

**ZONING CALCULATIONS:**

BUILDING(S) OR USE	ZONING 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 sf ±2 ac	4,620 sf ±2 ac	5+1/AC	7	8	1	2 ac FENCED		
EXISTING RES. STRUCTURE	10755 HOWELLS RD		VB	R (IRC)	SINGLE FAMILY RESIDENTIAL	2,081 sf	2,081 sf	2/UNIT	4	4+		2 RES UNITS INCL ADU		
ENERGY INDEP. HABITATIONS	ADDITIONAL RESIDENCES		VB	R (IRC)	SINGLE FAMILY RESIDENCE	5,300 sf (6 units)	6,000 sf (6 units)	2/UNIT	12	16	1	6 RES UNITS		
EQUIPMENT BARN	RESIDENTIAL ACCESSORY		VB	U	NONE APPLICABLE	4,689 sf	4,750 sf	NONE APPLICABLE	9	9		HOUSES 9 VEHICLES		
EXISTING RES. STRUCTURE	10655 HOWELLS RD		VB	R (IRC)	SINGLE FAMILY RESIDENTIAL	1,215 sf	1,215 sf	2/UNIT	4	4+		1 RES UNIT		
ANIMAL BARN	AGRITAINMENT		VB	U	NONE APPLICABLE	1,772 sf	2,450 sf	250 PRESUMED	8	8	1			
RECREATION CAMP	RECREATION CAMP		VB	U	HOTEL/MOTEL (BATH HOUSE)	650 sf	650 sf	1/UNIT	4	4	1	BATH HOUSE ONLY		
CAFE	RESTAURANT		VB	A3	RESTAURANT SIT DOWN	2,326 sf	2,500 sf	1/100	26	30	1			
INDOOR GATHERING	BUSINESS EVENTS CENTR		VB	A3	AUDITORIUM	3,324 sf	3,400 sf	1/100 SF 1/4 SEATS	37	48	3			
HEALTH / WELLNESS	GENERAL OFFICE		VB	B	PROFESSIONAL OFFICE	2,350 sf	2,300 sf	1/200	13	15	2			
VISITOR CENTER	GENERAL OFFICE		VB	B	PROFESSIONAL OFFICE	2,931 sf	3,000 sf	1/200	16	19	1			
COOP	NURSERY RETAIL		VB	M	LUMBER YARD (EXT. DISPLAY)	11,847 sf (9,940 sf)	12,500 sf (9,940 sf)	1/300 + 1/1000 EXT	40	48	2			
PROPAGATION GREENHOUSE	GREENHOUSE		IIB	U	WHOLESALE NURSERY	8,074 sf	8,400 sf	5+1/AC	6	6				
S.E.E. SHOPS (3)	PRIVATE ED. INSTITUTION		VB	U	NONE APPLICABLE	3,689 sf	3,000 sf	300	13	14	1			
S.E.E. OFFICES	PRIVATE ED. INSTITUTION		VB	B	PROFESSIONAL OFFICE	±932 sf	±1,800 sf	1/200	5	5	1			
EXISTING RES. STRUCTURE	3890 OLD RANCH RD		VB	R (IRC)	SINGLE FAMILY RESIDENTIAL	1,799 sf	1,799 sf	2/UNIT	4	4+		1 RES UNIT		
<b>TOTAL PROPERTY</b>						<b>60,962 sf</b>	<b>60,962 sf</b>		<b>218</b>	<b>242 (24 EXTRA)</b>	<b>15 (7 REQ'D)</b>	<b>10 UNITS 0.50 du/ac</b>	<b>873,377 sf 20.05 ac</b>	<b>7.0%</b>

**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
<b>TOTAL ALL PARCELS</b>			<b>873,377 sf</b>
<b>SECONDARY ADDRESSING</b>		<b>NEW LOOP ROADS: RESILIENT WAY AND HABITAT WAY. SEE PLAN FOR ALL ADDRESS NUMBERS</b>	
<b>CURRENT ZONE</b>		<b>RR5 ALL PARCELS</b>	
<b>CURRENT USE</b>		<b>RURAL RESIDENTIAL ALL PARCELS</b>	
<b>SETBACKS:</b>		<b>25' AT ALL FRONT, SIDE, &amp; REAR SETBACKS</b>	
<b>VARIANCES OF USE</b>		<b>THIS DEVELOPMENT PLAN IS FOR AN AGRICULTURE RELATED COMMERCIAL BUSINESS: THE SHIRE AT OLD RANCH PER APPLICANT'S VARIANCE OF USE LETTER OF INTENT &amp; 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.</b>	
<b>FLOODPLAIN NOTE</b>		<b>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 08041C05076, EFFECTIVE 01/12/2018</b>	

**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 FAMILY-ARIZED 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 RAMP 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**

SP1	PROPERTY, PARKING, & ZONING DATA
SP2	SITE PLAN DETAILS & ADDITIONAL INFORMATION
SG1	SITE GRADING PLAN
DR1	DRAINAGE PLAN
DR2	DRAINAGE 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 RANCHWAY DATED 2/27/24

**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 Mar. 1, 2024  
PHASE Rev'd Plan  
DRAWN WLF  
CHECKED WLF  
REV'D

