

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

All plans need a cover sheet with signature blocks.

Recommend turning off or turning down the contours on this drawing for clarity of the map. Contours are shown on the GEC plan

Please provide setbacks distances to property line

Please include traffic ingress and egress on the property

Please clarify/label whether these existing access points are proposed to remain or will be removed. Coordinate with the City of Colorado Springs as they control access off Old Ranch Rd

Please depict sidewalks and their width

Provide ROW dimensions

Provide setbacks distances

Provide ROW dimensions

Please provide setbacks distances to property lines

These are VERY similar, please revise

Provide sq footage of buildings, height, and setbacks to property lines

Please separate and clarify which is which

Contact the City of Colorado Springs for access to Old Ranch Rd. Old Ranch Rd is not County maintained

High Valley Land Co Inc 4143 Captain Jack Ln Parcel No. 6226207095 Zone: PUD (CO. SPRINGS) Use: Vacant Residential

Please provide dimensions and setbacks to property lines

please label all the proposed stormwater ponds

Show surface type of roadways

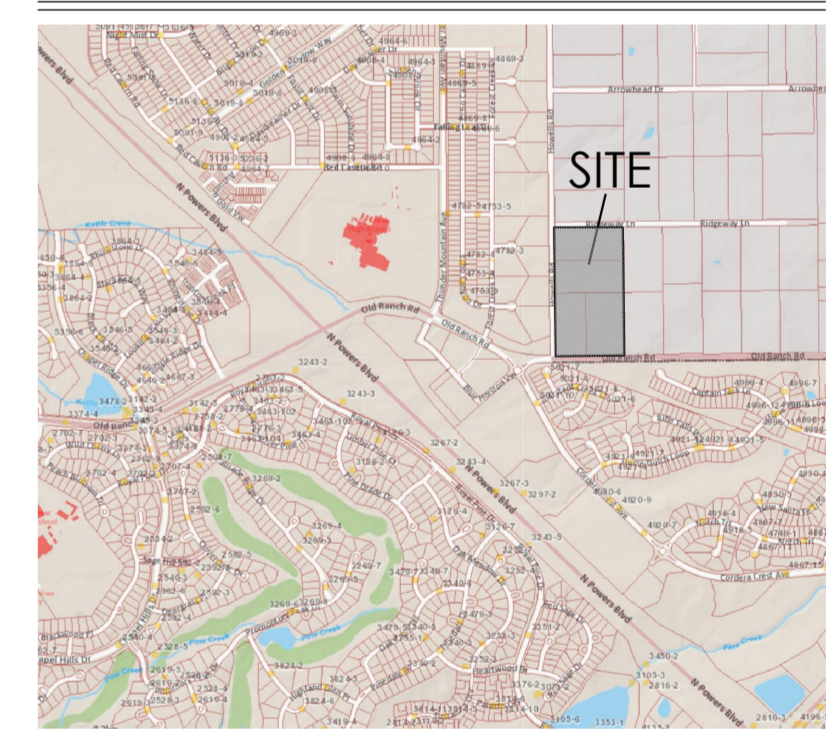
Why are these different? They should be the same this plan is to show in detail what was approved at the variance of use stage

Please provide one scale

Provide ROW dimensions

SITE PLAN LEGEND

- EXISTING INTERMEDIATE CONTOURS (2' INTERVAL)
- EXISTING INDEX CONTOURS (10' INTERVAL)
- NEW INTERMEDIATE CONTOURS (2' INTERVAL)
- NEW INDEX CONTOURS (10' INTERVAL)
- NEW 5" FULL DEPTH ASPHALT (PER GEOTECH) PAVED PARKING LOT/DRIVE - STRIPING & ACCESSIBLE SPACES WHERE SHOWN. NUMBER = COUNT. NUMBER PARKING BUMPERS ADJACENT PEDESTRIAN WALKS.
- STONE PAVED OUTDOOR PRODUCT DISPLAY AREA
- NEW HARD SURFACE WALKS (SEE LS PLAN)
- NEW PARKING/DRIVE SURFACE GRAVEL (PAVED). NUMBER INDICATES LOCAL AREA SPACE COUNT
- EPCO CURB CUT APRON - SEE SP2
- NEW 4" D. BREEZE PEDESTRIAN PATH
- NEW 6" HIGH WIRE MESH WILDLIFE FENCE W/ GATES WHERE INDICATED
- NEW 3" HIGH WIRE MESH FENCING
- NEW GABION RETAINING WALLS
- BOLLARDS & CHAIN TRAFFIC CONTROL
- ZONING BUILDING SETBACK LINE
- PROPERTY LINES
- EXISTING VEGETATION - MINIMIZE DISTURBANCE
- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS TO BE REMOVED
- NEW BUILDINGS & SECONDARY ADDRESSING NO.
- FABRIC STRUCTURE ON WD DECK
- DUMPSTER SCREEN WALLS W/ CONCRETE PAVING
- ACCESS TRAIL, LIVE NURSERY STOCK, & LOW RETAINING WALLS (<2' H.)
- ELECTRIC VEHICLE CHARGING STATION
- BIKE RACKS: 11 STALLS REQ'D. 4*5 RACKS = 20 PROVIDED
- ADA ACCESSIBLE ROUTE
- SIGNAGE - SEE SGN1
- STORAGE PODS



The Shire At Old Ranch
 Howells & Old Ranch Road
 Colorado Springs, CO

fisher architecture
 palmer lake, co 719 660 4356

ZONING CALCULATIONS:

BLDG. CAT. OR USE	PARKING USE	BLDG. HT.	CONSTR. TYPE	IBC OCCUP.	PARKING CATEGORY	DP BUILDING AREA	V.O.U. BLDG. AREA	PARKING FACTOR	PARKING SPACES REQ'D	PARKING SPACES PROVIDED	ACCESSIBLE SPACES	COMMENTS	TOTAL PARCEL AREA	BLDG LOT COVERAGE
WHOLESALE GREENHOUSE	GREENHOUSE	±14'	IIB	U	WHOLESALE NURSERY	4,418	6,000	5+1/AC	7	8	1	2 ac FENCED	220,849	5.07 ac
EXISTING RES. STRUCTURE	10755 HOWELLS RD	VB	R (IRC)	U	SINGLE FAMILY RESIDENTIAL	2,081	2,081	2/UNIT	4	4+	2	RES UNITS INCL ADU	220,849	5.07 ac
ENERGY INDEP. HABITATIONS	ADDITIONAL RESIDENCES	VB	R (IRC)	U	SINGLE FAMILY RESIDENCE	5,300 (6 units)	6,000 (6 units)	2/UNIT	12	16	1	6 RES UNITS	220,849	5.07 ac
EQUIPMENT BARN	RESIDENTIAL ACCESSORY	VB	U	U	NONE APPLICABLE	4,689	4,750	NONE APPLICABLE	9	9	0	HOUSES 9 VEHICLES	220,849	5.07 ac
EXISTING RES. STRUCTURE	10655 HOWELLS RD	VB	R (IRC)	U	SINGLE FAMILY RESIDENTIAL	1,215	1,215	2/UNIT	4	4+	1	1 RES UNIT	220,849	5.07 ac
ANIMAL BARN	AGRITAINMENT	VB	U	U	NONE APPLICABLE	1,772	2,450	250 PRESUMED	8	8	1		220,849	5.07 ac
RECREATION CAMP	RECREATION CAMP	VB	U	U	HOTEL/MOTEL (BATH HOUSE)	650	650	1/UNIT	4	4	1	BATH HOUSE ONLY	220,849	5.07 ac
CAFE	RESTAURANT	VB	A3	U	RESTAURANT SIT DOWN	2,326	2,500	1/100	26	30	1		220,849	5.07 ac
INDOOR GATHERING	BUSINESS EVENTS CENTR	VB	A3	U	AUDITORIUM	3,324	3,400	1/100 SF 1/4 SEATS	37	48	3		220,849	5.07 ac
HEALTH / WELLNESS	GENERAL OFFICE	VB	B	U	PROFESSIONAL OFFICE	2,350	2,300	1/200	13	15	2		220,849	5.07 ac
VISITOR CENTER	GENERAL OFFICE	VB	B	U	PROFESSIONAL OFFICE	2,931	3,000	1/200	16	19	1		220,849	5.07 ac
COOP	NURSERY RETAIL	VB	M	U	LUMBER YARD (EXT. DISPLAY)	11,847 (9,940)	12,500 (9,940)	1/300 + 1/1000 EXT	40	48	2		220,849	5.07 ac
PROPAGATION GREENHOUSE	GREENHOUSE	IIB	U	U	WHOLESALE NURSERY	8,074	8,400	5+1/AC	6	6	0		220,849	5.07 ac
S.E.E. SHOPS (3)	PRIVATE ED. INSTITUTION	VB	U	U	NONE APPLICABLE	3,689	3,000	300	13	14	1		220,849	5.07 ac
S.E.E. OFFICES	PRIVATE ED. INSTITUTION	VB	B	U	PROFESSIONAL OFFICE	1,932	±1,800	1/200	5	5	1		220,849	5.07 ac
EXISTING RES. STRUCTURE	3890 OLD RANCH RD	VB	R (IRC)	U	SINGLE FAMILY RESIDENTIAL	1,799	1,799	2/UNIT	4	4+	1	1 RES UNIT	220,849	5.07 ac
TOTAL PROPERTY						60,962	60,962		218	242 (24 EXTRA)	15 (7 REQ'D)	10 UNITS 0.50 du/ac	873,377	7.0%

Please include:
 -Open space, landscaping, and impermeable surface percentage
 -The layout and location of all off-street parking, loading and other vehicular use areas

