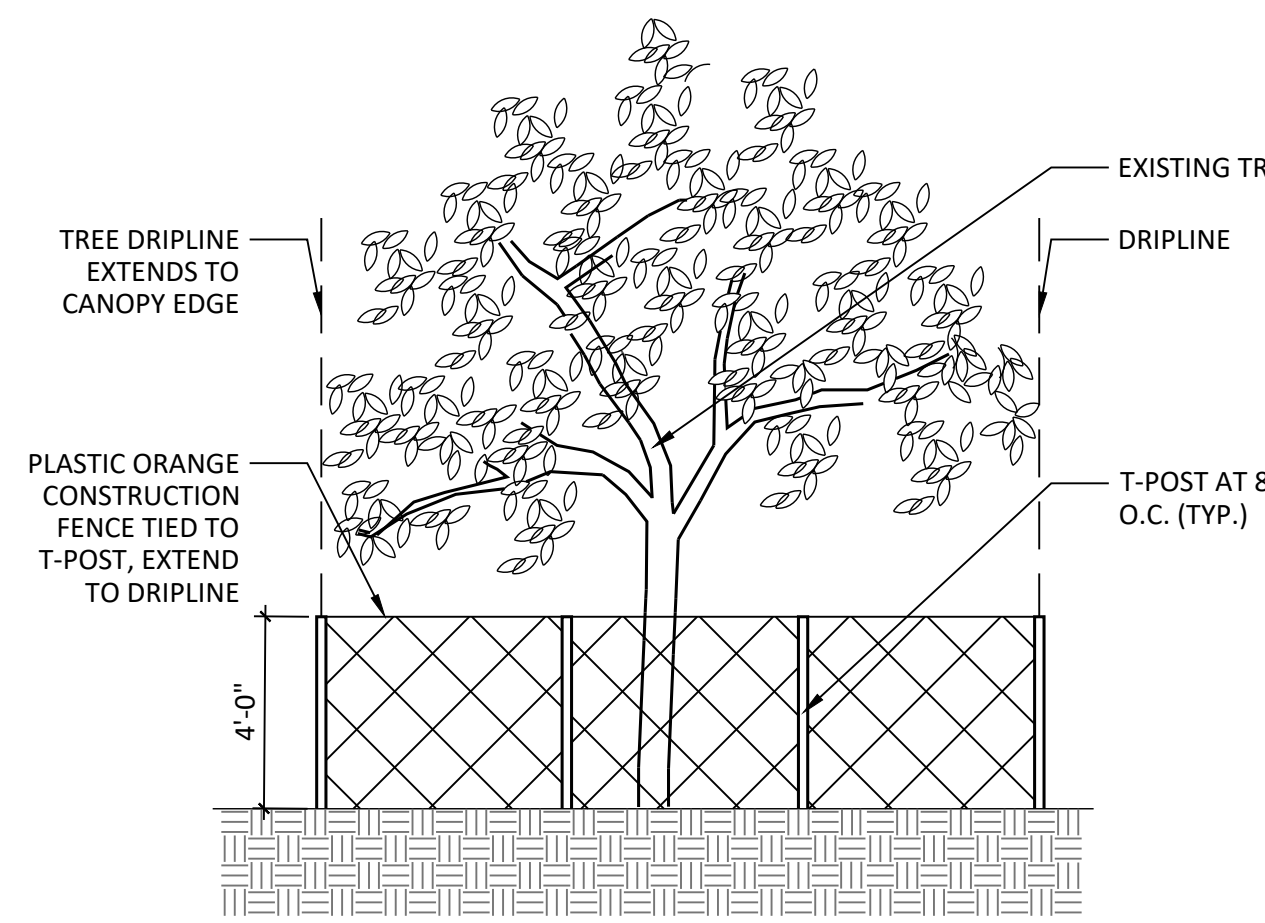


7 CONIFEROUS TREE PLANTING DETAIL

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.

