

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

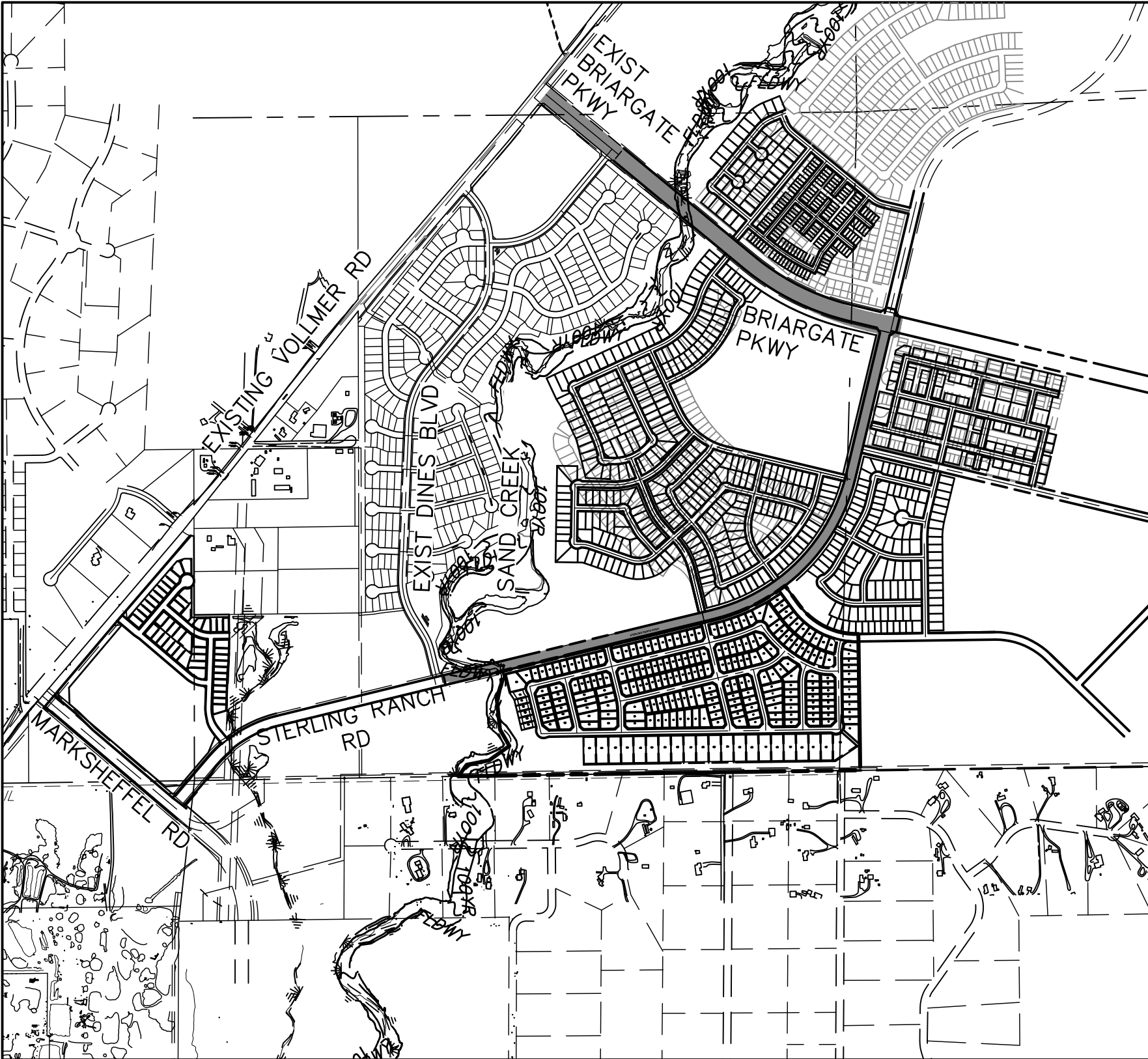
COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

MAY 2022

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'

BASIS OF BEARINGS

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

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

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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 ACURACY 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.

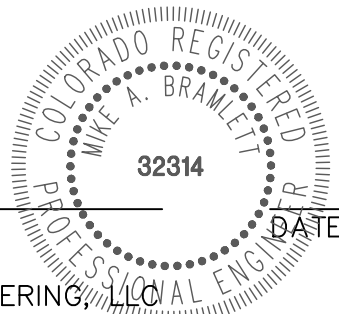
JENNIFER IRVINE, P.E. DATE

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 Western Company

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

BY	DATE	REVISION	No.	N/A	N/A	DATE	DESIGNED BY	TIM	CRB	DRAWN BY	CHECKED BY
						2/10/22					

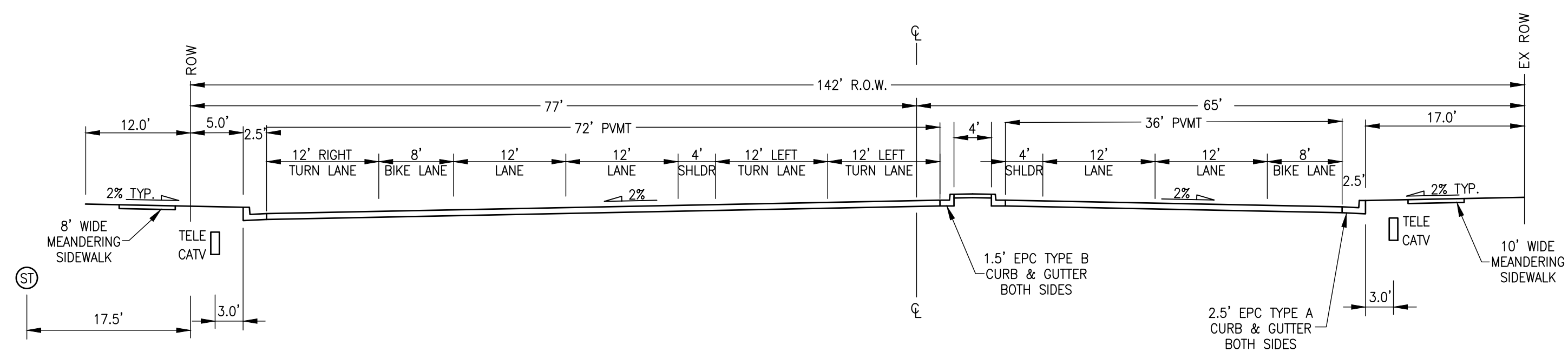
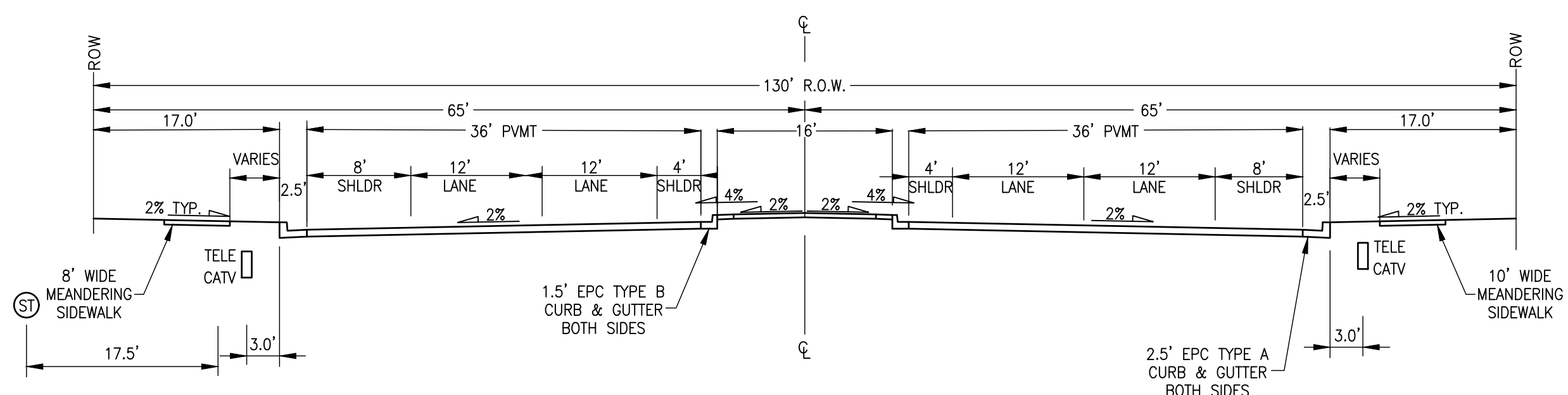
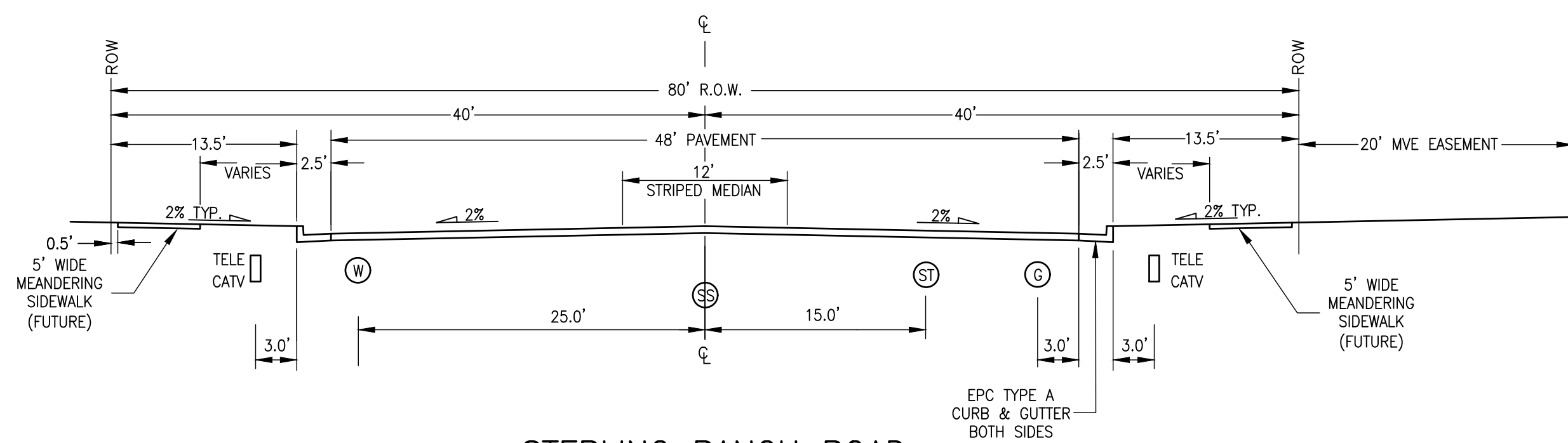
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	COVER SHEET
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SHEET 1 OF 38

JOB NO. 25188.03



Know what's below.
Call before you dig.



LEGEND

- Ⓜ WATERLINE
- Ⓒ GAS LINE
- ⓈⓈ SANITARY SEWER
- ⓈⓈ STORM SEWER
- ☐ TELEPHONE/TV LINE

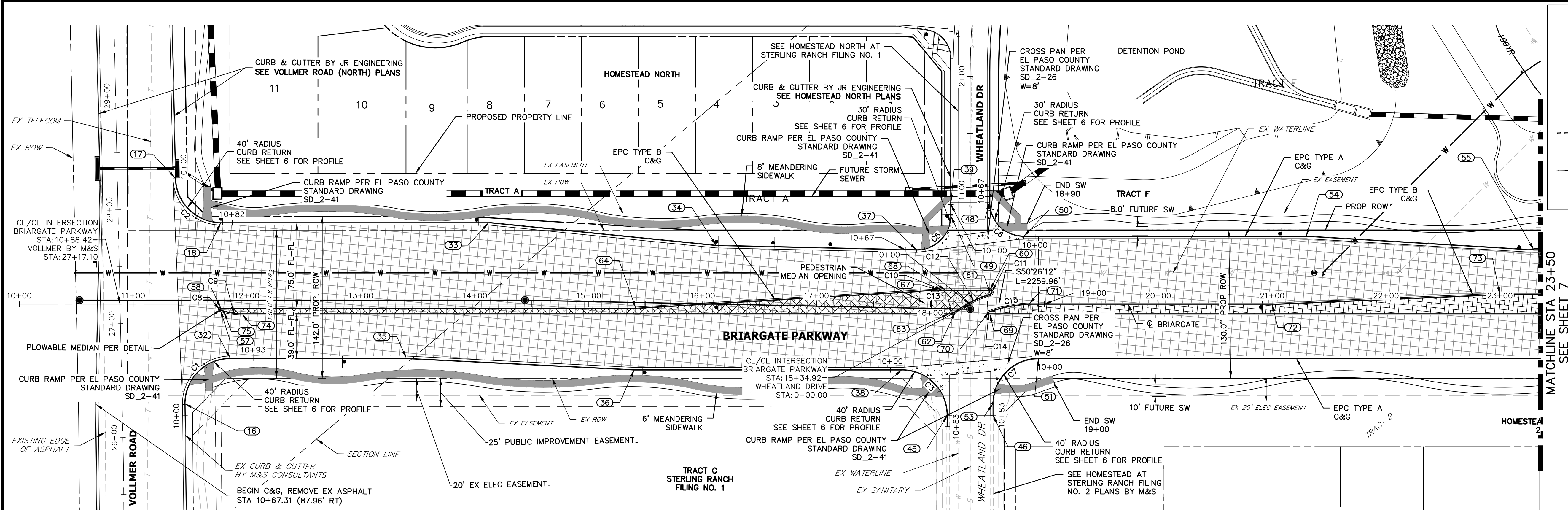
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J·R ENGINEERING
A Westrian Company



STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	H-SCALE	N/A	No.	REVISION	BY	DATE
	V-SCALE	N/A				
TYPICAL SECTIONS	DATE	2/10/22				
	DESIGNED BY	RAB				
	DRAWN BY	RAB				
	CHECKED BY					

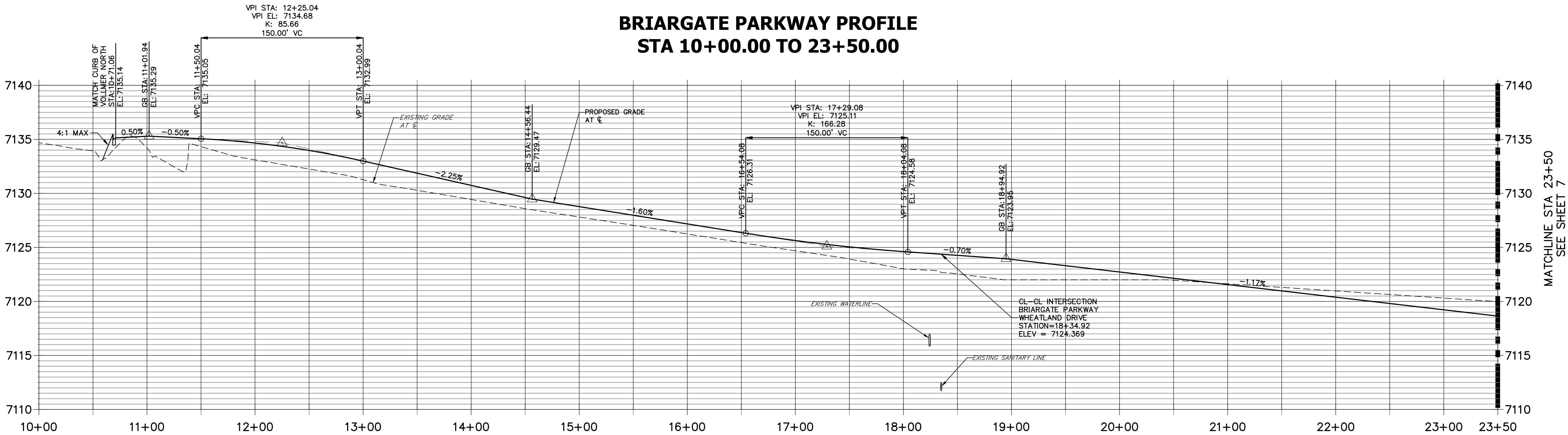


KEY MAP
N.T.S.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°45'30"	40.01'	62.68'
C2	88°46'29"	40.00'	61.98'
C3	90°00'00"	40.00'	62.83'
C5	90°00'00"	30.00'	47.12'
C6	90°00'00"	30.00'	47.12'
C7	90°00'00"	40.00'	62.83'
C8	164°15'06"	1.00'	2.87'
C9	15°44'54"	60.00'	16.49'
C10	3°19'18"	100.00'	5.80'
C11	162°37'40"	2.00'	5.68'
C12	17°50'49"	111.04'	34.59'
C13	35°13'09"	10.00'	6.15'
C14	159°22'26"	1.00'	2.78'
C15	17°23'38"	113.24'	34.38'

BRIARGATE PARKWAY
STA 10+00 TO STA 23+50

BRIARGATE PARKWAY PROFILE
STA 10+00.00 TO 23+50.00



ROADWAY NOTES

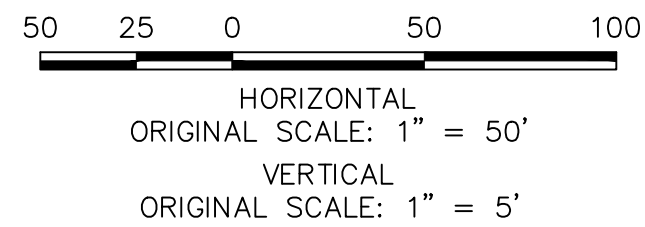
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- URBAN PRINCIPAL ARTERIAL (4 LANE) IS BASED ON A DESIGN SPEED OF 50 MPH.
- SEE SHEET 6 FOR POINT TABLES

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 THE AUTHORITY OF JR ENGINEERING

MIKE A. BRAMLEY, P.E., 3250 S. WHEELER BLVD., SUITE 100, DENVER, CO 80231
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	BRIARGATE PARKWAY STREET PLAN & PROFILE	SHEET 5 OF 38	JOB NO. 25188.03	BY	DATE	REVISION	No.	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

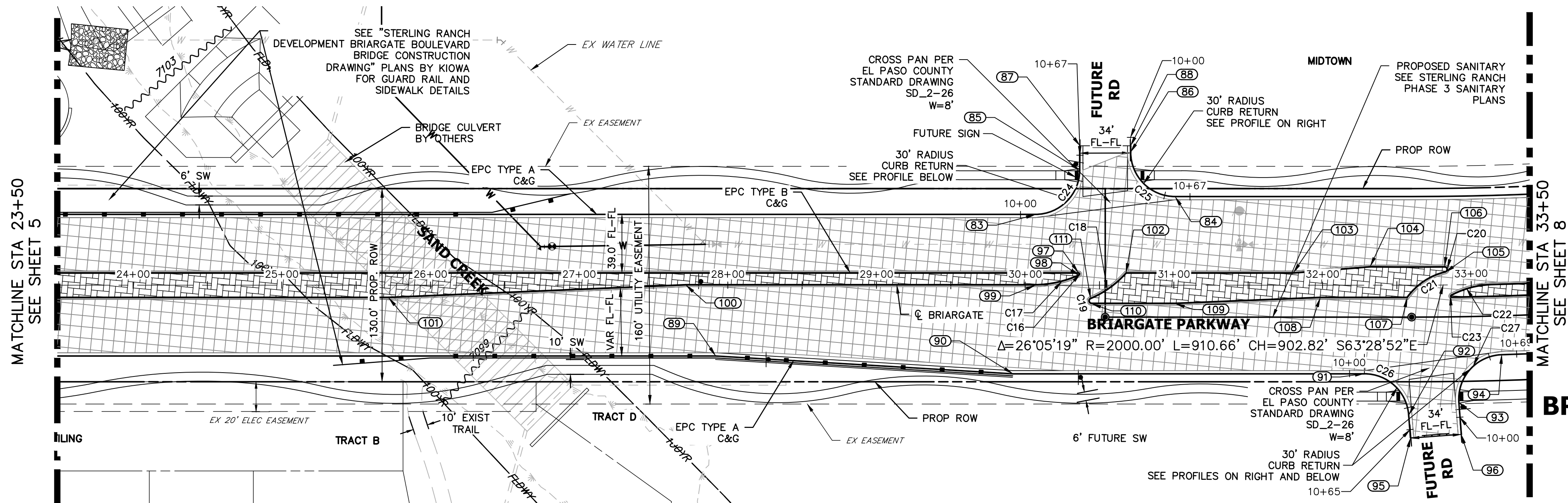
J.R. ENGINEERING
A Western Company



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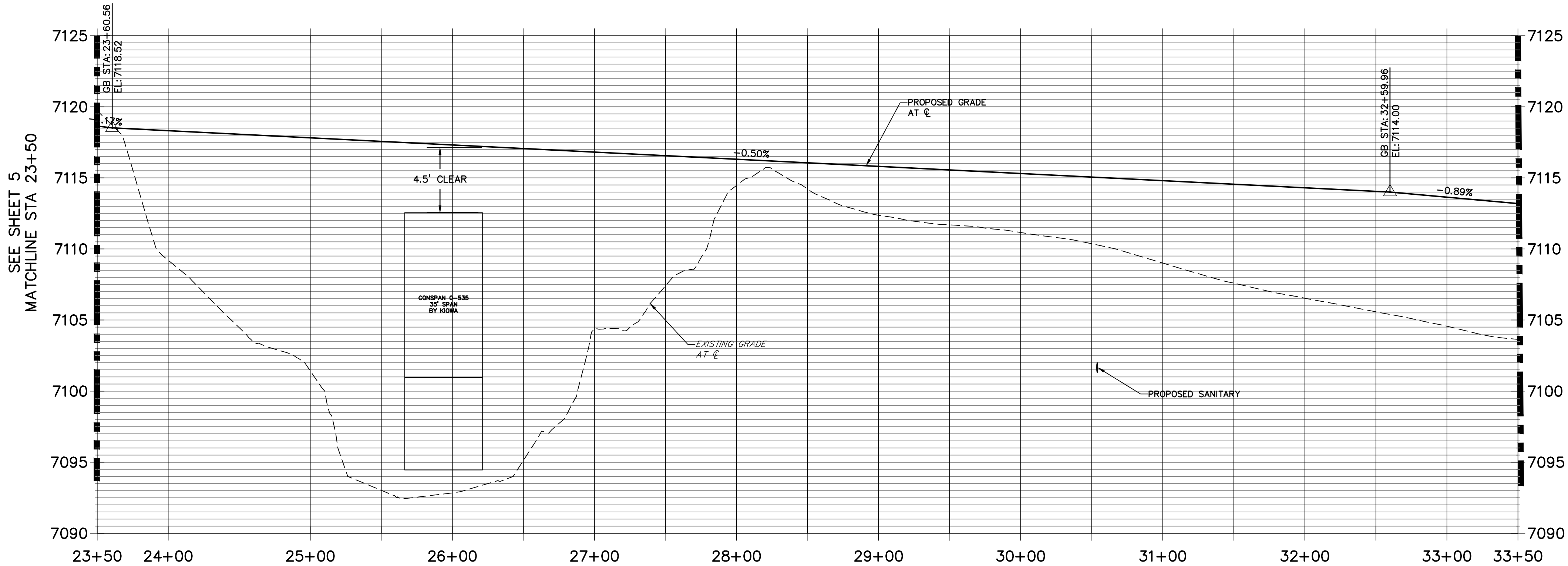
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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.



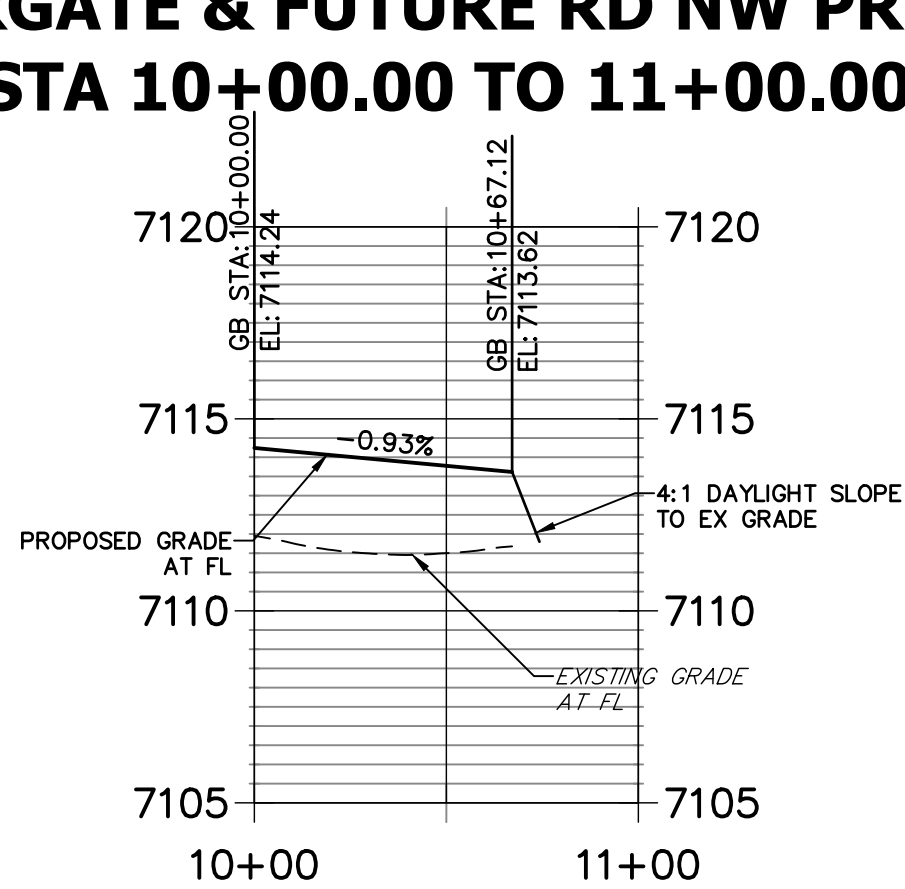
BRIARGATE PARKWAY
STA 23+50 TO STA 33+50

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

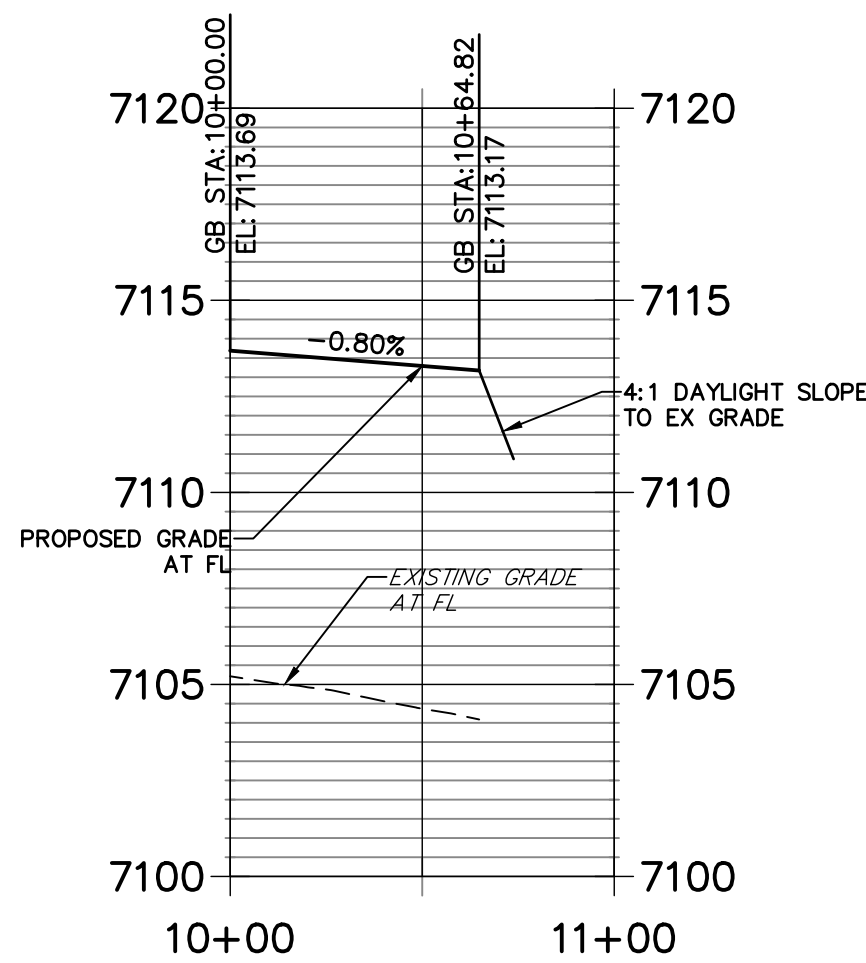


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	155°26'38"	1.00'	2.71'
C17	23°50'11"	72.93'	30.34'
C18	25°50'41"	65.66'	29.62'
C19	157°10'25"	2.00'	5.49'
C20	167°04'44"	2.00'	5.83'
C21	40°51'47"	44.01'	31.39'
C22	26°07'24"	60.98'	27.80'
C23	152°41'22"	1.00'	2.66'
C24	89°48'21"	30.05'	47.10'
C25	90°00'00"	30.00'	47.12'
C26	85°36'00"	30.00'	44.82'

BRIARGATE & FUTURE RD NW PROFIL
STA 10+00.00 TO 11+00.00



BRIARGATE & FUTURE RD SW PROFILE
STA 10+00.00 TO 11+00.00

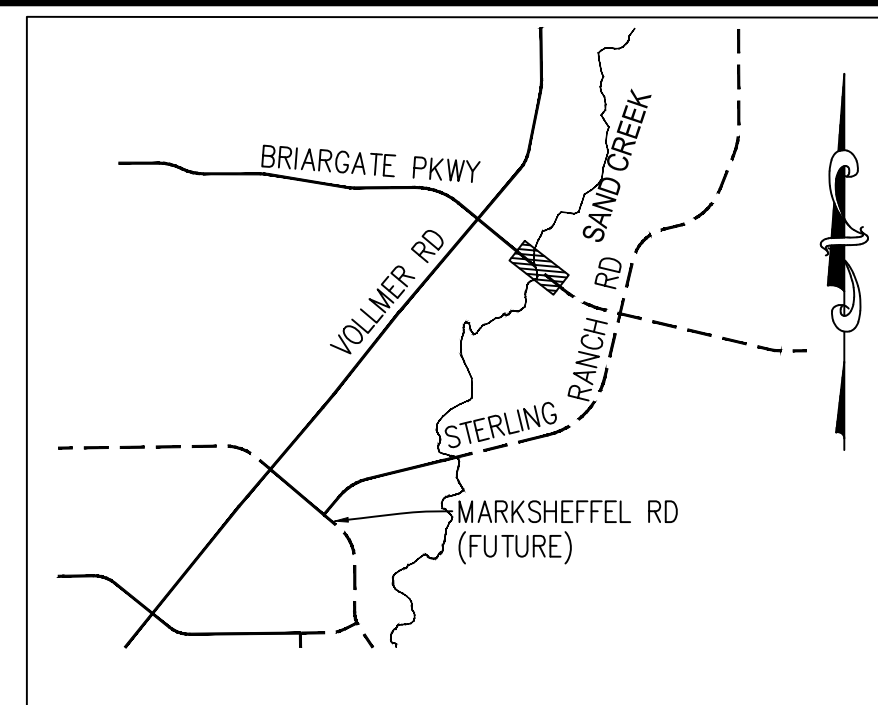


ROADWAY NOTES

- 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.
- SEE SHEET 8 FOR POINT TABLES

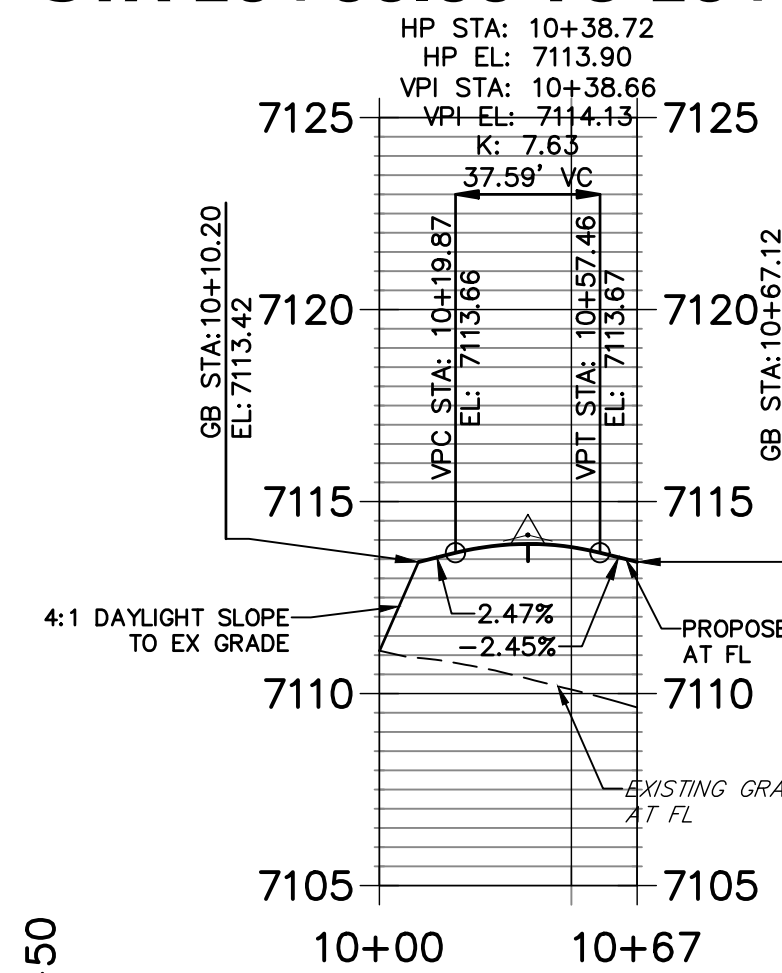
LEGEND

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

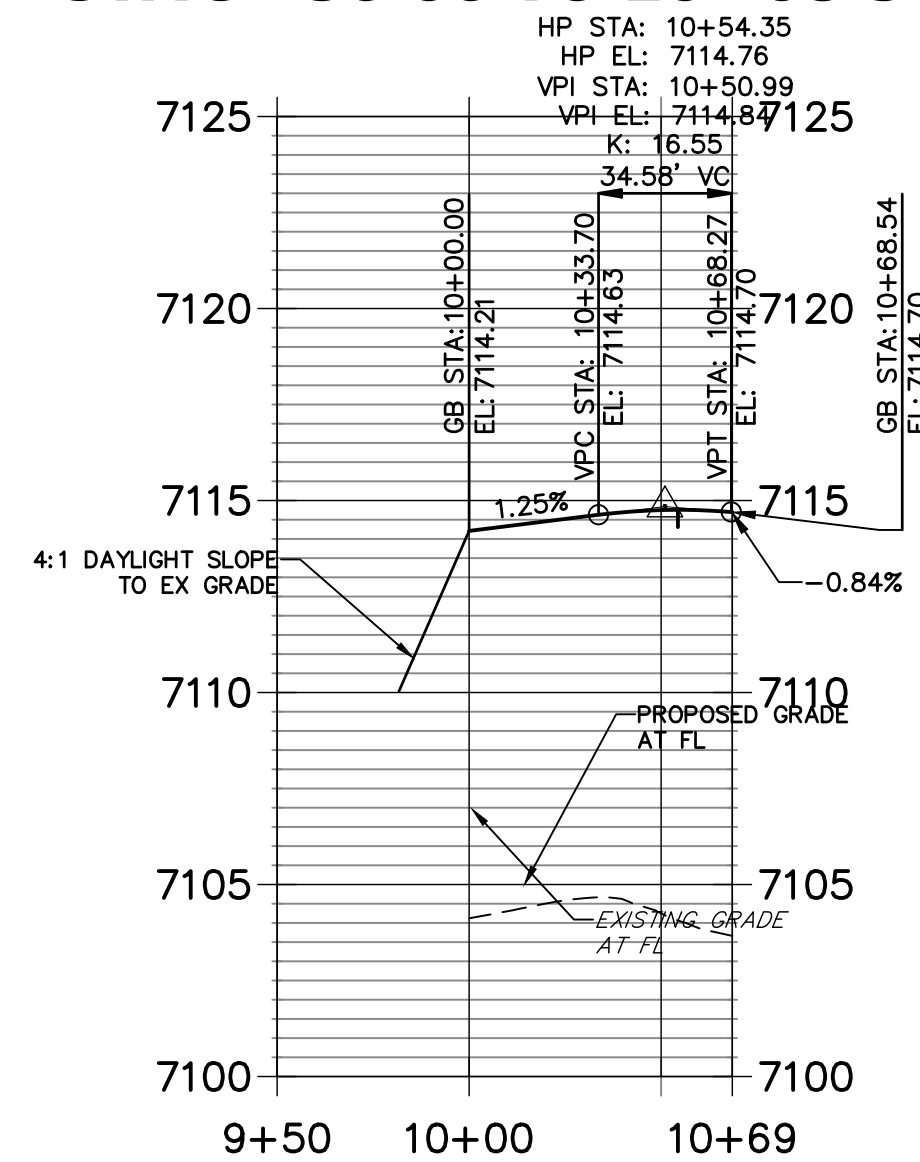


KEY MAP
N.T.S.

BRIARGATE & FUTURE RD NE PROFILE
STA 10+00.00 TO 10+67.12



BRIARGATE & FUTURE RD SE PROFILE
STA 9+50.00 TO 10+68.54



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

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

PREPARED FOR
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BY	DATE	No.	REVISION

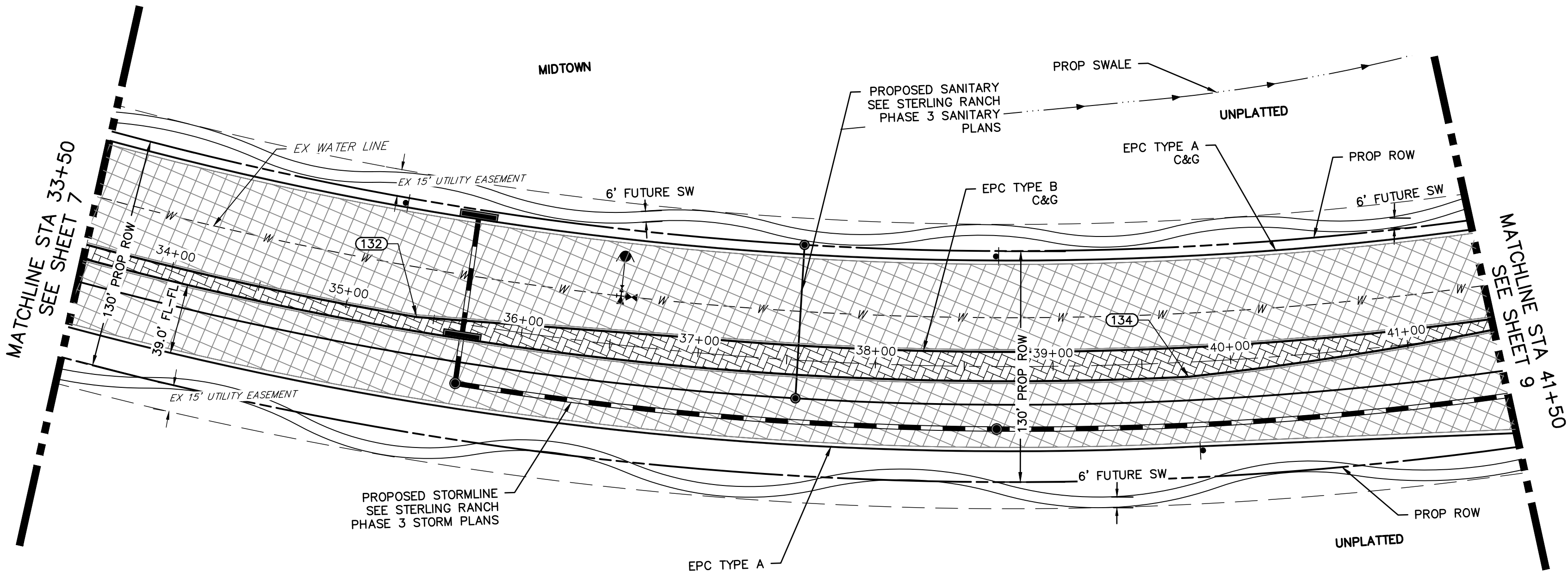
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	DESIGNED BY	DATE	2/10/22
BRIARGATE PARKWAY STREET PLAN & PROFILE	DRAWN BY	TIM	
	CHECKED BY	CRB	
SHEET 7 OF 38	JOB NO.	25188.03	

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
83	30+06.87	47.50' (LT)	BRIARGATE PARKWAY	7114.51		PCR
84	31+00.87	59.50' (LT)	BRIARGATE PARKWAY	7114.69		PCR
85	30+36.87	77.50' (LT)	BRIARGATE PARKWAY	7111.56		PT
86	30+70.87	89.50' (LT)	BRIARGATE PARKWAY	7110.93		PT
87	30+36.87	93.85' (LT)	BRIARGATE PARKWAY	7111.74		END C&G
88	30+70.87	93.85' (LT)	BRIARGATE PARKWAY	7110.99		END C&G
89	27+91.80	47.50' (RT)	BRIARGATE PARKWAY	7115.42		PI
90	29+91.65	59.50' (RT)	BRIARGATE PARKWAY	7114.42		PI
91	32+28.19	59.50' (RT)	BRIARGATE PARKWAY	7113.23		PCR
92	32+58.10	87.20' (RT)	BRIARGATE PARKWAY	7104.29		PT
93	32+90.36	79.13' (RT)	BRIARGATE PARKWAY	7104.31		PT
94	33+19.19	47.50' (RT)	BRIARGATE PARKWAY	7112.54		PCR
95	32+59.29	102.65' (RT)	BRIARGATE PARKWAY	7103.97		END C&G
96	32+91.63	100.68' (RT)	BRIARGATE PARKWAY	7103.87		END C&G
97	30+35.85	8.50' (LT)	BRIARGATE PARKWAY	7114.96		PC
98	30+36.27	6.59' (LT)	BRIARGATE PARKWAY	7114.99		PCC
99	30+06.87	0.00' ()	BRIARGATE PARKWAY	7115.27		PT
100	27+71.87	0.00' ()	BRIARGATE PARKWAY	7116.45		PI
101	25+71.87	8.50' (RT)	BRIARGATE PARKWAY	7117.29		PI
102	30+67.84	8.50' (LT)	BRIARGATE PARKWAY	7114.80		PI
103	31+80.41	8.50' (LT)	BRIARGATE PARKWAY	7114.23		PI
104	32+32.10	12.70' (LT)	BRIARGATE PARKWAY	7113.89		PI
105	32+82.67	8.55' (LT)	BRIARGATE PARKWAY	7113.63		PC
106	32+82.22	12.50' (LT)	BRIARGATE PARKWAY	7113.55		PC
107	32+57.09	8.50' (RT)	BRIARGATE PARKWAY	7113.84		PI
108	31+98.52	8.50' (RT)	BRIARGATE PARKWAY	7114.14		PI
109	31+01.05	12.50' (RT)	BRIARGATE PARKWAY	7114.55		PI
110	30+44.79	12.50' (RT)	BRIARGATE PARKWAY	7114.83		PC
111	30+44.01	8.66' (RT)	BRIARGATE PARKWAY	7114.91		PRC

SHEET 7 POINT TABLE

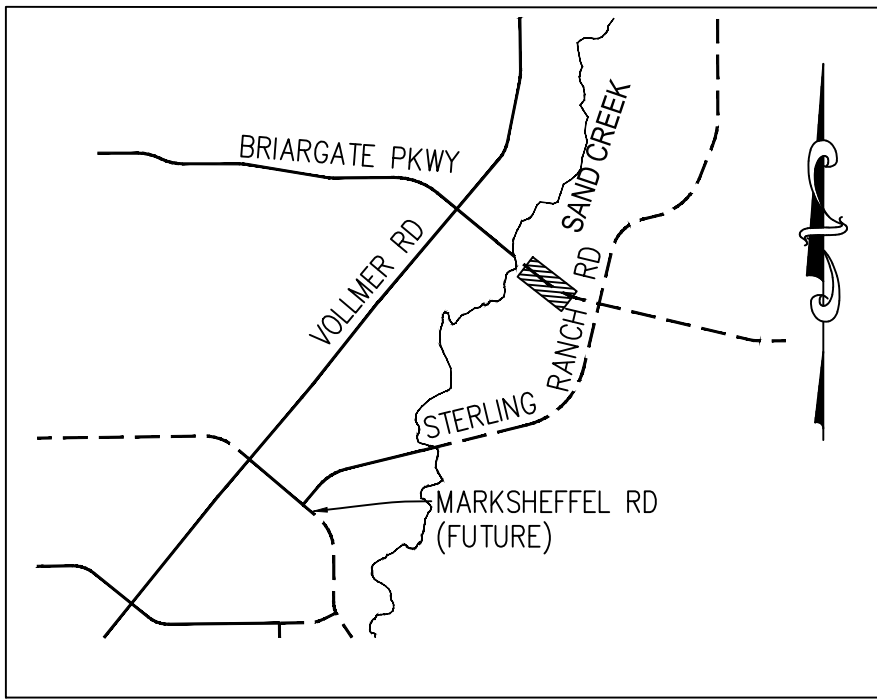
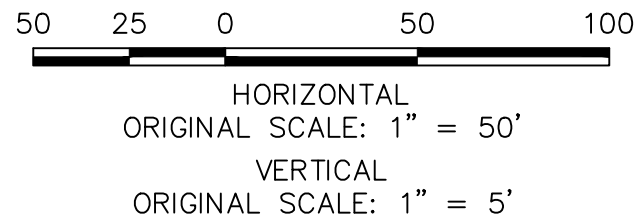
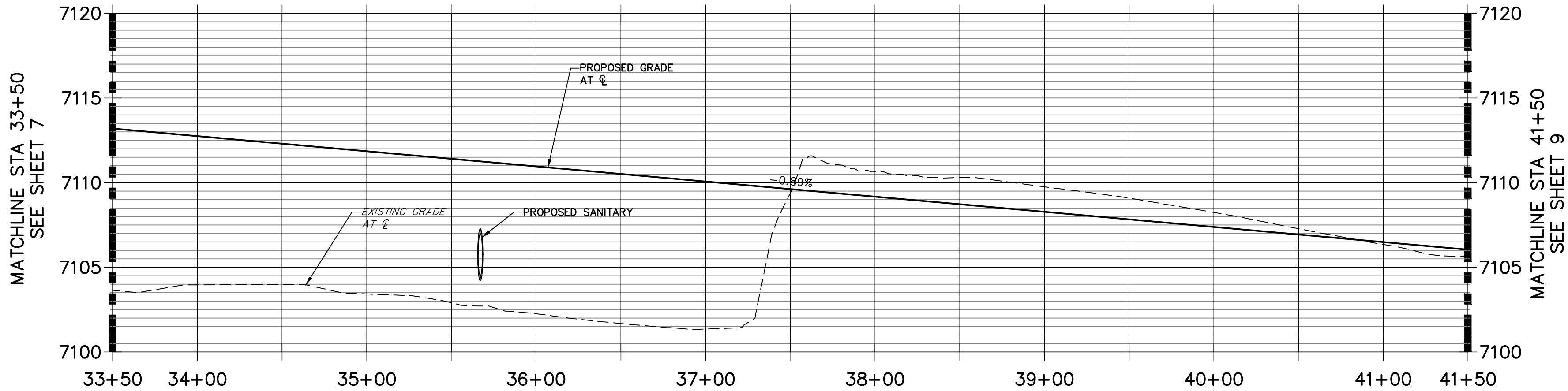
- ROADWAY NOTES**
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 - URBAN PRINCIPAL ARTERIAL (4 LANE) IS BASED ON A DESIGN SPEED OF 50 MPH.

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
132	35+40.23	0.00' ()	BRIARGATE PARKWAY	7111.49		PI
134	39+76.11	8.50' (RT)	BRIARGATE PARKWAY	7107.42		PI



BRIARGATE PARKWAY
STA 33+50 TO STA 41+60

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



KEY MAP
N.T.S.

LEGEND

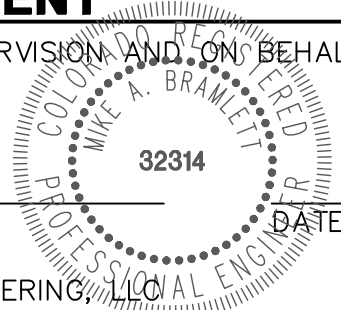
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL



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



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

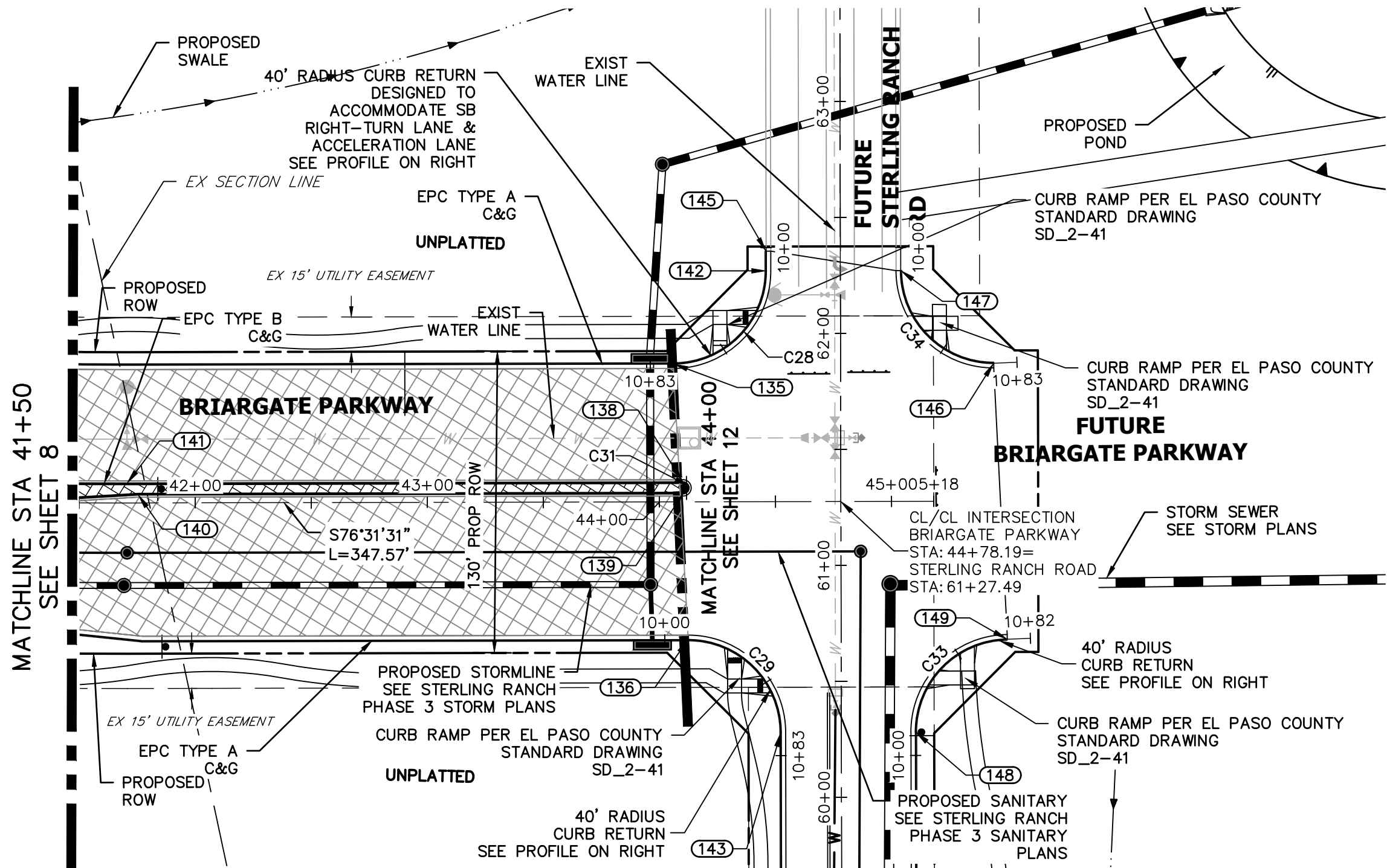
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BY	DATE	No.	REVISION

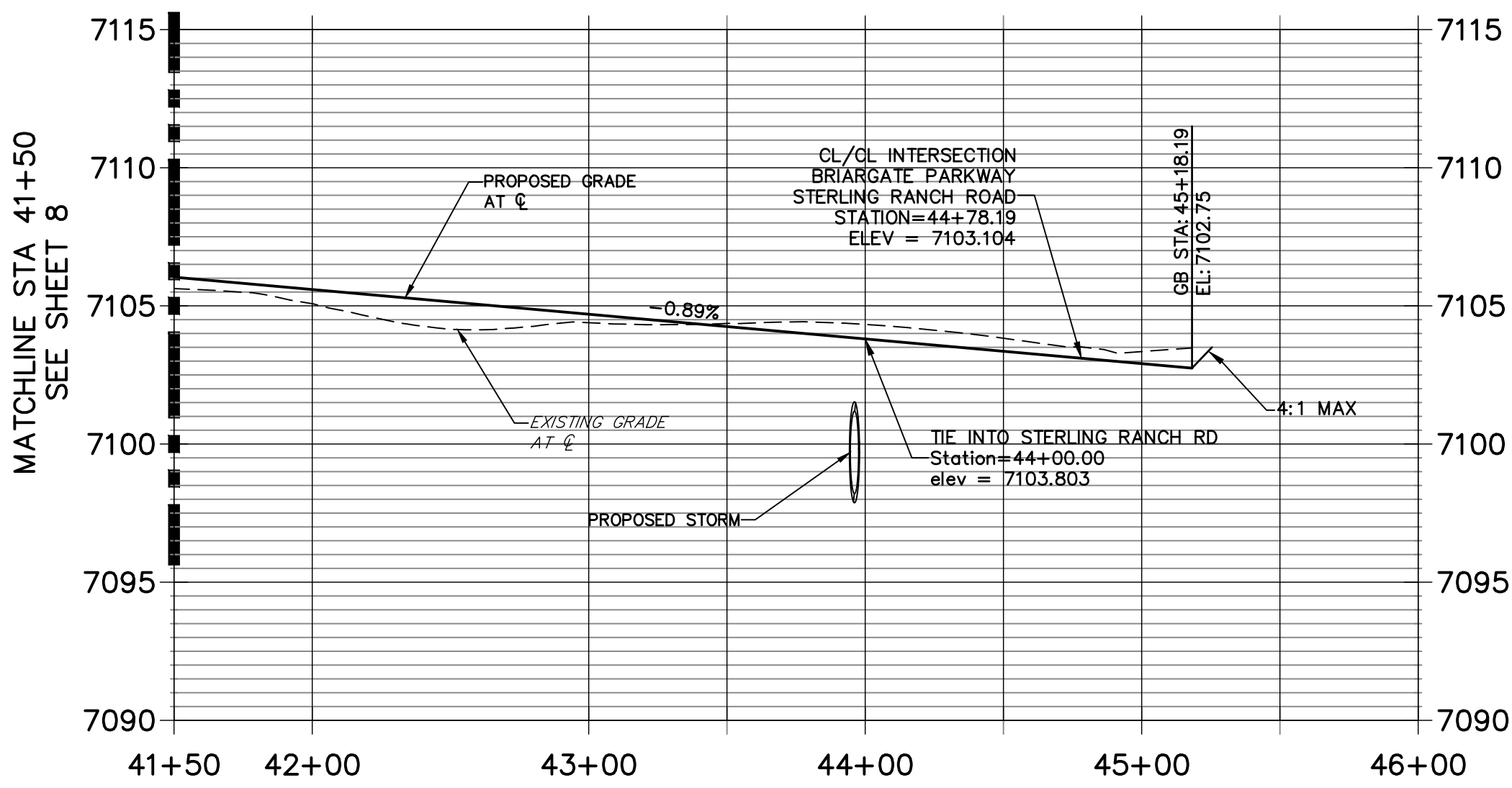
STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS
BRIARGATE PARKWAY STREET
PLAN & PROFILE

SHEET 8 OF 38
JOB NO. 25188.03



BRIARGATE PARKWAY
STA 41+50 TO STA 45+00

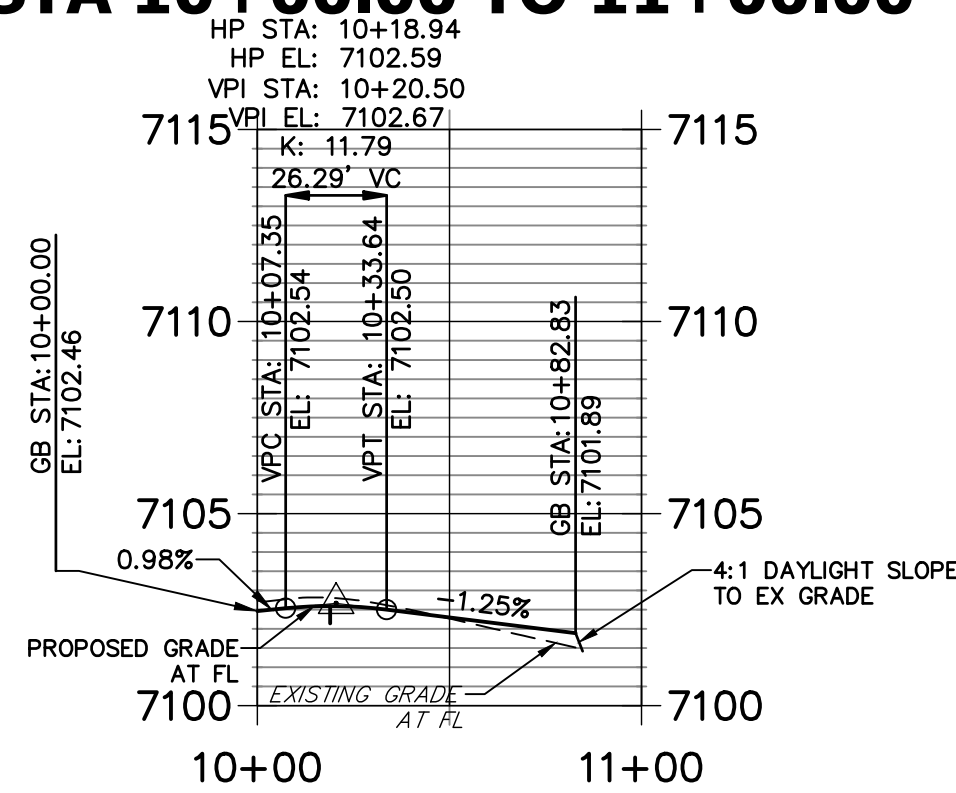
BRIARGATE PARKWAY PROFILE (3)
STA 41+50.00 TO 46+00.00



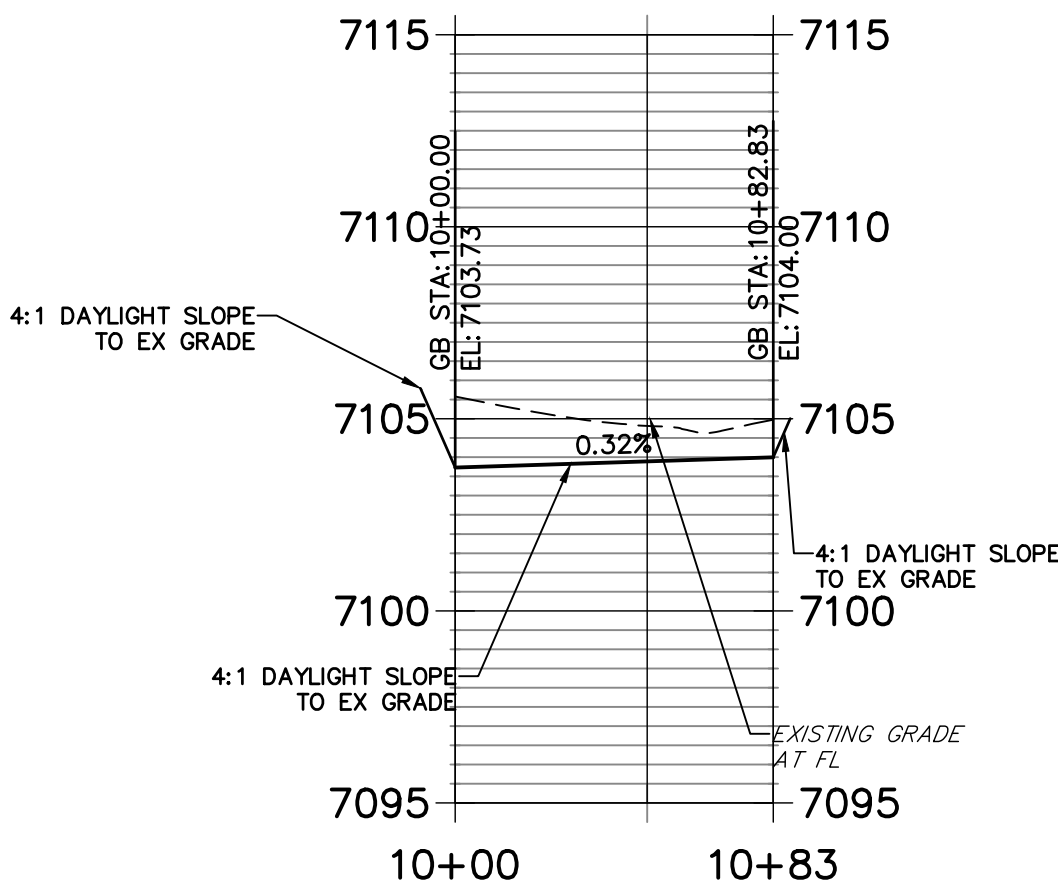
ROADWAY NOTES

- 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.

BRIARGATE & STERLING SW PROFILE
STA 10+00.00 TO 11+00.00

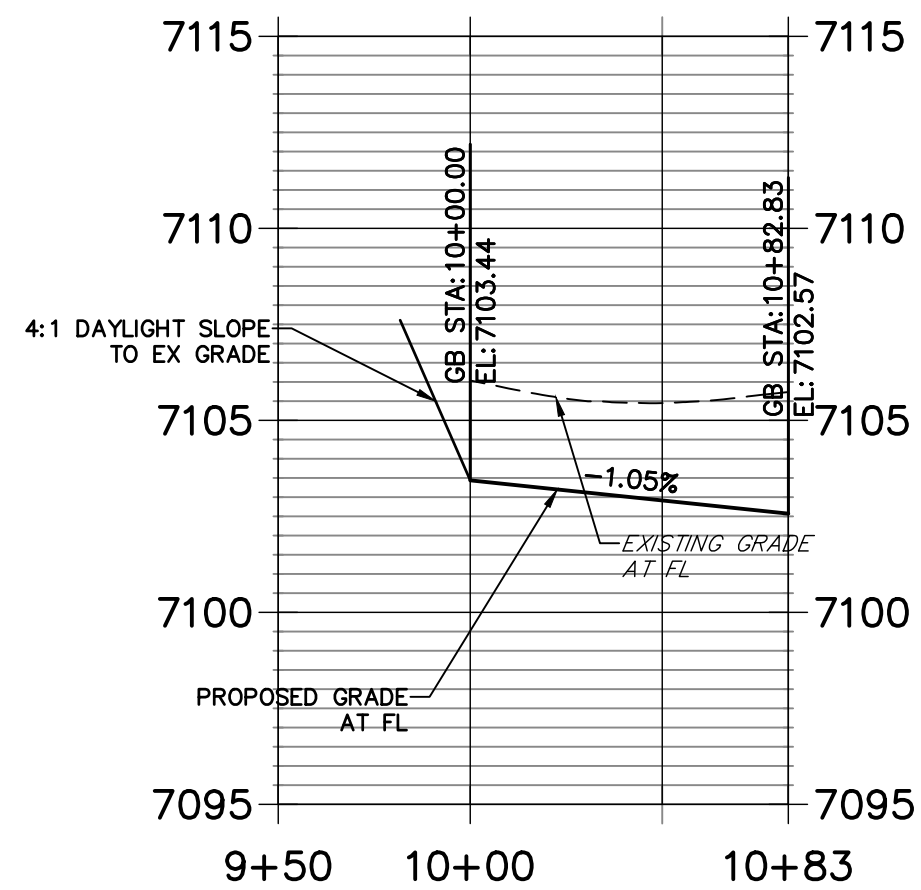


BRIARGATE & STERLING NE PROFILE PROFILE
STA 10+00.00 TO 10+82.83



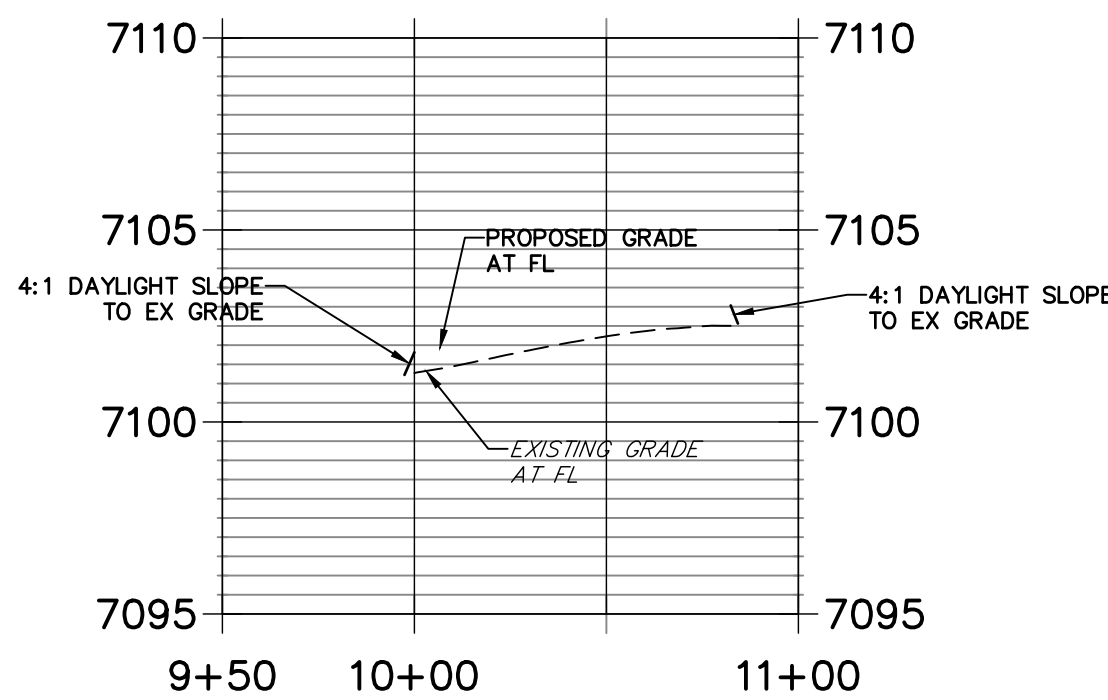
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
135	44+06.19	59.50' (LT)	BRIARGATE PARKWAY	7103.64		PCR
136	44+12.19	59.50' (RT)	BRIARGATE PARKWAY	7102.76		PCR
138	44+10.19	8.50' (LT)	BRIARGATE PARKWAY	7103.54		PC
139	44+10.19	3.50' (LT)	BRIARGATE PARKWAY	7103.64		PT
140	41+75.40	3.50' (LT)	BRIARGATE PARKWAY	7105.74		PI
141	41+70.62	8.50' (LT)	BRIARGATE PARKWAY	7105.68		PT
142	44+46.19	99.50' (LT)	BRIARGATE PARKWAY	7105.83		PT
143	44+52.19	99.50' (RT)	BRIARGATE PARKWAY	7101.74		PT
145	44+46.19	108.00' (LT)	BRIARGATE PARKWAY	7106.01		END C&G
146	61+86.99	66.00' (RT)	STERLING RANCH ROAD	7104.77		END C&G
147	62+26.99	26.00' (RT)	STERLING RANCH ROAD	7105.38		END C&G
148	60+27.99	32.00' (RT)	STERLING RANCH ROAD	7102.63		PCR
149	60+67.98	71.55' (RT)	STERLING RANCH ROAD	7102.47		END C&G

BRIARGATE & STERLING NW PROFILE
STA 9+50.00 TO 10+82.83



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C28	89°59'59"	40.00'	62.83'	
C29	90°00'00"	40.00'	62.83'	
C31	180°00'00"	2.50'	7.85'	
C33	89°20'54"	40.00'	62.38'	
C34	88°46'02"	40.44'	62.65'	

BRIARGATE & STERLING SE PROFILE
STA 9+50.00 TO 11+00.00



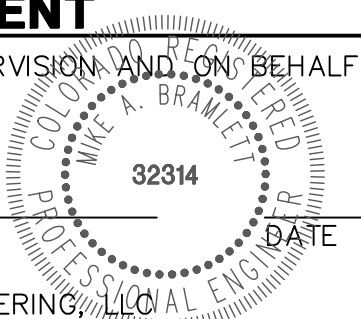
Know what's below.
Call before you dig.

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



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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Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 2/10/22

DESIGNED BY TIM

DRAWN BY CRB

CHECKED BY

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

BRIARGATE PARKWAY STREET
PLAN & PROFILE

SHEET

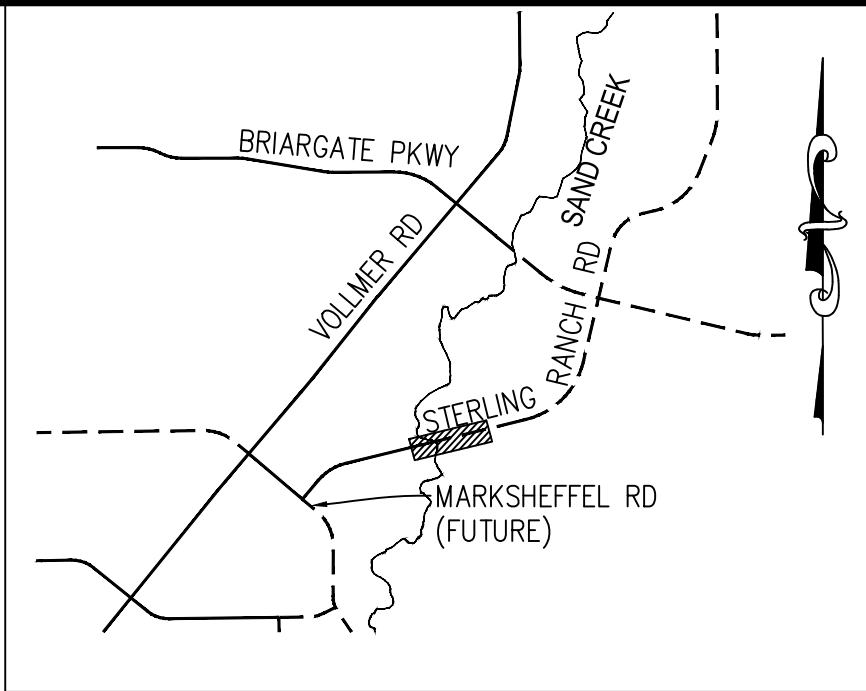
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OF

38






JOB NO.

25188.03



STERLING RANCH ROAD
STA 10+00 TO STA 20+50
STERLING RANCH ROAD PROFILE (1)
STA 10+00.00 TO 20+50.00

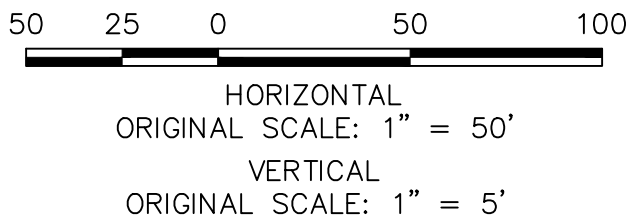


- | | |
|---|-------------------------------------|
|  | PROPOSED FULL DEPTH ASPHALT |
|  | PROPOSED CONCRETE PAVEMENT |
|  | PROPOSED SIDEWALK
(4" DEPTH) |
|  | PROPOSED MEDIAN COVER MATERIAL |
|  | PROPOSED FULL DEPTH ASPHALT REMOVAL |

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	10+00.00	26.00' (RT)	STERLING RANCH ROAD	7022.16	±	MATCH EX C&G
4	10+05.00	32.00' (LT)	STERLING RANCH ROAD	7022.90	±	MATCH EX C&G

ROADWAY NOTES

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



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

FOR AND ON BEHALF OF JR ENGINEERING,

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201
COLORADO SPRINGS CO 80903

JAMES F. MORLEY

JAMES F. MORLEY

I·R ENGINEERING

J.R. ENG



Centennial 303-740-9393 • Colorado Springs 719-593-2593

Centennial 303-740-9393 • Colorado Springs 719-593-2593

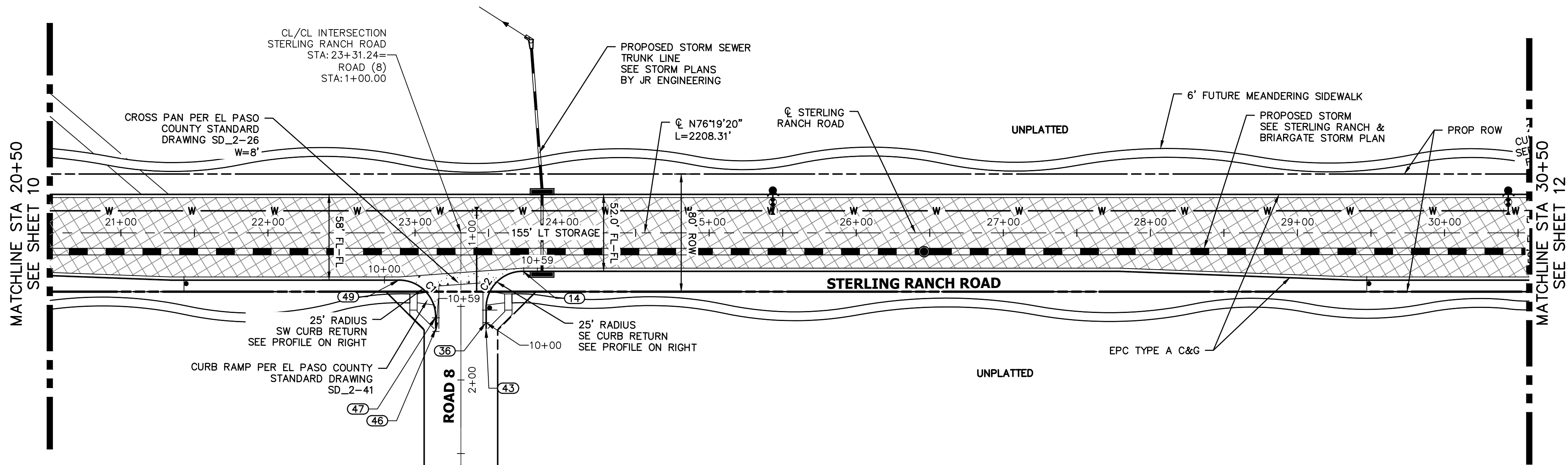
STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
STREET PLAN & PROFILE

SHEET 10 OF 38

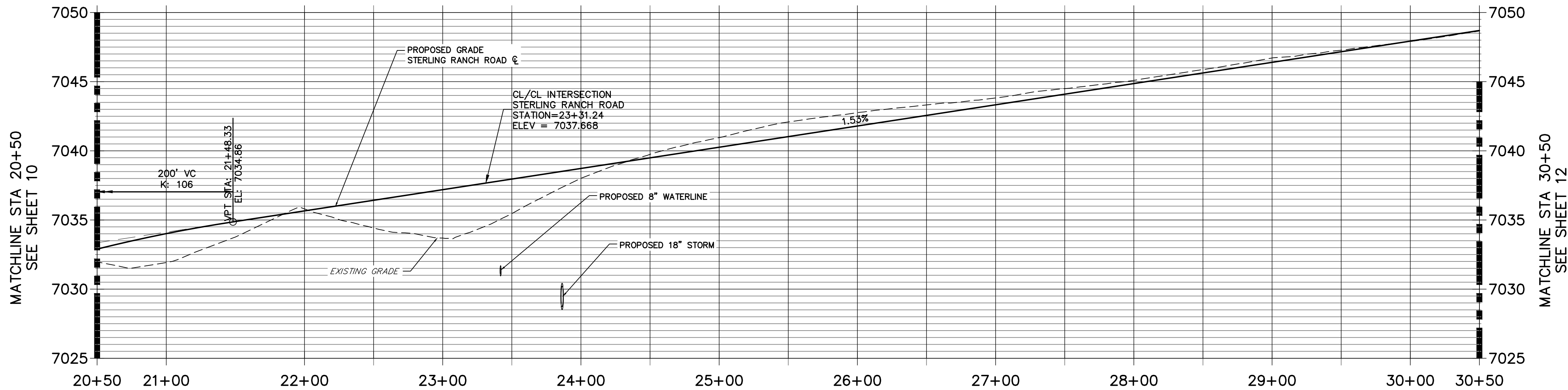
JOB NO. 25188.03

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

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



LEGEND

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

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
14	23+73.24	26.00' (RT)	STERLING RANCH ROAD	7038.13		PCR
36	23+48.24	61.00' (RT)	STERLING RANCH ROAD	7032.92		PT
43	23+48.24	65.00' (RT)	STERLING RANCH ROAD	7032.82		END C&G
46	23+14.24	65.00' (RT)	STERLING RANCH ROAD	7030.32		END C&G
47	23+14.24	57.00' (RT)	STERLING RANCH ROAD	7030.60		PT
49	22+89.24	32.00' (RT)	STERLING RANCH ROAD	7037.04		PCR

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00'	39.27'
C2	90°00'00"	25.00'	39.27'

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.



HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'



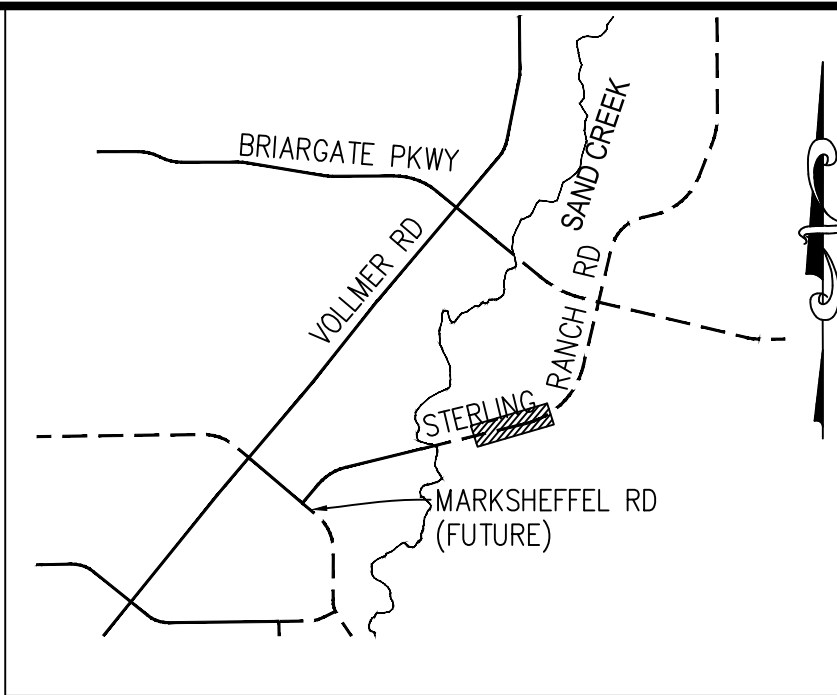
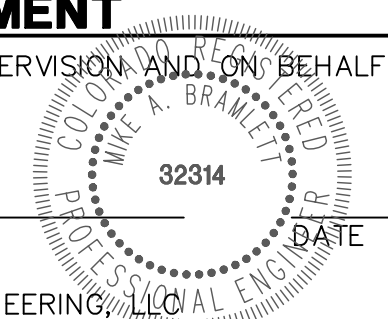
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

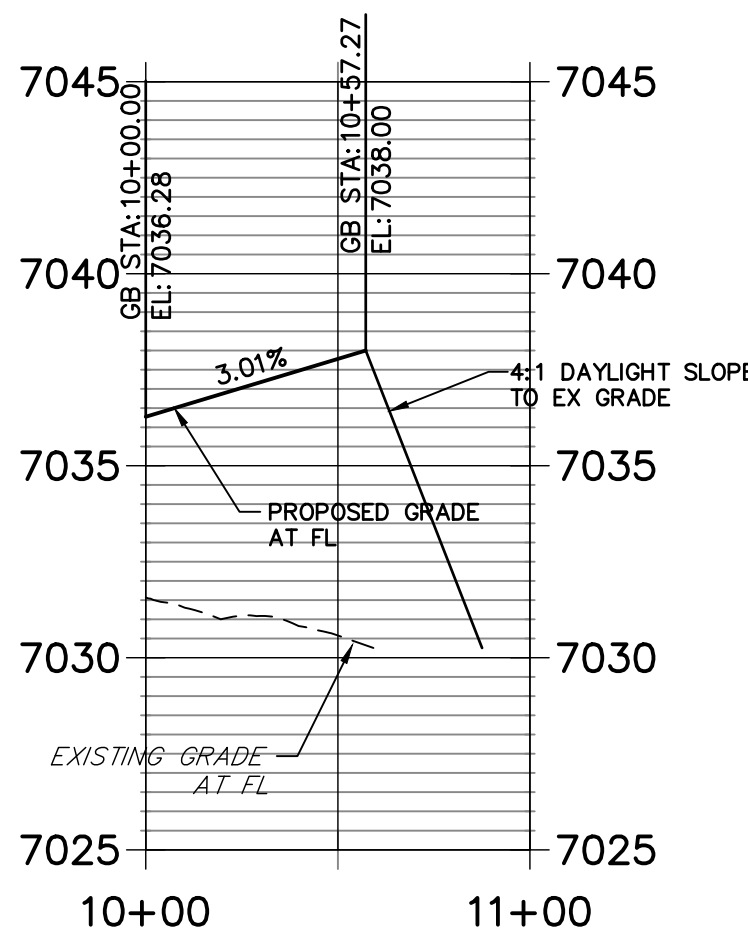


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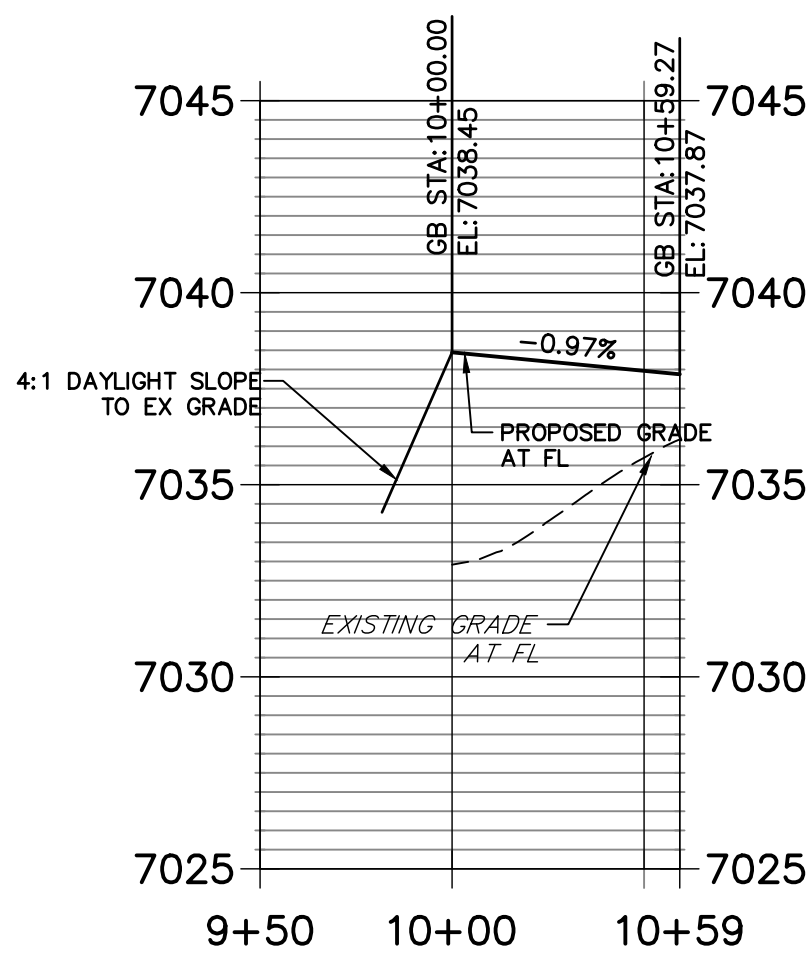


KEY MAP
N.T.S.

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



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



PREPARED FOR

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



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AGENCIES, JR ENGINEERING
APPROVES THEIR USE
FOR THE PROJECTS
DESIGNATED BY WRITTEN
AUTHORIZATION.

No.	REVISION	BY	DATE

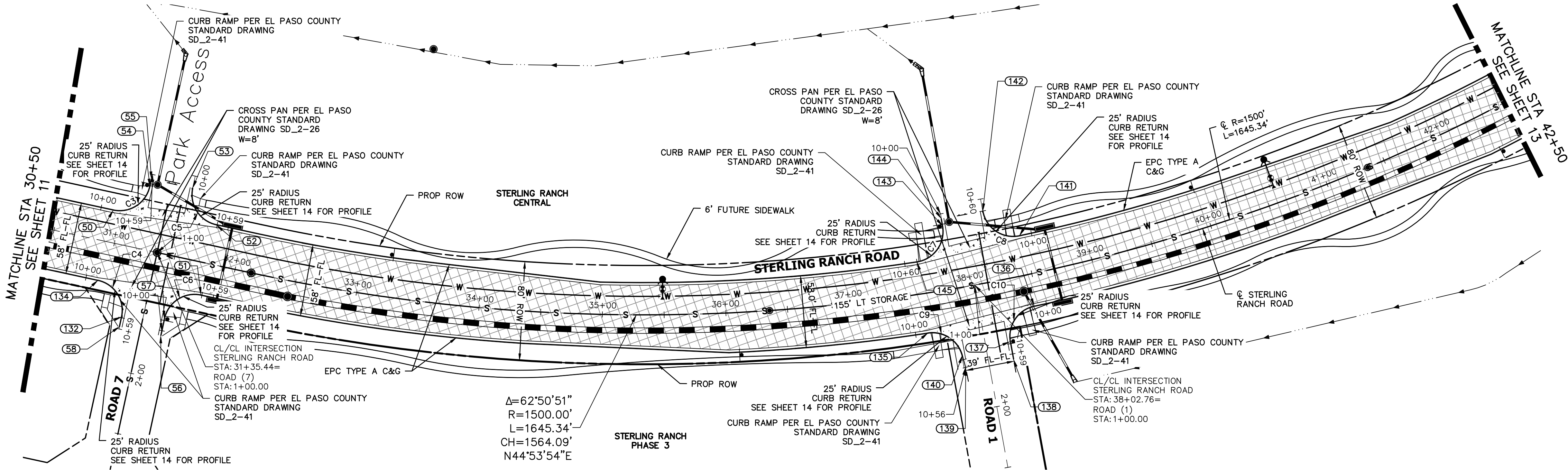
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	2/10/22	TIM	CRB	

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
STREET PLAN & PROFILE

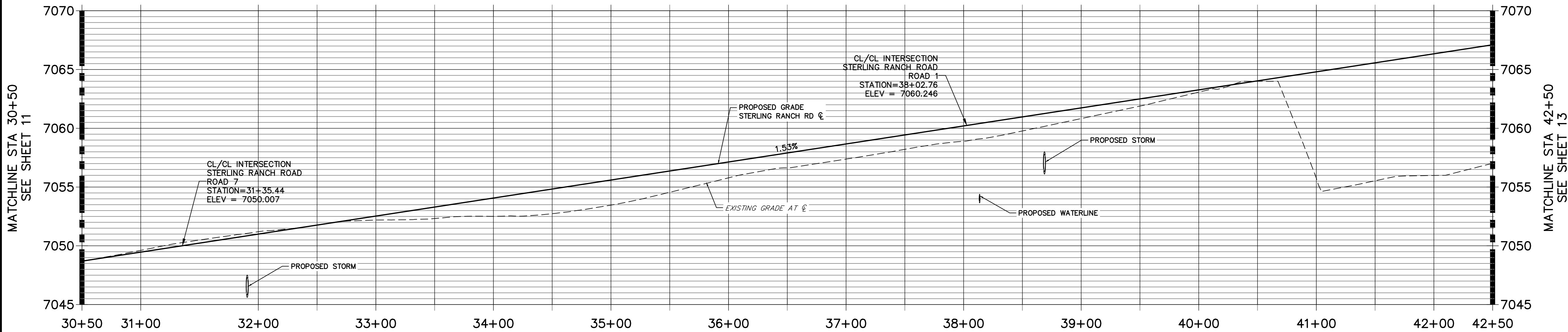
SHEET 11 OF 38

JOB NO. 25188.03



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

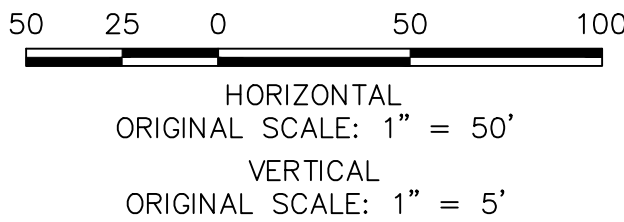
STERLING RANCH ROAD PROFILE (3)
STA 30+50.00 TO 42+50.00



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°22'09"	24.92'	39.30'
C4	90°00'00"	25.00'	39.27'
C5	89°54'31"	25.02'	39.26'
C6	90°00'00"	25.00'	39.27'
C7	91°37'37"	25.03'	40.03'
C8	91°15'22"	25.00'	39.82'
C9	83°34'49"	25.00'	36.47'
C10	88°31'28"	24.92'	38.50'

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
50	30+93.44	25.99' (LT)	STERLING RANCH ROAD	7049.20		PCR
51	31+77.44	26.00' (RT)	STERLING RANCH ROAD	7050.49		PCR
52	31+77.44	32.00' (LT)	STERLING RANCH ROAD	7050.69		PCR
53	31+52.44	57.00' (LT)	STERLING RANCH ROAD	7051.17		PT
54	31+18.44	51.00' (LT)	STERLING RANCH ROAD	7050.57		PT
55	31+18.44	57.00' (LT)	STERLING RANCH ROAD	7050.63		END C&G
56	31+52.44	64.97' (RT)	STERLING RANCH ROAD	7049.62		END C&G
57	31+52.44	51.00' (RT)	STERLING RANCH ROAD	7049.79		PT
58	31+18.44	65.00' (RT)	STERLING RANCH ROAD	7049.05		END C&G
132	31+18.44	57.00' (RT)	STERLING RANCH ROAD	7049.17		PT
134	30+93.44	32.00' (RT)	STERLING RANCH ROAD	7049.40		PCR

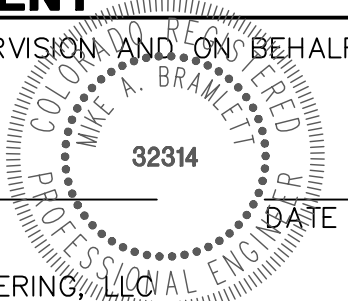
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
135	37+59.58	32.00' (RT)	STERLING RANCH ROAD	7059.64		PCR
136	38+46.46	26.00' (RT)	STERLING RANCH ROAD	7060.77		PCR
137	38+22.21	50.32' (RT)	STERLING RANCH ROAD	7058.41		PT
138	38+22.10	64.84' (RT)	STERLING RANCH ROAD	7058.19		END C&G
139	37+84.52	64.83' (RT)	STERLING RANCH ROAD	7057.53		END C&G
140	37+83.55	54.40' (RT)	STERLING RANCH ROAD	7057.70		PT
141	38+46.41	32.00' (LT)	STERLING RANCH ROAD	7060.98		PCR
142	38+20.61	57.51' (LT)	STERLING RANCH ROAD	7060.03		PT
143	37+85.34	51.54' (LT)	STERLING RANCH ROAD	7059.36		PT
144	37+85.25	57.51' (LT)	STERLING RANCH ROAD	7059.42		END C&G
145	37+59.44	26.00' (LT)	STERLING RANCH ROAD	7059.44		PCR



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



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

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

J.R. ENGINEERING
A Western Company

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STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 12 OF 38

JOB NO. 25188.03

BY

DATE

REVISION

No.

1"=50'

1"=5'

DATE

DESIGNED BY

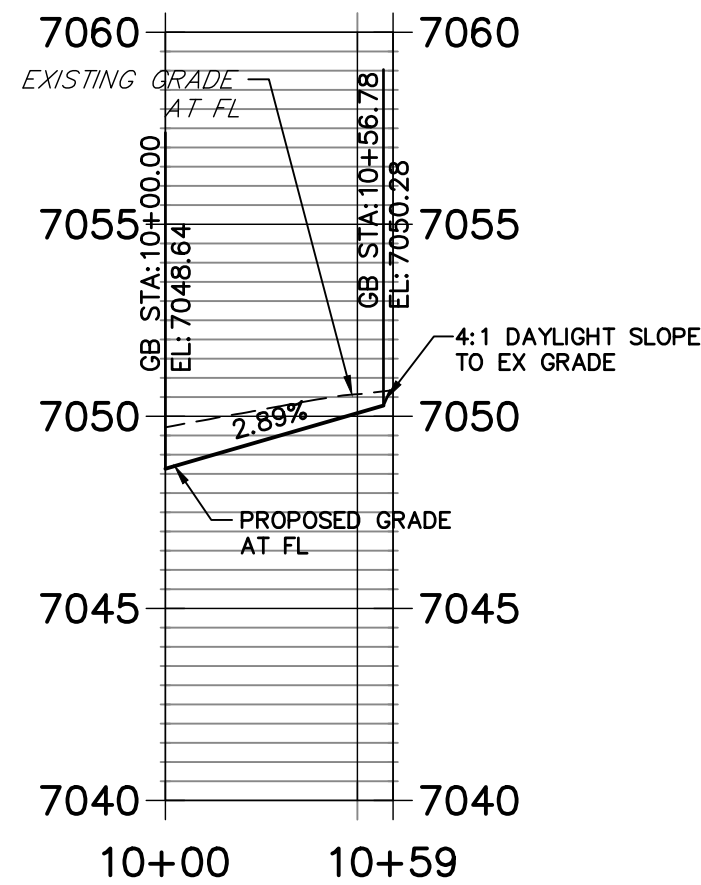
DRAWN BY

CHECKED BY

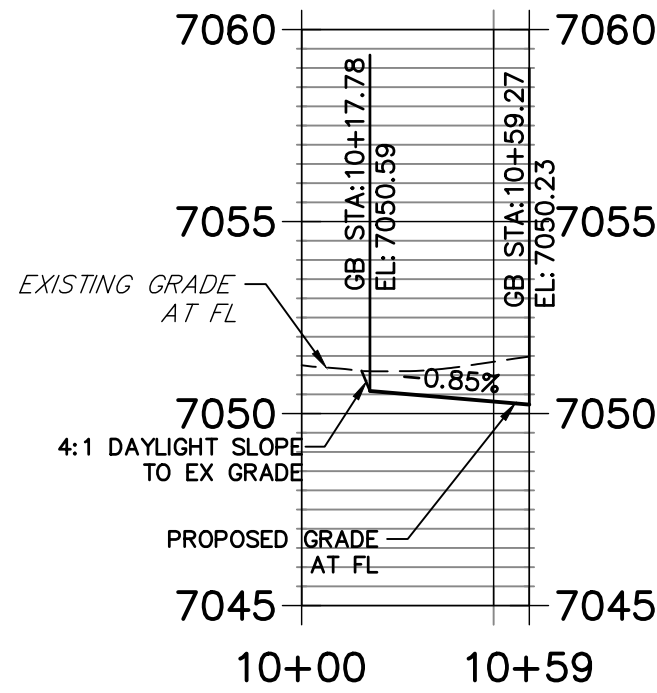
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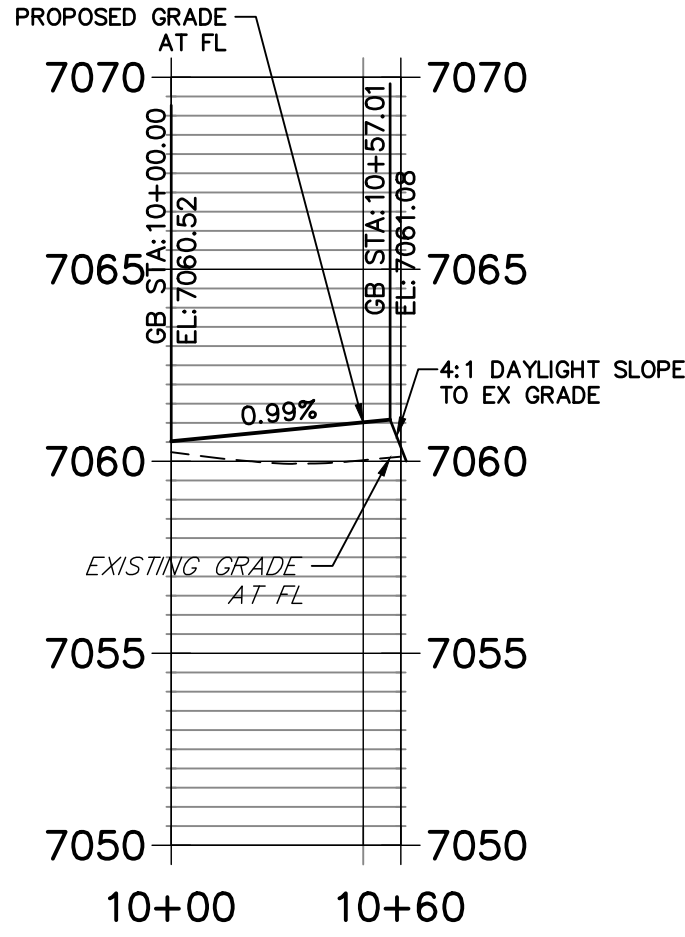
STERLING & PARK ACCESS NW PROFILE
STA 10+00.00 TO 10+59.28



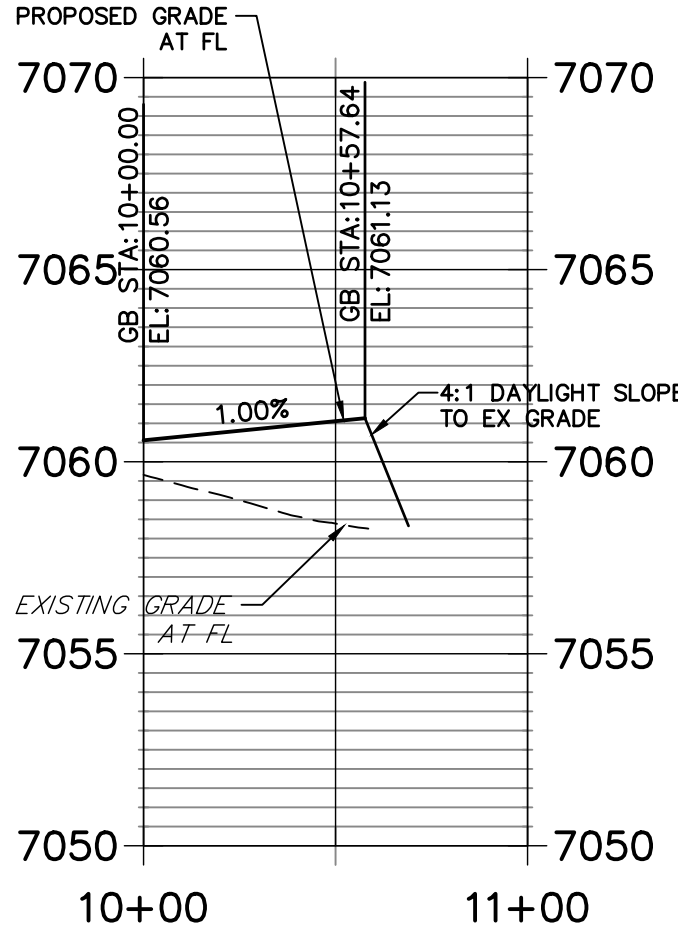
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STA 10+00.00 TO 10+59.27



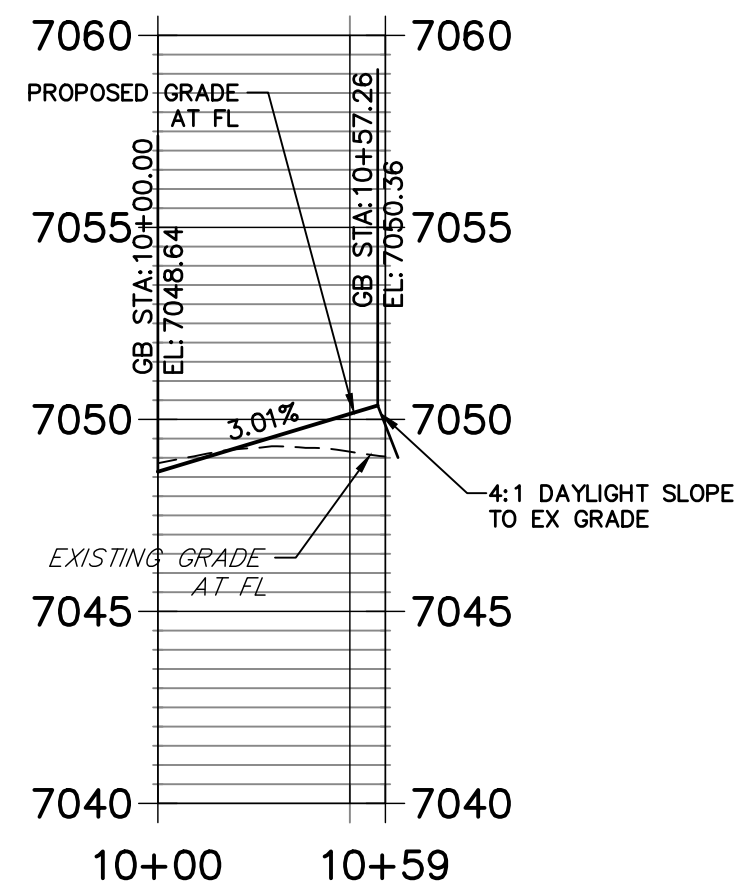
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STA 10+00.00 TO 10+59.82



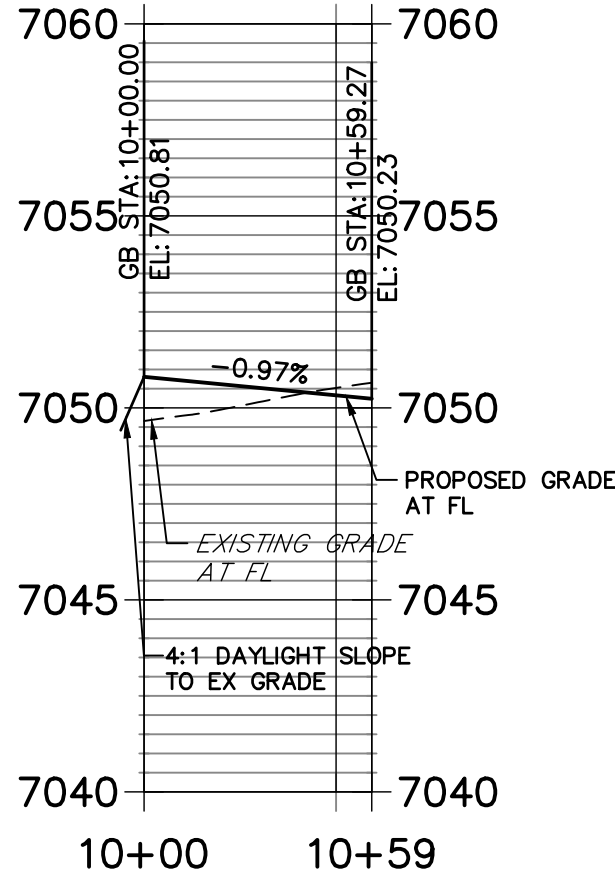
STERLING & ROAD1 NE PROFILE
STA 10+00.00 TO 11+00.00



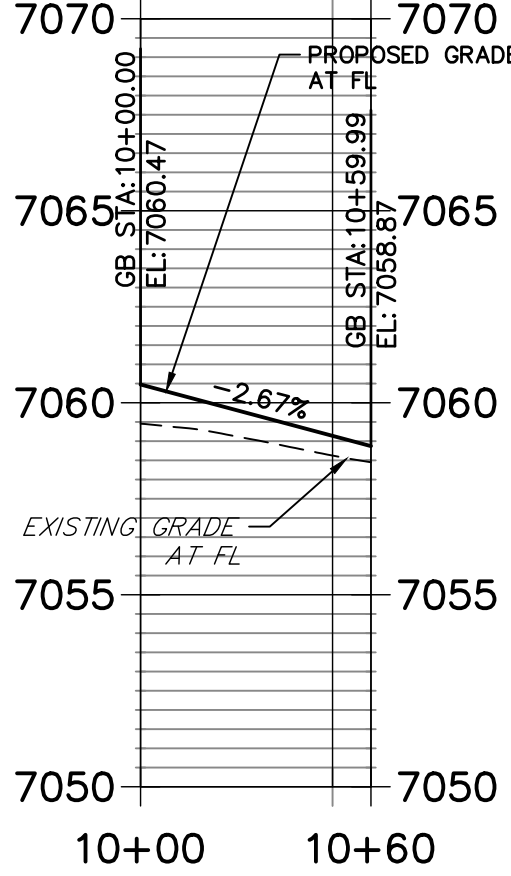
STERLING & ROAD 7 SW PROFILE
STA 10+00.00 TO 10+59.27



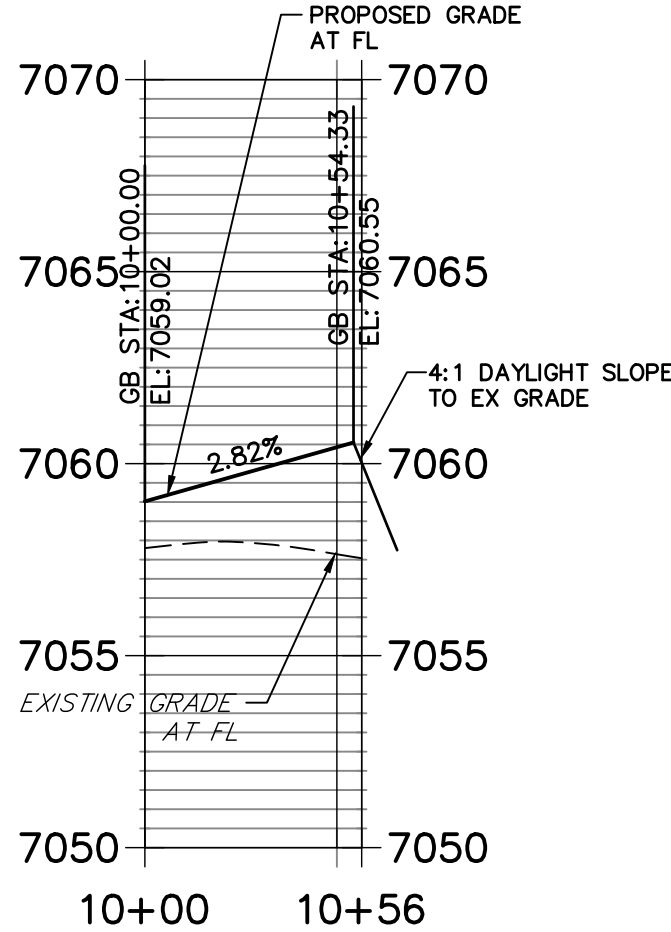
STERLING & ROAD7 SE PROFILE
STA 10+00.00 TO 10+59.27



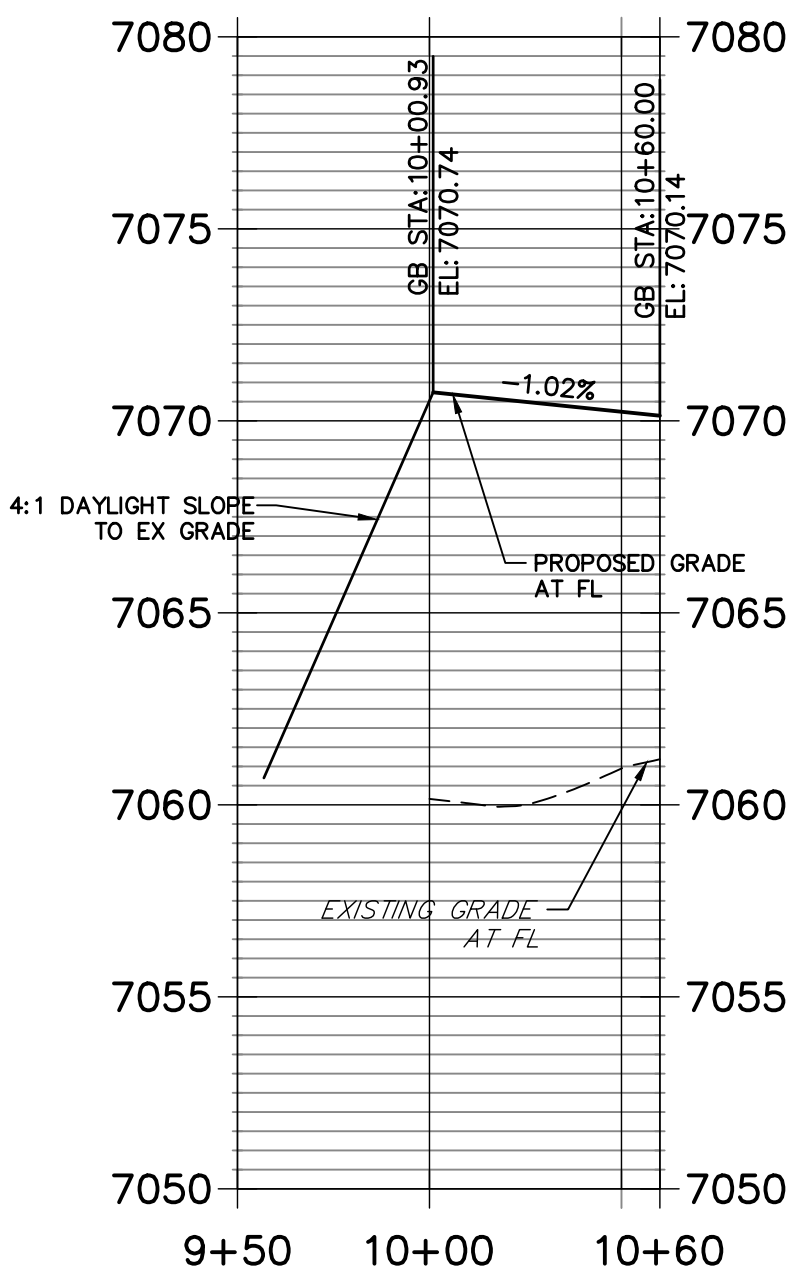
STERLING & ROAD1 SW PROFILE
STA 10+00.00 TO 10+59.99



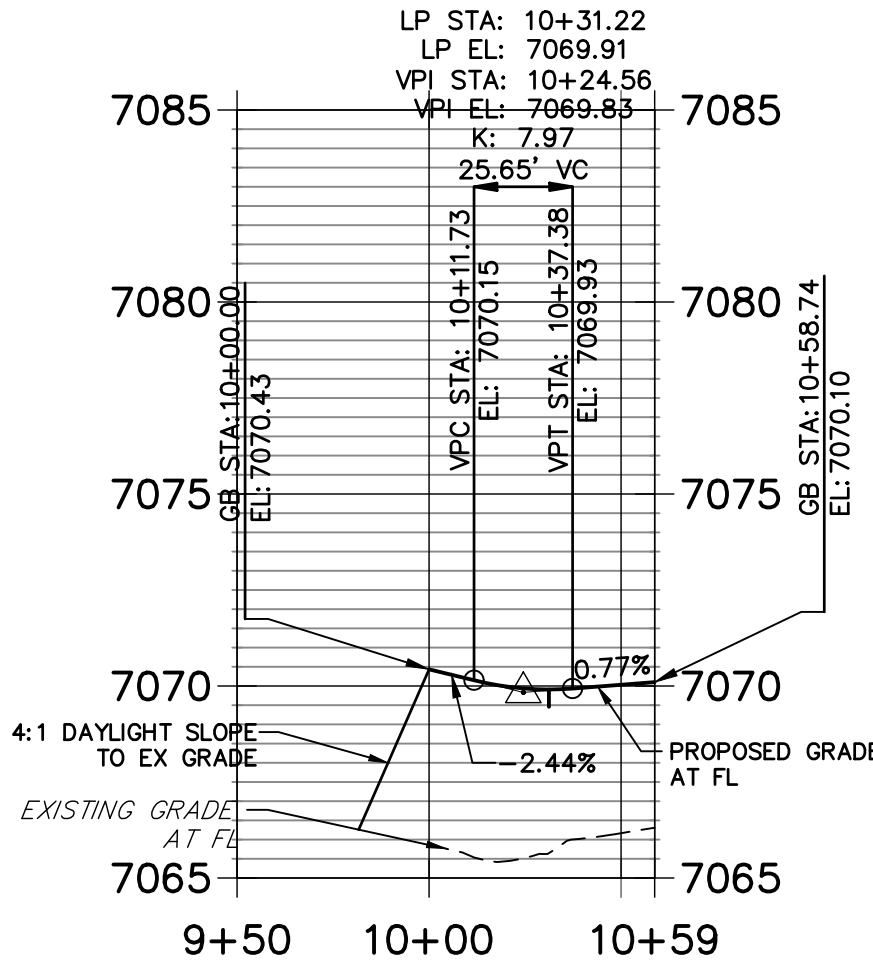
STERLING & ROAD1 SE PROFILE
STA 10+00.00 TO 10+56.47



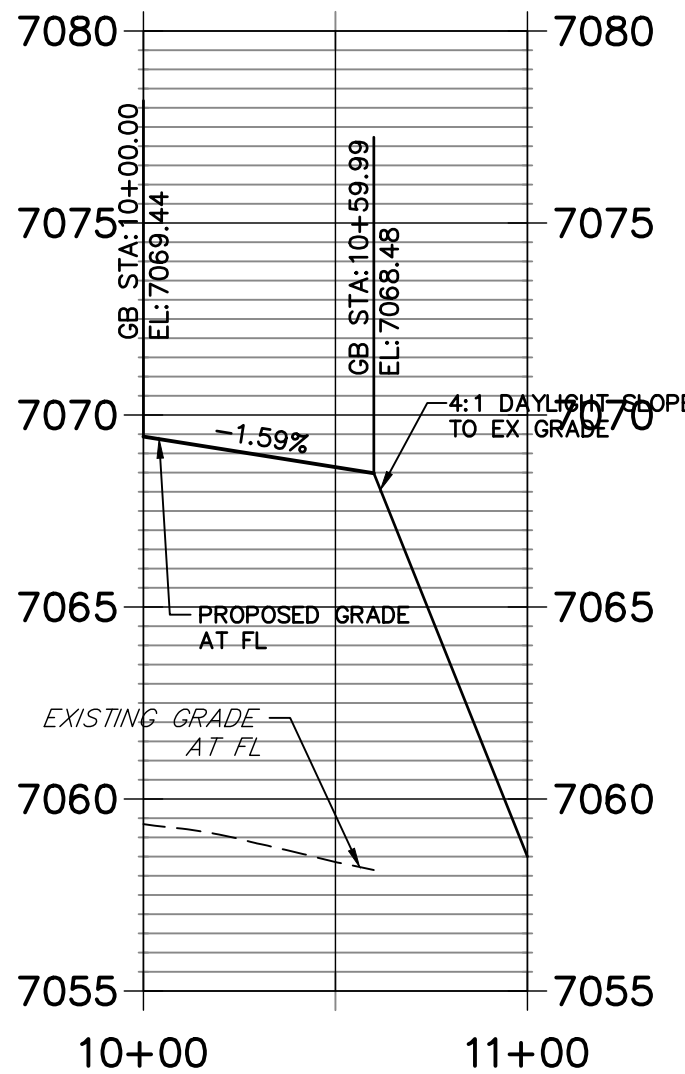
STERLING & ROAD X NW PROFILE
STA 9+50.00 TO 10+60.00



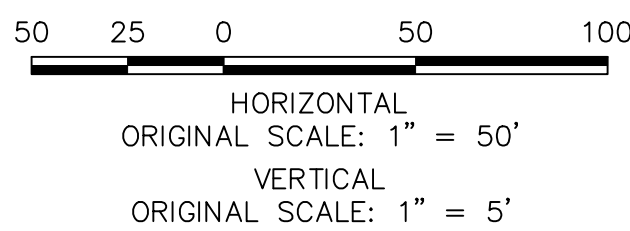
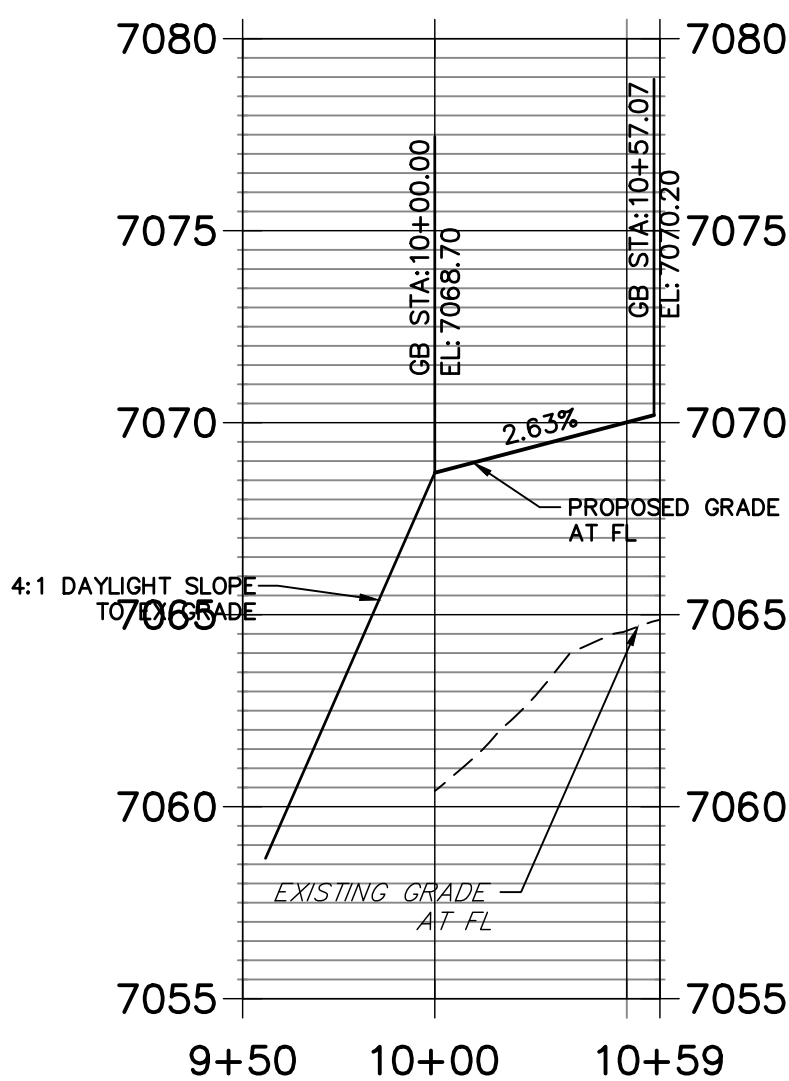
STERLING & ROAD X NE PROFILE
STA 9+50.00 TO 10+58.74



STERLING & ROAD X SW PROFILE
STA 10+00.00 TO 11+00.00



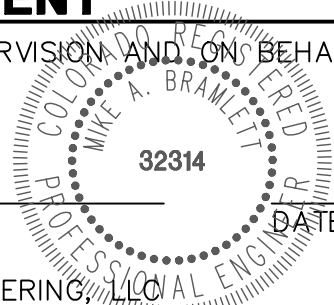
STERLING & ROADX SE PROFILE
STA 9+50.00 TO 10+58.65



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



J.R. ENGINEERING
A Westman Company

SR LAND, LLC
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(719) 471-1742

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STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
STREET PLAN & PROFILE

SHEET 14 OF 38

JOB NO. 25188.03

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

STERLING RANCH ROAD
STREET PLAN & PROFILE

UNPLATTED

ROW

PROP WATER

PROP SEWER

EPC TYPE A C&G

6' FUTURE SIDEWALK

MATCHLINE STA 44+00
SEE SHEET 11

STERLING RANCH ROAD

CL STERLING RANCH ROAD

PROPOSED SWALE

UNPLATTED

40' RADIUS CURB RETURN
SEE SHEET 9 FOR PROFILE
(LOCATION SET FOR FUTURE ACCLTN LANE)

END C&G
60+62.98 STERLING RANCH RD
(71.55' RT)

BRIARGATE BLVD

40' RADIUS CURB RETURN
SEE SHEET 9 FOR PROFILE
(LOCATION SET FOR FUTURE RT LANE)

END C&G
44+46.19 BRIARGATE
(108' LT)

FUTURE STERLING RANCH ROAD

CL/CL INTERSECTION
STERLING RANCH ROAD
STA: 61+22.49
BRIARGATE PARKWAY
STA: 44+78.19

EDGE PROP ASPHALT

40' RADIUS CURB RETURN
SEE SHEET 9 FOR PROFILE

Stationing: 54+00, 55+00, 56+00, 57+00, 58+00, 59+00, 60+00, 61+00, 62+00, 63+00, 64+00, 65+00, 66+00, 67+00

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

STA 53+50.00 TO 67+00.00

Vertical Curve Data:

- VPI STA: 56+00.38
VPI EL: 7091.80
K: 75.06
105.68' VC
- VPC STA: 55+47.54
EL: 7090.67
- VPT STA: 56+53.22
EL: 7093.68
- VPI STA: 58+82.51
VPI EL: 7101.81
K: 48.91
149.05' VC
- VPC STA: 58+07.99
EL: 7099.17
- VPT STA: 59+57.03
EL: 7102.18
- VPI STA: 64+26.13
VPI EL: 7104.53
K: 65.37
256.63' VC
- VPC STA: 62+97.82
EL: 7103.86
- VPT STA: 65+54.45
EL: 7110.21

Grades: 2.14%, 3.55%, 0.50%, 4.45%

Labels: PROPOSED GRADE STERLING RANCH ROAD, EXISTING GRADE, STERLING RANCH ROAD, BRIARGATE BLVD, STATION=61+22.60, ELEV = 7103.011, 4:1 MAX DAYLIGHT TO EX GROUND, FUTURE IMPROVEMENTS, PROPOSED SANITARY.

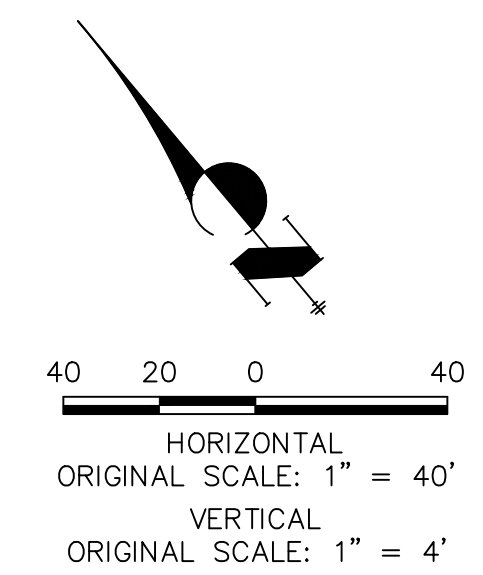




NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)
"M&S STANDARDS" STANDARD PLAN NO. S-627-1.

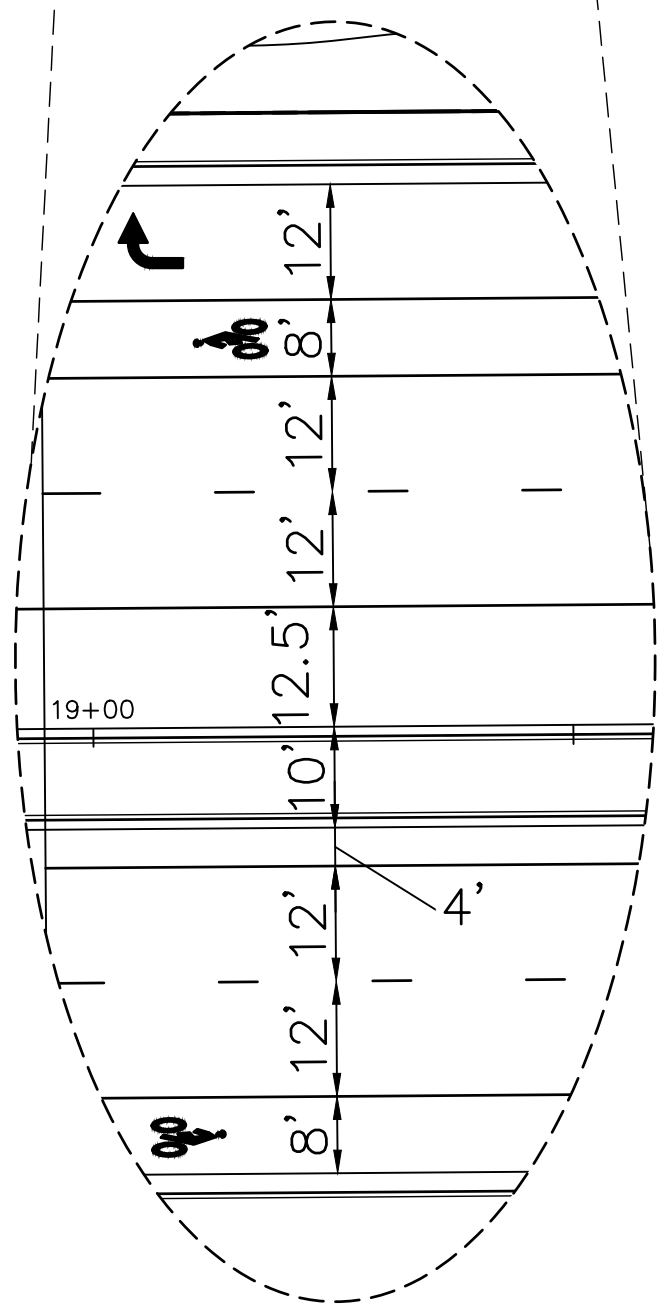


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MIKE A. BRAMLEY
COLORADO P.E. 3241
FOR AND ON BEHALF OF JR ENGINEERING, LLC

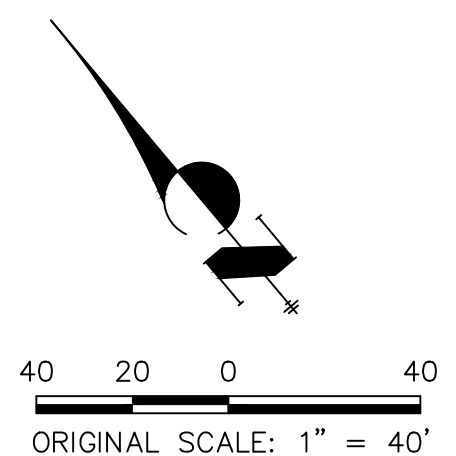
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS			
BRIARGATE SIGNING & STRIPING			
SHEET	16	OF	38
JOB NO.	25188.03		



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



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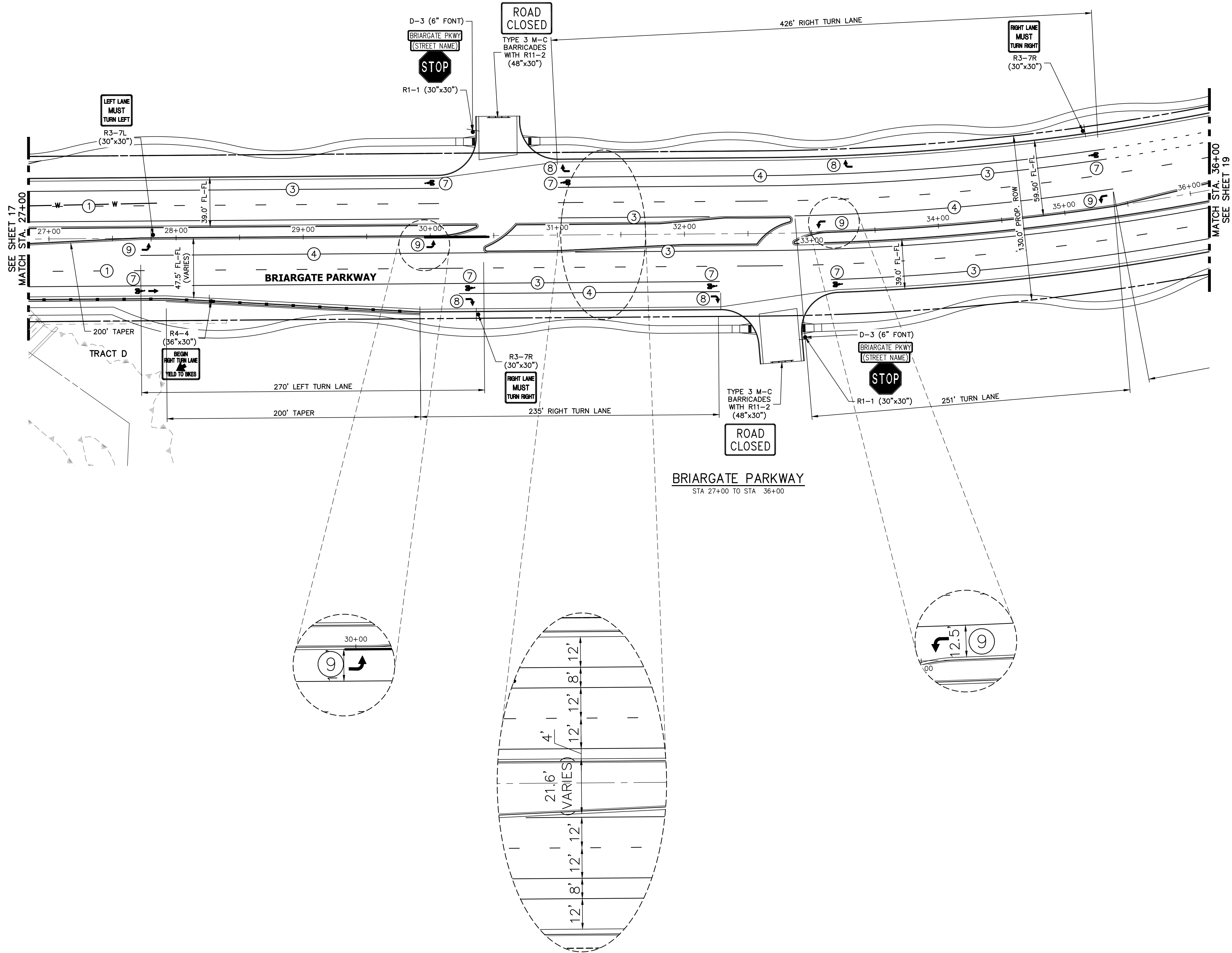
MIKE A. BRAMLEY
COLORADO P.E. 328
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jengineering.com

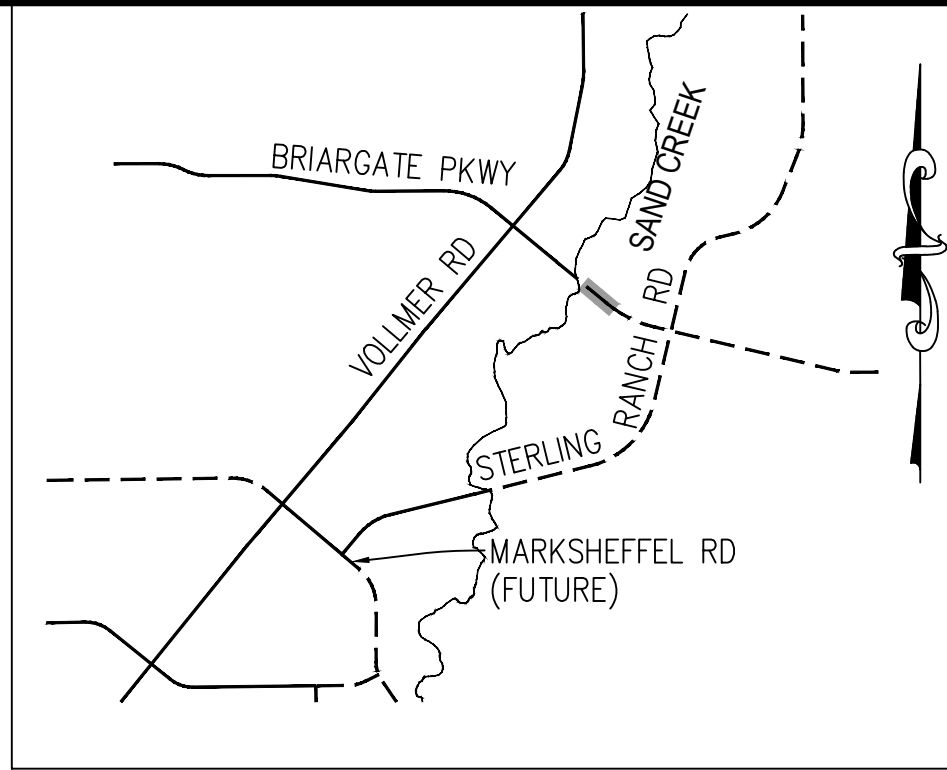
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	H-SCALE	1" = 40'	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	2/10/22				
	DESIGNED BY	JMC				
BRIARGATE SIGNING & STRIPING	DRAWN BY	RWK				
	CHECKED BY					
SHEET 17 OF 38						
JOB NO.	25188.03					

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

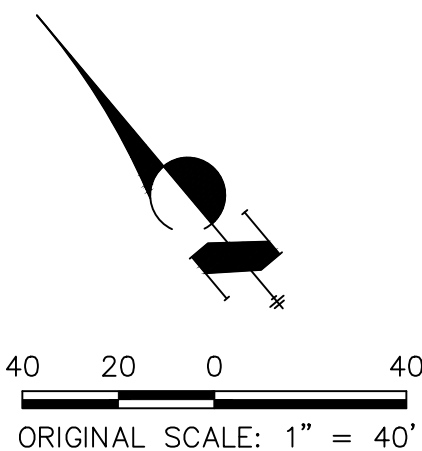
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

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- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



ENGINEER'S STATEMENT

PREPARED UNDER
ENGINEERING

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

PRELIMINARY
NOT FOR
CONSTRUCTION

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

BRIARGATE SIGNING &
STRIPING

SHEET 18 OF 38

JOB NO. 25188.03

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	N/A	2/10/22	JMC	RWK	

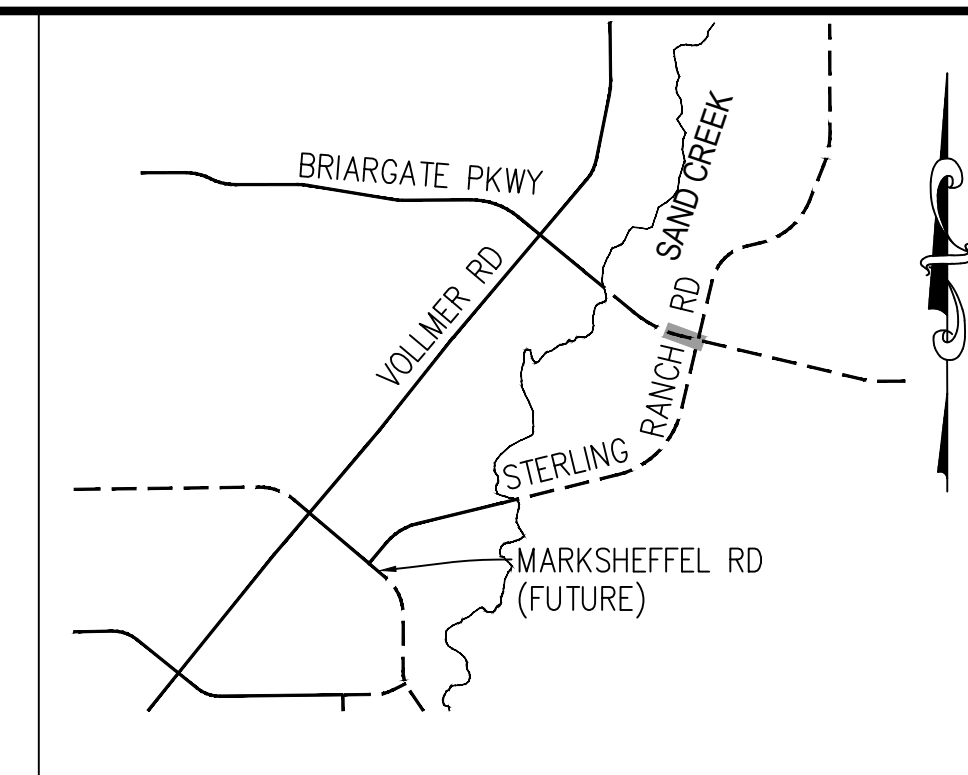
No.	REVISION	BY	DATE

J.R. ENGINEERING
A Western Company

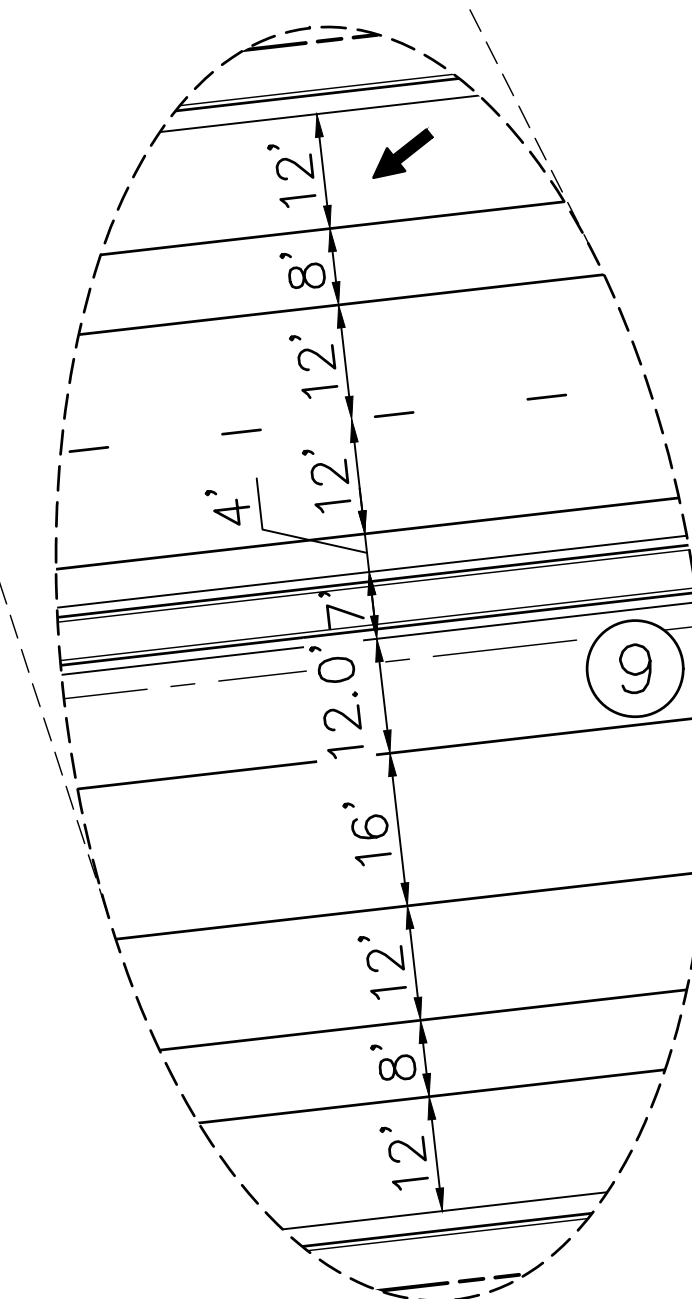
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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

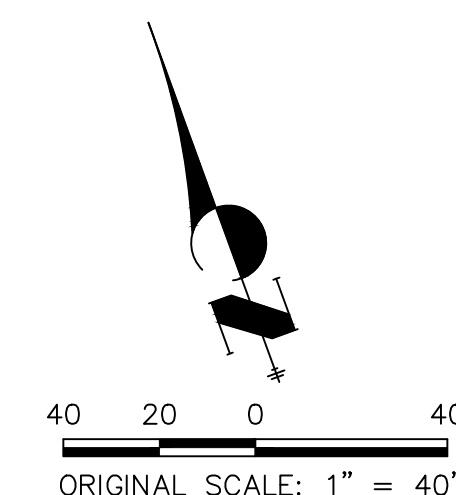
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AUTHORIZATION.



