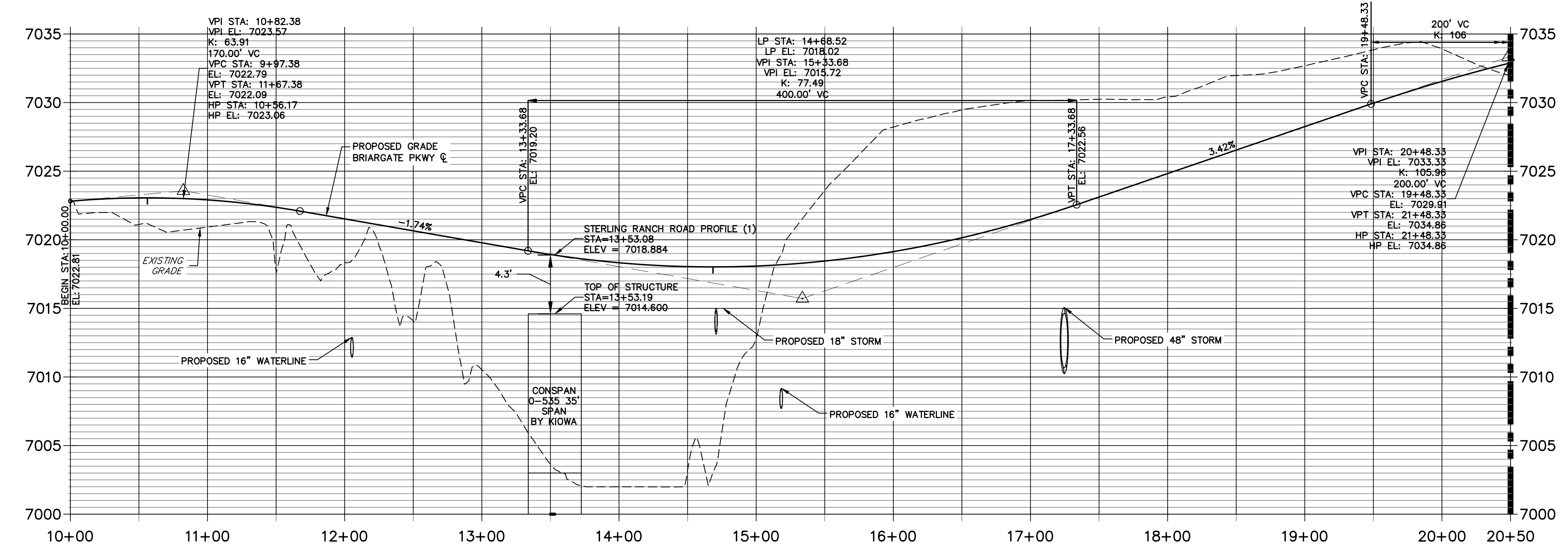


KEY MAP
N.T.S.

STERLING RANCH ROAD
STA 10+00 TO STA 20+50

STERLING RANCH ROAD PROFILE (1)
STA 10+00.00 TO 20+50.00



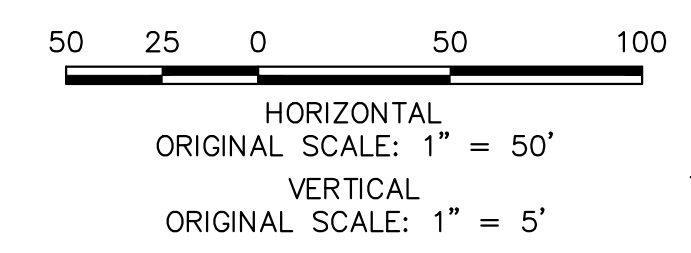
LEGEND

- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4\"/>

POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	10+00.00	26.00' (RT)	STERLING RANCH ROAD	???	±	MATCH EX C&G
4	10+05.00	32.00' (LT)	STERLING RANCH ROAD	7022.09	±	MATCH EX C&G

- ROADWAY NOTES**
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
 - NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.



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, INC. LOCAL ENGINEER
 DATE 05/09/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR 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

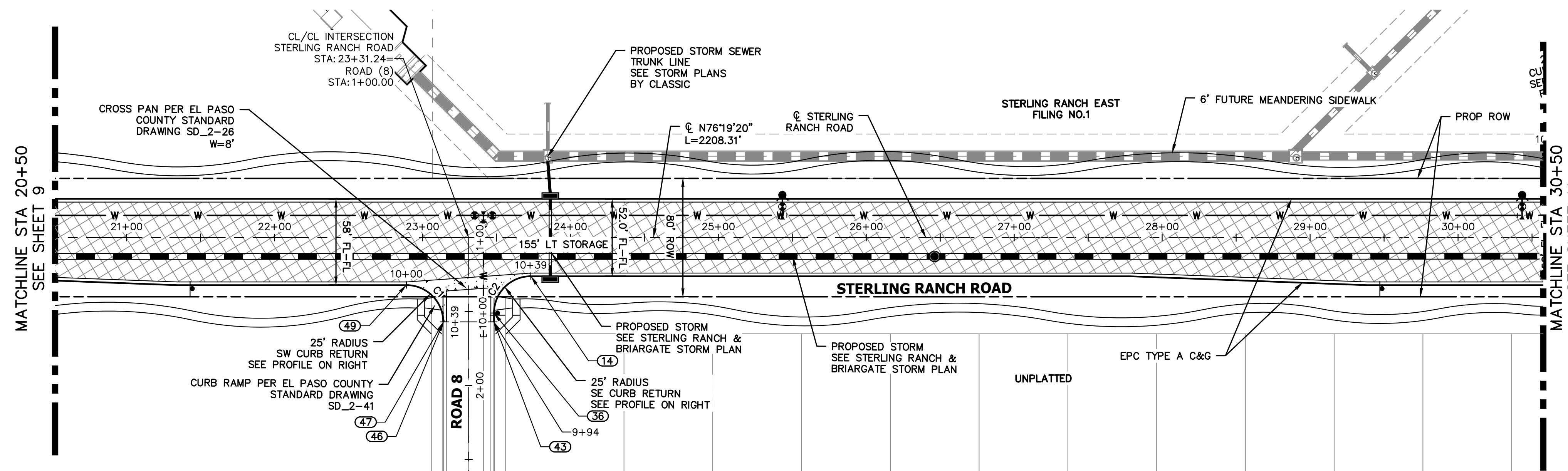
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 05/08/23
 DESIGNED BY TIM
 DRAWN BY CRB
 CHECKED BY

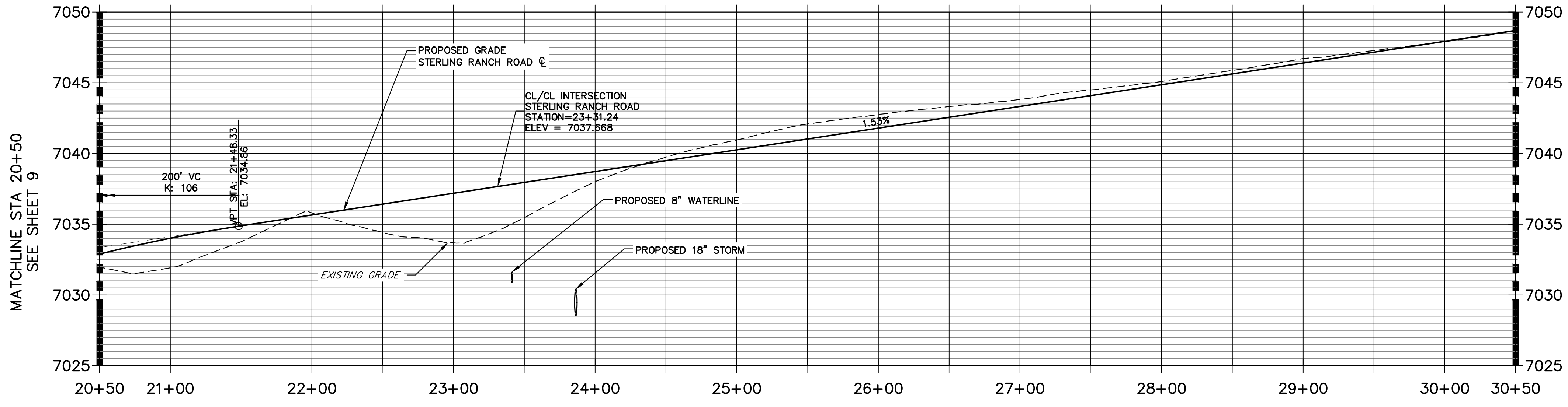
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 9 OF 32
 JOB NO. 25188.03



**STERLING RANCH ROAD
STA 20+50 TO STA 30+50.00**

**STERLING RANCH ROAD PROFILE (2)
STA 20+50.00 TO 30+50.00**



LEGEND

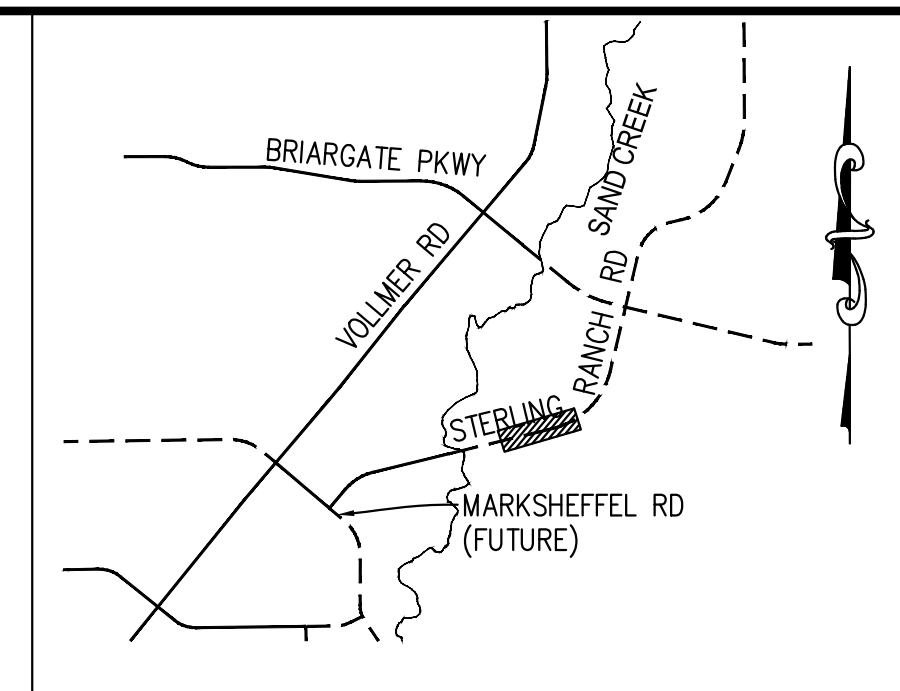
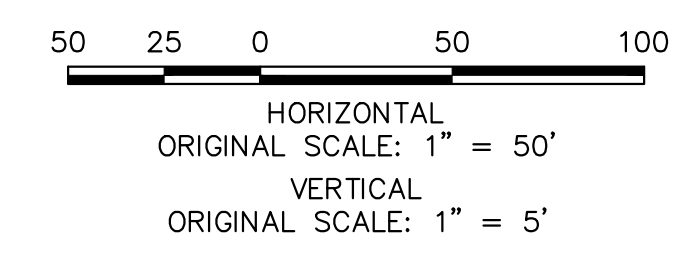
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4\"/>

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
14	23+73.24	26.00' (RT)	STERLING RANCH ROAD	7037.79	PCR
36	23+48.23	51.00' (RT)	STERLING RANCH ROAD	7037.69	PT
43	23+48.24	57.00' (RT)	STERLING RANCH ROAD	7037.56	END C&G
46	23+14.23	57.00' (RT)	STERLING RANCH ROAD	7037.15	END C&G
47	23+14.23	57.00' (RT)	STERLING RANCH ROAD	7037.15	PT
49	22+89.23	32.00' (RT)	STERLING RANCH ROAD	7036.43	PCR

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°58'49"	25.00'	39.26'
C2	90°01'12"	25.00'	39.28'

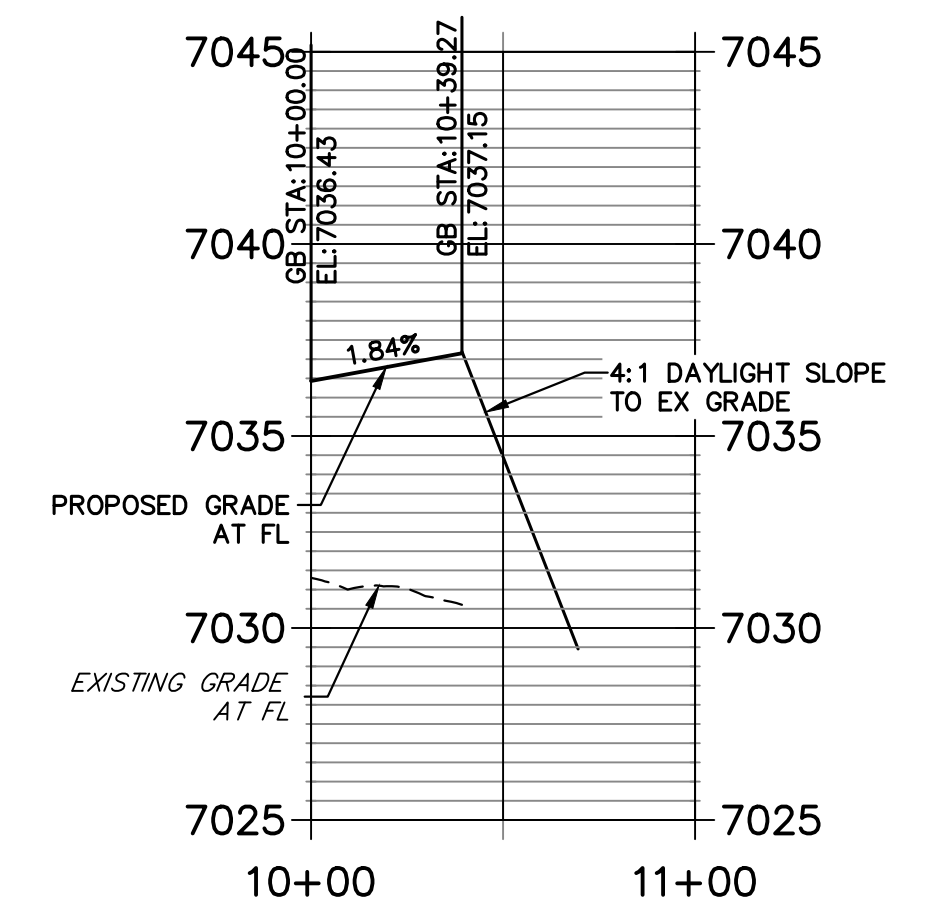
ROADWAY NOTES

- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.

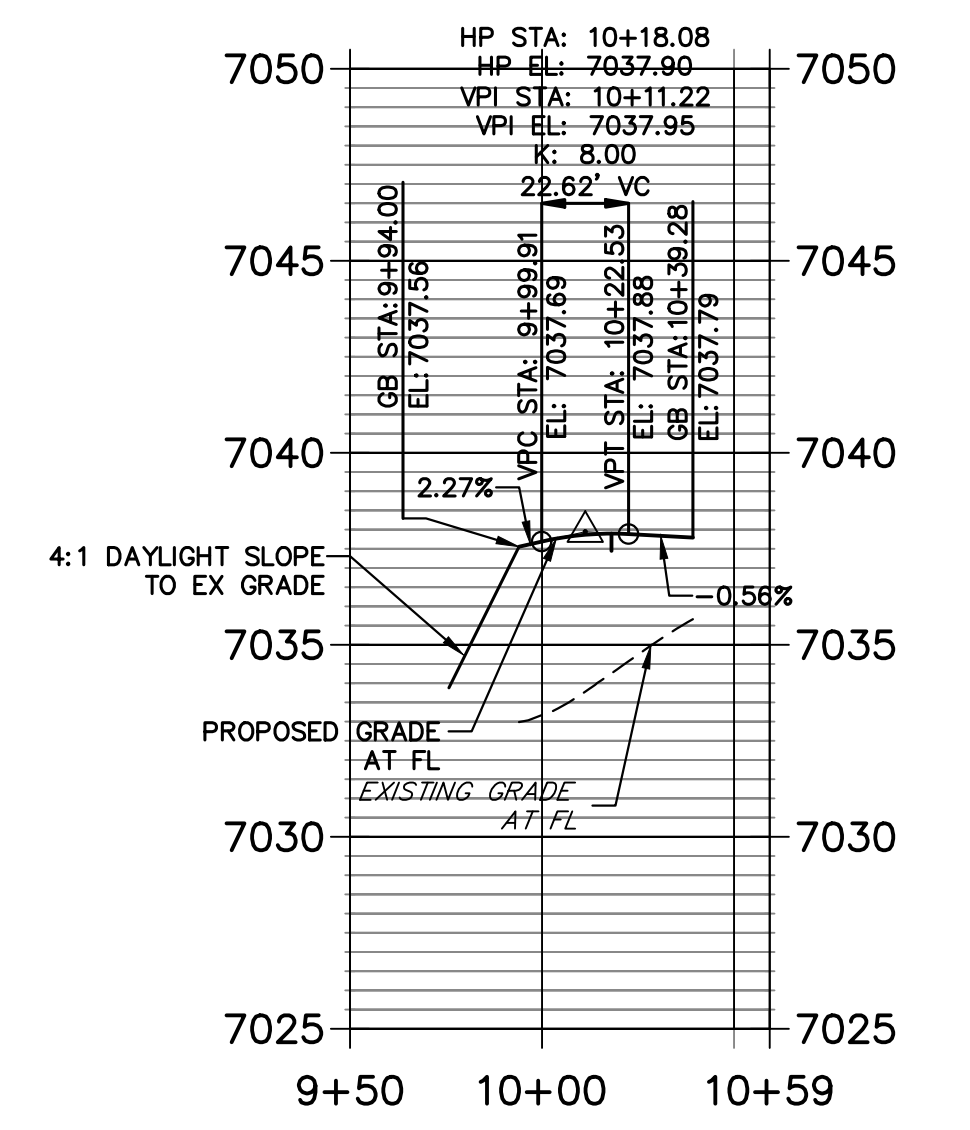


KEY MAP
N.T.S.

**STERLING & ROAD 8 SW PROFILE
STA 10+00.00 TO 11+00.00**



**STERLING & ROAD 8 SE PROFILE
STA 9+50.00 TO 10+59.27**



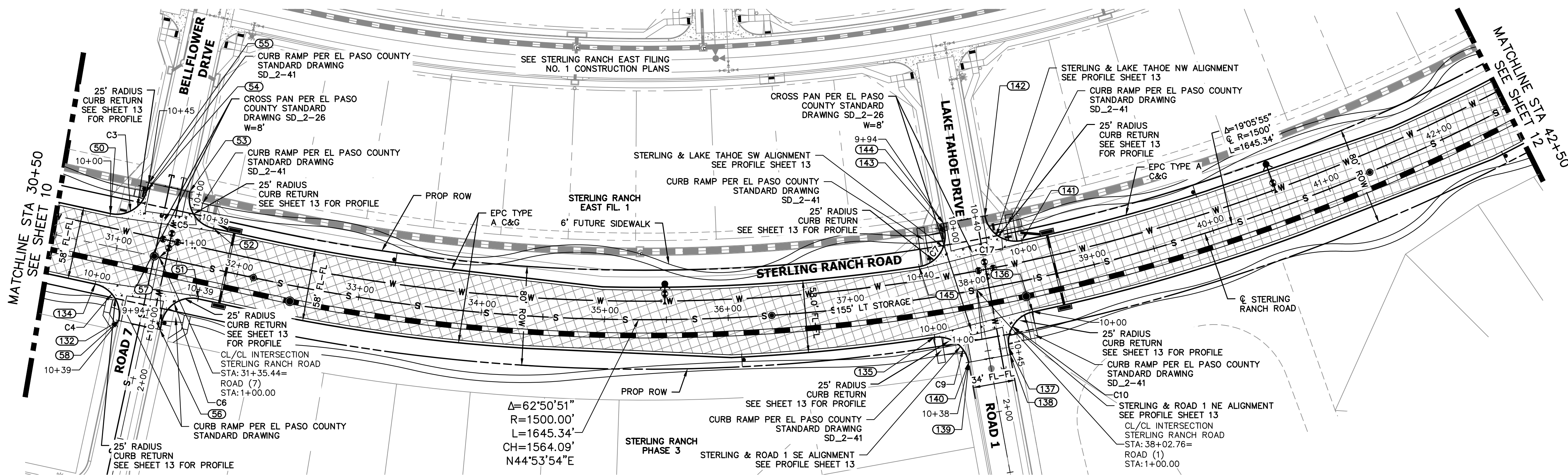
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike A. Bramlett, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE: 05/09/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

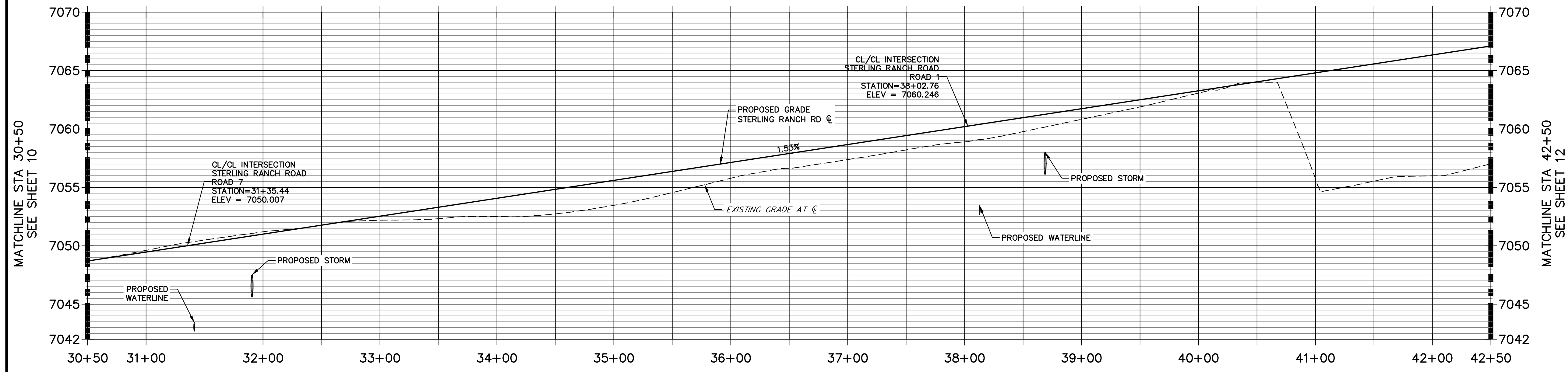
No.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE
 SHEET 10 OF 32
 JOB NO. 25188.03



**STERLING RANCH ROAD
STA 30+50 TO STA 42+50.00**

**STERLING RANCH ROAD PROFILE (3)
STA 30+50.00 TO 42+50.00**



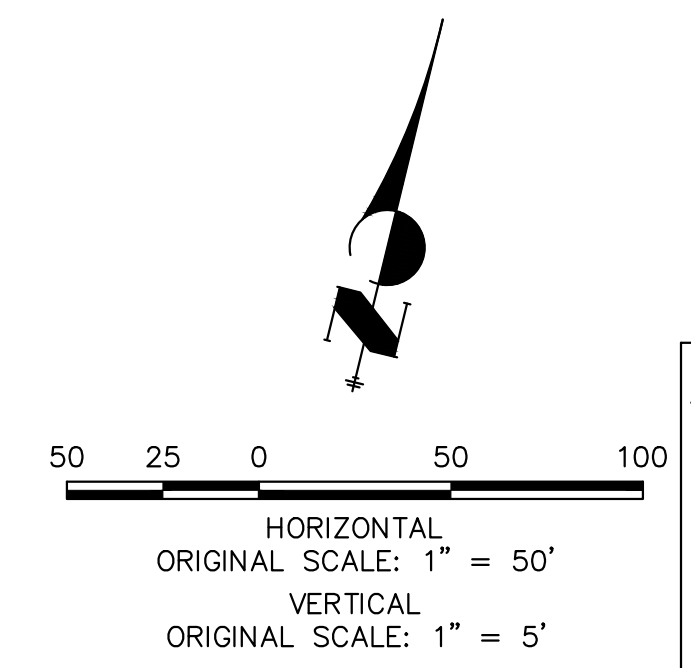
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	25.00'	39.27'
C6	89°59'56"	25.00'	39.27'
C7	91°39'54"	25.00'	40.00'
C9	86°35'06"	25.00'	37.78'
C10	88°27'07"	25.00'	38.59'
C17	91°39'50"	25.00'	40.00'

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
50	30+89.23	26.00' (LT)	STERLING RANCH ROAD	7048.65		PCR
51	31+73.23	26.00' (RT)	STERLING RANCH ROAD	7049.94		PCR
52	31+73.23	32.00' (LT)	STERLING RANCH ROAD	7049.82		PCR
53	31+48.23	57.00' (LT)	STERLING RANCH ROAD	7050.57		PT
54	31+14.23	51.00' (LT)	STERLING RANCH ROAD	7049.43		PT
55	31+14.23	57.00' (LT)	STERLING RANCH ROAD	7049.55		END C&G
56	31+48.23	57.00' (RT)	STERLING RANCH ROAD	7050.18		END C&G
57	31+48.23	51.00' (RT)	STERLING RANCH ROAD	7050.15		PT
58	31+14.23	57.00' (RT)	STERLING RANCH ROAD	7049.40		END C&G
132	31+14.23	57.00' (RT)	STERLING RANCH ROAD	7049.40		PT
134	30+89.23	32.00' (RT)	STERLING RANCH ROAD	7048.65		PCR

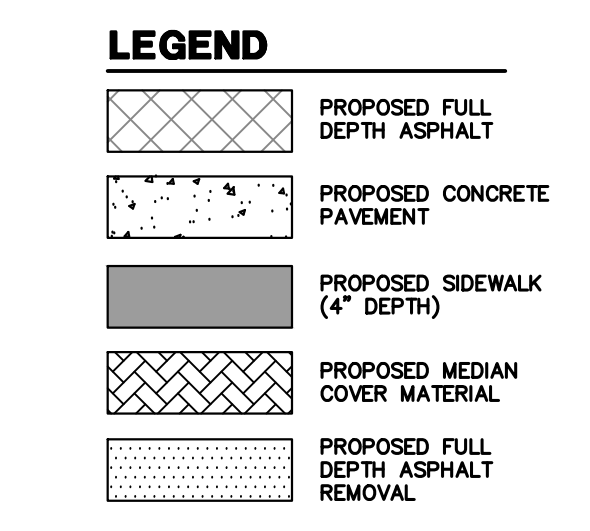
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
135	37+63.18	32.00' (RT)	STERLING RANCH ROAD	7059.01		PCR
136	38+43.47	26.00' (RT)	STERLING RANCH ROAD	7060.22		PCR
137	38+19.29	50.53' (RT)	STERLING RANCH ROAD	7060.09		PT
138	38+19.23	56.52' (RT)	STERLING RANCH ROAD	7060.00		END C&G
139	37+86.47	56.52' (RT)	STERLING RANCH ROAD	7059.75		END C&G
140	37+86.47	56.52' (RT)	STERLING RANCH ROAD	7059.75		PT
141	38+46.51	32.00' (LT)	STERLING RANCH ROAD	7060.15		PCR
142	38+20.52	57.51' (LT)	STERLING RANCH ROAD	7060.35		PT
143	37+85.24	51.51' (LT)	STERLING RANCH ROAD	7059.73		PT
144	37+85.16	57.51' (LT)	STERLING RANCH ROAD	7059.85		END C&G
145	37+59.36	26.00' (LT)	STERLING RANCH ROAD	7058.94		PCR

ROADWAY NOTES

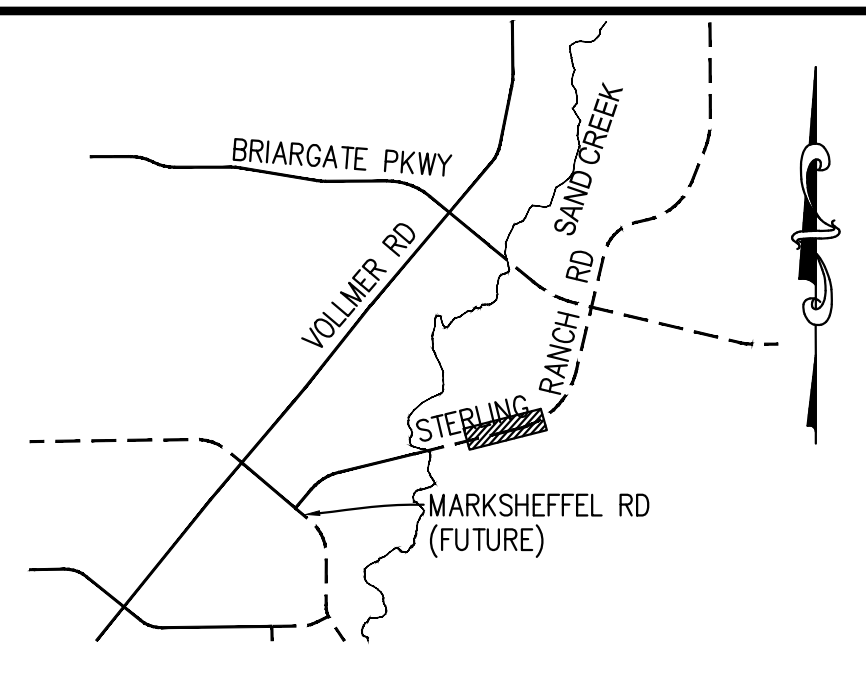
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 COLORADO P.E. 32314
 DATE 05/09/23



KEY MAP
N.T.S.



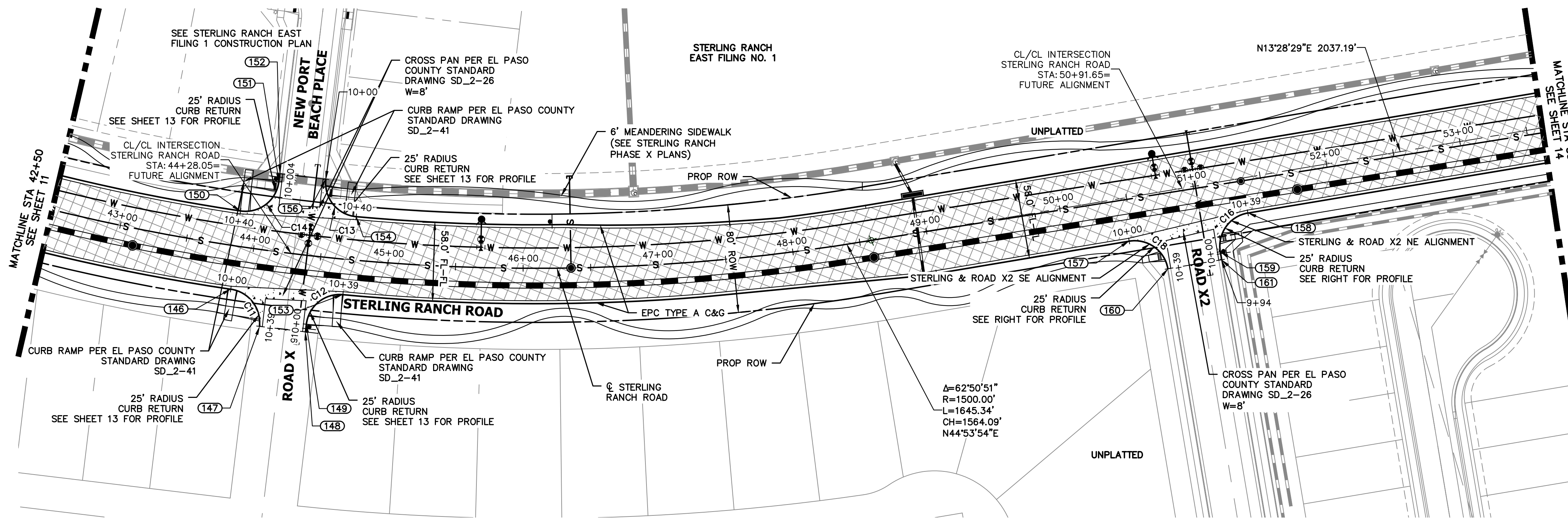
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	TIM	DRAWN BY	CRB	CHECKED BY

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE
 SHEET 11 OF 32
 JOB NO. 25188.03

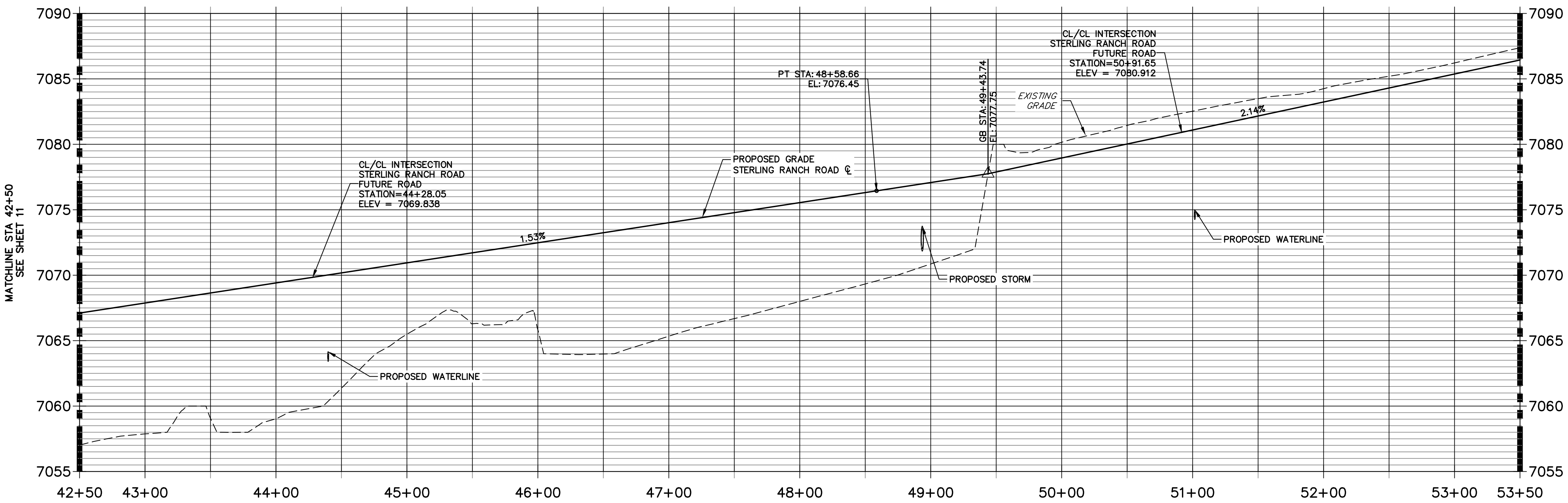


**STERLING RANCH ROAD
STA 42+50 TO STA 53+50.00**

**STERLING RANCH ROAD PROFILE (4)
STA 42+50.00 TO 53+50.00**

ROADWAY NOTES

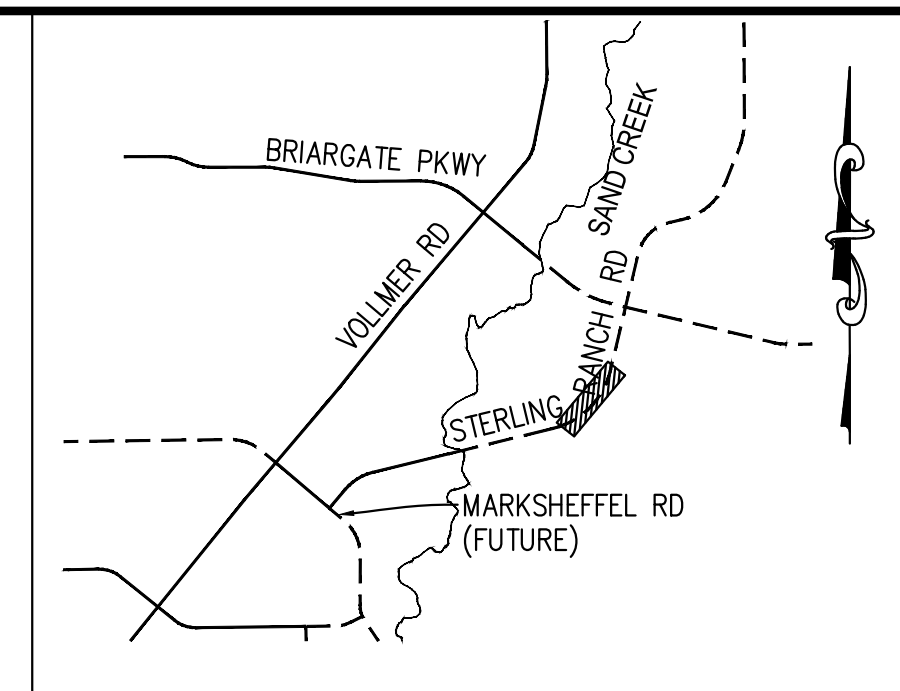
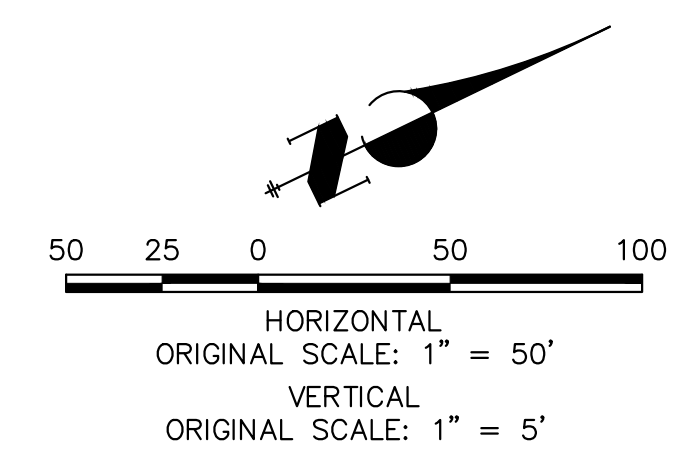
1. ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
2. NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES / DESCRIPTION
146	43+87.72	32.00' (RT)	STERLING RANCH ROAD	7068.45	PCR
147	44+11.99	56.41' (RT)	STERLING RANCH ROAD	7069.20	END C&G
148	44+44.73	56.38' (RT)	STERLING RANCH ROAD	7070.10	END C&G
149	44+44.79	50.67' (RT)	STERLING RANCH ROAD	7069.69	PT
150	43+86.36	26.00' (LT)	STERLING RANCH ROAD	7068.55	PCR
151	44+12.24	51.51' (LT)	STERLING RANCH ROAD	7069.33	PT
152	44+12.16	57.51' (LT)	STERLING RANCH ROAD	7069.45	END C&G
153	44+68.97	26.00' (RT)	STERLING RANCH ROAD	7069.82	PCR