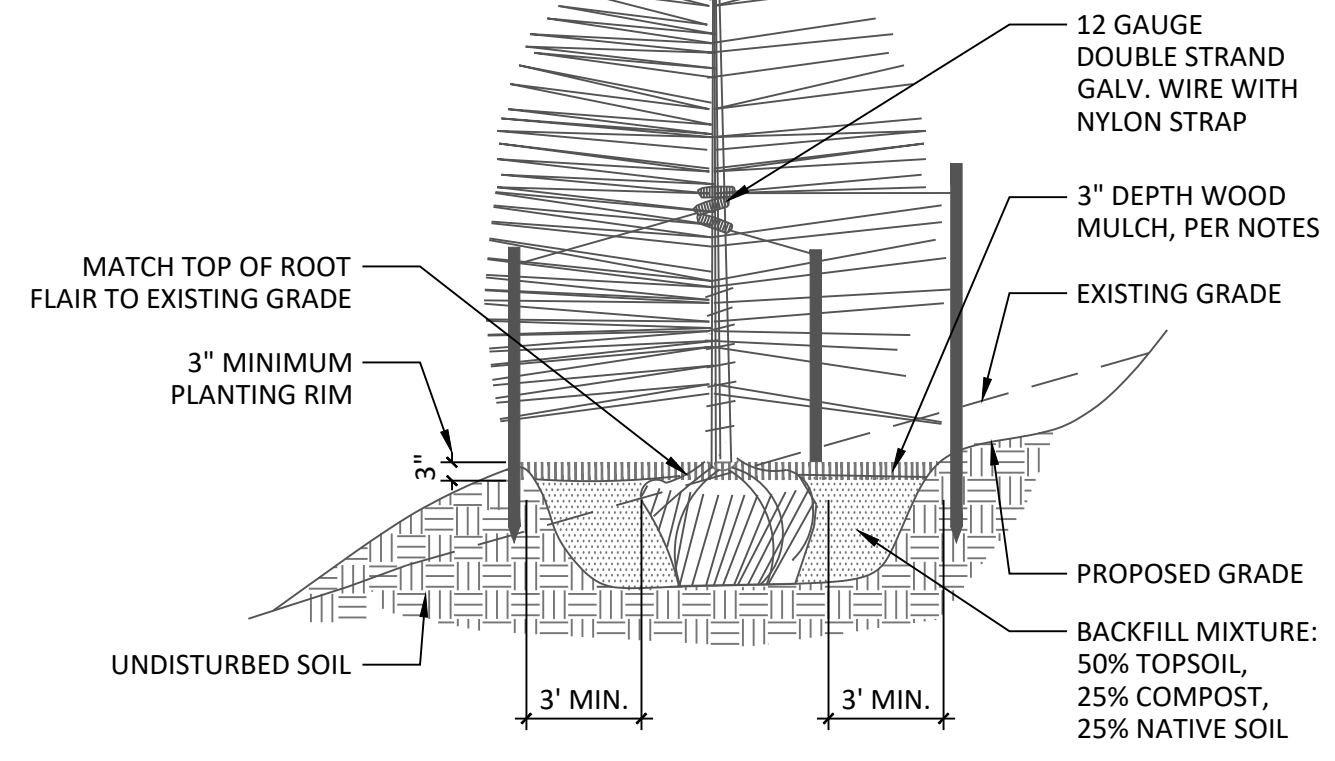


4 EXISTING TREE PROTECTION

NTS

N-PL-08

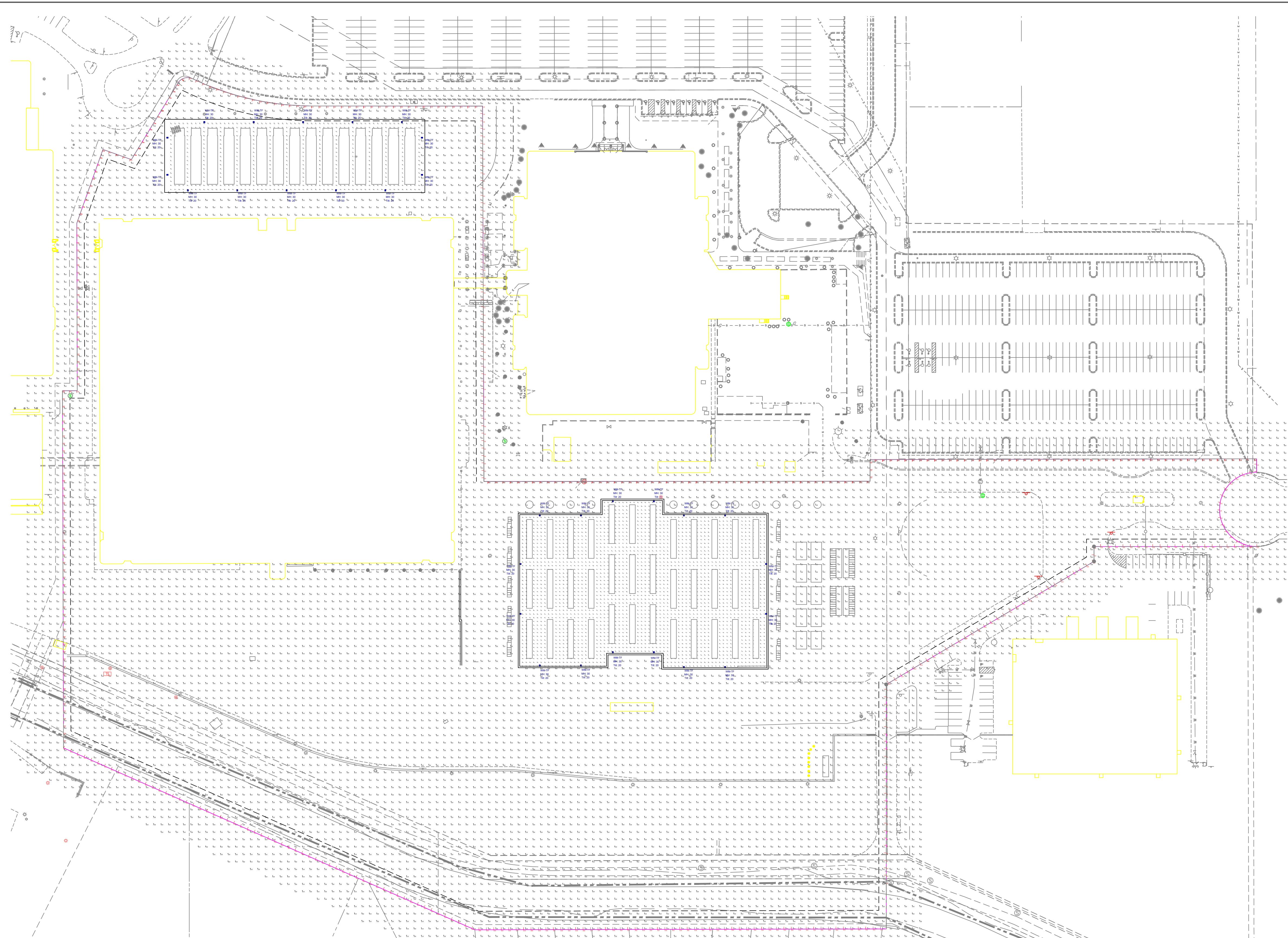
- NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
 2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
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 4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
 5. 2 WOOD STAKES PER TREE ON TREE <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



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

Luminaire Schedule									
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

Calculation Summary							
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.

- 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.

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. Burnt housings or burnout mount options.

The LED light assemblies come with 40 to 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 polyester 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 package reaching up to 392 watts, delivering an average efficiency of 142 lumens per watt. With integrated controls, the VMF ensures optimal lighting coverage while minimizing energy consumption.

