

Mike Bramlett

From: Jeff Rice <JeffRice@elpasoco.com>
Sent: Wednesday, May 13, 2020 1:48 PM
To: Mike Bramlett
Subject: FW: Sterling Ranch - Marksheffel Road Cross Section
Attachments: Draft Deviation Conditions.pdf

FYI

Jeff

From: Jeff Rice
Sent: Thursday, February 7, 2019 11:18 AM
To: 'Darin Moffett' <Darin@mscivil.com>; 'Virgil Sanchez' <virgils@mscivil.com>; 'Jim' <jmorley3870@aol.com>
Cc: 'Douglas Stimple' <DouglasS@classichomes.com>; 'Pj Anderson' <pja5713@gmail.com>; 'Loren' <lorenm@classichomes.com>; 'chaz collins' <candclandllc@aol.com>; 'Eric Howard' <ehowardpc@gmail.com>; Kari Parsons <kariparsons@elpasoco.com>; Lori Seago <LoriSeago@elpasoco.com>; Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>
Subject: FW: Sterling Ranch - Marksheffel Road Cross Section

I apologize for the delay in getting this out to you; we finally closed the loop with Travis Easton last week and he confirmed the information below.

I have a to-do list on the County side including setting up an agreement that the City and County can sign off on documenting the intentions and requirements roughly outlined in the e-mails below. The attachment lists draft conditions that will be added to the deviation request.

I have been looking at the Aspen Meadows subdivision (City outside agency review) just south of Sterling Ranch and would assume that CSU will want a 160-foot easement consistent with "Parcel E" (on screenshot below) continuing to the north through Sterling Ranch. We will need to coordinate with them and the City on the mechanism for transfer of the property/ROW once Marksheffel Road is constructed.

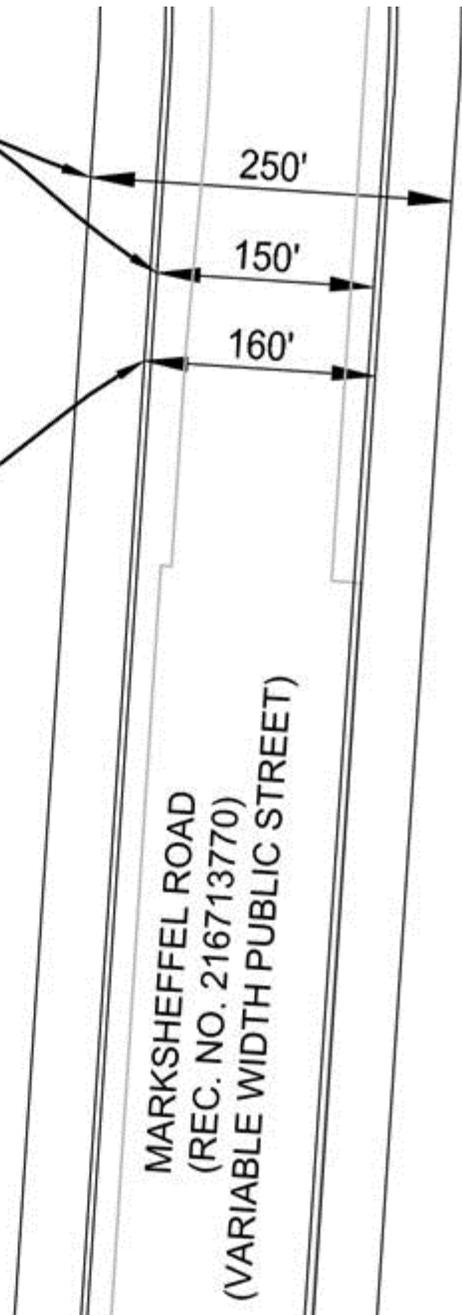
Let me know if you have any questions.

Thanks!