PARCEL DATA & SITE AREAS

EXISTING ADDRESS	EXISTING PARCEL NO.	LEGAL DESCRIPTION	AREA
10755 HOWELLS RD	6223000058	TRACT IN SW4SW4 SEC 23-12-66 AS FOLS, BEG ON W LN OF SD SW4 AT PT 982.5 FT N FROM SW COR THEREOF, TH N ON W LN 322.5 FT, E AT R/A 715 FT, S AT R/A 322.5 FT, TH W 715 FT TO POB EX W 30 FT	220,849 sf 5.07 ac
10655 HOWELLS RD	6223000059	TRACT IN SW4SW4 SEC 23-12-66 AS FOLS, BEG ON W LN OF SD SW4 AT PT 660 FT N FROM SW COR THEREOF, TH N ON W LN 322.5 FT, E AT R/A 715 FT, S AT R/A 322.5 FT, TH W 715 FT TO POB EX W 30 FT	220,849 sf 5.07 ac
3890 OLD RANCH RD	6223000060	E 385 FT OF W 715 FT OF S2S2SW4 EX S 30 FT SEC 23-12-66 19	242,629 sf 5.57 ac
3820 OLD RANCH RD	6223000061	W 315 FT OF S2S2SW4 EX RDS SEC 23-12-66	189,050 sf 4.34 ac
TOTAL ALL PARCELS			205.05 ac 873,377 sf
SECONDARY ADDRESSING		NEW LOOP ROADS: RESIDENTIAL WAY AND HABITAT WAY. SEE PLAN FOR ALL ADDRESS NUMBERS	
CURRENT ZONE		RR5 ALL PARCELS	
CURRENT USE		RURAL RESIDENTIAL ALL PARCELS	
SETBACKS:		25' AT ALL FRONT, SIDE, & REAR SETBACKS	

VARIANCES OF USE

THIS DEVELOPMENT PLAN IS FOR AN AGRICULTURE RELATED COMMERCIAL BUSINESS: THE SHIRE AT OLD RANCH PER APPLICANT'S VARIANCE OF USE LETTER OF INTENT & SITE PLAN APPROVED BY EL PASO COUNTY IN JUNE OF 2021 (VA-200-002). SEE TABLE ON THIS SHEET FOR ITEMIZED LIST OF ALL NEW AND EXISTING USES ALLOWED BY VARIANCE, ASSOCIATED AREAS, AND APPLICABLE LDC CRITERIA.

FLOODPLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED W/IN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C05076, EFFECTIVE 01/27/2018)

PROJECT TEAM

OWNER/ DEVELOPER/ APPLICANT: THE SHIRE AT OLD RANCH 3820 OLD RANCH RD COLORADO SPRINGS, CO 80908 mark@holengardens.com (719) 243-2678

PLANNING & ARCHITECTURE: FISHER ARCHITECTURE, LLC WILLIAM FISHER RA LEED AP PO BOX 1395, PALMER LAKE, CO 80133 719-660-4356 bill@fisharch.com

ENGINEER: ART OF ENGINEERING SCOTT HARVEY, PE 4515 MANITOU AVE #260, MANITOU SPRINGS, CO 80829 719-930-5146 www.artofengineering.com

GEOTECH: ENTECH ENGINEERING, INC 505 ELKTON, DR, COLORADO SPRINGS, CO 80907 (719) 531-5599

ADA NOTES:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES W/ CURRENT ACCESSIBILITY CRITERIA. PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REOD BY U.S. DEPT OF JUSTICE ADA DESIGN STDS & GUIDELINES. EL PASO COUNTY APPROVAL OF THIS PLAN DOES NOT ASSURE COMPLIANCE W/ THE ADA OR ASSOCIATED REG'S.
- ACCESSIBLE ROUTE IS SHOWN ON THE PLAN. NO PORTION EXCEEDS 5% (NO RAMP REQ'D). PAVED WALKWAY AREAS ARE FLUSH W/ DRIVEWAY PAVING (NO CURB RAMPS REQ'D)

OFF SITE CONSTRUCTION NOTE:

OFF-SITE CONSTRUCTION NOTE: DEVELOPER WILL WORK WITH EL PASO COUNTY ENGINEERING TO MAKE RIGHT OF WAY IMPROVEMENTS AS REASONABLE AND APPROPRIATE. SAID IMPROVEMENTS INCLUDE RIGHT IN RIGHT OUT ROAD CUT ON OLD RANCH ROAD, ENTRANCE ROAD CUT ON HOWELLS ROAD, AND ADDITIONAL HOWELLS ROAD IMPROVEMENTS.

PHASING

CONSTRUCTION SCHEDULE START: MAY 2024 FINISH: NOV. 2030

LANDSCAPING SCHEDULE COMPLETE LS ASSOCIATED W/ BUILDINGS AS THEY ARE COMPLETED

GENERAL NOTES

- SEE LS-1 FOR ALL INFORMATION RE: OPEN SPACE, LANDSCAPING, IMPERMEABLE SURFACES AND OTHER LOT COVERAGE AREAS & %S.
- THERE ARE NO "NO-BUILD AREAS" OR DESIGNATED FLOODPLAINS ON THE PROPERTY. SEE THE GRADING PLAN SHEET SG1 AND THE FINAL DRAINAGE REPORT FOR ADDITIONAL INFORMATION RE: DRAINAGEWAYS AND FACILITIES.
- SEE DRAWING USP-1 FOR ALL INFORMATION PERTAINING TO PROPOSED UTILITIES AND ASSOCIATED INFRASTRUCTURE.

SIGNATURES

INDEX TO DRAWINGS include full plan set

SP1 SITE PLAN PROPERTY, PARKING, & ZONING DATA
 SP2 SITE PLAN DETAILS & ADDITIONAL INFORMATION
 SG1 SITE GRADING PLAN
 DR1 DRAINAGE PLAN
 DR2 EROSION DETAILS
 EC1 EROSION CONTROL PLAN
 EC2 EROSION CONTROL DETAILS
 LS1 LANDSCAPE PLAN - OVERALL
 LS2 LARGE SCALE LANDSCAPE PLAN - NE
 LS3 LARGE SCALE LANDSCAPE PLAN - SE
 LS4 LARGE SCALE LANDSCAPE PLAN - SW
 LS5 LARGE SCALE LANDSCAPE PLAN - NW
 SGN1 SIGNAGE PLAN
 E1 SITE LIGHTING PLAN & DETAILS
 E2 SITE LIGHTING PHOTOMETRICS PLAN
 USP1 UTILITIES SERVICE PLAN AND DETAILS
 A1 PRELIMINARY FLOOR PLANS & ELEVATIONS
 A2 PRELIMINARY FLOOR PLANS & ELEVATIONS
 PRELIMINARY DRAINAGE REPORT FOR THE SHIRE AT OLD RANCH STUDY DATED 2/27/24

GENERAL SITE PLAN & PROJECT DATA

1"=60'

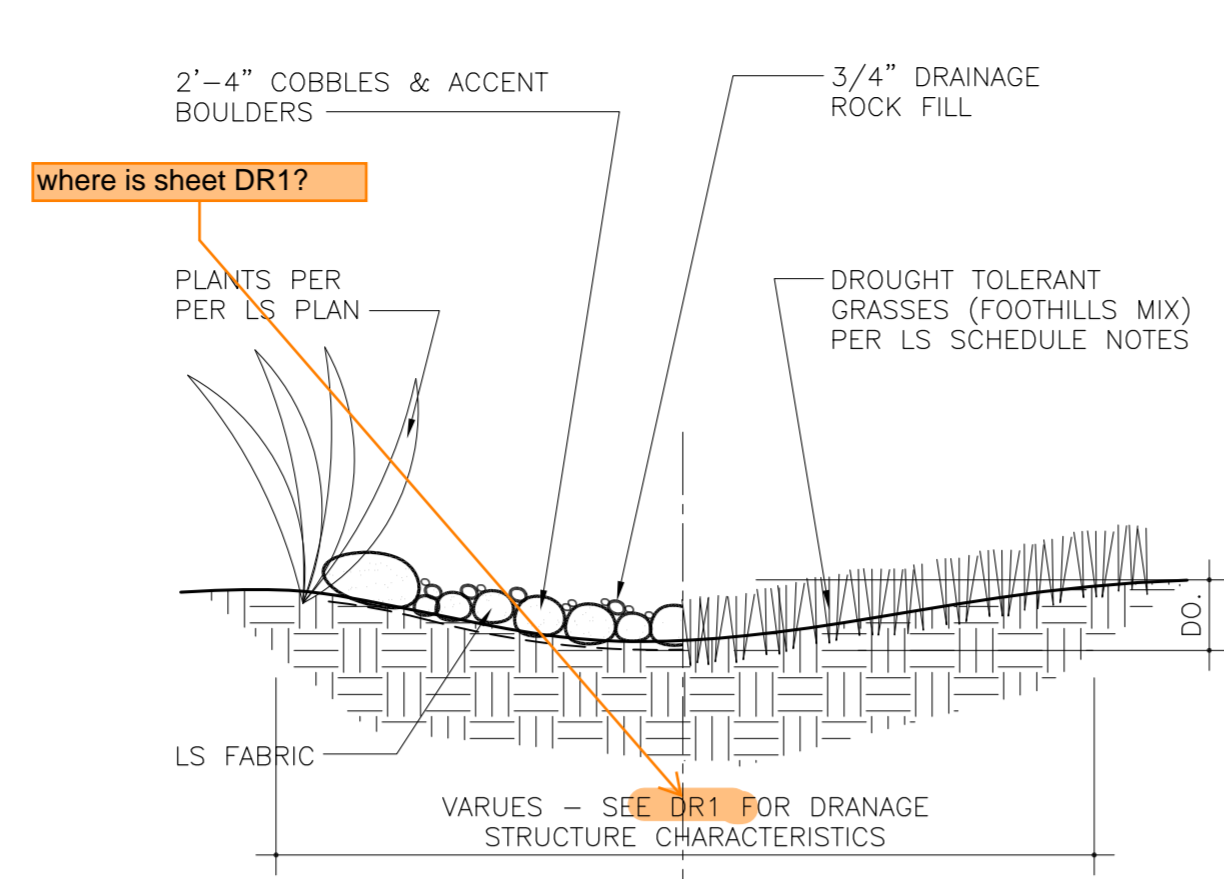
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RESUBMITTALS

