

BRANDING IRON AT STERLING RANCH FIL. NO. 1 BETWEEN VOLLMER ROAD - DINES BOULEVARD

COUNTY OF EL PASO, STATE OF COLORADO

EMERGENCY ACCESS RD PLANS

INCLUDING SIGNAGE

OCTOBER 2018

AGENCIES

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

CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485

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

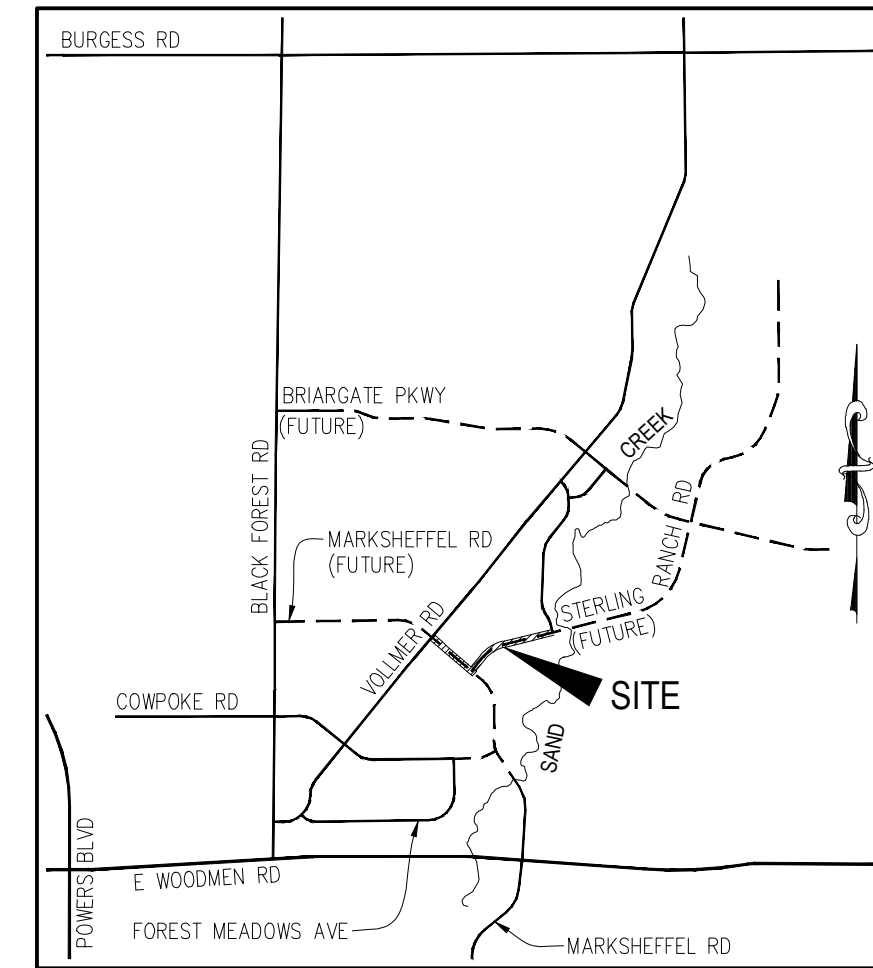
WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

