

# 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) 287-6240

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  
JOS-HYDRO CONSULTANTS  
545 E. PIKE'S PEAK AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
JOHN MCGINN (719) 668-8769

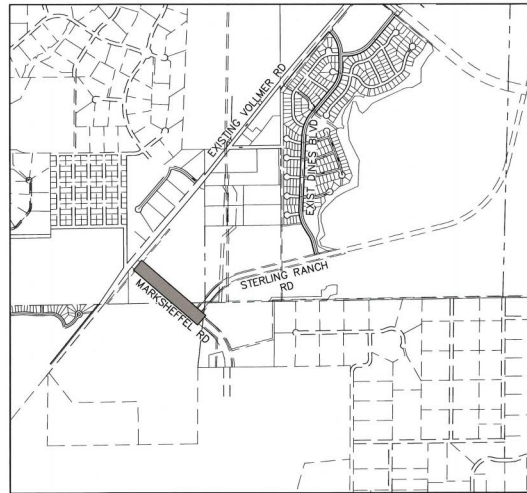
FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK (719) 495-4300

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES  
7710 DURANT DR  
COLORADO SPRINGS, CO 80947  
TIM WENDT (719) 668-3506

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC  
11140 E. WOODSMEN 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*  
JAMES F. MORLEY  
SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903

5/19/2021  
DATE

### 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, DRAINAGE 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.

Condition: Additional signage/barricades will be required at the south end of Marksheffel Road.

### APPROVED

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

11/17/2021 10:44 AM  
EPC Planning & Community Development Department

### 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*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC (11/17/21)  
5/13/21

### DISTRICT APPROVALS

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

*James F. Morley*  
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT  
5/18/2021  
DATE

UNLESS SHOWN TIME AS APPROVED BY THE ENGINEER, THE CITY OF COLORADO SPRINGS APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

JR ENGINEERING  
A Wetmore Company  
Central 303-762-8888 • Colorado Springs 762-592-5888  
Fax 303-762-49-888 • www.jrengineering.com

DATE

BY

REVISION

NO.

N/A

N/A

DESIGNED BY

DRAWN BY

CHECKED BY

STERLING RANCH - MARKSHEFFEL ROAD

COVER SHEET

SHEET 1 OF 6

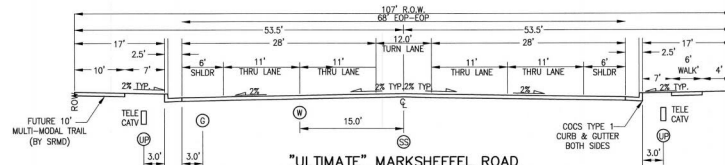
JOB NO. 25188.01

### BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 4114153.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLISIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAMNEE RANCHEROS SUBDIVISION  
NORTHING = 410395.404  
EASTING = 235052.131  
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "58141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.982  
EASTING = 233849.817  
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

CDR-20-005

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 UTILITY LOCATIONS OR OF ANY LANDS 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 THE PASO COUNTY PCD.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED AS AT THE BACK OF CURB (TYPICAL ASPHALT CURB OR INLET OR BOX (TYPICAL)).
6. ALL DISTURBED PAVEMENT DECKS SHALL BE CUT TO MEET UNITS. REPAIR SHALL CONFORM TO EPC CM APPENDIX K - 1.2C.
7. ALL INTERSECTION AREAS TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT VOLLMER ROAD, MARKSHEFFEL ROAD, BROADBENT PARKWAY WHICH IS AN ADJUTANT, AND A 50 FOOT SIGHT VISIBILITY TRIANGLE IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERTS AND STRAIN 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 THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC CM SECTION 3.32 - 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 WILL BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS DETERMINE THE NECESSARY THICKNESS TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY THE PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT ENGINEERING DIVISION AND THE CITY OF COS

