

STERLING RANCH - MARKSHEFFEL ROAD

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN APRIL 2021 CDR-20-005

NO.	REVISION	BY	DATE

EL PASO COUNTY STATEMENT

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

DATE: _____

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

DATE: 5/19/2021

JAMES F. MORLEY
30 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, SAID PLANS AND SPECIFICATIONS HAVE BEEN CHECKED BY ME AND I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO. 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.

DATE: 5/13/21

MIKE BRAMLETT, P.E.
4880 BOULEVARD, SUITE 100
COLORADO SPRINGS, CO 80931

DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE BY THE DISTRICT.

DATE: 5/17/2021

DAVID M. WOLFE

OWNER/DEVELOPER STATEMENT

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

DATE: 5/19/2021

JAMES F. MORLEY
30 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903

EL PASO COUNTY STATEMENT

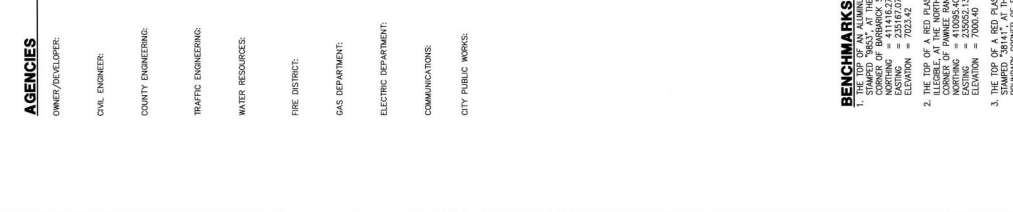
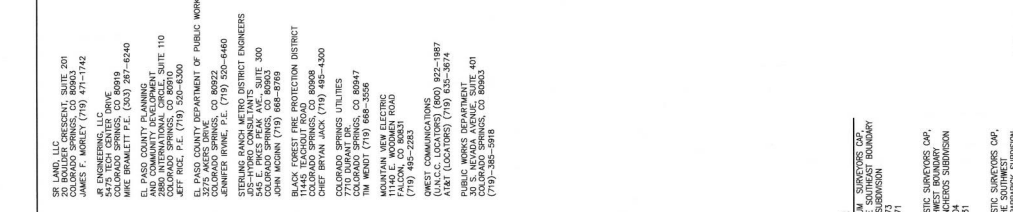
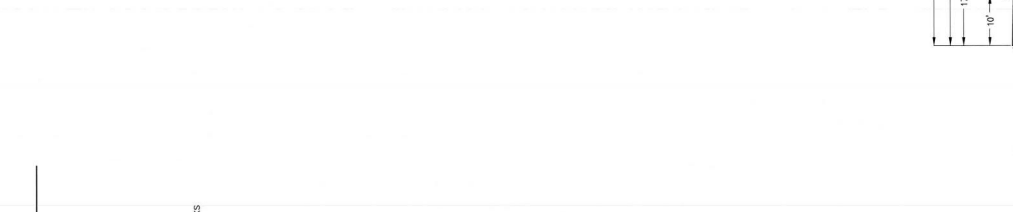
COUNTY ENGINEER/COM ADMINISTRATOR
JENNIFER IRVINE, P.E.

DATE: _____

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DATE: 5/19/2021

JAMES F. MORLEY
30 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903



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

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
MIKE BRAMLETT P.E. (503) 287-6240

COUNTY ENGINEERING:
EL PASO COUNTY PLANNING DEPARTMENT
2080 INTERNATIONAL ORACLE, SUITE 110
COLORADO SPRINGS, CO 80909
JEFF RICE P.E. (719) 520-0300

TRAFFIC ENGINEERING:
EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
1000 MARSHALL BLVD., SUITE 200
COLORADO SPRINGS, CO 80902
JENNIFER IRVINE, P.E. (719) 520-6460

WATER RESOURCES:
STERLING RANCH METRO DISTRICT ENGINEERS
545 E. PINE PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80909
JOHN MOGRI (719) 688-5789

FIRE DISTRICT:
BLACK FOREST FIRE PROTECTION DISTRICT
1500 SHAW BLVD., SUITE 100
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