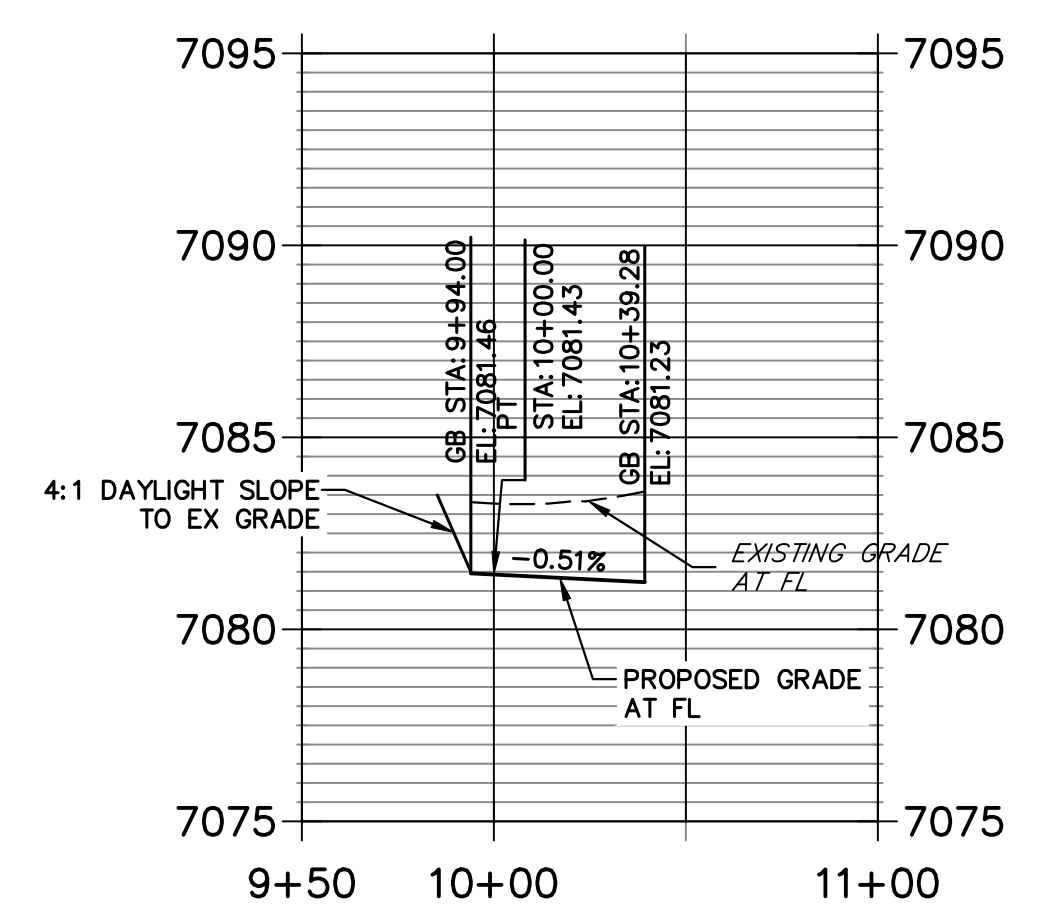
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES / DESCRIPTION
154	44+73.51	32.00' (LT)	STERLING RANCH ROAD	7069.77	PCR
156	44+47.52	57.51' (LT)	STERLING RANCH ROAD	7070.00	END C&G
157	50+46.85	31.99' (RT)	STERLING RANCH ROAD	7079.19	PCR
158	51+36.65	25.99' (RT)	STERLING RANCH ROAD	7081.23	PCR
159	51+11.65	51.00' (RT)	STERLING RANCH ROAD	7081.43	PT
160	50+71.65	57.00' (RT)	STERLING RANCH ROAD	7079.90	END C&G
161	51+11.65	57.00' (RT)	STERLING RANCH ROAD	7081.46	END C&G

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	88°38'00"	25.00'	38.68'
C12	88°46'34"	25.00'	38.74'
C13	91°37'53"	25.00'	39.98'
C14	91°39'41"	25.00'	39.99'
C16	90°00'54"	25.00'	39.27'
C18	90°01'46"	25.00'	39.28'

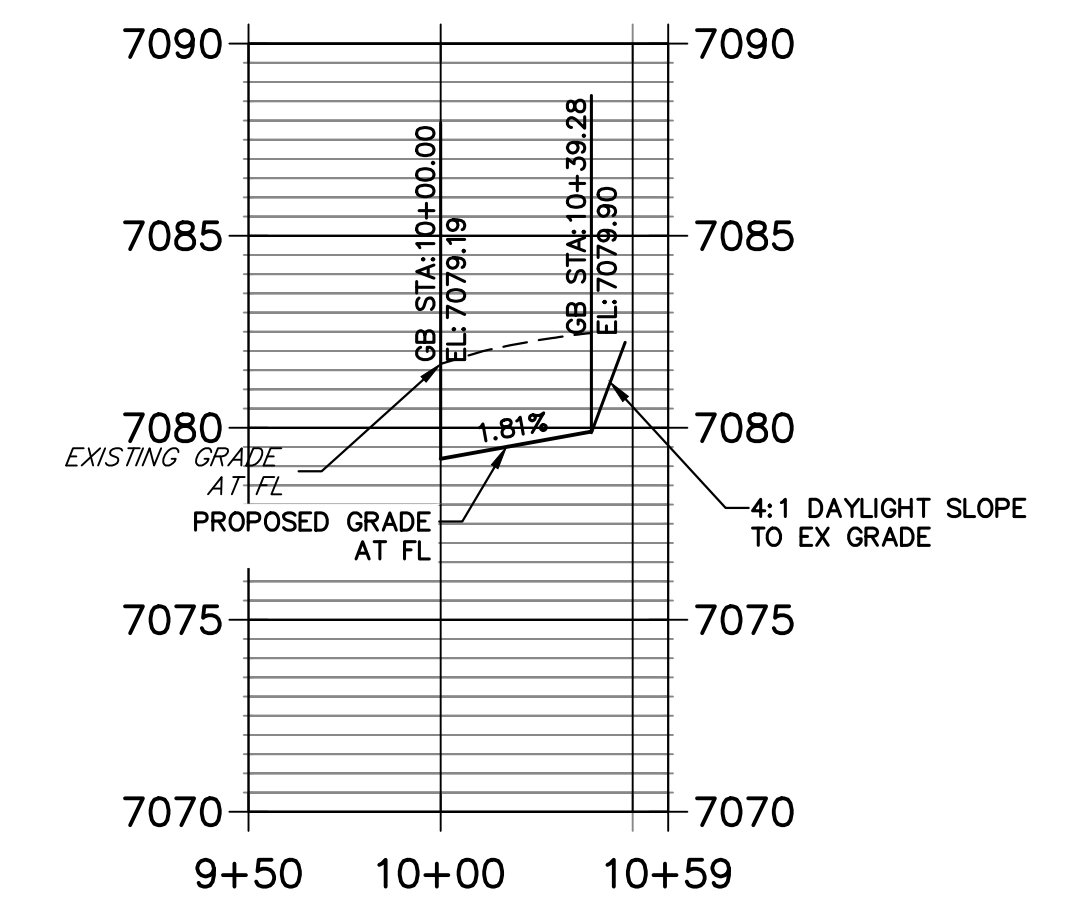


**KEY MAP
N.T.S.**

**STERLING & ROAD X2 NE PROFILE
STA 9+50.00 TO 11+00.00**



**STERLING & ROAD X2 SE PROFILE
STA 9+50.00 TO 10+59.27**



LEGEND

- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL

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

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, INC. LOCAL ENGINEER
DATE: 05/09/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNED BY: JAMES F. MORLEY AUTHORIZED BY: WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Westcon Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

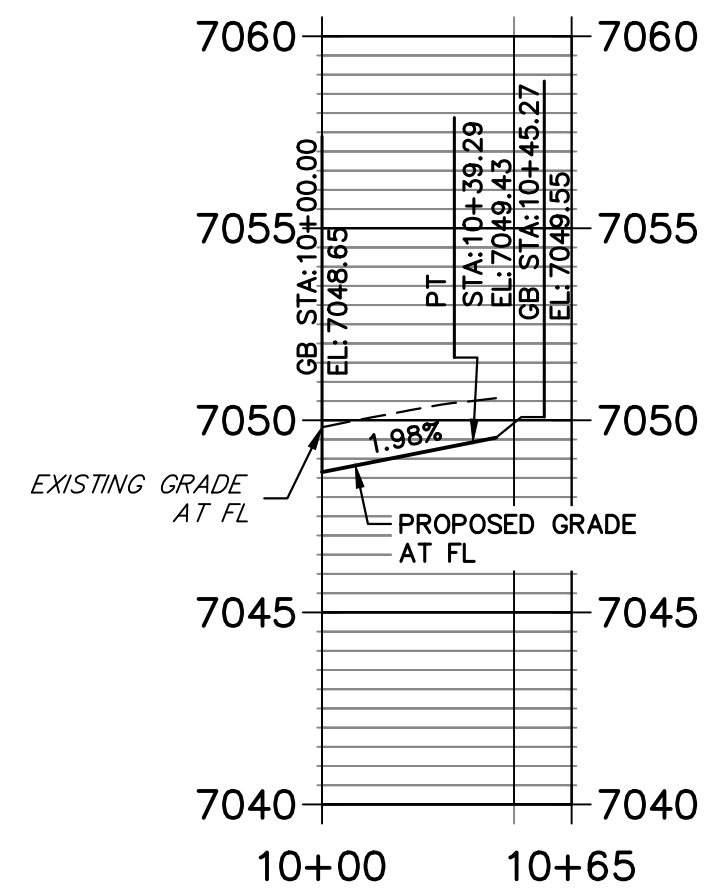
H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 05/08/23
DESIGNED BY TIM
DRAWN BY CRB
CHECKED BY

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

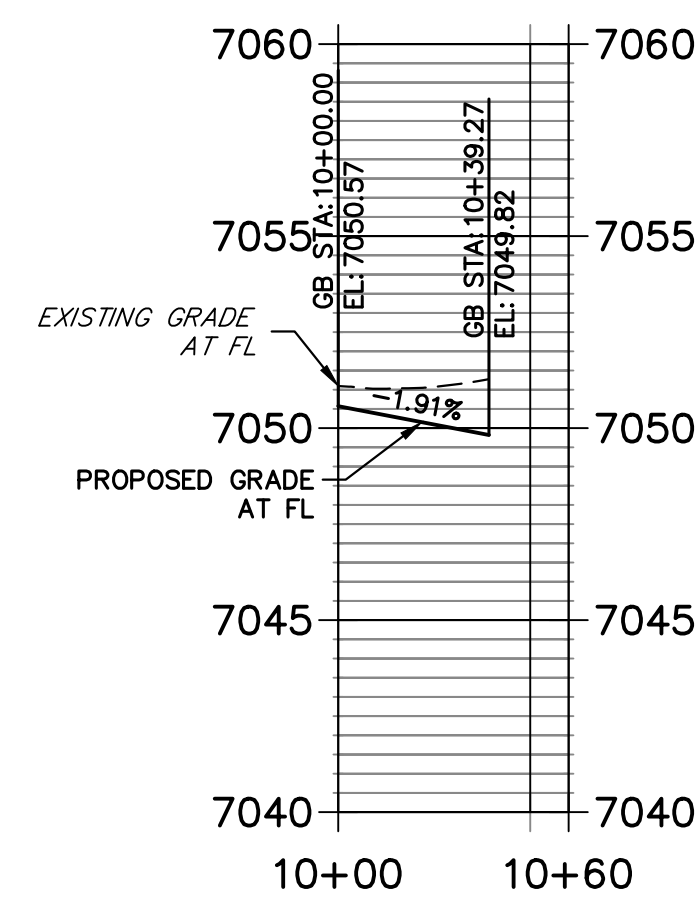
STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 12 OF 32
JOB NO. 25188.03

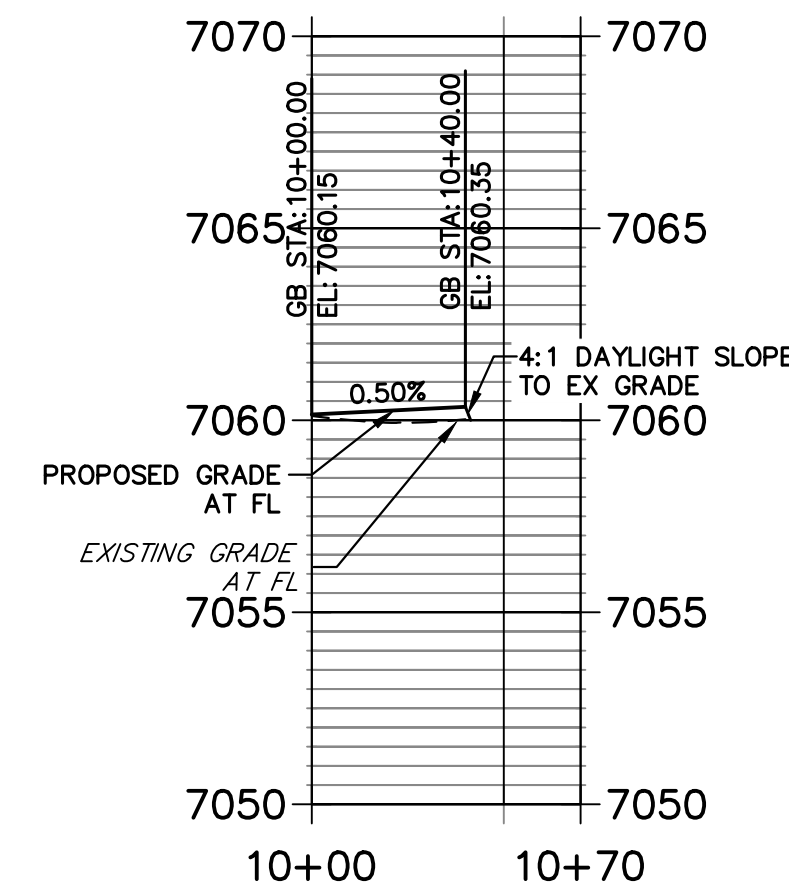
**STERLING & BELLFLOWER NW PROFILE
STA 10+00.00 TO 10+65.00**



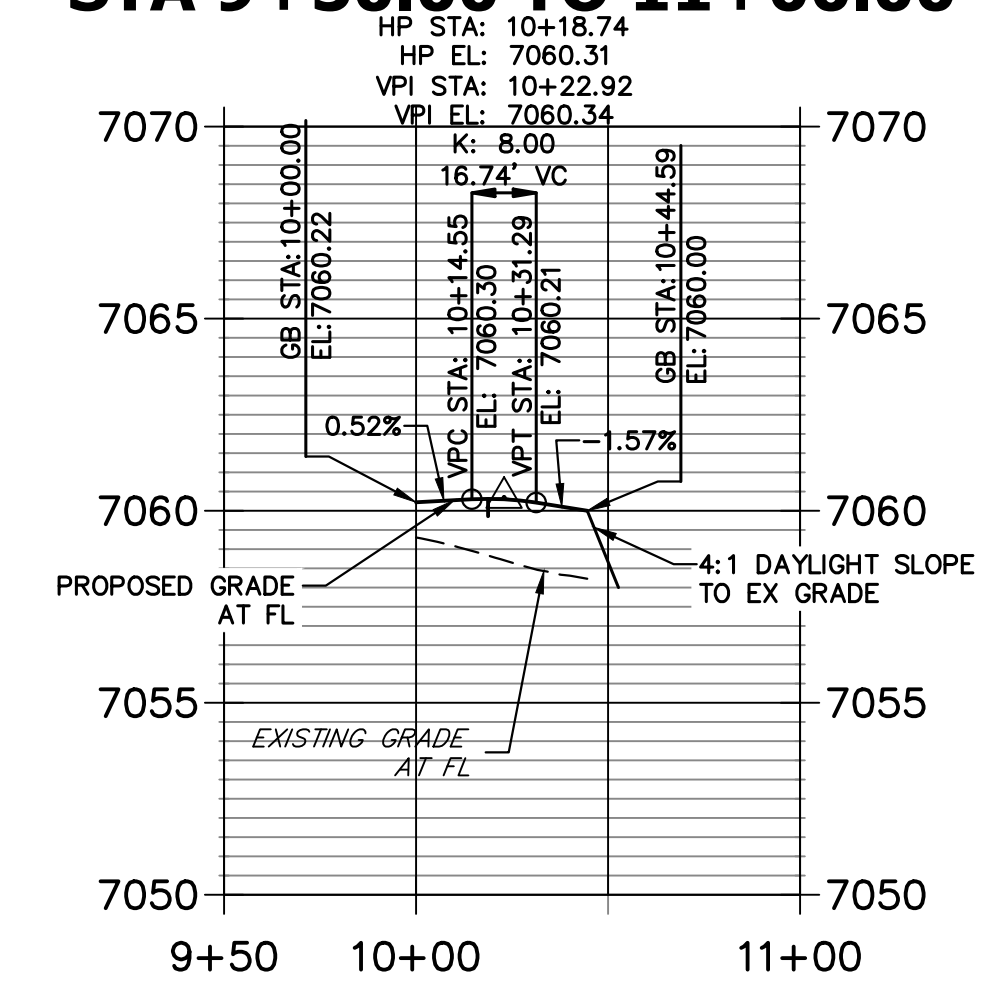
**STERLING & BELLFLOWER NE PROFILE
STA 10+00.00 TO 10+60.00**



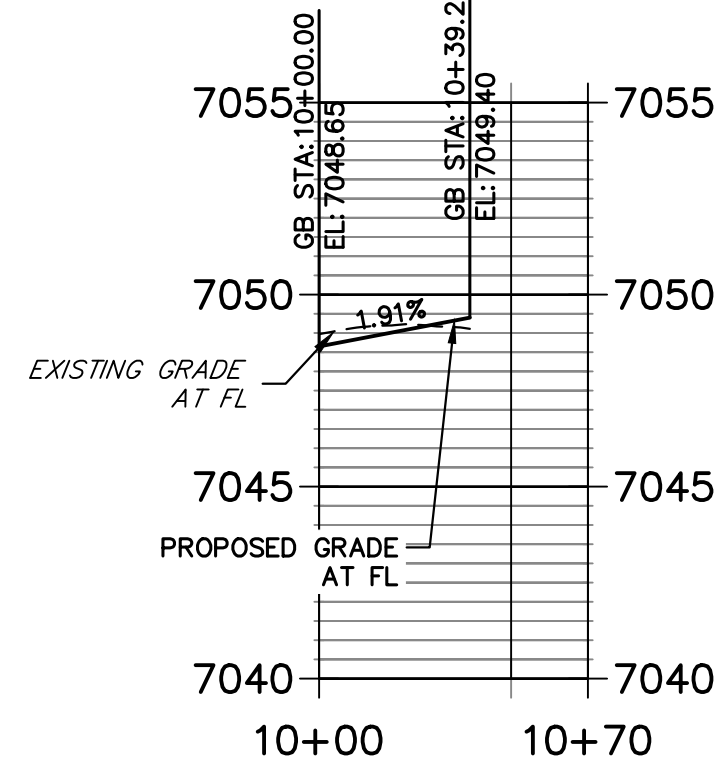
**STERLING & LAKE TAHOE NW PROFILE
STA 10+00.00 TO 10+70.00**



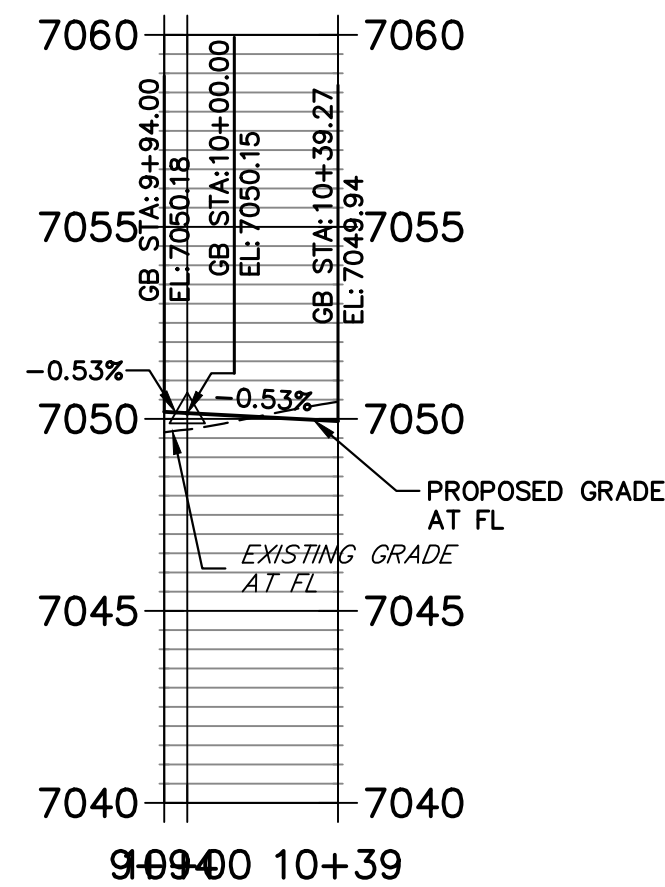
**STERLING & ROAD1 NE PROFILE
STA 9+50.00 TO 11+00.00**



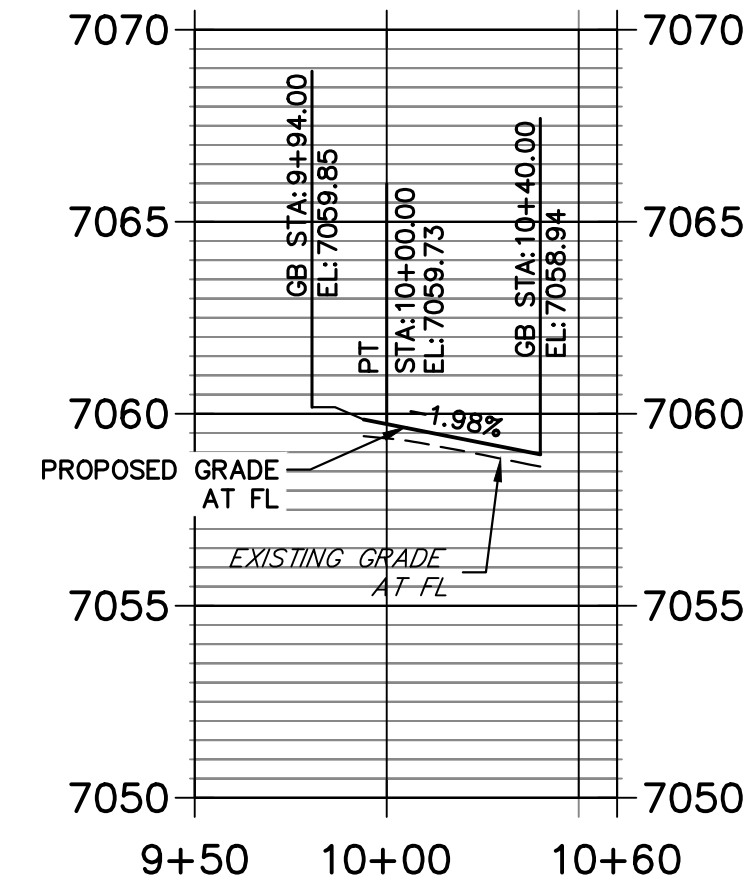
**STERLING & ROAD 7 SW PROFILE
STA 10+00.00 TO 10+70.00**



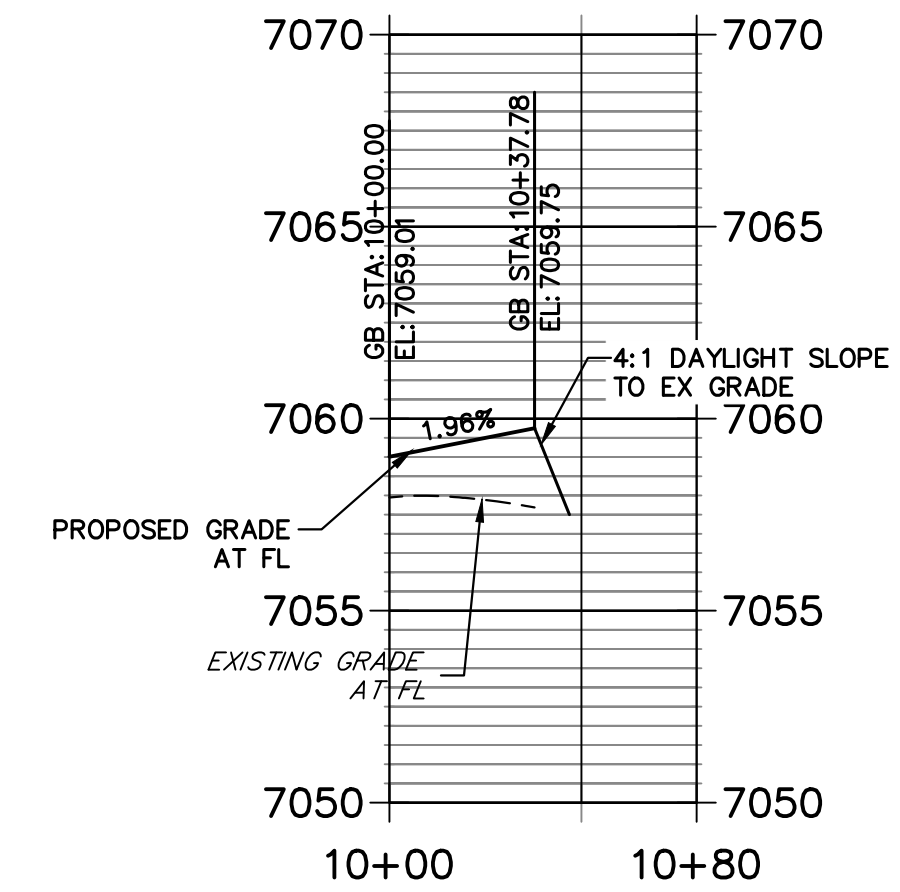
**STERLING & ROAD7 SE PROFILE
STA 9+94.00 TO 10+39.27**



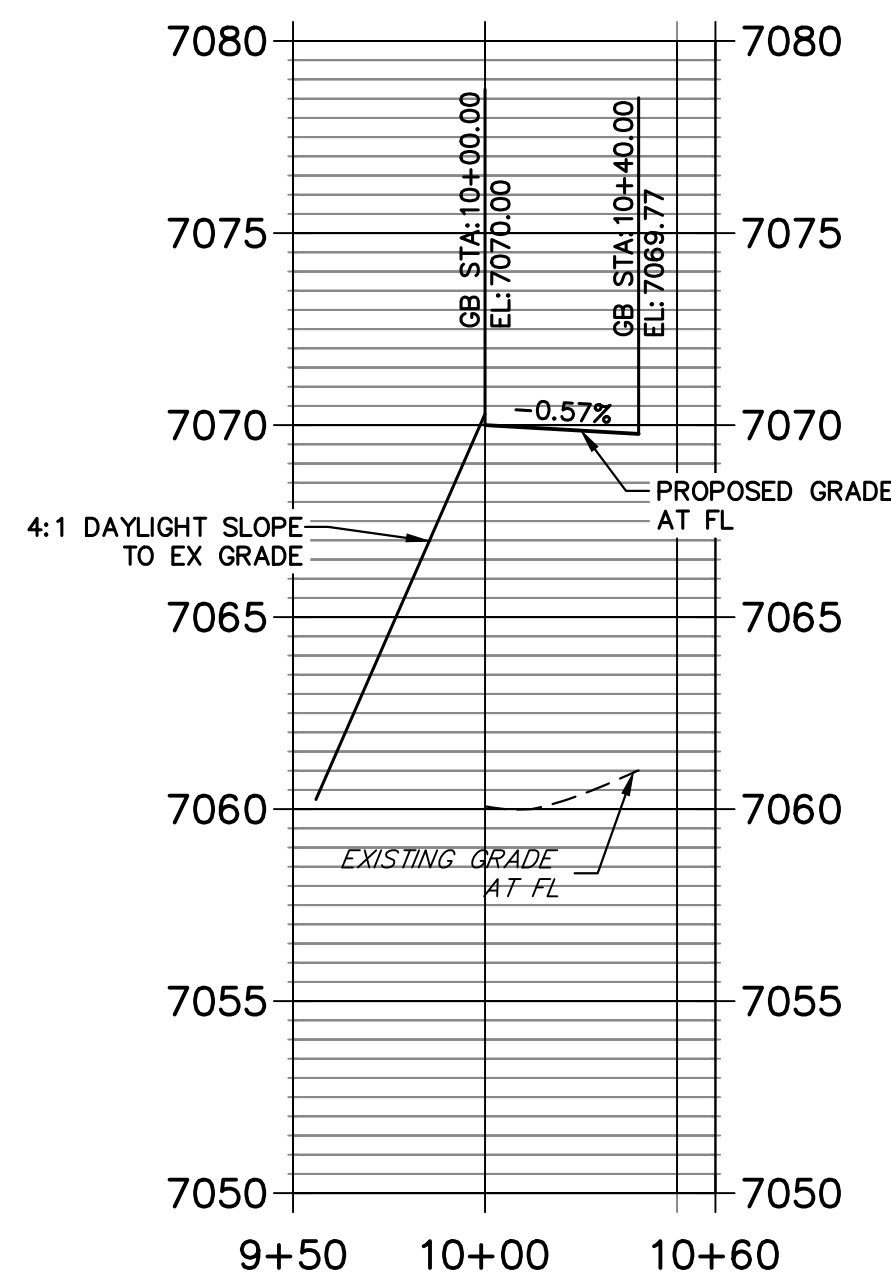
**STERLING & LAKE TAHOE SW PROFILE
STA 9+50.00 TO 10+60.00**



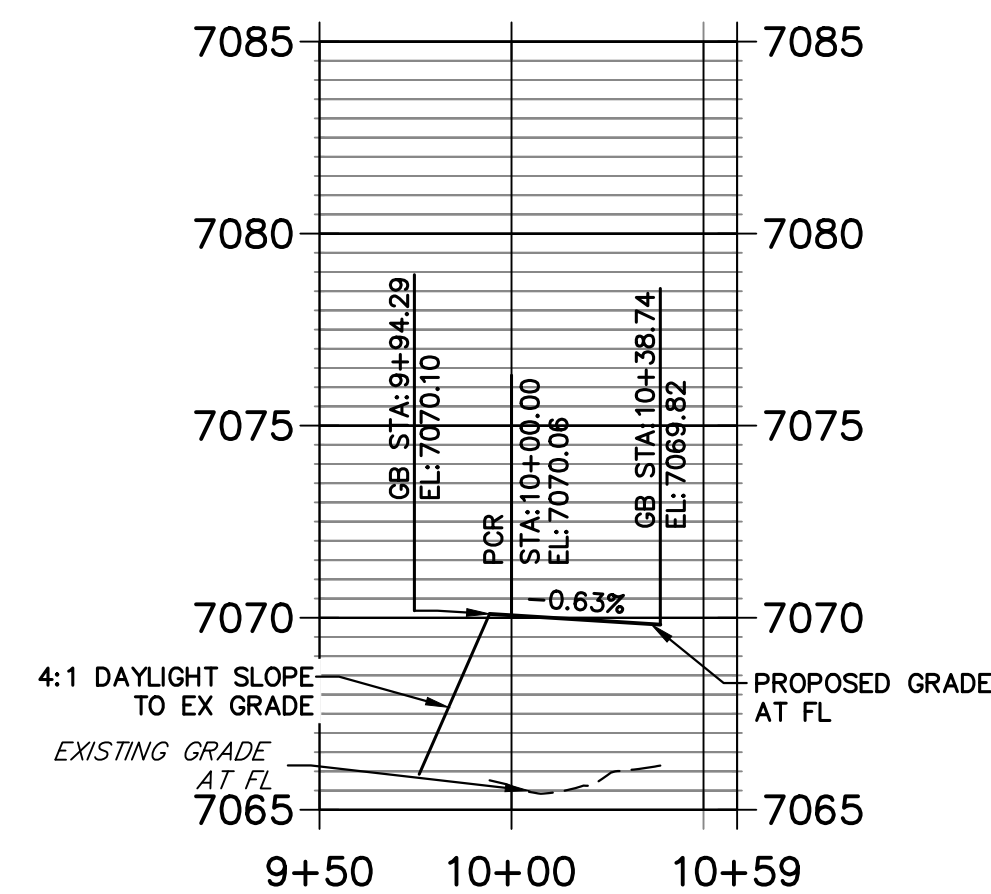
**STERLING & ROAD1 SE PROFILE
STA 10+00.00 TO 10+80.00**



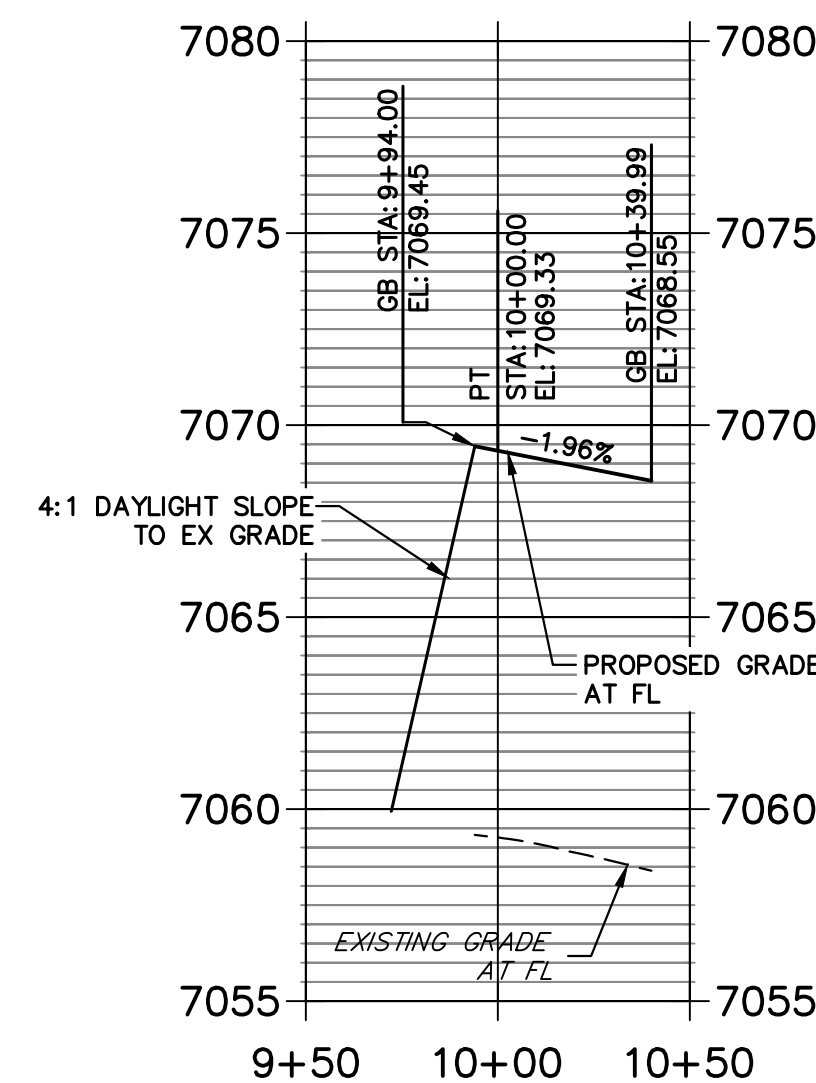
**STERLING & NEWPORT BEACH NW PROFILE
STA 9+50.00 TO 10+60.00**



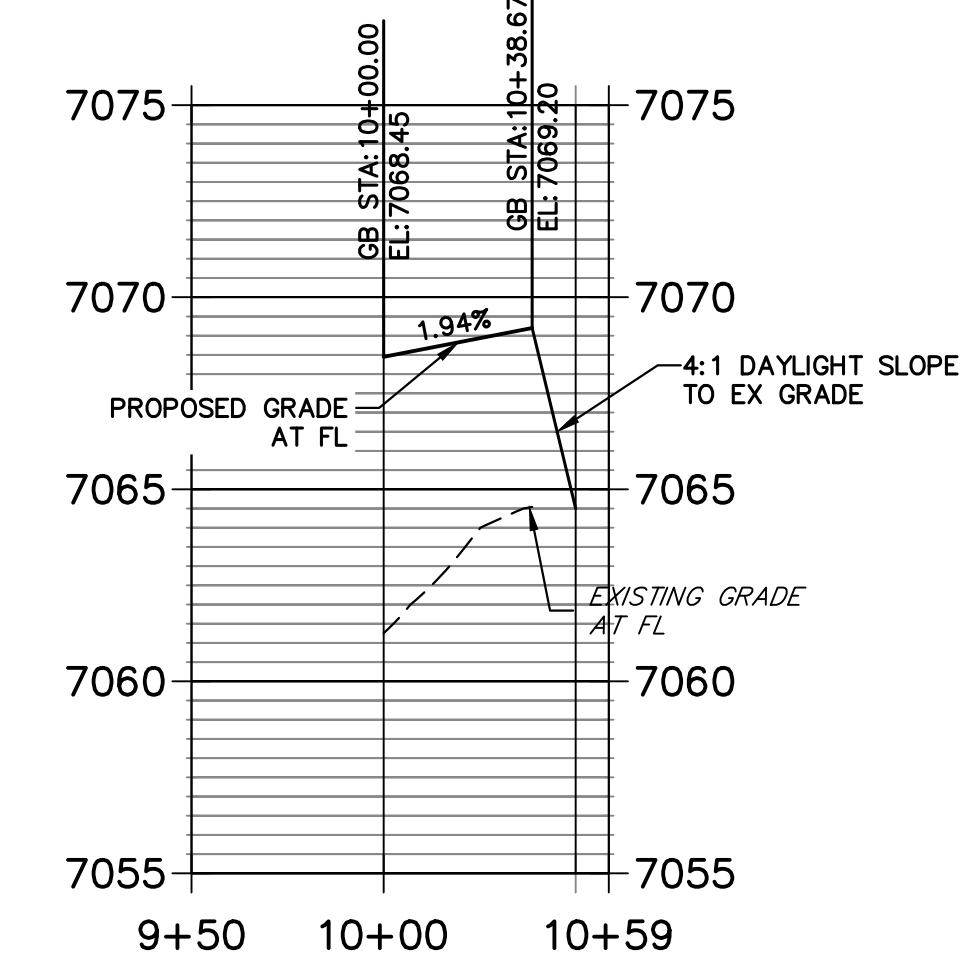
**STERLING & ROAD X NE PROFILE
STA 9+50.00 TO 10+58.74**



**STERLING & NEWPORT BEACH SW PROFILE
STA 9+50.00 TO 10+50.00**



**STERLING & ROADX SE PROFILE
STA 9+50.00 TO 10+58.65**



Know what's below.
Call before you dig.



HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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
DATE 05/09/23
FOR AND ON BEHALF OF JR ENGINEERING, INC.

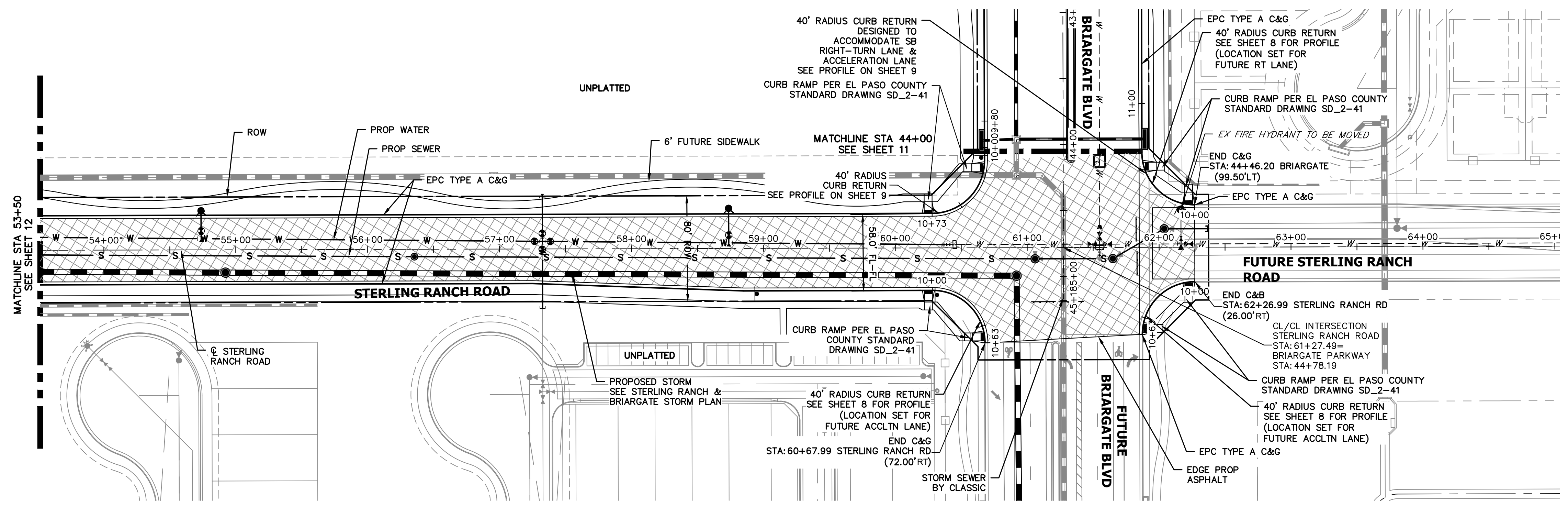
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE. USES DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

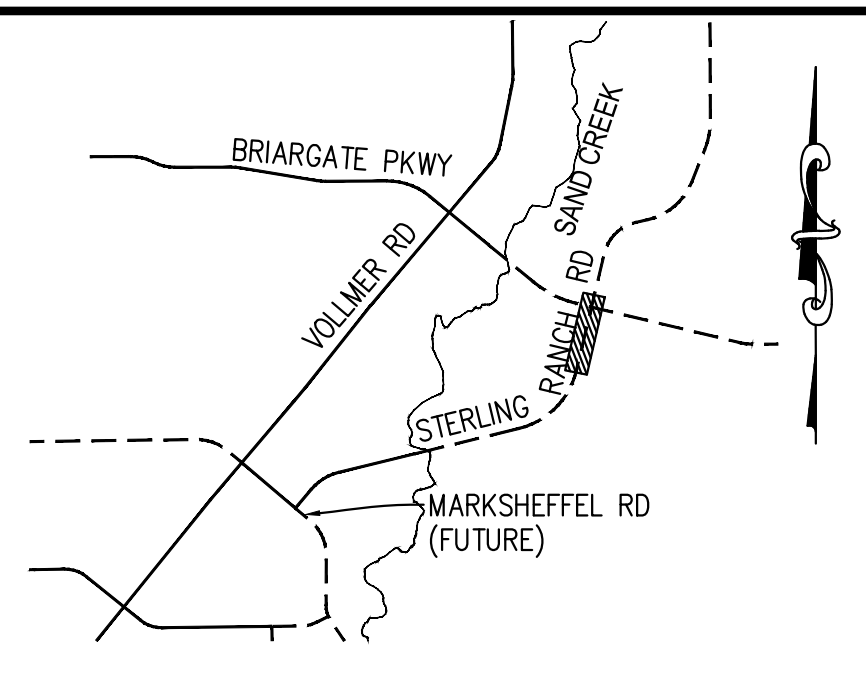
H-SCALE	V-SCALE	DATE	DESIGNED BY	TIM	CRB
1"=50'	1"=5'	05/08/23			

STERLING RANCH ROAD & BIRMGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD STREET PLAN & PROFILE
SHEET 13 OF 32
JOB NO. 25188.03

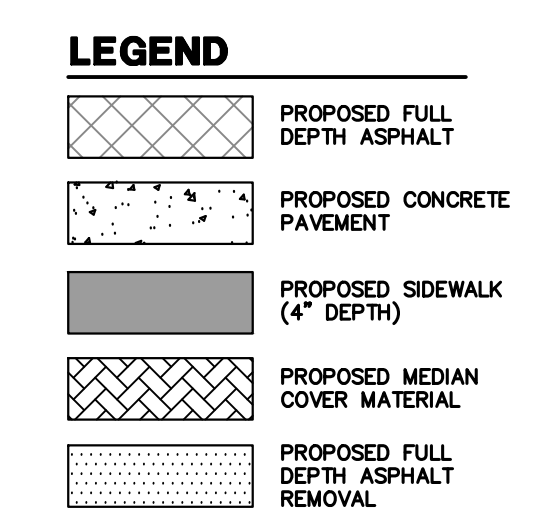
X:\25188\03\Drawings\Sheet Plans\251880301_Sterling.dwg, SH4 CR, 08/2023, 2:33:07 PM, CS



**STERLING RANCH ROAD
STA 53+50 TO STA 61+22.49**

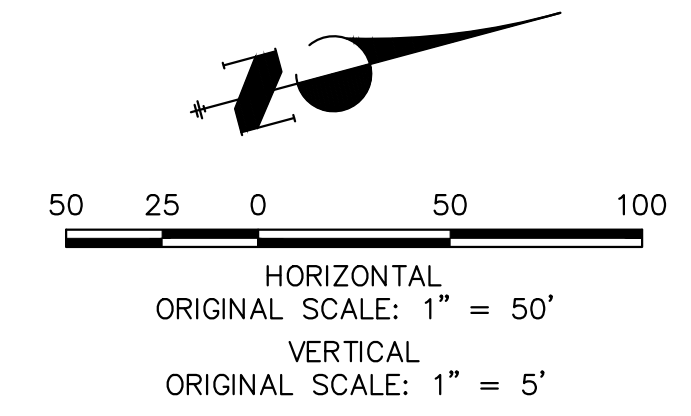
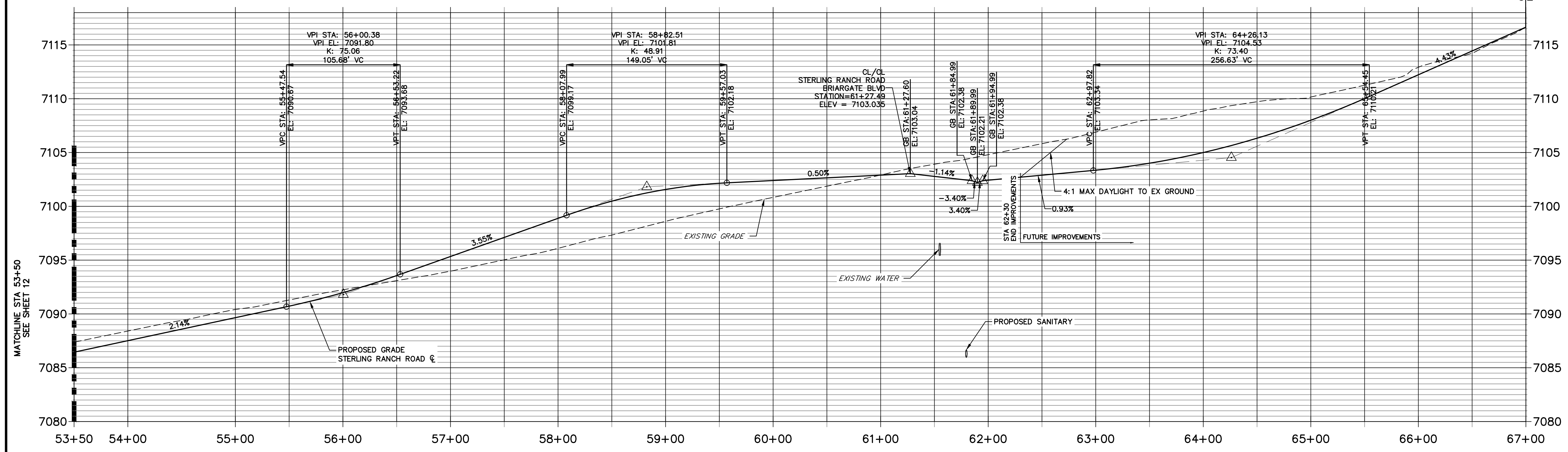


KEY MAP
N.T.S.



- ROADWAY NOTES**
1. ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
 2. NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.

**STERLING RANCH ROAD PROFILE (5)
STA 53+50.00 TO 67+00.00**



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
 DATE: 05/09/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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

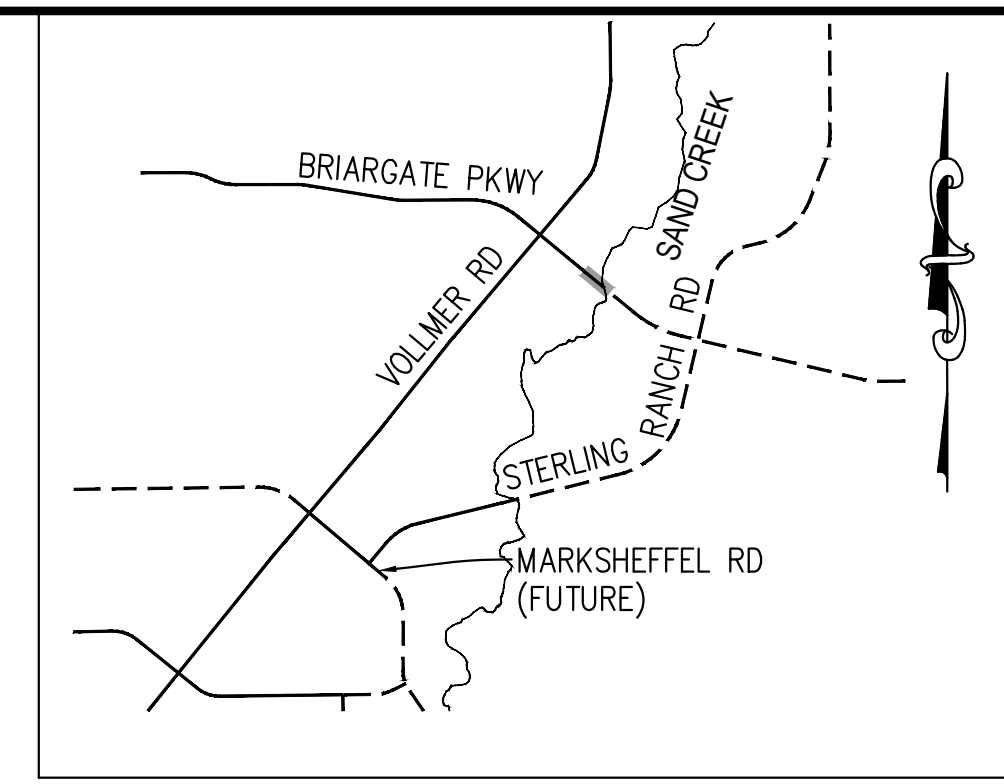
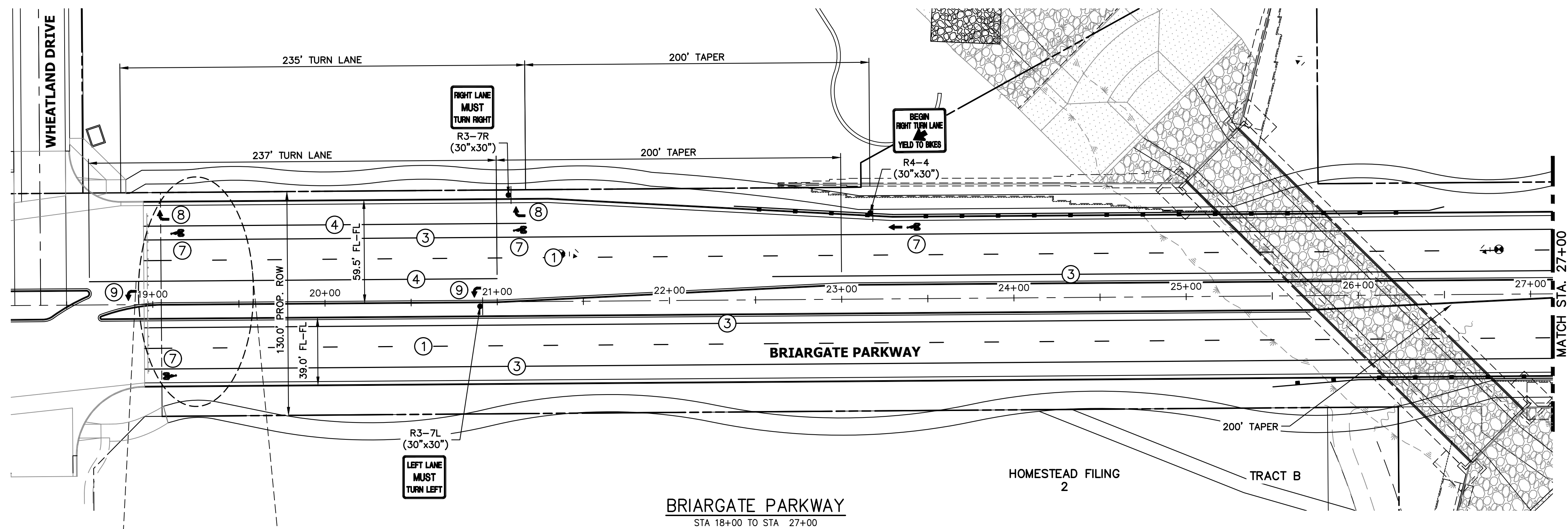
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/08/23	TIM	CRB	

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE
 SHEET 14 OF 32
 JOB NO. 25188.03

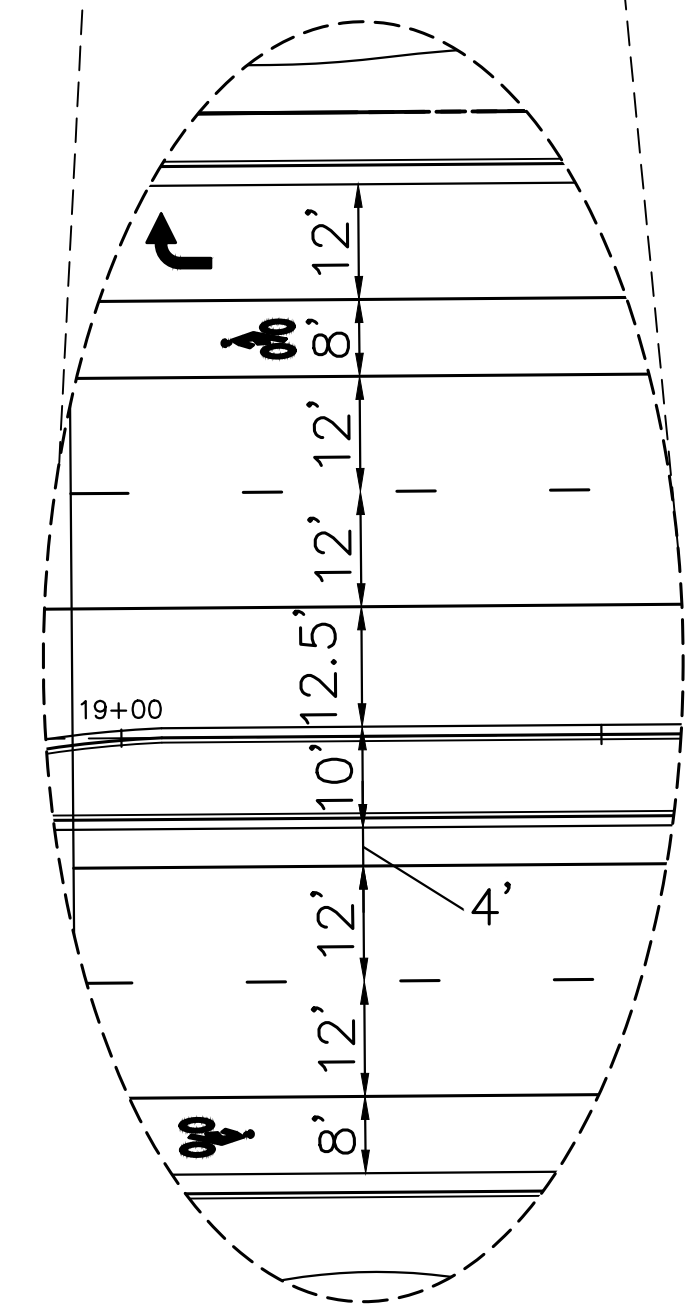
X:\25188\03\Drawings\Sheet Plans\2518803S01 - Sterling.dwg, SH05, 5/9/2023 8:41:04 AM, CS



KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

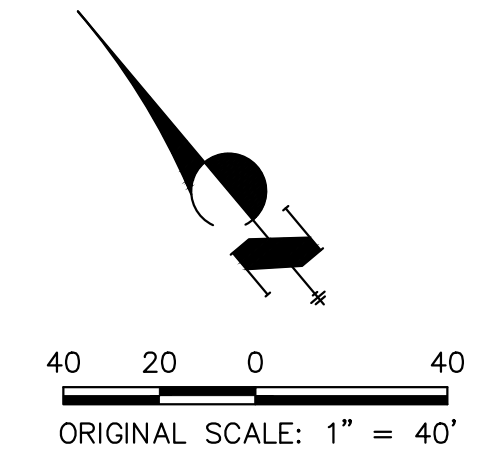
1. ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
2. SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.
3. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑥	CROSSWALK (THERMO PLASTIC, INLAID)	SOLID WHITE, 2'x8'
⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

Stamp

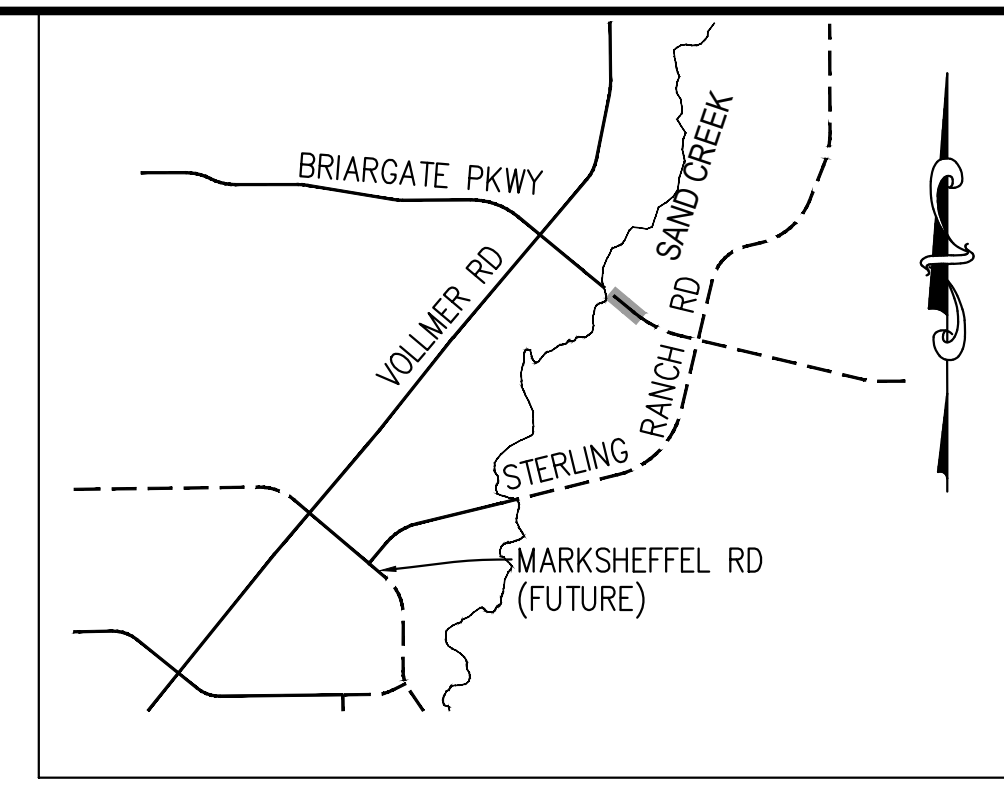
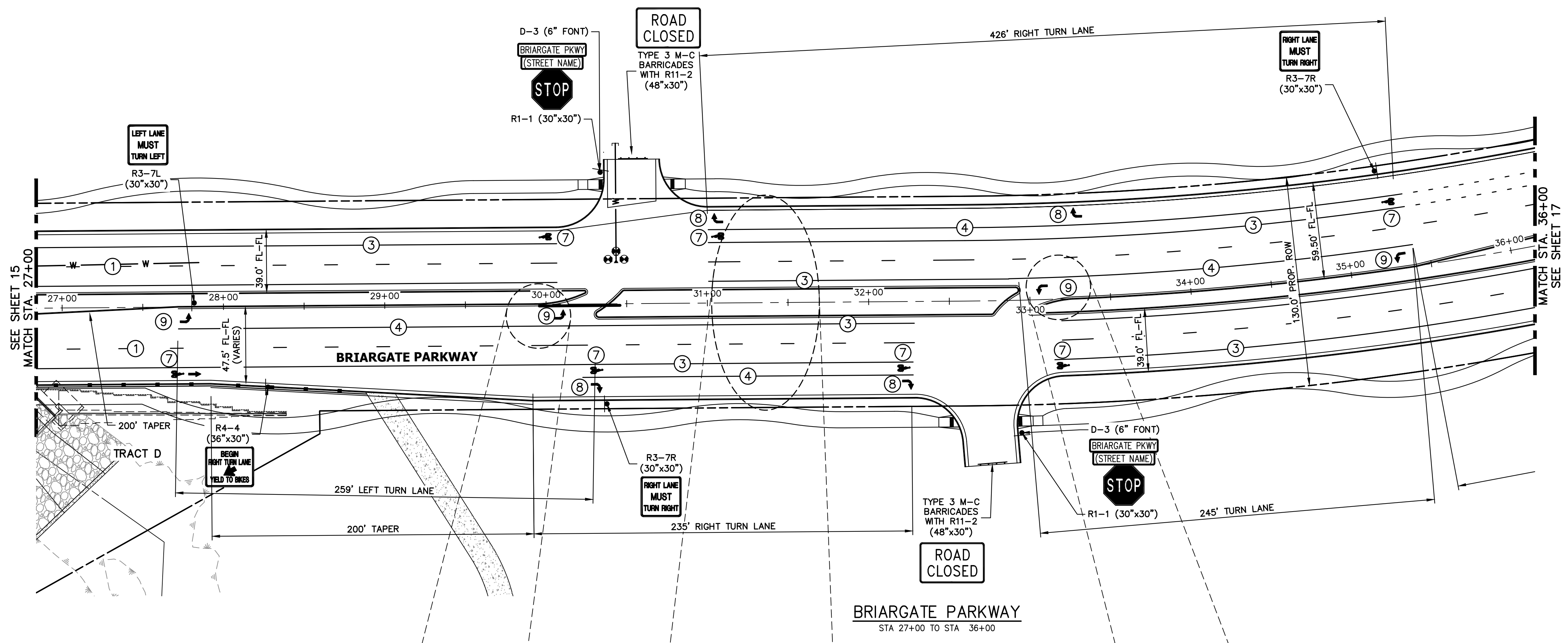


ENGINEER'S STATEMENT
 PREPARED UNDER THE AUTHORITY OF THE ENGINEERING PROFESSIONAL BOARD OF COLORADO FOR AND ON BEHALF OF JR ENGINEERING, INC. BY MIKE A. BRAMLEY, LICENSE NO. 100010000, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO.
PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.
BY _____ DATE _____ No. _____ REVISION _____	H-SCALE 1"=40' V-SCALE N/A DATE 05/08/23 DESIGNED BY JMC DRAWN BY RWK CHECKED BY _____
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS BRIARGATE SIGNING & STRIPING	SHEET 15 OF 32 JOB NO. 25188.03



X:\25188\03\Drawings\Sheet\Drawings\Plan\2518803S01-Briargate.dwg, S01-2, 5/8/2023 2:34:38 PM, CS



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-614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.

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

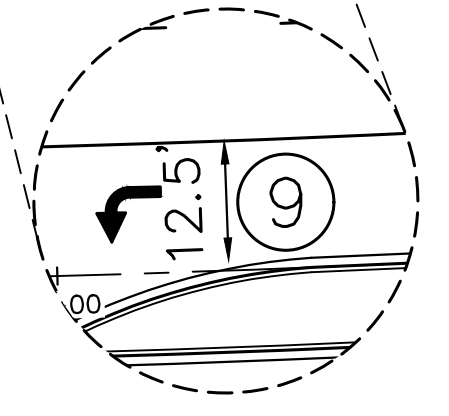
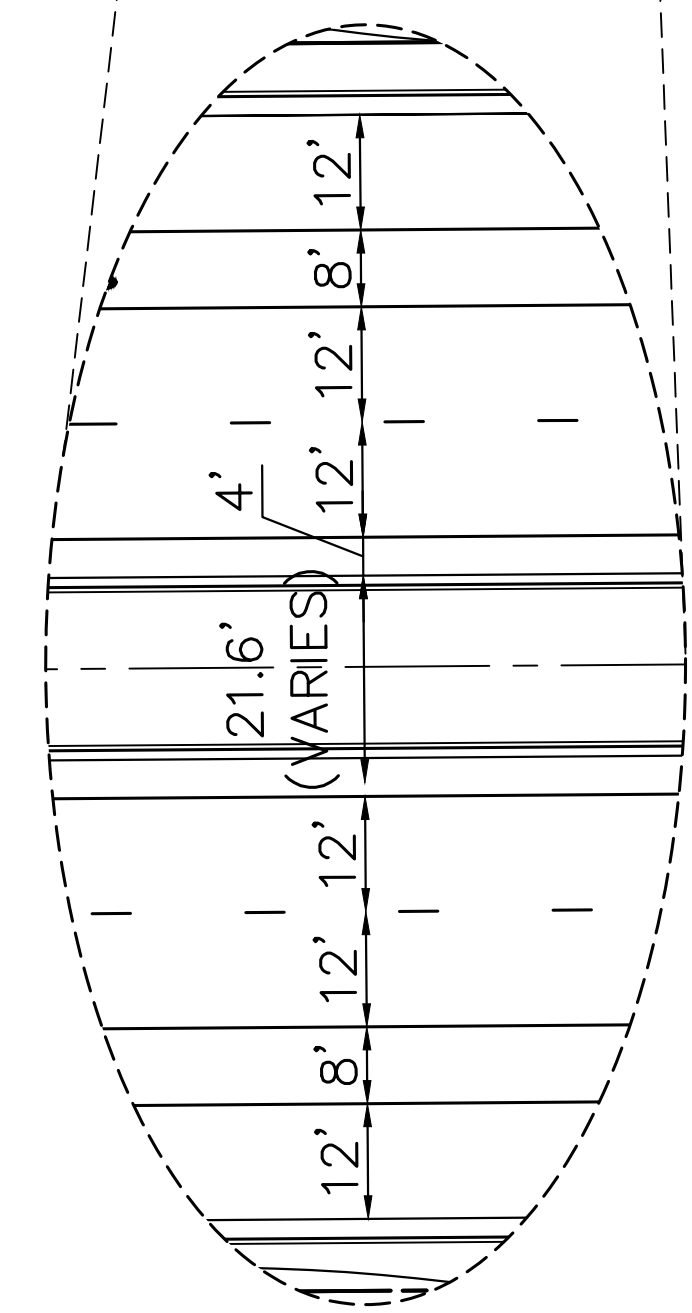
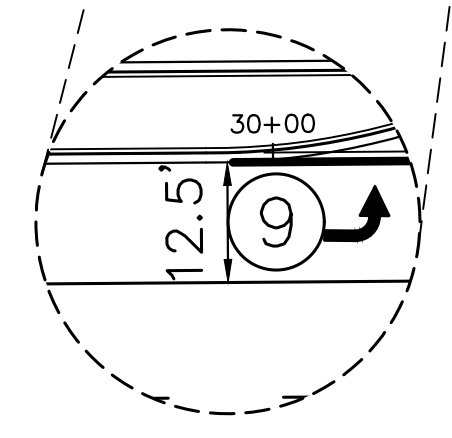
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE SIGNING & STRIPING

SHEET 16 OF 32
 JOB NO. 25188.03

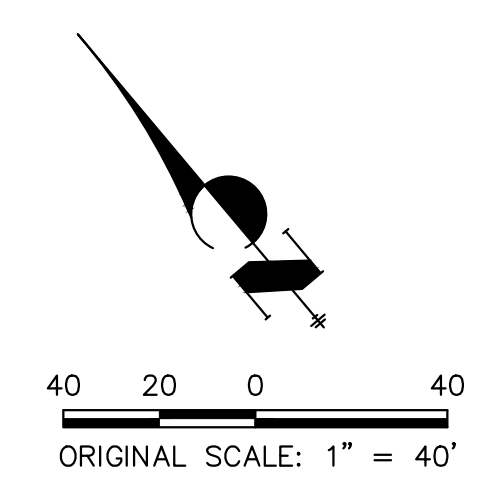
BRIARGATE PARKWAY
 STA 27+00 TO STA 36+00



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑥	CROSSWALK (THERMO PLASTIC, INLAID)	SOLID WHITE, 2"x8"
⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

Stamp

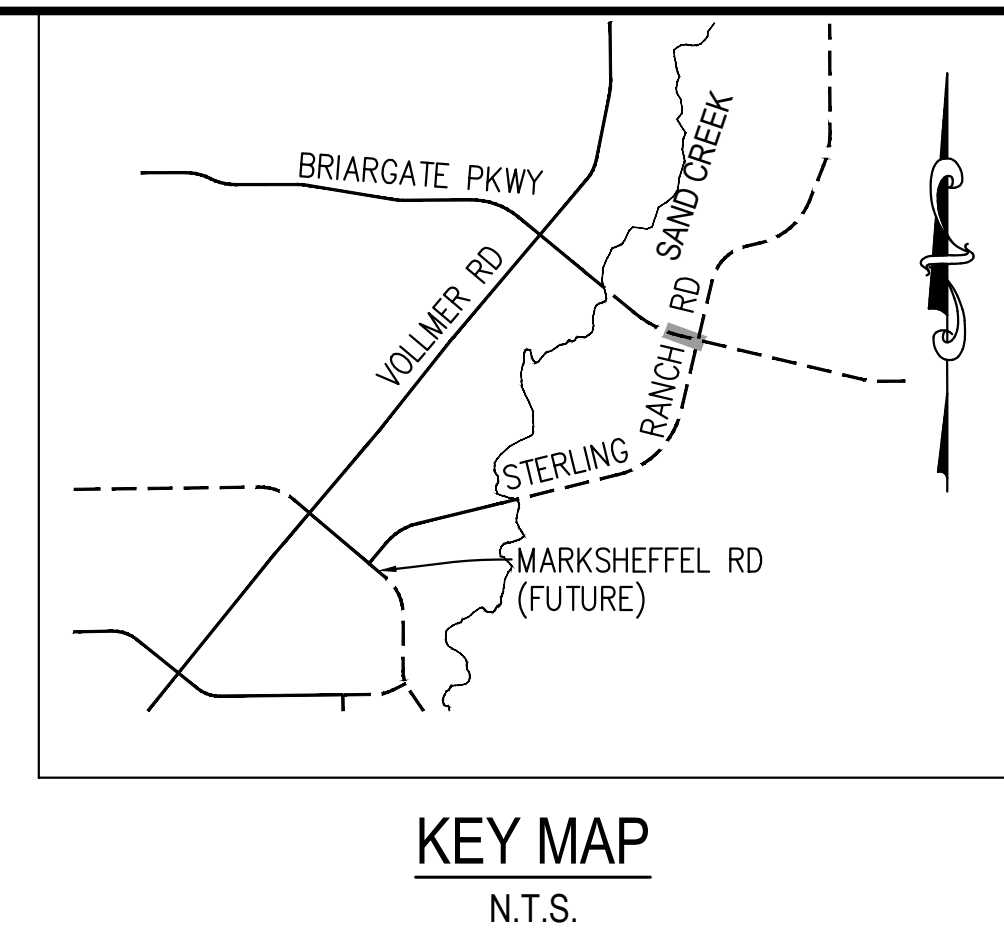
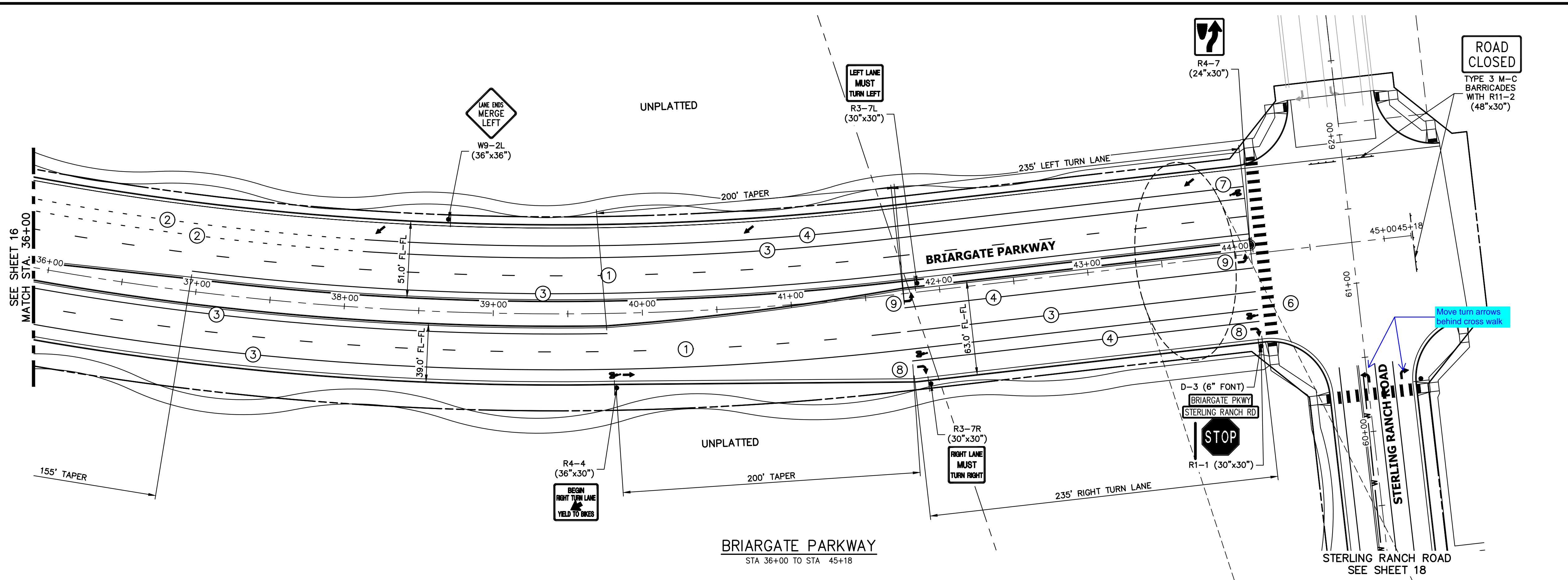


ENGINEER'S STATEMENT
 PREPARED UNDER THE SEAL OF JR ENGINEERING
 MIKE A. BRAMLEY
 COLORADO P.E. No. 3721
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

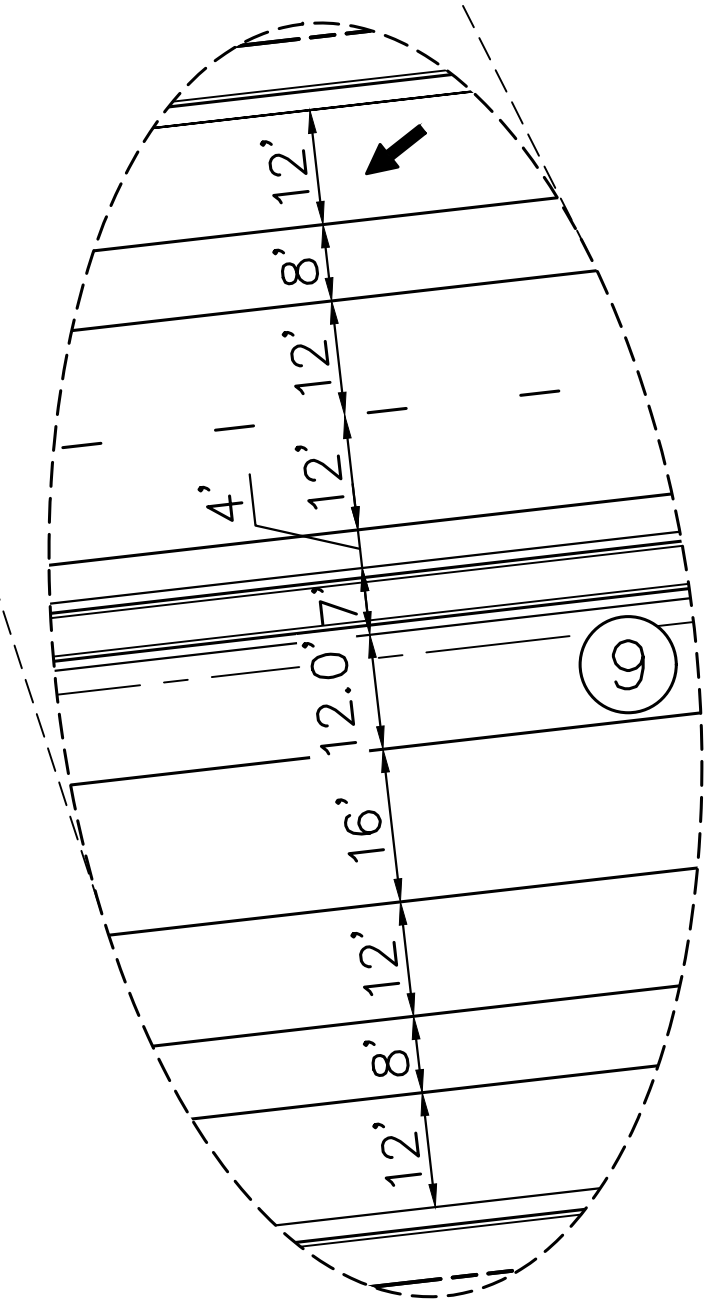
PRELIMINARY NOT FOR CONSTRUCTION



X:\25188\03\Drawings\Sheet Plans\2518803S01-Briargate.dwg, S01-13, 08/20/23 2:34:50 PM, CS



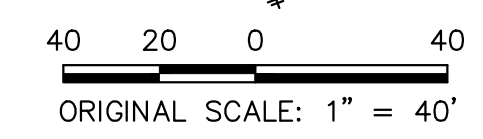
- NOTE TO CONTRACTOR:**
- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
 - SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.
 - ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑥	CROSSWALK (THERMO PLASTIC, INLAID)	SOLID WHITE, 2'x8'
⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

Stamp



ENGINEER'S STATEMENT
 PREPARED UNDER THE AUTHORITY OF THE BOARD OF PROFESSIONAL ENGINEERS FOR AND ON BEHALF OF JR ENGINEERING & CONSULTANTS, INC.
 MIKE A. BRAMLEY, P.E.
 COLORADO P.E. NO. 37410
 FOR AND ON BEHALF OF JR ENGINEERING & CONSULTANTS, INC.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THIS USE IS DESIGNATED BY WRITTEN AUTHORIZATION.