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

Project Name	
Design/Drawn	
Date	
Drawn	

VISIONAIRE LIGHTING

REV 01.10.20

2 Specification- Visionaire VMF Array



Land Use Review
Approved

06/11/2026
3:25:15 PM
ds Sexton

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:

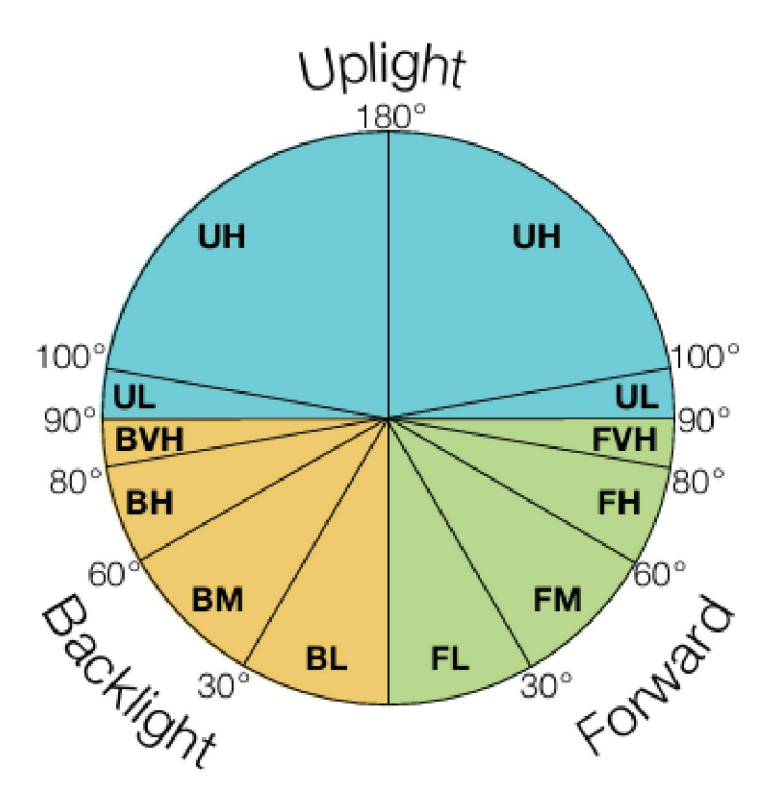
CT | MA | ME | NH | RI | VT
20 Carver Circle
Canton, MA 02021
(781) 821-1700

PREPARED FOR:

a Bowman company
137A Lewis Wharf,
Boston, MA 02110

SL1

11 of 13

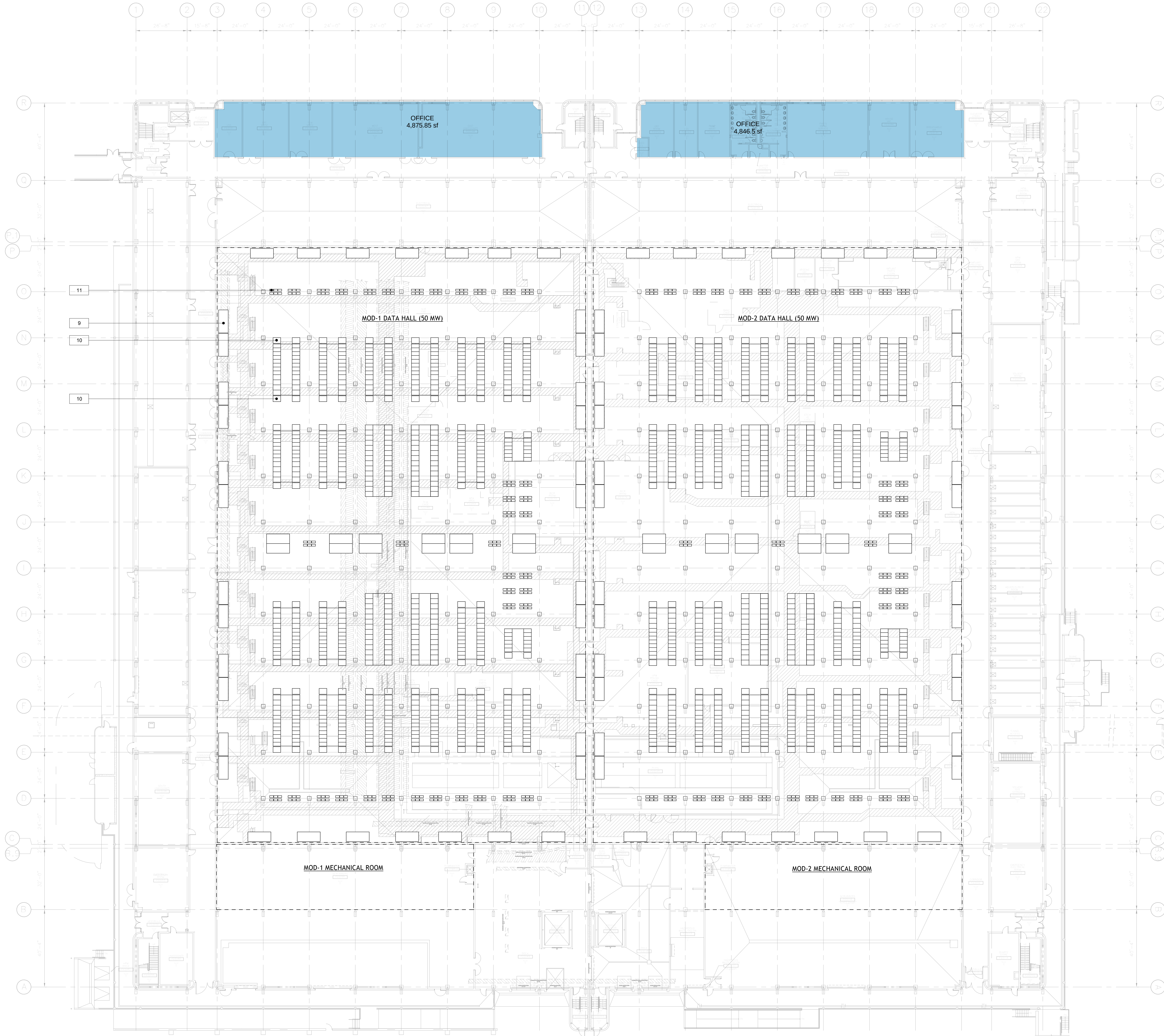


Luminaire Cut-Off					Luminaire Classification System (LCS) - % Luminaire Lumens										
Symbol	Qty	Label	Arrangement	Description	FL	FM	FH	FVH Above 80 deg	BL	BM	BH	FVH Above 80 deg	FVH Above 90 deg	FVH Above 90 deg	Total
	30	WM-TF	Single	Visionaire #VMF-1-T4FT-80LD-7-30K7-UNV-AWM-BK	5.5	33.0	35.4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

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.

 Land Use Review Approved 06/11/2026 3:25:15 PM dsxton													
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 CT MA ME NH RI VT 20 Carver Circle Canton, MA 02021 (781) 821-1700	 e3i a Bowman company 137A Lewis Wharf, Boston, MA 02110												
PREPARED FOR:	 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 CLUB & ME BUILDING. TUNNEL TO REMAIN. NEW ACCESS TO LOWER LEVEL/BASEMENT OF CLUB BUILDING.
 4. MECHANICAL SWITCHGEAR DISTRIBUTION EQUIPMENT (TYP.)
QUANTITY: 20
 5. LOOP TRANSFORMERS (TYP.)
QUANTITY: 20
 6. HV-MSG (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

M201
13 OF 13

Scale 1" = 20'-0"