GAS DEPARTMENT:
COLORADO SPRINGS UTILITIES
1714 W. WASHINGTON BLVD.
FALGON, CO 80831
TIM MOHT (719) 688-3558

ELECTRIC DEPARTMENT:
MOUNTAIN ELECTRIC COOPERATIVE
1714 W. WASHINGTON BLVD.
FALGON, CO 80831

COMMUNICATIONS:
SPELTY COMMUNICATIONS
(UN.L.C. LOCATORS) (800) 922-1887
AT&T (LOCATORS) (719) 635-3074

CITY PUBLIC WORKS:
PUBLIC WORKS DEPARTMENT
401 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
(719) 520-5818

APPROVED FOR THE CITY OF COLORADO SPRINGS:
DATE: 5/19/2021
MIKE BRAMLETT, P.E.

APPROVED FOR THE CITY OF COLORADO SPRINGS:
DATE: 5/19/2021
JAMES F. MORLEY

THE CITY OF COLORADO SPRINGS HAS REVIEWED 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
CHECKED BY: JAMES F. MORLEY

DATE: 5/19/2021
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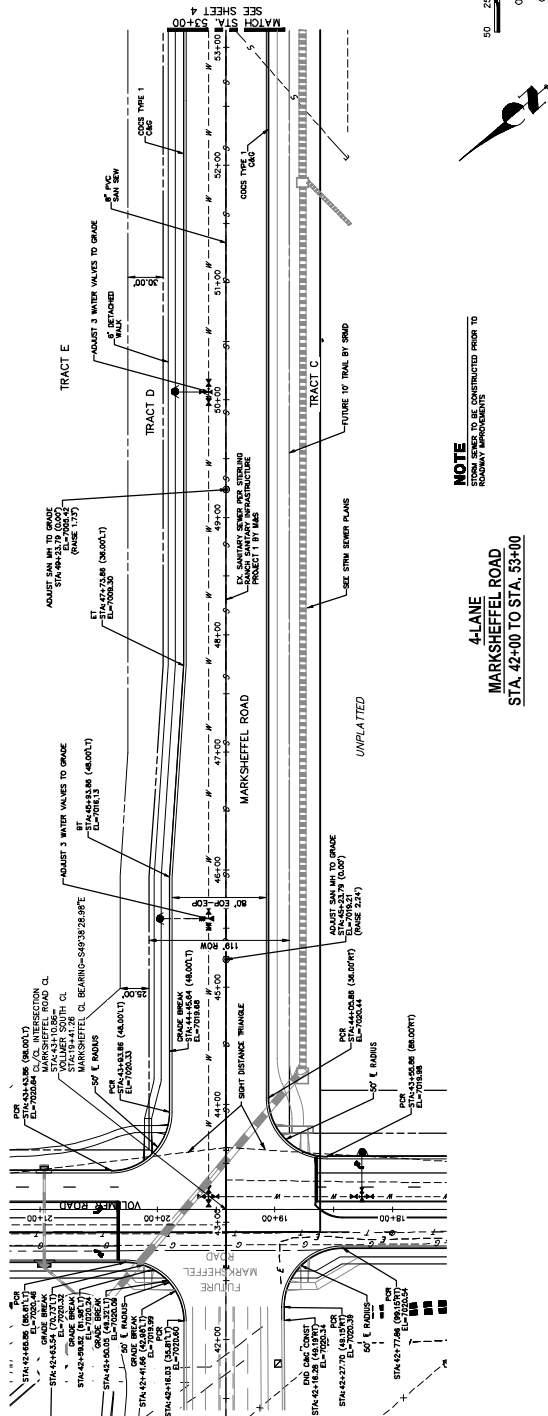
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DATE: 5/19/2021

SEE STERLING RANCH—VOLLMER ROAD STREET IMPROVEMENTS PLANS



NOTE
 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.