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 COS.
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 SIGN SHALL BE ON THE SAME POST 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 "A" UPPER-LOWER CASE LETTERING ON 12" BLANK SIGNS BEING "B" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT NECESSARY. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE "B" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT NECESSARY. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2010 MUTCD "STANDARD HIGHERWAY 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 SUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDD STANDARD 5-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST STUD BASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 1.00" MINIMUM THICKNESS.
11. ALL LIMIT LINES, CROSSWALK LINES, PAVEMENT LEGIONS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PERFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES TO CDD STANDARD 5-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDD 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 EDGE LINE AND ANY ADDITIONAL STOPPING AS REQUIRED BY CDD 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 STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

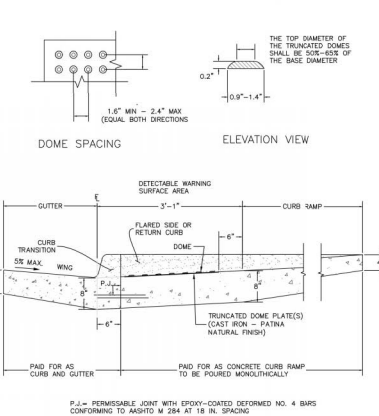
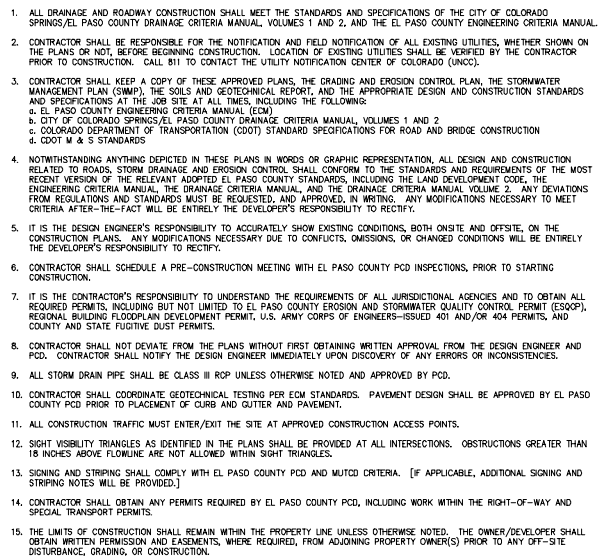

[illegible]

Figure 10-1: Typical details of a curb and gutter. The figure consists of two diagrams: a Plan View and a Section A-A.

**Plan View:** This diagram shows the top-down layout of the curb and gutter. Key dimensions include a 2' MIN. curb radius, a 20' MIN. curb width, a 6" curb thickness, a 2'-6" gutter width, and a 20'-0" street width. The gutter width is also labeled as 'VARIES'. The curb is labeled 'E.C.R. 2' MIN.' (Effective Curb Radius 2' MIN.). The gutter is labeled 'SAW CUT OR COLD JOINT (TYP)'.

**Section A-A:** This diagram shows a cross-section of the curb and gutter. Key dimensions include a 20'-0" street width, a 3" CLR. (clearance), a 2" curb thickness, a 6" gutter width, an 8 3/4" gutter depth, and a 2'-6" gutter width. The curb and gutter are labeled 'CONCRETE', and the street surface is labeled 'H.B.P.' (Heavy Duty Bituminous Pavement).

1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T = SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 = 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3.  = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

TOOL JOINT (TYP)

2% MAX.  
1.5% PREF.

6.0" MIN (TYP)

2% MAX.  
1.5% PREF.

LANDING @  
2% MAX.  
1.5% PREF.  
(ALL DIRECTIONS)

6.0" (MAX)  
7.0" (MAX PREF.)

24"

1.5" (TYP)

HINGE JOINT (TYP)

W-GAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

24" DETECTABLE WARNING SURFACE WITH TRANSCURED JOINTS (TYP)

PEDESTRIAN RAMP DETAILS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.

CONTRACTOR TO NOTIFY ENGINEERING OF ANY INSPECTION THAT  
REVEALS A CRACK FROM THE CURB OR FROM THE FACE OF THE  
RAILROAD RAMP. RAMP CONSTRUCTION SHALL BE A MINIMUM 40 INCH  
THICKNESS, MINIMUM 4" RISE, NON-COLORED, NON-REINFORCED,  
AND HAVE BRUSH FINISH.

