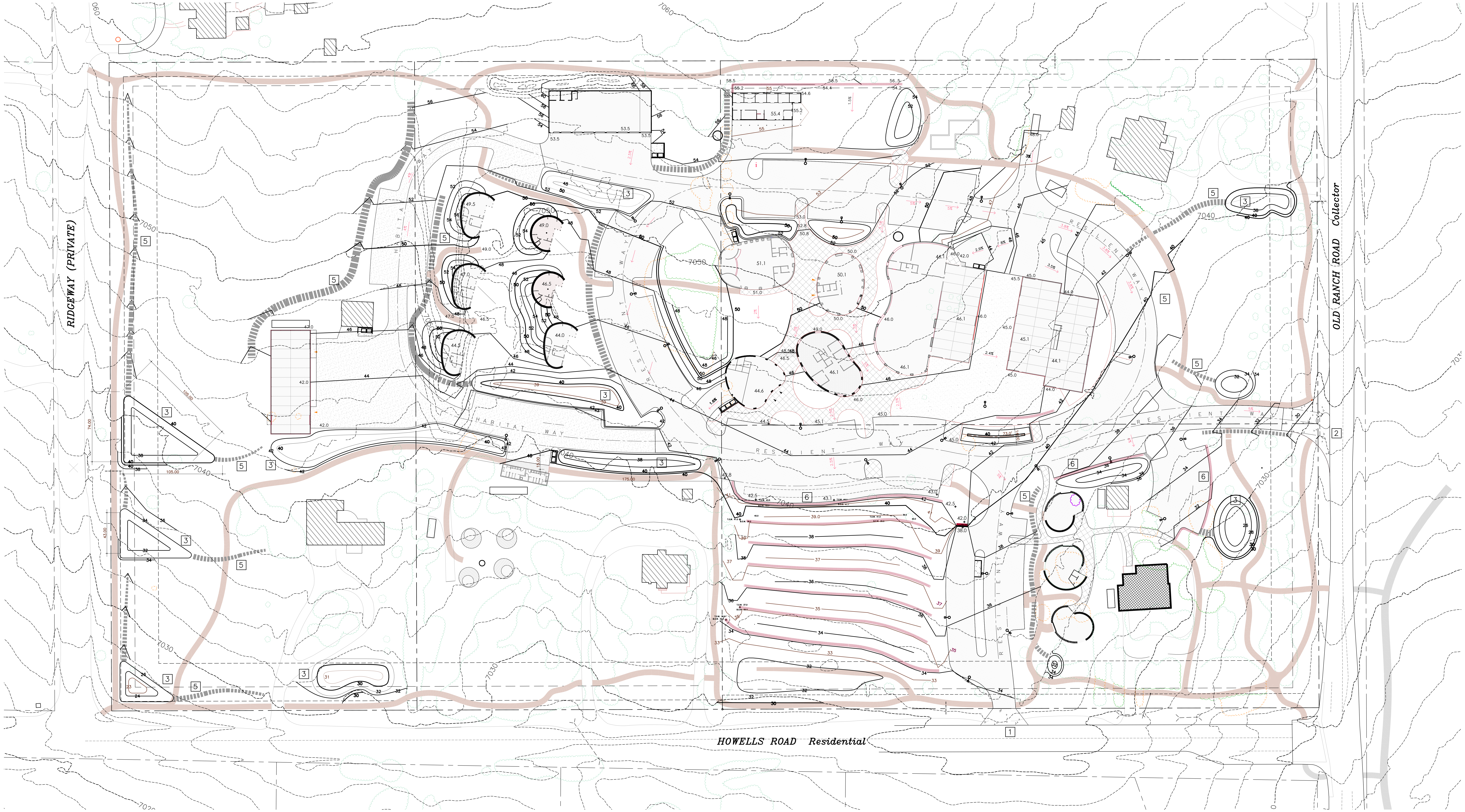


GENERAL GRADING NOTES

1. UTILITY INFORMATION CONTAINED IN THESE DRAWINGS IS APPROXIMATE. NEW OR EXISTING UTILITIES INCLUDING EXISTING ON–SITE WASTEWATER TREATMENT FACILITIES, SHALL BE PRECISELY LOCATED PRIOR TO COMMENCING ANY EARTH WORK. CONTACT LOCATORS AND/OR UTILITY COMPANIES AND MAY REQUIRE POT–HOLING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ALL EXISTING UTILITIES.
2. VERIFY ALL EXISTING SITE CONDITIONS & REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
3. REMOVE WEEDS, TRASH, DEBRIS, RUBBLE, BROKEN ASPHALT, AND ORGANIC MATERIAL (EXCLUDING TOPSOIL), AND ANY OTHER MATERIAL. NOT SUITABLE AS FILL OR FOUNDATION BEARING SOIL.
4. CONTOUR INTERVALS ARE 2.0 FT. TYPICAL. 1.0' CONTOURS SHOWN AT SOME LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL FINE GRADING TO ASSURE PROPER ALIGNMENT OF ALL FINISHED SURFACES INCLUDING PAVEMENT, CURBS, SIDEWALKS, GRASS, AND OTHER GROUNDCOVERS. COORDINATE WITH LANDSCAPE PLAN.
6. MINIMIZE SITE DISTRUPTION. EXISTING RESIDENCES AND THEIR YARDS REMAIN. PRESERVE EXISTING WOODED SITE AREAS & GRASSLAND. CONFINE ALL OPERATIONS TO DEVELOPING AREAS.
7. FINISH GRADING SHALL INSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AND STRUCTURES IN ACCORDANCE WITH GEOTECH ENGINEERING RECOMMENDATIONS.
8. GENERAL CONTRACTOR IS RESPONSIBLE TO ASSURE ALL GRADING IS DONE IN ACCORDANCE WITH THIS GRADING PLAN.
9. ALL WORK SHALL BE DONE IN STRICT ACCORD WITH ALL APPLICABLE CODES & REGULATIONS. OBSERVE ALL SAFETY BEST PRACTICES.
10. SEE EROSION CONTROL PLAN. PROVIDE ALL NECESSARY MEASURES TO ASSURE SAFETY AND PROTECT EXISTING PROPERTY, DRIVES, ROADS, AND PEOPLE.
11. PERFORM ALL WORK IN THE PUBLIC RIGHT–OF–WAY IN ACC ORDANCE W/ THE EL PASO COUNTY LDM.
12.

