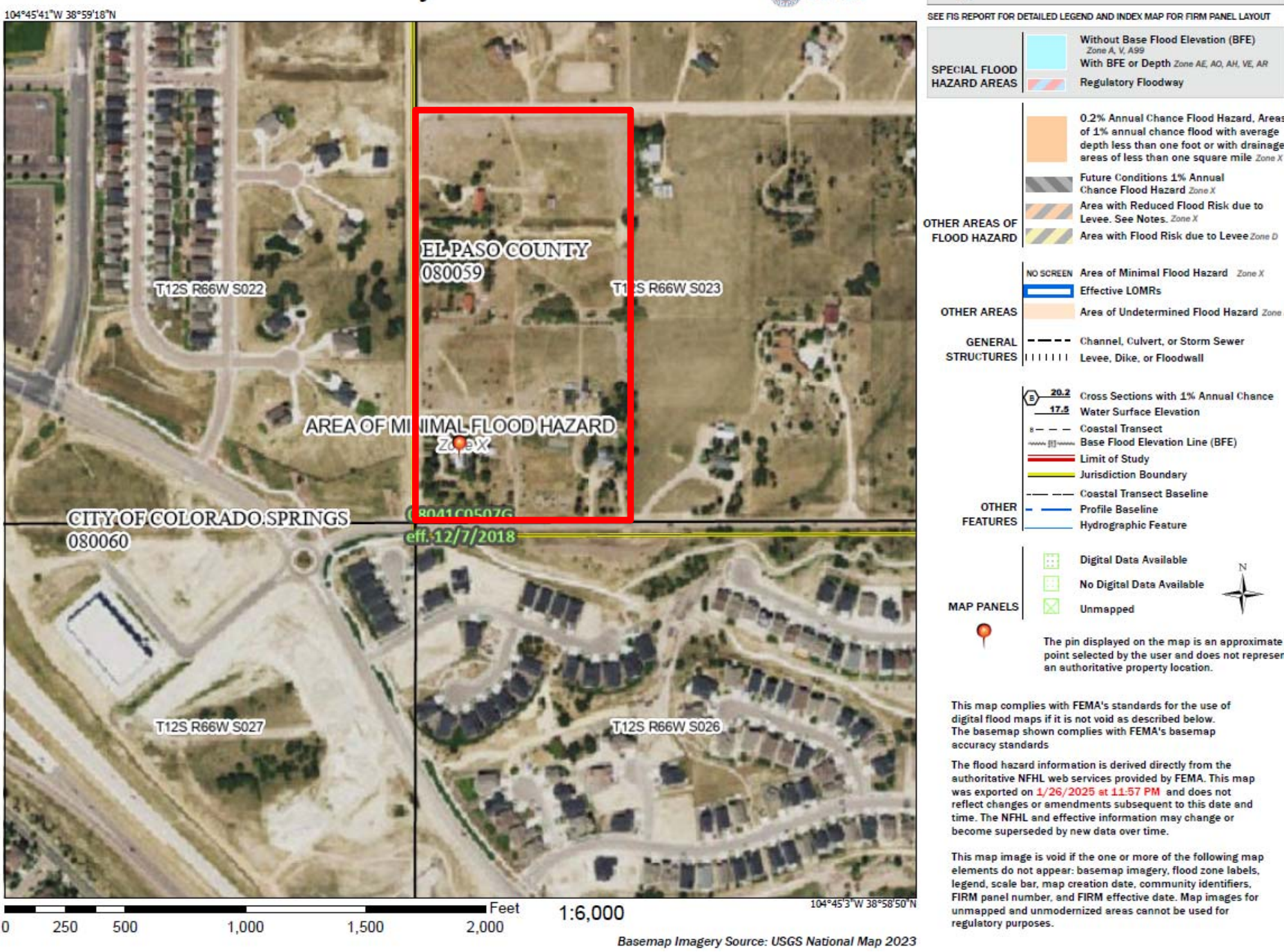
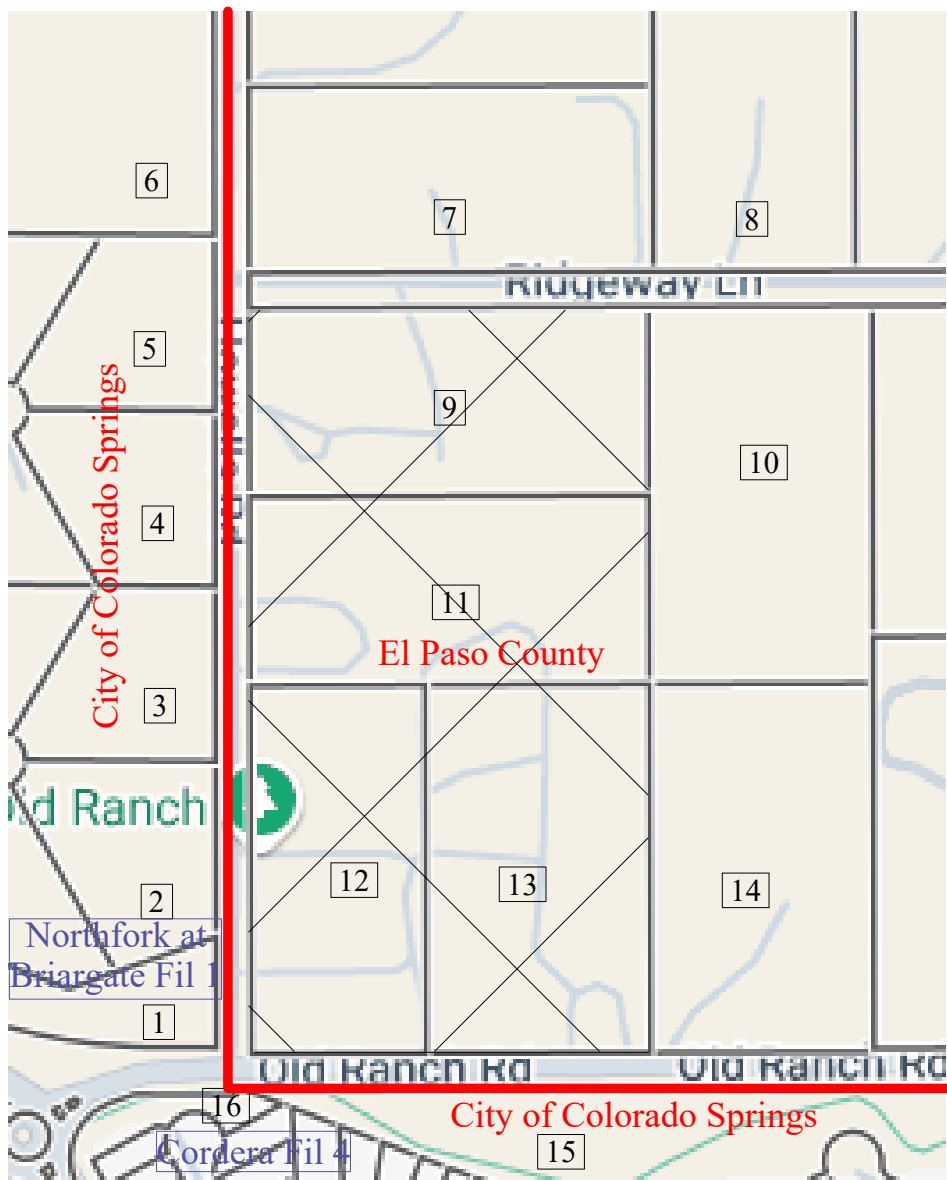


