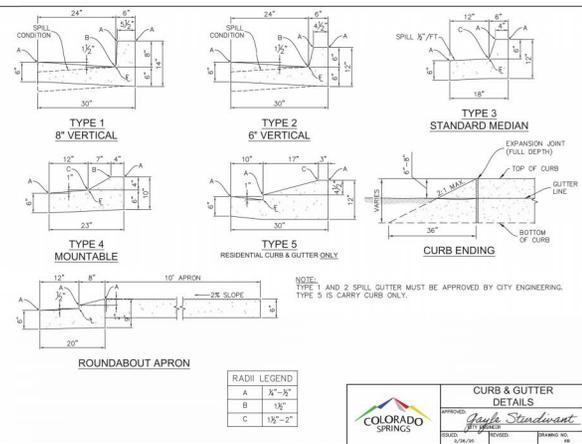


GENERAL CONSTRUCTION NOTES:

- 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 ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 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.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 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 PCD.
- 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).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPIC EDM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSWAYS TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT VOLLMEYER ROAD, MARKSHEFFEL ROAD, BRARATEE PARKWAY WHICH IS AN ARTERIAL AND A 50 FOOT SIGHT VISIBILITY TRIANGLE IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ALL CURB AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HOPE), REINFORCED CONCRETE PIPE (RCP). ALL CURB PIPES SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CURBVERTS MUST CONFORM TO EPIC EGM SECTION 3.32 - CURBVERTS.
- 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 SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT ENGINEERING DIVISION AND THE CITY OF COS PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

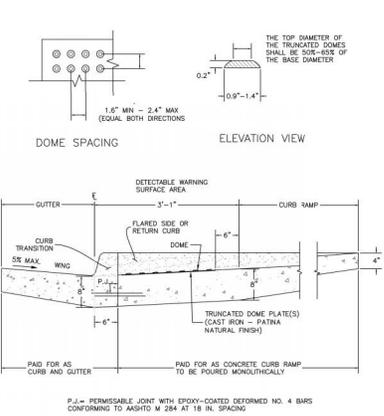
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS, AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PCD AND THE CITY OF COS.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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 ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS 50 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" 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".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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 S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLRBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-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 CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PDW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



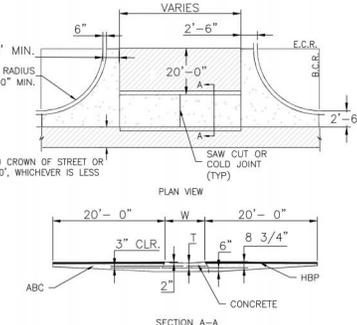
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- 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.
- 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).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM 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 REGULATIONS 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EGM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

TRUNCATED DOME DETAILS

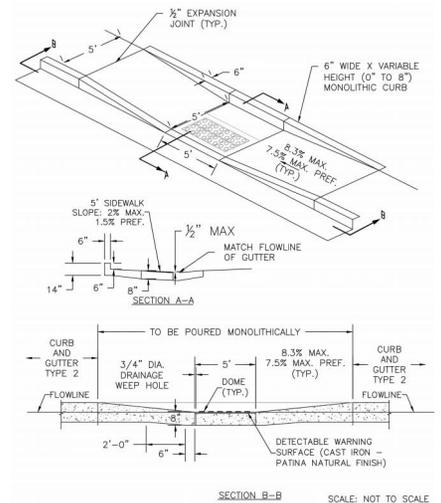


DETECTABLE WARNING SURFACE DETAILS (SD 2-42)
SCALE: NTS

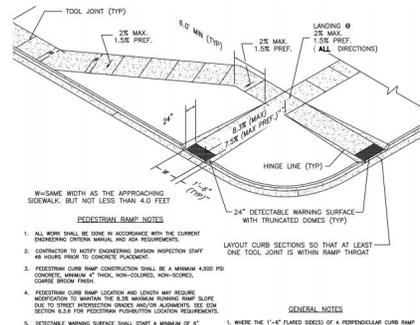


TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)
SCALE: NTS

- NOTES
- W = WIDTH SHALL BE 6" FOR LOCAL, 8" FOR COLLECTORS, AND 10" FOR ARTERIAL ROADS.
 - T = SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
 - = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)
SCALE: NTS



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

- GENERAL NOTES
- WHERE THE 1" x 1" FLARED SECS OF A PERPENDICULAR CURB RAMP MEET THE 1" x 1" FLARED SECS OF A PARALLEL CURB RAMP, THE CORNER SHALL BE REINFORCED BEFORE CONSTRUCTING NEW RAMP.
 - AT ALL INTERSECTIONS CROSSING THE BOTTOM OF THE RAMP, THE SLOPE OF THE PLACED SIDE SHALL BE DETAIL DETAILED WITHIN THE WARNING.



