

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

COUNTY OF EL PASO, STATE OF COLORADO

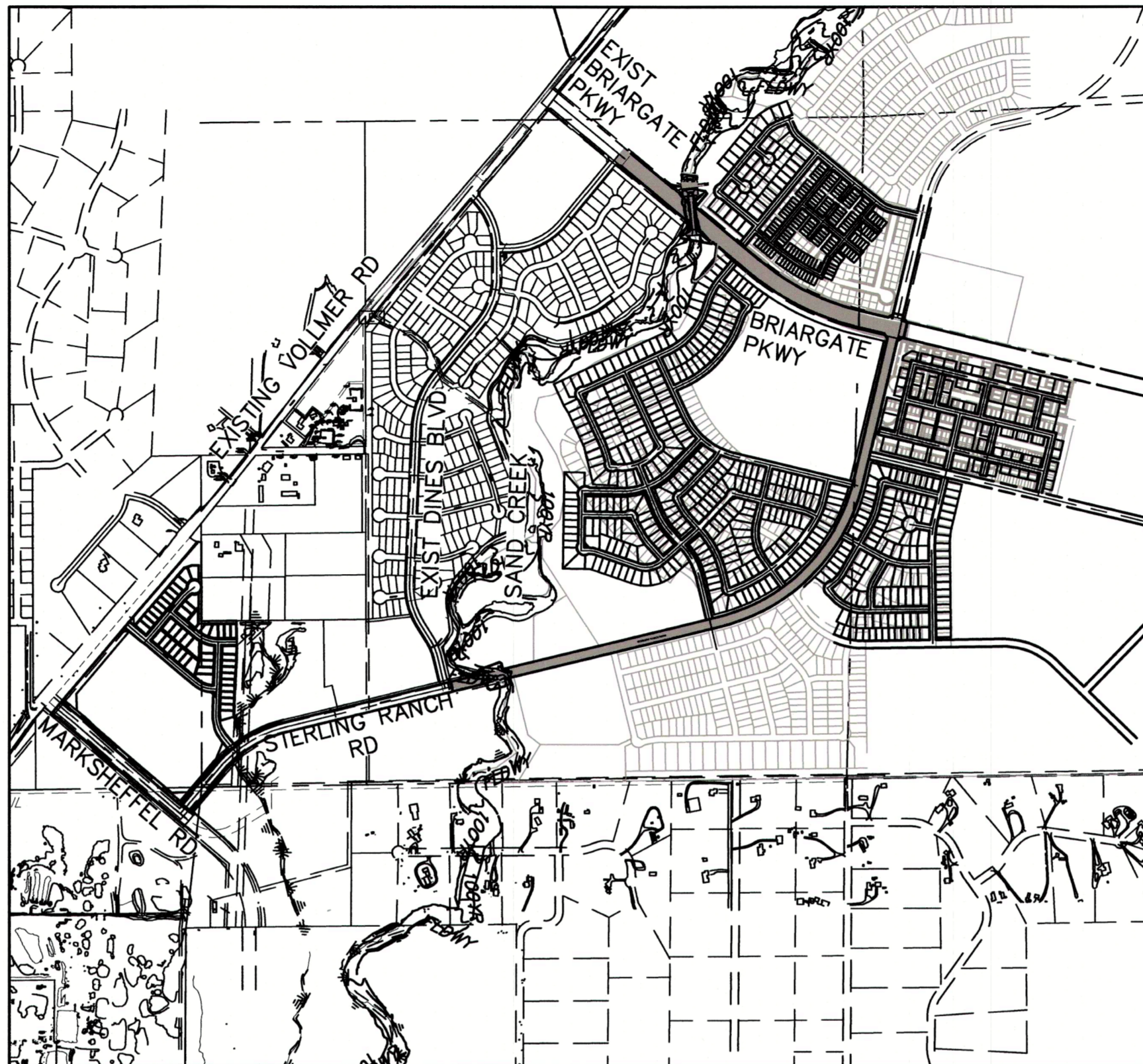
STREET IMPROVEMENT PLANS

MAY 2023

PCD FILING NO.: CDR221

AGENCIES

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



VICINITY MAP
SCALE: 1"=1,000'

BASIS OF BEARINGS

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

BENCHMARKS

- 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

SHEET INDEX

1	COVER SHEET
2	NOTES & DETAILS
3	LEGEND
4	TYPICAL SECTIONS
5-8	BRIARGATE PARKWAY STREET PLAN & PROFILE
9-14	STERLING RANCH ROAD STREET PLAN & PROFILE
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18-23	STERLING RANCH ROAD SIGNING & STRIPING
24-26	BRIARGATE PARKWAY CROSS SECTIONS
27-30	STERLING RANCH ROAD CROSS SECTIONS
31-32	BRIARGATE PKWY WATERLINE REALIGNMENT
32	TOTAL SHEETS

- Condition of Approval:
- No paving of the roads shall occur until the detention ponds (Four Square pond 16, Sterling Ranch East Filing 1 pond 14A and Sterling Ranch East Filing 3 pond 11) are substantially complete, to include the orifice plates.
 - Layout/signal pole configuration of the Briargate Parkway and Sterling Ranch Road intersection is under discussion for the final configuration and is not part of the approved design within this street improvement plans.

OWNER/DEVELOPER STATEMENT

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

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

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

EL PASO COUNTY STATEMENT

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

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

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

Approved
By: Gilbert LaForce, P.E.
Date: 07/25/2023 5:41:56 PM
El Paso County Department of Public Works

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

DISTRICT APPROVALS

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

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



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

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

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

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS	COVER SHEET

X:\2518803\Drawings\Sheet\Digital\Sheet Plans\2518803\01.dwg, CIVI, 5/8/2023 2:21:24 PM, CS

GENERAL CONSTRUCTION NOTES:

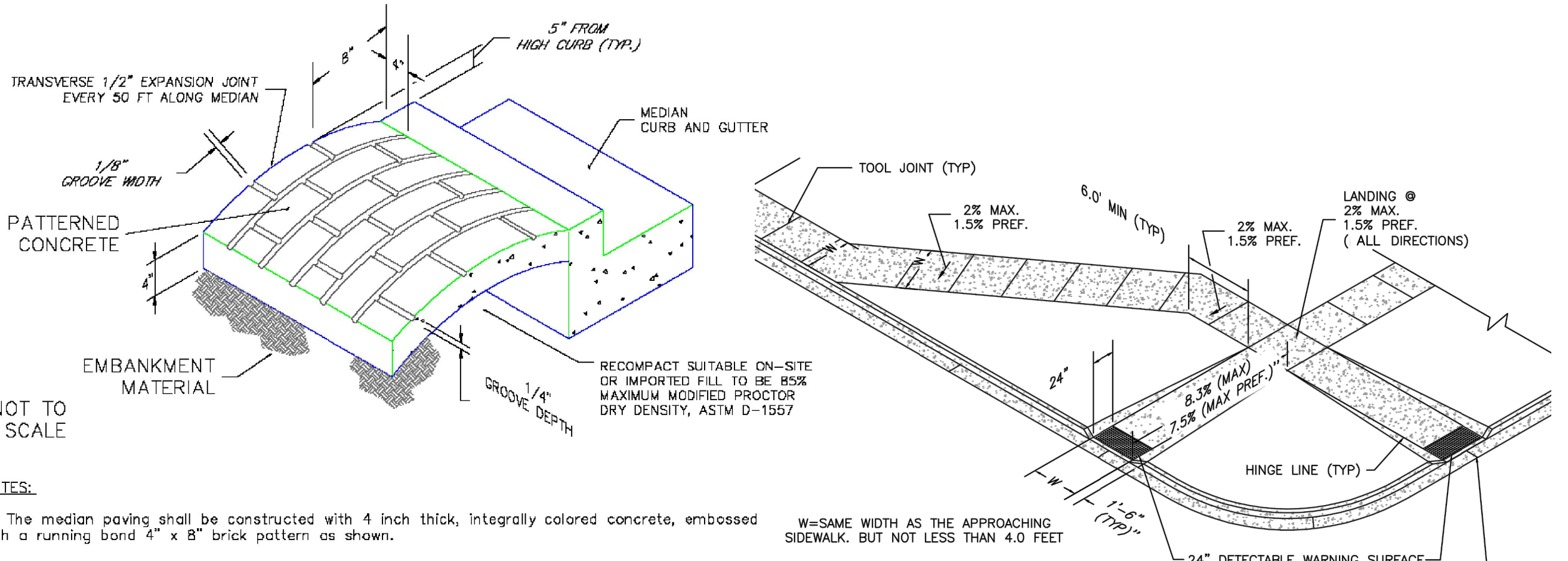
- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK... 2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE... 3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION...

SIGNING AND STRIPING NOTES:

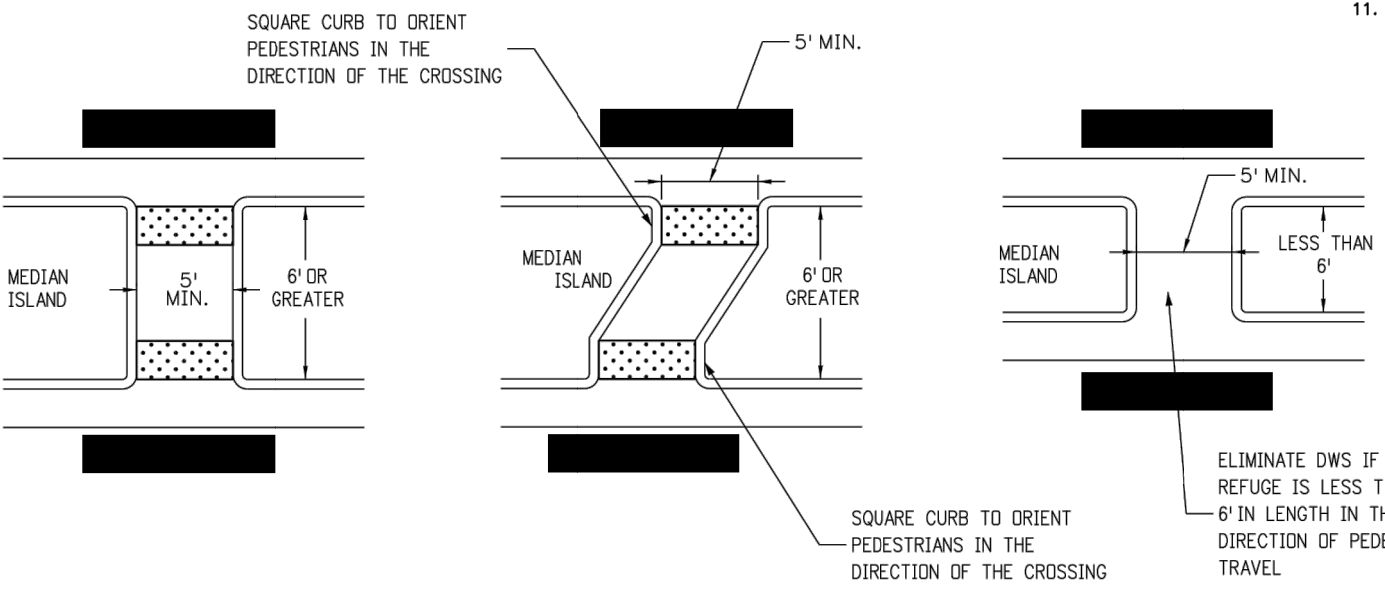
- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)... 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT...

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

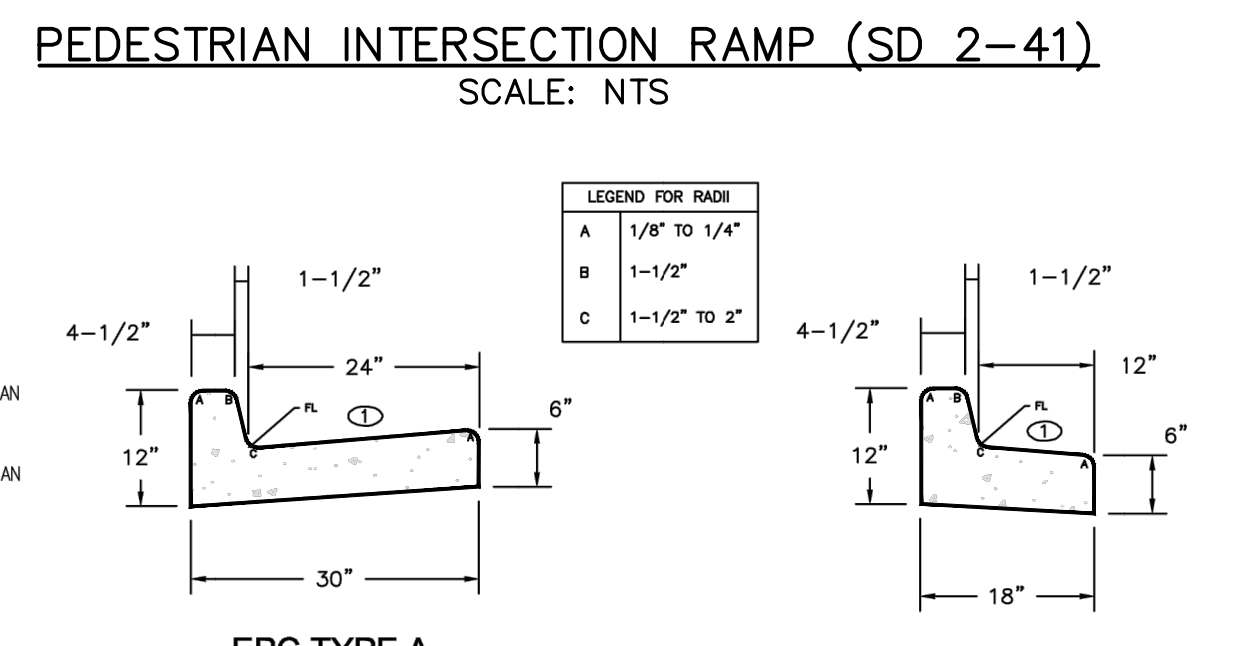
- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES... 3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS...



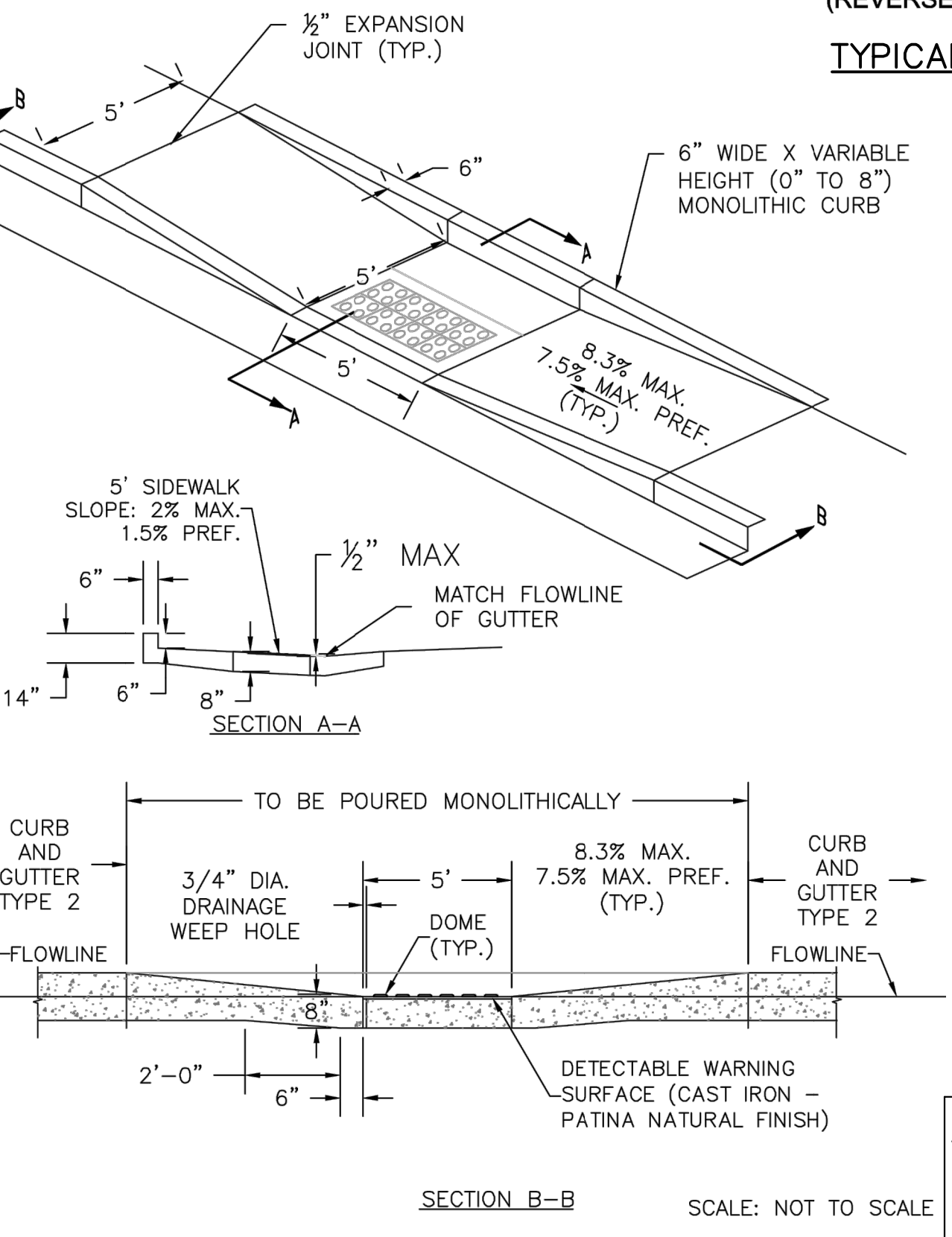
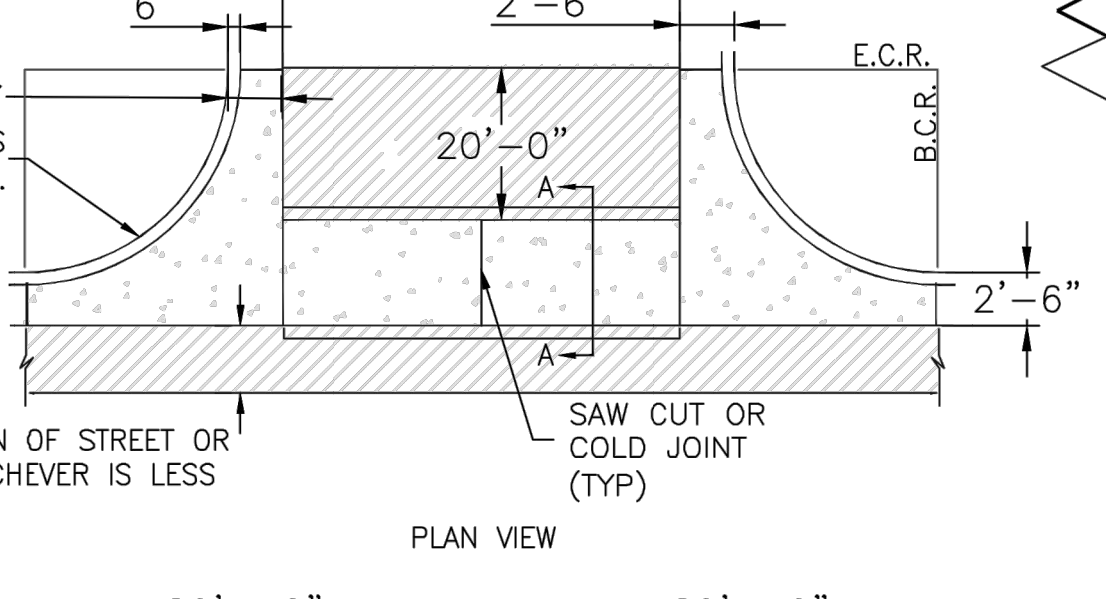
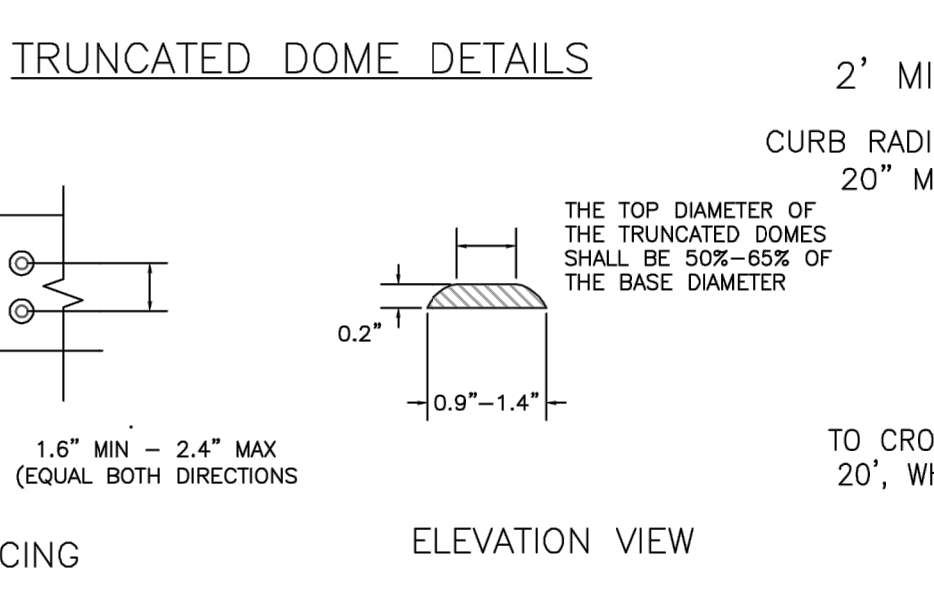
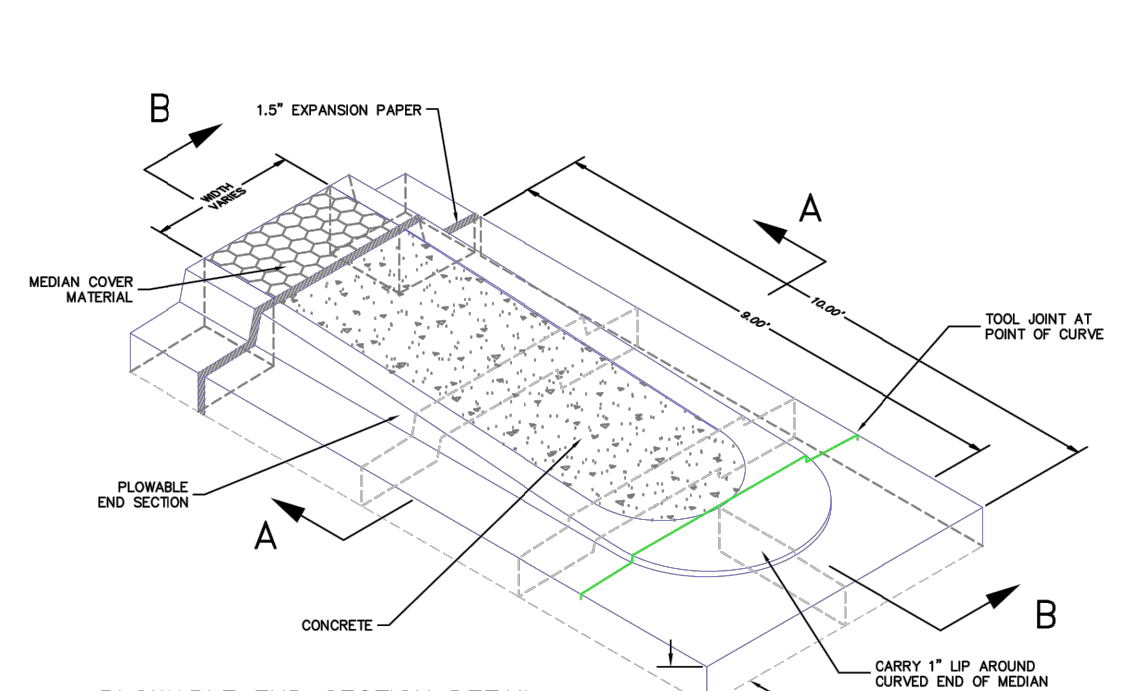
NOTES: A) The median paving shall be constructed with 4 inch thick, integrally colored concrete... B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints... C) The color additive shall be an approved commercially pure or synthetic mineral pigment...



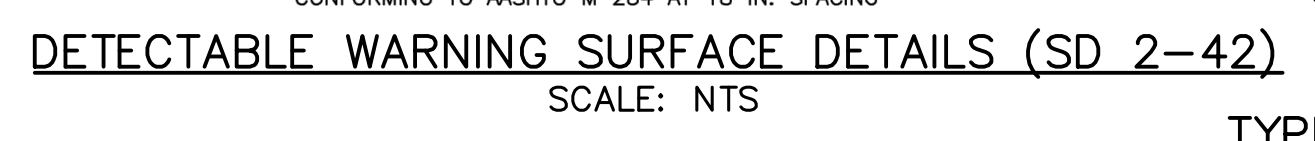
PEDESTRIAN MEDIAN CROSSING DETAIL (M-608-1) SCALE: NTS



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



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50) SCALE: NOT TO SCALE



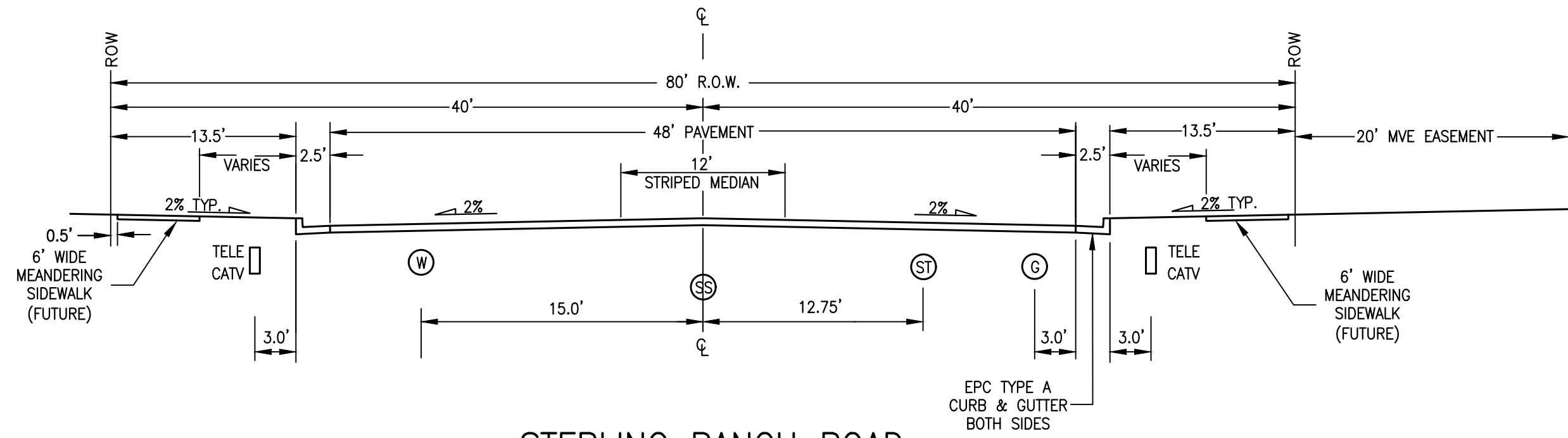
TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26) SCALE: NTS



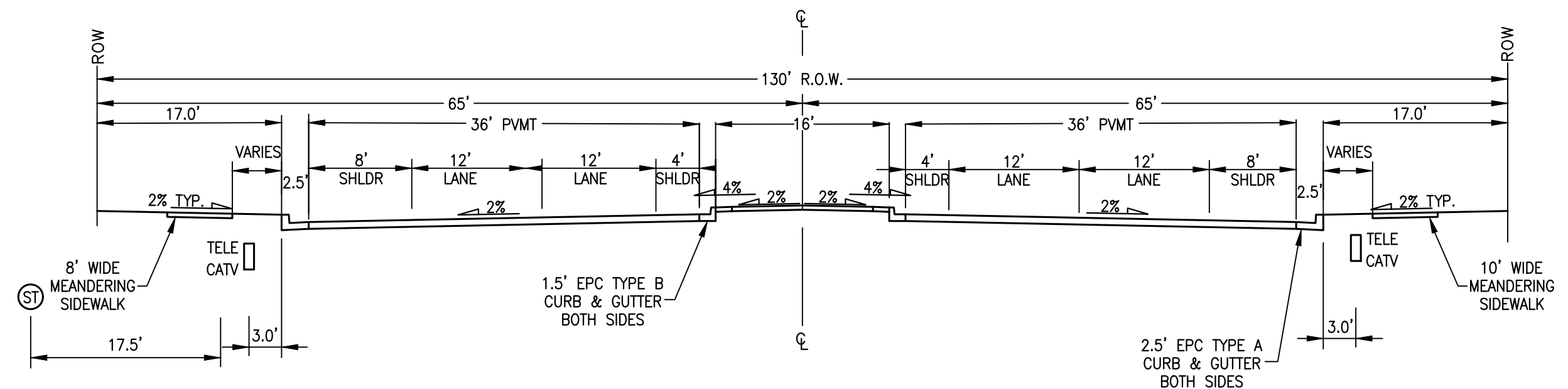
ENGINEER'S STATEMENT PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING Mike A. Bramlett, P.E. COLORADO P.E. 32314 05/09/23

Table with columns for BY DATE, No. REVISION, H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY, and JOB NO. 25188.03. Includes company name J.R. ENGINEERING and contact information for SR LAND, LLC.

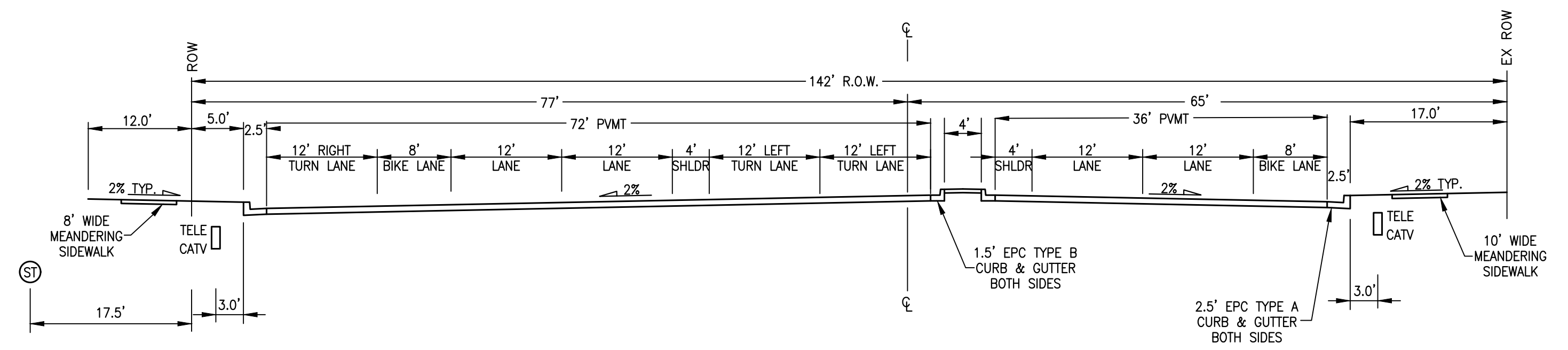
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STERLING RANCH ROAD
SCALE: NTS
DESIGN SPEED: 40 MPH POSTED SPEED: 35 MPH
CLASSIFICATION: NON-RESIDENTIAL COLLECTOR



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



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

LEGEND

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

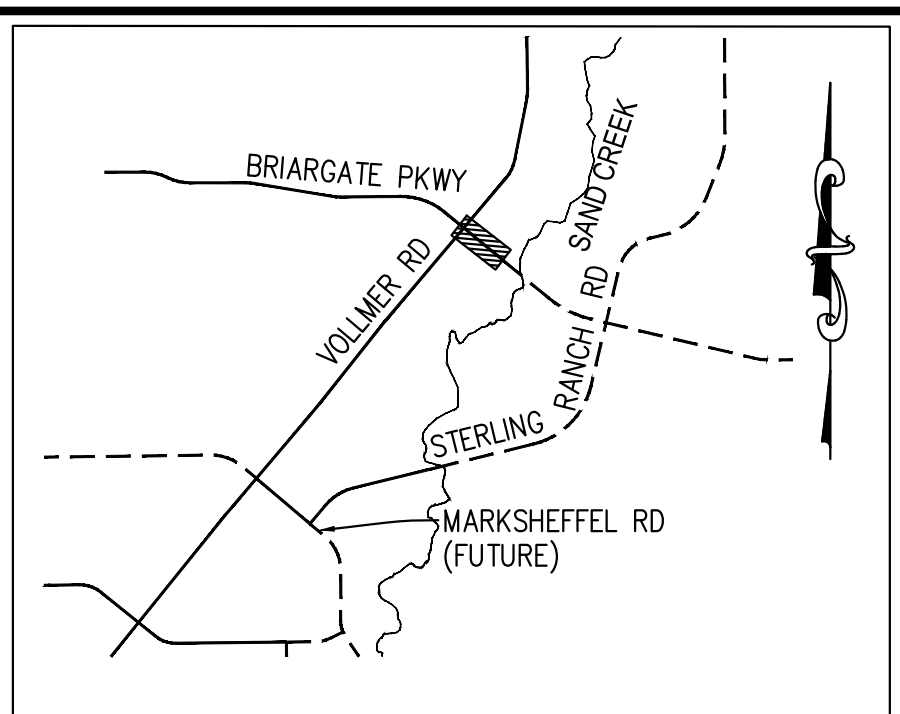
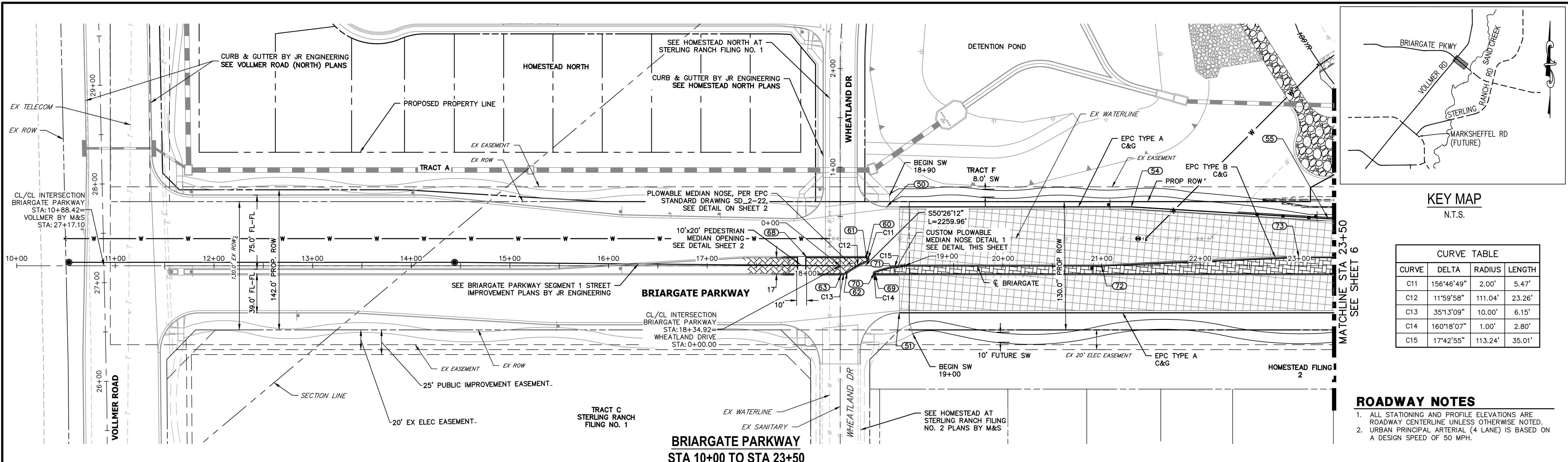
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE	
				H-SCALE

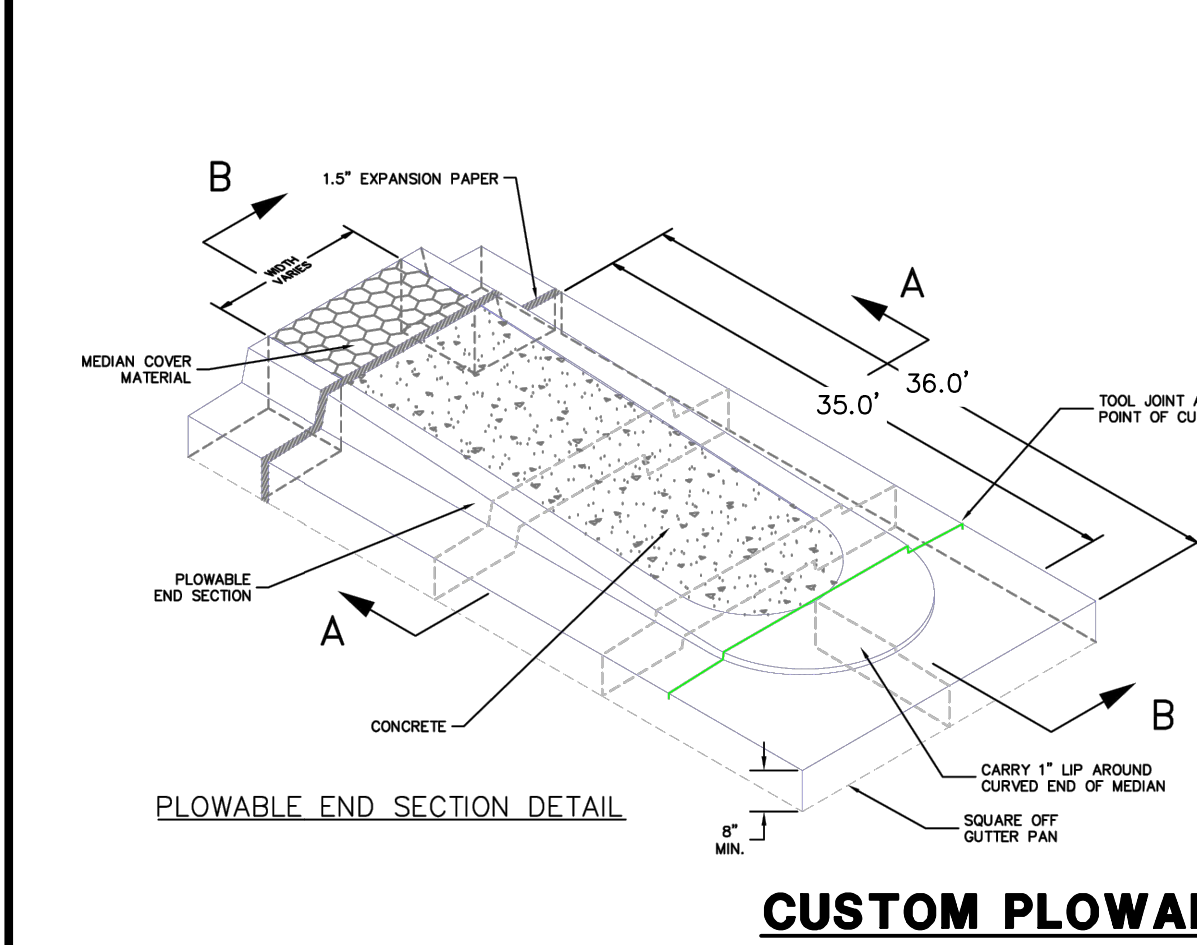
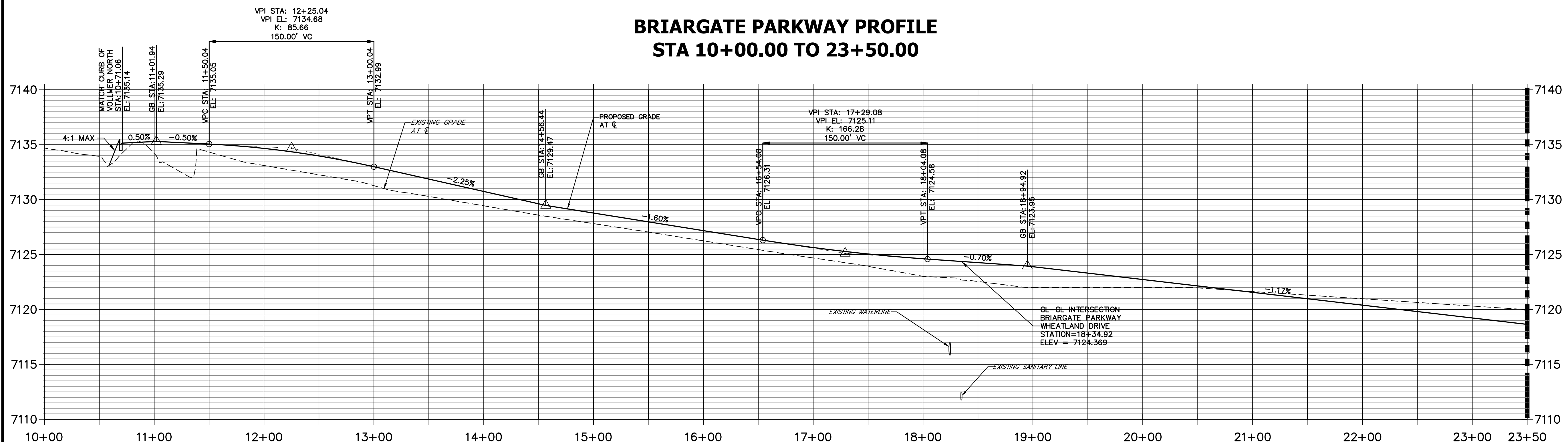
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
TYPICAL SECTIONS
SHEET 4 OF 32
JOB NO. 25188.03



CURVE TABLE

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

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

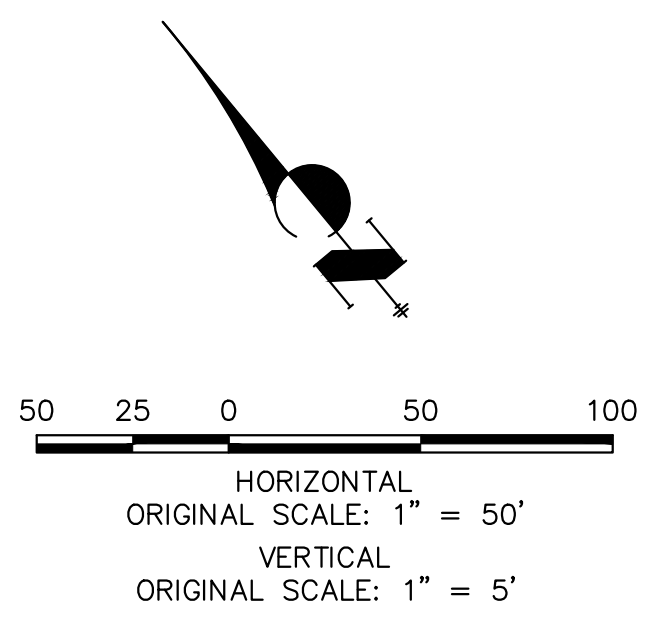


POINT TABULATION

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

LEGEND

- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" 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

