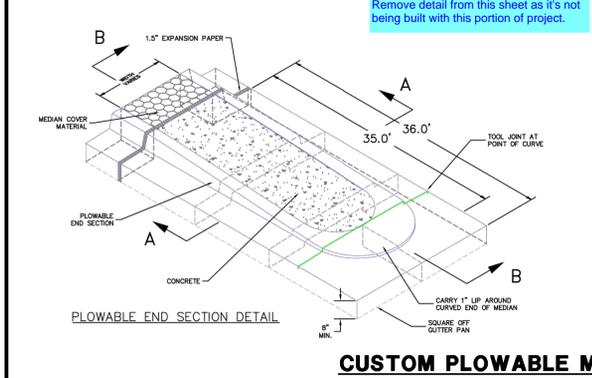
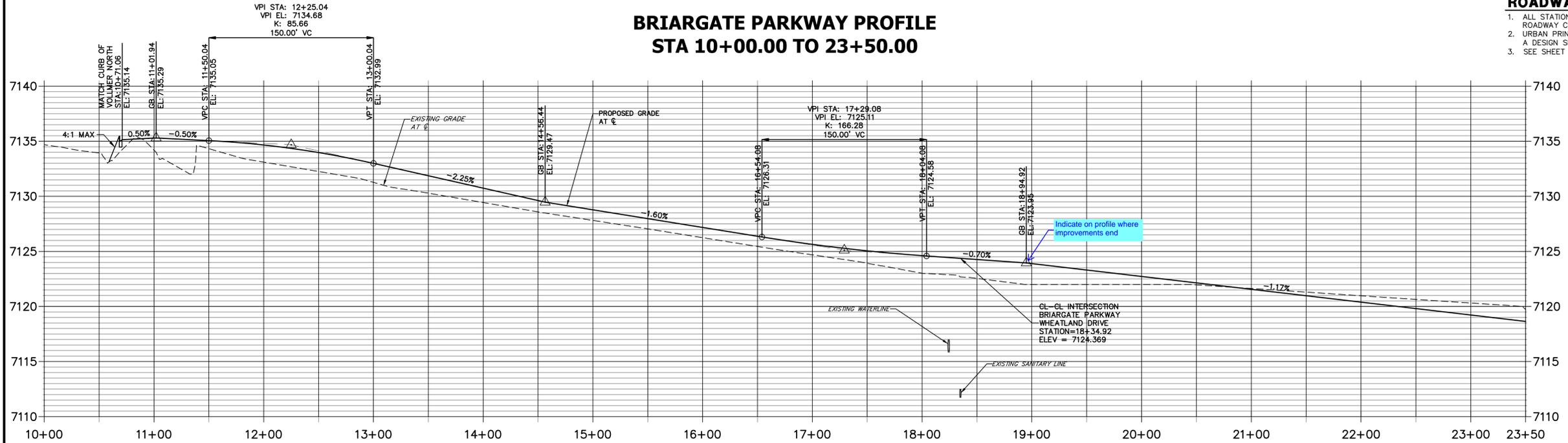


KEY MAP
N.T.S.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°45'30"	40.01'	62.68'
C2	88°46'29"	40.00'	61.98'
C3	90°00'00"	40.00'	62.83'
C5	90°00'00"	30.00'	47.12'
C6	90°00'00"	30.00'	47.12'
C7	90°00'00"	40.00'	62.83'
C8	164°15'06"	1.00'	2.87'
C9	15°44'54"	60.00'	16.49'