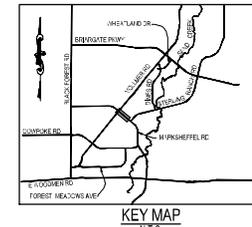
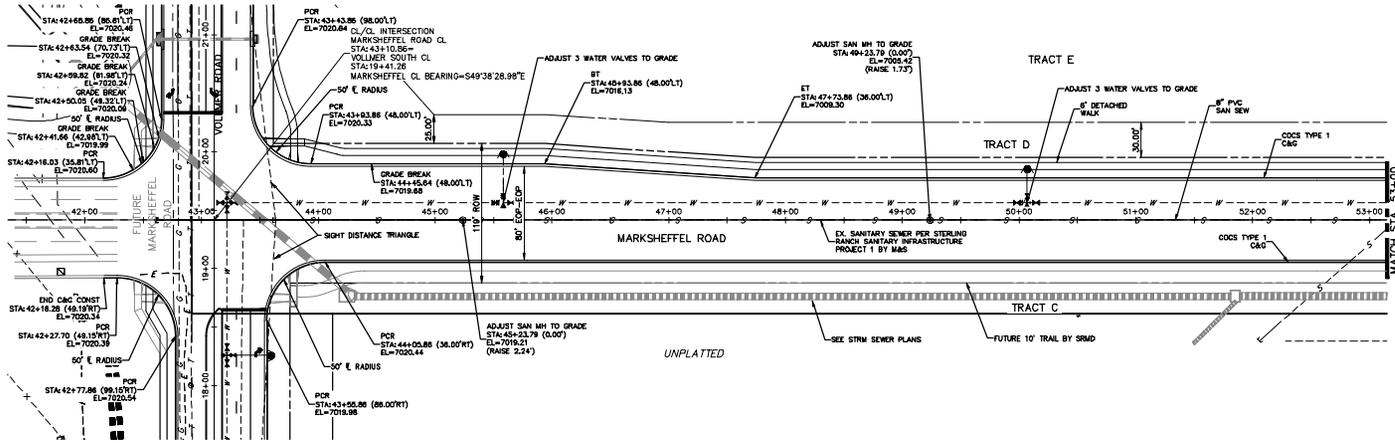
ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED AND AS TO THEIR APPLICATION ON THIS PROJECT.

Mike Bramlett
NIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF J.R. ENGINEERING

5/13/21

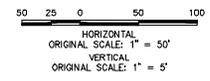
UNLIT SUCH TIME AS THE APPROVED BY THE APPROVED REVIEWING ENGINEER. THEIR USE, APPROVED BY THE DESIGNATED BY WRITER.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	 JR ENGINEERING A Wirths Company Central 335-76-5598 • Colorado Springs 761-595-5588 For Curb 970-498-9988 • www.jrengineering.com	DATE	
			BY	
H-SCALE	V-SCALE	N/A	DATE	05/13/21
			DESIGNED BY	RAB
STERLING RANCH - MARKSHEFFEL ROAD	NOTES AND DETAILS	DRAWN BY	DATE	
			CHECKED BY	KRW
SHEET	2	OF	6	
JOB NO.	25188.01			