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MIKE A. BRAMLEY
COLORADO P.E. 32454
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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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 Westrian Company

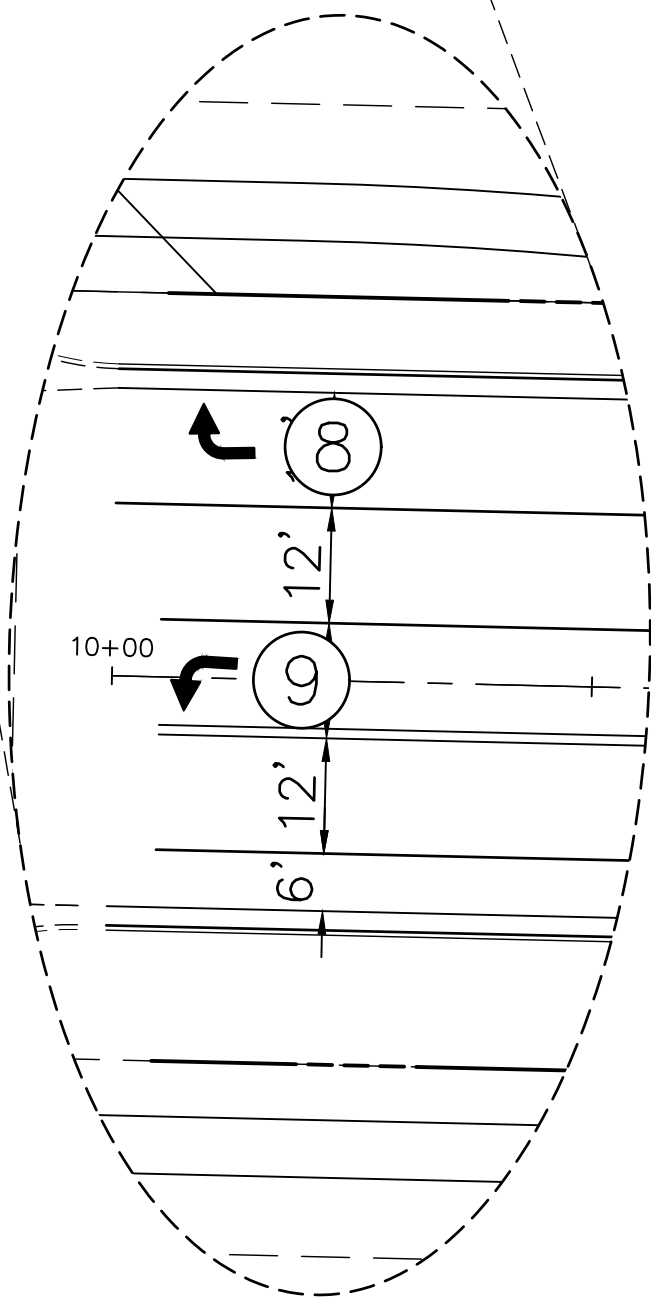
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H-SCALE	1"=40'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	2/10/22				
DESIGNED BY	JMC				
DRAWN BY	RWK				
CHECKED BY					

STERLING RANCH ROAD & BRIARGATE
PARKWAY STREET PLANS

BRIARGATE SIGNING &
STRIPING

SHEET 19 OF 38
JOB NO. 25188.03



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



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

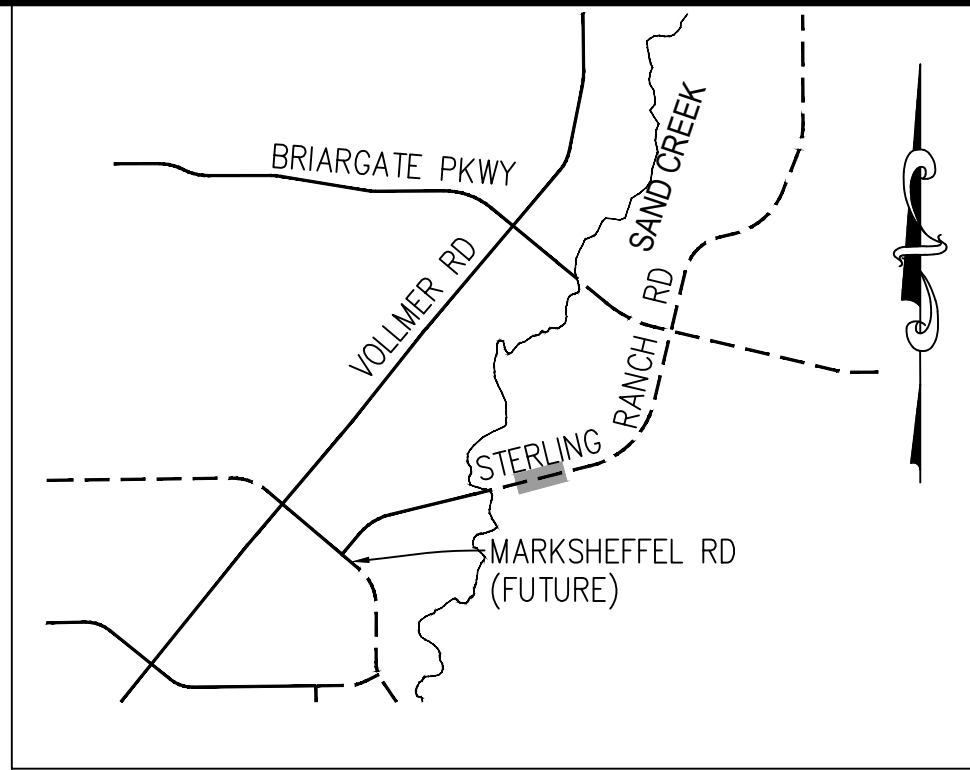
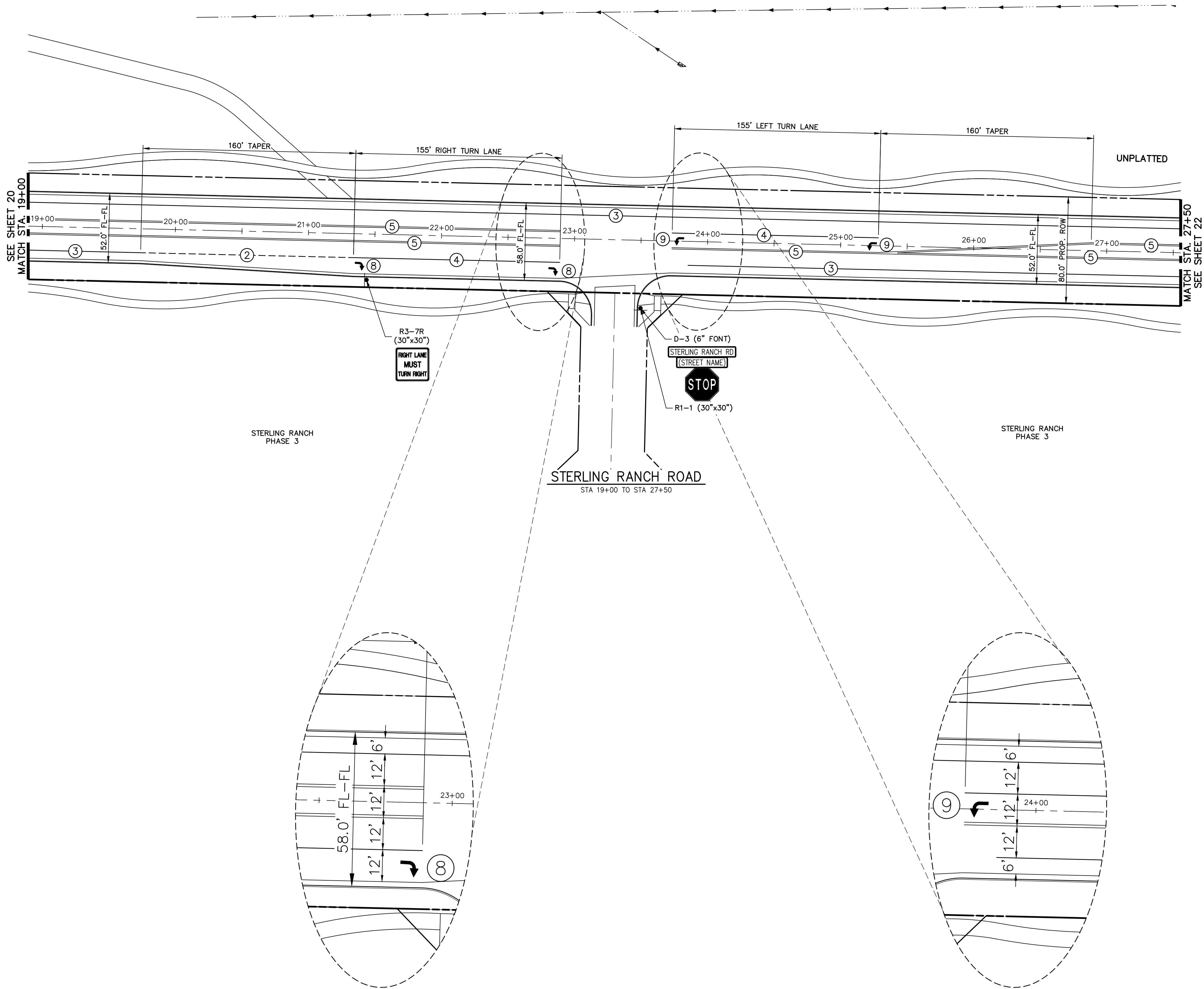
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STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
SIGNING & STRIPING

JOB NO. 25188.03





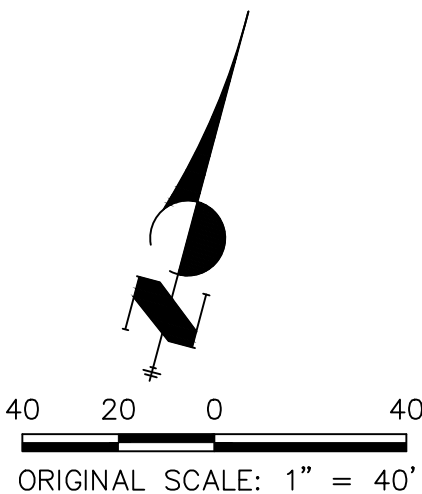
KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

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

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



ENGINEER'S STATEMENT

PREPARED UNDER
ENGINEERING

MIKE A. BRAMLEY
COLORADO P.E. No. 37257
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

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AGENCIES, OR ENGINEERING
AGENCIES, THEIR USE
FOR ANY PURPOSES
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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
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

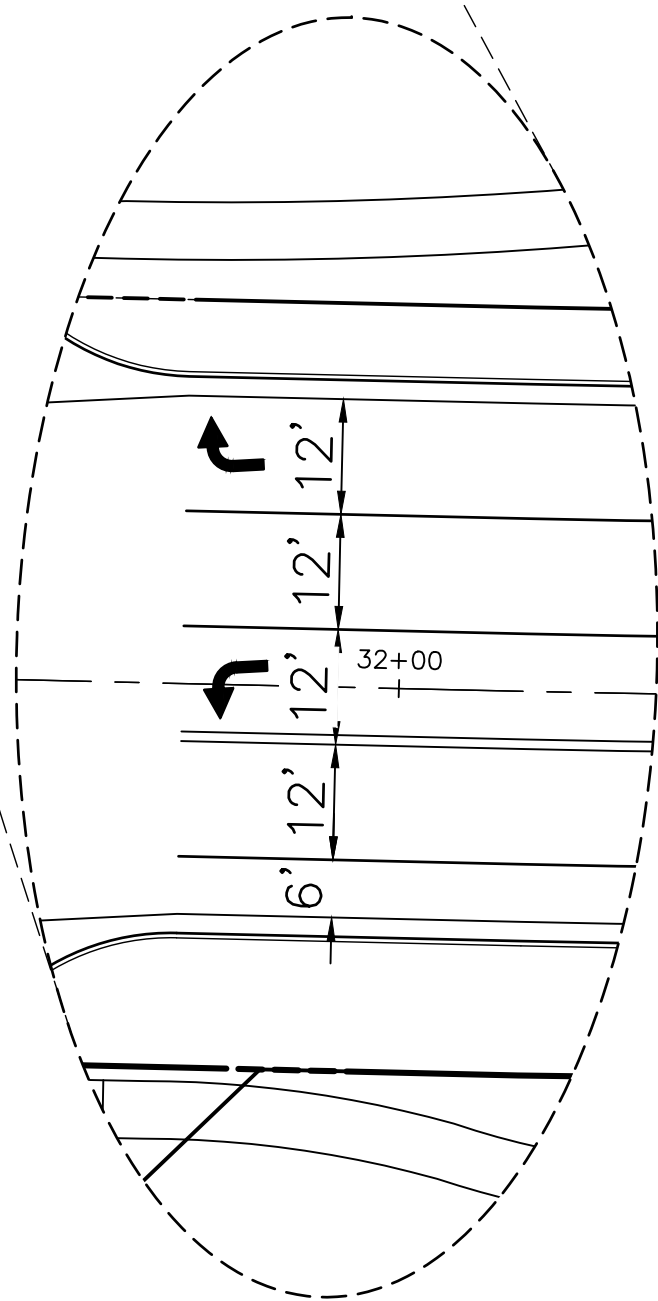
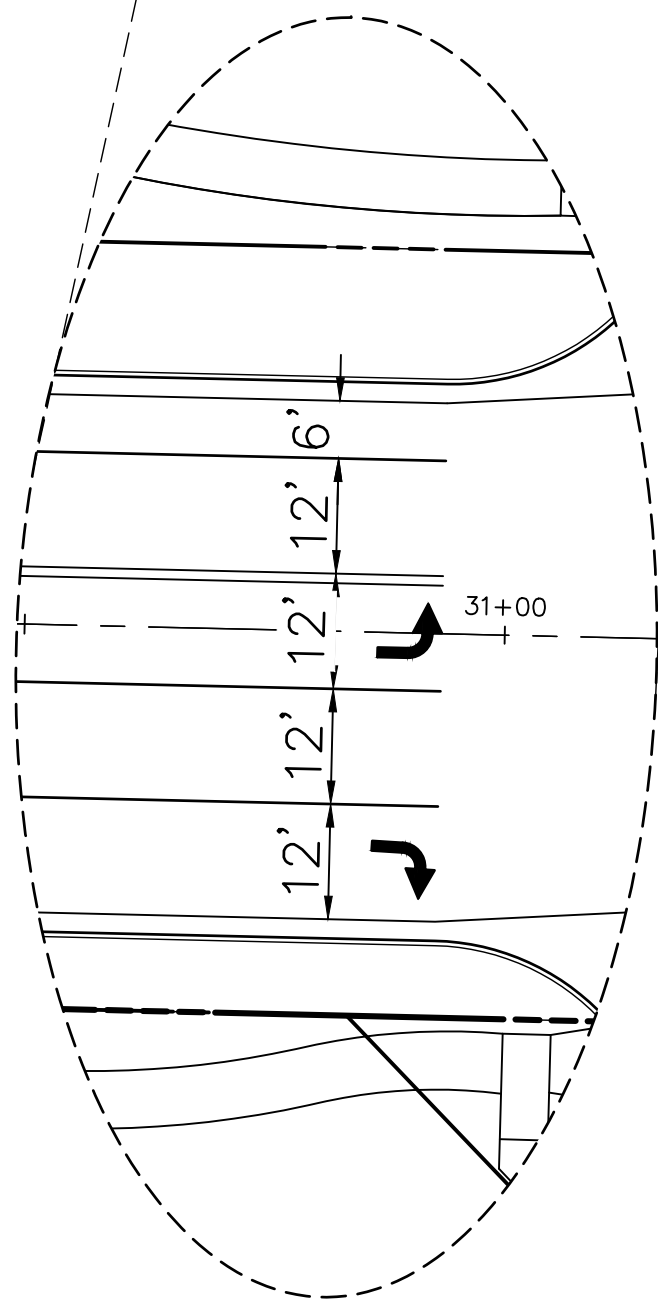
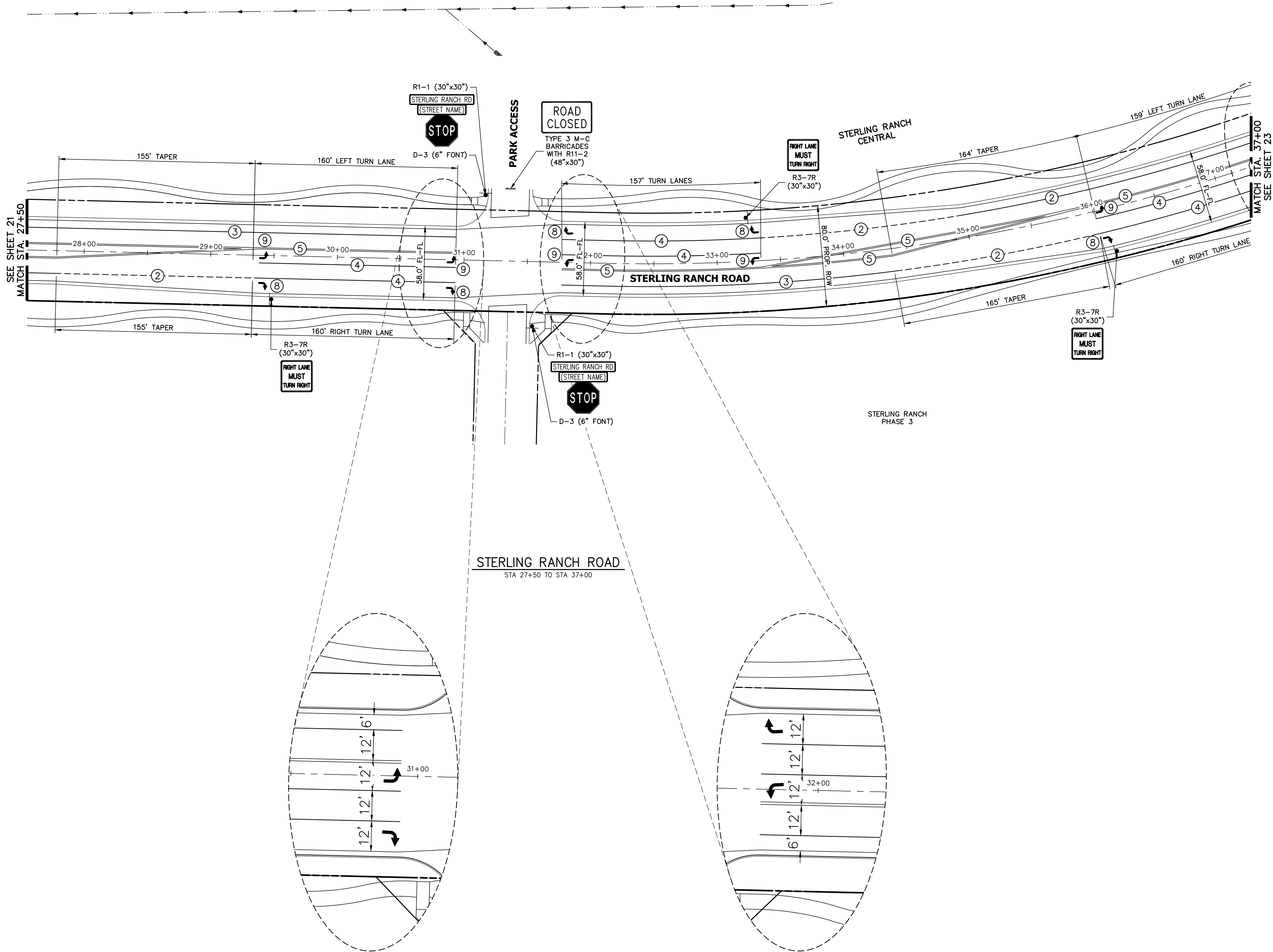
BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	STERLING RANCH ROAD SIGNING & STRIPING
---	---

SHEET 21 OF 38

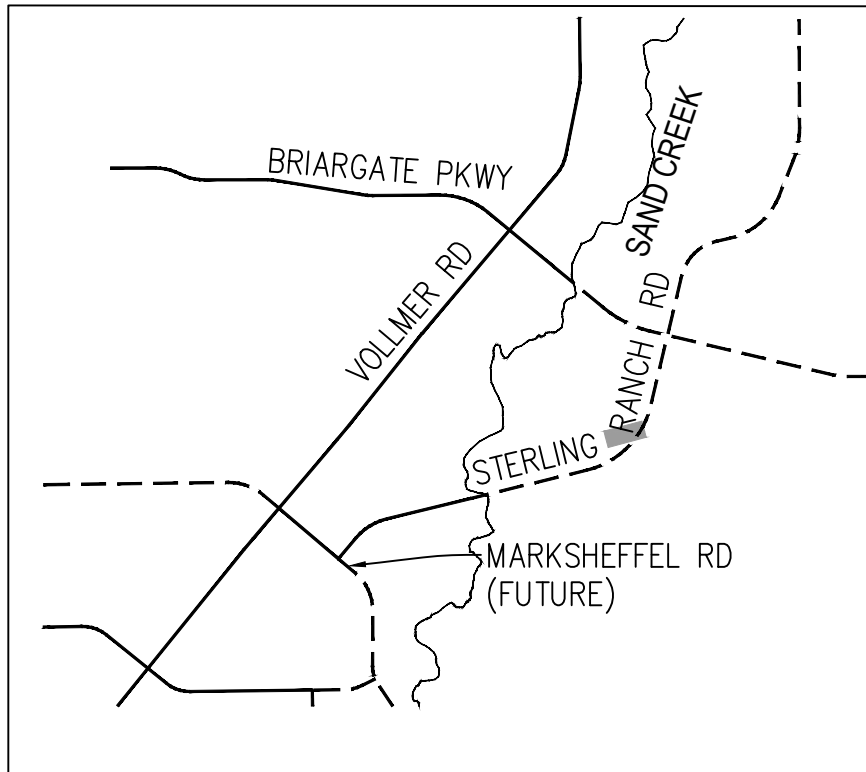
JOB NO. 25188.03

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STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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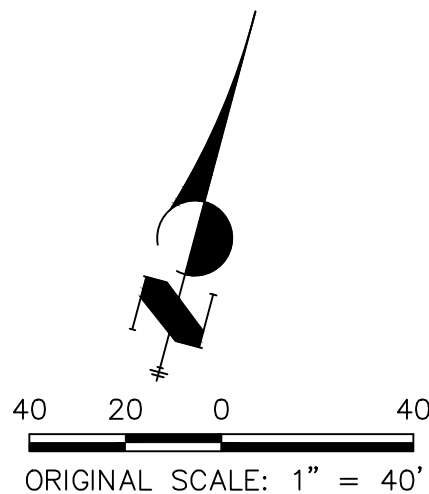
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KEY MAP
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ENGINEER'S STATEMENT

PREPARED UNDER
ENGINEERING

MIKE A. BRAMLEY
COLORADO P.E. No. 37257
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 22 OF 38

JOB NO. 25188.03

1" = 40'		No.	REVISION	BY	DATE
H-SCALE	V-SCALE				
	N/A				
DATE	2/10/22				
DESIGNED BY	JMC				
DRAWN BY	RWK				
CHECKED BY					



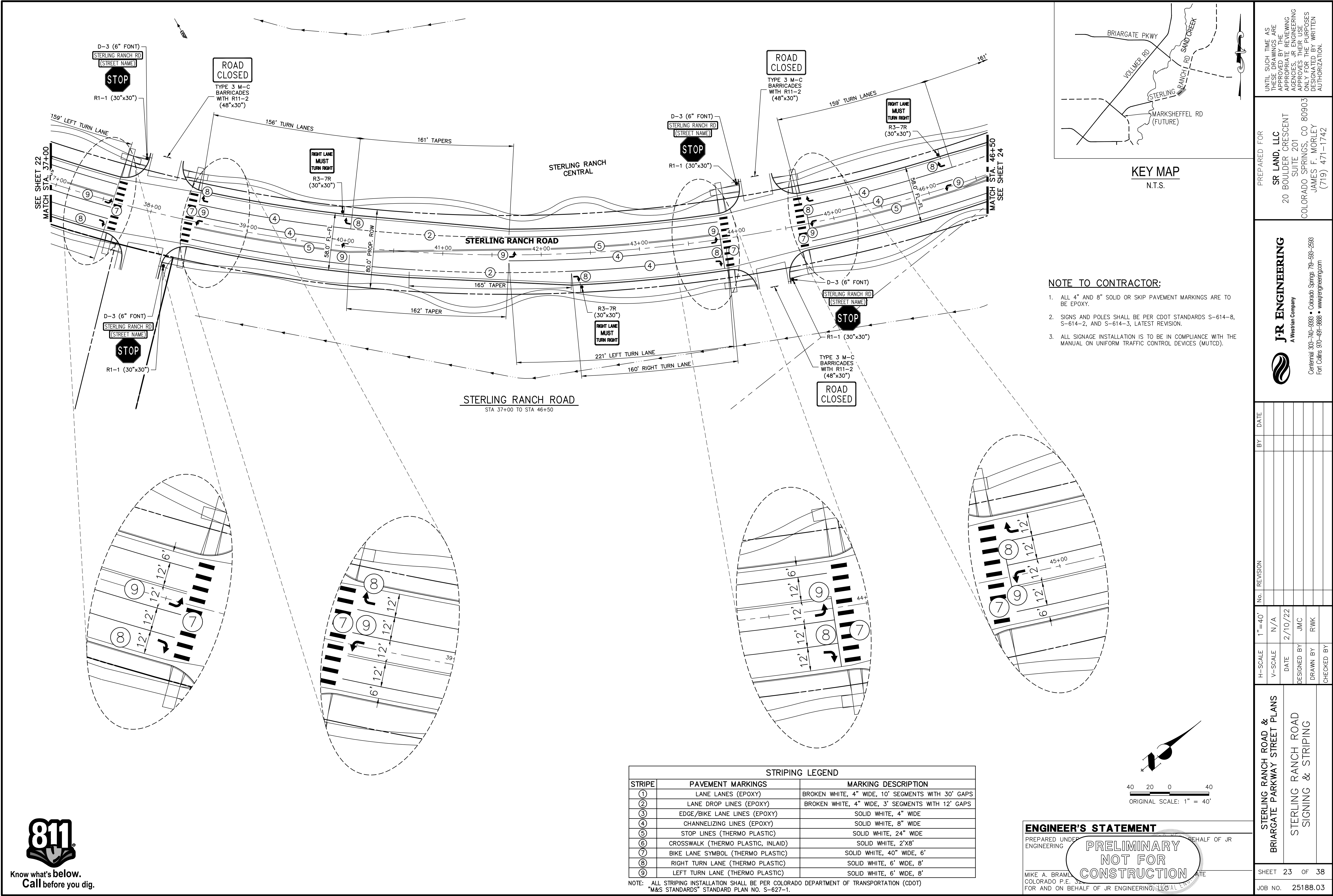
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SR-LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903

JAMES F. MORLEY
(719) 471-1742

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STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
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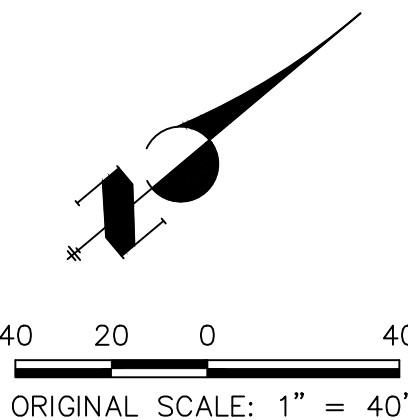
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

ENGINEER'S STATEMENT

PREPARED UNDER
ENGINEERING

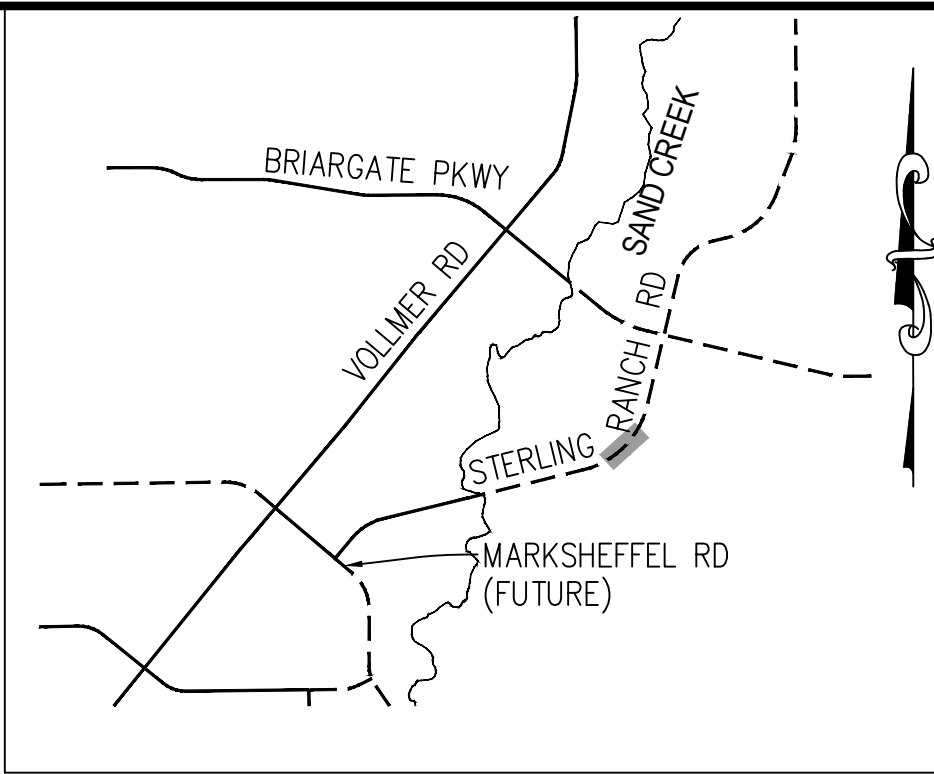
MIKE A. BRAM
COLORADO P.E. No. 3721
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION




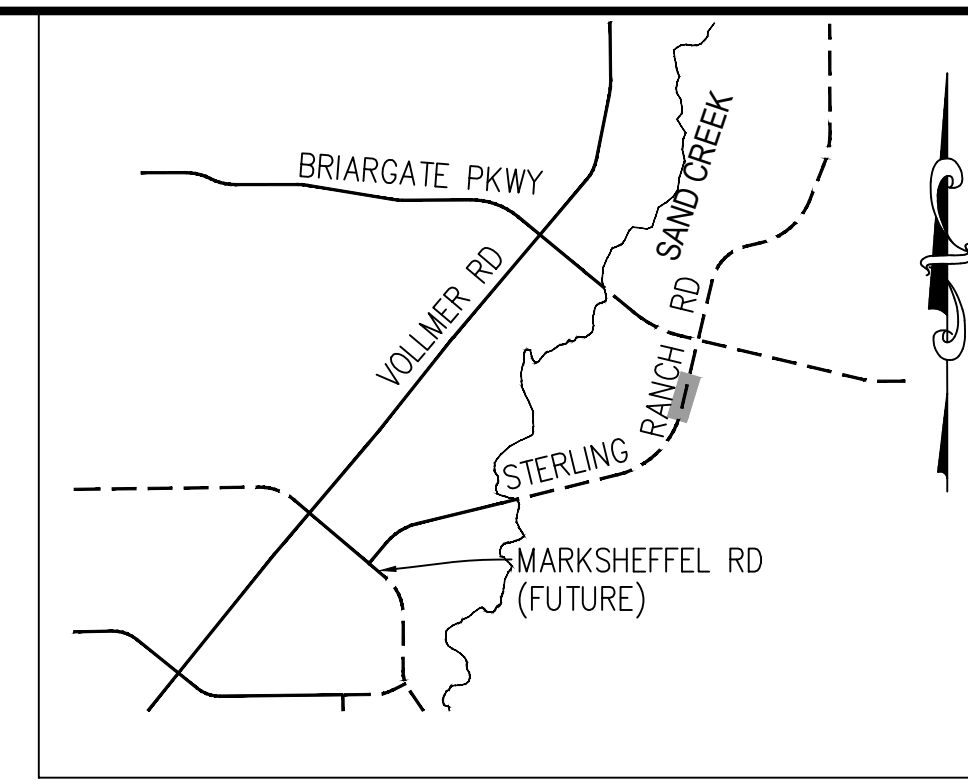
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KEY MAP
N.T.S.

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	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, OR ENGINEERING APPROVES THEIR USE FOR ANY OTHER PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	J.R. ENGINEERING A Westman Company  Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com		PREPARED BY SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
	STERLING RANCH ROAD SIGNING & STRIPING		SHEET 23 OF 38 JOB NO. 25188.03



1. ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
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PREPARED FOR

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

J·R ENGINEERING
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H-SCALE	1"= 40'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	2/10/22				
DESIGNED BY	JMC				
DRAWN BY	RWK				
CHECKED BY					

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

TERLING RANCH ROAD
SIGNING & STRIPING

SHEET 24 OF 38

JOB NO. 25188.03

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
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NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT), "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

ENGINEER'S STATEMENT

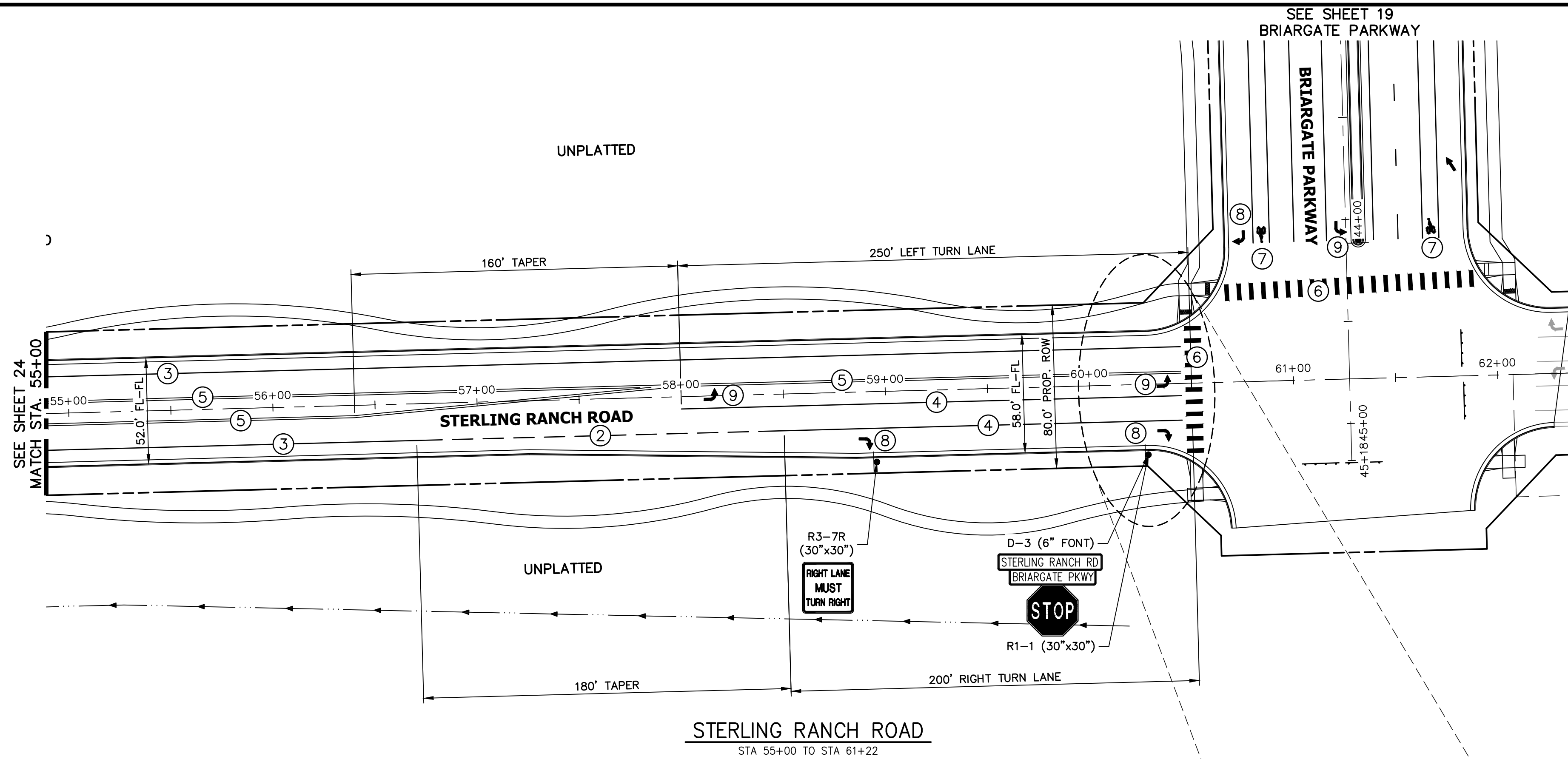
PREPARED UNDER ENGINEERING PRELIMINARY REHALF OF JR

MIKE A. BRAMLEY
COLORADO P.E. 32147
FOR AND ON BEHALF OF JR ENGINEERING, LLC



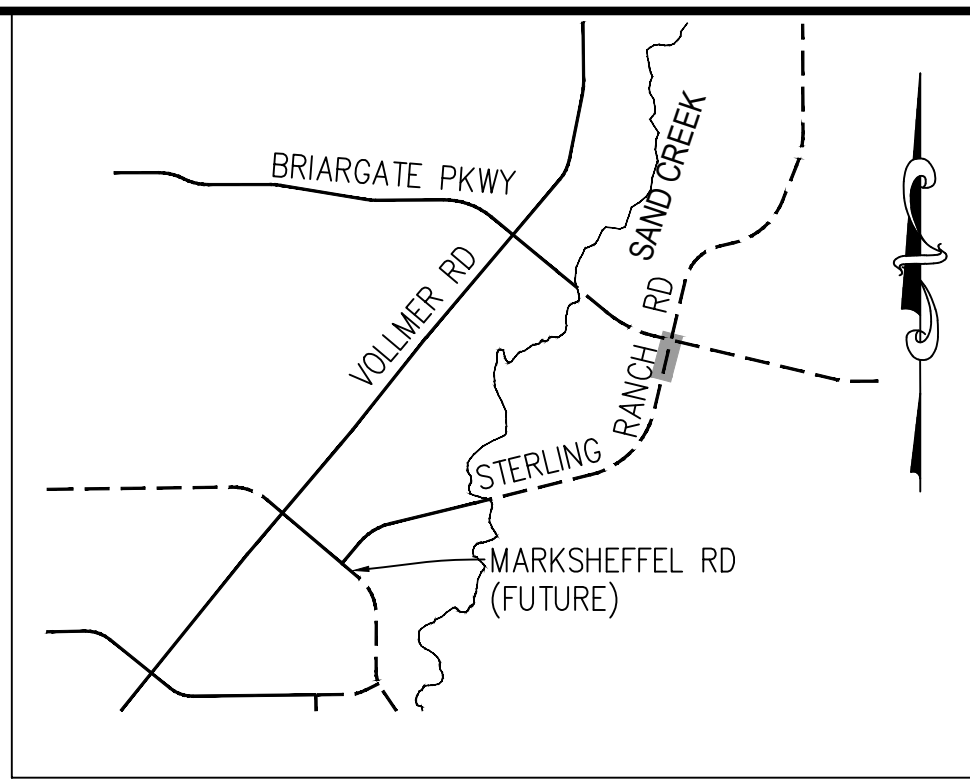
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STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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⑦	BIKE LANE SYMBOL (THERMO PLASTIC)	SOLID WHITE, 40" WIDE, 6'
⑧	RIGHT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'
⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

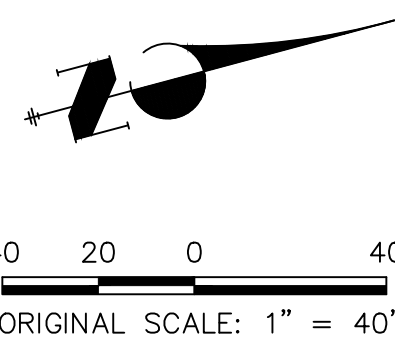
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



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).



ENGINEER'S STATEMENT

PREPARED UNDER
ENGINEERING

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

PRELIMINARY
NOT FOR
CONSTRUCTION

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APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
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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
Central 303-740-9383 • Colorado Springs 719-583-2583
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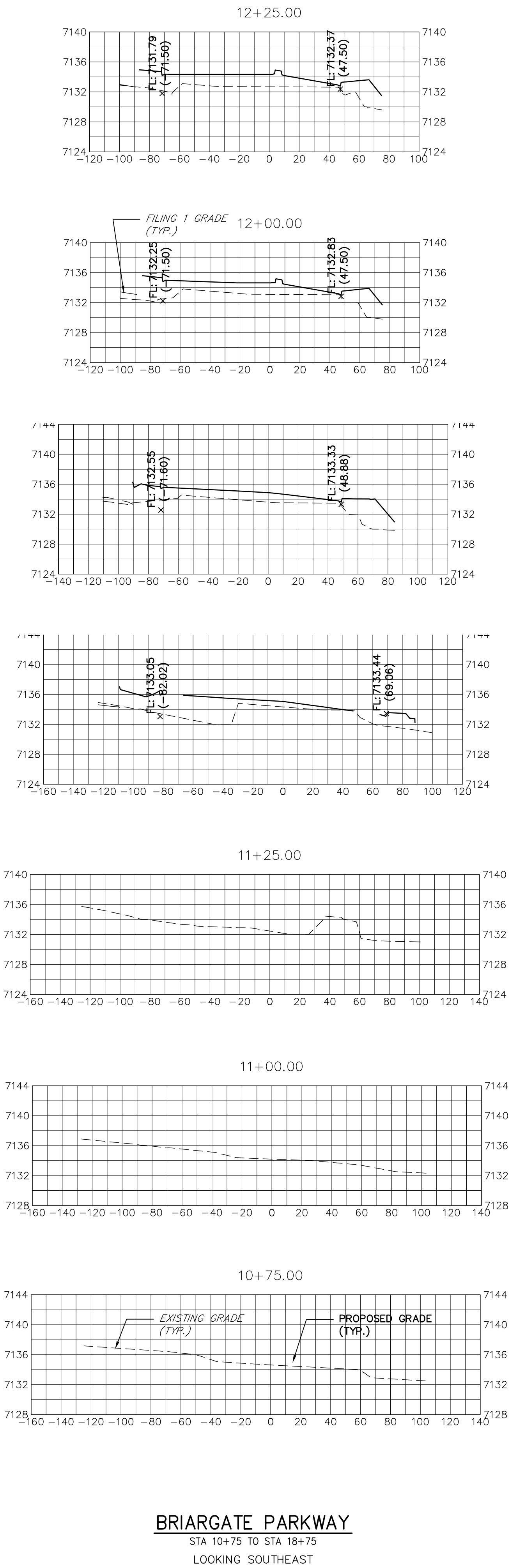
BY	DATE	No.	REVISION

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

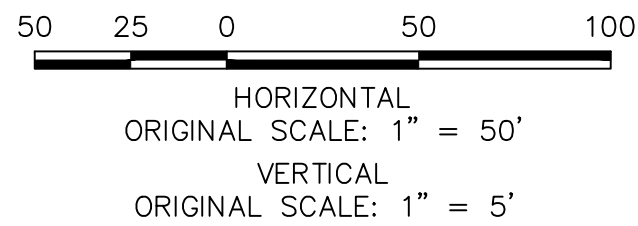
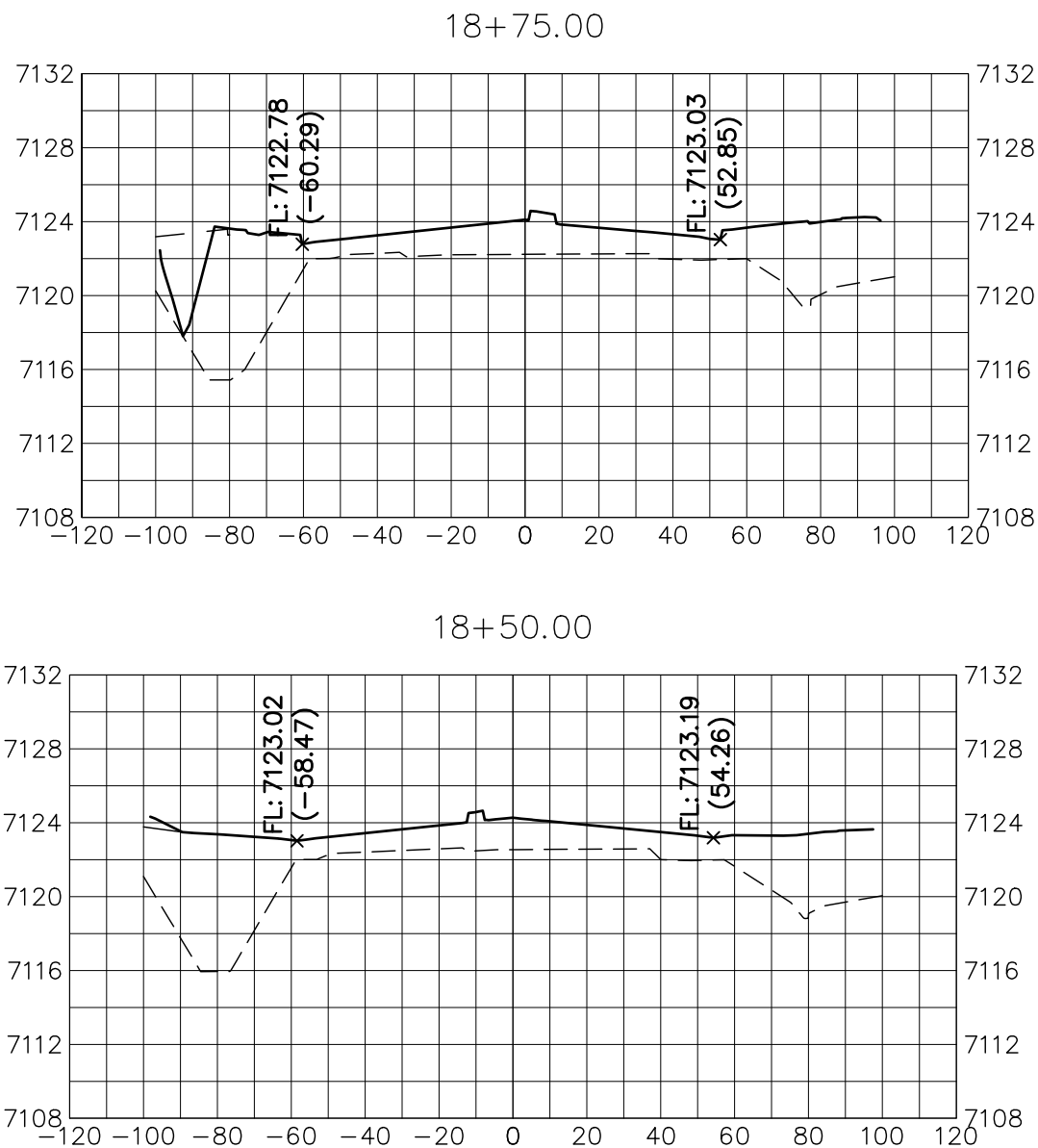
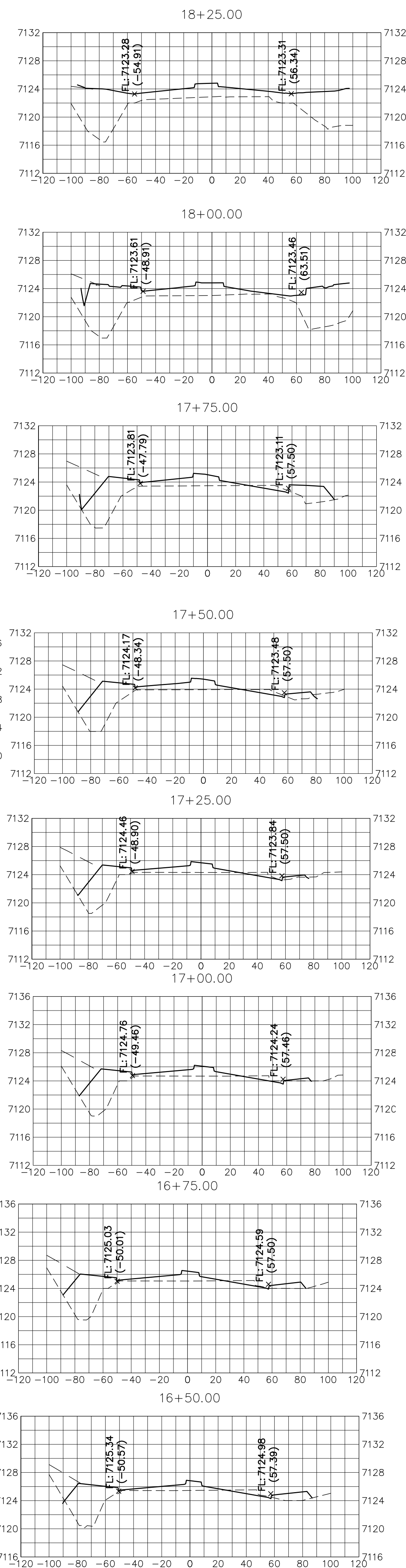
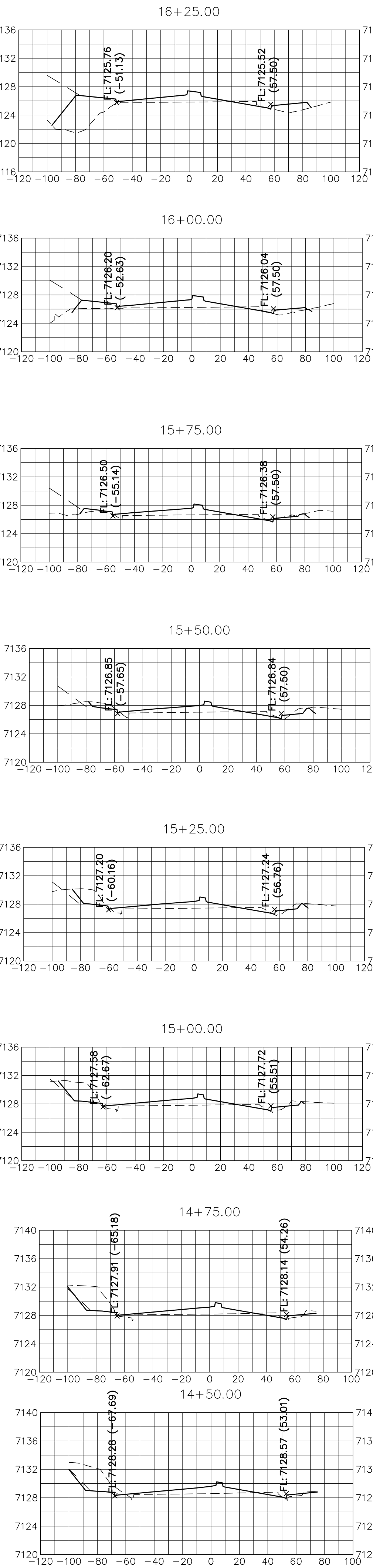
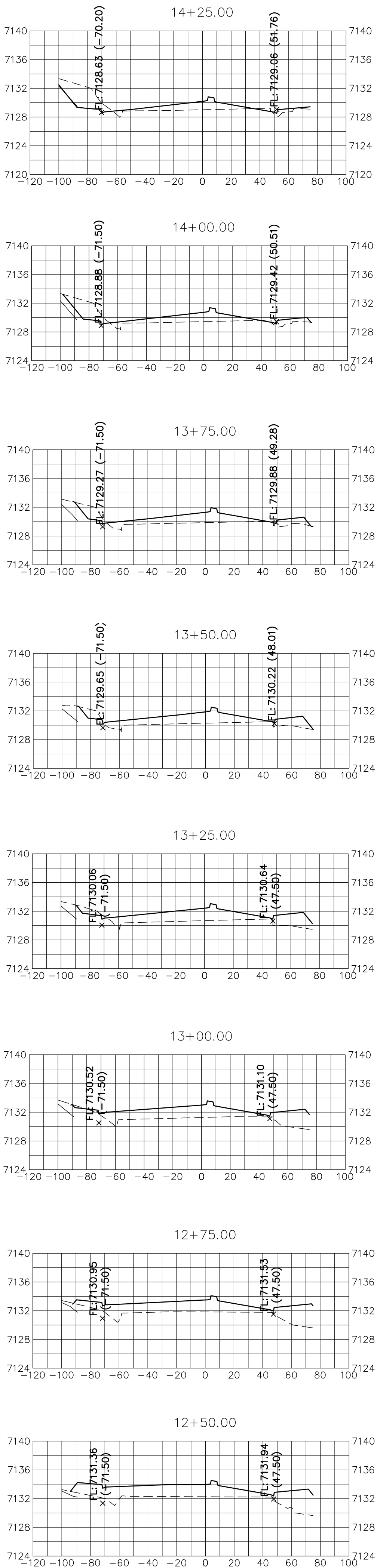
SHEET 25 OF 38

JOB NO. 25188.03

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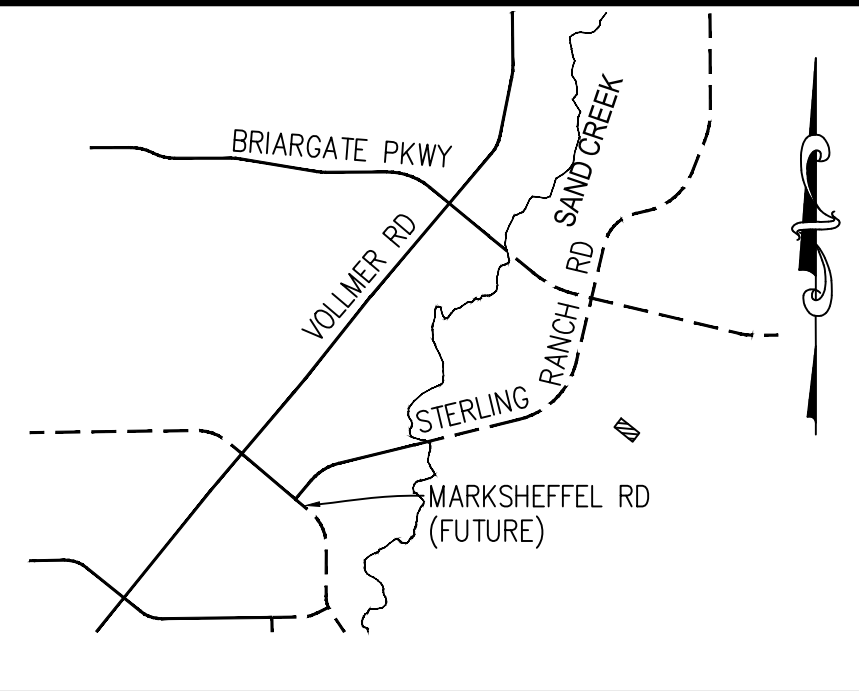
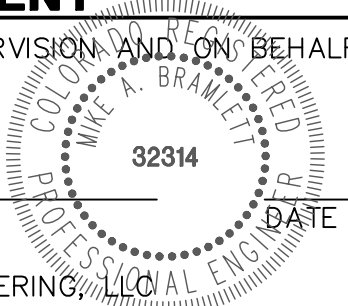
BRIARGATE PARKWAY
STA 10+75 TO STA 18+75
LOOKING SOUTHEAST




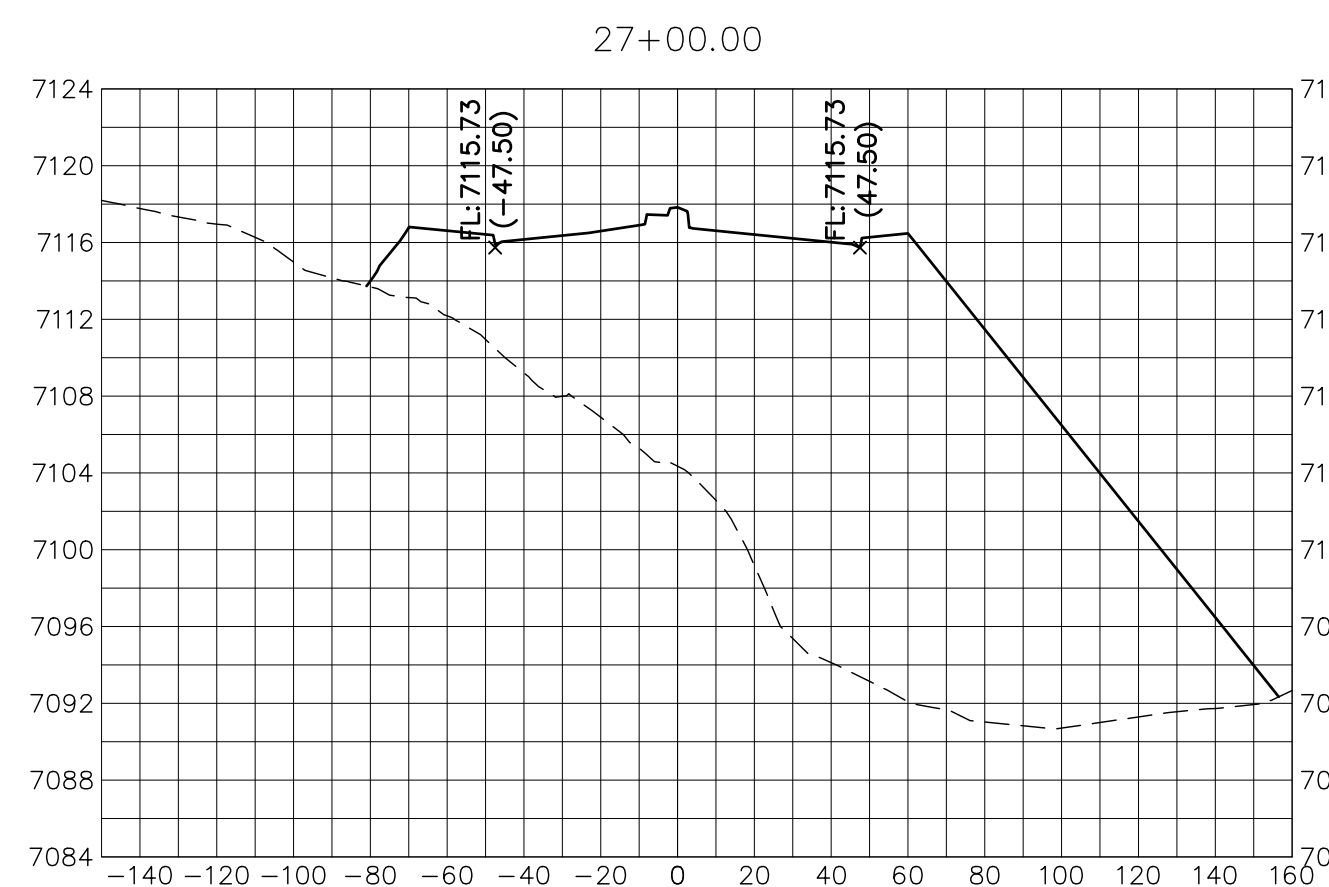
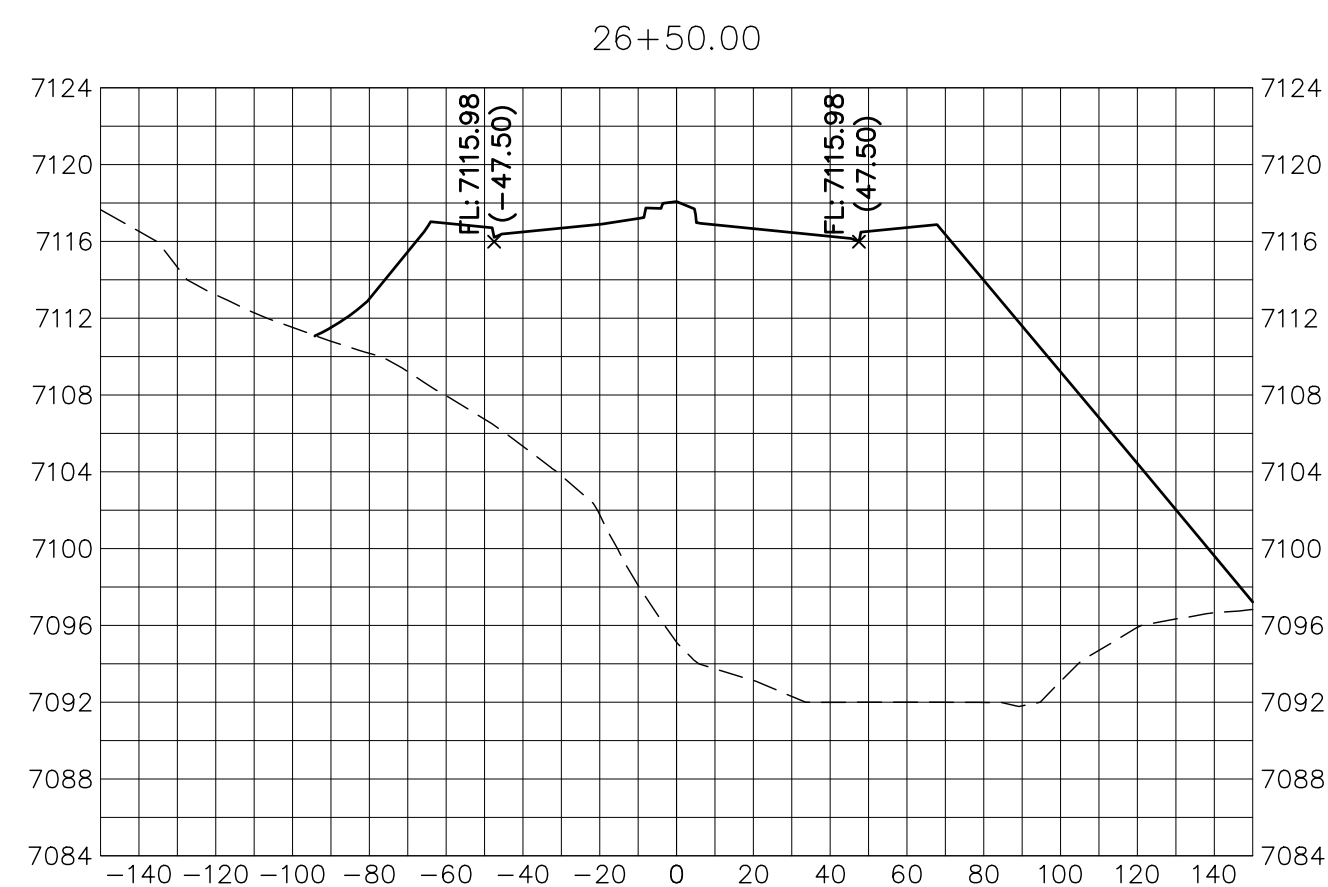
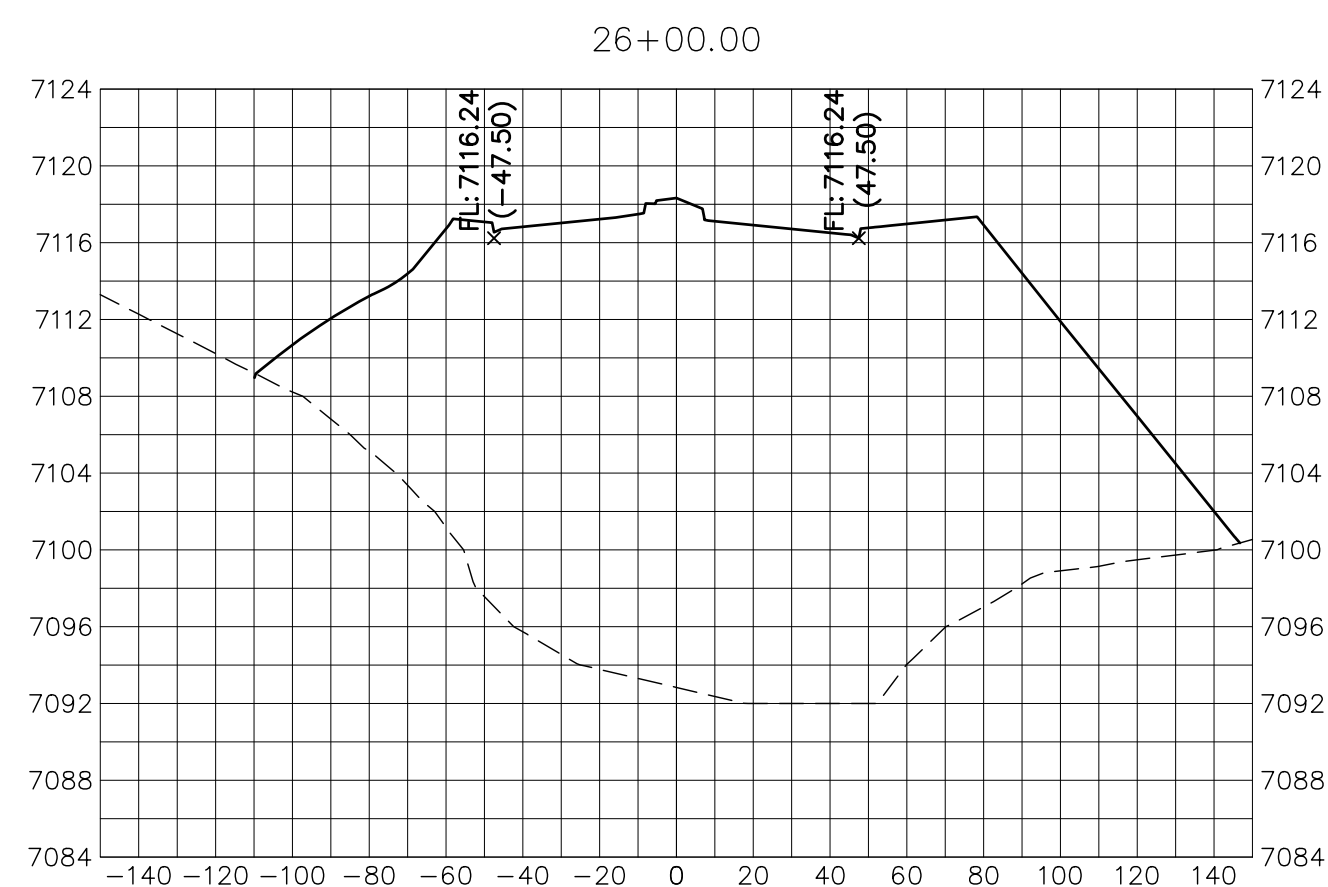
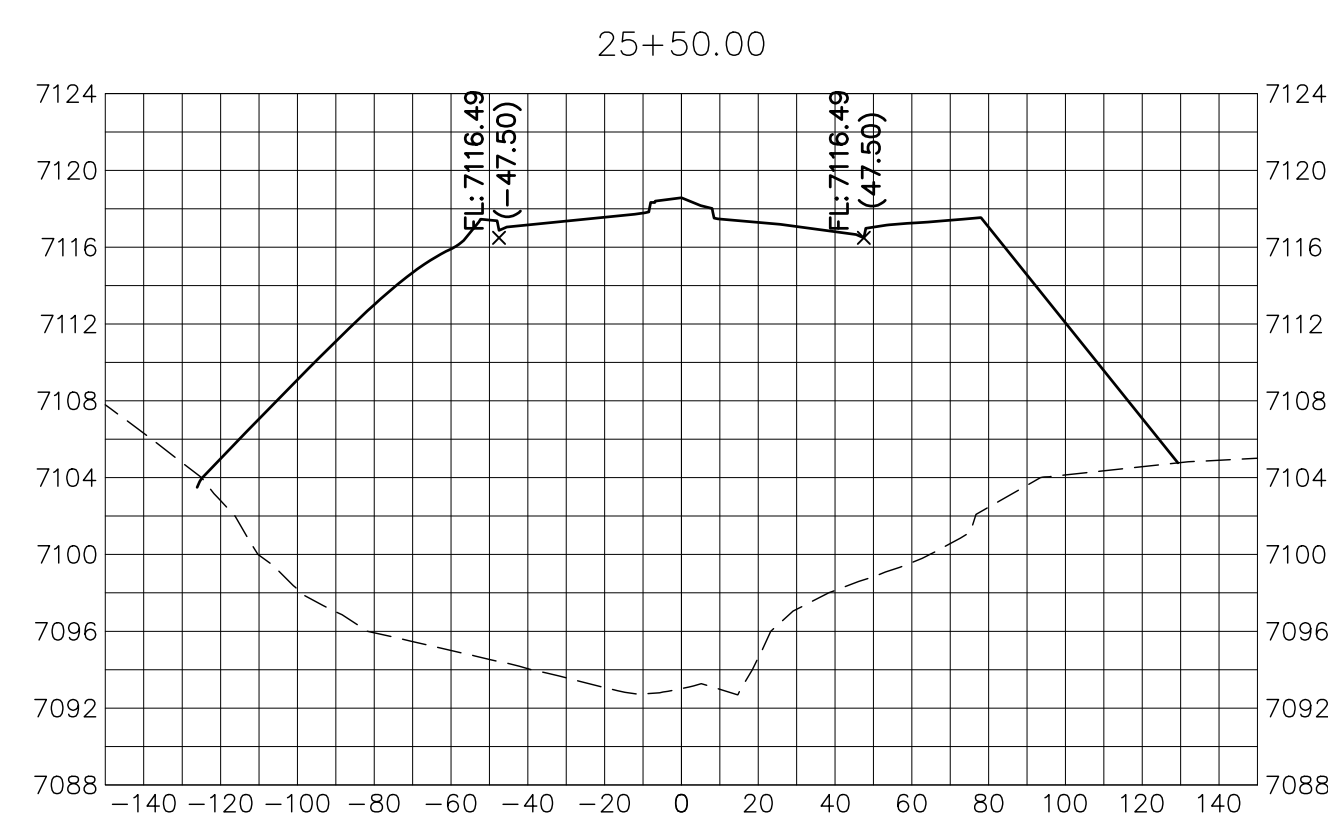
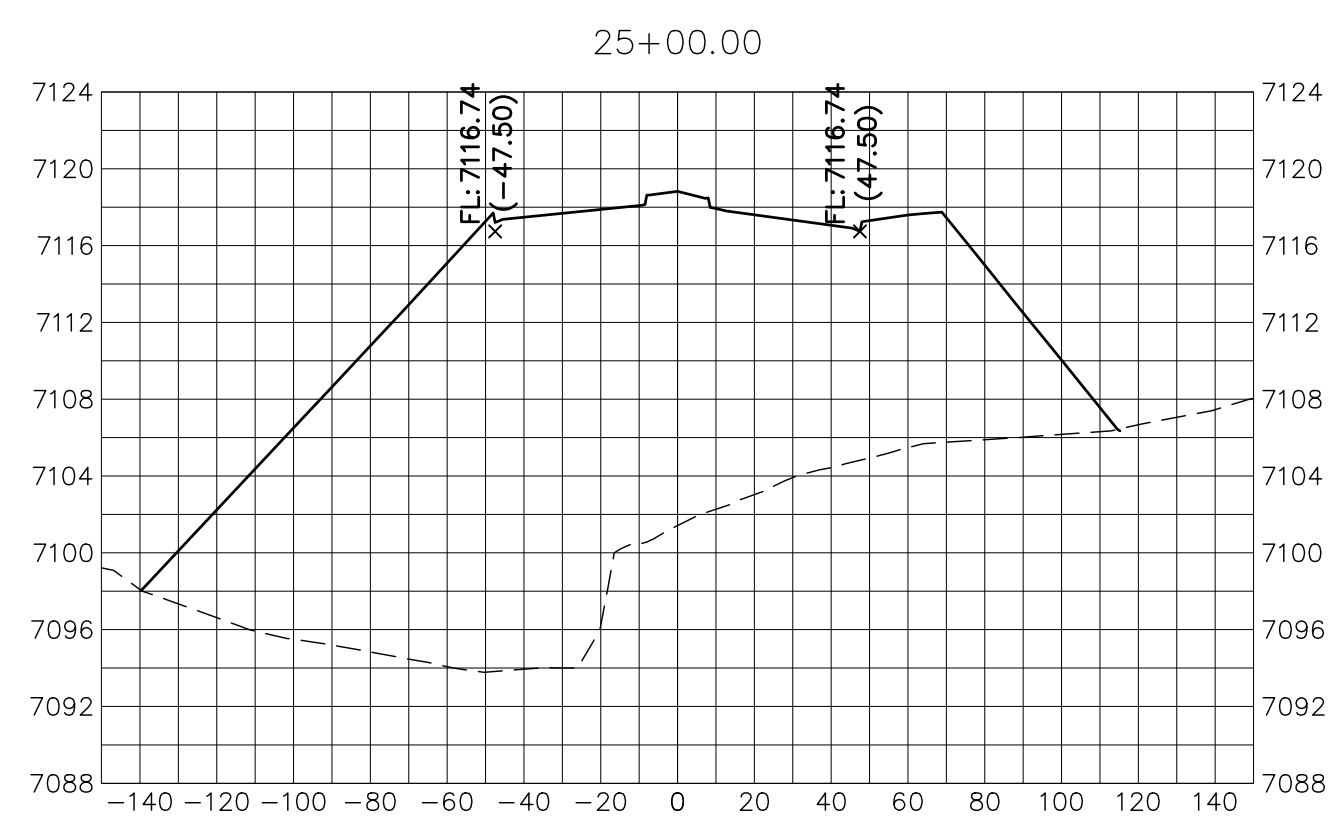
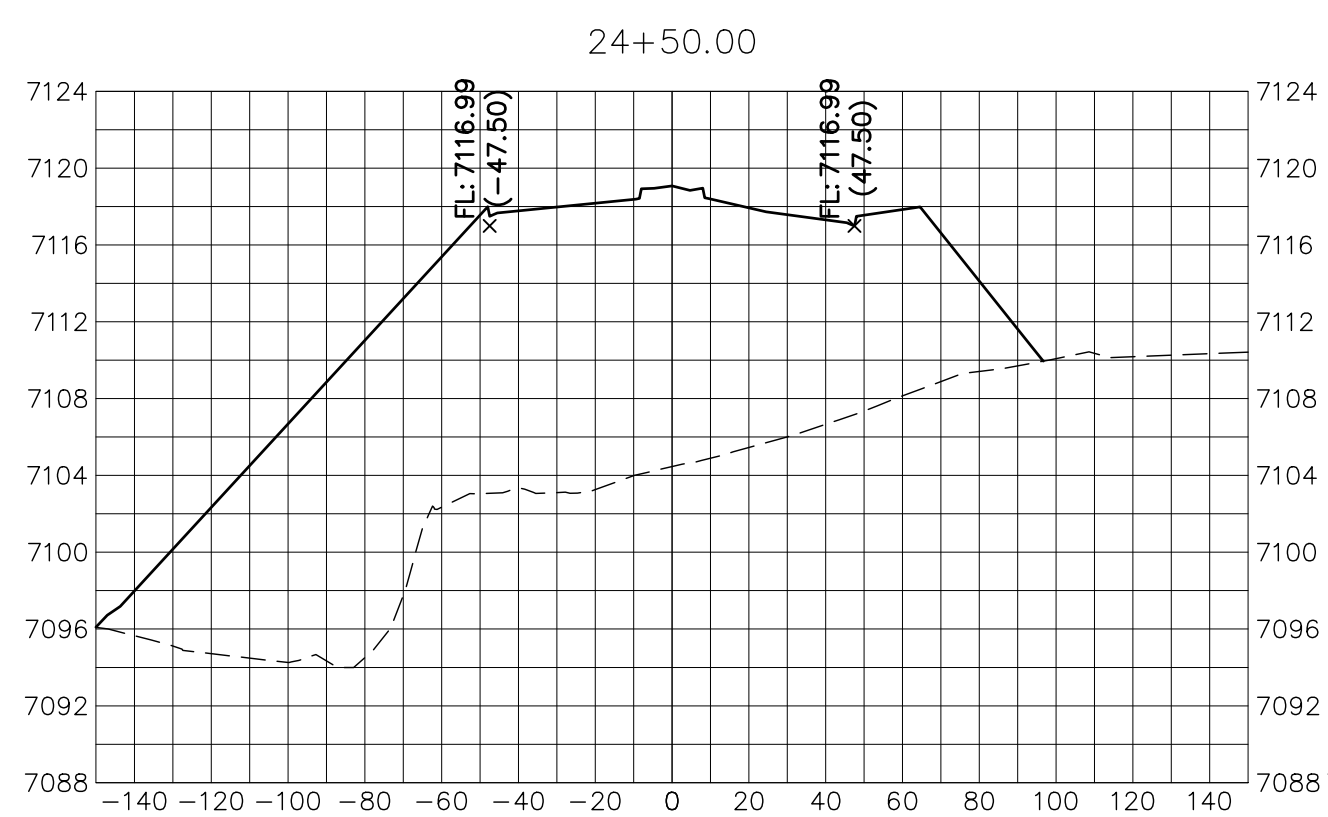
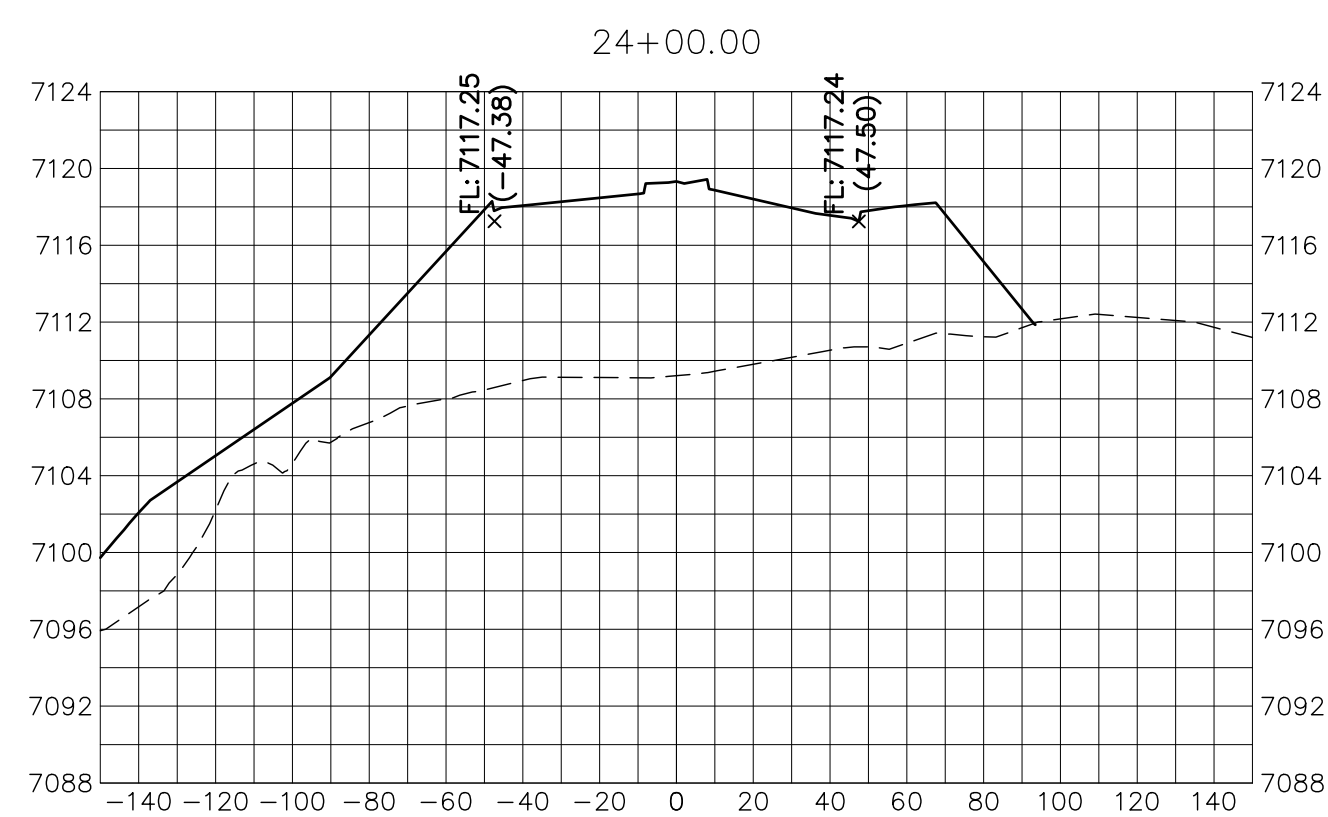
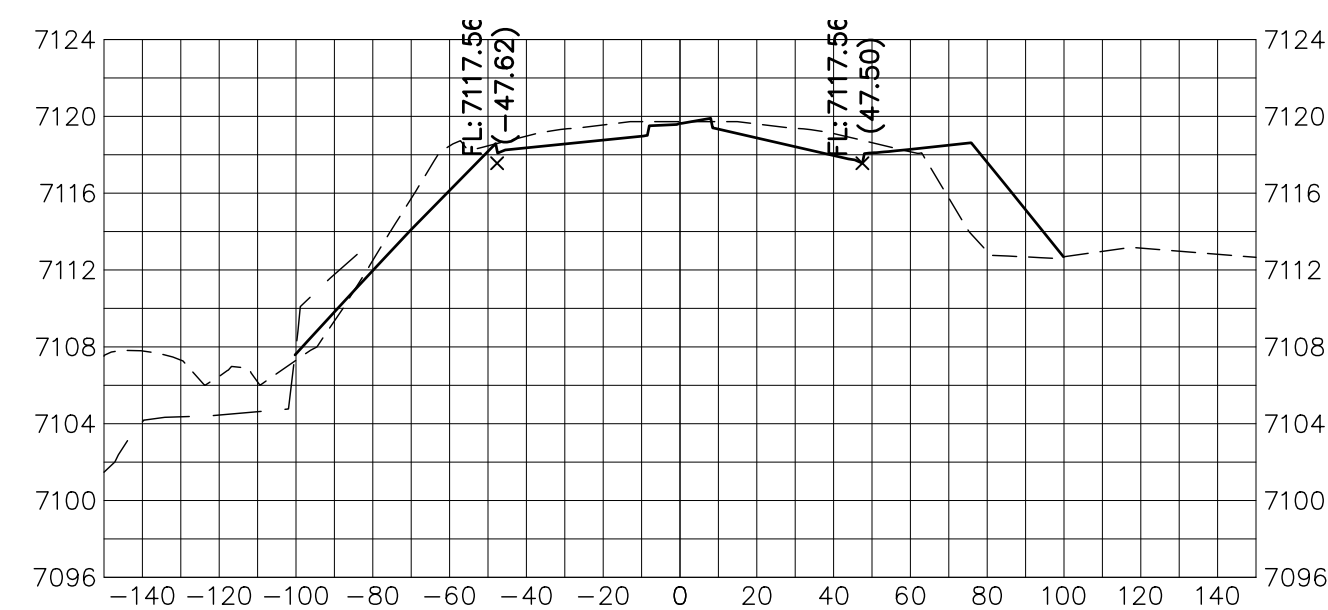
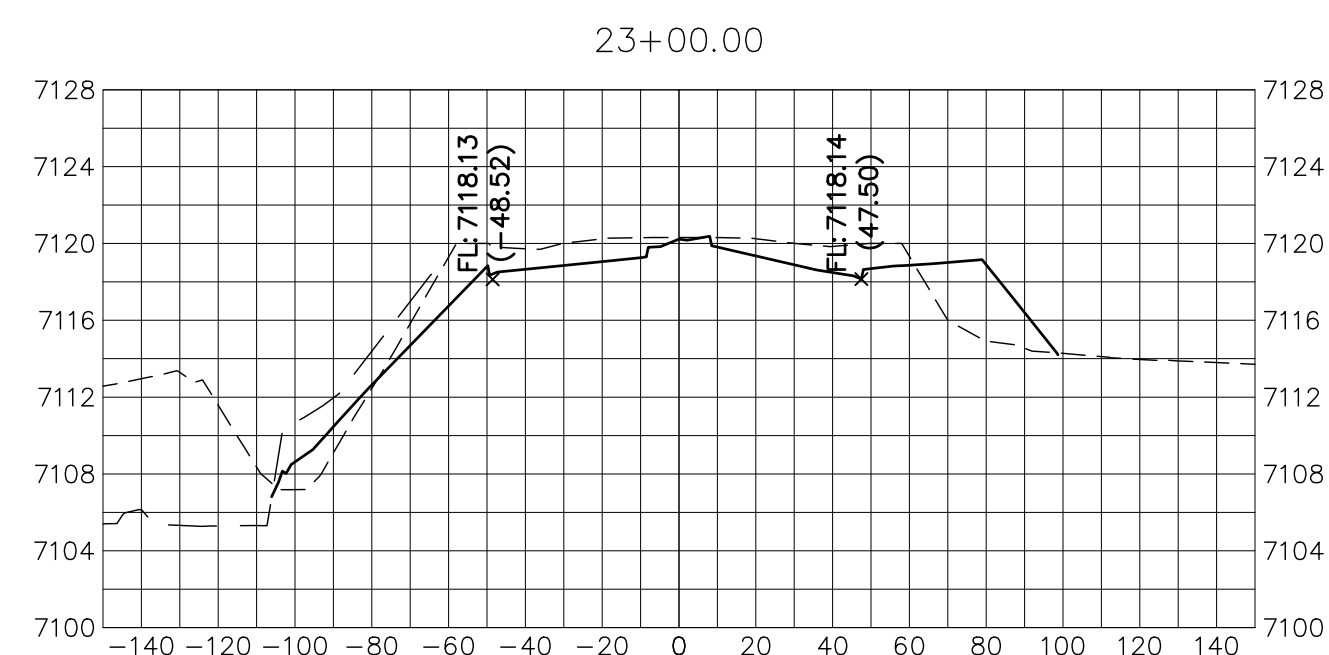
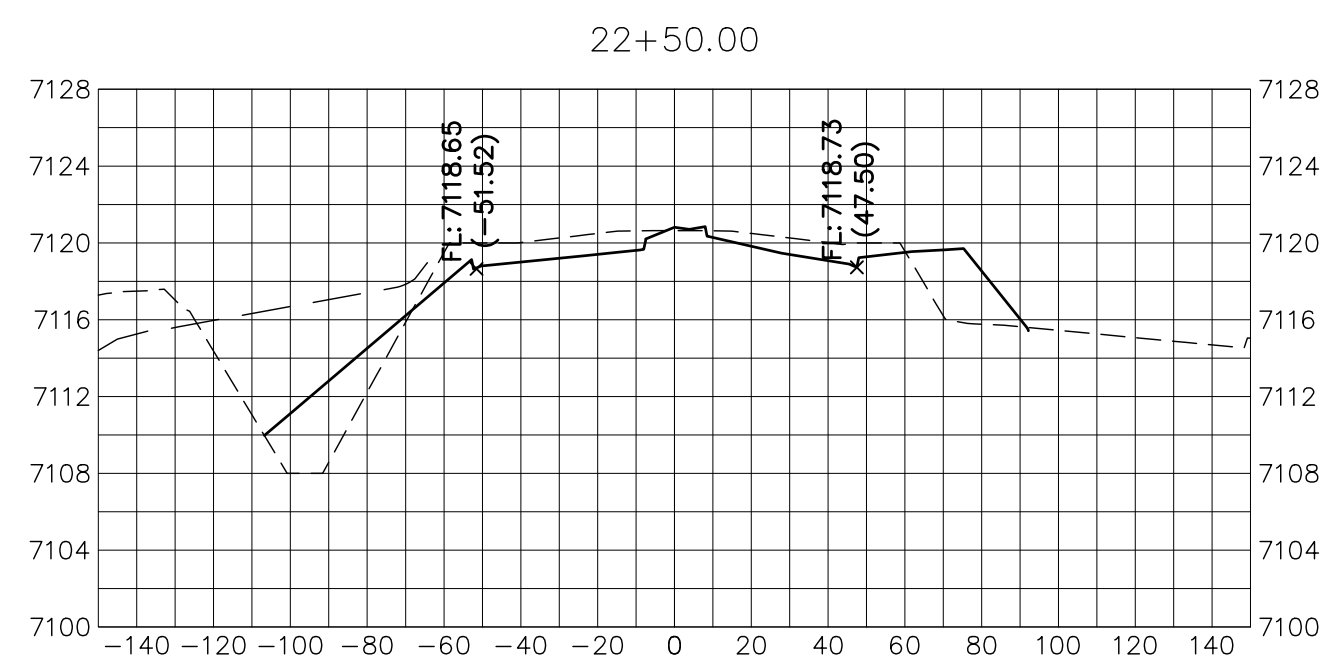
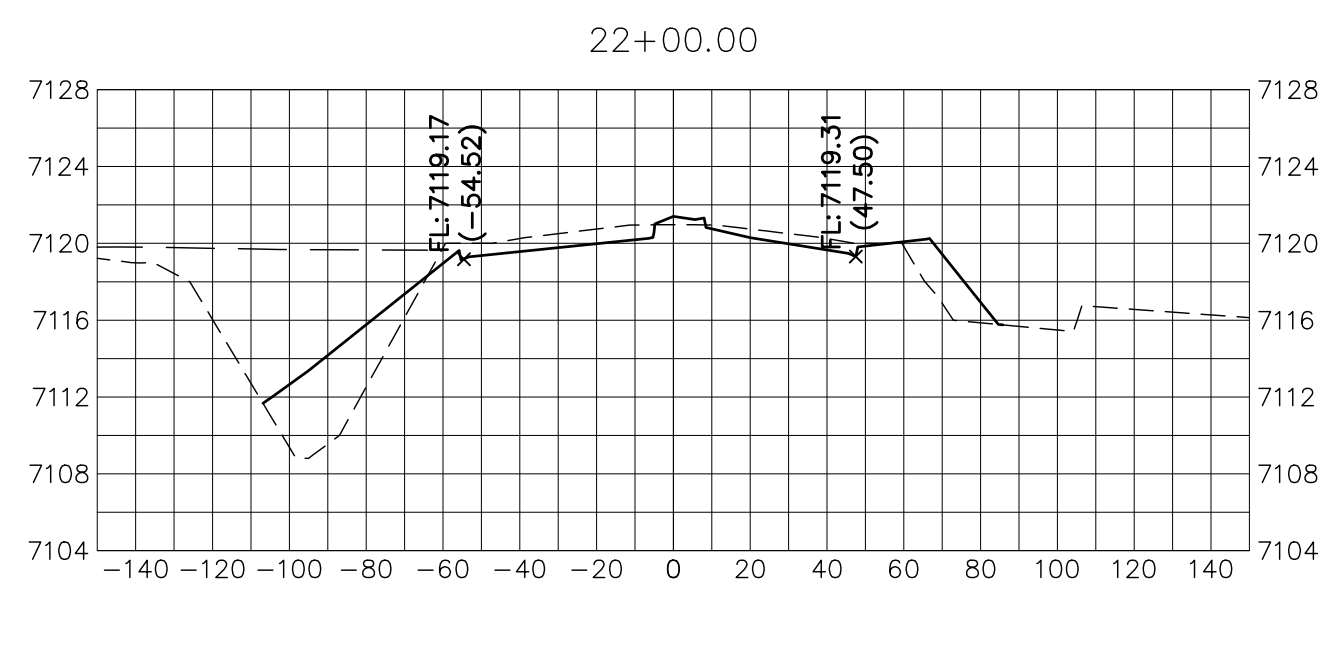
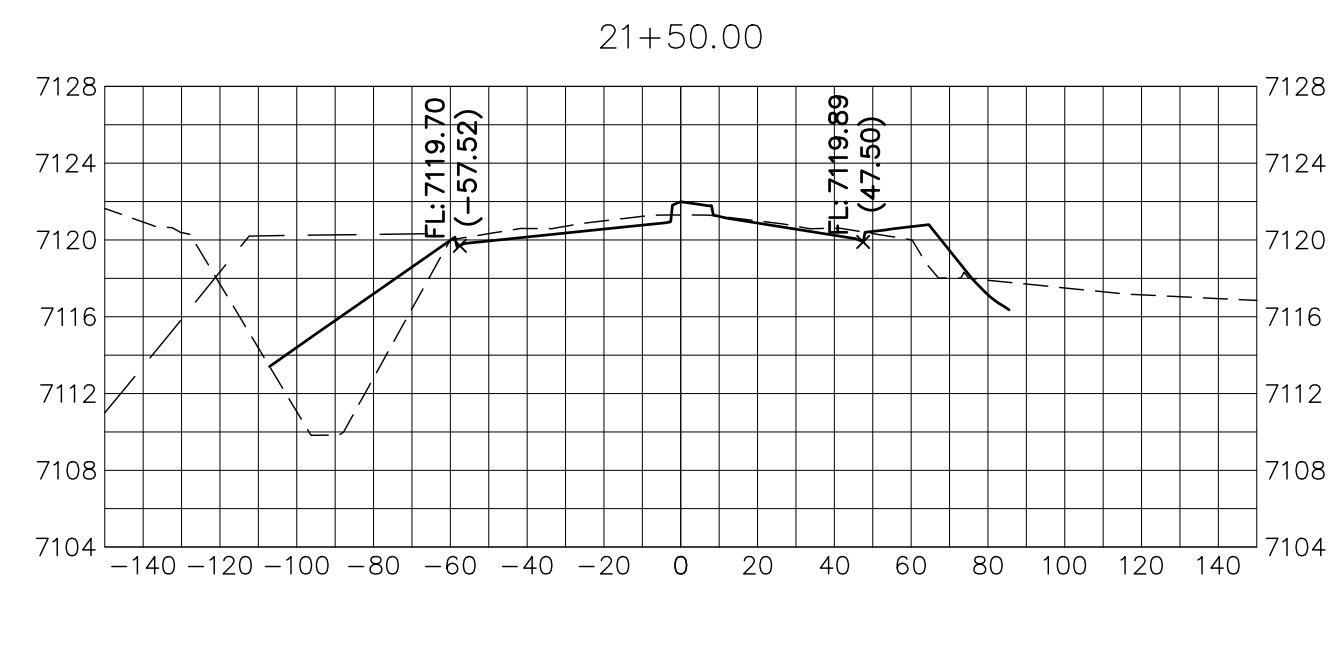
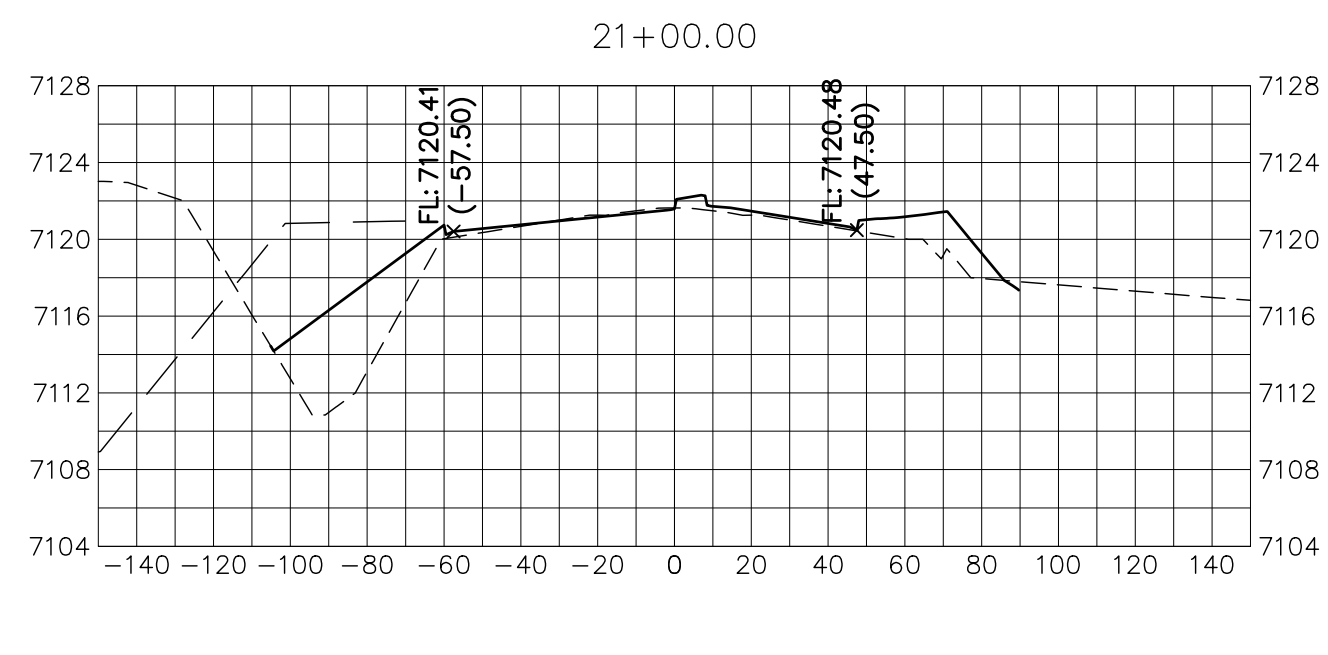
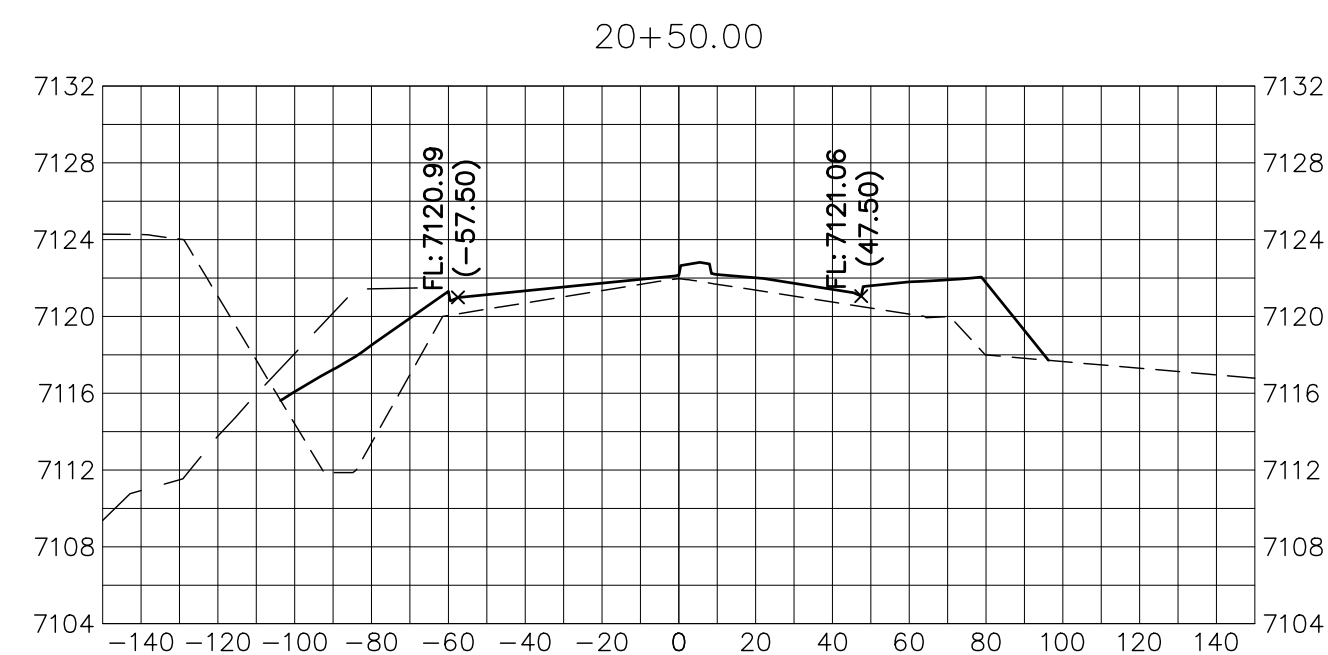
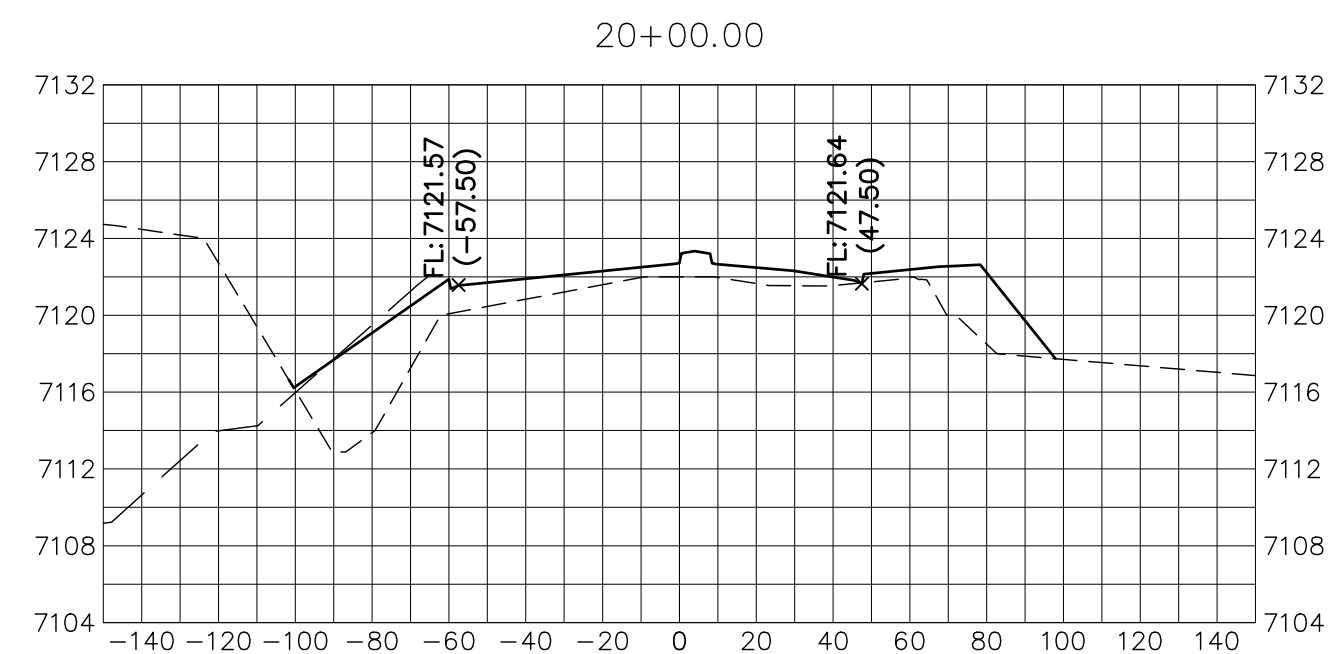
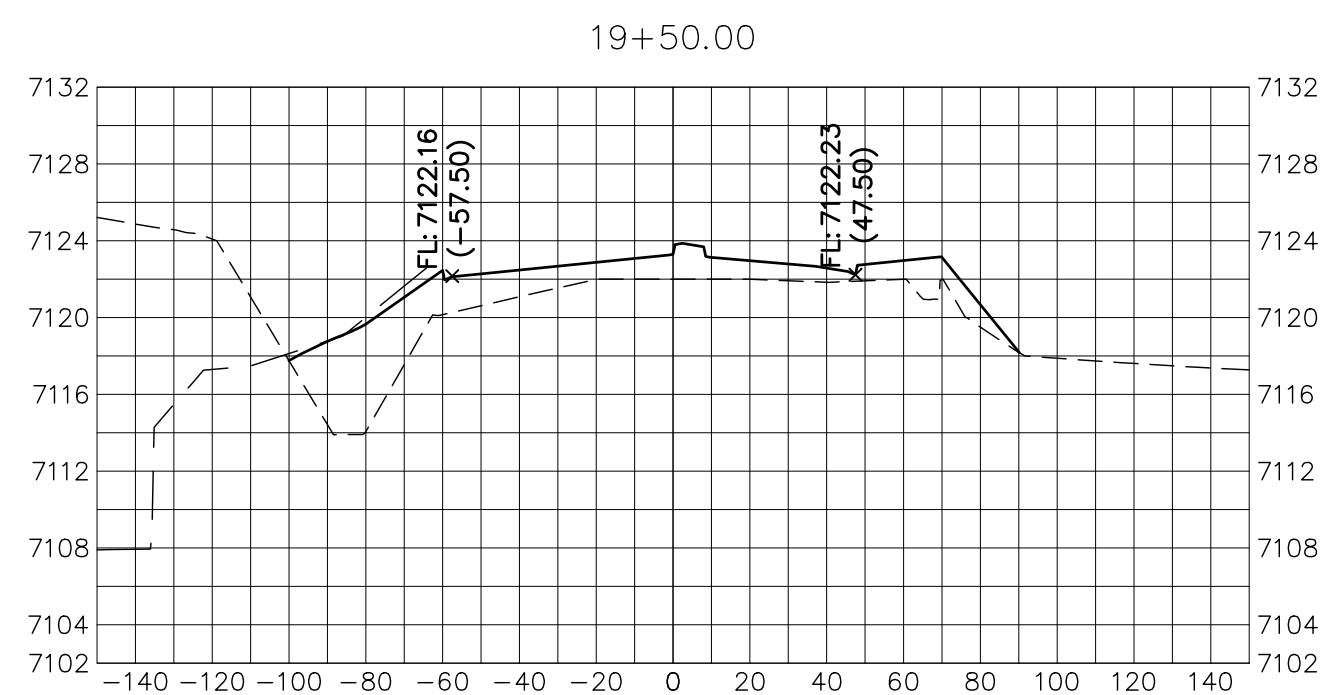
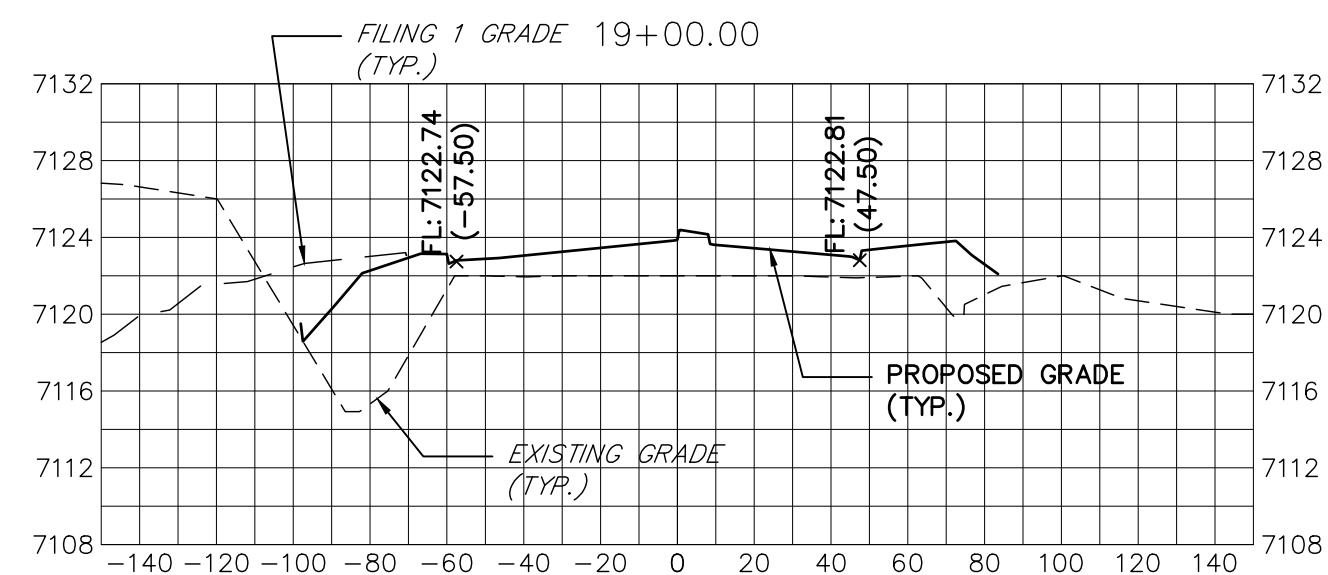
ENGINEER'S STATEMENT

