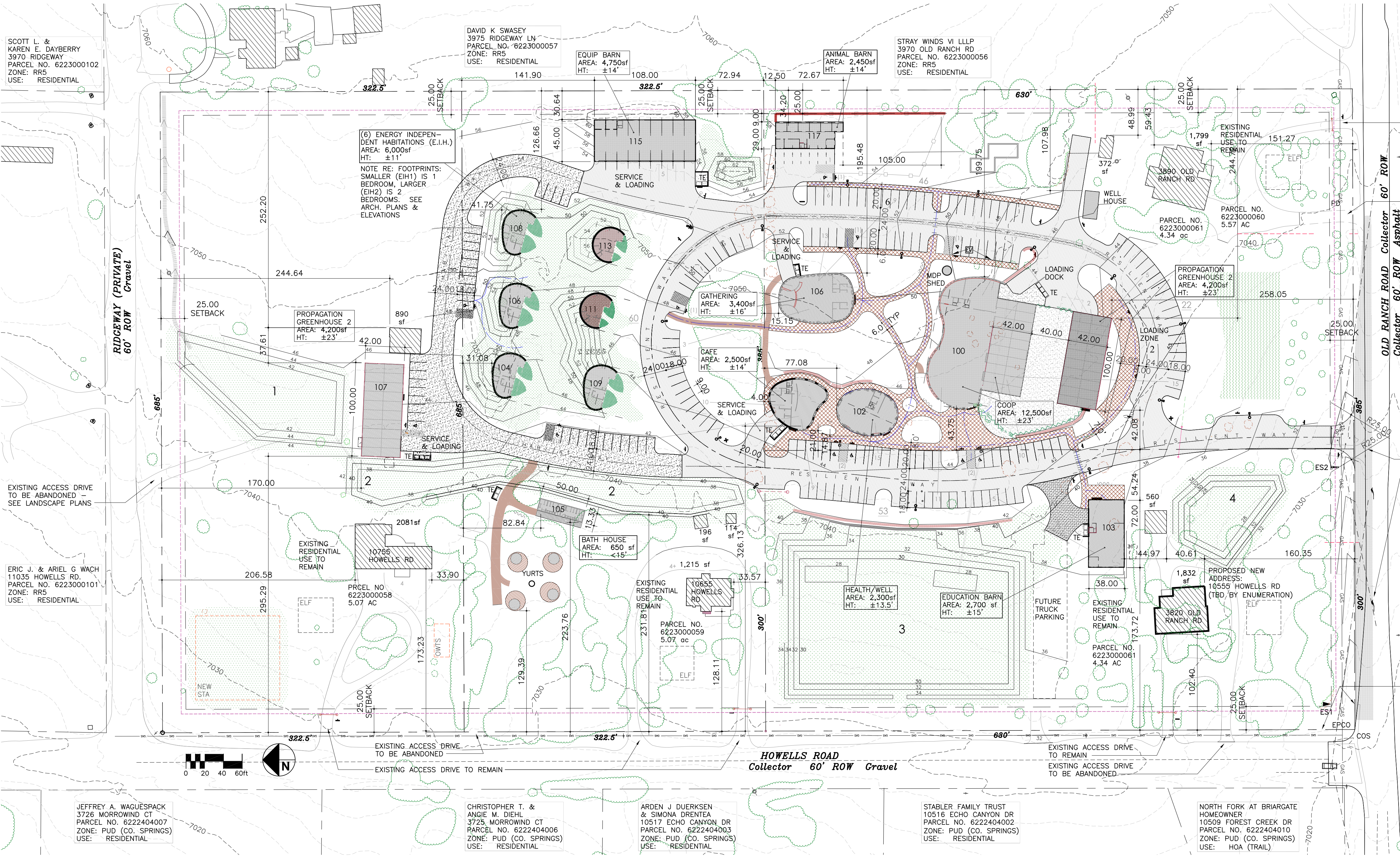




ZONING CALCULATIONS:

BUILDING(S) OR USE	ZONING USE	CONSTR. TYPE	IBC OCCUP.	PARKING CATEGORY	BLDG. AREA	PARKING FACTOR	PARKING SPACES REQ'D	PARKING SPACES PROVIDED	ACCESSIBLE SPACES	COMMENTS
PROPAGATION GREENHOUSE 1	GREENHOUSE	IIB	U	WHOLESALE NURSERY	4,200 sf +2 ac	5+1/AC	7	8	1	2 ac
EXISTING RESIDENTIAL STRUCTURE	10755 HOWELLS RD	VB	R (IRC)	SINGLE FAMILY RESIDENTIAL	2,081 sf	2/UNIT	3	4	1	RES 1 ADU
ENERGY INDEPENDENT HABITATIONS	ADDITIONAL RESIDENCES	VB	R (IRC)	SINGLE FAMILY RESIDENCE	6,000 sf (6 units)	2/UNIT	12	13	1	
EQUIPMENT BARN	VEHICLE STORAGE	VB	U	NONE APPLICABLE	4,750 sf	3	3	5		
EXISTING RESIDENTIAL STRUCTURE	10655 HOWELLS RD	VB	R (IRC)	SINGLE FAMILY RESIDENTIAL	1,215 sf	2/UNIT	2	4		1 RES UNIT
ANIMAL BARN	AGRI/TAINMENT	VB	U	NONE APPLICABLE	2,450 sf	350 PRESUMED	6+1	7	1	
RECREATION CAMP	RECREATION CAMP	VB	U (BATH HOUSE)	HOTEL/MOTEL	650 sf	1/UNIT	4	4		4 YURTS W/ BATHHOUSE
CAFE	RESTAURANT	VB	A3	RESTAURANT SIT DOWN	2,500 sf	1/100	25	26	1	
INDOOR GATHERING	BUSINESS EVENTS CENTR	VB	A3	AUDITORIUM	3,400 sf	1/100 SF 1/4 SEATS	34	35	2	
HEALTH / WELLNESS	GENERAL OFFICE	VB	B	PROFESSIONAL OFFICE	2,350 sf	1/200	12	15	1	
COOP	NURSERY RETAIL	VB	M	LUMBER YARD (EXT. DISPLAY)	12,500 sf (7,770 sf)	1/300 + 1/1000 EXT	42	53	3	
PROPAGATION GREENHOUSE 2	GREENHOUSE	IIB	U	WHOLESALE NURSERY	4,200 sf	5+1/AC	7	7		
EDUCATION BARN	PRIVATE ED. INSTITUTION	VB	U	COLLEGE / UNIVERSITY	±2,700 sf	1/2 EMPLOYEES 1/6 STUDENTS	7	8		4 EMPLOYEES + 30 STUDENTS
EXISTING RES. STRUCTURE	3820 OLD RANCH RD	VB	R (IRC)	SINGLE FAMILY RESIDENTIAL	1,832 sf	2/UNIT	2	4+		1 RES UNIT
EXISTING RES. STRUCTURE	3890 OLD RANCH RD	VB	R (IRC)	SINGLE FAMILY RESIDENTIAL	1,799 sf	2/UNIT	2	4+		1 RES UNIT
TOTALS					52,627 sf		177	197 (19 EXTRA)	10 (6 REQ'D)	10 UNITS 0.50 du/ac

PARCEL DATA & 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			873,377 sf
GROSS SITE:			873,377 sf
IMPERMEABLE SURFACE AREAS (overall site):		impermeable areas	217,427 sf
ASPHALT			87,016 sf
GRAVEL (semi-permeable)			26,290
WALKS			19,172
LAYDOWN & DOCK			8,815
EXG RES. STRUCTS/DRIVES			36,434
NEW NON-RES BUILDINGS			39,700
TOTAL			217,427 sf
RESIDENTIAL USE SITE AREA: 4 EXIST'G SFRs+6 NEW IEHs (RES. YARDS &/OR FENCING).			183,344 sf 21.0%
IEH 10755 HOWELLS		51,997 sf	5,300 sf
10655 HOWELLS		40,199 sf	7,584
3820 ORR		26,959 sf	7,824
3890 ORR		26,495 sf	8,443
		17,684 sf	7,283
		183,344 gsf	36,434 sf
NON RESIDENTIAL SITE AREA:		690,033 sf	180,993 sf 690,033 sf 26.2%

PARKING LOT SCREENING PER 6.2.2.C.5.

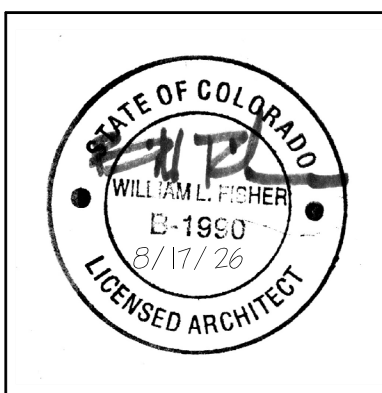
PARKING LOT SCREENING ACCOMPLISHED W/ LANDSCAPING, BERMS, AND OTHER SITE FEATURES. SEE GRAPHICS, NOTES & CALC'S ON L51	
ZONING	
CURRENT ZONE	RR5 ALL PARCELS
CURRENT USE	RURAL RESIDENTIAL ALL PARCELS
SETBACKS:	25' AT ALL FRONT, SIDE, & REAR SETBACKS
SECONDARY ADDRESSING	ALL ADDRESSING TBD BY PPRBD ENUMERATION
DP GENERAL NOTES	
1. SEE L5-1 FOR ALL INFO RE: PARKING LOT SCREENING, OPEN SPACE, LANDSCAPING, IMPERMEABLE SURF'S & OTHER LOT COVERAGES.	
2. THERE ARE NO "NO-BUILD AREAS" OR FLOODPLAINS ON SITE.	
3. SEE DRAWING USP-1 FOR ALL UTILITY INFO.	
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 EPSCO JUNE 2021 (VA-20-002). 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'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0507G, EFFECTIVE 01/12/7/2018	
OFF SITE CONSTRUCTION NOTE:	
RIGHT OF WAY IMPROVEMENTS (TURN LANES) ON OLD RANCH ROAD IN ACCORDANCE W/ CITY OF COLORADO SPRINGS REQUIREMENTS. SEE DRAWING RD-1 FOR NEW PAVEMENT, STRIPING, ENTRY APRON, ETC.	