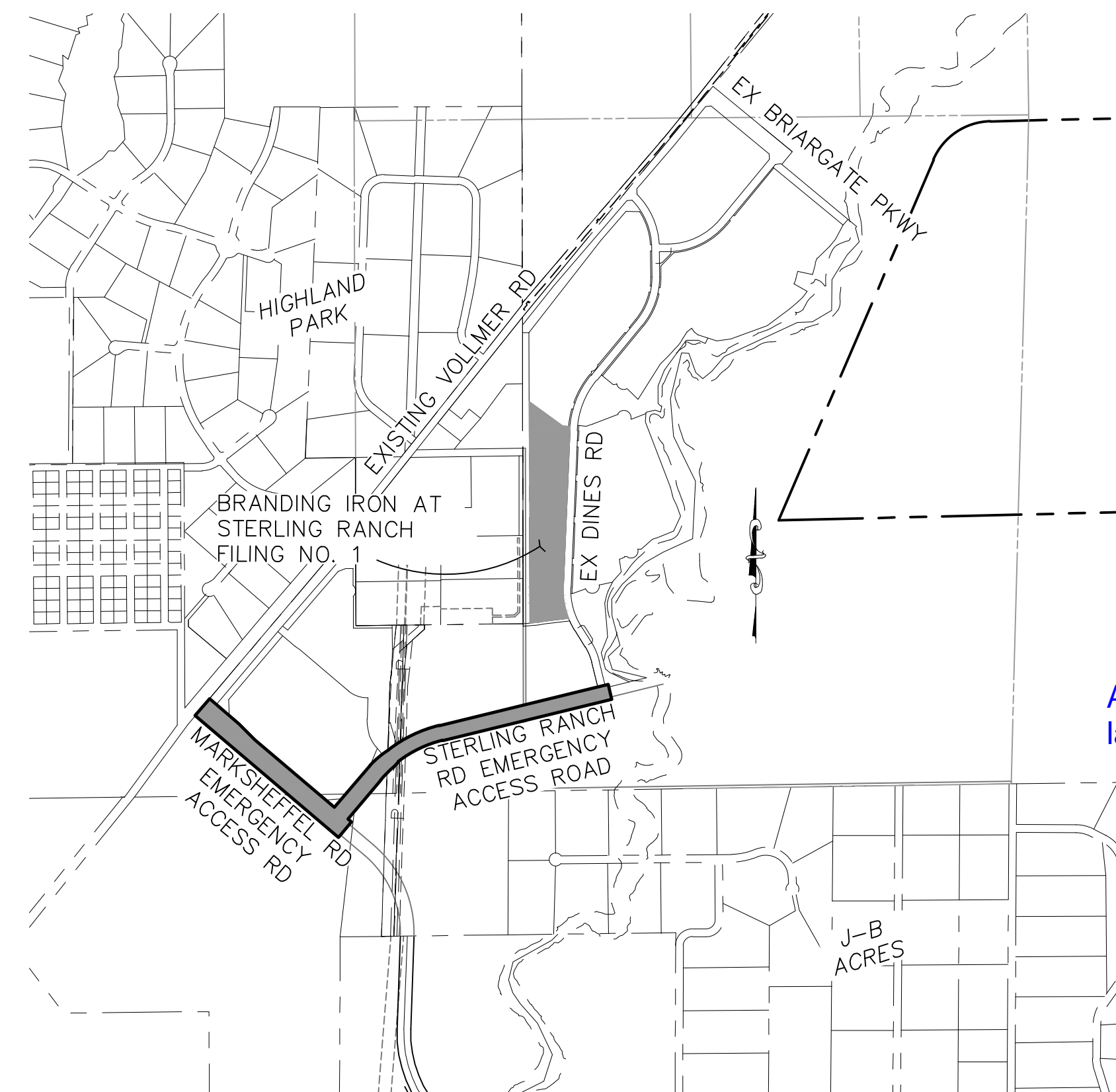
GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

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



VICINITY MAP
N.T.S.



SITE MAP
SCALE: NTS

APPROVALS:

ENGINEER'S STATEMENT:

DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC. DATE _____

OWNER/DEVELOPER STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE DRAINAGE REPORT AND PLAN AND THIS SET OF CONSTRUCTION DOCUMENTS. THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

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

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR DATE _____

STERLING RANCH METROPOLITAN DISTRICT:

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO. DISTRICT DATE _____

Conditions:

Add 2-year language

SHEET INDEX:

SHEET 1 TITLE SHEET
SHEET 2 NOTES & DETAIL SHEET
SHEET 3 PLAN & PROFILE - INTERIM MARKSHEFFEL ROAD
SHEET 4 PLAN & PROFILE - ULTIMATE MARKSHEFFEL ROAD
SHEET 5 PLAN & PROFILE - PRELIMINARY MARKSHEFFEL ROAD
SHEET 6 SIGNAGE & STRIPING PLAN

Revise

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853"
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141"
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

Describe locations or show on a map.

