

# STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

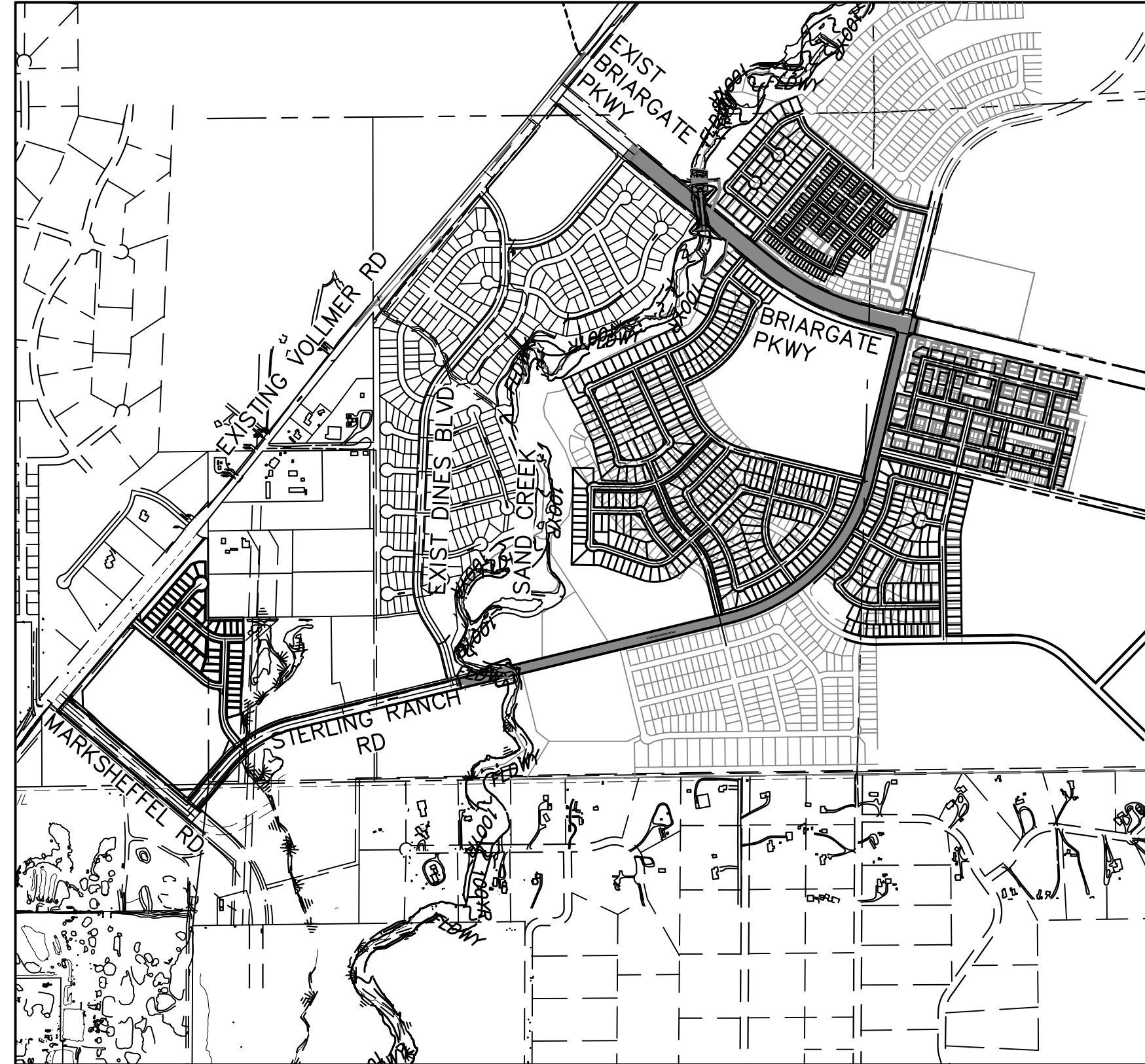
COUNTY OF EL PASO, STATE OF COLORADO

## STREET IMPROVEMENT PLANS

DECEMBER 2022  
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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### 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 \_\_\_\_\_ DATE \_\_\_\_\_

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

### EL PASO COUNTY STATEMENT

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

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

IN ACCORDANCE WITH EGM 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.

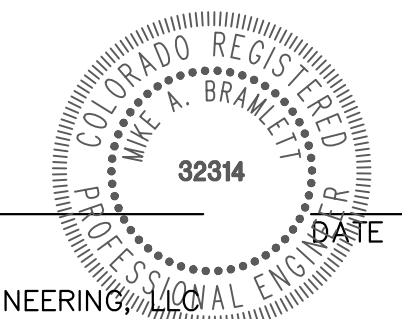
JOSHUA PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

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



### DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT NO.3 \_\_\_\_\_ DATE \_\_\_\_\_



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 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



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

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	N/A	N/A	12/15/22	TIM	CRB

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

SHEET 1 OF 32

JOB NO. 25188.03

**GENERAL CONSTRUCTION NOTES:**

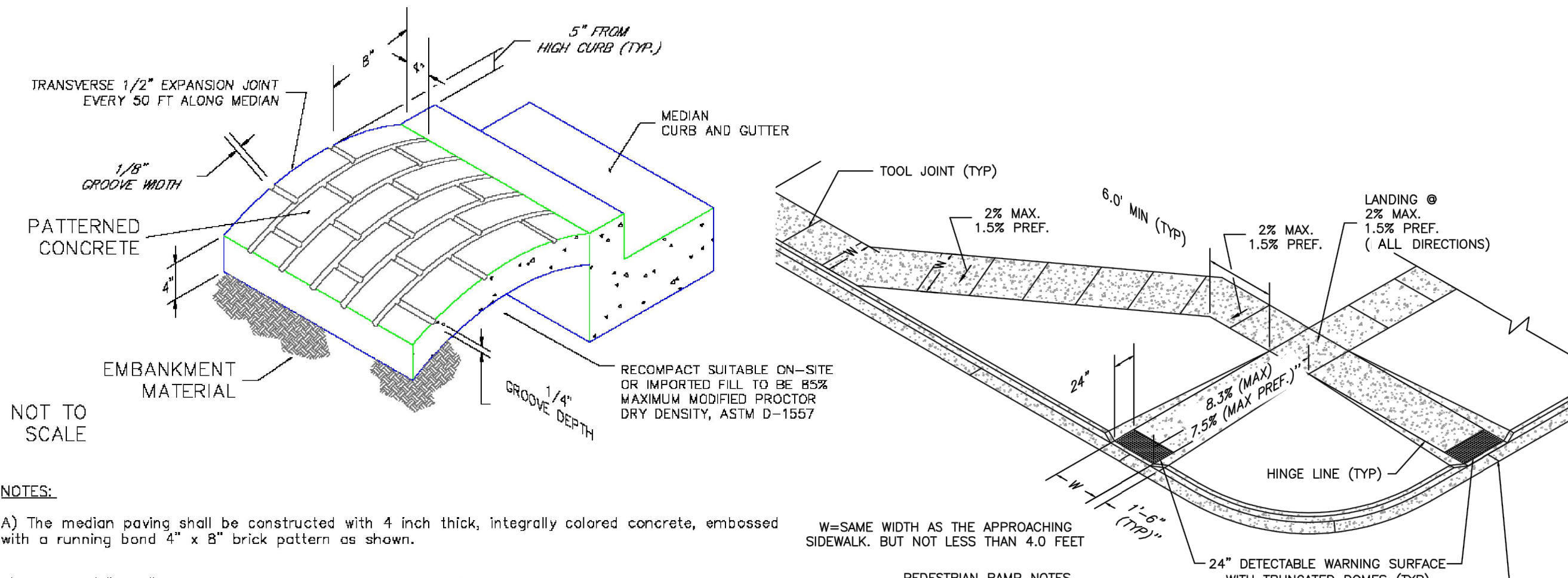
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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:**

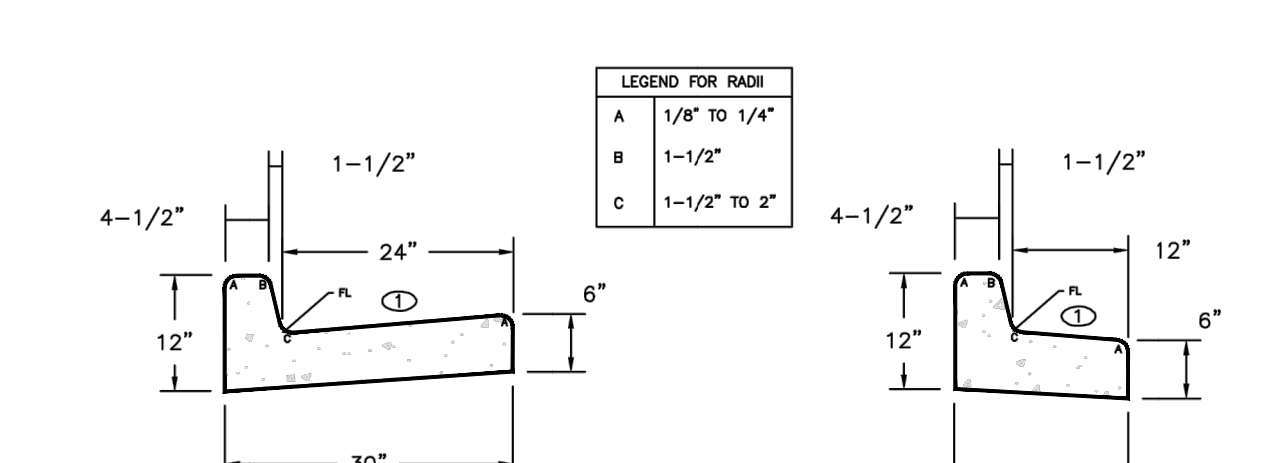
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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.



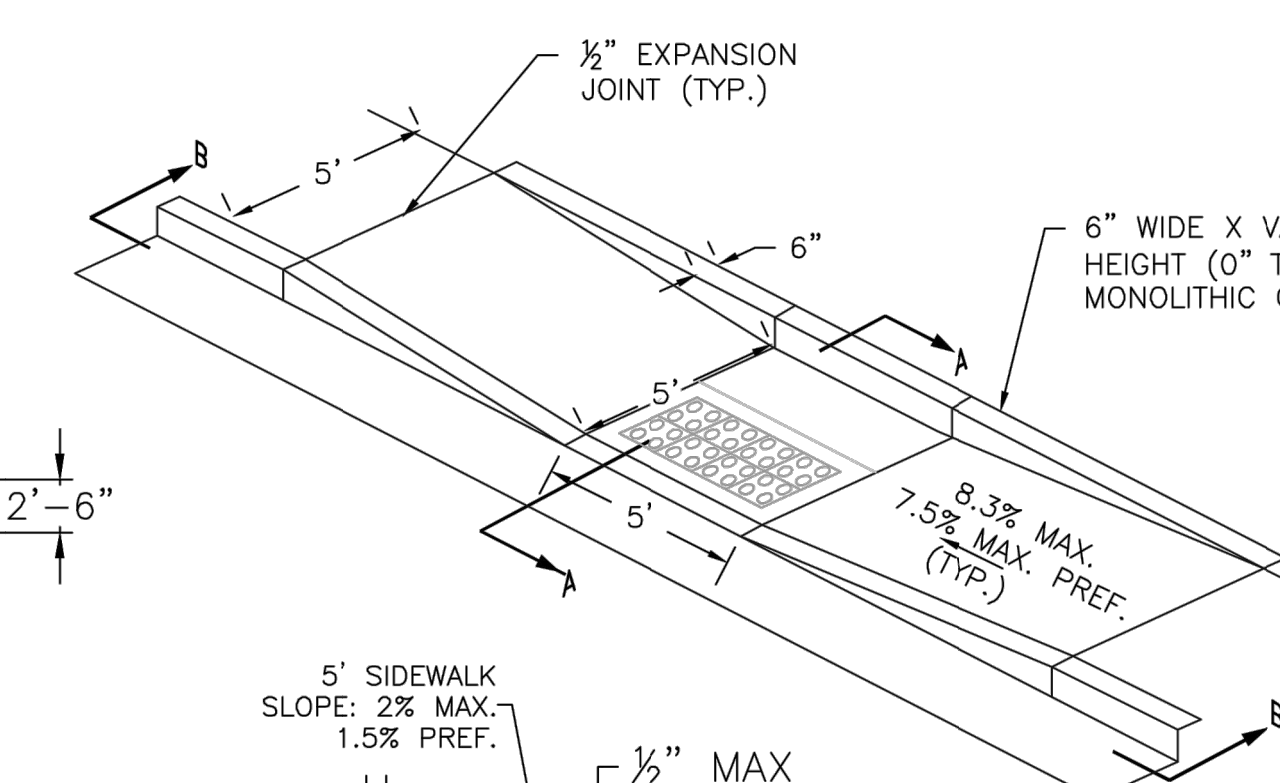
NOT TO SCALE

- 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 "Lithocrome 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).

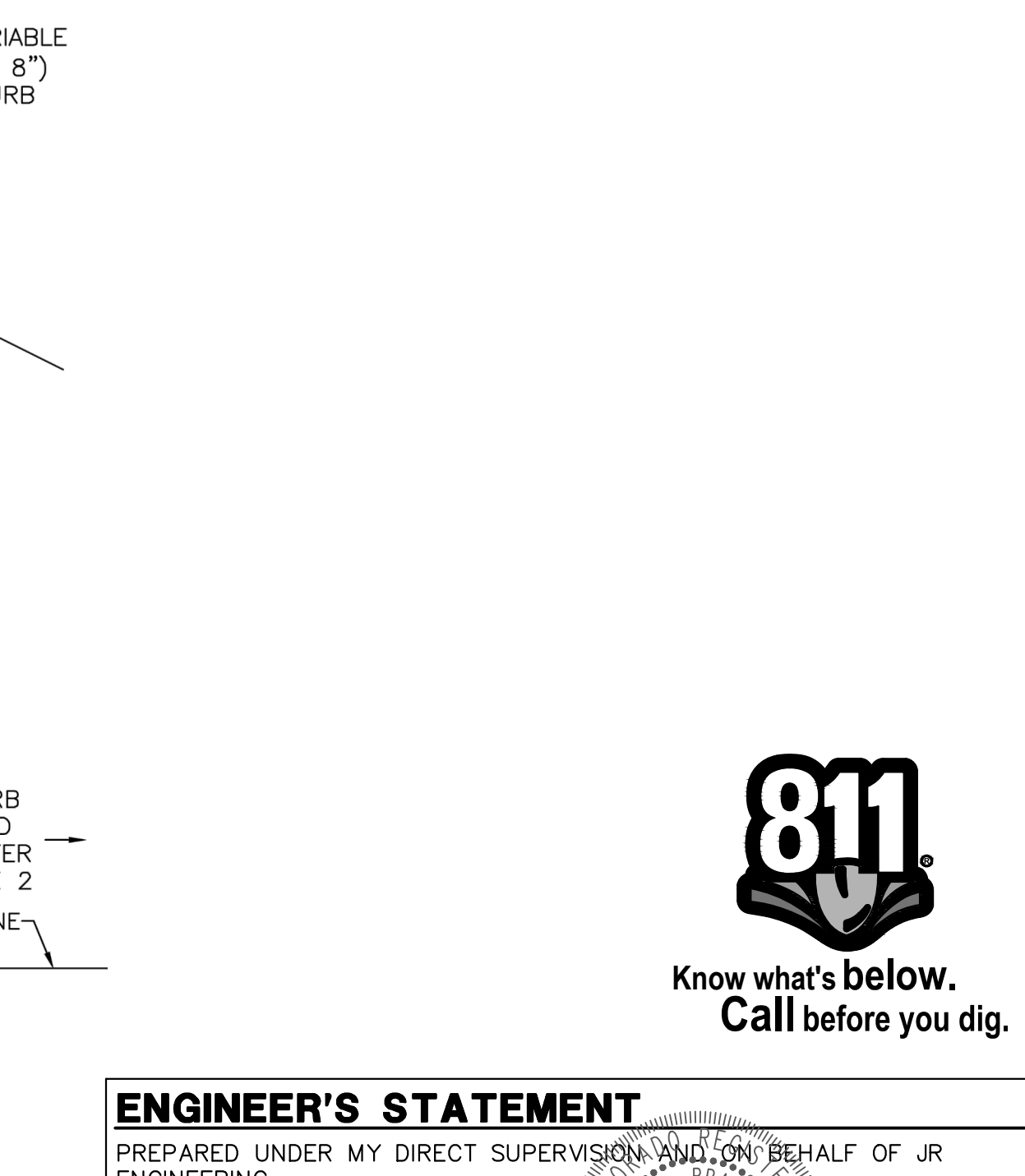
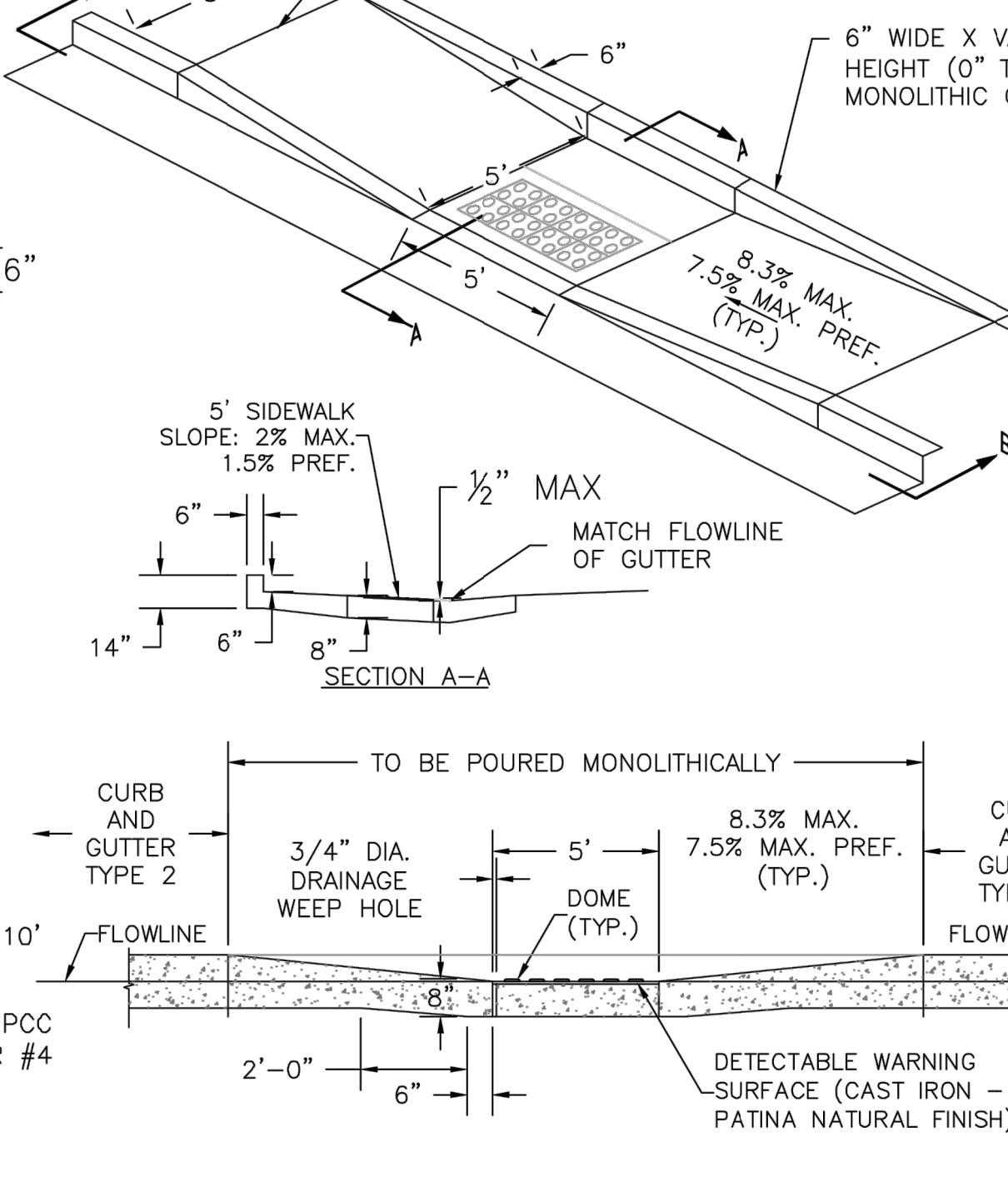
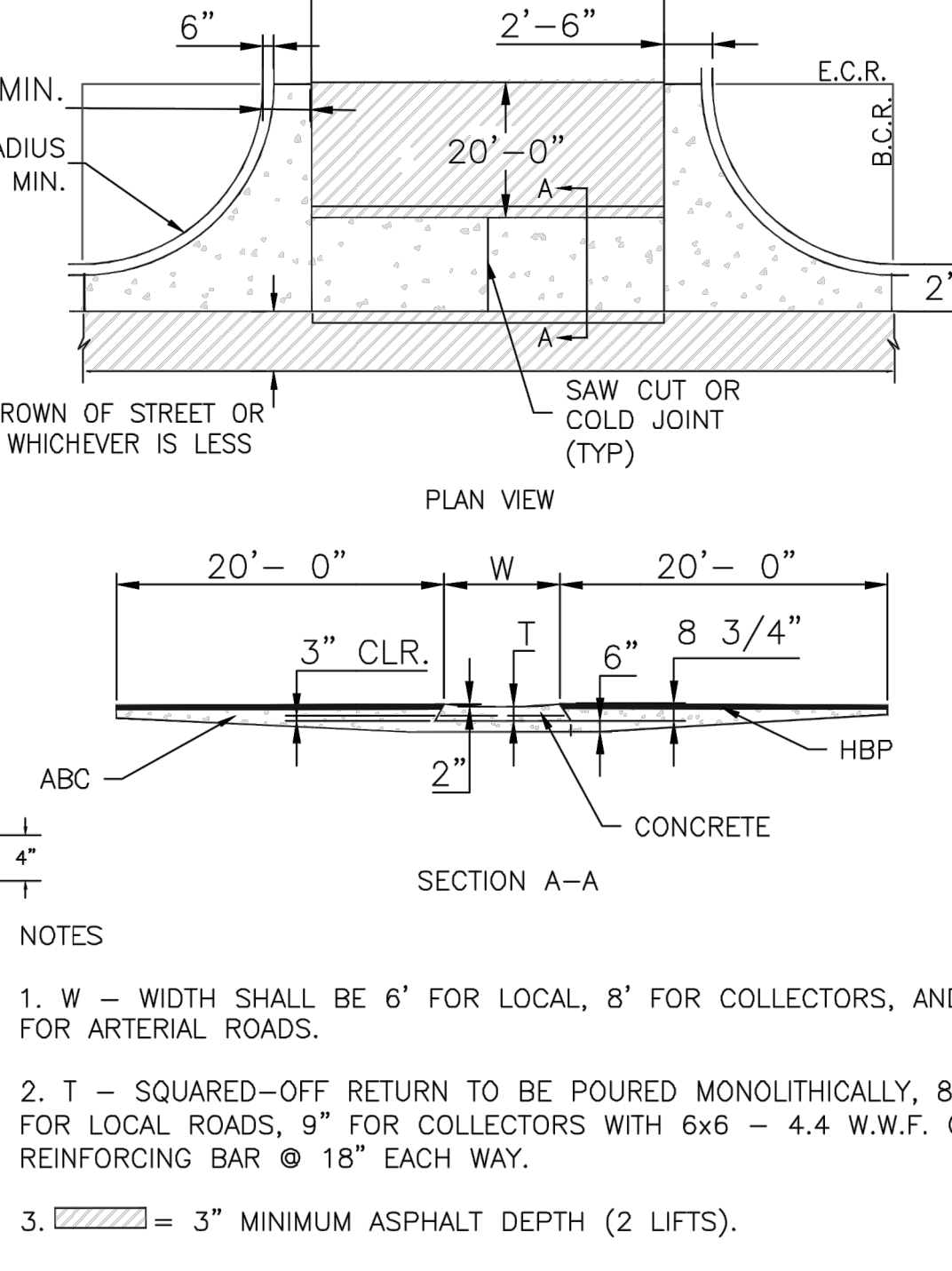
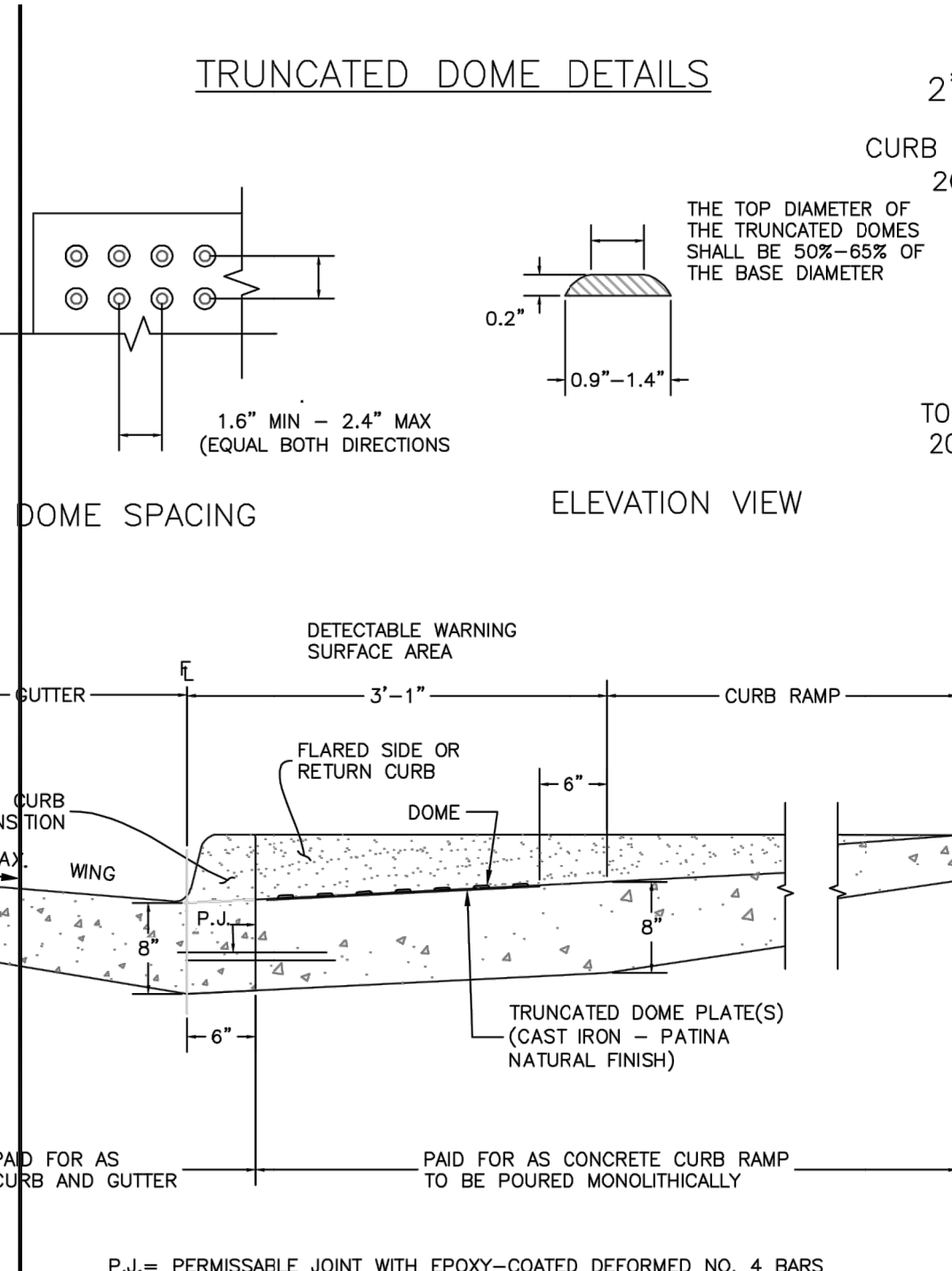
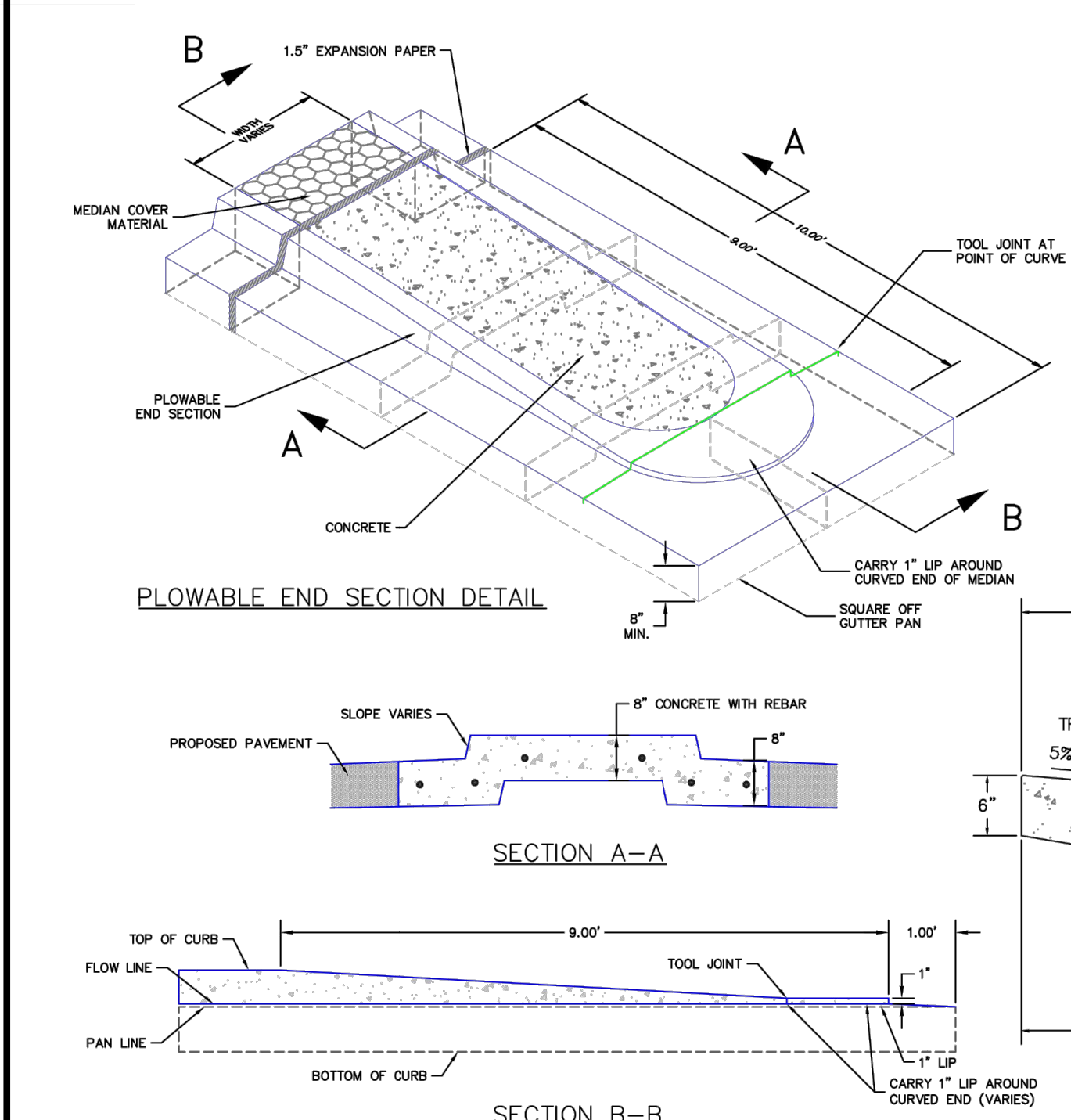
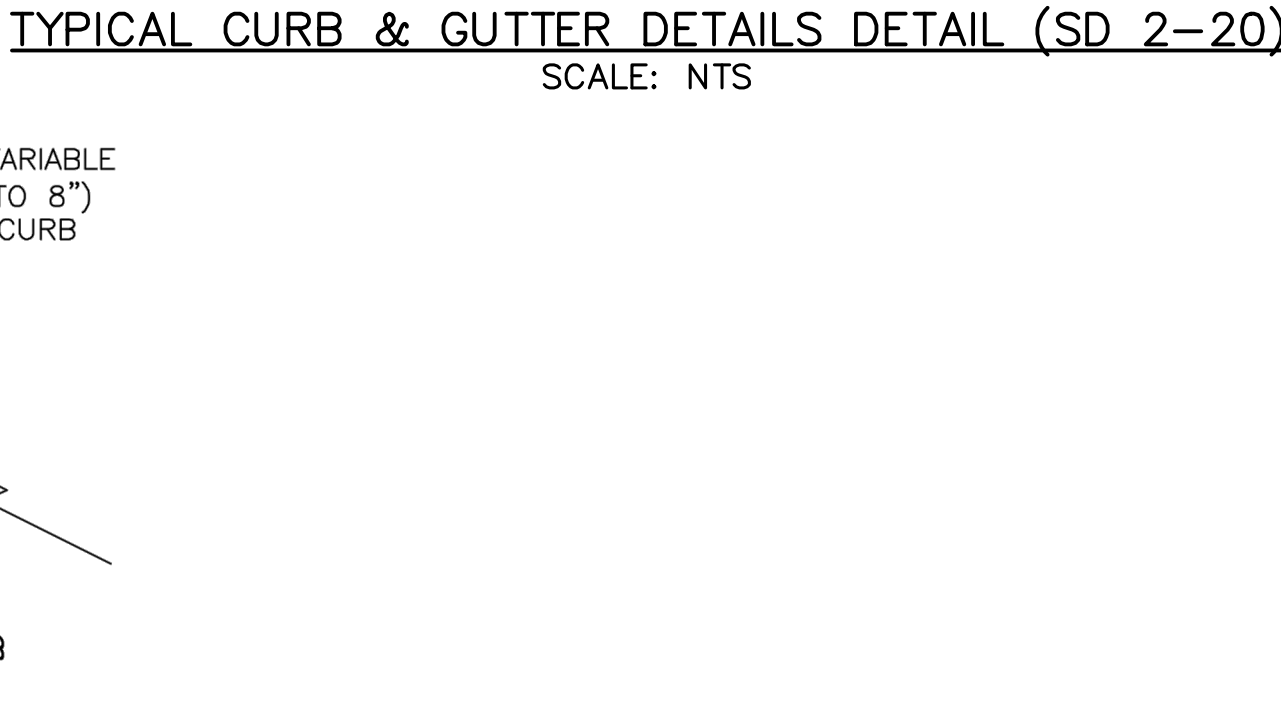
**PEDESTRIAN INTERSECTION RAMP (SD 2-41)**  
SCALE: NTS



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



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



- NOTES:**
- MEDIAN NOSE CONCRETE AND CURB & GUTTER SHALL BE PLACED MONOLITHIC WITH NON-COLORED CONCRETE REINFORCED #4 REBAR AT 18" E.W.
  - MEDIANS GREATER THAN 10' WIDE (BOC TO BOC) DO NOT REQUIRE MEDIAN NOSE.

**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, LOCAL ENGINEER

DATE

32314

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  
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BY	DATE	REVISION	No.	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						12/15/22			

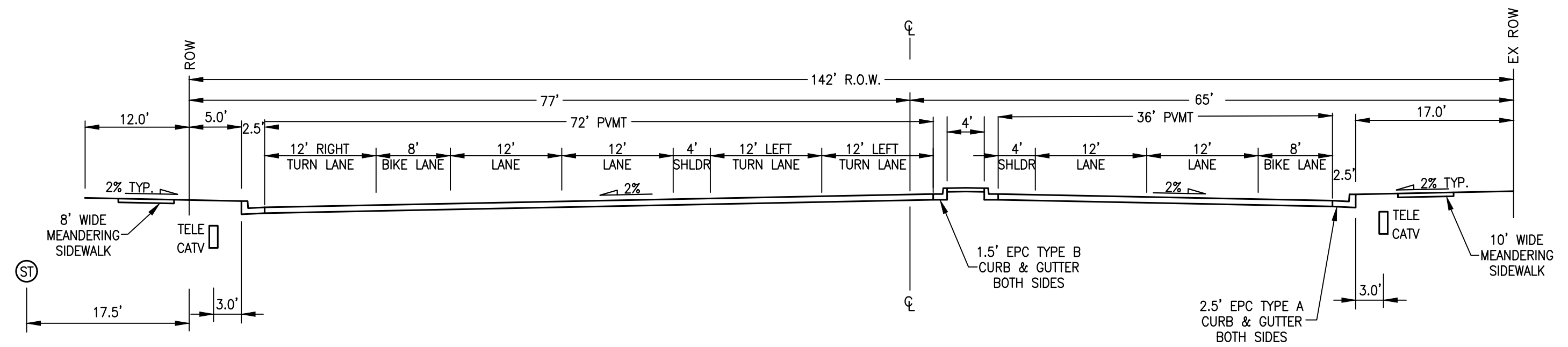
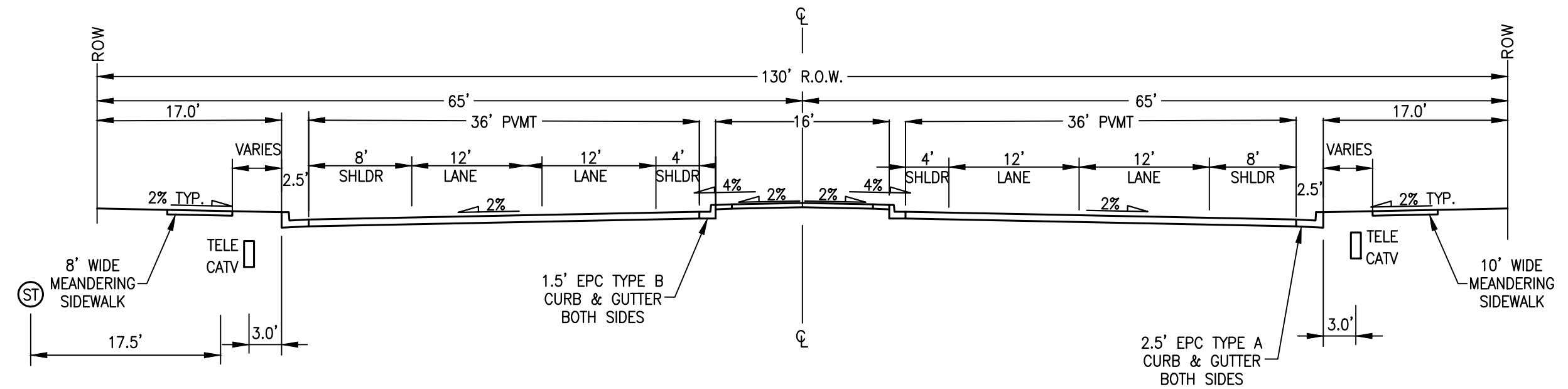
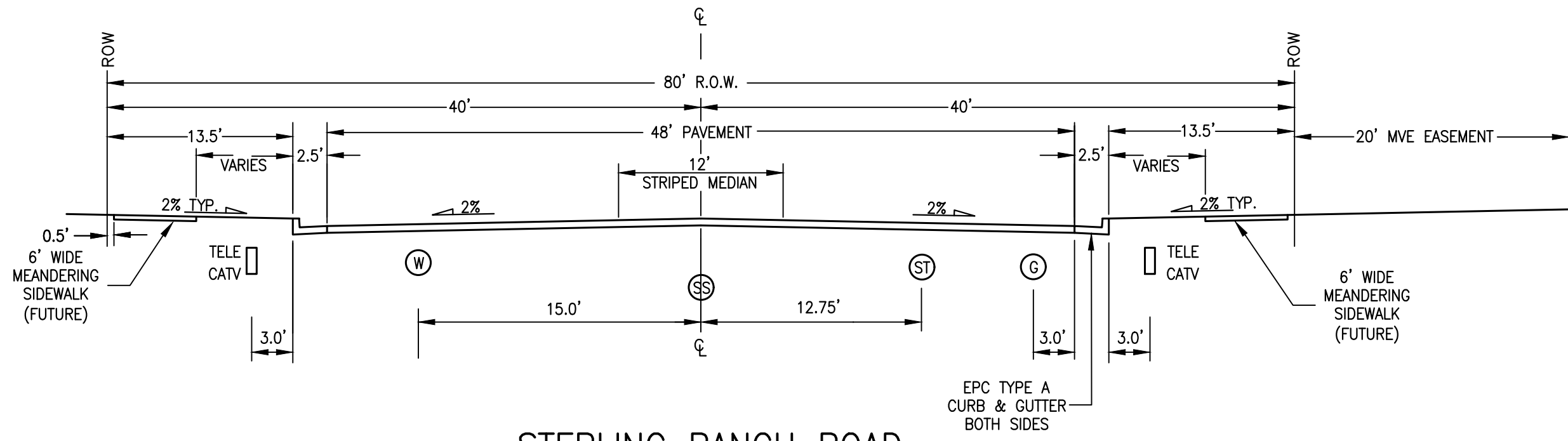
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

**NOTES & DETAILS**

SHEET 2 OF 32

JOB NO. 25188.03





**LEGEND**

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

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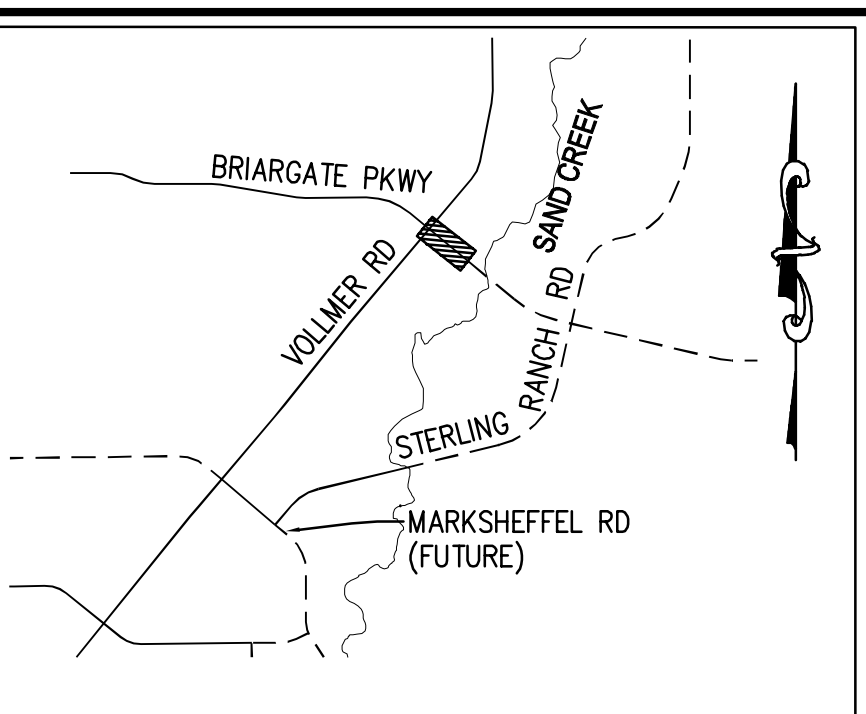
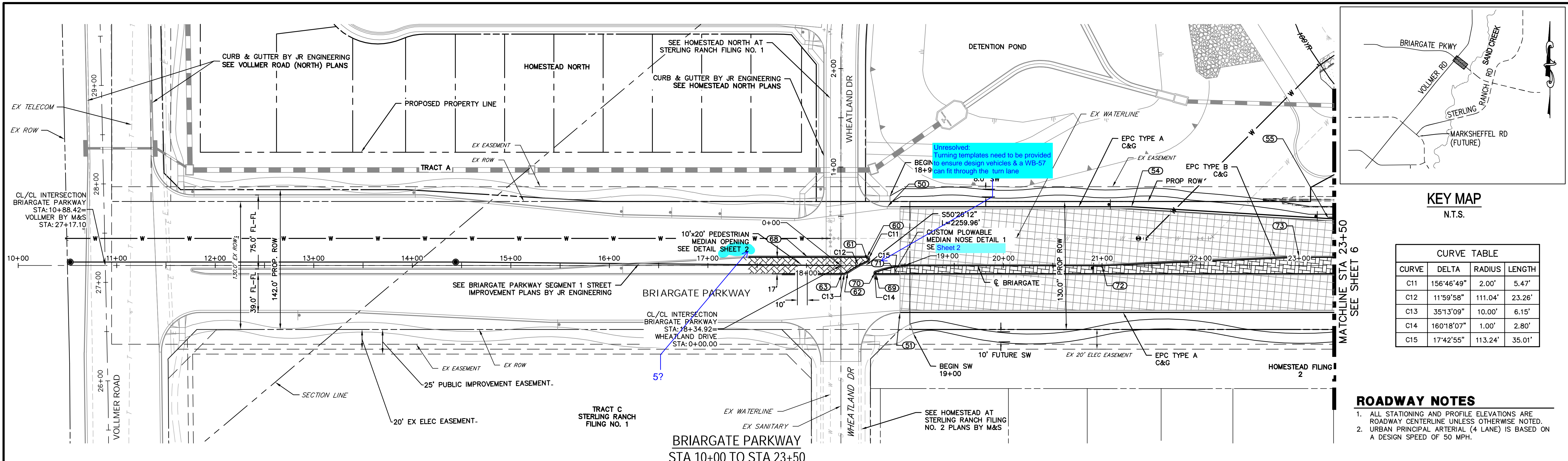
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BY	DATE	No.	REVISION

H-SCALE	N/A	N/A	N/A
V-SCALE	N/A	N/A	N/A
DATE	DESIGNED BY	DRAWN BY	CHECKED BY
12/15/22 <td>RAB <td>RAB <td>RAB </td></td></td>	RAB <td>RAB <td>RAB </td></td>	RAB <td>RAB </td>	RAB

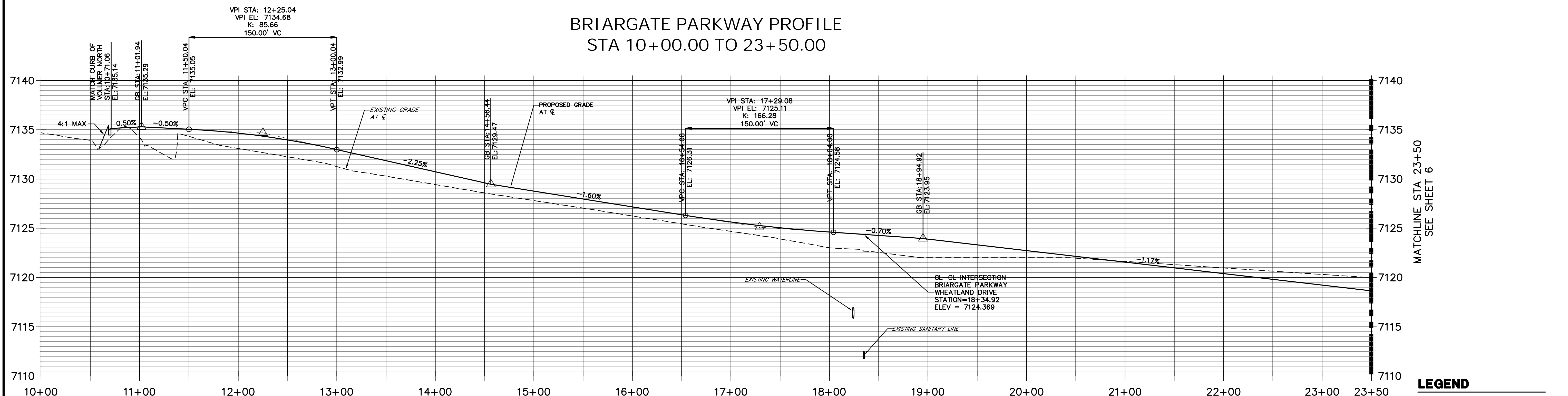
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS  
TYPICAL SECTIONS



**CURVE TABLE**

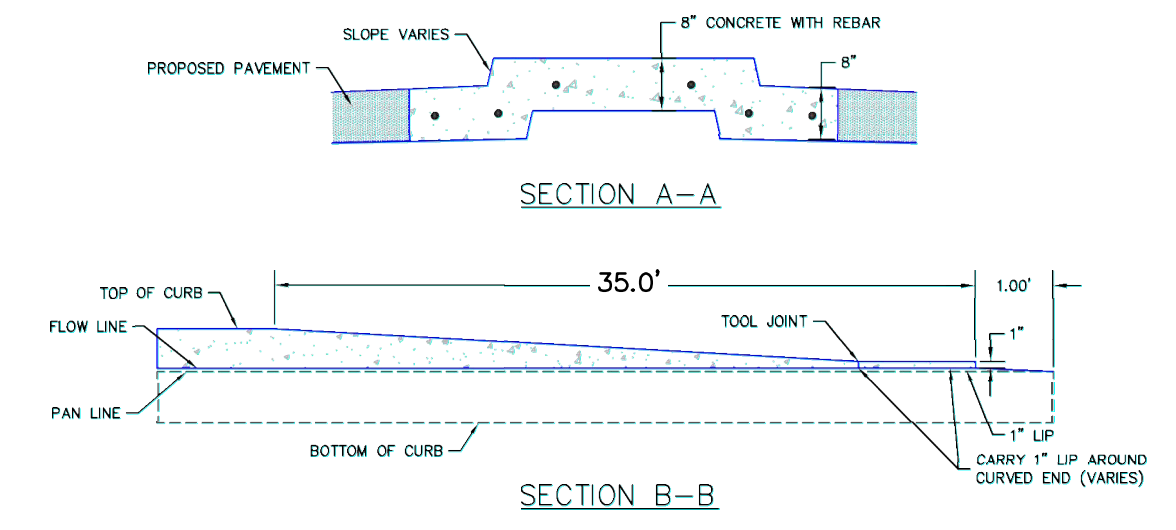
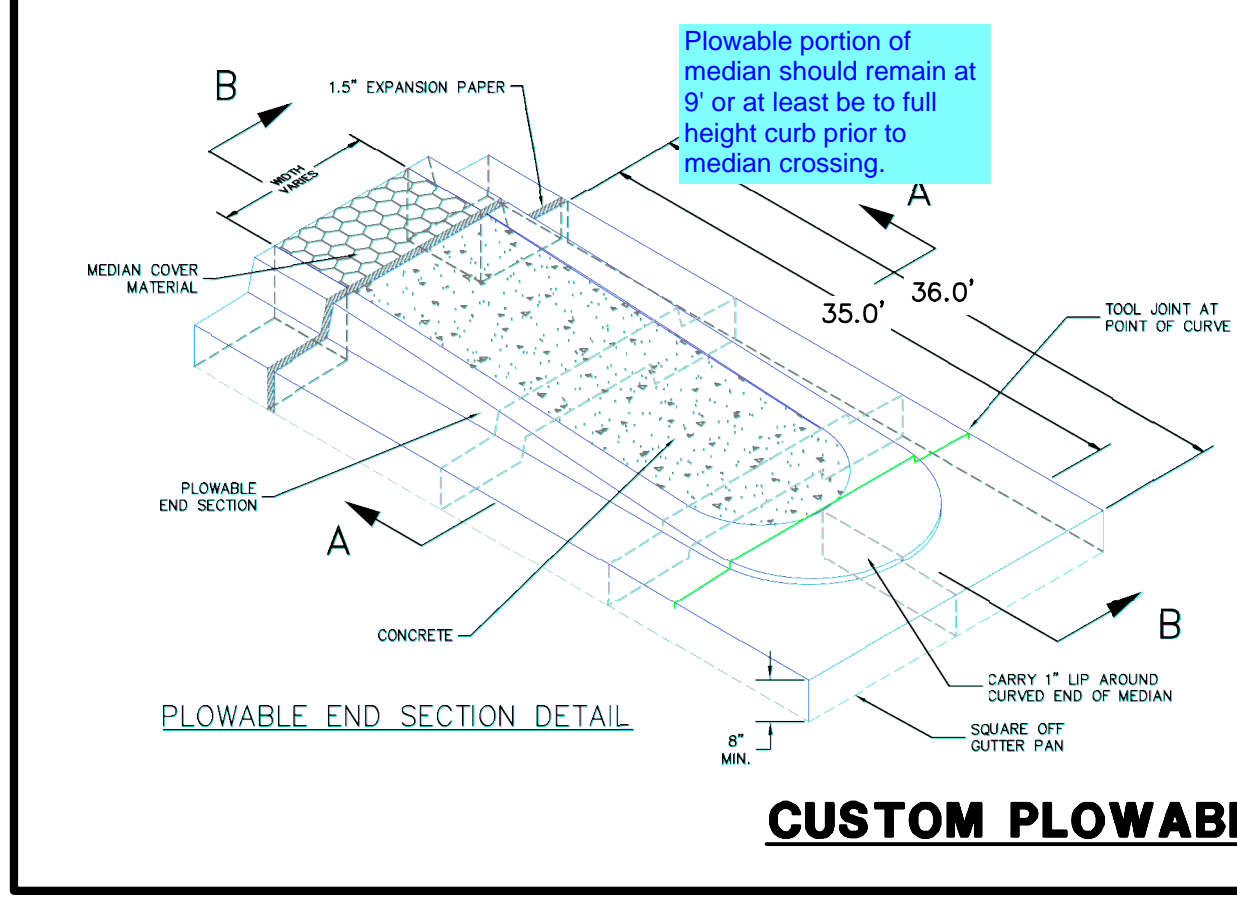
CURVE	DELTA	RADIUS	LENGTH
C11	156°46'49"	2.00'	5.47'
C12	11°59'58"	111.04'	23.26'
C13	35°13'09"	10.00'	6.15'
C14	160°18'07"	1.00'	2.80'
C15	17°42'55"	113.24'	35.01'

- ROADWAY NOTES**
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.



**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' ( )	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 A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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

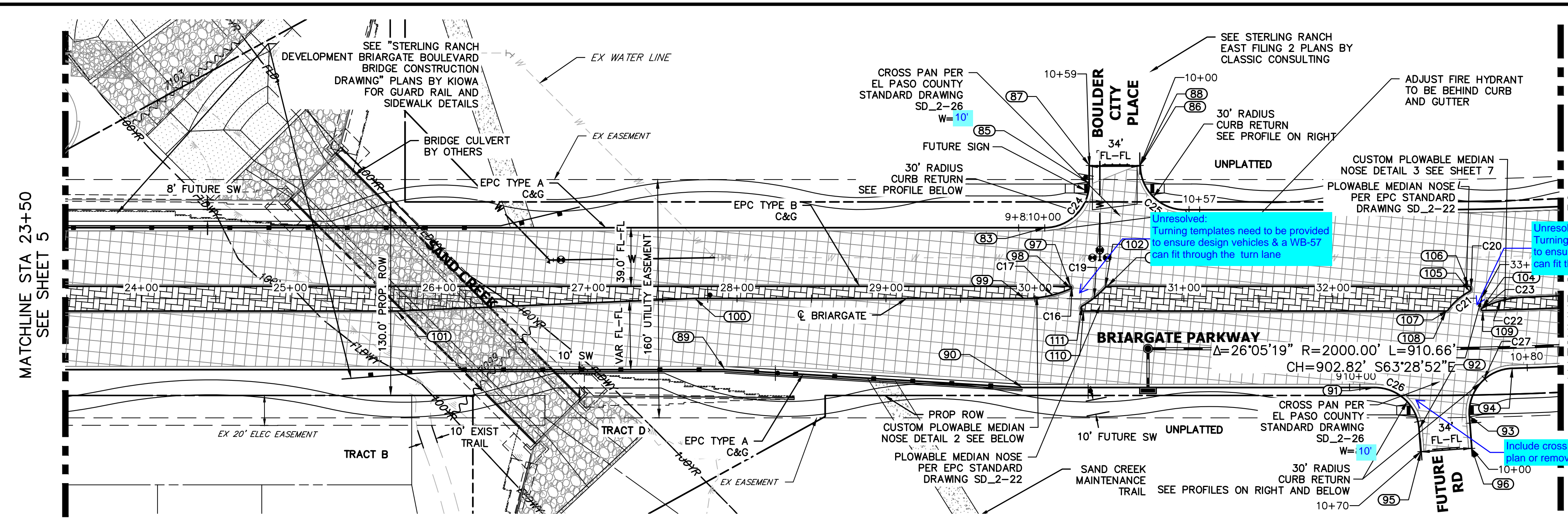
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-8888 • Colorado Springs 719-593-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 12/15/22  
 DESIGNED BY TIM  
 DRAWN BY CRB  
 CHECKED BY

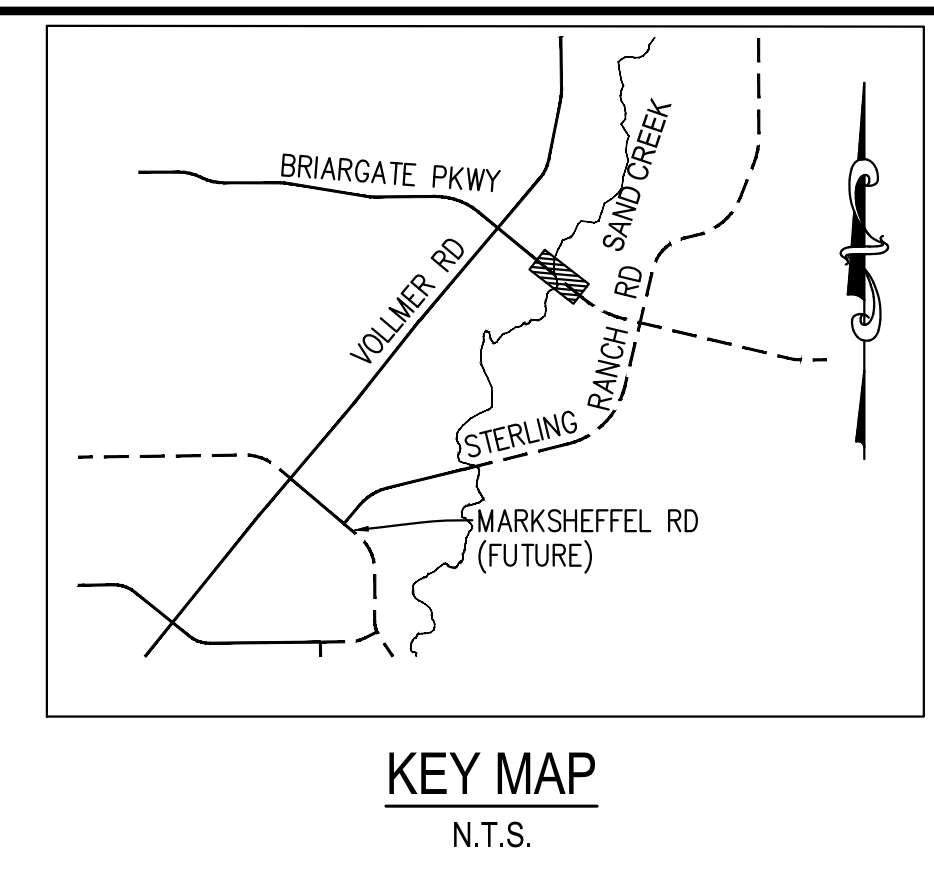
**STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS**  
**BRIARGATE PARKWAY STREET PLAN & PROFILE**

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

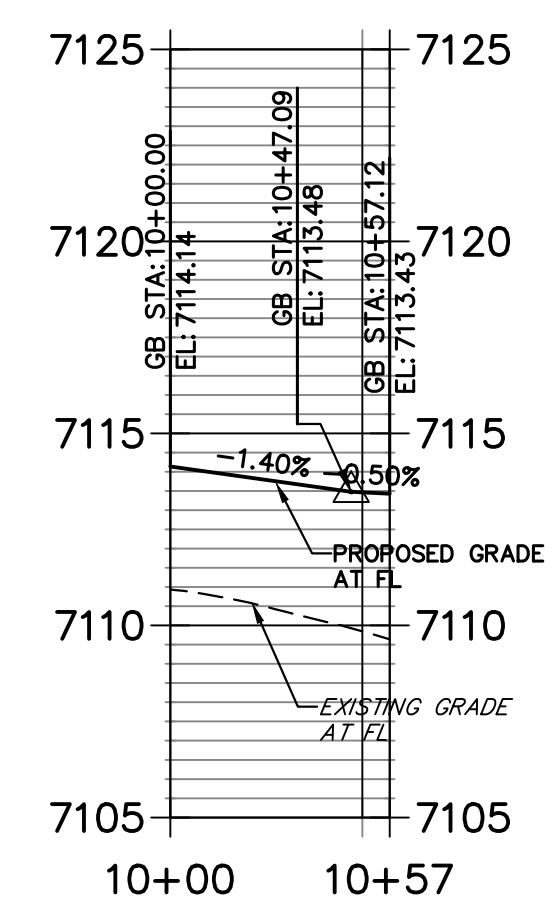
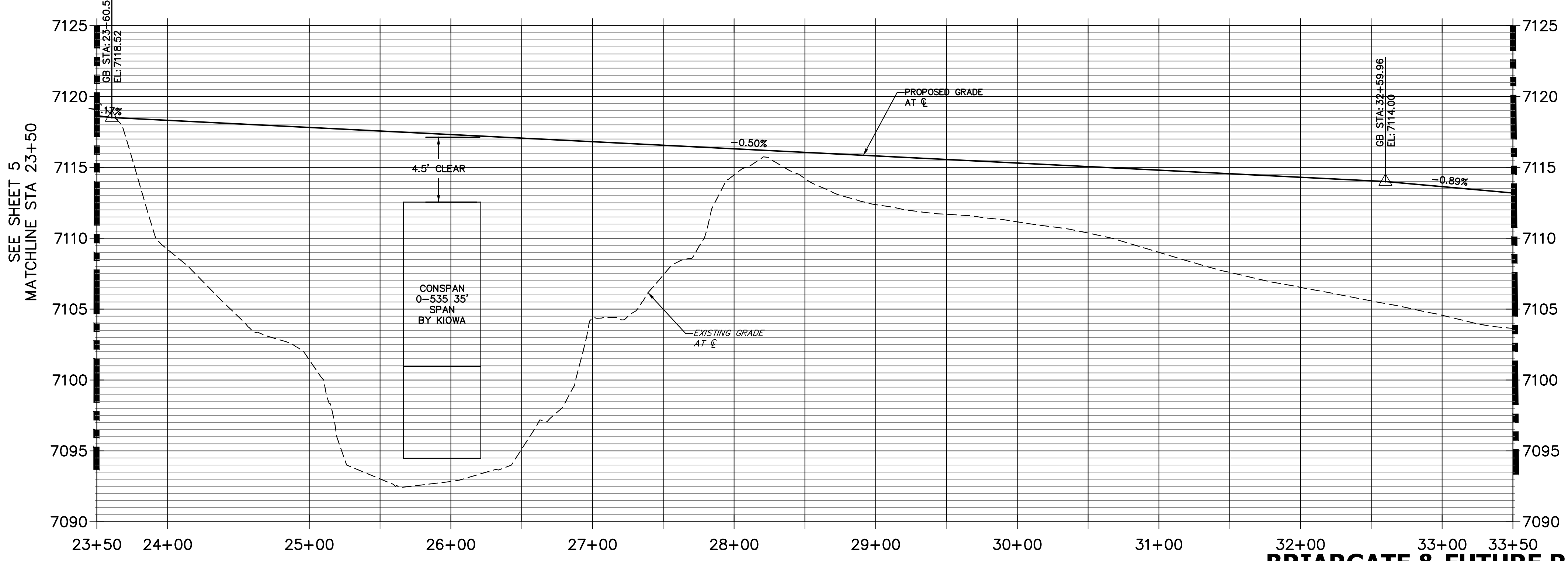


**BRIARGATE PARKWAY PROFILE (1)  
STA 23+50.00 TO 33+50.00**

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

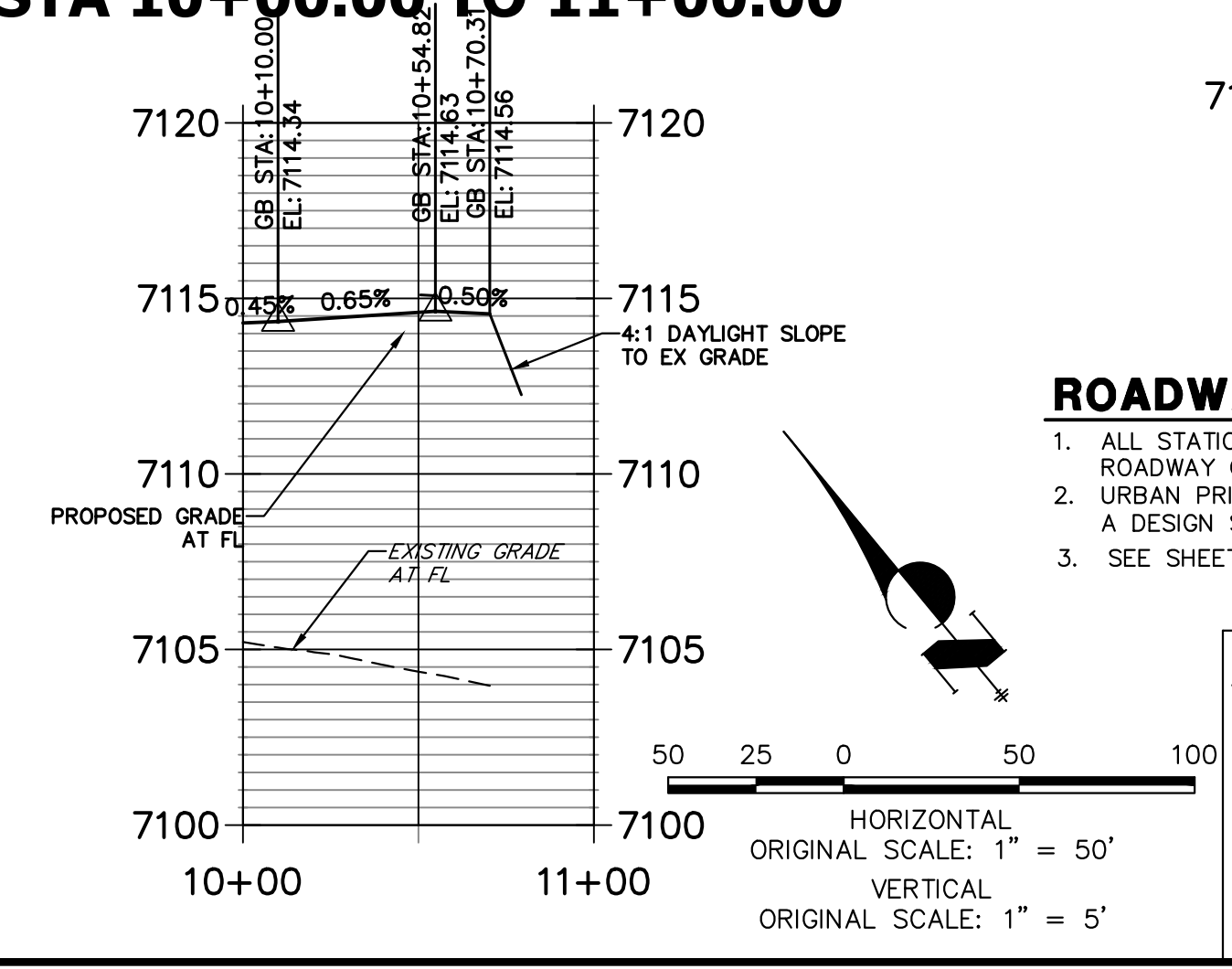
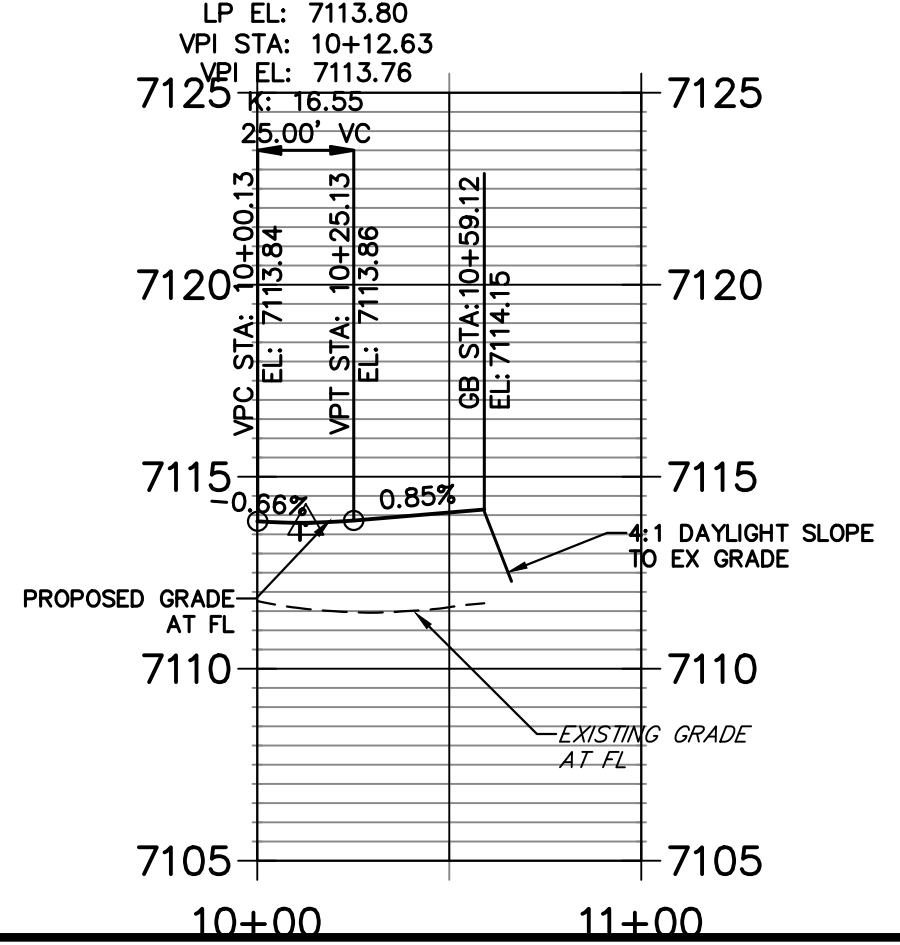
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C16	155°26'38"	1.00'	2.71'
C17	25°16'32"	72.93'	32.17'
C19	17°30'23"	65.66'	20.06'
C20	151°45'27"	2.00'	5.30'
C21	25°00'02"	44.01'	19.20'
C22	23°50'34"	66.38'	27.62'
C23	153°46'44"	1.00'	2.68'
C24	90°00'00"	30.00'	47.12'
C25	90°27'13"	30.00'	47.36'
C26	85°36'00"	30.00'	44.82'



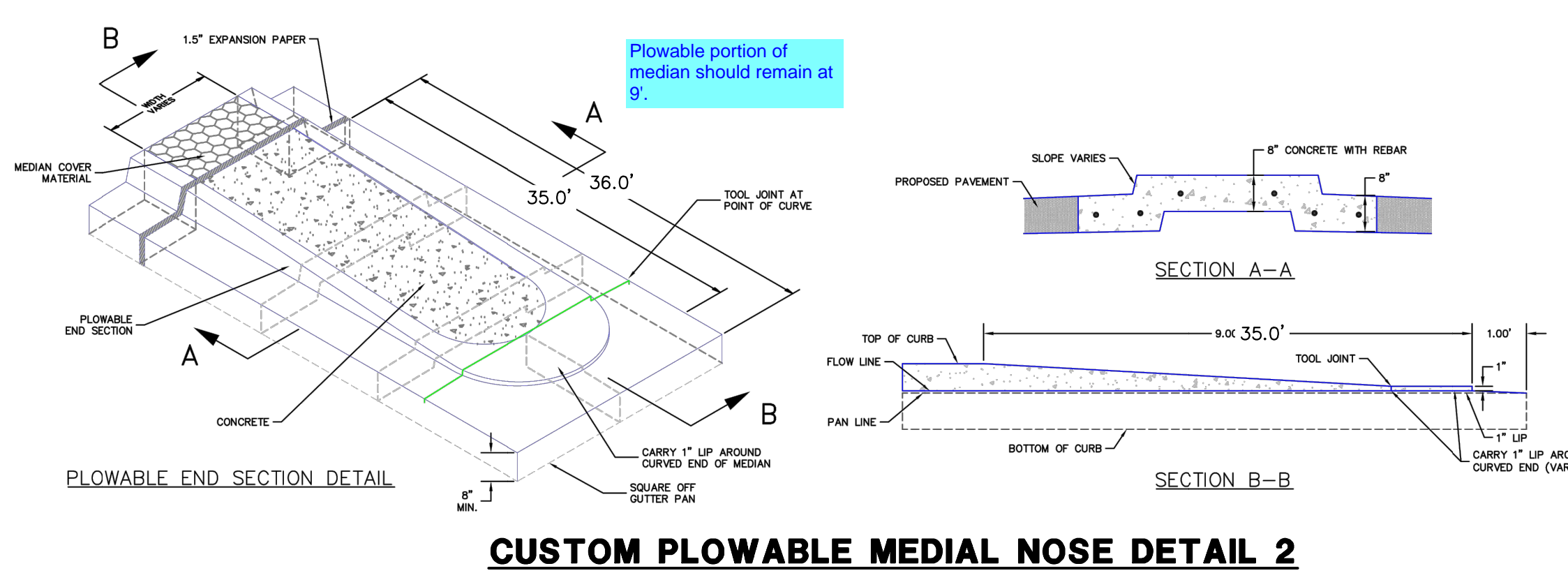
**BRIARGATE & FUTURE RD SE PROFILE  
STA 9+50.00 TO 11+00.00**

**BRIARGATE & BOULDER CITY PLACE NW 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 A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



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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

**J.R. ENGINEERING**  
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No.	REVISION	BY	DATE

H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 12/15/22  
 DESIGNED BY TIM  
 DRAWN BY CRB  
 CHECKED BY

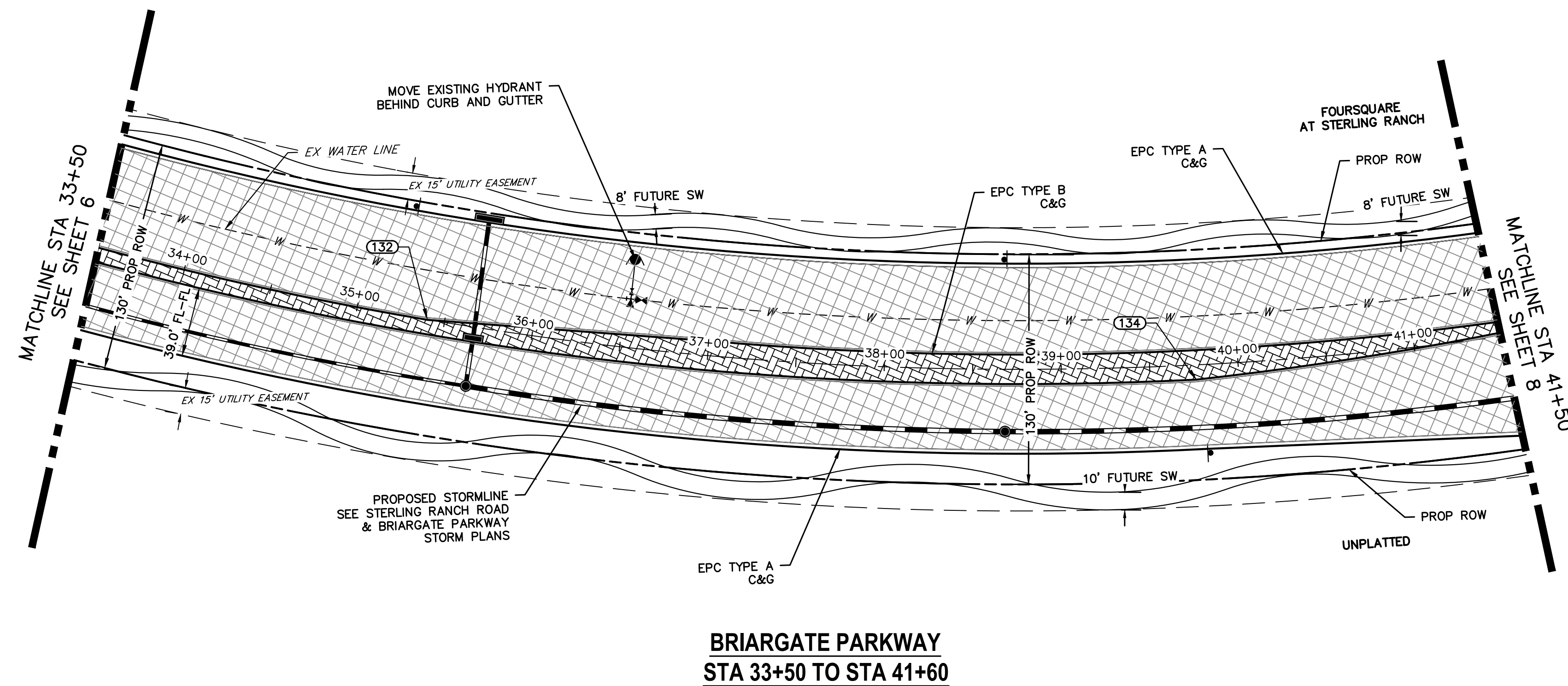
**STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS**  
**BRIARGATE PARKWAY STREET PLAN & PROFILE**

SHEET 6 OF 32  
 JOB NO. 25188.03

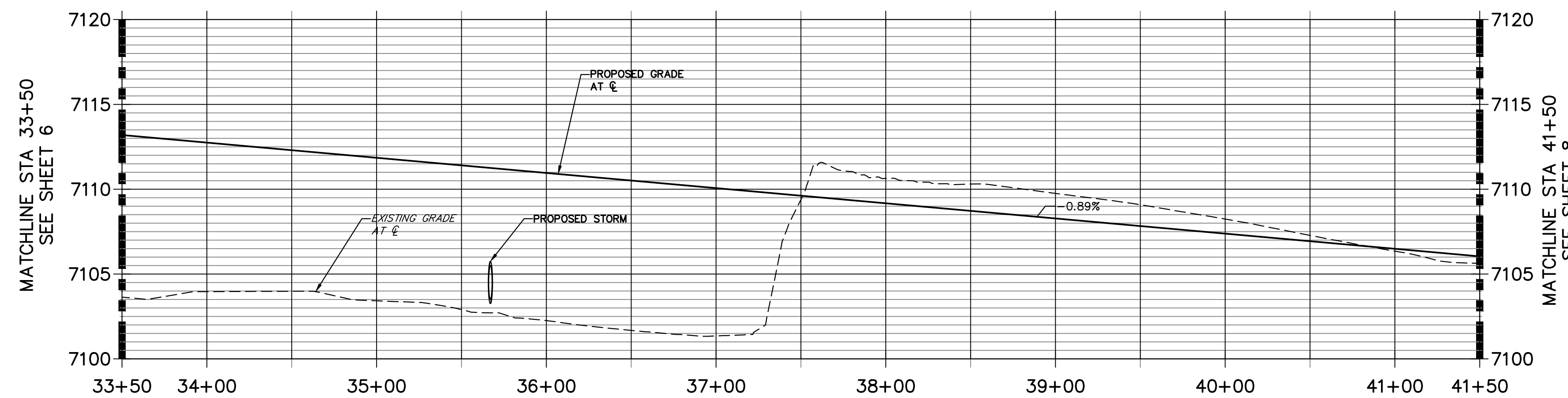
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
83	30+06.63	47.50' (LT)	BRIARGATE PARKWAY	7113.84		PCR
84	31+00.87	59.50' (LT)	BRIARGATE PARKWAY	7113.48		PCR
85	30+36.63	77.50' (LT)	BRIARGATE PARKWAY	7114.05		PT
86	30+70.63	89.50' (LT)	BRIARGATE PARKWAY	7114.14		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	7115.48		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

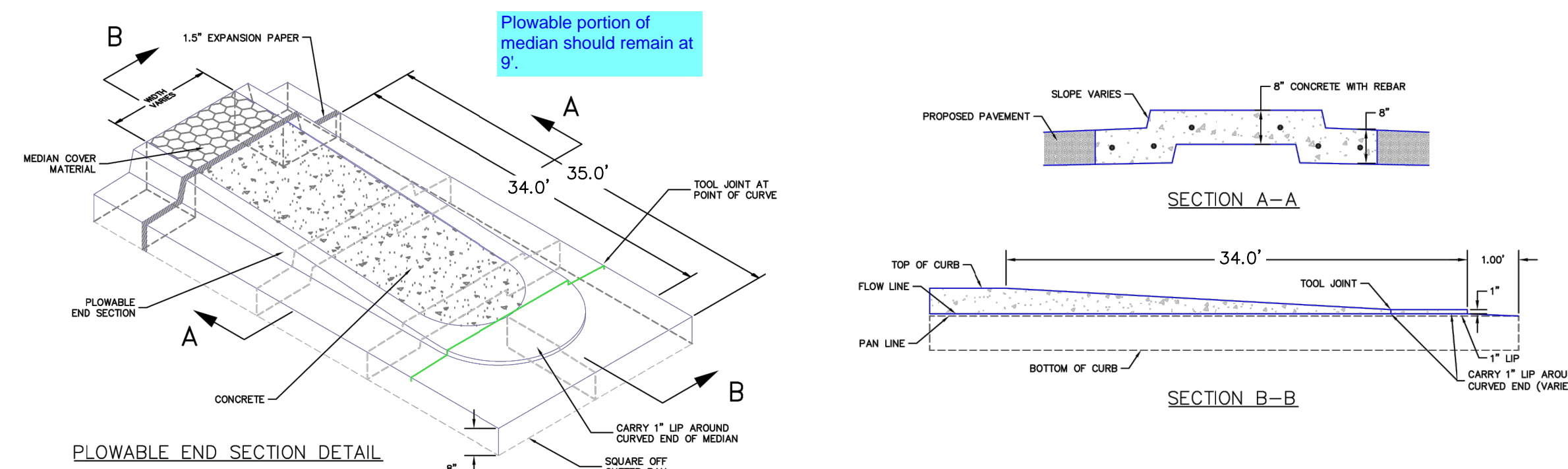


**BRIARGATE PARKWAY PROFILE (2)  
STA 33+50.00 TO 41+50.00**

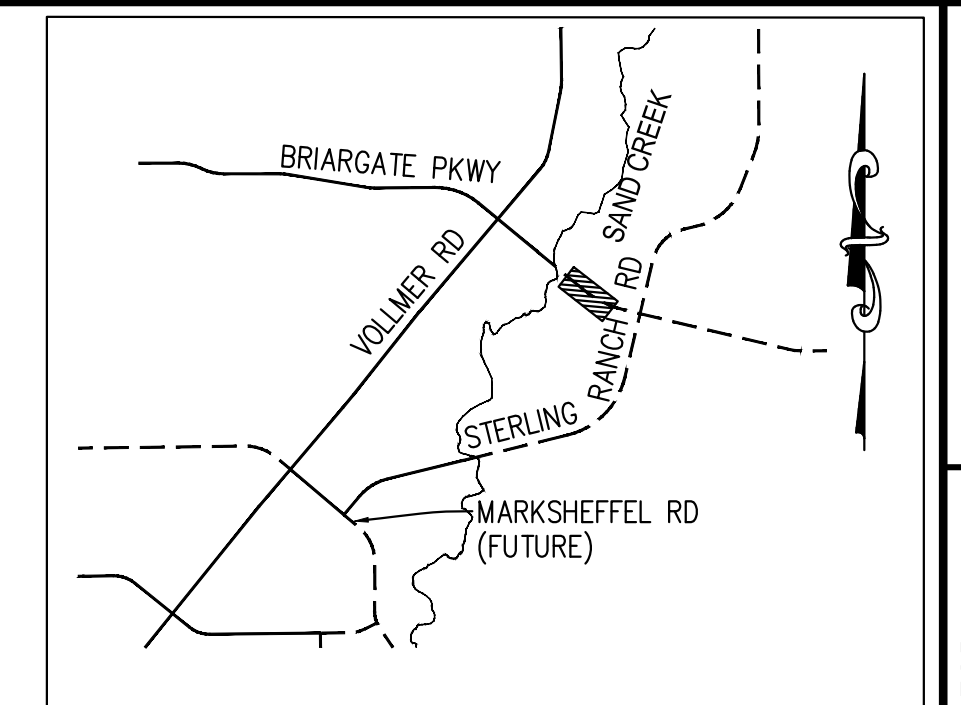
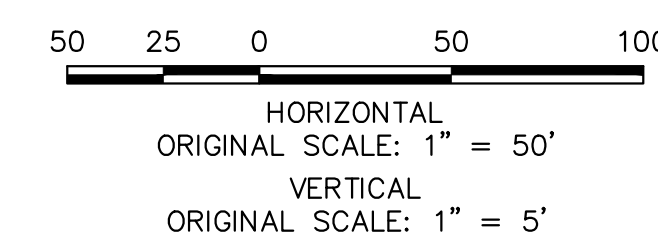


**ROADWAY NOTES**

- 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.



