

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

COUNTY OF EL PASO, STATE OF COLORADO
STREET IMPROVEMENT PLANS
 MAY 2023
 PCD FILING NO.: CDR221

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

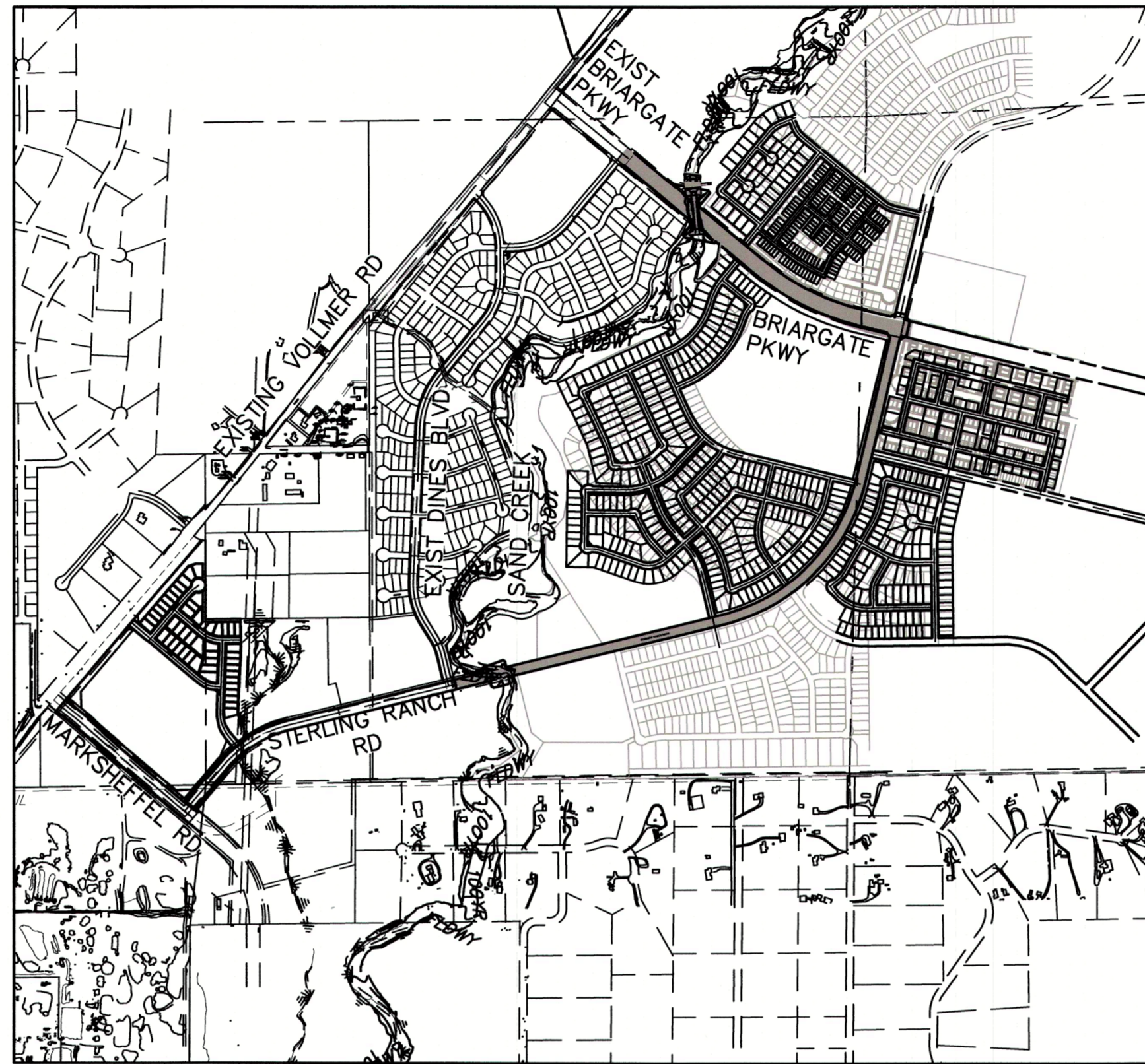
GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
 7710 DURANT DR.
 COLORADO SPRINGS, CO 80947
 TIM WENDT (719) 668-3556

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.

SHEET INDEX

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31-32	BRIARGATE PKWY WATERLINE REALIGNMENT
32	TOTAL SHEETS

BENCHMARKS

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

OWNER/DEVELOPER STATEMENT

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

James F. Morley
 JAMES F. MORLEY DATE: 5/9/2023

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.

JOSHUA PALMER, 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 Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 05/09/23

DISTRICT APPROVALS

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

James F. Morley
 FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT NO.3 DATE: 5/9/2023



Know what's below.
 Call before you dig.

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

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

JR ENGINEERING
 A Western Company
 Continental 303-740-8888 • Colorado Springs 719-589-2888
 Fort Collins 970-498-8888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	TIM	DRAWN BY	CRB	CHECKED BY
				05/08/23					

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 COVER SHEET

SHEET 1 OF 32

JOB NO. 25188.03

GENERAL CONSTRUCTION NOTES:

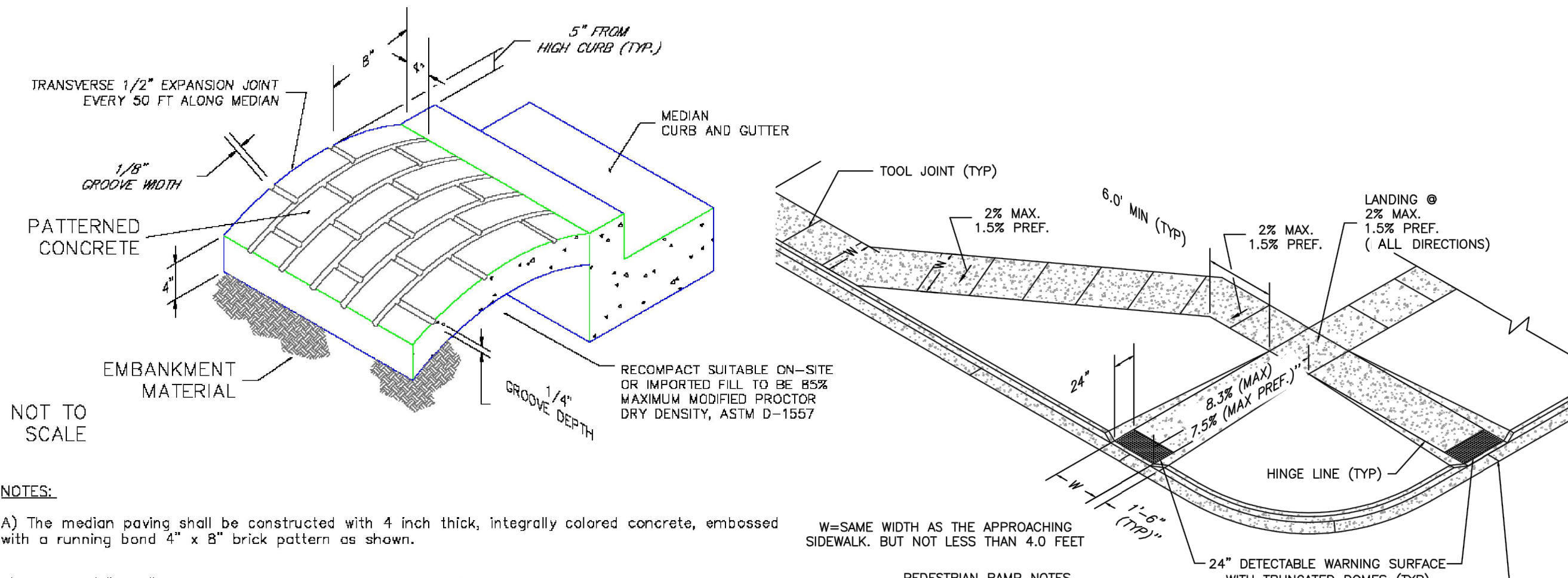
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT [VOLLMER ROAD, MARKSHEFFEL ROAD, BRAIRGATE PARKWAY] WHICH IS AN ARTERIAL AND A 50 FOOT SIGHT VISIBILITY TRIANGLE IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PCD.
- EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

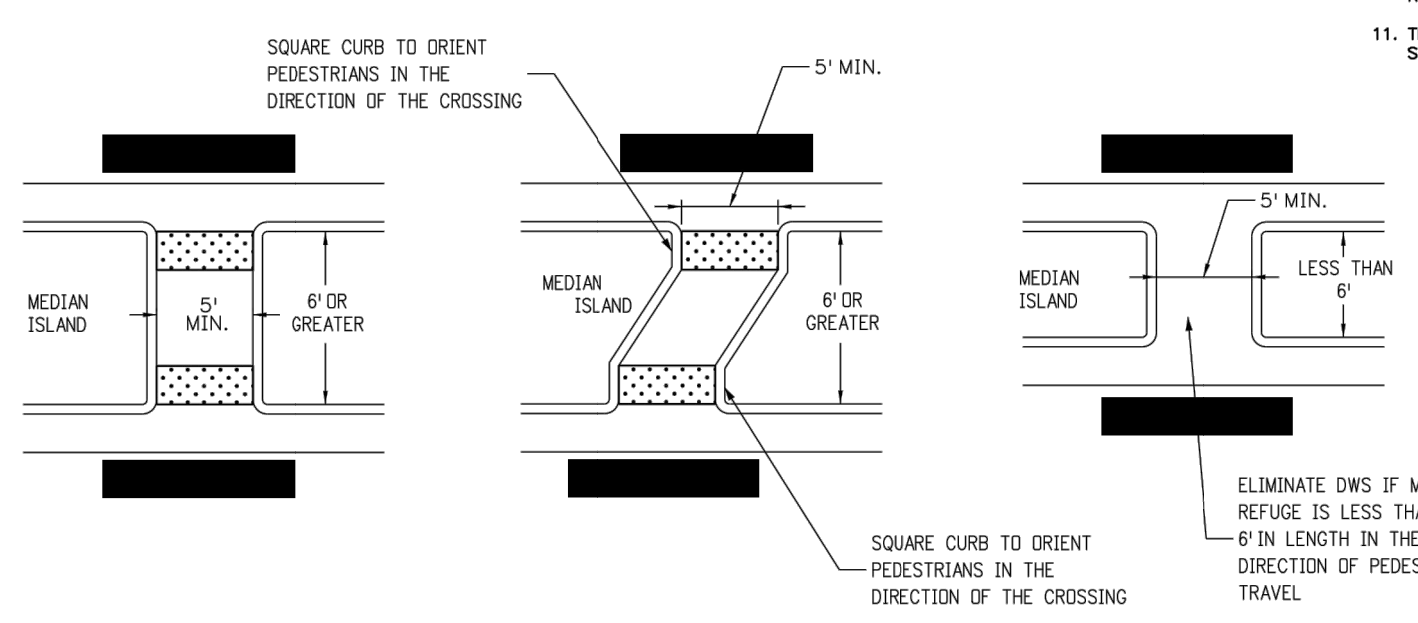
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



NOT TO SCALE

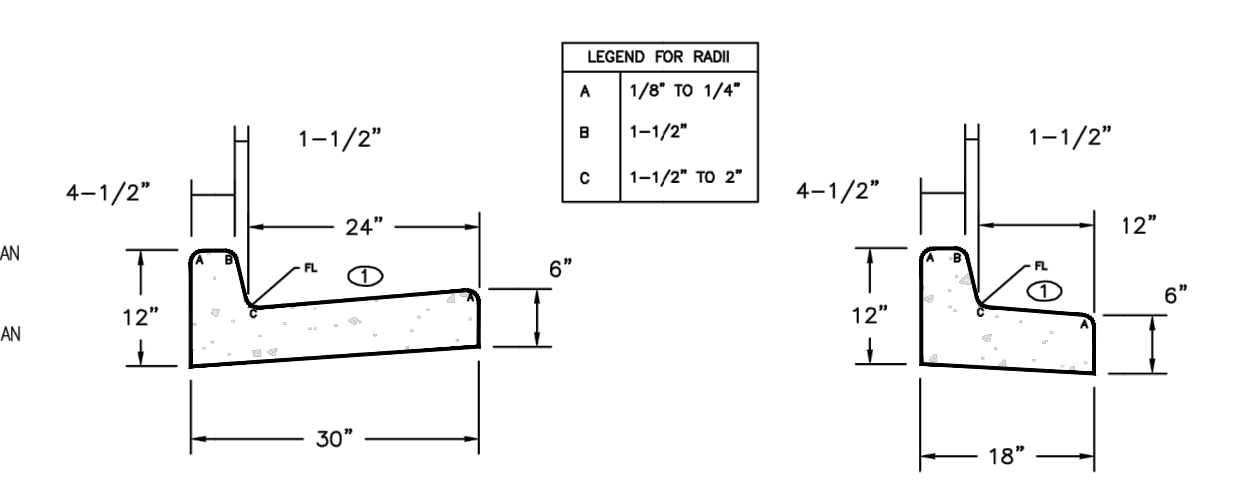
NOTES:

- The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running band 4" x 8" brick pattern as shown.
- Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.
- The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chromix" as manufactured by L.M. Scofield Company, "Davis Colors" as manufactured by Davis Color Company, Pigment No. 678, 5 lbs./sack, or an approved equal.
- Patterned concrete to be colored L.M. Scofield Company "Santa Barbara Brown, C-35", Davis Color Company, Pigment No. 678, 5 lbs./sack, or an approved equal.
- The Matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C-309. The curing compound shall be "Lilhocrome Colorwax" as manufactured by L.M. Scofield Company, Davis Color-Seed, as manufactured by Davis Color Company, or approved equal.
- The concrete mix design shall conform to the requirements of the color admixture manufacturer and shall meet CDOT Class B concrete requirements, unless otherwise approved.
- For weed control prior to median paving, apply a pre-emergent herbicide to median subgrade area per manufacturer's specifications for paving under Barrier 50 label (pbi Gordon). Trifluralin is labeled for use under asphalt under the Treflon 4EC label (Elanco).

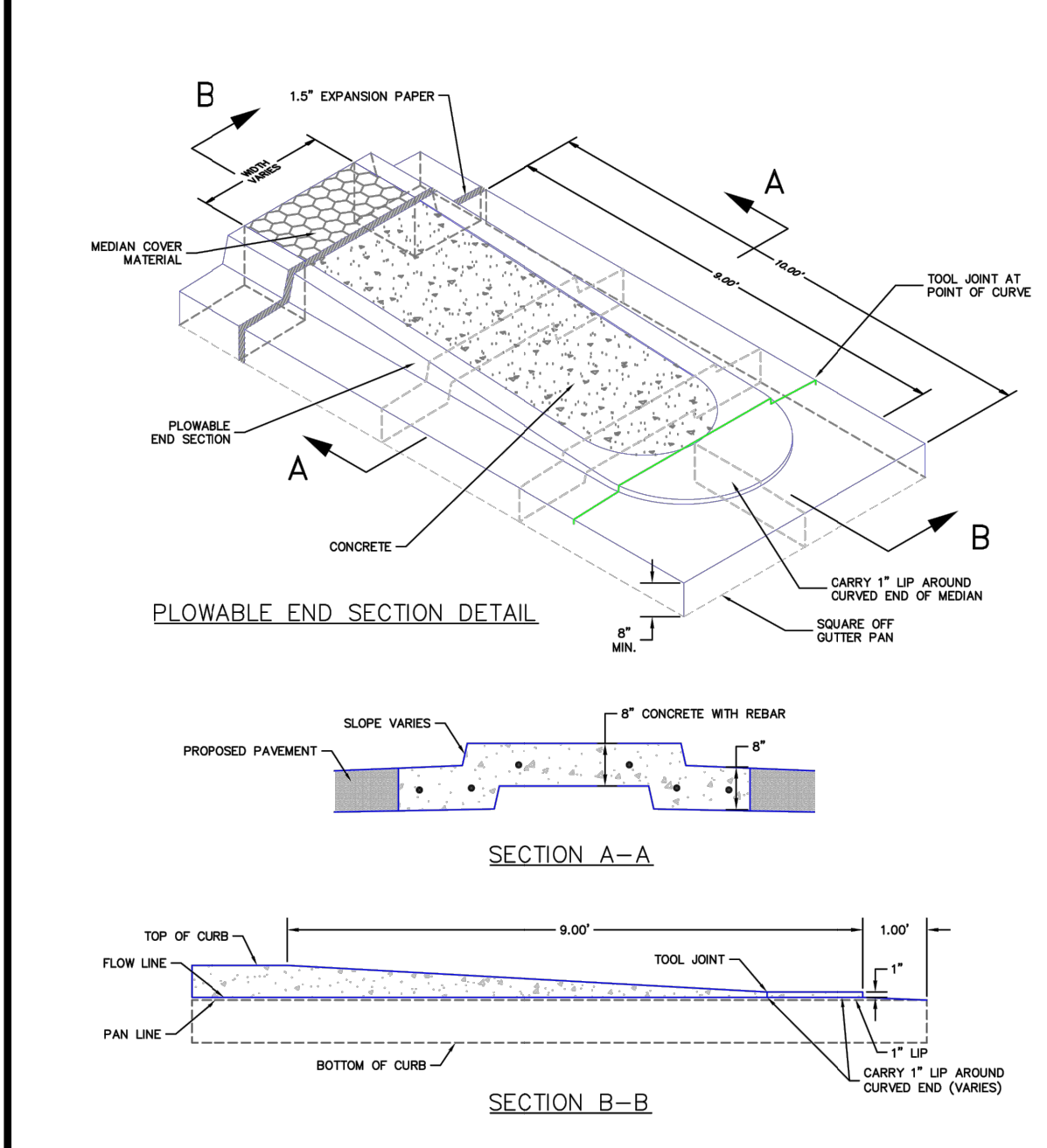


PEDESTRIAN MEDIAN CROSSING DETAIL (M-608-1)
SCALE: NTS

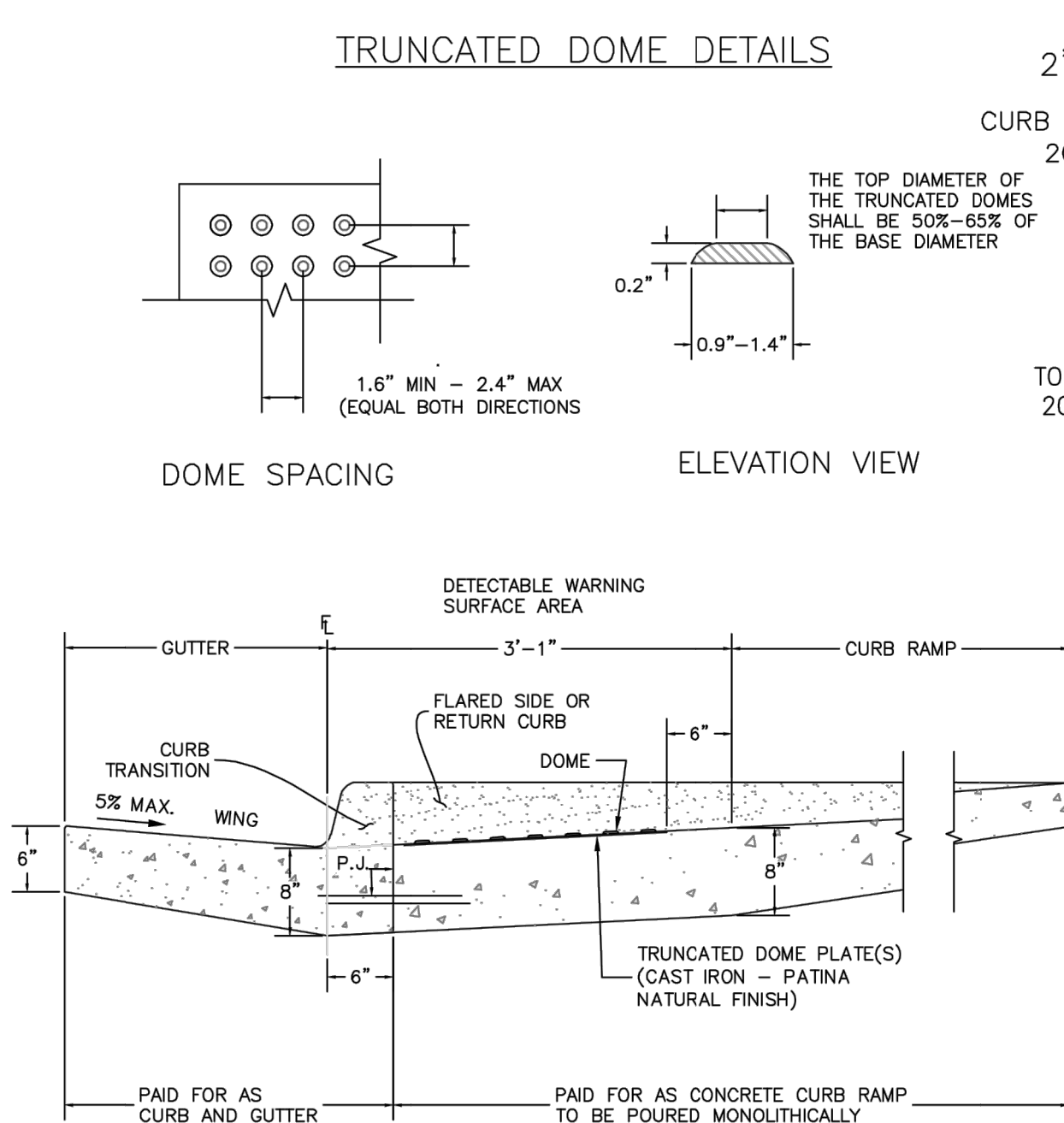
PEDESTRIAN INTERSECTION RAMP (SD 2-41)
SCALE: NTS



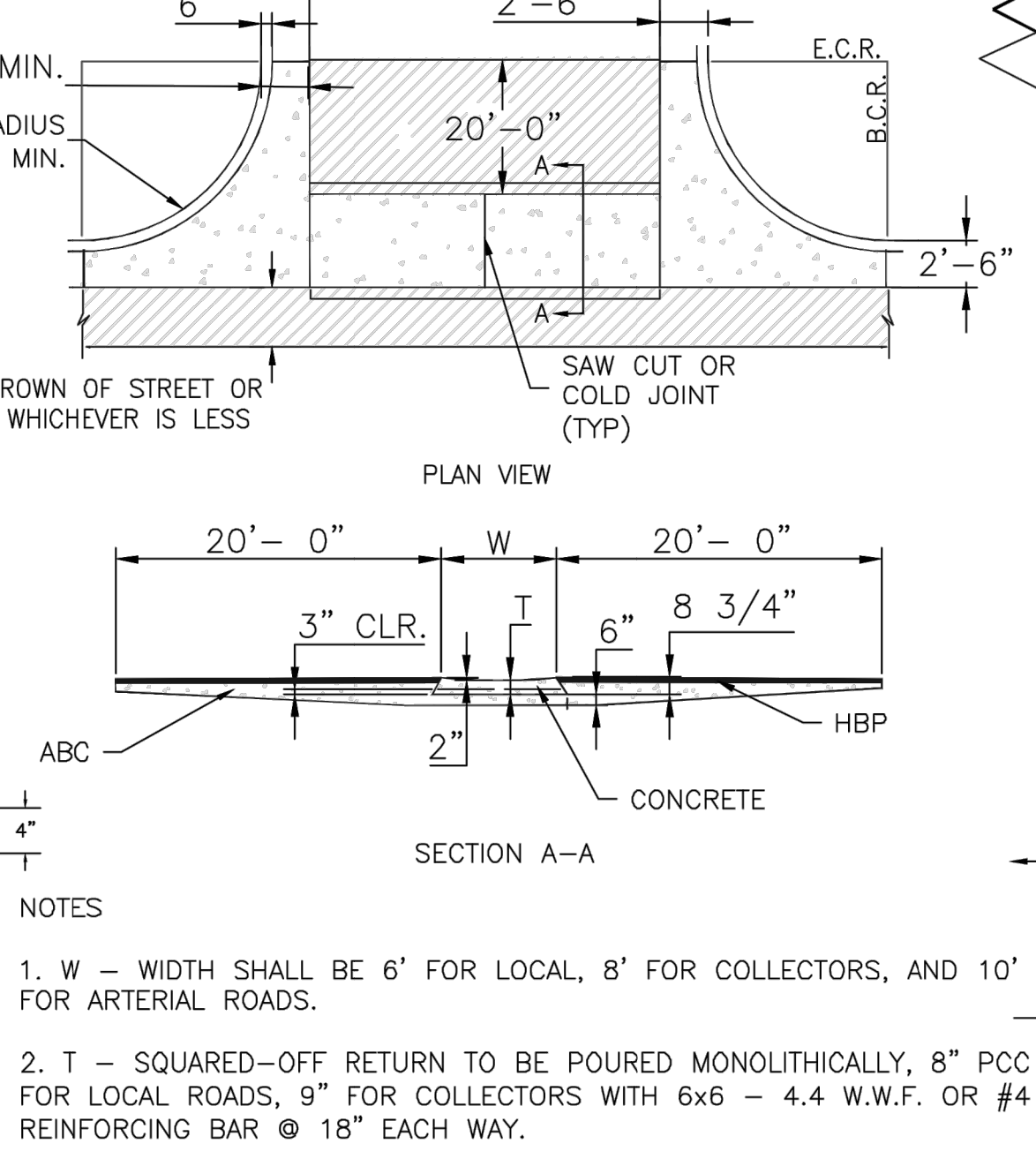
TYPICAL CURB & GUTTER DETAILS DETAIL (SD 2-20)
SCALE: NTS



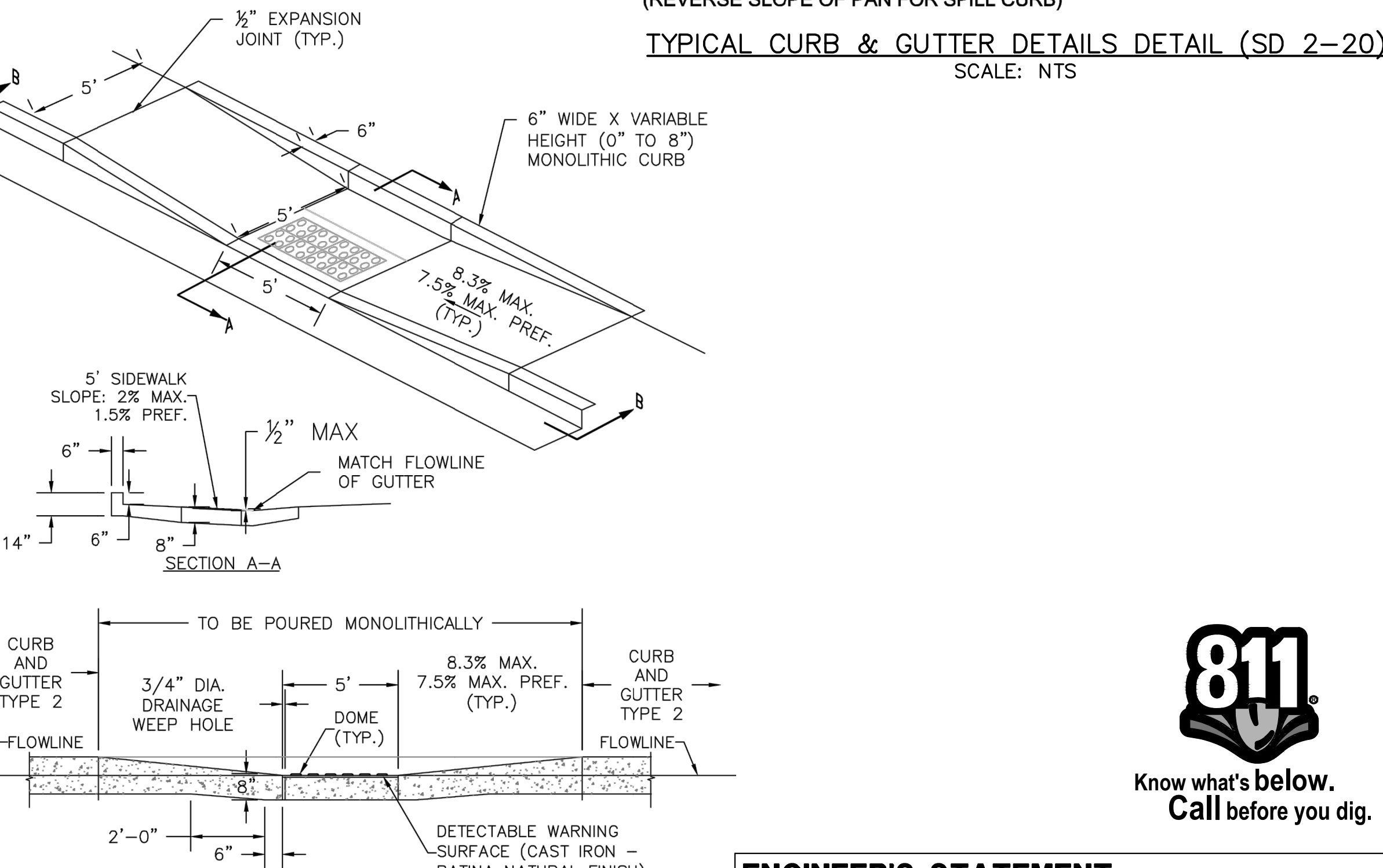
PLOWABLE MEDIAN NOSE DETAIL (SD 2-22)
SCALE: NTS



DETECTABLE WARNING SURFACE DETAILS (SD 2-42)
SCALE: NTS



TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)
SCALE: NTS



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)
SCALE: NTS



ENGINEER'S STATEMENT

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

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

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

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

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
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	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	⊠	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP		
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	⊙	●
CLEAN-OUT	⊖	⊖
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	⊙	●
FIRE HYDRANT	⊙	●
FIRE CONNECTION	⊙	●
MANHOLE	⊙	●
BEND	⊙	●
BLOW-OFF VALVE	⊙	●
WELL	⊙	●
METER	⊙	●
VALVE	⊙	●
REDUCER	⊙	●
THRUST BLOCK	⊙	●
CROSS	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
REVERSE ANCHOR	⊙	●
ANODE	⊙	●
AIR & VACUUM VALVE ASSEMBLY	⊙	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊙	●
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	⊙	●
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
TEE	⊙	●
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊙	●
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	⊙	●
ELECTRICAL PEDESTAL	⊙	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊙	●
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊙	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	⊙	●
TEST HOLE DESIGNATOR	⊙	●

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	●
BRASS CAP - FOUND	●
BENCHMARK - FOUND	⊙
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	■
MONUMENT - FOUND (ALTERNATE 3)	■
MONUMENT - FOUND (ALTERNATE 4)	■
MONUMENT - FOUND (ALTERNATE 5)	■
MONUMENT - FOUND (ALTERNATE 6)	■
MONUMENT - FOUND (ALTERNATE 7)	■
NAIL & WASHER - FOUND	●
PANEL - FOUND	⊙
PK NAIL - FOUND	⊙
ROW MONUMENT - FOUND	⊙
ROW MARKER - FOUND	⊙
SECTION CORNER - FOUND	⊙
SECTION CORNER - SET	⊙
QUARTER-SECTION CORNER - FOUND	⊙
QUARTER-SECTION CORNER - SET	⊙
SECTION CENTER - FOUND	⊙
SECTION CENTER - SET	⊙
CONTROL/TRVERSE POINT - SET	⊙

ABBREVIATIONS

AC	ACRE	INT	INTERSECTION
AD	ALGEBRAIC DIFFERENCE	INV	INVERT
AH	AHEAD	IRR	IRRIGATION
ARCH	ARCHITECT	KB	KICK (THRUST) BLOCK
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	LB	POUND
ASS'Y	ASSEMBLY	LE	LANDSCAPE EASEMENT
AVE	AVENUE	LF	LINEAR FOOT
BB	BOX BASE	LN	LINE
BK	BACK	LOWR	LETTER OF MAP REVISION
BNDY	BOUNDARY	LP	LOW POINT
BOP	BOTTOM OF PIPE	LS	LUMP SUM
BOV	BLOW OFF VALVE	LT	LEFT
BFV	BUTTERFLY VALVE	MAX	MAXIMUM
BLVD	BOULEVARD	M/O	MOISTURE DENSITY
BW	BOTTOM OF WALL	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
C&G	CURB & GUTTER	MH	MANHOLE
CATV	CABLE TELEVISION	MIN	MINIMUM
CB	CATCH BASIN	MS	MOUNTAIN
CBC	CONCRETE BOX CULVERT	N	NORTH
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	NRCP	NON-REINFORCED CONCRETE PIPE
CDS	CUL-DE-SAC	ODP	OFFICIAL DEVELOPMENT PLAN
CF	CUBIC FOOT	OHE	OVERHEAD ELECTRIC
CFS	CUBIC FEET PER SECOND	OHU	OVERHEAD UTILITY
CIP	COMPLETE IN PLACE	PC	POINT OF CURVATURE
CL	CENTER LINE	PCC	POINT OF COMPOUND CURVATURE
CLOMR	CONDITIONAL LETTER OF MAP REVISION	PCR	POINT OF CURB RETURN
CLR	CLEAR	PDP	PRELIMINARY DEVELOPMENT PLAN
CMP	CORRUGATED METAL PIPE	PE	PROFESSIONAL ENGINEER
CO	CLEAN OUT	PI	POINT OF INTERSECTION
COCS	CITY OF COLORADO SPRINGS CONCRETE	PKWY	PARKWAY
CR	CIRCLE	PL	PROPERTY LINE
CSP	CORRUGATED STEEL PIPE	PR	PROPOSED
CSU	COLORADO SPRINGS UTILITIES	PRC	POINT OF REVERSE CURVATURE
CT	COURT	PT	POINT OF TANGENCY
CTRB	CONCRETE THRUST REDUCER BLOCK	PV	PLUG VALVE
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
DBPS	DRAINAGE BASIN PLANNING STUDY	R	RADIUS
DE	DRAINAGE EASEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE DRIVE	RD	ROAD
DR	DRIVE	ROW	RIGHT OF WAY
DRC	DESIGN REVIEW COMMITTEE	RT	RIGHT
DJ	DWELLING UNITS	S	SOUTH
DY	DAY	STE	STEEL
E	EAST	SAN	SANITARY SEWER
EA	EACH	SF	SQUARE FOOT
EGL	ENERGY GRADE LINE	ST	STREET
EL	ELEVATION	STA	STATION
ELEC	ELECTRIC	STM	STORM SEWER
EOA	EDGE OF ASPHALT	SY	SQUARE YARD
EPC	EL PASO COUNTY	SY-IN	SQUARE YARD INCH
ERCP	ELLIPTICAL RCP	TB	THRUST BLOCK
ESMT	EASEMENT	TBC	TOP BACK OF CURB
EST	ESTIMATE	TBW	TOP BACK OF WALK
EX	EXISTING	TEL	TELEPHONE
FDP	FINAL DEVELOPMENT PLAN	TN	TON
FDR	FINAL DRAINAGE REPORT	TOA	TOP OF ASPHALT
FES	FLARED END SECTION	TOB	TOP OF BOX
FF	FINISHED FLOOR ELEVATION	TOC	TOP OF CURB OR CONCRETE
FG	FINISHED GRADE	TOP	TOP OF FOUNDATION
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FL	FLOWLINE	TW	TOP OF WALL
FILING	FILING	TYP	TYPICAL
FO	FIBER OPTIC CABLE	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GB	GRADE BREAK	UE	UTILITY EASEMENT
GE	GAS EASEMENT	U&DE	UTILITY & DRAINAGE EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM	UGE	UNDERGROUND ELECTRIC
GL	GAS LINE	VCP	VITRIFIED CLAY PIPE
GPS	GLOBAL POSITIONING SYSTEM	VPC	VERTICAL POINT OF CURVATURE
GV	GATE VALVE	VPI	VERTICAL POINT OF INTERSECTION
HBP	HOT BITUMINOUS PAVEMENT	VPT	VERTICAL POINT OF TANGENCY
HC	HANDICAP	VTC	VEHICLE TRACKING CONTROL
HDC	HIGH DEFLECTION COUPLING	W	WEST
HDPE	HIGH DENSITY POLYETHYLENE	WL	WATER LINE
HGL	HYDRAULIC GRADE LINE	WM	WATER MAIN
HMA	HOT MIX ASPHALT	WRD	WATER RESOURCES DEPARTMENT
HOA	HOME OWNERS ASSOCIATION	WS	WATER SURFACE
HP	HIGH POINT	WSE	WATER SURFACE ELEVATION
HR	HOUR	WTR	WATER
I	INLET	YR	YEAR
IE	IRRIGATION EASEMENT		

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

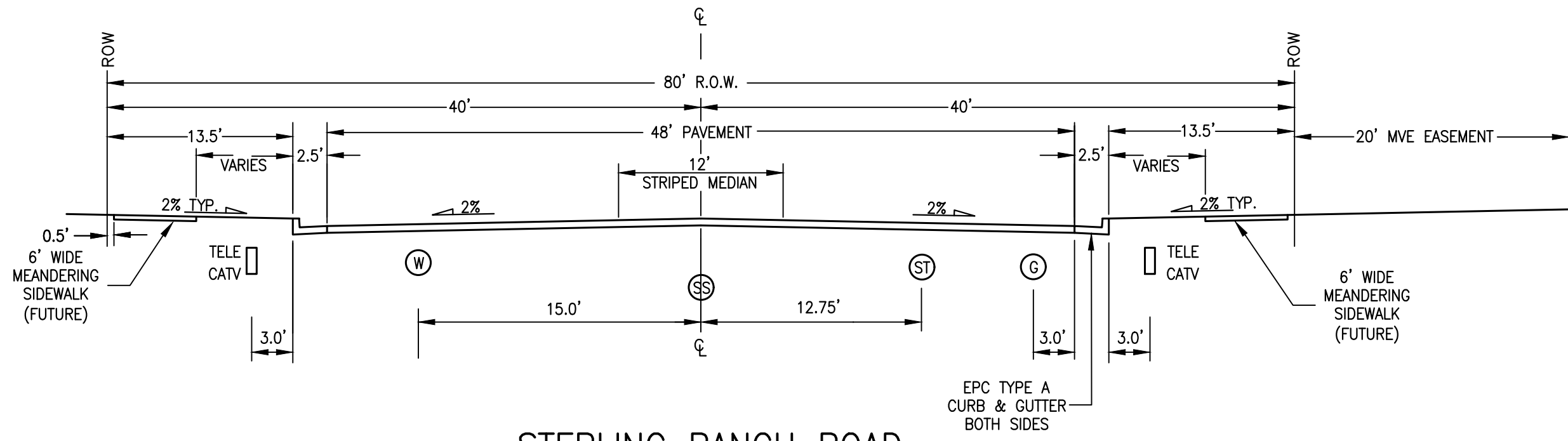
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

DATE 05/09/23
 32314
 05/09/23

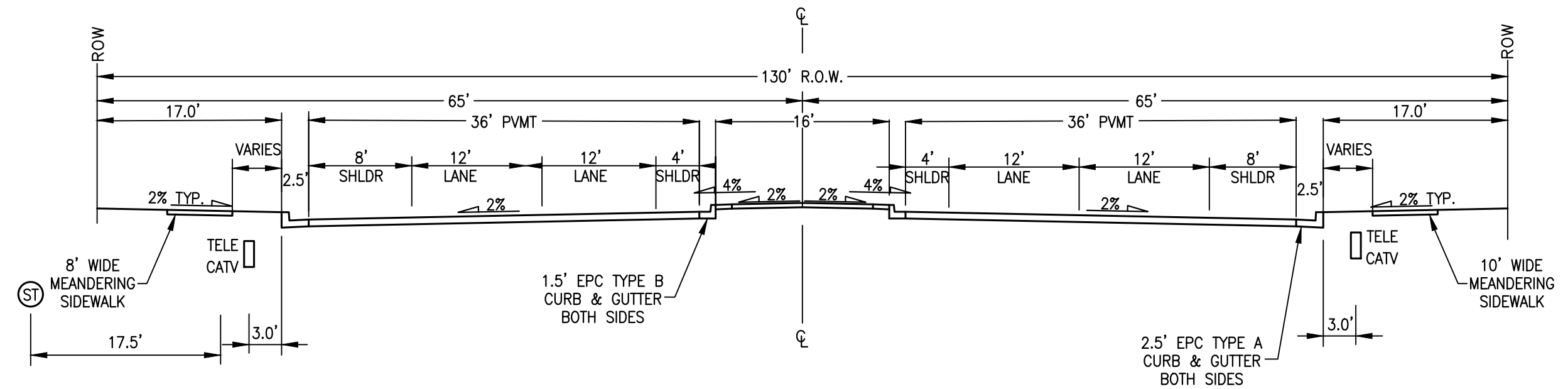
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STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 LEGEND
 SHEET 3 OF 32
 JOB NO. 25188.03

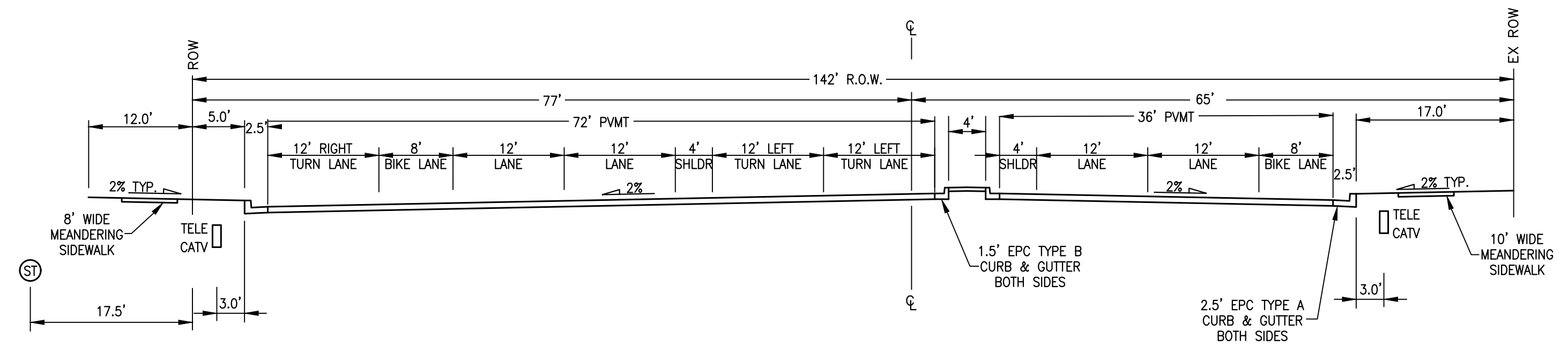
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STERLING RANCH ROAD
 SCALE: NTS
 DESIGN SPEED: 40 MPH POSTED SPEED: 35 MPH
 CLASSIFICATION: NON-RESIDENTIAL COLLECTOR



BRIARGATE PARKWAY – TYPICAL SECTION
 SCALE: NTS
 DESIGN SPEED: 50 MPH, POSTED SPEED: 45 MPH
 CLASSIFICATION: 4-LANE URBAN PRINCIPAL ARTERIAL



BRIARGATE PARKWAY – INTERSECTION
 SCALE: NTS
 DESIGN SPEED: 50 MPH, POSTED SPEED: 45 MPH
 CLASSIFICATION: 4-LANE URBAN PRINCIPAL ARTERIAL

LEGEND

- ⊙ WATERLINE
- ⊙ GAS LINE
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- TELEPHONE/TV LINE

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

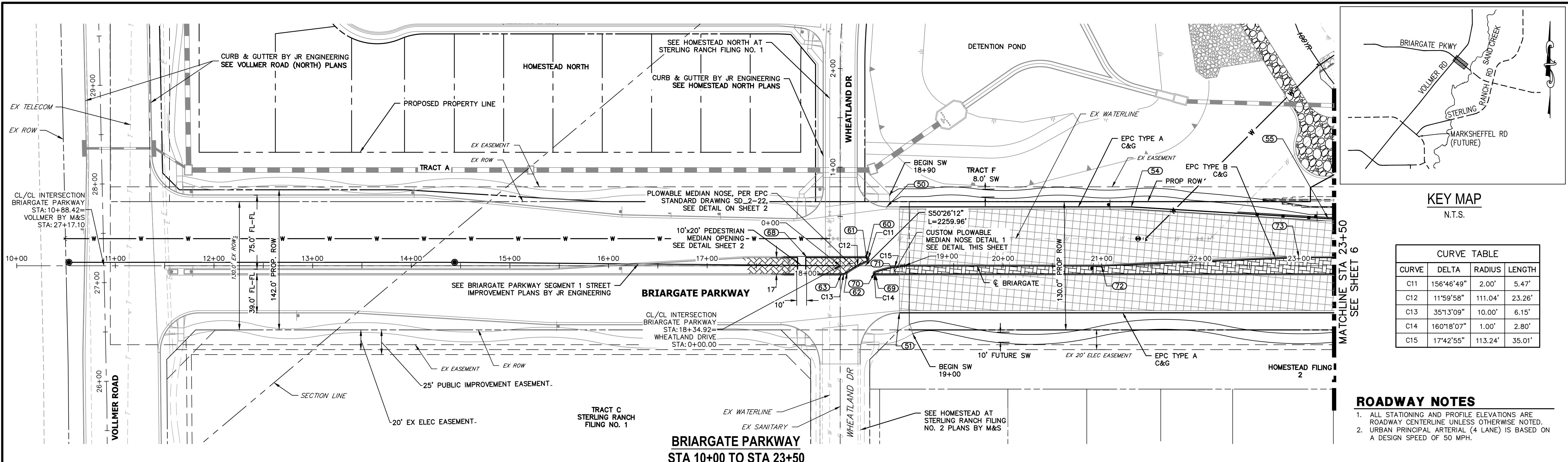
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
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 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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BY	DATE	NO.	REVISION

H-SCALE	N/A
V-SCALE	N/A
DATE	05/08/23
DESIGNED BY	RAB
DRAWN BY	RAB
CHECKED BY	

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 TYPICAL SECTIONS

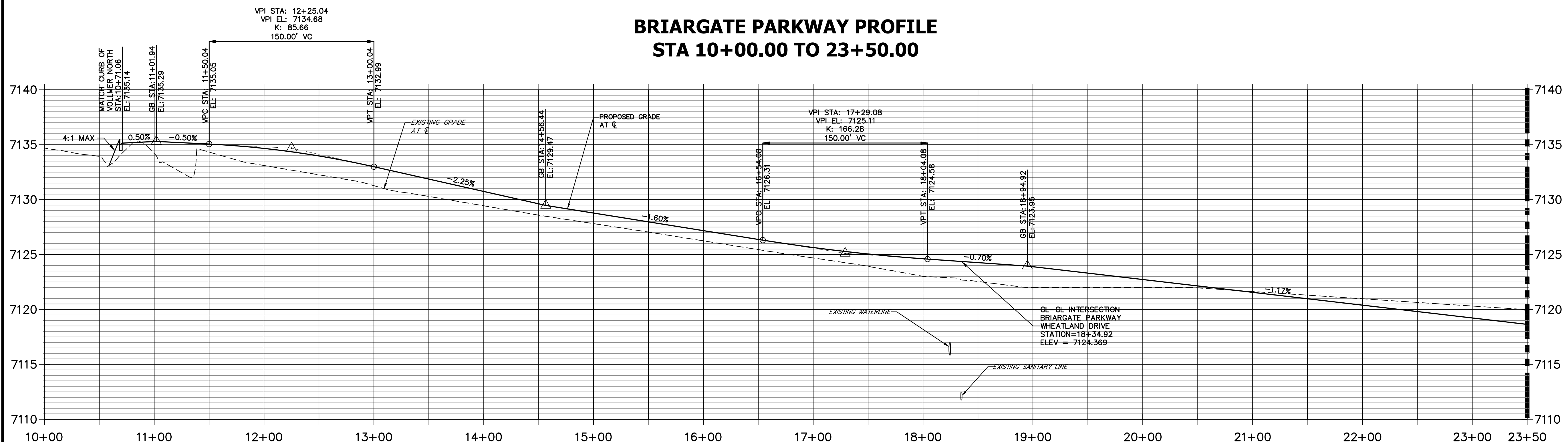


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C11	156°46'49"	2.00'	5.47'
C12	11°59'58"	111.04'	23.26'
C13	35°13'09"	10.00'	6.15'
C14	160°18'07"	1.00'	2.80'
C15	17°42'55"	113.24'	35.01'

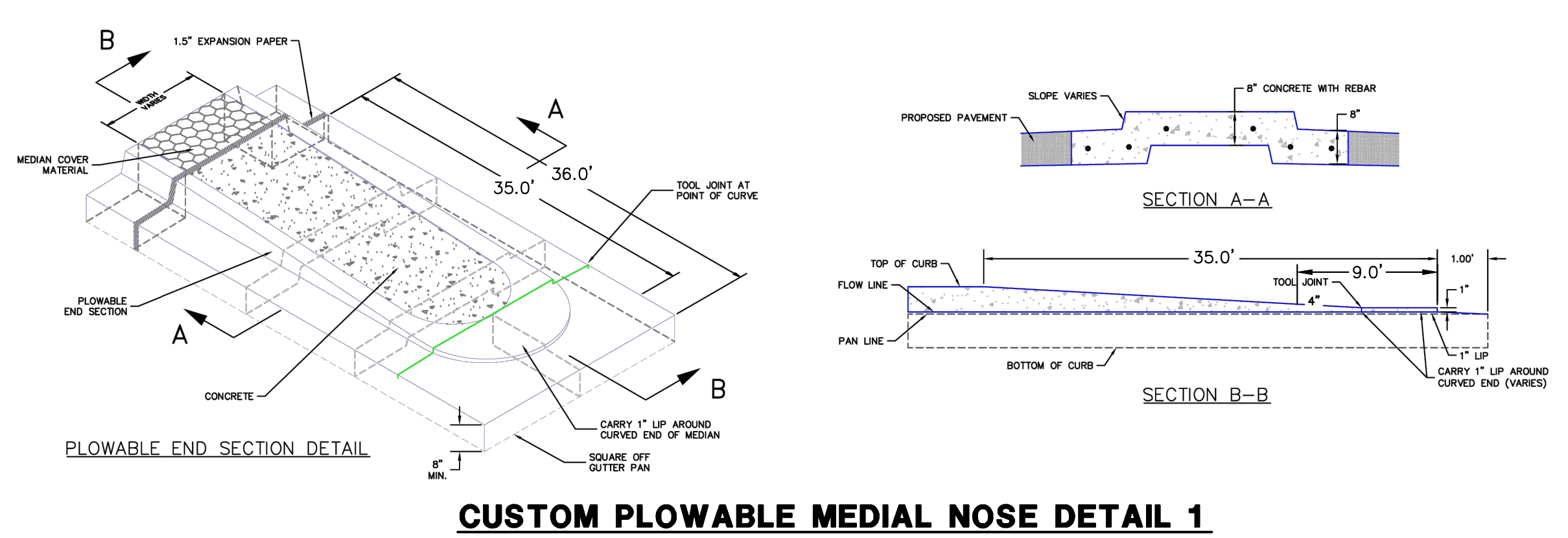
- ROADWAY NOTES**
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
 - URBAN PRINCIPAL ARTERIAL (4 LANE) IS BASED ON A DESIGN SPEED OF 50 MPH.

**BRIARGATE PARKWAY PROFILE
STA 10+00.00 TO 23+50.00**



POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
50	18+81.92	59.50' (LT)	BRIARGATE PARKWAY	7122.83		PCR
51	18+94.92	47.50' (RT)	BRIARGATE PARKWAY	7121.66		PC
54	21+29.93	59.50' (LT)	BRIARGATE PARKWAY	7119.85		PI
55	23+29.93	47.50' (LT)	BRIARGATE PARKWAY	7118.20		PI
60	18+61.35	8.50' (LT)	BRIARGATE PARKWAY	7123.82		PC
61	18+62.14	4.66' (LT)	BRIARGATE PARKWAY	7123.84		PRC
62	18+41.88	6.67' (RT)	BRIARGATE PARKWAY	7123.94		PRC
63	18+36.11	8.50' (RT)	BRIARGATE PARKWAY	7123.97		PT
68	18+01.29	8.50' (LT)	BRIARGATE PARKWAY	7124.49		PT
69	18+70.30	8.50' (RT)	BRIARGATE PARKWAY	7123.95		PC
70	18+69.96	6.56' (RT)	BRIARGATE PARKWAY	7123.94		PT
71	18+86.83	1.95' (RT)	BRIARGATE PARKWAY	7123.85		PT
72	21+00.00	0.00' (0)	BRIARGATE PARKWAY	7121.58		PI
73	23+00.00	8.50' (LT)	BRIARGATE PARKWAY	7119.31		PI



LEGEND

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



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

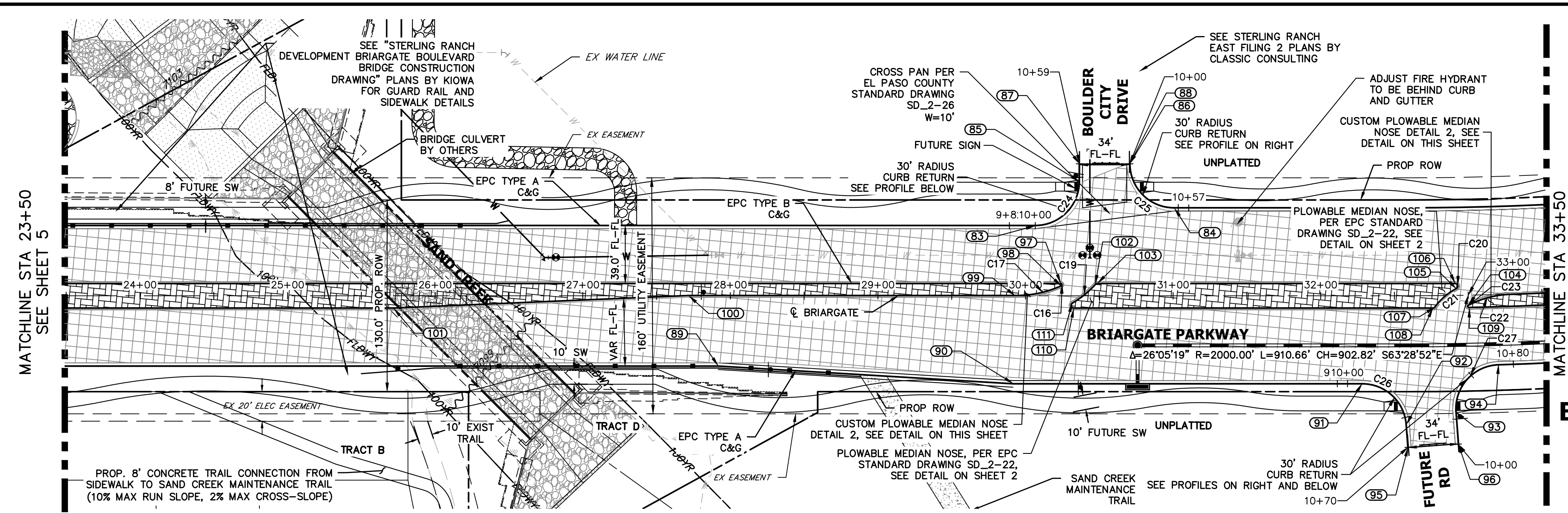
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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

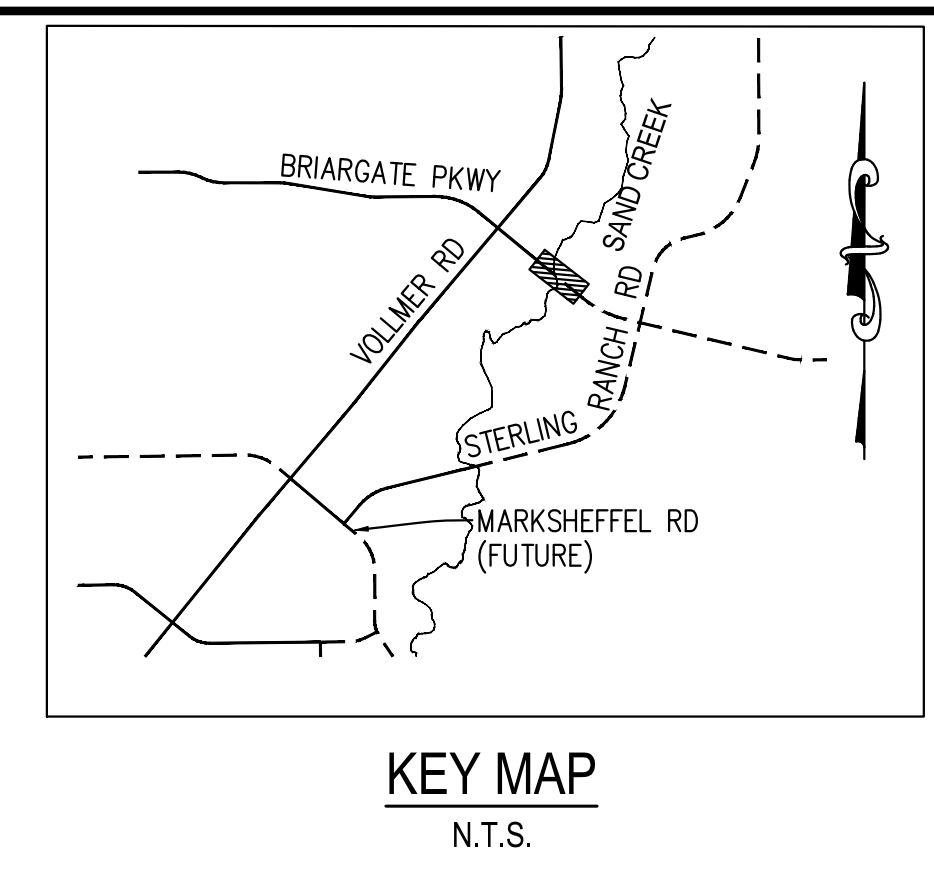
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE PARKWAY STREET PLAN & PROFILE

SHEET 5 OF 32
 JOB NO. 25188.03



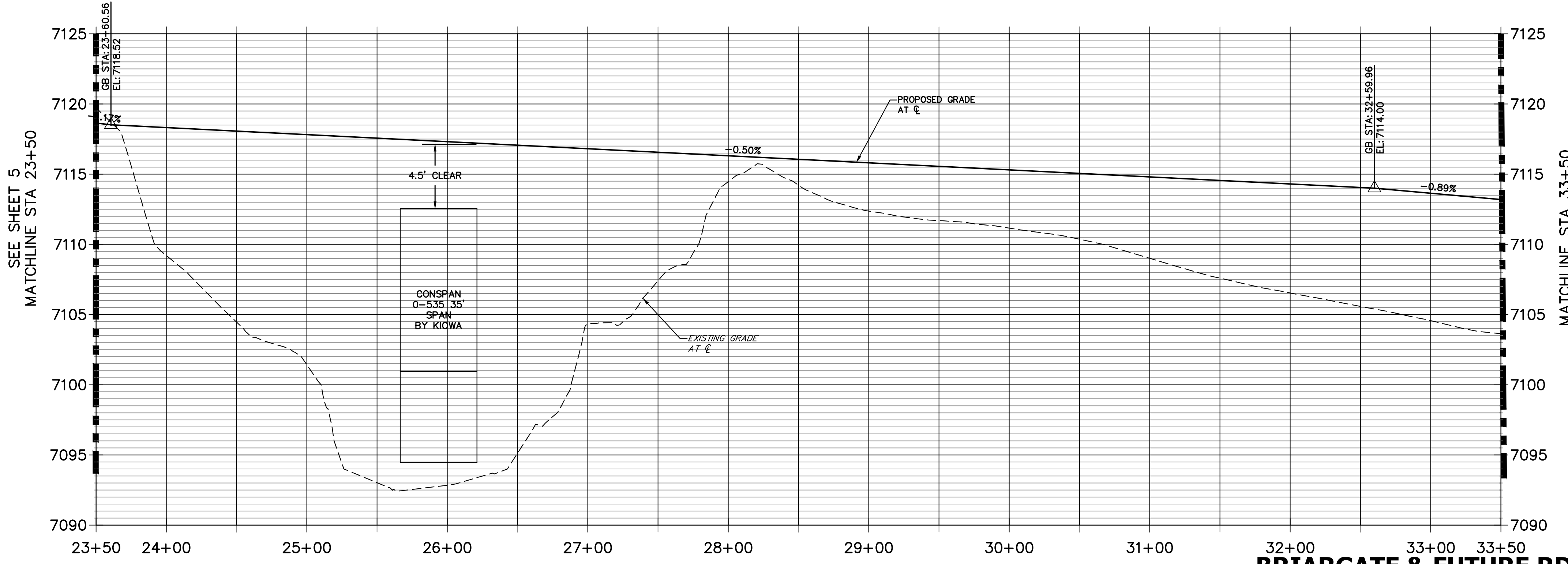
LEGEND

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

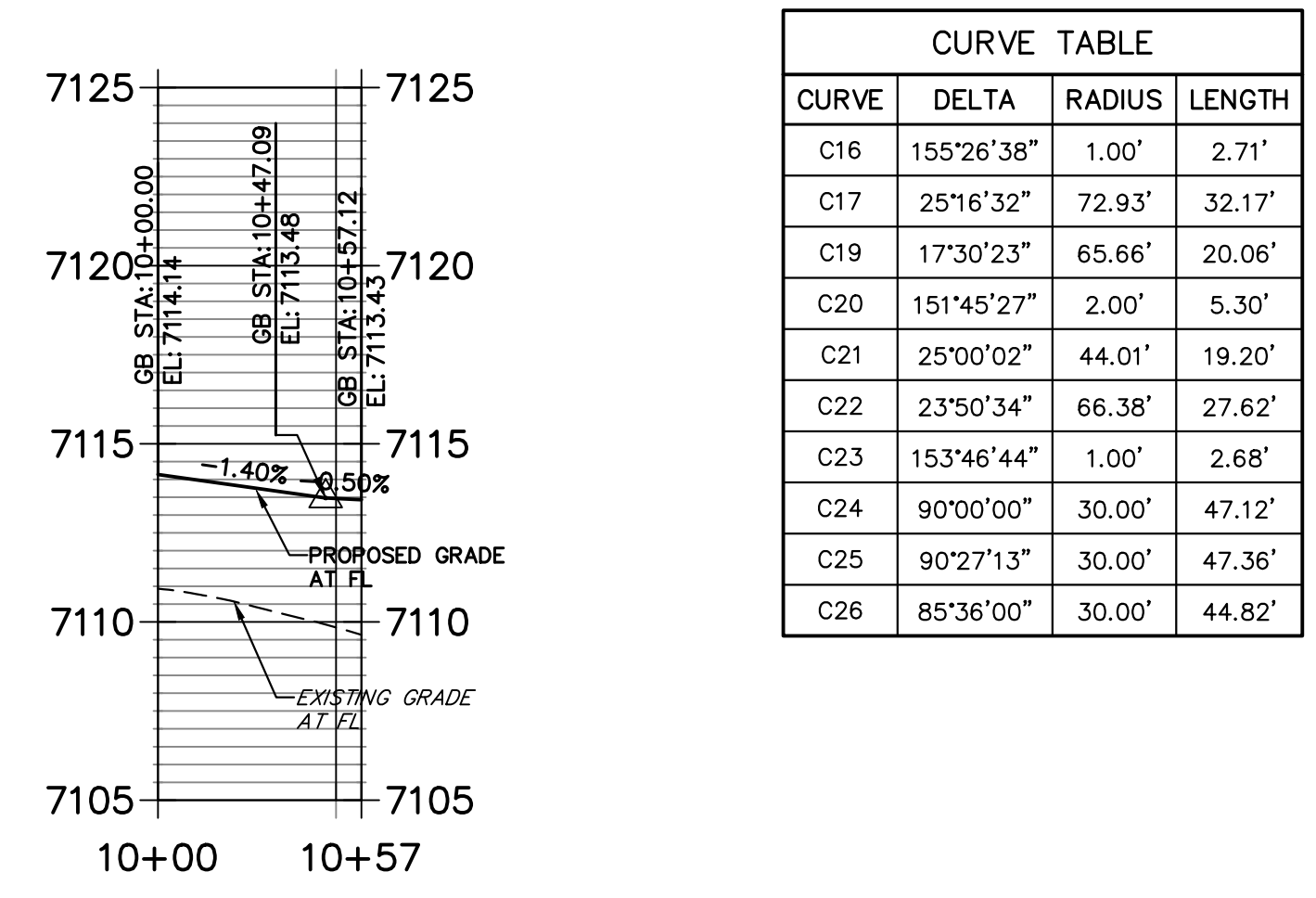


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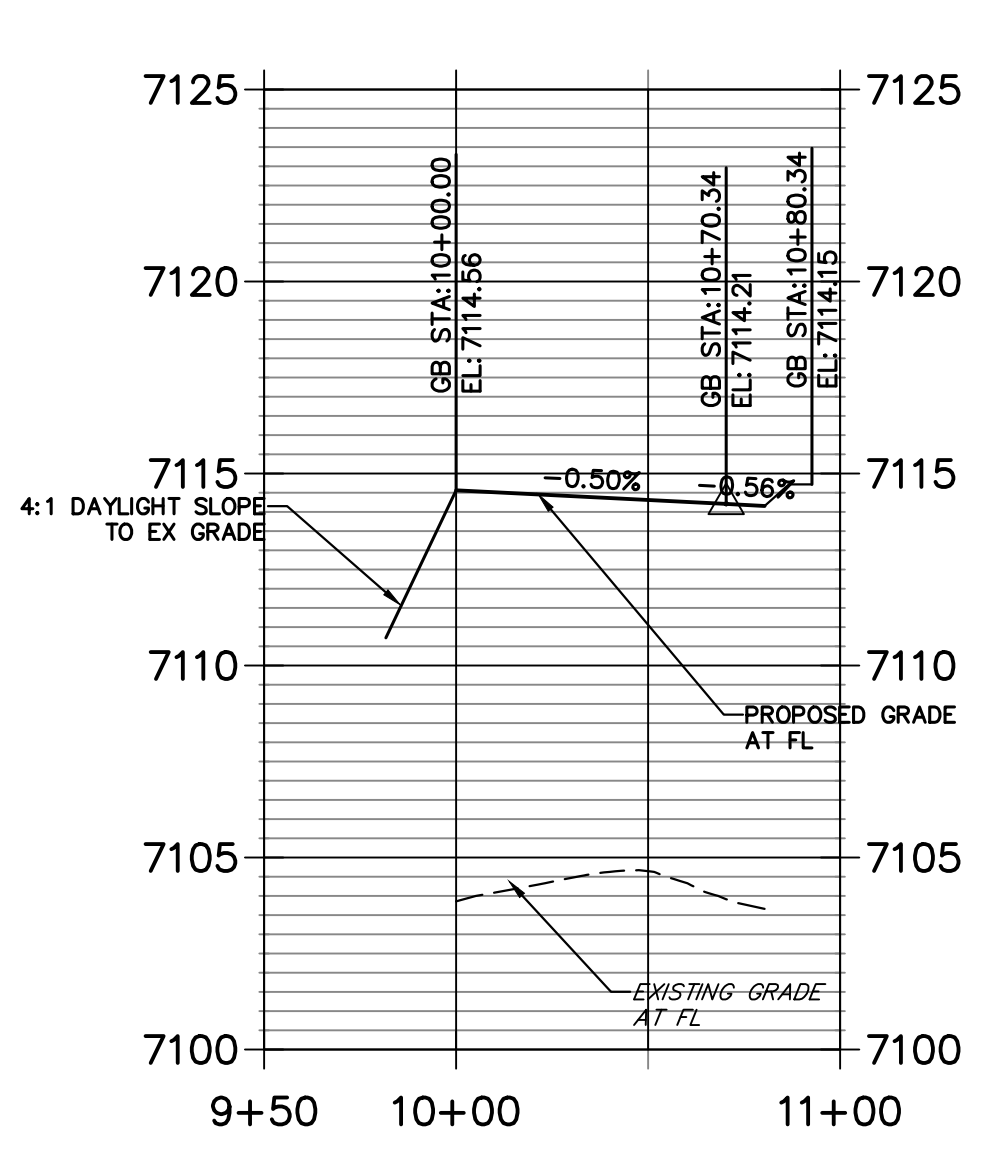
**BRIARGATE PARKWAY PROFILE (1)
 STA 23+50.00 TO 33+50.00**



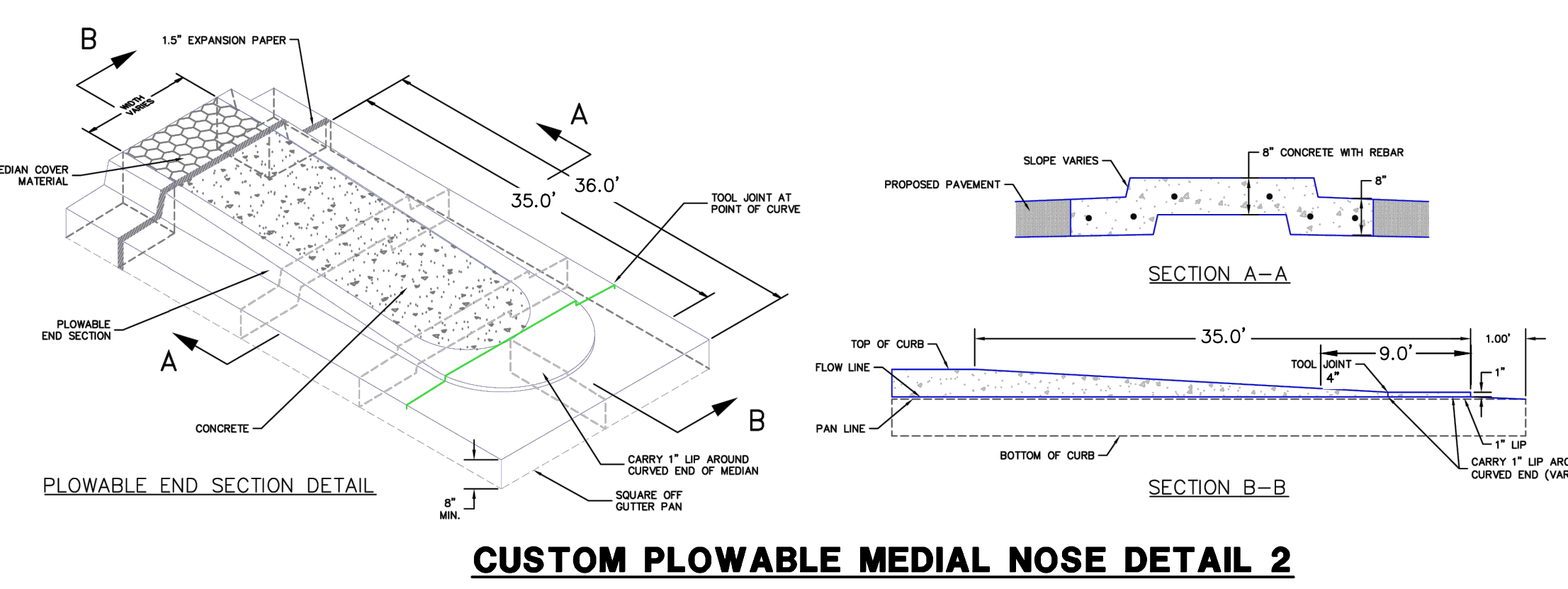
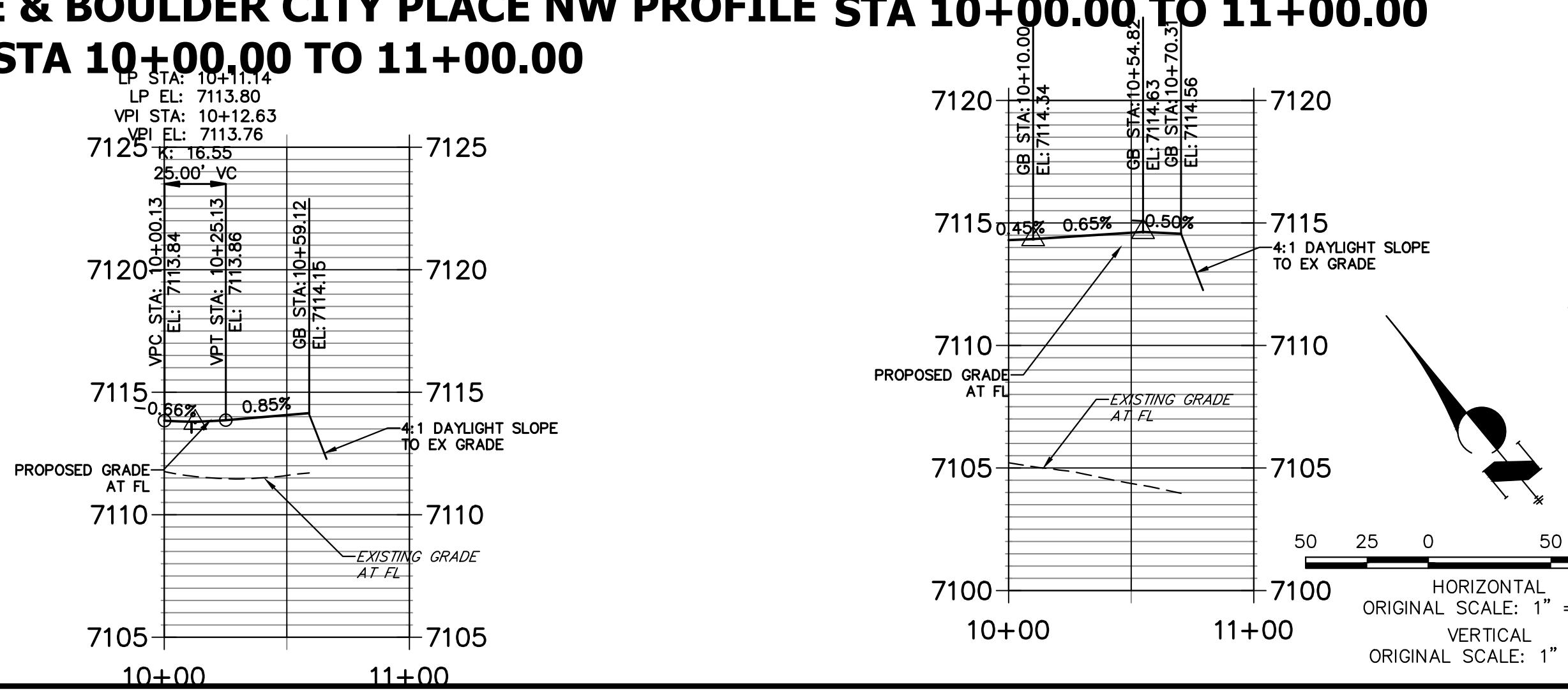
**BRIARGATE & BOULDER CITY PLACE NE PROFILE
 STA 10+00.00 TO 10+57.12**



**BRIARGATE & FUTURE RD SE PROFILE
 STA 9+50.00 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 7 FOR POINT TABLES

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

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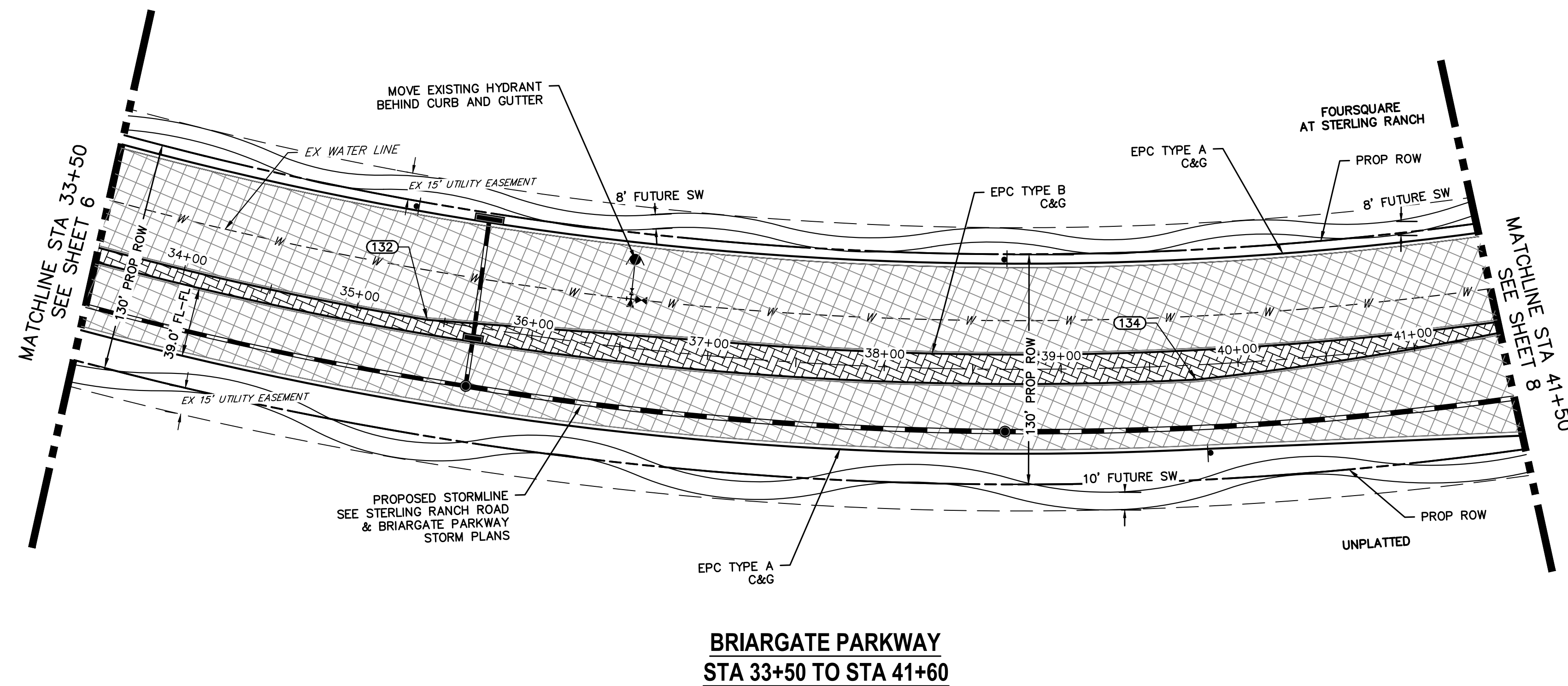
No.	REVISION	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE PARKWAY STREET PLAN & PROFILE
 SHEET 6 OF 32
 JOB NO. 25188.03

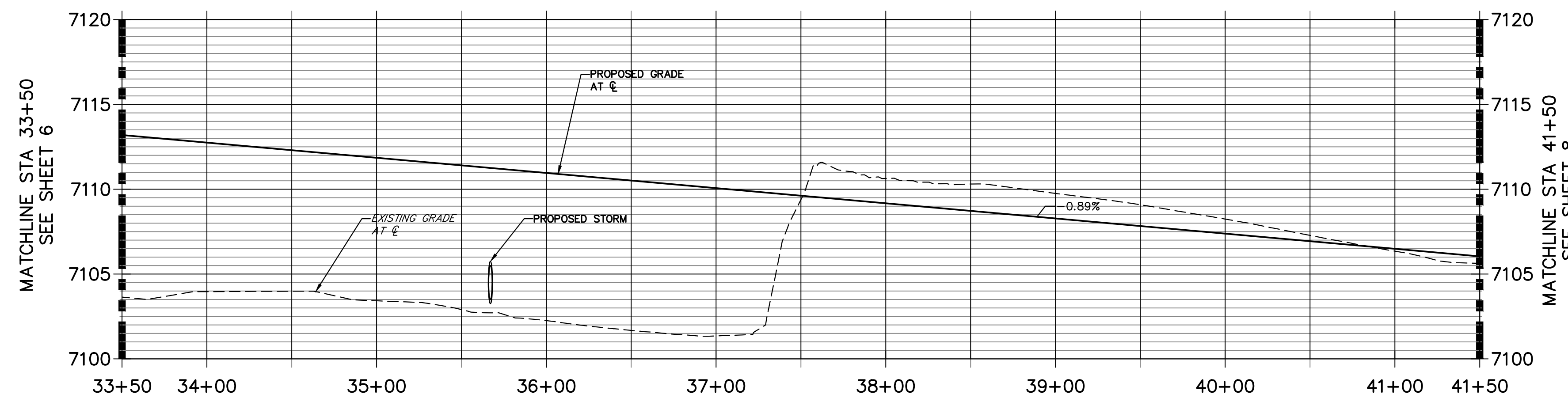
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
83	30+06.63	47.50' (LT)	BRIARGATE PARKWAY	7113.84		PCR
84	31+00.87	59.50' (LT)	BRIARGATE PARKWAY	7113.48		PCR
85	30+36.63	77.50' (LT)	BRIARGATE PARKWAY	7114.05		PT
86	30+70.63	89.50' (LT)	BRIARGATE PARKWAY	7114.14		PT
87	30+36.63	89.50' (LT)	BRIARGATE PARKWAY	7114.15		END C&G
88	30+70.63	89.50' (LT)	BRIARGATE PARKWAY	7114.14		END C&G
89	27+91.80	47.50' (RT)	BRIARGATE PARKWAY	7115.27		PI
90	29+91.65	59.50' (RT)	BRIARGATE PARKWAY	7114.03		PI
91	32+28.19	59.50' (RT)	BRIARGATE PARKWAY	7114.34		PCR
92	32+58.10	87.20' (RT)	BRIARGATE PARKWAY	7114.63		PT
93	32+90.36	79.13' (RT)	BRIARGATE PARKWAY	7114.45		PT
94	33+19.19	47.50' (RT)	BRIARGATE PARKWAY	7114.21		PCR
95	32+59.29	102.65' (RT)	BRIARGATE PARKWAY	7114.56		END C&G
96	32+91.63	100.68' (RT)	BRIARGATE PARKWAY	7114.58		END C&G
97	30+23.86	8.50' (LT)	BRIARGATE PARKWAY	7115.05		PC
98	30+24.28	6.59' (LT)	BRIARGATE PARKWAY	7115.12		PCC
99	29+93.05	0.00' ()	BRIARGATE PARKWAY	7115.36		PT
100	27+71.87	0.00' ()	BRIARGATE PARKWAY	7116.47		PI
101	25+71.87	8.50' (RT)	BRIARGATE PARKWAY	7117.31		PI
102	30+47.26	7.84' (LT)	BRIARGATE PARKWAY	7114.82		PI
103	30+48.74	8.50' (LT)	BRIARGATE PARKWAY	7114.81		PI
104	32+99.92	6.60' (RT)	BRIARGATE PARKWAY	7113.72		PC
105	32+92.14	4.48' (LT)	BRIARGATE PARKWAY	7113.61		PC
106	32+91.25	8.26' (LT)	BRIARGATE PARKWAY	7113.53		PC
107	32+77.56	7.77' (RT)	BRIARGATE PARKWAY	7113.91		PI
108	32+75.96	8.56' (RT)	BRIARGATE PARKWAY	7113.94		PI
109	33+00.36	8.50' (RT)	BRIARGATE PARKWAY	7113.75		PT
110	30+32.77	8.50' (RT)	BRIARGATE PARKWAY	7114.92		PC
111	30+31.76	4.77' (RT)	BRIARGATE PARKWAY	7114.97		PRC

SHEET 6 POINT TABLE

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
132	35+40.23	0.00' ()	BRIARGATE PARKWAY	7111.51		PI
134	39+76.11	8.50' (RT)	BRIARGATE PARKWAY	7107.70		PI



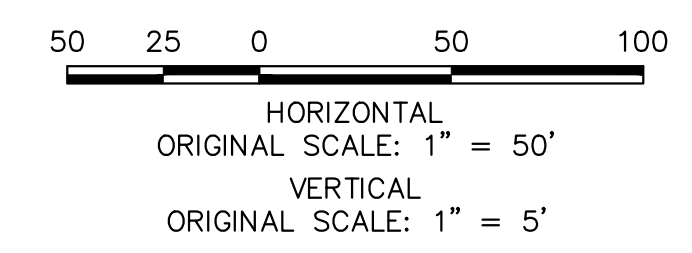
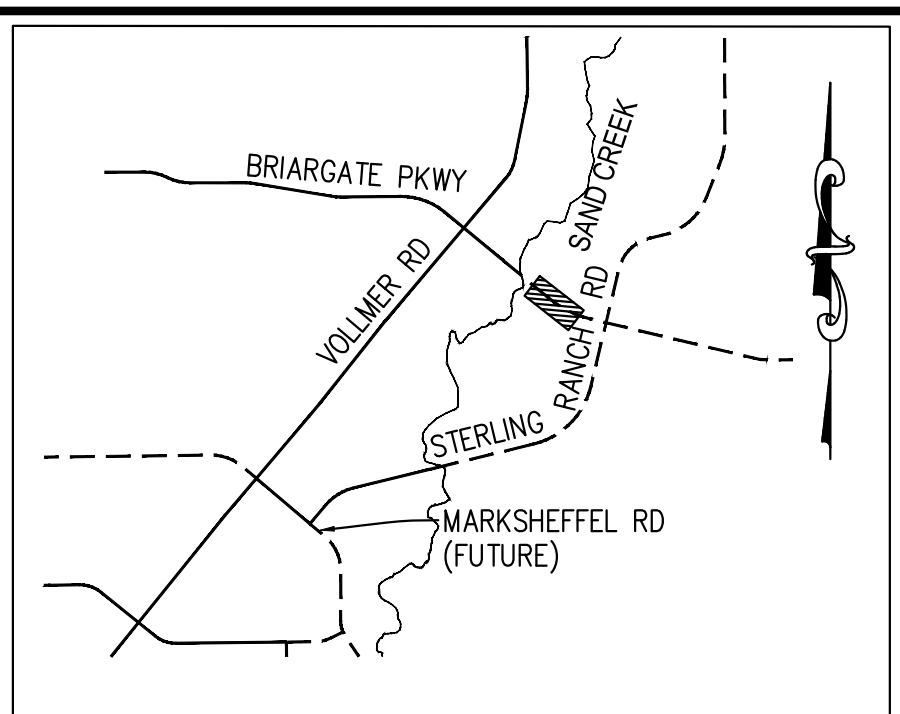
**BRIARGATE PARKWAY PROFILE (2)
STA 33+50.00 TO 41+50.00**



LEGEND

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

- 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.