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

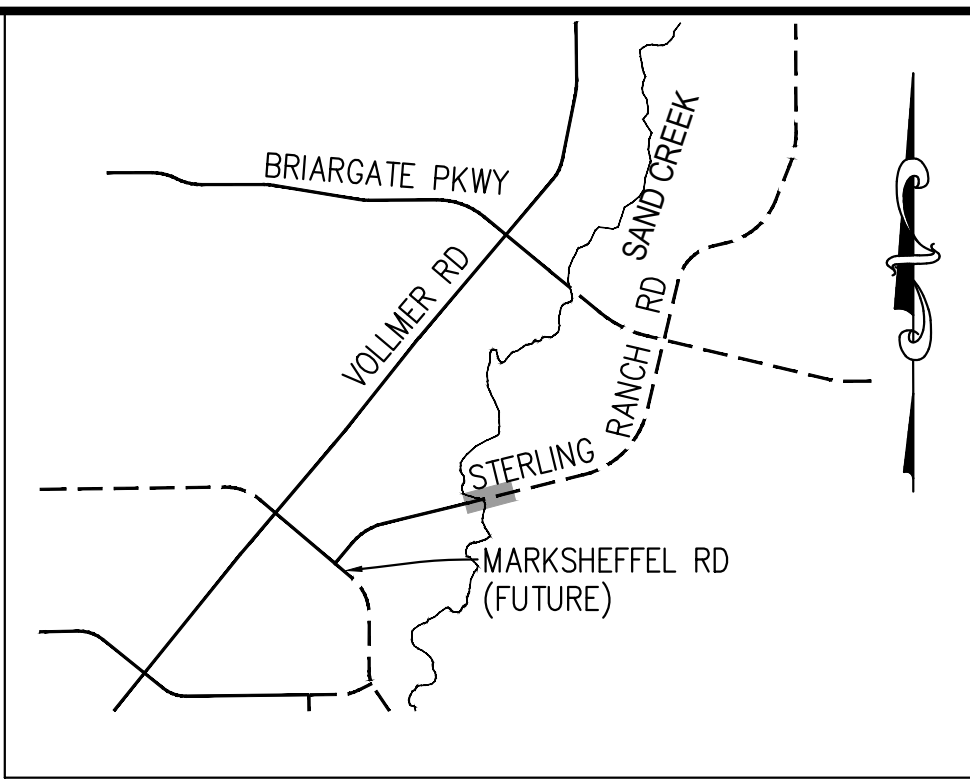
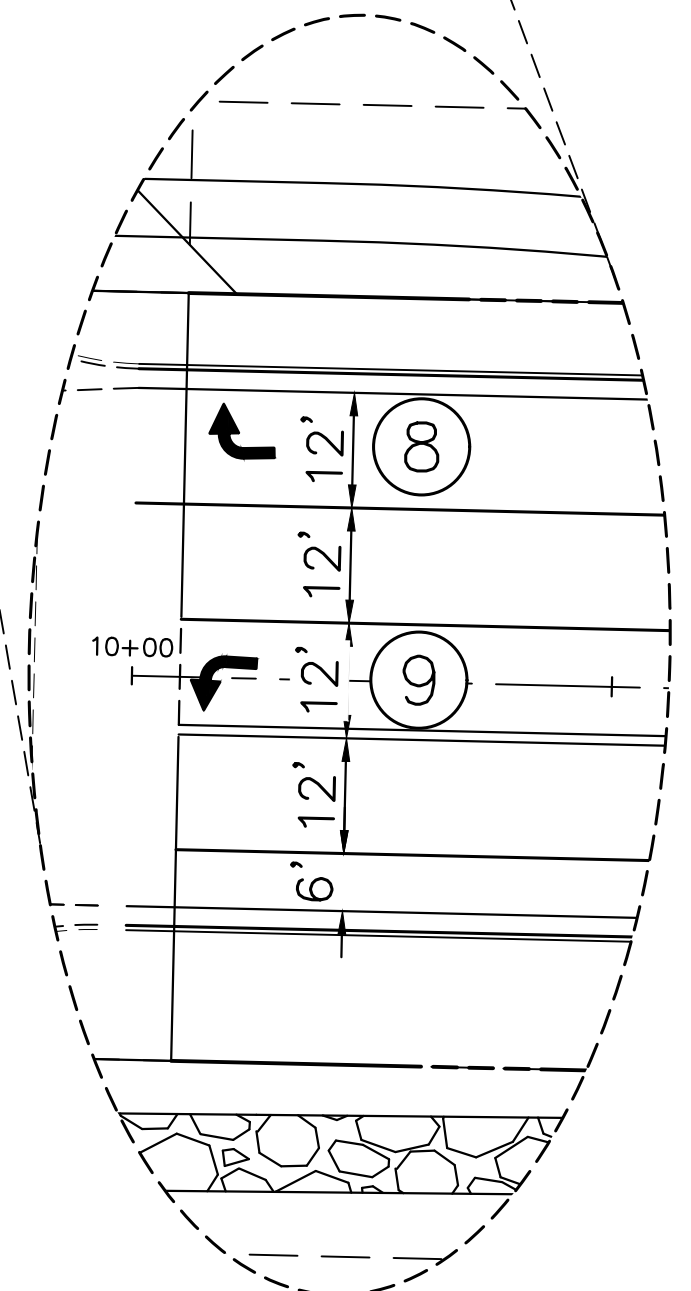
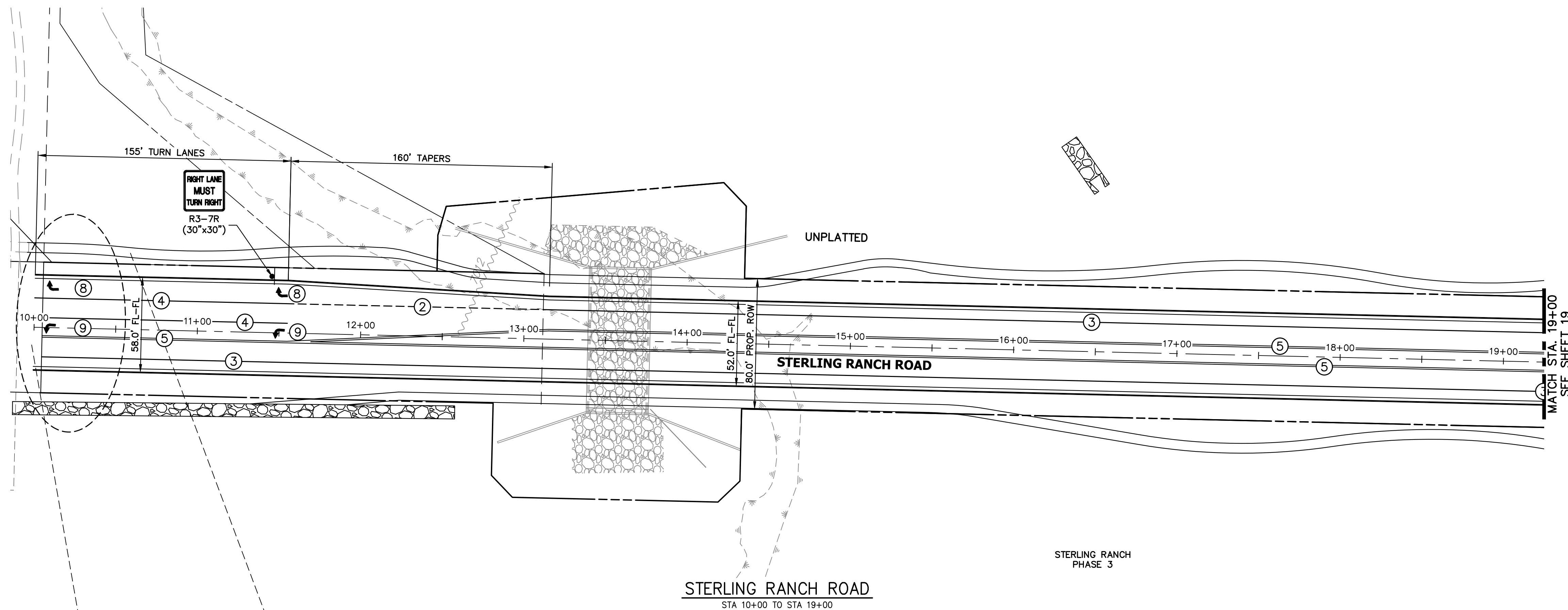
J.R. ENGINEERING
 A Westman Company
 Central 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE SIGNING & STRIPING
 SHEET 17 OF 32
 JOB NO. 25188.03



X:\25188\03\Drawings\Sheet Plans\2518803S01-Briargate.dwg, S01-14, 08/08/23, 2:38:03 PM, CS



KEY MAP
N.T.S.

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-614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

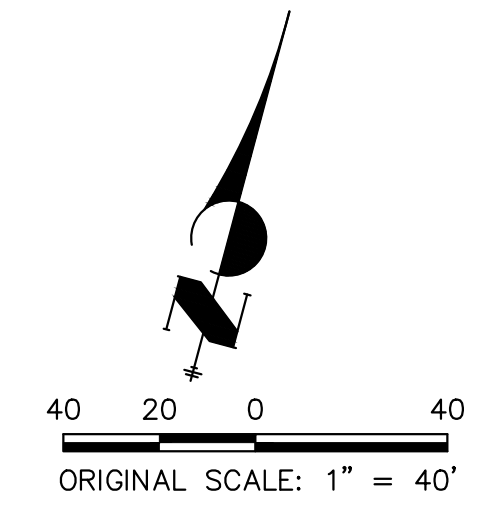
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2
STREET PLANS
STERLING RANCH ROAD
SIGNING & STRIPING

SHEET 18 OF 32
JOB NO. 25188.03

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑥	CROSSWALK (THERMO PLASTIC, INLAID)	SOLID WHITE, 2'X8'
⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

Stamp



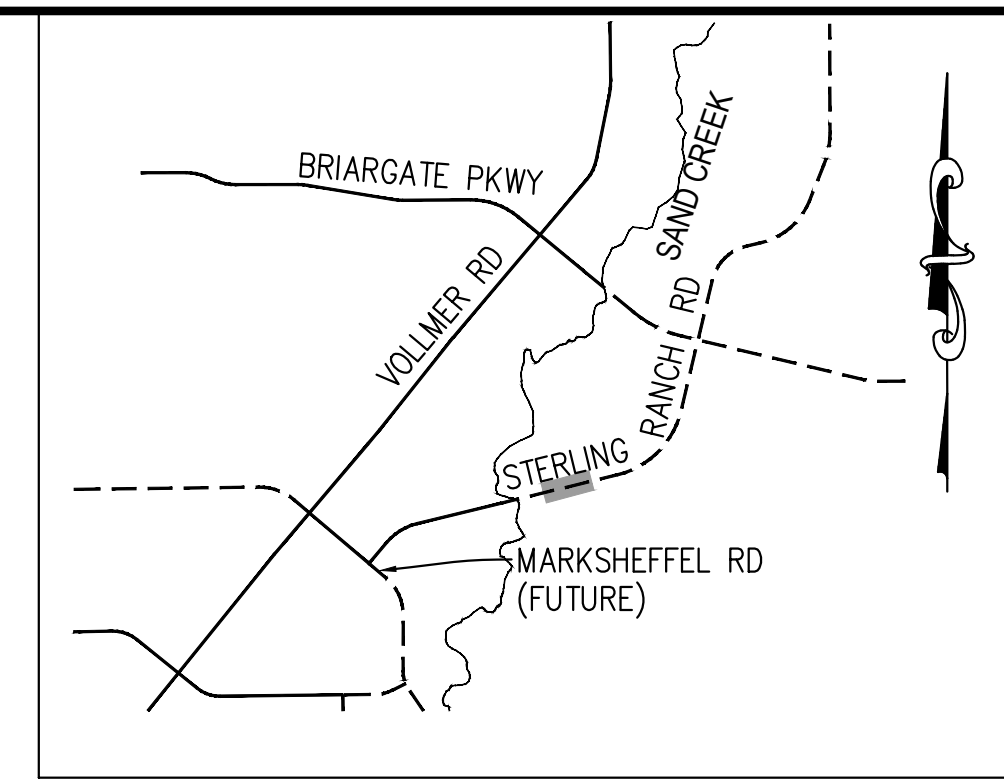
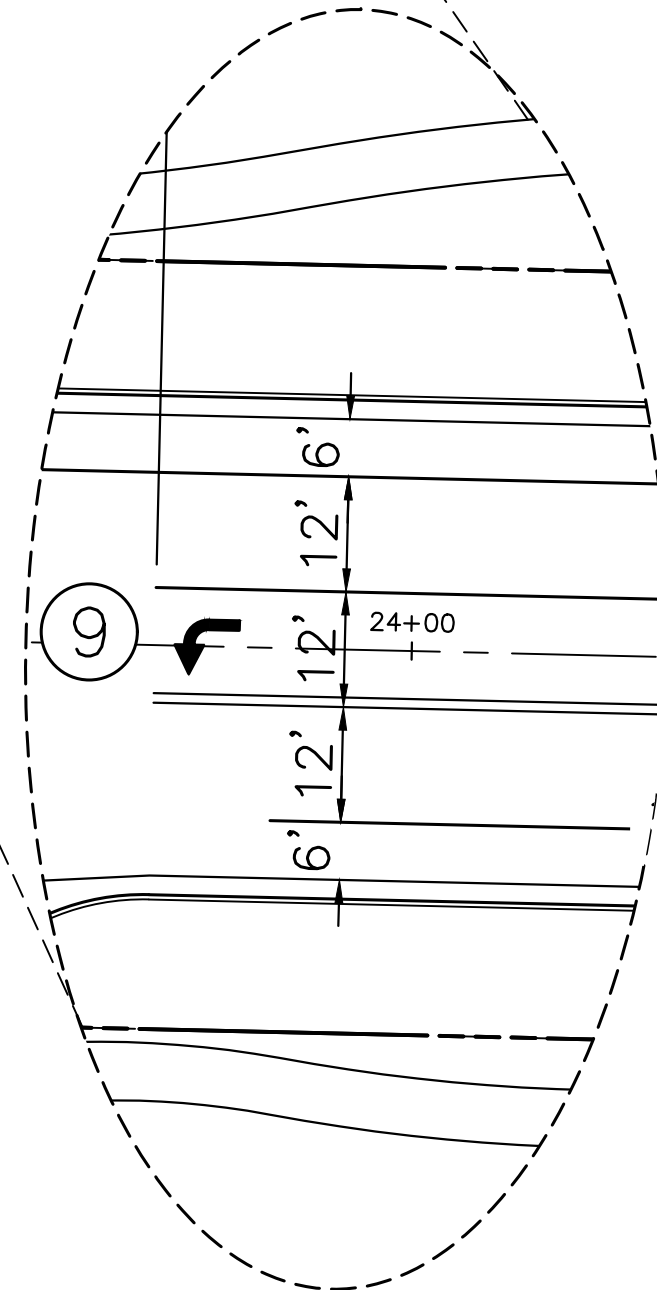
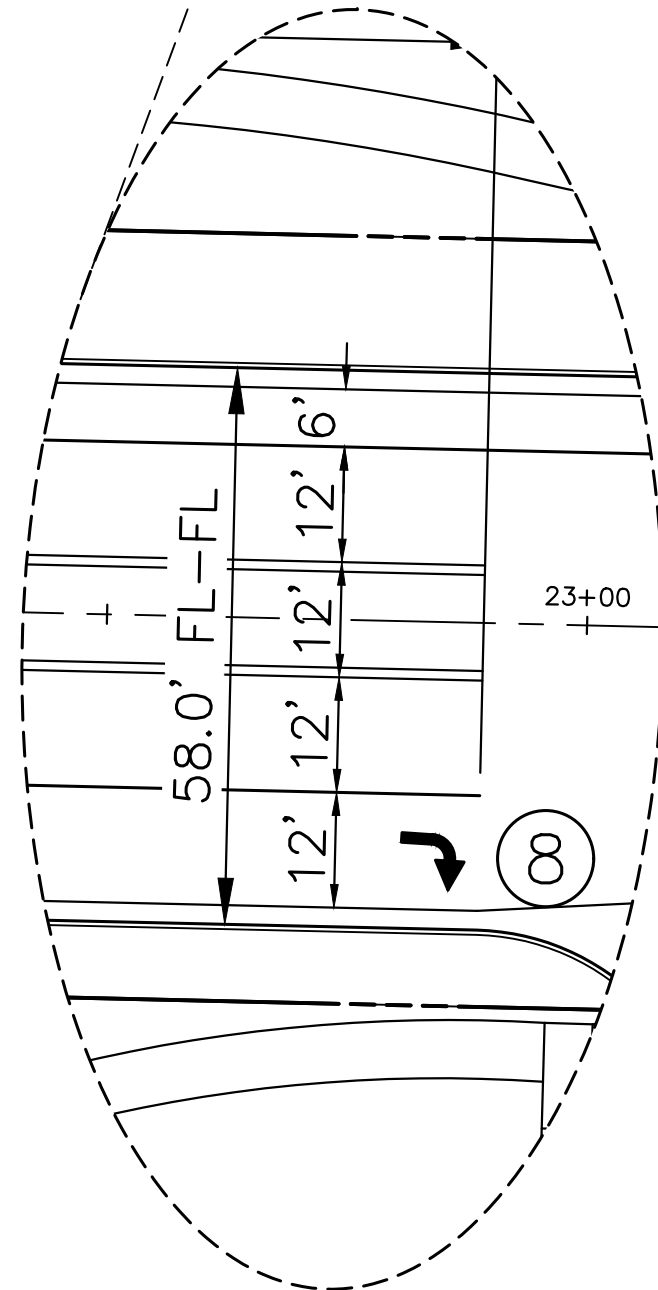
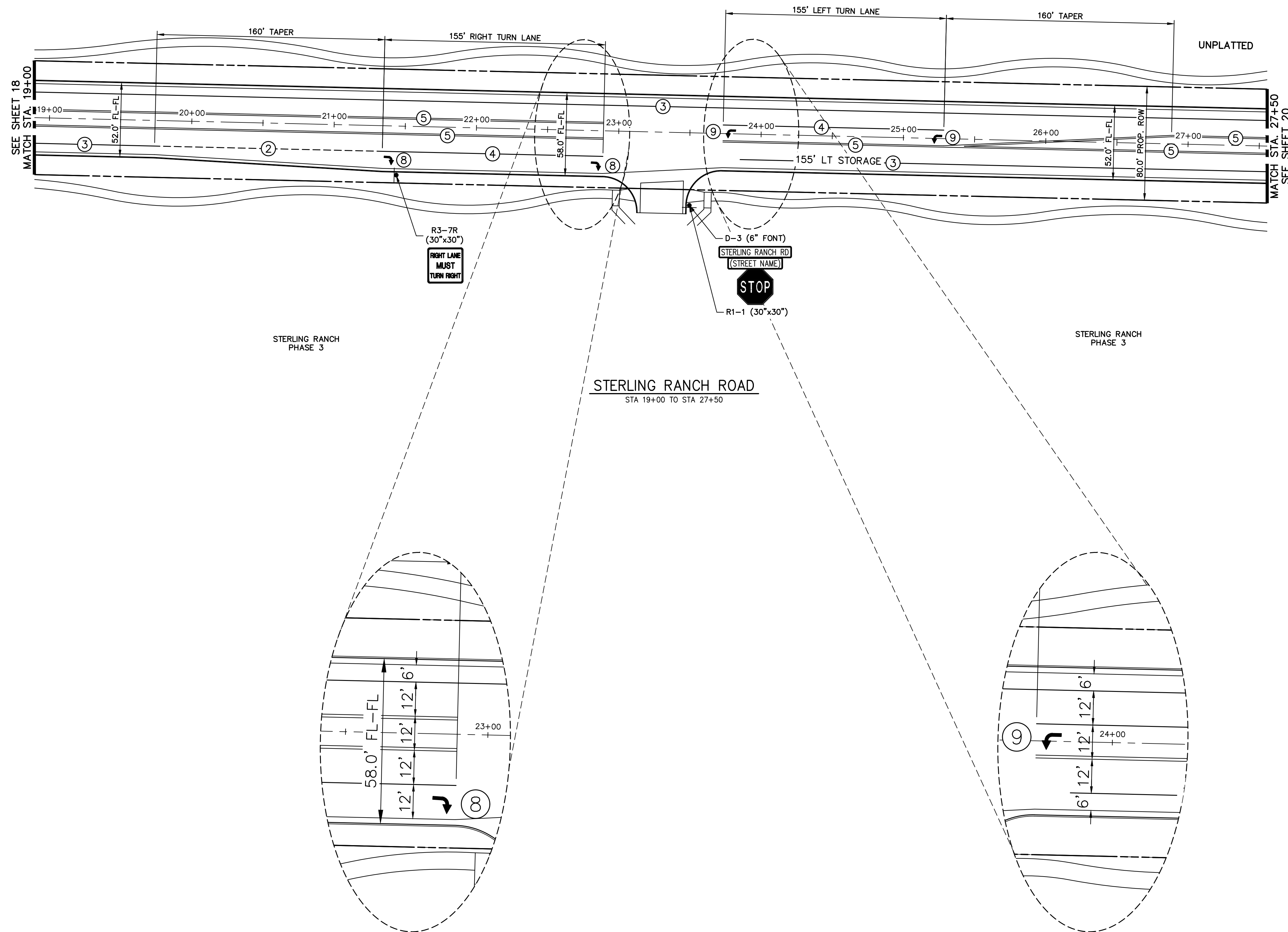
ENGINEER'S STATEMENT
PREPARED UNDER ENGINEERING
FOR AND ON BEHALF OF JR ENGINEERING

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAM...
COLORADO P.E. 372...
FOR AND ON BEHALF OF JR ENGINEERING



X:\25188\03\Drawings\Sheet\Drawings\Sheet Plans\2518803S01-Striping.dwg, S01-15, 08/02/23, 2:36:42 PM, CS

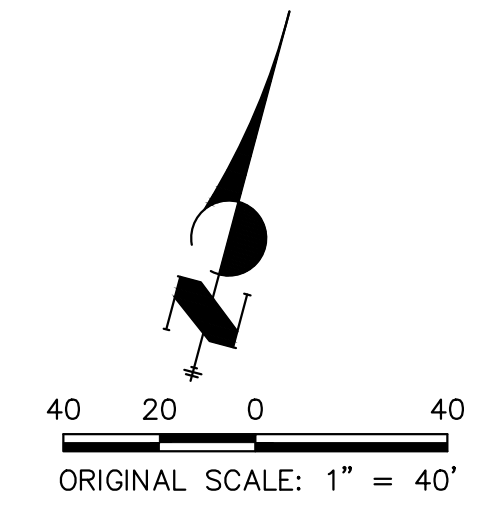


- NOTE TO CONTRACTOR:**
- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
 - SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.
 - ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑥	CROSSWALK (THERMO PLASTIC, INLAID)	SOLID WHITE, 2'x8'
⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

Stamp



ENGINEER'S STATEMENT
 PREPARED UNDER THE AUTHORITY OF THE BOARD OF PROFESSIONAL ENGINEERS FOR AND ON BEHALF OF JR ENGINEERING, INC.
 MIKE A. BRAMLEY, P.E.
 COLORADO P.E. NO. 37421
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

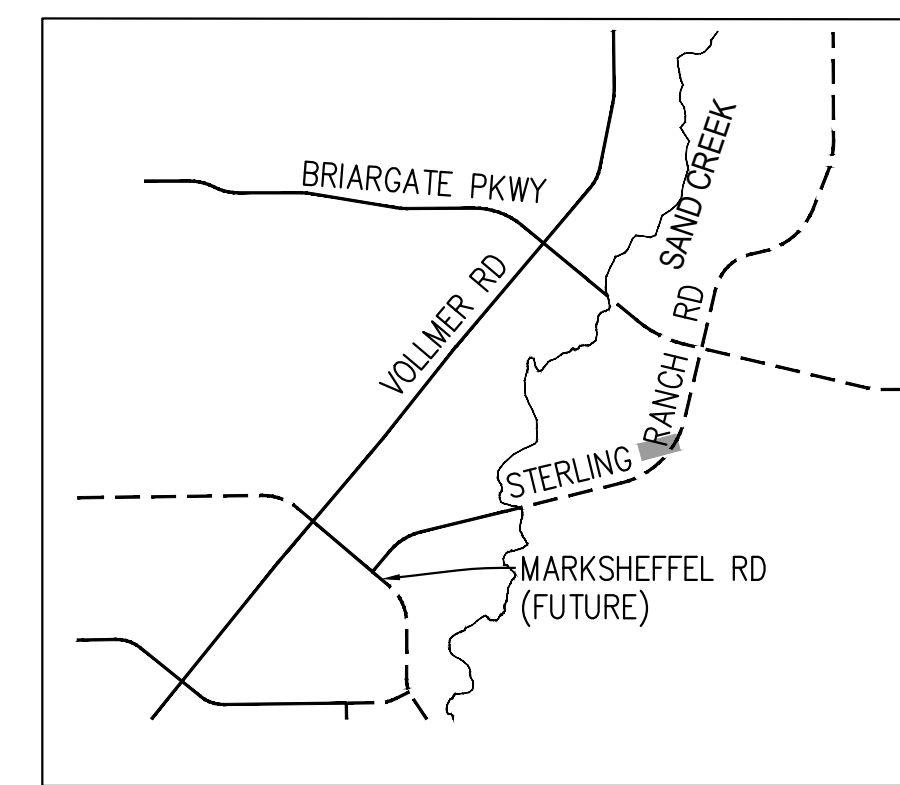
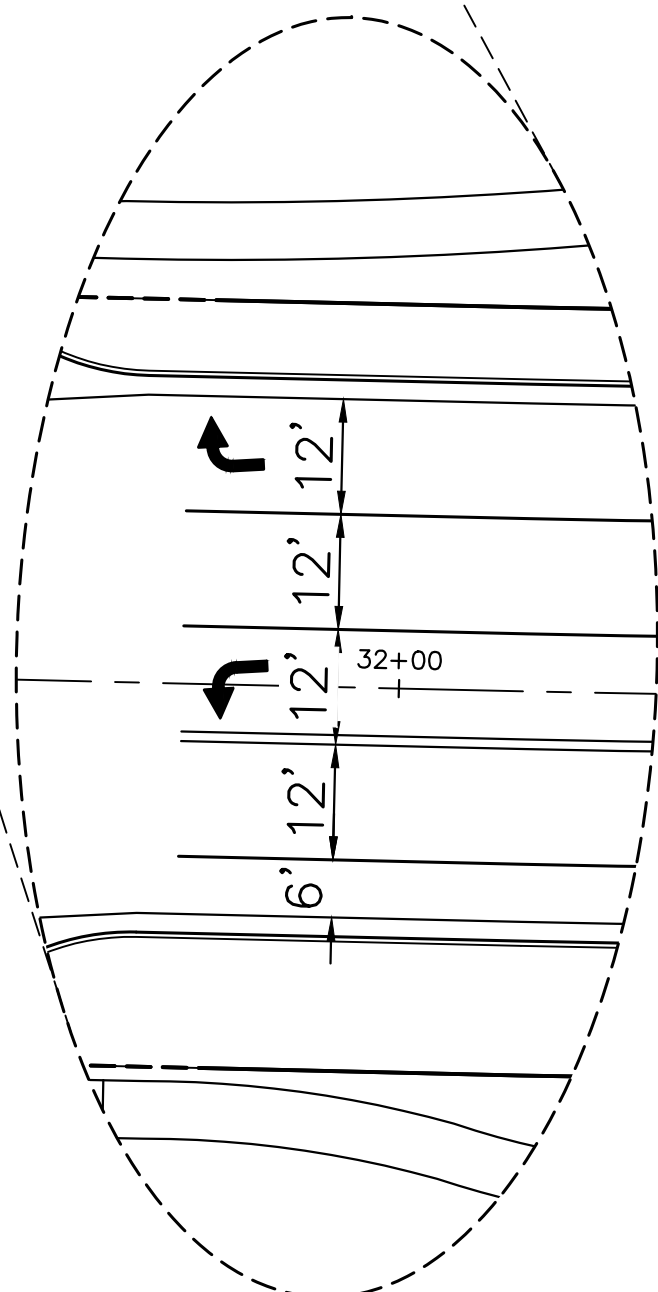
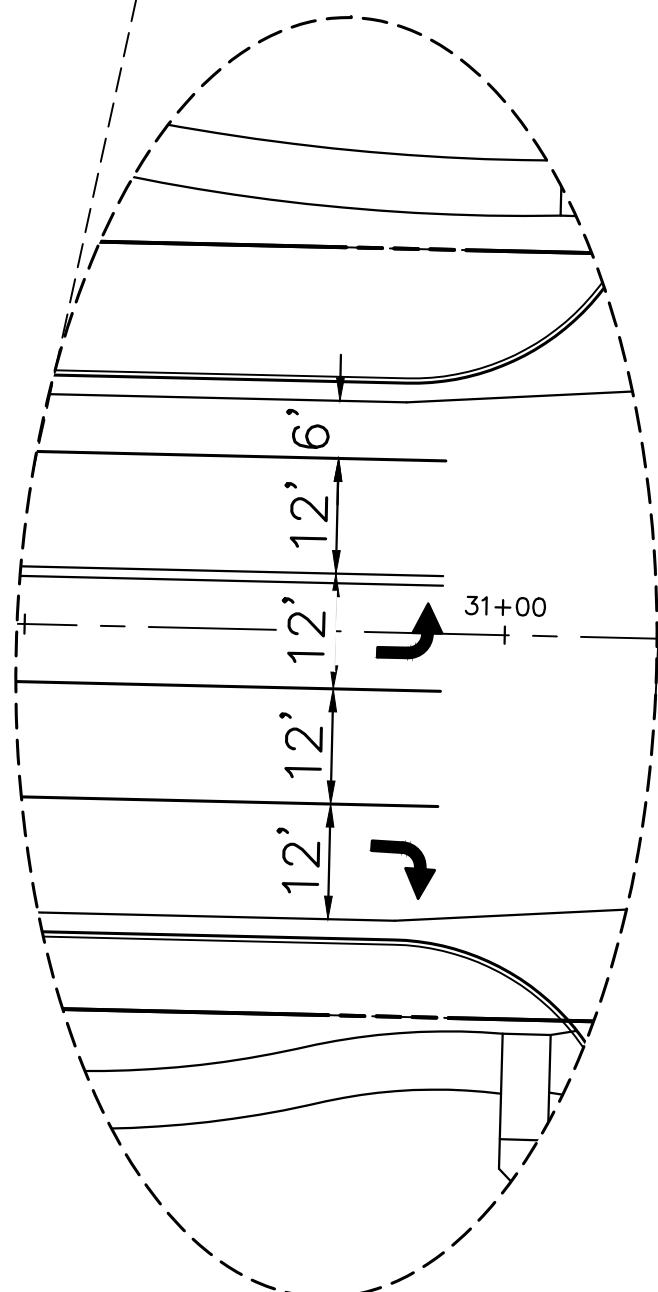
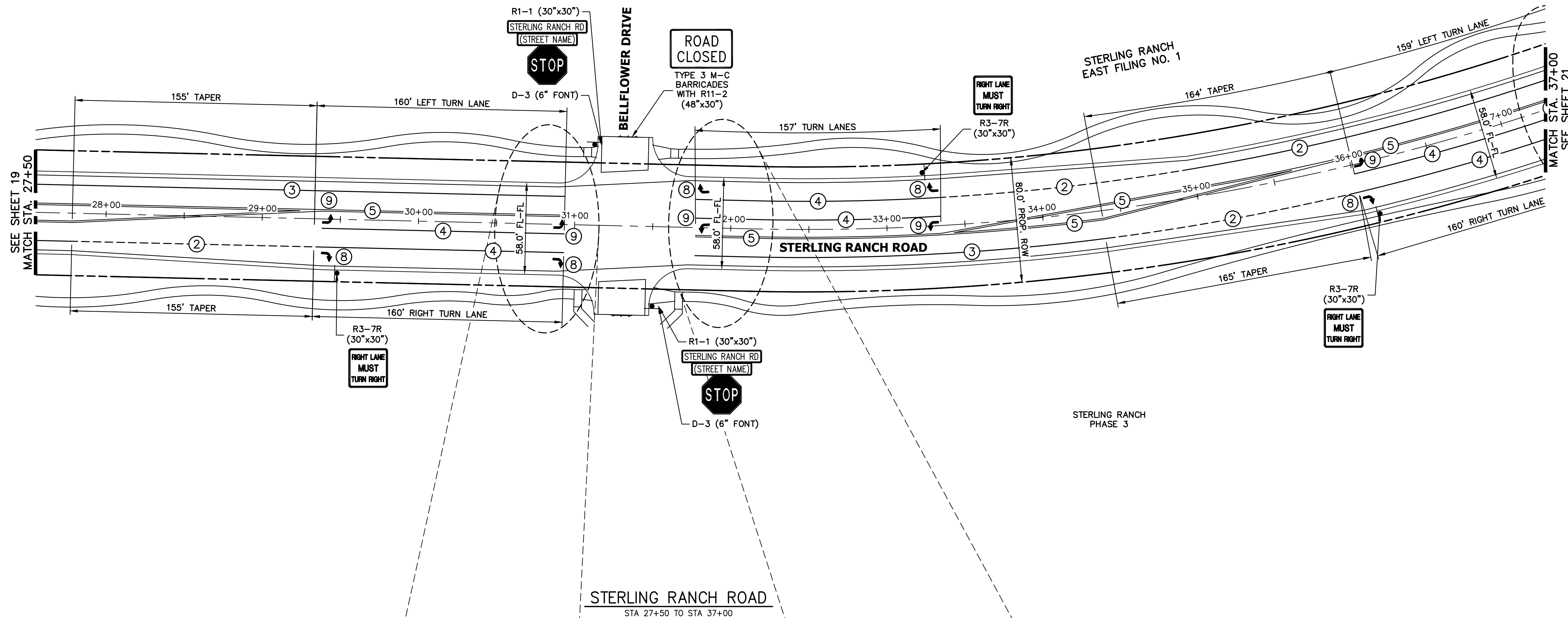
H-SCALE 1"=40'
 V-SCALE N/A
 DATE 05/08/23
 DESIGNED BY JMC
 DRAWN BY RWK
 CHECKED BY

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD SIGNING & STRIPING

SHEET 19 OF 32
 JOB NO. 25188.03



X:\25188.03\Drawings\Sheet\Drawings\Sheet Plans\2518803S01-Striping.dwg, S:01-4, 5/8/2023 2:37:22 PM, CS



KEY MAP
N.T.S.