DATE: 05/09/23

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

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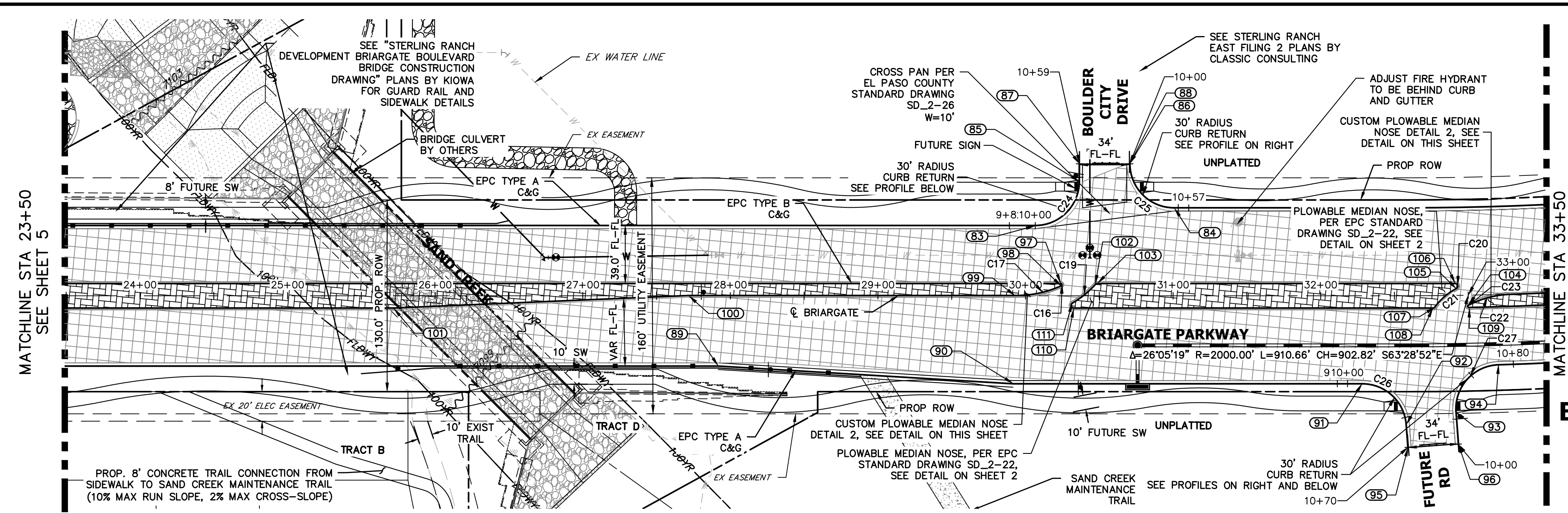
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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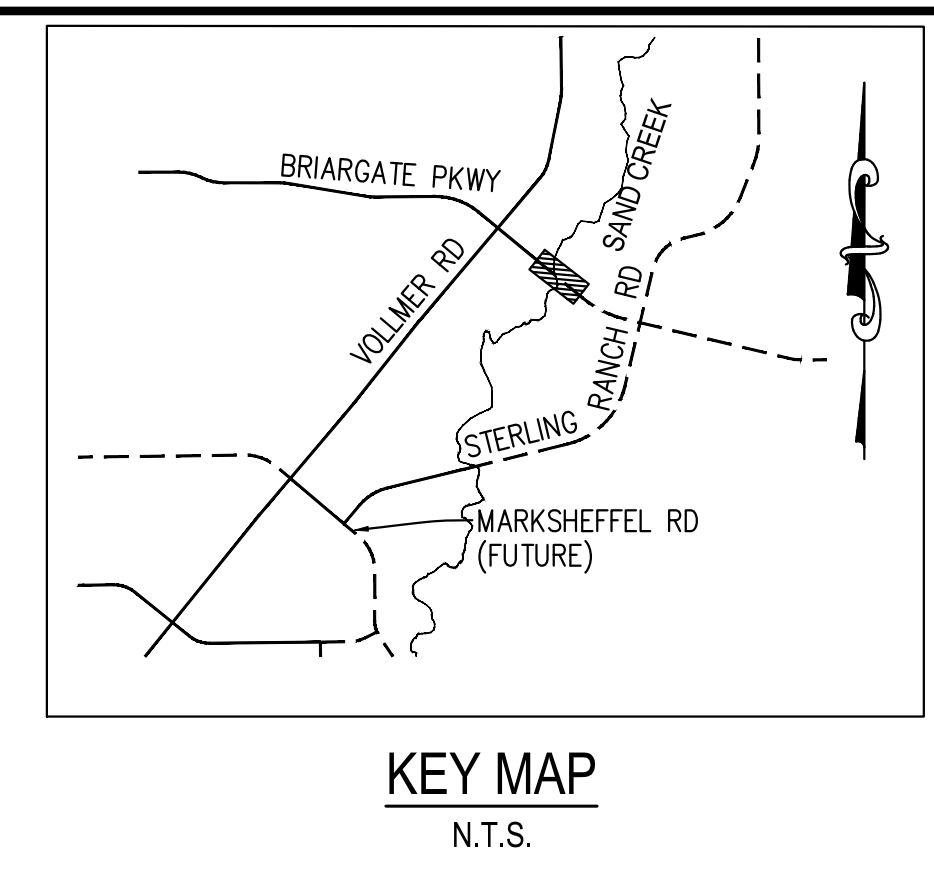
H-SCALE: 1"=50'
 V-SCALE: 1"=5'
 DATE: 05/08/23
 DESIGNED BY: TIM
 DRAWN BY: CRB
 CHECKED BY:

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

SHEET 5 OF 32
 JOB NO. 25188.03



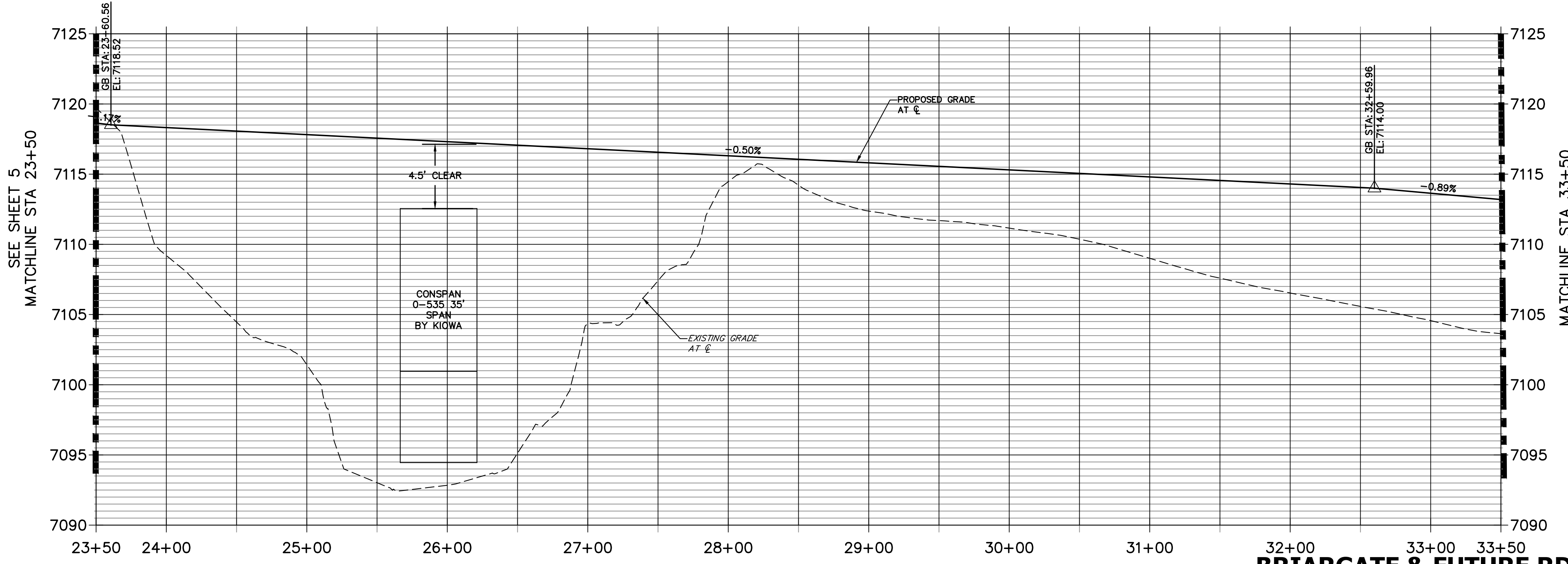
- LEGEND**
- PROPOSED FULL DEPTH ASPHALT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED SIDEWALK (4" DEPTH)
 - PROPOSED MEDIAN COVER MATERIAL
 - PROPOSED FULL DEPTH ASPHALT REMOVAL



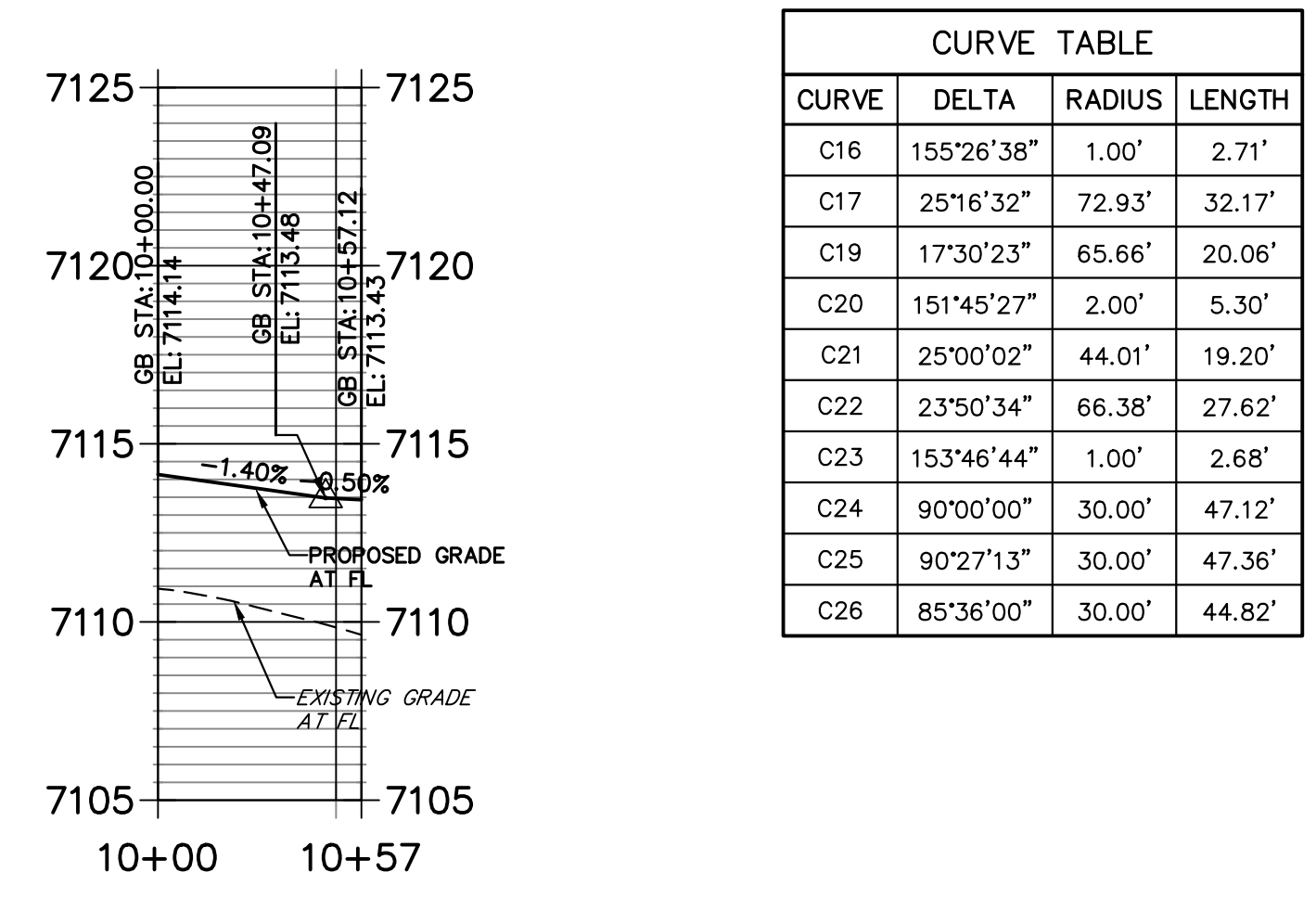
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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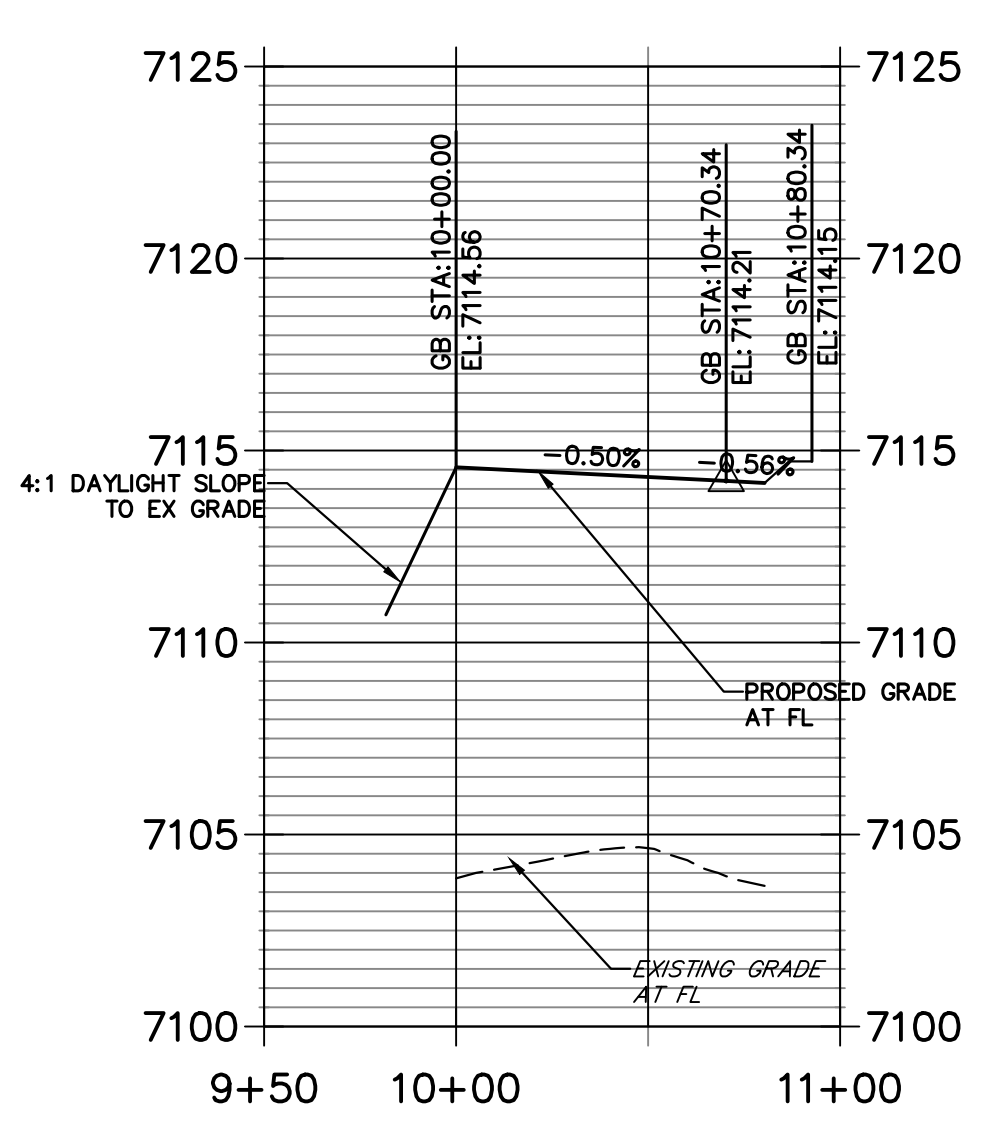
**BRIARGATE PARKWAY PROFILE (1)
 STA 23+50.00 TO 33+50.00**



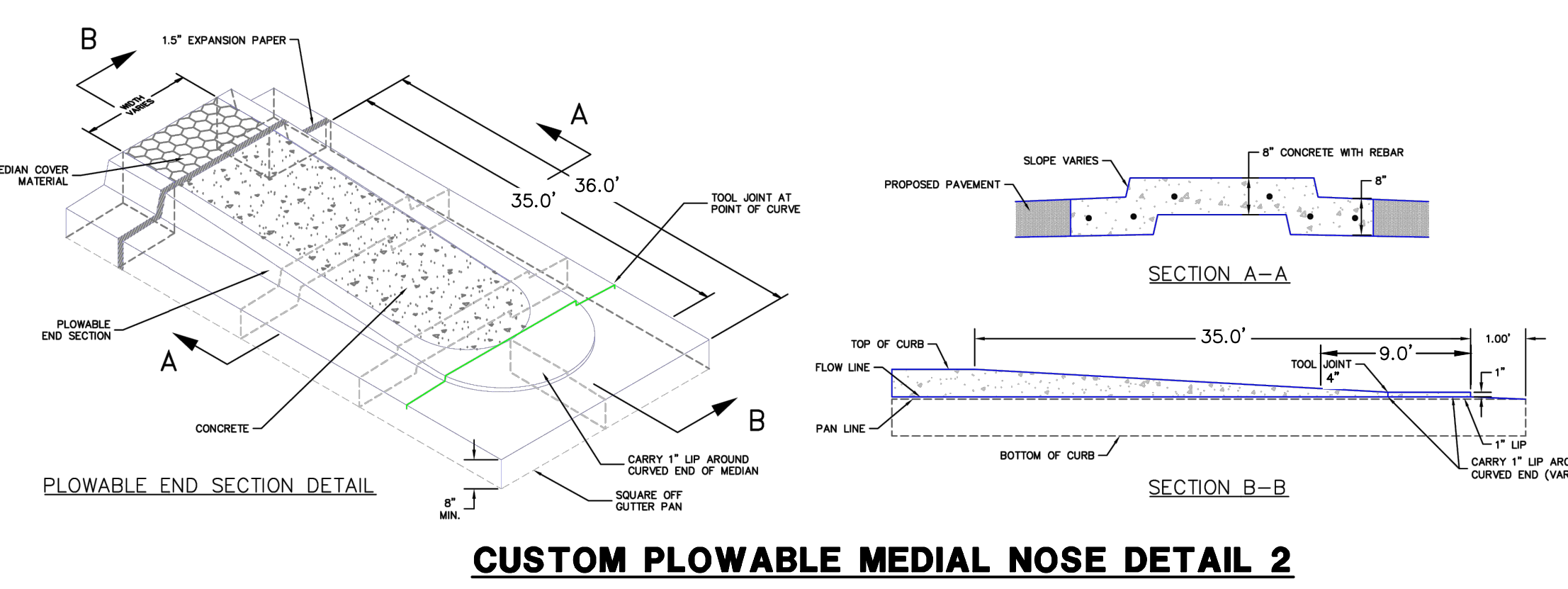
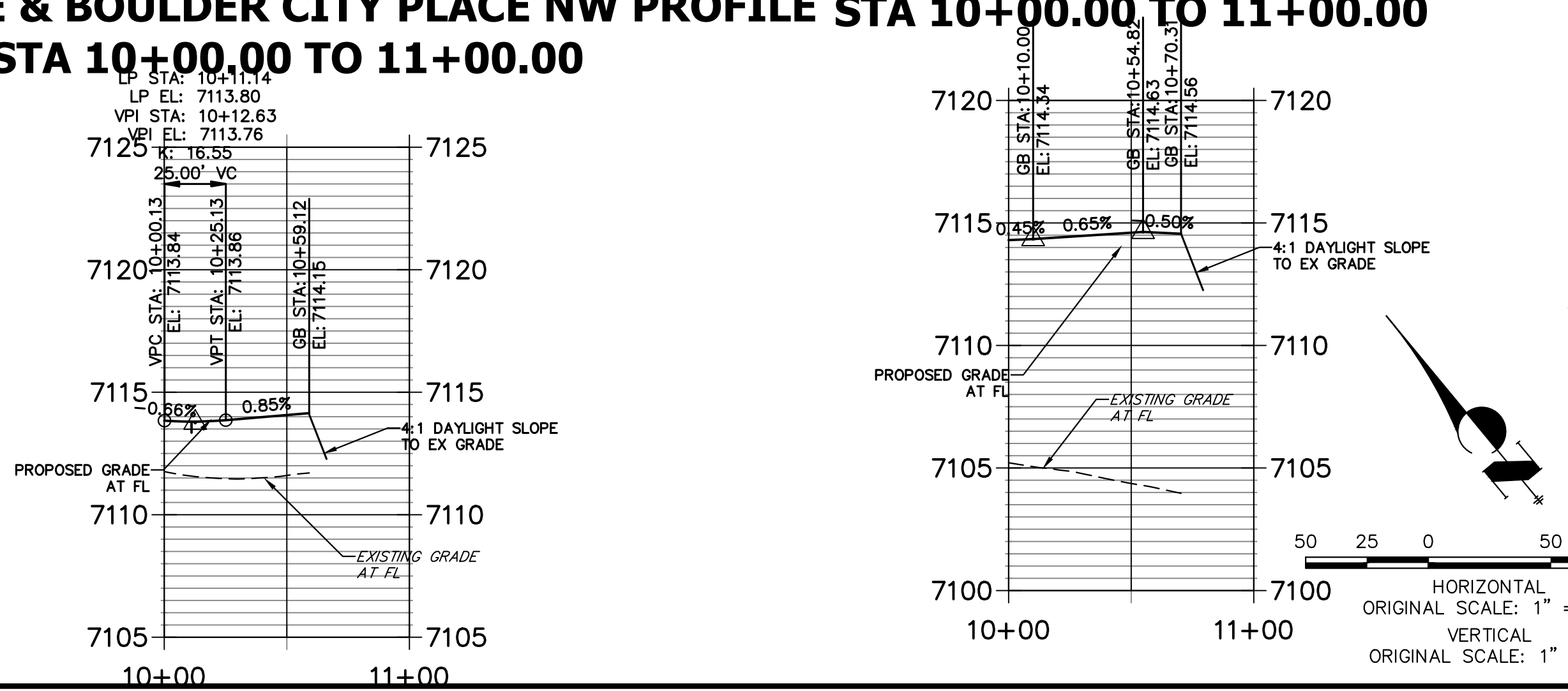
**BRIARGATE & BOULDER CITY PLACE NE PROFILE
 STA 10+00.00 TO 10+57.12**



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



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



- ROADWAY NOTES**
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
 - URBAN PRINCIPAL ARTERIAL (4 LANE) IS BASED ON A DESIGN SPEED OF 50 MPH.
 - SEE SHEET 7 FOR POINT TABLES

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

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

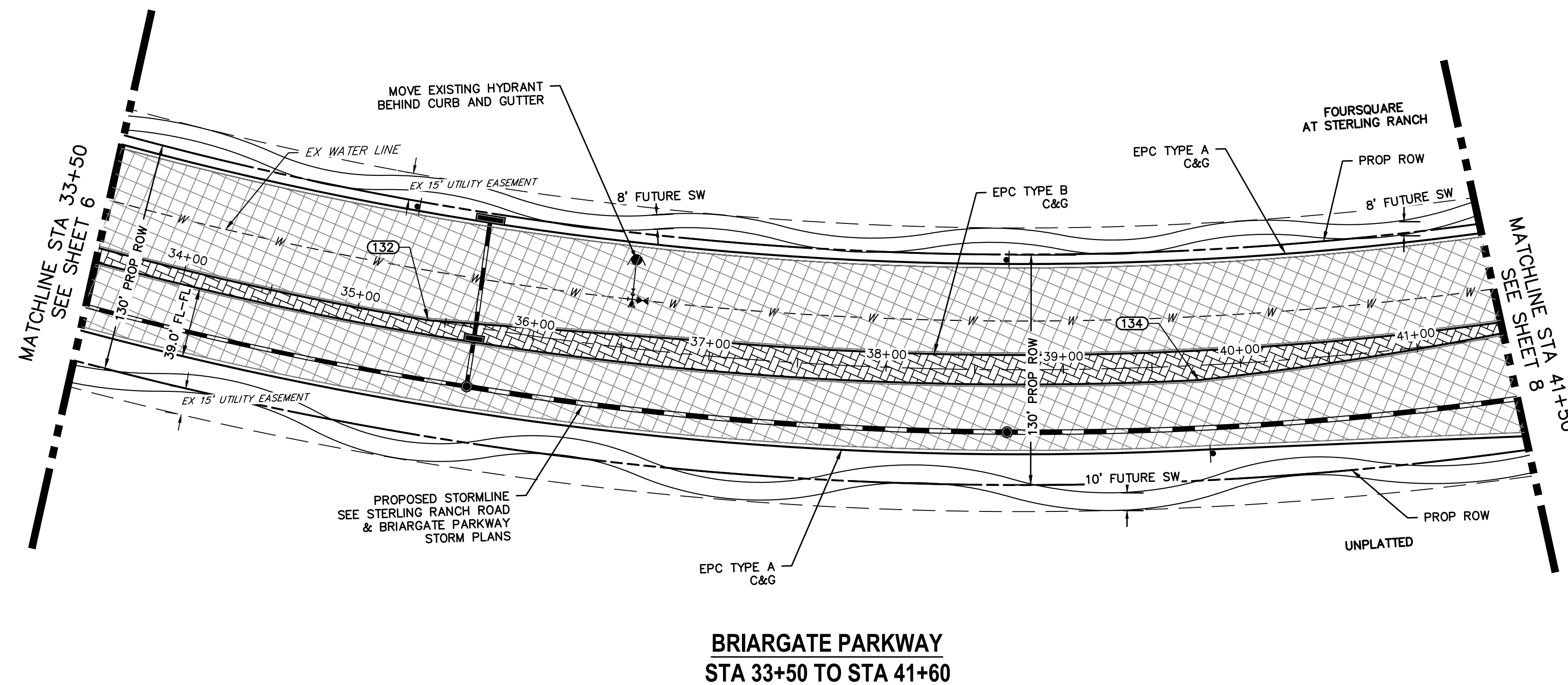
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY		DATE
								1"=50'	1"=5'	
1"=50'	1"=5'	05/08/23								

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

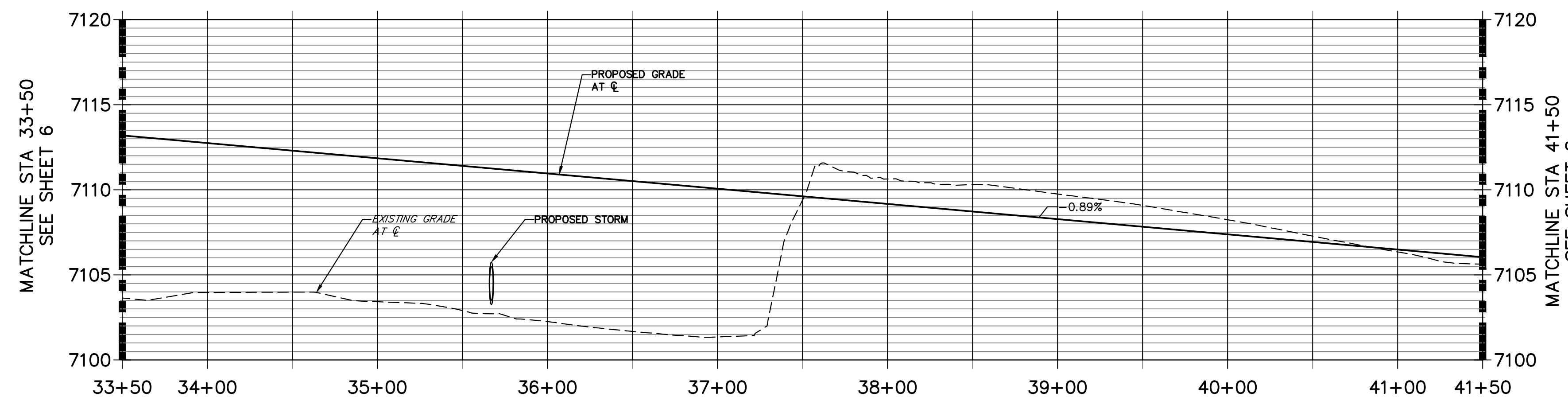
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
83	30+06.63	47.50' (LT)	BRIARGATE PARKWAY	7113.84		PCR
84	31+00.87	59.50' (LT)	BRIARGATE PARKWAY	7113.48		PCR
85	30+36.63	77.50' (LT)	BRIARGATE PARKWAY	7114.05		PT
86	30+70.63	89.50' (LT)	BRIARGATE PARKWAY	7114.14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

SHEET 6 POINT TABLE

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



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

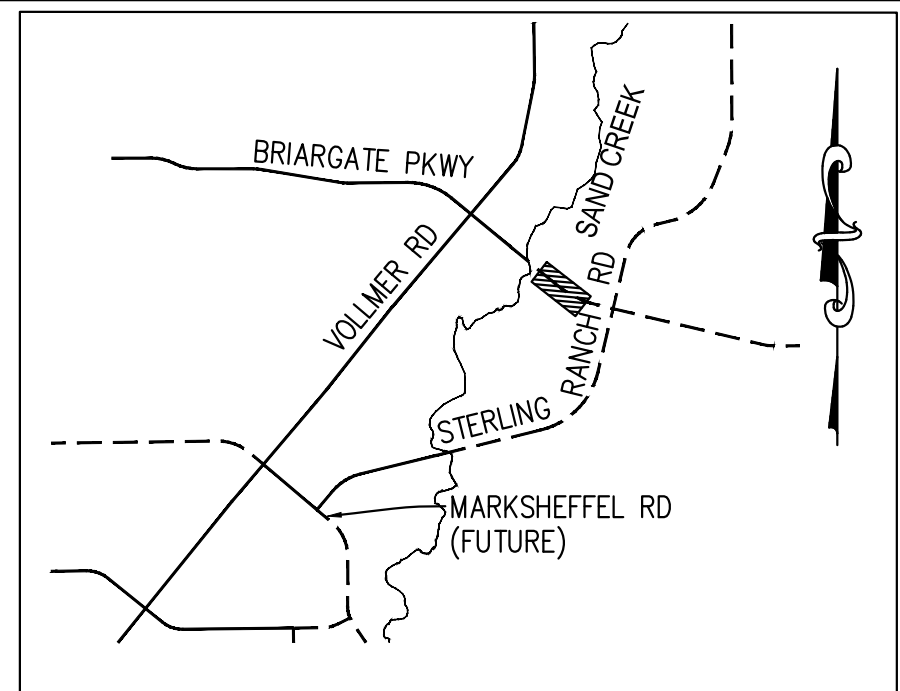


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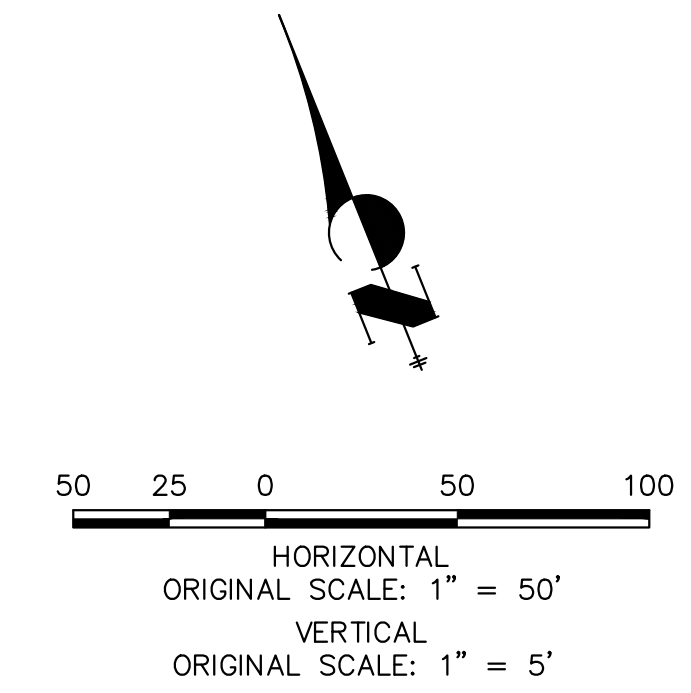
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL

ROADWAY NOTES

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



KEY MAP
N.T.S.



ENGINEER'S STATEMENT

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

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

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

J.R. ENGINEERING
A Westman Company

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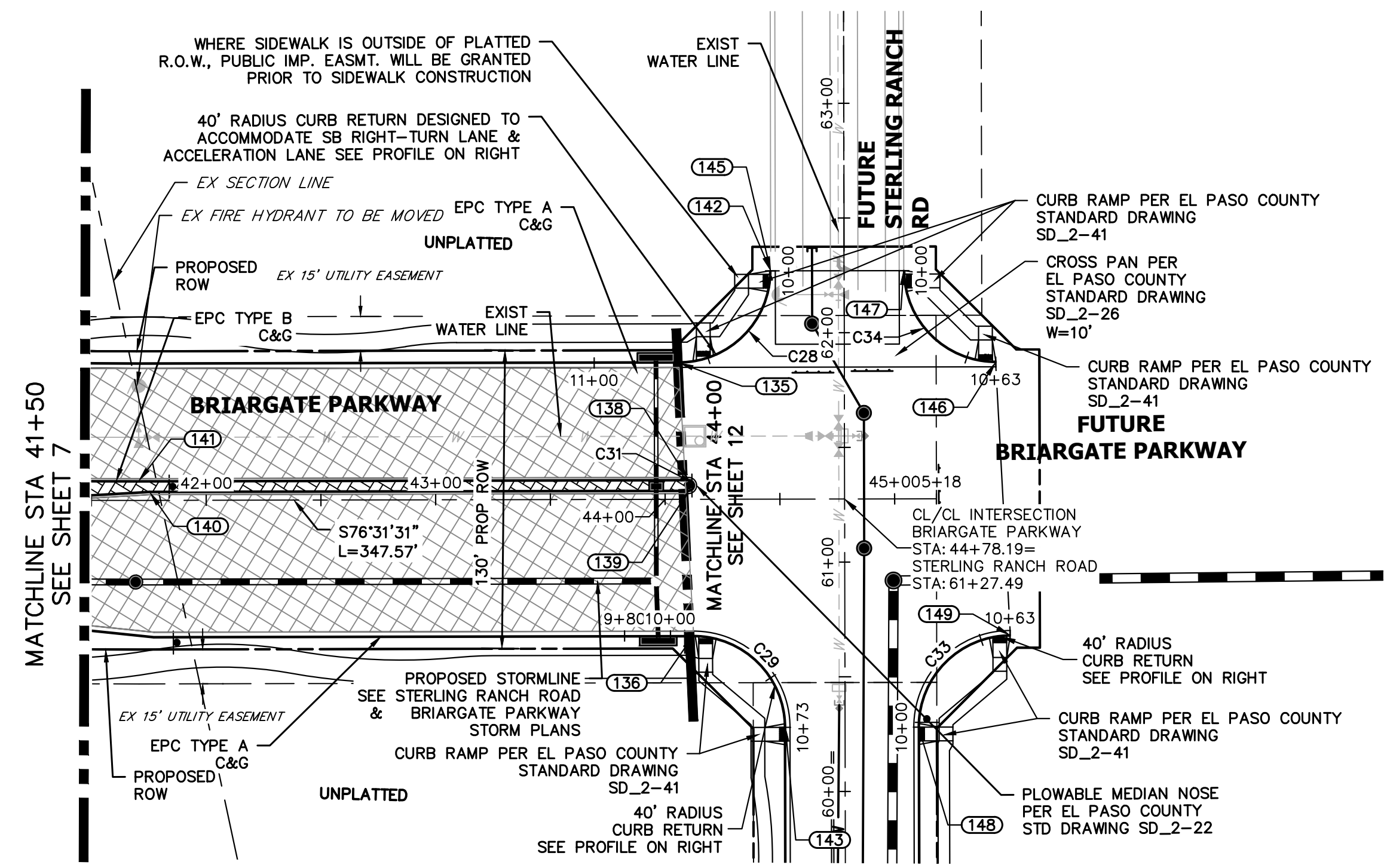
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/08/23	TIM	CRB	

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

SHEET 7 OF 32
JOB NO. 25188.03

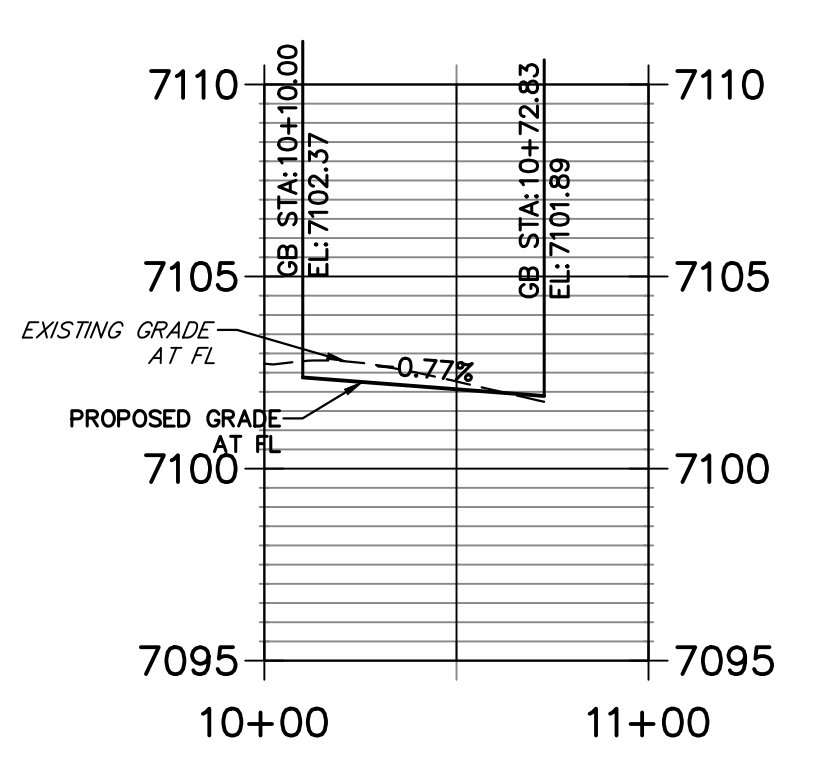


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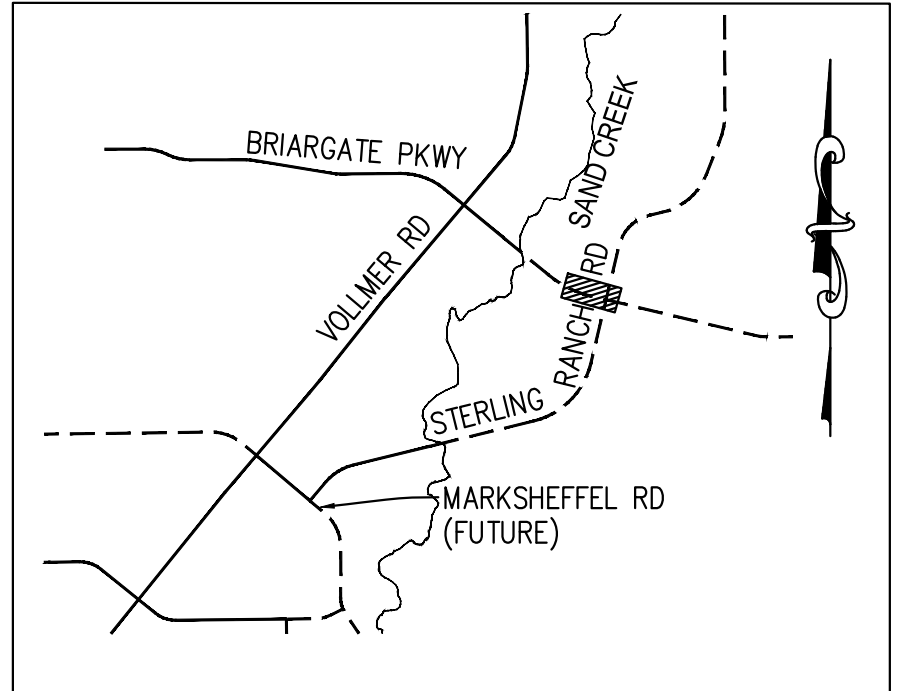
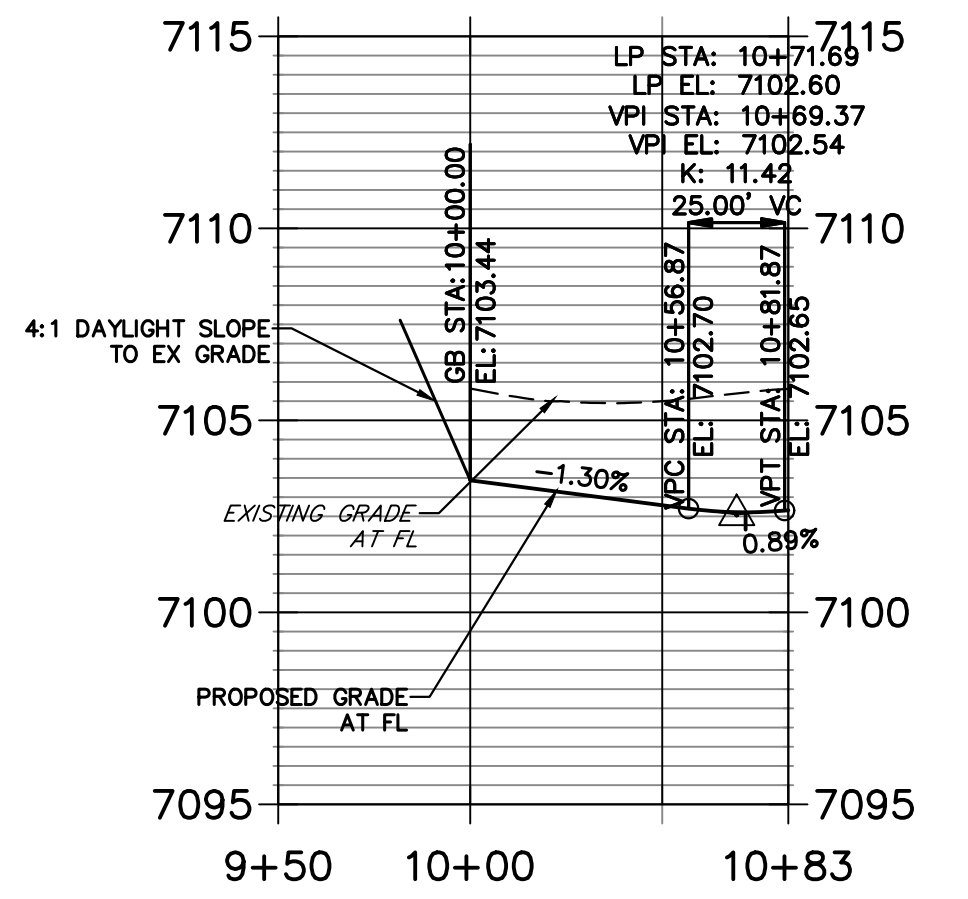