**CUSTOM PLOWABLE MEDIAL NOSE DETAIL 3**



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

**LEGEND**

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

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

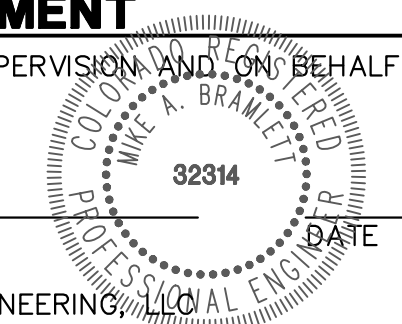
No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

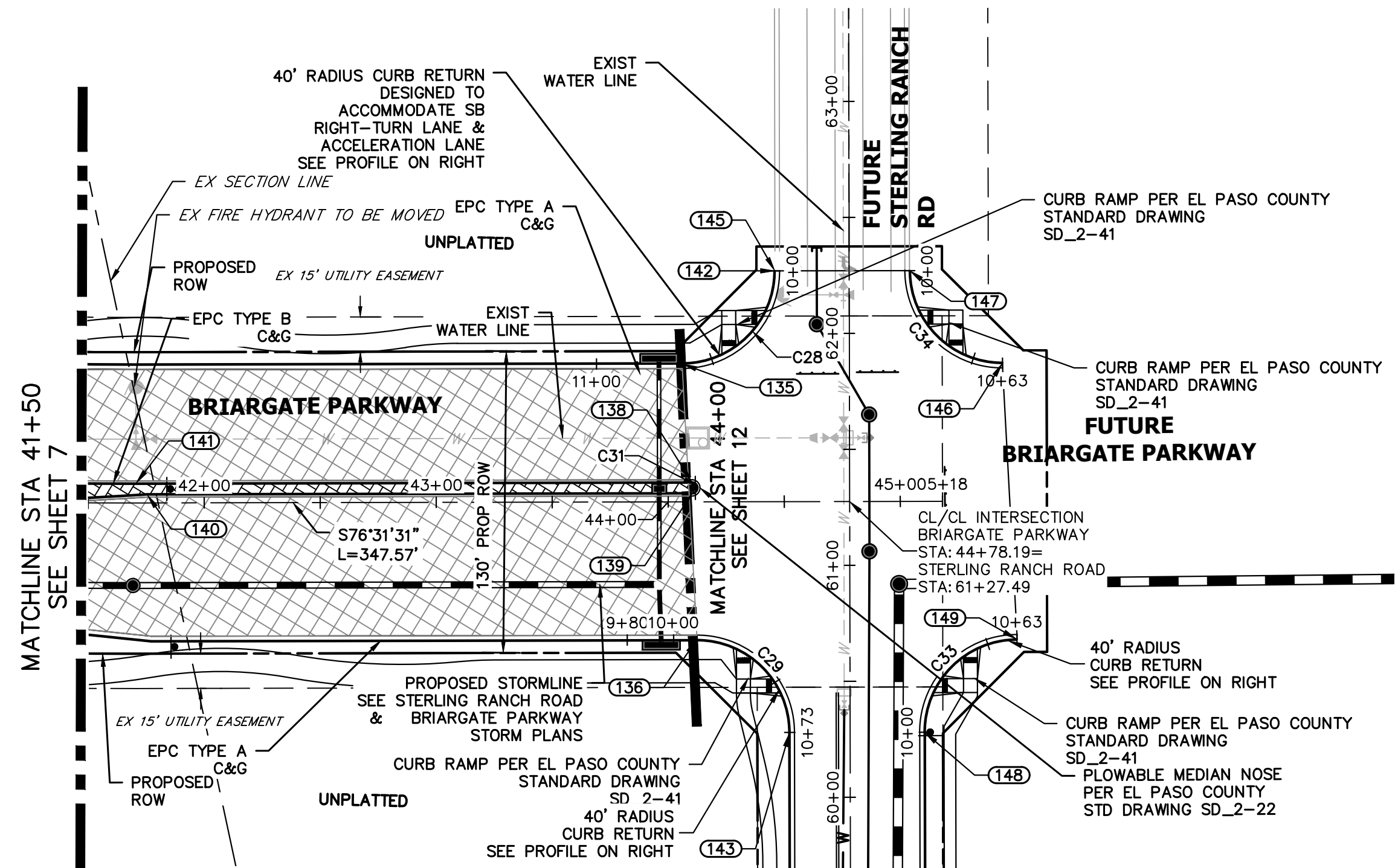
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS  
BRIARGATE PARKWAY STREET PLAN & PROFILE  
SHEET 7 OF 32  
JOB NO. 25188.03

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

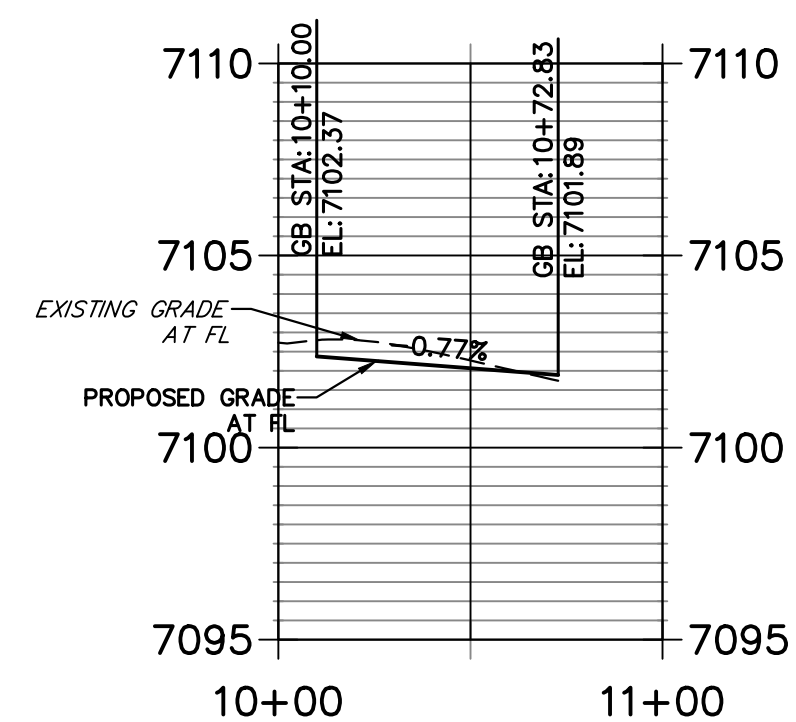
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



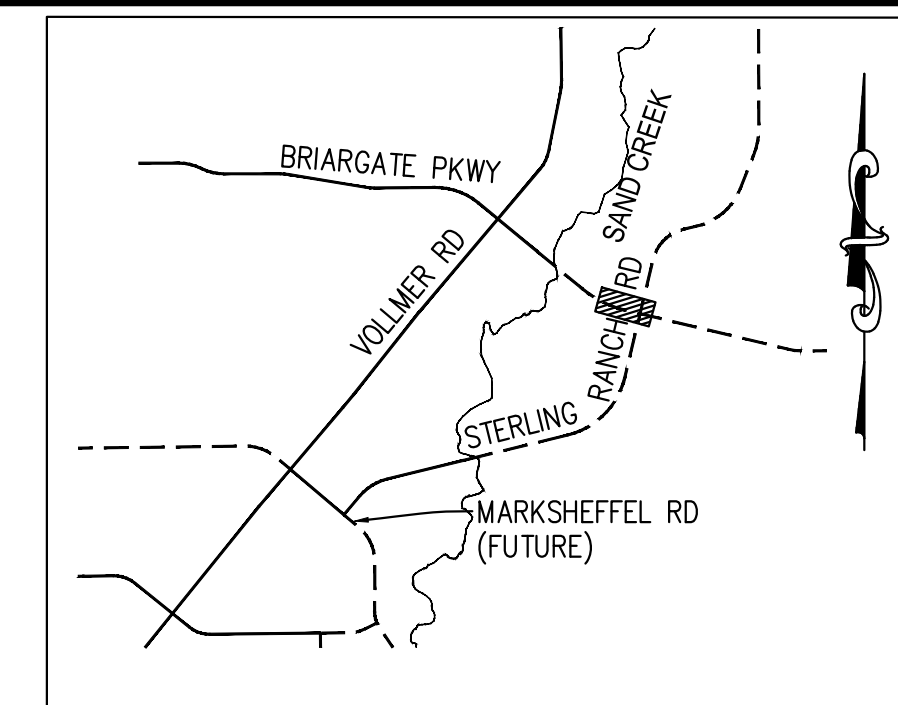
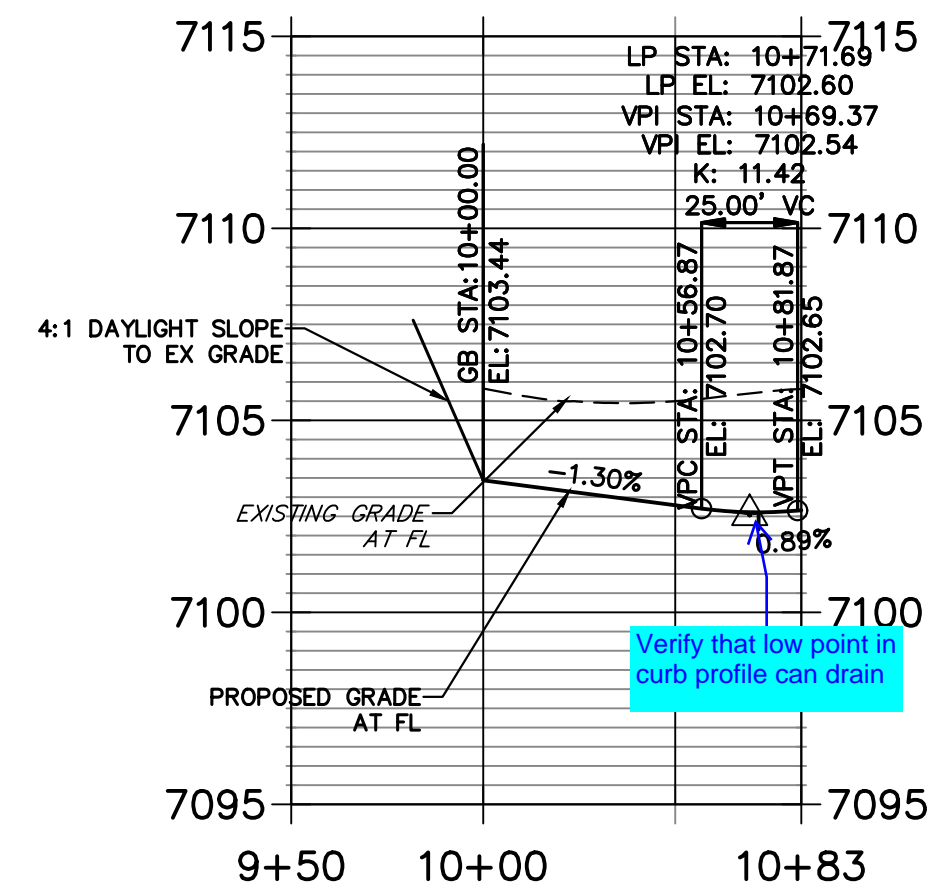


**BRIARGATE PARKWAY  
STA 41+50 TO STA 45+00**

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

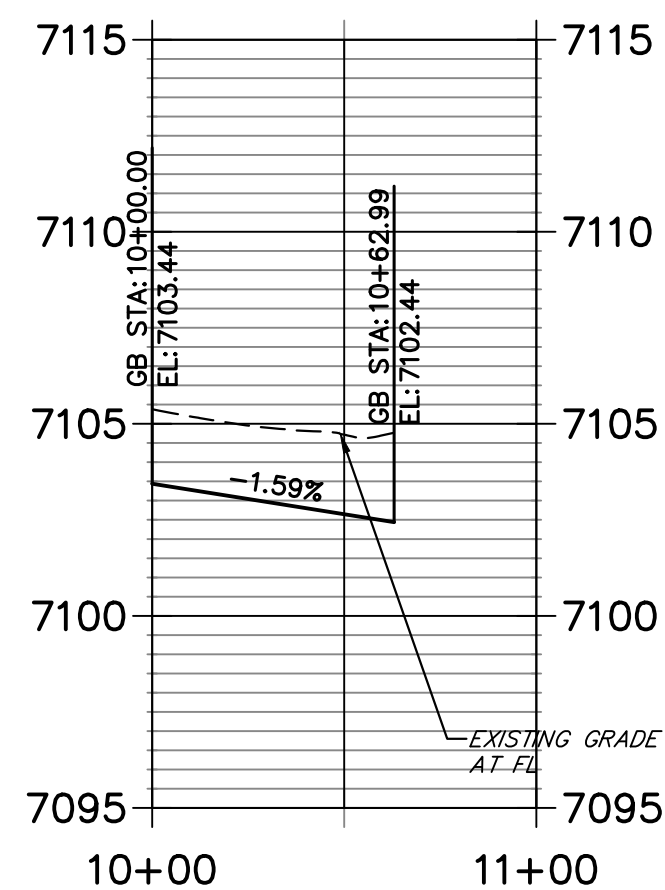


**BRIARGATE & STERLING NW PROFILE  
STA 9+50.00 TO 10+82.83**



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

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

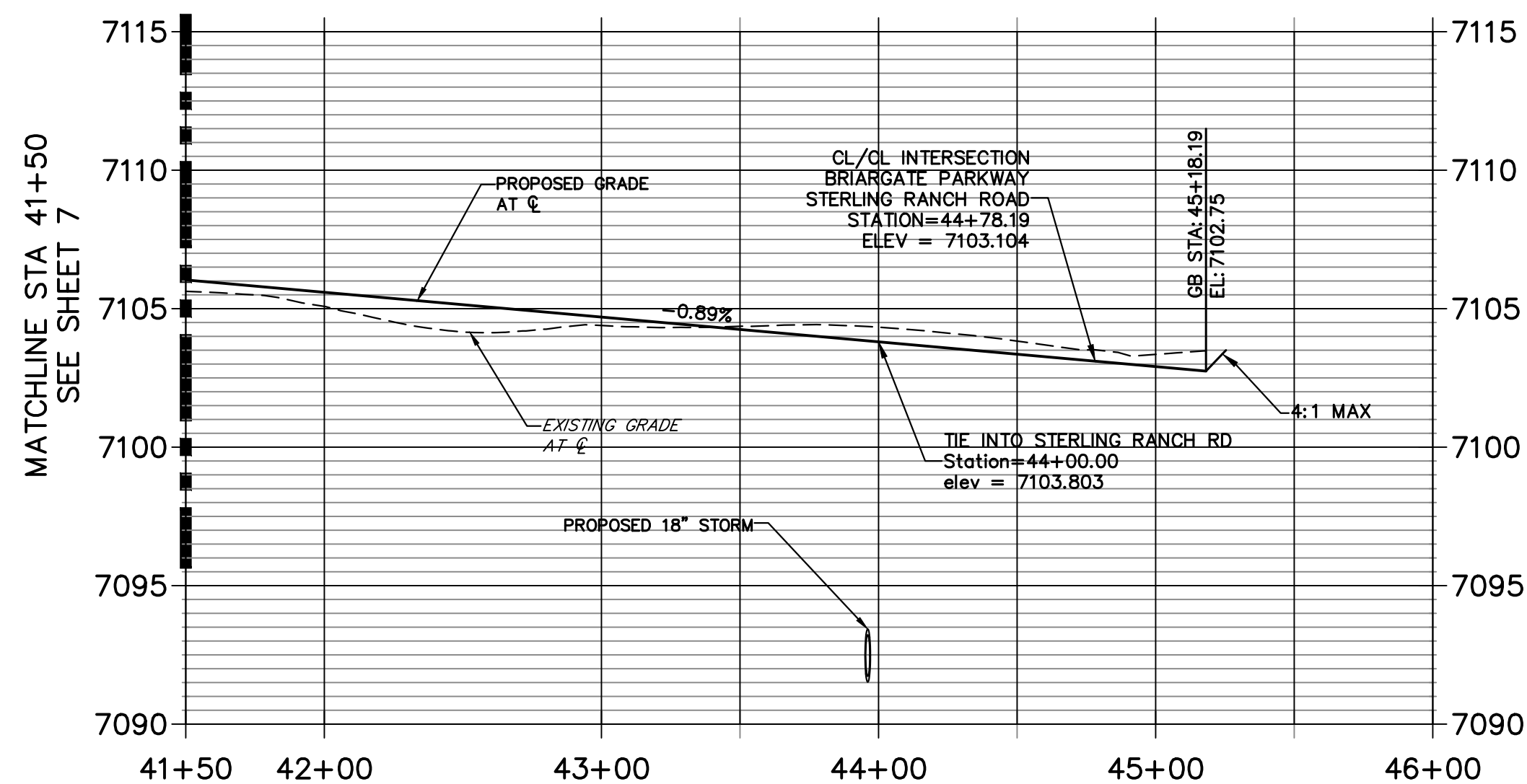


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	89°59'59"	40.00'	62.83'
C29	90°00'00"	40.00'	62.83'
C31	180°00'00"	2.50'	7.85'
C33	90°00'39"	40.00'	62.84'
C34	90°00'00"	40.00'	62.83'

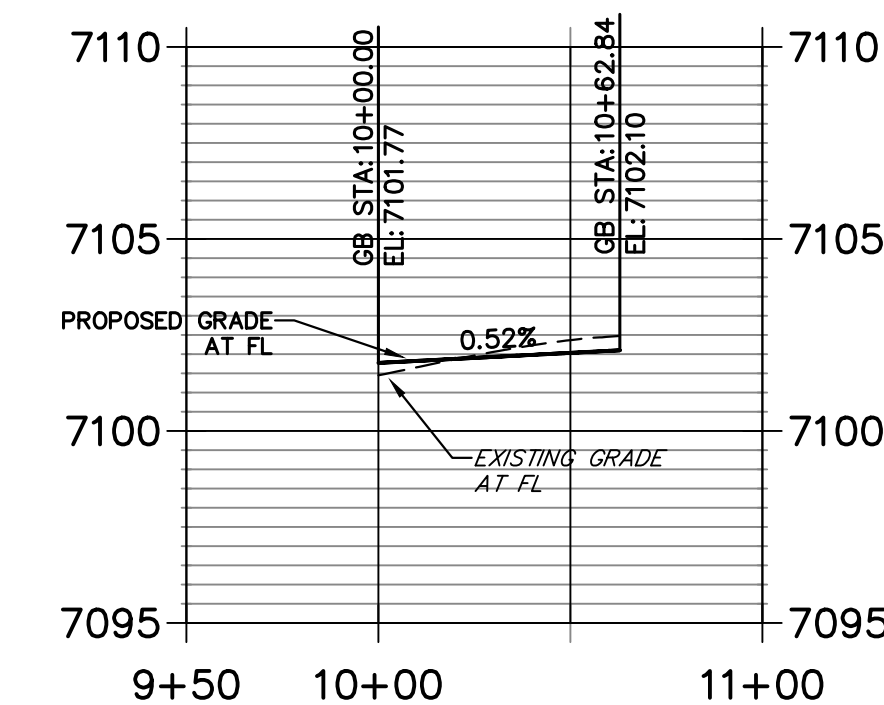
**LEGEND**

- 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**



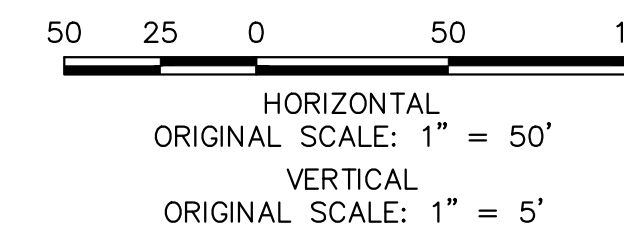
**BRIARGATE & STERLING SE PROFILE  
STA 9+50.00 TO 11+00.00**



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	7102.45		END C&G
147	62+26.99	26.00' (RT)	STERLING RANCH ROAD	7103.44		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	7102.10		END C&G

**ROADWAY NOTES**

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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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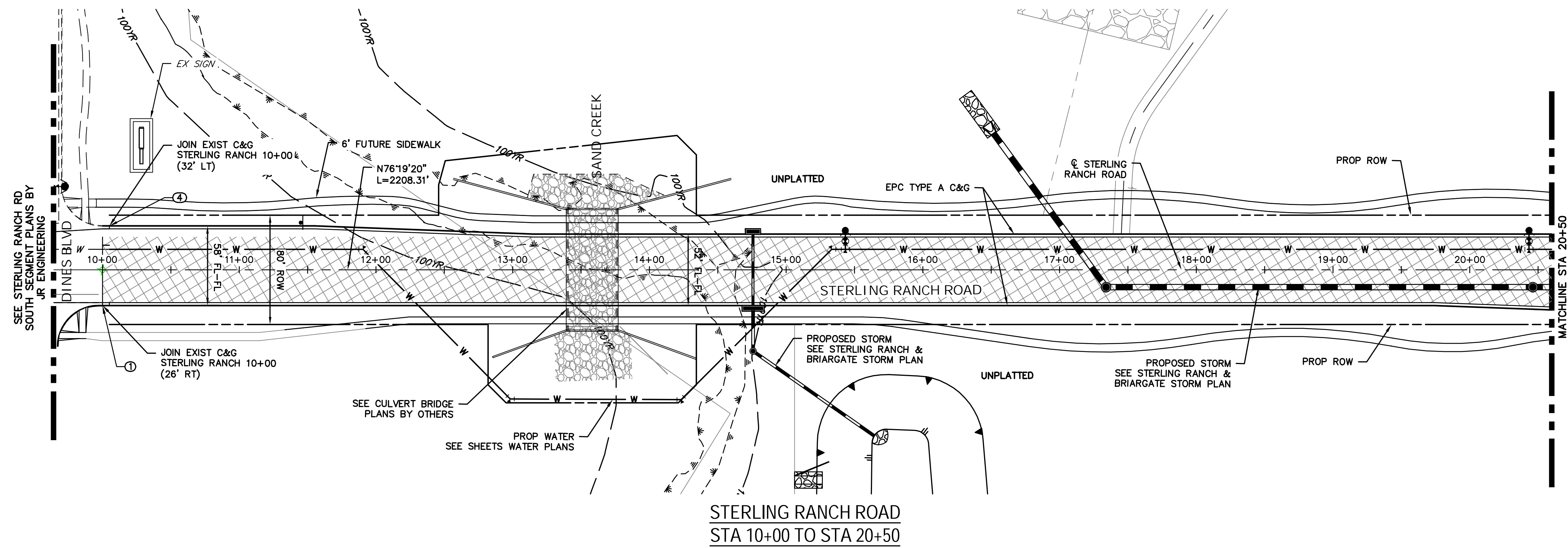
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No.	REVISION	BY	DATE

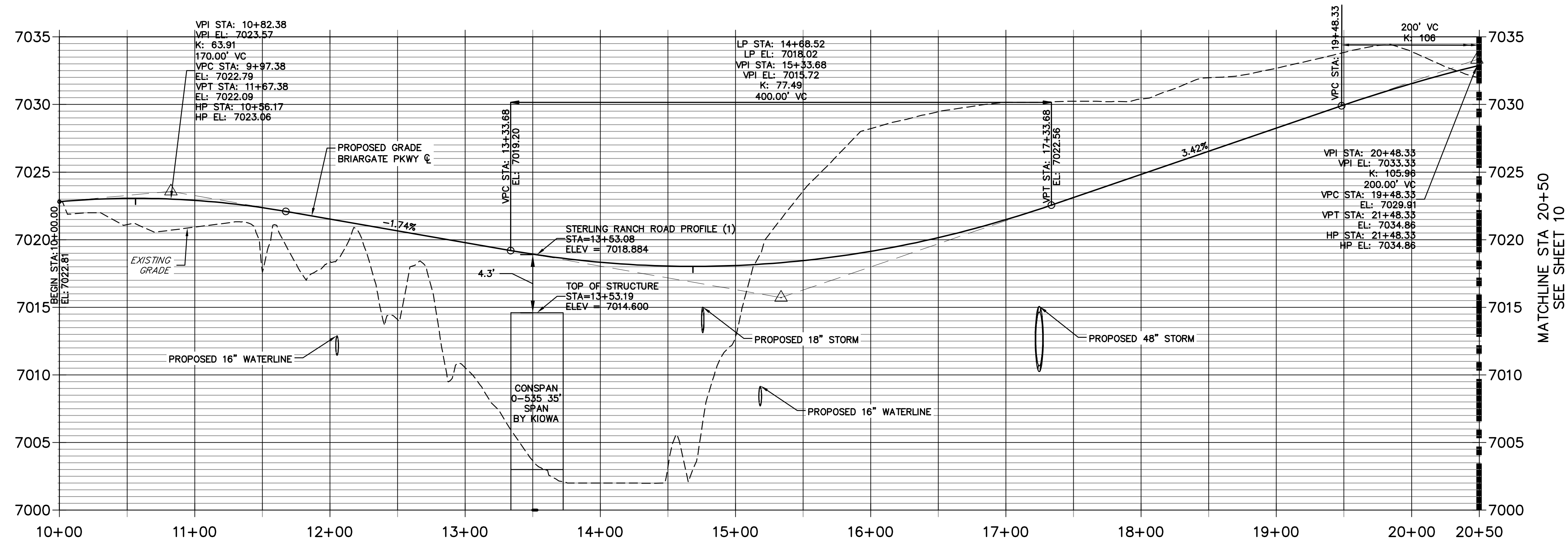
H-SCALE	V-SCALE	DATE	DESIGNED BY	TIM	CRB
1"=50'	1"=5'	12/15/22			

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





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



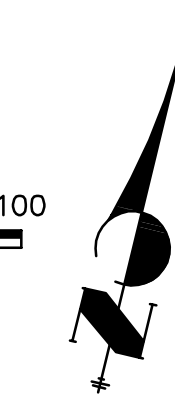
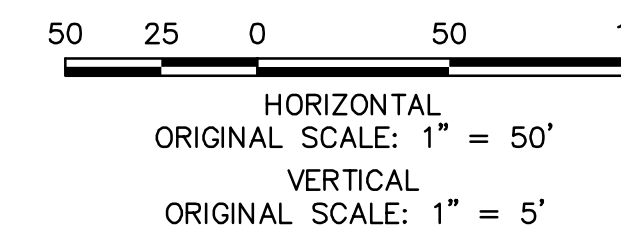
**LEGEND**

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

**ROADWAY NOTES**

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.

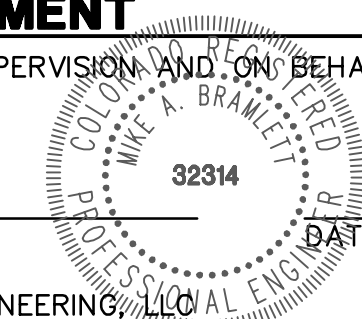
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	10+00.00	26.00' (RT)	STERLING RANCH ROAD	???	±	MATCH EX C&G
4	10+05.00	32.00' (LT)	STERLING RANCH ROAD	7022.09	±	MATCH EX C&G



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

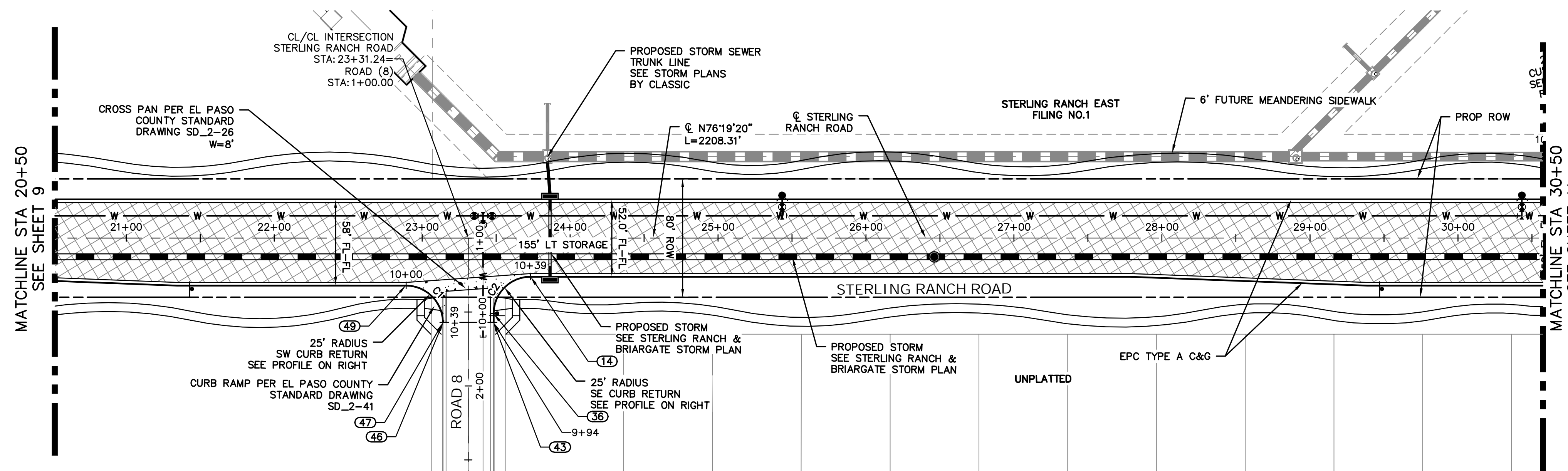
PREPARED FOR  
SR LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-6883 • Colorado Springs 719-583-2583  
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No.	REVISION	BY	DATE

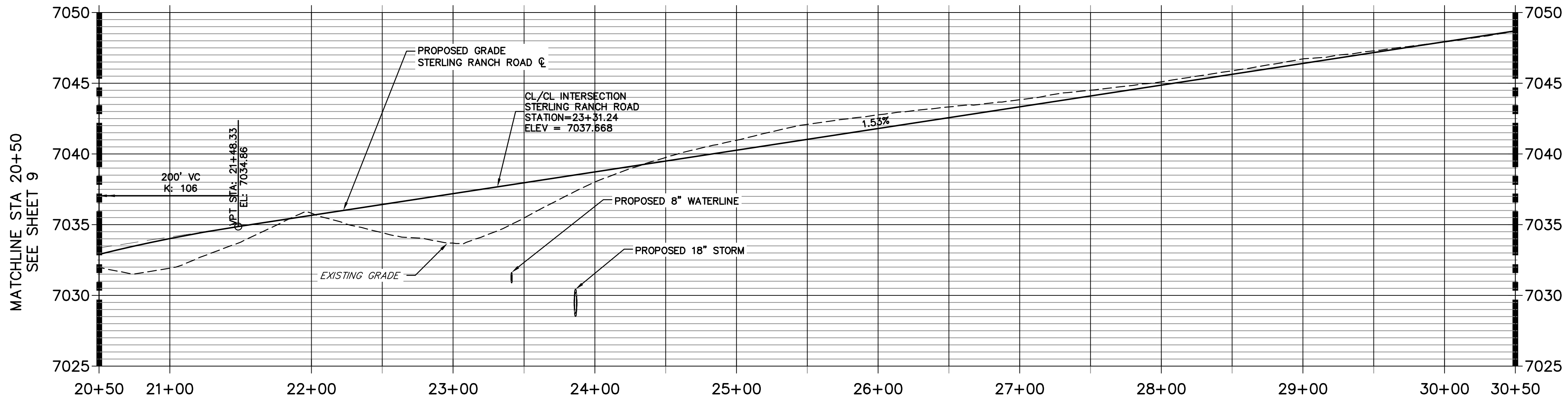
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS  
STERLING RANCH ROAD STREET PLAN & PROFILE  
SHEET 9 OF 32  
JOB NO. 25188.03

X:\25188.03\Drawings\Sheet\Drawings\Sheet\251880301 - Sterling.dwg, 301, 1/12/2023 12:28:28 PM, CS



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**

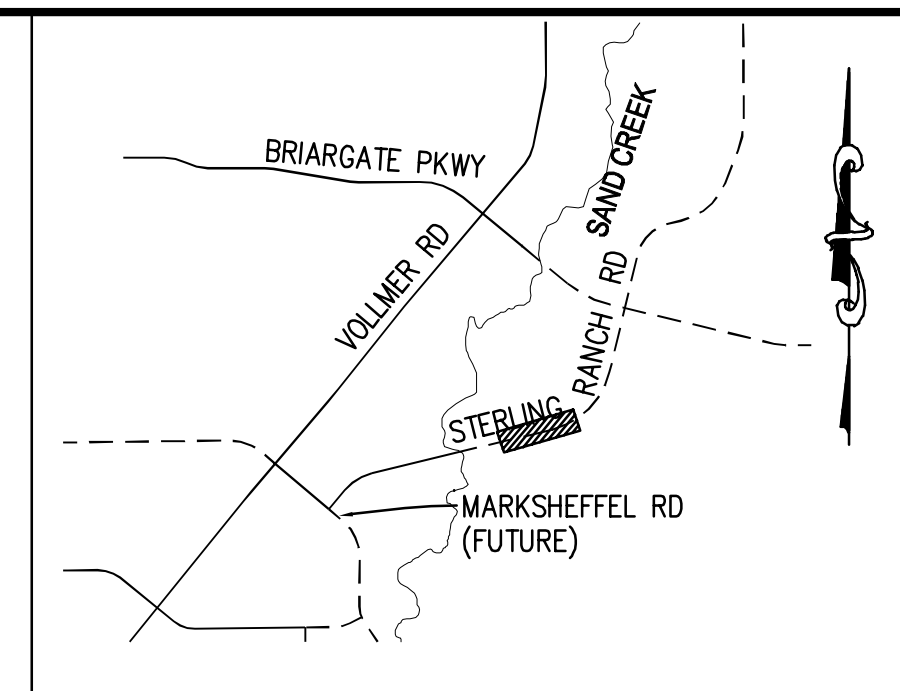
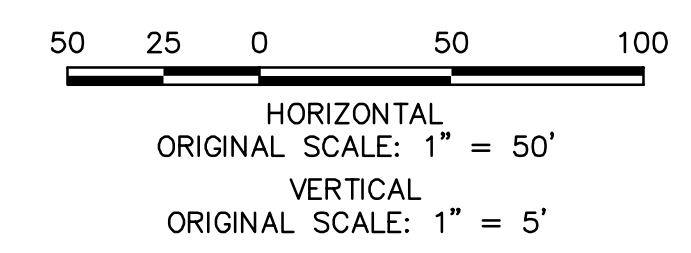
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	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'

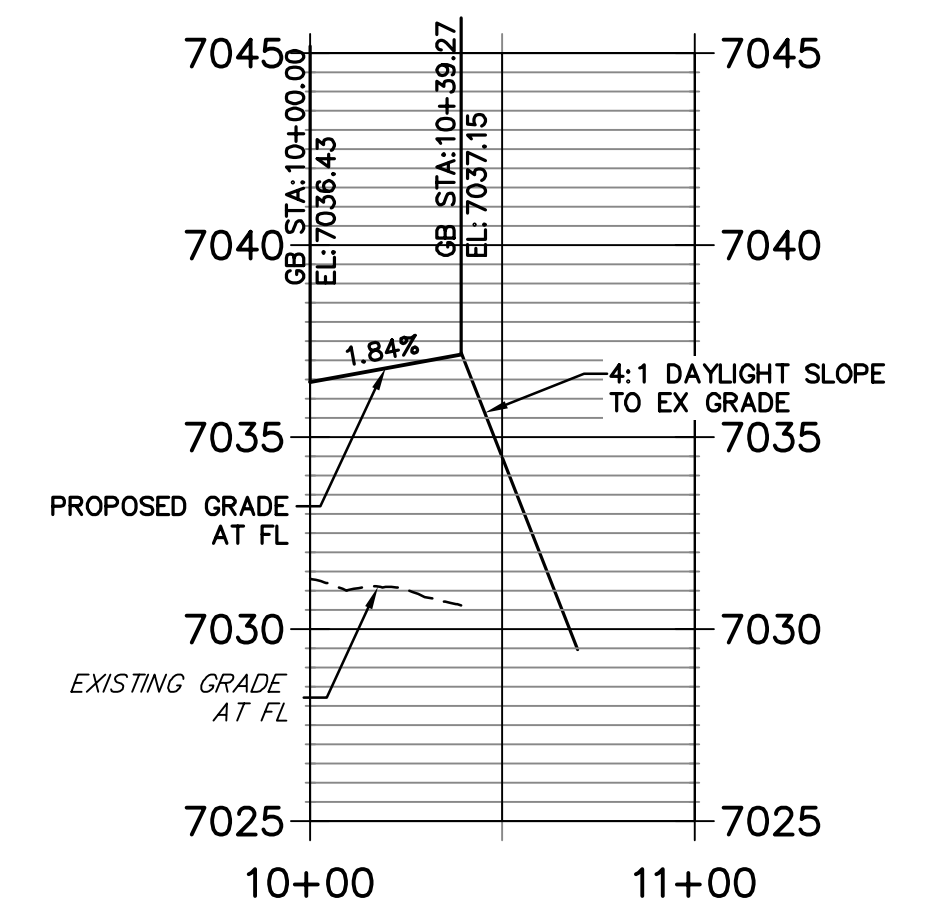
**ROADWAY NOTES**

- 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.

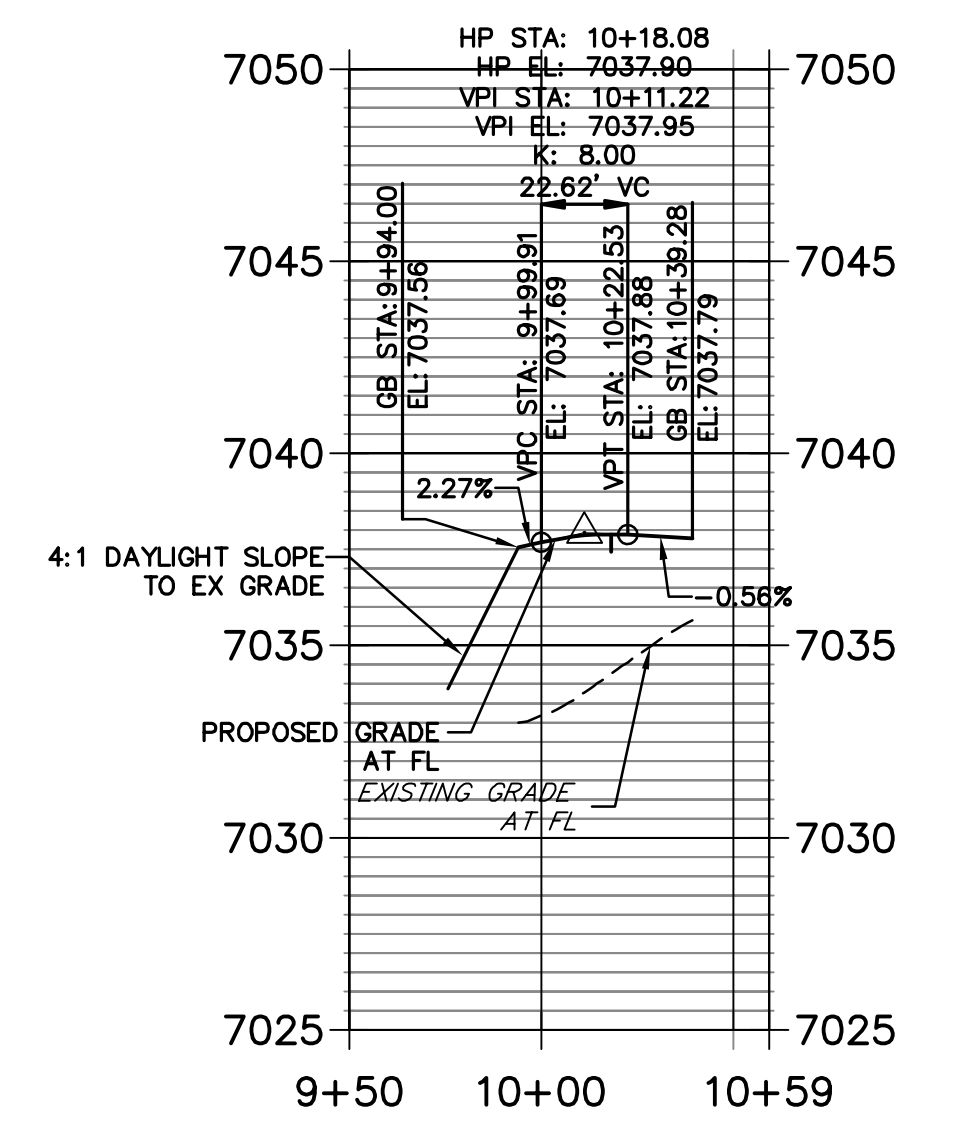


KEY MAP  
N.T.S.

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, LOCAL ENGINEER

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

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

**J.R. ENGINEERING**  
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Fort Collins 970-491-9888 • www.jrengineering.com

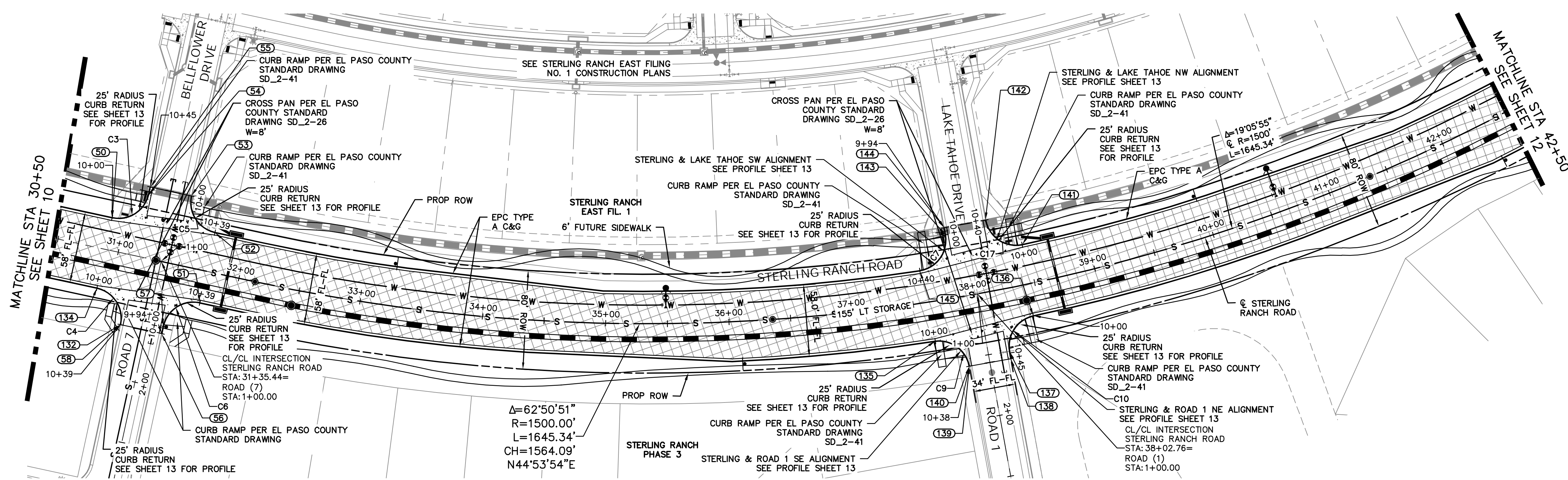
No.	REVISION	BY	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

STERLING RANCH ROAD STREET PLAN & PROFILE

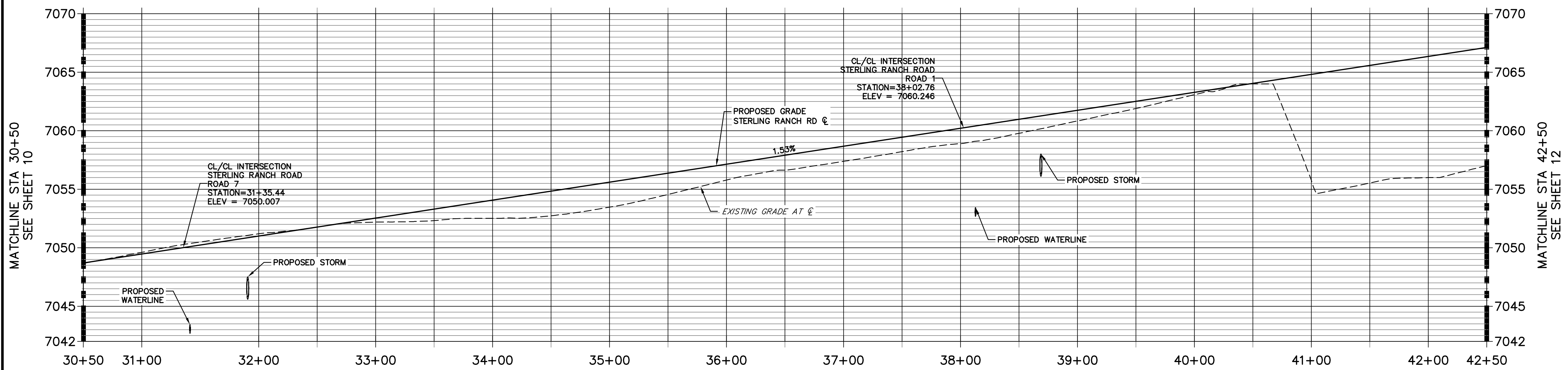
SHEET 10 OF 32

JOB NO. 25188.03



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

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



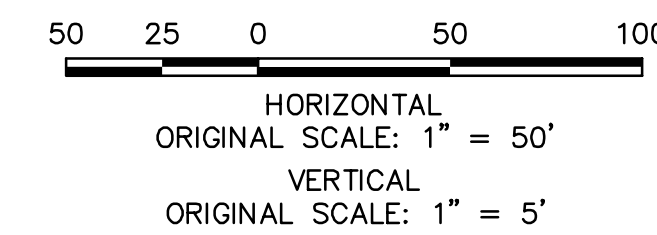
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	25.00'	39.27'
C6	89°59'56"	25.00'	39.27'
C7	91°39'54"	25.00'	40.00'
C9	86°35'06"	25.00'	37.78'
C10	88°27'07"	25.00'	38.59'
C17	91°39'50"	25.00'	40.00'

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

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

**ROADWAY NOTES**

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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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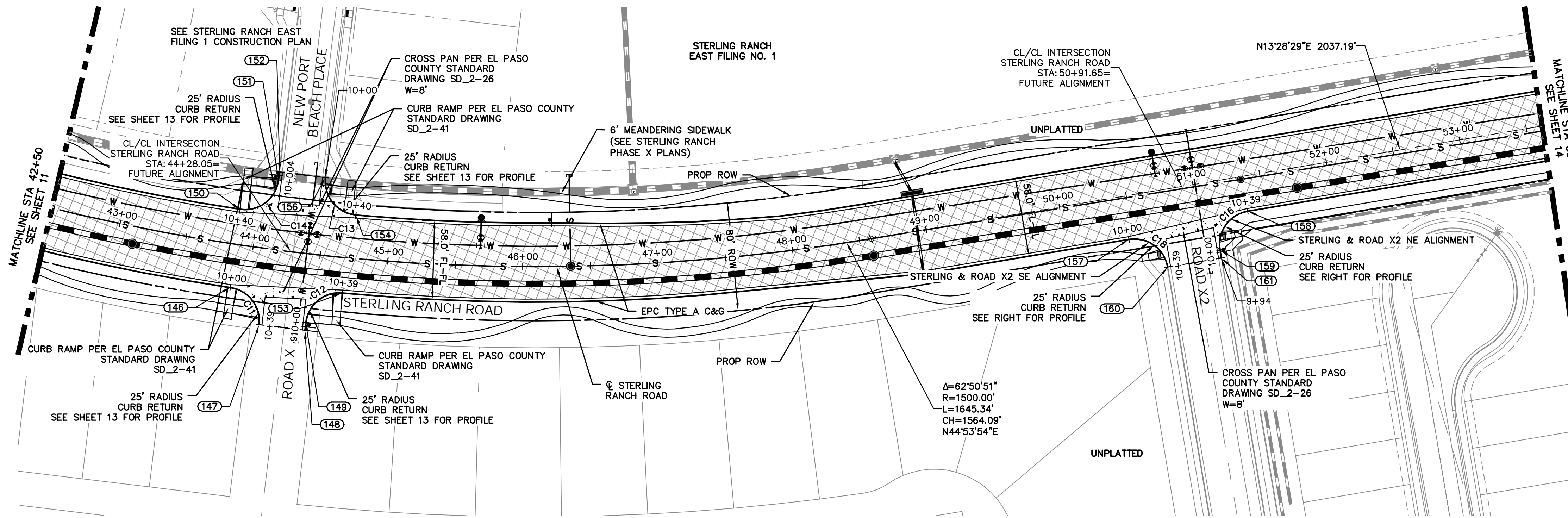
PREPARED FOR  
SR LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
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No.	REVISION	DATE	BY
1"	1"	12/15/22	
1"	1"		
1"	1"		
1"	1"		
1"	1"		
1"	1"		
1"	1"		
1"	1"		
1"	1"		

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

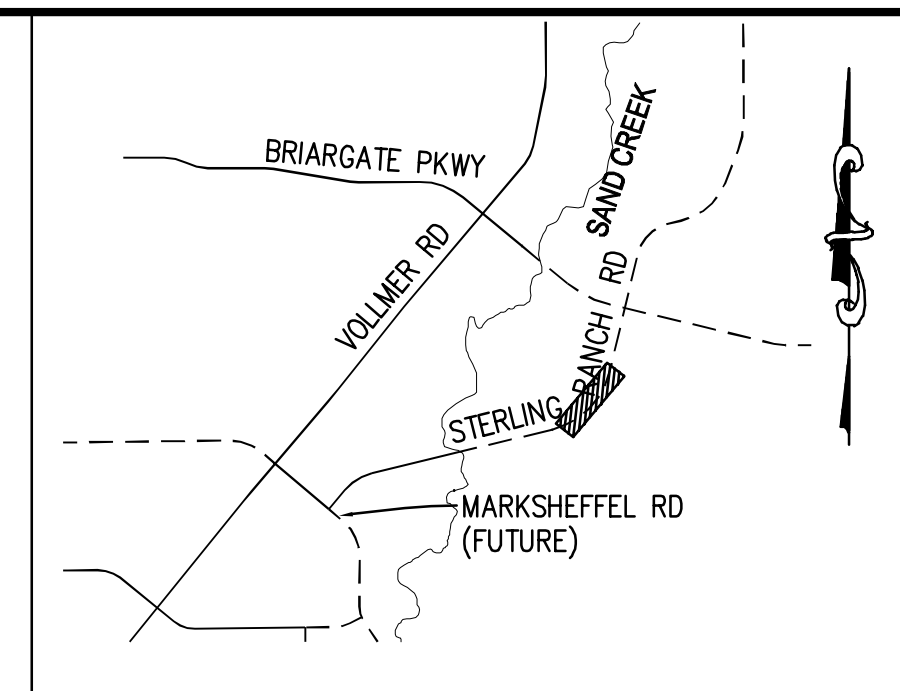
SHEET 11 OF 32  
JOB NO. 25188.03



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

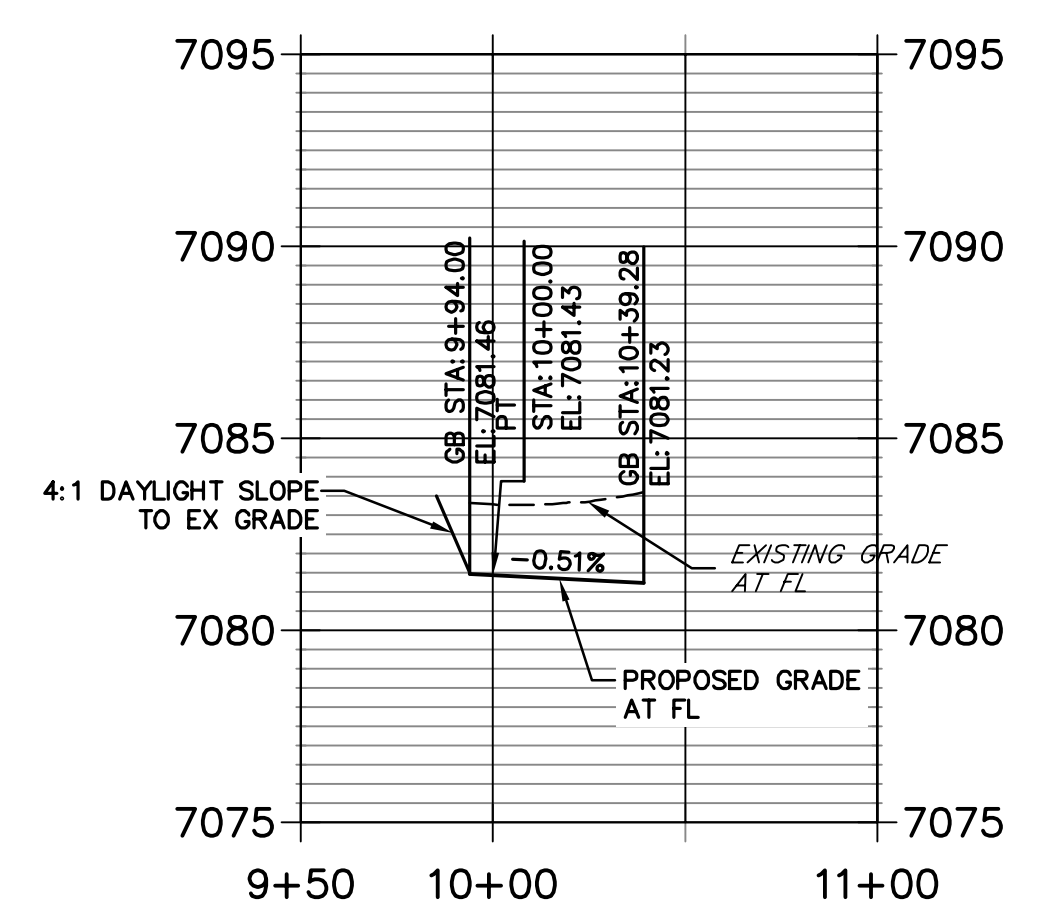
STERLING RANCH ROAD PROFILE (4)  
STA 42+50.00 TO 53+50.00

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

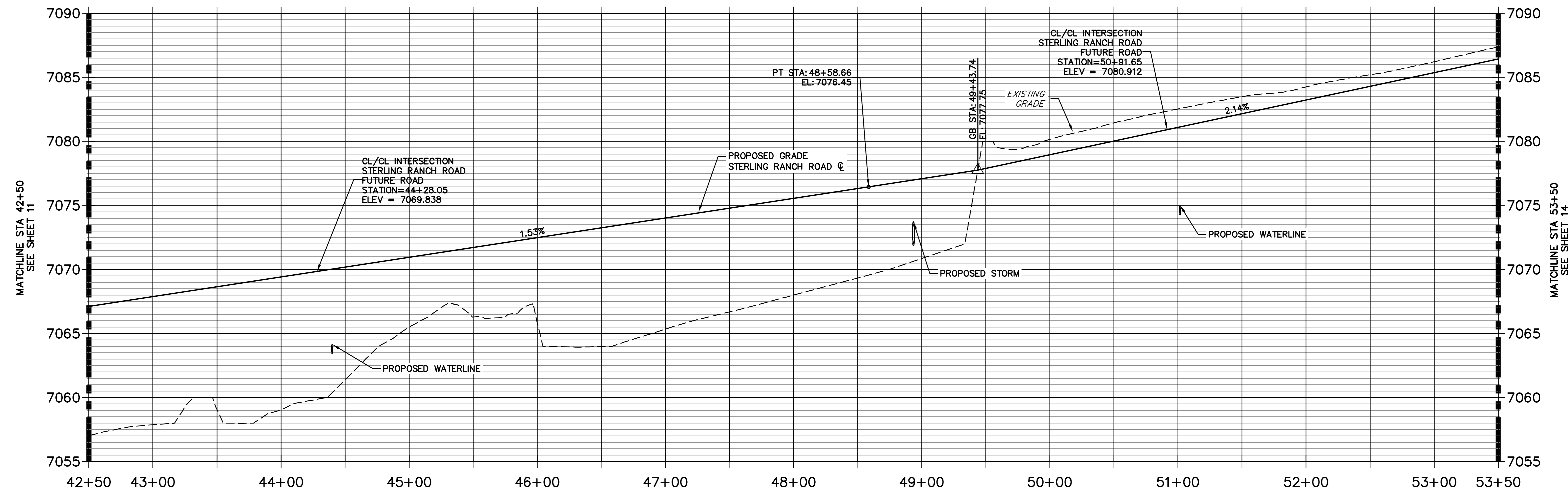
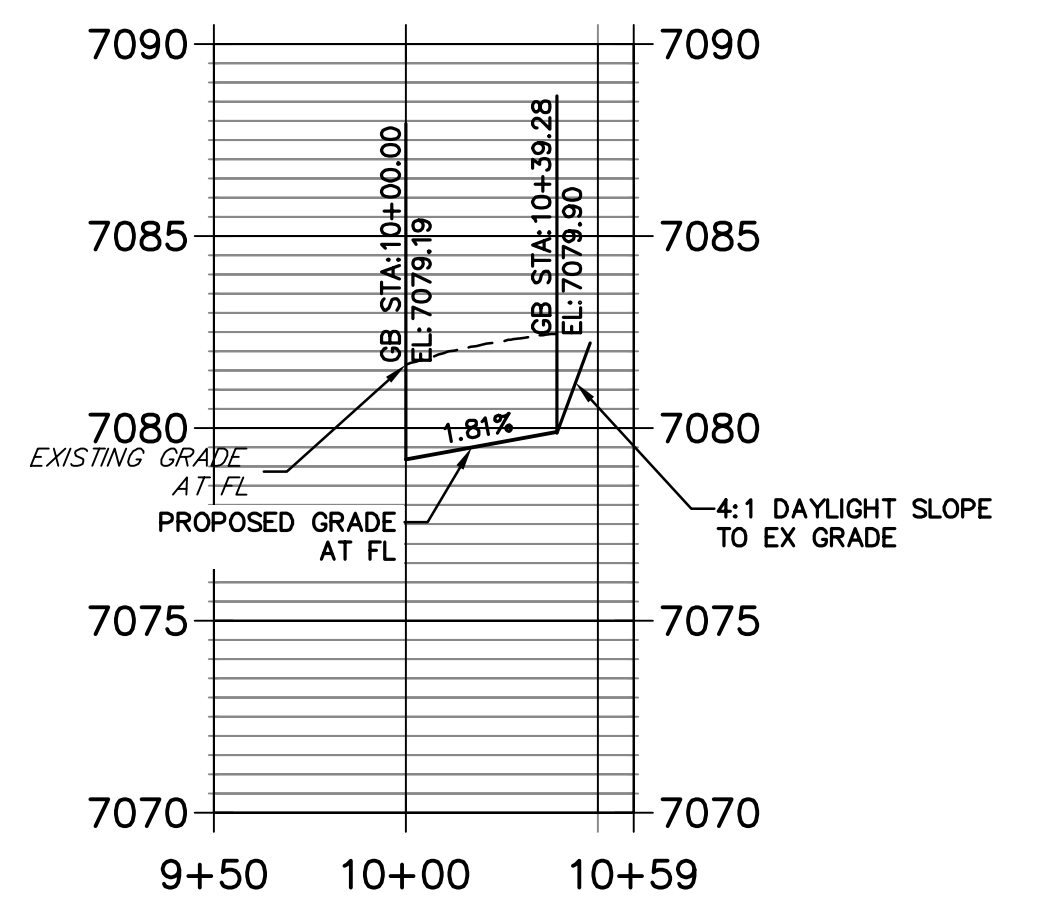


KEY MAP  
N.T.S.