SEE STERLING RANCH-VOLLMER ROAD
STREET IMPROVEMENTS PLANS

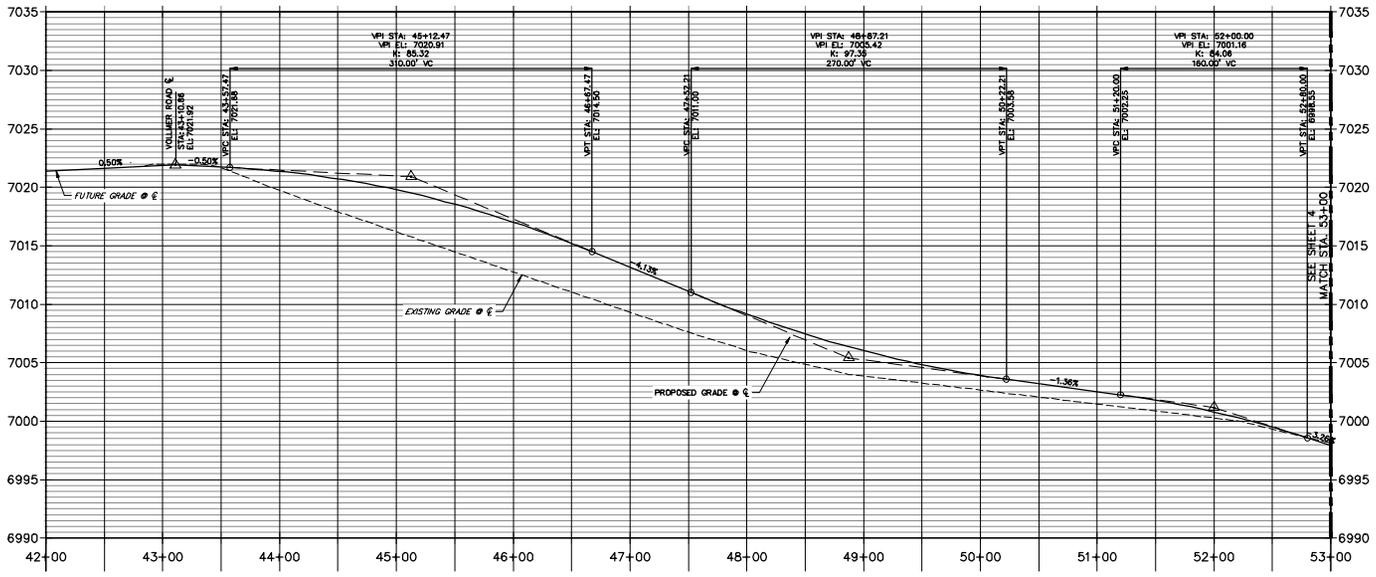


**4-LANE
MARKSHEFFEL ROAD
STA. 42+00 TO STA. 53+00**

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

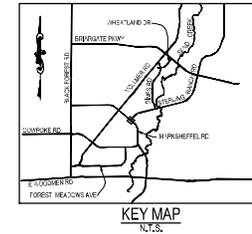
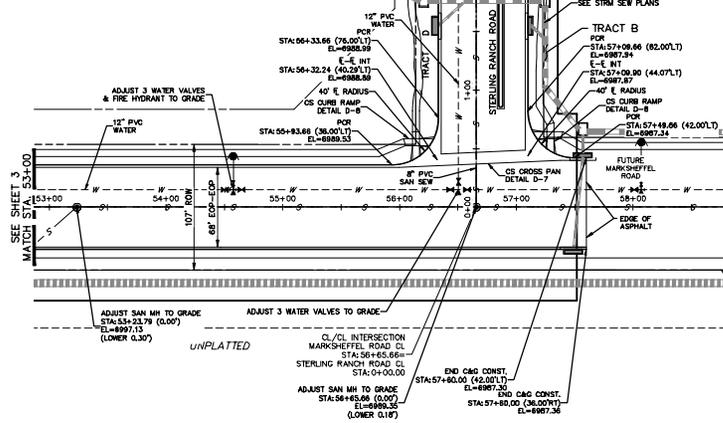
EPC 11/17/2021

ENGINEER'S STATEMENT

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

PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
UNTIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE PLANS APPROVES THEIR USE AS SHOWN. THESE PLANS DESIGNATED BY WRITER AUTHORIZATION.	
PREPARED BY JR ENGINEERING A WATKINS COMPANY Central 335-76-5555 • Colorado Springs 719-595-2555 For Color 319-595-9988 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE 1"=50'	DESIGNED BY RAB
V-SCALE 1"=5'	DRAWN BY KRW
DATE 05/13/21	CHECKED BY
STERLING RANCH - MARKSHEFFEL ROAD PLAN & PROFILE	
SHEET 3 OF 6 JOB NO. 25188.01	