**BRIARGATE PARKWAY
STA 41+50 TO STA 45+00**

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

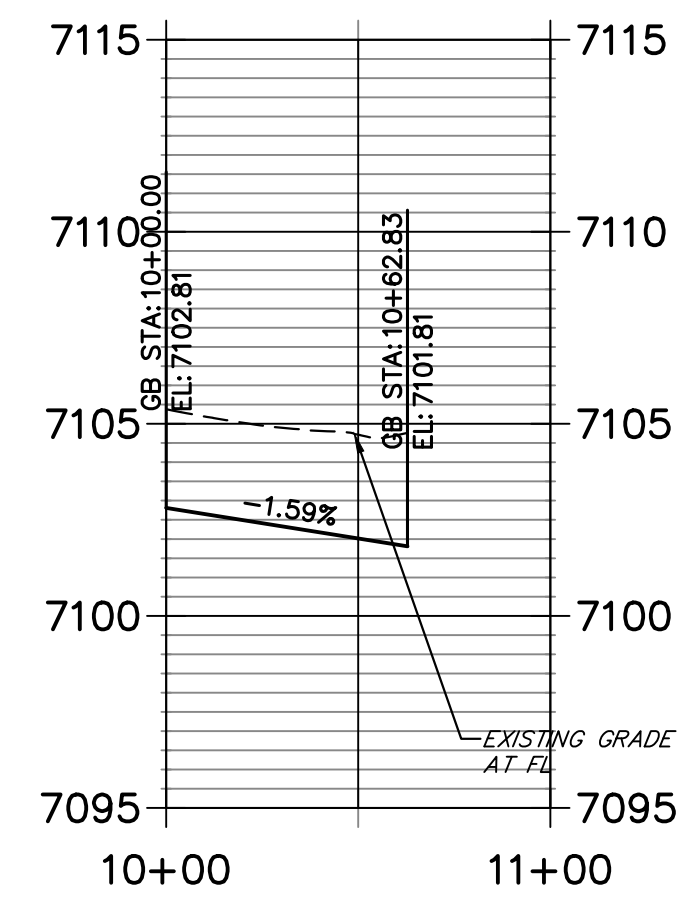


**BRIARGATE & STERLING NW PROFILE
STA 9+50.00 TO 10+82.83**



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

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

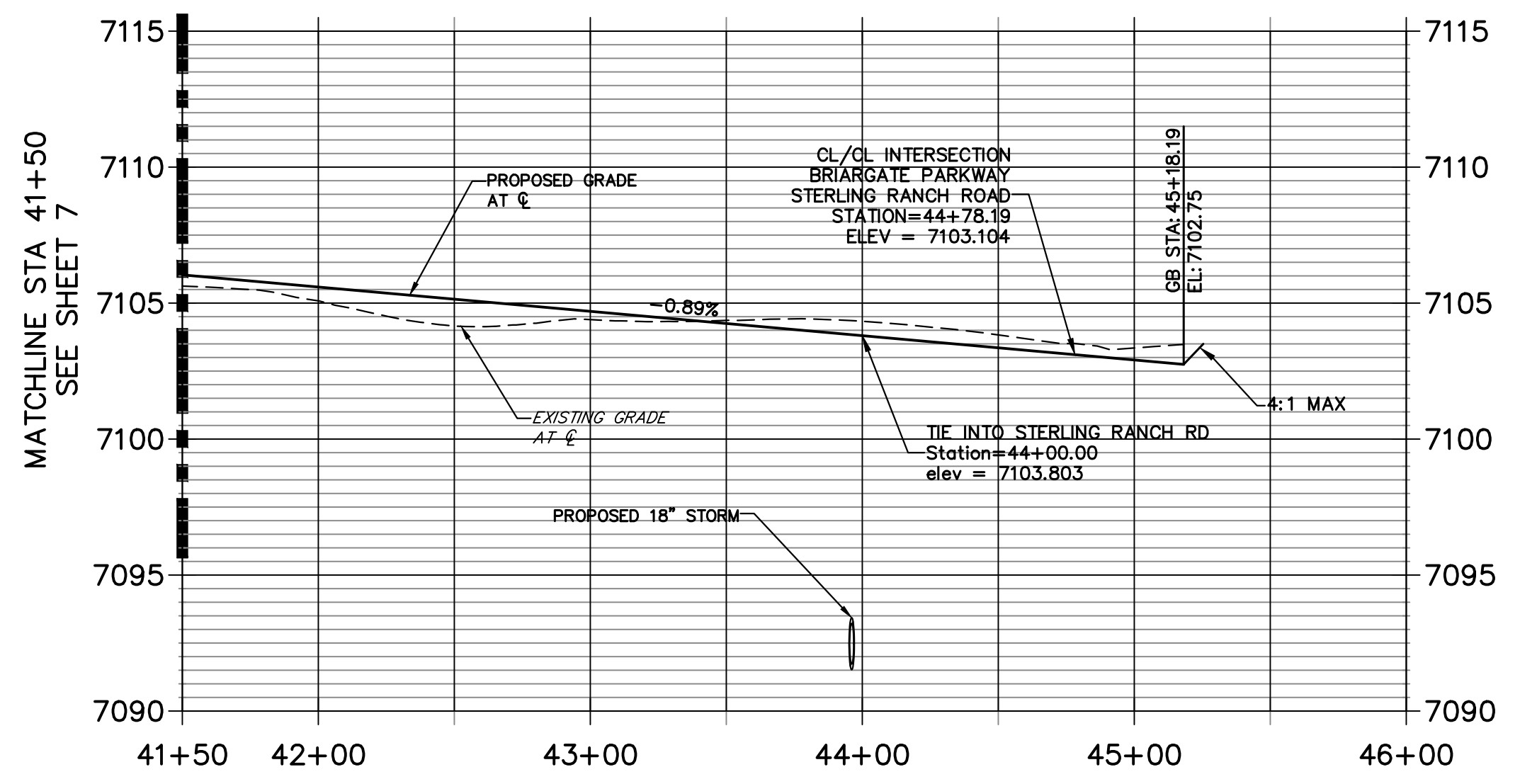


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	89°59'59"	40.00'	62.83'
C29	90°00'00"	40.00'	62.83'
C31	180°00'00"	2.50'	7.85'
C33	90°00'39"	40.00'	62.84'
C34	90°00'00"	40.00'	62.83'

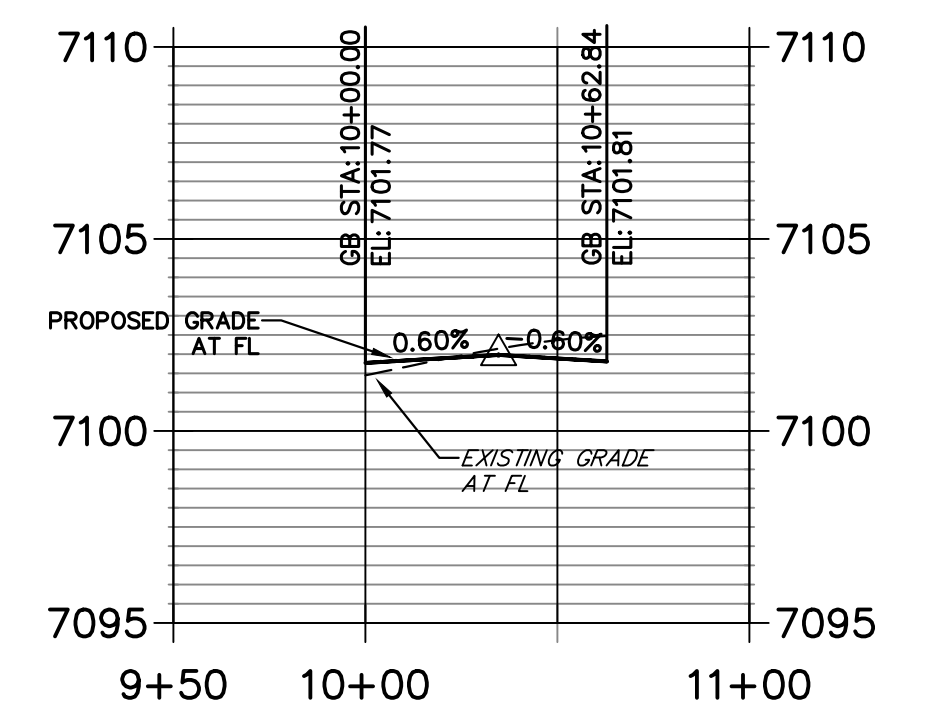
LEGEND

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

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

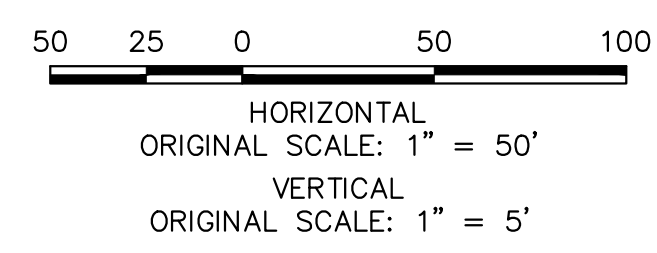


**BRIARGATE & STERLING SE PROFILE
STA 9+50.00 TO 11+00.00**



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

- ROADWAY NOTES**
- 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 Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE 05/09/23

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

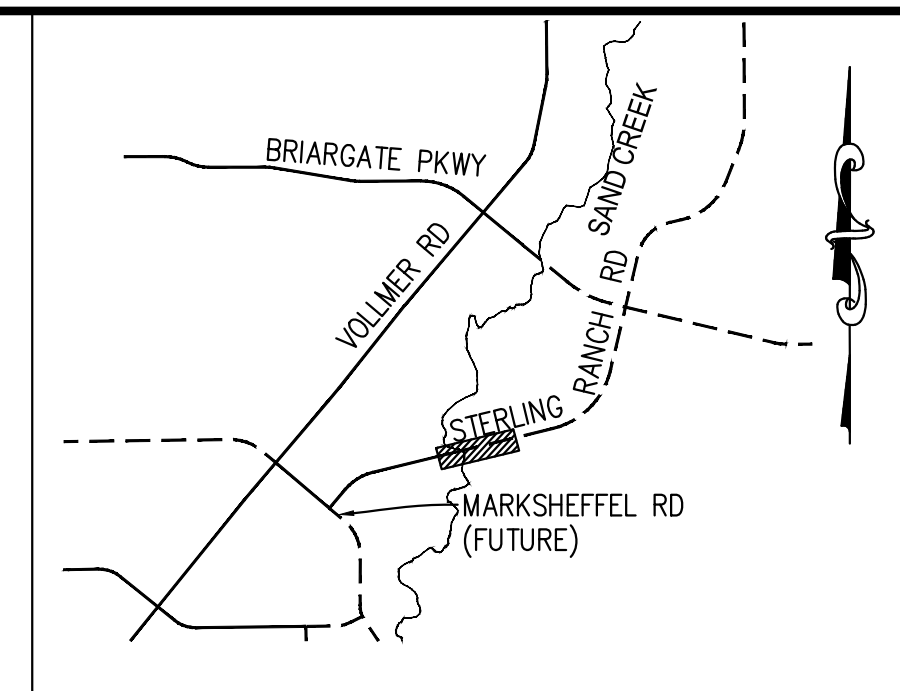
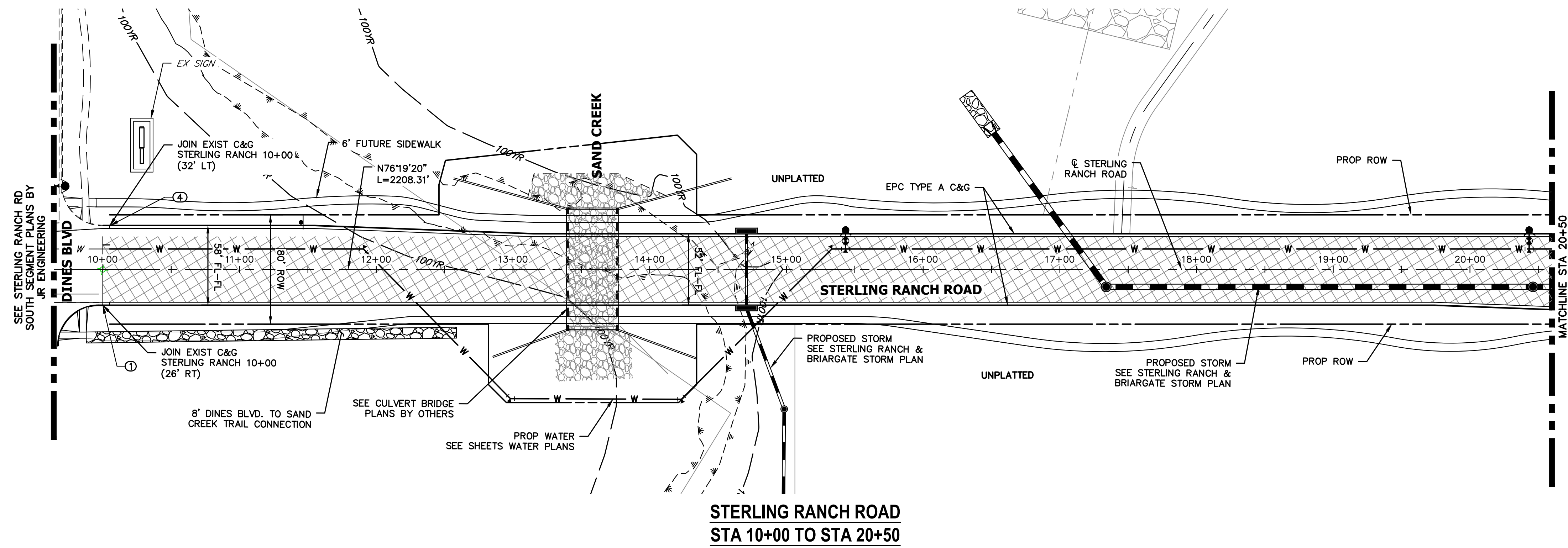
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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

No.	REVISION	BY	DATE

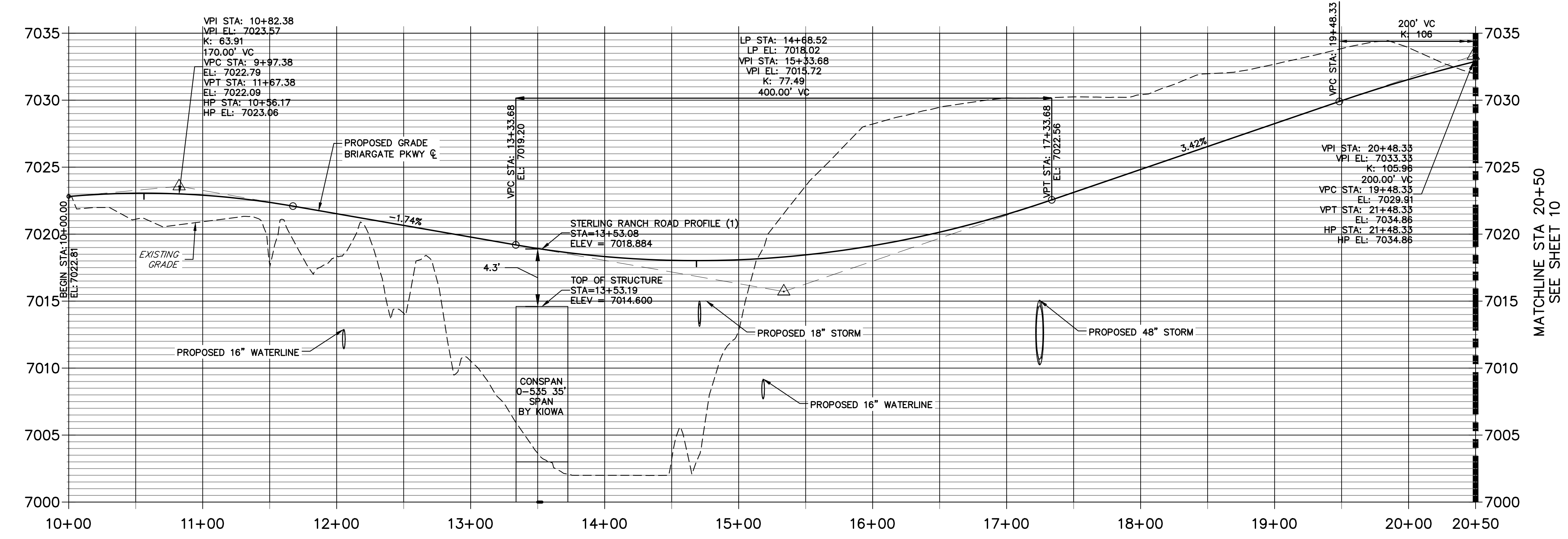
H-SCALE	V-SCALE	DATE	DESIGNED BY	TIM	CRB	CHECKED BY
1"=50'	1"=5'	05/08/23				

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



KEY MAP
N.T.S.

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



LEGEND

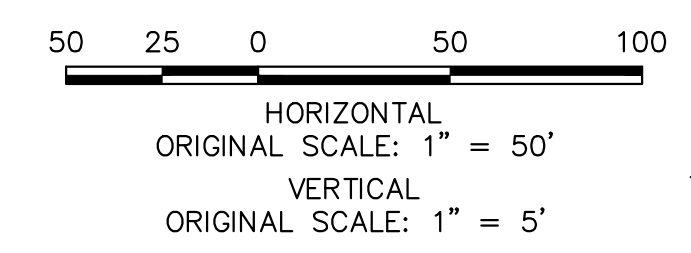
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL

POINT TABULATION

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

ROADWAY NOTES

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



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

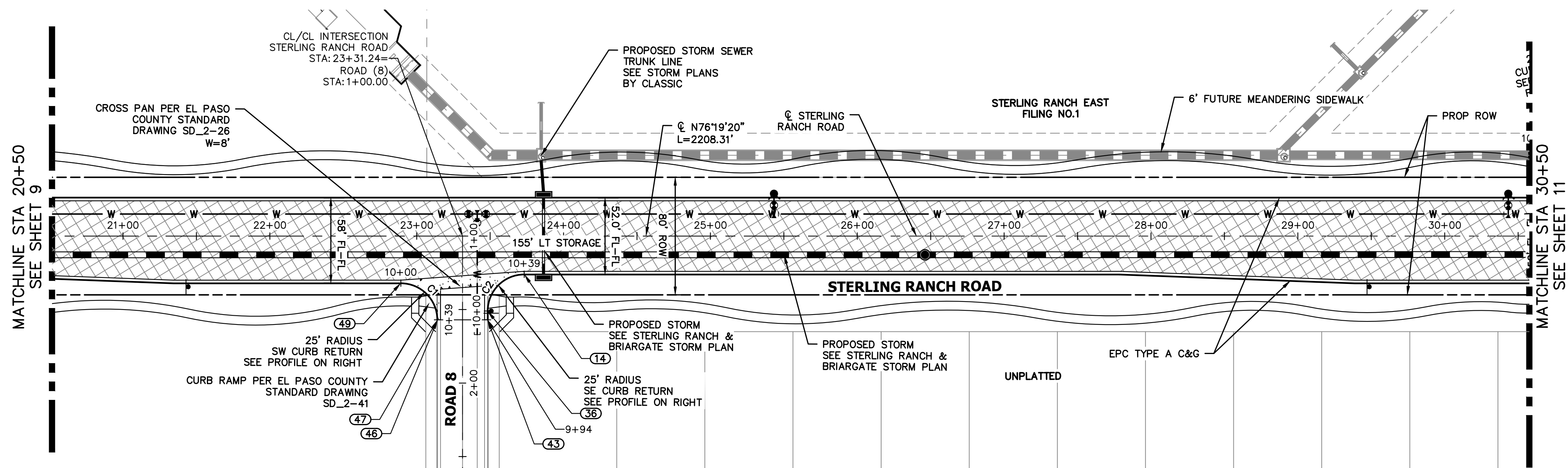
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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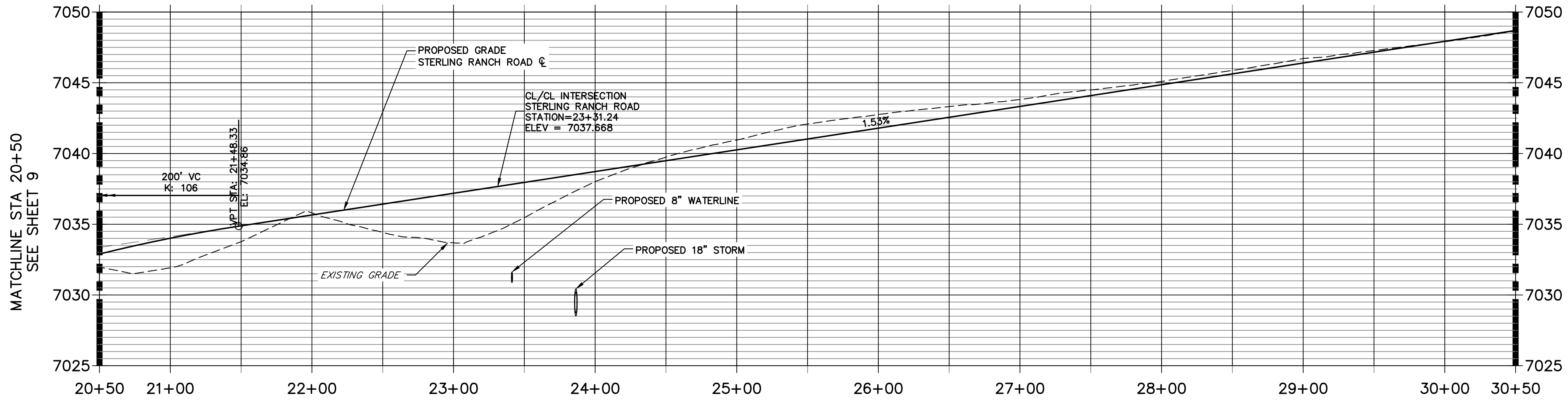
No.	REVISION	BY	DATE

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



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

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



LEGEND

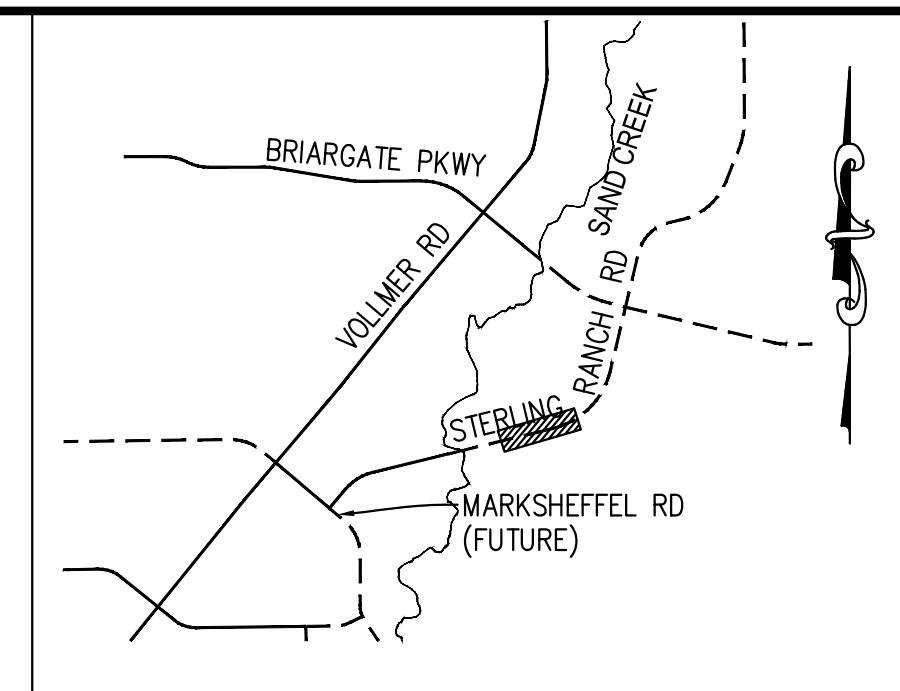
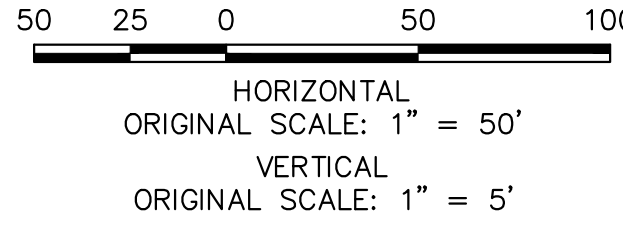
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL

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

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

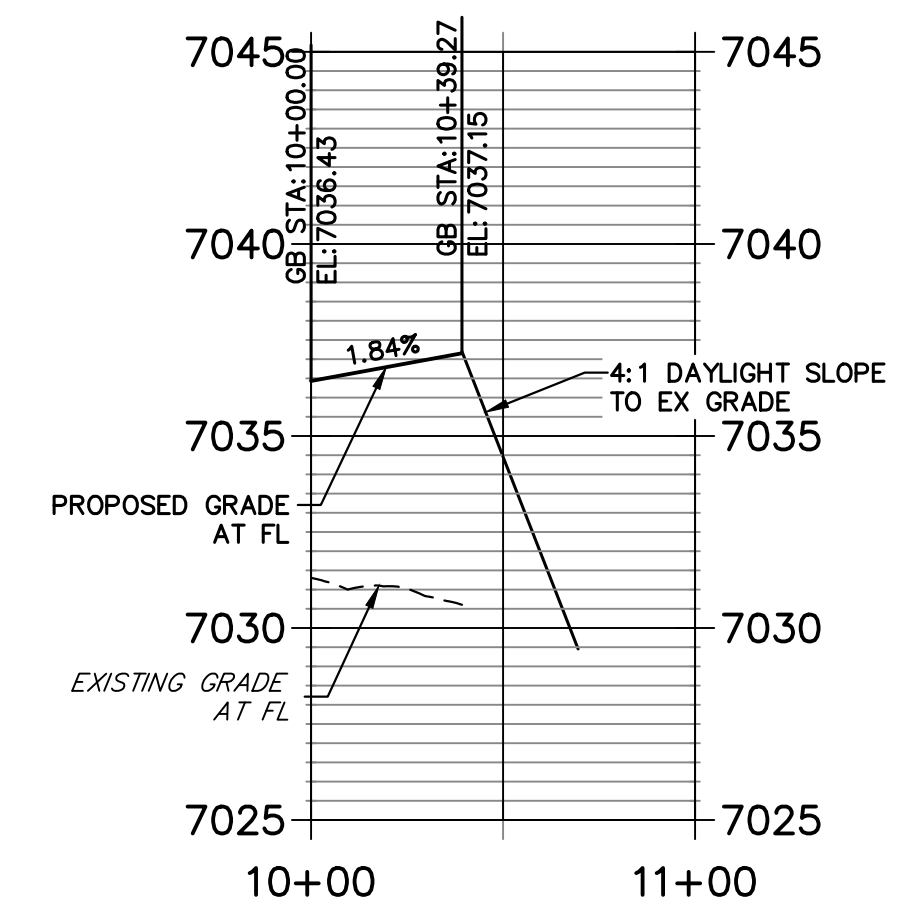
ROADWAY NOTES

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

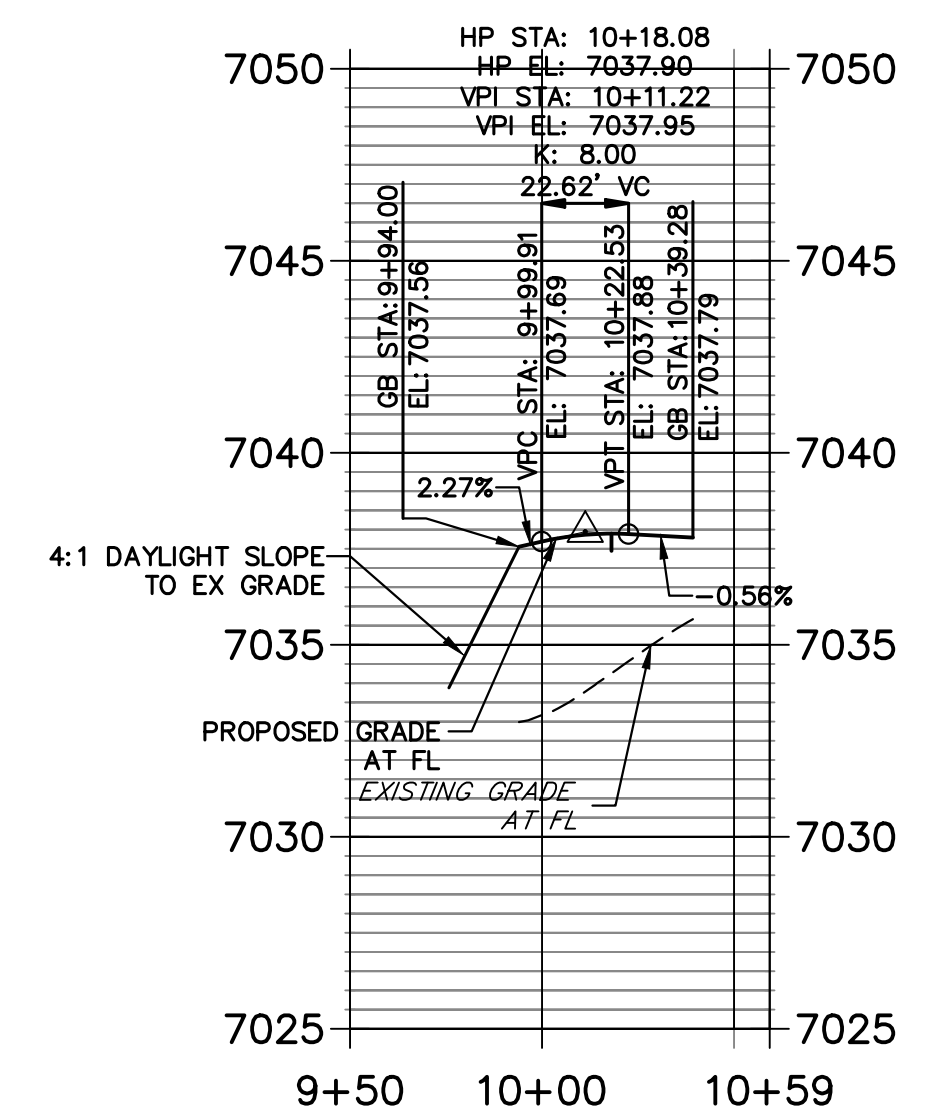


KEY MAP
N.T.S.

**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
 DATE: 05/09/23

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

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

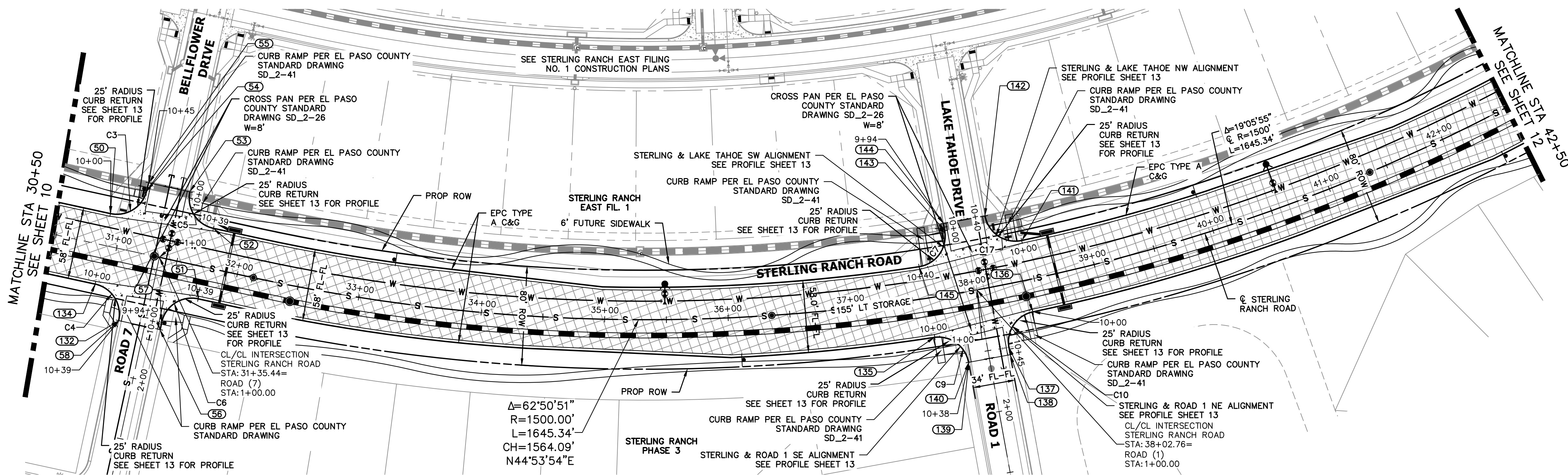
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 05/08/23
 DESIGNED BY TIM
 DRAWN BY CRB
 CHECKED BY

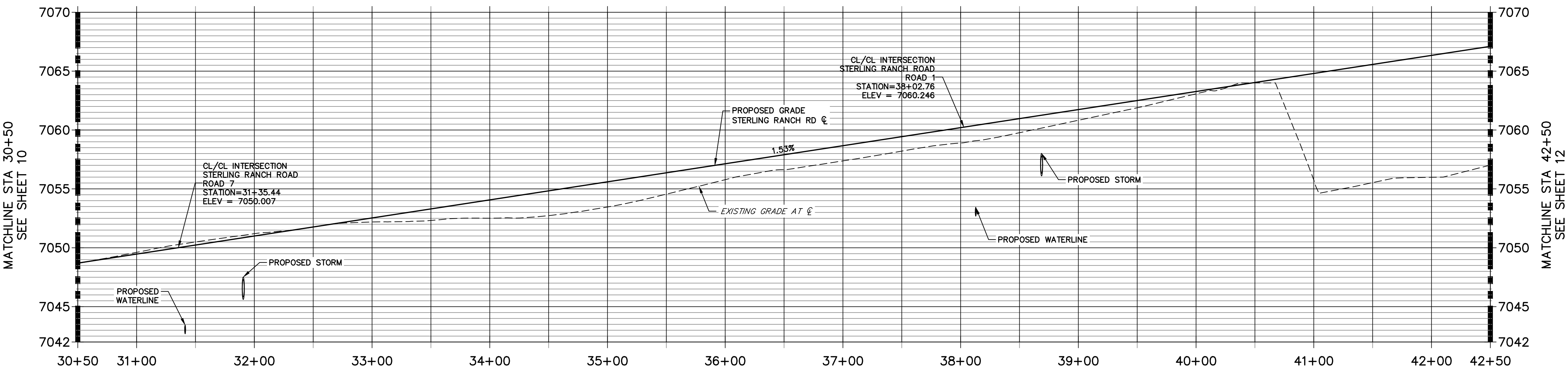
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 10 OF 32
 JOB NO. 25188.03



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

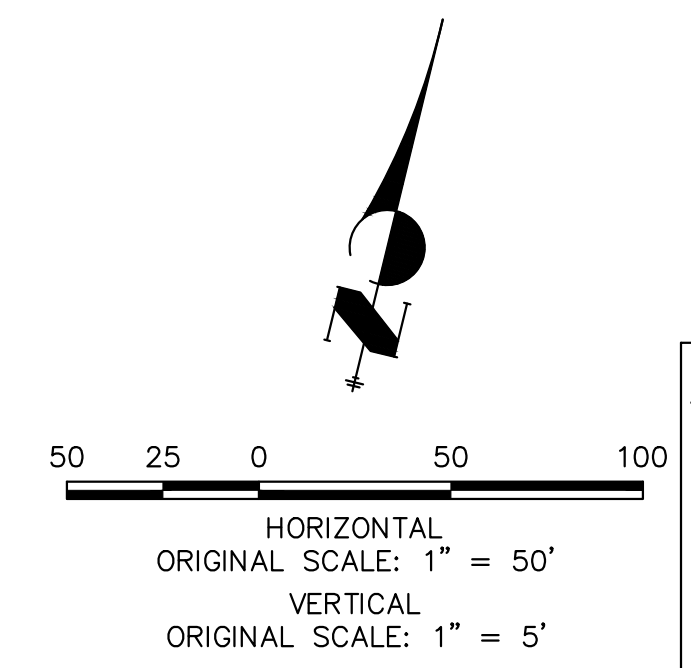
**STERLING RANCH ROAD PROFILE (3)
STA 30+50.00 TO 42+50.00**



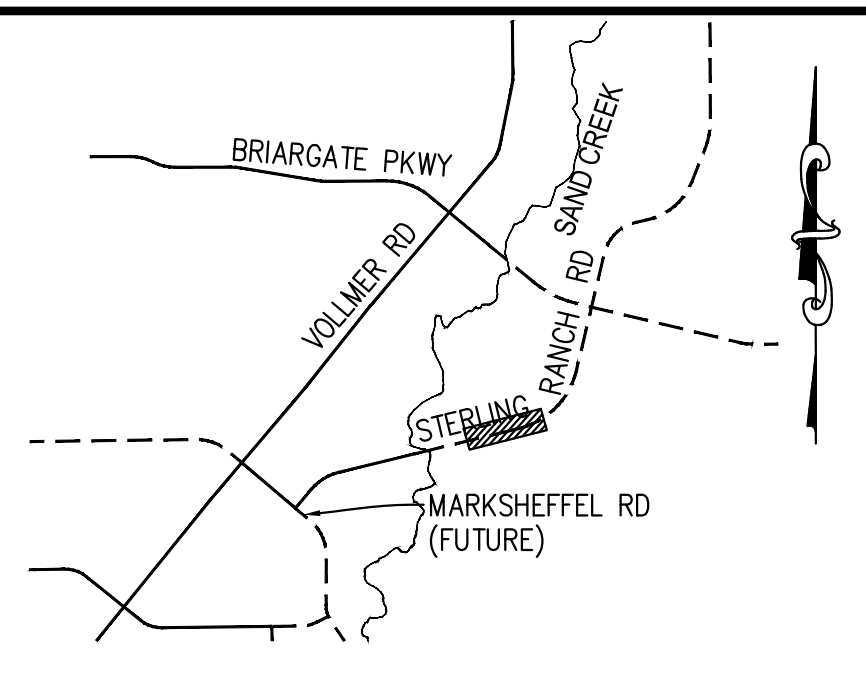
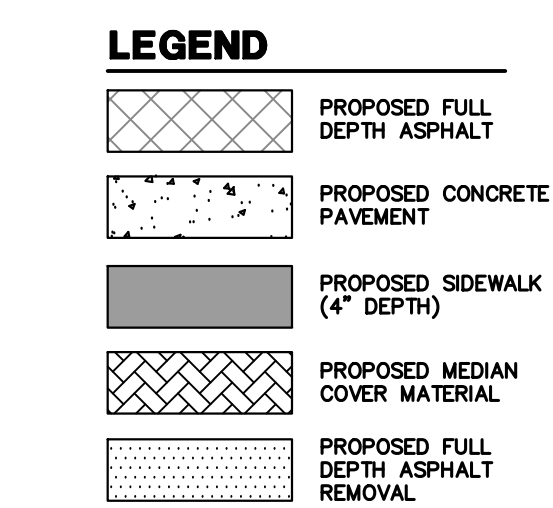
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	25.00'	39.27'
C6	89°59'56"	25.00'	39.27'
C7	91°39'54"	25.00'	40.00'
C9	86°35'06"	25.00'	37.78'
C10	88°27'07"	25.00'	38.59'
C17	91°39'50"	25.00'	40.00'

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



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



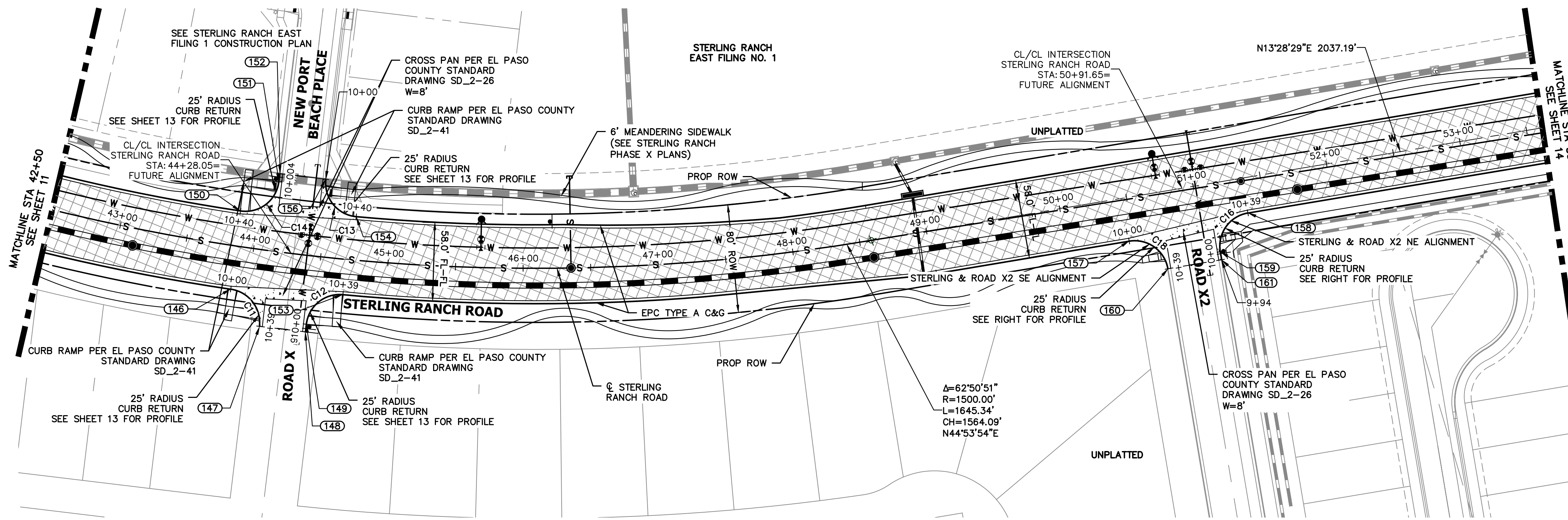
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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No.	REVISION	BY	DATE

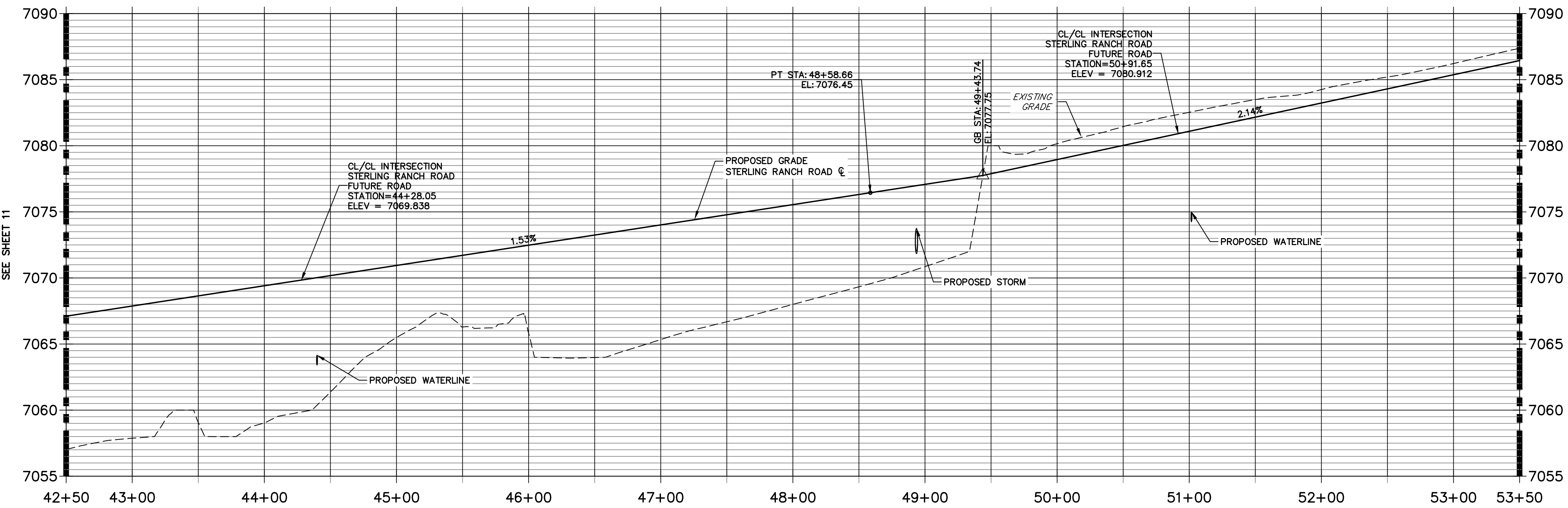
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE
 SHEET 11 OF 32
 JOB NO. 25188.03