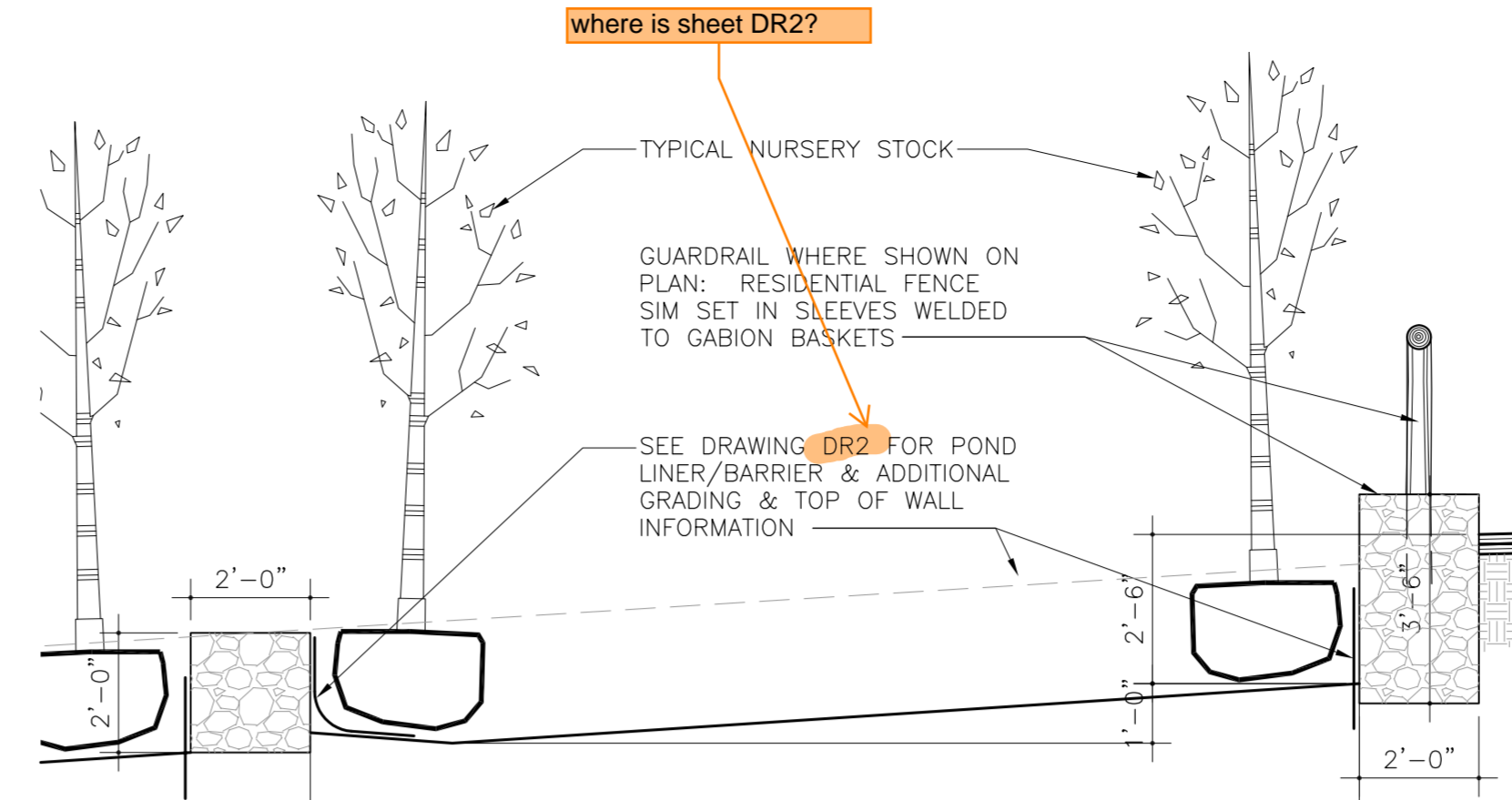
PROJECT 19.8.1
 DATE Mar. 1, 2024
 PHASE Rev'd Plan
 DRAWN WJF
 CHECKED WLF
 REV'D

SP 1

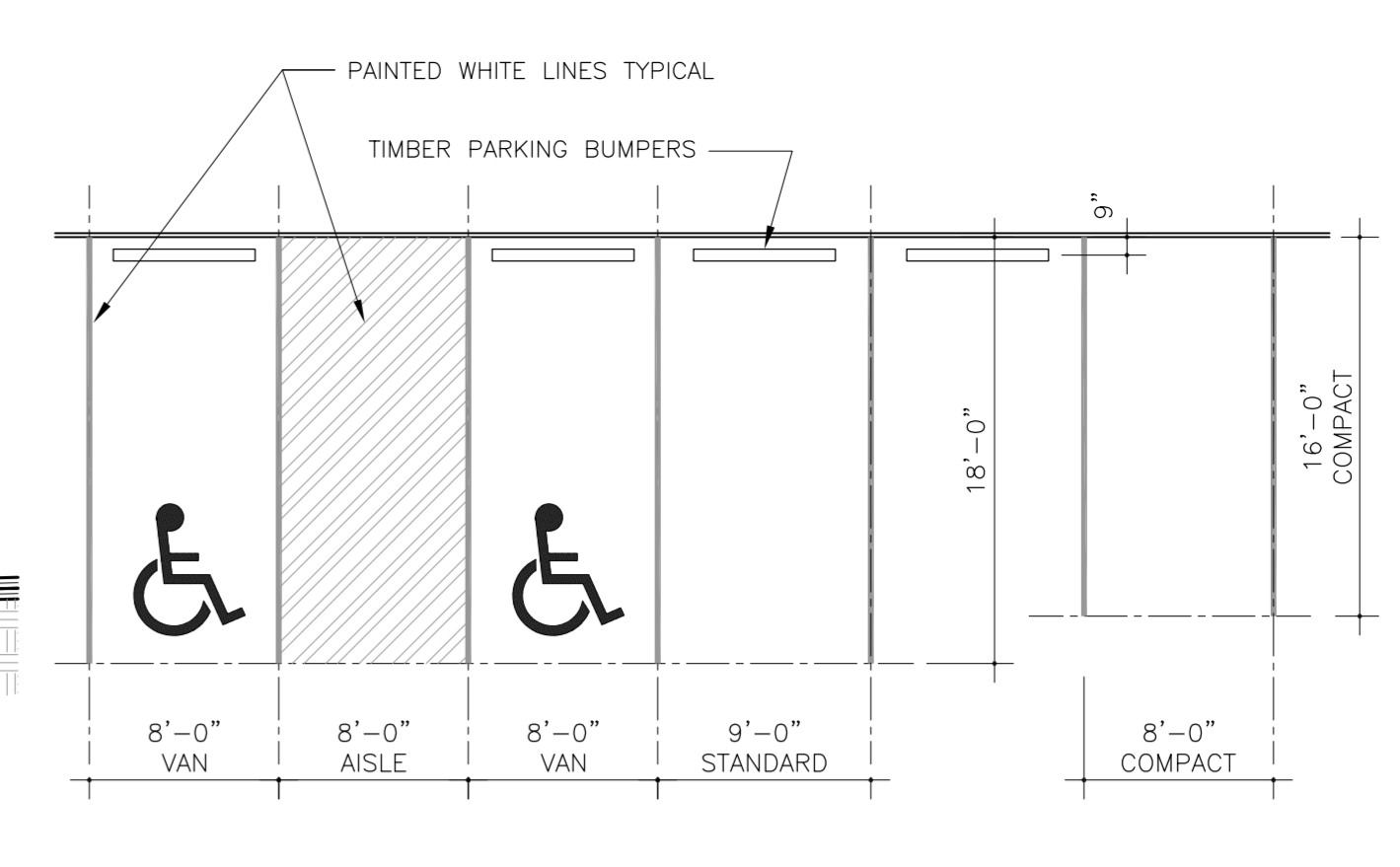
Construction drawings are required for all ponds showing the dimensions and all construction details for each. Construction drawings need to match all dimensions presented in the drainage report pond calculations.