National Flood Hazard Layer FIRMette



FEMA FIRMette # 08040CO507G



Adjacent Properties, City / County Boundary, Subdivisions

Property Ownership					
Mark	Address	Tax Sched #	Owner	Owner Address	Subdivision
1	10509 Forest Creek Dr.	6222404010	North Fork at Briargate HOA	1755 Teistar Dr Ste 211, Colorado Springs, CO 80920-1018	Northfork at Briargate Fil No. 1
2	10516 Echo Canyon Dr	6222404002	Stahler Family Trust	10516 Echo Canyon Dr, Colorado Springs, CO 80908-7411	Northfork at Briargate Fil No. 1
3	10517 Echo Canyon Dr	6222404003	Aiden Daerksen et al	10517 Echo Canyon Dr, Colorado Springs, CO 80908-7411	Northfork at Briargate Fil No. 1
4	3725 Morrowind Ct	6222404006	Christopher Diehl et al	3725 Morrowind Ct, Colorado Springs, CO 80908-7416	Northfork at Briargate Fil No. 1
5	3726 Morrowind Ct	6222404007	Jeffrey Waguespack	3726 Morrowind Ct, Colorado Springs, CO 80908-7416	Northfork at Briargate Fil No. 1
6	10817 Frosted Pine Dr	6222404008	North Fork at Briargate HOA Inc	11002 Benton St, Broomfield, CO 80020-3286	Northfork at Briargate Fil No. 1
7	3820 Ridgeway Ln	6222000101	Eric Wach et al	3820 Ridgeway Ln, Colorado Springs CO 80908-3742	Tract in NW4SW4 Sec 23
8	3970 Ridgeway Ln	6223001102	Scott Dayberry et al	3770 Ridgeway Ln, Colorado Springs, CO 80908-3742	Tract in NW4SW4 Sec 23
9	10755 Howells Rd	6223000058	Monica Phelan	10755 Howells Rd, Colorado Springs CO 80908-3771	Tract in SW4SW4 Sec 23
10	3975 Ridgeway Ln	6223000057	David Swasey et al	3975 Ridgeway Ln, Colorado Springs CO 80908-3741	Portion of Tract in N2S2W4 Sec 23
11	10655 Howells Rd	6223000059	Old Ranch Road Properties LLC	4955 Austin Bluffs Pkwy, Colorado Springs CO 80918-5043	Tract in SW4SW4 Sec 23
12	3890 Old Ranch Rd	6223000061	Old Ranch Road Properties LLC	4955 Austin Bluffs Pkwy, Colorado Springs CO 80918-5043	W 316 ft of S2S2SW4 Sec 23
13	3890 Old Ranch Rd	6223000060	Old Ranch Road Properties LLC	4955 Austin Bluffs Pkwy, Colorado Springs CO 80918-5043	E 368 ft of W 715 ft of S2S2SW4 Sec 23
14	3970 Old Ranch Rd	6223000056	Stray Winds VI LLC	4050 Old Ranch Rd, Colorado Springs CO 80908-3751	E 368 ft of W 1100 ft of S2S2SW4 Sec 23
15	4143 Captain Jack Ln	6226207065	Cordera Community Association Inc	9540 Federal Dr Ste 200, Colorado Springs CO 80921	Tract A Cordera Fil No 4
16	10478 Marshall Mesa Ct	6227112006	Cordera Community Association Inc	11002 Benton St, Broomfield CO 80020-3286	



Vicinity Map

SOILS

Soils tests performed include: Sub-Surface Investigation, Pavement Design and Infiltration Rates. Entect Eng #212362. The soils are generally non-expansive sands. No special requirements for soil management were given other than standard slopes of 3:1 and proper/standard excavation safety. Below is their pavement recommendation.