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

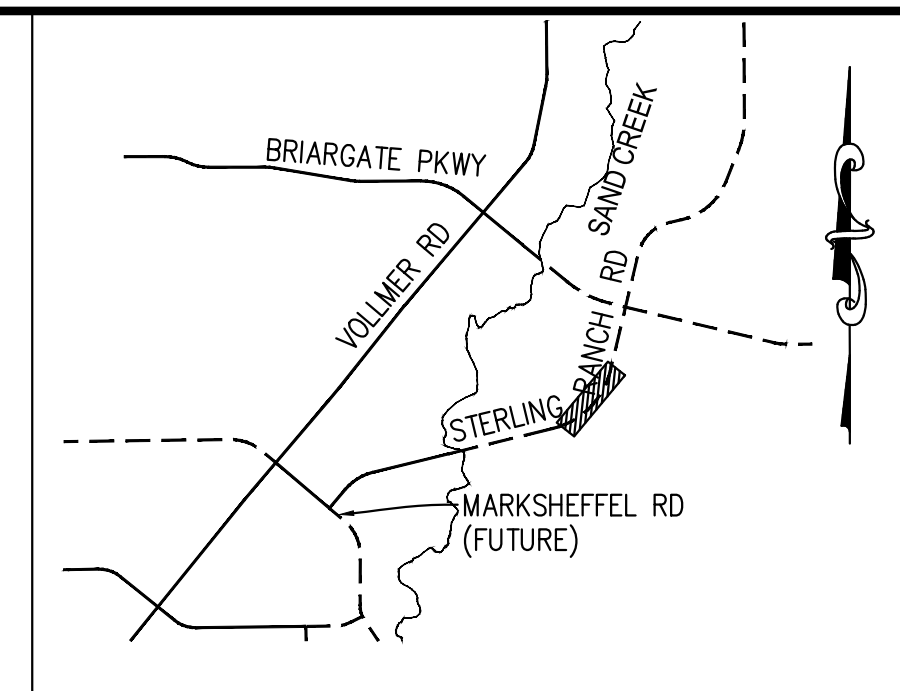
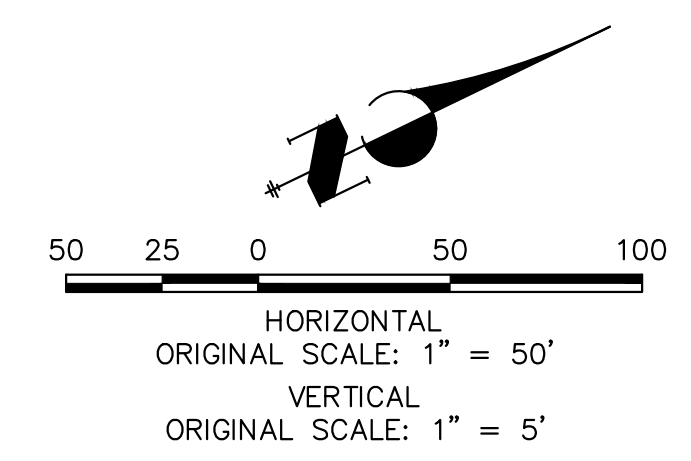
**STERLING RANCH ROAD PROFILE (4)
STA 42+50.00 TO 53+50.00**



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

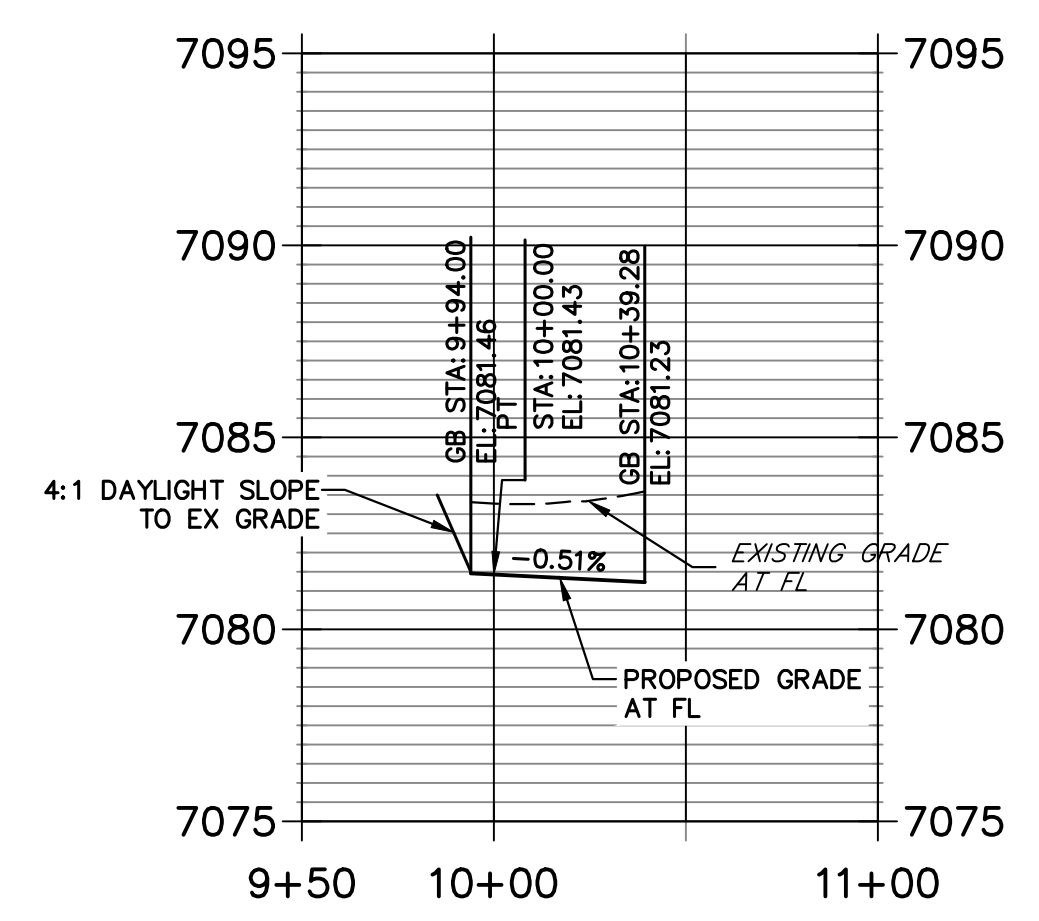
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES / DESCRIPTION
154	44+73.51	32.00' (LT)	STERLING RANCH ROAD	7069.77	PCR
156	44+47.52	57.51' (LT)	STERLING RANCH ROAD	7070.00	END C&G
157	50+46.65	31.99' (RT)	STERLING RANCH ROAD	7079.19	PCR
158	51+36.65	25.99' (RT)	STERLING RANCH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

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

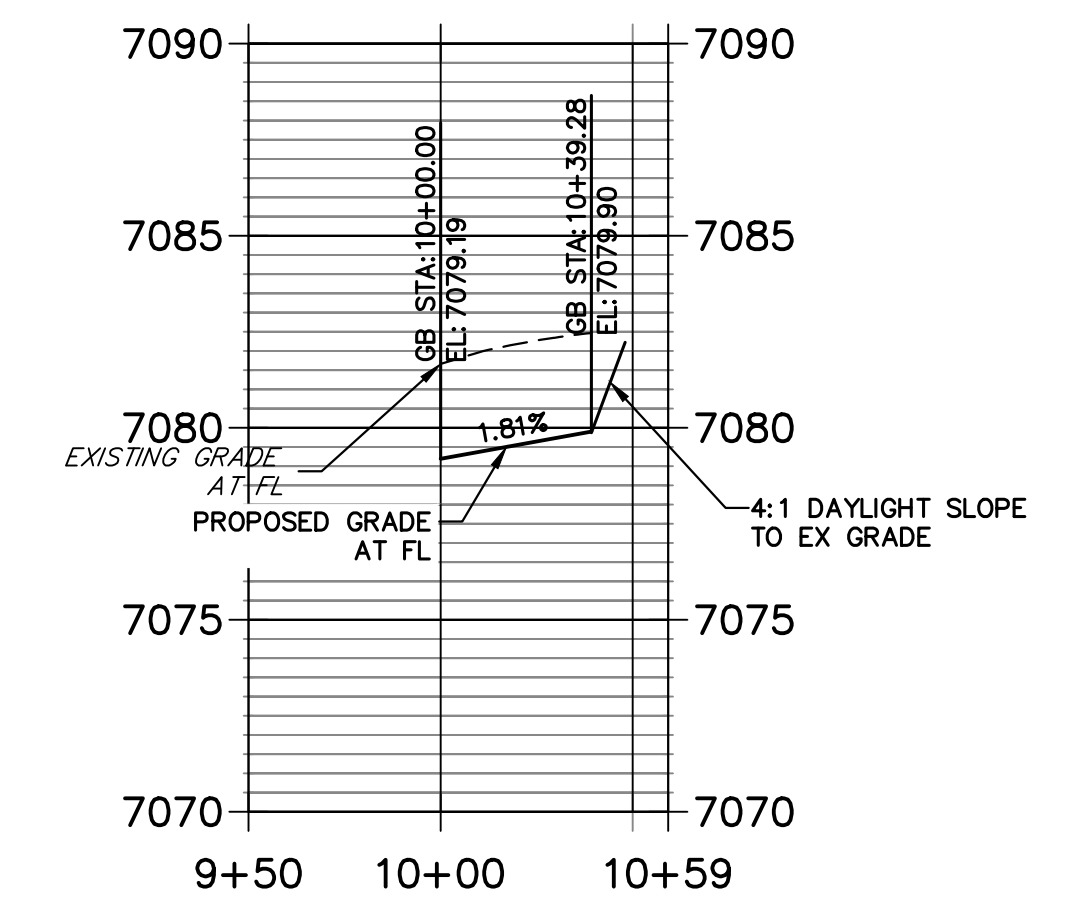


**KEY MAP
N.T.S.**

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



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



LEGEND

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

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

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

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

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

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

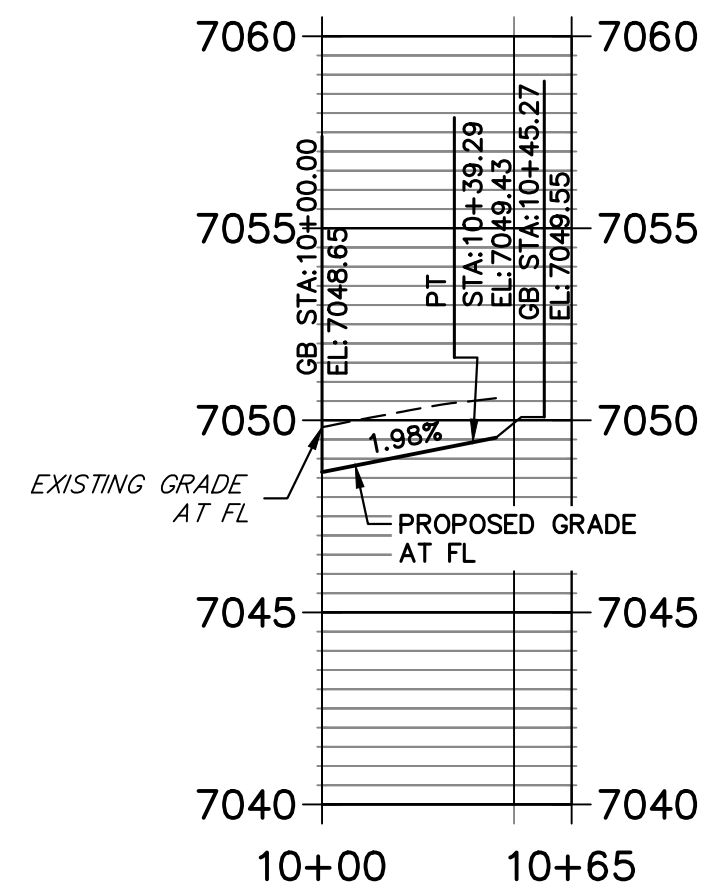
BY	DATE	No.	REVISION

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

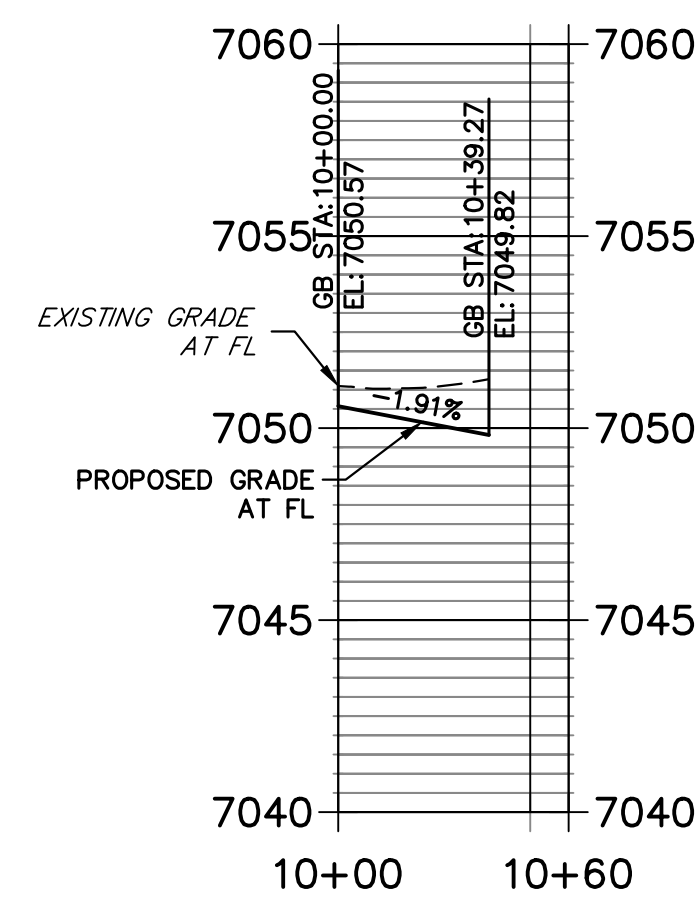
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 12 OF 32
JOB NO. 25188.03

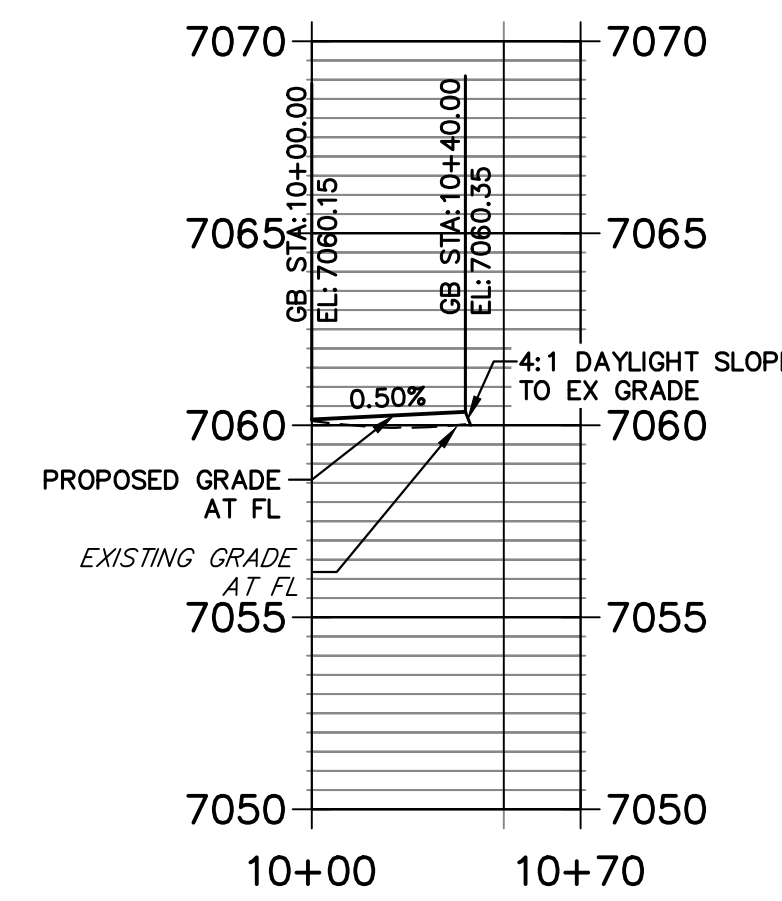
**STERLING & BELLFLOWER NW PROFILE
STA 10+00.00 TO 10+65.00**



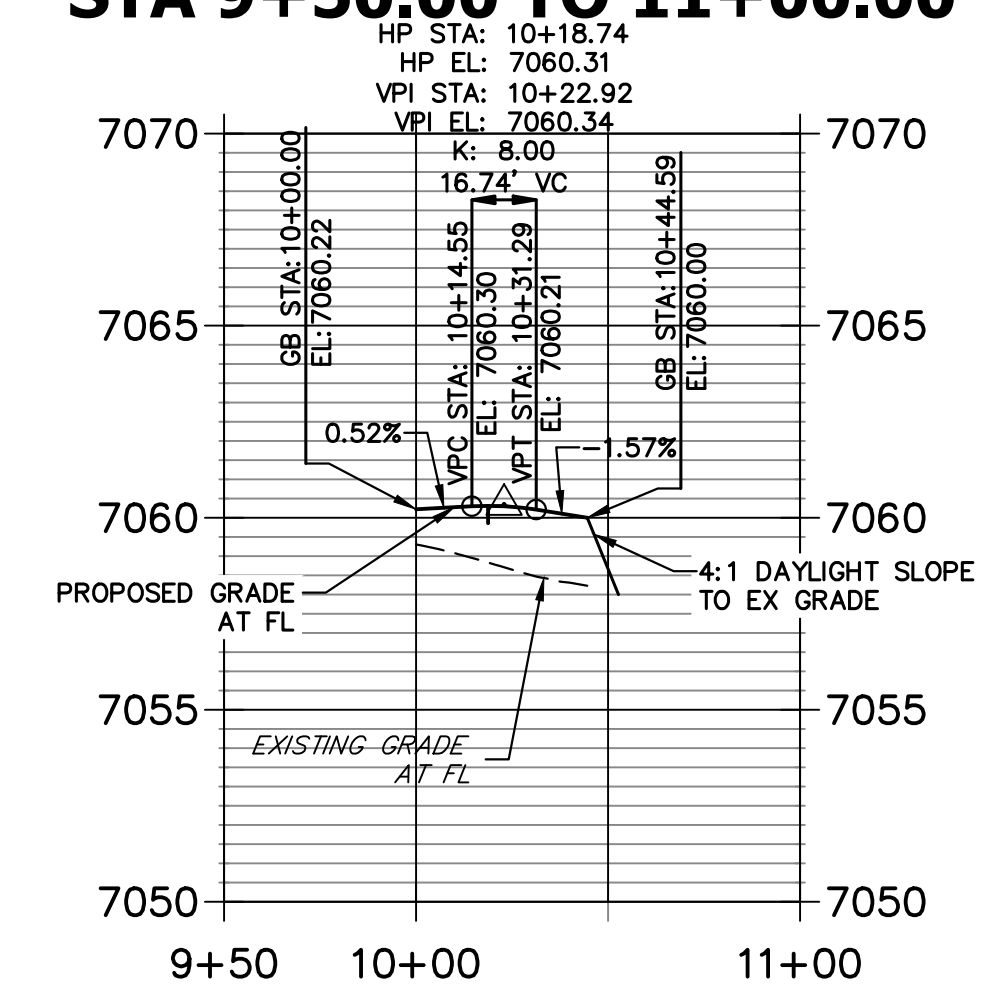
**STERLING & BELLFLOWER NE PROFILE
STA 10+00.00 TO 10+60.00**



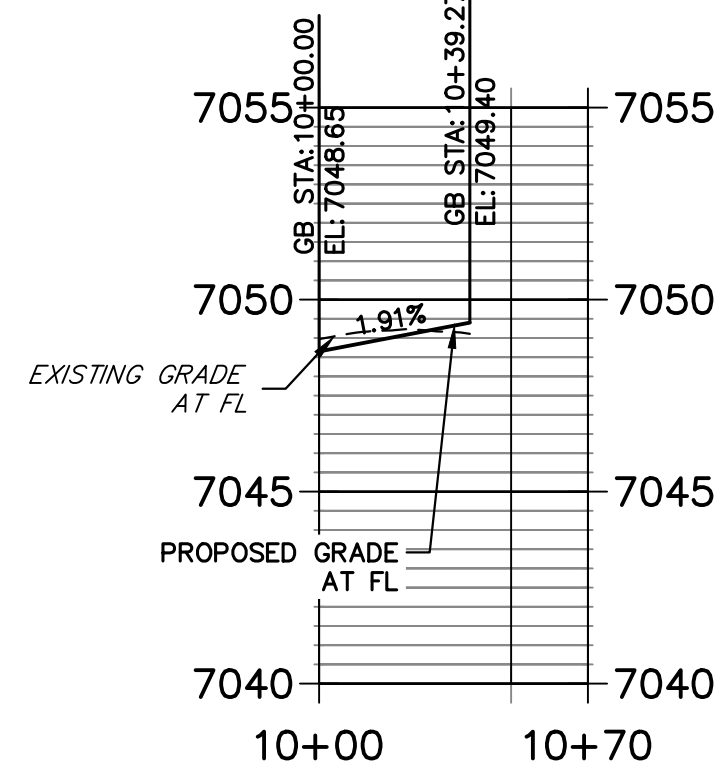
**STERLING & LAKE TAHOE NW PROFILE
STA 10+00.00 TO 10+70.00**



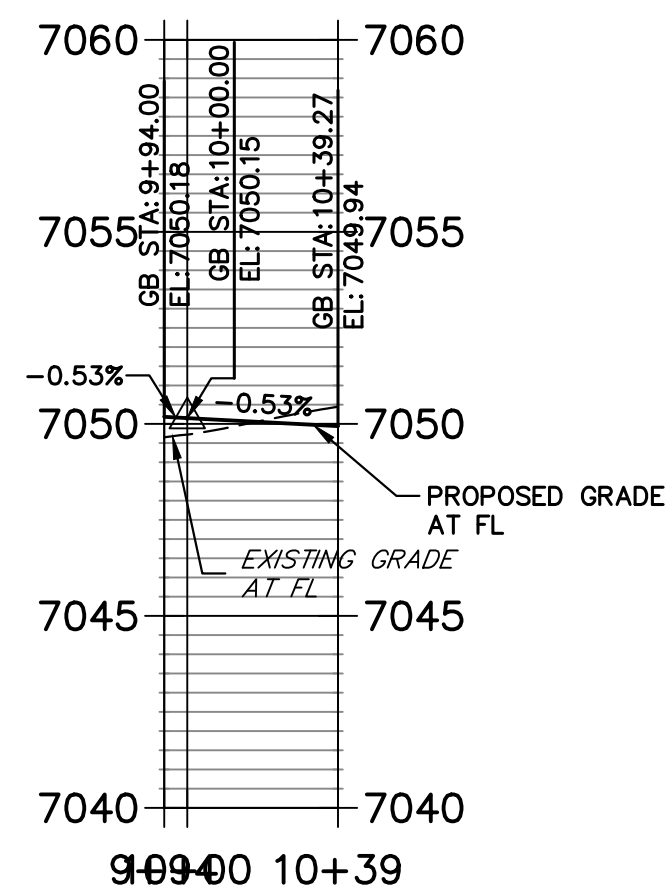
**STERLING & ROAD1 NE PROFILE
STA 9+50.00 TO 11+00.00**



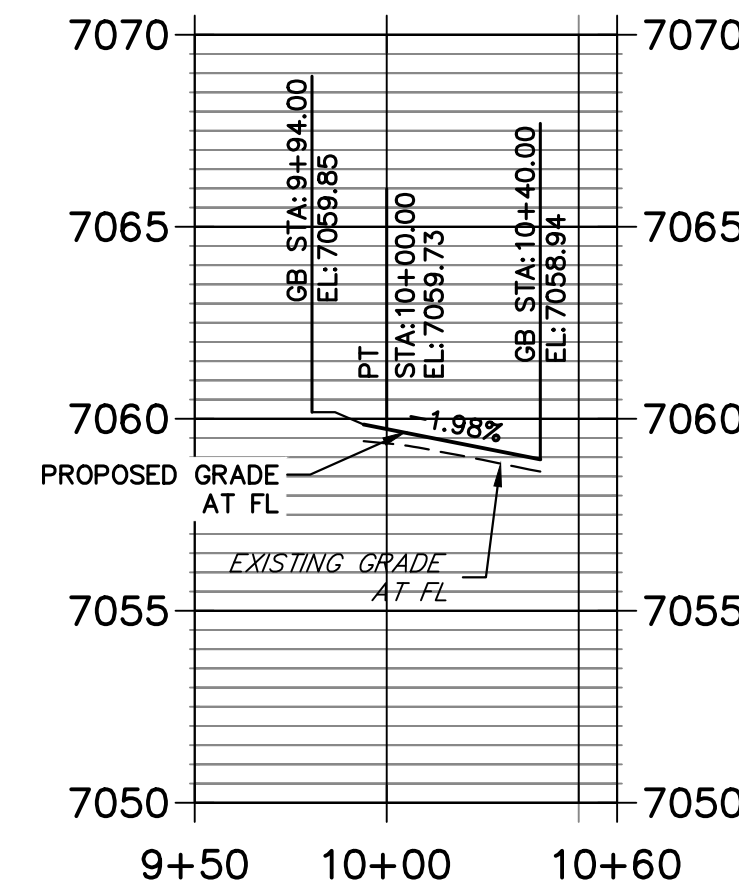
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STA 10+00.00 TO 10+70.00**



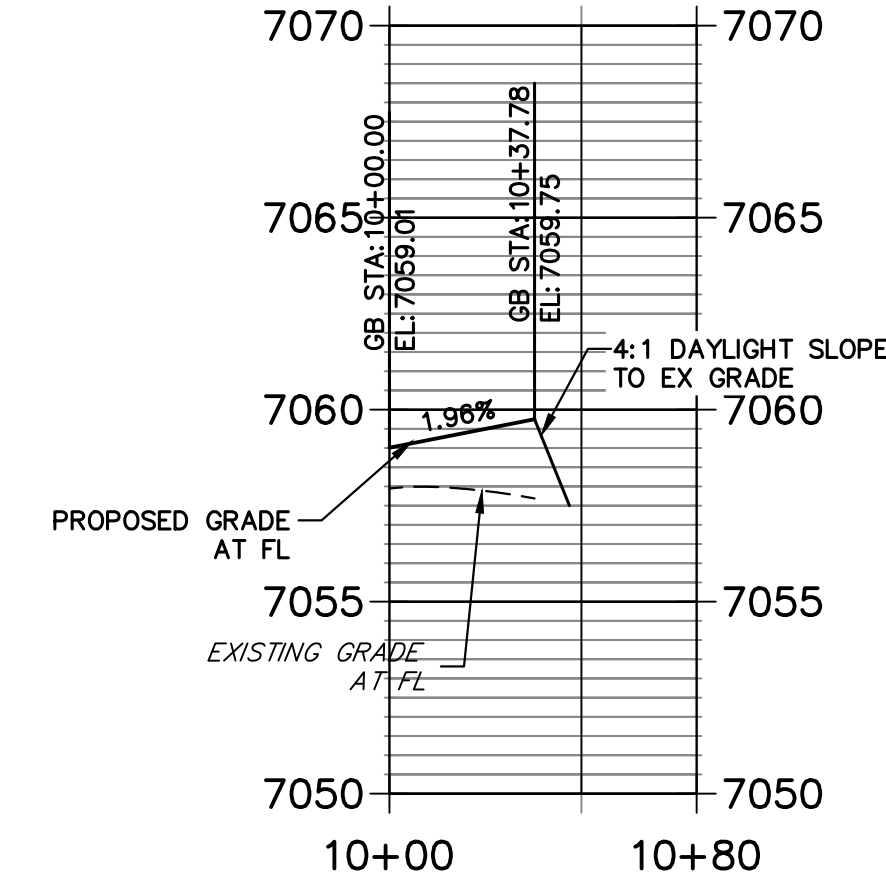
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STA 9+94.00 TO 10+39.27**



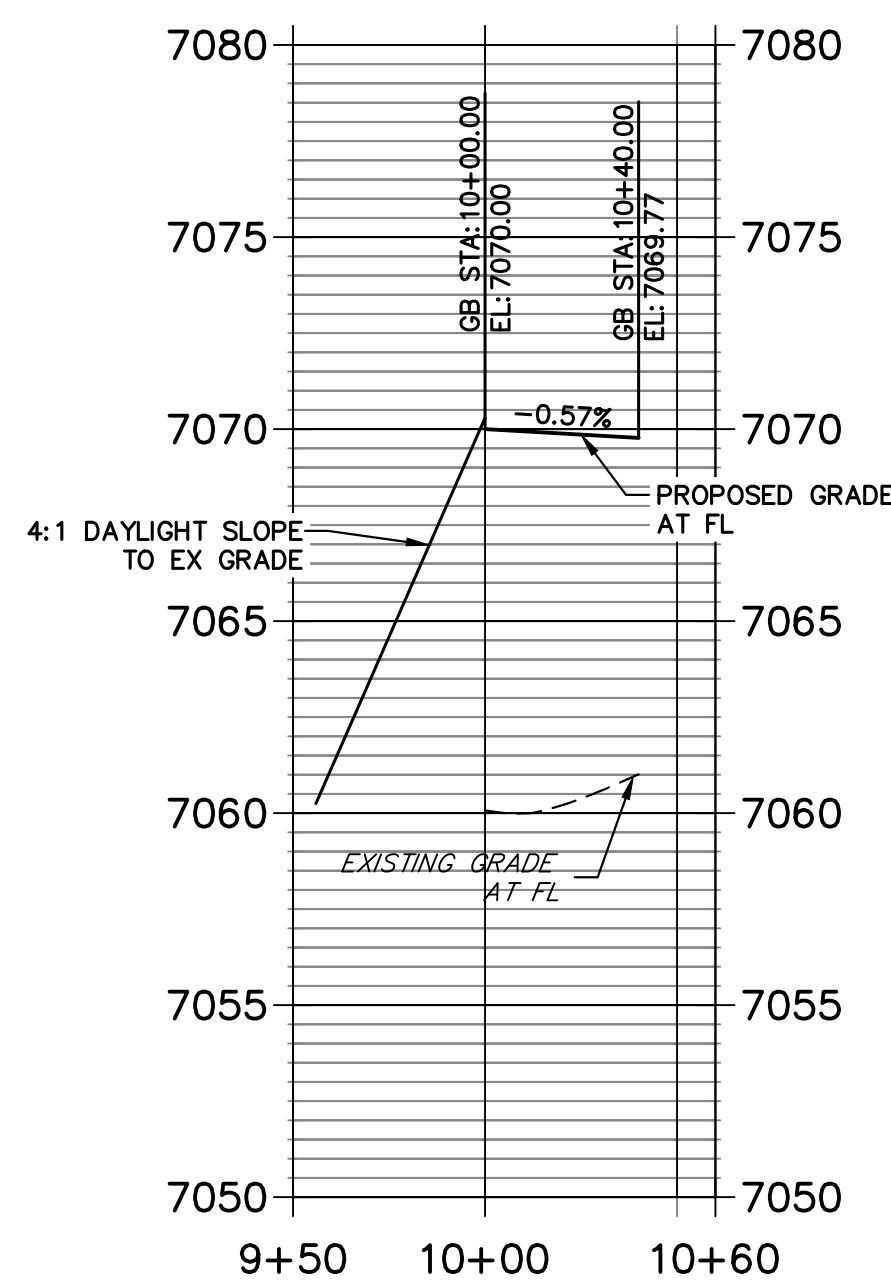
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STA 9+50.00 TO 10+60.00**



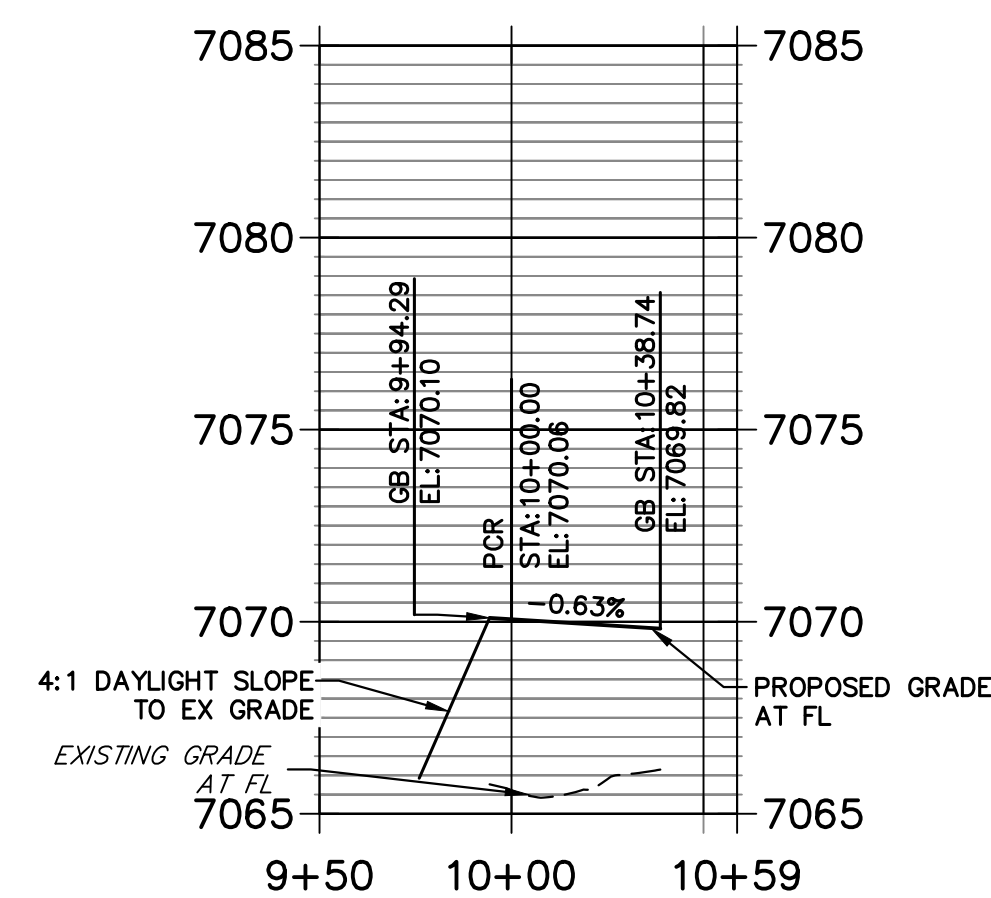
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STA 10+00.00 TO 10+80.00**



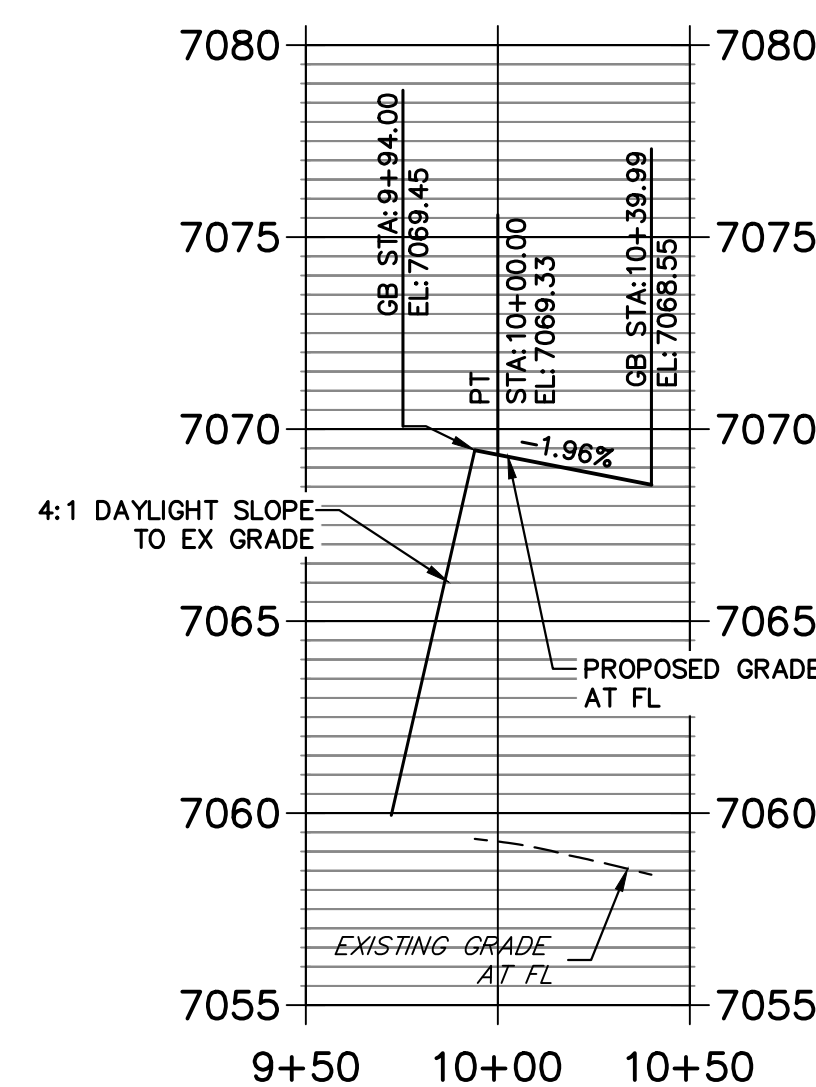
**STERLING & NEWPORT BEACH NW PROFILE
STA 9+50.00 TO 10+60.00**



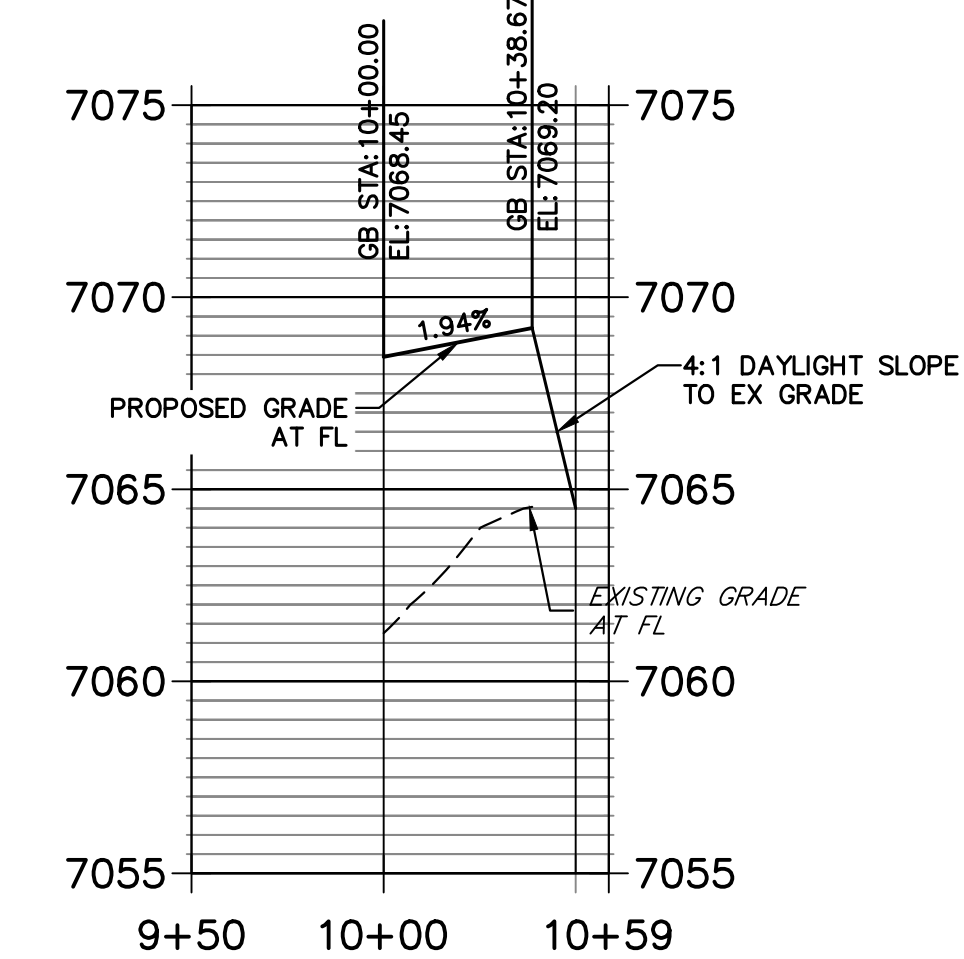
**STERLING & ROAD X NE PROFILE
STA 9+50.00 TO 10+58.74**