ABBREVIATIONS

ACT	ACTUAL	FL	FLOW LINE	PT	POINT OF TANGENCY
BCR	BACK OF CURB RETURN	FT	FEET, FOOT	PROP	PROPOSED
BRK	BREAK	FUT	FUTURE	REM	REMOVE
BT	BLOWOFF VALVE ASSEMBLY	GRD	GRADE	ROW	RIGHT OF WAY
CL	CABLE TV	HORZ	HORIZONTAL	RSNTS	RESTRAINTS
CATV	BEGINNING OF TRANSITION	HP	HIGH POINT ELEVATION	RT	RIGHT
CLR	CLASS, CENTERLINE	INT	INTERSECTION	SAN	SANITARY SEWER
CLR	CLEARANCE	LP	LOW POINT ELEVATION	SD	STANDARD DETAIL
CONST	CONSTRUCT	LT	LEFT	STA	STATION
CSU	COLORADO SPRINGS UTILITIES	LOC	LOCATION	STM	STORM
EGR	END CURB RETURN	MIN	MINIMUM	COB	TOP CORNER OF BOX
EL	ELEVATION	N,S,E,W	NORTH,SOUTH,EAST,WEST	TELE	TELEPHONE
EOA	EDGE OF ASPHALT	NTS	NOT TO SCALE	TYP	TYPICAL
EOP	END OF PAVEMENT	PC	POINT OF VERTICAL CURVATURE	UNK	UNKNOWN
EPC	EL PASO COUNTY	PCC	POINT OF COMPOUND CURVE	UTL	UNDERGROUND POWER
ESMT	EASMENT	PCR	POINT OF CURB RETURN	UTL	UTILITY
ET	END TRANSITION	PL	PROPERTY LINE	VERT	VERTICAL
EX	EXISTING	PRC	POINT OF REVERSE CURVE	WTR	WATER LINE
©	GAS	PUB	PUBLIC	XING	CROSSING
GB	GRADE BREAK	PVI	POINT OF VERTICAL INTERSECTION	YD	YARD (CUBIC)
		PVC	POINT OF VERTICAL CURVE		
		PVT	POINT OF VERTICAL TANGENT		

BRANDING IRON AT STERLING RANCH FIL. NO. 1
EMERGENCY ACCESS PLANS
DATE: 10/26/2018
SCALE: HORIZONTAL: N/A VERTICAL: N/A
PROJECT NO. 09-006
DESIGNED BY: DM
DRAWN BY: JWP
CHECKED BY: VAS
SHEET 1 OF 6
S101

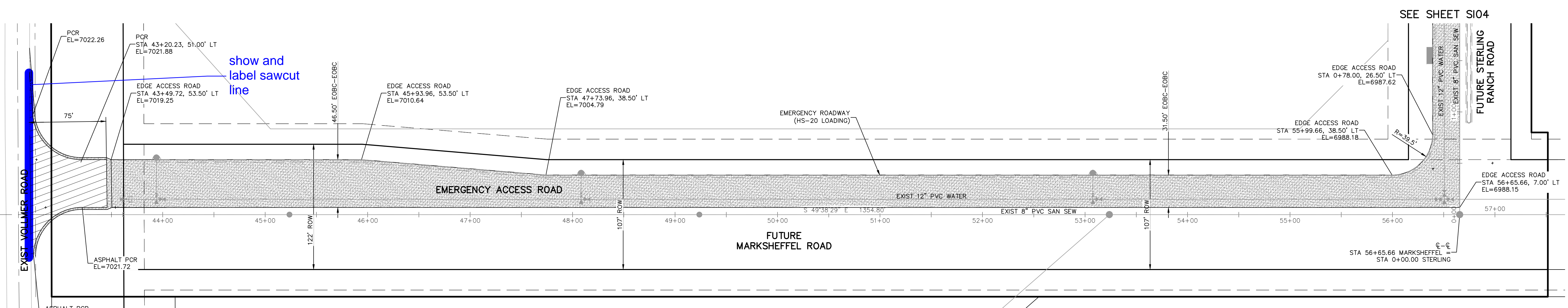
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
M&S CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