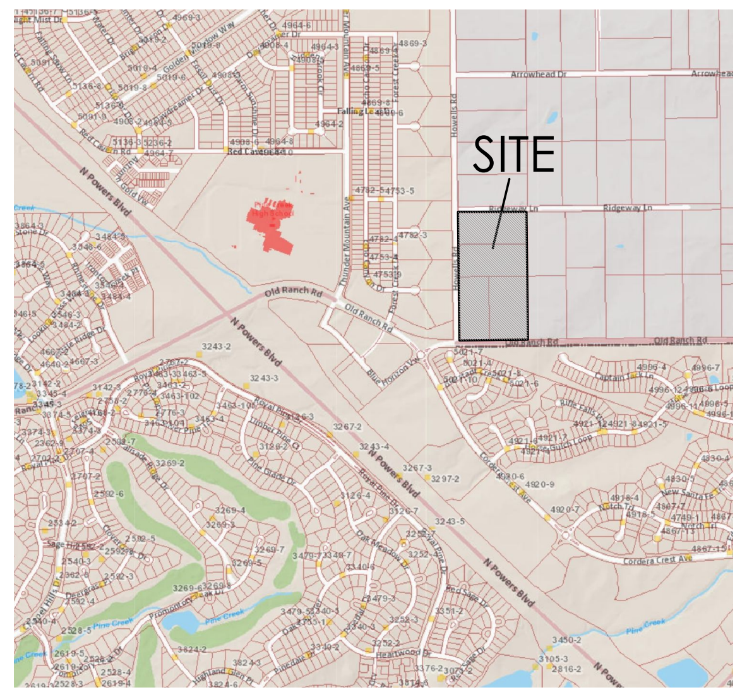
GRADING KEYED NOTES

1	ELPASO COUNTY STANDARD ENTRY APRON DETAIL NO'S SD2–23, SD2–25,
2	RIGHT IN RIGHT OUT W/ "PORK CHOP" ISLAND PER EL PASO COUNTY ECM.
3	INFILTRATION PONDS – SEE DRAINAGE REPORT. NOT ALL PONDS ARE DESIGNATED ON THIS PLAN.
4	INFILTRATION PONDS – SEE DRAINAGE REPORT. NOT ALL PONDS ARE DESIGNATED ON THIS PLAN.
5	DRAINAGE BIOSWALES W/ GRASS AND OTHER LANDSCAPING. SEE LS PLANS AND DRAINAGE REPORT.
6	CURB – SEE DRAINAGE STUDY

GRADING 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. TIMBER PARKING BUMPERS ADJACENT PEDESTRIAN WALKS.
- CONCRETE 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 GABION RETAINING WALLS
- ZONING BUILDING SETBACK LINE
- PROPERTY LINES
- EXISTING VEGETATION – MINIMIZE DISTURBANCE
- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS TO BE REMOVED
- NEW BUILDINGS & SECONDARY ADDRESSING NO.