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

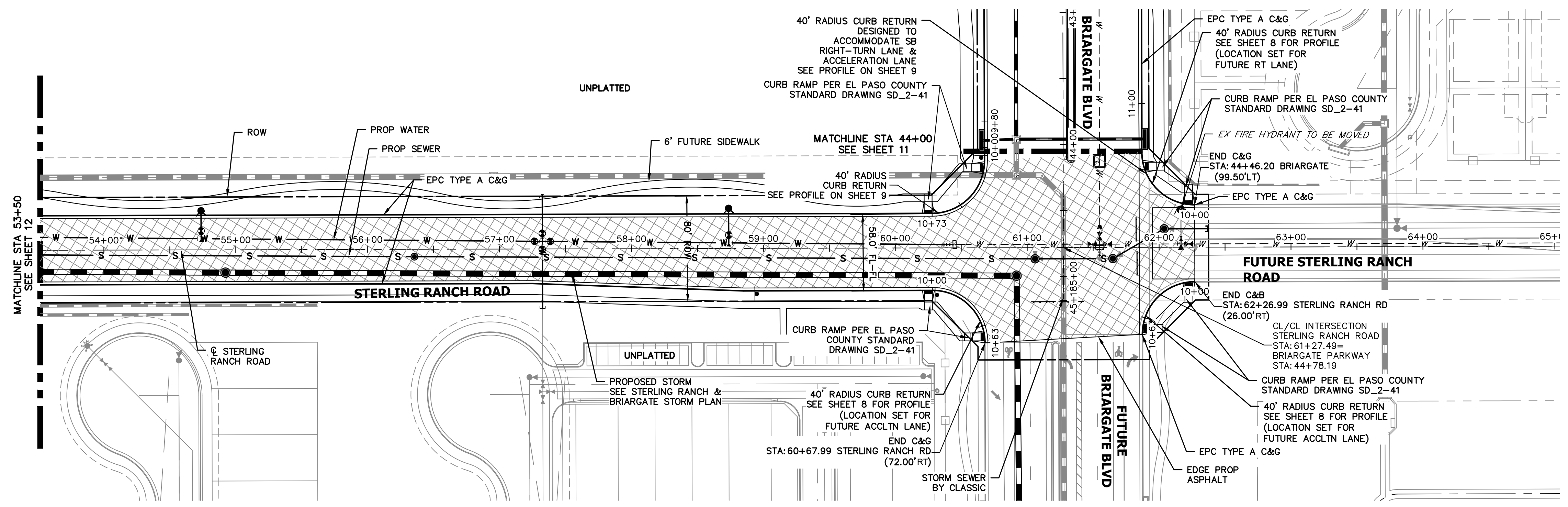
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE. USES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1			
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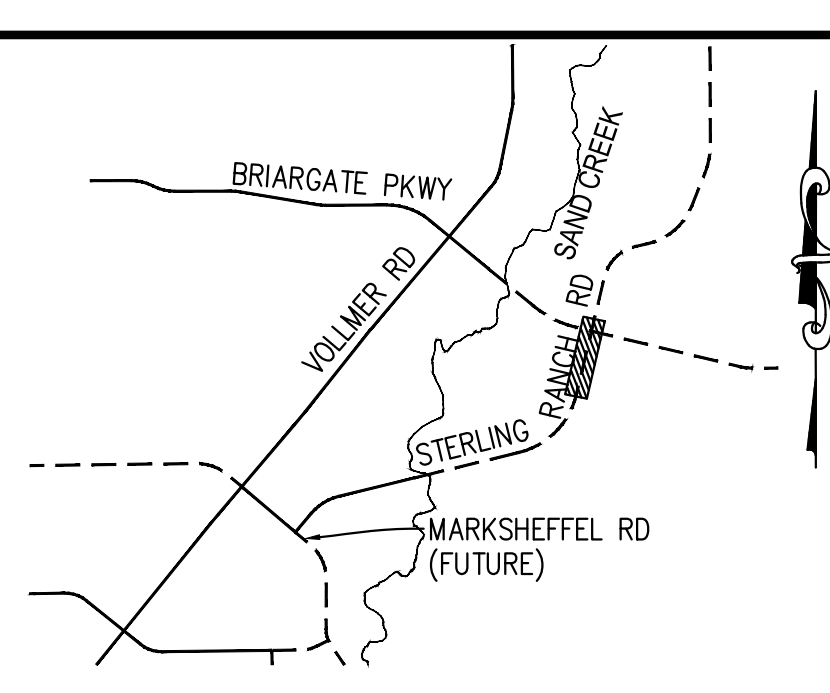
H-SCALE	V-SCALE	DATE	DESIGNED BY	TIM	CRB
1"=50'	1"=5'	05/08/23			

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

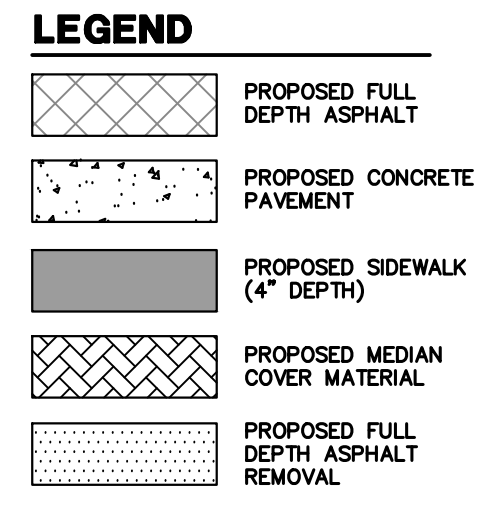
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**STERLING RANCH ROAD
STA 53+50 TO STA 61+22.49**

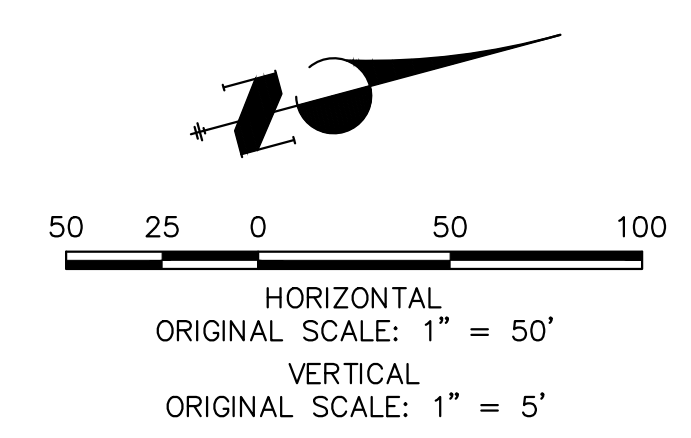
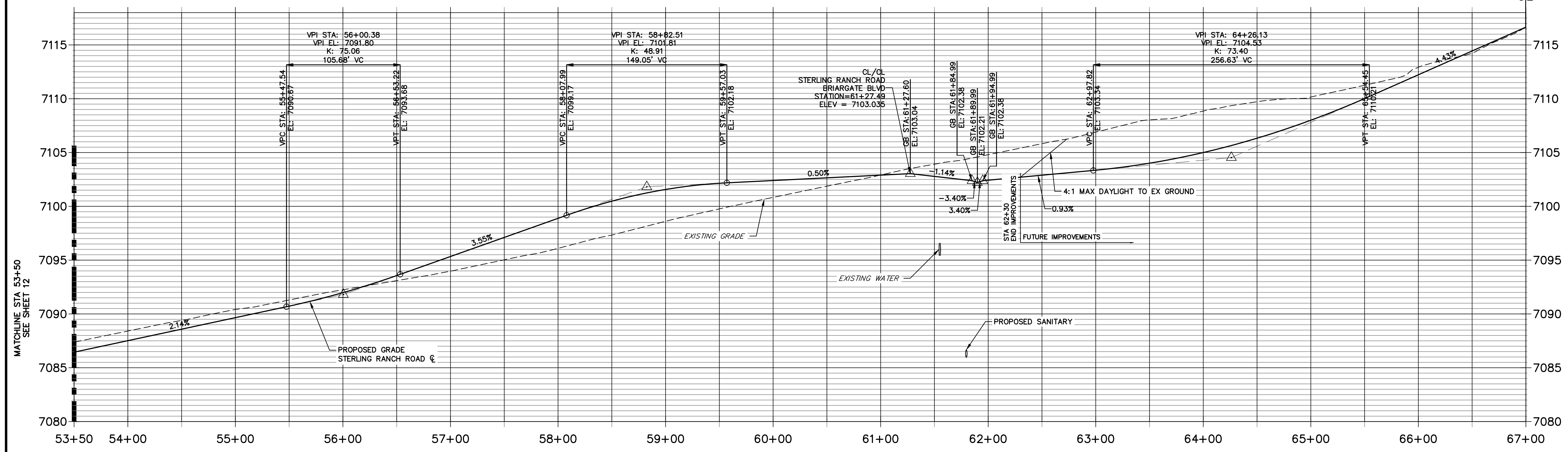


**KEY MAP
N.T.S.**



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

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



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

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

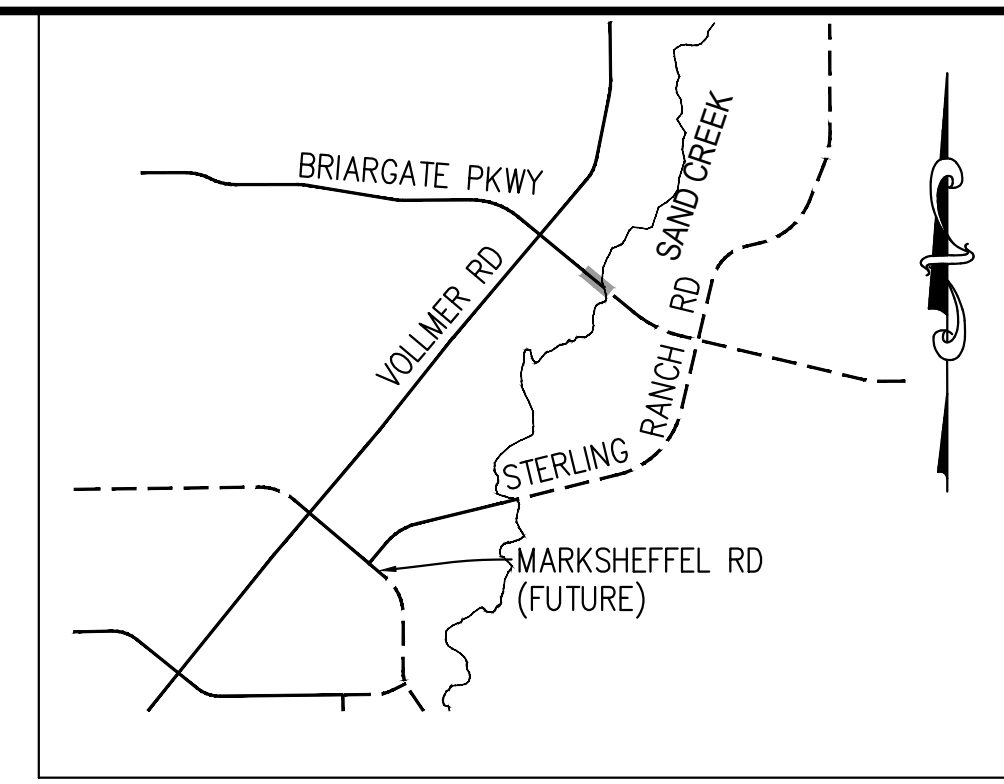
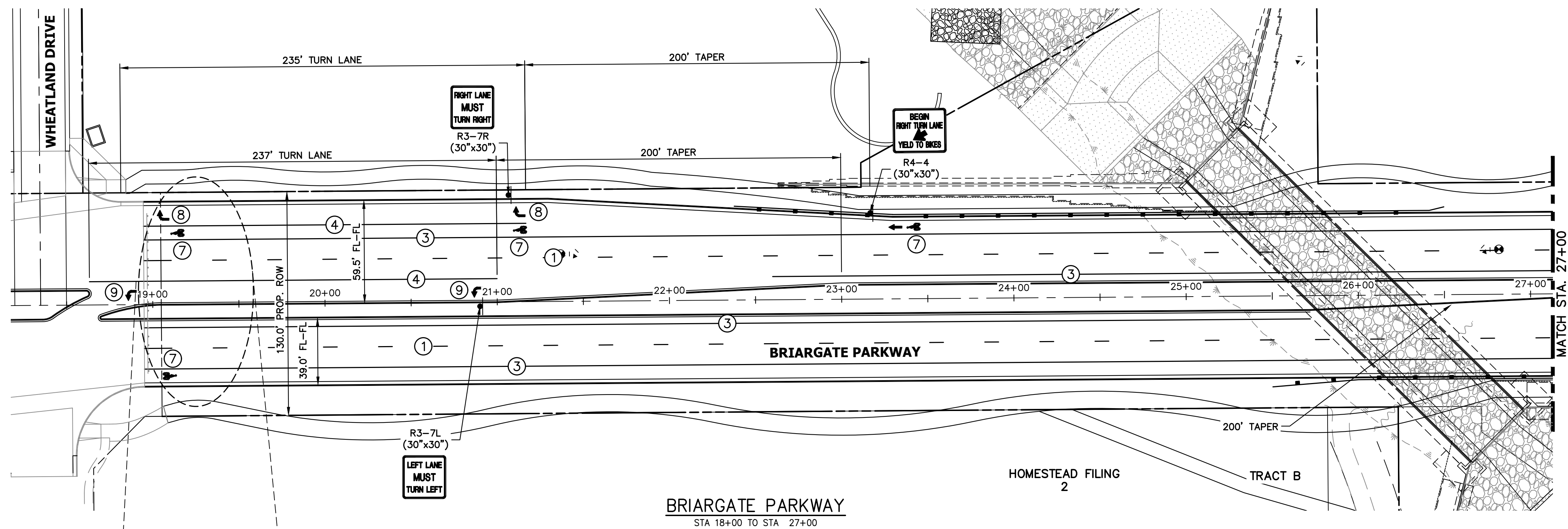
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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No.	REVISION	BY	DATE

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

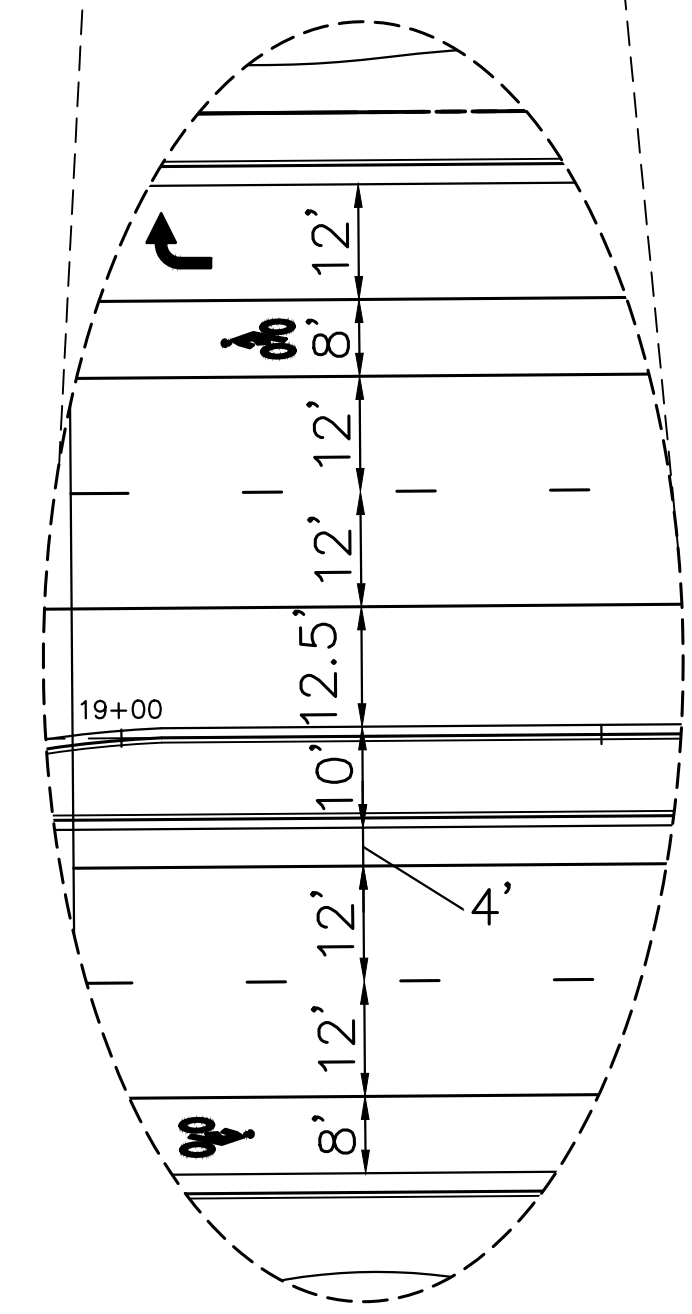
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE
 SHEET 14 OF 32
 JOB NO. 25188.03



KEY MAP
N.T.S.

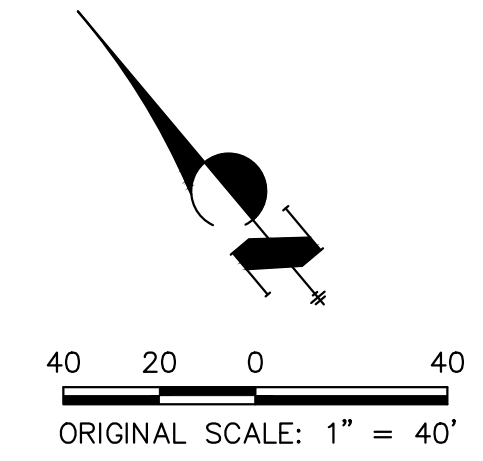
NOTE TO CONTRACTOR:

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



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

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



ENGINEER'S STATEMENT

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

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

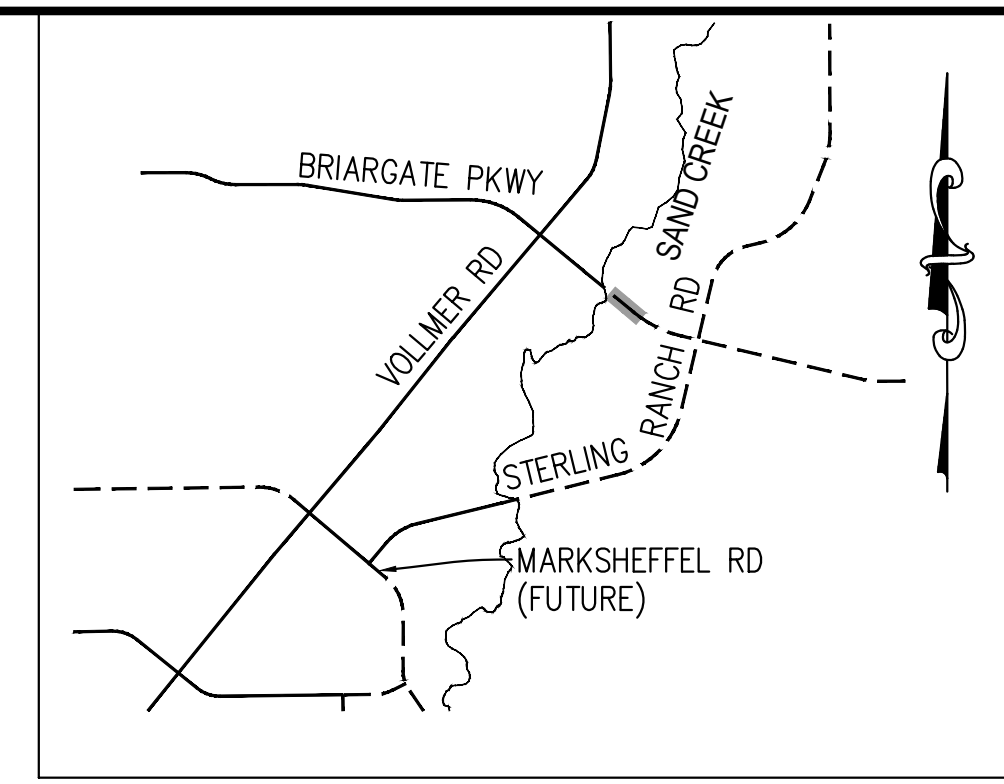
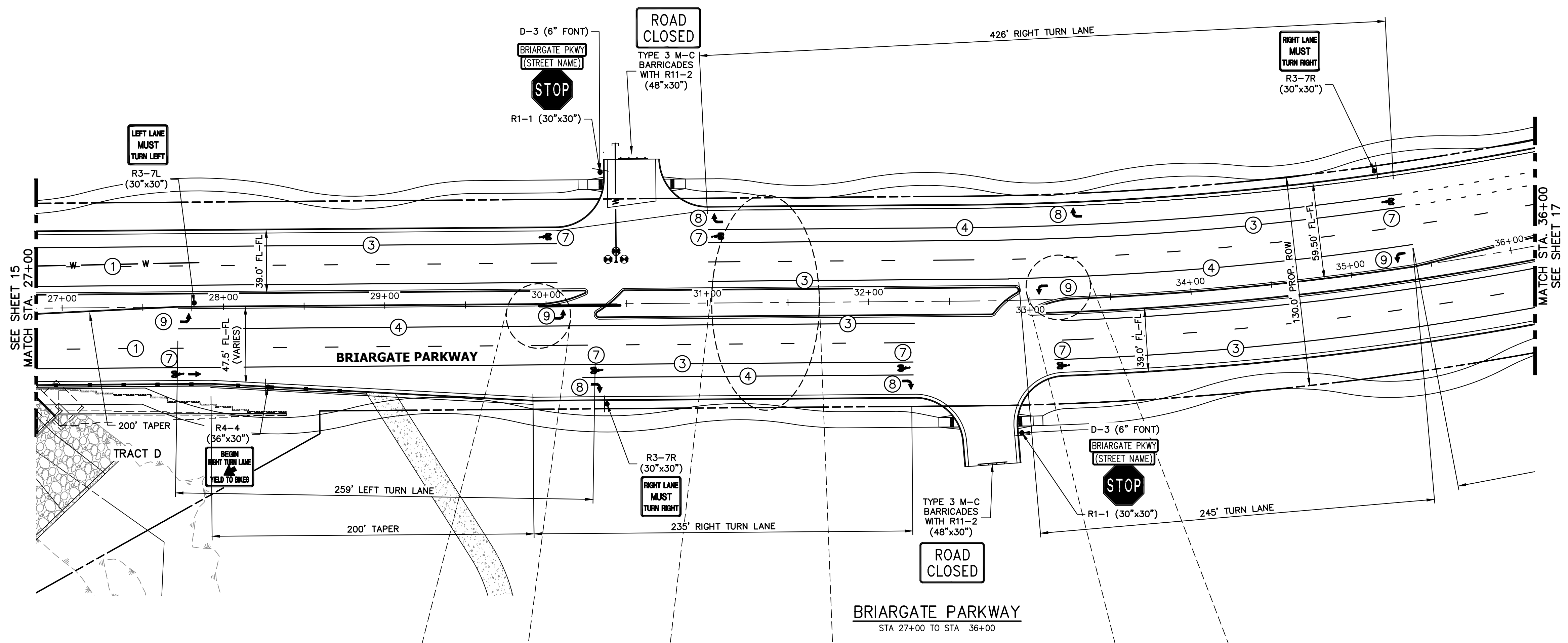
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 Fort Collins 970-491-9888 • www.jrengineering.com

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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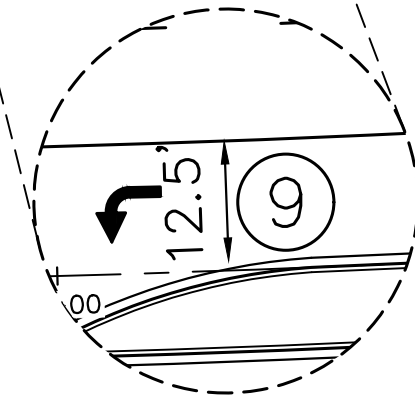
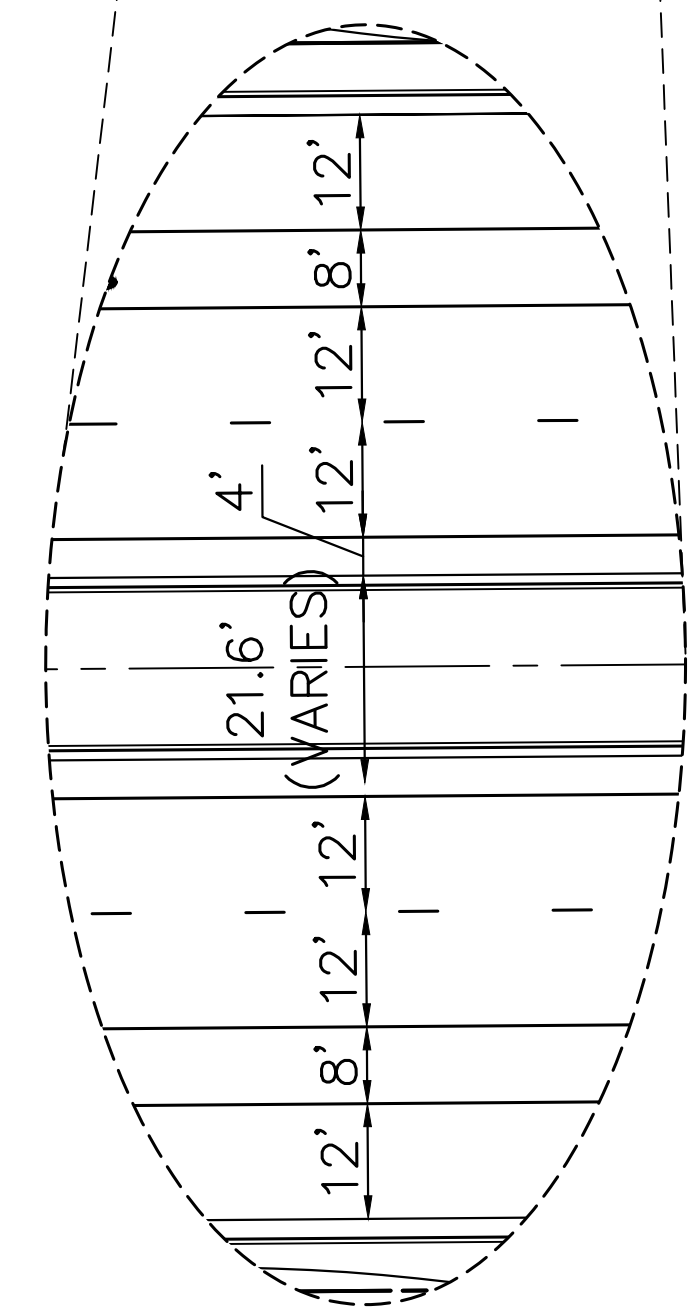
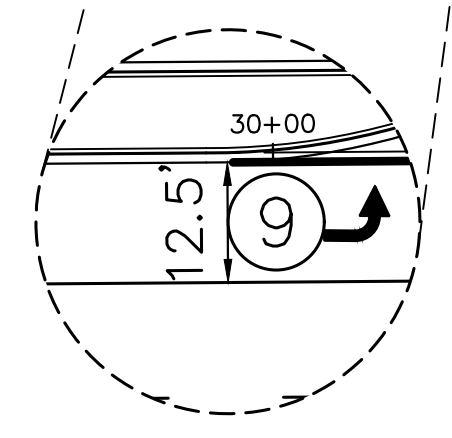


KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

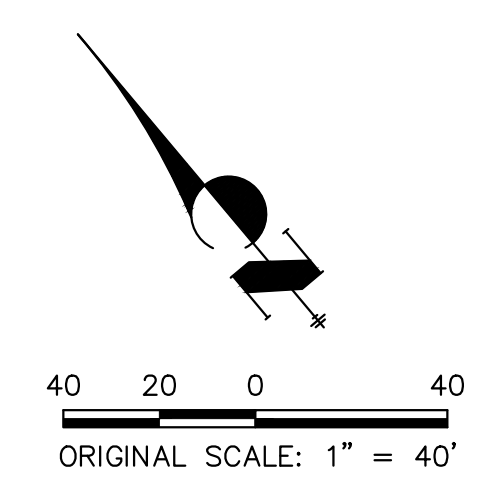
1. ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
2. SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.
3. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

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
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
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⑤	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
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⑨	LEFT TURN LANE (THERMO PLASTIC)	SOLID WHITE, 6' WIDE, 8'

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

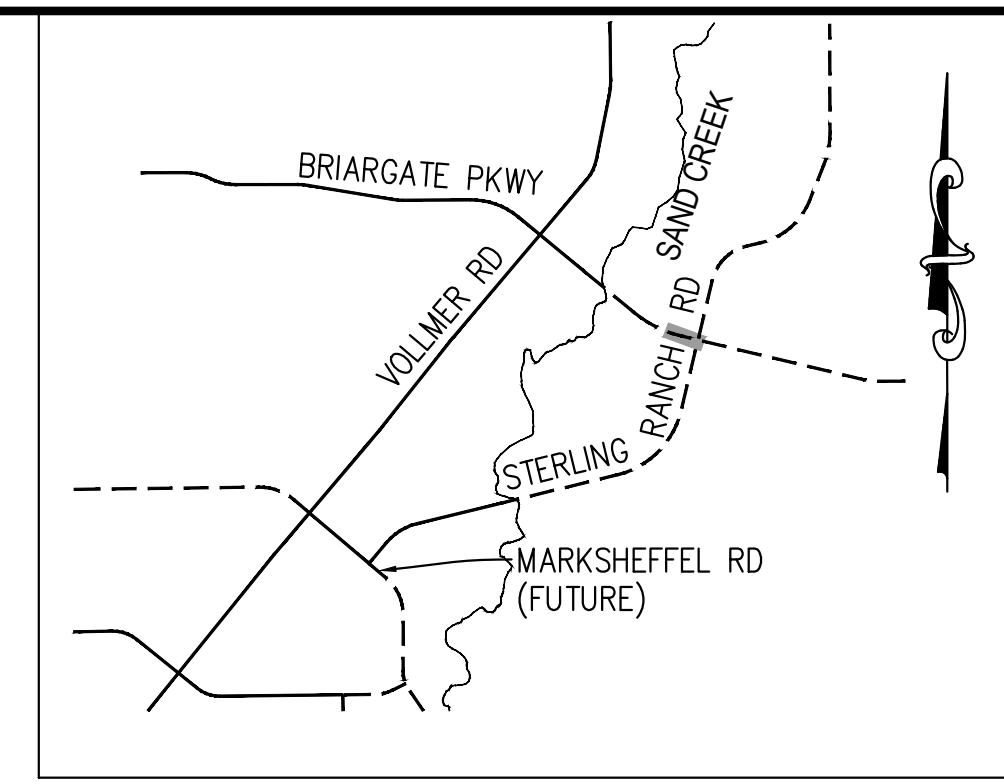
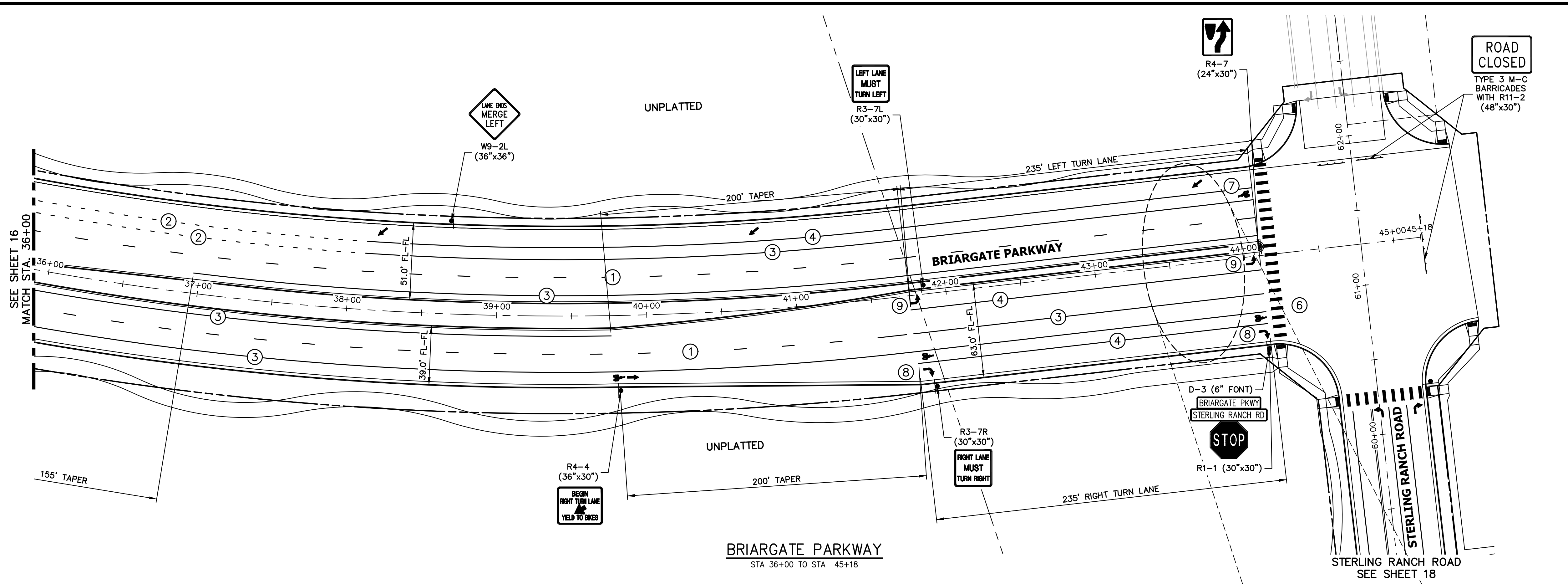
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 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2583
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BY	DATE	No.	REVISION

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

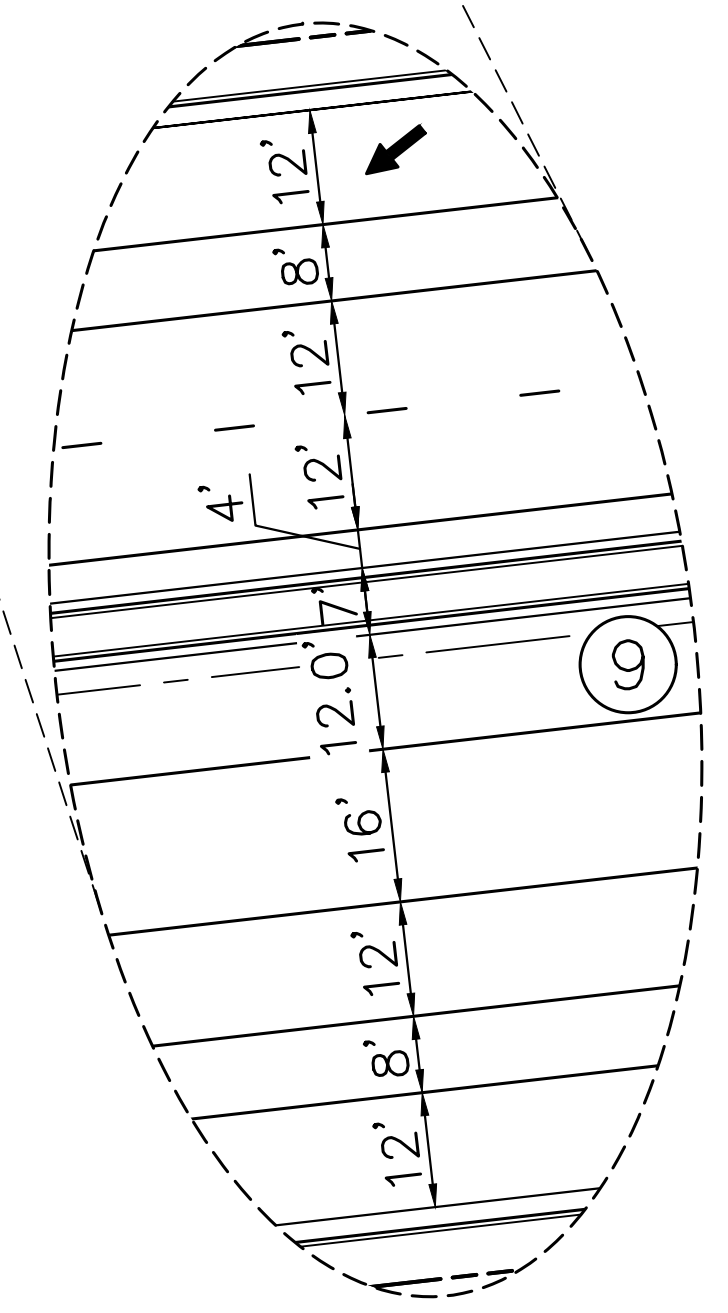


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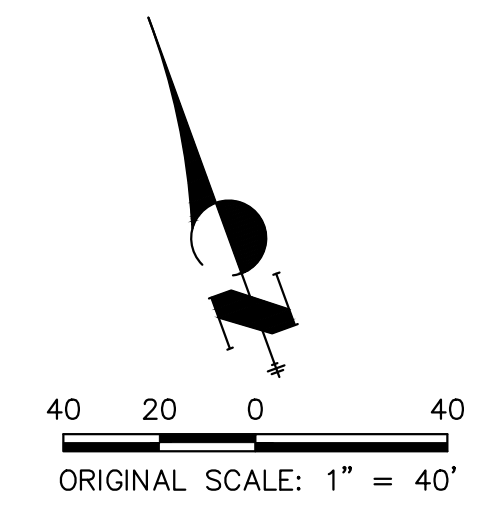
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STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE IN THE MANNER 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
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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

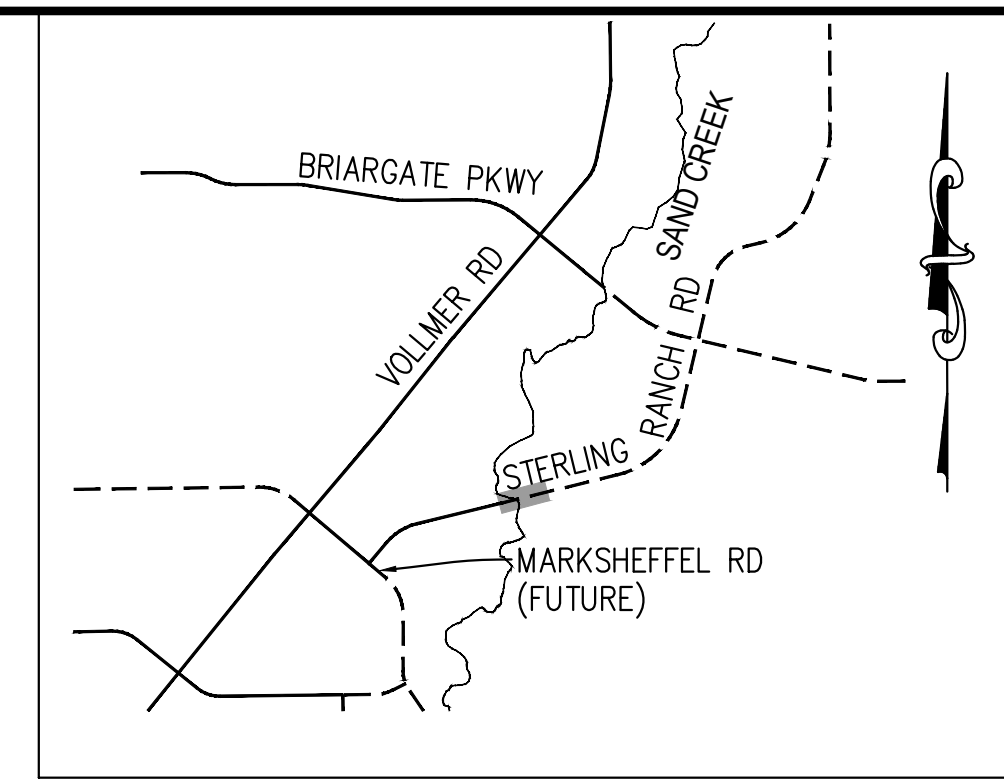
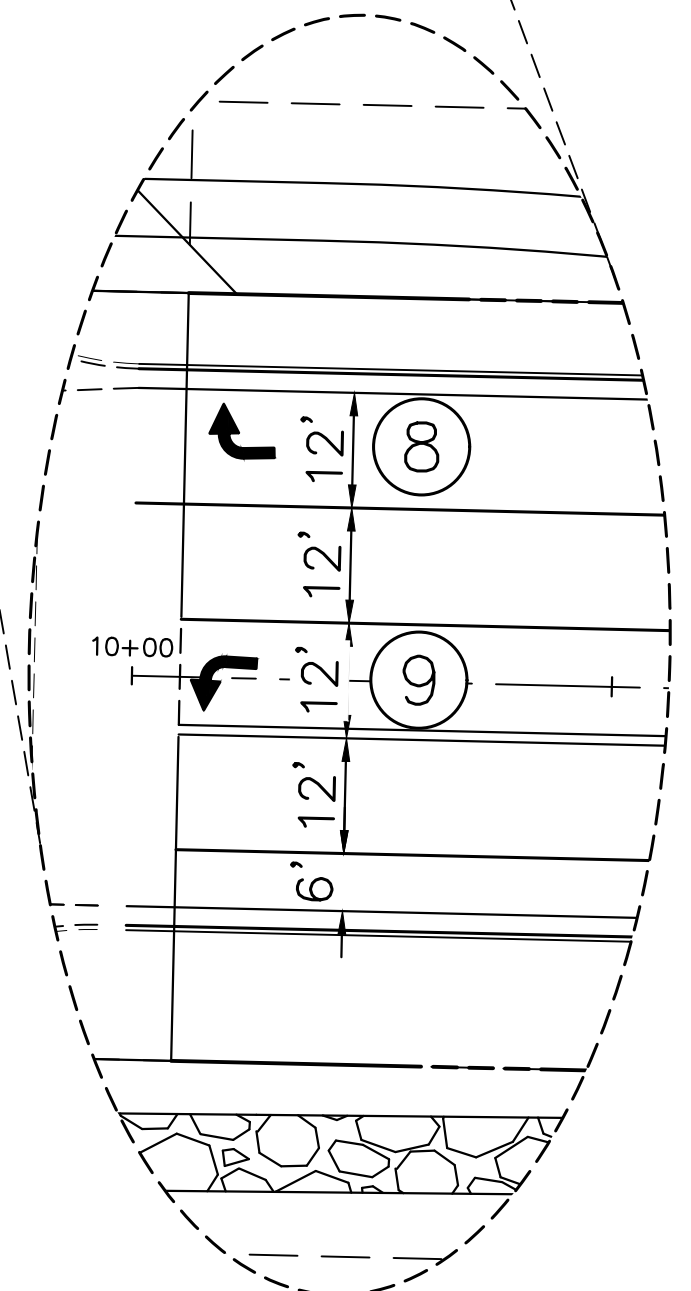
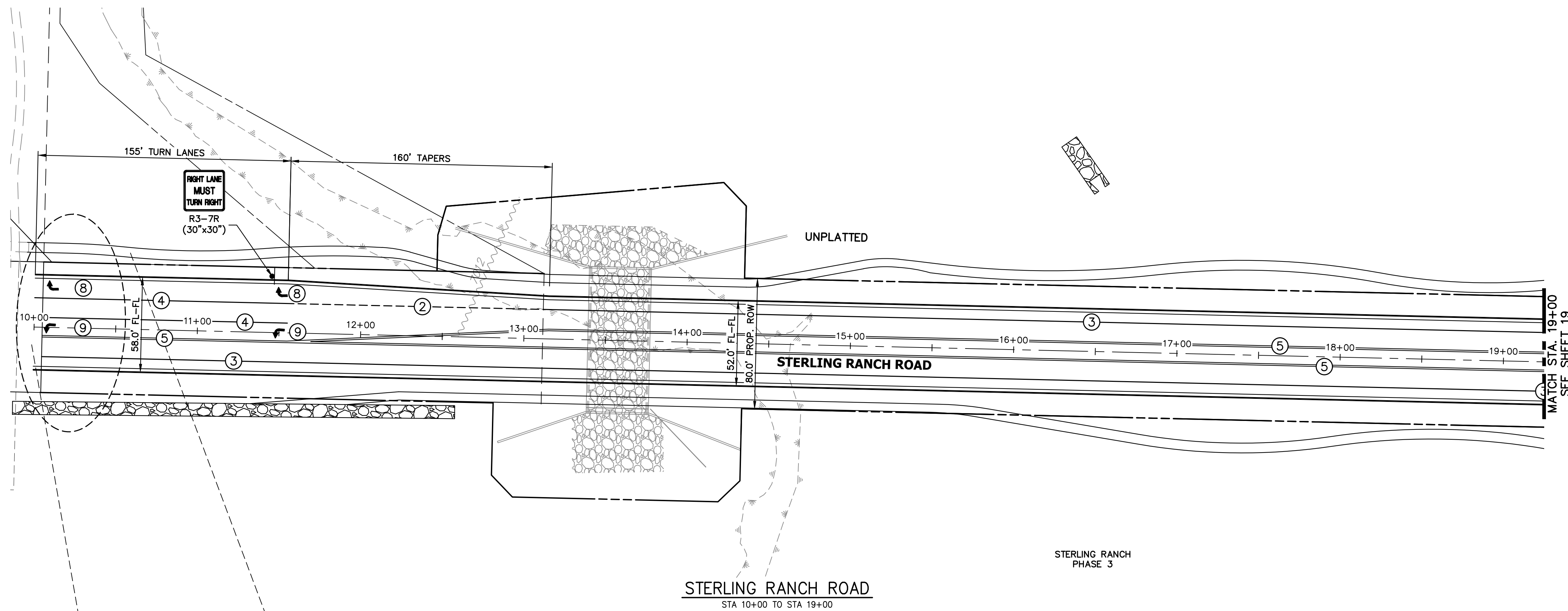
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