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



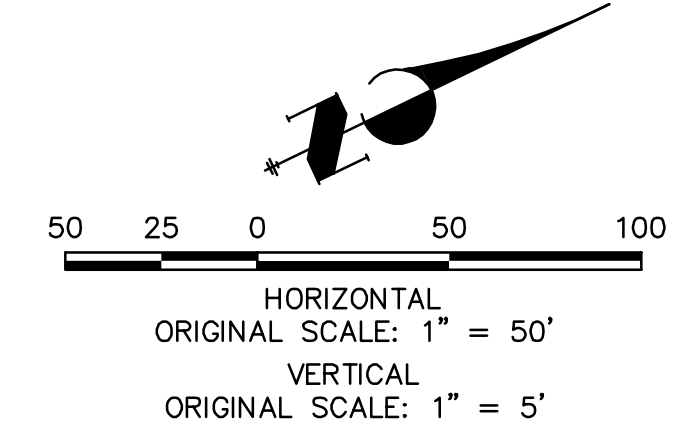
STERLING & ROAD X2 SE PROFILE  
STA 9+50.00 TO 10+59.27



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

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

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



**LEGEND**

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

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

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR  
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COLORADO SPRINGS, CO 80903  
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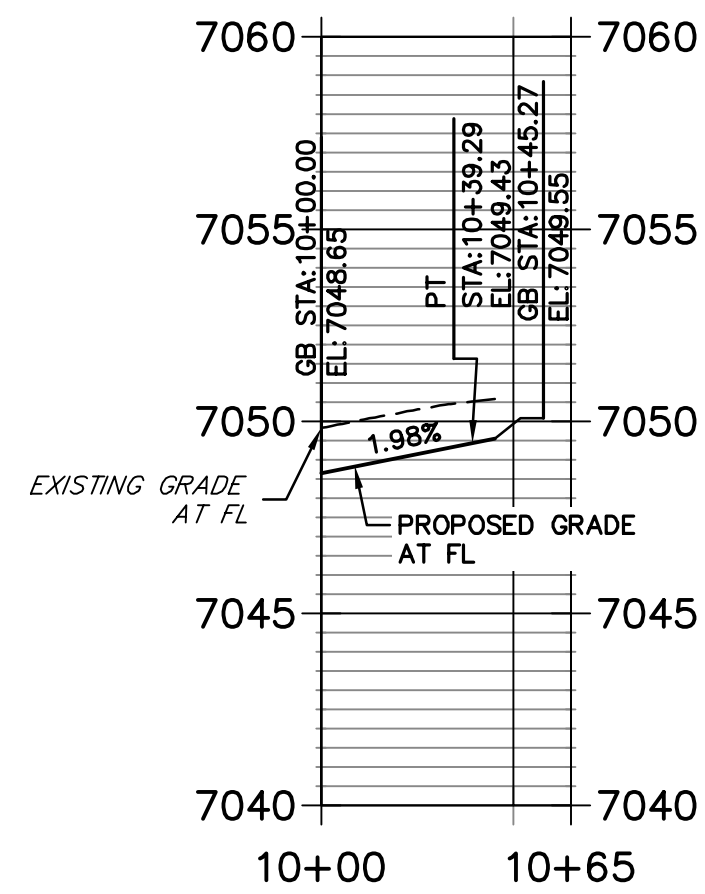
BY	DATE	No.	REVISION

H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 12/15/22  
DESIGNED BY TIM  
DRAWN BY CRB  
CHECKED BY

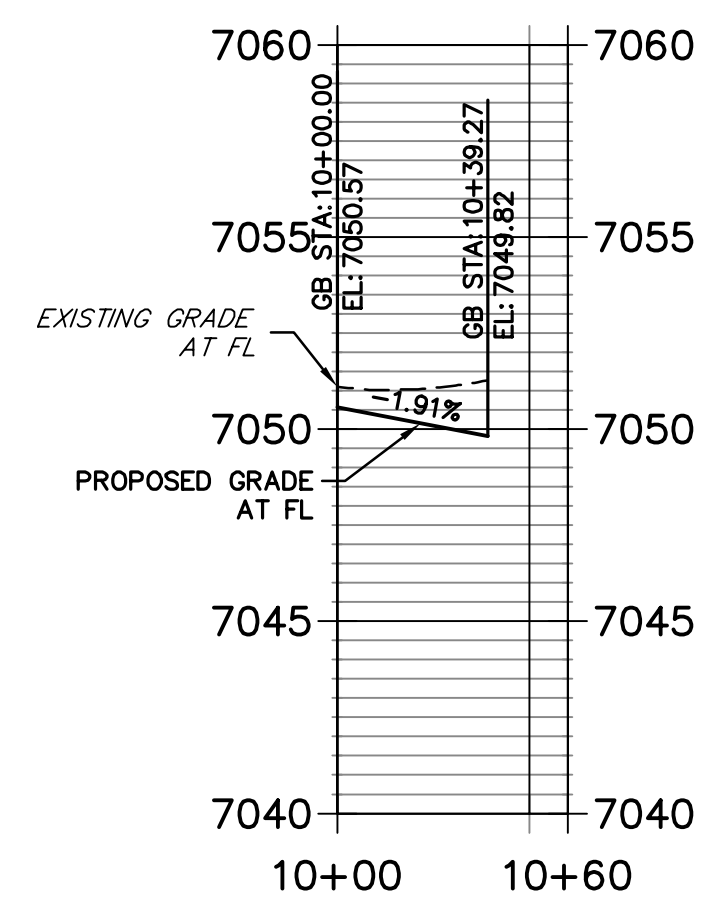
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS  
STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 12 OF 32  
JOB NO. 25188.03

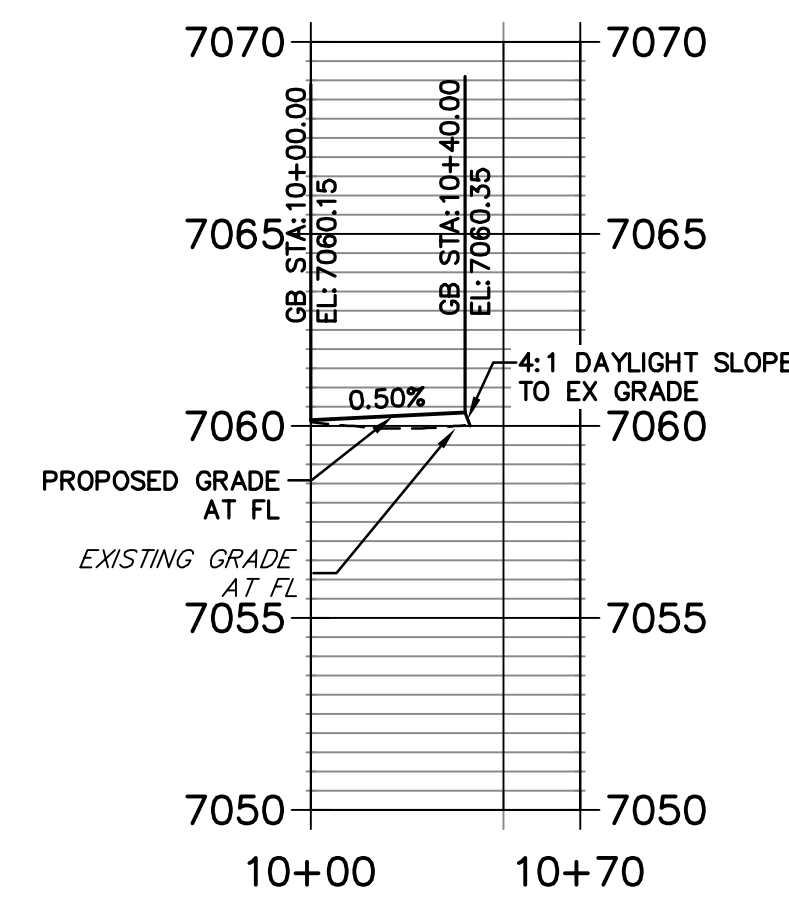
STERLING & BELLFLOWER NW PROFILE  
STA 10+00.00 TO 10+65.00



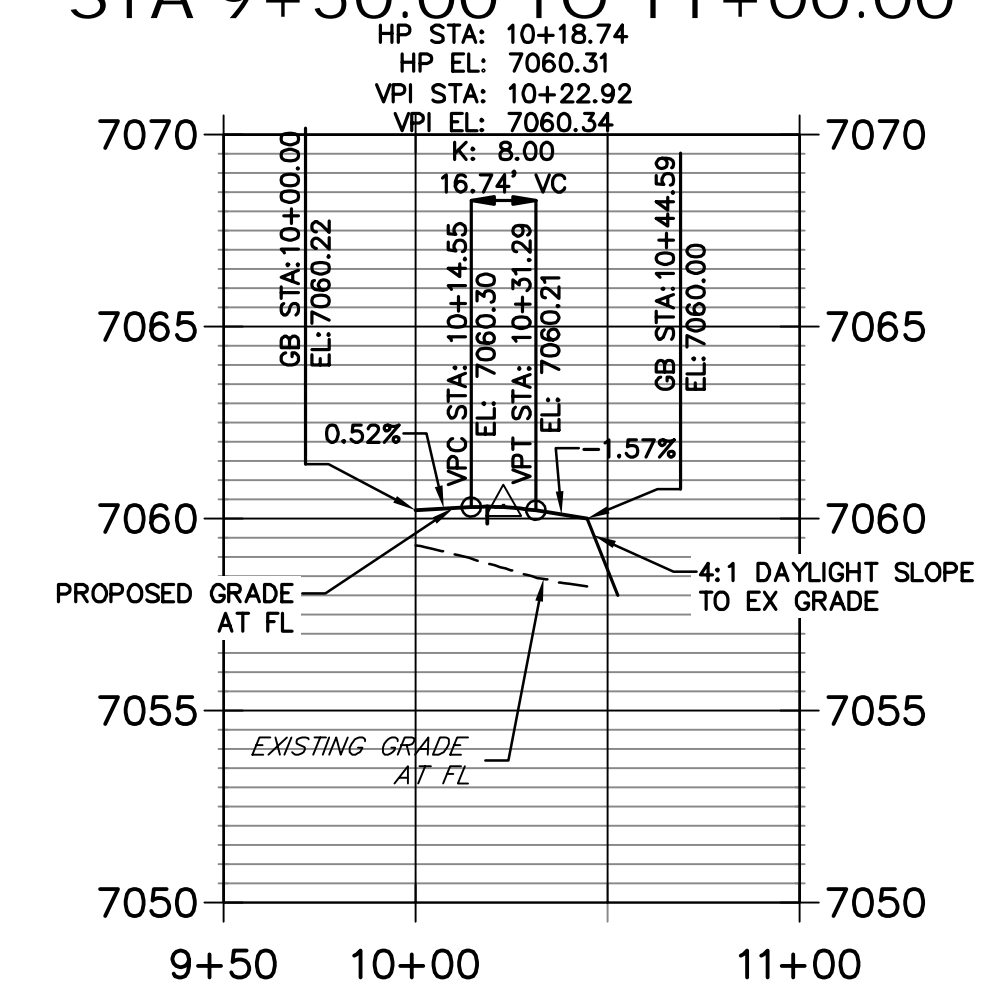
STERLING & BELLFLOWER NE PROFILE  
STA 10+00.00 TO 10+60.00



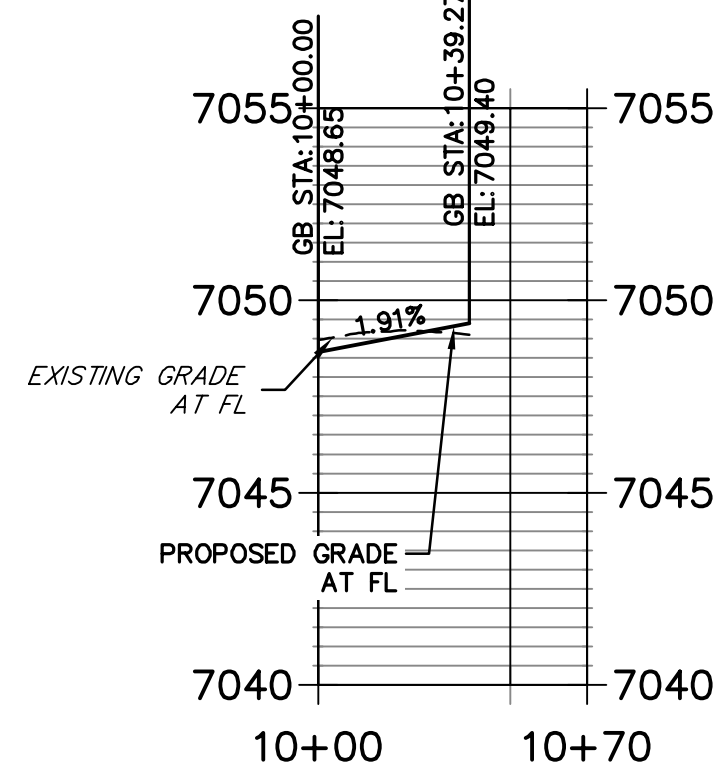
STERLING & LAKE TAHOE NW PROFILE  
STA 10+00.00 TO 10+70.00



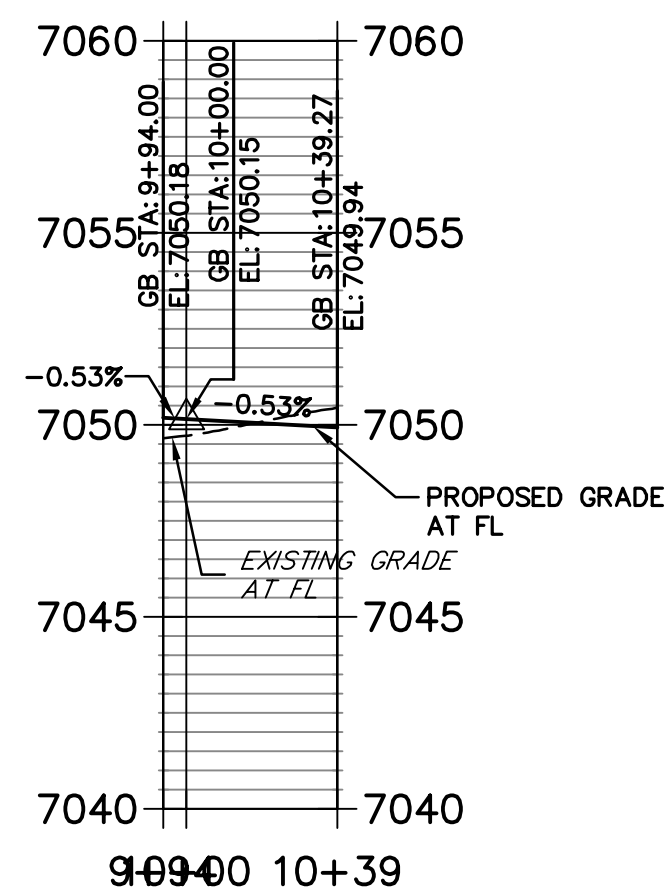
STERLING & ROAD1 NE PROFILE  
STA 9+50.00 TO 11+00.00



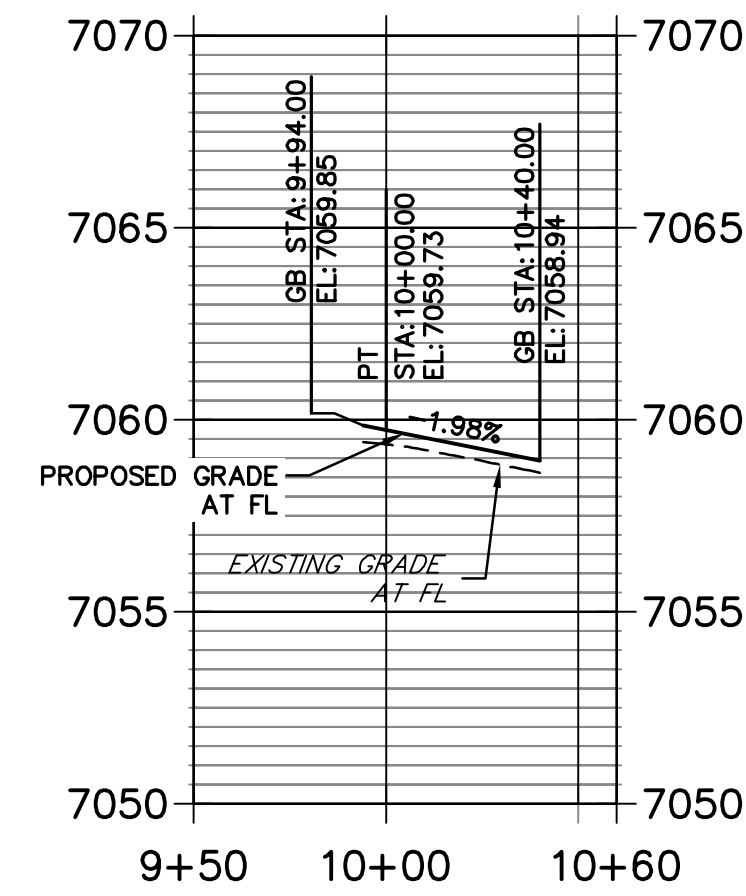
STERLING & ROAD 7 SW PROFILE  
STA 10+00.00 TO 10+70.00



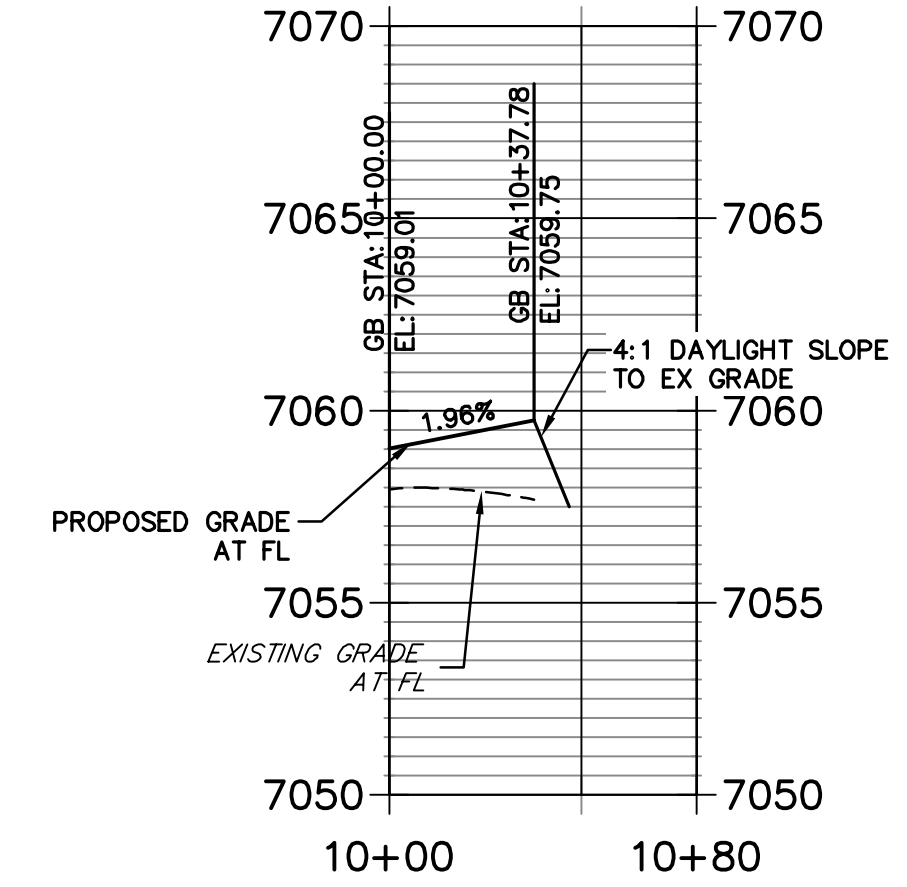
STERLING & ROAD7 SE PROFILE  
STA 9+94.00 TO 10+39.27



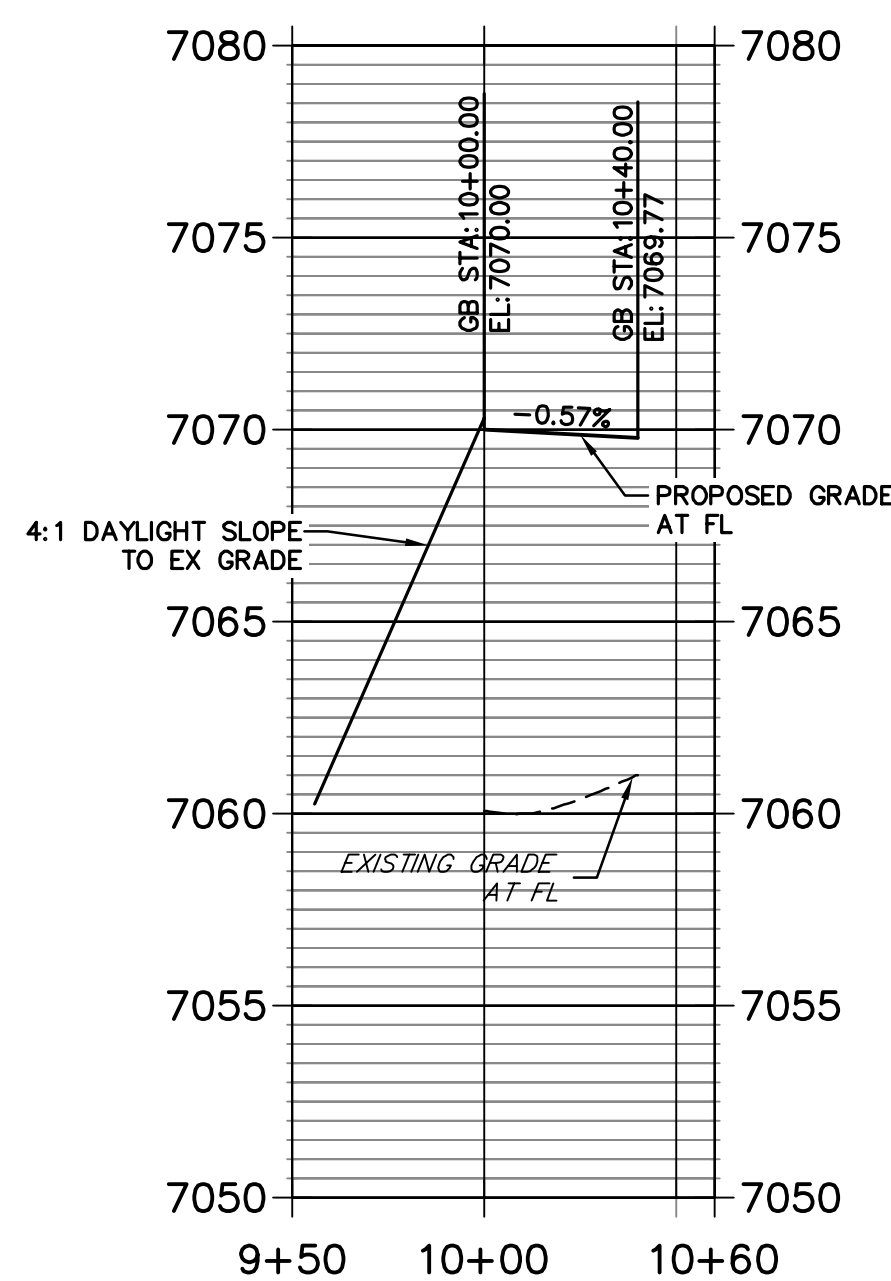
STERLING & LAKE TAHOE SW PROFILE  
STA 9+50.00 TO 10+60.00



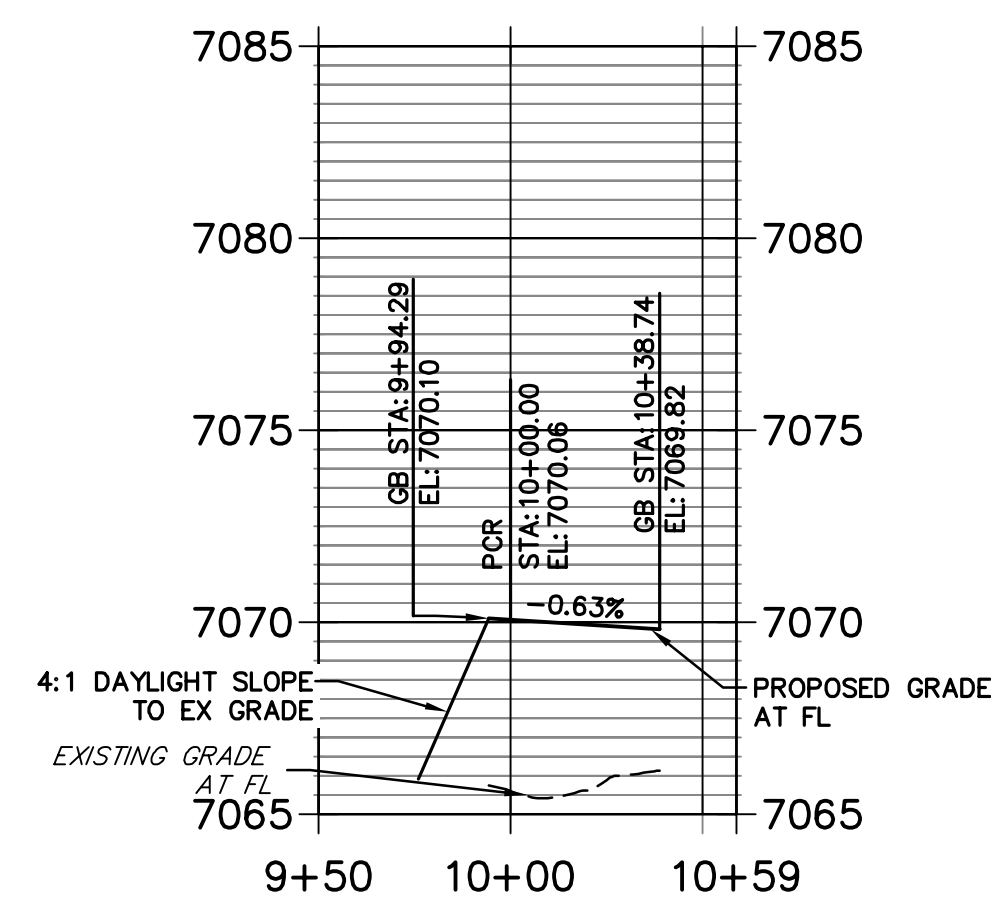
STERLING & ROAD1 SE PROFILE  
STA 10+00.00 TO 10+80.00



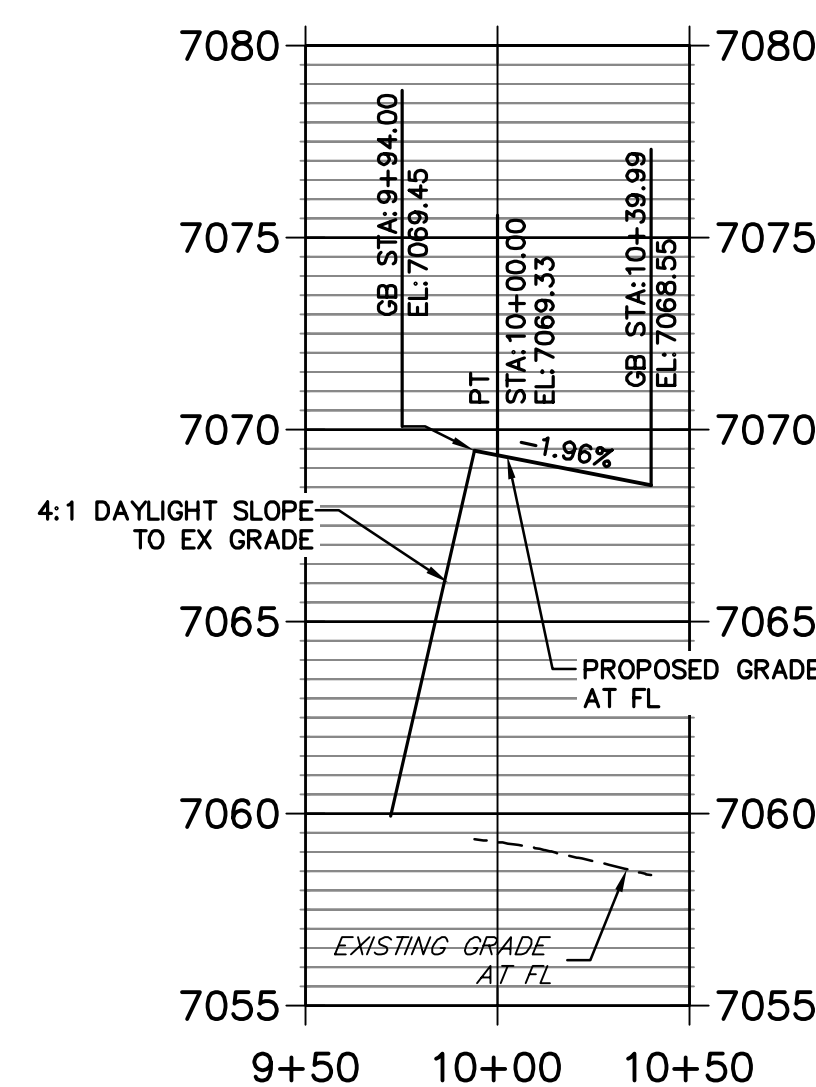
STERLING & NEWPORT BEACH NW PROFILE  
STA 9+50.00 TO 10+60.00



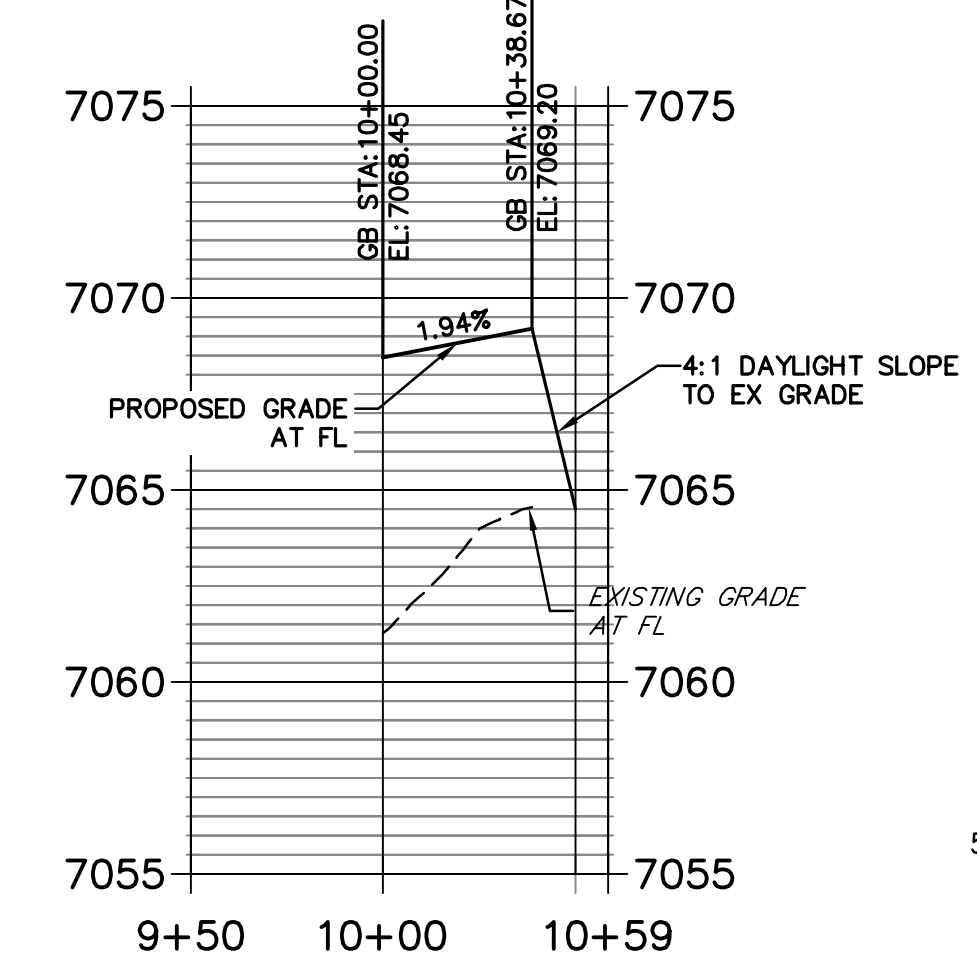
STERLING & ROAD X NE PROFILE  
STA 9+50.00 TO 10+58.74



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



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



Know what's below.  
Call before you dig.

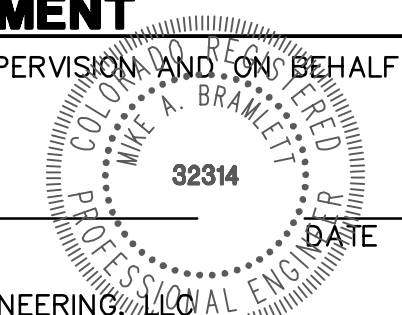


HORIZONTAL ORIGINAL SCALE: 1" = 50'  
VERTICAL ORIGINAL SCALE: 1" = 5'

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
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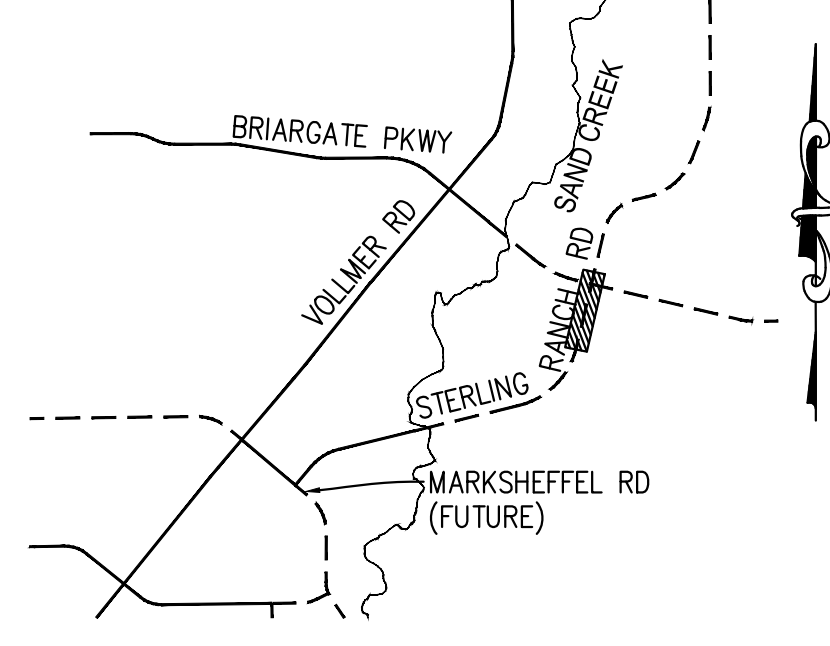
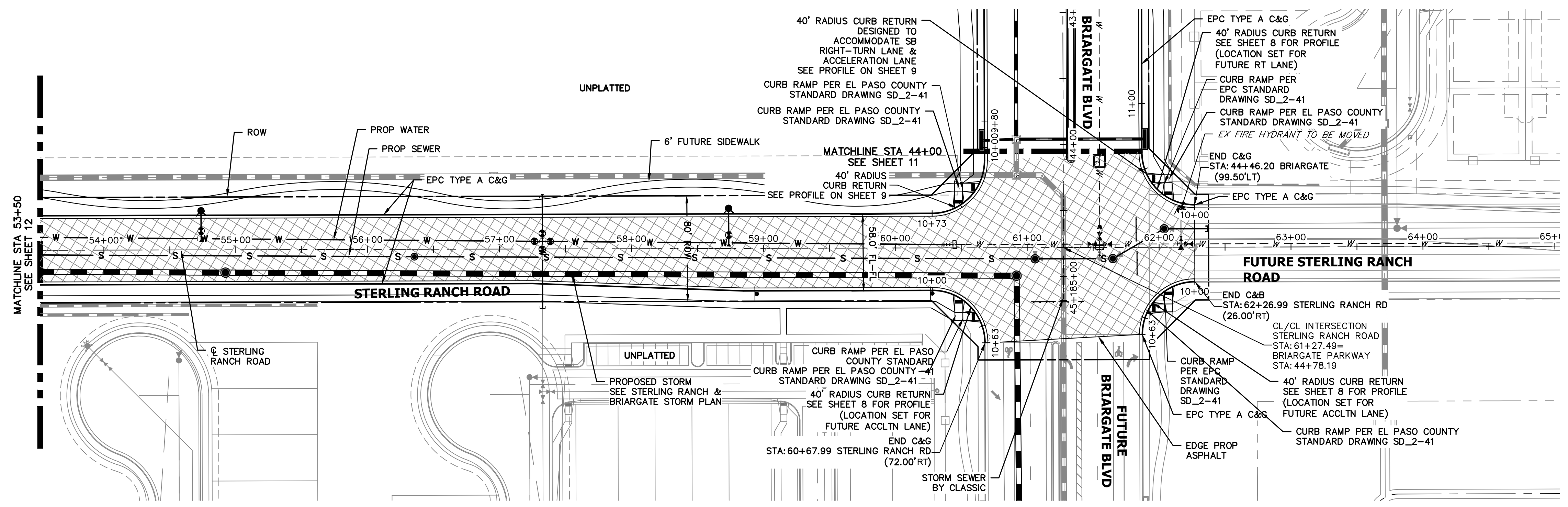
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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	12/15/22	TIM	CRB	

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

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

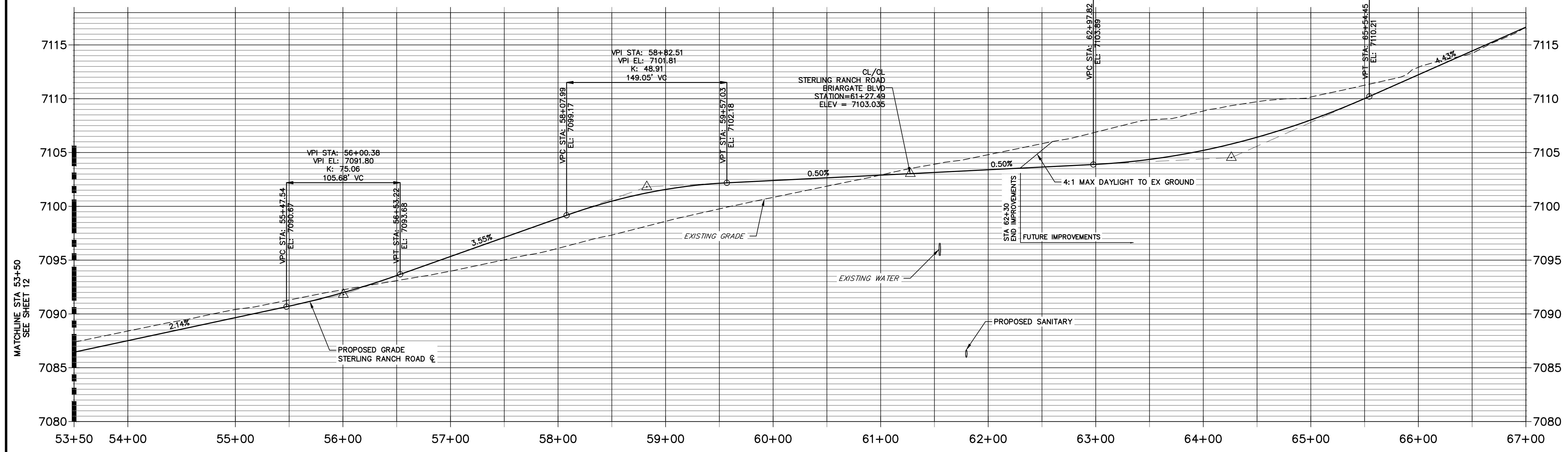
**LEGEND**

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

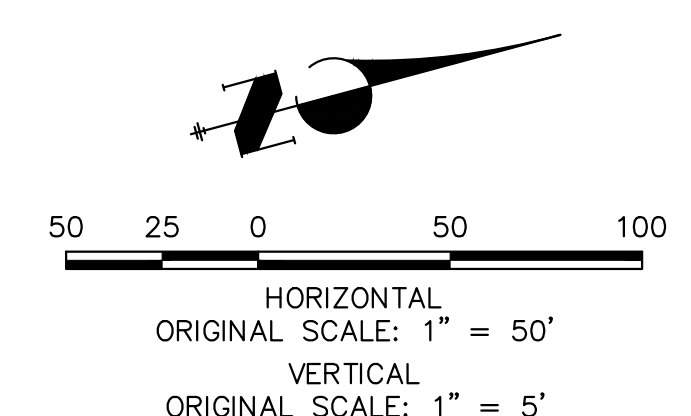
**STERLING RANCH ROAD**  
STA 53+50 TO STA 61+22.49

- 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



VPI STA: 64+26.13  
VPI EL: 7104.53  
K: 65.37  
256.63' VC



**ENGINEER'S STATEMENT**  
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Fort Collins 970-491-9888 • www.jrengineering.com

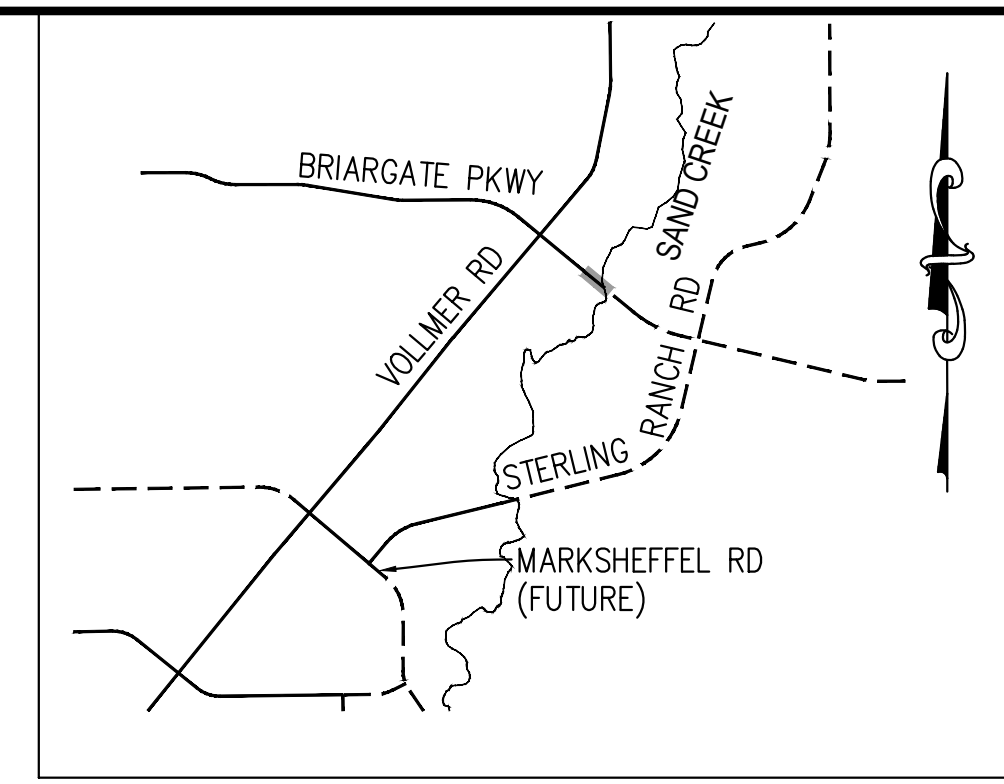
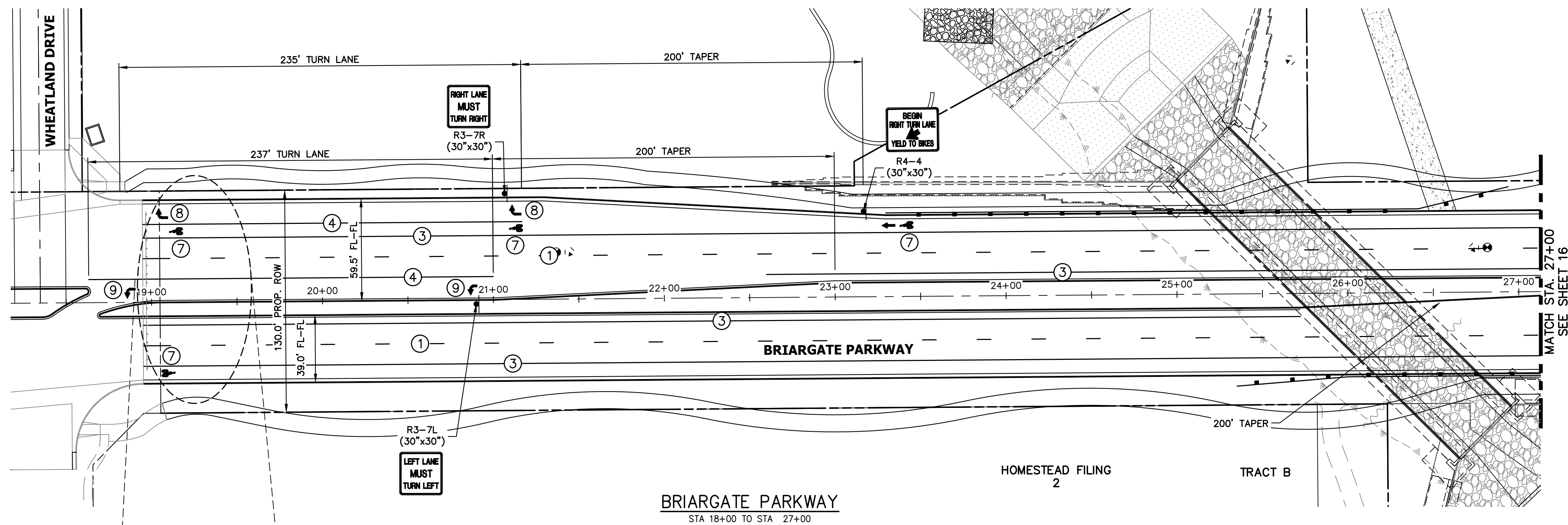
No.	REVISION	BY	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 14 OF 32

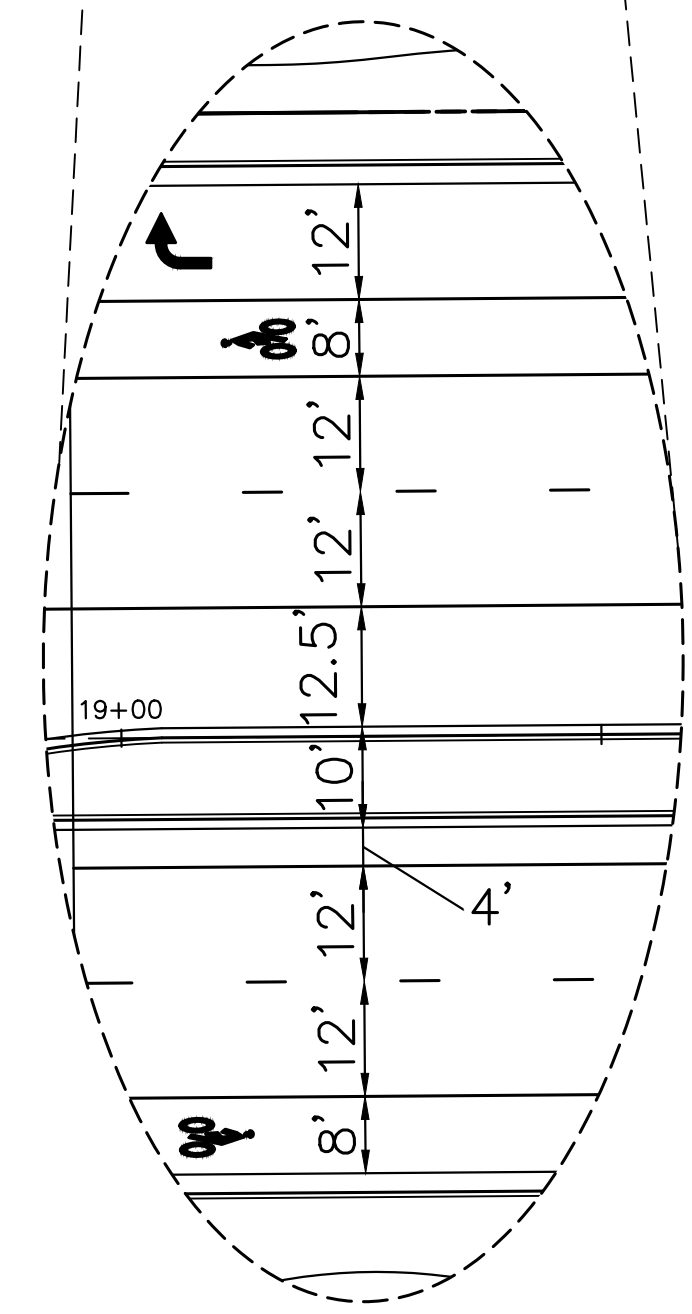
JOB NO. 25188.03



KEY MAP  
N.T.S.

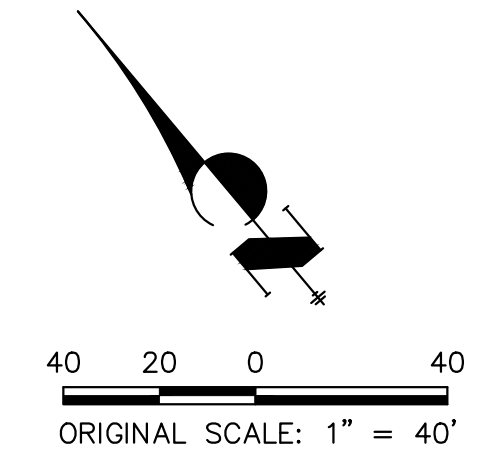
NOTE TO CONTRACTOR:

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'
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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 THE AUTHORITY OF THE ENGINEER FOR AND ON BEHALF OF JR ENGINEERING, INC. FOR THE PROJECT OF BRIARGATE PARKWAY SEGMENT 2 STREET PLANS.

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAMLEY, P.E., LICENSE NO. 37257, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO

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

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

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

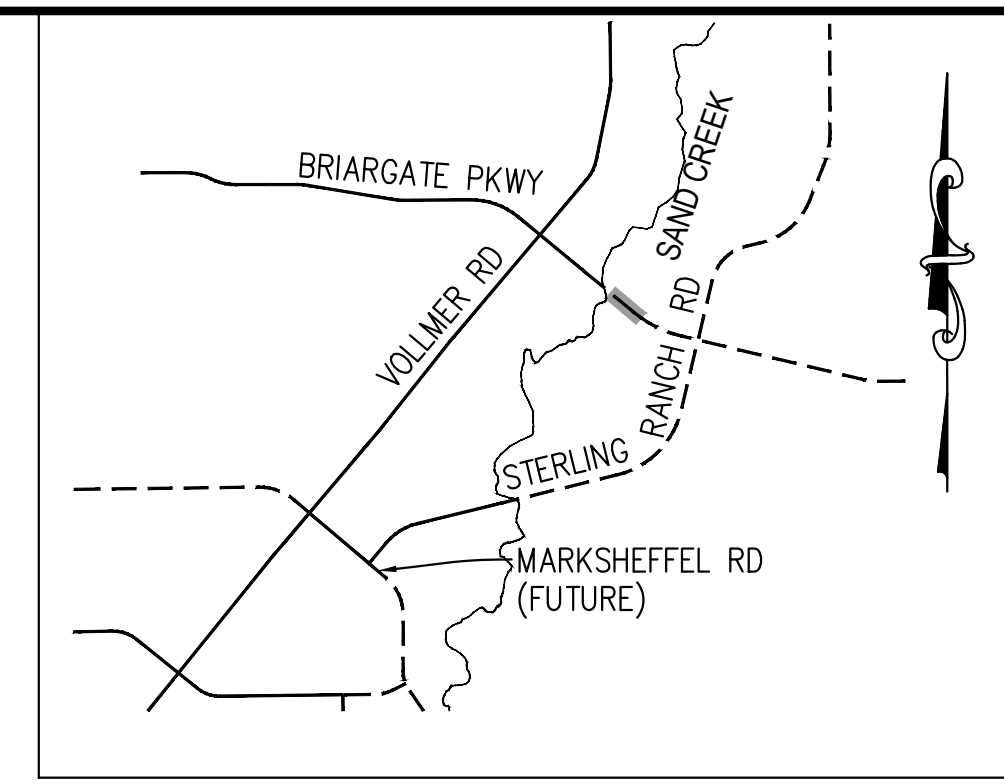
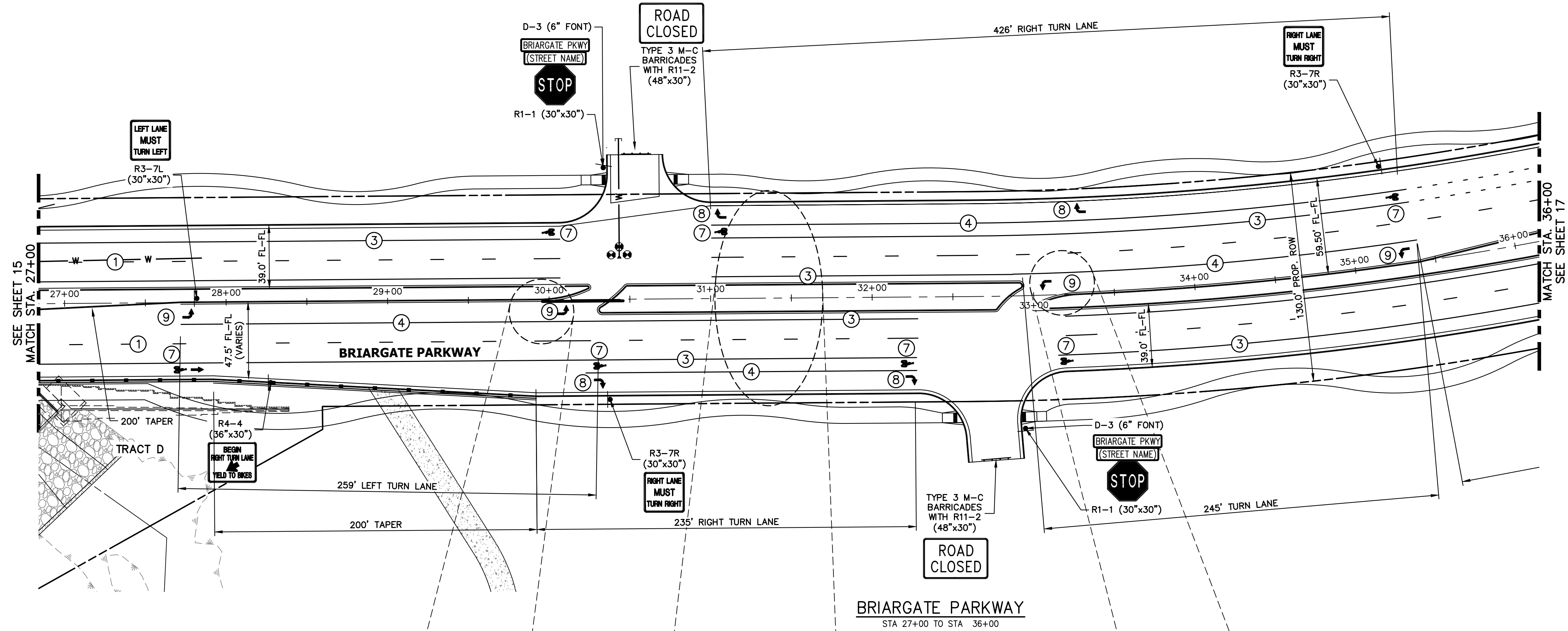
BRIARGATE SIGNING & STRIPING

SHEET 15 OF 32

JOB NO. 25188.03



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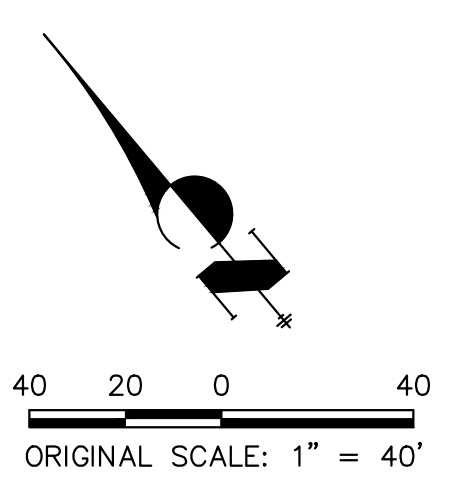
**KEY MAP**  
N.T.S.

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**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 THE AUTHORITY OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF COLORADO FOR AND ON BEHALF OF JR ENGINEERING, INC.

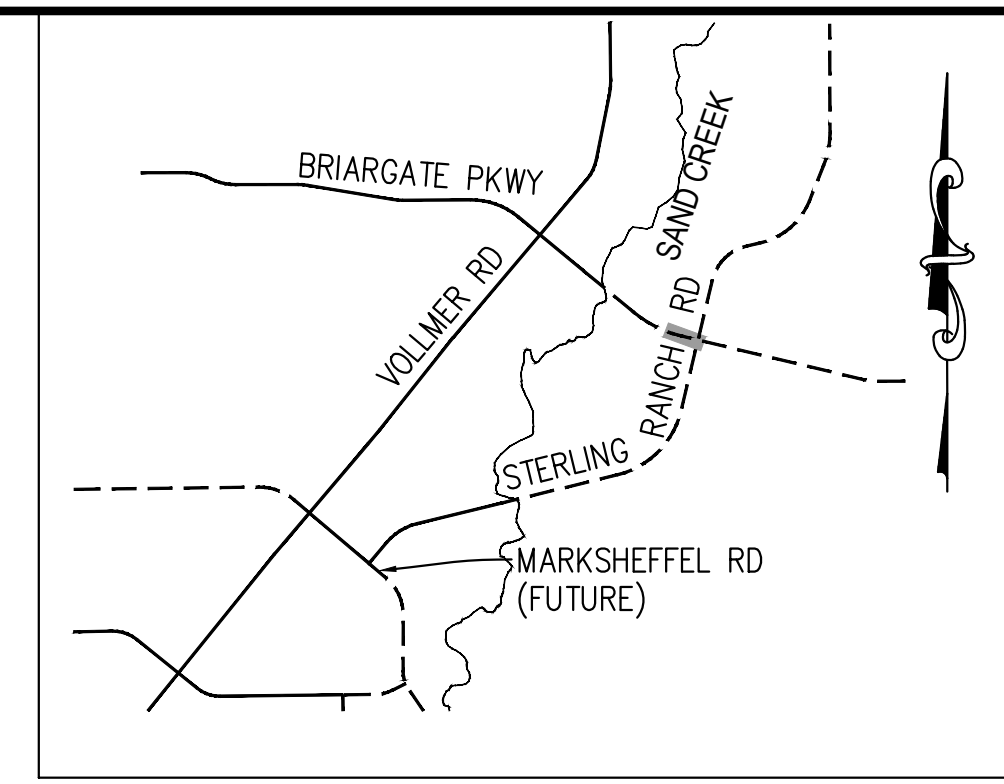
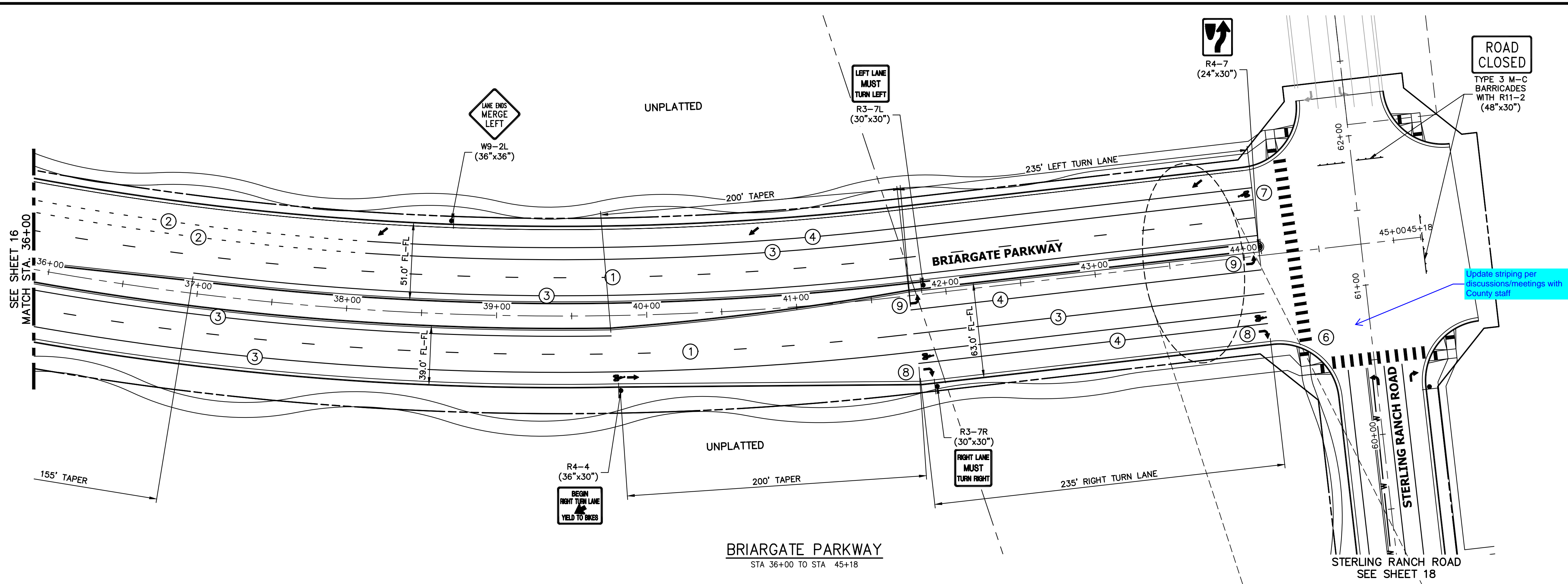
**PRELIMINARY NOT FOR CONSTRUCTION**

MIKE A. BRAMLIN, P.E.  
COLORADO P.E. NO. 37812  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

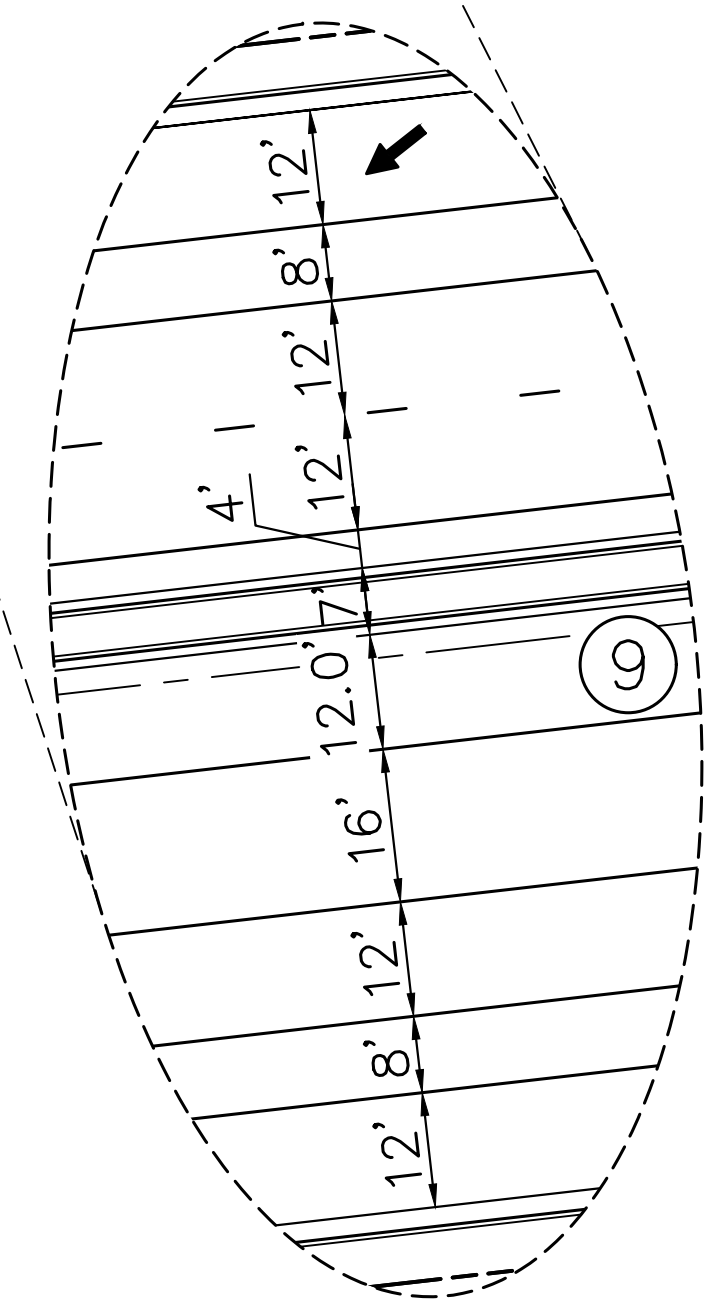
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.
	<b>J.R. ENGINEERING</b> A Westman Company Centennial 300-740-8888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
	SHEET 16 OF 32 JOB NO. 25188.03

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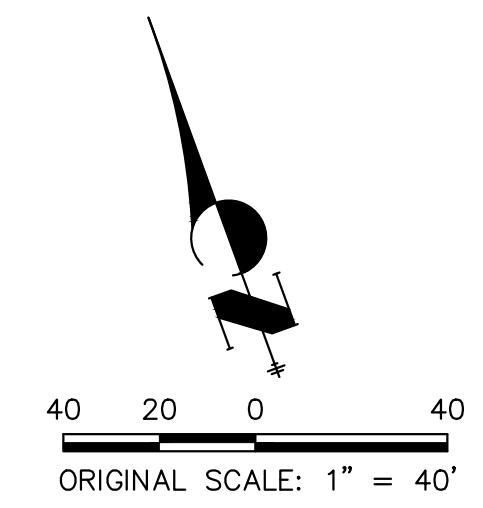


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**ENGINEER'S STATEMENT**  
 PREPARED UNDER THE AUTHORITY OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF COLORADO FOR AND ON BEHALF OF JR ENGINEERING & SURVEYING, INC. AS THE ENGINEER OF RECORD FOR THIS PROJECT.

**PRELIMINARY NOT FOR CONSTRUCTION**

MIKE A. BRAMLEY  
 COLORADO P.E. No. 37110  
 FOR AND ON BEHALF OF JR ENGINEERING & SURVEYING, INC.

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

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

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

BY	DATE	No.	REVISION

H-SCALE 1"=40'  
 V-SCALE N/A  
 DATE 12/15/22  
 DESIGNED BY JMC  
 DRAWN BY RWK  
 CHECKED BY

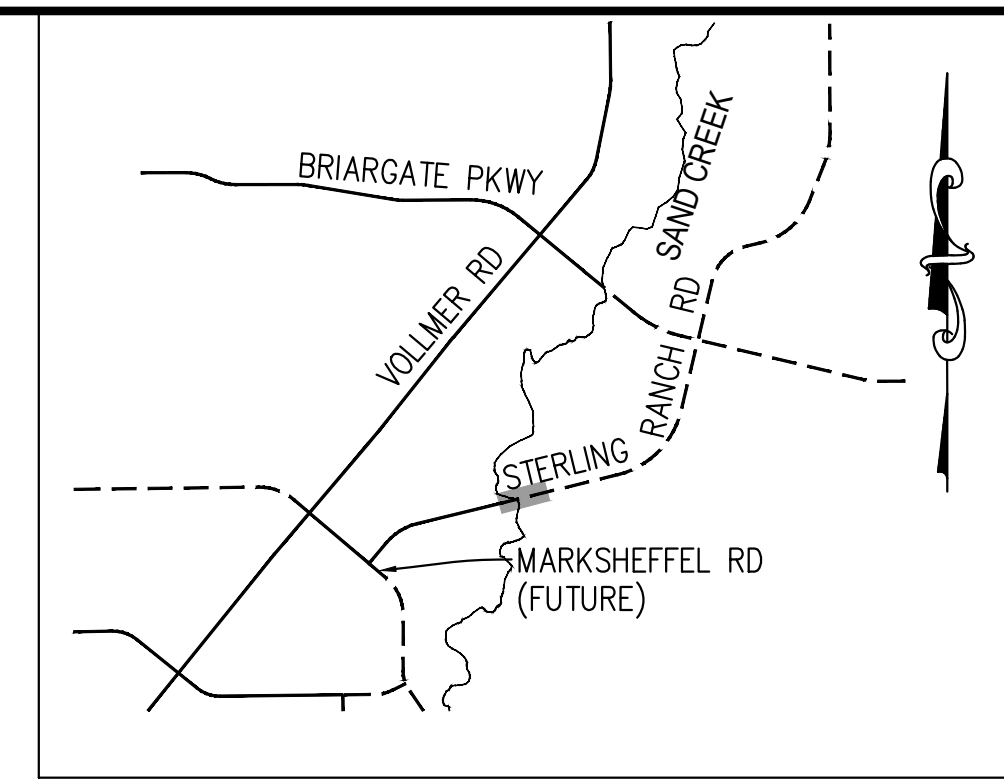
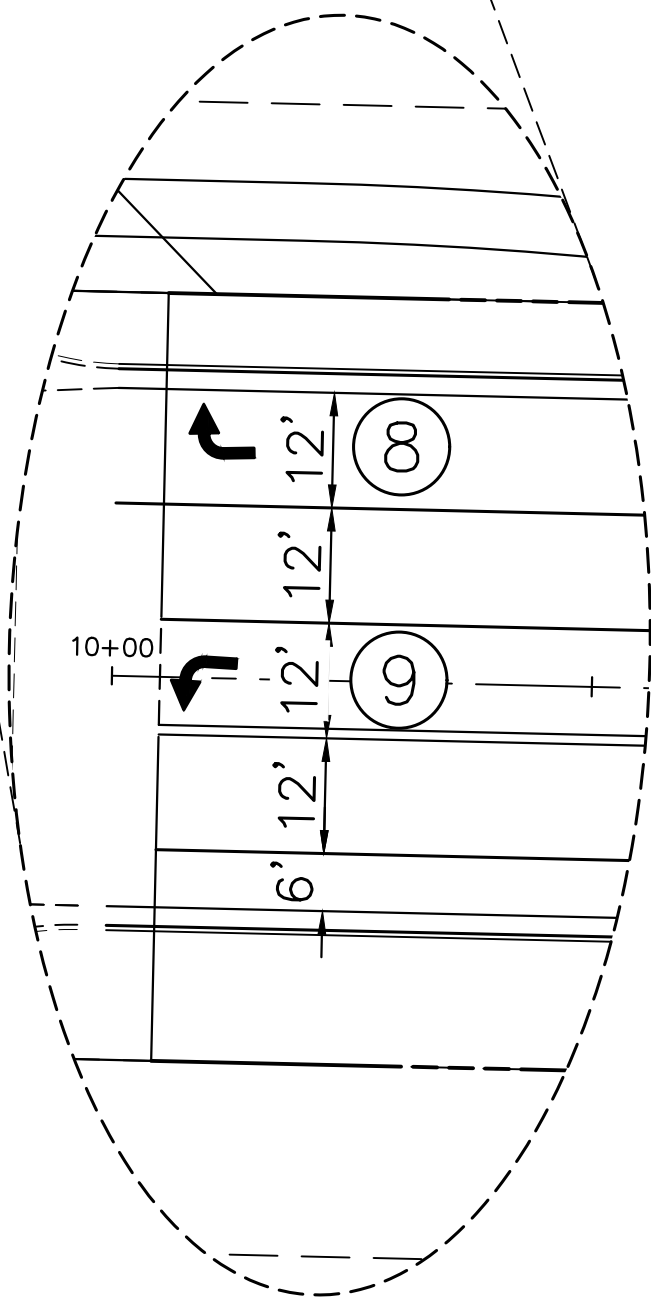
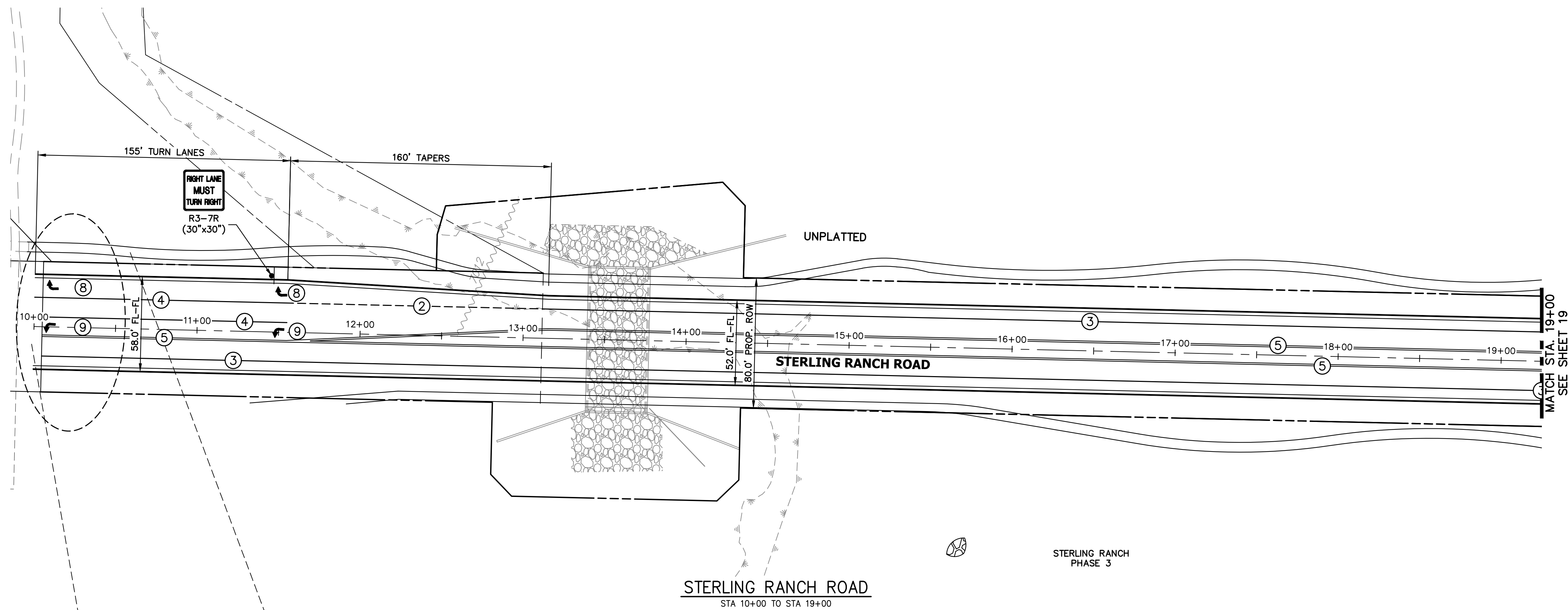
**STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS**

**BRIARGATE SIGNING & STRIPING**

SHEET 17 OF 32  
 JOB NO. 25188.03



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KEY MAP  
N.T.S.

