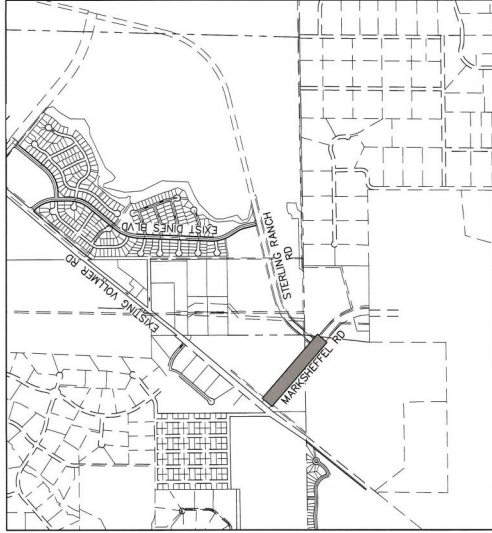


# STERLING RANCH - MARKSHEFFEL ROAD

## COUNTY OF EL PASO, STATE OF COLORADO

### STREET IMPROVEMENT PLAN

APRIL 2021  
CDR-20-005



**VICINITY MAP**  
SCALE: 1" = 100'

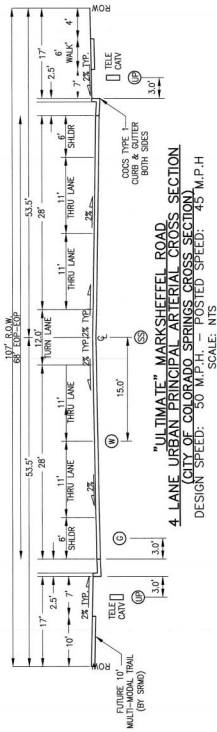
**SHEET INDEX**

- 1 COVER SHEET
- 2 PLAN & PROFILE
- 3 4-LANE MARKSHEFFEL ROAD
- 4 CURB & GUTTER
- 5 SOAKAGE & STRIPING PLAN

- 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  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903  
MICHAEL P. MORLEY (719) 471-1742
- COUNTY ENGINEERS:**  
EL PASO COUNTY PLANNING DEPARTMENT  
2080 INTERNATIONAL ORACLE SUITE 110  
COLORADO SPRINGS, CO 80903  
JEFF RICE, P.E. (719) 520-0300
- TRAFFIC ENGINEERING:**  
EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
1500 W. WASHINGTON AVE., SUITE 401  
COLORADO SPRINGS, CO 80903  
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES:**  
STERLING RANCH METRO DISTRICT ENGINEERS  
545 E. PINES PEAK AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
JOHN MOHRN (719) 668-5769
- FIRE DISTRICT:**  
BLACK FOREST FIRE PROTECTION DISTRICT  
1500 W. WASHINGTON AVE., SUITE 401  
COLORADO SPRINGS, CO 80903  
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT:**  
COLORADO SPRINGS UTILITIES  
COLORADO SPRINGS, CO 80947  
TIM MOHNT (719) 686-3556
- ELECTRIC DEPARTMENT:**  
WYOMING ELECTRIC COOPERATIVE  
11144 W. WOODMILL CIRCLE  
FALGON, CO 80831  
GARY COMBANGIANTING  
(UN.L.C. LOCATORS) (800) 822-1887  
A1&T (LOCATORS) (719) 635-3074
- CITY PUBLIC WORKS:**  
PUBLIC WORKS DEPARTMENT 401  
COLORADO SPRINGS, CO 80903  
(719) 520-5819

- BENCHMARKS**
1. STAMPED BENCH AT THE SOUTHEAST BOUNDARY CORNER OF BARNER BRANCHERS SUBDIVISION  
EASTING = 225162.071  
NORTHING = 7023.82
  2. THE CORNER OF THE BARNER BRANCHERS SUBDIVISION  
CORNER OF BARNER BRANCHERS SUBDIVISION  
EASTING = 225052.13  
NORTHING = 7000.40
  3. THE TOP OF A RED PLASTIC SURVEYORS CAP, BOUNDARY CORNER OF BARNER BRANCHERS SUBDIVISION  
EASTING = 411396.892  
NORTHING = 7030.82

**811**  
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

NO.	REVISION	BY	DATE

EL PASO COUNTY AND THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

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

**JR ENGINEERING**  
A Western Company  
City: 303-742-9333 • Fax: 303-742-9333  
www.jr-engineering.com

DATE: 7-22-21  
DATE: 7-22-21  
DATE: 7-22-21  
DATE: 7-22-21

**EL PASO COUNTY STATEMENT**  
COUNTY ENGINEER/COM ADMINISTRATOR  
JENNIFER IRVINE, P.E.  
DATE: 5/19/2021

**ENGINEER'S STATEMENT**  
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED FOR ACCURACY AND COMPLETENESS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY IN CONNECTION WITH THESE PLANS AND SPECIFICATIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY IN CONNECTION WITH THESE PLANS AND SPECIFICATIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY IN CONNECTION WITH THESE PLANS AND SPECIFICATIONS.