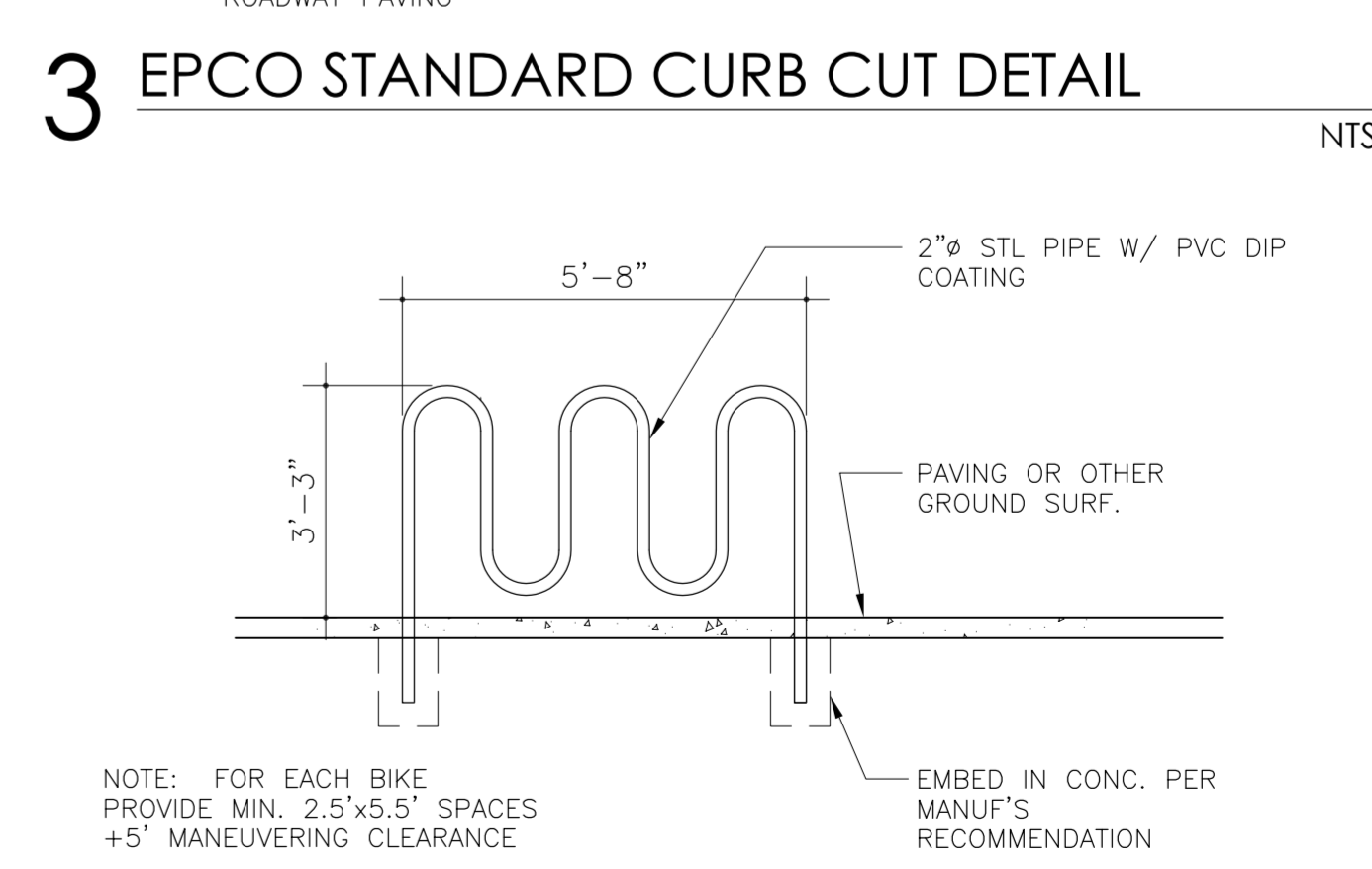
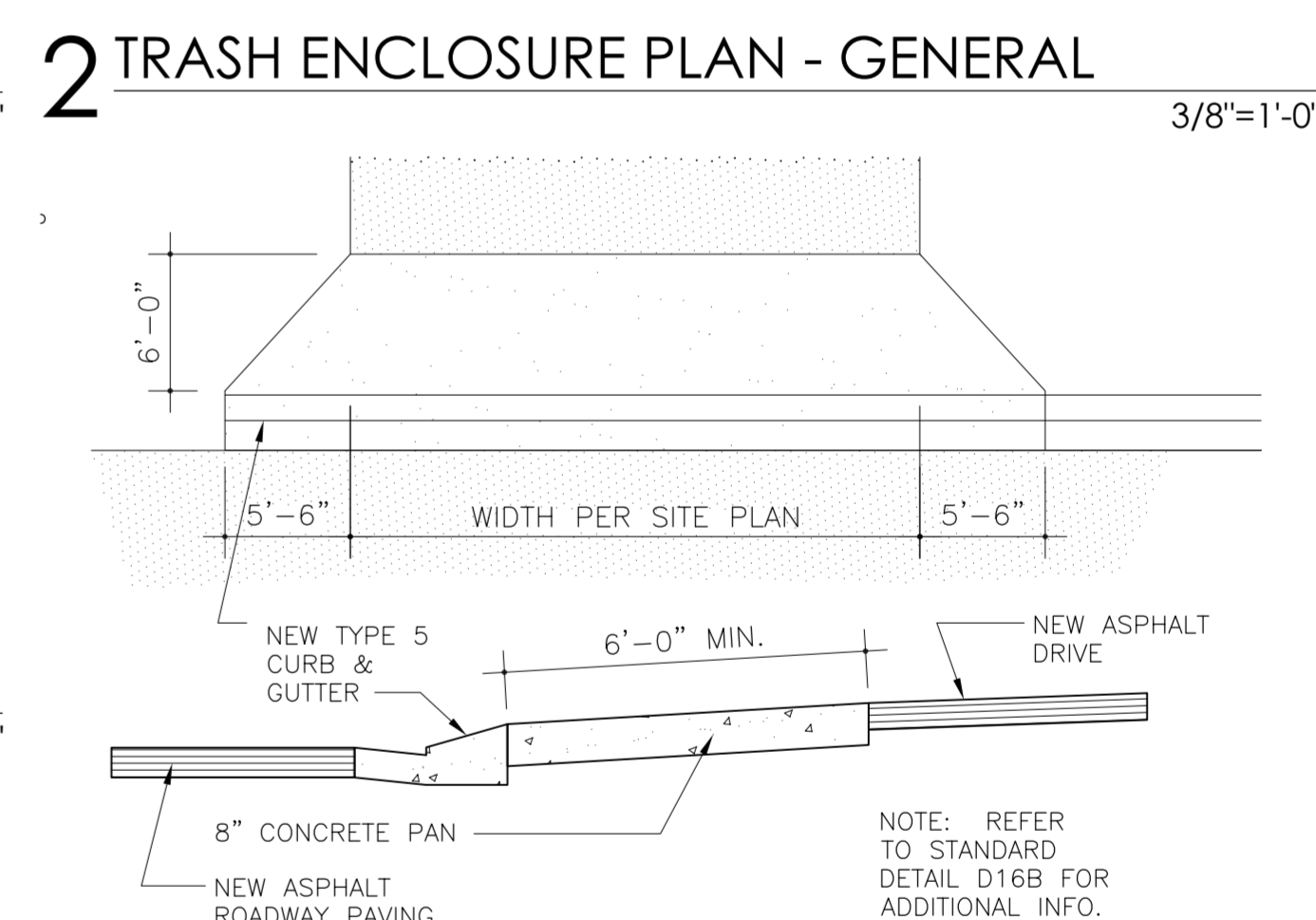