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

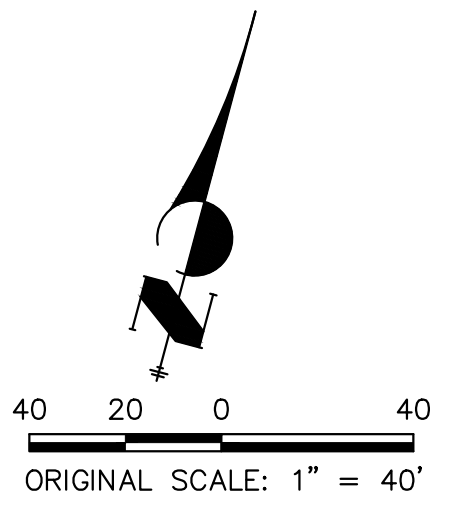
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
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BY	DATE	No.	REVISION

H-SCALE	1"=40'	V-SCALE	N/A	DATE	12/15/22	DESIGNED BY	JMC	DRAWN BY	RWK	CHECKED BY

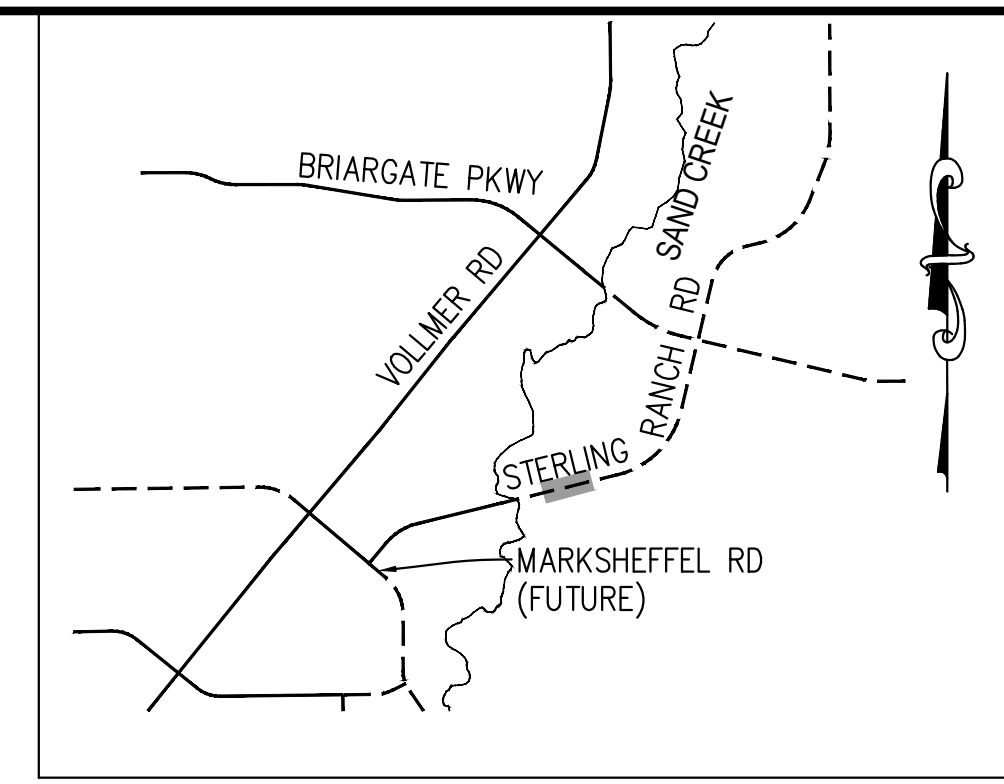
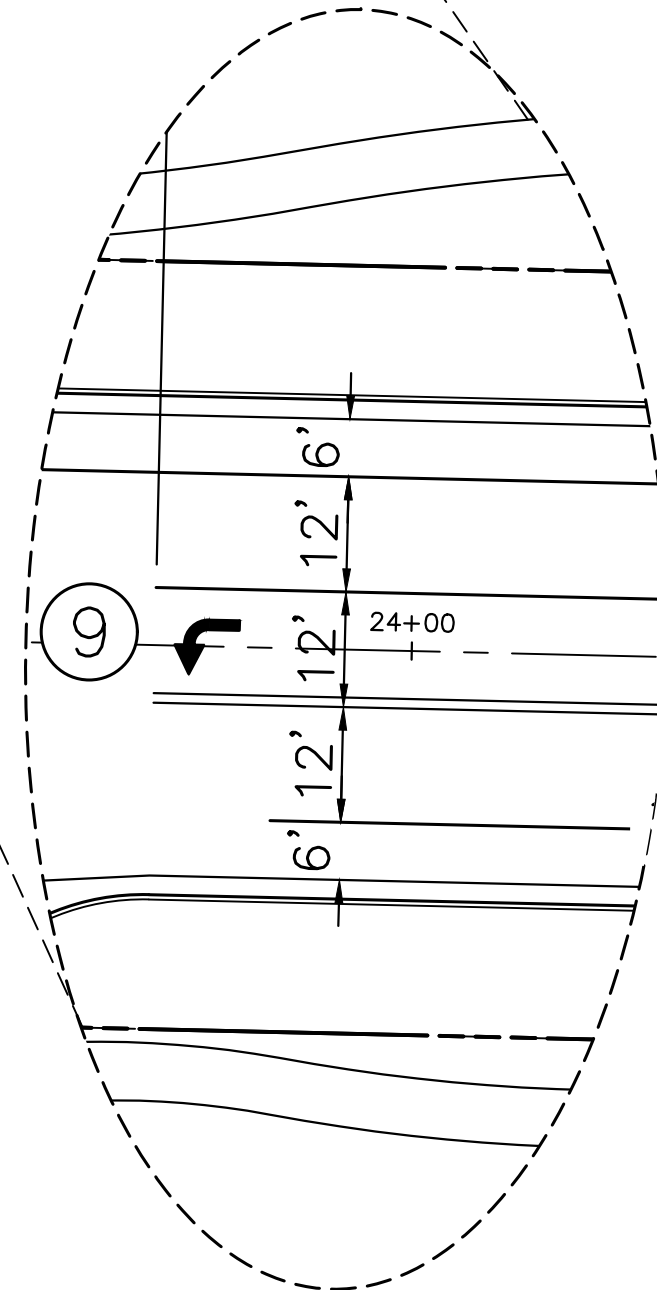
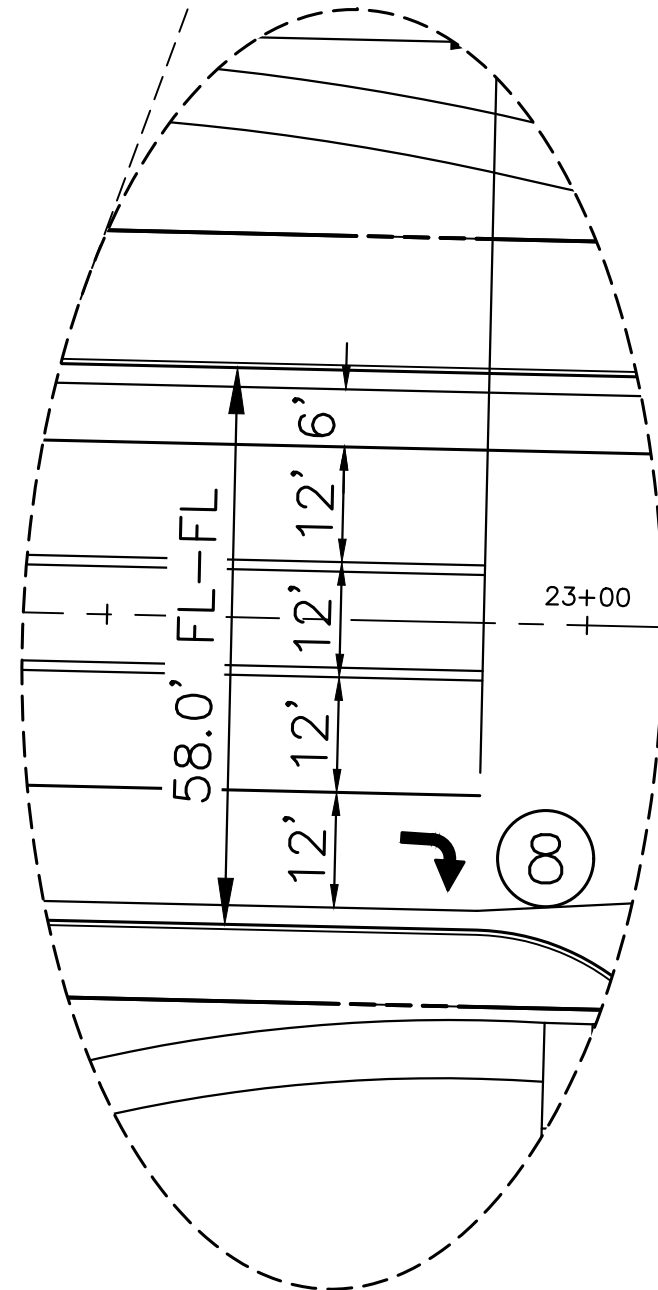
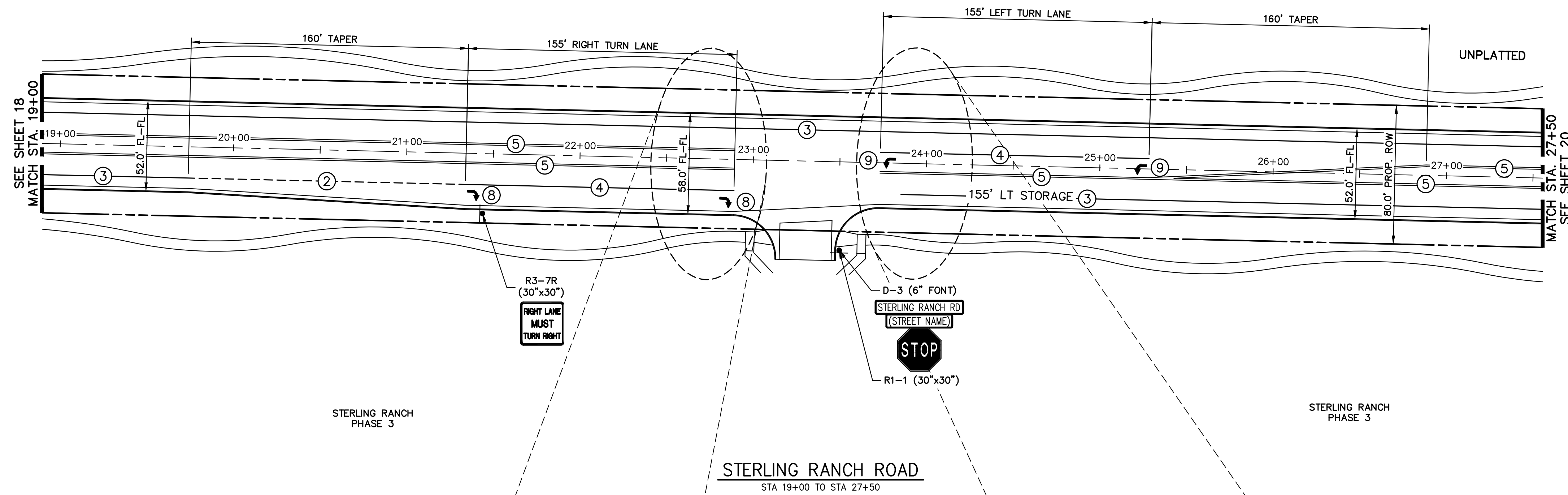
STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



**ENGINEER'S STATEMENT**  
PREPARED UNDER THE AUTHORITY OF THE ENGINEERING PROFESSION FOR AND ON BEHALF OF JR ENGINEERING, INC. FOR THE PROJECT OF SR LAND, LLC.  
**PRELIMINARY NOT FOR CONSTRUCTION**  
MIKE A. BRAMLEY  
COLORADO P.E. 37272  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

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



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

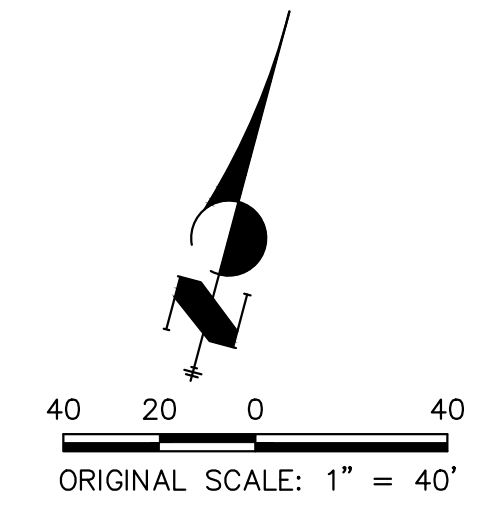
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	1"=40'	V-SCALE	N/A	DATE	12/15/22	DESIGNED BY	JMC	DRAWN BY	RWK	CHECKED BY

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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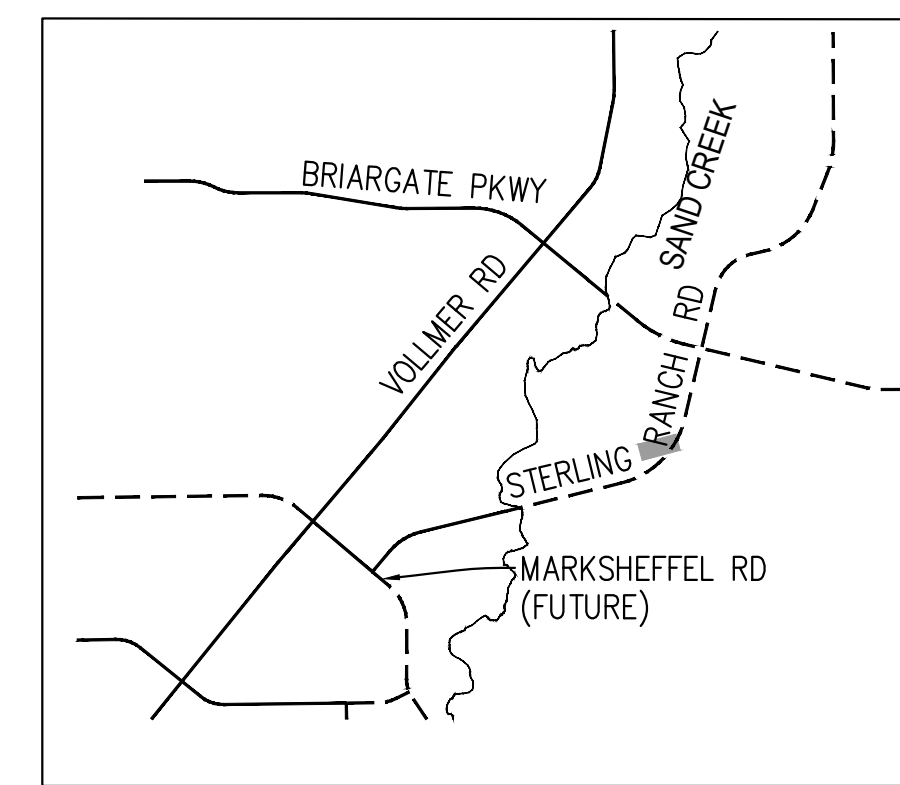
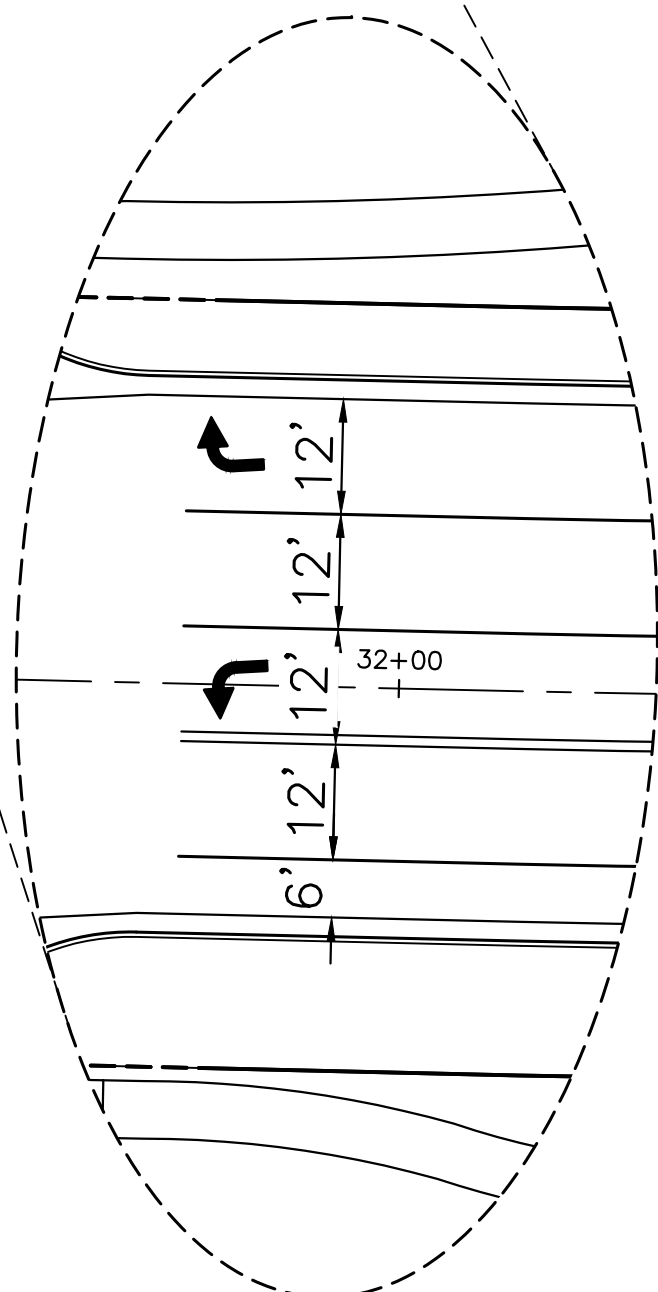
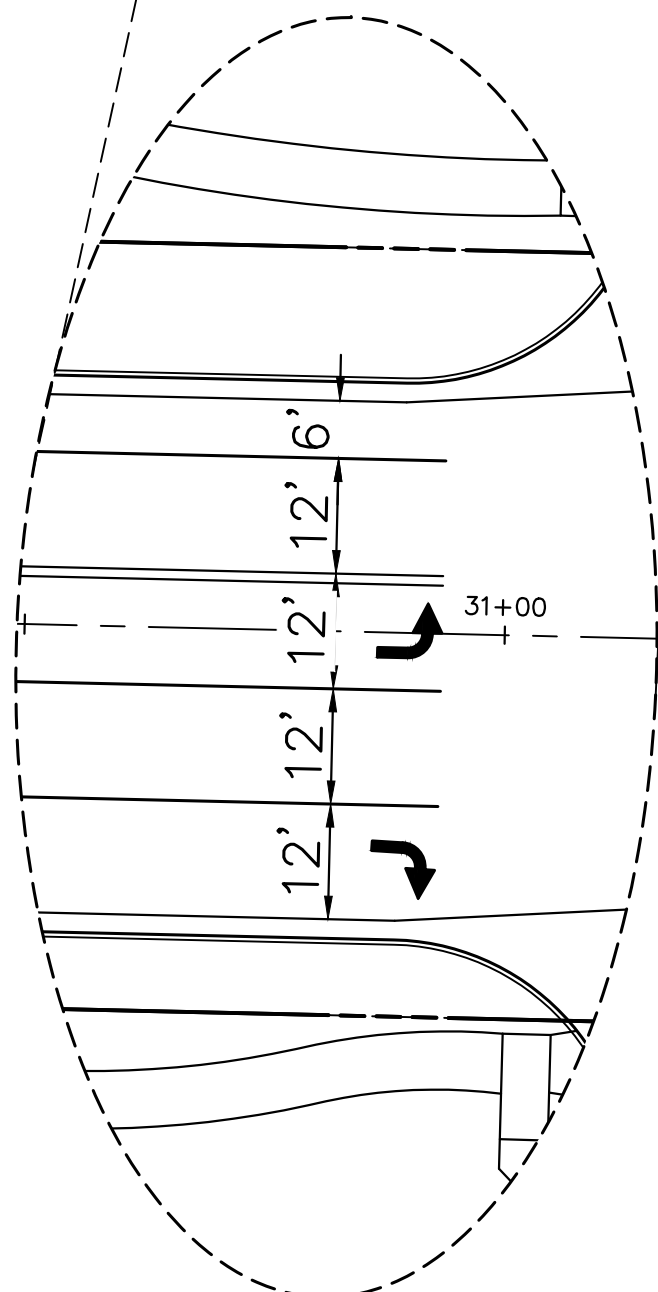
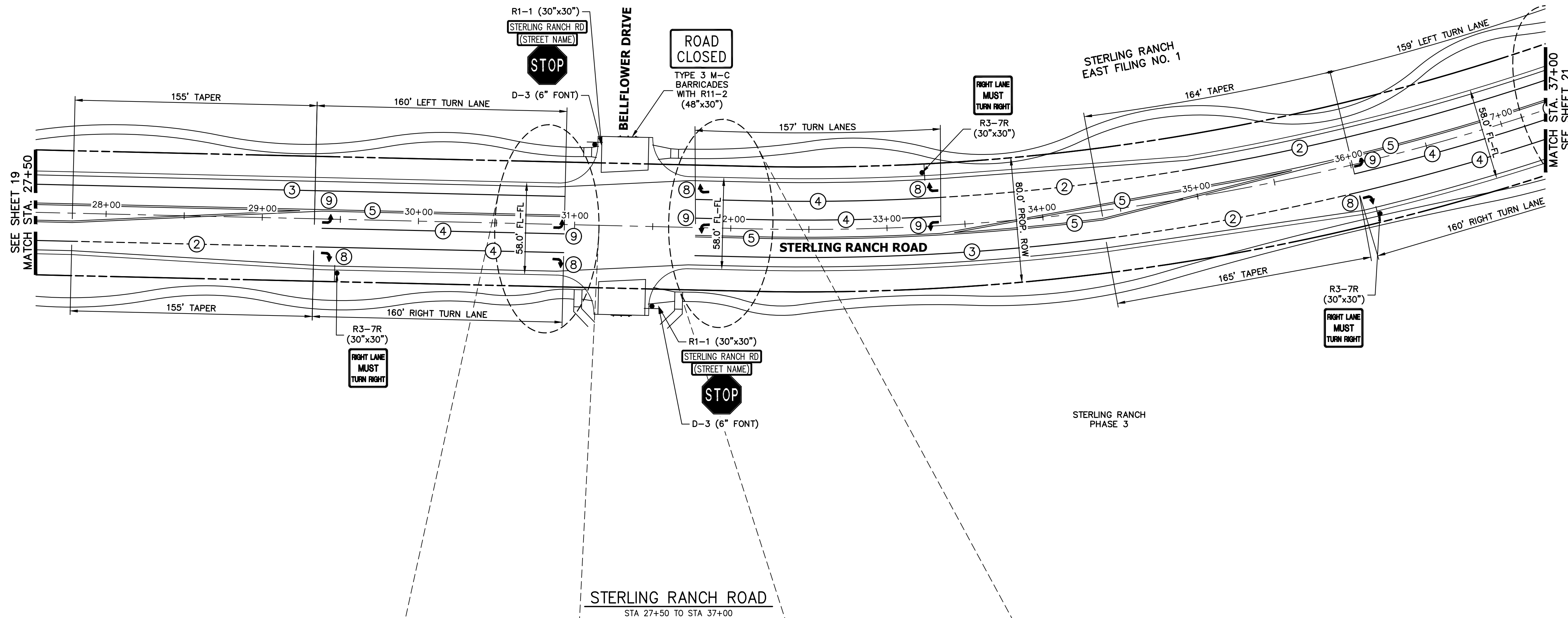


**ENGINEER'S STATEMENT**  
PREPARED UNDER THE AUTHORITY OF THE PROFESSIONAL ENGINEERING BOARD OF THE STATE OF COLORADO FOR AND ON BEHALF OF JR ENGINEERING, INC.

**PRELIMINARY NOT FOR CONSTRUCTION**

MIKE A. BRAML  
COLORADO P.E. No. 37211  
FOR AND ON BEHALF OF JR ENGINEERING, INC.





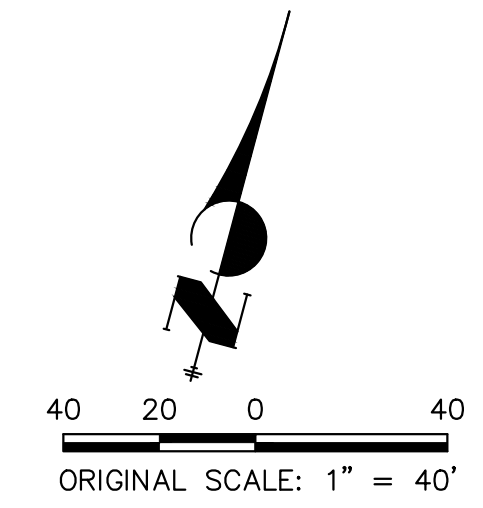
KEY MAP  
N.T.S.

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ENGINEER'S STATEMENT

PREPARED UNDER ENGINEERING CONTRACT NO. \_\_\_\_\_ FOR AND ON BEHALF OF JR ENGINEERING, INC. FOR THE PROJECT OF \_\_\_\_\_

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAMLEY, P.E., LICENSE NO. \_\_\_\_\_

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

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

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

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

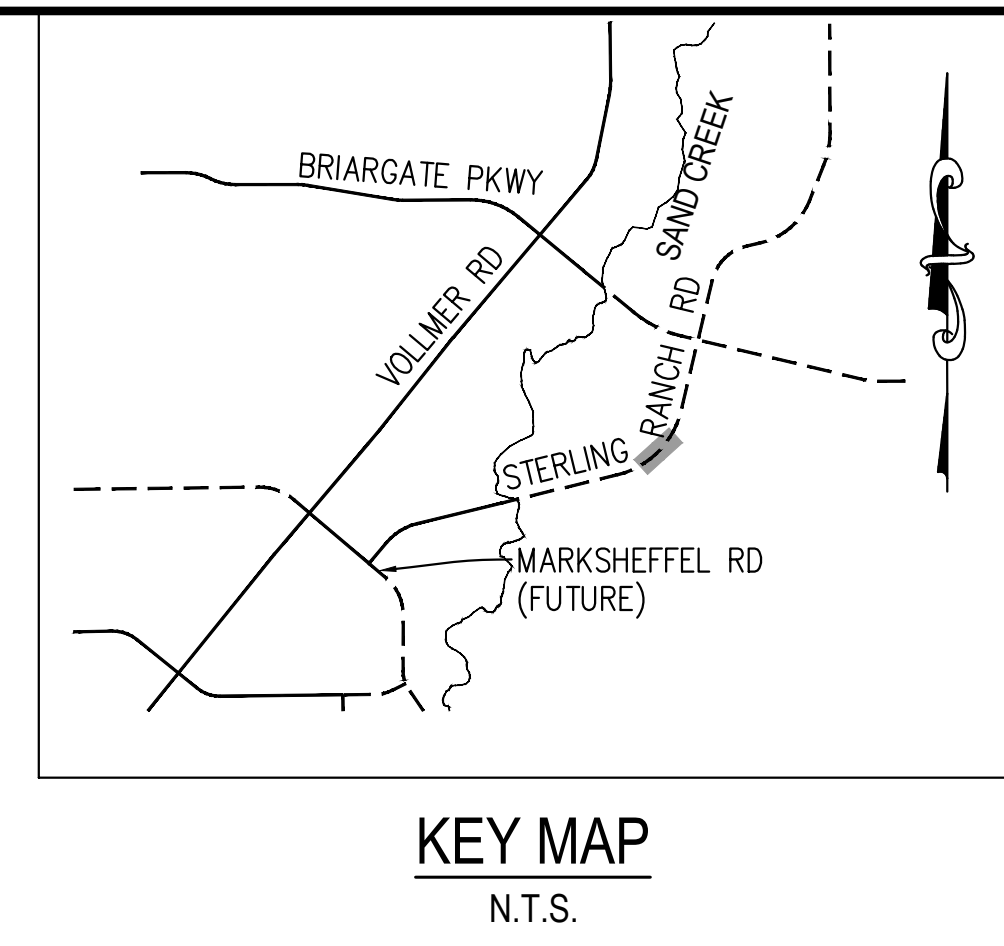
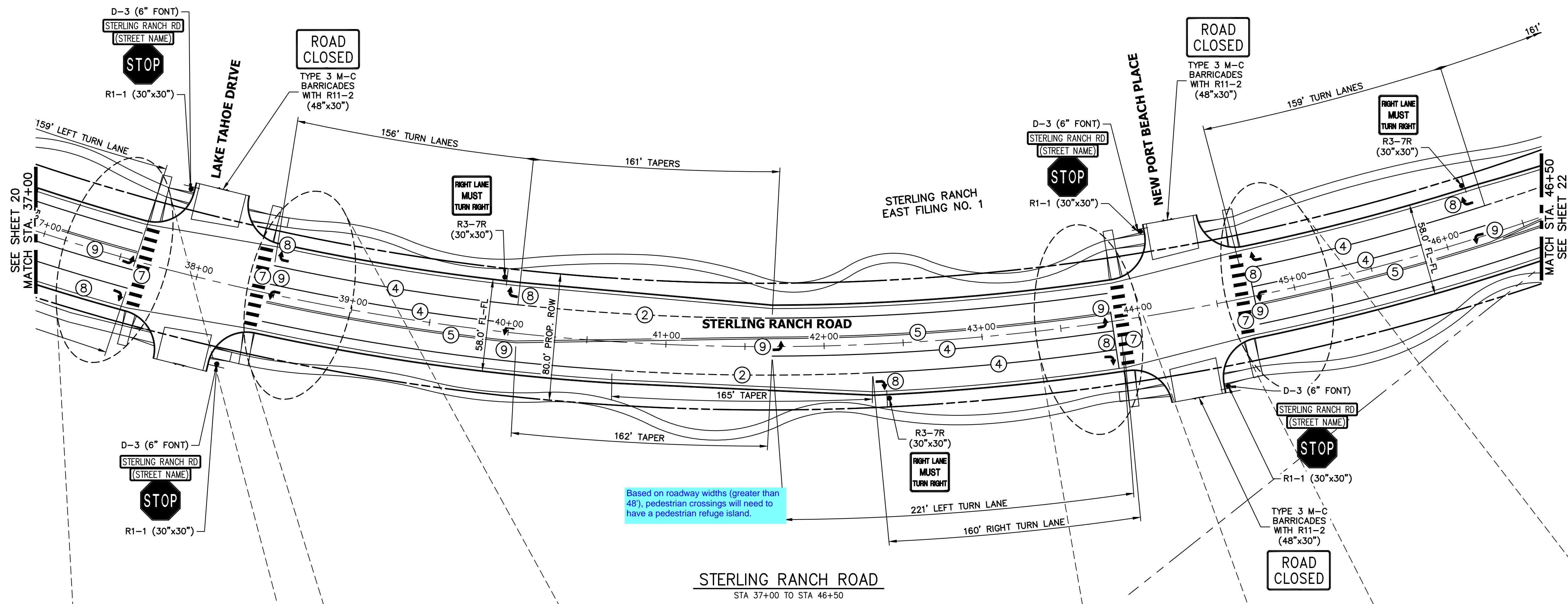
STERLING RANCH ROAD SIGNING & STRIPING

SHEET 20 OF 32

JOB NO. 25188.03



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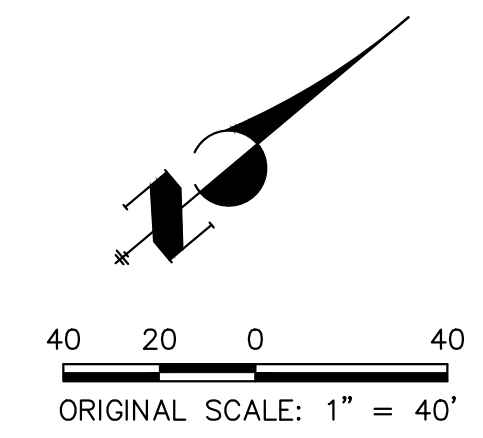
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- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

Based on roadway widths (greater than 48'), pedestrian crossings will need to have a pedestrian refuge island.

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
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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 THE AUTHORITY OF THE BOARD OF ENGINEERS FOR AND ON BEHALF OF JR ENGINEERING, INC.  
 PRELIMINARY NOT FOR CONSTRUCTION

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY 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 300-740-9383 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

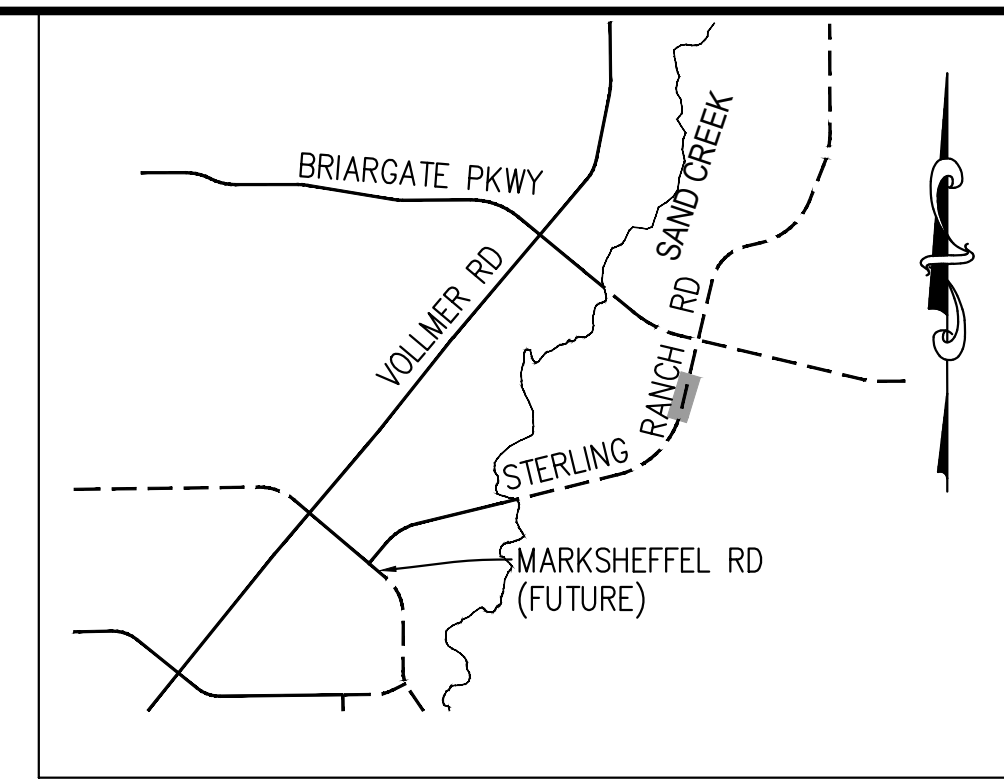
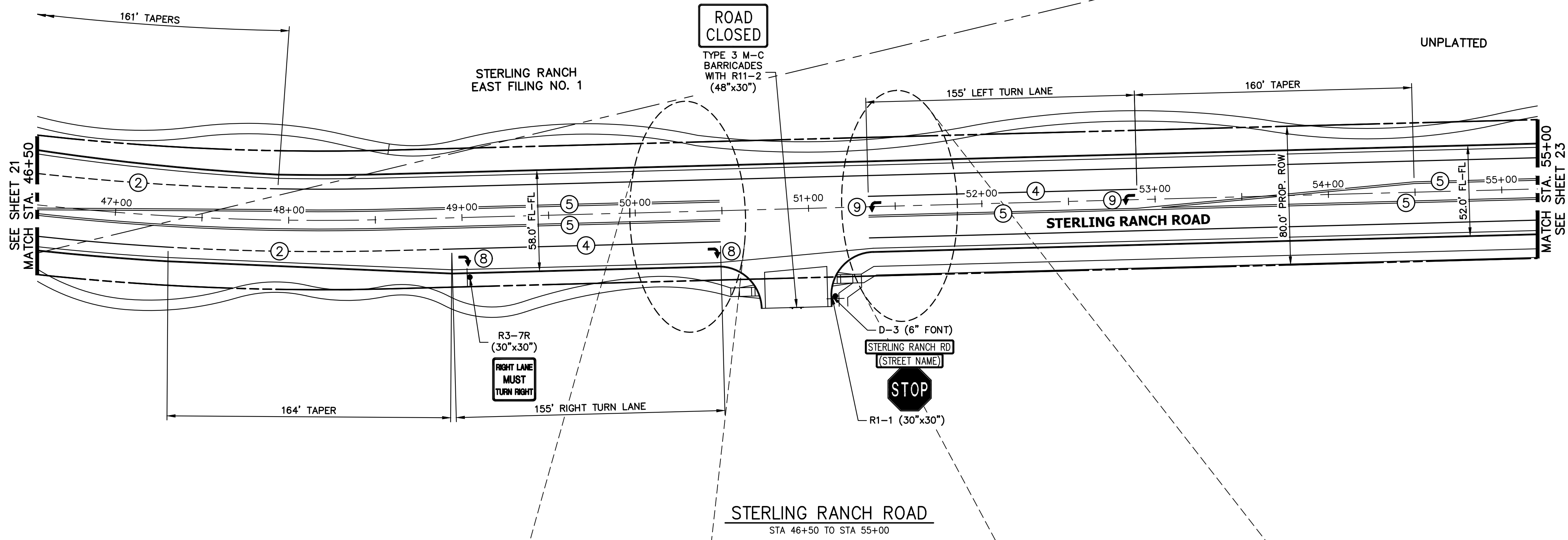
BY	DATE	No.	REVISION

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

SHEET 21 OF 32  
 JOB NO. 25188.03



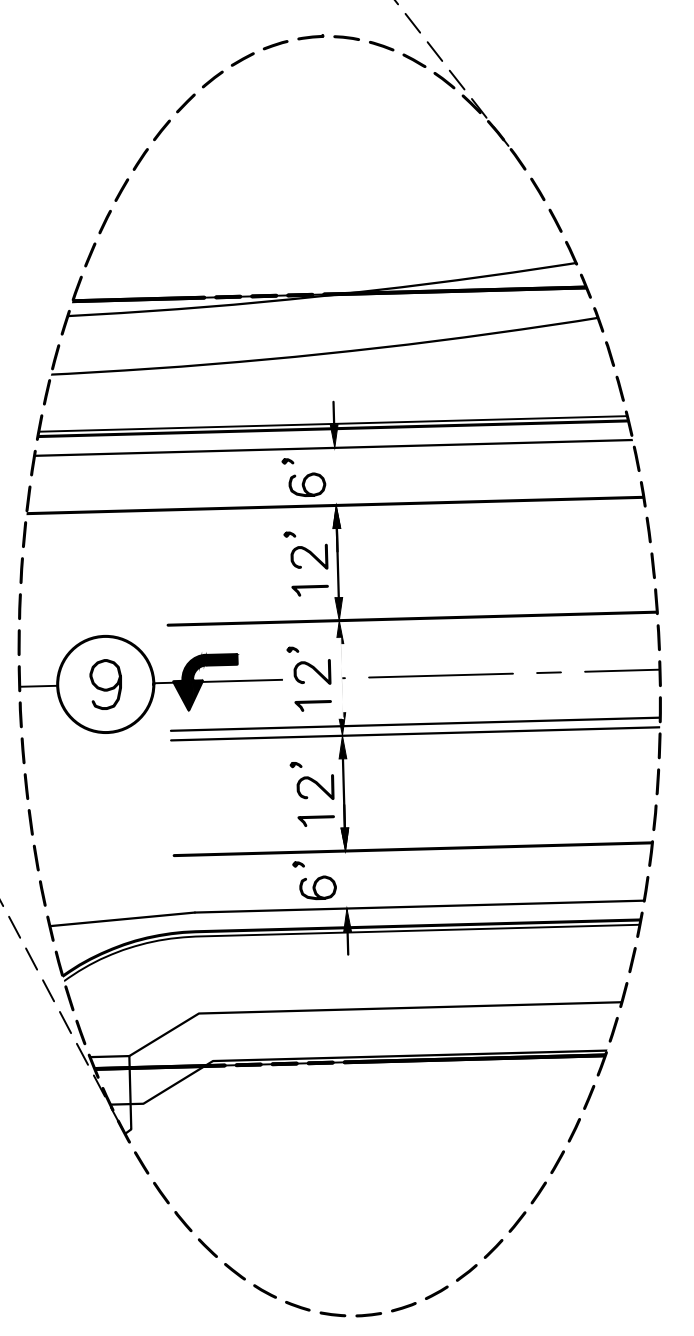
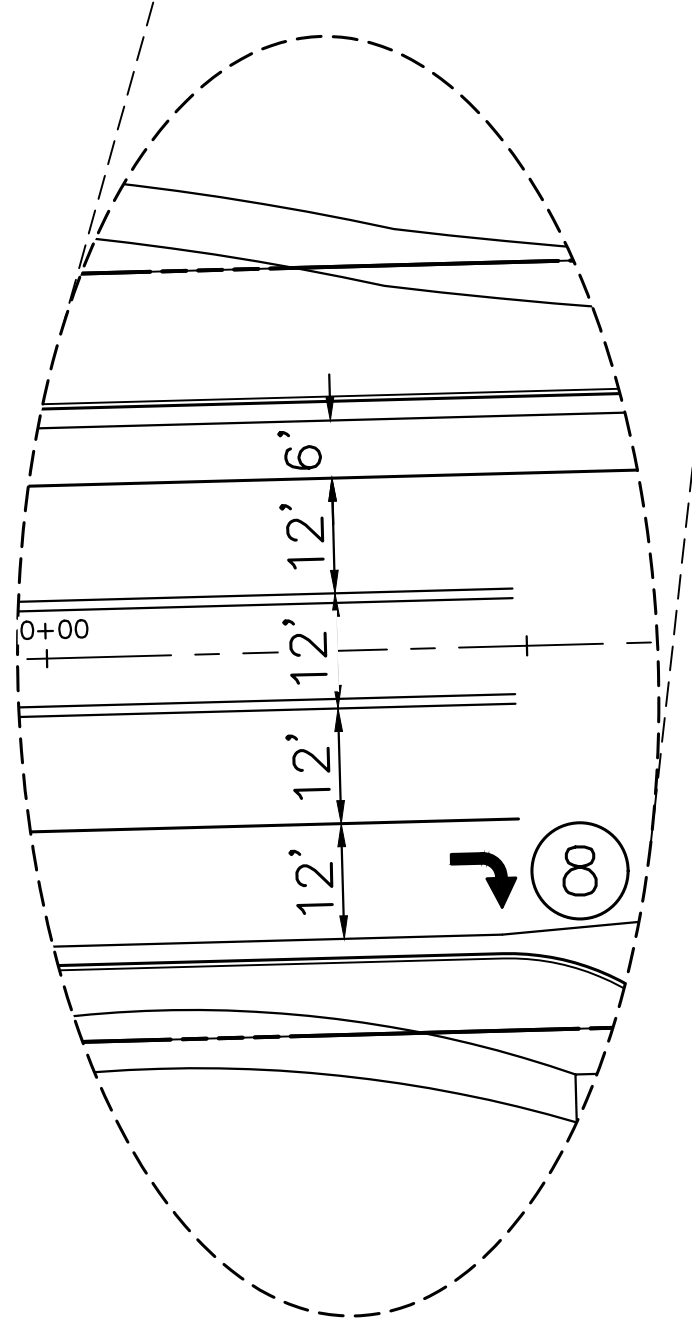
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KEY MAP  
N.T.S.

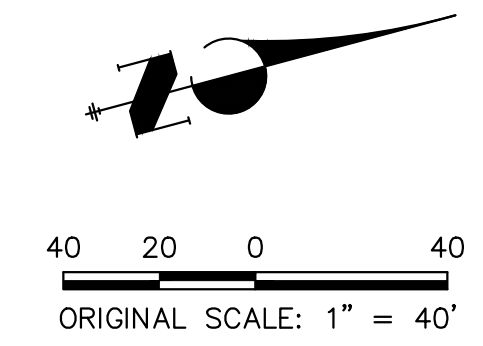
NOTE TO CONTRACTOR:

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  
 ENGINEERING  
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

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

UNLESS 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 300-740-9383 • Colorado Springs 719-583-2583  
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BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

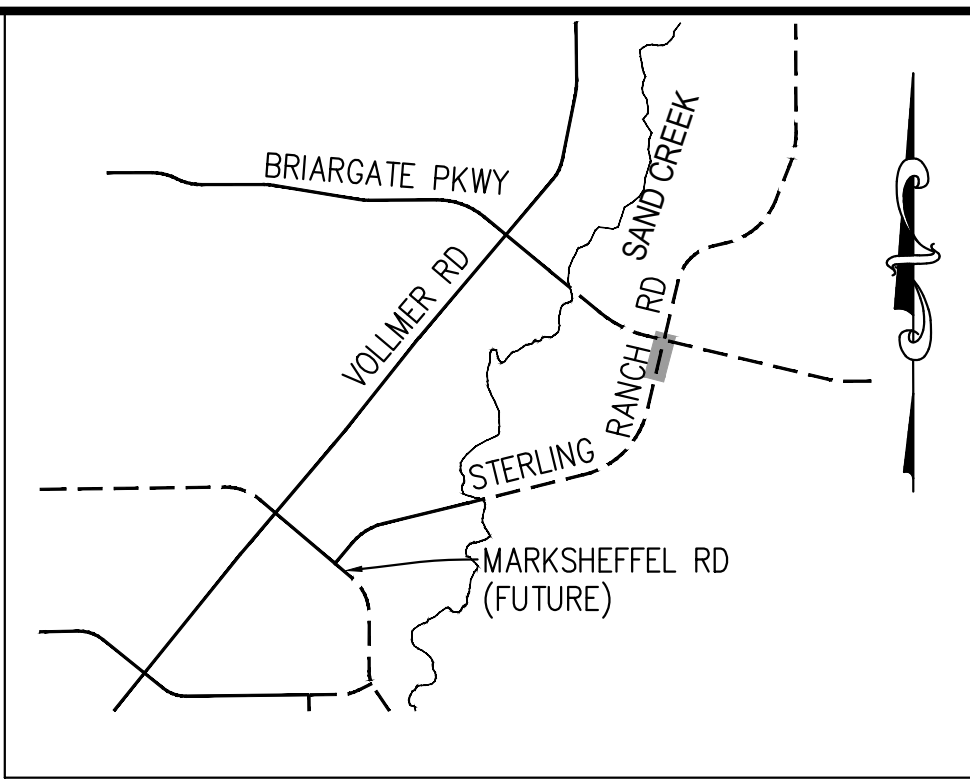
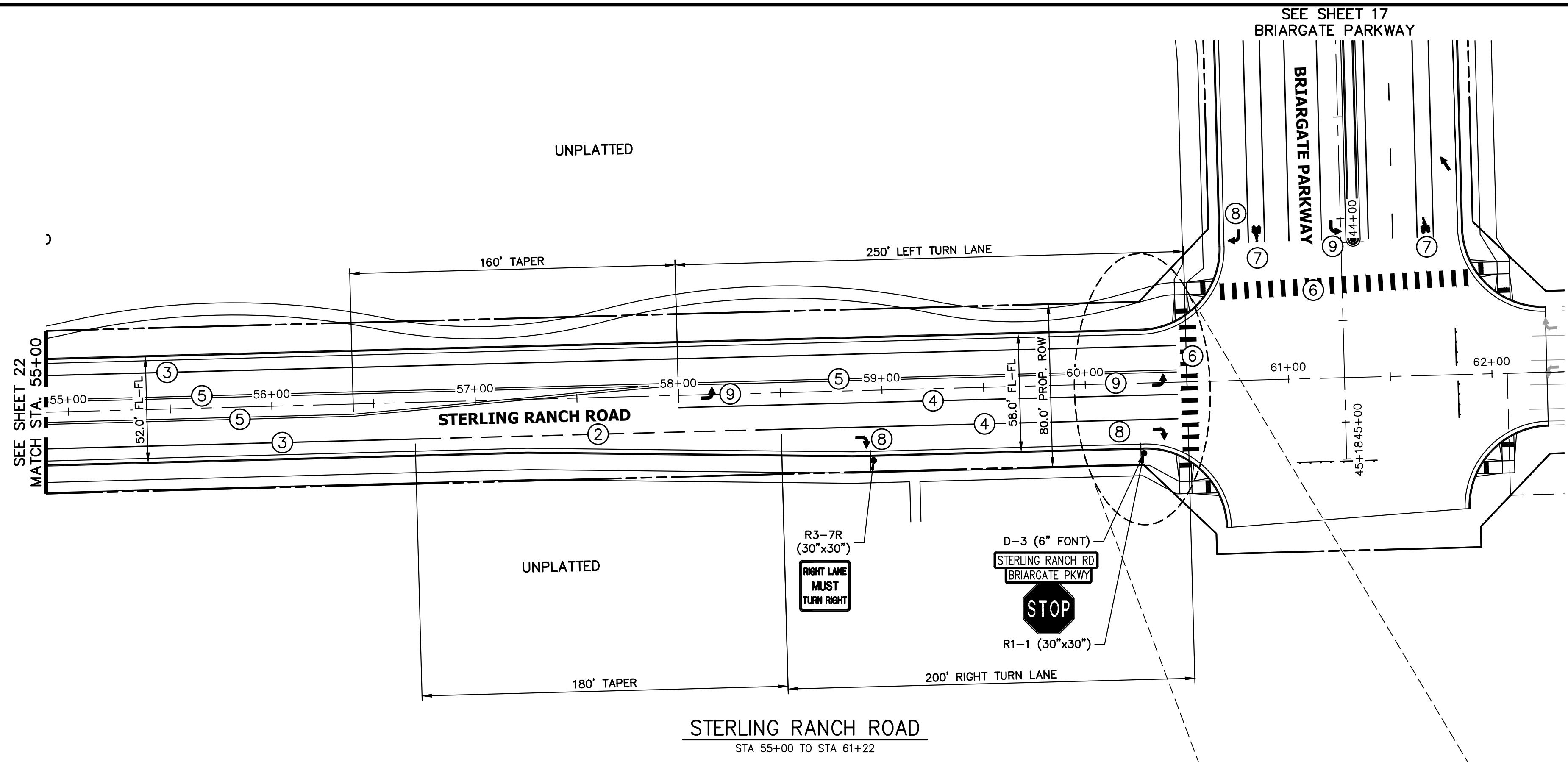
STERLING RANCH ROAD SIGNING & STRIPING

SHEET 22 OF 32

JOB NO. 25188.03



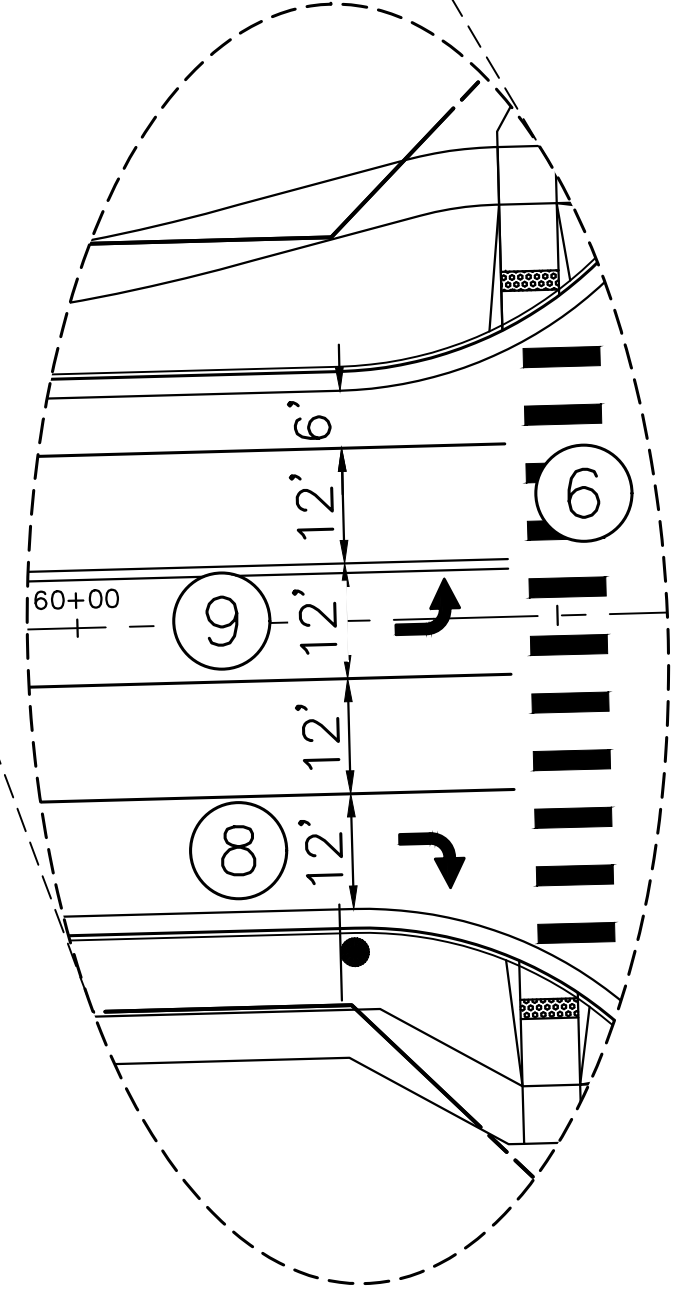
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**KEY MAP**  
N.T.S.

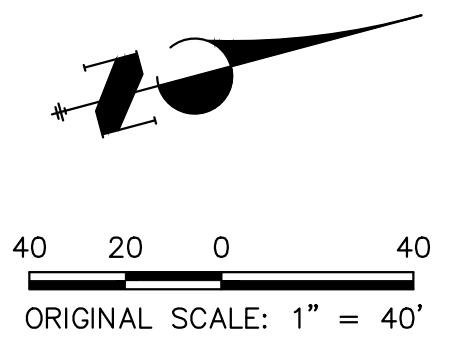
**NOTE TO CONTRACTOR:**

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.
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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 THE AUTHORITY OF THE ENGINEERING PROFESSIONAL SEAL OF JR ENGINEERING, INC. ON BEHALF OF JR  
**PRELIMINARY NOT FOR CONSTRUCTION**  
 MIKE A. BRAMLEY, P.E., LICENSE NO. 100010001  
 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 FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

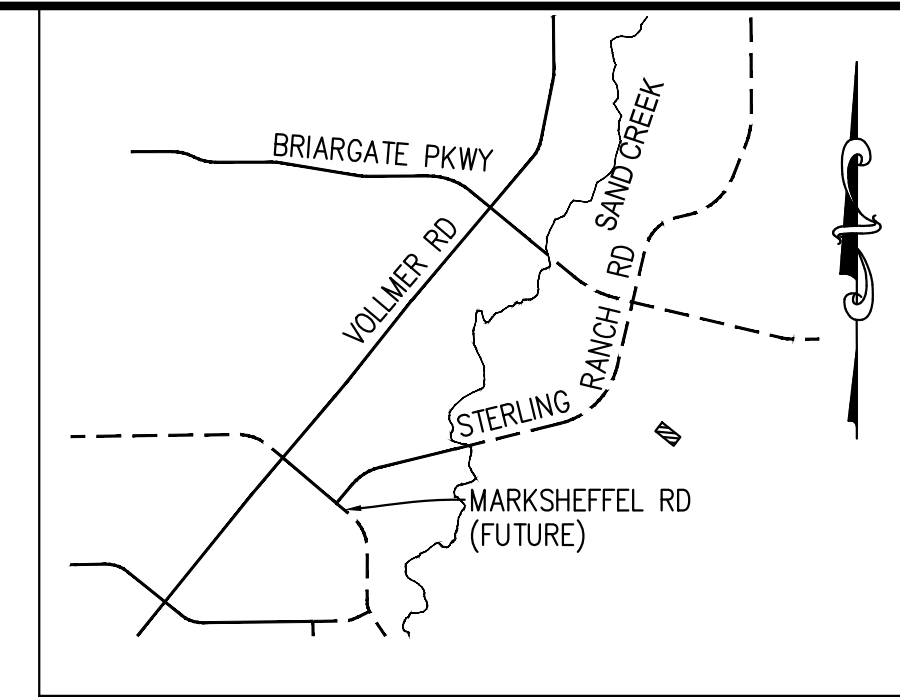
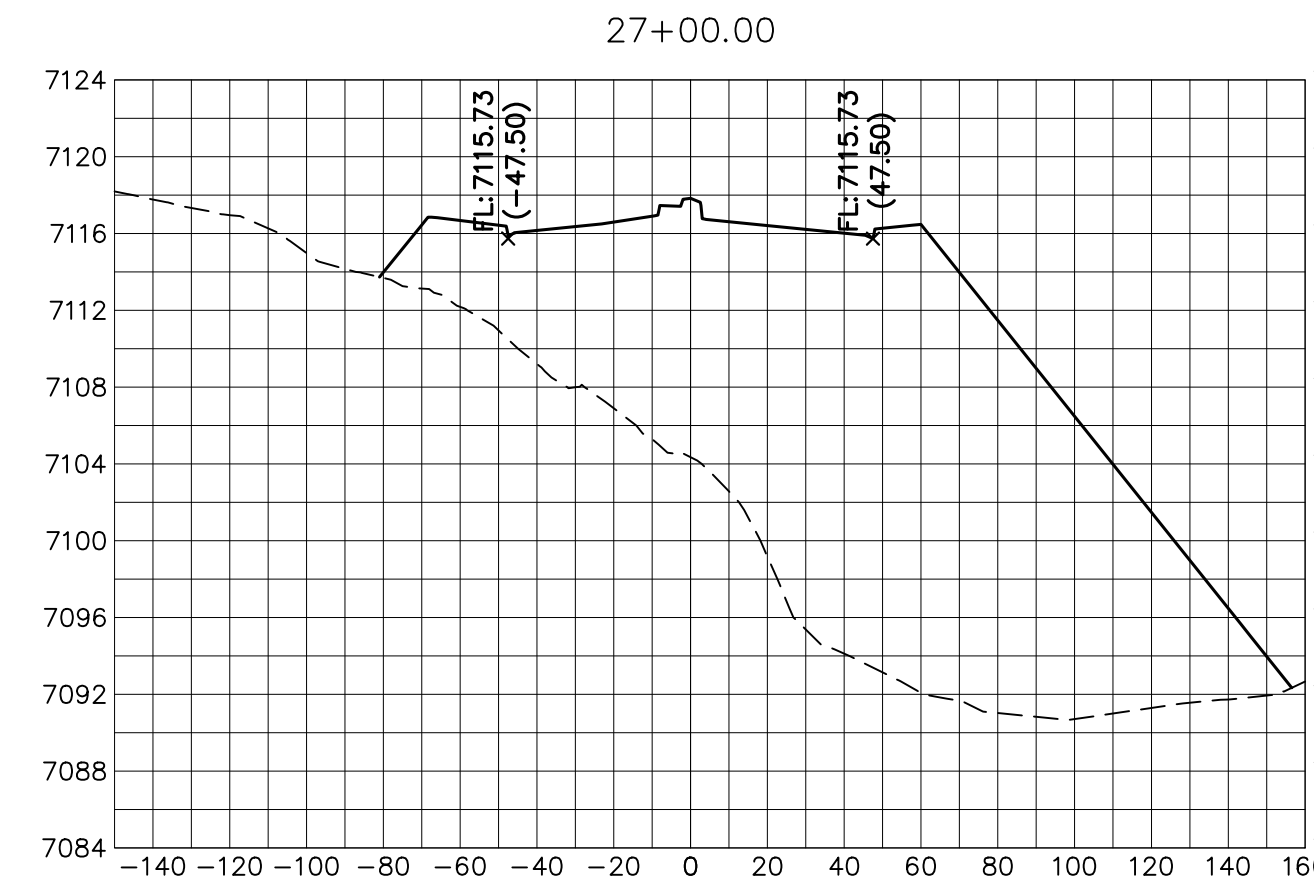
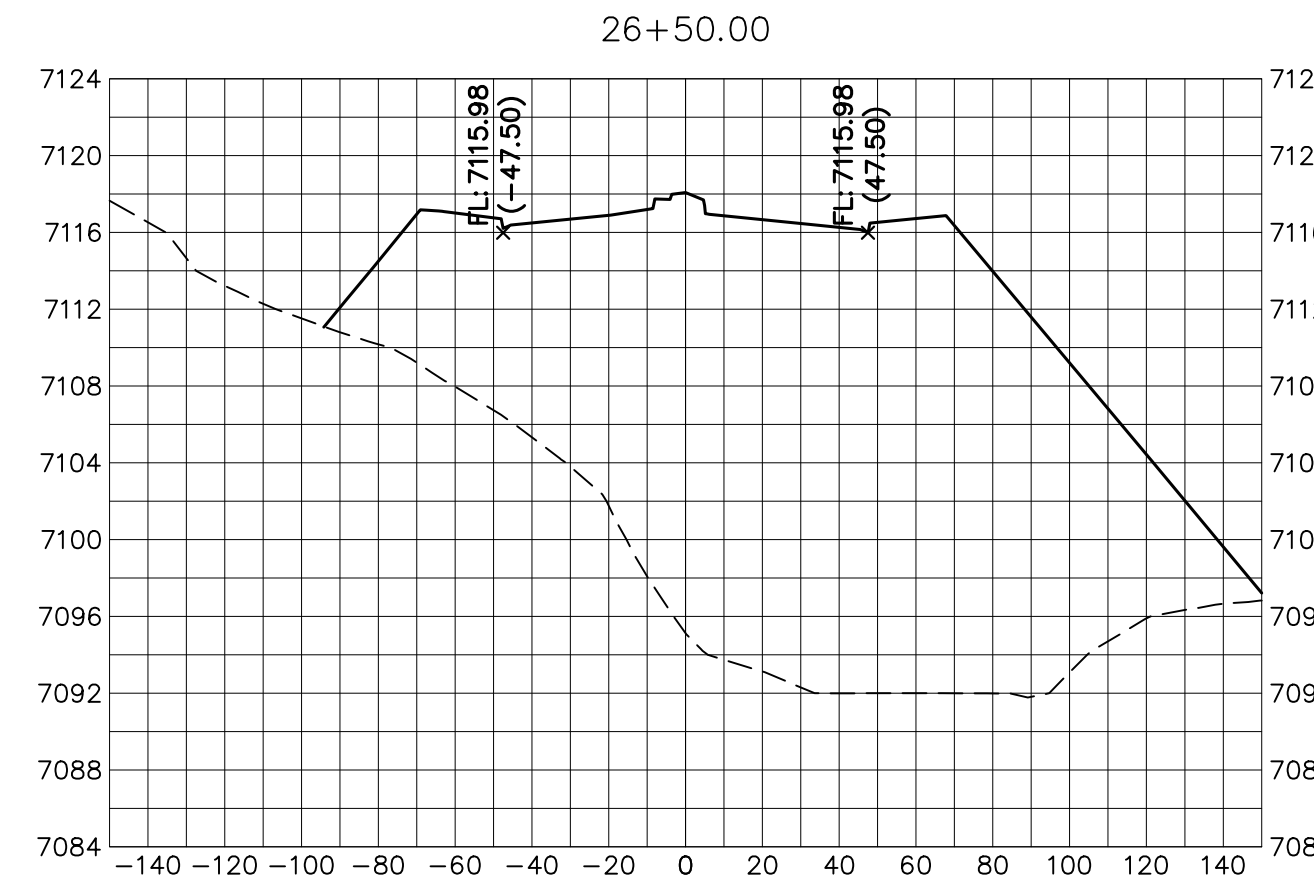
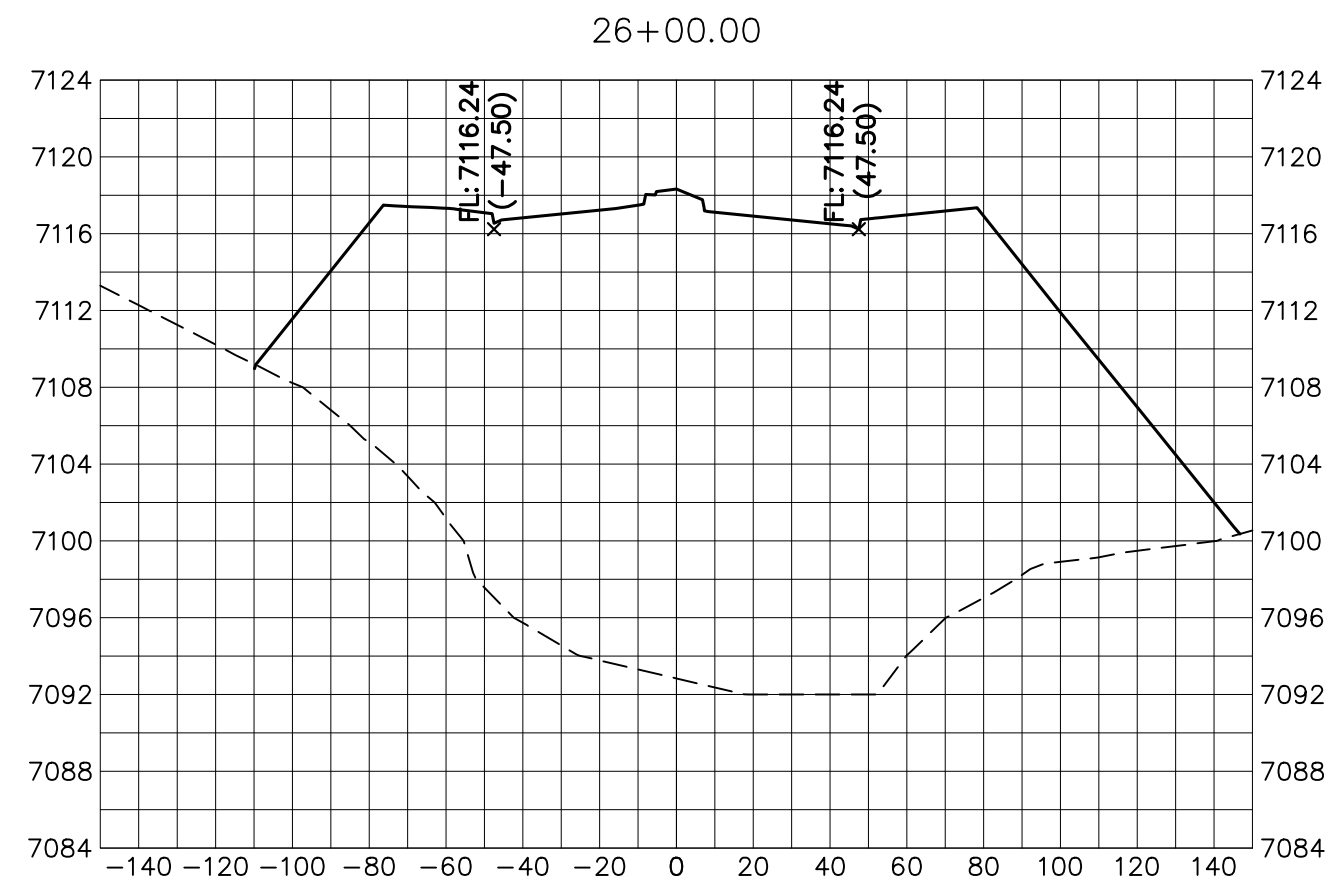
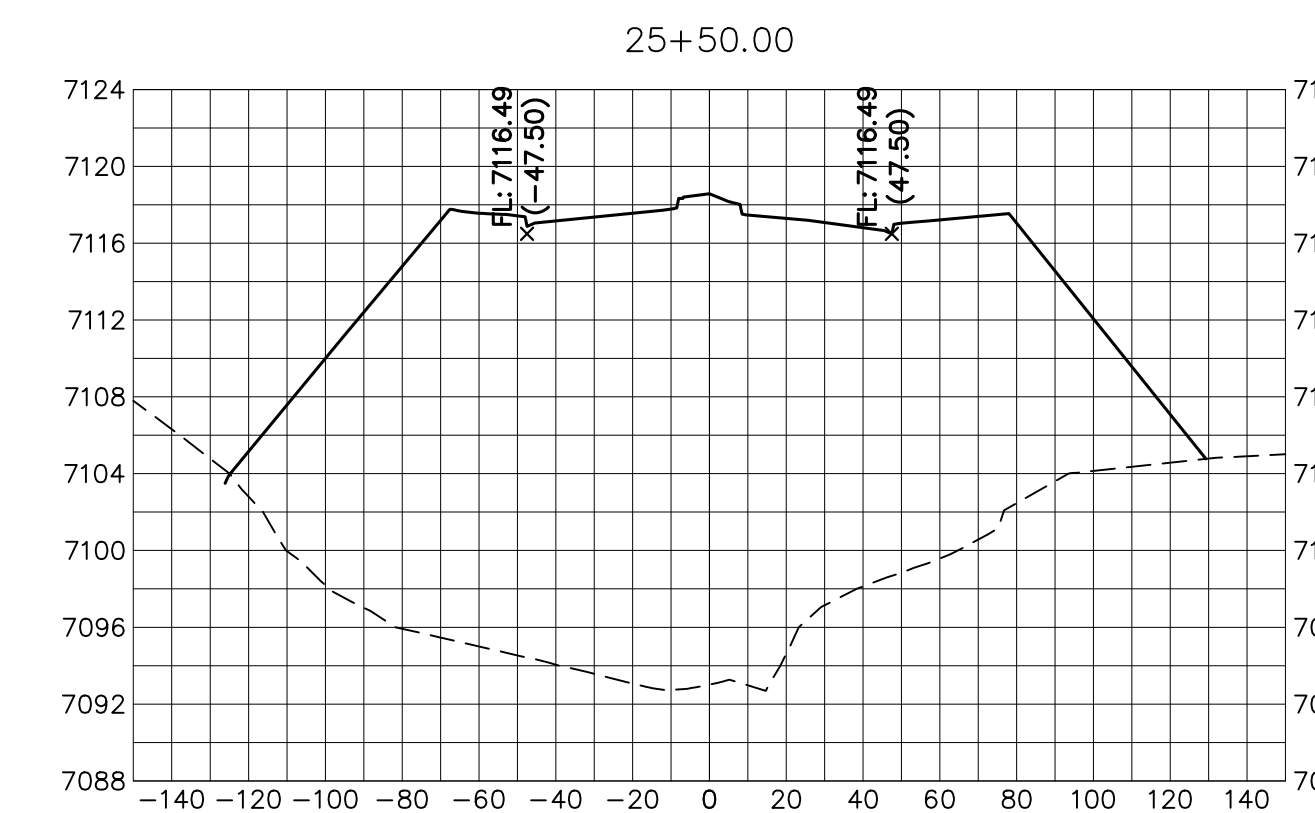
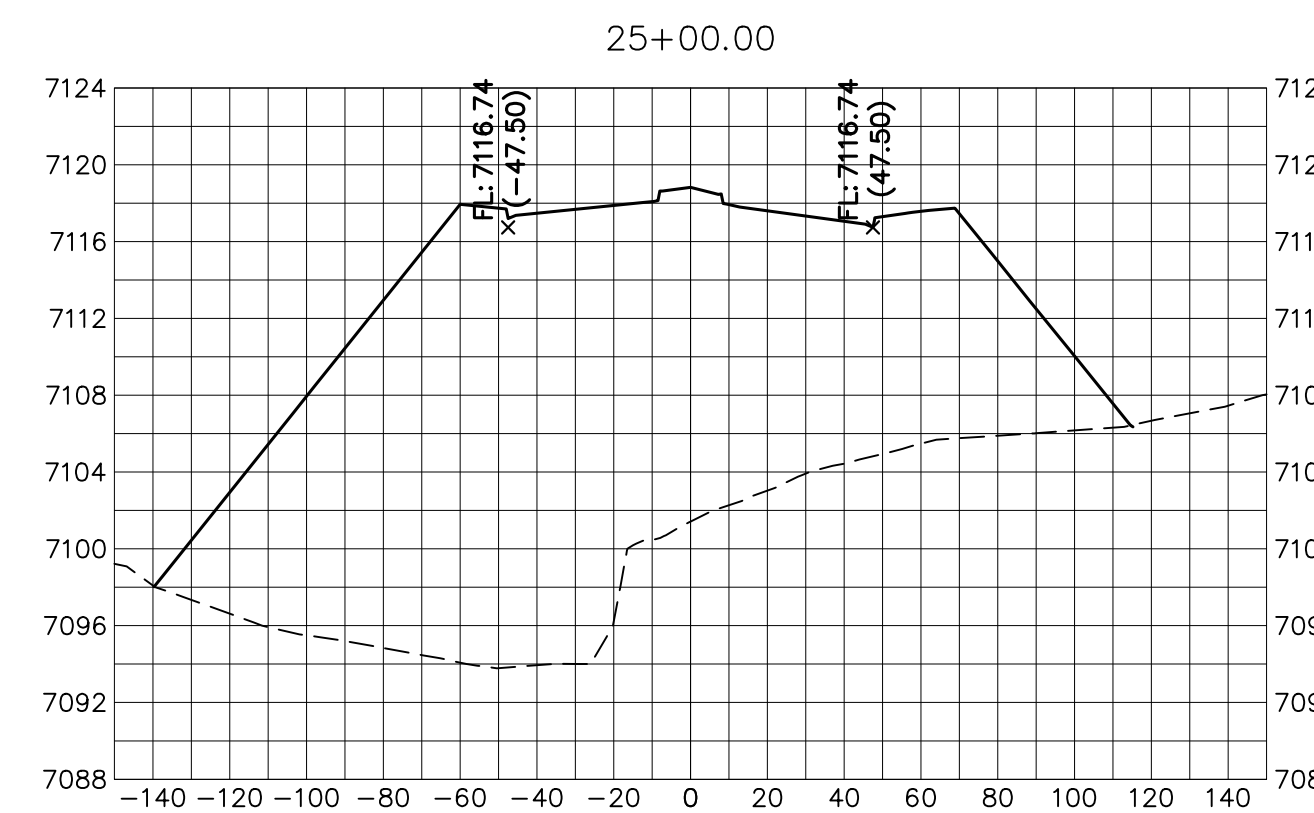
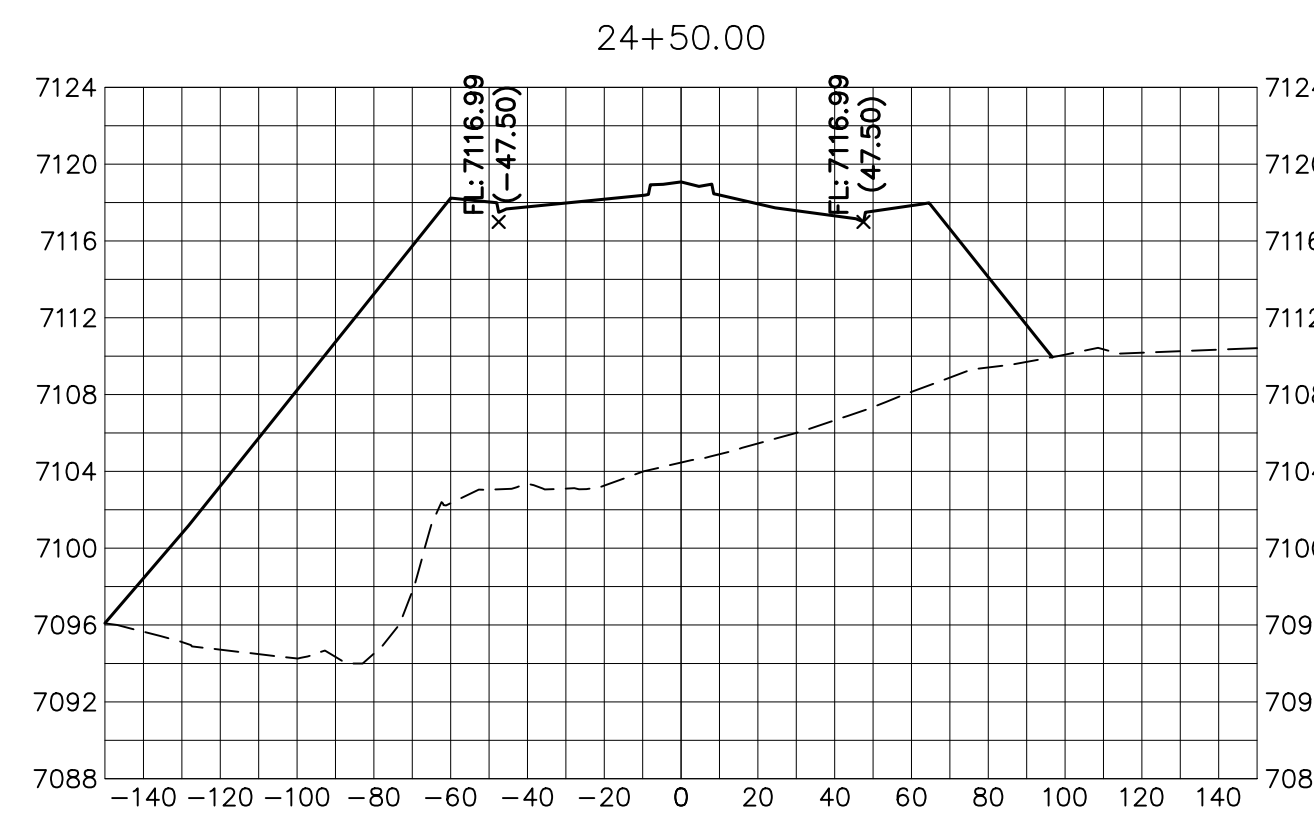
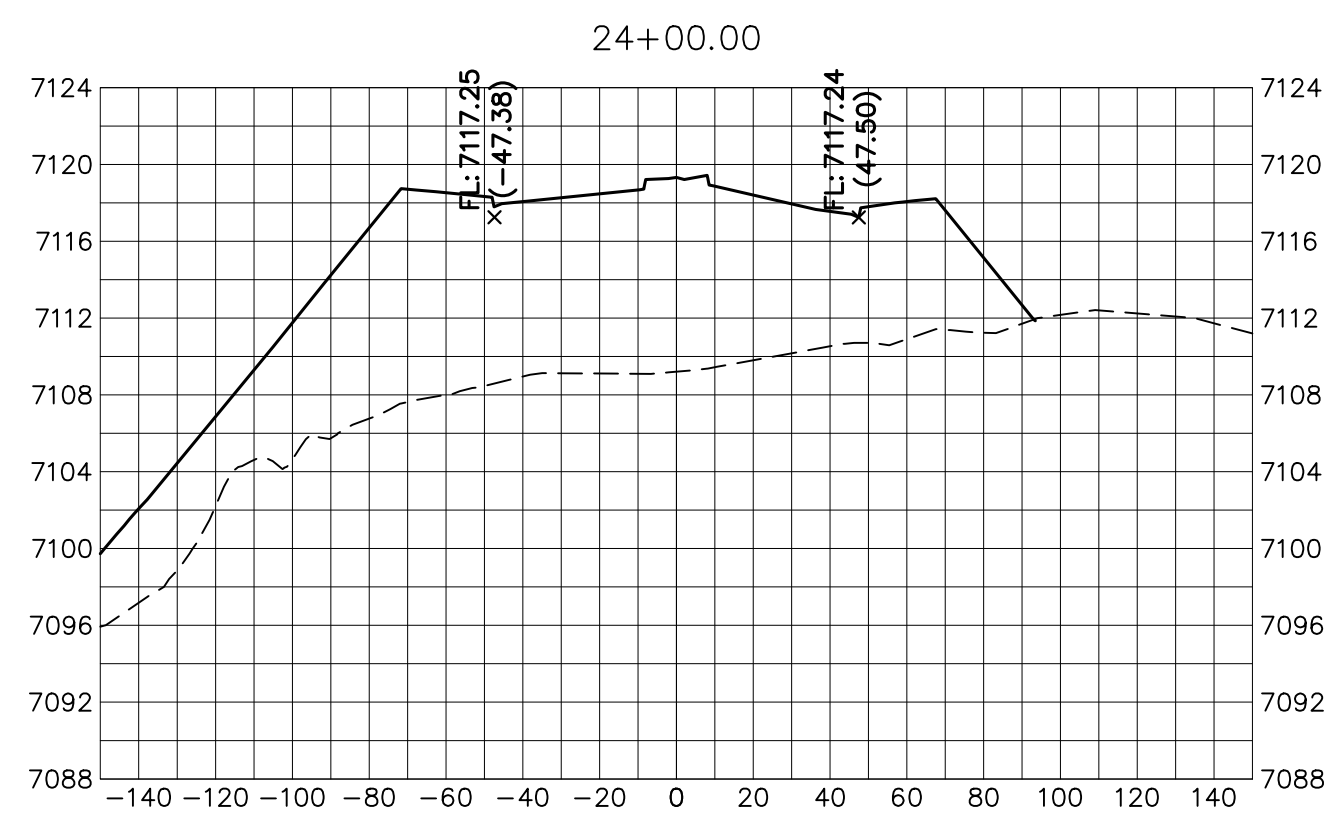
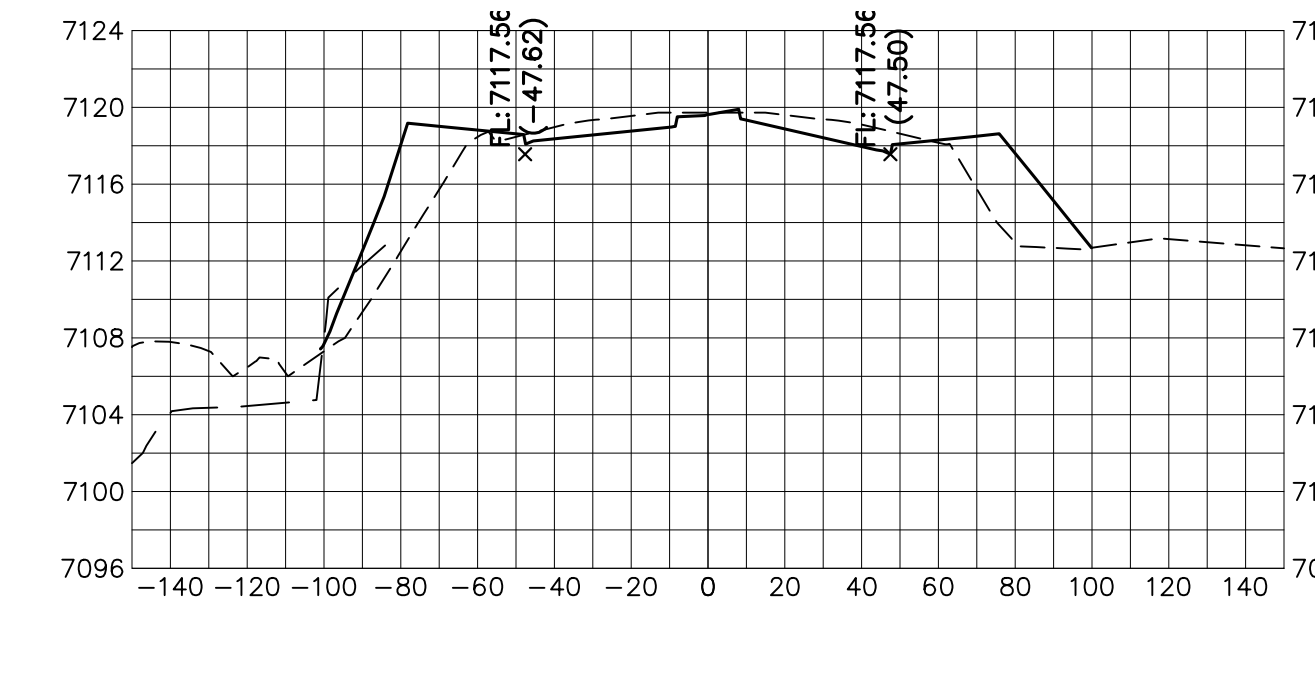
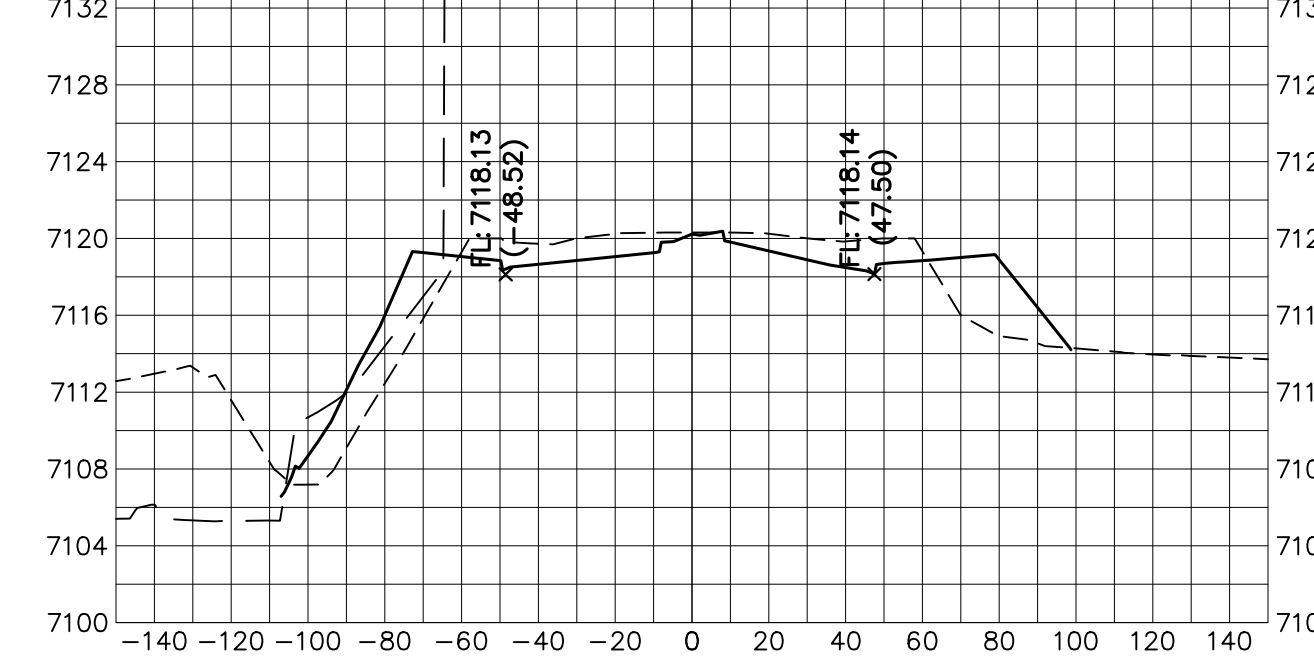
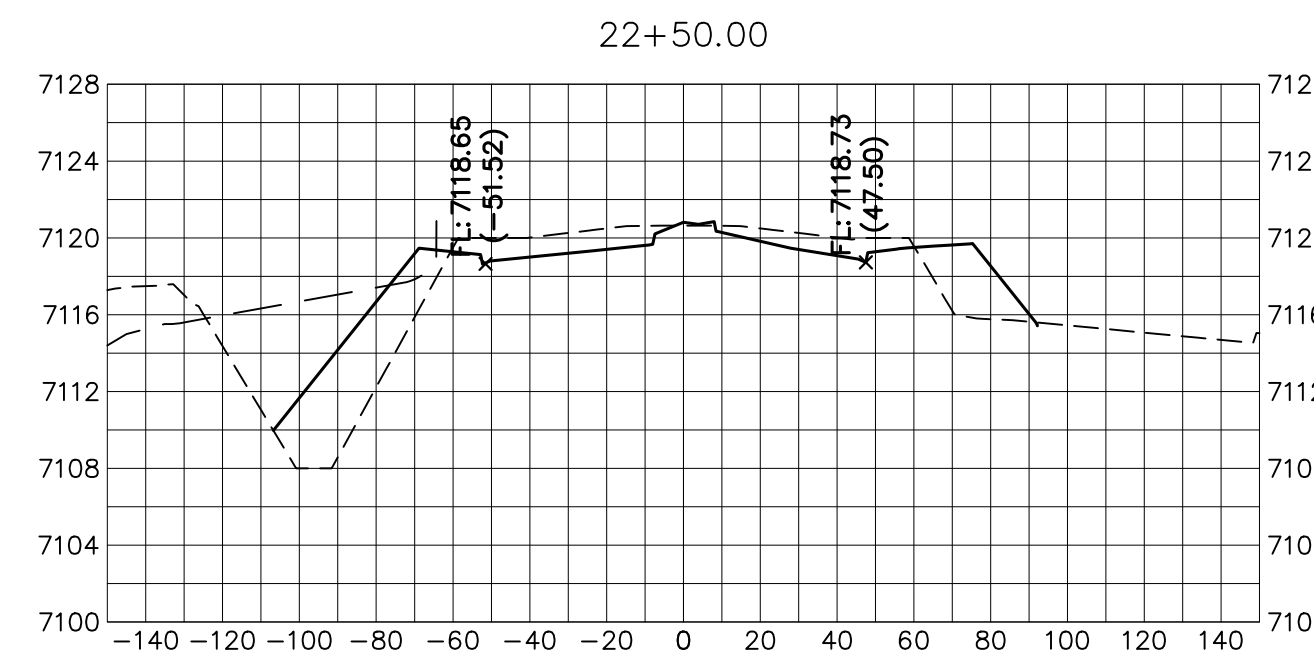
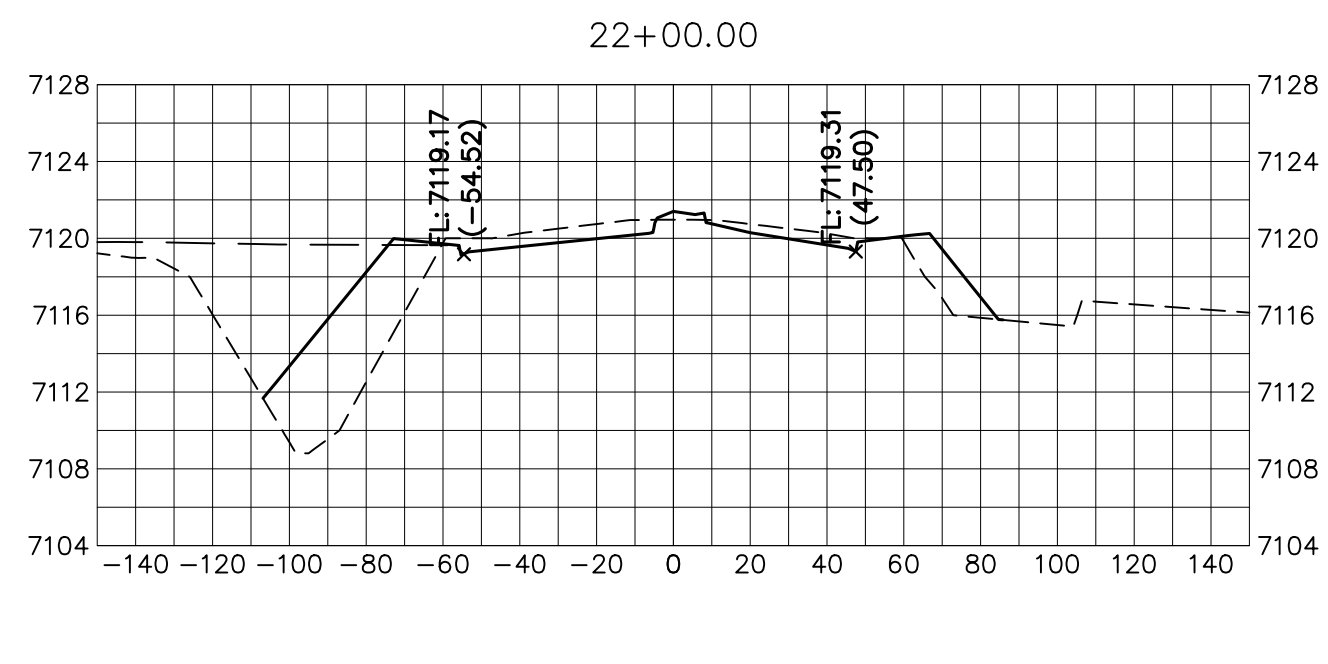
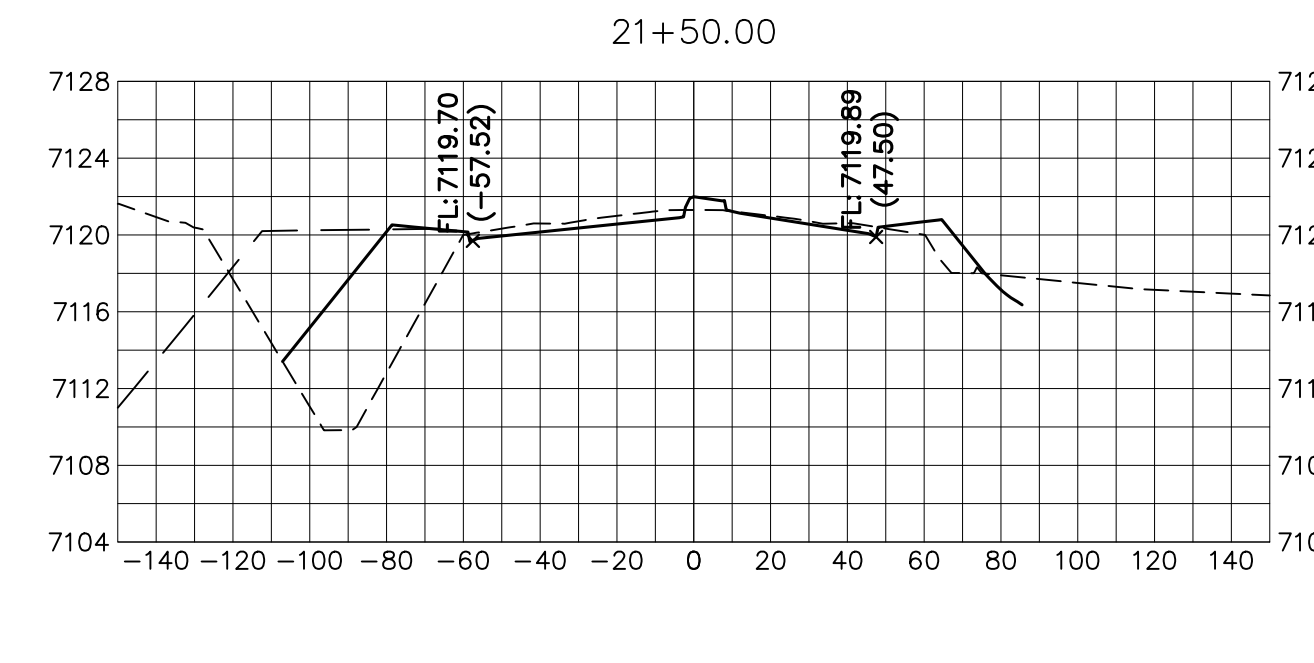
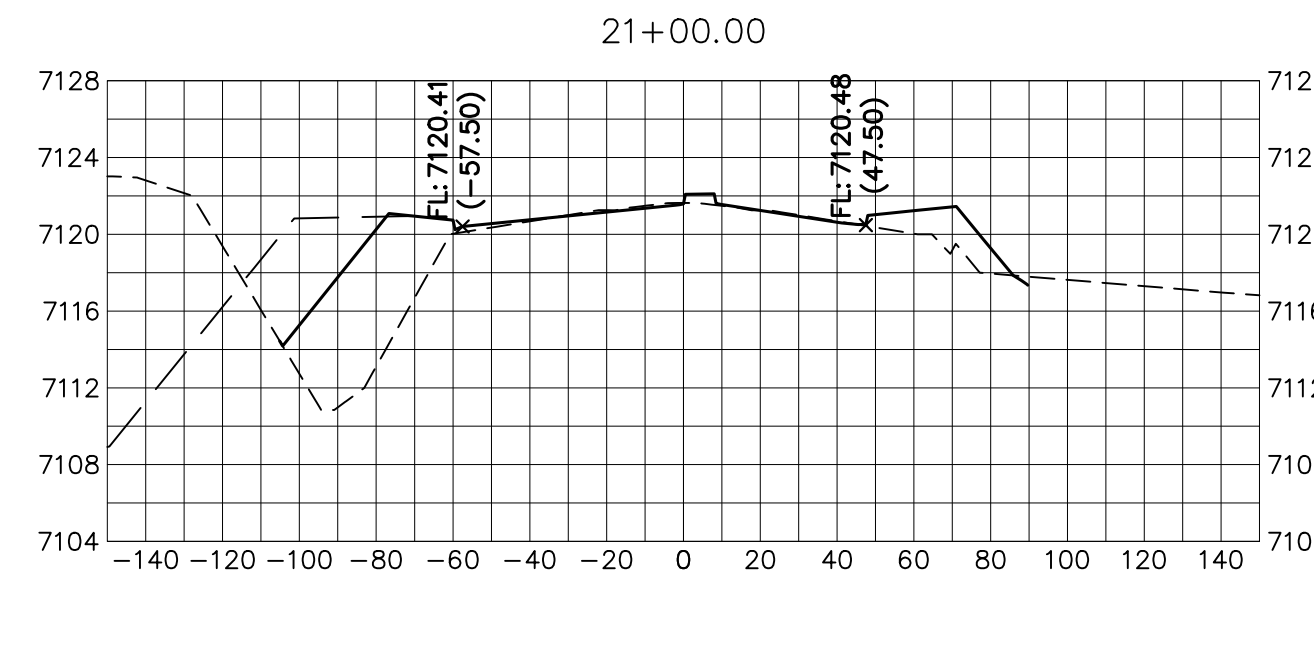
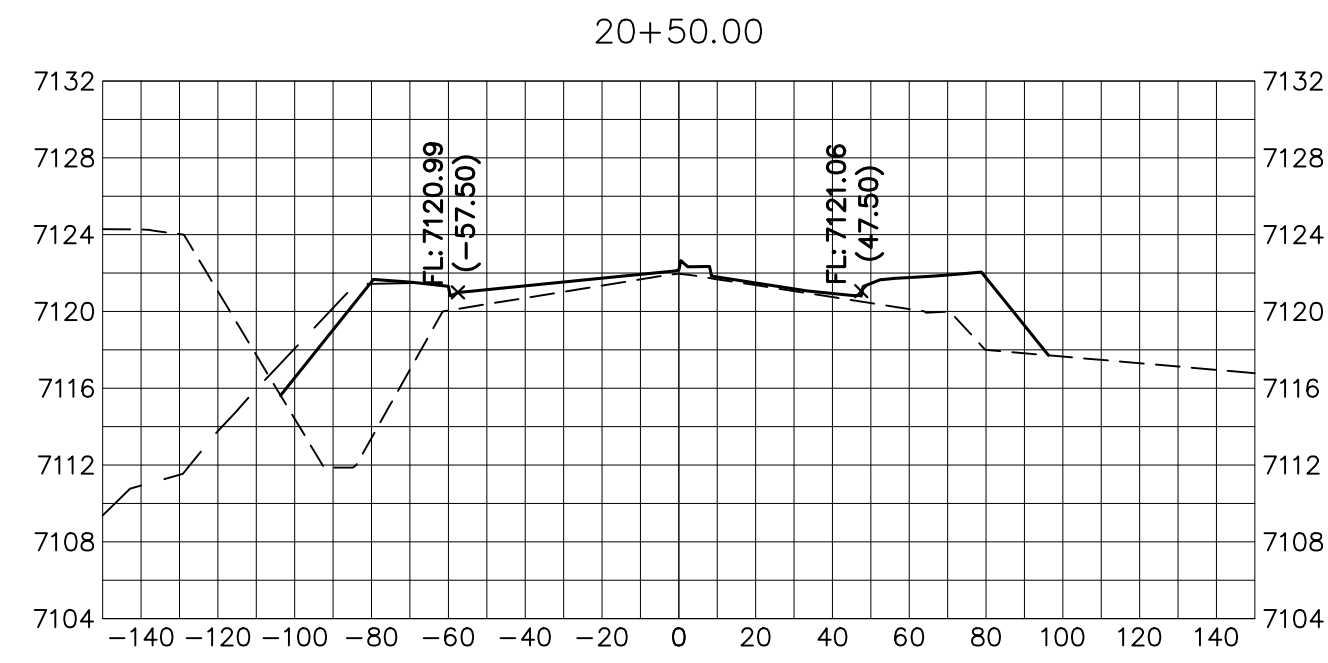
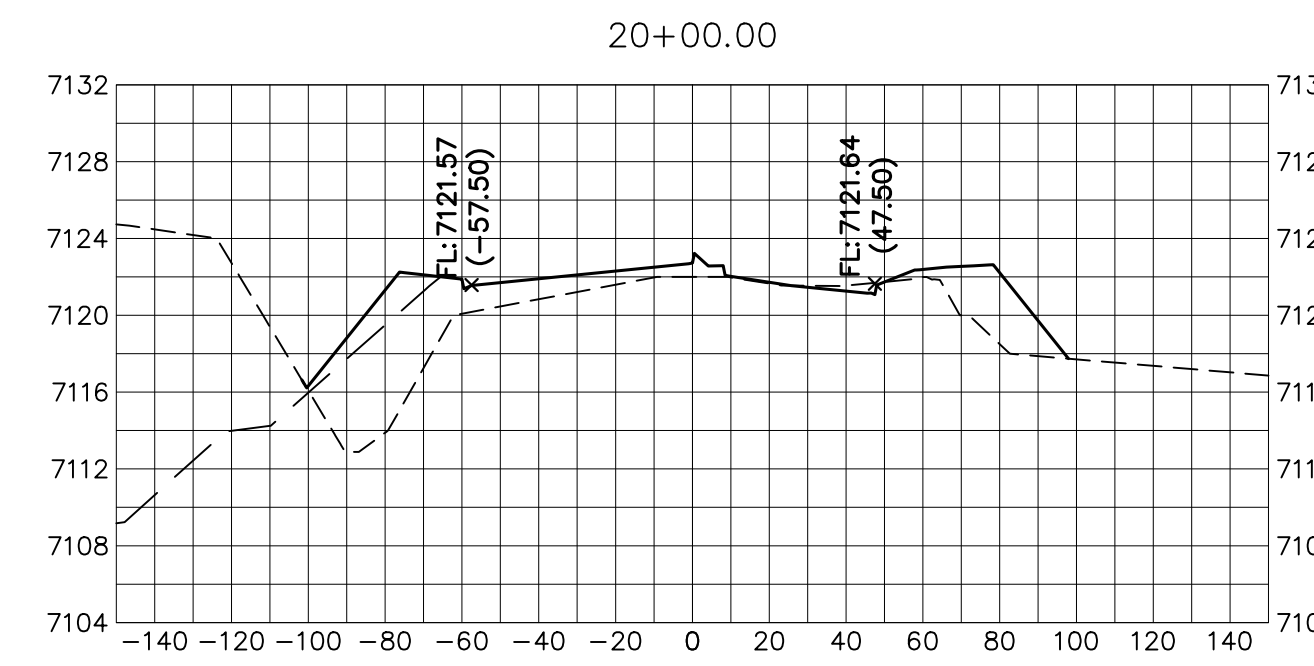
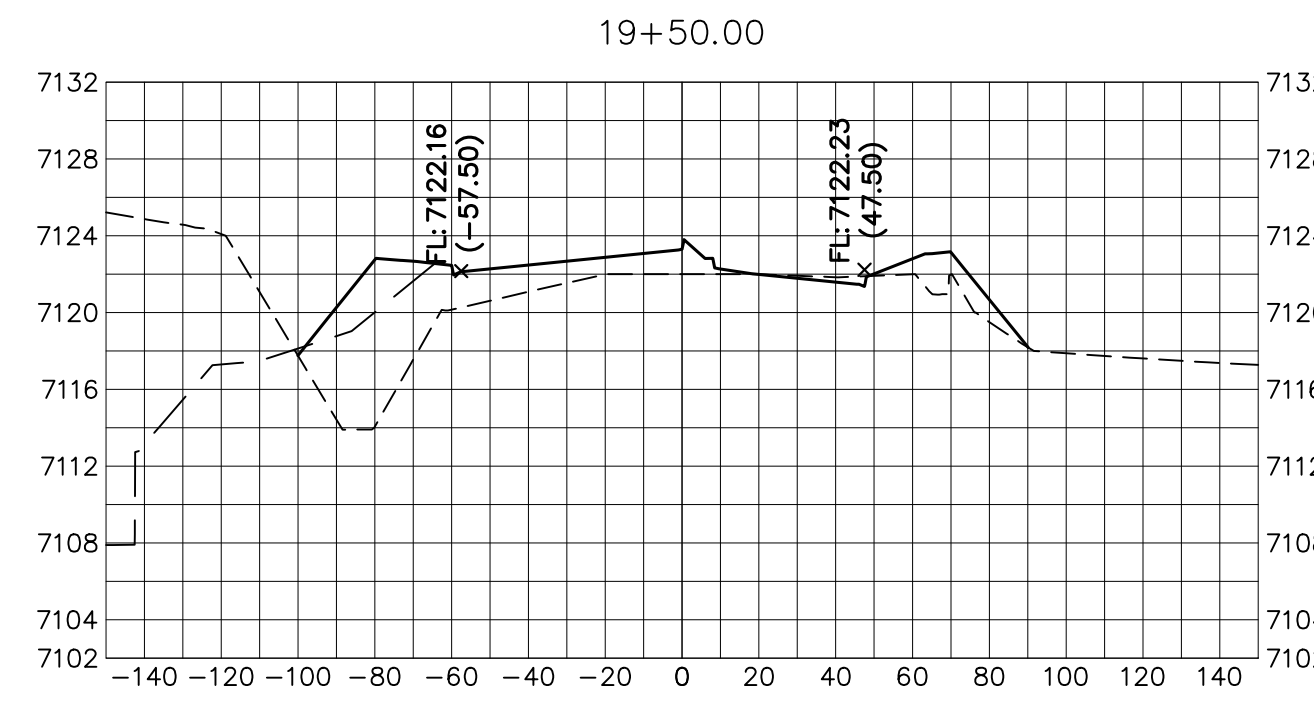
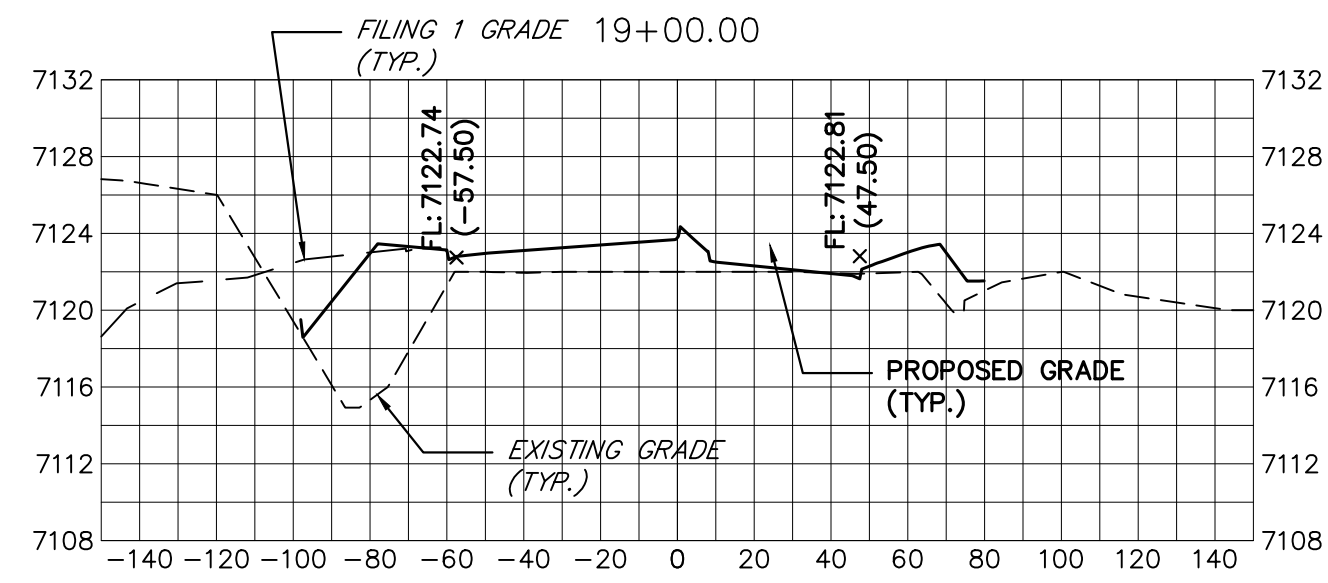
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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