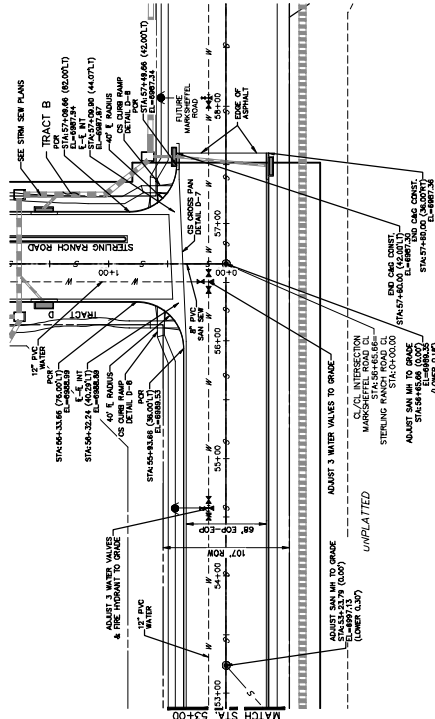
**OWNER/DEVELOPER STATEMENT**  
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.  
JAMES F. MORLEY  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903

**DISTRICT APPROVALS**  
THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE.  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 5/19/2021





SEE STERLING RANCH — STERLING RANCH ROAD STREET IMPROVEMENTS PLANS



**NOTE**  
CONSTRUCTION FROM TO BE COMPLETED

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

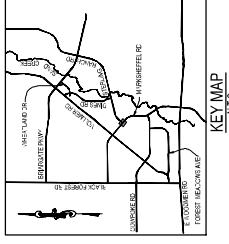
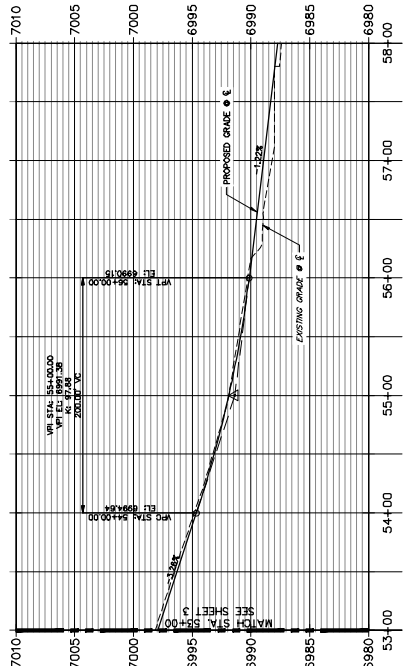
**J-R ENGINEERING**  
A Westella Company  
Colorado Springs 719-593-2593  
www.jrengineering.com

811  
Know what's below.  
Call before you dig.

16 25 0 50 100  
HORIZONTAL SCALE: 1" = 50'  
ORIGINAL SCALE: 1" = 5'

DD  
7-22-21

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



KEY MAP  
N.T.S.

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

Checked BY: [Blank]  
Designed BY: RAB  
DATE: 09/13/21  
V-SCALE: 1"=5'  
H-SCALE: 1"=50'

STERLING RANCH —  
MARKSHEFFEL ROAD  
PLAN & PROFILE

SHEET 4 OF 6  
JOB NO. 25168.01

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF J-R ENGINEERING  
DATE: 5/13/21  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. #3314  
FOR AND ON BEHALF OF J-R ENGINEERING, INC.