No slopes exceeding 3:1 are anticipated.

Basecourse/Asphalt Pavement Sections - Soil Type 1

Parking Areas		
Alternatives	Asphalt (in)	Basecourse (in)
1 – Asphalt Over Basecourse	4.0	6.0
2 – Full Depth Asphalt	5.0'	--
Drive Areas		
Alternatives	Asphalt (in)	Basecourse (in)
1 – Asphalt Over Basecourse	4.0	6.0
2 – Full Depth Asphalt	5.0'	--
Truck Areas		
Alternatives	Asphalt (in)	Basecourse (in)
1 – Asphalt Over Basecourse	4.0	6.0
2 – Full Depth Asphalt	5.0'	--

1 – Full Depth Sections are currently not allowed by El Paso County.

Owner has elected to use 5" full depth Asphalt pavement.
See Interior Roadway Pavement Recommendations by
Entech Engineering, Dec. 1, 2021

Engineer's Statement:

This Grading and Erosion Control Plan was prepared under our direction and supervision and is correct to the best of our knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. We accept responsibility for any liability caused by any negligent acts, errors or omissions on our part in preparing this report.

Scott Henry
Engineer/Architect of Record Signature 19 Aug 2026 Date

Owner's Statement:

The Owner will comply with the requirements of the Grading and Erosion Control Plan.

RO
Owner Signature 19 Aug 2026 Date

El Paso County:

County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.
Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria, and Engineering Criteria Manual as amended.

County Project Engineer Signature

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).

3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCMS(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCMS(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT FLOWS WITHOUT TREATMENT AND IDENTIFICATION AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).

4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.

5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.

7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.

8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.

10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.

12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).

15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.

16. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.

18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT CO6080000 WILL BE REQUIRED.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

20. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

22. MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.

24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.

28. PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR4000000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART.

FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

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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 (or even multiples of that) but... DO NOT SCALE DRAWINGS



The Shire at Old Ranch

Howend Old Ranch Rd
El Paso County CO

Art of Engineering, Inc.

Architectural, Civil and Construction Services

Client Information:
Mark Phelan
4955 Austin Bluffs Pkwy
Colorado Springs, CO 80918
719-243-2678
Mark@PhelanGardens.com