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 38	H-SCALE	1"=30'	NO.	REVISION	BY	DATE				
		V-SCALE	1"=3'								
		DATE	2/10/22								
		DESIGNED BY	AJH								
		DRAWN BY	CRB								
BRIARGATE PARKWAY CROSS SECTIONS		CHECKED BY									
				J.R. ENGINEERING A Western Company				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 ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.			
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HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'



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ENGINEERING

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COLORADO P.E. 32314
FOR AND ON BEHALF OF

32314

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

BRIARGATE PARKWAY CROSS
SECTIONS

SHEET 27 OF 38

JOB NO. 25188.03

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903
JAMES E. MORLEY

JAMES F. MORLEY
719) 471-1742

119) 411-1142

I.D. ENG



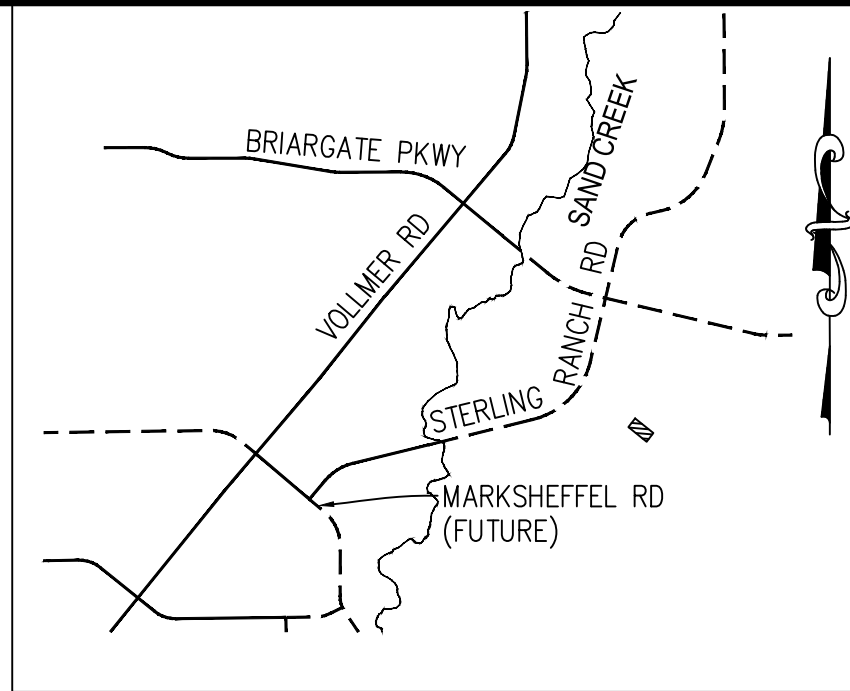
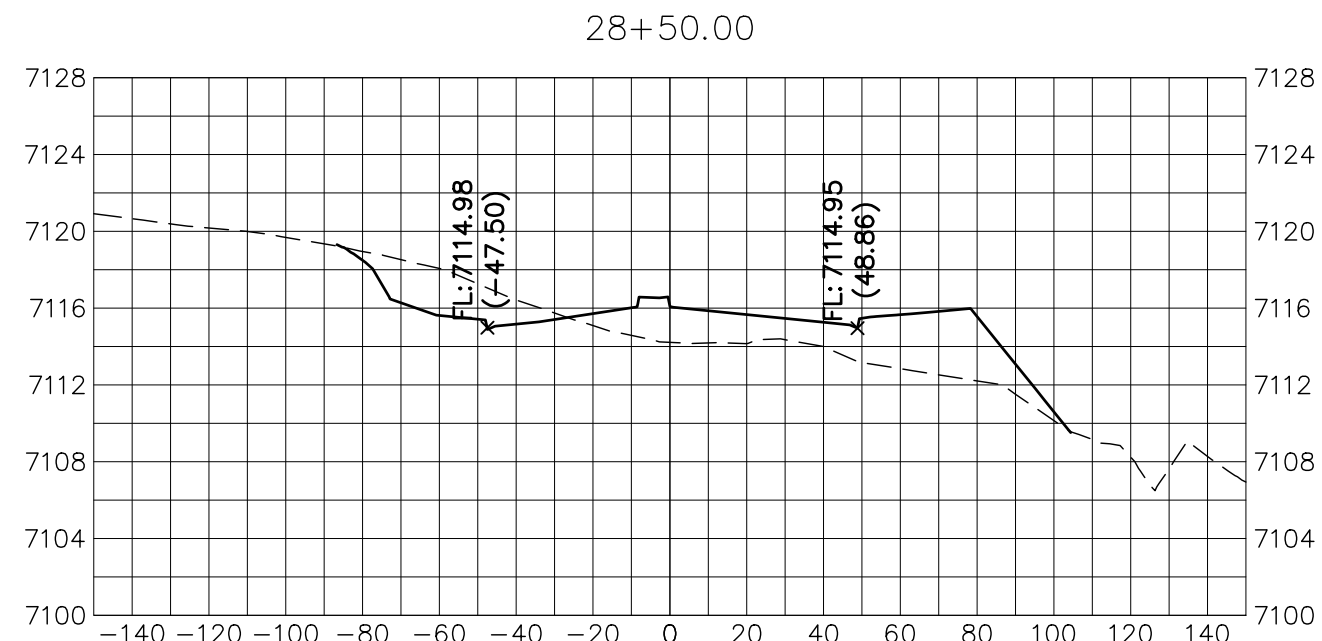
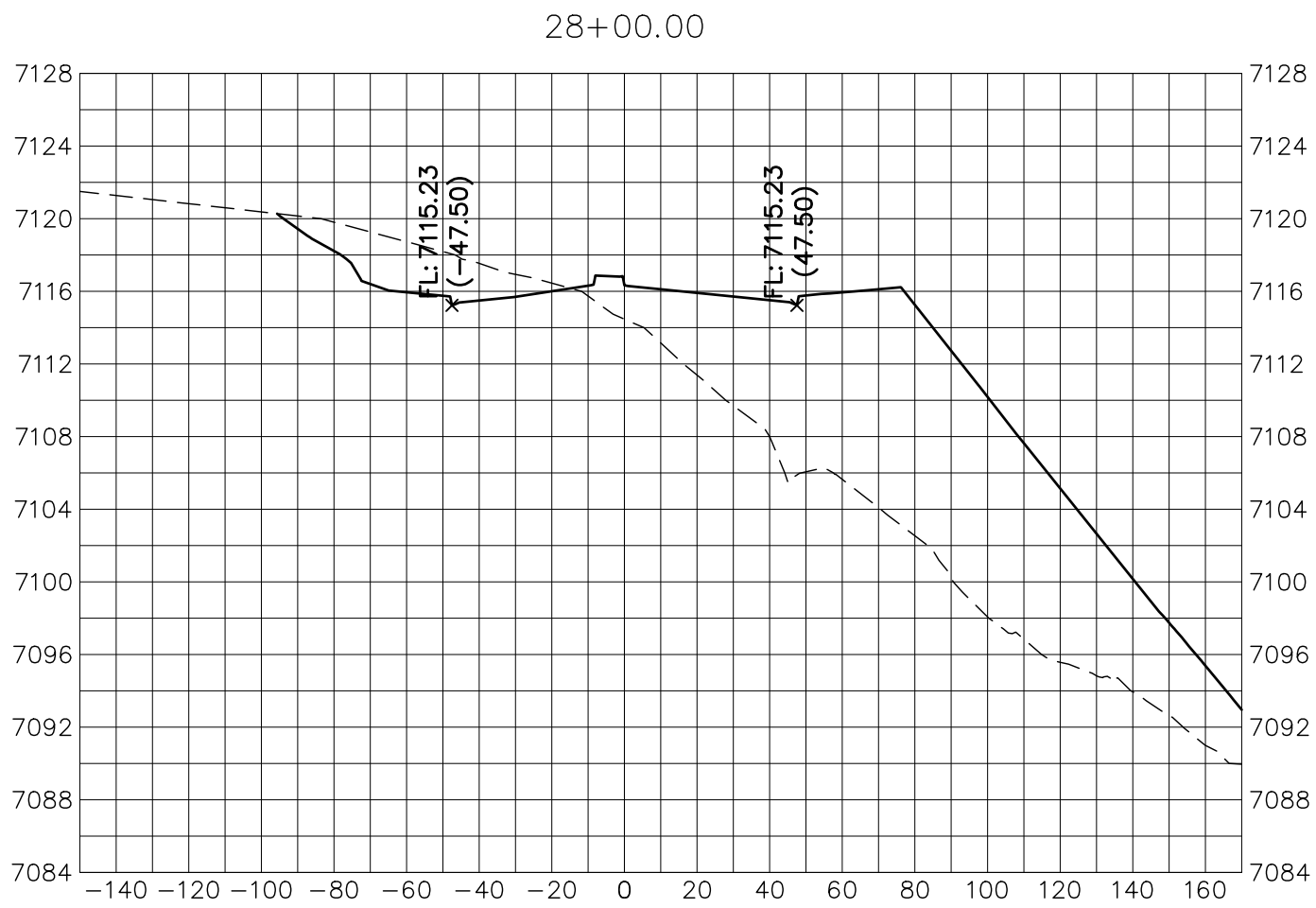
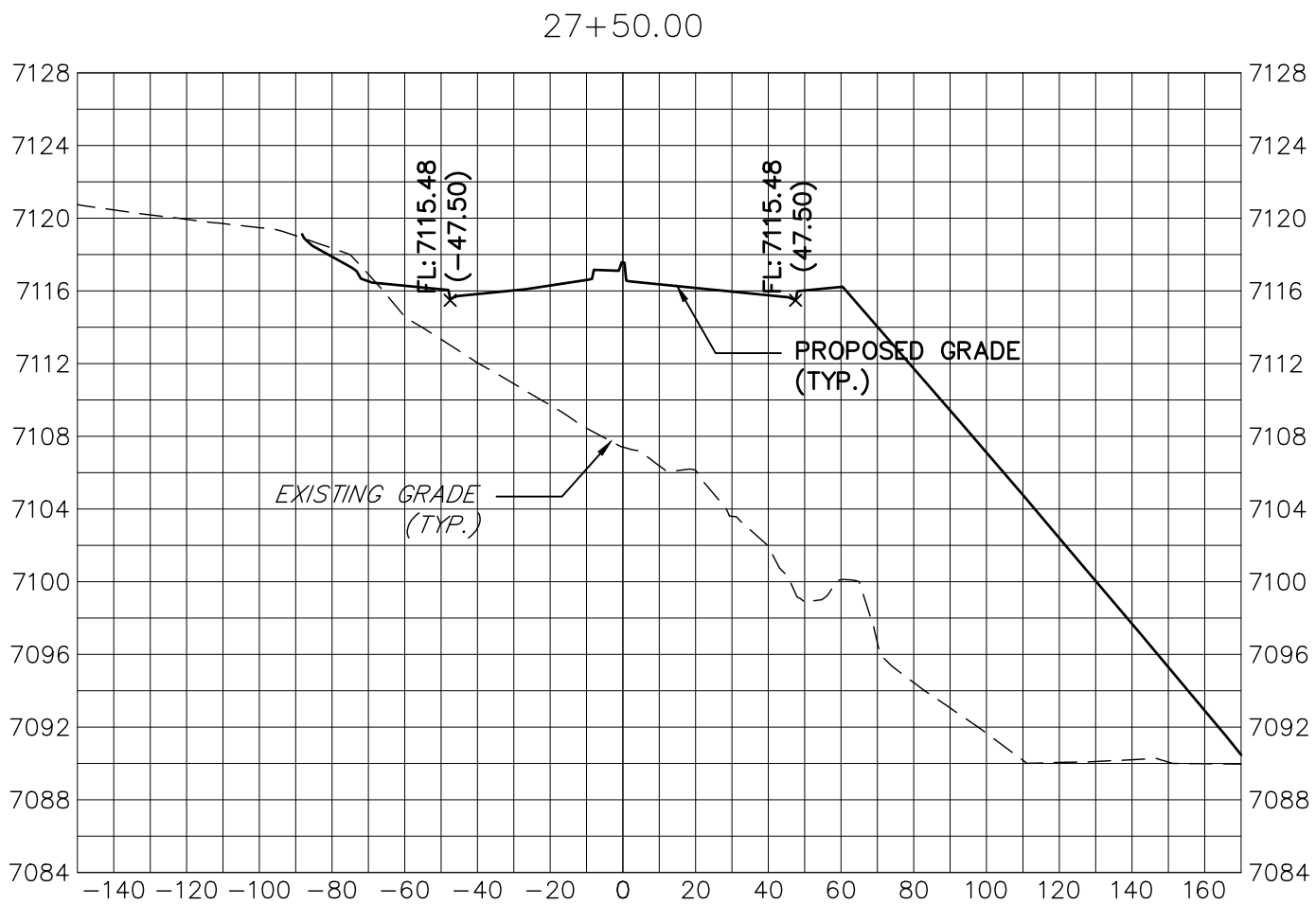
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BY	DATE
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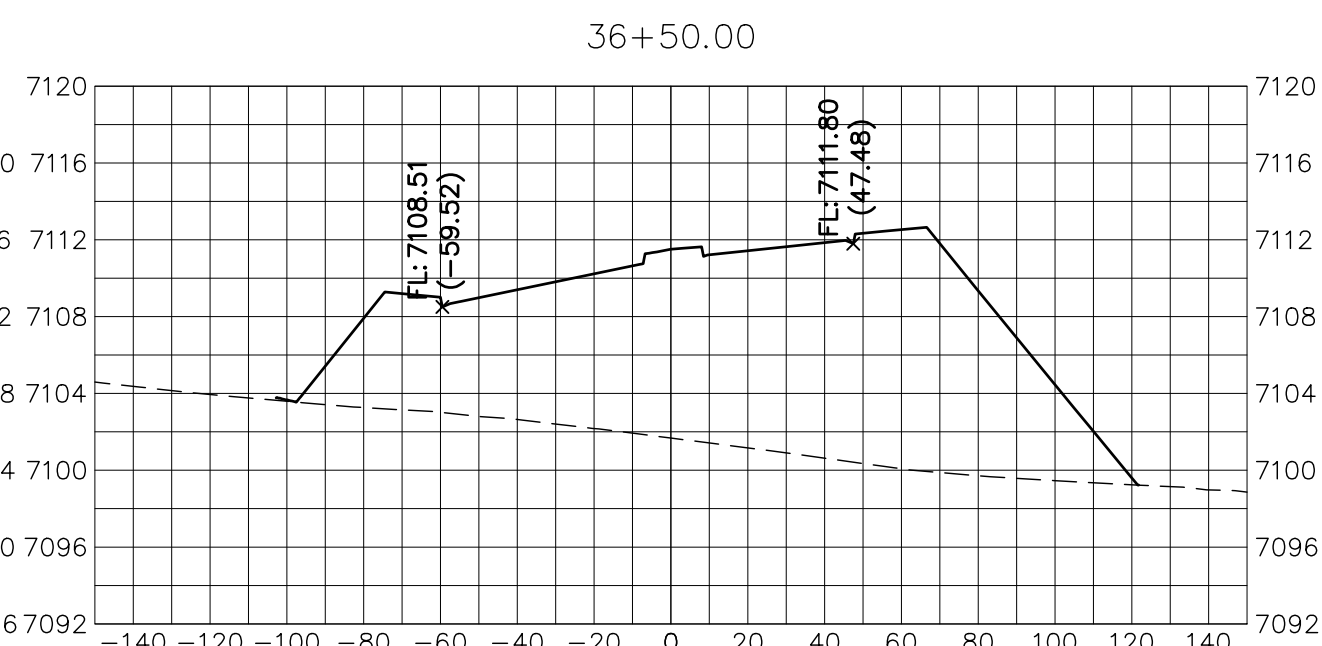
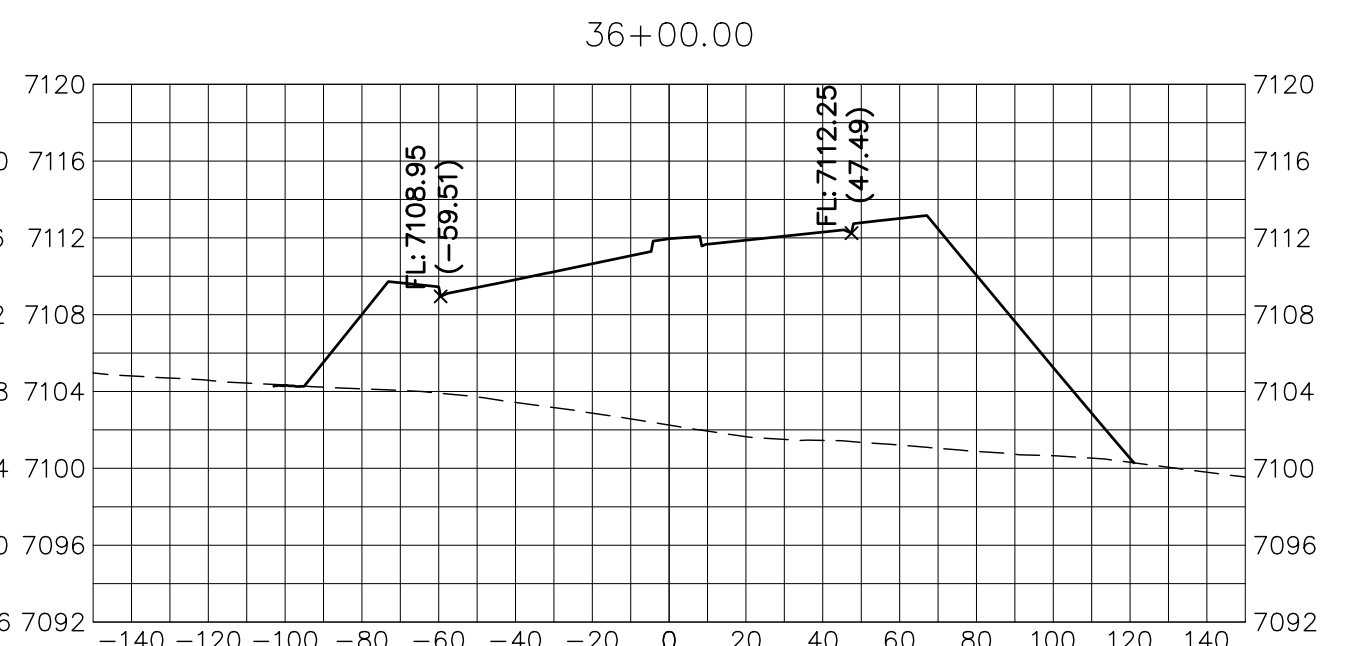
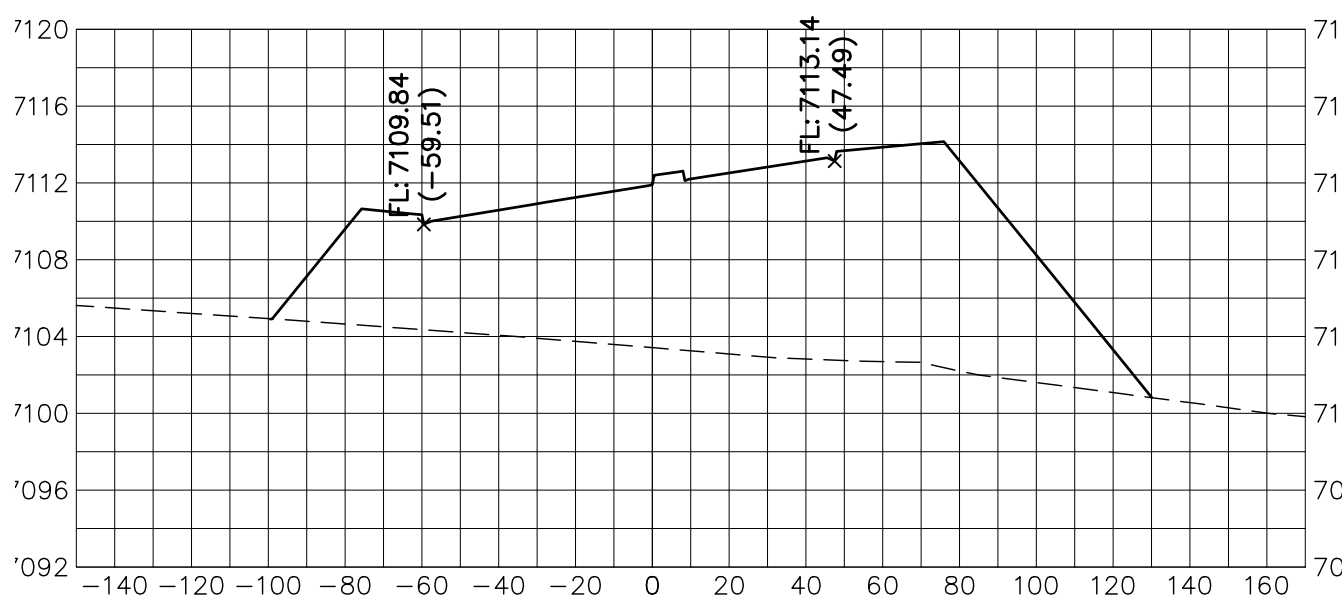
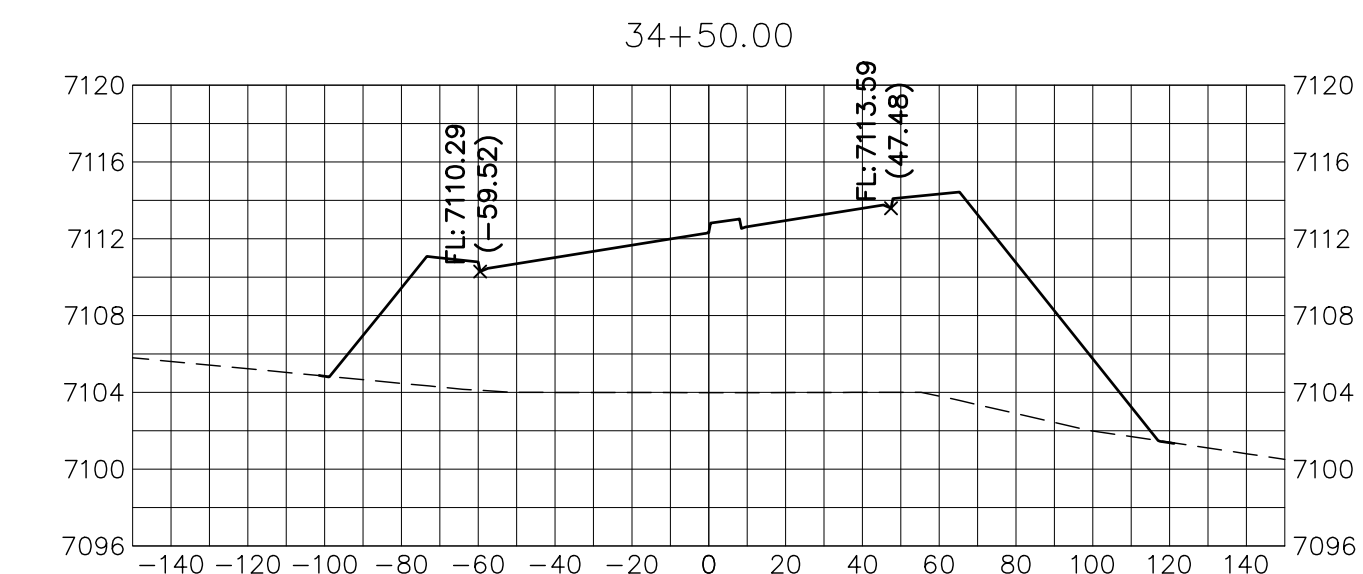
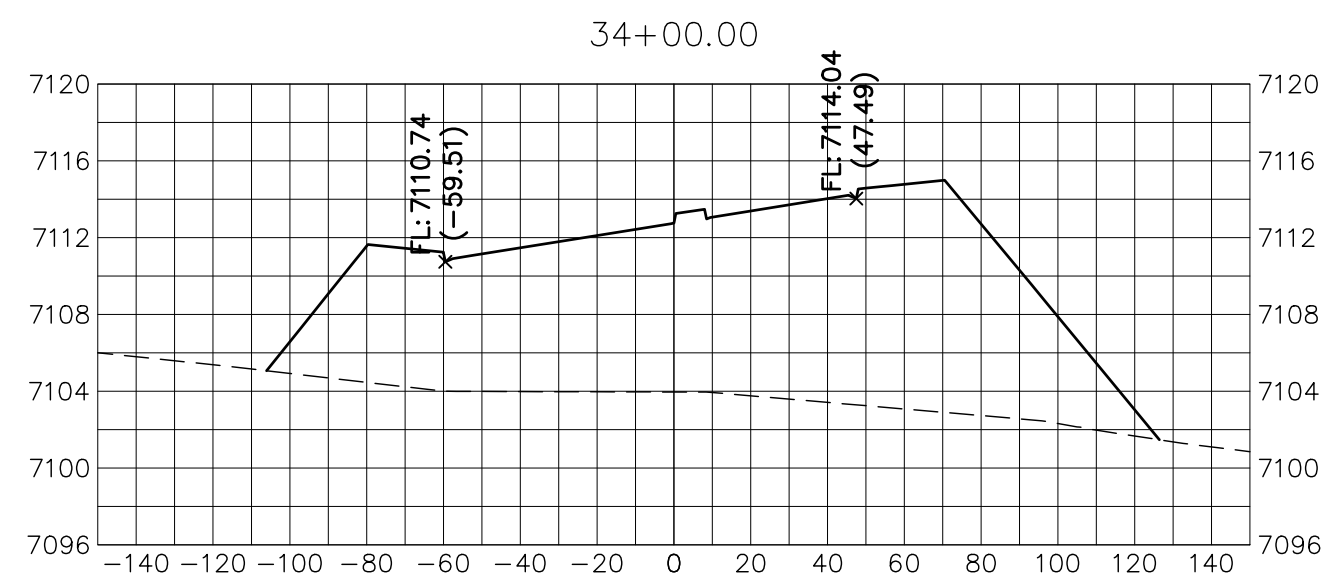
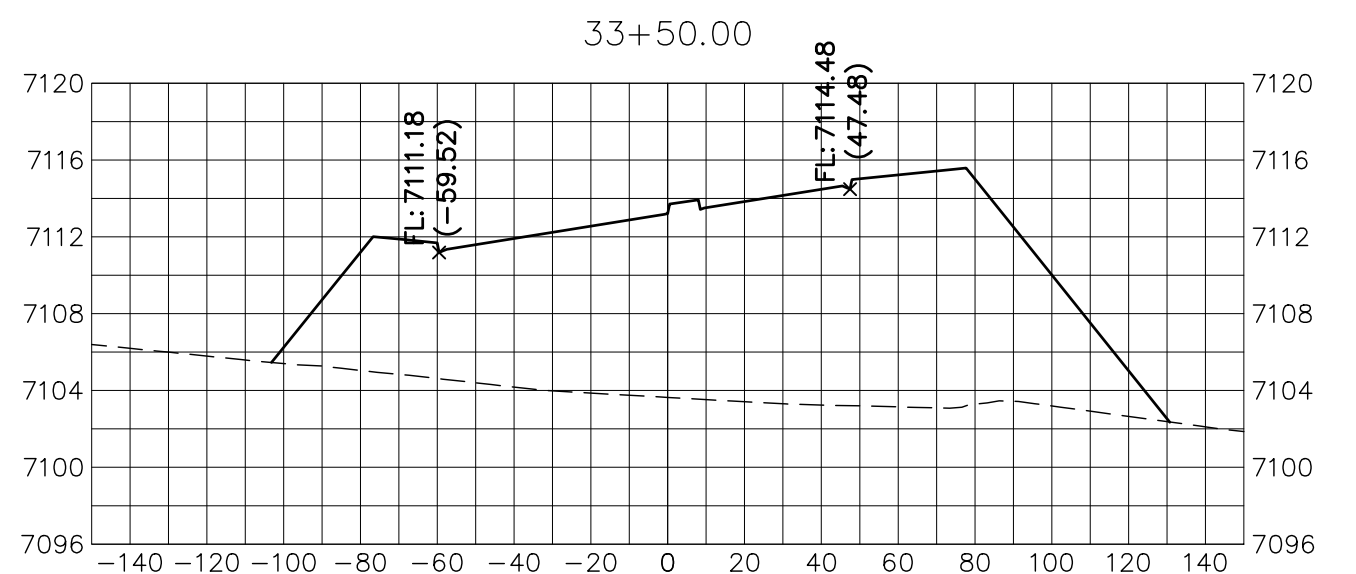
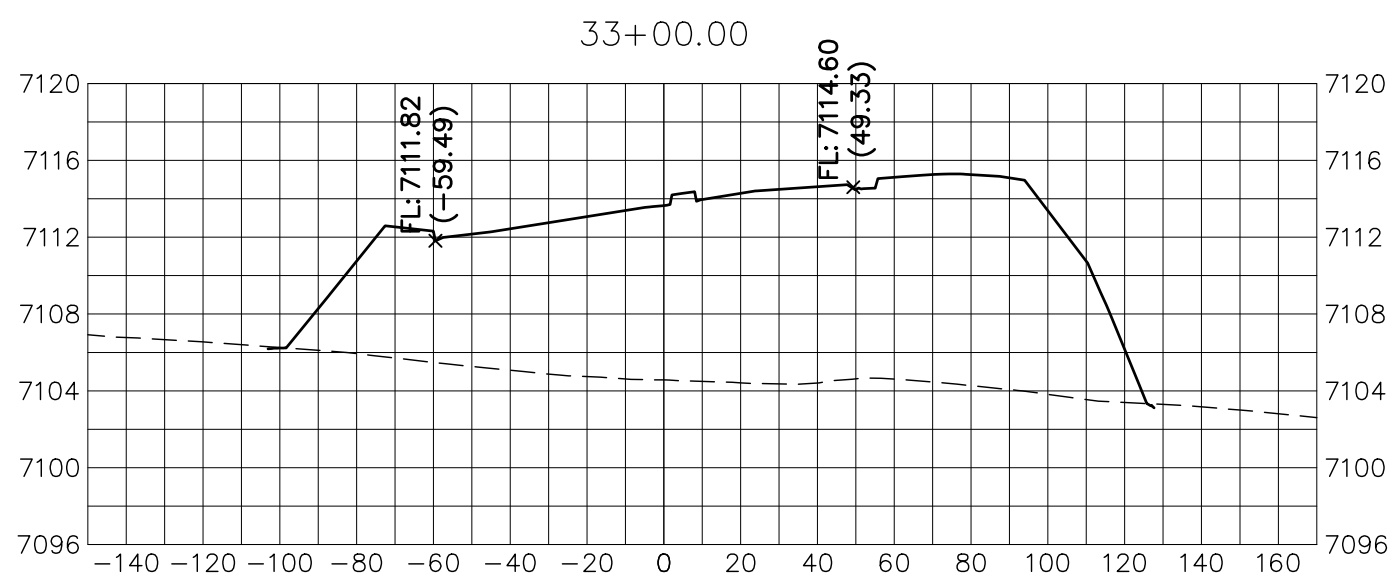
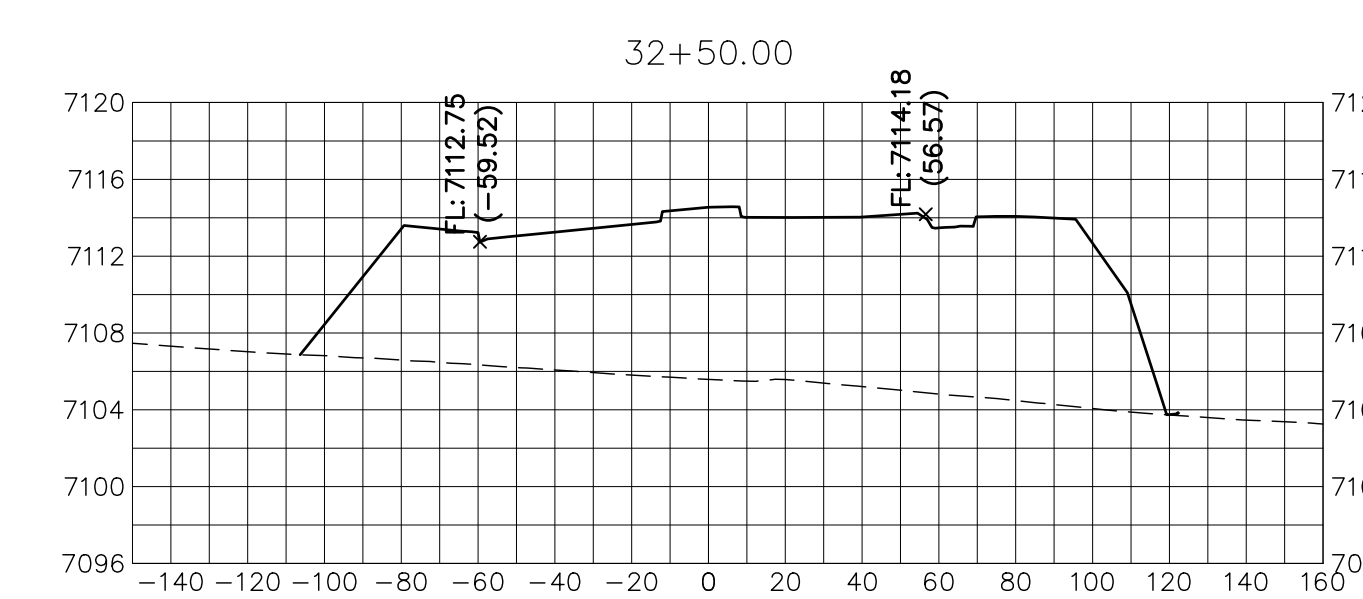
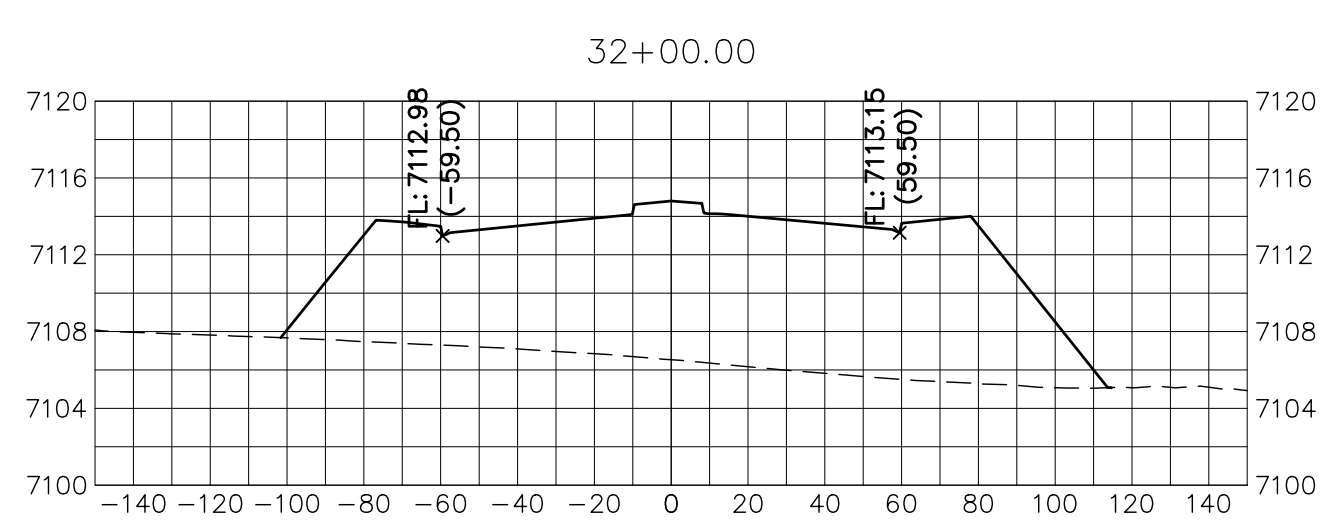
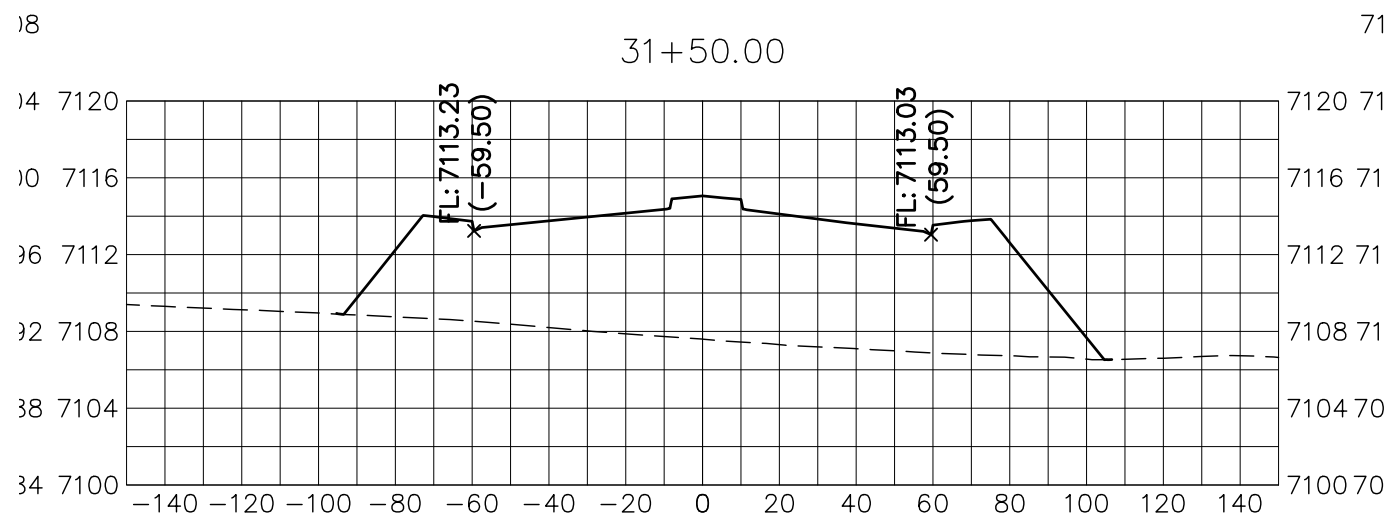
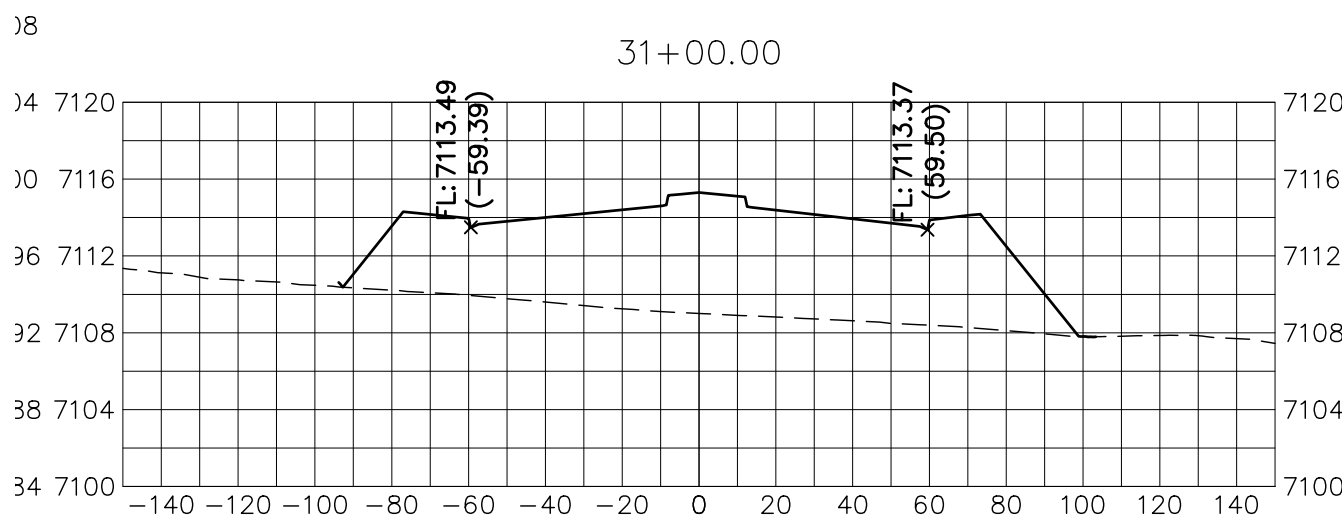
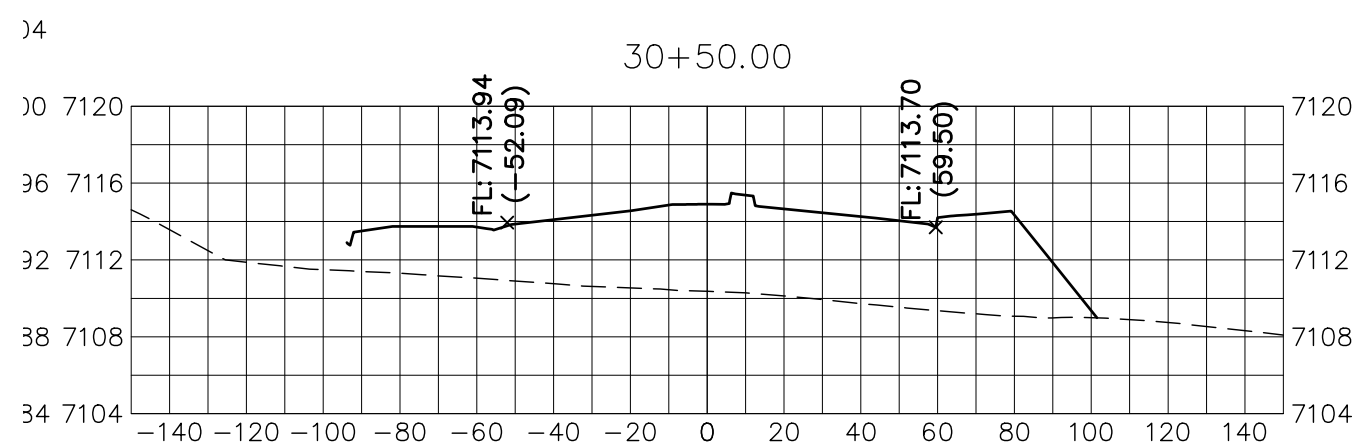
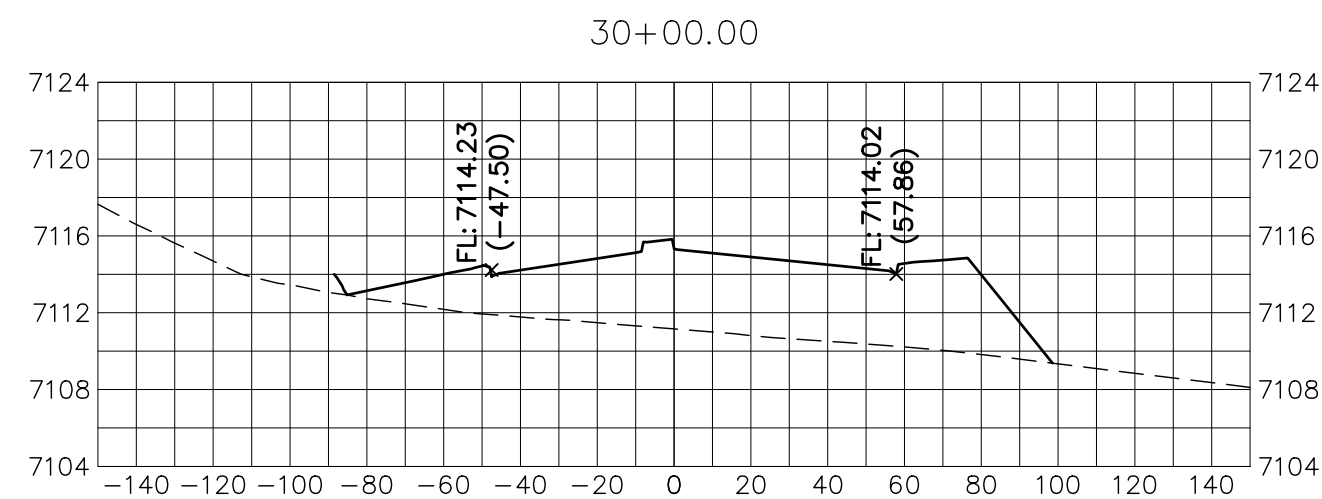
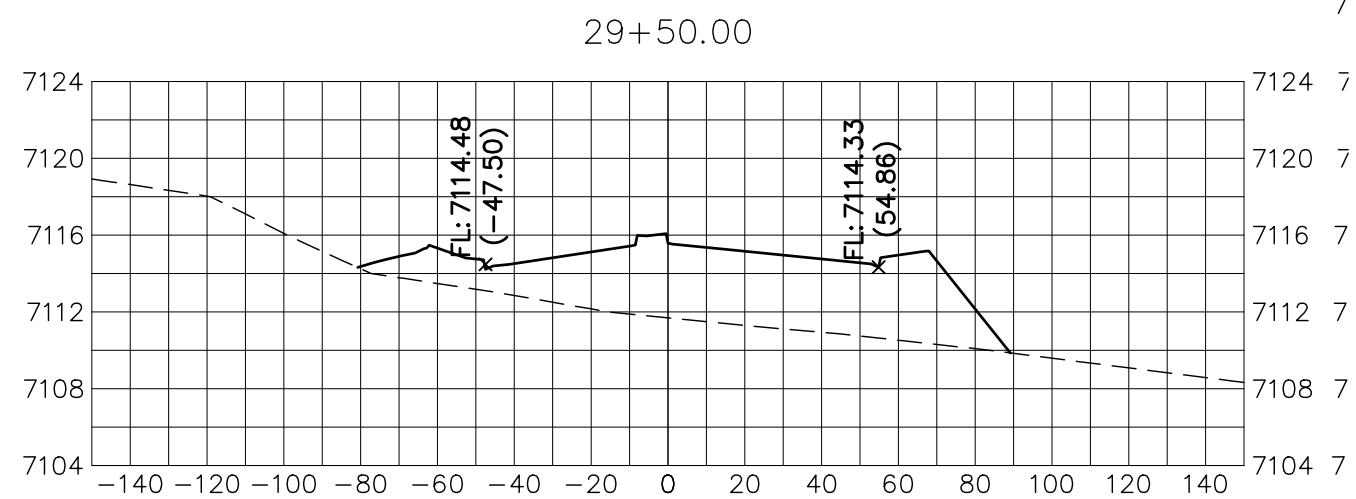
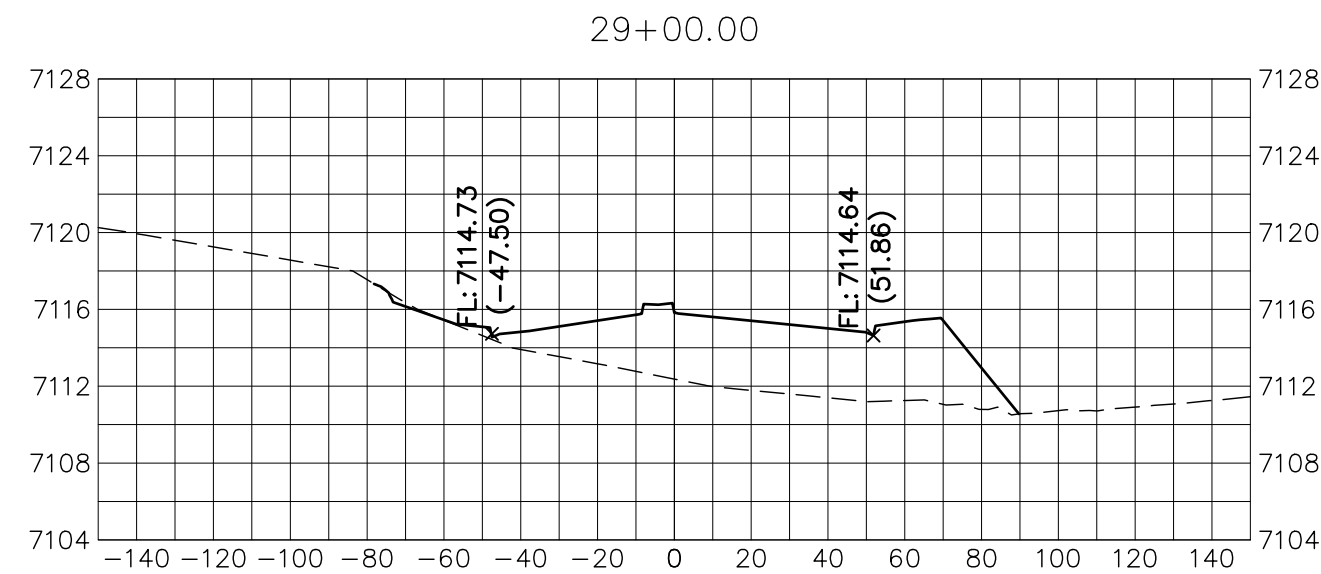
No.	REVISION
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H-SCALE	1"=30'
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KEY MAP
N.T.S.



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

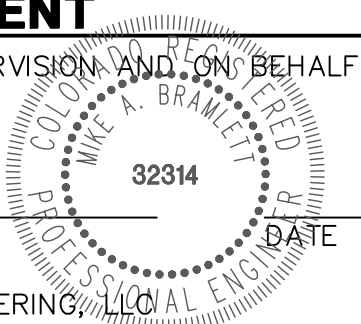


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ENGINEER'S STATEMENT

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 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 Western Company



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BY

DATE

No.

REVISION

1" = 30'

1" = 3'

DATE

2/10/22

DESIGNED BY

AJH

DRAWN BY

CRB

CHECKED BY

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

BRIARGATE PARKWAY CROSS
SECTIONS

SHEET 28 OF 38

JOB NO. 25188.03



KEY MAP
N.T.S.

37+00.00

38+00.00

38+50.00

39+00.00

39+50.00

40+00.00

40+50.00

41+00.00

41+50.00

42+00.00

42+50.00

43+00.00

43+50.00

44+00.00

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

DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

BRIARGATE PARKWAY CROSS SECTIONS

SHEET 29 OF 38

JOB NO. 25188.03

PREPARED FOR
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
STA 20+50 TO STA 33+50
LOOKING NORTHEAST



811
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

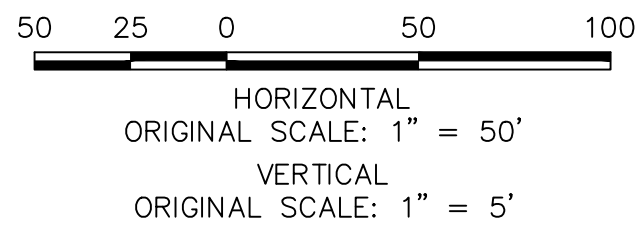
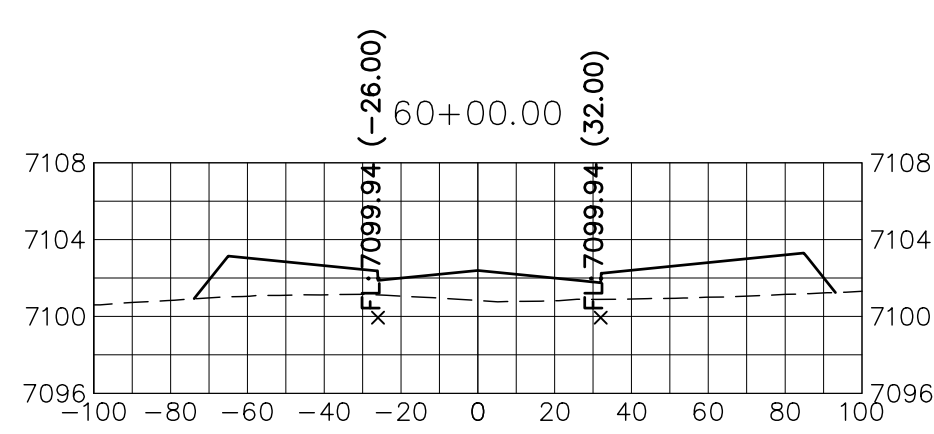
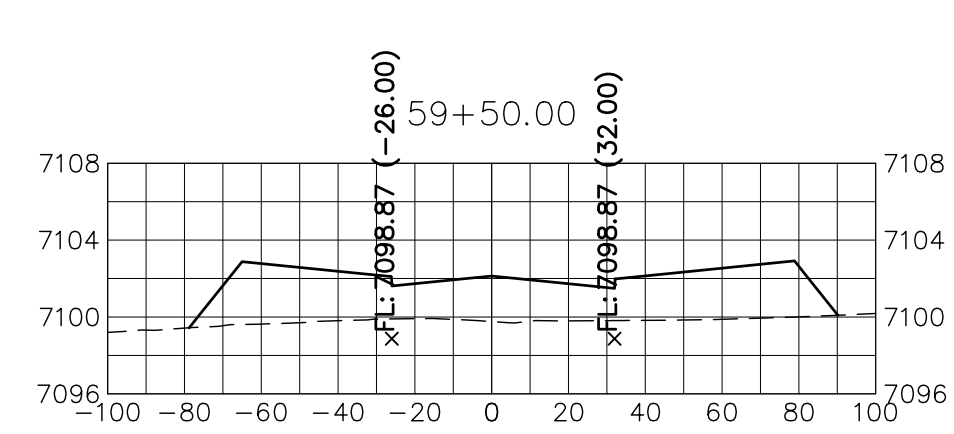
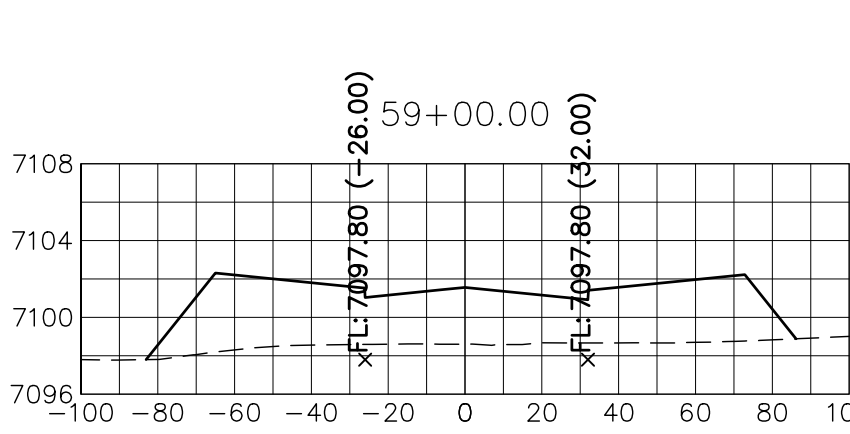
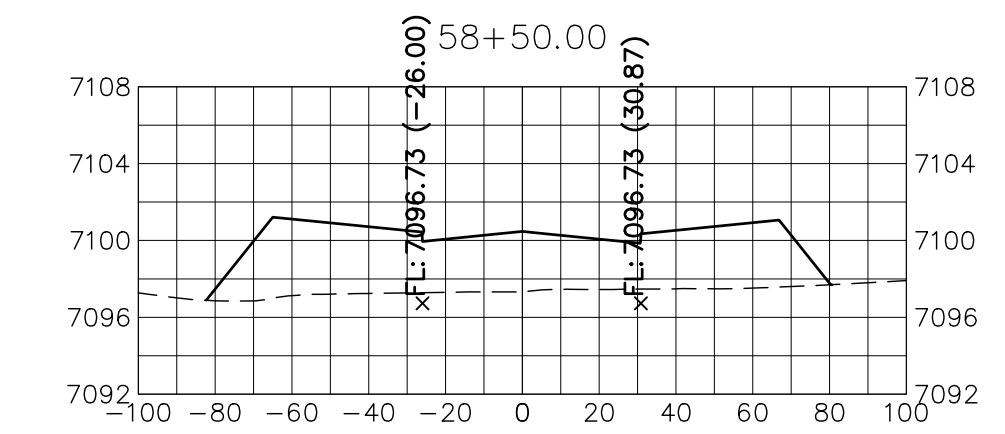
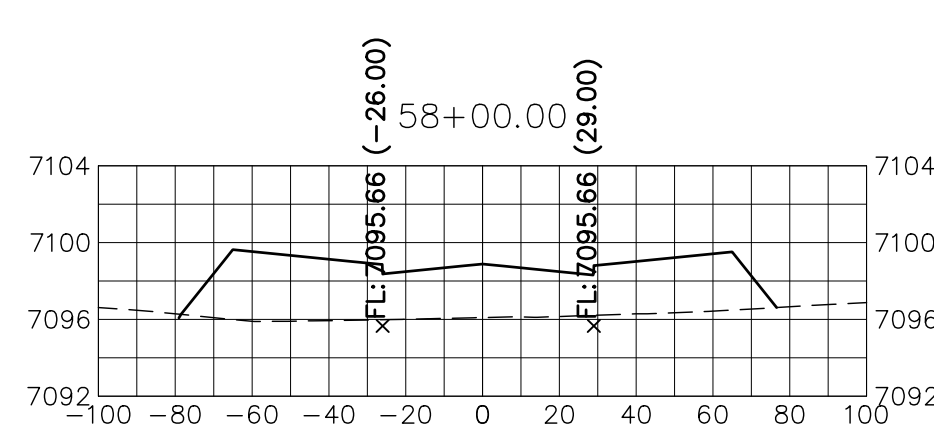
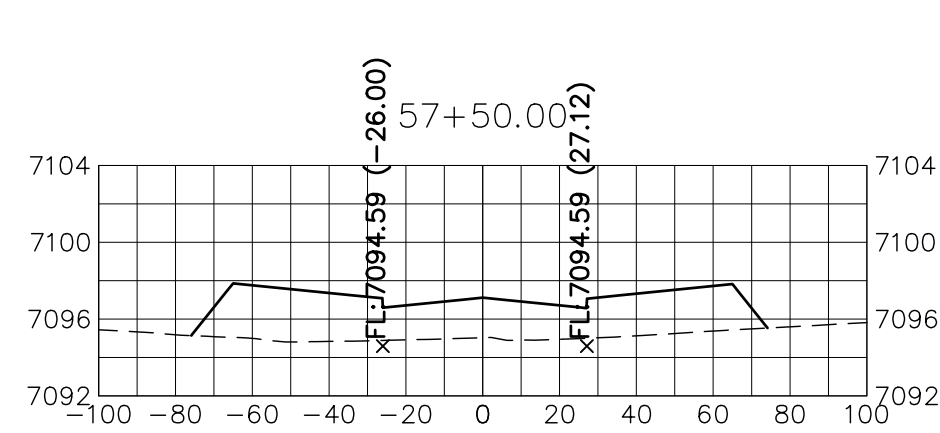
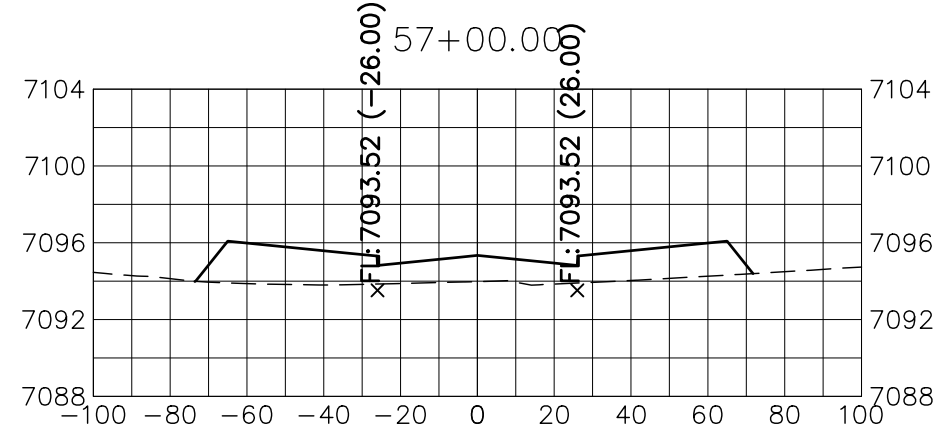
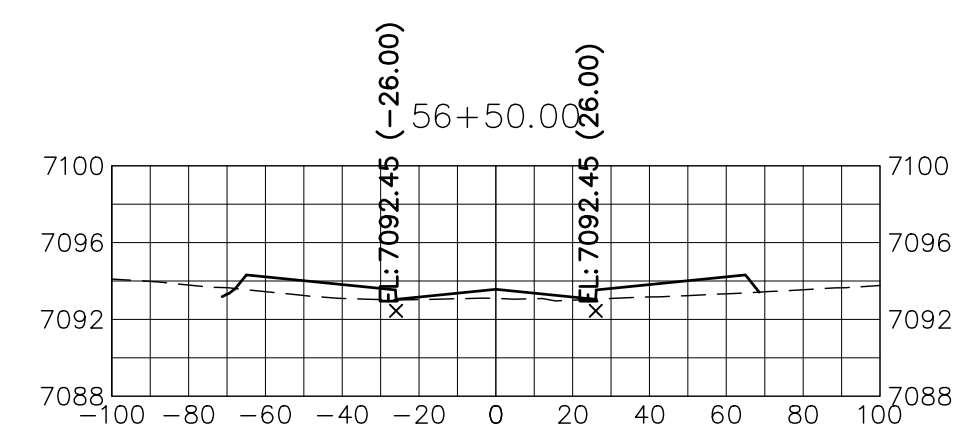
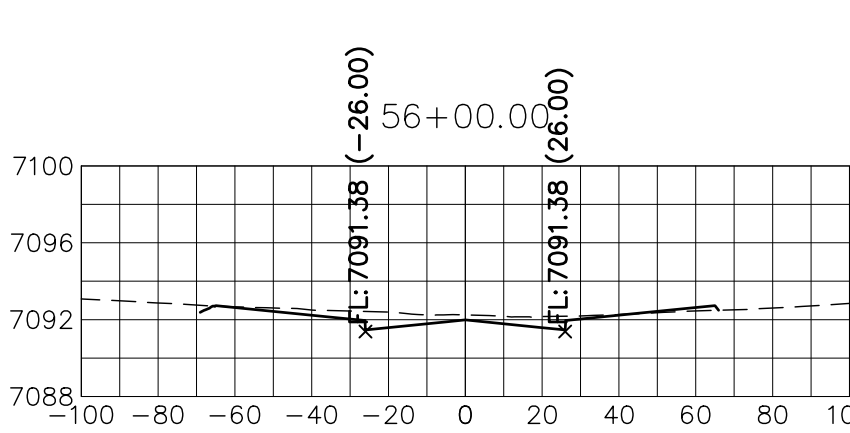
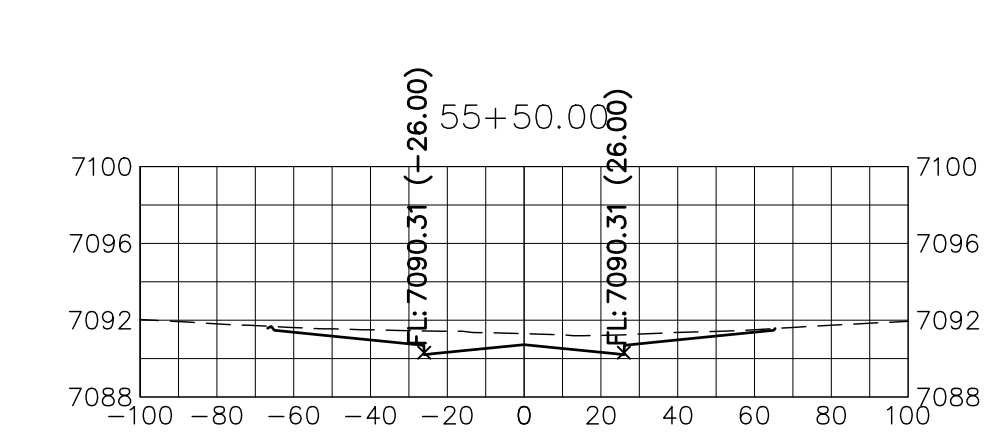
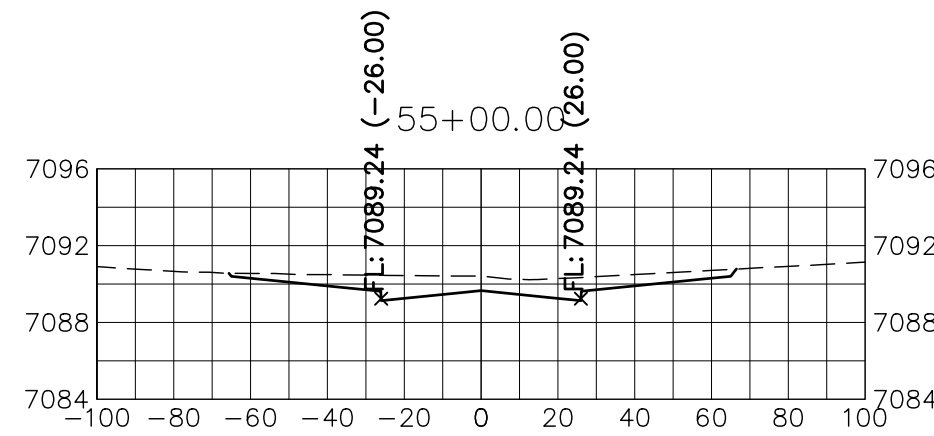
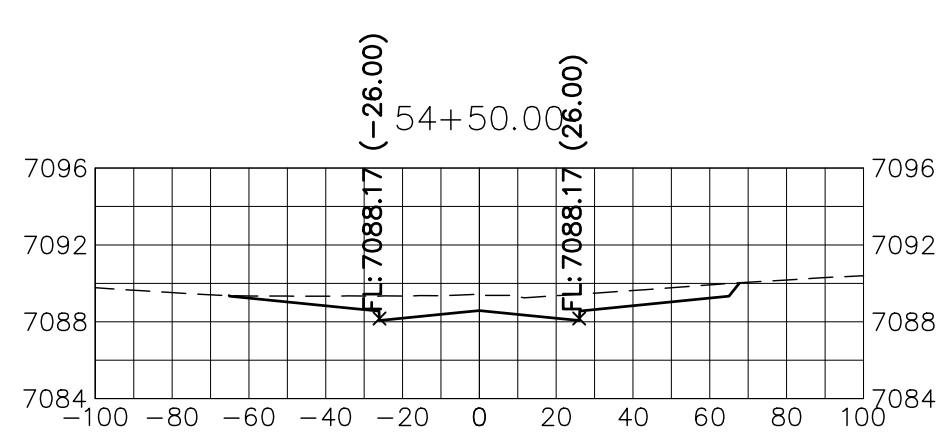
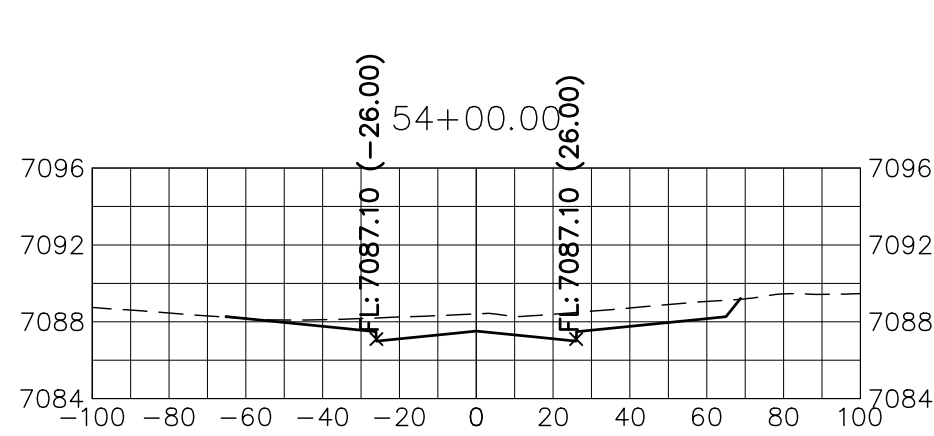
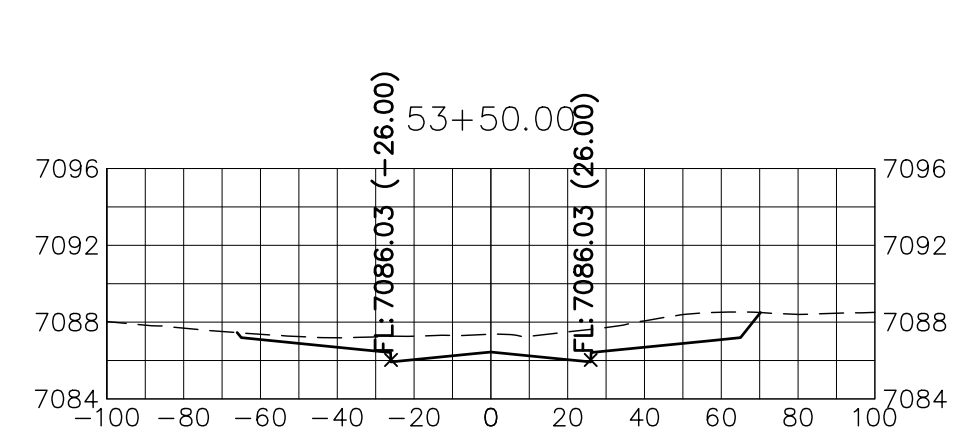
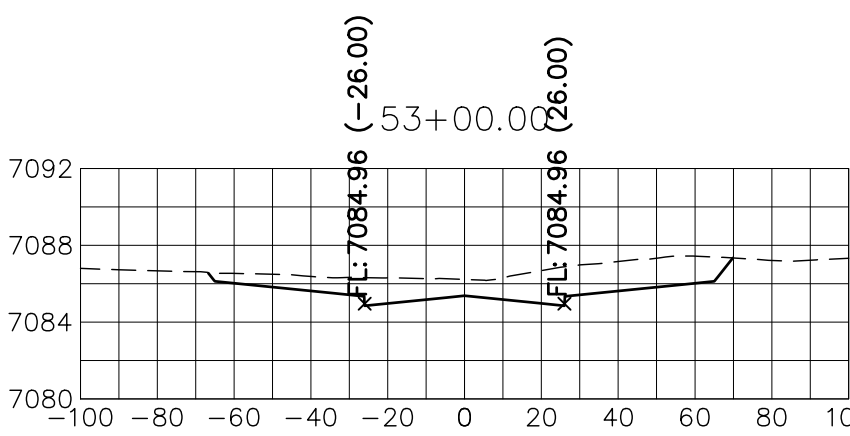
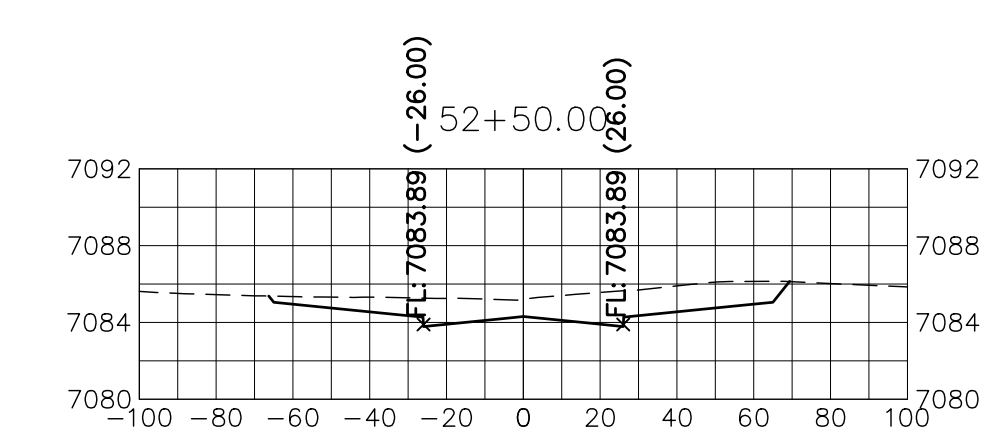
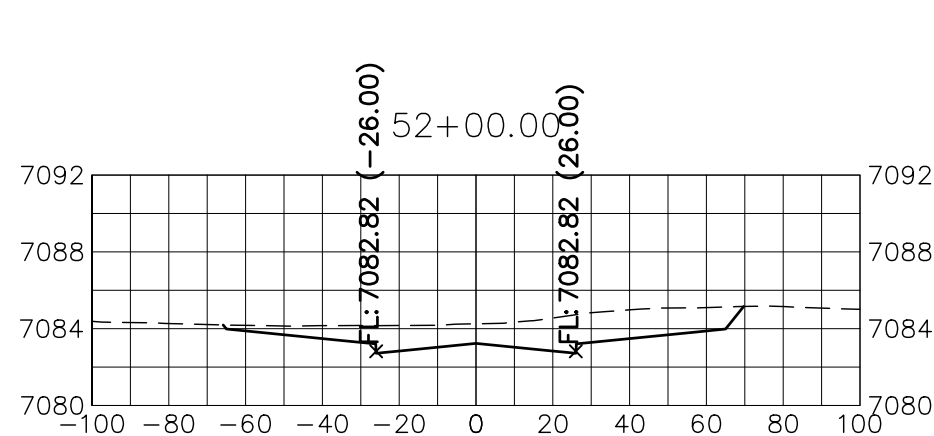
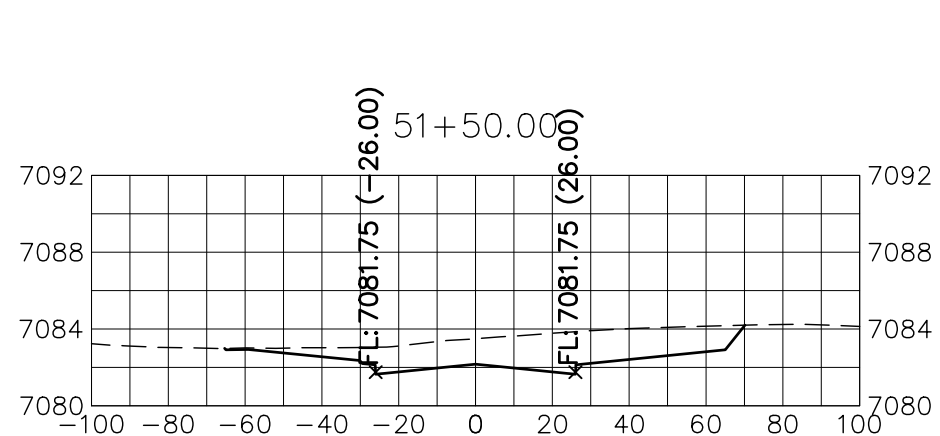
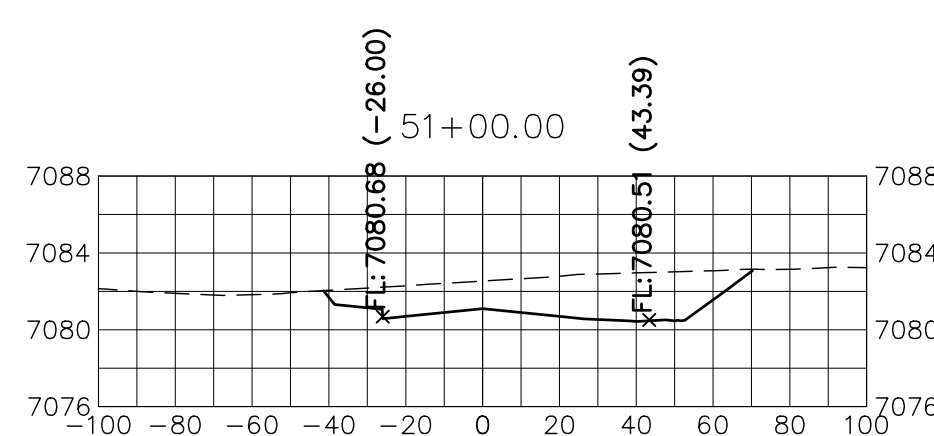
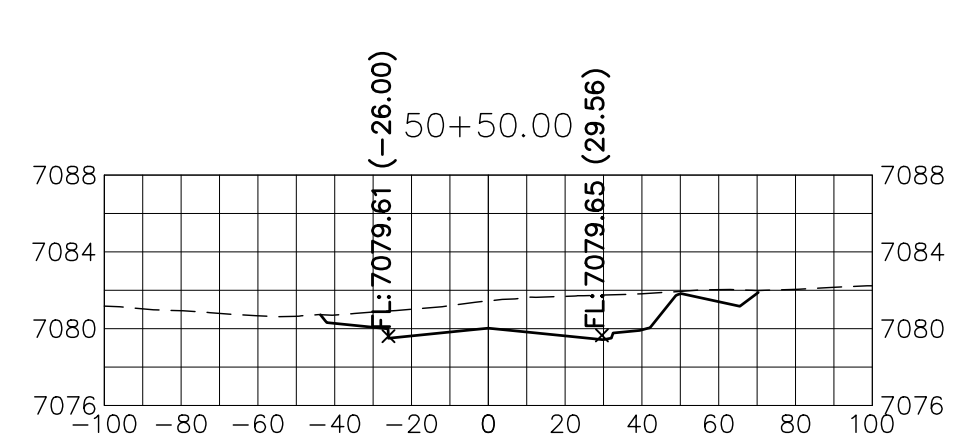
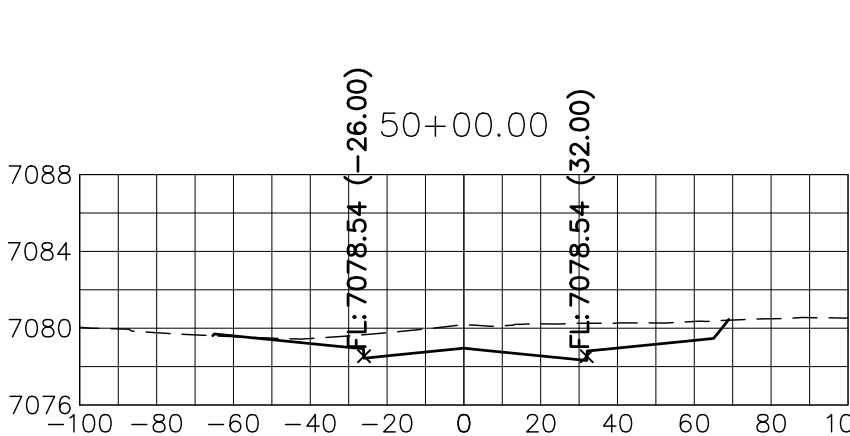
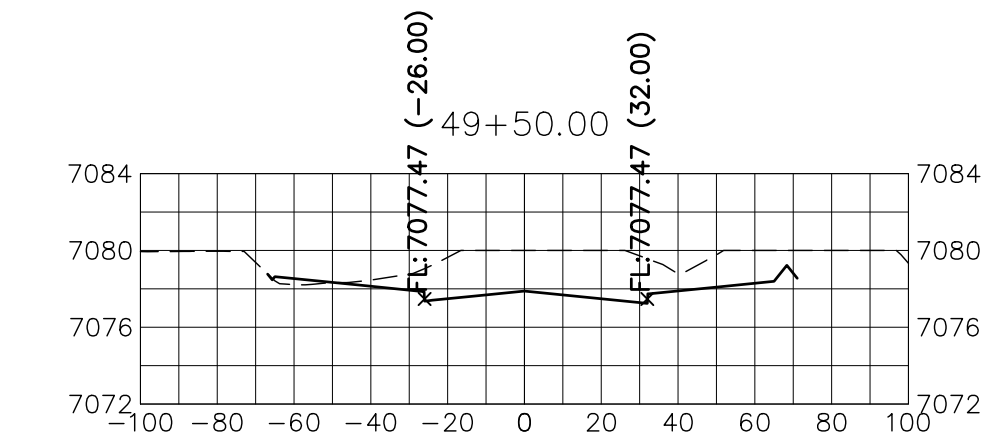
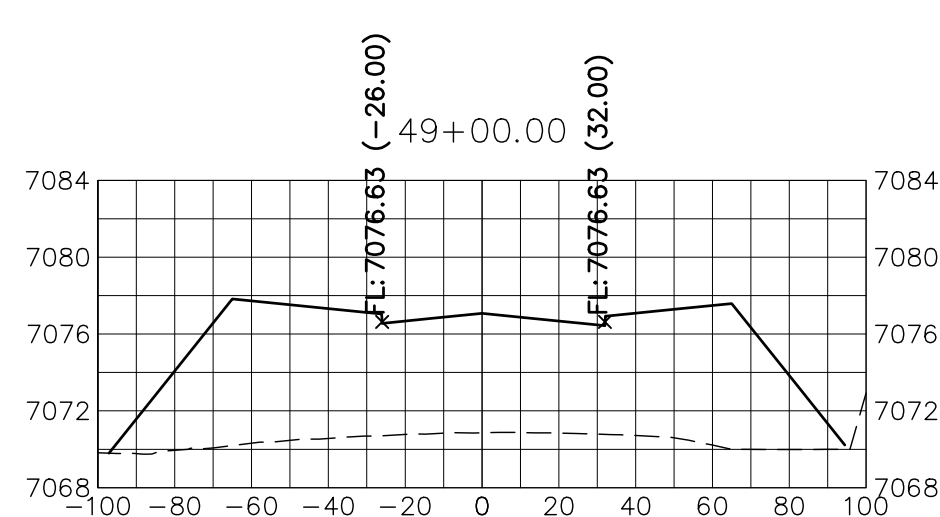
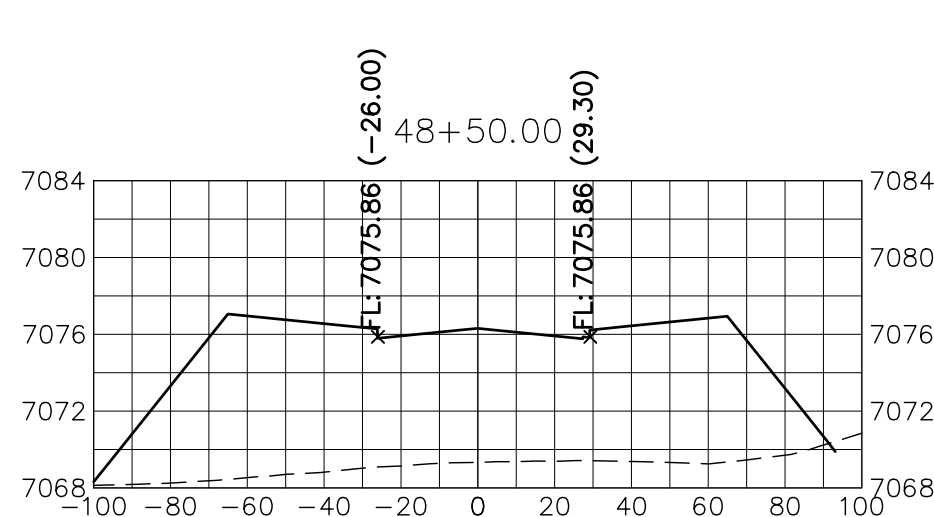
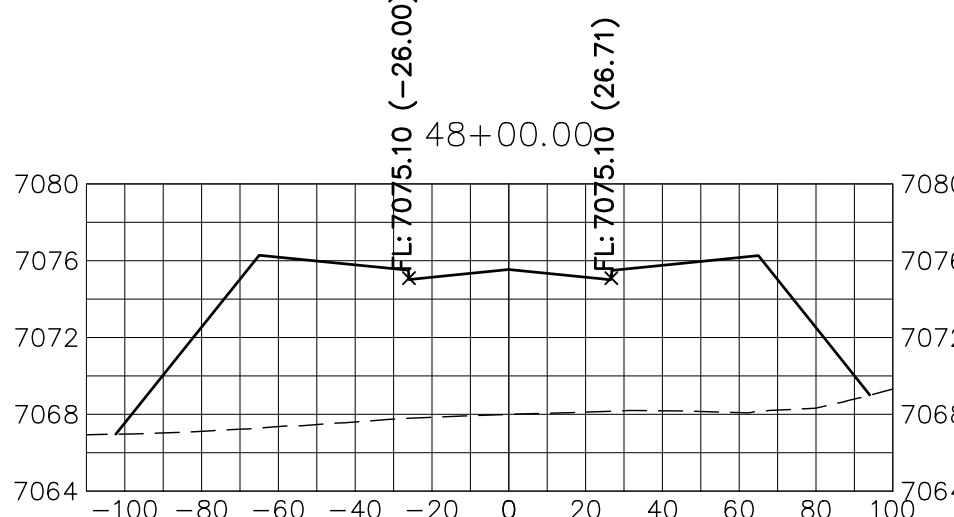
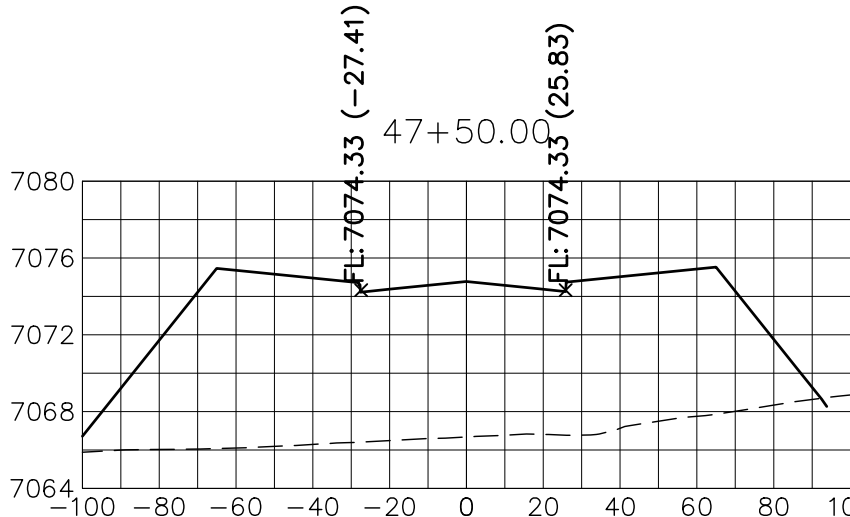
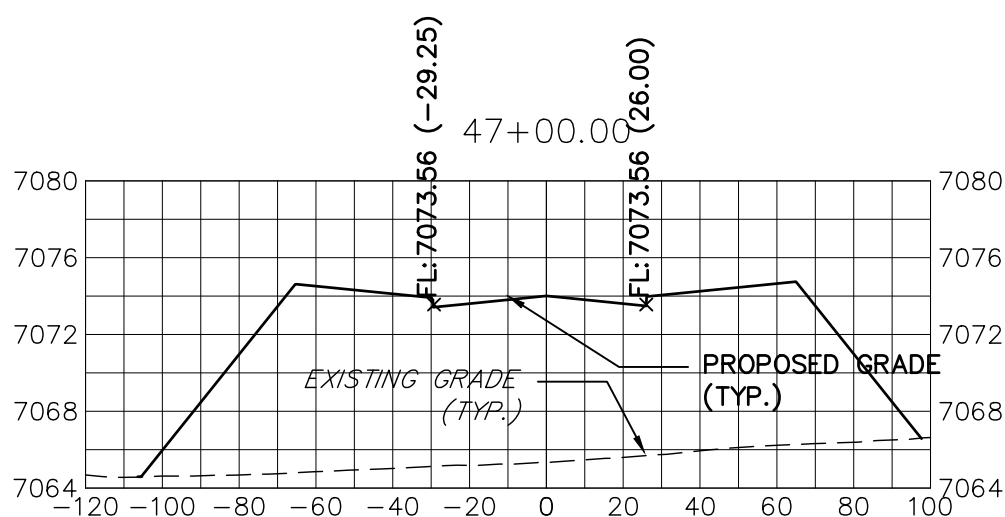
STERLING RANCH ROAD CROSS SECTIONS

SHEET 31 OF 38
JOB NO. 25188.03

PREPARED FOR
UNIT: SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

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



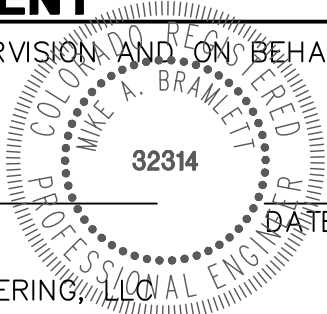
Know what's below.
Call before you dig.

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



STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
CROSS SECTIONS

SHEET 33 OF 38

JOB NO. 25188.03

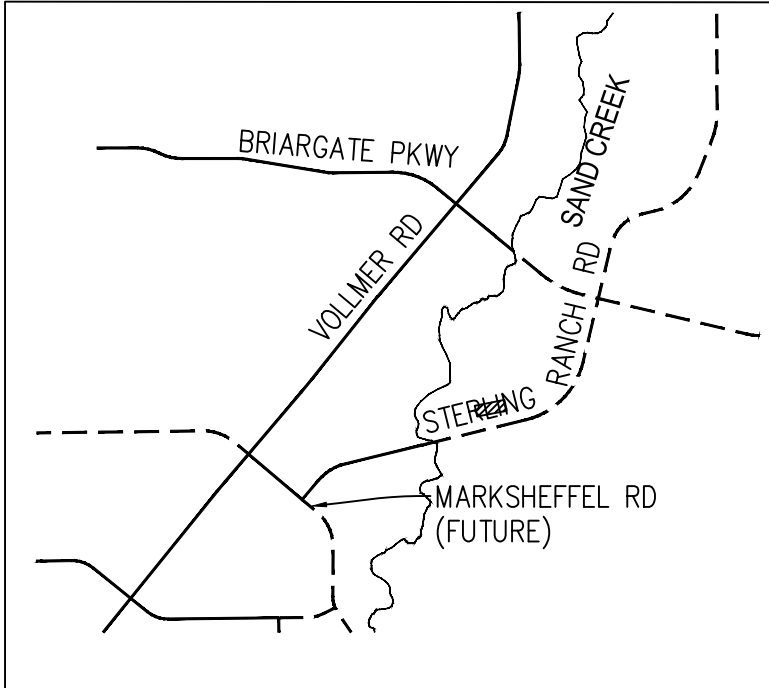
BY	DATE	No.	REVISION

J.R. ENGINEERING
A Western Company

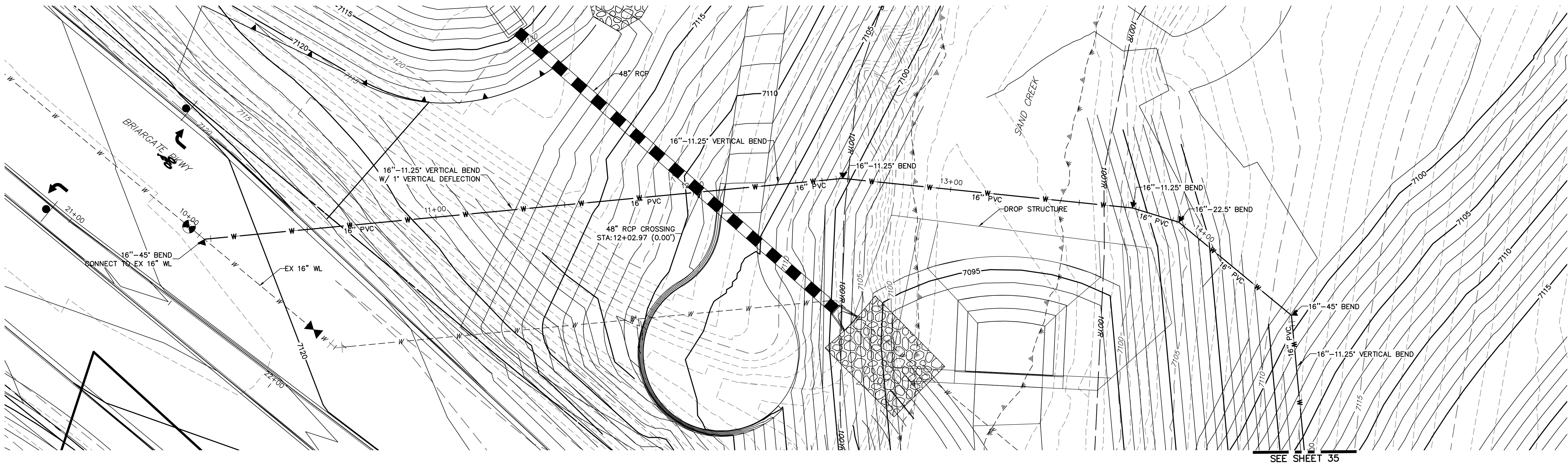
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SUITE 201
COLORADO SPRINGS, CO 80903
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(719) 471-1742

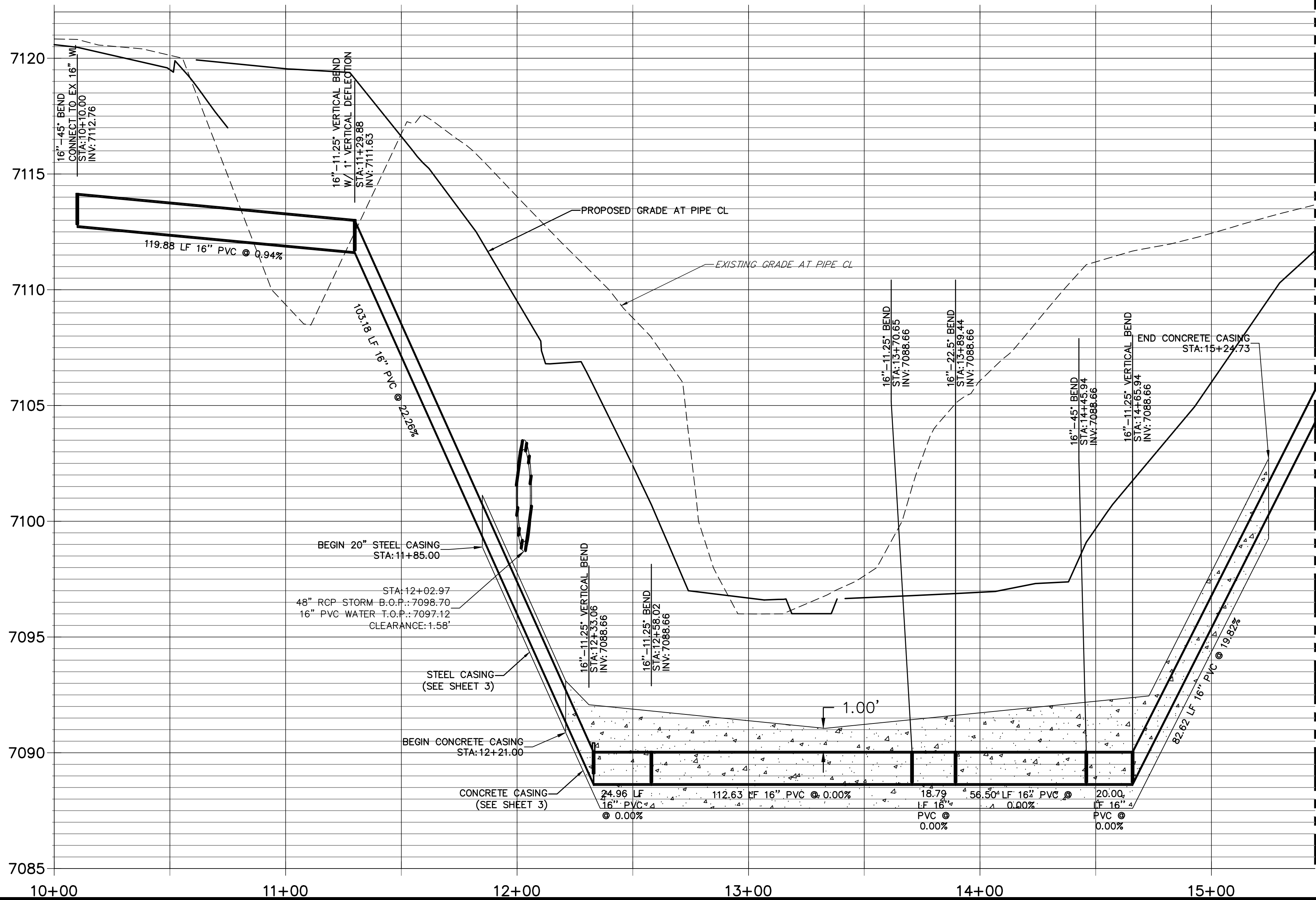
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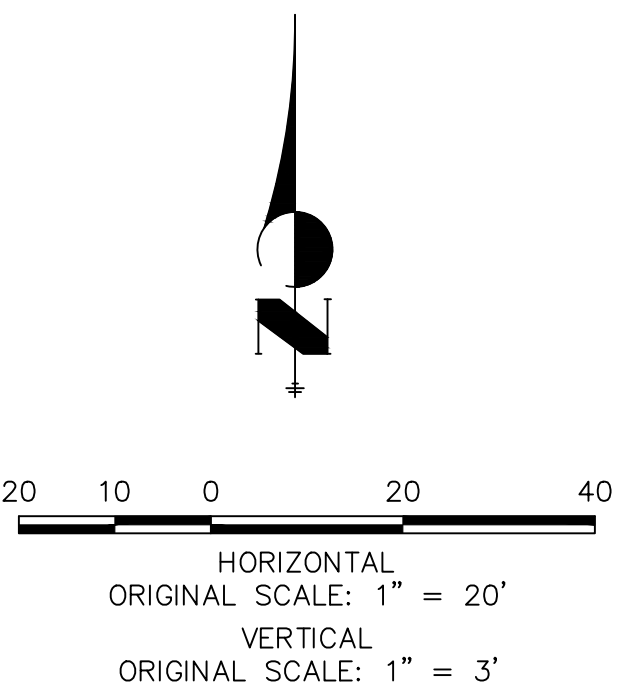
KEY MAP
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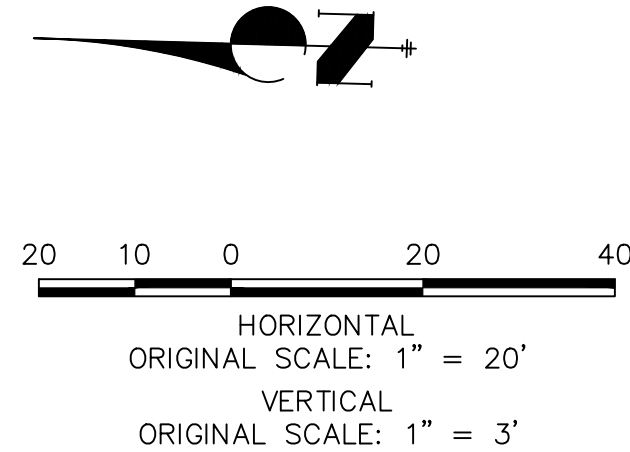
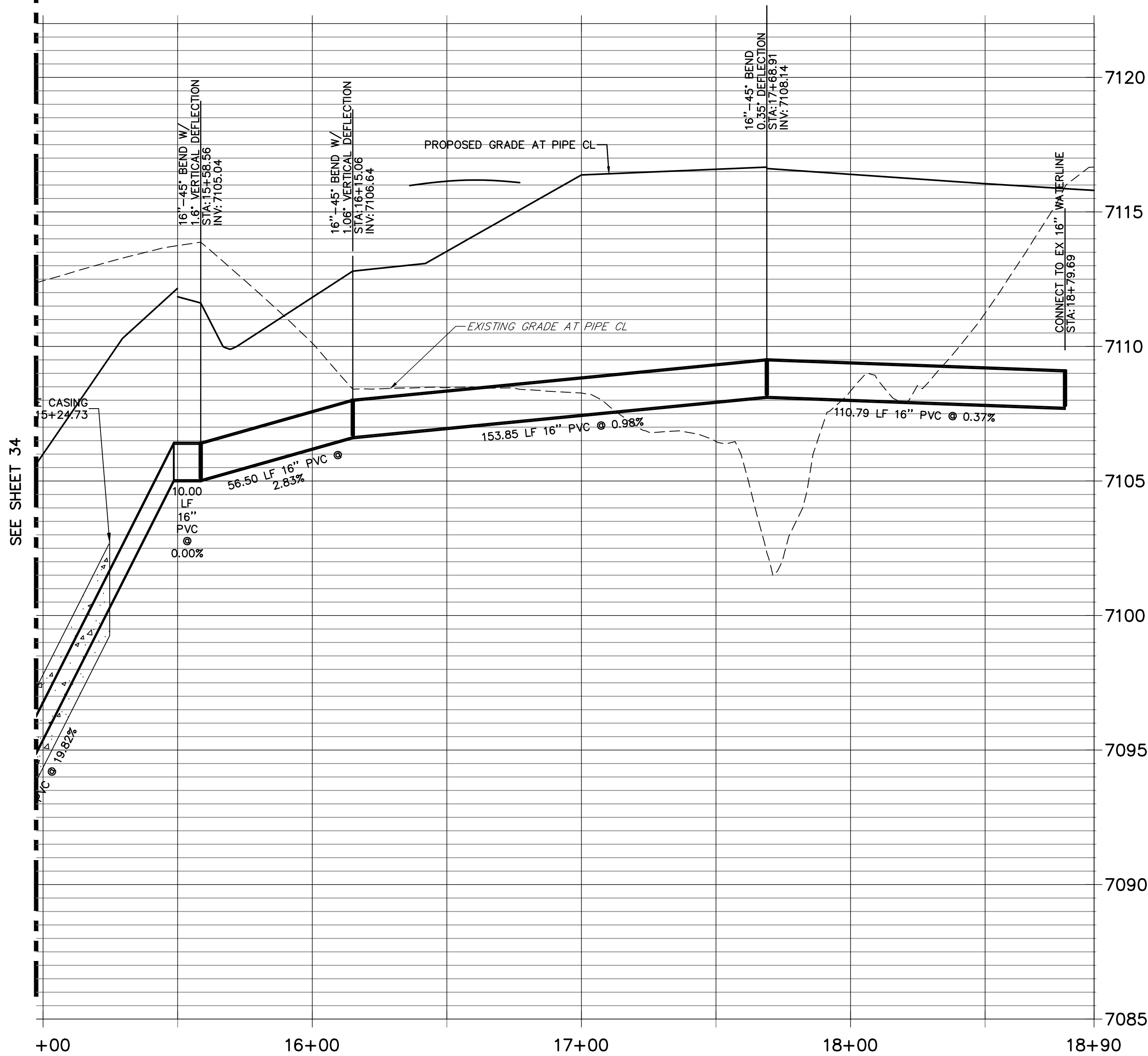
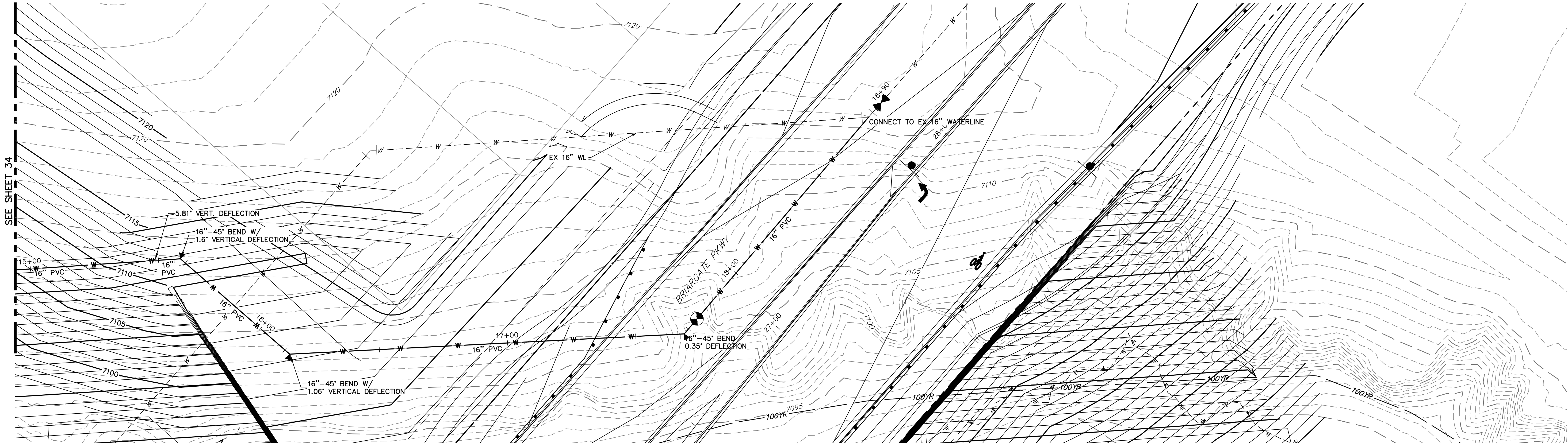
SEE SHEET 35



SEE SHEET 35

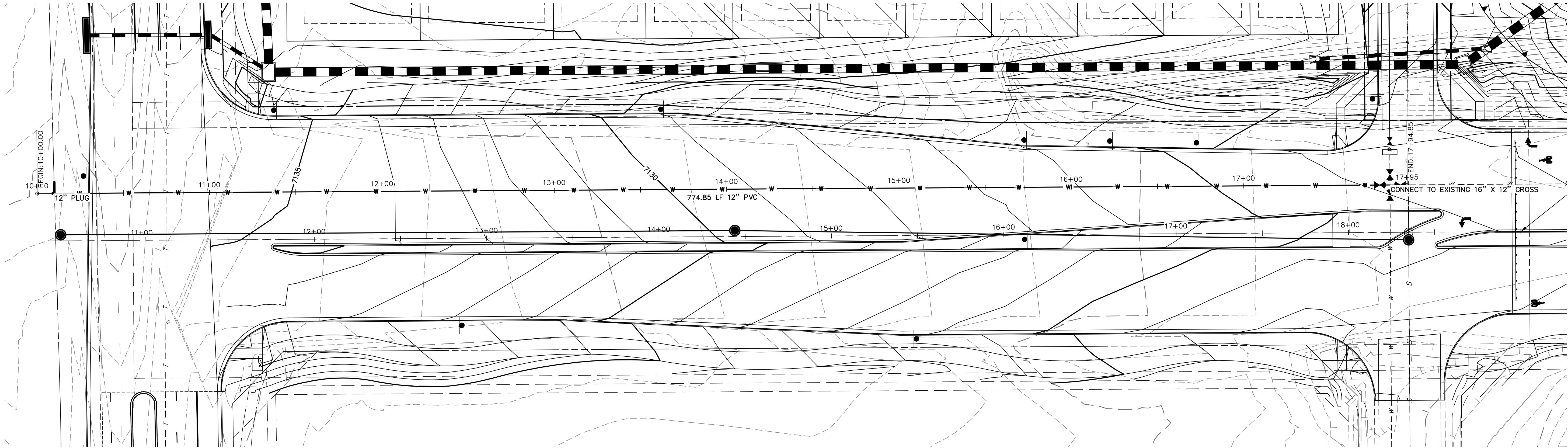


STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS		BRIARGATE PKWY WATERLINE REALIGNMENT		SHEET 34 OF 38	
H-Scale 1"=20'		V-Scale 1"=3'		DATE 2/10/22	
DESIGNED BY AUH		DRAWN BY AUH		CHECKED BY	
JOB NO. 25188.03		BY		DATE	
No.		REVISION		BY	
PREPARED FOR		SR LAND LLC		20 BOULDER CRESCENT SUITE 201	
COLORADO SPRINGS, CO 80903		JAMES F. MORLEY		(719) 471-1742	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.		J.R. ENGINEERING A Westman Company		Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	

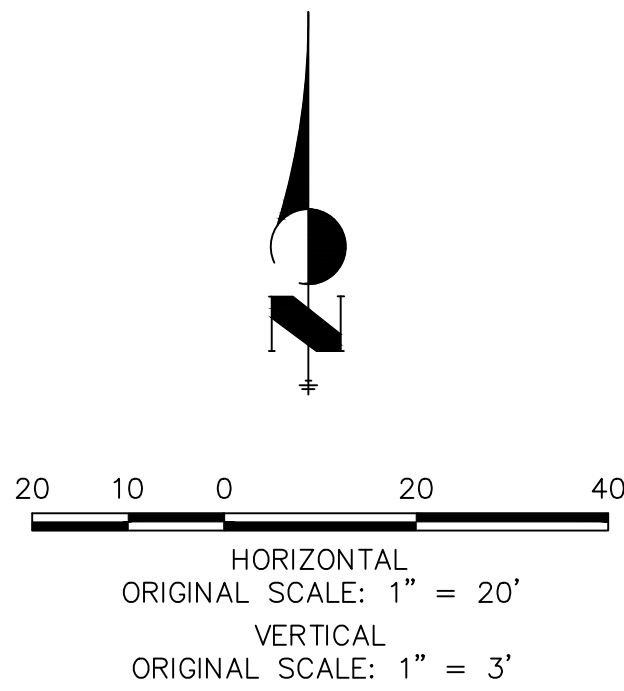
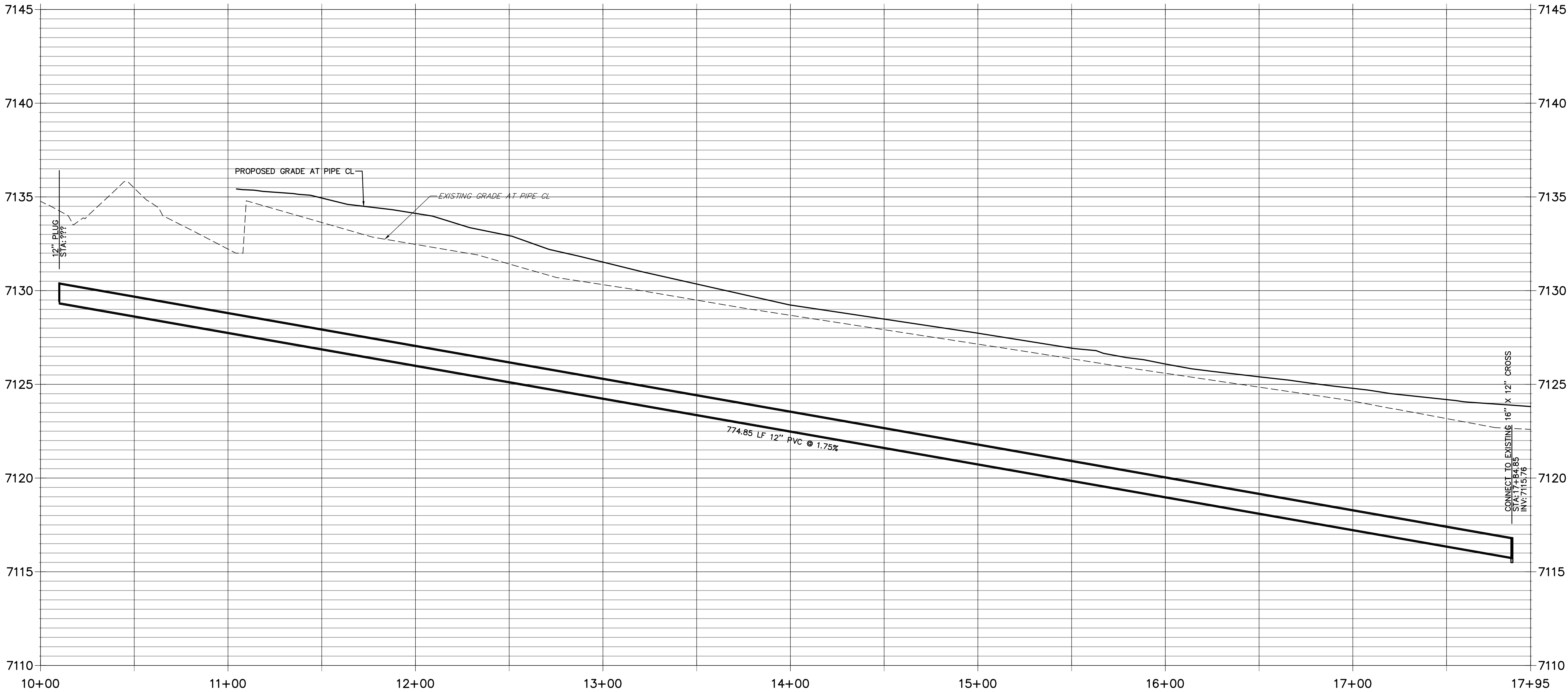


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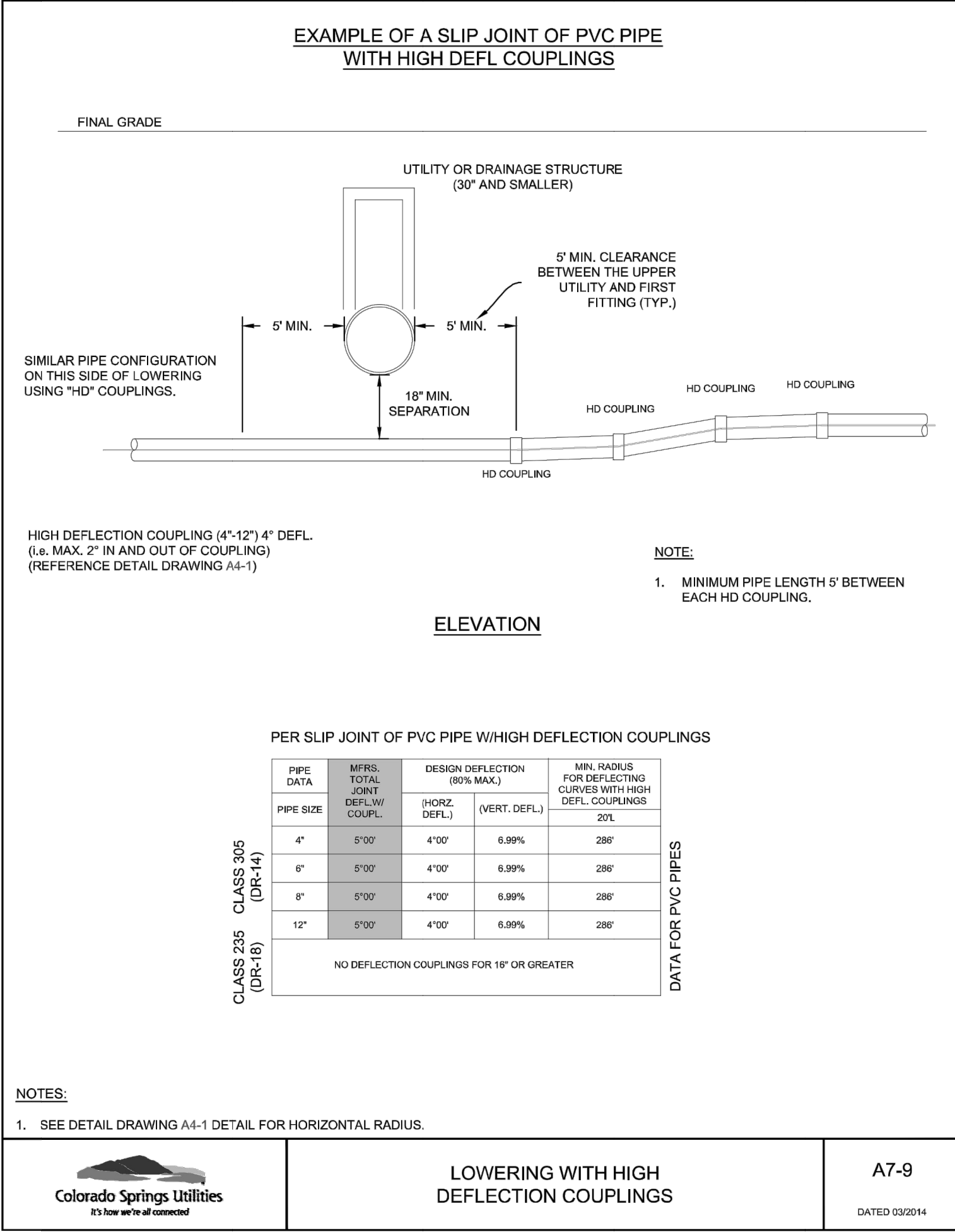
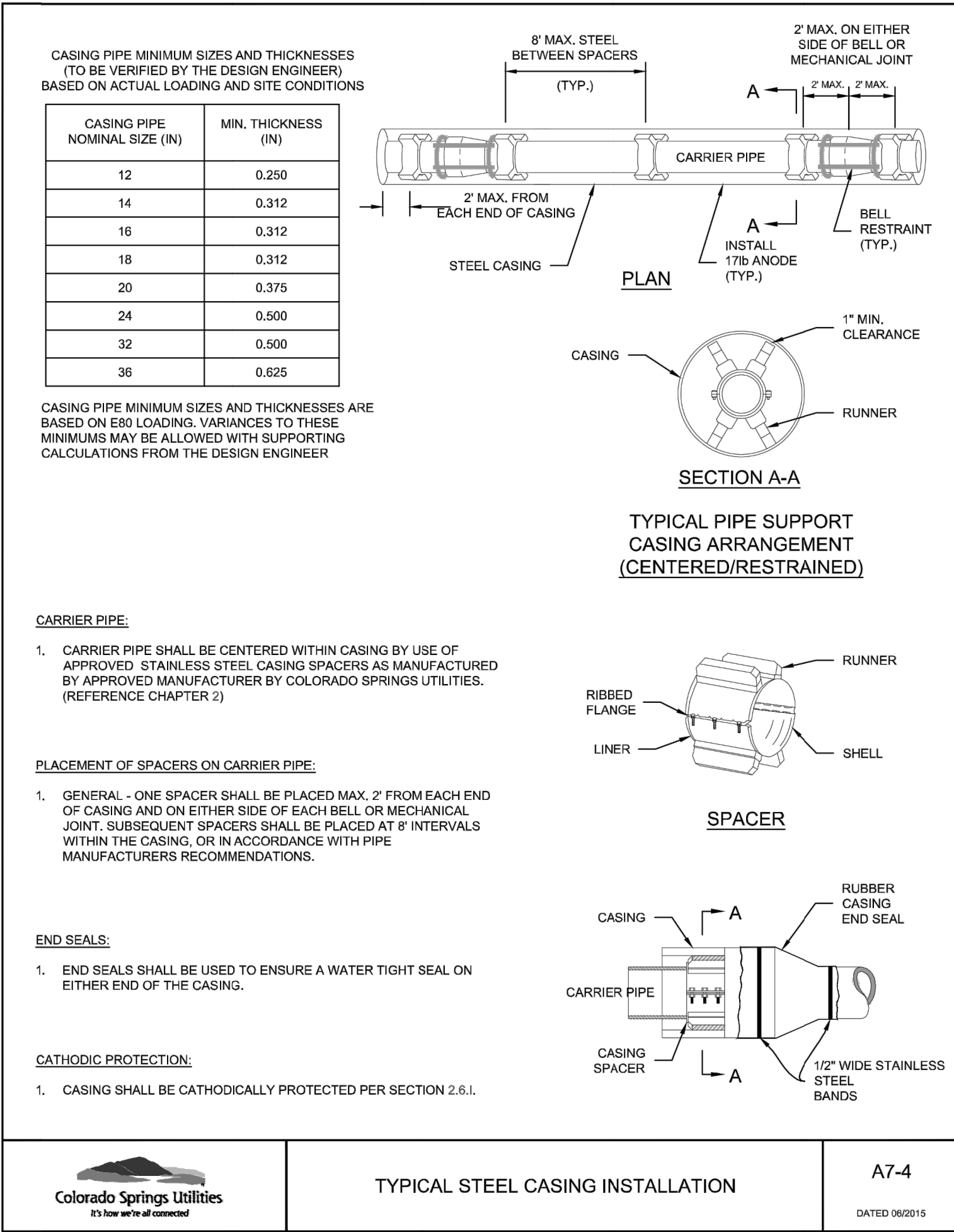
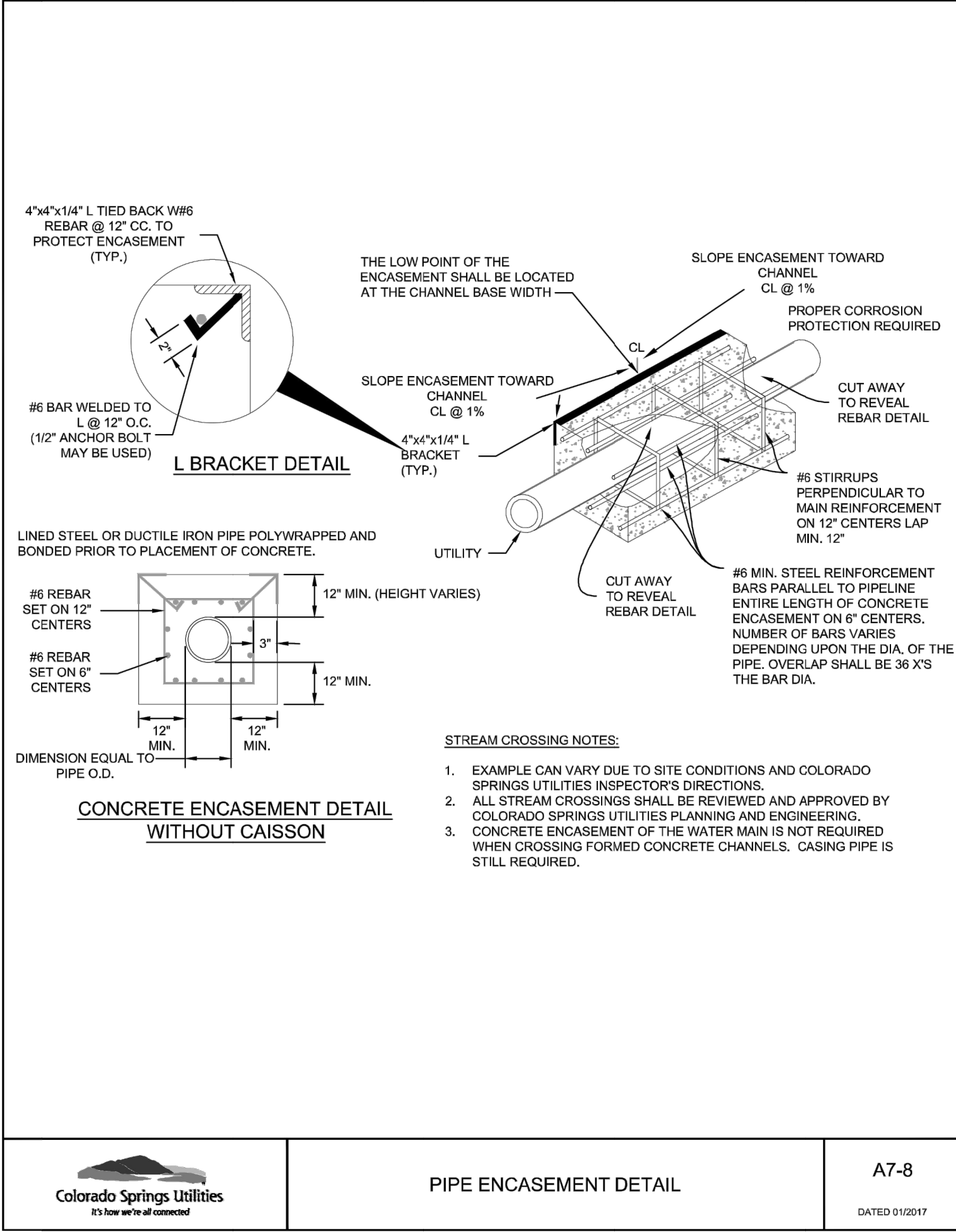
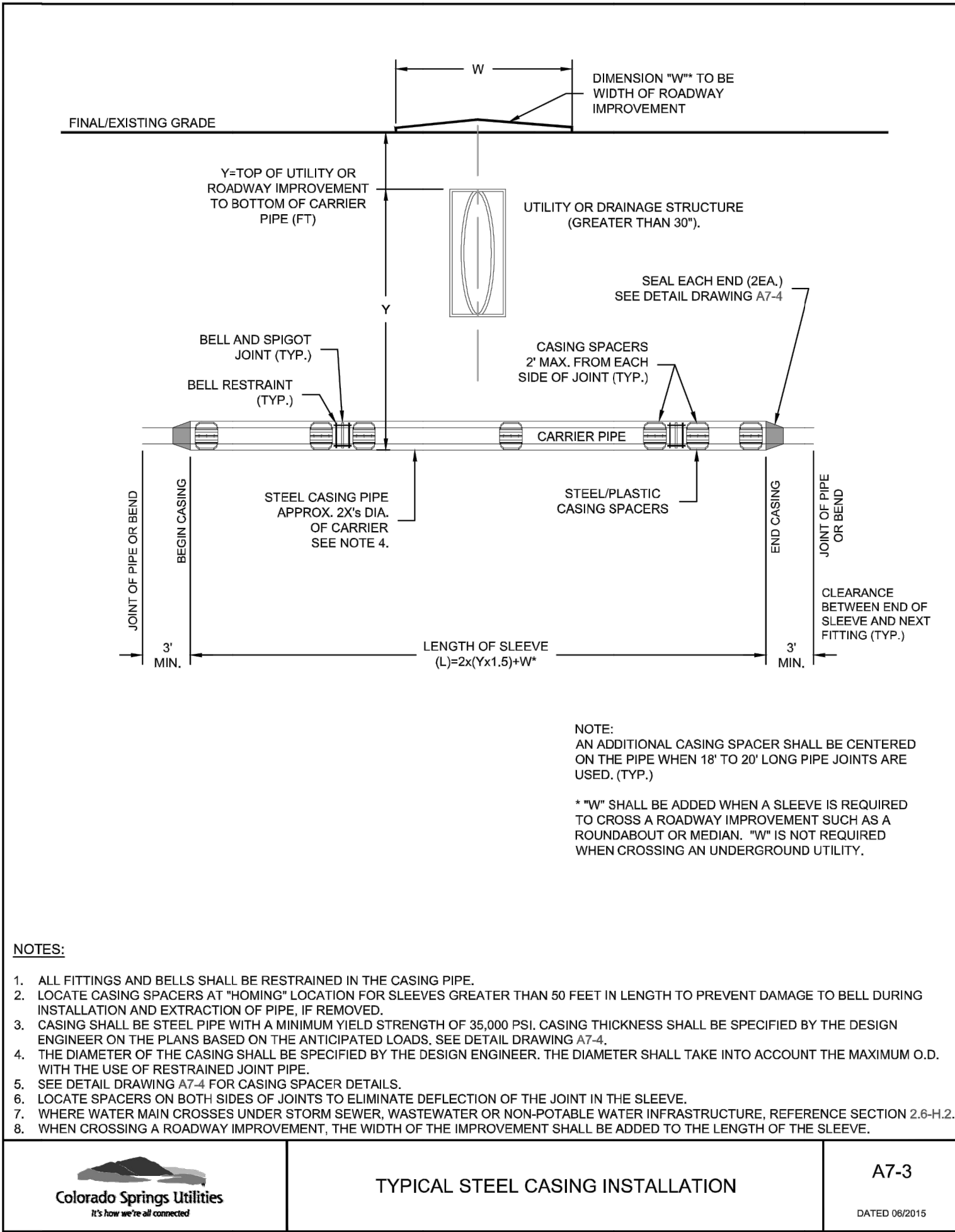
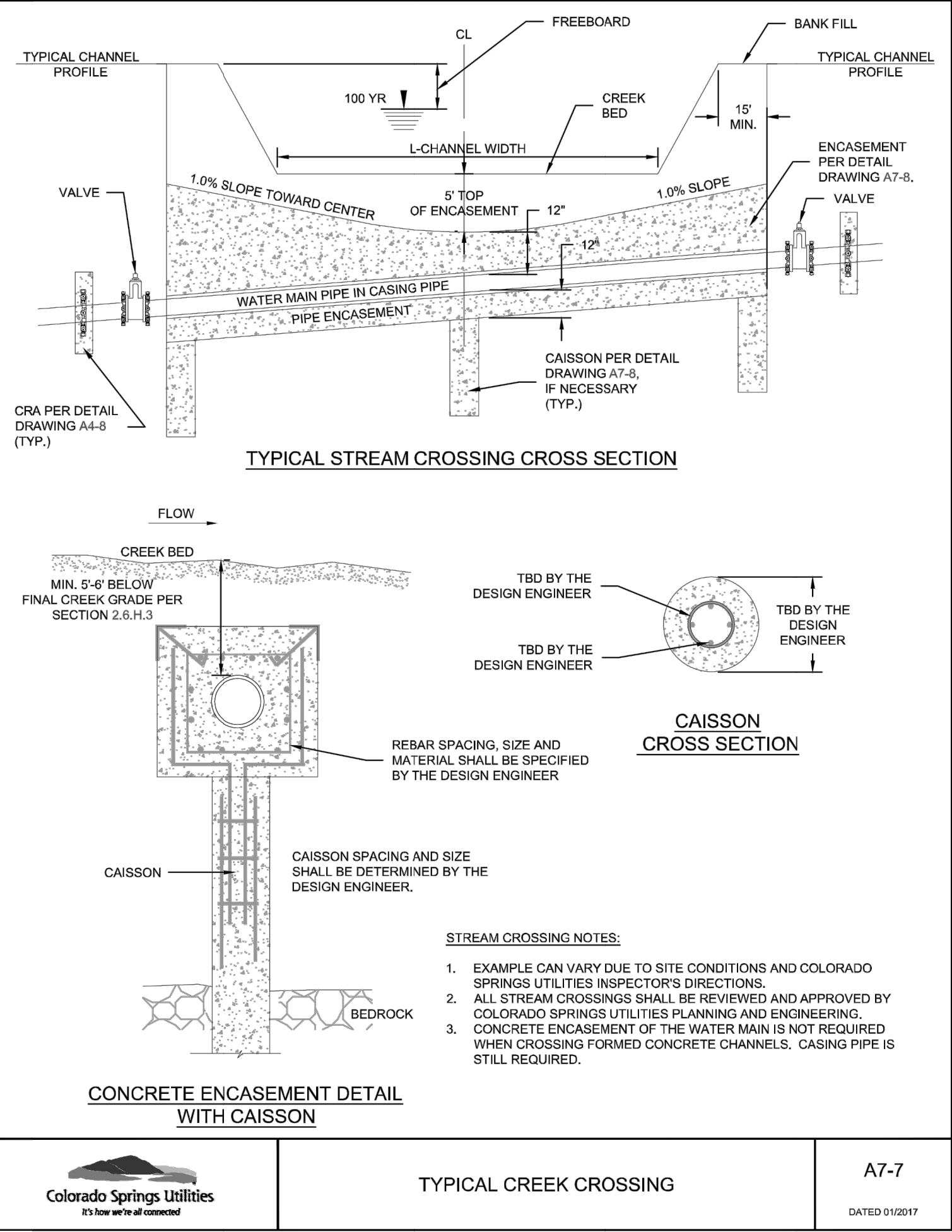
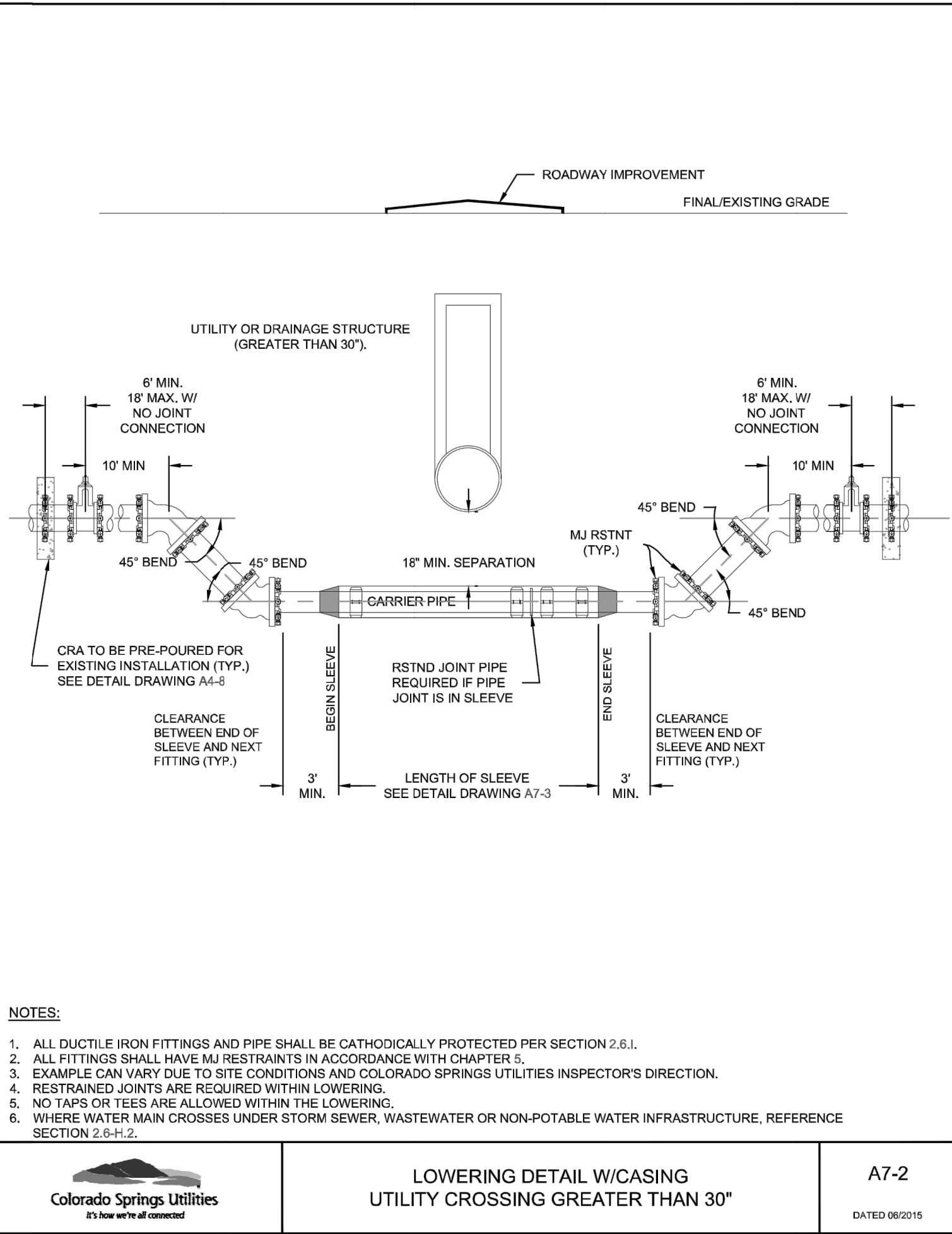
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS		H-SCALE	1"=20'	No.	REVISION	BY	DATE	J-R ENGINEERING A Western Company	PREPARED FOR SR LAND LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
		V-SCALE	1"= 3'							
BRIARGATE PKWY WATERLINE REALIGNMENT		DATE	2/10/22					Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www[jrengineering.com		
		DESIGNED BY	AJH							
		DRAWN BY	AJH							
		CHECKED BY								
SHEET 35 OF 38										
JOB NO. 25188.03										