EL PASO COUNTY ROAD IMPACT FEE PROGRAM NOTE

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.	
ENUMERATIONS NOTE:	
1. ALL NEW STRUCTURES WILL RECEIVE NEW OLD RANCH ROAD NUMBERS. PROPOSED NUMBERS ARE SHOWN FOR REFERENCE. ACTUAL NEW NUMBERS TBD BY PPRBD ENUMERATION.	
2. THE BATH HOUSE WILL HAVE AN ADDRESS NO. THAT INCLUDES THE YURTS WHICH WILL HAVE UNIT NO'S.	
3. EXISTING 3820 OLD RANCH ROAD WILL BE CHANGED TO HOWELLS ROAD SINCE THERE IS NO OLD RANCH ROAD ACCESS. THIS WILL BE PROCESSED THROUGH PPRBD ENUMERATION POST DP APPROVAL.	
ADA NOTES:	
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES W/ ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS. THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS RECD BY THE U.S. DEPT. OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.	
2. ACCESSIBLE ROUTE IS SHOWN ON THE PLAN. NO PORTION EXCEEDS 5% (NO RAMPS REQ'D). PAVED WALKWAY AREAS ARE FLUSH W/ DRIVEWAY PAVING (NO CURB RAMPS REQ'D). SEE DETAILS ON SP2.	

SITE PLAN LEGEND

EXISTING INTERMEDIATE CONTOURS (2' INTERVAL)	
EXISTING INDEX CONTOURS (10' INTERVAL)	
NEW INTERMEDIATE CONTOURS (2' INTERVAL)	
NEW INDEX CONTOURS (10' INTERVAL)	
STORM POND #'S. SEE DRAIN. STUDY	
5" ASPHALT PAV'G PER GEOTECH. STRIPING & ADA MARKINGS AS SHOWN. TIMBER PARKING BUMPERS ADJACENT ON-SITE PEDESTRIAN WALKS.	
6" CONCRETE PAVED OUTDOOR PRODUCT DISPLAY AREA	
4" CONCRETE WALKS	
14" GRAVEL PARKING/DRIVE SURFACE	
COLO. SPRINGS CURB CUT APRON - SEE OFF-SITE IMPROVEMENTS RD-1	
NEW 4" D. x 6'-0" W. BREEZE PEDESTRIAN PATH	
NEW MOTORIZED GATE	
NEW 6' HIGH DECORATIVE FENCING	
NEW GABION RETAINING WALLS	
BOLLARDS & CHAIN TRAFFIC CONTROL	
ZONING BUILDING SETBACK LINE	
PROPERTY LINES	
O.H. ELECTRIC LINES & POLES	
GAS LINES	
NEW UTIL EASEMENT (20' ENTIRE PERIM.)	
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	
ELECTRIC VEHICLE CHARGING STATION	
BIKE RACKS: 11 STALLS REQ'D. 4+5 RACKS = 20 PROVIDED	
TRAFFIC VIEW TRIANGLE	
ADA ACCESSIBLE ROUTE	
SIGNAGE: SEE DETAILS & SHT. SON-1	
PLANTERS W/ XERIC VEGETATION B.O. LAYER CUT CORTEX STL PLATE. LOW-LEVEL VERTICAL SIGN LIGHTING. LED LIGHT ENGINE < 1.0 FC LUMINANCE	
CUSTOM GABION WALL. THIS IS A DOUBLE SLOPED SUBSTITUTIONAL SIGN. SIGN AREA ±10 SF EA. SIDE	
THIS IS A DOUBLE SLOPED SUBSTITUTIONAL SIGN. SIGN AREA ±10 SF EA. SIDE	
LANDSCAPING B.O.	
ES2 ES1	
STORMWATER PIPING - SEE DRAINAGE STUDY	
NATIVE GRASS REVEG. @ DRAINAGE PONDS & OTHER DISTURBED AREAS	
WASTEWATER FACILITIES (SEE USP-1) ELF EXISTING LEACH FIELD OWTS ON-SITE WASTEWATER TREAT. SYST. STA SAN TREATMENT AERATOR	
PRODUCE & PERMACULTURE GARDEN	



fisher architecture
palmer lake, co 719 660 4356

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

RESUBMITTALS	
4/15/25	
8/17/26	

PROJECT 19.B.1	
DATE 8/17/26	
PHASE Final Plan	
DRAWN WLF	
CHECKED SSD	
REV'D	

SP
1

COMMENTS TO REVIEWERS
- see Legend for information / clarifications
- signage is shown (see Legend)
- Visitors center deleted - scope reduction
- Cafe added back in
- SEE operations limited (no offices needed)
- all parking calc's adjusted accordingly

FILE NUMBER: PPR2410

OVERALL SITE PLAN & PROJECT DATA

1"=60'