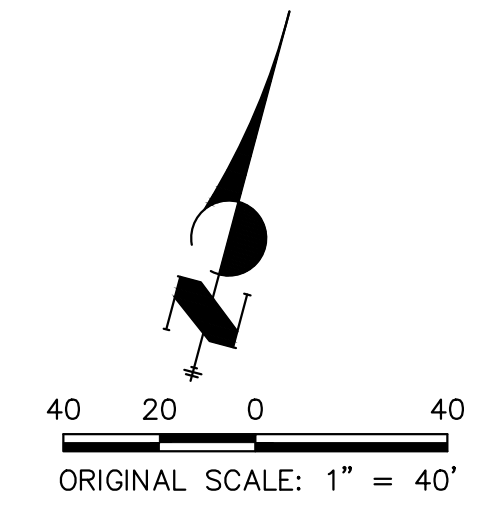
NOTE TO CONTRACTOR:

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

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑥	CROSSWALK (THERMO PLASTIC, INLAID)	SOLID WHITE, 2'x8'
⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6" WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6" WIDE, 8'

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

Stamp



ENGINEER'S STATEMENT
 PREPARED UNDER THE AUTHORITY OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF COLORADO FOR AND ON BEHALF OF JR ENGINEERING, INC.
 MIKE A. BRAMLEY, P.E.
 COLORADO P.E. NO. 37421
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY NOT FOR CONSTRUCTION

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

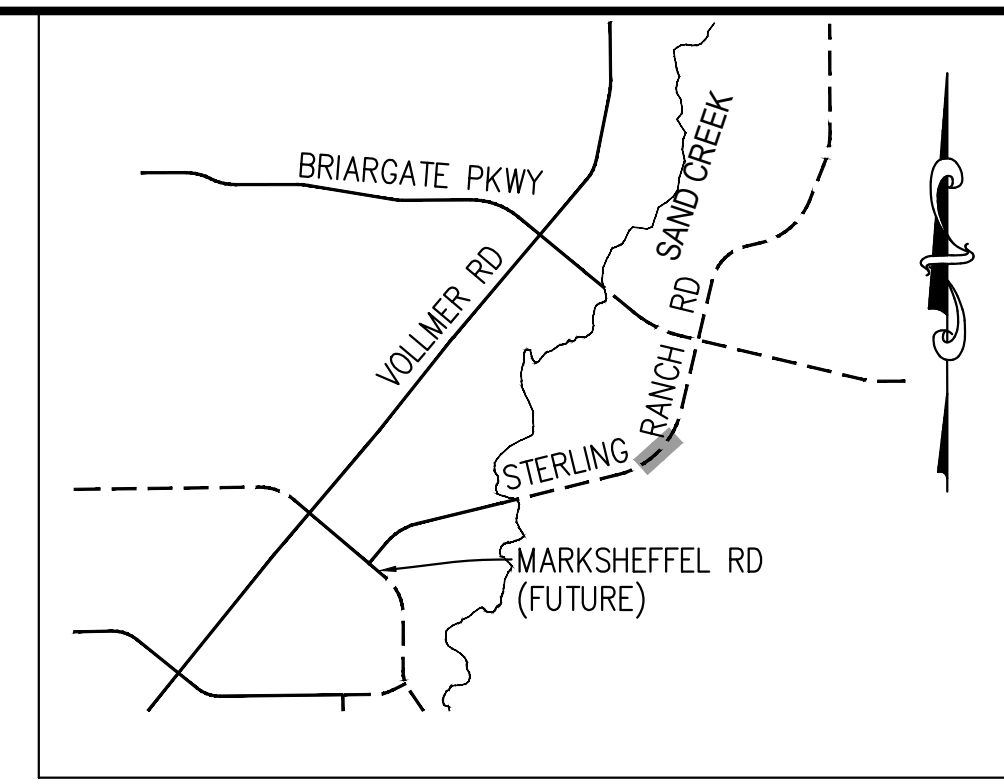
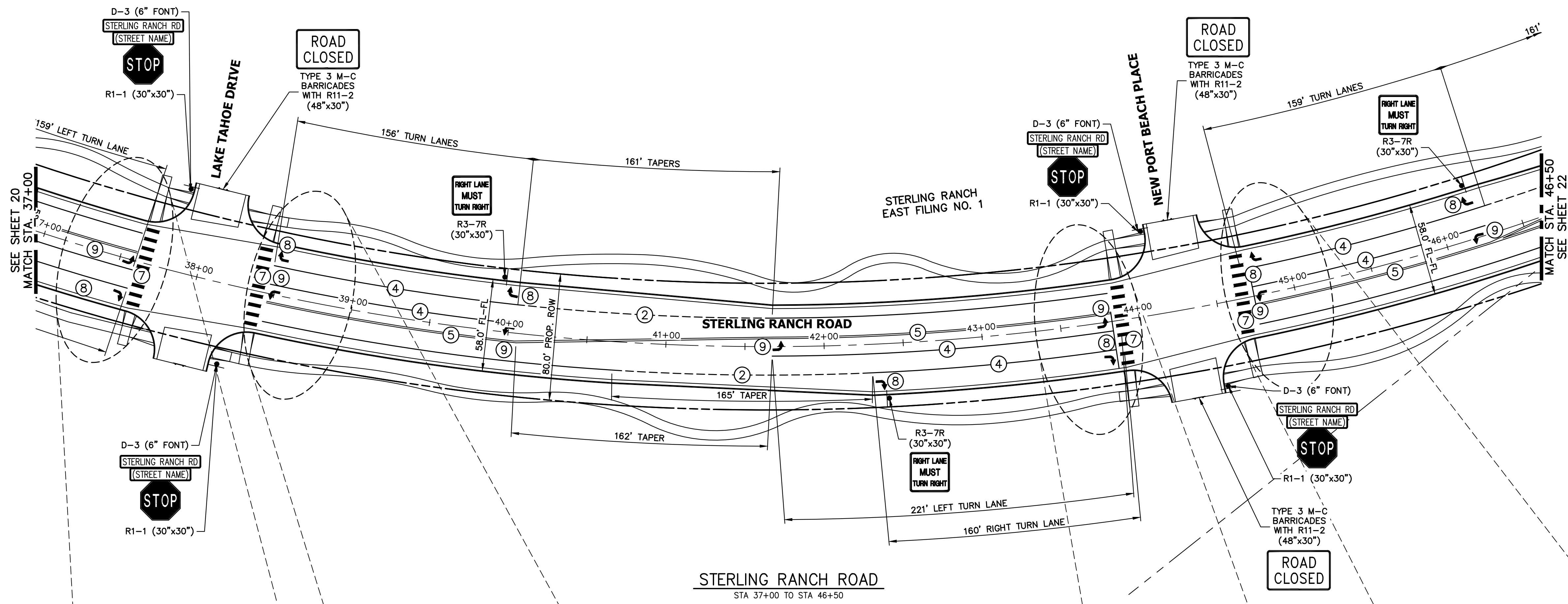
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD SIGNING & STRIPING
 SHEET 20 OF 32
 JOB NO. 25188.03



X:\25188\03\Drawings\Sheet\Drawings\Sheet Plans\2518803S01-Striping.dwg, SGT-7, 5/8/2023, 2:38:18 PM, CS



KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Westman Company

Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

STERLING RANCH ROAD SIGNING & STRIPING

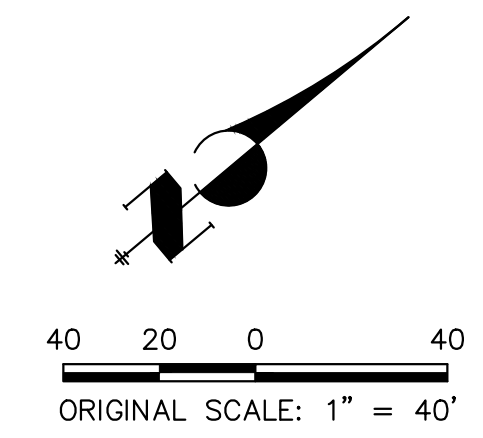
SHEET 21 OF 32

JOB NO. 25188.03

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑥	CROSSWALK (THERMO PLASTIC, INLAID)	SOLID WHITE, 2'X8'
⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

Stamp



ENGINEER'S STATEMENT

PREPARED UNDER ENGINEERING

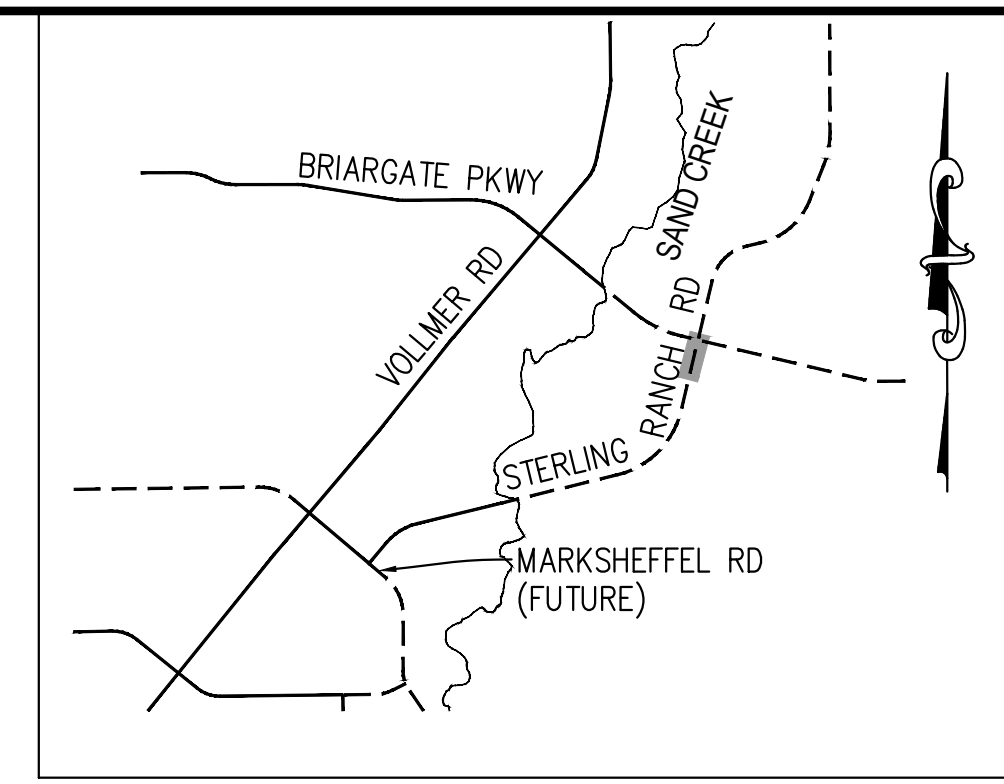
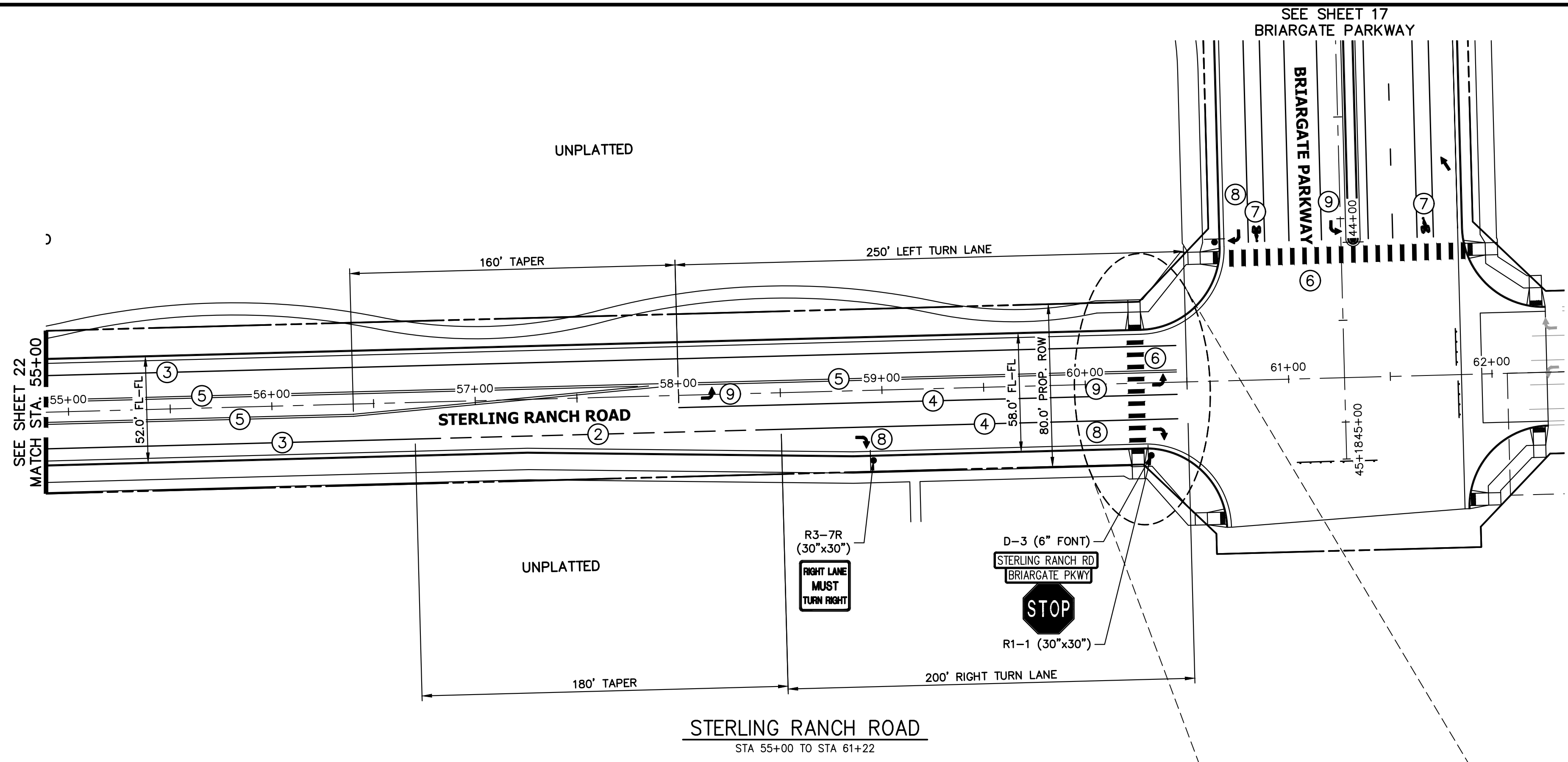
FOR AND ON BEHALF OF JR ENGINEERING

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAM... COLORADO P.E. 37... FOR AND ON BEHALF OF JR ENGINEERING



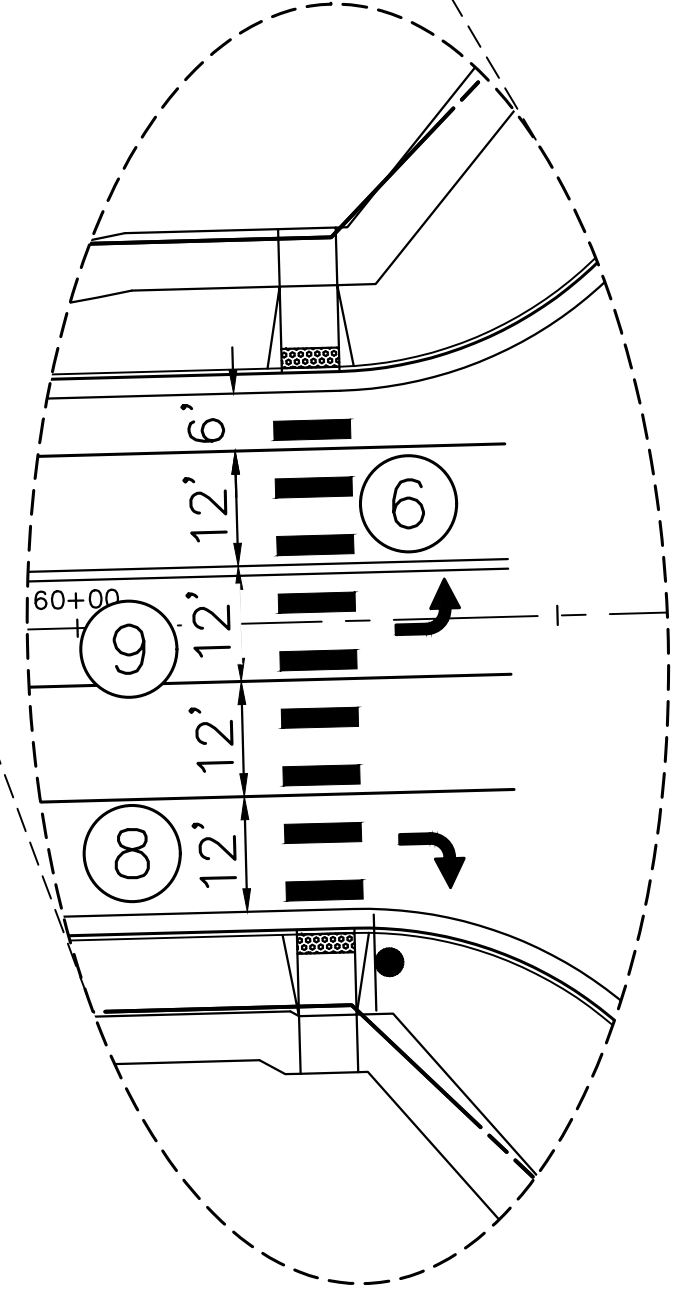
X:\25188\03\Drawings\Sheet\Drawings\Sheet Plans\2518803S01-Striping.dwg, SGT1-8, 08/08/2023, 2:39:17 PM, CS



KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

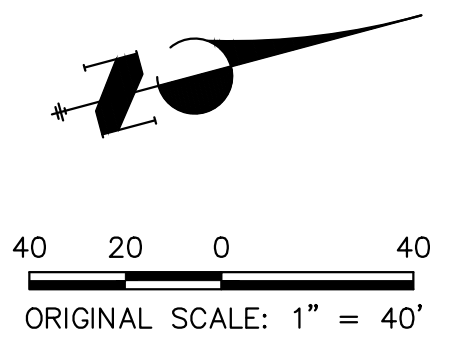
1. ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
2. SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.
3. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑥	CROSSWALK (THERMO PLASTIC, INLAID)	SOLID WHITE, 2'X8'
⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6" WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6" WIDE, 8'

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

Stamp



ENGINEER'S STATEMENT
 PREPARED UNDER THE AUTHORITY OF THE BOARD OF PROFESSIONAL ENGINEERS FOR AND ON BEHALF OF JR ENGINEERING, INC.
 MIKE A. BRAMLEY, P.E.
 COLORADO P.E. NO. 37401
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY NOT FOR CONSTRUCTION