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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

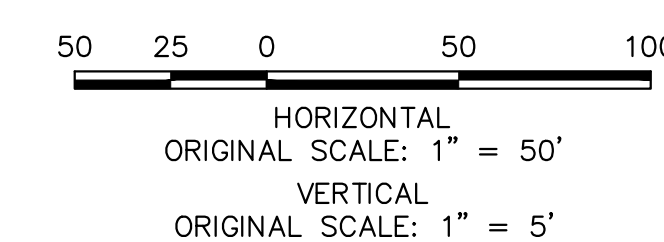
Central 303-740-8888 • Colorado Springs 719-588-2583  
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BY	DATE	No.	REVISION

H-SCALE 1"=30'  
V-SCALE 1"=3'  
DATE 12/15/22  
DESIGNED BY AUH  
DRAWN BY CRB  
CHECKED BY

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

SHEET 24 OF 32  
JOB NO. 25188.03

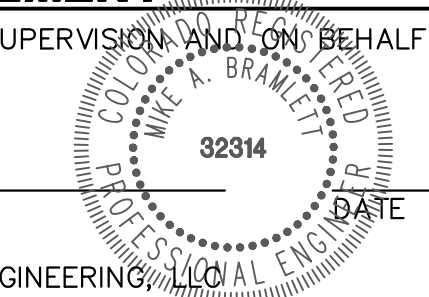


Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

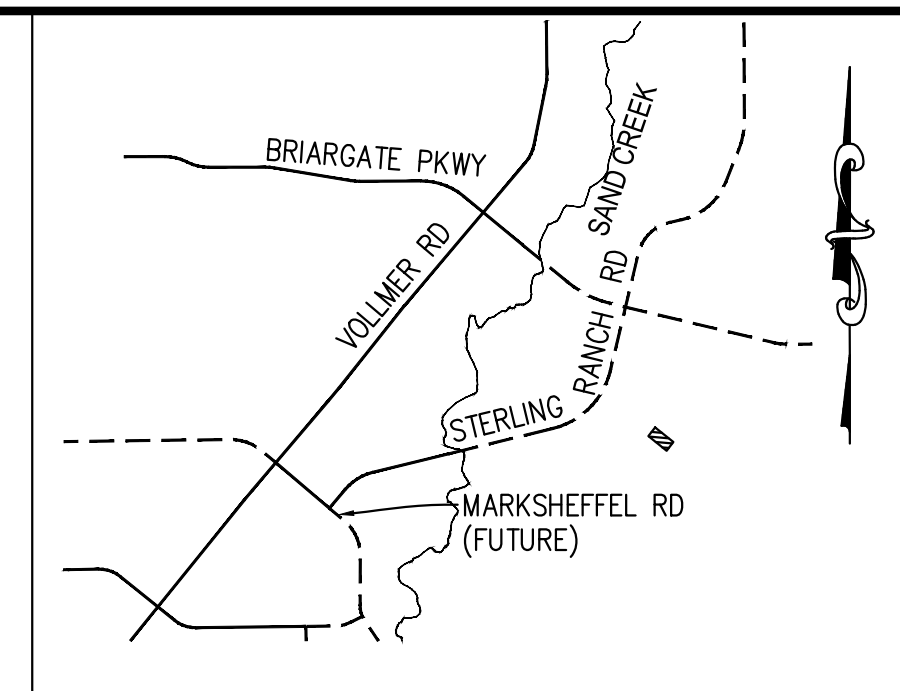
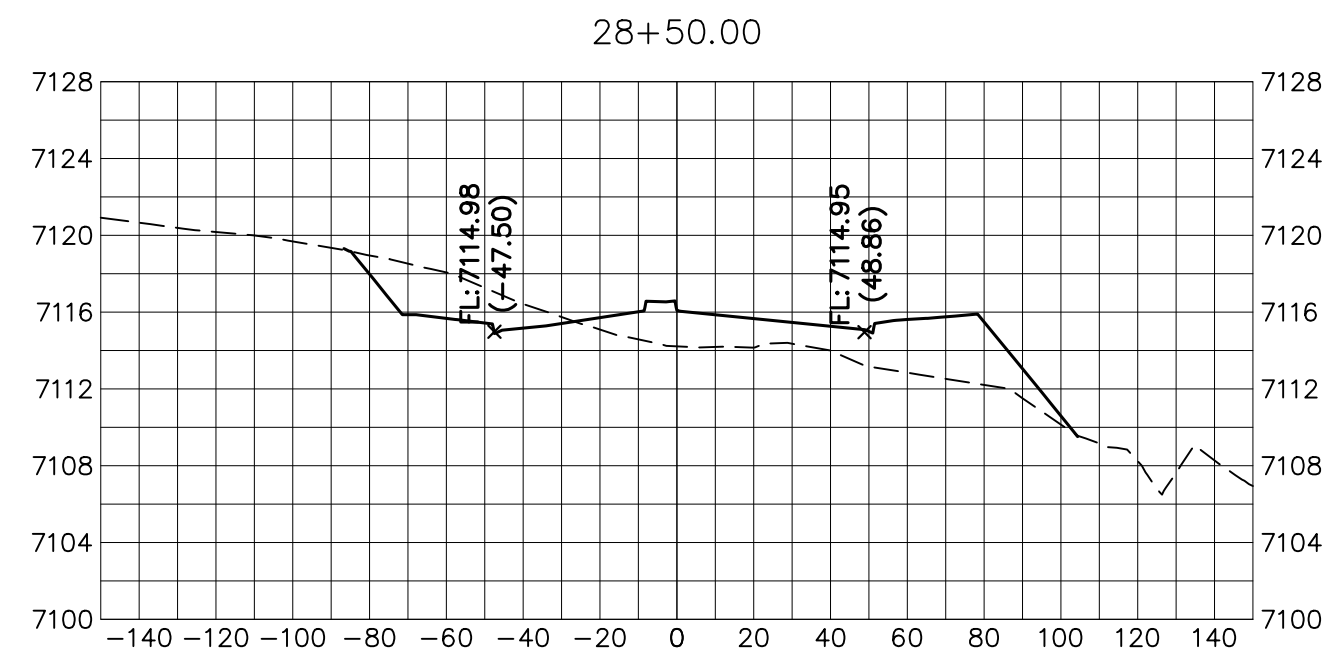
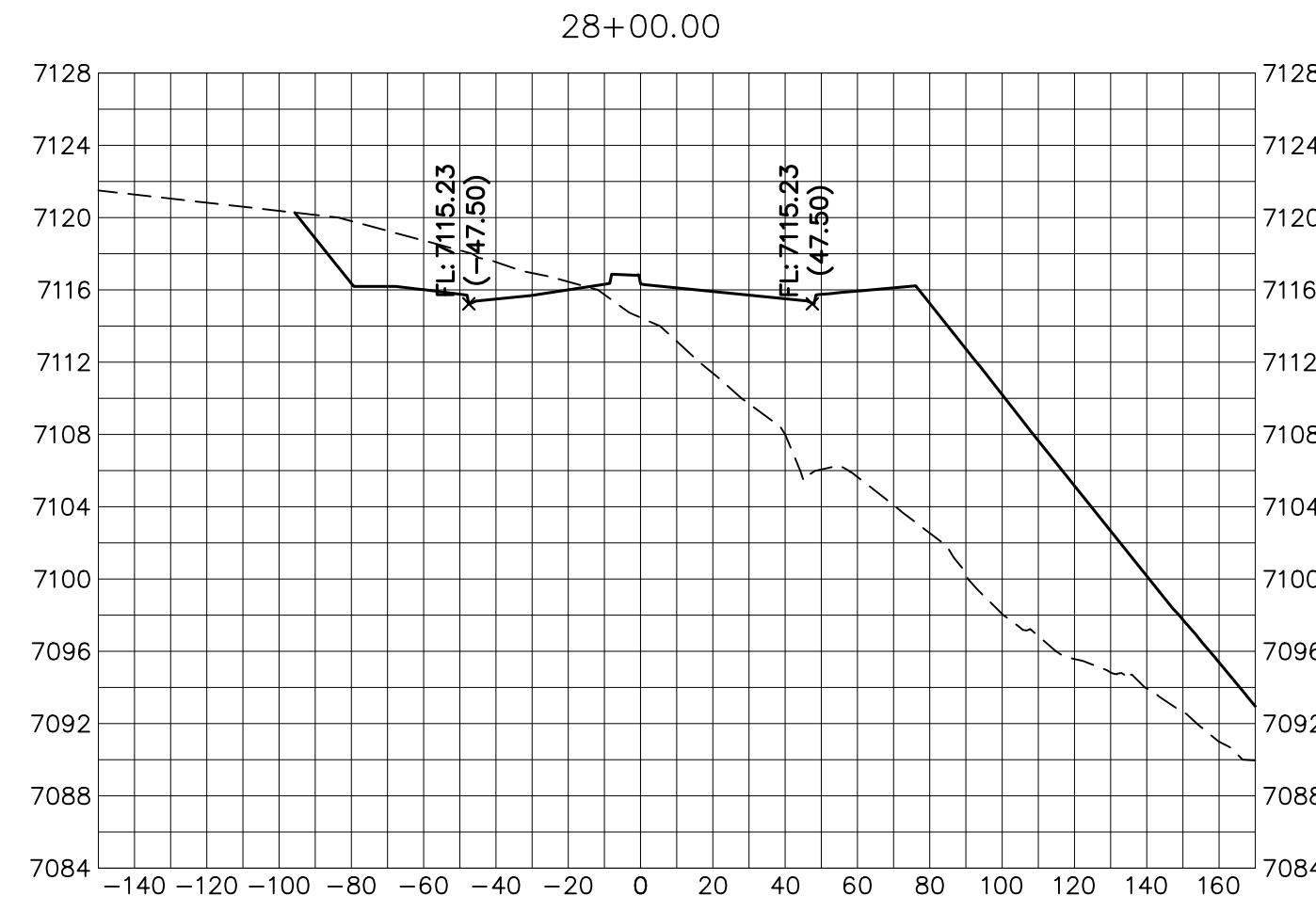
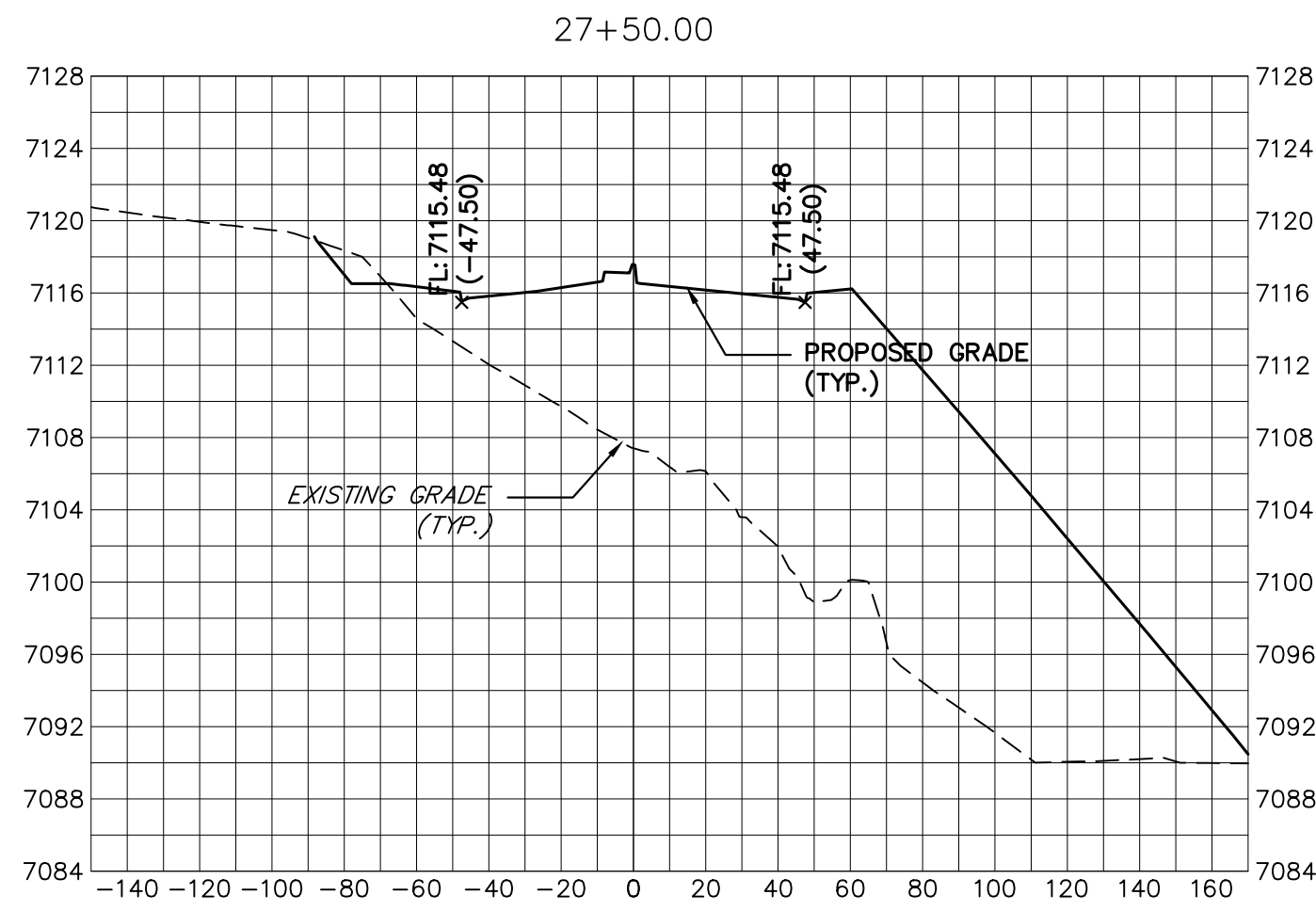
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



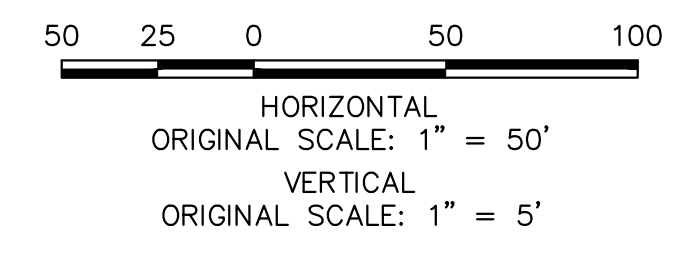
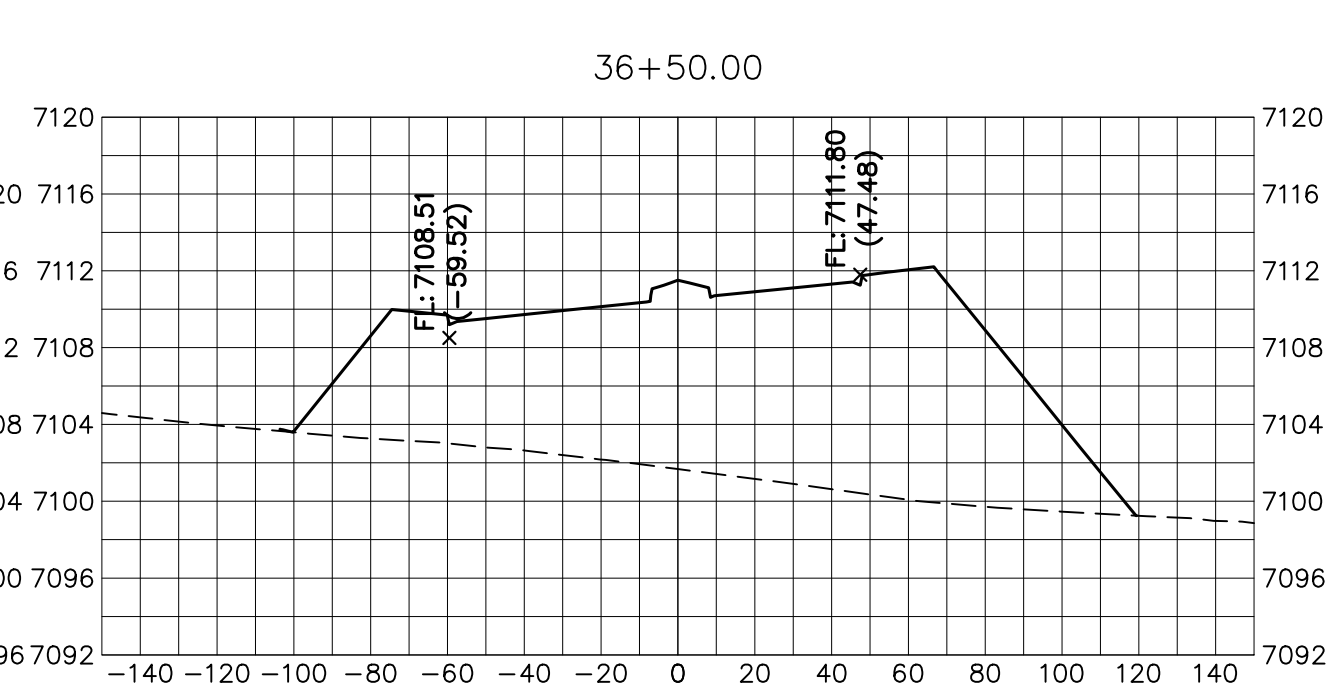
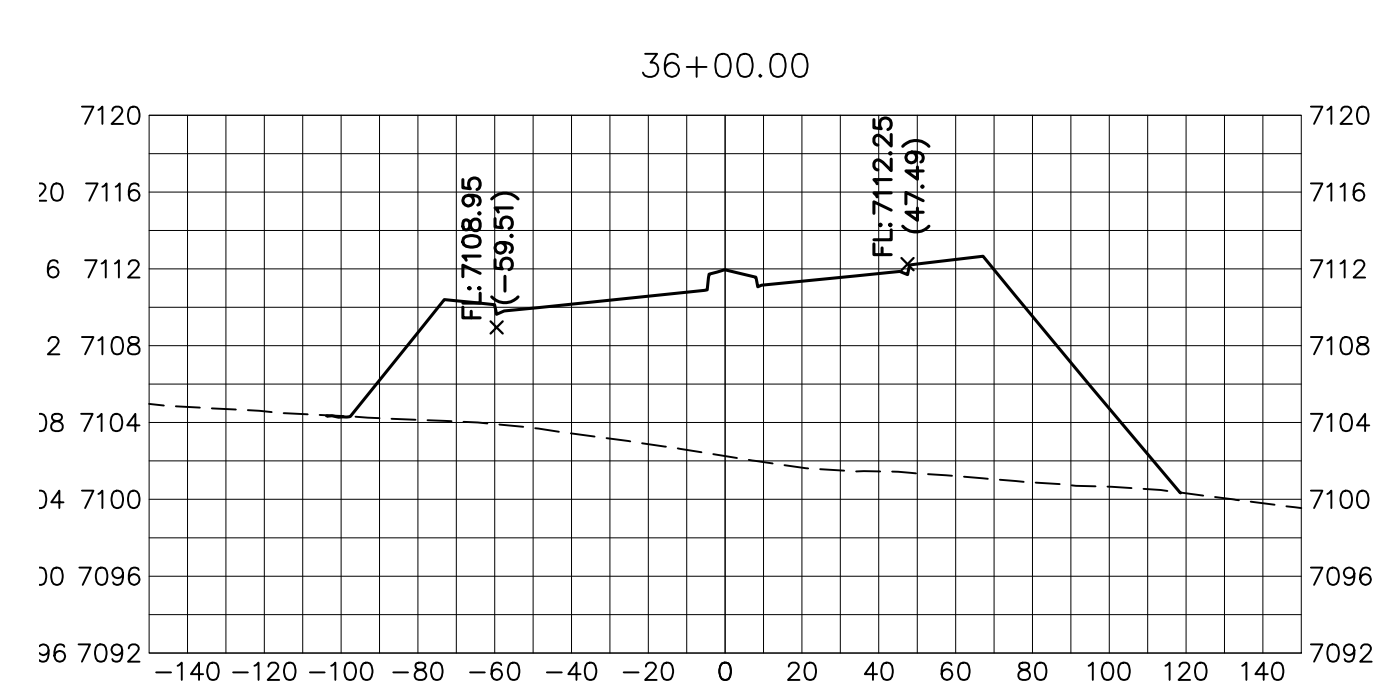
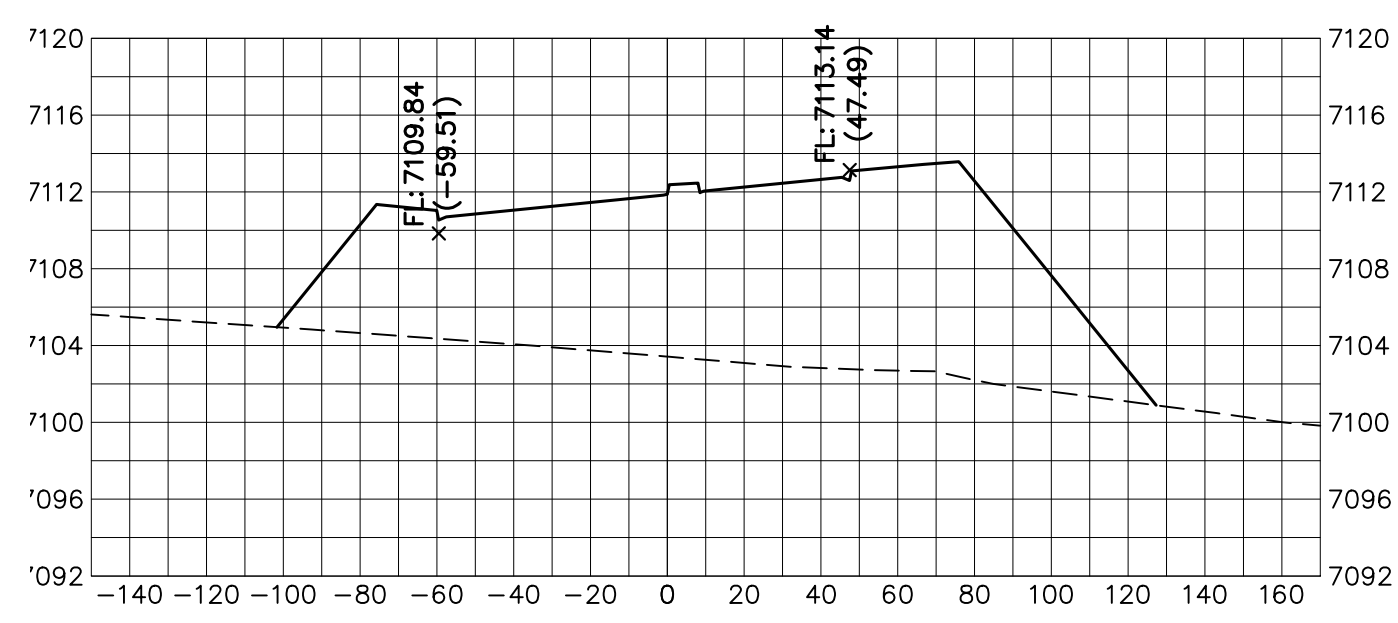
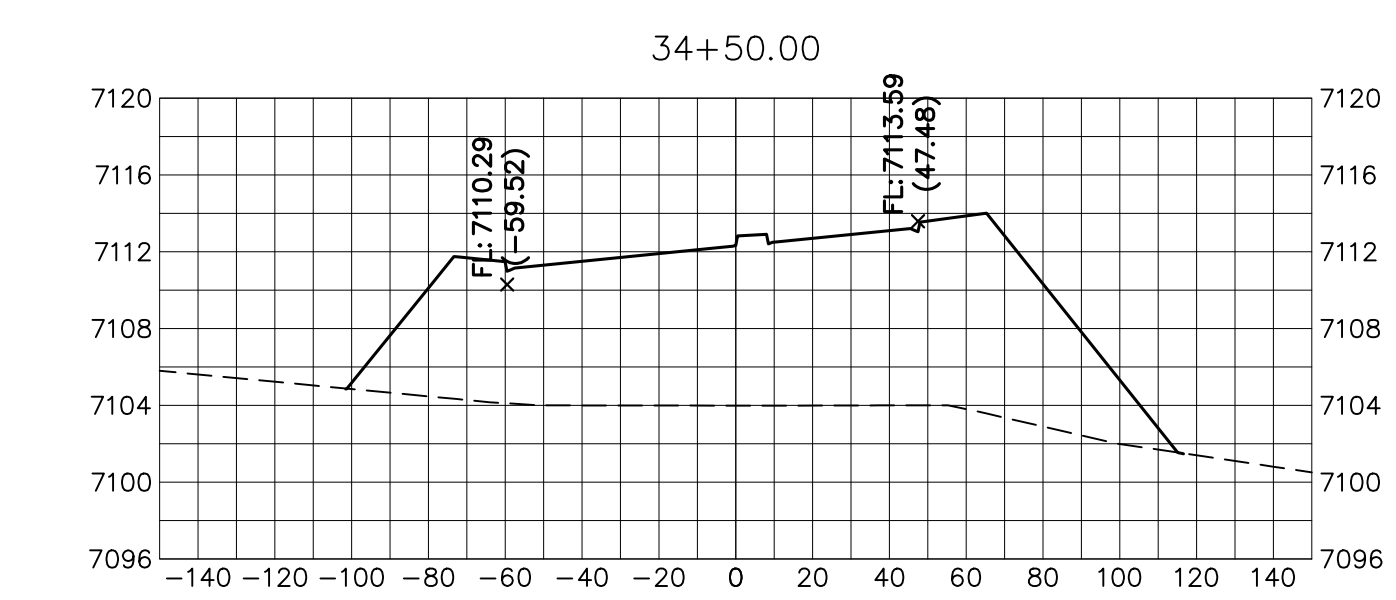
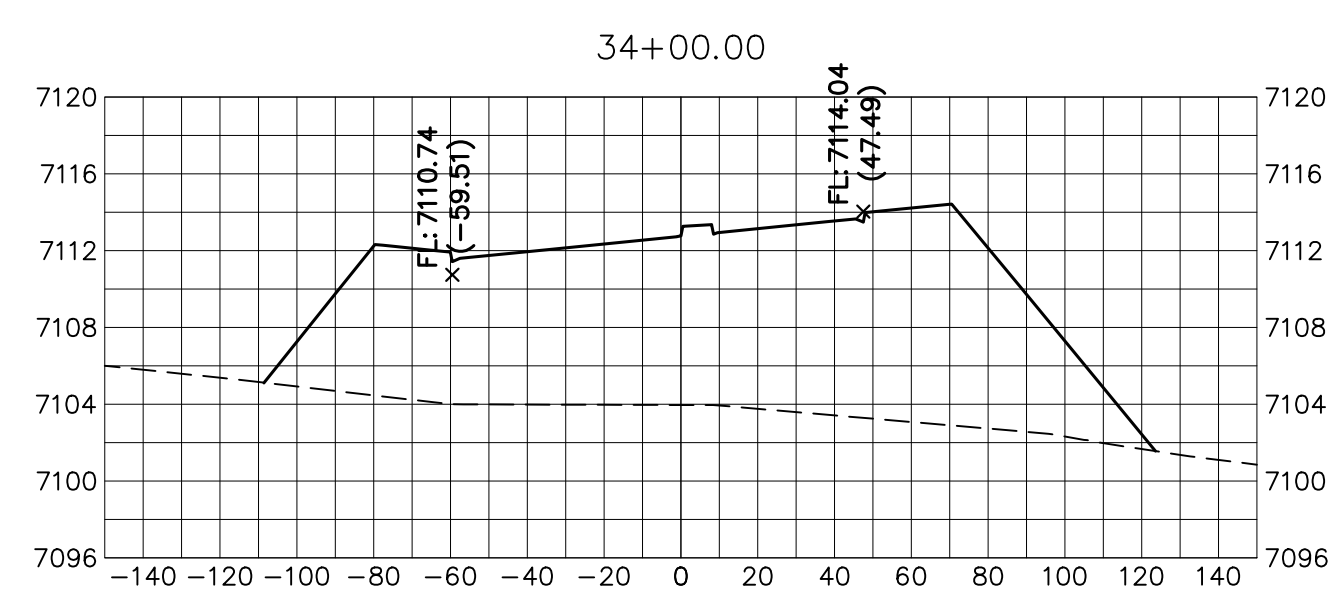
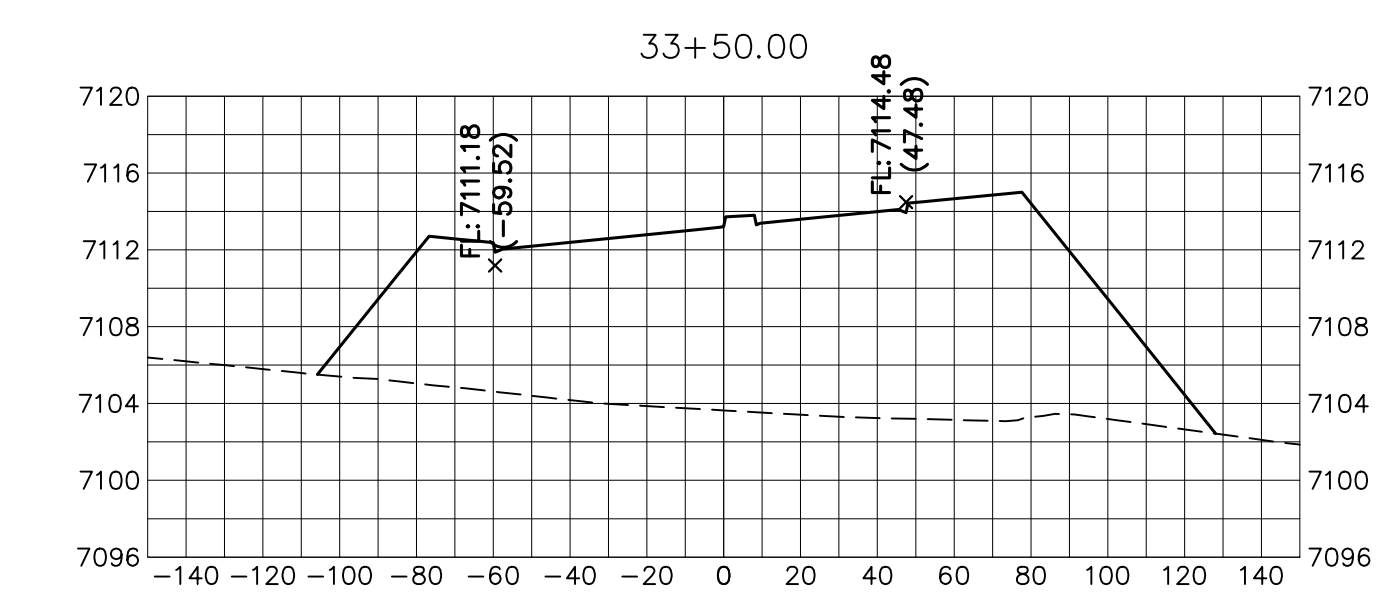
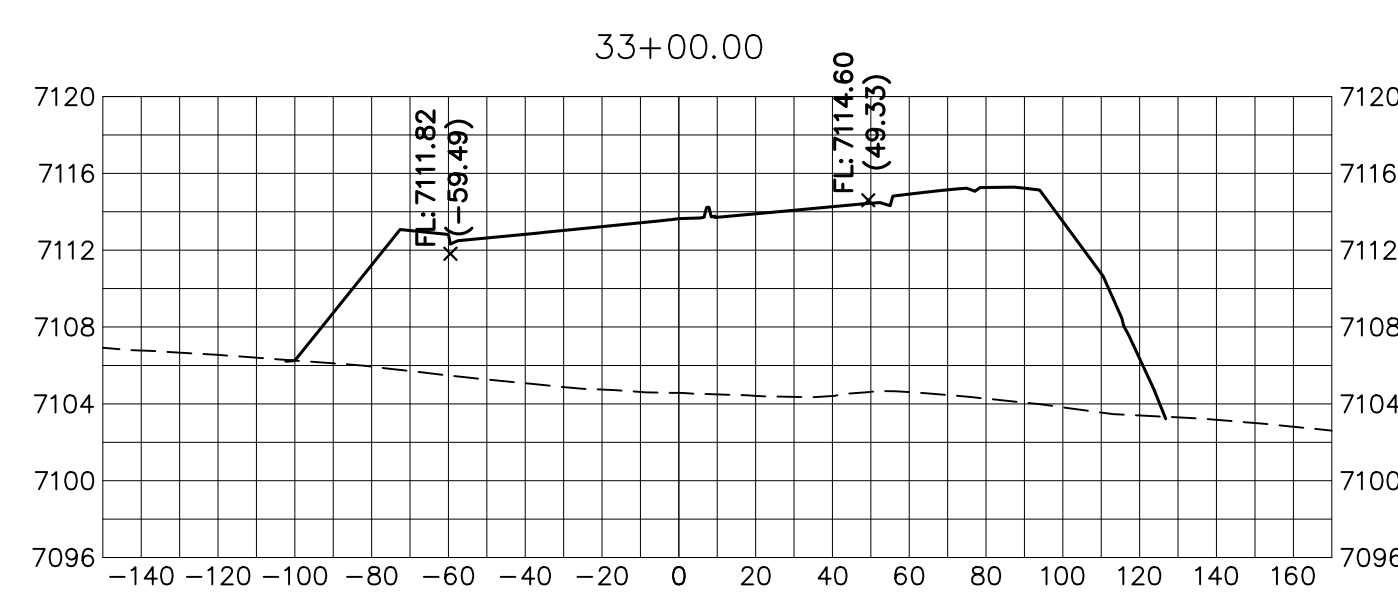
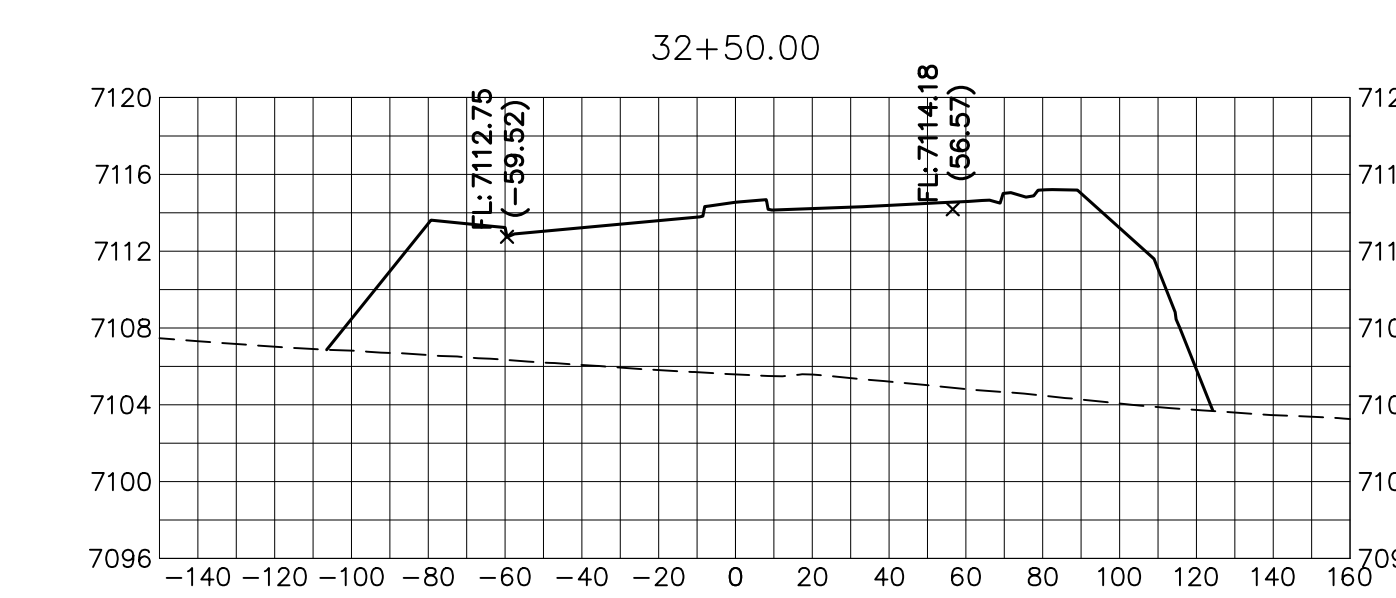
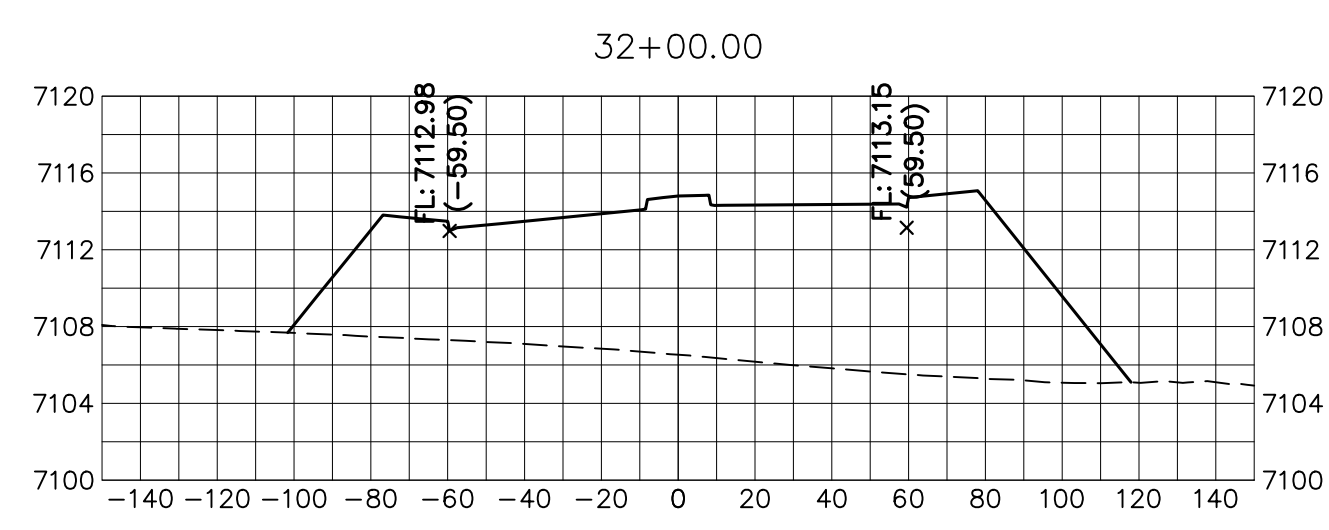
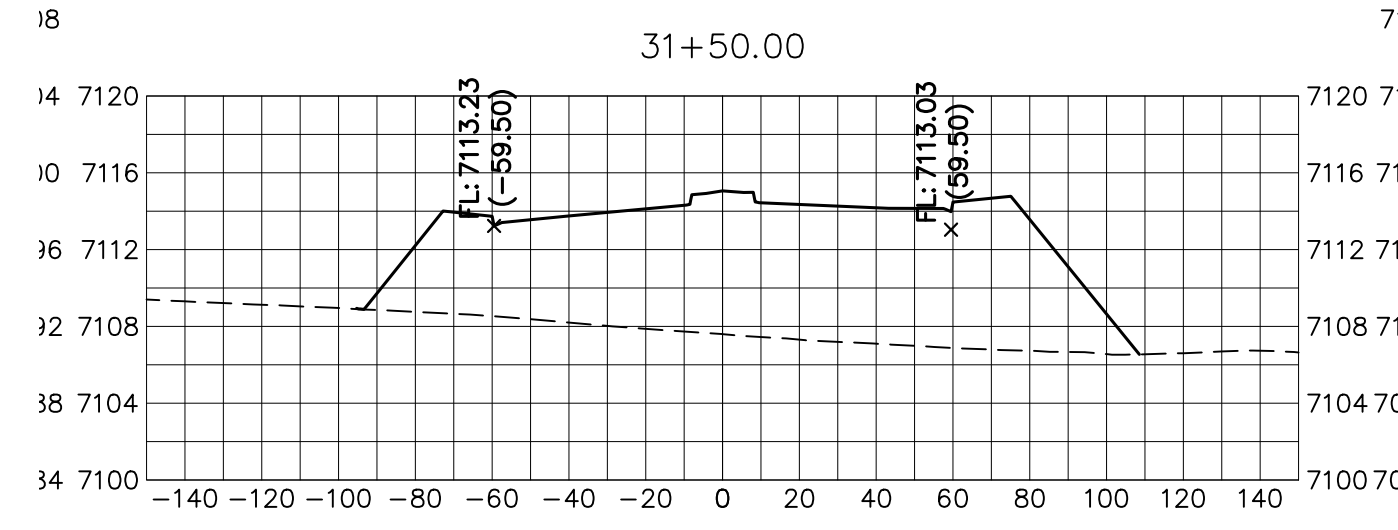
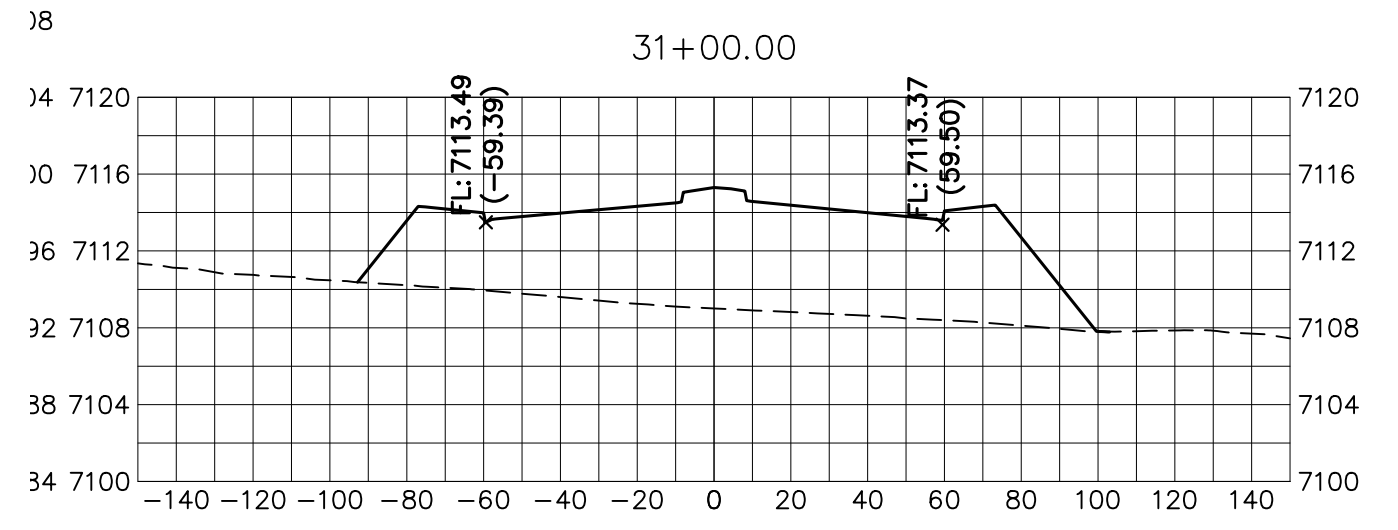
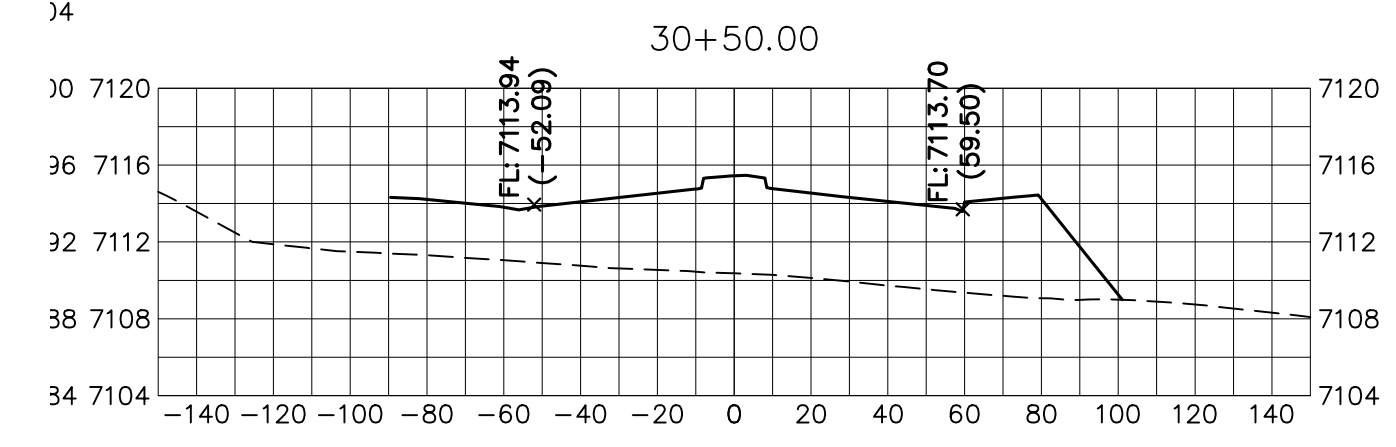
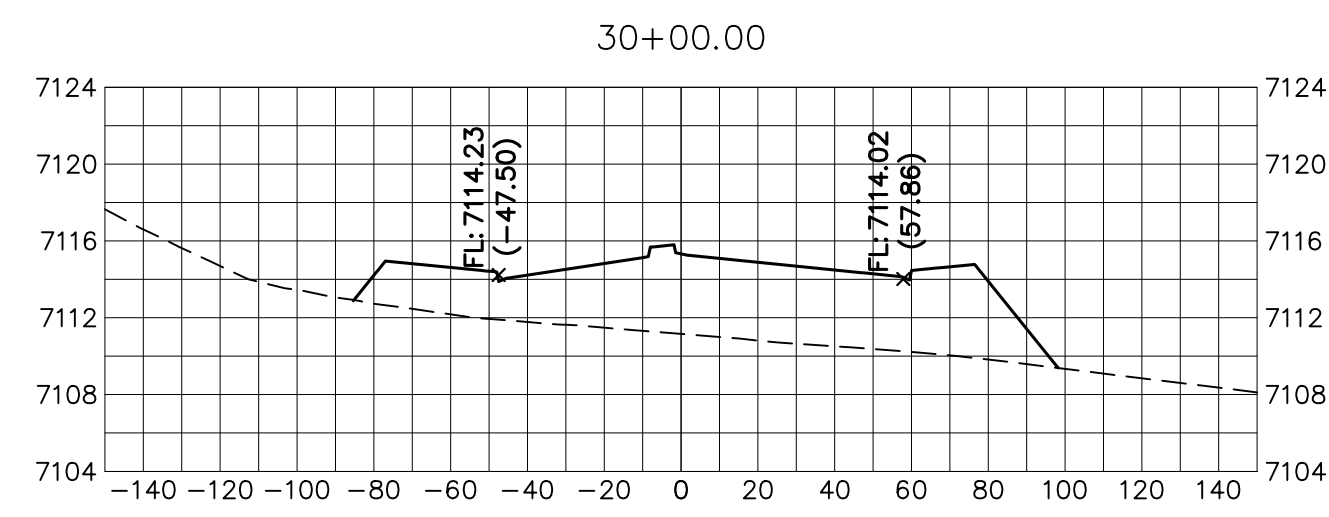
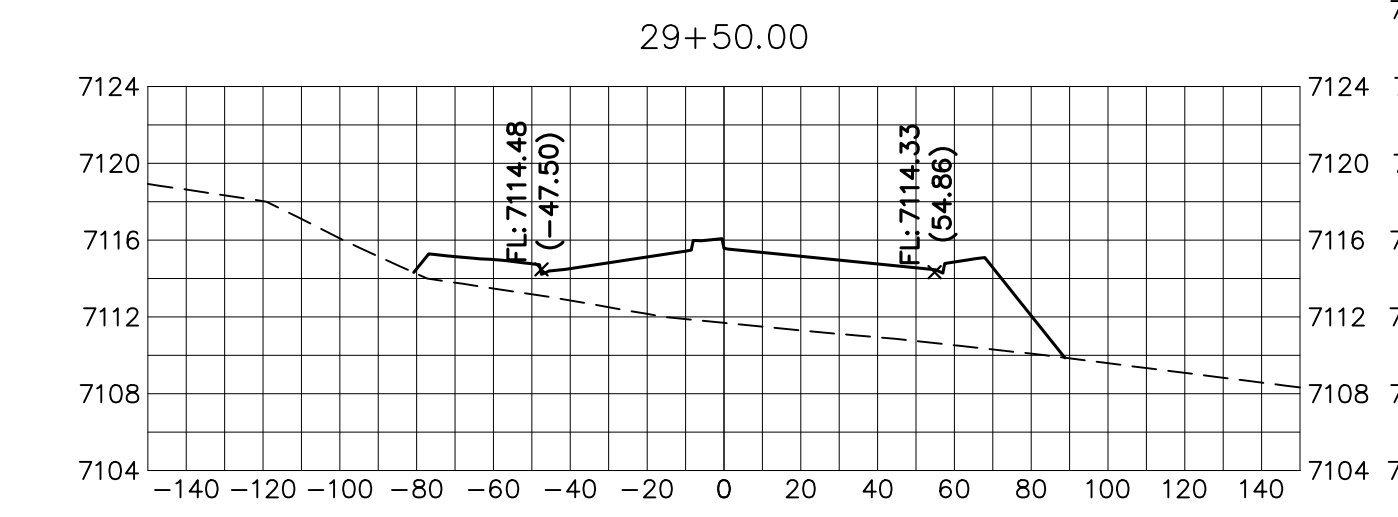
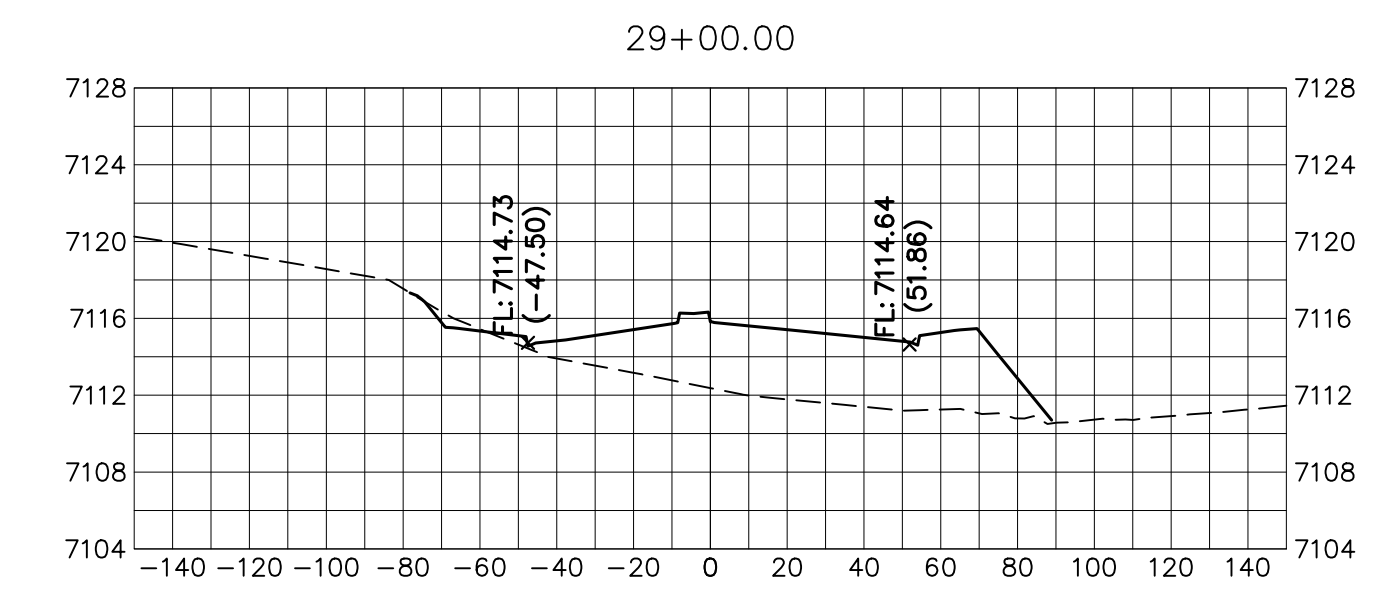
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PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742