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 Mike A. Bramlett
 32314
 05/09/23
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

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BY	DATE	No.	REVISION

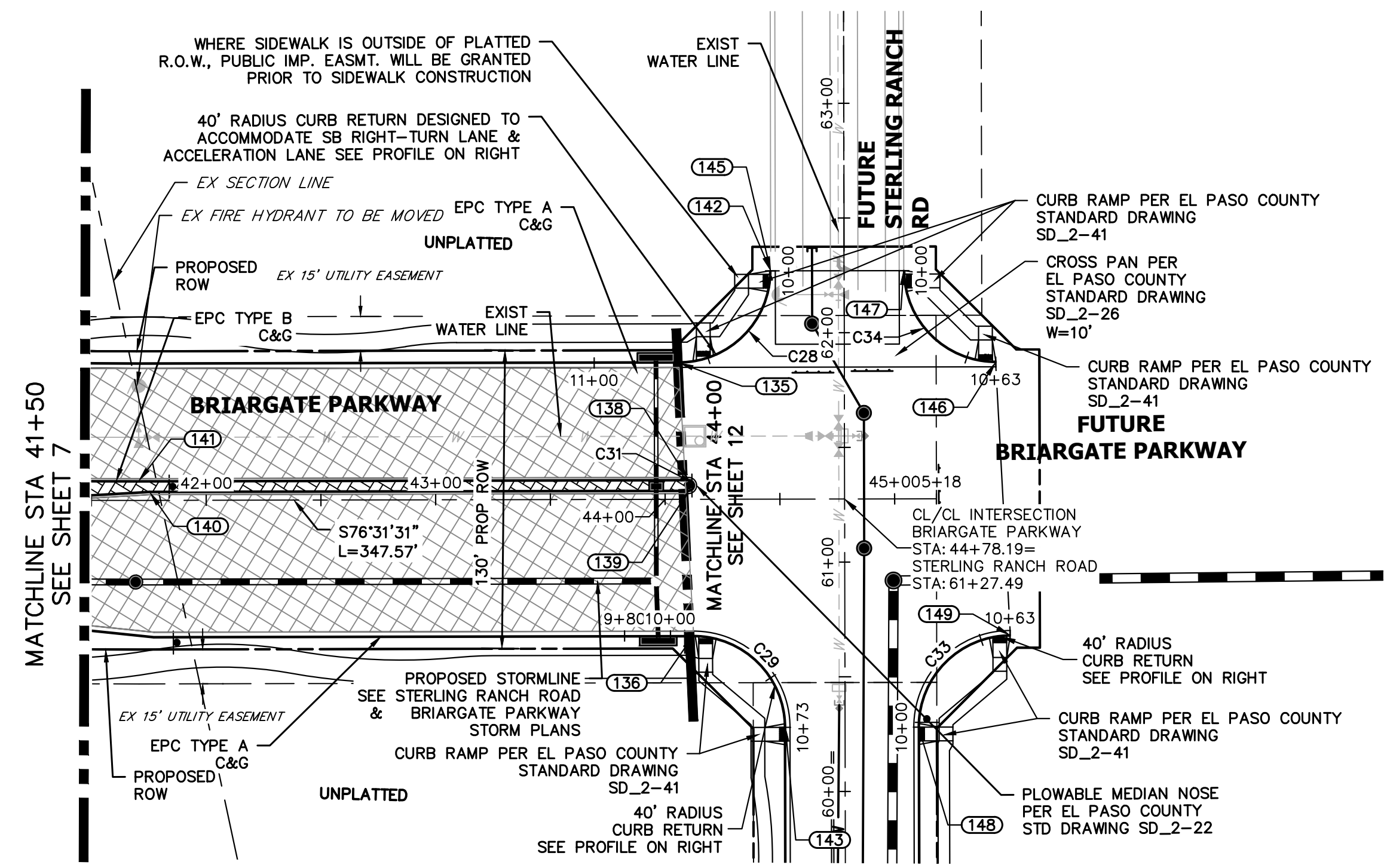
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 05/08/23
 DESIGNED BY TIM
 DRAWN BY CRB
 CHECKED BY

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

SHEET 7 OF 32
 JOB NO. 25188.03

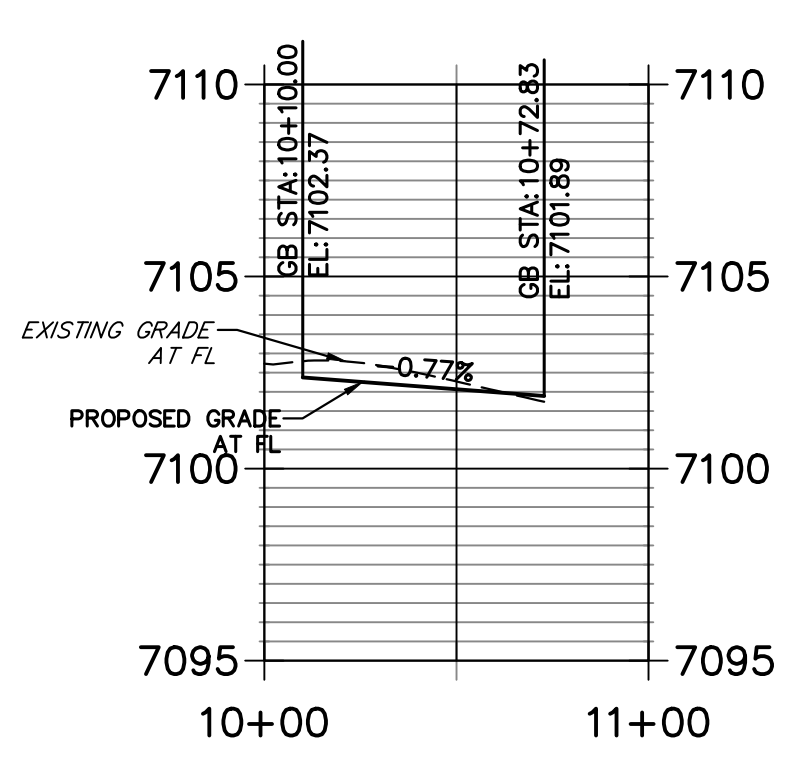


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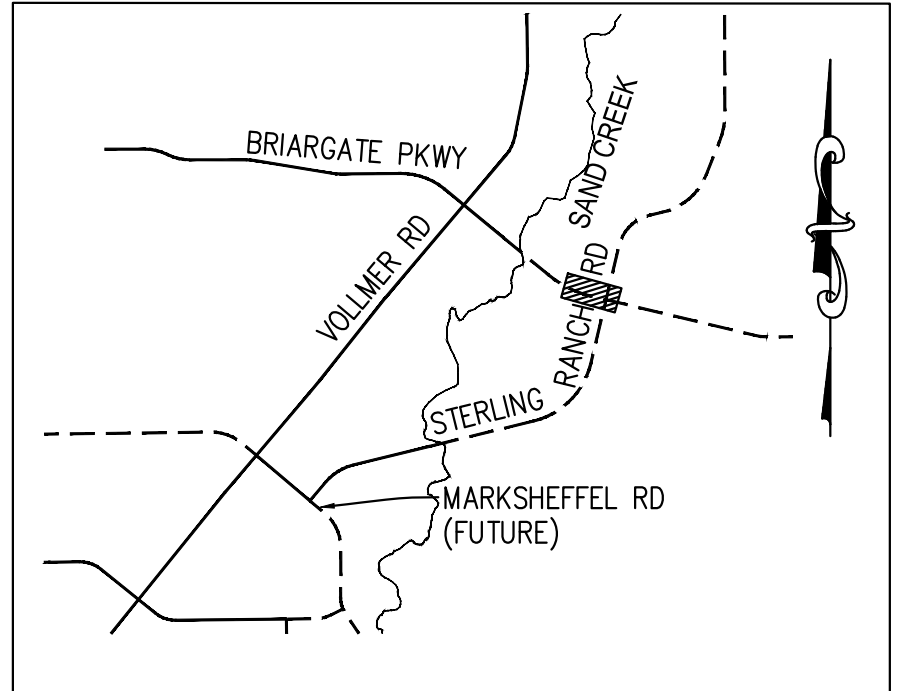
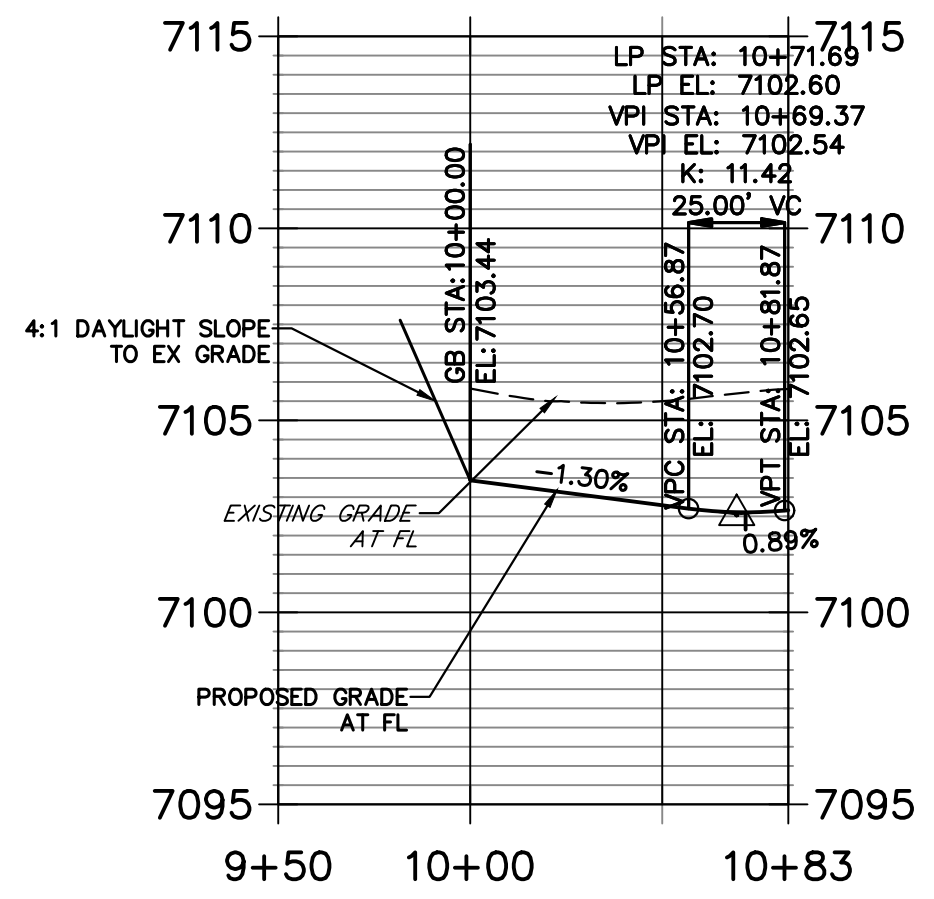


**BRIARGATE PARKWAY
STA 41+50 TO STA 45+00**

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

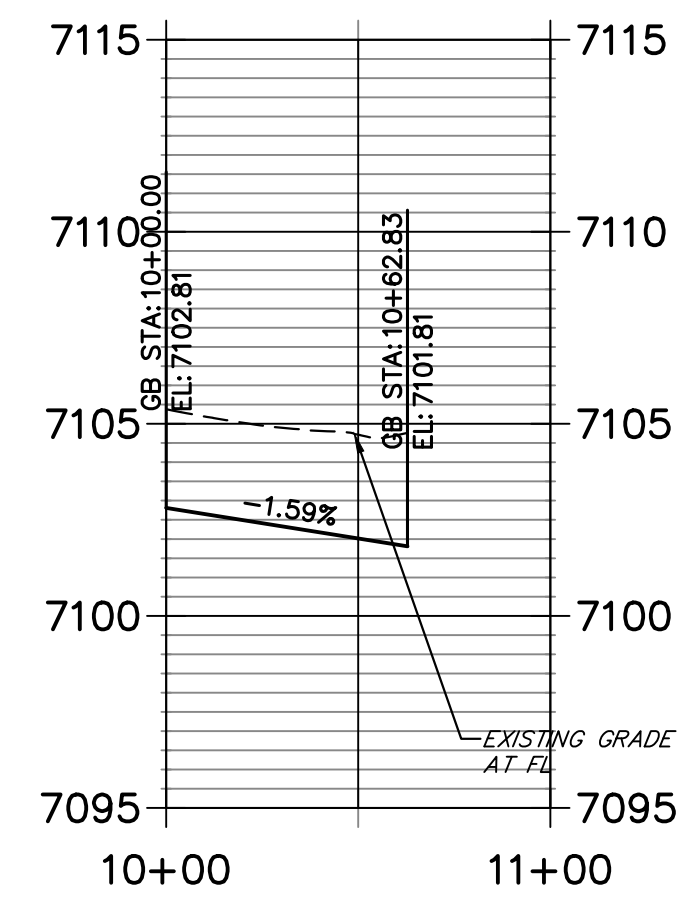


**BRIARGATE & STERLING NW PROFILE
STA 9+50.00 TO 10+82.83**



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

**BRIARGATE & STERLING NE PROFILE PROFILE
STA 10+00.00 TO 11+00.00**

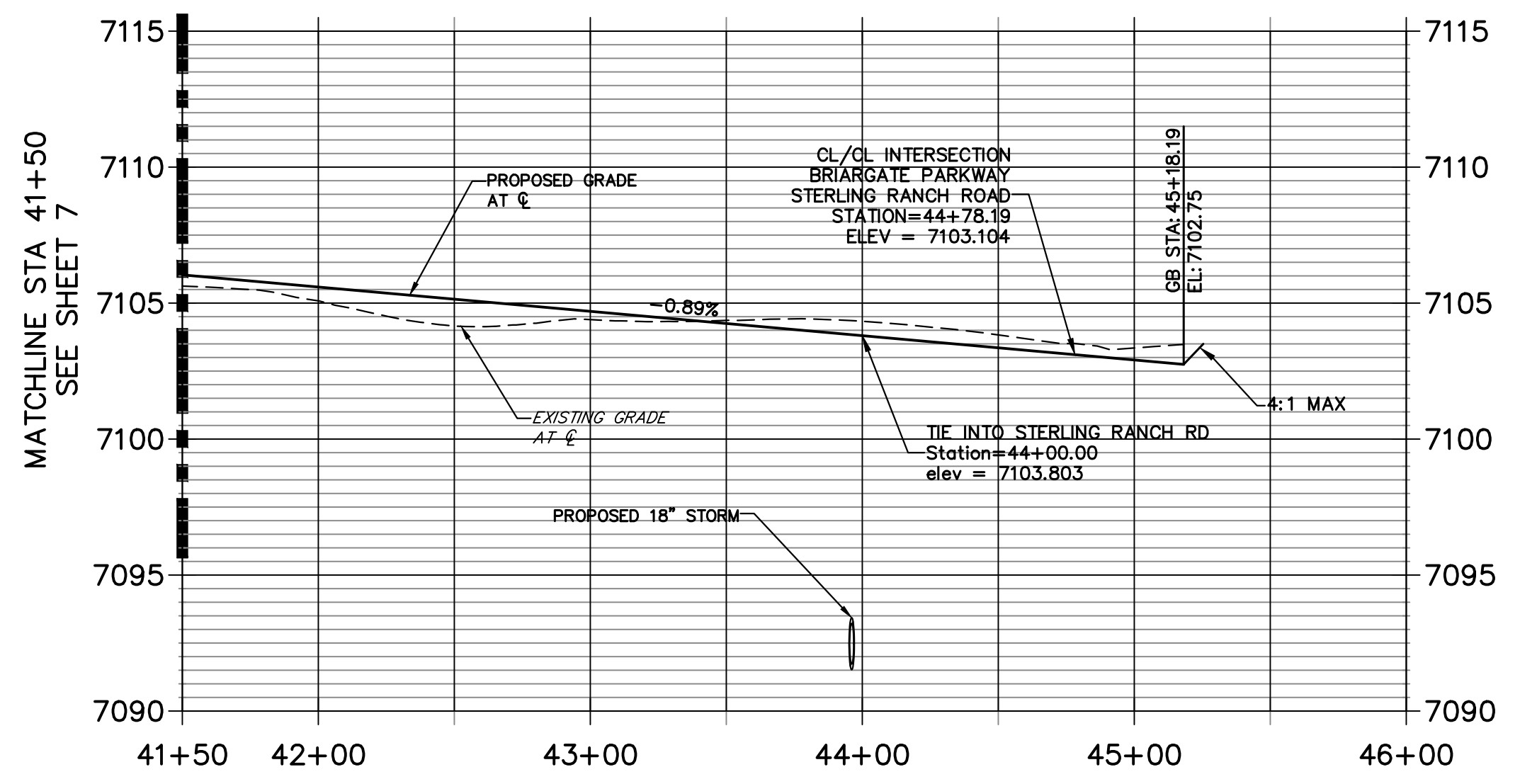


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	89°59'59"	40.00'	62.83'
C29	90°00'00"	40.00'	62.83'
C31	180°00'00"	2.50'	7.85'
C33	90°00'39"	40.00'	62.84'
C34	90°00'00"	40.00'	62.83'

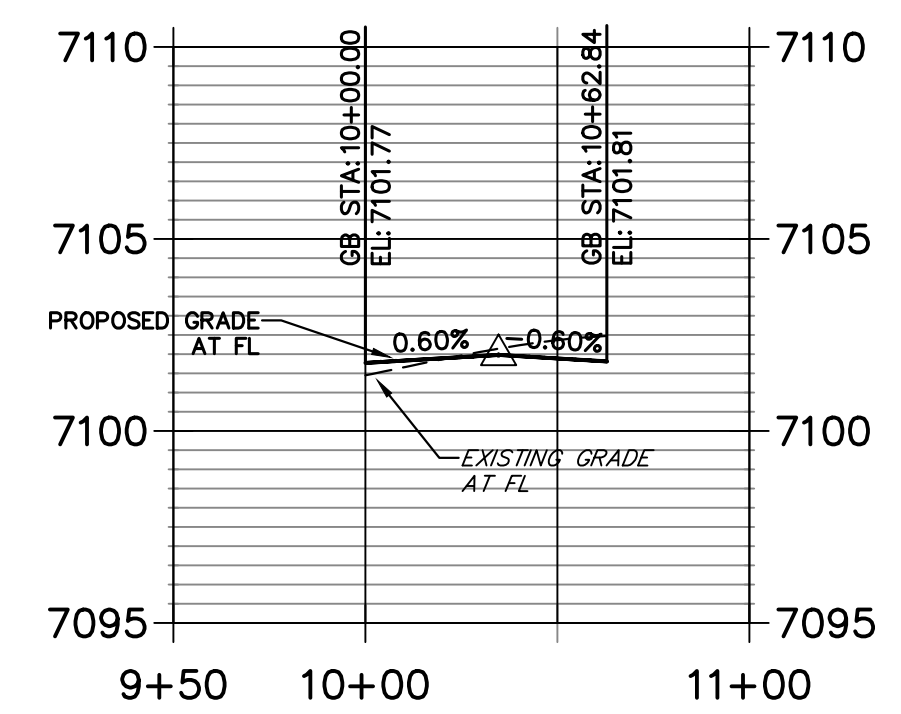
LEGEND

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

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

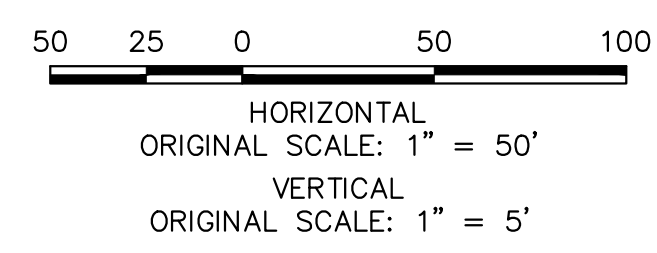


**BRIARGATE & STERLING SE PROFILE
STA 9+50.00 TO 11+00.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
135	44+06.19	59.50' (LT)	BRIARGATE PARKWAY	7102.48		PCR
136	44+12.19	59.50' (RT)	BRIARGATE PARKWAY	7102.37		PCR
138	44+10.19	8.50' (LT)	BRIARGATE PARKWAY	7103.56		PC
139	44+10.19	3.50' (LT)	BRIARGATE PARKWAY	7103.80		PT
140	41+75.40	3.50' (LT)	BRIARGATE PARKWAY	7105.71		PI
141	41+70.62	8.50' (LT)	BRIARGATE PARKWAY	7105.70		PT
142	44+46.20	99.50' (LT)	BRIARGATE PARKWAY	7103.44		PT
143	60+27.99	26.00' (LT)	STERLING RANCH ROAD	7101.89		PT
145	44+46.20	99.50' (LT)	BRIARGATE PARKWAY	7103.44		END C&G
146	61+86.99	66.00' (RT)	STERLING RANCH ROAD	7101.82		END C&G
147	62+26.99	26.00' (RT)	STERLING RANCH ROAD	7102.81		END C&G
148	60+27.99	32.00' (RT)	STERLING RANCH ROAD	7101.77		PCR
149	60+67.99	72.00' (RT)	STERLING RANCH ROAD	7101.81		END C&G

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



ENGINEER'S STATEMENT

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

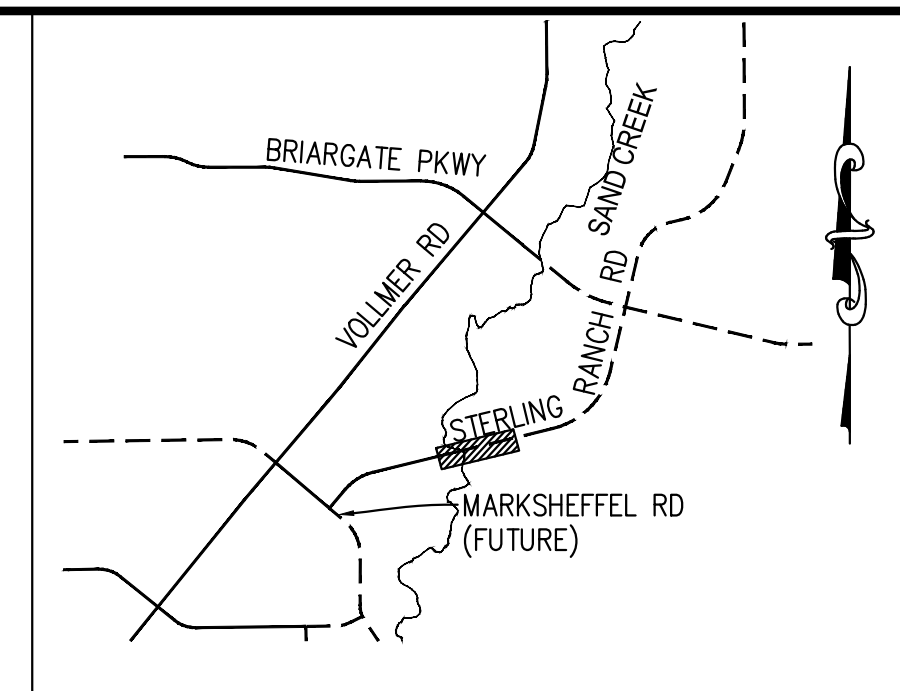
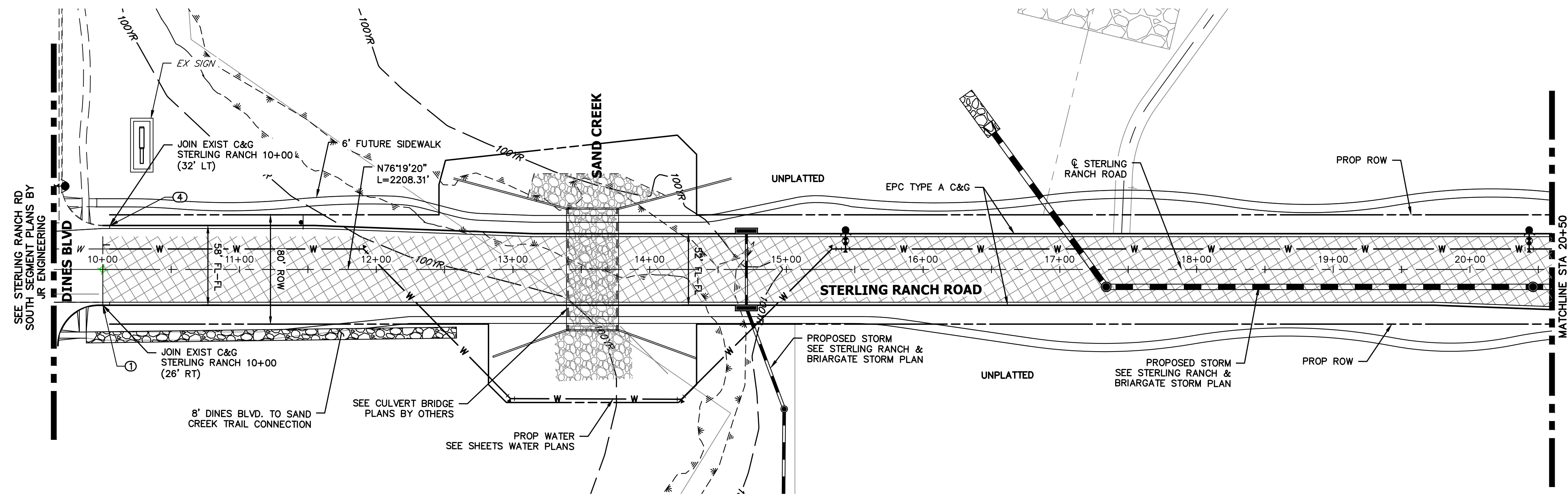
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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

No.	REVISION	BY	DATE

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

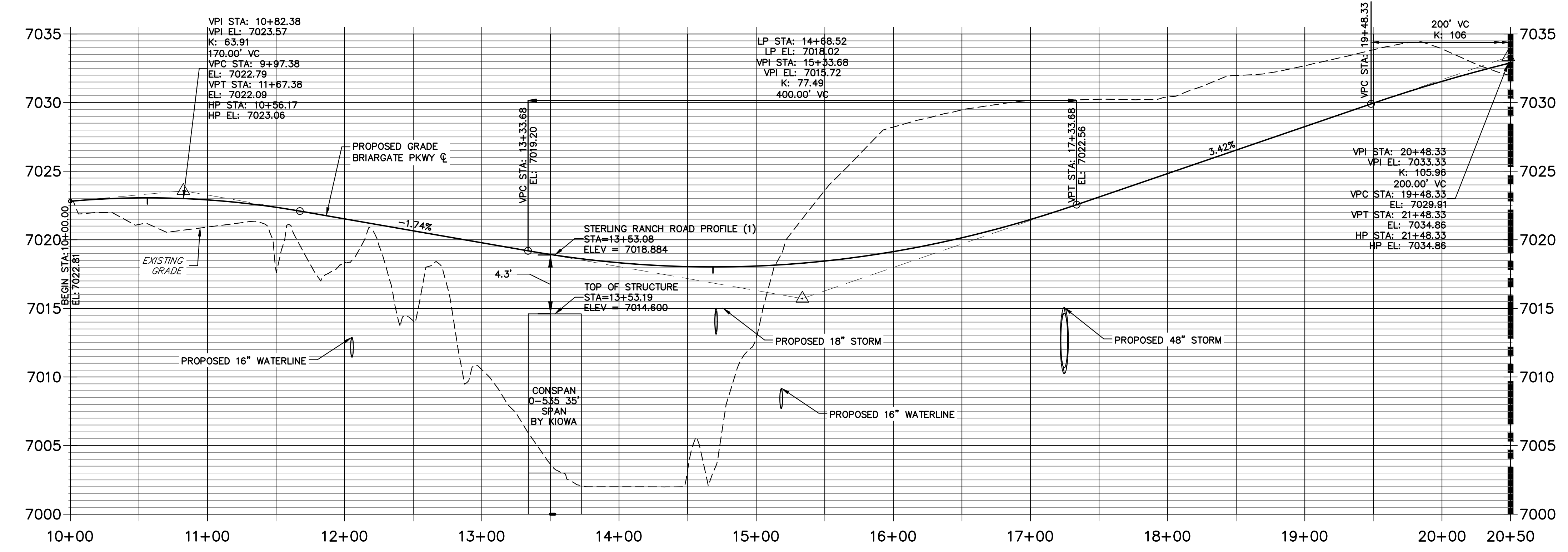
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE PARKWAY STREET PLAN & PROFILE
 SHEET 8 OF 32
 JOB NO. 25188.03



KEY MAP
N.T.S.

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

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



LEGEND

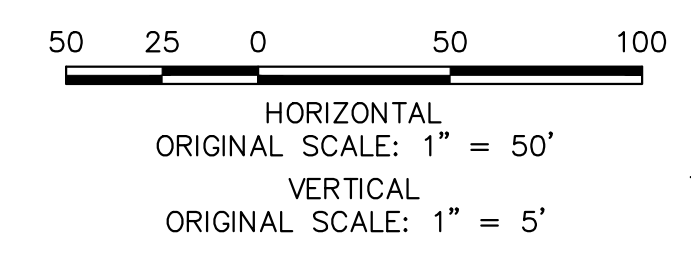
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4\"/>

POINT TABULATION

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

ROADWAY NOTES

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



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

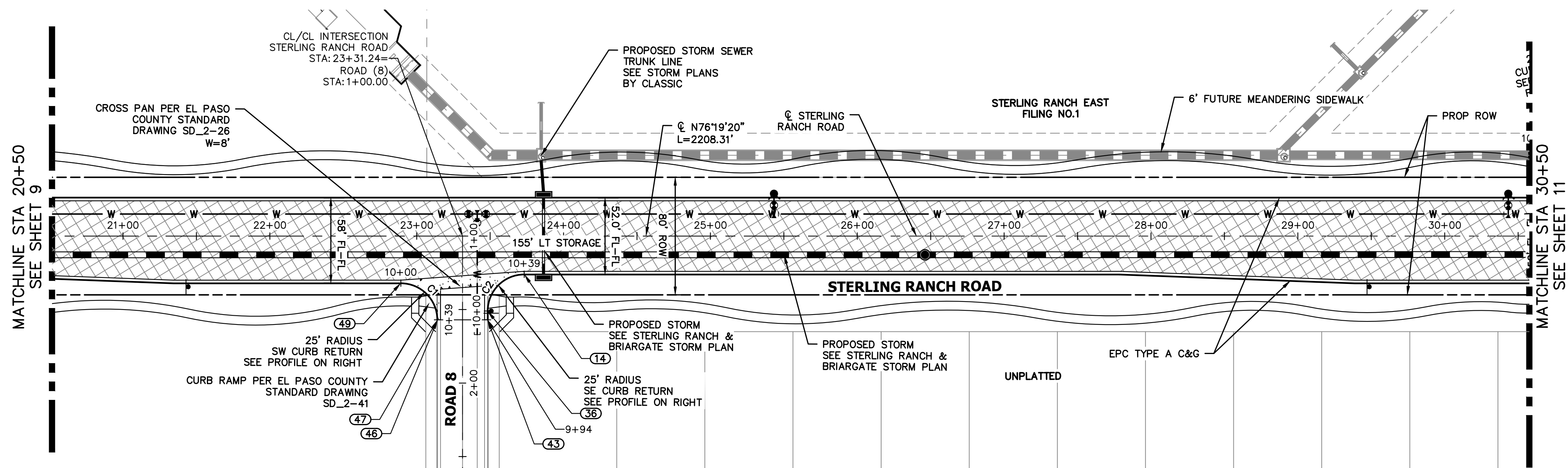
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

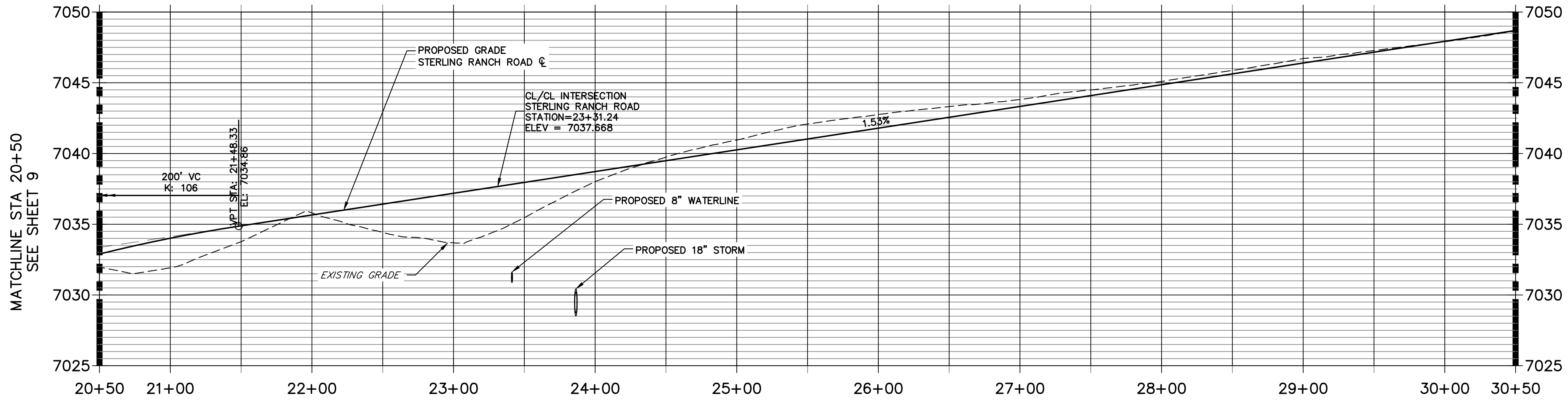
No.	REVISION	BY	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE
 SHEET 9 OF 32
 JOB NO. 25188.03



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

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



LEGEND

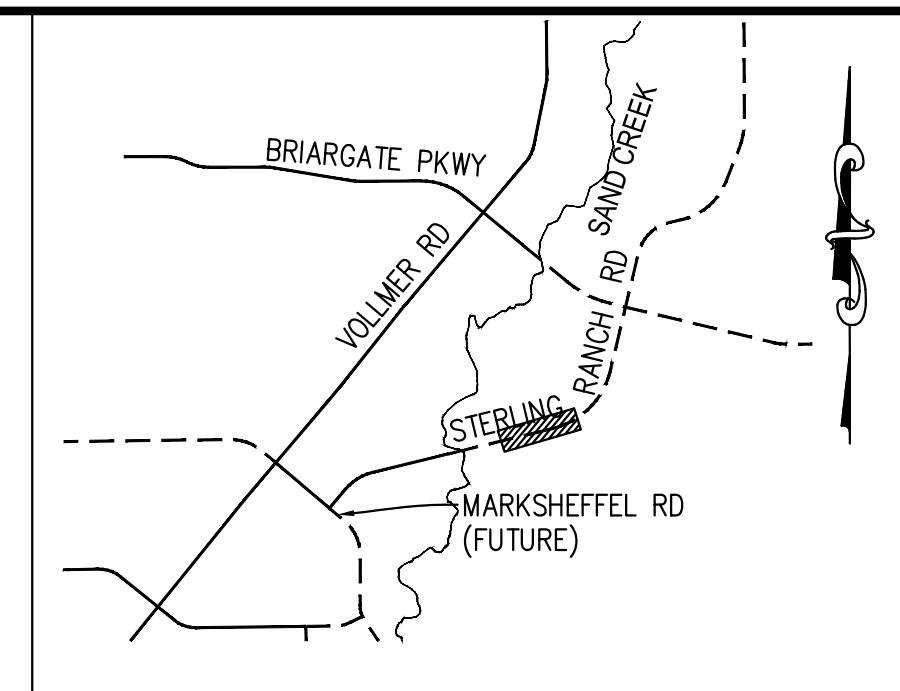
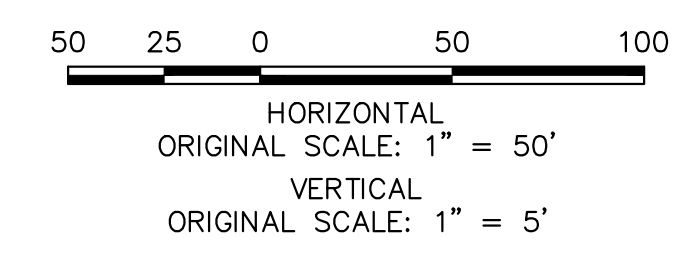
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL

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

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

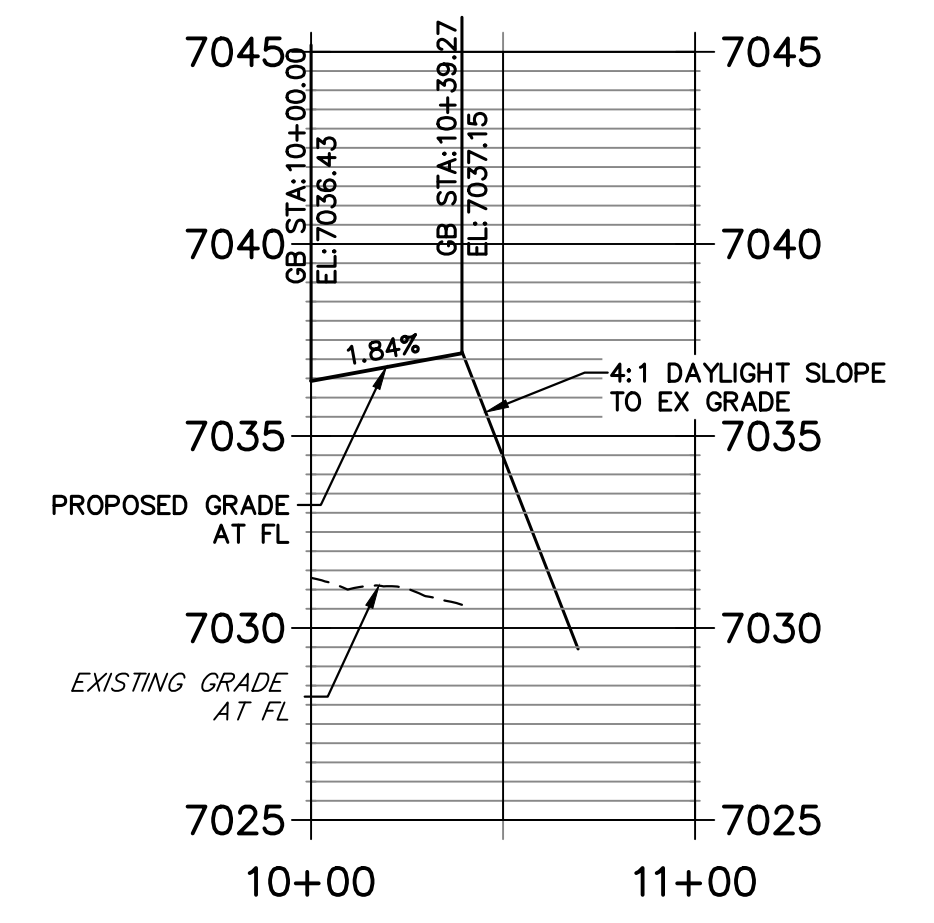
ROADWAY NOTES

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

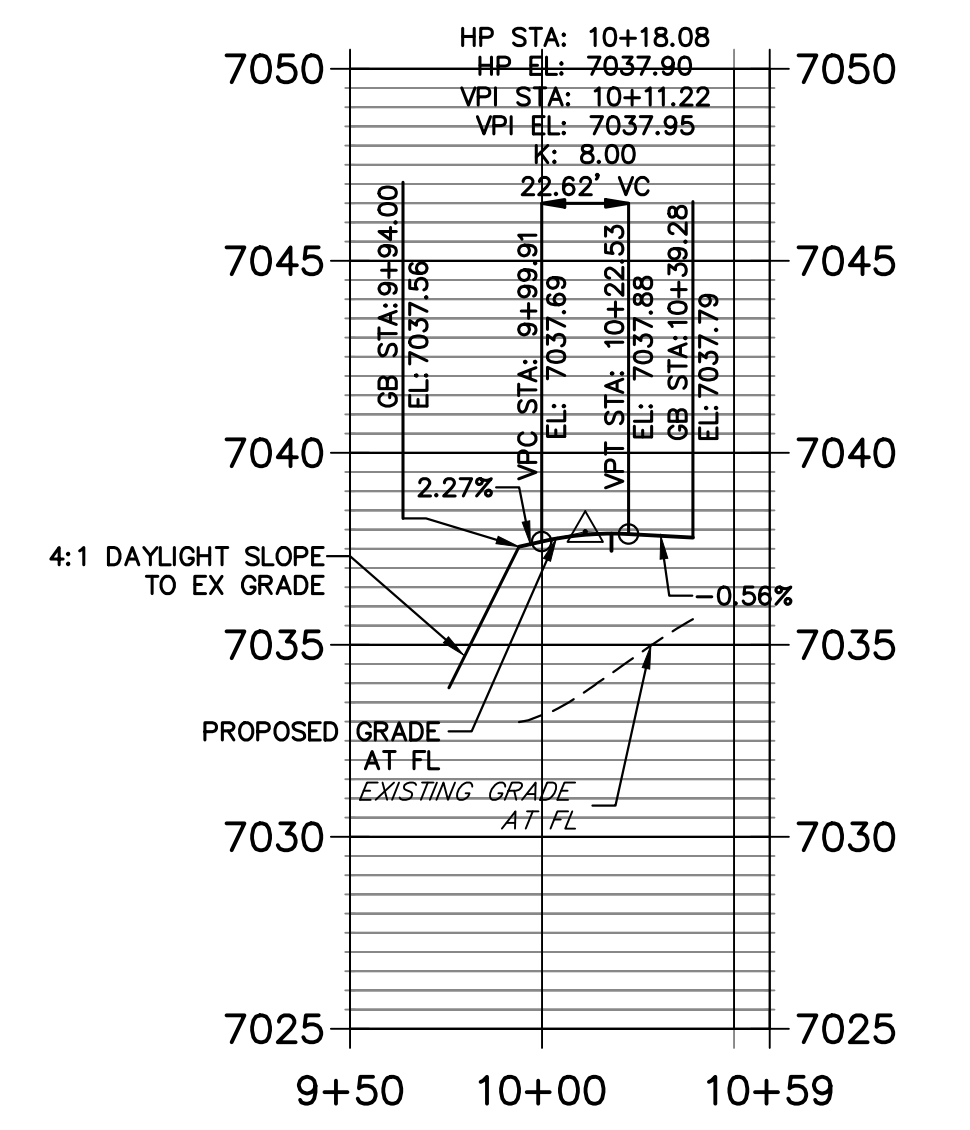


KEY MAP
N.T.S.

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



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



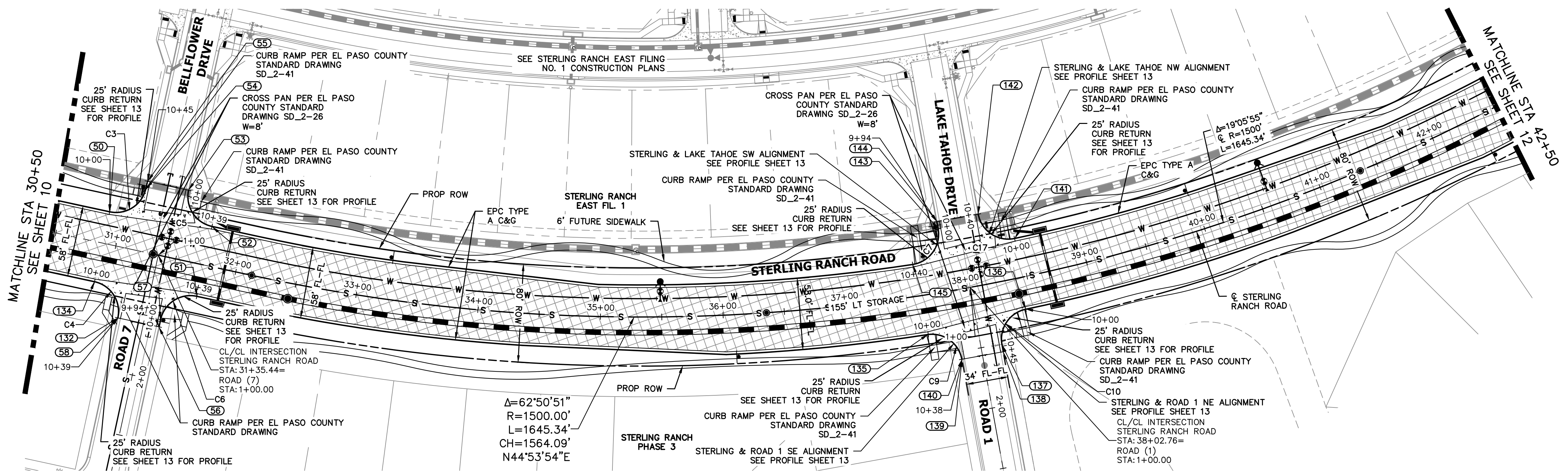
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike A. Bramlett, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 05/09/23

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

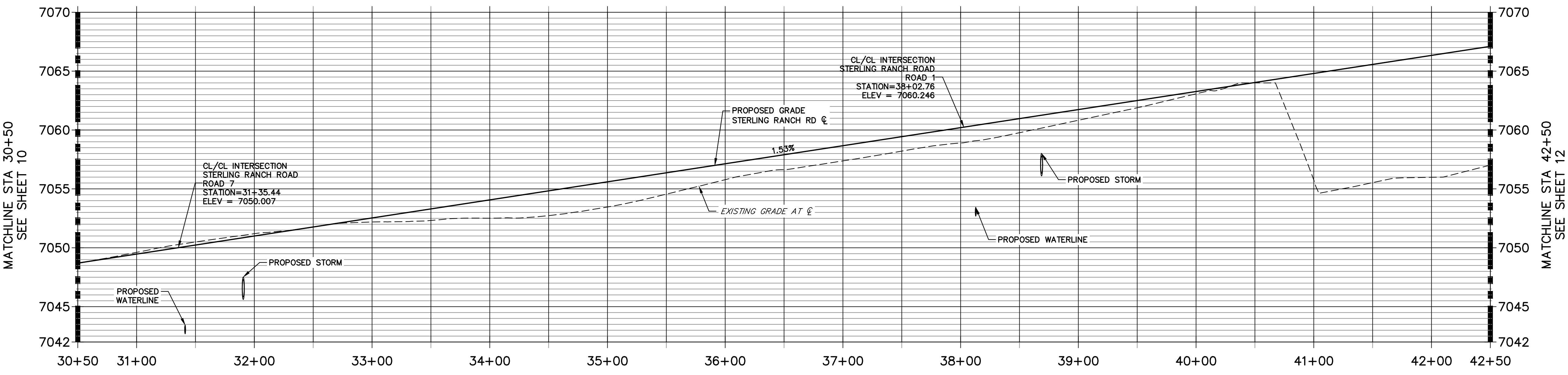
J.R. ENGINEERING
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 Centennial 300-740-0888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1"=30'		
2	1"=3'		

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



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



POINT TABULATION

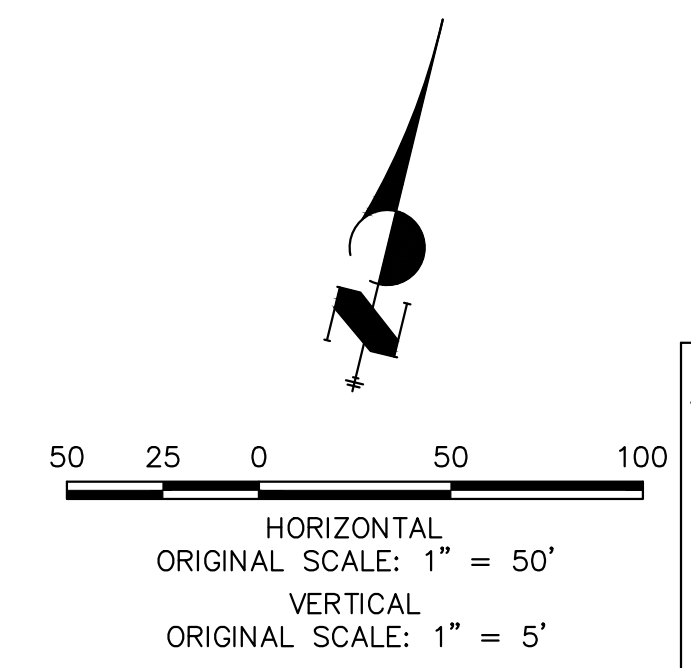
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
50	30+89.23	26.00' (LT)	STERLING RANCH ROAD	7048.65		PCR
51	31+73.23	26.00' (RT)	STERLING RANCH ROAD	7049.94		PCR
52	31+73.23	32.00' (LT)	STERLING RANCH ROAD	7049.82		PCR
53	31+48.23	57.00' (LT)	STERLING RANCH ROAD	7050.57		PT
54	31+14.23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

POINT TABULATION

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

ROADWAY NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 05/09/23

CURVE TABLE

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

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

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
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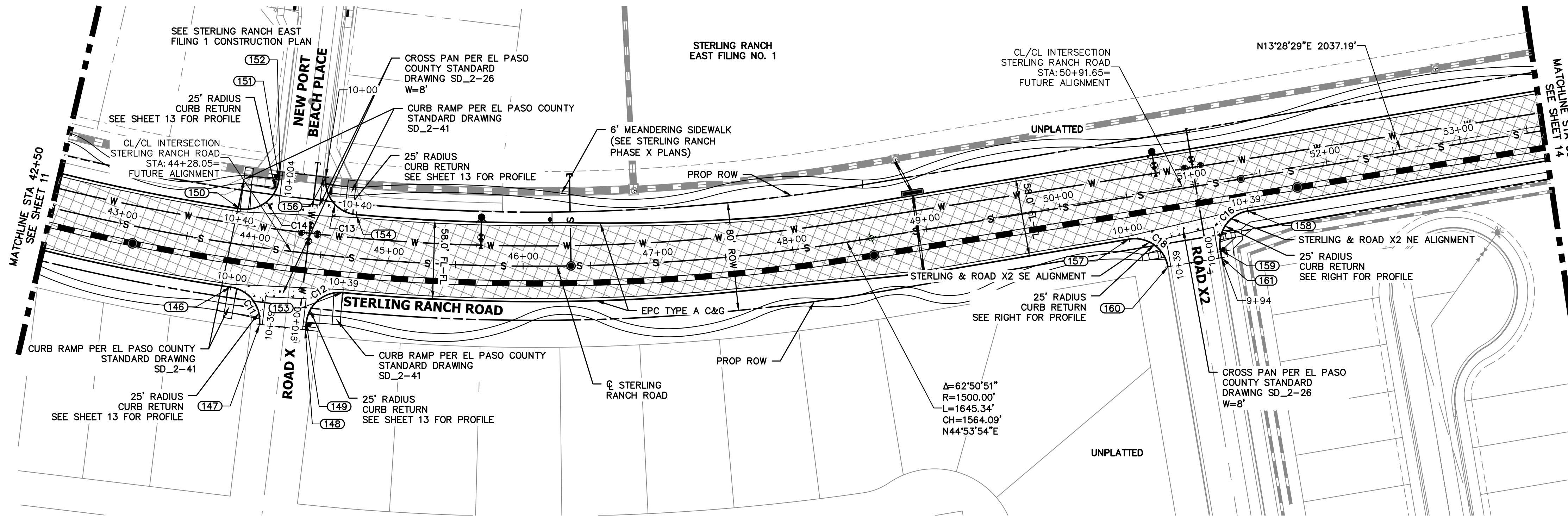
No.	REVISION	DATE

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

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

SHEET 11 OF 32
JOB NO. 25188.03



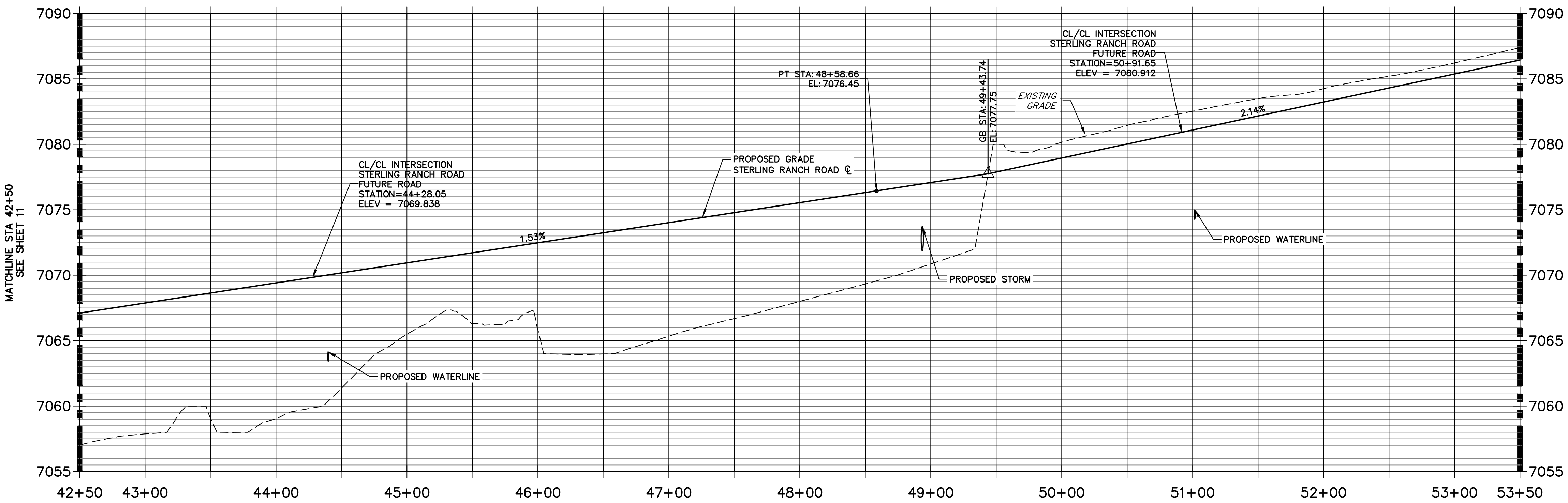


**STERLING RANCH ROAD
STA 42+50 TO STA 53+50.00**

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

ROADWAY NOTES

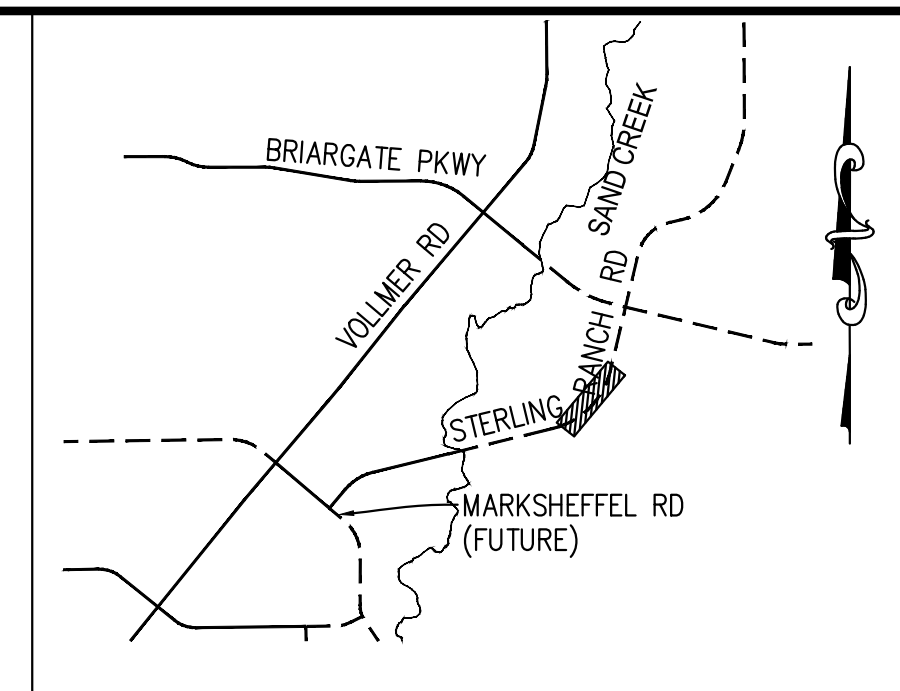
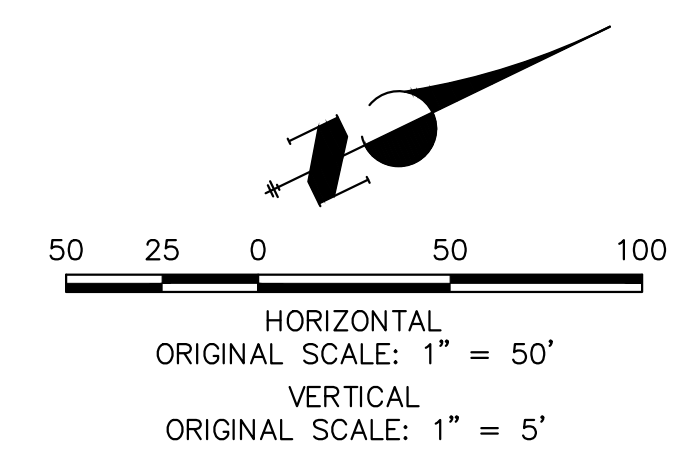
1. ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
2. NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.