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

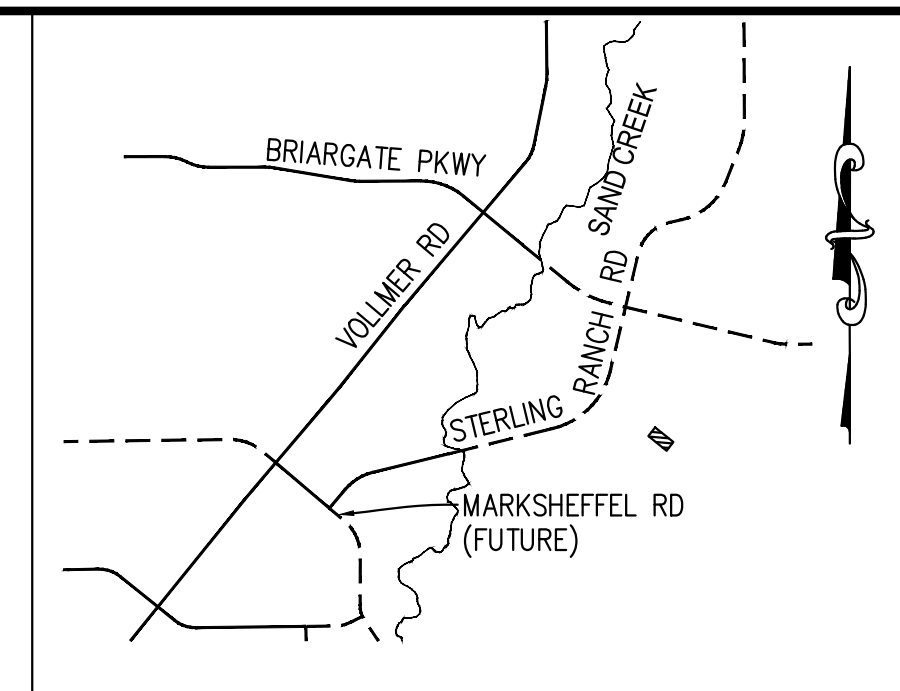
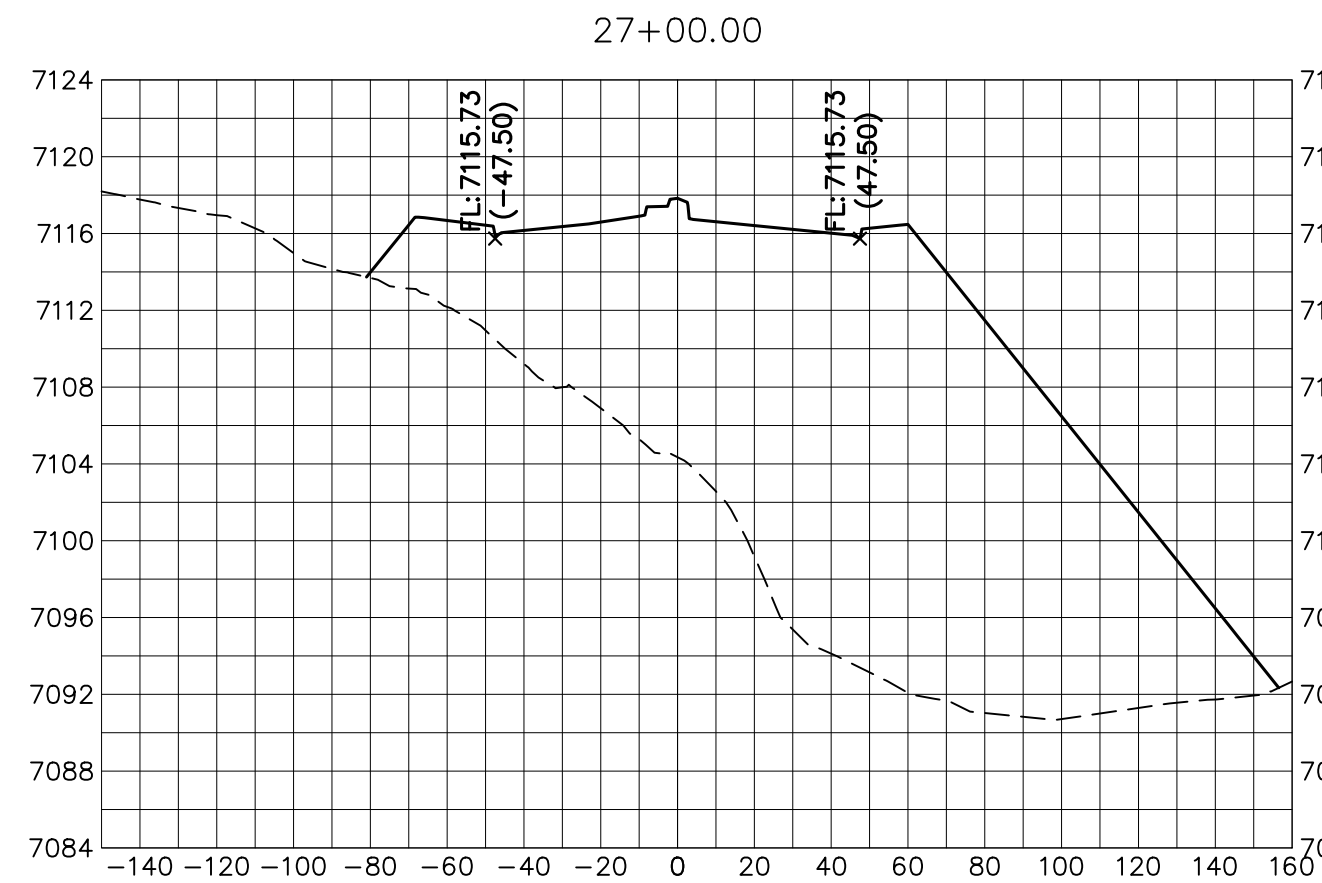
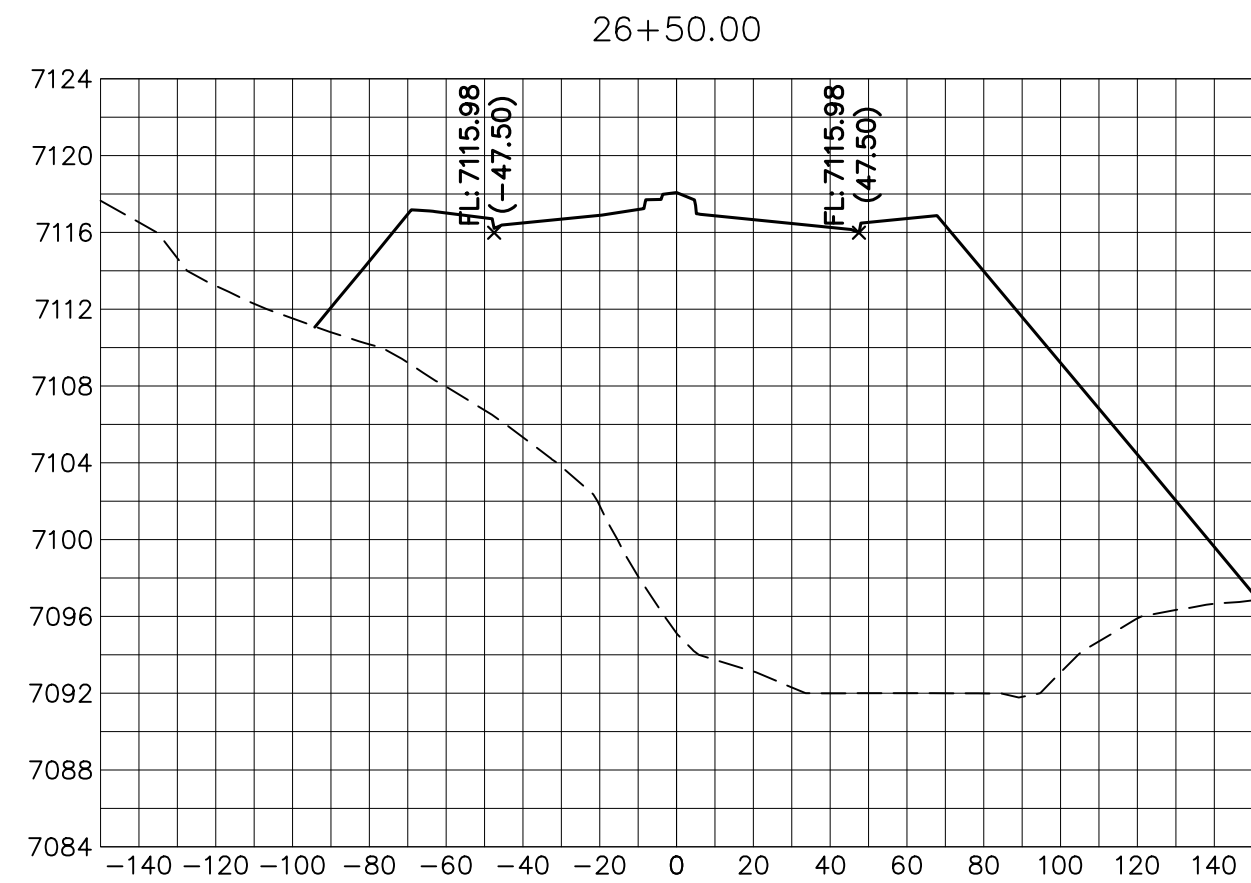
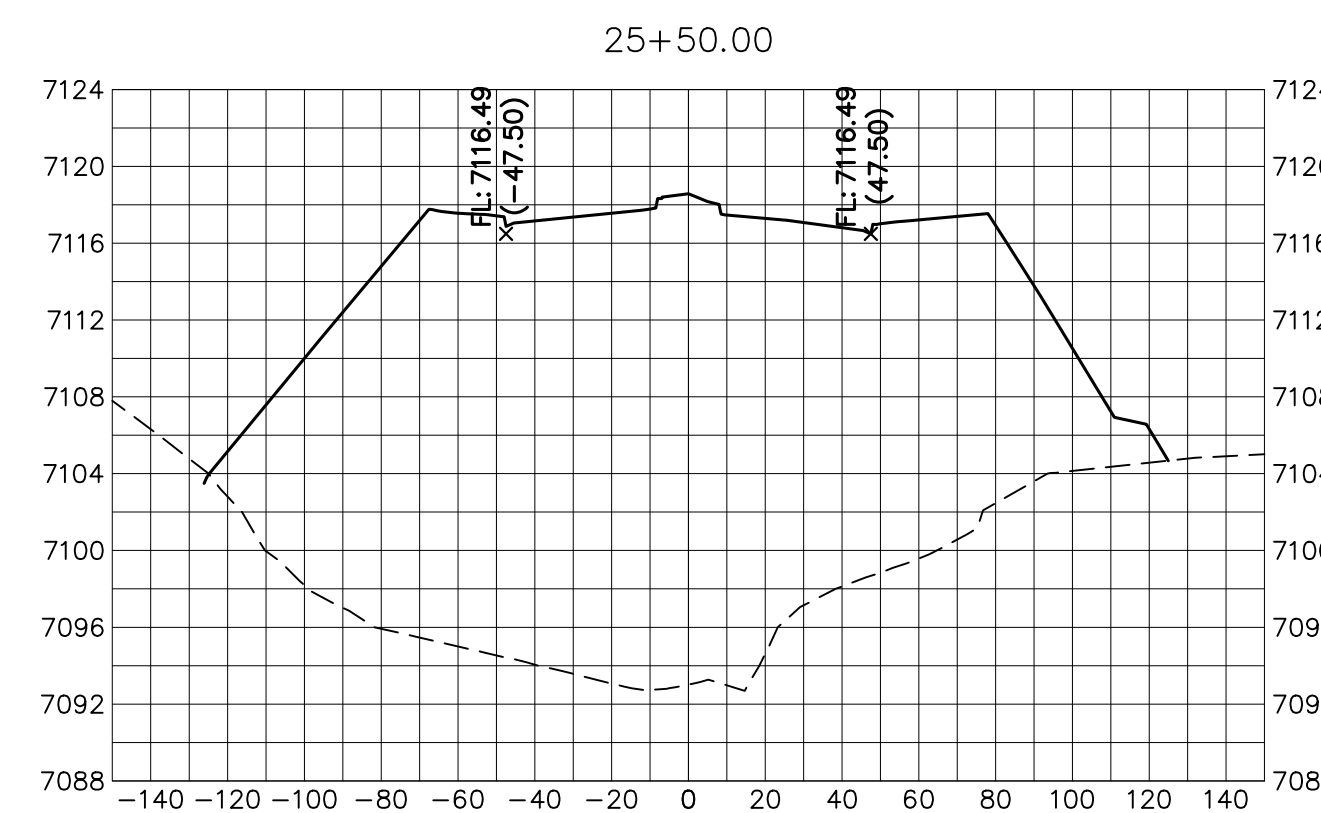
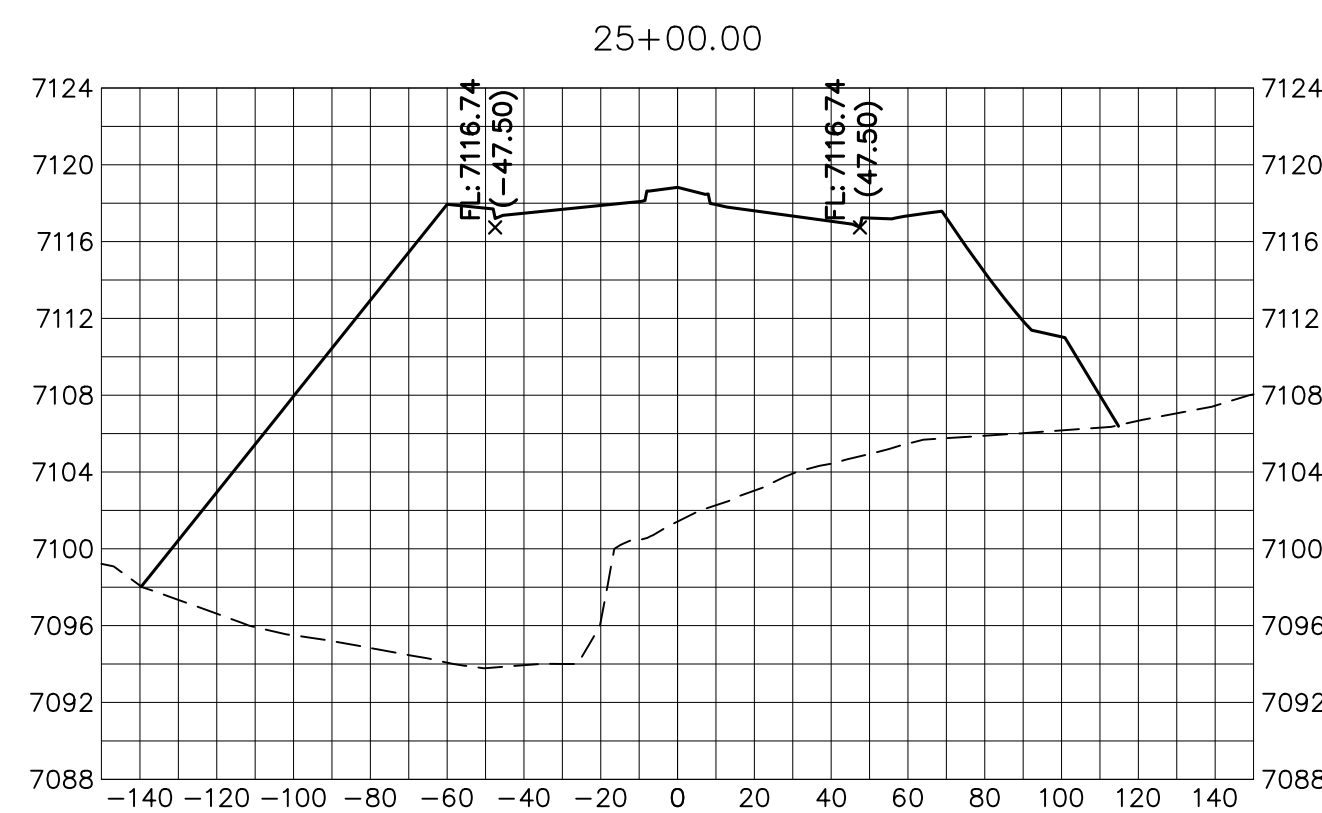
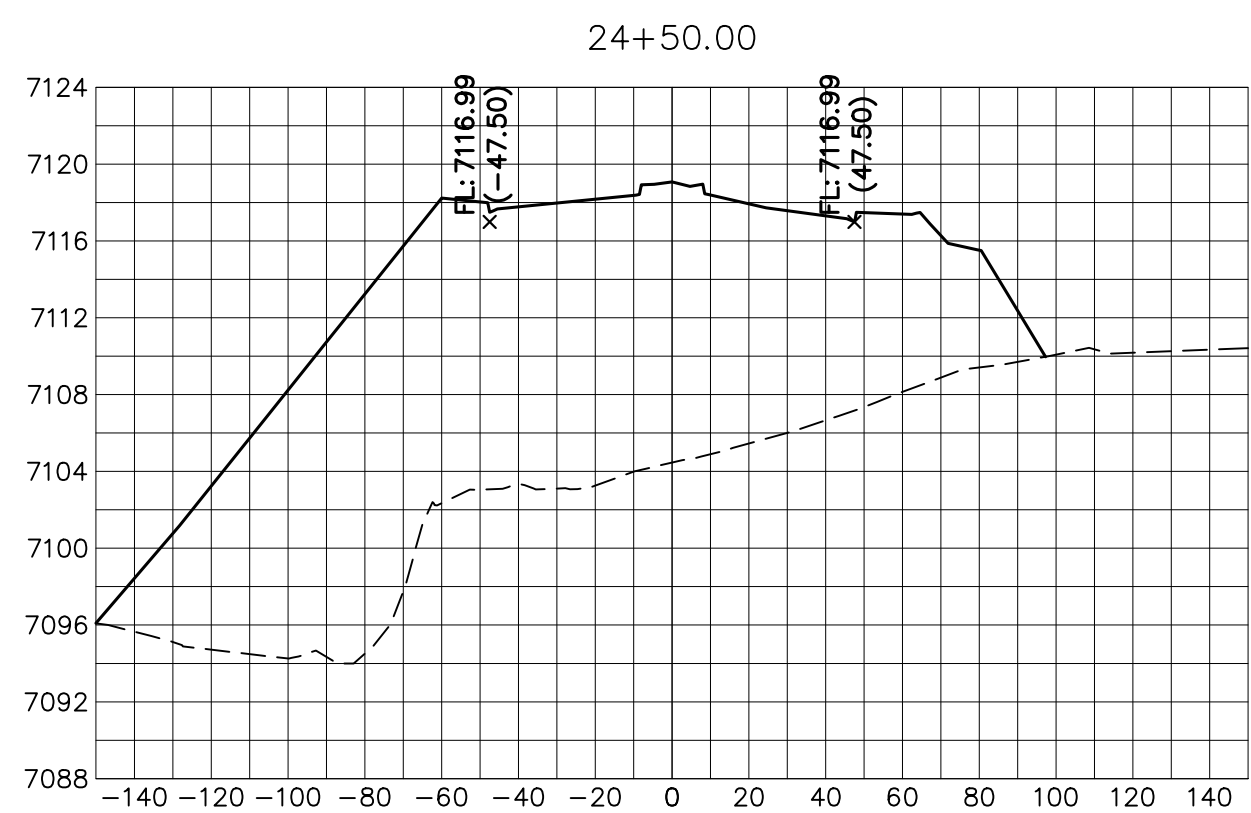
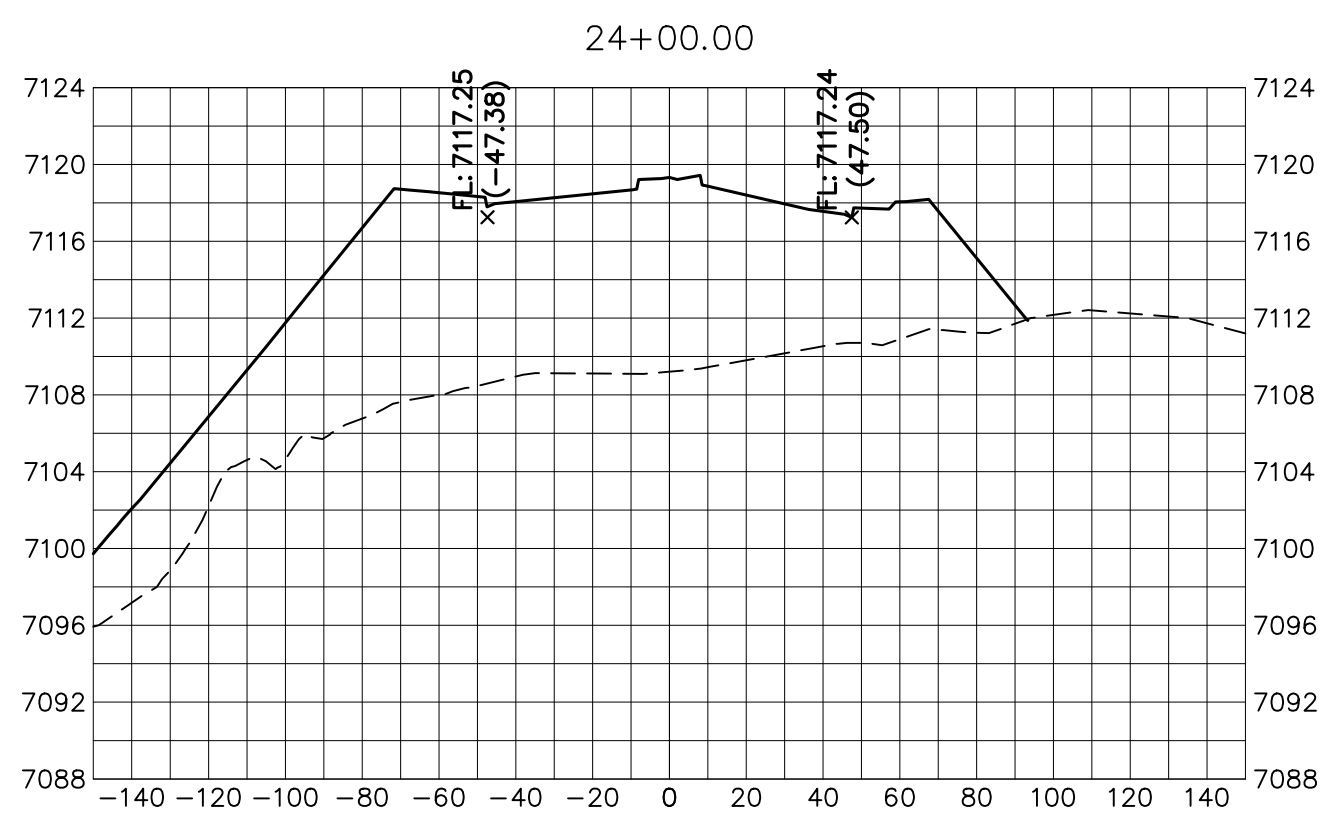
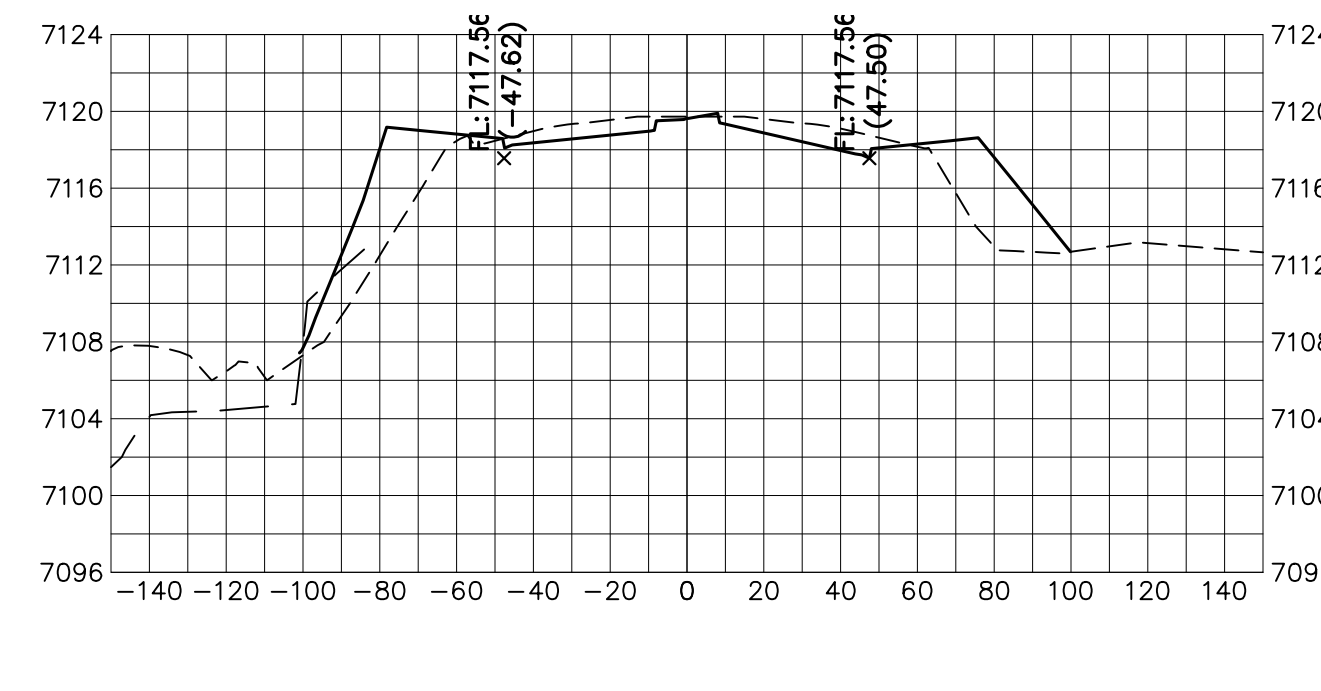
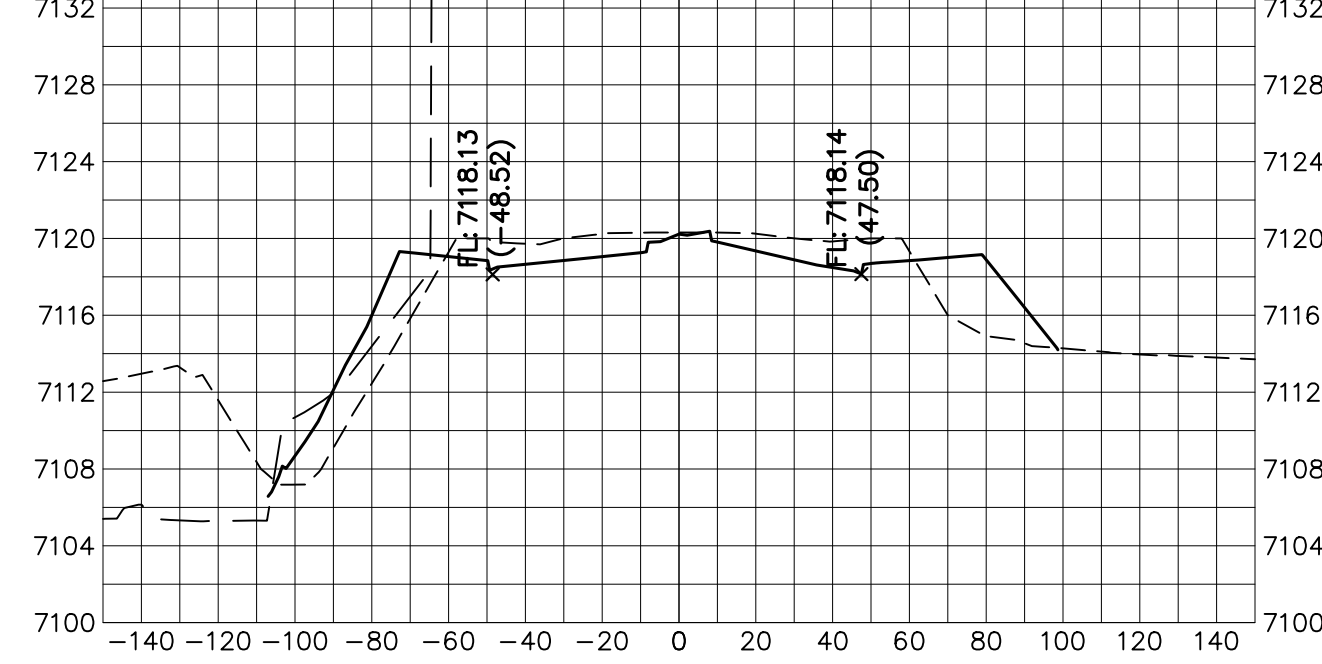
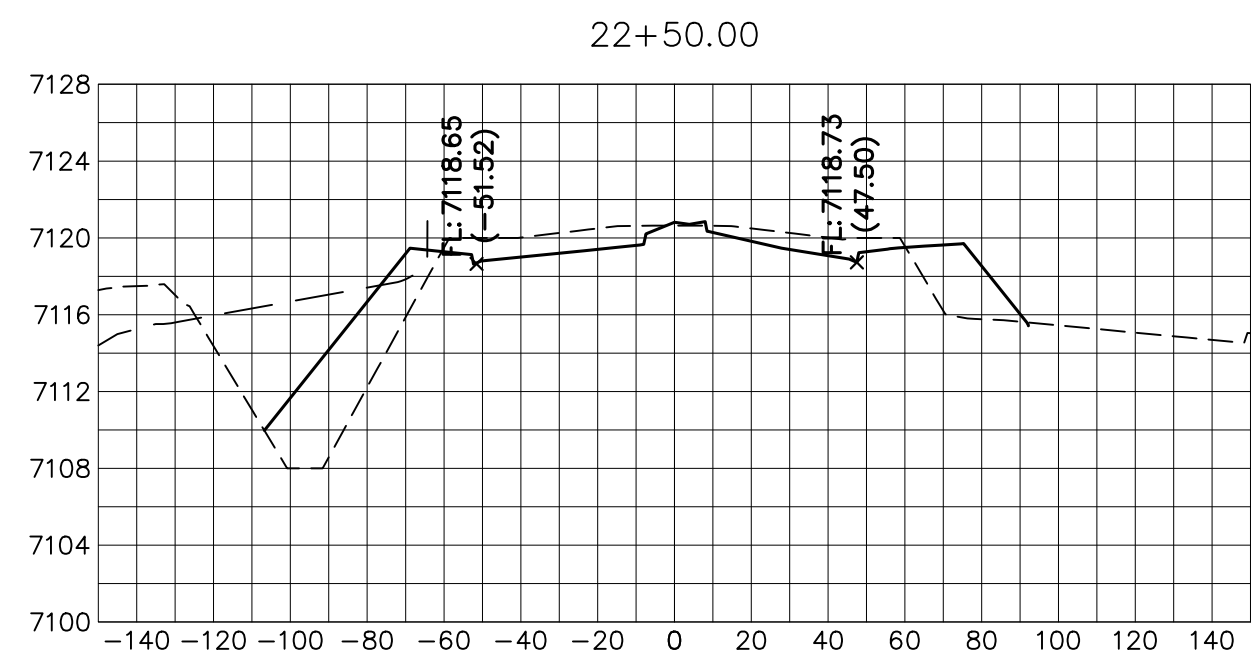
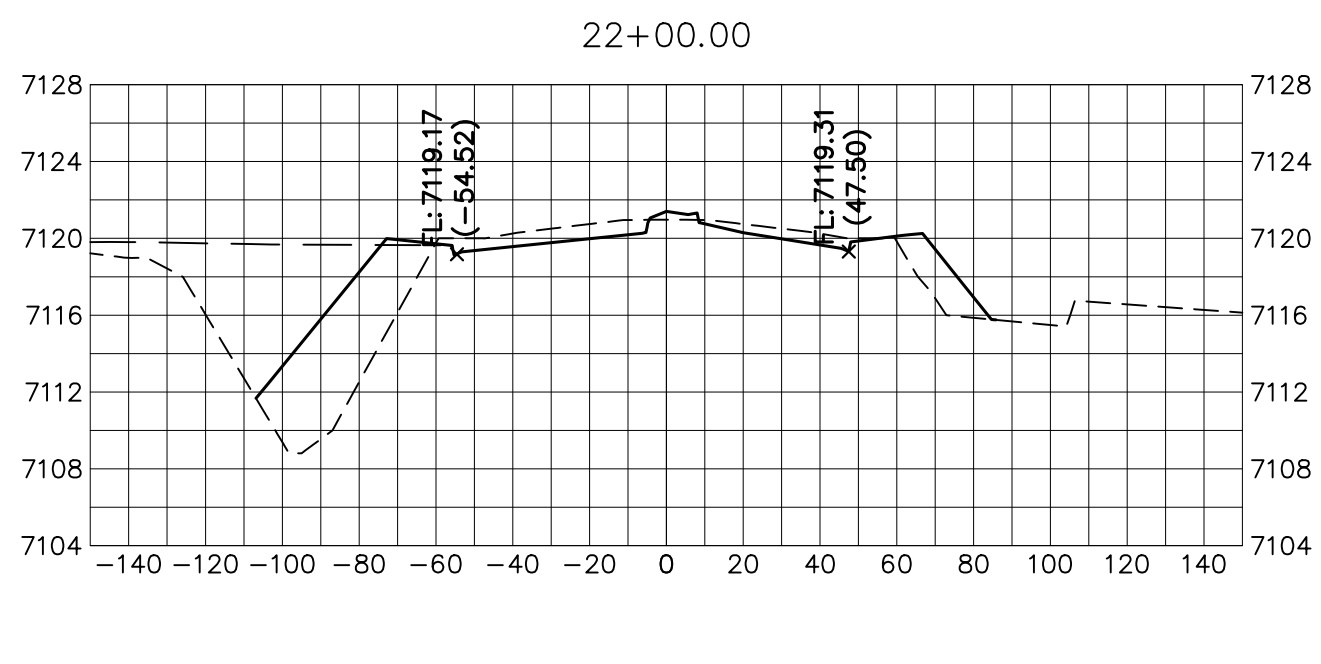
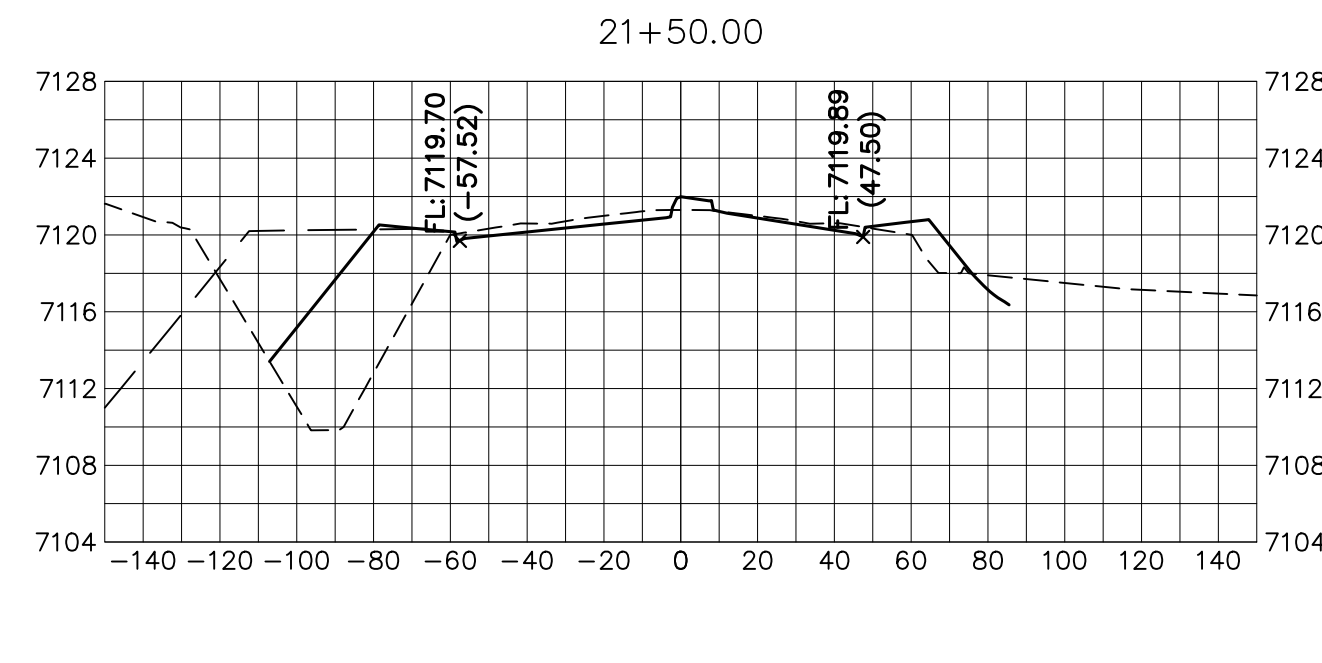
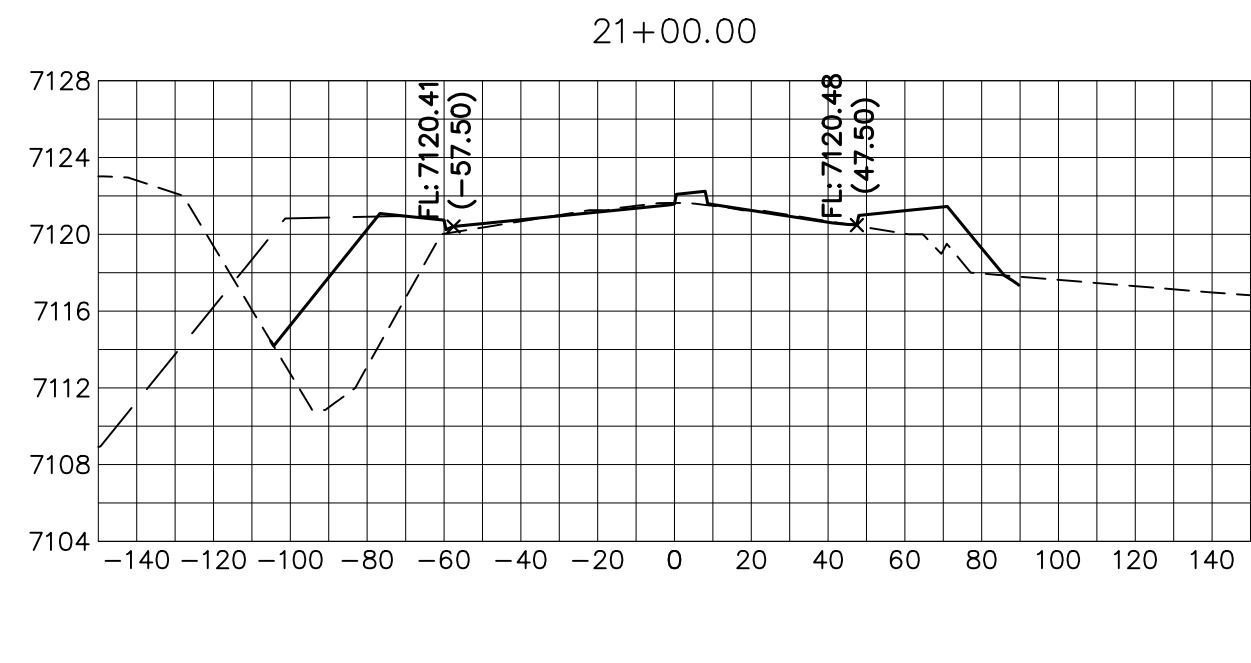
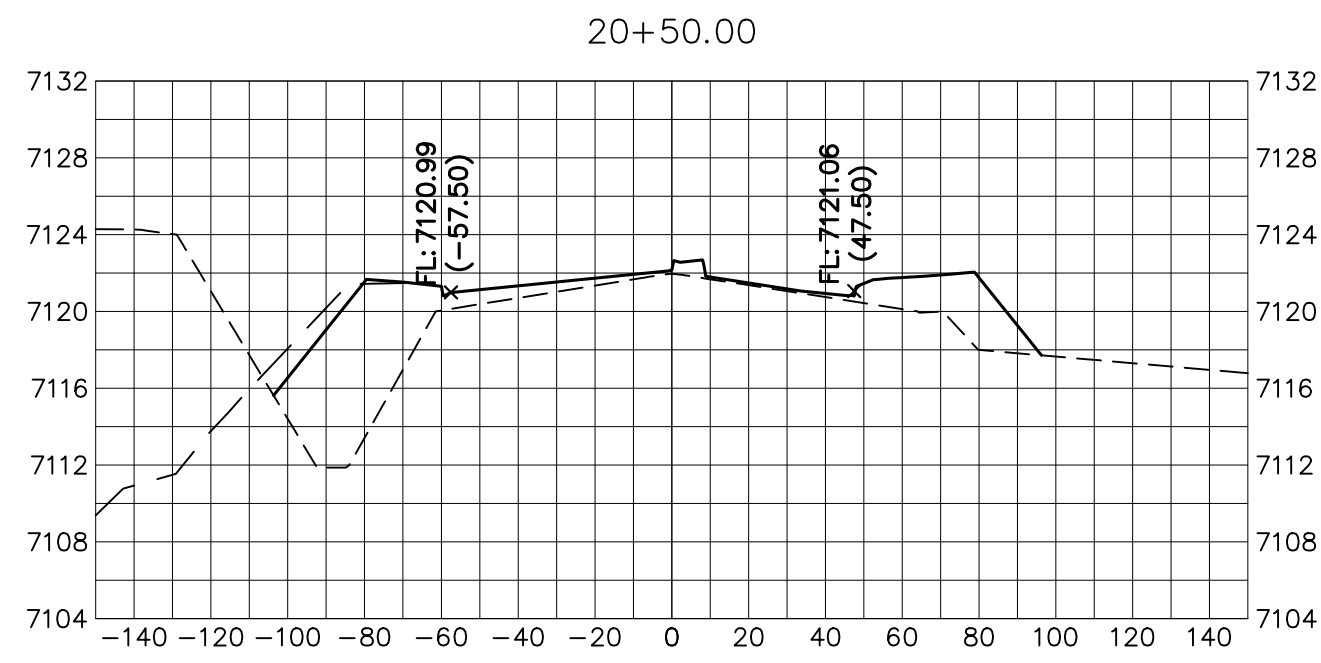
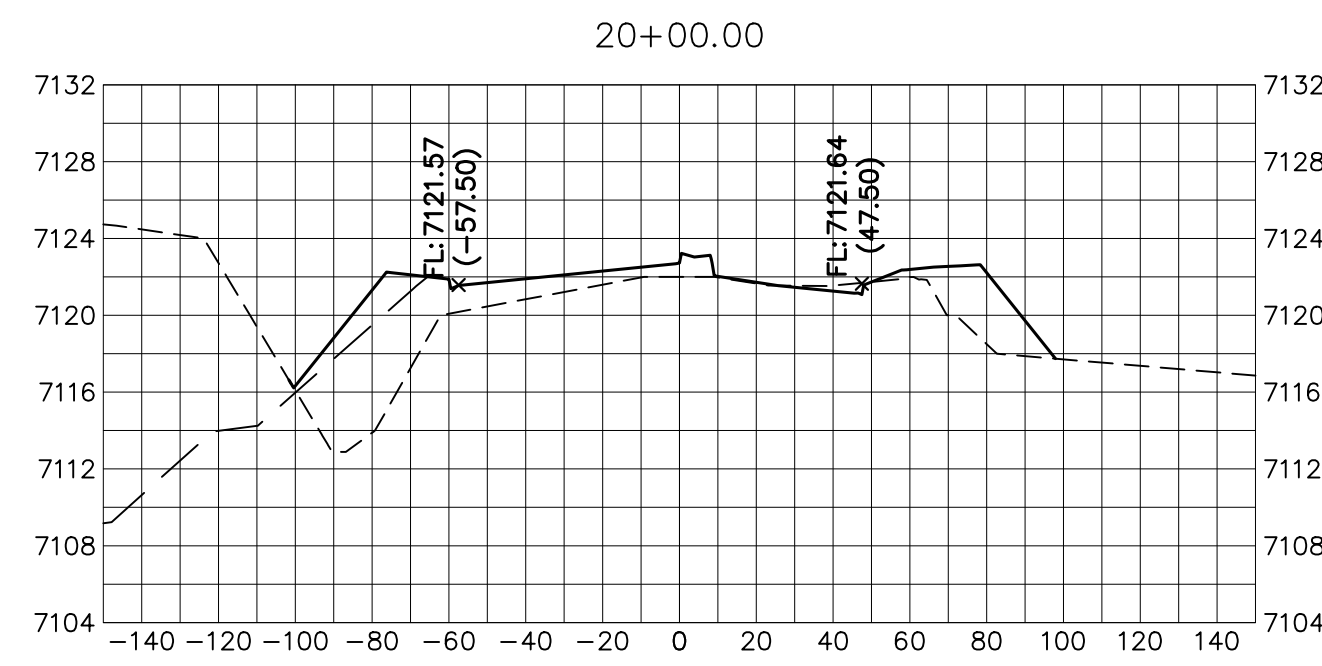
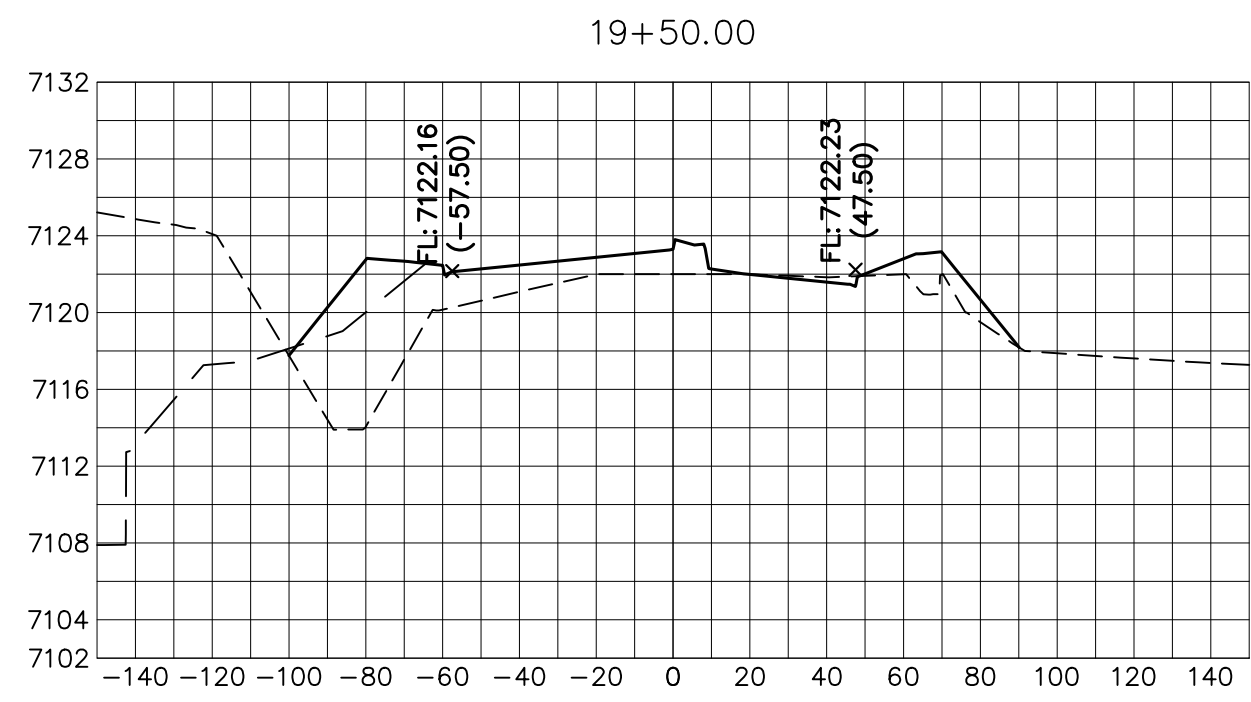
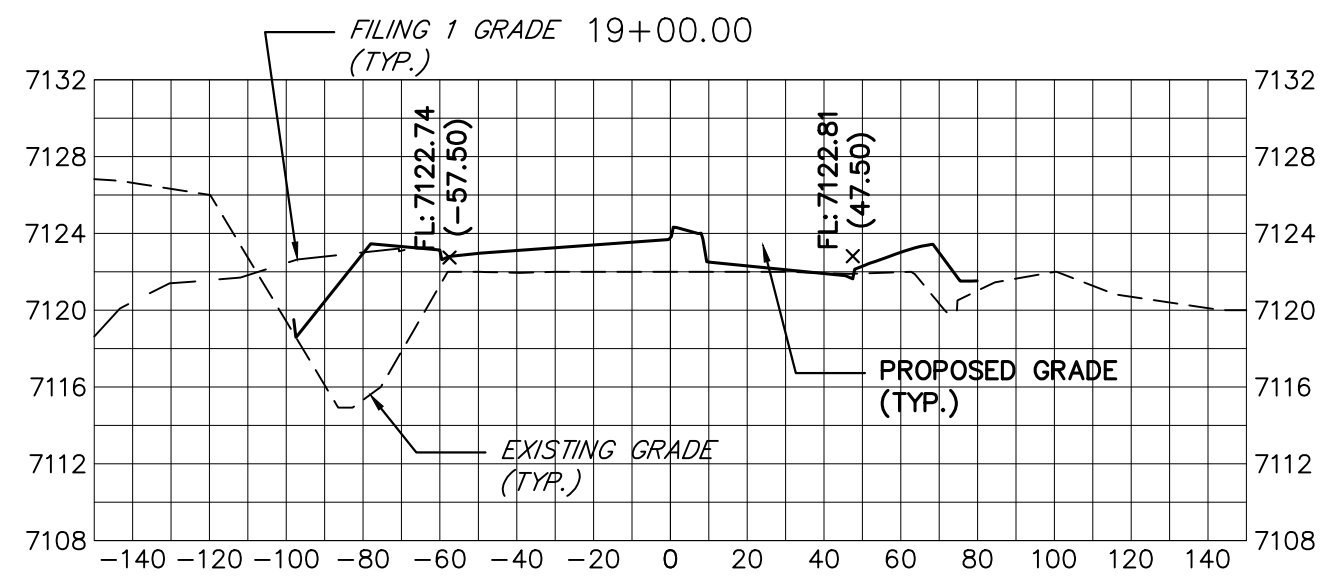
BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STRIPING & STRIPING

SHEET 23 OF 32
 JOB NO. 25188.03



X:\25188\03\Drawings\Sheet\Drawings\Sheet Plans\2518803S01-Striping.dwg, SGP1-10_09/2023 2:41:44 PM, CS



KEY MAP
N.T.S.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR 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

J.R. ENGINEERING
A Westman Company

Central 303-740-8888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

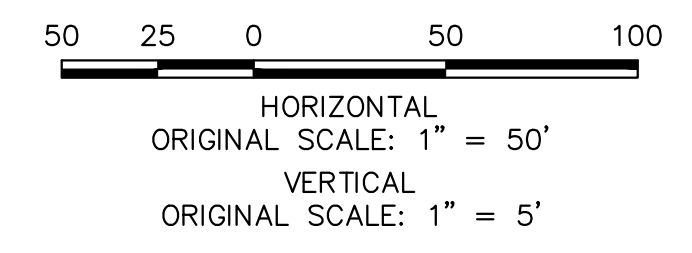
BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