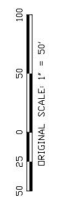
STERLING RANCH -  
MARKSHEFFEL ROAD  
SIGNAGE & STRIPING

H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/13/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

NO.	REVISION	BY	DATE

**J-R ENGINEERING**  
A Western Company  
Central 303-740-9999 • Colorado Springs 719-593-2993  
Fort Collins 970-671-9988 • www.jrengr.com

PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SARASOTA, FL 34237  
(719) 471-1742  
APPROVED BY THE  
APPROPRIATE AGENCIES AND ENGINEERING  
AGENCIES THEIR USE  
DOES NOT CONSTITUTE  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

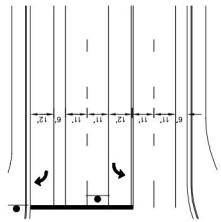
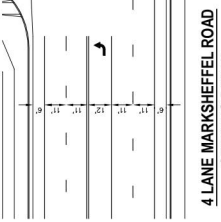


**ENGINEER'S STATEMENT**  
I, **Mike A. Bramlett**, P.E., ENGINEER, NO. 12159, STATE OF COLORADO, DO HEREBY STATE THAT I AM A LICENSED PROFESSIONAL ENGINEER AND AM PROVIDING MY SERVICES AS AN ENGINEER FOR AND ON BEHALF OF JR ENGINEERING, LLC.  
**Mike A. Bramlett**  
5/26/21

**NOTE TO CONTRACTOR:**

- ALL 4" AND 6" SOLID OR SHIP PAVERS ARE TO BE EPOXY.
- SIGNS AND POLES SHALL BE PER DOT STANDARDS S-814-8, 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).

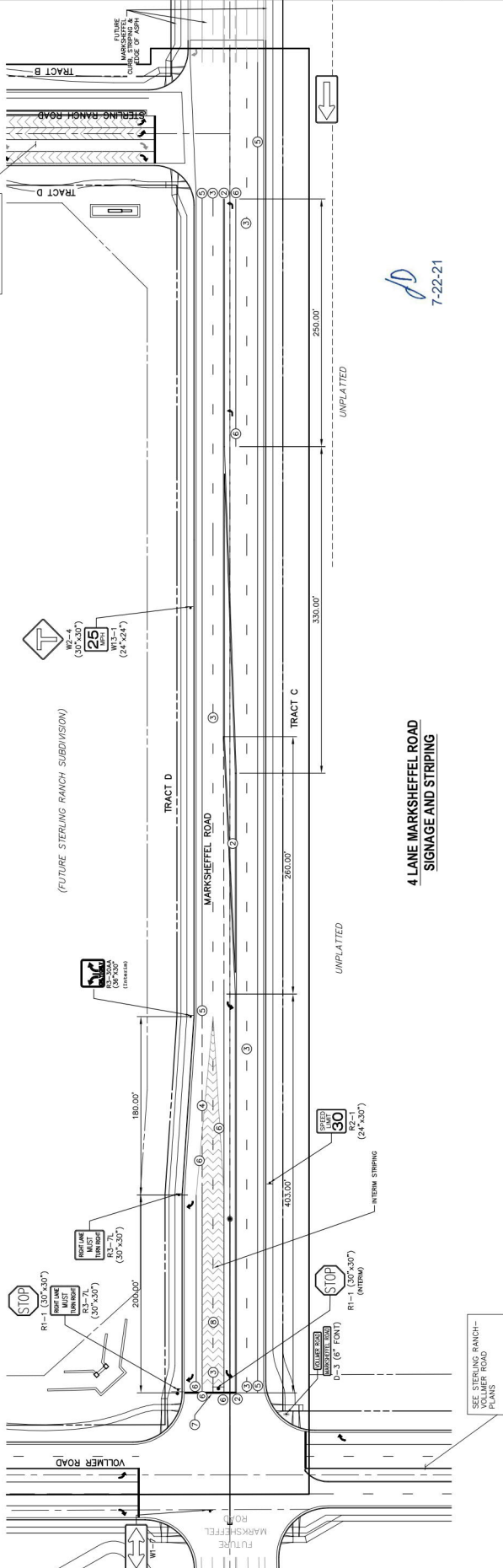
*JD*  
7-22-21



**STRIPING LEGEND**

STRIPES	PAVEMENT MARKINGS	MARKING DESCRIPTION
1	2-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE TURN LANE MARKINGS: YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
2	2-WAY CENTERLINE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12' APART
3	LANE LINES (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 SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "MUTCD" STANDARDS, STANDARD PLAN NO. S-427-1.