**BRIARGATE PARKWAY
STA 10+00 TO STA 23+50**



LEGEND

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

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

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

50 25 0 50 100

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: 12/02/22

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

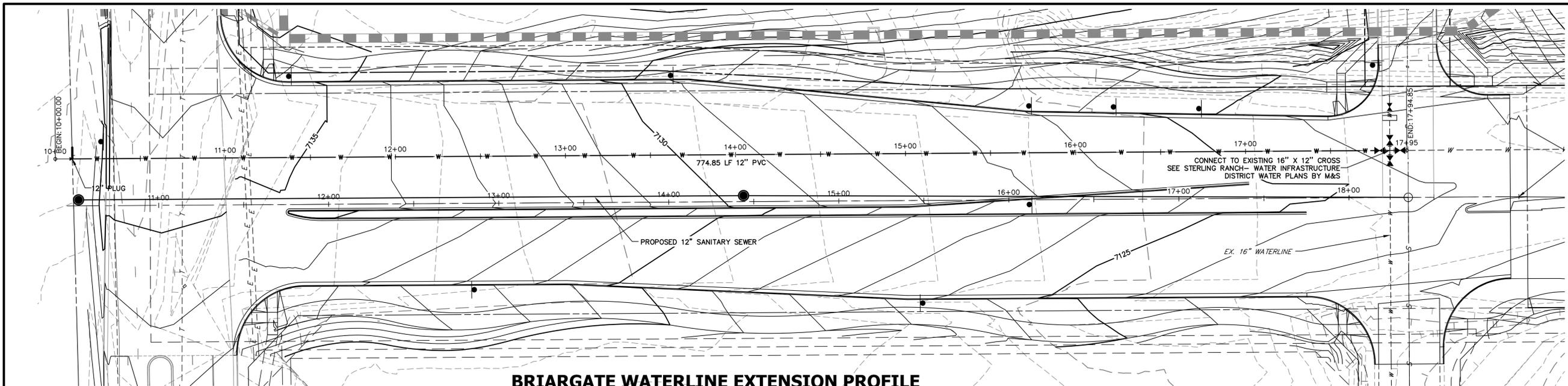
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

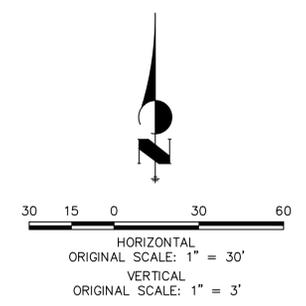
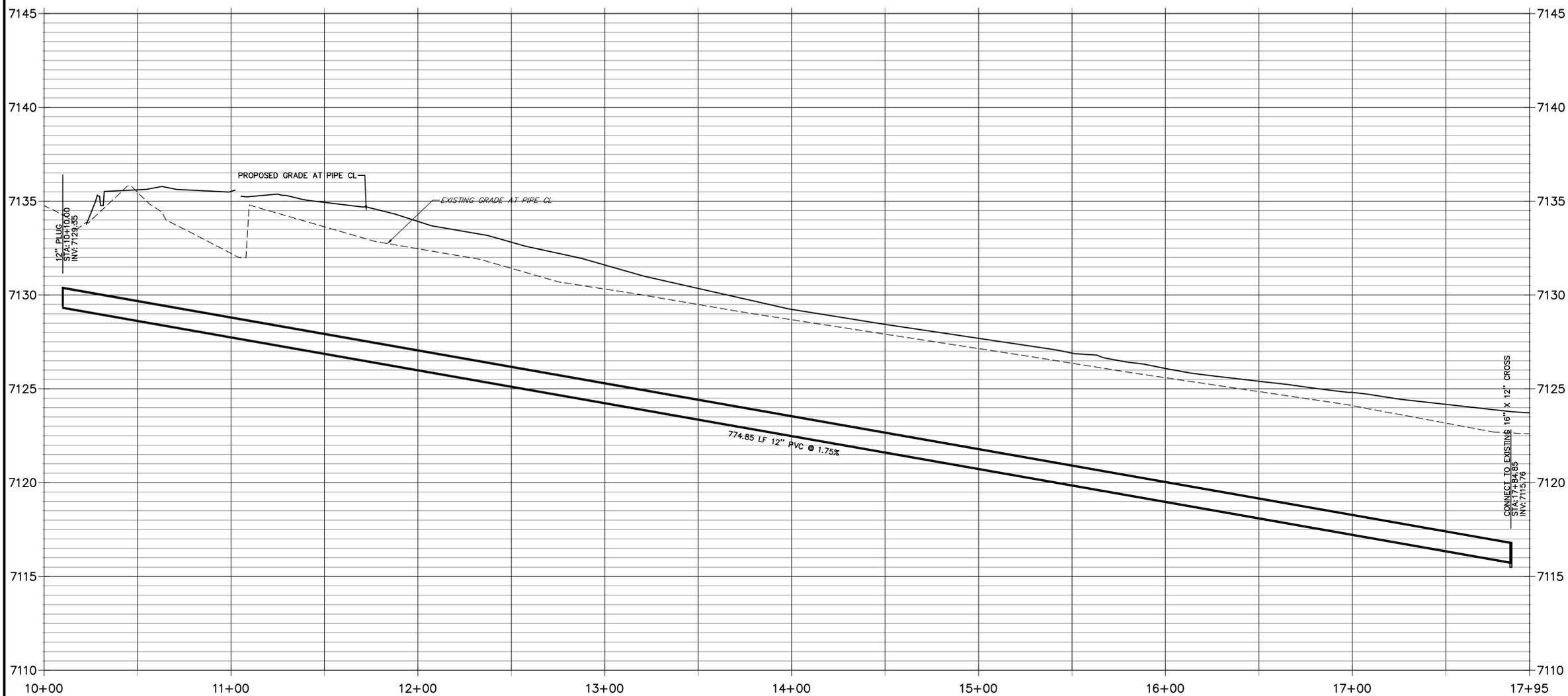
H-SCALE: 1"=50'
V-SCALE: 1"=5'
DATE: 11/23/22
DESIGNED BY: TIM
DRAWN BY: CRB
CHECKED BY:

BRIARGATE PARKWAY SEGMENT 1
BRIARGATE STREET PLANS

SHEET 4 OF 10
JOB NO. 25188.03



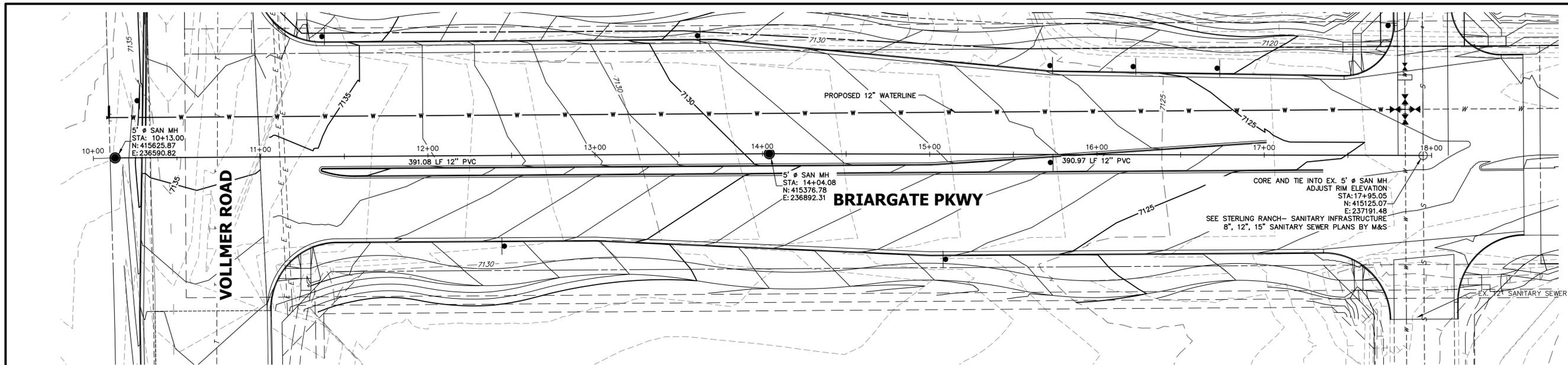
**BRIARGATE WATERLINE EXTENSION PROFILE
STA 10+00.00 TO 17+94.85**