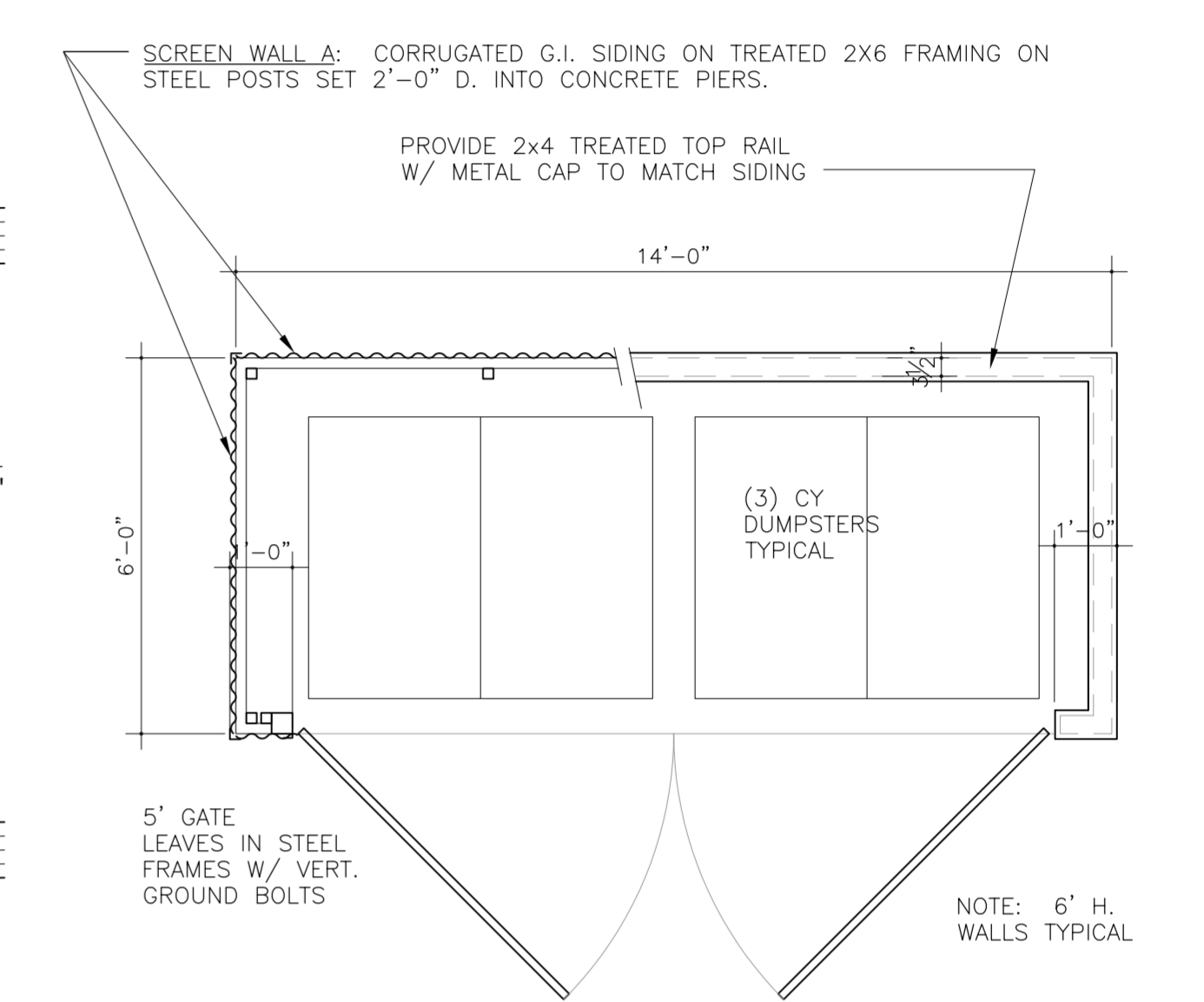
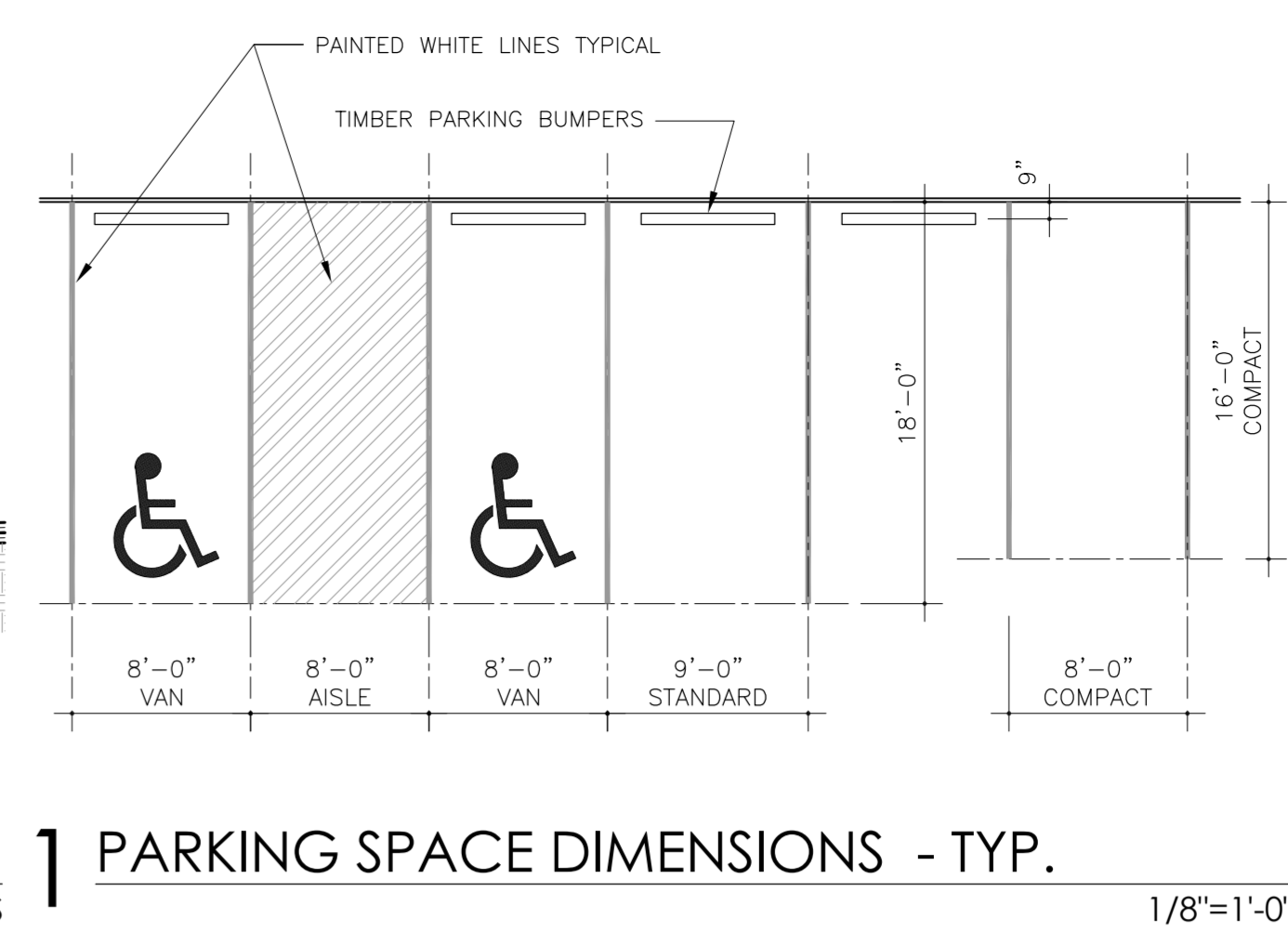
**SP 1**