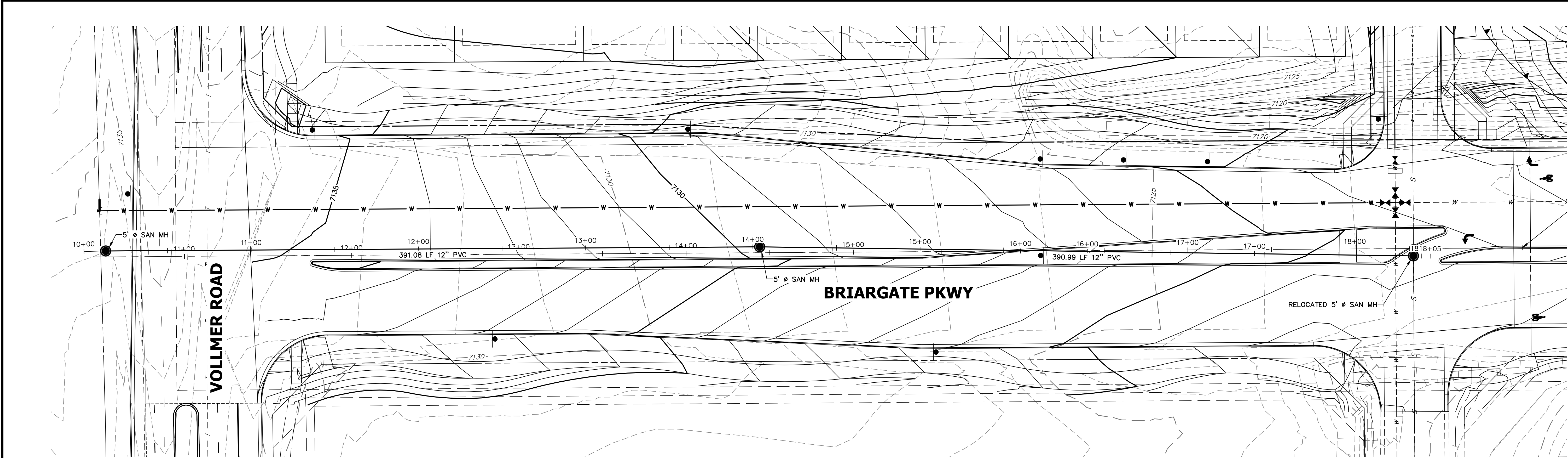


BRIARGATE WATERLINE EXTENSION PROFILE
STA 10+00.00 TO 17+94.85

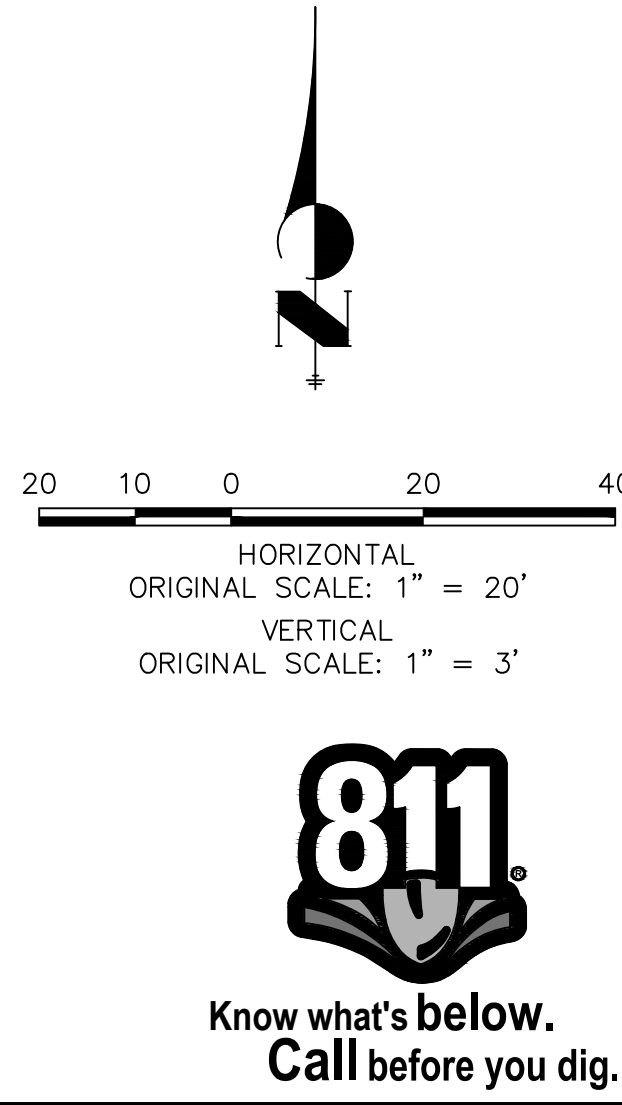
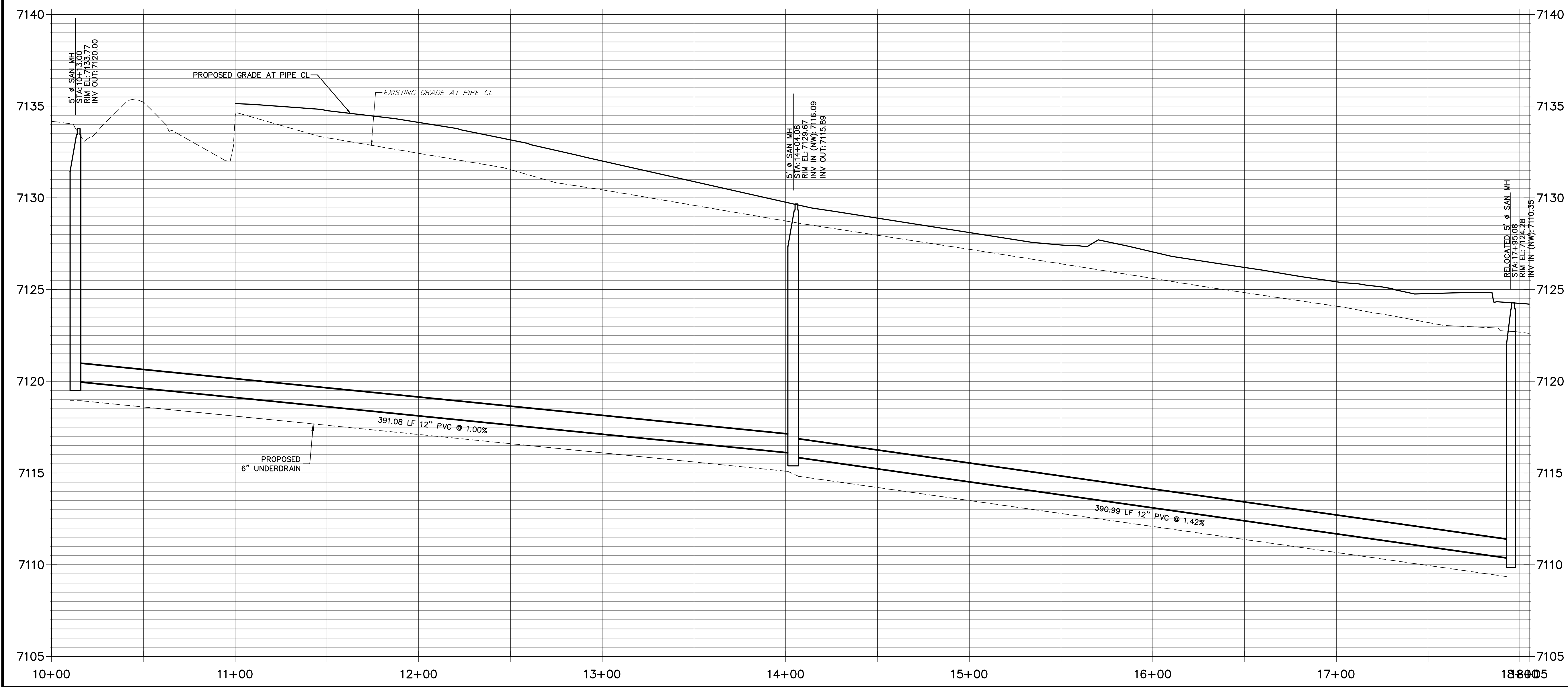



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.				PREPARED FOR			
SR LAND LLC				20 BOULDER CRESCENT SUITE 201			
COLORADO SPRINGS, CO 80903				JAMES F. MORLEY (719) 471-1742			
J.R. ENGINEERING A Western Company				CENTRAL 303-740-9888 • COLORADO SPRINGS 719-583-2583 FORT COLLINS 970-491-9888 • WWW.JRENG.COM			
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS				BRIARGATE PKWY WATERLINE EXTENSION			
SHEET 36 OF 38				JOB NO. 25188.03			
BY				DATE			
No.				REVISION			
H-SCALE 1"=20'				V-SCALE 1"=3'			
DATE 2/10/22				DESIGNED BY AJH			
DRAWN BY				CHECKED BY			





**BRIARGATE SANITARY SEWER EXTENSION PROFILE
STA 10+00.00 TO 18+05.08**



STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS		H-SCALE 1"=20'		No.		REVISION		BY		DATE		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 WARRANTS THE ACCURACY ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
BRIARGATE PKWY WATERLINE REALIGNMENT		V-SCALE 1"=3'		DATE 2/10/22		DESIGNED BY AJH		DRAWN BY AJH		CHECKED BY		J.R. ENGINEERING A Western Company  Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com			
SHEET 38 OF 38															
JOB NO. 25188.03															

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

COUNTY OF EL PASO, STATE OF COLORADO
STORM SEWER PLANS
MAY 2022

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'

BASIS OF BEARINGS

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624". SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

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

SHEET INDEX

1	COVER SHEET
2	NOTES & LEGEND
3-17	STORM SEWER PLAN & PROFILE
18-19	POND GRADING PLAN
20-25	DETAILS SHEETS
25	TOTAL SHEETS

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.

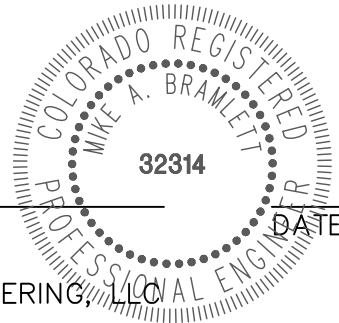
JENNIFER IRVINE, P.E. _____ DATE _____

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



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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1"=1,000'		
2	V-SCALE N/A		
3	DATE 05/18/22		
4	DESIGNED BY RAB		
5	DRAWN BY RAB		
6	CHECKED BY		

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	COVER SHEET
SHEET 1 OF 25	JOB NO. 25188.03



Know what's below.
Call before you dig.

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.

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 CROSS SLOPE.
18. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

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 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.

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).

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		

	ACRE	LP	LOW POINT
AVE	AVENUE	LS	LUMP SUM
		LX	MAXIMUM
BNDY	BOUNDARY	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
BOP	BOTTOM OF PIPE	MH	MANHOLE
BOV	BLOW OFF VALVE	MIN	MINIMUM
BFV	BUTTERFLY VALVE		
BLVD	BOULEVARD	N	NORTH
BOW	BOTTOM OF WALL		
C&G	CURB & GUTTER	OHE	OVERHEAD ELECTRIC
CATV	CABLE TELEVISION	OHU	OVERHEAD UTILITY
CB	CATCH BASIN	PC	POINT OF CURVATURE
CBC	CONCRETE BOX CULVERT	PCC	POINT OF COMPOUND CURVATURE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PCR	POINT OF CURB RETURN
CDS	CUL-DE-SAC	PE	PROFESSIONAL ENGINEER
CF	CUBIC FOOT	PI	POINT OF INTERSECTION
QFS	CUBIC FEET PER SECOND	PKWY	PARKWAY
CMP	COMPLETE IN PLACE	PL	PROPERTY LINE
CIP	CENTER LINE	PR	PROPOSED
CO	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVATURE
COCs	CLEAN OUT	PT	POINT OF TANGENCY
CONC	CITY OF COLORADO SPRINGS CONCRETE	PVC	POLYVINYL CHLORIDE
R	CIRCLE	R	RADIUS
CSP	CORRUGATED STEEL PIPE	RCBC	REINFORCED CONCRETE BOX CULVERT
CSU	COLORADO SPRINGS UTILITIES	RCP	REINFORCED CONCRETE PIPE
CTRB	CONCRETE THRUST REDUCER BLOCK	RD	ROAD
CY	CUBIC YARD	ROW	RIGHT OF WAY
DBPS	DRAINAGE BASIN PLANNING STUDY	S	SOUTH
DE	DRAINAGE EASEMENT	SAN	SANITARY SEWER
DIA	DIAMETER	SF	SQUARE FOOT
DIP	DUCTILE IRON PIPE	ST	STREET
DR	DRIVE	STA	STATION
DRC	DESIGN REVIEW COMMITTEE	SY	SQUARE YARD
DU	DWELLING UNITS	TB	THRUST BLOCK
E	EAST	TBC	TOP BACK OF CURB
EA	EACH	TBW	TOP BACK OF WALK
EGL	ENERGY GRADE LINE	TEL	TELEPHONE
EL	ELEVATION		
ELEC	ELECTRIC	TOC	TOP OF CURB OR CONCRETE
EOA	EDGE OF ASPHALT	TOT	TOP OF FOUNDATION
EPC	EL PASO COUNTY	TOP	TOP OF PIPE
ERCPC	ELLIPTICAL RCP	TW	TOP OF WALL
ESMT	EASEMENT	TYP	TYPICAL
EX	EXISTING	UE	UTILITY EASEMENT
		U&DE	UTILITY & DRAINAGE EASEMENT
FES	FINISHED END SECTION	VPC	VERTICAL POINT OF CURVATURE
FF	FINISHED FLOOR ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
FG	FINISHED GRADE	VPT	VERTICAL POINT OF TANGENCY
FC	FIRE HYDRANT	VTC	VEHICLE TRACKING CONTROL
FL	FLOWLINE	WL	WEST
FIL	FILING		
FO	FIBER OPTIC CABLE		
GIS	GEOGRAPHIC INFORMATION SYSTEM	WS	WATER SURFACE
GL	GAS LINE	WSE	WATER SURFACE ELEVATION
GPS	GLOBAL POSITIONING SYSTEM		
GV	GATE VALVE		
HBP	HOT BITUMINOUS PAVEMENT		
HC	HANDICAP		
HDPE	HIGH DENSITY POLYETHYLENE		
HGL	HYDRAULIC GRADE LINE		
HMA	HOT MIX ASPHALT		
HOA	HOME OWNERS ASSOCIATION		
KB	KICK (THRUST) BLOCK		
LF	LINEAR FOOT		

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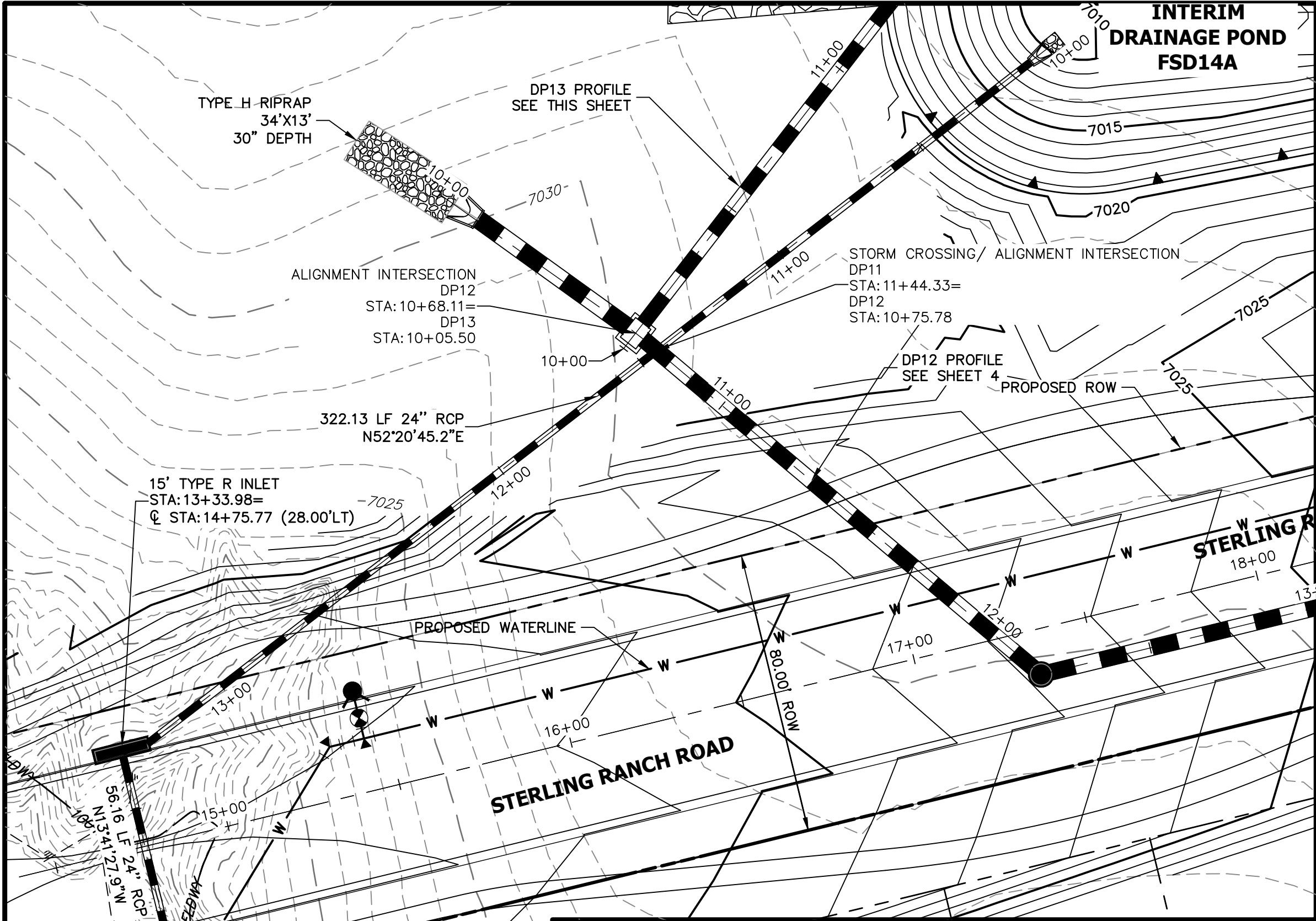
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V - SCALE	1" = X'
DATE	05/18/22
DESIGNED BY	XXX
DRAWN BY	XXX

**STERLING RANCH ROAD & BRIARGATE
PARKWAY STORM PLANS**

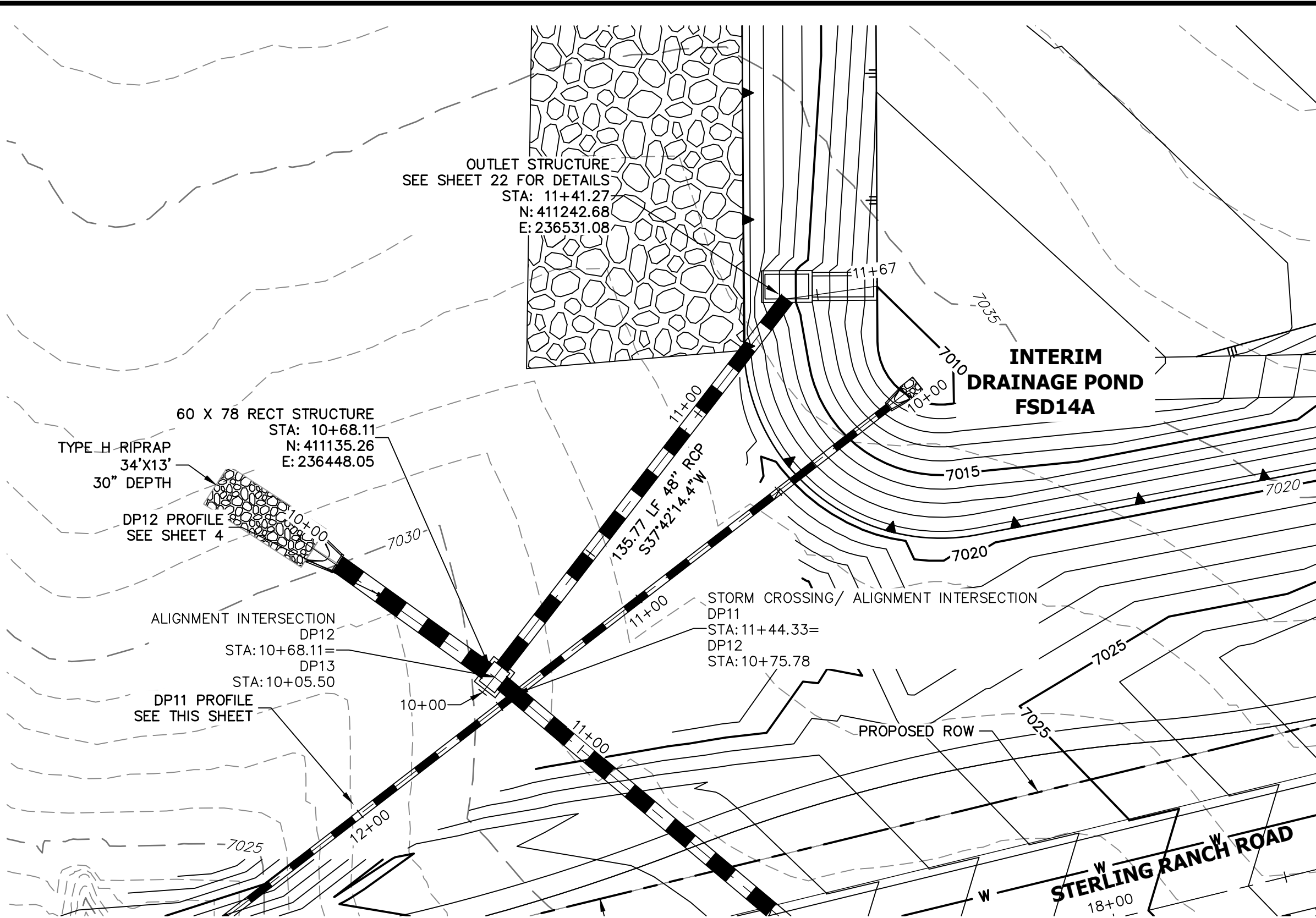
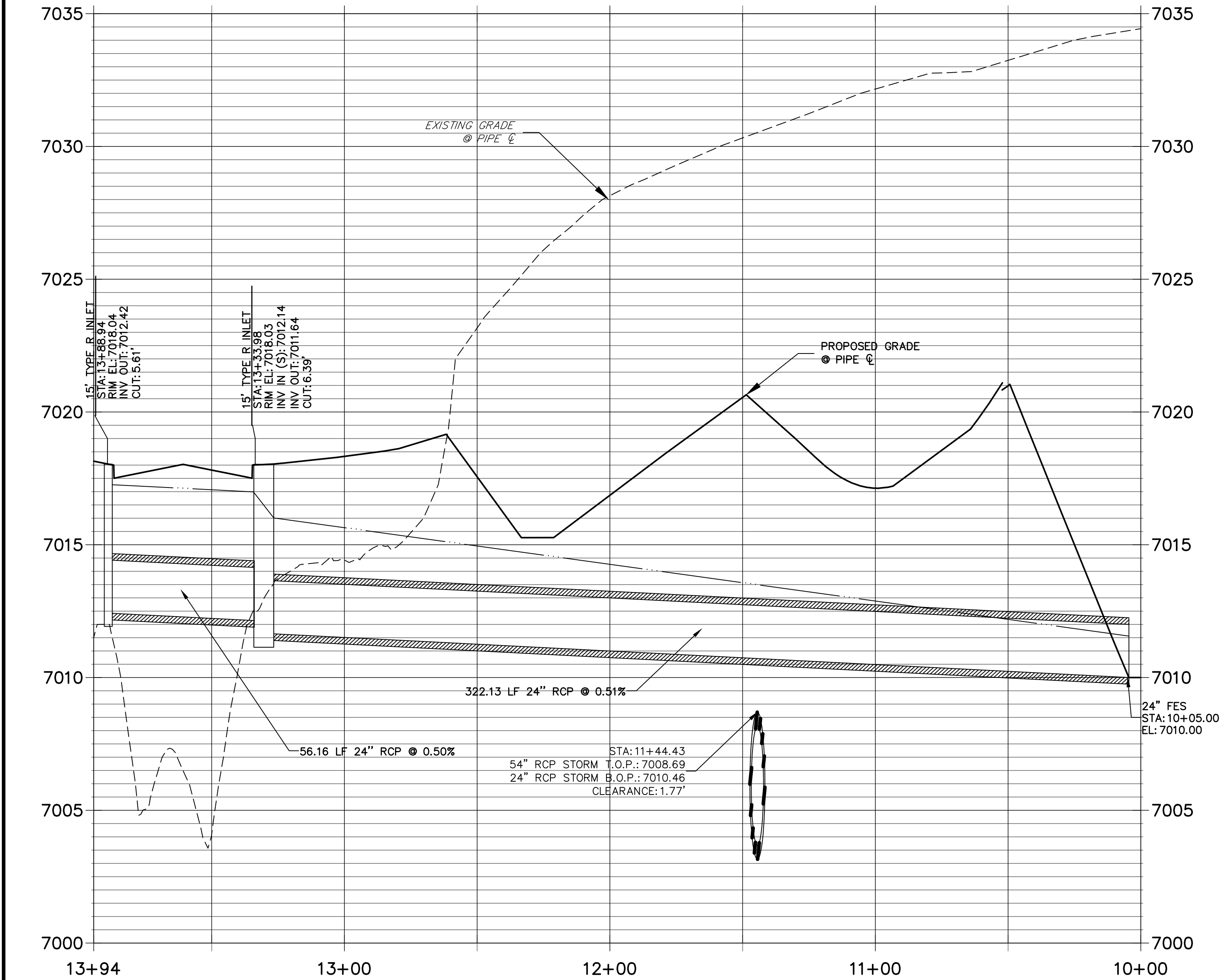
NOTES & LEGEND

JOB NO. 25188.03

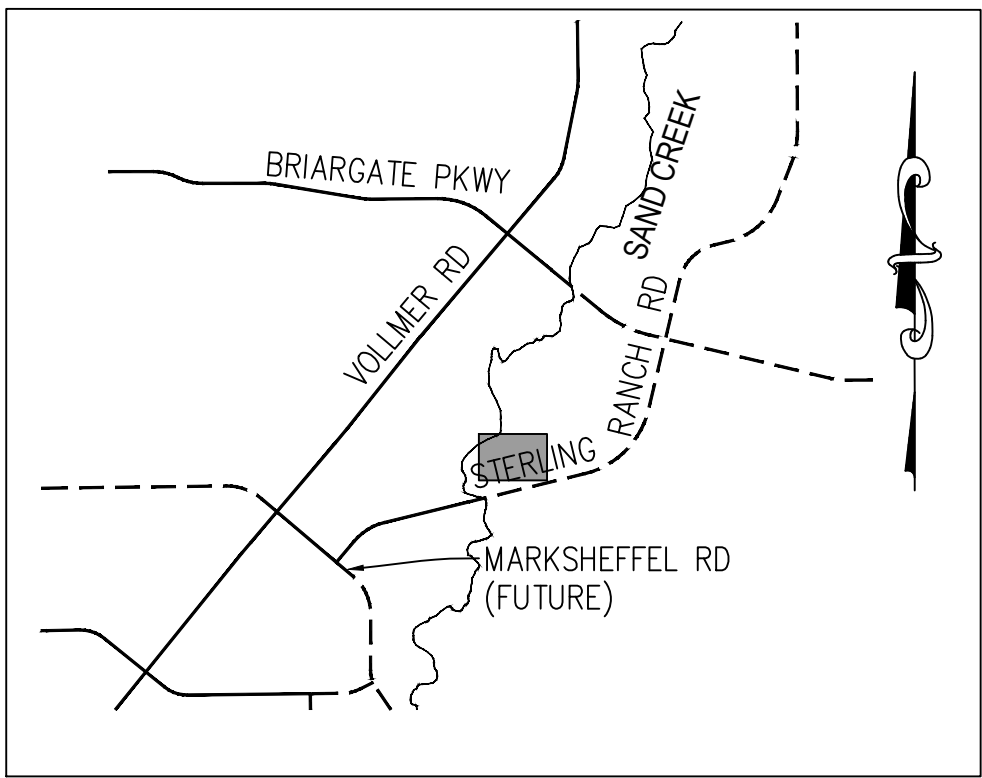
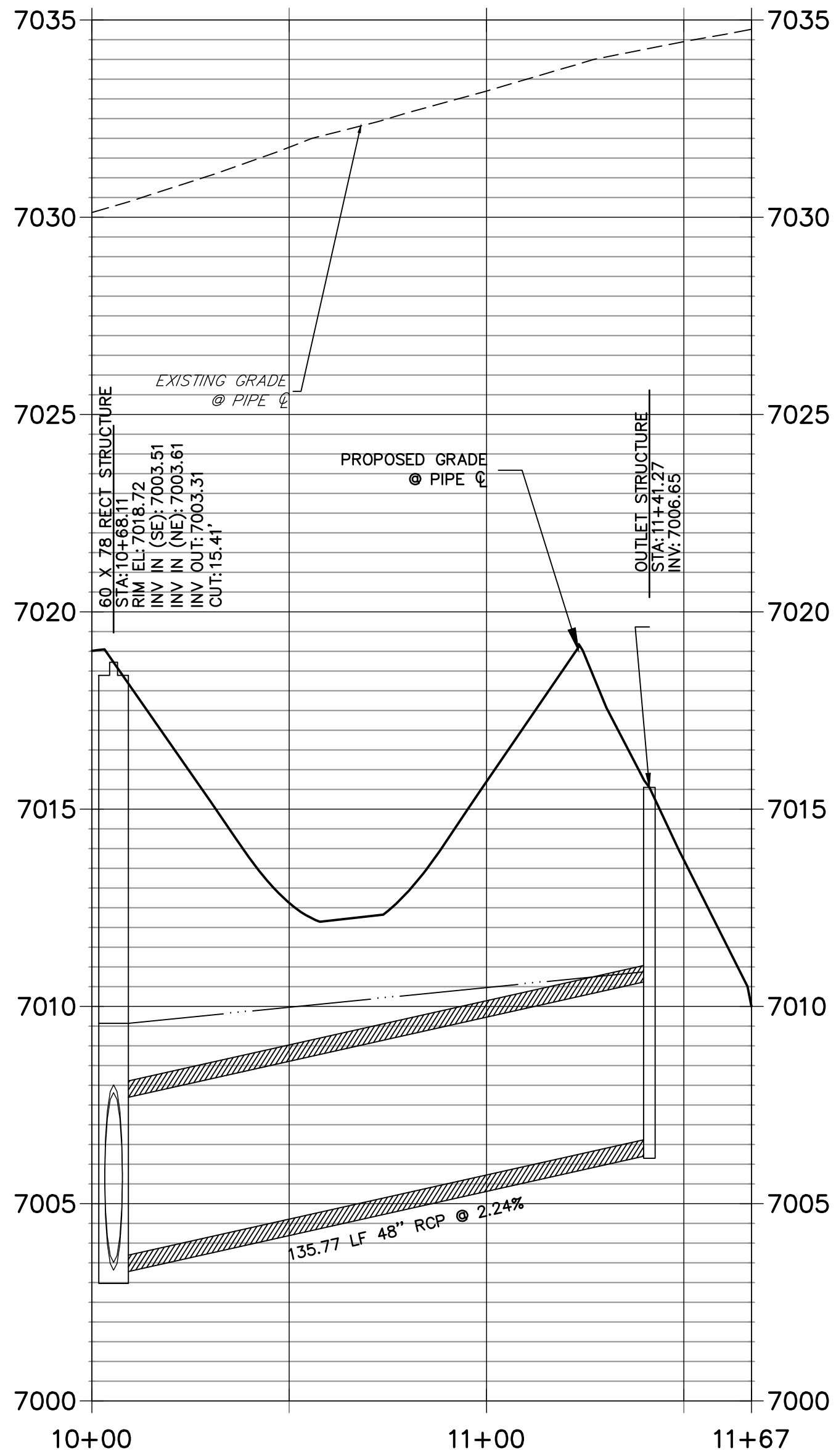




DP11 PROFILE
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PUBLIC



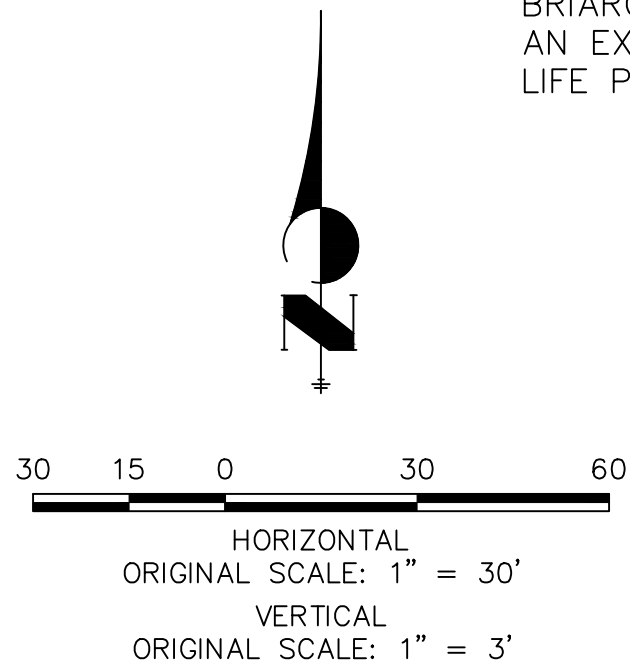
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PRIVATE (SRMD)



KEY MAP
N.T.S.

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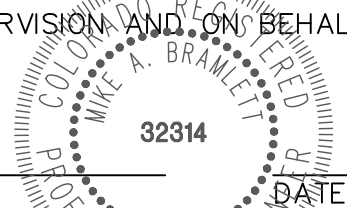
- 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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 AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

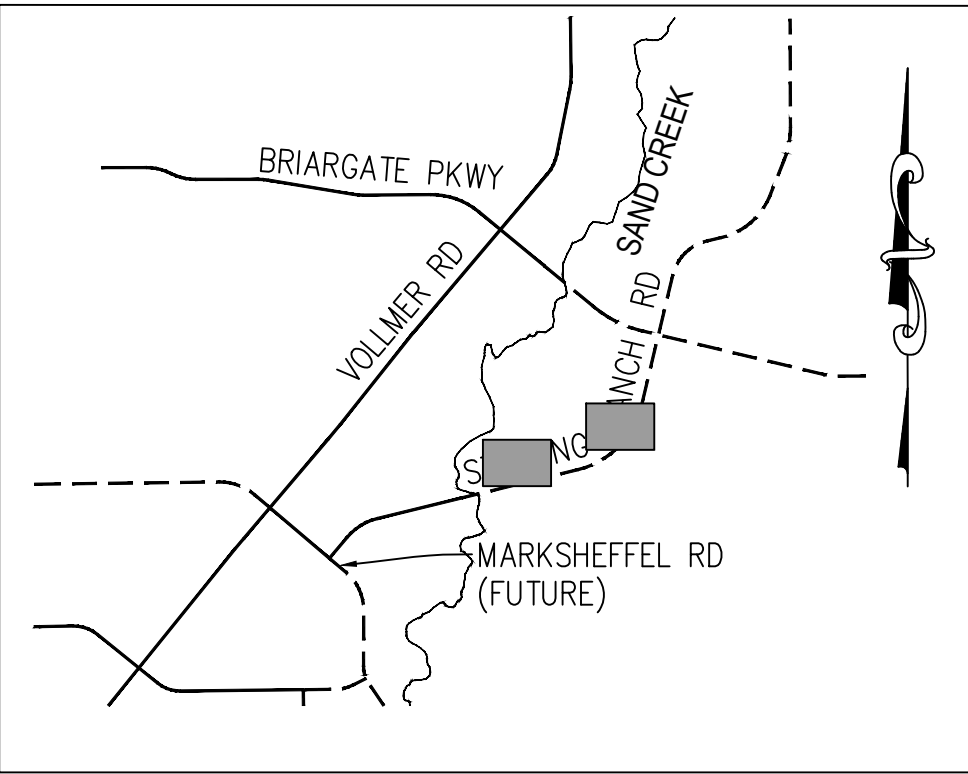
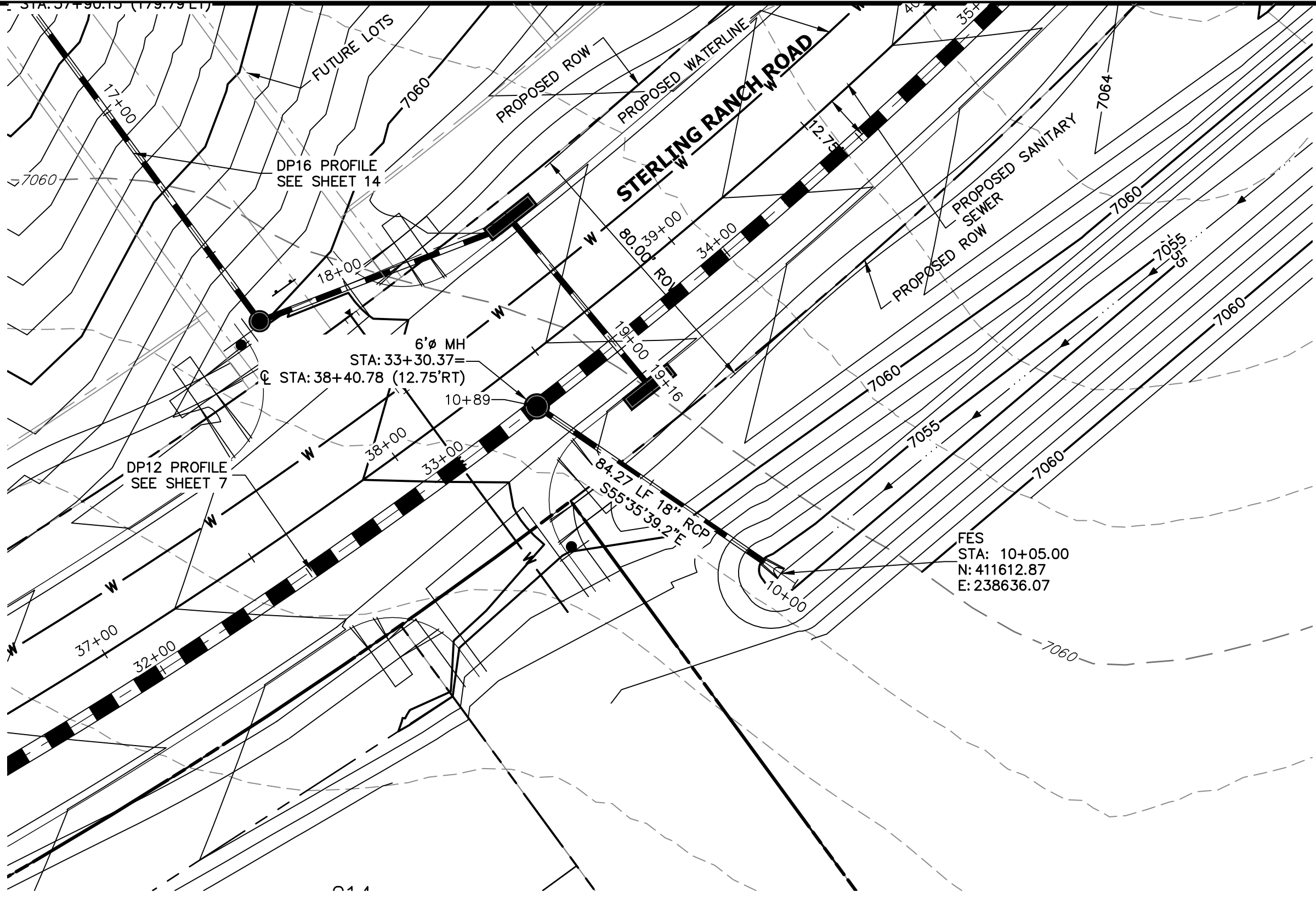
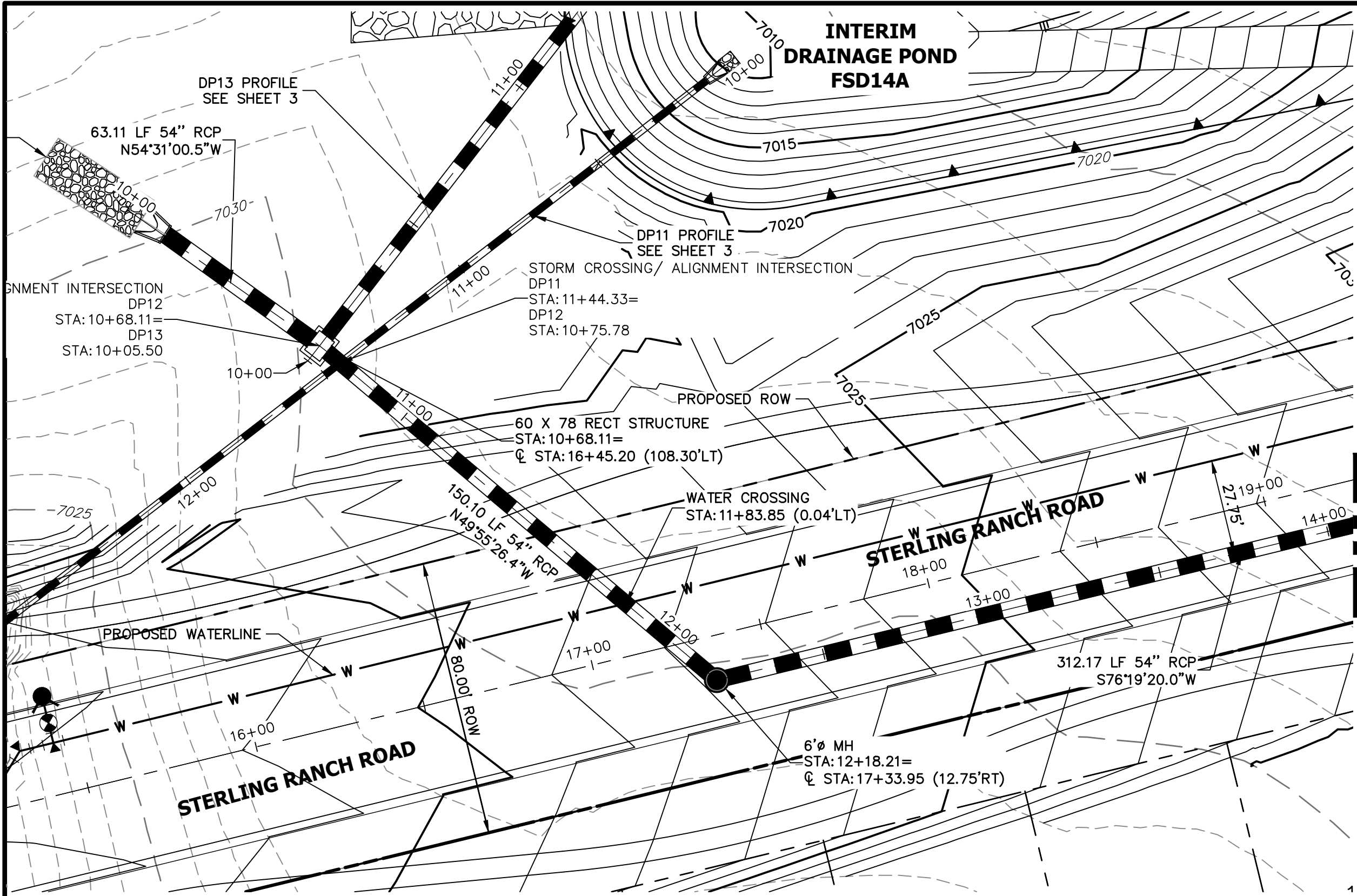
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Western Company

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

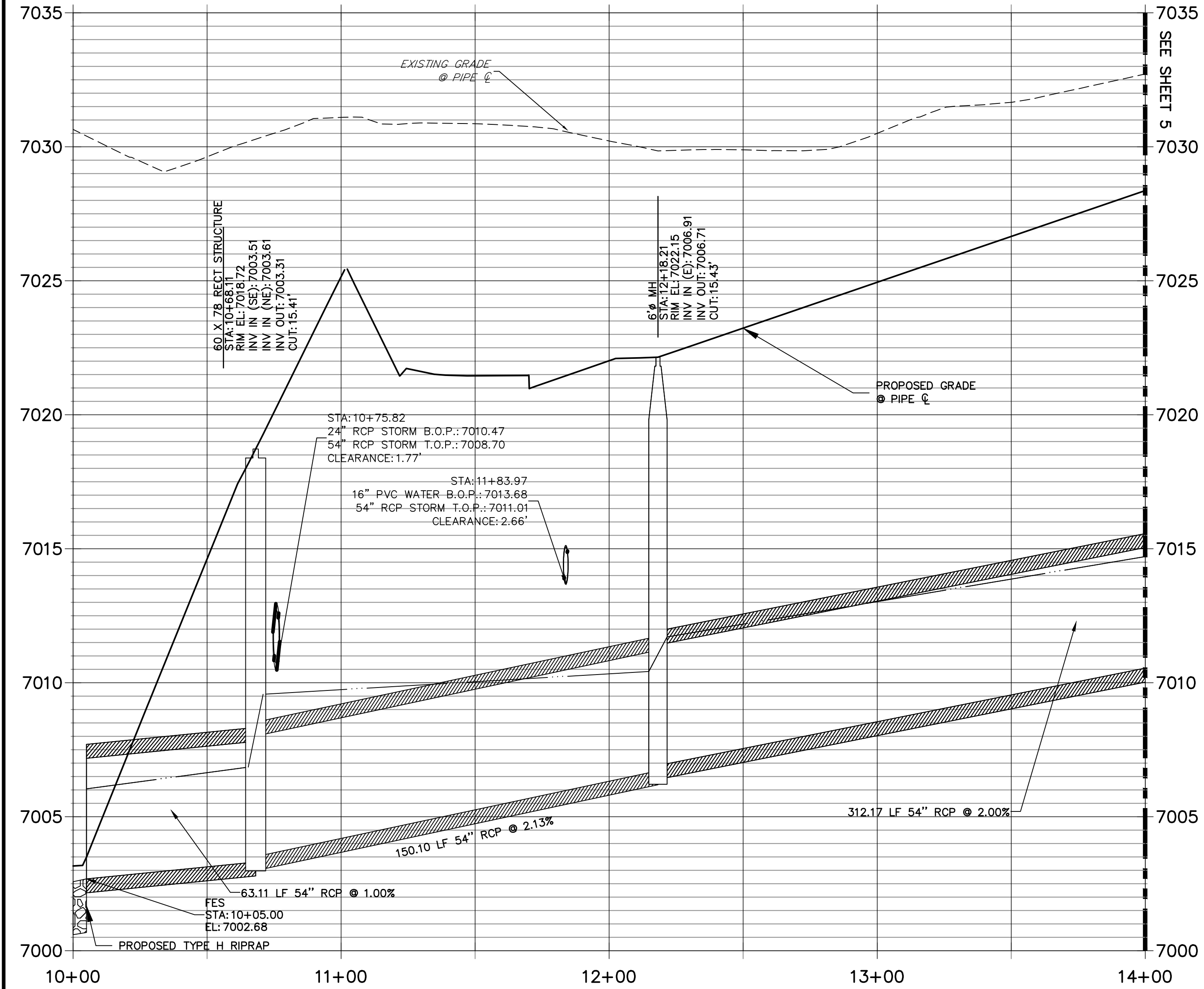
No.	REVISION	BY	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	STORM SEWER PLAN & PROFILE
SHEET 3 OF 25	JOB NO. 25188.03

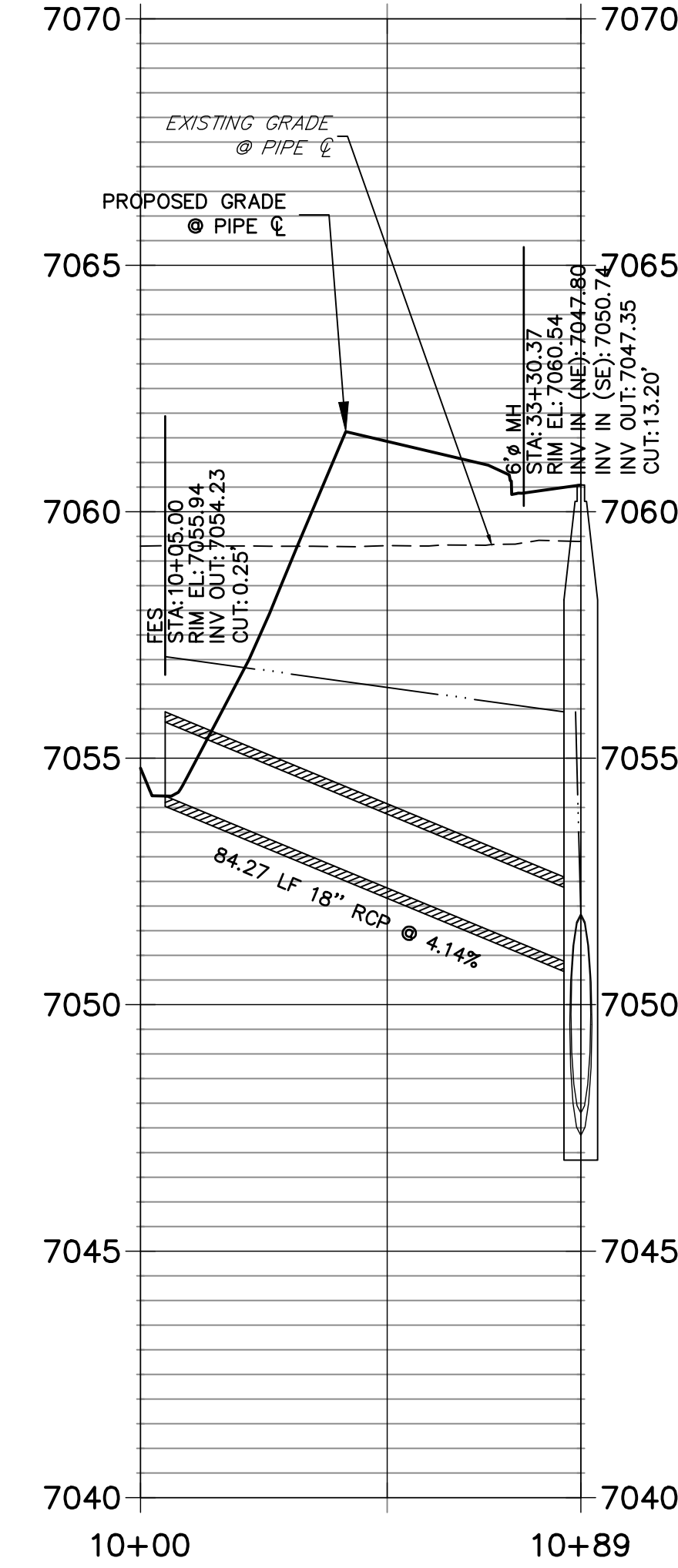


KEY MAP
N.T.S.

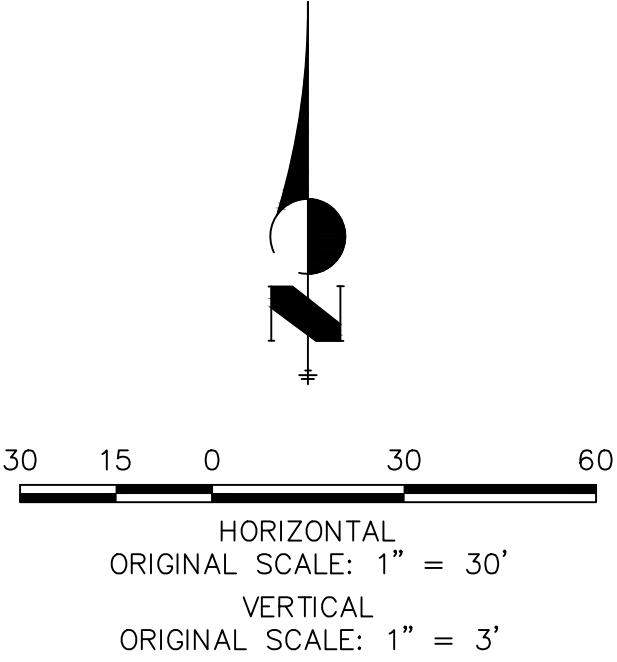
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PUBLIC



DP19 PROFILE
STA 10+00.00 TO 10+89.27
PUBLIC



NOTE:
1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2

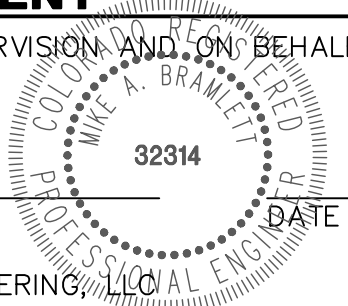


Know what's below.
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ENGINEER'S STATEMENT

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 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.

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SR LAND, LLC
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SUITE 201
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JAMES F. MORLEY
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BY	DATE	No.	REVISION

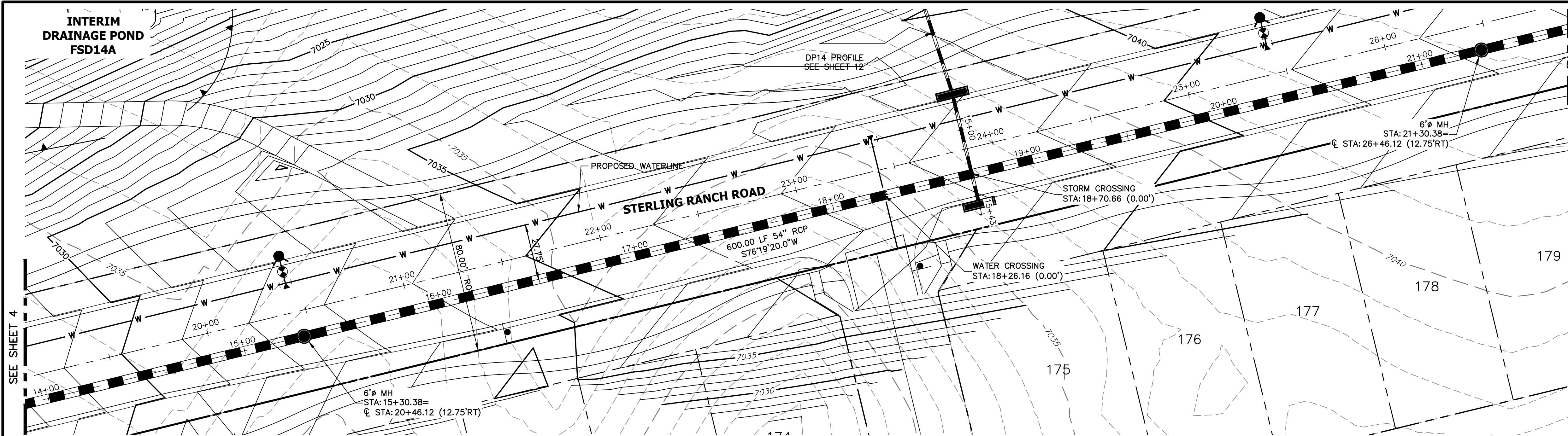
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STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

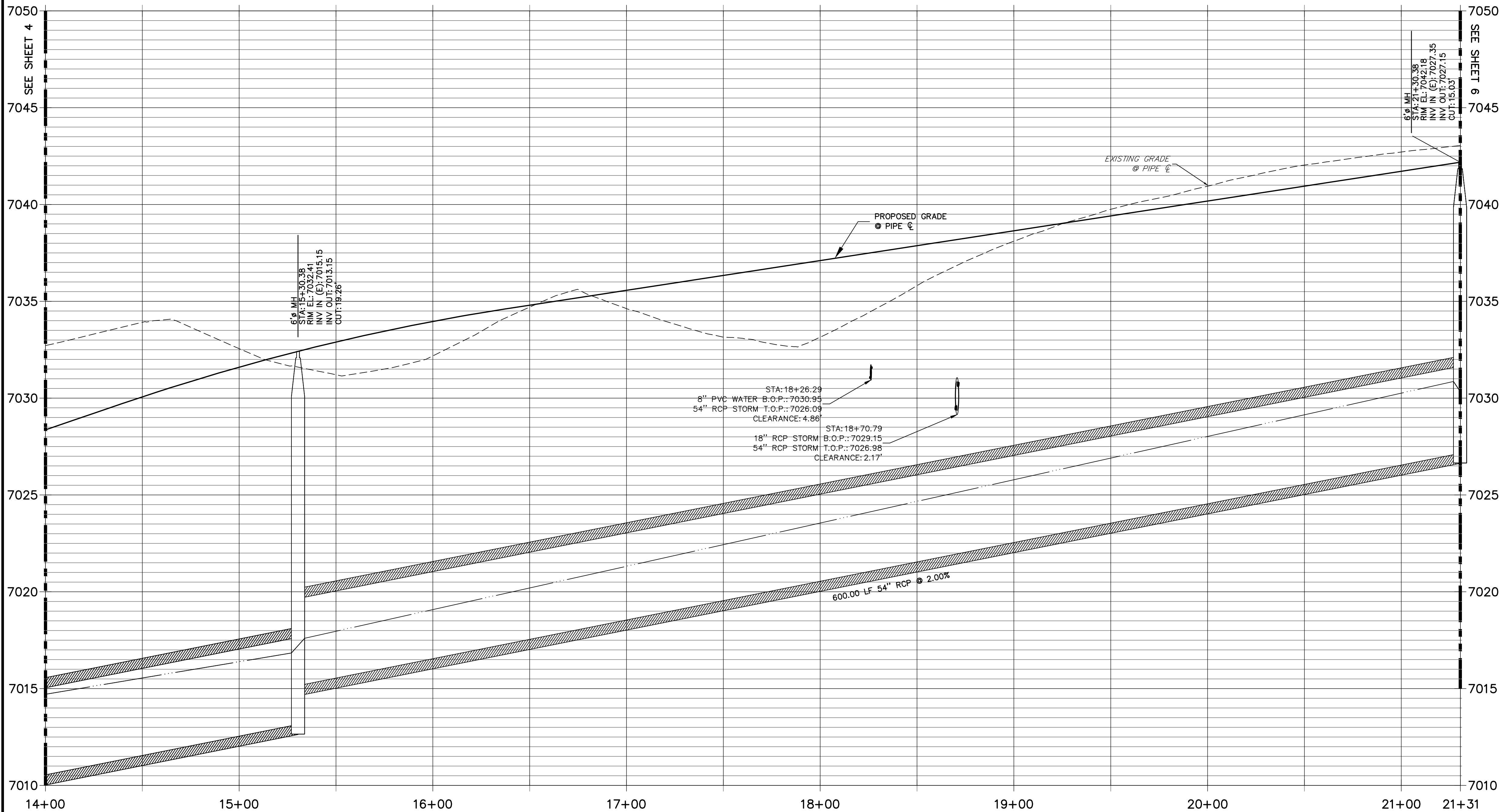
STORM SEWER PLAN & PROFILE

SHEET 4 OF 25

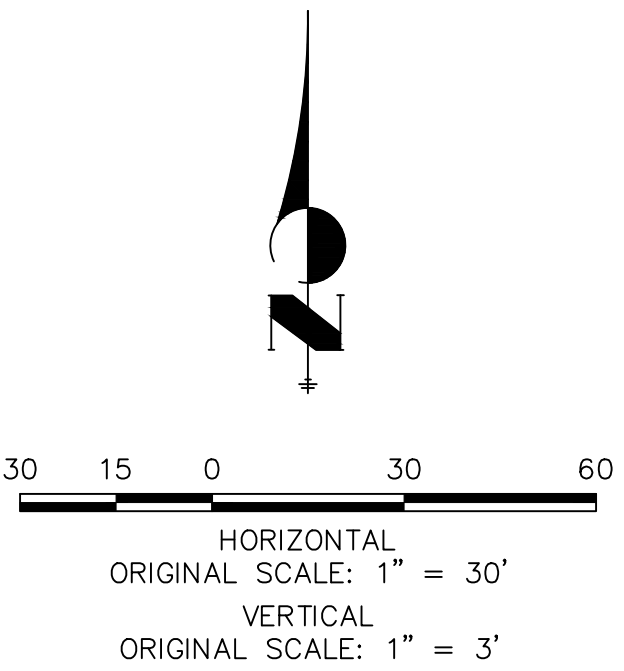
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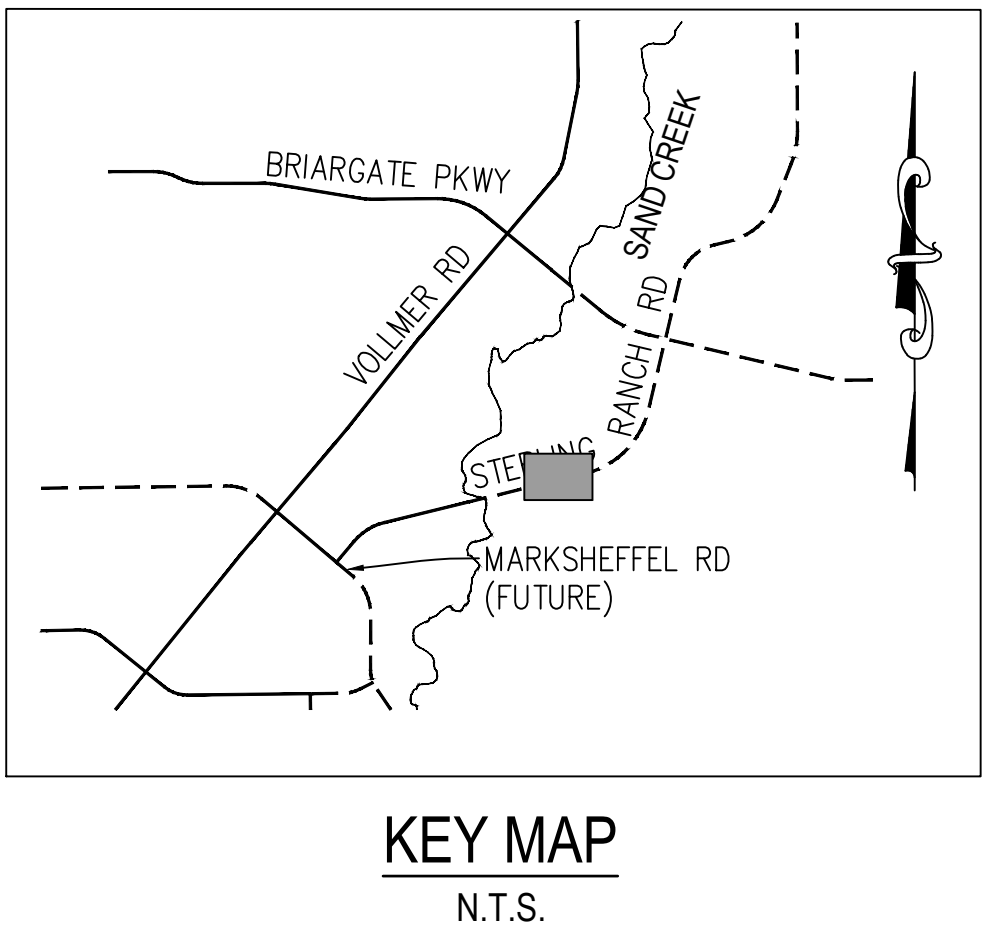
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STA 14+00.00 TO 21+30.50
PUBLIC



NOTE:
1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
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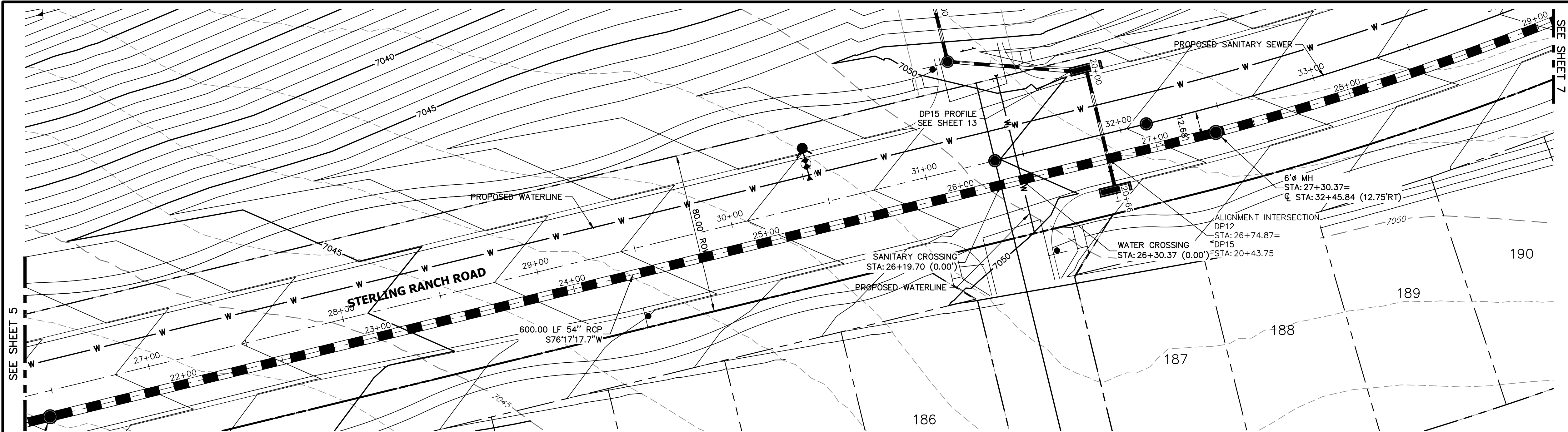
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742

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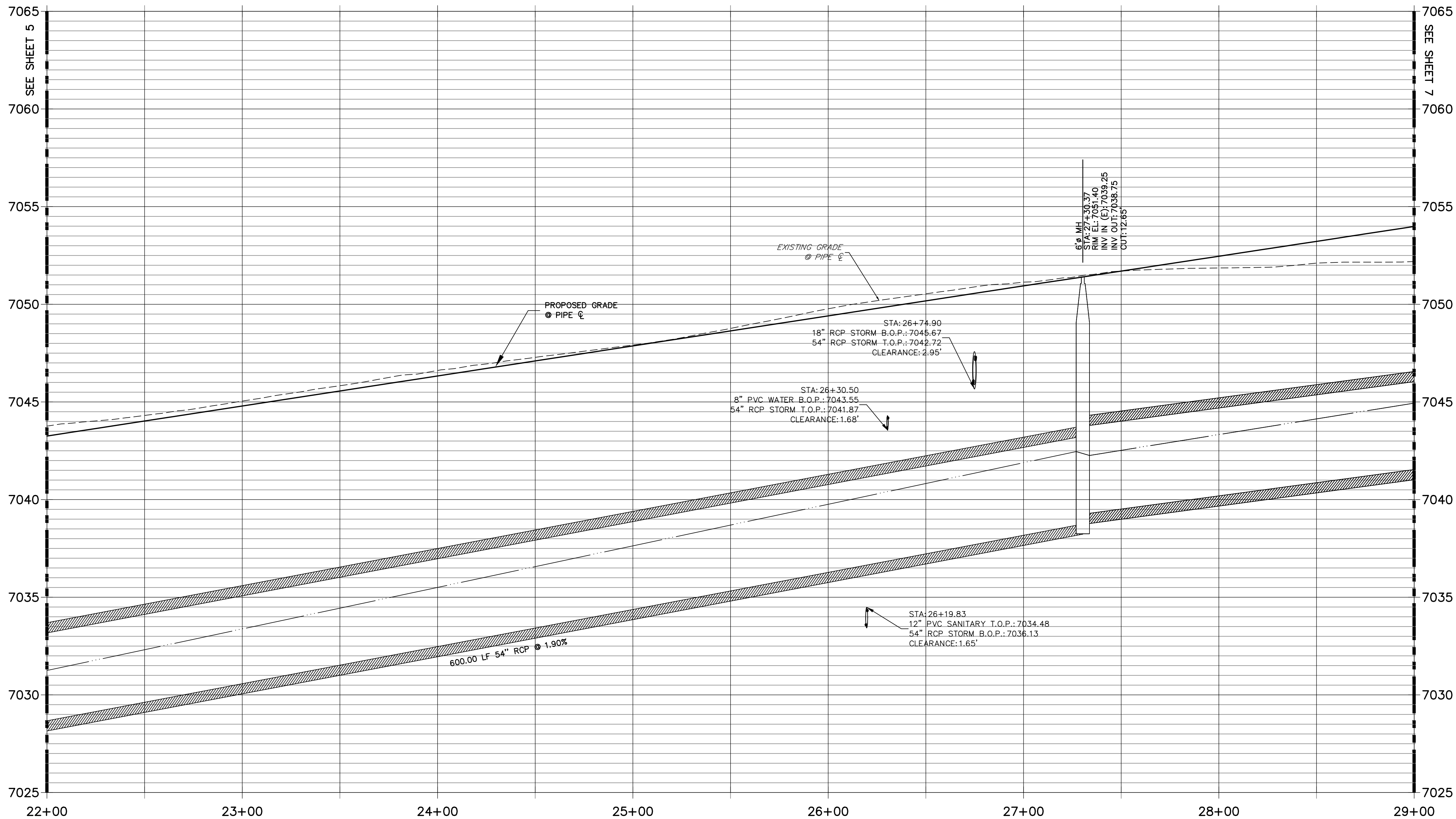
BY	DATE	No.	REVISION

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

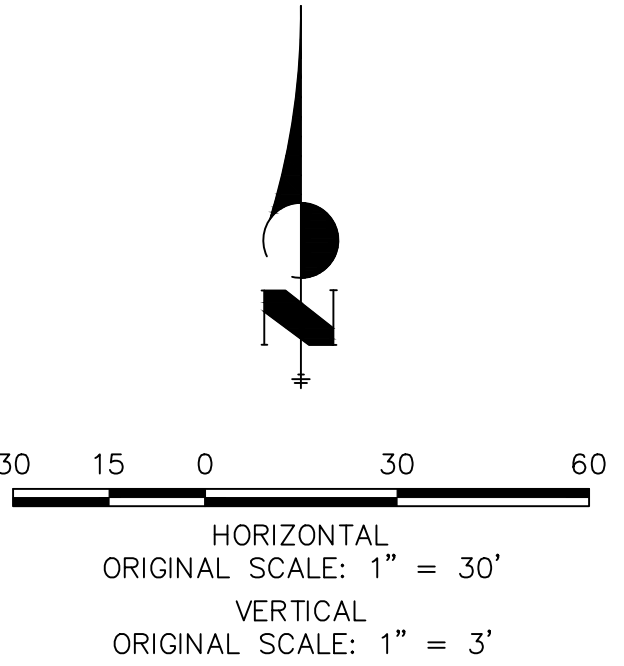
SHEET 5 OF 25
JOB NO. 25188.03



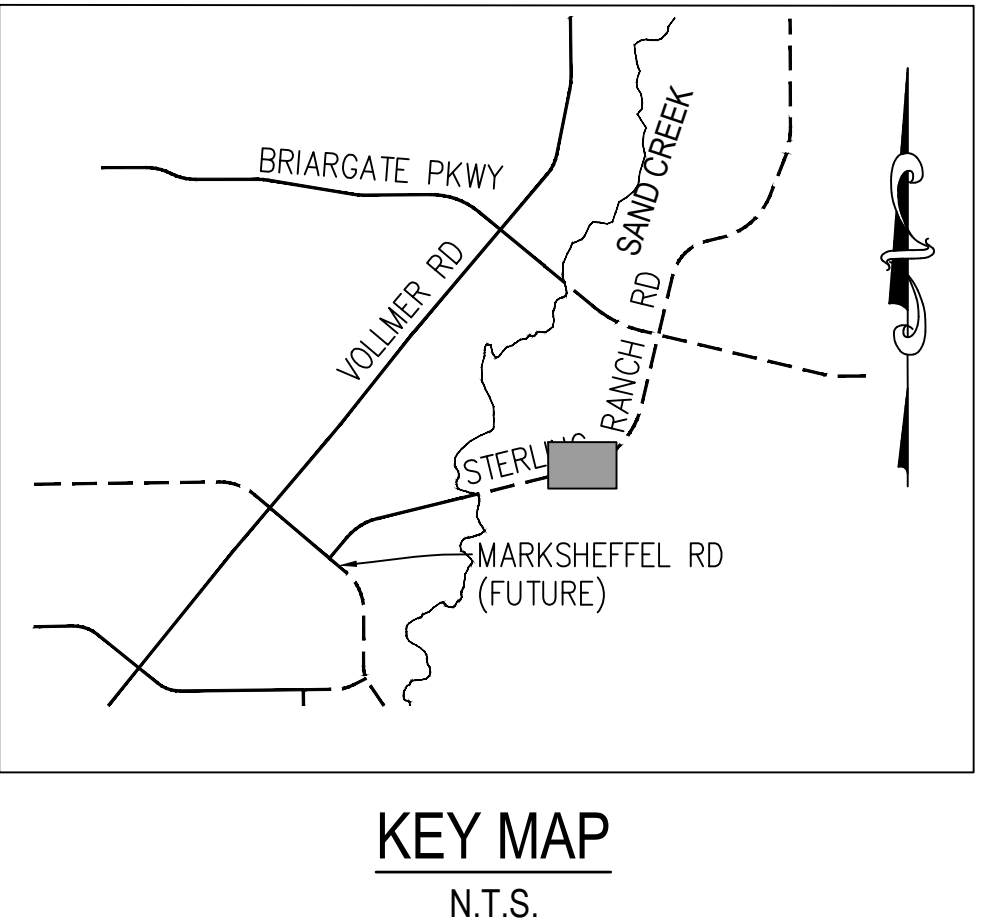
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STA 22+00.00 TO 29+00.00
PUBLIC



NOTE:
1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
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PREPARED FOR
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20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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A Western Company

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BY	DATE	REVISION

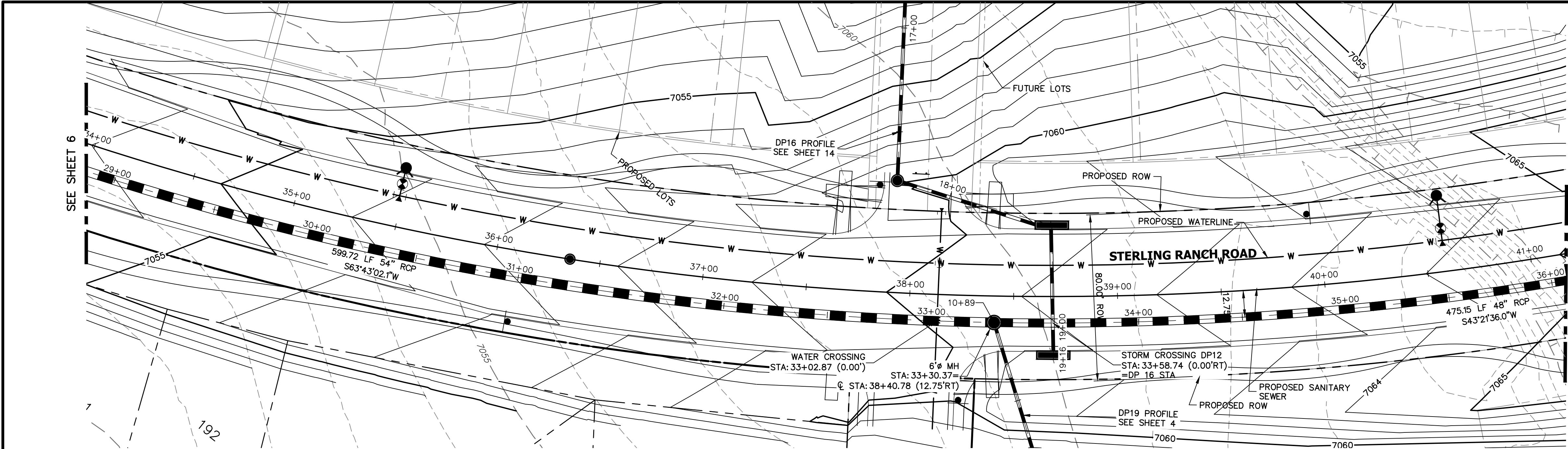
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STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

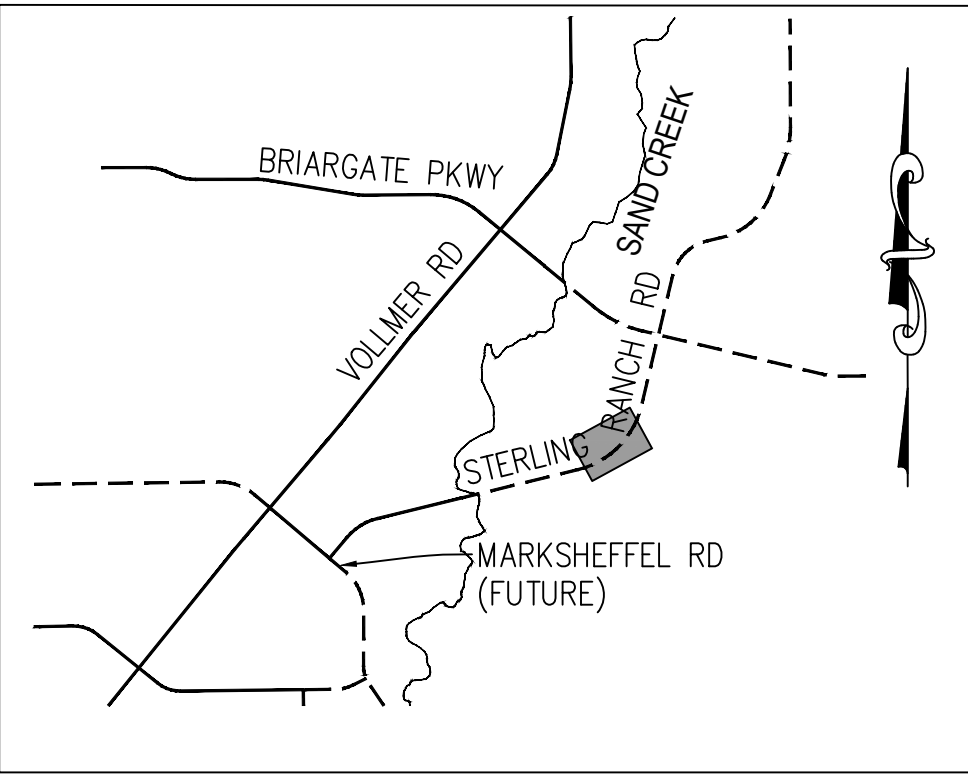
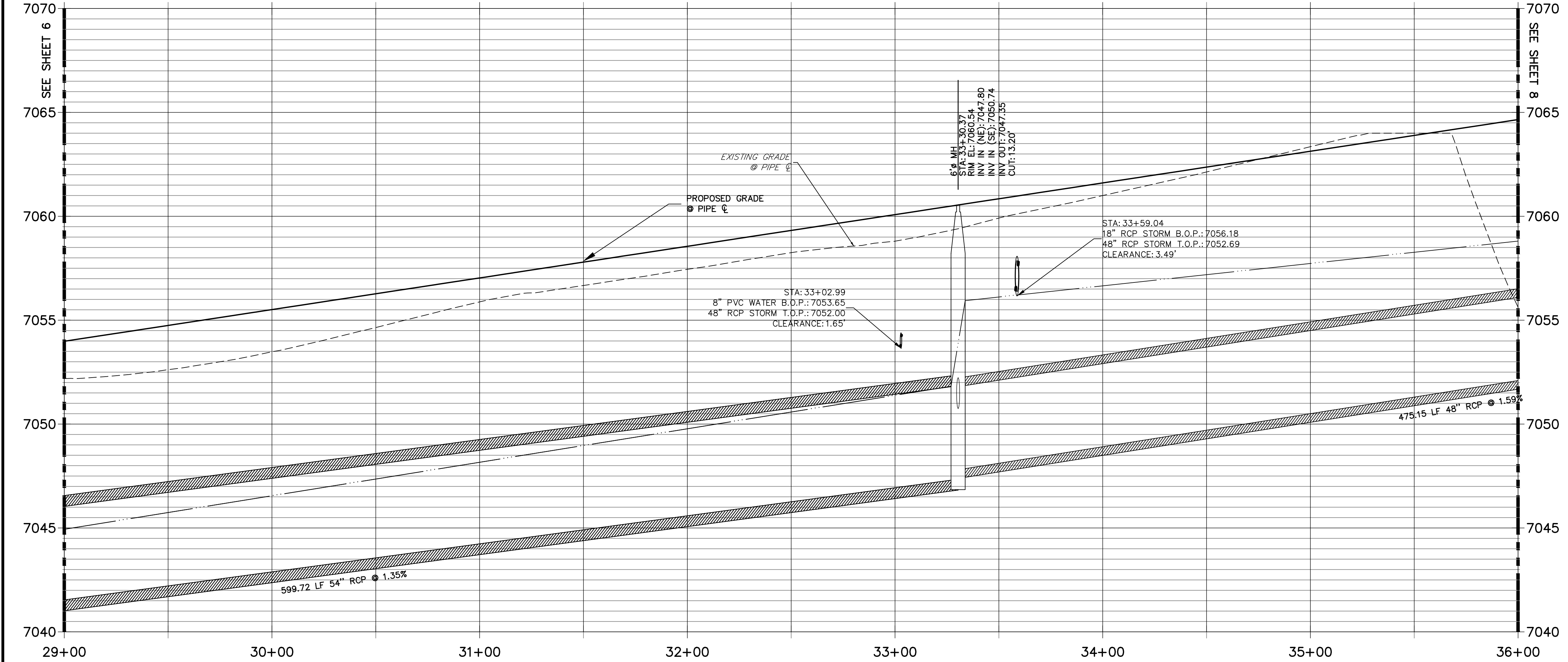
STORM SEWER PLAN & PROFILE

SHEET 6 OF 25

JOB NO. 25188.03



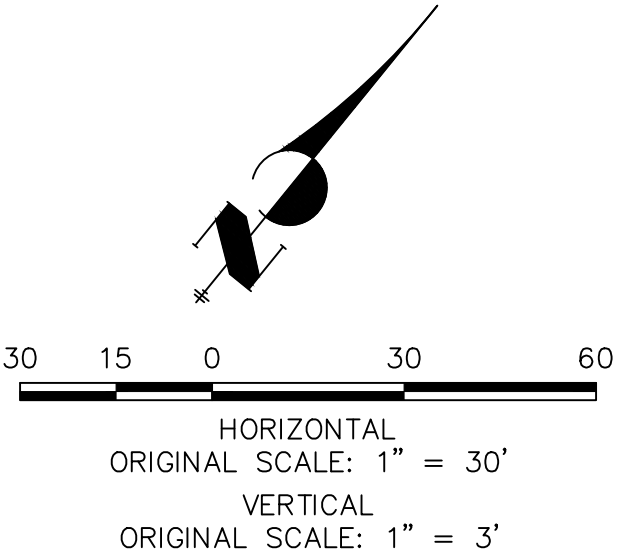
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PUBLIC



KEY MAP
N.T.S.

NOTE:

- 1) ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2

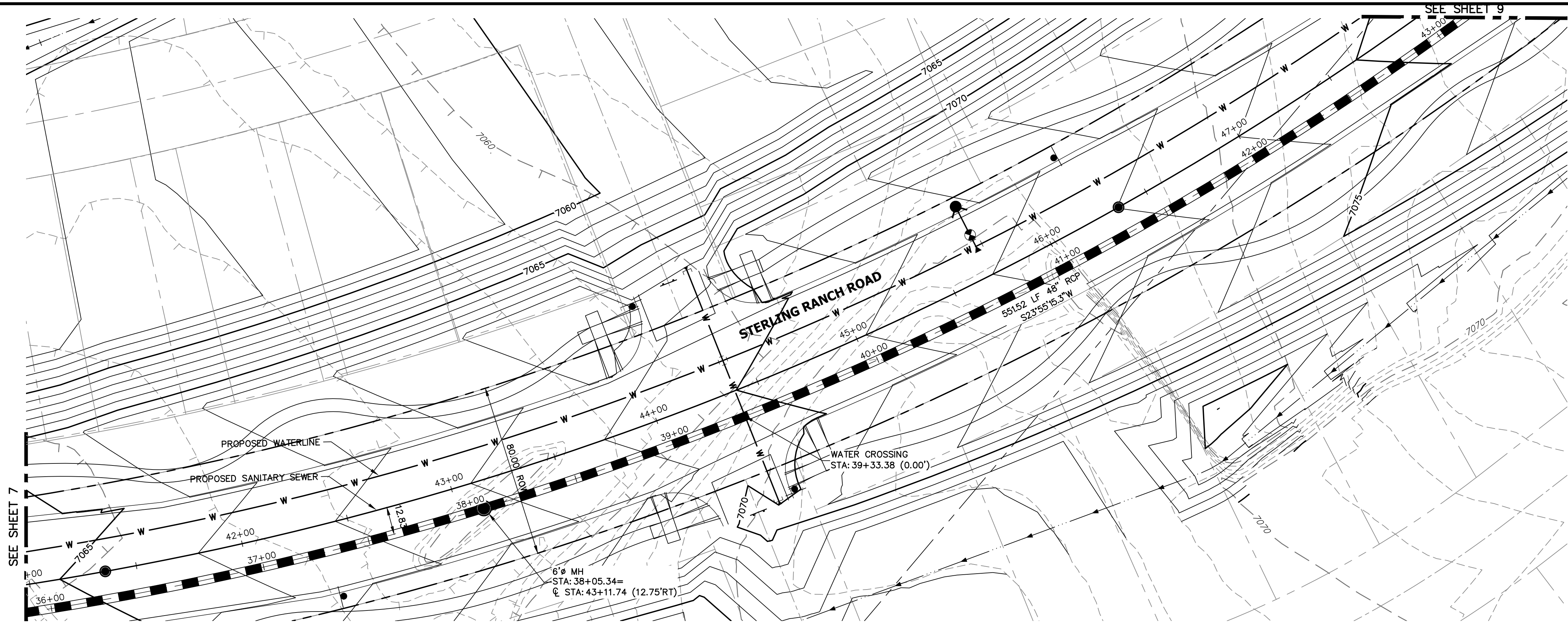


ENGINEER'S STATEMENT

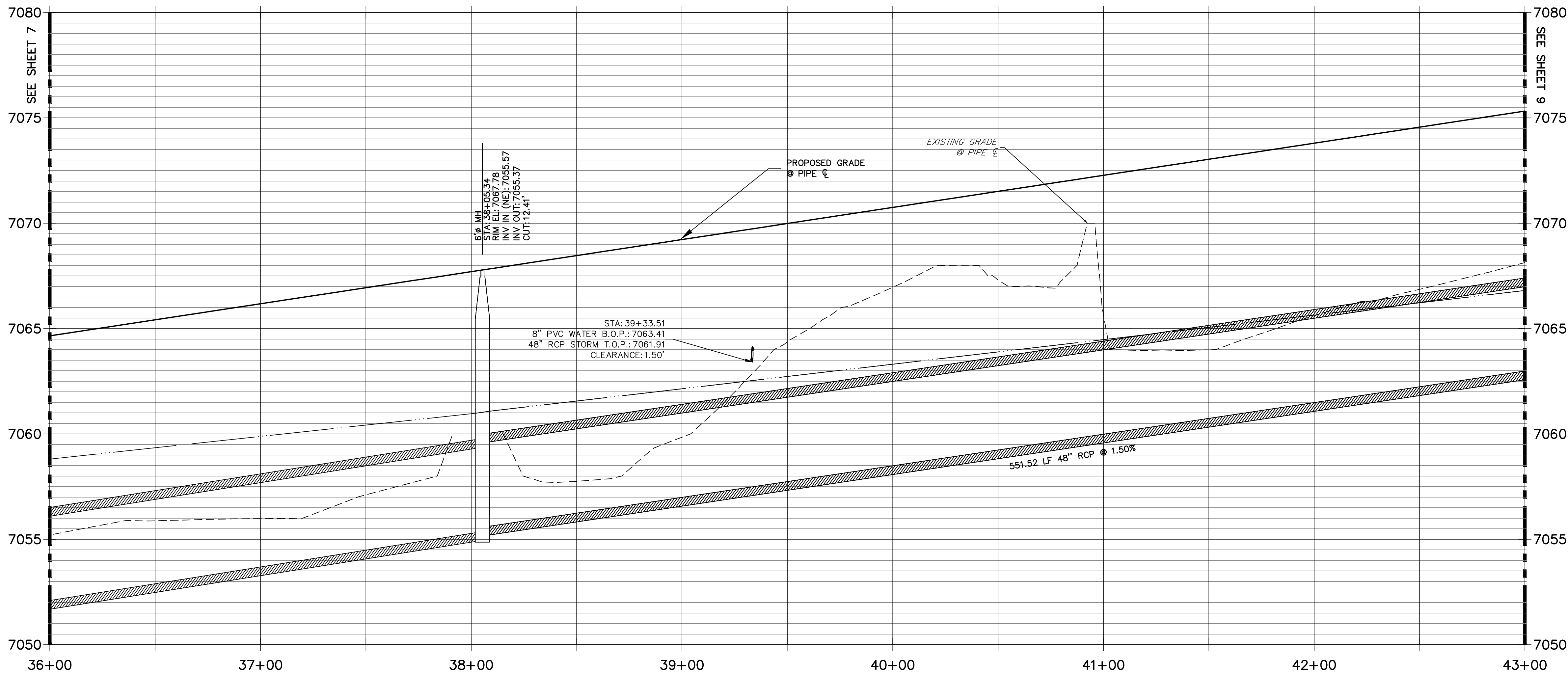
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.

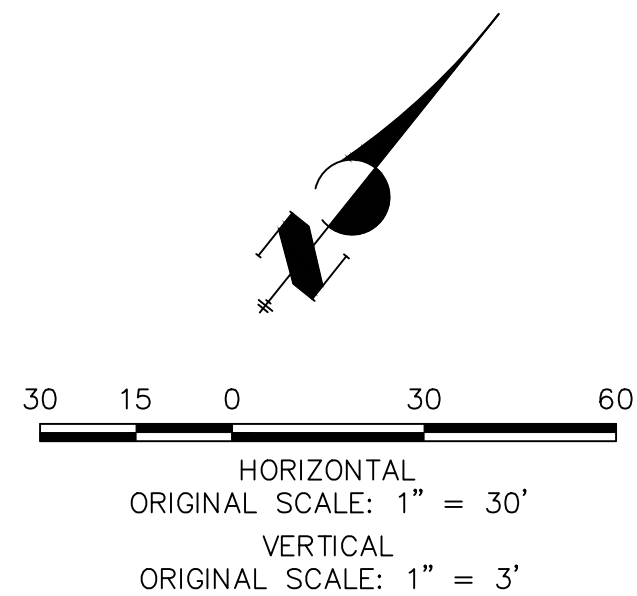
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE 1"=30'	V-SCALE 1"=3'
DATE 05/18/22	DESIGNED BY MMC
DRAWN BY	CHECKED BY
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	
STORM SEWER PLAN & PROFILE	
SHEET 7	OF 25
JOB NO. 25188.03	



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



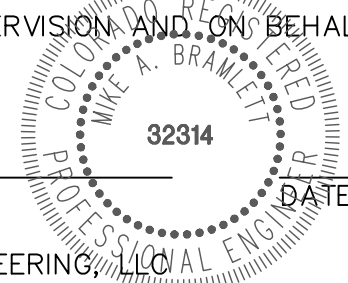
NOTE:
1)ADD WATER TIGHT JOINT WHEN
100 YR HGL SHOWS PIPE FULLY
INUNDATED
2) ALL STORM PIPE INSTALLED IN
BRIARGATE WILL NEED TO HAVE
AN EXTENDED 100YR SERVICE
LIFE PER ECM 3.3.1.B.2



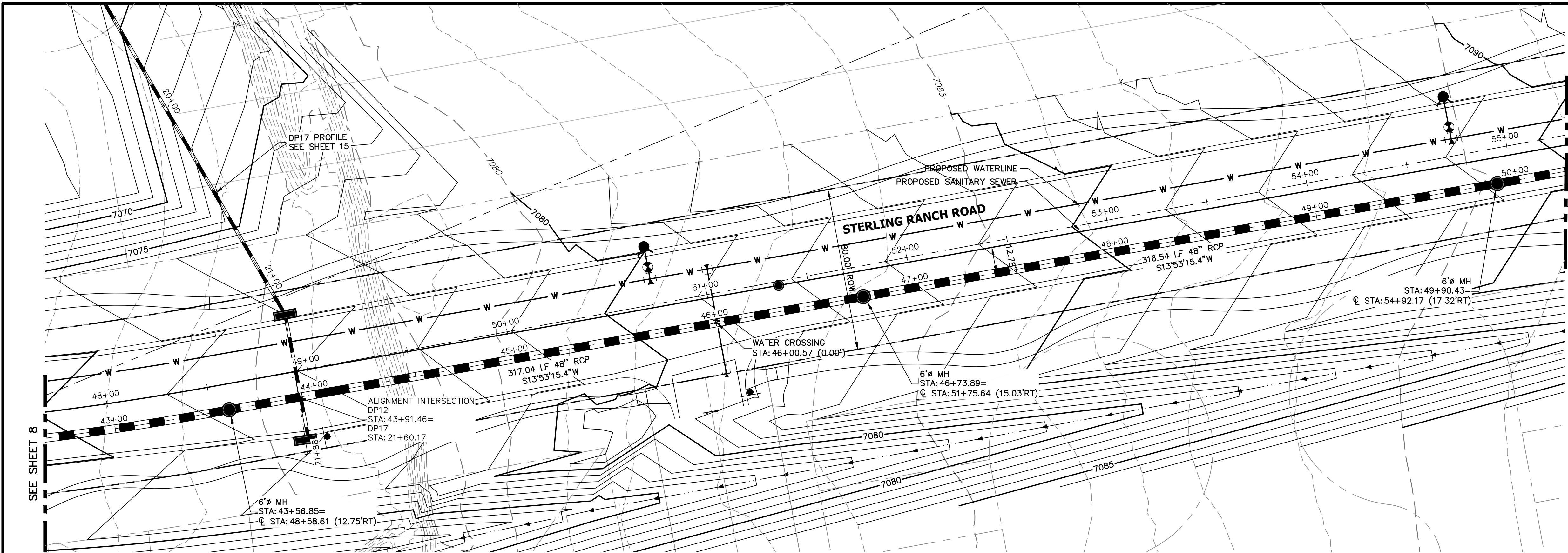
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

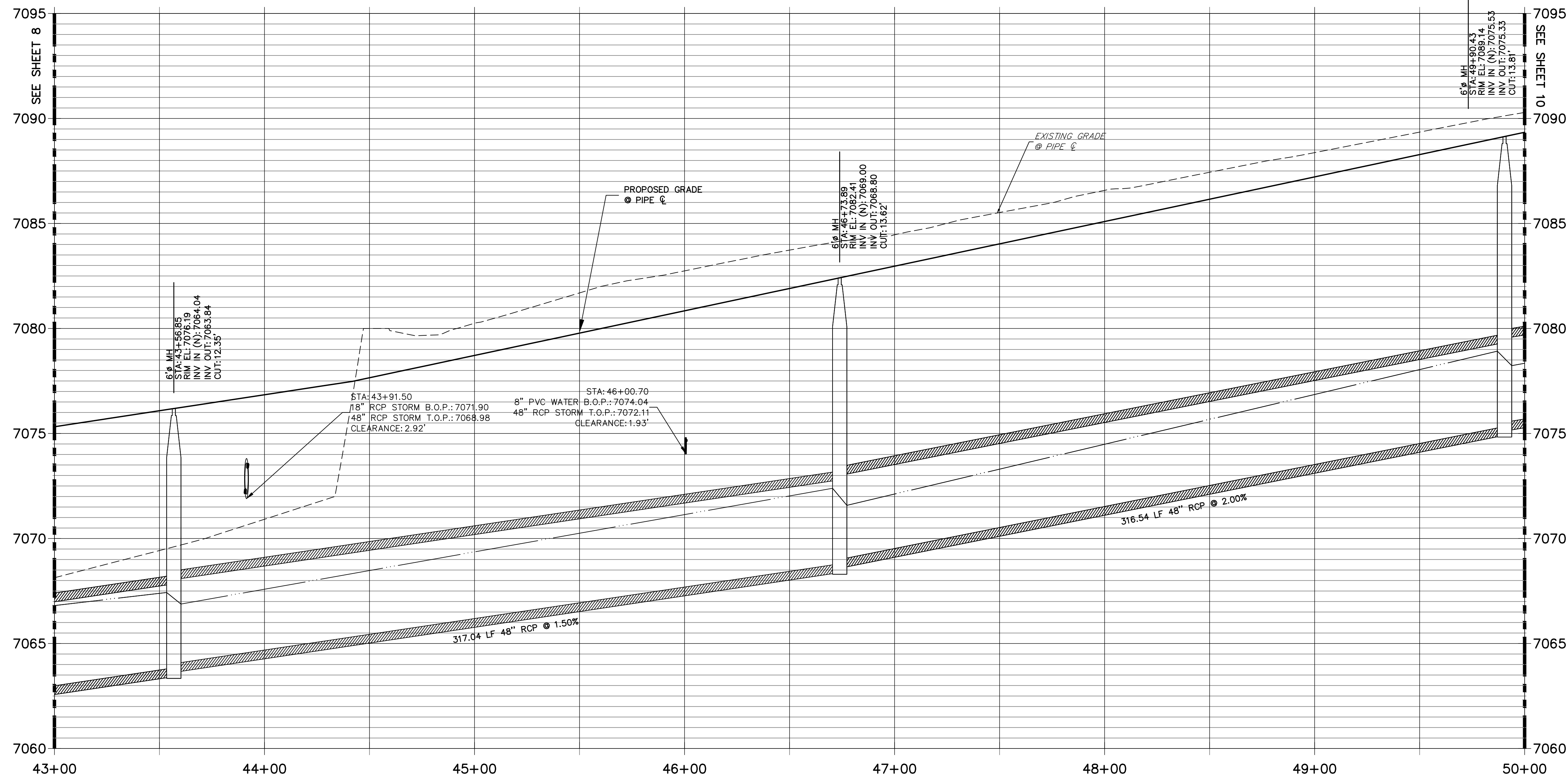
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS STORM SEWER PLAN & PROFILE
SHEET 8 OF 25	JOB NO. 25188.03

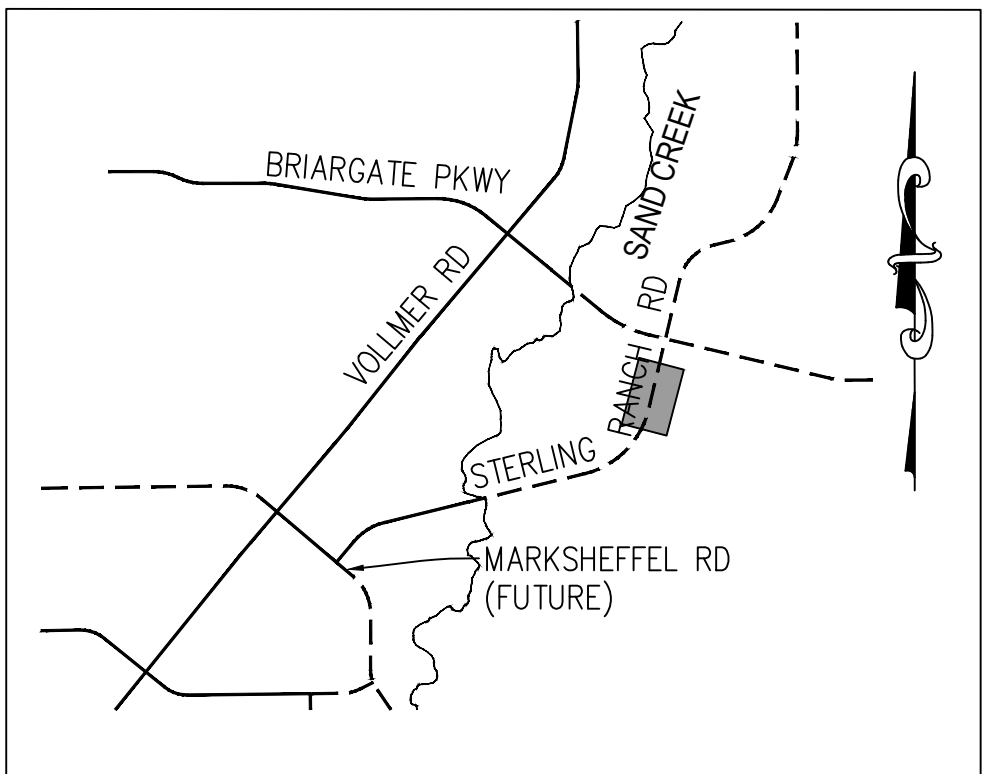


DP12 PROFILE(6)
STA 43+00.00 TO 50+00.00
PUBLIC



SEE SHEET 10

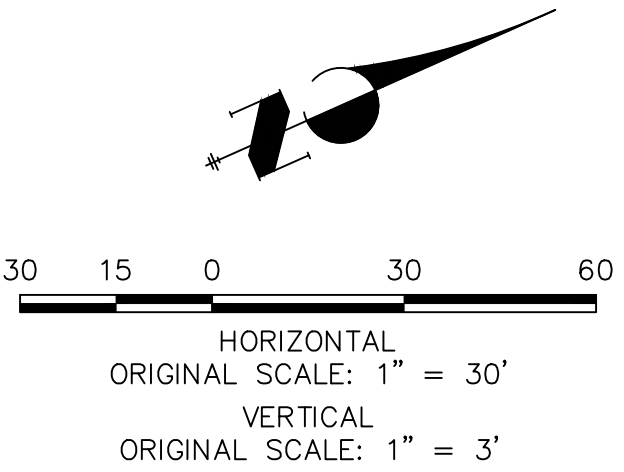
SEE SHEET 8



KEY MAP
N.T.S.

NOTE:

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- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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 9 OF 25

JOB NO. 25188.03

PREPARED FOR

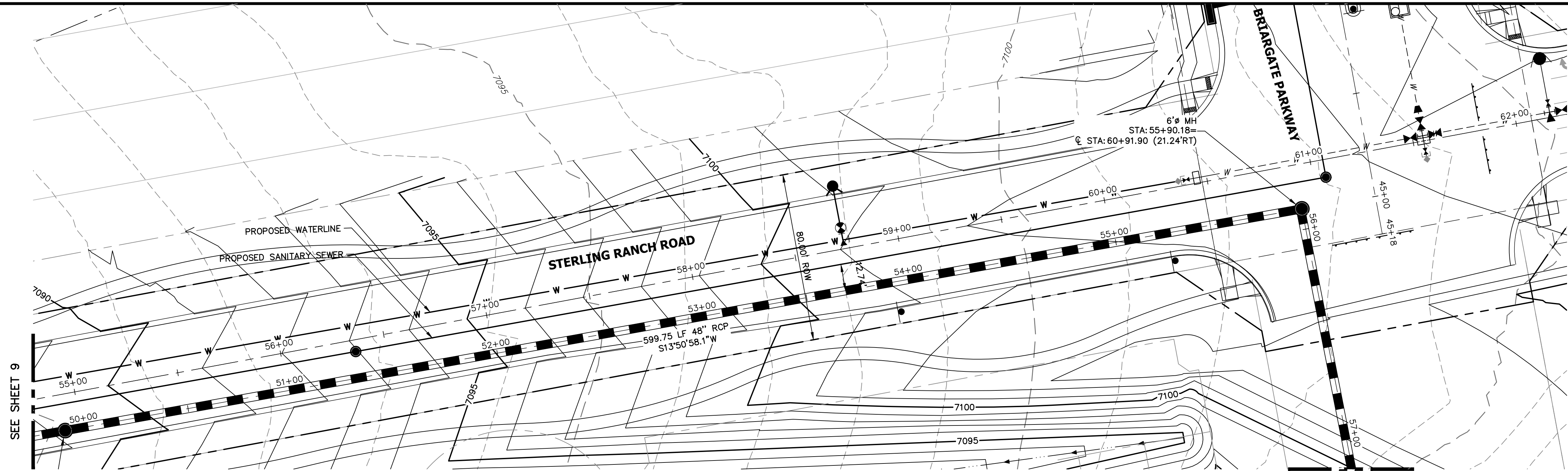
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company

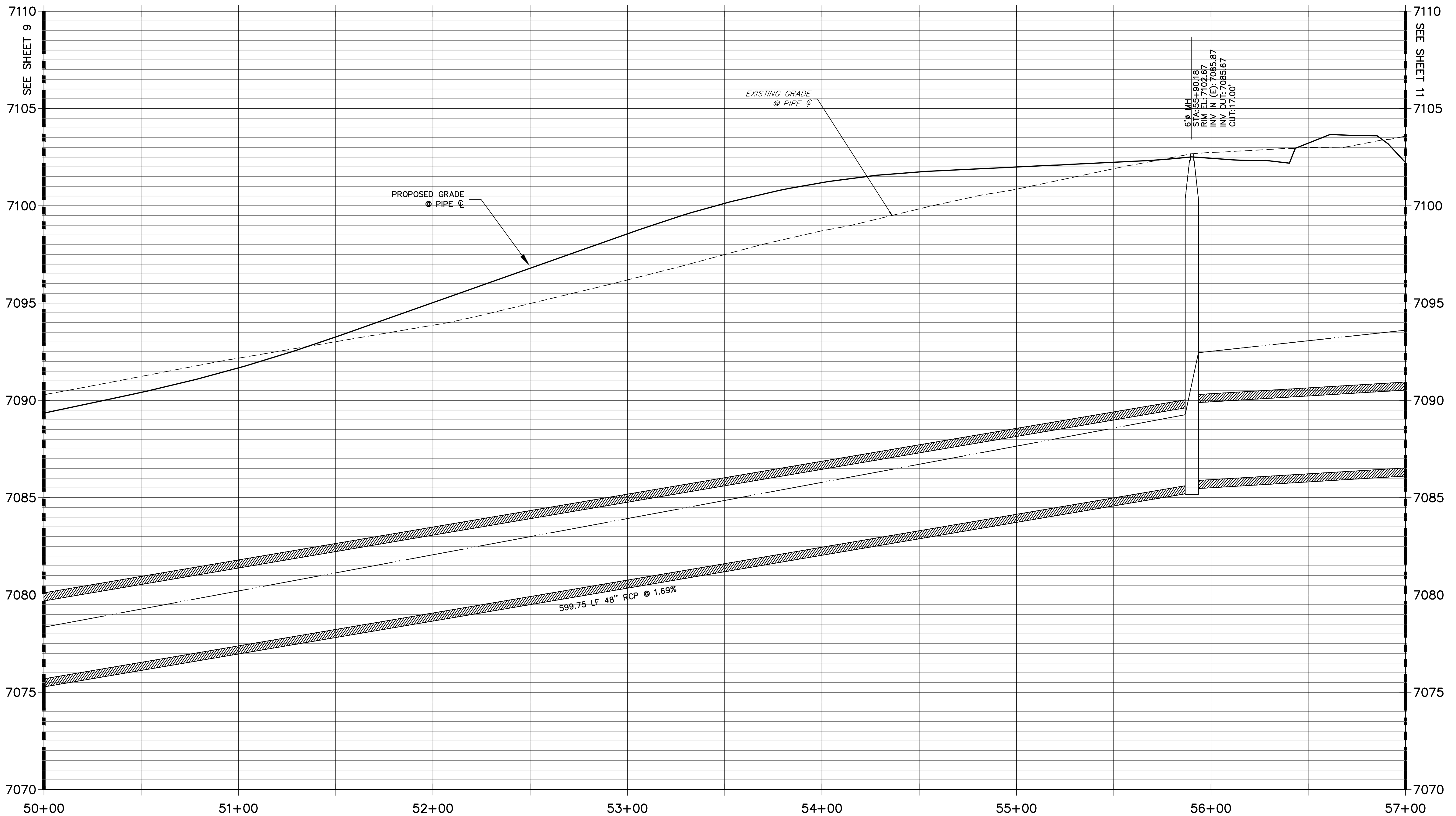


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THESE DRAWINGS ARE
APPROVED BY THE
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AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.

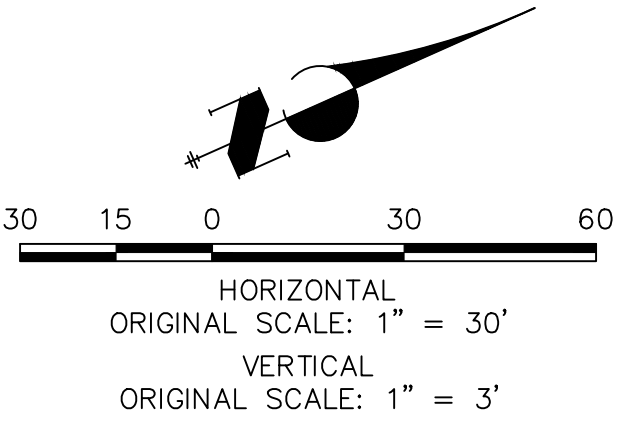


DP12 PROFILE(7)
STA 50+00.00 TO 57+00.00
PUBLIC



NOTE:

- 1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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 25

JOB NO. 25188.03

BY DATE

No. REVISION

H-SCALE 1"=30'
V-SCALE 1"=3'
DATE 05/18/22
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY

J.R. ENGINEERING
A Western Company

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

PREPARED FOR

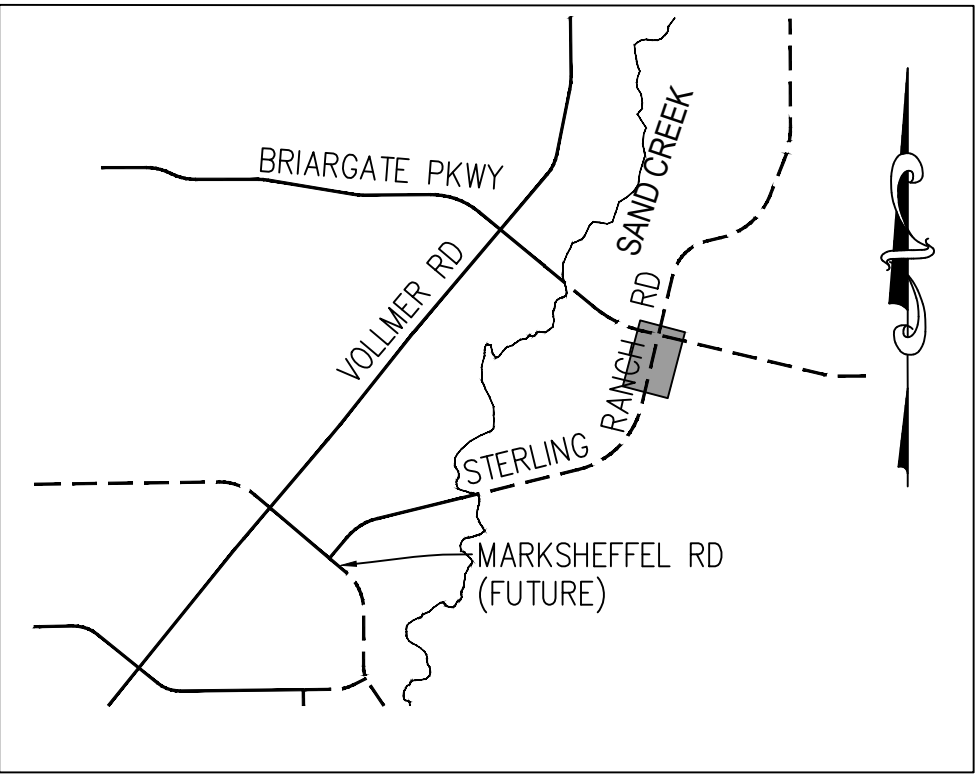
SR LAND, LLC

20 BOULDER CRESCENT
SUITE 201

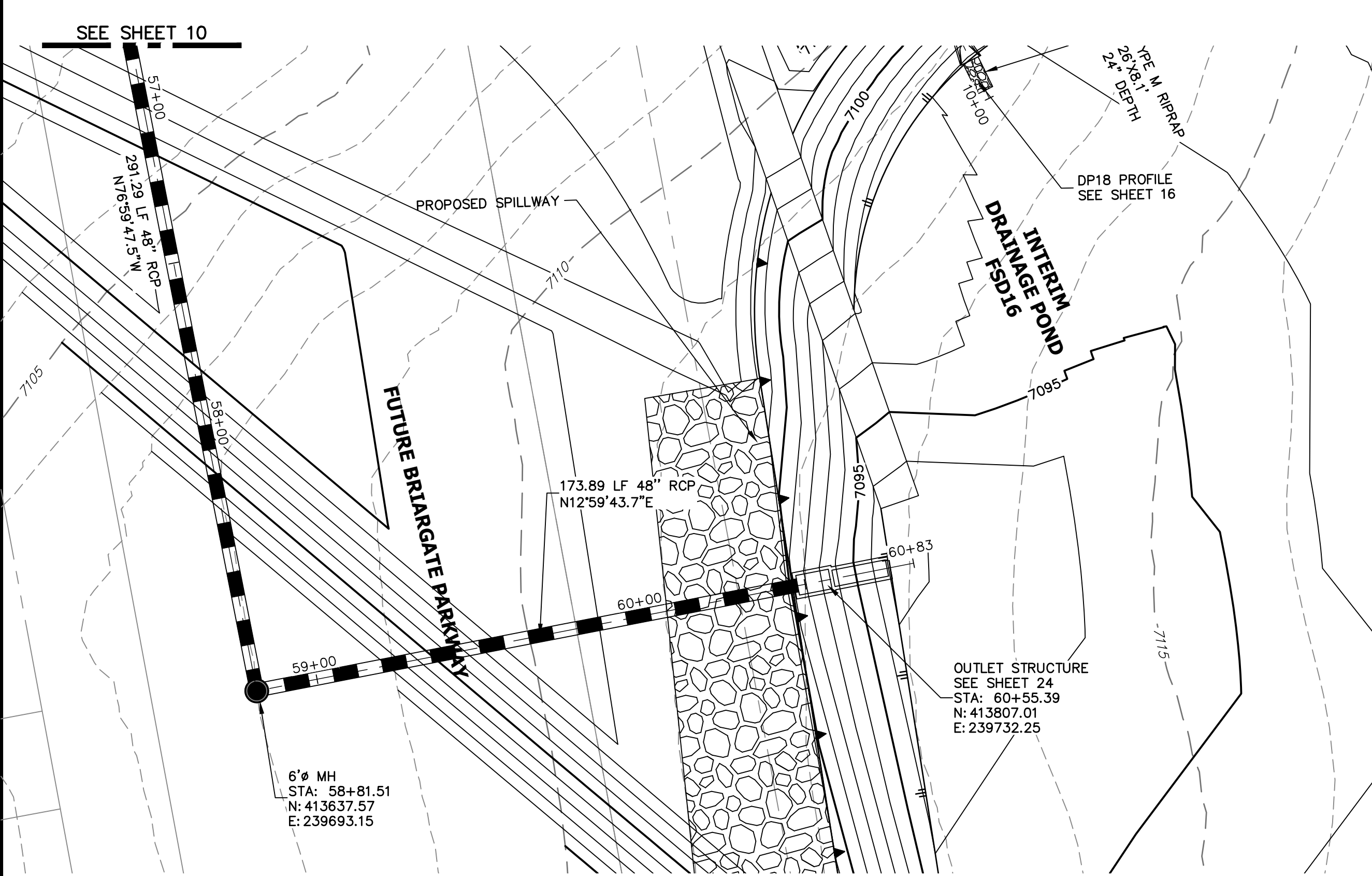
COLORADO SPRINGS, CO 80903

JAMES F. MORLEY
(719) 471-1742

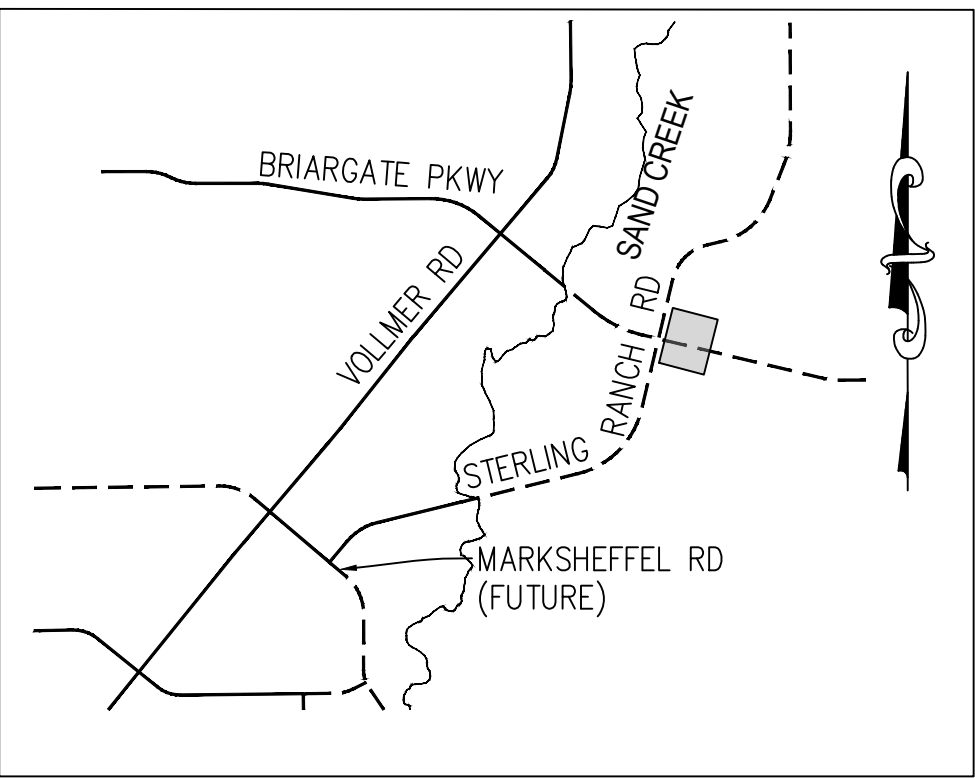
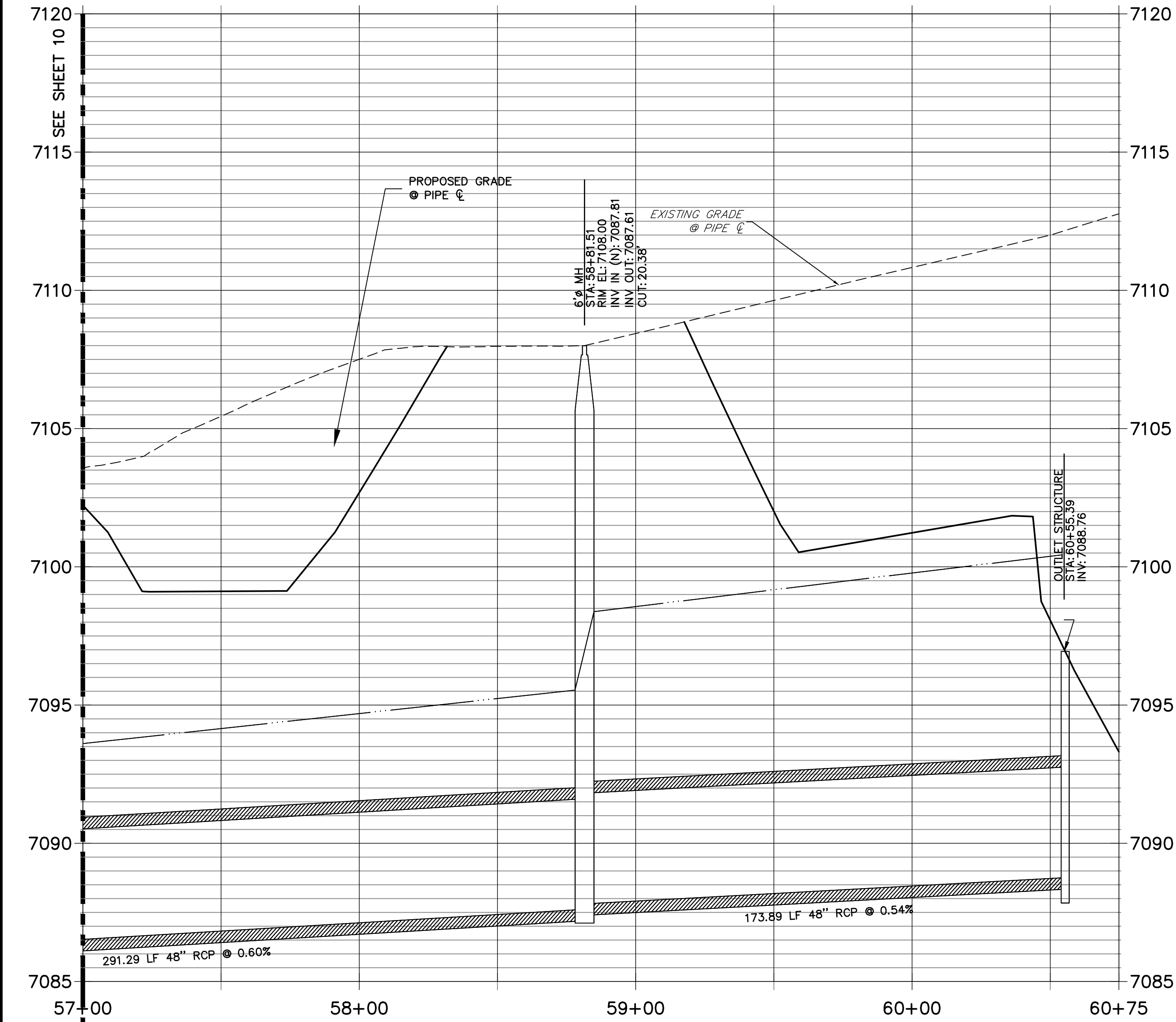
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
FOR THE PROJECTS
DESIGNATED BY WRITTEN
AUTHORIZATION.



KEY MAP
N.T.S.



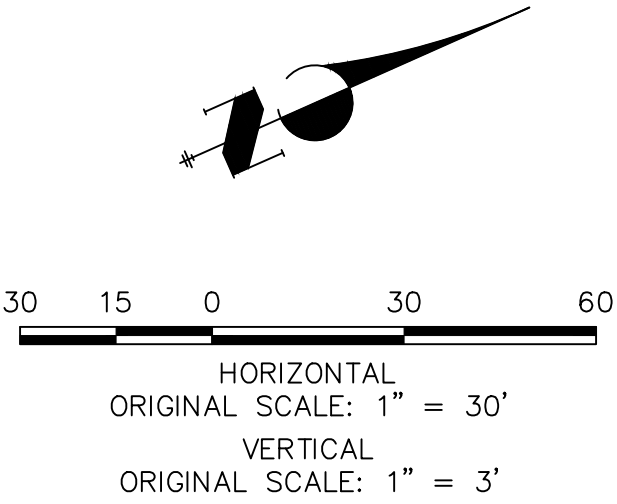
DP12 PROFILE(8)
STA 57+00.00 TO 60+74.82
PRIVATE (SRMD) / PUBLIC



KEY MAP
N.T.S.

NOTE:

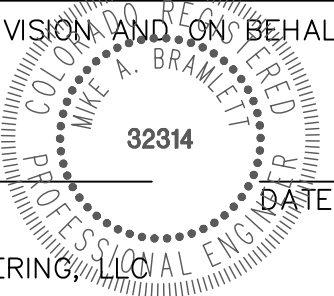
- 1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
- 2) ALL STORM PIPE INSTALLED IN BRIARGATE WILL NEED TO HAVE AN EXTENDED 100YR SERVICE LIFE PER ECM 3.3.1.B.2



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.



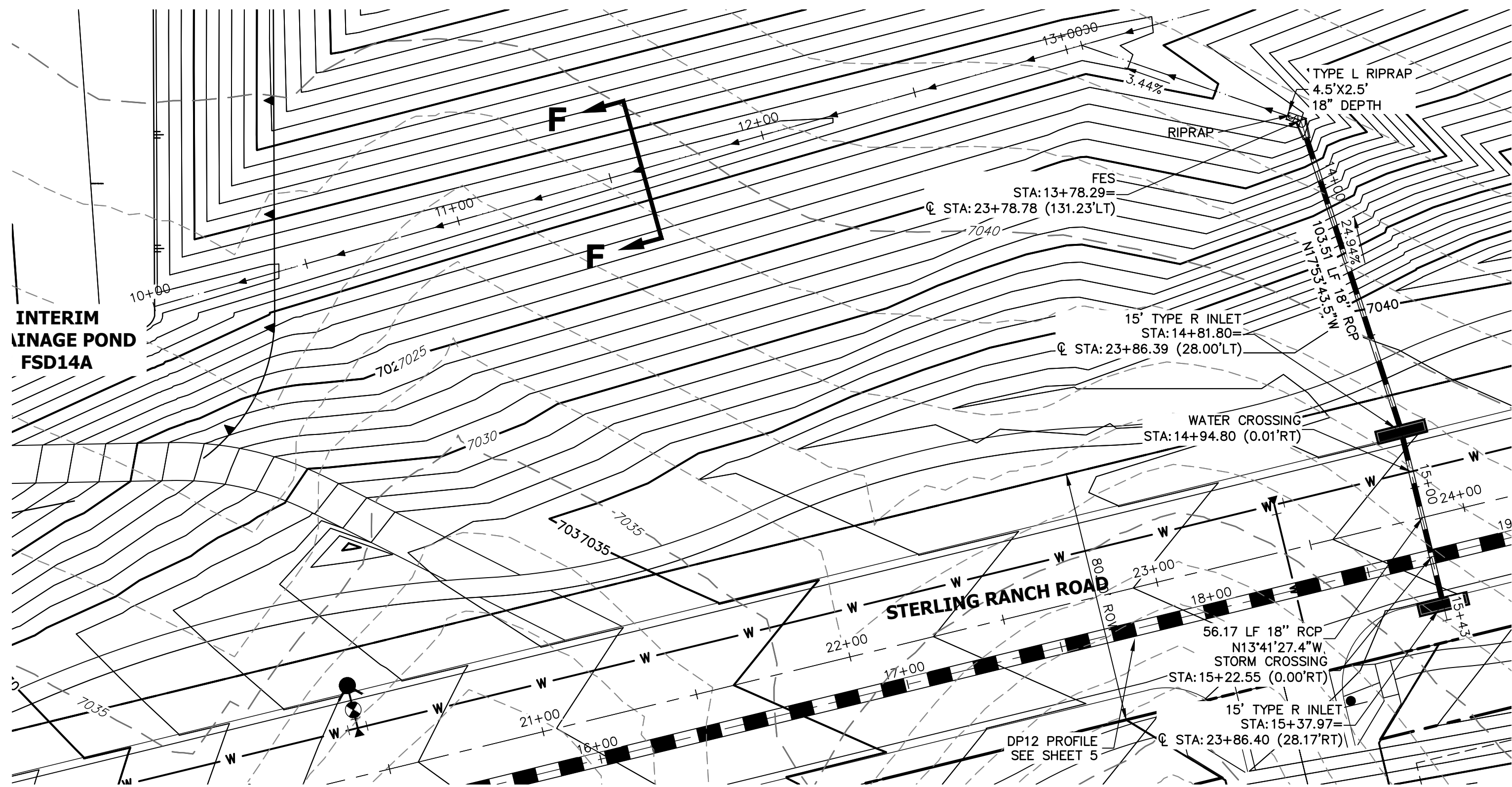
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.

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

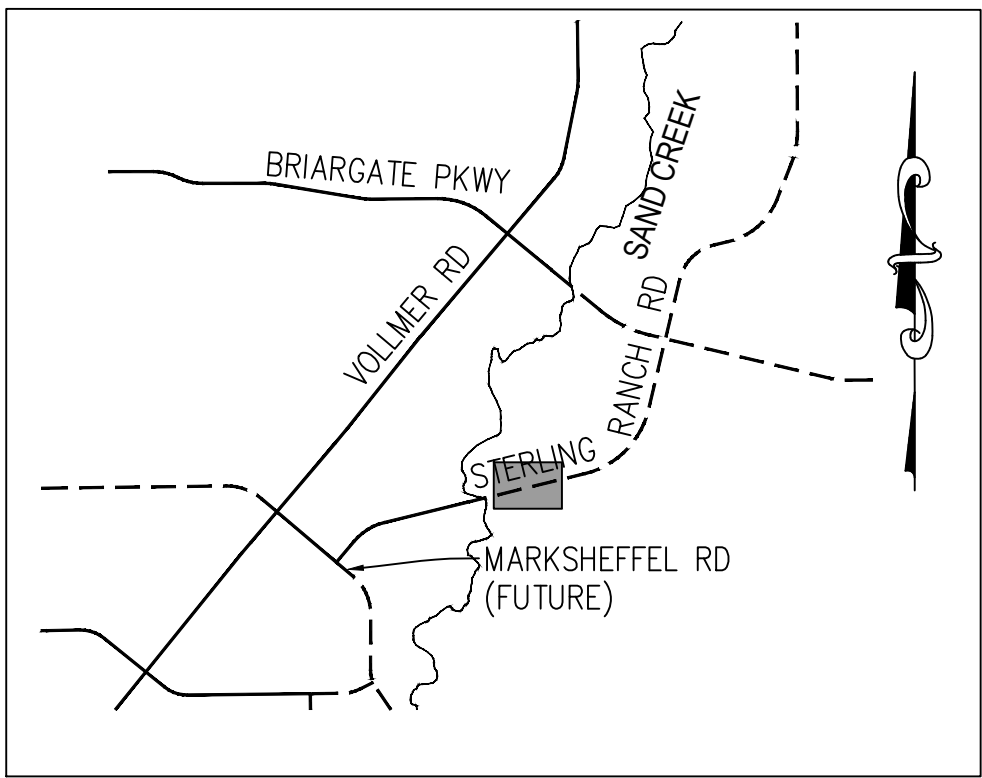
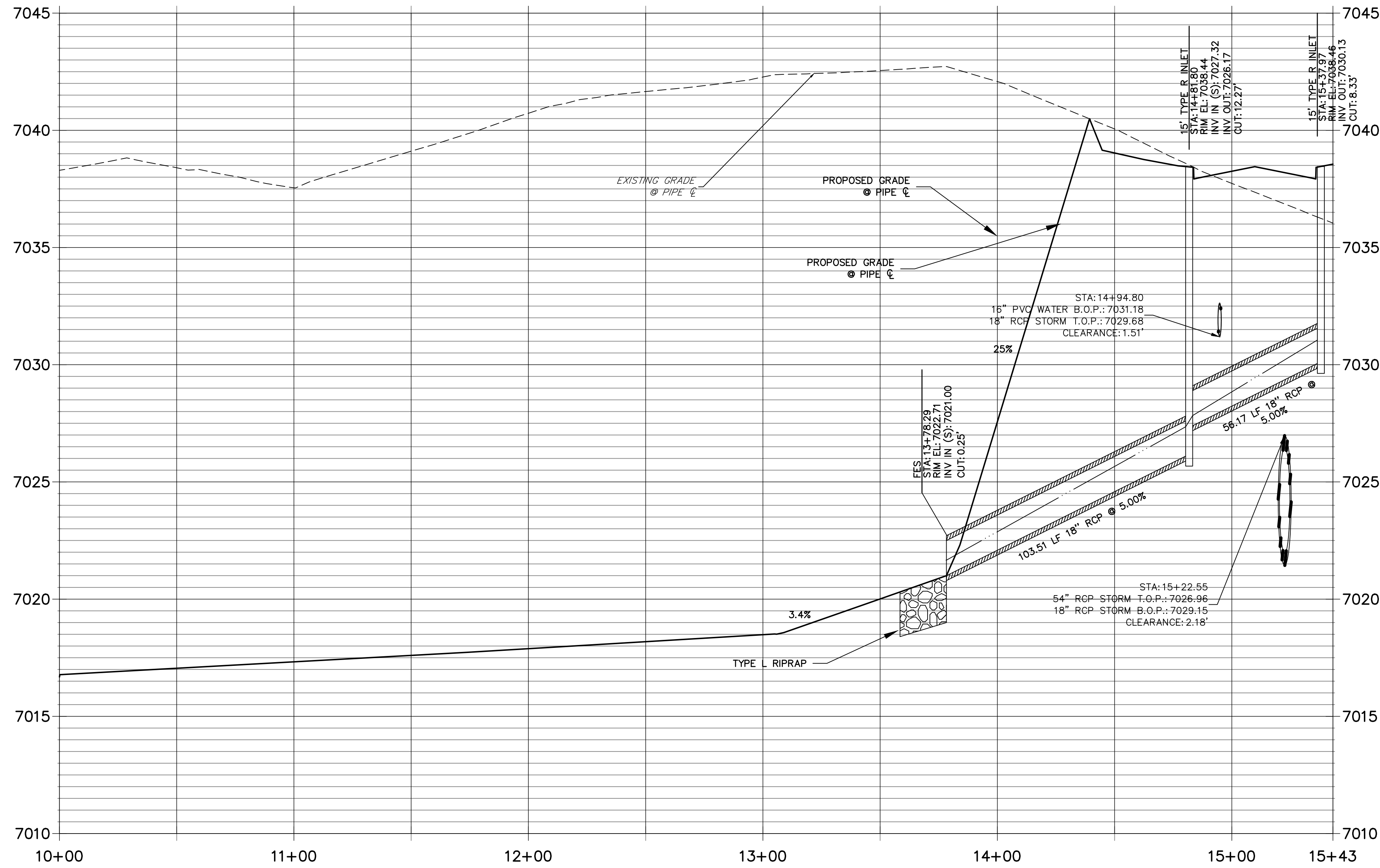
J.R. ENGINEERING
A Western Company

Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-497-9888 • www.jrengineering.com

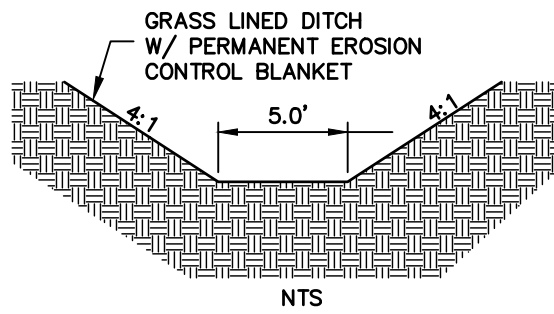
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				1"=30'	1"=3'	05/18/22	MMC	MMC					



DP14 PROFILE
STA 10+00.00 TO 15+43.13
PRIVATE (SRMD)/ PUBLIC



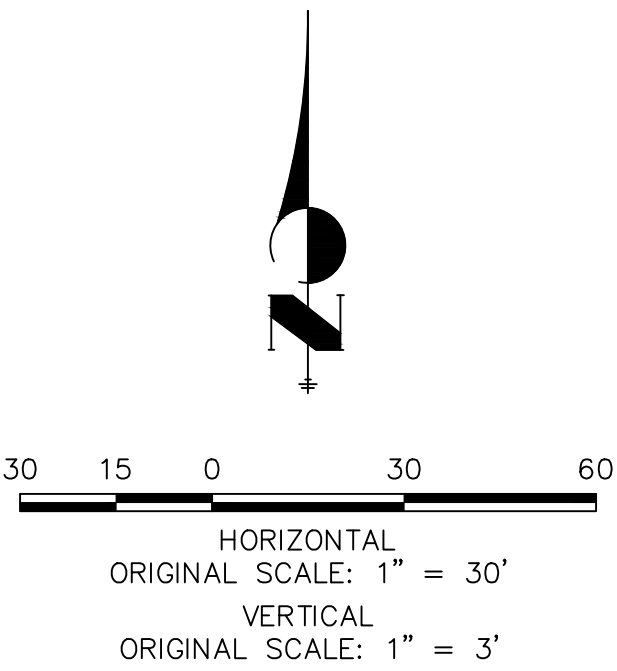
KEY MAP
N.T.S.



SWALE SECTION F-F

NOTE:

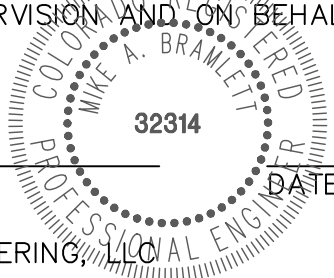
- 1)ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED
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ENGINEER'S STATEMENT


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 JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR 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 Western Company

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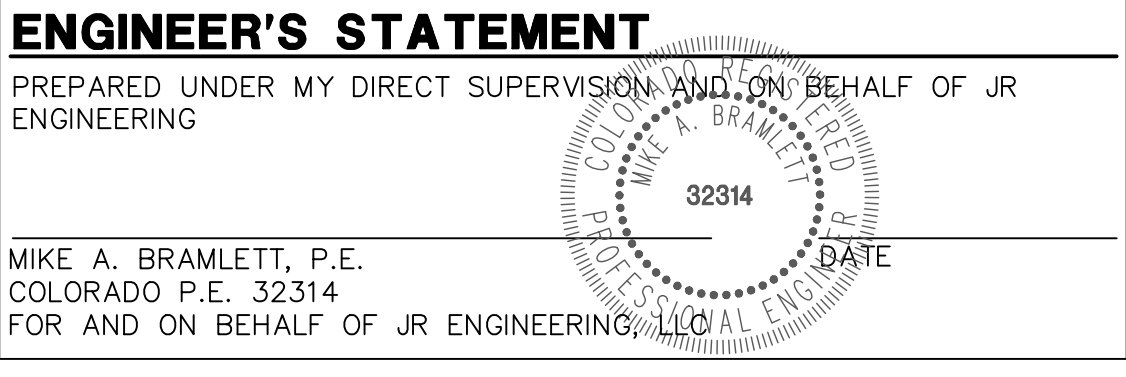
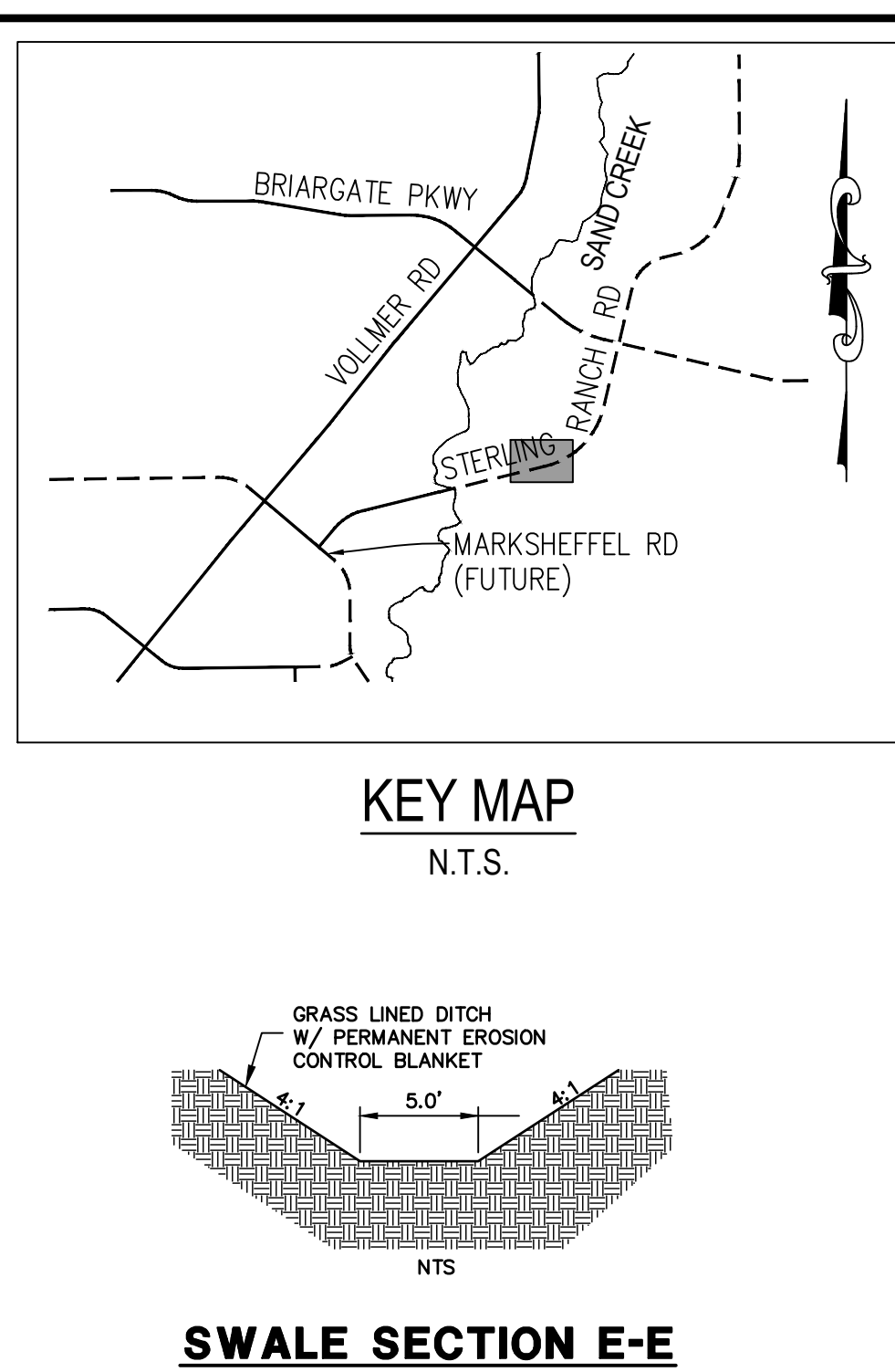
BY	DATE	No.	REVISION	H-SCALE 1"=30'	V-SCALE 1"=3'	DATE 05/18/22	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY


STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS

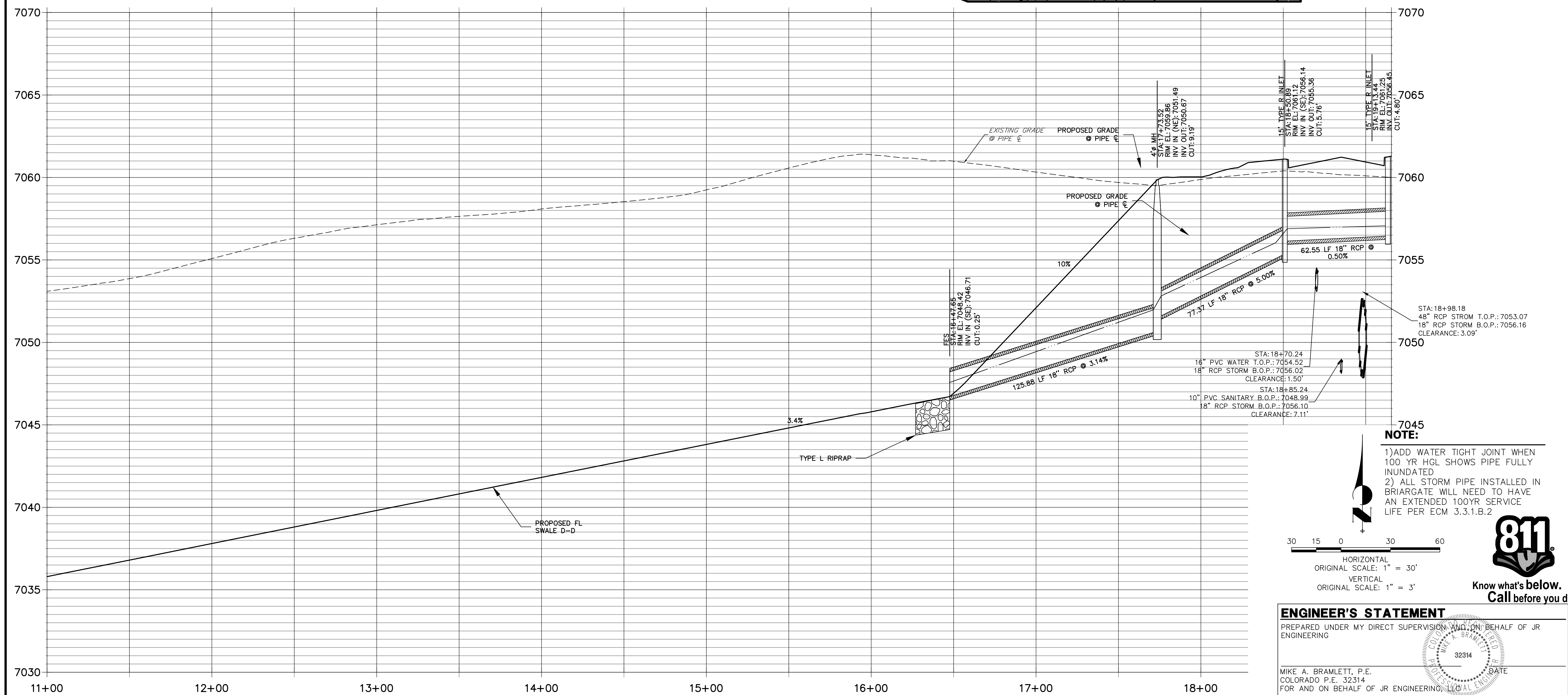
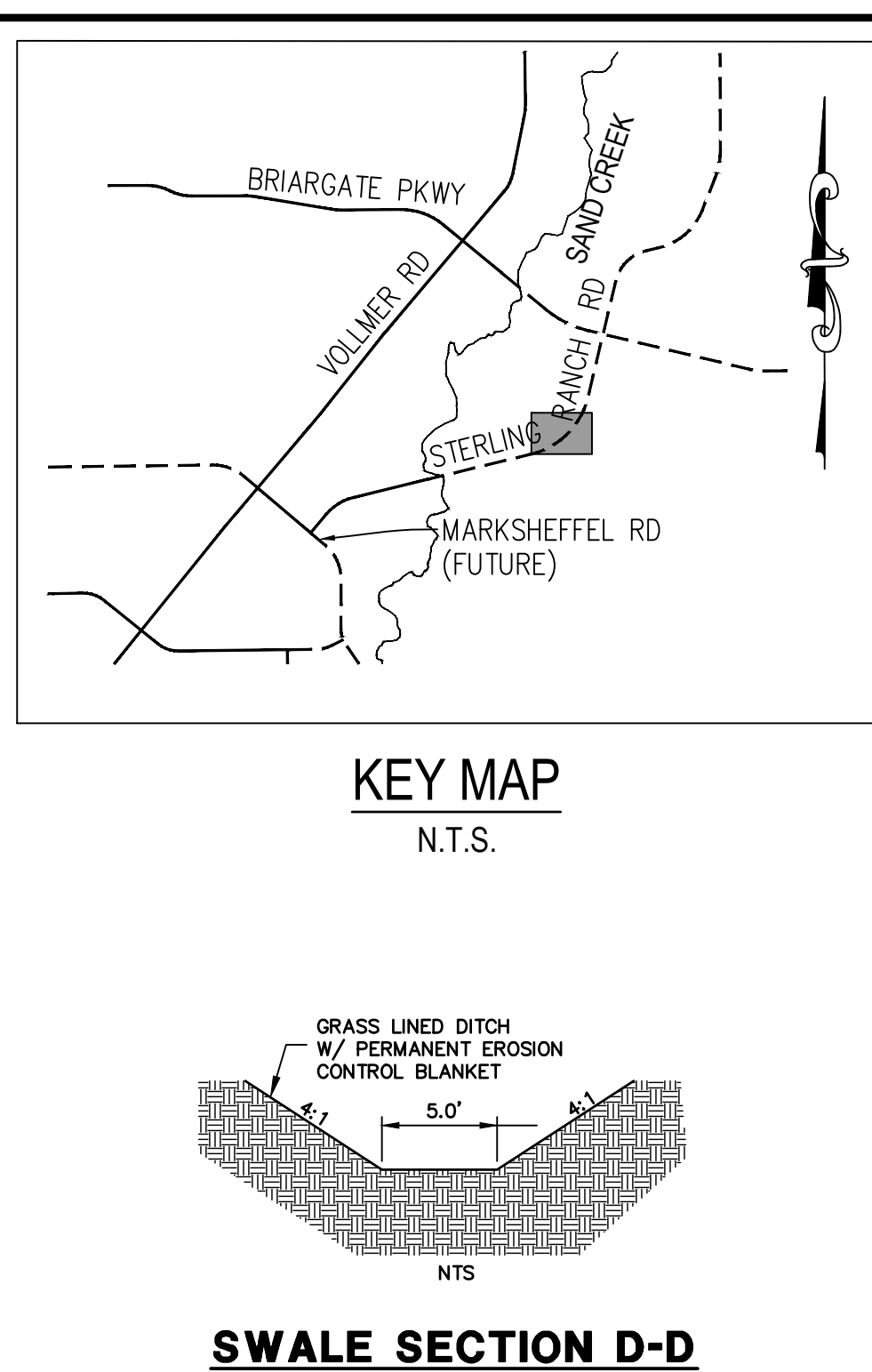
STORM SEWER PLAN & PROFILE