Jeff

EASEMENT RESERVATIONS
REC. NO. 204004025
REC. NO. 204100838
REC. NO. 204211658

PERMANENT EASEMENT AGREEMENT
REC. NO. 205196076 (PARCEL "E")



From: Krager, Kathleen [<mailto:kkrager@springsgov.com>]
Sent: Monday, January 7, 2019 8:32 AM
To: Jeff Rice
Cc: Easton, Travis W.
Subject: RE: Sterling Ranch - Marksheffel Road Cross Section

yes you have it correct. I am forwarding this on to Travis Easton who will be working on this with my retirement Feb 1

From: Jeff Rice [<mailto:JeffRice@elpasoco.com>]
Sent: Friday, January 04, 2019 3:18 PM
To: Krager, Kathleen
Subject: RE: Sterling Ranch - Marksheffel Road Cross Section

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Kathleen,

I just wanted to check if you had a chance to review, and if so, do you have any clarifications or corrections on the e-mail below?

Thanks and Happy New Year!

Jeff

From: Jeff Rice
Sent: Monday, December 3, 2018 12:19 PM
To: 'Krager, Kathleen'
Cc: Elizabeth Nijkamp; Lori Seago; Craig Dossey; Jennifer Irvine; Kari Parsons; Mark Gebhart
Subject: RE: Sterling Ranch - Marksheffel Road Cross Section

Kathleen,

In regard to our meeting last Thursday, can you please confirm or revise the following:

1. The City intends to take ownership and maintenance of Marksheffel Road when it is constructed from Black Forest Road to the east and south to where it connects with the current north end of Marksheffel Road in the City.
2. The portion of Marksheffel Road proposed with Sterling Ranch Filing No. 2, initially from Vollmer Road East to Sterling Ranch Road, and eventually to the south boundary of Sterling Ranch, is an included segment to be City-owned and maintained.
3. The City will take ownership of developer-constructed portions of Marksheffel Road within the unincorporated County immediately upon satisfactory completion of construction and acceptance of the improvements by the City.
4. The City will review and jointly approve developers' construction drawings for the portions of Marksheffel Road with the County, using the City's required cross-section(s) and criteria. (See Sterling Ranch deviation request.)
5. The minimum right-of-way required for the segment of Marksheffel Road through Sterling Ranch is 107 feet.

6. The City may require of the developer construction of Marksheffel Road improvements not required by the County, such as a 4-lane initial cross-section instead of 2-lanes.
7. The City may require a traffic signal contribution in addition to the County-required escrow (or fee program) amount(s). (City typically requires \$75,000 per corner.)
8. The developer may be eligible for reimbursement of construction costs as applicable through the City's cost recovery process.
9. Additional easements for drainage and other public improvements will be required of the developer as applicable.
10. The City will provide a memorandum confirming the above statements (as may be revised) for inclusion in County development projects to document the arrangement. County staff will verify if additional agreement(s) between the three parties are necessary.

I will also need to discuss County Road Fee program requirements with the County Attorney's Office to see how this all fits together.

Attached is a draft list of conditions I have prepared for the Sterling Ranch developer in order to approve the deviation requested from County criteria. Can you please let me know if you have any comments or recommended revisions?

Thanks for your help!

Jeff

From: Jeff Rice
Sent: Wednesday, November 28, 2018 3:12 PM
To: 'Krager, Kathleen'
Subject: RE: Sterling Ranch - Marksheffel Road Cross Section

Kathleen,

Can I meet with you to discuss this issue on Marksheffel Road? We have construction drawings in for review for partial construction of Marksheffel Road from Vollmer southeast, as well as a deviation request to design the road and right-of-way to the City cross-section (107-foot ROW and four 11-foot lanes). My concerns are:

1. The 2006 corridor study calls for six lanes at the Vollmer Road crossing for capacity.
2. The new portions of Marksheffel Road to the south are all 12-foot lanes.
3. The portion to be constructed is not connected to any City road. Will the City accept a deed and maintain the road from day one? Is a right-of-way connection required via Vollmer Road or the future portion of Marksheffel Road to the south?
4. What kind of documentation/coordination is needed for the City to accept the right-of-way and road upon completion of construction?
5. I'm assuming you want City signature blocks on the CDs being submitted for review?

I can come to your office or if you're at the Regional building sometime we can meet here.

Thanks!

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