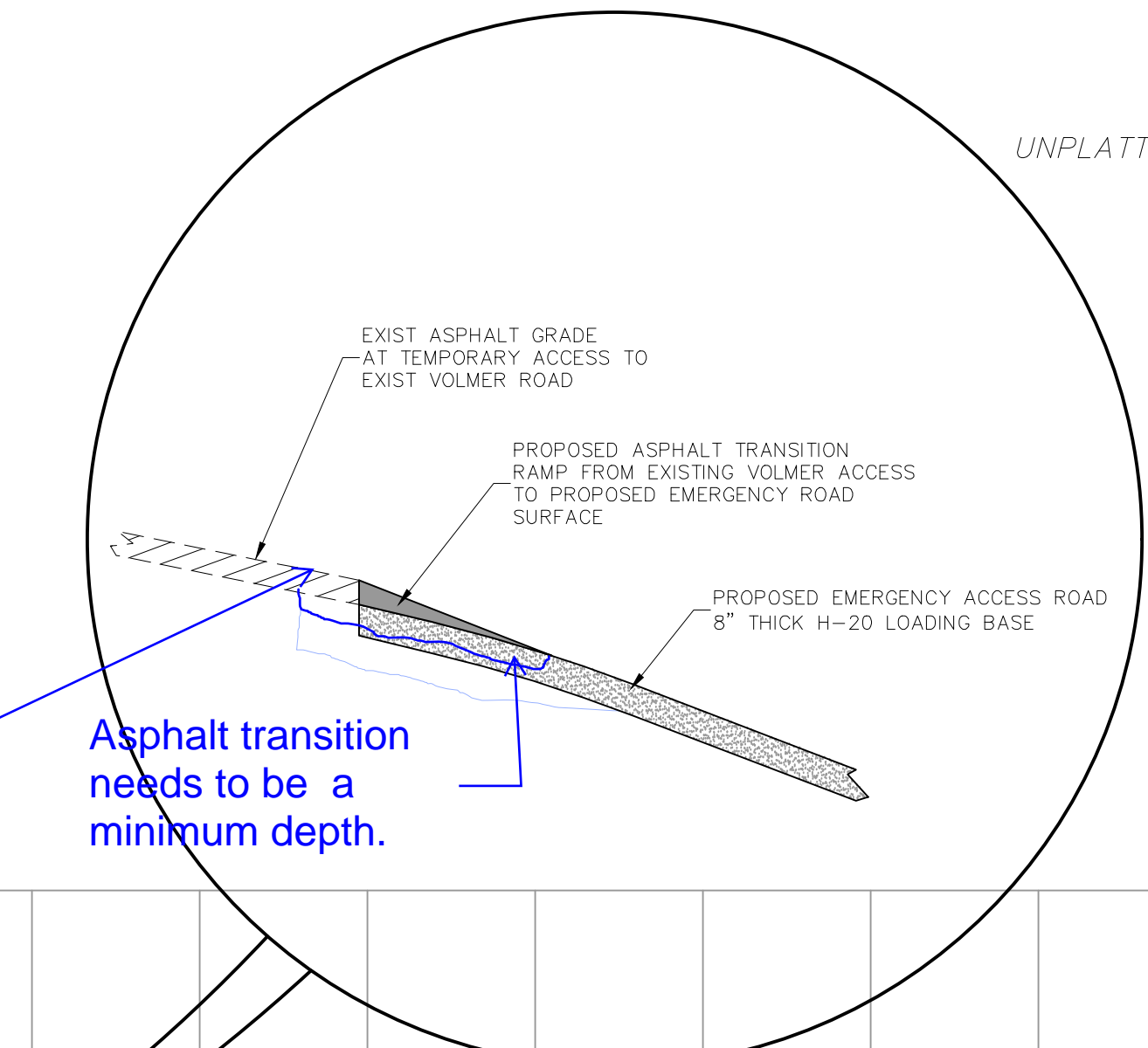
REVISIONS:
NO. DATE: BY: DESCRIPTION: DATE:
APPROVED BY: DATE:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

File: 0:\00006A\Sterling Ranch No 3\Map\Const Draw\Street Plans\Emergency Access RA\S103.dwg PlotStamp: 10/21/2018 12:15 PM