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

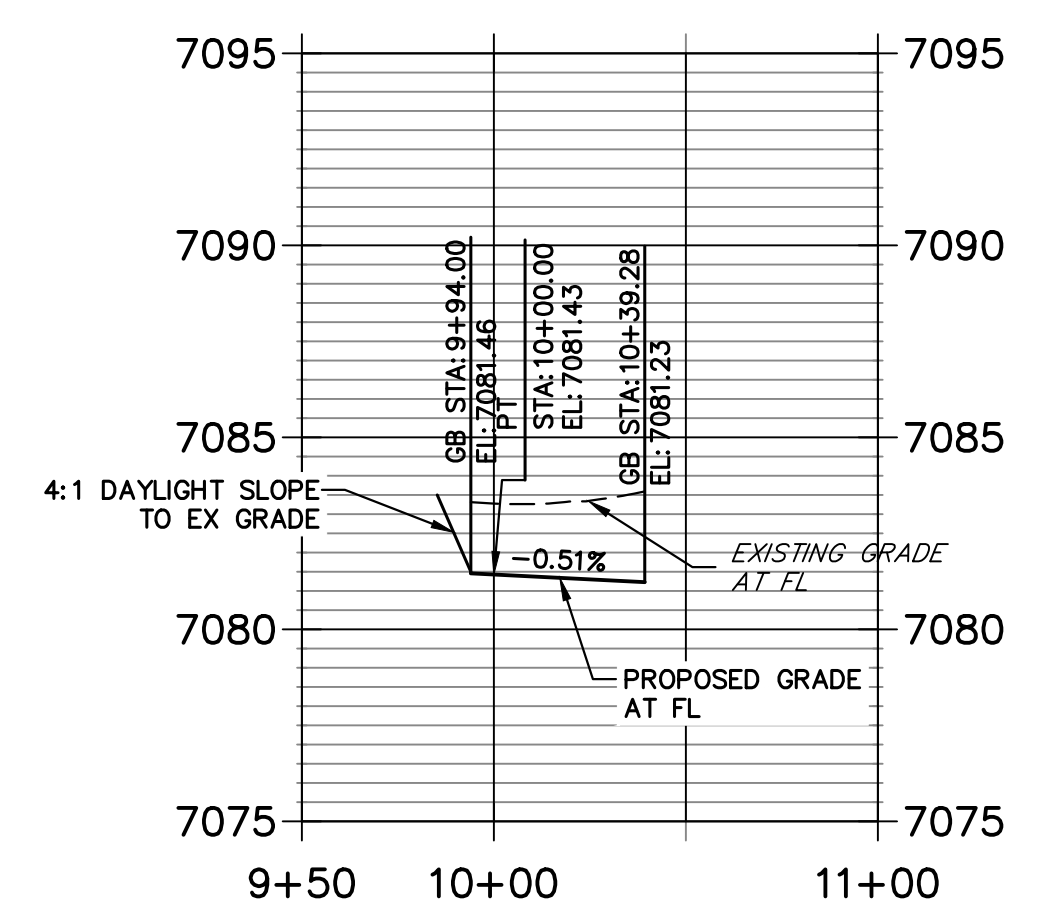
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES / DESCRIPTION
154	44+73.51	32.00' (LT)	STERLING RANCH ROAD	7069.77	PCR
156	44+47.52	57.51' (LT)	STERLING RANCH ROAD	7070.00	END C&G
157	50+46.65	31.99' (RT)	STERLING RANCH ROAD	7079.19	PCR
158	51+36.65	25.99' (RT)	STERLING RANCH ROAD	7081.23	PCR
159	51+11.65	51.00' (RT)	STERLING RANCH ROAD	7081.43	PT
160	50+71.65	57.00' (RT)	STERLING RANCH ROAD	7079.90	END C&G
161	51+11.65	57.00' (RT)	STERLING RANCH ROAD	7081.46	END C&G

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

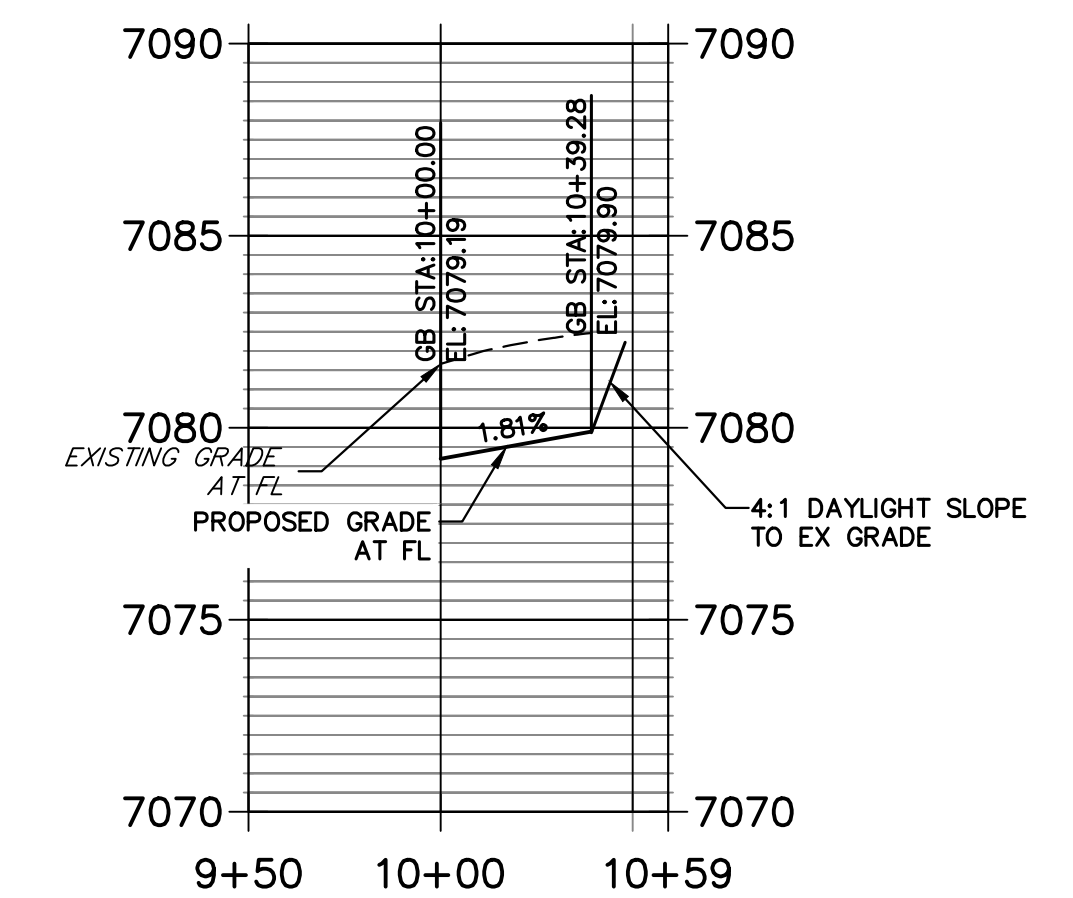


**KEY MAP
N.T.S.**

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



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



LEGEND

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

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

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, 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
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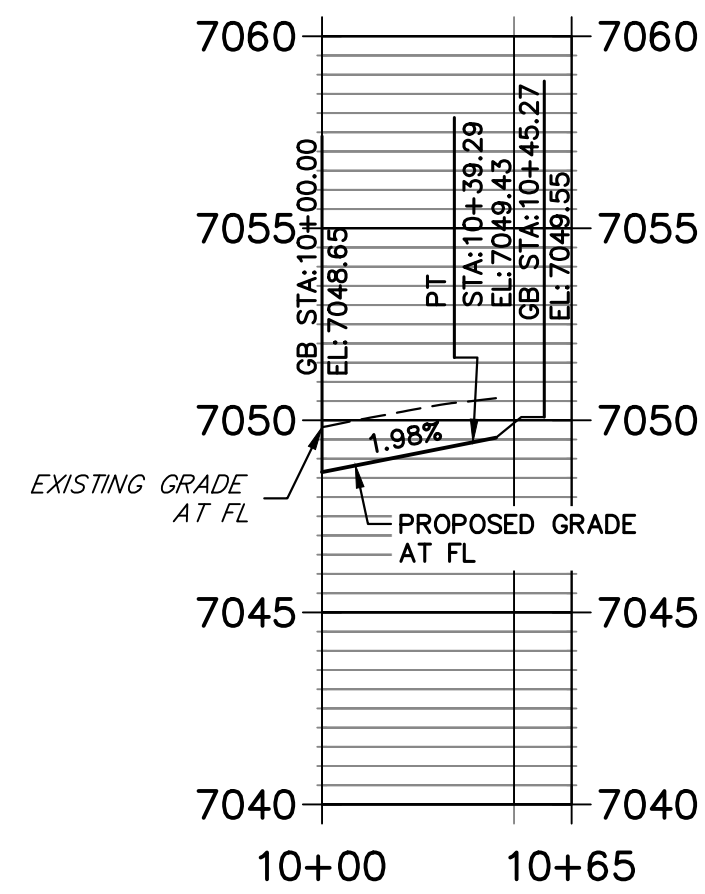
BY	DATE	No.	REVISION

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

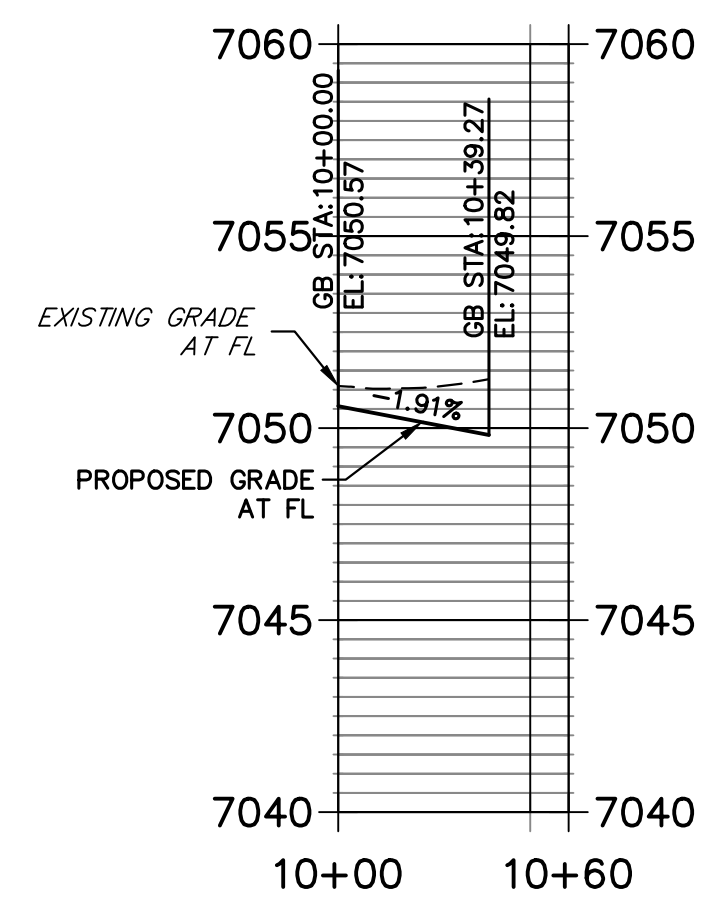
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 12 OF 32
JOB NO. 25188.03

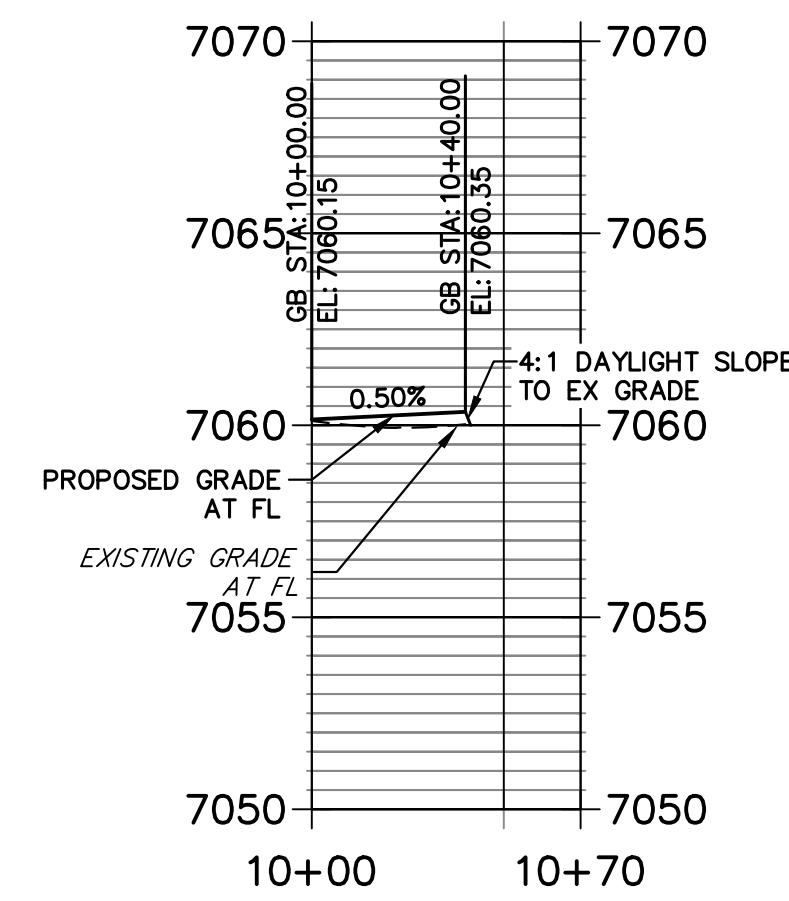
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STA 10+00.00 TO 10+65.00**



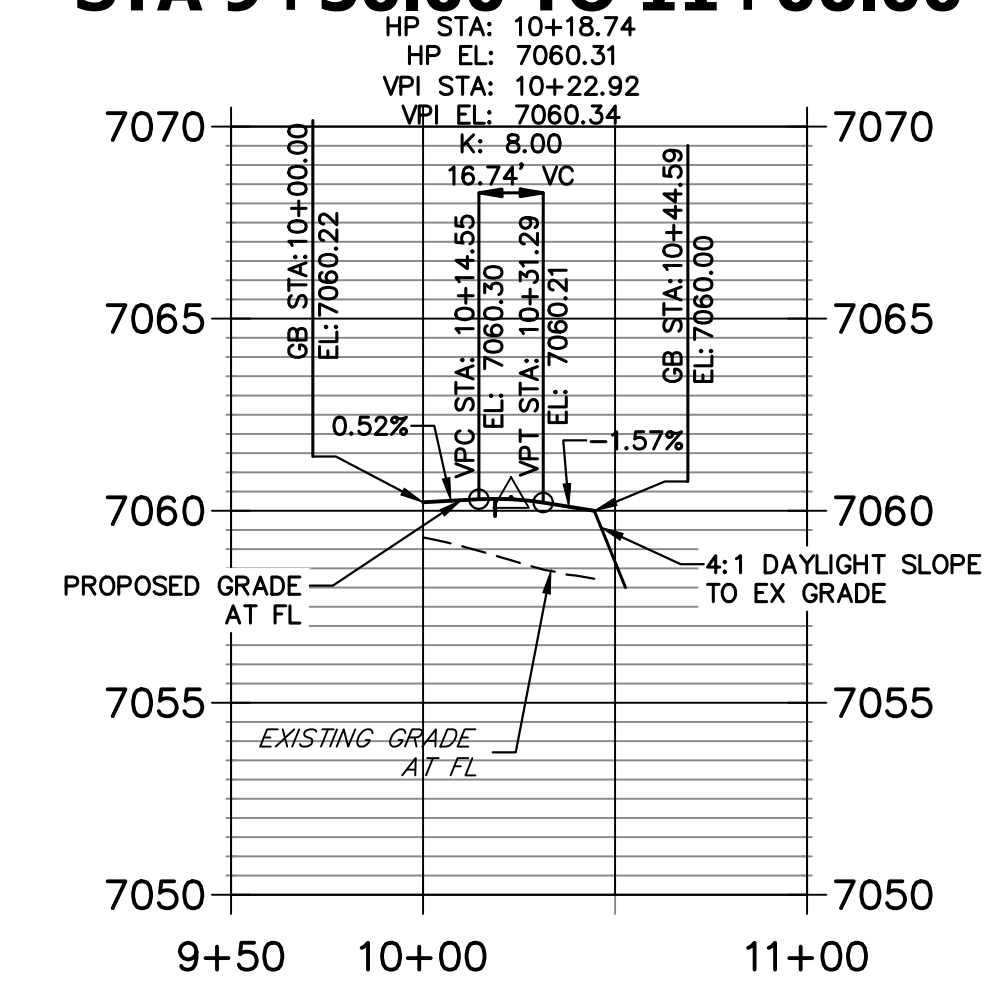
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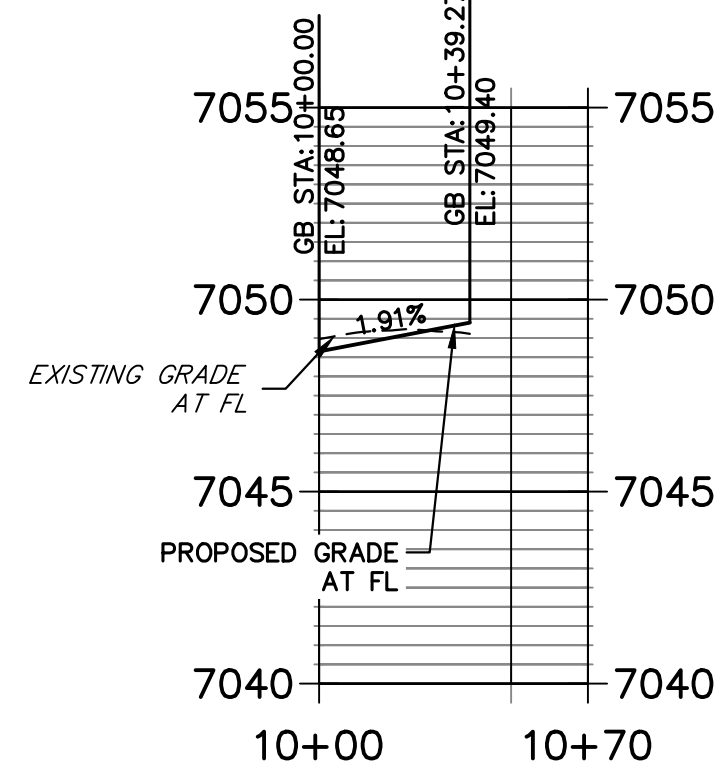
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STA 10+00.00 TO 10+70.00**



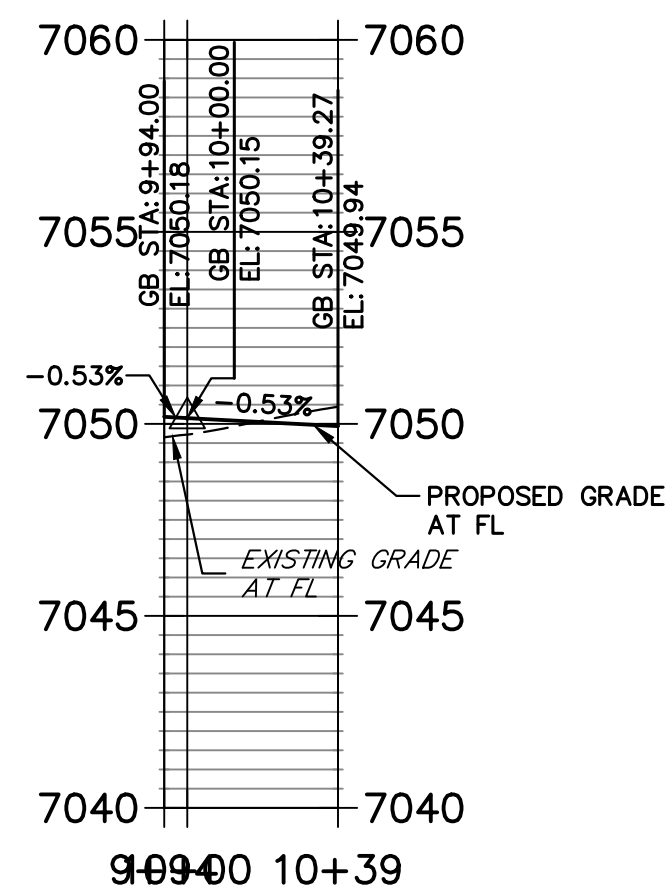
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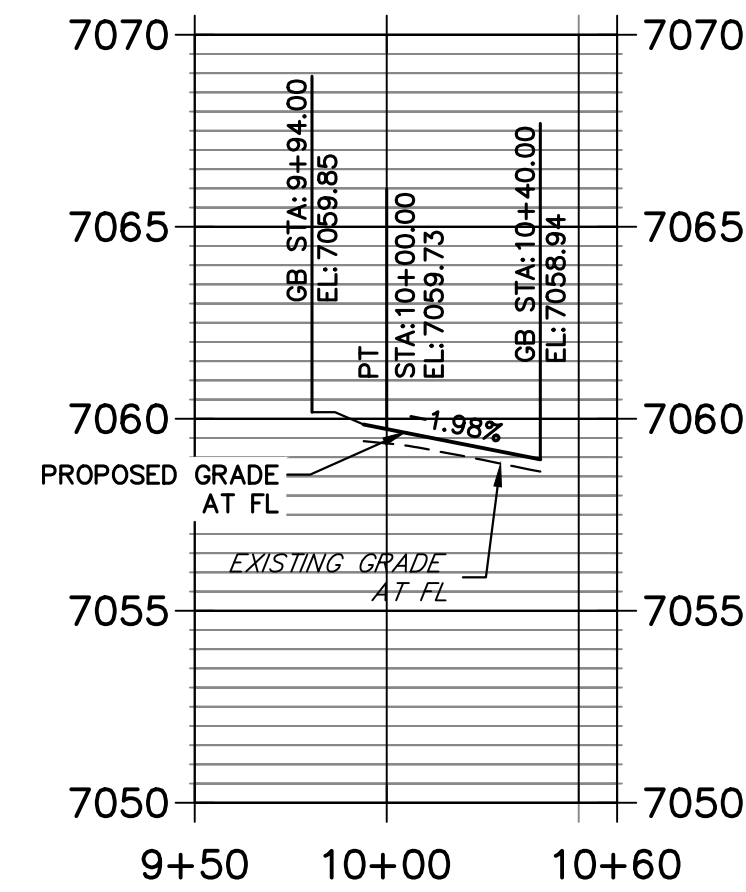
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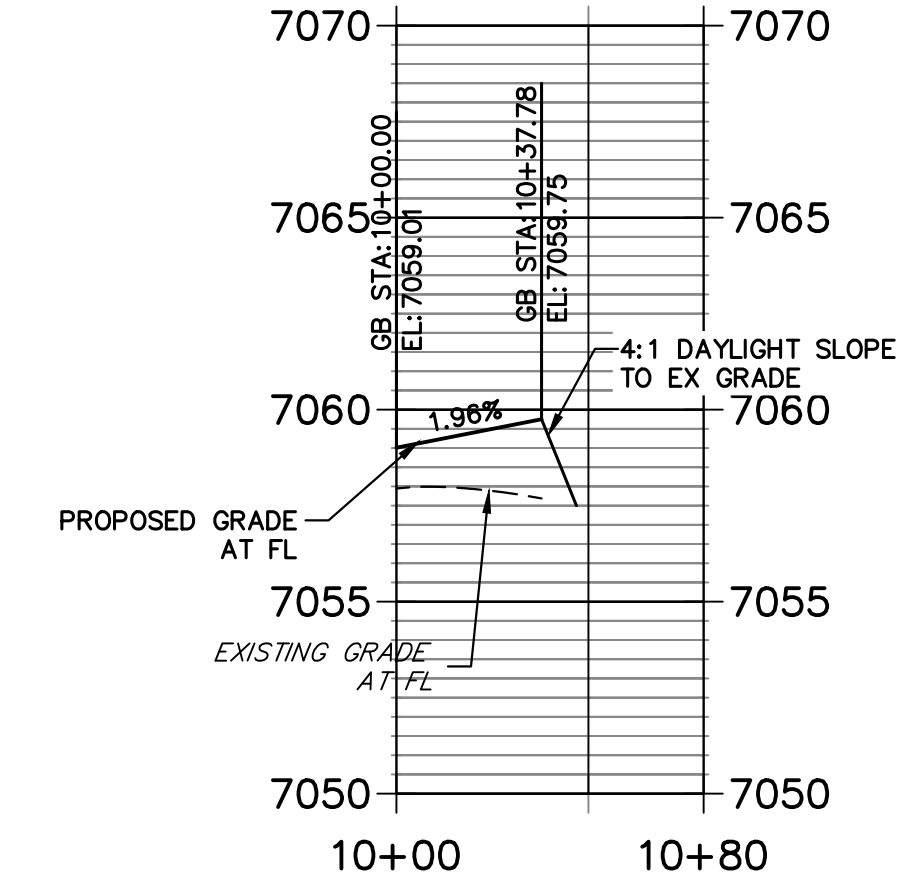
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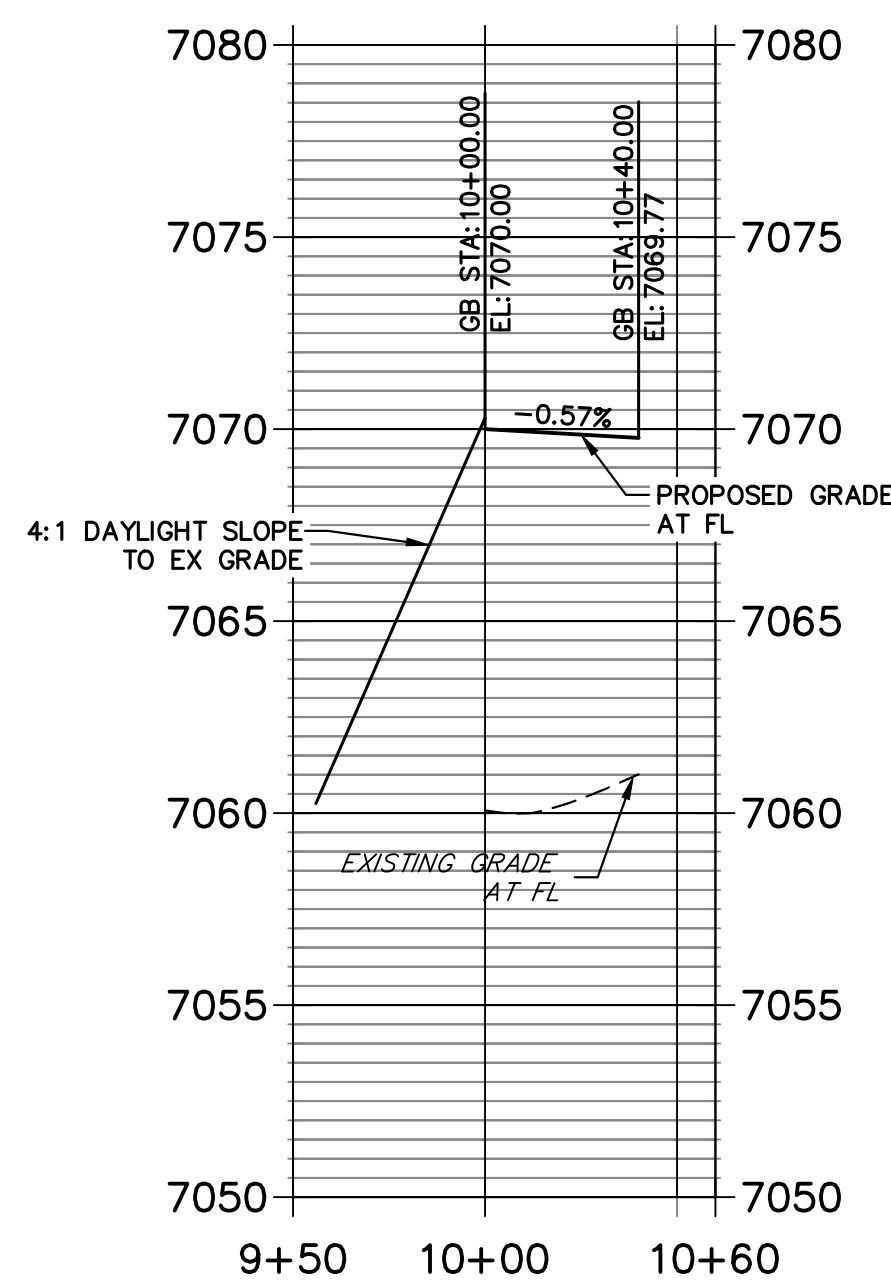
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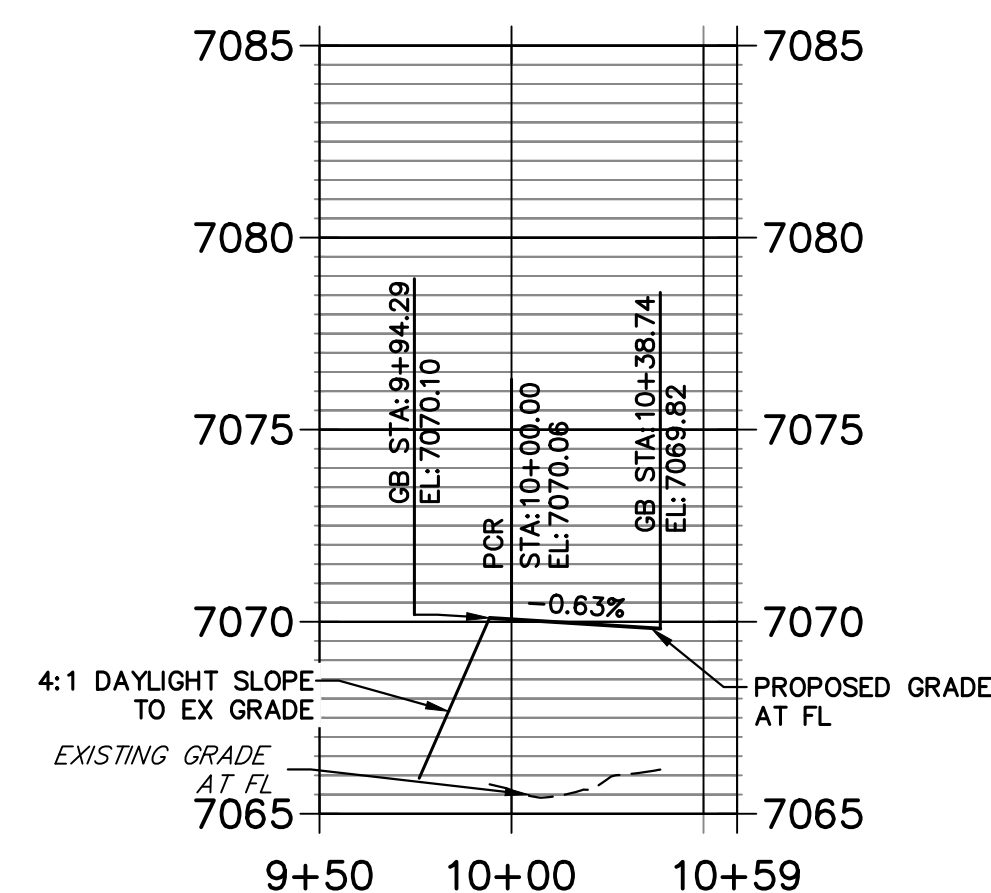
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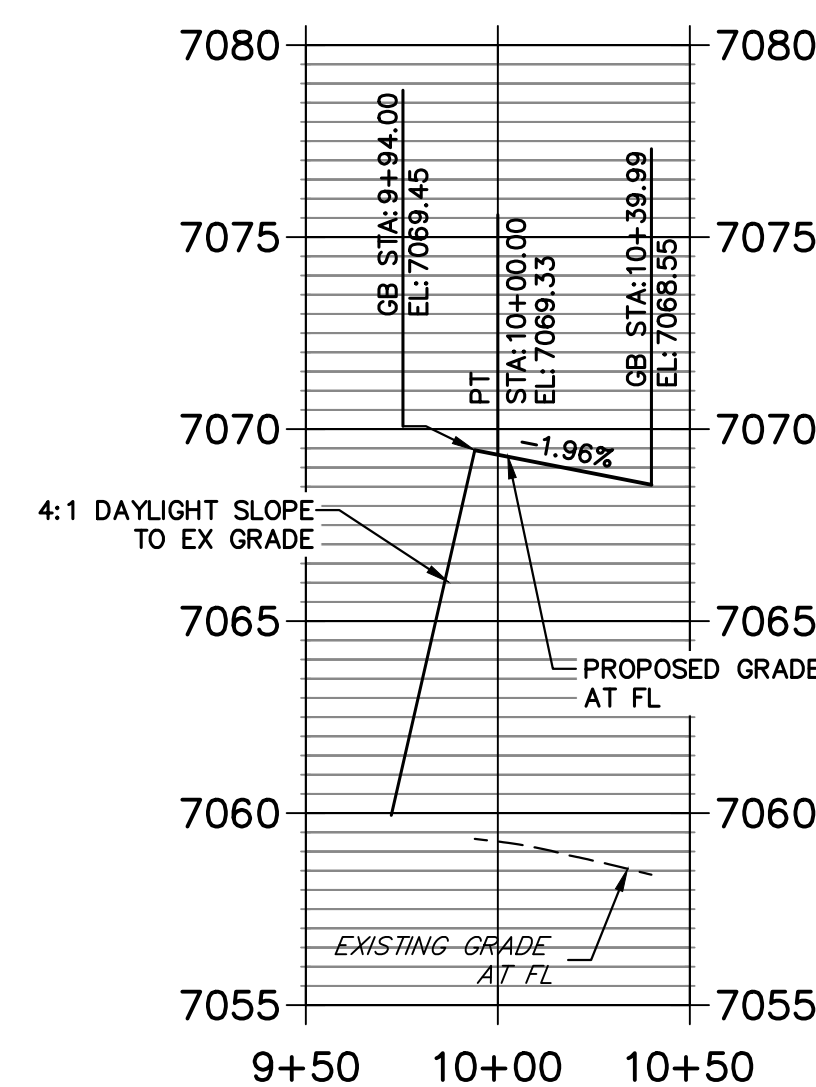
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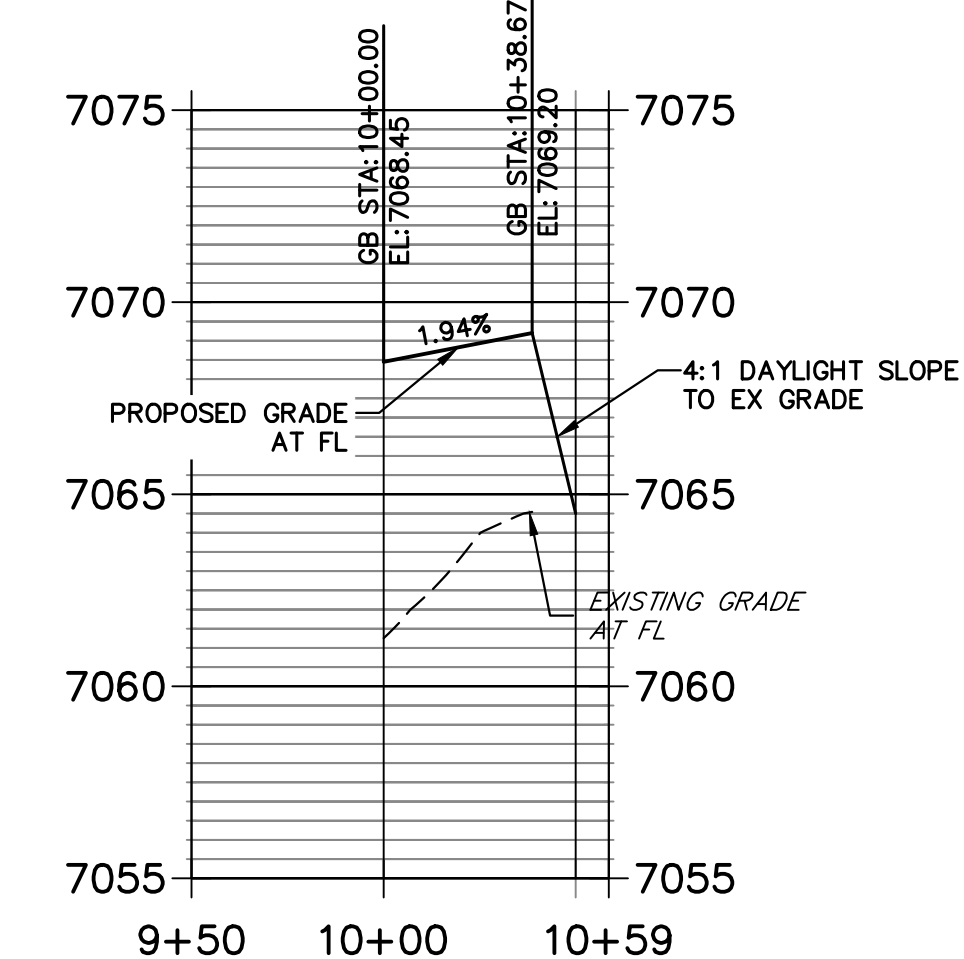
**STERLING & ROAD X NE PROFILE
STA 9+50.00 TO 10+58.74**



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



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



Know what's below.
Call before you dig.



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

ENGINEER'S STATEMENT

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

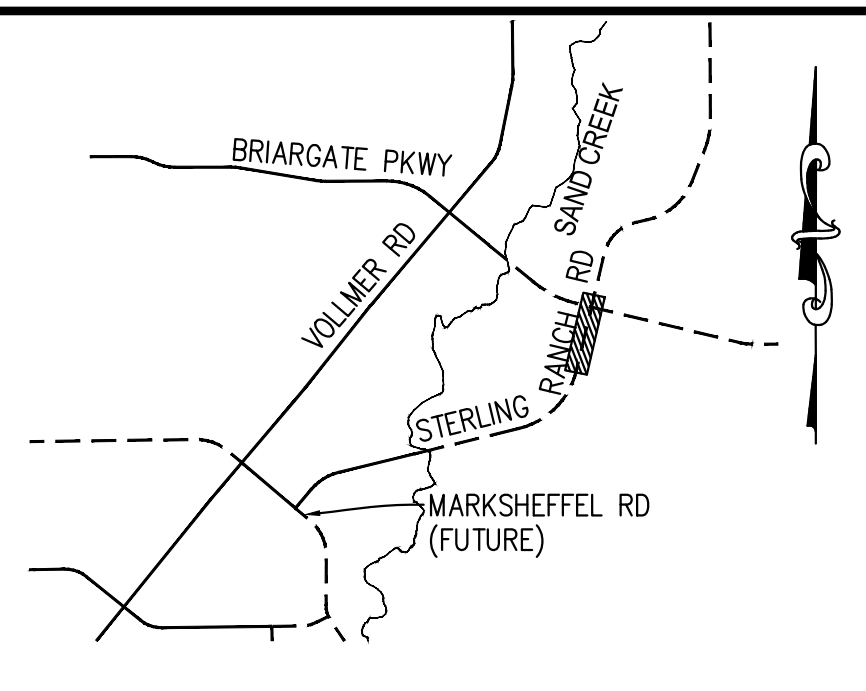
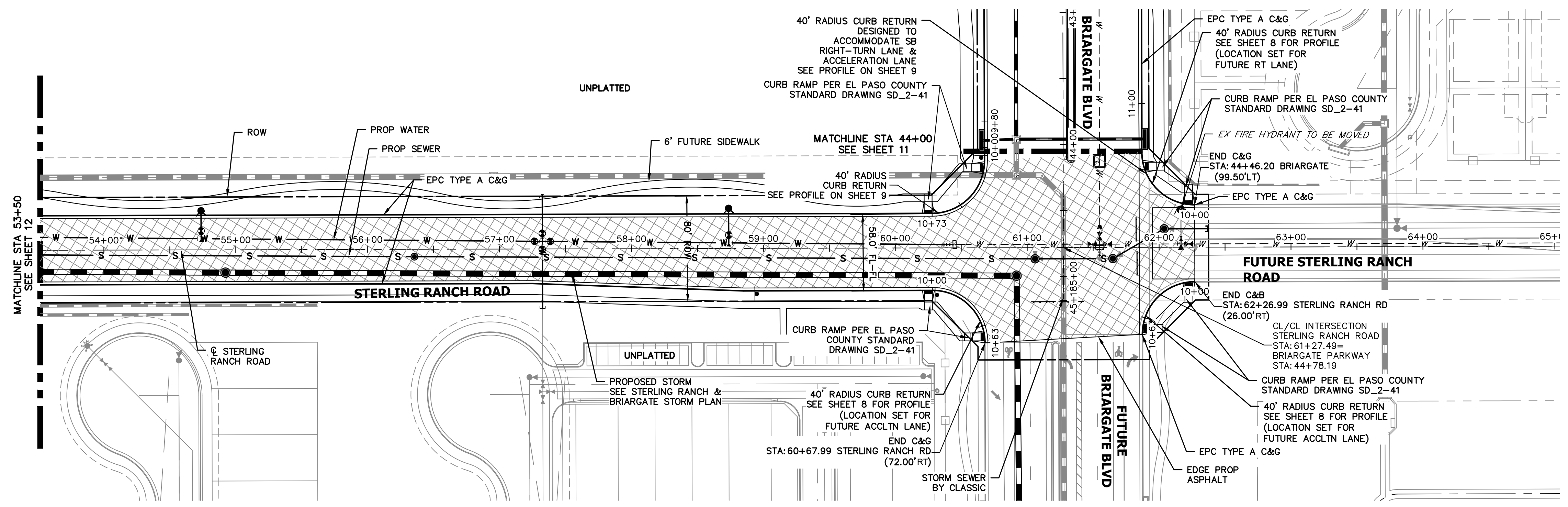
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888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

No.	REVISION	BY	DATE

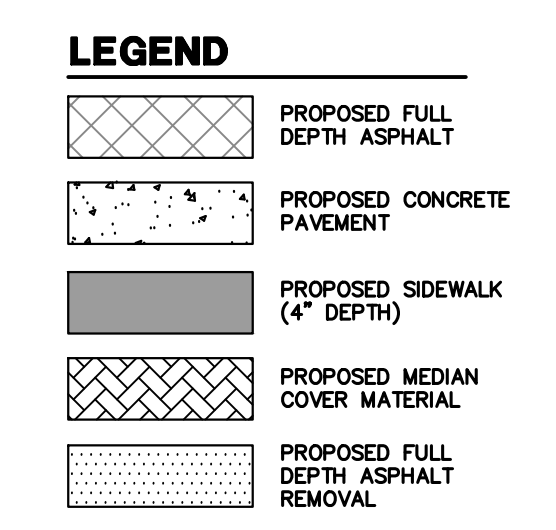
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1"=50'	1"=5'	05/08/23			

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

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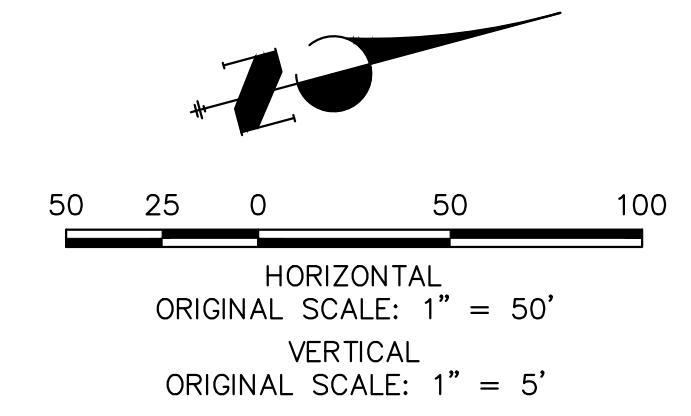
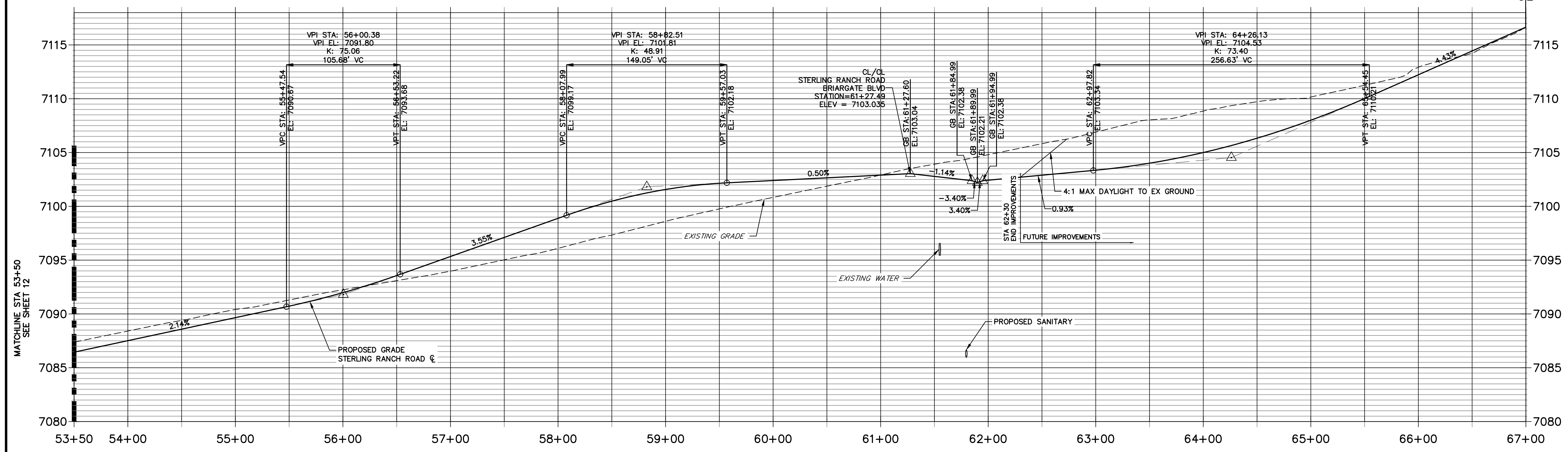
KEY MAP
N.T.S.



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

- 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.

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



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

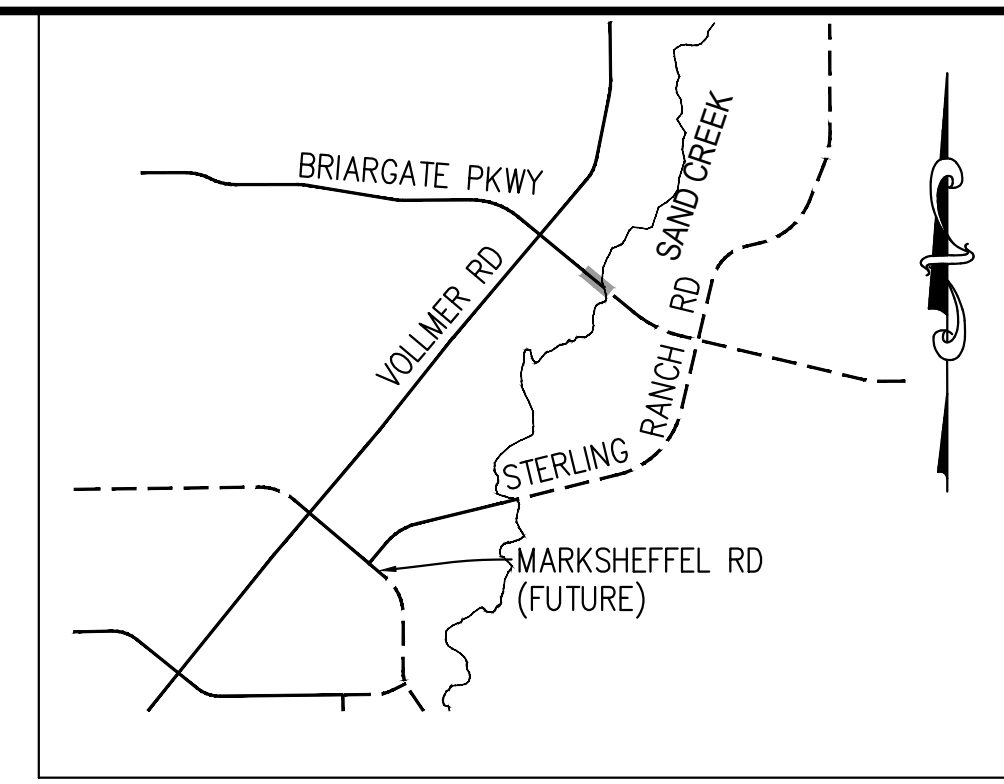
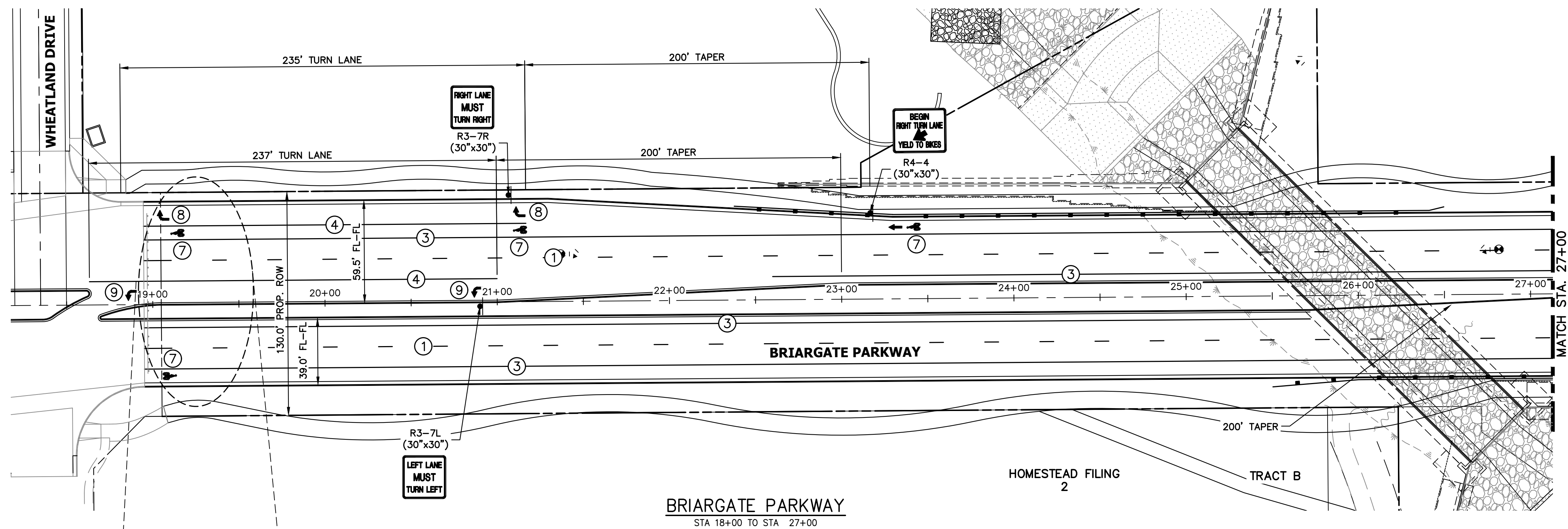
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

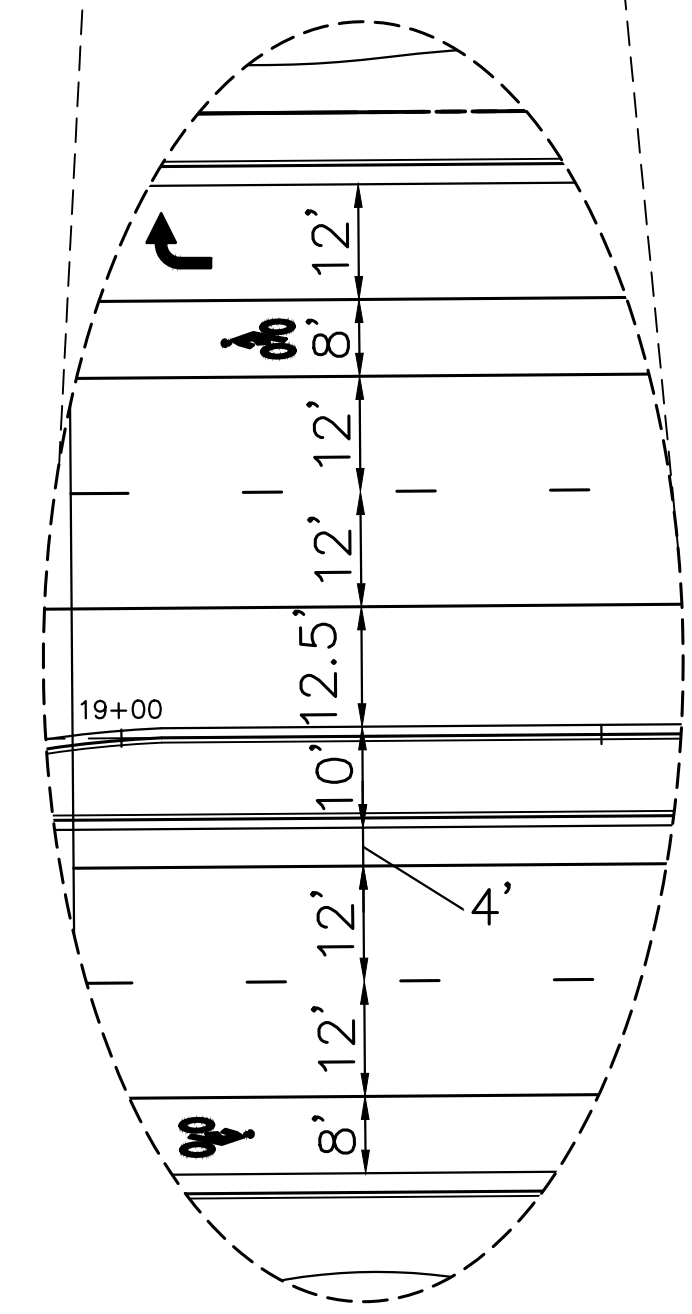
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD STREET PLAN & PROFILE
SHEET 14 OF 32
JOB NO. 25188.03



KEY MAP
N.T.S.

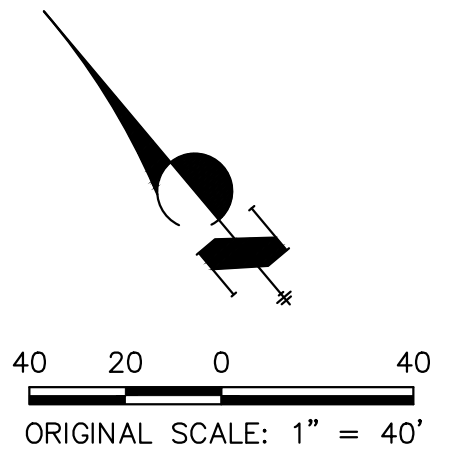
NOTE TO CONTRACTOR:

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



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

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



ENGINEER'S STATEMENT

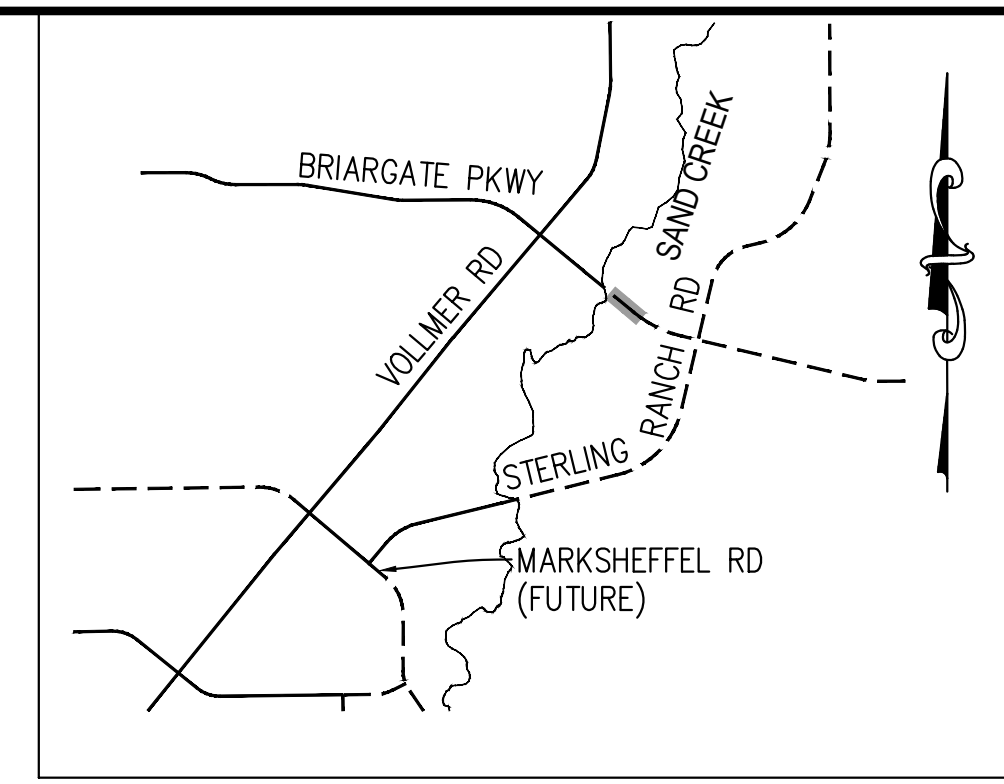
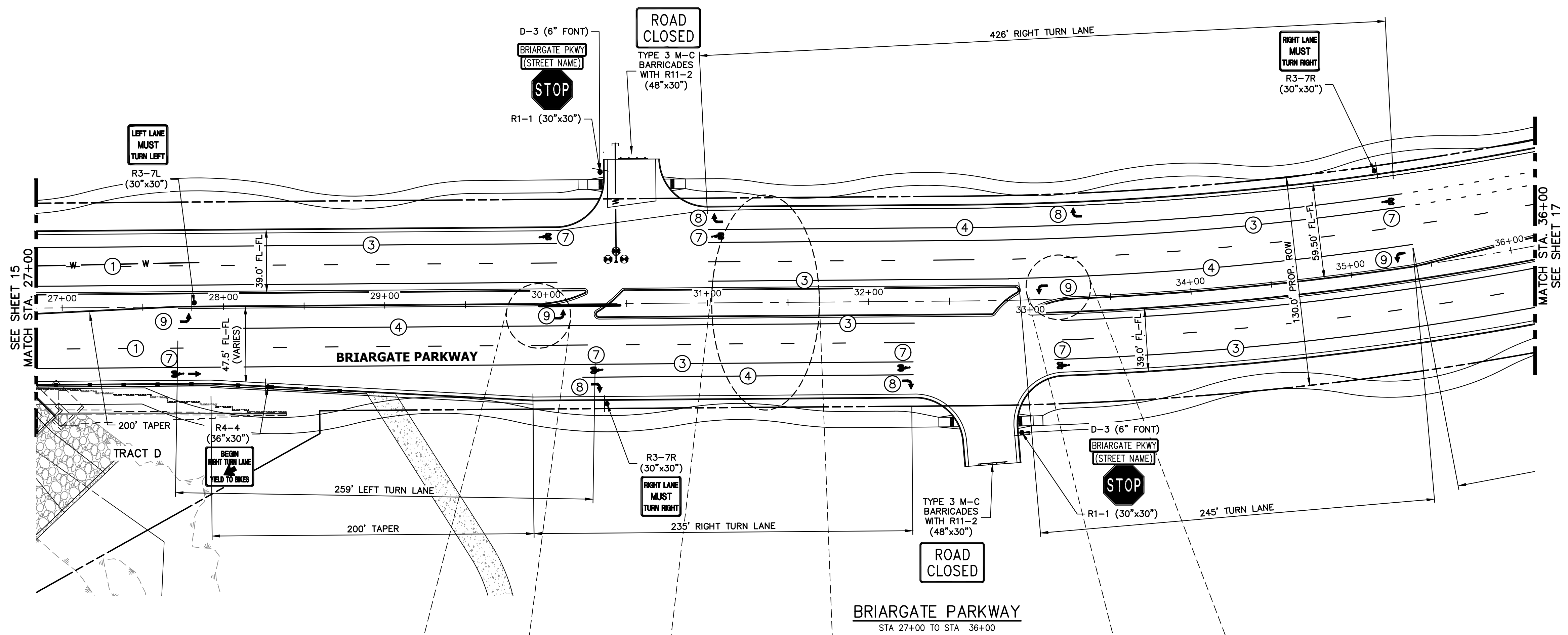
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 05/09/23

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



Know what's below.
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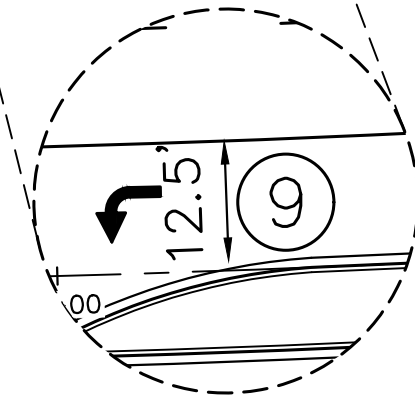
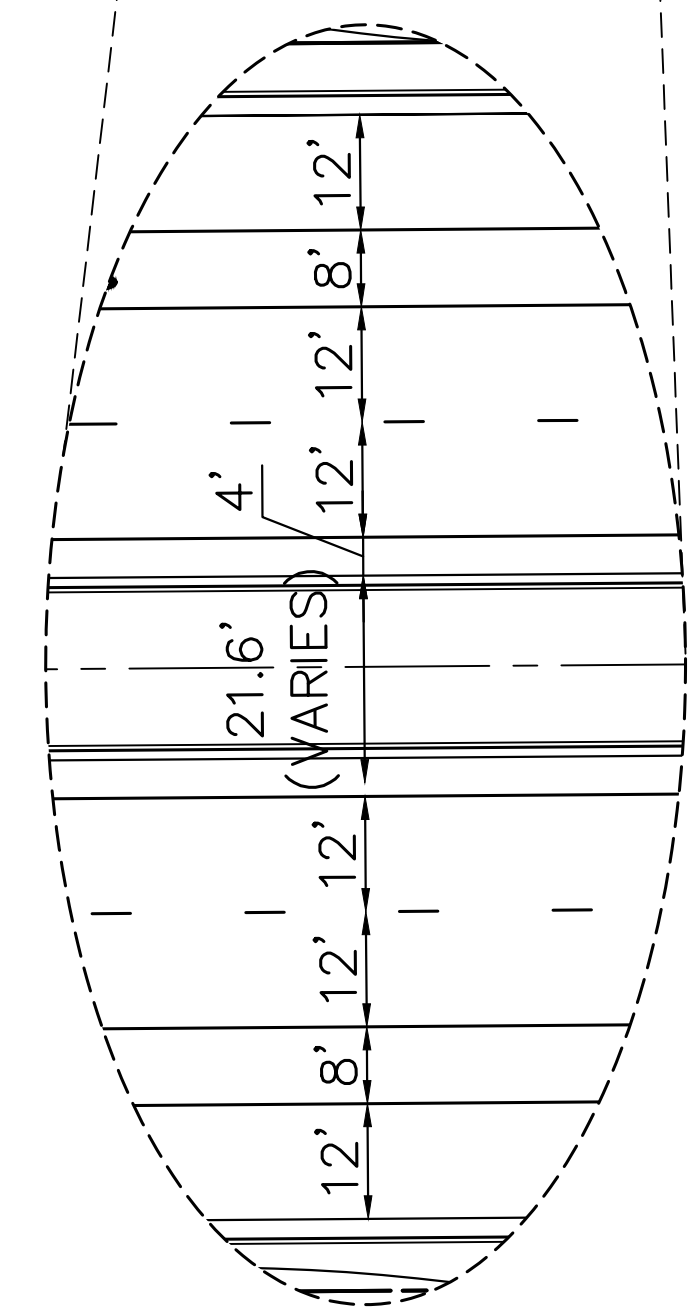
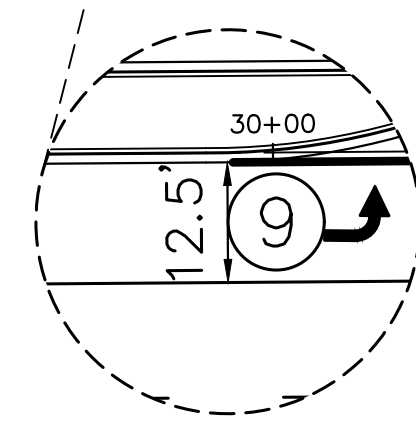


KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

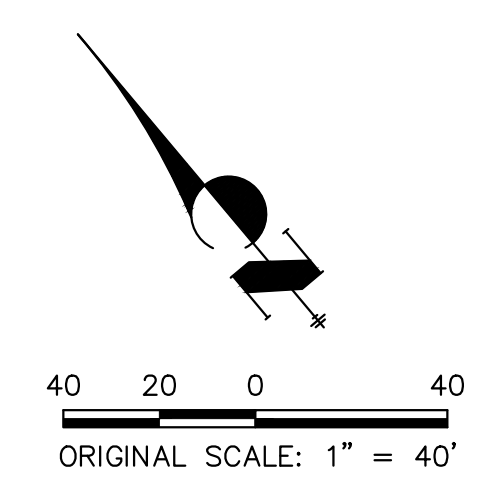
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3. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

BRIARGATE PARKWAY
STA 27+00 TO STA 36+00




STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
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⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 05/09/23

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

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

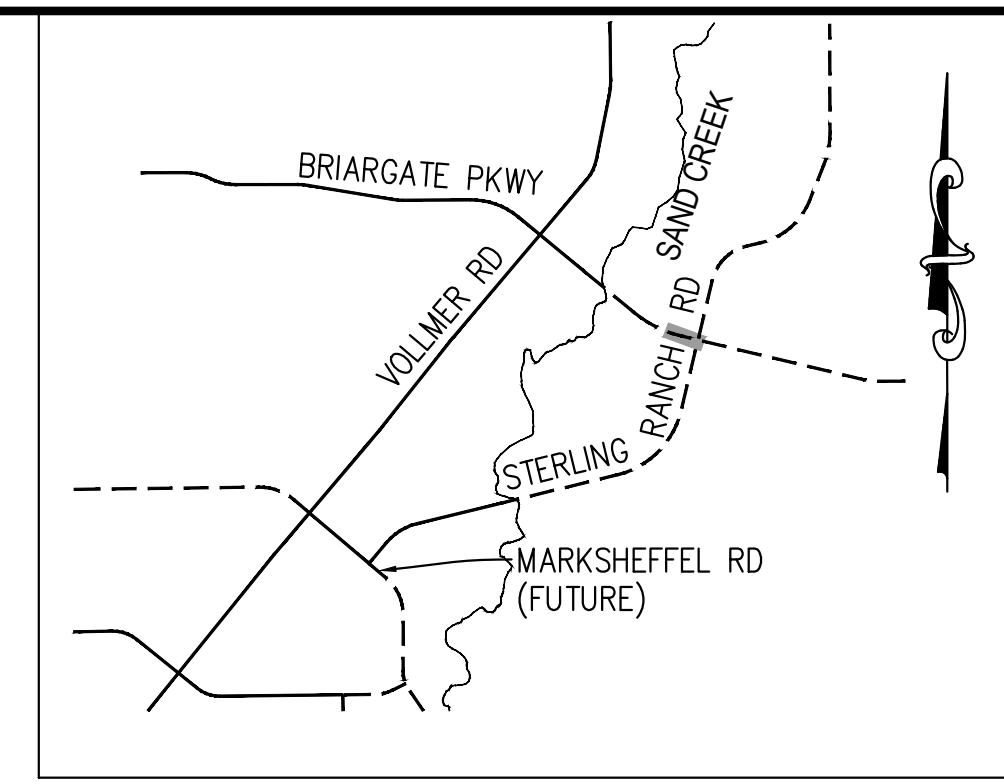
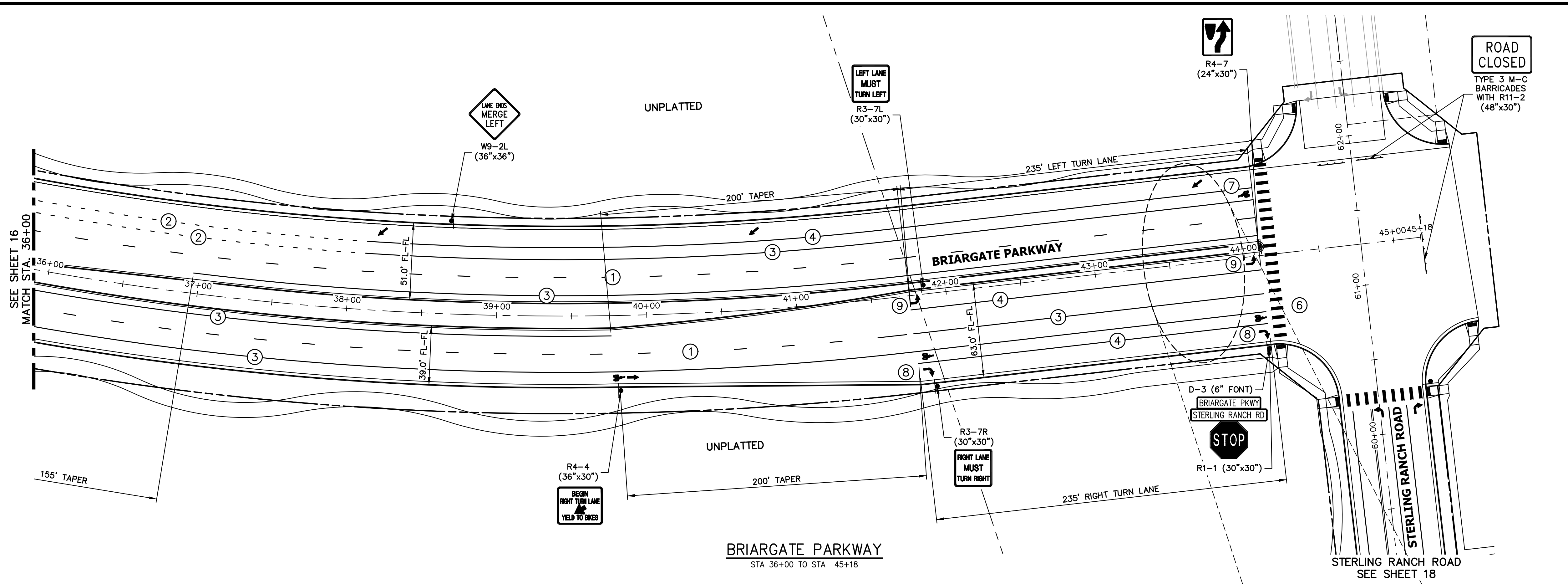
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE SIGNING & STRIPING
 SHEET 16 OF 32
 JOB NO. 25188.03

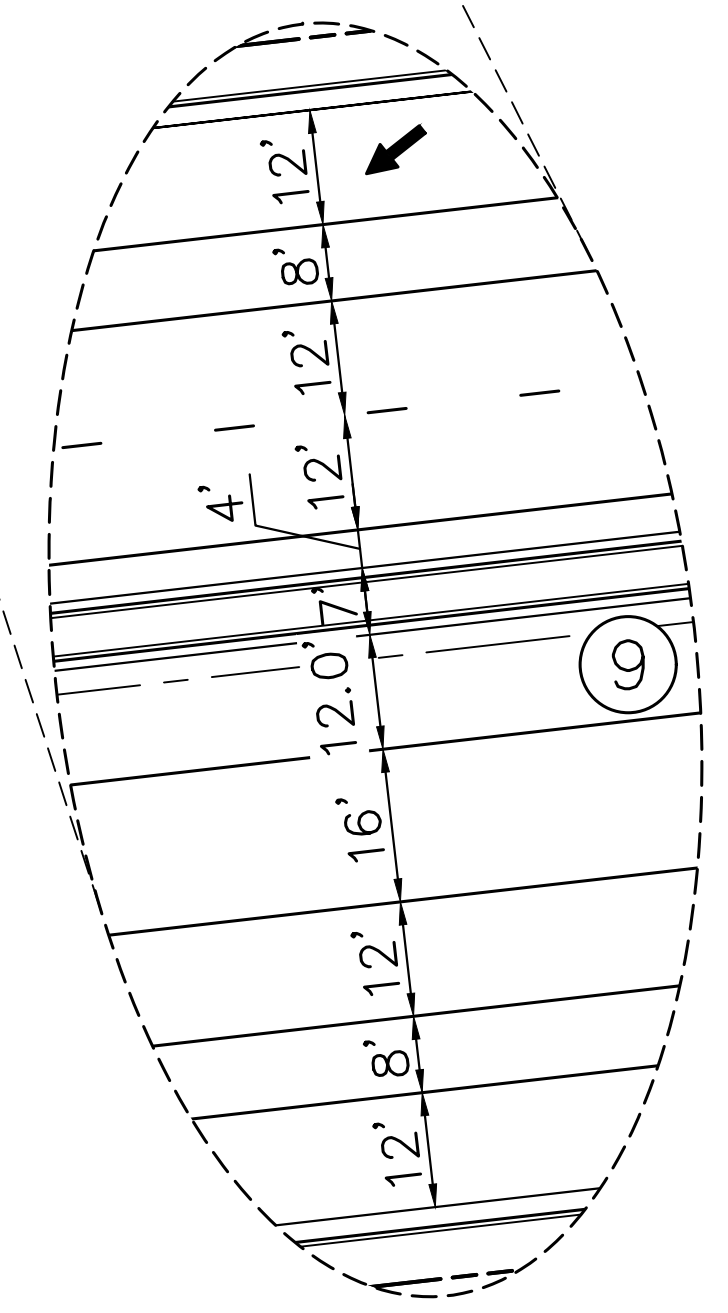


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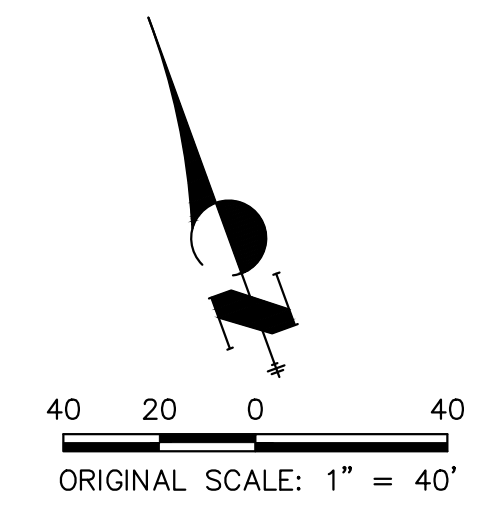
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NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



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

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

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

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

BY	DATE	No.	REVISION

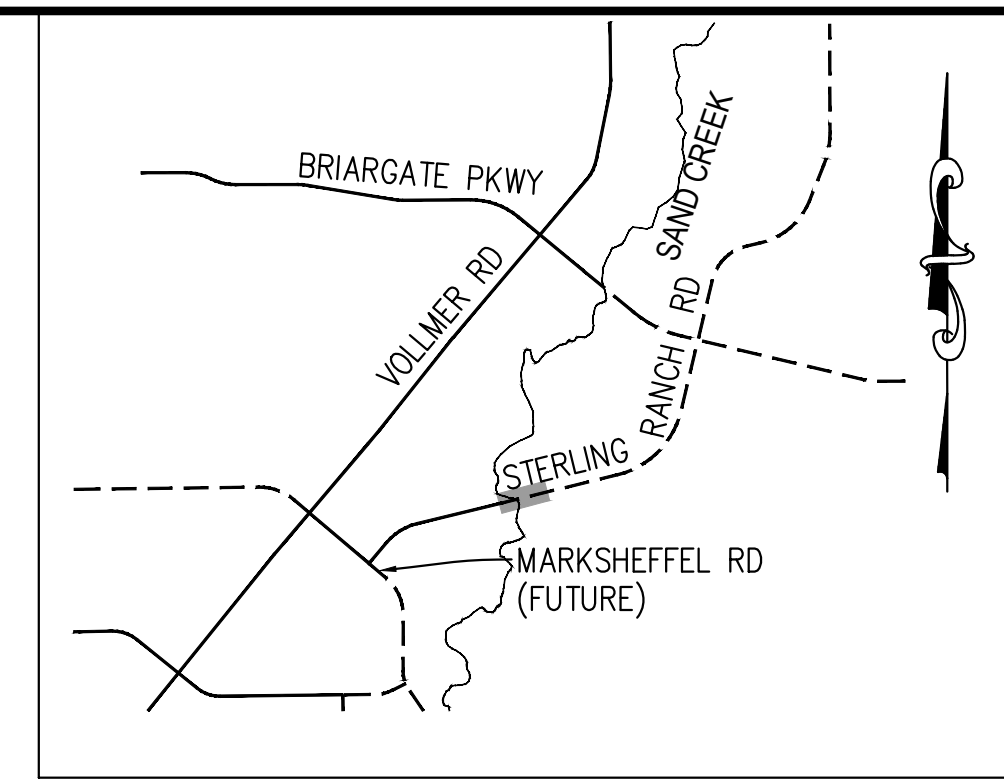
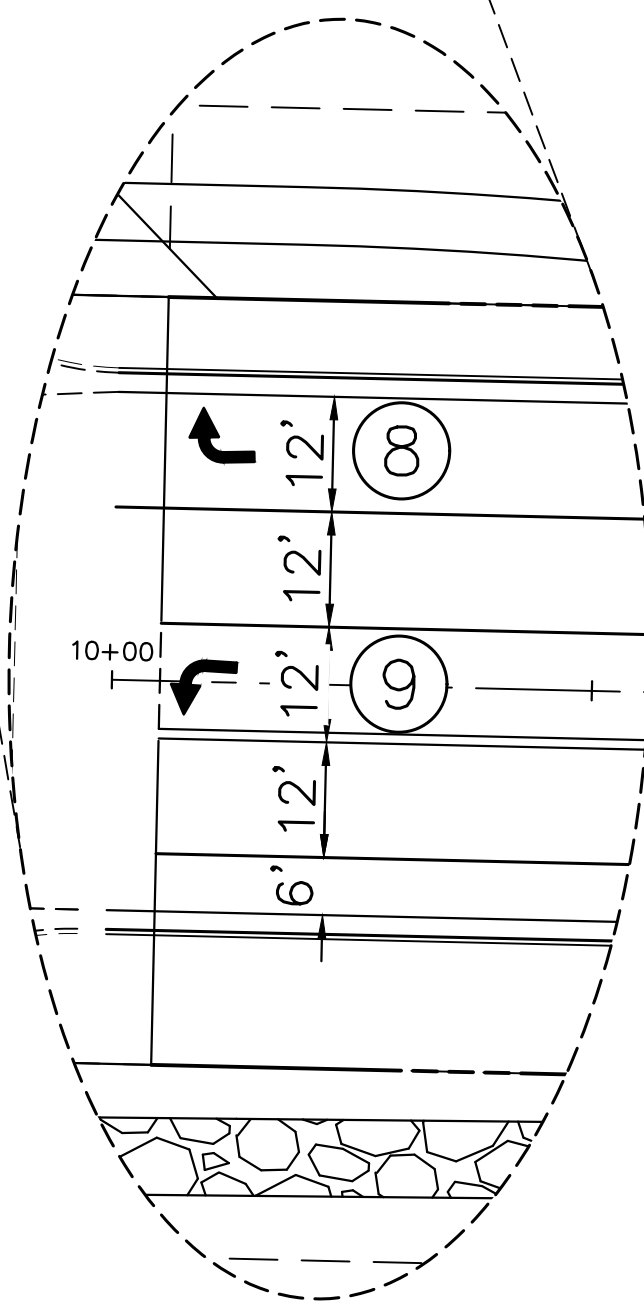
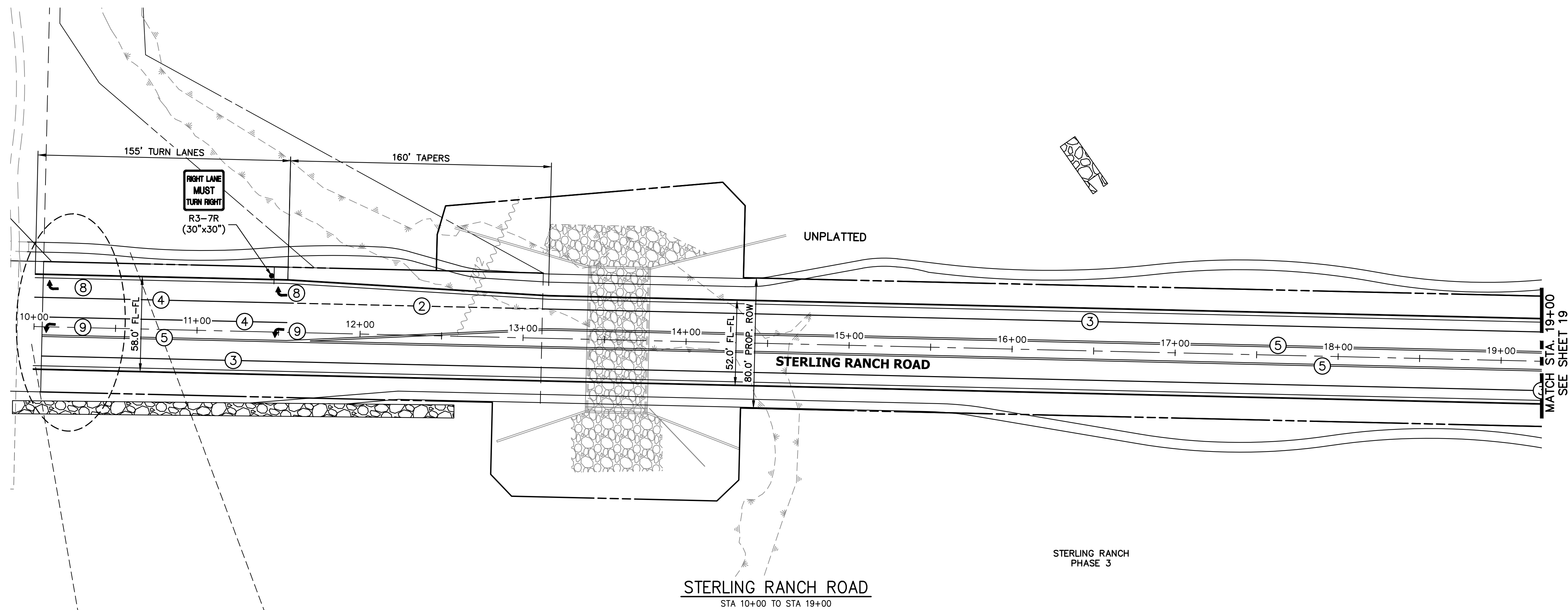
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V-SCALE	N/A
DATE	05/08/23
DESIGNED BY	JMC
DRAWN BY	RWK
CHECKED BY	

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

SHEET 17 OF 32
 JOB NO. 25188.03



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KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

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

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

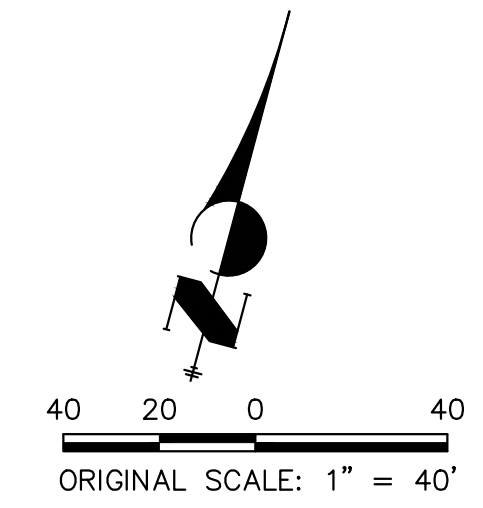
BY	DATE	No.	REVISION

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

SHEET 18 OF 32
JOB NO. 25188.03

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
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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.