DETECTABLE RAMP CRACK LOCATION AND LENGTH MAY REQUIRE  
CONSTRUCTION TO MAINTAIN THE RAMP SURFACE AND MAINTAIN PROPER  
DRAINAGE TO STREET DRAINAGE GROUDES AND/or ADJACENT SIDEWALKS. SEE EOM  
FOR DETAIL. DETECTABLE FORDER FORDER FORDER FORDER FORDER FORDER

DETECTABLE WARNING SURFACE SHALL BE A MINIMUM OF 6"  
THICKNESS AND 10' FROM THE PERIPHERY OF THE CURB  
AT ANY POINT.

DETECTABLE WARNING SURFACE SHALL BE PREPARED/CAST WITH  
CONCRETE. DETECTABLE WARNING SURFACE SHALL BE PREPARED/CAST  
WITH CONCRETE. DETECTABLE WARNING SURFACE SHALL BE PREPARED/CAST  
WITH CONCRETE. DETECTABLE WARNING SURFACE SHALL BE PREPARED/CAST  
WITH CONCRETE.

DETECTABLE WARNING SURFACE SHALL BE 34 INCH IN LENGTH AND

LAYOUT CURB SECTIONS SO THAT AT LEAST \_\_\_\_\_  
ONE TOOL JOINT IS BETWEEN RAMP THROAT

GENERAL NOTES

1. WHERE THE (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766)

PEDESTRIAN INTERSECTION RAMP (SD 2-41)  
SCALE: NTS

STANDARD DETAILS SHOWN WERE REVIEWED AND OK'ED TO THEIR APPLICATION ON THIS PROJECT.

*Mike Bramlett*


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

FOR AND ON BEHALF OF: P. ENGINEERING

DATE: 5/13/21

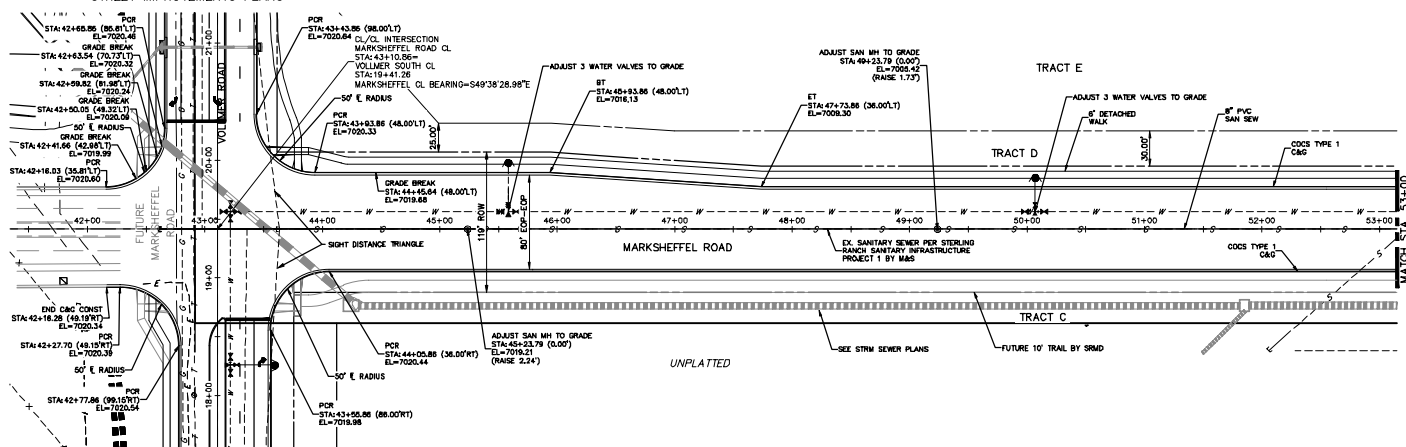
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF

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

 <p><b>JFR ENGINEERING</b> A Women's Company</p> <p>Continental 833-740-8888 • Colorado Springs 703-405-5568 For Calls 303-467-8888 • <a href="http://www.jfrengineering.com">www.jfrengineering.com</a></p>	<p>PREPARED FOR</p> <p><b>SR LAND, LLC</b> 20 Boulder Crescent Suite 201 Colorado Springs, CO 80903 (719) 471-1742</p>	<p>UNTIL SUCH THE AS THESE DRAWINGS ARE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING DESIGNED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>
---	--	--

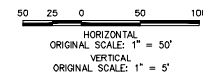
SHEET	STERLING RANCH - MARKSHEFFEL ROAD	H-SCALE	AS NOTED	NO.	REVISION	BY	DATE
		V-SCALE	N/A				
2	NOTES AND DETAILS	DATE	05/13/21				
OF 6		DESIGNED BY	RAB				
		DRAWN BY	KRW				
		CHECKED BY					

SEE STERLING RANCH-VOLLMER ROAD  
STREET IMPROVEMENTS PLANS

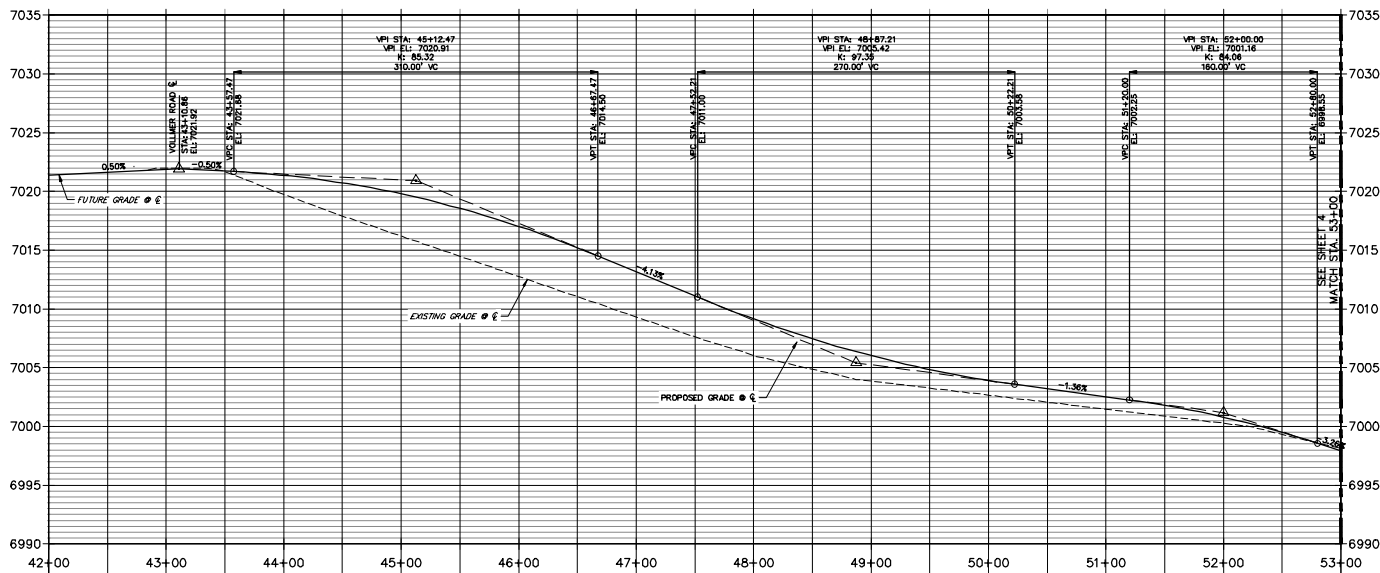


4-LANE  
MARKSHEFFEL ROAD  
STA. 42+00 TO STA. 53+00

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



MARKSHEFFEL ROAD CL PROFILE  
STA 42+00.00 TO 53+00.00



JD  
7-22-21

EPC 11/17/2021

**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

BY	DATE	REVISION	No.	1"=50'	1"=5'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
								05/13/21	RAB	KRW	
STERLING RANCH - MARKSHEFFEL ROAD PLAN & PROFILE											
SHEET 3 OF 6											
JOB NO. 25188.01											