VICINITY MAP



SIGNATURES

fisher architecture
palmer lake, co 719 660 4356

The Shire At Old Ranch

Howells & Old Ranch Road
Colorado Springs, CO

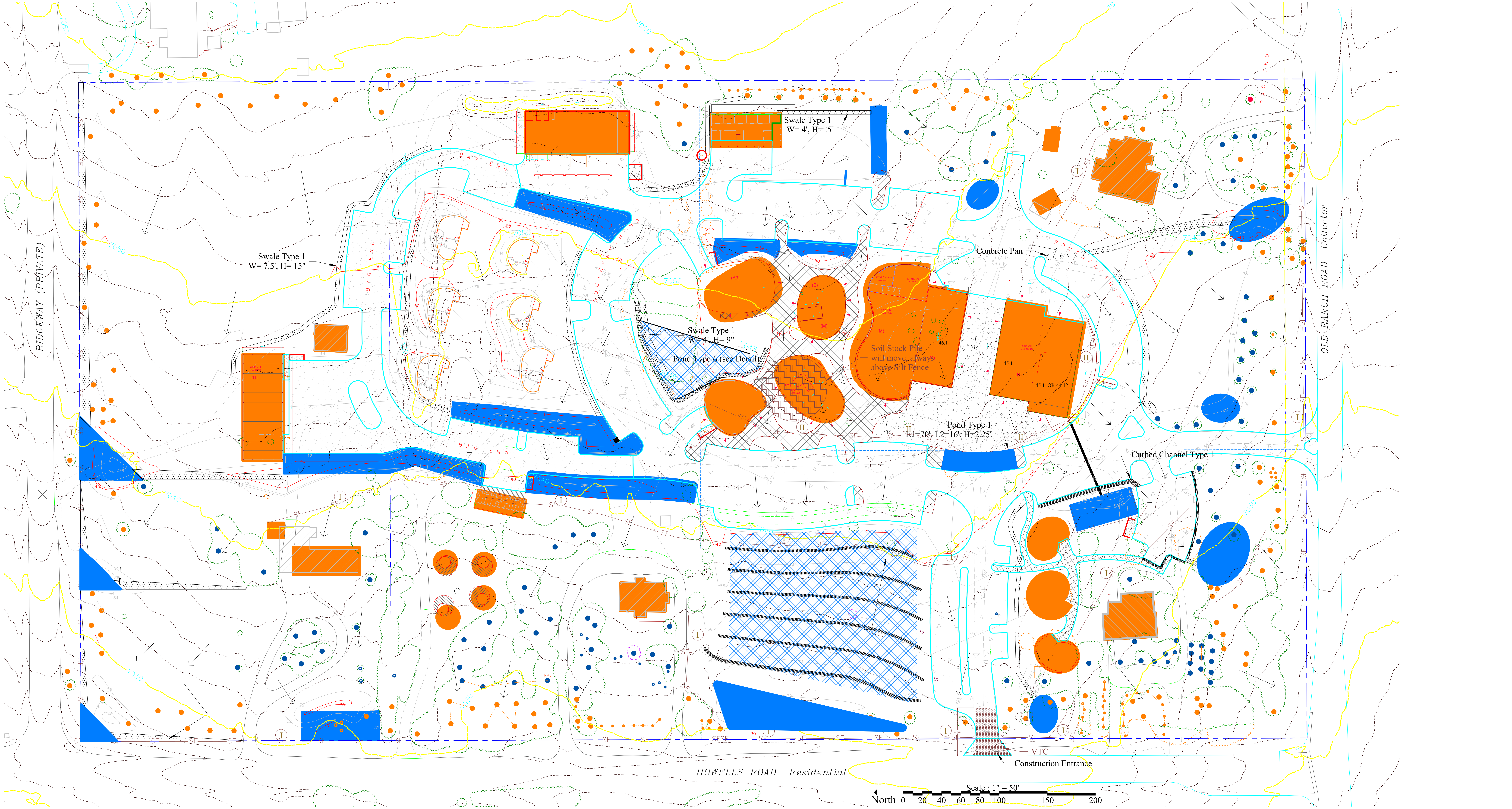
RESUBMITTALS

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

SG
1

GRADING PLAN

1"=50'



Erosion Control Measures

The planned sequence of construction is to:

1. Install all off-site erosion control measures; Silt Fences, Sediment Control Logs, Strawbales and Vehicle Tracking Control along downslope perimeter and protecting interior residential spaces.
2. Install all utilities that go under roads and to OWTS in the NW.
3. Grade the interior, generally including the entrance drives, the main loop road (less Bagend, far north loop) and commercial core area. Left ungraded for this phase is everything outside the main loop road except entrance drives.
4. Build all drainage features as both short and long term stormwater management strategies with intermediate and final erosion control elements. This includes areas along the north, west and south sides. Silt fences would border downhill sides of grass lined swales and ponds. this is our primay erosion control strategy.
5. Build some of the commercial core buildings (Coop and greenhouses). Buildings would be built sequencially.
6. Construct roadways
7. Revegetate disturbed areas. This includes gardens and landscaping.
8. The three craft studios (SW). the north greenhouse, the six energy independent Hobbit houses, bath house and yurts will follow after the commerial core is functioning.