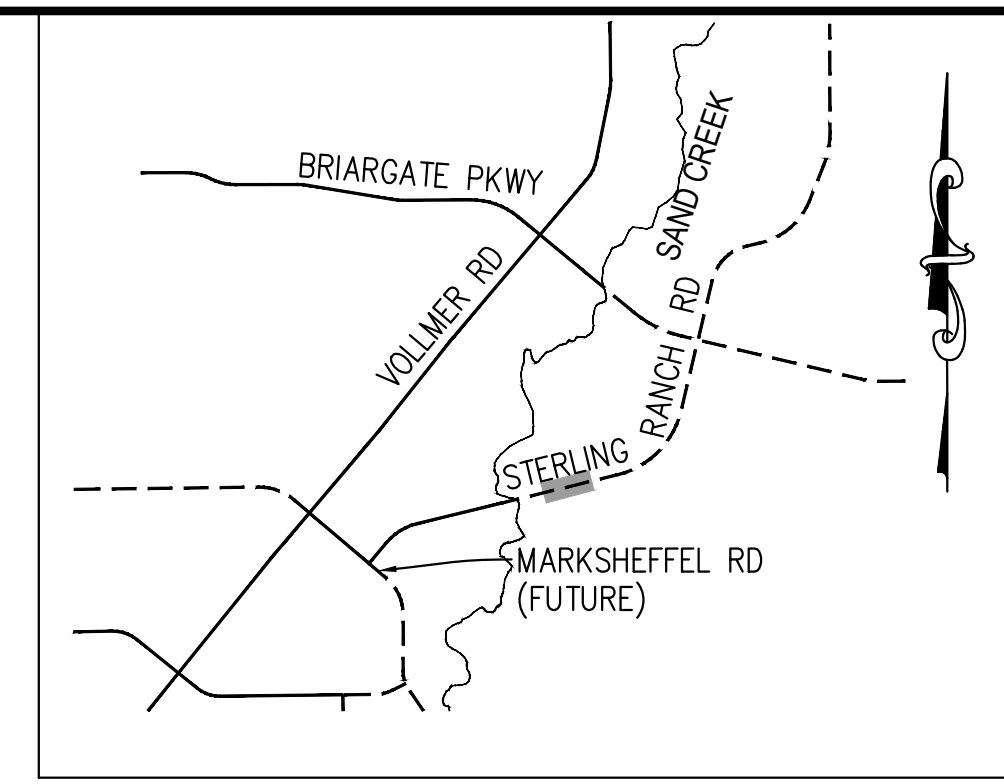
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

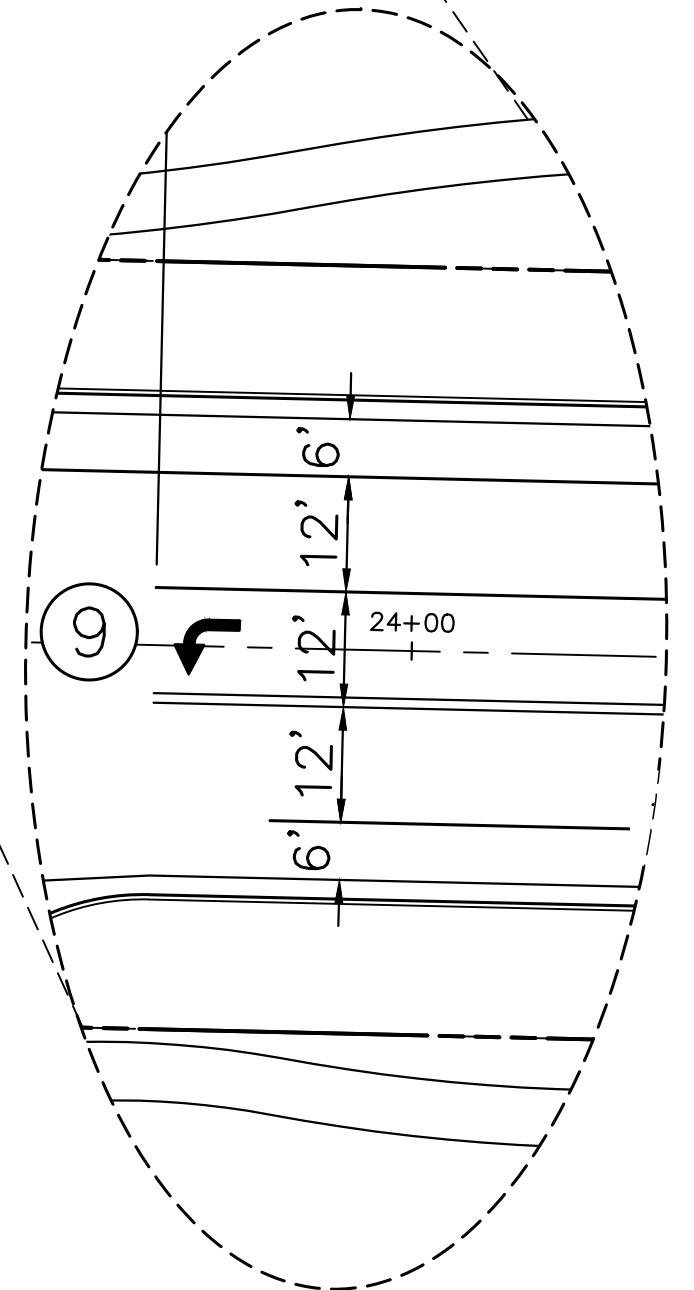
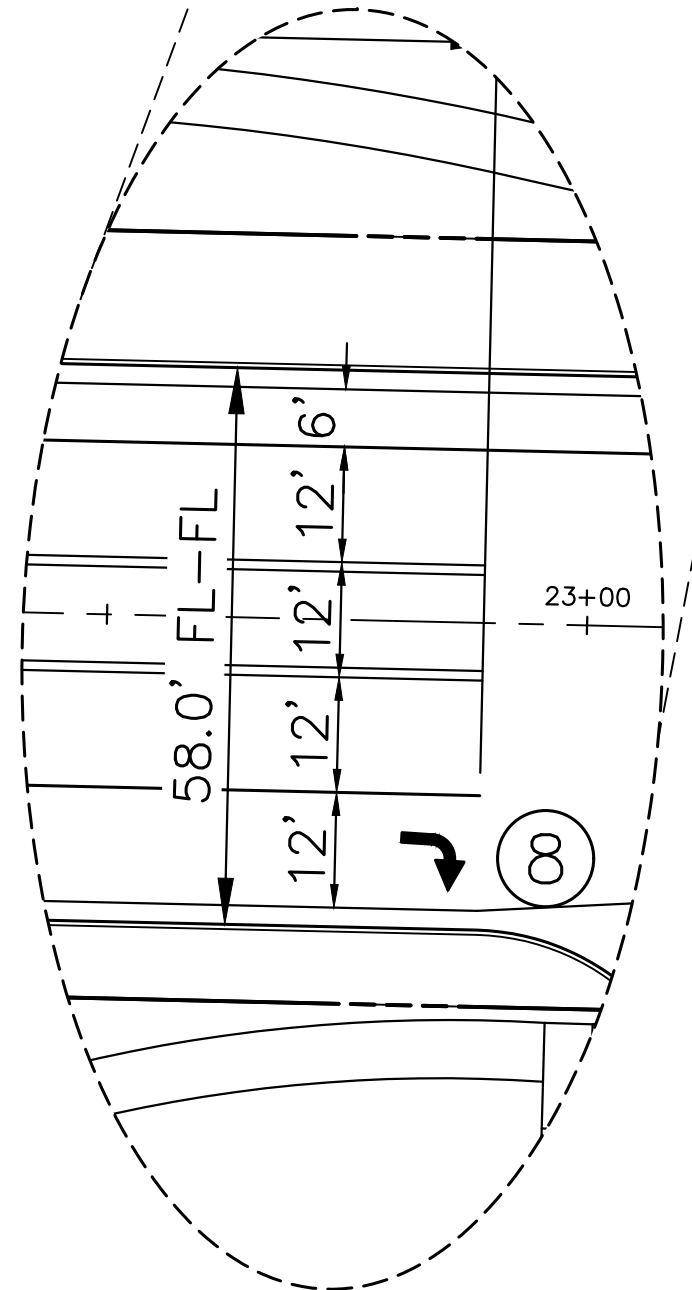
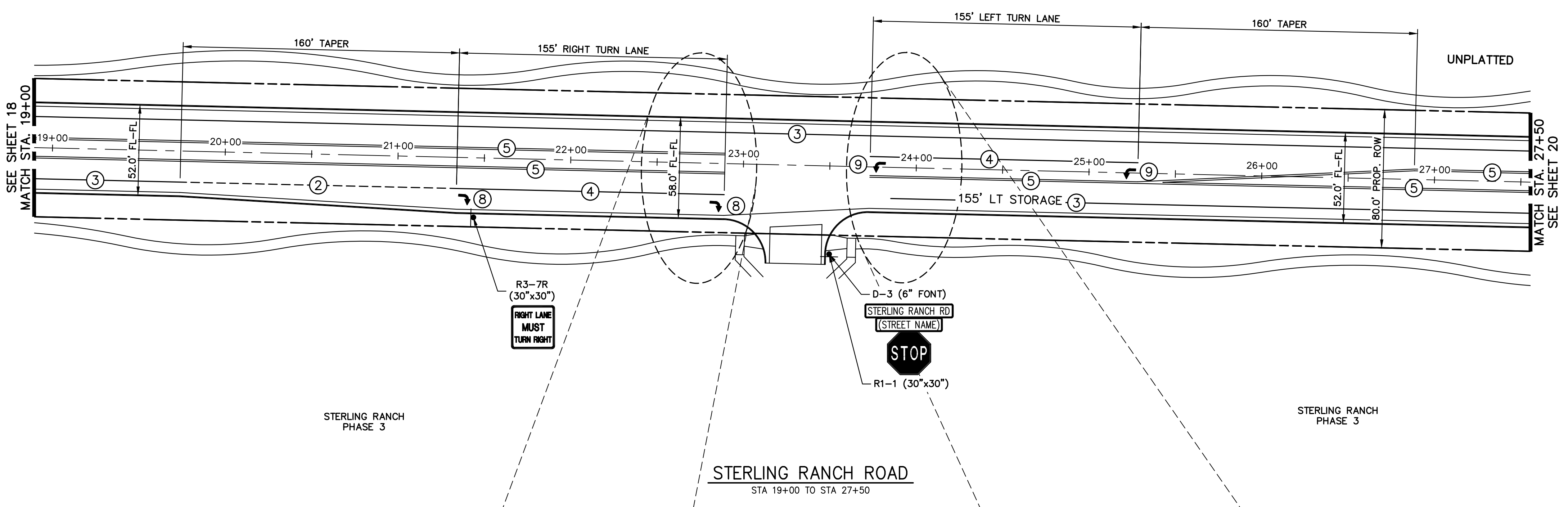
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 05/09/23



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KEY MAP
N.T.S.



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

J.R. ENGINEERING
A Westman Company
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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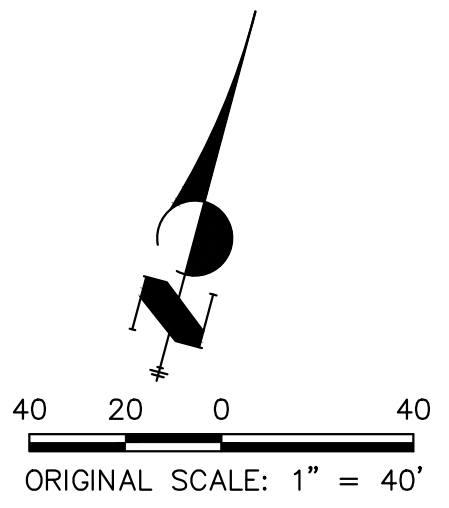
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

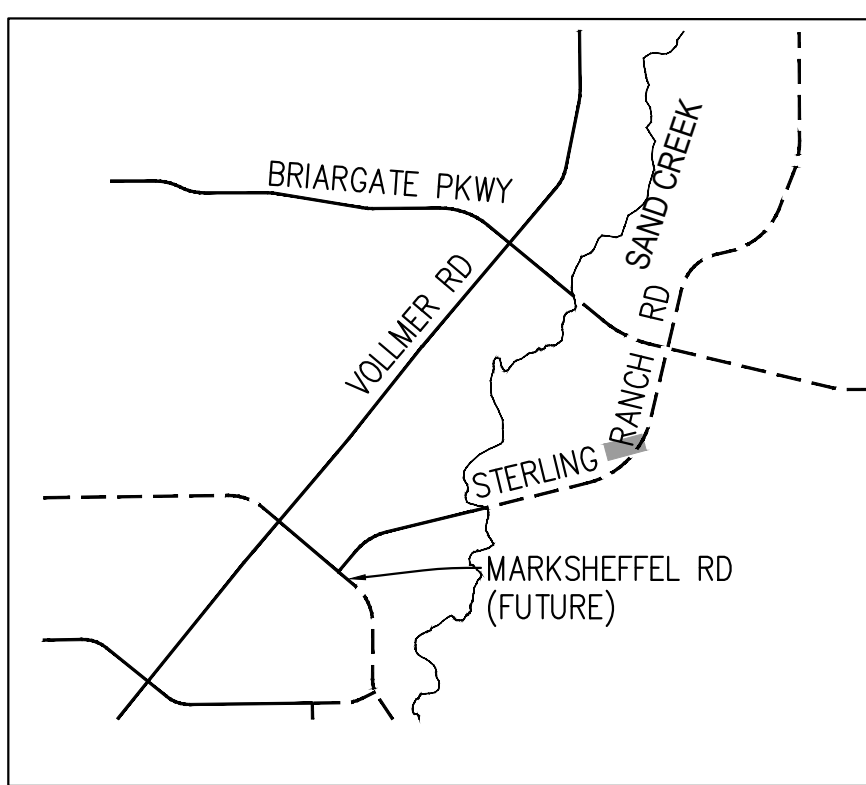
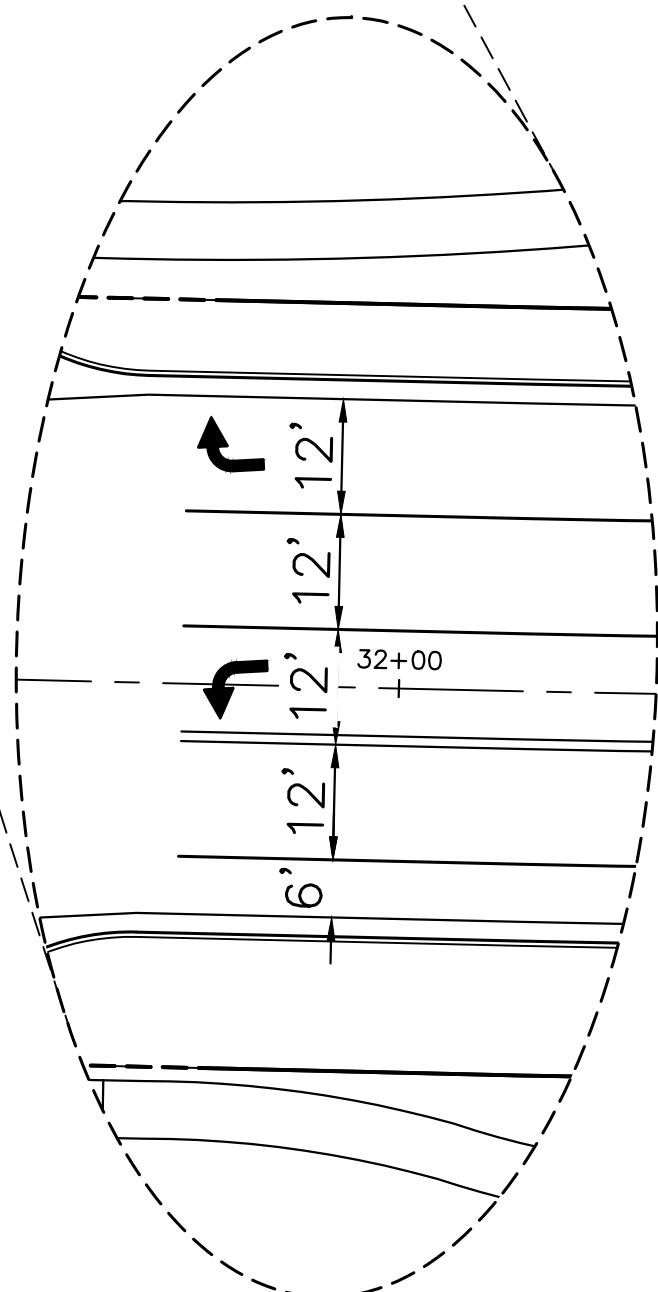
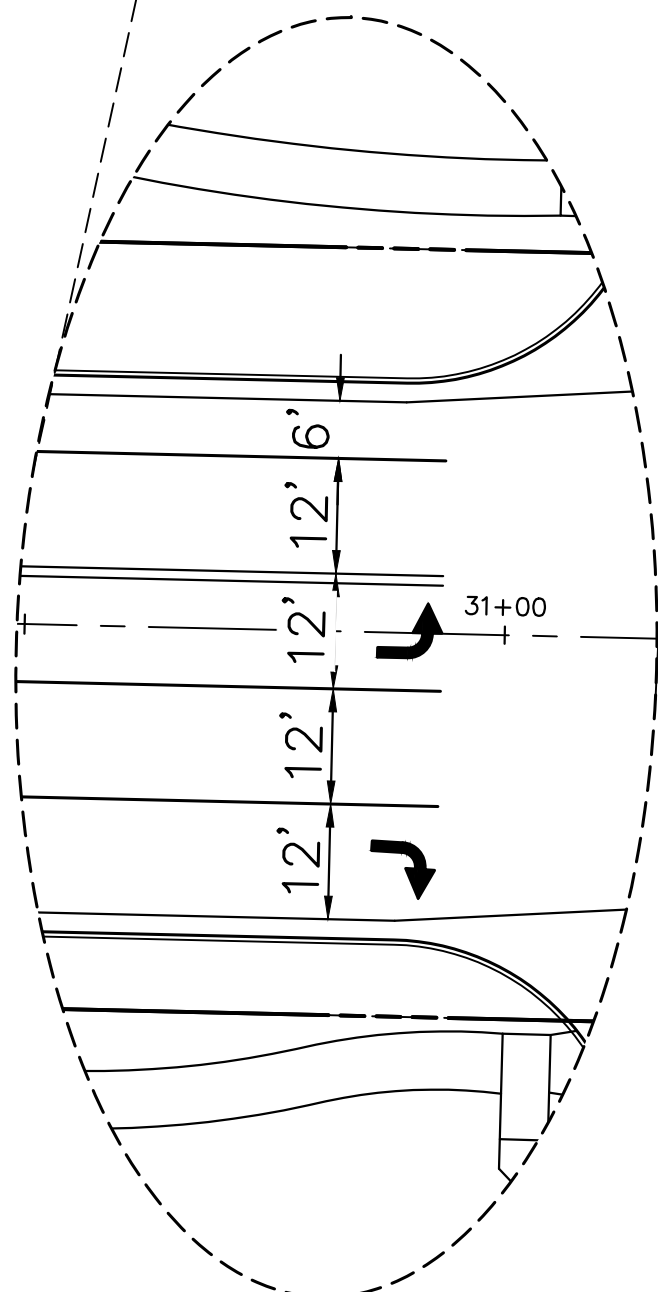
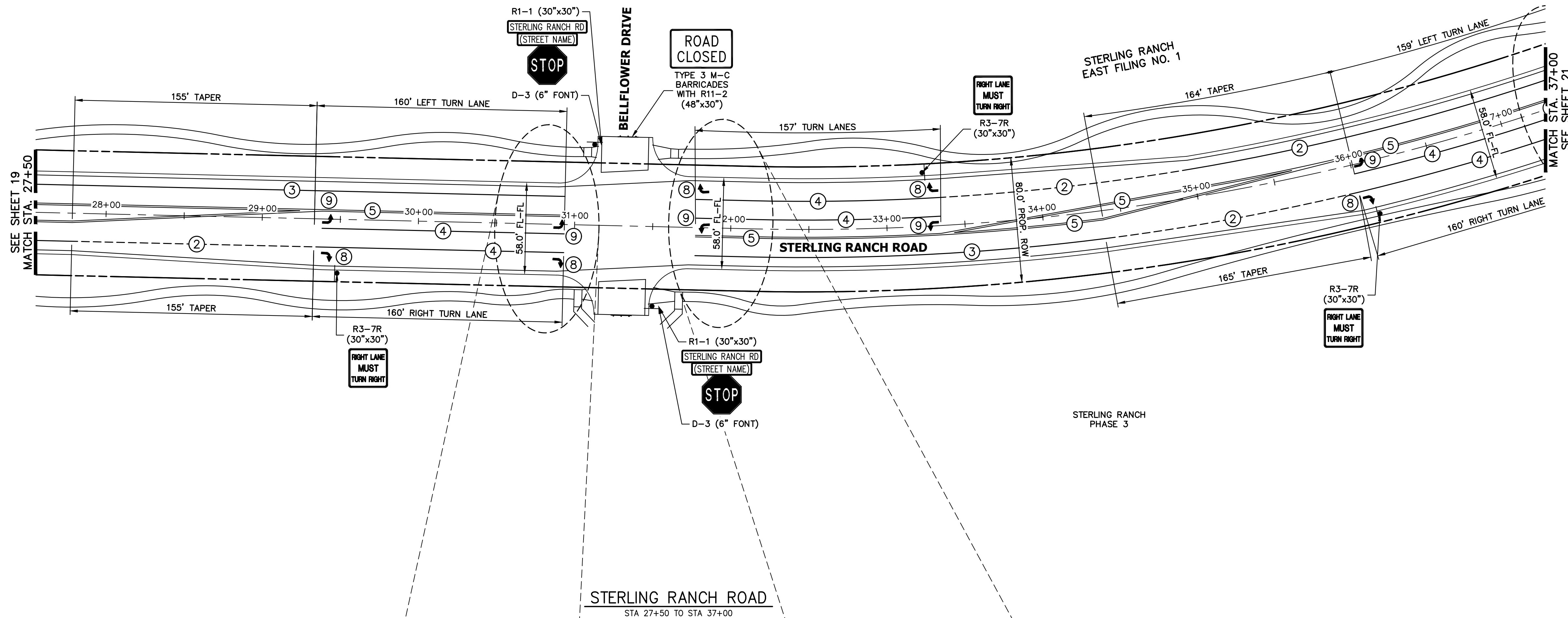
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 05/09/23

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.



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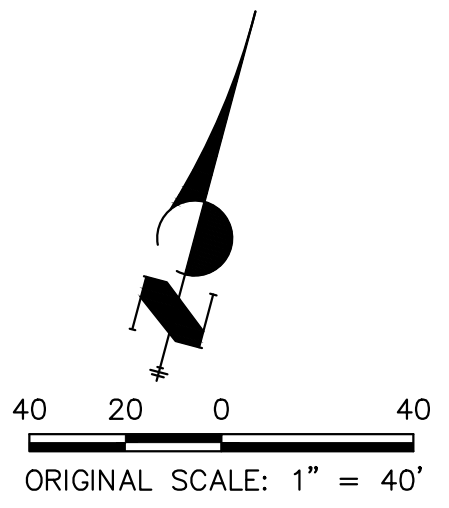
KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

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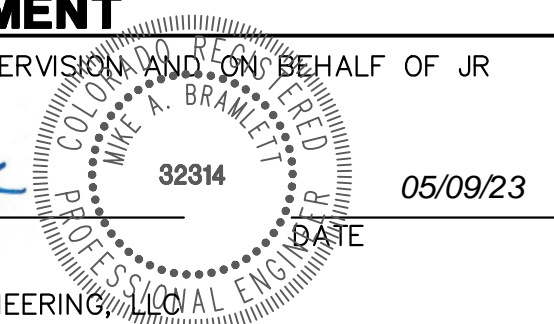
STRIPING LEGEND		
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ENGINEER'S STATEMENT

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



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

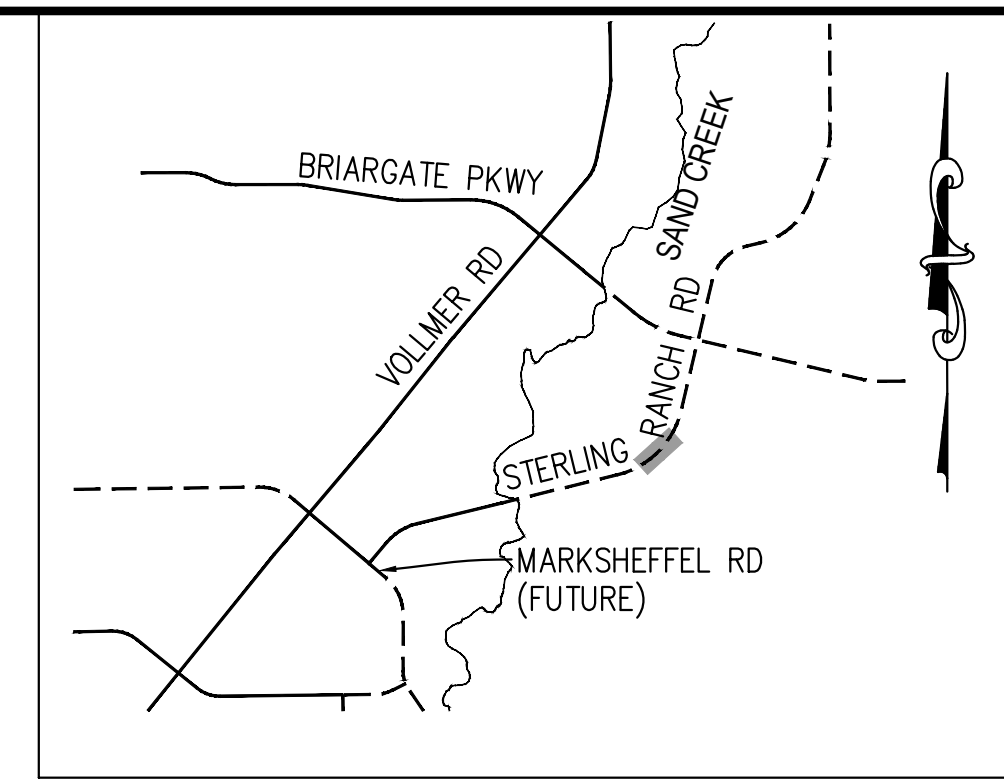
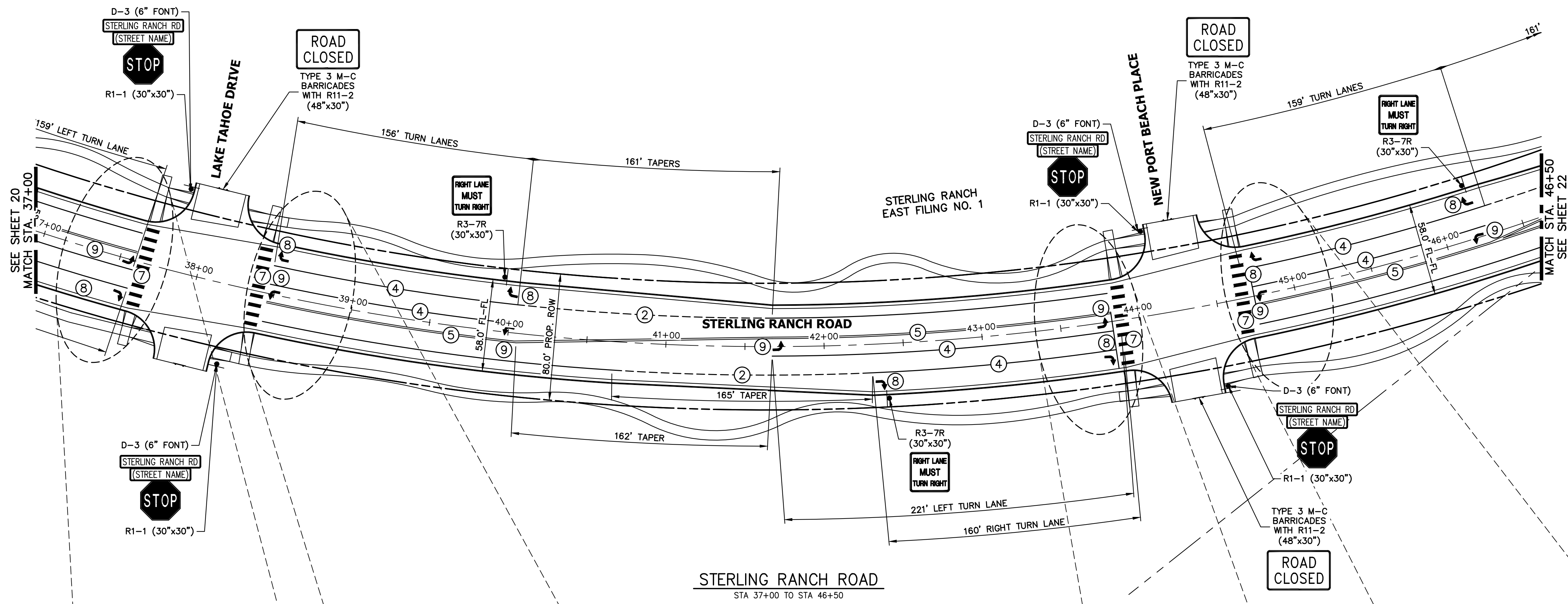
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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



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KEY MAP
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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

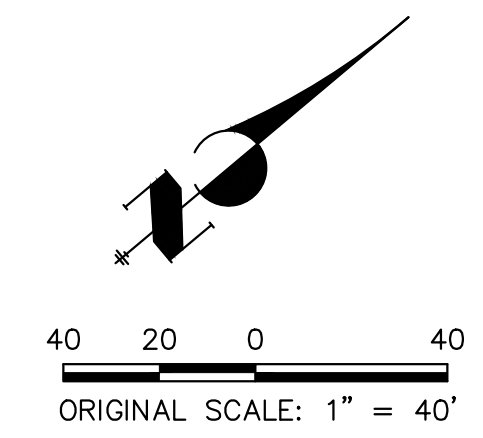
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BY	DATE	No.	REVISION

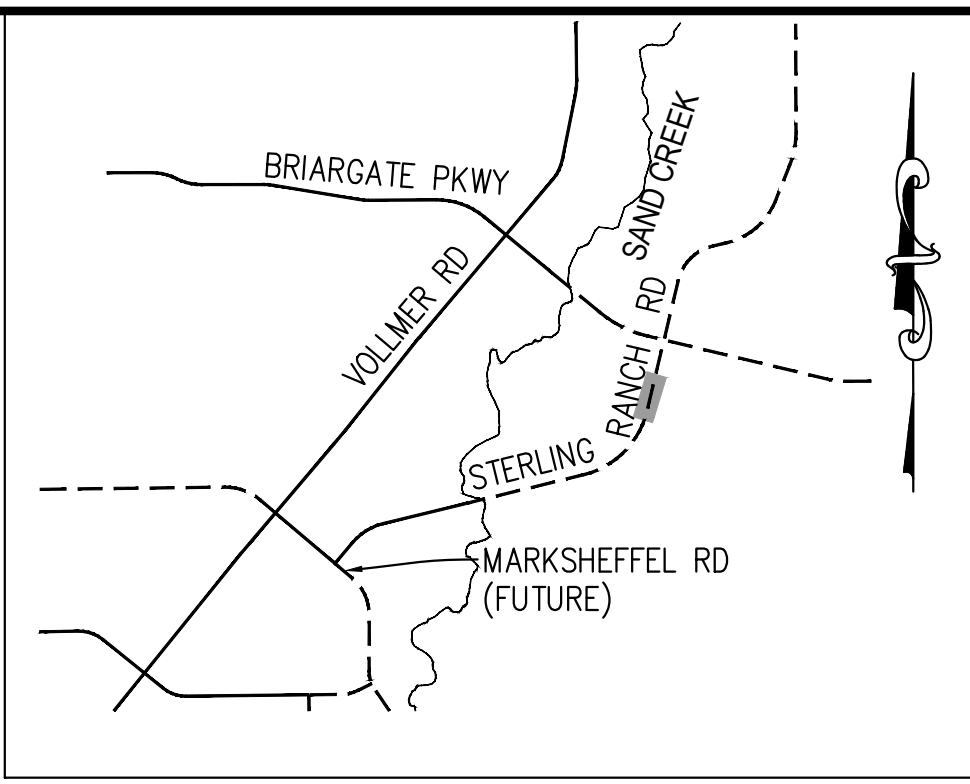
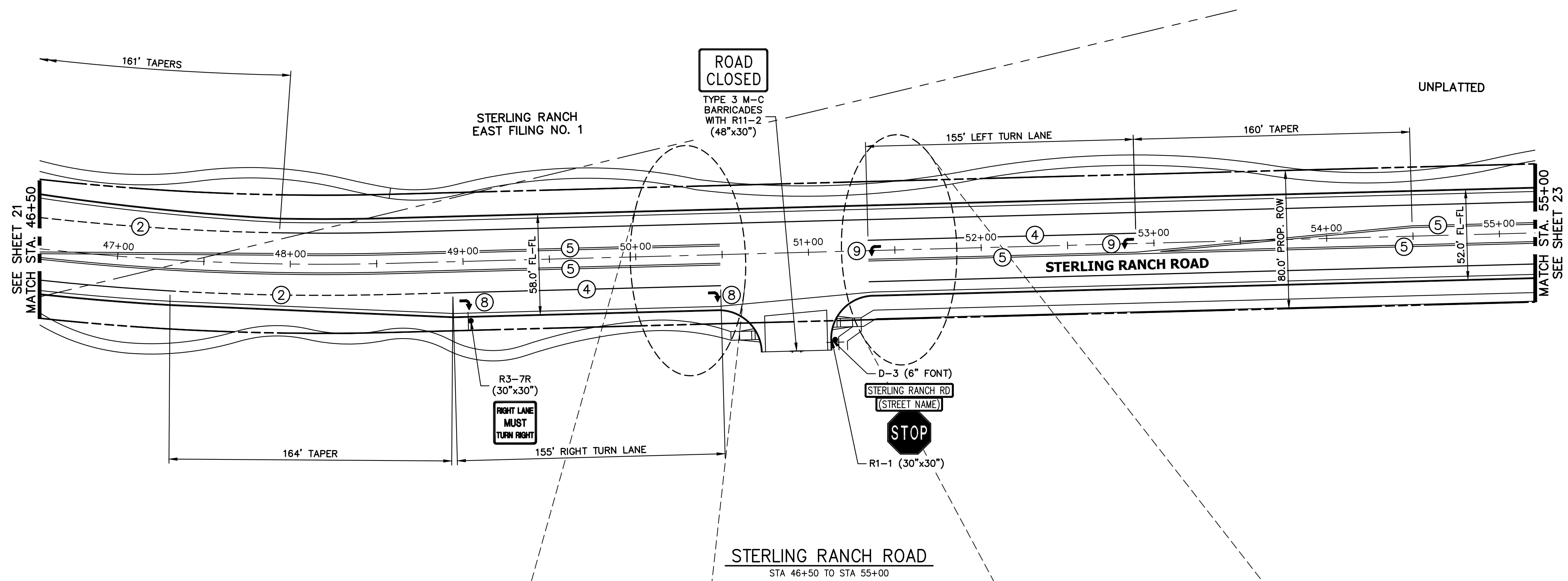
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V-SCALE	N/A
DATE	05/08/23
DESIGNED BY	JMC
DRAWN BY	RWK
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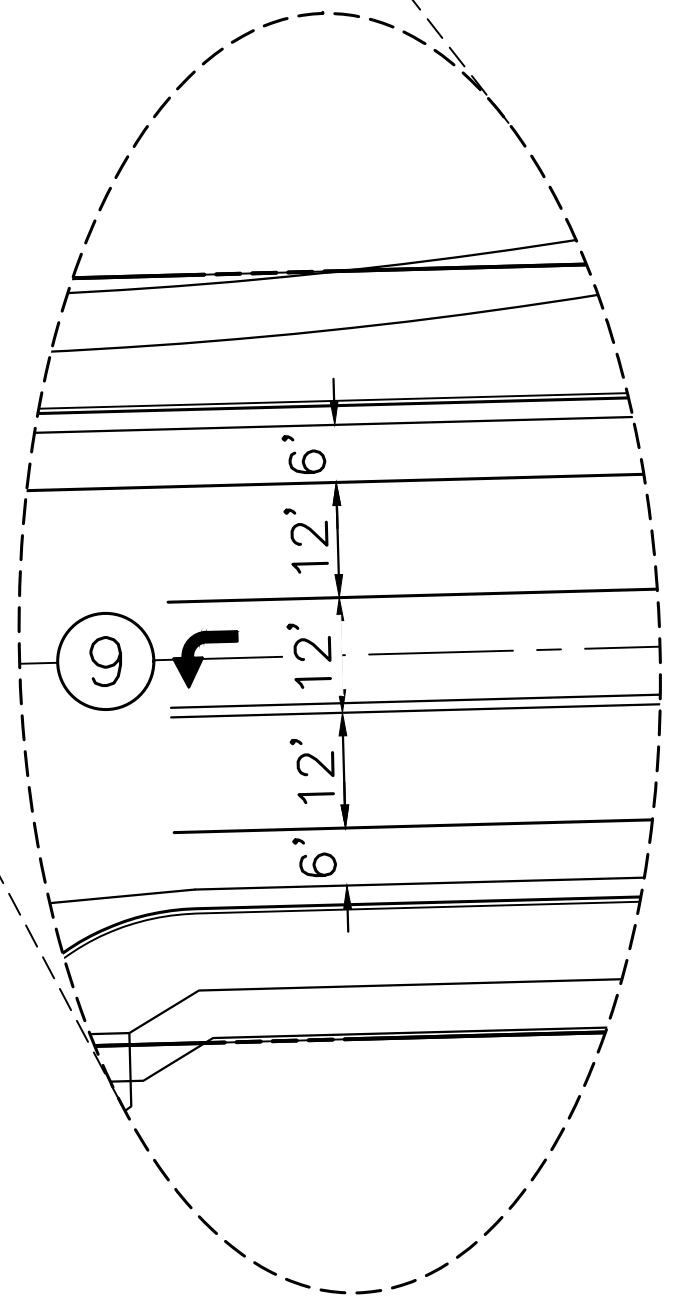
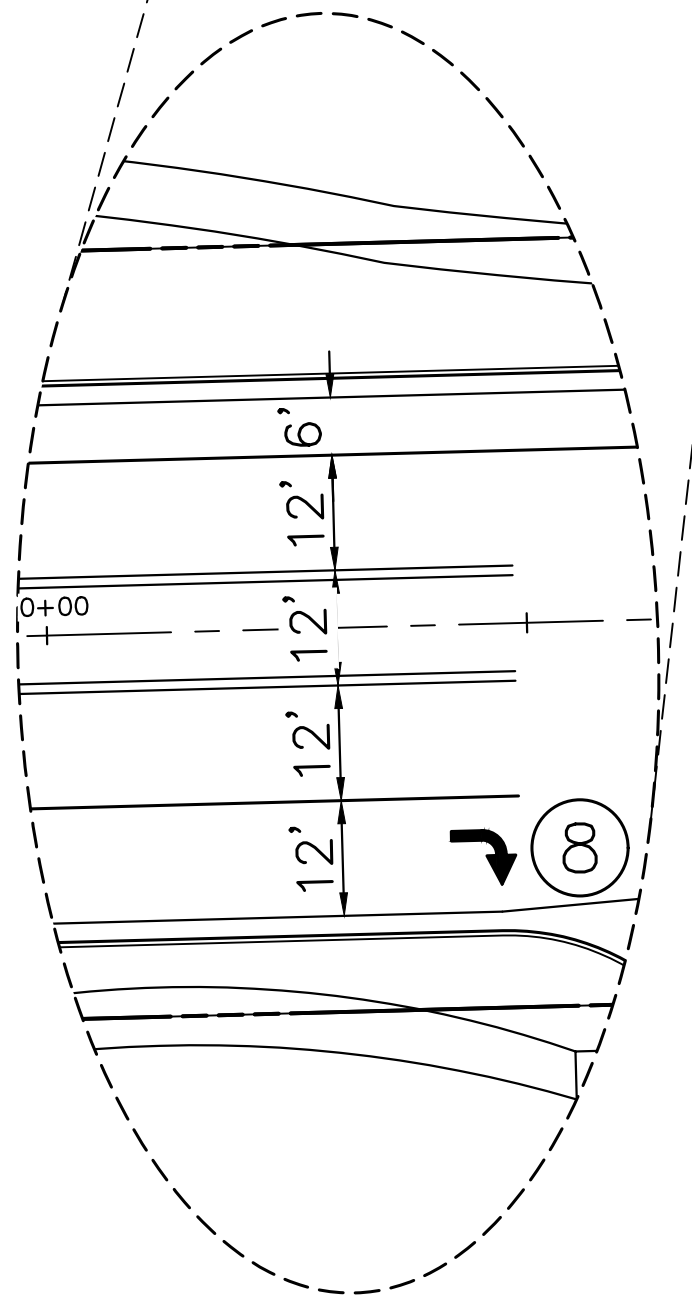
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE 05/09/23



KEY MAP
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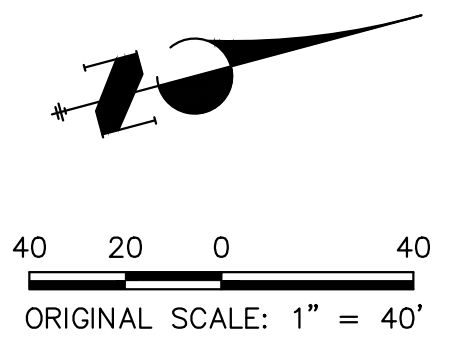
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ENGINEER'S STATEMENT

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 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE 05/09/23

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

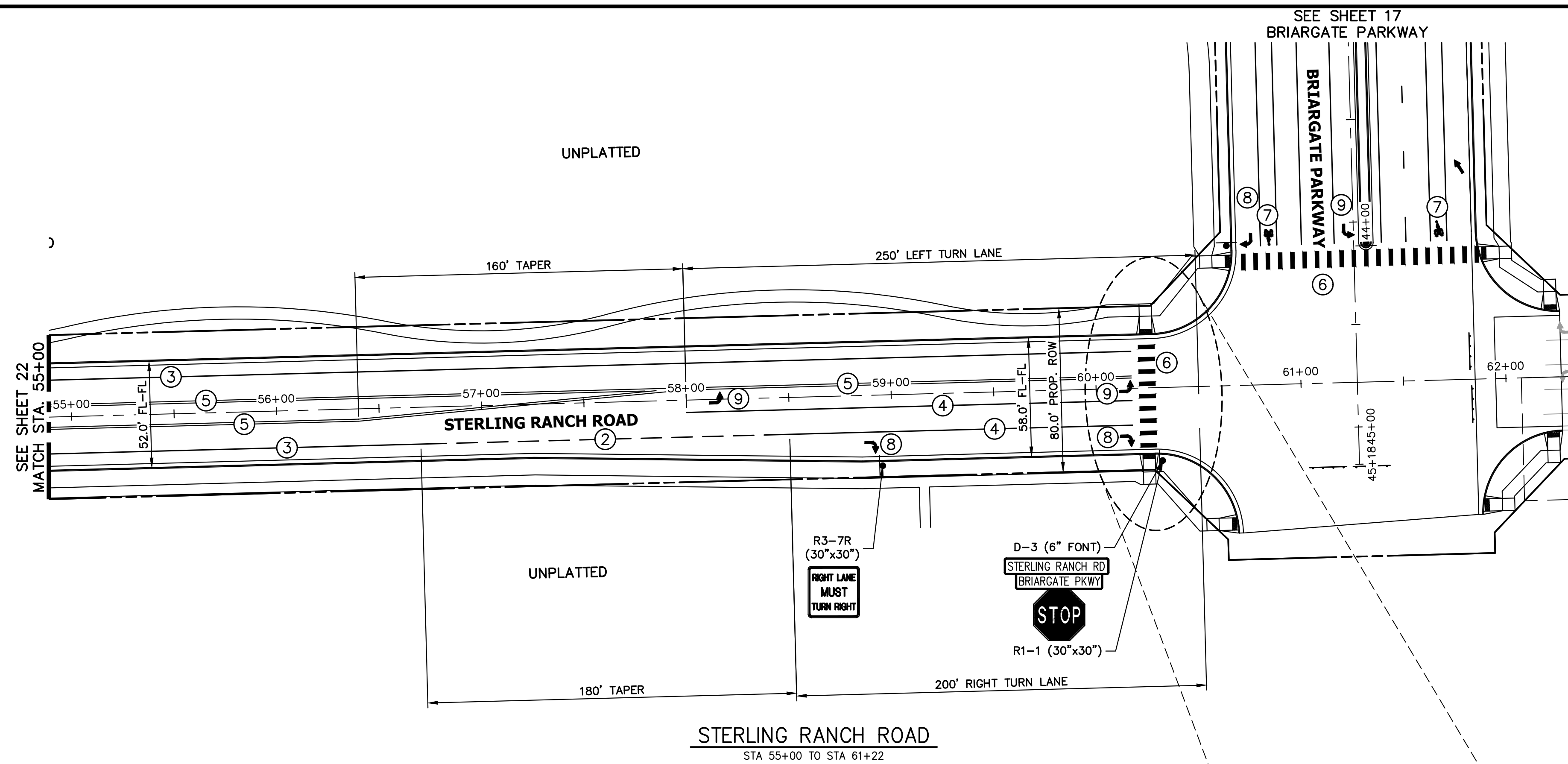
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BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD SIGNING & STRIPING
 SHEET 22 OF 32
 JOB NO. 25188.03



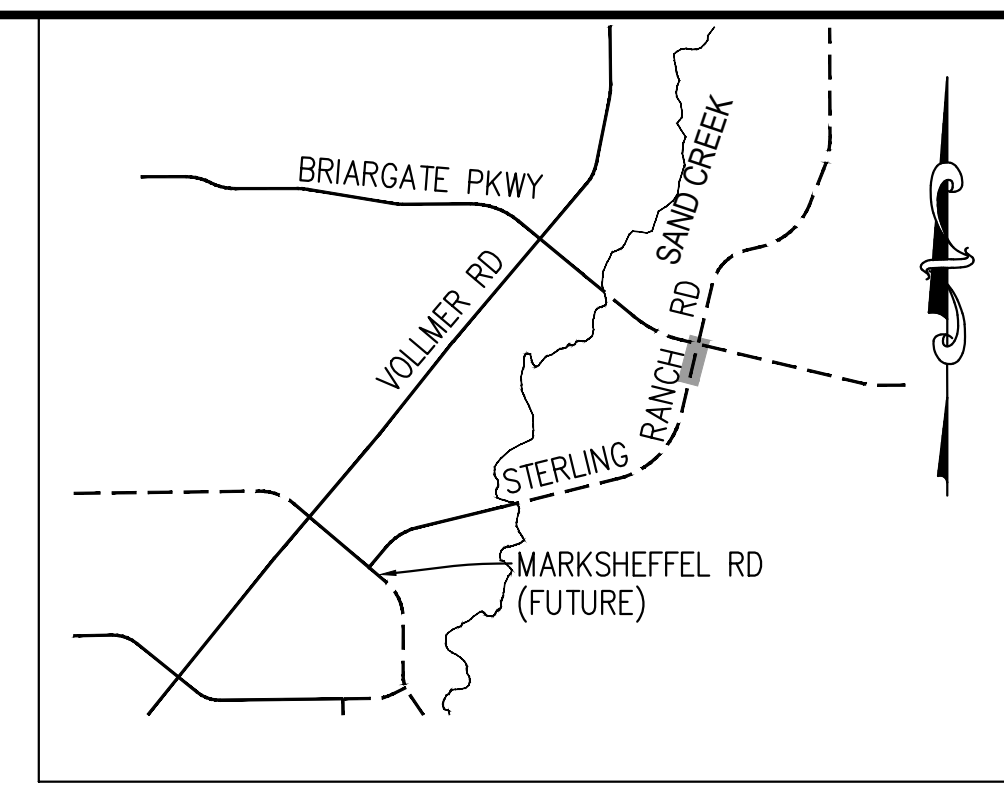
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SEE SHEET 17
BRIARGATE PARKWAY

SEE SHEET 22
MATCH STA 55+00

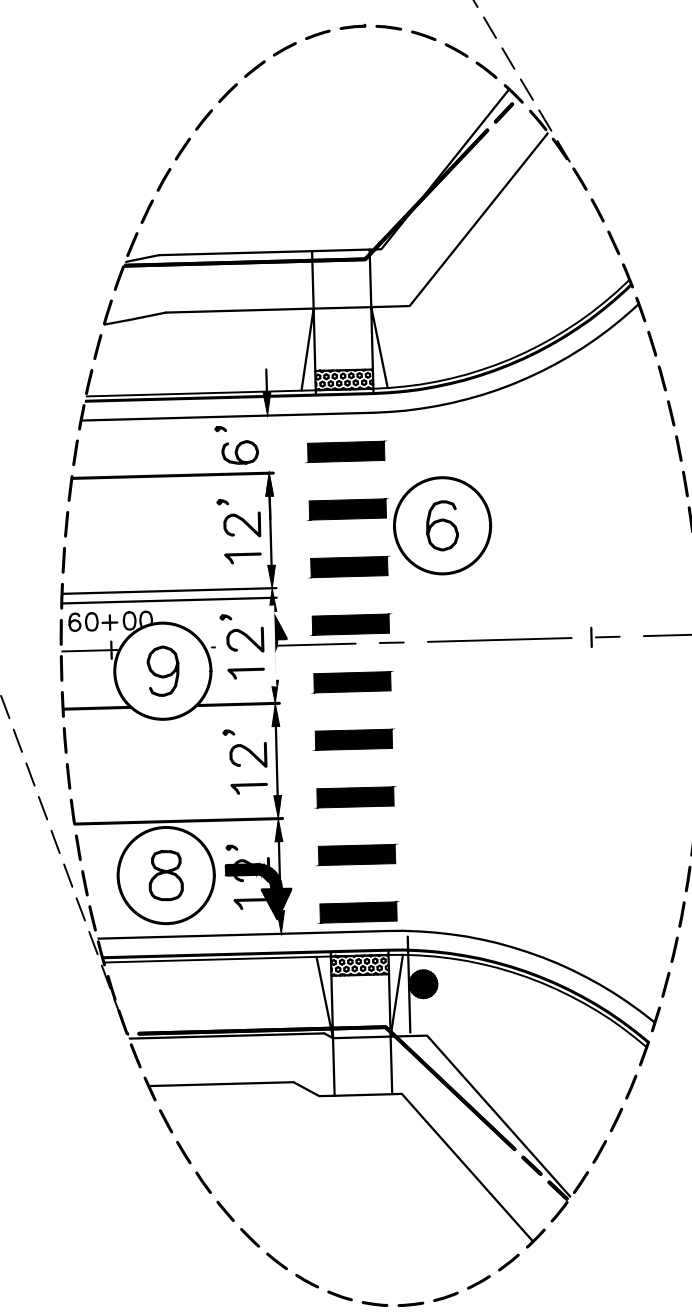
STERLING RANCH ROAD
STA 55+00 TO STA 61+22



KEY MAP
N.T.S.

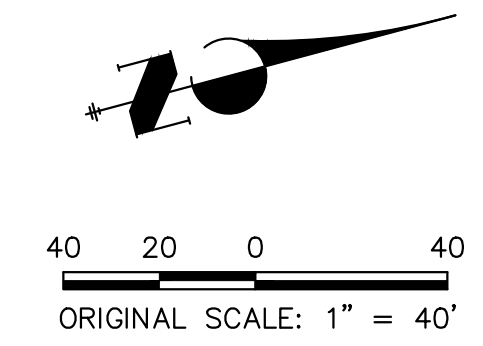
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ENGINEER'S STATEMENT