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

**J-R ENGINEERING**  
A Western Company  
Central 303-746-5555 • Colorado Springs 719-595-5555  
For Calls 877-499-9988 • [www.jrengineering.com](http://www.jrengineering.com)

A key map of the N.T.S. area. It shows a network of roads including Highway 96, Highway 100, Highway 101, Highway 102, Highway 103, Highway 104, Highway 105, Highway 106, Highway 107, Highway 108, Highway 109, Highway 110, Highway 111, Highway 112, Highway 113, Highway 114, Highway 115, Highway 116, Highway 117, Highway 118, Highway 119, Highway 120, Highway 121, Highway 122, Highway 123, Highway 124, Highway 125, Highway 126, Highway 127, Highway 128, Highway 129, Highway 130, Highway 131, Highway 132, Highway 133, Highway 134, Highway 135, Highway 136, Highway 137, Highway 138, Highway 139, Highway 140, Highway 141, Highway 142, Highway 143, Highway 144, Highway 145, Highway 146, Highway 147, Highway 148, Highway 149, Highway 150, Highway 151, Highway 152, Highway 153, Highway 154, Highway 155, Highway 156, Highway 157, Highway 158, Highway 159, Highway 160, Highway 161, Highway 162, Highway 163, Highway 164, Highway 165, Highway 166, Highway 167, Highway 168, Highway 169, Highway 170, Highway 171, Highway 172, Highway 173, Highway 174, Highway 175, Highway 176, Highway 177, Highway 178, Highway 179, Highway 180, Highway 181, Highway 182, Highway 183, Highway 184, Highway 185, Highway 186, Highway 187, Highway 188, Highway 189, Highway 190, Highway 191, Highway 192, Highway 193, Highway 194, Highway 195, Highway 196, Highway 197, Highway 198, Highway 199, Highway 200. The map also shows the locations of several towns: Oakes, N.T.S., and N.T.S. The map is titled "KEY MAP" and "N.T.S.".



50 25 0 50 100

HORIZONTAL  
ORIGINAL SCALE: 1" = 50'

VERTICAL  
ORIGINAL SCALE: 1" = 5'



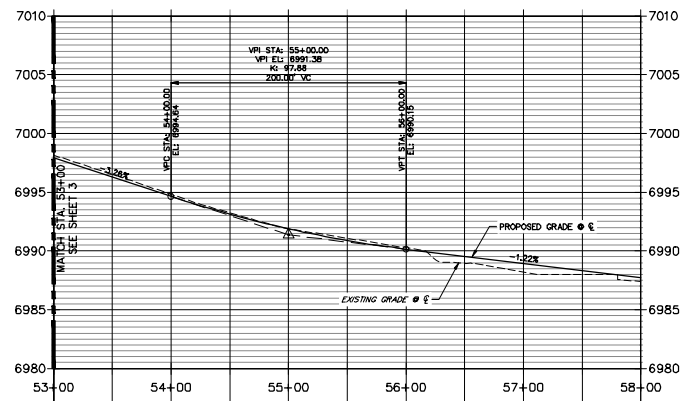
PREPARED FOR  
SR LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

## ENGINEERING

**J-R ENGINEERING**  
A Westbrija Company

Centennial 303-740-6938 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9988 • [www.jrengineering.com](http://www.jrengineering.com)

7-22-21



### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

*Mike Bramlett*

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC

30294

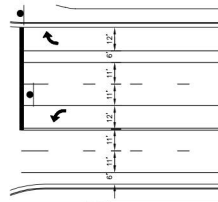
5/13/12

DATE

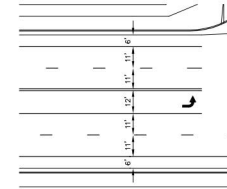
PERMISSION AND ON BEHALF OF JR  
 5/13/21  
 DATE

SHEET	4	OF	6
JOB NO.	25188.0		
STERLING RANCH - MARKSHEFFEL ROAD			
PLAN & PROFILE			
H-SCALE	1"=50'	NO. REVISION	BY DATE
V-SCALE	1"=5'		
DATE	05/13/20	DESIGNED BY	RAB
		DRAWN BY	KRW
		CHECKED BY	