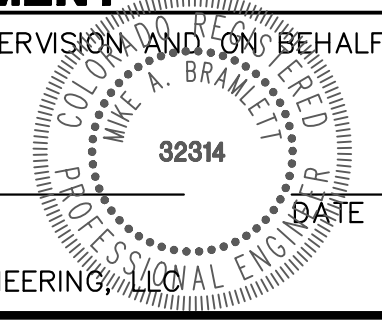
**BRIARGATE PARKWAY**  
STA 27+50 TO STA 36+50  
LOOKING SOUTHEAST

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE



**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

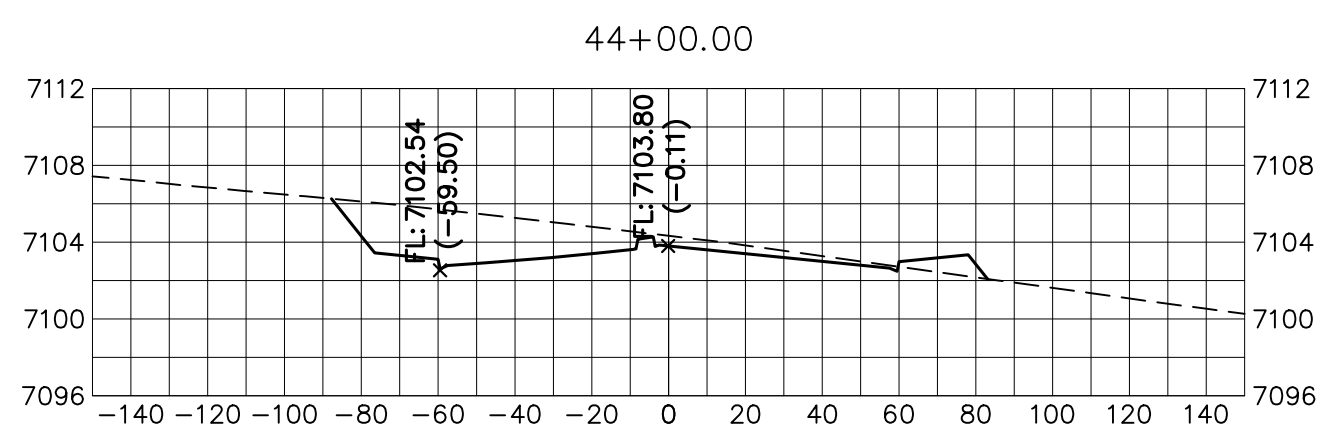
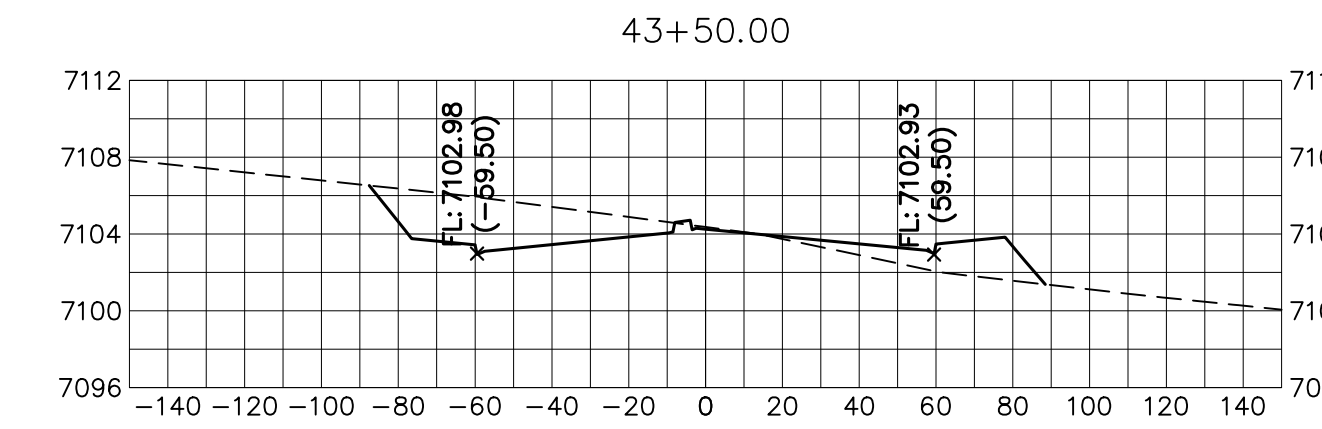
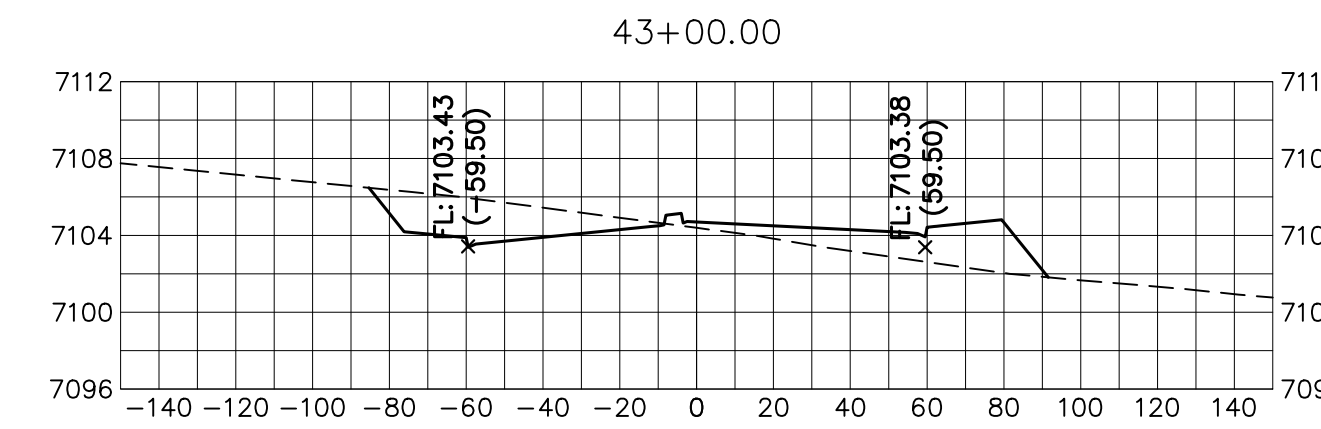
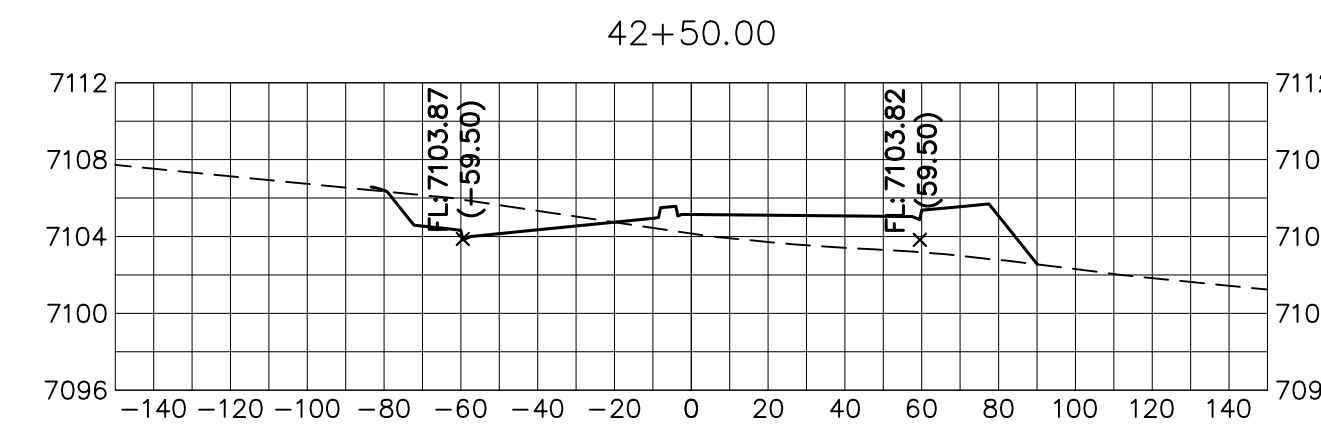
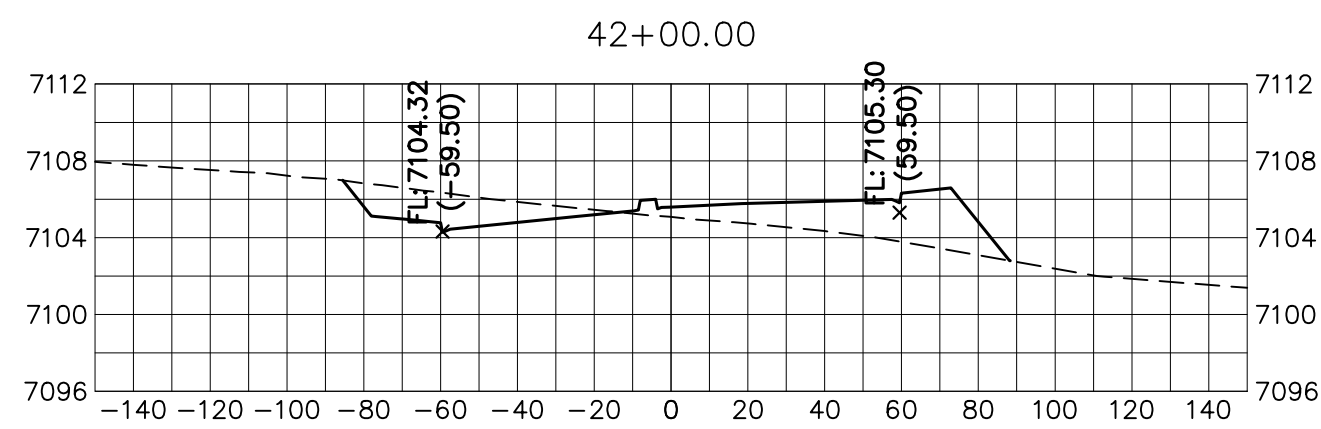
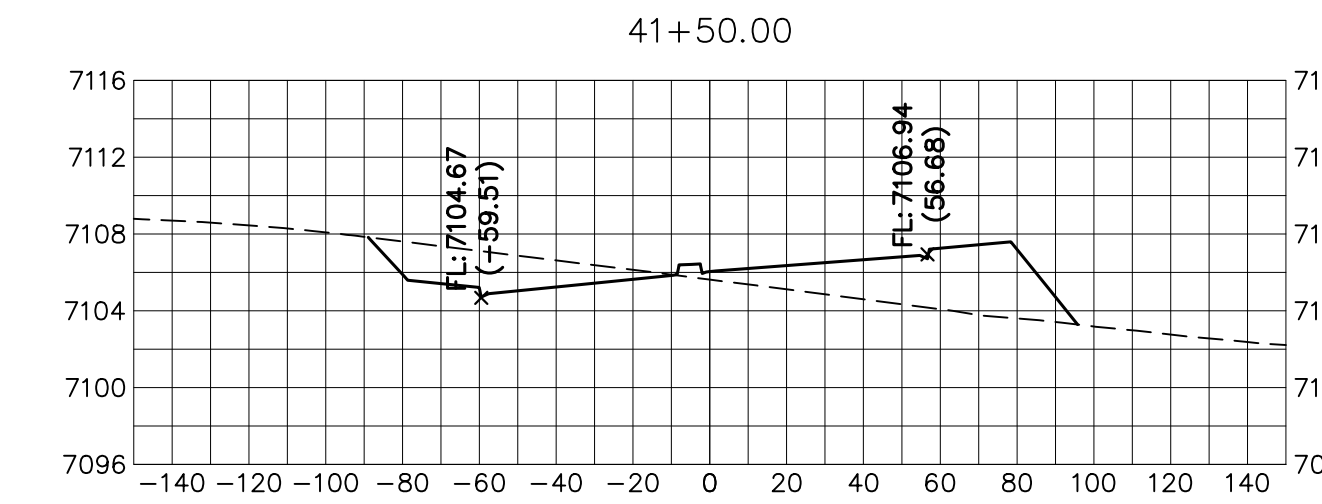
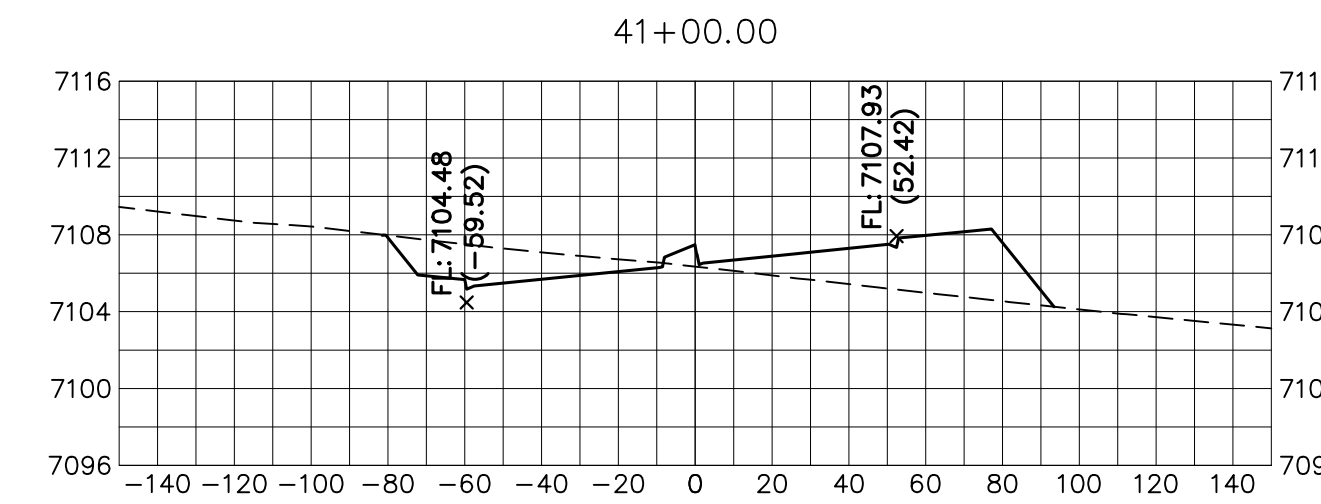
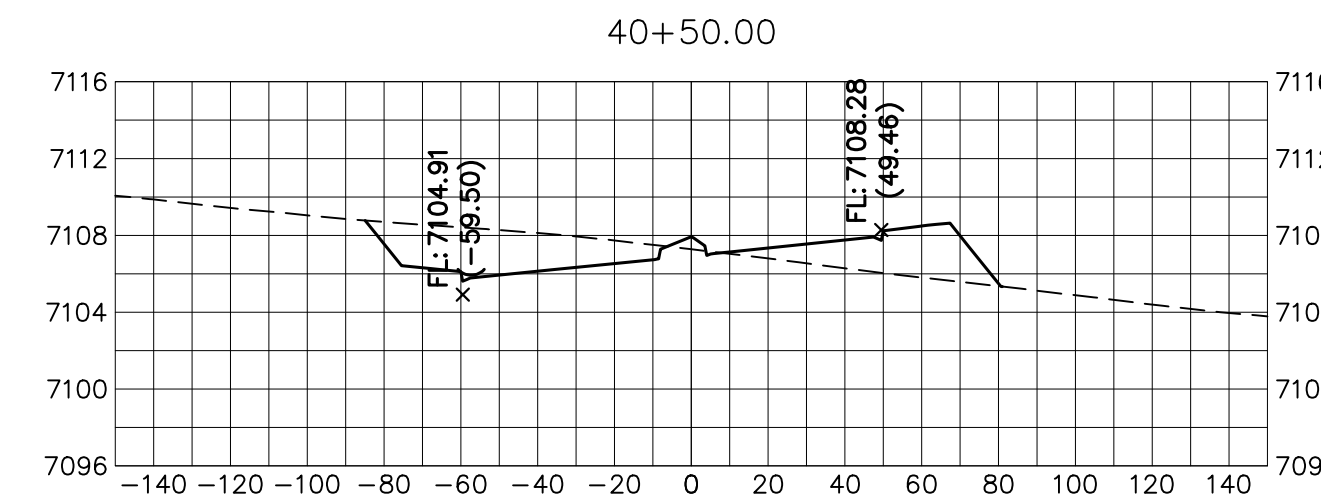
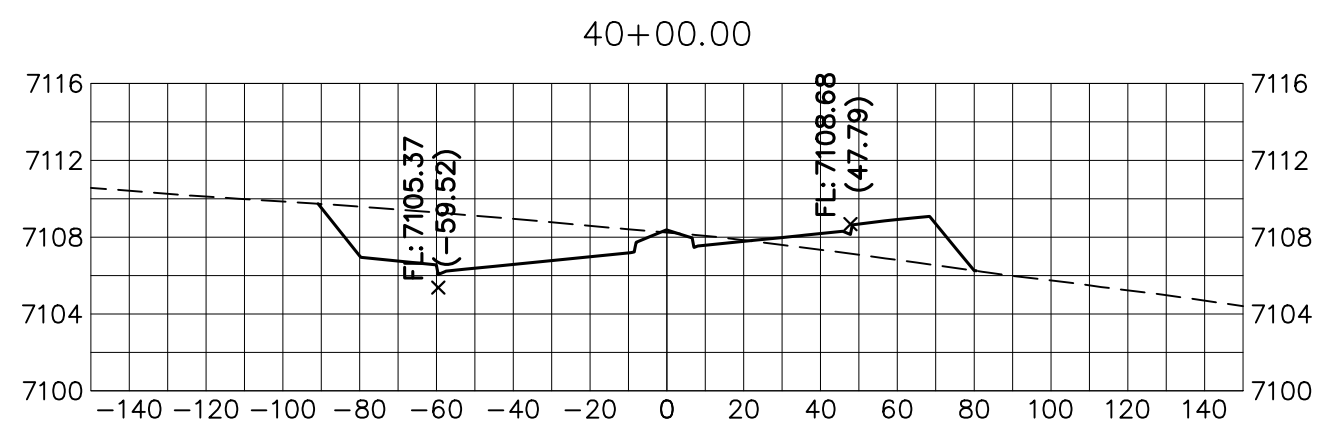
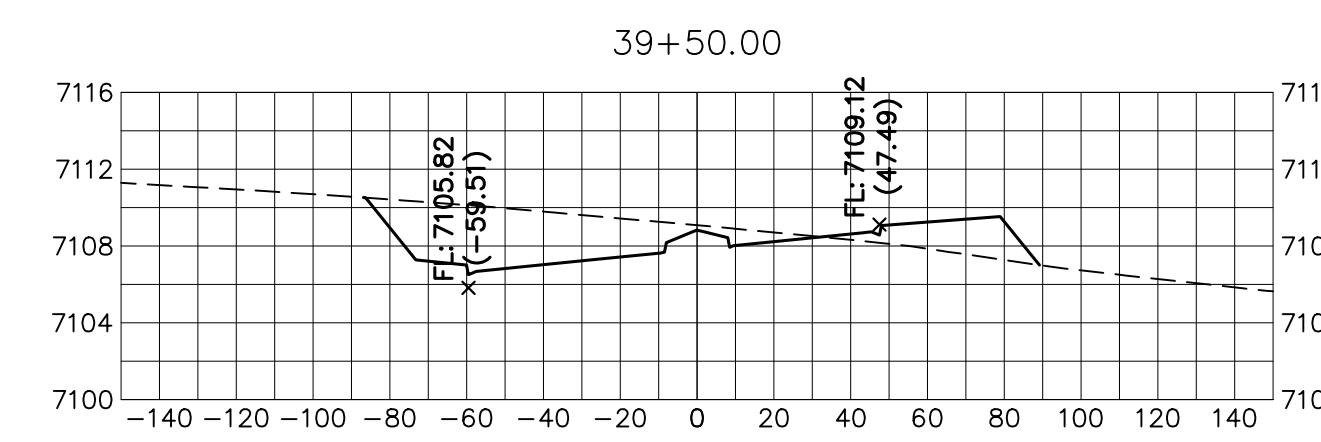
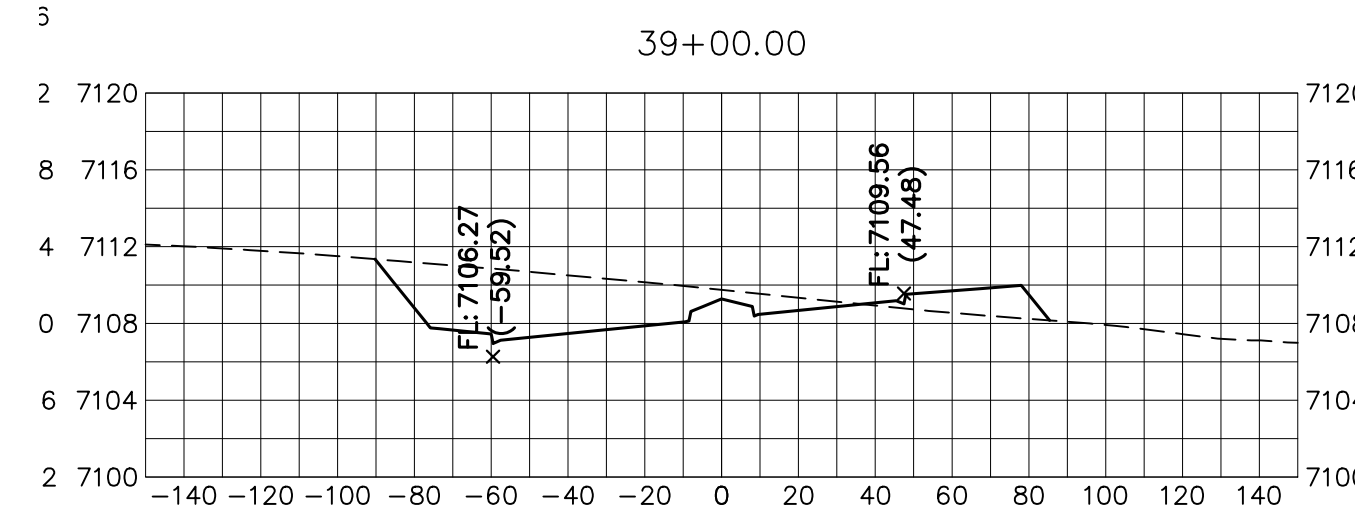
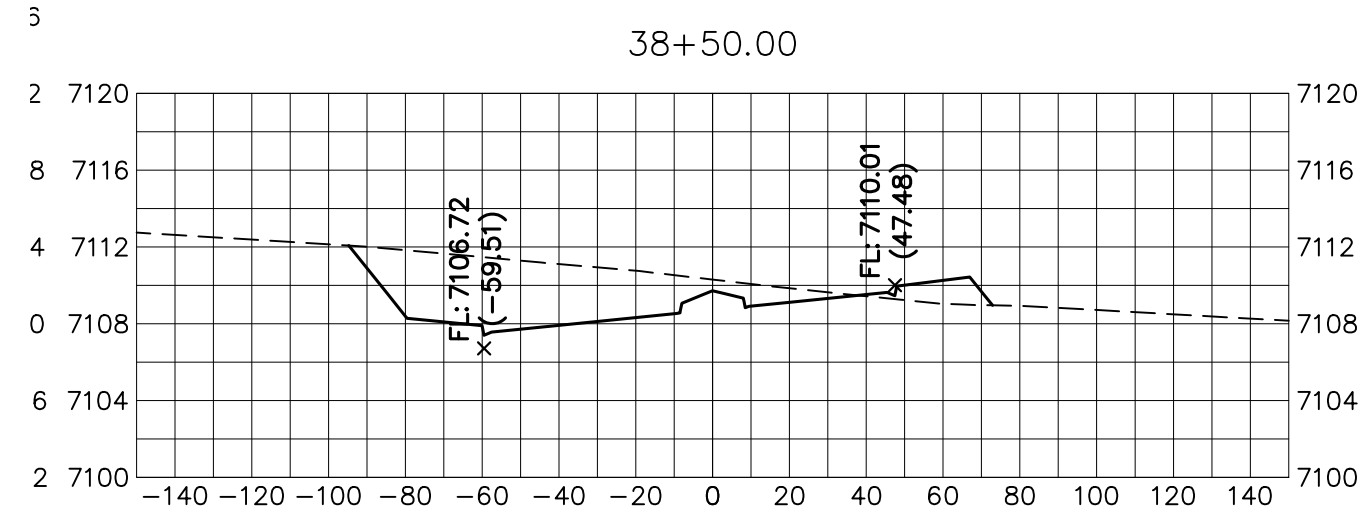
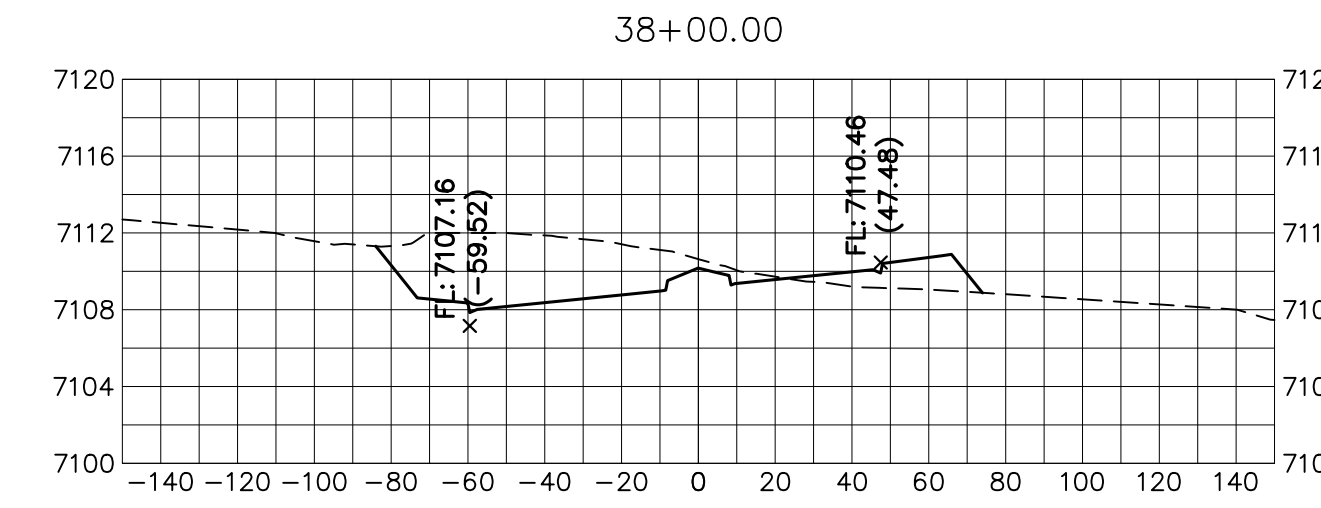
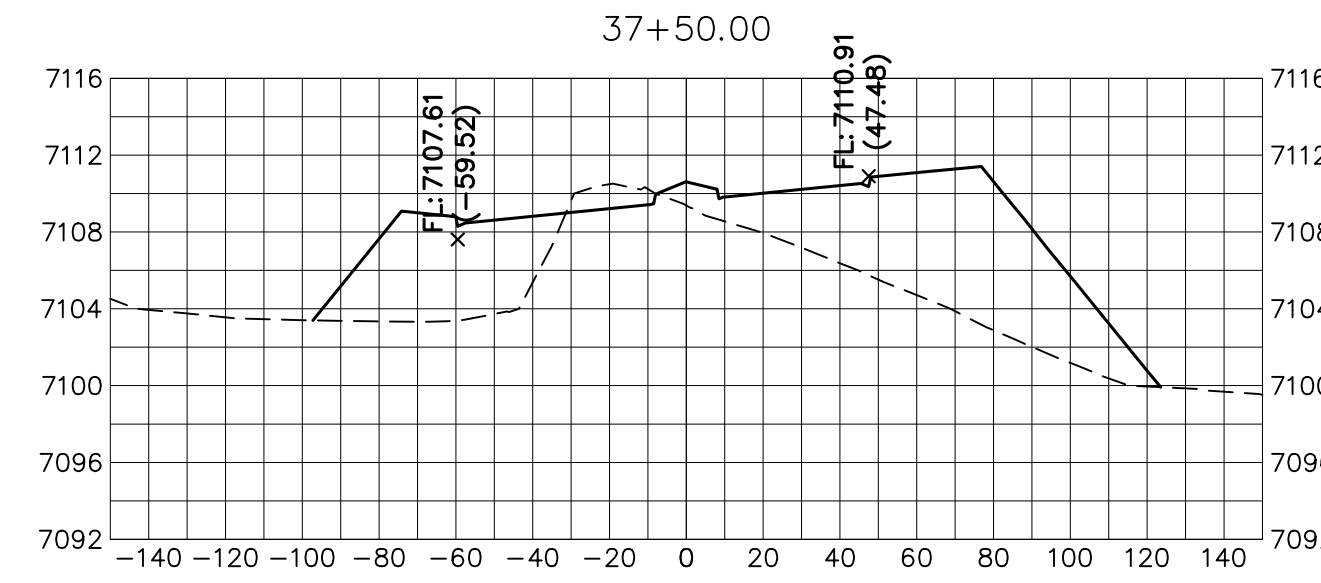
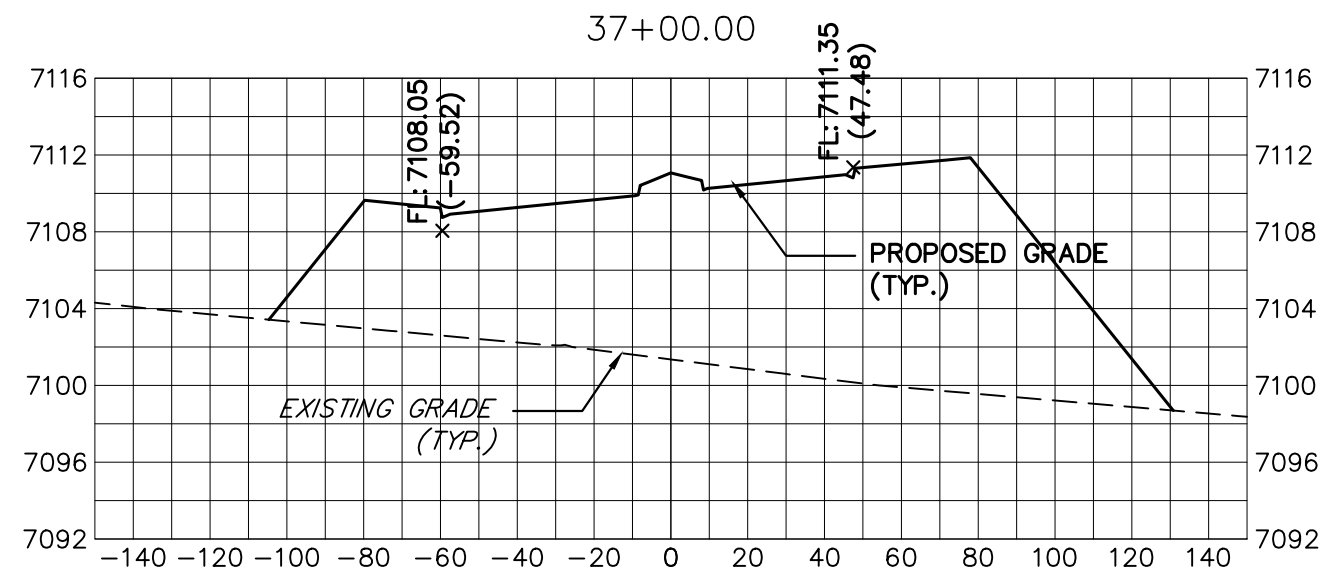
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

BRIARGATE PARKWAY CROSS SECTIONS

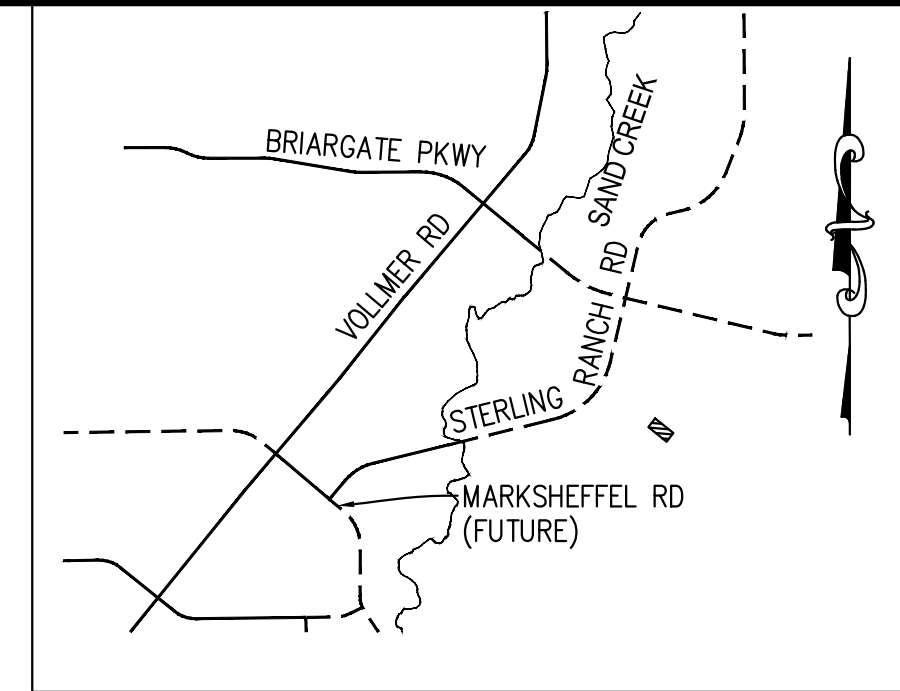
SHEET 25 OF 32

JOB NO. 25188.03

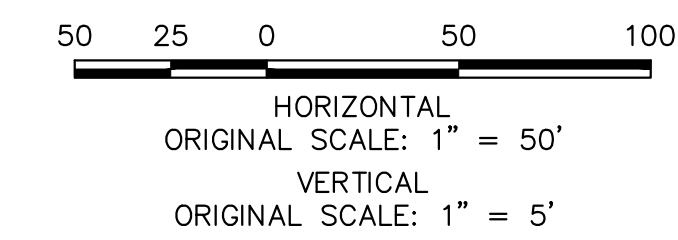
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**BRIARGATE PARKWAY**  
STA 37+00 TO STA 44+00  
LOOKING SOUTHEAST



KEY MAP  
N.T.S.

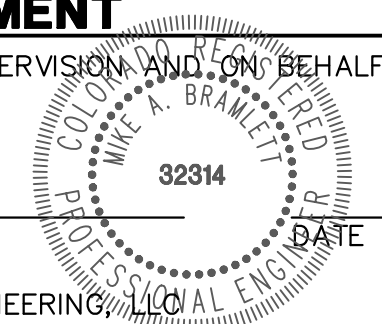


Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

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

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

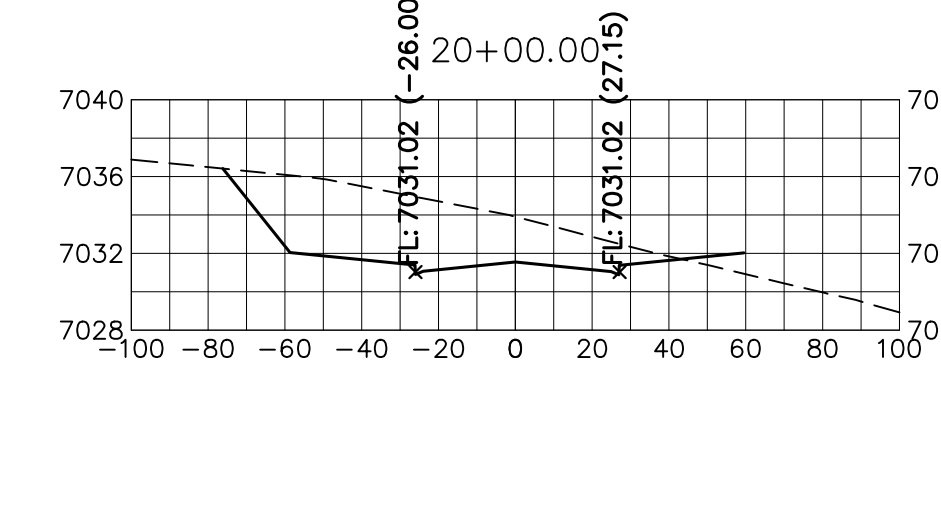
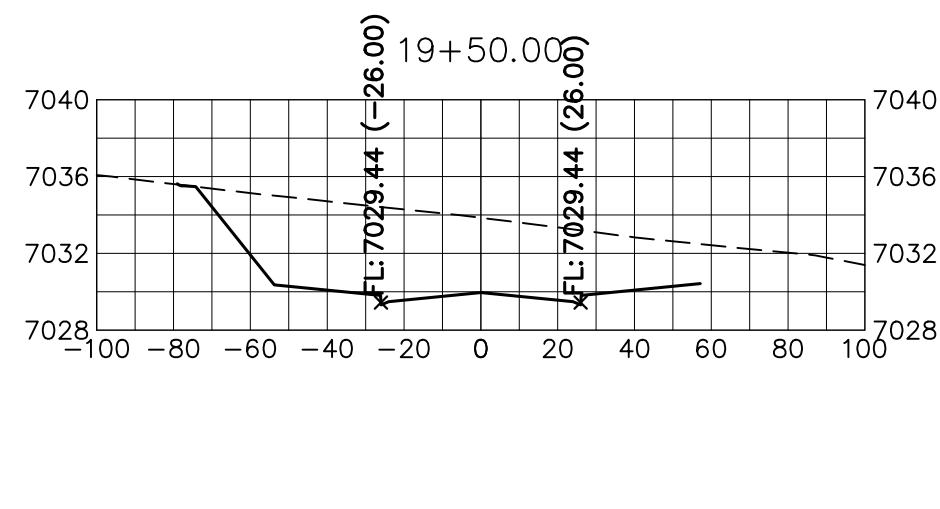
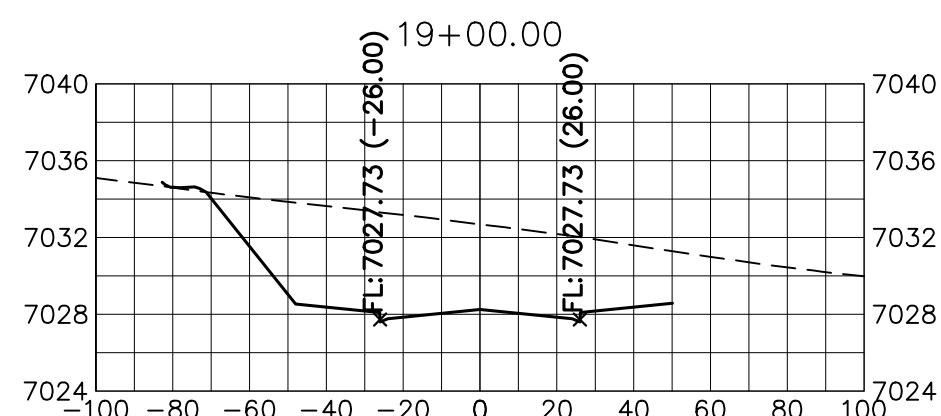
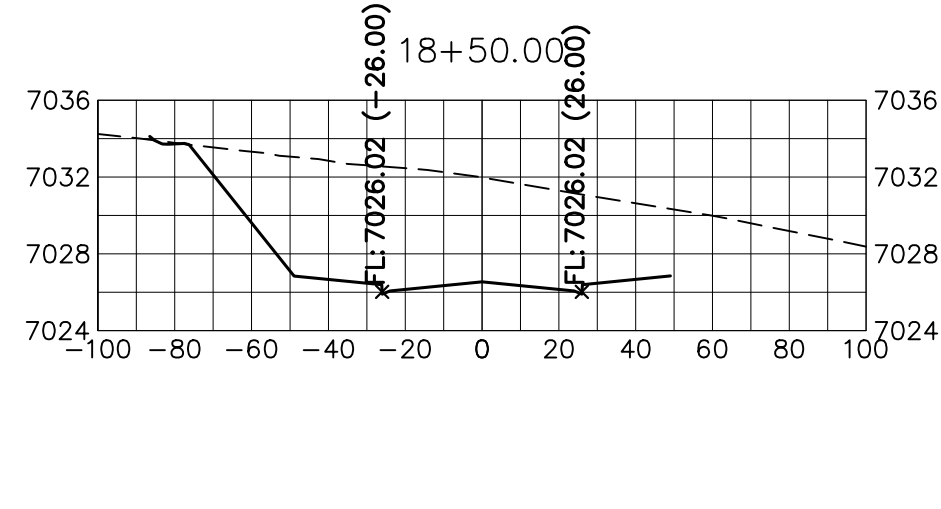
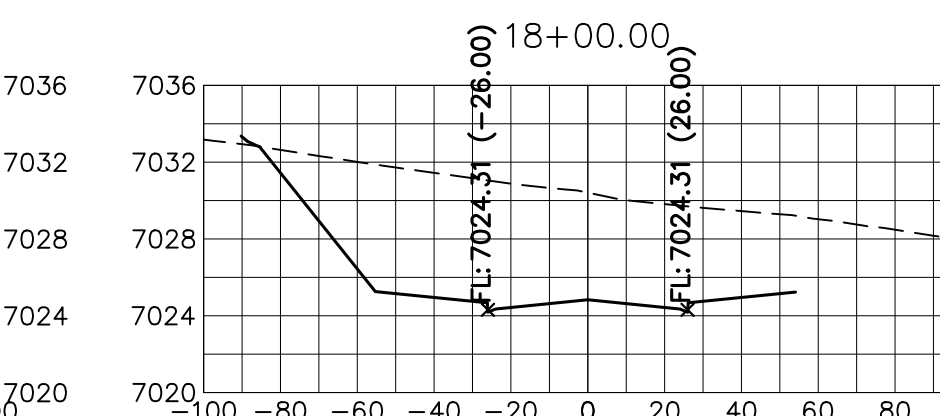
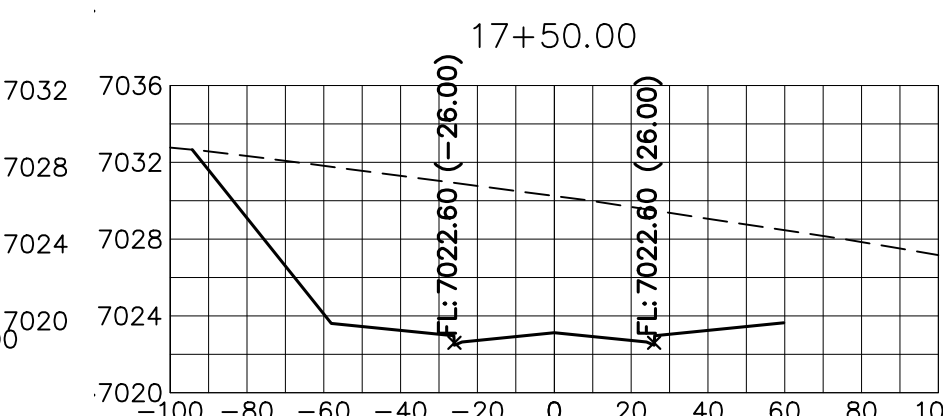
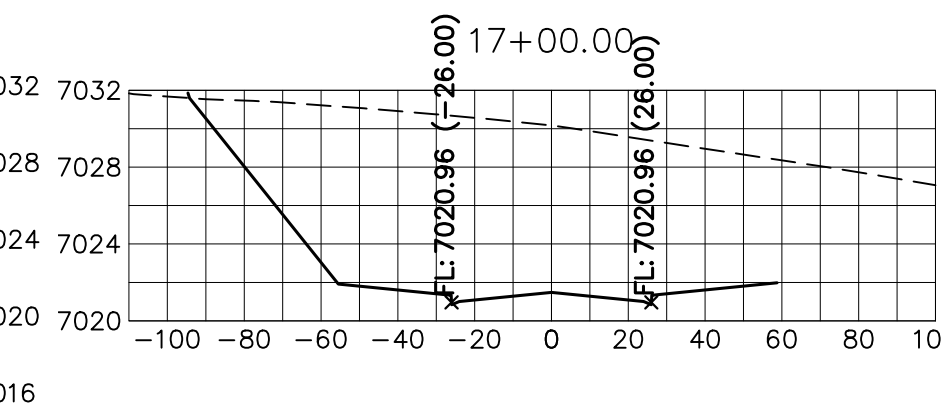
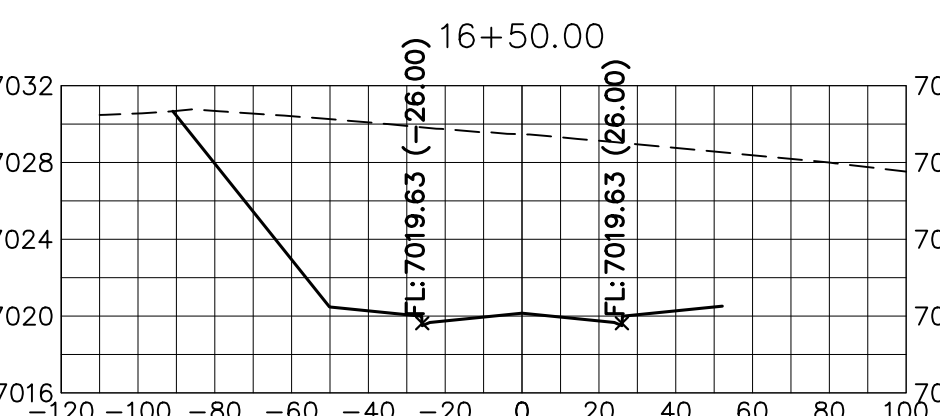
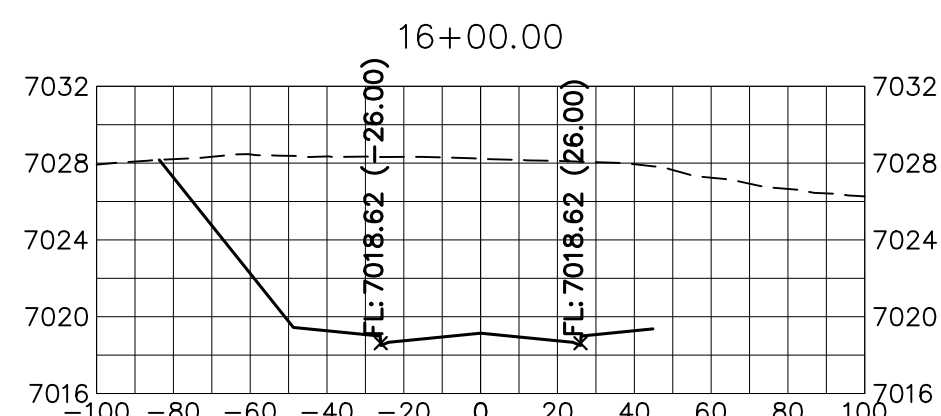
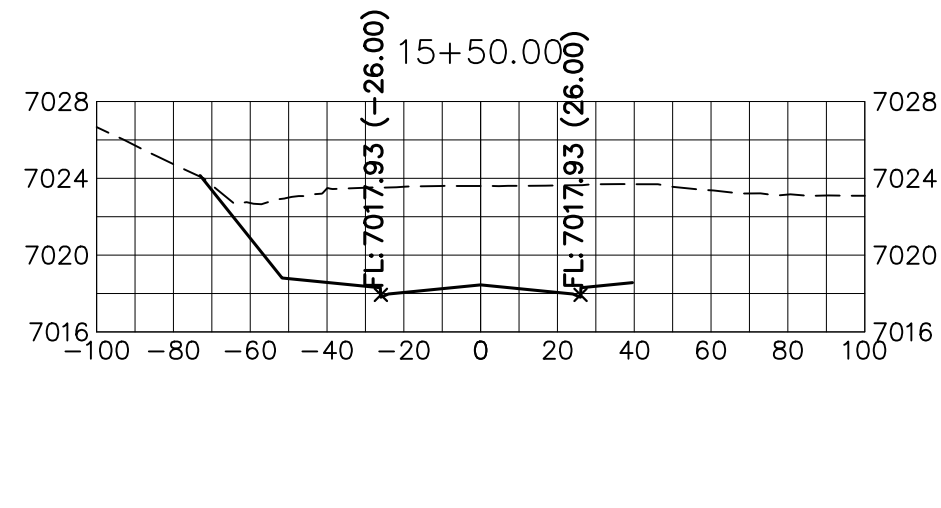
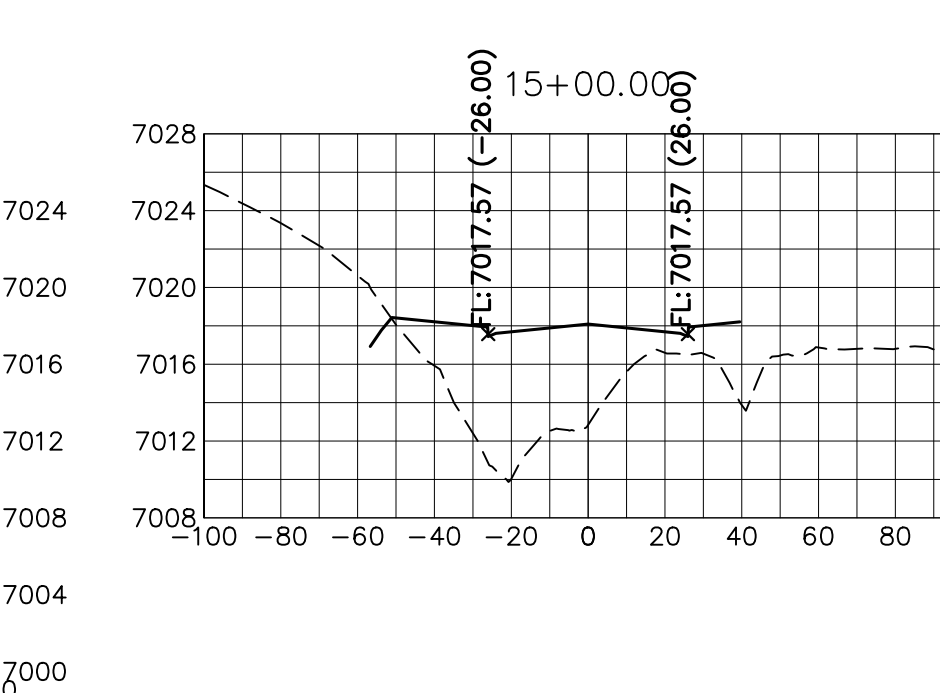
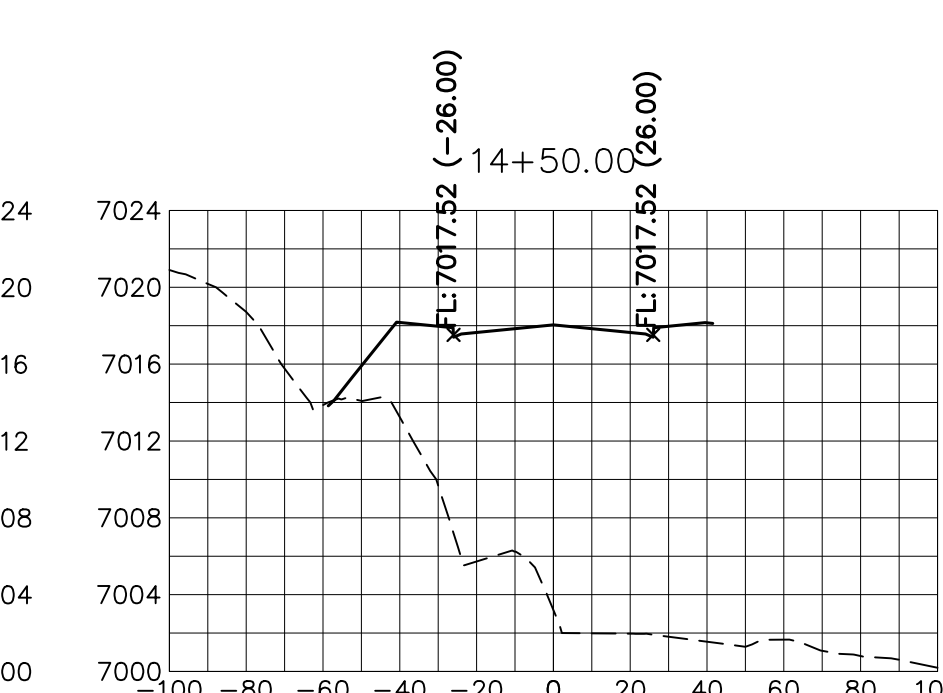
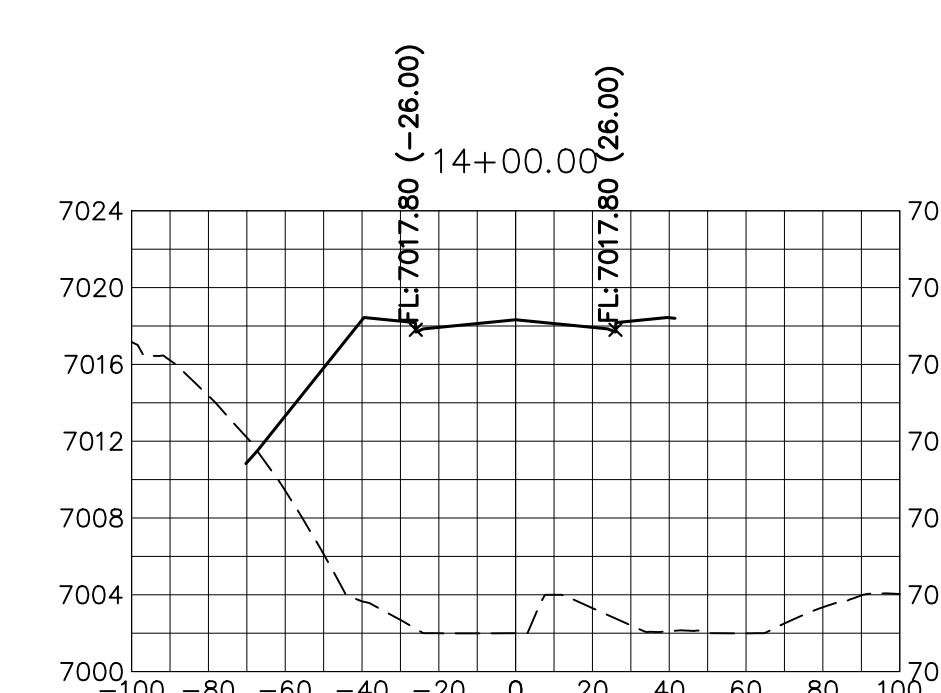
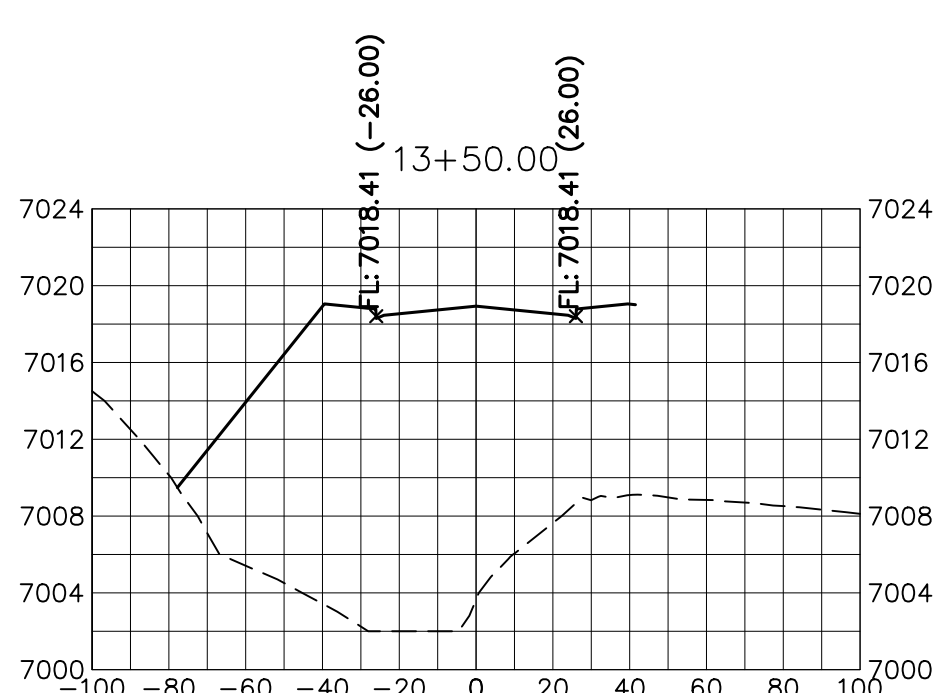
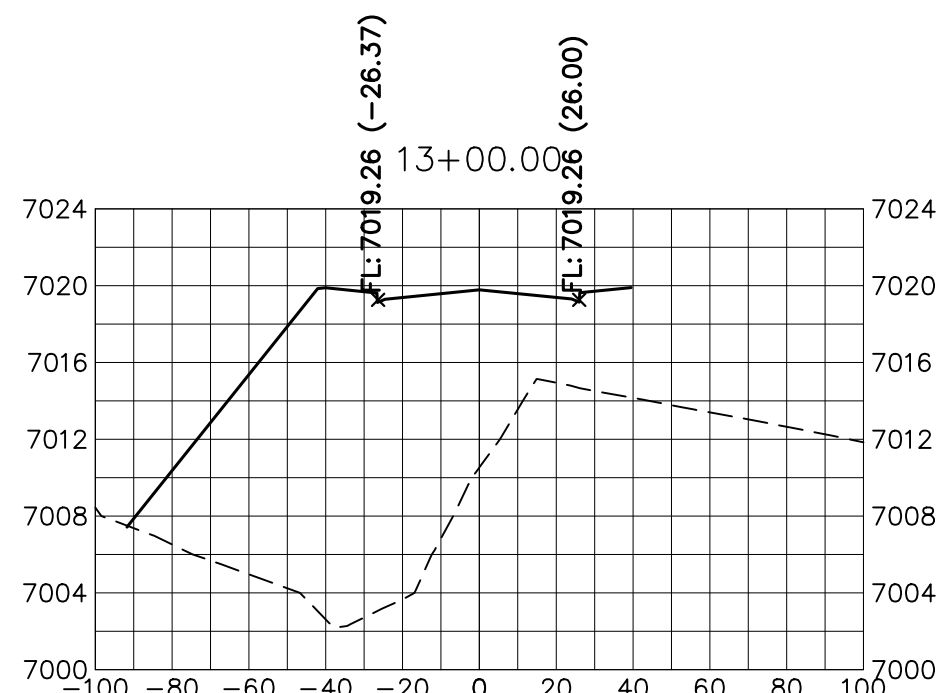
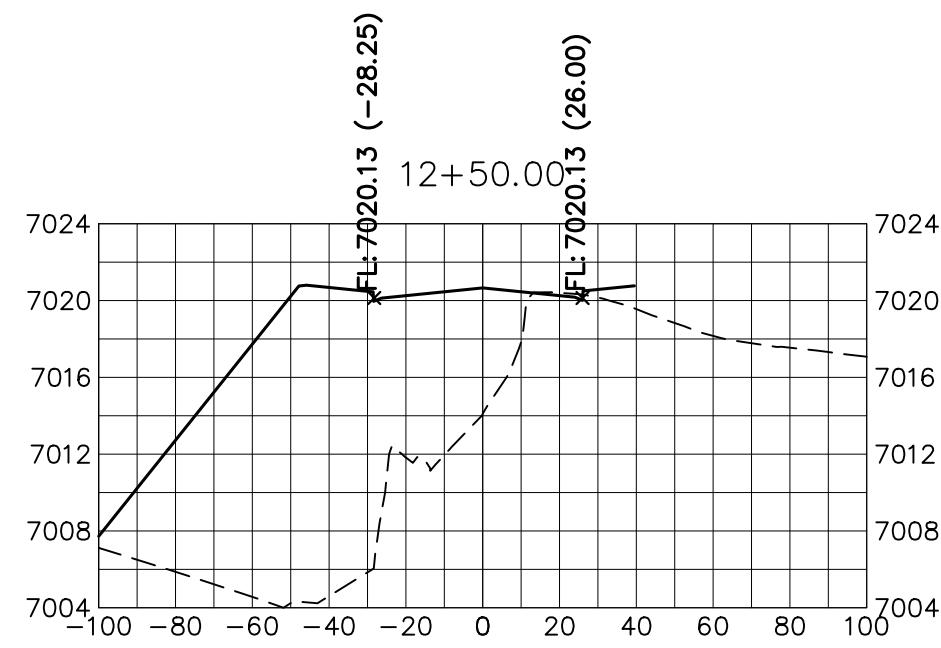
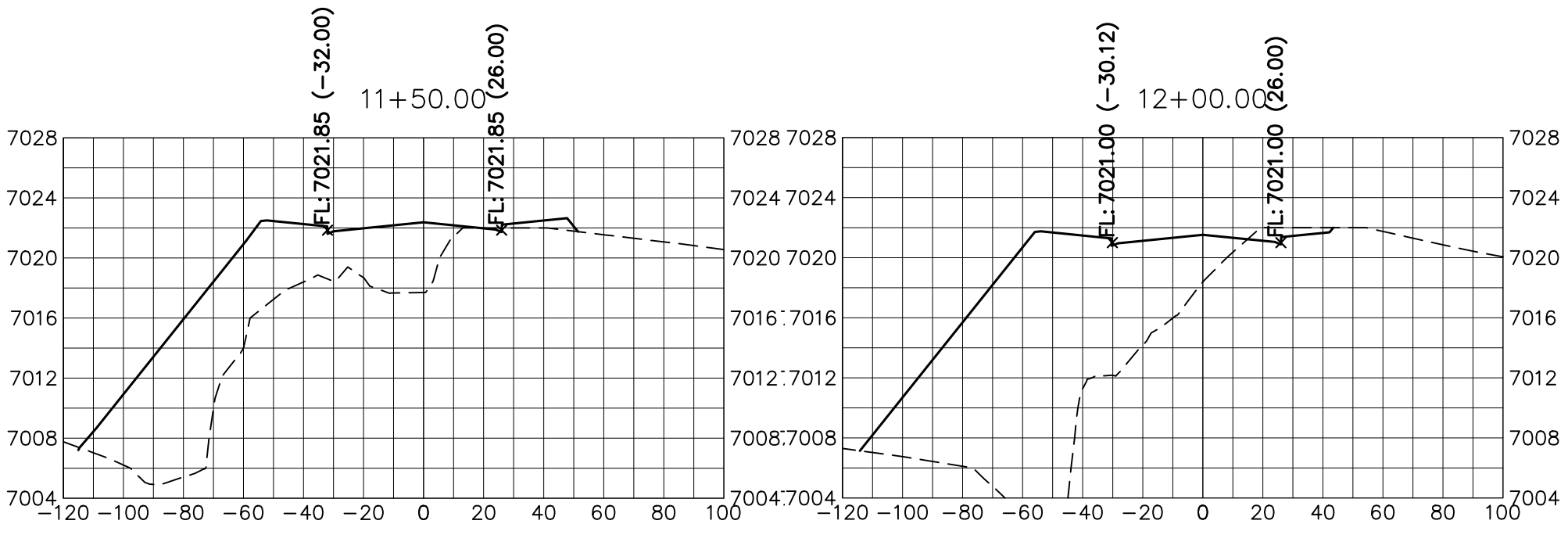
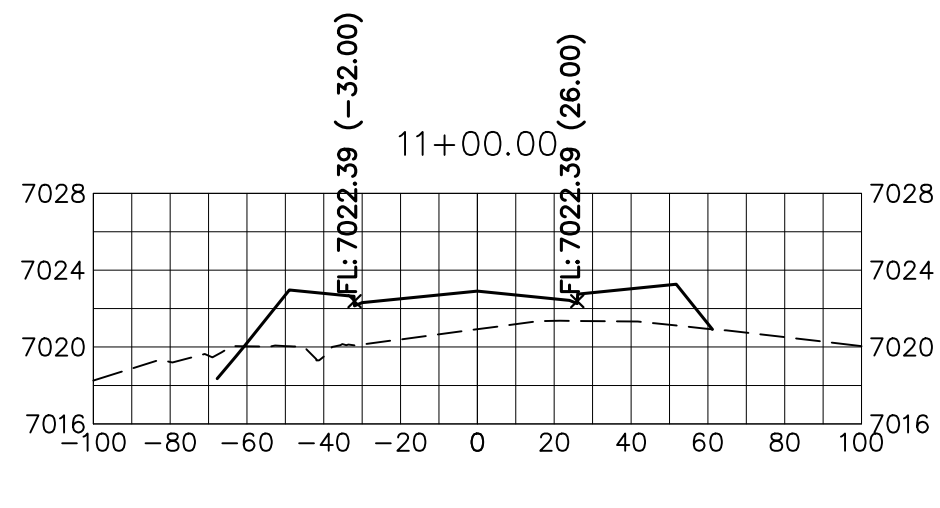
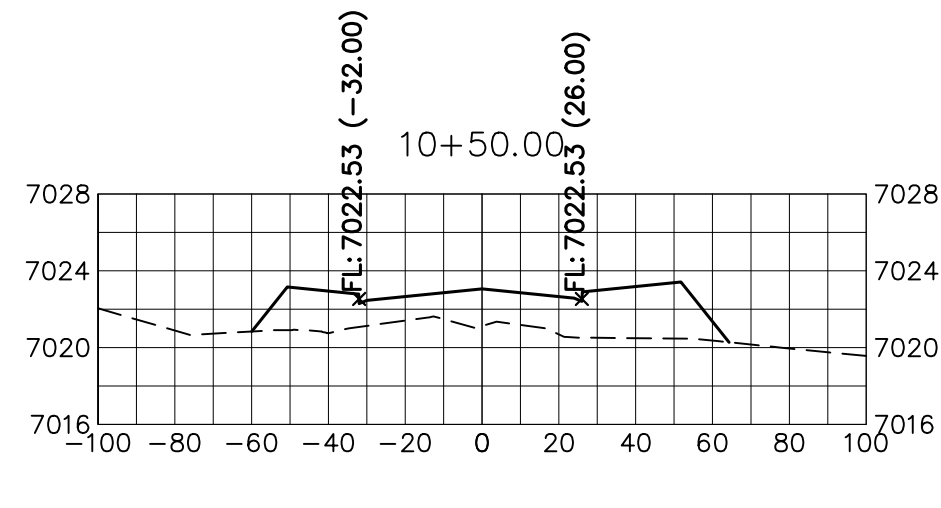
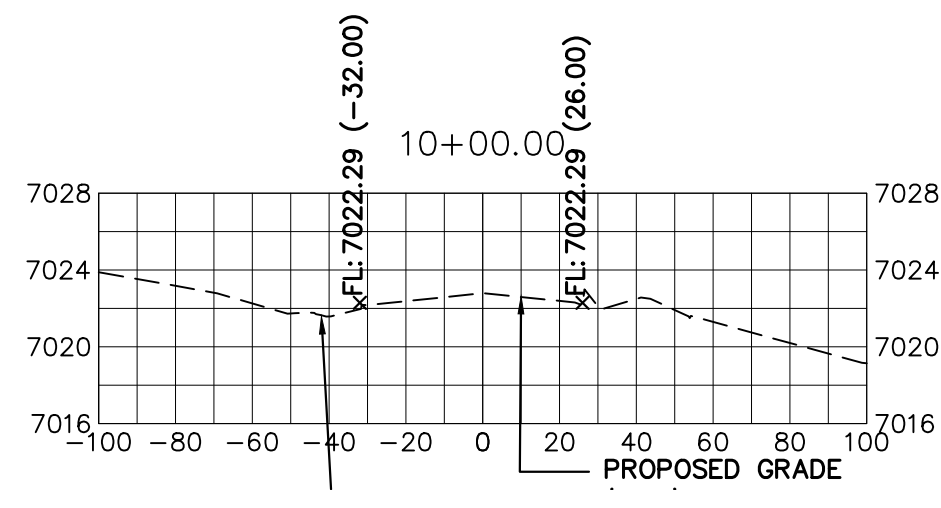
No.	REVISION	BY	DATE

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V-SCALE	1" = 3'
DATE	12/15/22
DESIGNED BY	AJH
DRAWN BY	CRB
CHECKED BY	

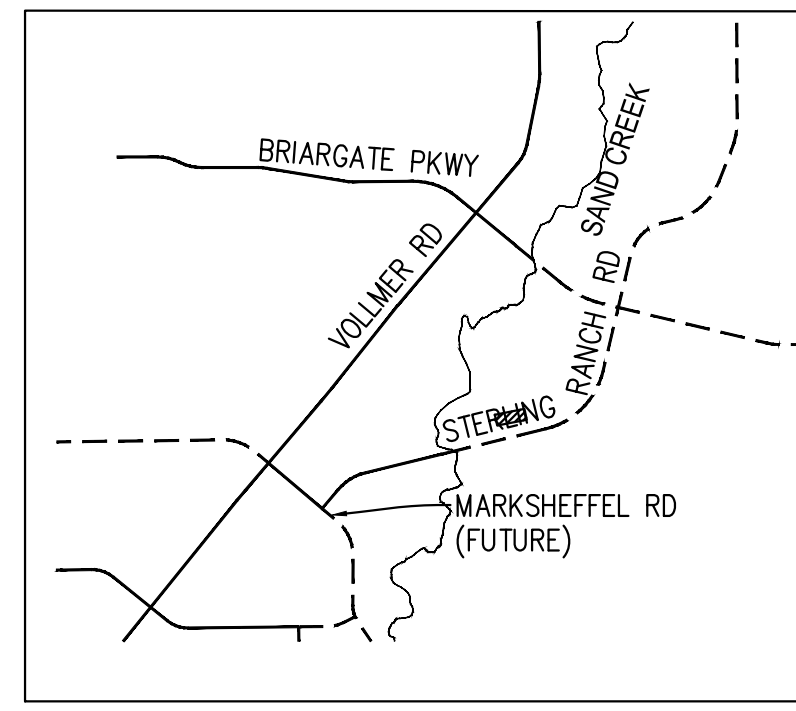
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS  
BRIARGATE PARKWAY CROSS SECTIONS

SHEET 26 OF 32  
JOB NO. 25188.03

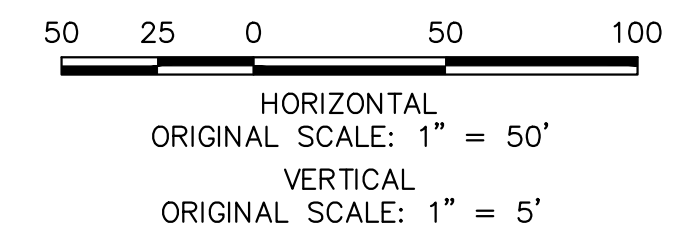
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**STERLING RANCH ROAD**  
STA 10+00 TO STA 20+00  
LOOKING NORTHEAST