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

SEE STIM SEWER PLANS

UNPLANTED

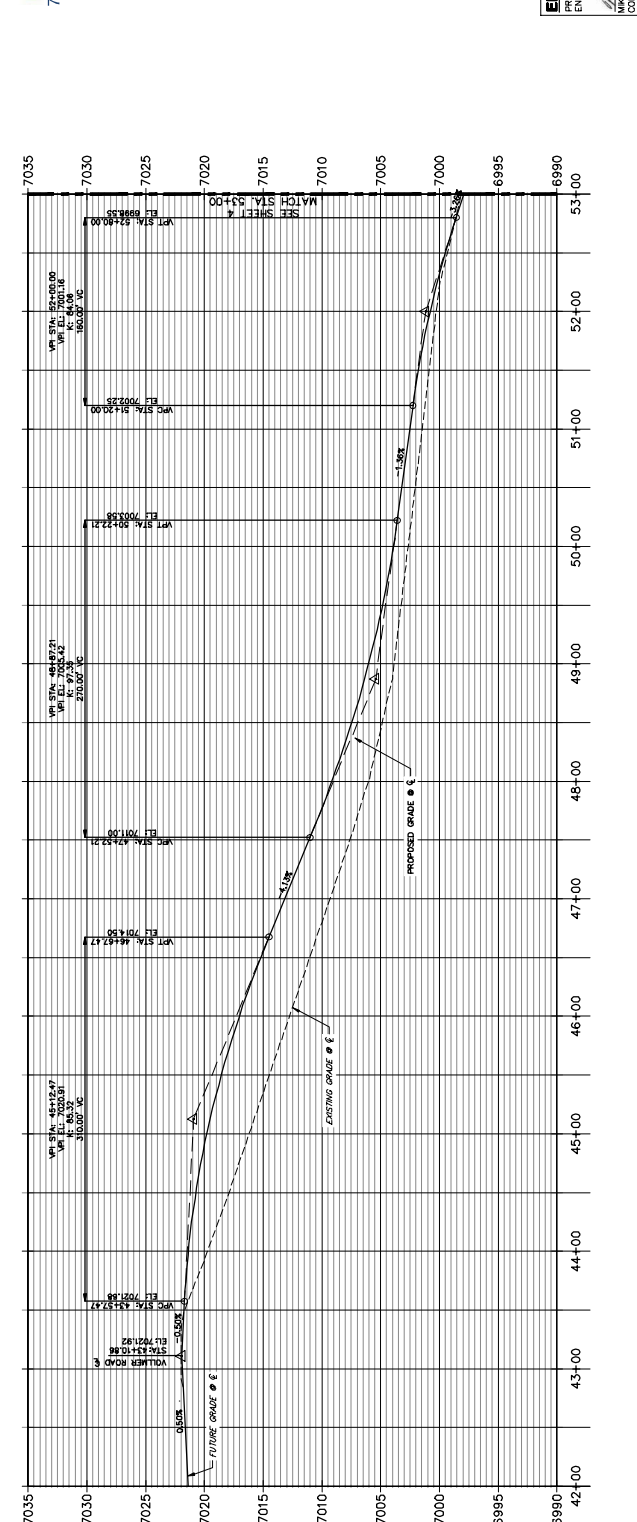
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**MARKSHEFFEL ROAD CL PROFILE
 STA 42+00.00 TO 53+00.00**



60 25 0 50 100
 HORIZONTAL SCALE: 1" = 50'
 ORIGINAL VERTICAL SCALE: 1" = 5'

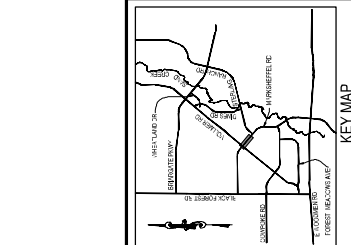


Know what's below.
 Call before you dig.

JD
 7-22-21

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

J-R ENGINEERING
 A WELLS FARGO COMPANY
 1000 S. WASHINGTON ST. SUITE 201
 COLORADO SPRINGS, CO 80903
 (719) 578-9999 • www.jrengr.com



NO.	REVISION	BY	DATE

H-SCALE 1"=50'
 V-SCALE 1"=5'

