

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
NOVEMBER 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 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

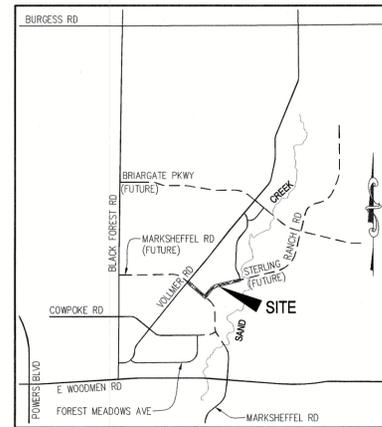
COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

BENCHMARKS

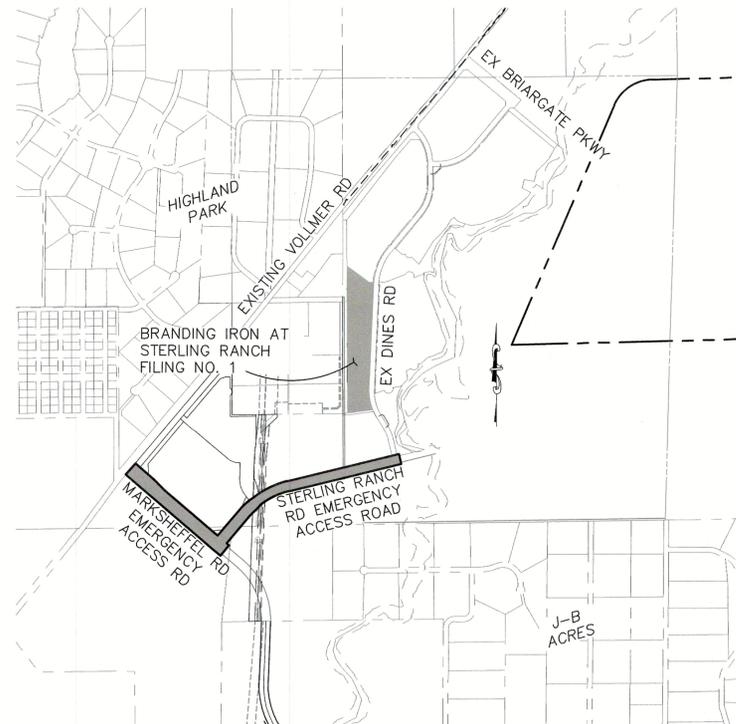
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

ABBREVIATIONS

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



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

11/15/2018
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.

IN ACCORDANCE WITH ECM 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.

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:

SHEET INDEX:

- SHEET 1 TITLE SHEET
- SHEET 2 NOTES & DETAIL SHEET
- SHEET 3 PLAN & PROFILE - EMERGENCY ACCESS ROAD
- SHEET 4 PLAN & PROFILE - EMERGENCY ACCESS ROAD
- SHEET 5 PLAN & PROFILE - EMERGENCY ACCESS ROAD
- SHEET 6 PLAN & PROFILE - EMERGENCY ACCESS ROAD

SF 17-024



BRANDING IRON AT STERLING RANCH FIL. NO. 1

EMERGENCY ACCESS PLANS

PROJECT NO. 09-006 DATE: 11/14/2018

SCALE: HORIZONTAL: N/A VERTICAL: N/A

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

APPROVED: DATE:

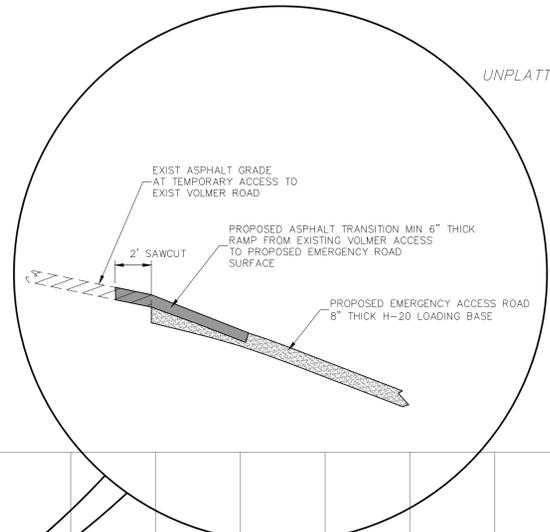
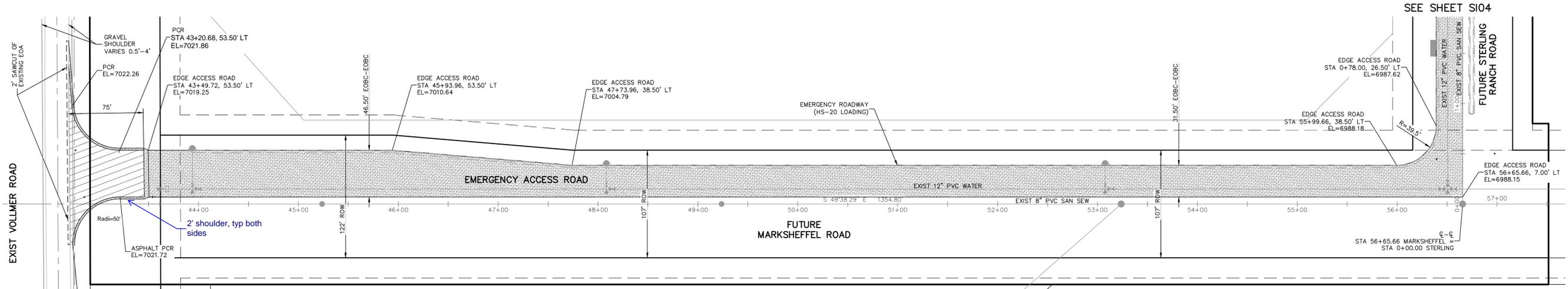
REVISIONS:

NO. DATE DESCRIPTION

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

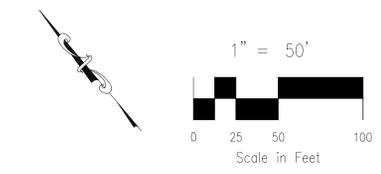
CAUTION

File: 0:\00006A\Sterling Ranch No 3\Map\Const Draw\Street Plans\Emergency Access RA\S103.dwg PlotStamp: 11/14/2018 6:22 PM