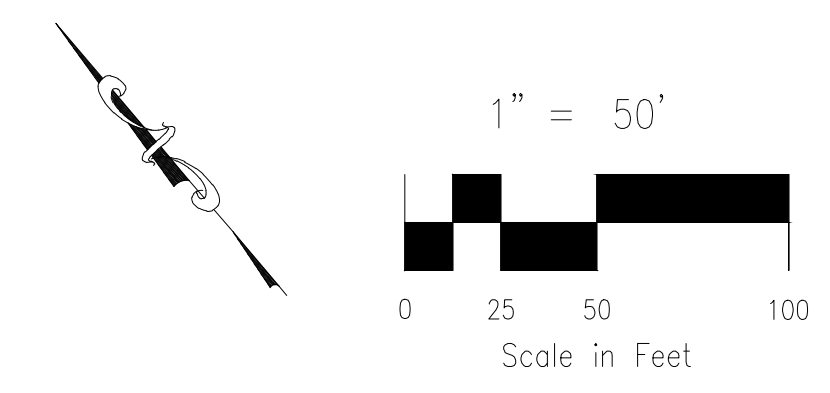
show and label shoulders



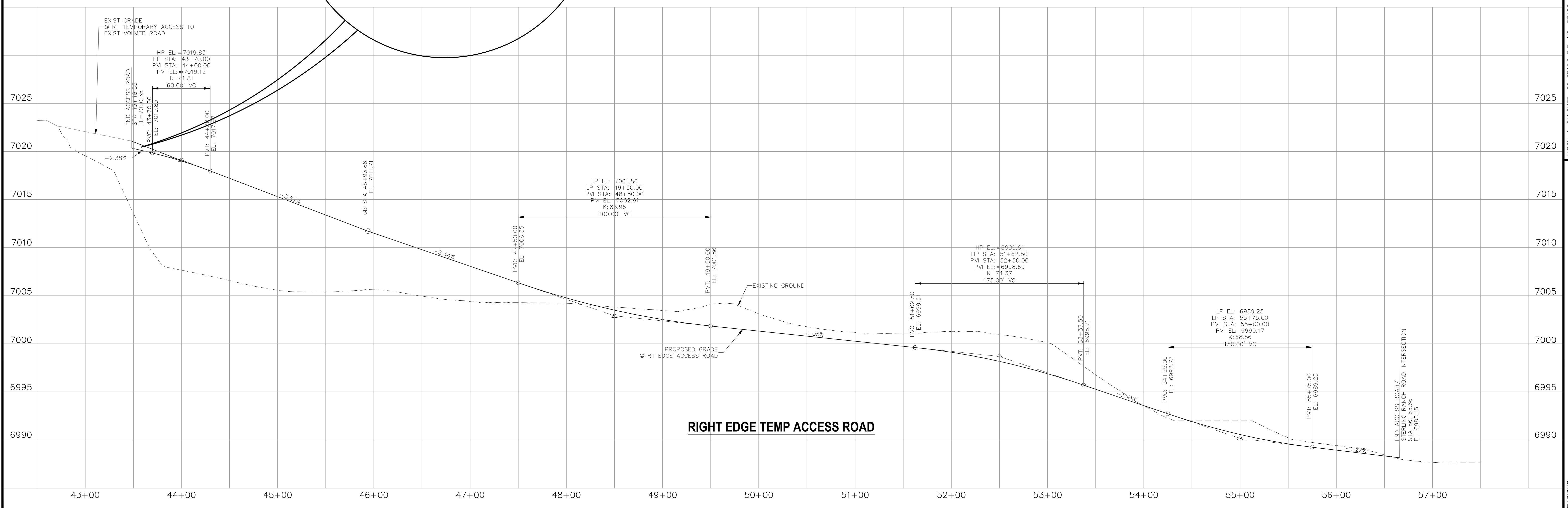
sawcut
Asphalt transition needs to be a minimum depth.

**EMERGENCY ACCESS ROAD
(PORTION OF FUTURE MARKSHEFFEL ROAD)**

- 6" THICK TEMP ASPHALT
- 8" CLASS 6 MATERIAL



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
**FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987**



BRANDING IRON AT STERLING RANCH FIL NO. 1	
EMERGENCY ACCESS ROAD PLANS	
PROJECT NO. 09-002	DATE: 10/26/2018
DESIGNED BY: DM	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: JWP	SHEET 3 OF 6
CHECKED BY:	S103