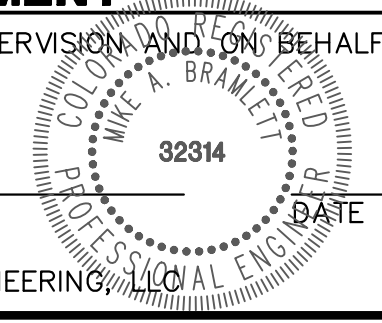


**KEY MAP**  
N.T.S.



**ENGINEER'S STATEMENT**

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



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

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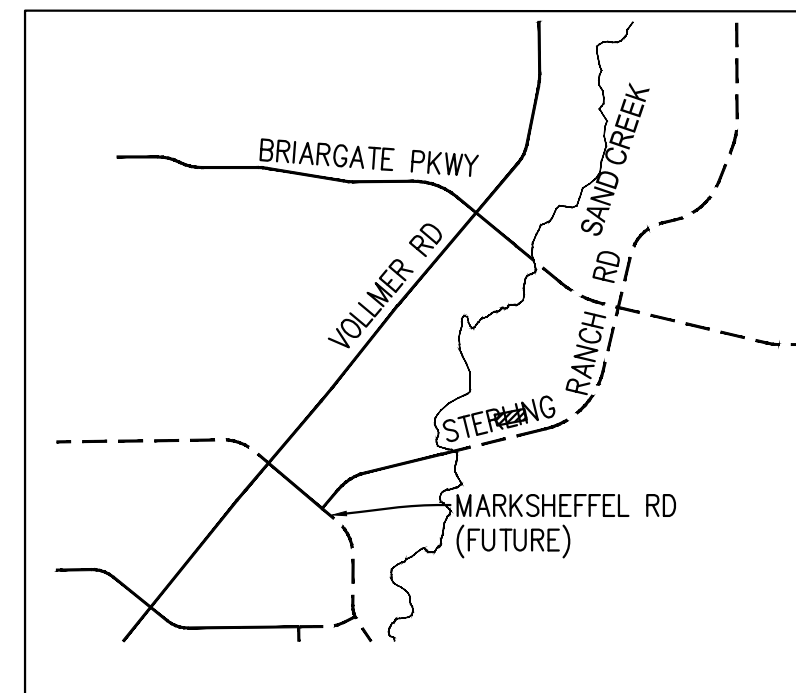
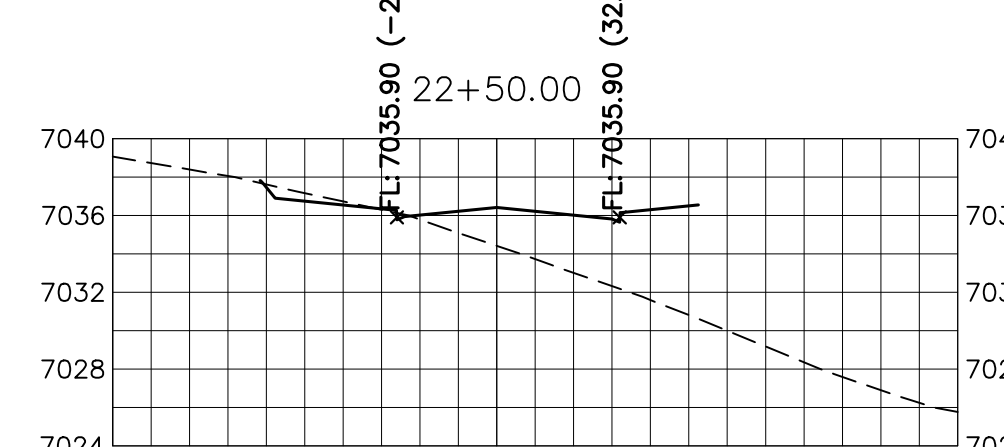
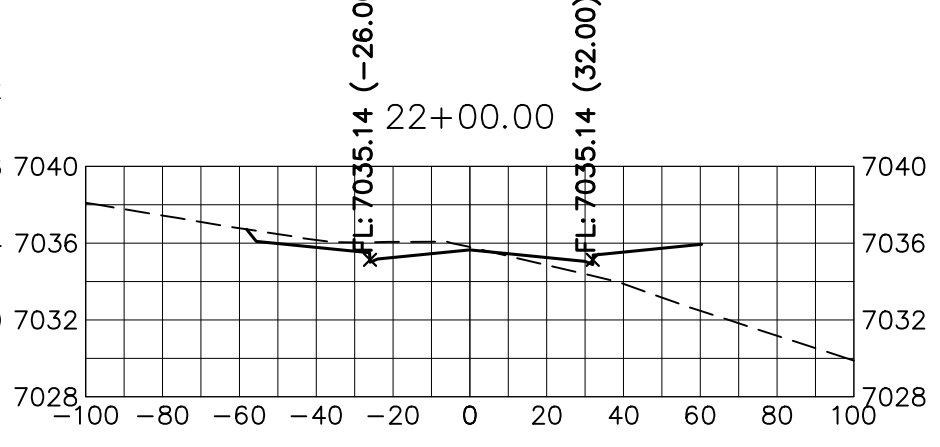
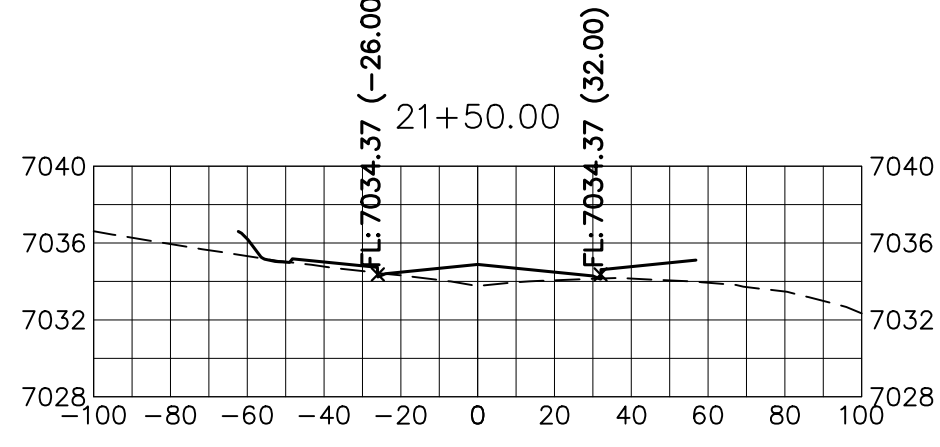
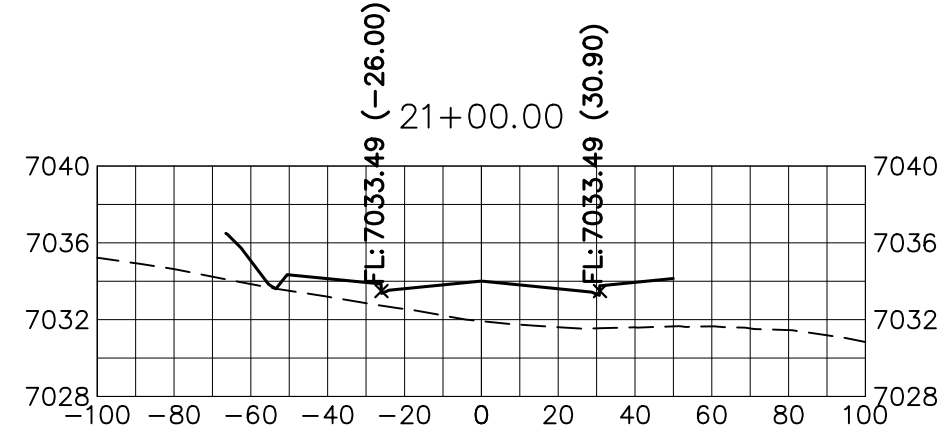
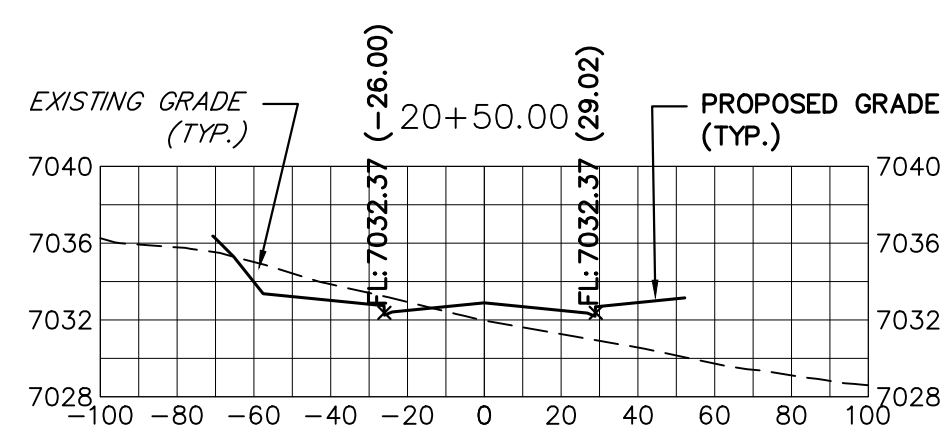
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BY	DATE	No.	REVISION

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

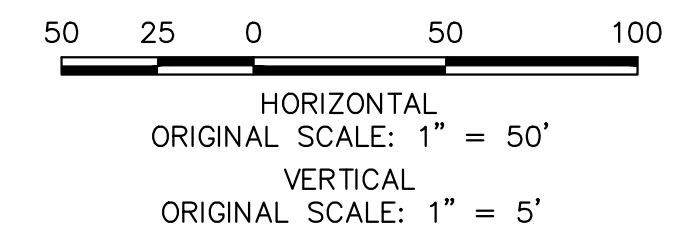
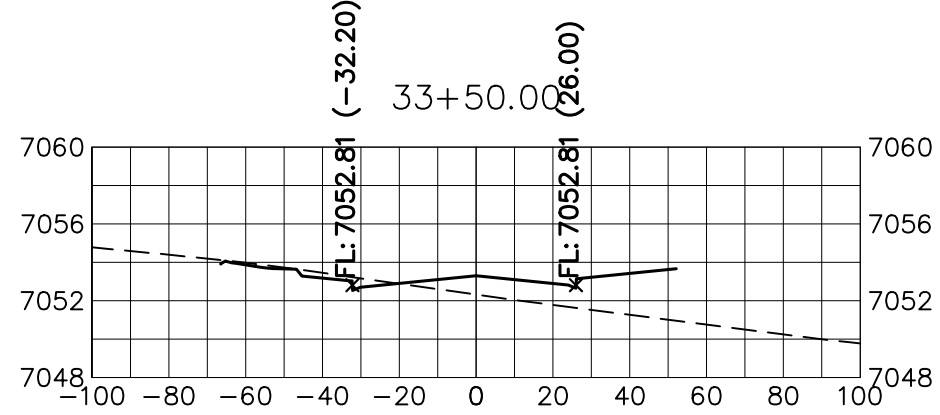
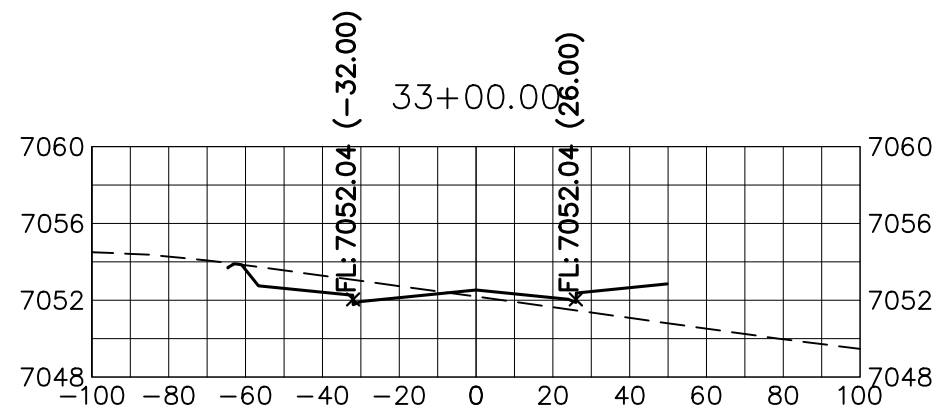
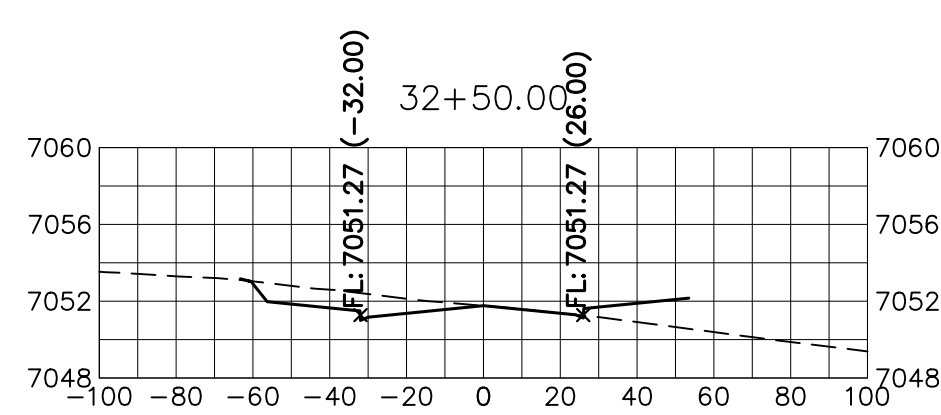
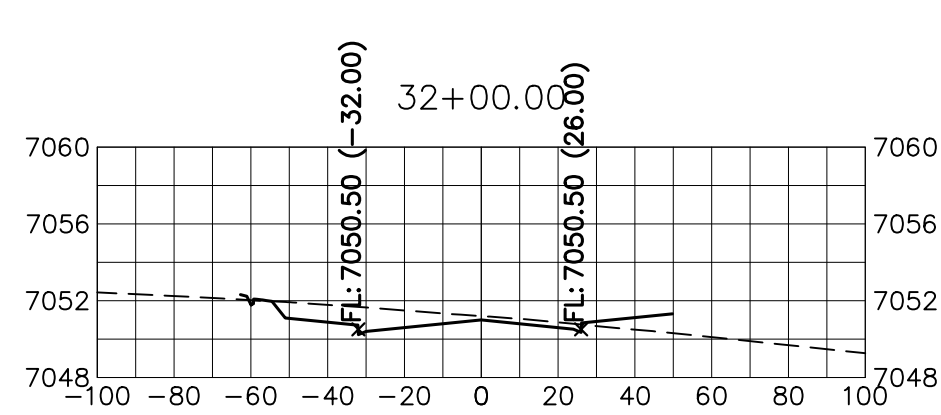
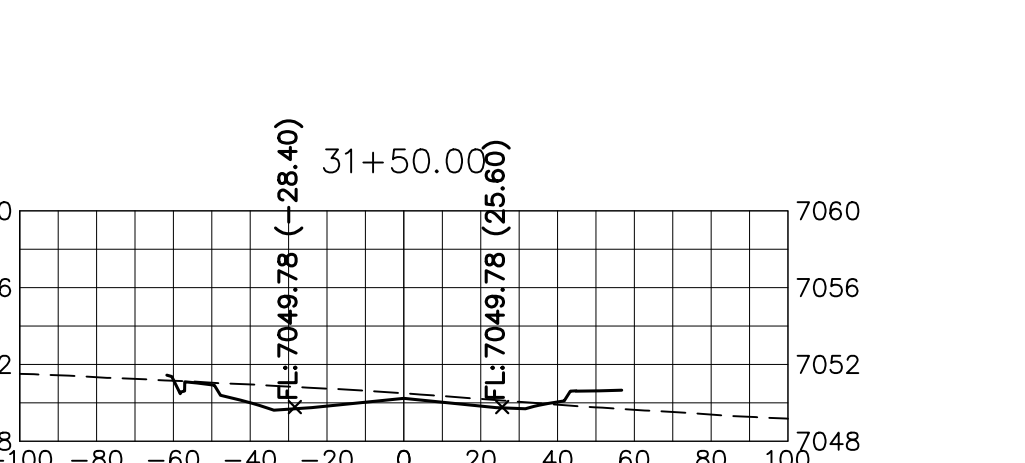
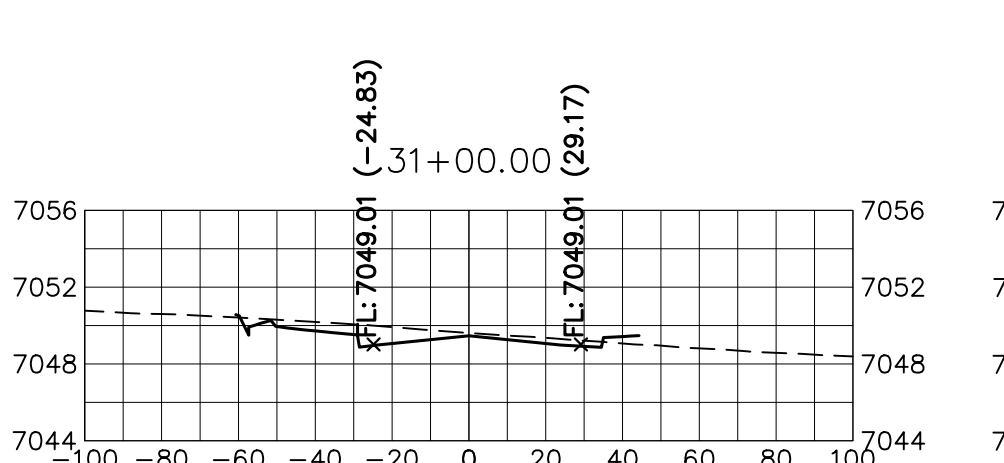
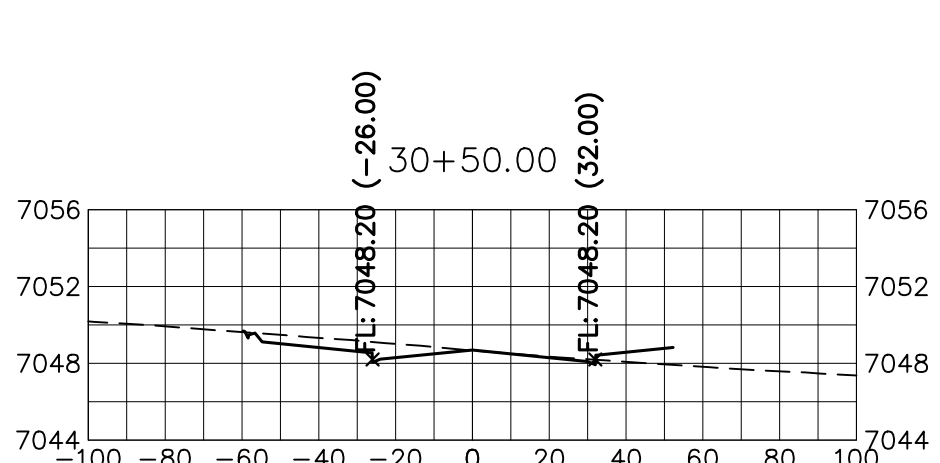
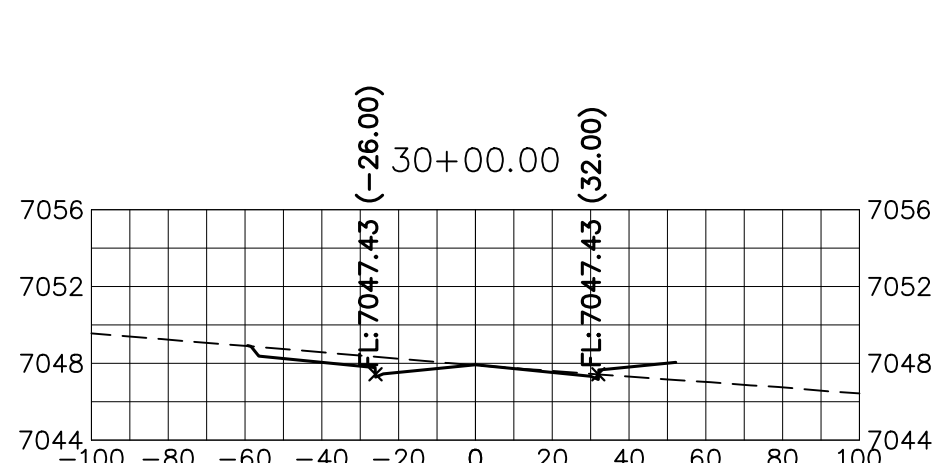
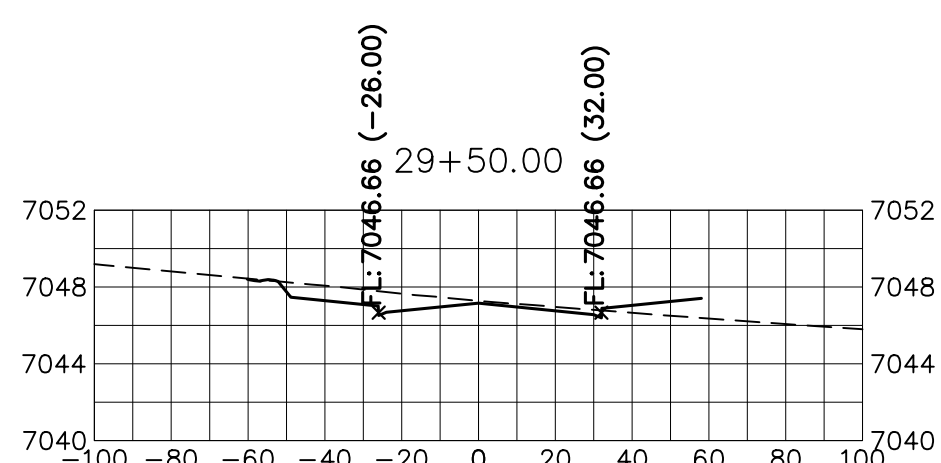
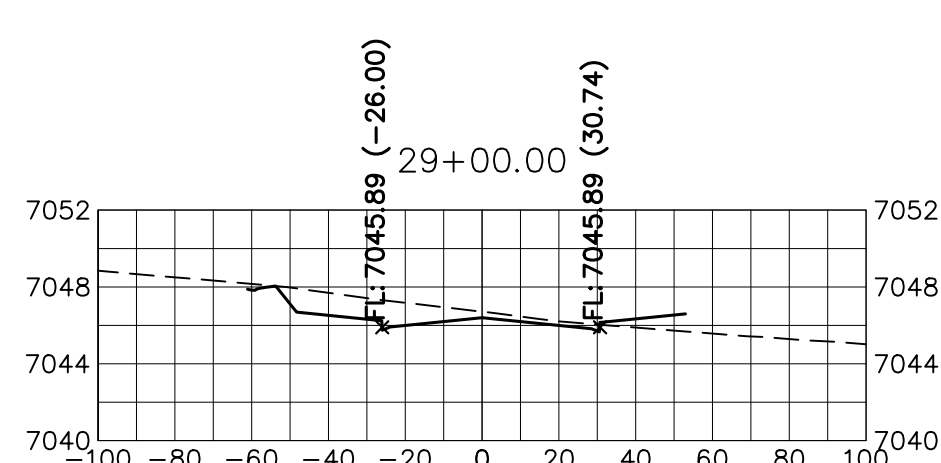
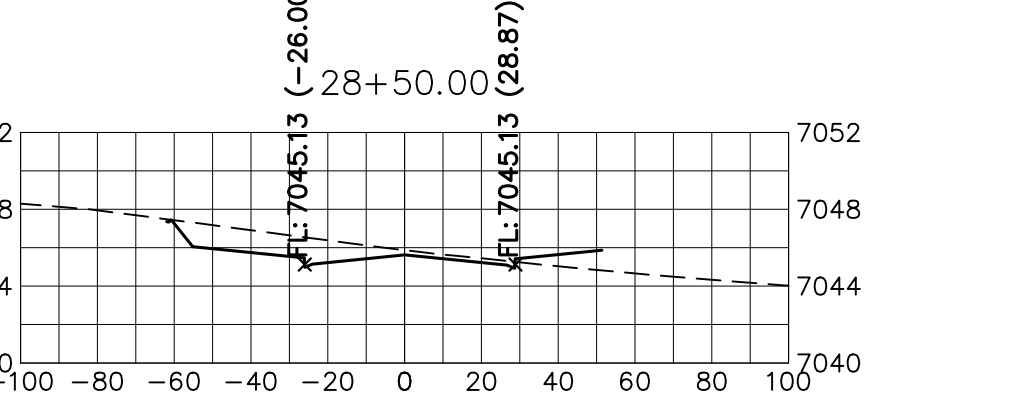
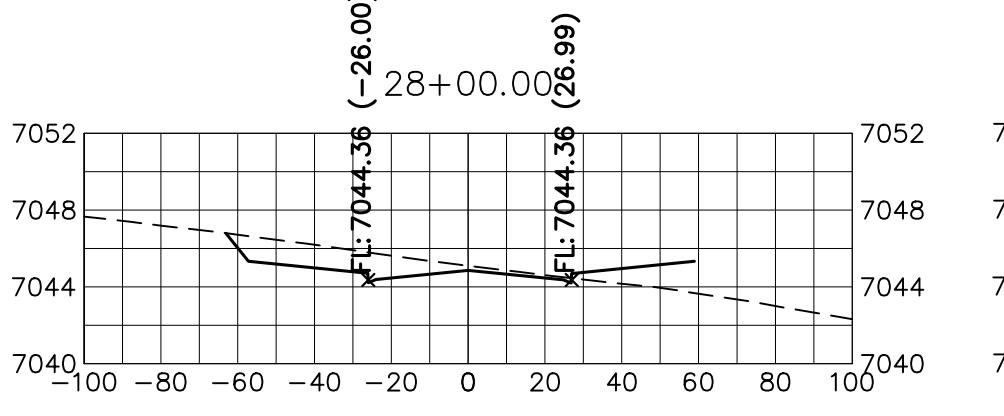
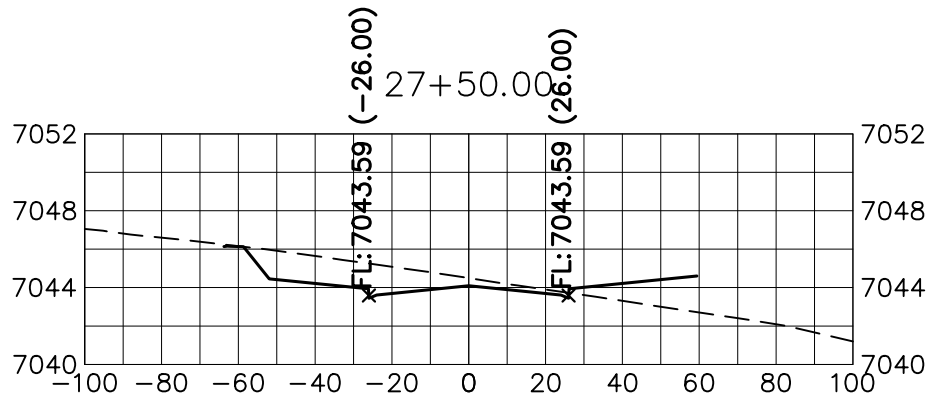
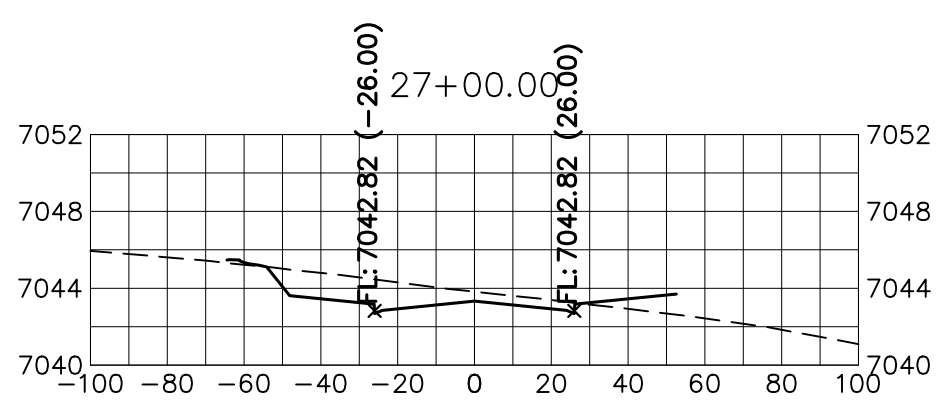
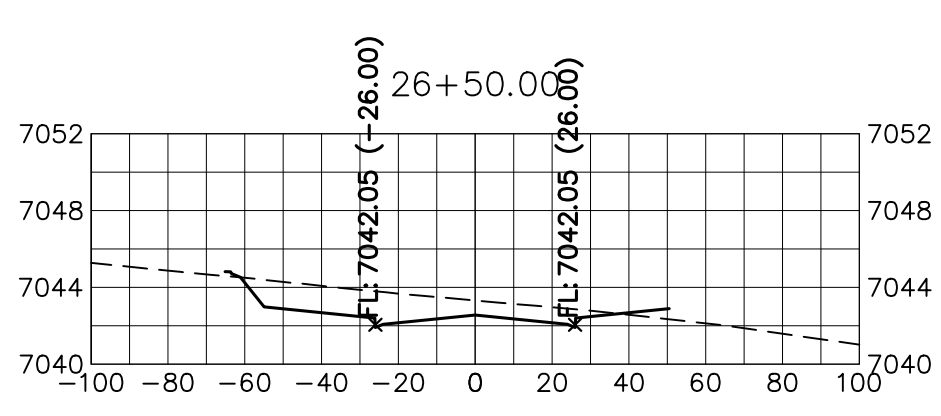
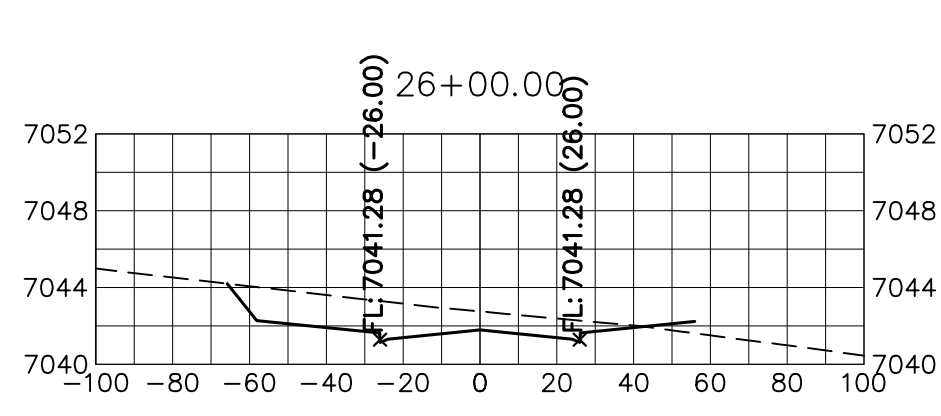
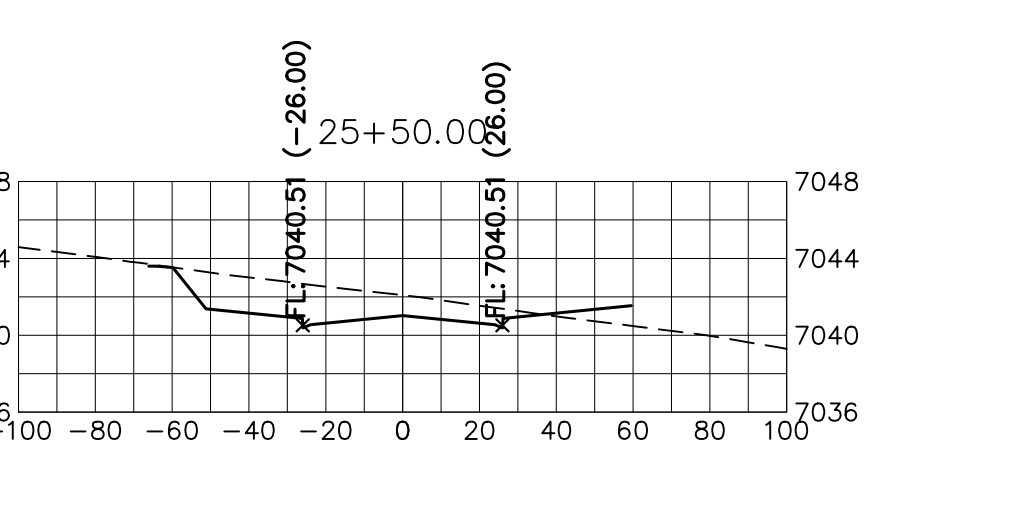
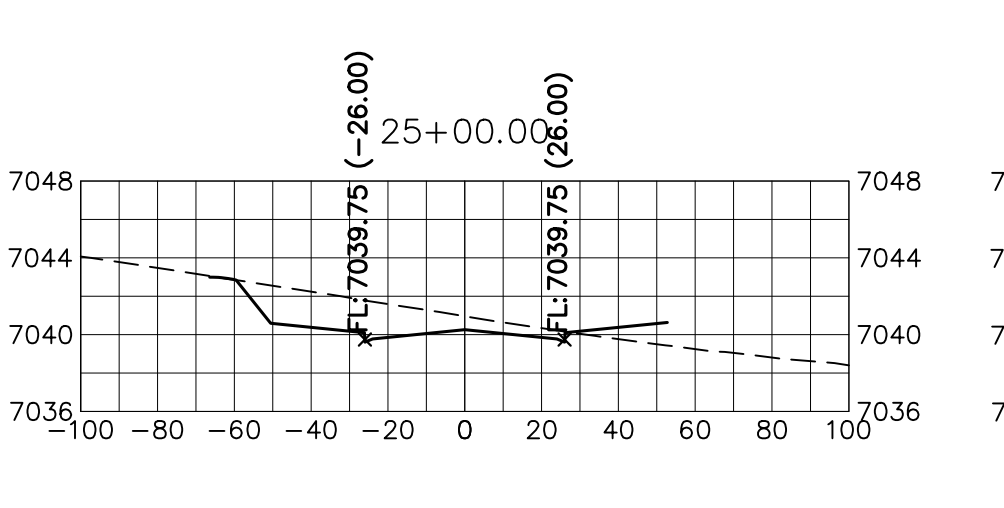
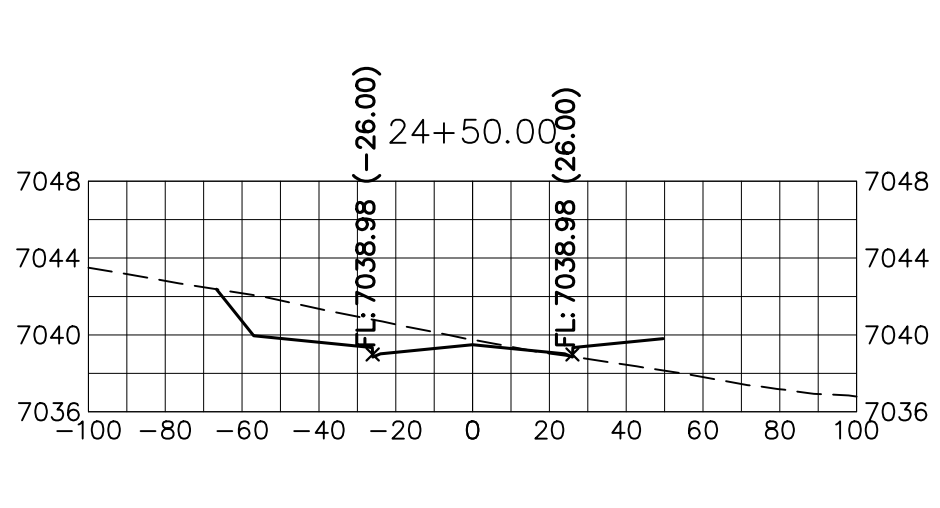
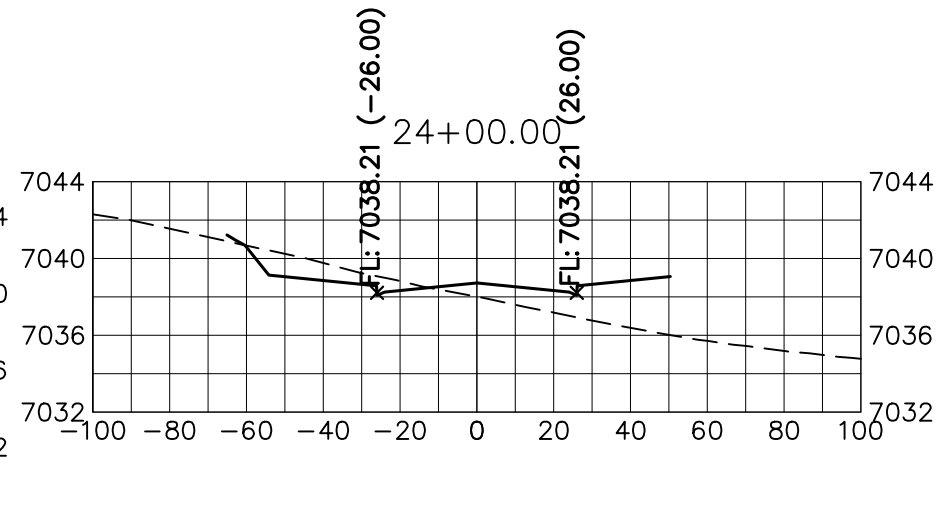
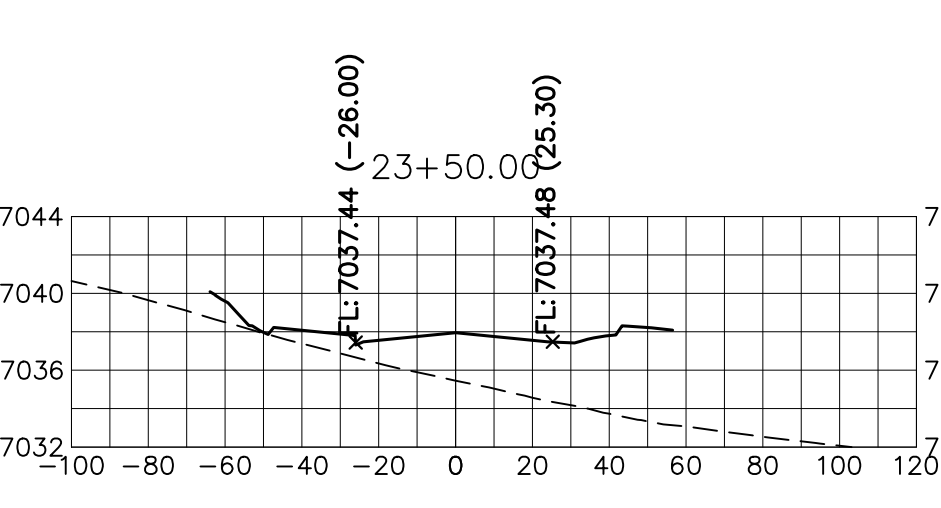
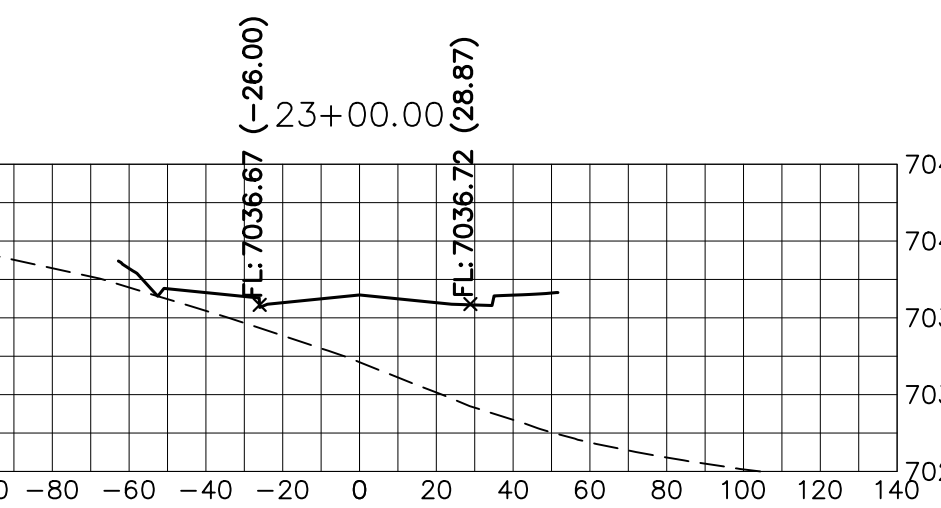
H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 12/15/22  
 DESIGNED BY AUH  
 DRAWN BY CRB  
 CHECKED BY

SHEET 27 OF 32  
 JOB NO. 25188.03



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

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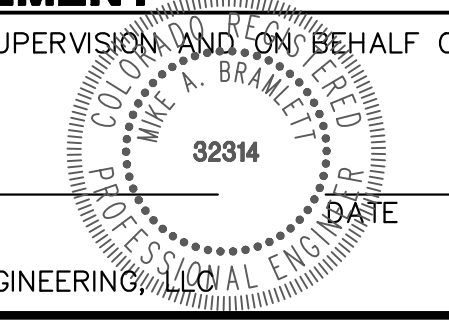


**STERLING RANCH ROAD**  
STA 20+50 TO STA 33+50  
LOOKING NORTHEAST

**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



No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	12/15/22	AUJ	CRB	

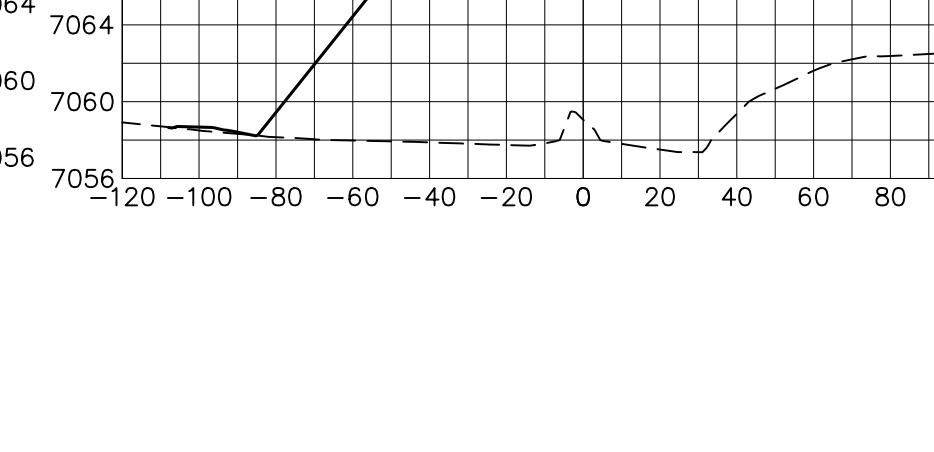
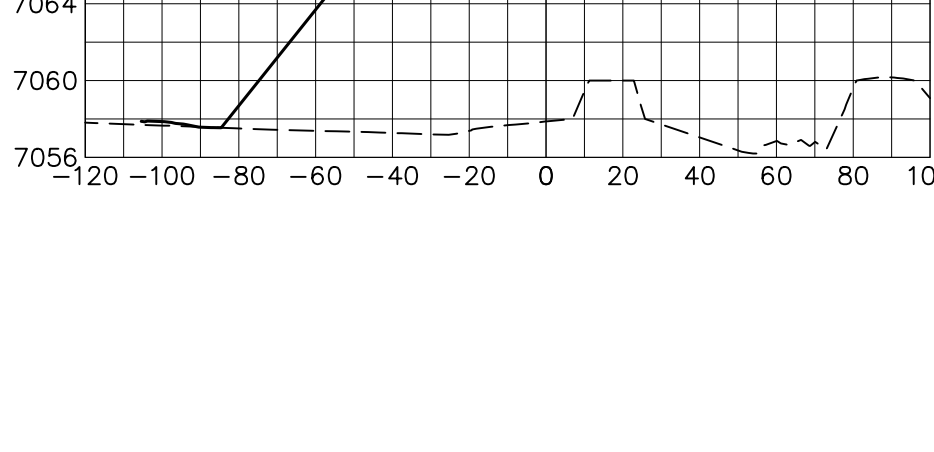
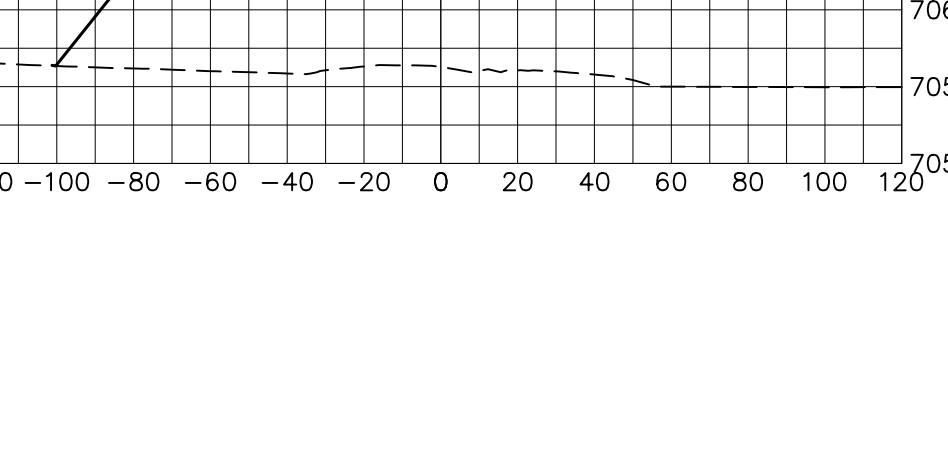
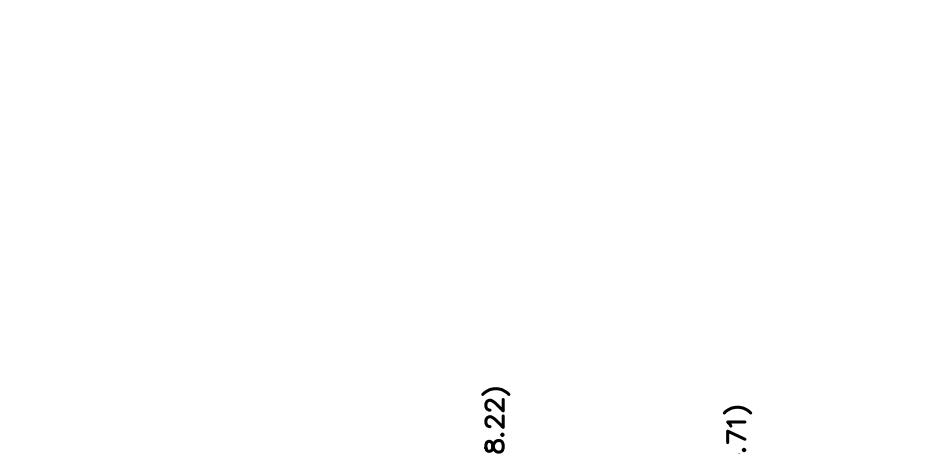
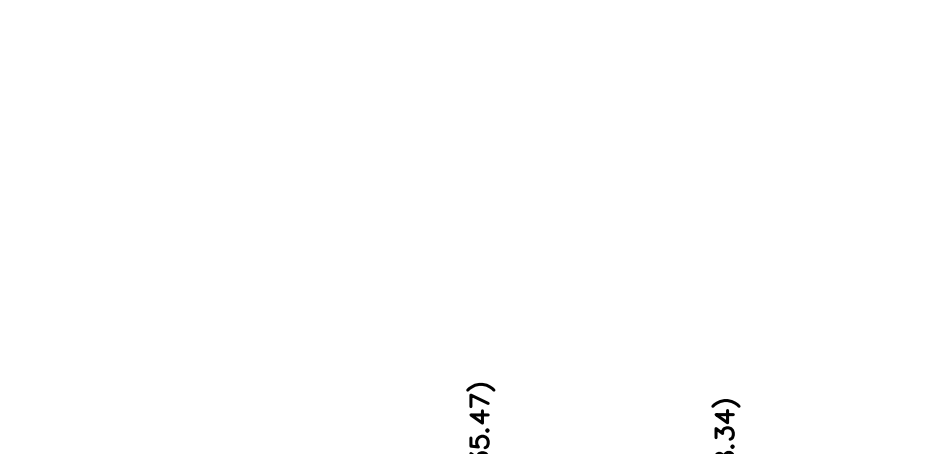
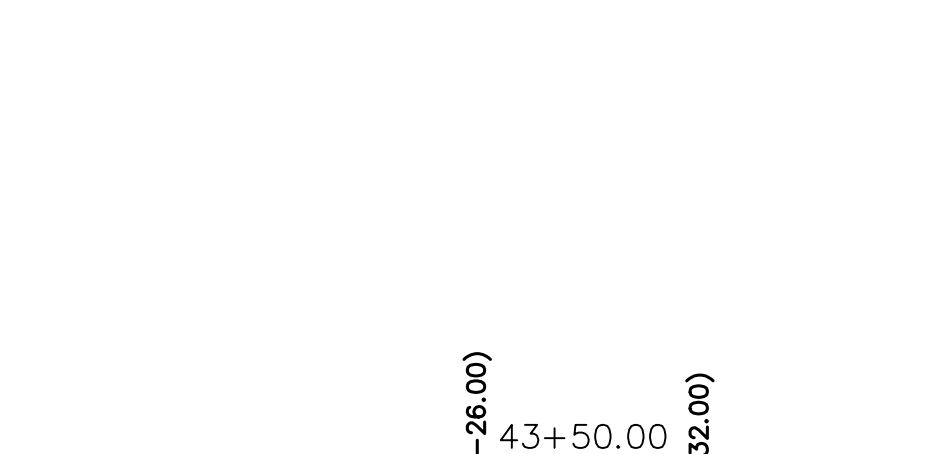
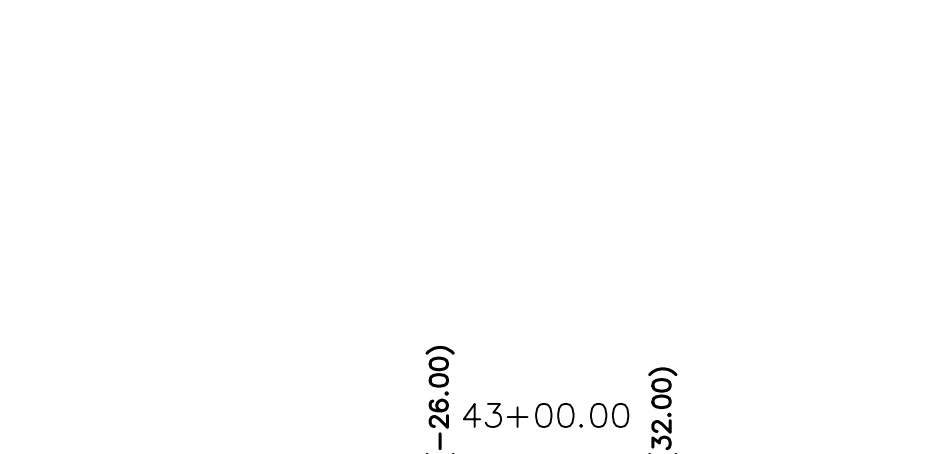
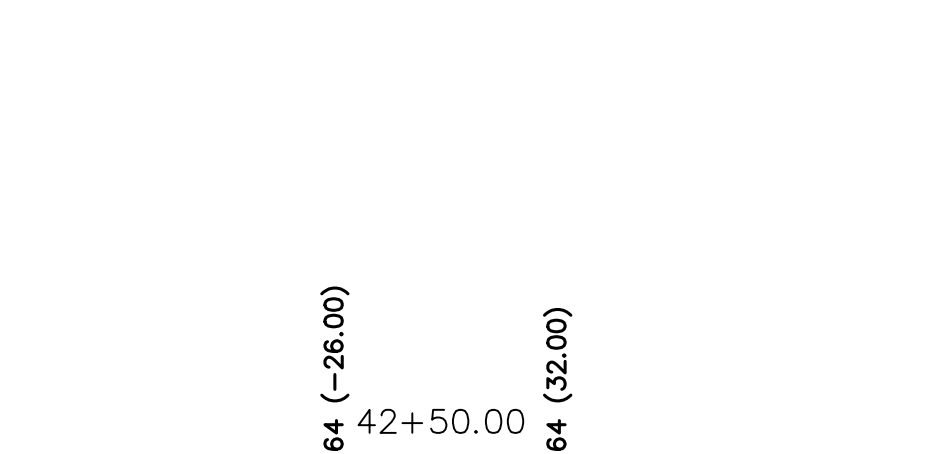
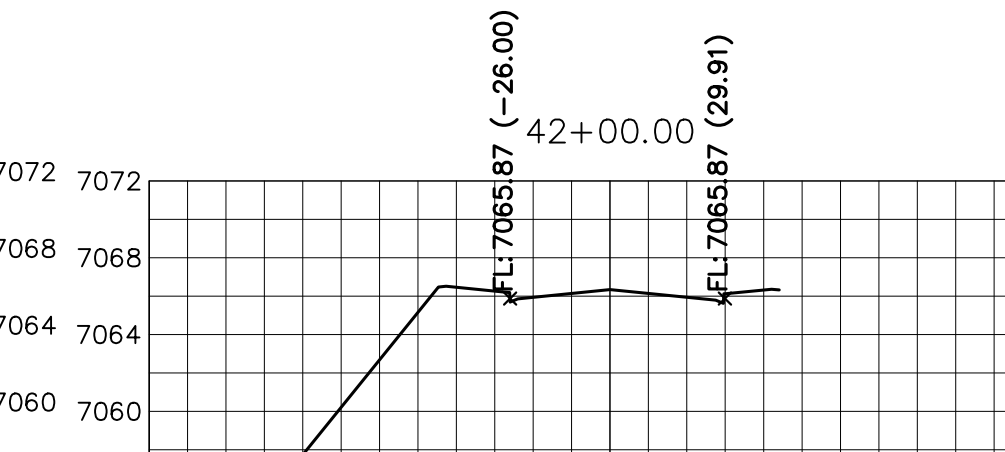
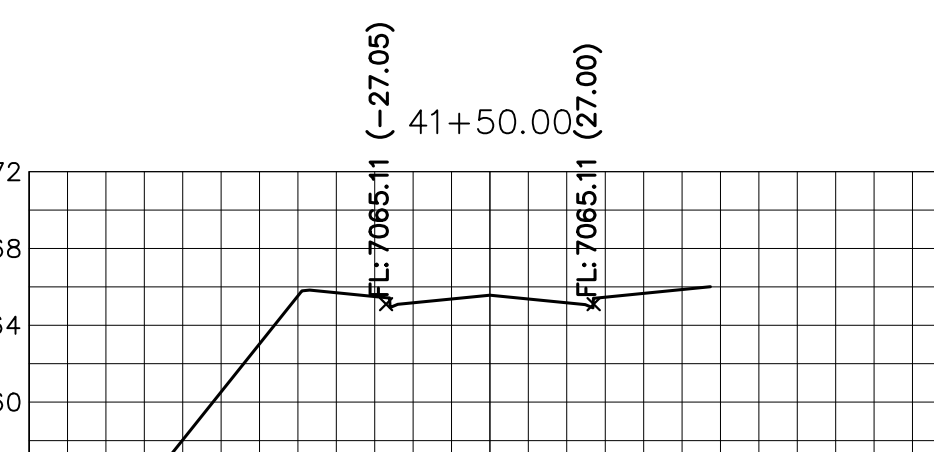
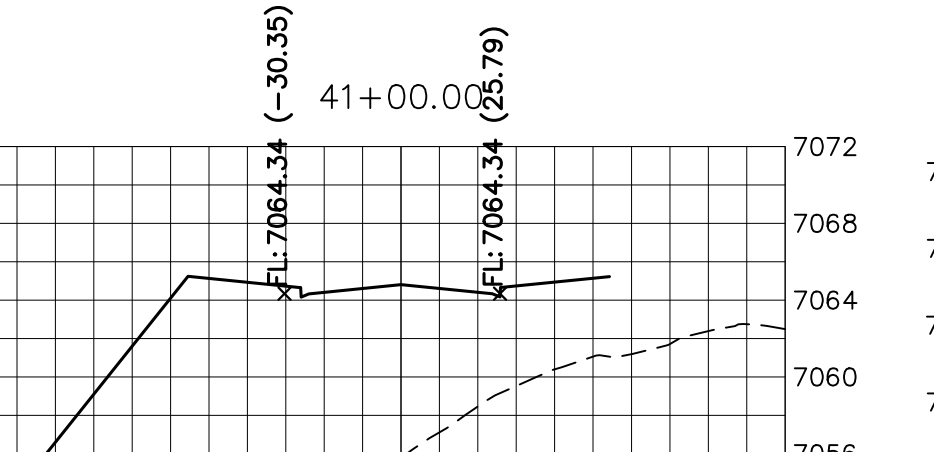
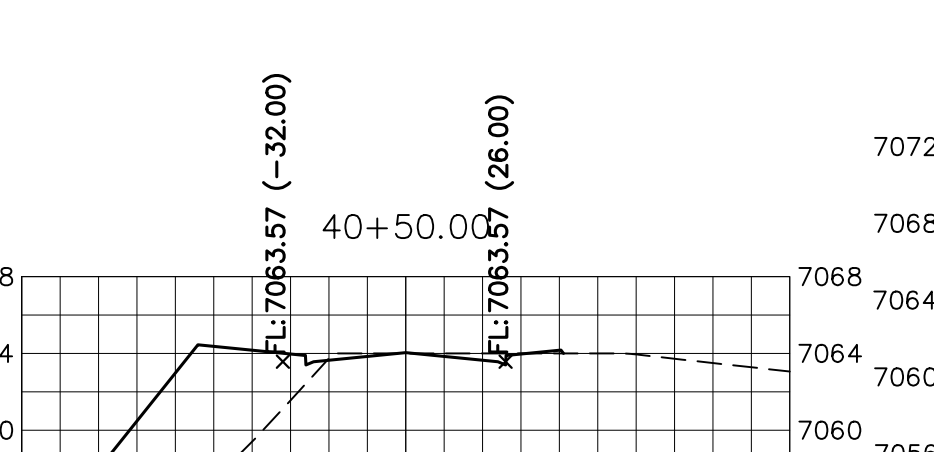
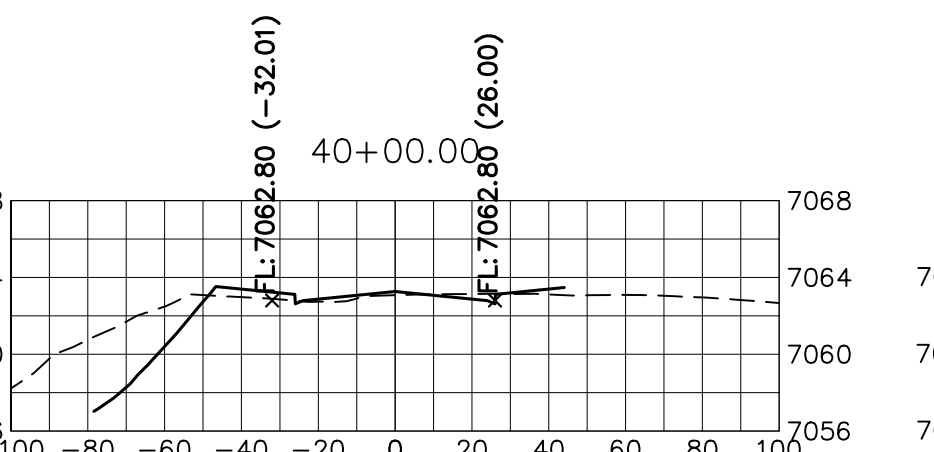
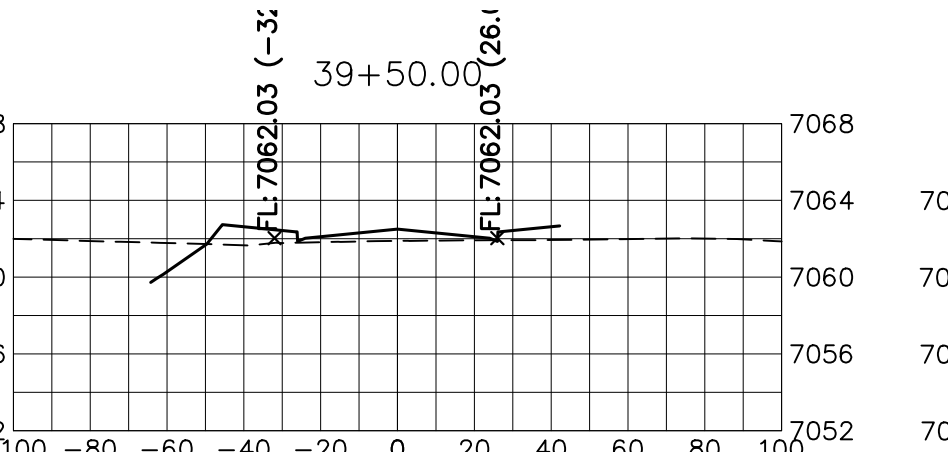
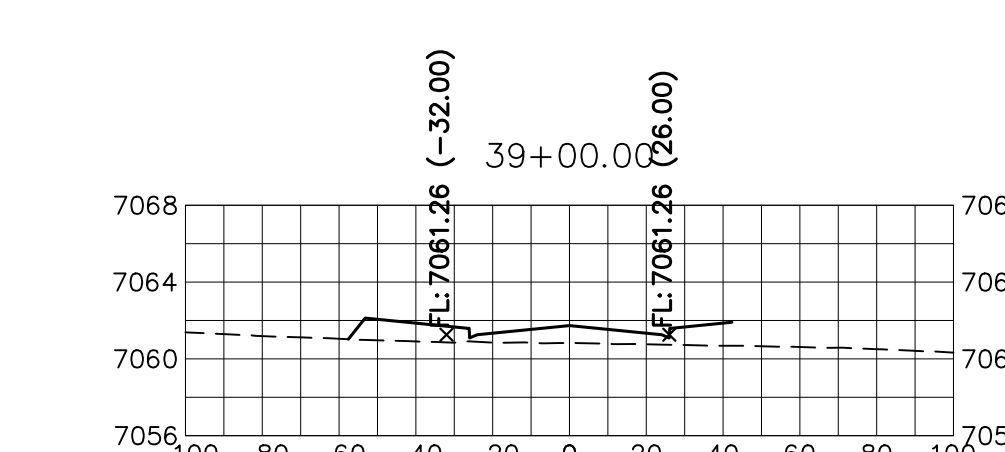
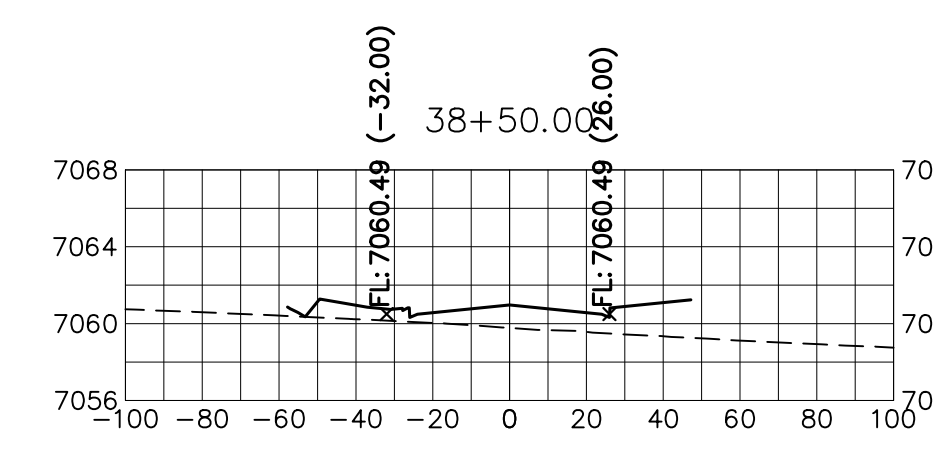
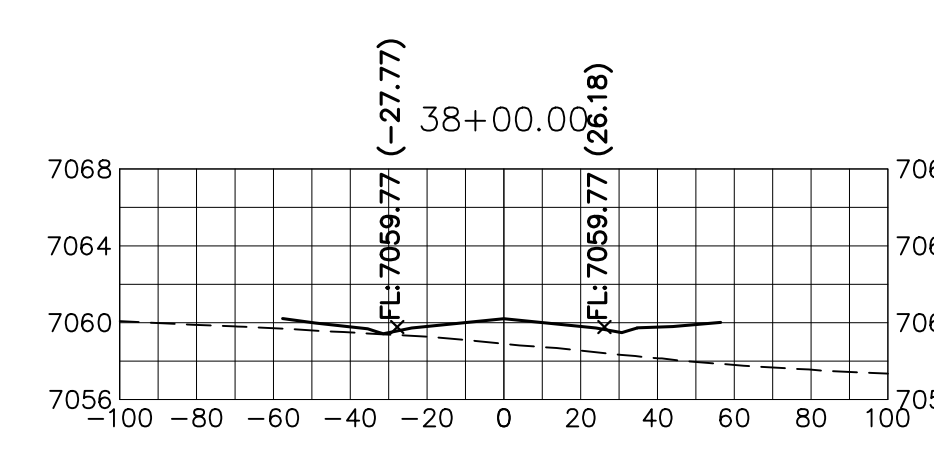
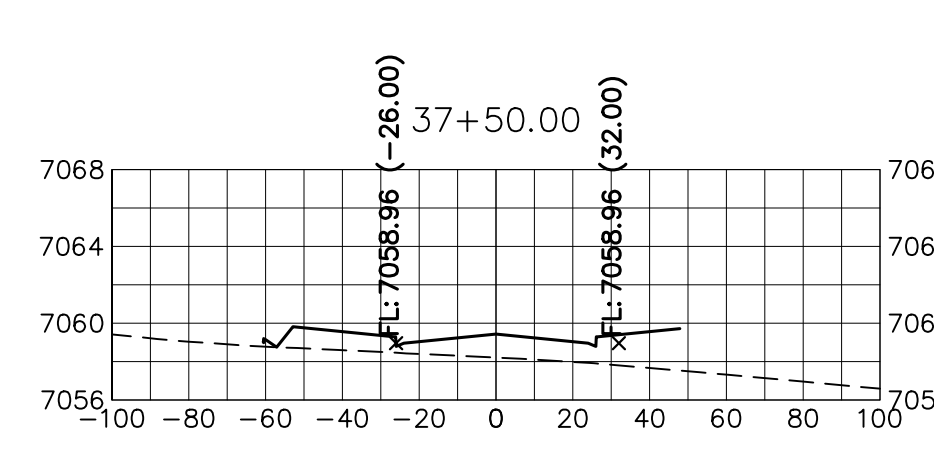
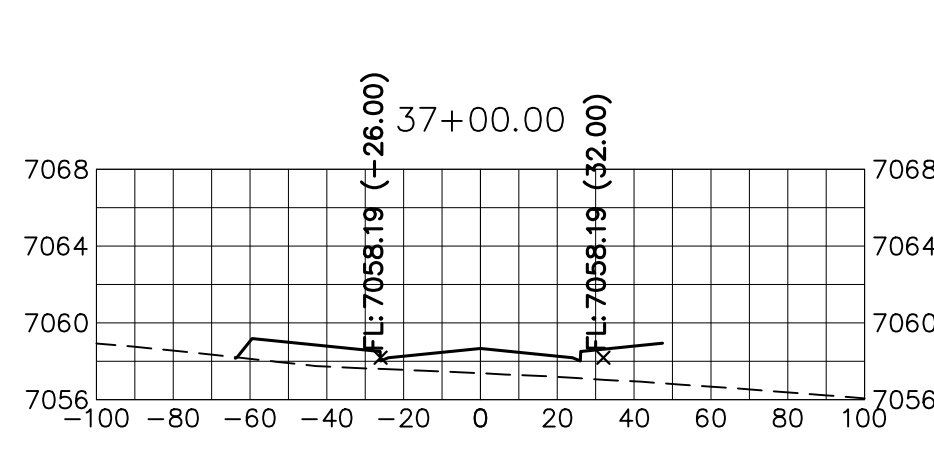
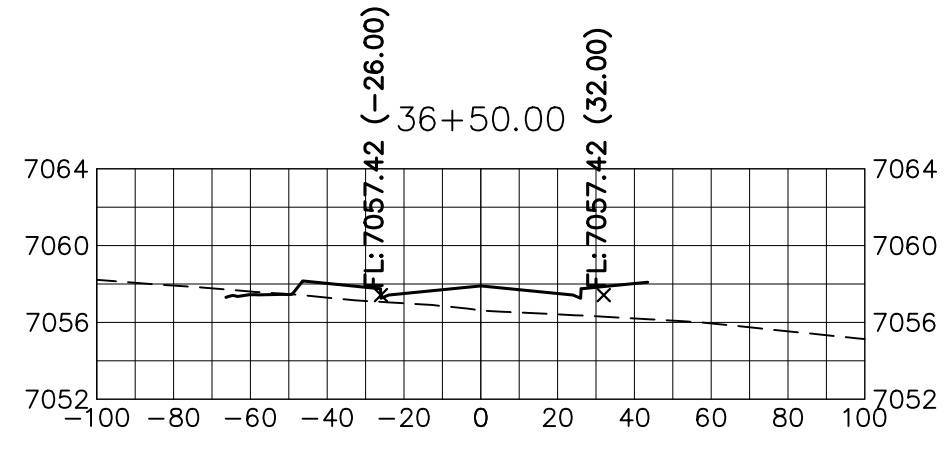
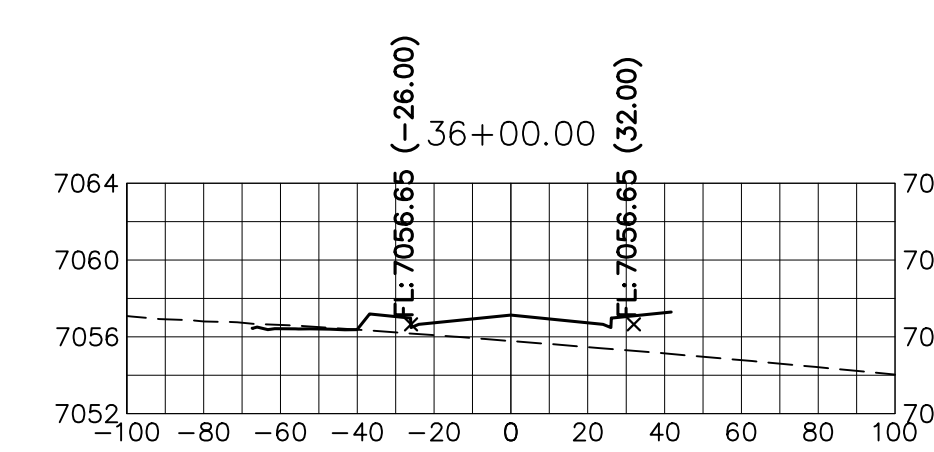
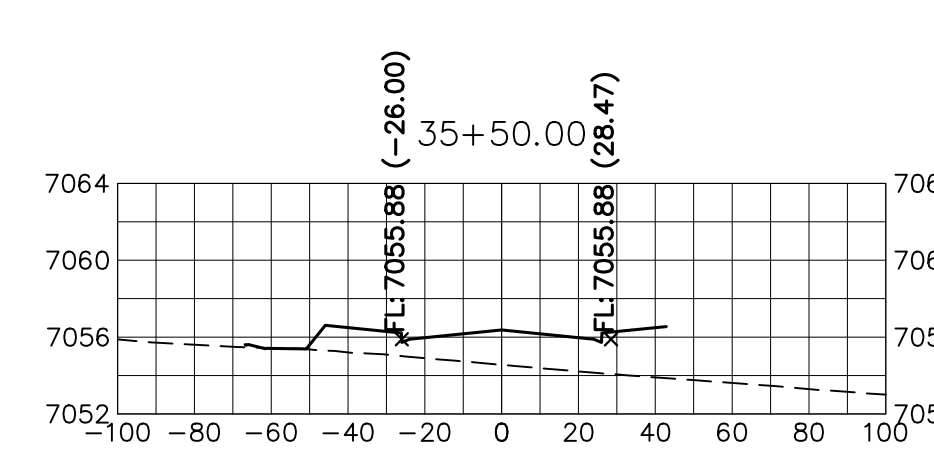
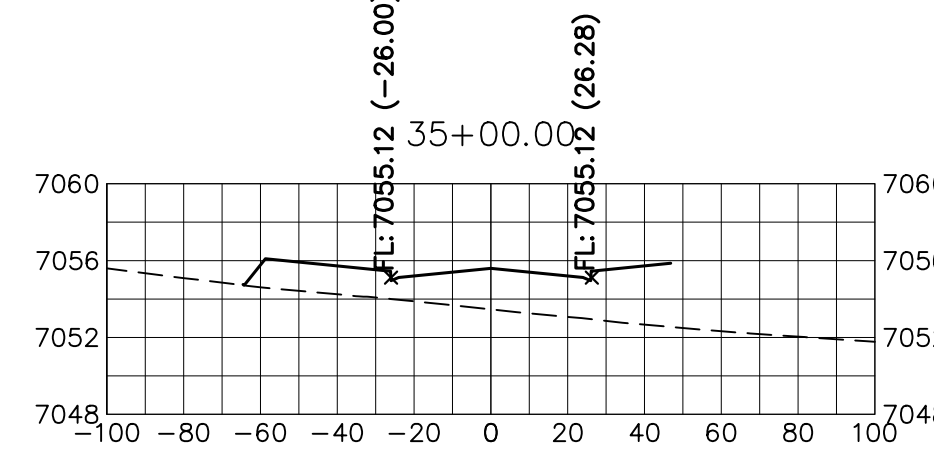
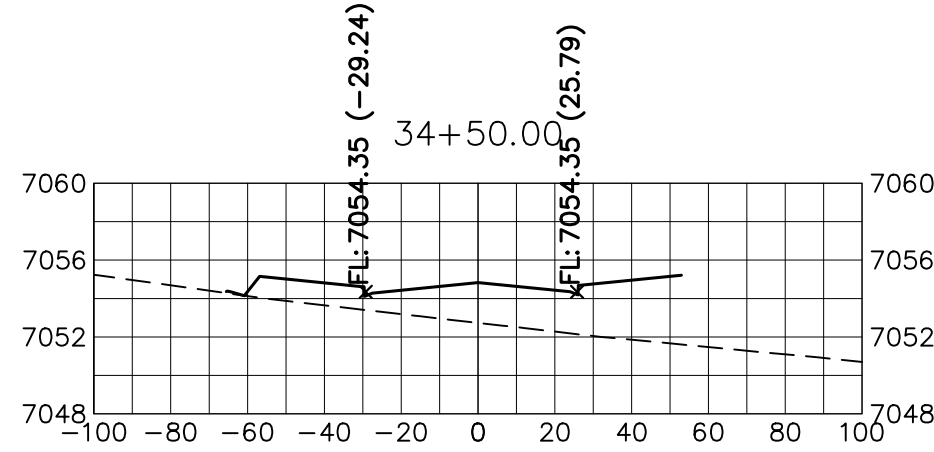
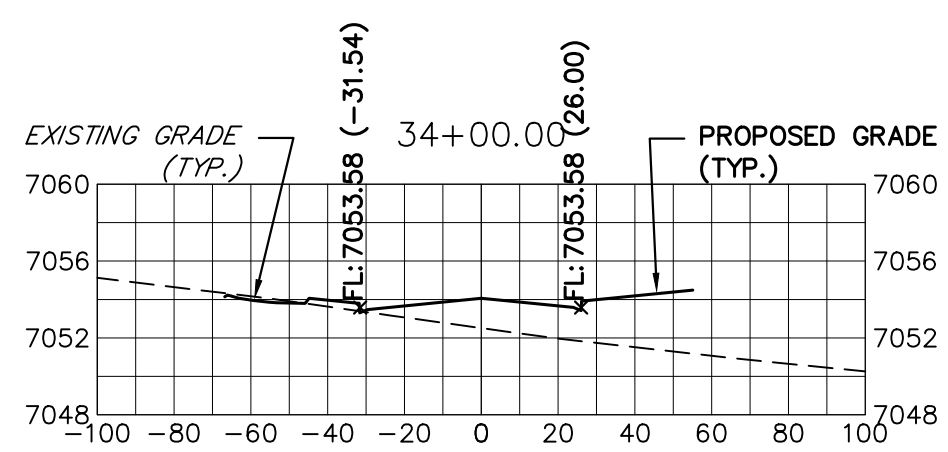
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