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

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

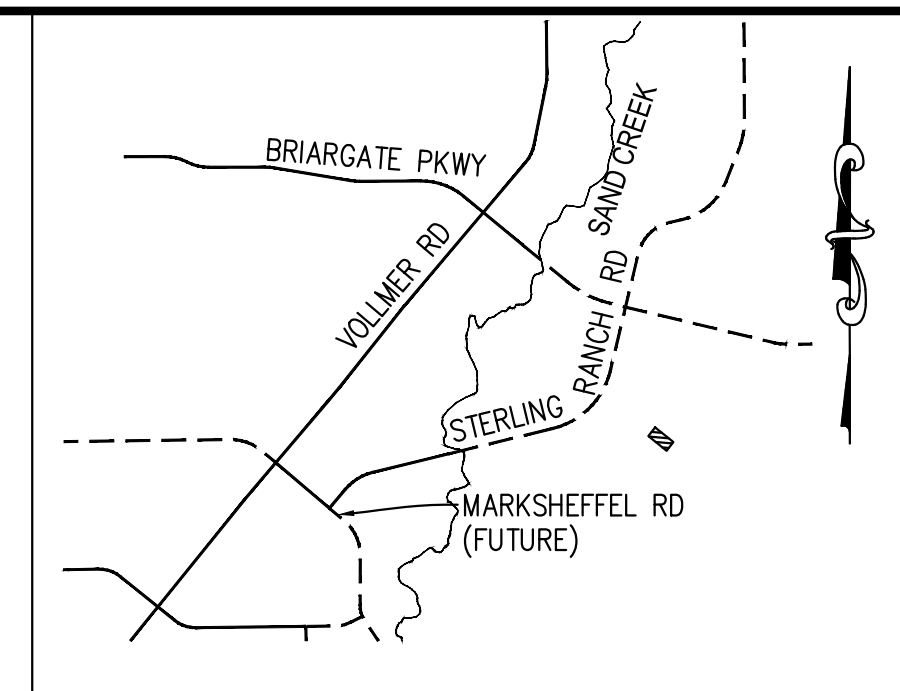
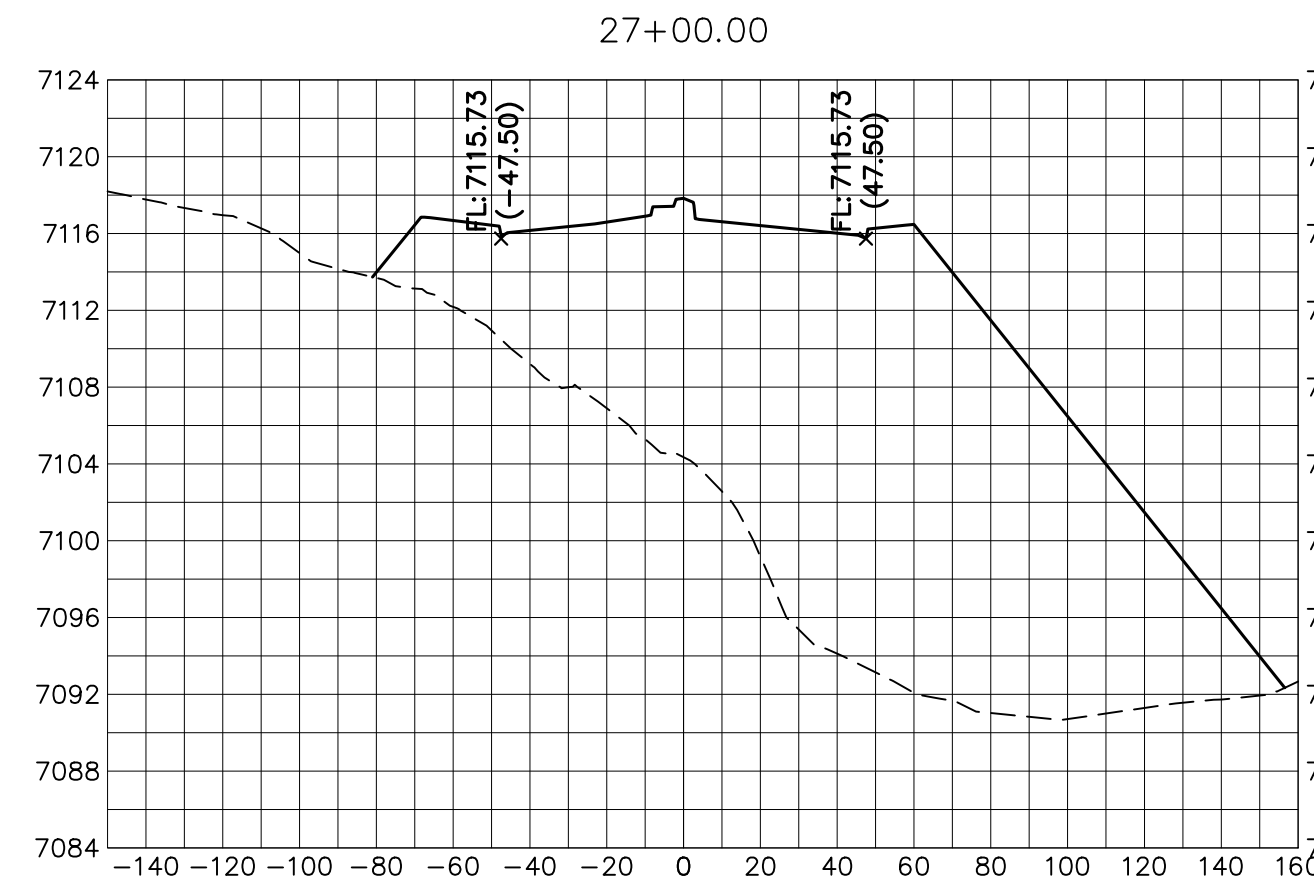
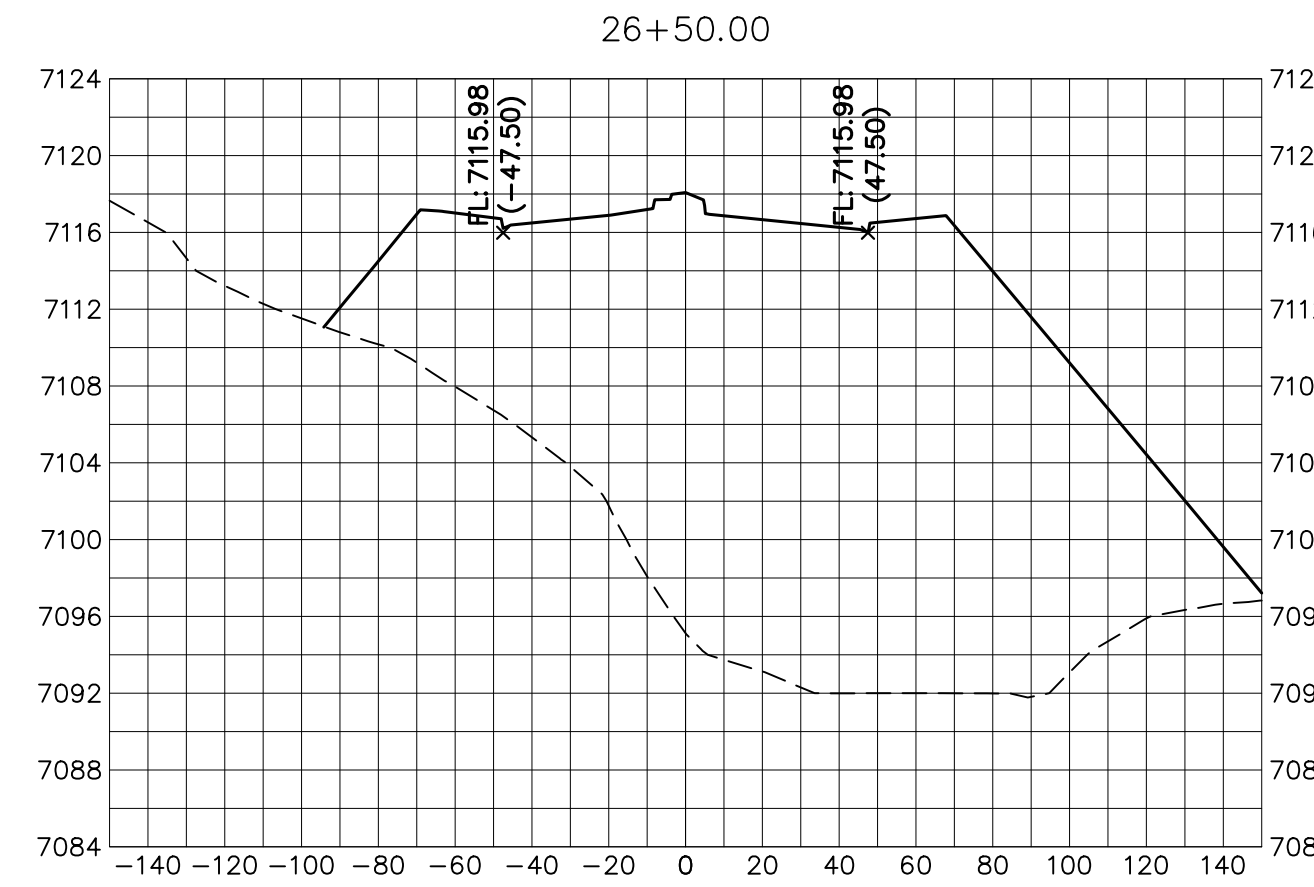
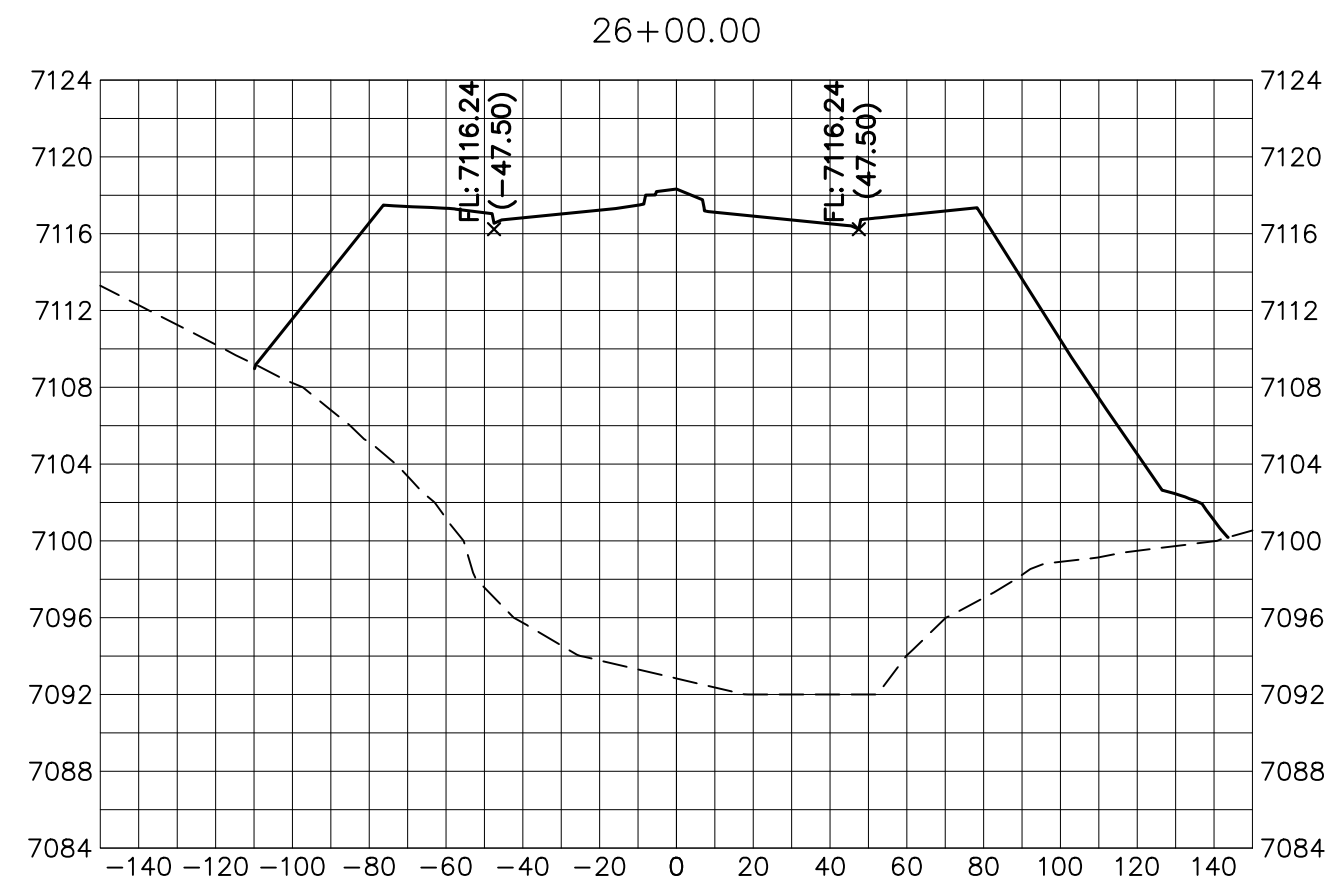
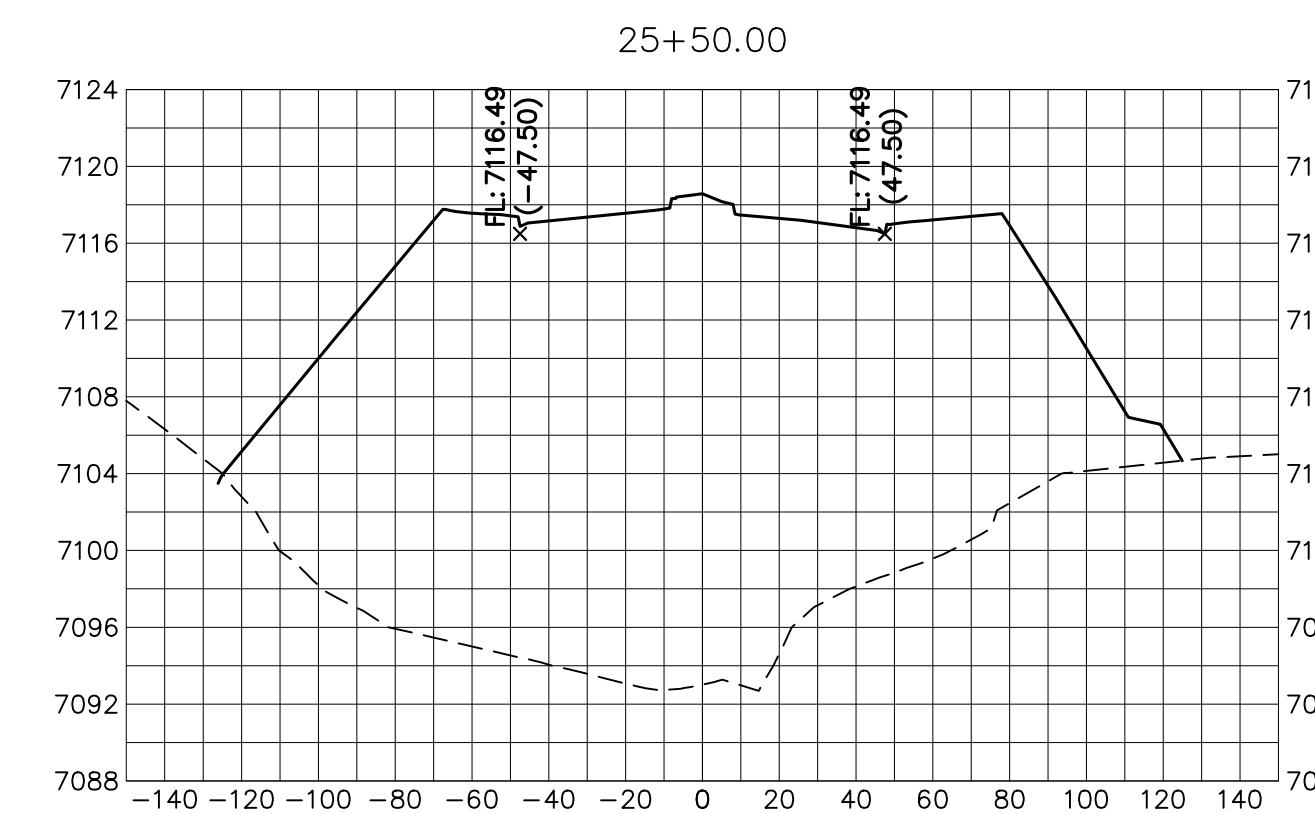
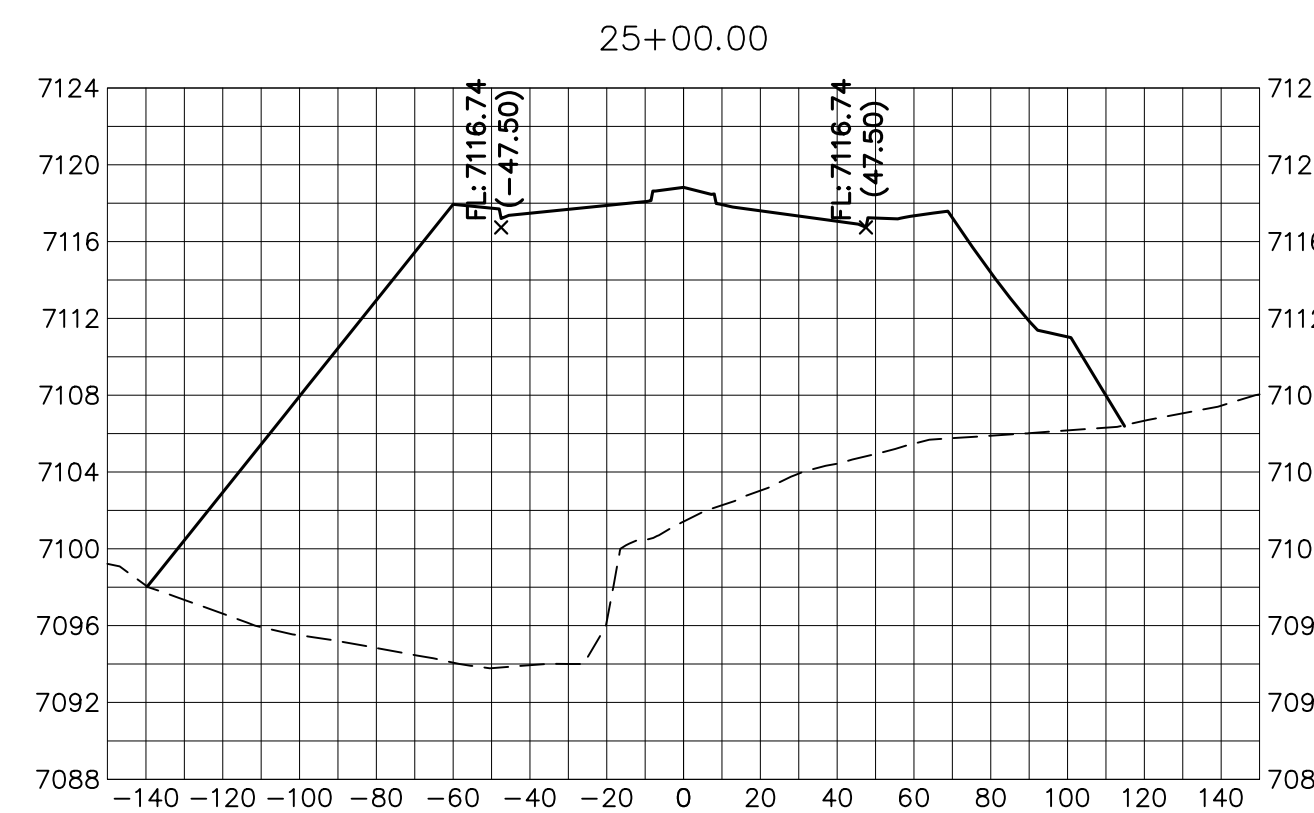
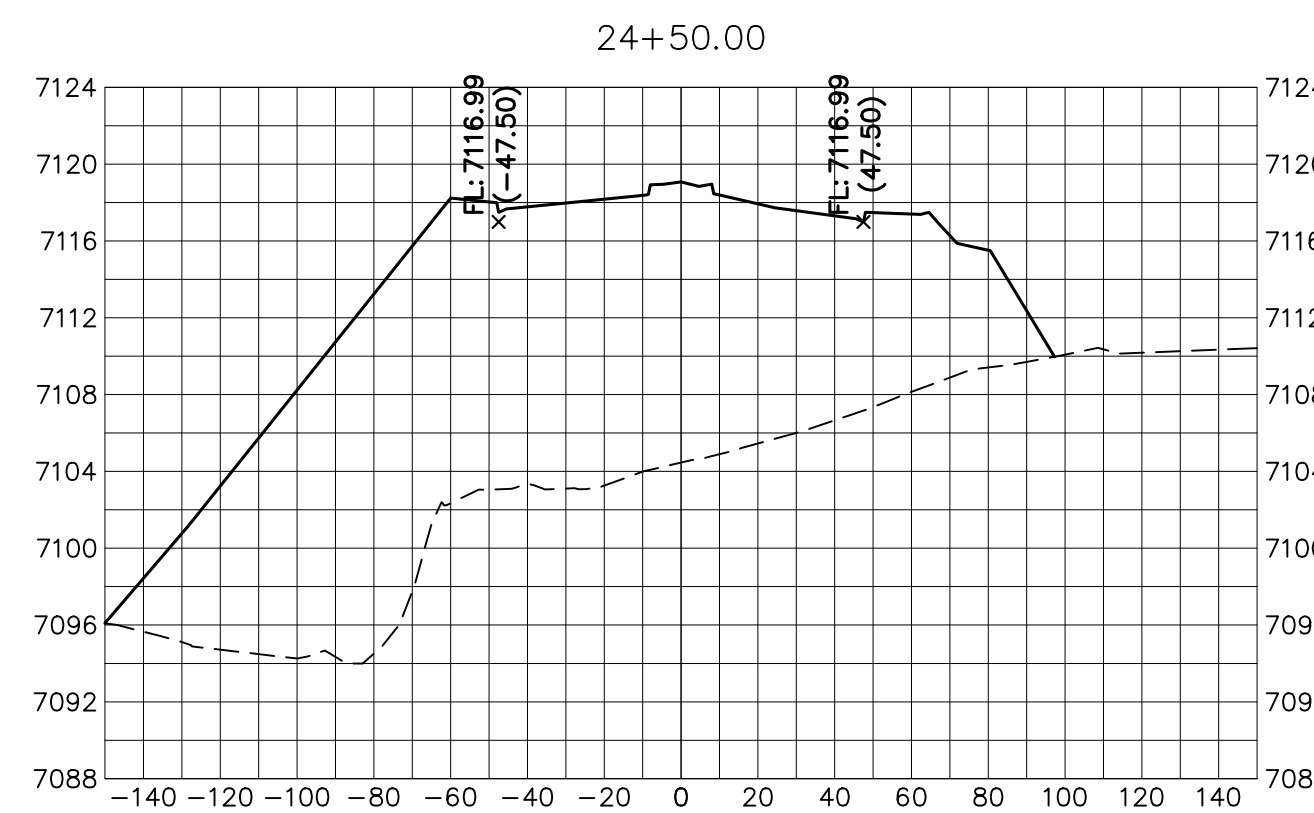
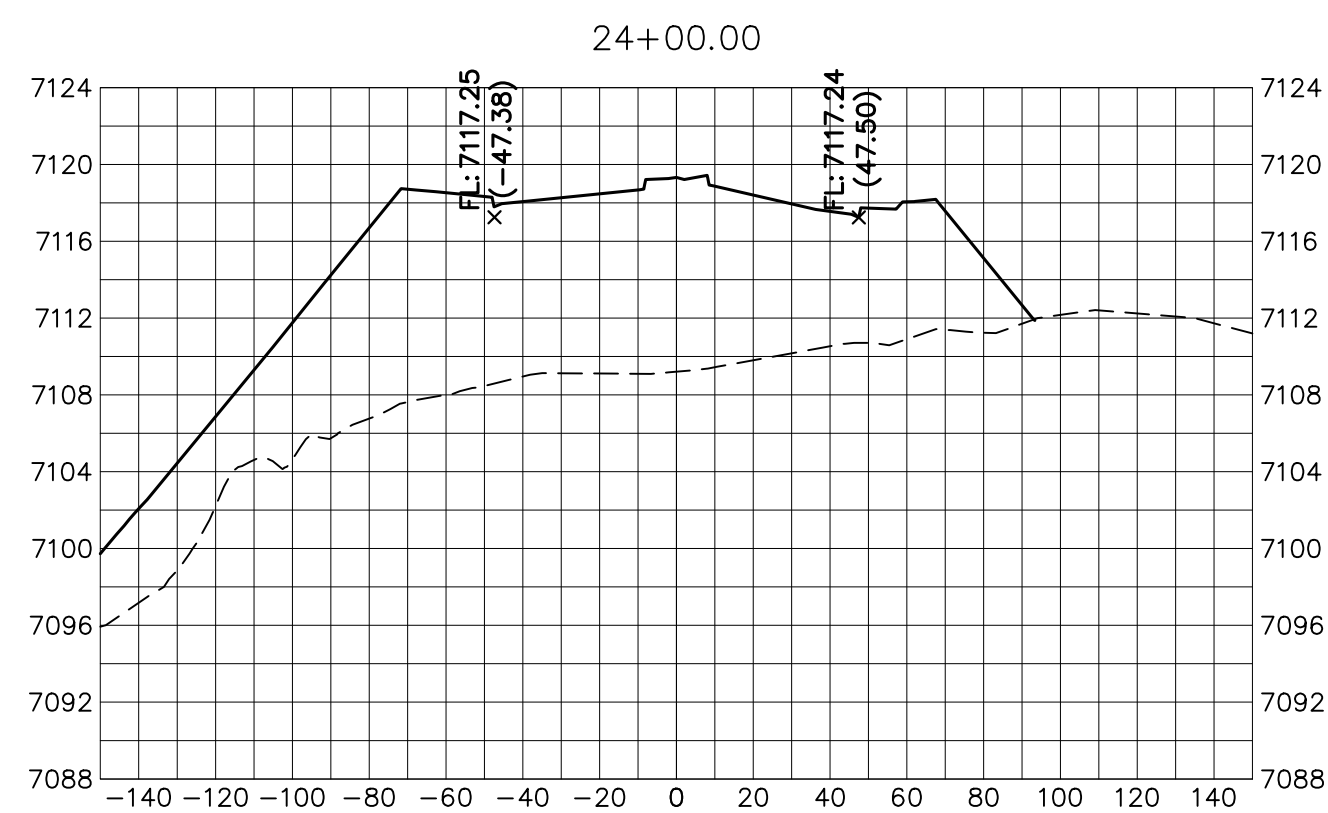
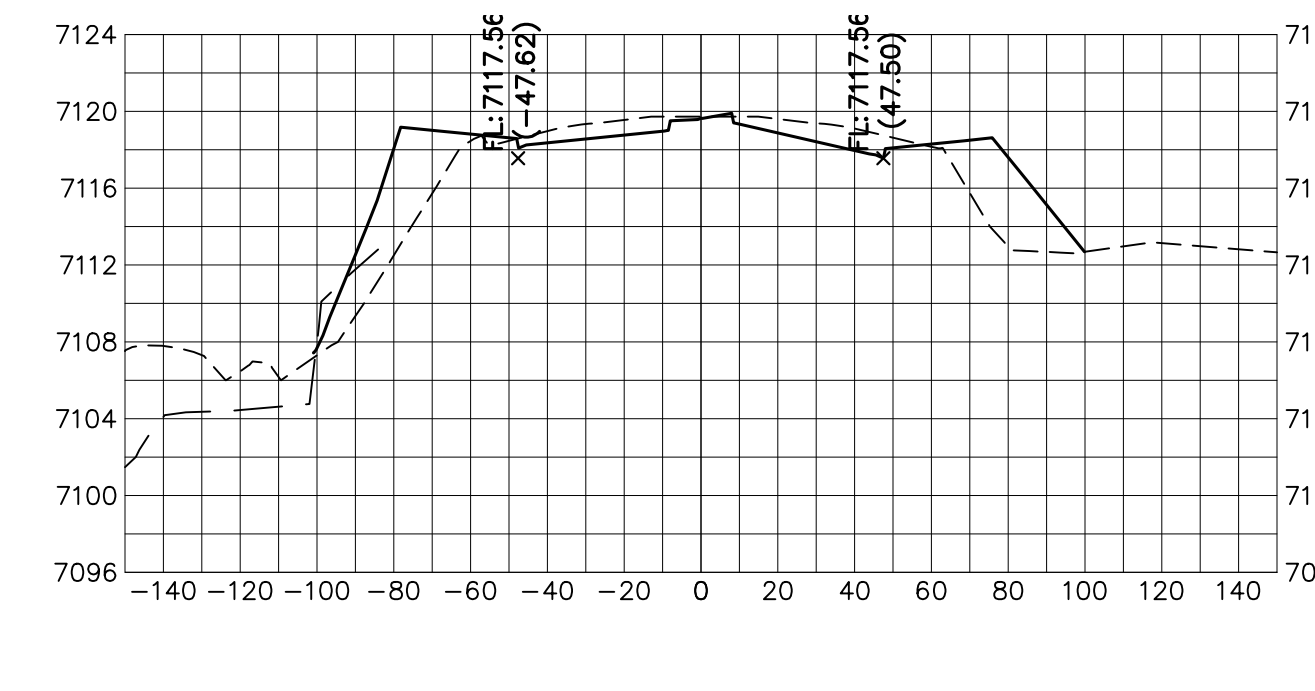
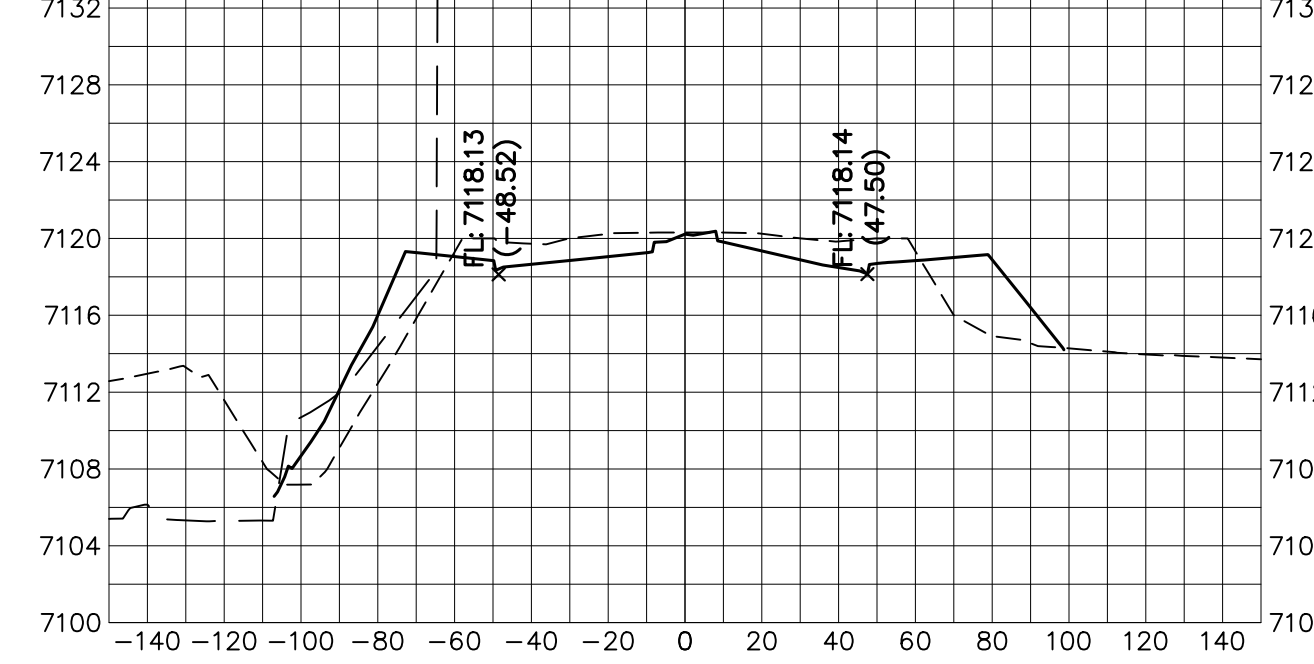
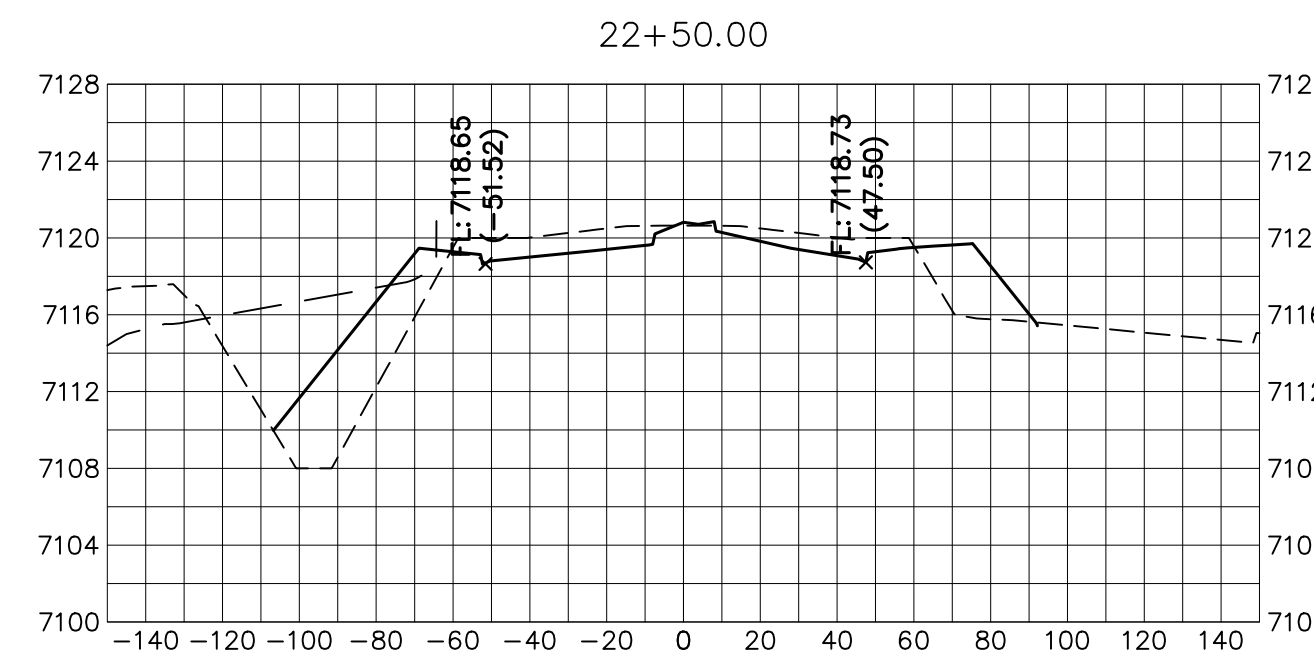
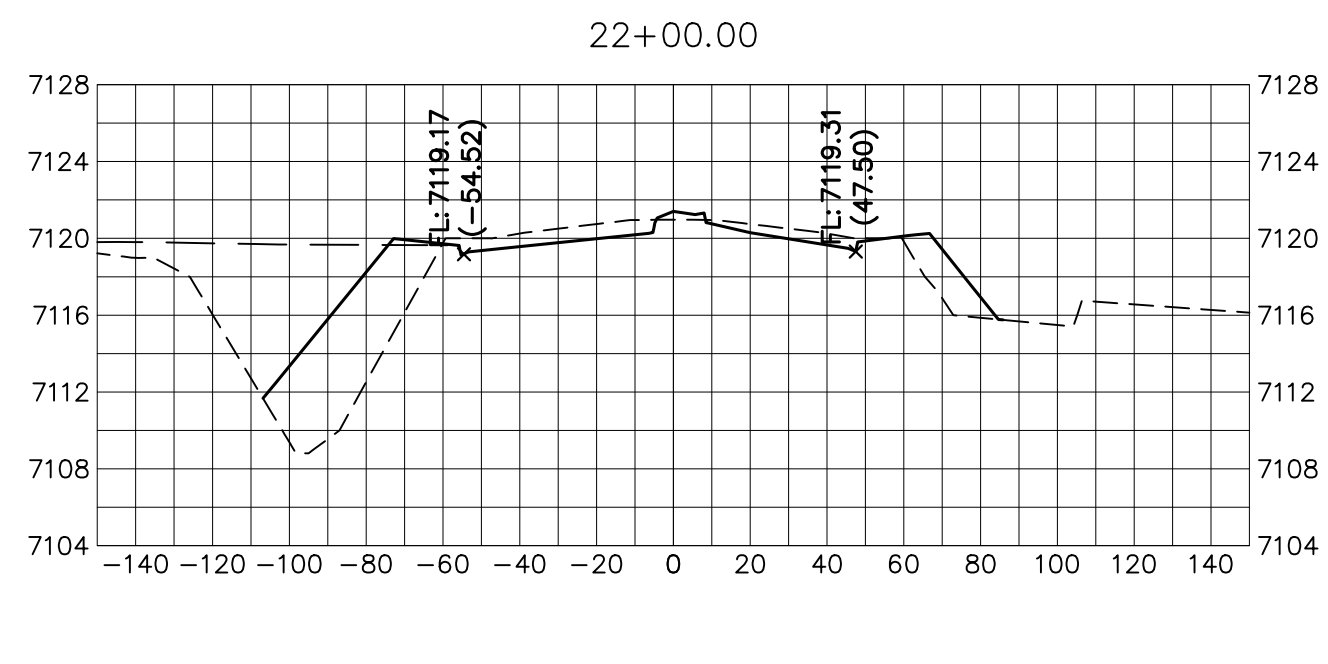
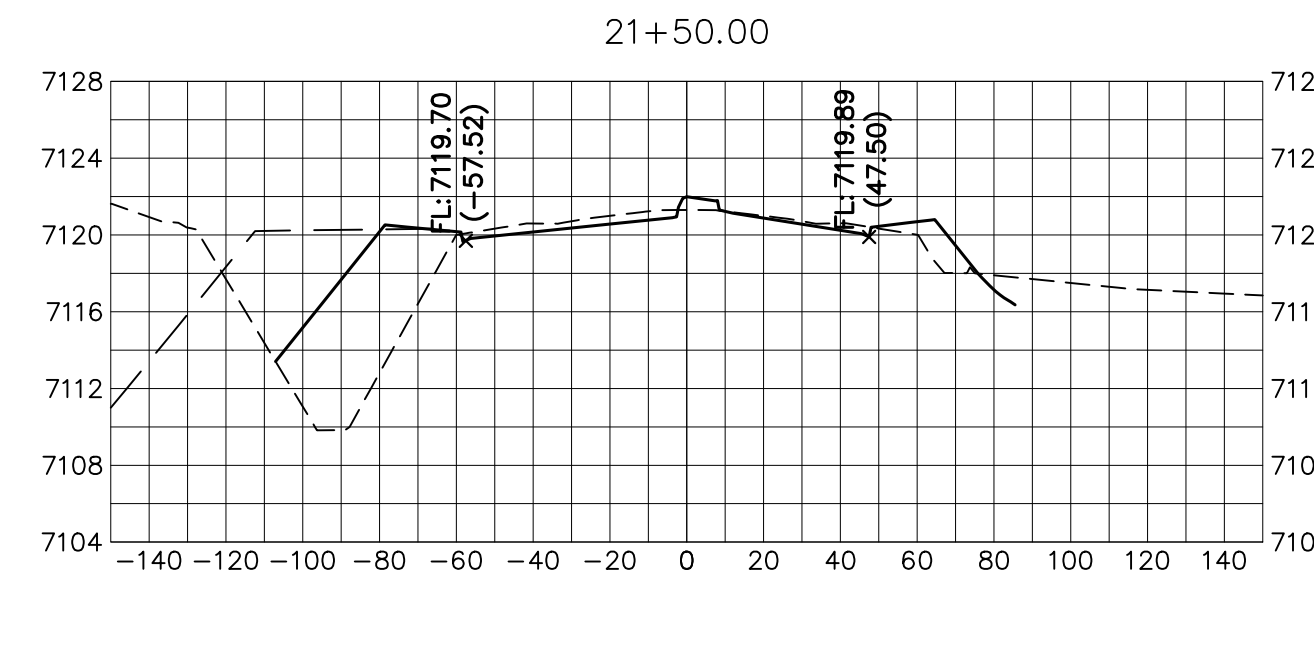
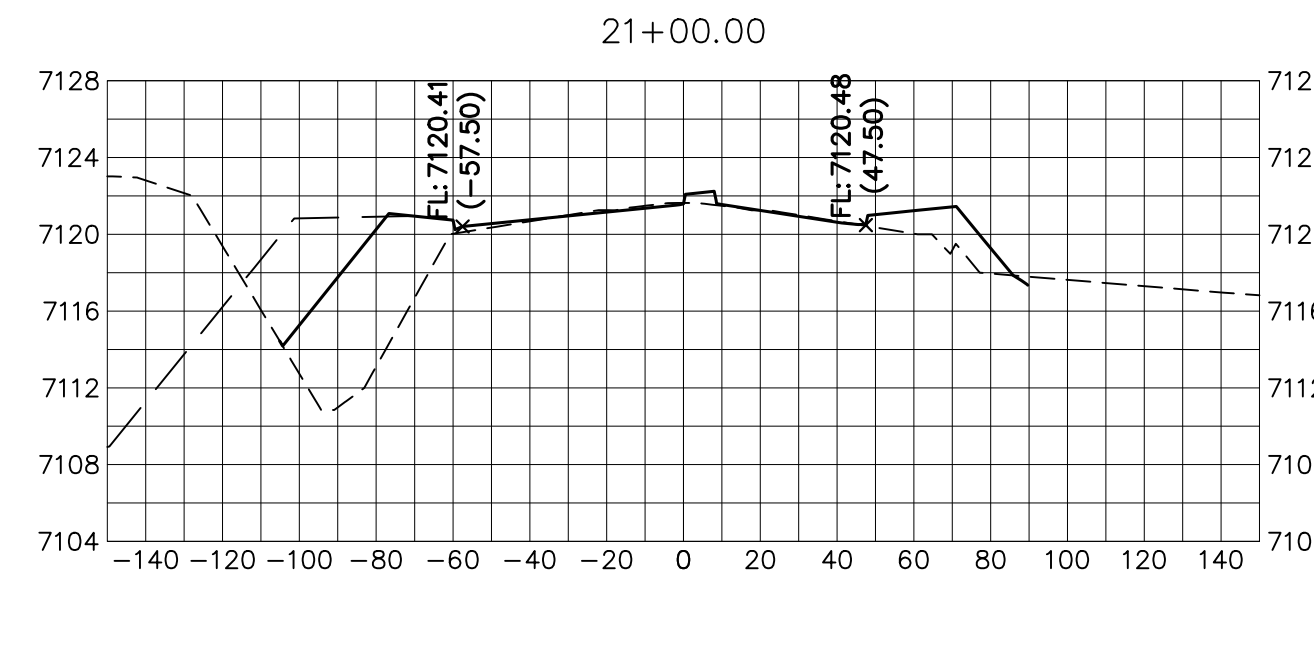
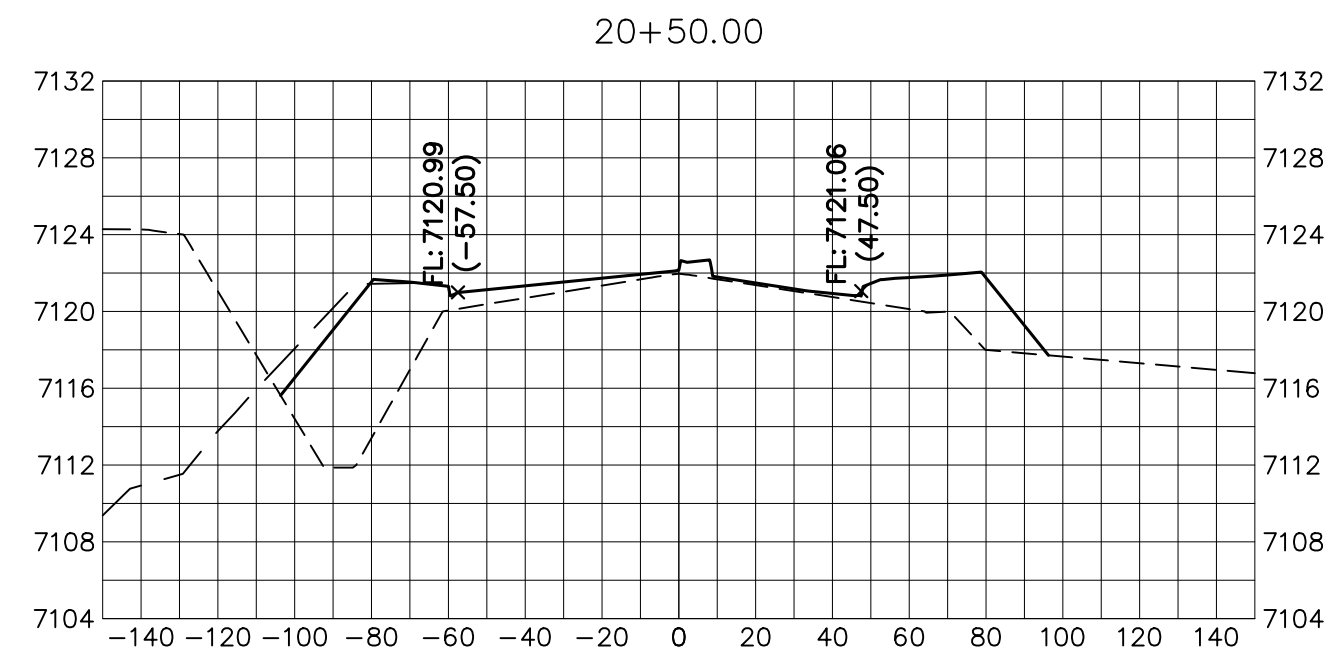
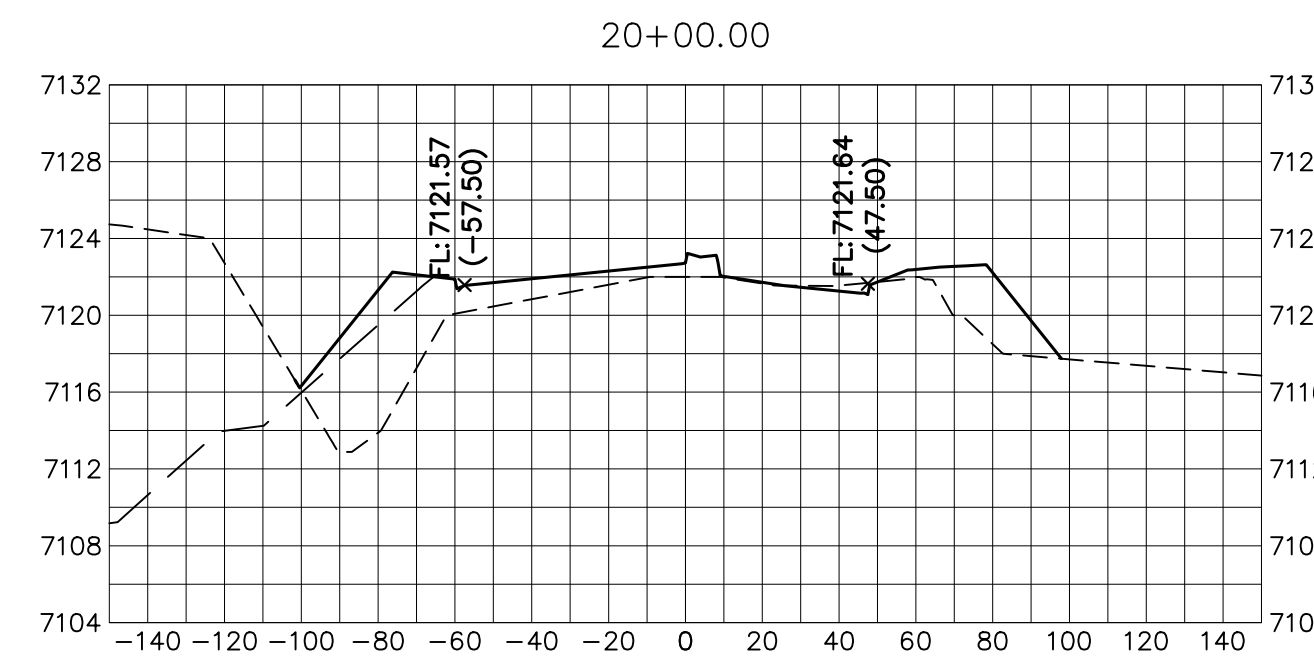
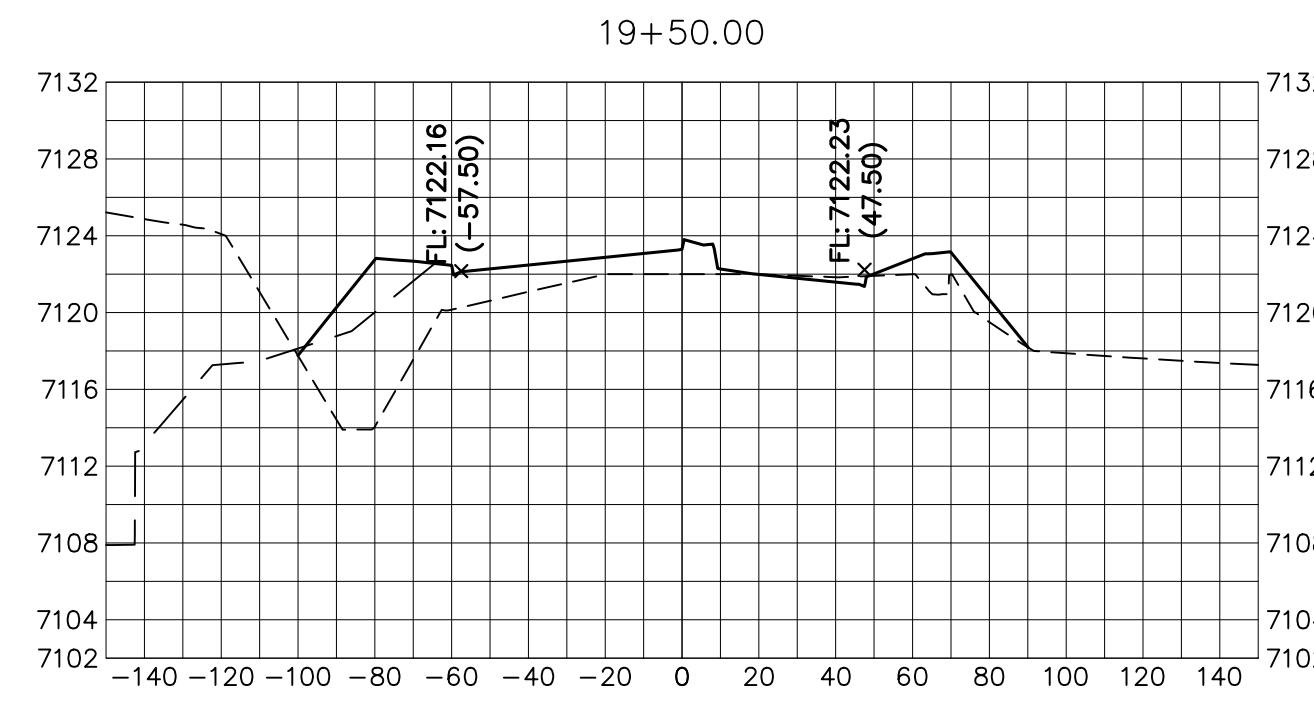
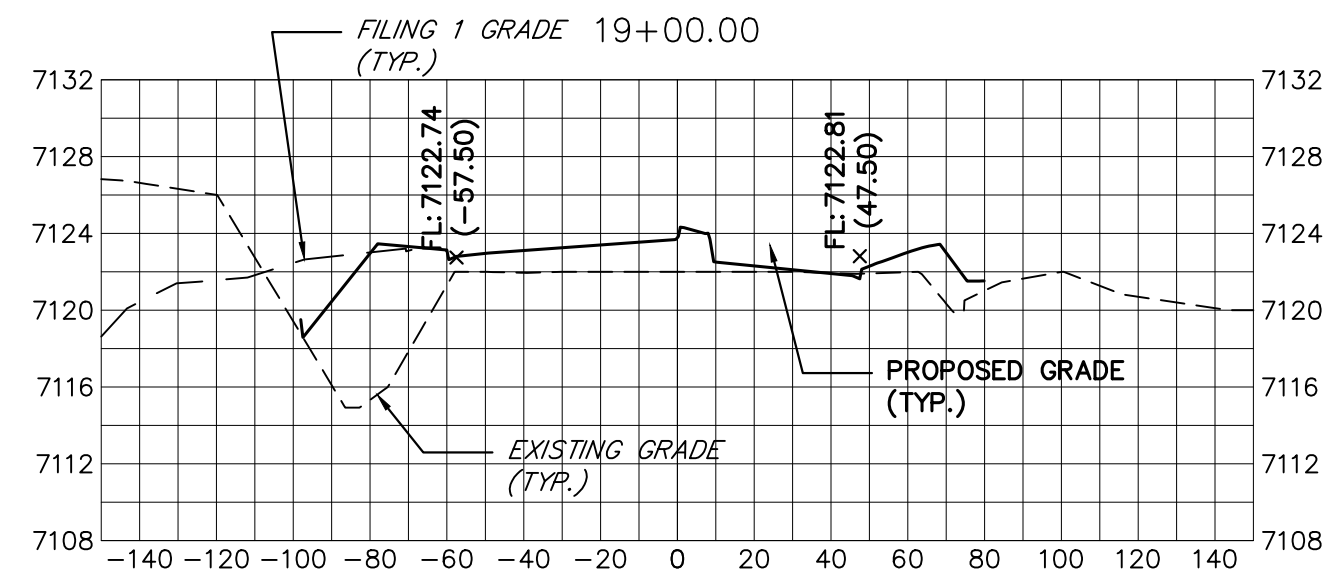
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BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD SIGNING & STRIPING
 SHEET 23 OF 32
 JOB NO. 25188.03



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KEY MAP
N.T.S.

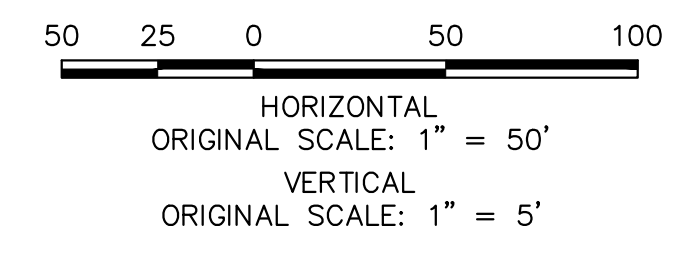
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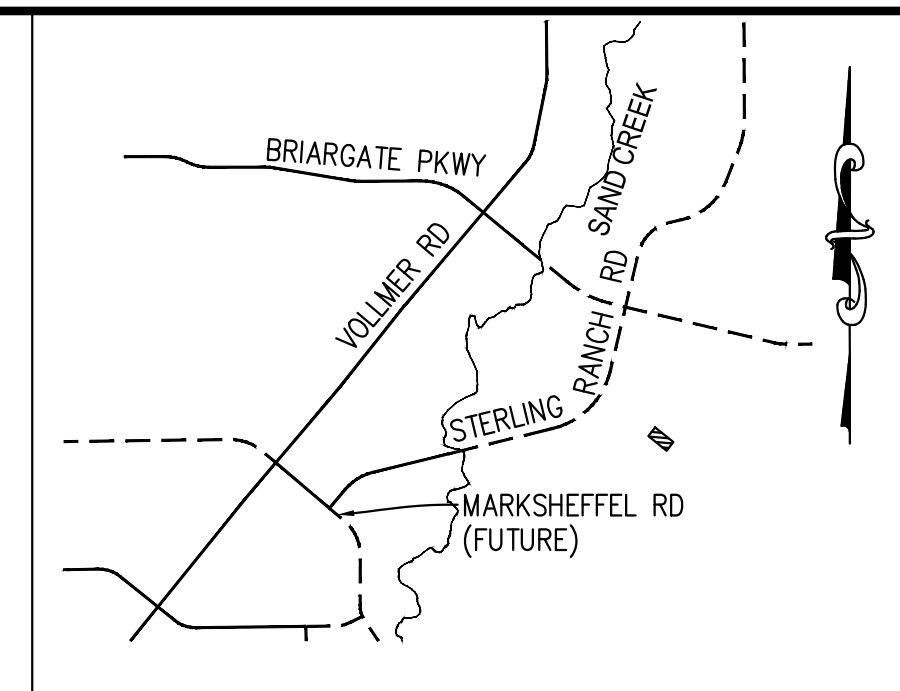
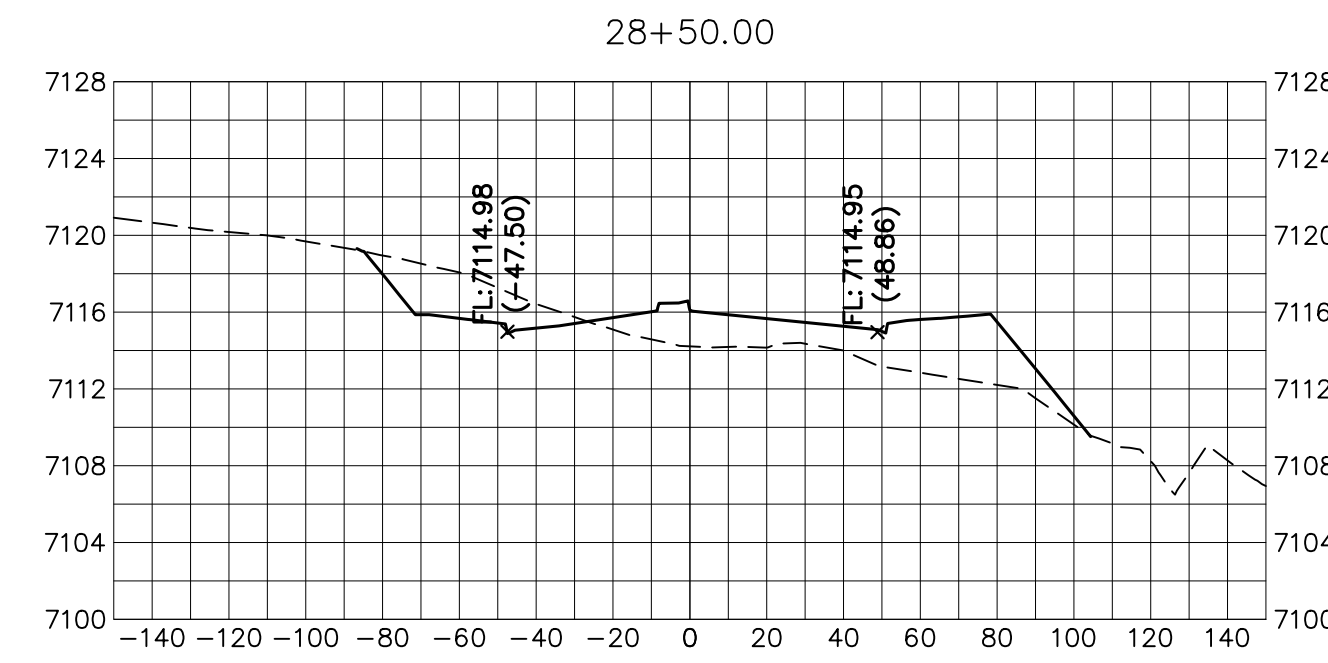
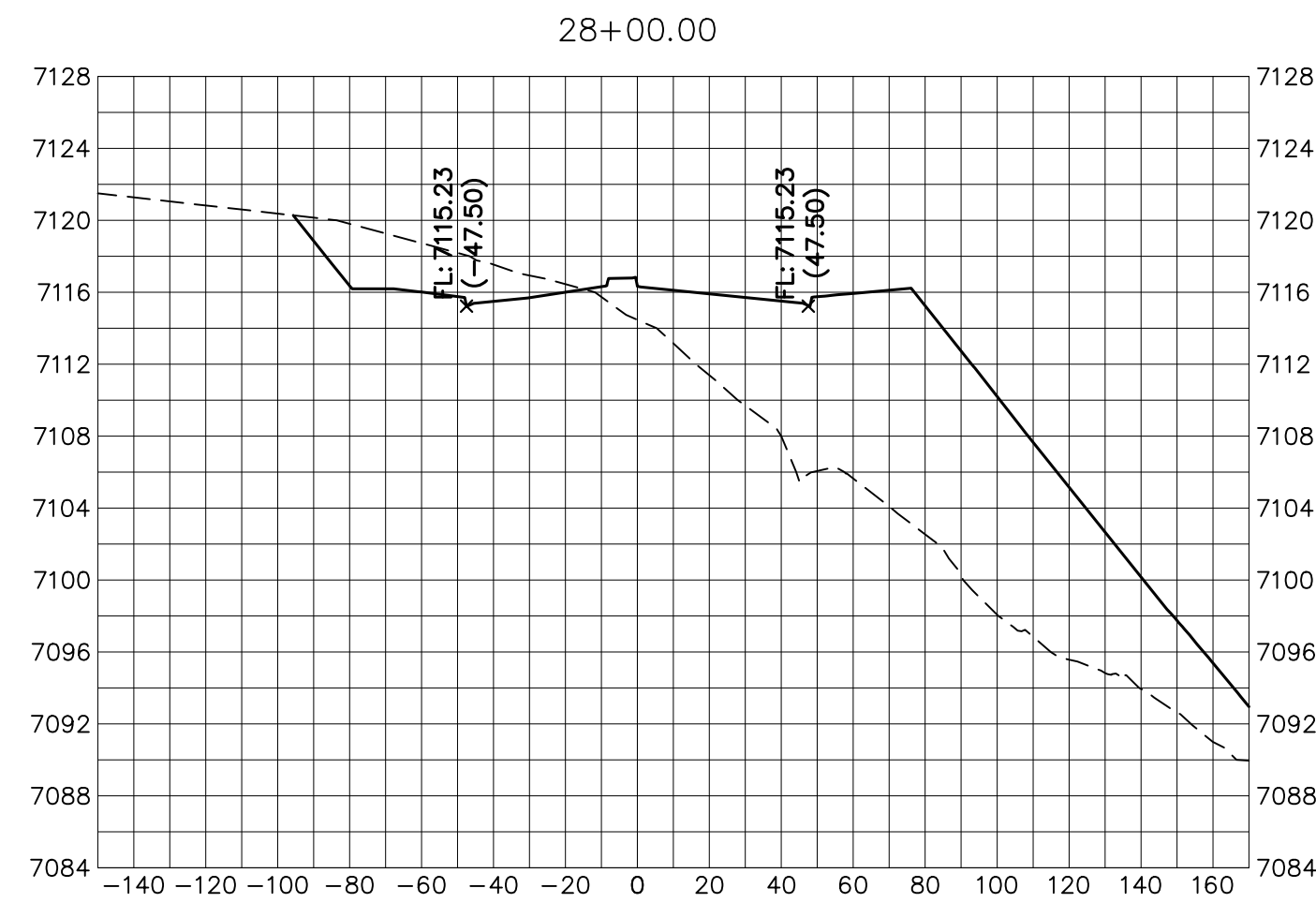
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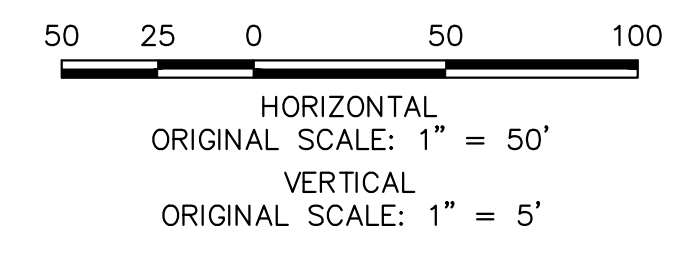
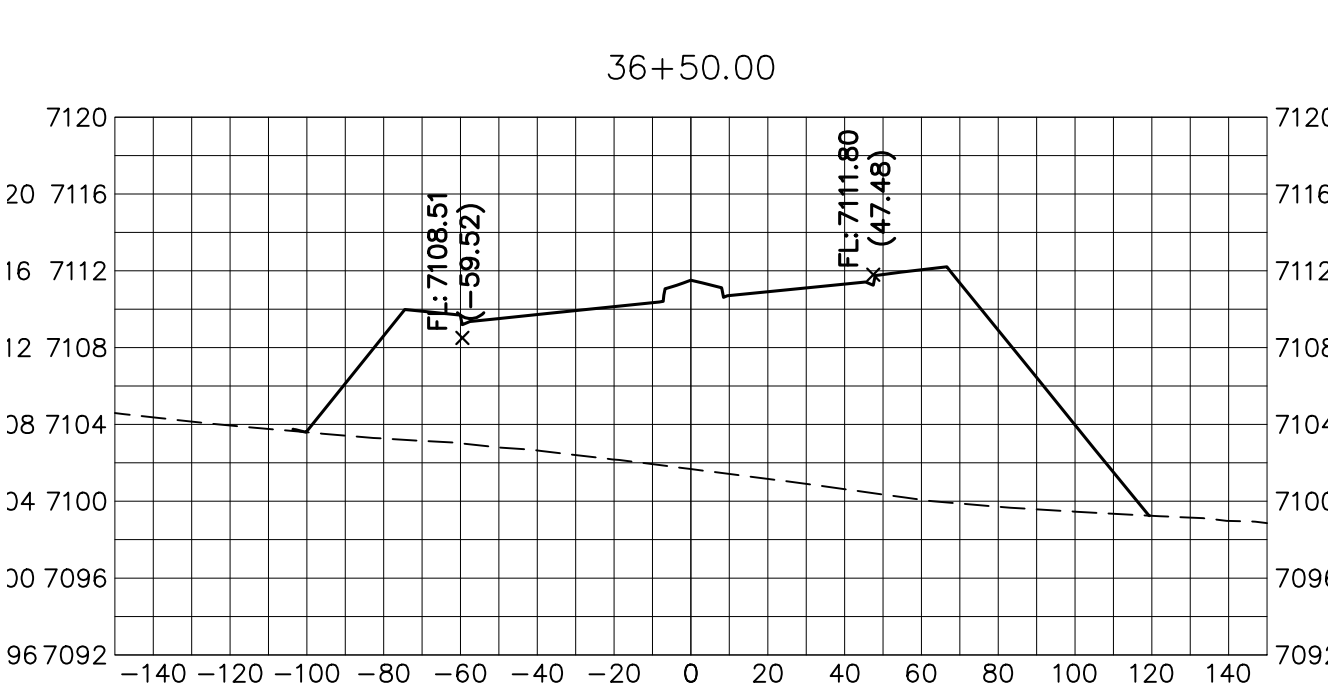
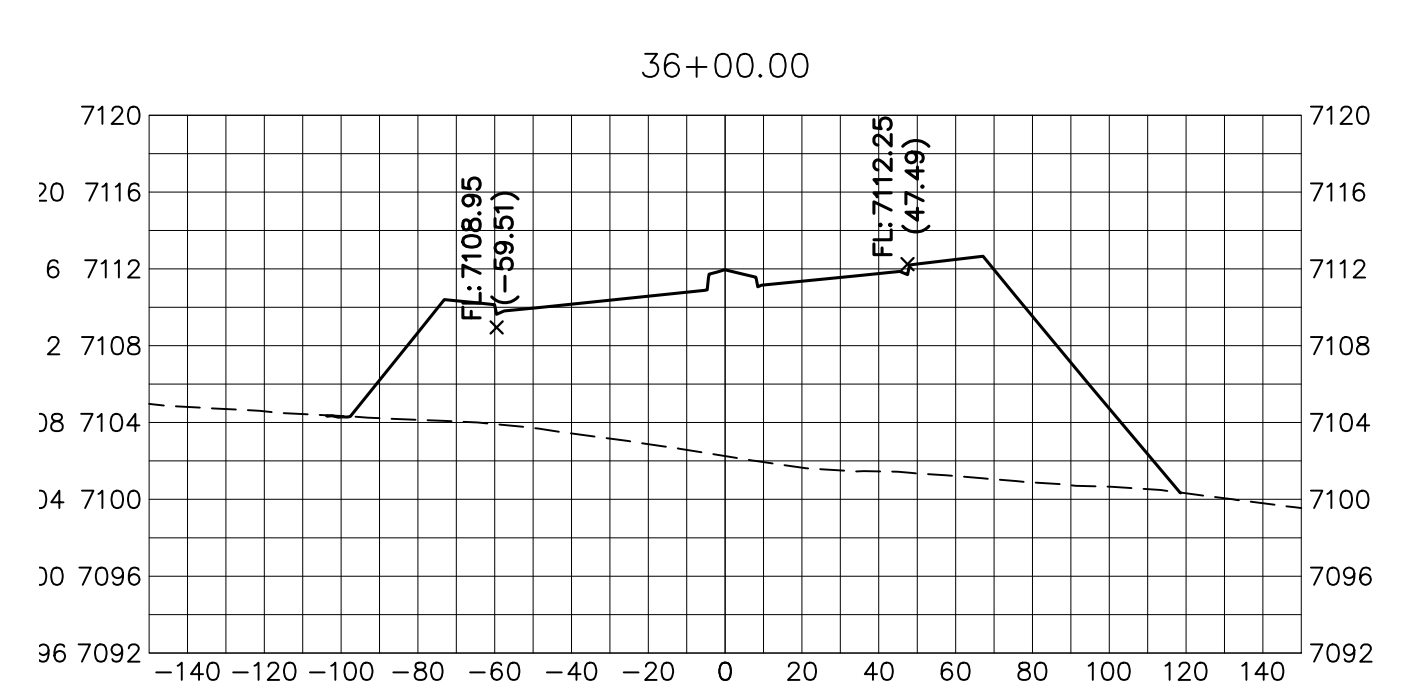
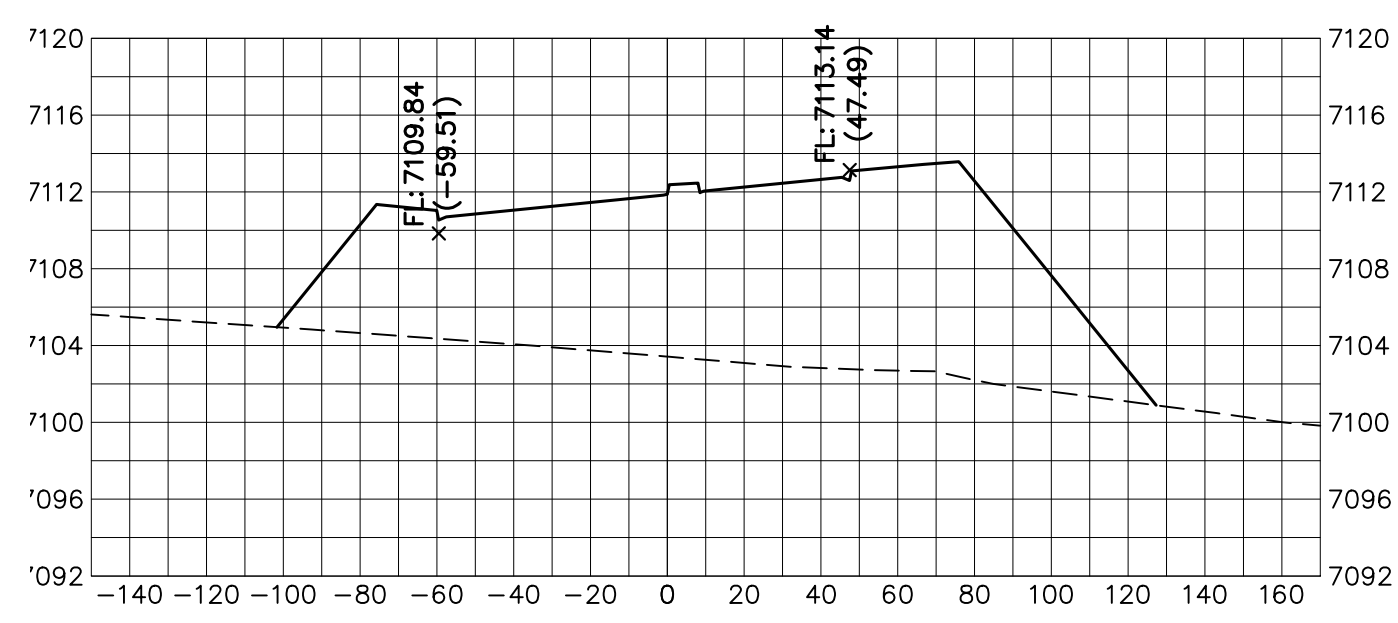
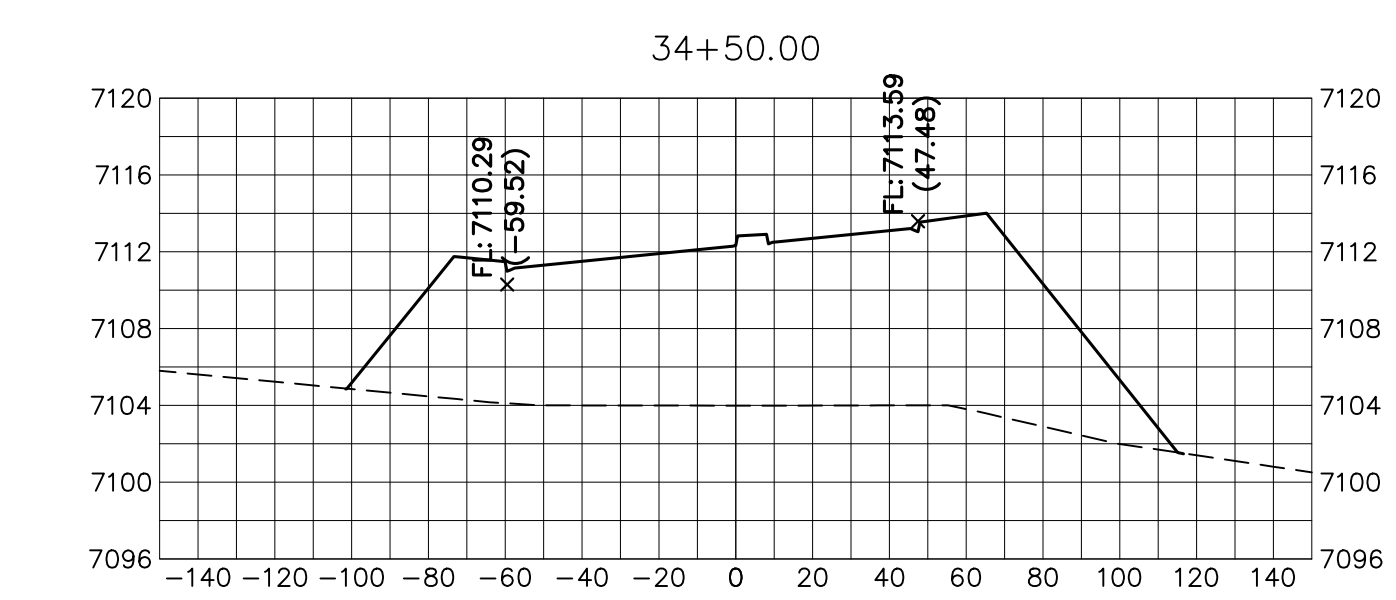
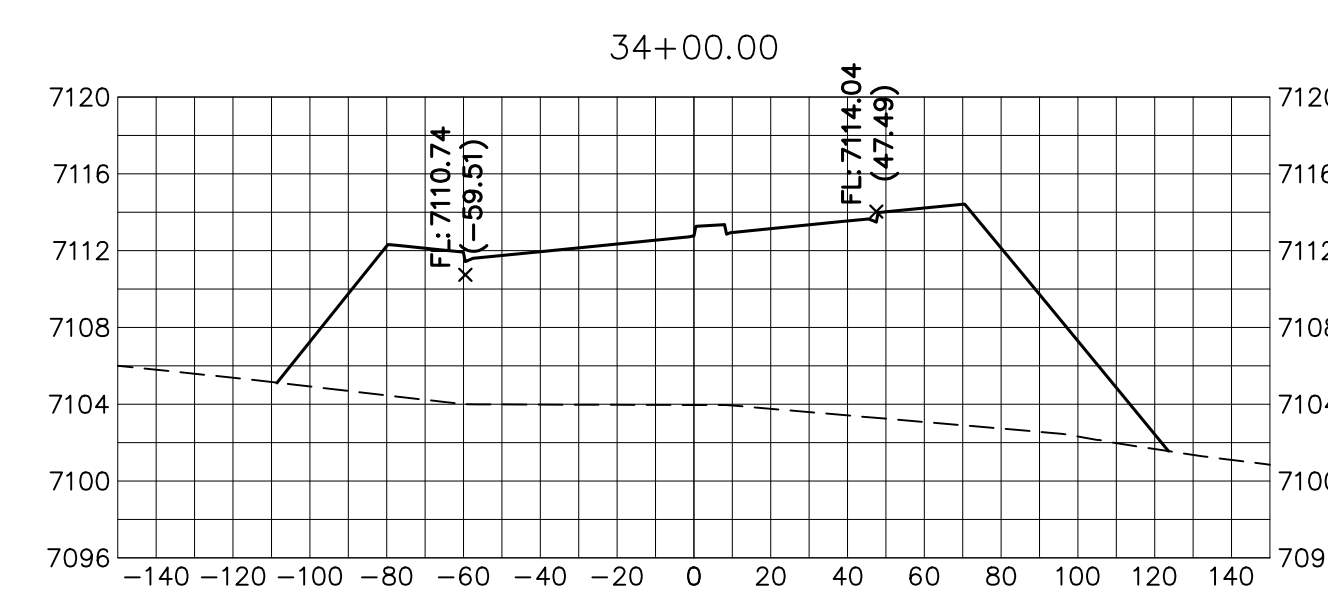
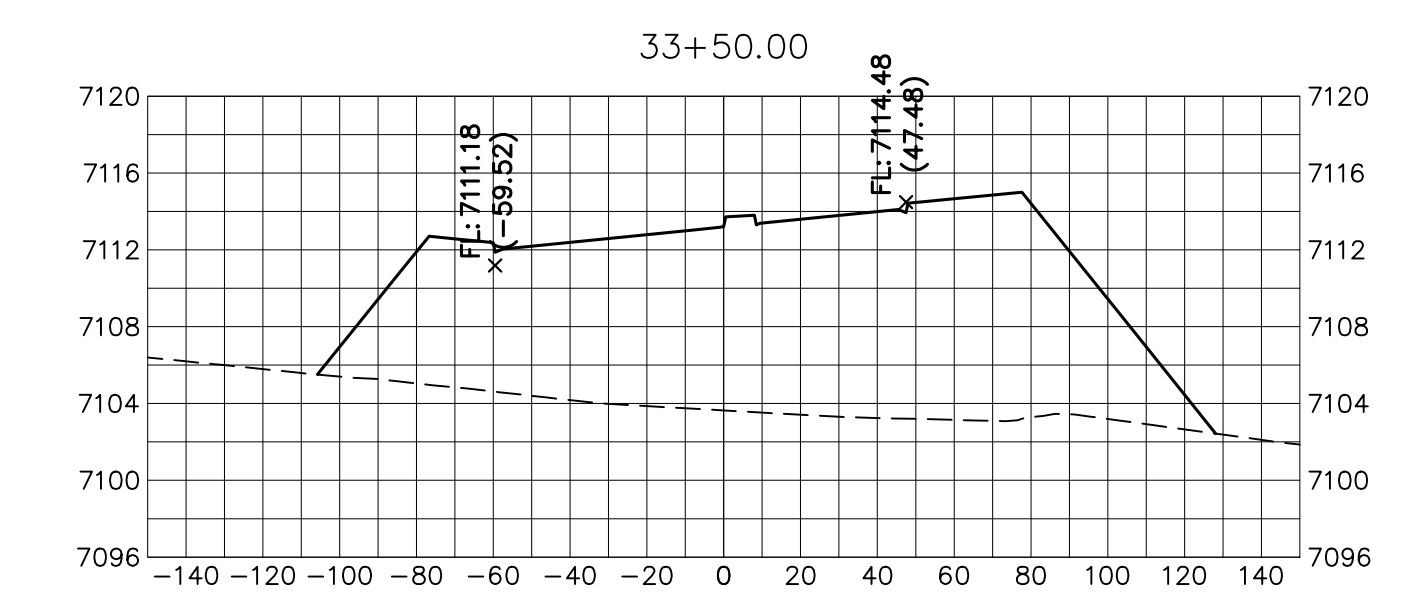
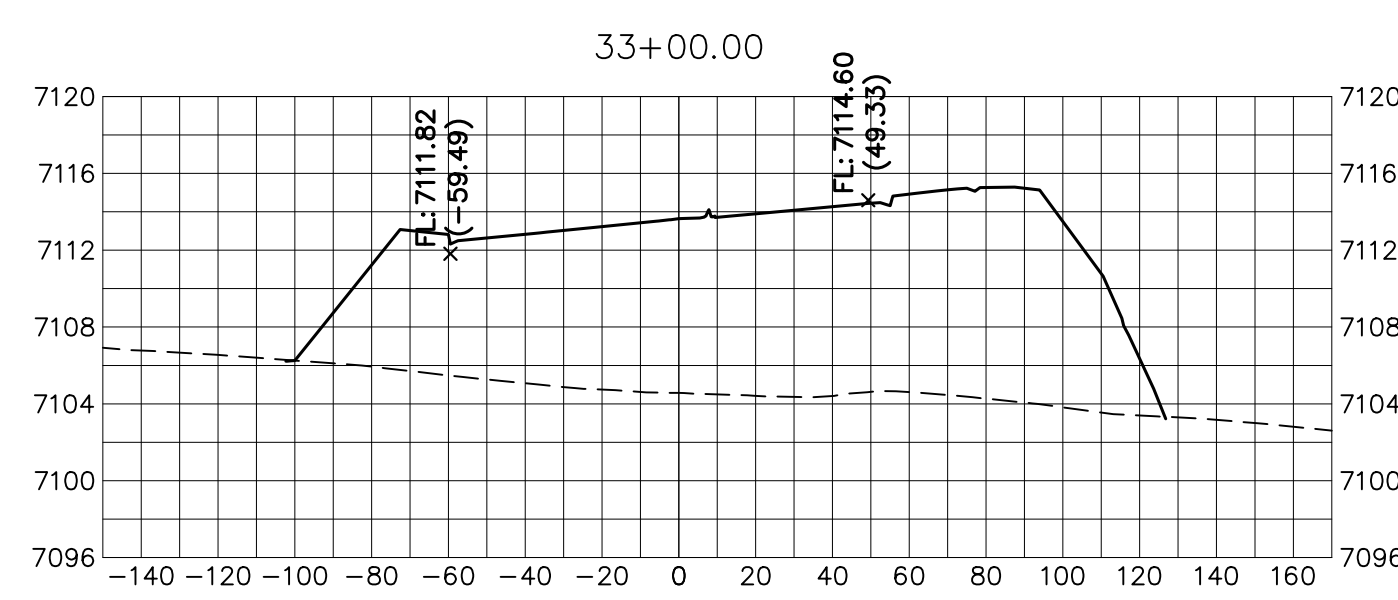
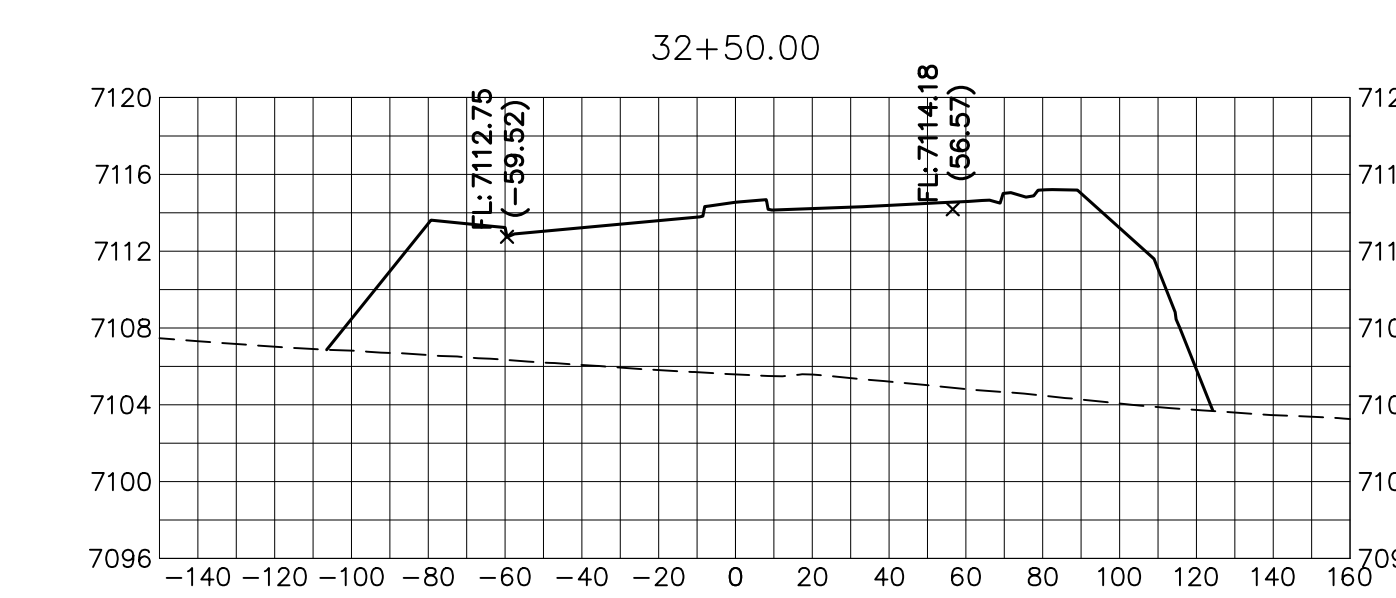
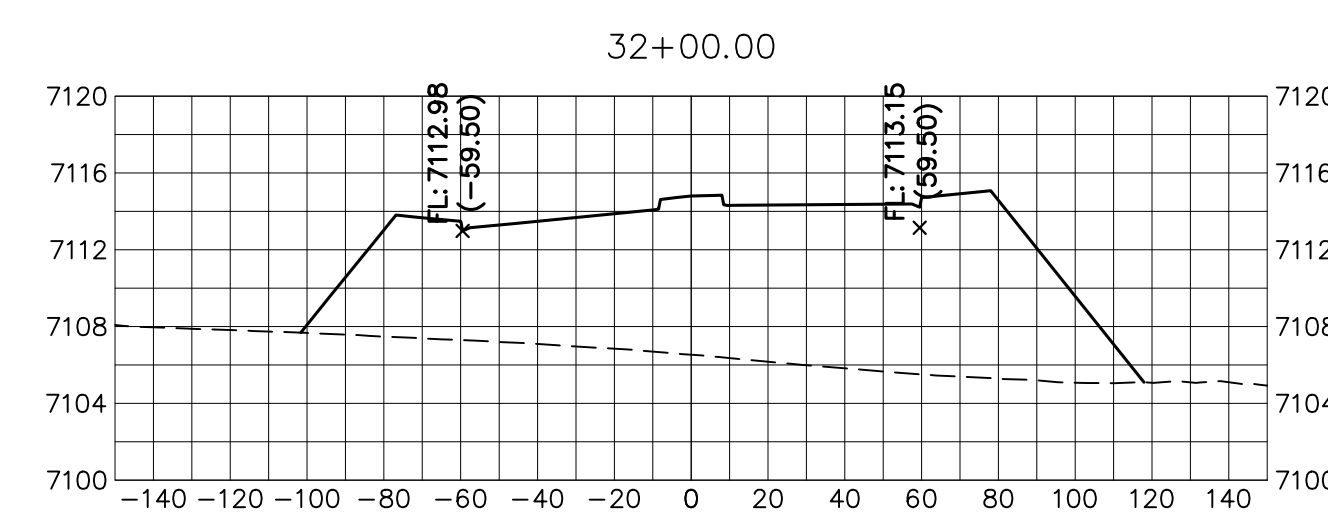
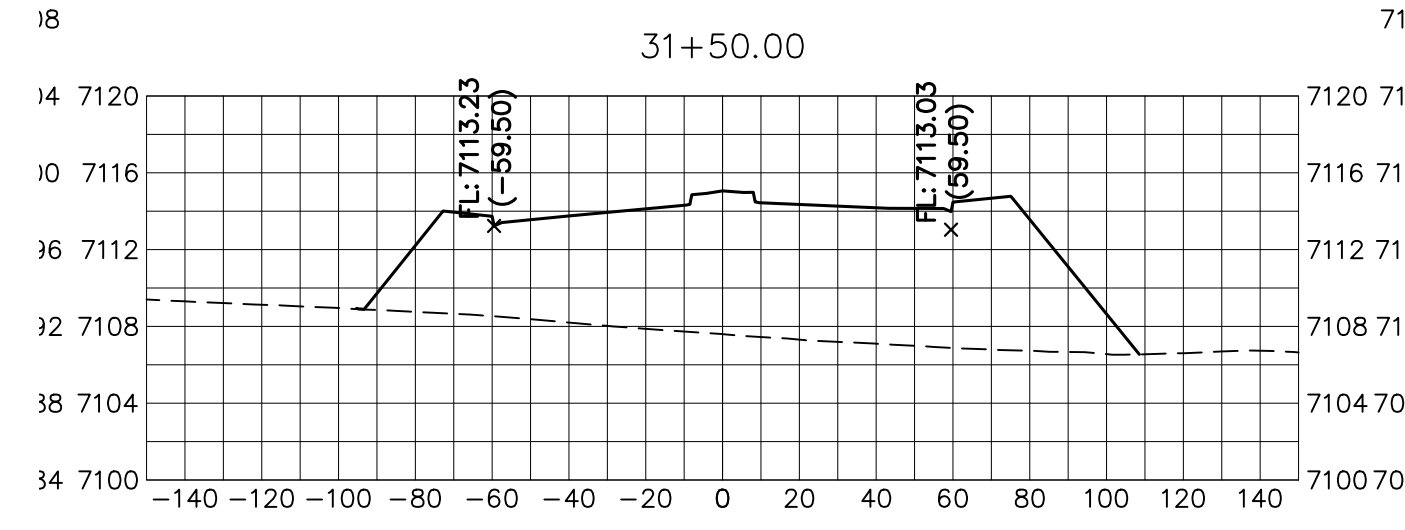
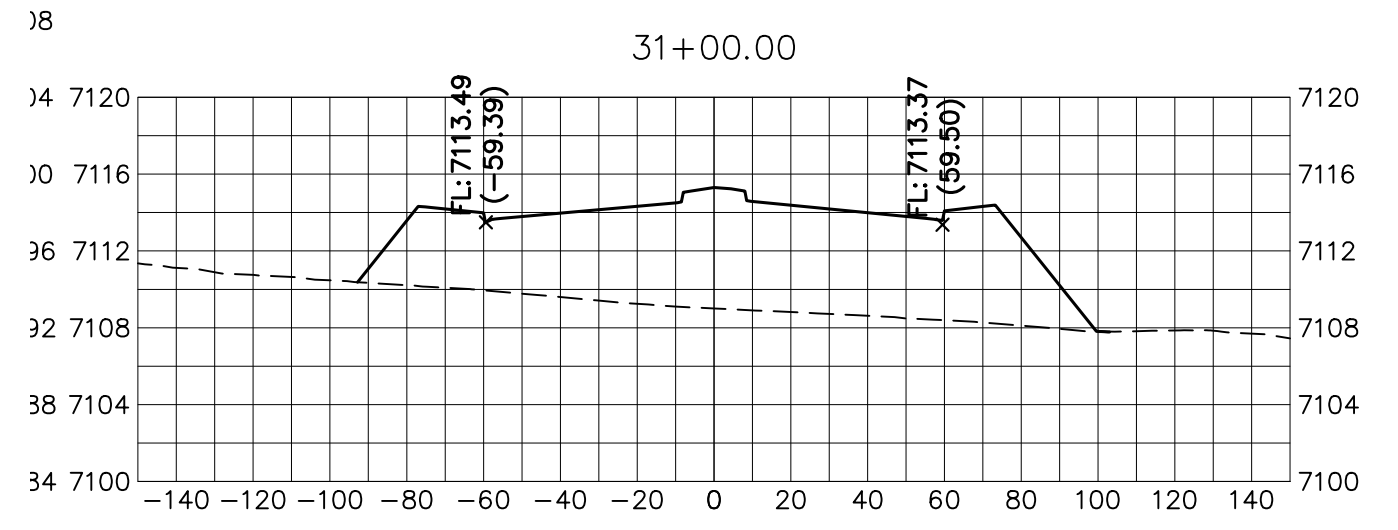
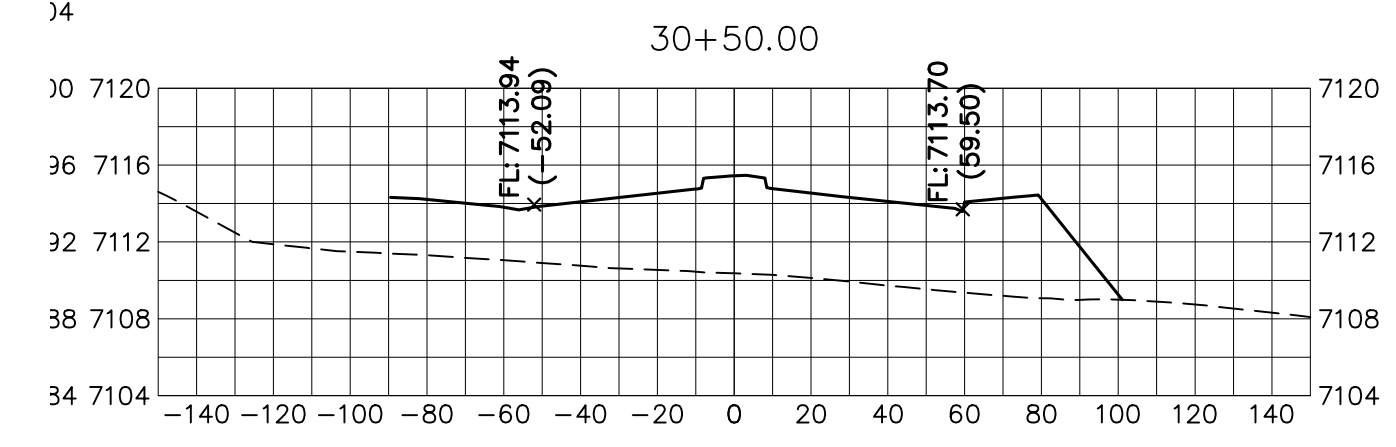
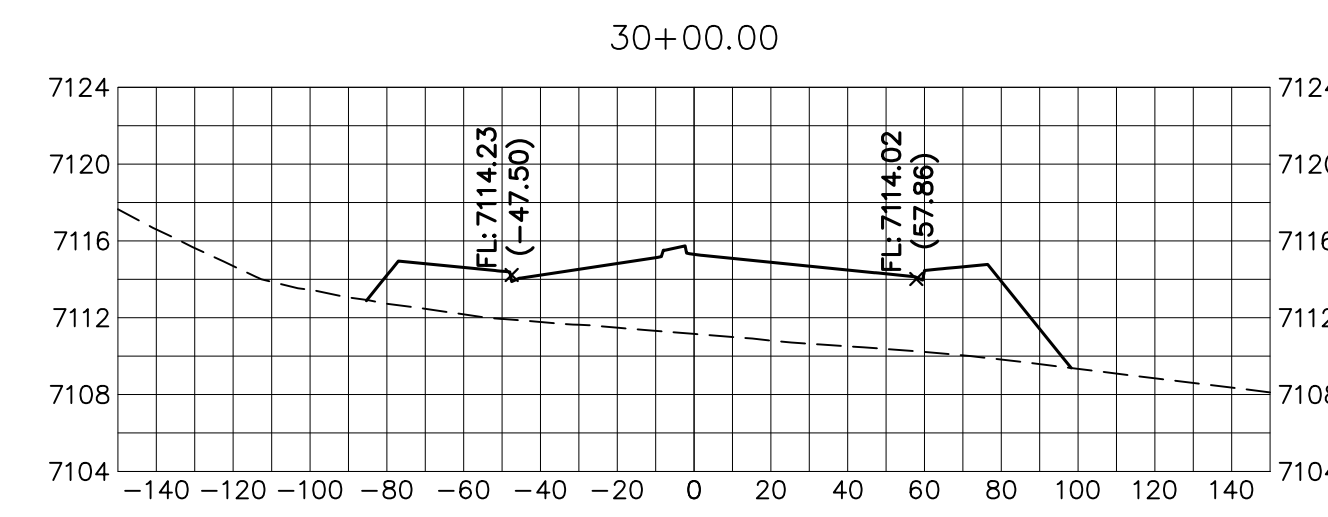
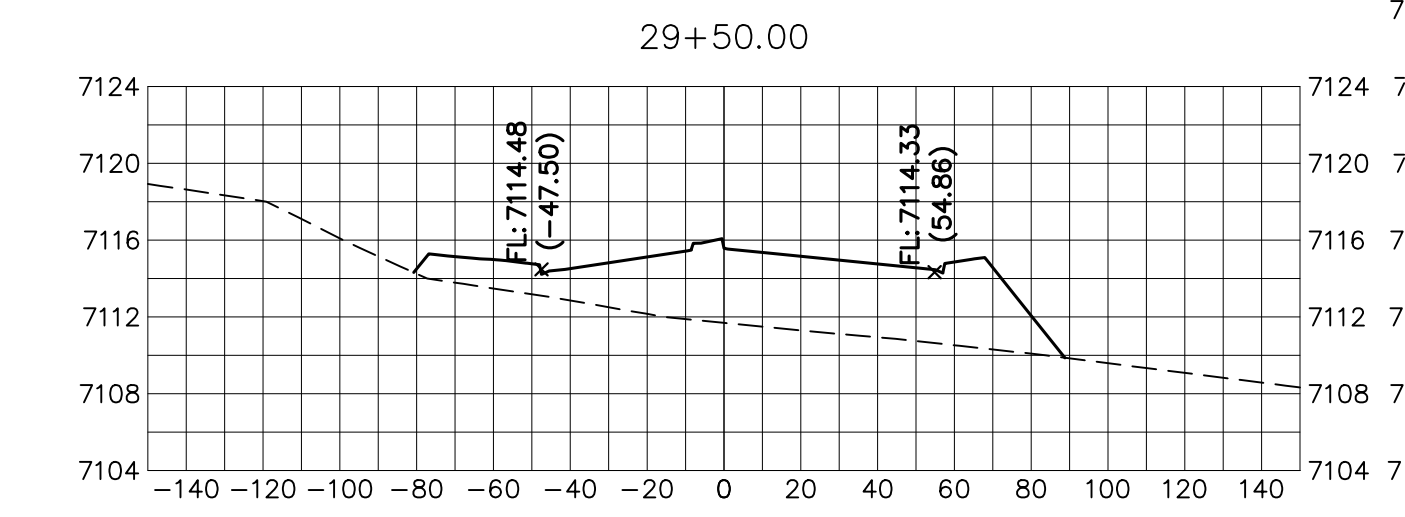
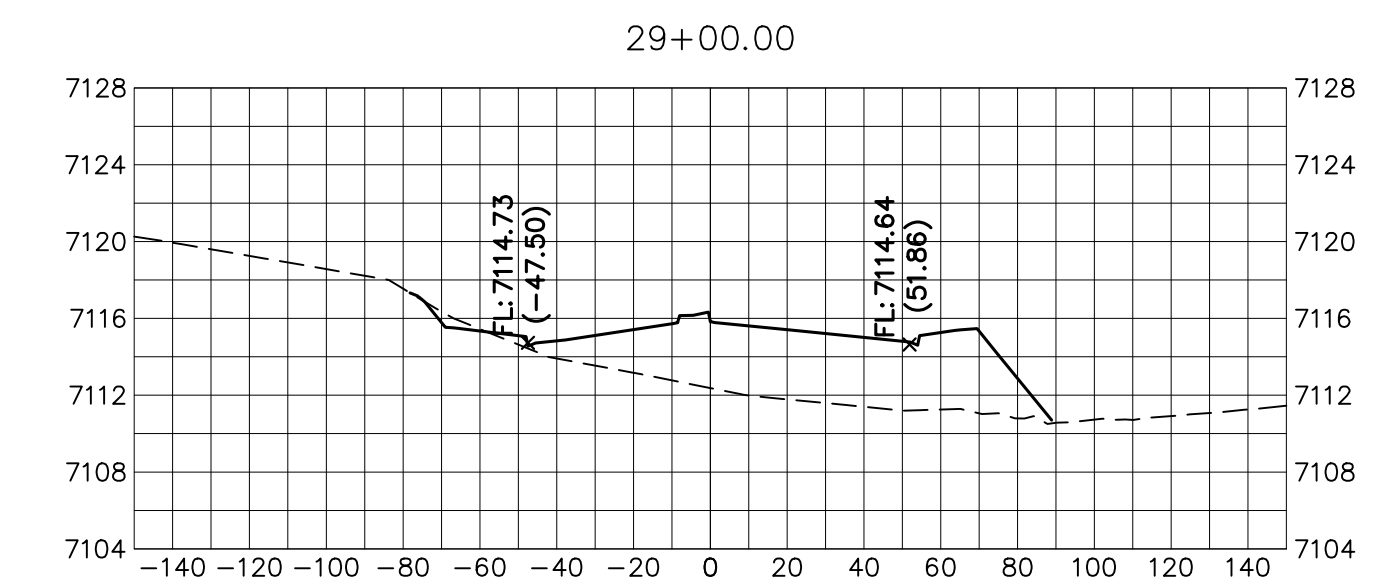
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE: 05/09/23