**4-LANE MARKSHEFFEL ROAD SIGNAGE AND STRIPING**

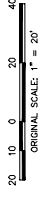
SEE STERLING RANCH-VOLLER ROAD PLANS

SEE STERLING RANCH-VOLLER ROAD PLANS

(FUTURE STERLING RANCH SUBDIVISION)

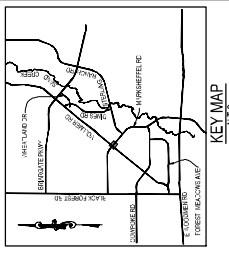
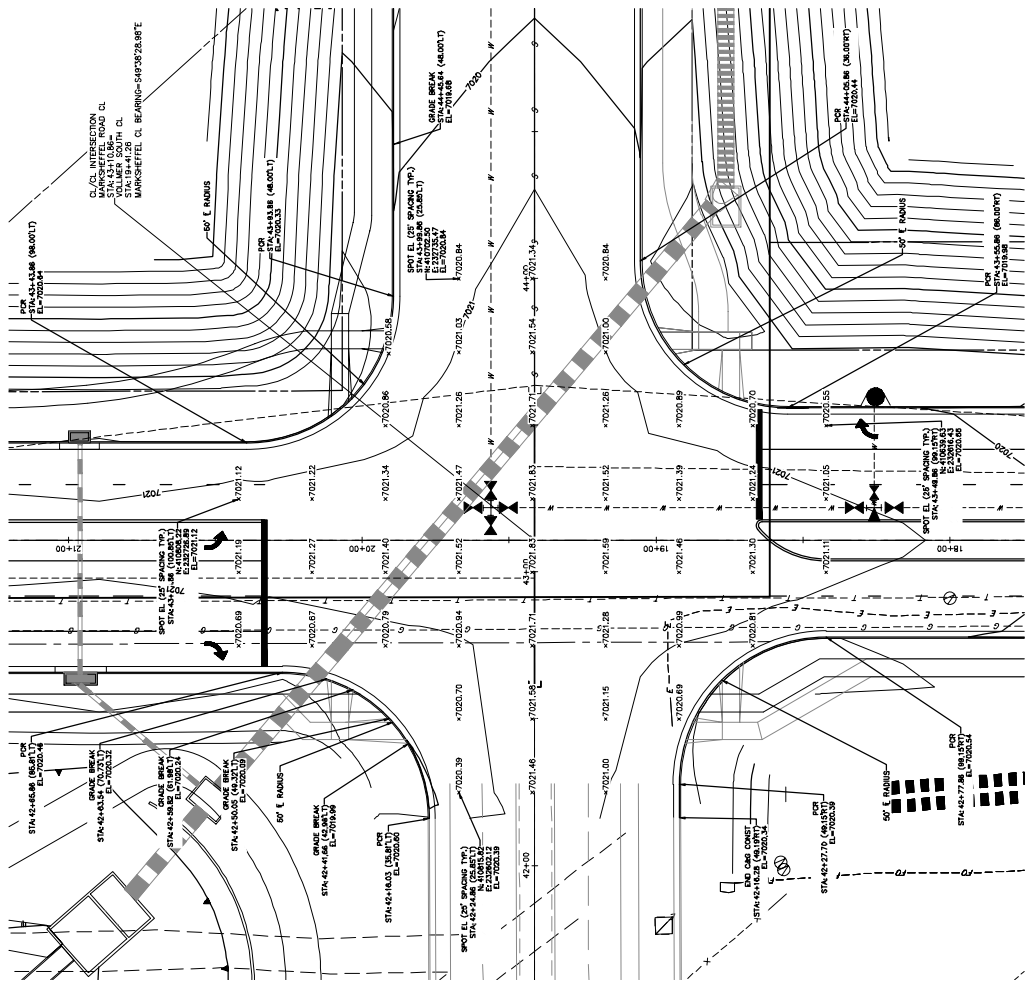


Know what's below,  
Call before you dig.



**ENGINEER'S STATEMENT**  
 I HEREBY STATE UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
 ENGINEERING, INC. THAT THE INFORMATION CONTAINED ON THIS SHEET  
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 DATE: 5/13/24  
 MICHAEL BRAMLEY, P.E.  
 REGISTERED PROFESSIONAL ENGINEER  
 FOR AND ON BEHALF OF JR. ENGINEERING, INC.

### MARKSHEFFEL ROAD INTERSECTION AT VOLLMER ROAD DETAIL



7-22-21

NO.	REVISION	BY	DATE
1	"50"		
2			
3			
4			
5			
6			
7			
8			
9			
10			

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	05/13/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

SHEET 6 OF 6  
 JOB NO. 23168.01

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES IN WRITING. APPROVED BY THE AGENCIES FOR THEIR USE ONLY FOR THE PURPOSES AUTHORIZATION.

JR ENGINEERING  
 A Woman's Company  
 Fort Collins 970-671-9999 • www.jrengineering.com  
 Colorado 303-740-8999 • Colorado Springs 719-592-2593