SHEET 12 OF 25

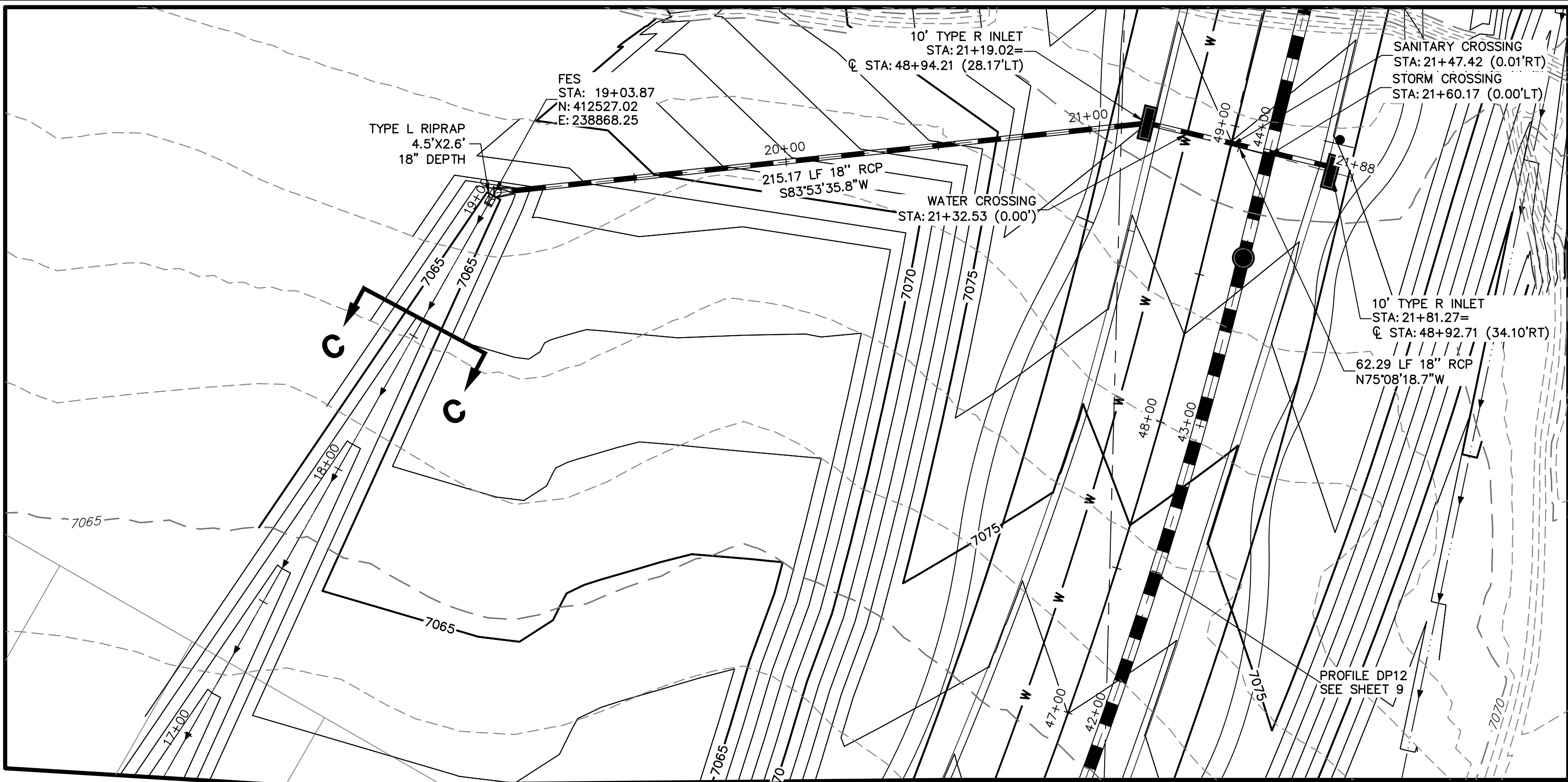
JOB NO. 25188.03



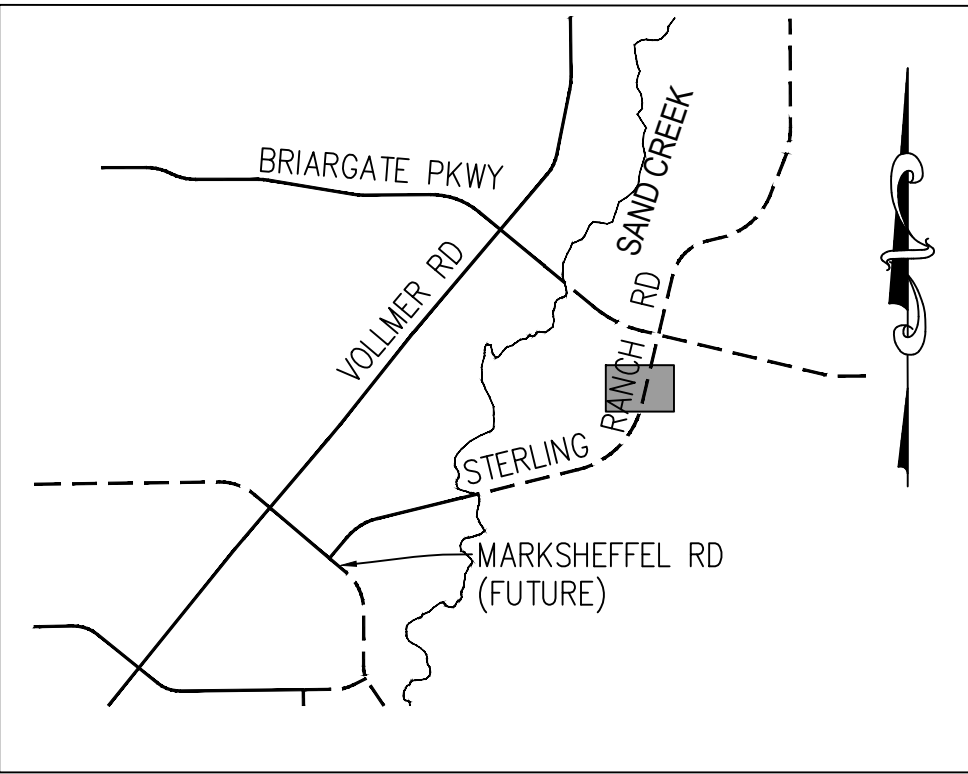
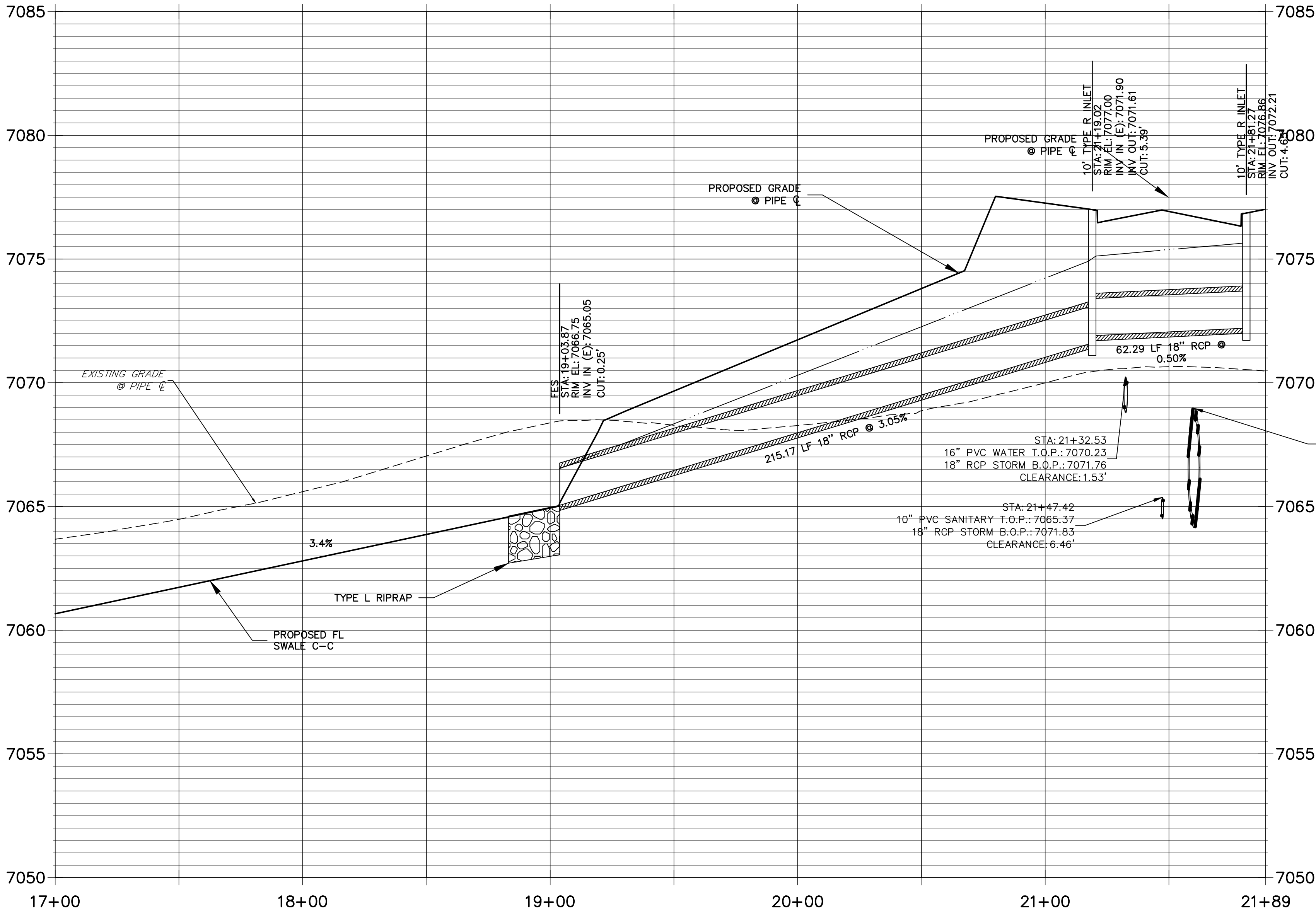
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	H-SCALE	1"=30'	BY	DATE	 J.R. ENGINEERING A Westrian Company Centennial 303-740-9993 • Colorado Springs 719-593-2588 Fort Collins 970-491-9988 • www.jrengineering.com	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING ASSUMES NO LIABILITY ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	V-SCALE	1"=3"					
	DATE	05/18/22					
	DESIGNED BY	MMC					
	DRAWN BY	MMC					
STORM SEWER PLAN & PROFILE	CHECKED BY						
SHEET 13 OF 25							
JOB NO.	25188.03						



STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	H-SCALE	1" = 30'	No.	REVISION	BY	DATE
	V-SCALE	1" = 3"				
	DATE	05/18/22				
	DESIGNED BY	MMC				
	DRAWN BY	MMC				
STORM SEWER PLAN & PROFILE	CHECKED BY					
	 J.R. ENGINEERING A Westrian Company Centennial 303-740-9383 • Colorado Springs 719-538-2583 Fort Collins 970-491-9888 • www.jrengineering.com					
SHEET 14 OF 25		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742				
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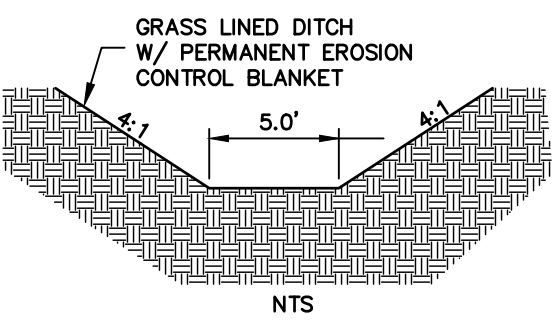
DP17 PROFILE
STA 17+00.00 TO 21+89.11
PRIVATE (SRMD)/ PUBLIC



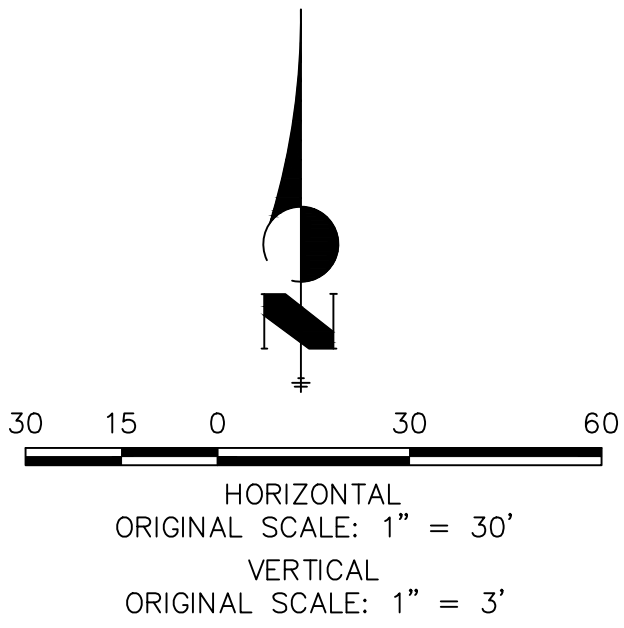
KEY MAP
N.T.S.

NOTE:

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SWALE SECTION C-C

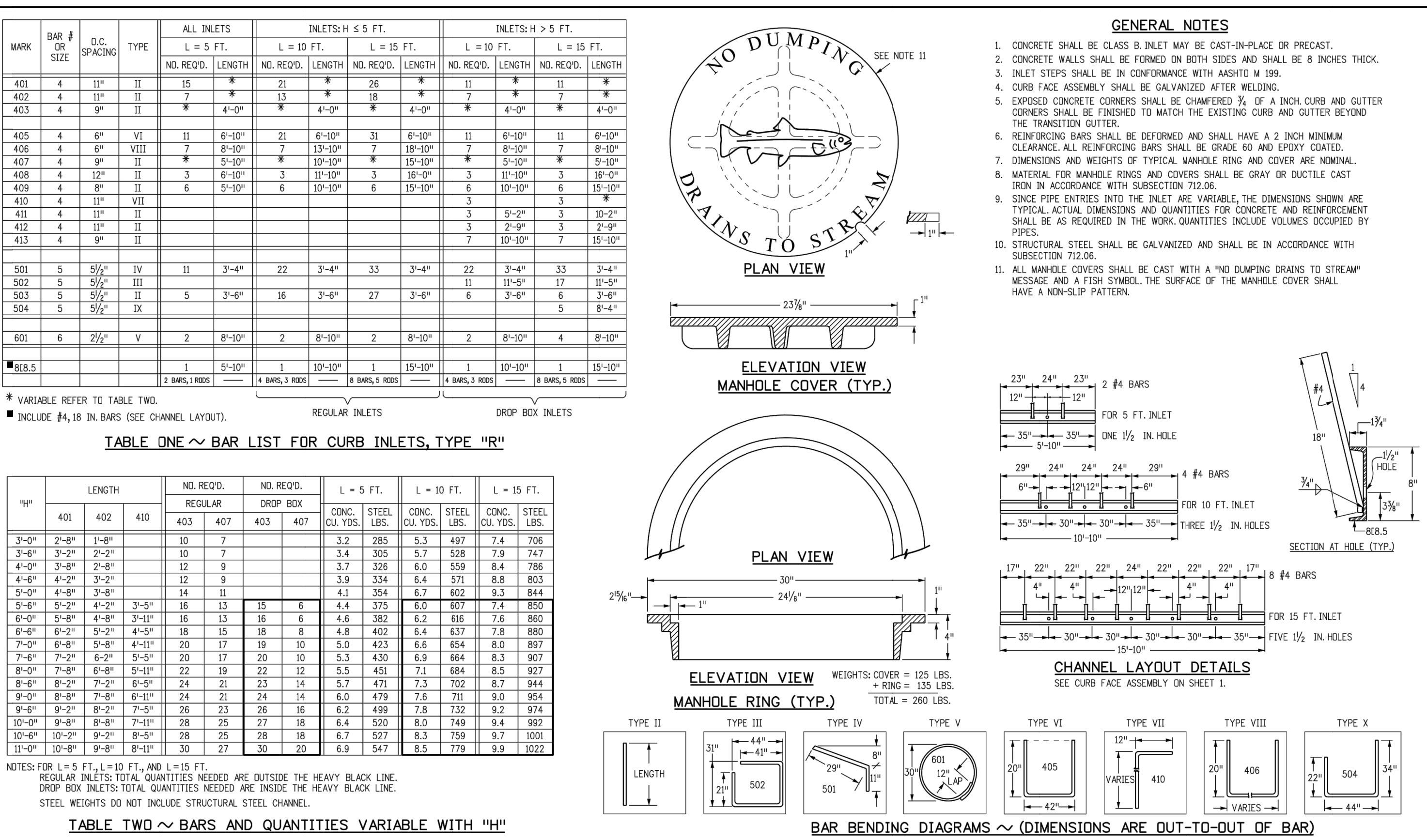


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

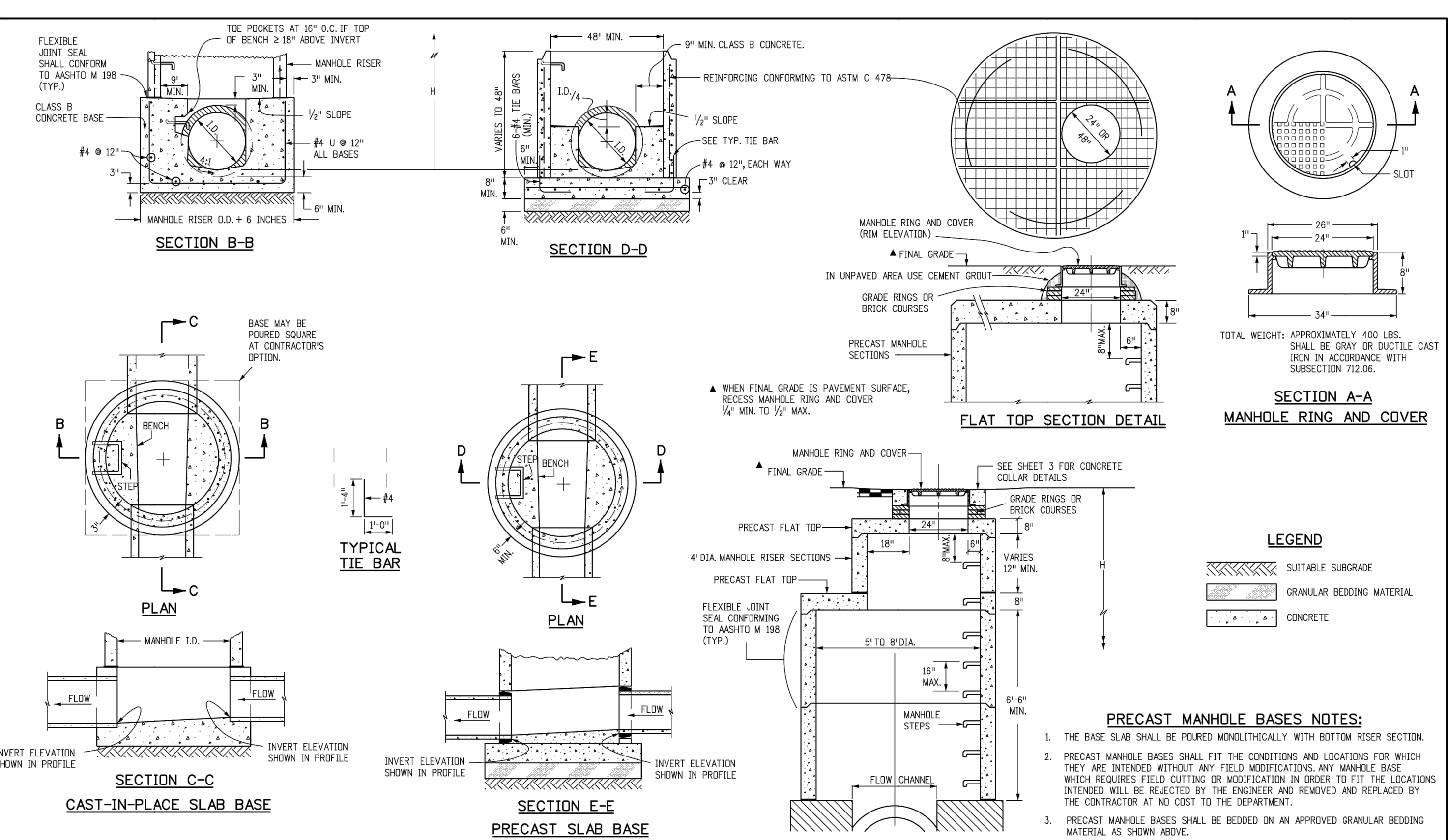
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE

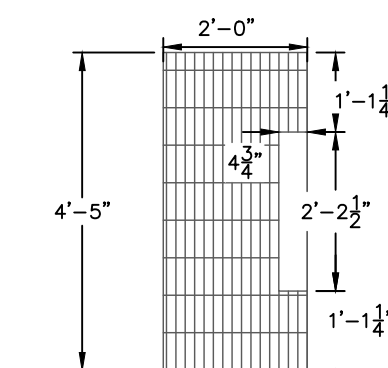
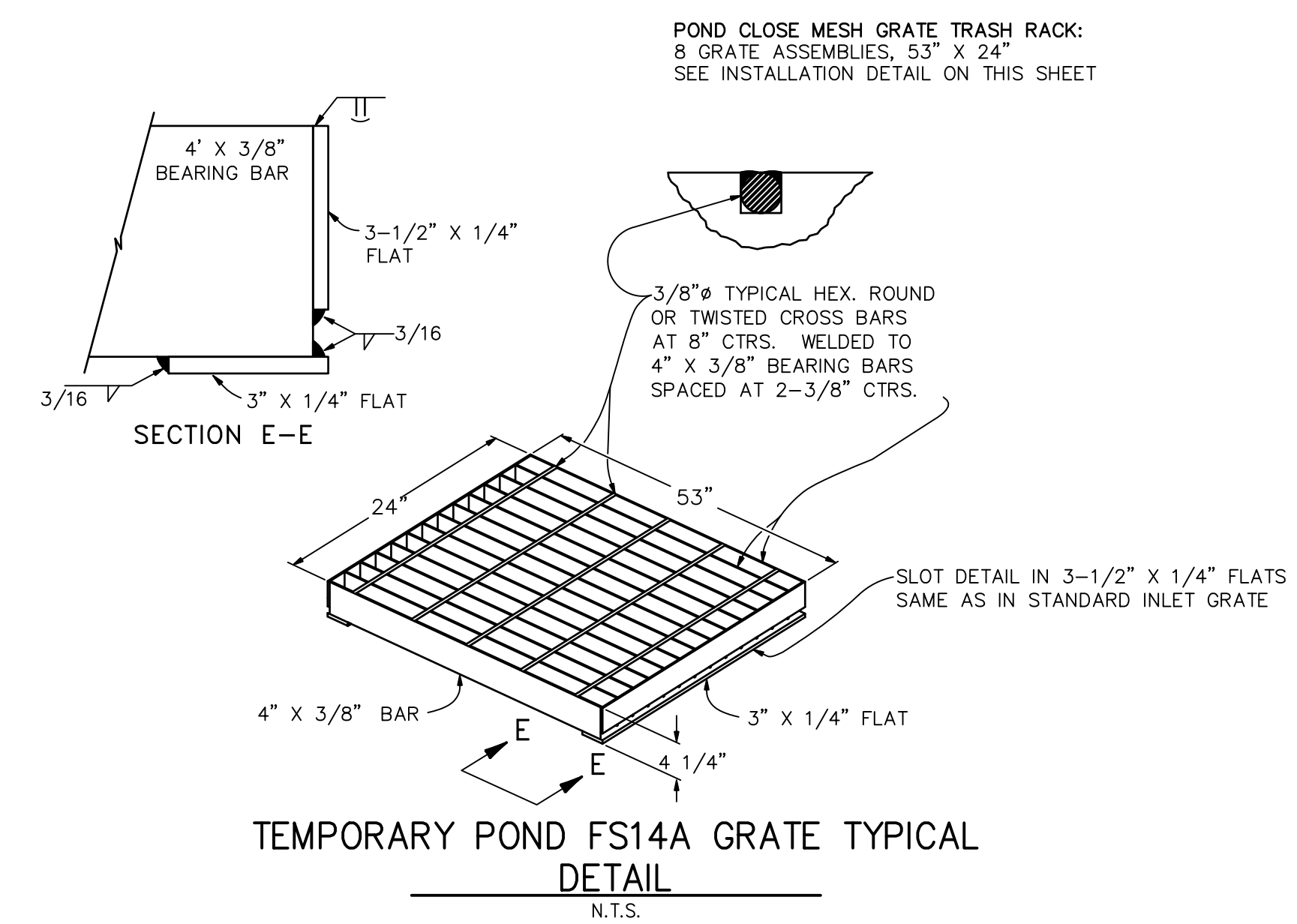
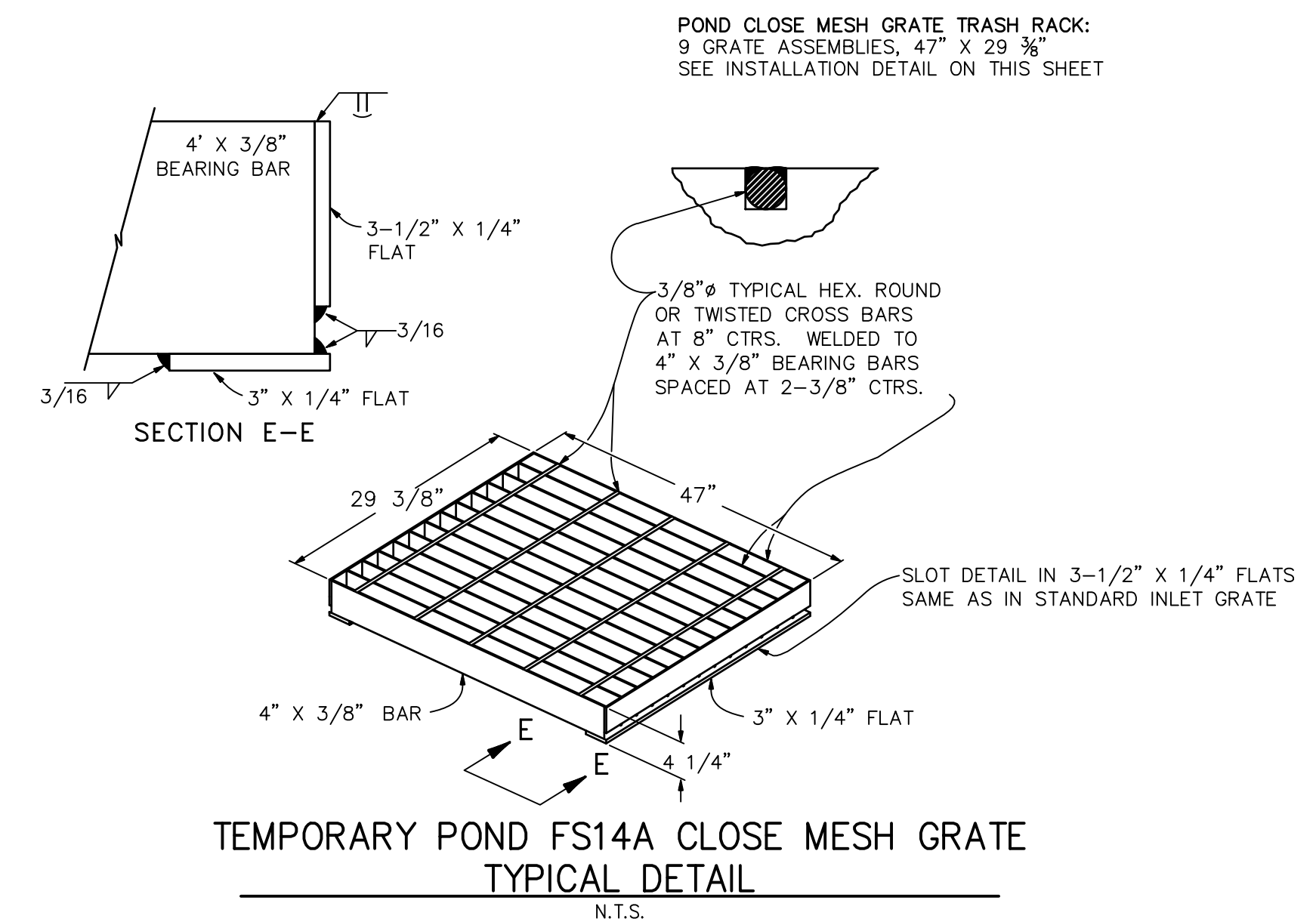
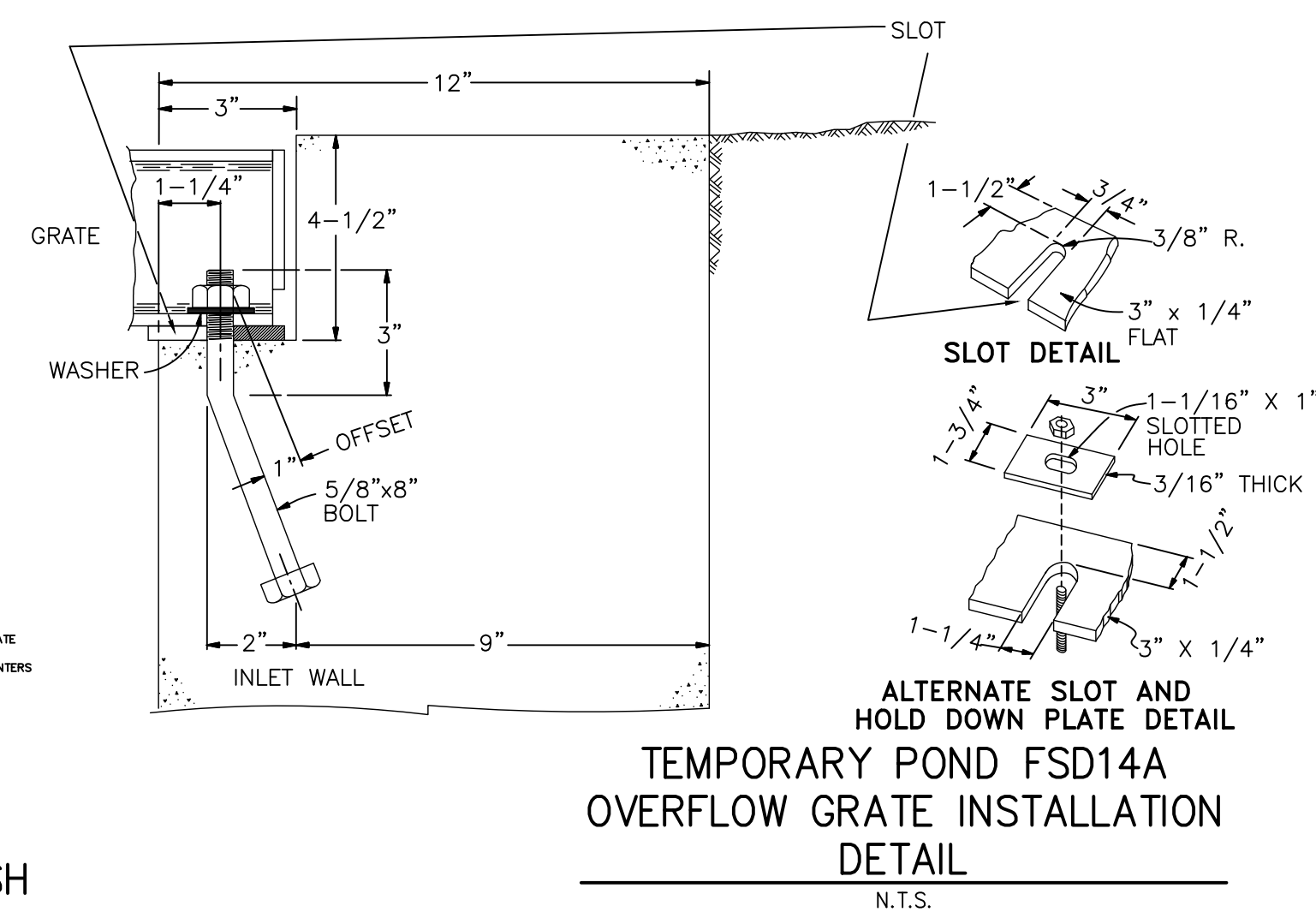
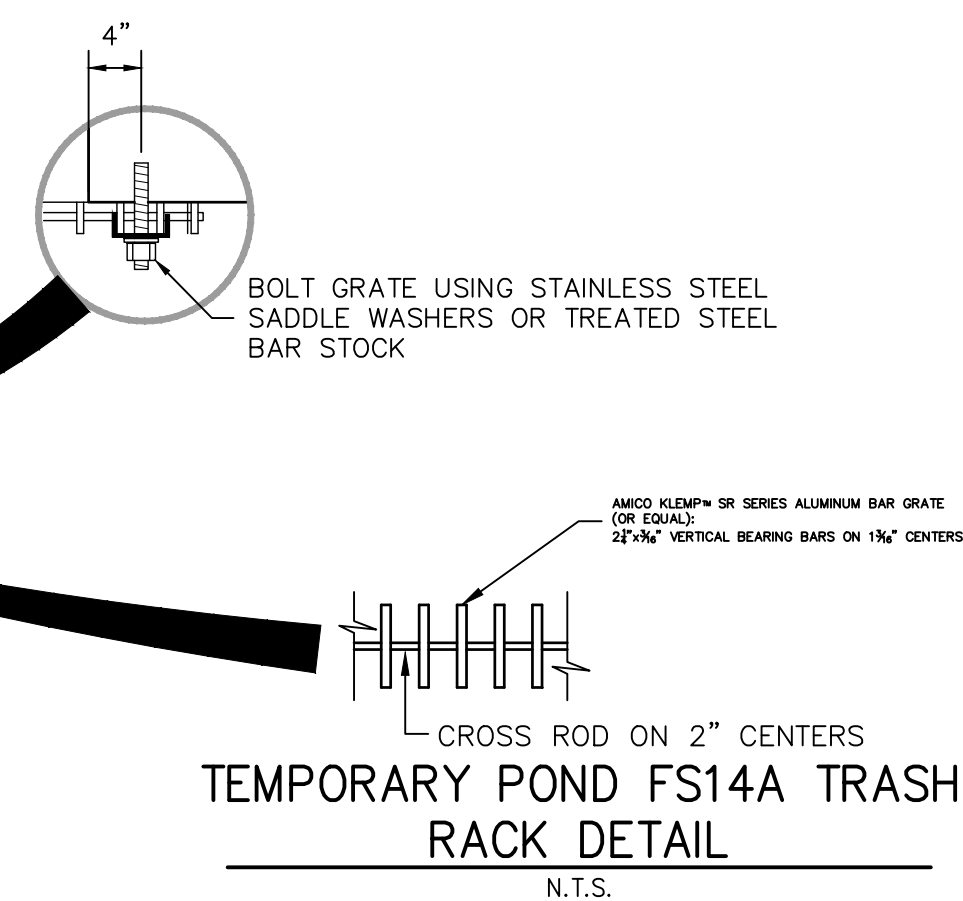
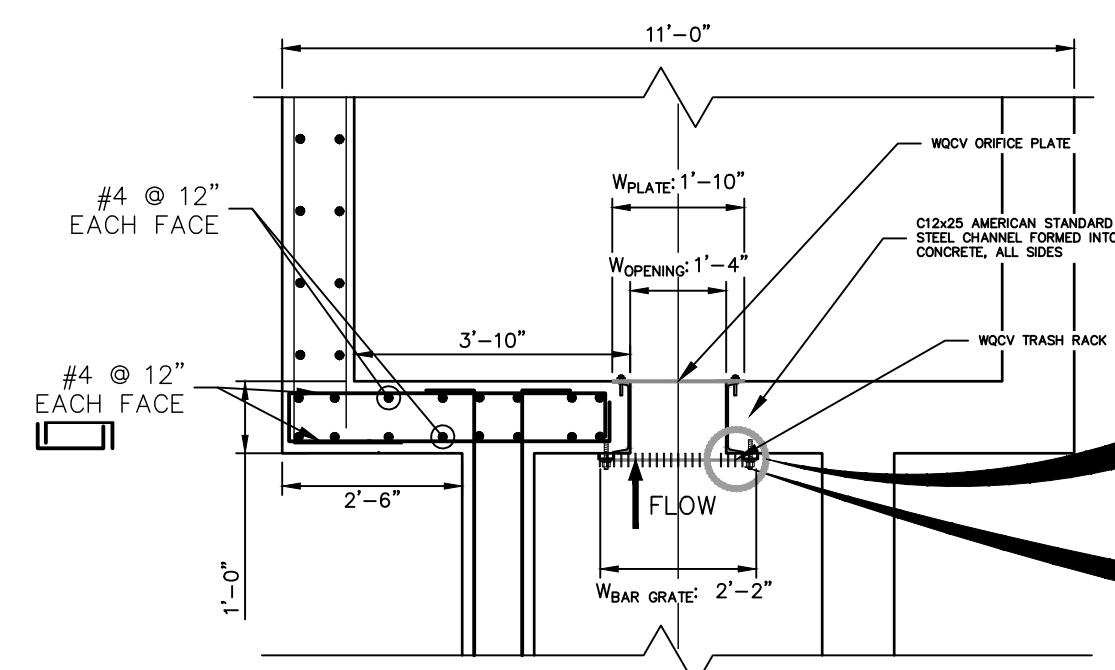
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
		No.	REVISION
STERLING RANCH ROAD & BRIARGATE PARKWAY STORM PLANS	H-SCALE	1" = 30'	
	V-SCALE	1" = 3'	
	DATE	05/18/22	
	DESIGNED BY	MMC	
	DRAWN BY	MMC	
STORM SEWER PLAN & PROFILE		CHECKED BY	
SHEET 15 OF 25		JOB NO. 25188.03	



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



Computer File Information		Sheet Revisions		Colorado Department of Transportation		MANHOLES		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date: _____		 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		MANHOLES		M-604-20	
Designer Initials: JKB		Comments: _____						Standard Sheet No. 2 of 3	
Last Modification Date: 07/31/19		_____						Project Sheet Numbers: _____	
Tailor Initials: LTA		_____		Project Development Branch: JRB		Issued by the Project Development Branch July 31, 2019			



ENGINEER'S STATEMENT

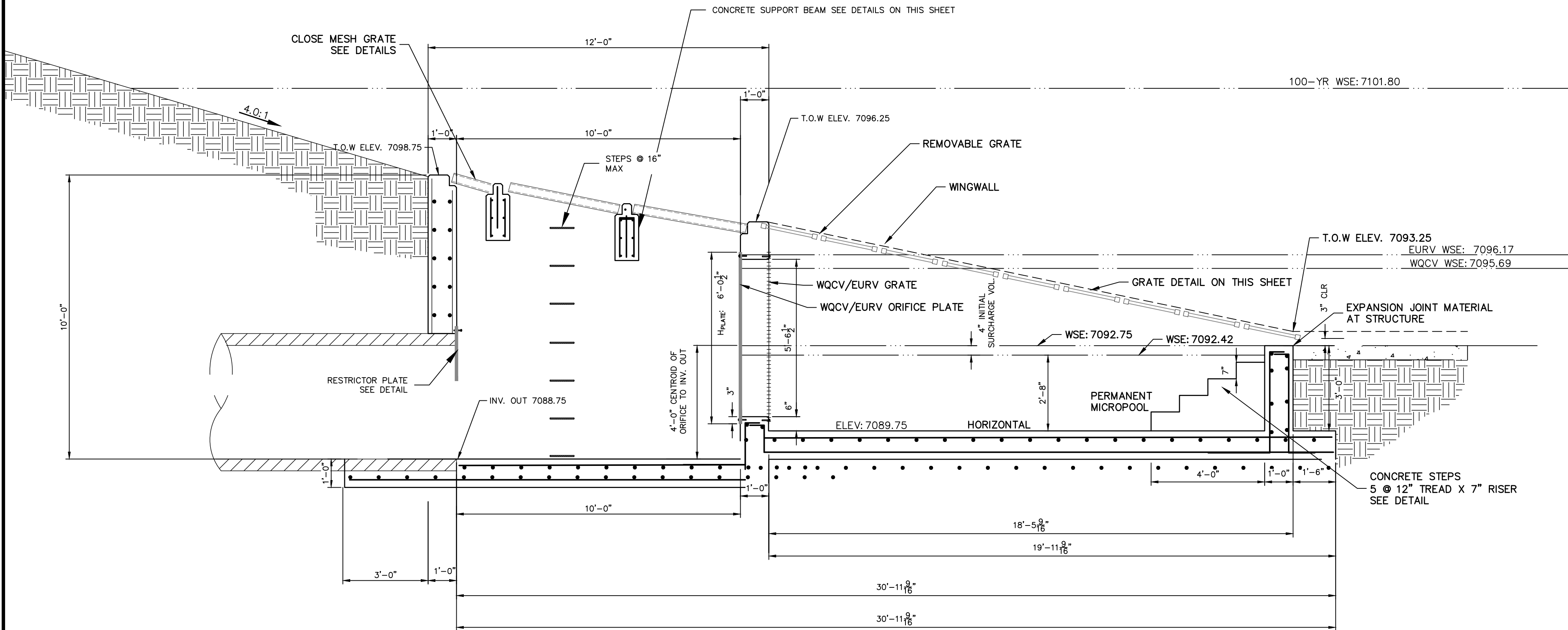
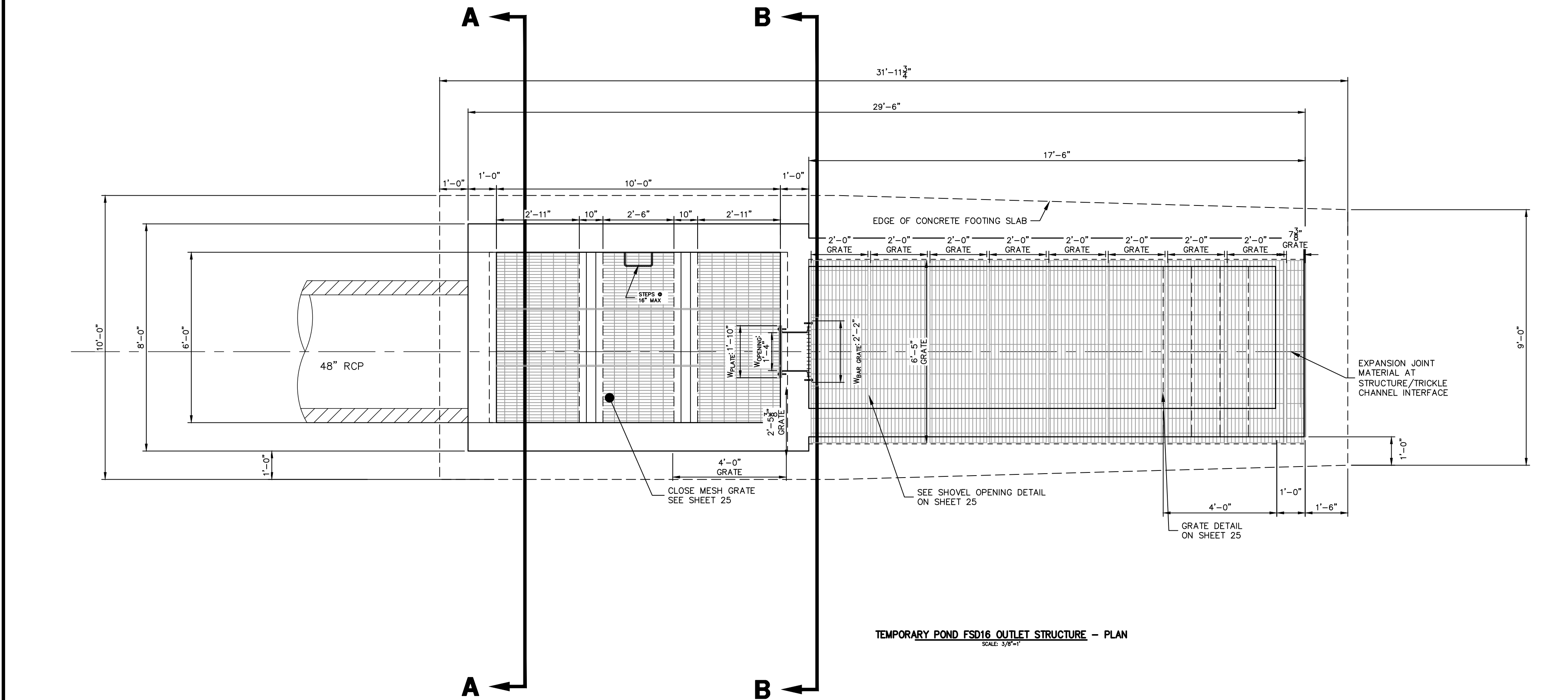
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



J·R ENGINEERING
A Westrian Company

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 REVIEW AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

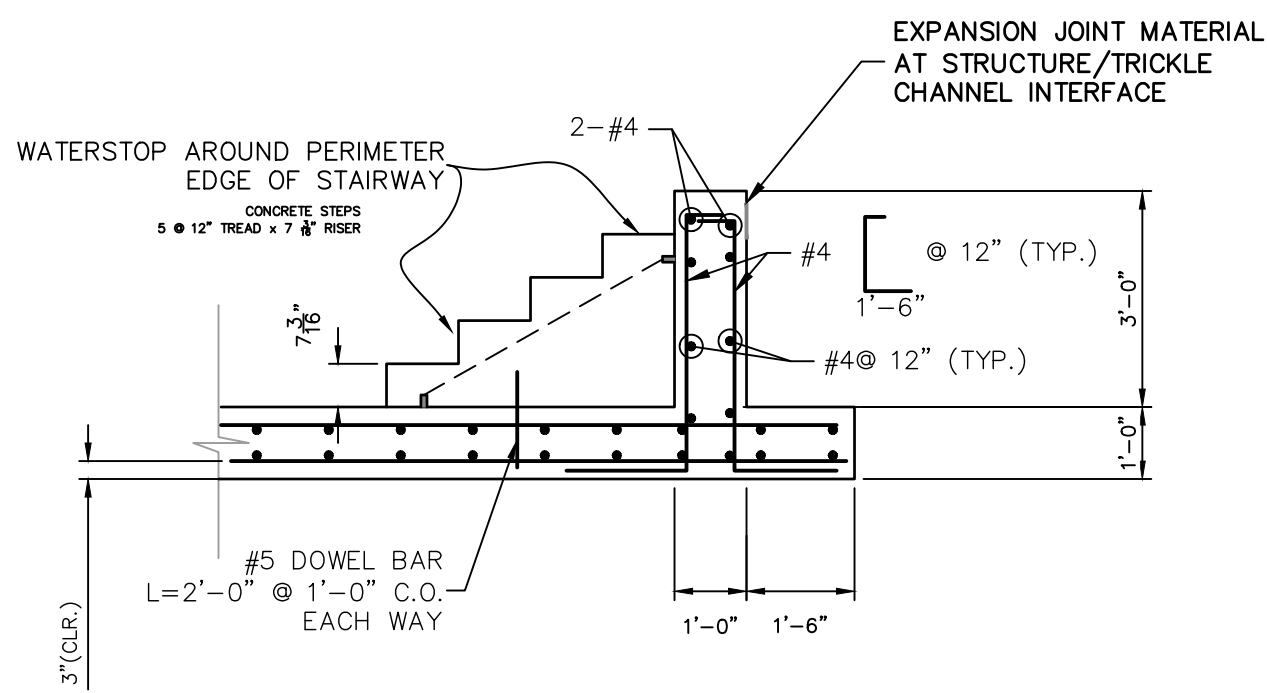


OUTLET STRUCTURE STRUCTURAL NOTES:

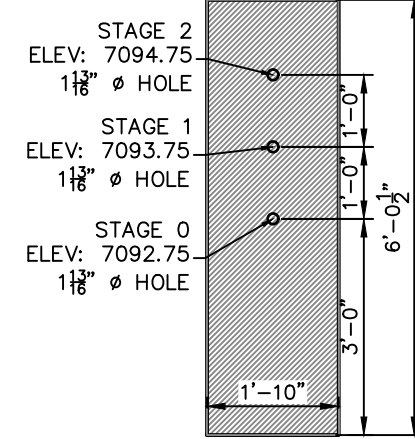
- REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
- ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
- ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
- DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
- GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
- REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
- CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

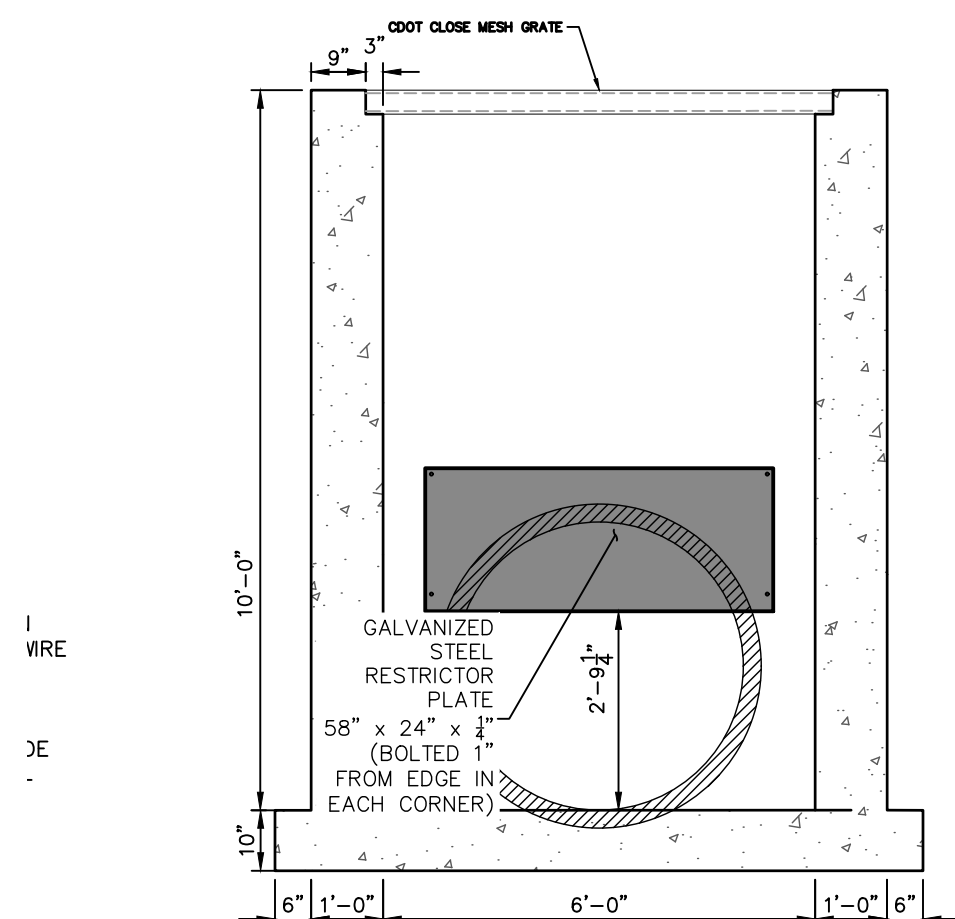
- ORIFICE PLATE AND RESTRICTOR PLATE:**
- PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
 - ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- OVERFLOW GRATE:**
- ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 - OVERFLOW GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.



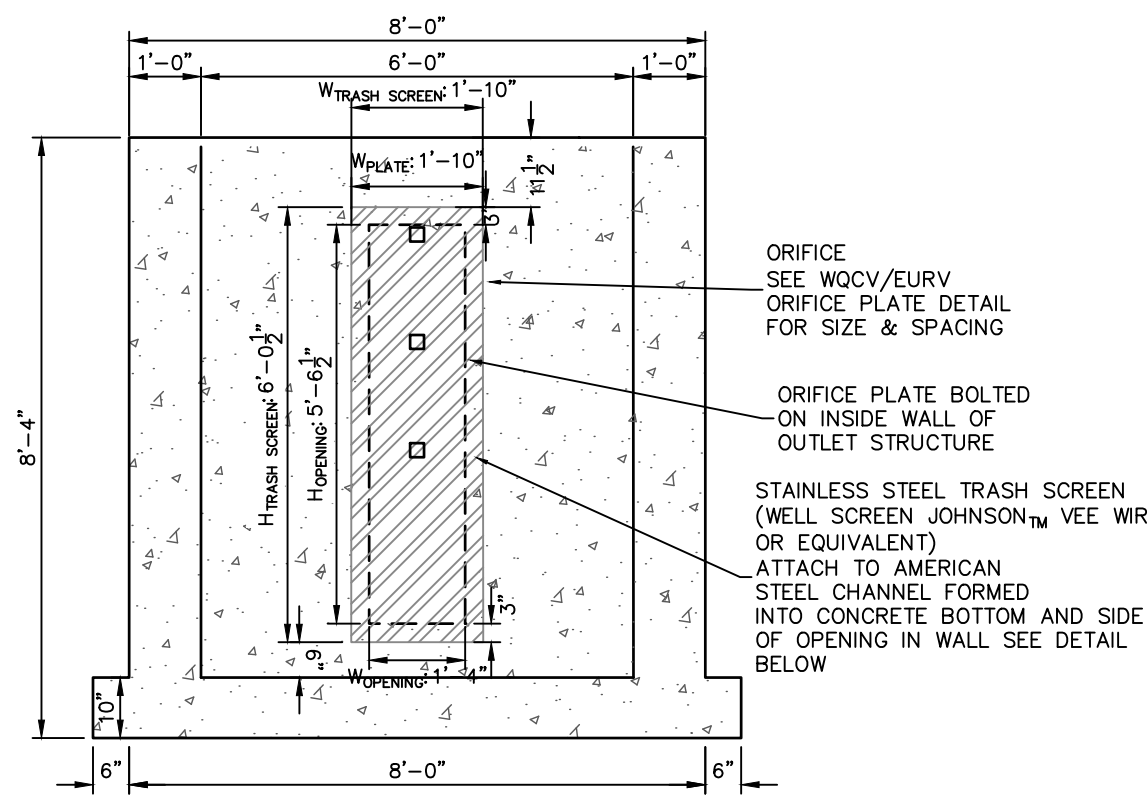
EURV/WQCV ORIFICE PLATE:
6'-0.5" x 1'-10" x 1/2" THICK FLOW GALVANIZED STEEL
FLOW CONTROL PLATE. PROVIDE CONTINUOUS
NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE
PLATE AND CONCRETE. BOLT PLATE TO CONCRETE @
12" MAX O.C., 15" FROM PLATE EDGE.



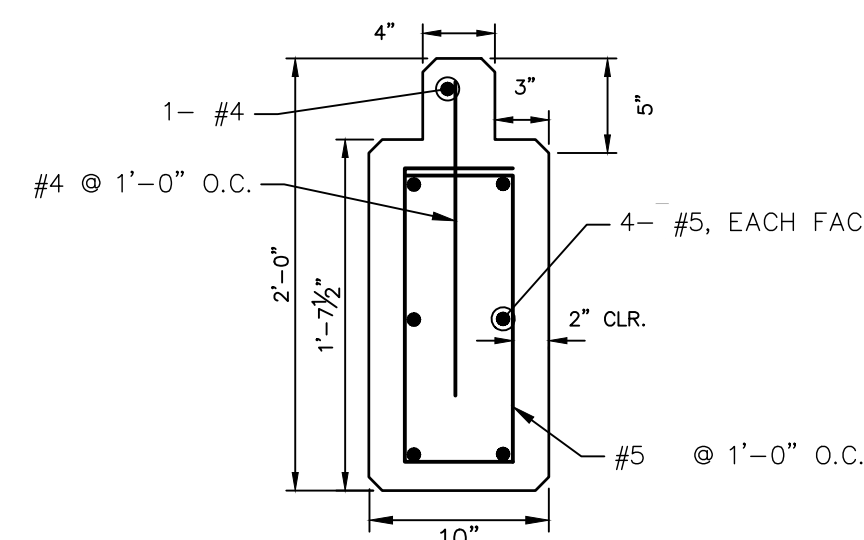
WQCV/EURV ORIFICE
PLATE DETAIL
SCALE: 3/8"=1'



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



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



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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DETAILS SHEETS

SHEET 24 OF 25

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 Western Company



Central 303-740-9888 • Colorado Springs 719-583-2583

Fort Collins 970-491-9888 • www.jrengineering.com

BY

DATE

REVISION

No.

3/4" = 1'

3/4" = 1'

DATE

DESIGNED BY

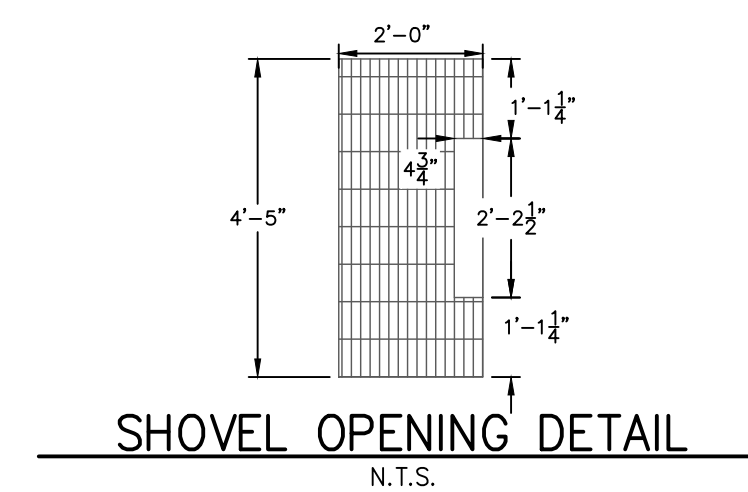
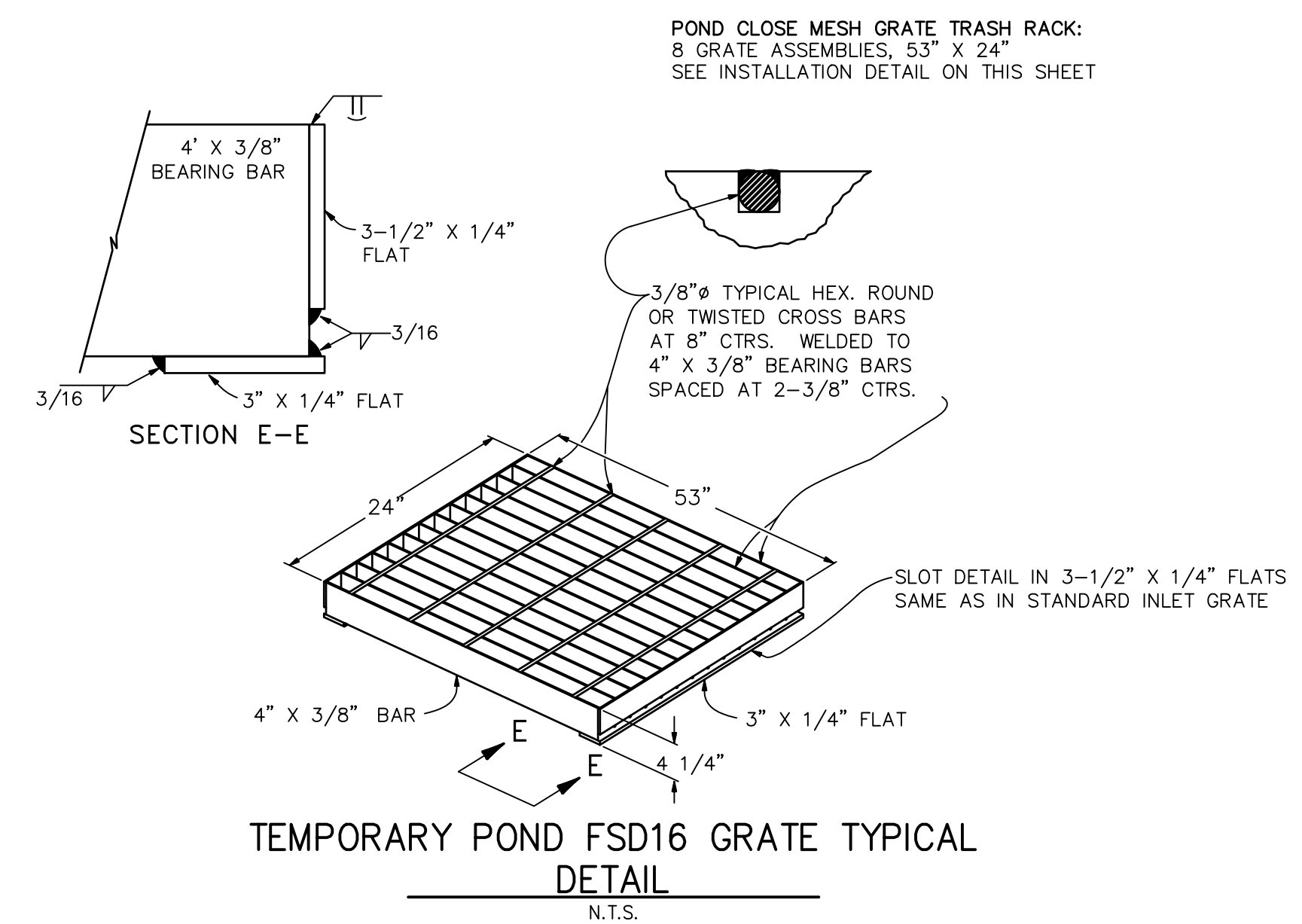
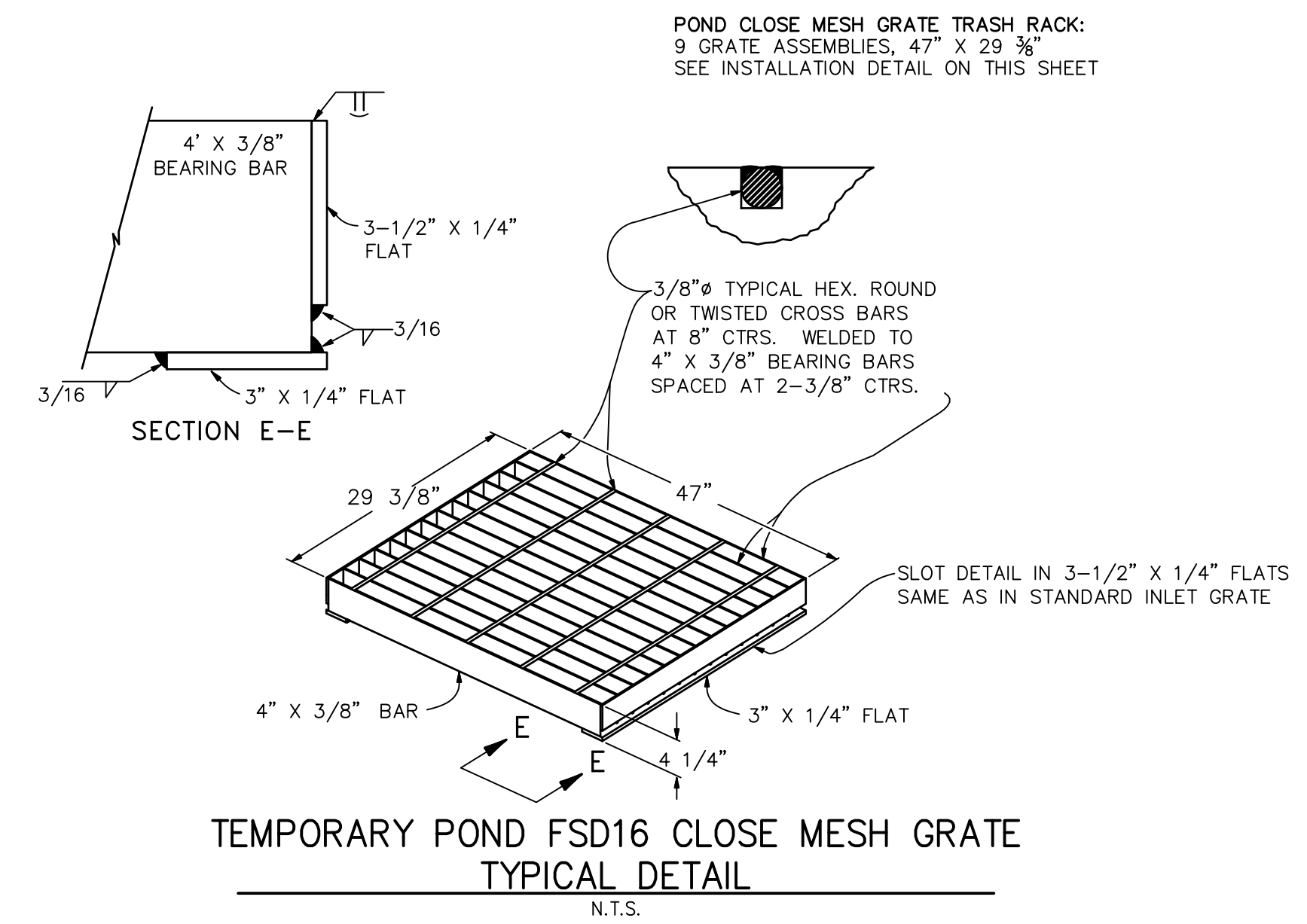
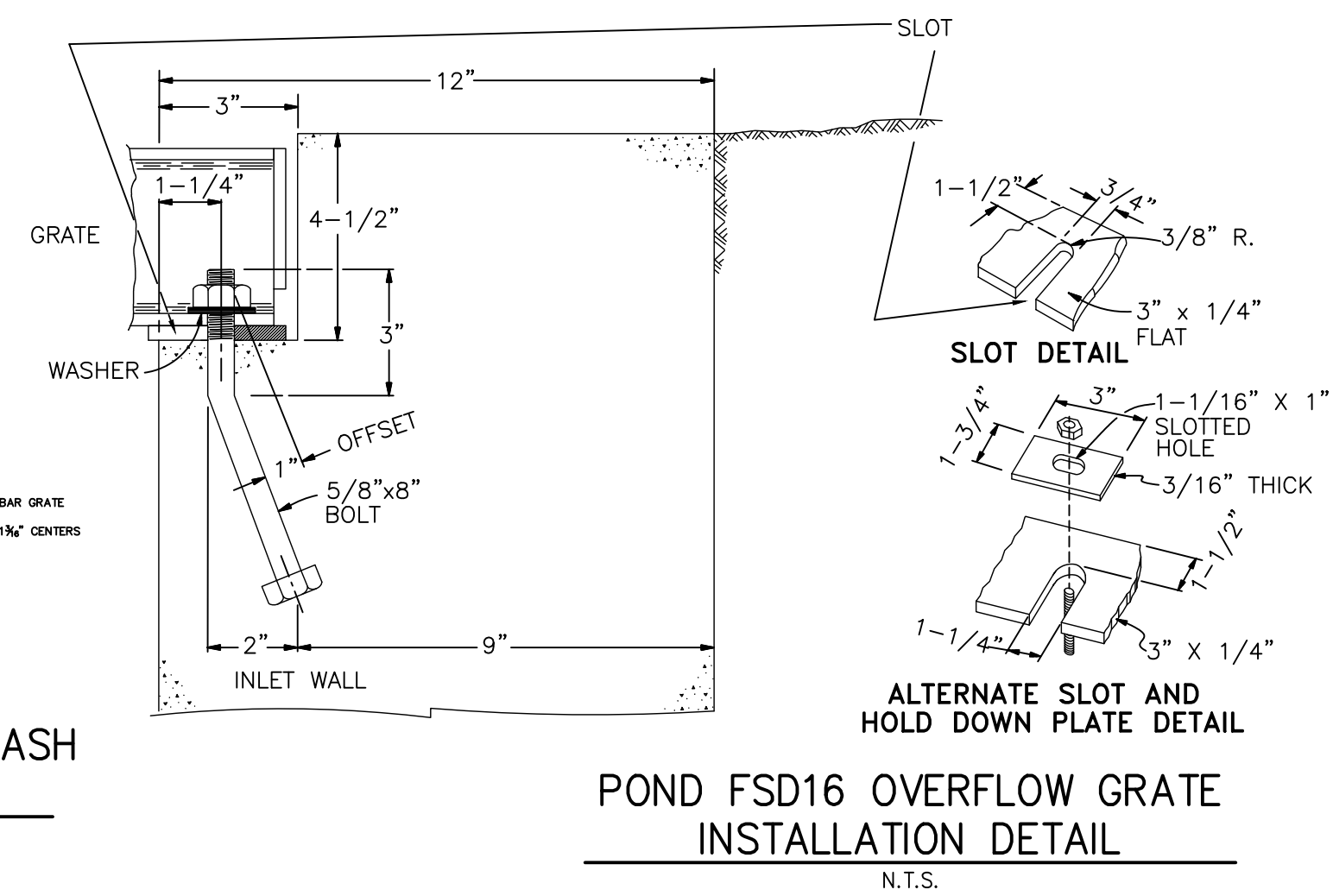
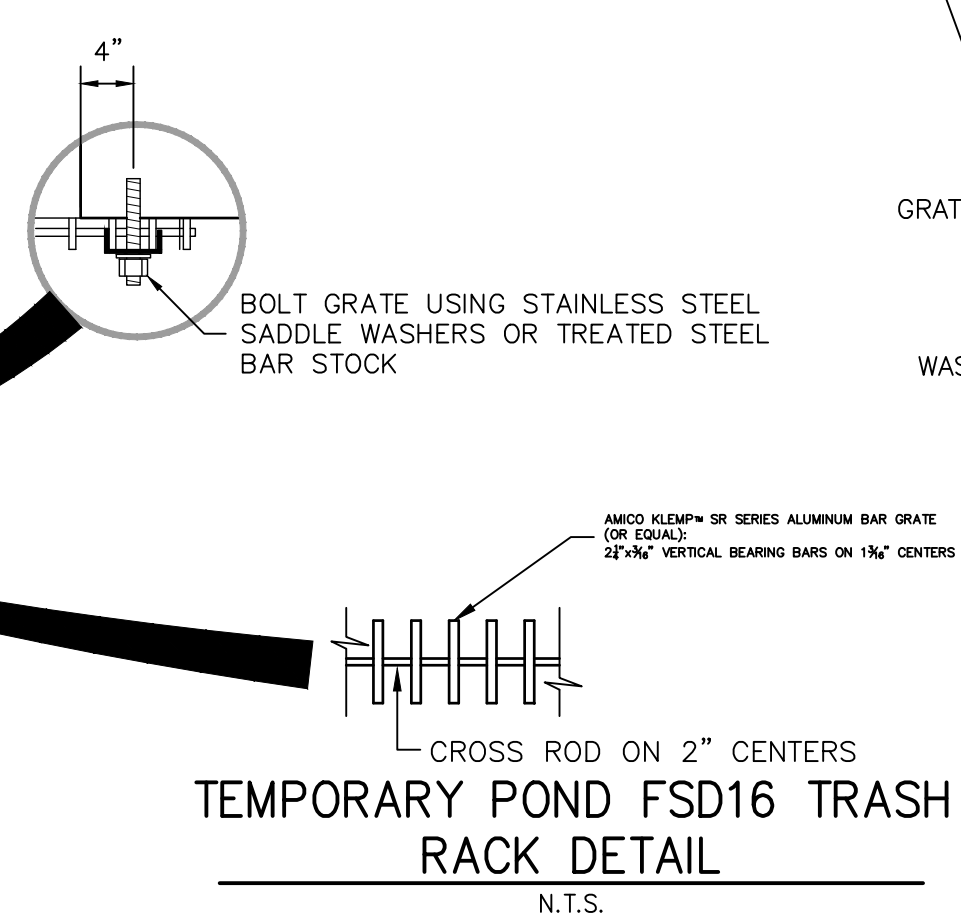
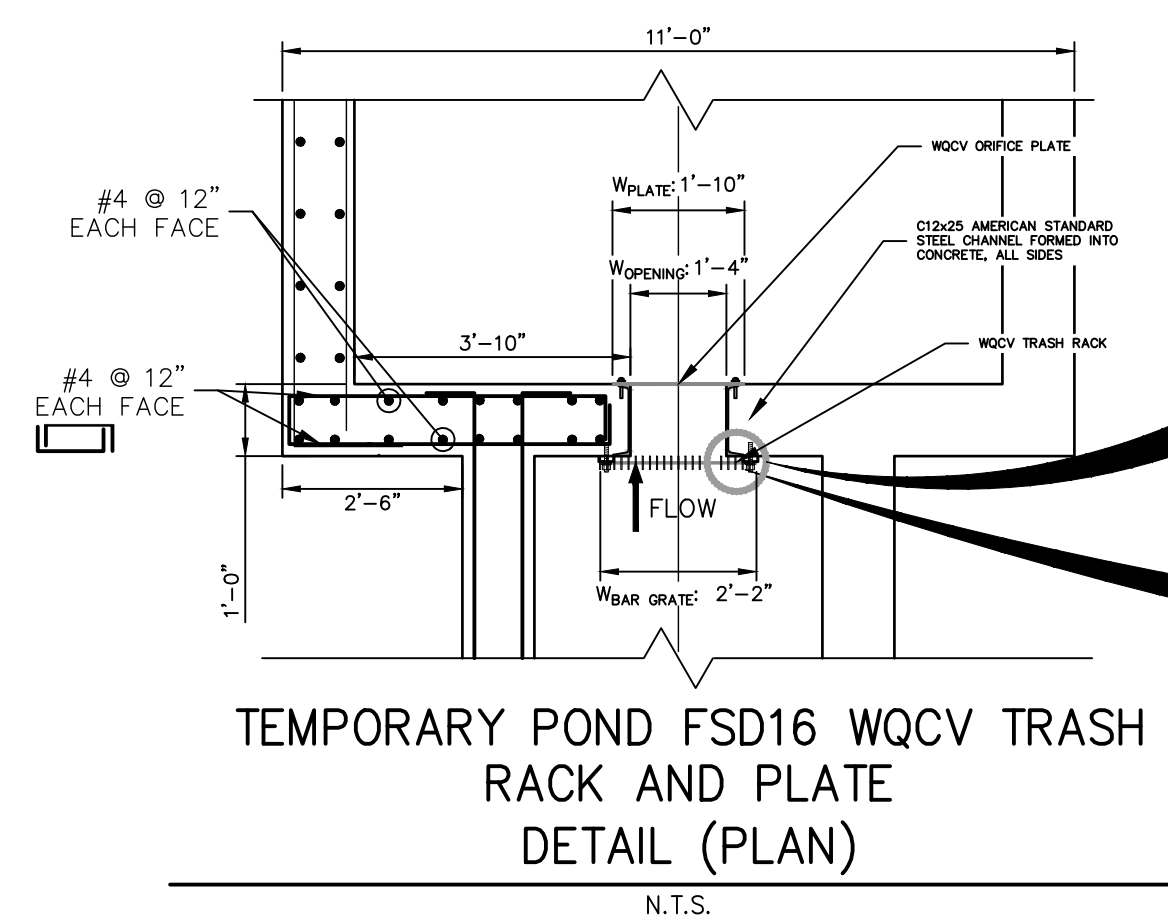
DRAWN BY

CHECKED BY

05/18/22

RAB

CGV



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



BY	DATE
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BY	DATE
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No.	REVISION
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H-SCALE	$3/4'' = 1'$
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STERLING RANCH ROAD &
BRIARGATE PARKWAY STORM
PLANS

SHEET 25 OF 25

JOB NO. 25188.03