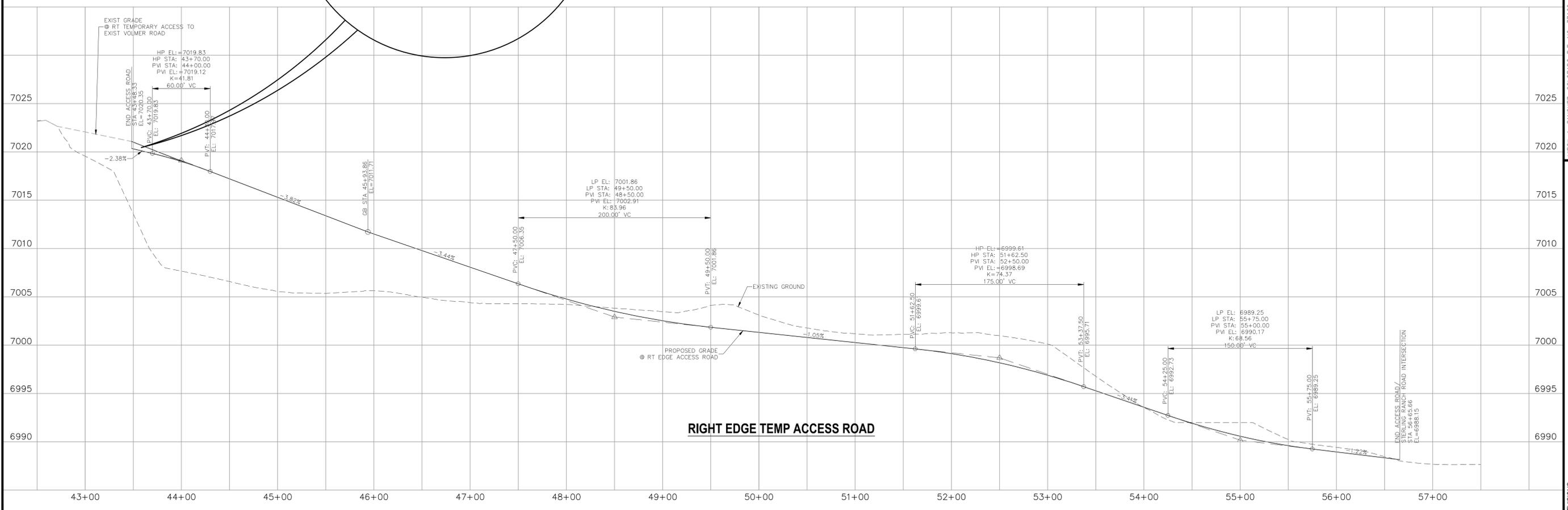


**EMERGENCY ACCESS ROAD
(PORTION OF FUTURE MARKSHEFFEL ROAD)**

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



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: 11/14/2018
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.

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

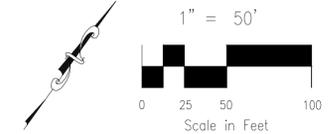
Virgil A. Sanchez, Colorado P.E. No. 37160

NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

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.

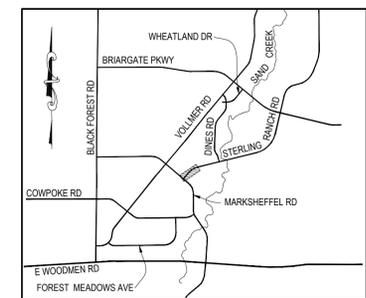
CAUTION

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

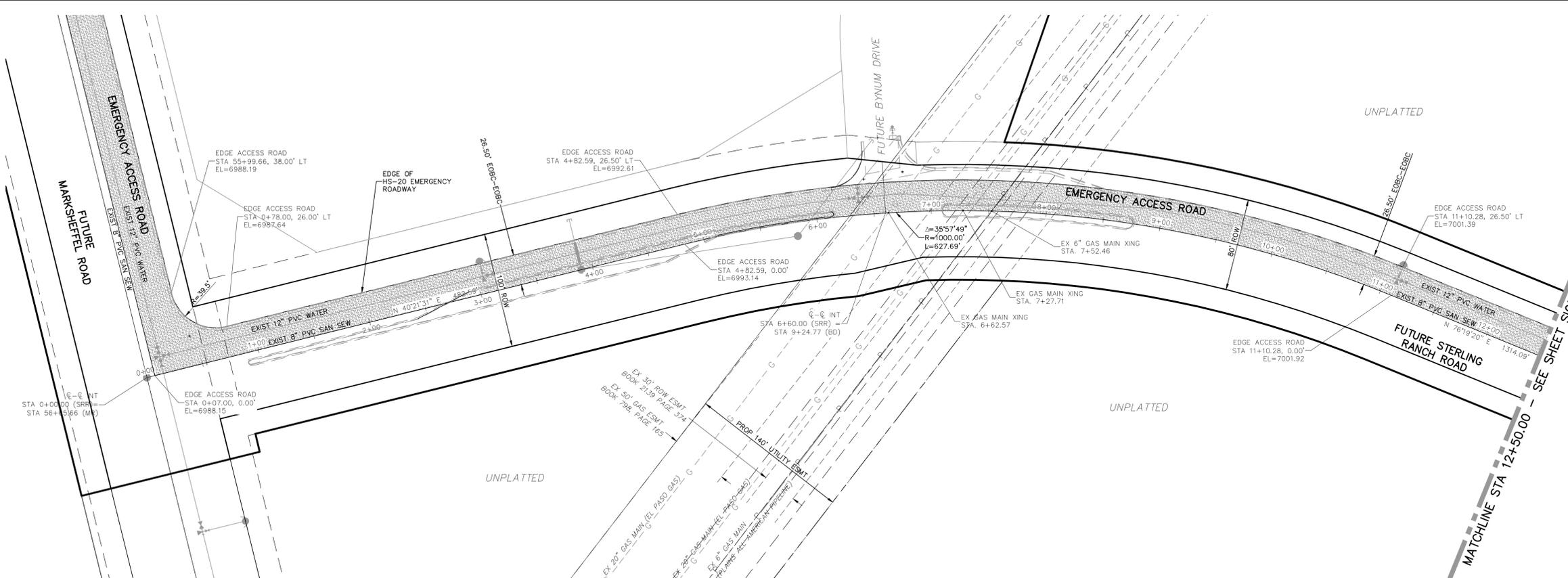


STREET ABBREVIATIONS

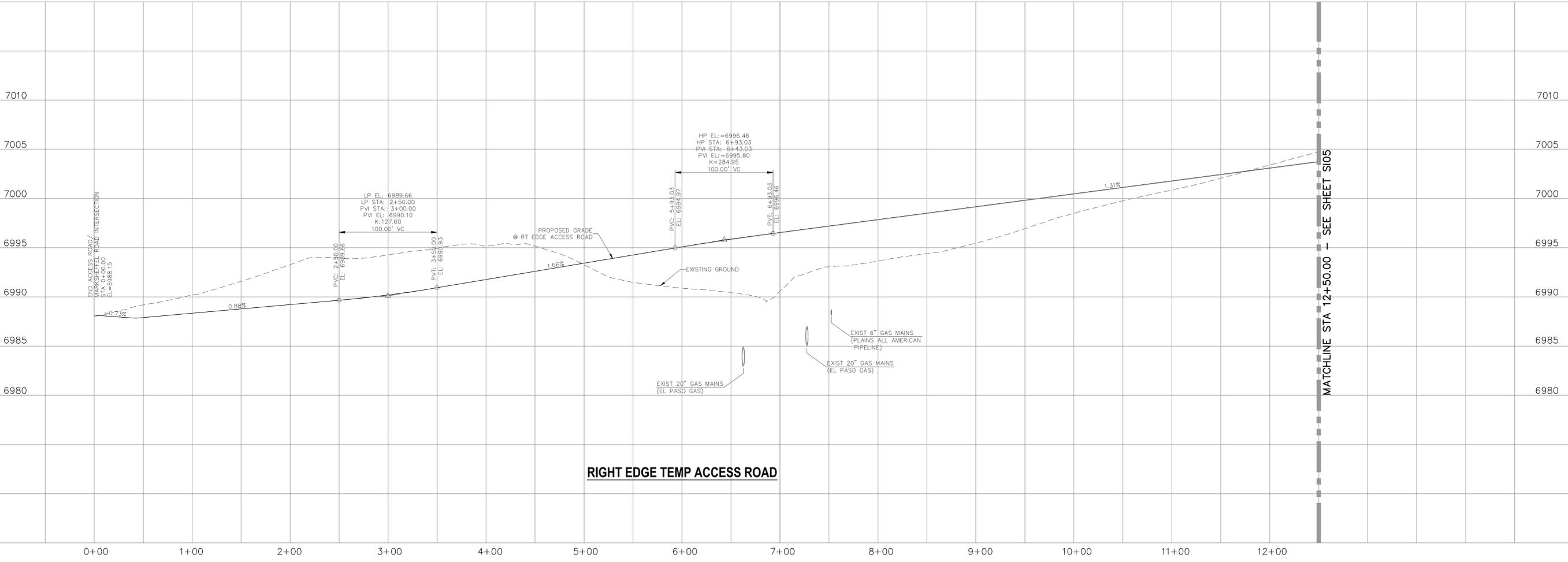
- (DB) DINES BOULEVARD
- (SRR) STERLING RANCH ROAD
- (BD) BYNUM DRIVE
- (MR) MARKSHEFFEL ROAD



KEY MAP
N.T.S.



**EMERGENCY ACCESS ROAD
(PORTION OF FUTURE STERLING RANCH ROAD)**



RIGHT EDGE TEMP ACCESS ROAD

PROJECT NO. 09-002		DATE: 11/14/2018
DESIGNED BY: DM	DRAWN BY: JWP	CHECKED BY: VAS
SCALE: HORIZONTAL: 1"=50'		VERTICAL: 1"=5'
EMERGENCY ACCESS ROAD PLANS		SHEET 4 OF 6
BRANDING IRON AT STERLING RANCH FIL NO. 1		S104

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

MAS CIVIL CONSULTANTS, INC.

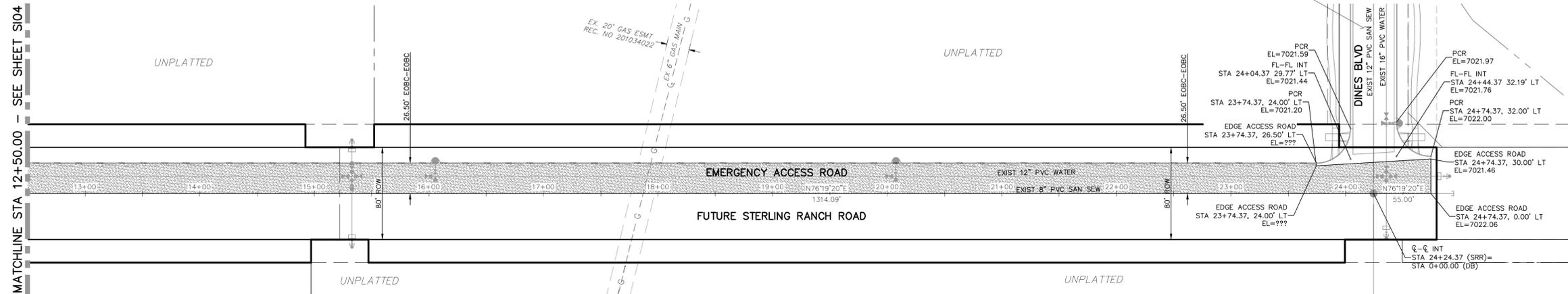
FOR AND ON BEHALF OF
 MAS CIVIL CONSULTANTS, INC.

Virgil A. Sanchez, Colorado P.E. No. 37160

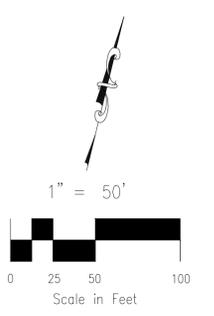
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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



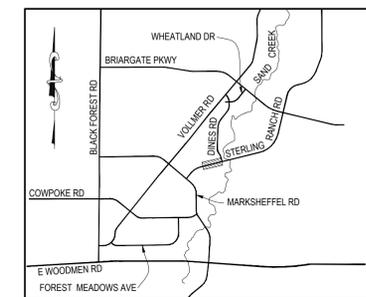
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987



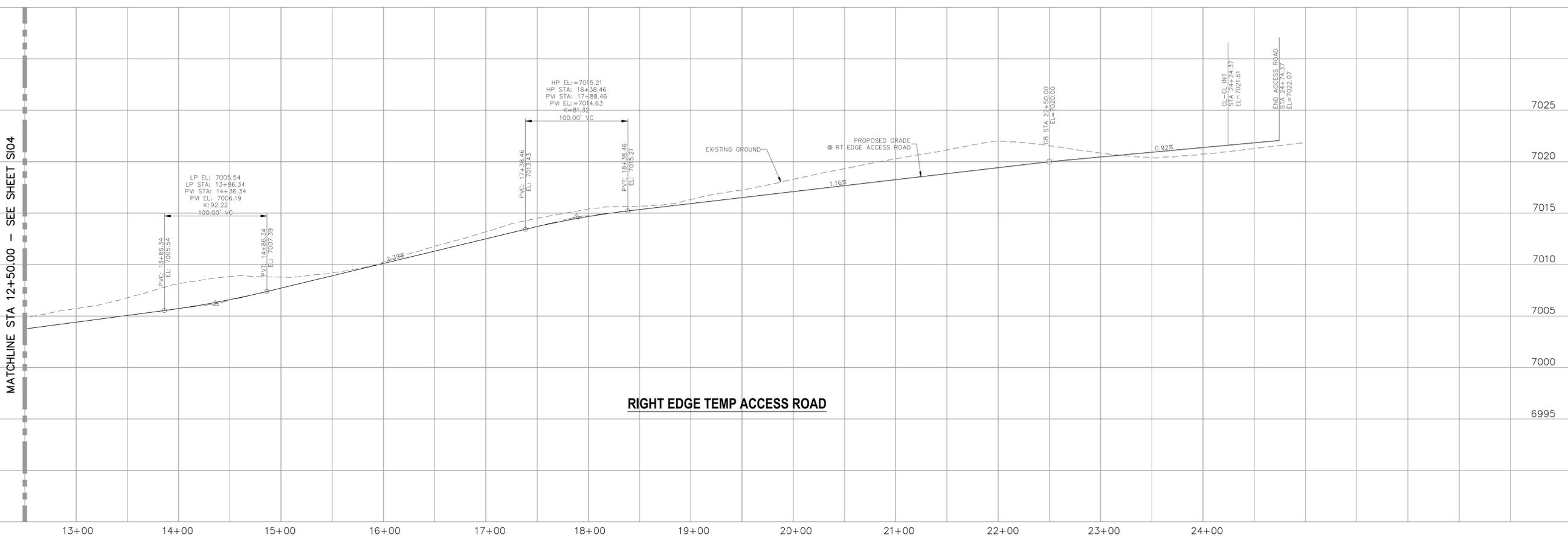
**EMERGENCY ACCESS ROAD
 (PORTION OF FUTURE STERLING RANCH ROAD)**

STREET ABBREVIATIONS

- (DB) DINES BOULEVARD
- (SRR) STERLING RANCH ROAD
- (BD) BYNUM DRIVE
- (MR) MARKSHEFFEL ROAD



KEY MAP
N.T.S.



BRANDING IRON AT STERLING RANCH FIL NO. 1

EMERGENCY ACCESS ROAD PLANS

PROJECT NO. 09-002 DATE: 11/14/2018

DESIGNED BY: DM SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DRAWN BY: JWP

CHECKED BY: VAS

SHEET 5 OF 6 S105

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

CIVIL CONSULTANTS, INC.

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

Virgil A. Sanchez, Colorado P.E. No. 37160

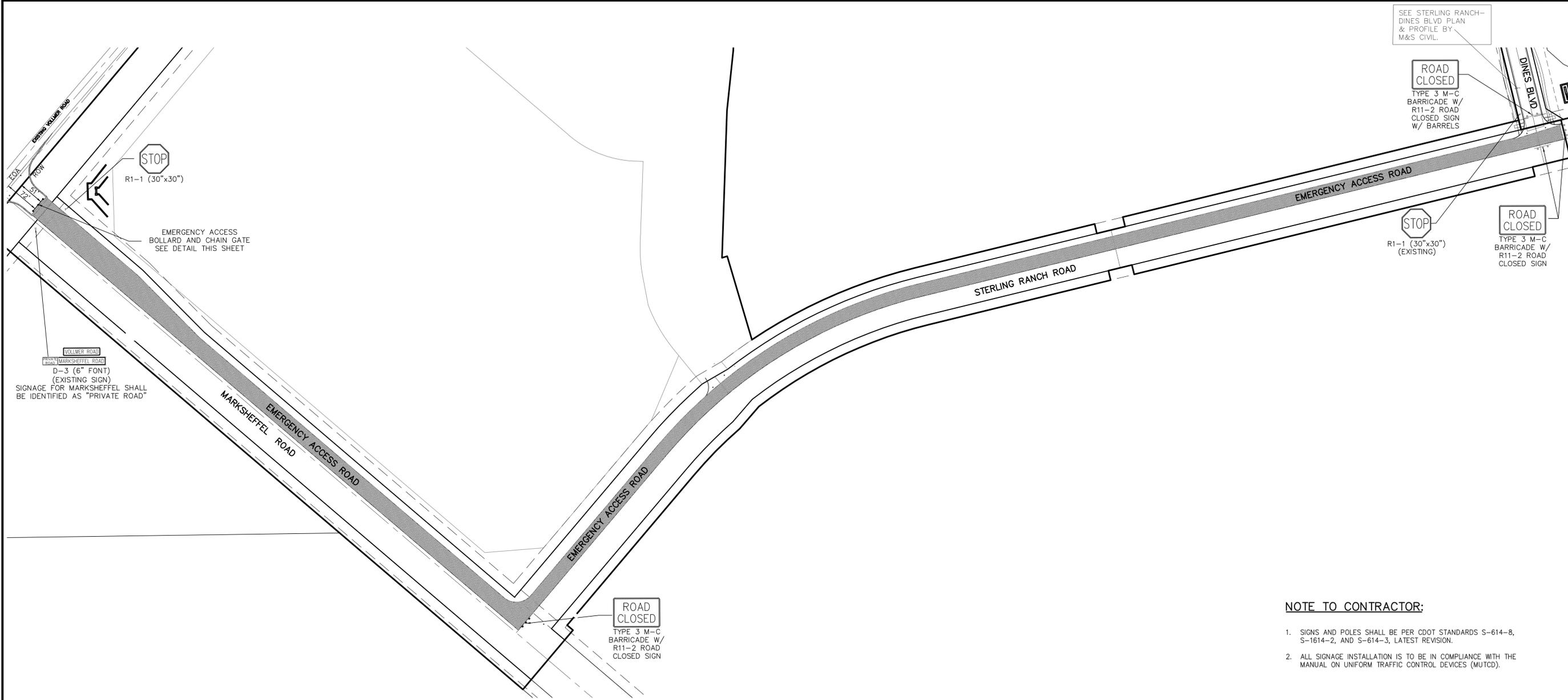
NO.	DATE	BY	DESCRIPTION
1	11/23/18	JWP	REVISED PER ROAD PROFILE RAISING FOR WATER REVISION

APPROVED BY: _____ DATE: _____

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

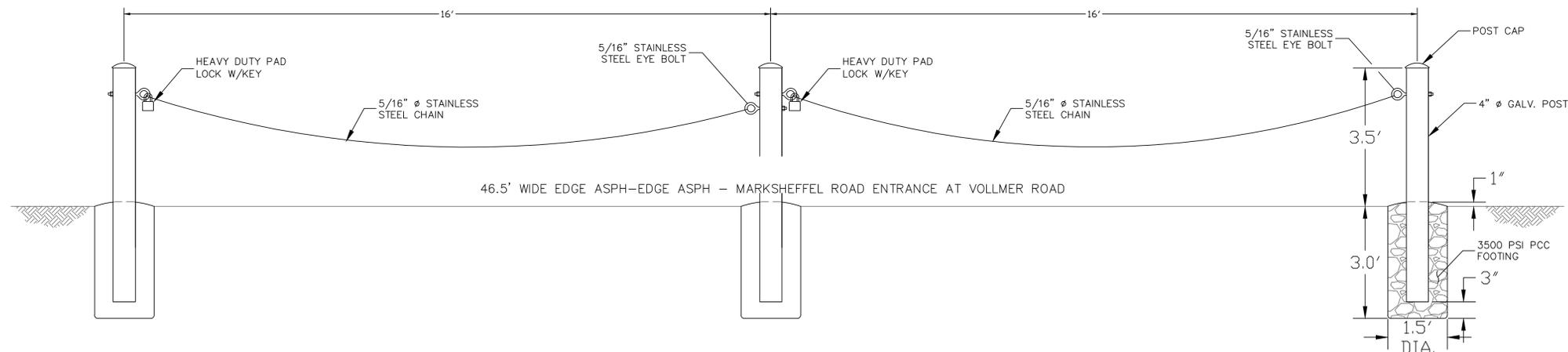
File: C:\08006A\Sterling Ranch No 3\Map\Const Draw\Street Plans\Emergency Access RA\S106.dwg PlotStamp: 11/14/2018 7:28 PM



EMERGENCY ACCESS ROAD SIGNING PLAN

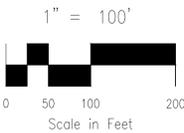
NOTE TO CONTRACTOR:

- 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).



BOLLARD AND CHAIN DETAIL

N.T.S.



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: 11/14/2018
DESIGNED BY: DM	SCALE: HORIZONTAL: 1"=50'
DRAWN BY: JWP	VERTICAL: N/A
CHECKED BY: VAS	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.

Virgil A. Sanchez, Colorado P.E. No. 37760

REVISIONS:	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