BRIARGATE PARKWAY CROSS SECTIONS

SHEET 24 OF 32

JOB NO. 25188.03



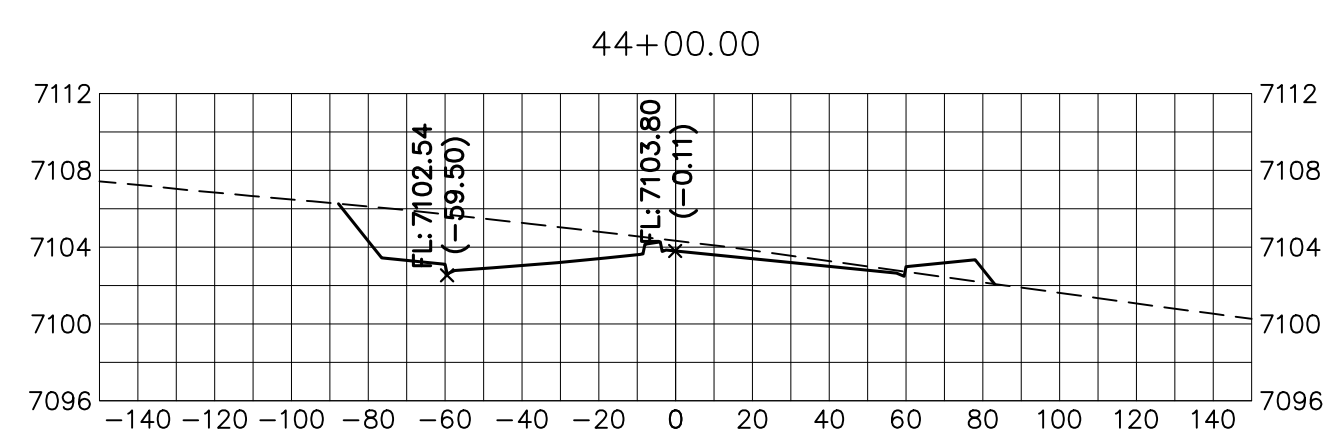
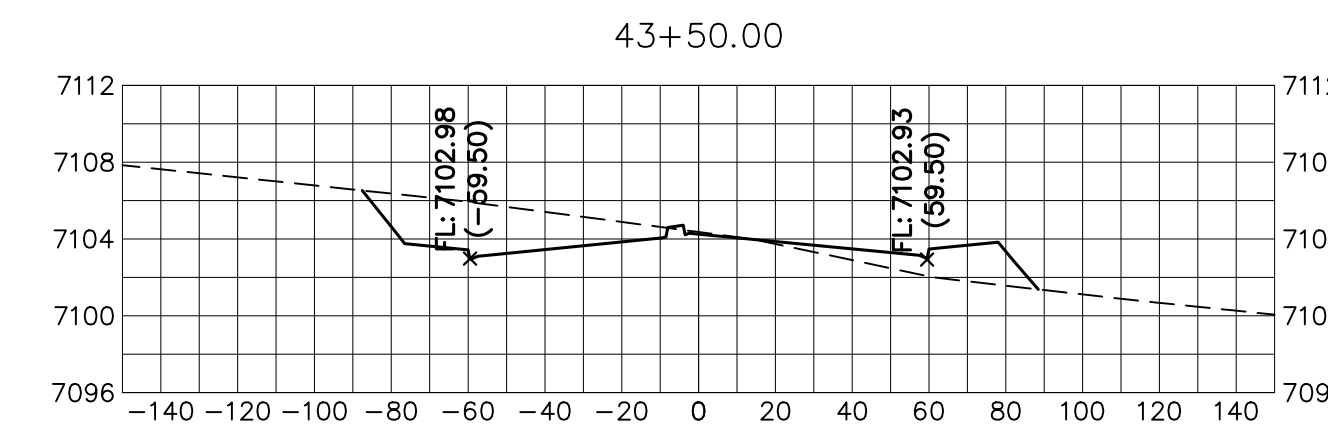
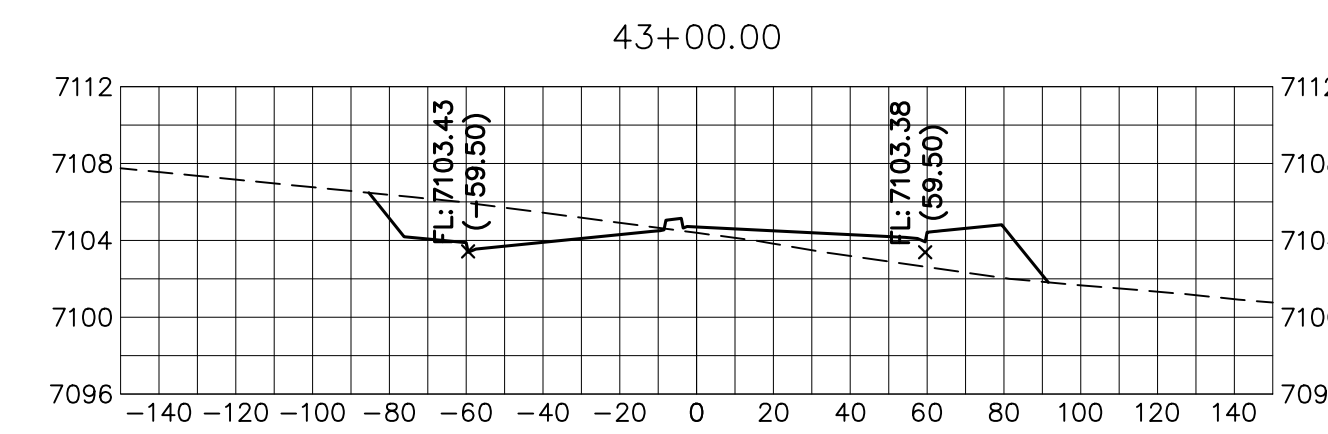
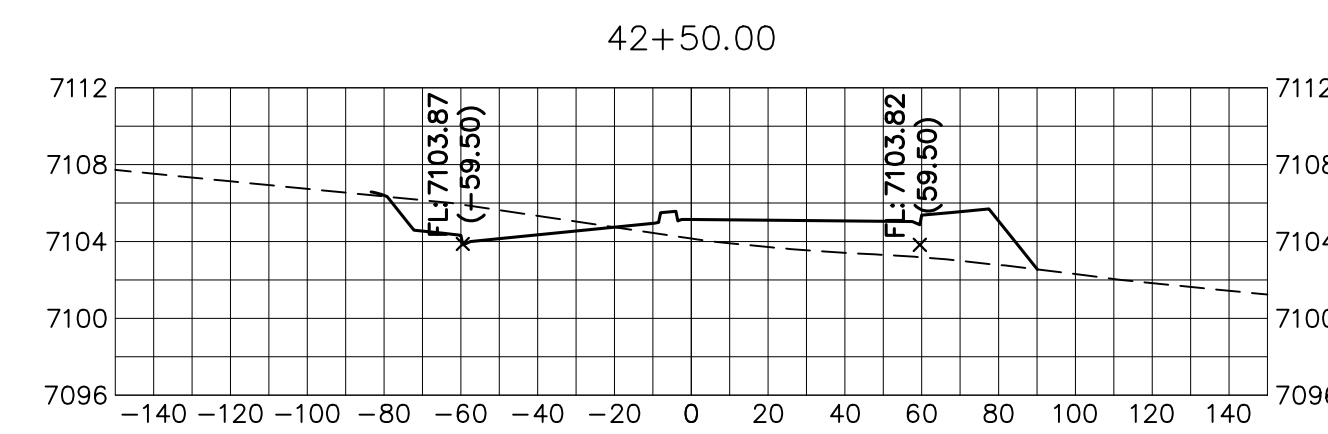
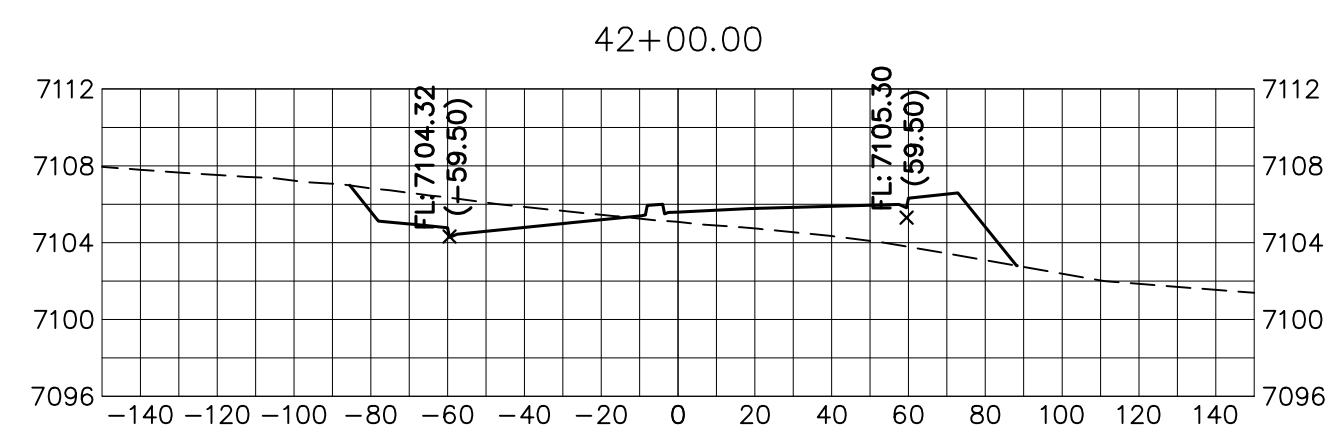
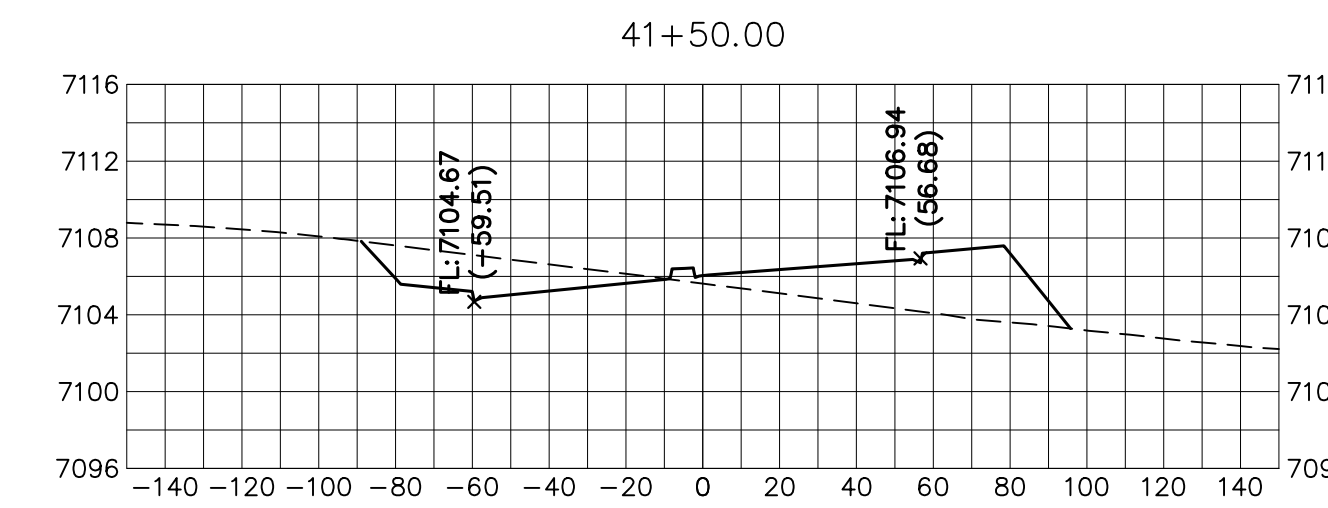
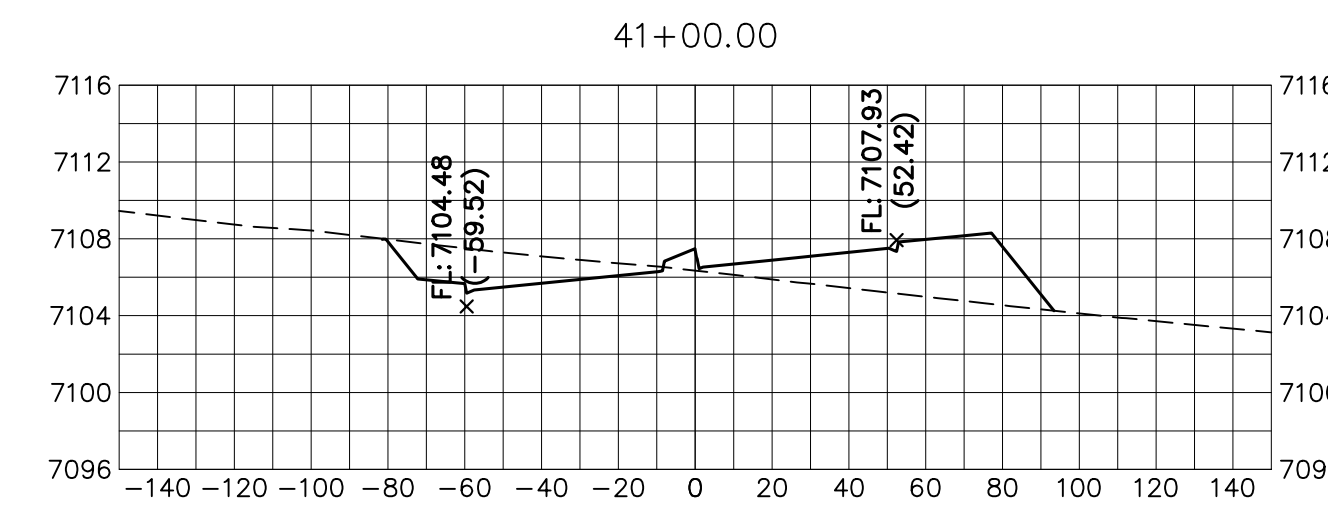
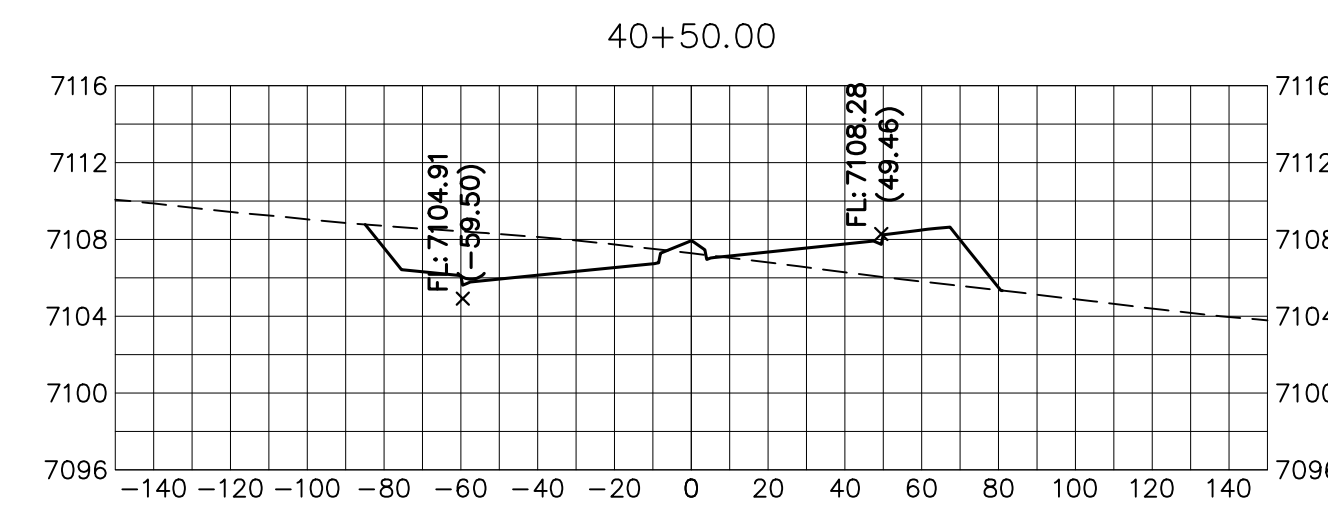
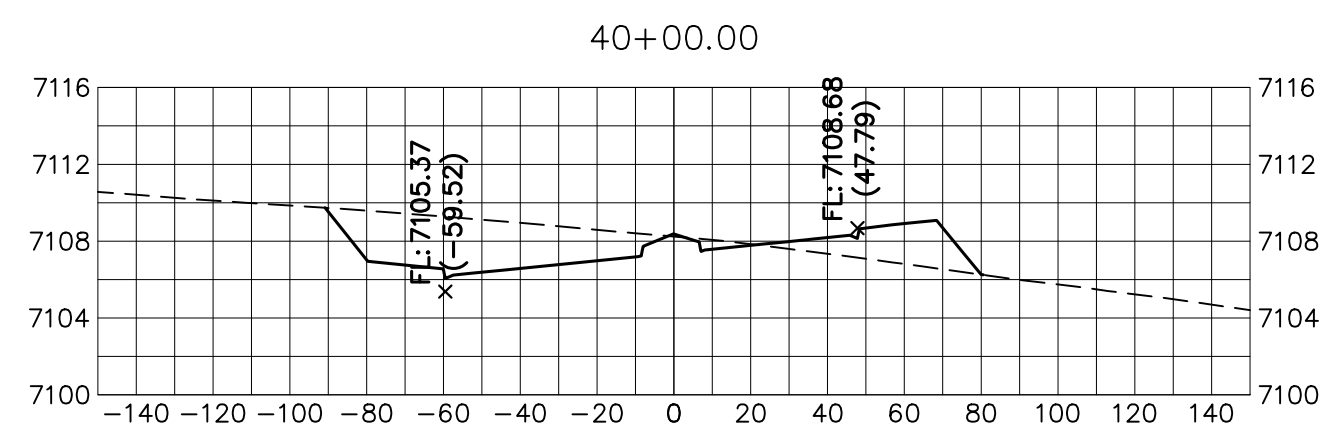
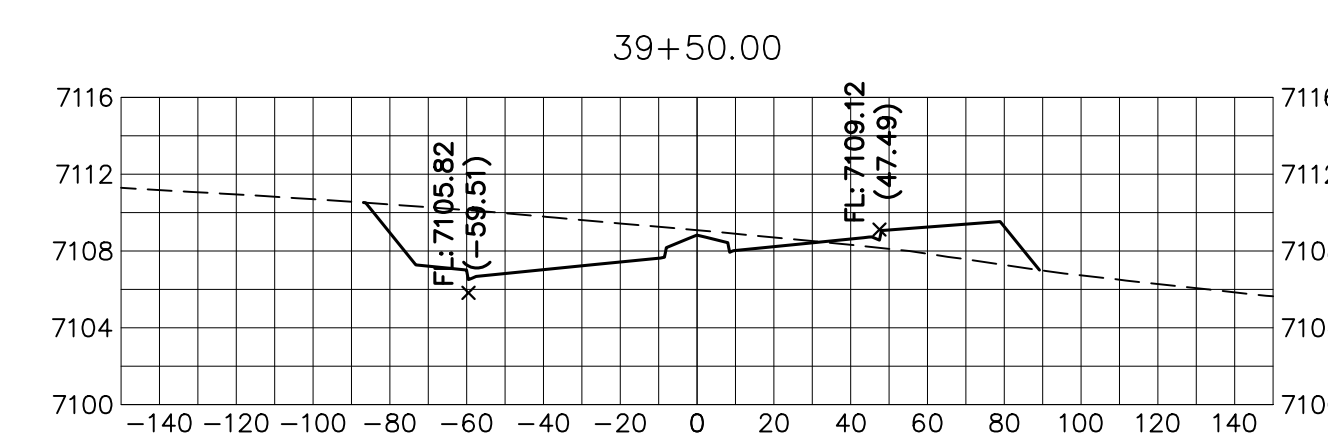
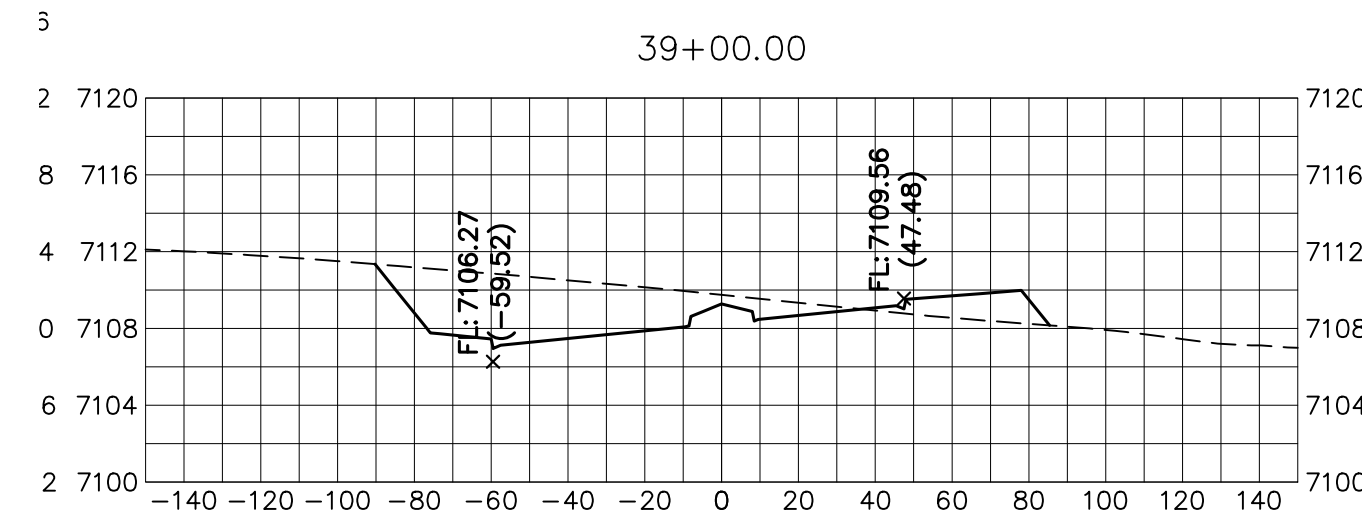
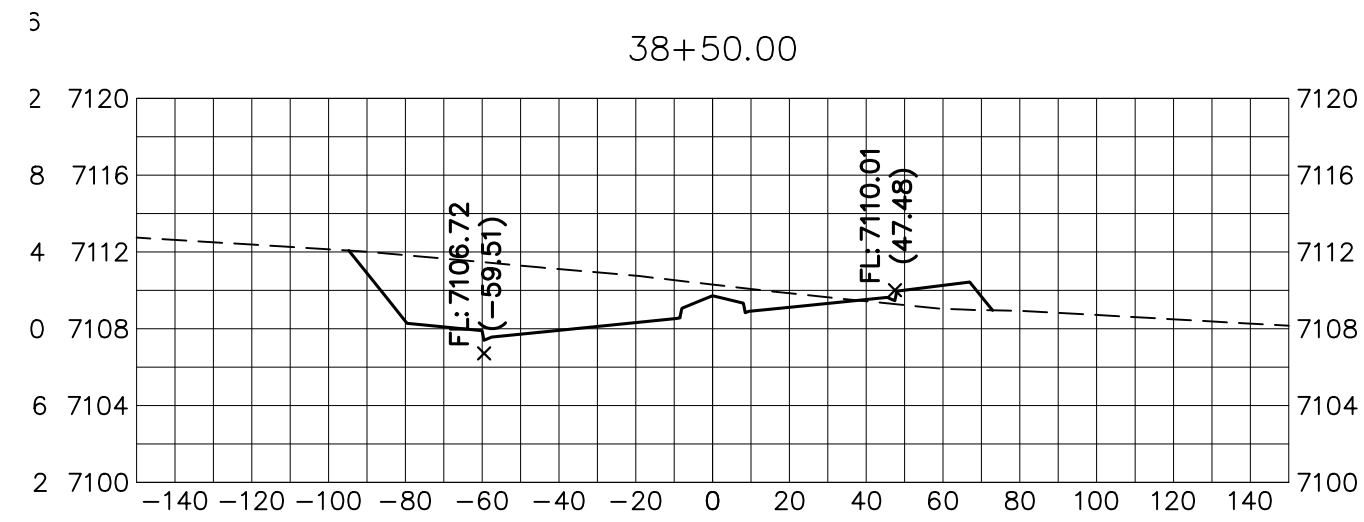
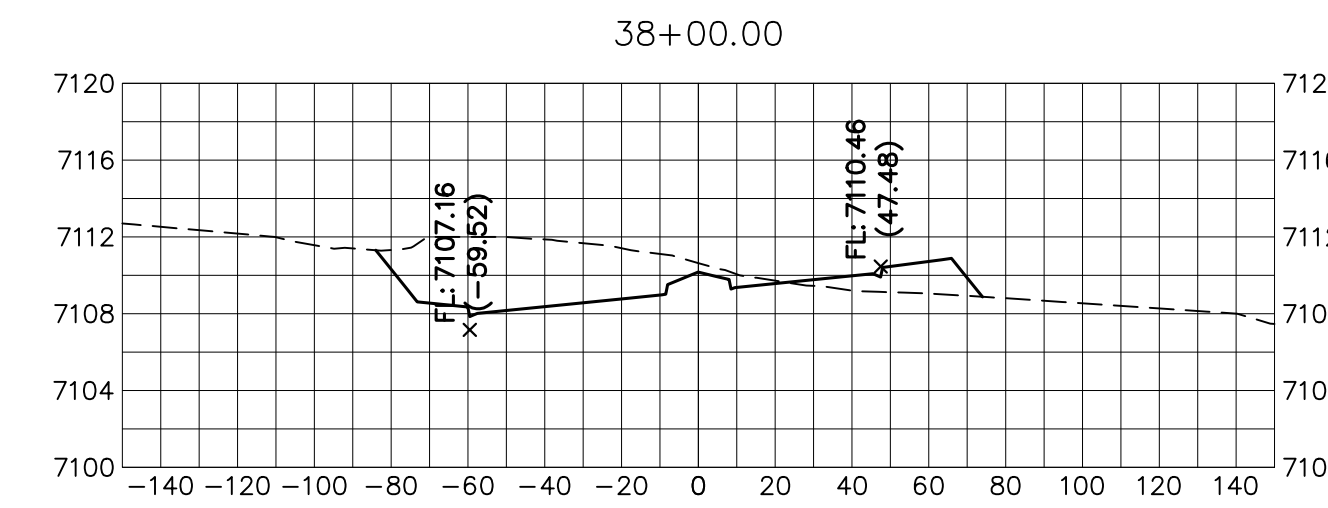
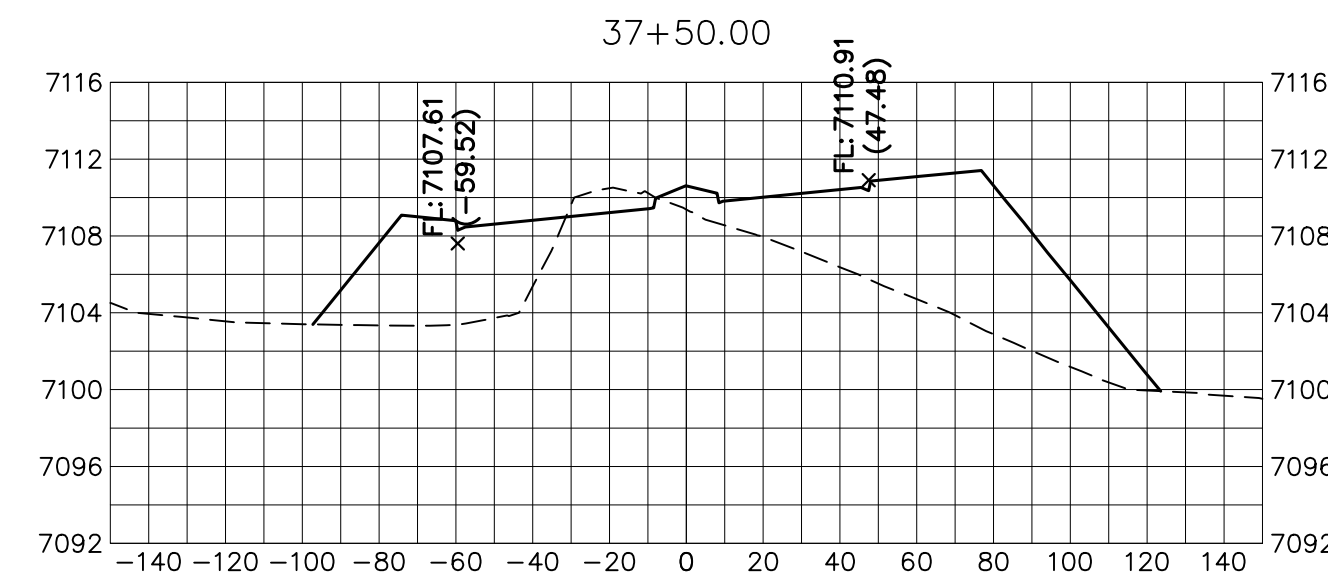
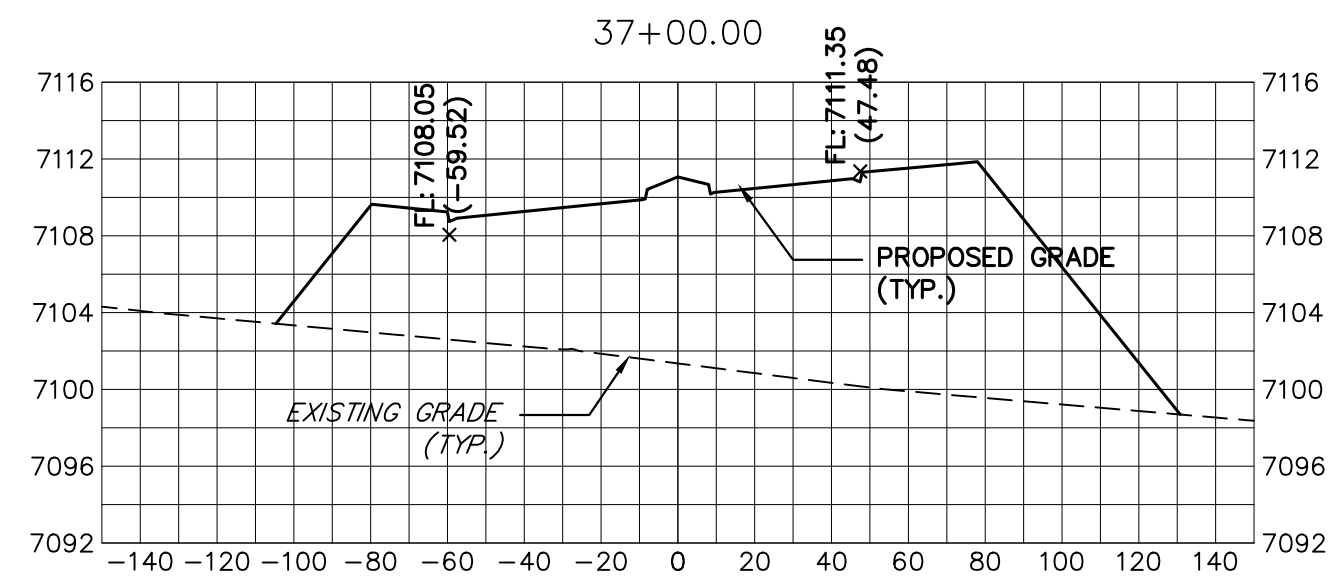
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

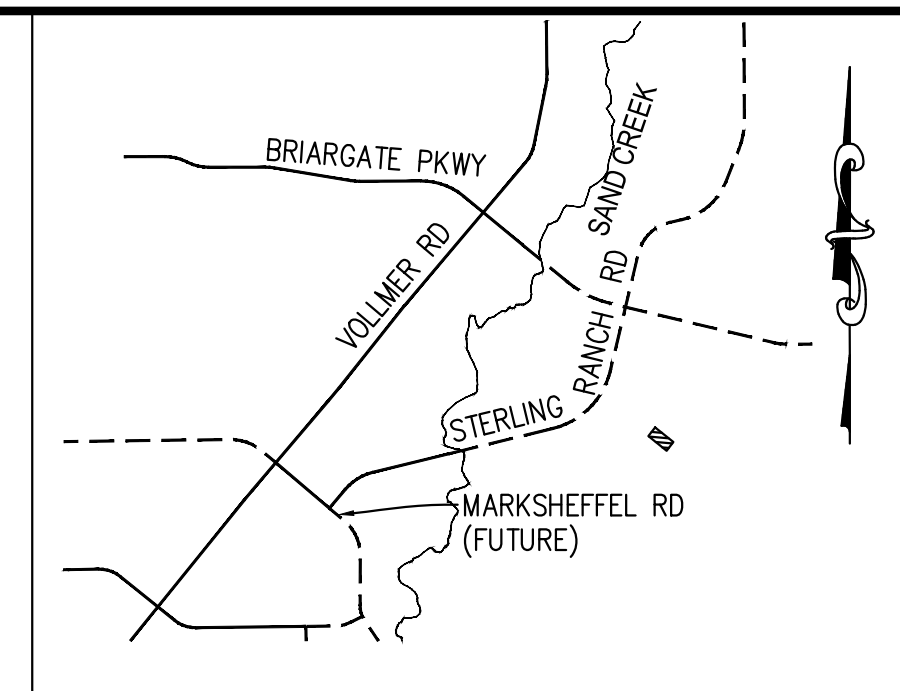
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
DATE 05/09/23

FOR AND ON BEHALF OF JR ENGINEERING, INC.

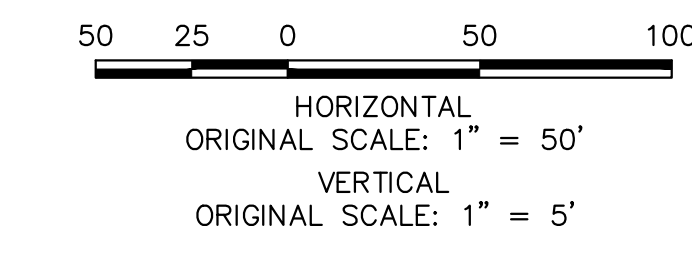
X:\25188\03\Drawings\Sheet\Drawings\Plan\2518803\SS02_Briargate.dwg, NS02_Briargate-2, 5/9/2023, 2:45:50 PM, CS




