

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.

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

CIVIL ENGINEER:
J. ROBERTSON, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETTE P.E. (303) 287-6240

COUNTY ENGINEERING:
EL PASO COUNTY PLANNING
AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80904
JEFF RICE, P.E. (719) 520-6300

TRAFFIC ENGINEERING:
COLORADO SPRINGS DEPARTMENT OF PUBLIC WORKS
3270
COLORADO SPRINGS, CO 80902
JENNIFER IRVINE, P.E. (719) 520-6460

WATER RESOURCES:
STERLING RANCH METRO DISTRICT ENGINEERS
435-HORNE CONSULTANTS
45 E. PICES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80906
MIKE MCCOY (719) 686-8769

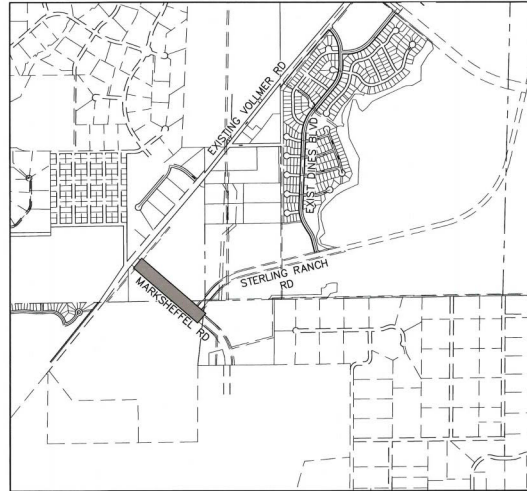
FIRE DISTRICT:
BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACROFT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

GAS DEPARTMENT:
COLORADO SPRINGS UTILITIES
1710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM MENZIE (719) 688-3066

ELECTRIC DEPARTMENT:
MOUNTAIN VIEW ELECTRIC
1140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

COMMUNICATIONS:
QWEST COMMUNICATIONS
(UNL.C. LOCATORS) 800 922-1887
AT&T (LOCATORS) (719) 636-3674

CITY PUBLIC WORKS:
COLORADO SPRINGS DEPARTMENT
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719) 535-5918



REVIEW: _____

STREET DESIGN FOR CITY ENGINEERING: _____ DATE: _____

CURB & GUTTER REVIEW: _____ DATE: 7-22-21

FINAL REVIEW: *pk A. [signature]* DATE: 8-2-22


SIGNAGE AND STRIPING REVIEW: *Zaker Hazzeh* DATE: 7-22-21

Final Review: STM-REV22-0914

VICINITY MAP
SCALE : 1"=1,000'

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

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


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

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 MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

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

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. SAID SPECIFIC DETAILED 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 SUBJECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I RESIST ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

 5/13/21
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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 5/18/2021 DATE

CDR-20-005

STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW: _____ DATE: _____

CURB AND GUTTER REVIEW: _____ DATE: _____

FINAL REVIEW: pl A E _____ DATE: 8-2-22

DRAINAGE DESIGN: _____ DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.908 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

SIDEWALKS: WIDTH: VARIES

1. **Introduction**

LOCATION: ATTACHED ☐
DETACHED ☒

DESIGN SPEED: 50 MPH

DESIGN SPEED: 50 MPH

CURB TYPE: 1 ☒ 2 ☐ 3 ☐ 4 ☐

ROW WIDTH: 107'

Fl. Fl. 72'

Figure 6

Panel A shows a bar chart of the number of cases by age group (0-4, 5-9, 10-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75-79, 80-84, 85-89, 90-94, 95-99) and sex (Male, Female). The y-axis ranges from 0 to 100. Panel B shows a bar chart of the number of cases by age group (0-4, 5-9, 10-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75-79, 80-84, 85-89, 90-94, 95-99) and sex (Male, Female). The y-axis ranges from 0 to 100.