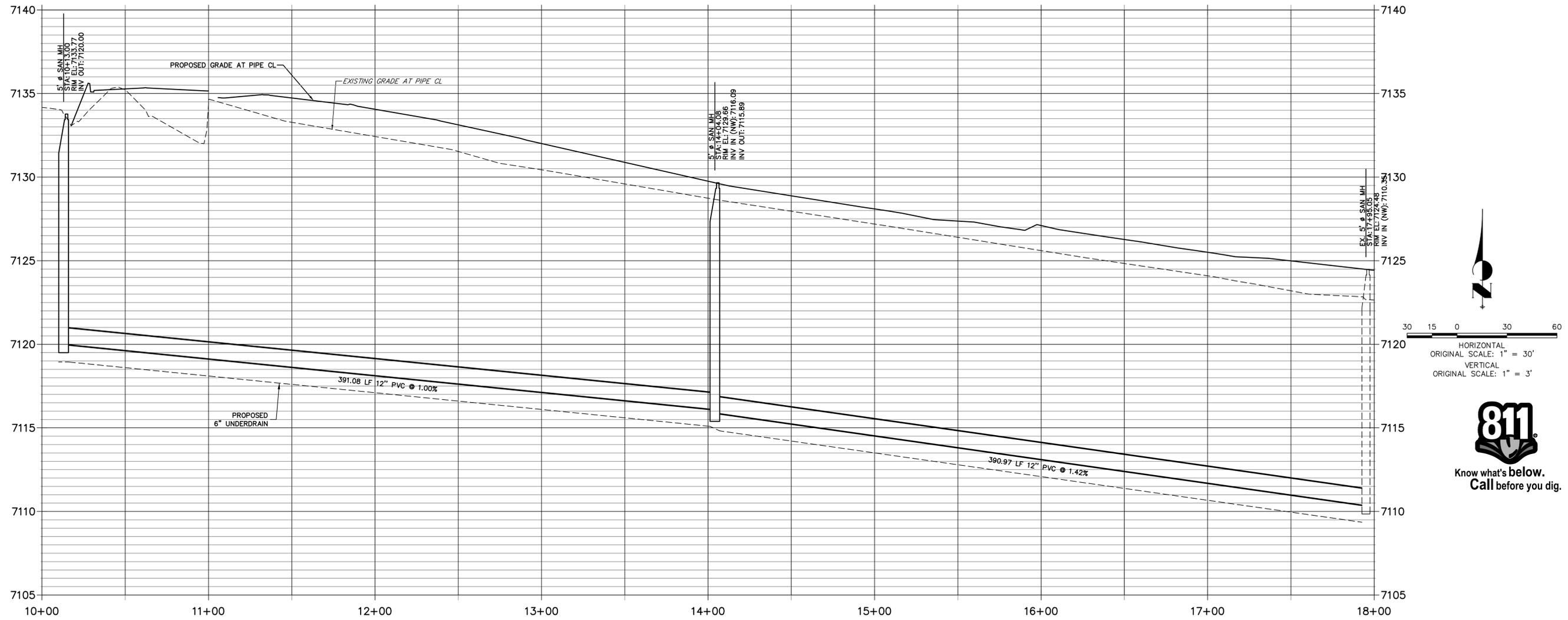
Know what's below.
Call before you dig.

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
 DATE 12/02/22

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'	V-SCALE 1"=3'
DATE 11/23/22	DESIGNED BY AUH
	DRAWN BY AUH
	CHECKED BY
BRIARGATE PARKWAY SEGMENT 1	
BRIARGATE WATERLINE EXTENSION	
SHEET 6	OF 10
JOB NO. 25188.03	



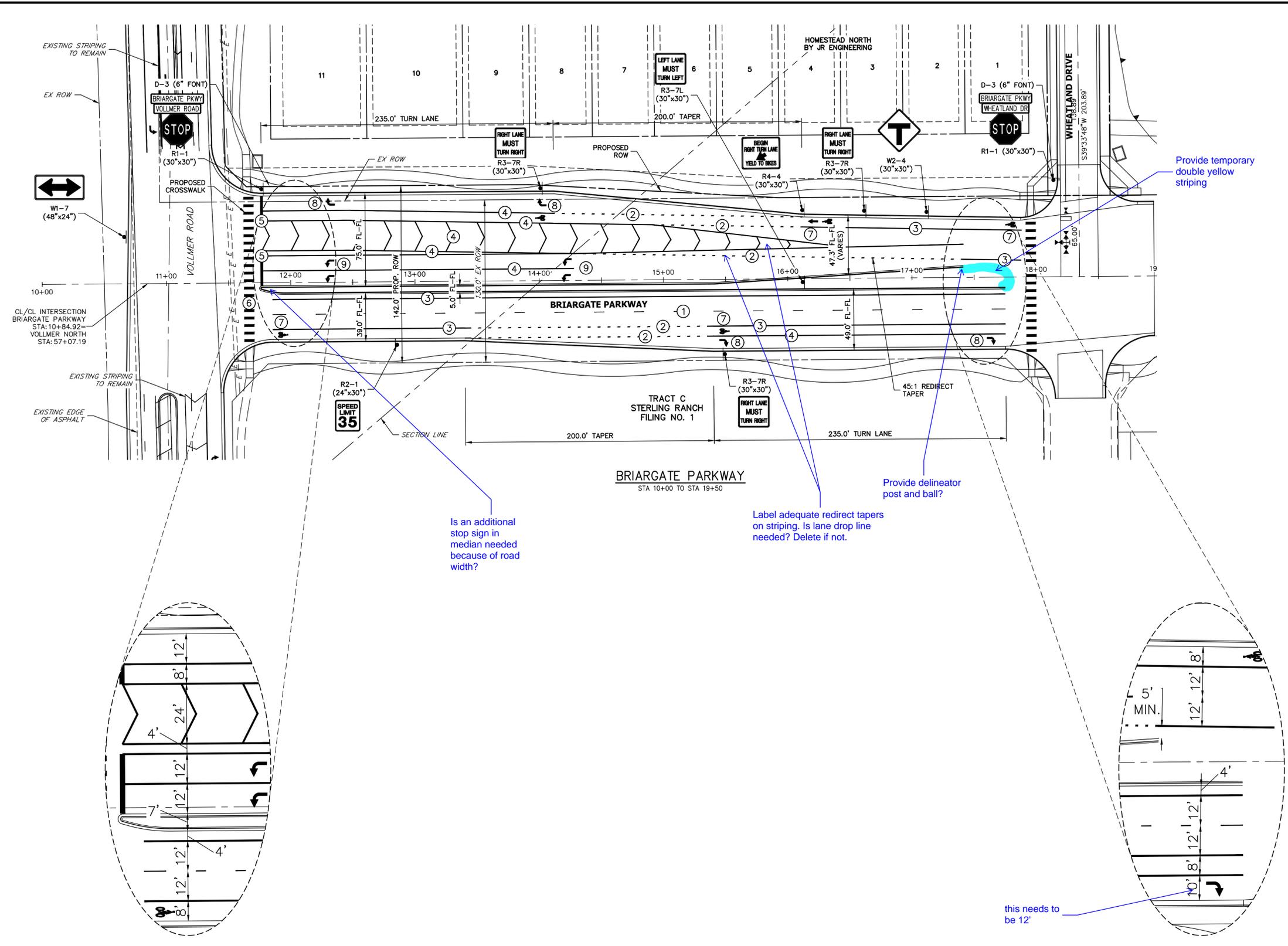
**BRIARGATE SANITARY SEWER EXTENSION PROFILE
STA 10+00.00 TO 18+00.00**



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

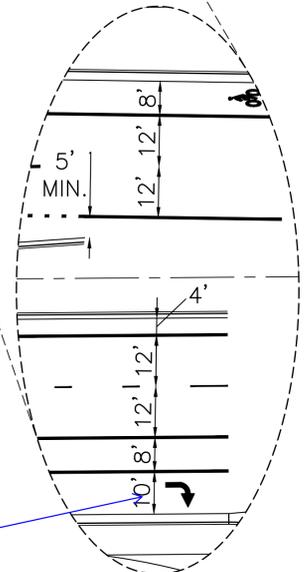
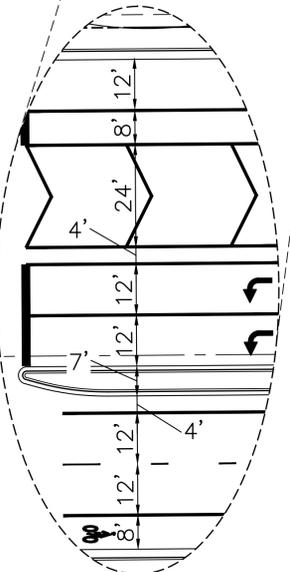
DATE: 12/02/22

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"=20'	DESIGNED BY AJH
V-SCALE 1"=3'	DRAWN BY AJH
DATE 11/23/22	CHECKED BY
BRIARGATE PARKWAY SEGMENT 1	
BRIARGATE PKWY WATERLINE REALIGNMENT	
SHEET 8	OF 10
JOB NO. 25188.03	



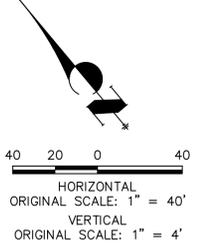
KEY MAP
SCALE: NTS

- 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.



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
DATE: 12/02/22
FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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 303-740-9383 • Colorado Springs 719-583-2583
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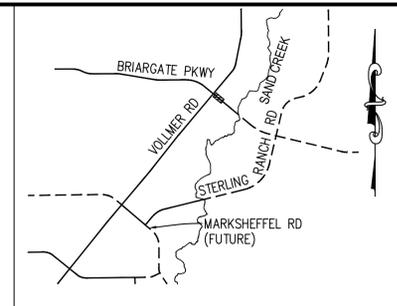
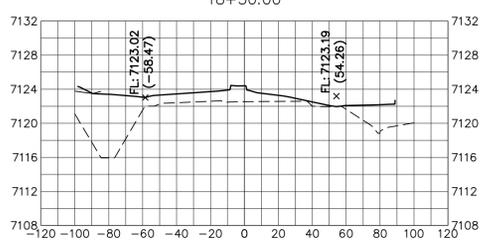
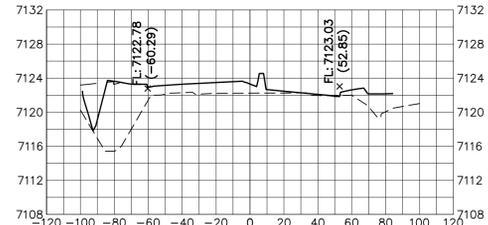
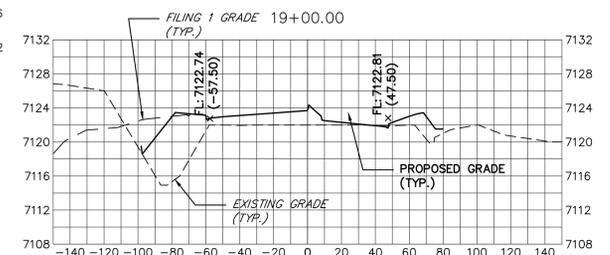
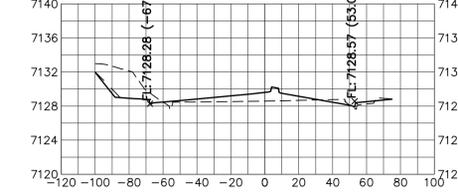
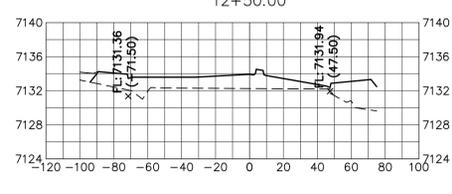
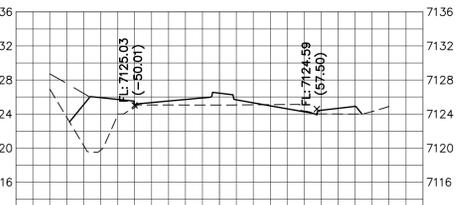
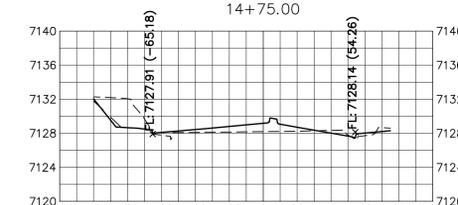
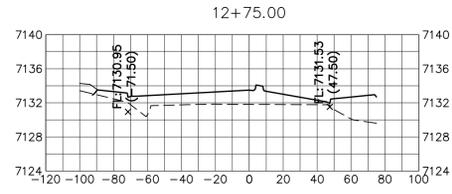
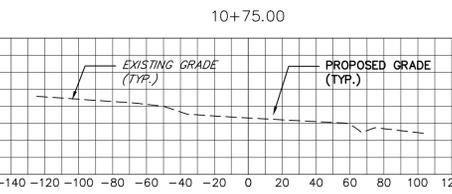
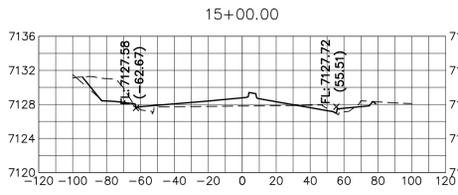
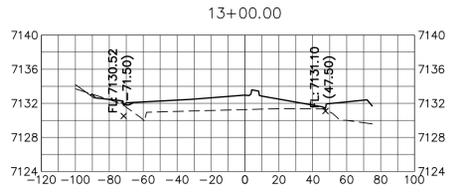
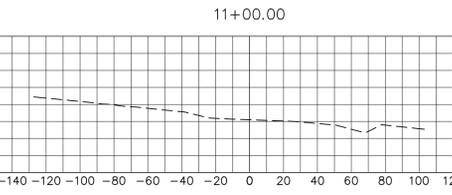
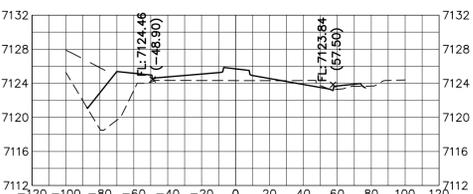
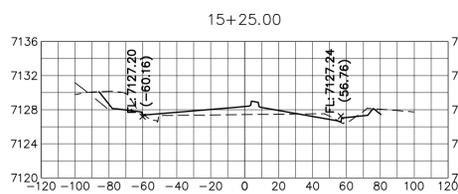
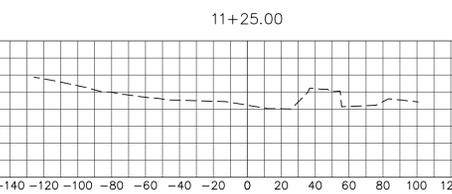
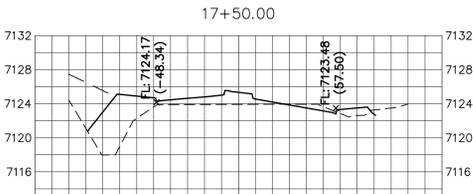
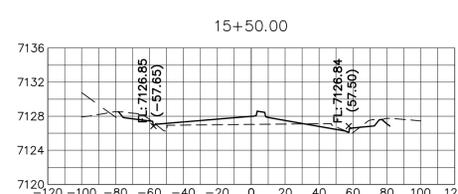
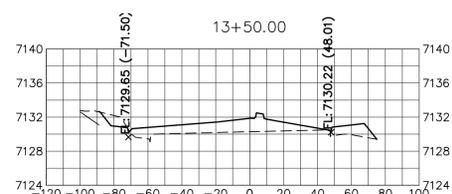
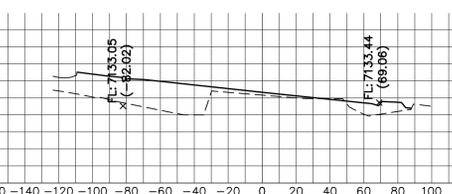
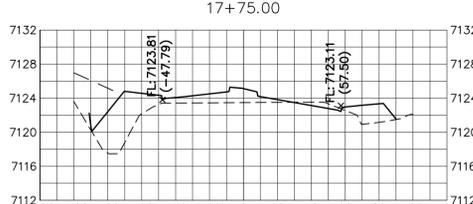
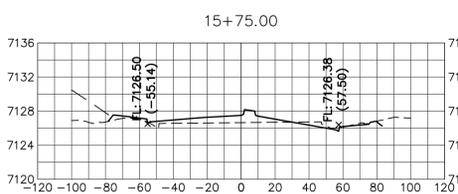
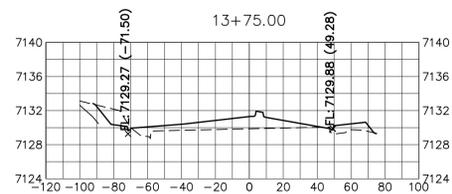
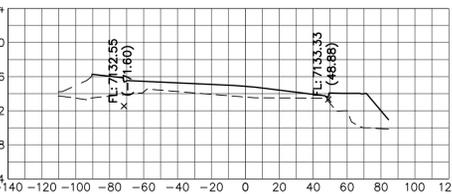
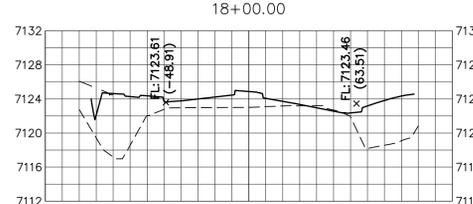
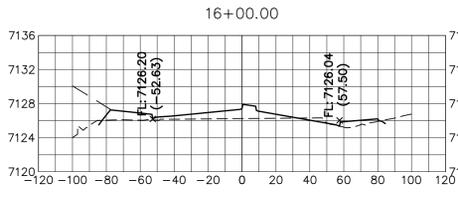
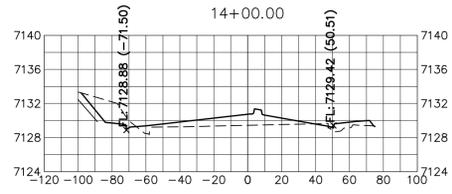
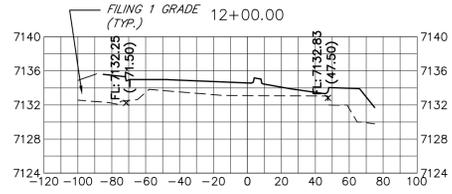
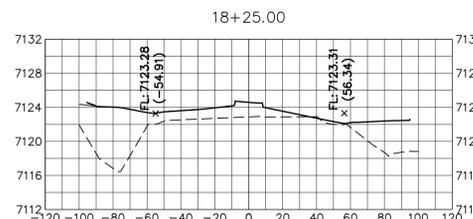
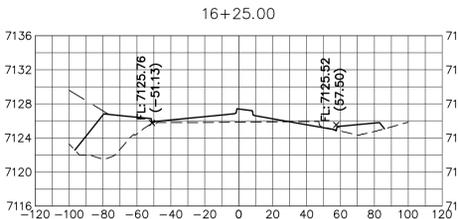
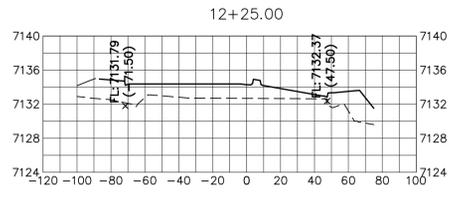
BY	DATE	REVISION

H-SCALE: 1"=40'
V-SCALE: N/A
DATE: 11/23/22
DESIGNED BY: CWC
DRAWN BY: RWK
CHECKED BY:

BRIARGATE PARKWAY SEGMENT 1
BRIARGATE SIGNAGE & STRIPING

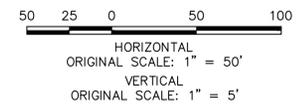
SHEET 9 OF 10
JOB NO. 25188.03





KEY MAP
N.T.S.

BRIARGATE PARKWAY
STA 10+75 TO STA 19+00
LOOKING SOUTHEAST



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 12/02/22

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 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

BRIARGATE PARKWAY SEGMENT 1
 BRIARGATE CROSS SECTIONS
 SHEET 10 OF 10
 JOB NO. 25188.03