1"=60'

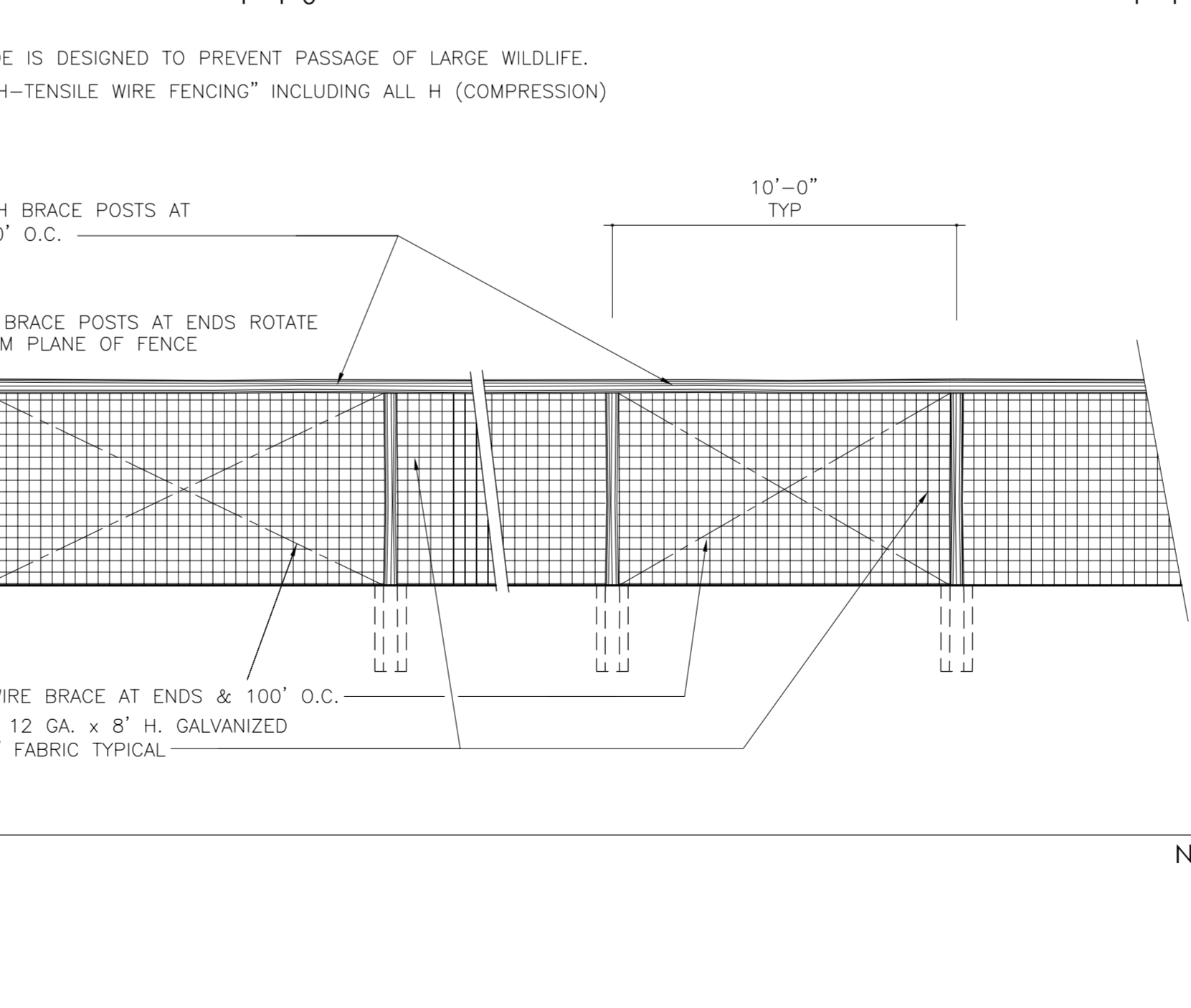
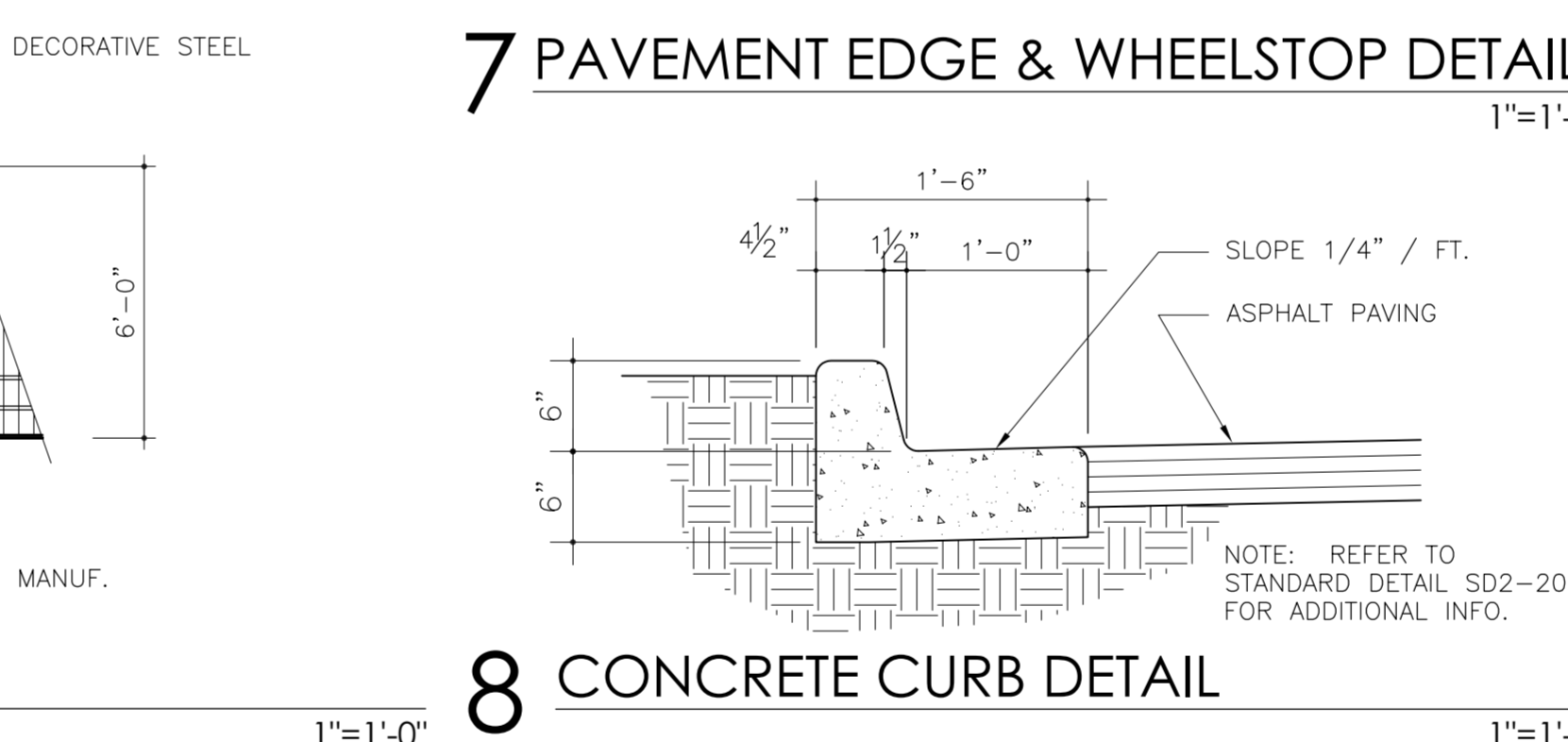