BRIARGATE PARKWAY
STA 37+00 TO STA 44+00
LOOKING SOUTHEAST



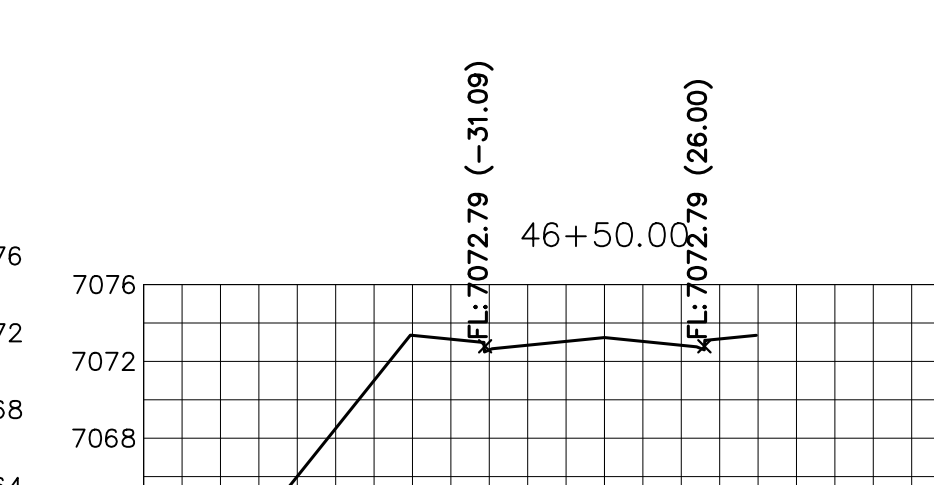
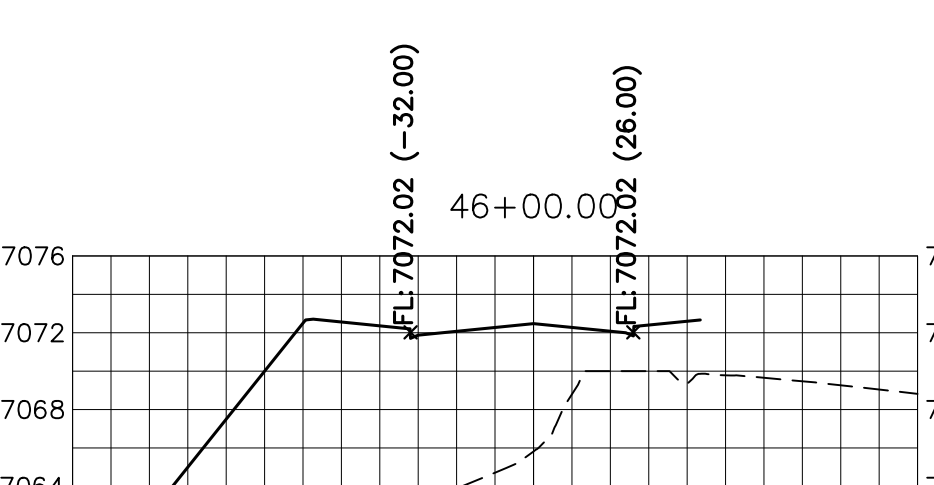
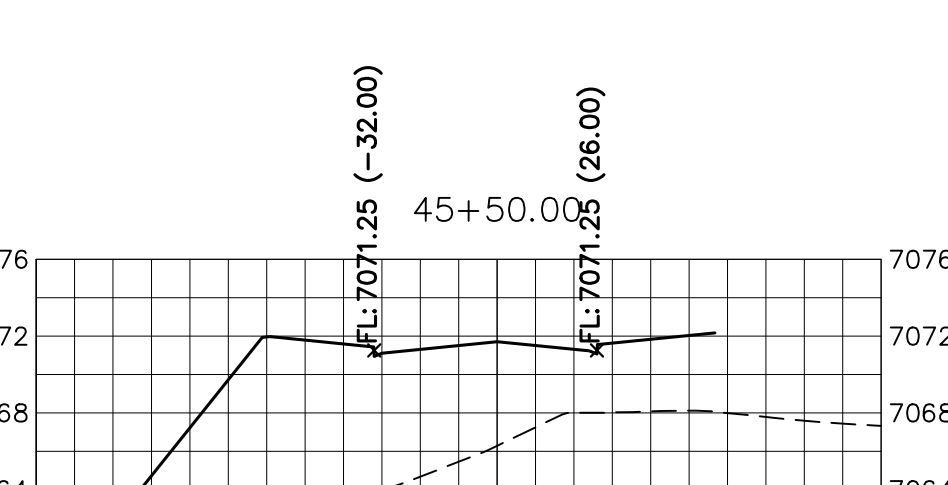
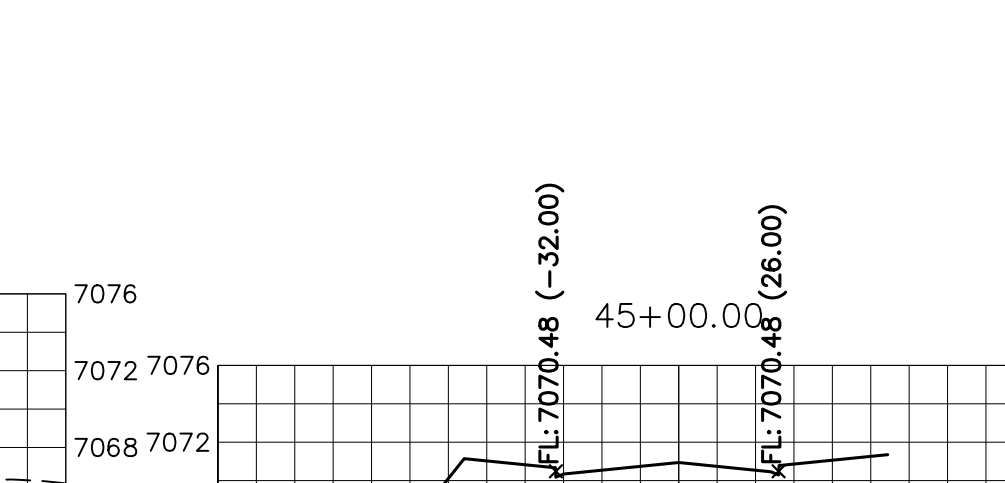
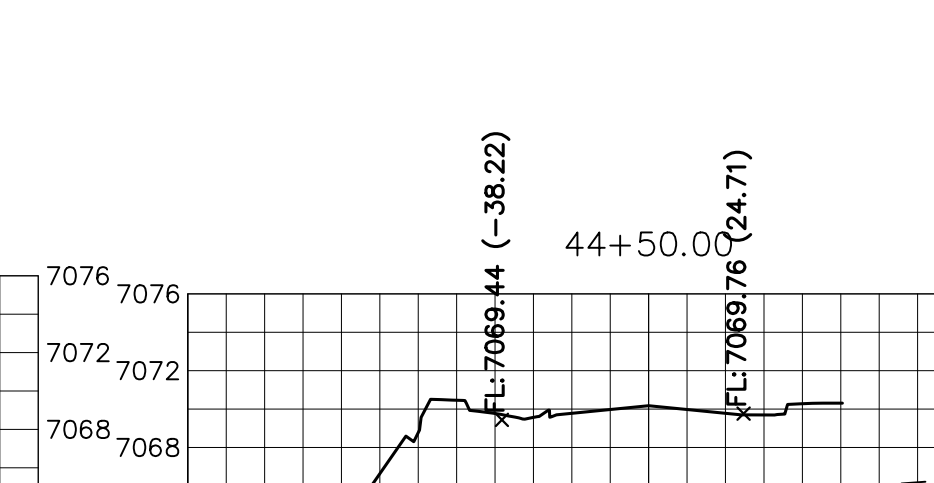
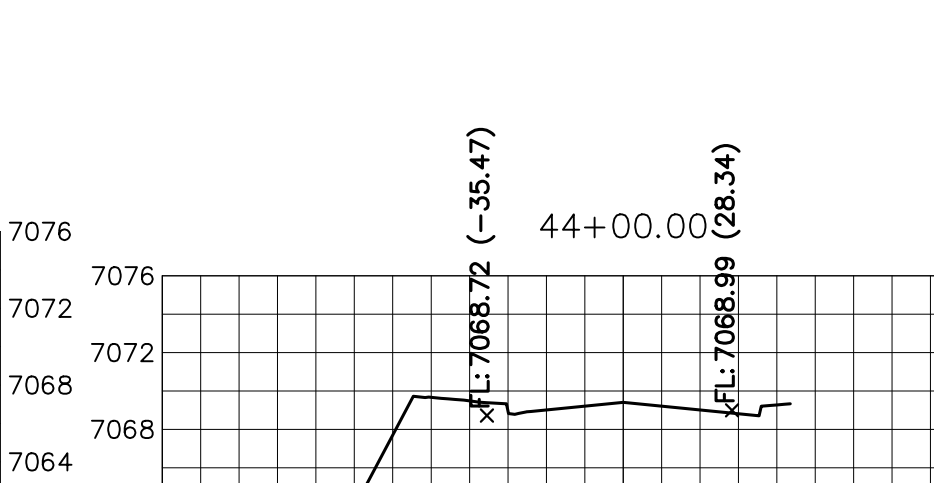
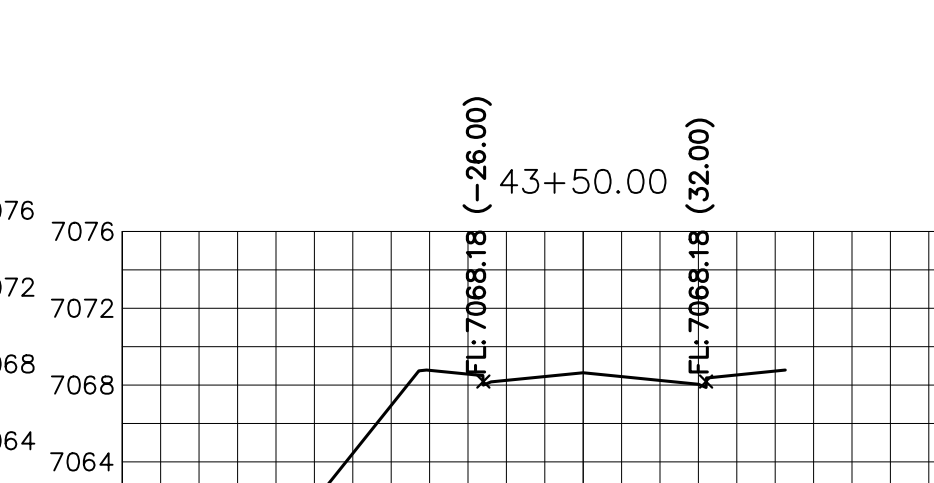
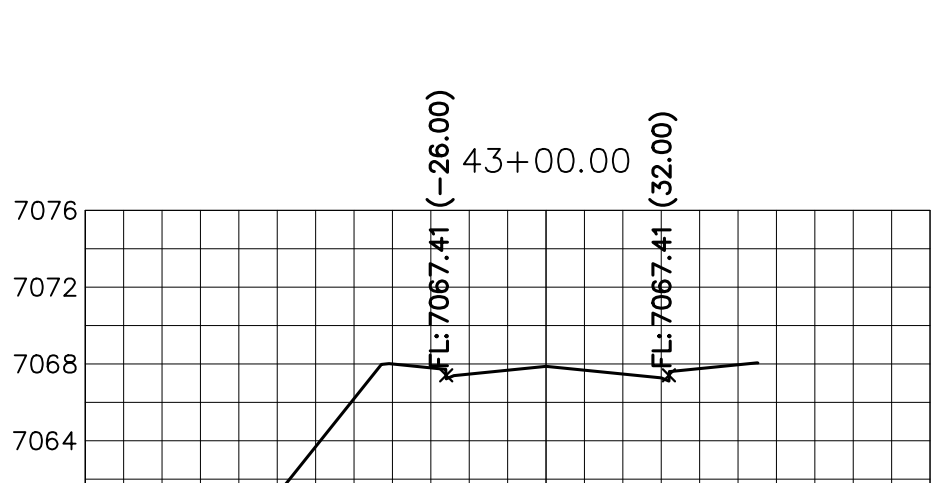
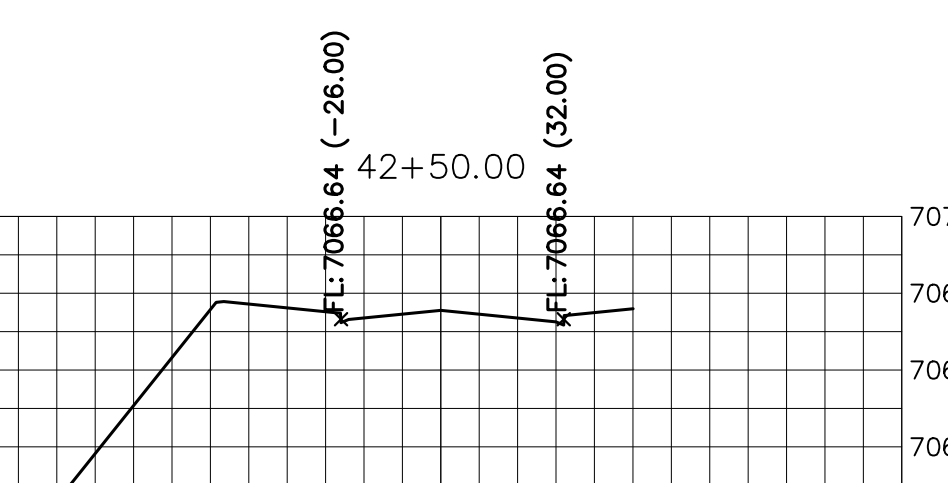
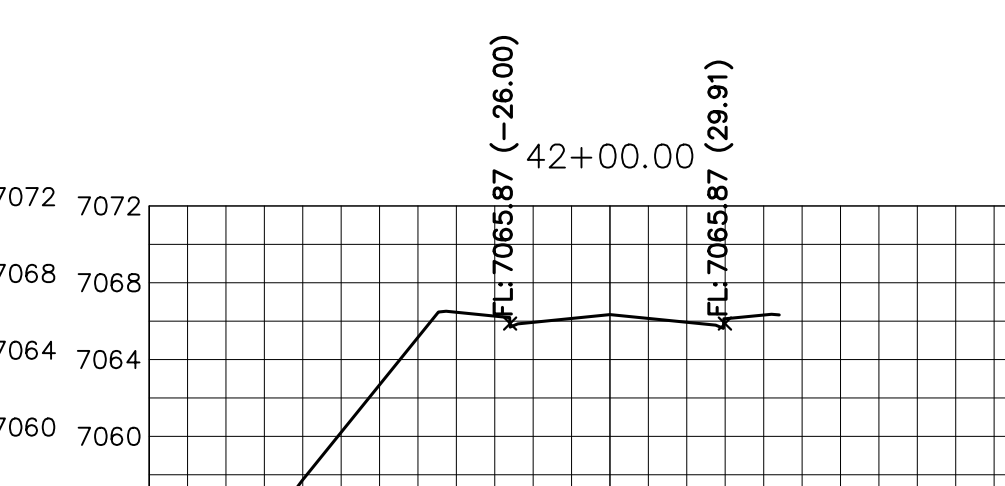
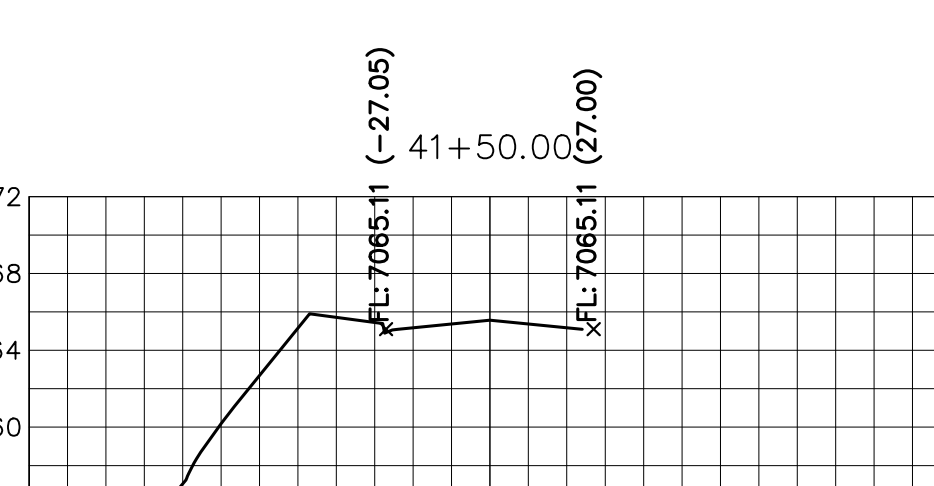
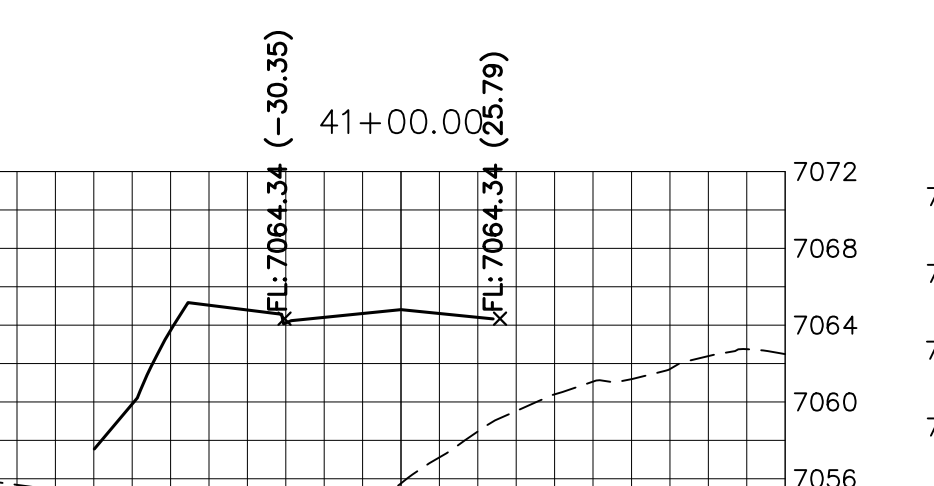
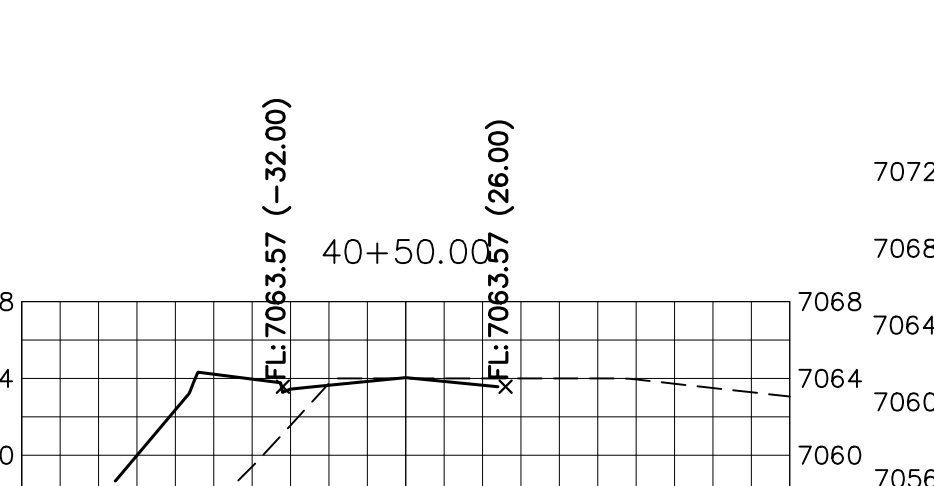
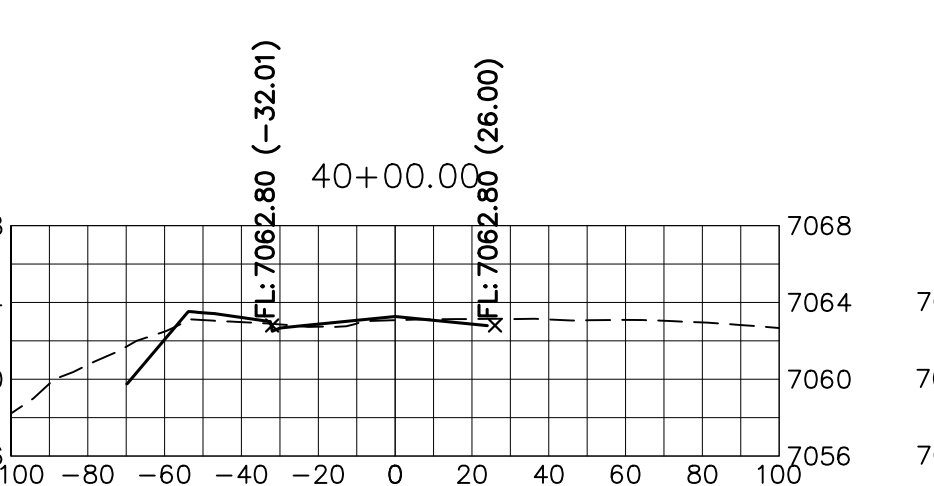
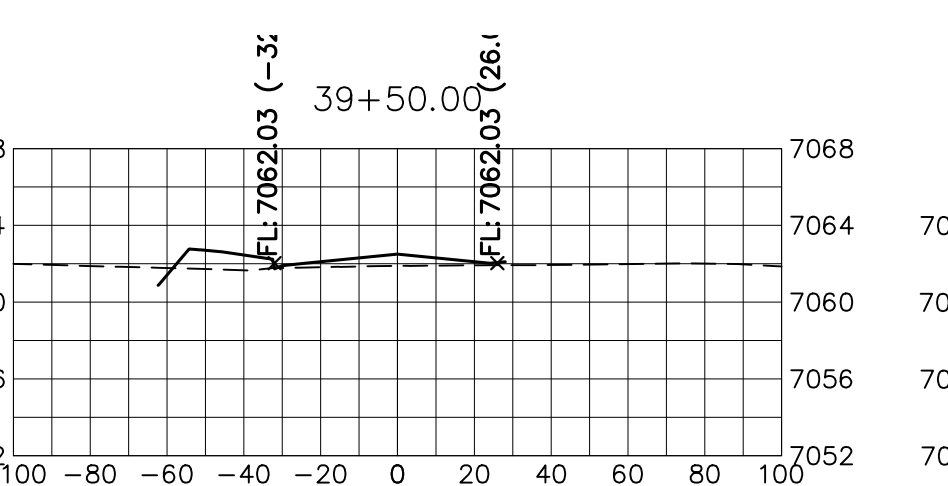
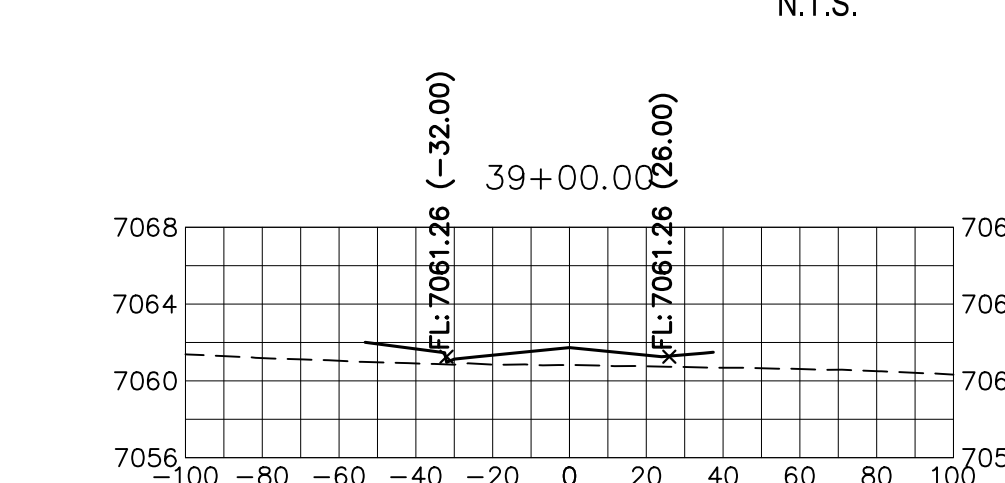
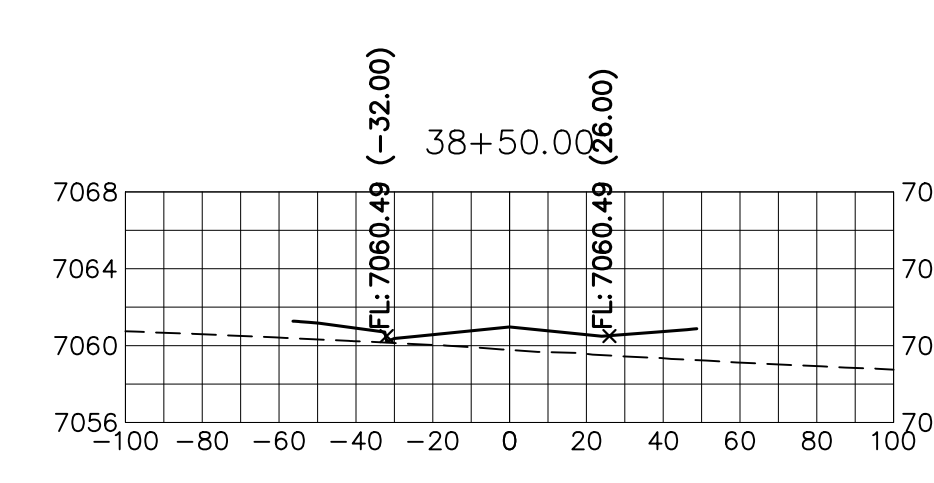
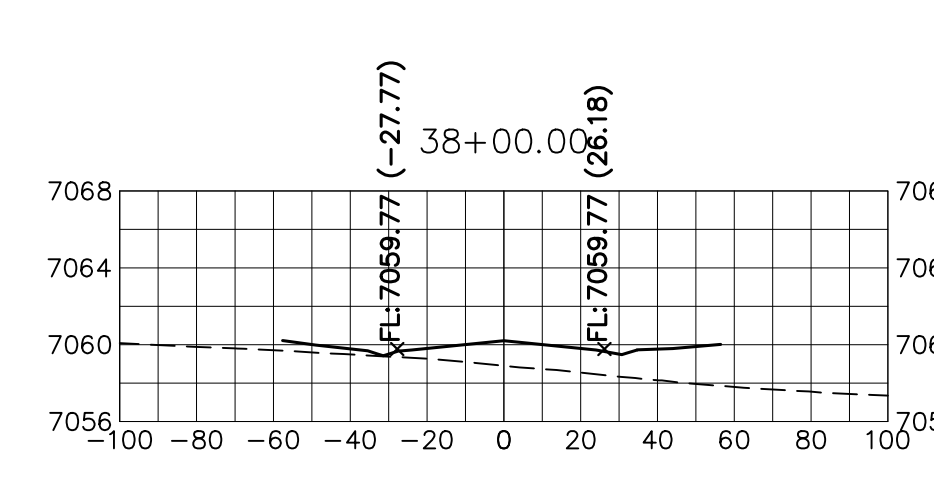
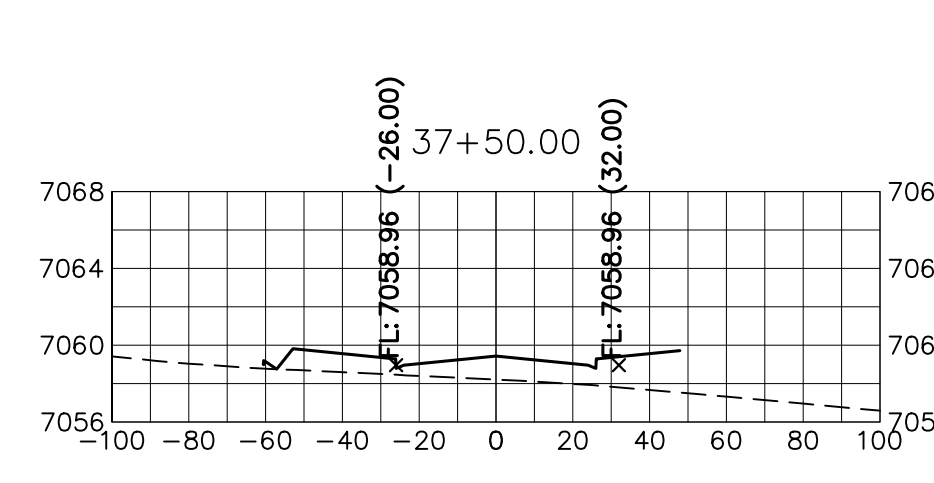
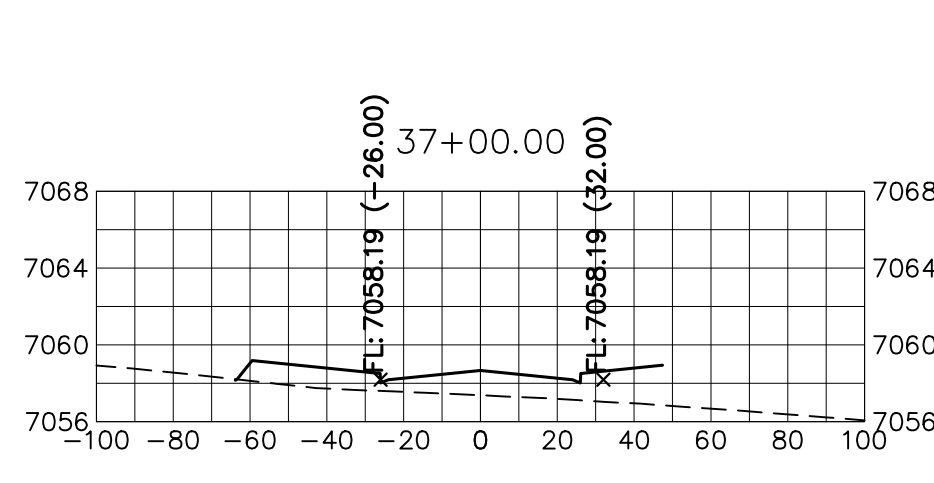
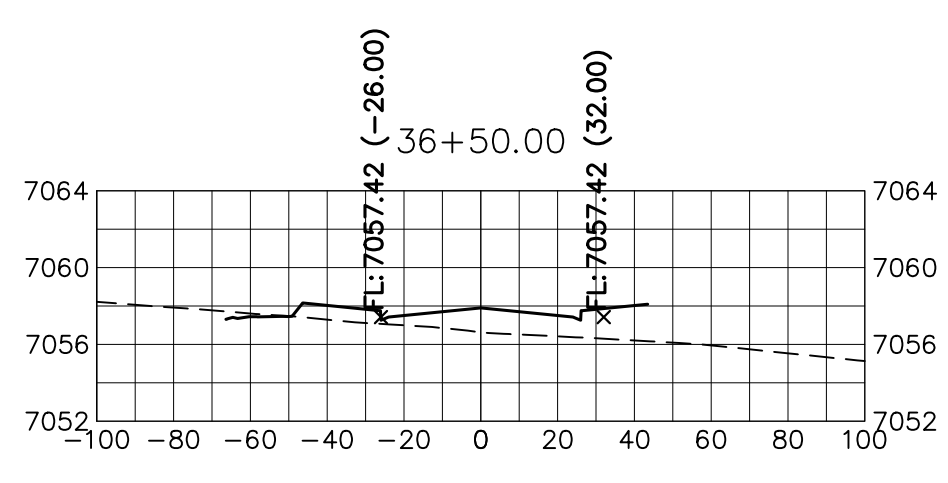
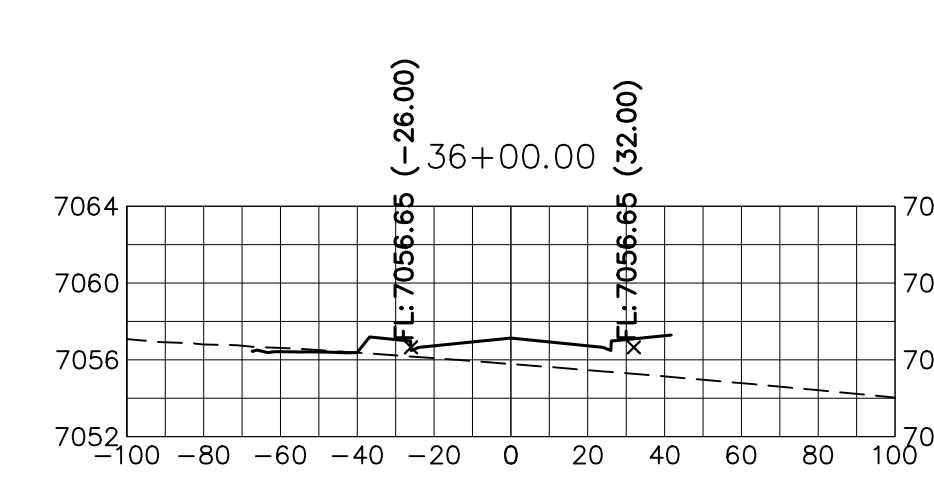
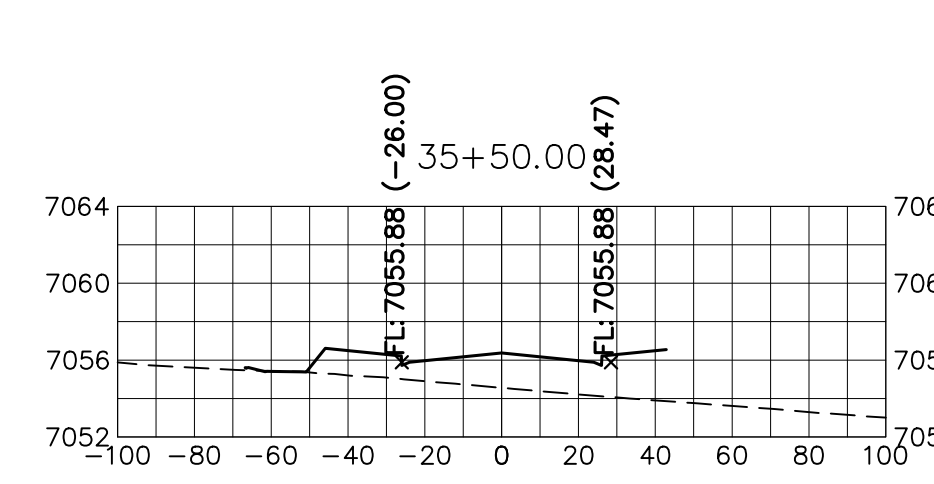
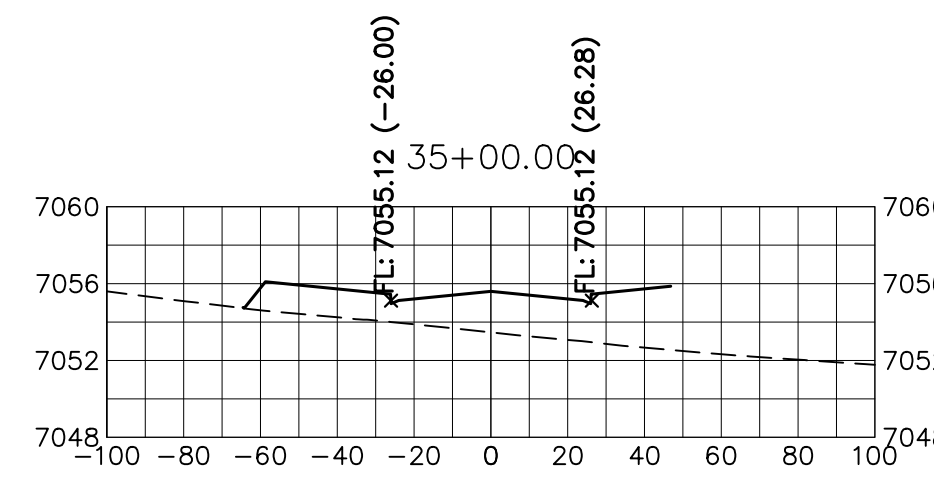
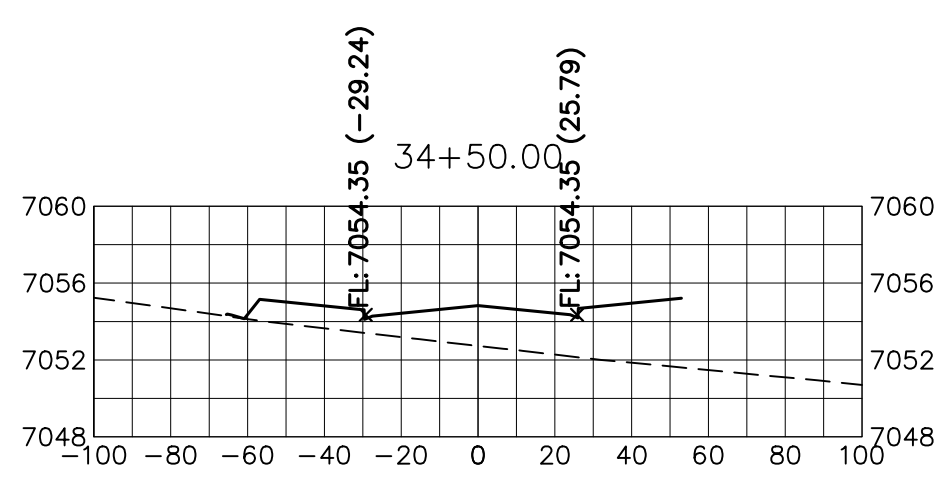
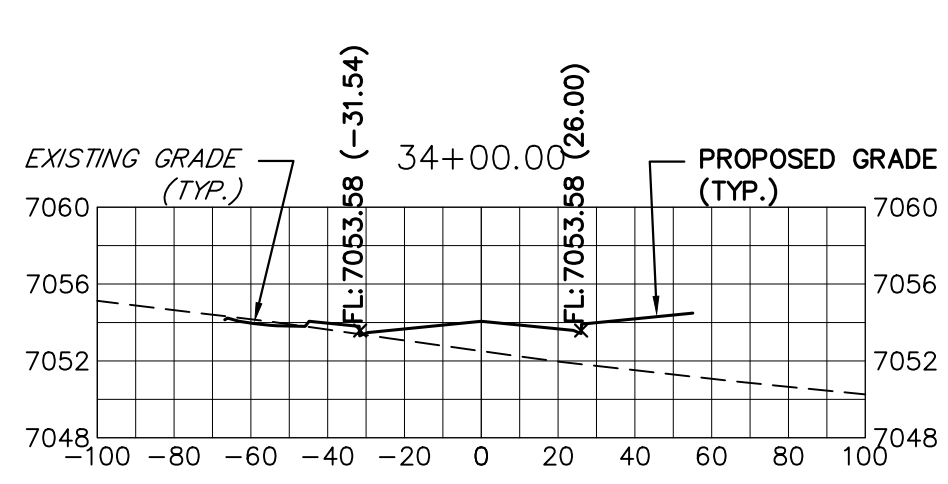
KEY MAP
N.T.S.



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
DATE 05/09/23
FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING A Westman Company  Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE 1"=30'	1"=30'
V-SCALE 1"=3'	1"=3'
DATE	05/08/23
DESIGNED BY	AJH
DRAWN BY	CRB
CHECKED BY	
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS	
BRIARGATE PARKWAY CROSS SECTIONS	
SHEET	26 OF 32
JOB NO.	25188.03

X:\25188\03\Drawings\Sheet\Drawings\Sheet Plans\25188\03\2518803\2518803_S02_Briargate.dwg, AS02_Briargate.dwg, 5/9/2023 2:51:59 PM, CS



STERLING RANCH ROAD
STA 34+00 TO STA 46+50
LOOKING NORTHEAST

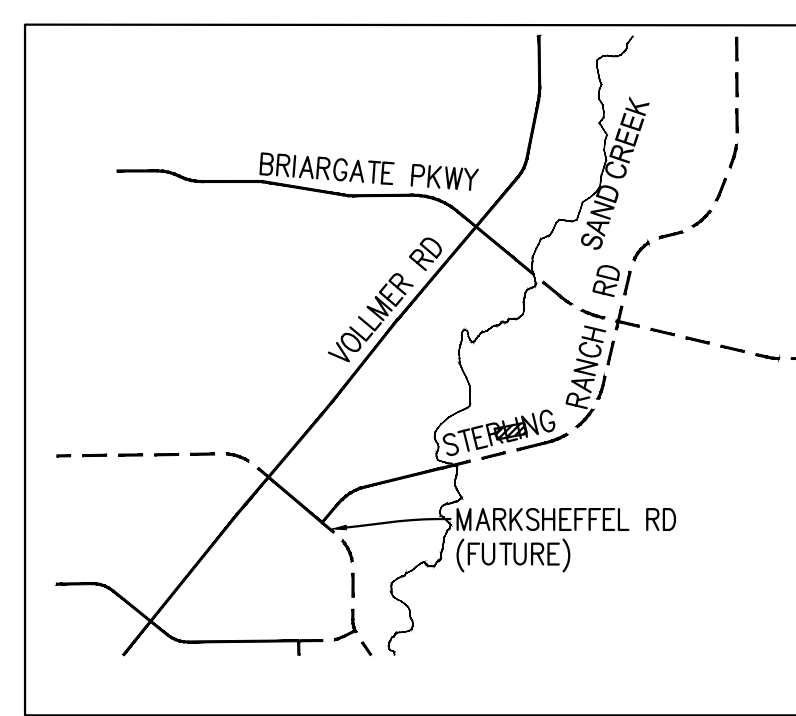
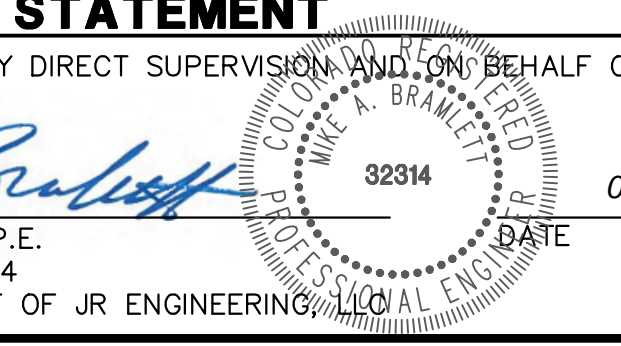


HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



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, INC. LOCAL ENGINEER
DATE 05/09/23



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

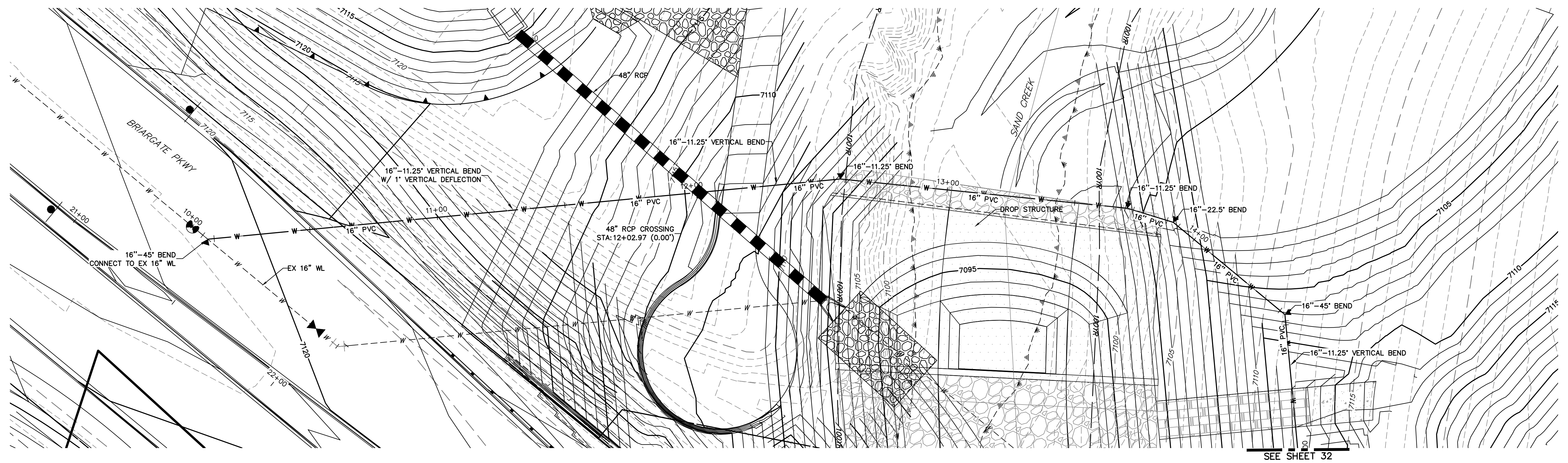
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

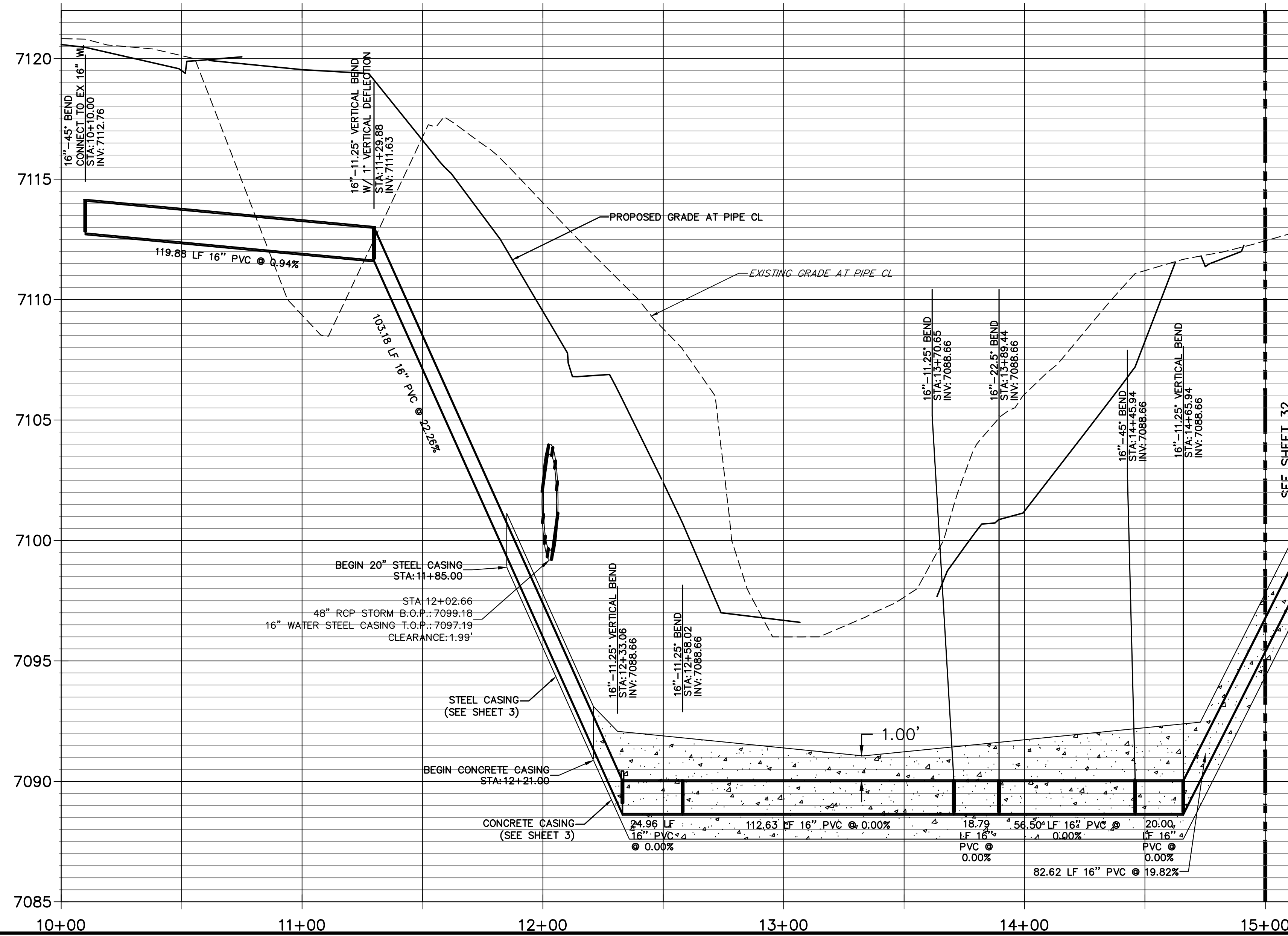
NO.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/08/23	AUH	CRB	

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD CROSS SECTIONS
SHEET 29 OF 32
JOB NO. 25188.03

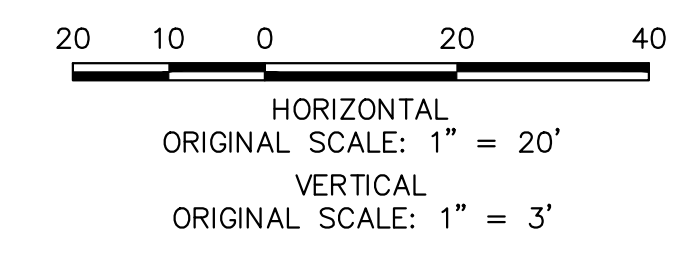


SEE SHEET 32



SEE SHEET 32

Stamp



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=3'	05/08/23	AUH	AUH	

No.	REVISION	BY	DATE

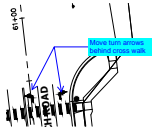
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE PKWY WATERLINE REALIGNMENT

SHEET 31 OF 32
 JOB NO. 25188.03

X:\25188\03\Drawings\Sheet\DWG\Briargate\2518803\WP1.dwg, Realignement, 5/8/2023, 3:19:37 PM, CS

v5_CDs.pdf Markup Summary

Callout (1)



Subject: Callout
Page Label: [15] 15 SG01-2
Author: CDurham
Date: 5/24/2023 5:25:33 PM
Status:
Color: ■
Layer:
Space:

JR RESPONSE:
ARROWS MOVED
BEHIND
CROSSWALK

Move turn arrows behind cross walk