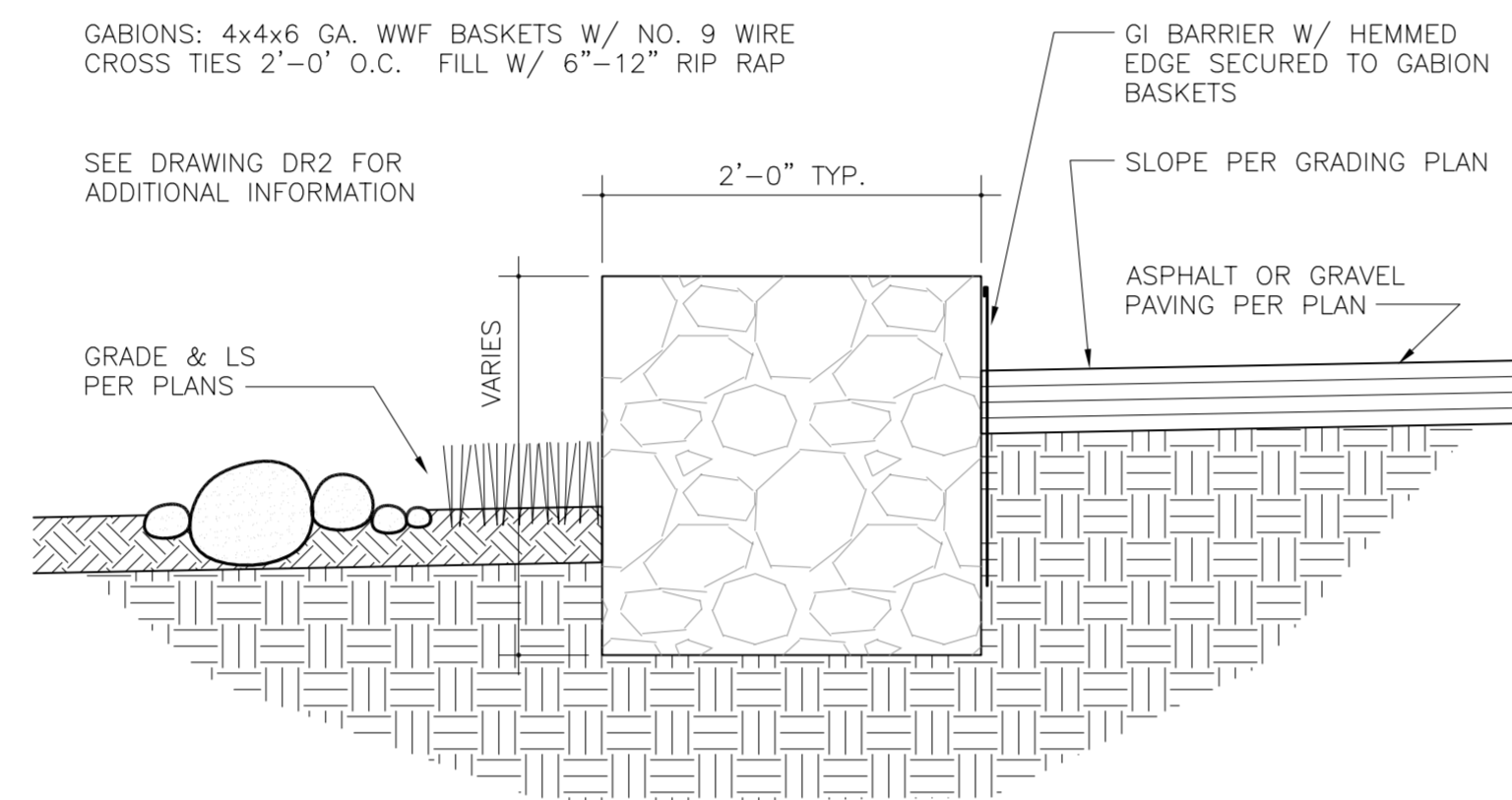
9 ROCK / GRASS SWALE DETAIL NTS



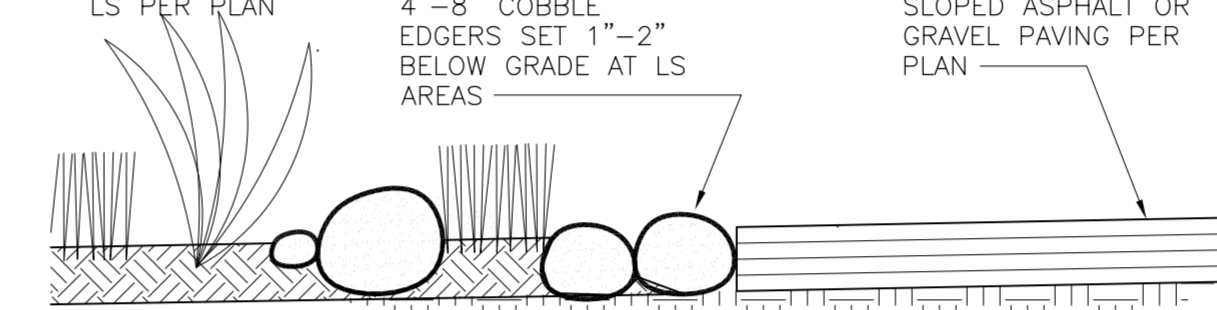
5 INFILTRATION BASIN @ NURSERY STOCK FIELDS NTS



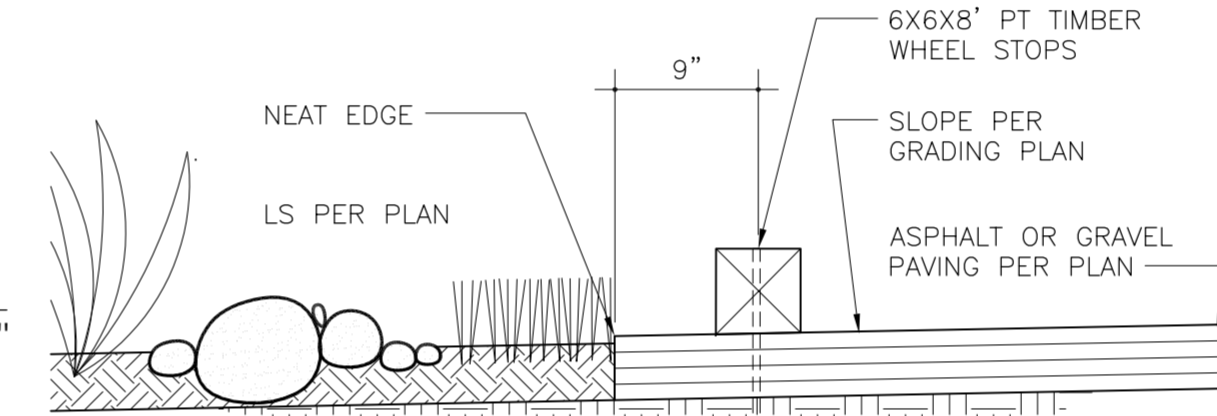
1 PARKING SPACE DIMENSIONS - TYP. 1/8"=1'-0"



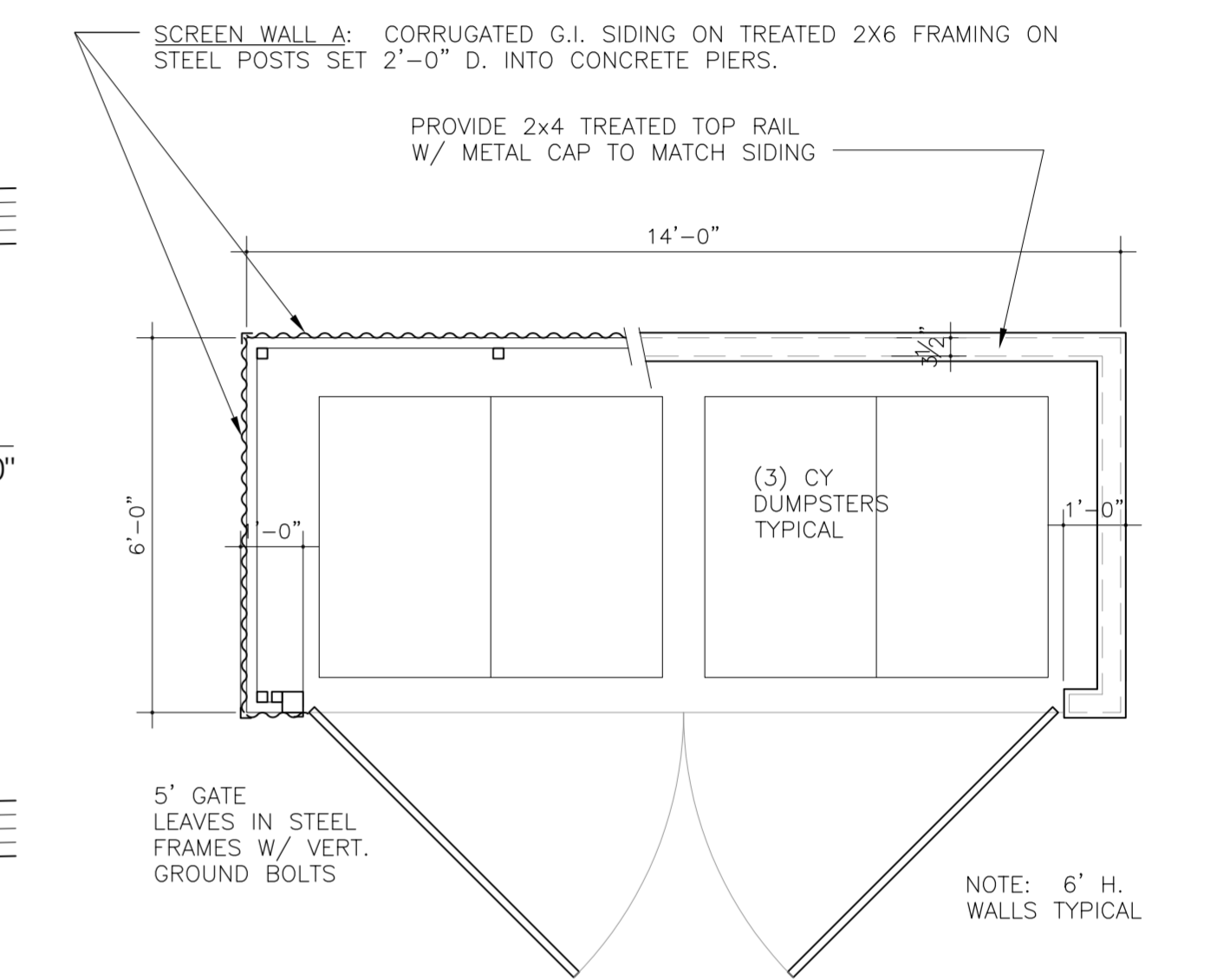
10 GABION BASKET CURB - TYPICAL 1"=1'-0"



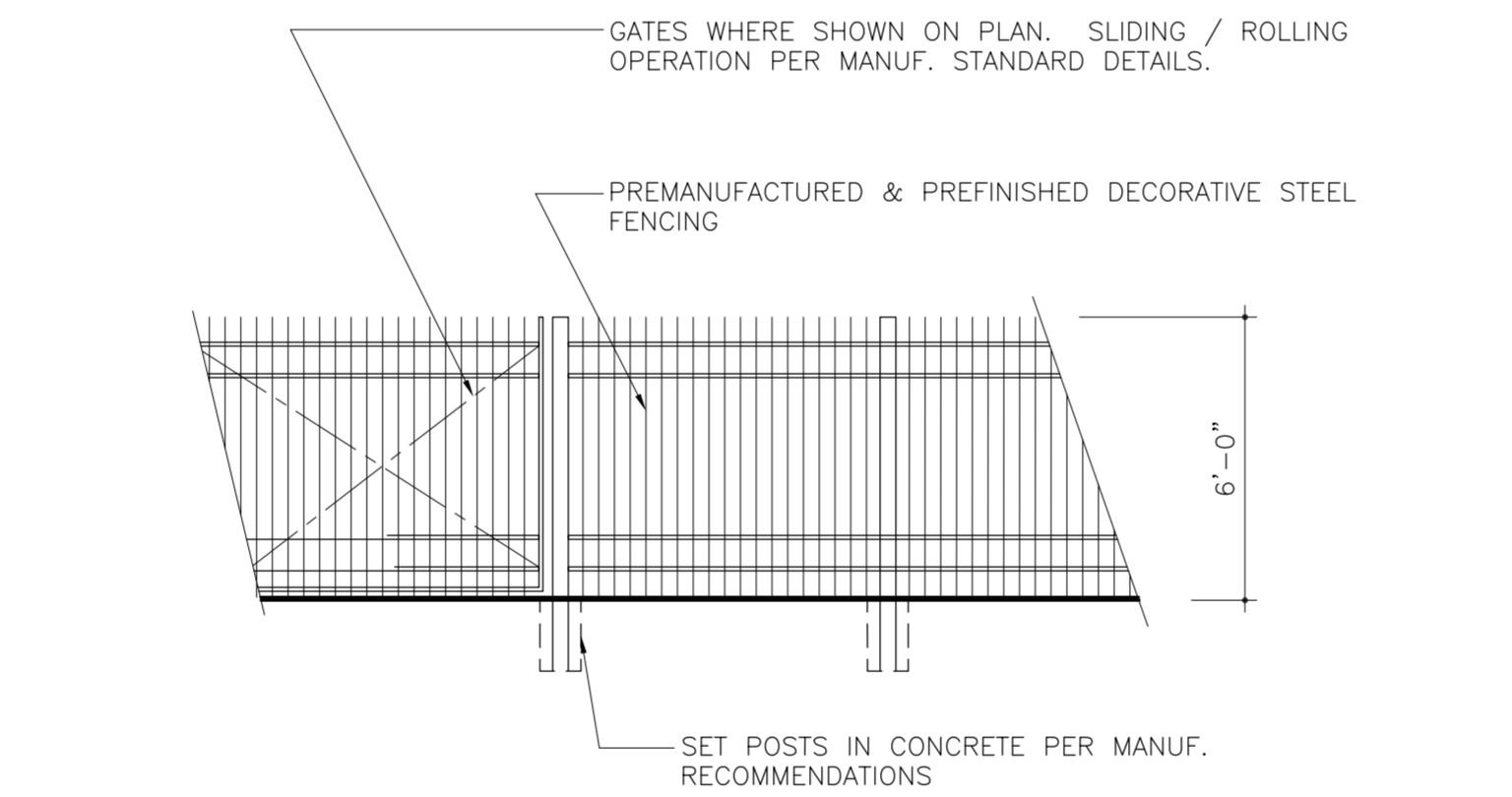
6 PAVEMENT EDGE @ DRIVES 1"=1'-0"



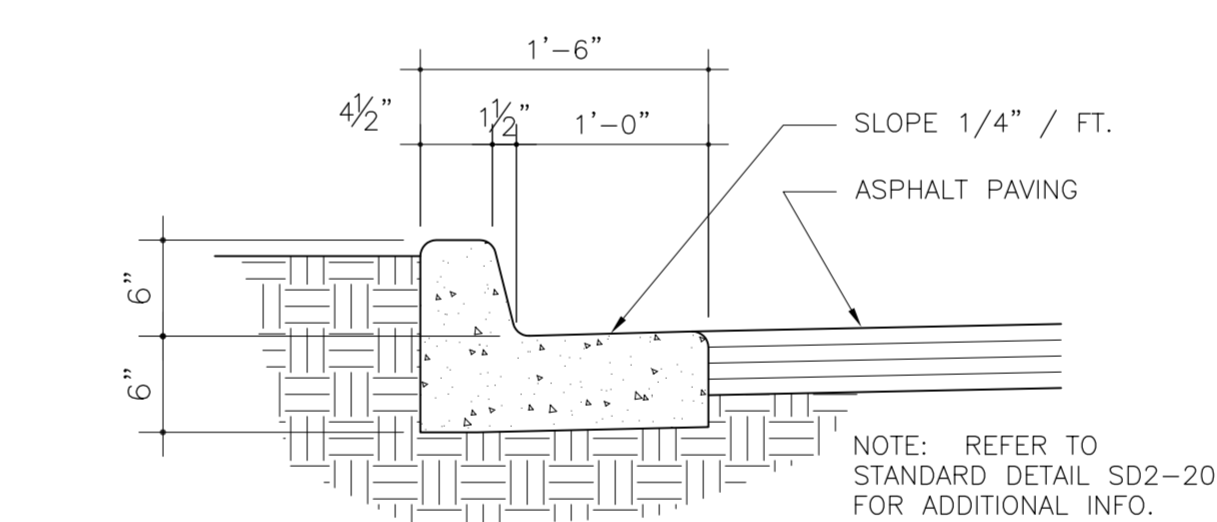
7 PAVEMENT EDGE & WHEELSTOP DETAIL 1"=1'-0"



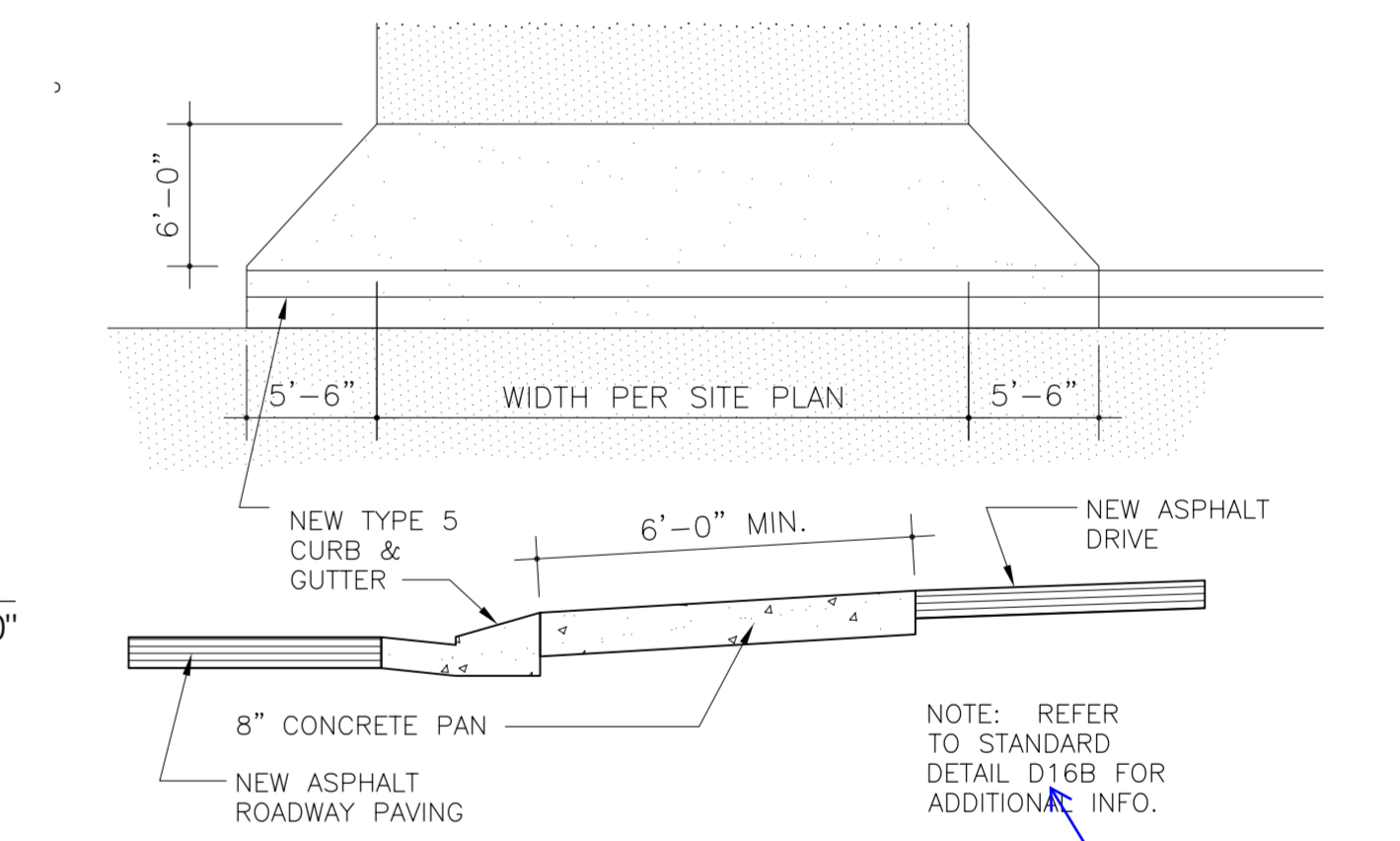
2 TRASH ENCLOSURE PLAN - GENERAL 3/8"=1'-0"



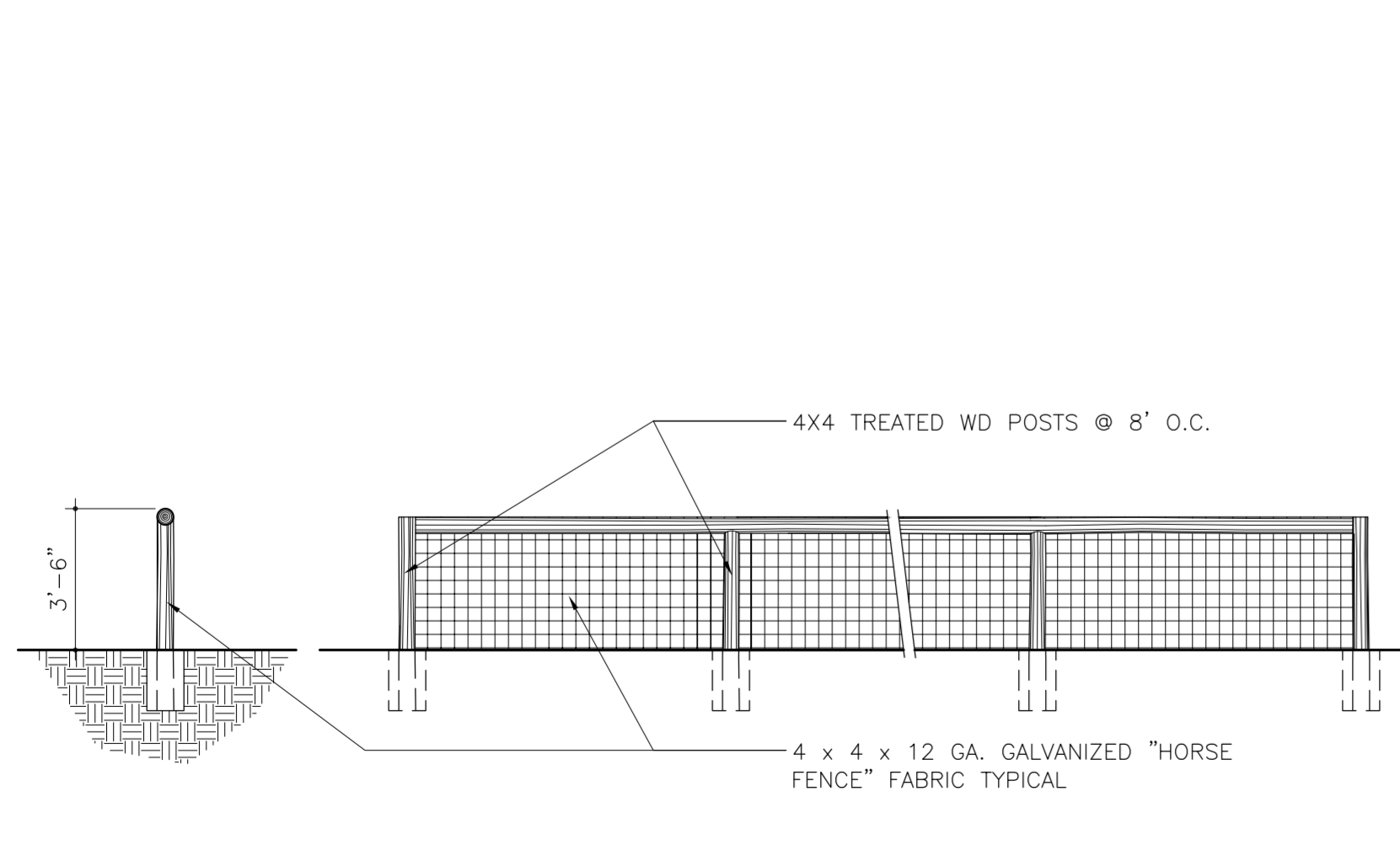
11 ORNAMENTAL FENCE DETAIL 1"=1'-0"



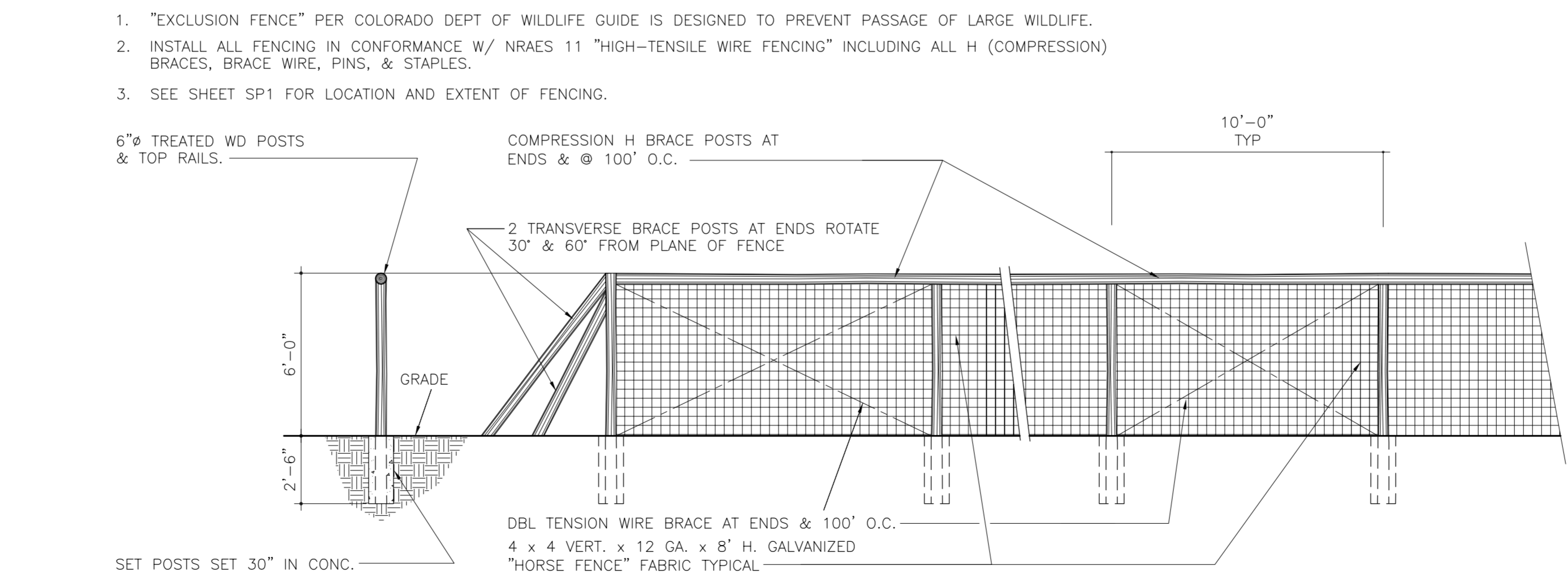
8 CONCRETE CURB DETAIL 1"=1'-0"