BRIARGATE SIGNING & STRIPING

SHEET 17 OF 32
 JOB NO. 25188.03



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KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

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

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

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

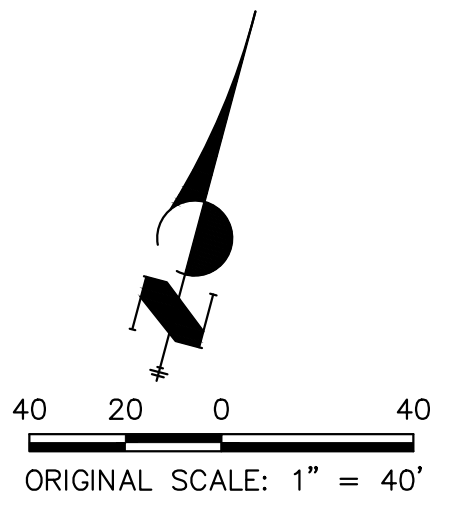
BY	DATE	No.	REVISION

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

SHEET 18 OF 32
JOB NO. 25188.03

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
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'
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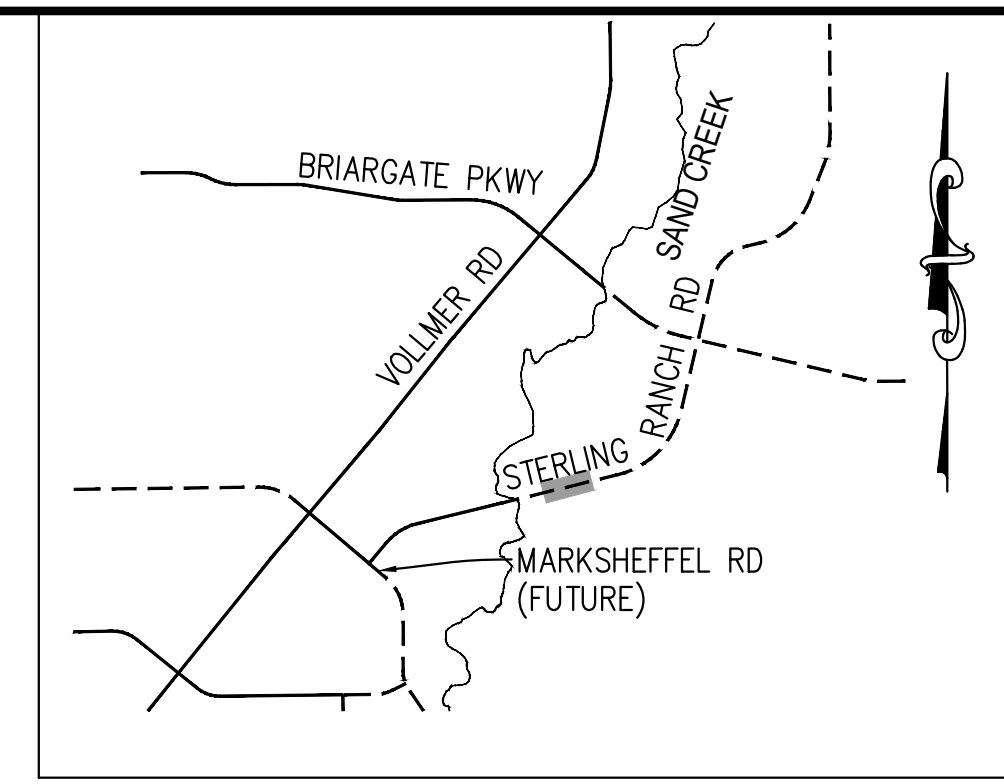
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



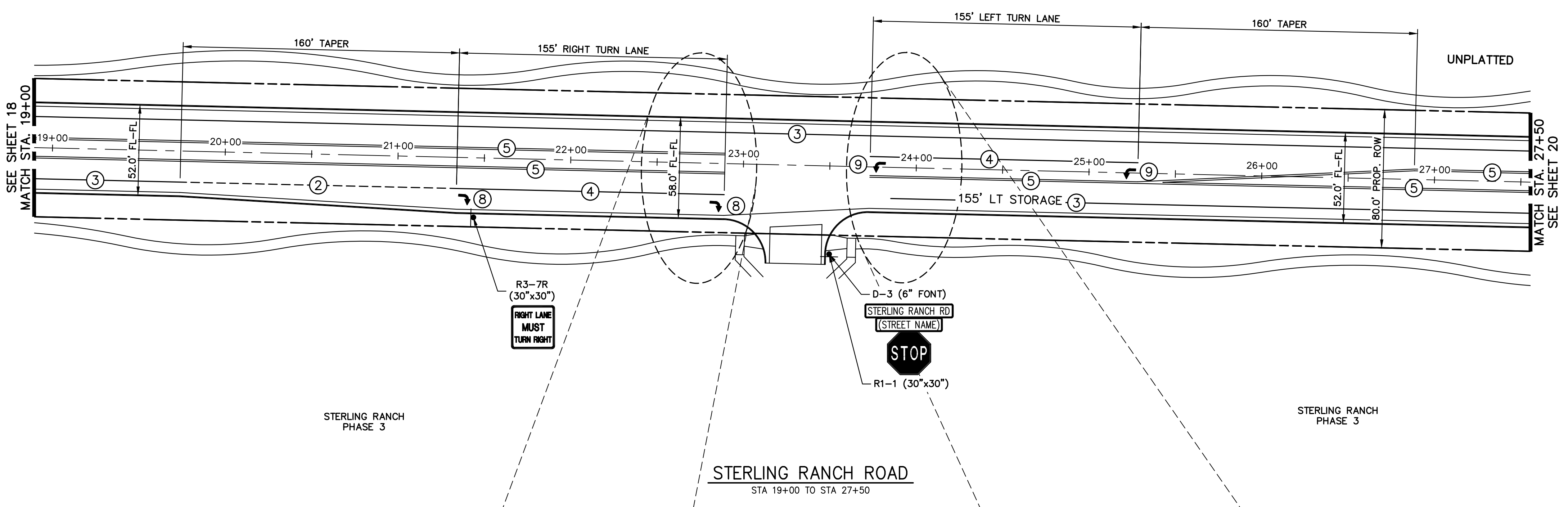
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
32314
05/09/23
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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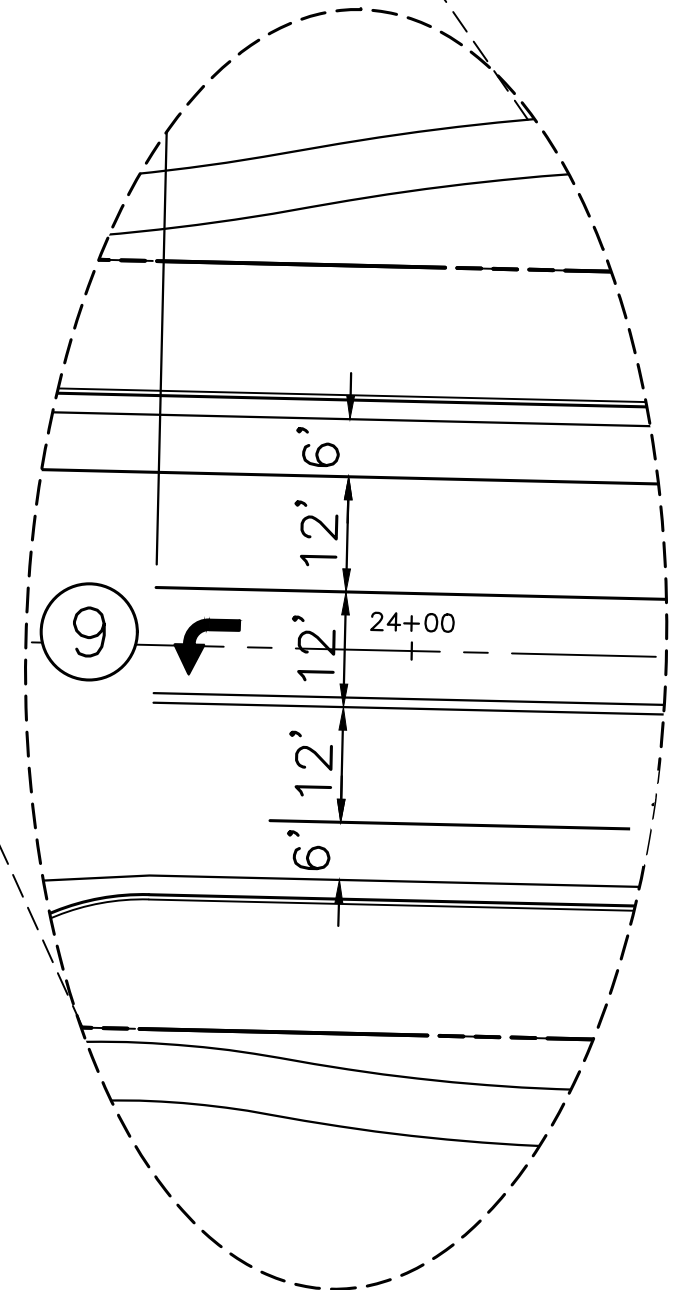
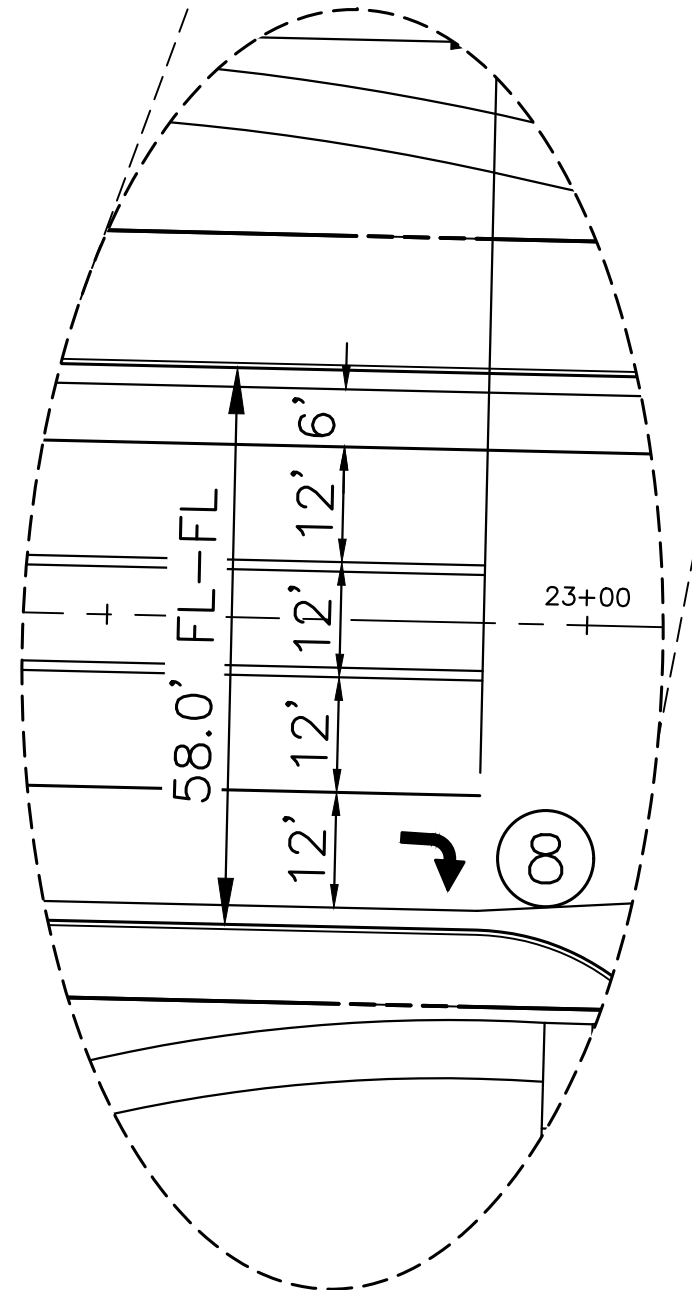
KEY MAP
N.T.S.



STERLING RANCH PHASE 3

STERLING RANCH PHASE 3

STERLING RANCH ROAD
STA 19+00 TO STA 27+50



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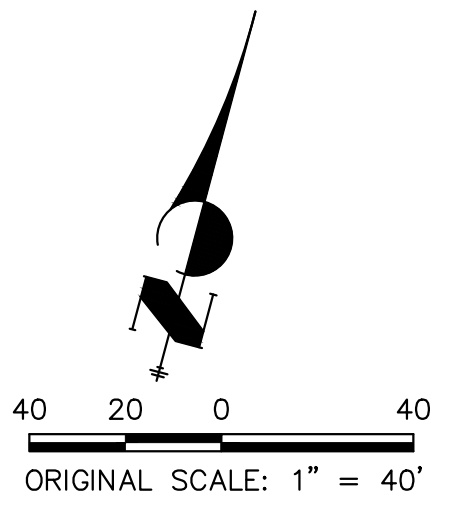
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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company
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H-SCALE	1"=40'	V-SCALE	N/A	DATE	05/08/23	DESIGNED BY	JMC	DRAWN BY	RWK	CHECKED BY



STRIPING LEGEND		
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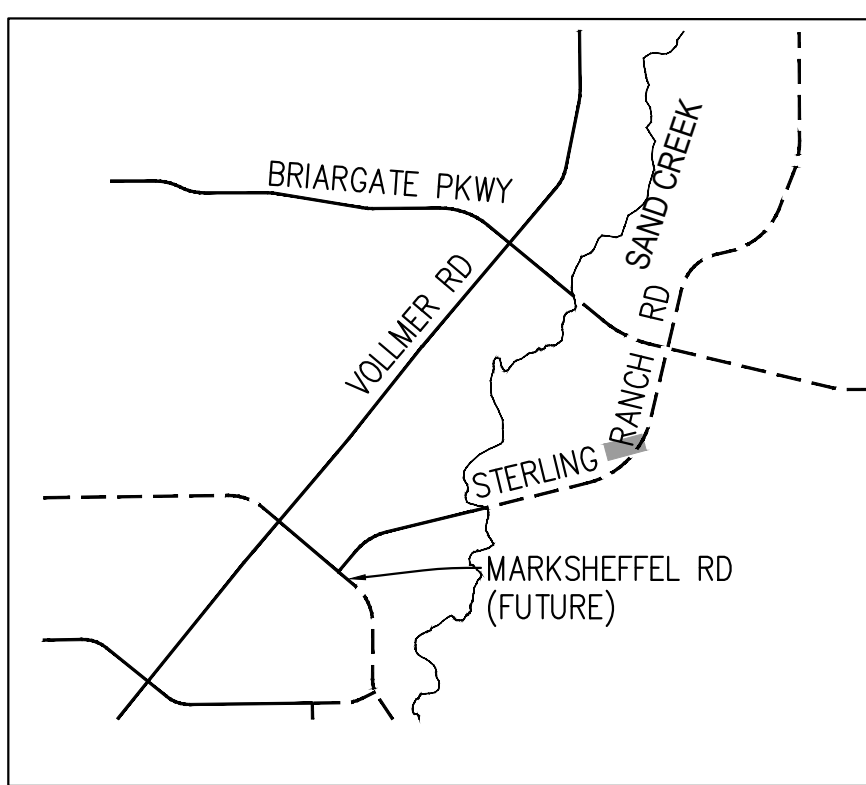
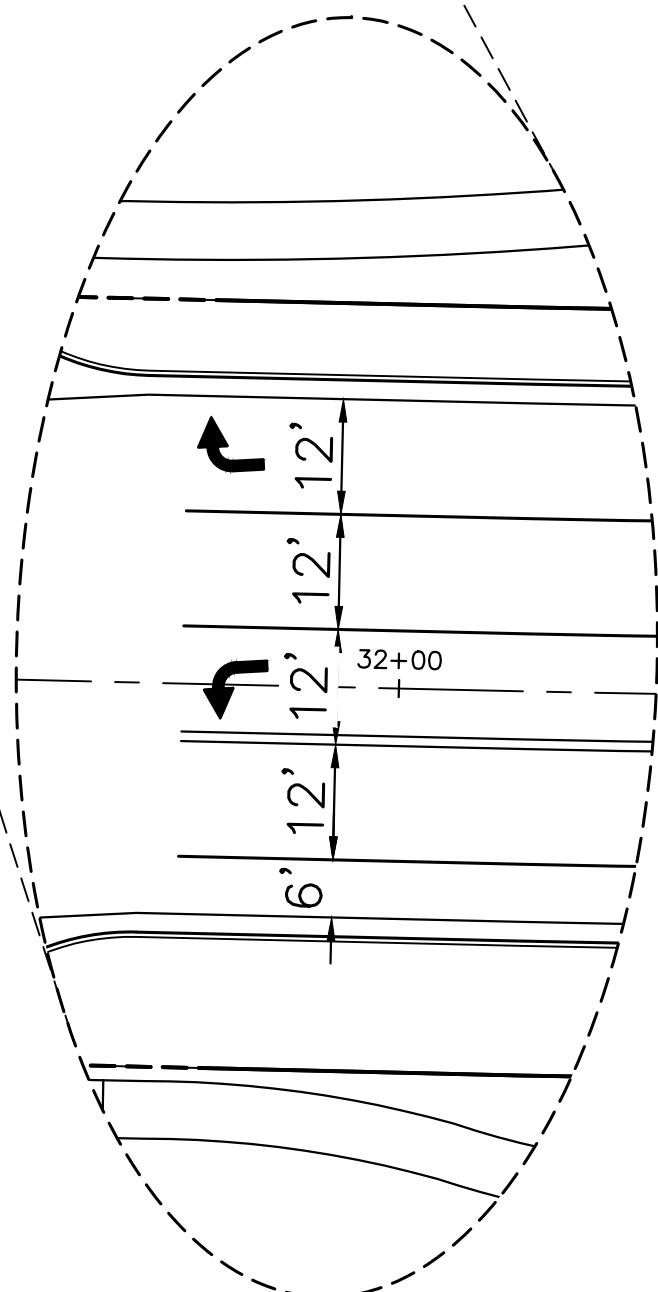
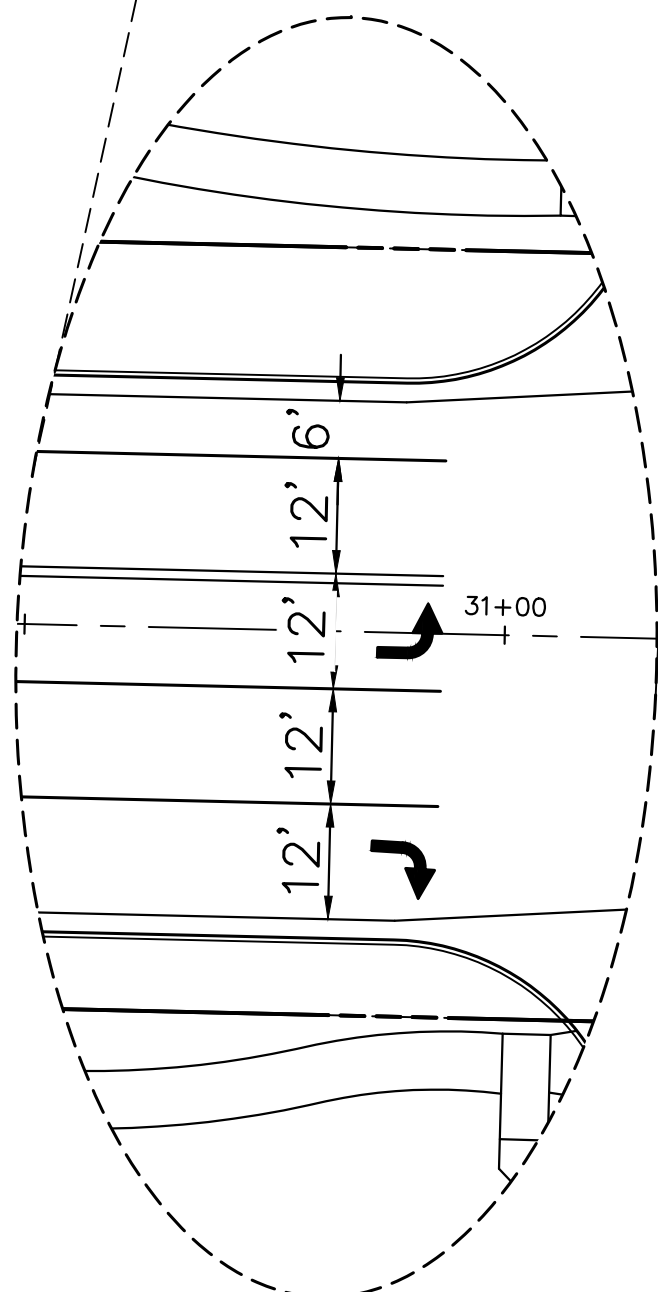
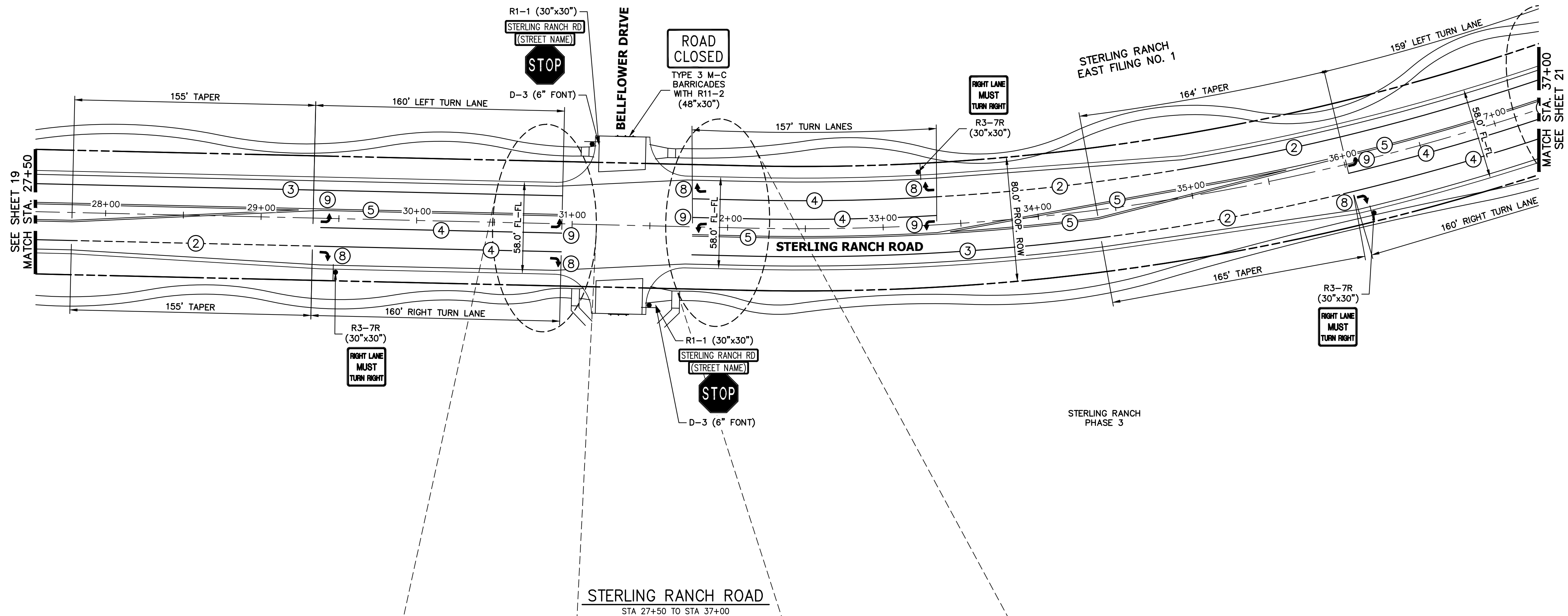
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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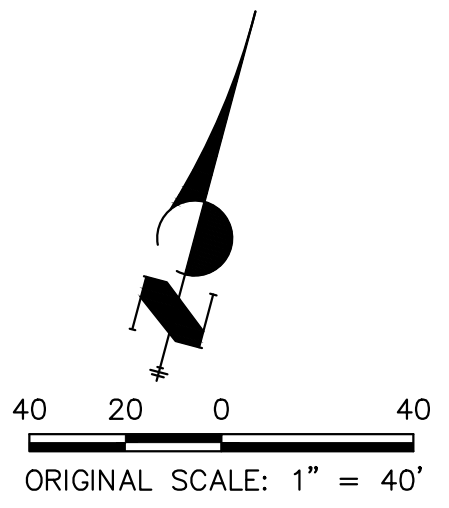
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NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



ENGINEER'S STATEMENT

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

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

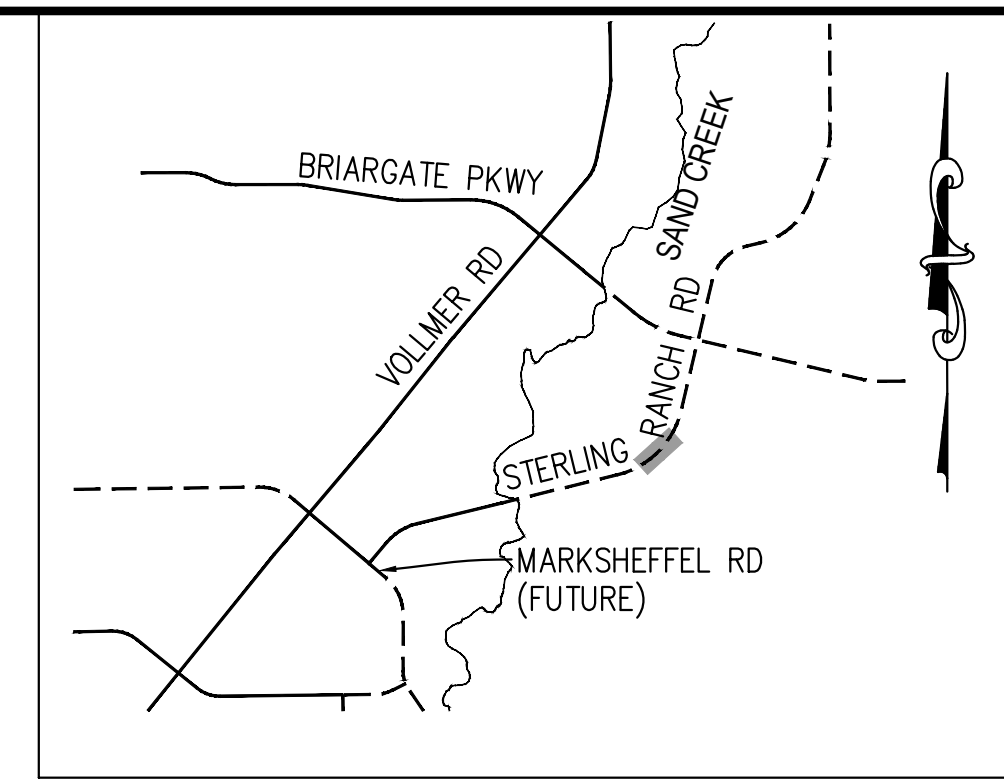
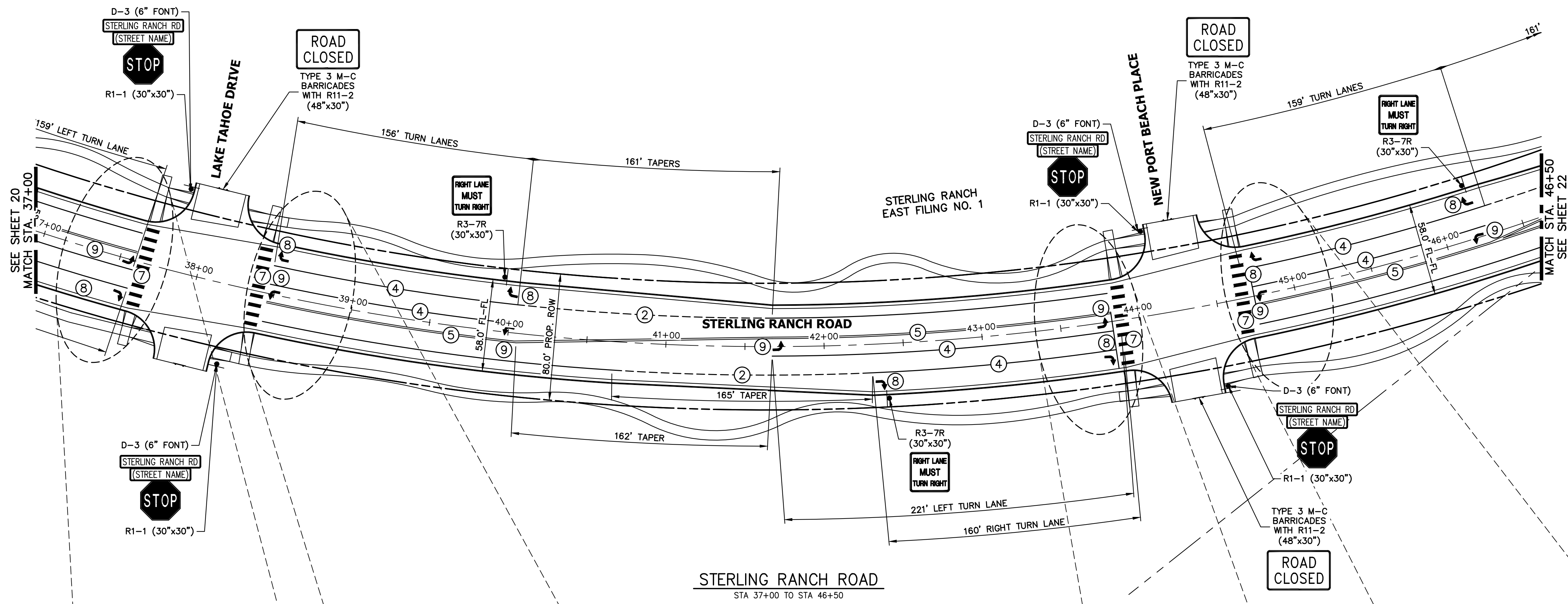
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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



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KEY MAP
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
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BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

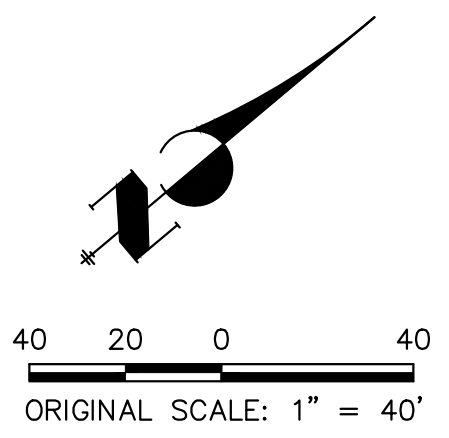
STERLING RANCH ROAD SIGNING & STRIPING

SHEET 21 OF 32

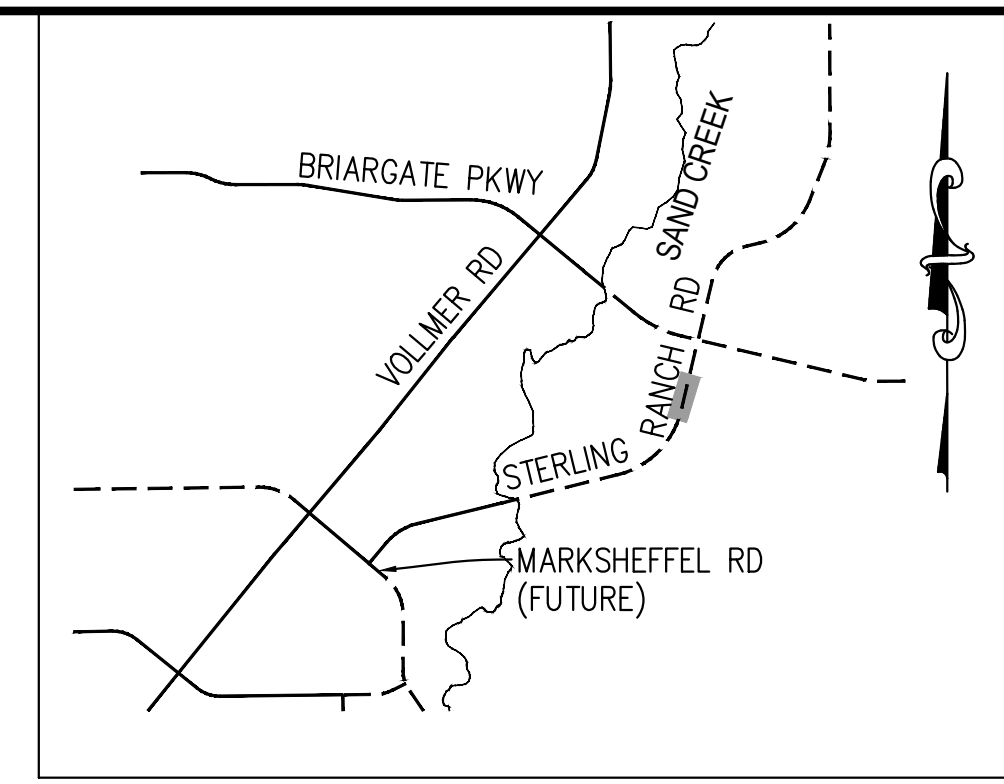
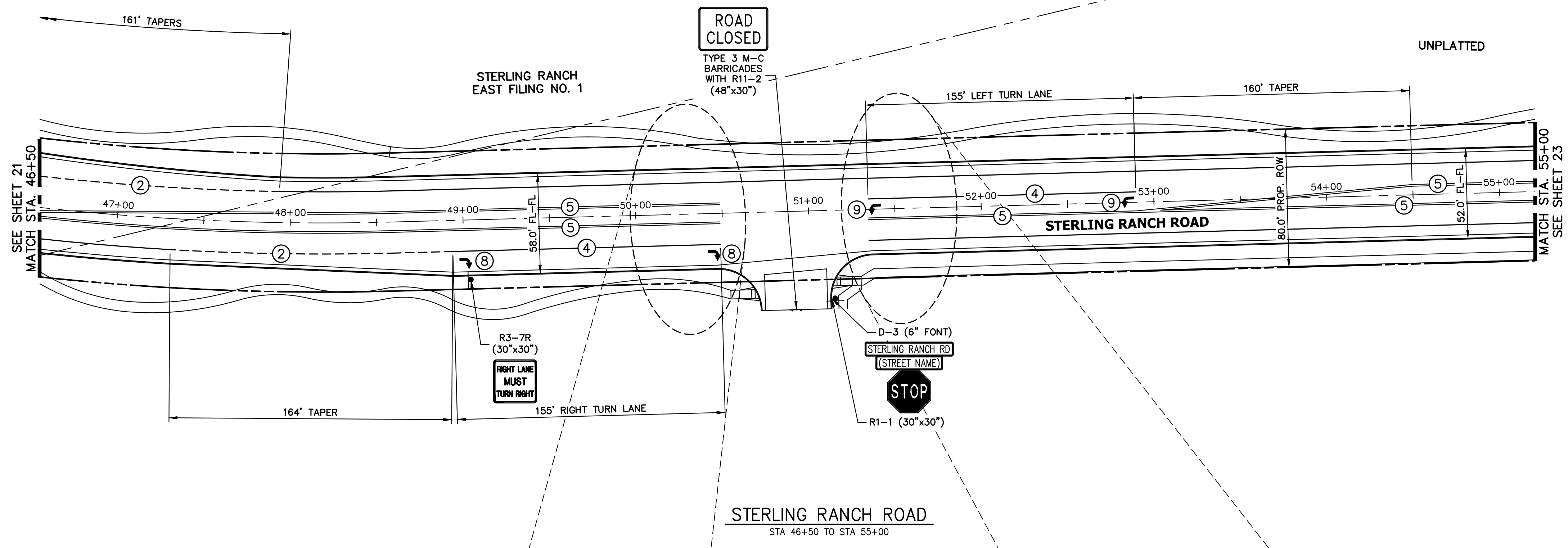
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STRIPING LEGEND		
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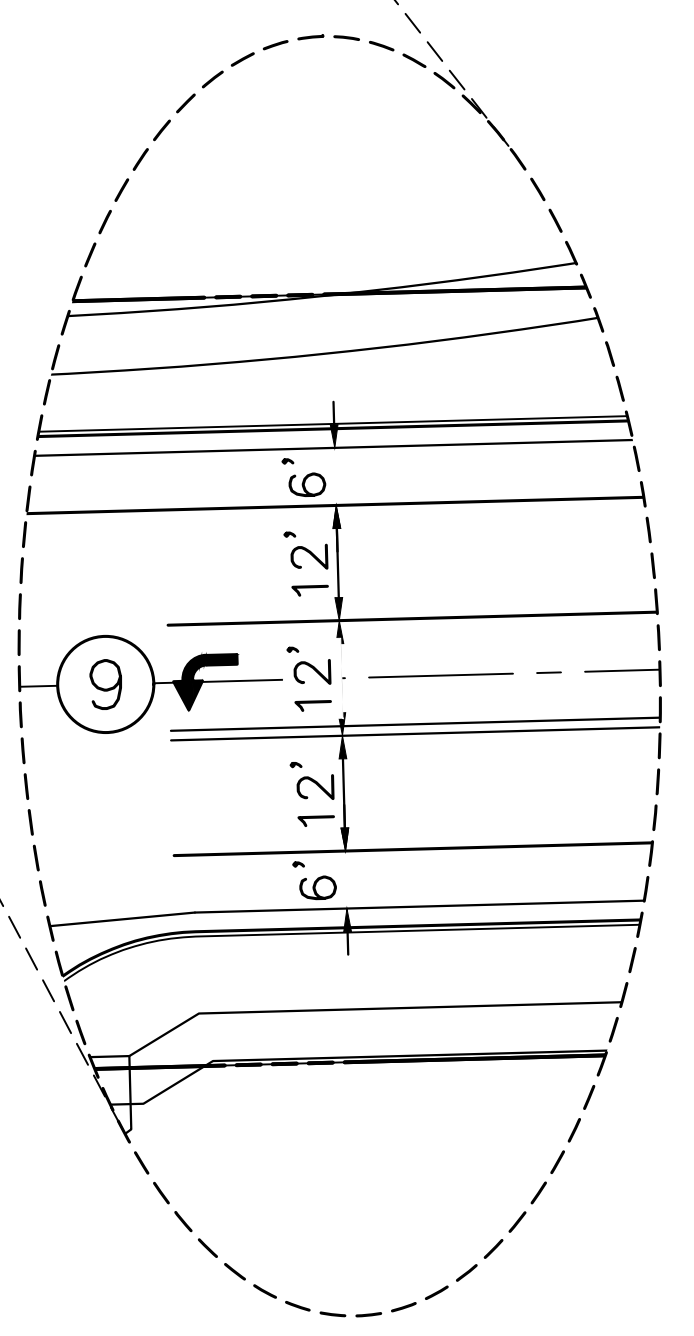
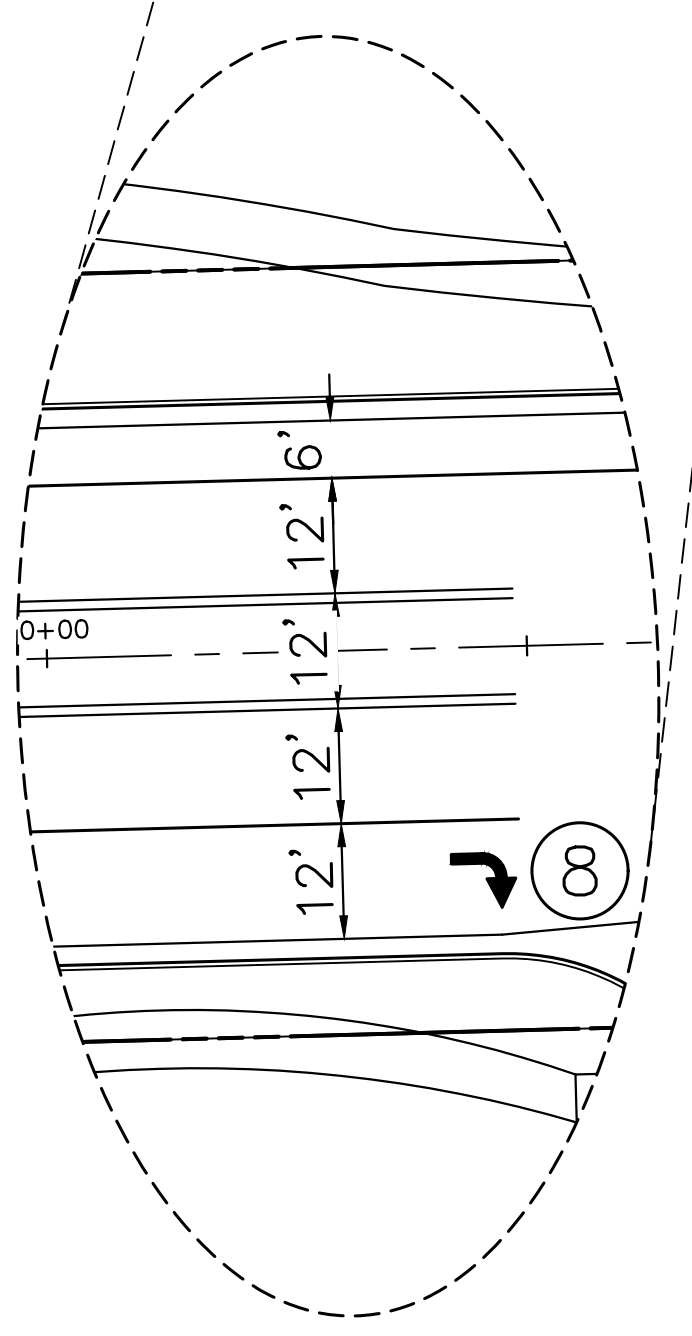
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KEY MAP
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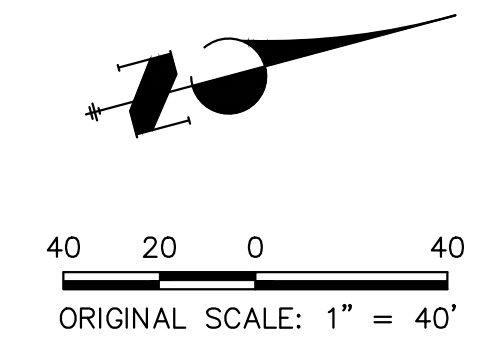
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ENGINEER'S STATEMENT