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

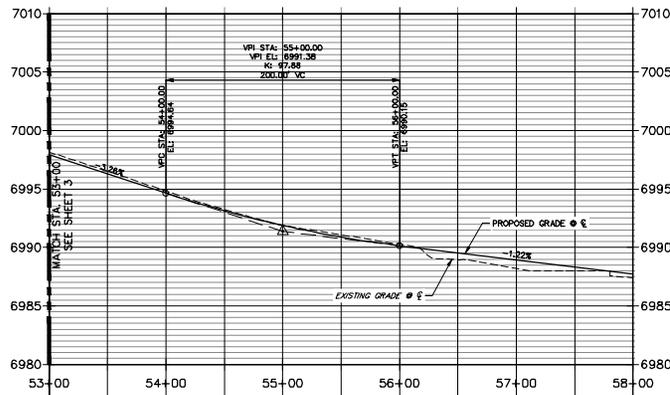


50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



Know what's below.
Call before you dig.

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

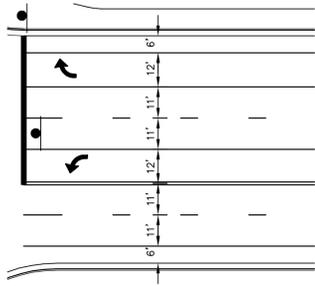


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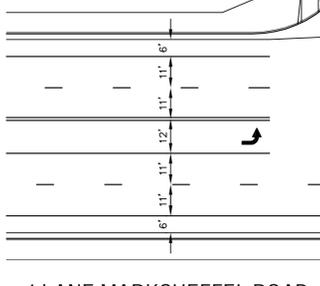
EPC 11/17/2021

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

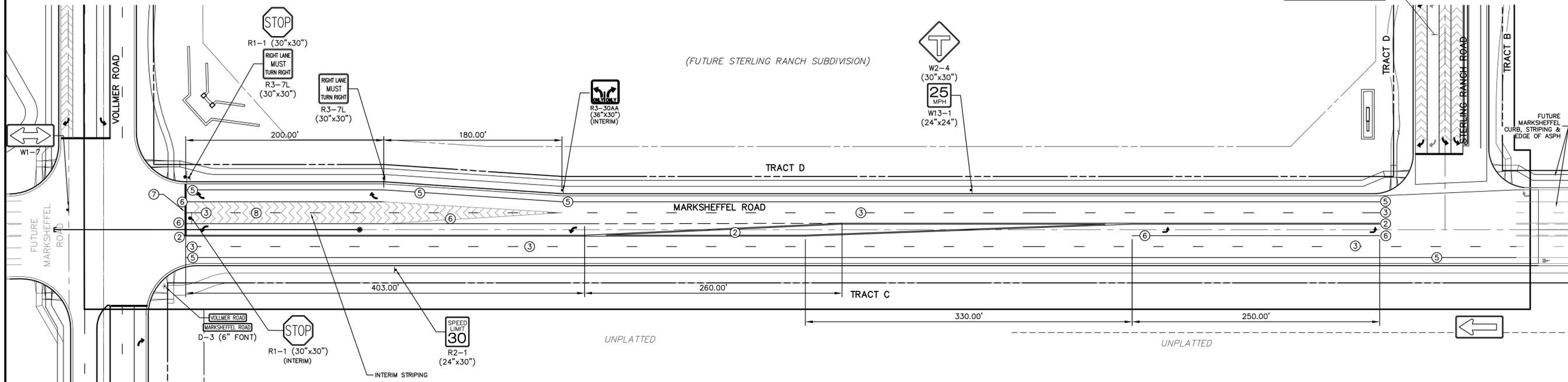
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT COLORADO SPRINGS, CO 80903 DESIGNED BY JAMES F. MORLEY AUTHORIZATION (719) 471-1742	
UNTIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING OFFICIALS, THESE PLANS APPROVES THEIR USE DESIGNATED BY WRITER AUTHORIZATION	
JR ENGINEERING A Whiting Company Central 335-76-5558 • Colorado Springs 719-595-2558 Fort Collins 970-497-9988 • www.jrengineering.com	
BY	DATE
NO.	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'
DATE 05/13/21	DESIGNED BY RAB
DRAWN BY KRW	CHECKED BY
STERLING RANCH — MARKSHEFFEL ROAD PLAN & PROFILE	
SHEET 4	OF 6
JOB NO. 25188.01	



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

SEE STERLING RANCH-VOLLMER ROAD PLANS

SEE STERLING RANCH-STERLING RANCH ROAD PLANS

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, 6" 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-627-1.