STERLING RANCH ROAD CROSS SECTIONS

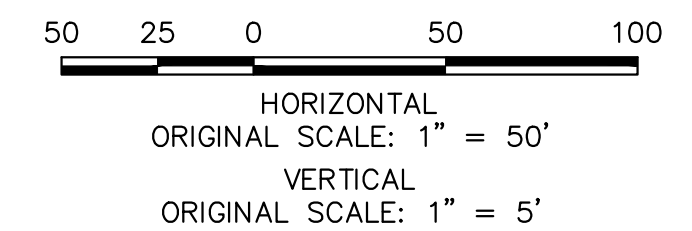
SHEET 28 OF 32

JOB NO. 25188.03

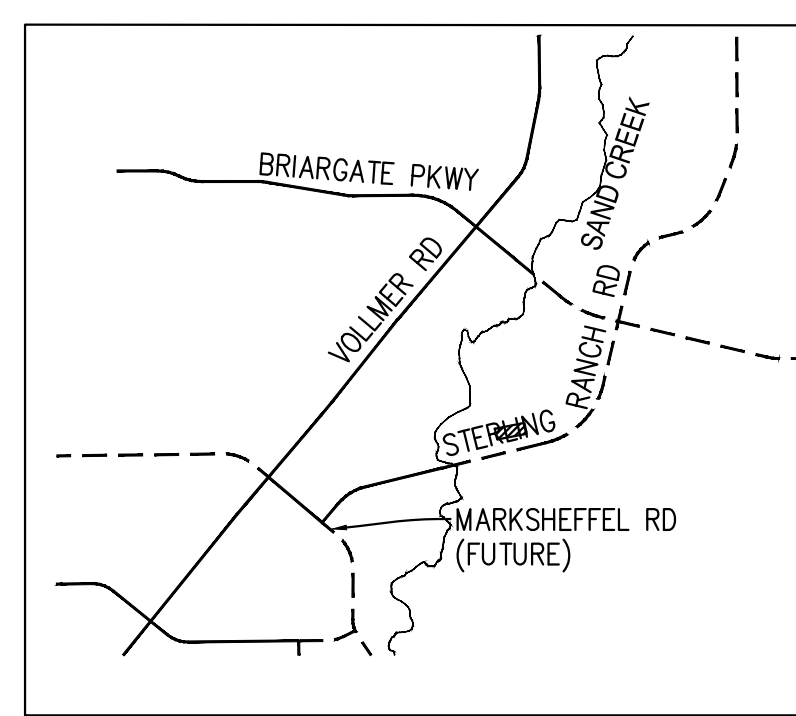
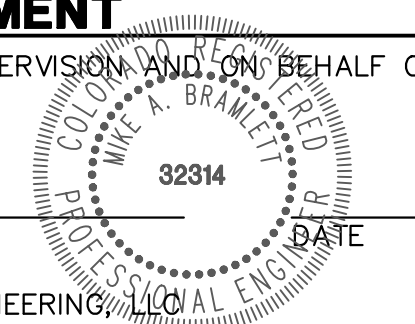
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Fort Collins 970-491-9888 • www.jrengineering.com



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



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



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

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NO.	REVISION	DATE

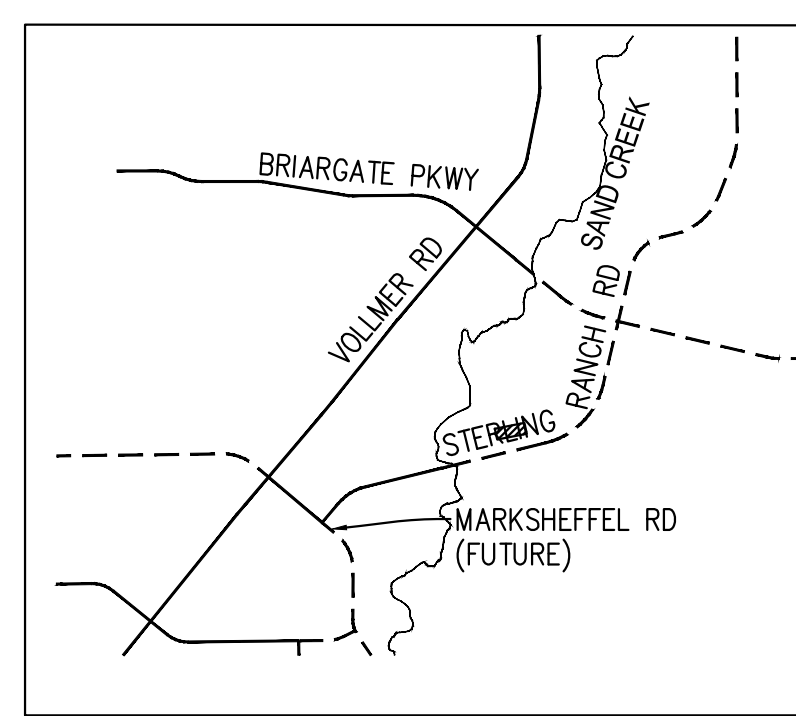
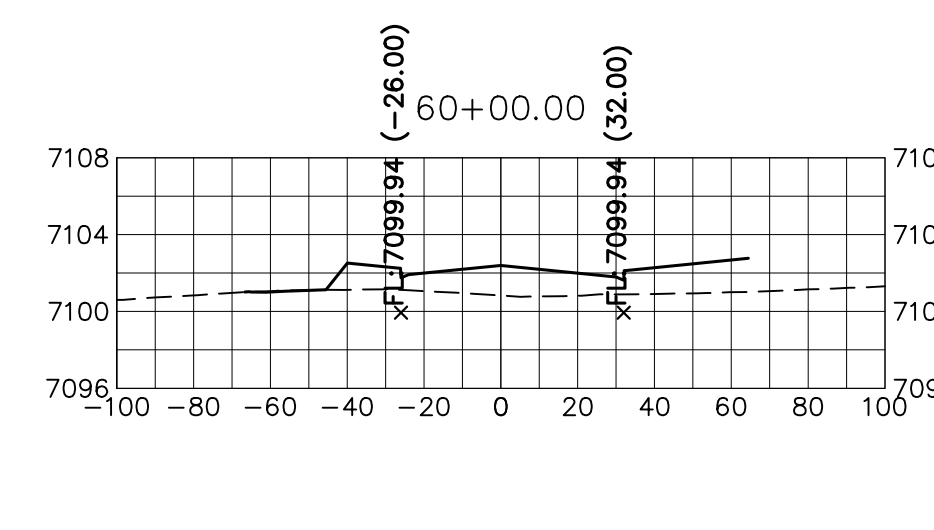
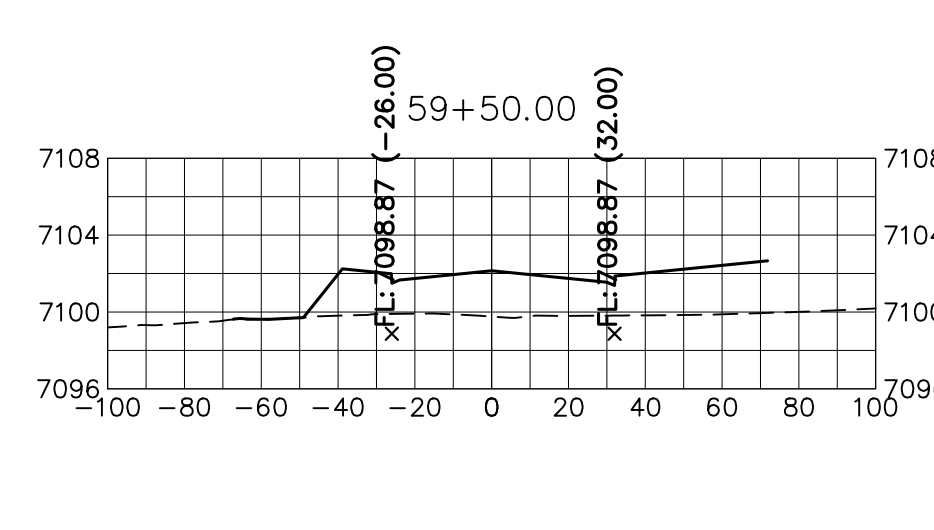
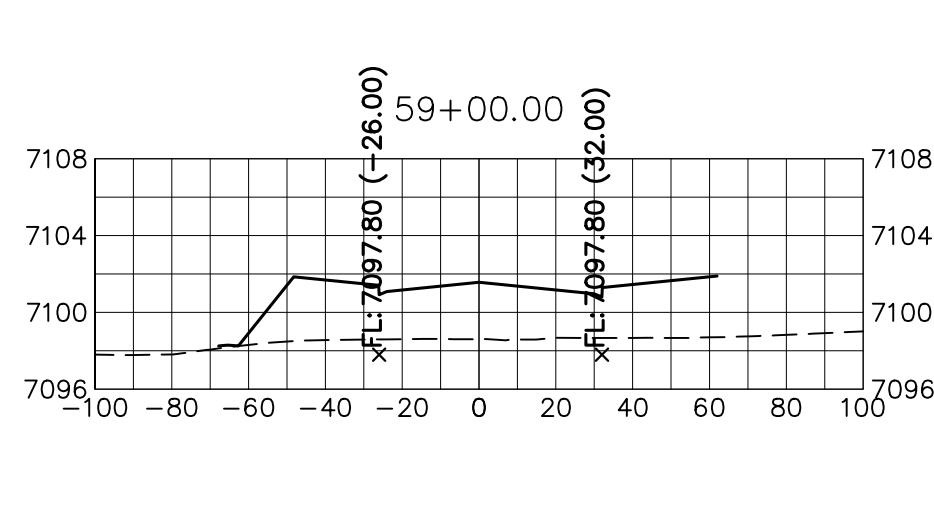
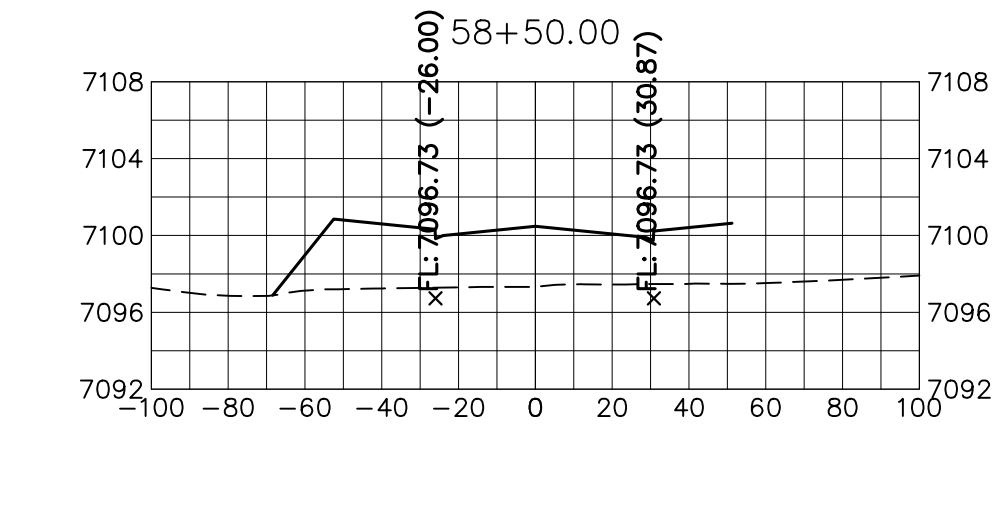
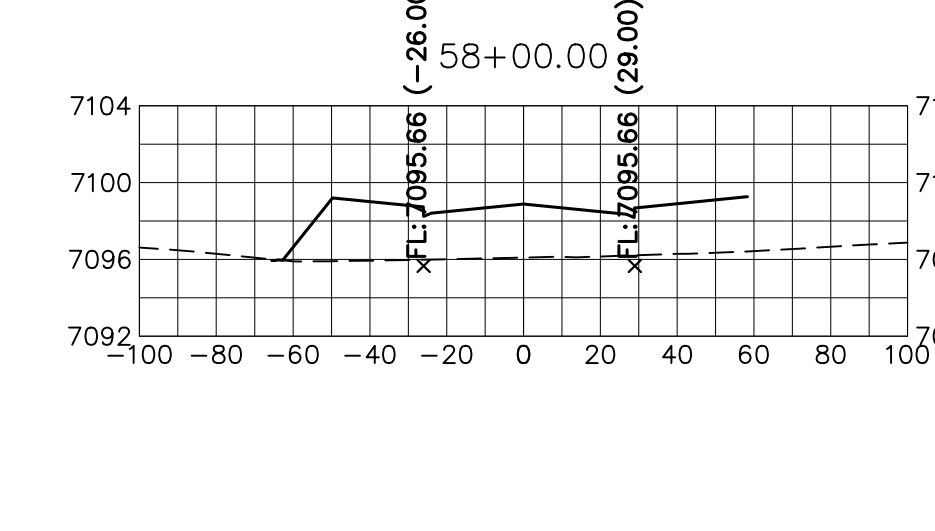
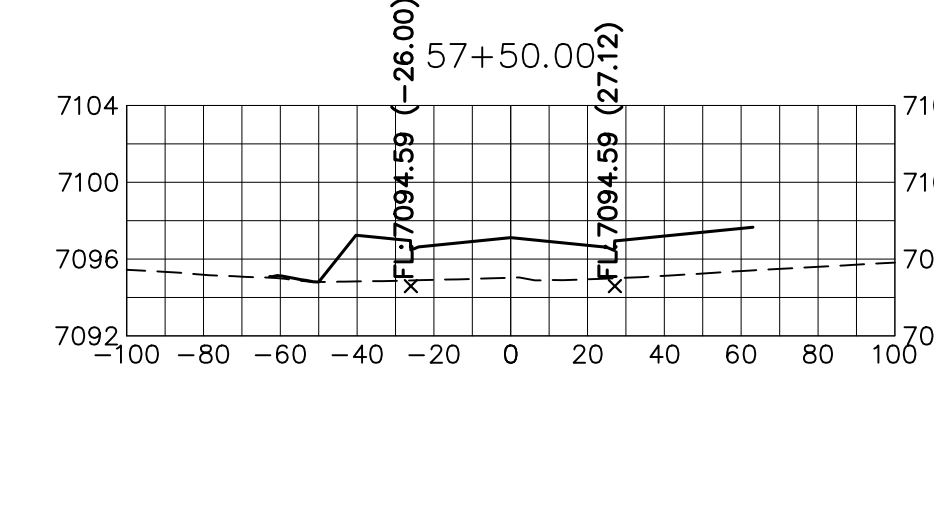
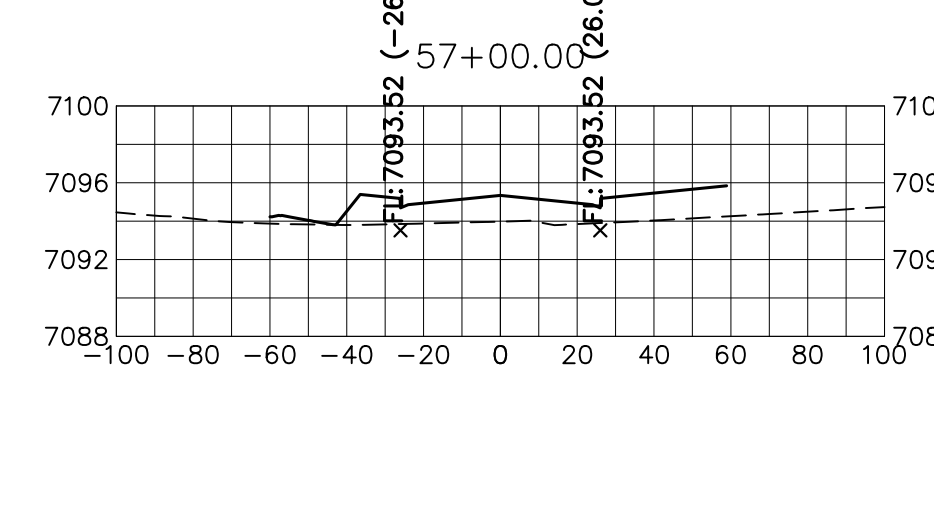
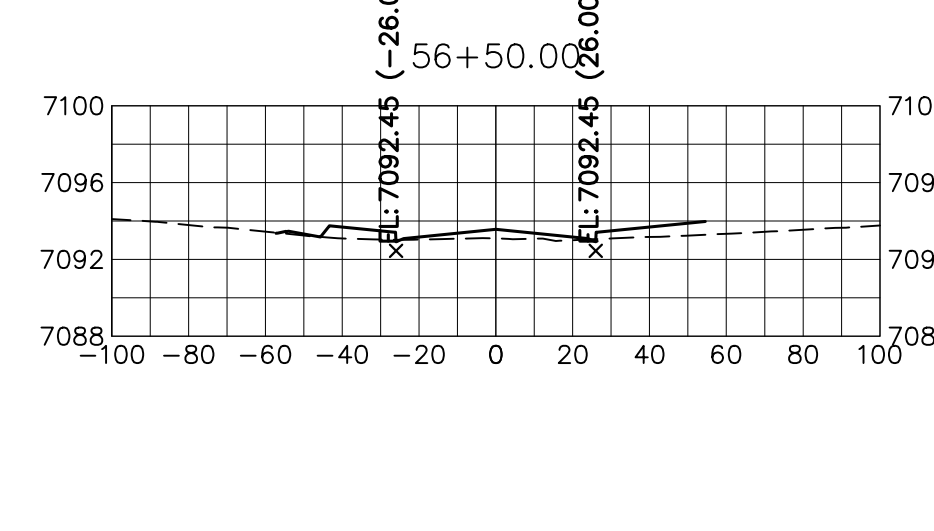
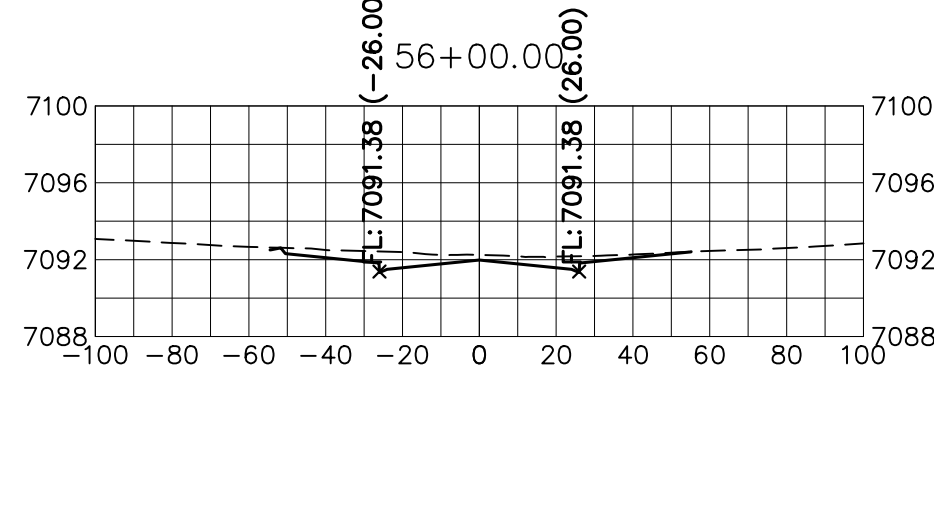
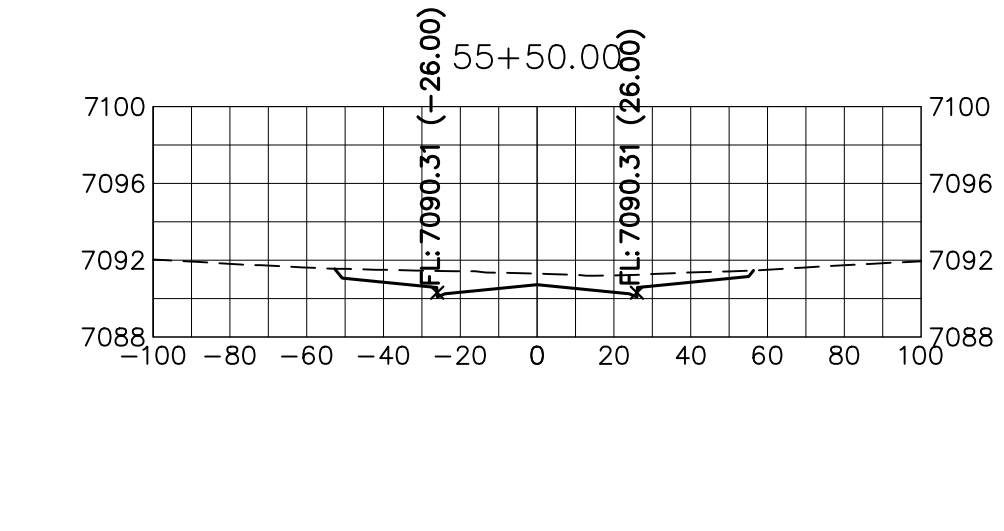
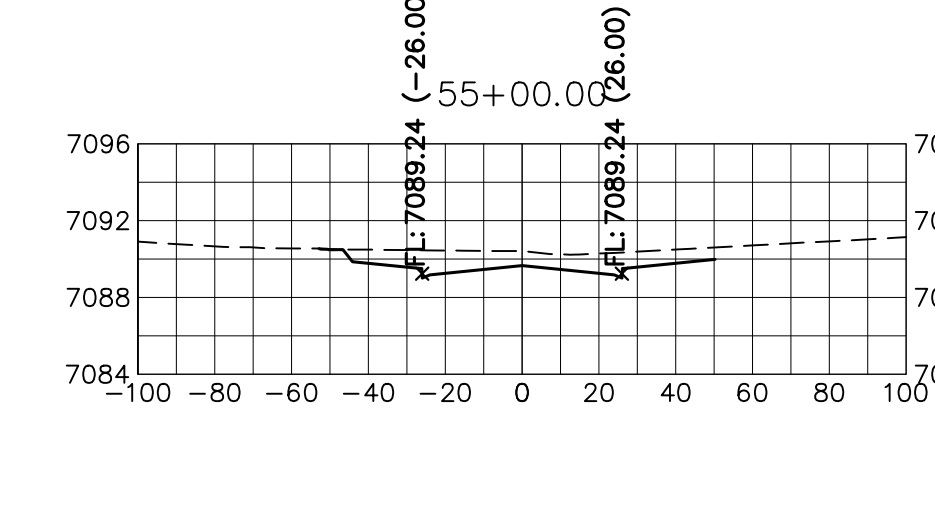
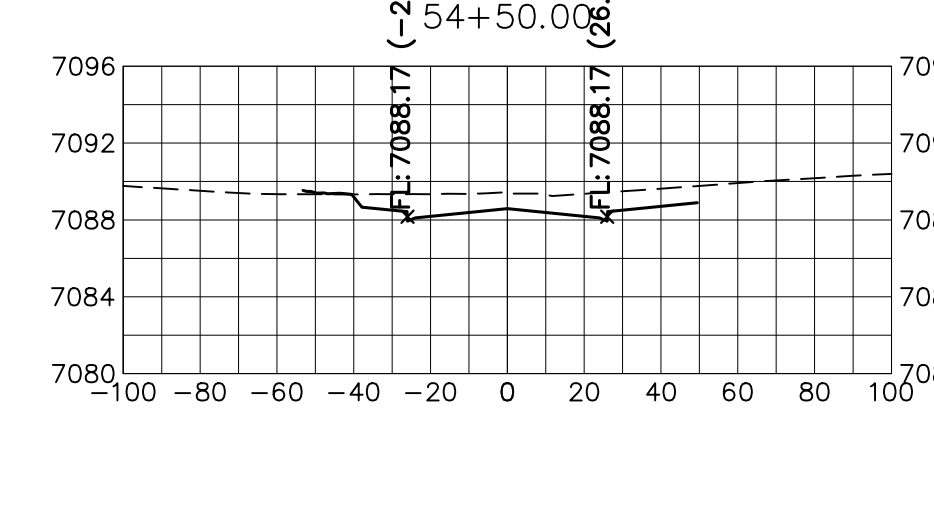
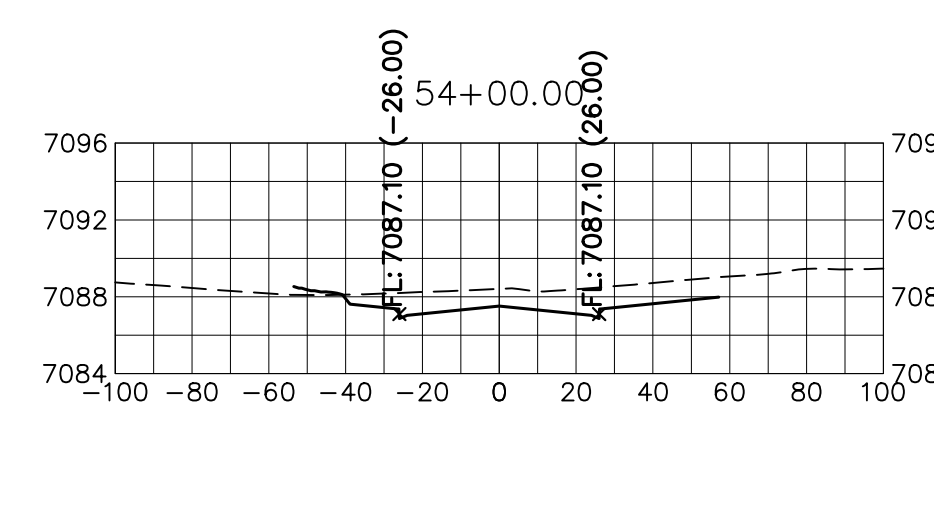
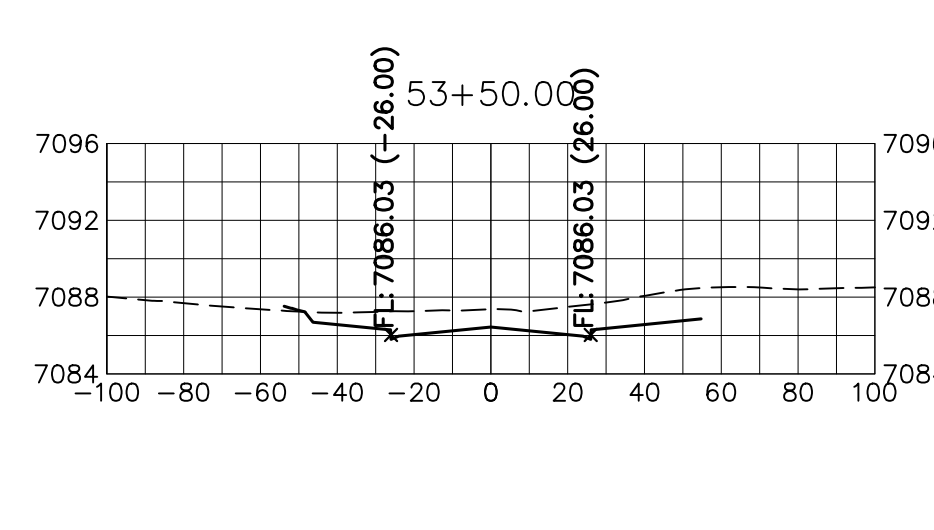
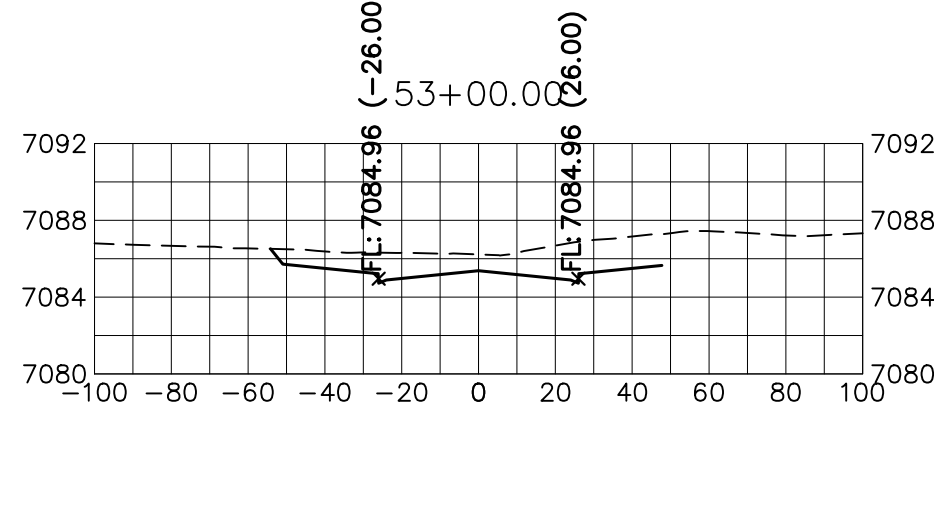
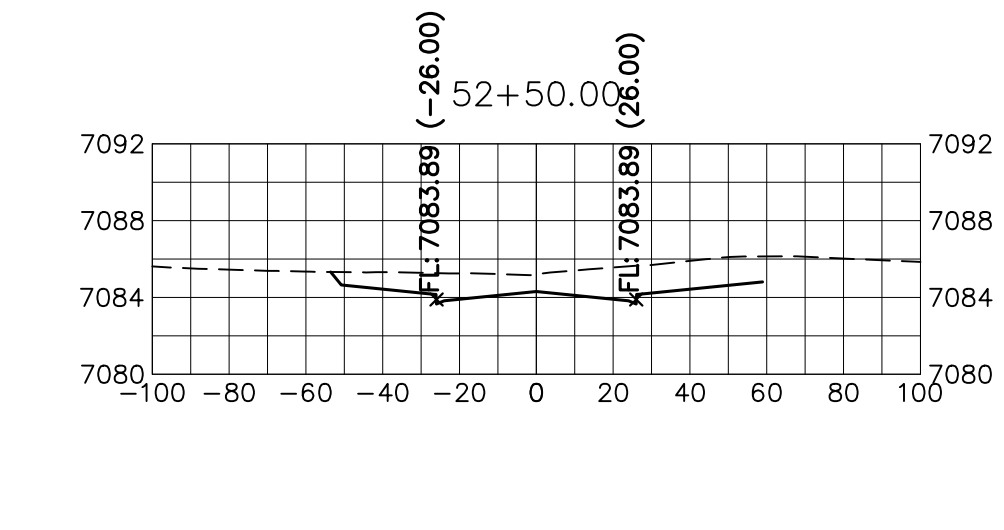
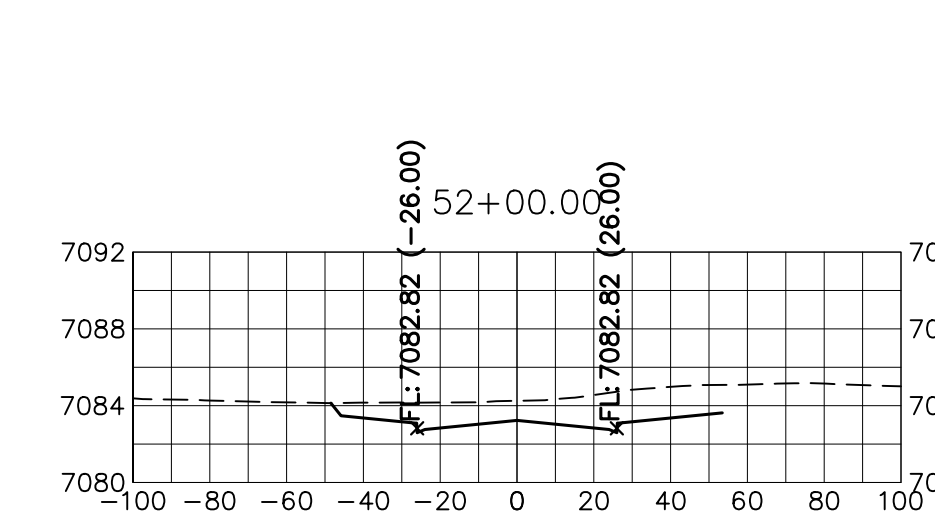
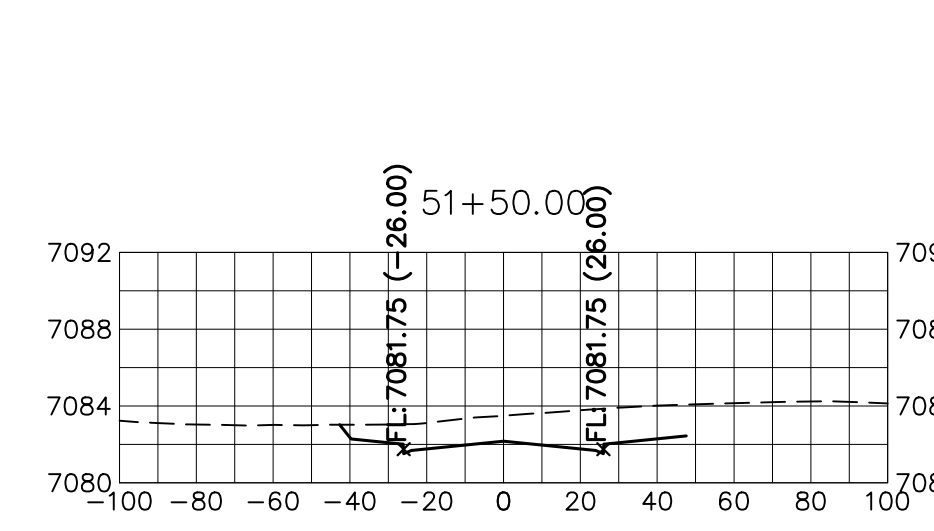
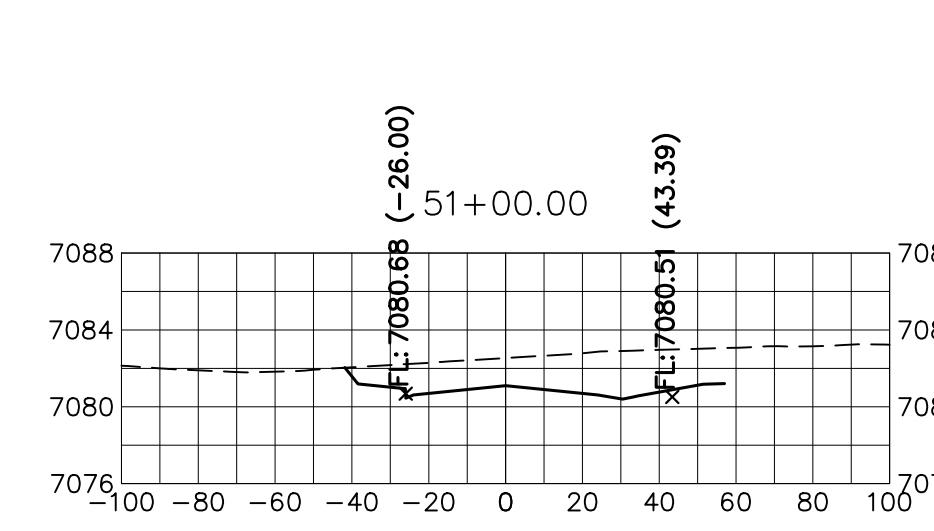
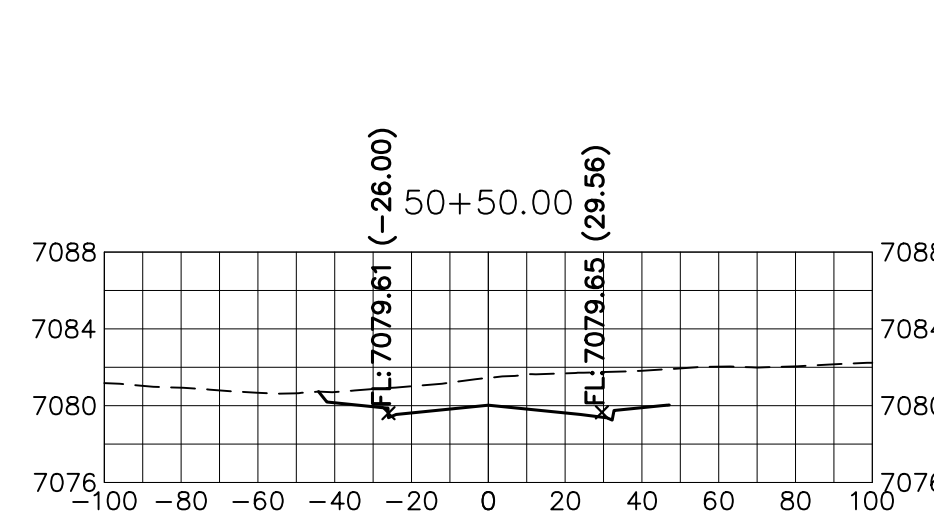
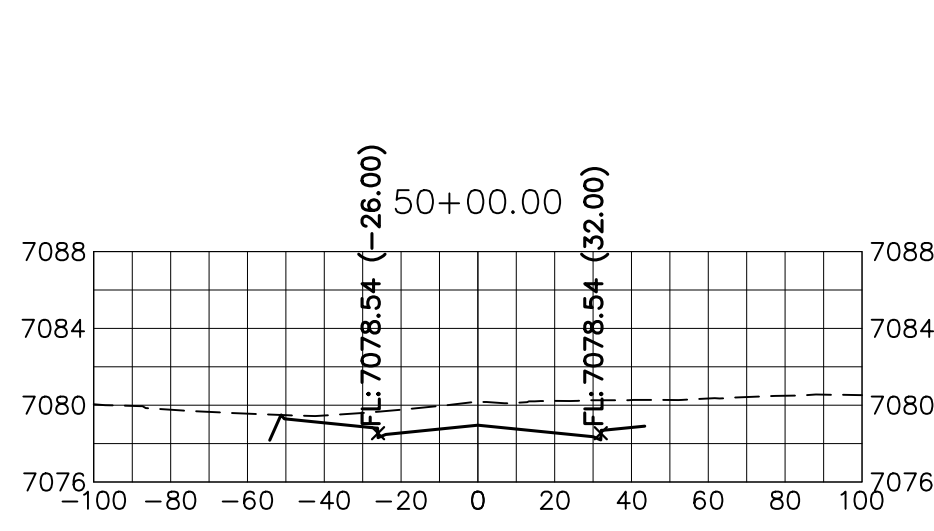
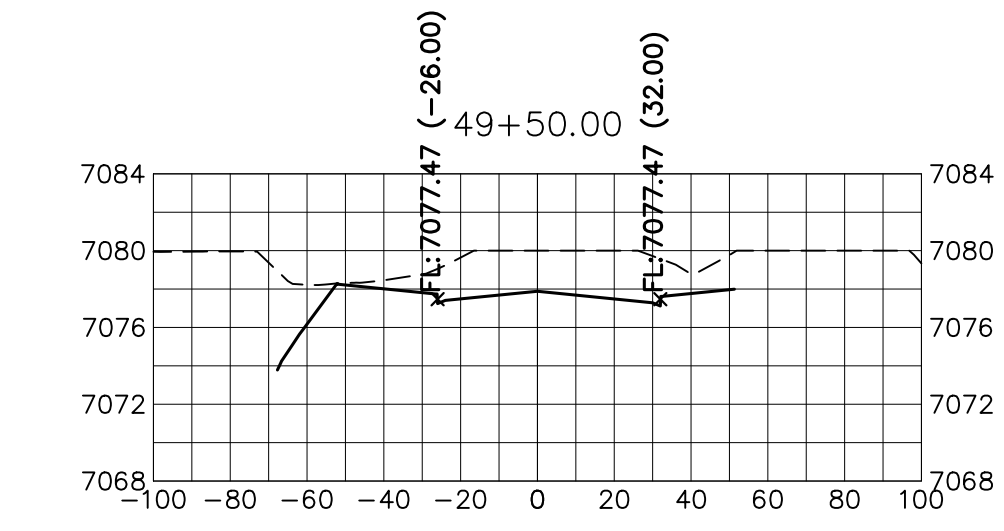
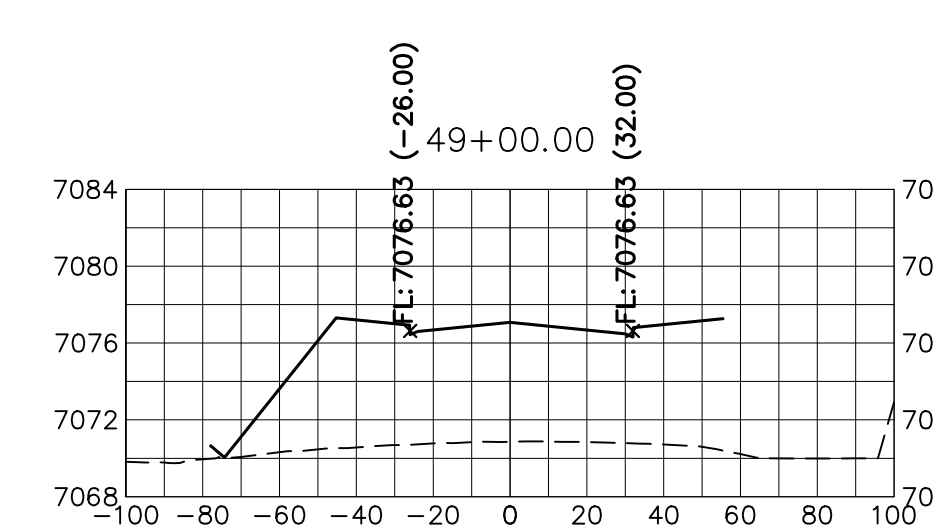
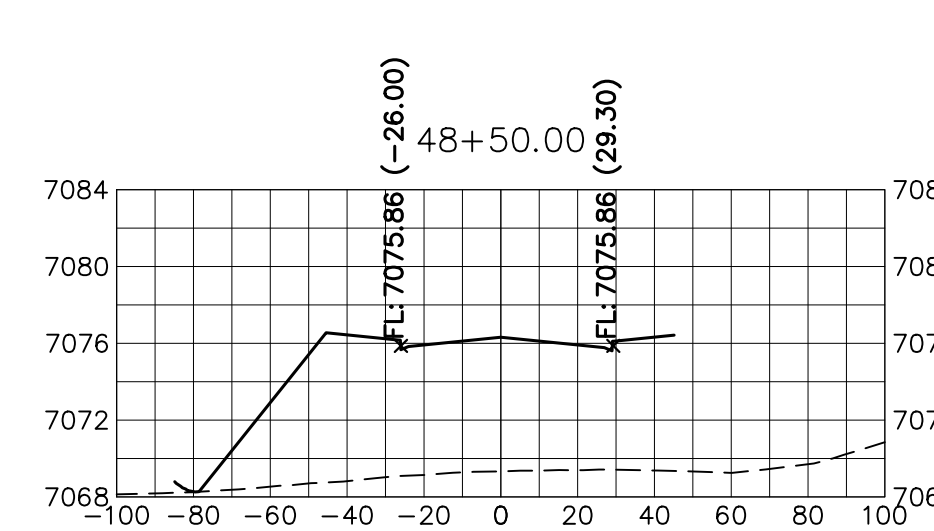
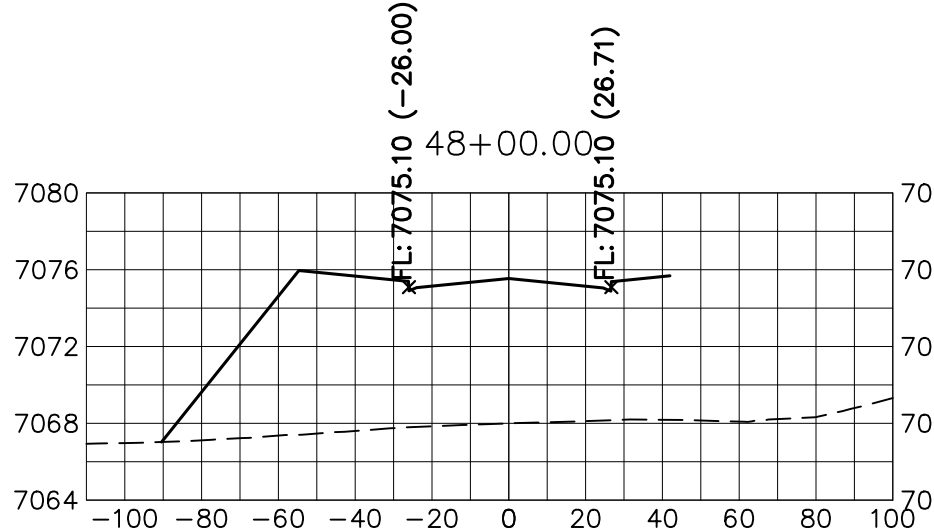
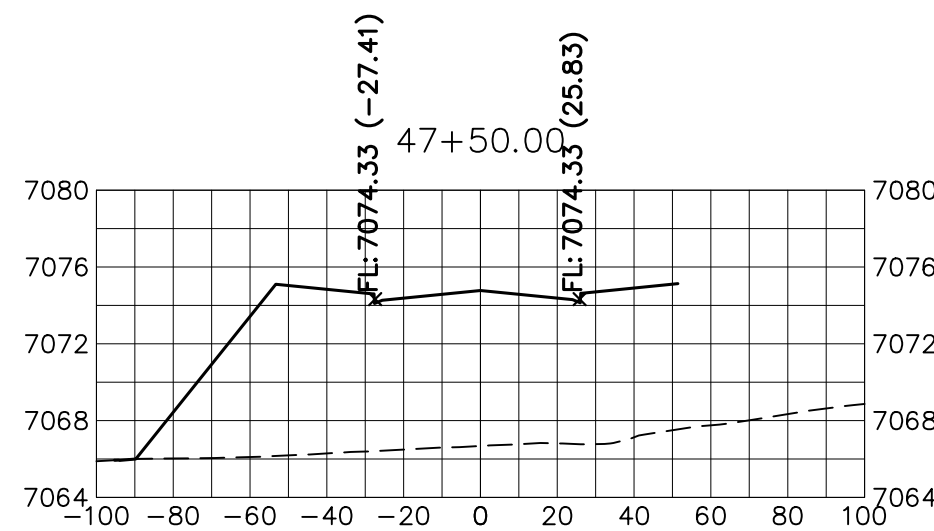
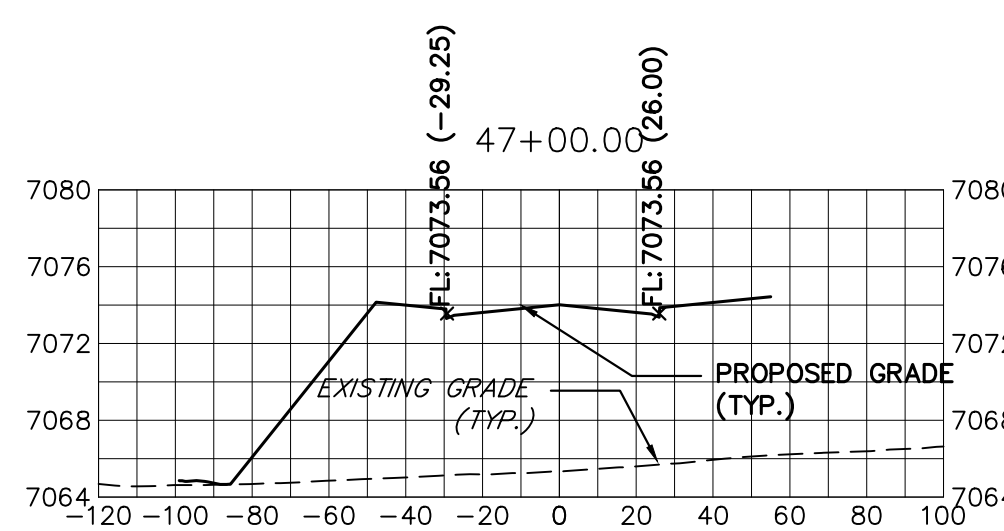
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	12/15/22	AUH	CRB	

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

**STERLING RANCH ROAD CROSS SECTIONS**

SHEET 29 OF 32  
JOB NO. 25188.03

X:\25188.03\Drawings\Sheet Plans\2518803\SR1-Sterling.dwg, XSD1-Sterling-3, 12/14/2022 5:58:41 PM, JRE, Remote



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

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No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	12/15/22
DESIGNED BY	AJH
DRAWN BY	CRB
CHECKED BY	

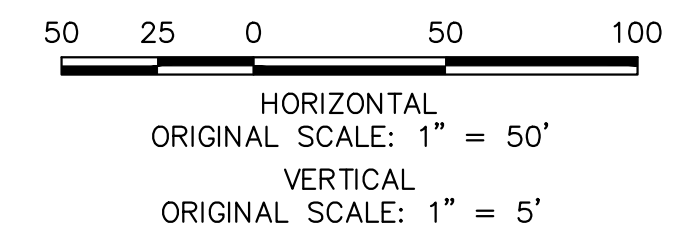
**STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS**

**STERLING RANCH ROAD CROSS SECTIONS**

SHEET 30 OF 32

JOB NO. 25188.03

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

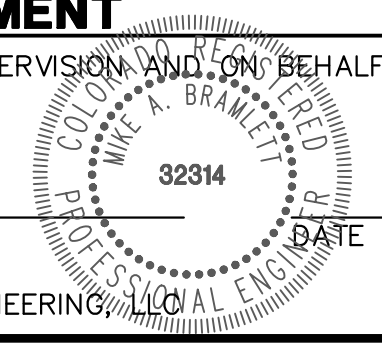


Know what's below.  
Call before you dig.

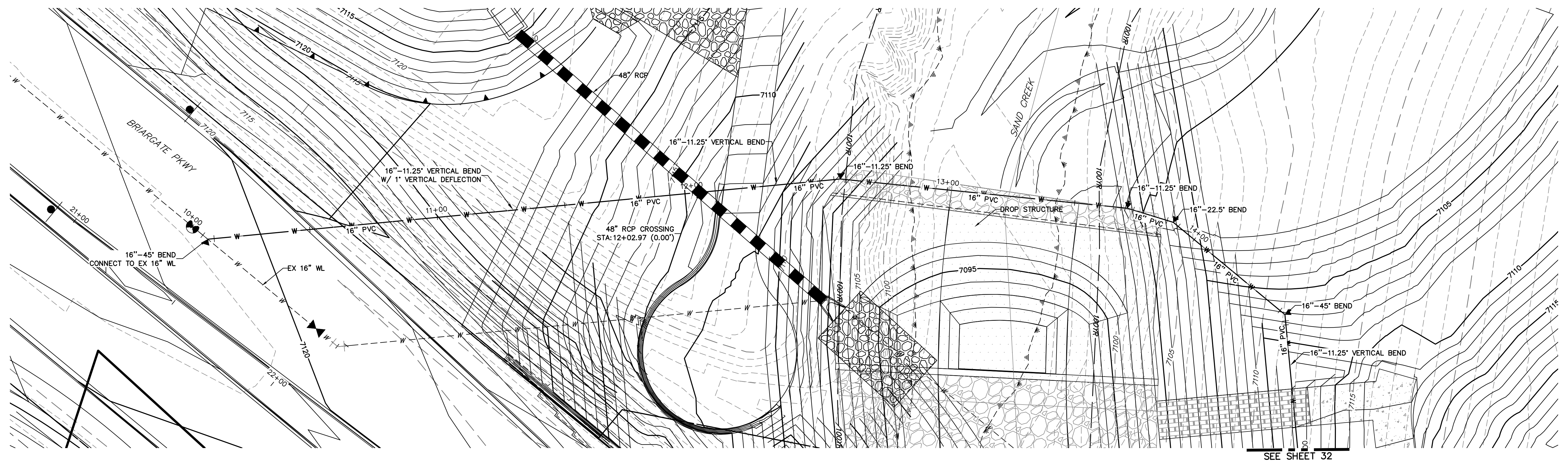
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

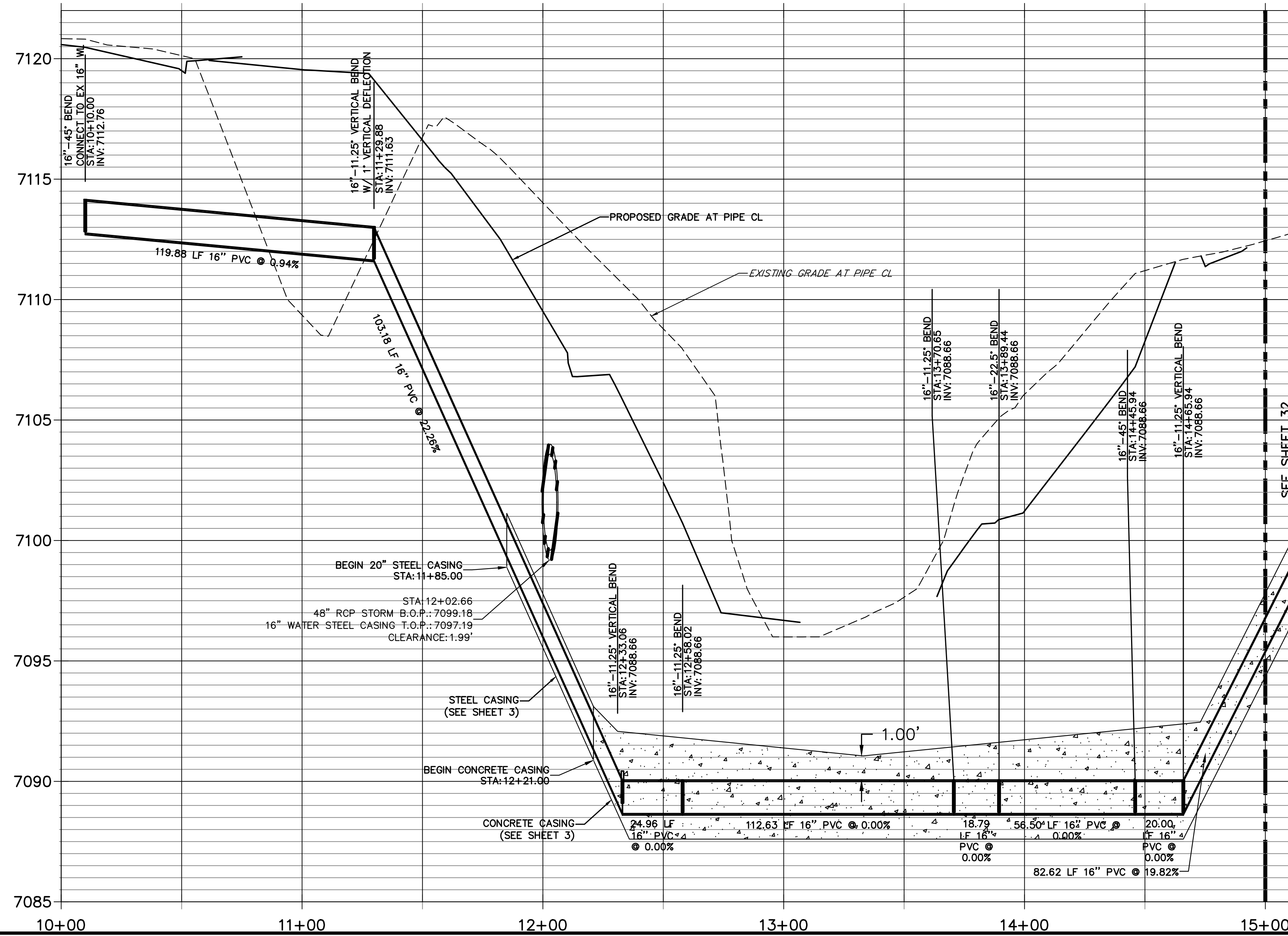
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



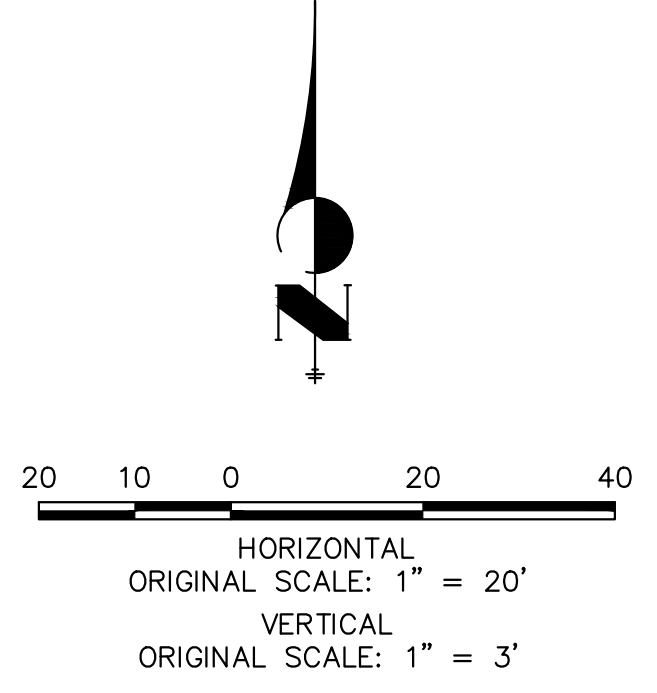
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SEE SHEET 32



SEE SHEET 32



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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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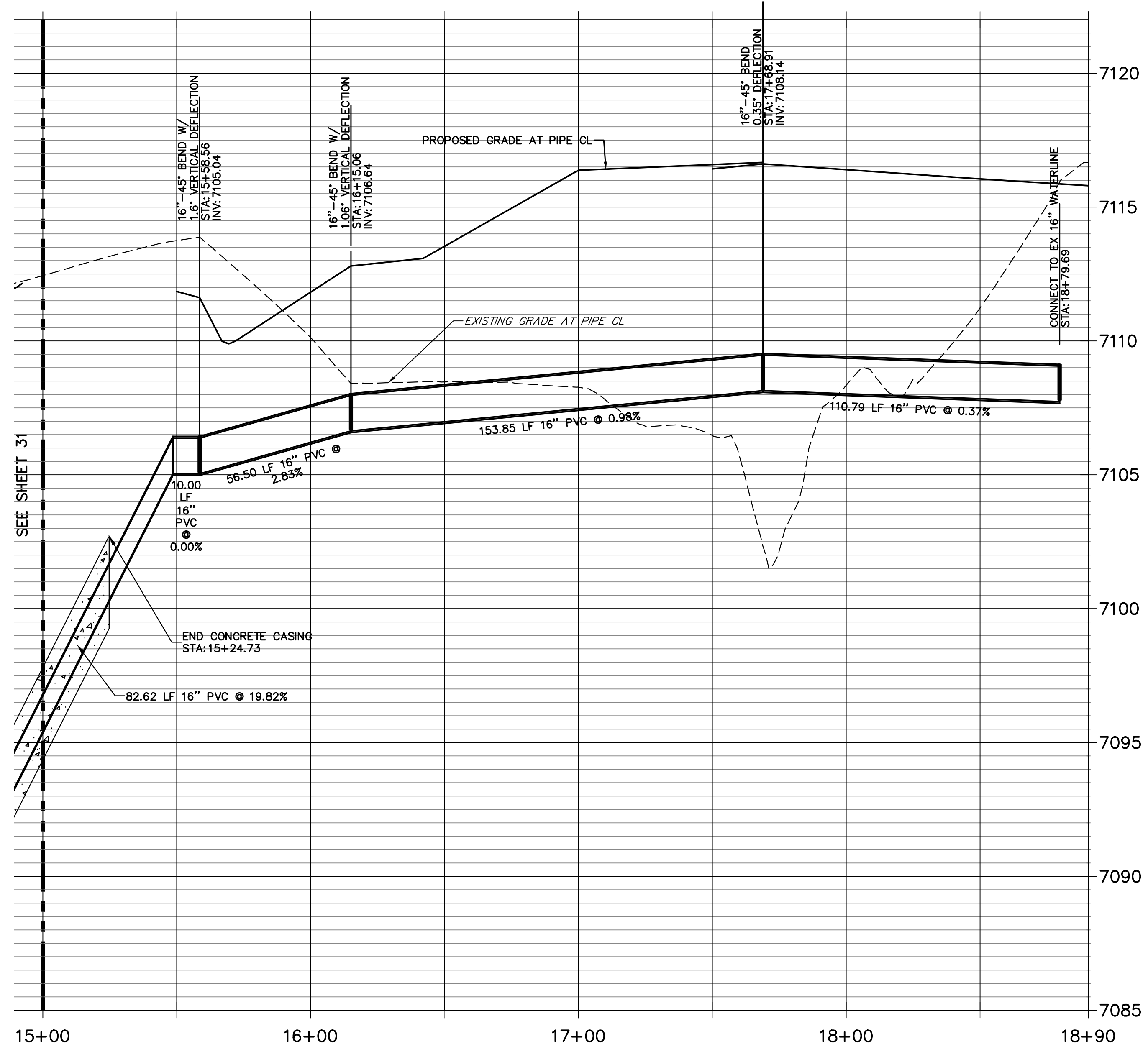
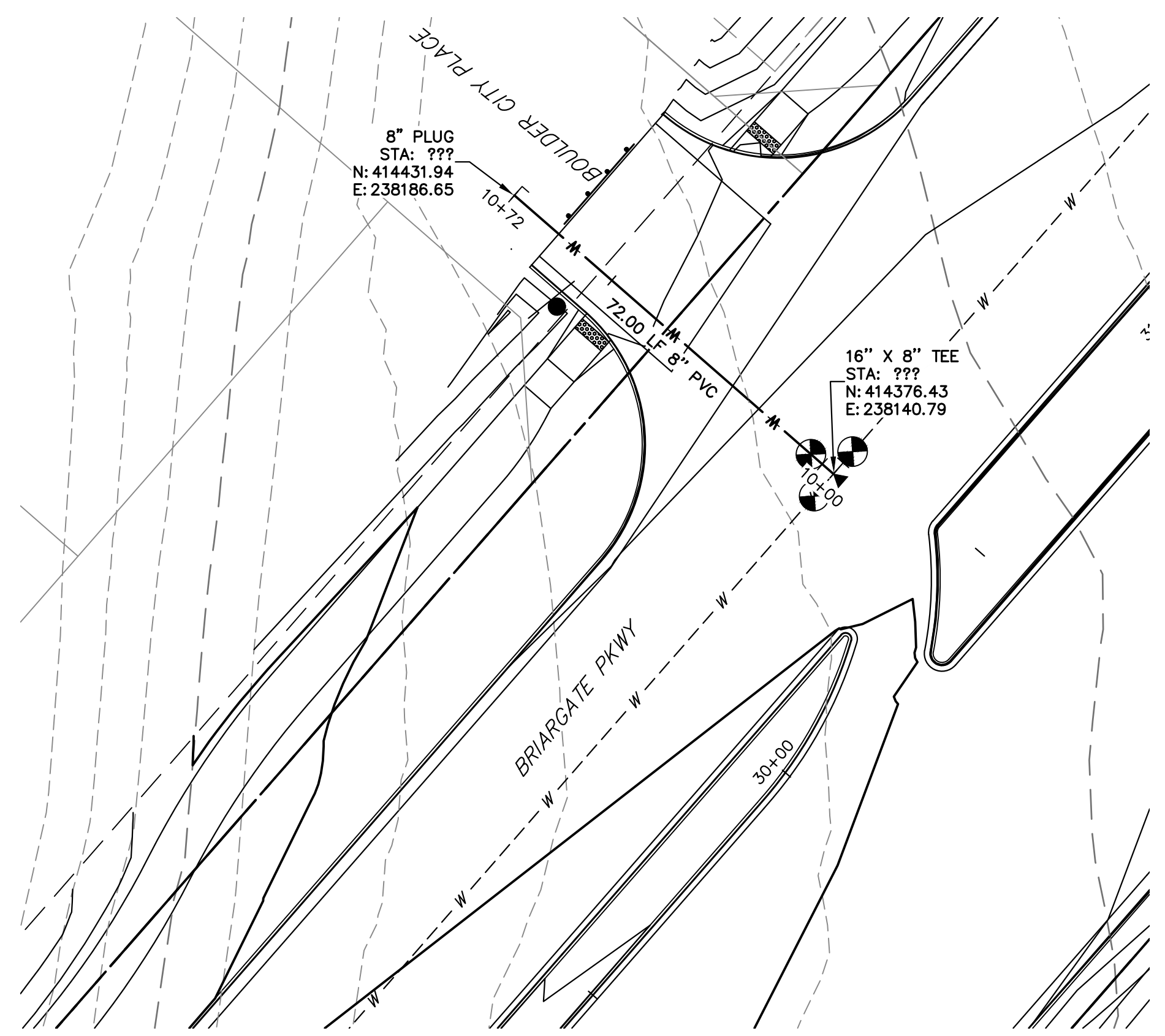
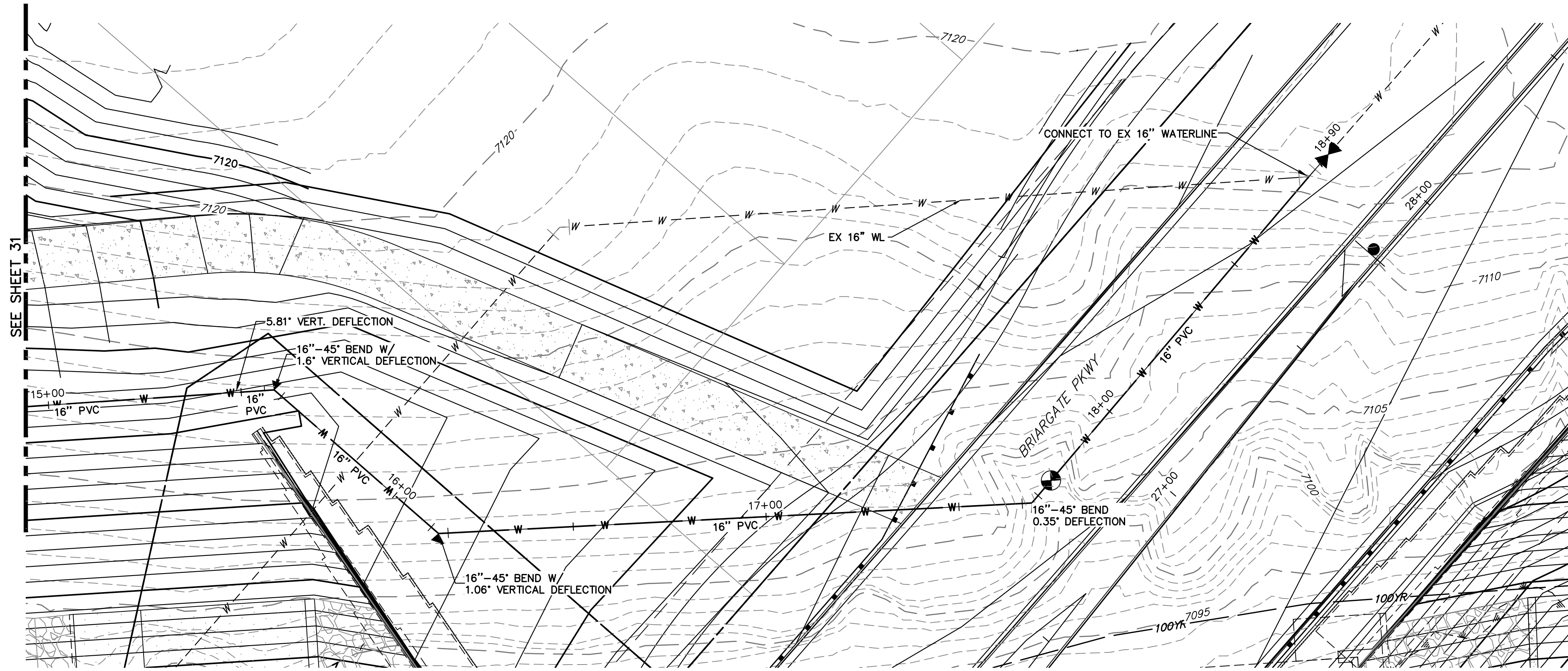
BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=3'	12/15/22	AUH	AUH	

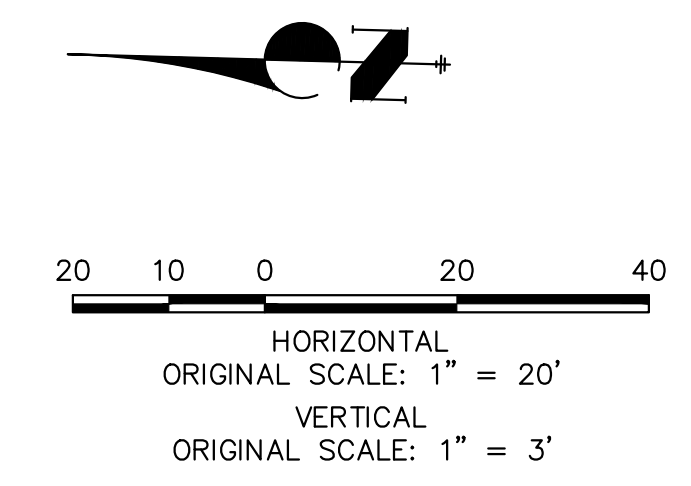
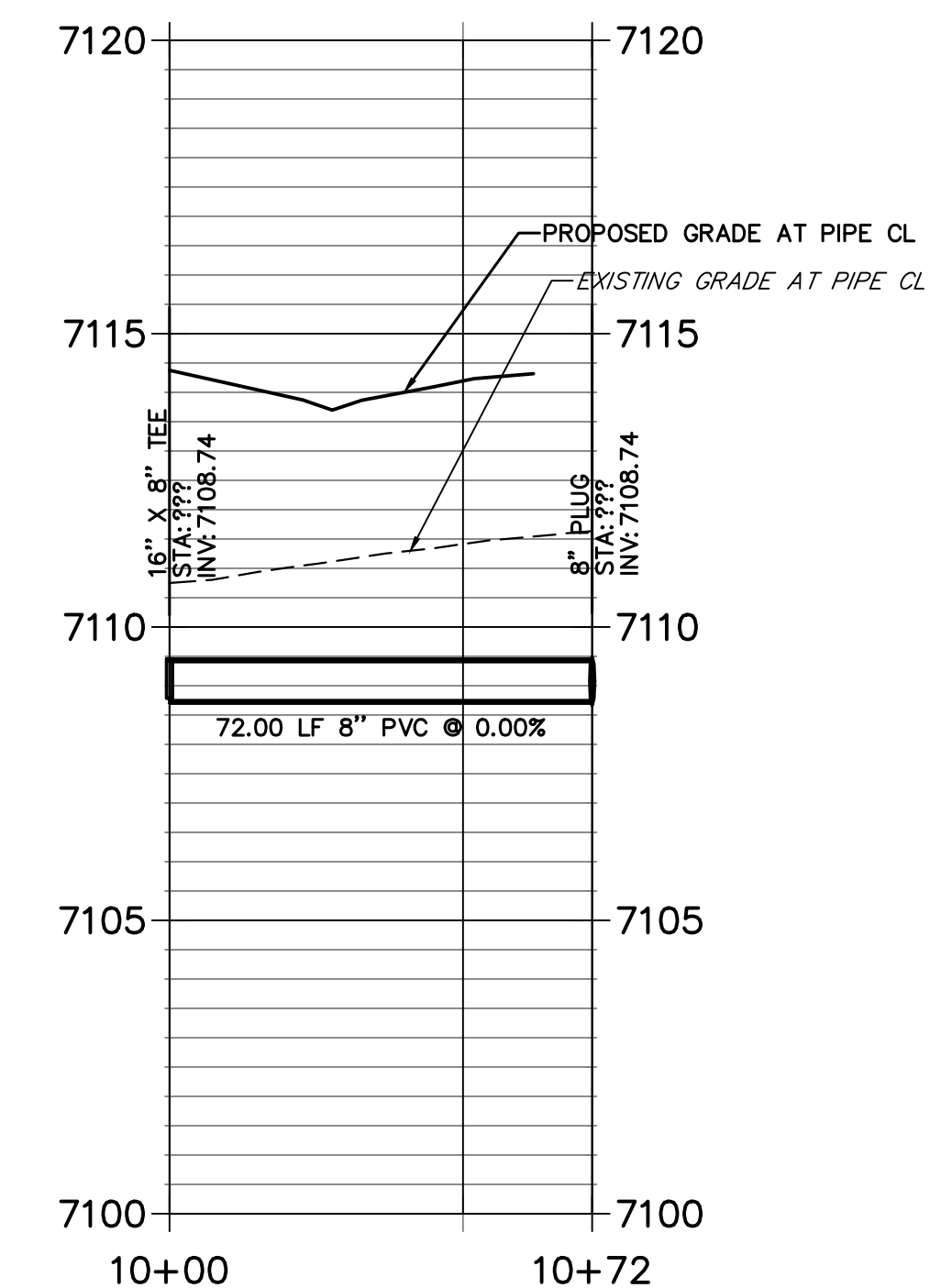
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS  
 BRIARGATE PKWY WATERLINE REALIGNMENT


SHEET 31 OF 32  
 JOB NO. 25188.03

X:\25188\03\Drawings\Sheet\Drawings\Plan\25188\03\Plan.dwg, Realignement, 11/22/2023 1:47:41 PM, CS



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



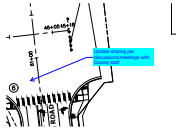
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 <b>J.R. ENGINEERING</b> A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1" = 20'
V-SCALE	1" = 3'
DATE	12/15/22
DESIGNED BY	AUH
DRAWN BY	AUH
CHECKED BY	
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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# v4\_CD.pdf Markup Summary

## Callout (7)



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**Author:** CDurham  
**Date:** 2/13/2023 1:05:16 PM  
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Update striping per discussions/meetings with County staff



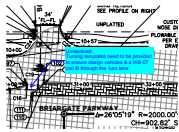
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Unresolved:  
Turning templates need to be provided to ensure design vehicles & a WB-57 can fit through the turn lane



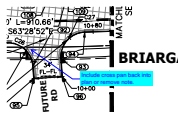
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Unresolved:  
Turning templates need to be provided to ensure design vehicles & a WB-57 can fit through the turn lane



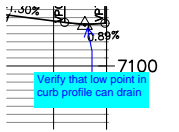
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Unresolved:  
Turning templates need to be provided to ensure design vehicles & a WB-57 can fit through the turn lane



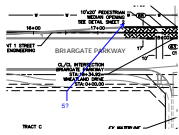
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Include cross pan back into plan or remove note.



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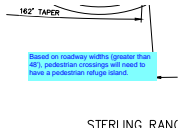
Verify that low point in curb profile can drain



**Subject:** Callout  
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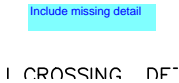
5?

**Text Box (8)**



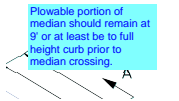
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Based on roadway widths (greater than 48'), pedestrian crossings will need to have a pedestrian refuge island.



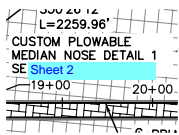
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Include missing detail



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**Page Label:** [4] 4 TYP01  
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Plowable portion of median should remain at 9' or at least be to full height curb prior to median crossing.



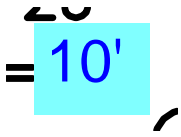
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Sheet 2



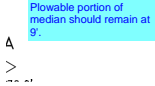
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10'



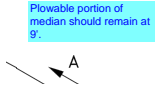
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Plowable portion of median should remain at 9'.



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Plowable portion of median should remain at 9'.

(1)



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