BRIARGATE PARKWAY
STA 19+00 TO STA 27+00
LOOKING SOUTHEAST



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

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



BRIARGATE PARKWAY
STA 27+50 TO STA 36+50
LOOKING SOUTHEAST

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

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

DATE: 05/09/23

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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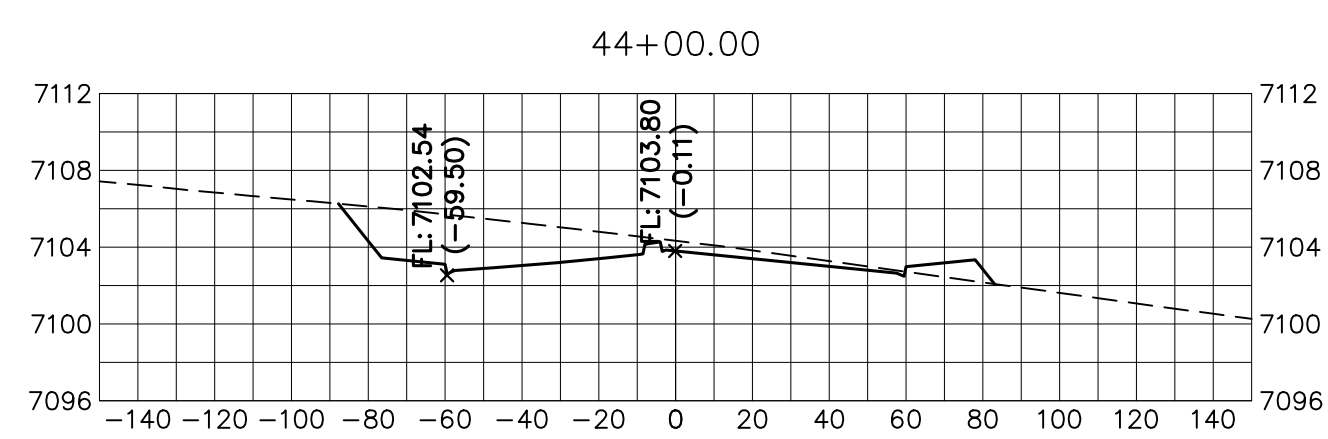
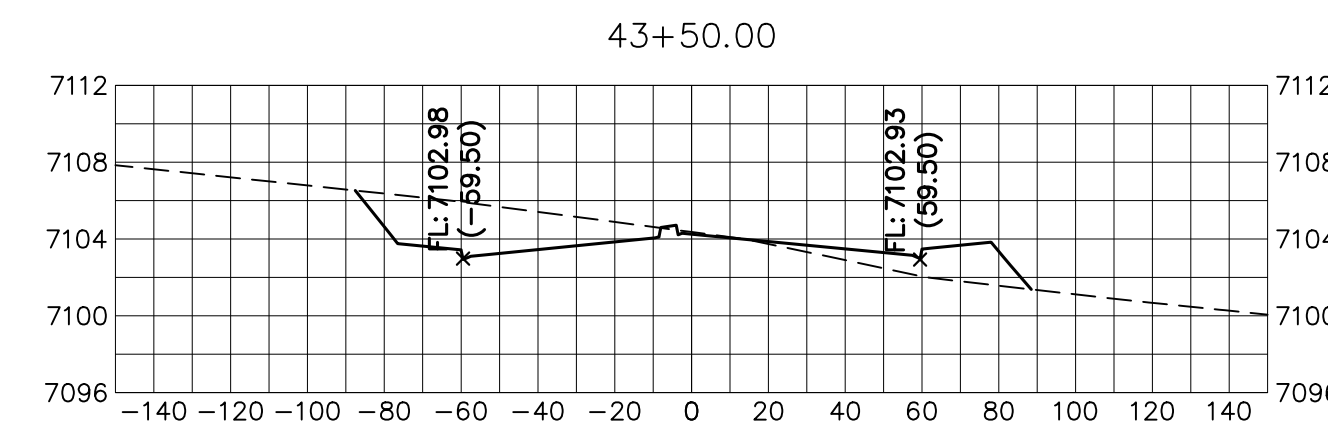
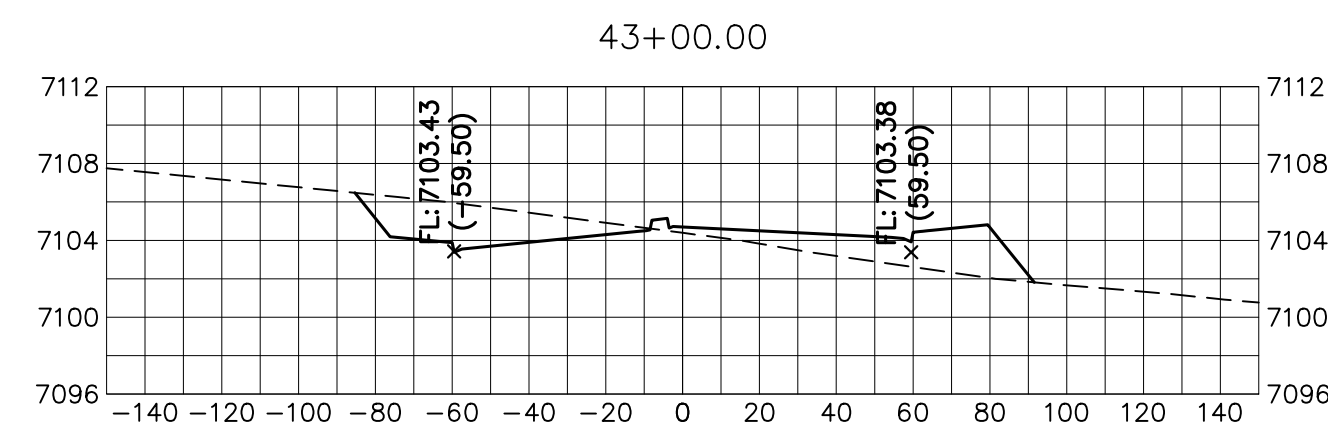
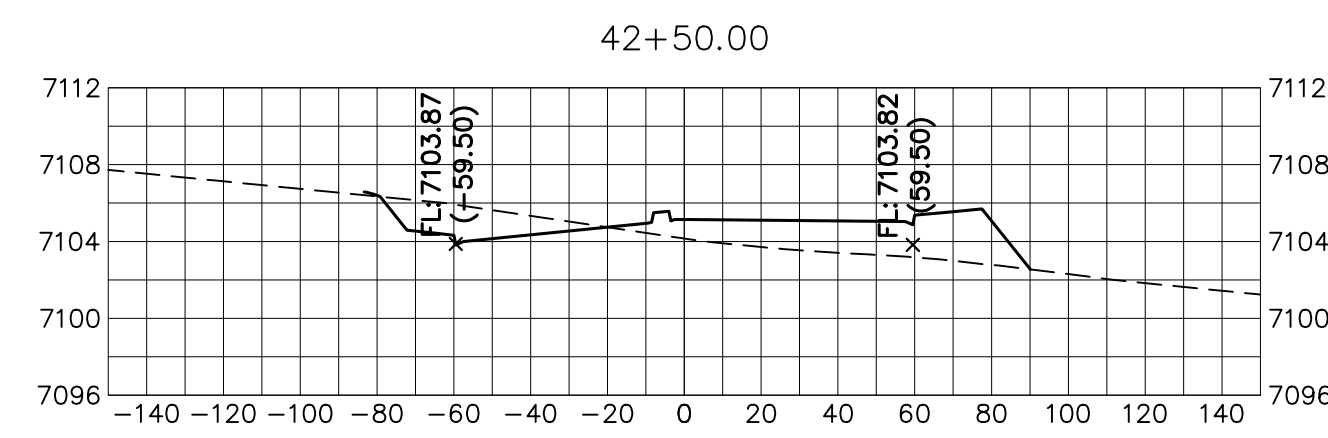
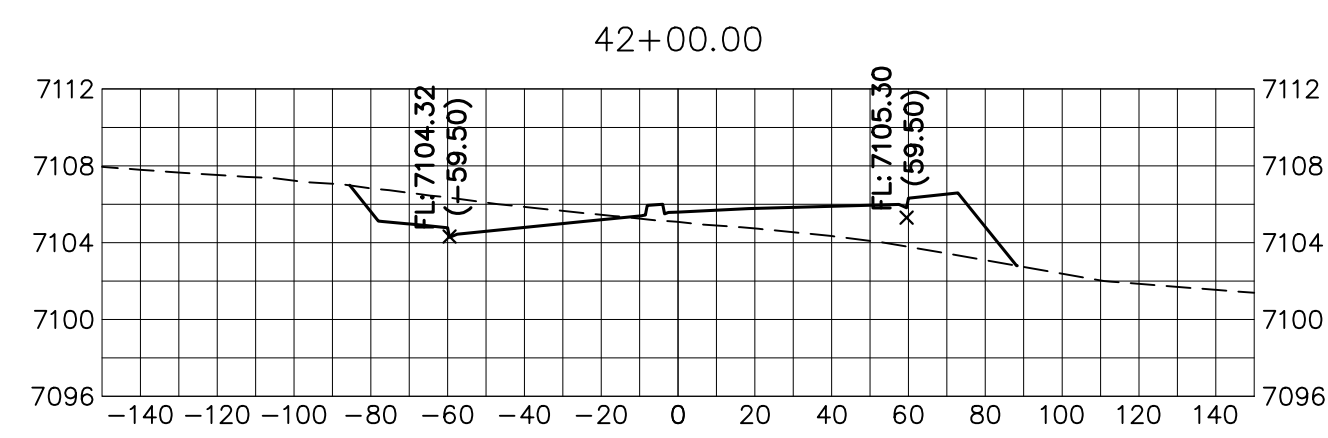
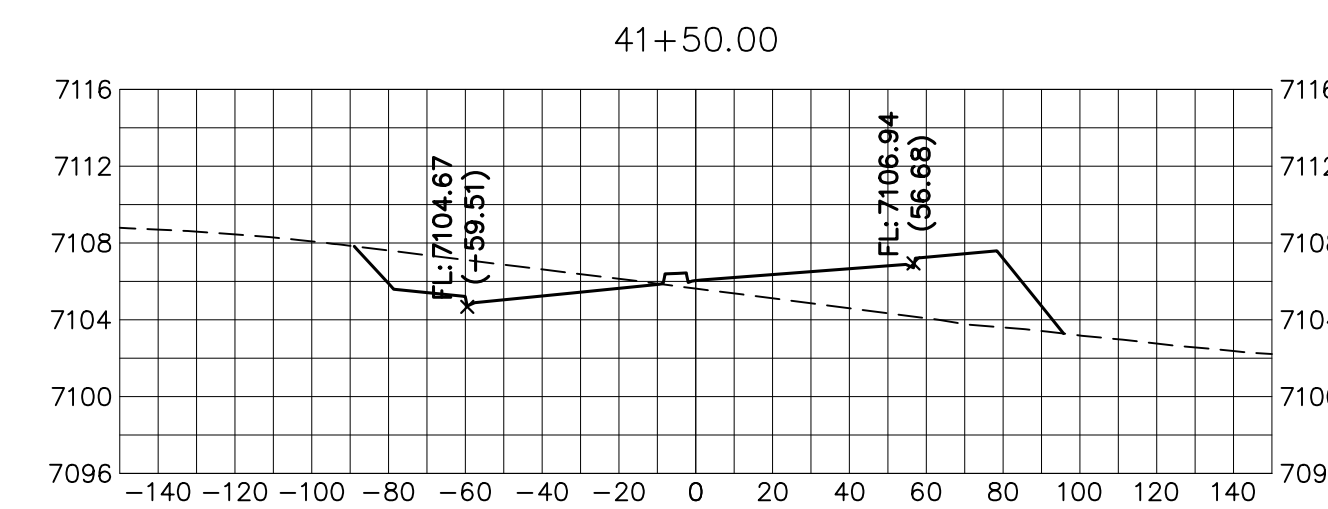
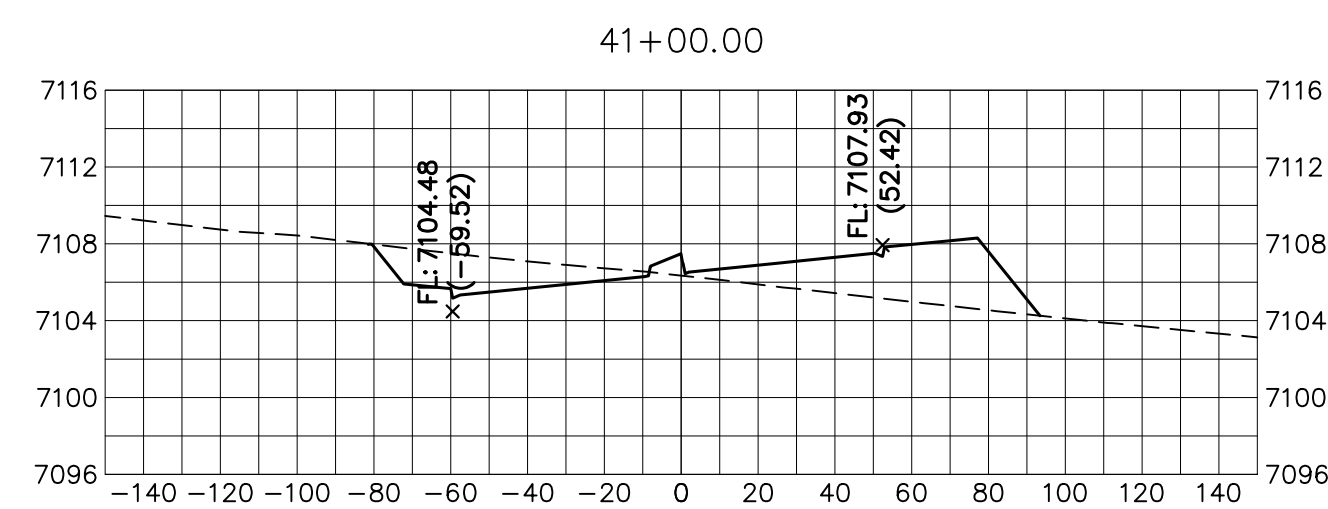
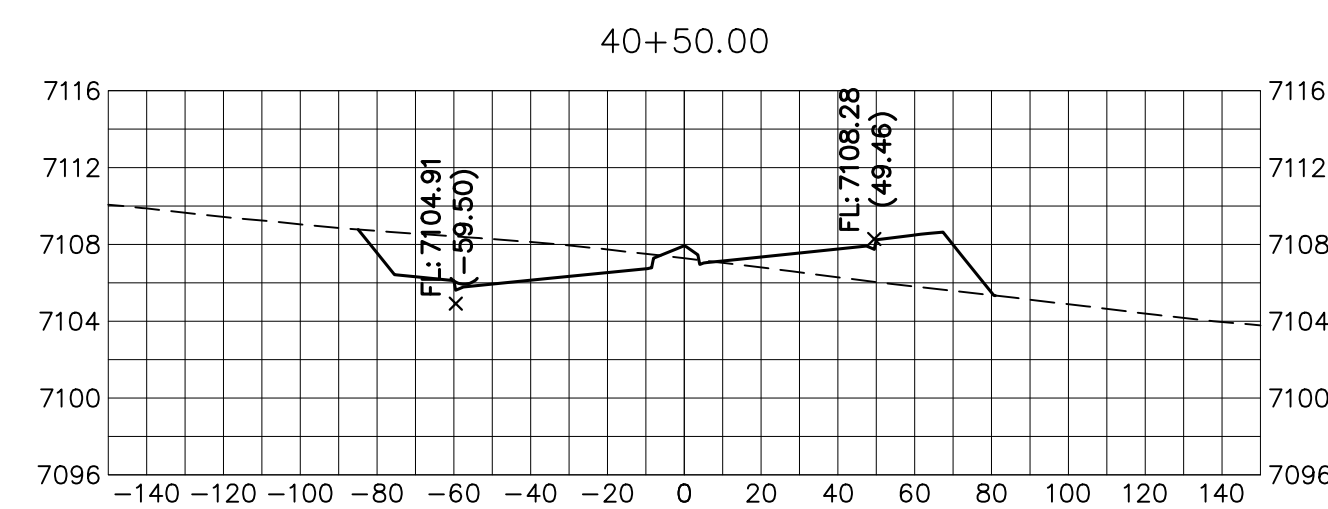
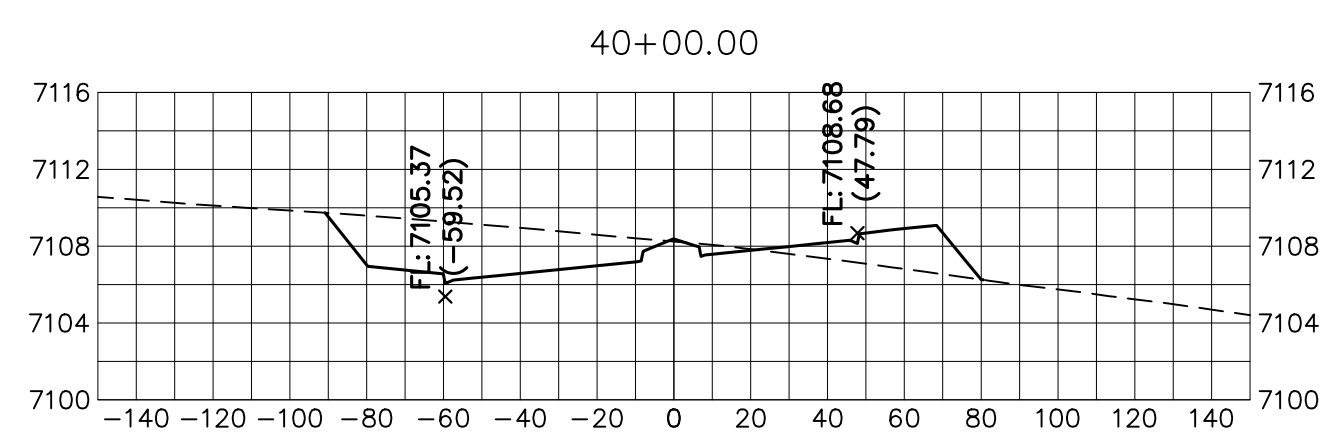
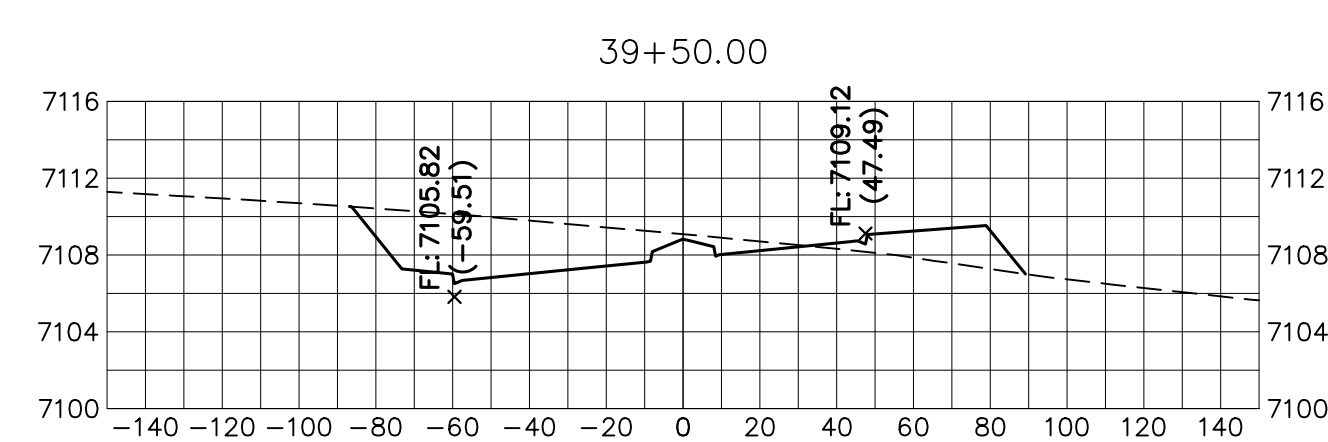
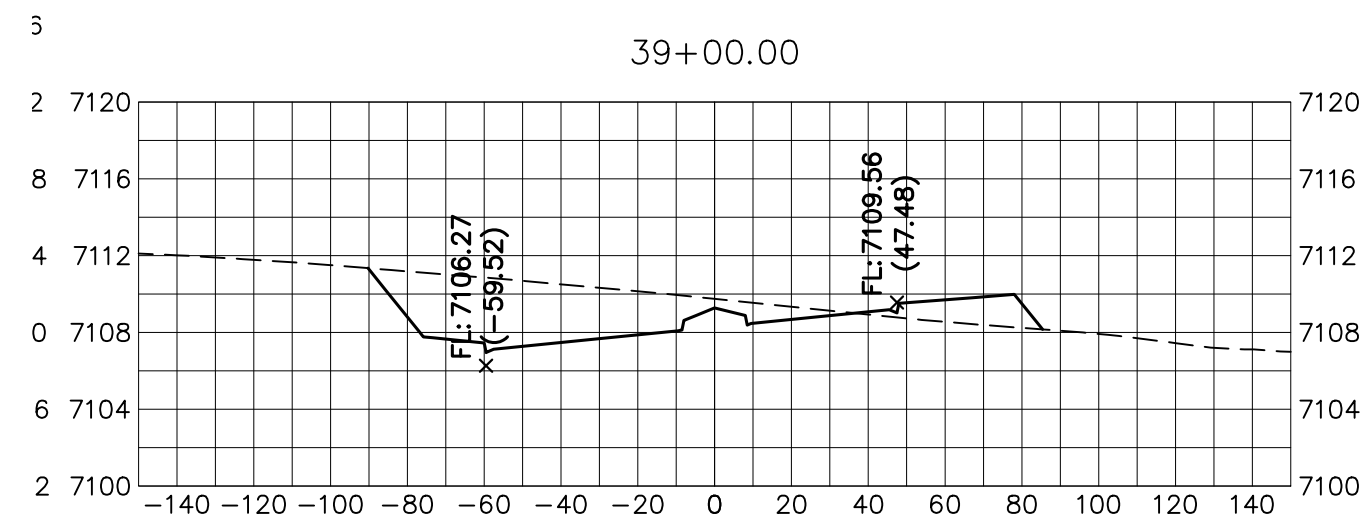
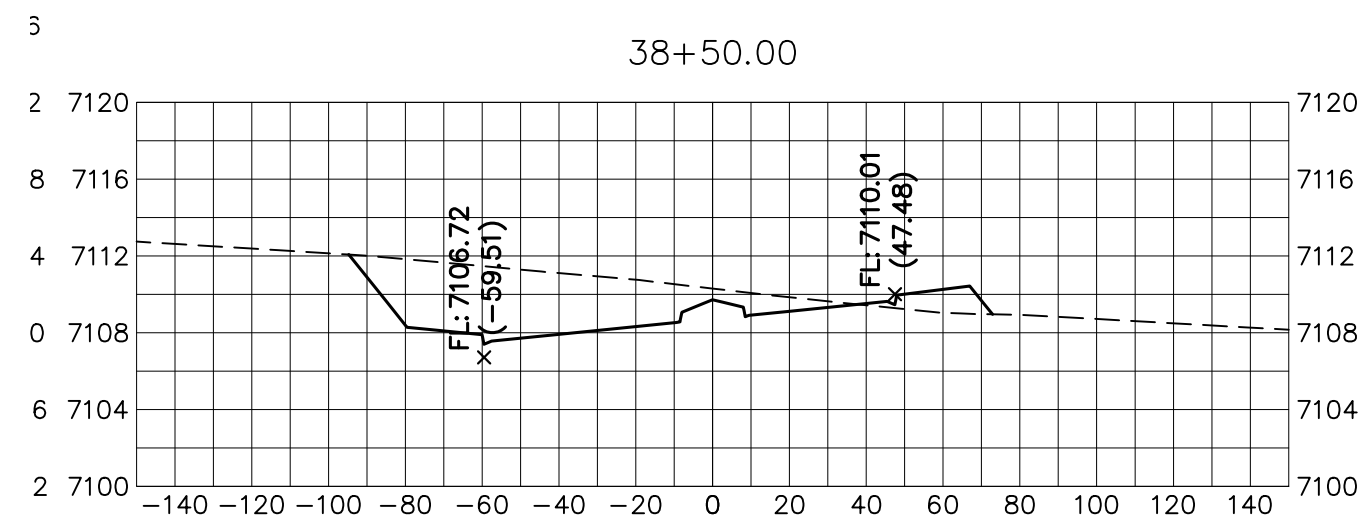
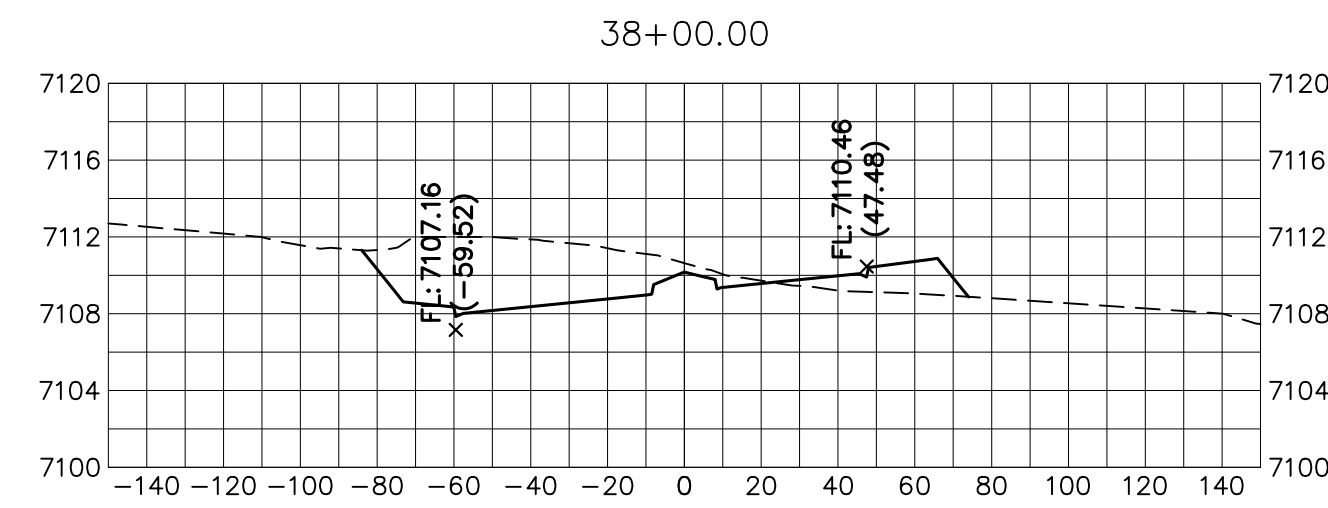
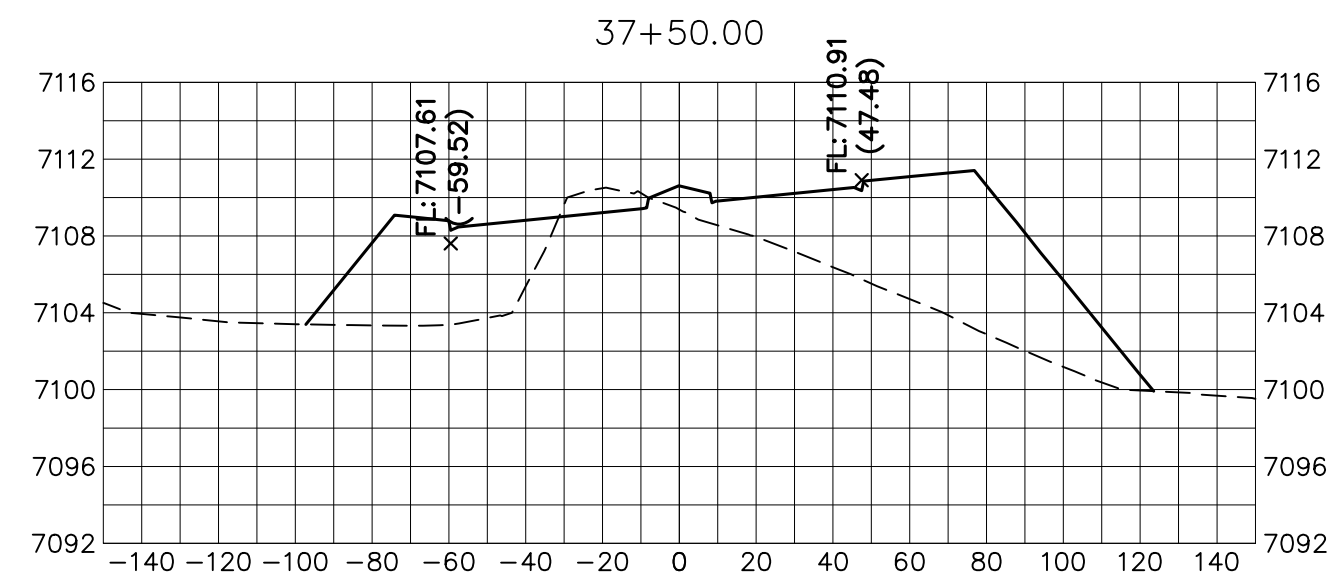
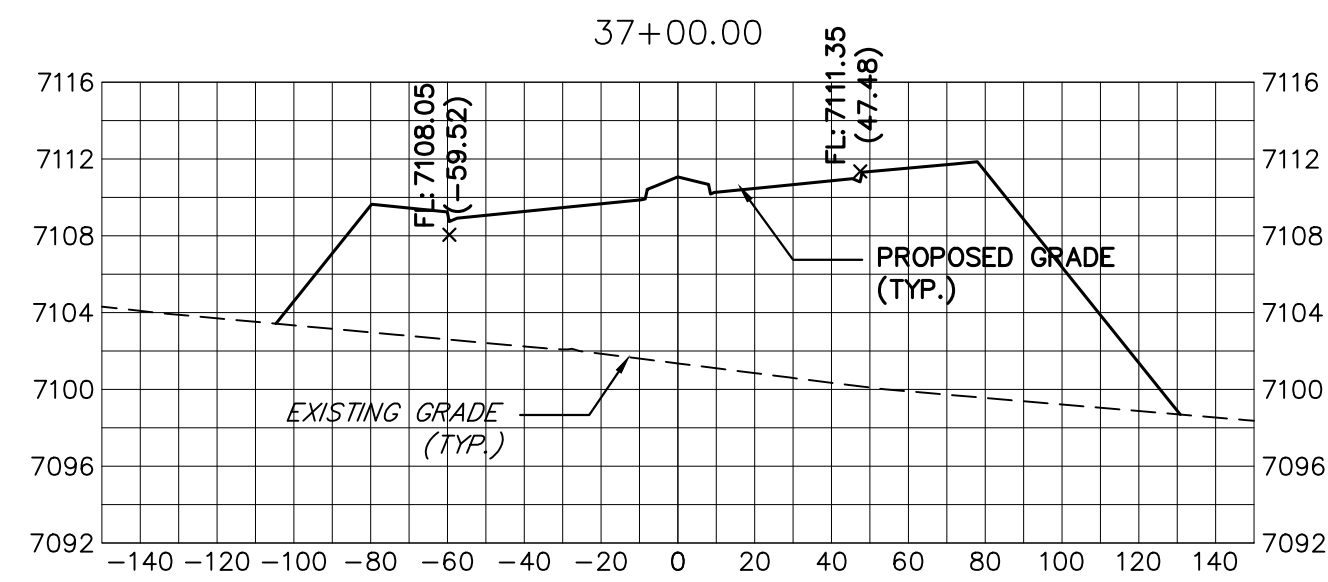
NO.	REVISION	BY	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

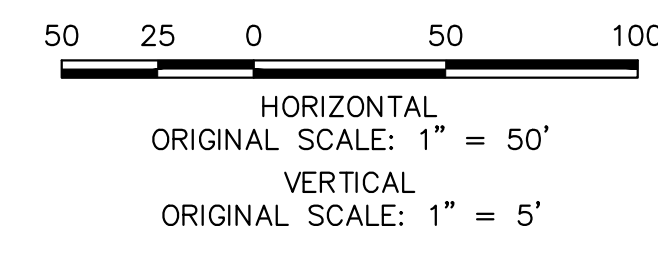
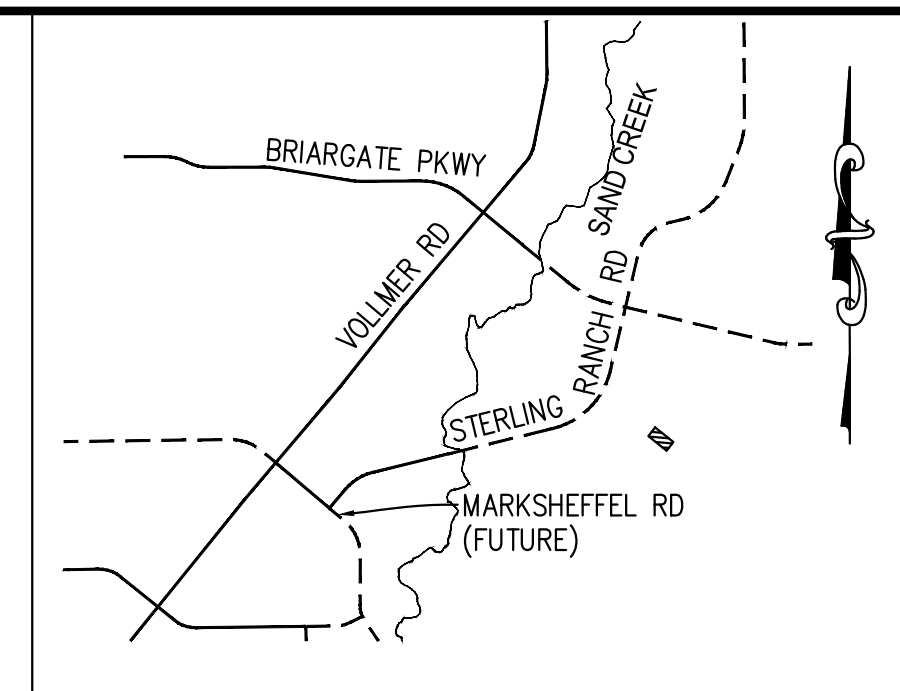
BRIARGATE PARKWAY CROSS SECTIONS

SHEET 25 OF 32

JOB NO. 25188.03



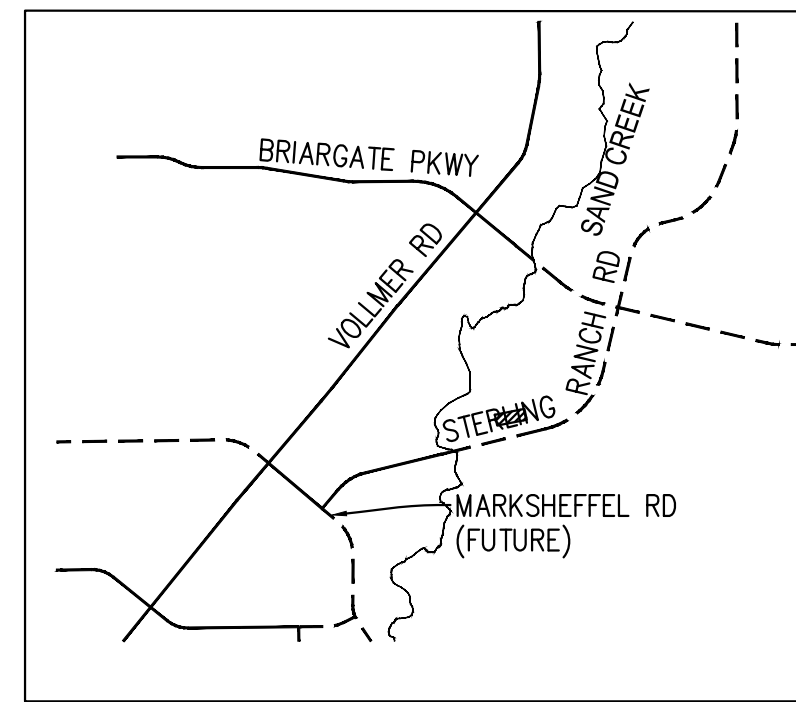
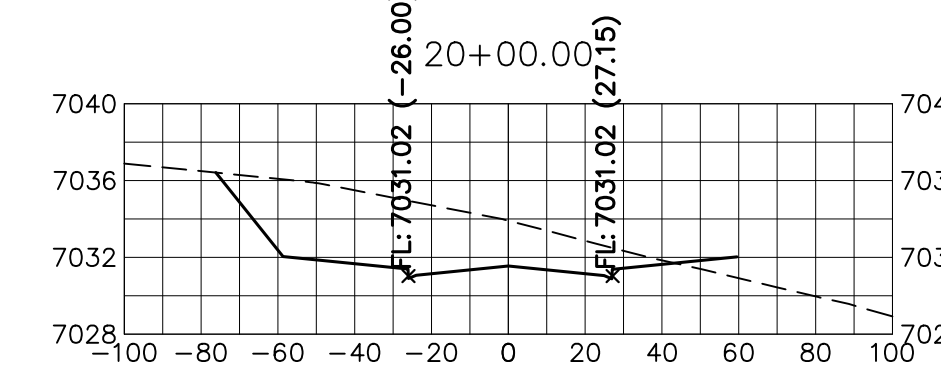
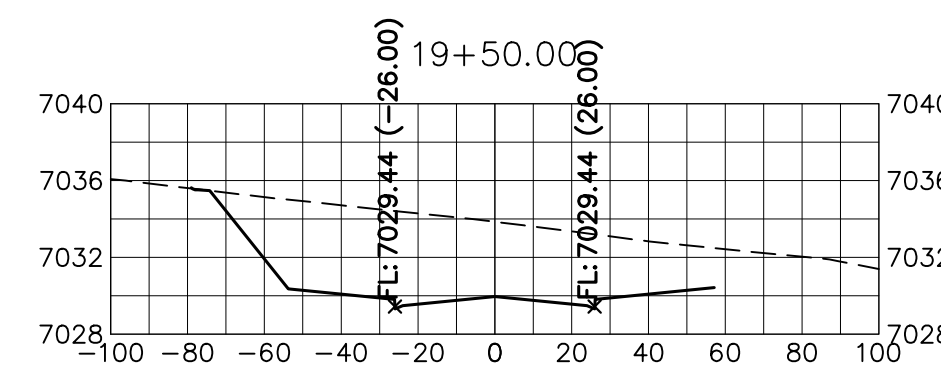
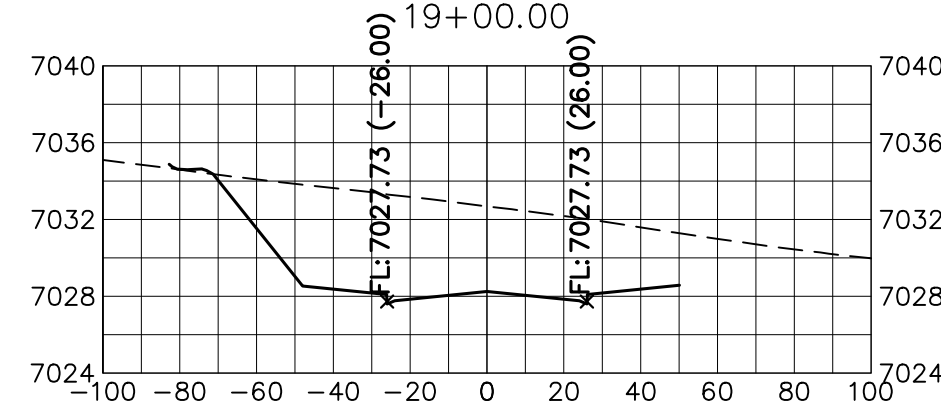
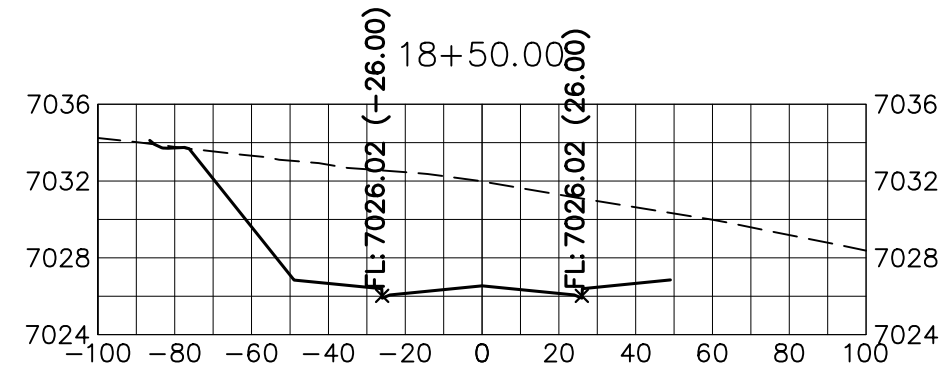
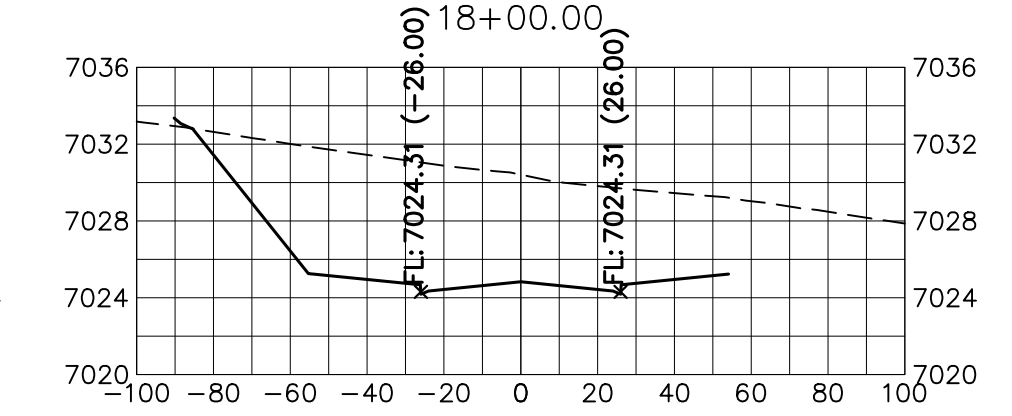
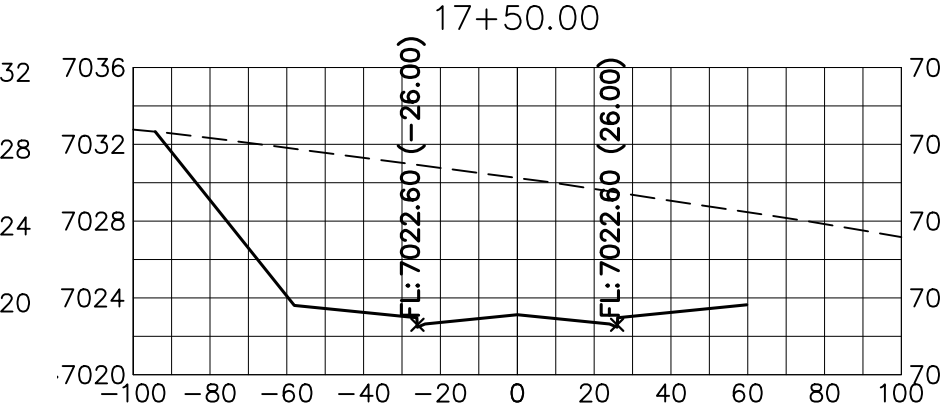
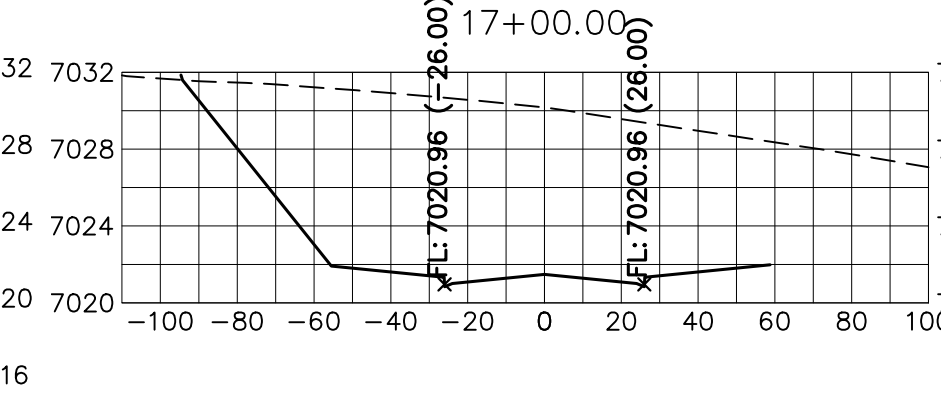
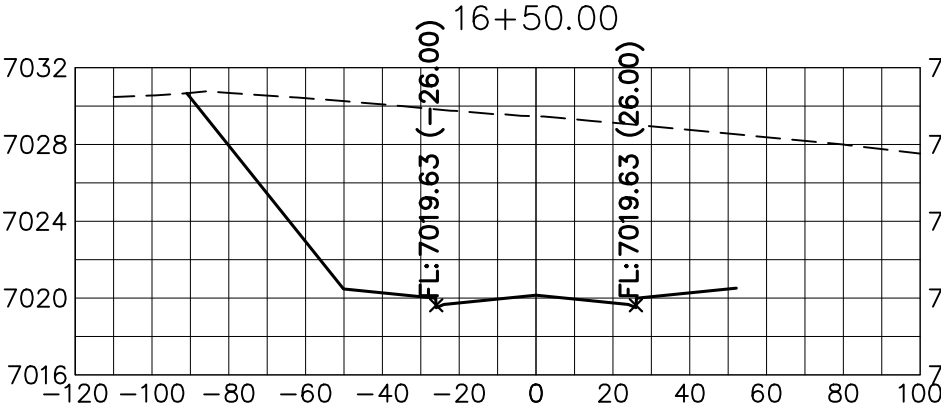
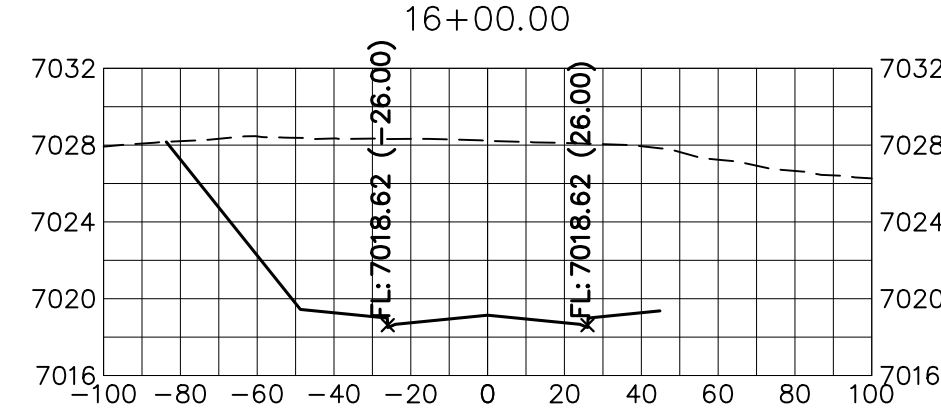
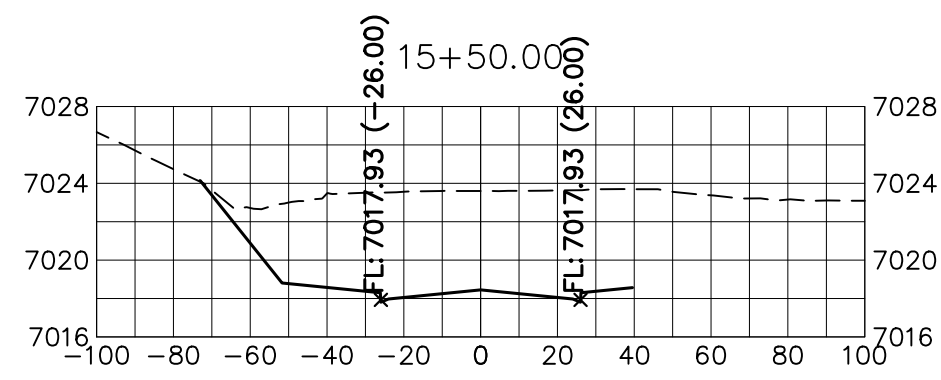
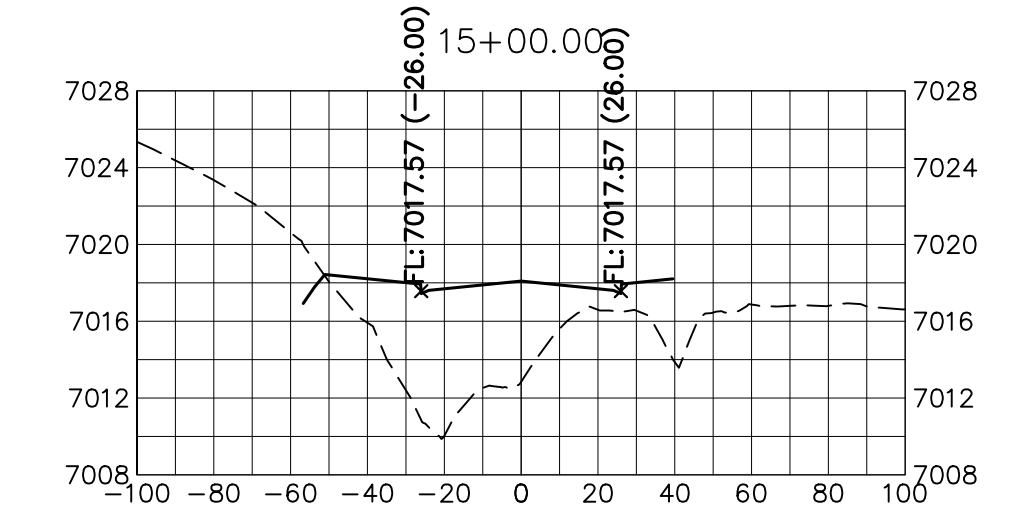
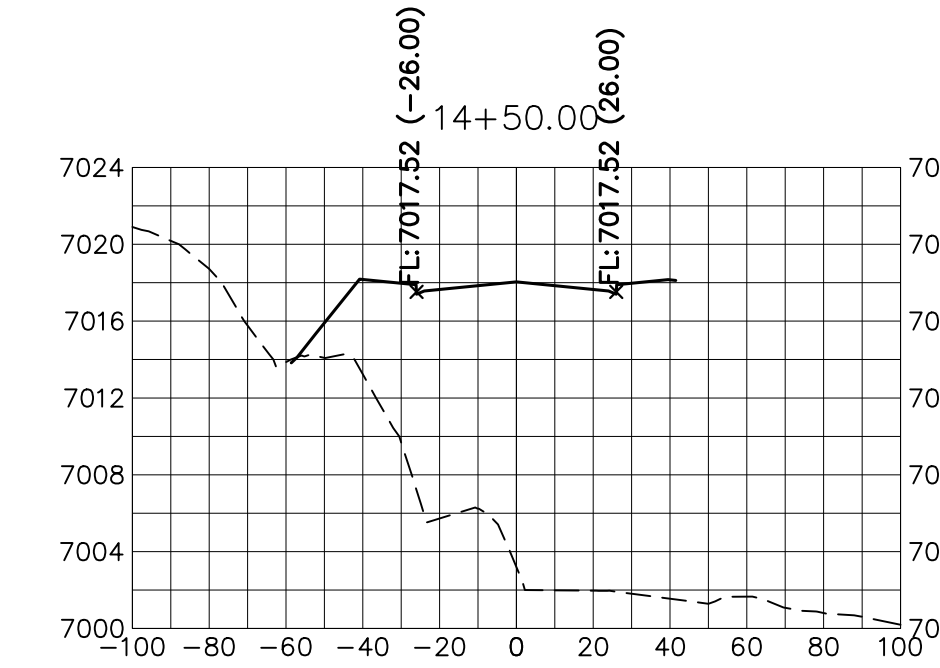
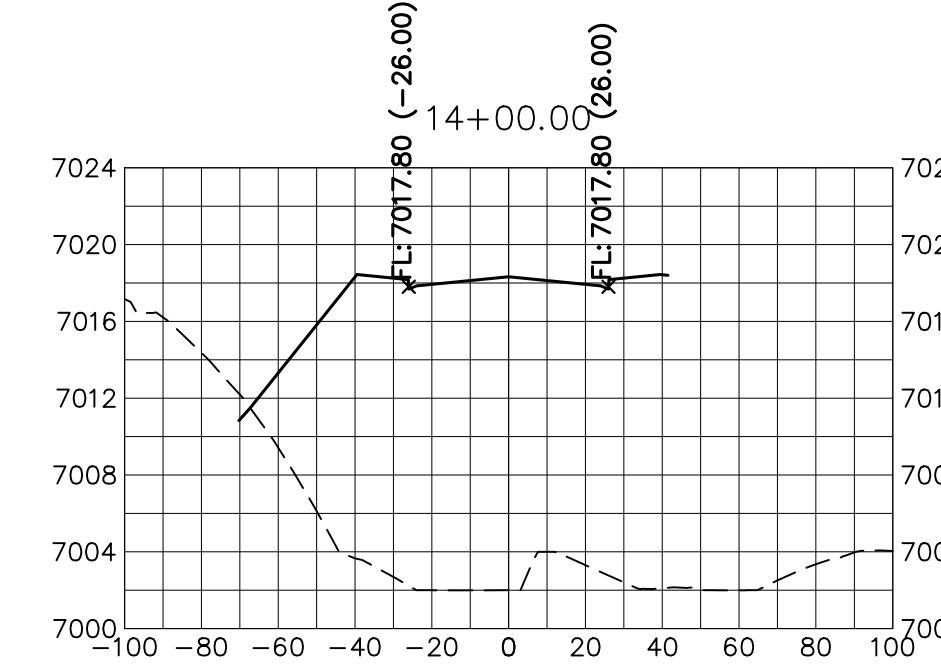
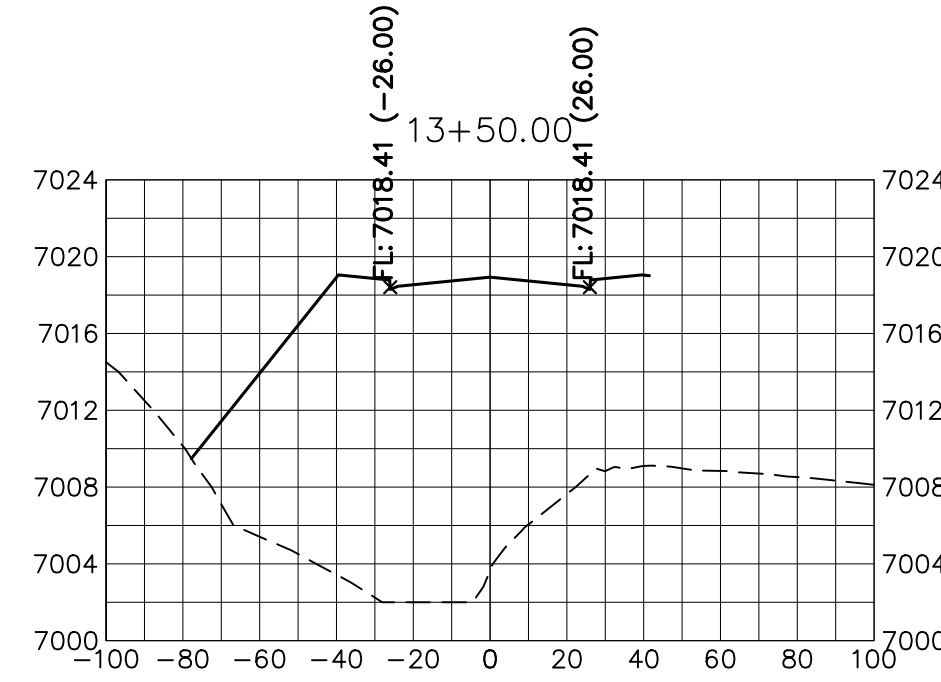
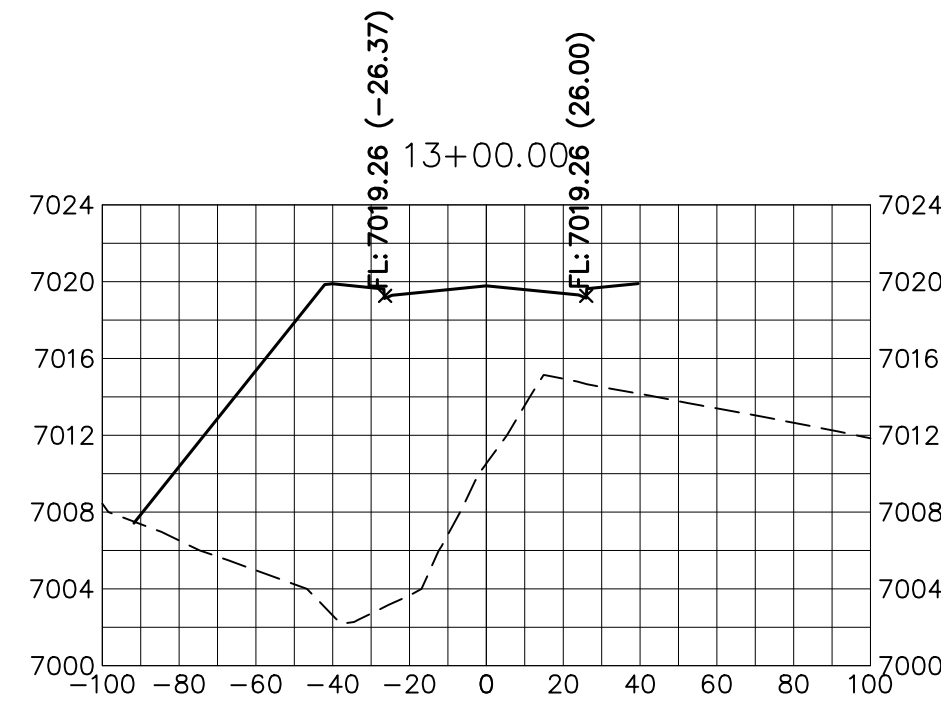
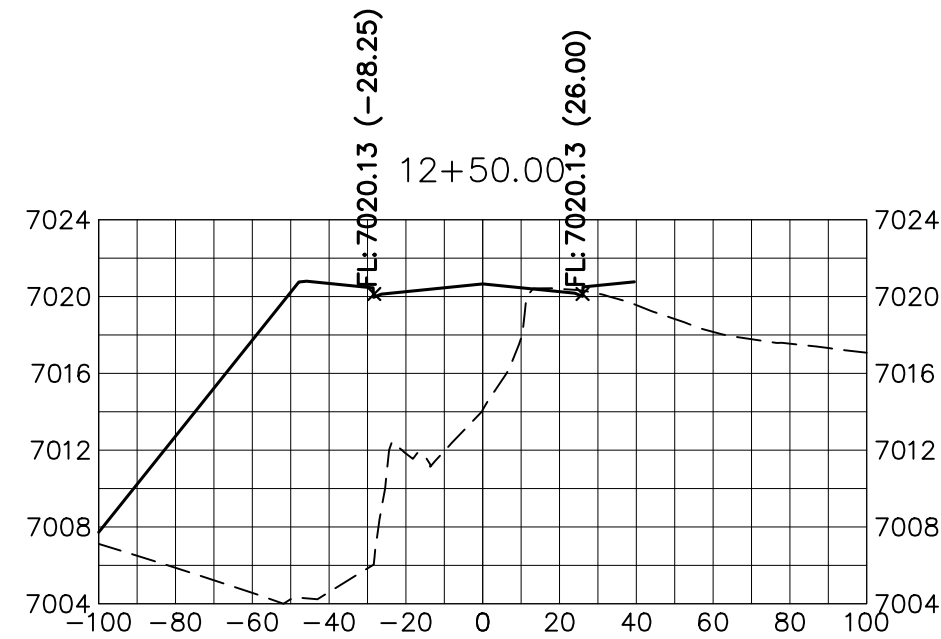
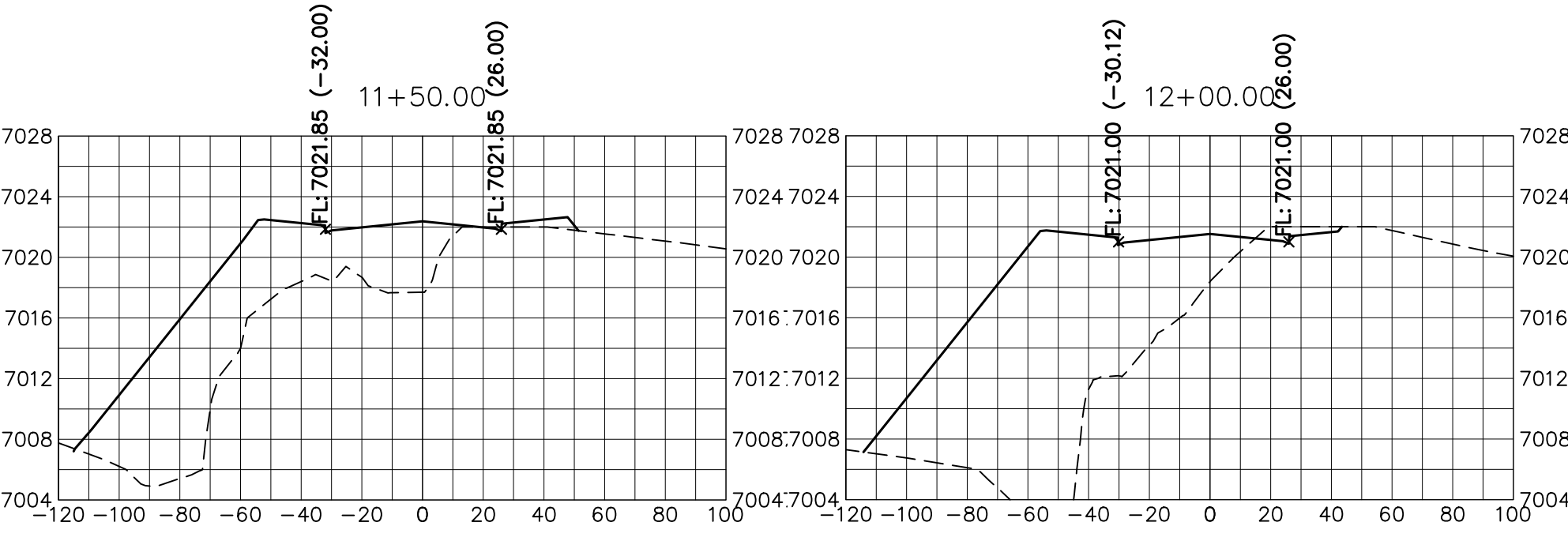
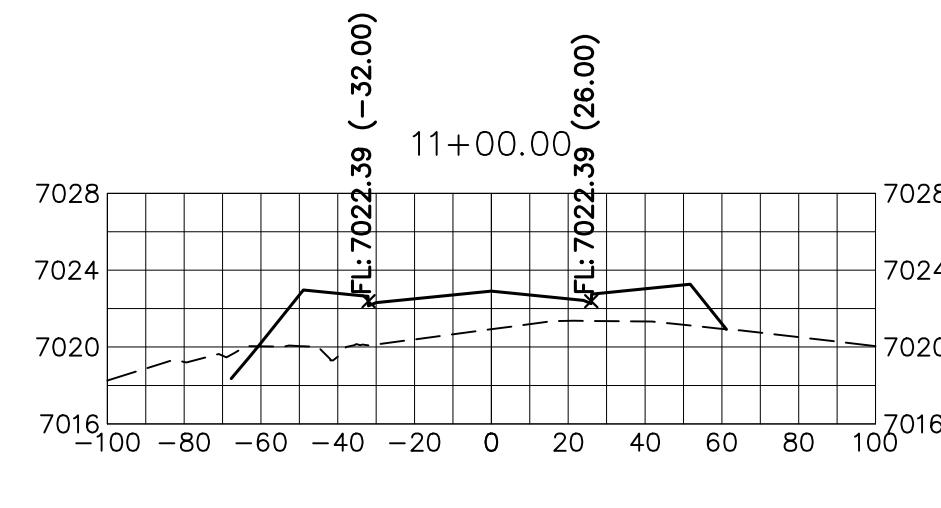
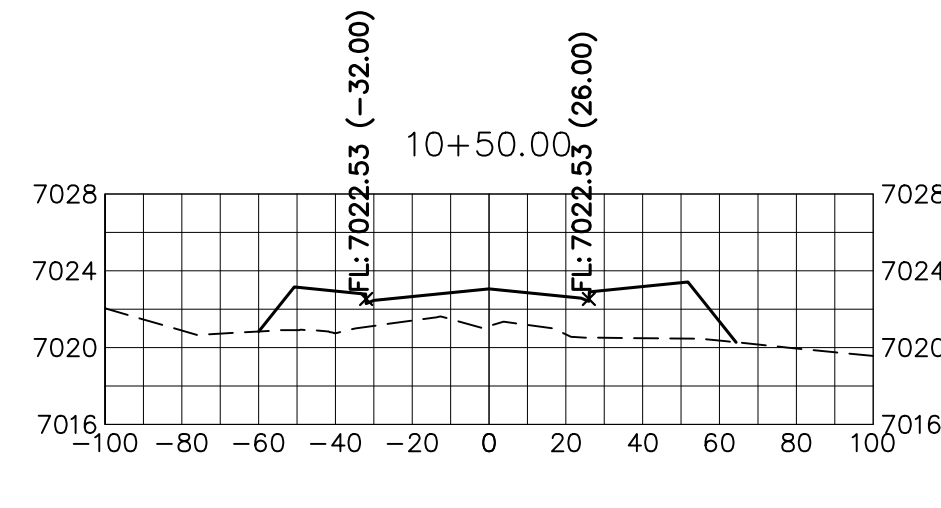
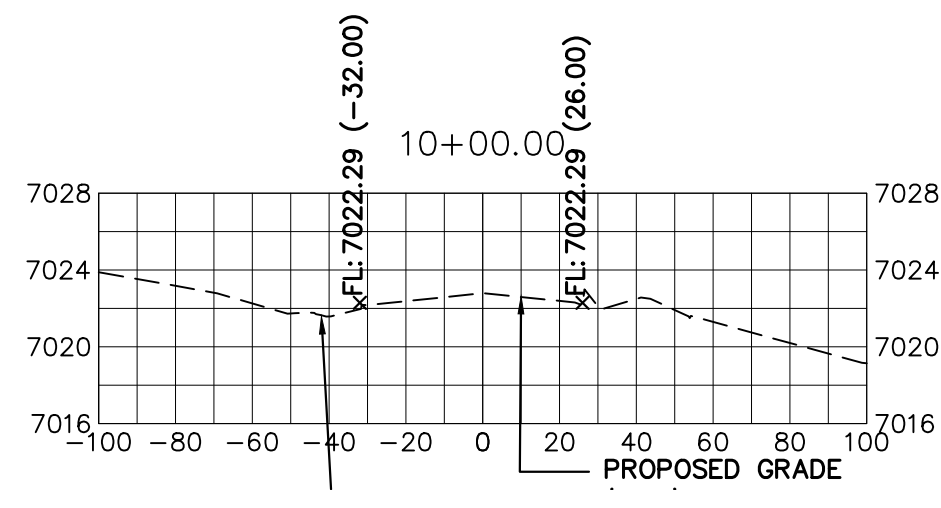
BRIARGATE PARKWAY
 STA 37+00 TO STA 44+00
 LOOKING SOUTHEAST



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
		No.	REVISION
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS	BRIARGATE PARKWAY CROSS SECTIONS	H-SCALE 1" = 30'	V-SCALE 1" = 3'
		DATE 05/08/23	DESIGNED BY AJH
			DRAWN BY CRB
			CHECKED BY
SHEET 26 OF 32	JOB NO. 25188.03		

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KEY MAP
N.T.S.