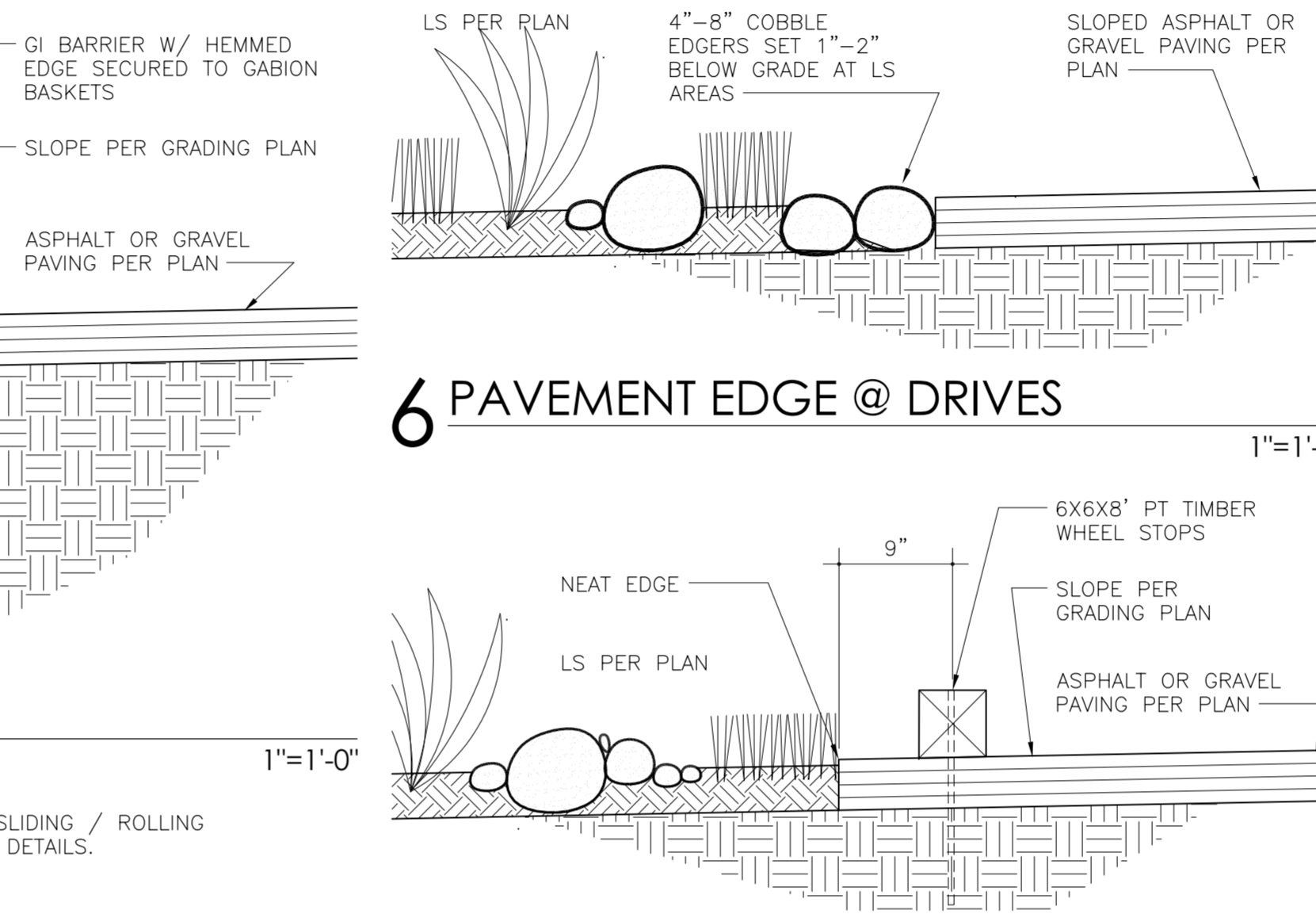
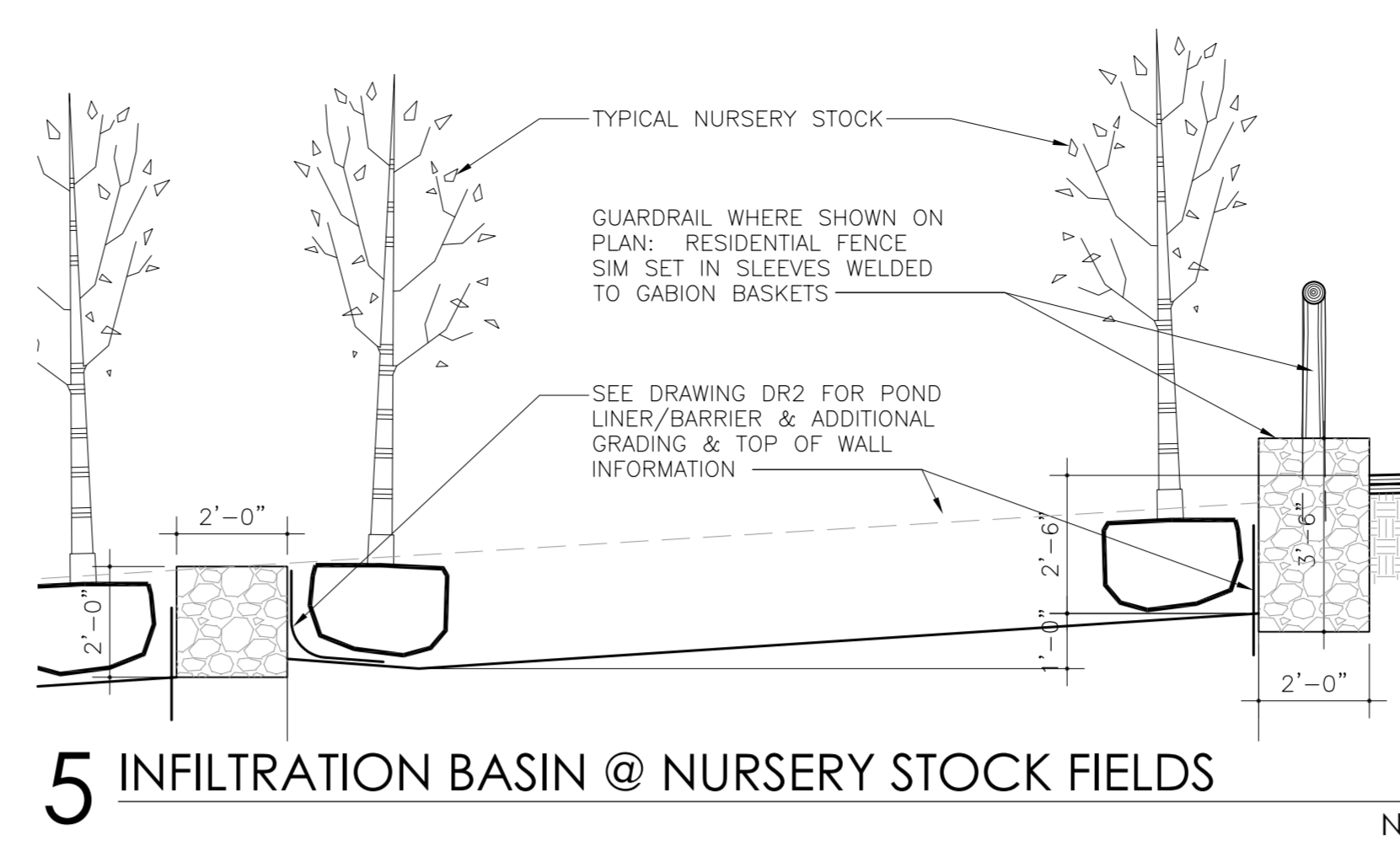
**OVERALL SITE PLAN & PROJECT DATA**