DESIGNED BY RAB
 CHECKED BY KRW

DATE 09/13/21

STERLING RANCH - MARKSHEFFEL ROAD - PLAN & PROFILE

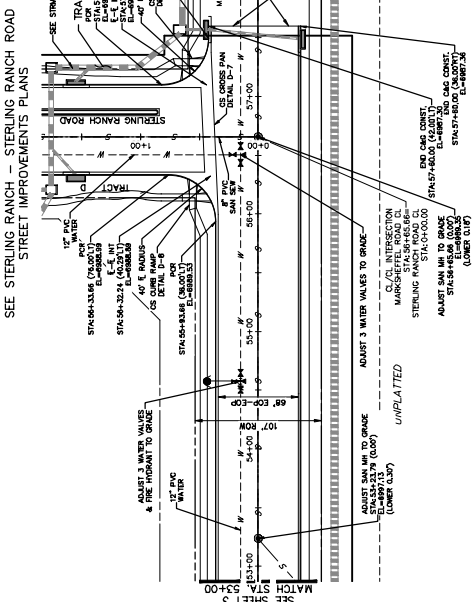
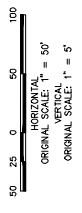
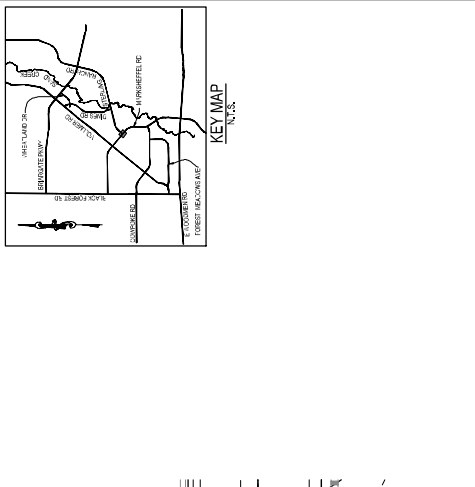
SHEET 3 OF 6

JOB NO. 25168.01

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF J-R ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. #3314
 FOR AND ON BEHALF OF J-R ENGINEERING

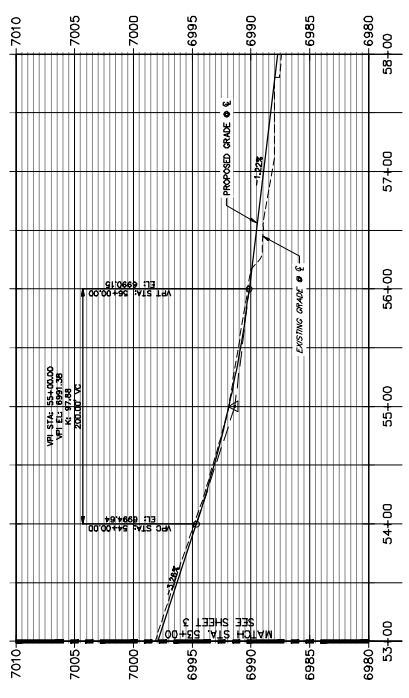
DATE 5/13/21

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			



NOTE
 ALL UTILITIES TO BE CONSTRUCTED PRIOR TO
 ROADWAY IMPROVEMENTS.

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



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF J-R ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. #3214
 FOR AND ON BEHALF OF J-R ENGINEERING, INC.
 DATE: 5/13/21

DD
 7-22-21



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

ENGINEER'S STATEMENT
 I, *M.L. Bramlett*, REGISTERED PROFESSIONAL ENGINEER, NO. 3886, STATE OF COLORADO, DO HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR AND ON BEHALF OF J.R. ENGINEERING, LLC IN THE DESIGN AND CONSTRUCTION OF THIS PROJECT.
 DATE: 5/26/21