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

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

BY	DATE	NO.	REVISION

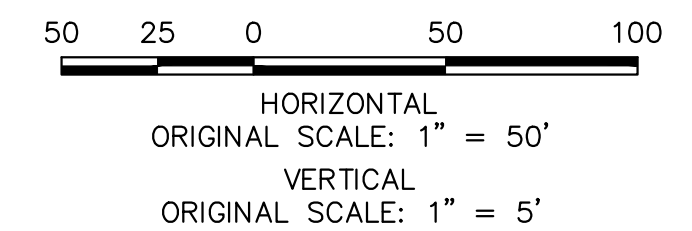
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DATE 05/08/23
DESIGNED BY AUH
DRAWN BY CRB
CHECKED BY

STERLING RANCH ROAD &
BRIARGATE PARKWAY SEGMENT 2
STREET PLANS

STERLING RANCH ROAD
CROSS SECTIONS

SHEET 27 OF 32
JOB NO. 25188.03

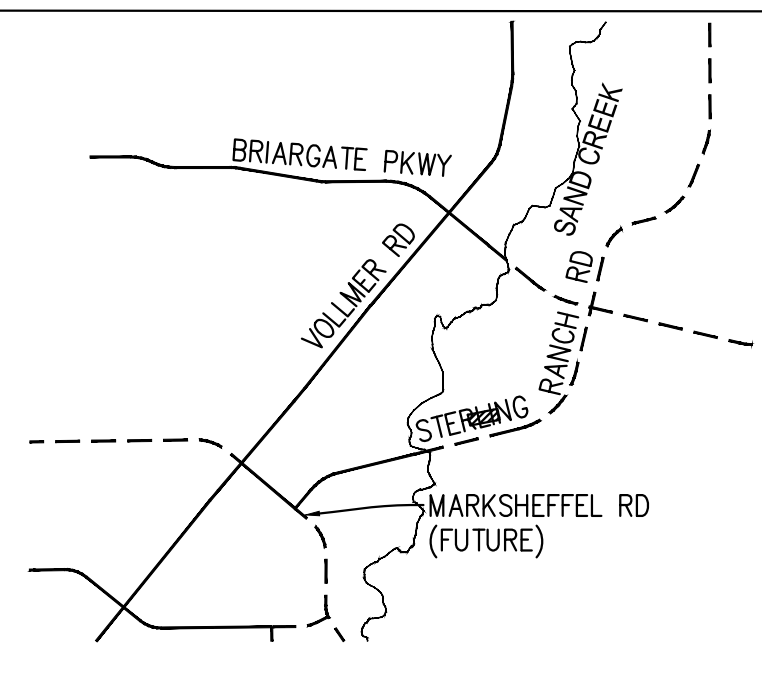
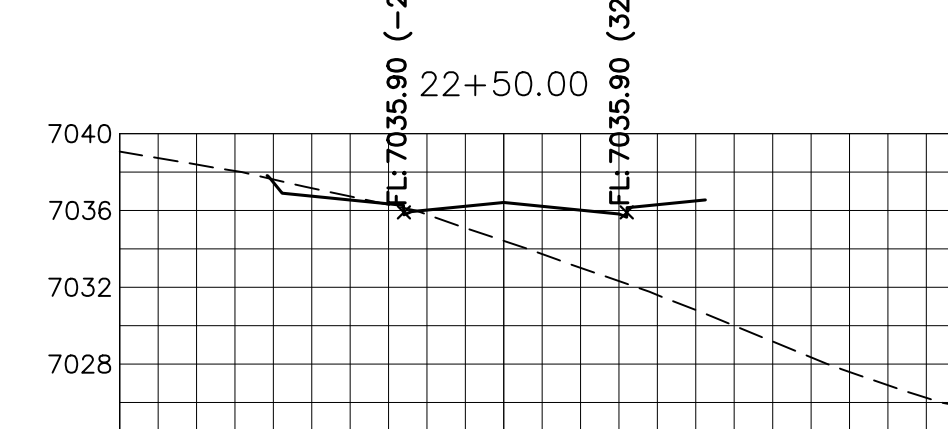
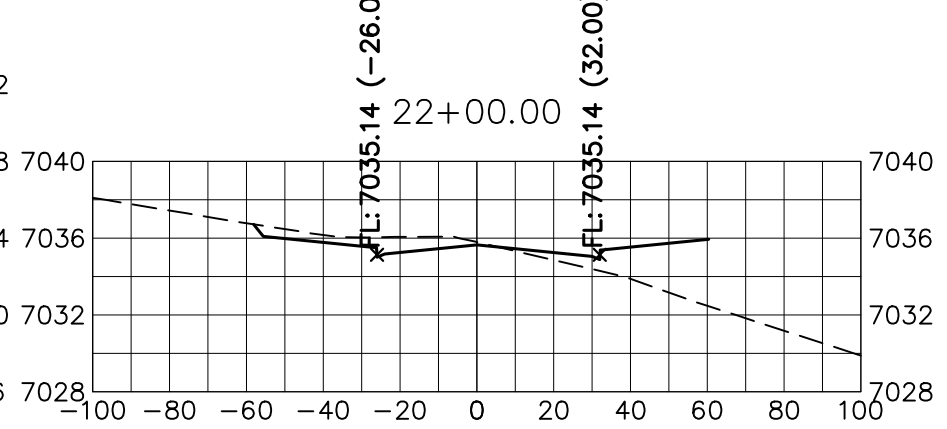
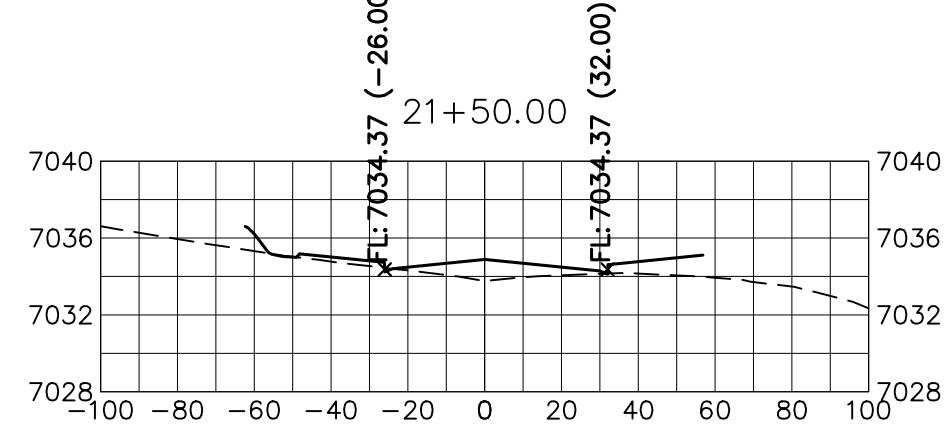
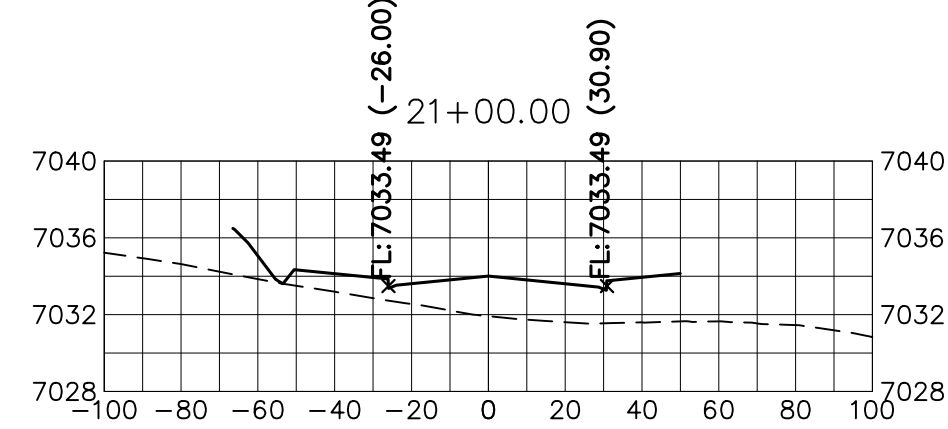
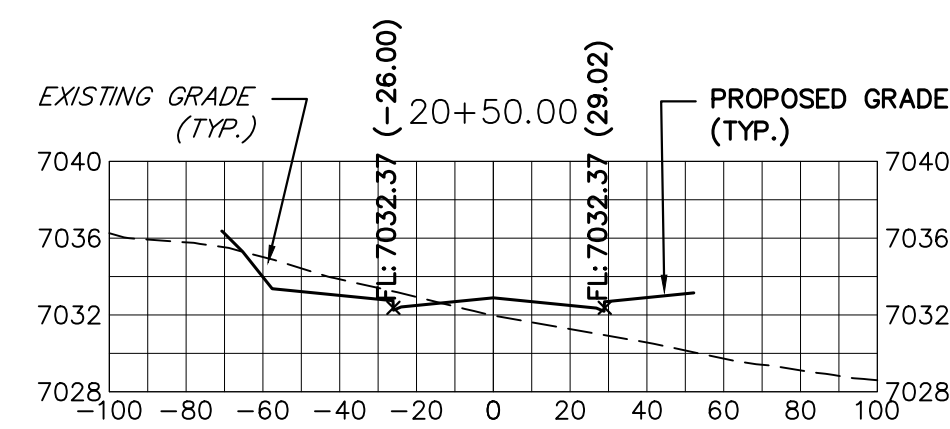
STERLING RANCH ROAD
STA 10+00 TO STA 20+00
LOOKING NORTHEAST



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

DATE 05/09/23

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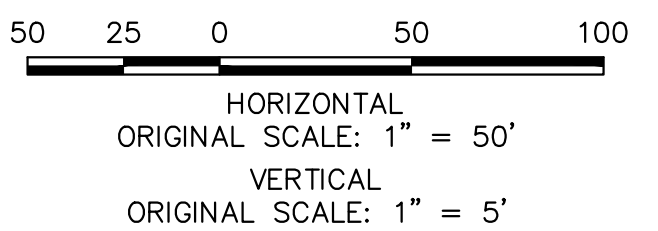
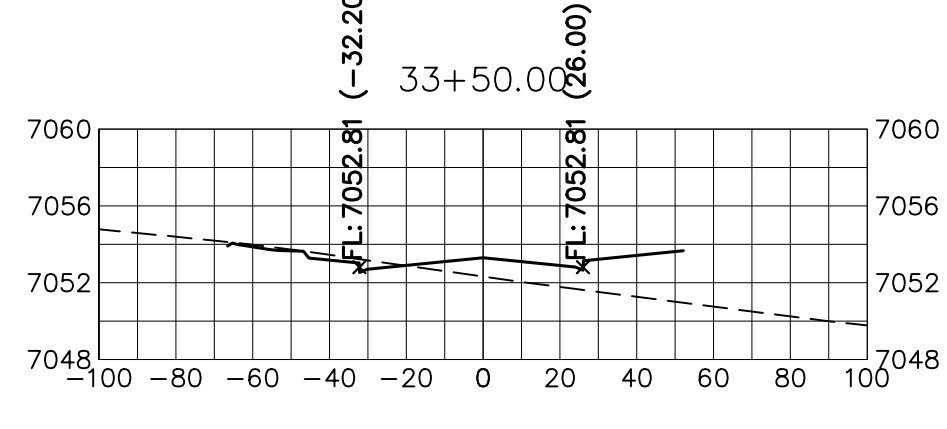
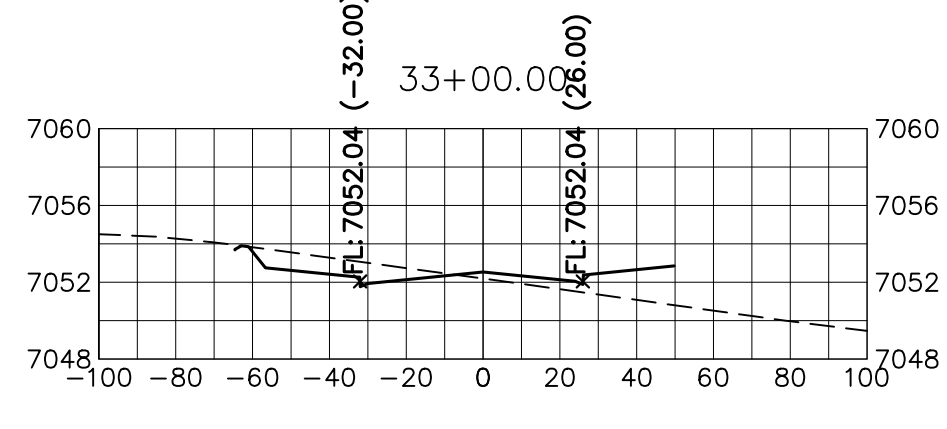
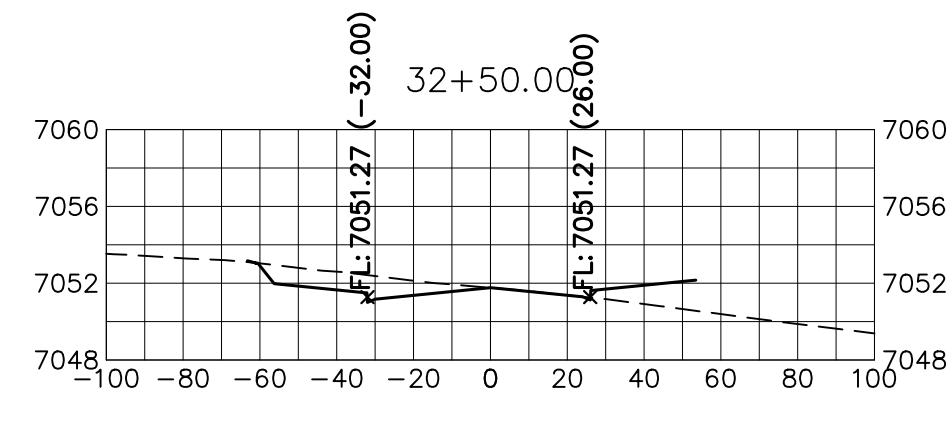
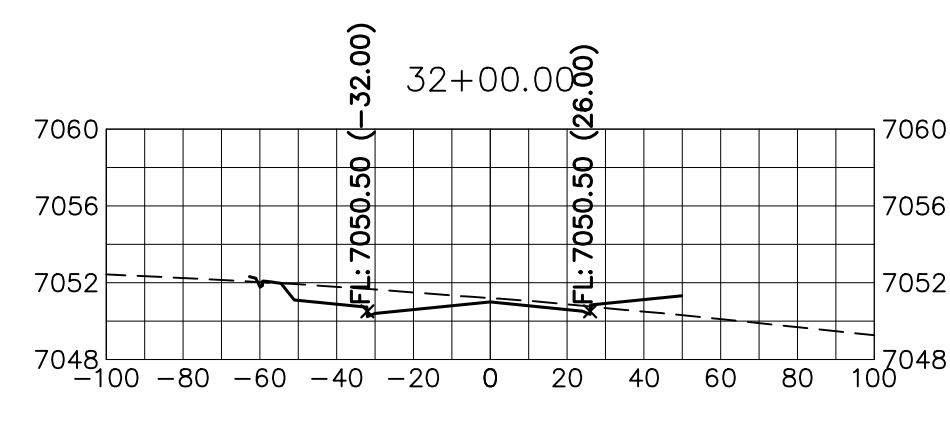
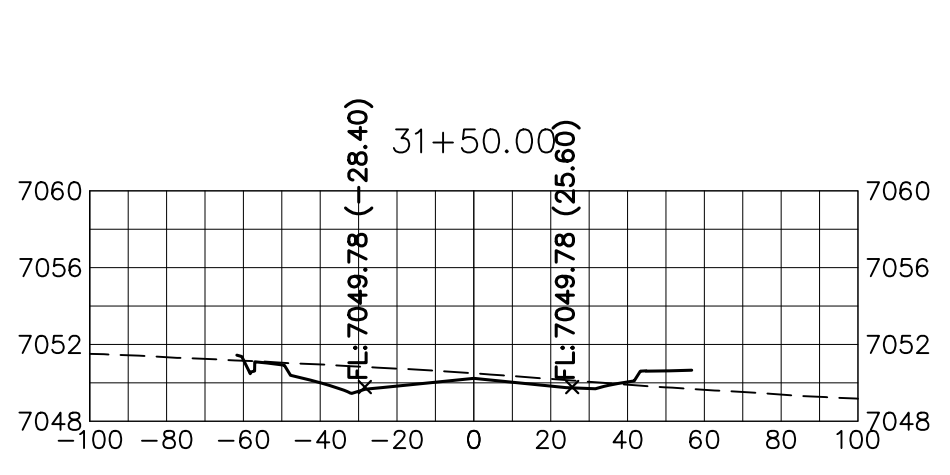
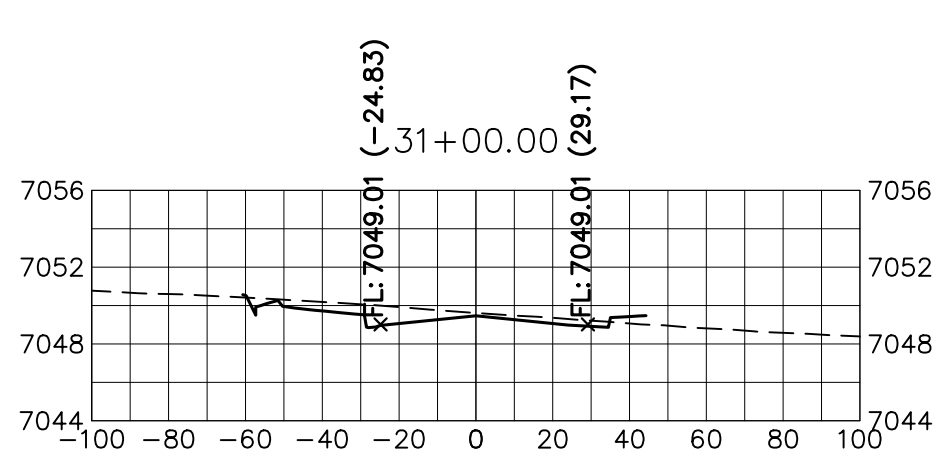
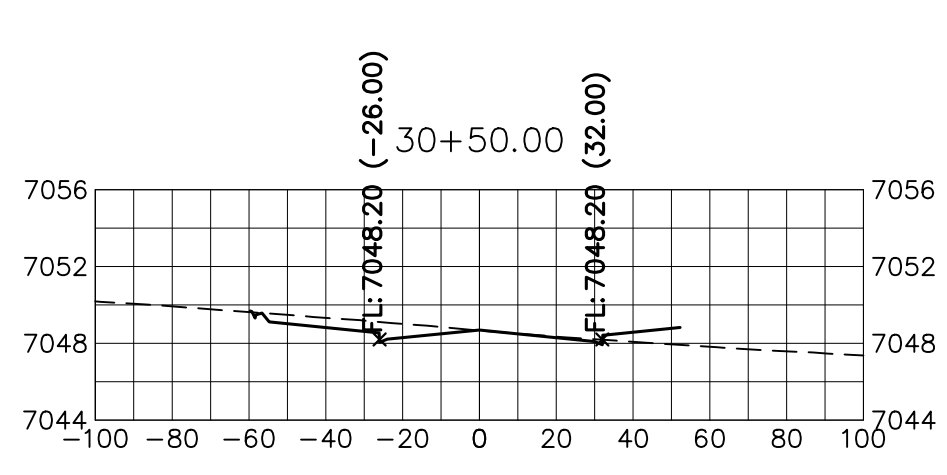
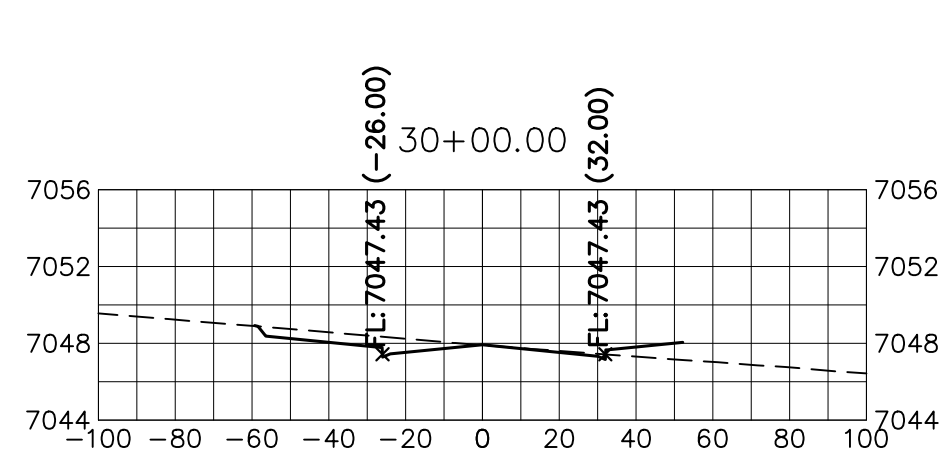
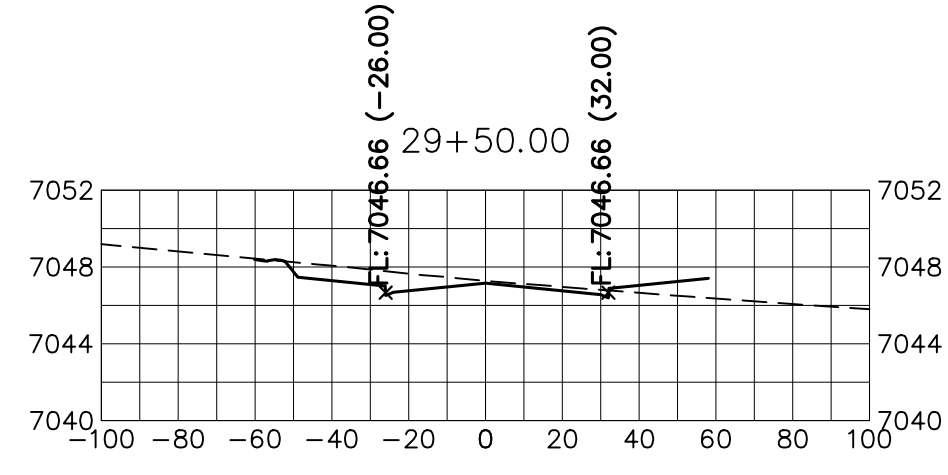
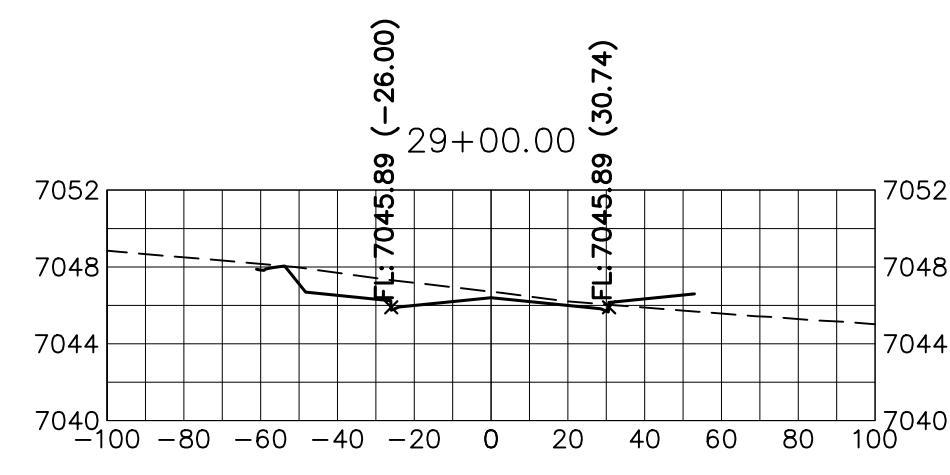
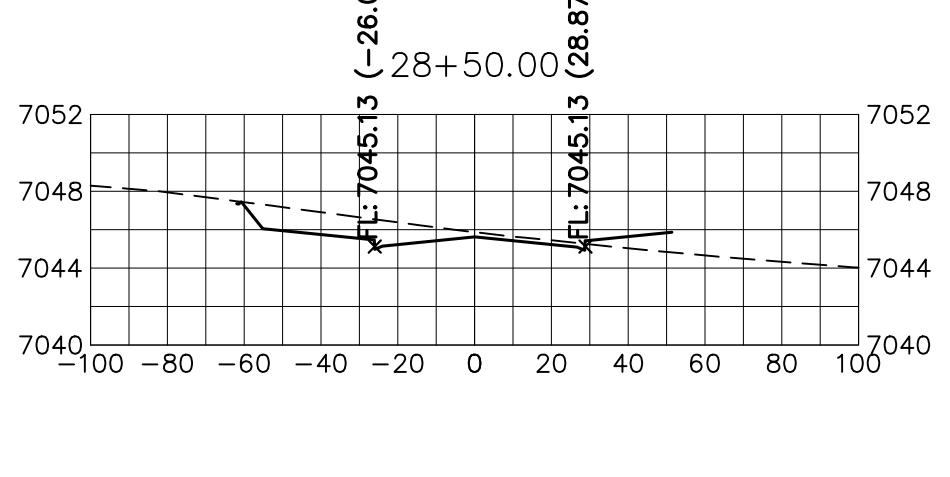
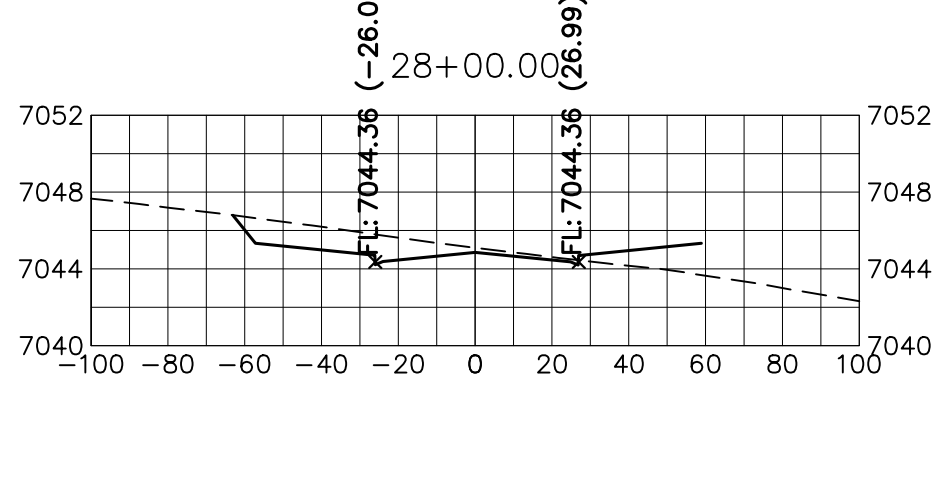
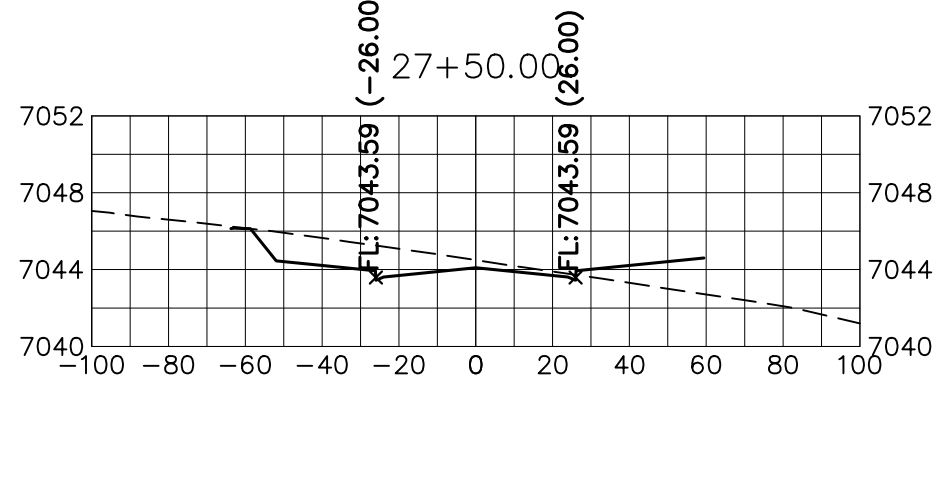
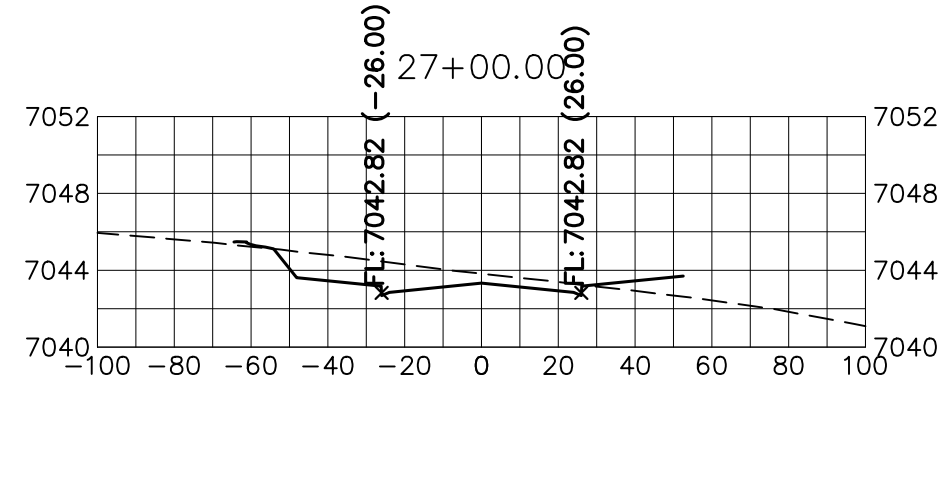
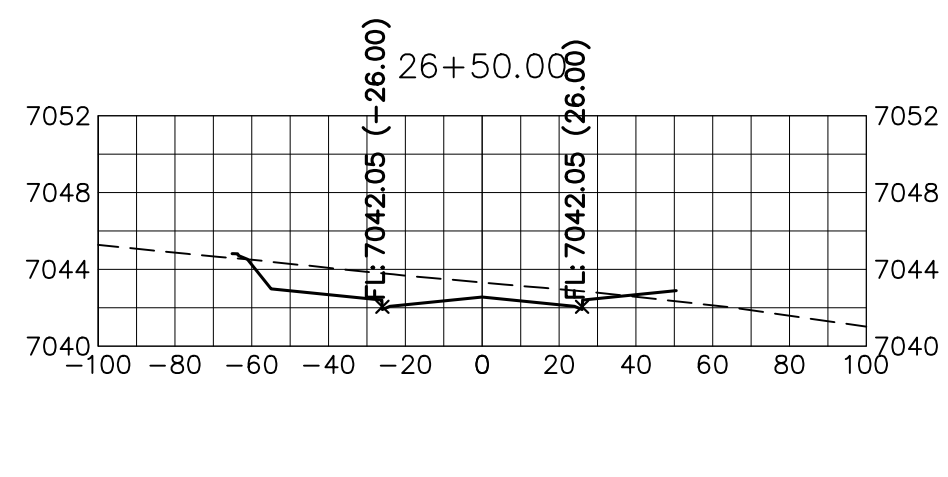
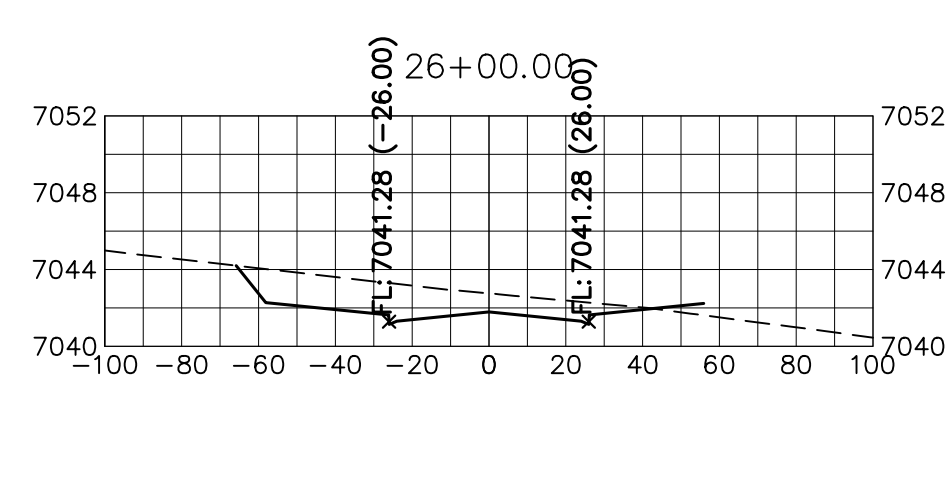
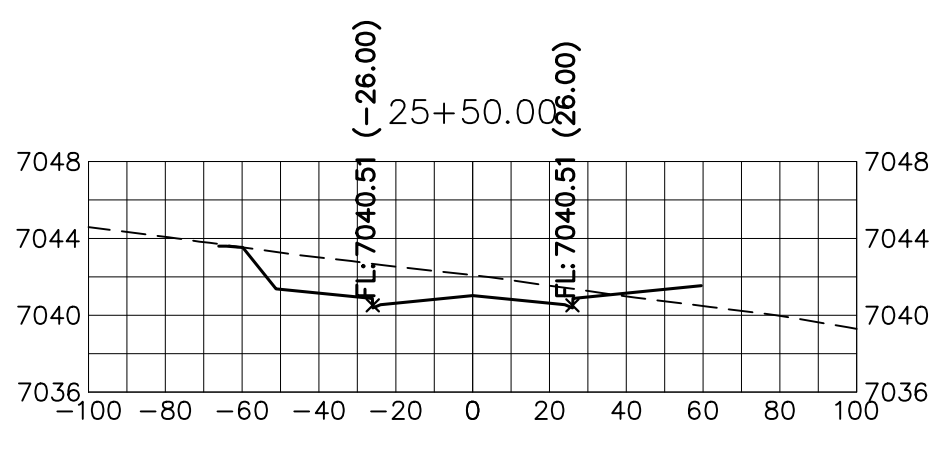
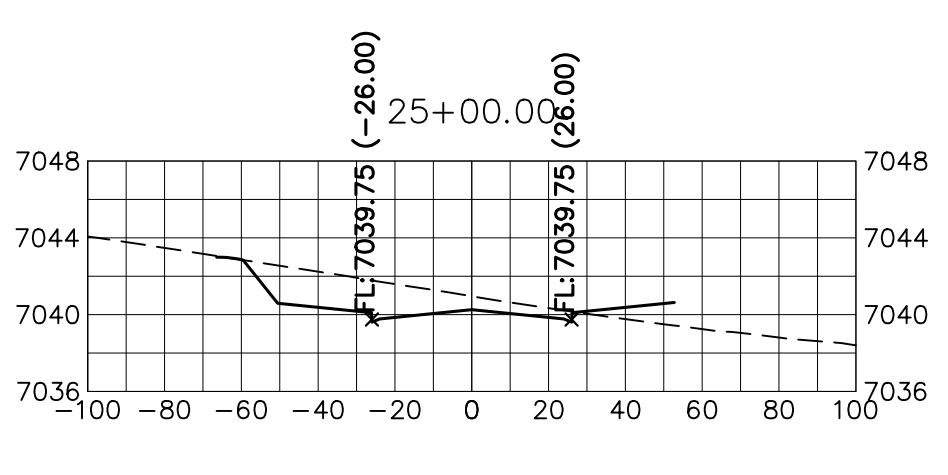
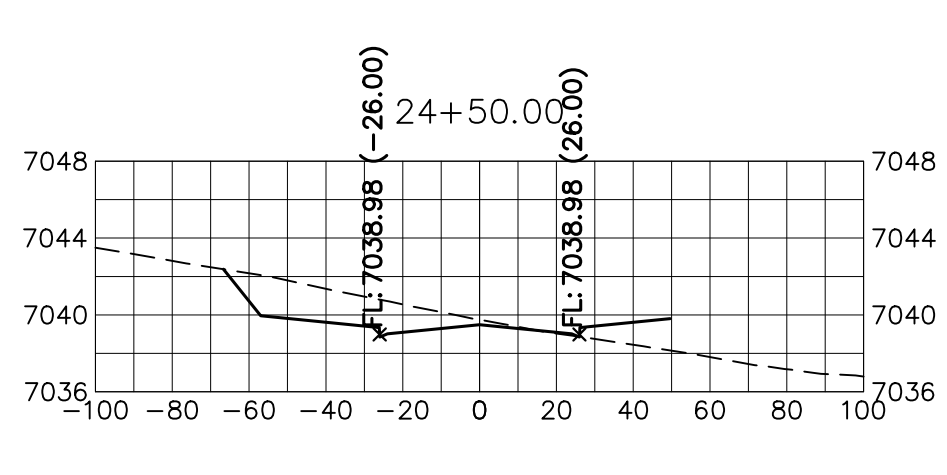
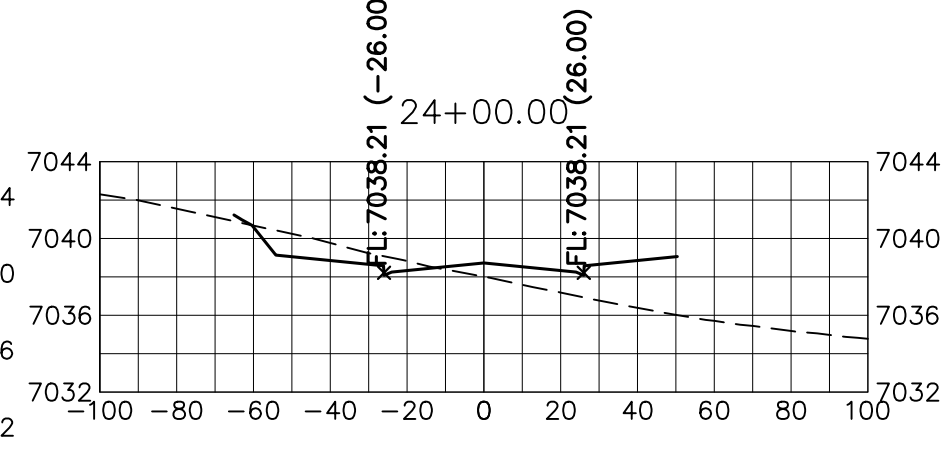
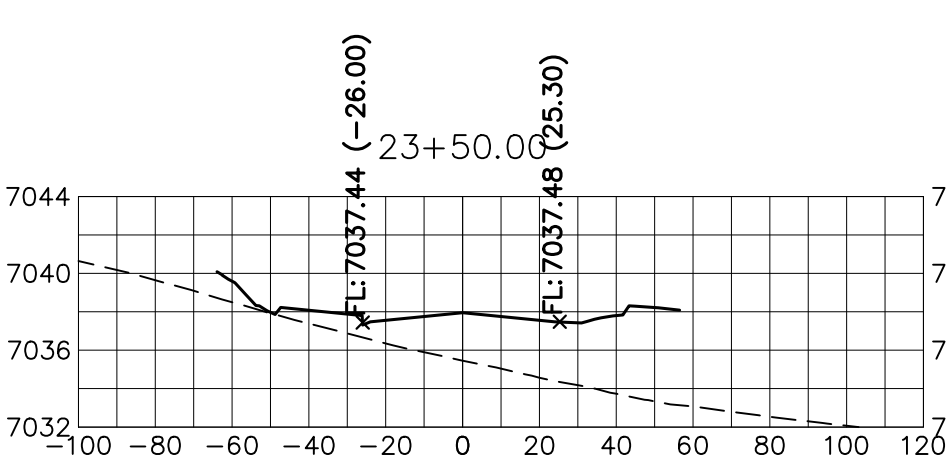
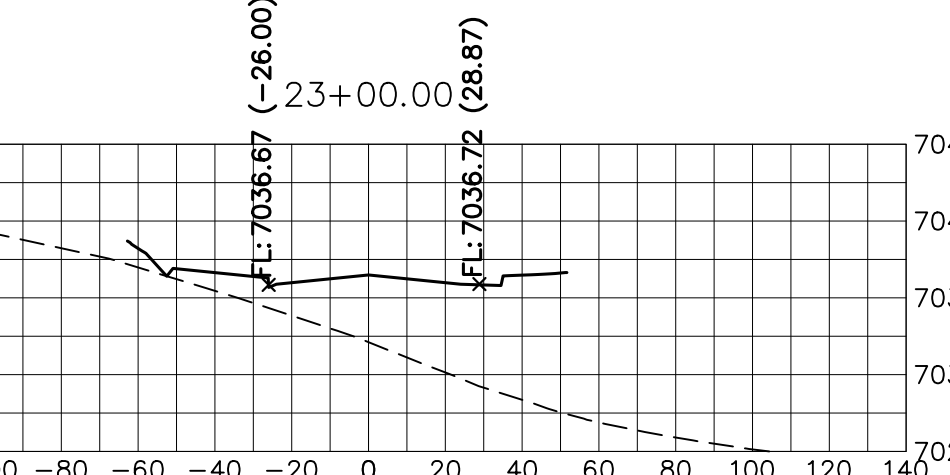


KEY MAP
N.T.S.

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COLORADO SPRINGS, CO 80903
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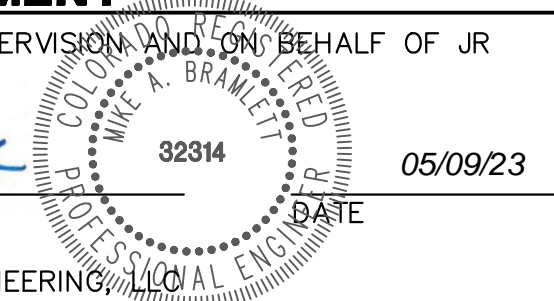


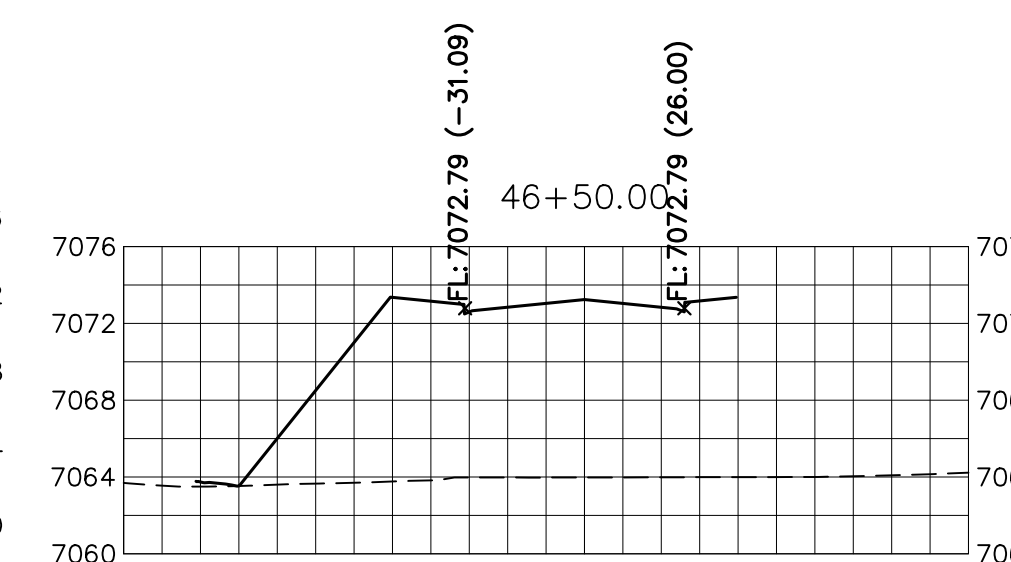
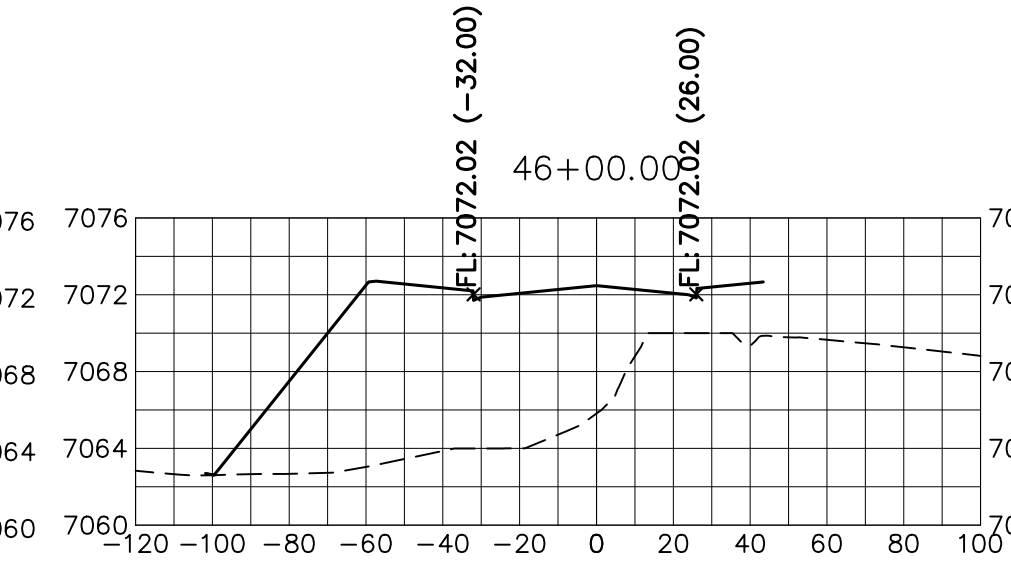
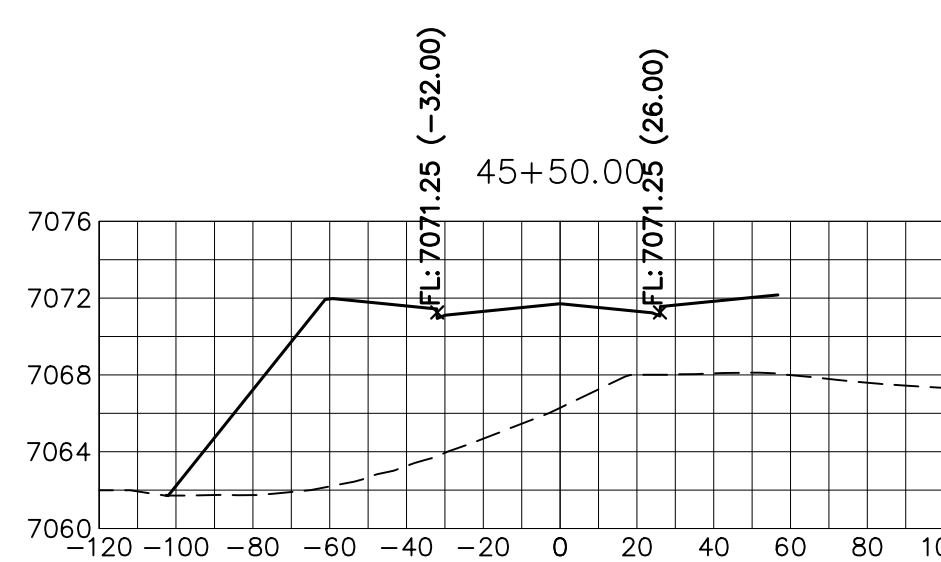
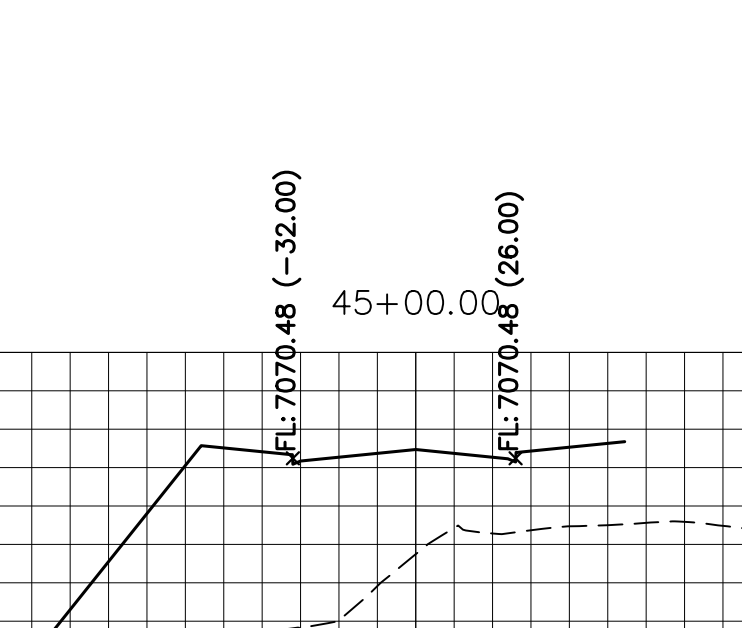
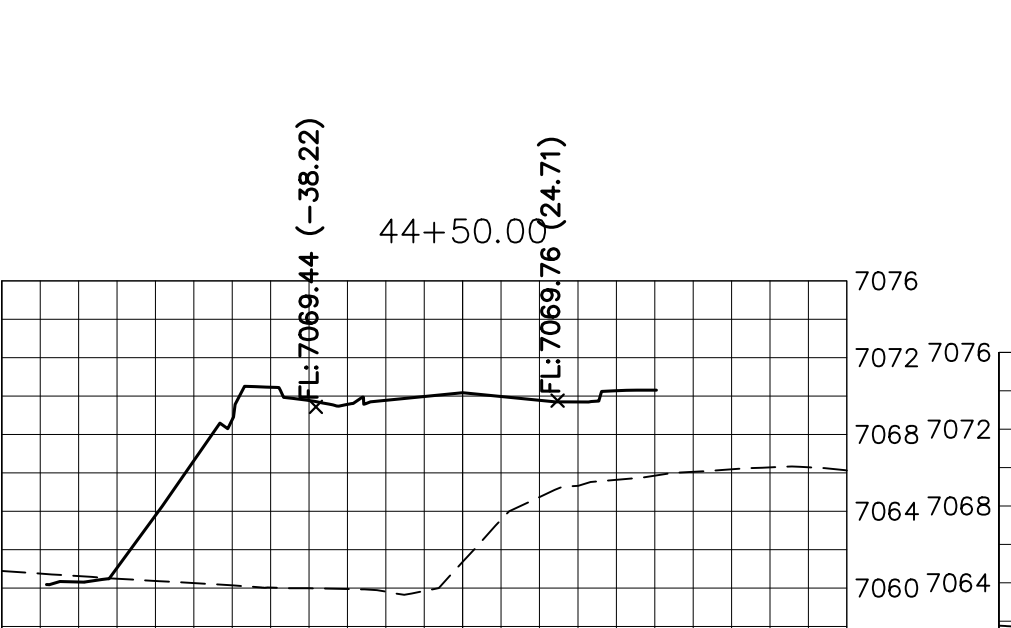
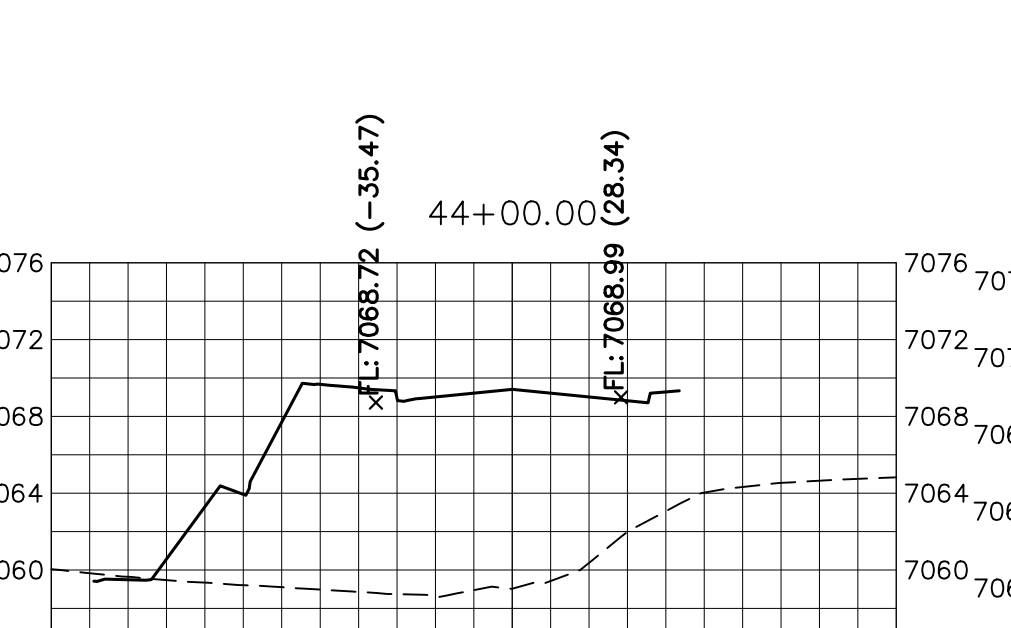
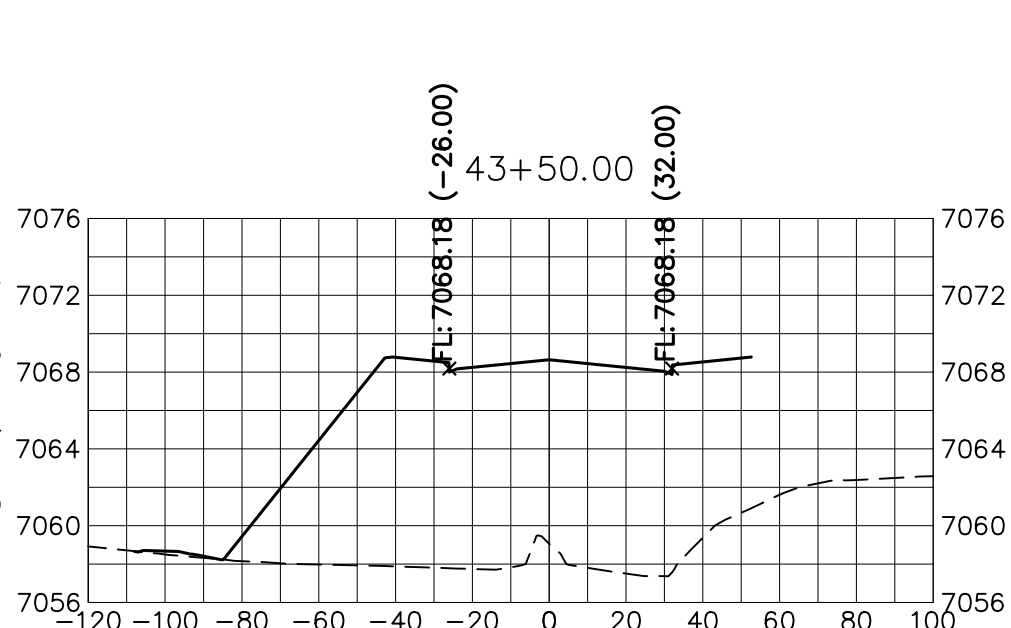
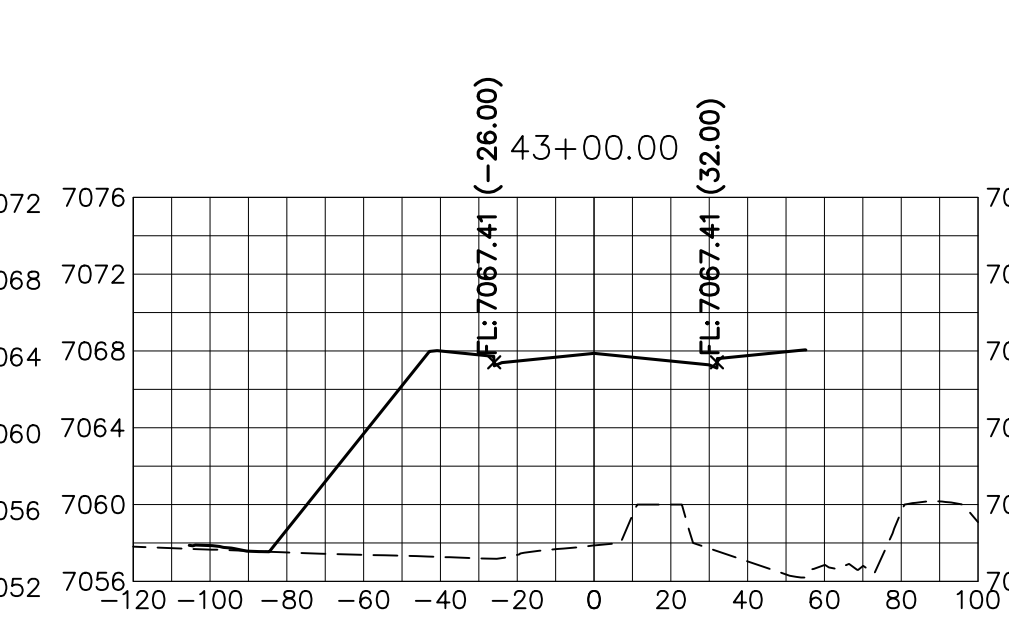
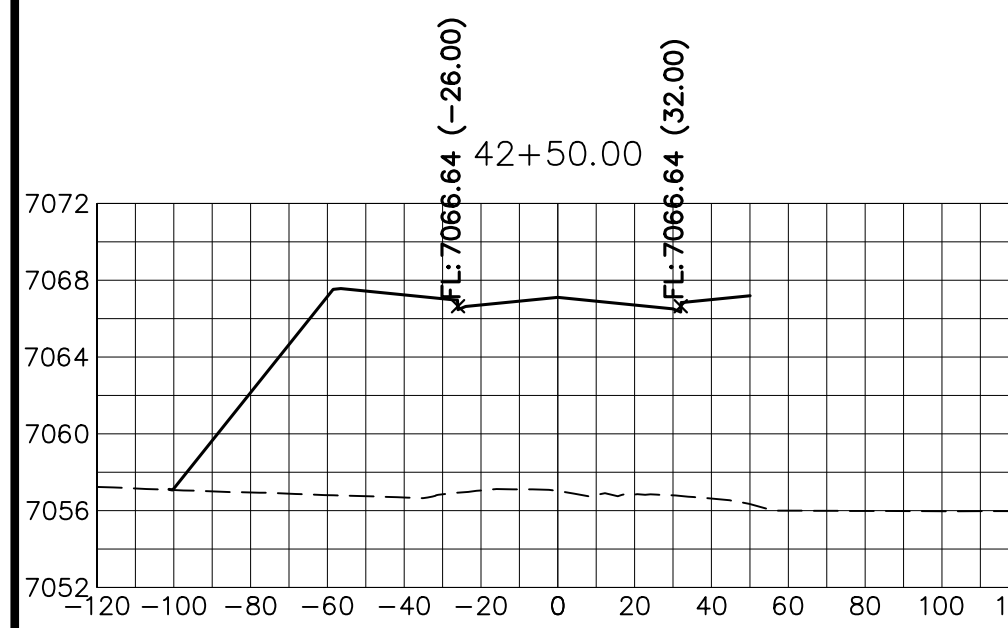
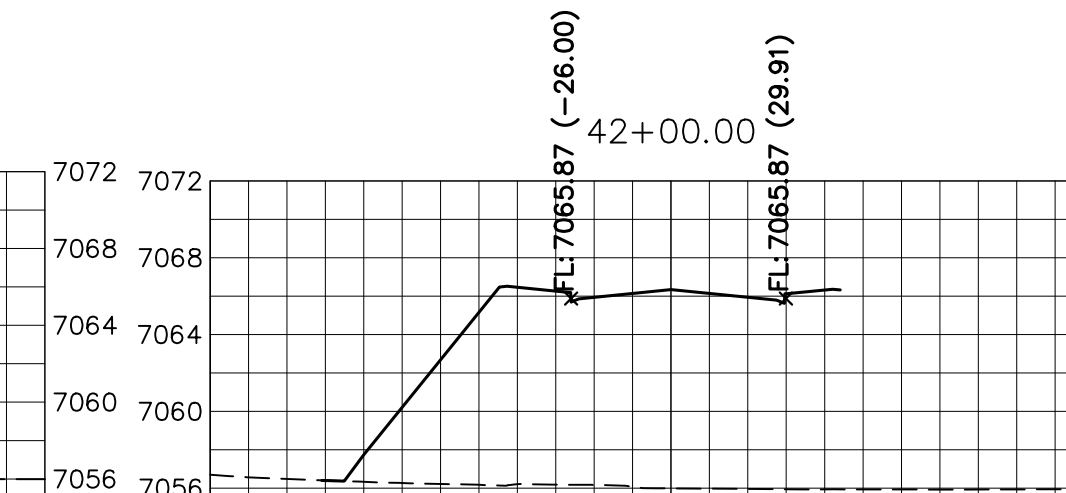
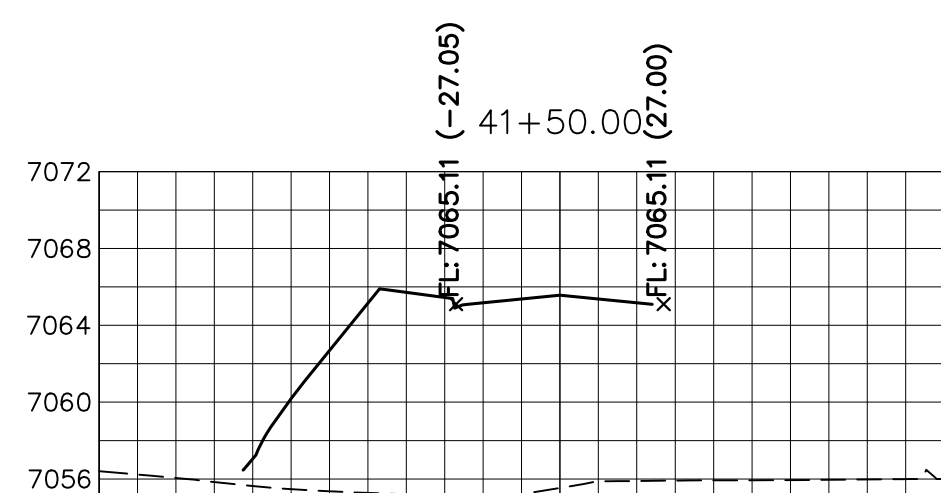
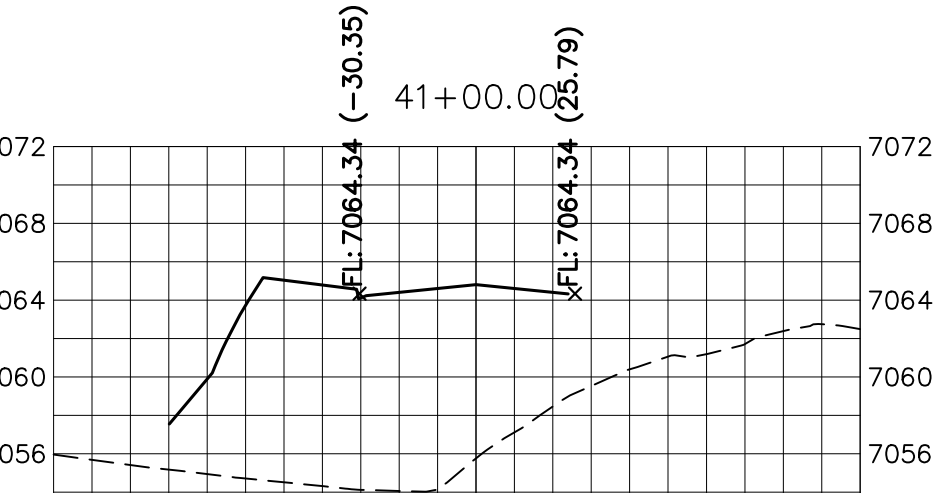
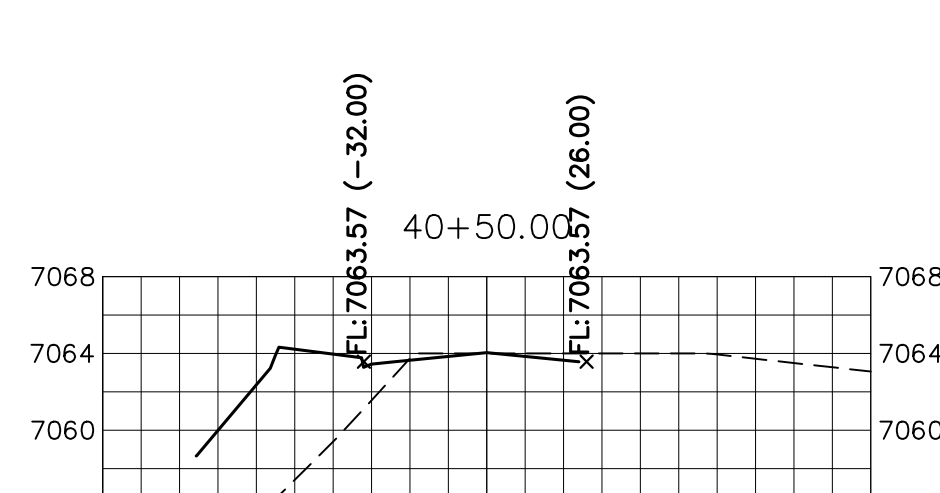
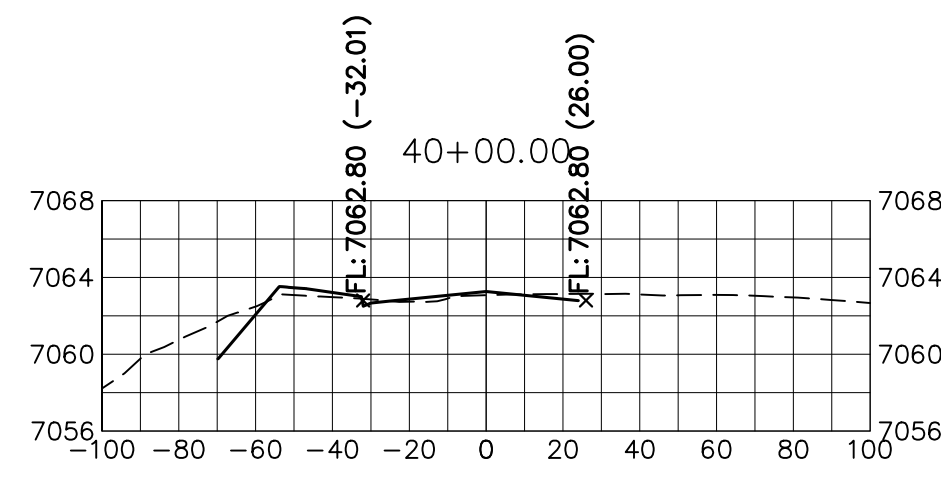
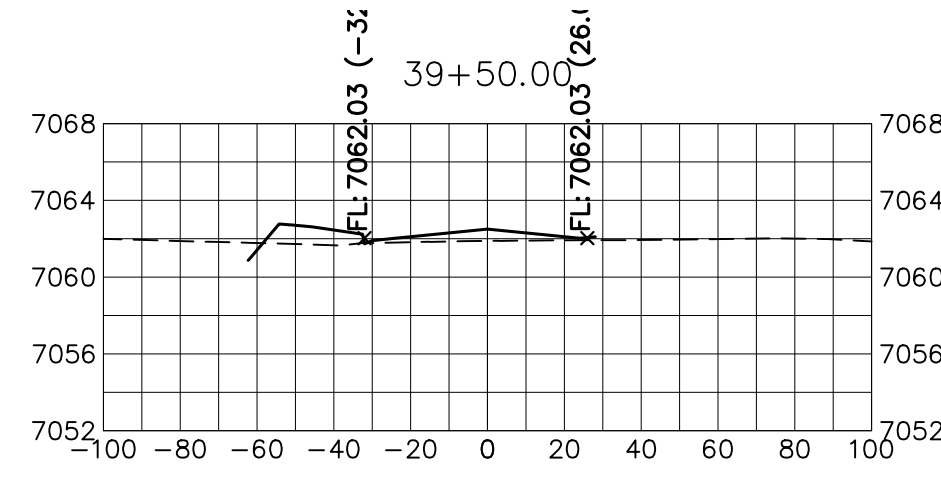
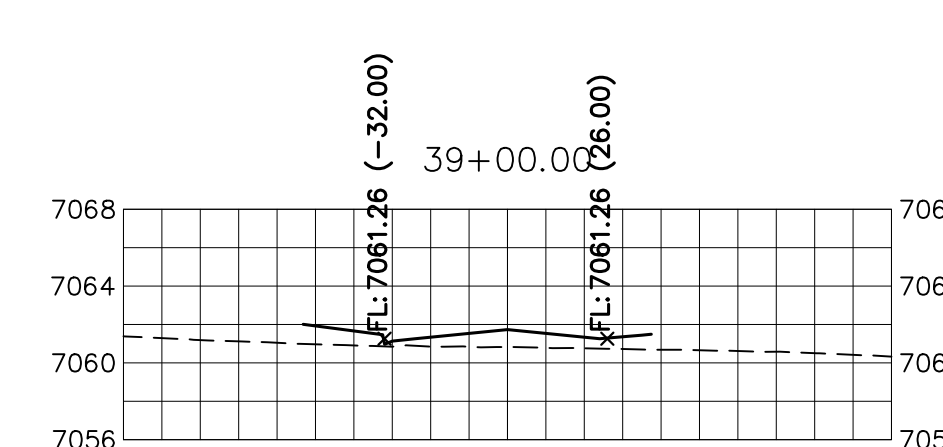
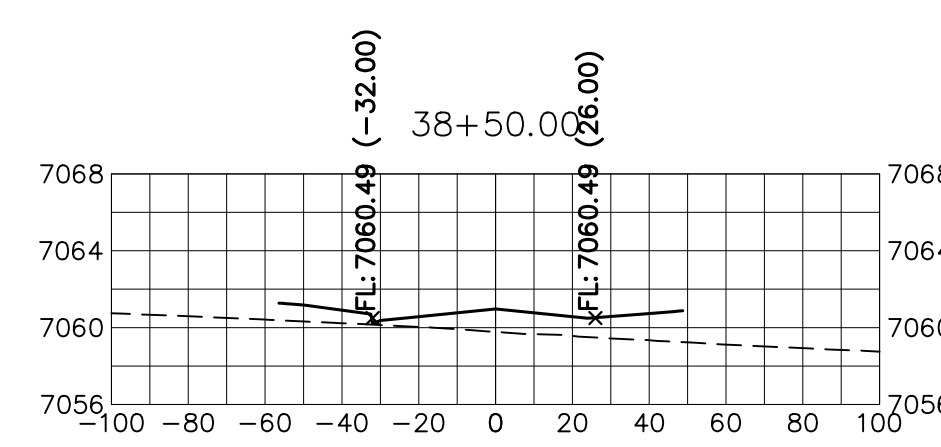
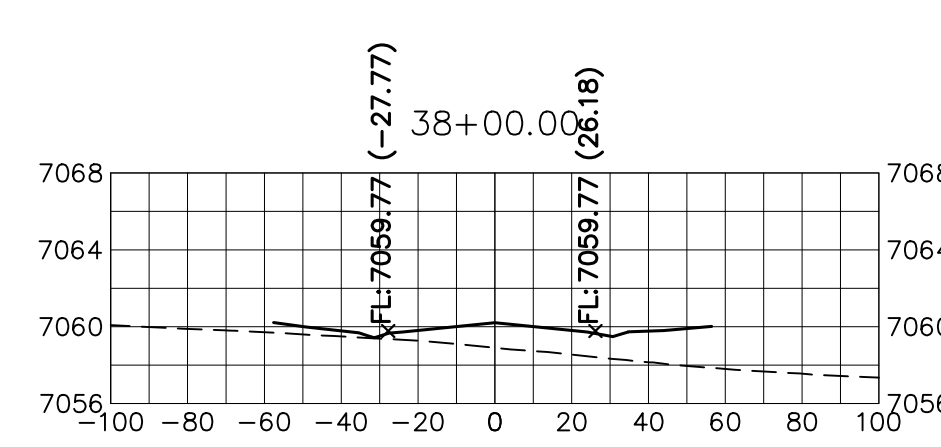
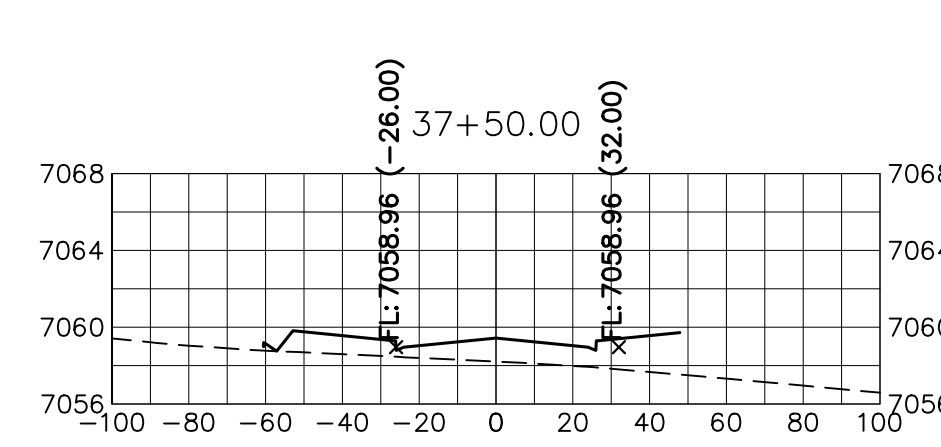
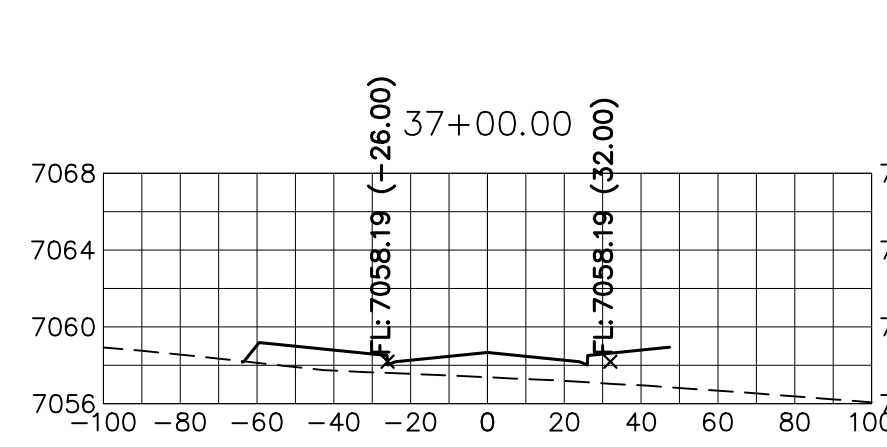
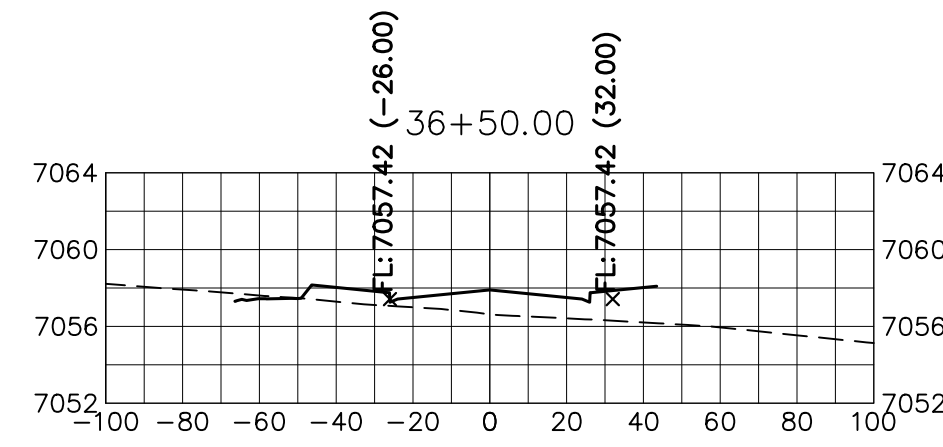
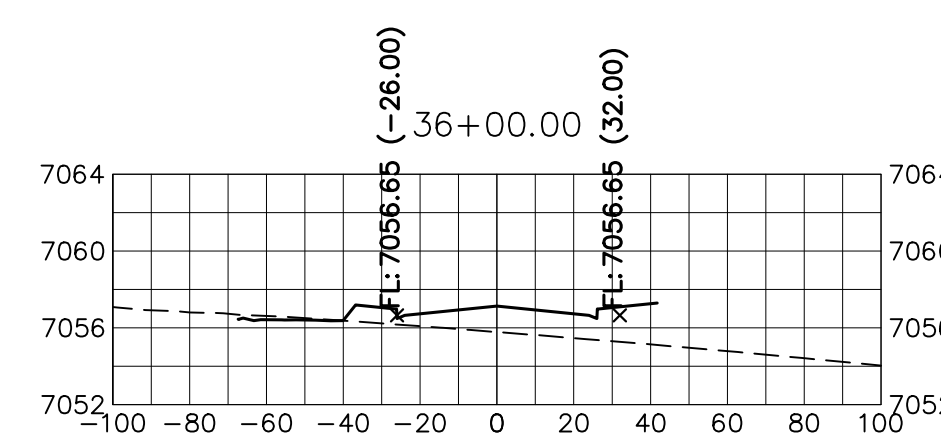
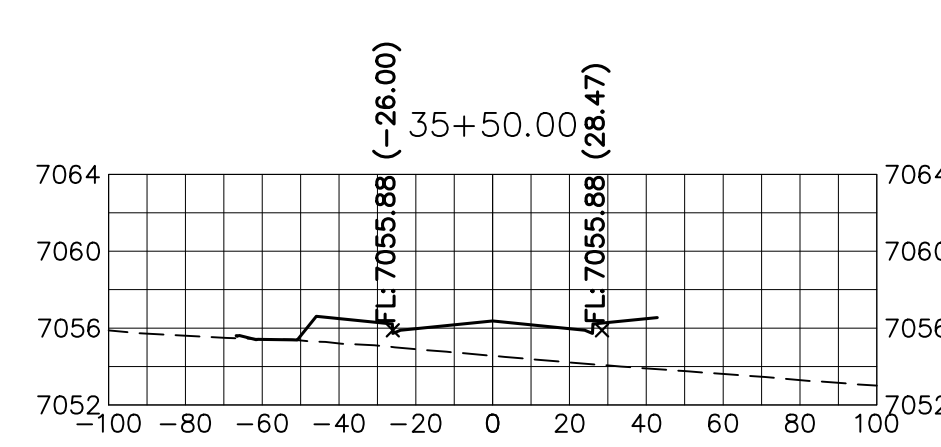
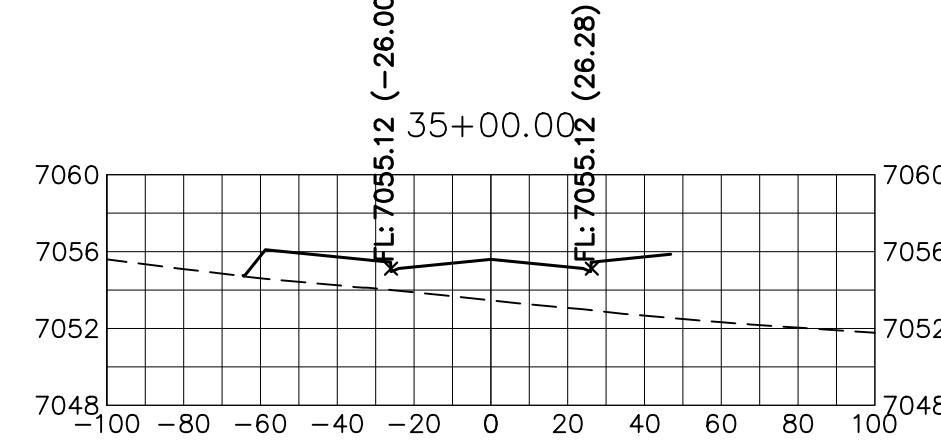
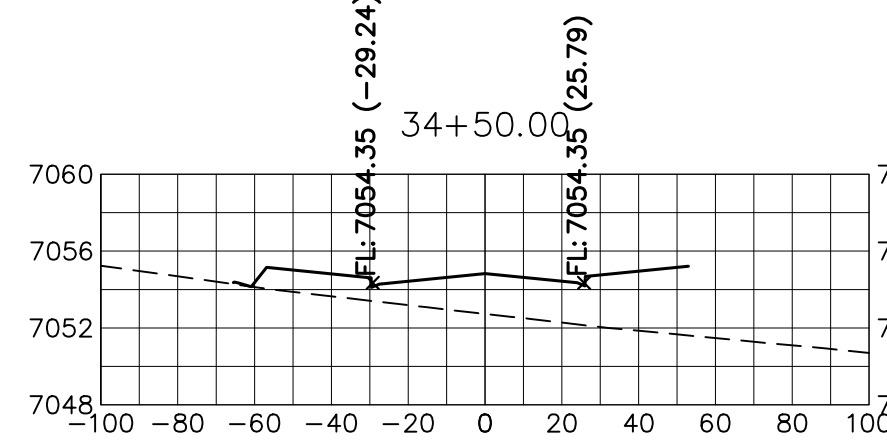
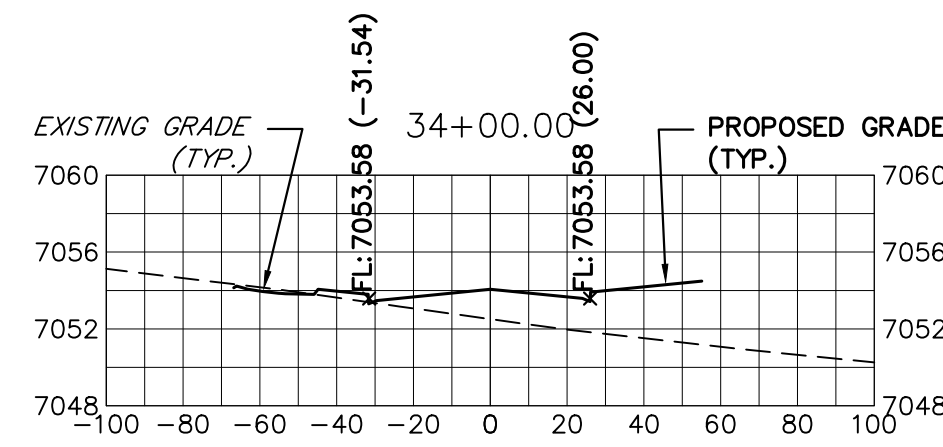
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STA 20+50 TO STA 33+50
LOOKING NORTHEAST

ENGINEER'S STATEMENT

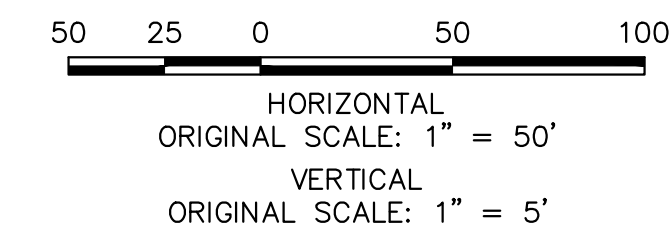
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.