RESUBMITTALS	

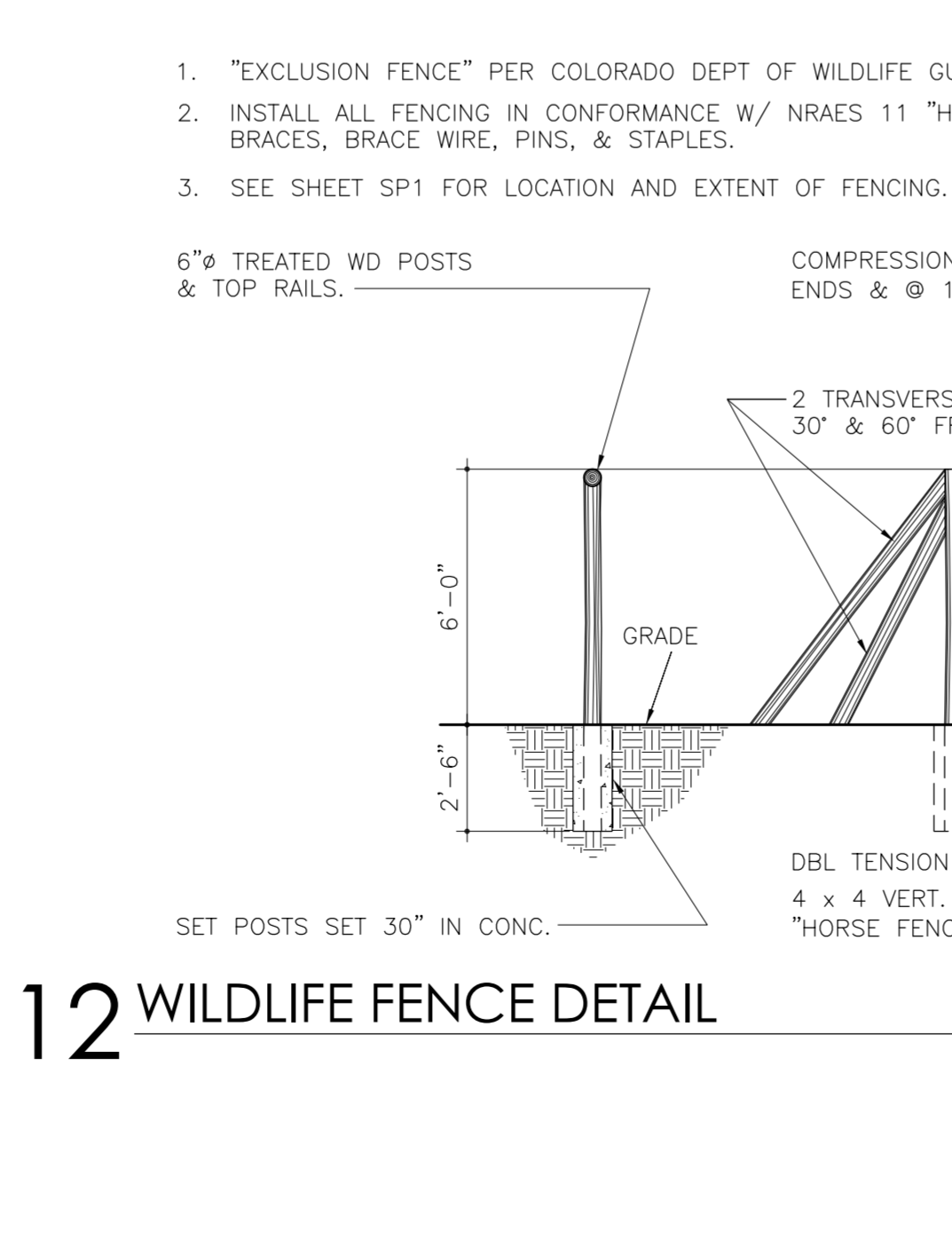
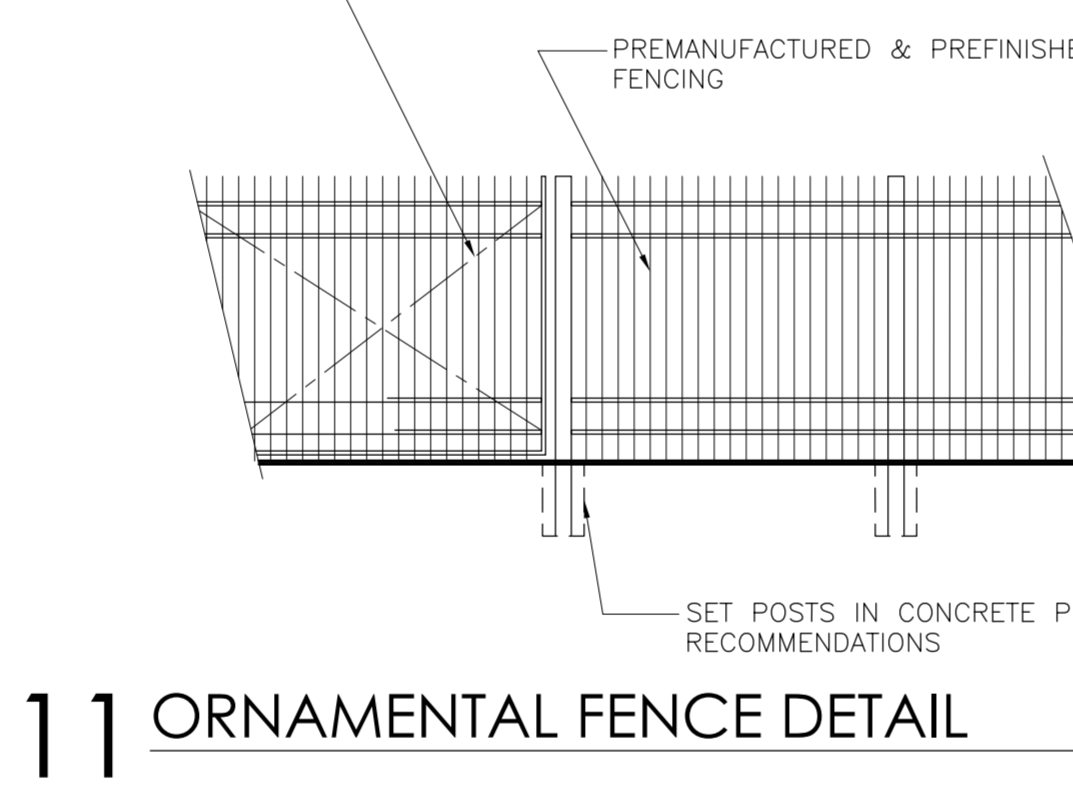
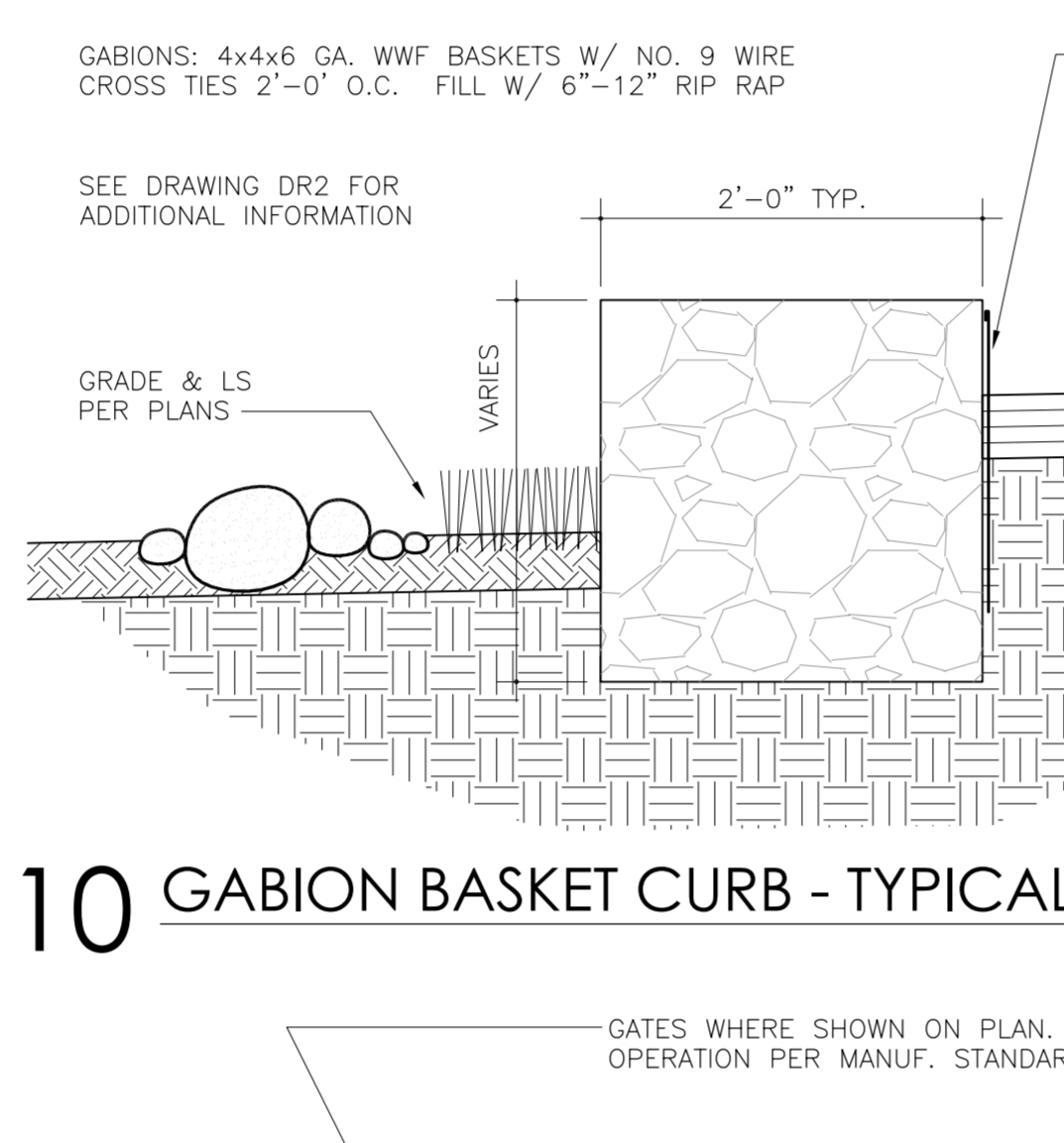
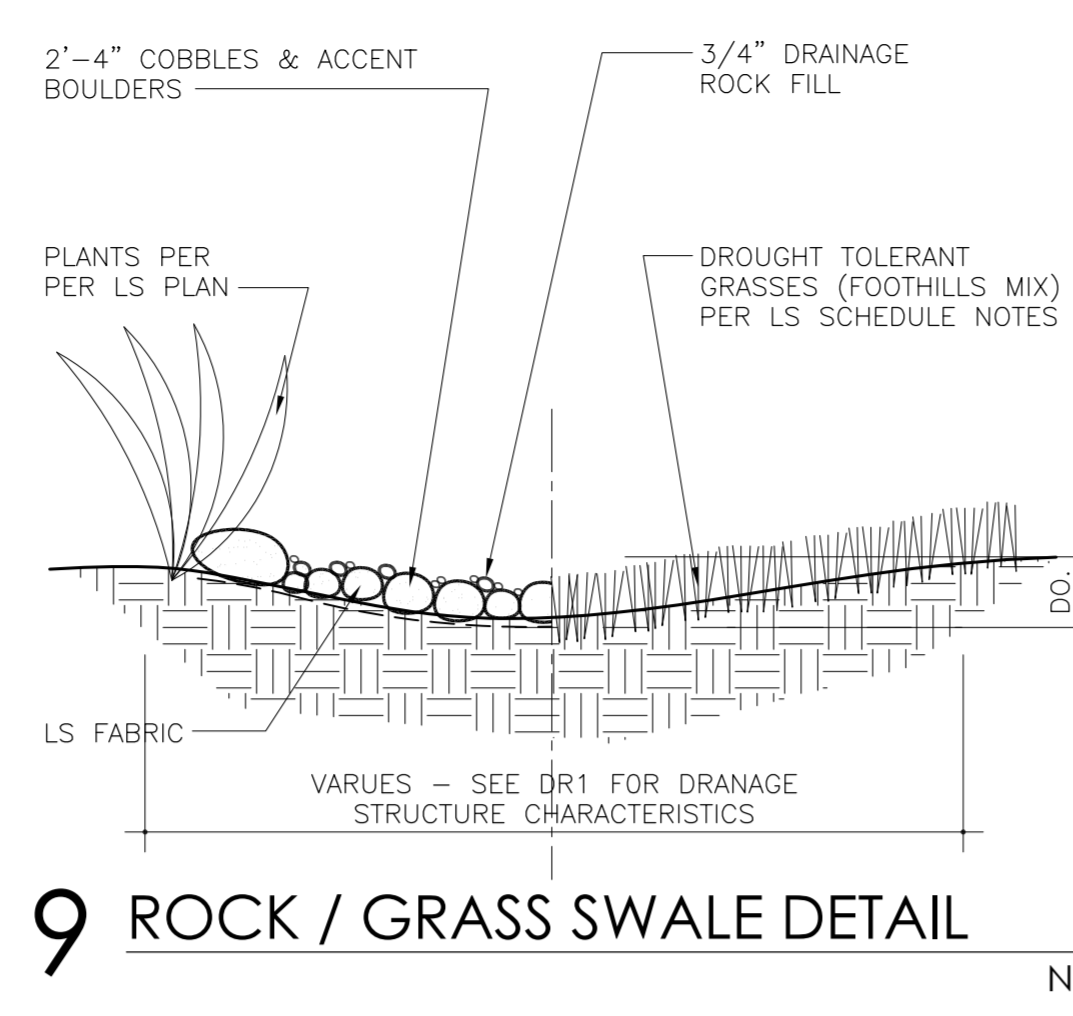
PROJECT	19.8.1
DATE	Feb 23, 2024
PHASE	Develop Plan
DRAWN	WLF
CHECKED	WLF
REV'D	



