

# STERLING RANCH - MARKSHEFFEL ROAD

## COUNTY OF EL PASO, STATE OF COLORADO

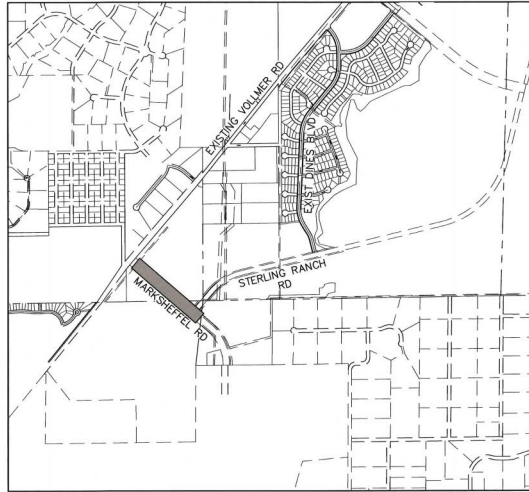
### STREET IMPROVEMENT PLAN

APRIL 2021  
CDR-20-005

CITY OF COLORADO SPRINGS STATEMENT:  
THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

#### AGENCIES

- OWNER/DEVELOPER:** SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER:** JR ENGINEERING, LLC  
8475 TECH CENTER DRIVE  
COLORADO SPRINGS, CO 80919  
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING:** EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES:** STERLING RANCH METRO DISTRICT ENGINEERS  
405-HYDRO CONSULTANTS  
545 E. PIKES PEAK AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
JOHN MCGINN (719) 668-8769
- FIRE DISTRICT:** BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT:** COLORADO SPRINGS UTILITIES  
7710 DURANT DR  
COLORADO SPRINGS, CO 80947  
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT:** MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
(719) 495-2283
- COMMUNICATIONS:** QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987  
AT&T (LOCATORS) (719) 635-3674
- CITY PUBLIC WORKS:** PUBLIC WORKS DEPARTMENT  
30 S. NEVADA AVENUE, SUITE 401  
COLORADO SPRINGS, CO 80903  
(719)-385-5918



**VICINITY MAP**  
SCALE: 1" = 1,000'

#### SHEET INDEX

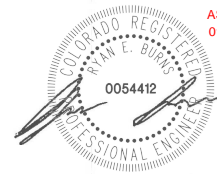
- 1 COVER SHEET
- 2 NOTES AND DETAILS
- 3-4 PLAN & PROFILE - 4-LANE MARKSHEFFEL ROAD
- 5 SIGNAGE & STRIPING PLAN

#### OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

*James F. Morley* 5/19/2021  
DATE  
JAMES F. MORLEY  
SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903

REVIEW:	DATE:
STREET DESIGN FOR CITY ENGINEERING:	DATE: 7-22-21
CURB & GUTTER REVIEW:	DATE: 7-22-21
FINAL REVIEW:	DATE: 7-22-21
SIGNAGE AND STRIPING REVIEW:	DATE: 7-22-21



AS-BUILTS  
01/02/2024

AB: INDICATES AS-BUILT INFORMATION. ANY INFORMATION NOT CROSSED OUT IS ASSUMED TO BE AS-BUILT INFORMATION.

#### EL PASO COUNTY STATEMENT

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, (BRANAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED).

IN ACCORDANCE WITH EOM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE:  
COUNTY ENGINEER/EOM ADMINISTRATOR

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.

#### STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW: DATE:  
CURB AND GUTTER REVIEW: DATE:  
FINAL REVIEW: DATE:  
DRAINAGE DESIGN: DATE:

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

#### DESIGN DATA, MARKSHEFFEL ROAD

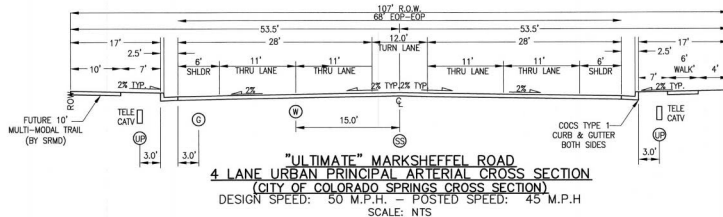
ROW WIDTH: 107'  
SIDEWALKS: WIDTH VARIES  
FL-FL: 72'  
LOCATION: ATTACHED  
DETACHED   
STREET TYPE: 4 LANE URBAN PRINCIPAL ARTERIAL  
PAVEMENT:  
TYPE: HMA  PCC   
THICKNESS: N/A  
COMPOSITE SECTION:  
HMA 6.0" ABC BASE 15.0"  
HMA 6.0" RC BASE 15.0"

#### BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411415.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ALLEGRE, AT THE NORTHWEST BOUNDARY CORNER OF PAMNEE RANCIEROS SUBDIVISION  
NORTHING = 411035.404  
EASTING = 235052.131  
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.862  
EASTING = 233469.817  
ELEVATION = 7030.82



Know what's below.  
Call before you dig.



"ULTIMATE" MARKSHEFFEL ROAD  
4 LANE URBAN PRINCIPAL ARTERIAL CROSS SECTION  
(CITY OF COLORADO SPRINGS CROSS SECTION)  
DESIGN SPEED: 50 M.P.H. - POSTED SPEED: 45 M.P.H.  
SCALE: NTS

#### ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

*Mike A. Bramlett* 5/19/2021  
DATE  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC (L) LICENSE

#### DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

*James F. Morley* 5/19/2021  
DATE  
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT

UNLESS SHOWN TIME AS APPROVED BY THE CITY ENGINEER, ALL APPROVALS ARE THE PROPERTY OF JR ENGINEERING AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JR ENGINEERING.

PREPARED FOR:  
SR LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

JR ENGINEERING  
A Wetnam Company  
Central: 303-702-6588 • Colorado Springs: 719-592-5588  
For Calls: 303-492-8688 • www.jrengineering.com

DATE	BY	REVISION

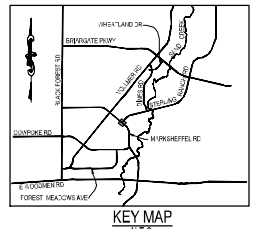
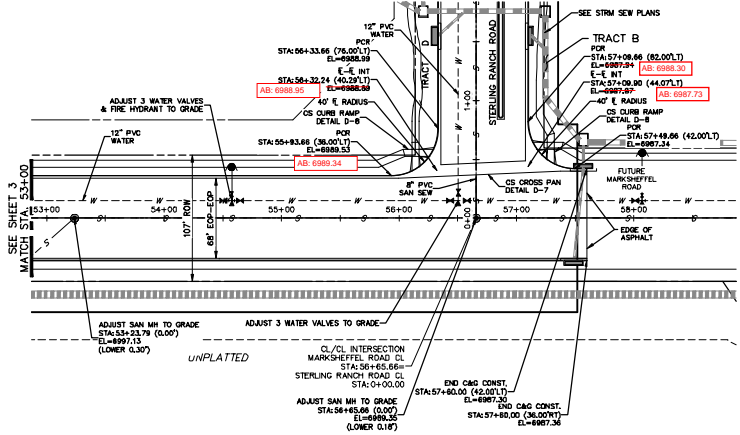
H-SCALE	N/A	N/A	DESIGNED BY	DRAWN BY	CHECKED BY

STERLING RANCH - MARKSHEFFEL ROAD  
COVER SHEET  
SHEET 1 OF 6  
JOB NO. 25188.01



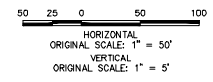


SEE STERLING RANCH — STERLING RANCH ROAD  
STREET IMPROVEMENTS PLANS

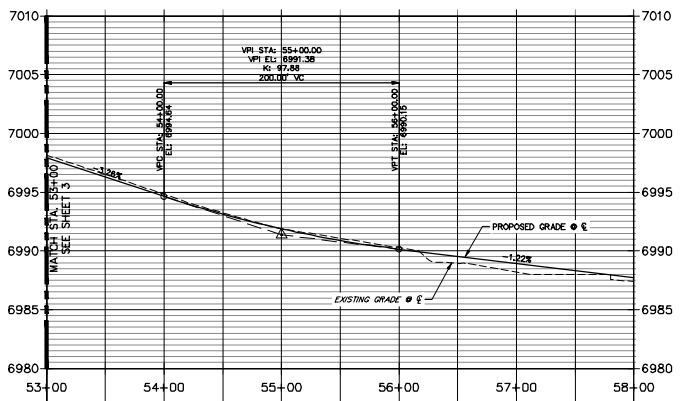


**4-LANE  
MARKSHEFFEL ROAD  
STA. 43+00 TO STA. 58+00**

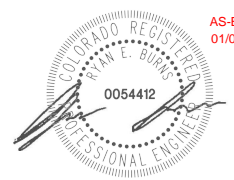
**NOTE**  
STORM SEWER TO BE CONSTRUCTED PRIOR TO  
ROADWAY IMPROVEMENTS



**MARKSHEFFEL ROAD CL PROFILE (1)  
STA 53+00.00 TO 58+00.00**



*JD*  
7-22-21

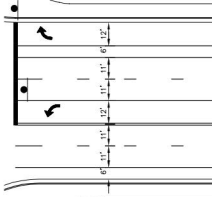


AS-BUILTS  
01/02/2024

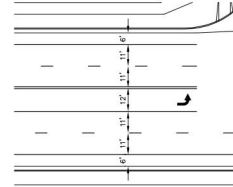
THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITS ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.	STREET DESIGN FOR CITY ENGINEERING:		DESIGN DATA: MARKSHEFFEL ROAD	ROW WIDTH: 107'
	UTILITY GRADE REVIEW: _____ DATE: _____	DATE: _____	SIDEWALKS: WIDTH: VARIES _____	FL-FL: 72'
	CURB AND GUTTER REVIEW: _____ DATE: _____	DATE: _____	LOCATION: ATTACHED <input type="checkbox"/> DETACHED <input checked="" type="checkbox"/>	STREET TYPE: 4 LANE URBAN PRINCIPAL ARTERIAL
	FINAL REVIEW: _____ DATE: _____	DATE: _____	DESIGN SPEED: 50 MPH	TYPE: HMA <input checked="" type="checkbox"/> PCC <input type="checkbox"/>
	DRAINAGE DESIGN: _____ DATE: _____	DATE: _____	THICKNESS: N/A	COMPOSITE SECTION: HMA 6.0" ABC BASE 15.0" HMA 6.0" RC BASE 15.0"
	THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.506 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.		CURB TYPE: <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike A. Bramlett*  
NIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 5/13/21

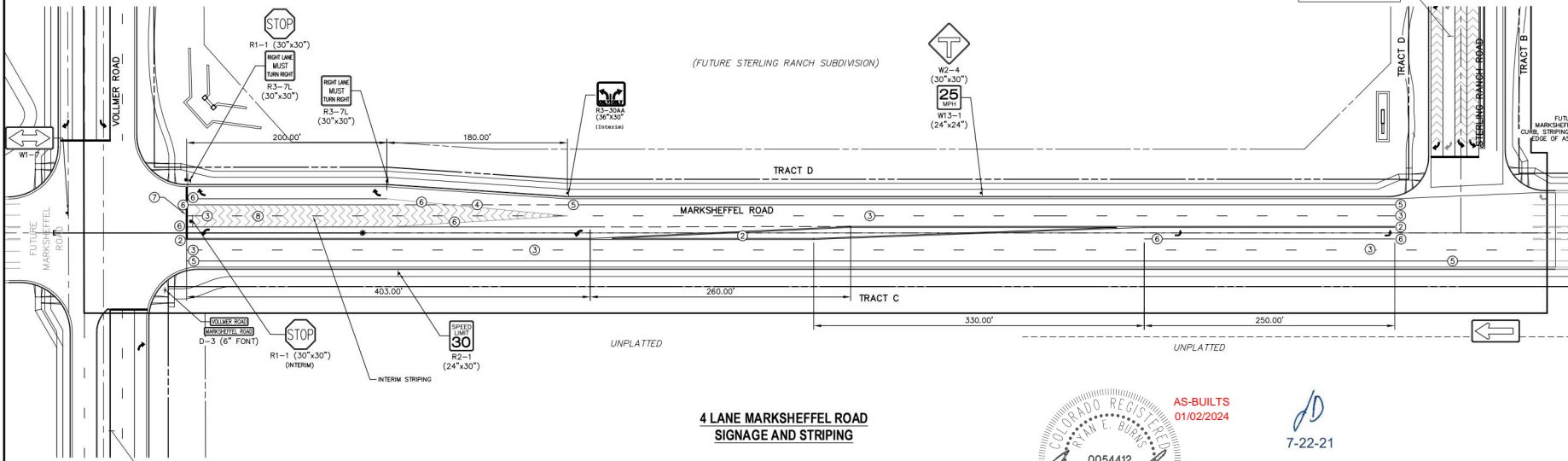
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT COLORADO SPRINGS, CO 80903 FOR: JAMES F. MORLEY (719) 471-1742	UNLIT SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES. THEIR USE APPROVES THEIR USE. THESE NOTES ARE DESIGNATED BY WRITTEN AUTHORIZATION.	J-R ENGINEERING A WORTH COMPANY Central 335-76-5558 • Colorad Springs 761-56-2588 For Color 335-59-9988 • www.jrengineering.com	BY: _____	DATE: _____
			NO. _____	REVISION: _____
STERLING RANCH — MARKSHEFFEL ROAD PLAN & PROFILE	H-SCALE: 1"=50'	V-SCALE: 1"=5'	DESIGNED BY: RAB	CHECKED BY: _____
	DATE: 05/13/21	DRAWN BY: KRW		
	SHEET 4 OF 6			
	JOB NO. 25188.01			



**4-LANE MARKSHEFFEL ROAD  
STRIPING DETAIL**  
SCALE: 1"=30"  
STA: 44+00 - 46+00



**4 LANE MARKSHEFFEL ROAD  
STRIPING DETAIL**  
SCALE: 1"=30"  
STA: 48+00 - 57+00



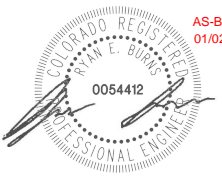
**4 LANE MARKSHEFFEL ROAD  
SIGNAGE AND STRIPING**

SEE STERLING RANCH-VOLLMER ROAD PLANS

SEE STERLING RANCH-STERLING RANCH ROAD PLANS

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
②	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
③	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
④	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
⑤	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑦	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑧	CHEVRON/DIAGONAL CROSSHATCH	SOLID WHITE, 12" WIDE

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-827-1.



AS-BUILTS  
01/02/2024

7-22-21

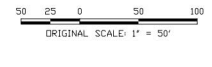
**NOTE TO CONTRACTOR:**

- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
- SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-B, S-1614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike A. Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL CORPORATION

32894  
DATE: 5/26/21



UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

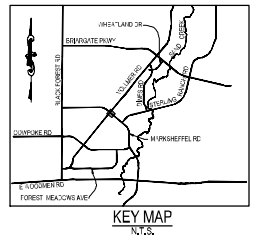
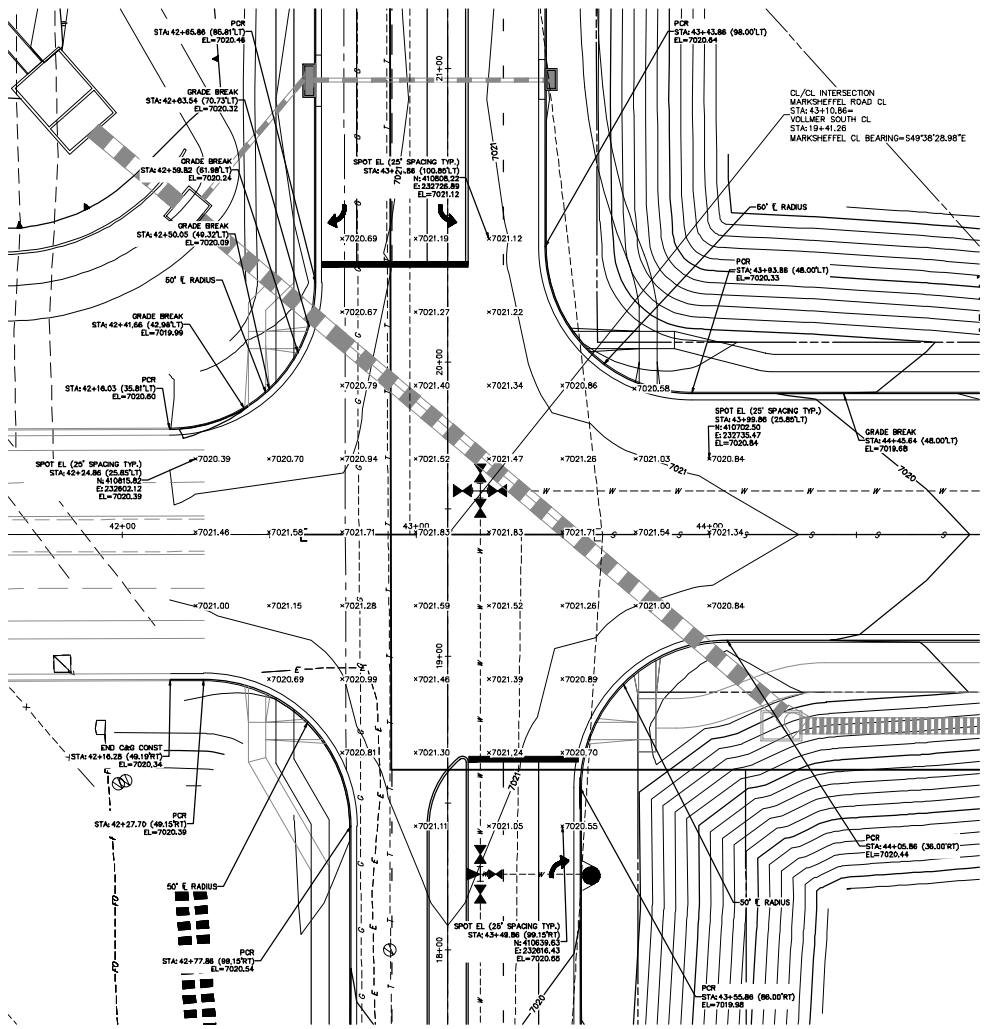
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
STERLING RANCH, CO 80903  
COLORADO, SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

**JR ENGINEERING**  
A Wetzel Company  
Central 303-746-8939 • Colorado Springs 719-599-2888  
For Color 970-499-9888 • www.jrengineering.com

NO.	REVISION	DATE
1	1"=50'	N/A
2	H-SCALE	05/13/21
3	V-SCALE	RAB
4	DATE	KRW
5	DESIGNED BY	
6	DRAWN BY	
7	CHECKED BY	

STERLING RANCH - MARKSHEFFEL ROAD  
SIGNAGE & STRIPING

SHEET 5 OF 6  
JOB NO. 25188.01



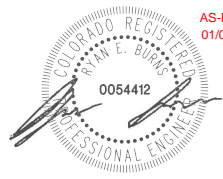
UNLESS SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE PLANS APPROVE THEIR USE. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN AUTHORIZATION OF JAMES F. MORLEY.

PREPARED FOR  
 SR LAND, LLC  
 20 BOULDER CRESCENT  
 COLORADO SPRINGS, CO 80903

**JR ENGINEERING**  
 A Wharton Company

Colorado 835-746-5588 • Colorado Springs 719-595-2688  
 Fort Collins 970-497-9988 • www.jrengineering.com

7-22-21



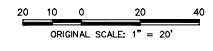
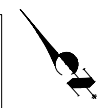
AS-BUILTS  
 01/02/2024

**MARKSHEFFEL ROAD  
 INTERSECTION AT VOLLMER ROAD DETAIL**

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. #2314  
 FOR AND ON BEHALF OF JR ENGINEERING

5/13/21



H-SCALE 1"=50'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
								DATE	BY
		05/13/21	RAB	KRW					

STERLING RANCH - MARKSHEFFEL ROAD INTERSECTION DETAIL

SHEET 6 OF 6

JOB NO. 25188.01