STREET TYPE: 4 LANE URBAN PRINCIPAL ARTERIAL
PAVEMENT:

TYPE: HMA ☒ PCC ☐

THICKNESS: N/A

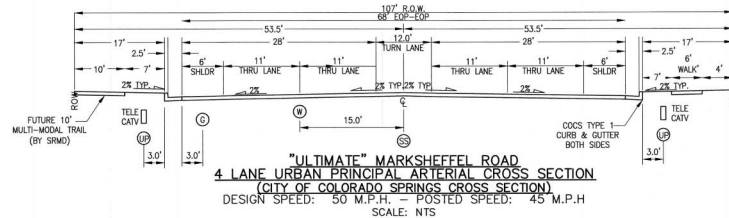
COMPOSITE SECTION:

HMA 6.0" ABC BASE 15.0"

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARCK SUBDIVISION
NORTHING = 41116.273
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 BARBARCK SUBDIVISION
NORTHING = 41138.802
EASTING = 233849.817
ELEVATION = 7030.82



Know what's below.
Call before you dig.



UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

J.R. ENGINEERING
A Westrian Company

 Centennial 303-740-6888 • Colorado Springs 719-538-2588
Fort Collins 970-491-9888 • www.engineering.com

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|----------------------------|--------------------|------------------|
| SHEFFEL ROAD OVER SHEET | V-SCALE N/A | DATE 05/13/21 |
| | DESIGNED BY RAB | |
| | DRAWN BY RAB | |
| | CHECKED BY | |

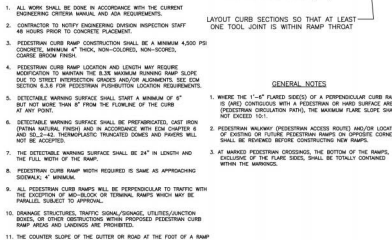
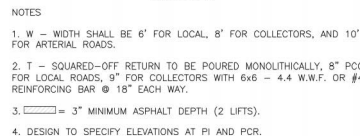
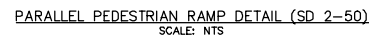
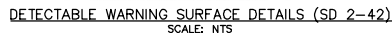
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|---------------|----------|--|
| STIER MARK | CC | |
| SHEET 1 | OF 6 | |
| DB NO. | 25188.01 | |

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF ANY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PGD.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPIC EMD APPENDIX K - 1.2C.
7. ALL INTERSECTION AREAS TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT VOLUMER ROAD, MARKSHEET ROAD, BRANCO ROAD, PATRICK ROAD, AND RAY ROAD. A 50 FOOT SIGHT VISIBILITY TRIANGLE IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CULVERT SHALL BE DETERMINED BY THE CIVIL ENGINEERING ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPIC EMD SECTION 3.3.2 - CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOILS AND DETERMINE THE REQUIRED THICKNESS OF THE BASE COURSE AND THE ASPHALT. PERMITS, PAYMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT ENGINEERING DIVISION AND THE CITY OF LOS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PCD AND THE CITY OF COOS.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REVISED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME SPOT AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE IN 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 16" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD" HIGHWAY SIGNS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD 5-614-8 REGARDING USE OF THE P2 TUBULAR SIGN POST SUBBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH .010" MINIMUM THICKNESS.
11. ALL LIMIT LINES, STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PERFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEDGES PER CDOT STANDARD 5-627-1. "W" AND "S" SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT 5-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT SIDE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT 5-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR



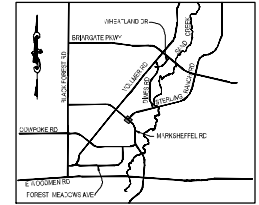
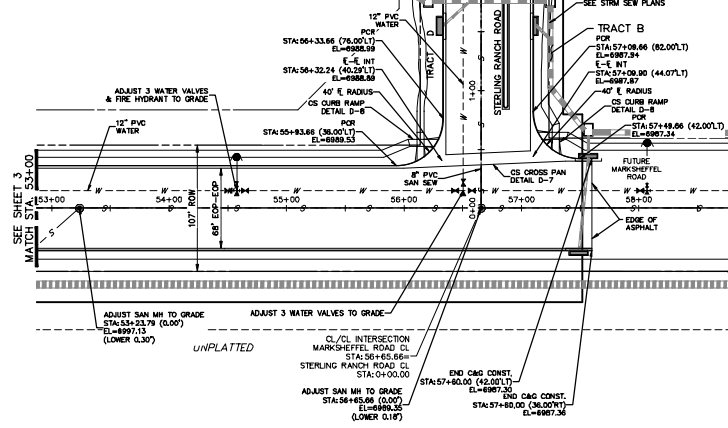
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (INCLUDING THE SOILS AND GEOTECHNICAL REPORT), THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT W & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO THE DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULARLY MADE AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS—ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHIN FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III ROD UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL CORROBORATE GEOTECHNICAL TESTING PER ECRH STANDARDS. PAYMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAYMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIDING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EXEMPTIONS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE OR NEIGHBORHOOD IMPACTING CONSTRUCTION.



MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.

| SHEET | | JOB NO. | | H-SCALE | | AS NOTED | | REVISION | | BY | | DATE | |
|-----------------------------------|--|----------|--|-------------|--|----------|--|----------|--|----|--|------|--|
| STERLING RANCH - MARKSHEFFEL ROAD | | 25188.01 | | N/A | | N/A | | | | | | | |
| NOTES AND DETAILS | | | | DESIGNED BY | | RAB | | | | | | | |
| | | | | DRAIN BY | | KRW | | | | | | | |
| | | | | CHECKED BY | | | | | | | | | |

SEE STERLING RANCH — STERLING RANCH ROAD
STREET IMPROVEMENTS PLANS



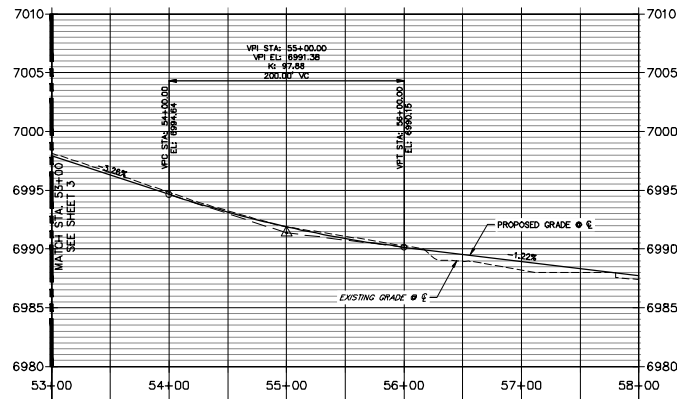
4-LANE
MARKSHEFFEL ROAD
STA. 43+00 TO STA. 58+00

NOTE
STORM SEWER TO BE CONSTRUCTED PRIOR TO
ROADWAY IMPROVEMENTS

50 25 0 25 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



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



| | | | | | |
|---|-------------------------------------|--------------|---|--|-----------------|
| <p>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.</p> | STREET DESIGN FOR CITY ENGINEERING: | | DESIGN DATA: MARKSHEFFEL ROAD | | ROW WIDTH: 107' |
| | UTILITY GRADE REVIEW: | DATE: | SIDEWALKS: WIDTH: VARIES | FL-FL: 72' | |
| | CURB AND GUTTER REVIEW: | DATE: | LOCATION: ATTACHED <input type="checkbox"/> DETACHED <input checked="" type="checkbox"/> | PAVEMENT: TYPE: HMA <input checked="" type="checkbox"/> PCC <input type="checkbox"/> | |
| | FINAL REVIEW: | DATE: 8-2-22 | DESIGN SPEED: 50 MPH | THICKNESS: N/A | |
| | DRAINAGE DESIGN: | DATE: | CURB TYPE: <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 | COMPOSITE SECTION: HMA: 6.0" ABC BASE 15.0" R/C BASE 15.0" | |

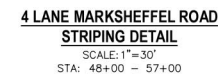
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 5/13/21

| | | | |
|---|-------------|----------|------------|
| <p>STERLING RANCH — MARKSHEFFEL ROAD PLAN & PROFILE</p> | BY | DATE | REVISION |
| | No. | 1"=50' | 1"=5' |
| | H-SCALE | V-SCALE | DATE |
| | DESIGNED BY | DRAWN BY | CHECKED BY |
| | | | |

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

UNLESS SUCH TIME AS THE PROJECT IS APPROVED BY THE CITY OF COLORADO SPRINGS, THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.

SHEET 4 OF 6
JOB NO. 25188.01



NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

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

ENGINEERING

Mike Bramlett

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LOCAL 400

32314

5/26/21

DATE

LOCAL 400



Know what's **below**.
Call before you dig.

| | | | |
|---------|----------|----|---|
| SHEET | 5 | OF | 6 |
| JOB NO. | 25188.01 | | |