I - Initial Erosion Control Measure - generally on the downhill perimeter of the project toprevent erosion off site. Also used uphill from exiting residences to prevent erosion into their space. Many of these measures will remain in place until work is complete and vegetation is re-established.

II - Intermediate Erosion Control Measures - These will be installed on the downhill side of the western roads and remain until paved. Soil stock piles will have silt fences around downslope sides. As item 4 above proceeds, some sediment control logs and silt fence will be utilized.

III - Final Erosion Control Measures - Silt Fences, Sediment Control Logs and Strawbales will be used until vegetation is established.

Legend

General

▨ Existing Building
▨ New Building
○ Vegetation, Aerial Identified
● ● Vegetation, Human Identified or New
▨ Driveway, Concrete
▨ Driveway, Gravel
▨ Sidewalk
44 Existing/Native Contour Lines
44 New Contour Lines

Drainage Elements

▨ Gabion Curb Type 1
▨ Conventional Concrete Curb
▭ Grass Lined Swale
▨ Berm 0 to ~ 2 ft tall
■ Rectangular Infiltration Pond, Type 1
◢ Triangular Infiltration Pond, Type 2
● Elliptical Infiltration Pond, Type 3

Erosion Control Elements

↗ Drainage direction
■ Strawbales SBB
SCL Sediment Control Logs SCL
SF Silt Fence SF
Ⓘ Initial Erosion Control Measures
(II) Intermediate Erosion Control Measures
(III) Final Erosion Control Measures

Utilities Elements

—SS—SS—SS— Sanitary Sewer
—WS—WS—WS— Water Supply
23a —WS—WS— Water System Nodes
23a ● —WS—WS— Yard Hydrant @ Node
● —E—E— Electric Lines OH w/ Poles
—E—E—E— Electric Lines UG
—G—G—G— Gas

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

COLORADO LICENSED PROFESSIONAL ENGINEER
ROBERT SCOTT HARVEY
28758

Scott Harvey

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: Service@ArtofEngineering.com

Client Information:
The Shire at Old Ranch
3820 Old Ranch Rd.
Colorado Springs, CO 80908

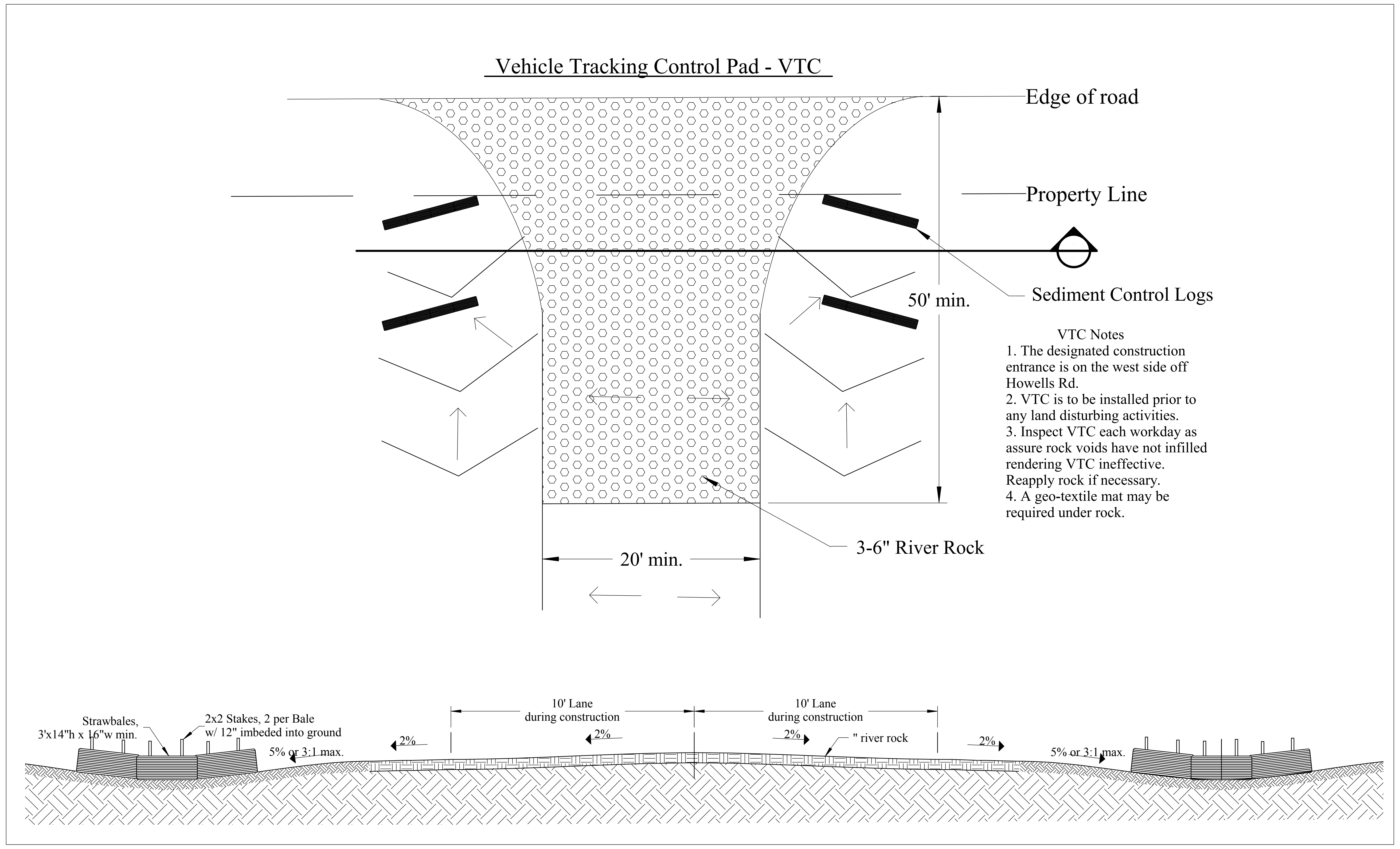
Mark Phelan 719-243-2678

REVISIONS

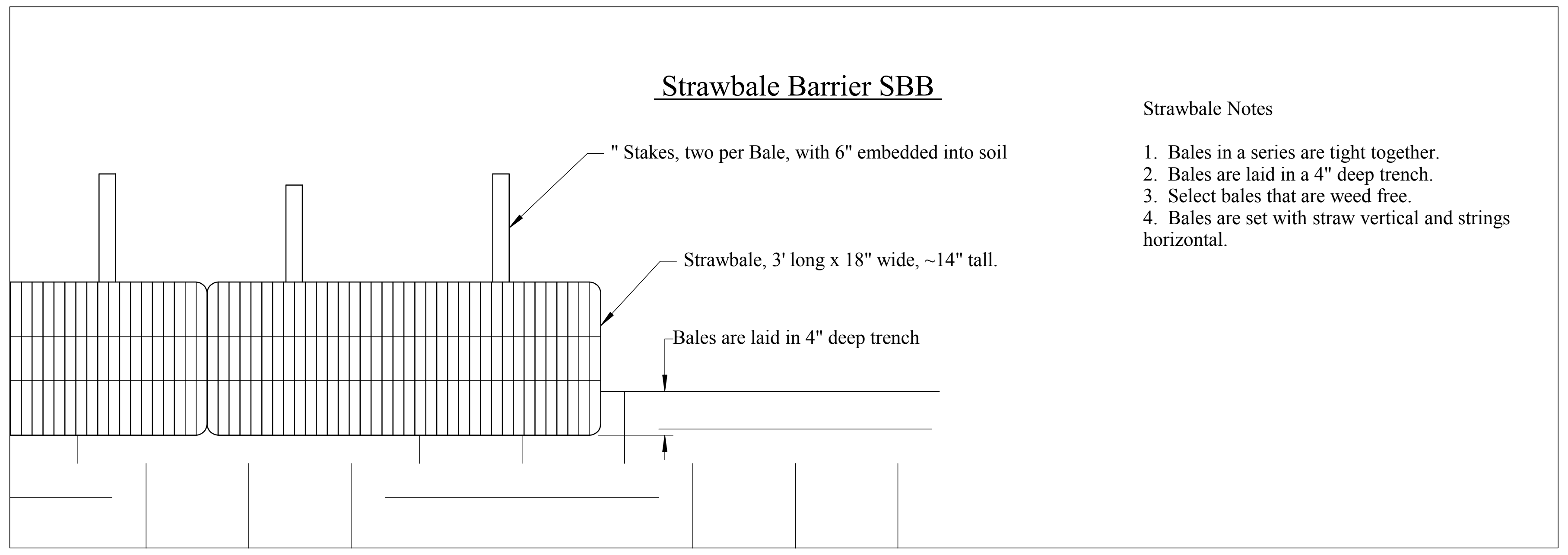
Number	Date	Purpose

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

EC-1
Erosion Control Plan

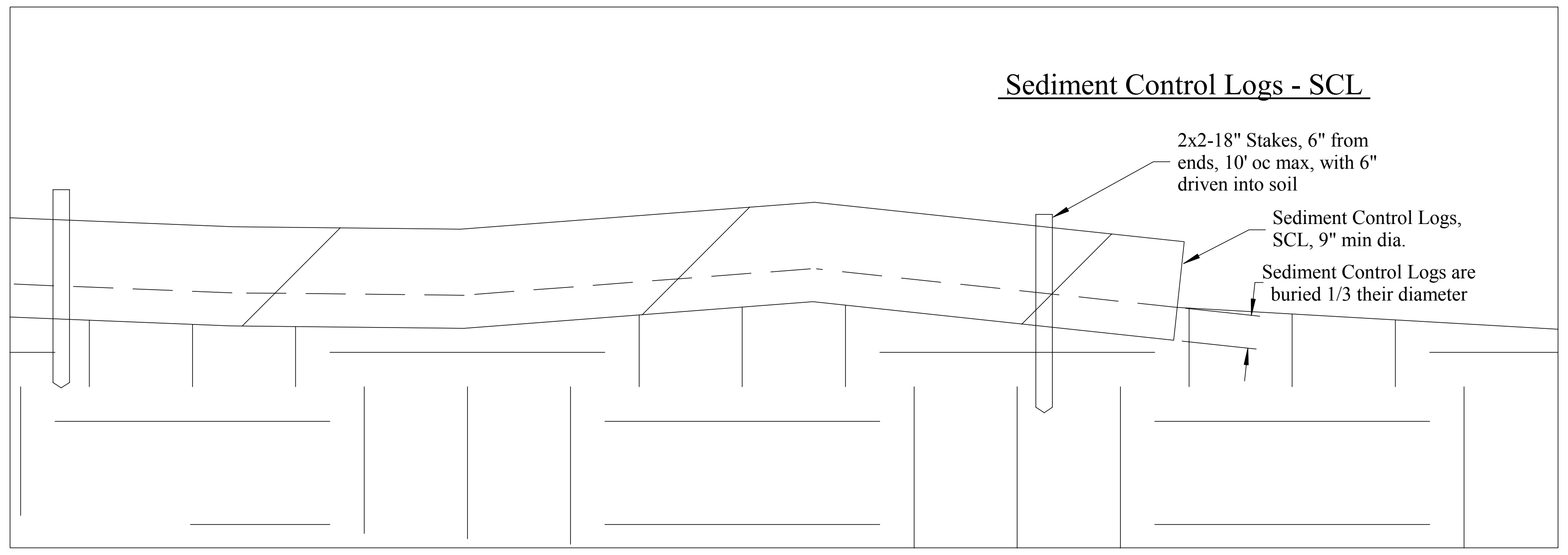


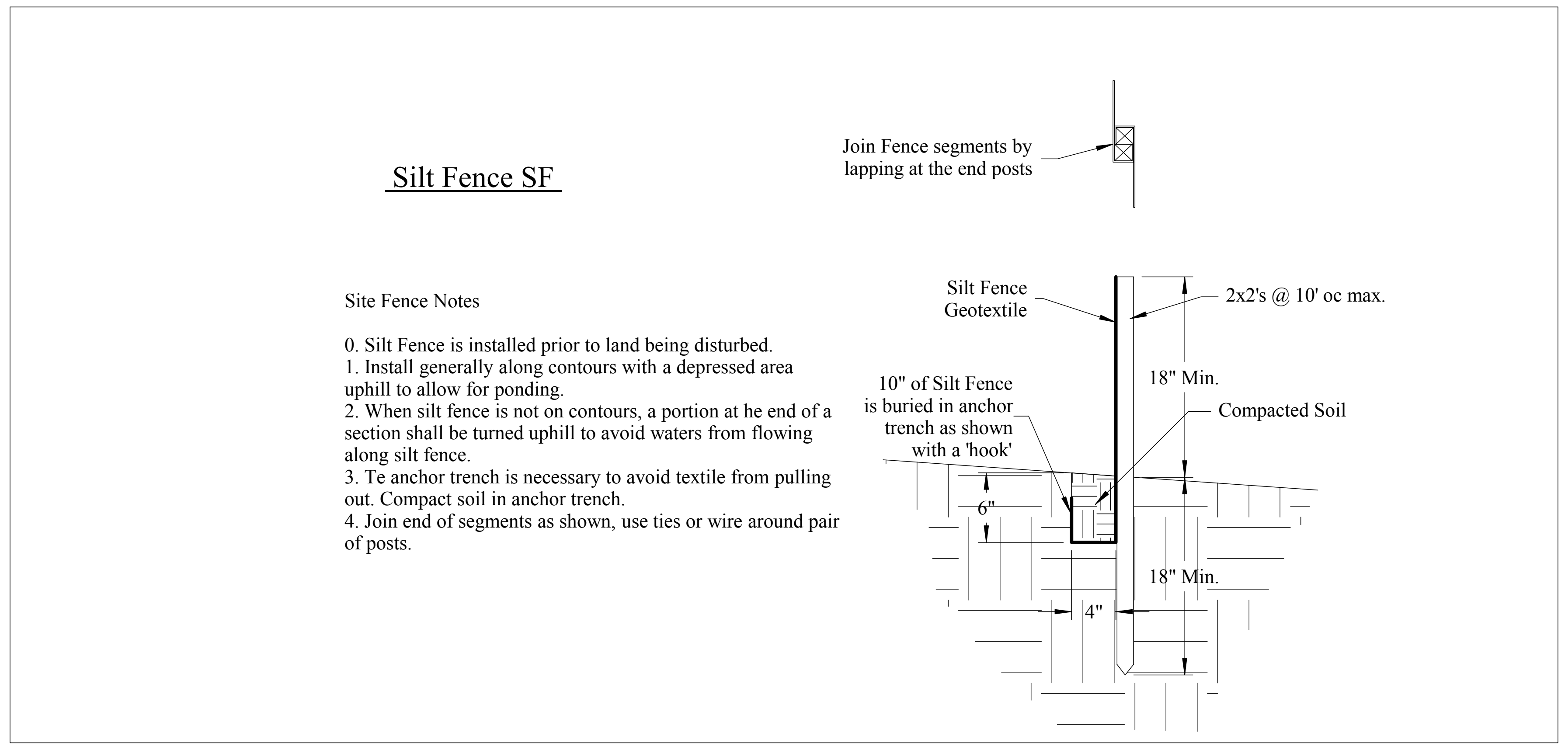
VTC Notes
1. The designated construction entrance is on the west side off Howells Rd.
2. VTC is to be installed prior to any land disturbing activities.
3. Inspect VTC each workday as assure rock voids have not infilled rendering VTC ineffective. Reapply rock if necessary.
4. A geo-textile mat may be required under rock.



Strawbale Notes

1. Bales in a series are tight together.
2. Bales are laid in a 4" deep trench.
3. Select bales that are weed free.
4. Bales are set with straw vertical and strings horizontal.





Site Fence Notes

0. Silt Fence is installed prior to land being disturbed.
1. Install generally along contours with a depressed area uphill to allow for ponding.
2. When silt fence is not on contours, a portion at he end of a section shall be turned uphill to avoid waters from flowing along silt fence.
3. Te anchor trench is necessary to avoid textile from pulling out. Compact soil in anchor trench.
4. Join end of segments as shown, use ties or wire around pair of posts.

Pond Construction Details

Pond Number	Location	Pond Type	Shape	Surface Dimensions, Full L1	Surface Dimensions, Full L2	Surface Dimensions, Full H	Pond Perimeter Dimensions L1	Pond Perimeter Dimensions L2	Pond Perimeter Dimensions H
11a	S	3	Oval	40	30	2			2.5
40c	SW	1	Rectangular	65	27	2			2.5
54a		3	Oval	20	15	2			2.5
58	NW	1	~ Rectangular	100	30	2.5			3
59	E		~ Rectangular	70	15	2			2.5
60	E	4	~ Rectangular	58	12	2.5			3
61	E	4	~ Rectangular	50	5	2.5			3
62	W		Rectangular	58	12	2			2.5
70a	SW	3	Oval	70	50	2			2.5
71a	W		Series of Ponds						
85	NW		~ Rectangular	175	15	1.25			1.75
86	NW	1	~ Rectangular	200	20	1.75			2.25
87	NW	2	Triangular	74	105	3			3.5
88	Middle	2	Triangular	See Plan					
89	NW	2	Triangular	43	61	3			3.5
91		3	Oval	55	40	3			3.5
93	NE	1	~ Rectangular	113	30	3			3.5
94	NW	1	Rectangular	80	30	2.5			3
95	NW	2	Rectangular	38	54	3			3.5

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

COLORADO LICENSED PROFESSIONAL ENGINEER
ROBERT SCOTT HARVEY
28758

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: Service@ArtofEngineering.com

Client Information:
The Shire at Old Ranch
3820 Old Ranch Rd.
Colorado Springs, CO 80908

Mark Phelan 719-243-2678

REVISIONS

Number	Date	Purpose

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

EC-2
Erosion Control Details