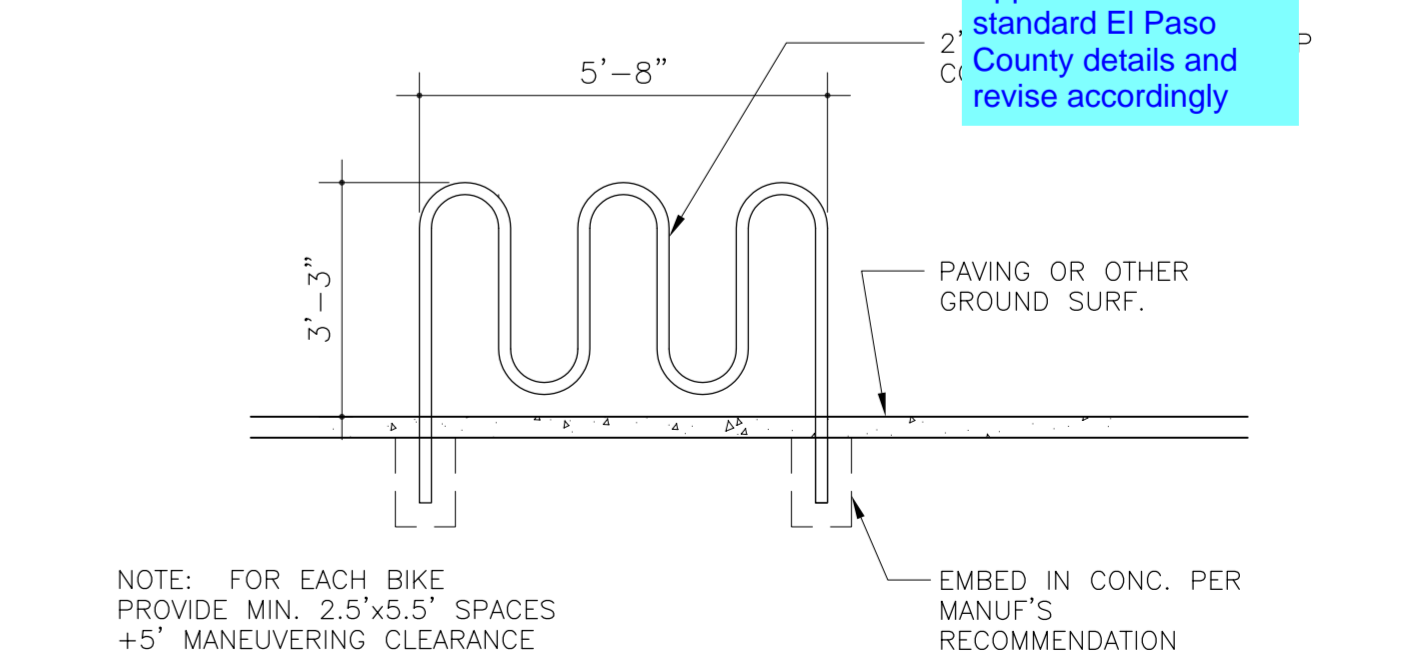
3 EPCO STANDARD CURB CUT DETAIL NTS



16 RESIDENTIAL FENCE DETAIL NTS



12 WILDLIFE FENCE DETAIL NTS



4 BIKE RACK DETAIL NTS

SITE DEVELOPMENT DETAILS

1/17/21

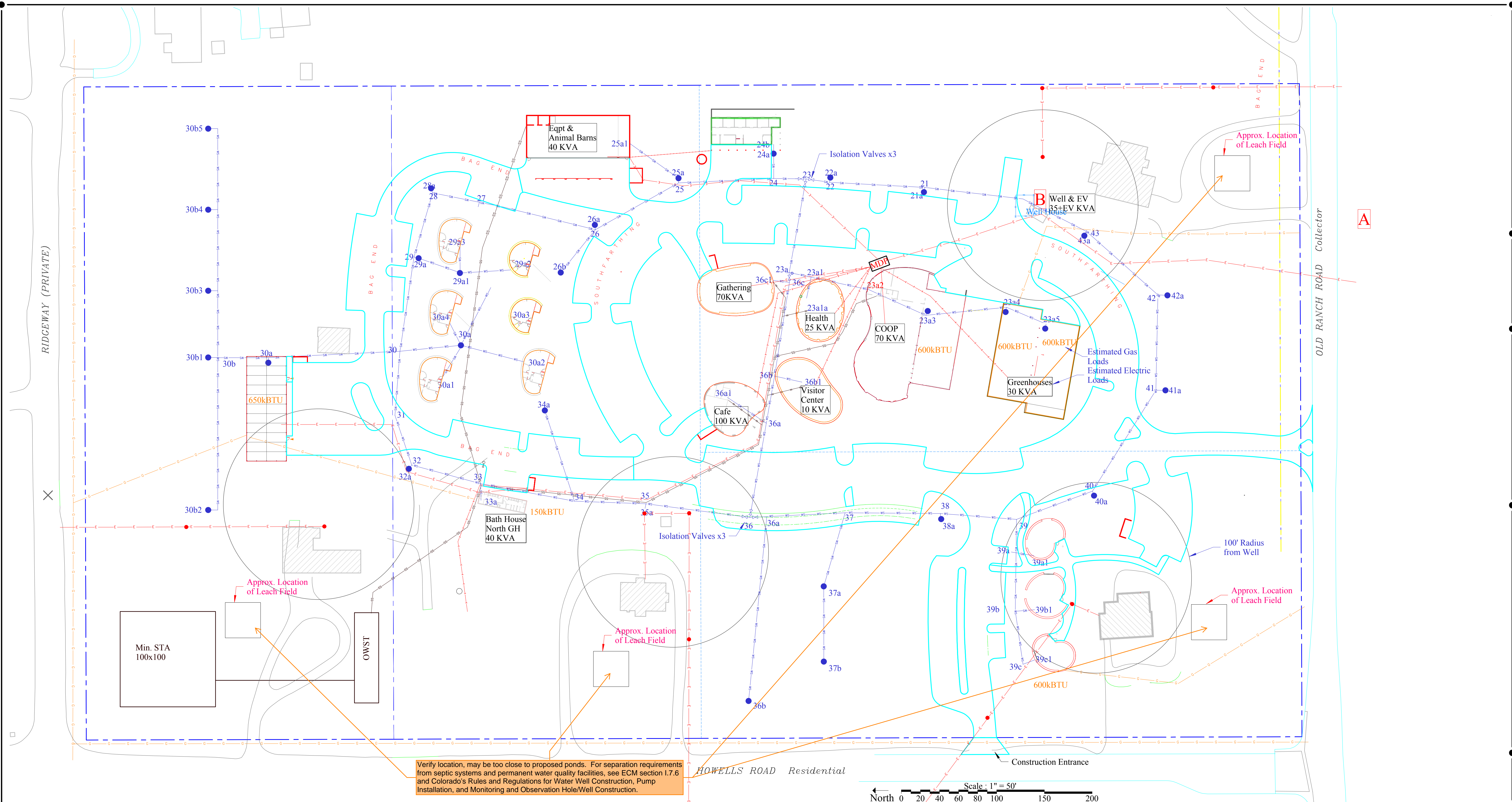
fisher architecture
palmer lake, co 719 660 4356

The Shire At Old Ranch
Howells & Old Ranch Road
Colorado Springs, CO

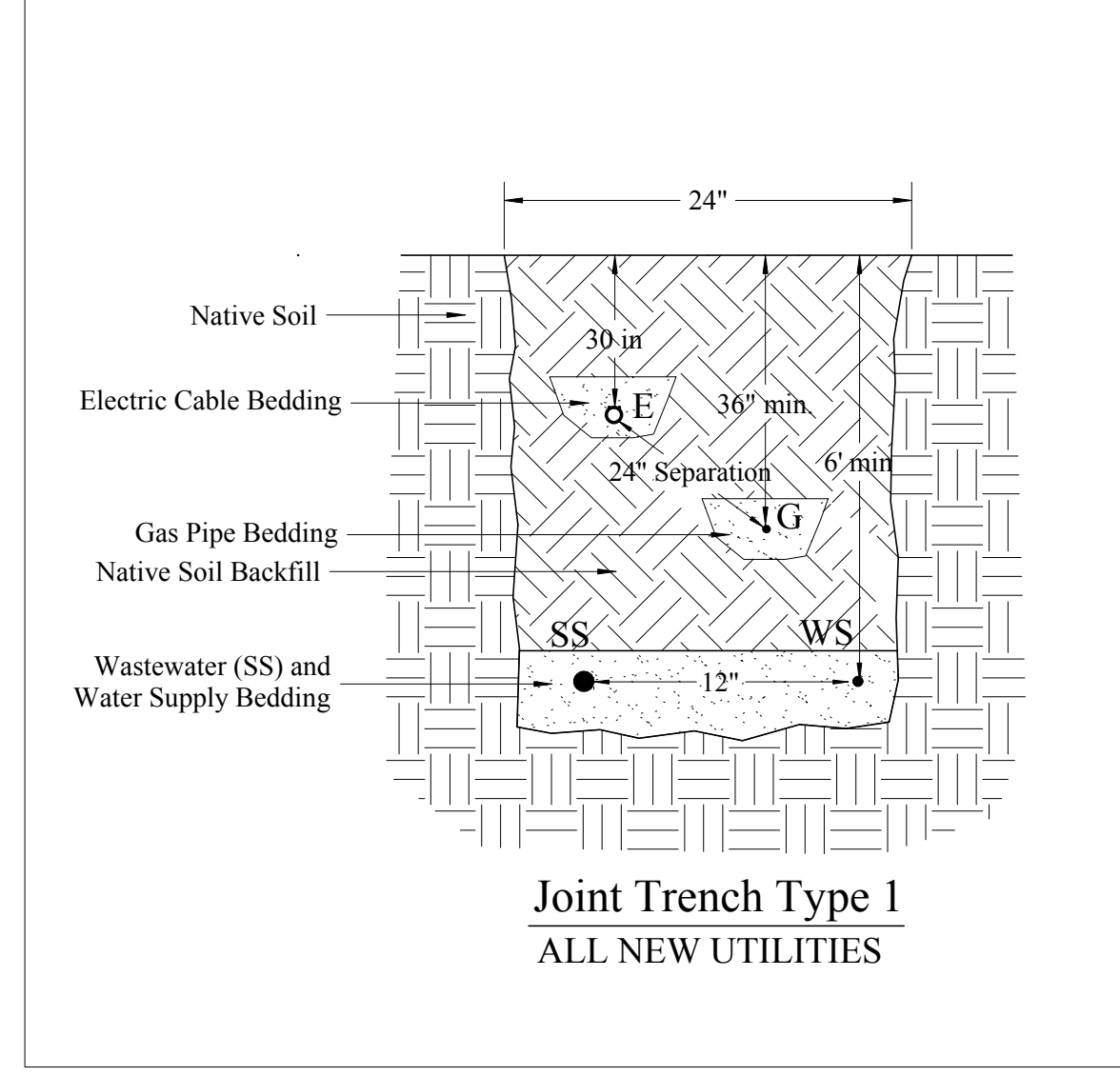
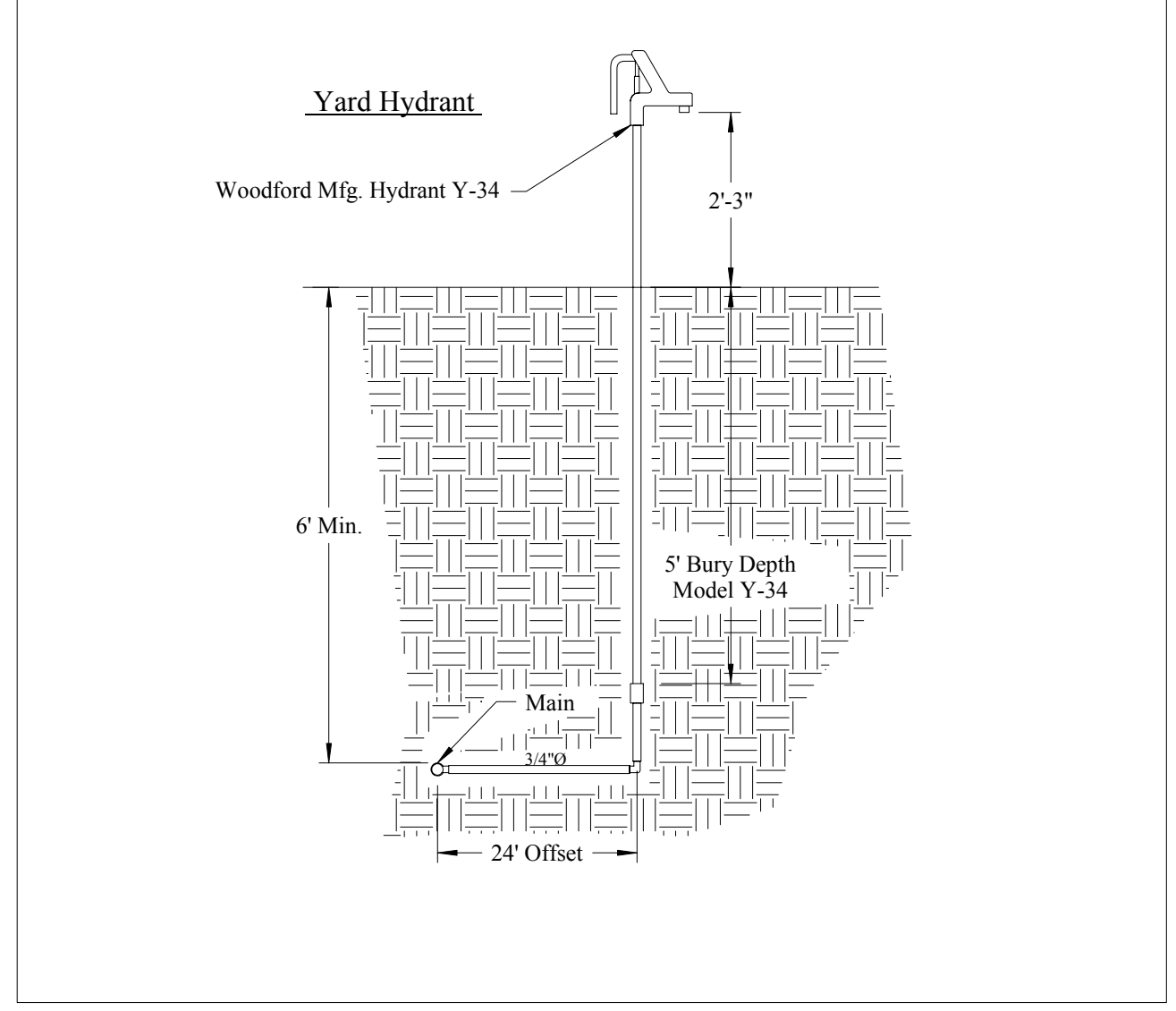
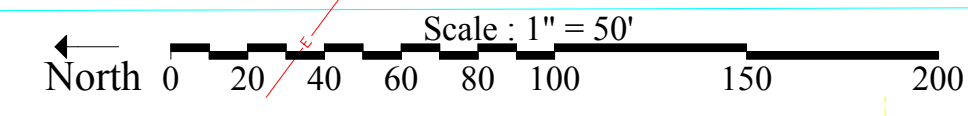
RESUBMITTALS	