STERLING RANCH - MARKSHEFFEL ROAD - SIGNAGE & STRIPING

NO. REVISION 1"=50' H-SCALE
 DATE N/A V-SCALE
 DESIGNED BY RAB
 DRAWN BY KRW
 CHECKED BY

SHEET 5 OF 6
 JOB NO. 251888.01

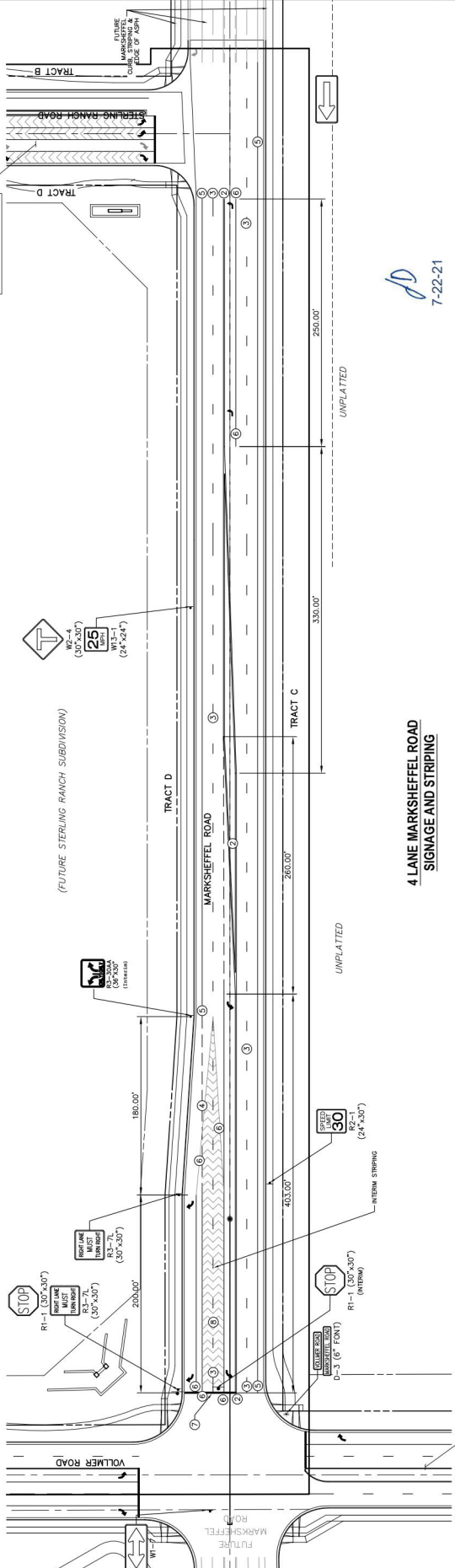
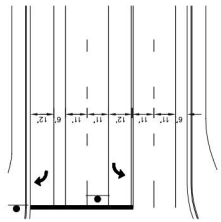
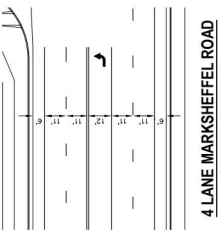
- NOTE TO CONTRACTOR:**
- ALL 4" AND 6" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
 - SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-1614-2, AND S-614-3, LATEST REVISION.
 - ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

STRIPING LEGEND

STRIPES	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY LEFT TURN MARKINGS (EPOXY)	OUTLINES: SOLID 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.

7-22-21



SEE STERLING RANCH - VOLLMER ROAD PLANS

SEE STERLING RANCH - VOLLMER ROAD PLANS



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

J.R. ENGINEERING
 A Western Company
 Central 303-740-3939 • Colorado Springs 781-593-2993
 Fort Collins 970-671-9888 • www.jrengr.com

NO.	REVISION	BY	DATE
1			

DATE	V-SCALE	W-SCALE	H-SCALE
05/13/21	N/A	N/A	1"=50'

DESIGNED BY	DRAWN BY	CHECKED BY
RAB	KRW	

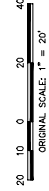
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, NO AGENCIES SHALL USE OR REPRODUCE THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION.

STERLING RANCH -
MARKSHEFFEL ROAD

MARKSHEFFEL ROAD
INTERSECTION AT VOLLMER ROAD DETAIL



Know what's below,
Call before you dig.



ENGINEER'S STATEMENT
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING, INC. DATE: 5/13/24
M.A. Bramlett
MIKE A. BRAMLETT, P.E.
REGISTERED PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF JR. ENGINEERING, INC.