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

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

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

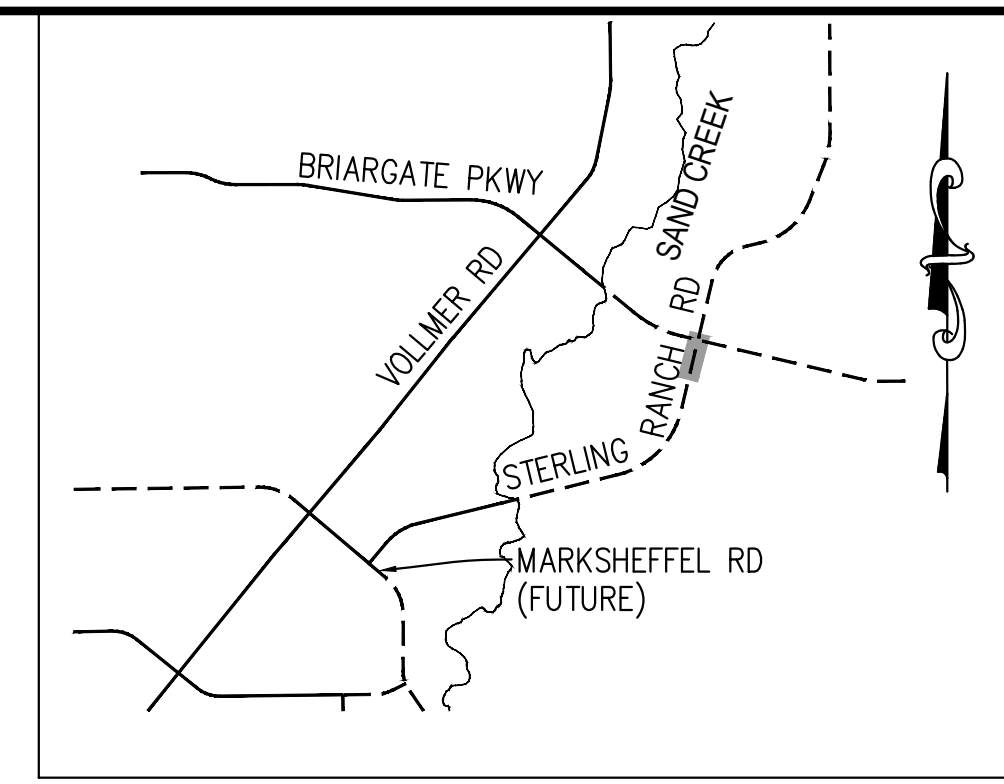
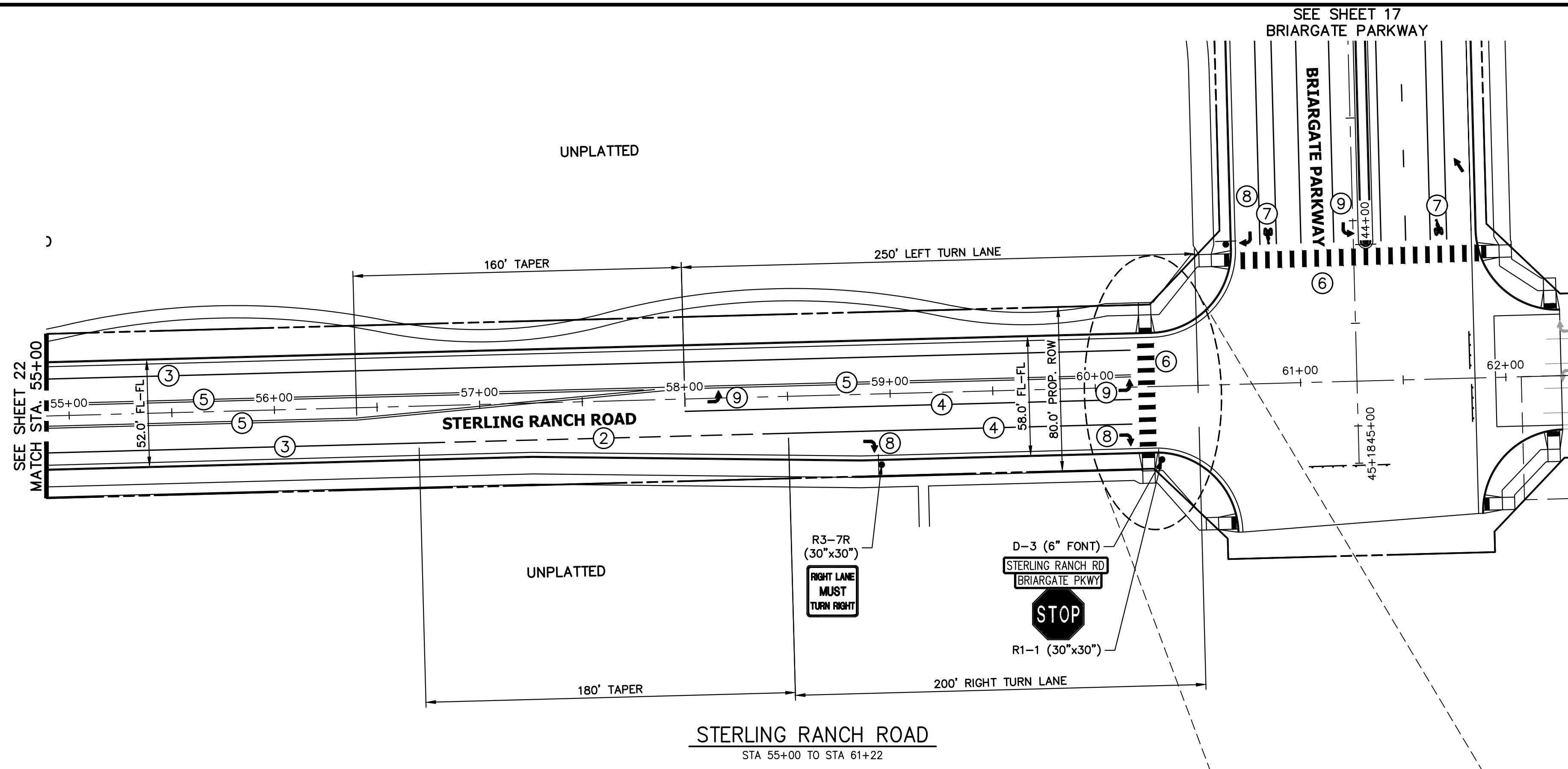
J.R. ENGINEERING
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 Centennial 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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



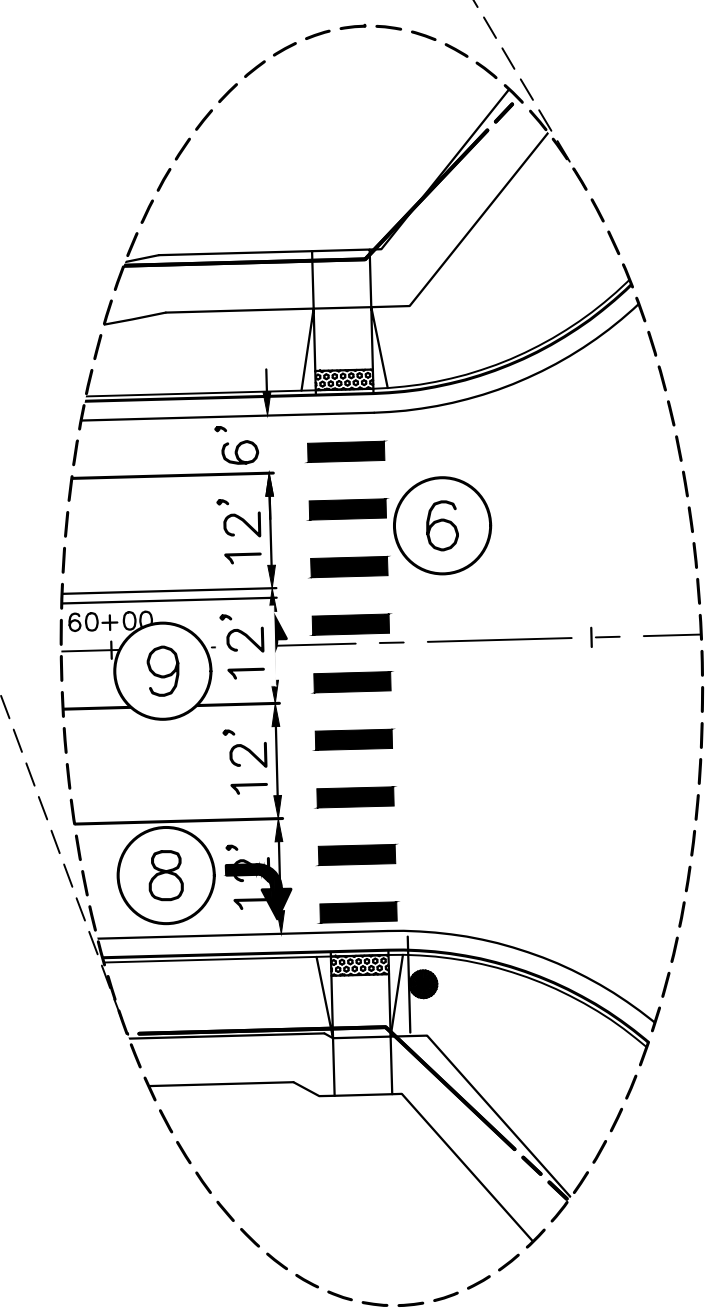
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KEY MAP
N.T.S.

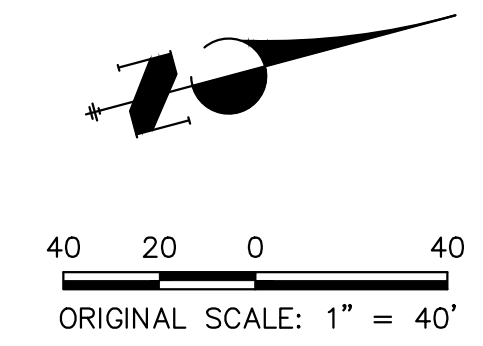
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ENGINEER'S STATEMENT

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

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 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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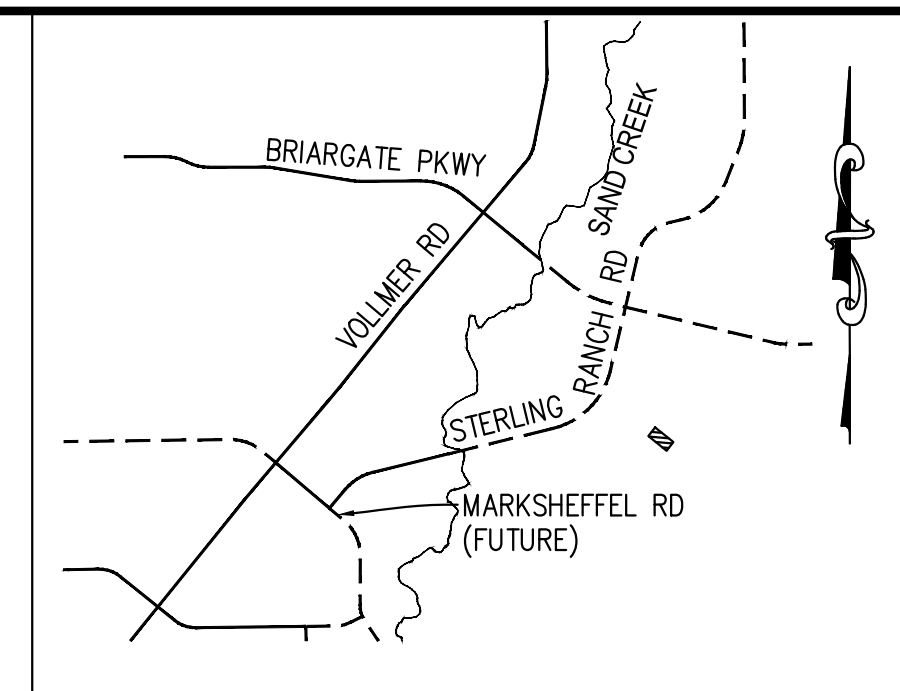
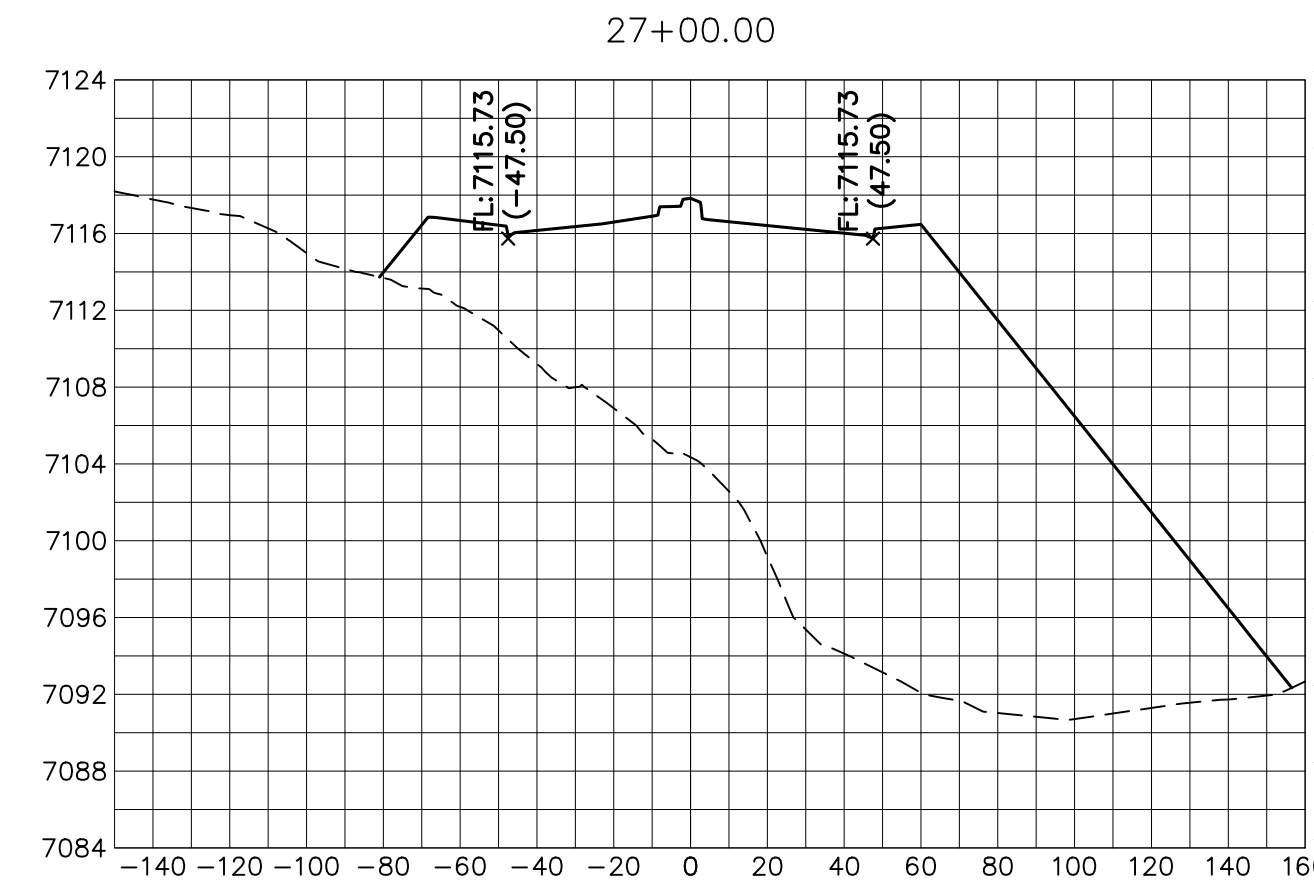
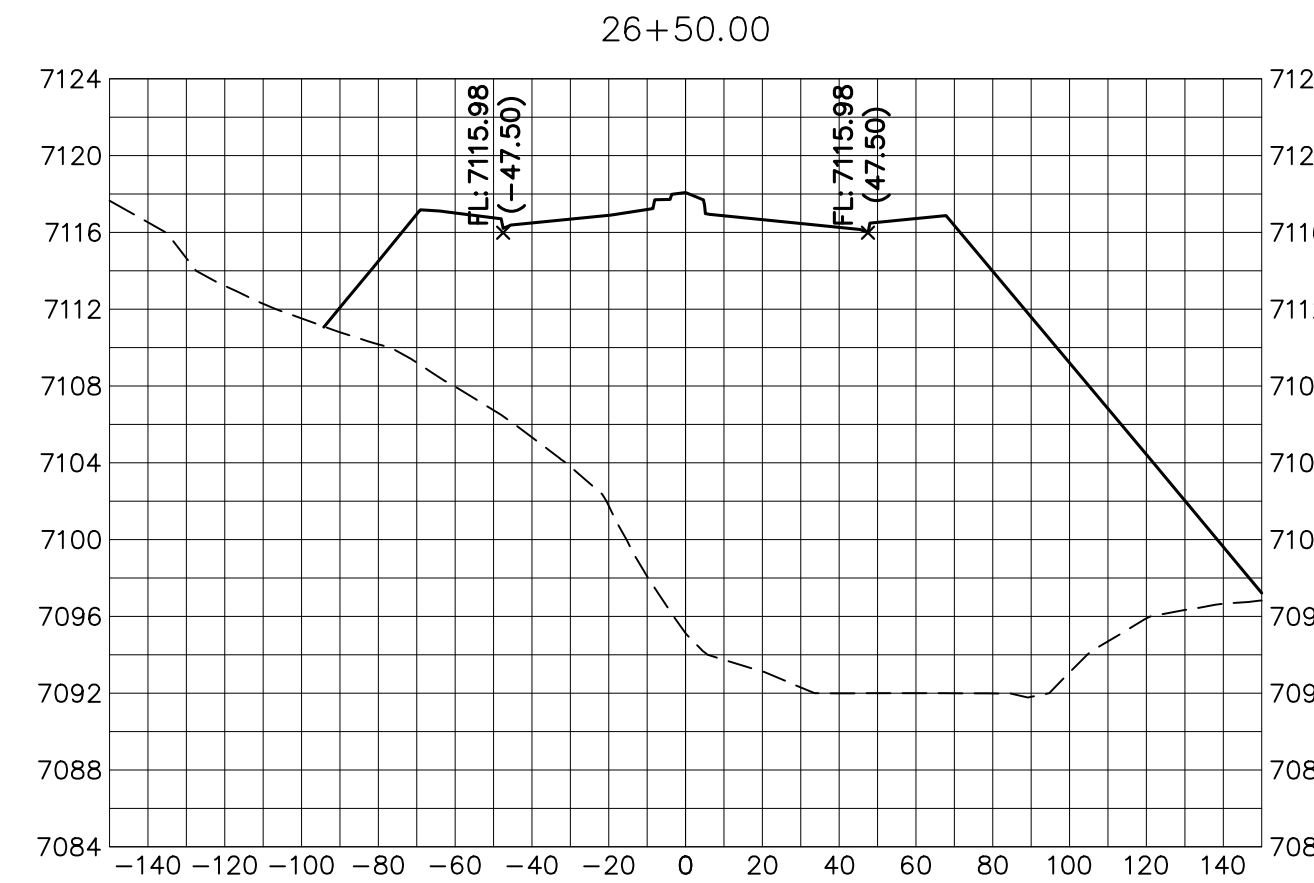
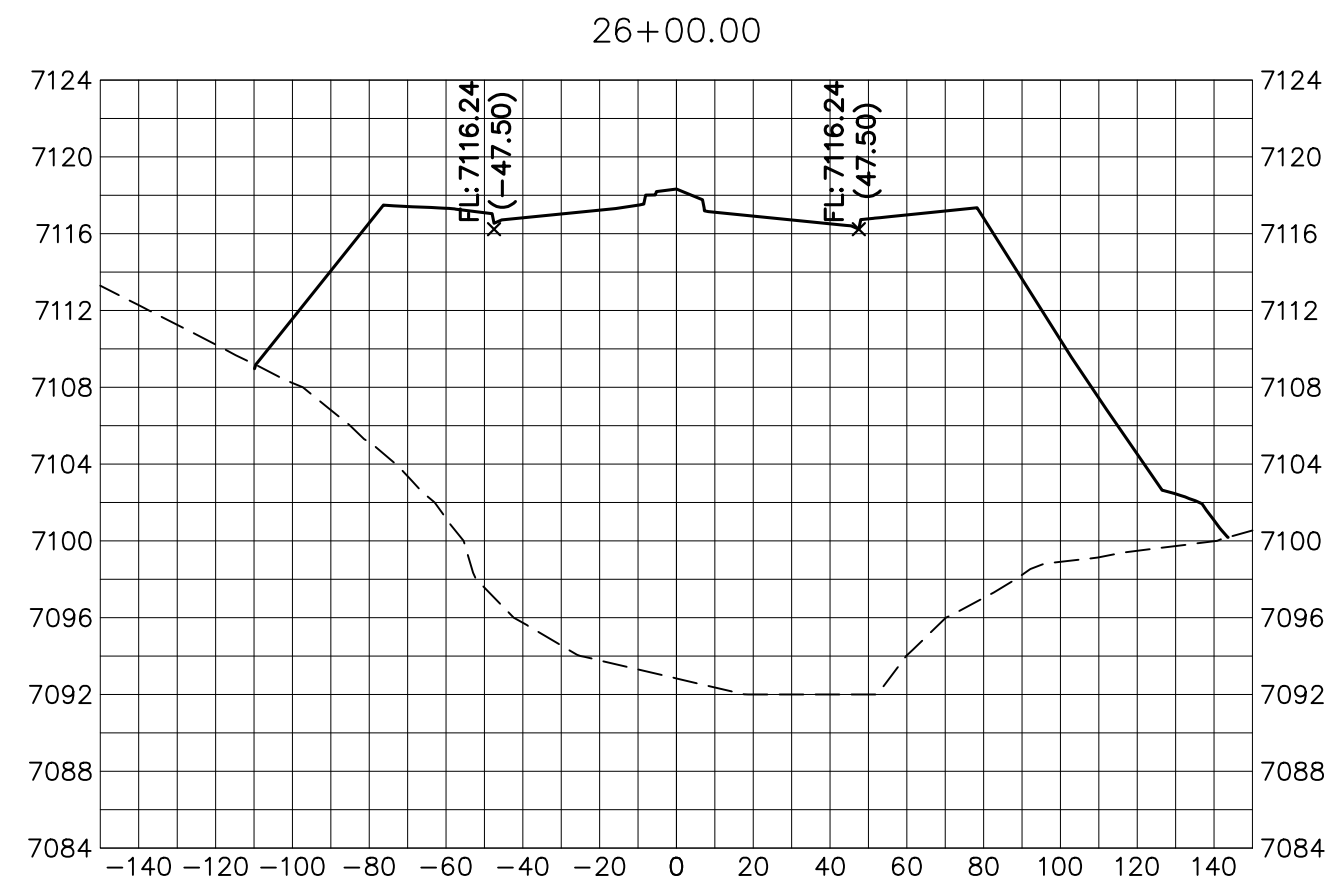
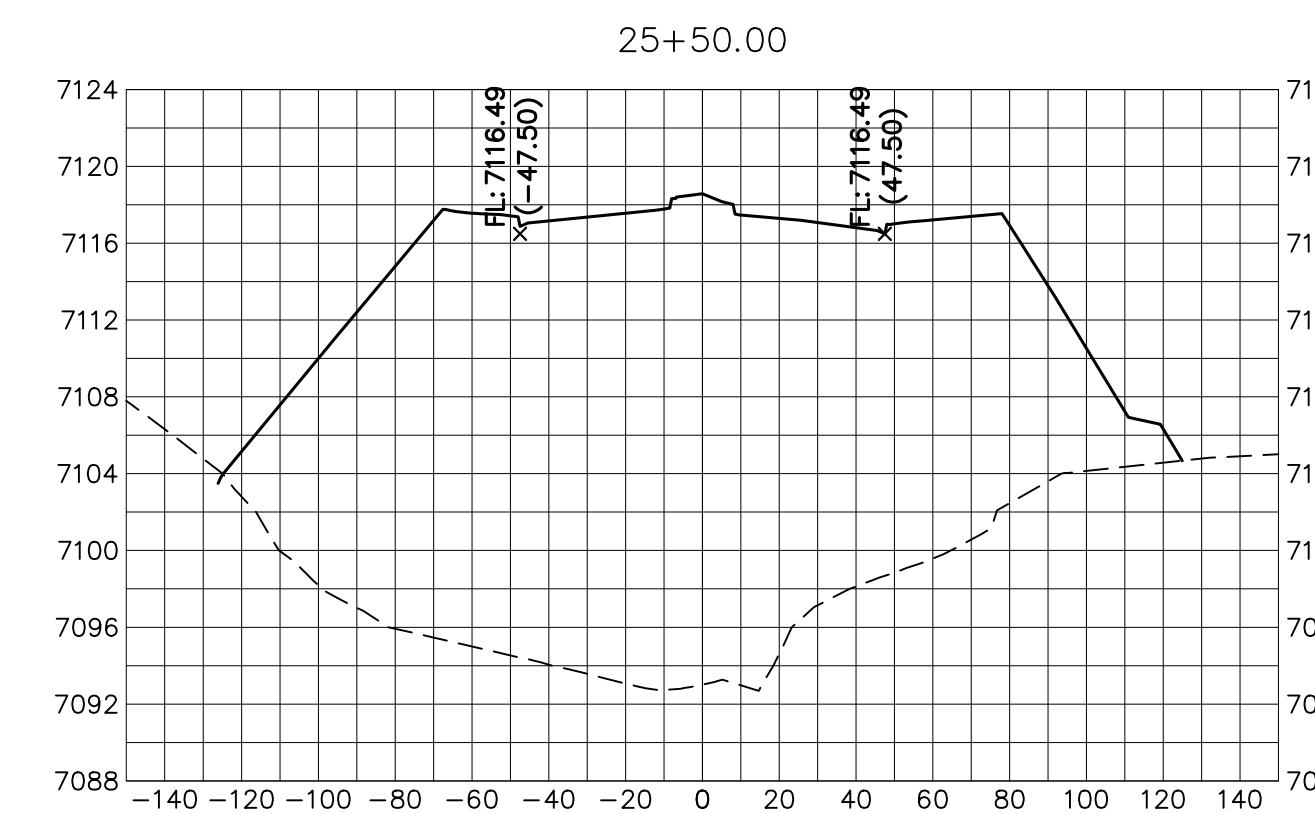
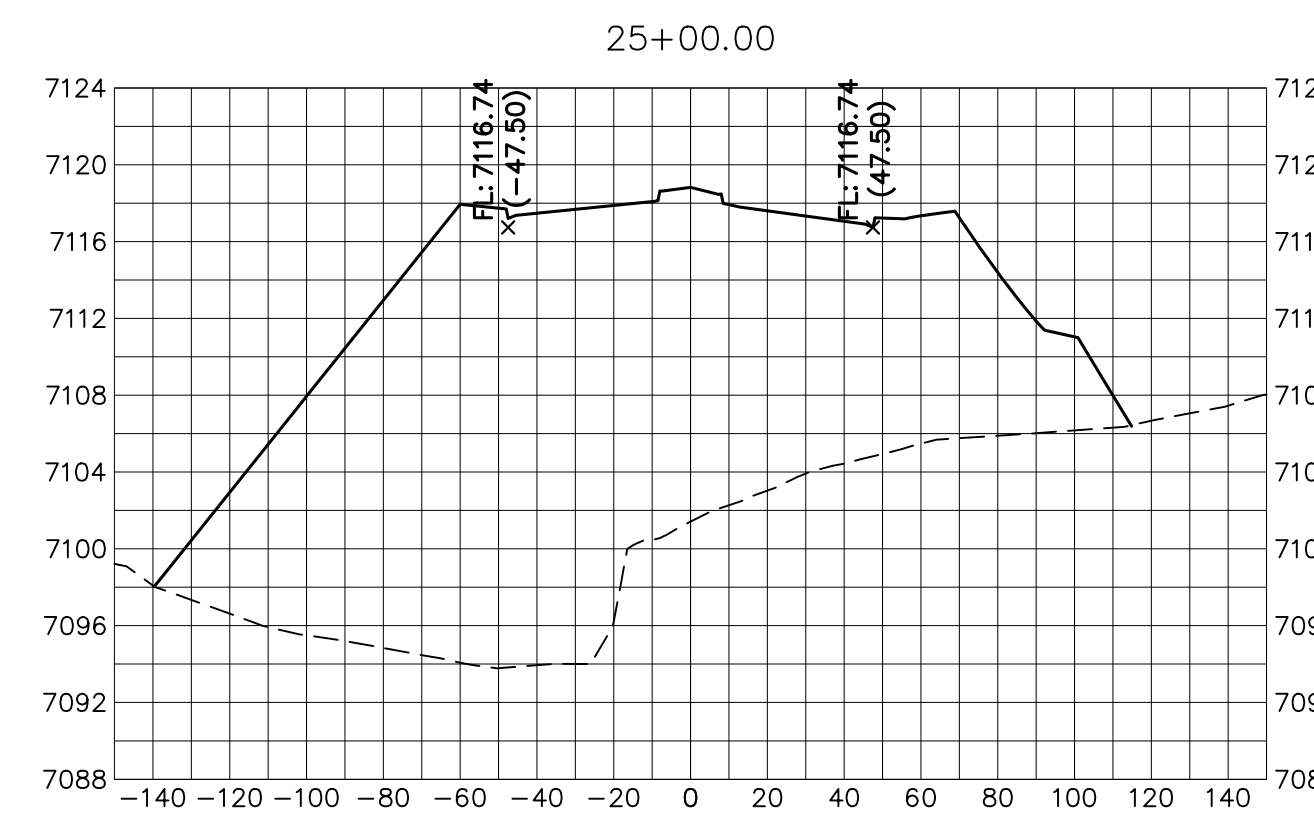
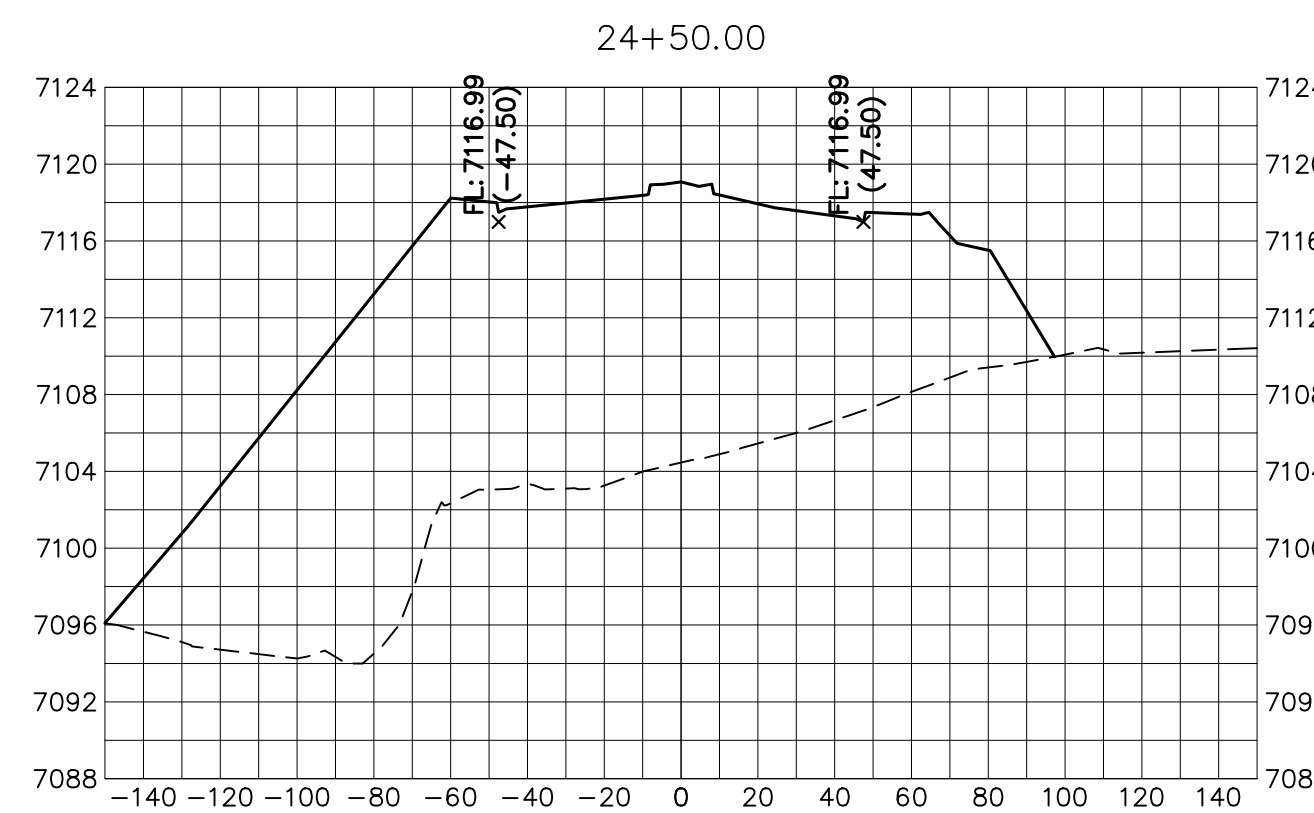
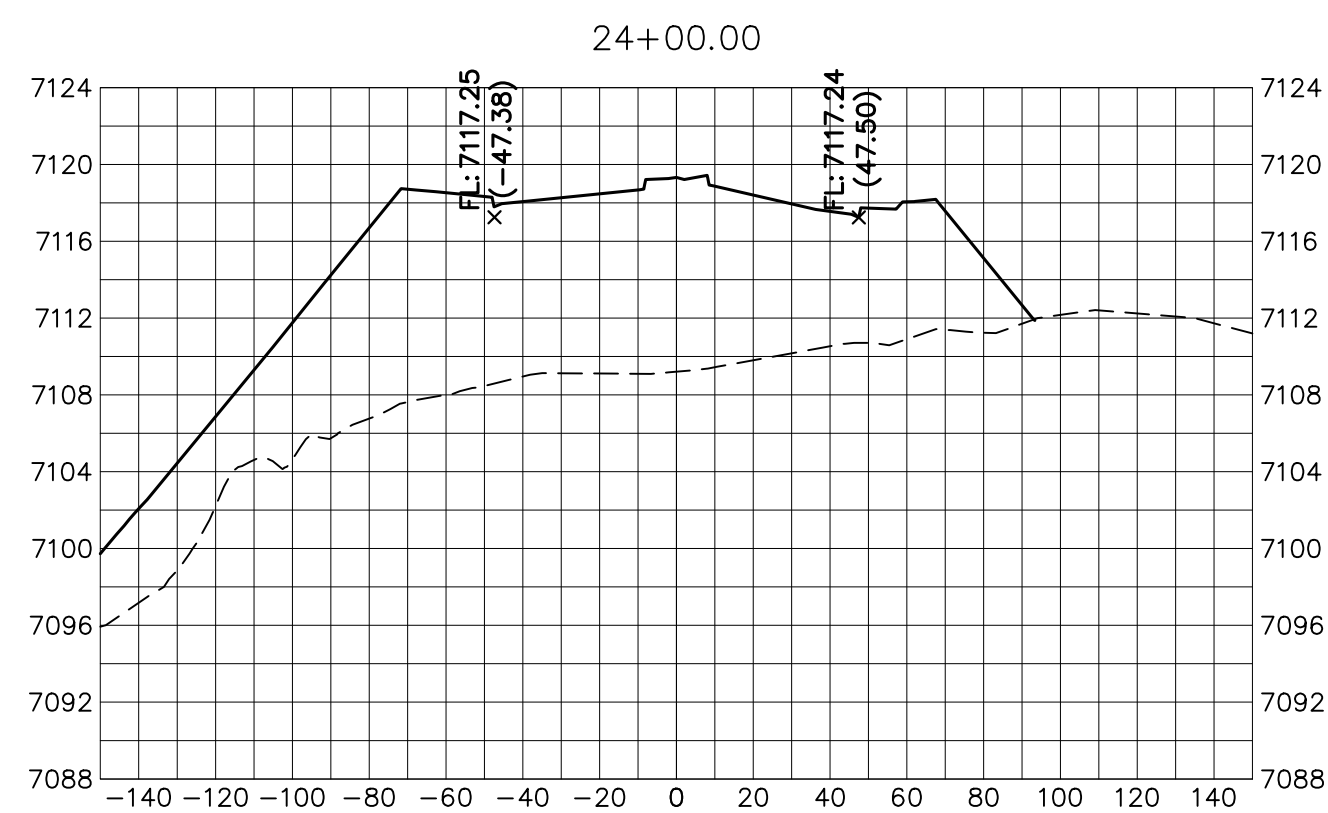
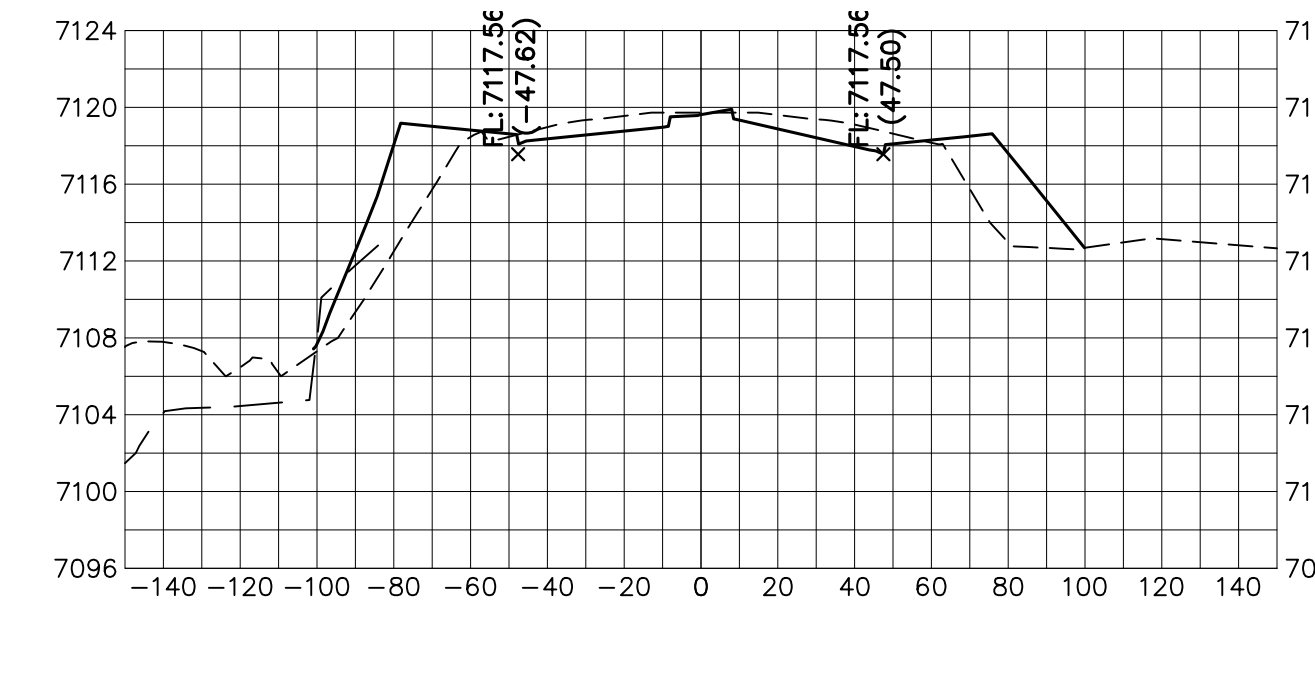
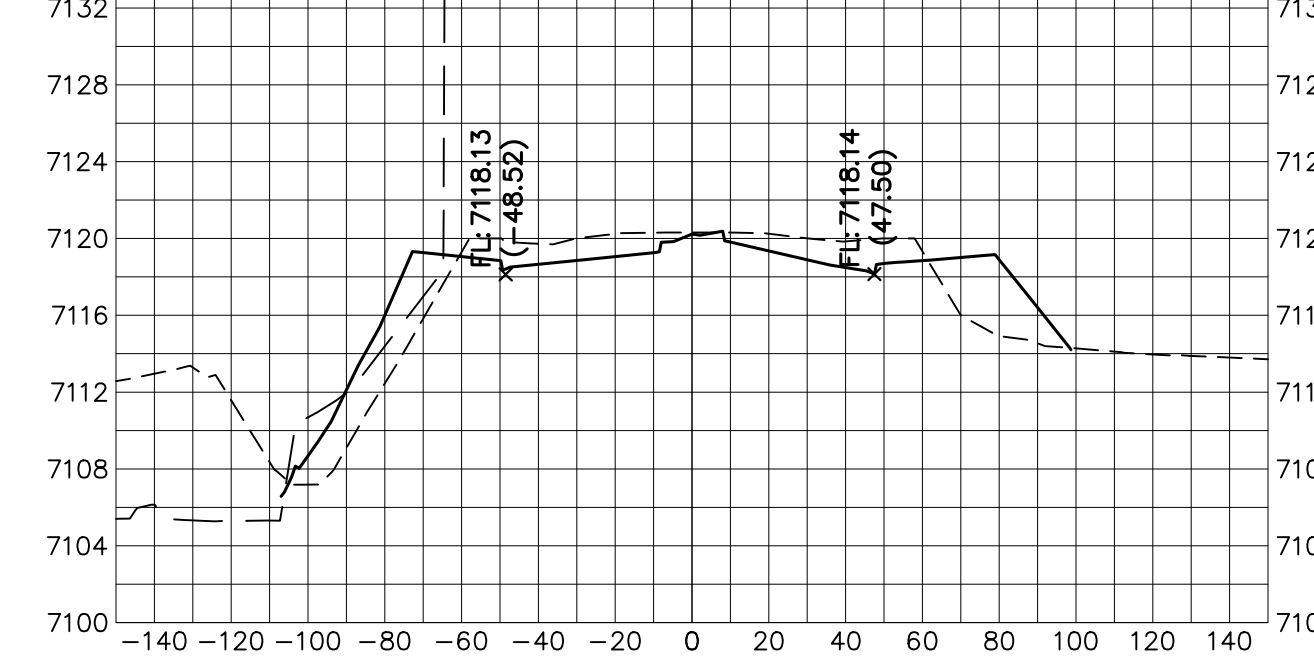
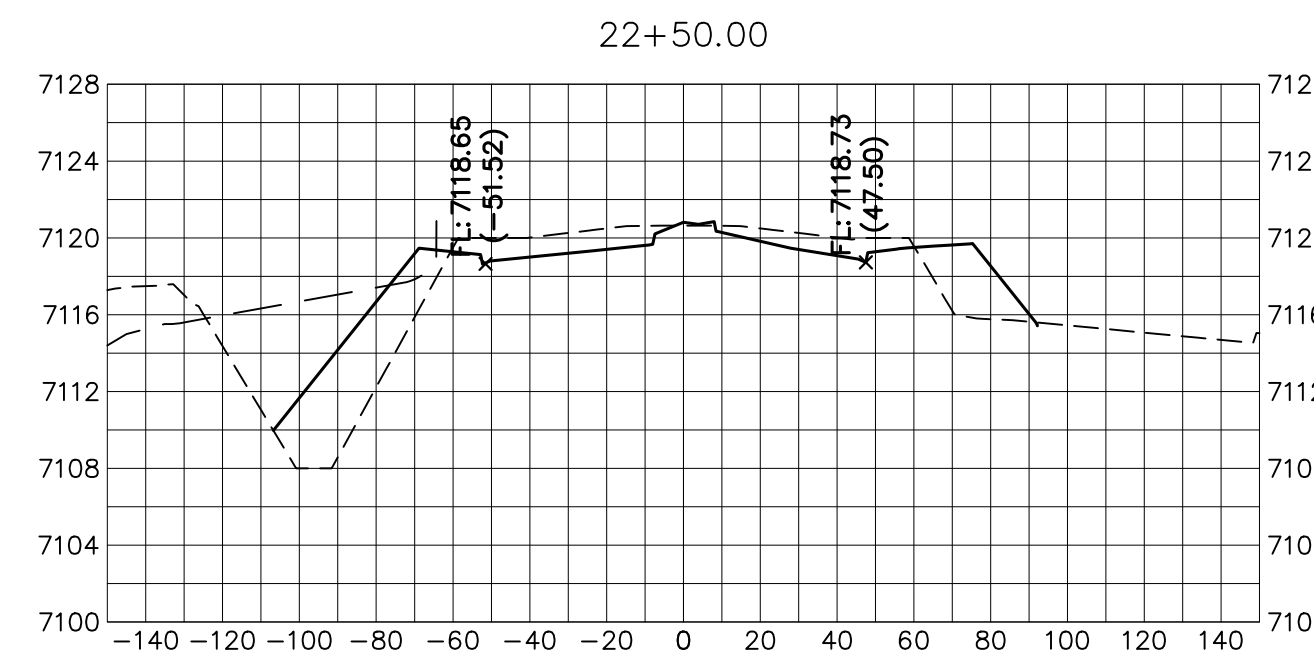
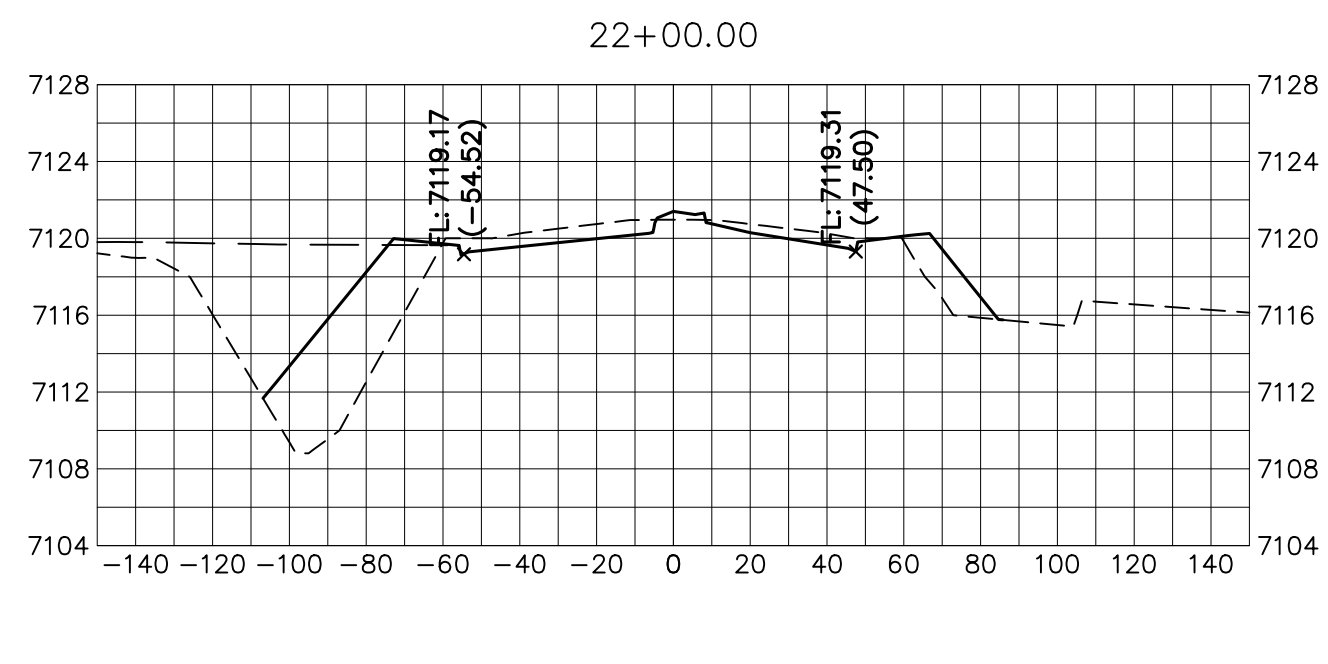
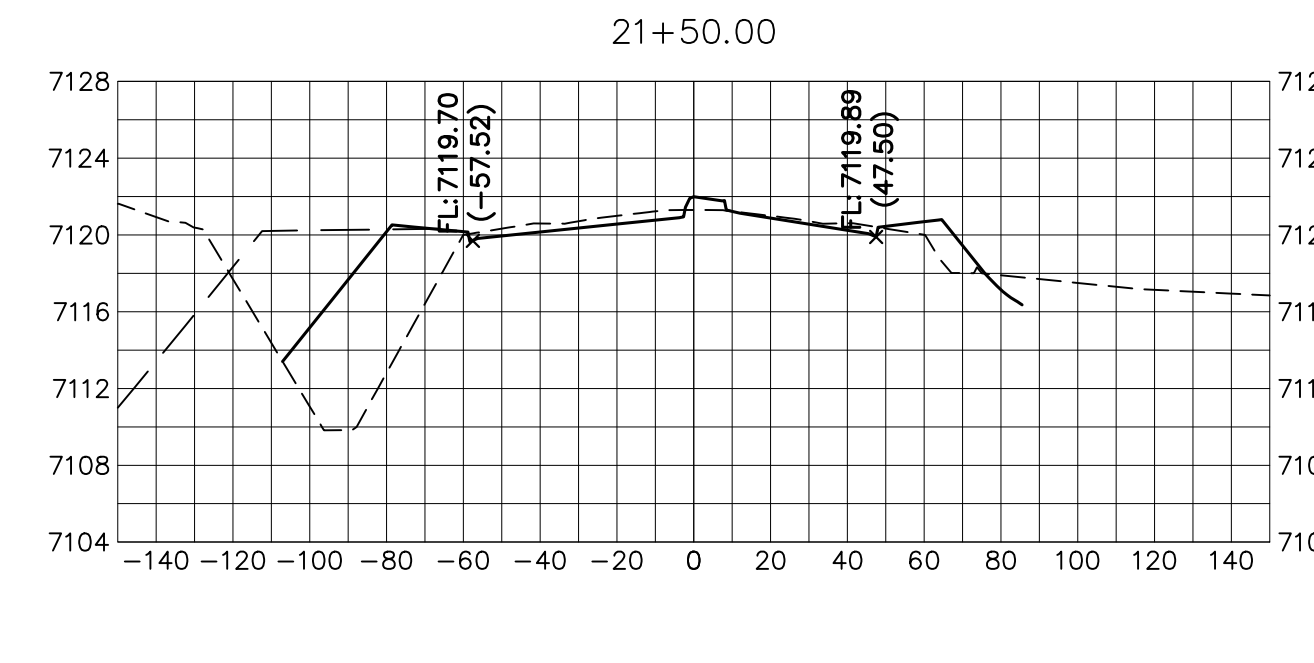
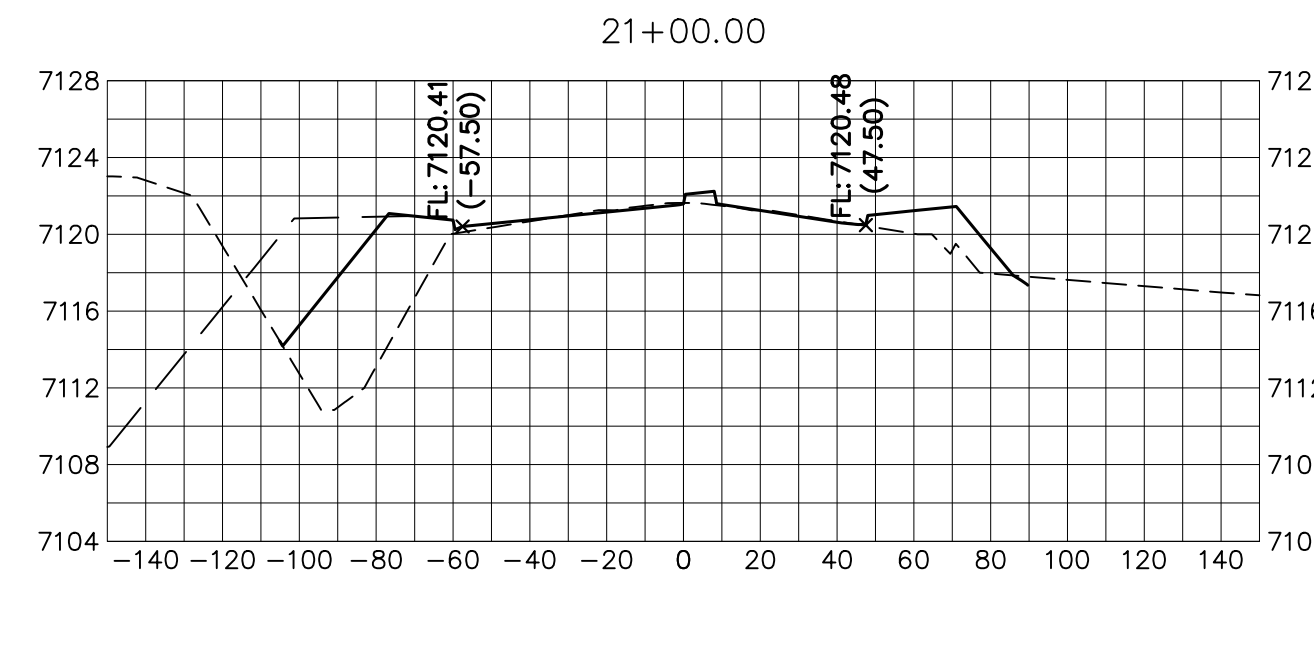
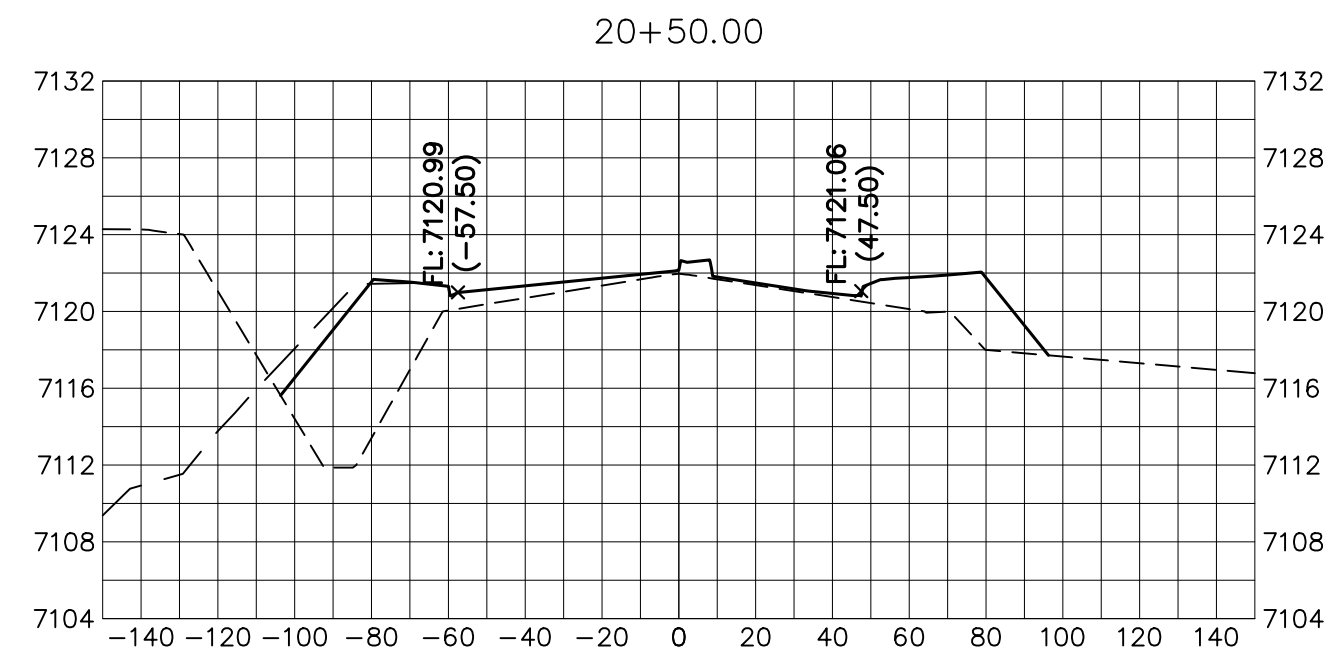
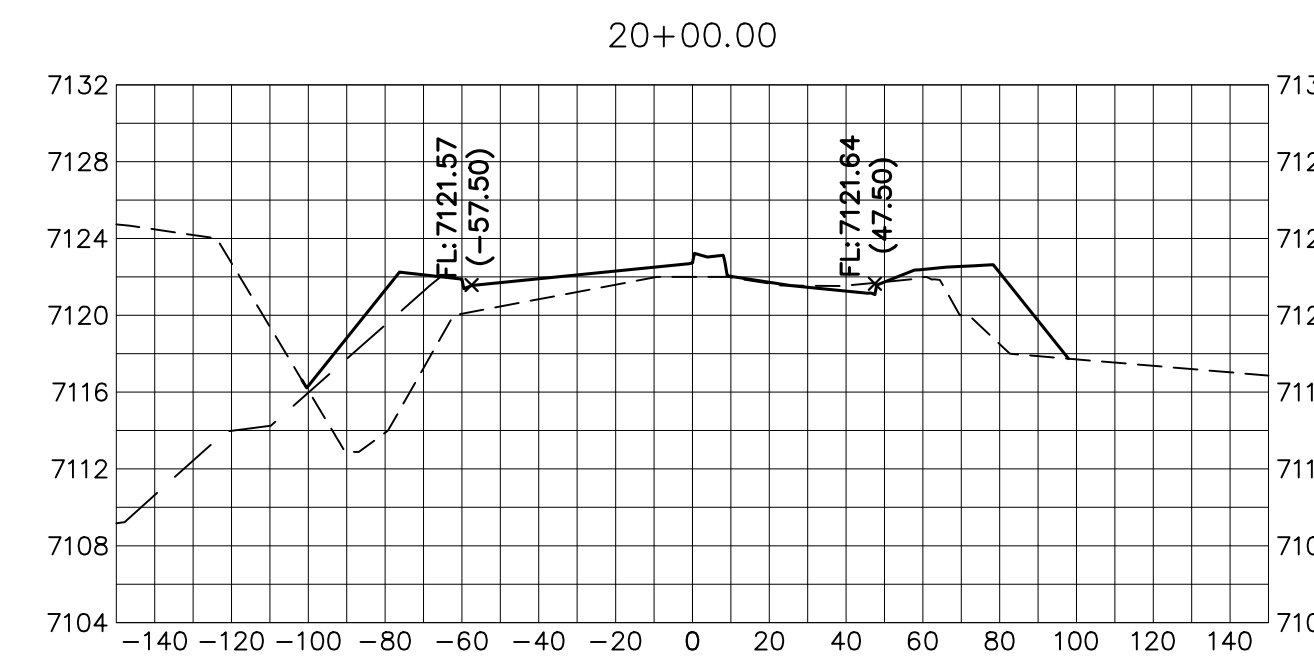
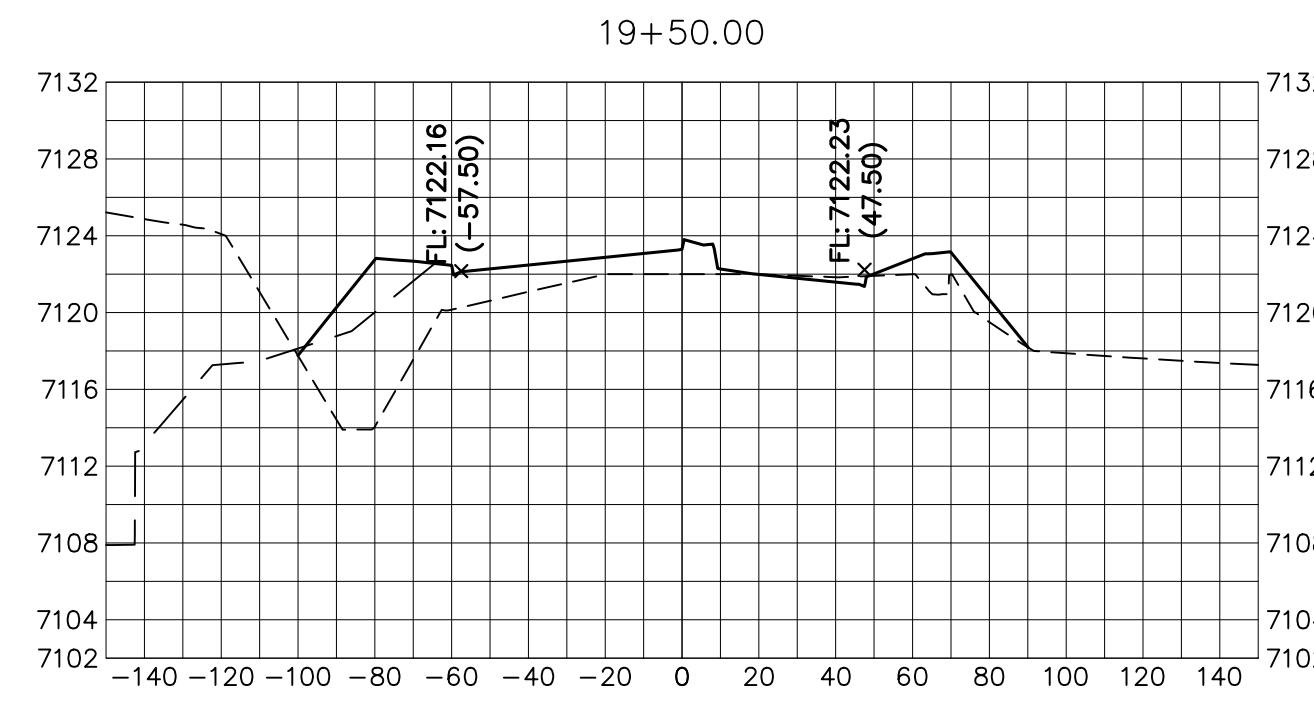
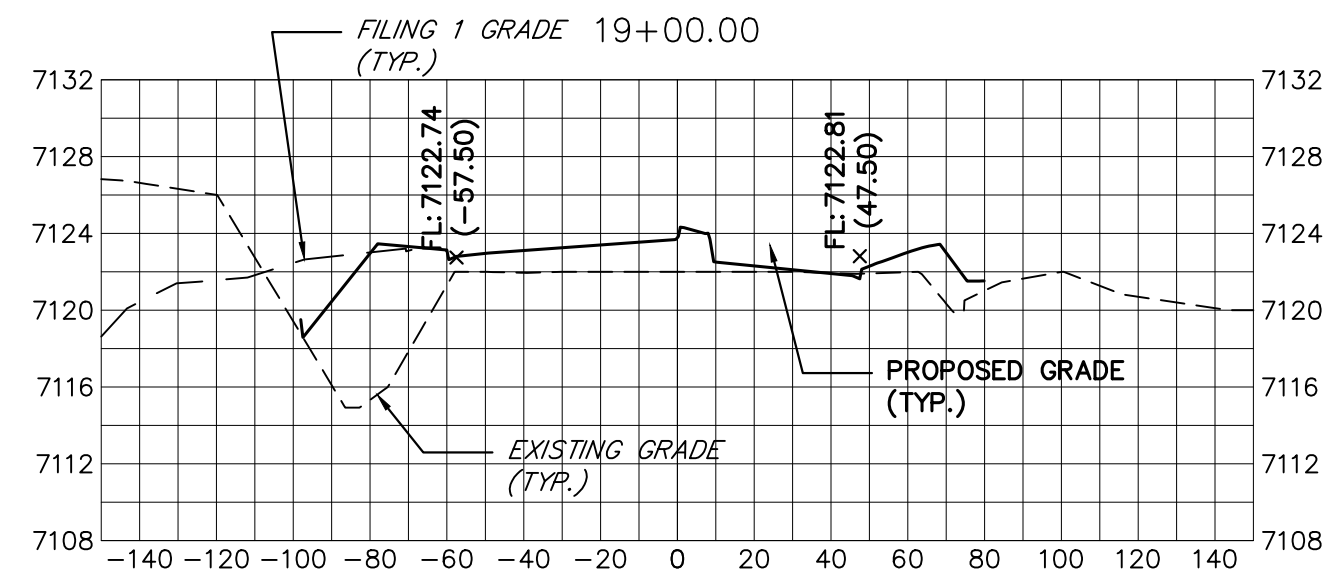
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STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD SIGNING & STRIPING
 SHEET 23 OF 32
 JOB NO. 25188.03