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).

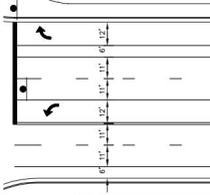
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE: 11/11/21



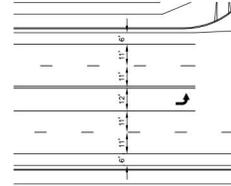
With revisions requested by City

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
BY	JR ENGINEERING A Westrian Company Central 303-740-9883 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
DATE	
REVISION	
H-SCALE	1"=50'
V-SCALE	N/A
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

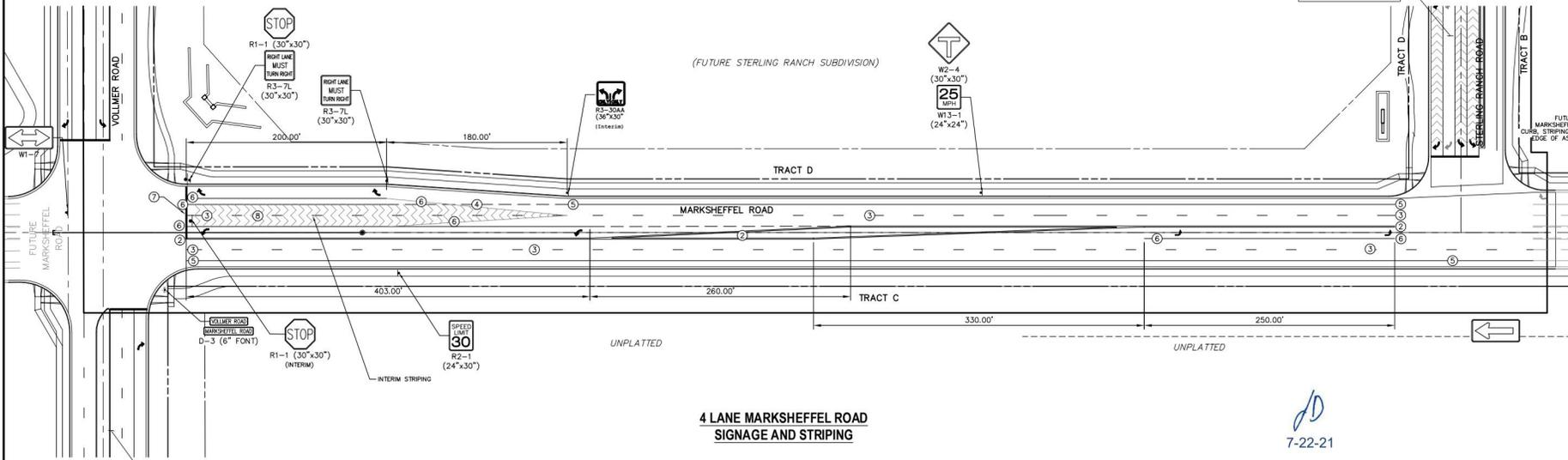
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4-LANE MARKSHEFFEL ROAD STRIPING DETAIL
SCALE: 1"=30"
STA: 44+00 - 46+00



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



4 LANE MARKSHEFFEL ROAD SIGNAGE AND STRIPING

SEE STERLING RANCH-VOLLMER ROAD PLANS

JD
7-22-21

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
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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-B, 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
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LICENSE NO. 32894

5/26/21



UNLESS SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES APPROVES THEIR USE, THESE PLANS ARE VOID WITHOUT AUTHORIZATION.

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

JR ENGINEERING
A Wetzel Company
Central 303-746-8939 • Colorado Springs 719-592-2888
For Color 970-492-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY
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9			
10			

H-SCALE 1"=50'
V-SCALE N/A
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