REVISIONS		Purpose	
Number	Date		

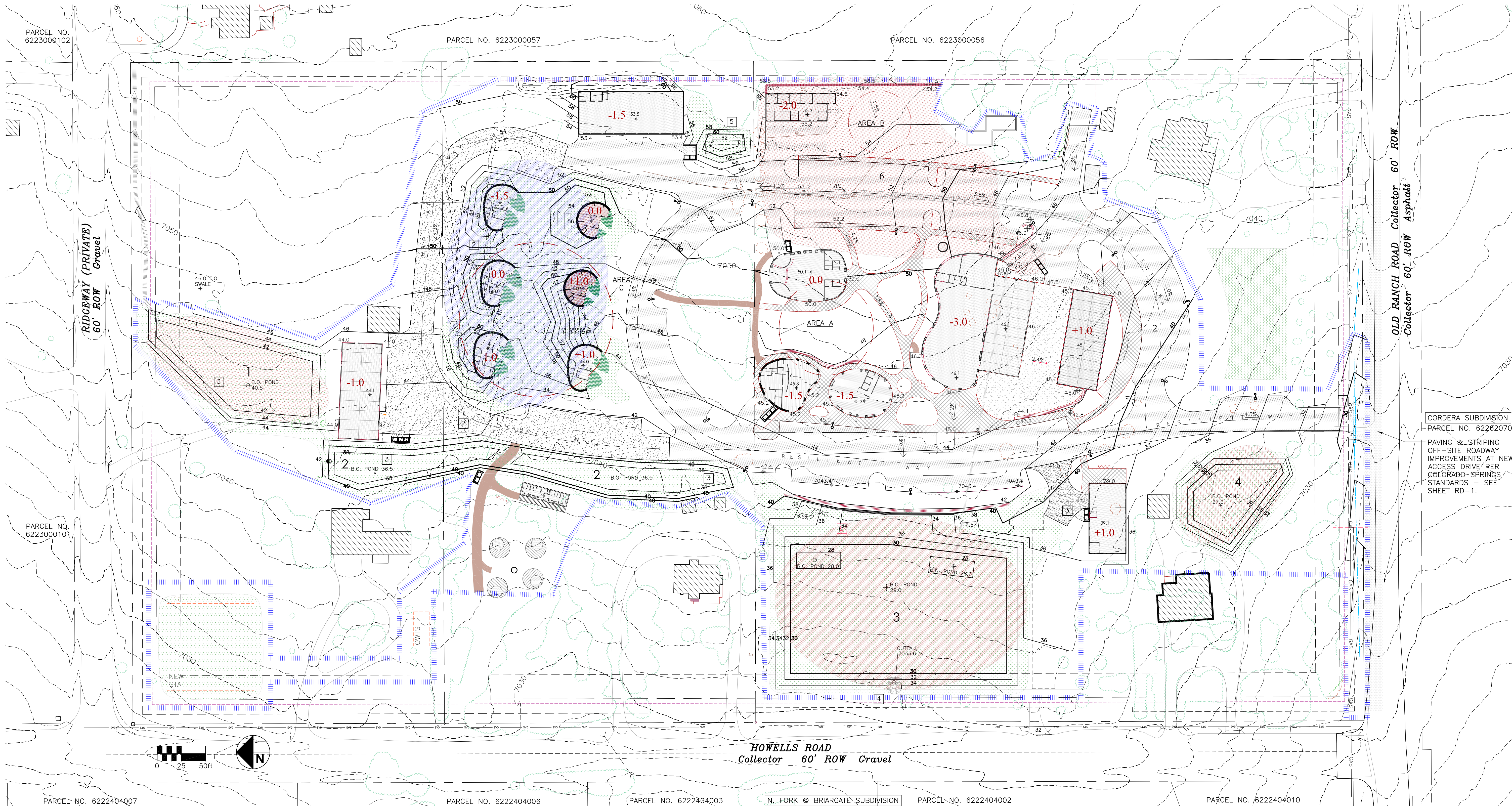
Project Number: 14010

Project Phase: Development Plan

Drawn by: RSH

Drawing Date: 19 Aug 2026

CS - EC - I
Erosion Control
Plan



GENERAL GRADING NOTES

1. VERIFY ALL EXISTING SITE CONDITIONS & REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
2. REMOVE WEEDS, TRASH, DEBRIS, RUBBLE, BROKEN ASPHALT, AND ORGANIC MATERIAL (EXCLUDING TOPSOIL), & ANY OTHER MATERIAL UNSUITABLE FOR FILL OR FOUNDATION BEARING.
3. COORDINATE ALL FINE GRADING TO ASSURE PROPER ALIGNMENT OF ALL FINISHED SURFACES INCLUDING ALL PAVEMENT & GROUNDCOVERS. COORDINATE W/ LANDSCAPE PLAN.
4. ASSURE ALL GRADING IS DONE IN ACCORDANCE WITH THIS GRADING PLAN.
5. MINIMIZE ALL SITE & GRADING DISTURBANCE
 - a. EXIST'G RESIDENCES & YARDS REMAIN. NO CONSTRUCTION ACTIVITY SHALL OCCUR THERE.
 - b. NEW DRIVES/PARKING ARE AT OR NEAR EXIST'G GRADE. NO SIGNIFICANT OVERLOT GRADING.
 - c. PRESERVE & PROTECT EXISTING WOODED SITE AREAS & GRASSLAND.
 - d. NO WORK IS ANTICIPATED IN PUBLIC RIGHT OF WAY EXCEPT ENTRANCE DRIVE. PERFORM ANY R.O.W. WORK IN ACCORDANCE W/ EL PASO COUNTY &/OR COLORADO SPRINGS REG'S.
6. UTILITY INFORMATION CONTAINED HEREIN IS APPROXIMATE. EXISTING UTILITIES INCLUDING ON-SITE WASTE-WATER TREATMENT FACILITIES TO REMAIN SHALL BE PRECISELY LOCATED BY APPROPRIATE AGENCY OR UTILITY PROVIDER PRIOR TO COMMENCING ANY WORK. POT-HOLING MAY BE REQ'D. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTION & REPAIR OF ANY DAMAGE THAT OCCURS.
7. FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS PER GEOTECH.
8. PERFORM ALL WORK SAFELY AND IN STRICT ACCORD WITH ALL APPLICABLE CODES & REGULATIONS.
9. SEE EROSION CONTROL PLAN. PROVIDE ALL MEASURES REQ'D TO ASSURE SAFETY, PROTECT EXISTING PROPERTY, DRIVES, ROADS, & PEOPLE.
10. CONSTRUCTION LIMITS INCLUDE ENTIRE PROPERTY MINUS EXISTING HOUSES/YARDS TO REMAIN OCCUPIED.
11. NO ON-SITE GRADES ARE STEEPER THAN 3:1 (EXIST'G OR NEW). RETAINING WALLS (<4' H.) OCCUR AT SOME LOCATIONS WHERE SIGNIFICANT GRADE BREAKS OCCUR.
12. SEE EROSION CONTROL PLAN FOR TEMPORARY EC MEASURES (IF NEEDED) & ALL EPCO STANDARD GRADING & EROSION CONTROL NOTES.