4 BIKE RACK DETAIL  
SITE DEVELOPMENTDETAILS



8 CONCRETE CURB DETAIL



12 WILDLIFE FENCE DETAIL



16 RESIDENTIAL FENCE DETAIL

9 ROCK / GRASS SWALE DETAIL

5 INFILTRATION BASIN @ NURSERY STOCK FIELDS

1 PARKING SPACE DIMENSIONS - TYP.

10 GABION BASKET CURB - TYPICAL

6 PAVEMENT EDGE @ DRIVES

2 TRASH ENCLOSURE PLAN - GENERAL

11 ORNAMENTAL FENCE DETAIL

7 PAVEMENT EDGE & WHEELSTOP DETAIL

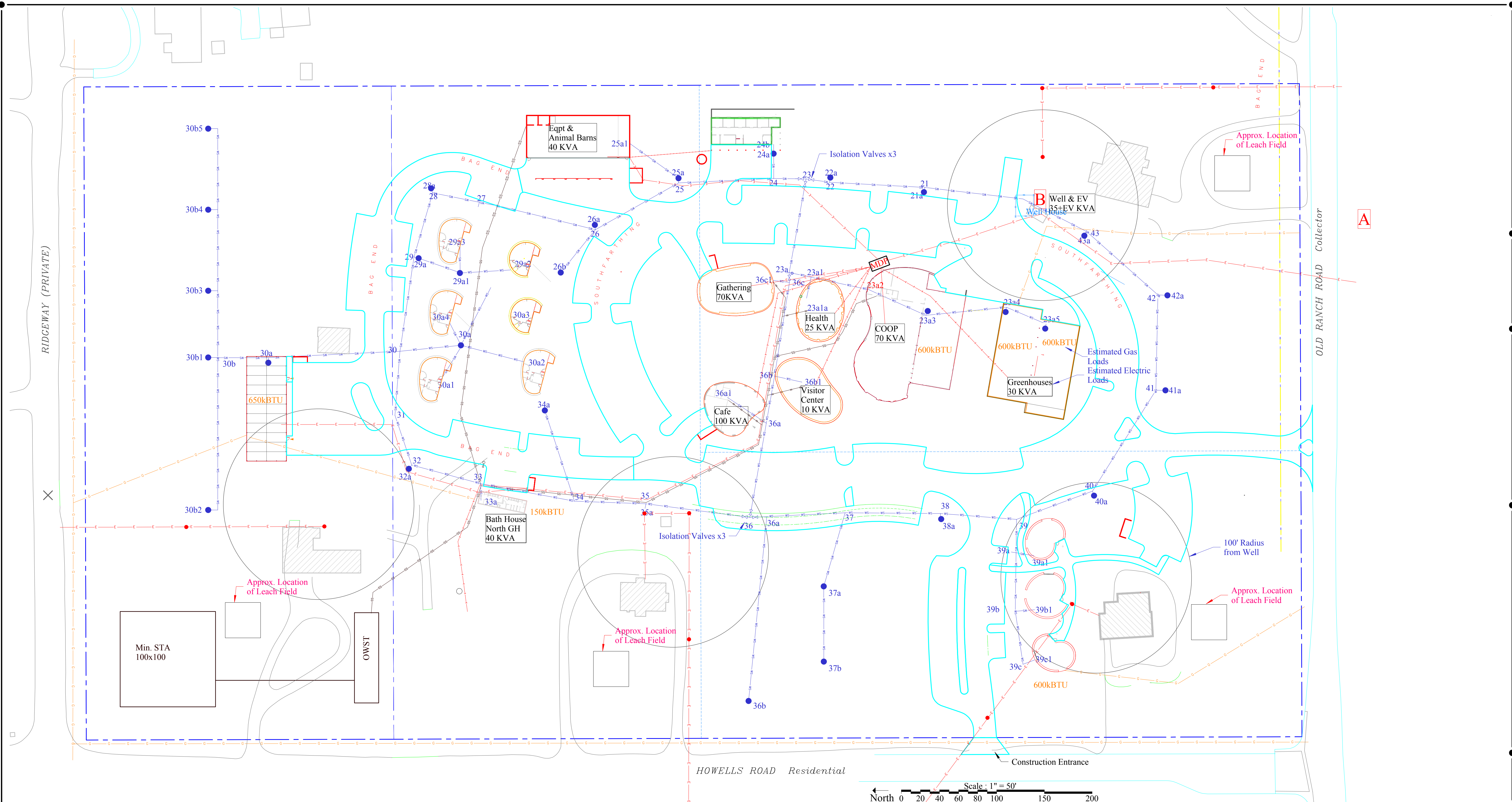
3 EPCO STANDARD CURB CUT DETAIL

12 WILDLIFE FENCE DETAIL

8 CONCRETE CURB DETAIL

4 BIKE RACK DETAIL

16 RESIDENTIAL FENCE DETAIL



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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