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.4485

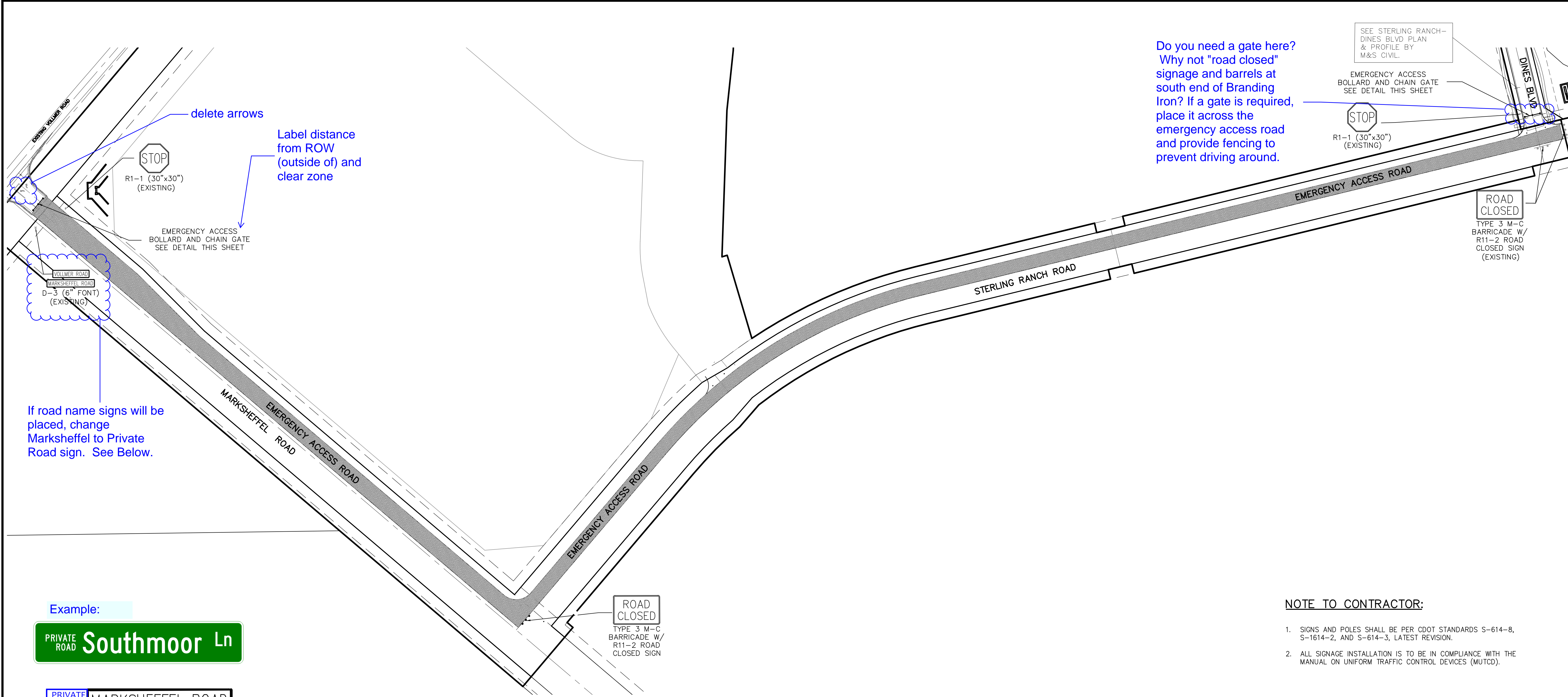
CIVIL CONSULTANTS, INC.

<p>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</p>	<p>MARCO A. SANCHEZ, COLORADO P.E. NO. 37160</p>
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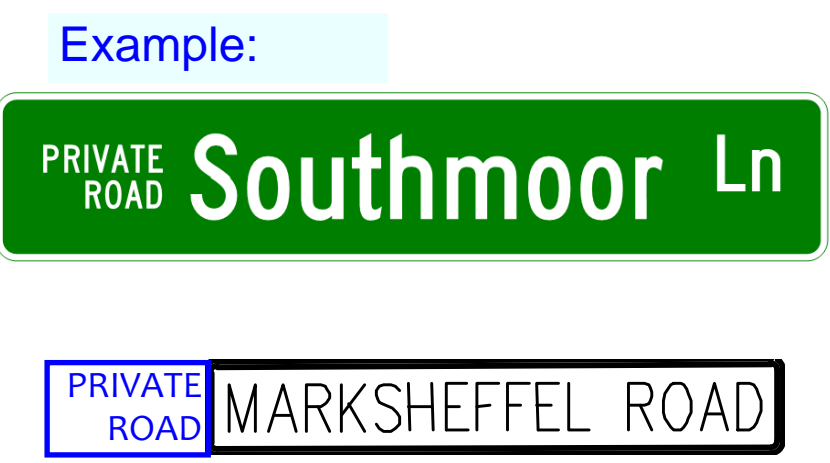
NO.	DESCRIPTION	DATE