STERLING RANCH ROAD

STA 34+00 TO STA 46+50
LOOKING NORTHEAST



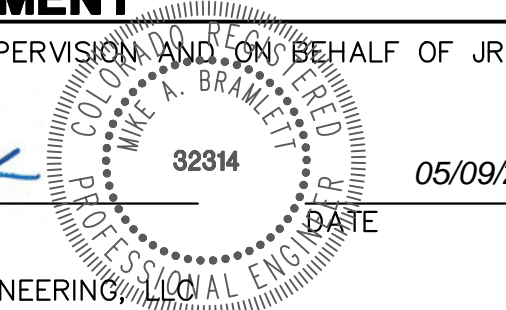
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
DATE 05/09/23

FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER



BY	DATE	No.	REVISION

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

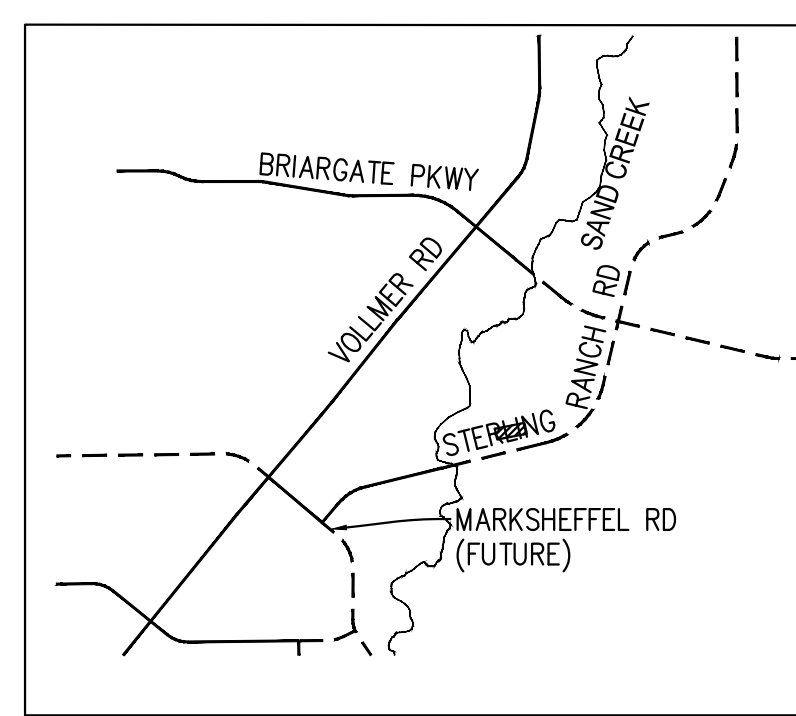
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD CROSS SECTIONS

SHEET 29 OF 32
JOB NO. 25188.03

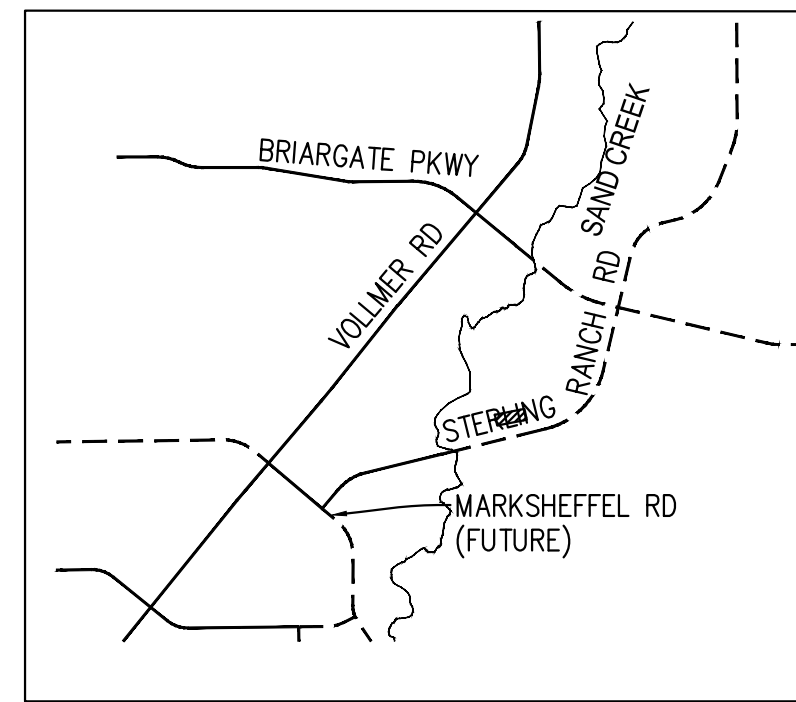
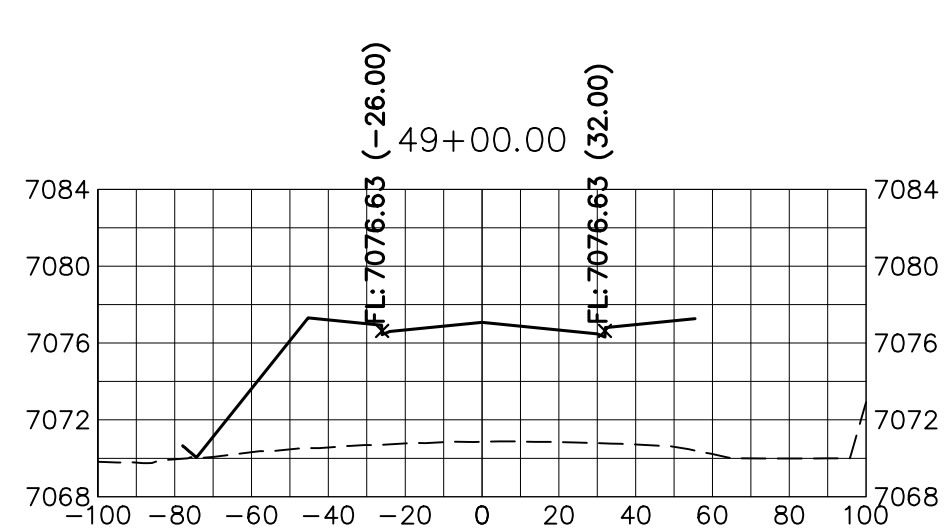
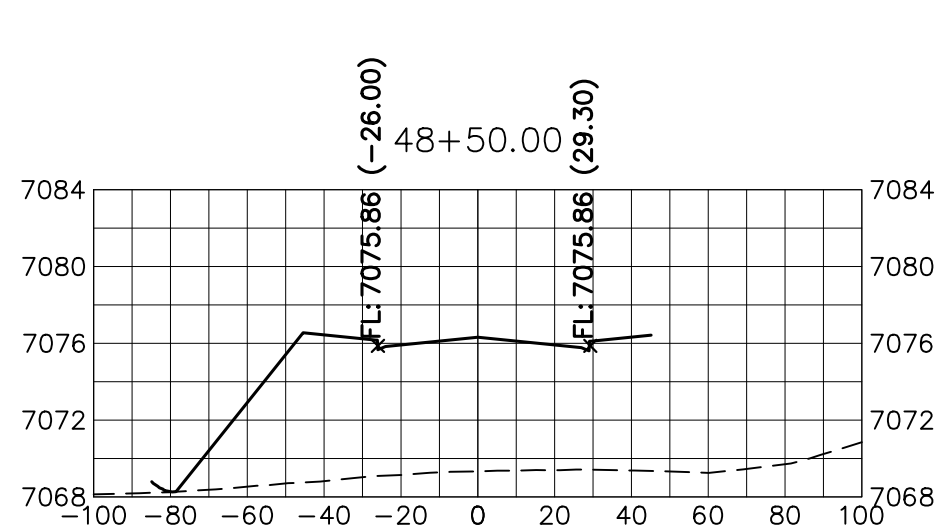
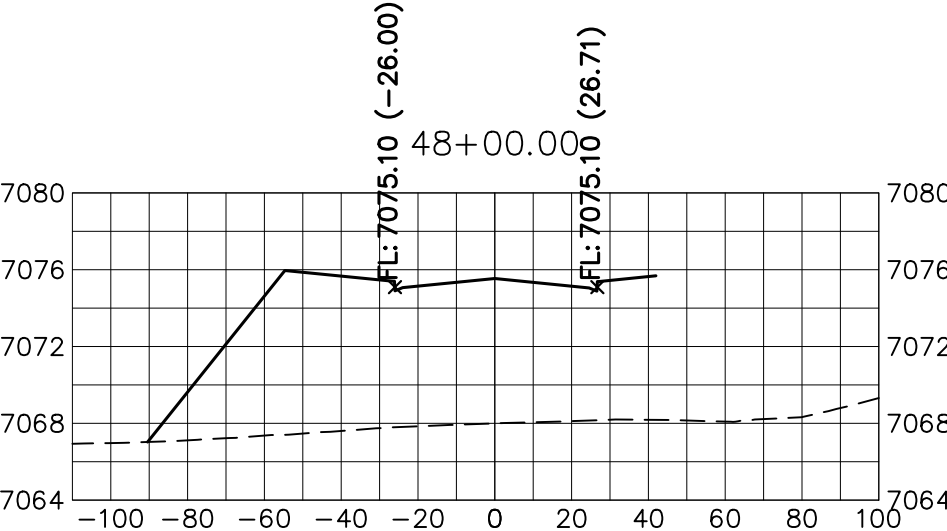
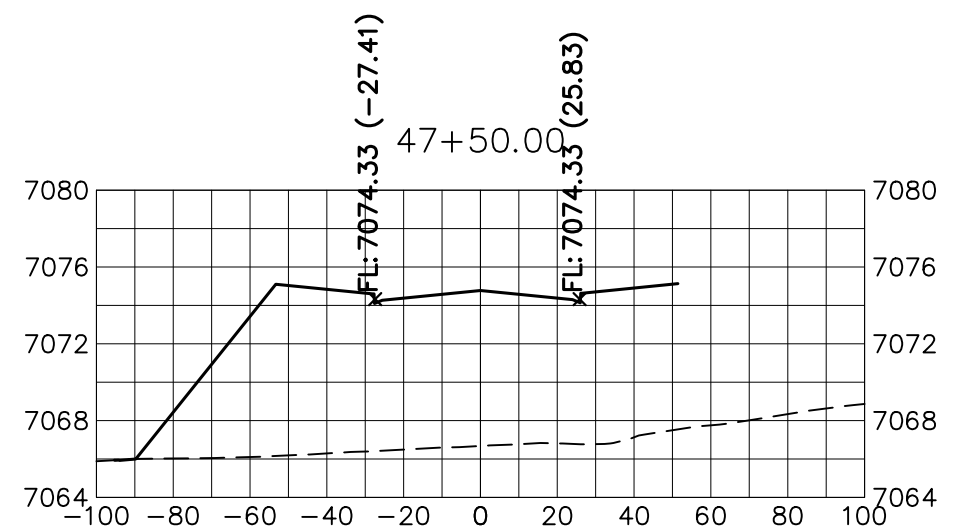
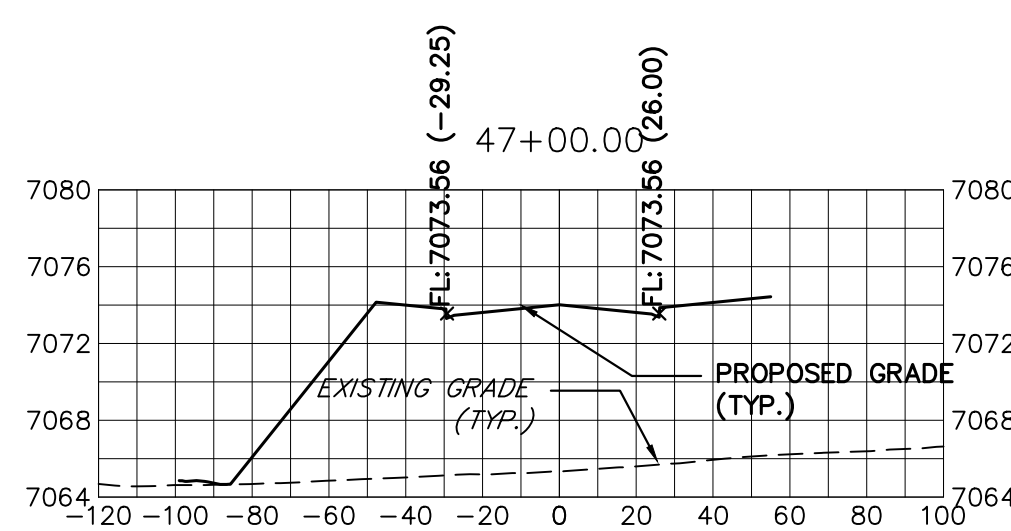
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
(719) 471-1742

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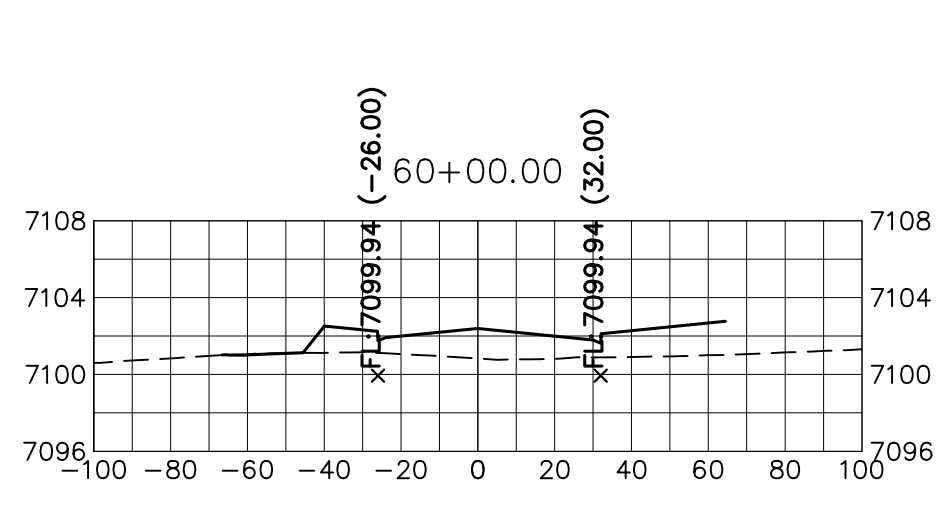
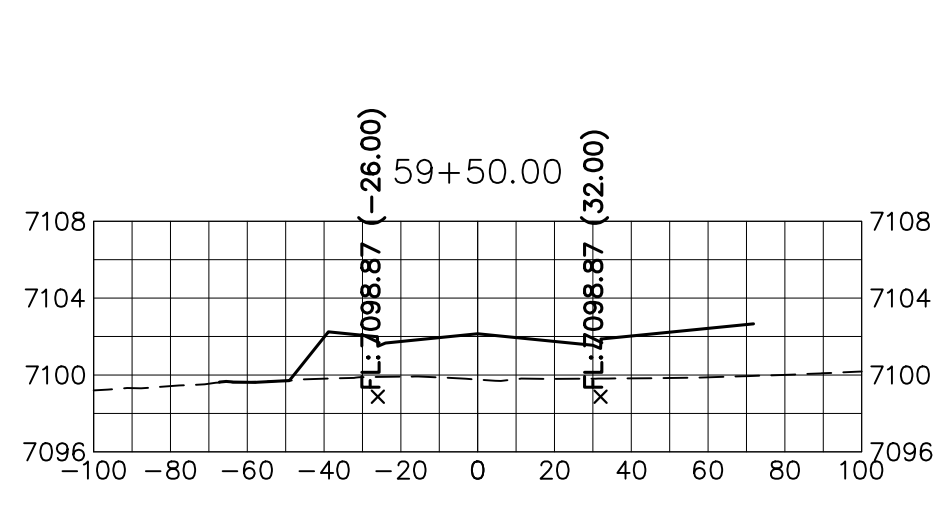
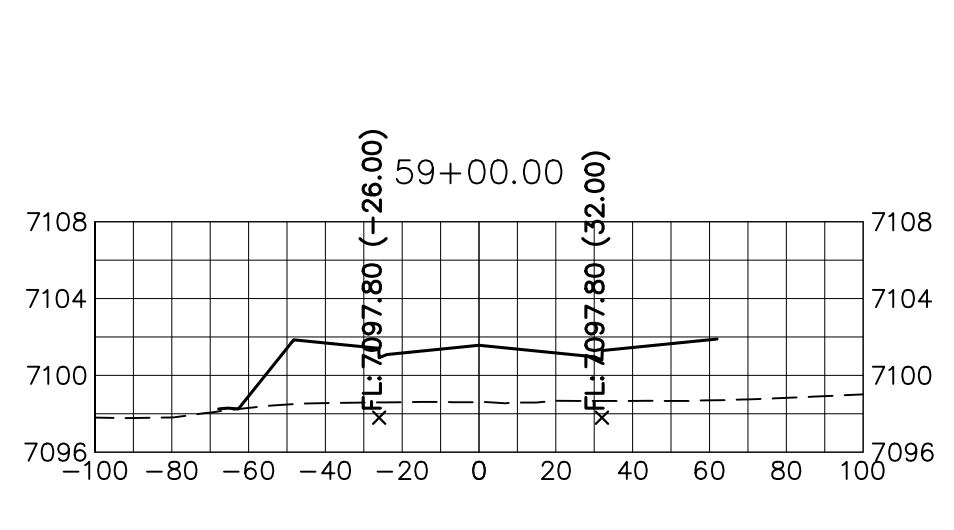
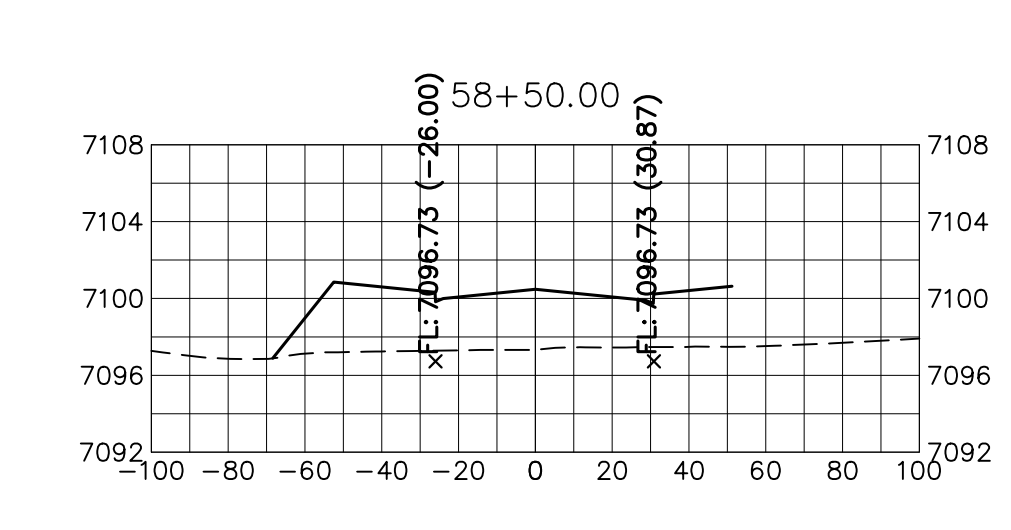
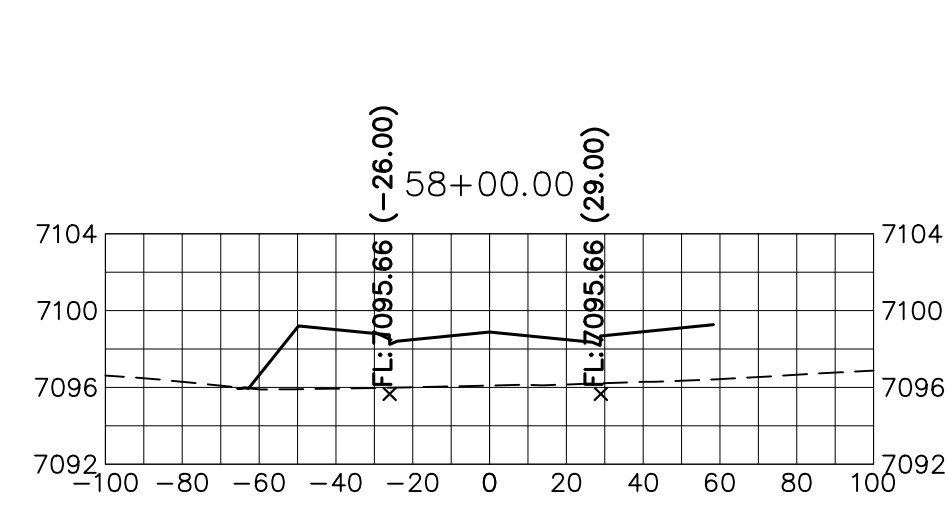
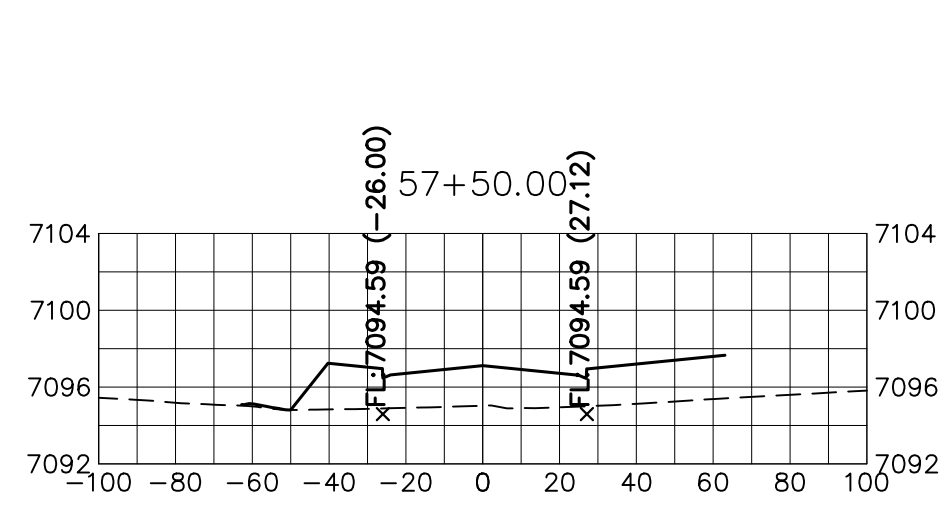
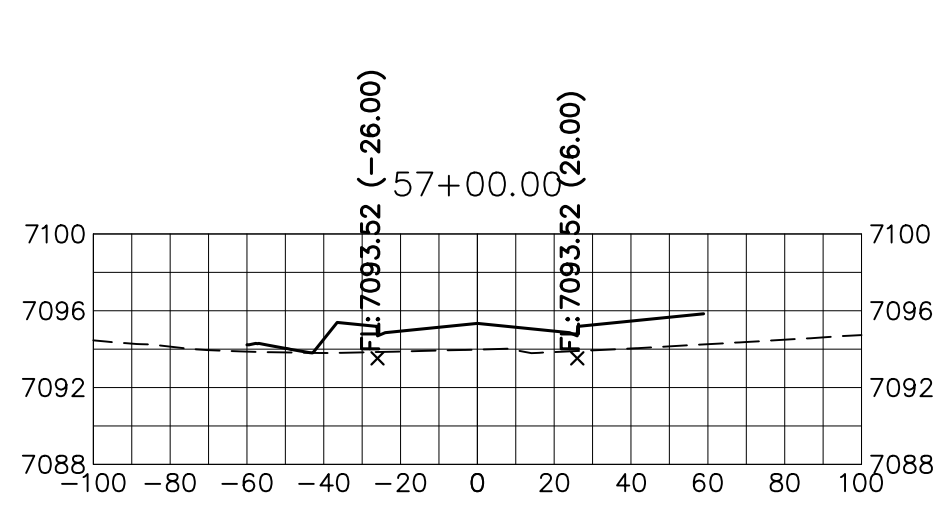
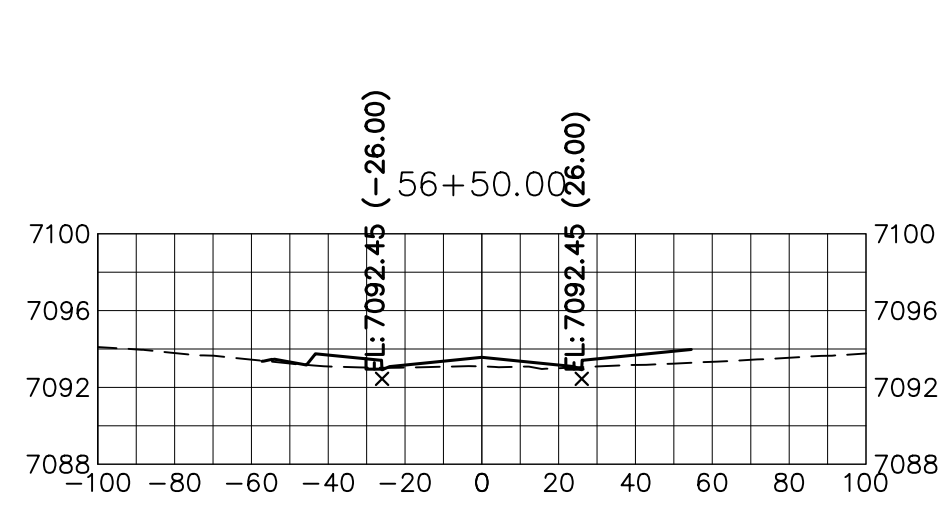
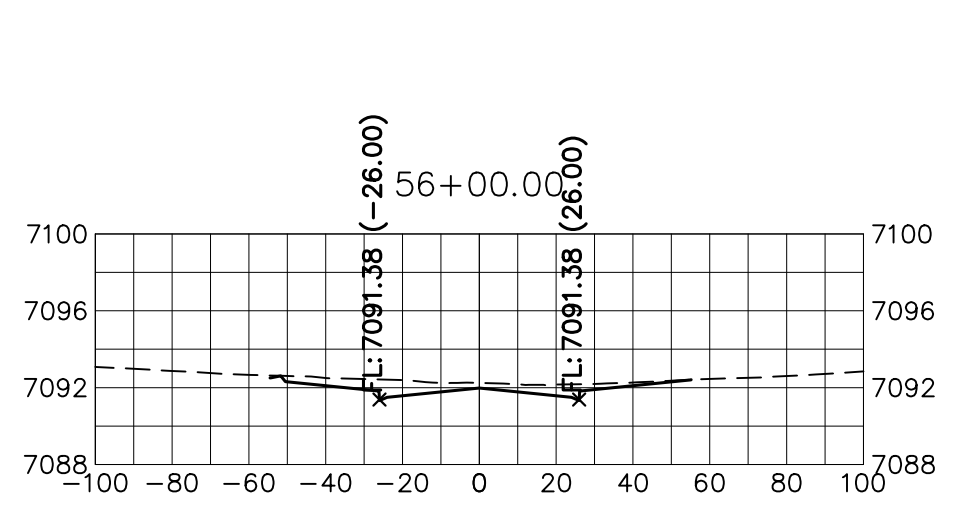
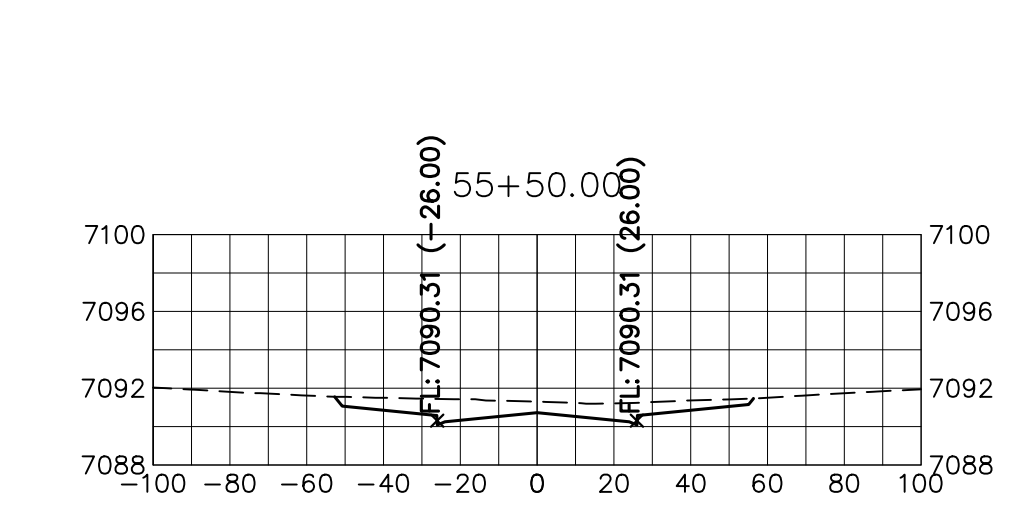
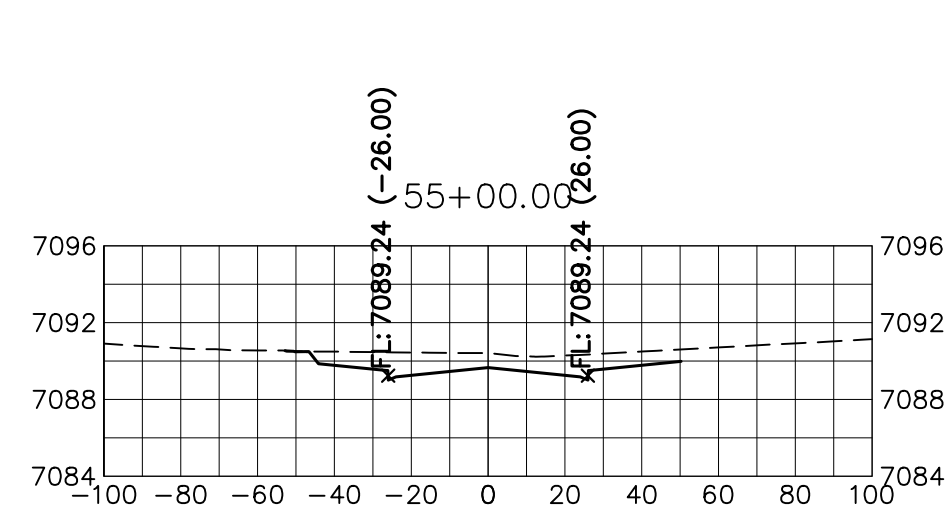
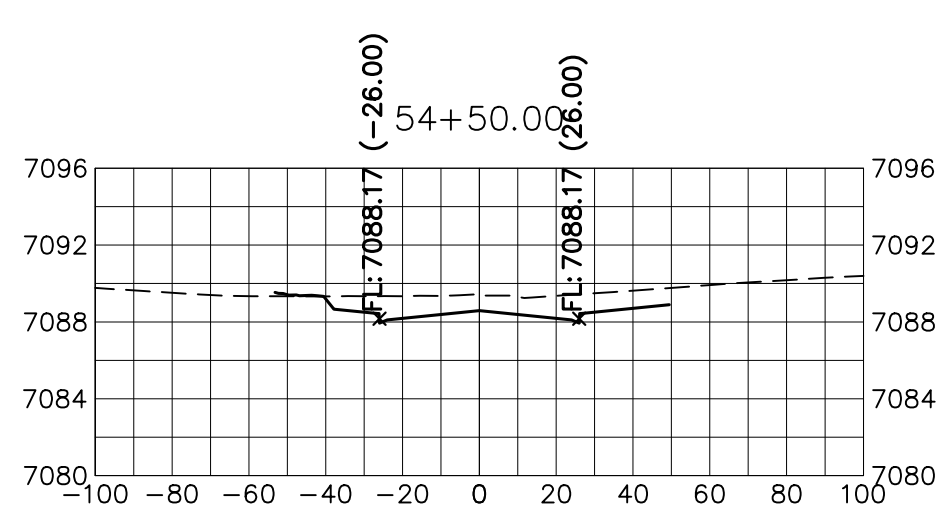
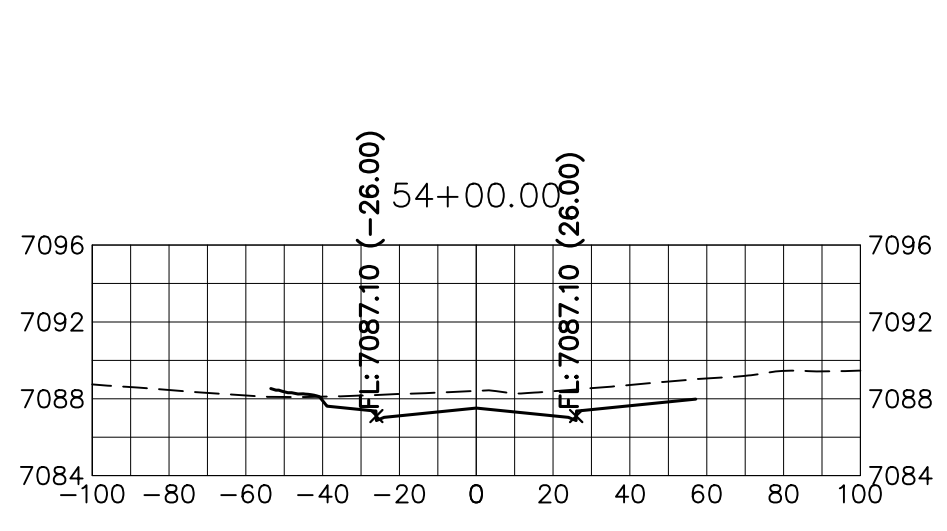
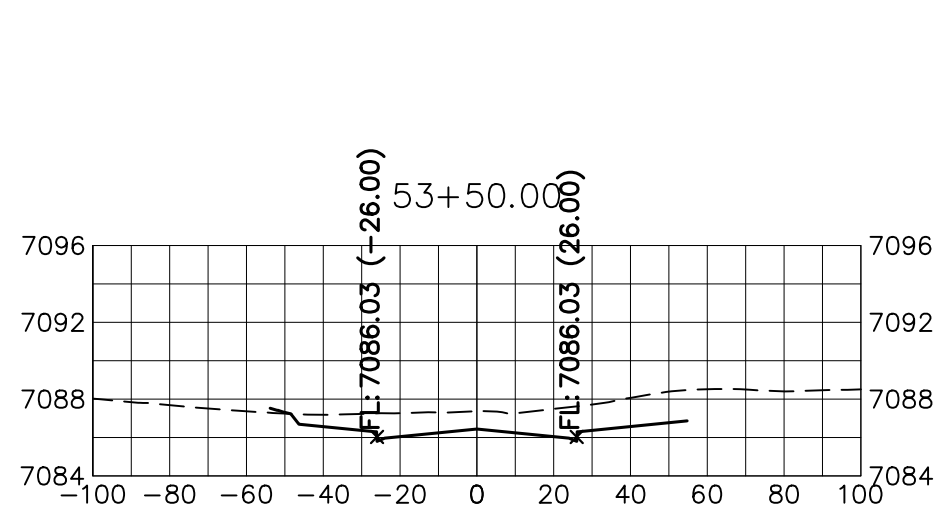
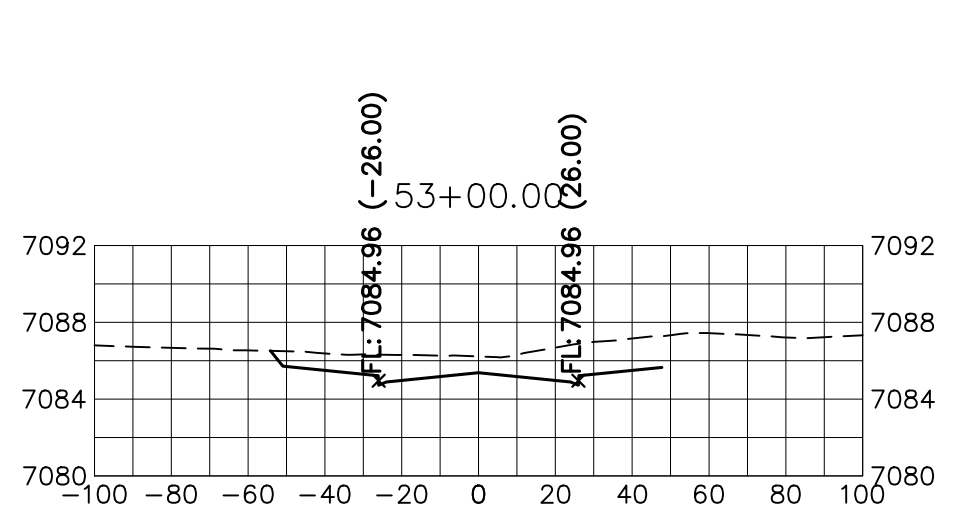
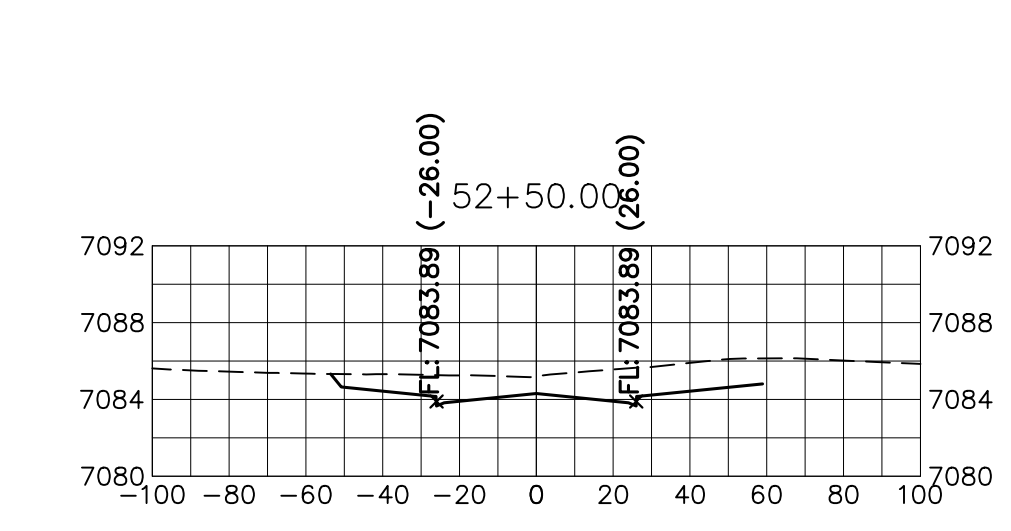
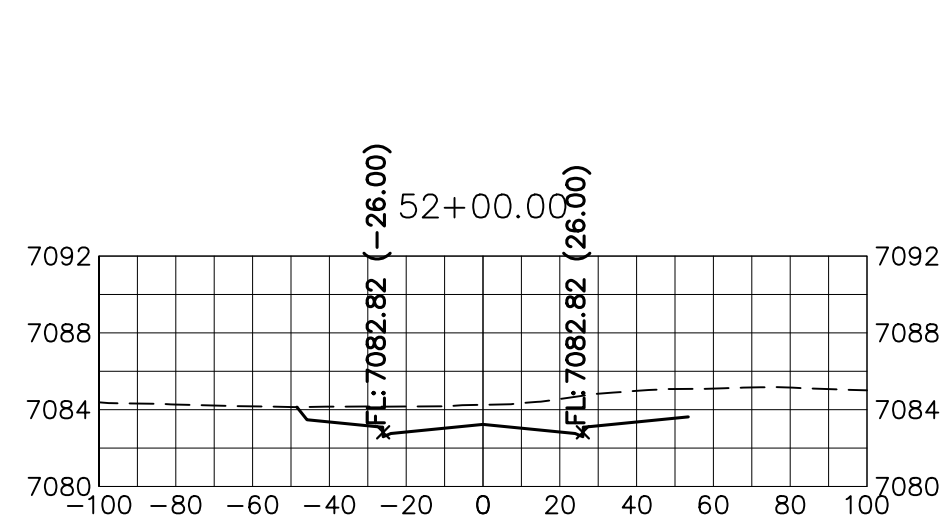
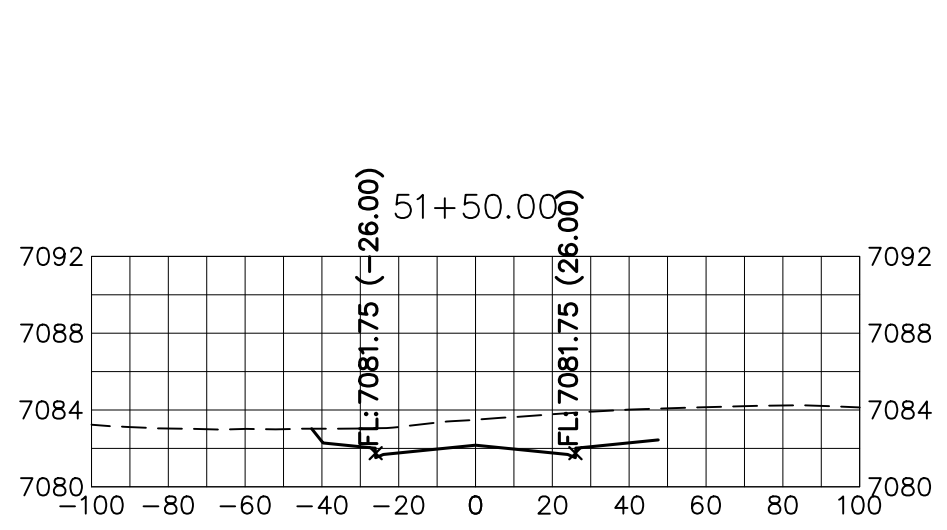
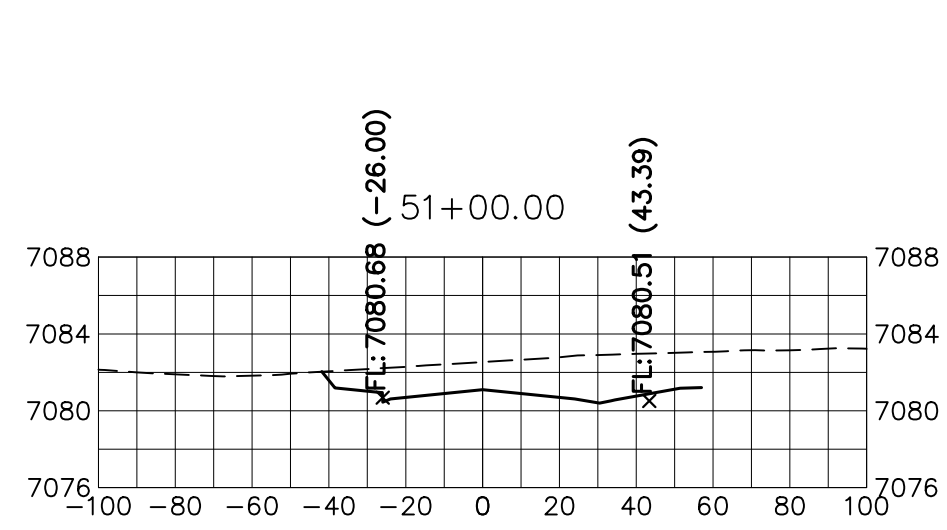
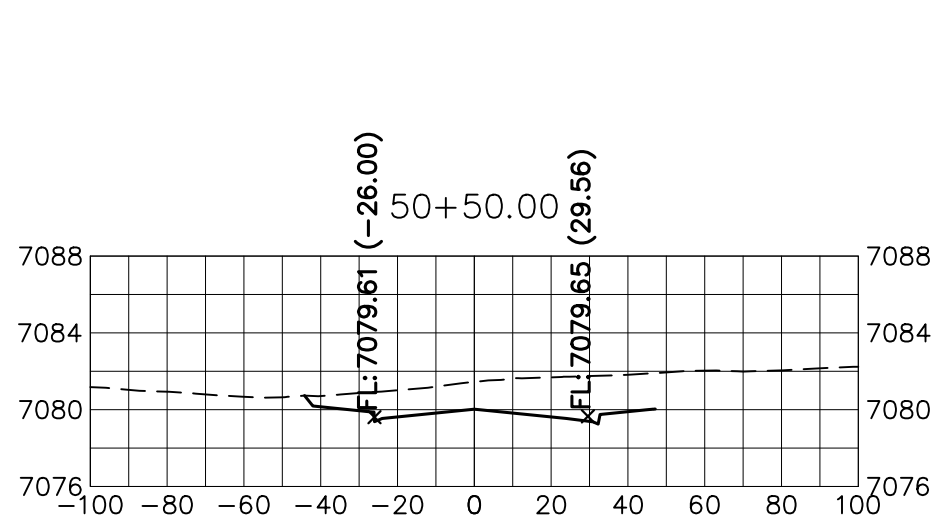
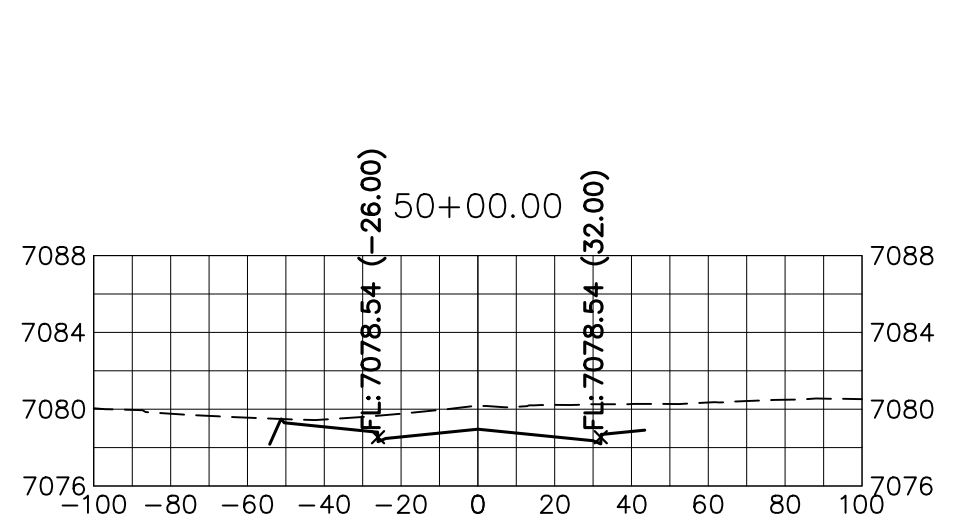
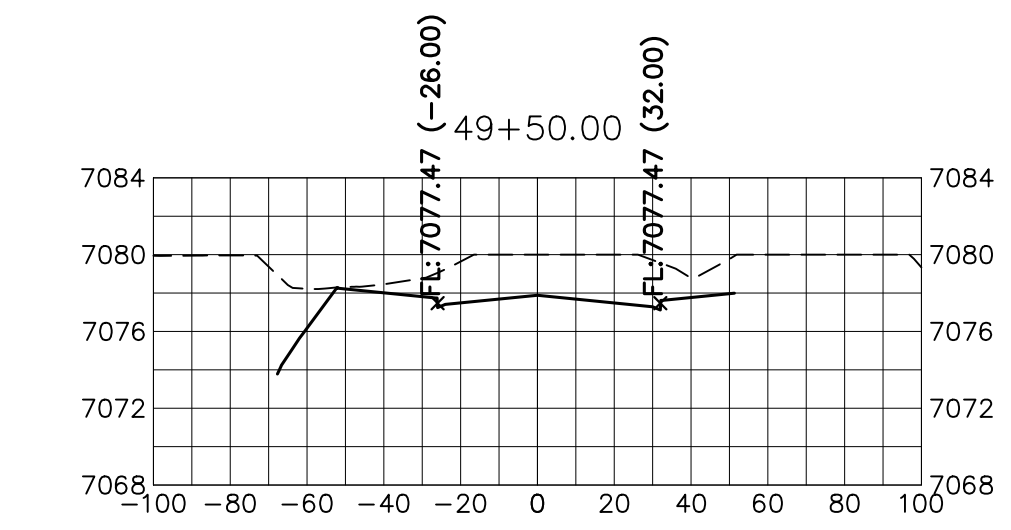
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KEY MAP
N.T.S.



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

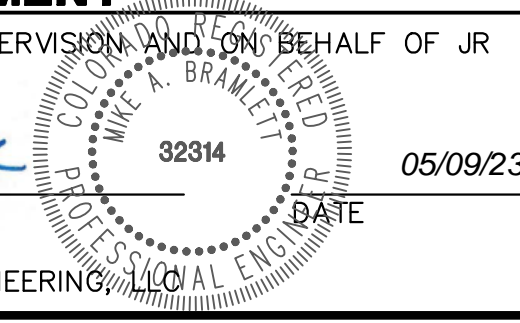


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STERLING RANCH ROAD
STA 47+00 TO STA 60+00
LOOKING NORTHEAST

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 05/09/23



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

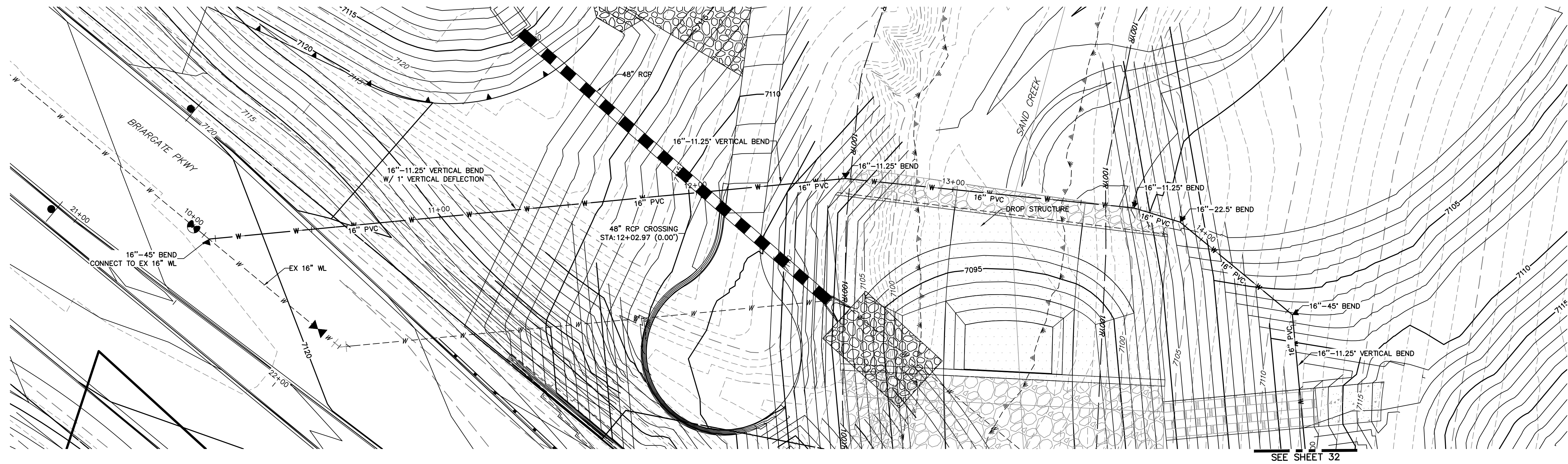
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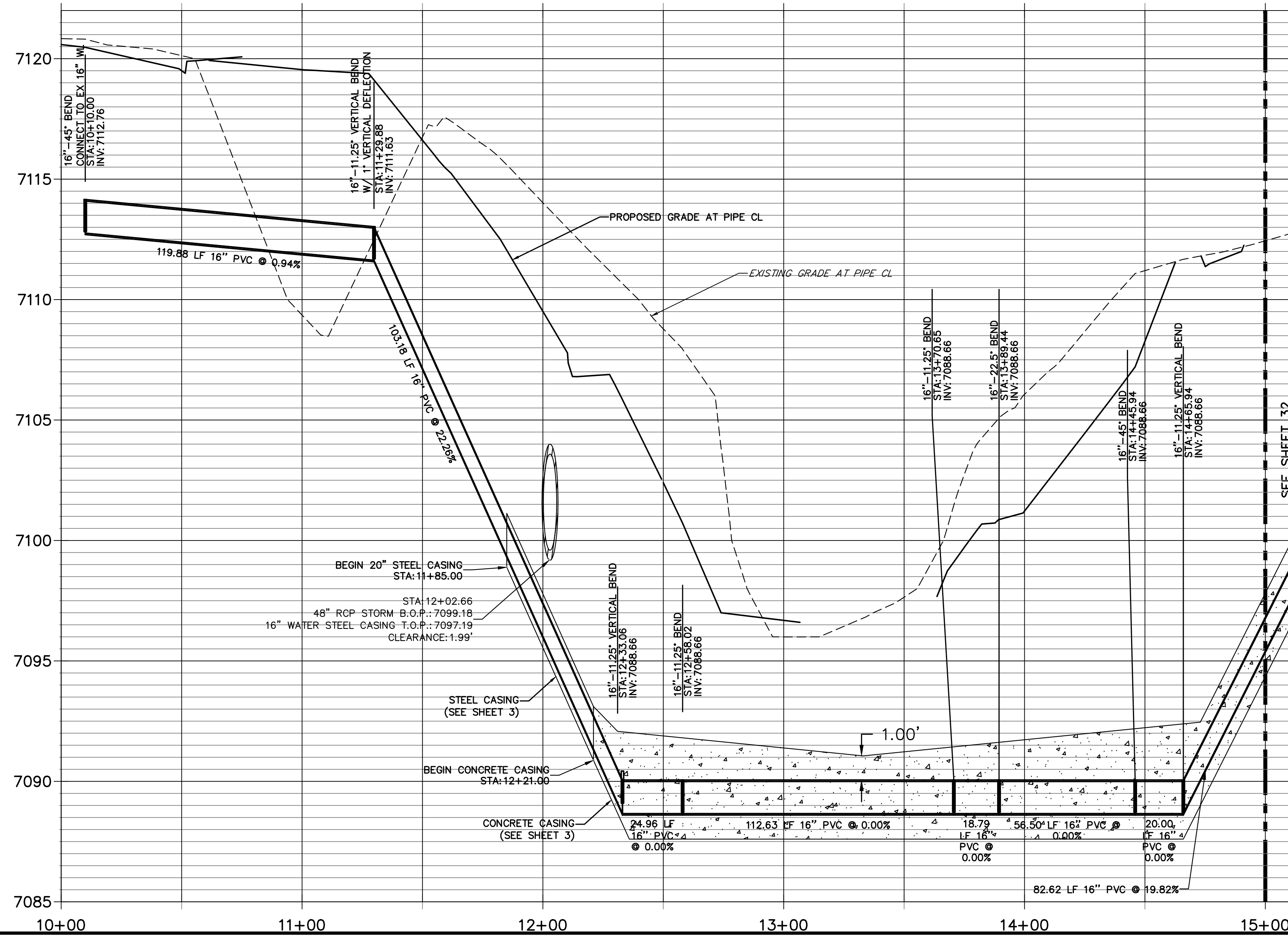
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	05/08/23
DESIGNED BY	AJH
DRAWN BY	CRB
CHECKED BY	

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD CROSS SECTIONS
 SHEET 30 OF 32
 JOB NO. 25188.03

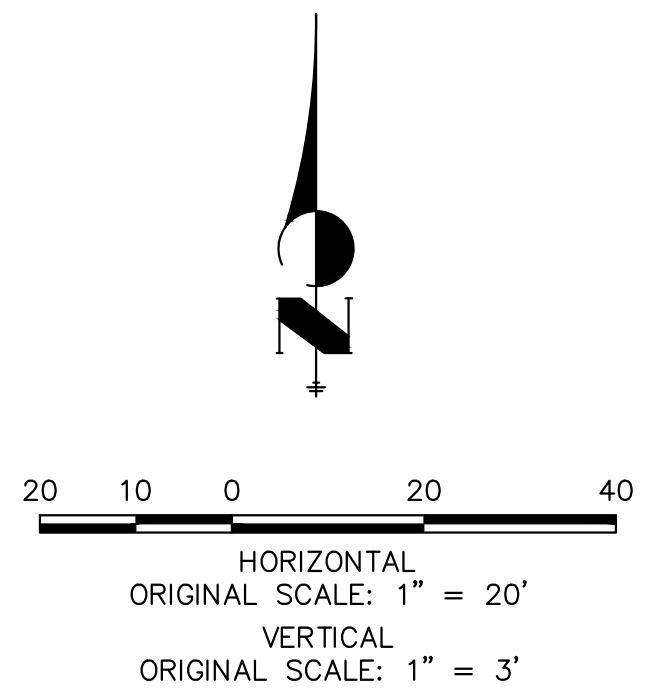
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SEE SHEET 32



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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE: 05/09/23

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 SUITE 201
 COLORADO SPRINGS, CO 80903
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 A Western Company
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No.	REVISION	BY	DATE

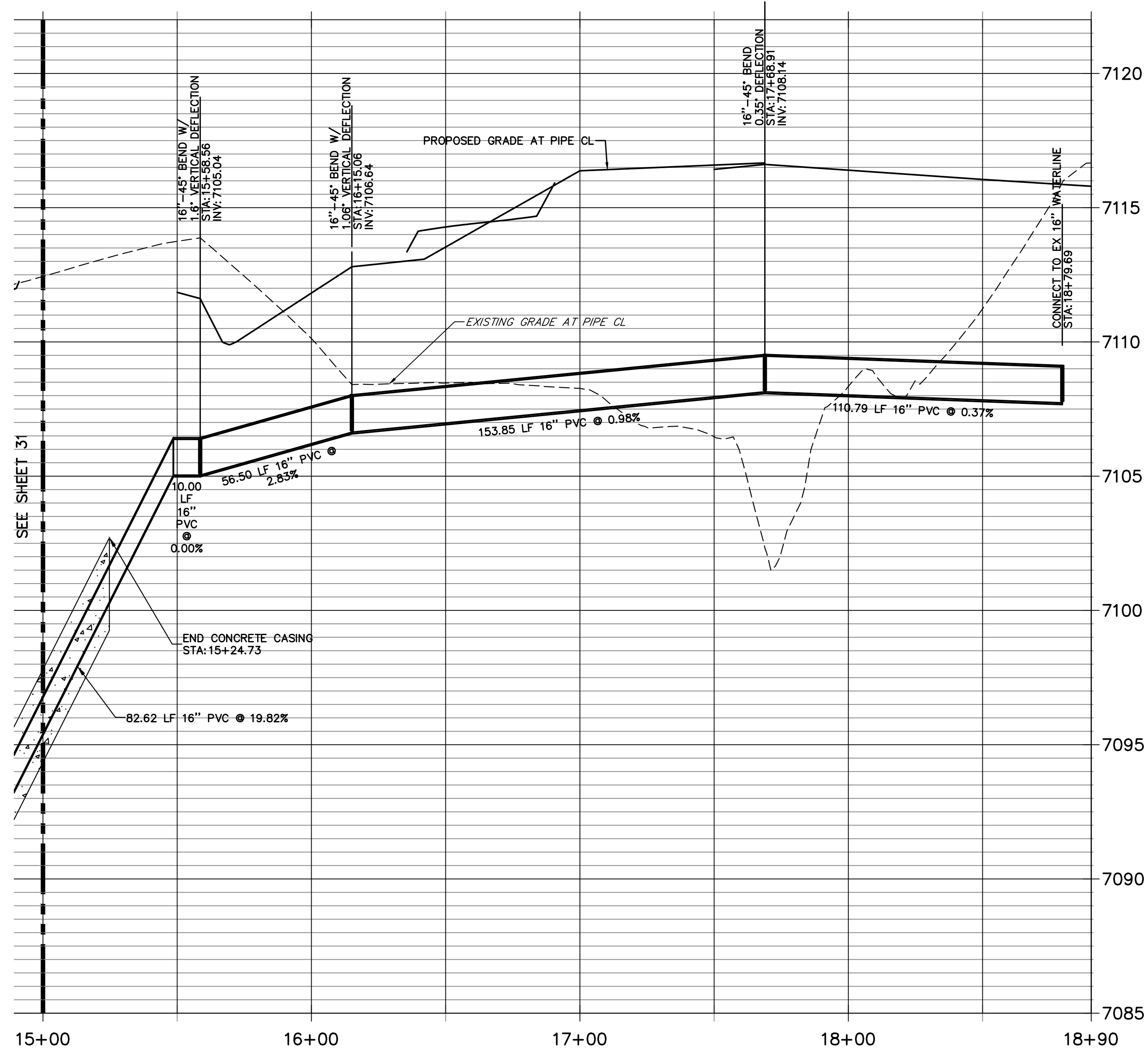
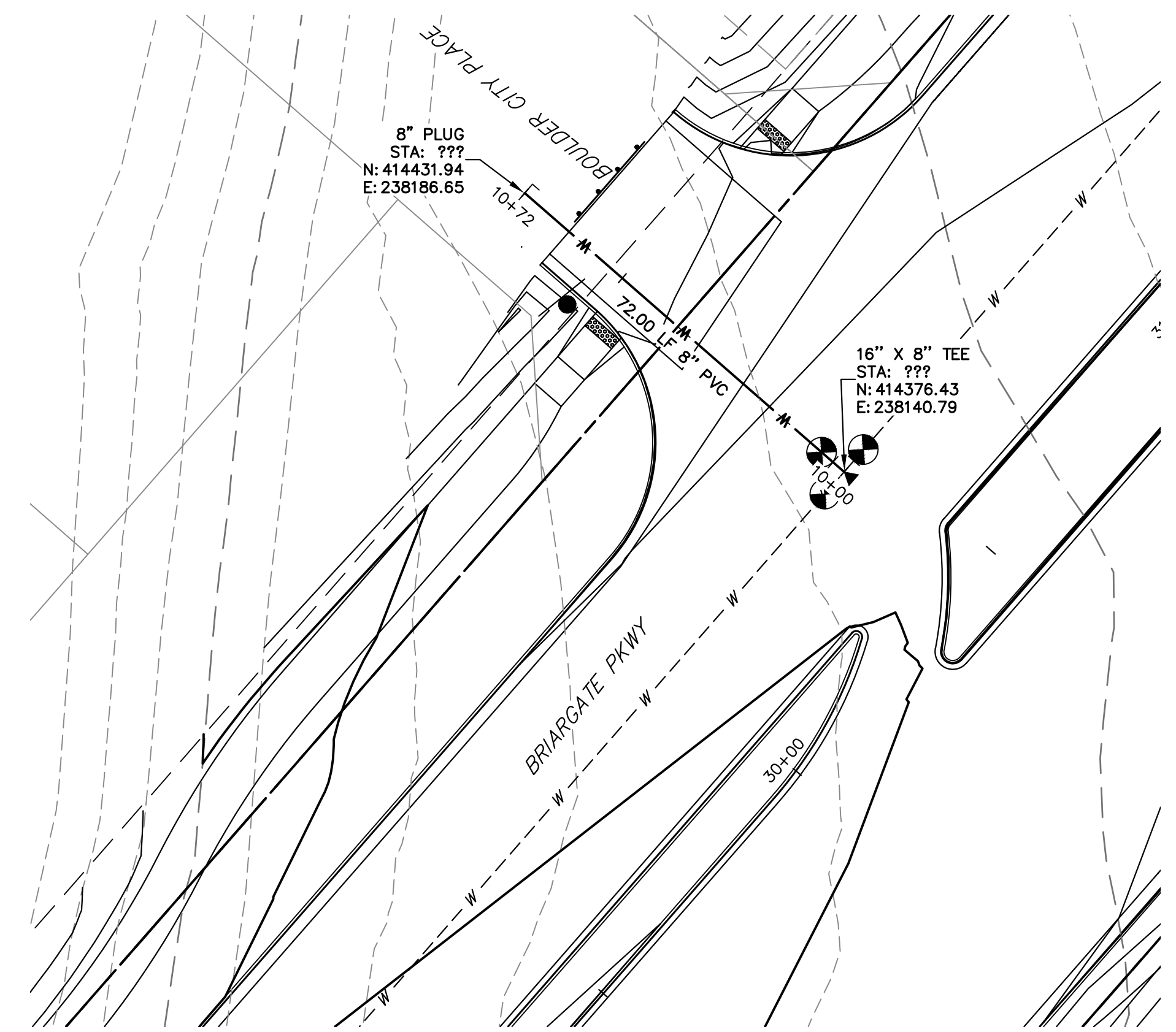
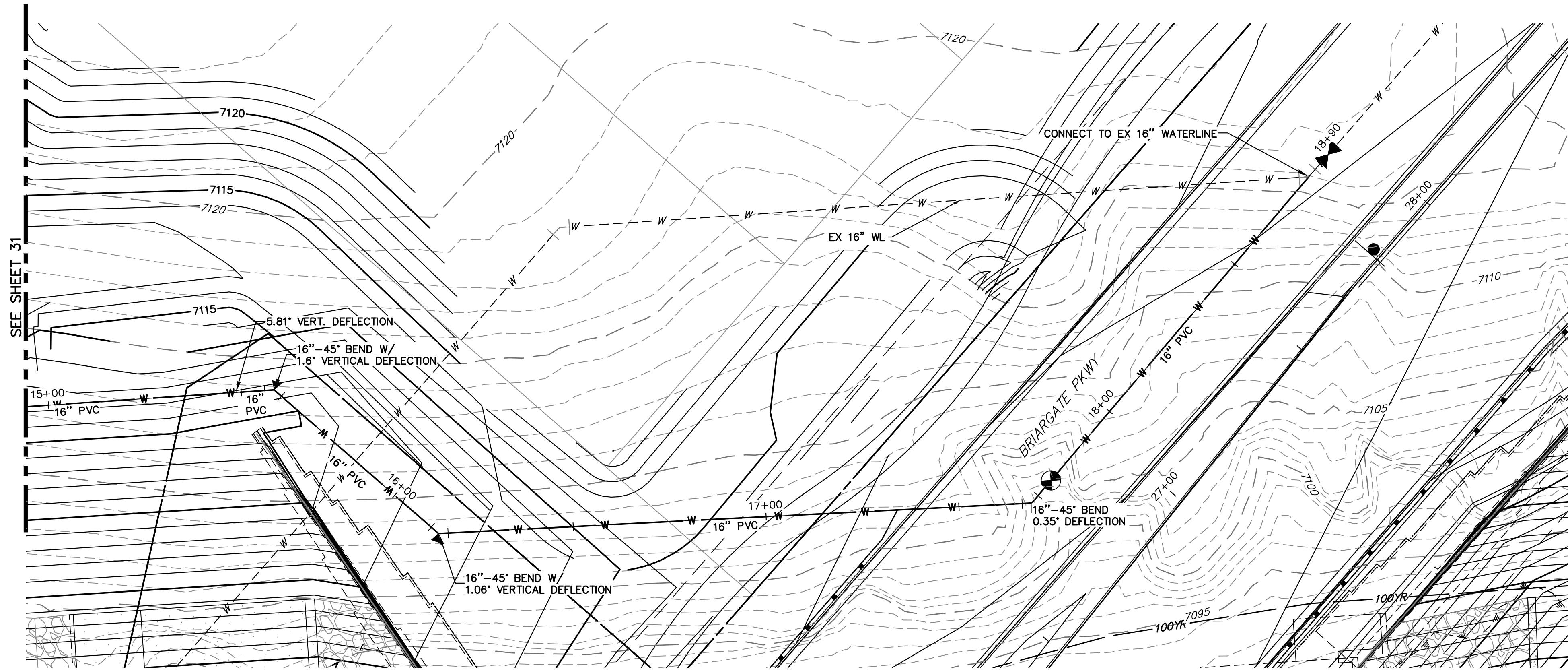
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
BRIARGATE PKWY WATERLINE REALIGNMENT

H-SCALE: 1"=20'	V-SCALE: 1"=3'	DATE: 05/08/23	DESIGNED BY: AUH	DRAWN BY: AUH	CHECKED BY:
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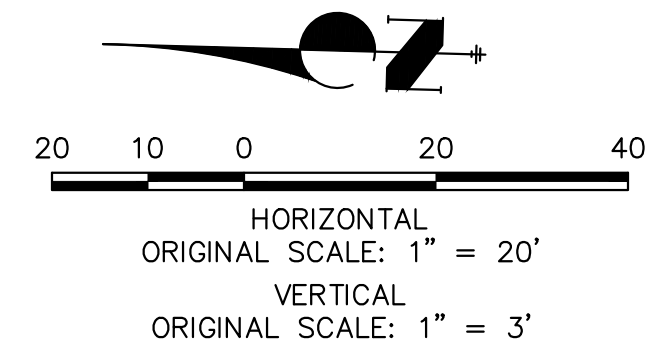
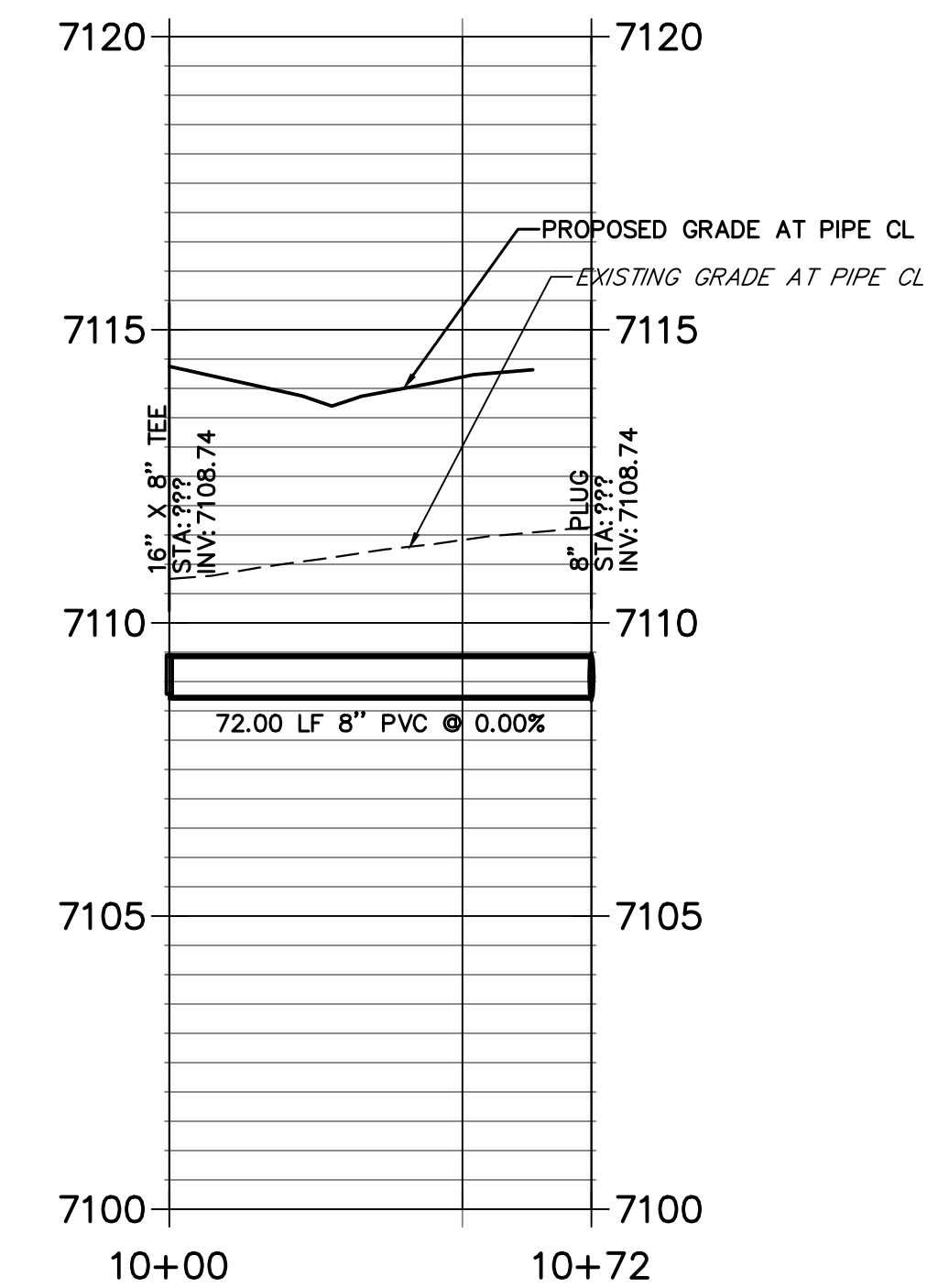
SHEET 31 OF 32
 JOB NO. 25188.03



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**ALIGNMENT 3 PROFILE
STA 10+00.00 TO 10+72.00**



ENGINEER'S STATEMENT

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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 05/09/23

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STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE PKWY WATERLINE REALIGNMENT
 SHEET 32 OF 32
 JOB NO. 25188.03



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