PROJECT	19.8.1
DATE	Feb 23, 2024
PHASE	Develop Plan
DRAWN	WLF
CHECKED	WLF
REV'D	

SP
2



Verify location, may be too close to proposed ponds. For separation requirements from septic systems and permanent water quality facilities, see ECM section 1.7.6 and Colorado's Rules and Regulations for Water Well Construction, Pump Installation, and Monitoring and Observation Hole/Well Construction.



General Notes

- Gas, Electric, Water and Sewer are installed in a joint trench per Detail.
- Non-metallic pipes shall have a wire trace installed on top of the pipe.
- The bulk of the work is to install utilities along the road with stubs to buildings for phased development.
- Sewer mains are minimum 4' deep with a minimum slope of 1/4" per foot.
- Branches and stub-outs to buildings as necessary.
- Future sewer connections are capped with a 4x4 post marking the end of the pipe for future connection to buildings.
- Two-Way sewer line clean-outs are required every 100'. Place them outside of the road and buried with metal plate cover and marker post.
- Sewer pipe is Sch 40 PVC (see ASTM specs)
- Domestic water supply pipe is HDPE certified by NSF.
- All fittings for water supply pipe are brass and are wrapped in plastic.

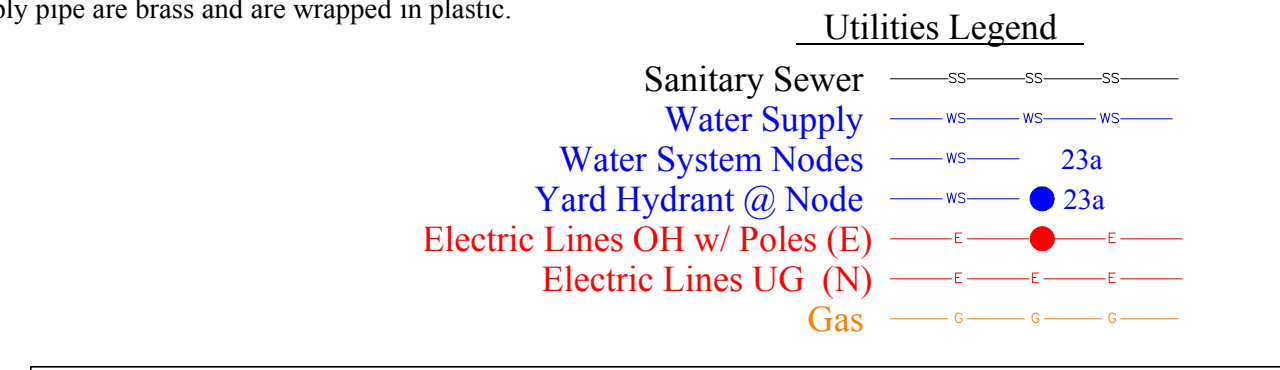
Notes on Utilities

Electric Service is provided to the existing four residences. New underground service will be contracted for with Mountain View Electric Assoc. crossing Old Ranch Rd. through the property at 3890 ORR to a central distribution point within the commercial core area. From there power will be distributed to other buildings underground in a joint trench.

Gas Service is provided to the existing four residences by Black Hills Energy. As best as possible we will use existing gas lines if allowed to have increased pressure in those lines to some new buildings. A new gas service will be contracted for to serve the commercial core area.

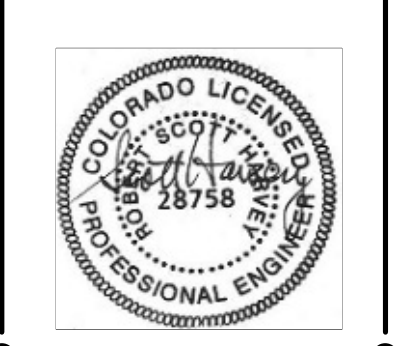
Water Supply - the four existing residences have individual wells. The Shire has procured water rights to 6 acre feet of well water per year with a small portion obligated to be returned to the aquifer. These waters will be pumped from the well at 3890 ORR which as been drilled deeper. Depending on policies with CDPHE and our transient visitors, that count will determine whether we are required to install a full community water system. Because most of the water consumed will be for agricultural purposes, and since chlorinated water is contrary to good soil health, we intend to disinfect waters at strategic locations and uses with 'point of use' systems for domestic use as required by CDPHE.

Wastewater from new buildings will be piped to an OWTS located in the northwest corner of the 20 acres. Our preferred treatment system will utilize an Advanced Treatment Unit (a packaged aerobic treatment system).



Mark	Utility	Type	Spec.	Size	Color
E	Electric Conduit	PVC Sch40	ASTM F512-12, UL 651	per Section	Grey
G	Natural Gas	HDPE	ASTM D2513, PE2406/2708	per Section	Yellow
SS	Sanitary Sewer	PVC Sch 40	ASTM D2665-20	per Section	Green
WS	Water Supply	HDPE	ASTM D3350-21 (pipe + fittings) NSF Rated for Domestic Use	per Section	Blue

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General Contractor must verify all conditions, dimensions and notify designer of any discrepancies or omissions prior to starting work or fabrication. Drawings are intended to be sealed for even multiples of (that) but... DO NOT SCALE DRAWINGS



The Shire At Old Ranch
Howells & Old Ranch Road
Colorado Springs, CO

Art of Engineering, Inc.
Architectural, Civil and Construction Services
PO Box 704 Colorado Springs, CO 80901
Phone: 719-528-1557
Email: Services@AroEngineering.com

Client Information:
The Shire at Old Ranch
3820 Old Ranch Rd.
Colorado Springs, CO 80908
Mark Phelan 719-243-2678

Number	Date	Revision	Purpose

Project Number: 14010
Project Phase: Development Plan
Drawn by: RSH
Drawing Date: 20 Feb 2024

USP-1
Utilities Service Plan
& Details