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CAUTION

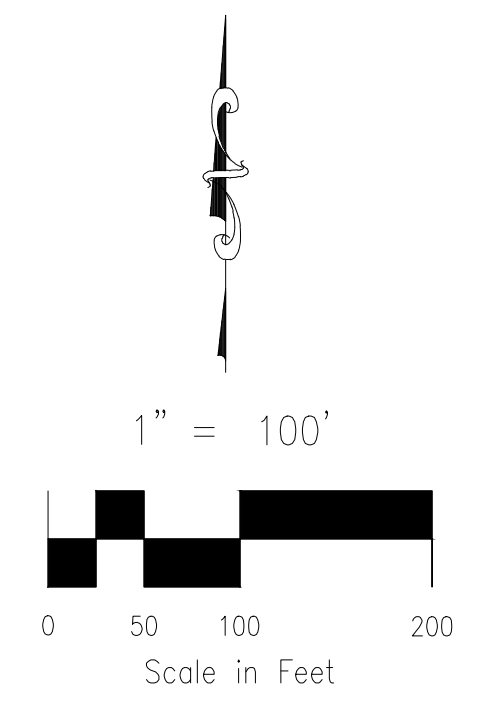
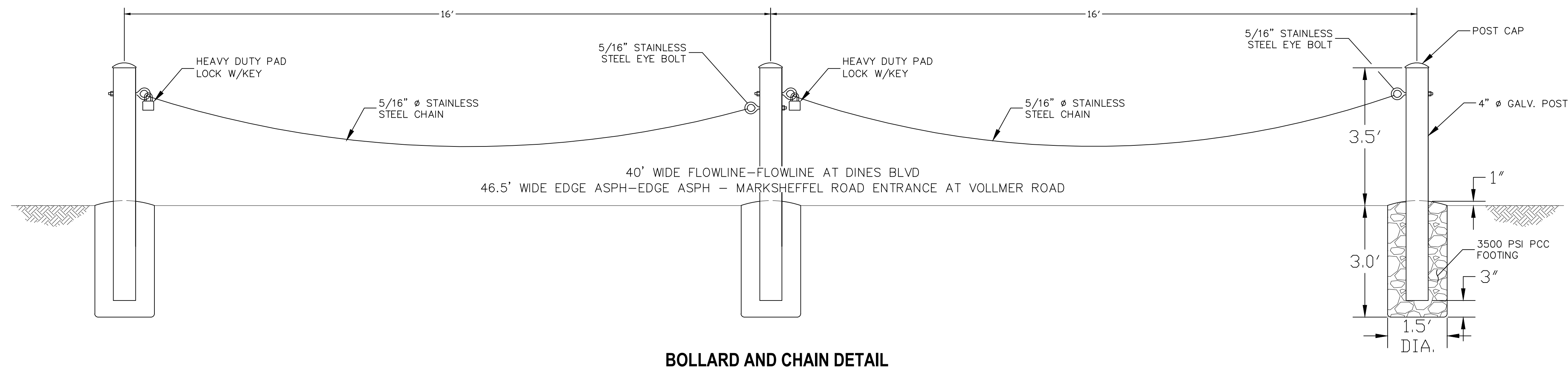


If road name signs will be placed, change Marksheffel to Private Road sign. See Below.



NOTE TO CONTRACTOR:

- SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, 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).



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

BRANDING IRON AT STERLING RANCH FIL NO. 1

EMERGENCY ACCESS ROAD SIGNAGE PLAN

PROJECT NO. 09-002 DATE: 10/26/2018

DESIGNED BY: DM DRAWN BY: JWP CHECKED BY: N/A

SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A

SHEET 6 OF 6 S106

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

M&S CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

MARCIL A. SANCHEZ, COLORADO P.E. NO. 37760

NO.	DATE	BY	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION