

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

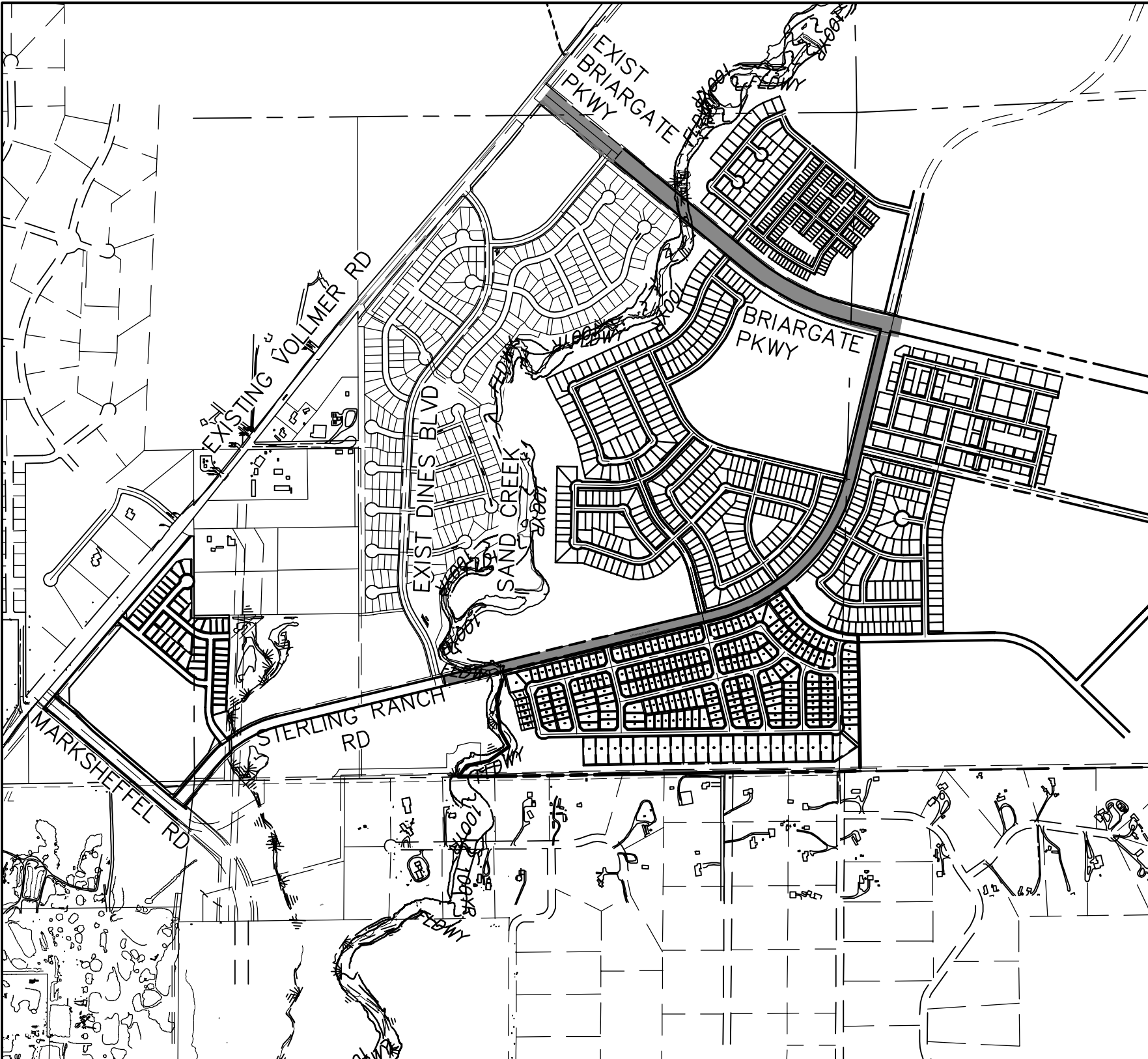
COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

OCTOBER 2021

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 1144S TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
GAS MAINS:	
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5918



VICINITY MAP

SCALE : 1"=1,000'

SHEET INDEX

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30	TOTAL SHEETS

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY DATE

SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

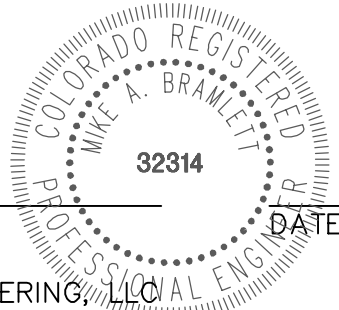
JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNED 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 Westrian Company  
Centennial 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	10/4/21	TM	CRB	

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	COVER SHEET
--	-------------

SHEET 1 OF 30

JOB NO. 25188.03



Know what's below.  
Call before you dig.




3. 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.
2. 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.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. 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.
5. 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).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT [VOLLMER ROAD, MARKS SHEFFEL ROAD, BURBARGE 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.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HOPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS 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. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
9. 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 PRIOR TO CONSTRUCTION.

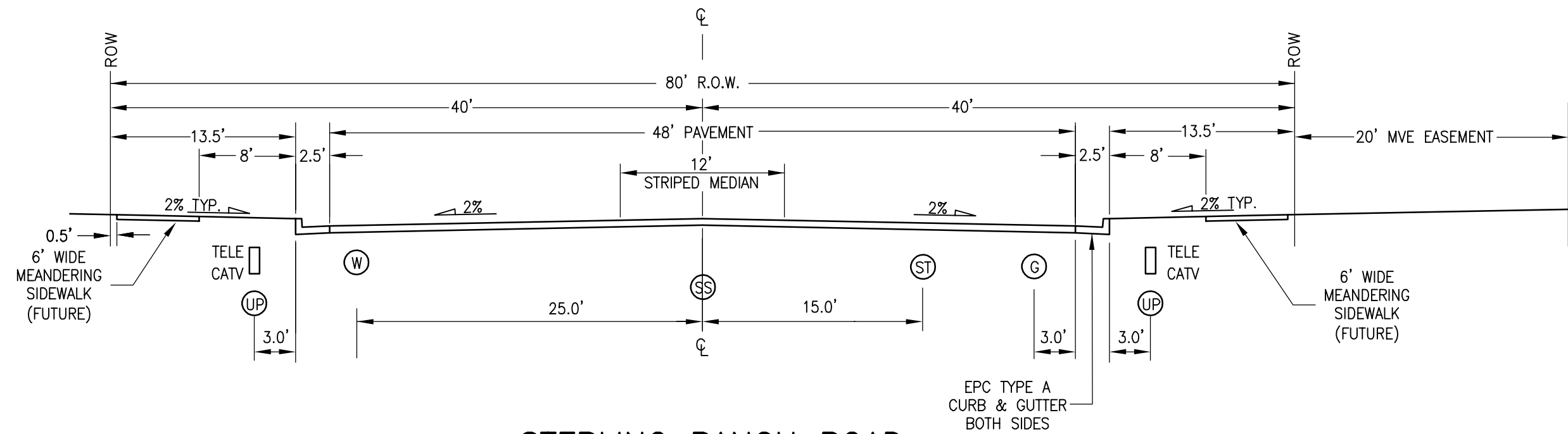
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PCD.
4. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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 OF 40 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"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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 SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PCD PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

1. 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.
2. 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).
3. 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:
  - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS
4. 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.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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 FUTURE PERMITS.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.



SHEET	2	OF	30	STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS				H-SCALE V-SCALE	N/A N/A	No.	REVISION	BY	DATE	 <b>J-R ENGINEERING</b> A Westrian Company Centennial 303-740-9383 • Colorado Springs 719-595-2593 Fort Collins 970-491-9888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a>	PREPARED FOR <b>SR LAND, LLC</b> 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 AGENCY. THE ENGINEERING AGREES. THESE DRAWINGS ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
				DESIGNED BY	TIM	DATE	10/4/21									
				DRAWN BY	CRB											
				CHECKED BY												
JOB NO.	25188.03															



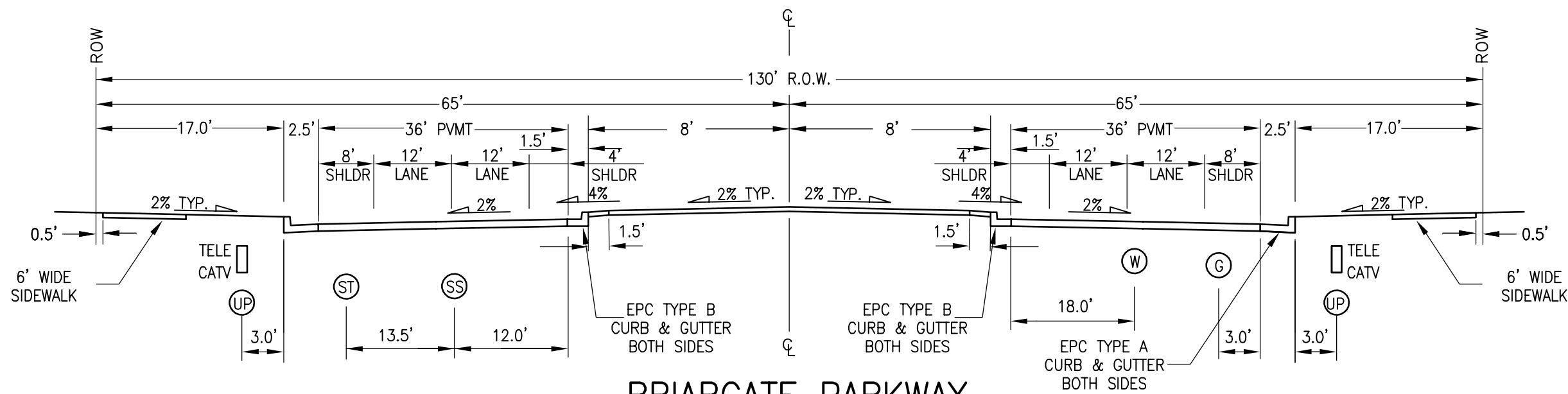


### STERLING RANCH ROAD

SCALE: NTS

DESIGN SPEED: 40 MPH POSTED SPEED: 35 MPH

CLASSIFICATION: NON-RESIDENTIAL COLLECTOR

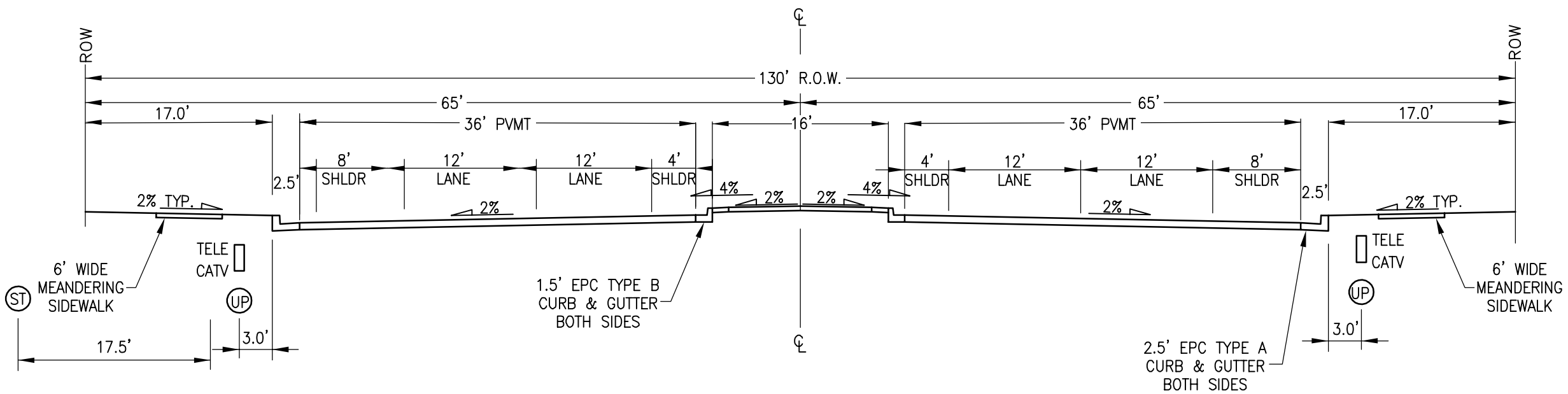


### BRIARGATE PARKWAY

SCALE: NTS

DESIGN SPEED: 50 MPH POSTED SPEED: 45 MPH

CLASSIFICATION: 4-LANE URBAN PRINCIPAL ARTERIAL

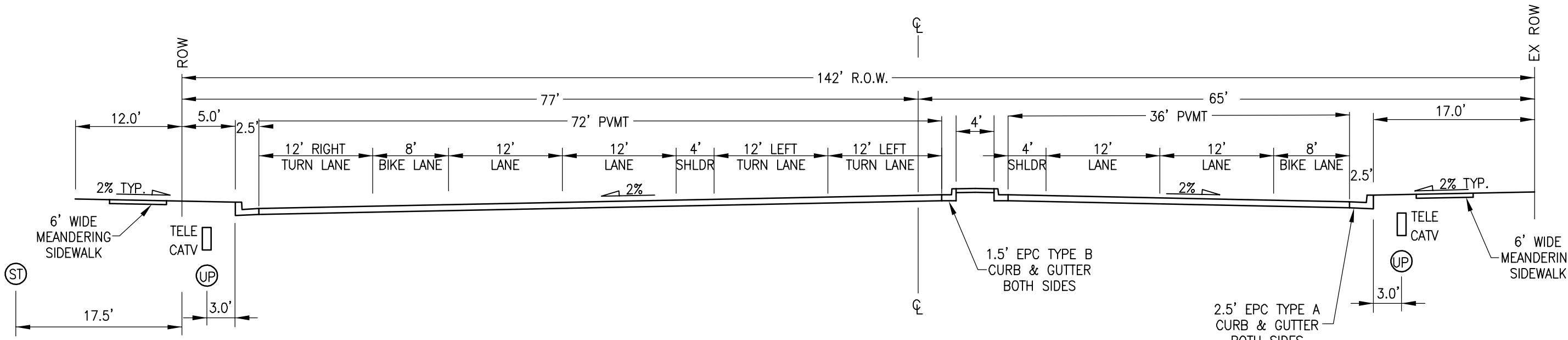


### BRIARGATE PARKWAY — TYPICAL SECTION

SCALE: NTS

DESIGN SPEED: 50 MPH, POSTED SPEED: 45 MPH

CLASSIFICATION: 4-LANE URBAN PRINCIPAL ARTERIAL



### BRIARGATE PARKWAY — INTERSECTION

SCALE: NTS

DESIGN SPEED: 50 MPH, POSTED SPEED: 45 MPH

CLASSIFICATION: 4-LANE URBAN PRINCIPAL ARTERIAL

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  
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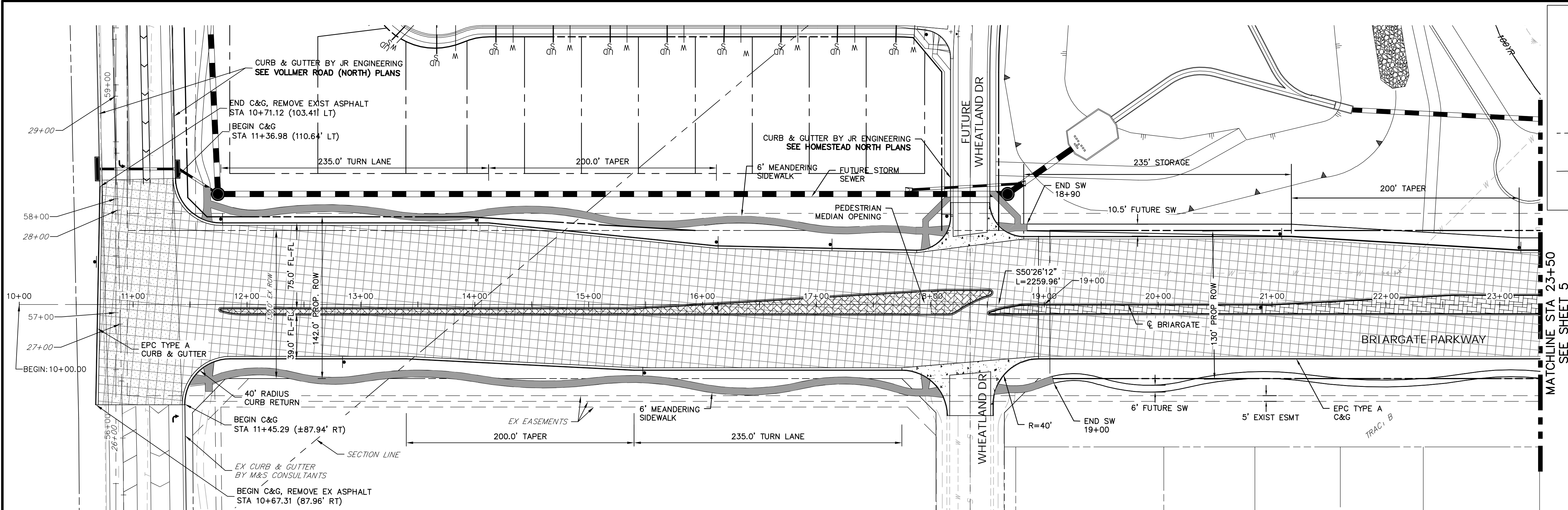
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
N/A	N/A	10/4/21	RAB	RAB					

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET  
PLANS  
TYPICAL SECTIONS

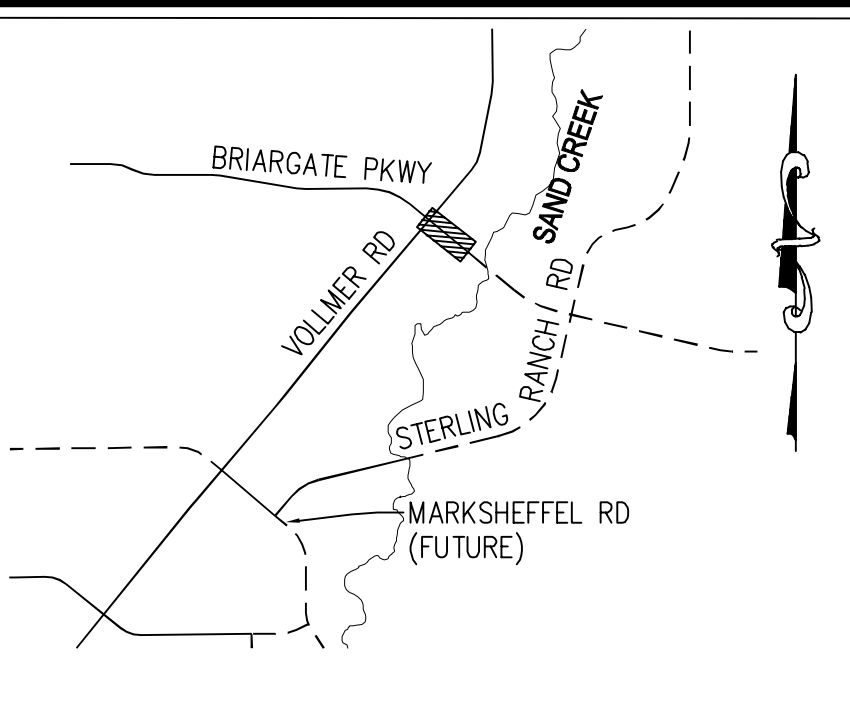
SHEET 3 OF 9

JOB NO. 25188.03





BRIARGATE PARKWAY  
STA 10+00 TO STA 23+50

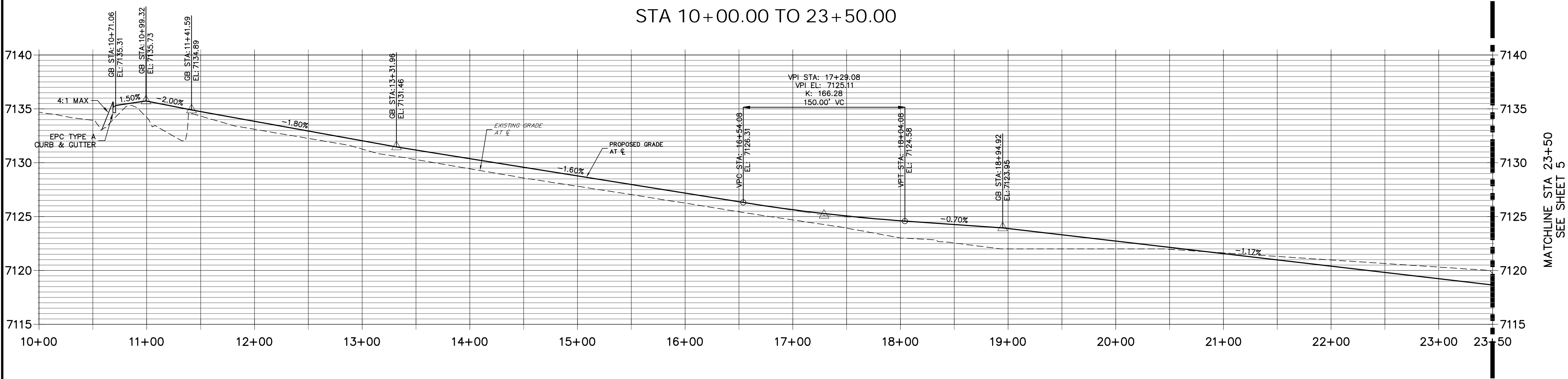


KEY MAP  
N.T.S.

LEGEND

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

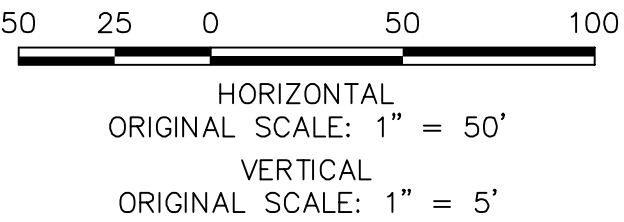
BRIARGATE PARKWAY PROFILE  
STA 10+00.00 TO 23+50.00



MATCHLINE STA 23+50  
SEE SHEET 5

ROADWAY NOTES

- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- URBAN PRINCIPAL ARTERIAL (4 LANE) IS BASED ON A DESIGN SPEED OF 50 MPH.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314

DATE

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

BRIARGATE PARKWAY STREET  
PLAN & PROFILE

SHEET 4 OF 30

JOB NO. 25188.03

JR ENGINEERING  
A Westrian Company

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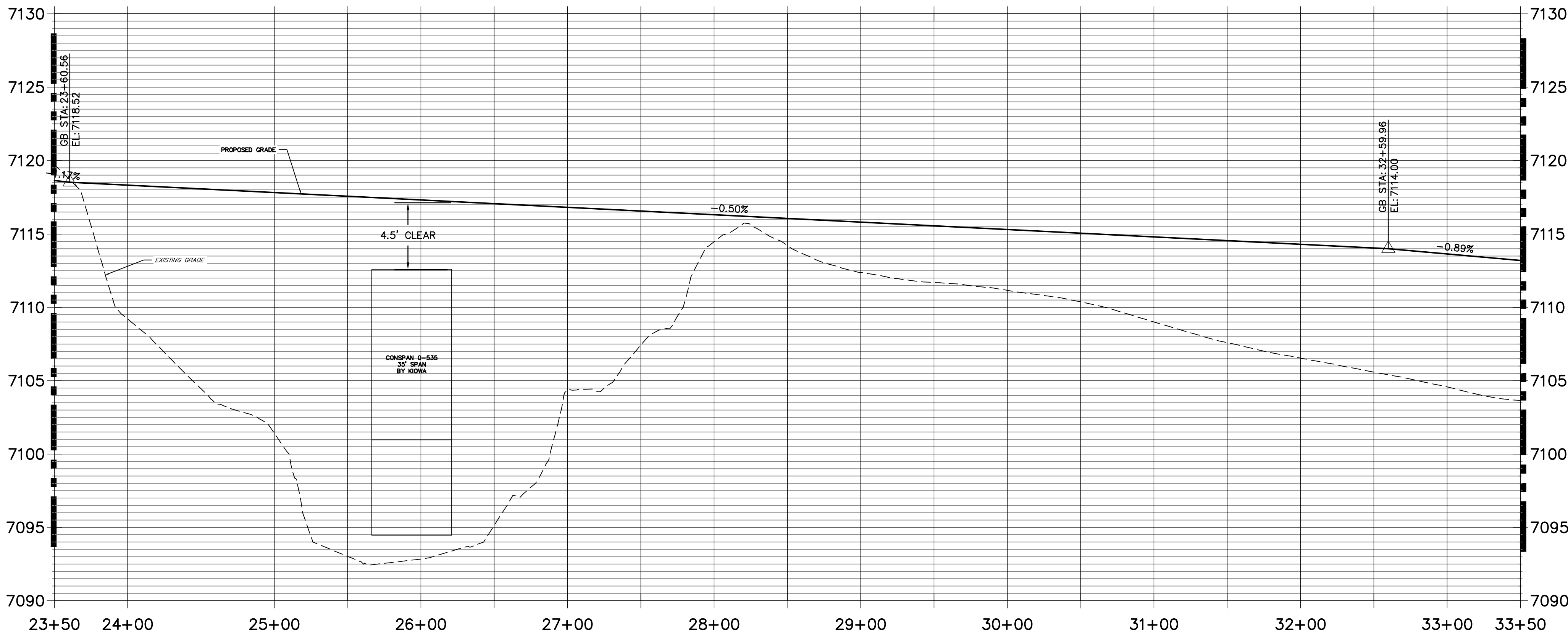
UNTIL SUCH TIME AS  
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APPROVED BY THE  
APPROPRIATE REVIEWING  
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APPROVES THEIR USES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



ROADWAY NOTES

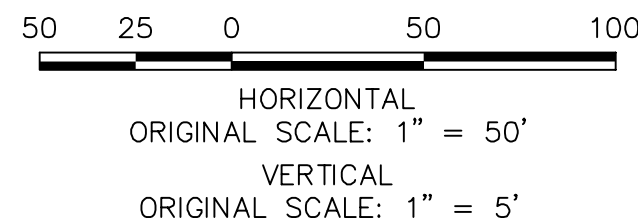
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- URBAN PRINCIPAL ARTERIAL (4 LANE) IS BASED ON A DESIGN SPEED OF 50 MPH.

SEE SHEET 4  
MATCHLINE STA 23+50



BRIARGATE PARKWAY  
STA 23+50 TO STA 33+50

BRIARGATE PARKWAY PROFILE (1)  
STA 23+50.00 TO 33+50.00



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

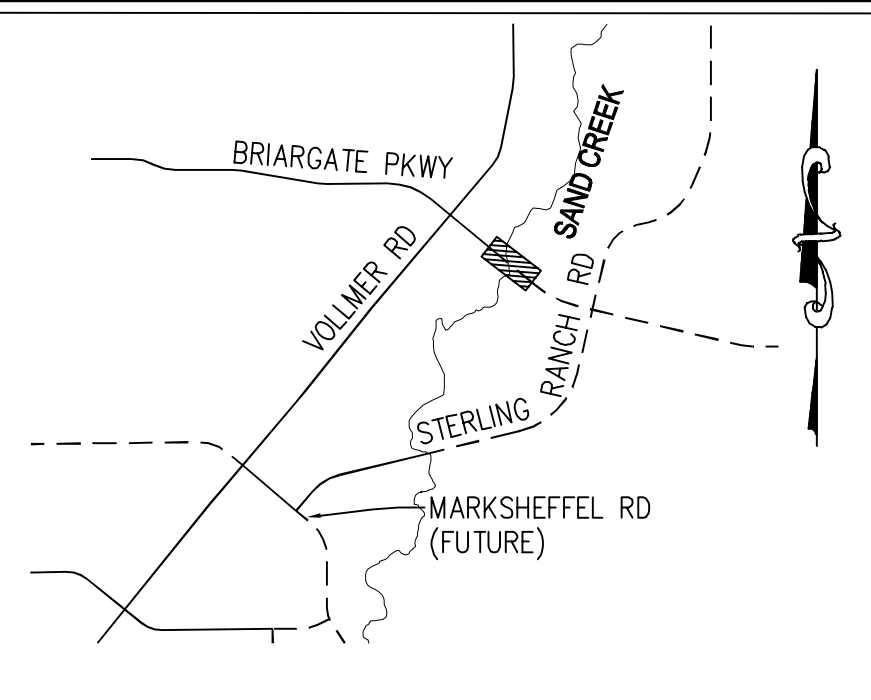
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



LEGEND

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

KEY MAP  
N.T.S.



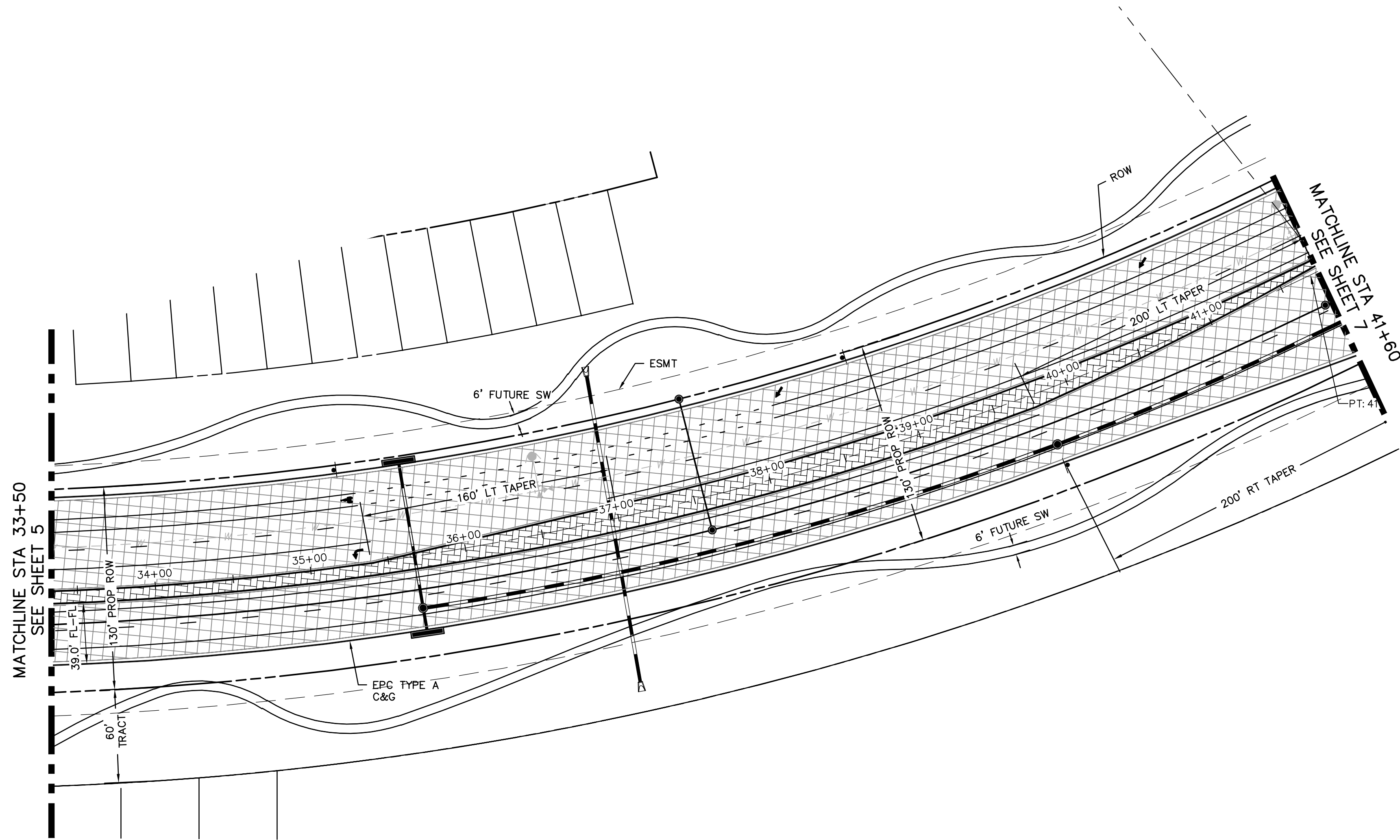
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	BRIARGATE PARKWAY STREET PLAN & PROFILE	SHEET 5 OF 30	JOB NO. 25188.03	No.	REVISION	BY	DATE
1"=50'	1"=5'	10/4/21	TIM				
DESIGNED BY	DRAWN BY	CHECKED BY					

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

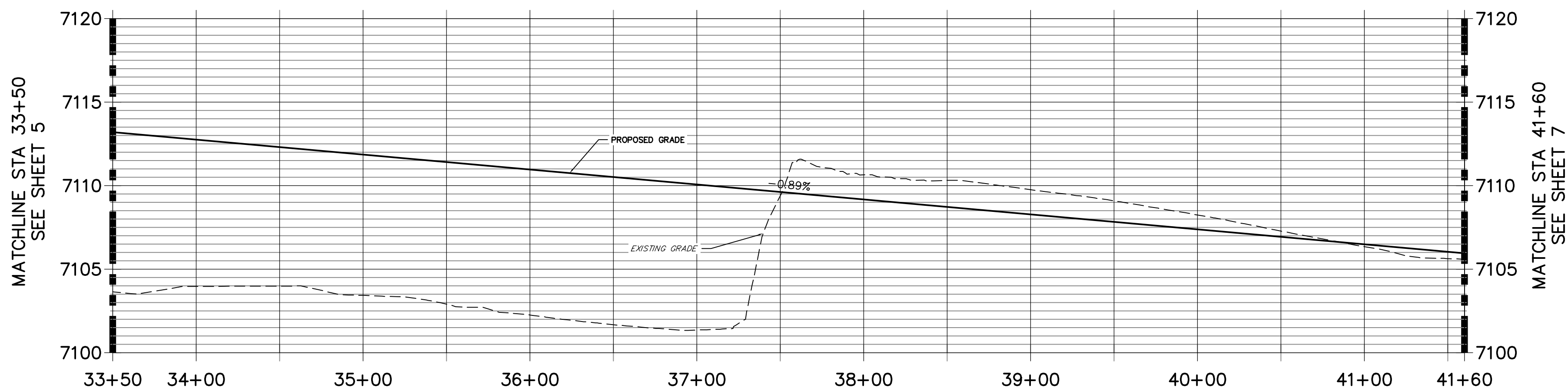
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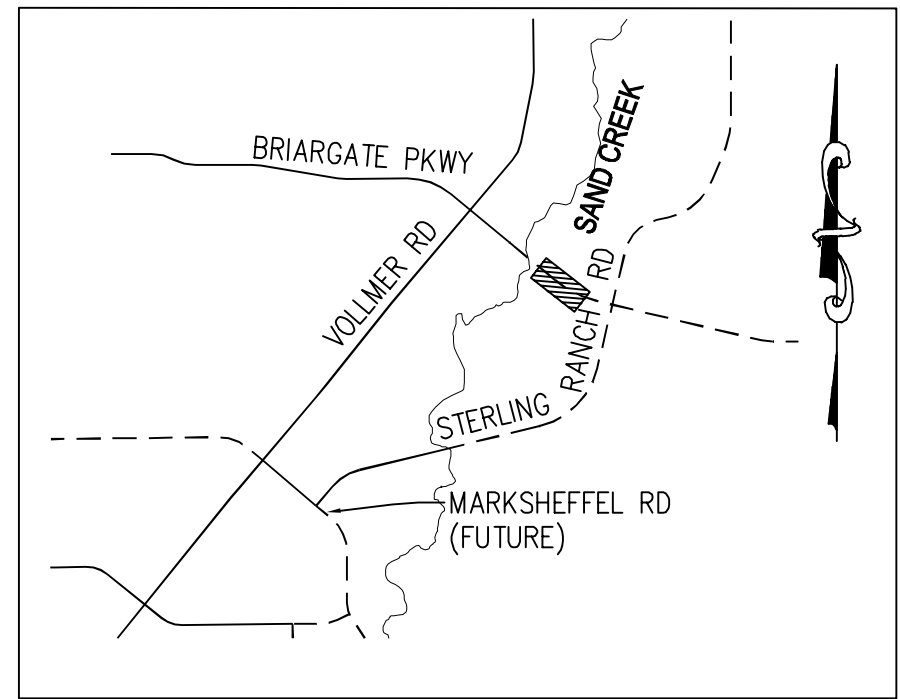
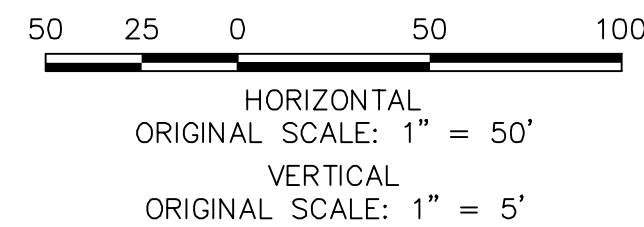
BRIARGATE PARKWAY  
STA 33+50 TO STA 41+60

BRIARGATE PARKWAY PROFILE (2)  
STA 33+50.00 TO 41+60.00



#### ROADWAY NOTES

- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- URBAN PRINCIPAL ARTERIAL (4 LANE) IS BASED ON A DESIGN SPEED OF 50 MPH.



KEY MAP  
N.T.S.

#### LEGEND

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



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, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

PREPARED FOR

SR LAND, LLC

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

J.R. ENGINEERING

A Westrian Company



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STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

BRIARGATE PARKWAY STREET  
PLAN & PROFILE

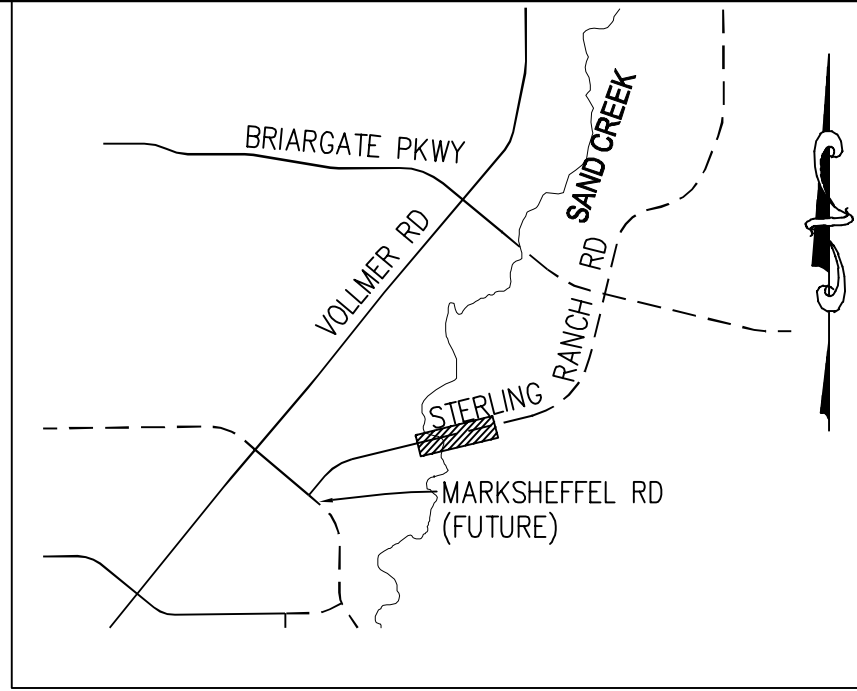
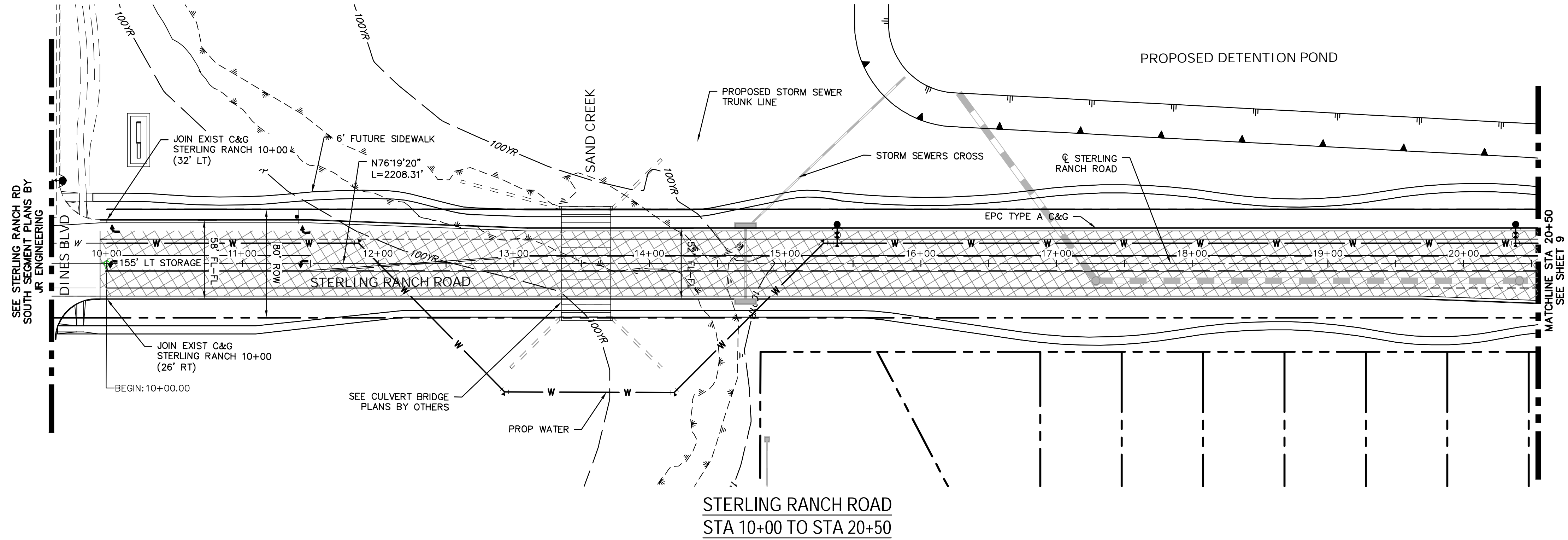
SHEET 6 OF 30

JOB NO. 25188.03



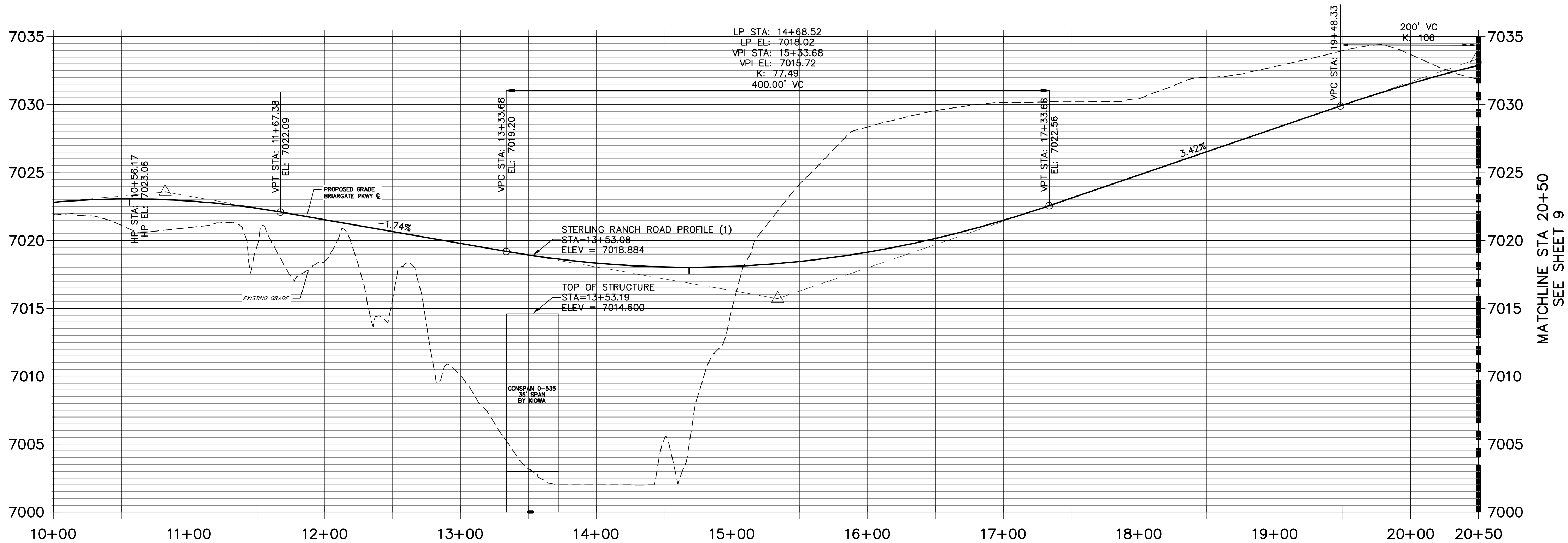






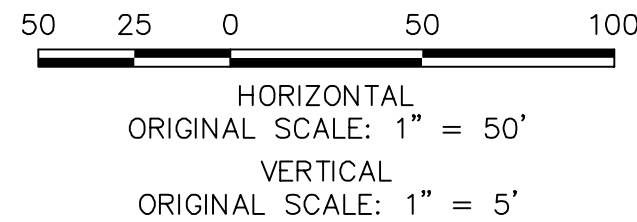
- LEGEND**
- PROPOSED FULL DEPTH ASPHALT
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED SIDEWALK (4" DEPTH)
  - PROPOSED MEDIAN COVER MATERIAL
  - PROPOSED FULL DEPTH ASPHALT REMOVAL

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



**ROADWAY NOTES**

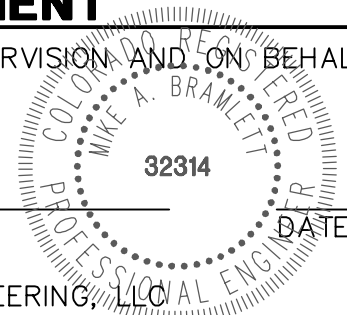
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.



**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, LLC



STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
STREET PLAN & PROFILE

SHEET 8 OF 30

JOB NO. 25188.03

BY	DATE	No.	REVISION

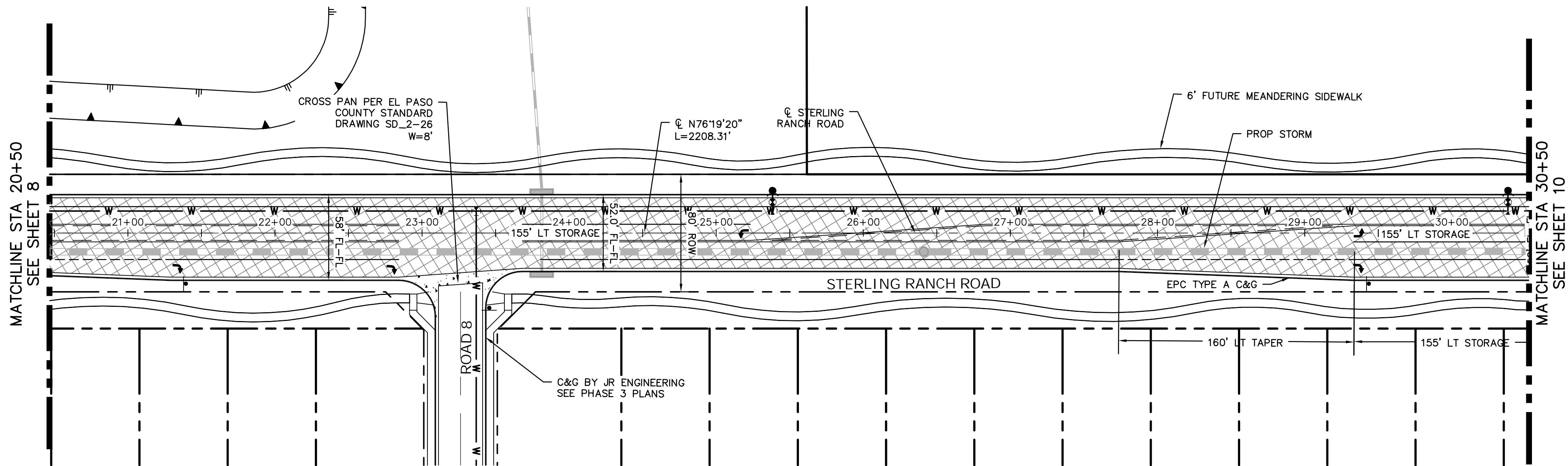
**J.R. ENGINEERING**  
A Westrian Company

Central 303-740-9888 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

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

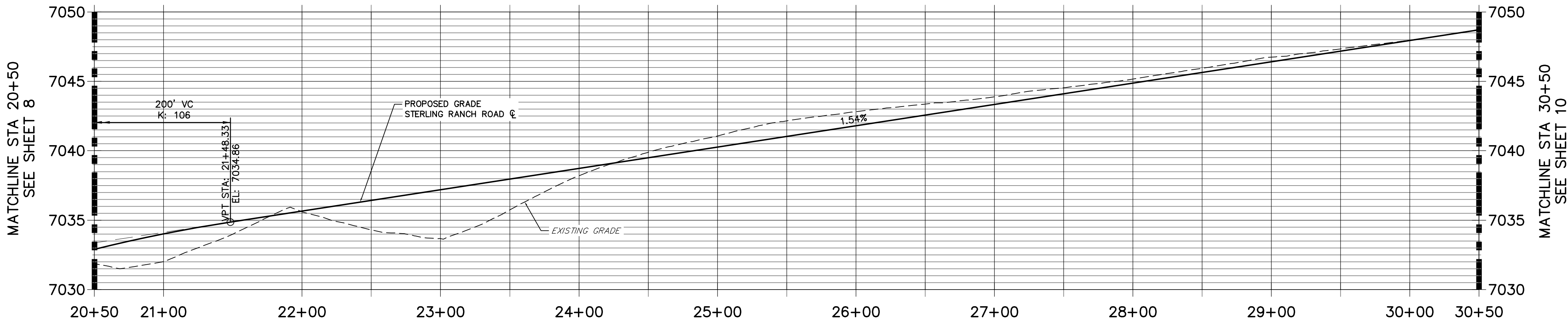
UNTIL SUCH TIME AS  
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APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE  
DESIGNATED BY WRITTEN  
AUTHORIZATION.





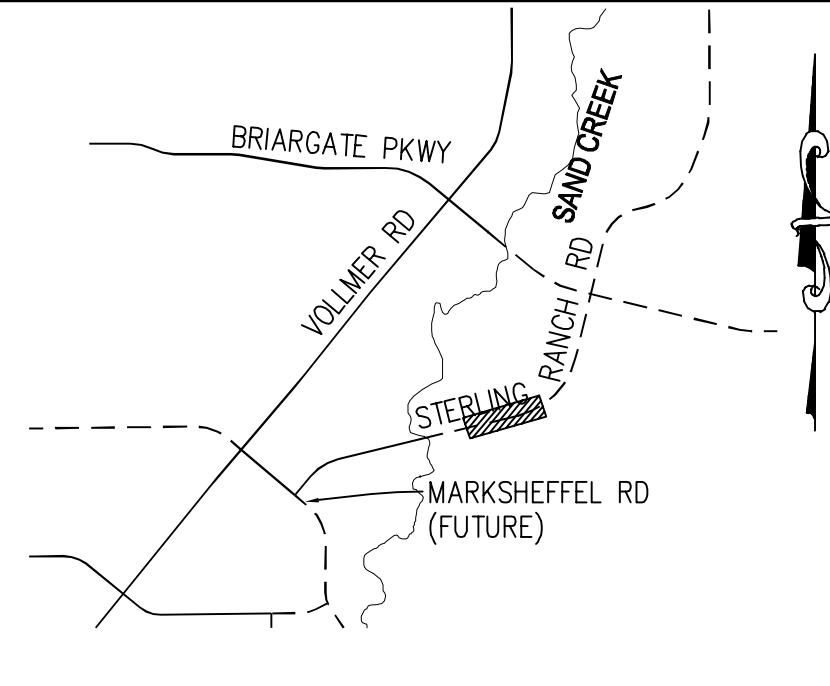
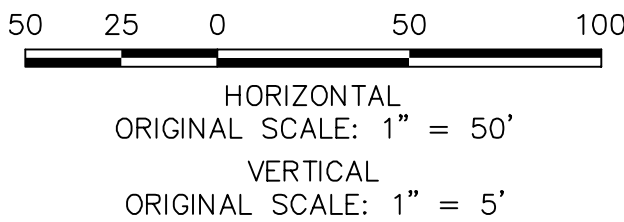
STERLING RANCH ROAD  
STA 20+50 TO STA 30+50.00

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



ROADWAY NOTES

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- NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.



KEY MAP  
N.T.S.

LEGEND

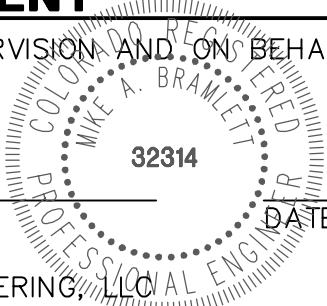
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL



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, LLC



STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
STREET PLAN & PROFILE

SHEET 9 OF 30

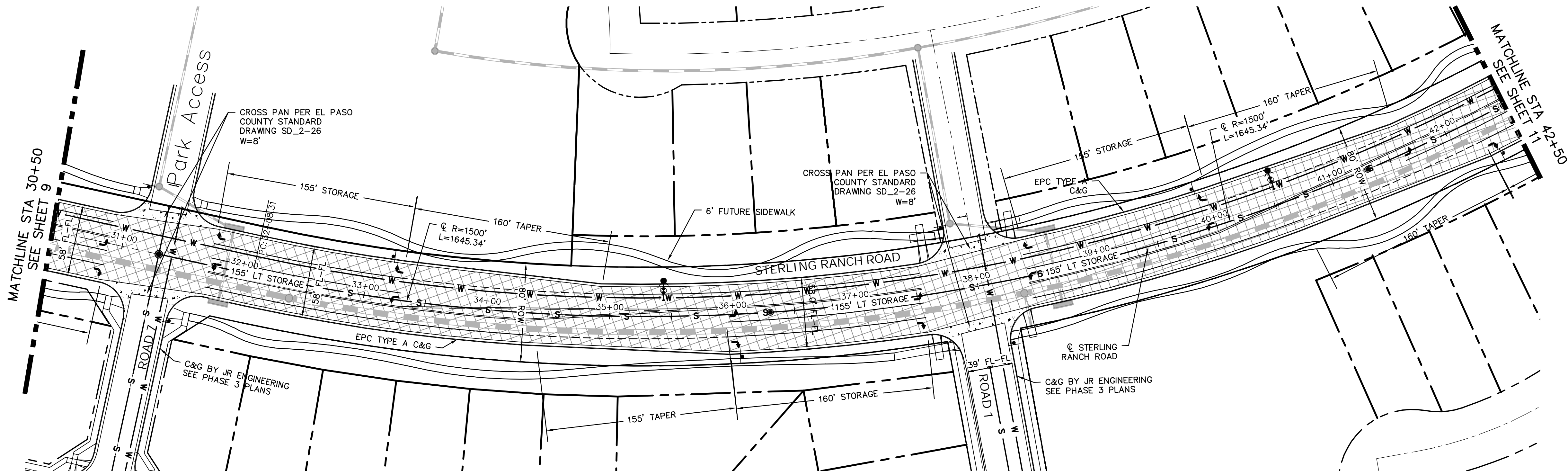
JOB NO. 25188.03

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

**J.R. ENGINEERING**  
A Westrian Company  
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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

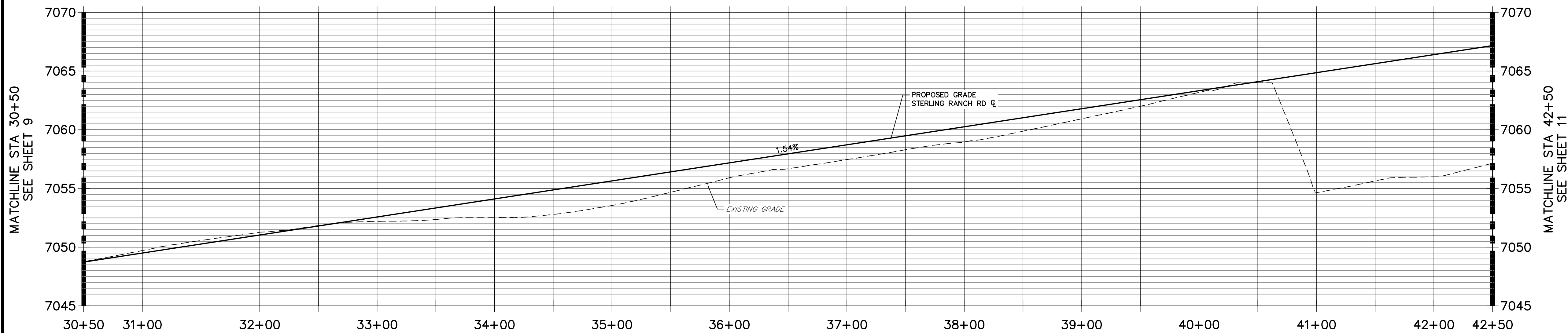
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECT DESCRIBED AND DESIGNATED BY WRITTEN AUTHORIZATION.





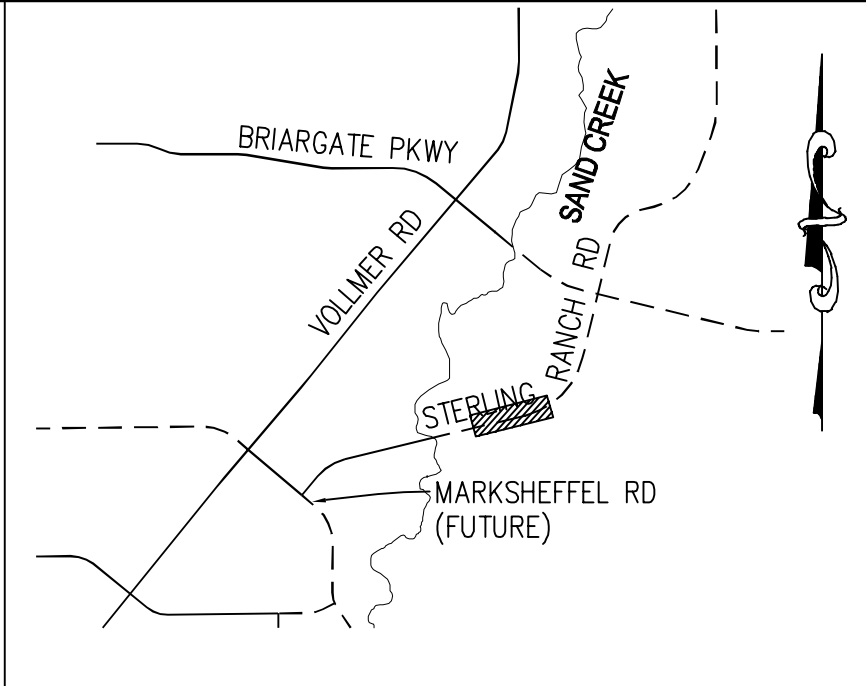
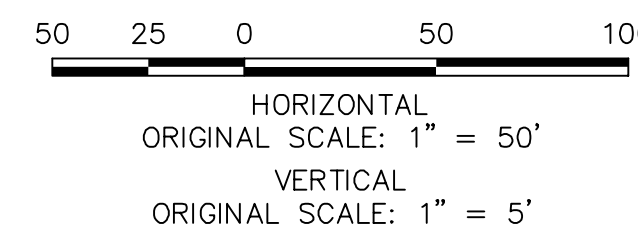
STERLING RANCH ROAD  
STA 30+50 TO STA 42+50.00

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



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.

LEGEND

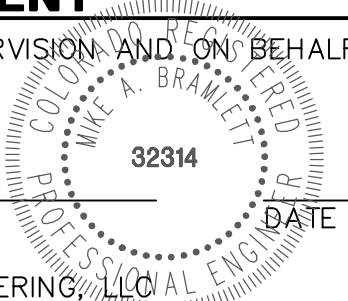
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL



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, LLC



STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	STERLING RANCH ROAD STREET PLAN & PROFILE	SHEET 10 OF 30
JOB NO. 25188.03		

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

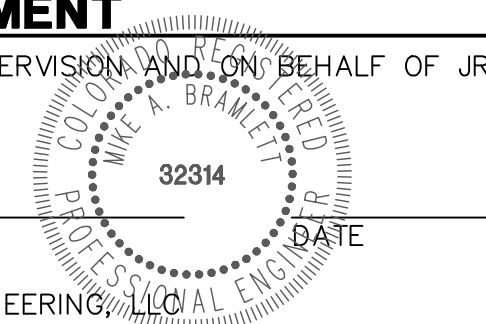
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PREPARED FOR

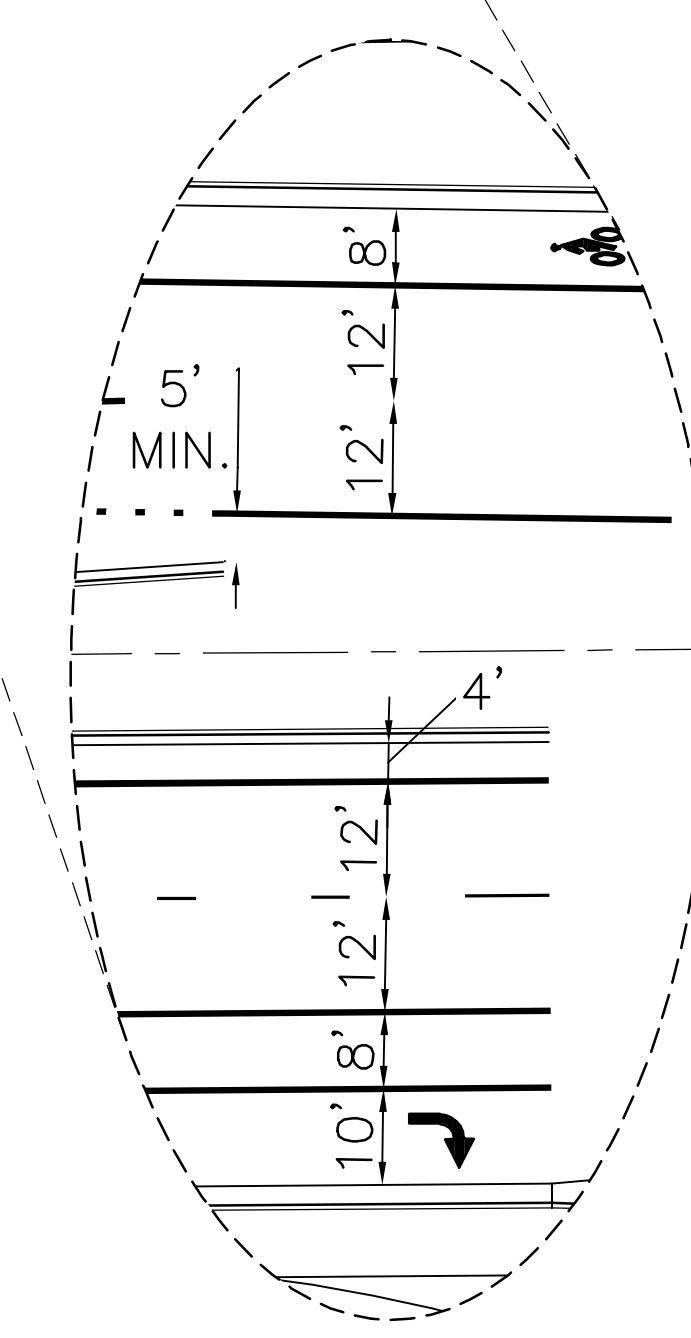








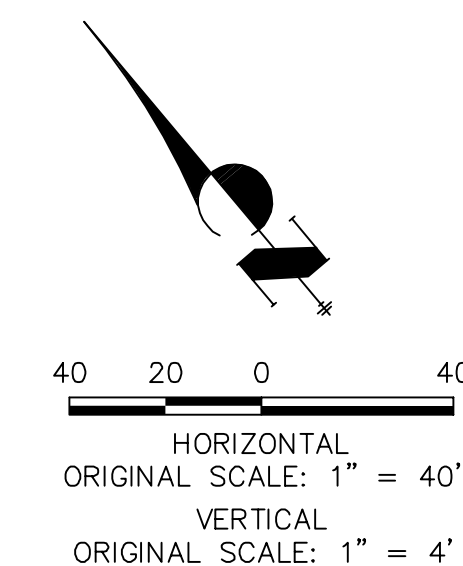




NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



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).



MIKE A. BRAMLEY  
COLORADO P.E. 328  
FOR AND ON BEHALF OF JR ENGINEERING

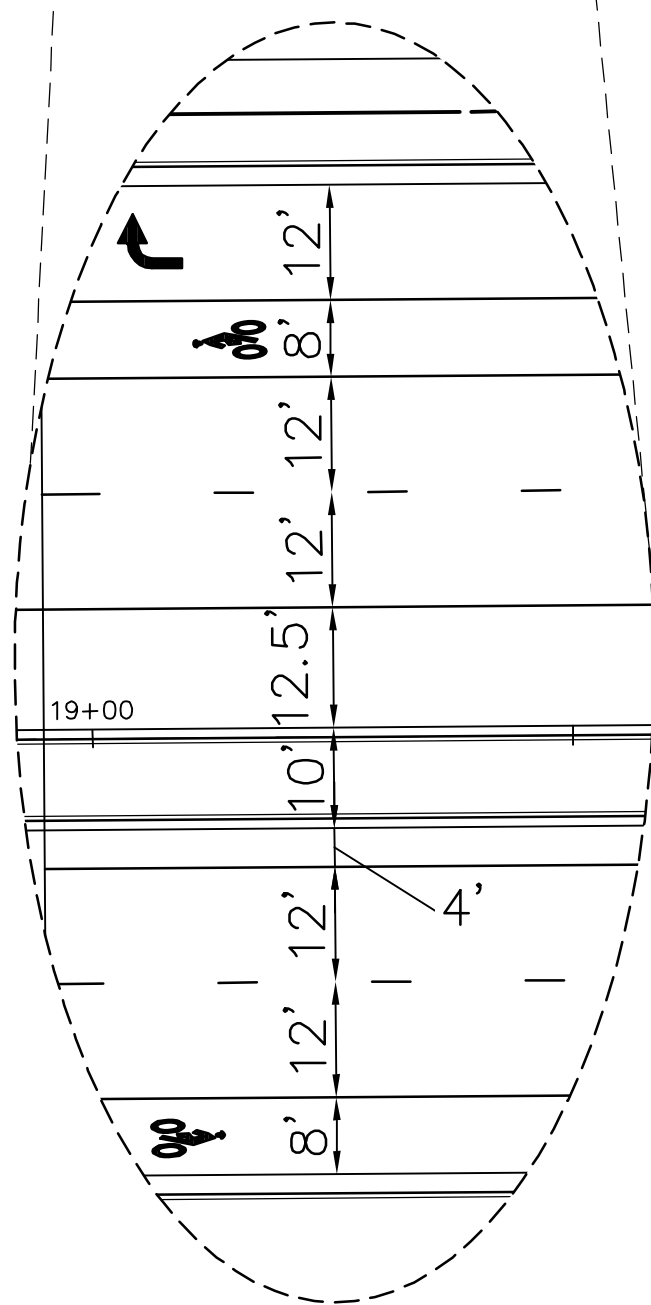
SK LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742



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Fort Collins 970-491-9888 • [www.renengineering.com](http://www.renengineering.com)

JOB NO.	25188.0	SHEET	13	OF	30
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS					
BRIARGATE SIGNING & STRIPING					
H-SCALE		1"= 40'		REVISION	
V-SCALE		N/A			
DATE		10/4/21			
DESIGNED BY		CWC			
DRAWN BY		RWK			
CHECKED BY					
				BY	
				DATE	



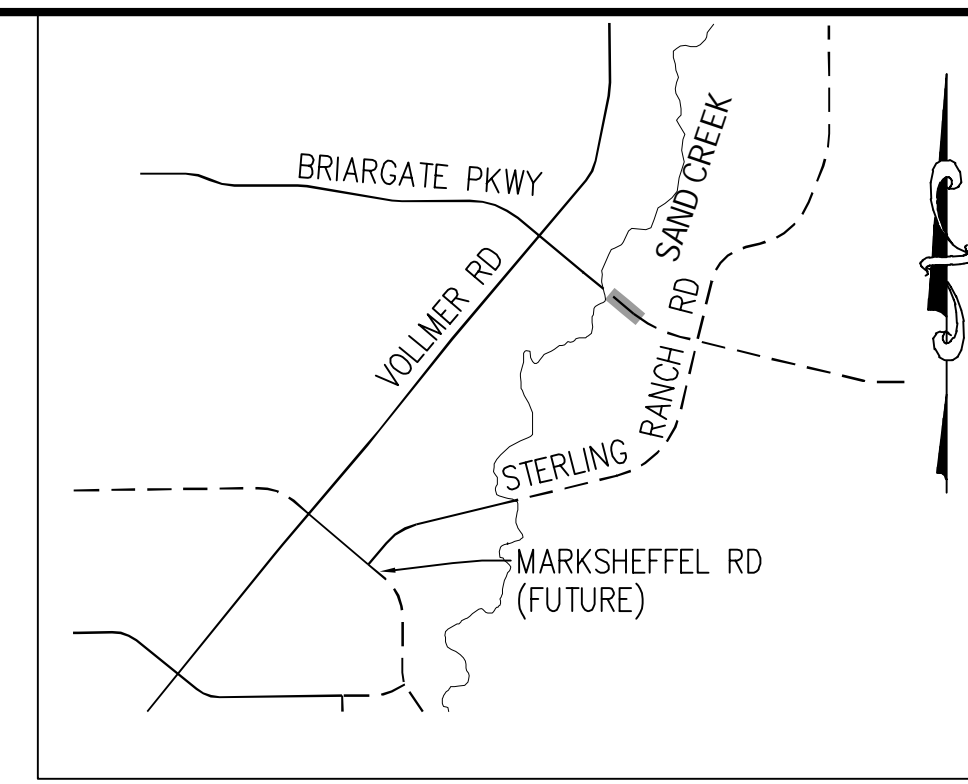


STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 8" APART
⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30' GAPS

JOB NO. 25188.03







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).

**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80901  
JAMES F. MORLEY  
(719) 471-1742



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A Westrian Company

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Fort Collins 970-491-9888 • [www.jengineering.com](http://www.jengineering.com)

1"=40'		No.	REVISION	BY	DATE
H-SCALE	N/A				
V-SCALE	DATE				
DESIGNED BY	10/4/21				
JMC					
DRAWN BY	RWK				
CHECKED BY					

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

BRIARGATE SIGNING &  
STRIPING

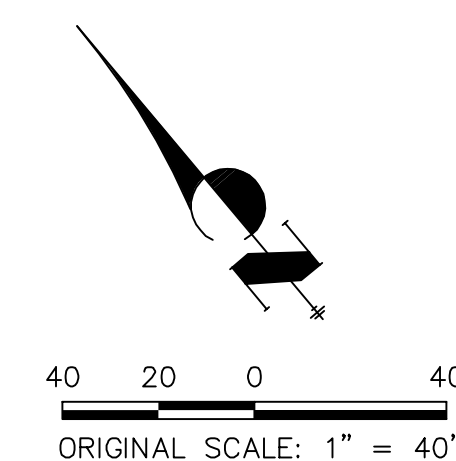
SHEET 15 OF 30

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	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 8' APART
⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS

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



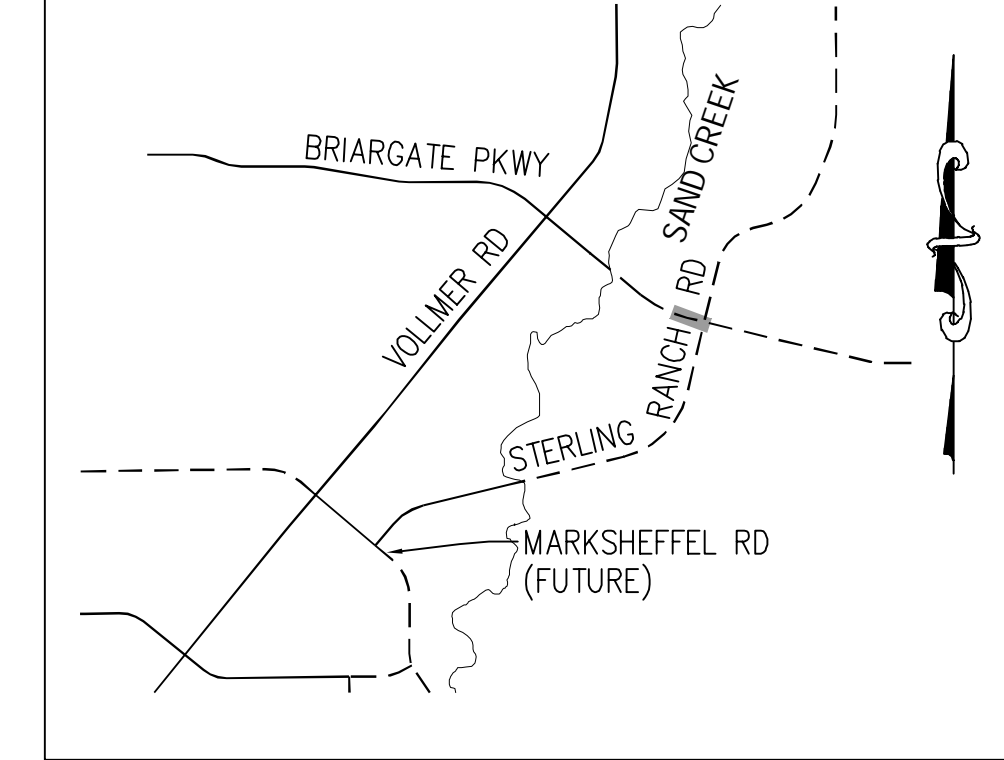
PREPARED UNDER ENGINEERING BEHALF OF JR

**PRELIMINARY**

MIKE A. BRAMLEY  
COLORADO P.E. 328  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PRELIMINARY  
NOT FOR  
CONSTRUCTION





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).

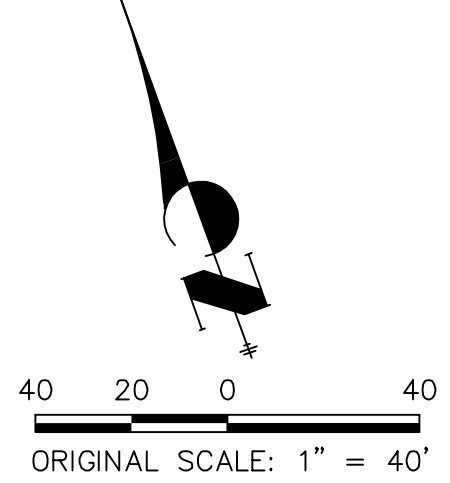
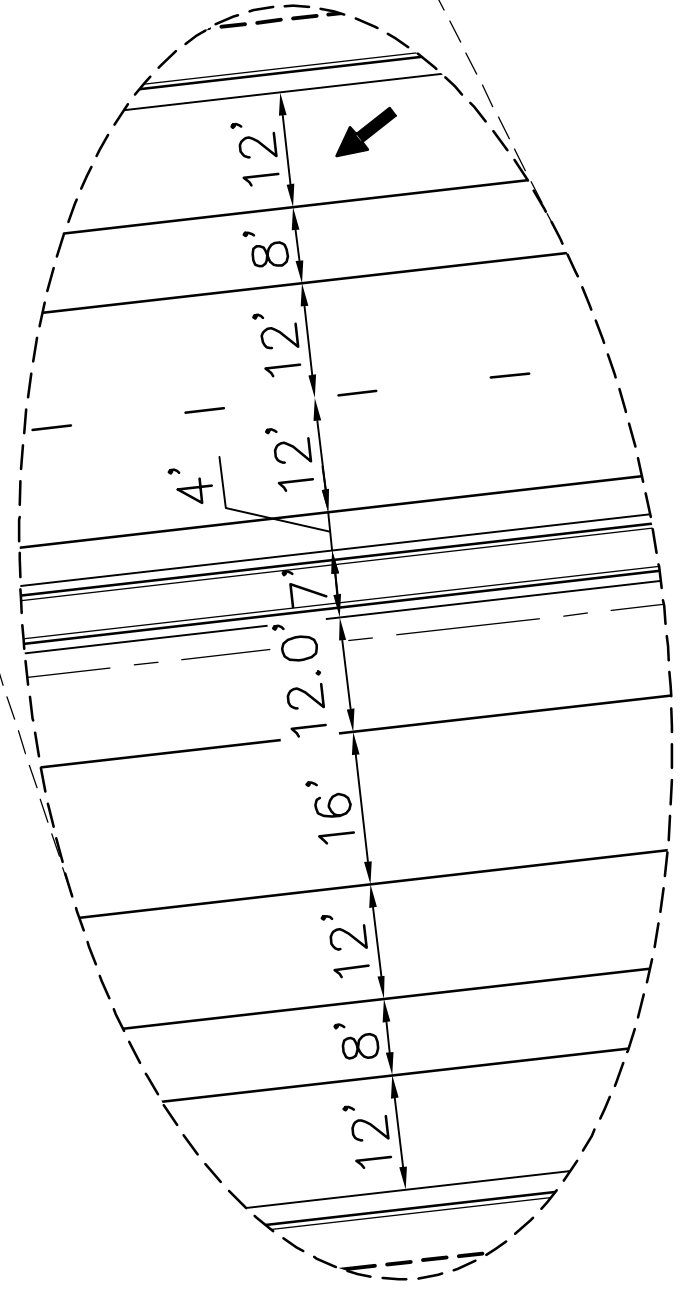
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

 **J-R ENGINEERING**  
A Westrian Company

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

H-SCALE	1"=40'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	10/4/21				
DESIGNED BY	JMC				
DRAWN BY	RWK				
CHECKED BY					

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	16	OF	30
BRIARGATE SIGNING & STRIPING			
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	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 8" APART
⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30' GAPS

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  
ENGINEERING

PRELIMINARY  
NOT FOR  
CONSTRUCTION

MIKE A. BRAMLEY  
COLORADO P.E. No. 32410  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

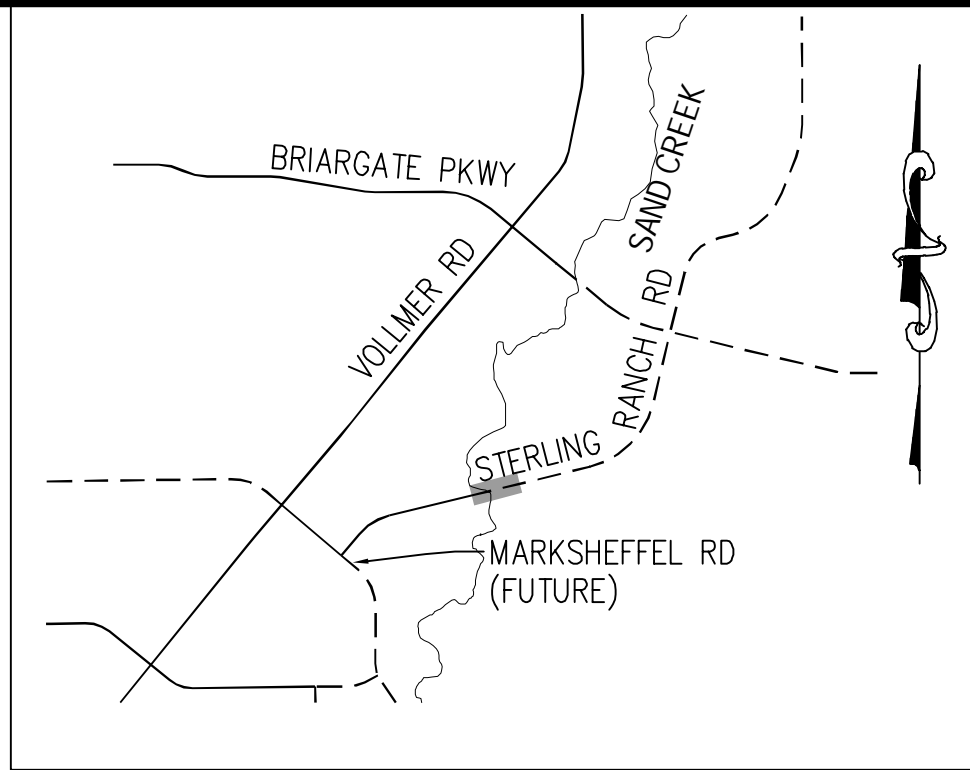
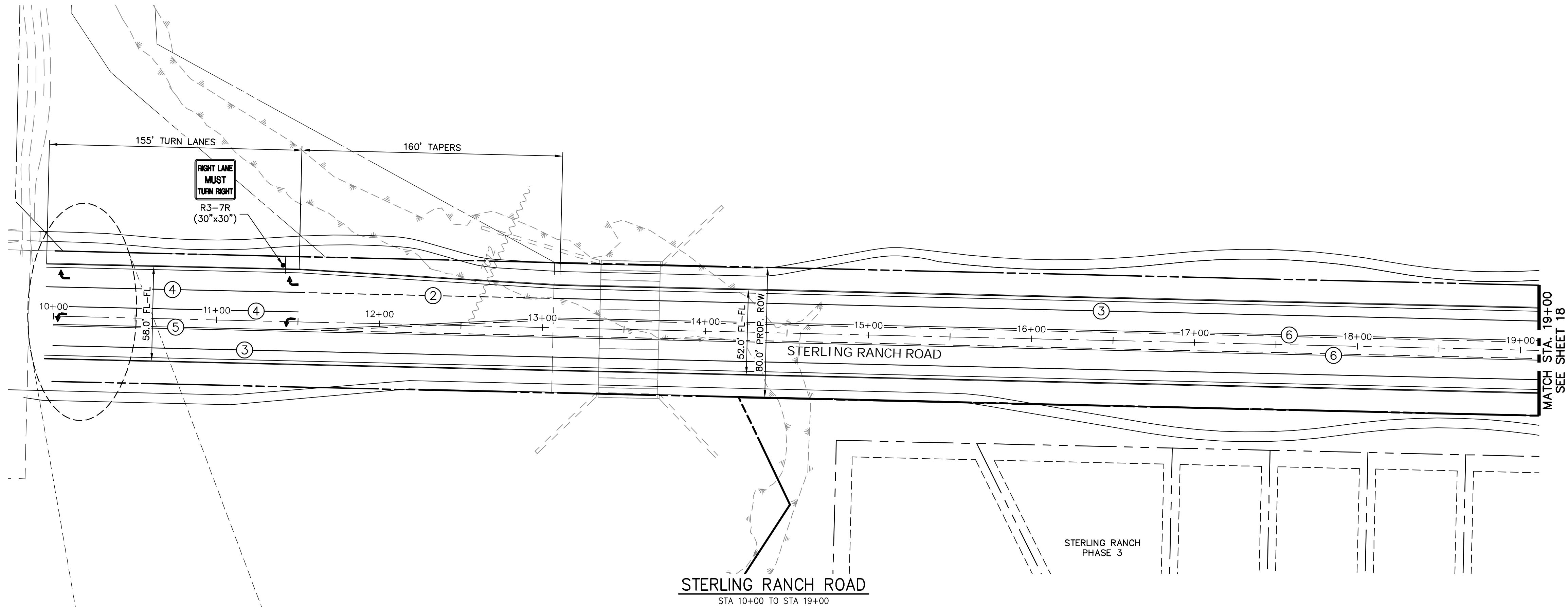
REBEAH OF JR

DATE

APPROVED





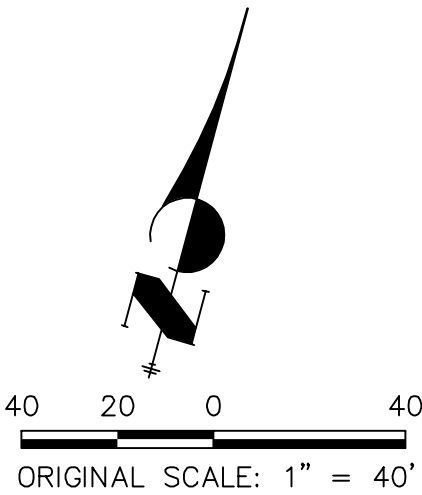


**NOTE TO CONTRACTOR:**

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.
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STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
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⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS

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  
ENGINEERING

MIKE A. BRAMLEY  
COLORADO P.E. 3722  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PRELIMINARY  
NOT FOR  
CONSTRUCTION

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
SIGNING & STRIPING

SHEET 17 OF 30

JOB NO. 25188.03

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	N/A	10/4/21	JMC	RWK	

No.	REVISION	BY	DATE

**J.R. ENGINEERING**  
A Westrian Company

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Fort Collins 970-497-9888 • [www.jrengineering.com](http://www.jrengineering.com)

PREPARED FOR

**SR LAND, LLC**

20 BOULDER CRESCENT  
SUITE 201

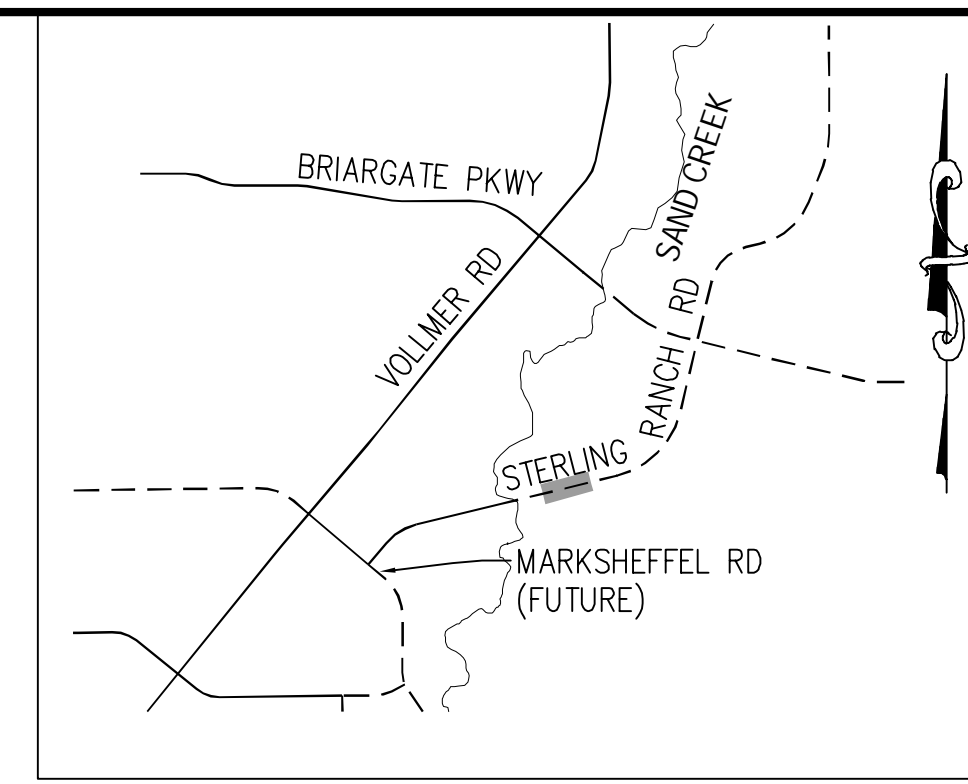
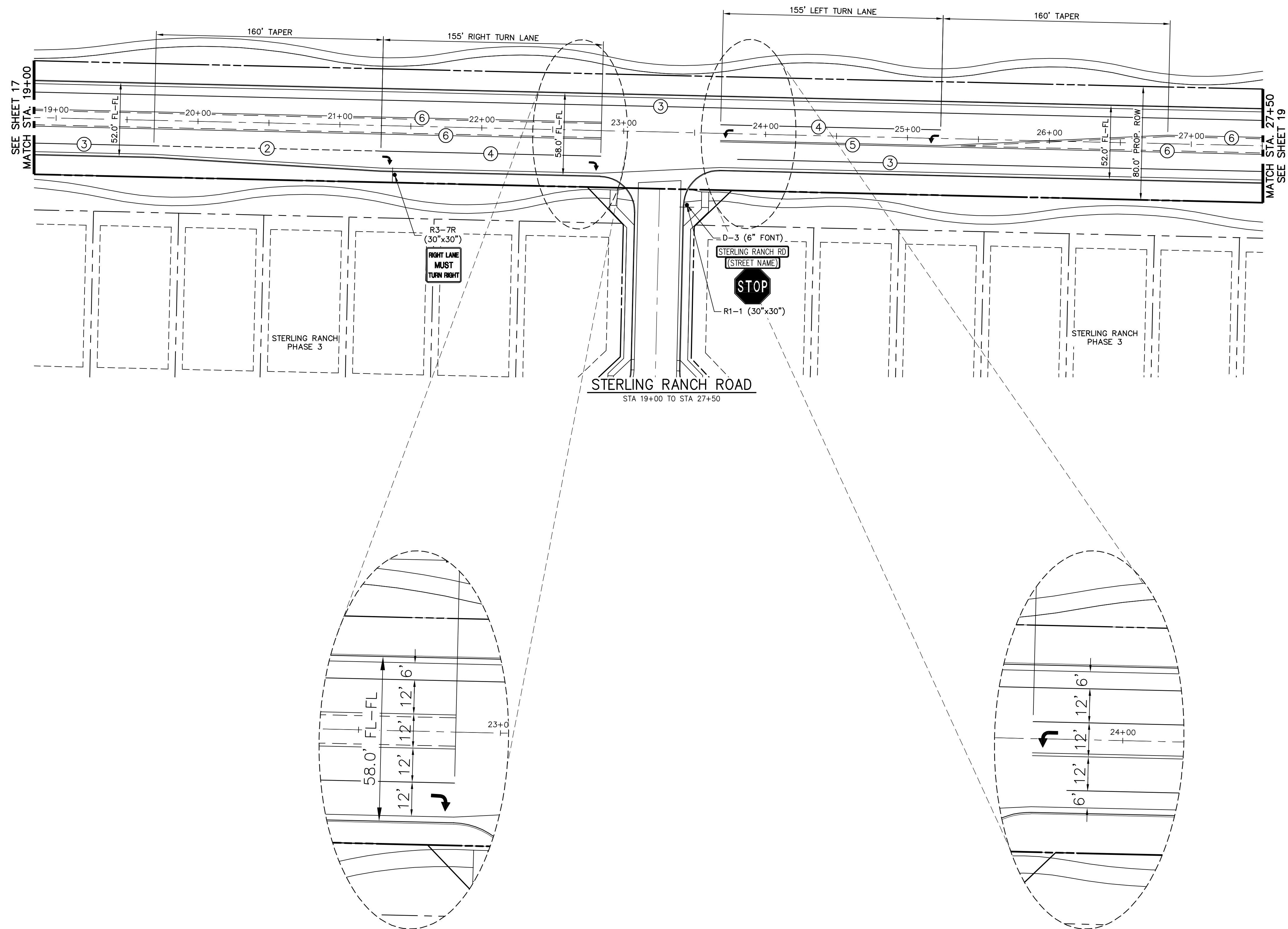
COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

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THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE  
FOR THE PROJECTS  
DESIGNATED BY WRITTEN  
AUTHORIZATION.





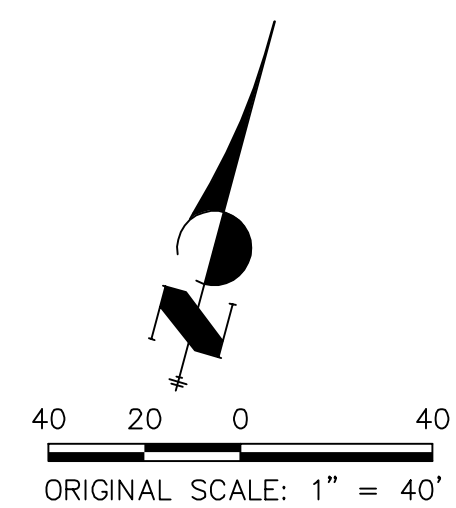
KEY MAP  
N.T.S.

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).

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	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 8" APART
⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS

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  
ENGINEERING

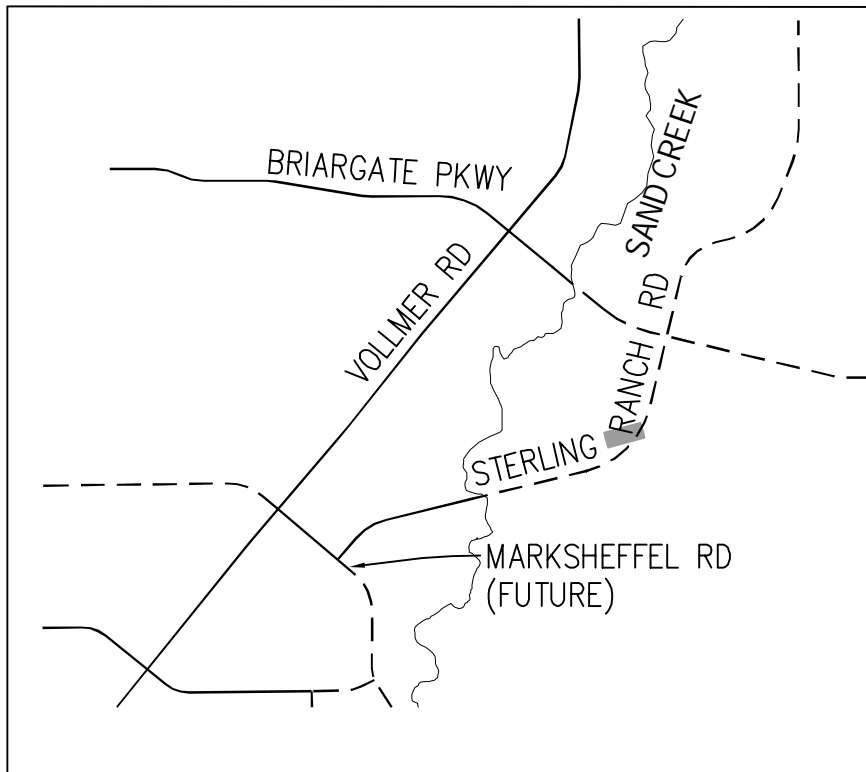
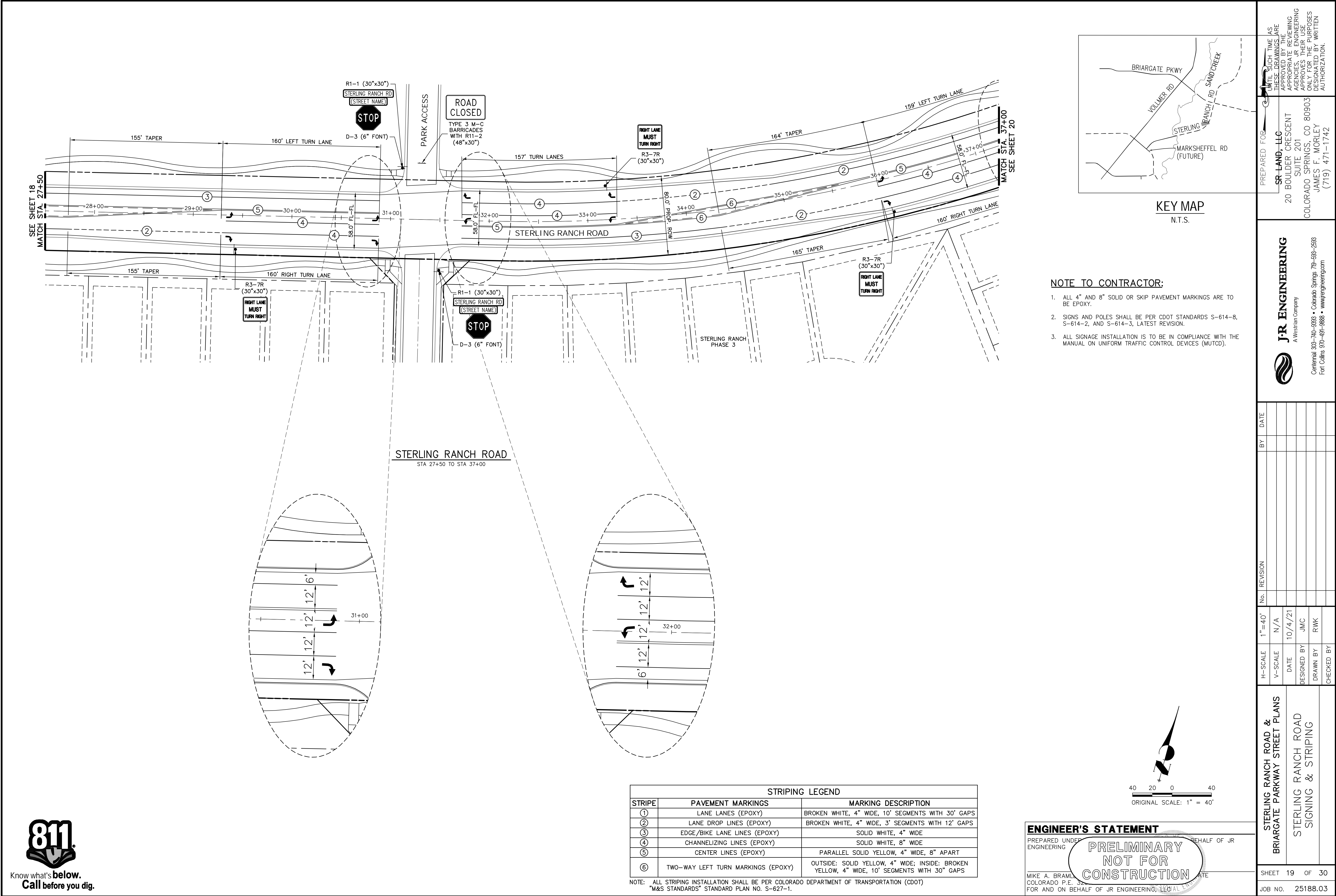
FOR AND ON BEHALF OF JR ENGINEERING, INC.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

MIKE A. BRAMLEY  
COLORADO P.E. No. 37221  
1101 E. 10TH AVE., SUITE 100  
DENVER, CO 80202  
(303) 733-1101

PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	<b>J.R. ENGINEERING</b> A Westrian Company  Central 303-740-9888 • Colorado Springs 719-593-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
		No.	REVISION
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	H-SCALE	1"=40'	
	V-SCALE	N/A	
	DATE	10/4/21	
	DESIGNED BY	JMC	
	DRAWN BY	RWK	
STERLING RANCH ROAD SIGNING & STRIPING	CHECKED BY		
SHEET 18	OF 30		
JOB NO.	25188.03		





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	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 8" APART
⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS

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 THE AUTHORITY OF THE ENGINEER FOR AND ON BEHALF OF JR ENGINEERING, INC.

MIKE A. BRAMLEY  
COLORADO P.E. No. 37210  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

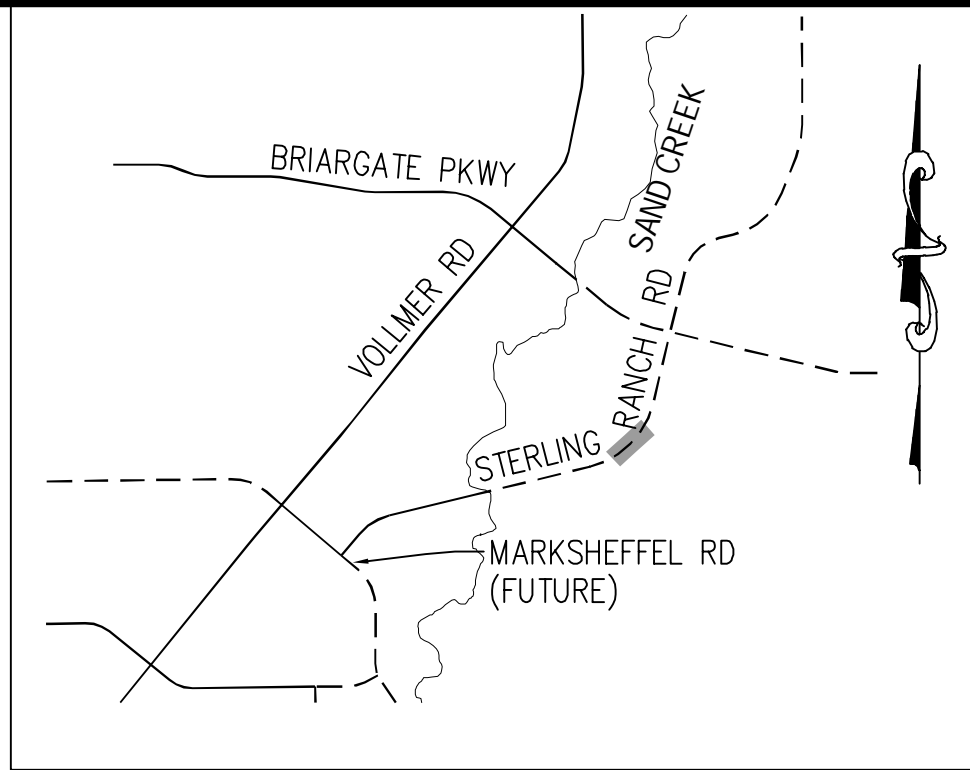
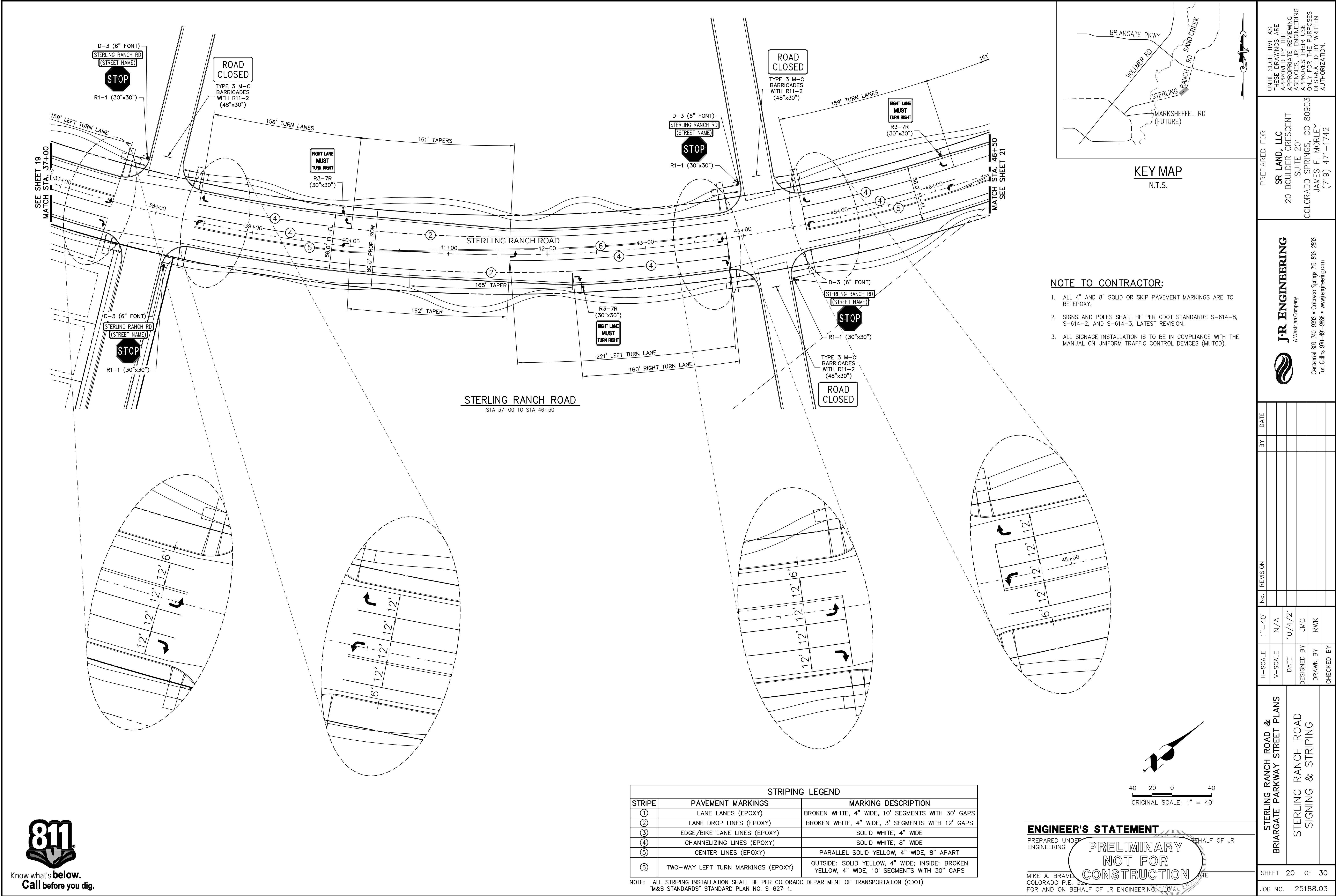
PREPARED FOR: SR-LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

J.R. ENGINEERING  
A Westrian Company  
Central 303-740-9383 • Colorado Springs 719-593-2593  
Fort Collins 970-497-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	STERLING RANCH ROAD SIGNING & STRIPING	SHEET 19 OF 30
		JOB NO. 25188.03





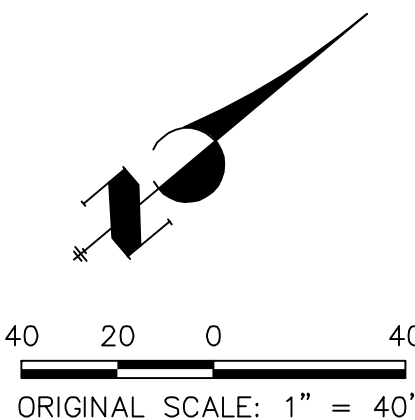
KEY MAP  
N.T.S.

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).

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	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 8" APART
⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS

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



ENGINEER'S STATEMENT

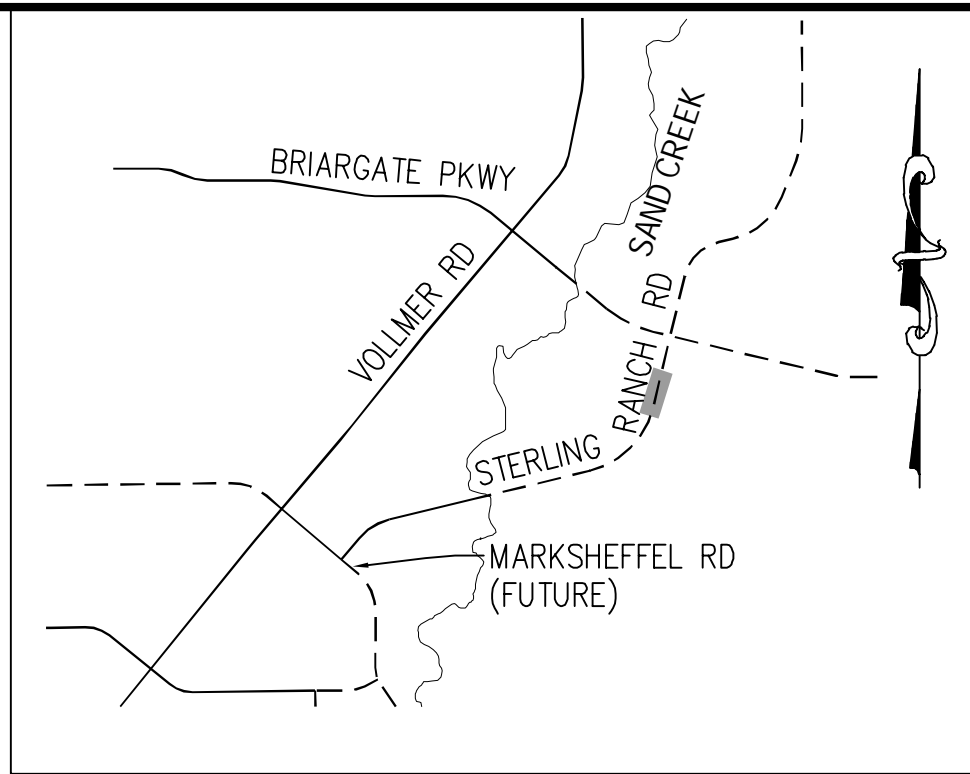
PREPARED UNDER THE AUTHORITY OF THE BOARD OF ENGINEERS FOR AND ON BEHALF OF JR ENGINEERING, INC.

MIKE A. BRAMLEY  
COLORADO P.E. No. 37241  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742			
	<b>J.R. ENGINEERING</b> A Westrian Company Centennial 303-740-9383 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com			
	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.			
STERLING RANCH ROAD SIGNING & STRIPING				
SHEET 20 OF 30				
JOB NO. 25188.03				





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).

PREPARED FOR

**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80901  
JAMES F. MORLEY  
(719) 471-1742

**J·R ENGINEERING**  
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.wireengineering.com](http://www.wireengineering.com)

1"=40'	H-SCALE	V-SCALE	No.	REVISION	BY	DATE
		N/A				
		DATE				
		10/4/21				
		DESIGNED BY				
		JMC				
		DRAWN BY				
		RWK				
		CHECKED BY				

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
SIGNING & STRIPING

SHEET 21 OF 30

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	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 8" APART
⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30' GAPS

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

## ENGINEER'S STATEMENT

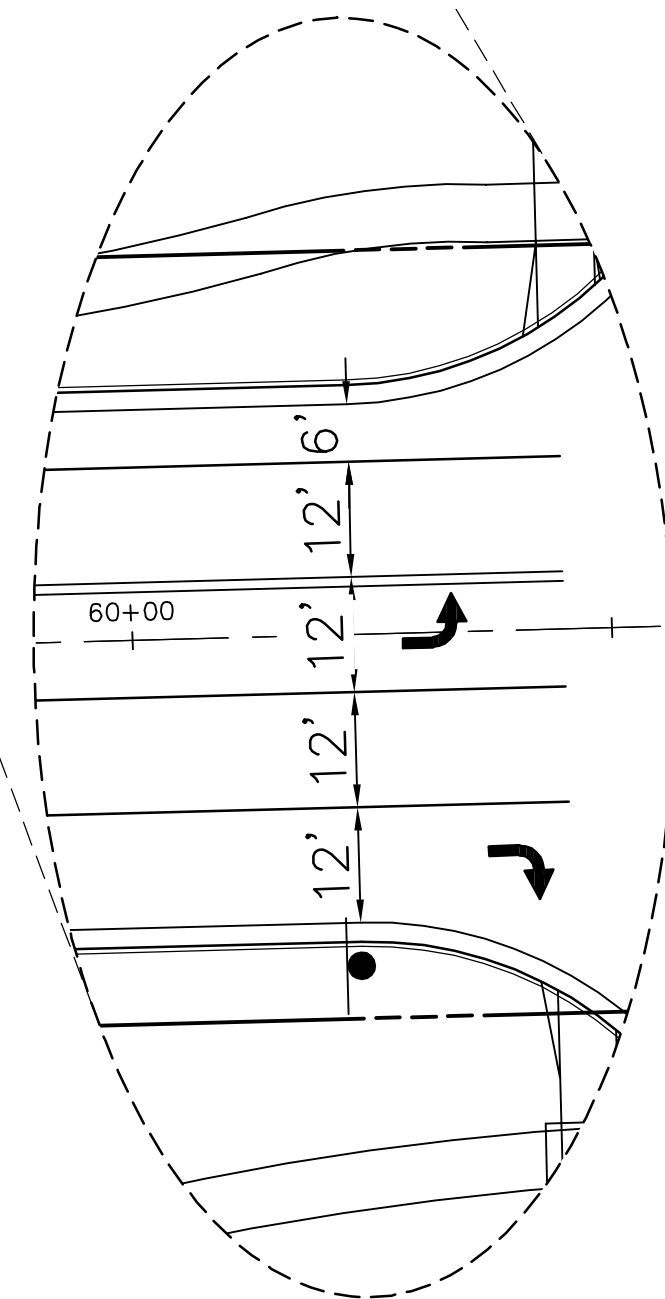
PREPARED UNDER ENGINEERING BEHALF OF JR

MIKE A. BRAMLEY  
COLORADO P.E. 328  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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





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).

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

**J.R. ENGINEERING**  
A Westlawn Company

Centennial 303-740-9983 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

H-SCALE	1" = 40'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	10/4/21				
DESIGNED BY	JWC				
DRAWN BY	RWK				
CHECKED BY					

STERLING RANCH ROAD &  
RGATE PARKWAY STREET PLANS

SHEET 22 OF 30

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	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 8" APART
⑥	TWO-WAY LEFT TURN MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE; INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30' GAPS

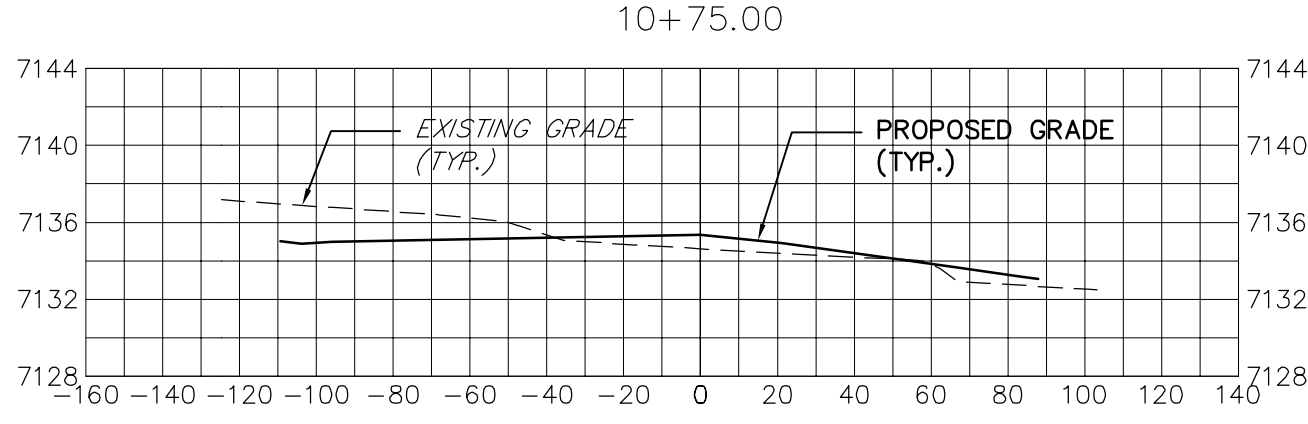
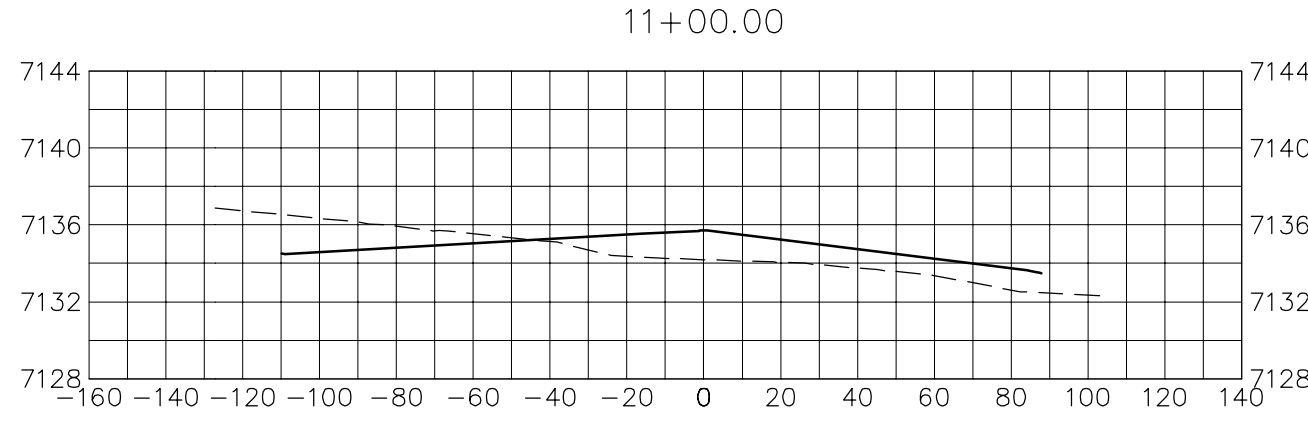
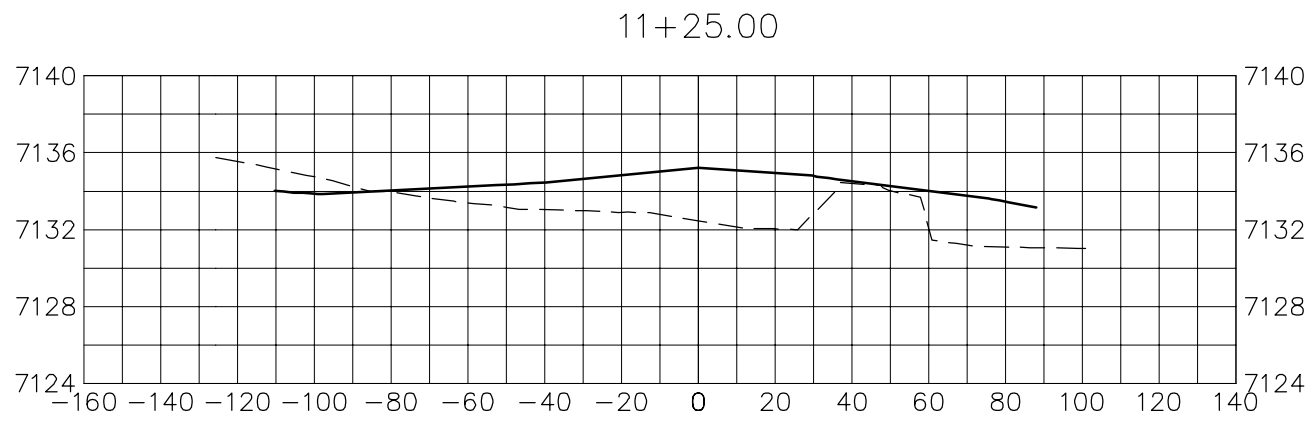
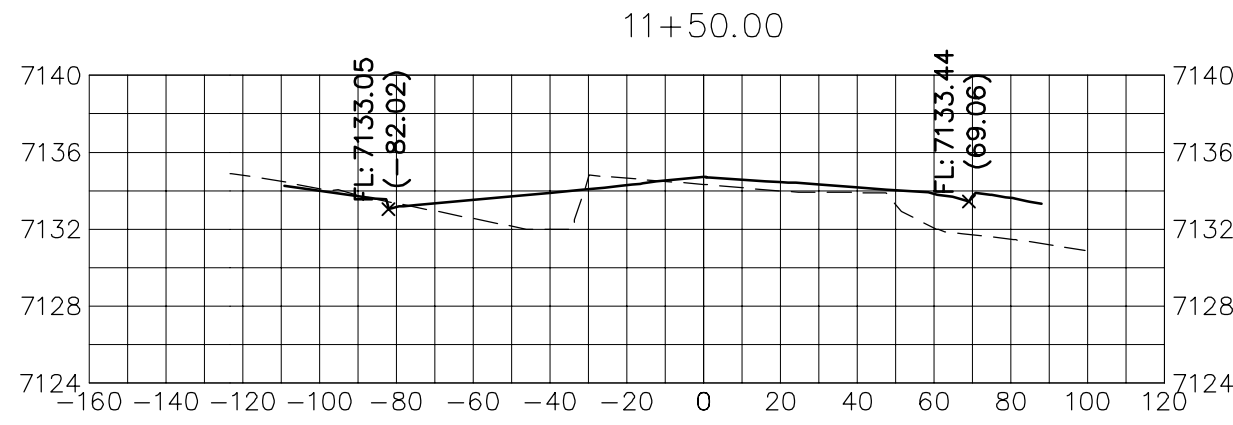
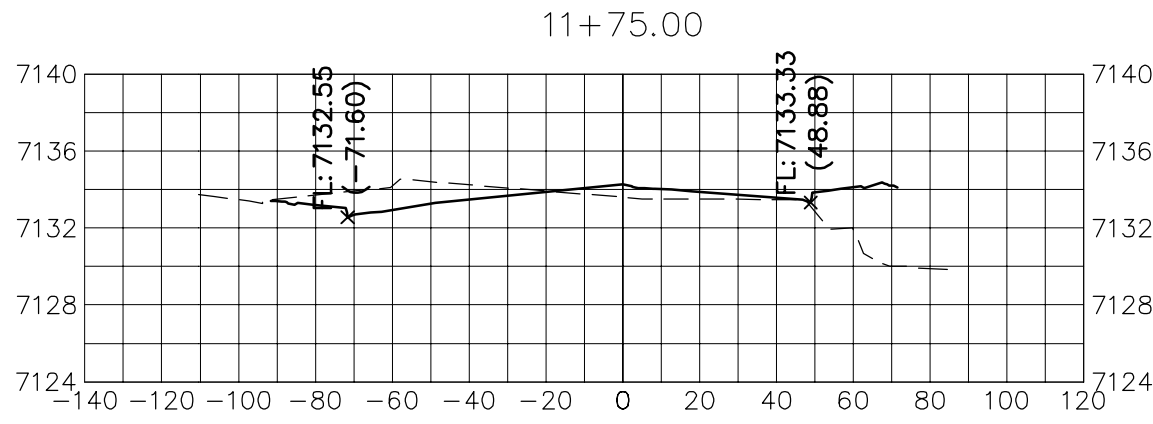
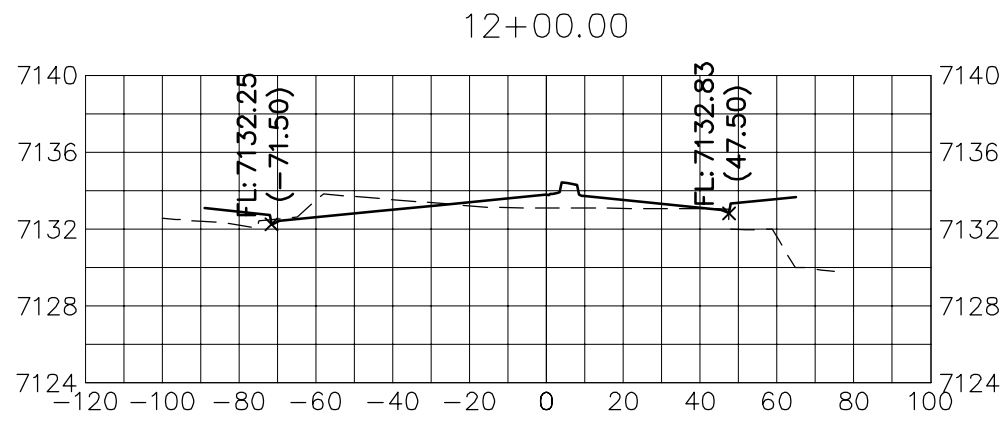
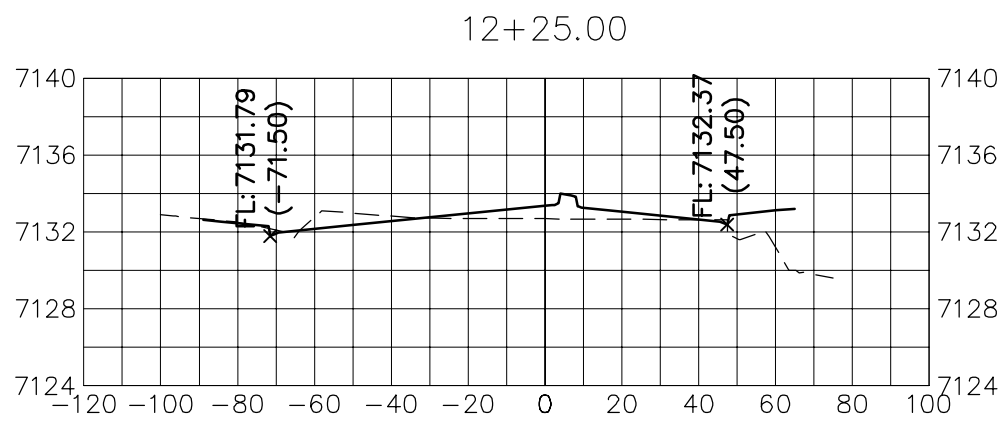
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

PREPARED UNDER ENGINEERING PRELIMINARY BEHALF OF JR

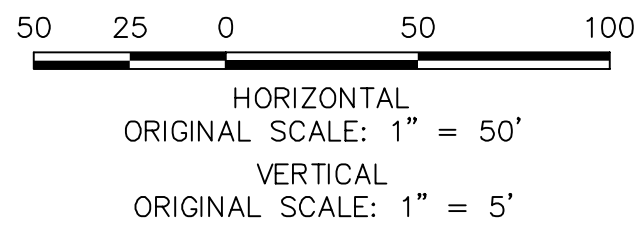
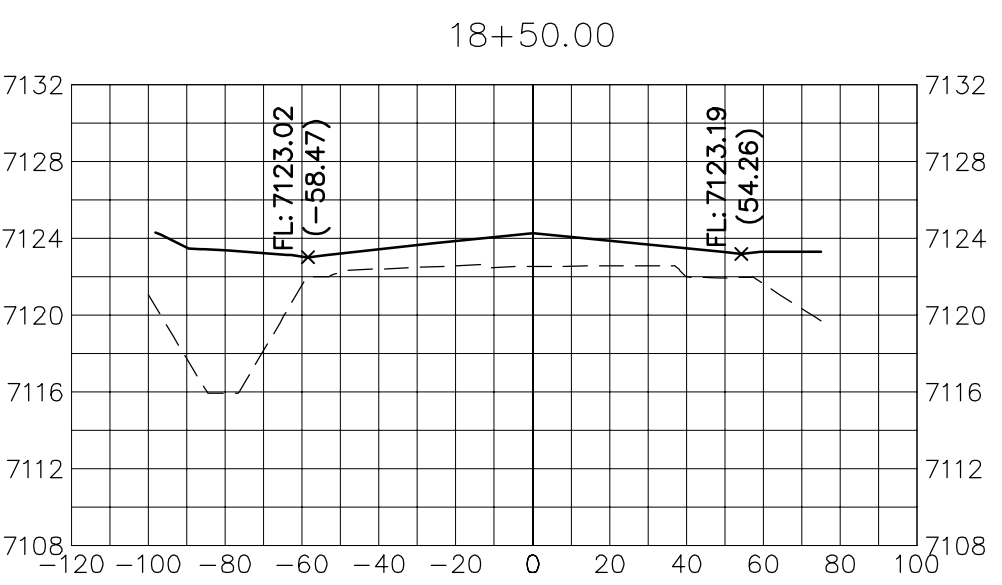
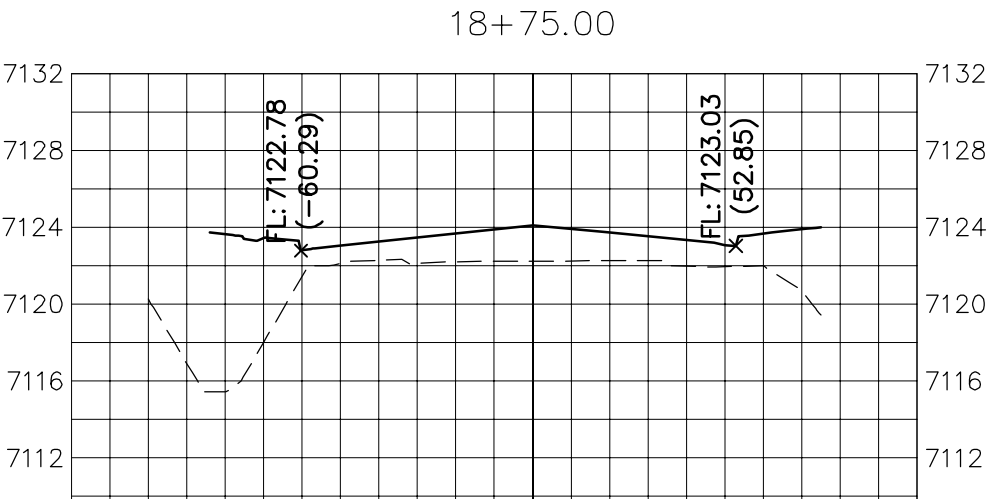
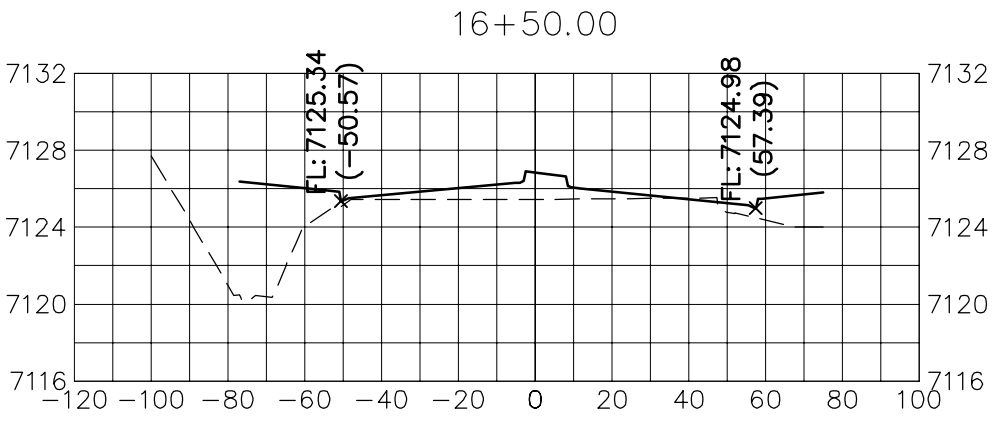
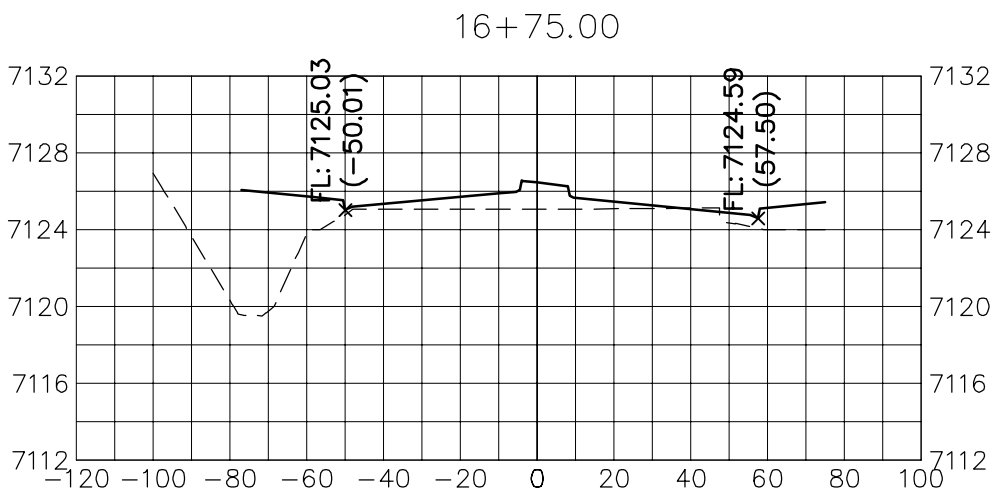
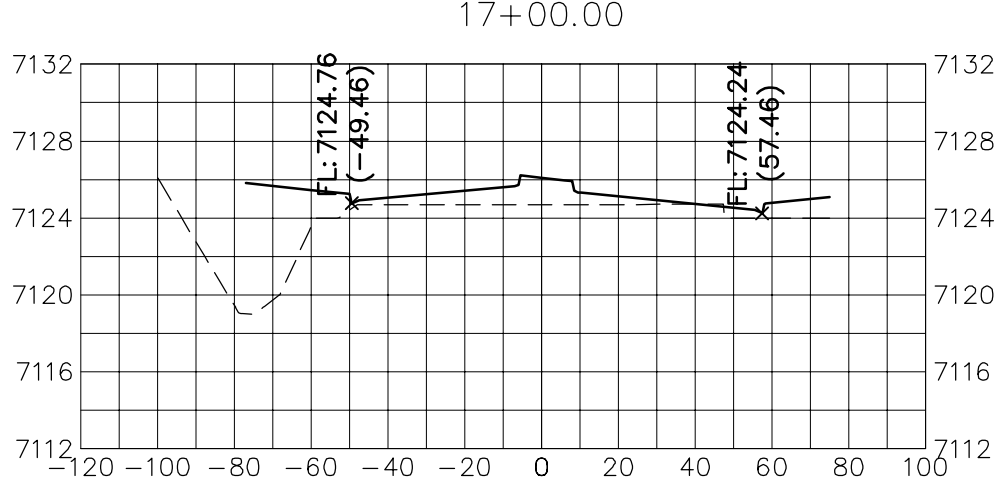
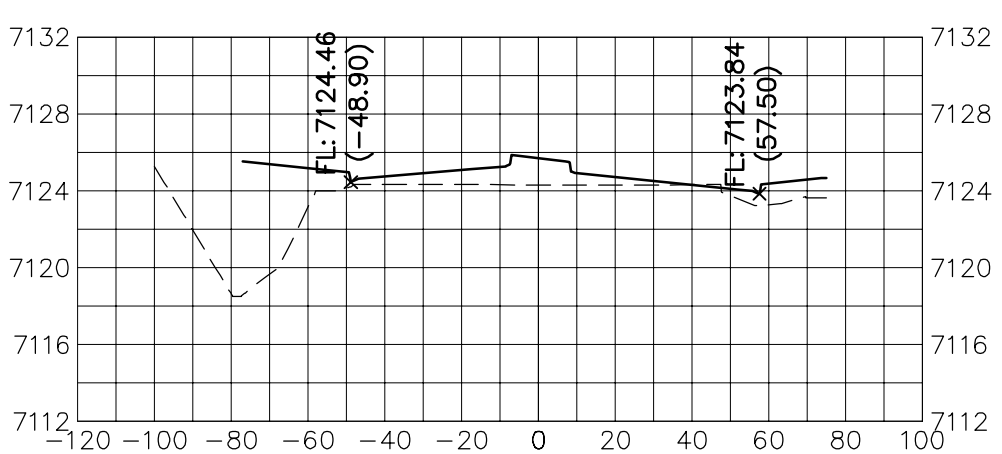
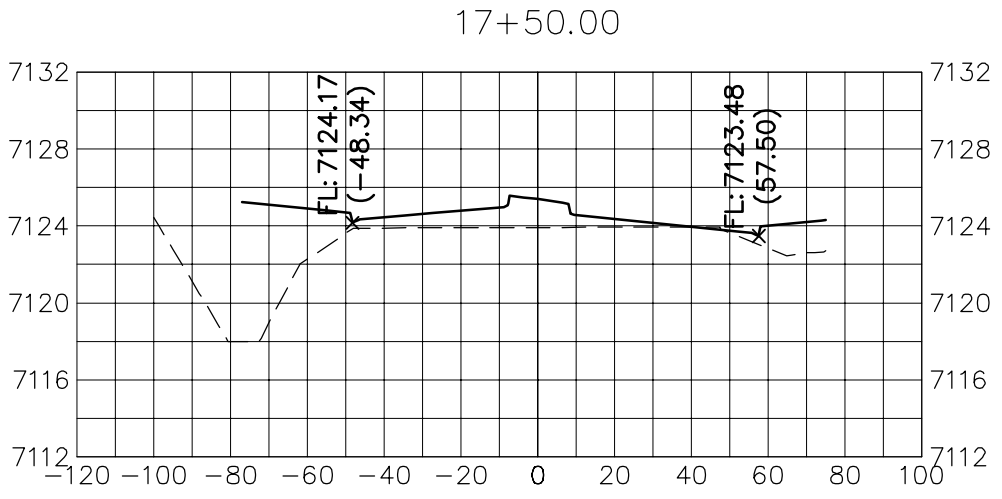
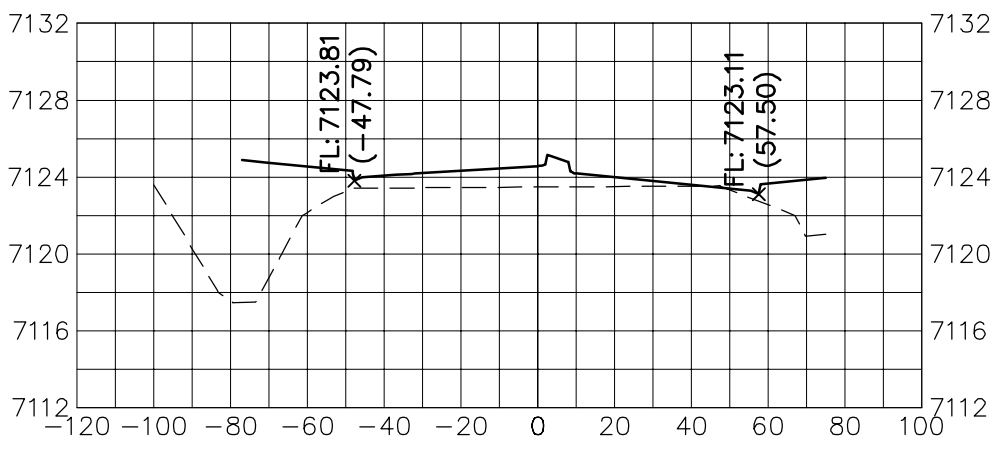
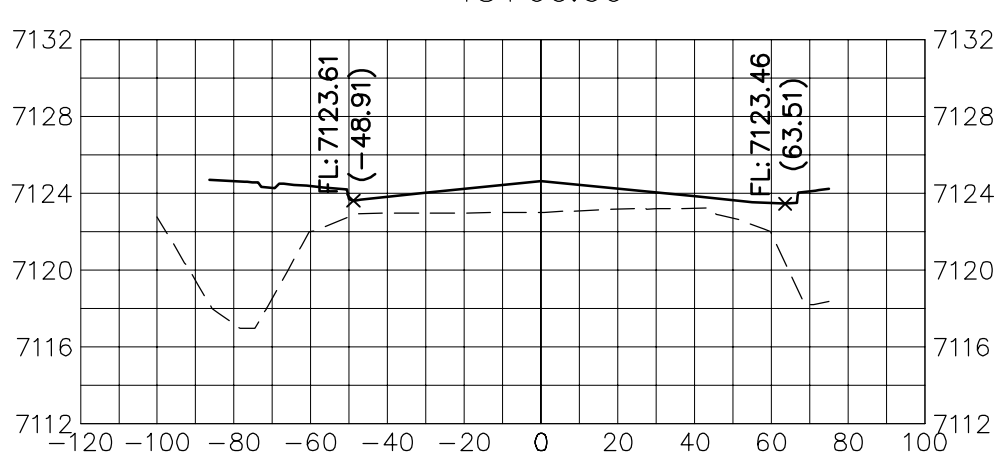
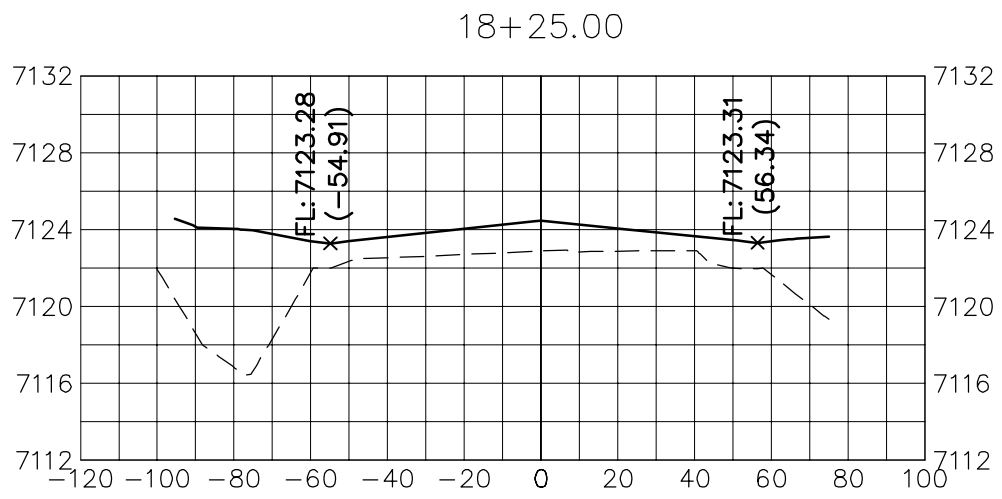
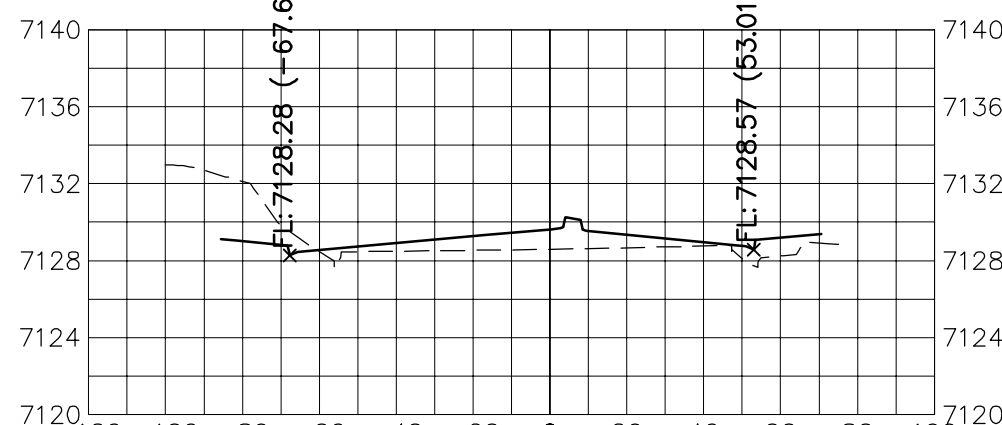
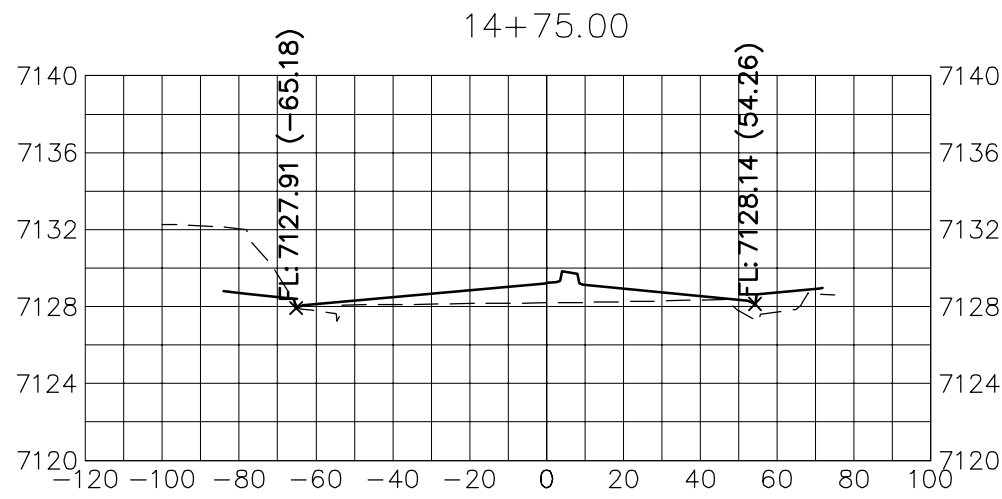
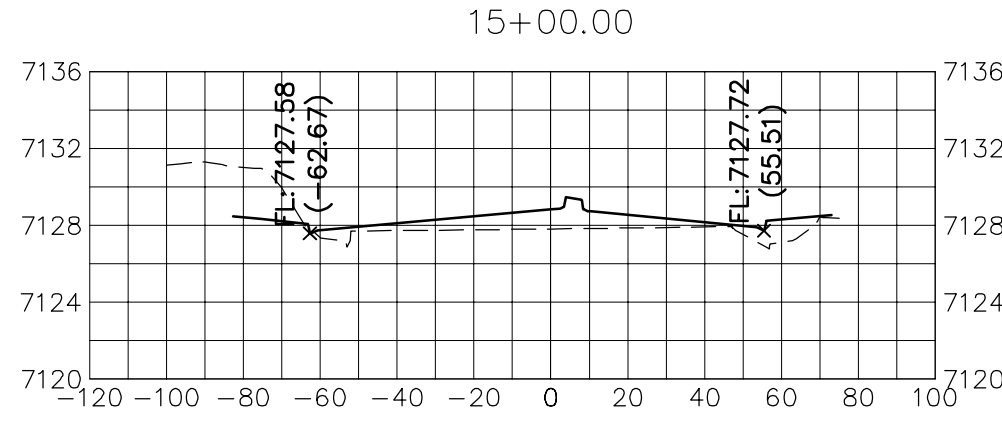
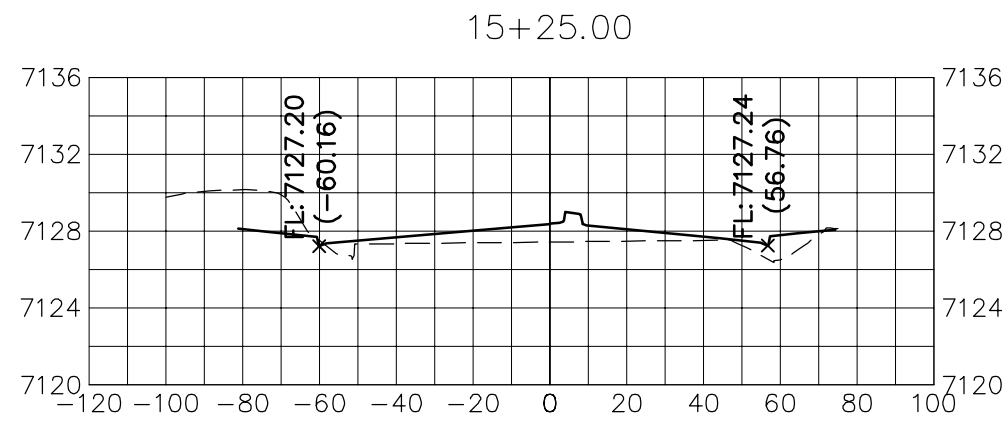
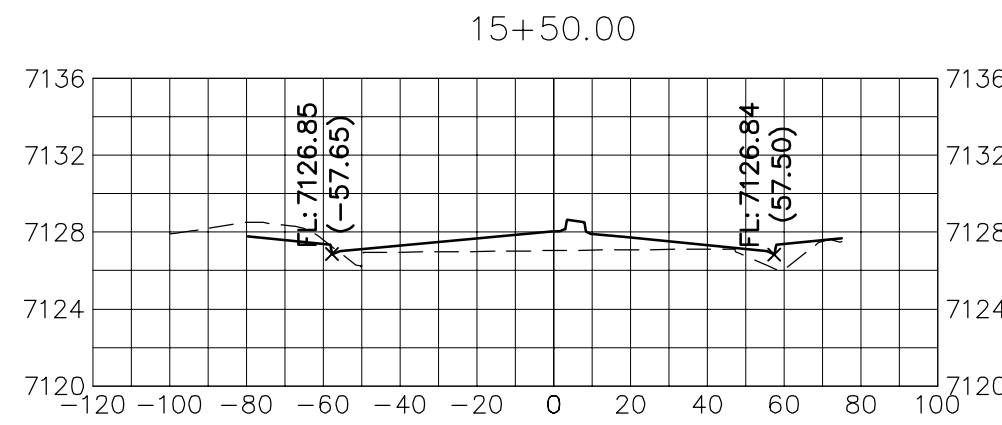
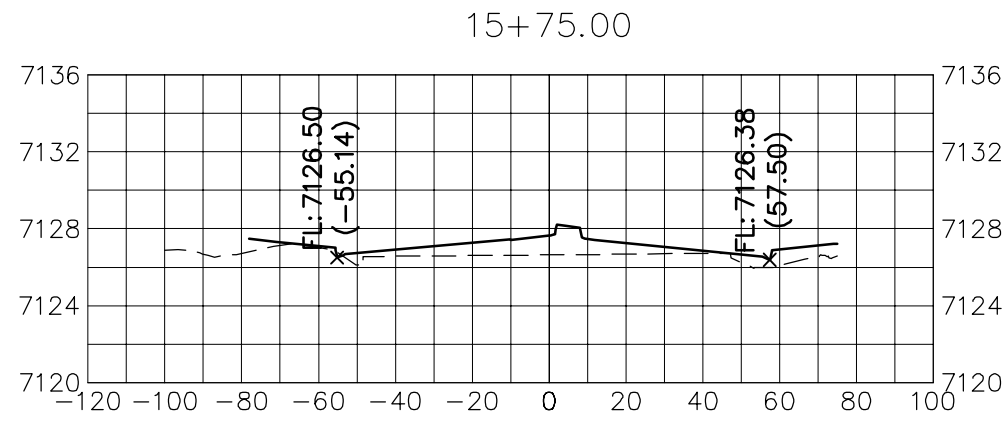
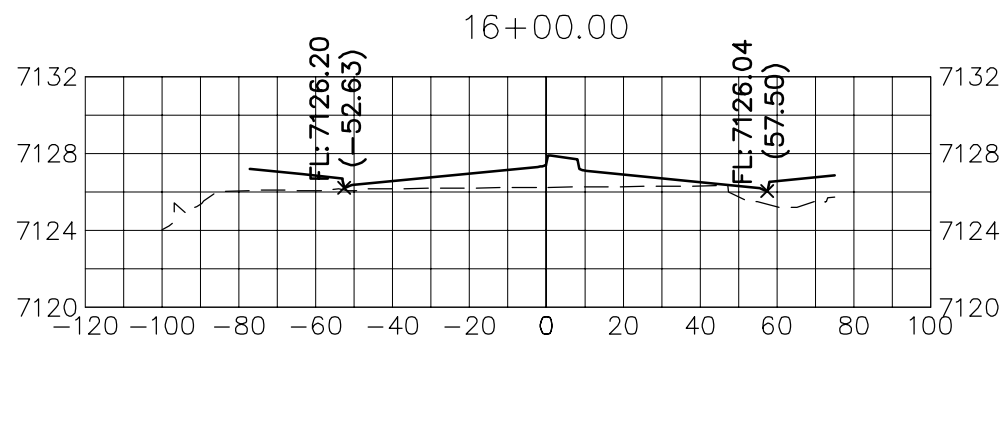
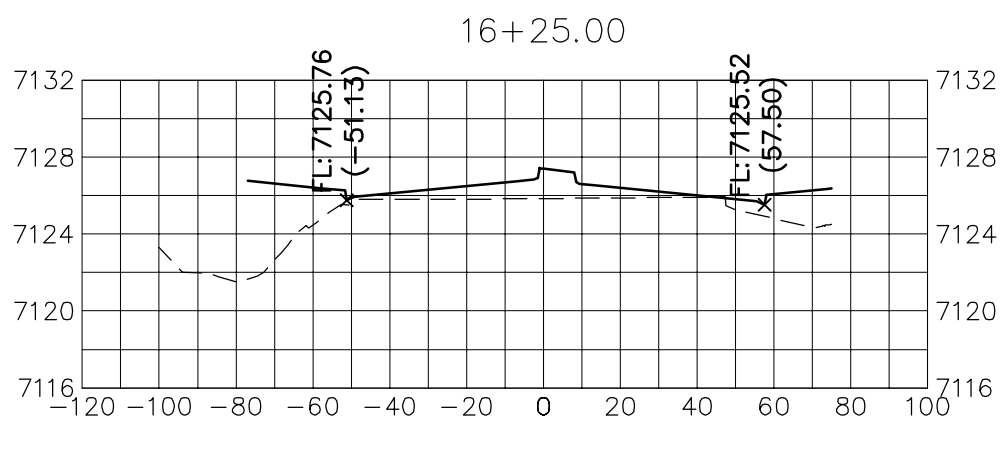
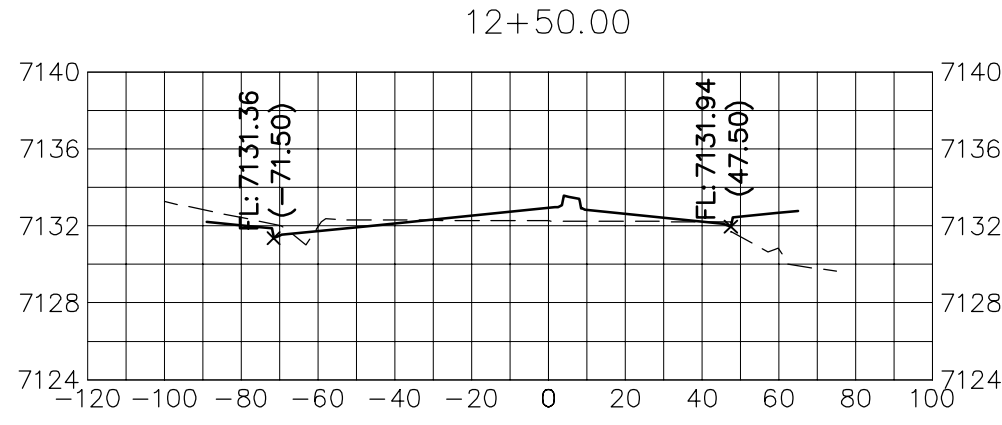
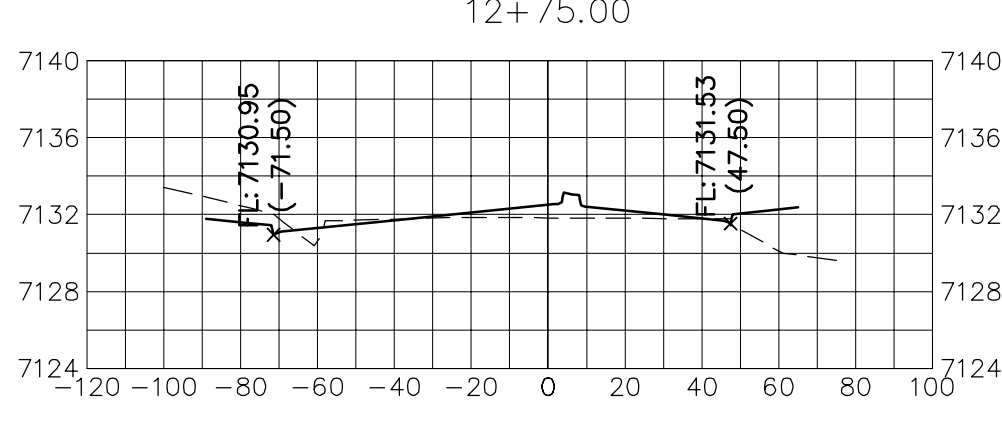
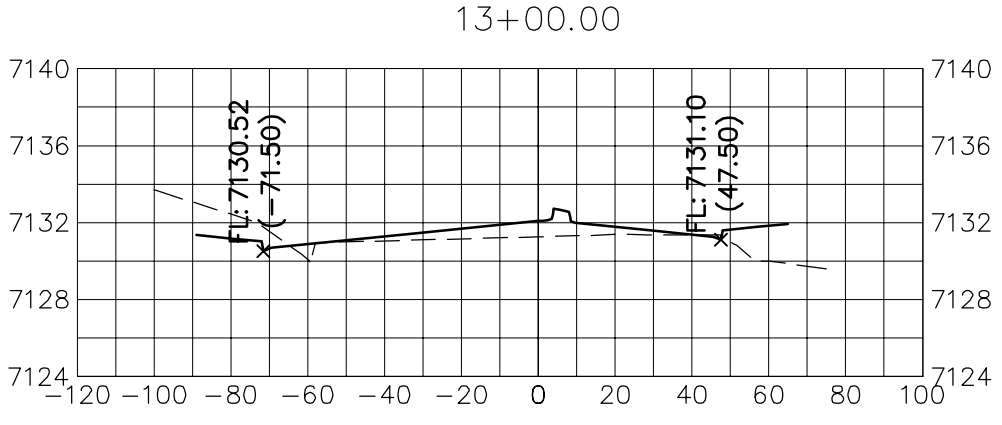
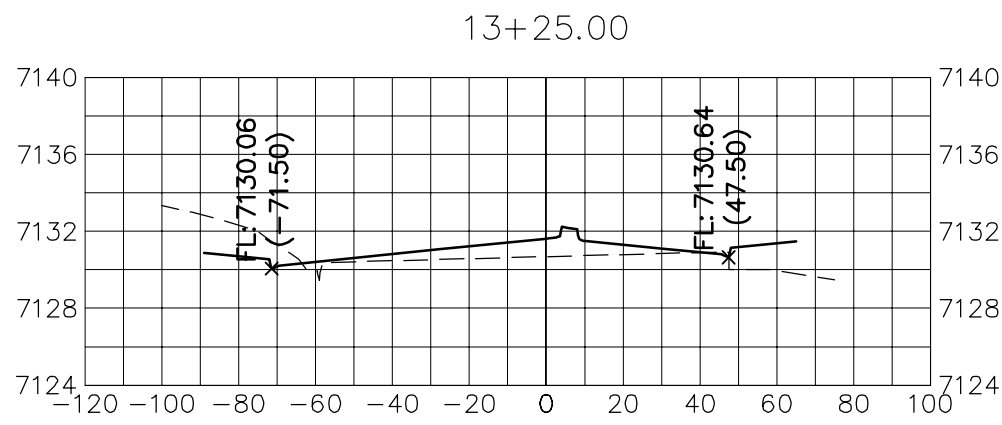
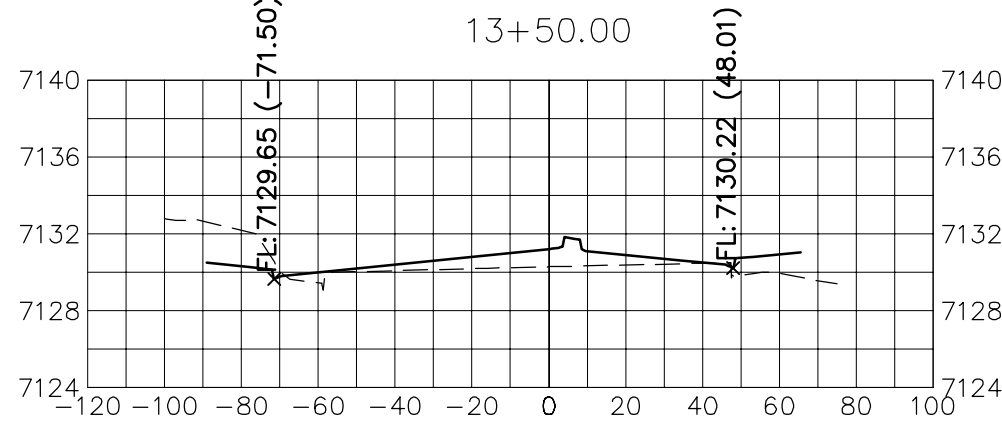
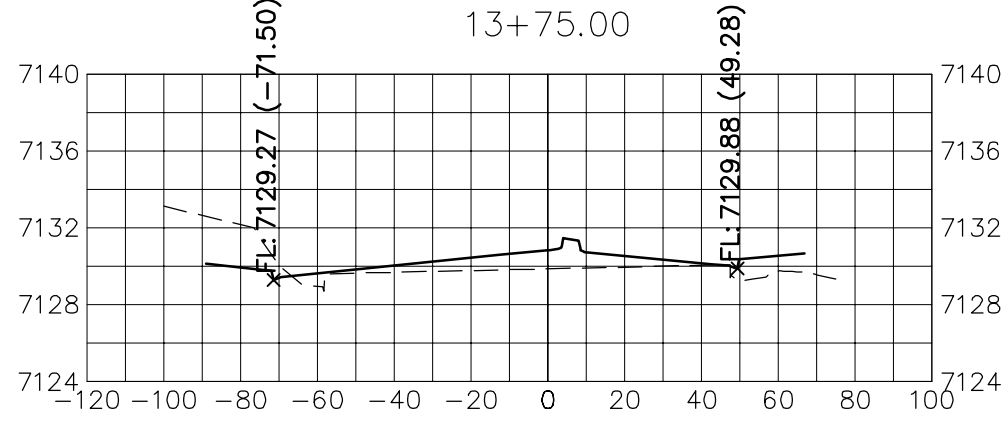
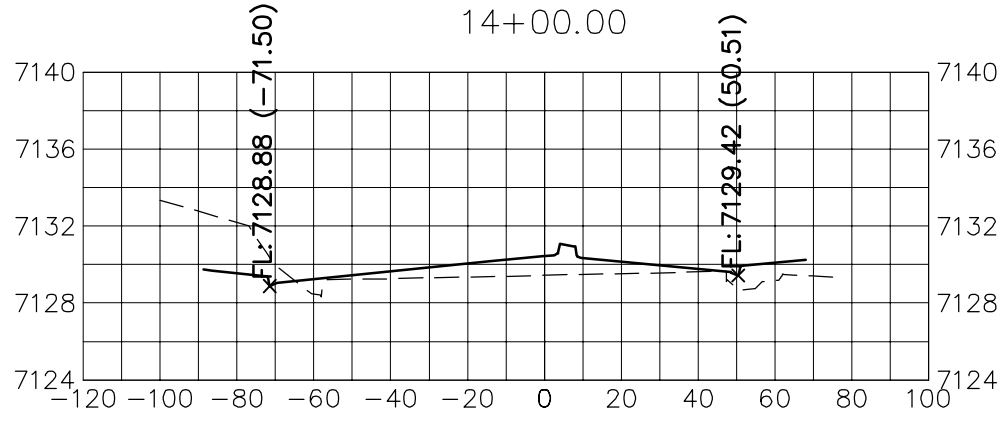
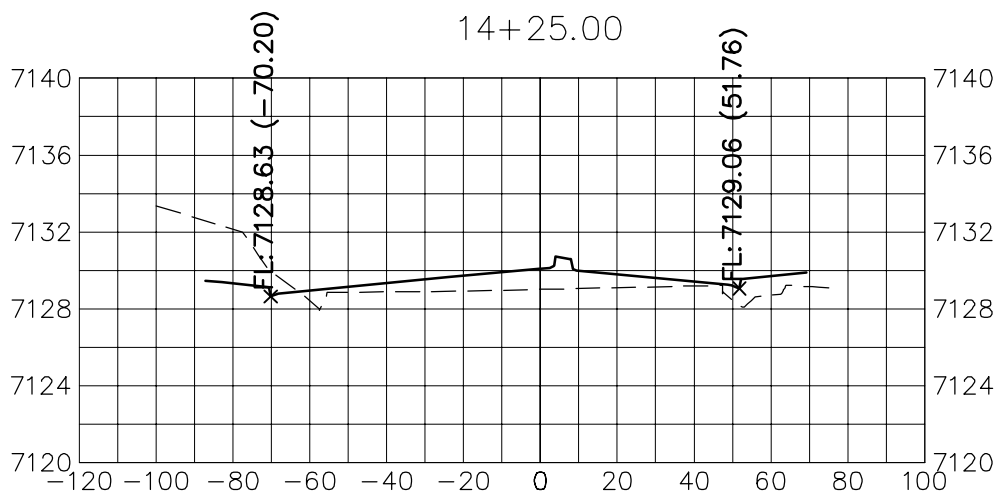
MIKE A. BRAMLEY  
COLORADO P.E. 3280  
FOR AND ON BEHALF OF JR ENGINEERING, LLC







**BRIARGATE PARKWAY**  
STA 10+75 TO STA 18+75  
LOOKING SOUTHEAST

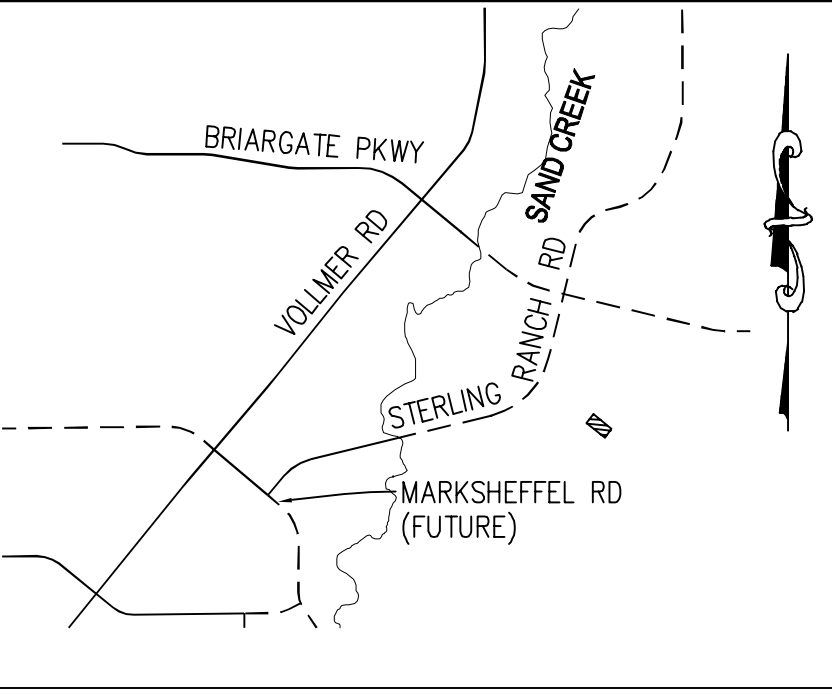
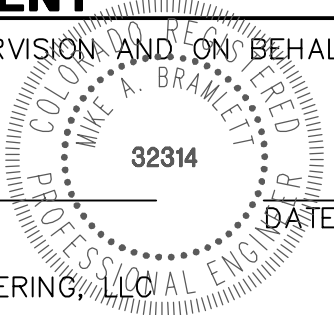


Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNED 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 Westrian Company  
Centennial 303-740-9883 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

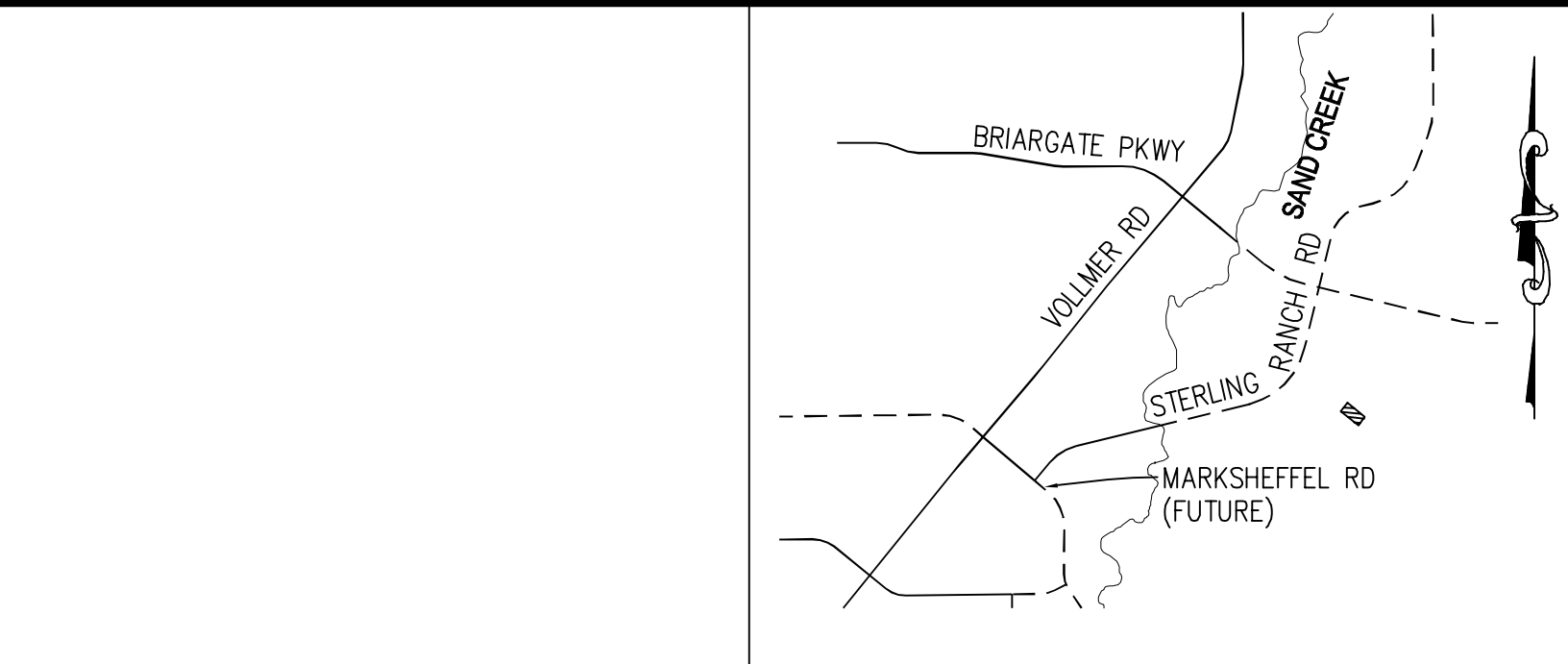
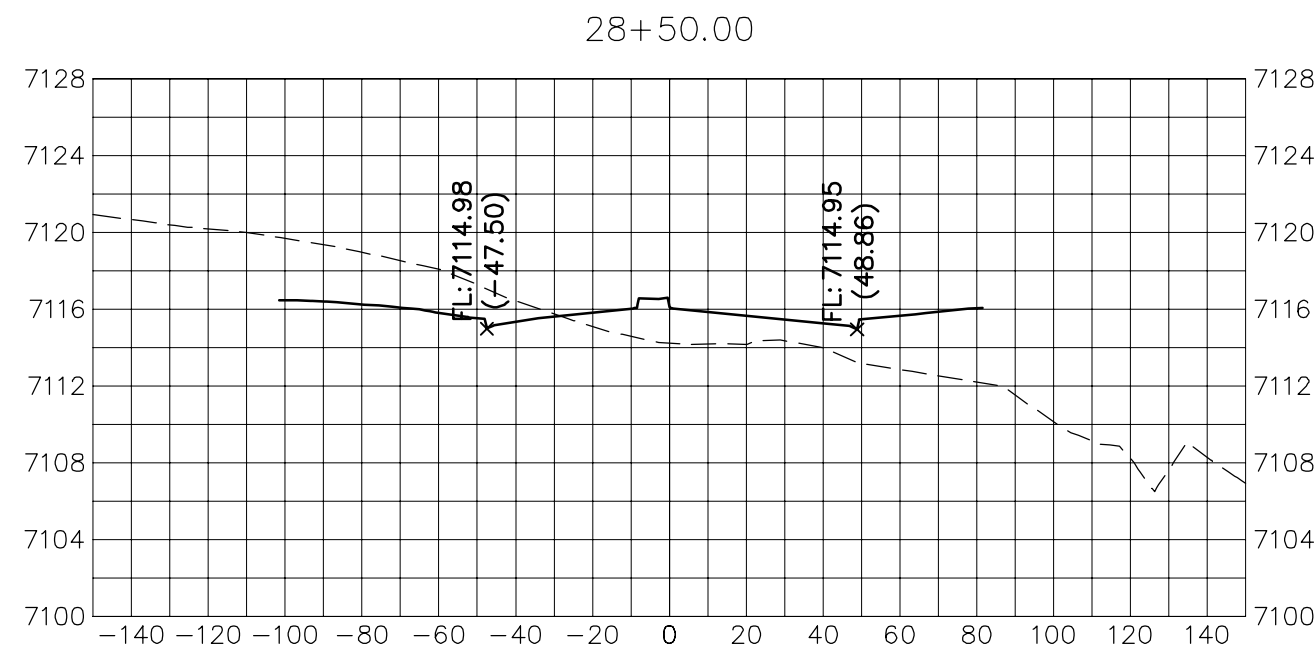
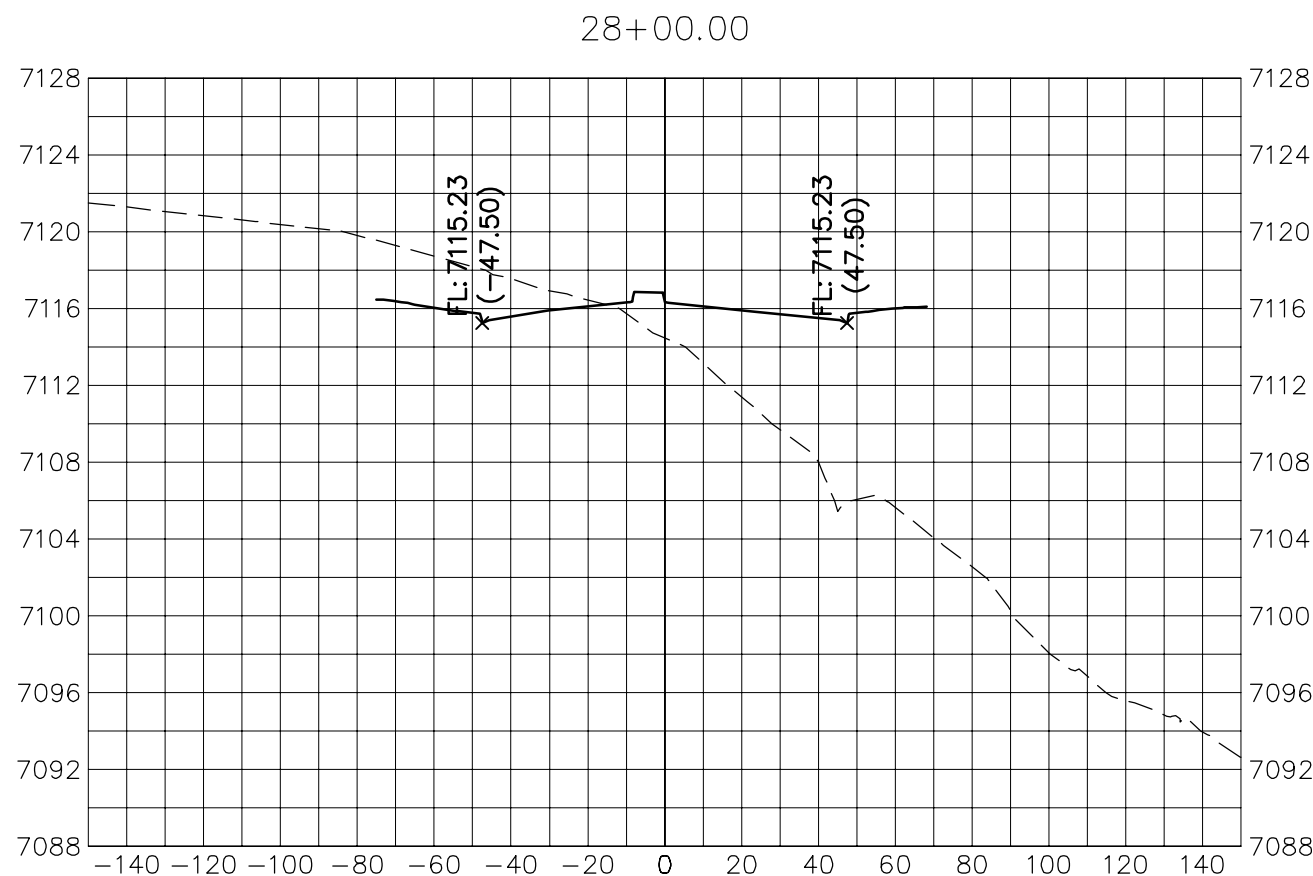
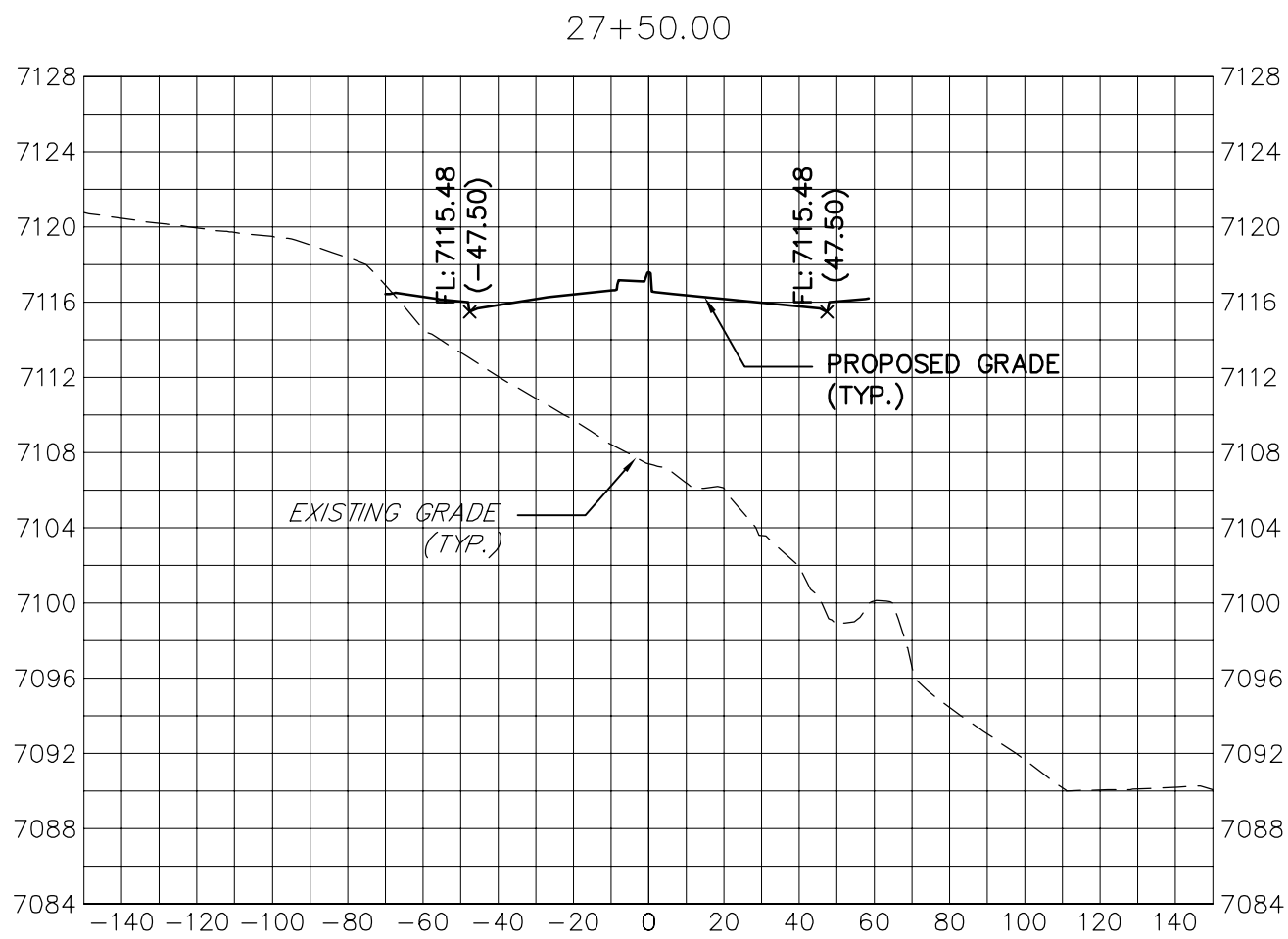
BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	DESIGNED BY AUH	CHECKED BY CRB
BRIARGATE PARKWAY CROSS SECTIONS	DATE 10/4/21	
SHEET 23 OF 30		
JOB NO. 25188.03		

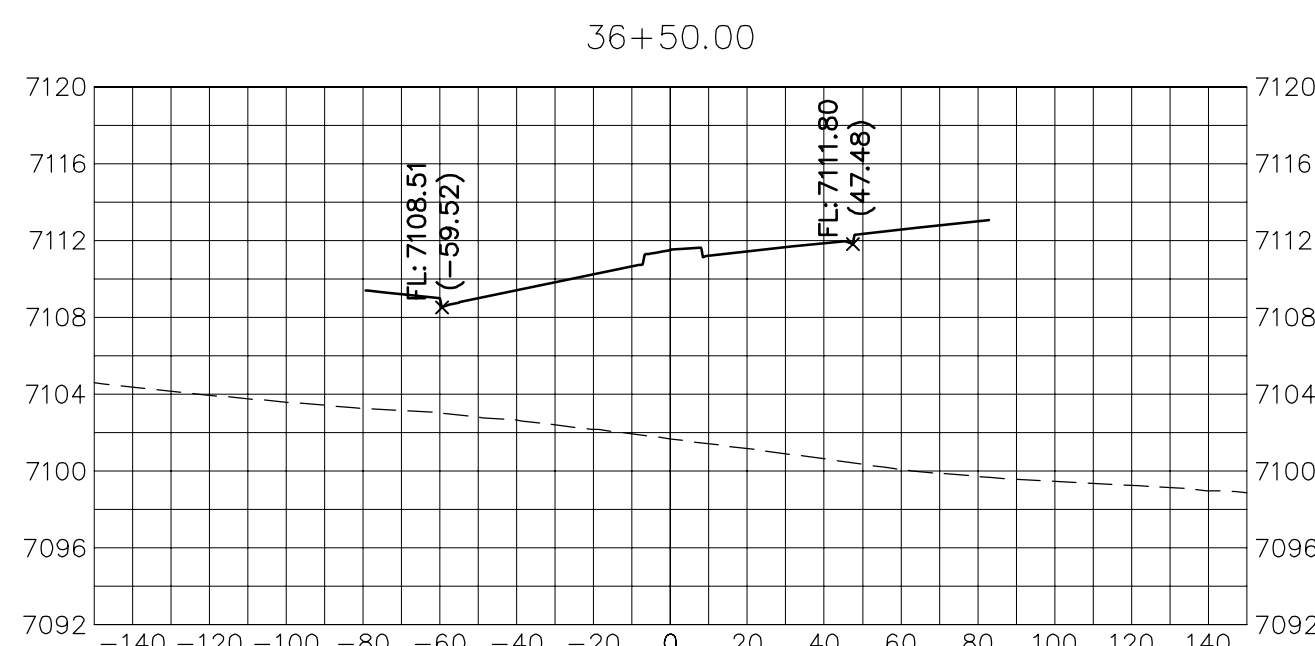
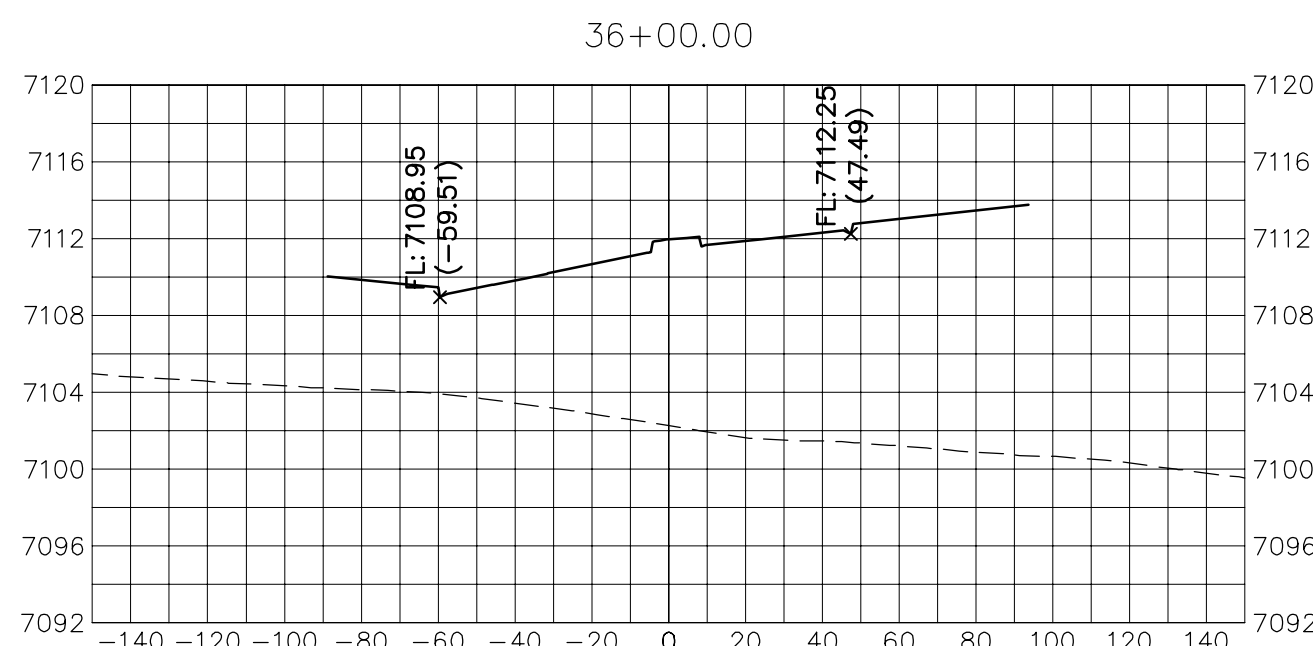
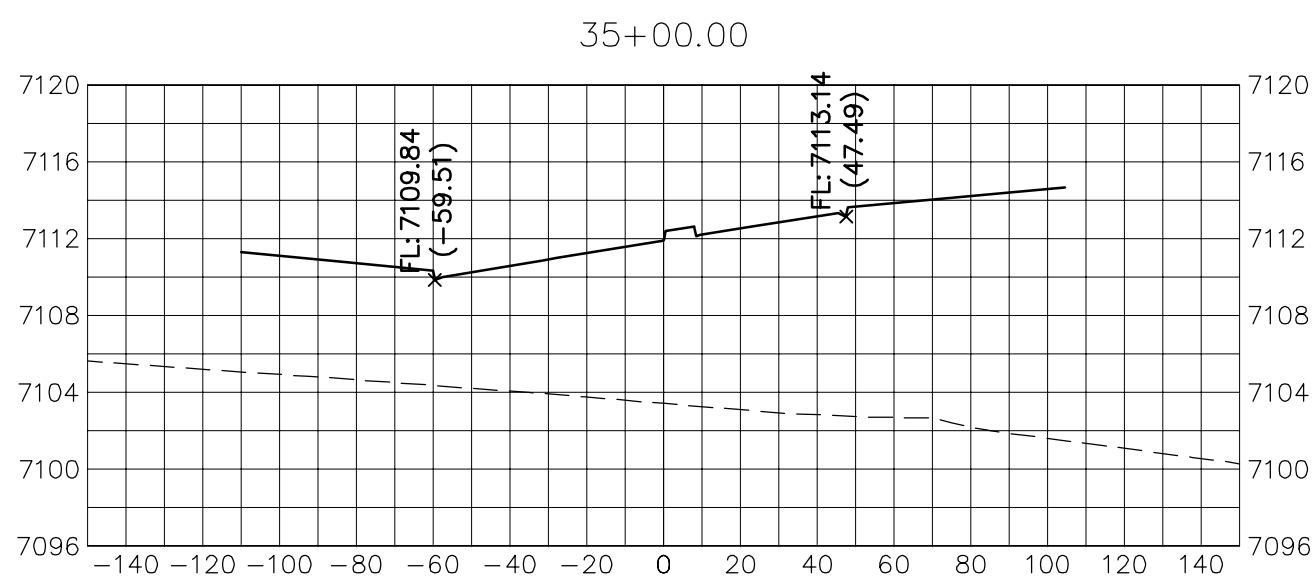
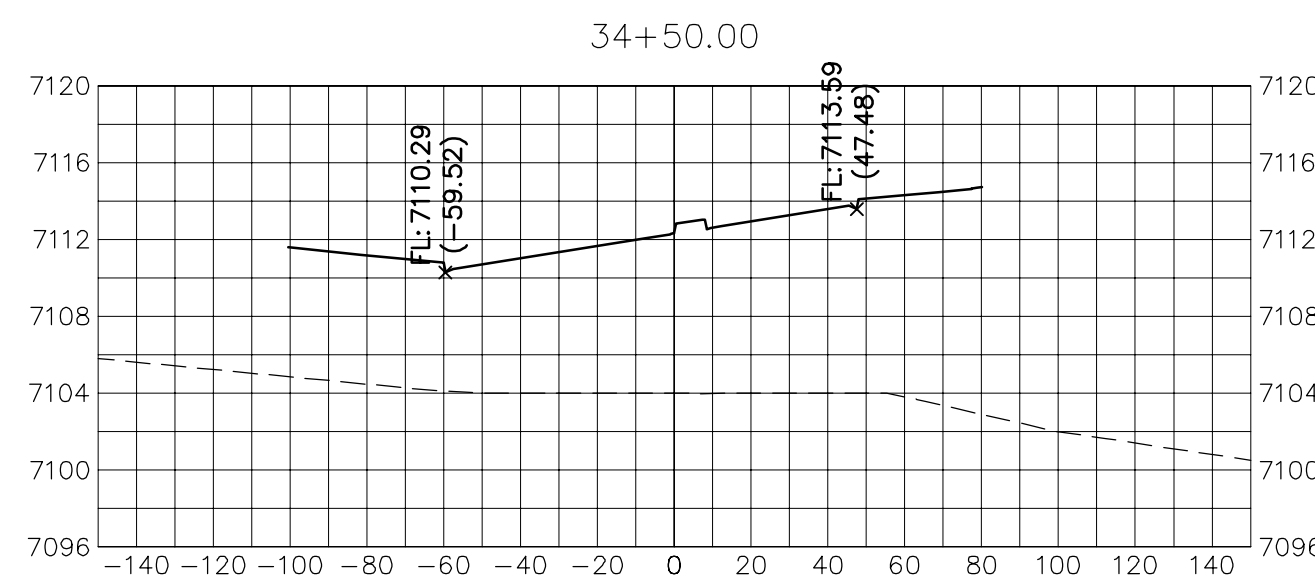
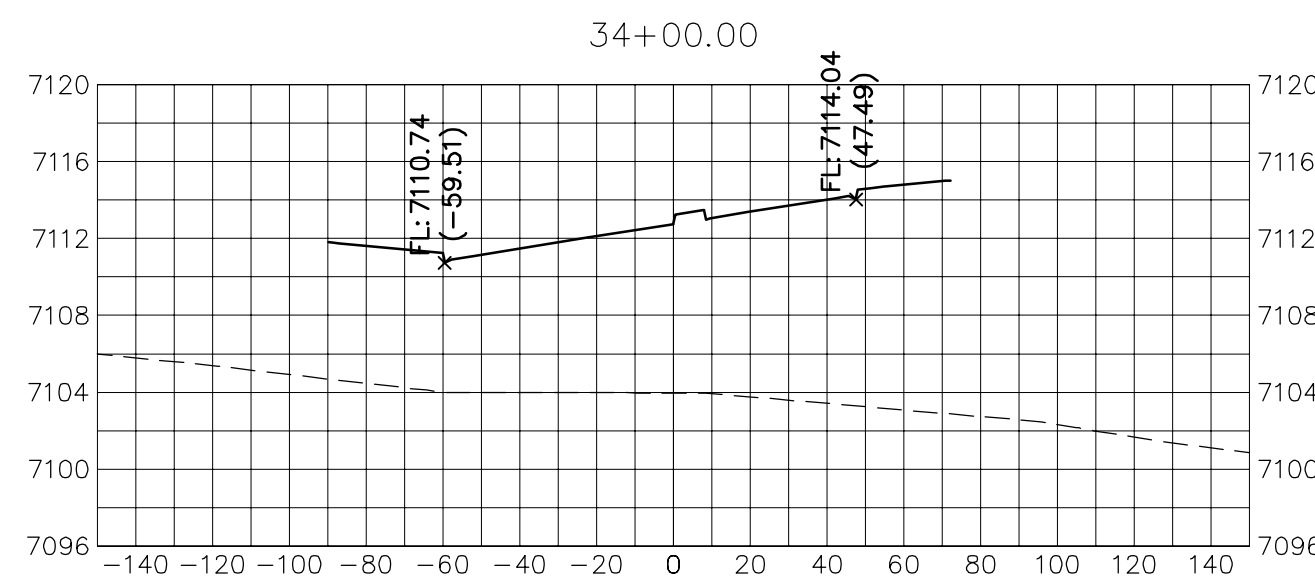
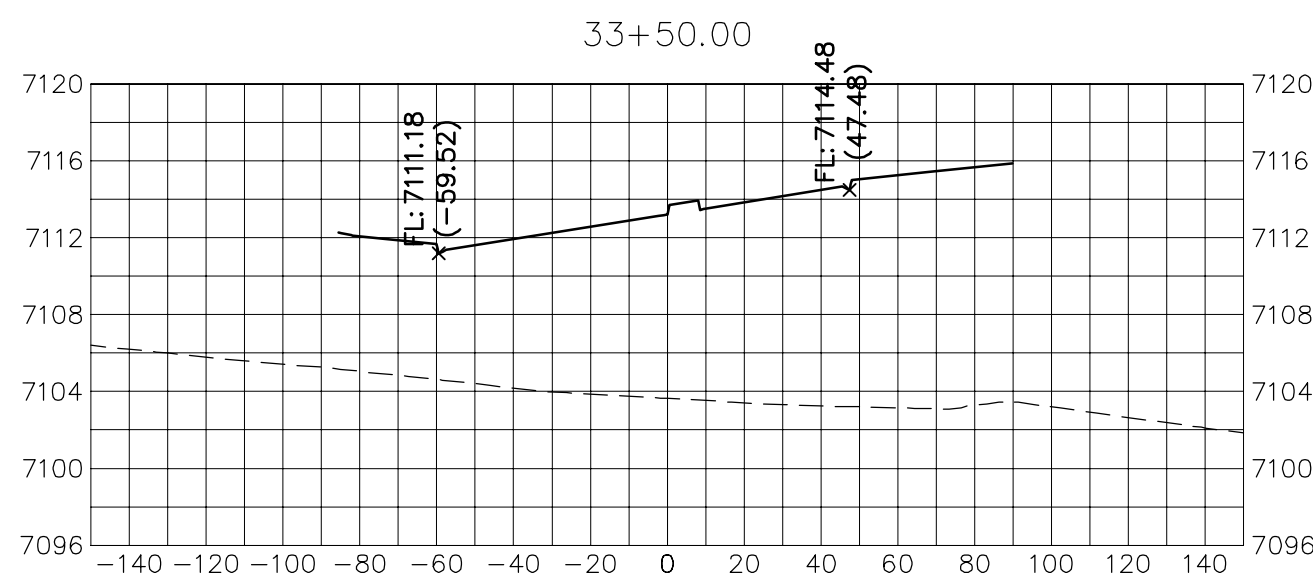
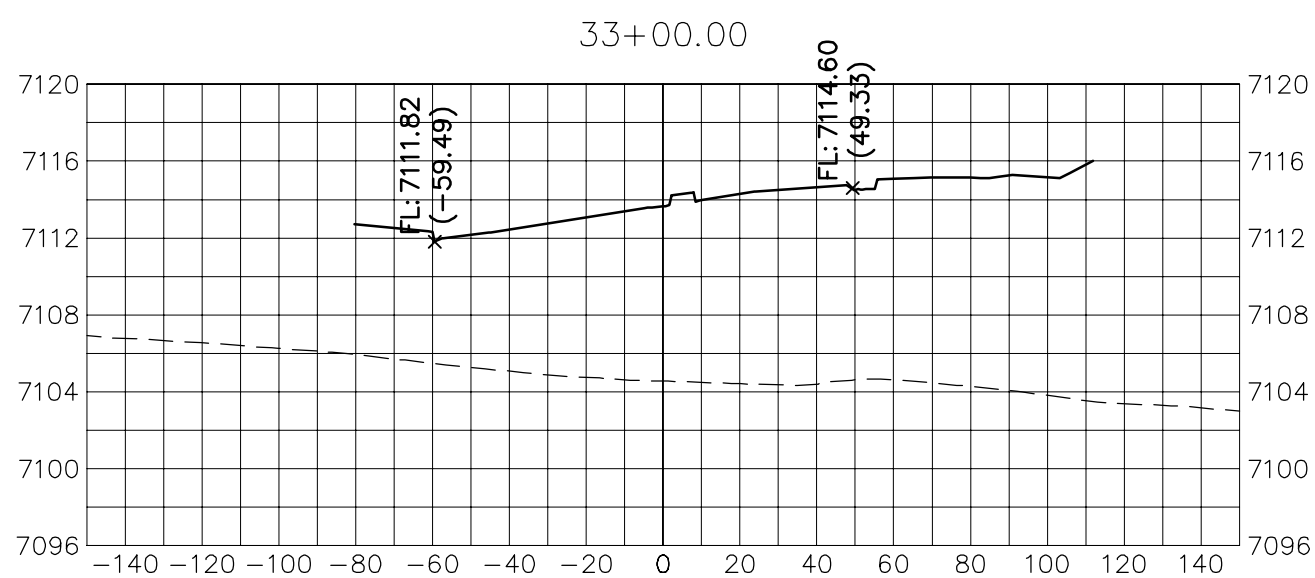
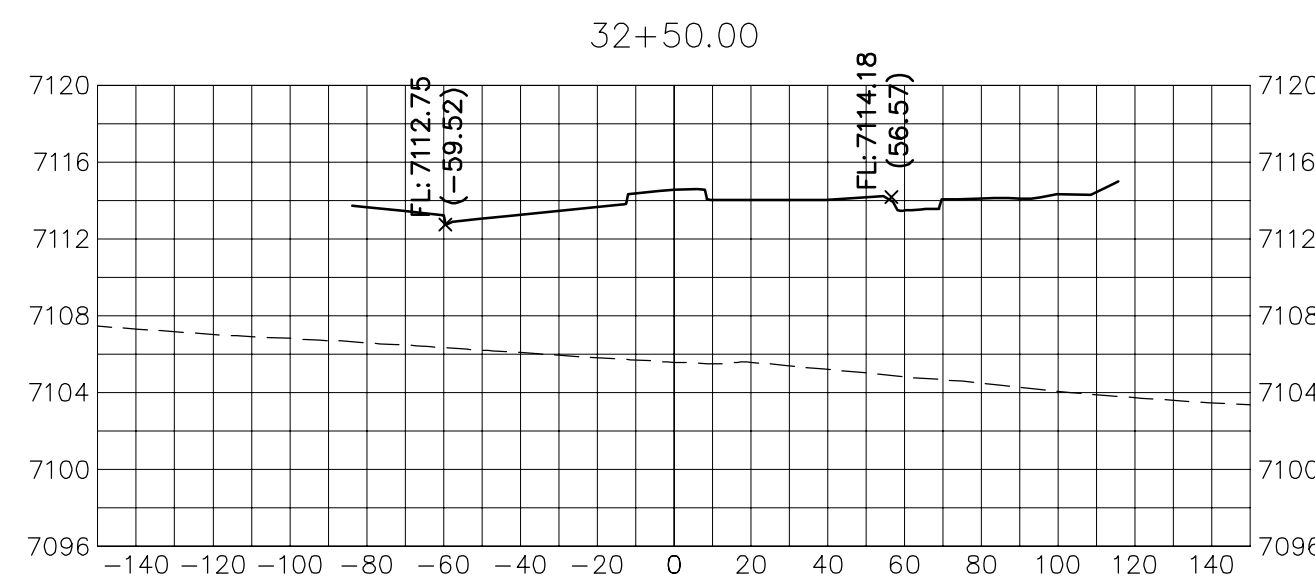
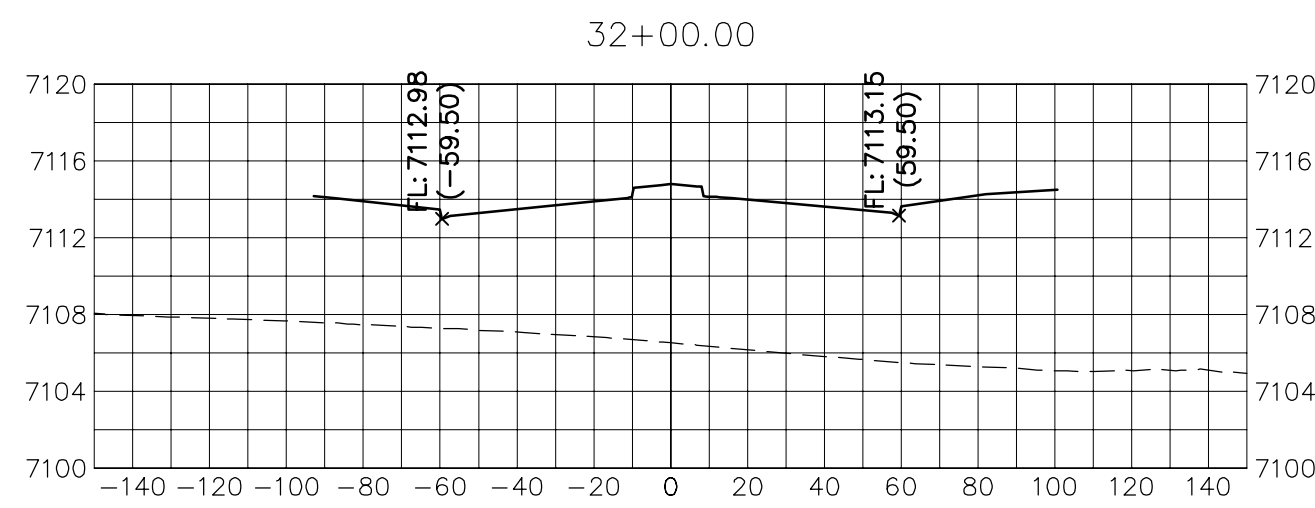
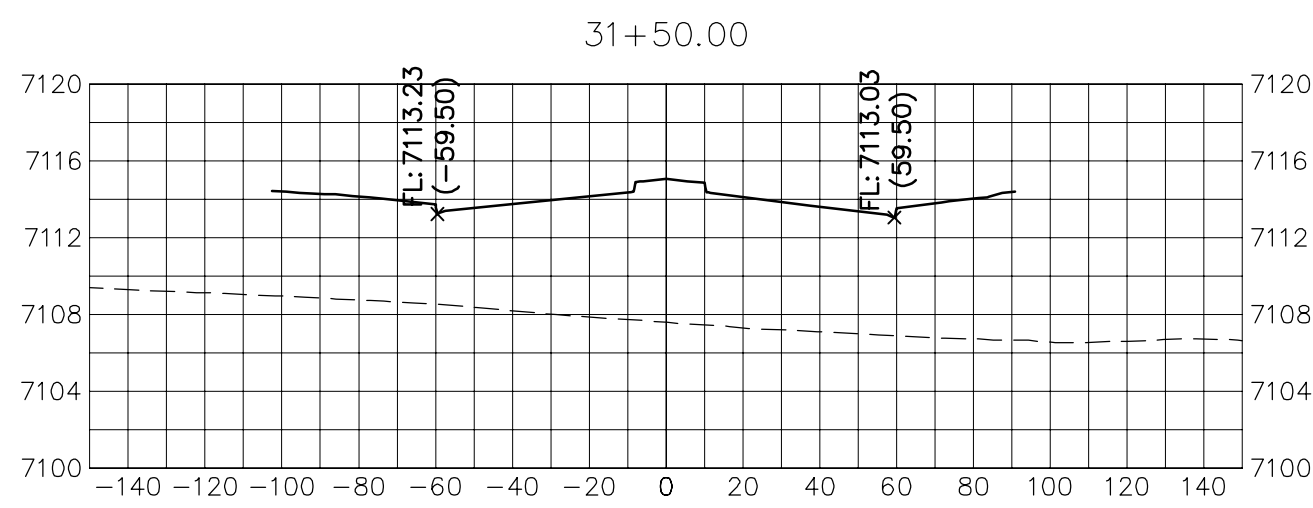
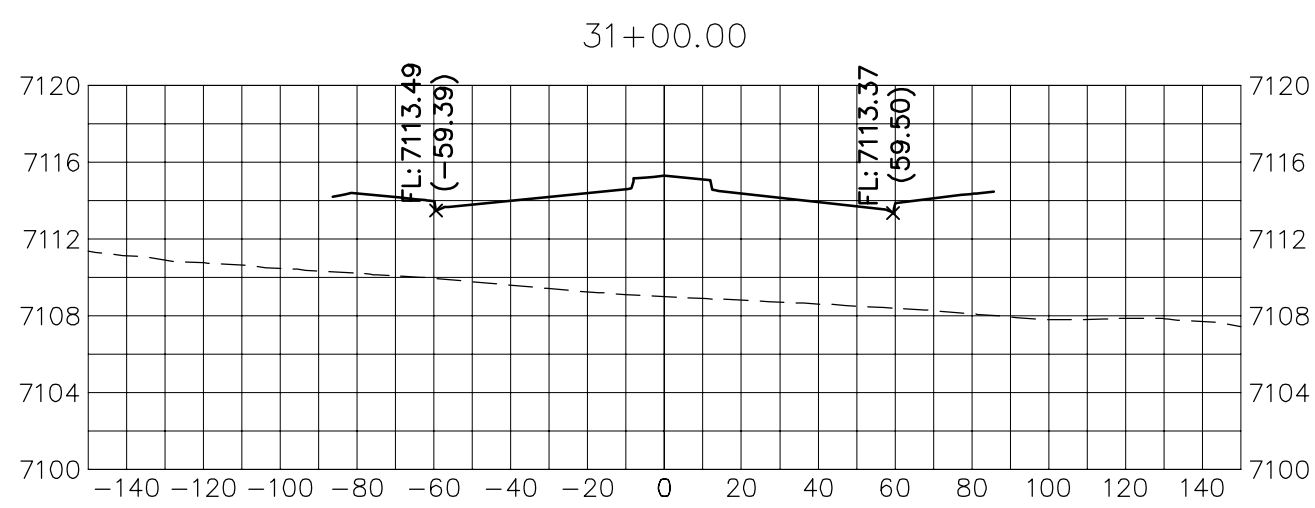
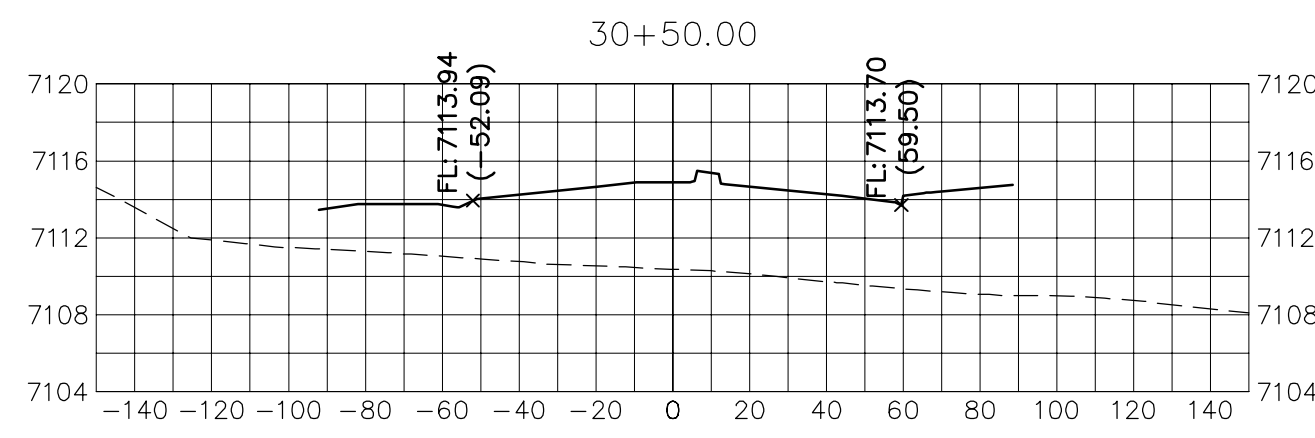
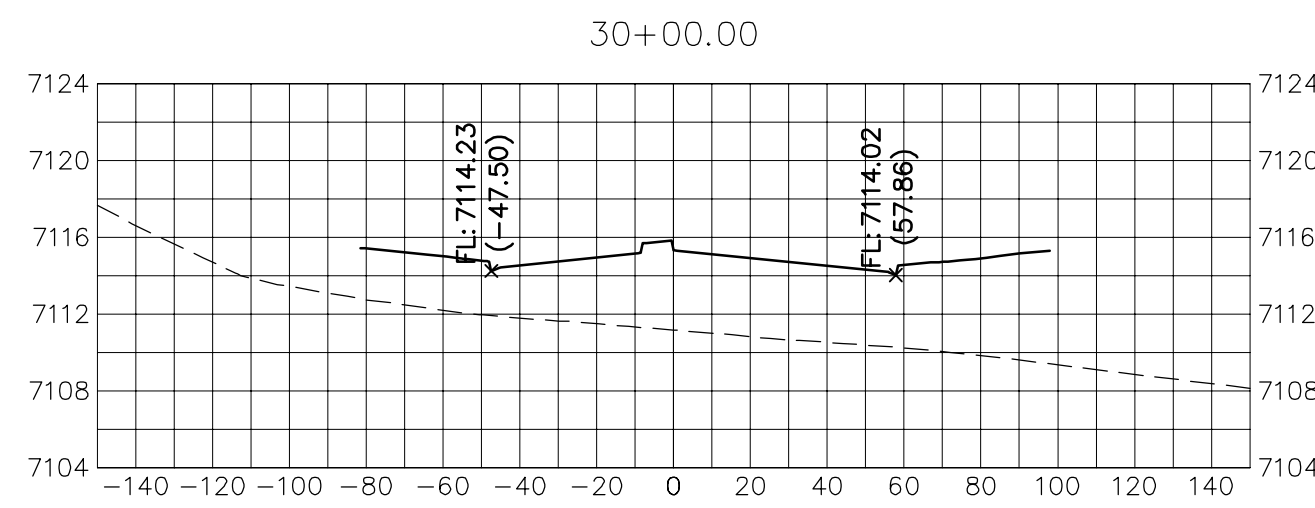
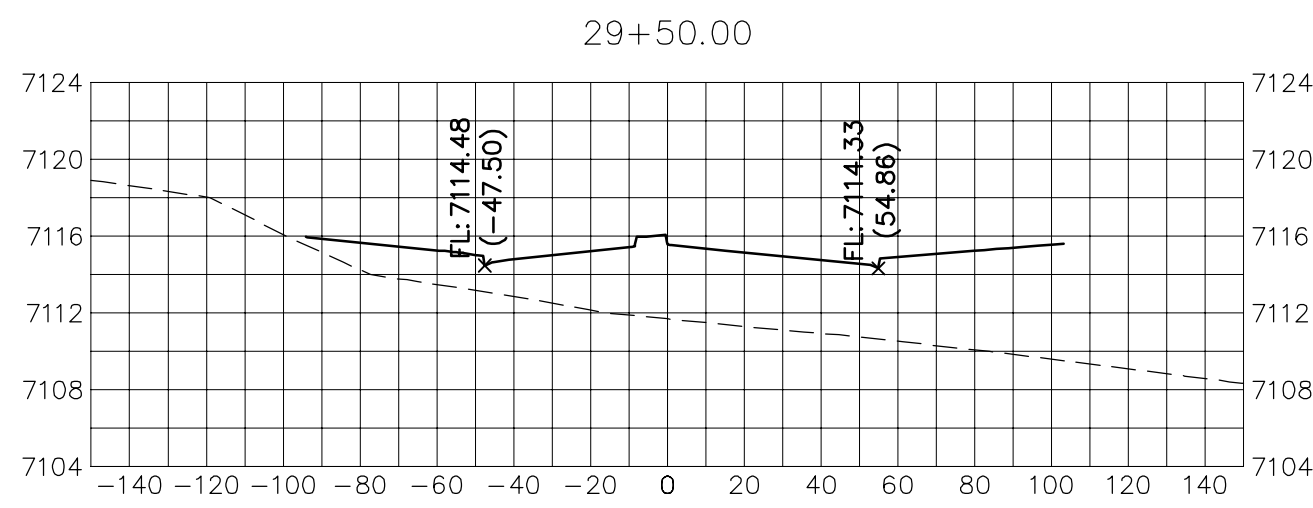
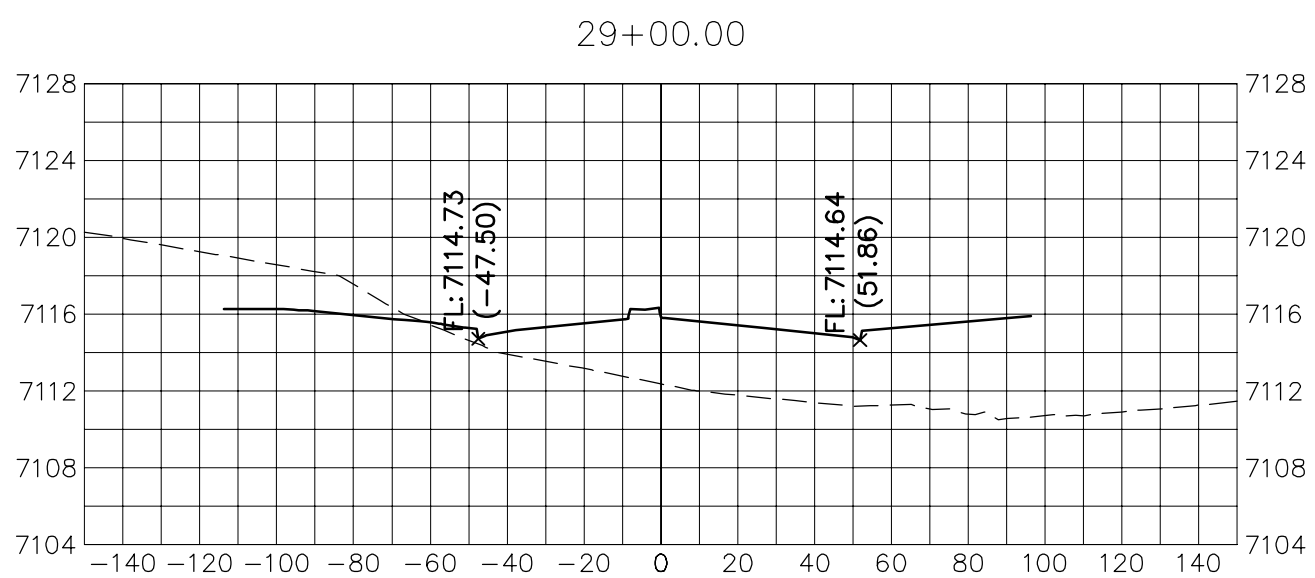








KEY MAP  
N.T.S.



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



Know what's below.  
Call before you dig.

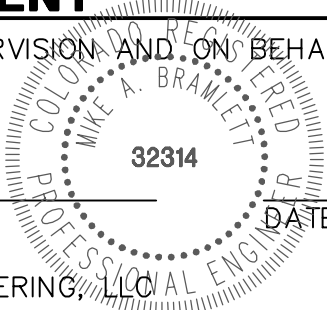
**BRIARGATE PARKWAY**

STA 27+50 TO STA 36+50  
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, LLC



PREPARED FOR

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

**J.R. ENGINEERING**  
A Westrian Company



Central 303-740-9883 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY DATE

No. REVISION

1" = 30'

1" = 3'

DATE 10/4/21

DESIGNED BY AJH

DRAWN BY CRB

CHECKED BY

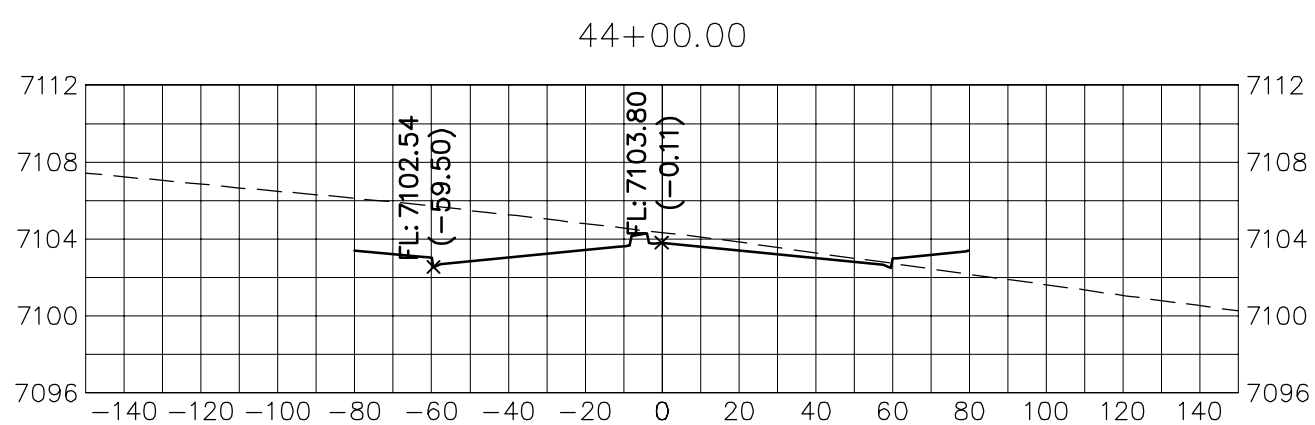
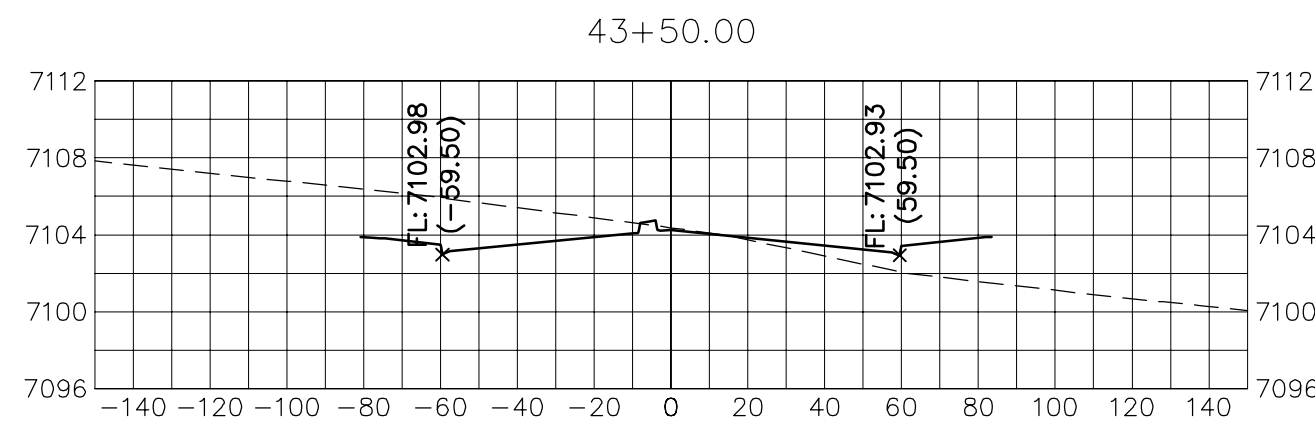
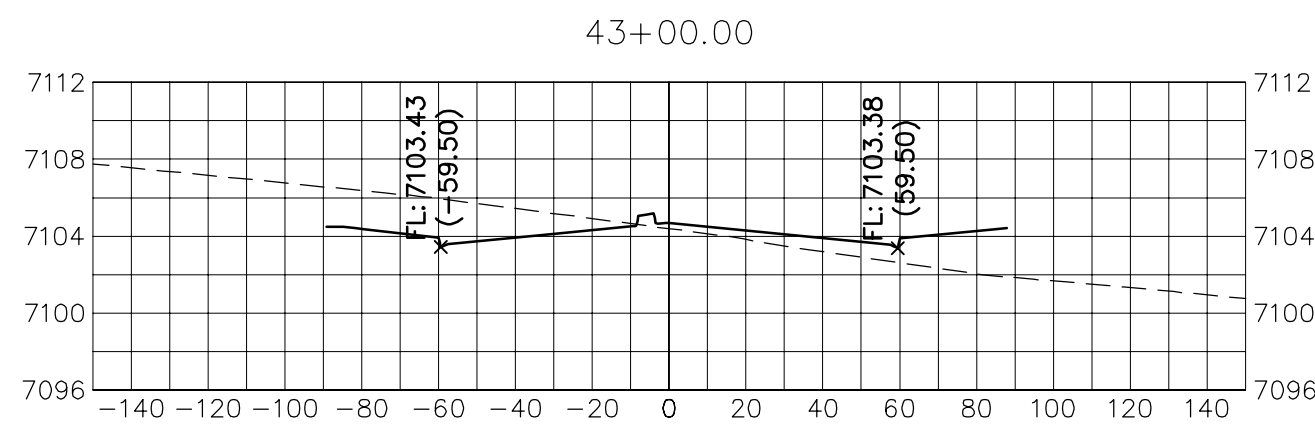
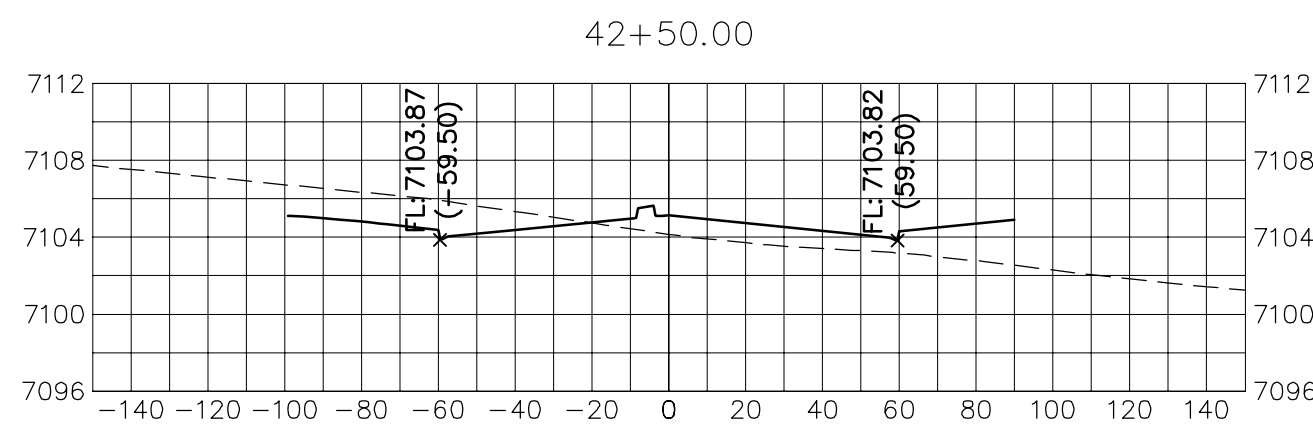
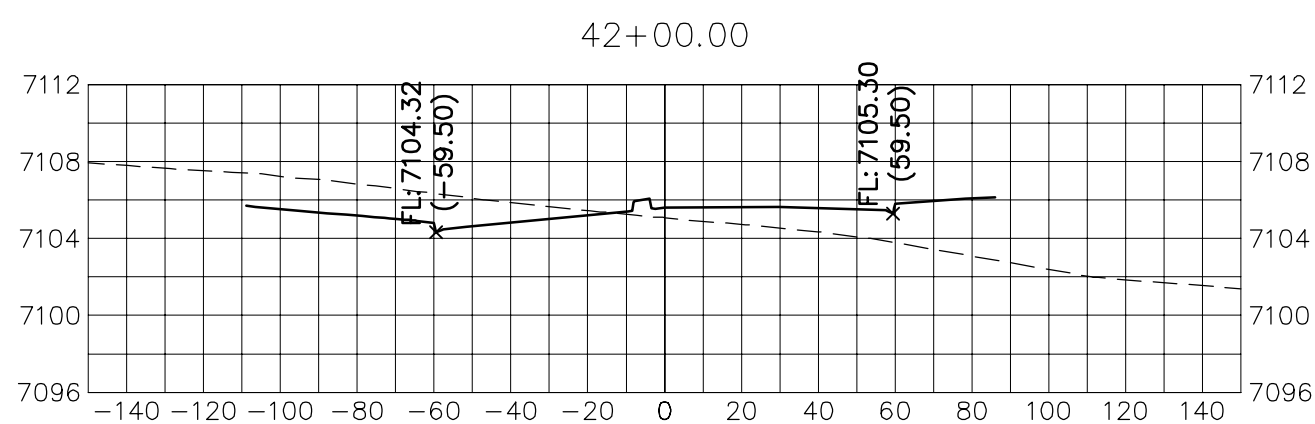
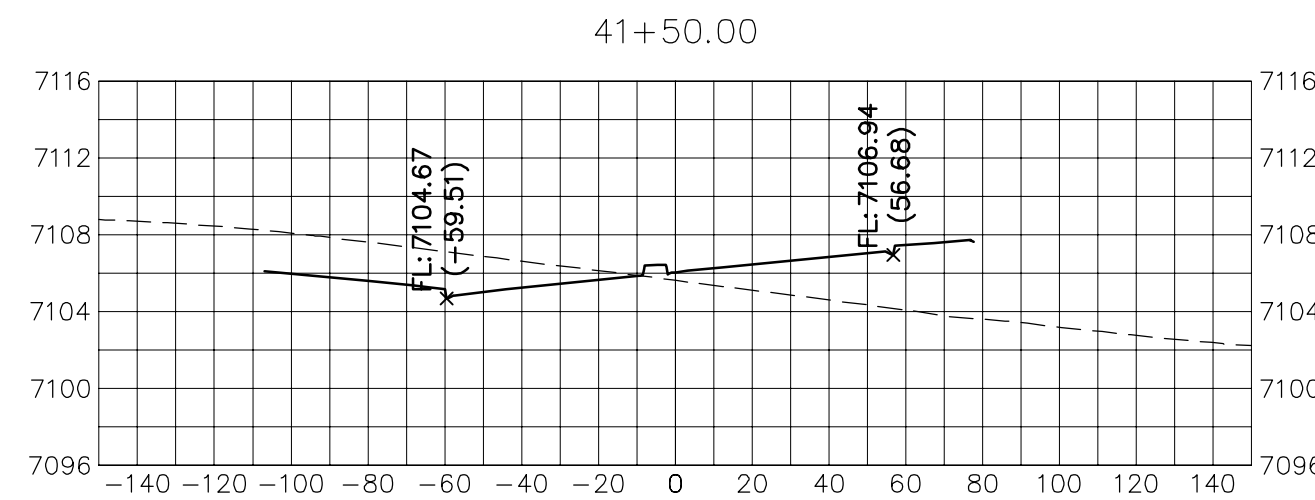
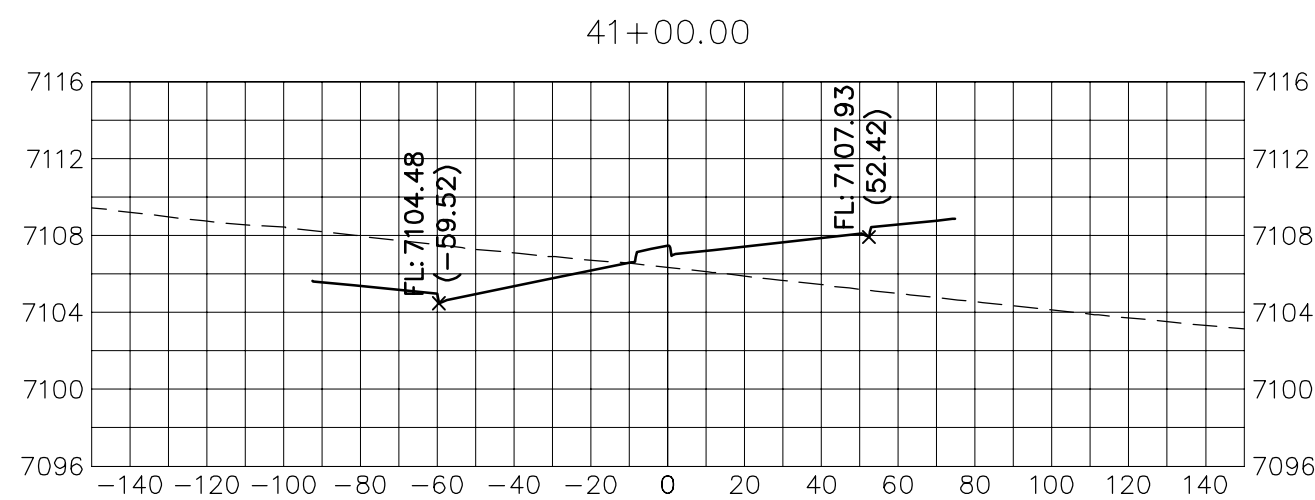
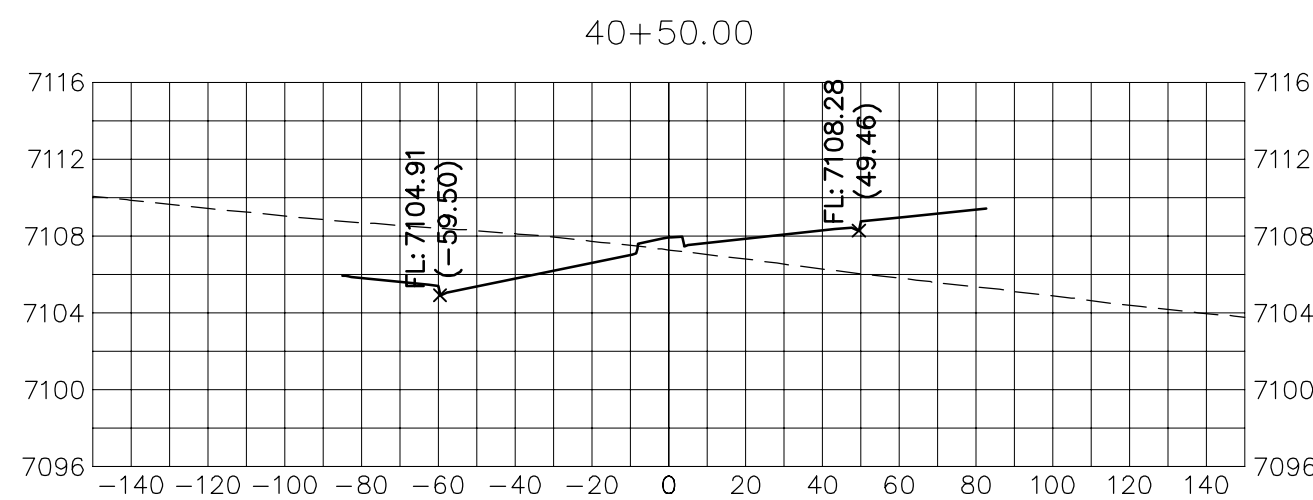
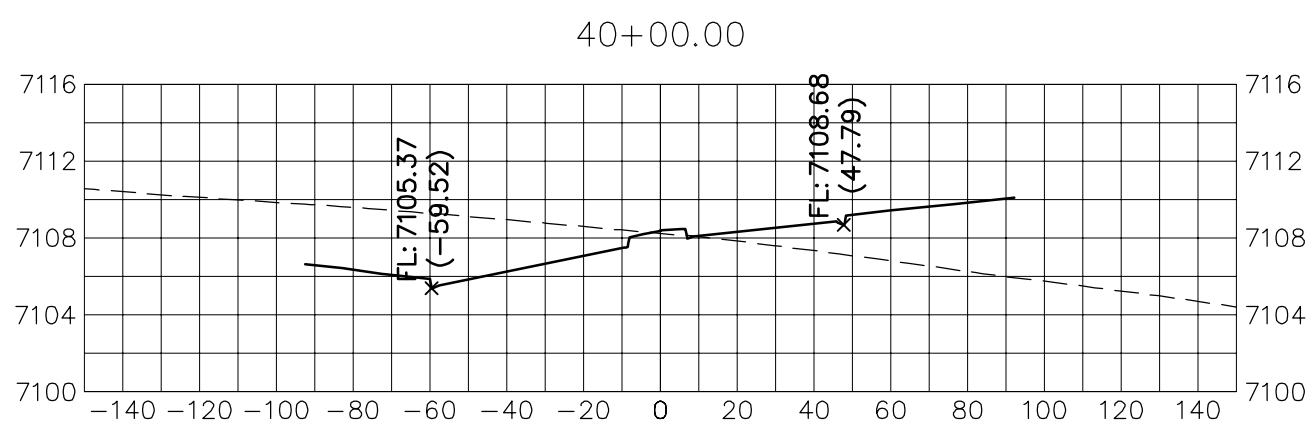
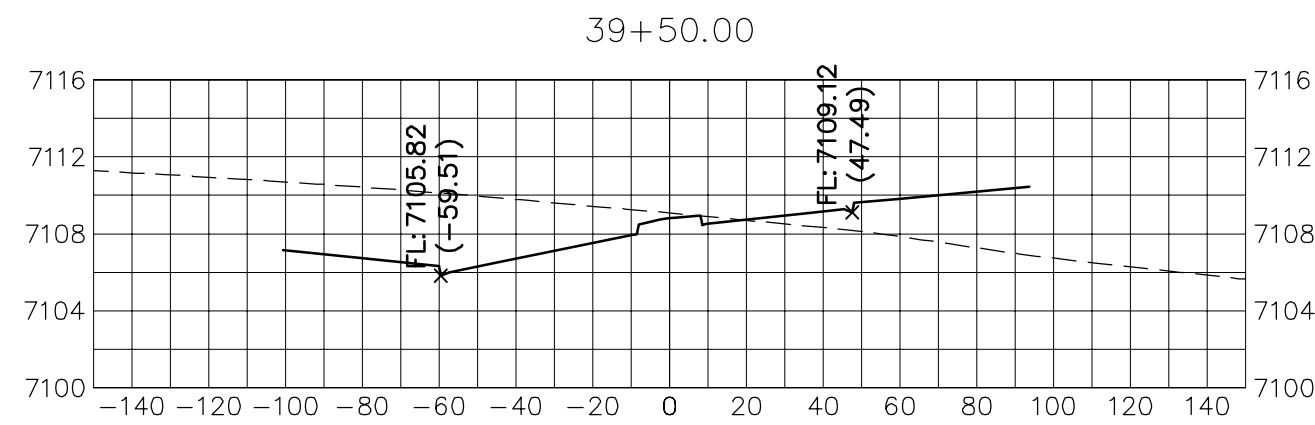
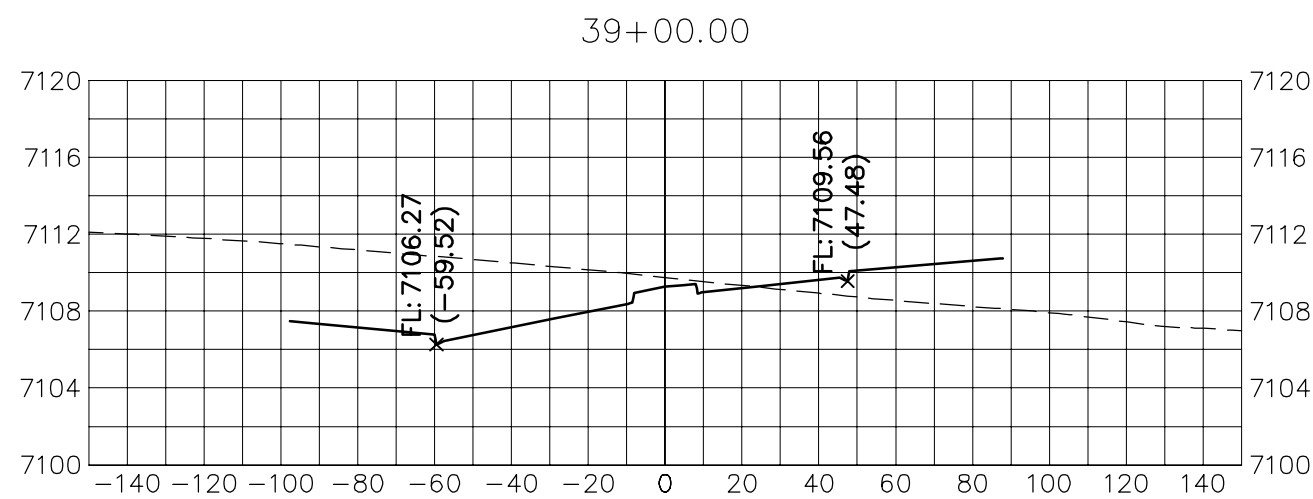
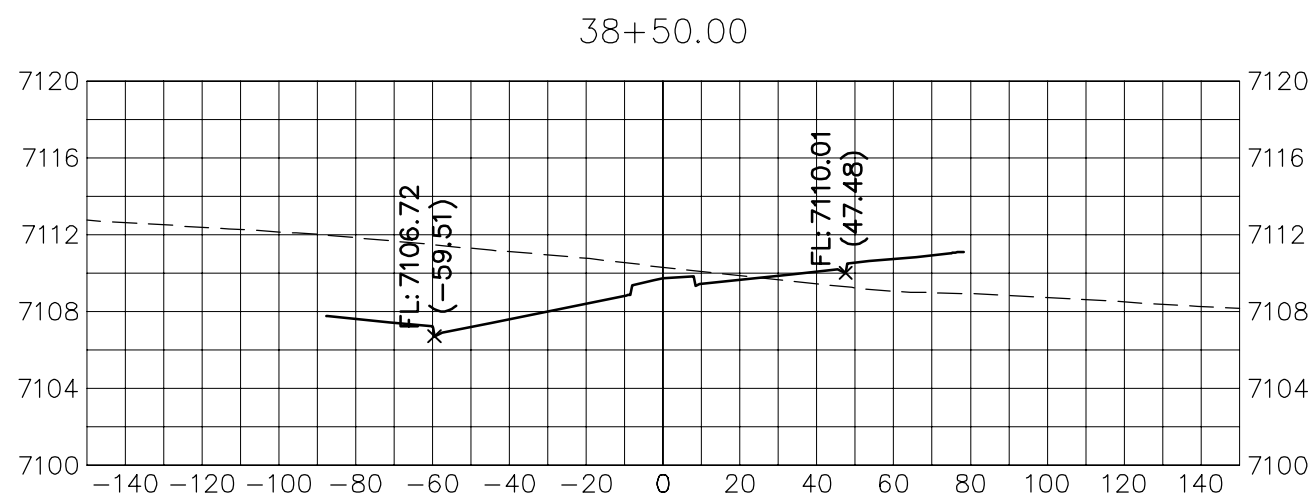
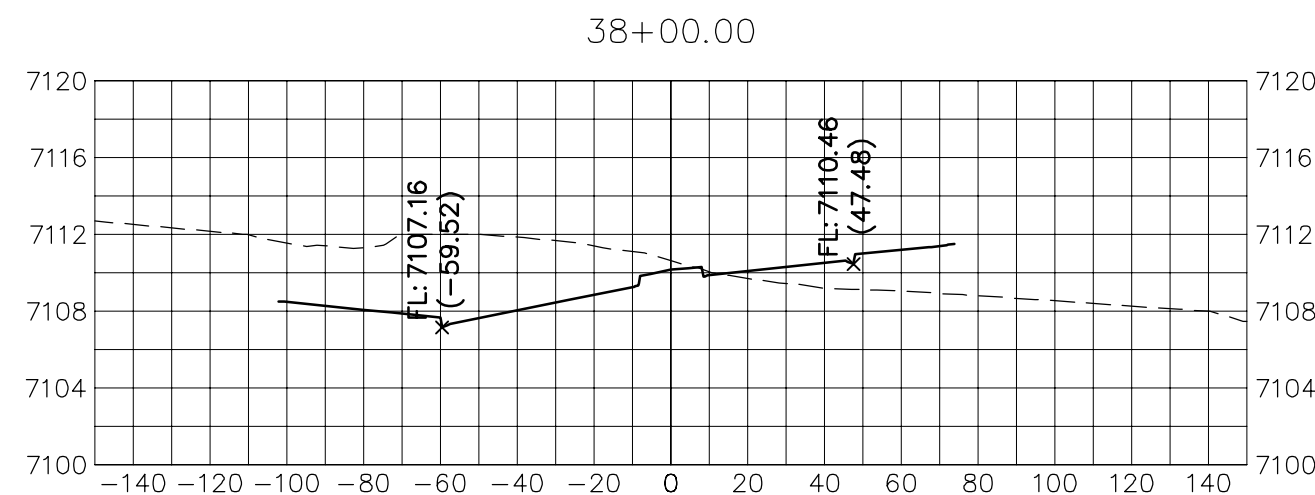
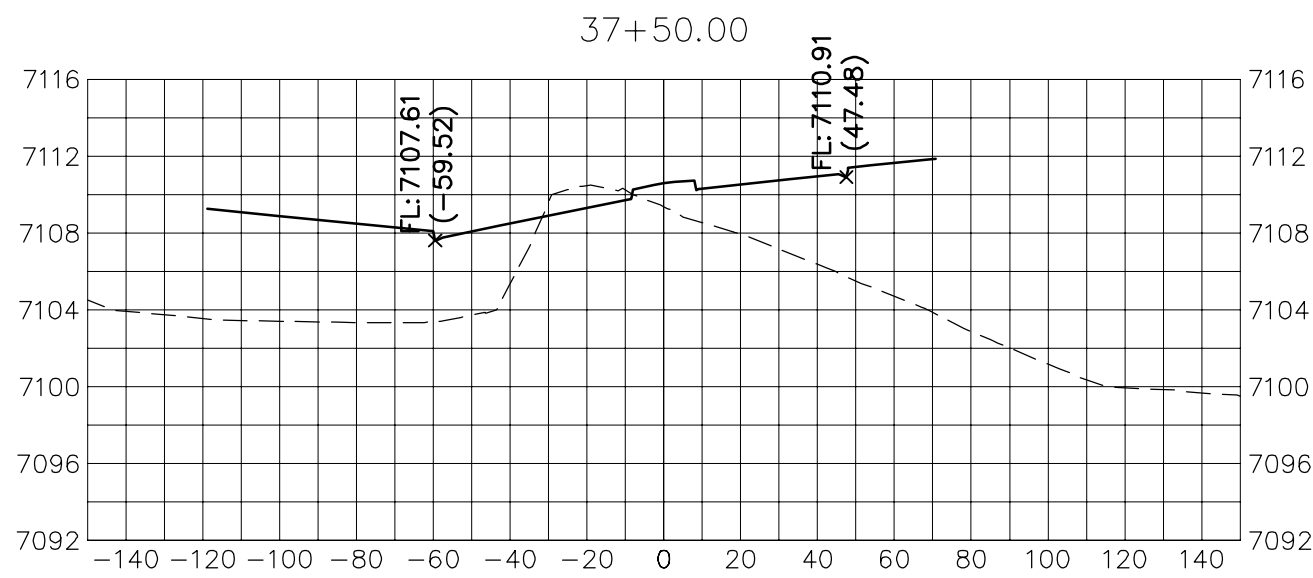
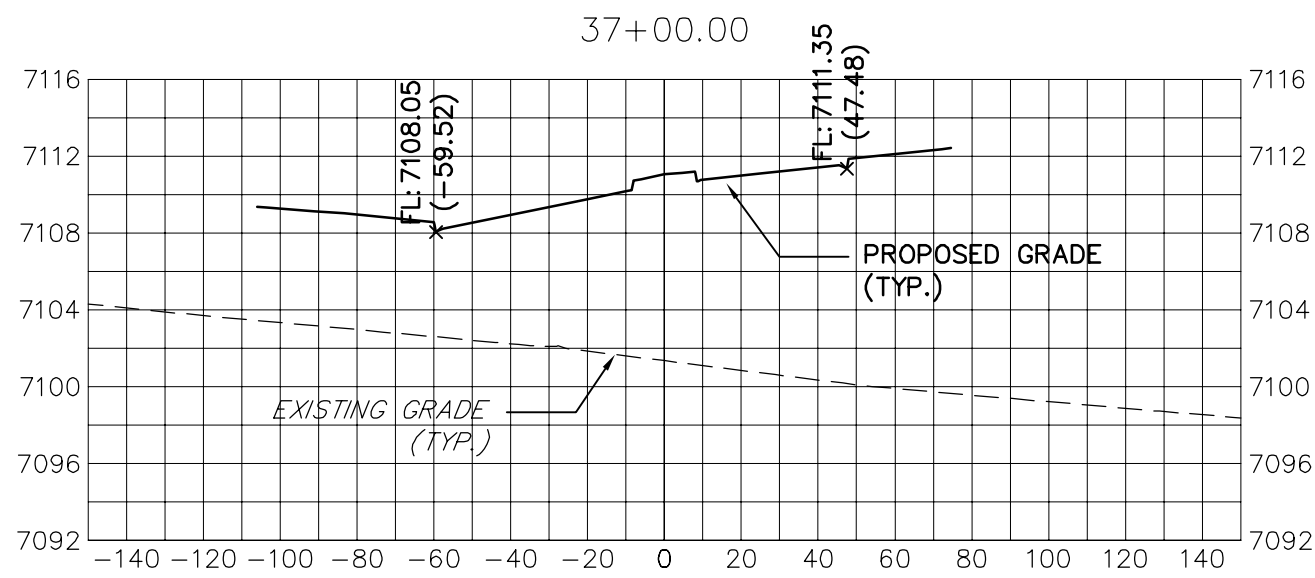
STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

BRIARGATE PARKWAY CROSS  
SECTIONS

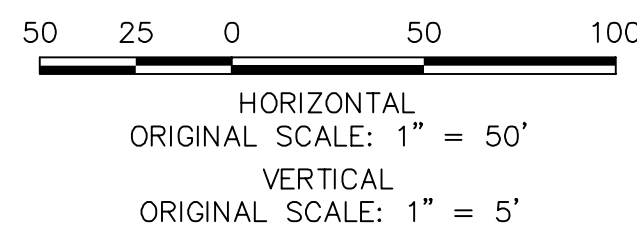
SHEET 25 OF 30

JOB NO. 25188.03





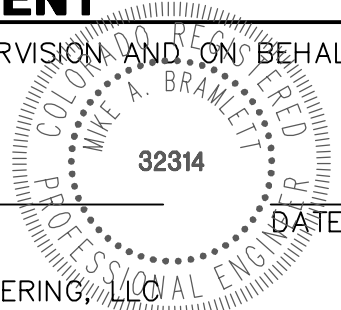
**BRIARGATE PARKWAY**  
STA 37+00 TO STA 44+00  
LOOKING SOUTHEAST



**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, LLC



STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	SHEET 26 OF 30
BRIARGATE PARKWAY CROSS SECTIONS	JOB NO. 25188.03

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1"=30'	1"=3'	10/4/21	AJH	CRB	

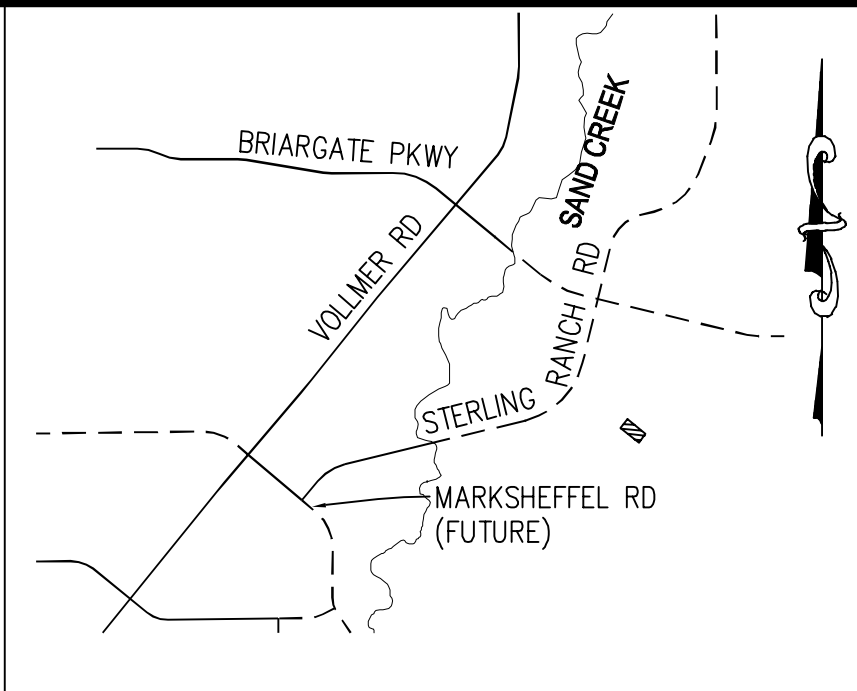
No.	REVISION	BY	DATE

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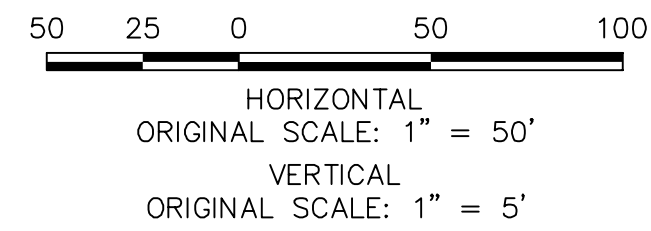
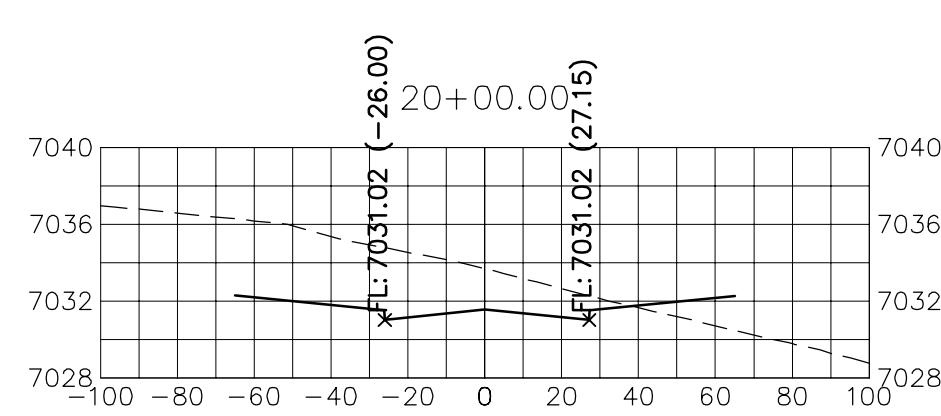
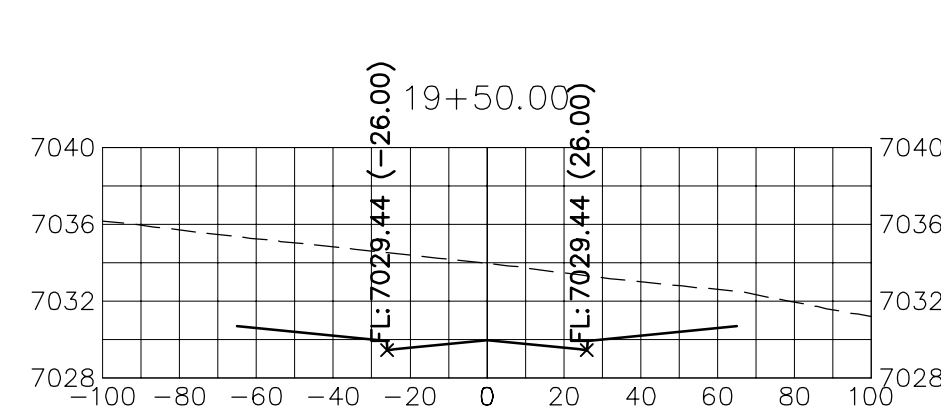
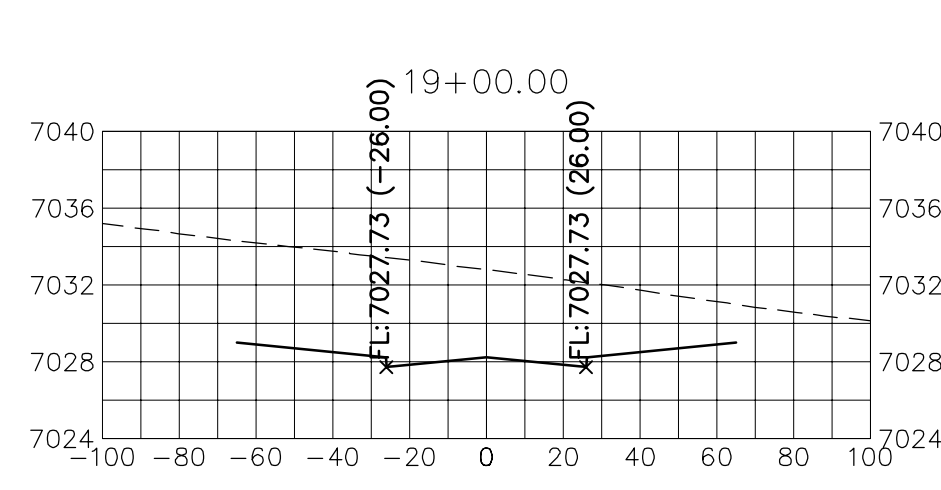
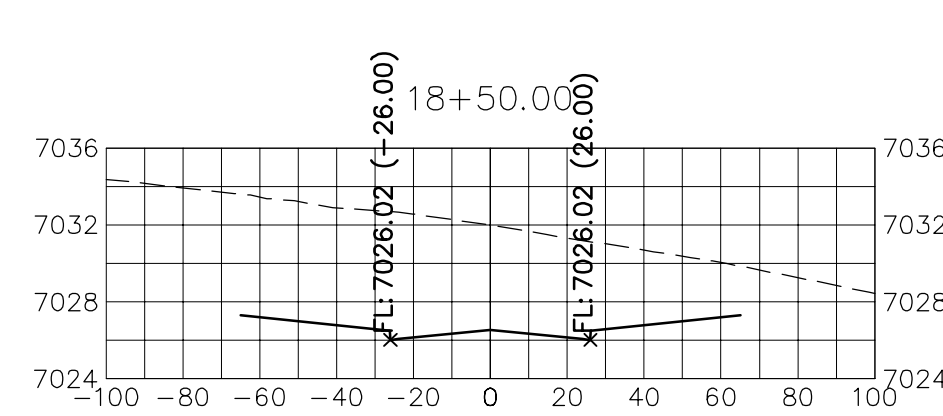
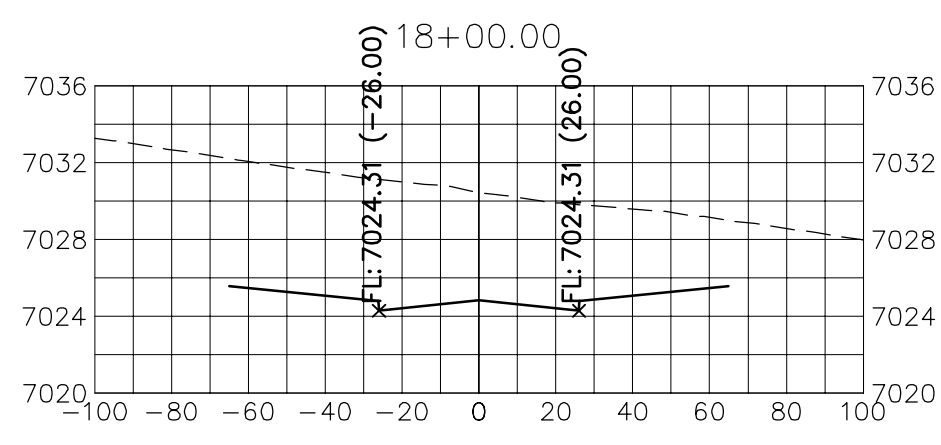
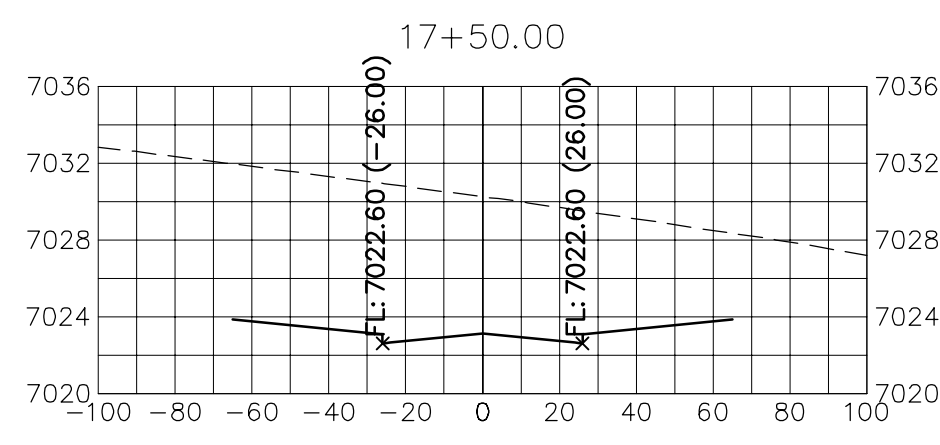
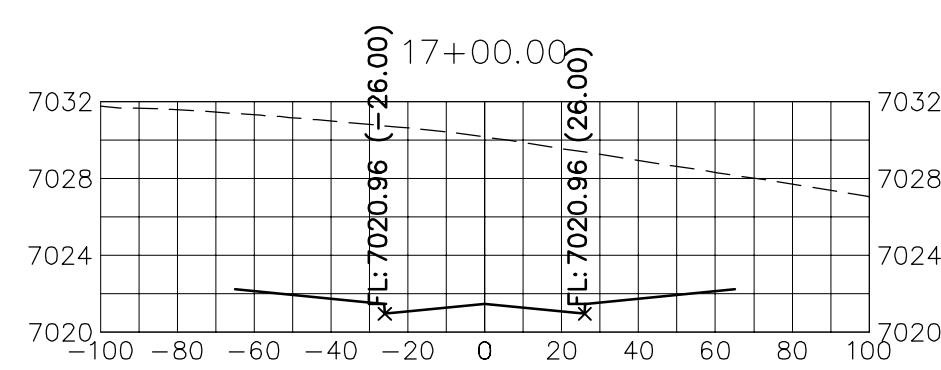
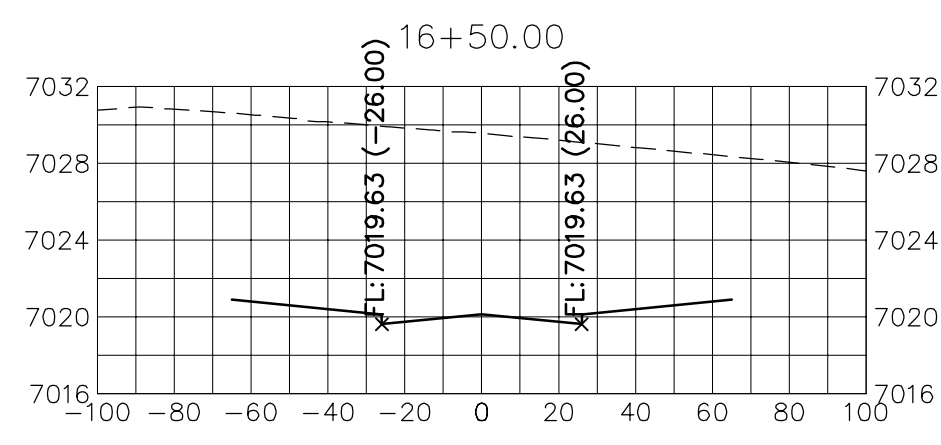
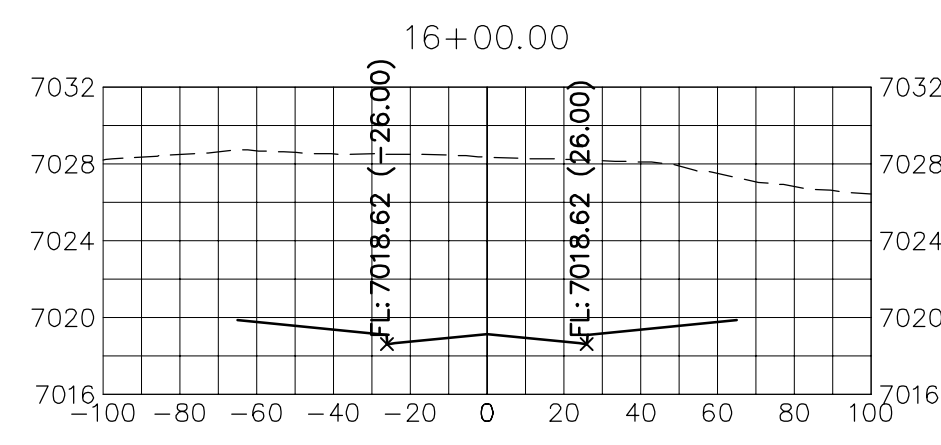
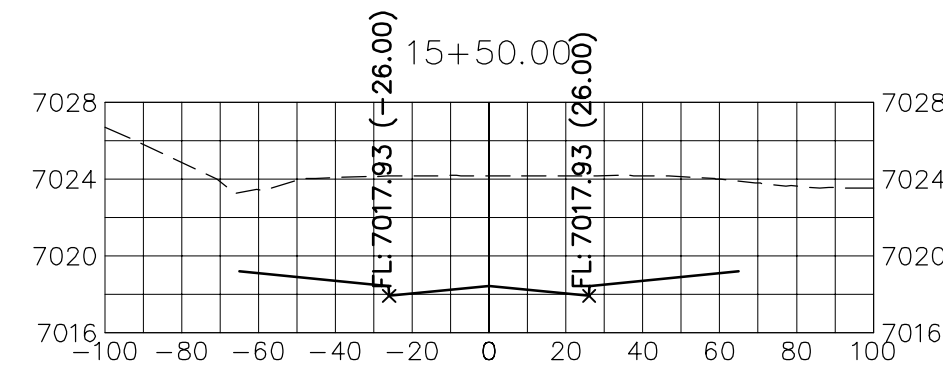
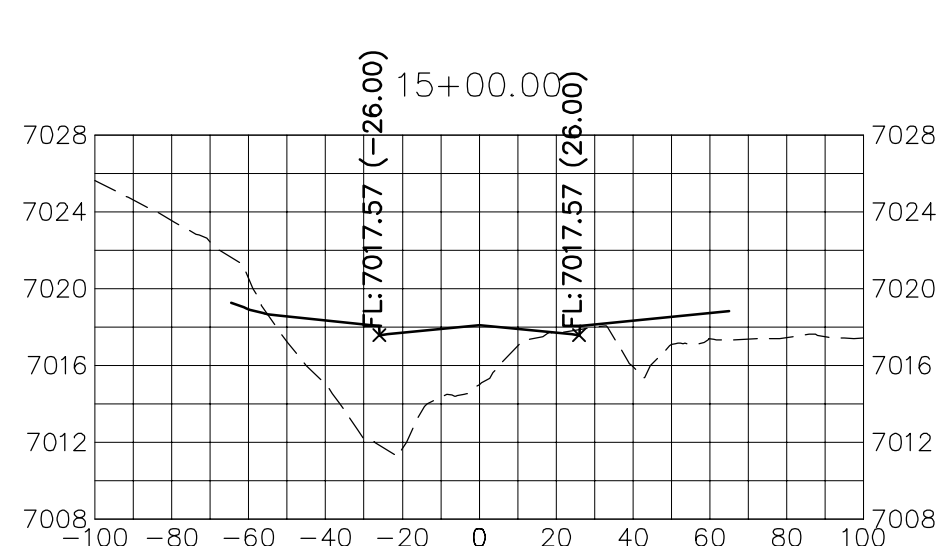
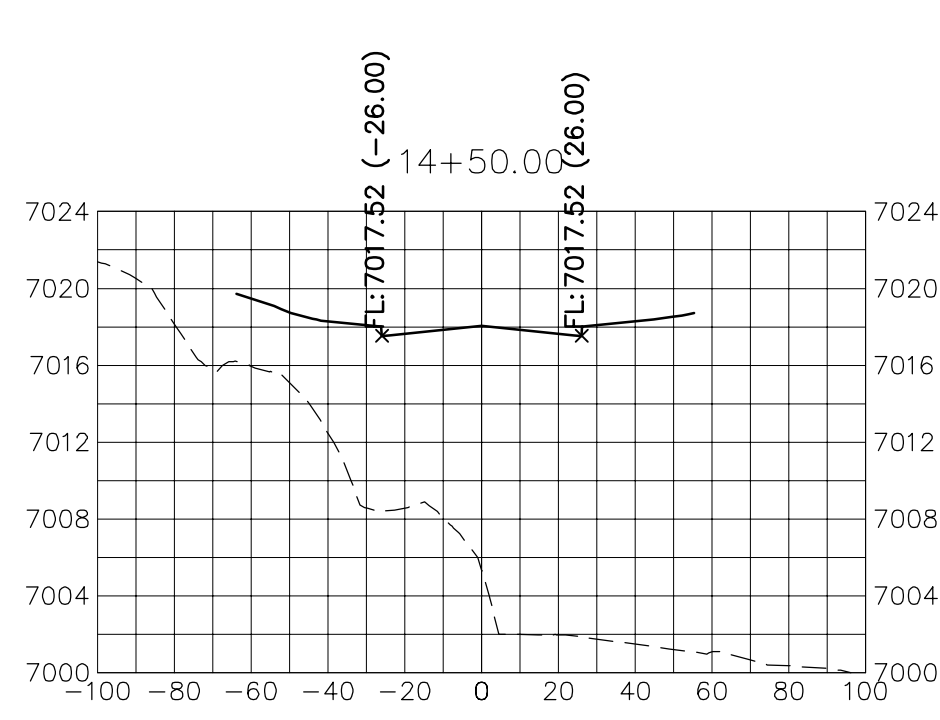
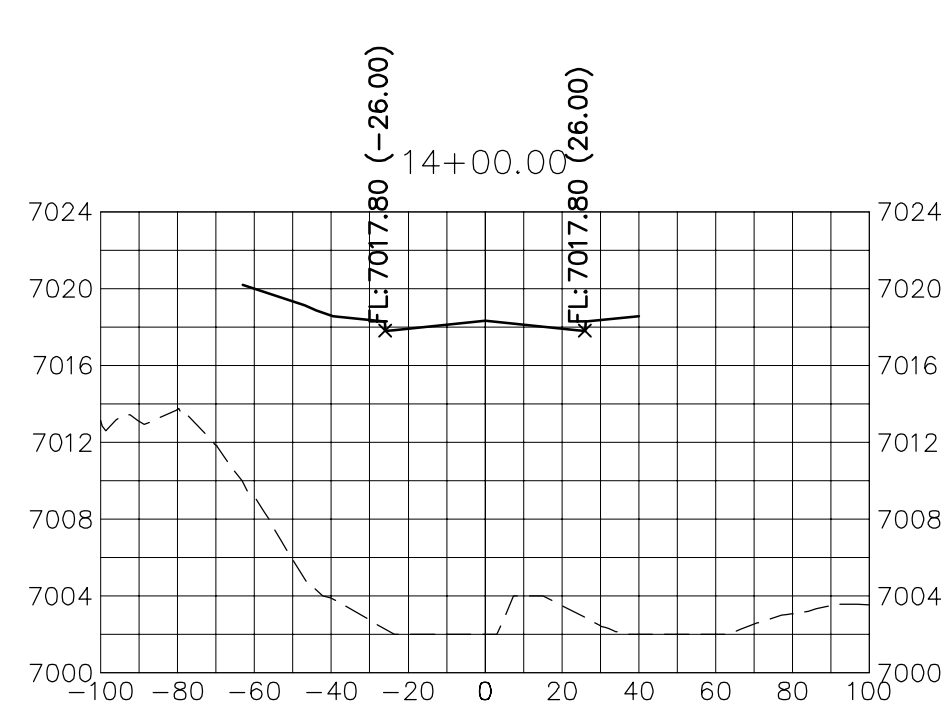
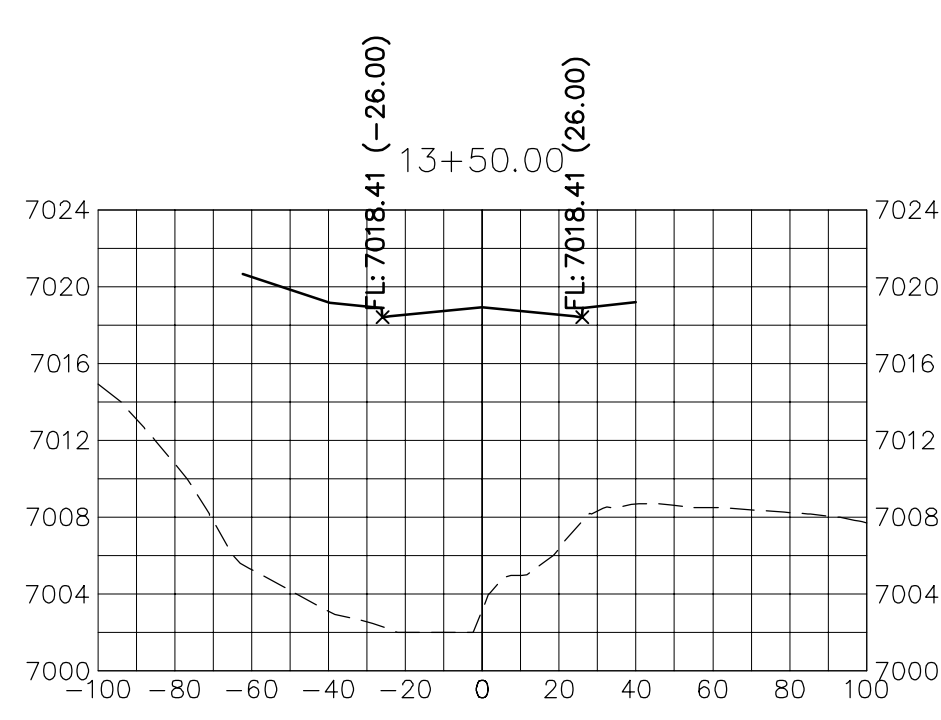
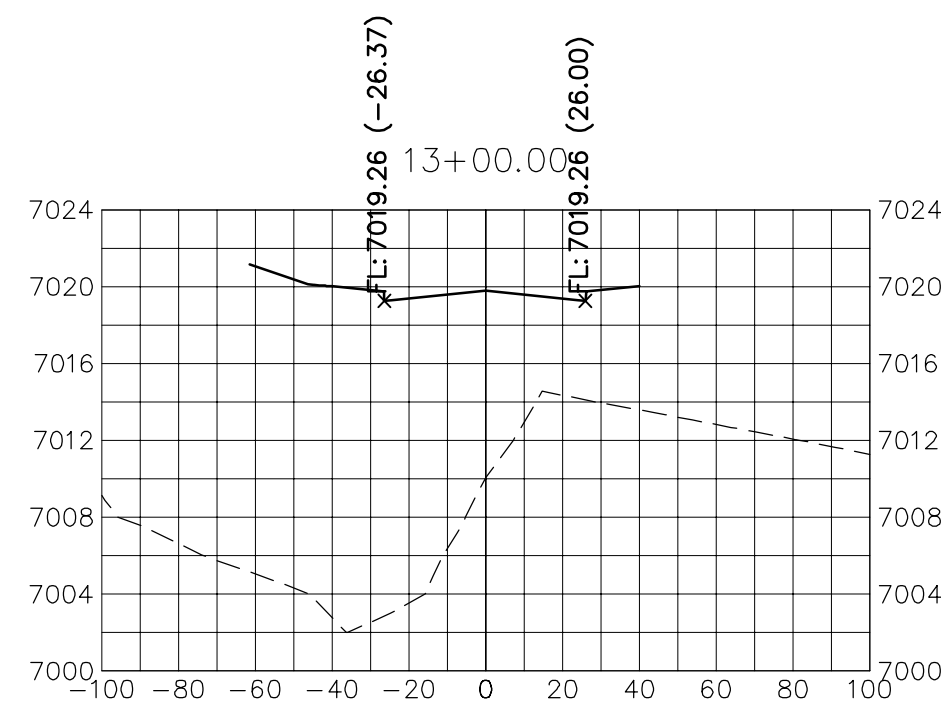
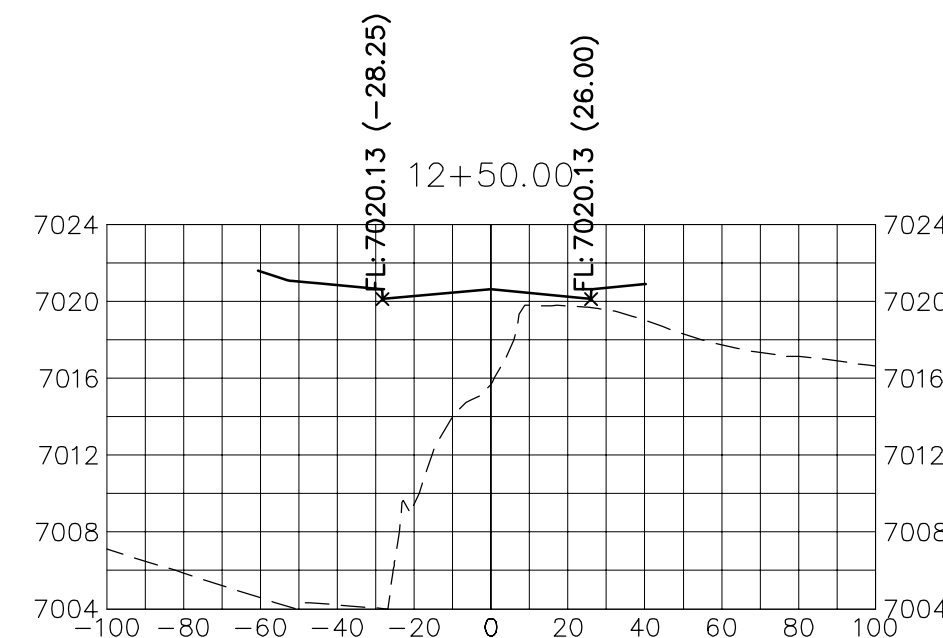
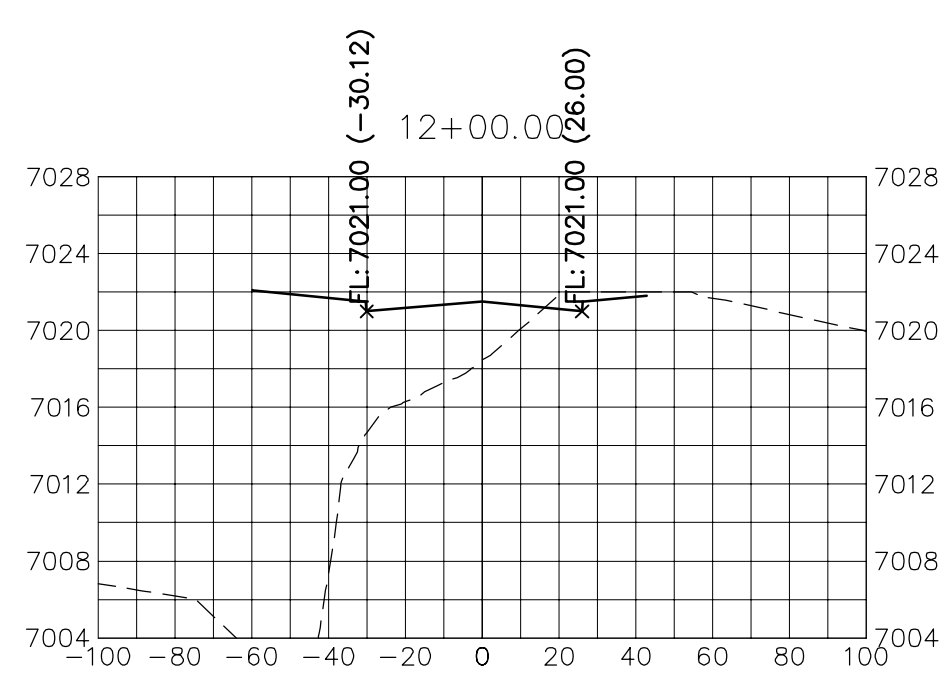
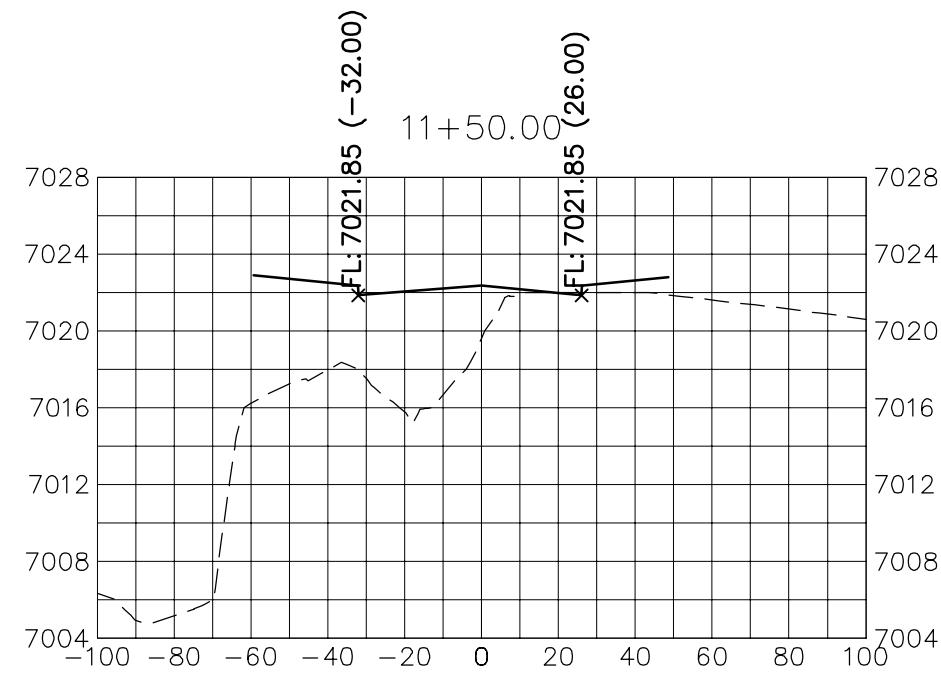
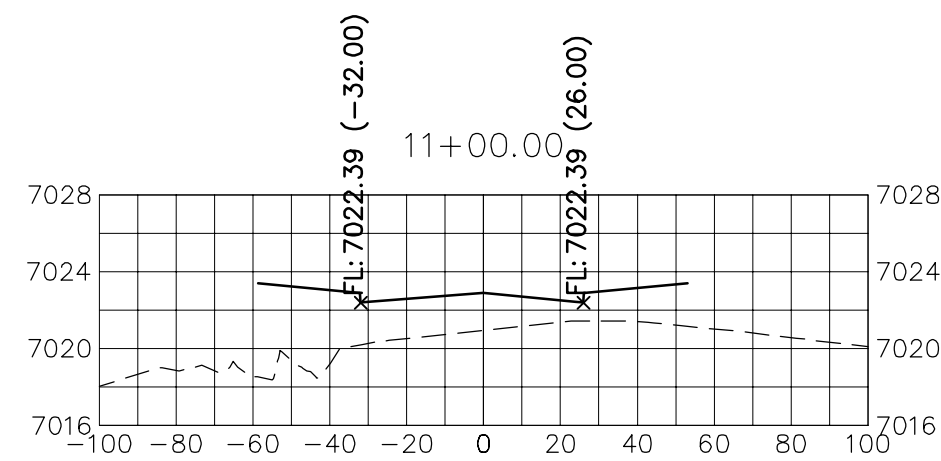
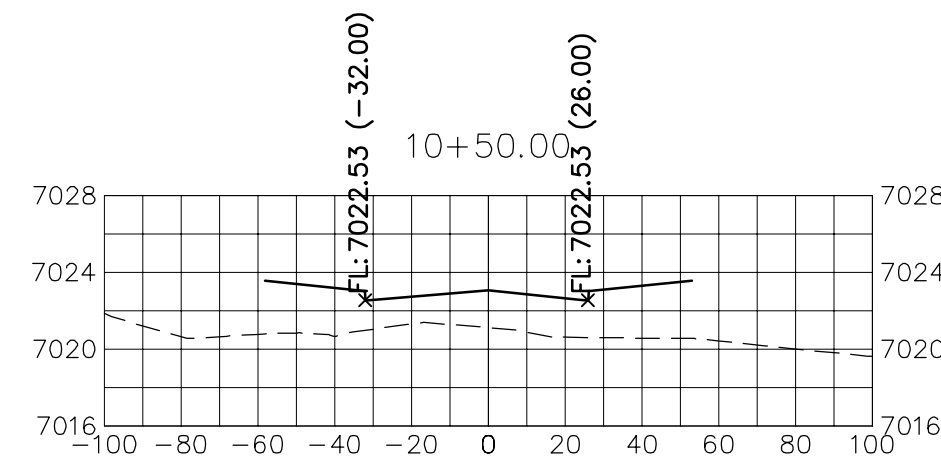
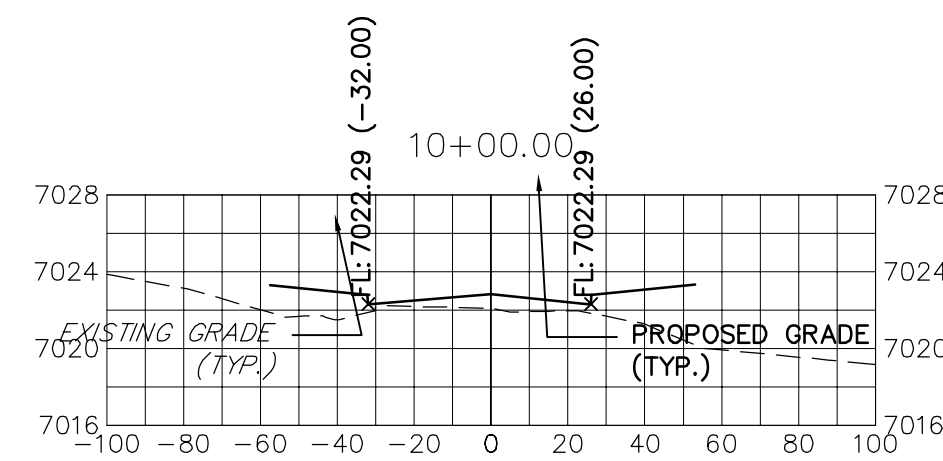
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

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



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





### **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

DATE \_\_\_\_\_

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
CROSS SECTIONS

SHEET 27 OF 30

JOB NO. 25188.03

BY	DATE
----	------

No.	REVISION
-----	----------

**1"=50'**

0/4/21

AJH	
CEB	

515

— 100 —

PREPARED FOR	
--------------	---

SR LAND, LLC

BOULDER CRESCENT  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES IS ENGINEER  
CITE 004

SUITE 201  
100 SPRINGS, CO 80903

JAMES F. MORLEY

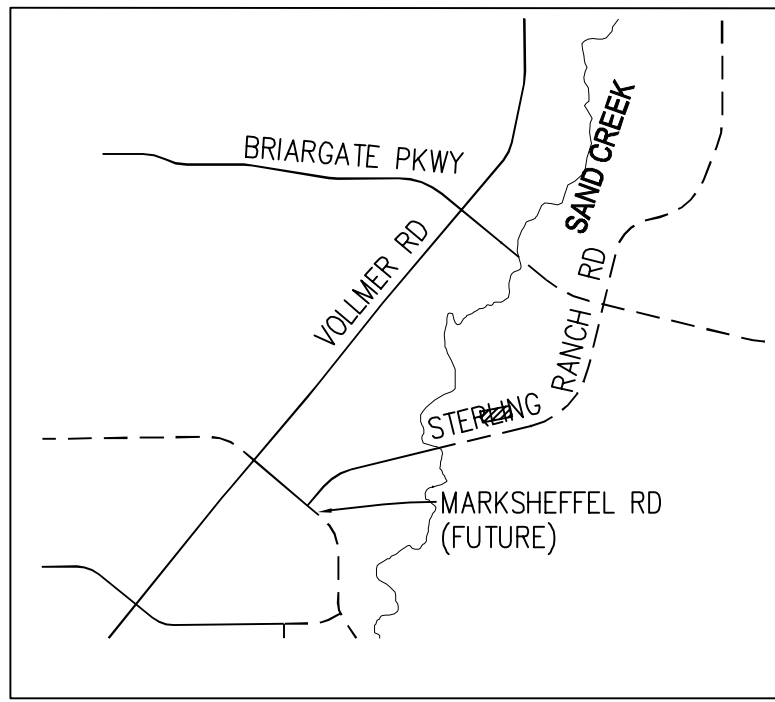
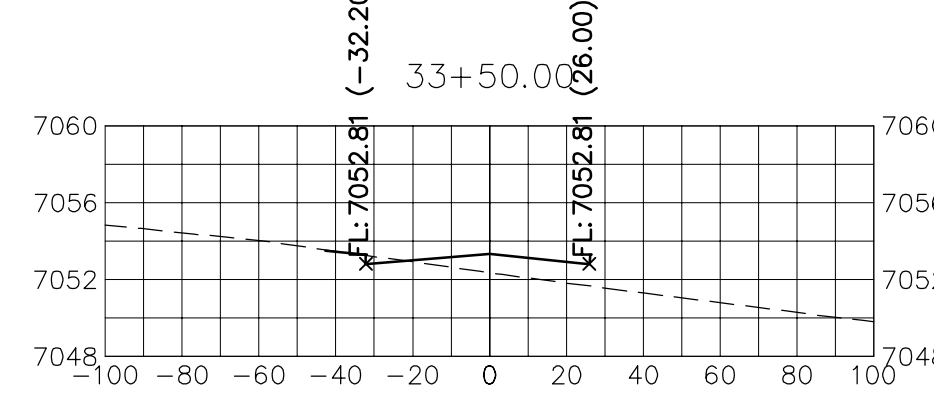
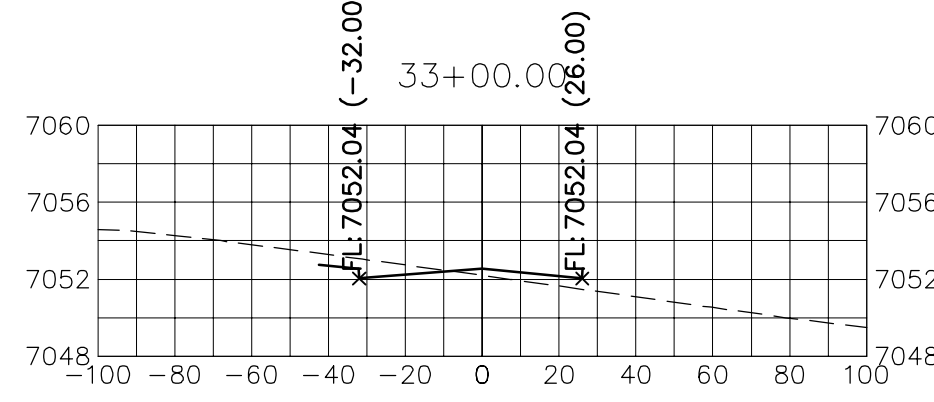
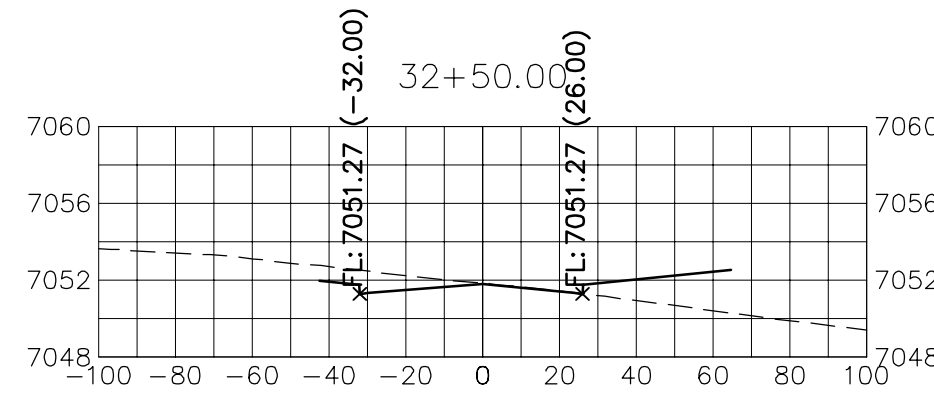
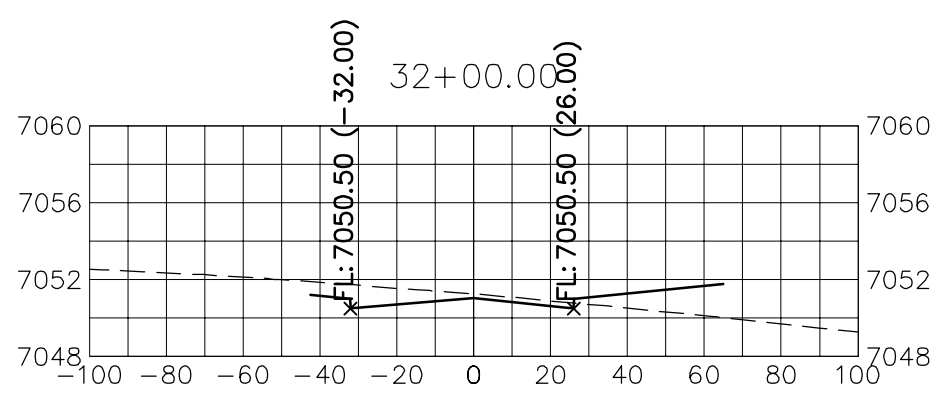
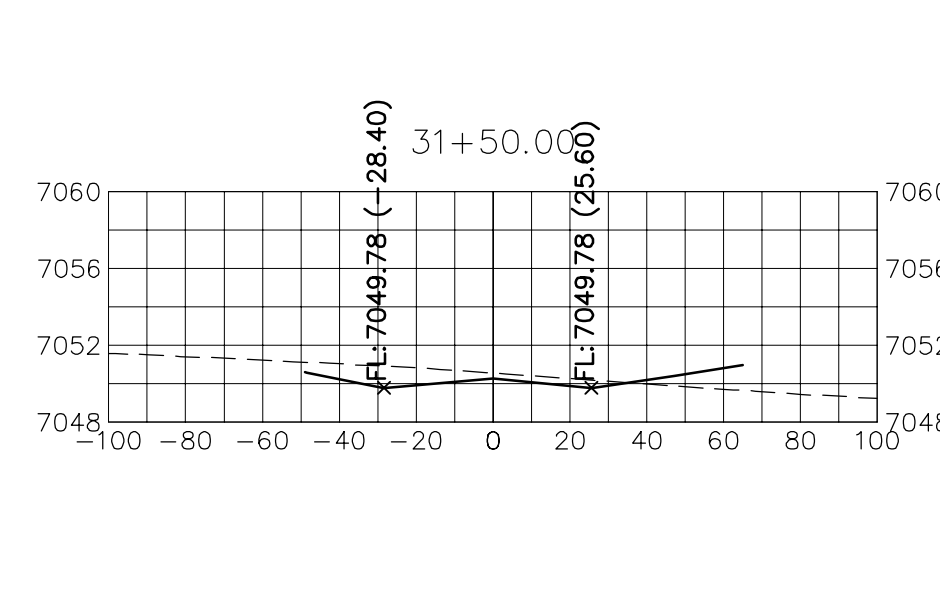
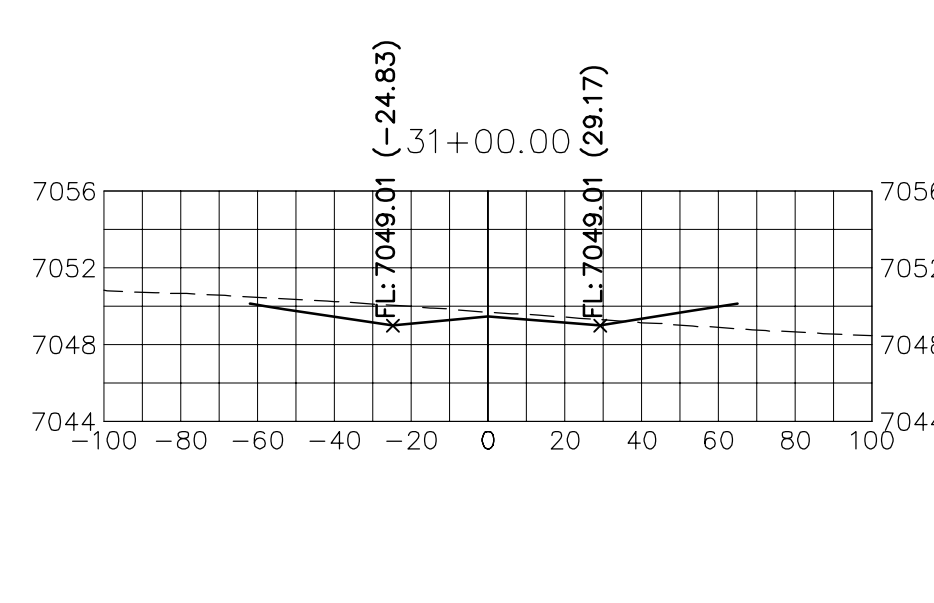
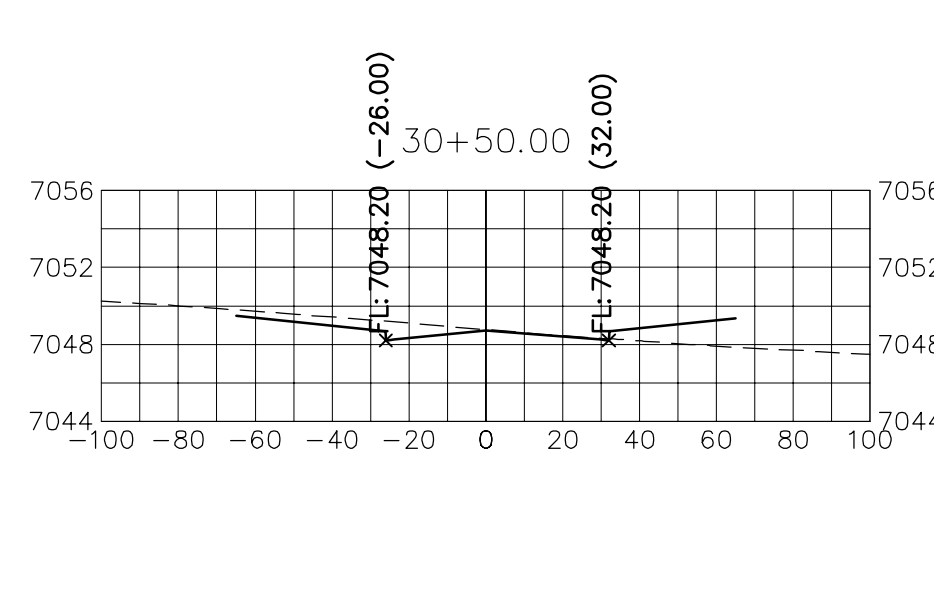
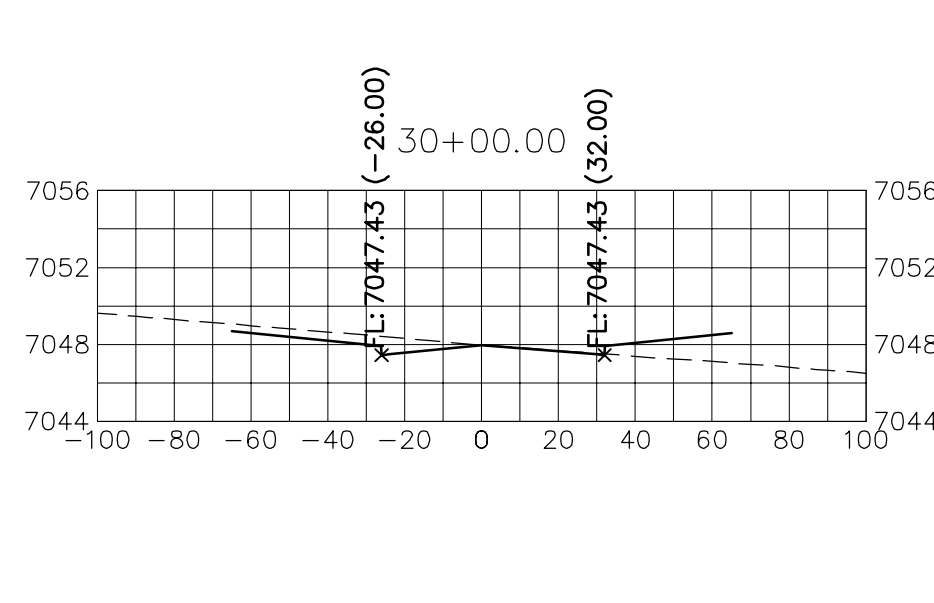
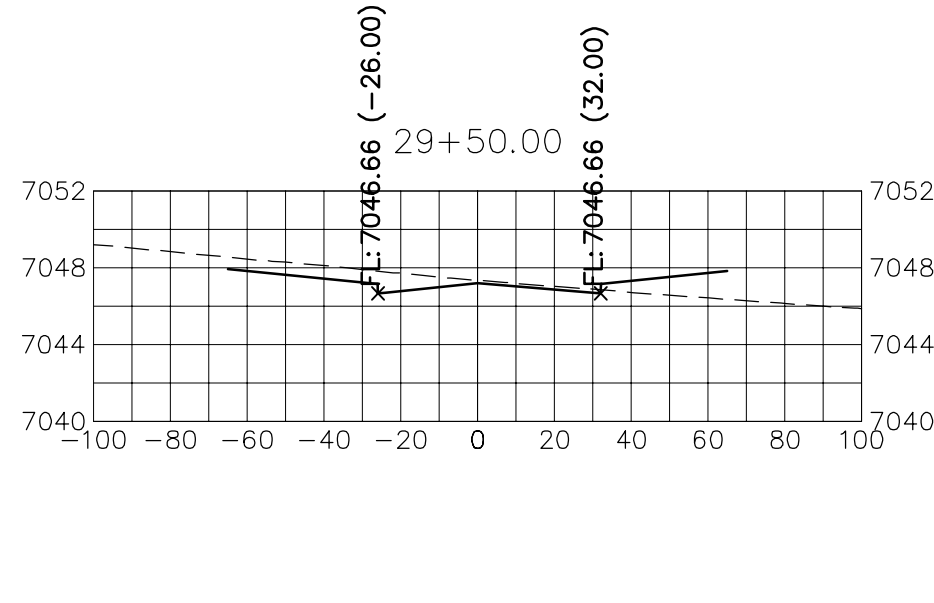
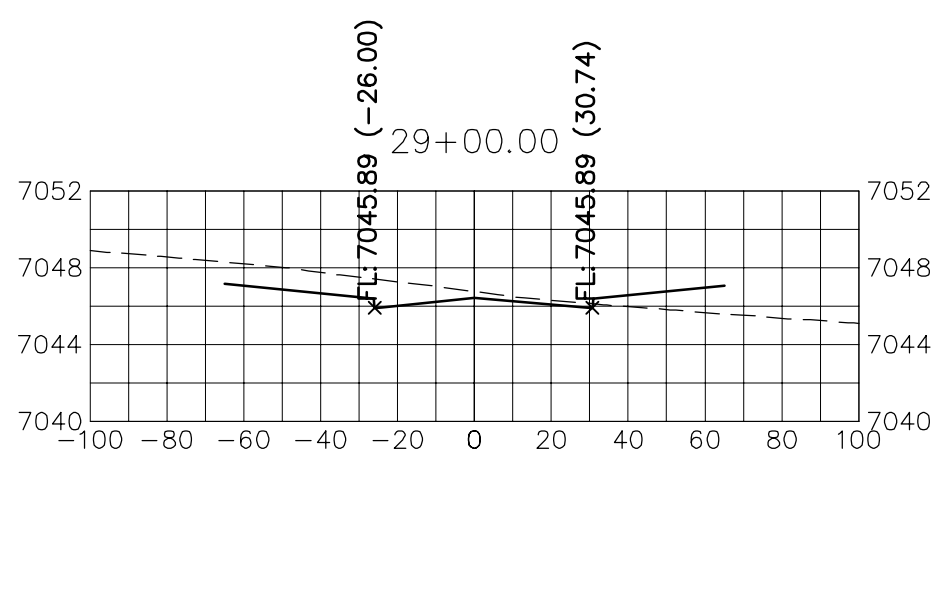
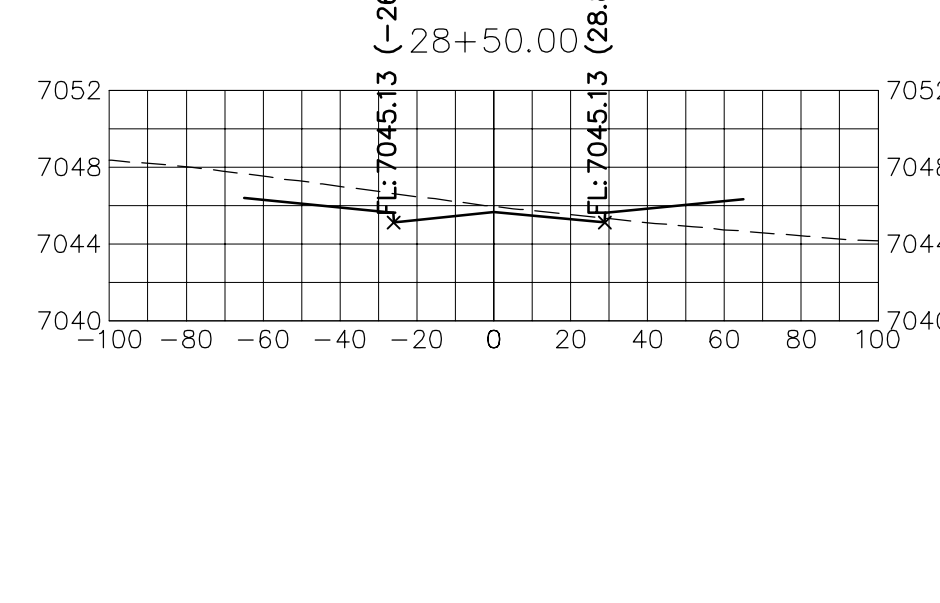
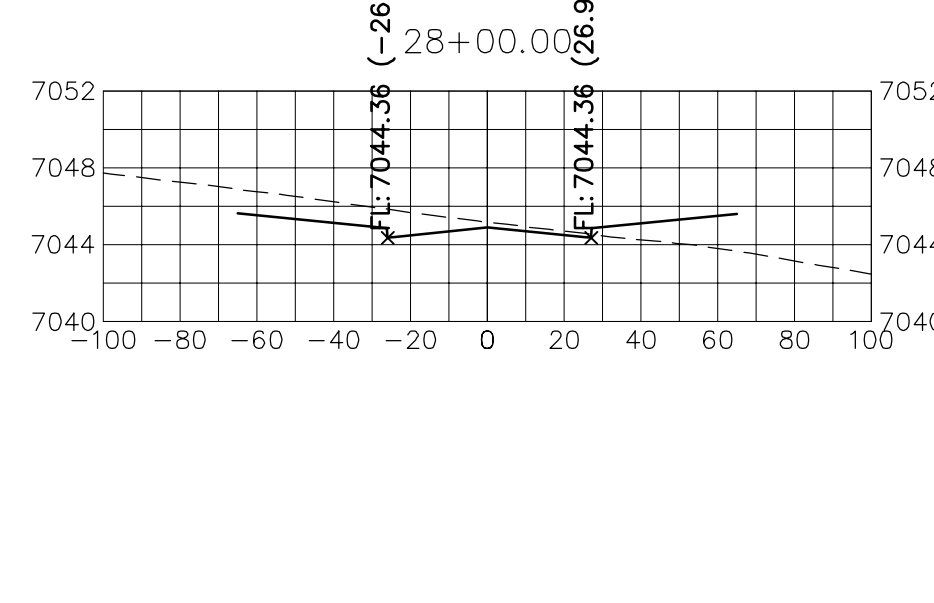
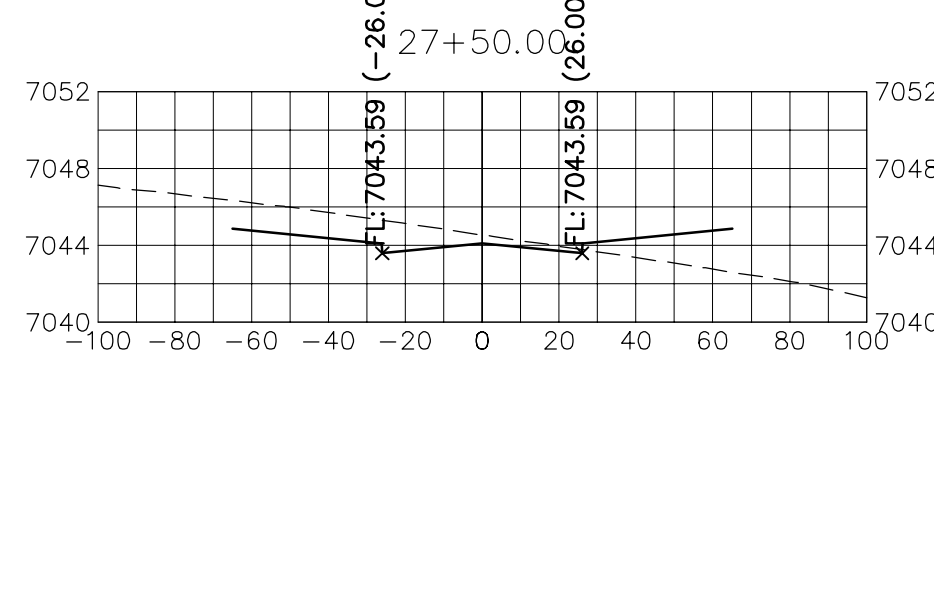
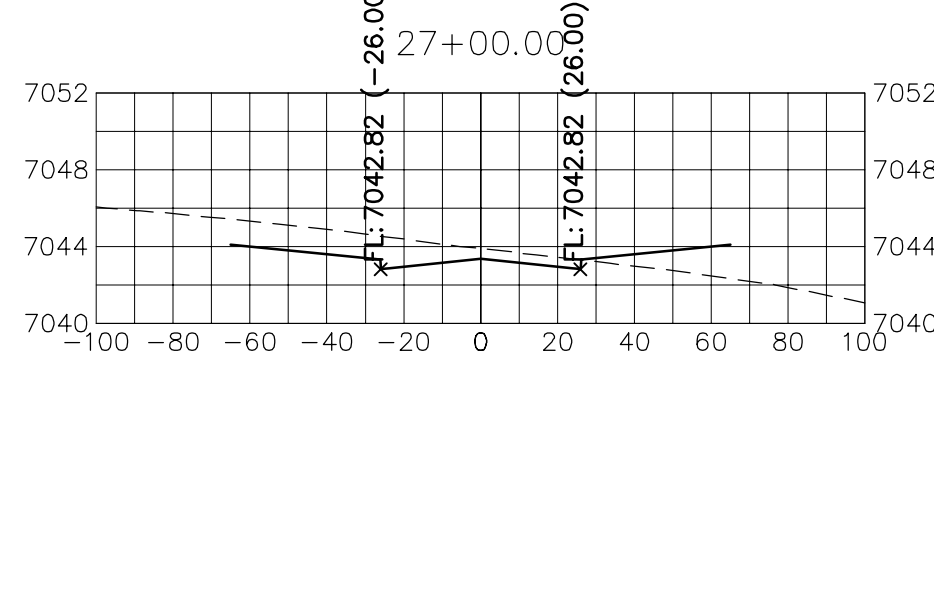
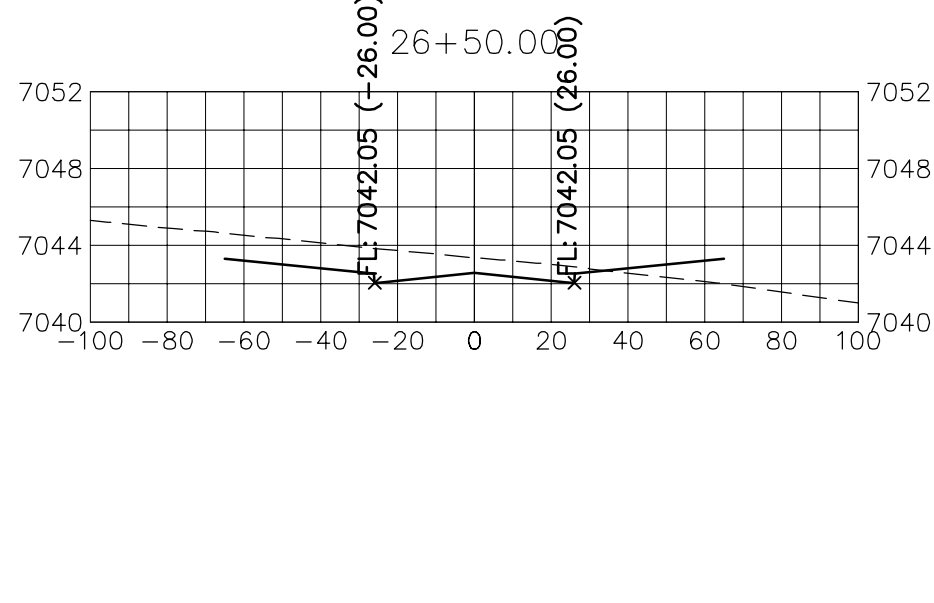
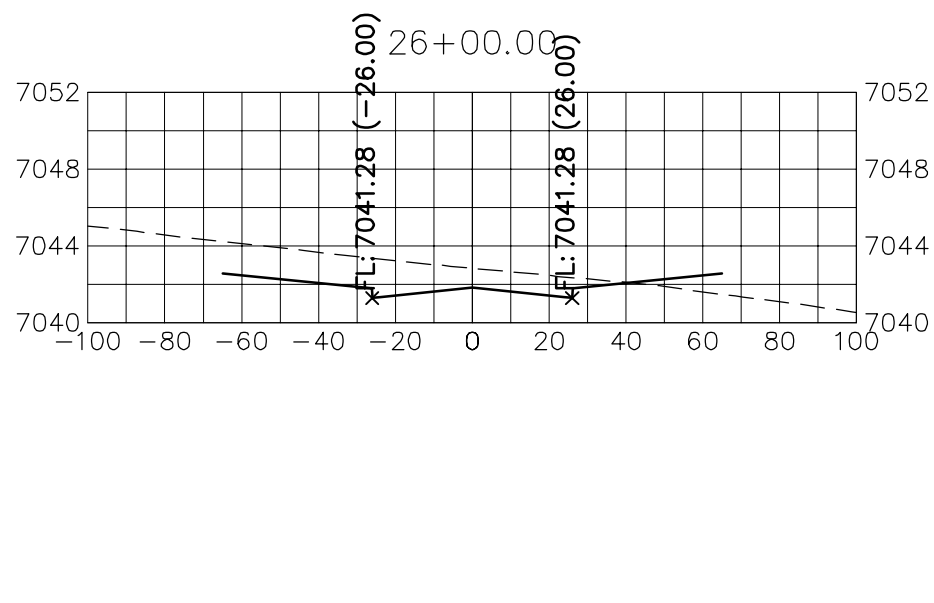
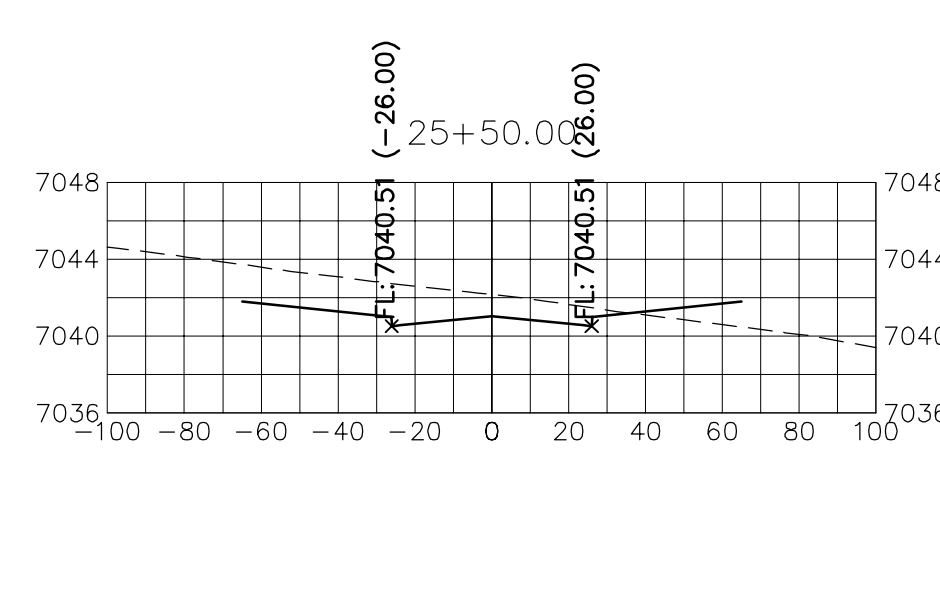
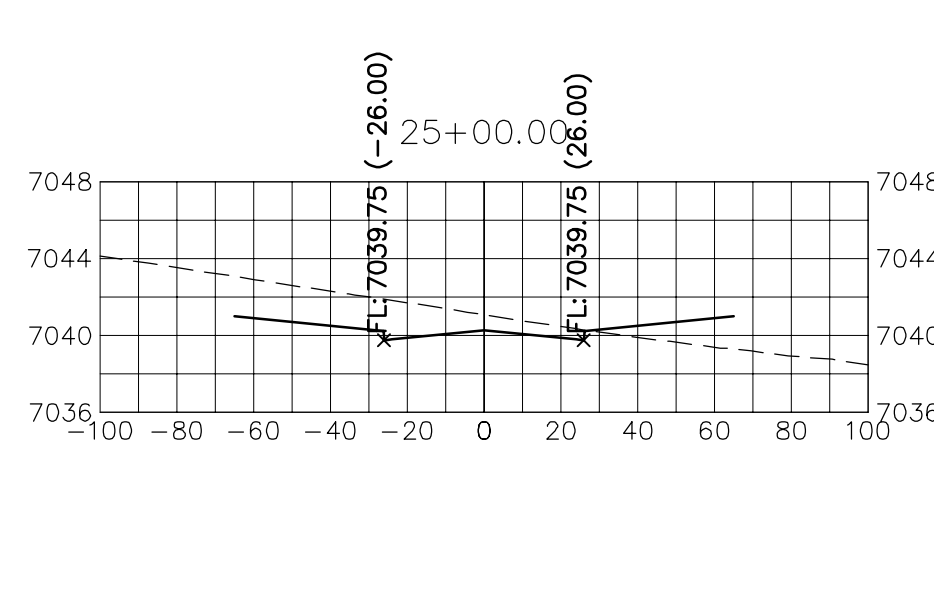
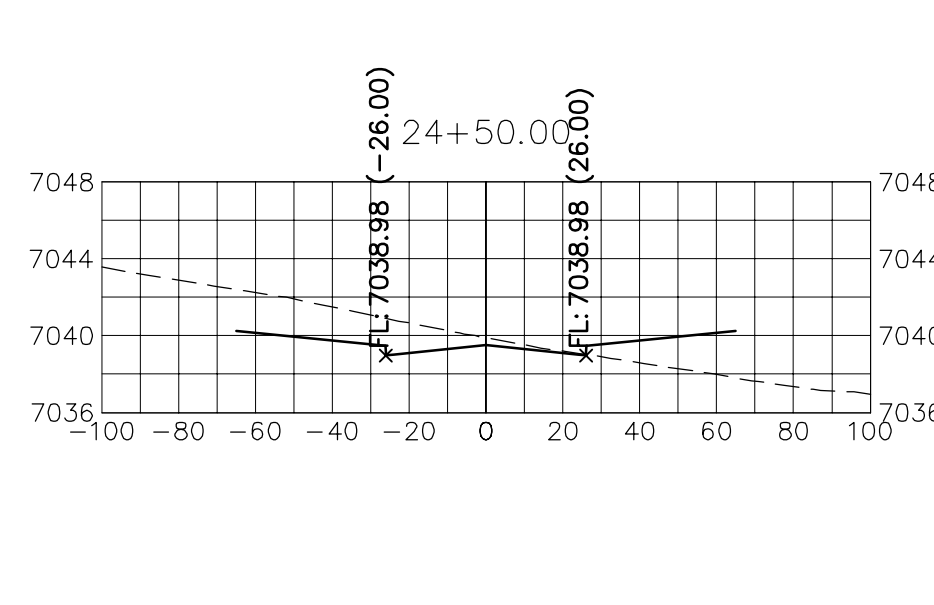
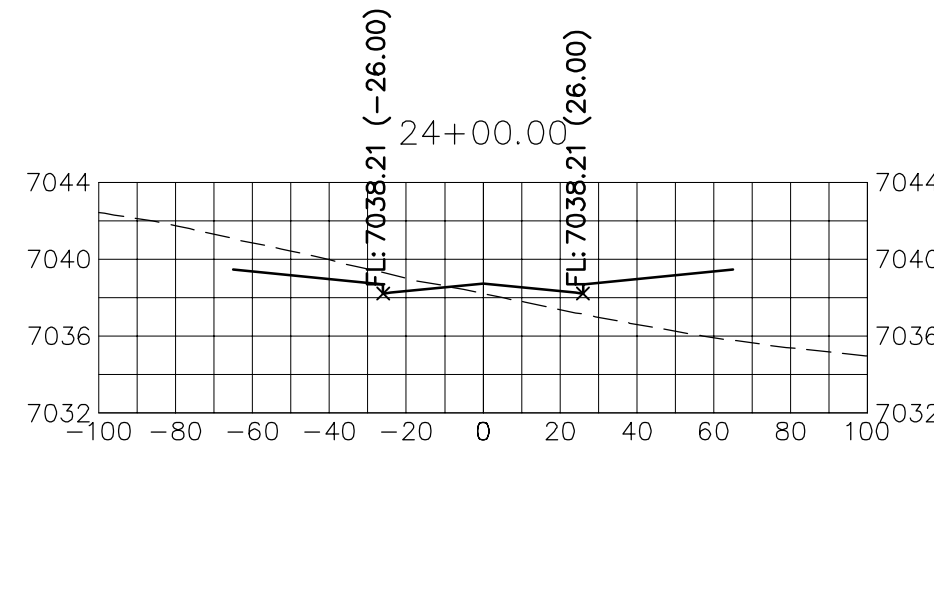
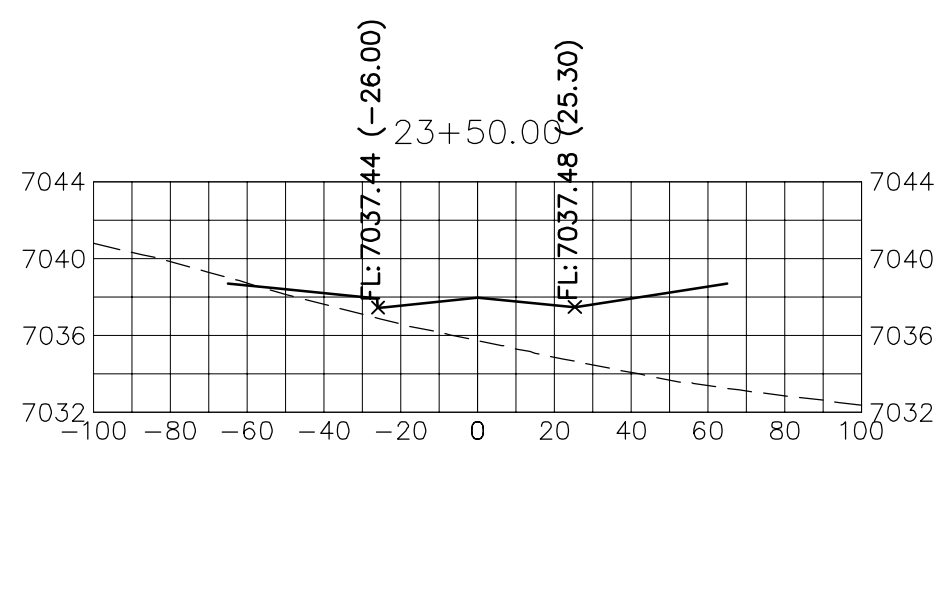
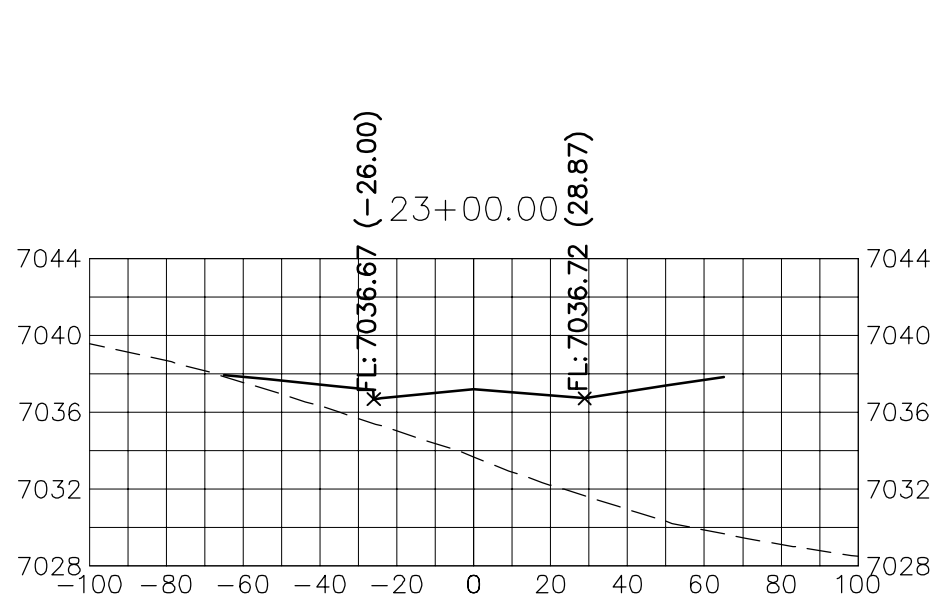
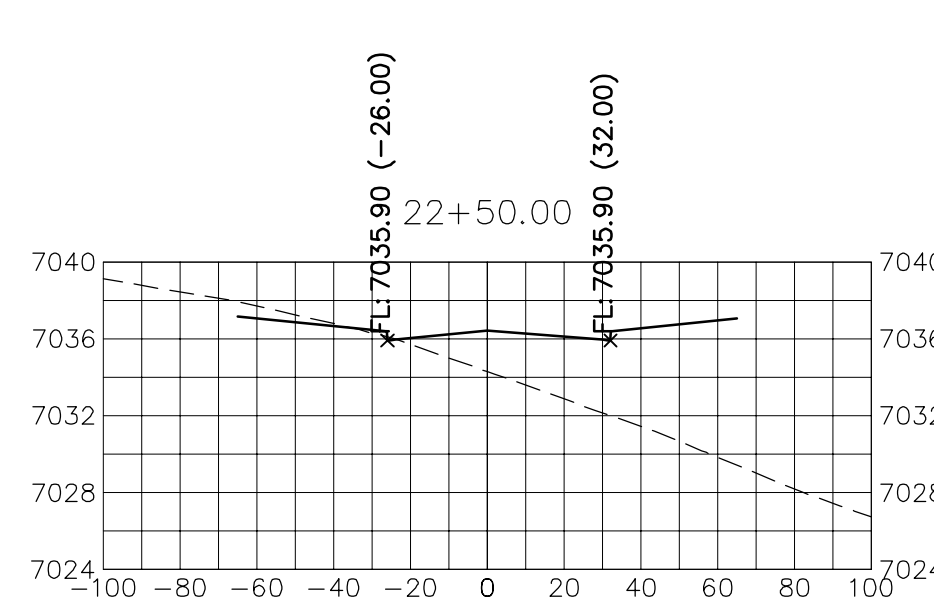
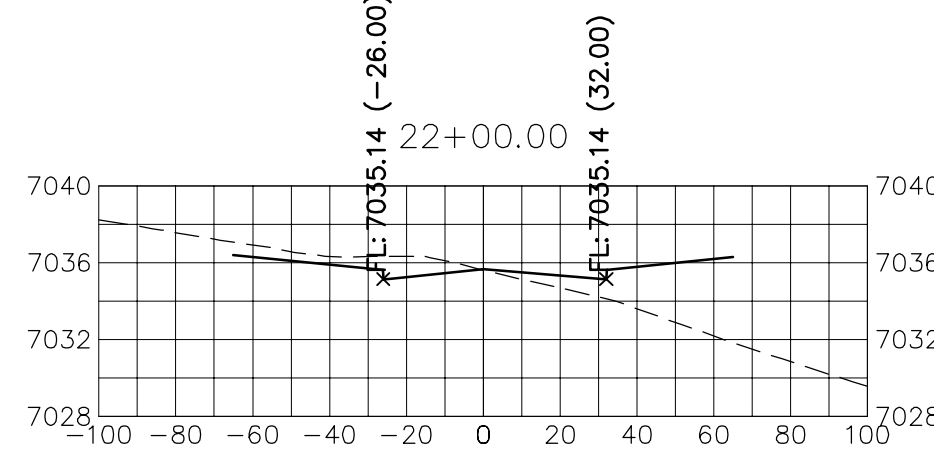
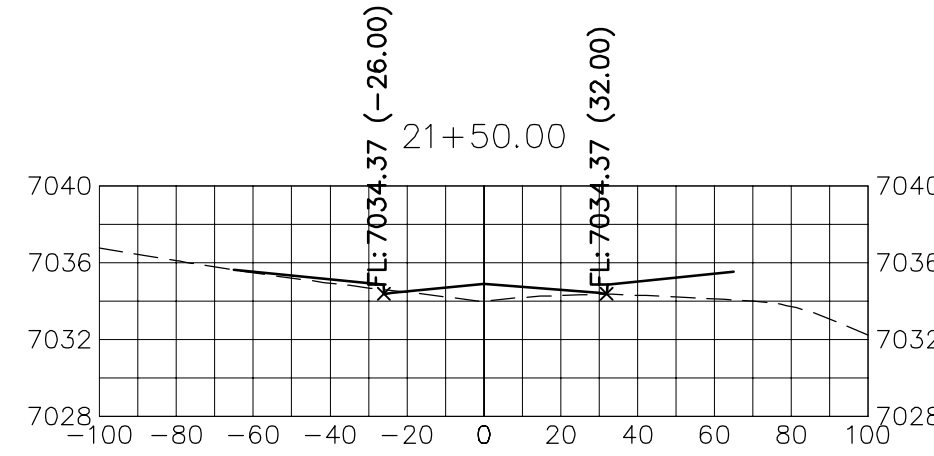
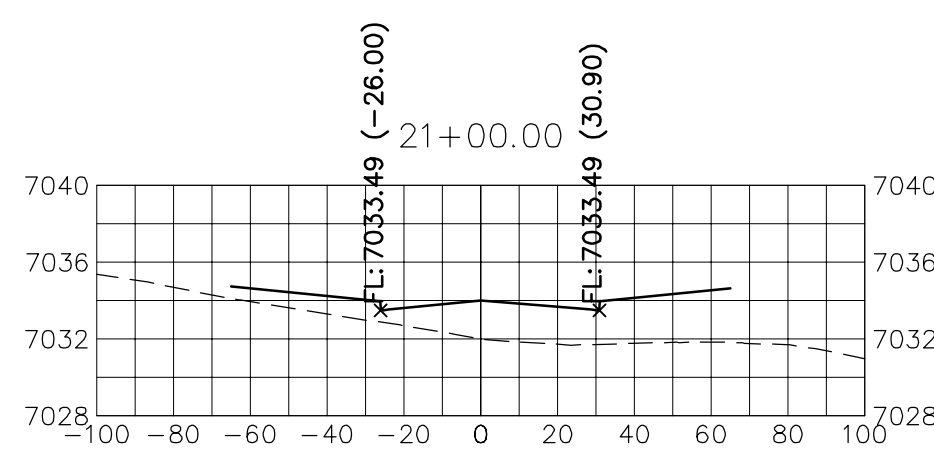
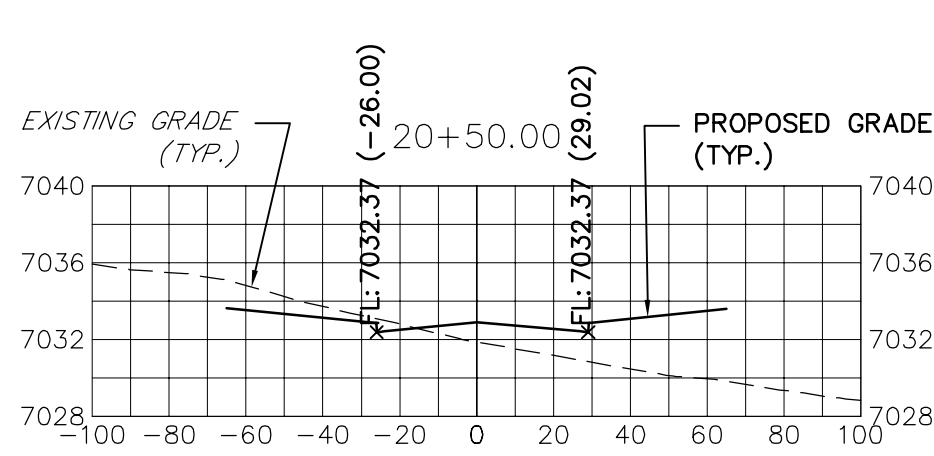
4/19/2019	4/11/2019	4/2
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**J·R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

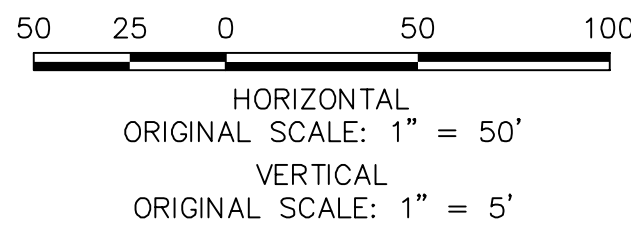






KEY MAP  
N.T.S.

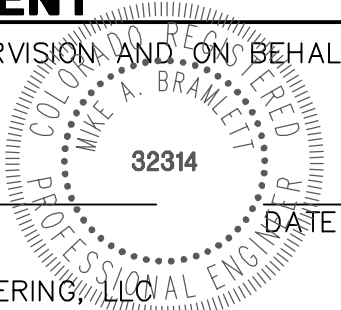
STERLING RANCH ROAD  
STA 20+50 TO STA 33+50  
LOOKING NORTHEAST



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.



STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
CROSS SECTIONS

SHEET 28 OF 30

JOB NO. 25188.03

BY DATE

No. REVISION

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V-SCALE 1"=5'  
DATE 10/4/21  
DESIGNED BY AJH  
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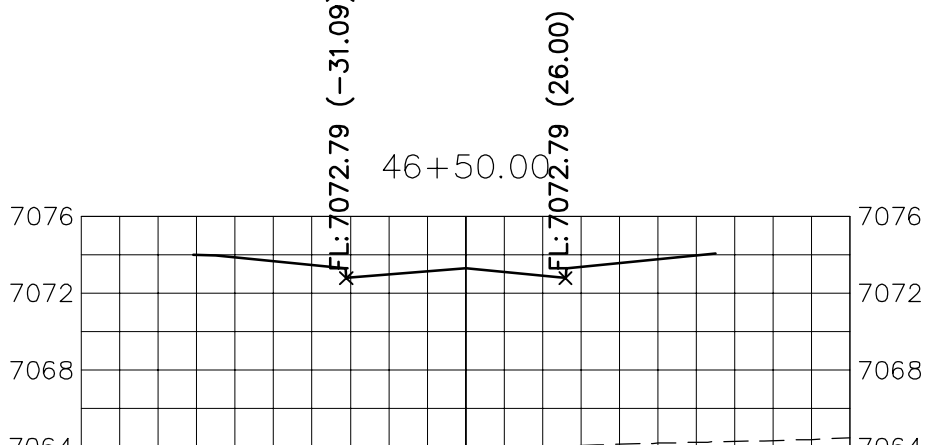
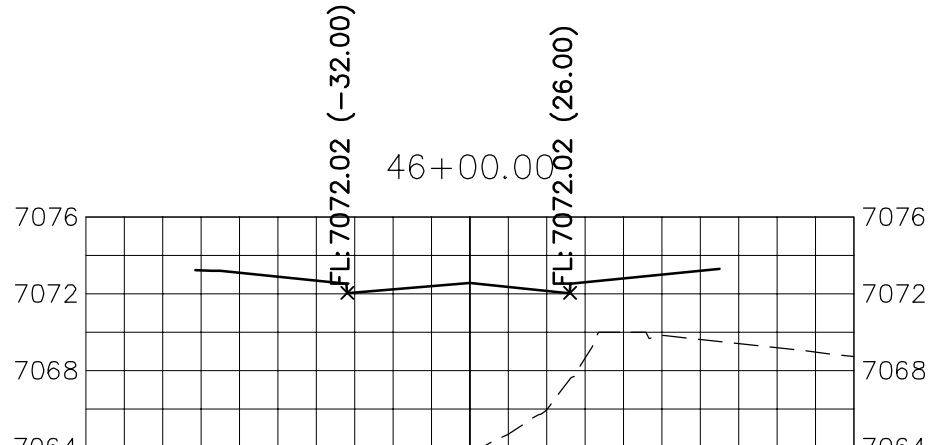
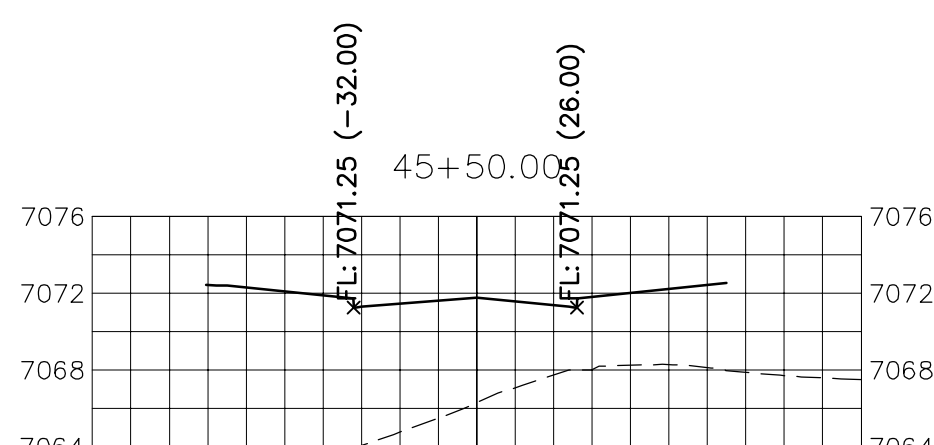
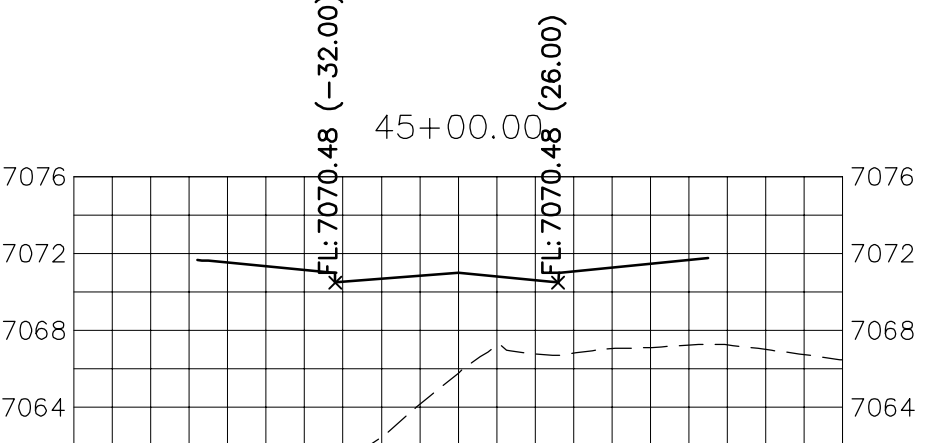
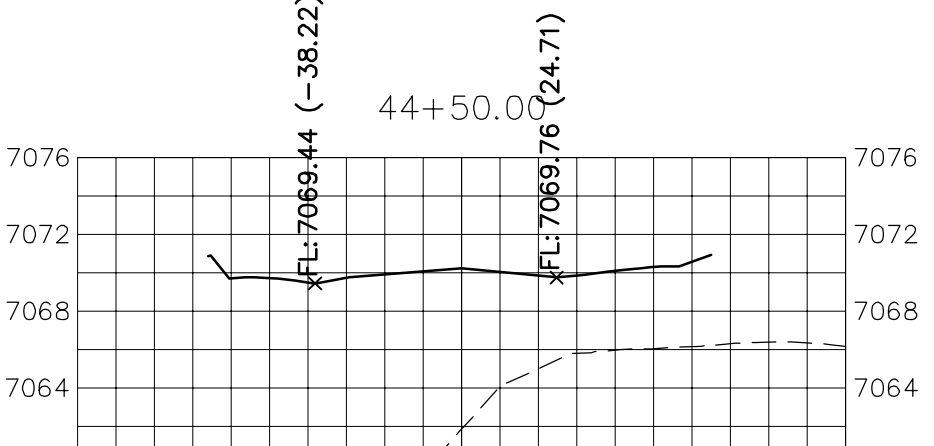
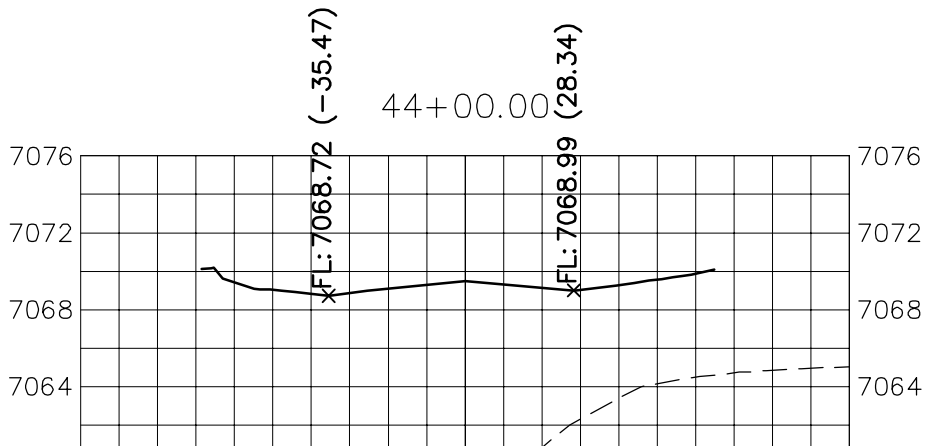
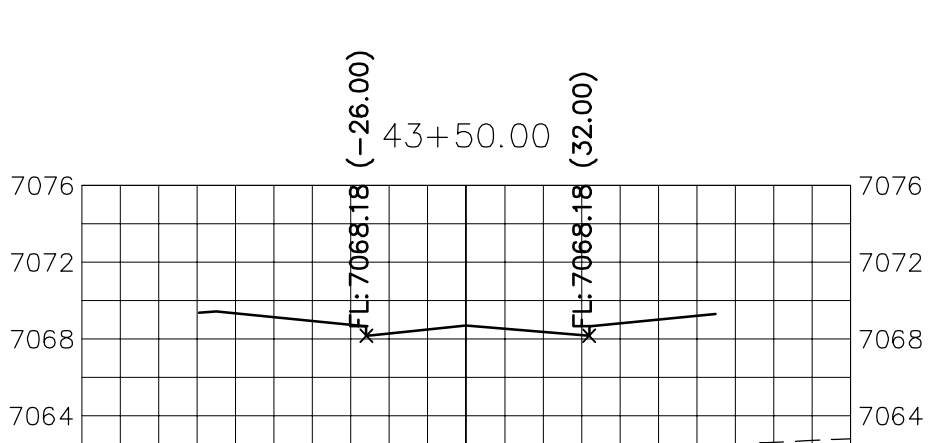
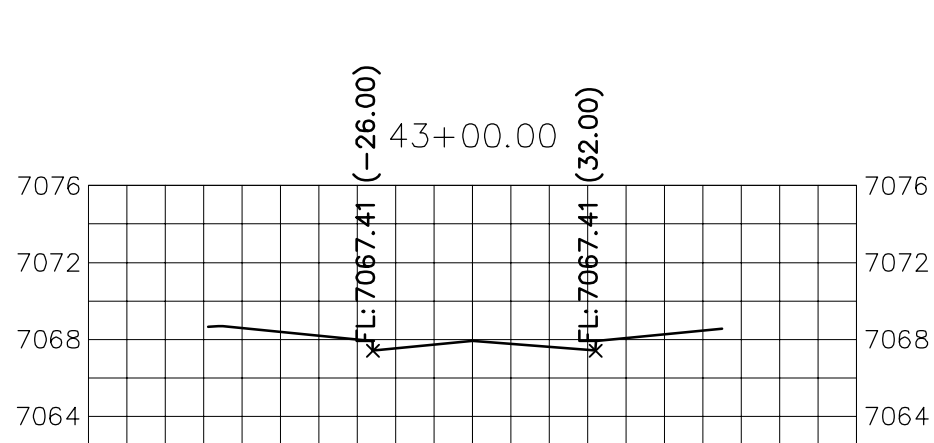
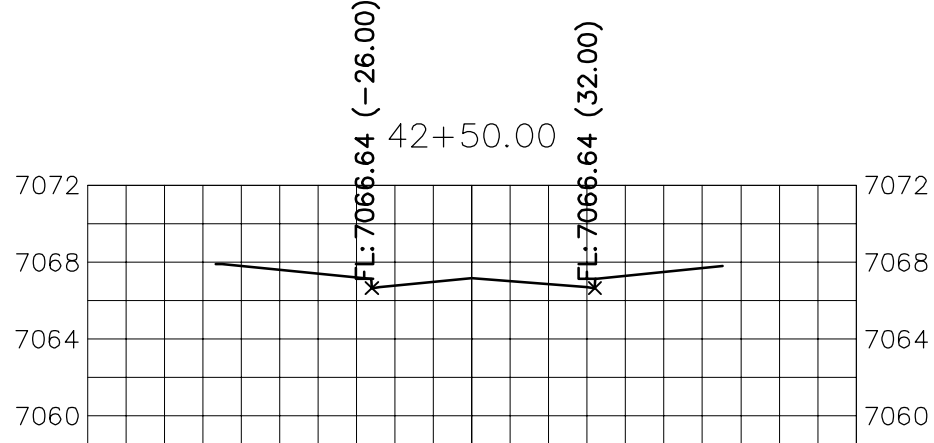
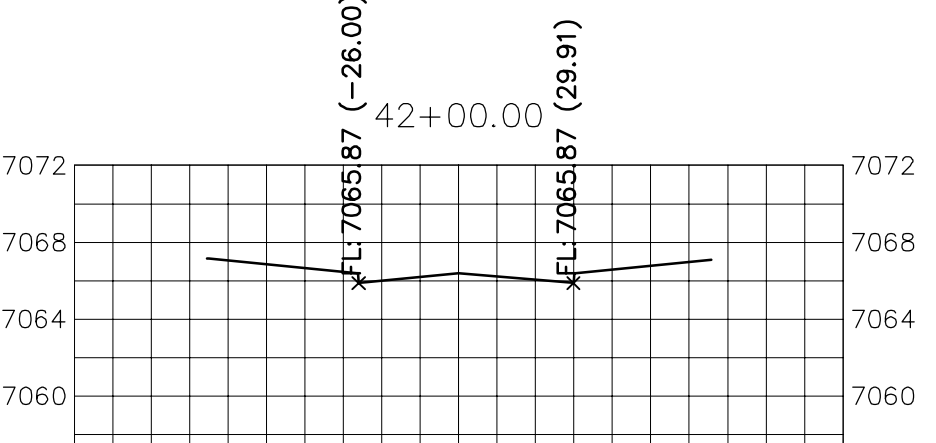
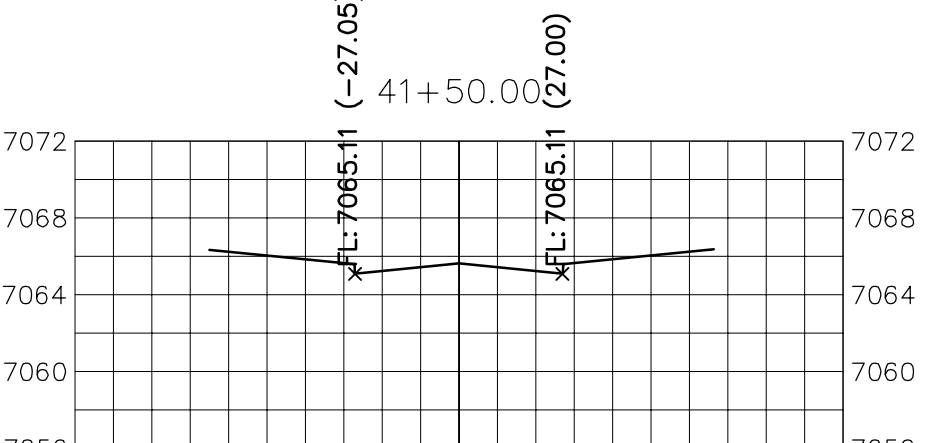
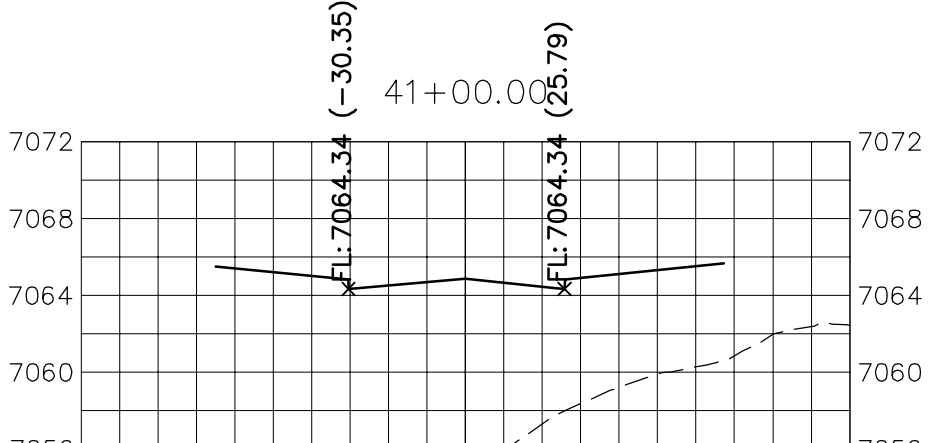
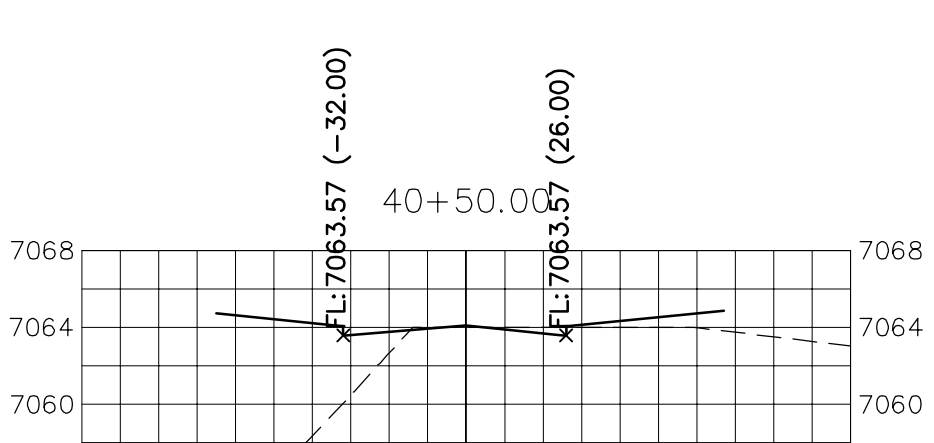
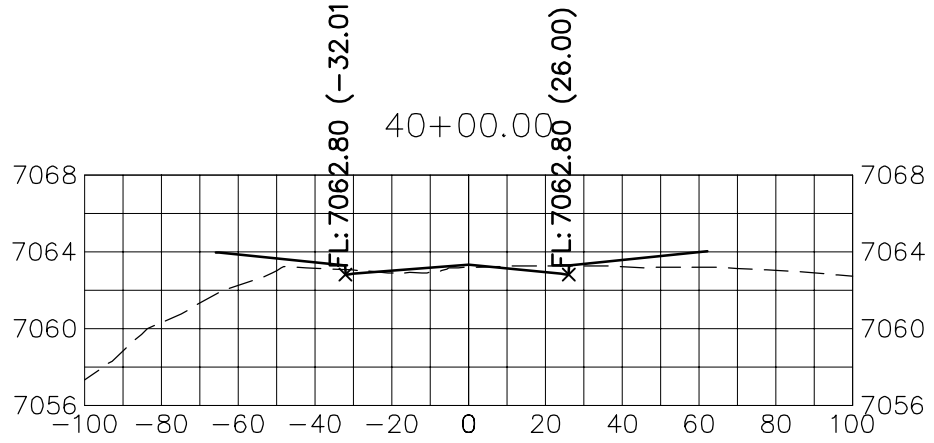
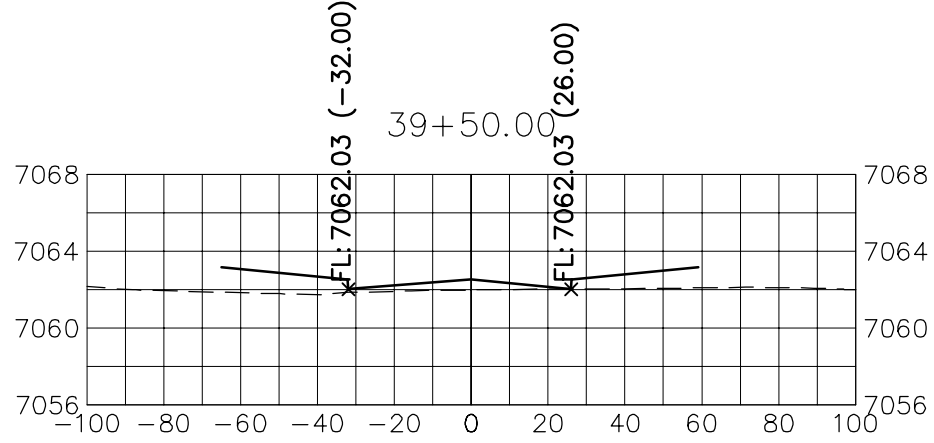
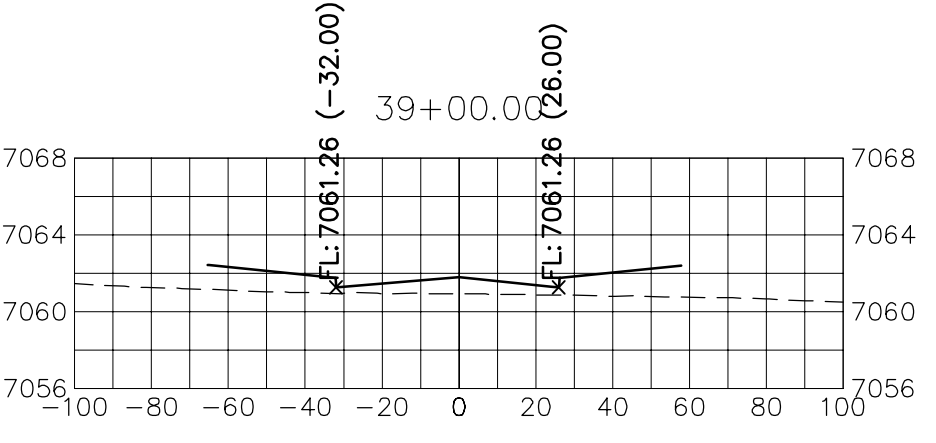
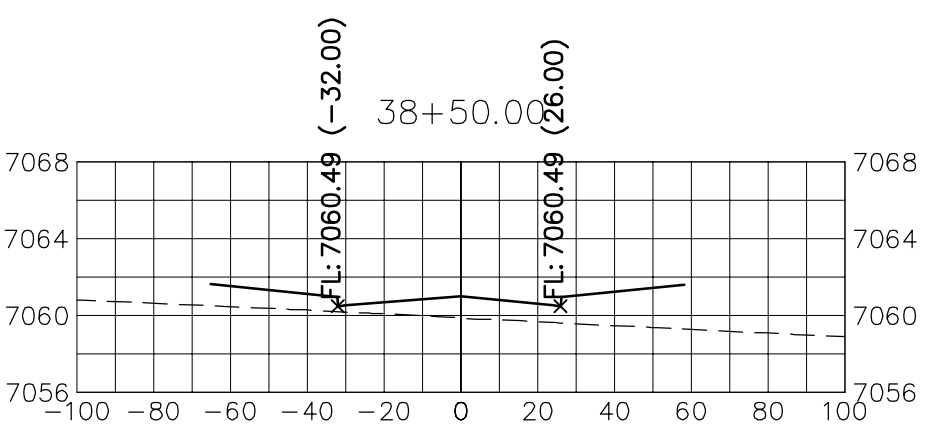
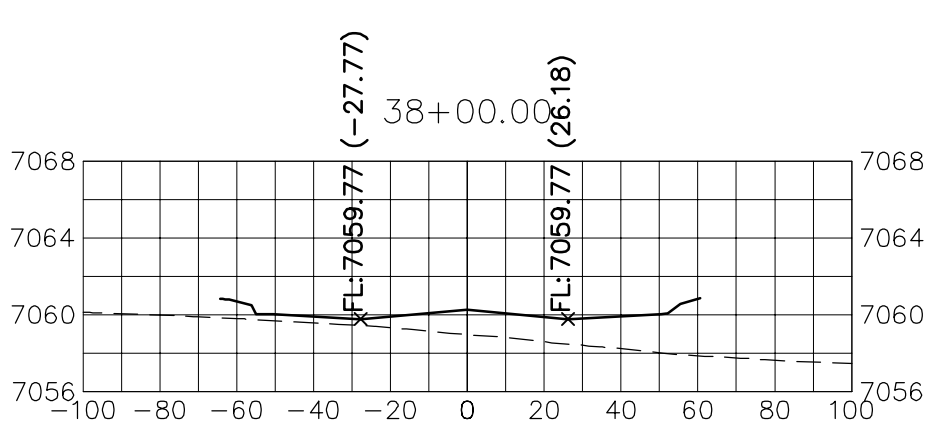
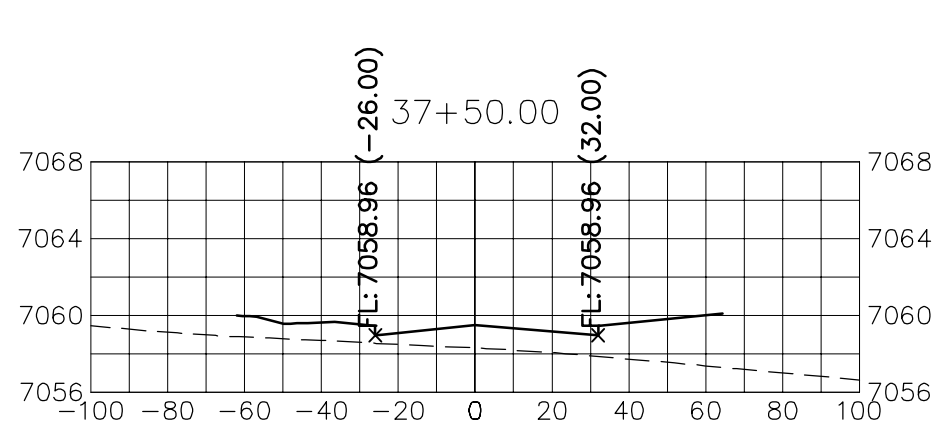
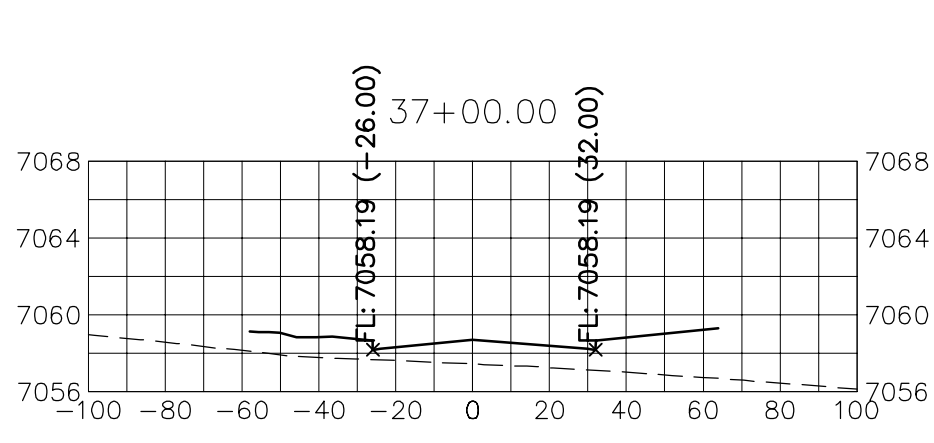
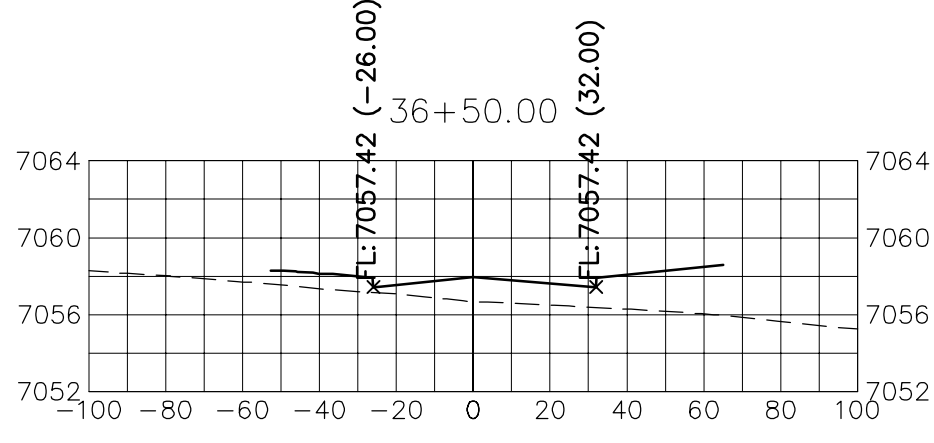
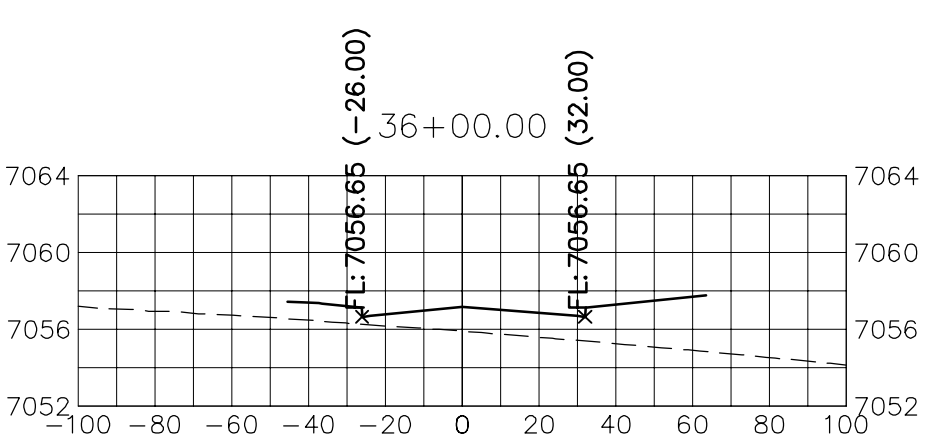
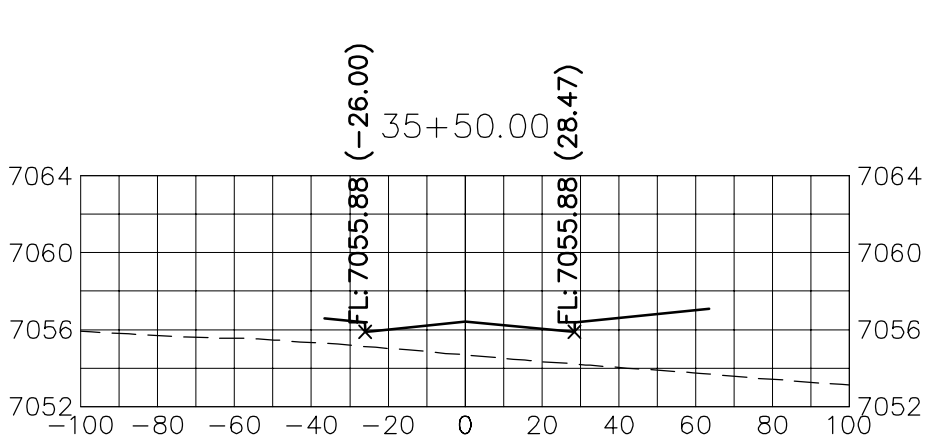
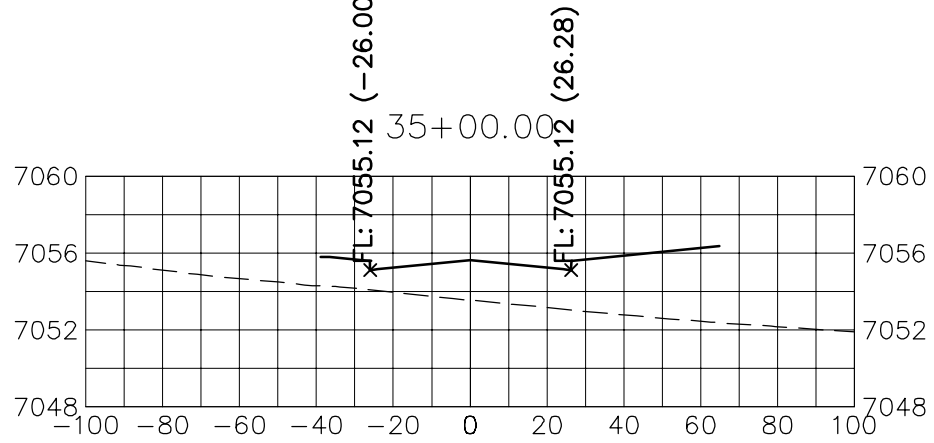
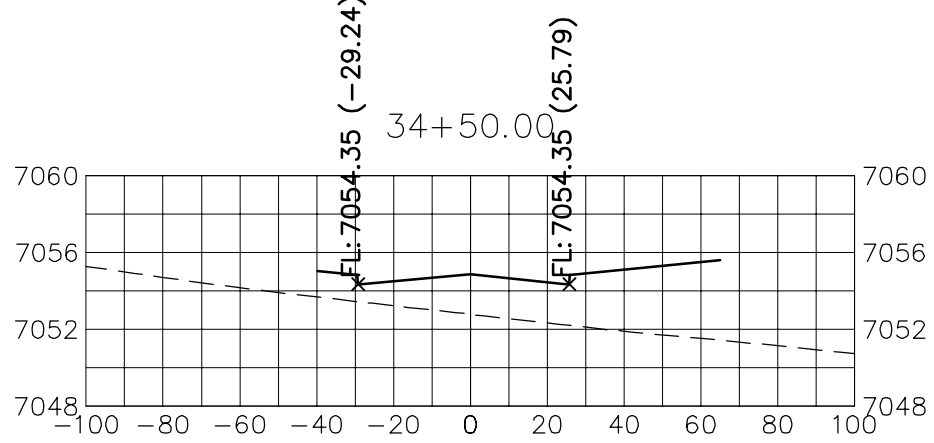
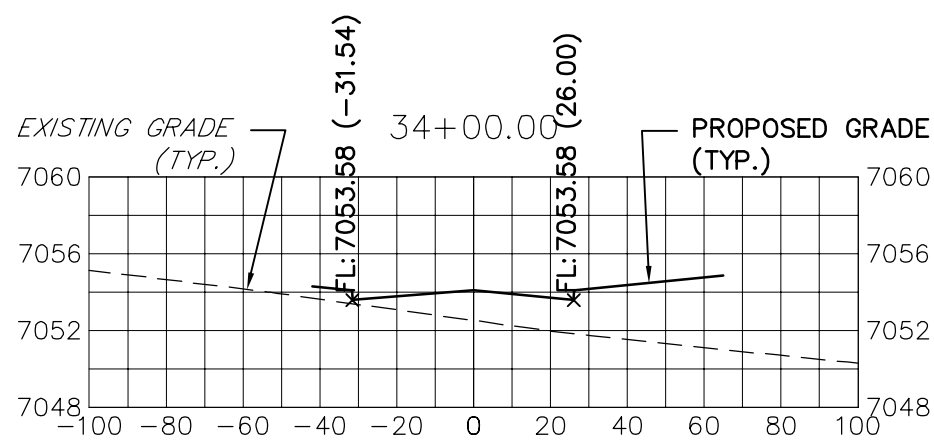
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THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE FOR  
THE PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

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



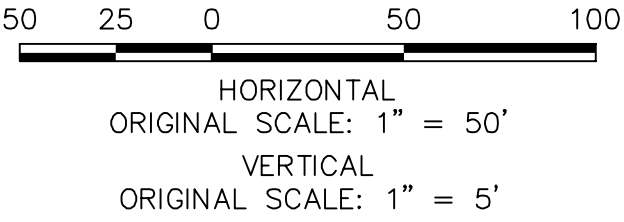
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STERLING RANCH ROAD

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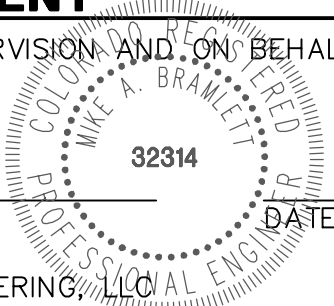


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COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD CROSS SECTIONS

SHEET 29 OF 30  
JOB NO. 25188.03

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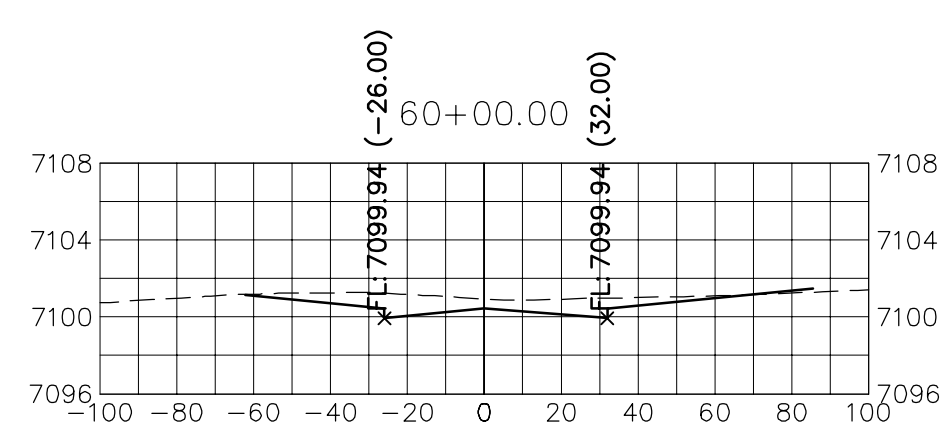
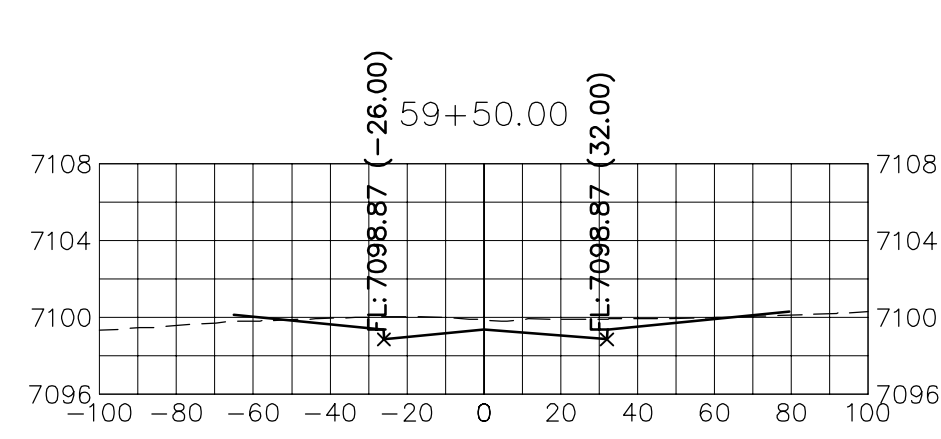
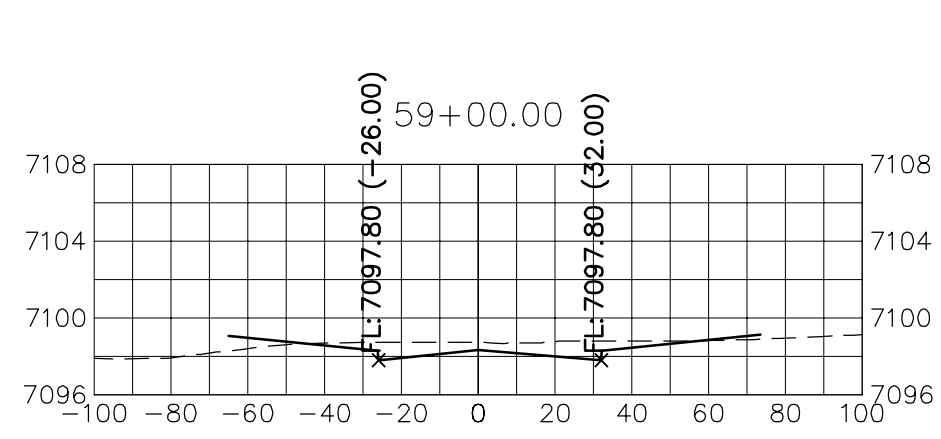
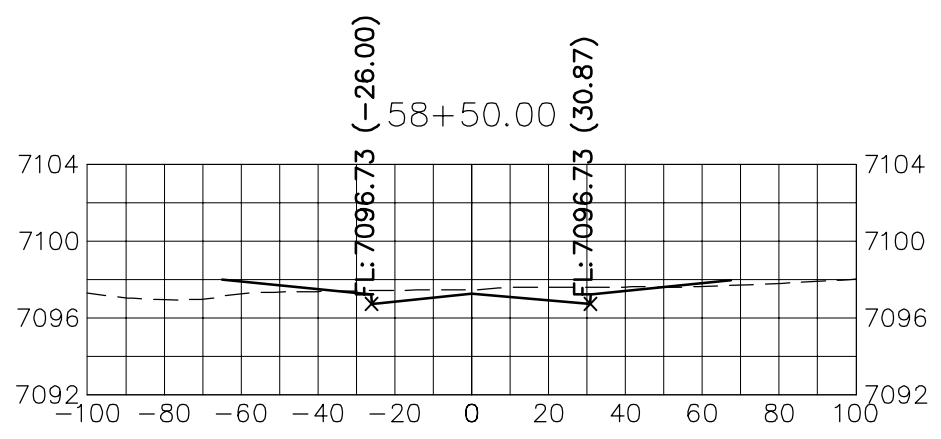
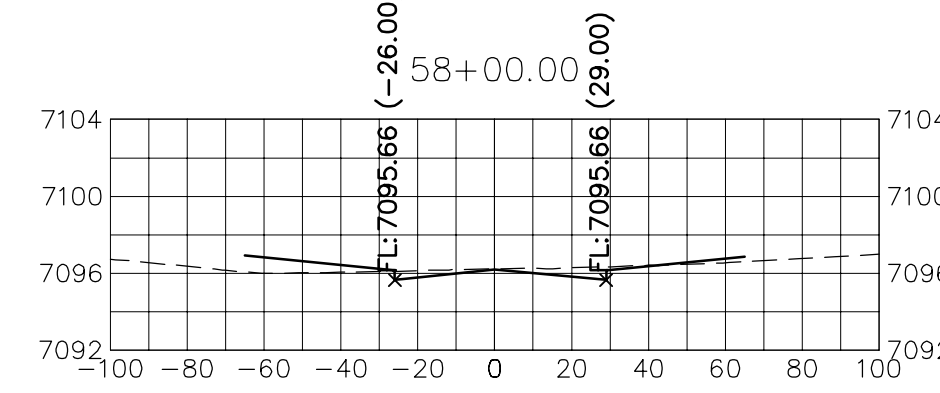
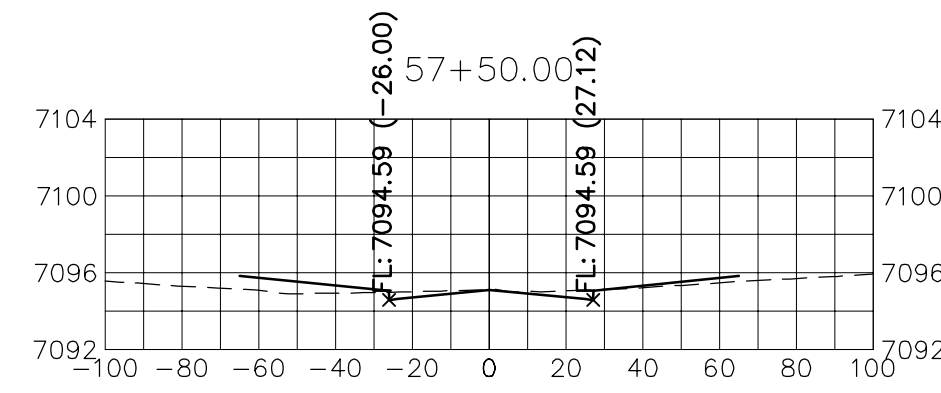
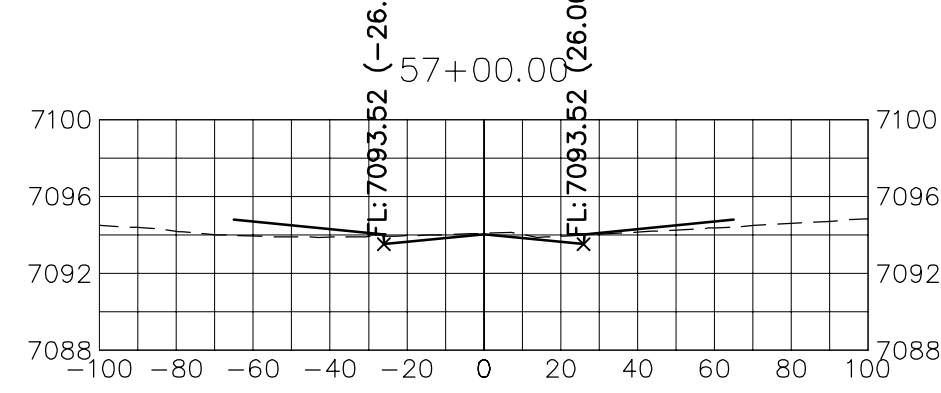
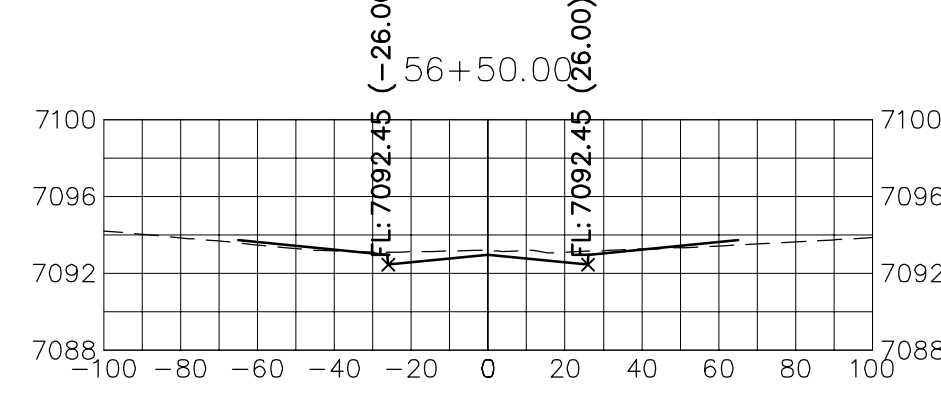
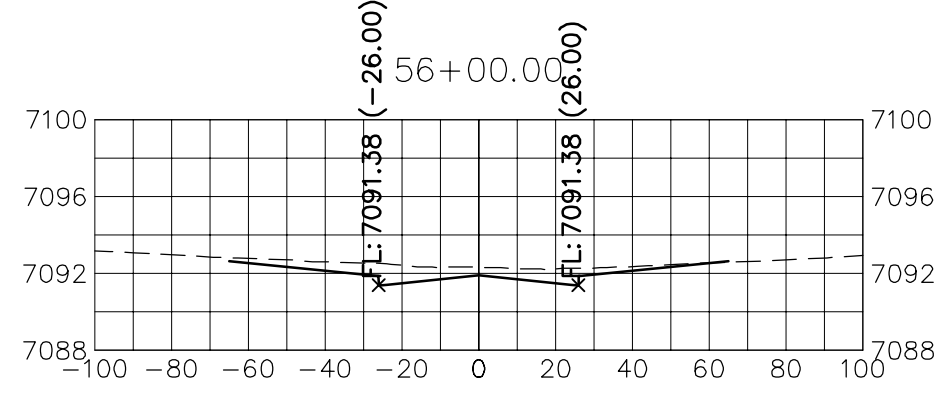
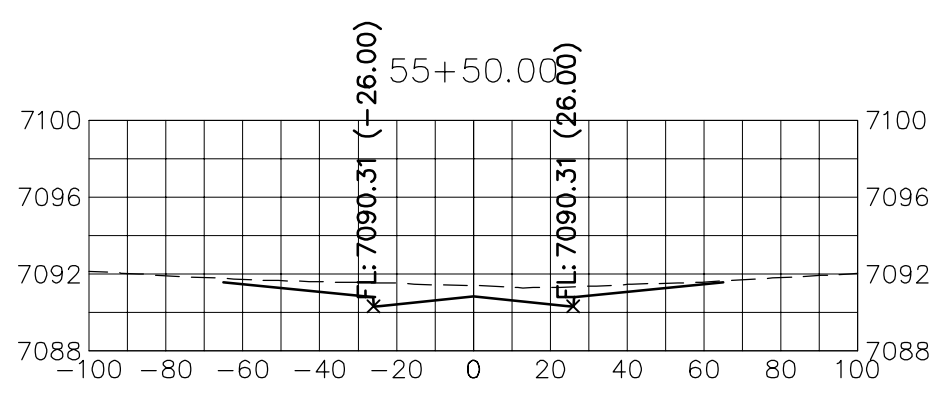
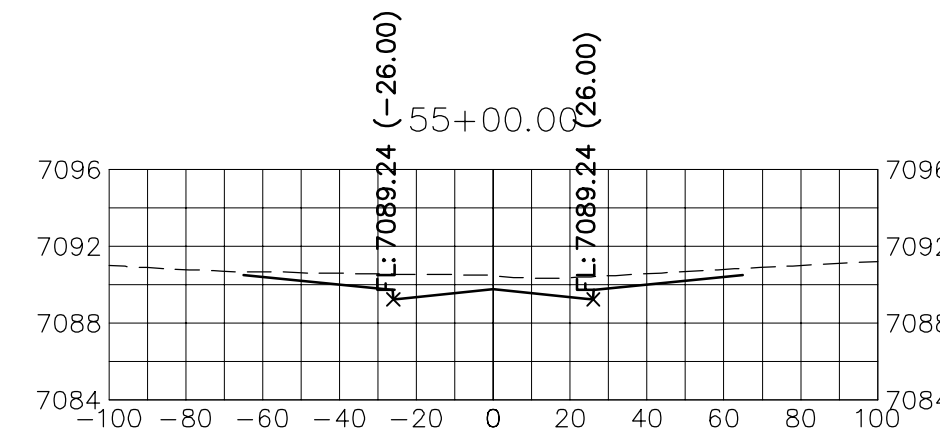
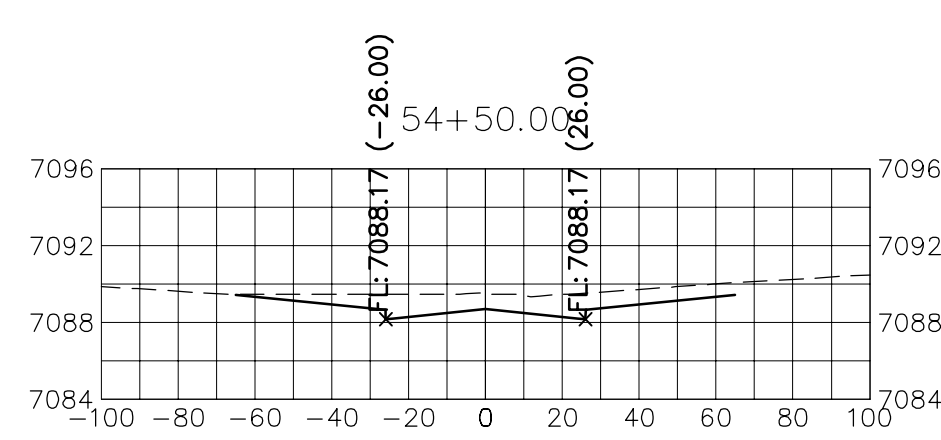
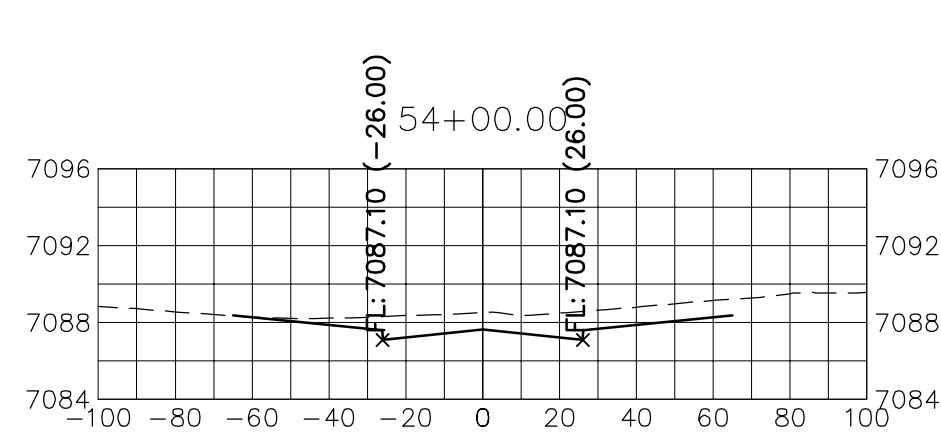
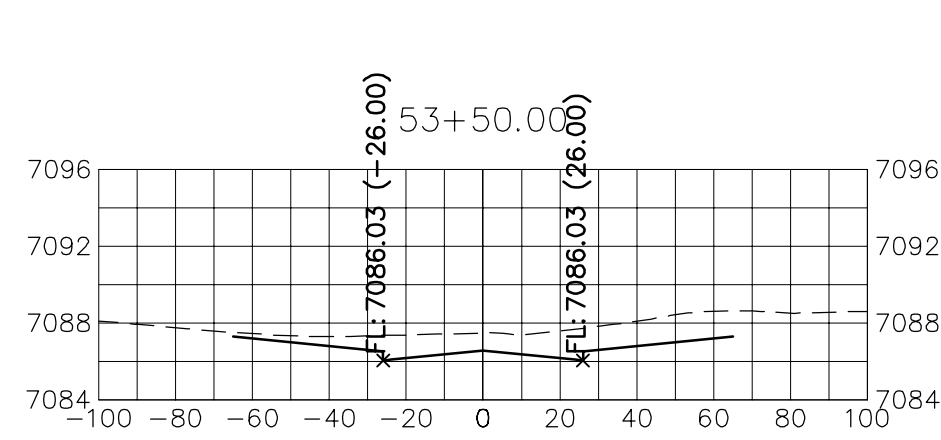
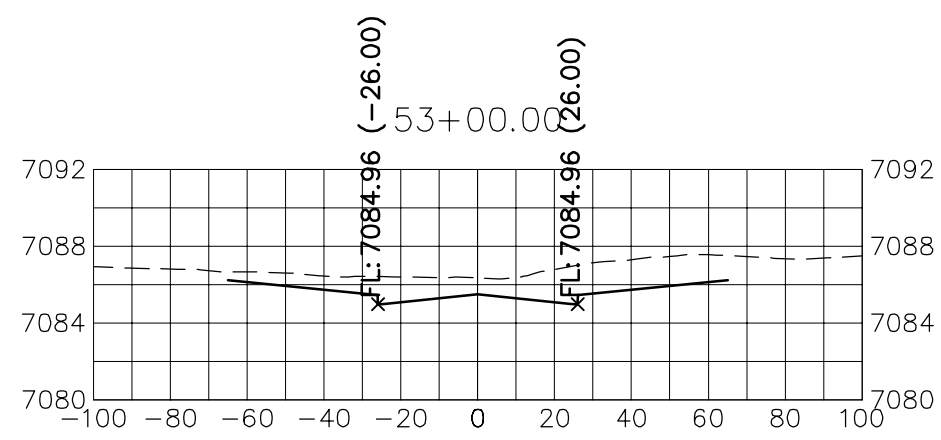
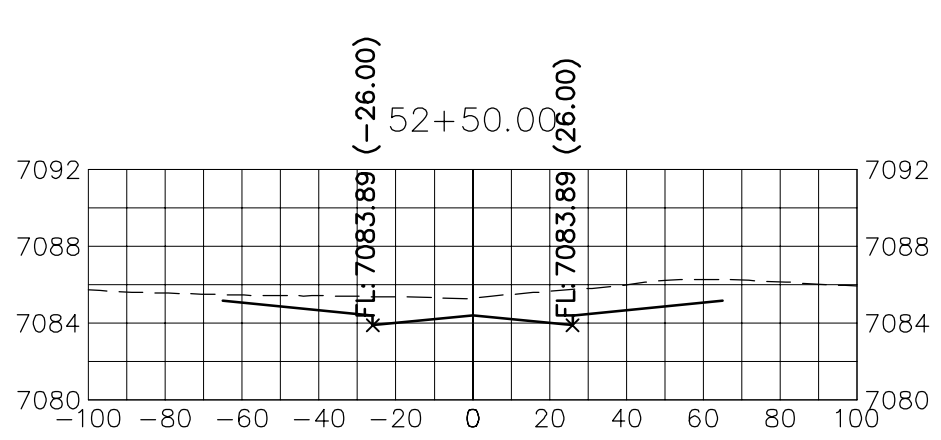
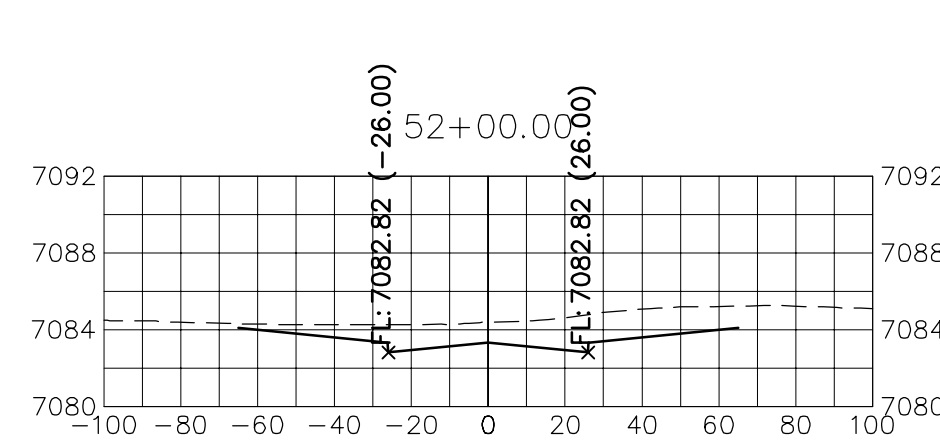
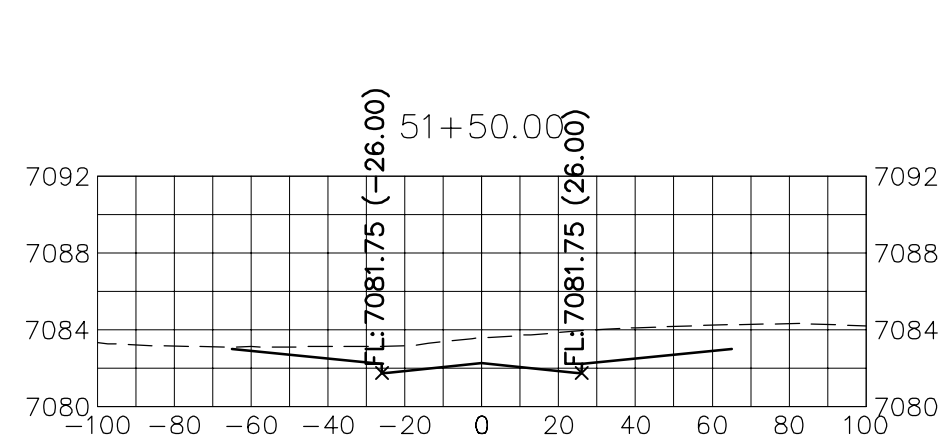
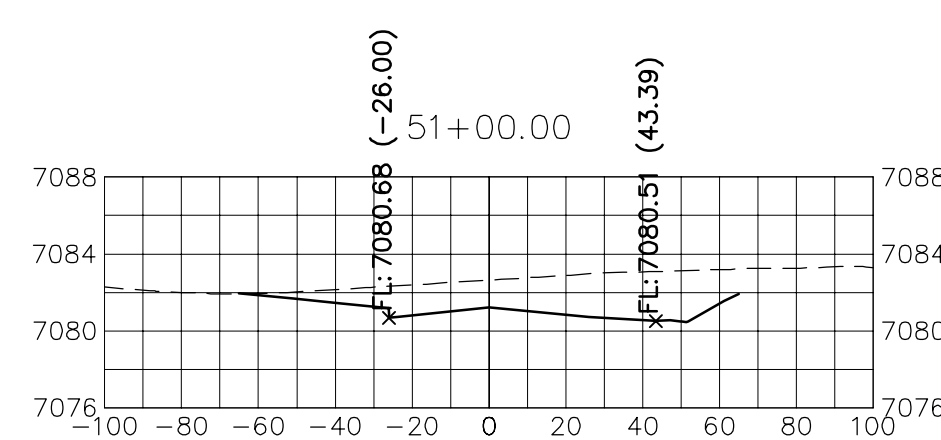
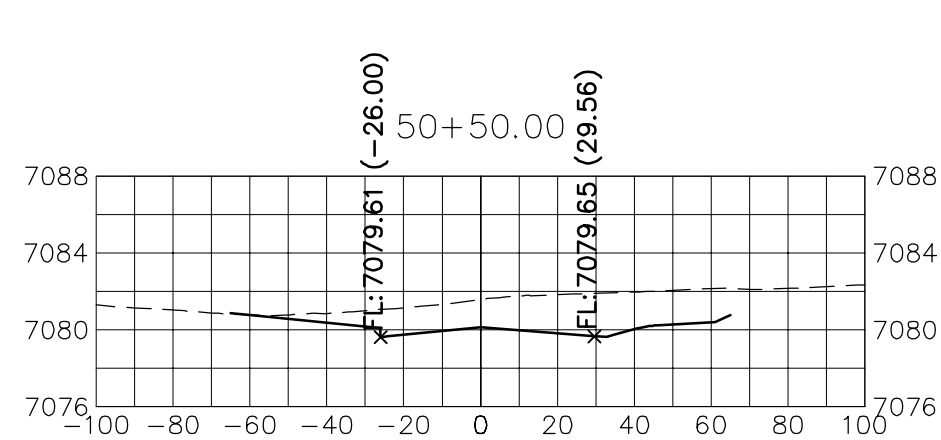
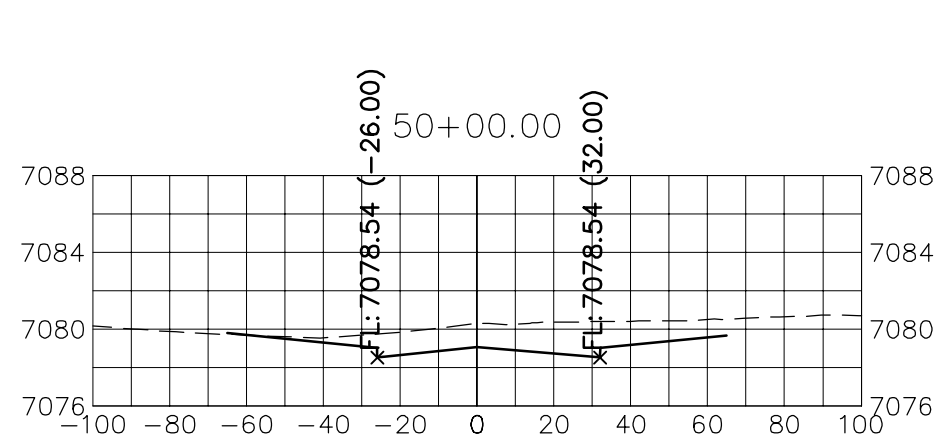
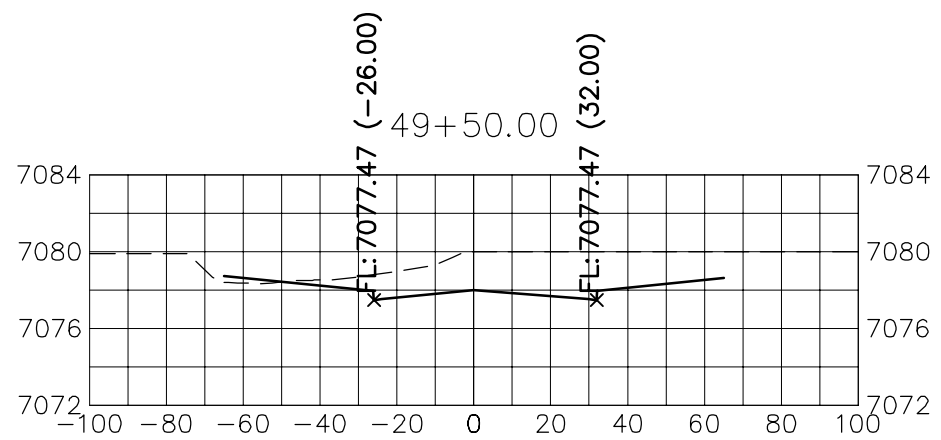
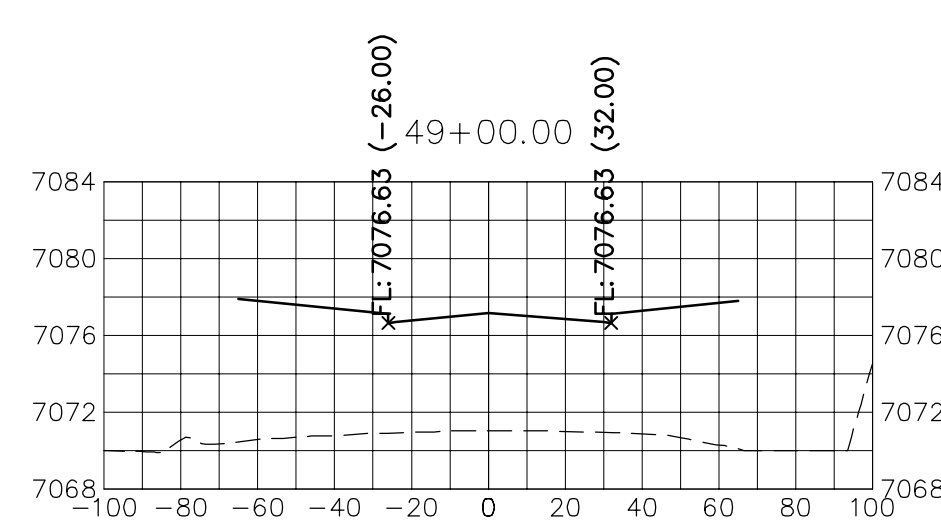
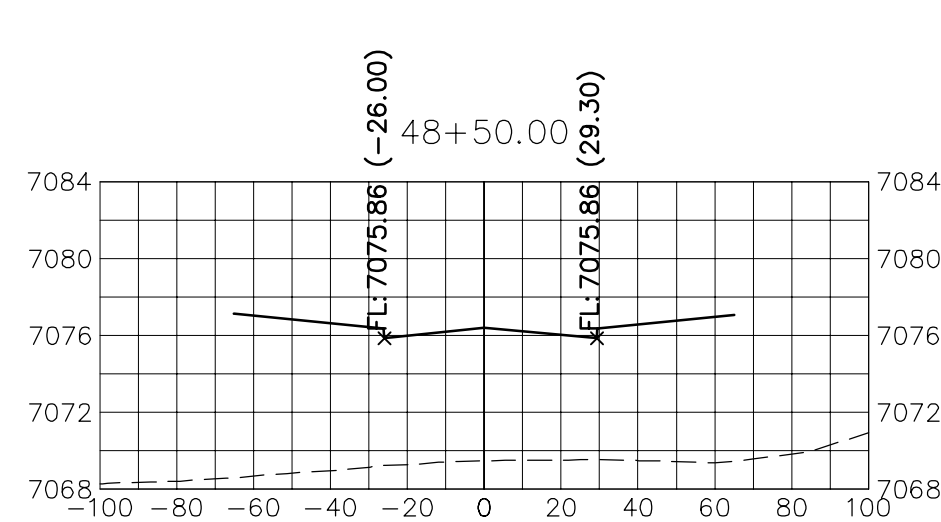
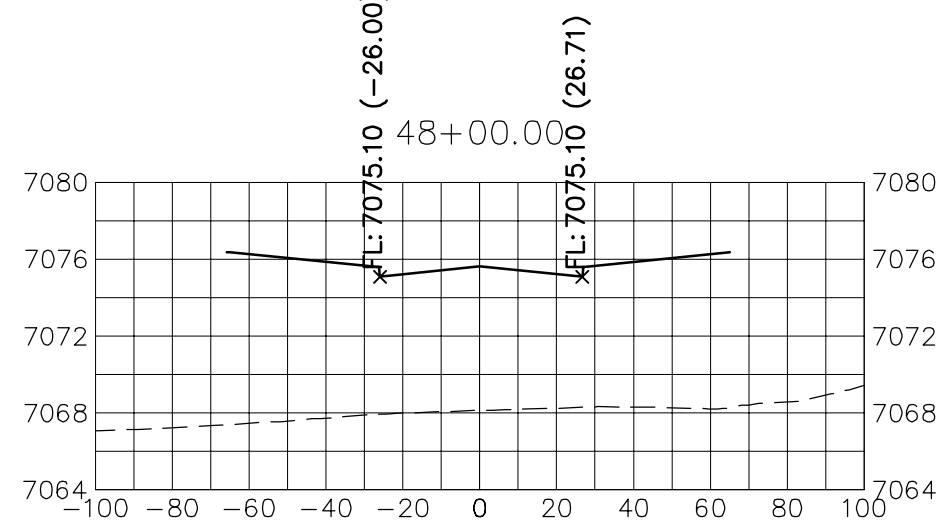
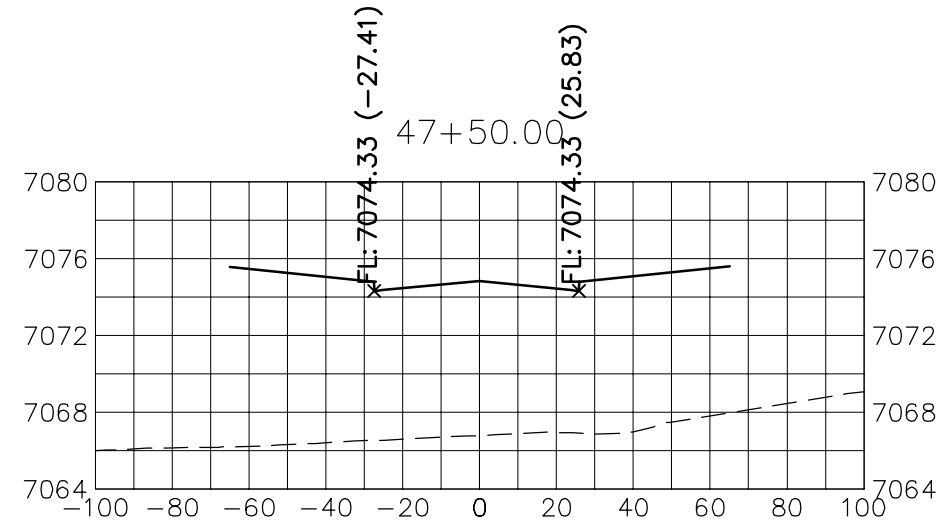
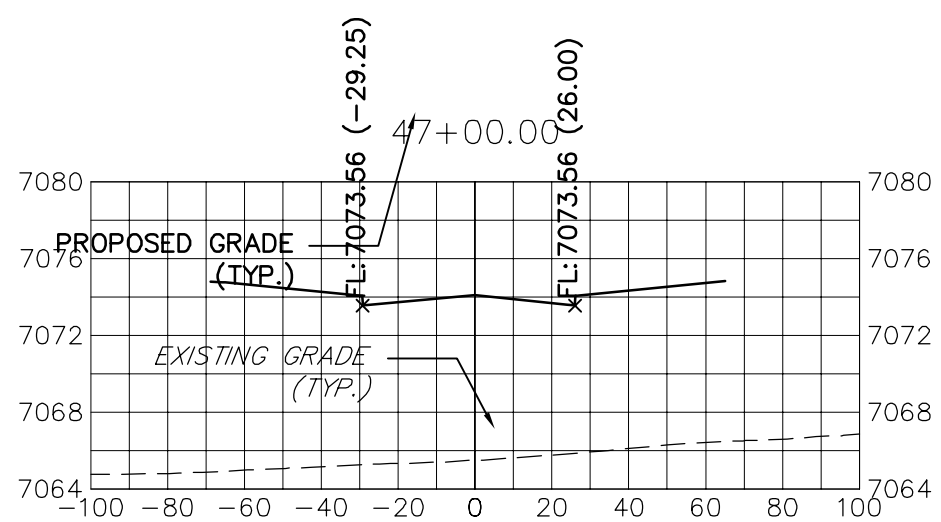
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REVISION

BY

DATE





### STERLING RANCH ROAD

STA 47+00 TO STA 60+00  
LOOKING NORTHEAST

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



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, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

32314

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
CROSS SECTIONS

SHEET 30 OF 30

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CHECKED BY

DATE

No. REVISION

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

DATE 10/4/21

DESIGNED BY AJH

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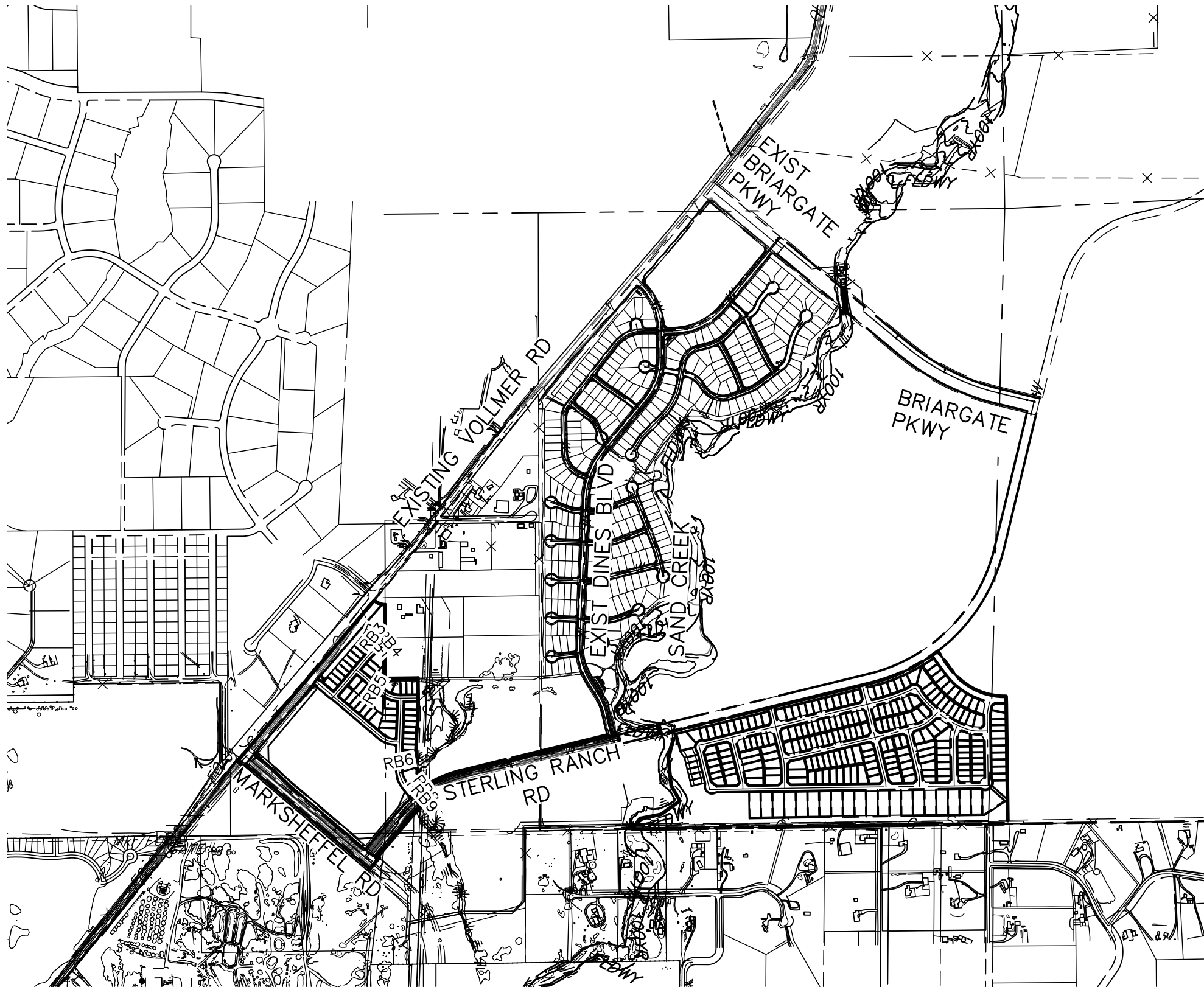


STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

COUNTY OF EL PASO, STATE OF COLORADO  
STORM SEWER PLANS  
DECEMBER 2021

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
GAS MAINS:	
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5918



VICINITY MAP  
SCALE : 1"=1,000'

SHEET INDEX

1	COVER SHEET
2	NOTES & DETAILS
3	TYPICAL SECTIONS
4-7	BRIARGATE PARKWAY STREET PLAN & PROFILE
8-12	STERLING RANCH ROAD STREET PLAN & PROFILE

30 TOTAL SHEETS

BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY DATE

SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

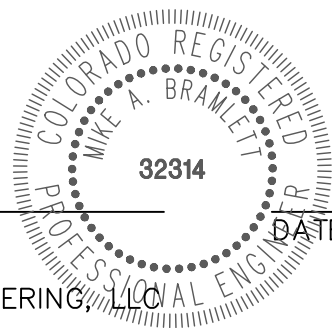
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

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

No.	REVISION	BY	DATE
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STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	COVER SHEET
SHEET 1 OF 10	JOB NO. 25188.03



Know what's below.  
Call before you dig.



**STANDARD CONSTRUCTION NOTES:**

1. 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.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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).
3. 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 TIME INCLUDING THE FOLLOWING:
  - 3.1 EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - 3.2 CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
  - 3.3 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
  - 3.4 CDOT M&S STANDARDS.
4. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
5. IT IS THE CONTRACTORS 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 STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
6. ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA.
7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
8. 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 OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

**STORM SEWER GENERAL NOTES**

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
3. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
4. JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
5. INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
6. MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
7. ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
8. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
9. THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
10. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
11. CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
12. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT  $\frac{1}{4}$  OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
14. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
15. STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
16. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
17. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND GROSS SLOPE.
18. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

SOIL RIPRAP NOTES:

1. THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
2. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
3. CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
4. CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
5. RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
6. THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
7. NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD ( $\frac{1}{3}$ ) OF ITS LENGTH.
8. THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
9. MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
10. RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
11. BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
12. ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

**STRUCTURAL CONCRETE NOTES:**

1. ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
2. STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPlicing, LAP SPlicing SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:
- | BAR SIZE      | #4    | #5    | #6    | #8    |
|---------------|-------|-------|-------|-------|
| SPLICE LENGTH | 1'-9" | 2'-2" | 2'-7" | 3'-4" |
- ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
3. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH ( $f_c$ ) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
5. BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
6. FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
7. PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS  
EC -- EPOXY COATED O.F. -- OUTSIDE FACE E.F. -- EACH FACE E.W. -- EACH WAY I.F. -- INSIDE FACE N.F. -- NEAR FACE  
T.O.C. -- TOP OF CONCRETE B.O.C. -- BOTTOM OF CONCRETE CONT. -- CONTINUOUS

UNTIL 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.

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

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V-SCALE	1"=X'				
DATE	12/8/21				
DESIGNED BY	XXX				
DRAWN BY	XXX				
CHECKED BY					

STERLING RANCH ROAD & BRIARGATE  
PARKWAY STORM PLANS

NOTES &amp; DETAILS

SHEET 2 OF 10

JOB NO. 25188.03



Know what's **below**.  
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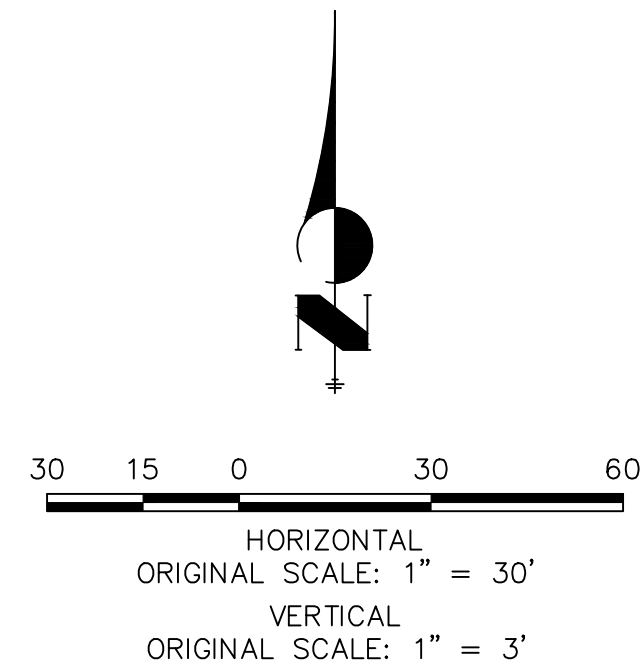
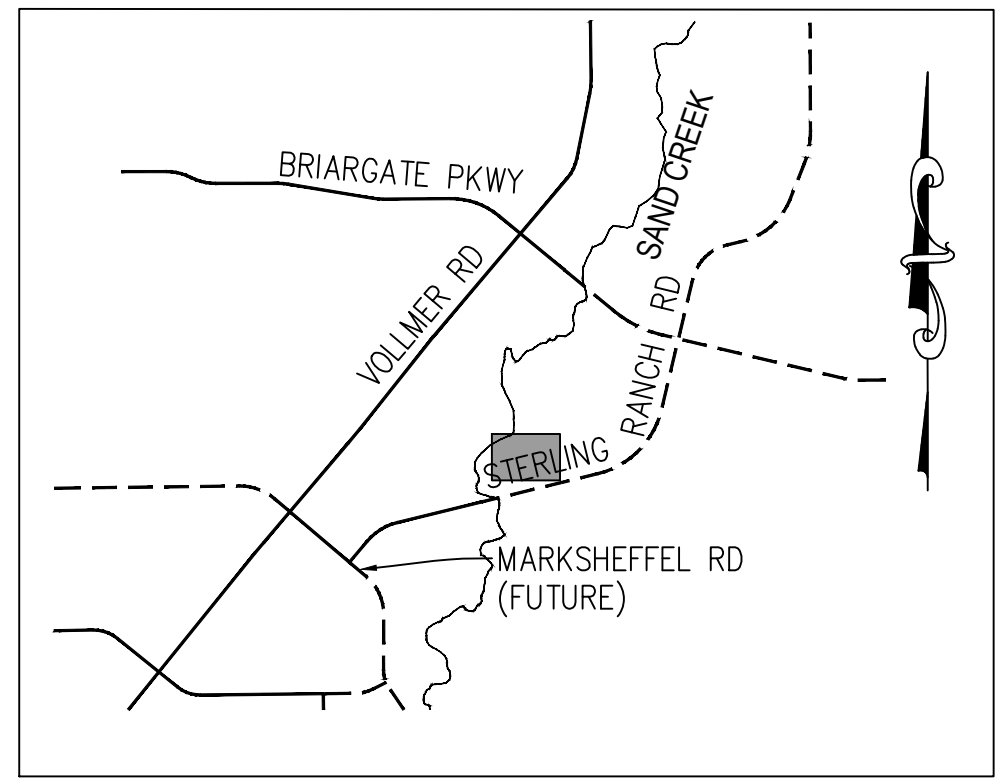
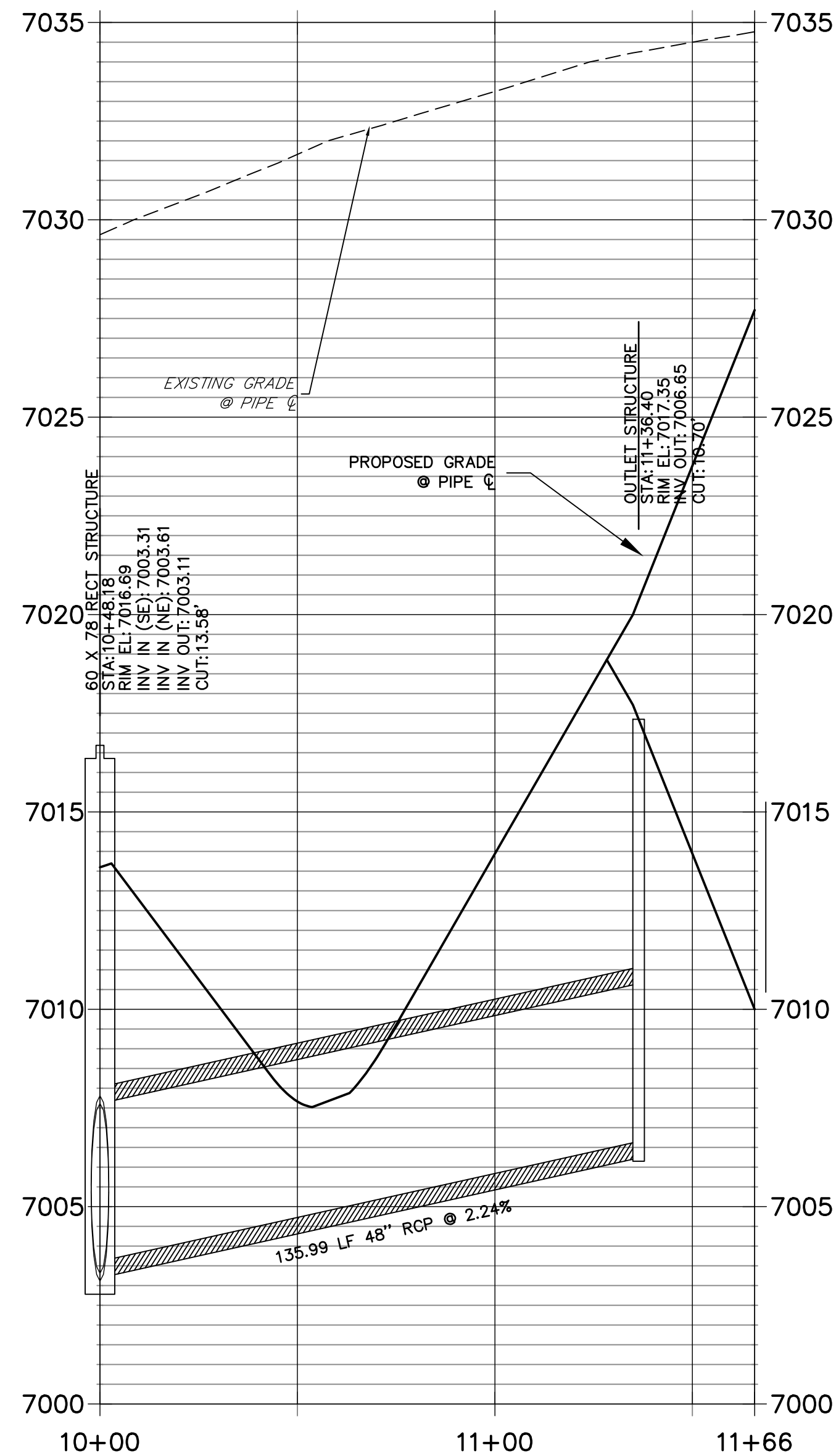
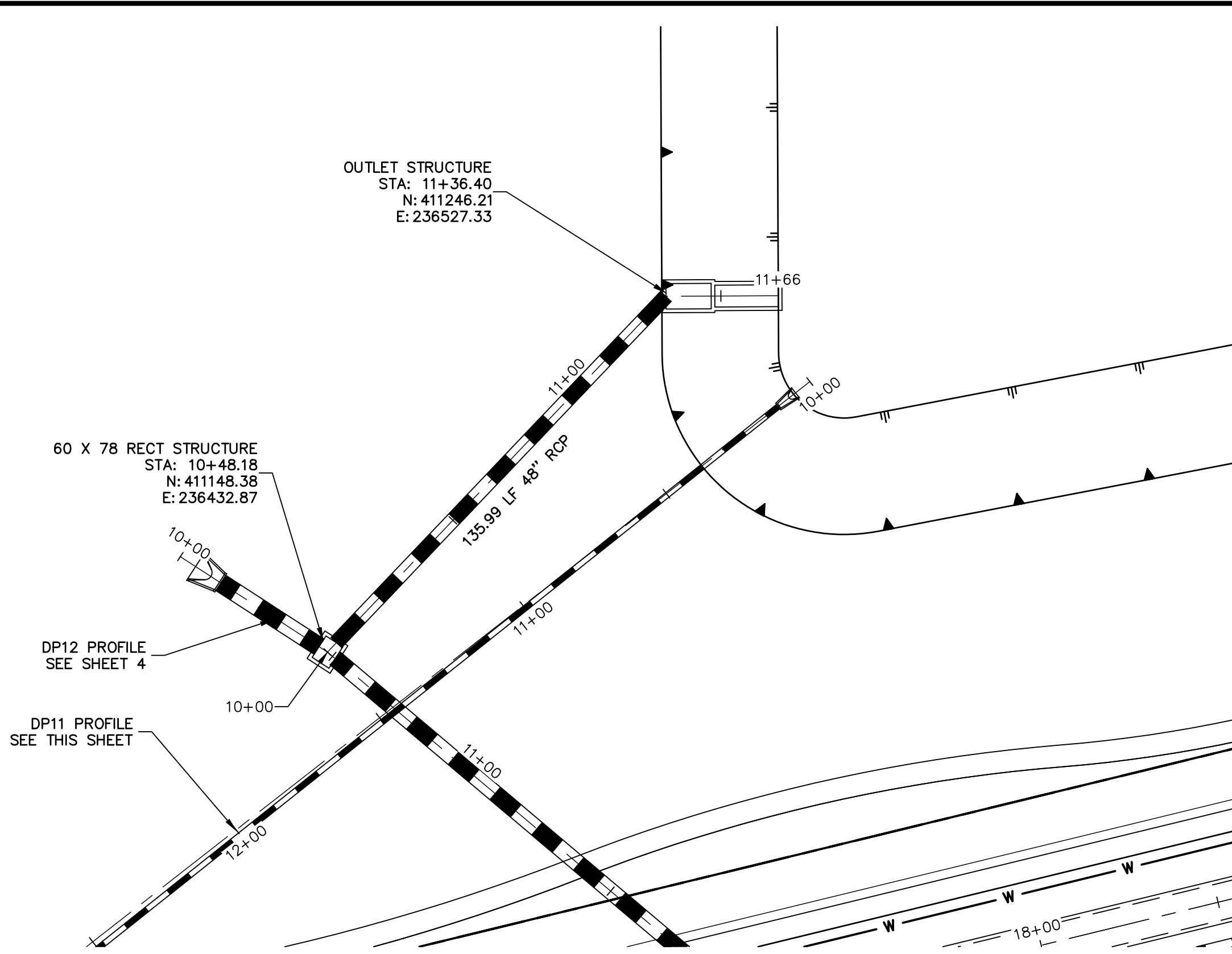
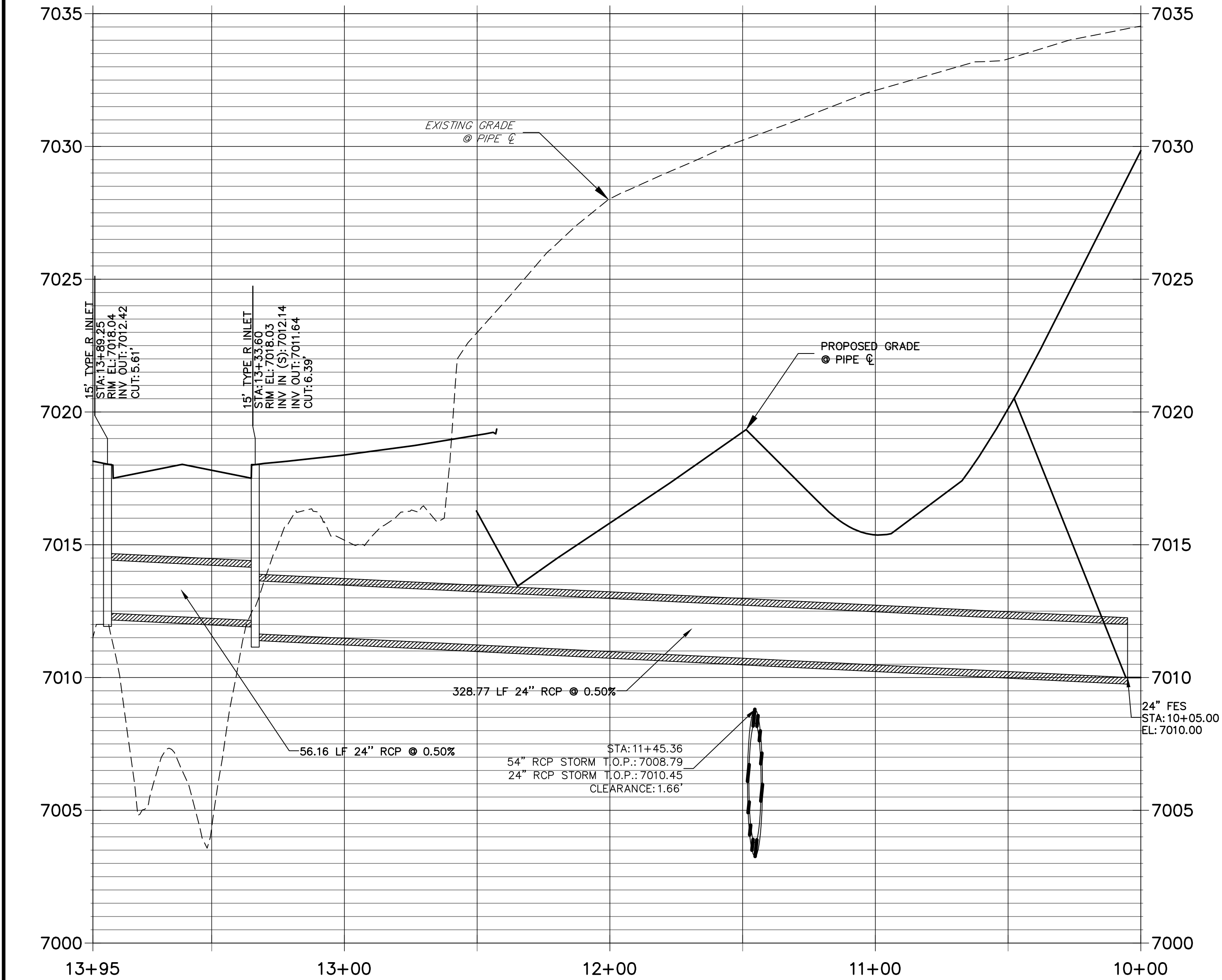
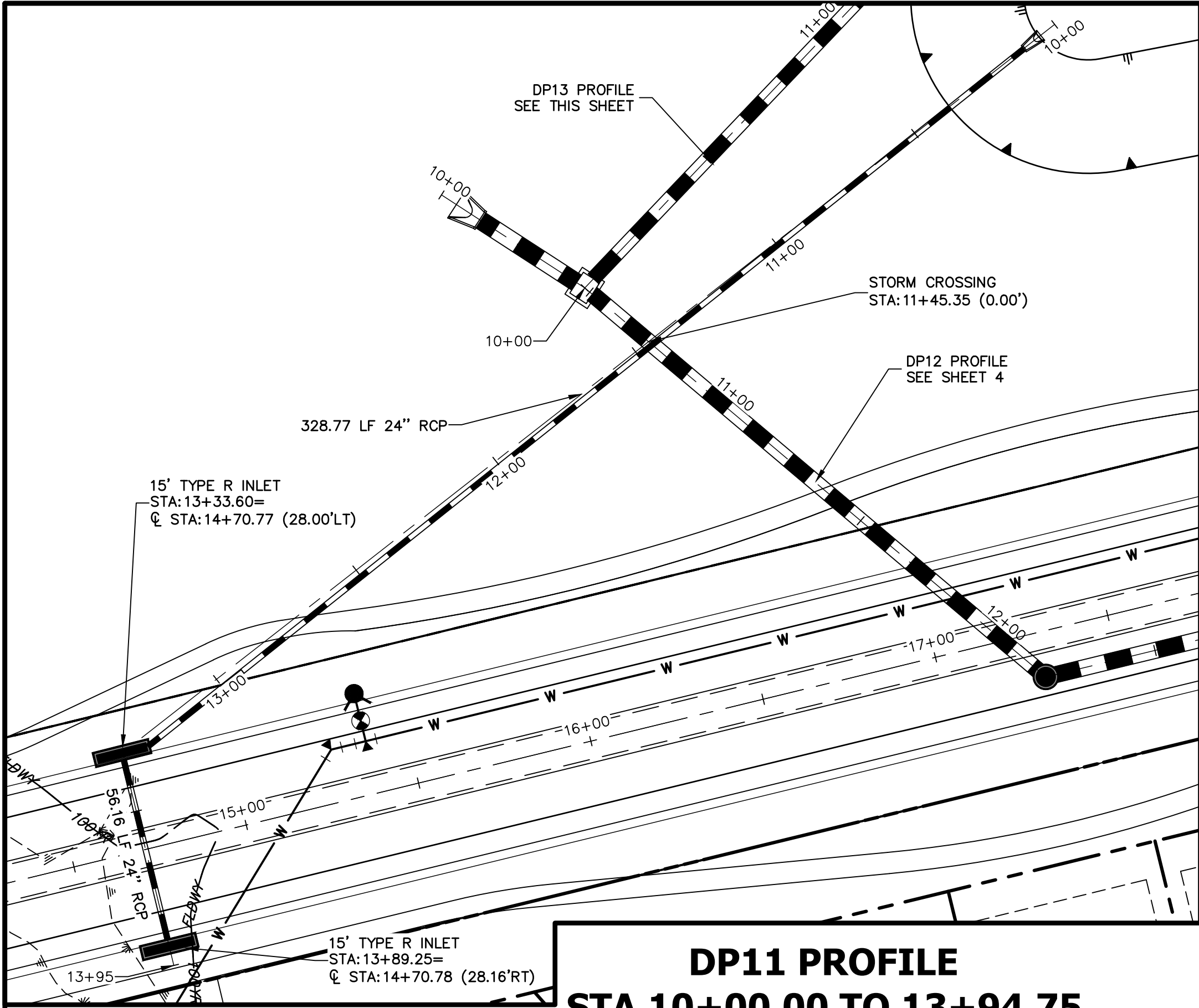
## ENGINEER'S STATEMENT

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

32314





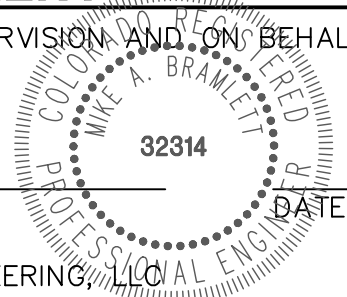
**NOTE:**  
ADD WATER TIGHT JOINT  
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COLORADO P.E. 32314  
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**811**  
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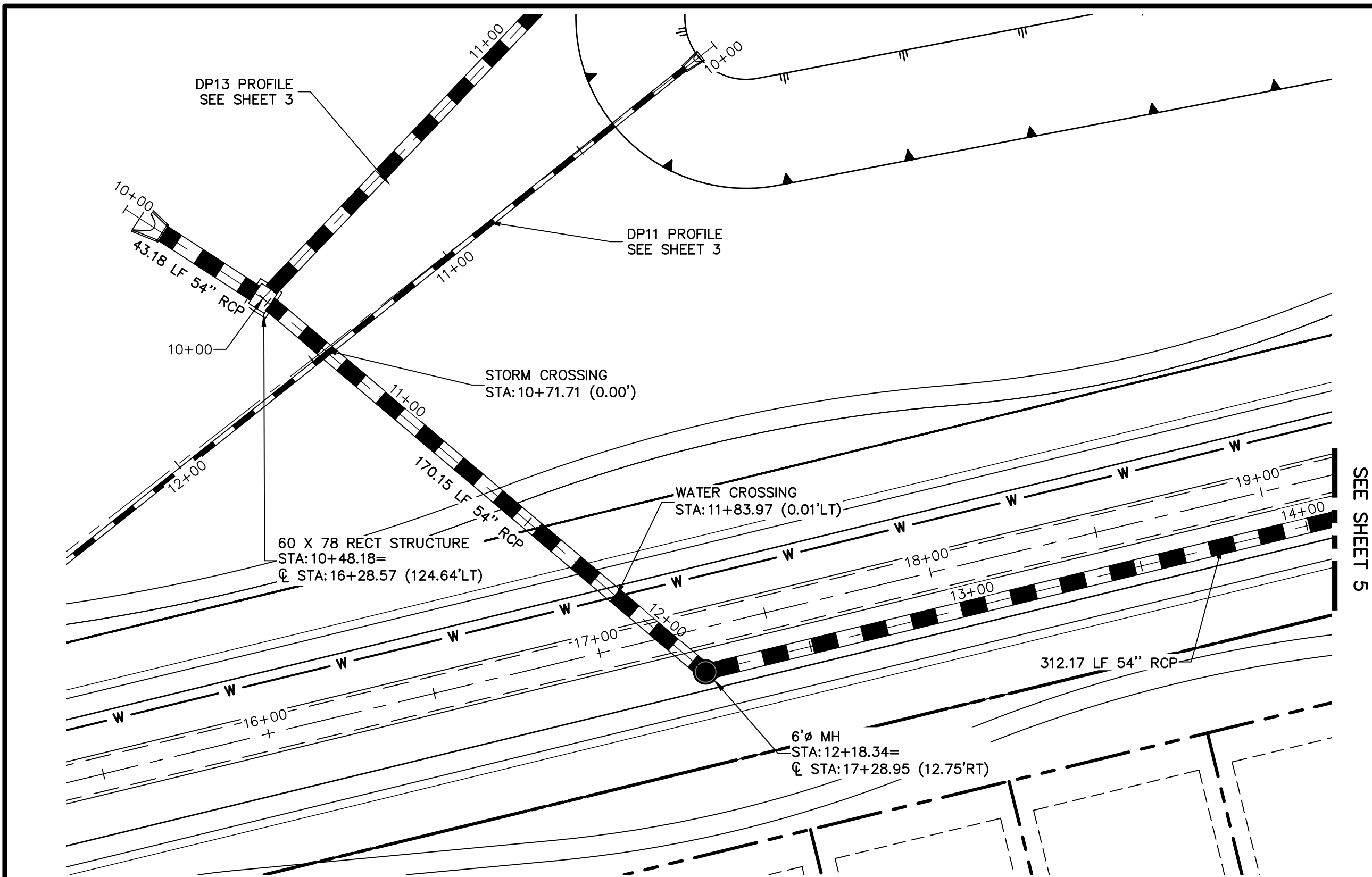
STERLING RANCH ROAD & BRIARGATE  
PARKWAY STORM PLANS

STORM SEWER PLAN &  
PROFILE

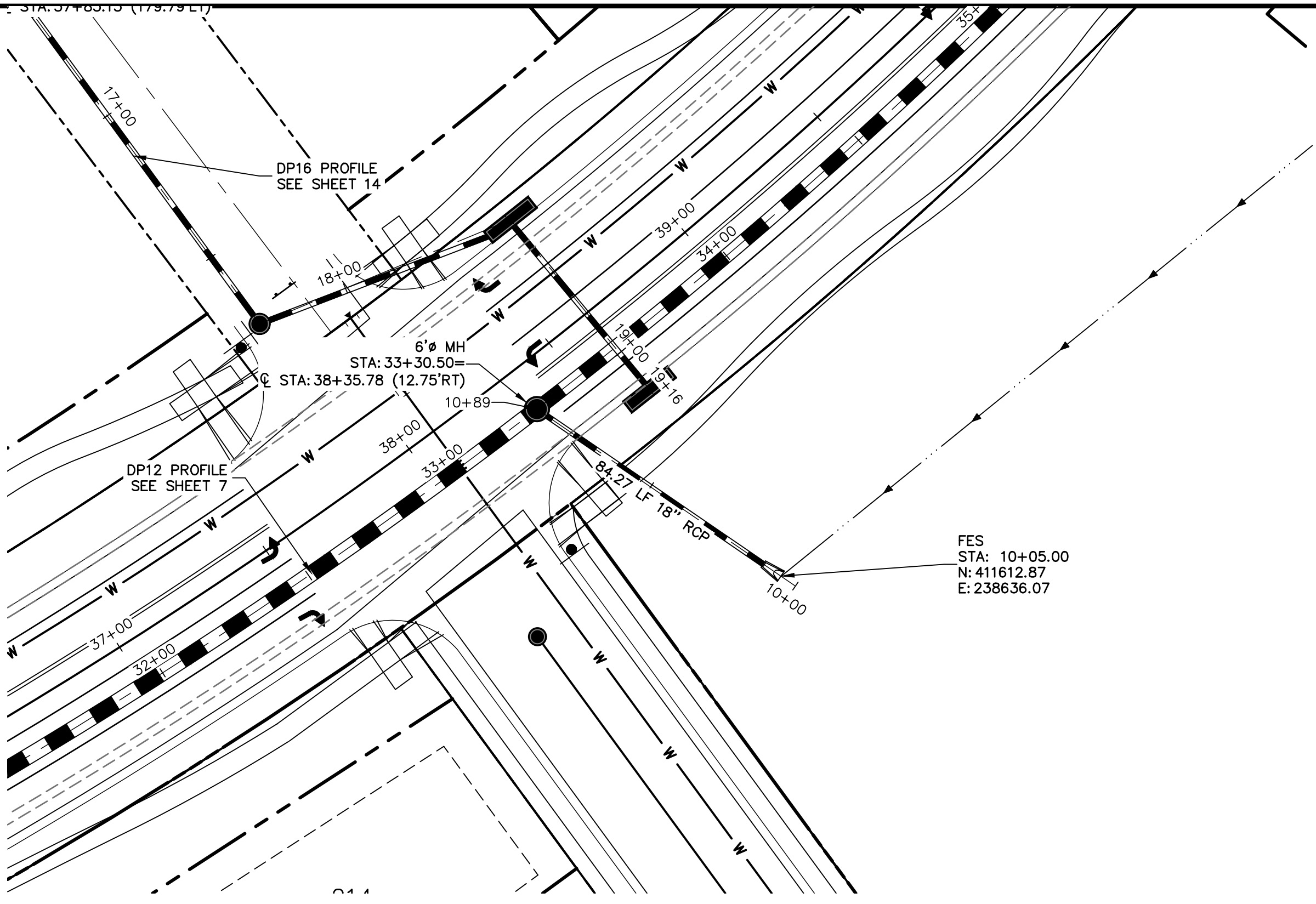
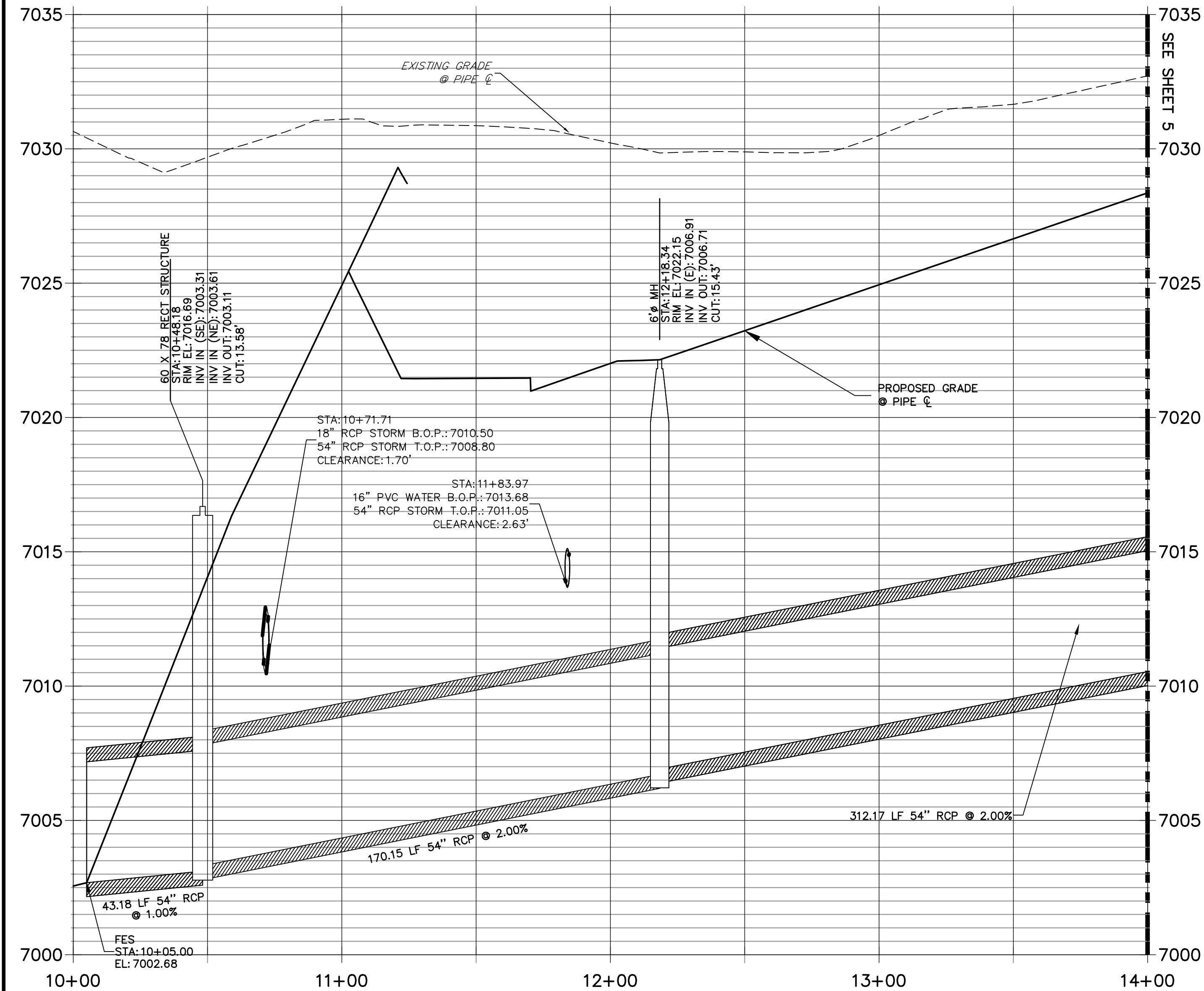
SHEET 3 OF 10

JOB NO. 25188.03

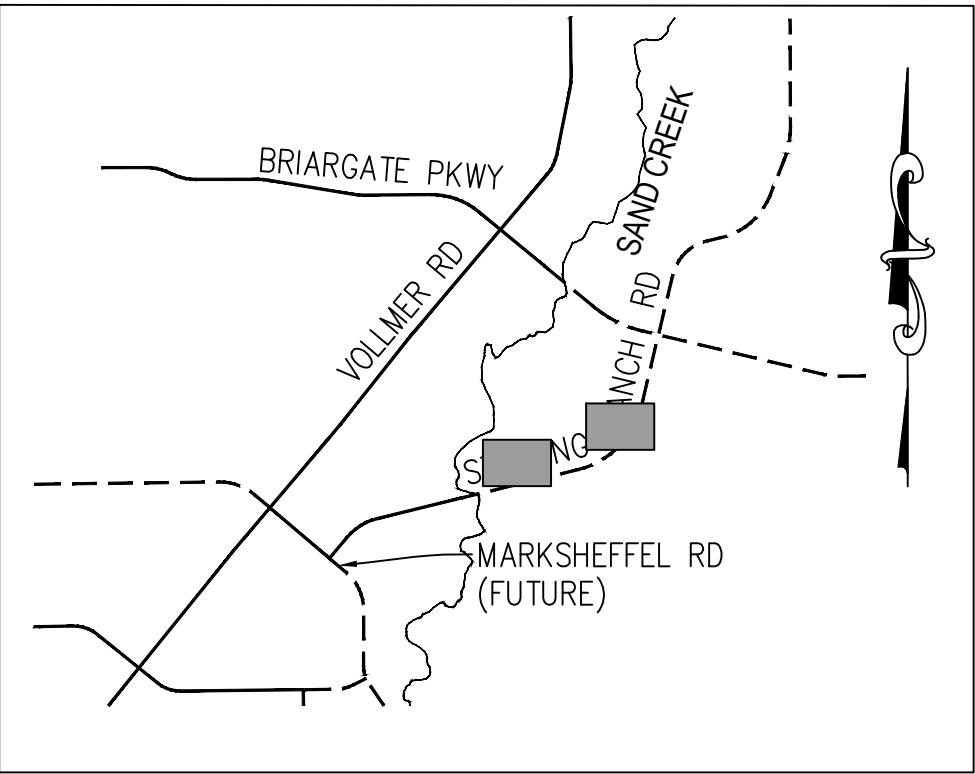
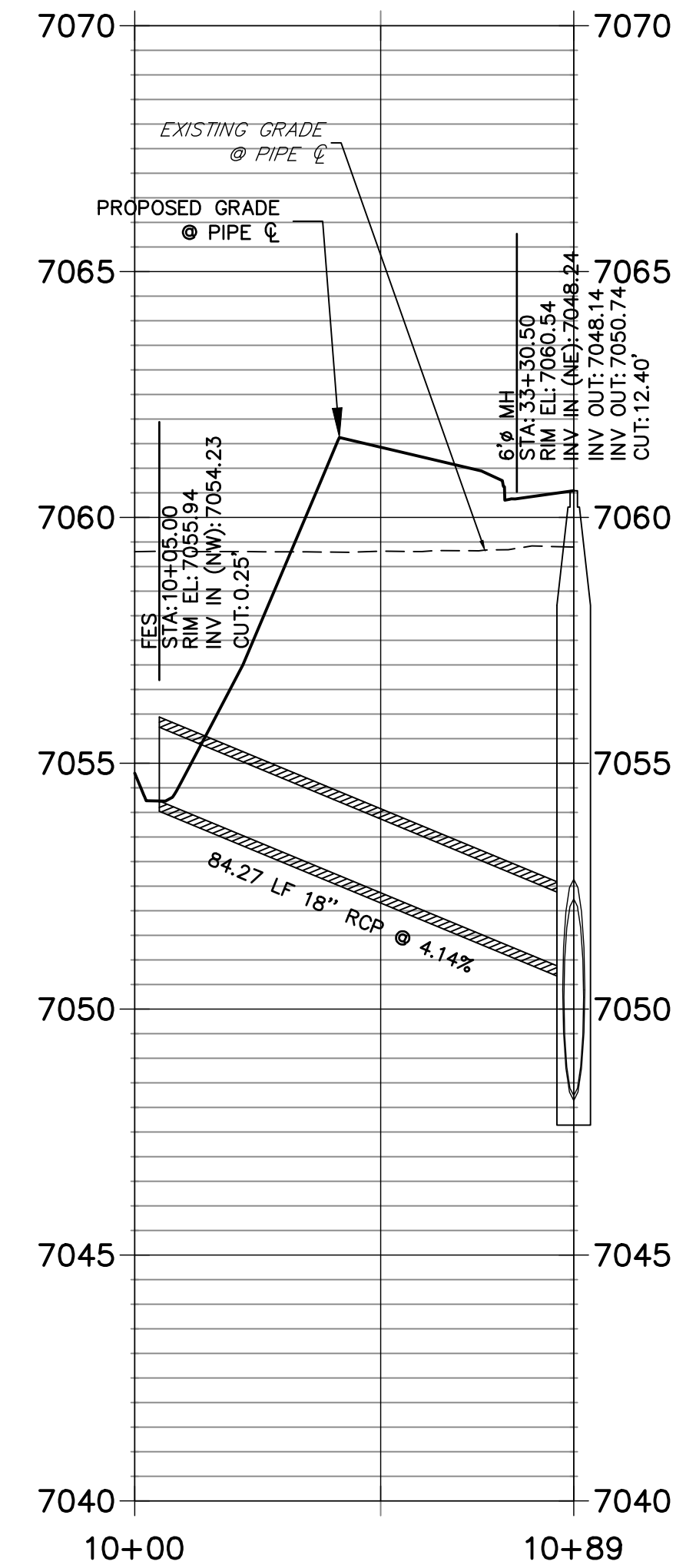




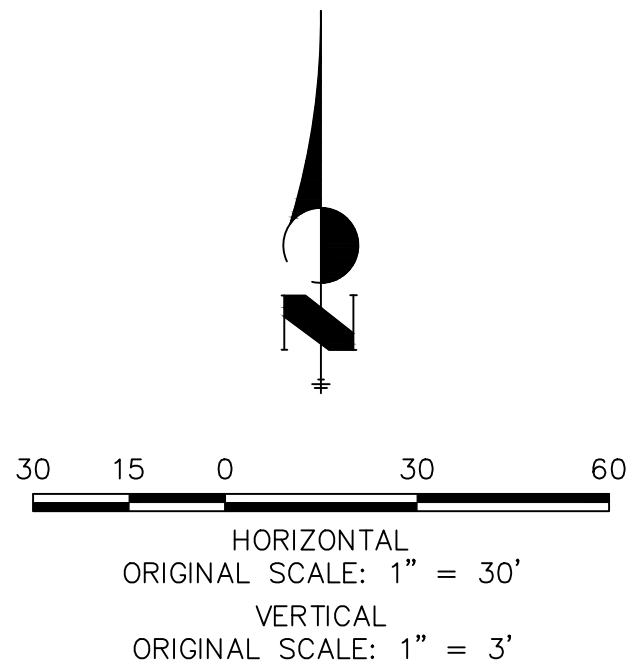
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STA 10+00.00 TO 14+00.00



DP19 PROFILE  
STA 10+00.00 TO 10+89.27



KEY MAP  
N.T.S.

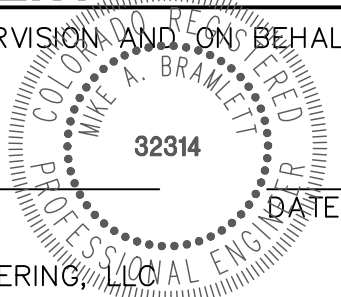


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ADD WATER TIGHT JOINT  
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MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.



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BY	DATE	No.	REVISION

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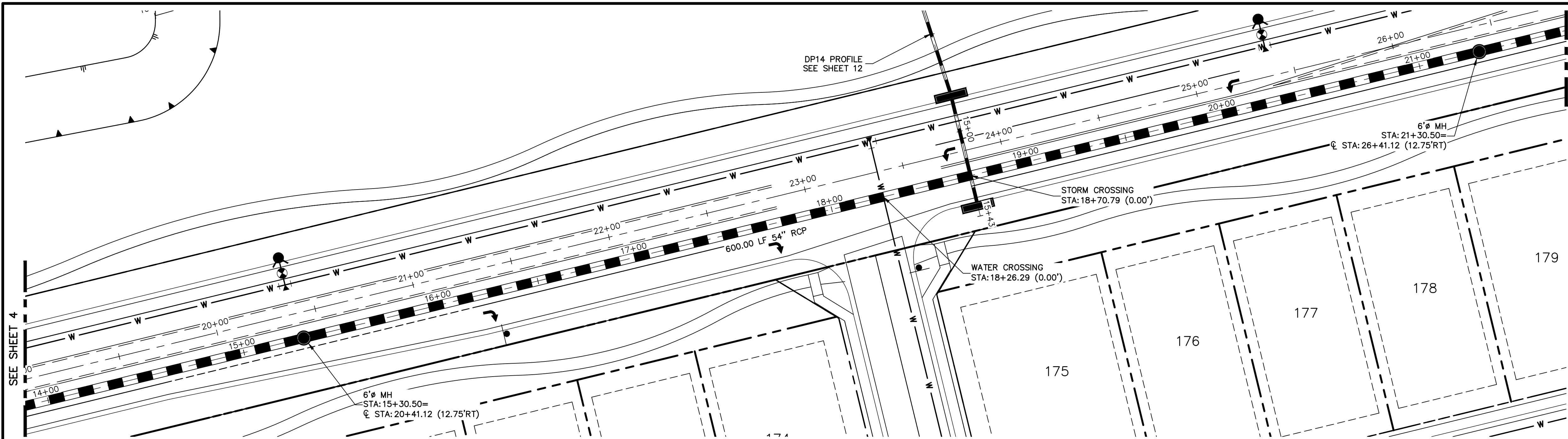
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

STORM SEWER PLAN & PROFILE

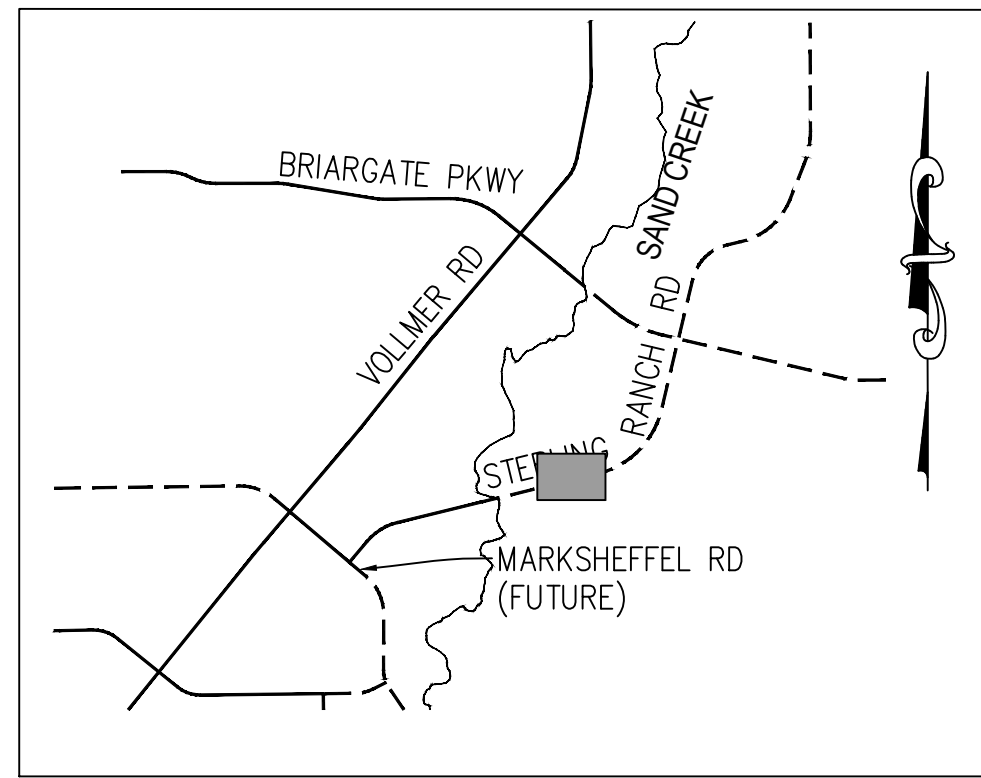
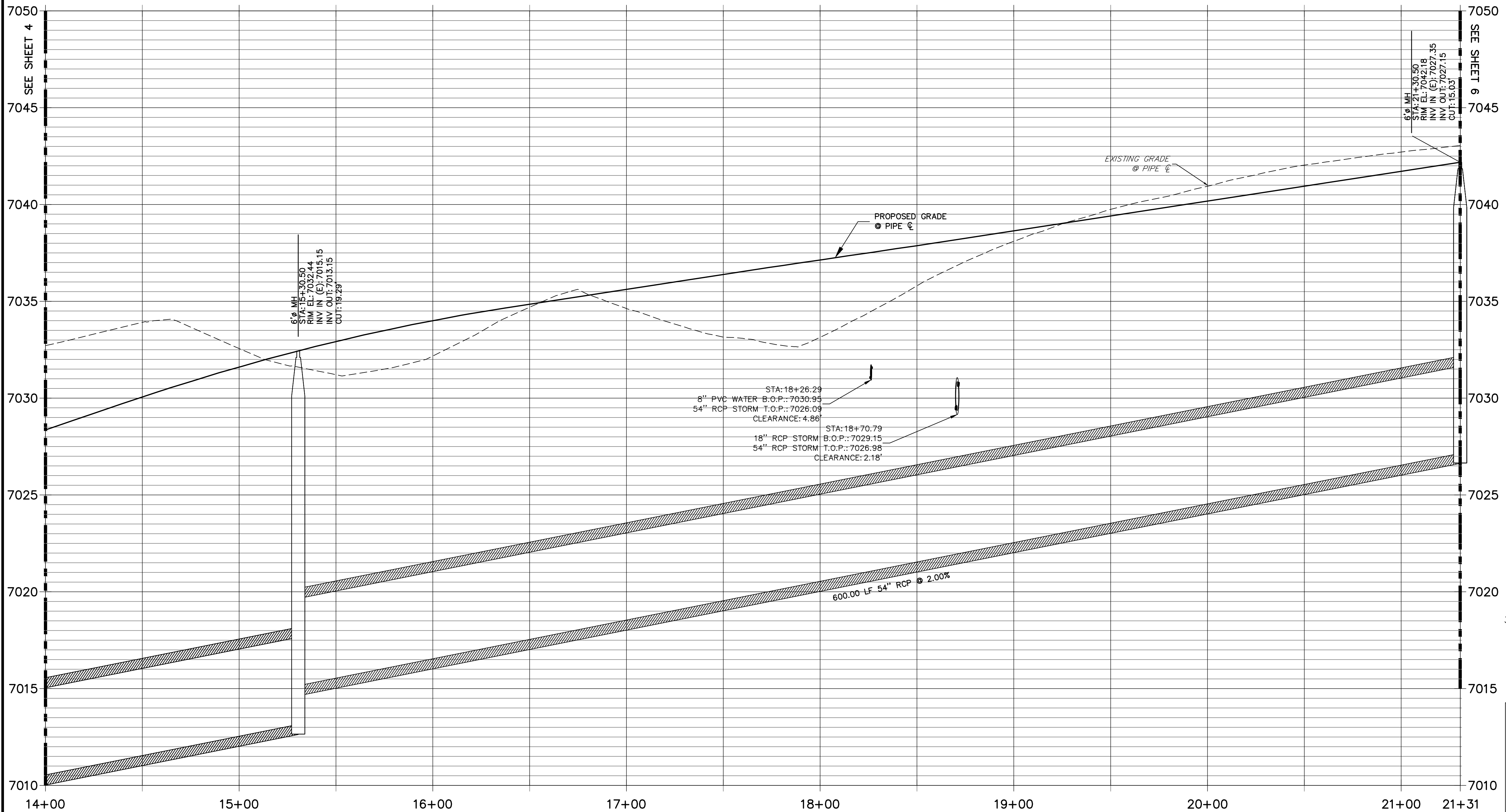
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JOB NO. 25188.03

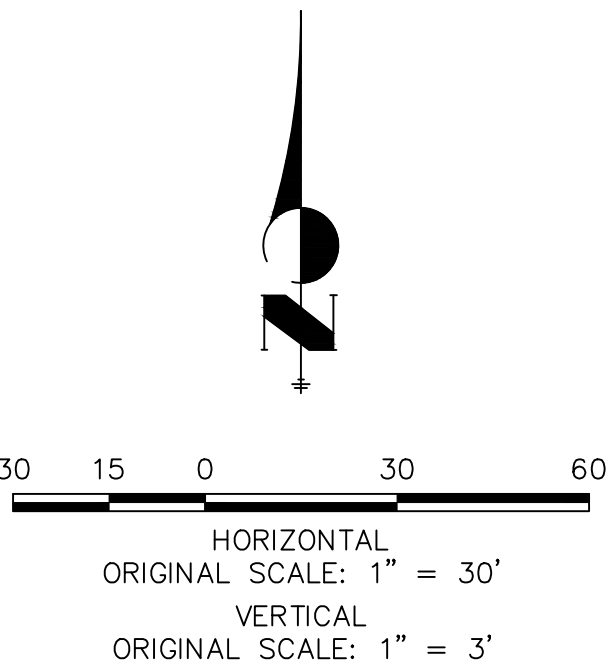




DP12 PROFILE(2)  
STA 14+00.00 TO 21+30.50



KEY MAP  
N.T.S.

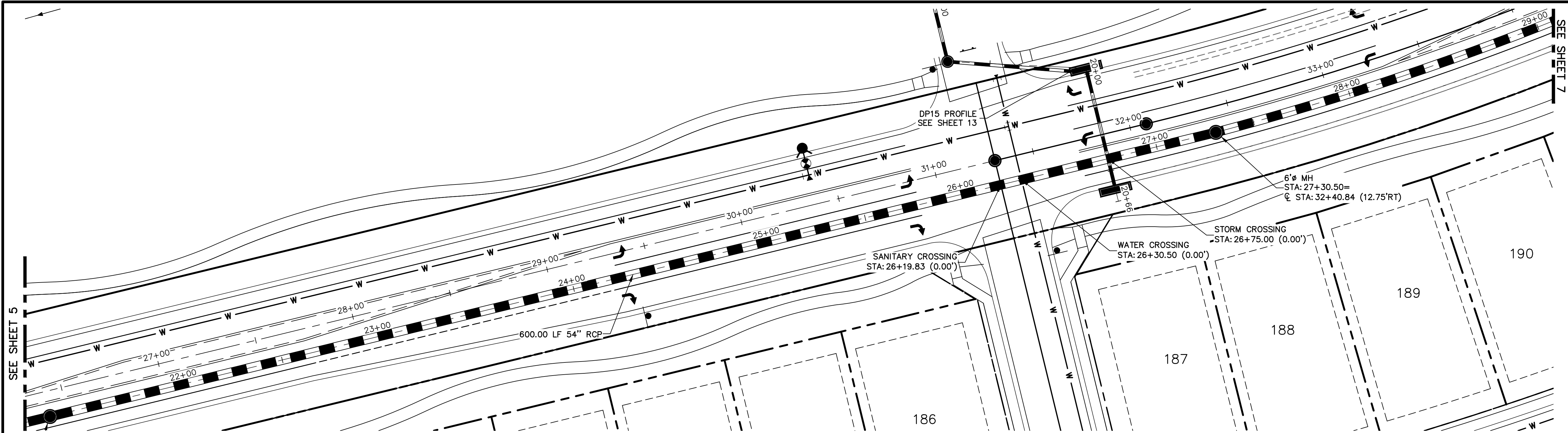


**NOTE:**  
ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNATED

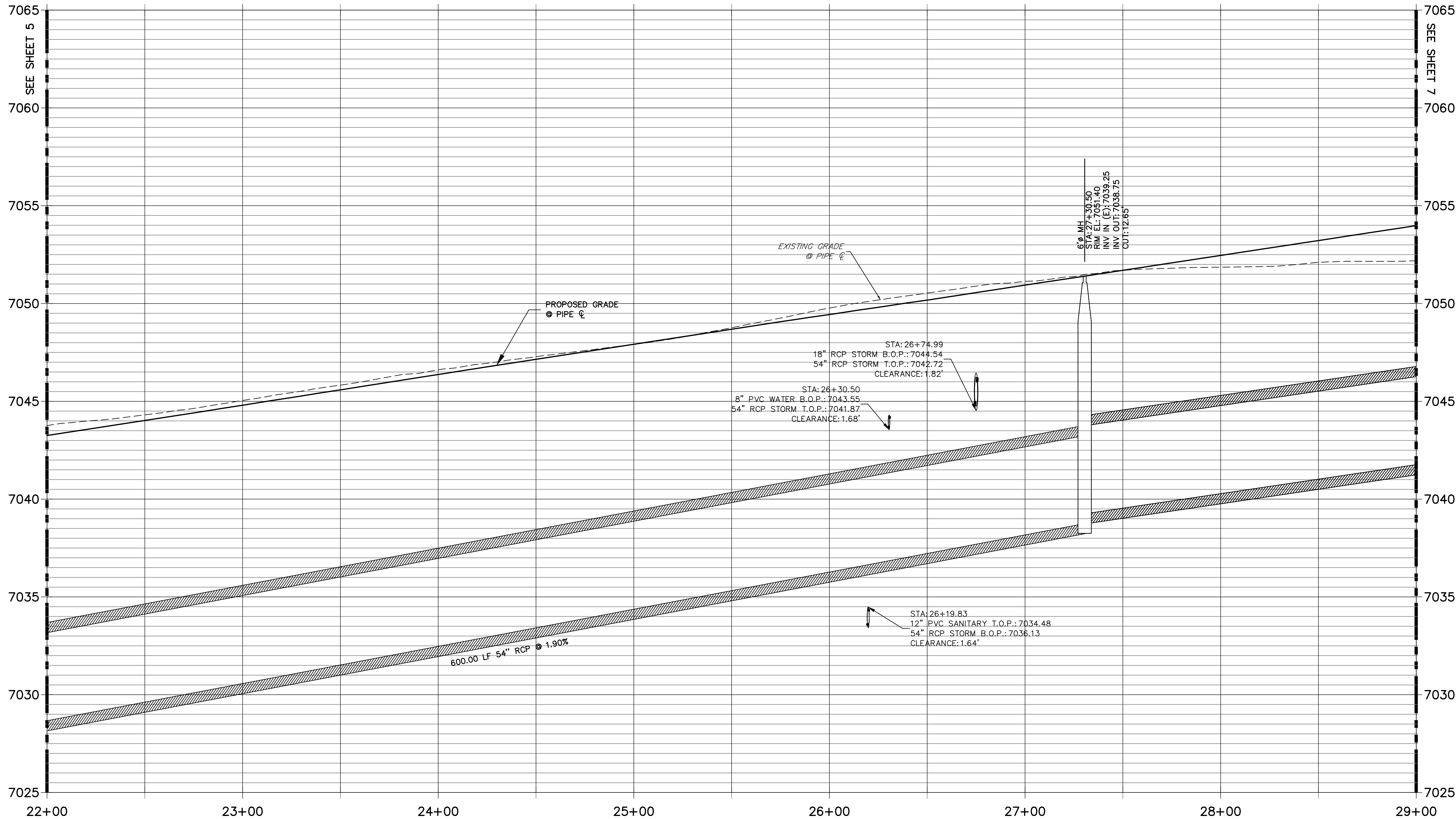
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	<b>J.R. ENGINEERING</b> A Western Company  Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY DATE	REVISION	1"=30'	1"=3'	12/8/21	MM	MM	DESIGNED BY DRAWN BY CHECKED BY	STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS STORM SEWER PLAN & PROFILE
					1"=30'	1"=3'	12/8/21	MM	MM		
SHEET 5 OF 10											
JOB NO. 25188.03											

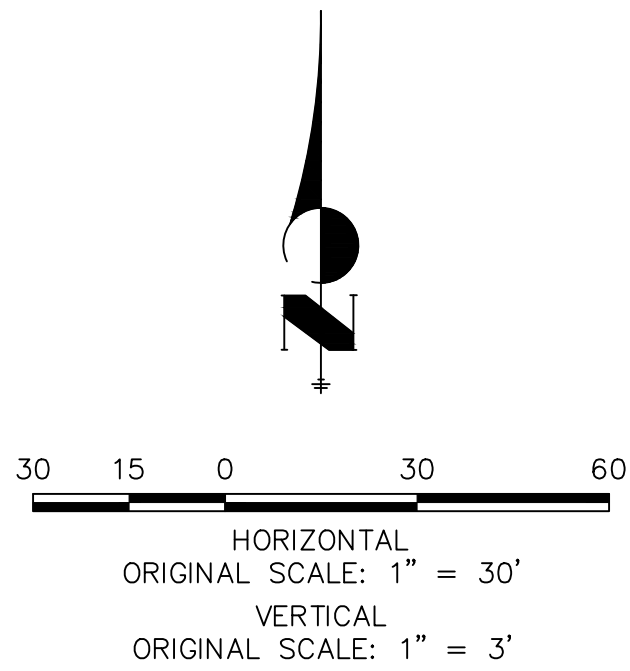




DP12 PROFILE(3)  
STA 22+00.00 TO 29+00.00



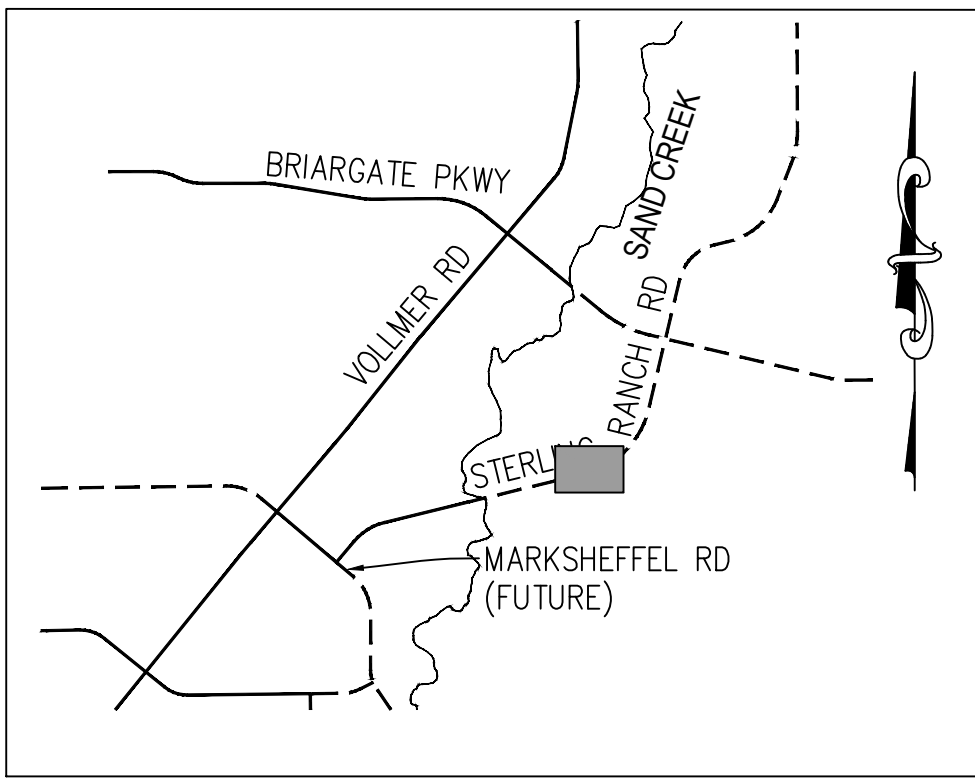
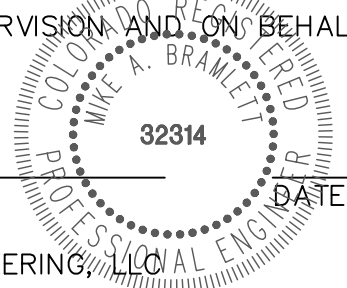
**NOTE:**  
ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNATED



**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.



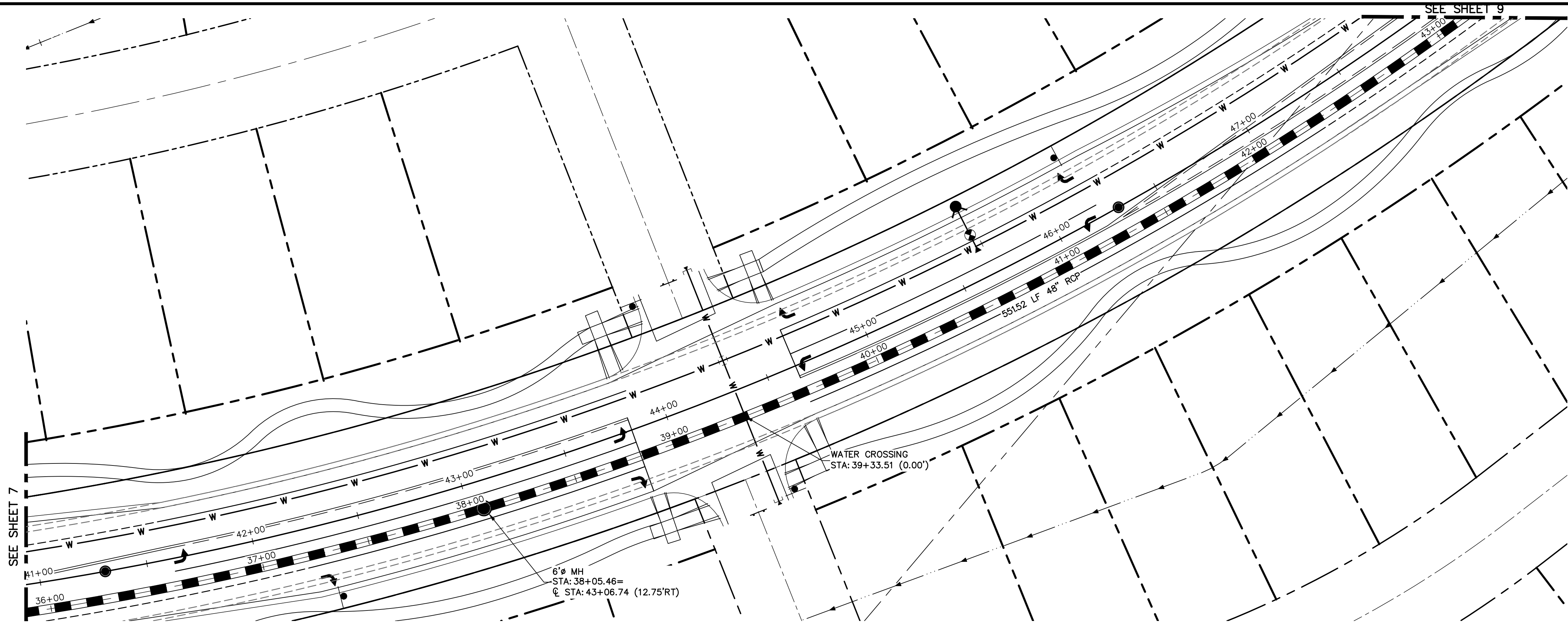
KEY MAP  
N.T.S.

<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742</p>	<p><b>J.R. ENGINEERING</b> A Westman Company  Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	<table border="1"><thead><tr><th>BY</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	BY	DATE											<table border="1"><thead><tr><th>No.</th><th>REVISION</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	No.	REVISION											<table border="1"><thead><tr><th>H-SCALE</th><th>V-SCALE</th><th>DATE</th><th>DESIGNED BY</th><th>DRAWN BY</th><th>CHECKED BY</th></tr></thead><tbody><tr><td>1"=30'</td><td>1"=3'</td><td>12/8/21</td><td>MMC</td><td>MMC</td><td> </td></tr></tbody></table>	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	1"=30'	1"=3'	12/8/21	MMC	MMC		<p>STERLING RANCH ROAD &amp; BRIARGATE PARKWAY STORM PLANS</p> <p>STORM SEWER PLAN &amp; PROFILE</p>
				BY	DATE																																					
No.	REVISION																																									
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY																																					
1"=30'	1"=3'	12/8/21	MMC	MMC																																						
<p>SHEET 6 OF 10</p> <p>JOB NO. 25188.03</p>																																										

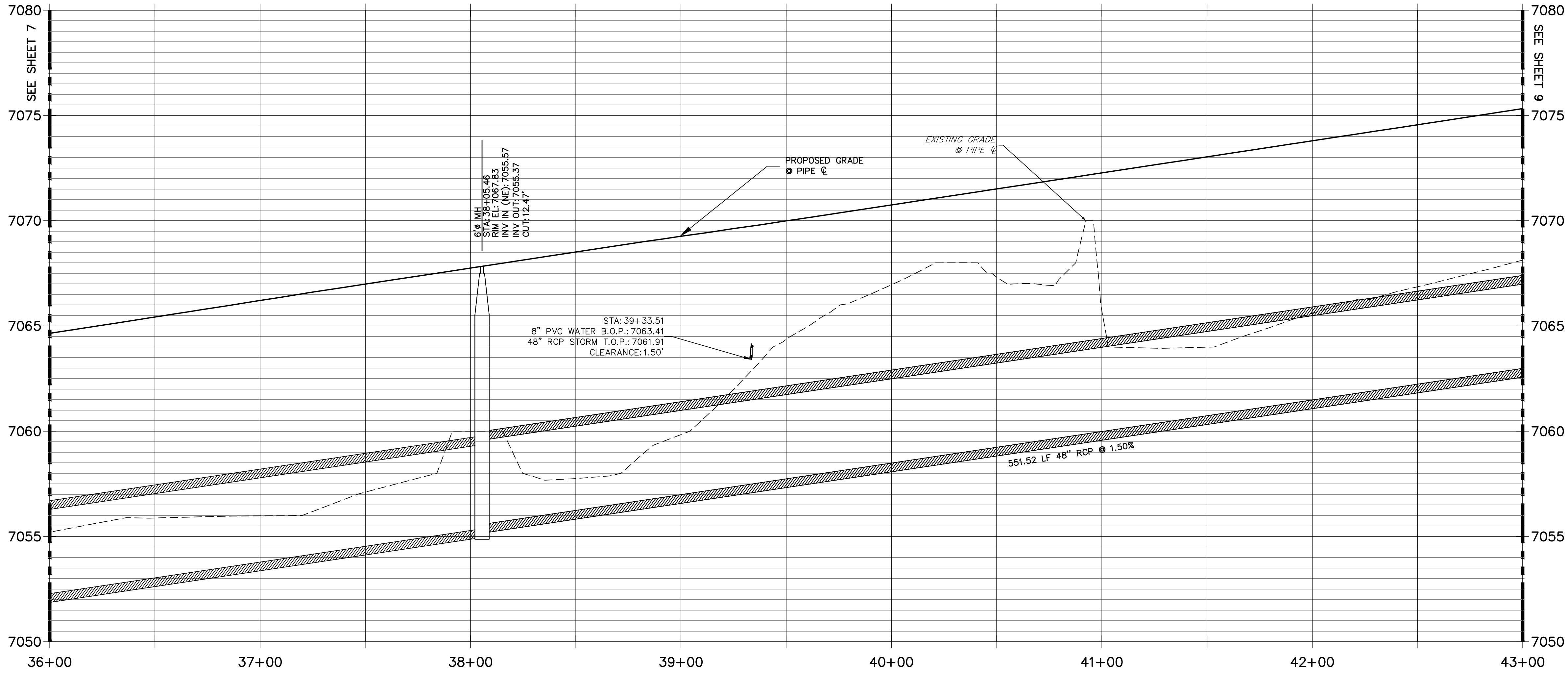




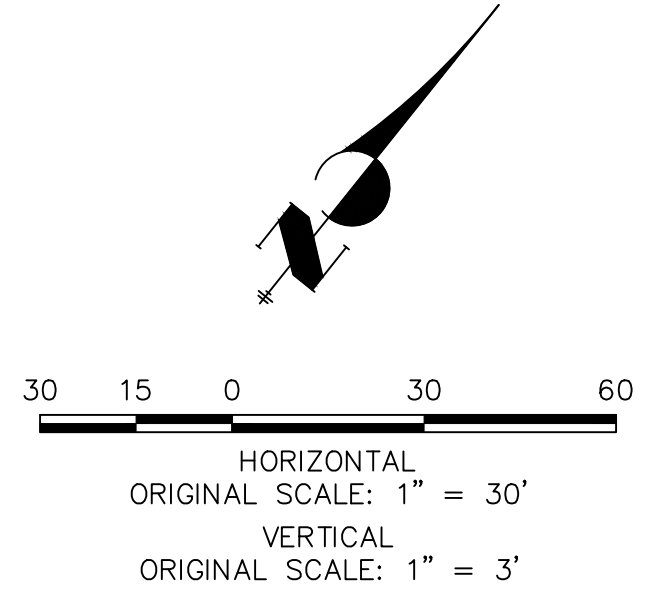




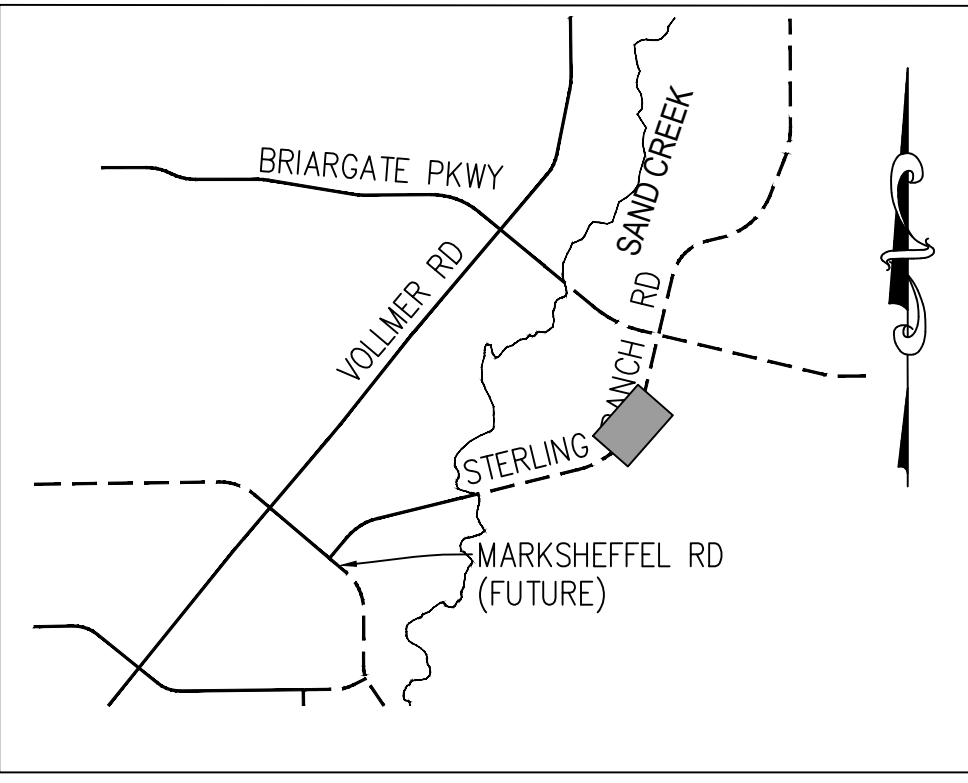
DP12 PROFILE(5)  
STA 36+00.00 TO 43+00.00



**NOTE:**  
ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNATED



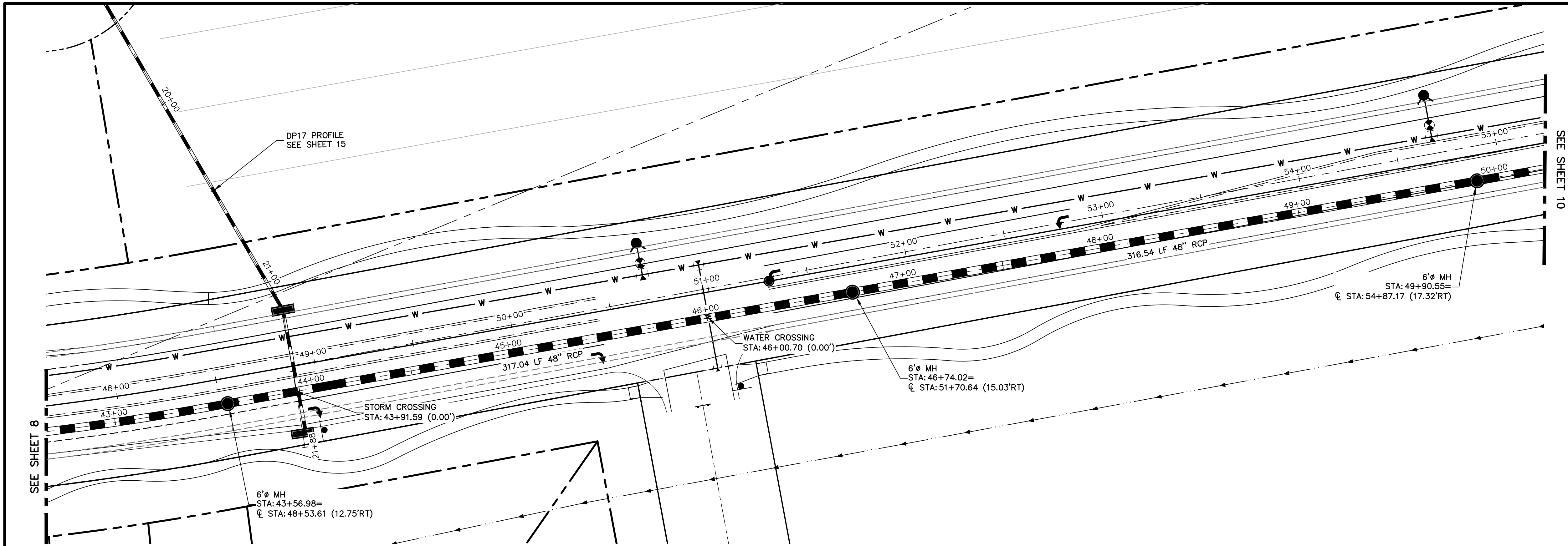
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.



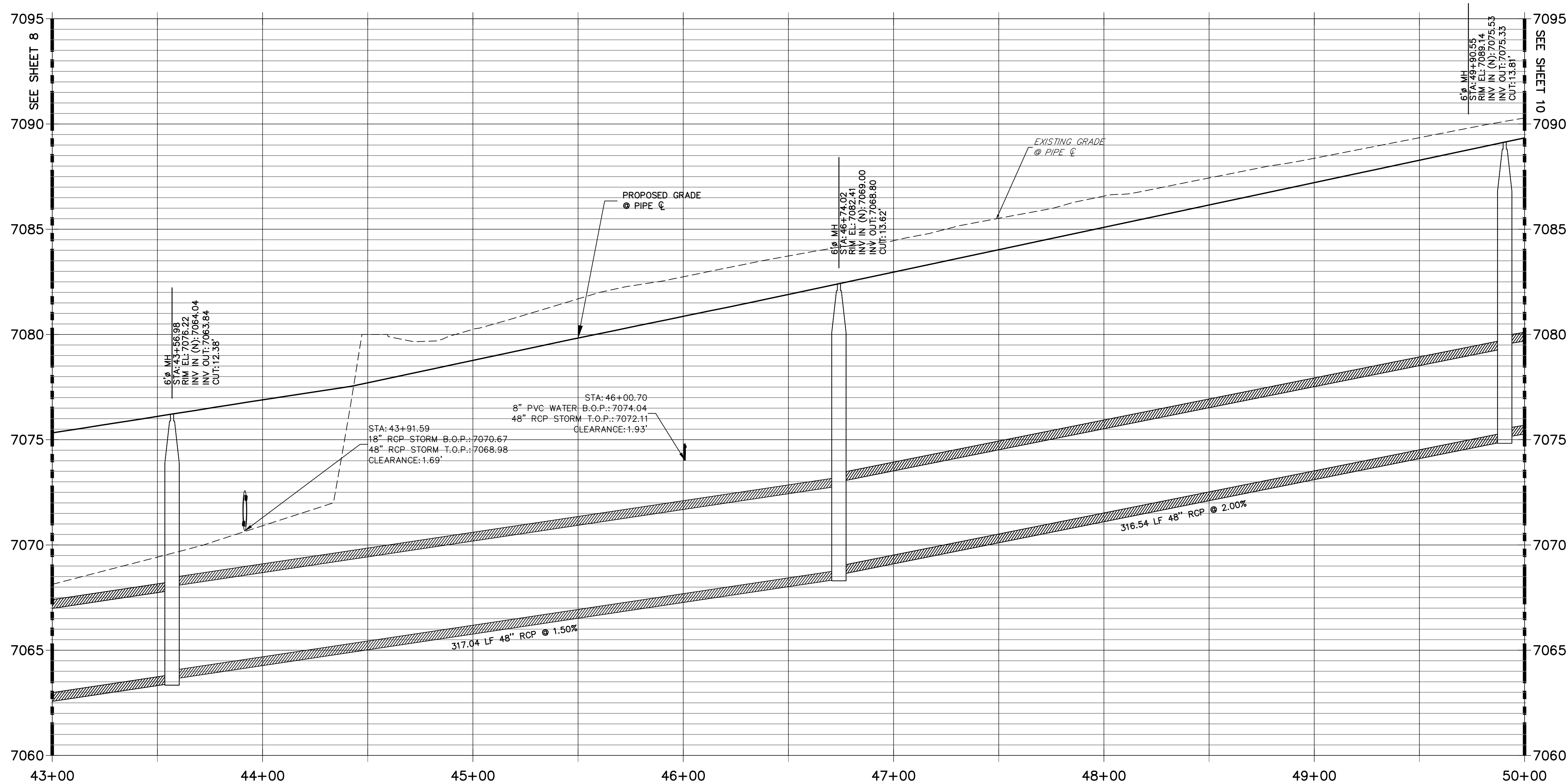
KEY MAP  
N.T.S.

UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE PIPE UNLESS OTHERWISE NOTED.	PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	<b>J.R. ENGINEERING</b> A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com		BY DATE	REVISION	No.	1"=30'	H-SCALE	1"=3'	V-SCALE	DATE 12/8/21	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY	STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	STORM SEWER PLAN & PROFILE	SHEET 8 OF 10	JOB NO. 25188.03

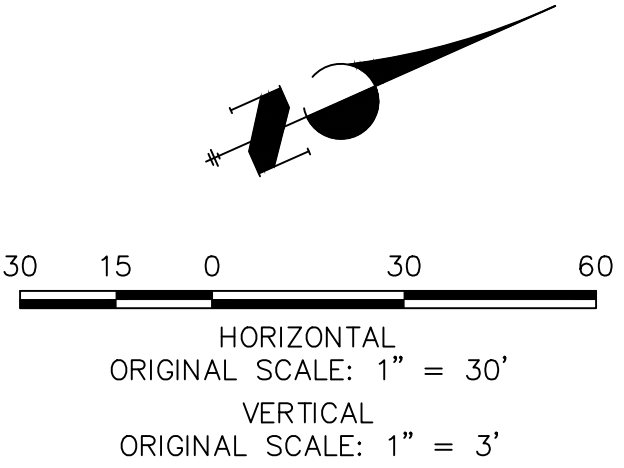




DP12 PROFILE(6)  
STA 43+00.00 TO 50+00.00



**NOTE:**  
ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNATED



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

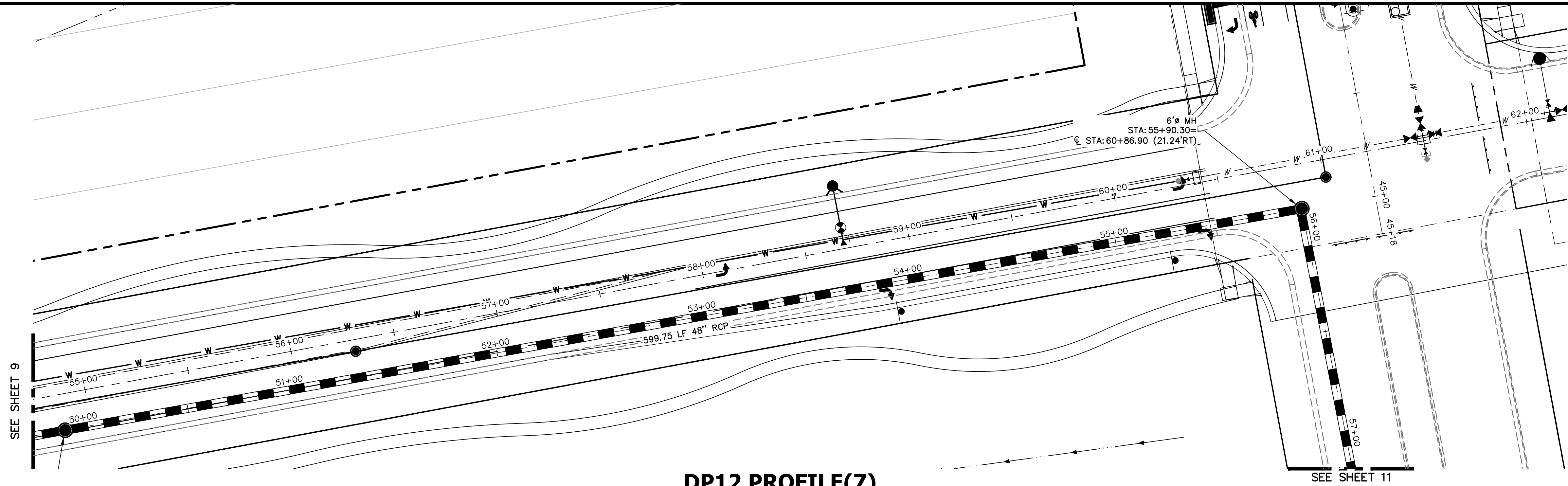
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

32314

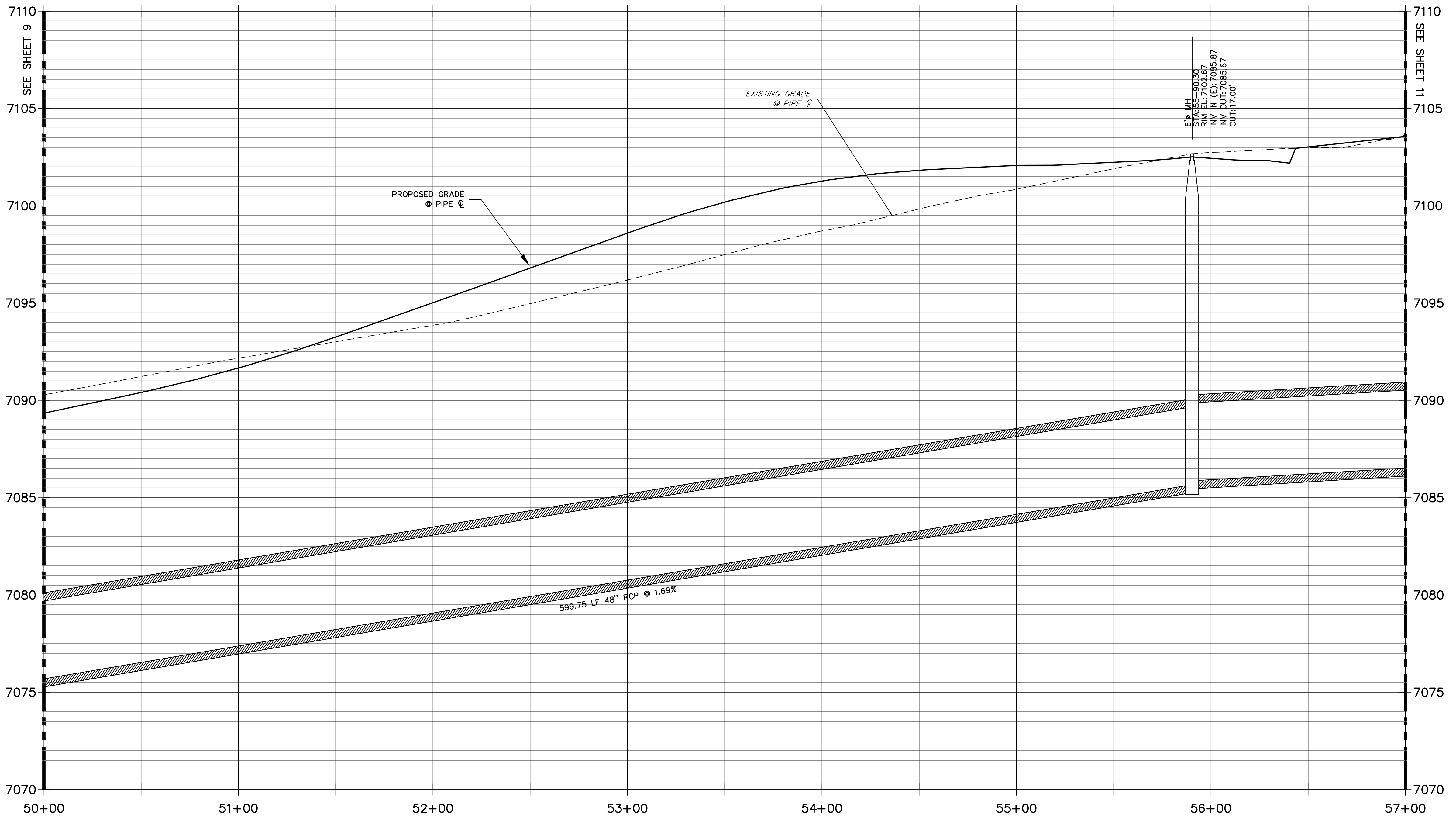
DATE

<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742</p>	<p><b>J.R. ENGINEERING</b> A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	<p>BY DATE</p>	<p>REVISION</p>	<p>1" = 30' 1" = 3'</p>	<p>DATE 12/8/21</p>	<p>DESIGNED BY MNC</p>	<p>DRAWN BY MNC</p>	<p>CHECKED BY</p>	<p>STERLING RANCH ROAD &amp; BRIARGATE PARKWAY STORM PLANS</p>	<p>STORM SEWER PLAN &amp; PROFILE</p>	SHEET 9 OF 10
												JOB NO. 25188.03

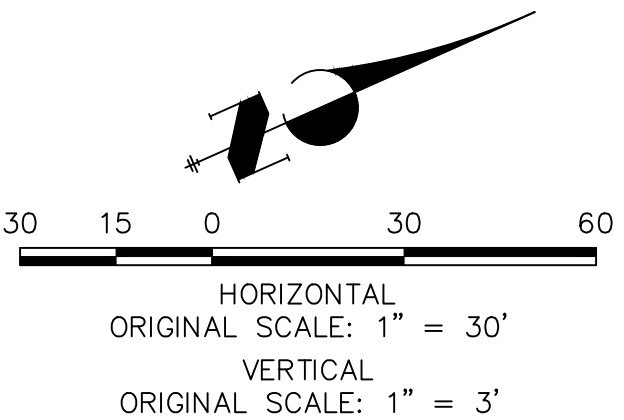




DP12 PROFILE(7)  
STA 50+00.00 TO 57+00.00



**NOTE:**  
ADD WATER TIGHT JOINT  
WHEN 100 YR HCL SHOWS  
PIPE FULLY INDUNATED



**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

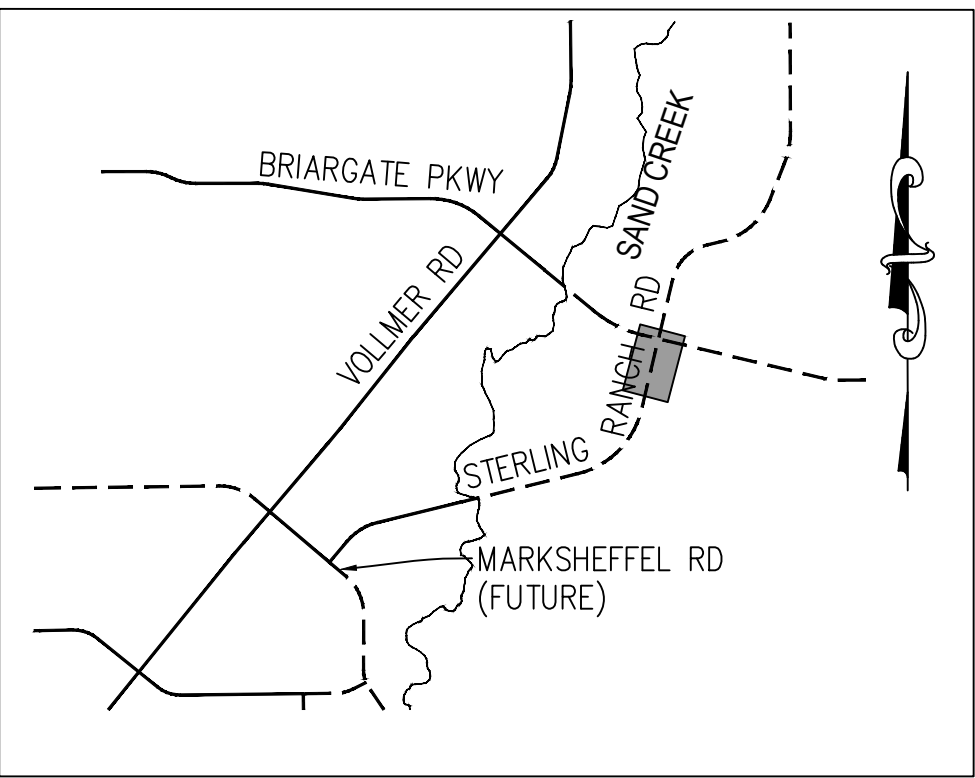
32314

DATE

STERLING RANCH ROAD & BRIARGATE  
PARKWAY STORM PLANS  
STORM SEWER PLAN &  
PROFILE

SHEET 10 OF 10

JOB NO. 25188.03



KEY MAP  
N.T.S.

PREPARED FOR

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

J.R. ENGINEERING  
A Western Company



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BY

DATE

No. REVISION

H-SCALE  
V-SCALE  
DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY

1"=30'  
1"=3'  
12/8/21  
MMC  
MMC

32314

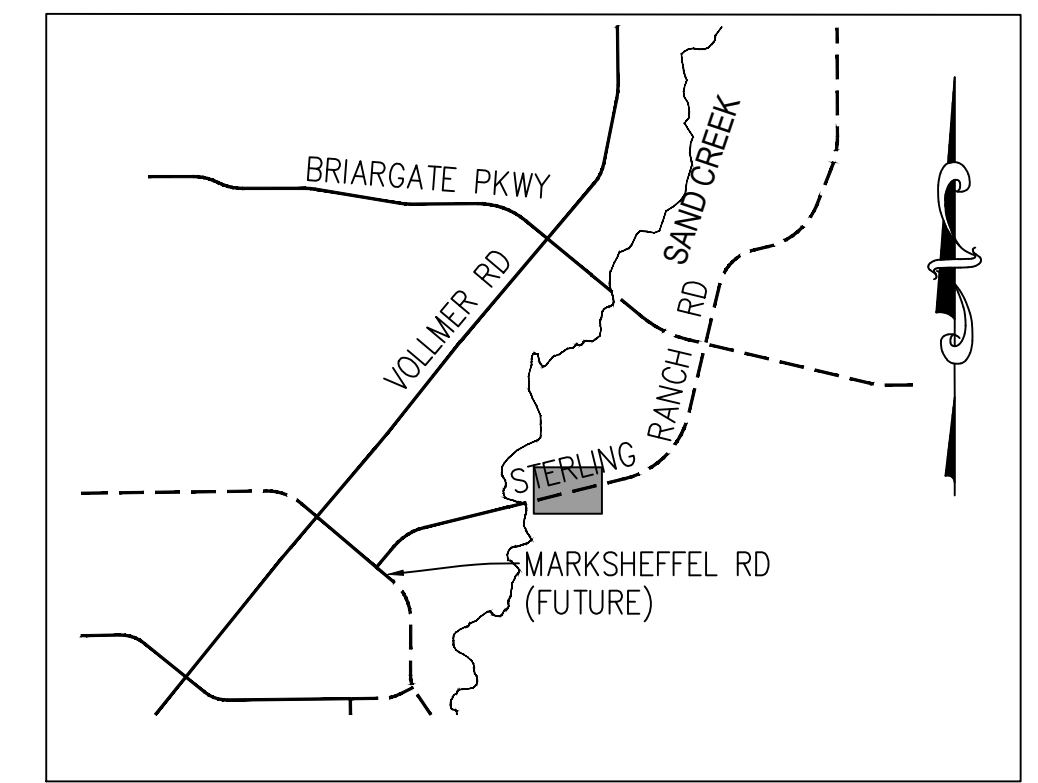
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32314







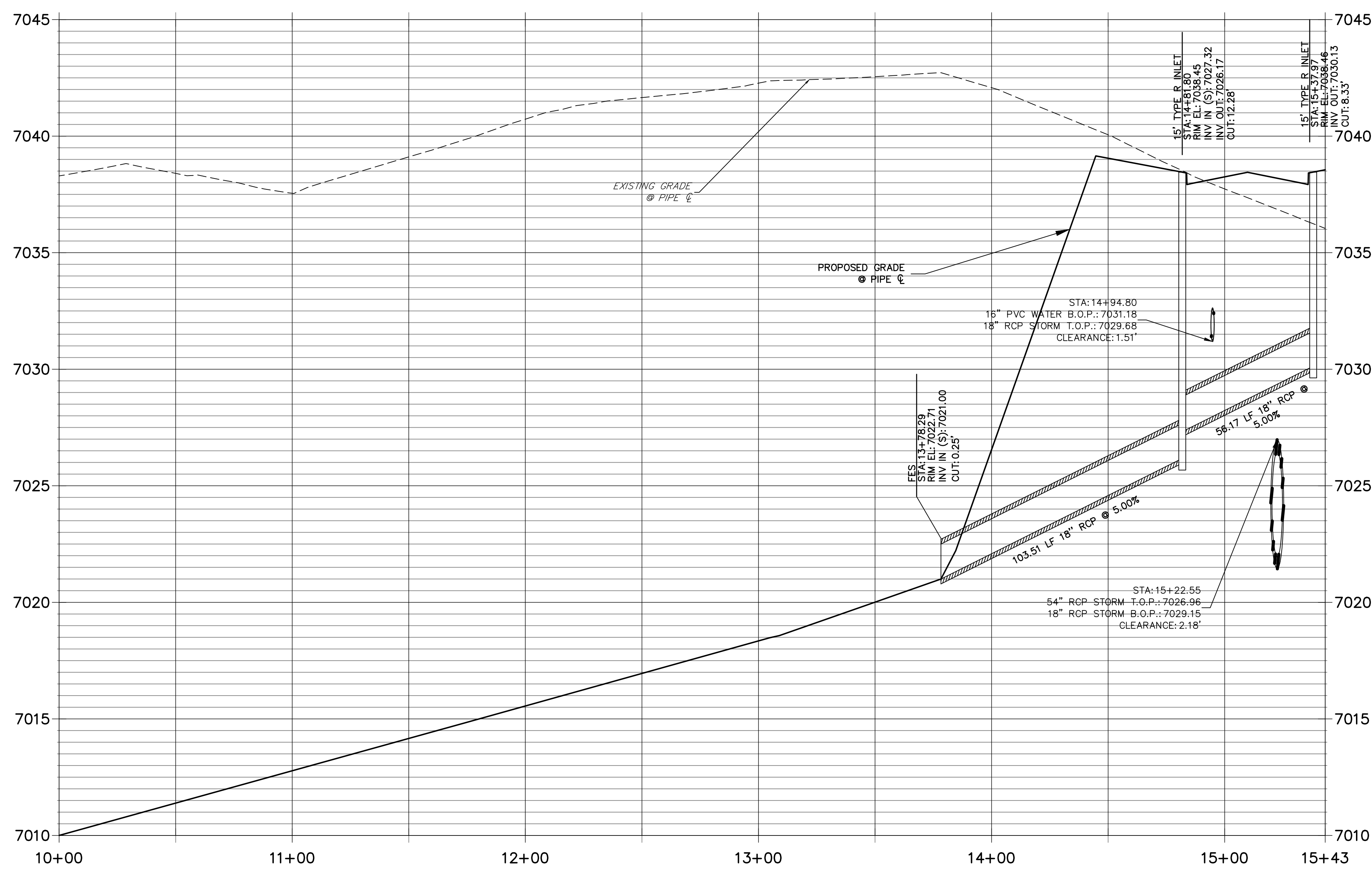


PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.
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**J·R ENGINEERING**  
A Westrian Company



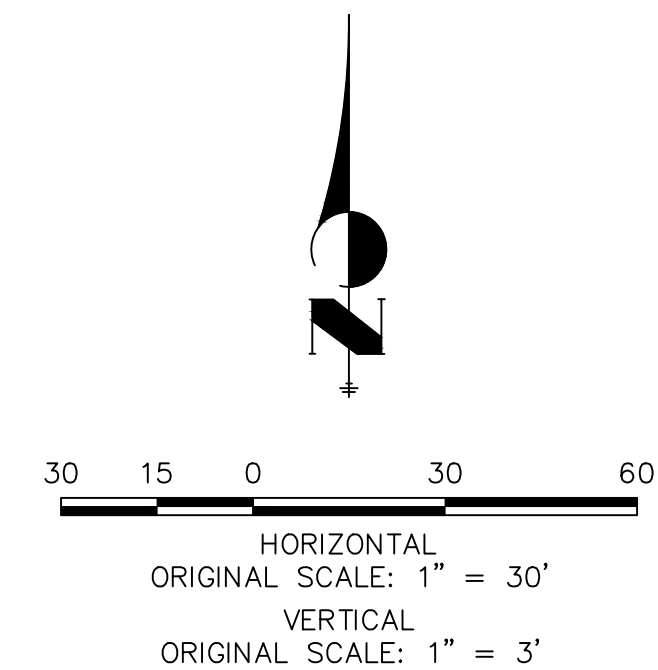
Centennial 303-740-9393 • Colorado Springs 719-590-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



**NOTE:**

---

ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNADATED



**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, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

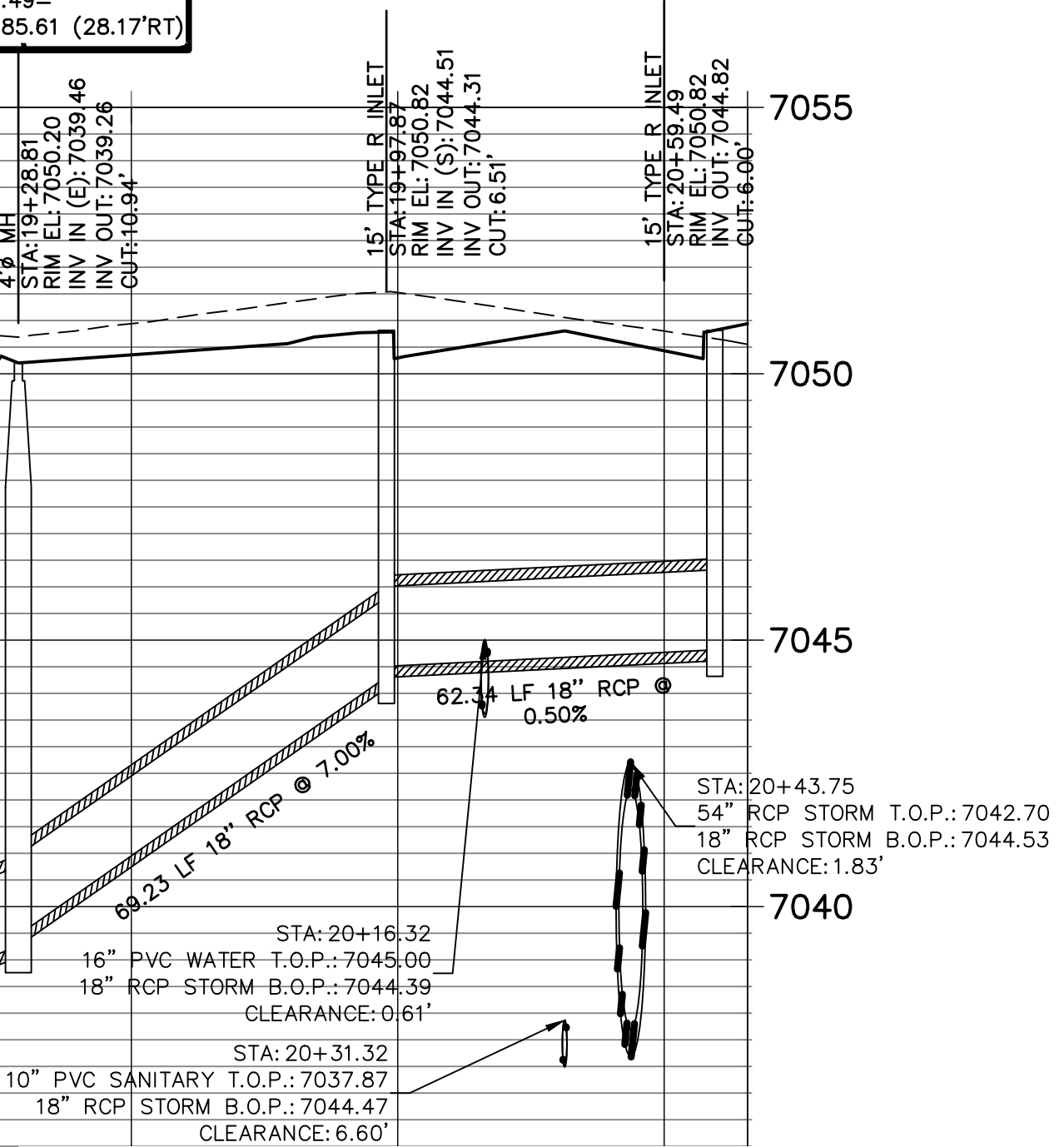
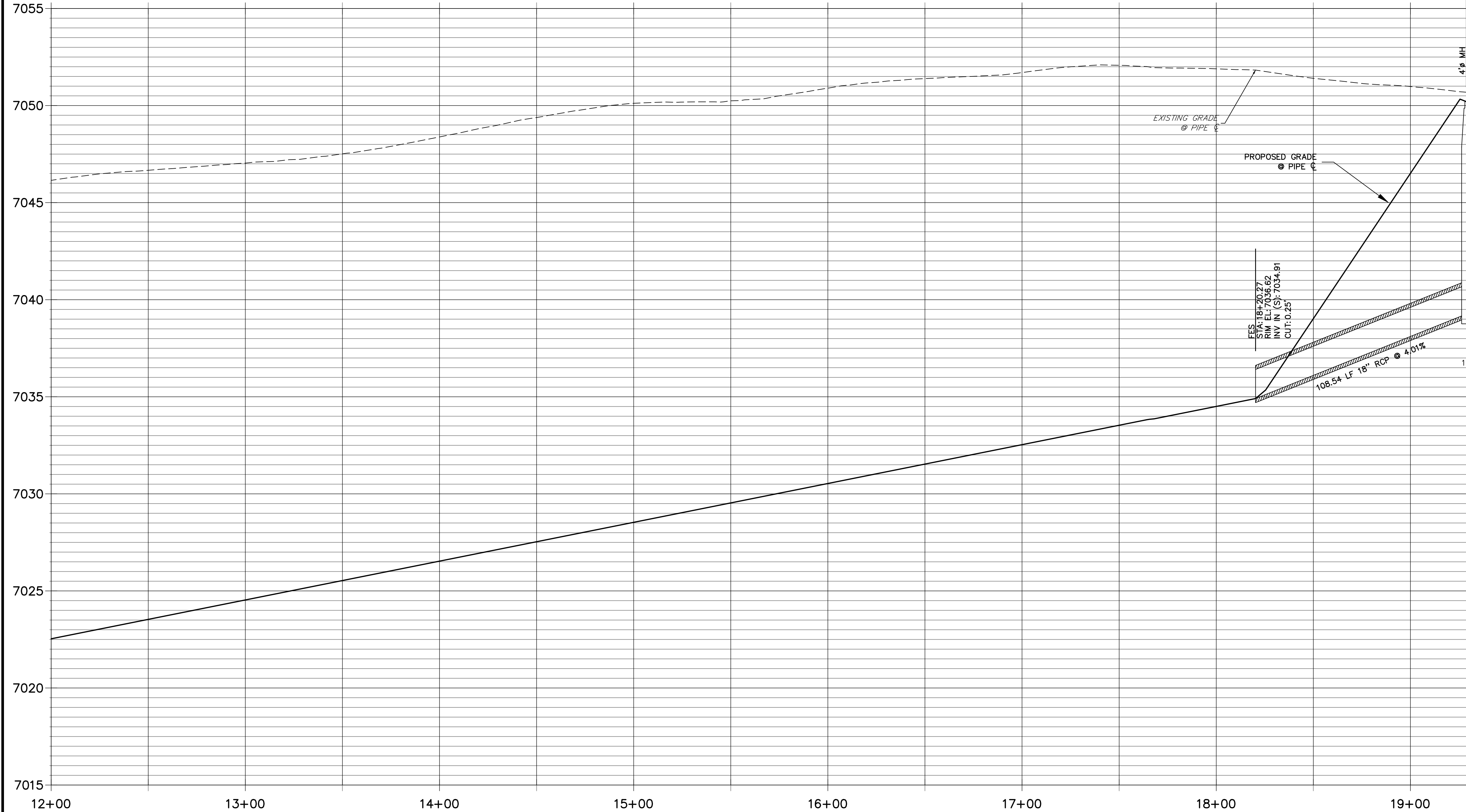
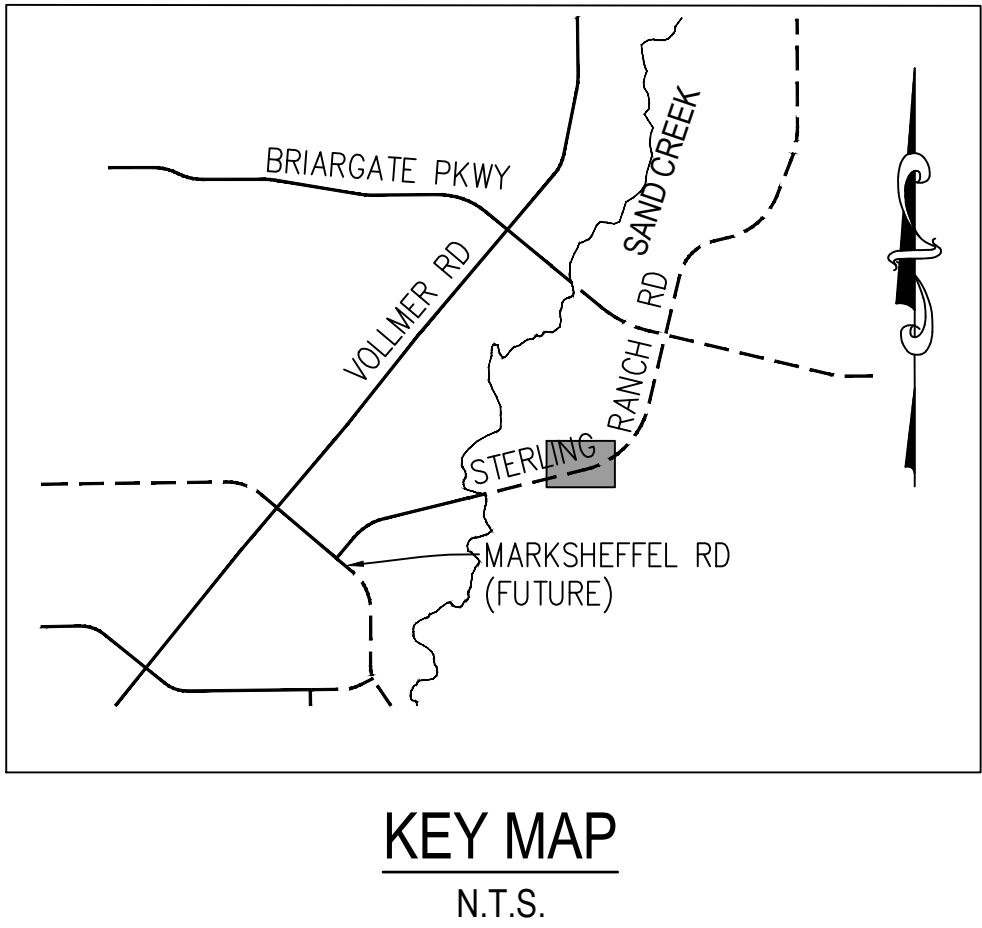
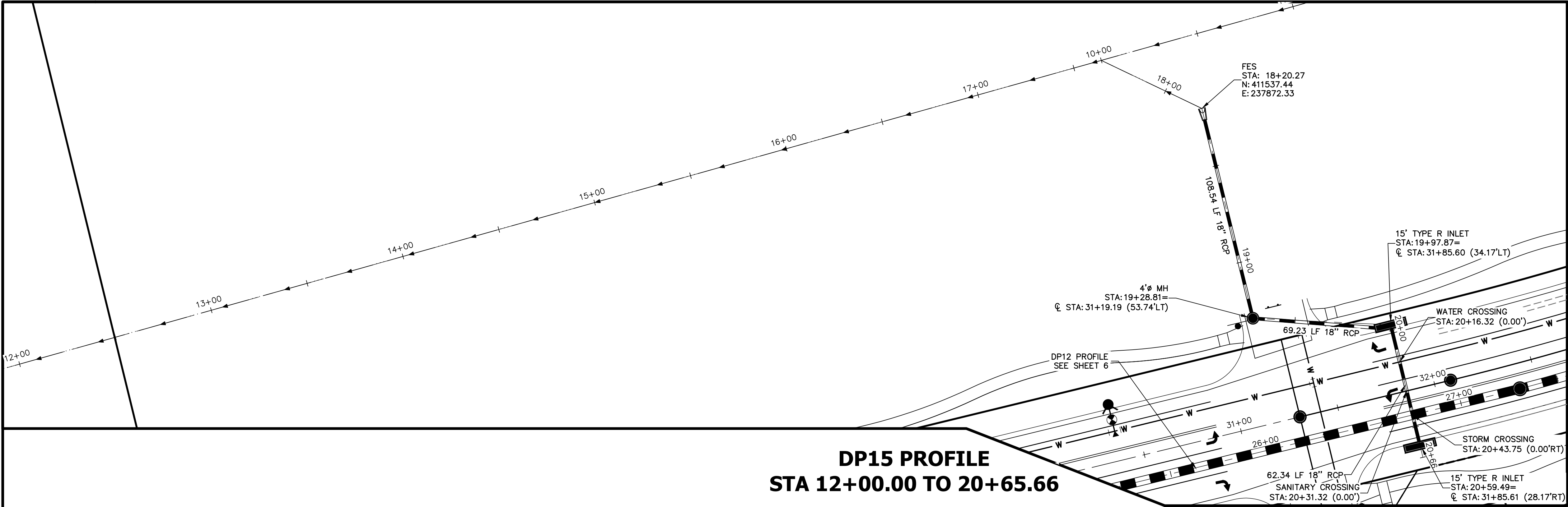
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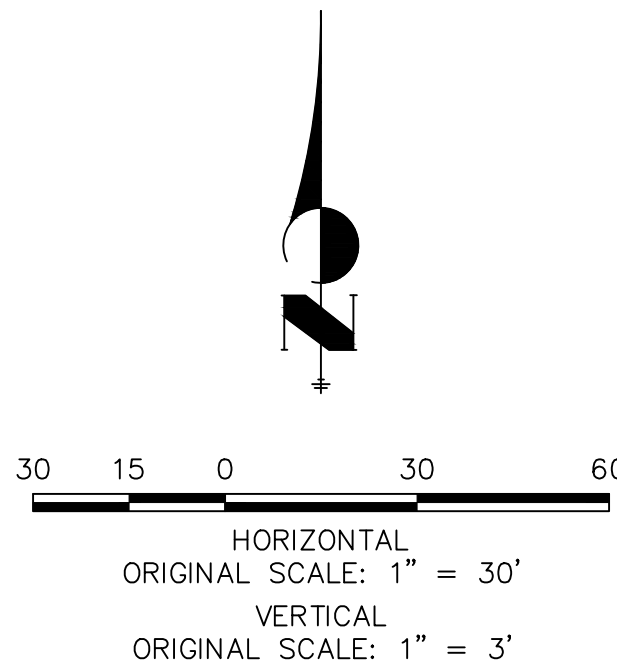
LOCAL ENGINEERING

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET 12 OF 10	JOB NO. 25188.03





**NOTE:**  
ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNADATED



**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



UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE  
FOR THE PROJECTS  
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 Western Company

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No.	REVISION	BY	DATE

H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	12/8/21
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

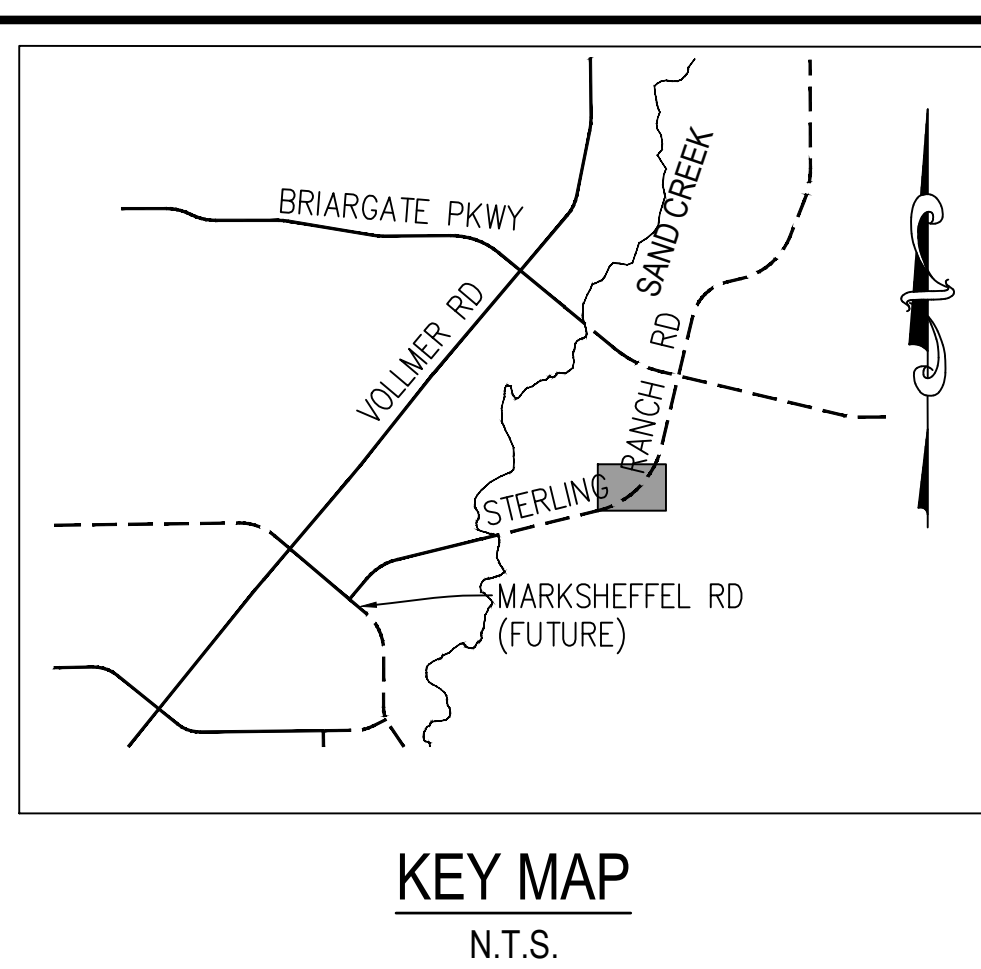
STERLING RANCH ROAD & BRIARGATE  
PARKWAY STORM PLANS

STORM SEWER PLAN &  
PROFILE

SHEET --- OF 10

JOB NO. 25188.03

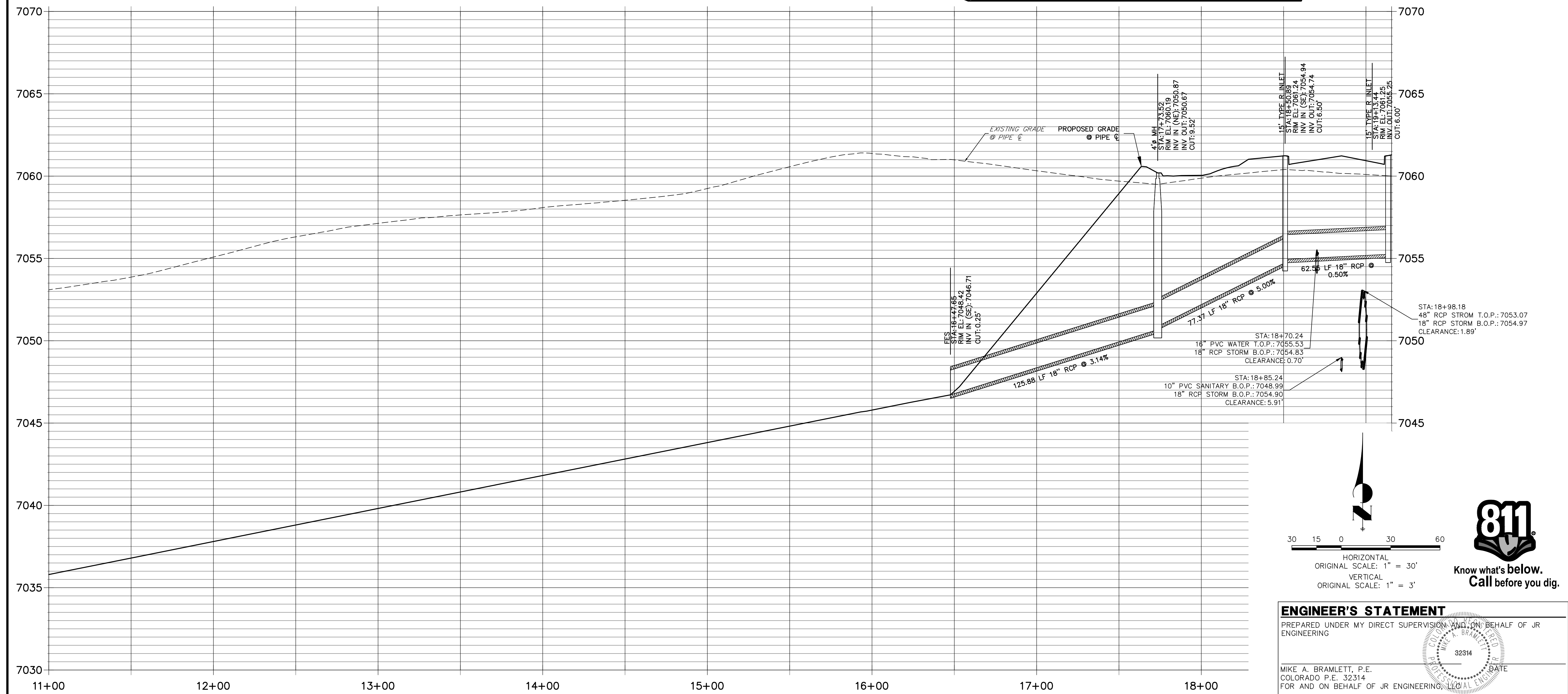




**NOTE:**

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ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNADATED



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

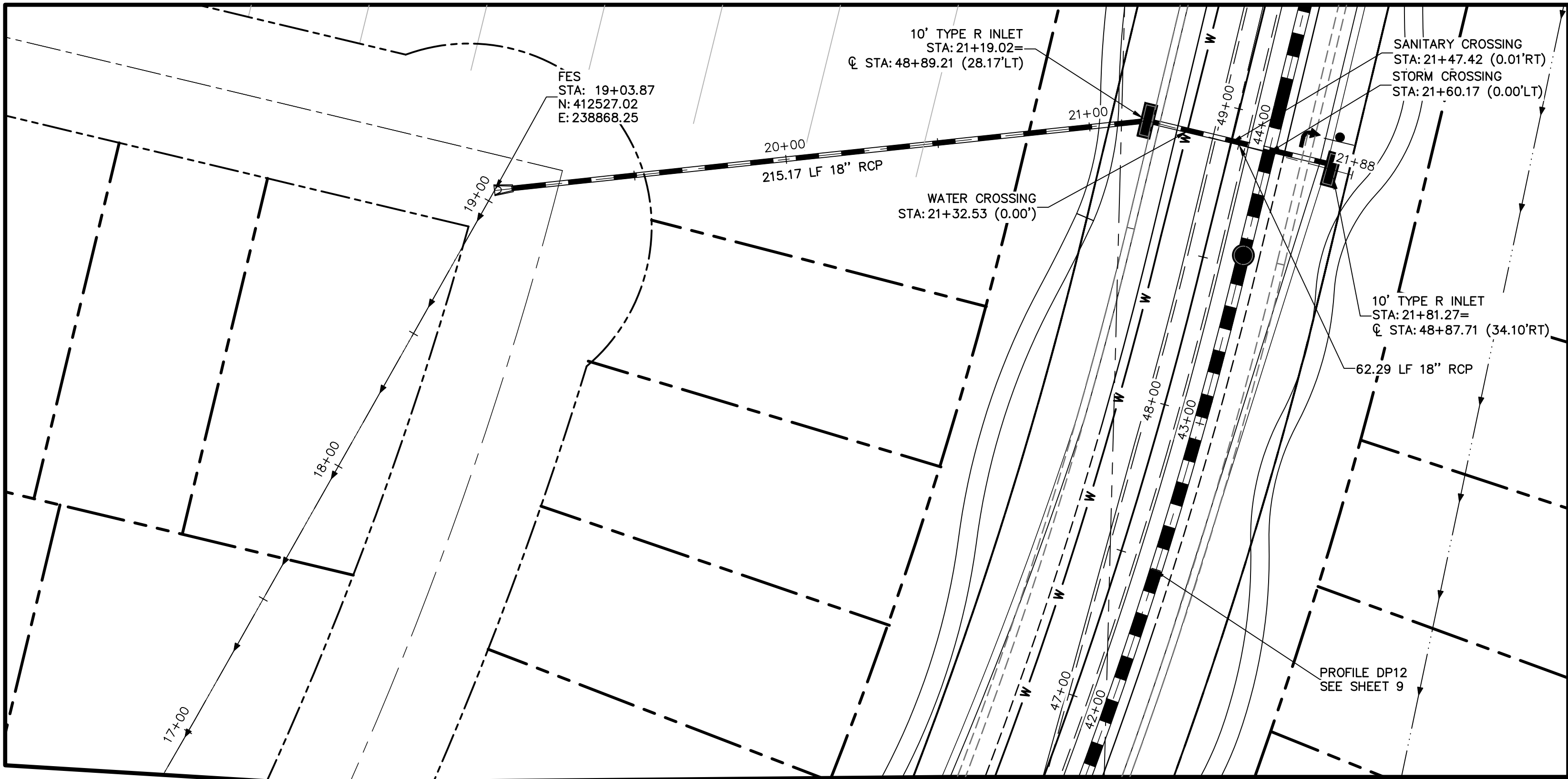
 **JR ENGINEERING**  
A Western Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

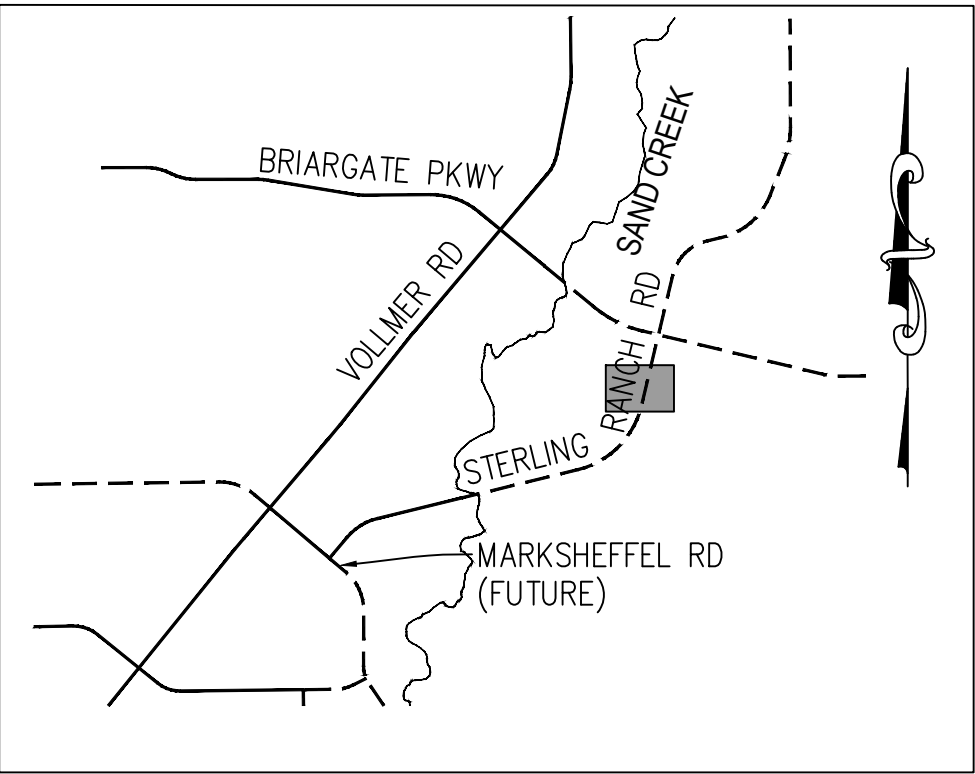
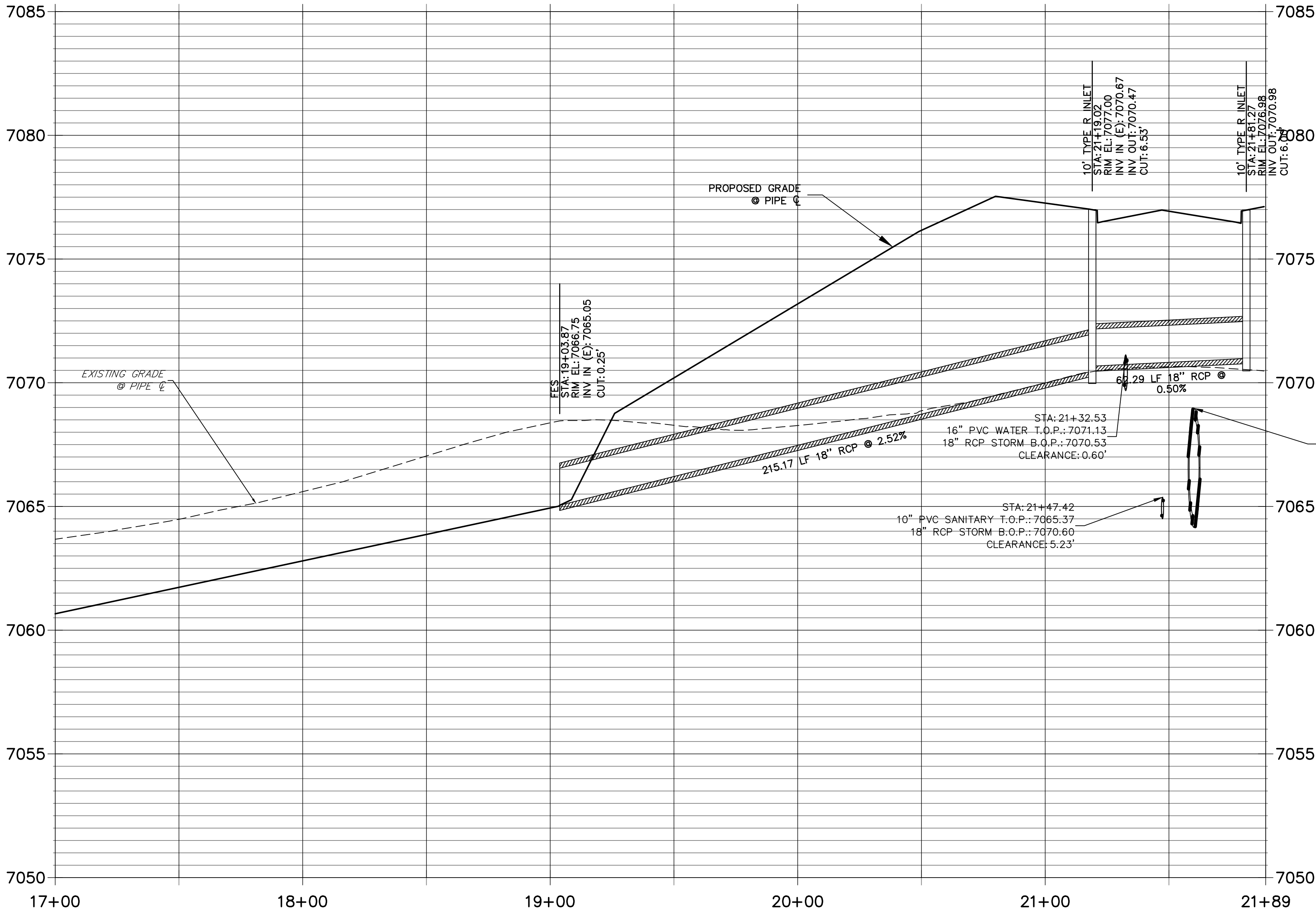
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	DATE	12/8/21				
	DESIGNED BY	MMC				
	DRAWN BY	MMC				
	CHECKED BY					

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET----- OF	10
JOB NO.	25188.03



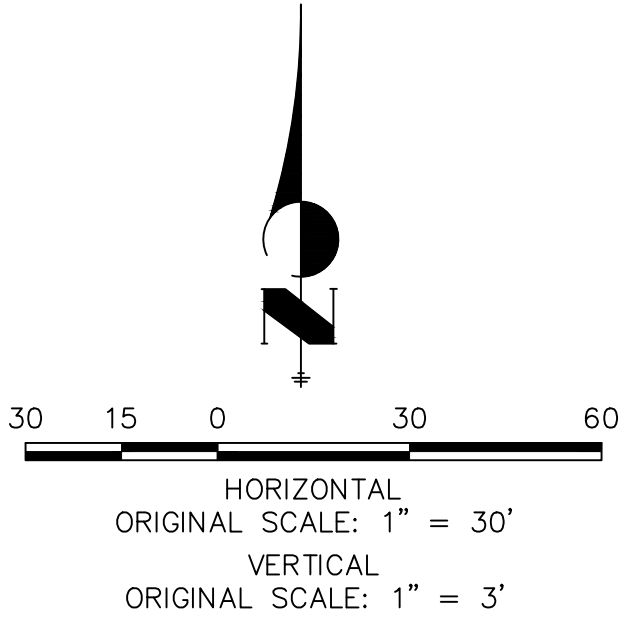


DP17 PROFILE  
STA 17+00.00 TO 21+89.11



KEY MAP  
N.T.S.

**NOTE:**  
ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNADATED

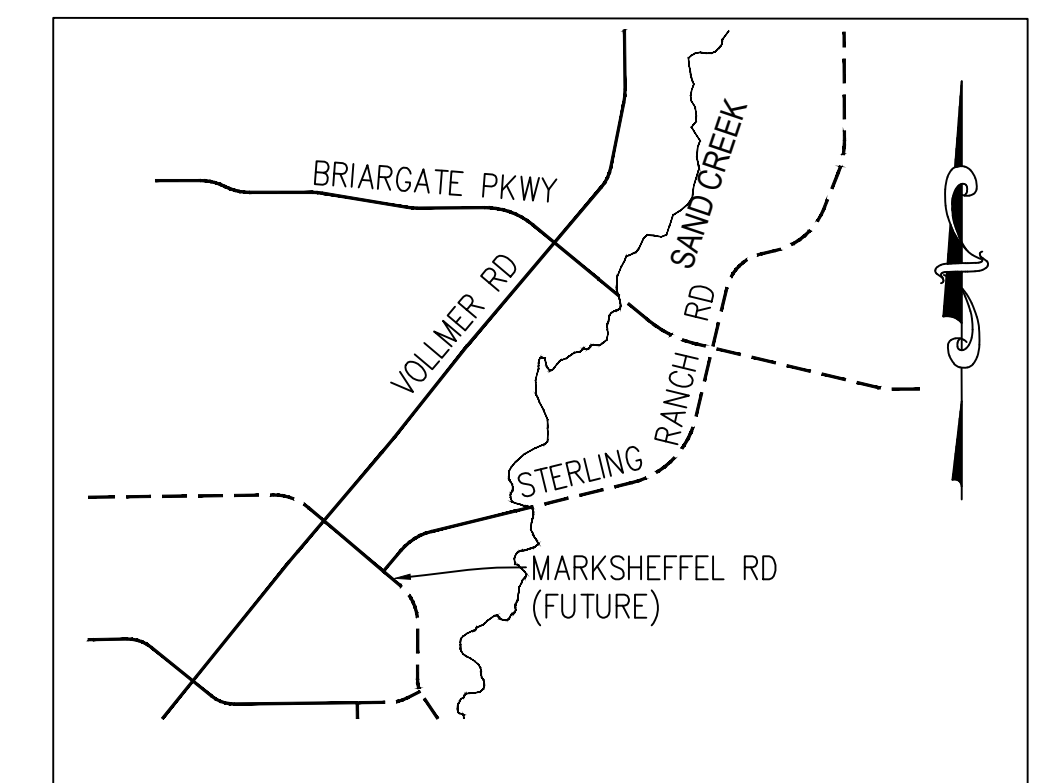
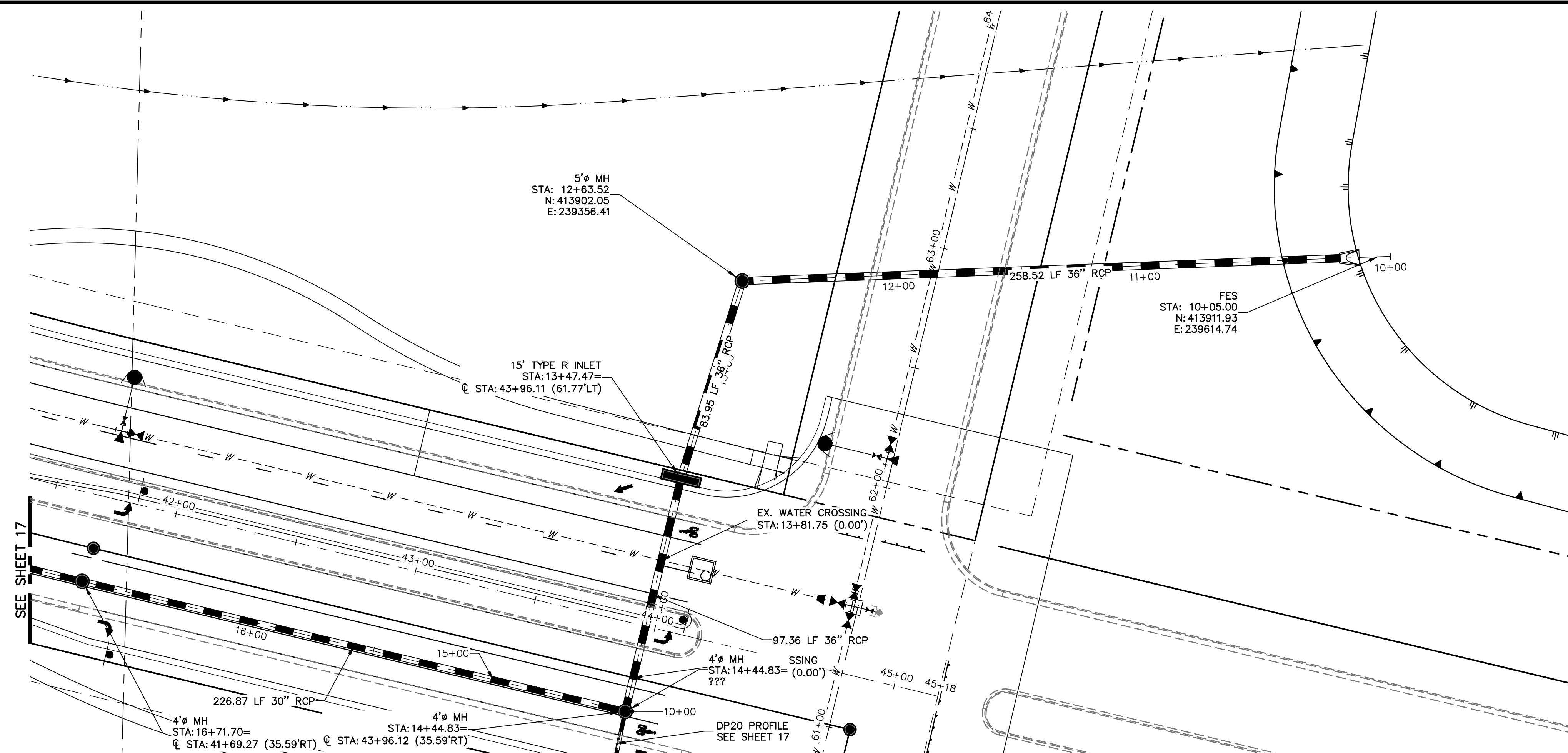


**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE

PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	<b>J.R. ENGINEERING</b> A Western Company  Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
		No.	REVISION
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	H-SCALE	1"=30'	
	V-SCALE	1"=3'	
	DATE	12/8/21	
	DESIGNED BY	MMC	
STORM SEWER PLAN & PROFILE	DRAWN BY		
	CHECKED BY		
SHEET ---- OF 10			
JOB NO. 25188.03			





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

SR LAND, LLC  
BOULDER CRESCENT

SUITE 201  
COLORADO SPRINGS, CO 80

ES F. MOR  
9) 471-17

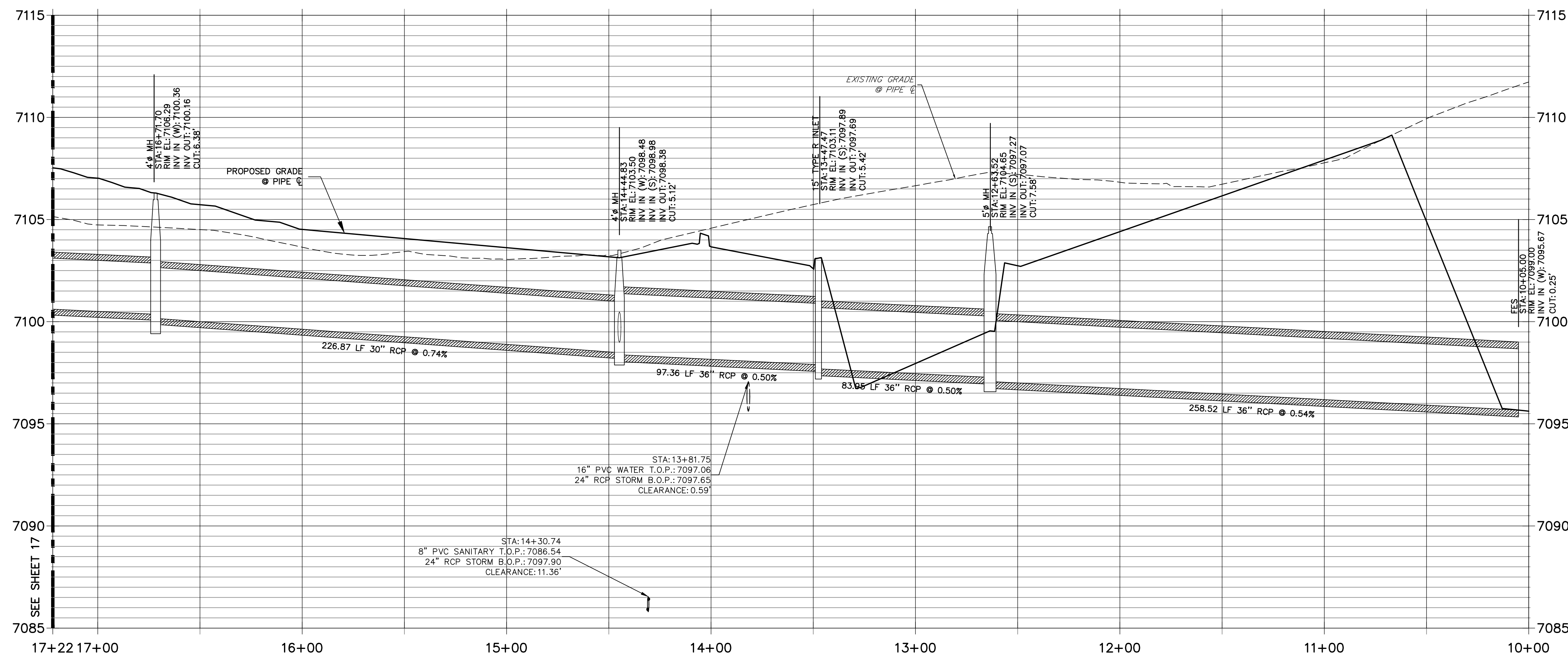
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**J·R ENGINEERING**

A Westrian Company

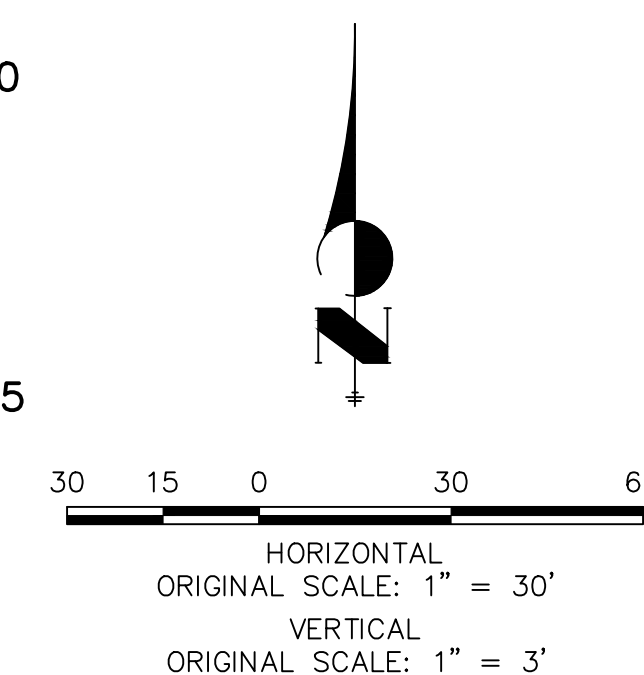


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[illegible]

**NOTE:**

ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNADATED



### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

5 MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF

COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING,

DATE \_\_\_\_\_

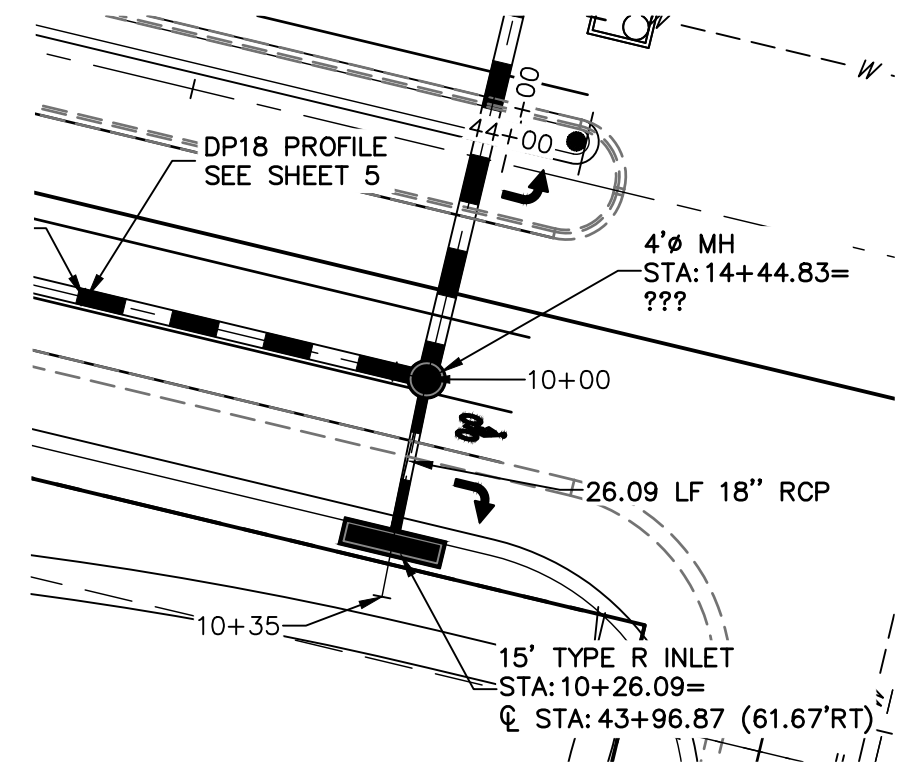
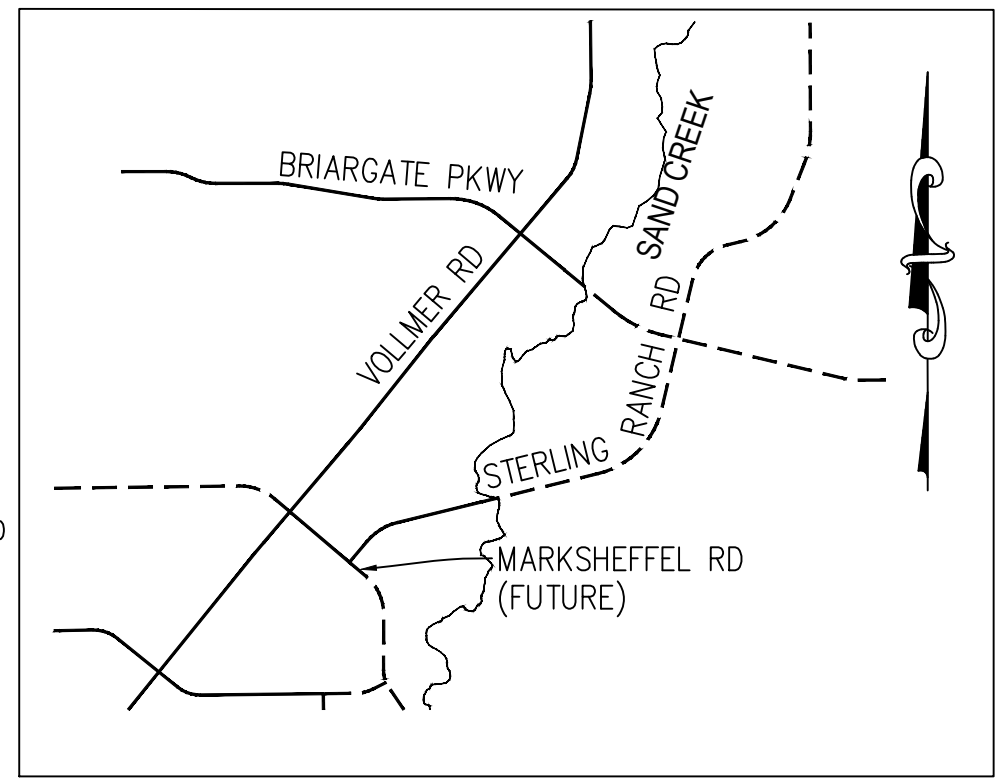
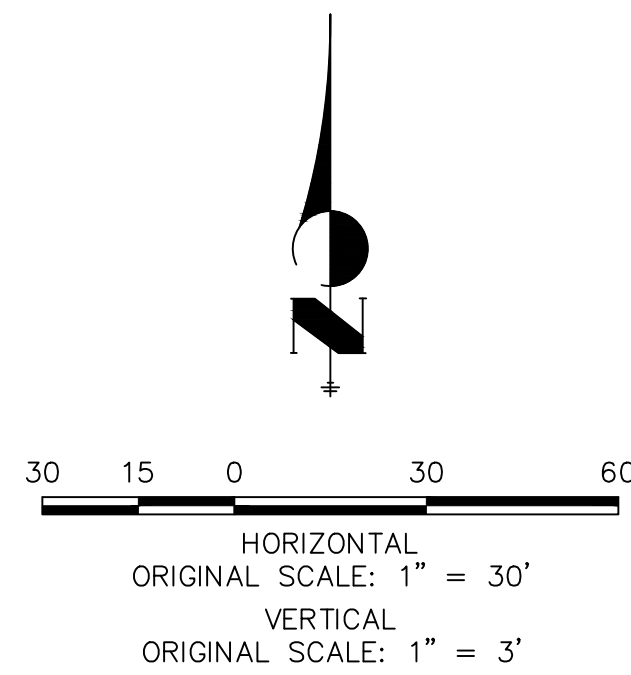
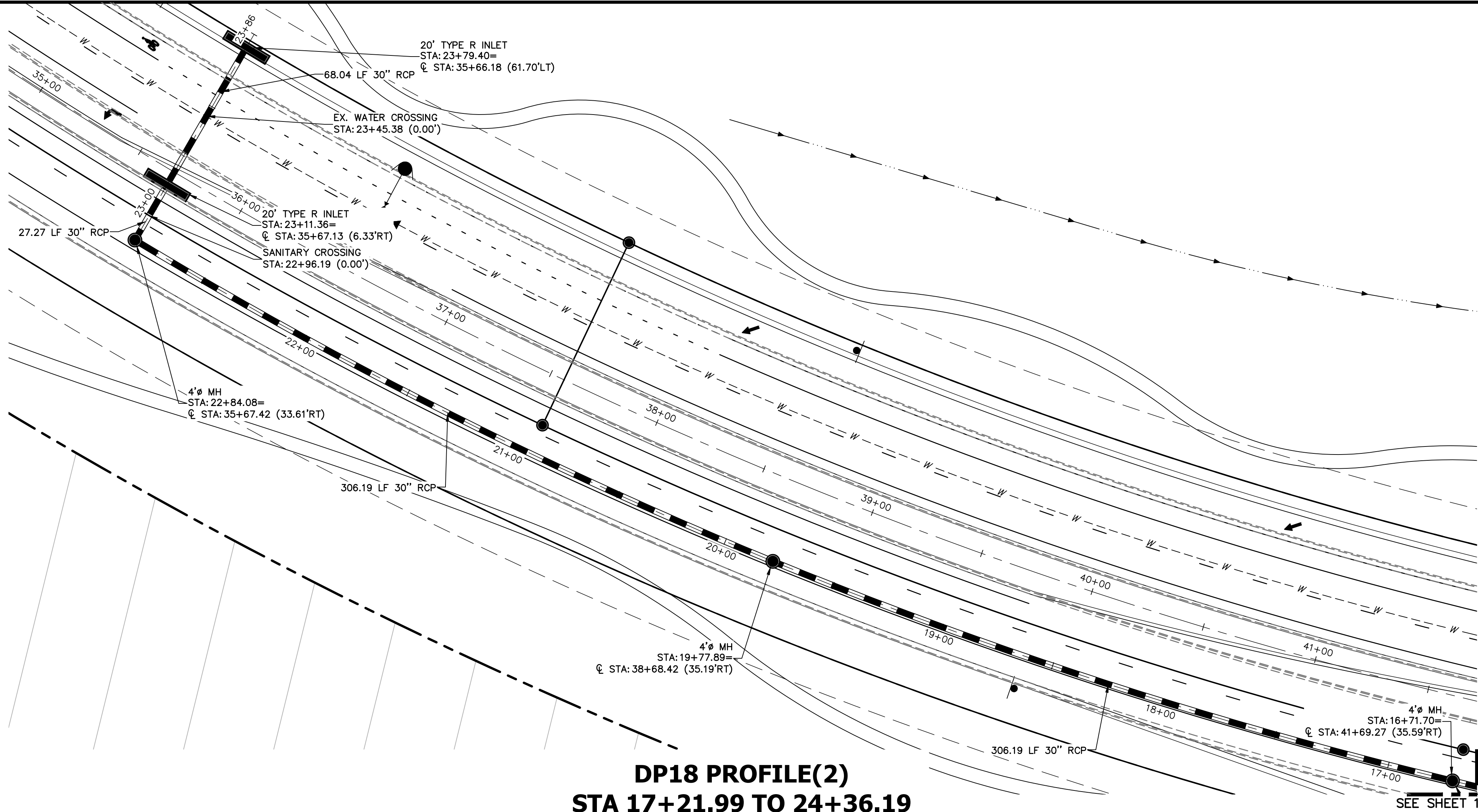
STIERLING RANCH ROAD & BRIARGAIE  
PARKWAY STORM PLANS

# STORM SEWER PLAN & PROFILE

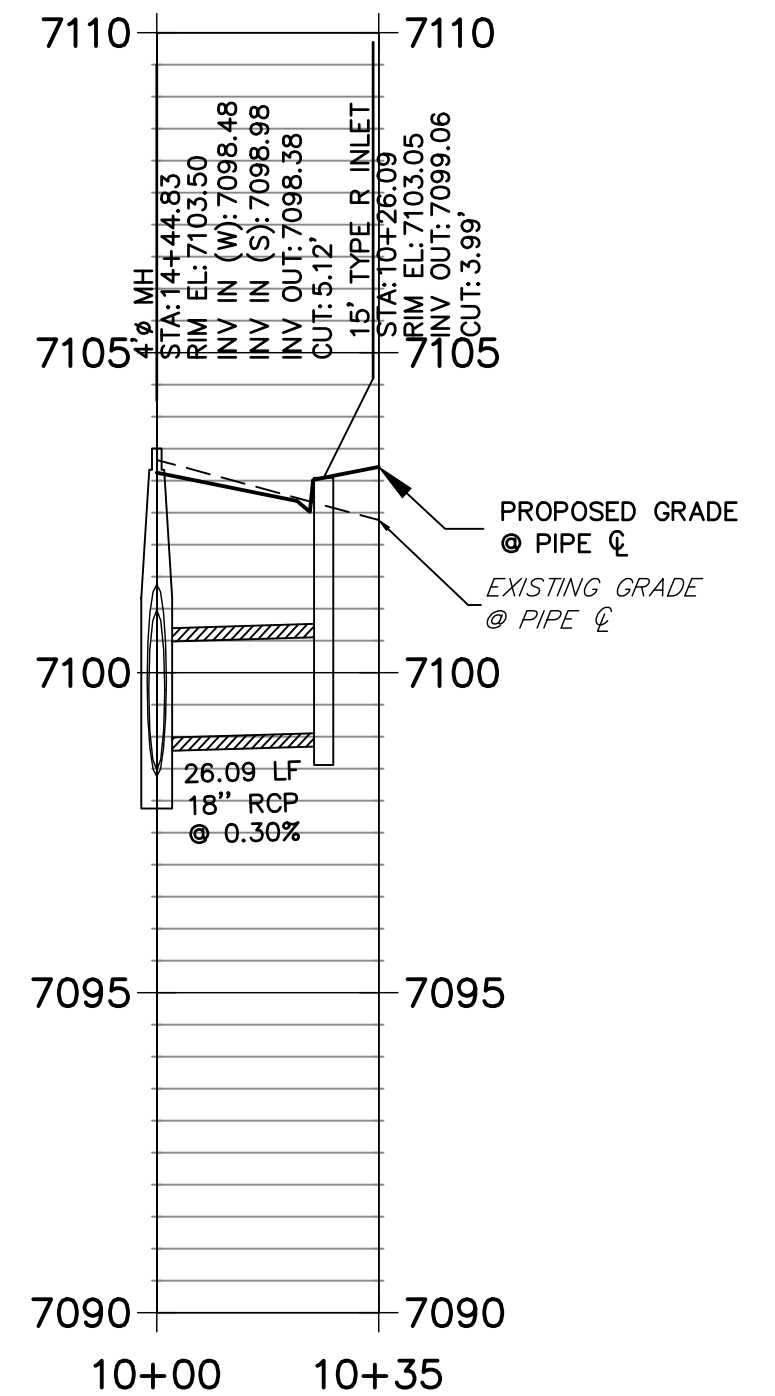
SHEET 16 OF 10

NO. 25188.03





DP20 PROFILE  
STA 10+00.00 TO 10+34.67



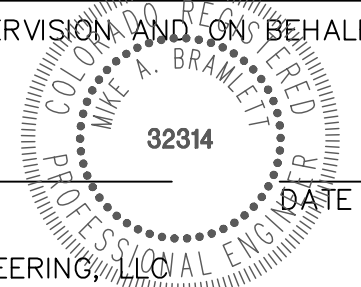
NOTE:  
ADD WATER TIGHT JOINT  
WHEN 100 YR HGL SHOWS  
PIPE FULLY INDUNATED



ENGINEER'S STATEMENT

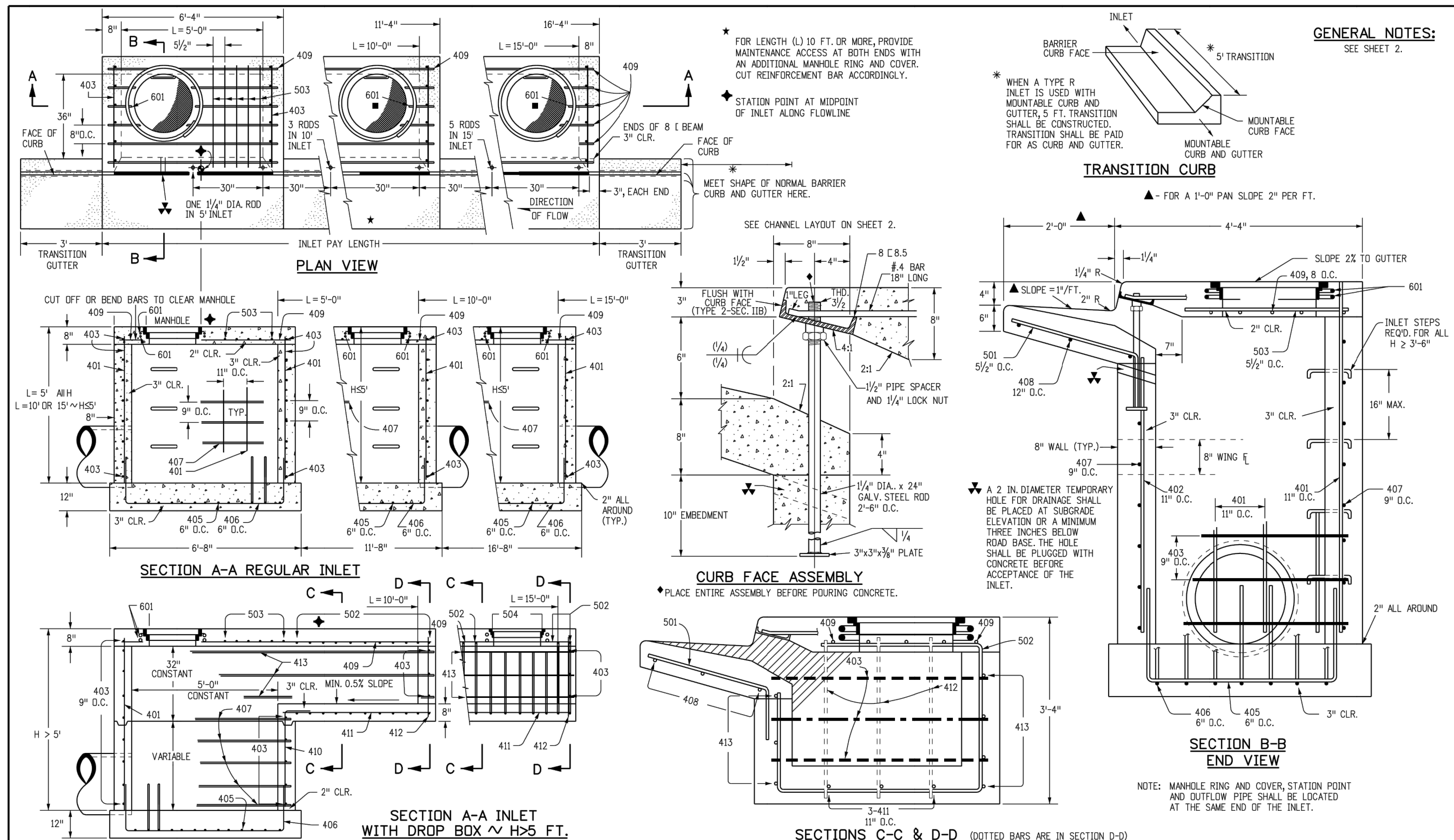
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

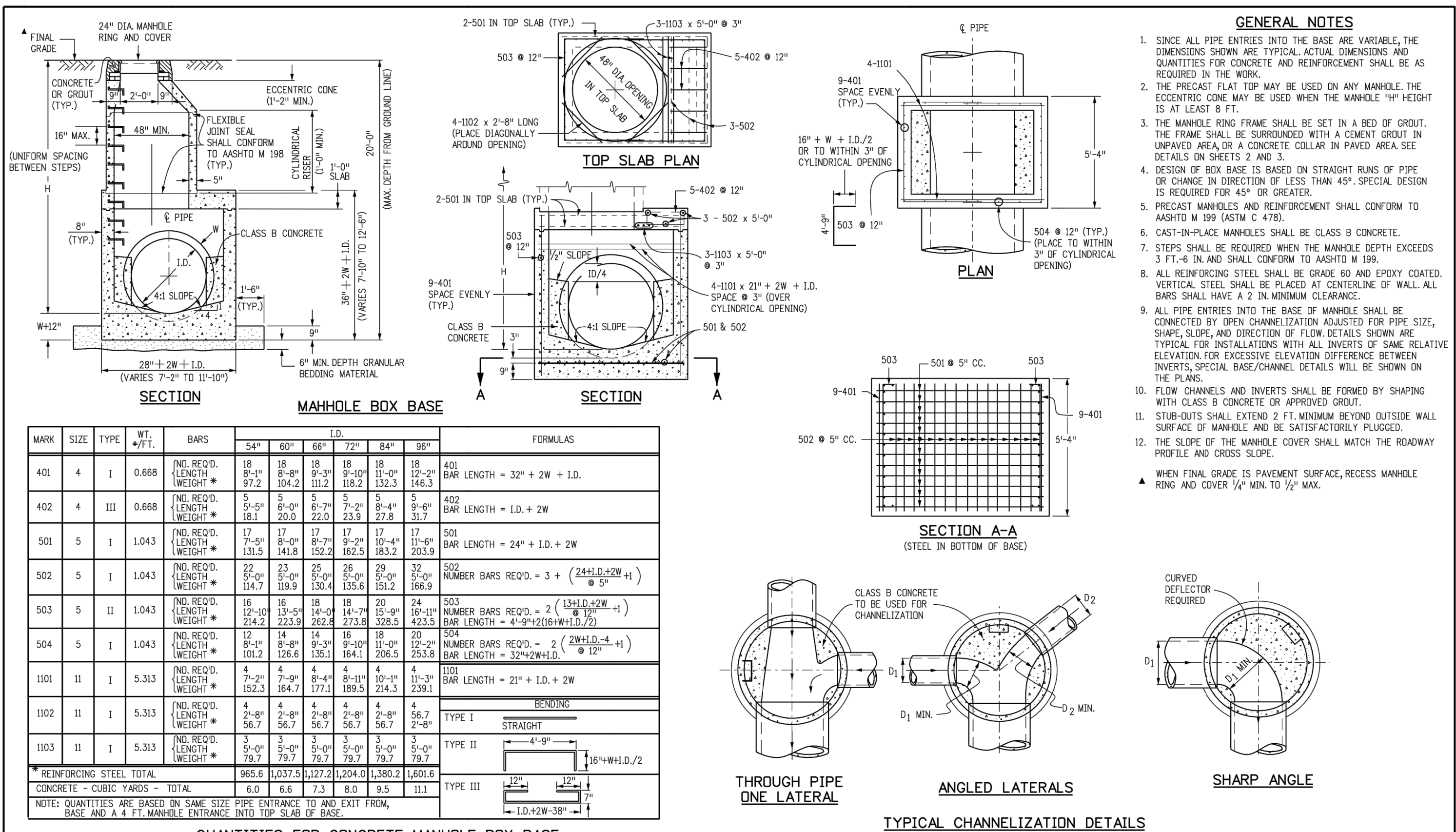


STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	H-SCALE	1"=30'	No.	REVISION	BY	DATE	PREPARED FOR  <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING WILL BE RESPONSIBLE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
	V-SCALE	1"=3'							
	DATE	12/8/21							
	DESIGNED BY	MMC							
	DRAWN BY	MMC							
STORM SEWER PLAN & PROFILE	CHECKED BY								
SHEET 17 OF 10									
JOB NO.	25188.03								

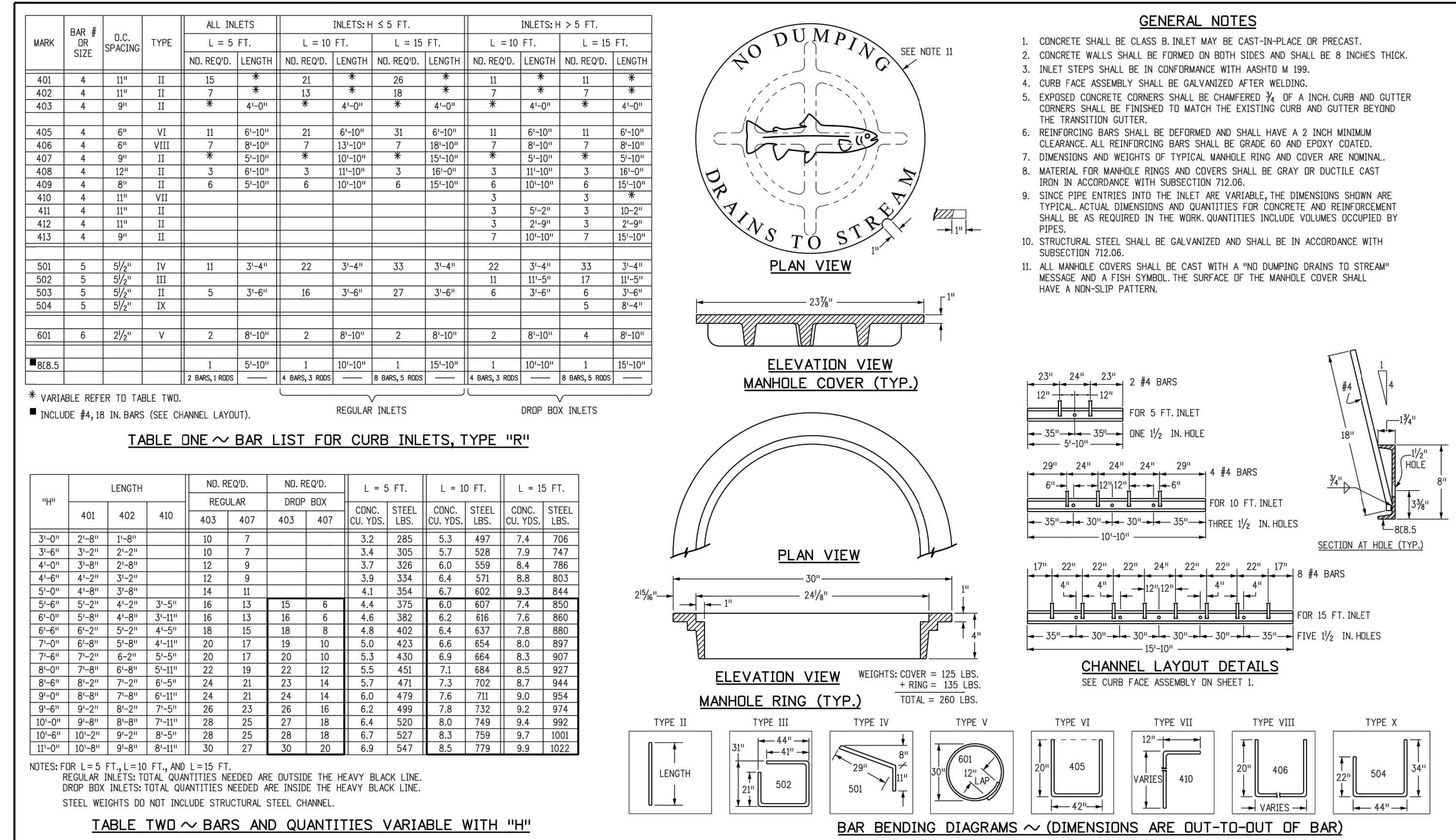




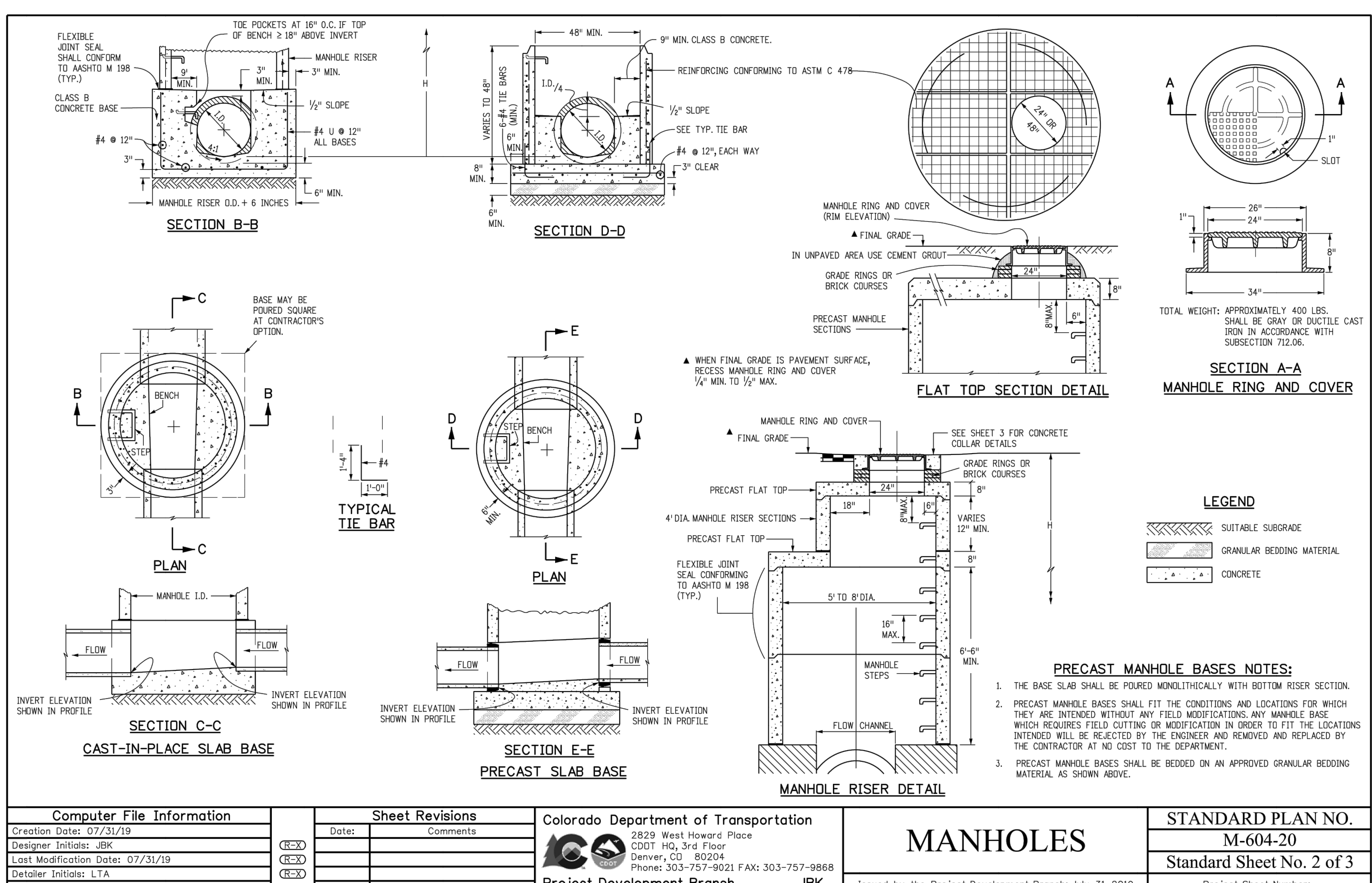
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Creation Date: 07/31/19		Date: Comments:		2829 West Howard Place		CDOT HQ, 3rd Floor		M-604-12	
Designer Initials: JBK		(C)(D)				Denver, CO 80204		Standard Sheet No. 1 of 2	
Last Modification Date: 07/31/19		(C)(D)		Project Development Branch		Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	
Detailer Initials: LTA		(C)(D)		JBK		Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		(C)(D)							



QUANTITIES FOR CONCRETE MANHOLE BOX BASE										
Computer File Information			<div><div></div><div></div></div>		Sheet Revisions		Colorado Department of Transportation		<div>MANHOLES</div> <div>STANDARD PLAN NO. M-604-20</div> <div>Standard Sheet No. 1 of 3</div> <div>Issued by the Project Development Branch: July 31, 2019</div> <div>Project Sheet Number:</div>	
Creation Date: 07/31/19		Date:			Comments	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868				
Designer Initials: JBK						Project Development Branch JBK				
Last Modification Date: 07/31/19										
Detailer Initials: LTA										
CAD Ver.: MicroStation V8    Scale: Not to Scale    Units: English										



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:		2829 West Howard Place		M-604-12		Issued by the Project Development Branch: July 31, 2019	
Designer Initials: JBK		Comments:		CDOT HQ, 3rd Floor		Project Sheet Number:		Project Sheet No. 2 of 2	
Last Modification Date: 07/31/19				Denver, CO 80204					
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch JBK					



CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(R-X)			Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
FILE NO. SF-21-XXX									

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PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

DESIGNED BY

DRAWN BY

CHECKED BY

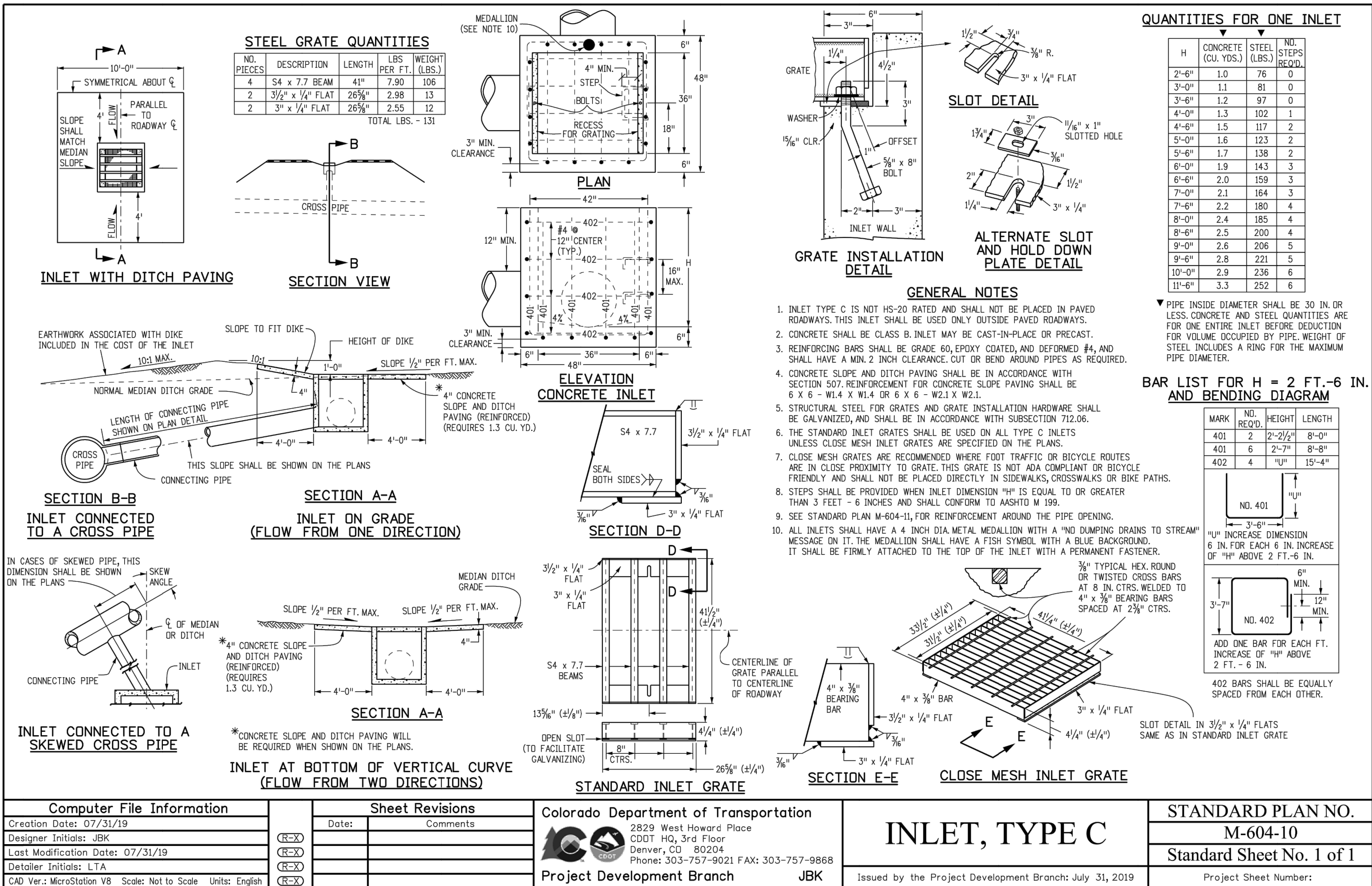
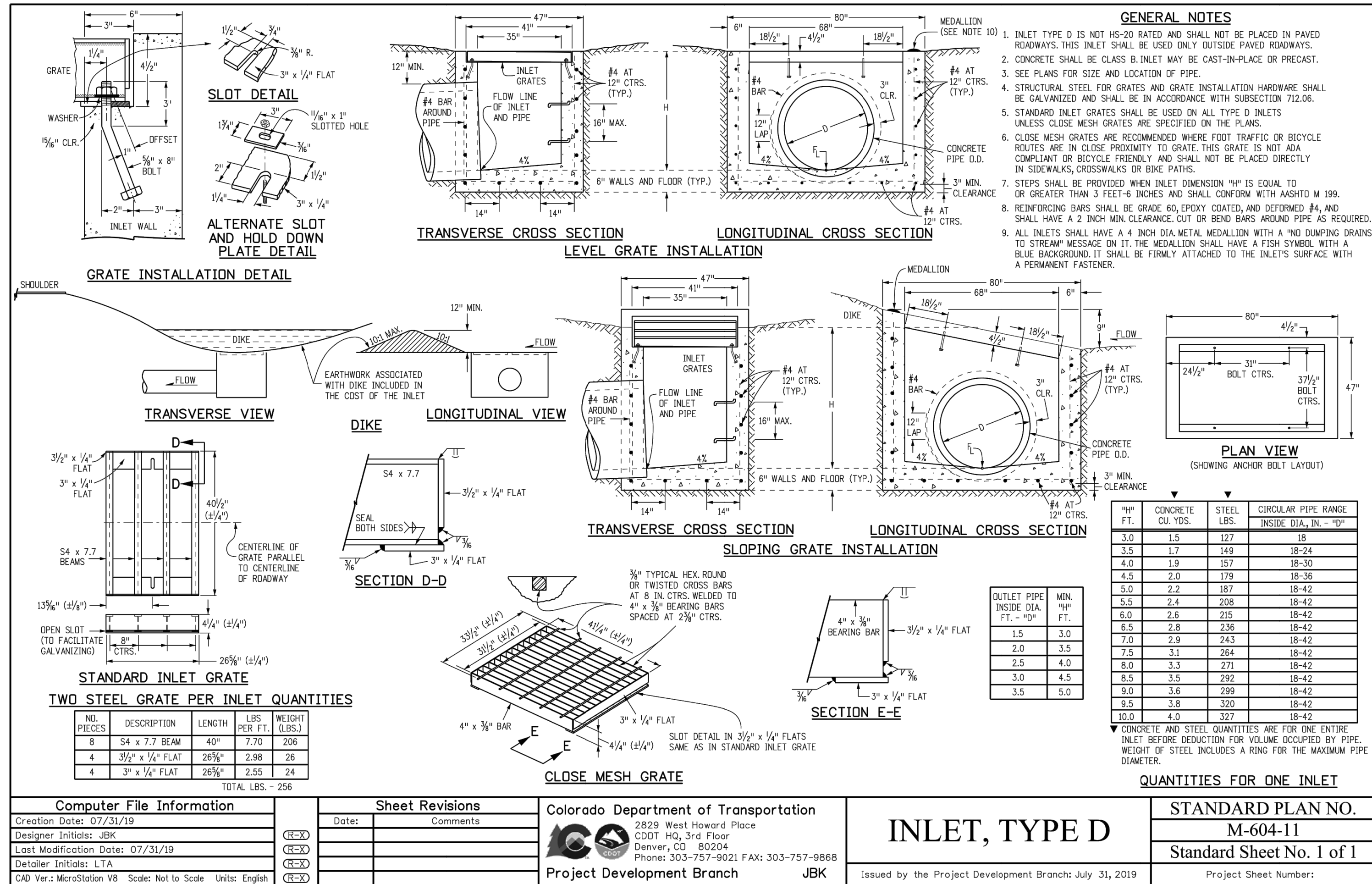
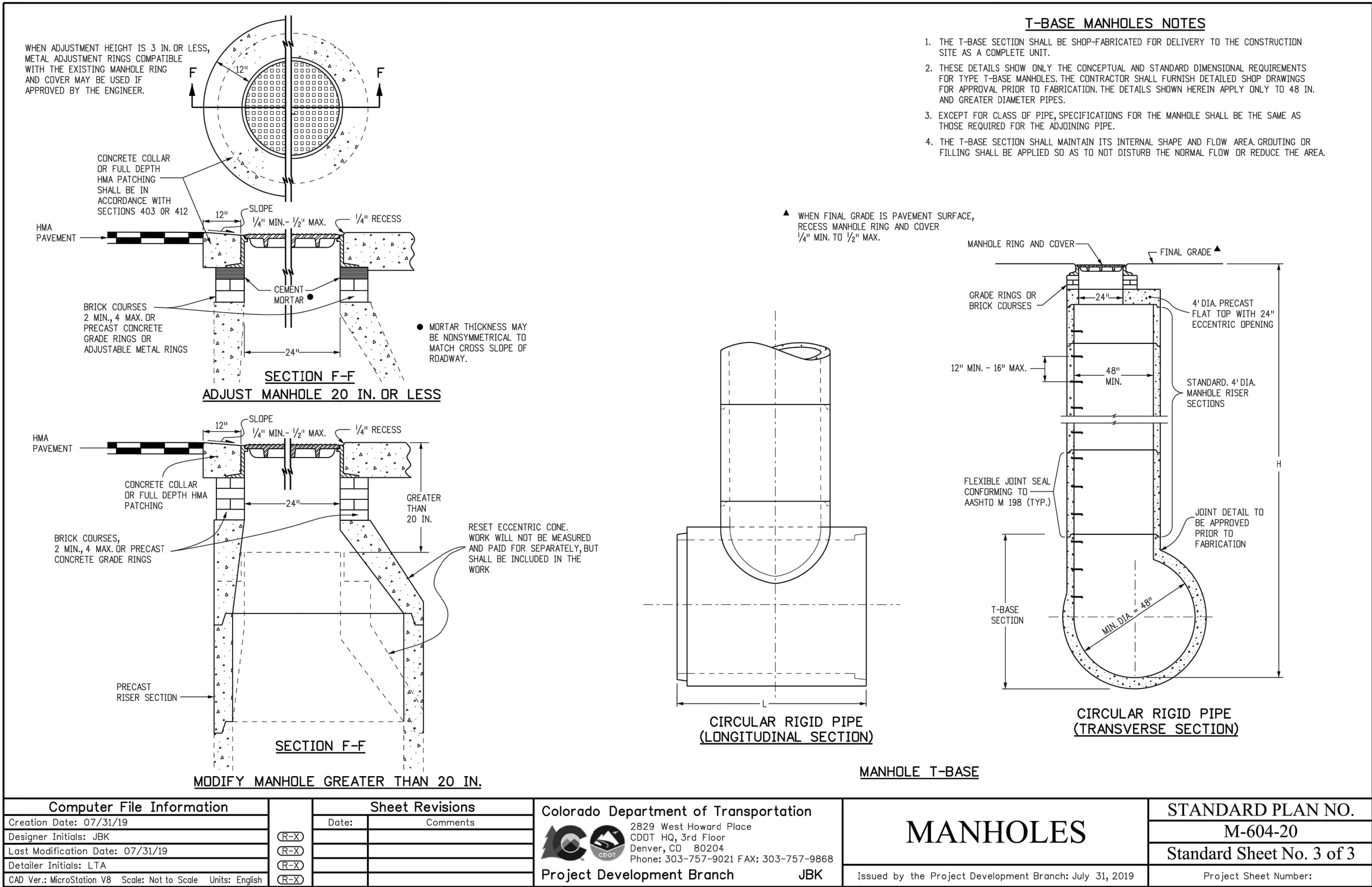
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

DETAILS SHEETS

SHEET 18 OF 10

JOB NO. 25188.03





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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

REVISION

No.

1"=XX'

1"=X'

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

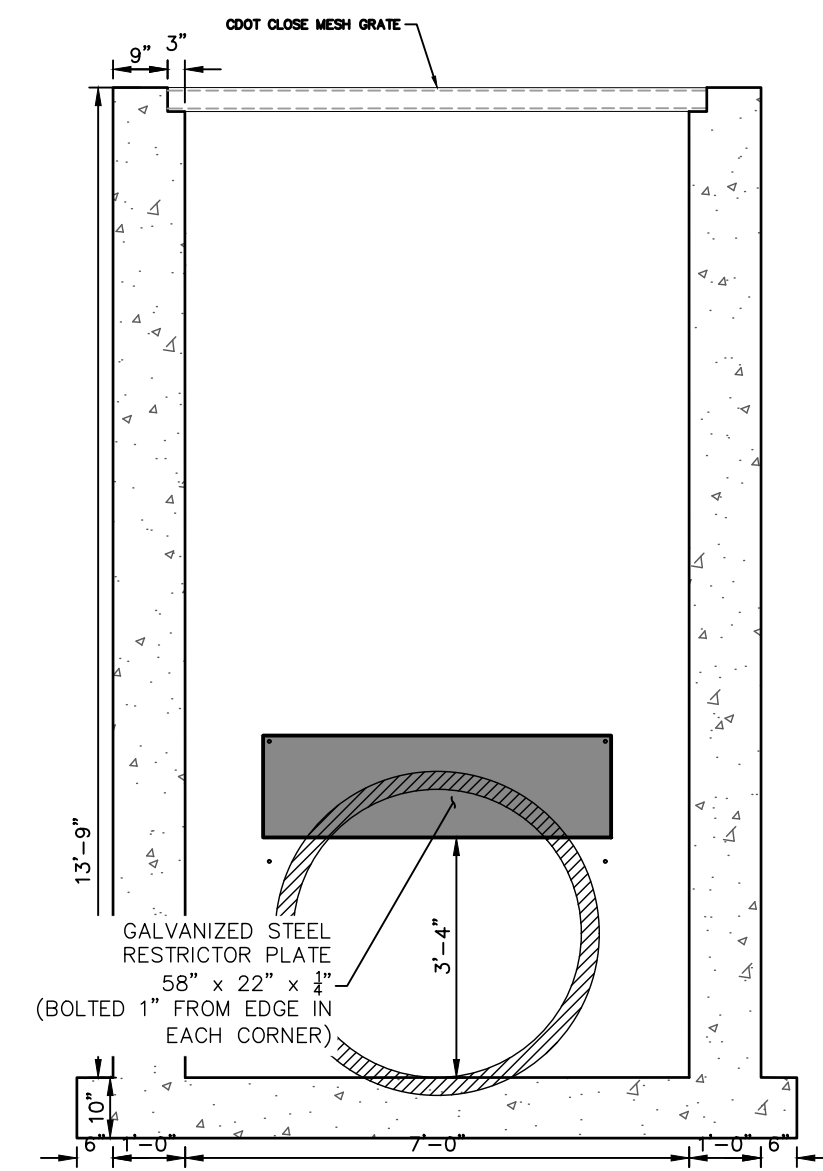
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

DETAILS SHEETS

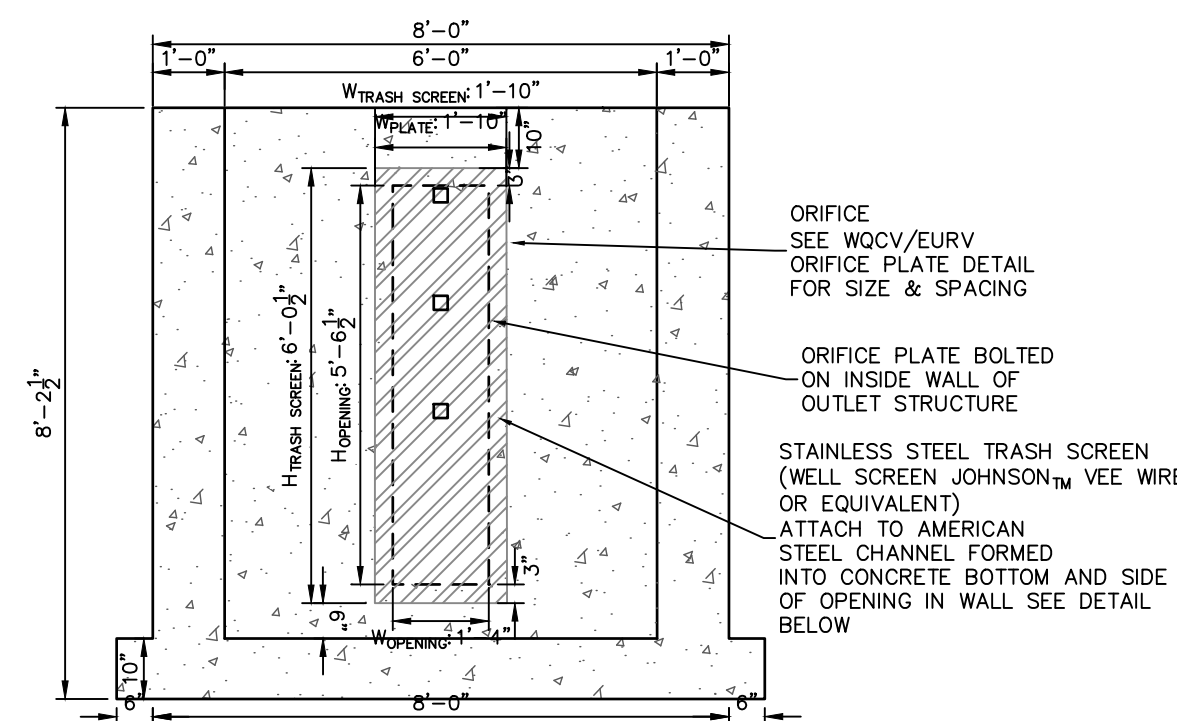
SHEET 19 OF 10

JOB NO. 25188.03

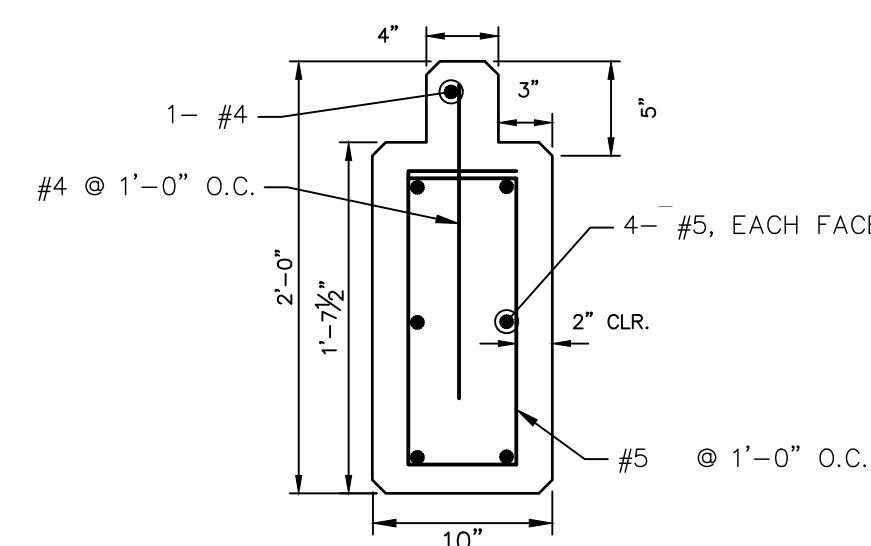




**SECTION B AT OUTLET (REAR) WALL**  
SCALE: 3/8"=1'



**B** SECTION A AT ORIFICE (FRONT) WALL  
SCALE: 3/8"=1'



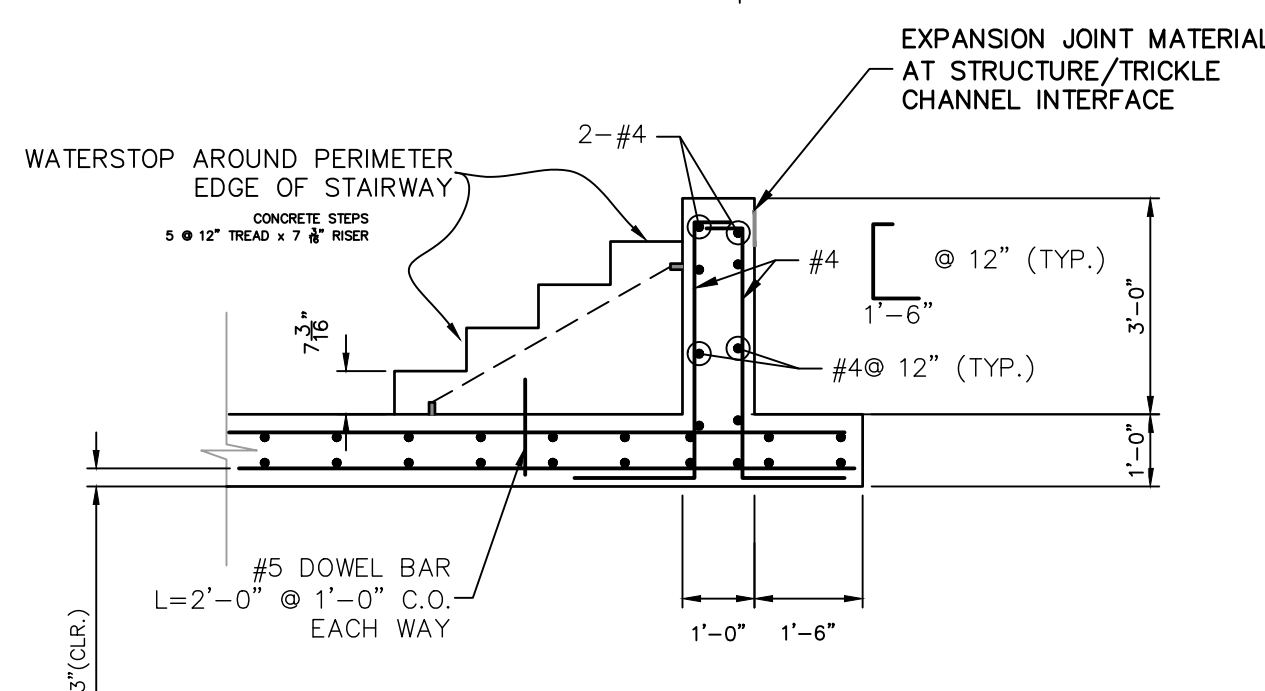
BEAM DETAIL  
(OVERFLOW GRATE)  
SCALE: 3/8"=1'

**ORIFICE PLATE AND RESTRICTOR PLATE:**

1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE WITH 1" DIA. ON CENTER.
3. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

**OVERFLOW GRATE:**

5. ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
6. OVERFLOW GRATING SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.




STAIRS DETAIL

SCALE: 3/8"=1'

PREPARED UNDER MY SUPERVISION

MIKE A. BRAMLETT, P.  
COLORADO P.E. 32314  
FOR AND ON BEHALF



PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT  
CLUTE CO.SUITE 201  
DO SPRINGS, CO

JAMES F. MORLEY

**I.D. ENGINEERING**

**JRK ENG.**  
A Westrian Company



A restaurant company

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Fort Collins 970-491-9888 • [www.reinforcing.com](http://www.reinforcing.com)

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STORM

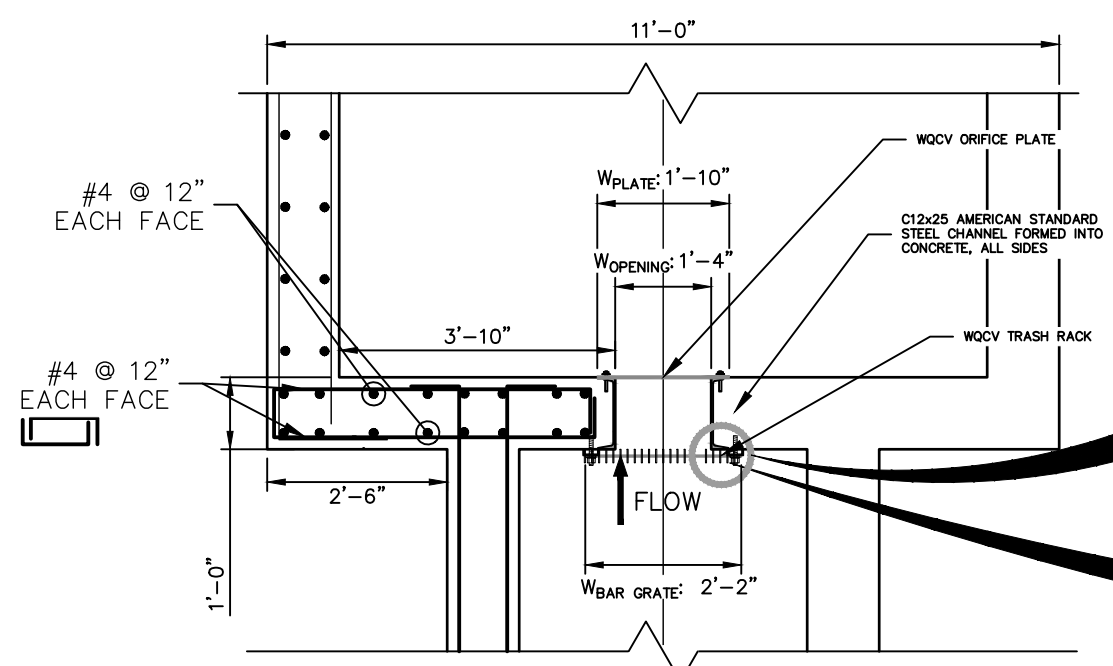
## PLANS

DETAILS SHEETS

SHEET 20 OF 10

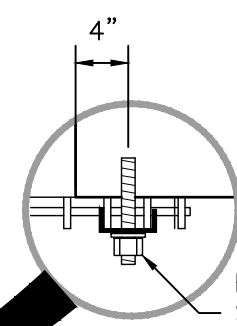
JOB NO. 25188.0



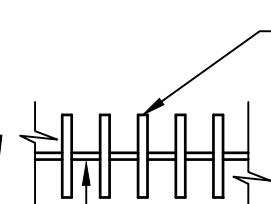


TEMPORARY POND FS14A WQCV TRASH  
RACK AND PLATE  
DETAIL (PLAN)

N.T.S.

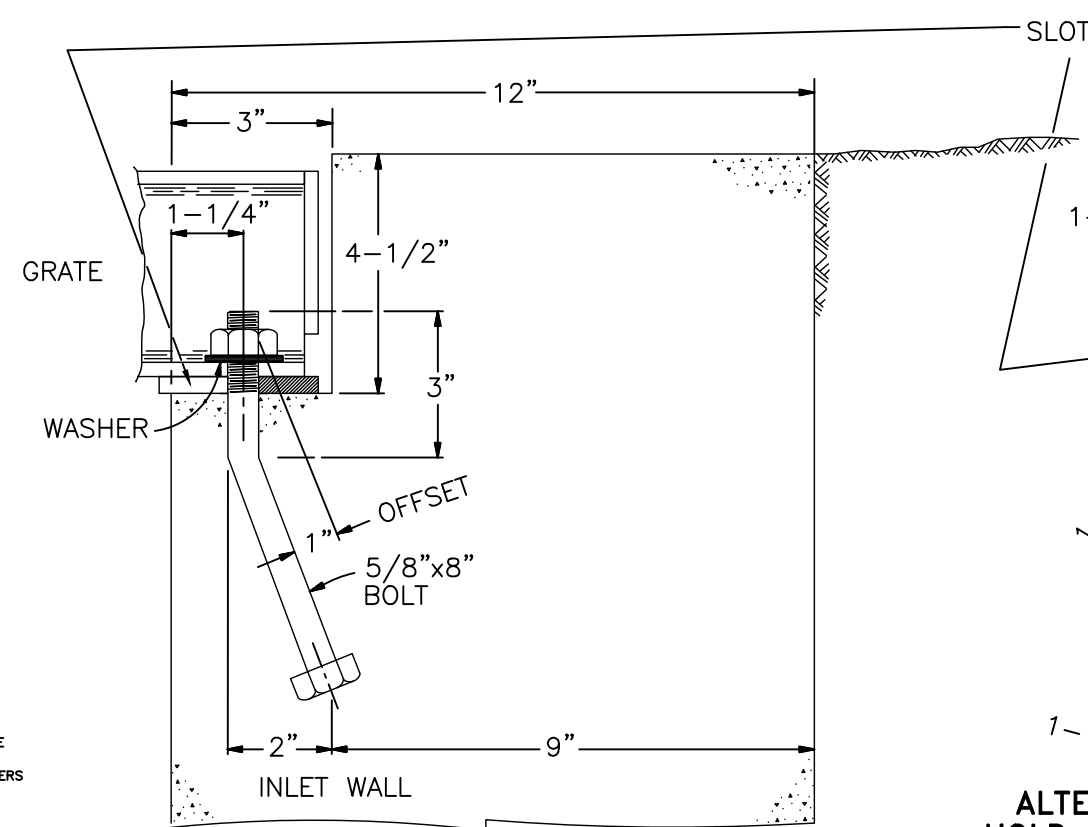


BOLT GRATE USING STAINLESS STEEL  
SADDLE WASHERS OR TREATED STEEL  
BAR STOCK



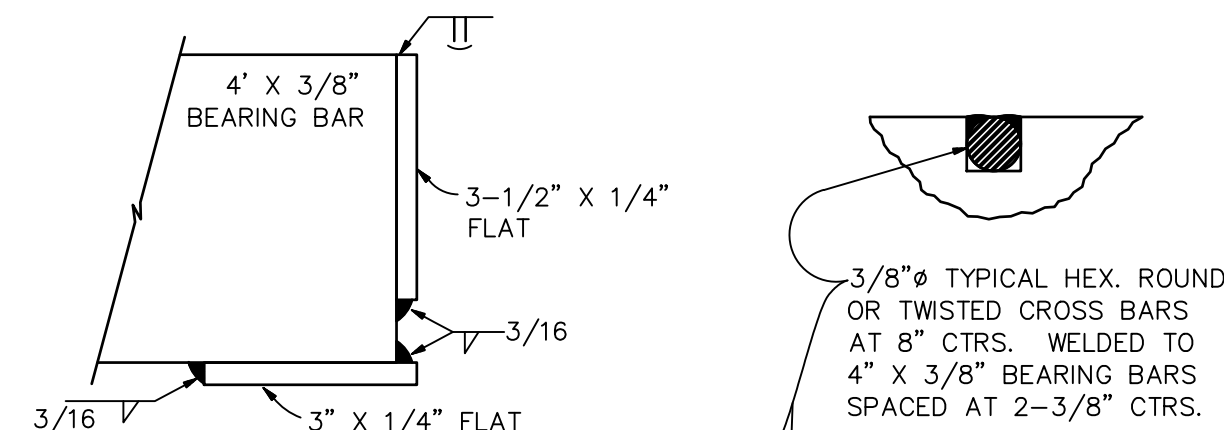
TEMPORARY POND FS14A TRASH  
RACK DETAIL

N.T.S.



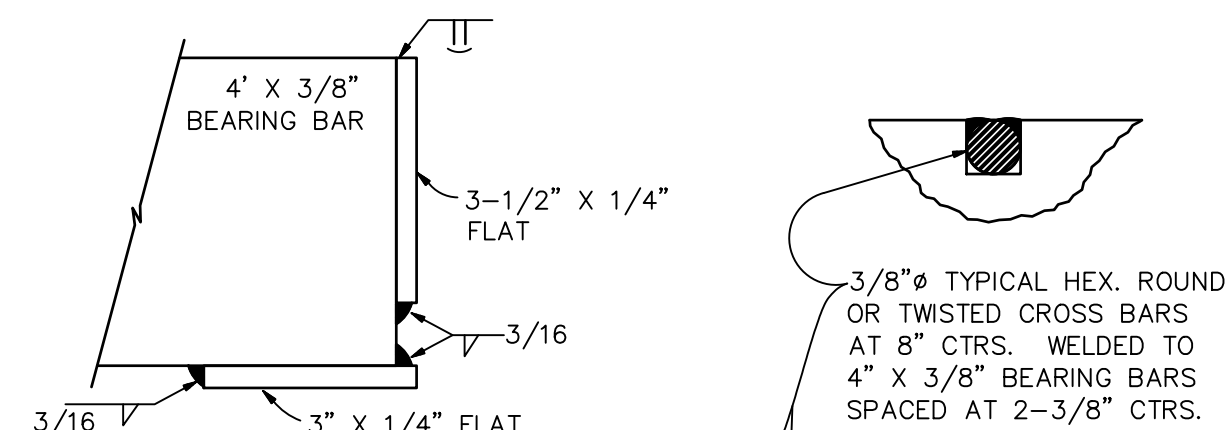
TEMPORARY POND FSD14A  
OVERFLOW GRATE INSTALLATION  
DETAIL

N.T.S.



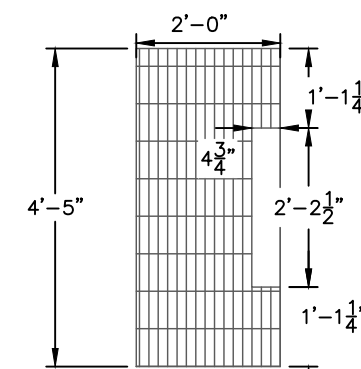
TEMPORARY POND FS14A CLOSE MESH GRATE  
TYPICAL DETAIL

N.T.S.



TEMPORARY POND FS14A GRATE TYPICAL  
DETAIL

N.T.S.



SHOVEL OPENING DETAIL

N.T.S.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE

32314

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STORM  
PLANS

DETAILS SHEETS

SHEET 21 OF 10

JOB NO. 25188.03

BY DATE

REVISION

3/4" = 1'

3/4" = 1'

DATE 12/8/21

DESIGNED BY RAB

DRAWN BY CGV

CHECKED BY

J.R. ENGINEERING  
A Westman Company

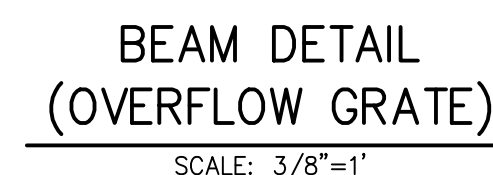
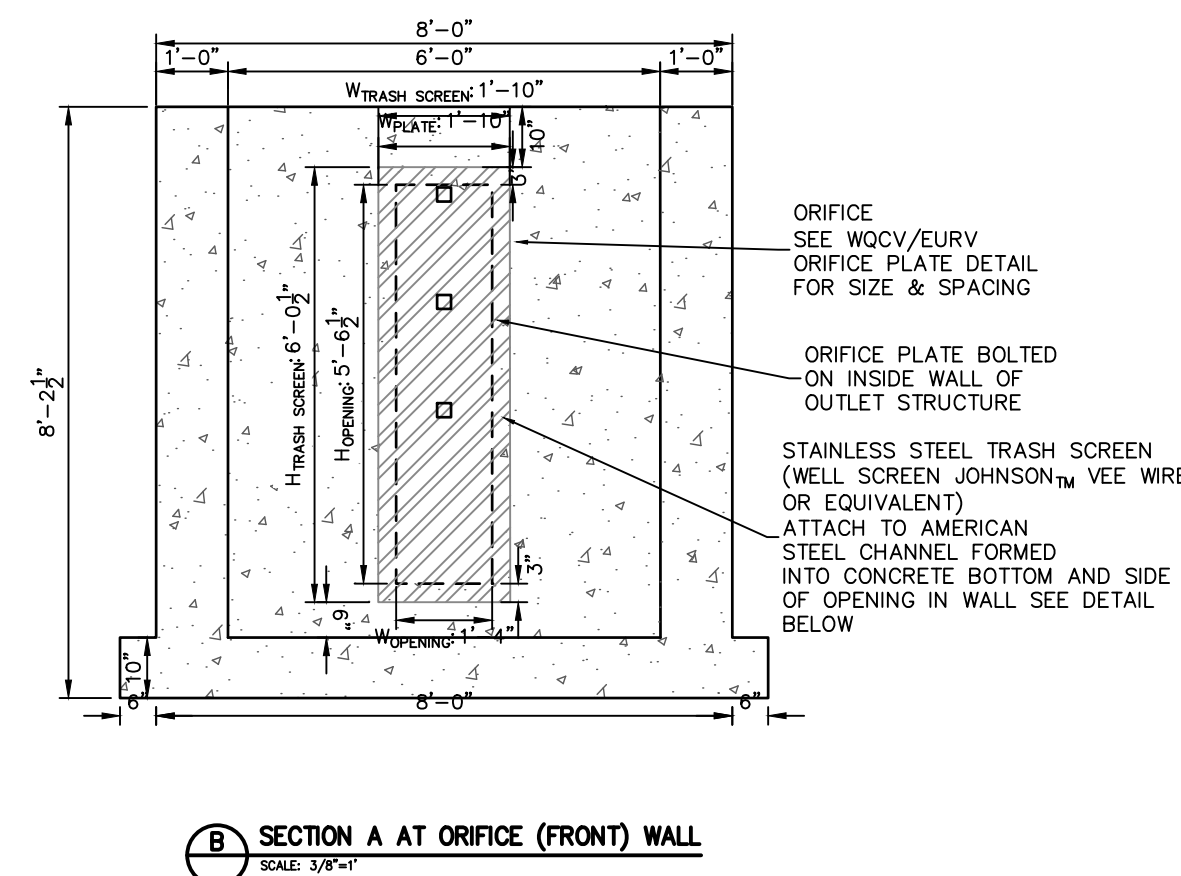
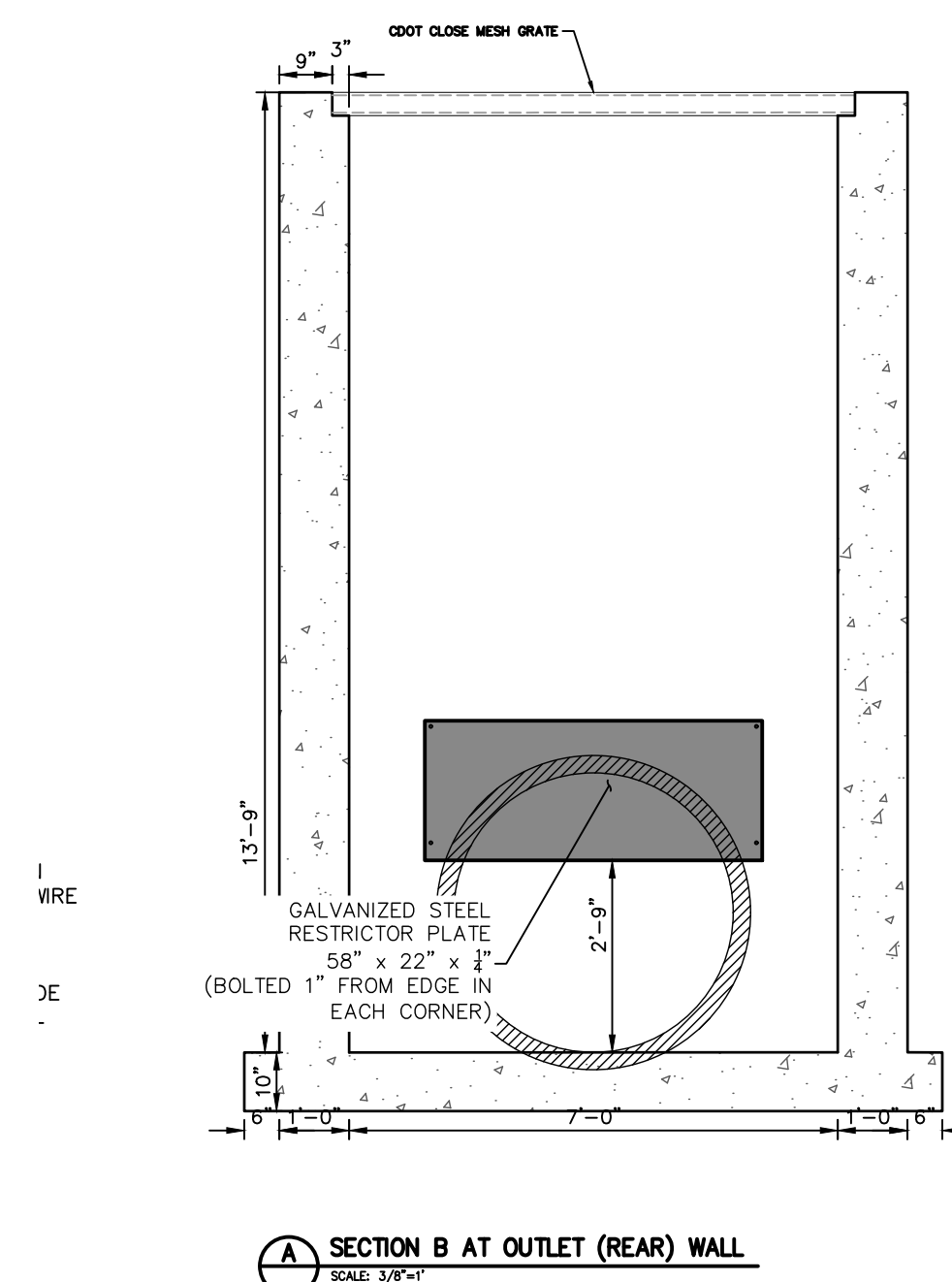
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PREPARED FOR

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

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APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
APPROVES THEIR USES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

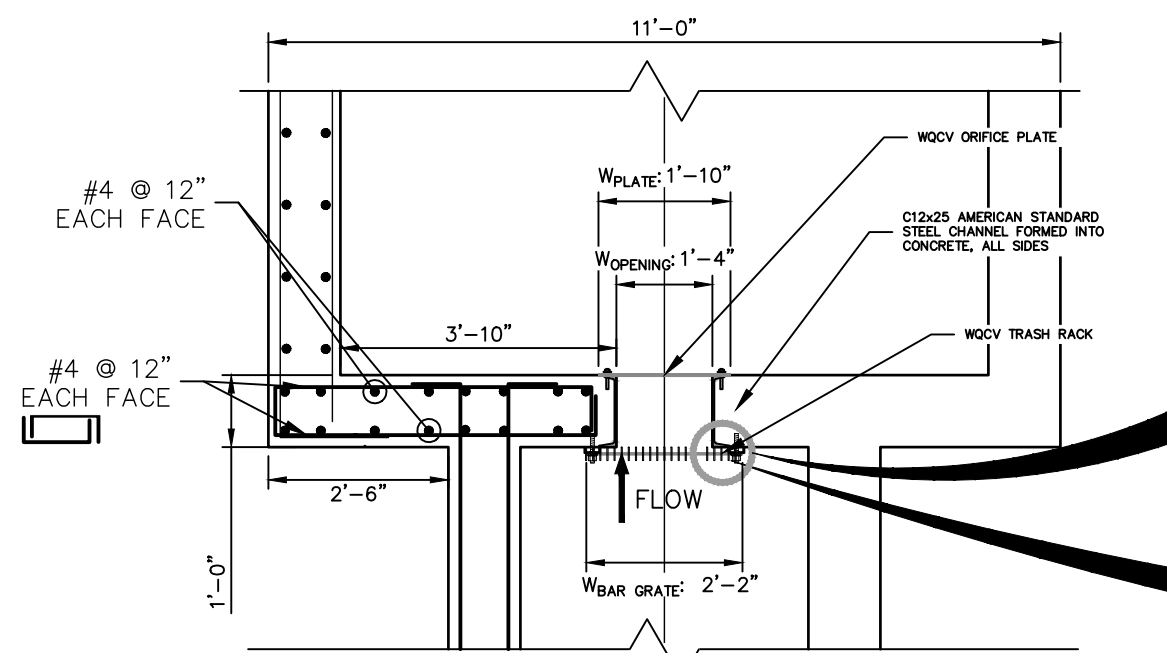




STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS		DETAILS SHEETS	
SHEET	22	OF	10
JOB NO.	25188.03		

MIKE A. BRAMLETT, P.  
COLORADO P.E. 32314  
FOR AND ON BEHALF





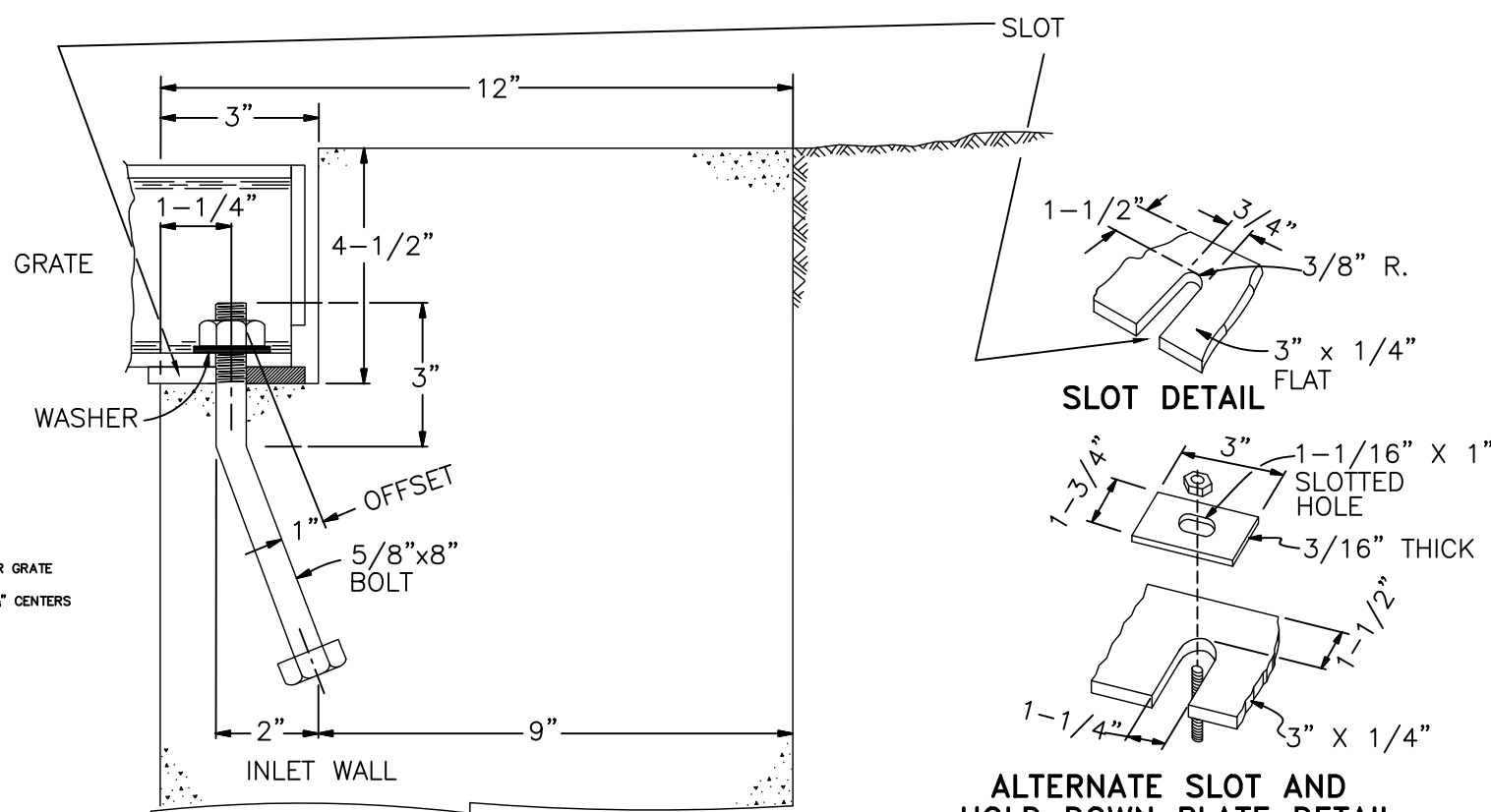
TEMPORARY POND FSD16 WQCV TRASH RACK AND PLATE DETAIL (PLAN)

N.T.S.



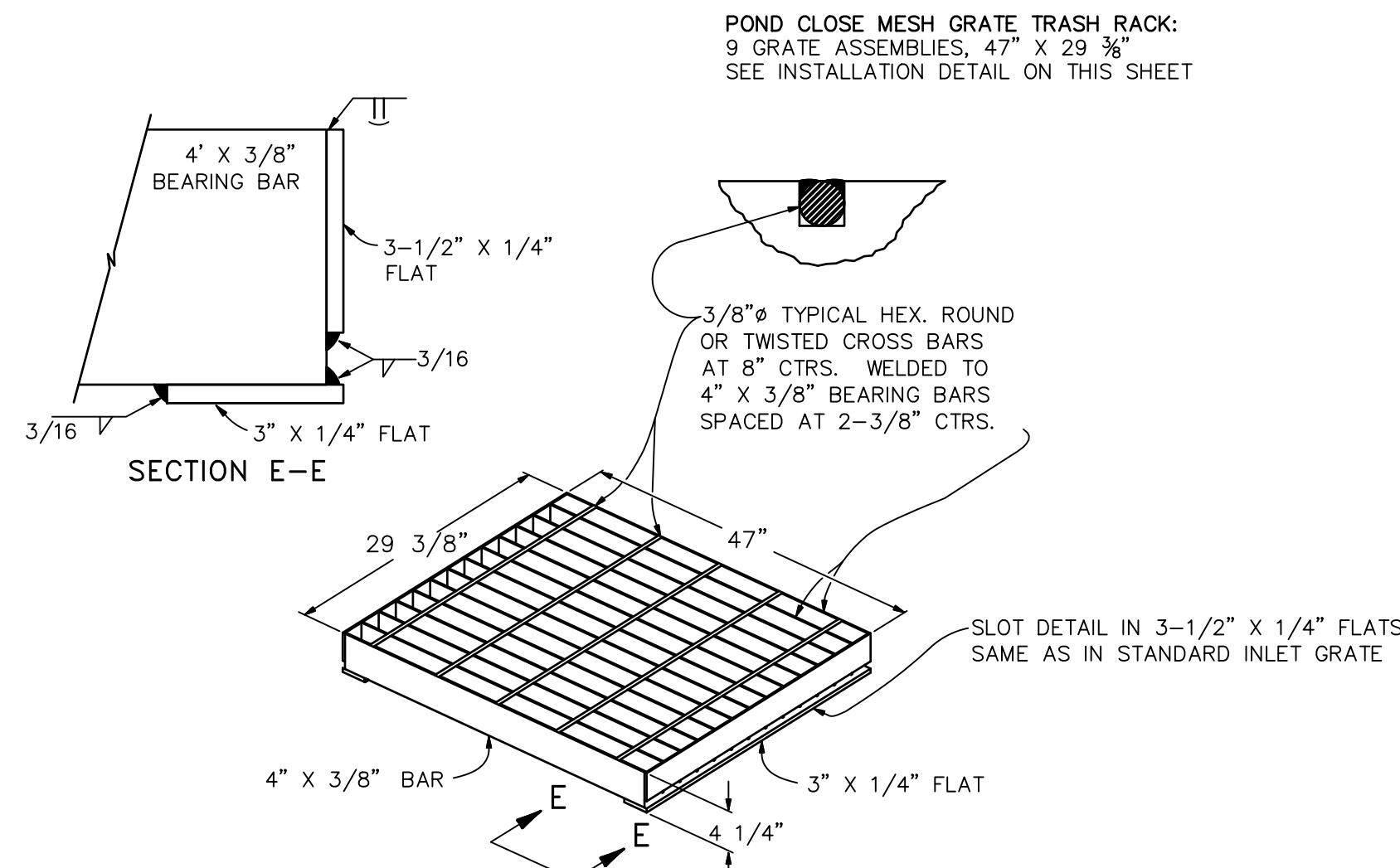
TEMPORARY POND FSD16 TRASH RACK DETAIL

N.T.S.



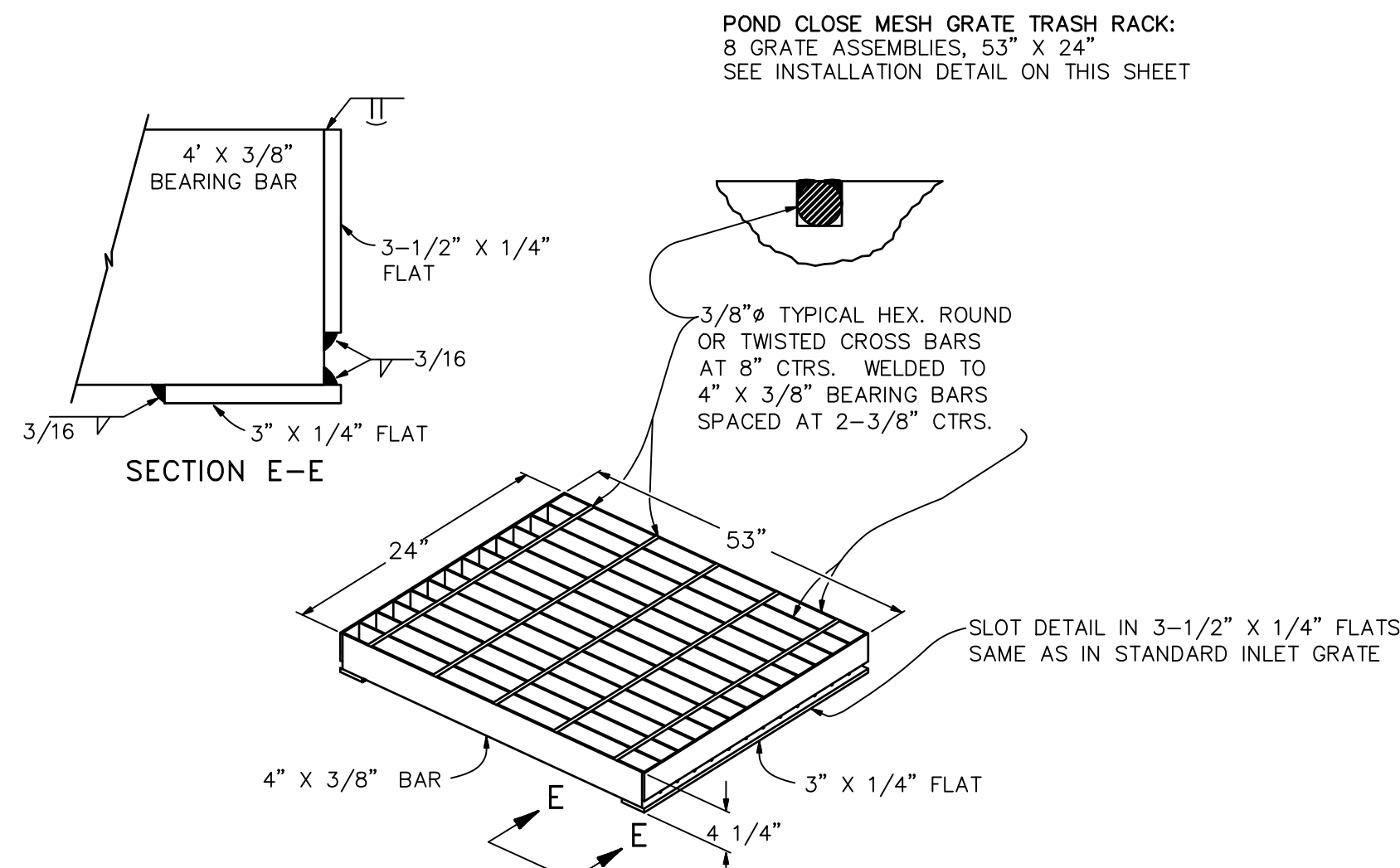
POND FSD16 OVERFLOW GRATE INSTALLATION DETAIL

N.T.S.



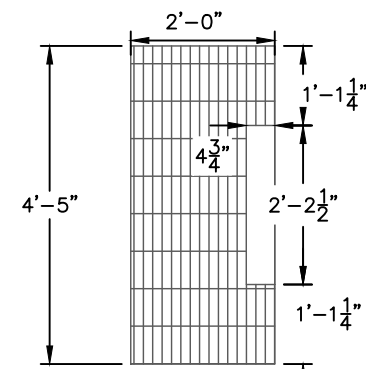
TEMPORARY POND FSD16 CLOSE MESH GRATE TYPICAL DETAIL

N.T.S.



TEMPORARY POND FSD16 GRATE TYPICAL DETAIL

N.T.S.



SHOVEL OPENING DETAIL

N.T.S.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STORM  
PLANS

DETAILS SHEETS

SHEET 23 OF 10

JOB NO. 25188.03

BY DATE

No. REVISION

H-SCALE 3/4" = 1'  
V-SCALE 3/4" = 1'  
DATE 12/8/21  
DESIGNED BY RAB  
DRAWN BY CGV  
CHECKED BY

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

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A Western Company



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