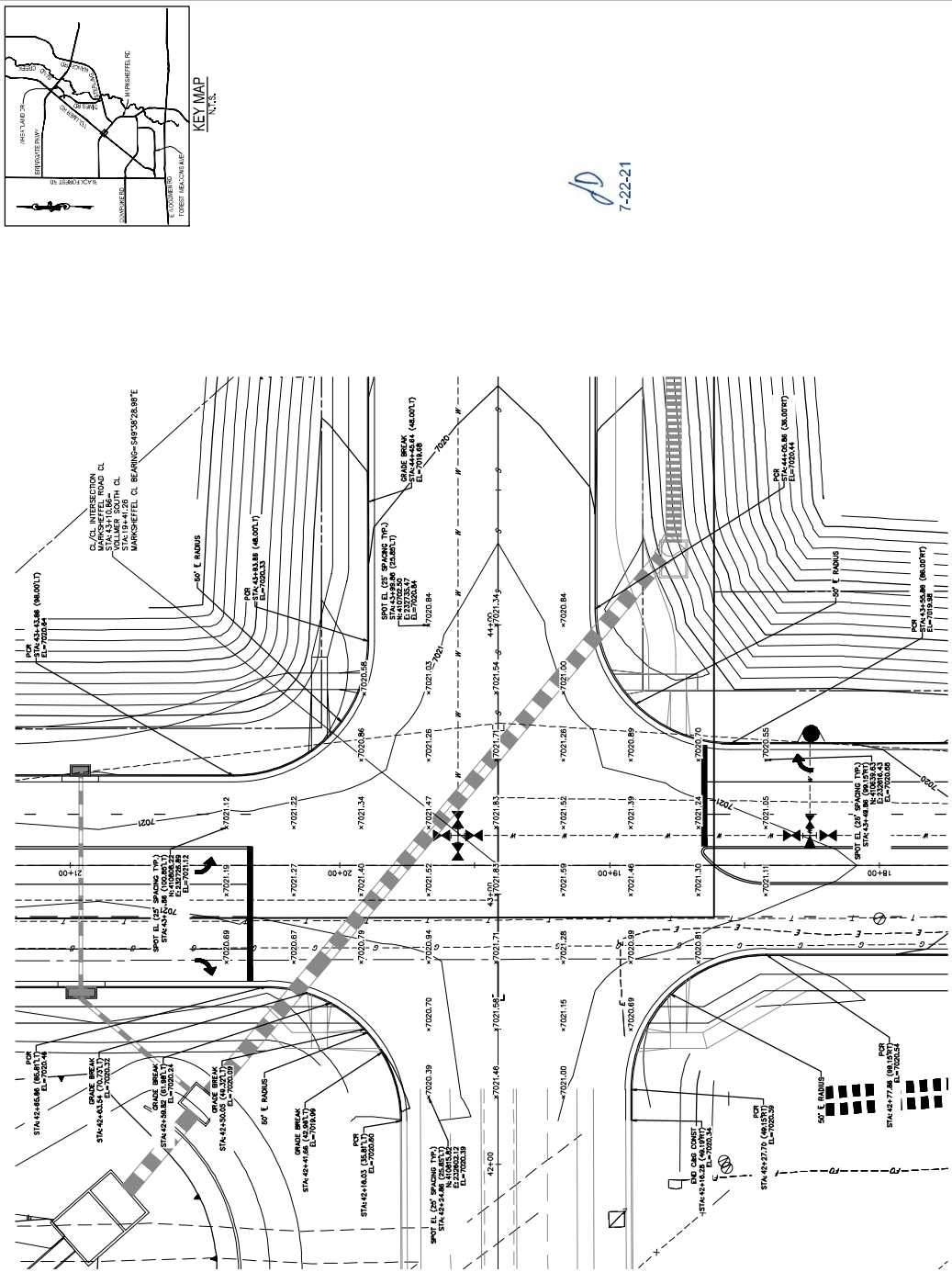
DATE	05/13/24
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	KRW

NO.	REVISION	BY	DATE

JR ENGINEERING
A Woman's Company
Colorado Springs 719-593-2593
Fort Collins 970-671-9999 • www.jr-engineering.com

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

UNTIL SUCH TIME AS THESE SIGNINGS ARE APPROVED BY THE APPROPRIATE AGENCIES IN WRITING. APPROVED BY THE AGENCIES FOR THE PURPOSES OF THE SIGNINGS AND AUTHORIZATION.



7-22-21
JD