13. CONCLUSIONS FROM GEOTECHNICAL REPORT INCORPORATED IN GRADING DESIGN:
 - a. NO GEO-HAZARDS OCCUR ON THE PROPERTY. A REPORT WAS NOT REQ'D.
 - b. STRUCTURES ARE PLACED AT OR NEAR EXISTING GRADE. COMPACTED ON-SITE NATIVE SOILS ARE SUITABLE FOR FOUNDATION & SLAB BEARING & WILL BE USED FOR THIS PURPOSE.
 - c. SANDY SOILS WILL BE MIXED W/ STOCKPILED CLAYEY MATERIAL AS DIRECTED BY GEOTECH FOR BERMS @ DOWNHILL SIDE OF DETENTION PONDS.
 - d. NO SLOPES STEEPER THAN 1:3 OCCUR ON-SITE W/O RETAINING WALLS.
 - e. ALL FINISH GRADES WILL BE SLOPED AWAY FROM FOUNDATIONS PER GEOTECH. DOWNSPOUTS WILL DISCHARGE AWAY FROM THE BACKFILL ZONE. PERIMETER DRAINS WILL BE PROVIDED AT ALL STRUCTURES. LANDSCAPING SHALL BE XERIC. NO PERMANENT IRRIGATION SYSTEMS WILL BE PROVIDED.

GRADING KEYED NOTES

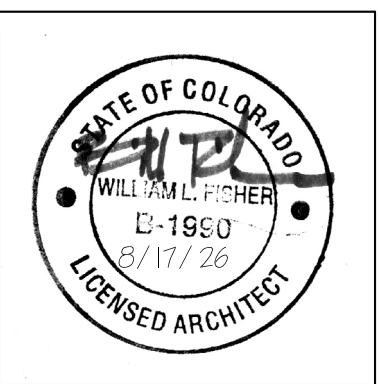
1. COLO. SPRINGS CURB CUT APRON - SEE OFF-SITE IMPROVEMENTS RD-1
2. GRADES IN THIS AREA INDICATE EXISTING SOIL STOCKPILES TO BE REMOVED FROM SITE. RETAIN MATERIAL W/ CLAY CONTENT FOR DRAINAGE POND BERM SOIL AUGMENTATION.
3. DRAINAGE BIOSWALES W/ GRASS AND OTHER LANDSCAPING. SEE LS PLANS, DRAWING DR1, & DRAINAGE REPORT.
4. NOT USED
5. FIRE PROTECTION WATER STORAGE TANKS: (2) 20,000 GALLON ATMOSPHERIC. PROVIDE MINIMUM OF 3" SOIL COVER. SEE DRAWING FP-1.

GRADING PLAN LEGEND

- | | | |
|---|--|--|
| EXISTING INTERMEDIATE CONTOURS (2' INTERVAL) | NEW GABION RETAINING WALLS | FILL AREAS |
| EXISTING INDEX CONTOURS (10' INTERVAL) | PROPERTY LINES | CUT AREAS |
| NEW INTERMEDIATE CONTOURS (2' INTERVAL) | EXISTING VEGETATION - MINIMIZE DISTURBANCE | NEW BUILDING FLOOR ELEVATION COMPARED TO EXISTING GRADE |
| NEW INDEX CONTOURS (10' INTERVAL) | EXISTING BUILDINGS TO REMAIN | NOTE: GRADING DESIGN PLACES PAVED SURFACES AT OR NEAR EXISTING GRADE TO MINIMIZE GRADING & PRESERVE EXIST'G VEGETATION. CUT OR FILL DESIGNATIONS SHOWN EXCLUDE VARIATIONS OF < 2 FT. |
| STORM POND #'S. SEE DRAIN. STUDY | NEW BUILDINGS & SECONDARY ADDRESSING NO. | CONSTRUCTION STAGING AREAS: |
| 5" ASPHALT PAV'G PER GEOTECH. STRIPING & ADA MARKINGS AS SHOWN. TIMBER PARKING BUMPERS ADJACENT ON-SITE PEDESTRIAN WALKS. | FABRIC STRUCTURE ON WD DECK | AREA A: COOP & PROPAGATION GREENHOUSE. |
| 6" CONCRETE PAVED OUTDOOR PRODUCT DISPLAY AREA | DUMPSTER SCREEN WALLS W/ CONCRETE PAVING | AREA B: EQUIP & ANIMAL BARN, GATHERING, & HEALTH/WELLNESS |
| 4" CONCRETE WALKS | STORMWATER PIPING - SEE DRAINAGE STUDY | AREA C: OVERALL SITE WORK PRIOR TO E.I.H. CONSTR. |
| 14" GRAVEL PARKING/DRIVE SURFACE | LIMITS OF SOIL DISTURBANCE | |
| COLO. SPRINGS CURB CUT APRON - SEE OFF-SITE IMPROVEMENTS RD-1 | NATIVE GRASS REVEG. @ DRAINAGE PONDS & OTHER DISTURBED AREAS | |
| | WASTEWATER FACILITIES: (SEE USP-1) ELF EXISTING LEACH FIELD | NOTE: STAGING IS LOCATED FOR MINIMAL SITE DISTURBANCE & PRESERVATION OF EXIST'G VEGETATION. LOCATIONS CHANGE W/ CONSTRUCTION SEQUENCING. |
| | OWTS ON-SITE WW TREAT. SYST. | |
| | STA SAN TREATMENT AERATOR | |

FILE NUMBER: PPR2410
GRADING PLAN

1"=50'



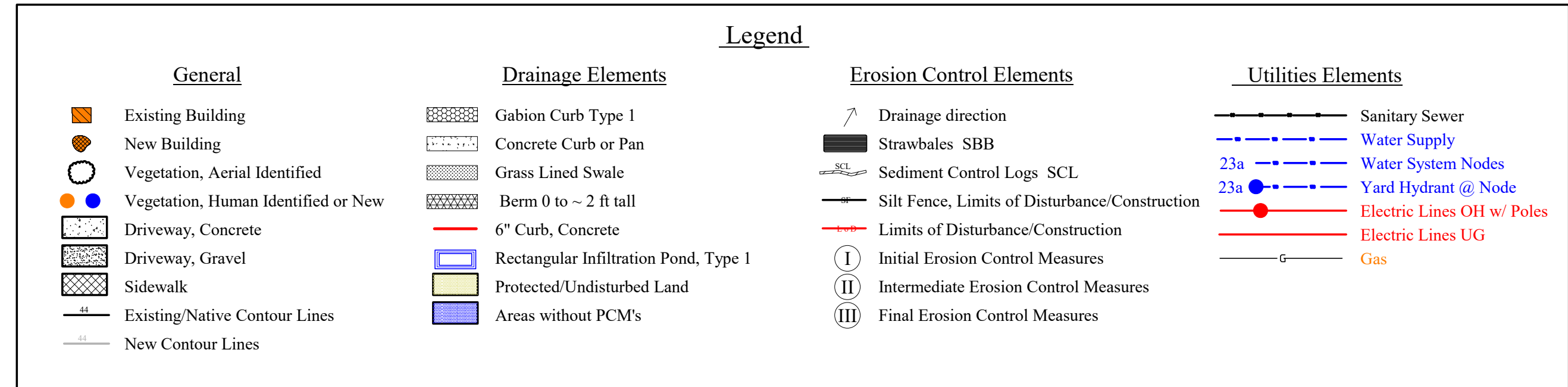
fisher architecture
palmer lake, co 719 660 4356

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

RESUBMITTALS	
4/15/25	
8/17/26	

PROJECT 19.8.1	
DATE 8/17/26	
PHASE Detail Plan	
DRAWN JLF	
CHECKED SSD	
REV'D	

SG
1



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 parcels.
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 primary erosion control strategy.
5. Build some of the commercial core buildings (Coop and greenhouses). Buildings would be built sequentially.
6. Construct roadways
7. Revegetate disturbed areas. This includes gardens and landscaping.
8. The craft studio (SW), the north greenhouse, the six energy independent Hobbit houses, bath house and yurts will follow after the commercial core is functioning.

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

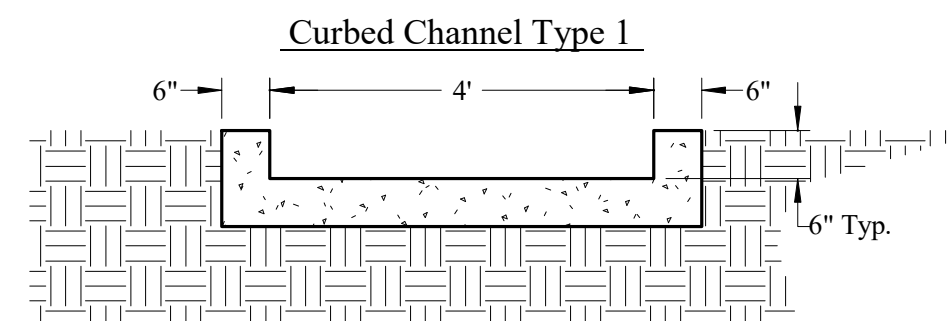
Erosion Control BMP's				
Mark	Activity	Type	Phase	Task
1	Vehicle Tracking Control	VTC	First thing	Place rock or manufactured mat at construction entrance. Maintain such that soil and debris are left on the mat rather than tracked onto the road
2	Silt Fence	SF	After VTC	Place silt fence around downhill side of perimeter of project site and uphill from residences as needed.
3	Excavate Ponds 1, 3 & 5	EXC	Before any further disturbance	Do not reseed Ponds until near project completion. Assume they will need to be 'cleaned' and restored to proper size and depth.
4	Excavate and construct swales leading to Ponds	SWL	After Pond excavation	Place erosion control blankets along uphill side as needed.
5	Silt Fence	SF	With each building excavation and construction	Place Silt Fence along contour on downhill side of area with silt fence directing waters to swales as appropriate.
6	Strawbale and sediment control logs	SBB & SCL	As needed	When concentrated flows are come up due to earthwork, place SBB and SCL as needed. Keep 50 -100 lf on hand for this occurrence.
7	Re-excavate Ponds	EXC	Near completion	Restore Ponds to the design size and depth. Install riprap, reseed and apply erosion blankets until grass lining is established
8	Observe final construction		Long Term	During a rain event, safely observe swales etc to assure proper function. Remediate as necessary.