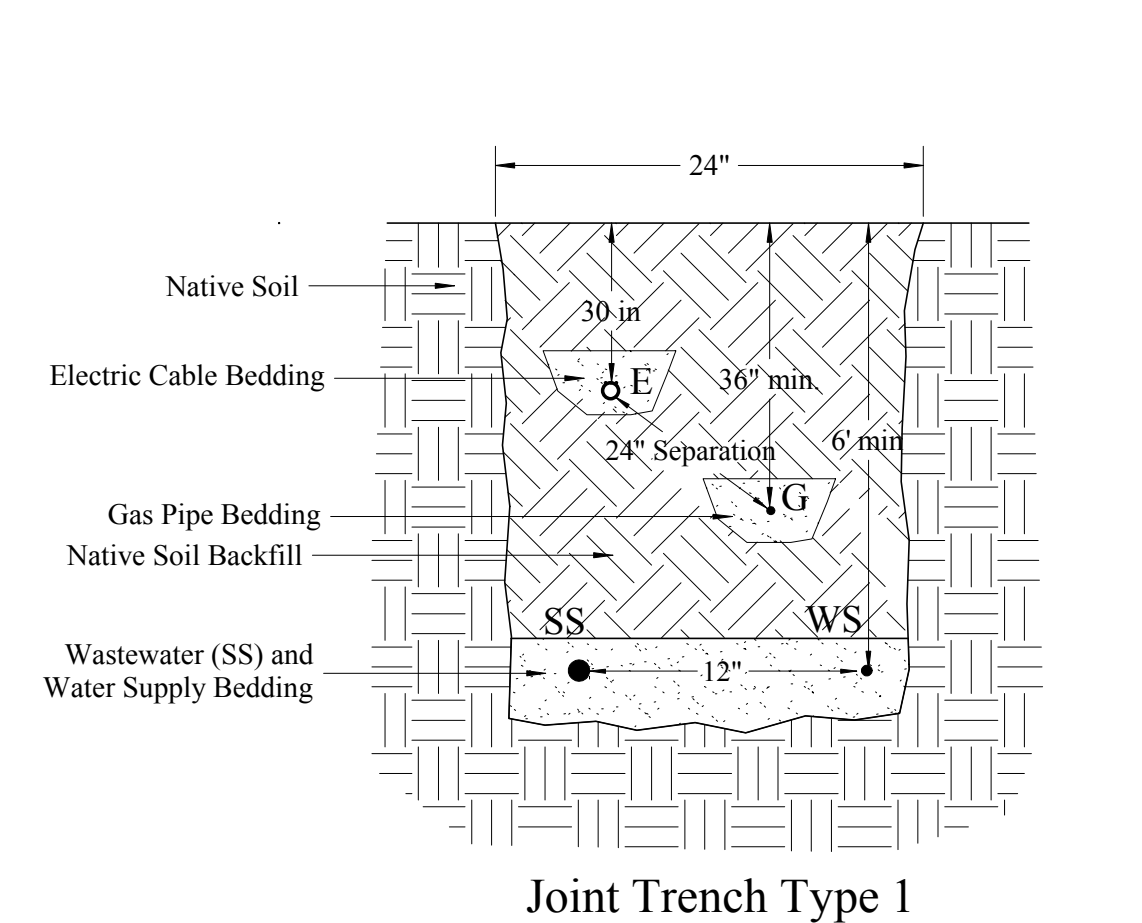
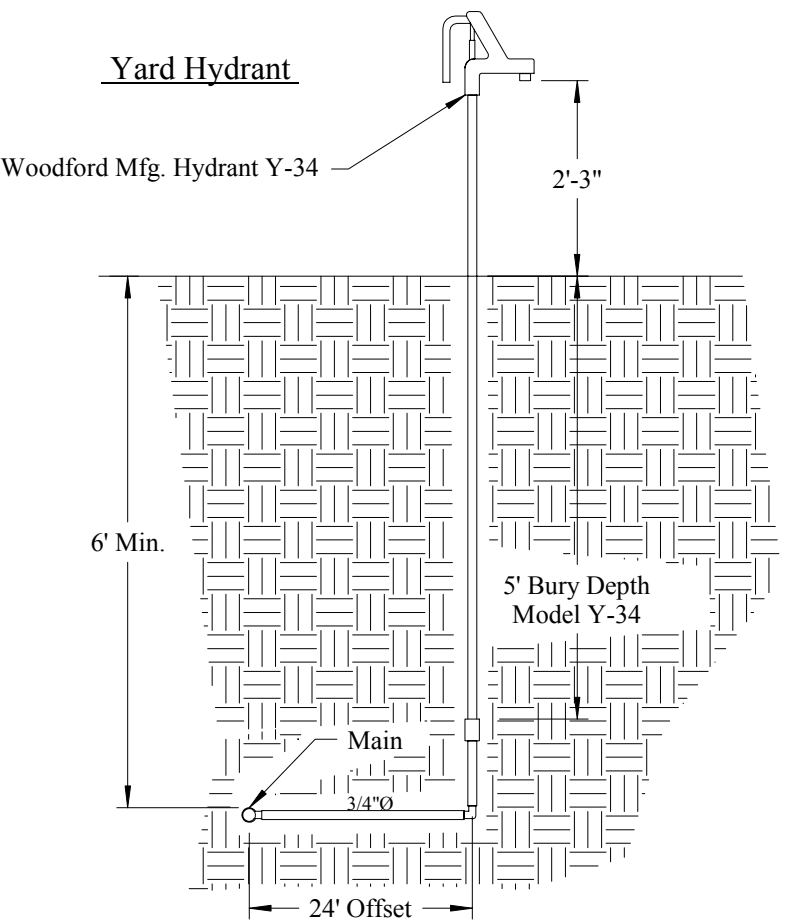
**Art of Engineering, Inc.**  
 Architectural, Civil and Construction Services  
 PO Box 704 Colorado Springs, CO 80901  
 Phone: 719-528-1557  
 Email: Services@AroEngineering.com

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

REVISIONS	
Number	Purpose

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

USP-1  
 Utilities Service Plan  
 & Details



**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.

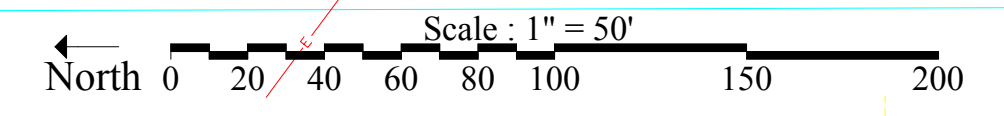
**Notes on Utilities**

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).



**Utilities Legend**

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

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