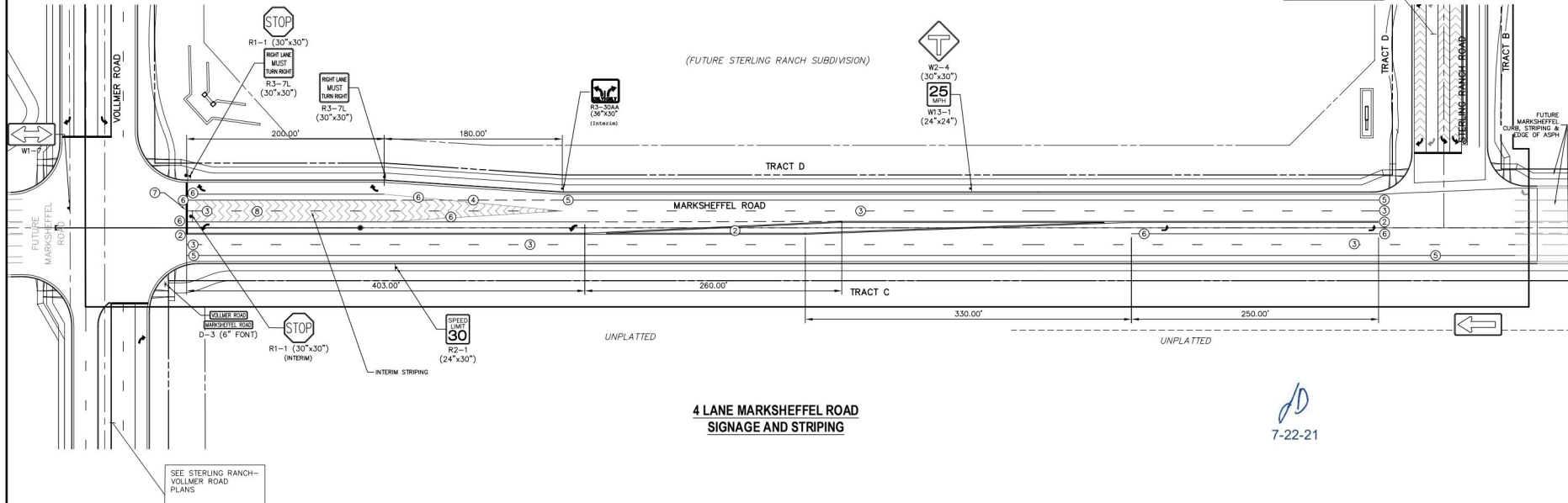




**4-LANE MARKSHEFFEL ROAD  
STRIPING DETAIL**  
SCALE: 1"=30'  
STA: 44+00 - 46+00



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



**4 LANE MARKSHEFFEL ROAD  
SIGNAGE AND STRIPING**

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.

**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-614-8, 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).

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 5/26/21

50 25 0 50 100  
ORIGINAL SCALE: 1" = 50'

**EPC**  
11/17/2021



PREPARED FOR <b>SR LAND, LLC</b> 20 BOULEVARD CRESCENT BOULDER, COLORADO 80503 DESIGNED BY JAMES F. MORLEY (719) 471-1742		UNTIL SUCH TIME AS THE APPROPRIATE REVIEWING ENGINEER HAS REVIEWED AND APPROVED THEIR USE FOR THE PROJECT AUTHORIZED BY WRITTEN AUTHORIZATION.	
<b>JR ENGINEERING</b> A Wharton Company Central 303-742-5939 • Colorado Springs 719-599-5280 For Calls 970-497-9888 • www.jrengineering.com		BY DATE NO. REVISION 1"=50' H-SCALE V-SCALE DATE 05/13/21 DESIGNED BY RAB DRAWN BY KRW CHECKED BY	
STERLING RANCH - MARKSHEFFEL ROAD SIGNAGE & STRIPING		SHEET 5 OF 6 JOB NO. 25188.01	