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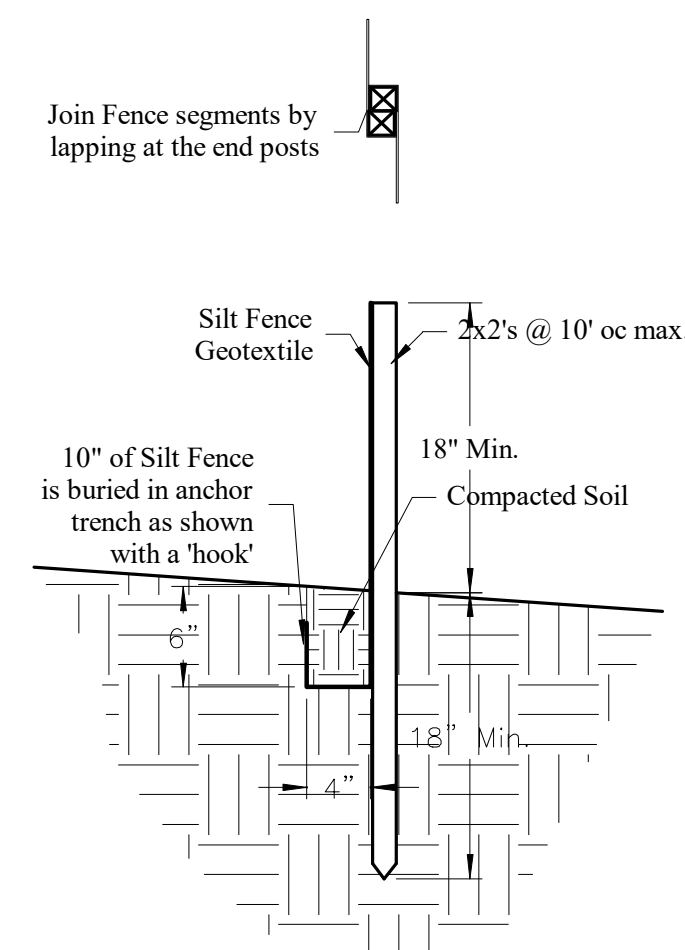
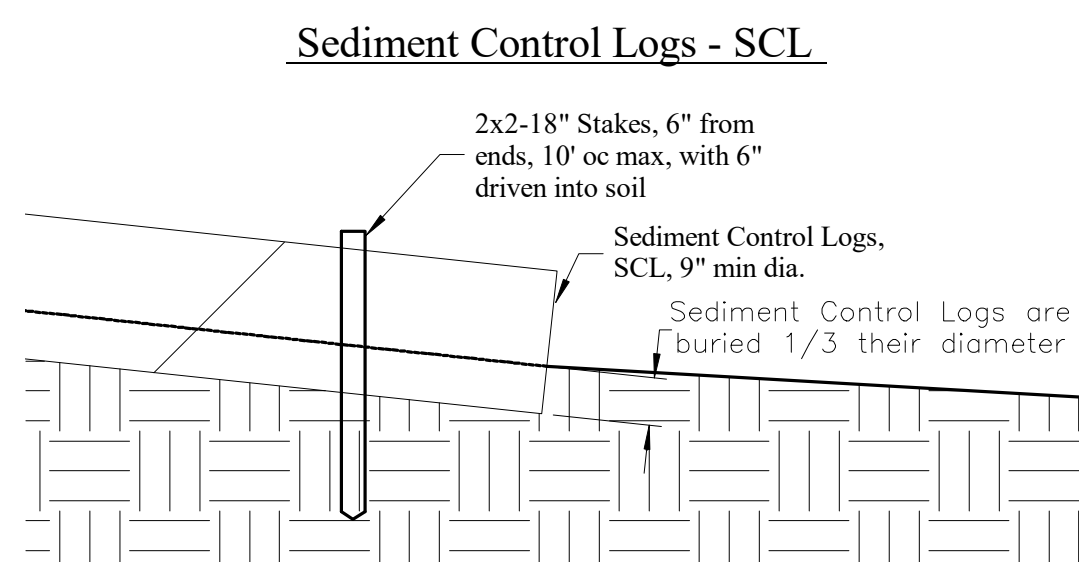
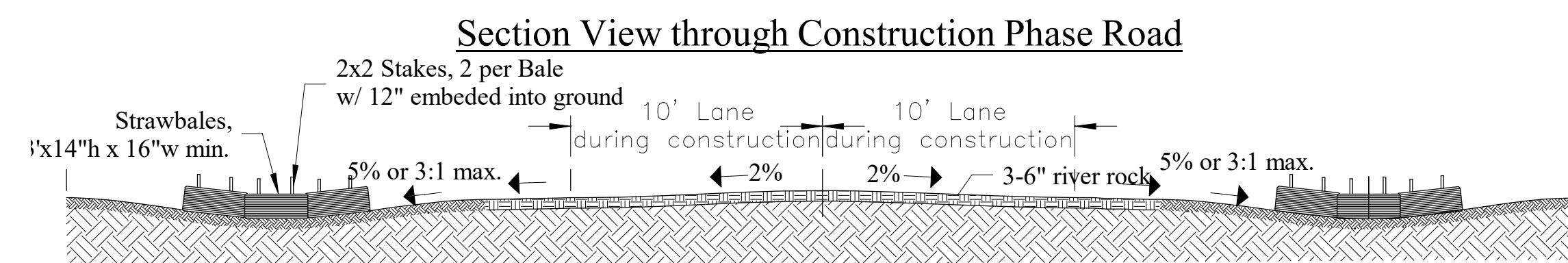
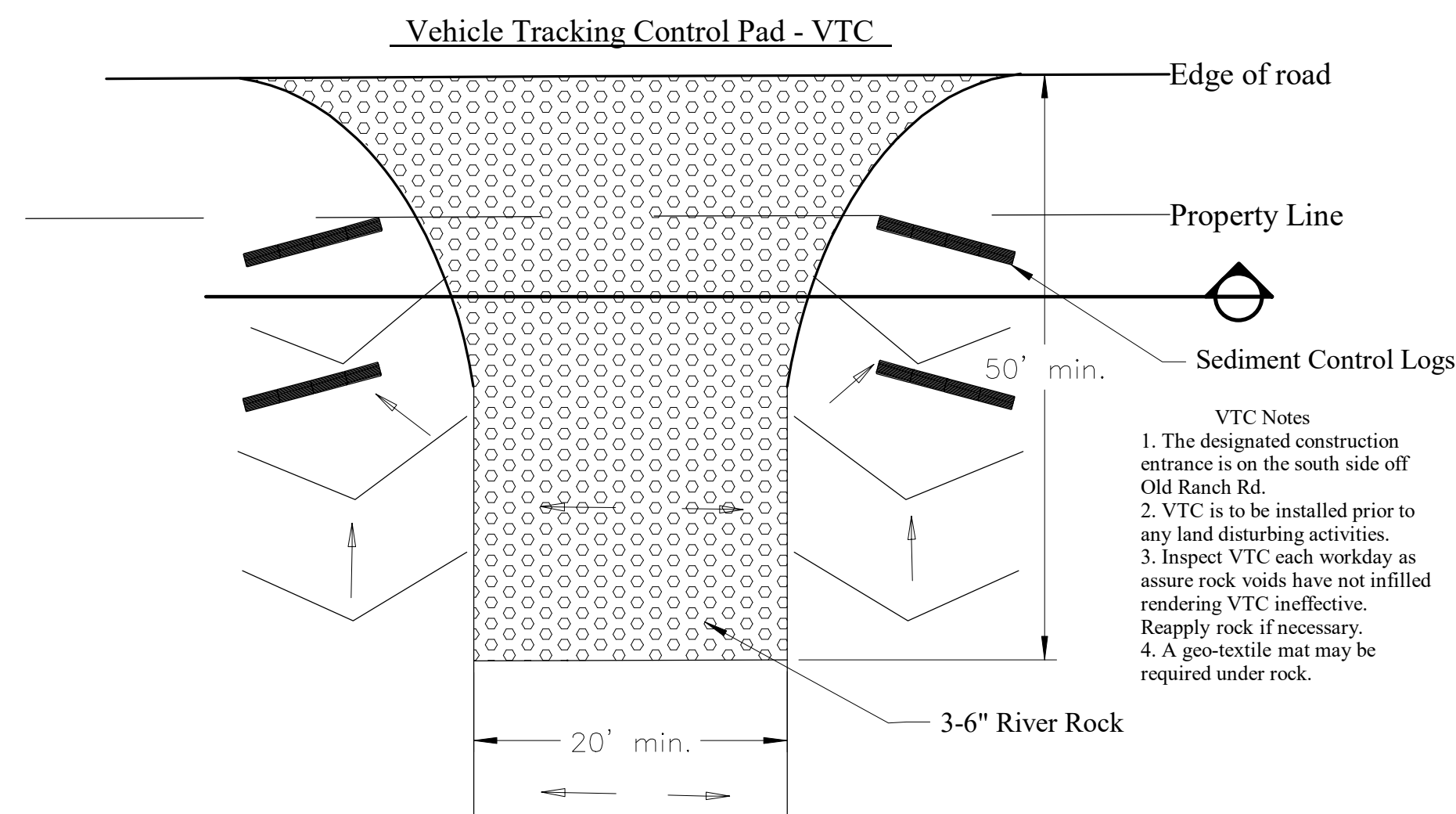
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EC -2
Erosion Control
Plan



Cut and Fill Estimate		
Location	Volume (cf)	Volume (cy)
Pond #1	43971	1629
Pond #2	12618	467
Pond #3	140400	5200
Pond #4	14364	532
Swale #1	1350	50
Total Cut Exported *	212703	7878
Misc/Grading		
Cut	313047	11594
Fill	290424	10756
* The spoils from the excavation of the ponds we intend to offer to the public as fill dirt for sale		



7050'

EXISTING INTERMEDIATE CONTOURS (2' INTERVAL)

EXISTING INDEX CONTOURS (10' INTERVAL)

NEW INTERMEDIATE CONTOURS (2' INTERVAL)

NEW INDEX CONTOURS (10' INTERVAL)

STORM POND NO'S - SEE DRAIN'G STUDY

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. x 6'-0" W. BREEZE PEDESTRIAN PATH

NEW 6' HIGH WIRE MESH WILDLIFE FENCE W/ GATES WHERE INDICATED

NEW 3' HIGH WIRE MESH FENCING

NEW 6' HIGH DECORATIVE 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

ELECTRIC VEHICLE CHARGING STATION

BIKE RACKS: 11 STALLS REQ'D. 4*5 RACKS = 20 PROVIDED)

TRAFFIC VIEW TRIANGLE

ADA ACCESSIBLE ROUTE

SIGNAGE - SE SGN1

STORAGE PODS (SEE PLAN FOR LENGTH)

8.00

6.00

County File No. PPR2410

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The Shire at Old Ranch

Howend Old Ranch Rd
El Paso County CO

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Project Number : 14010

Project Phase: Development Plan

Drawn by : RSH

Drawing Date : 19 Aug 2026

EC -3
Erosion Control
Plan