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KEY MAP
N.T.S.

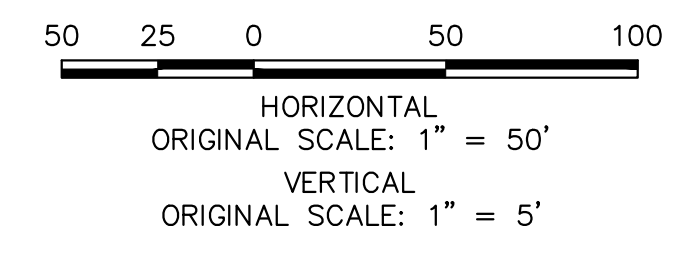
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

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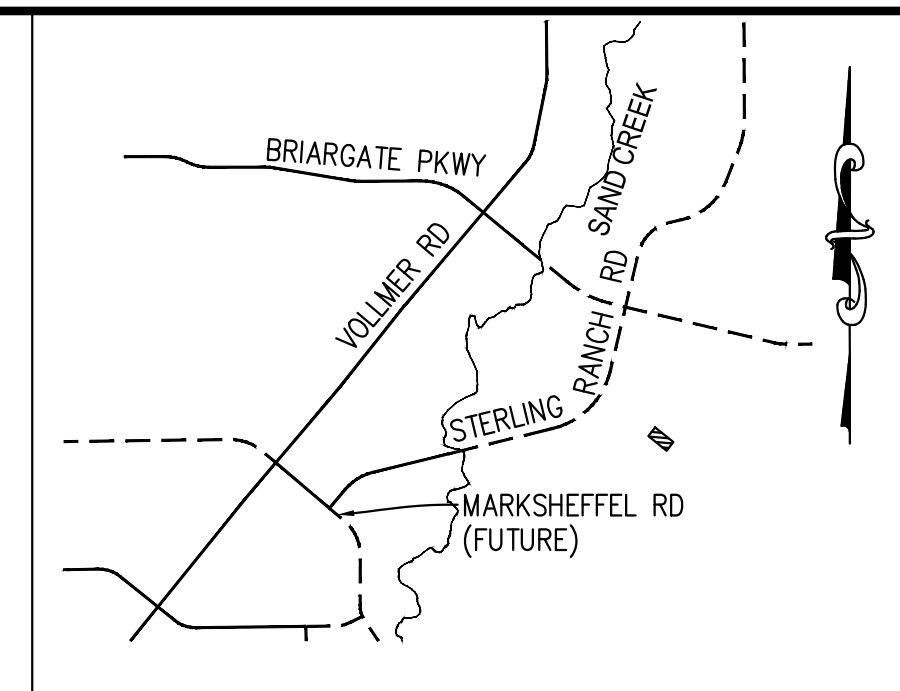
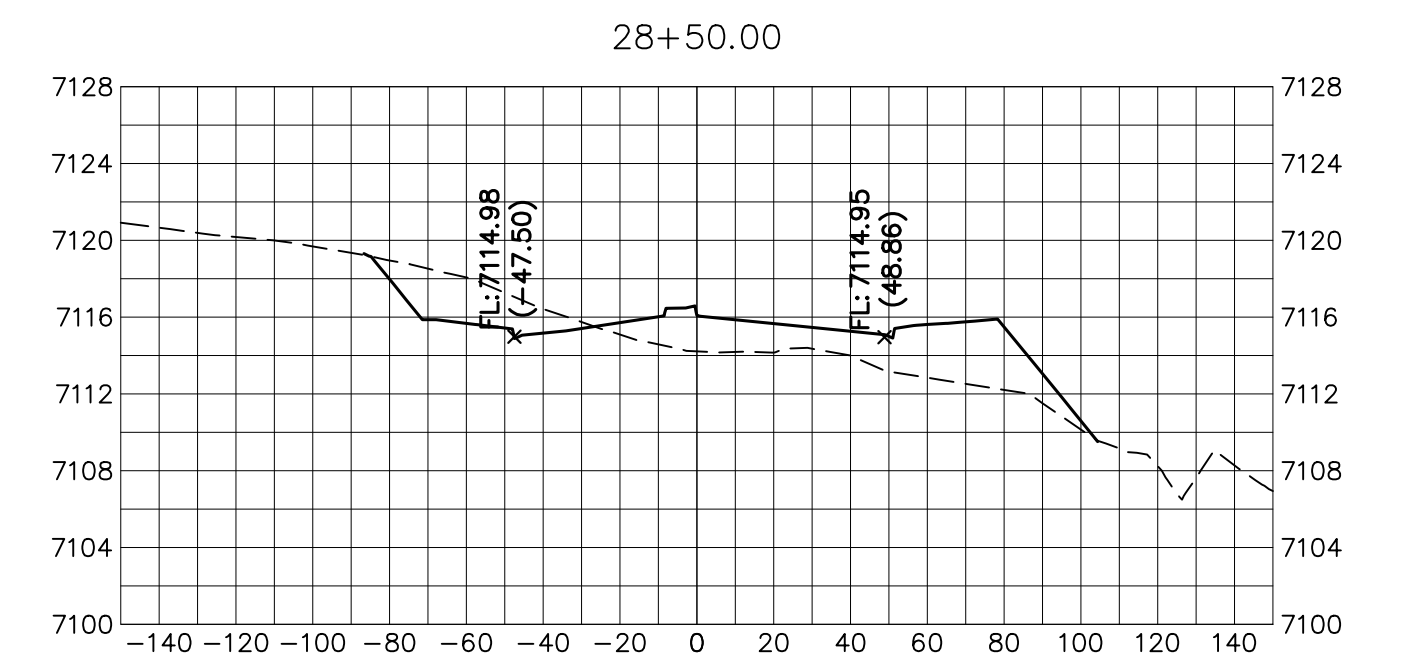
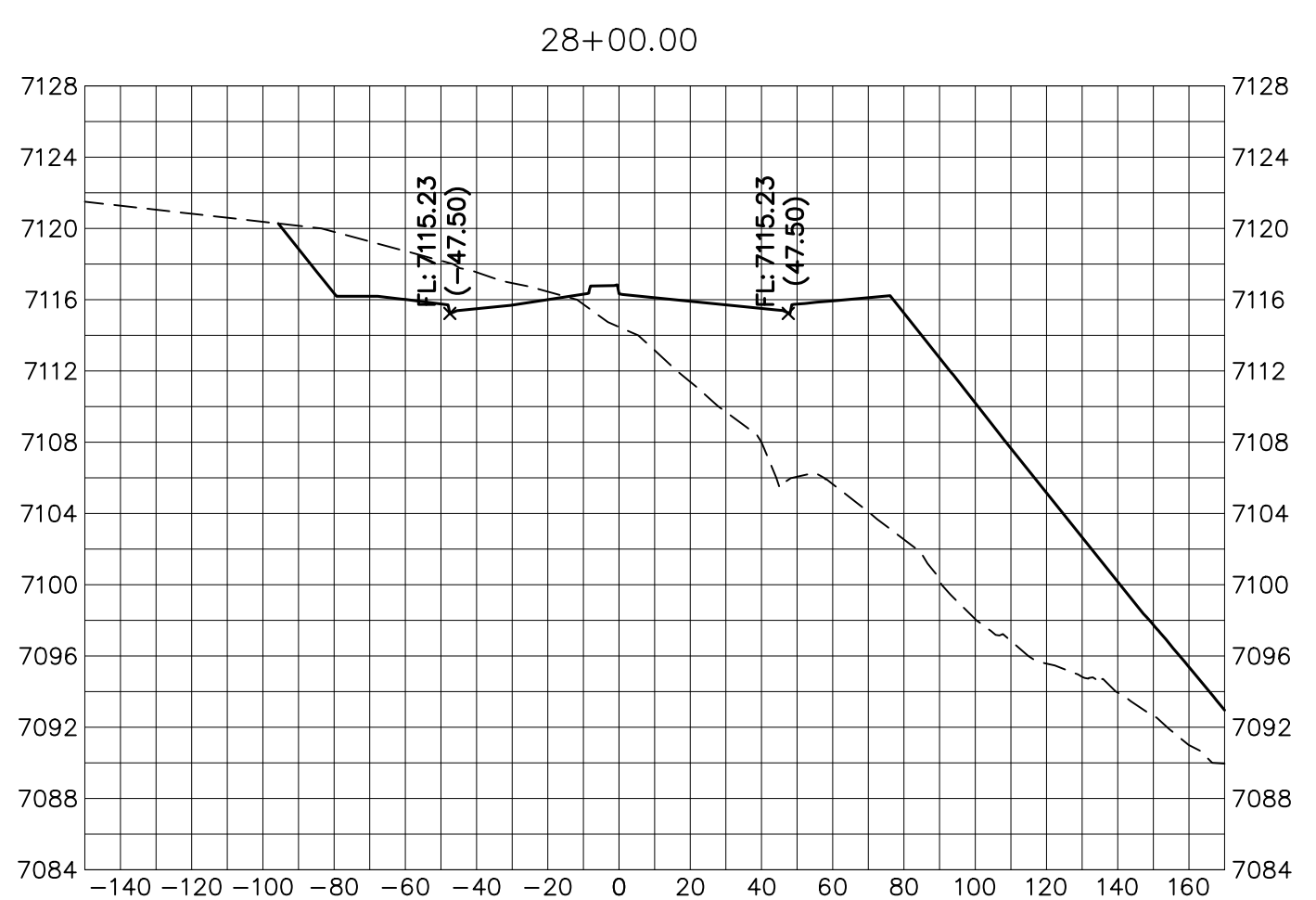
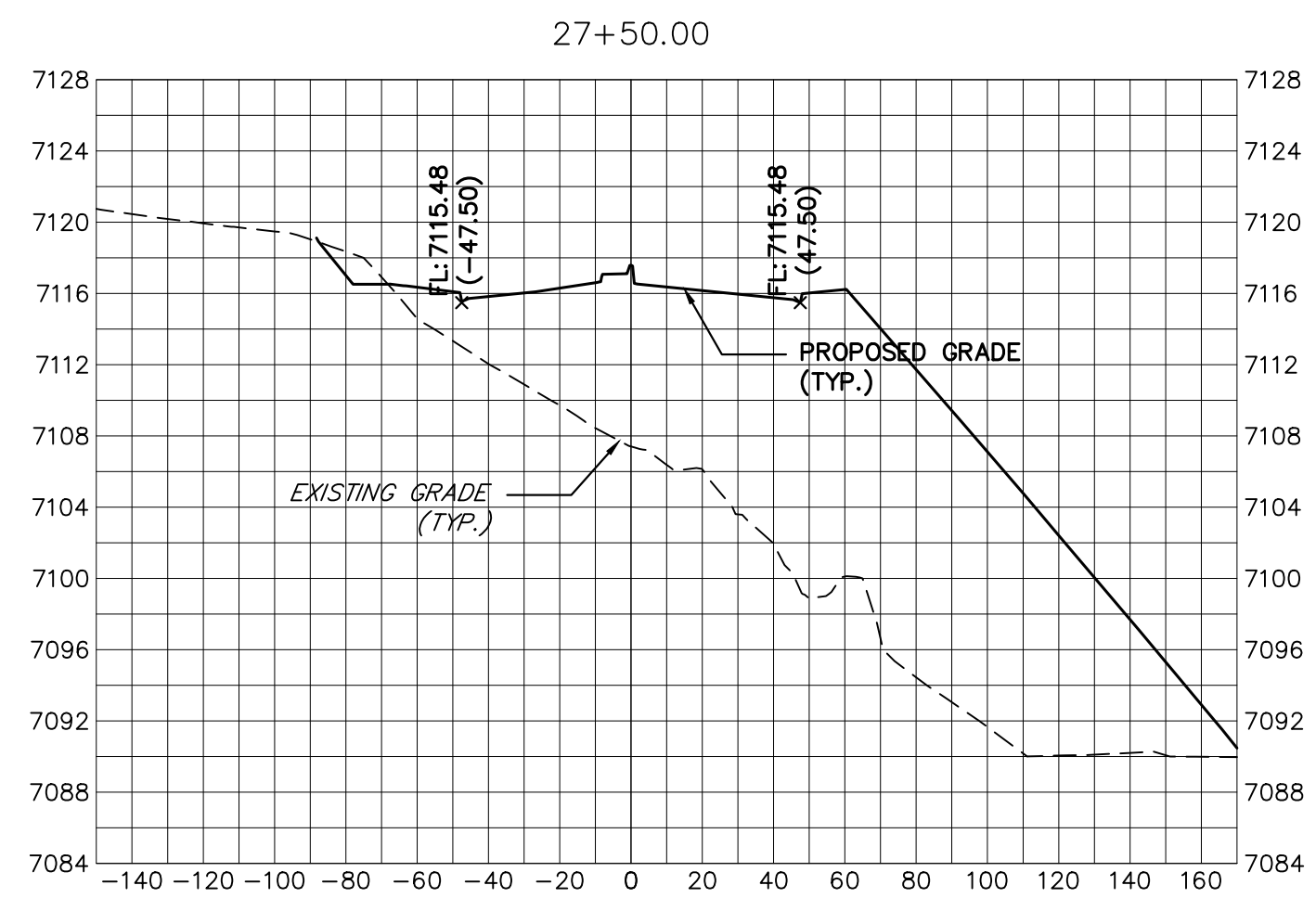
BY	DATE	No.	REVISION

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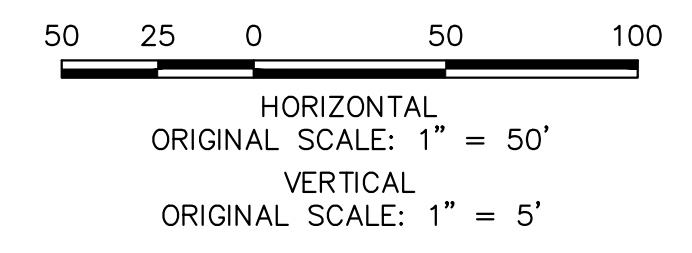
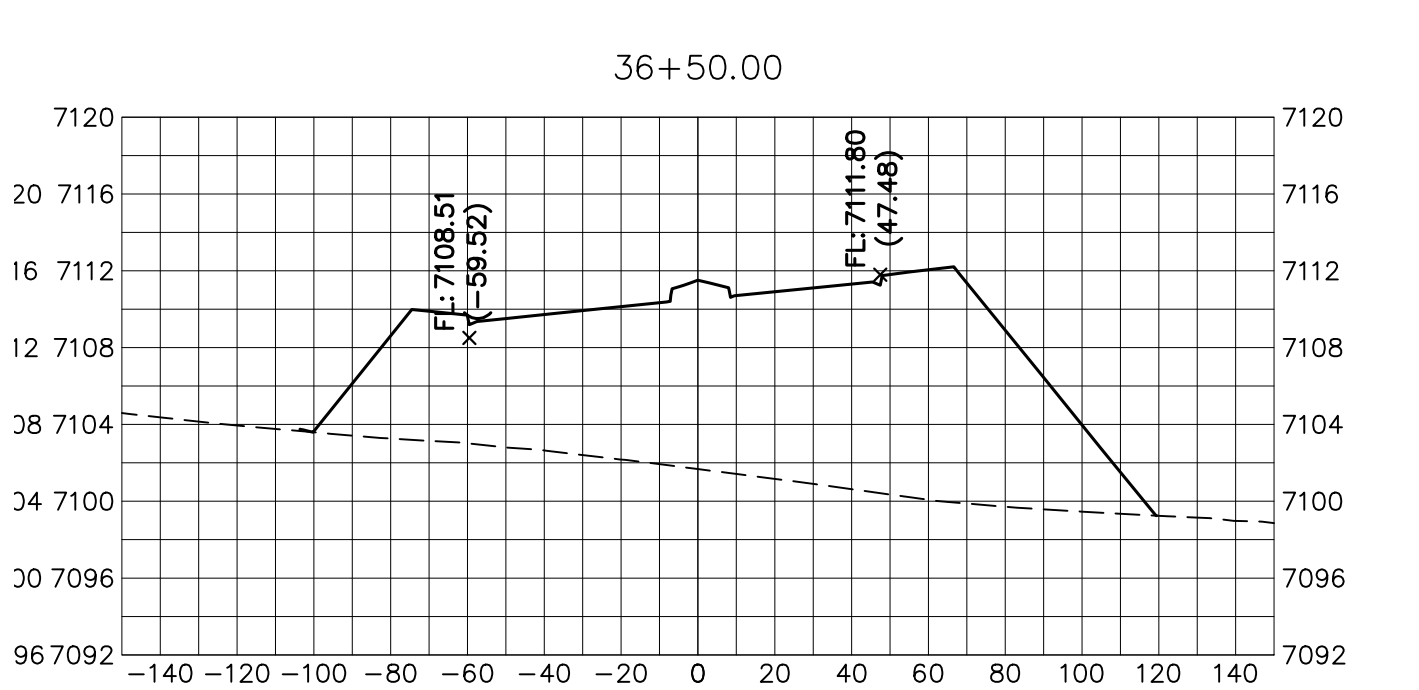
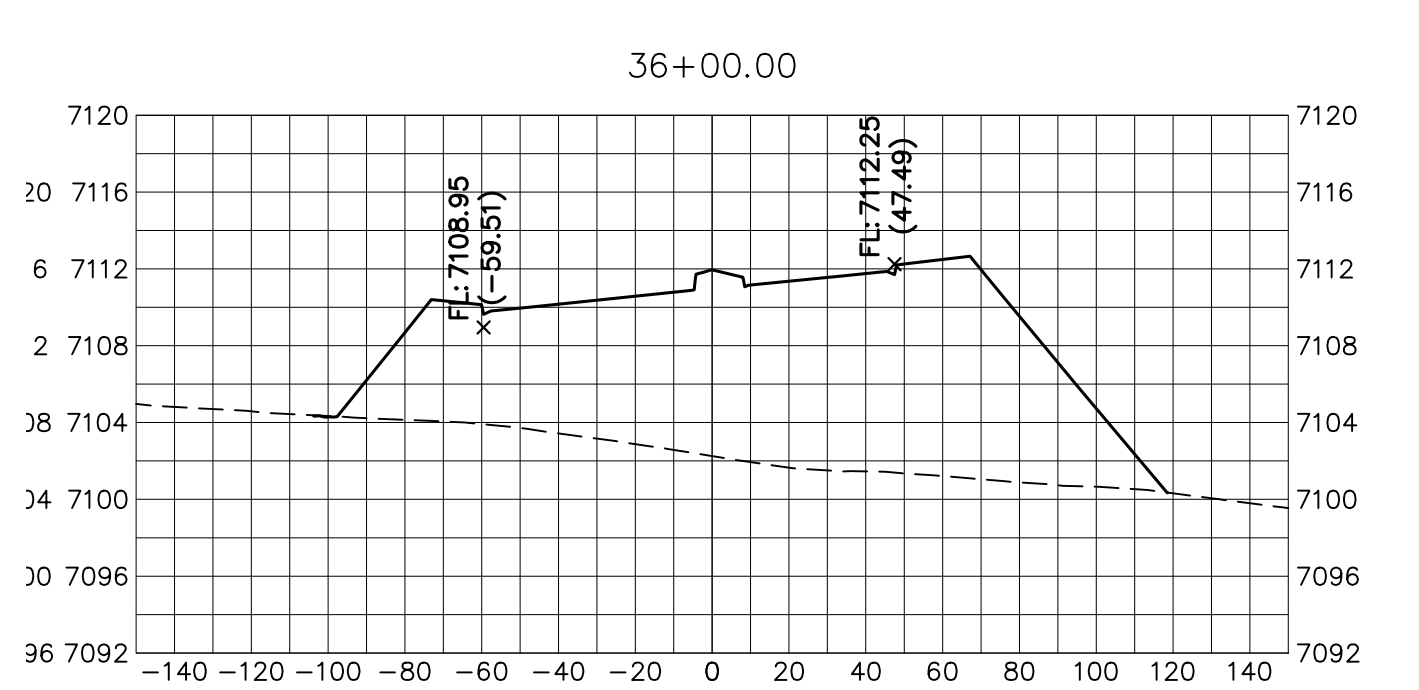
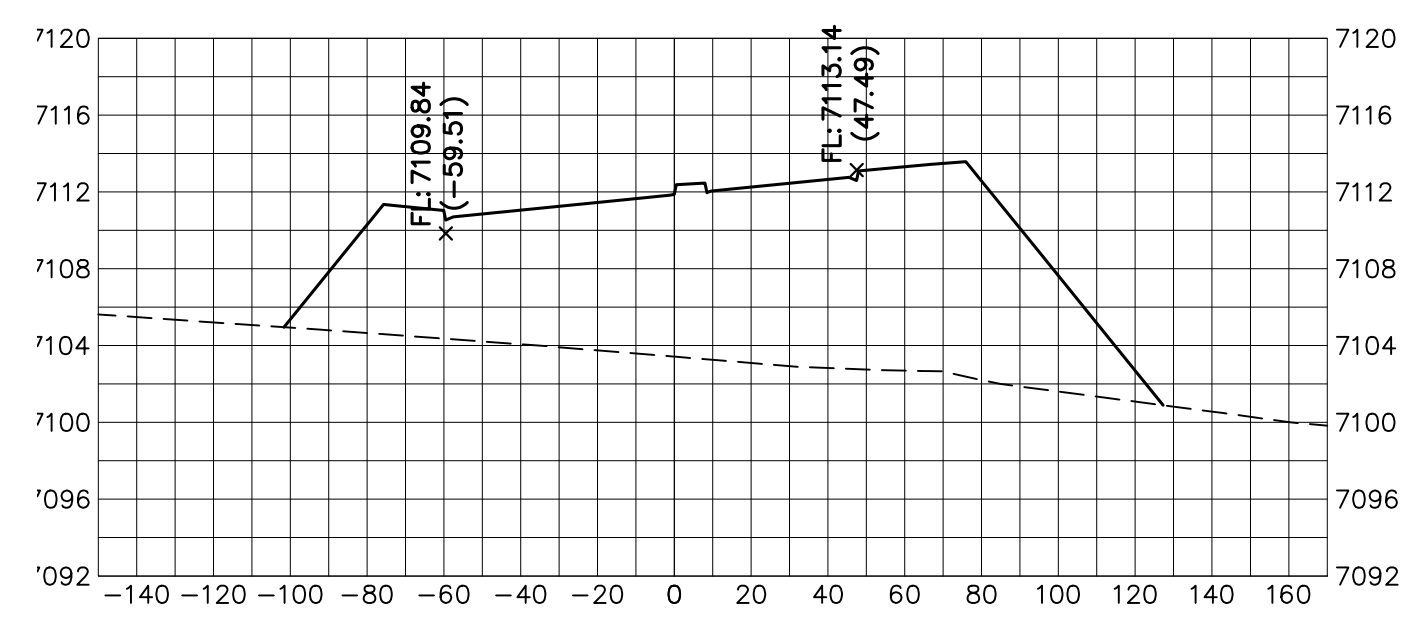
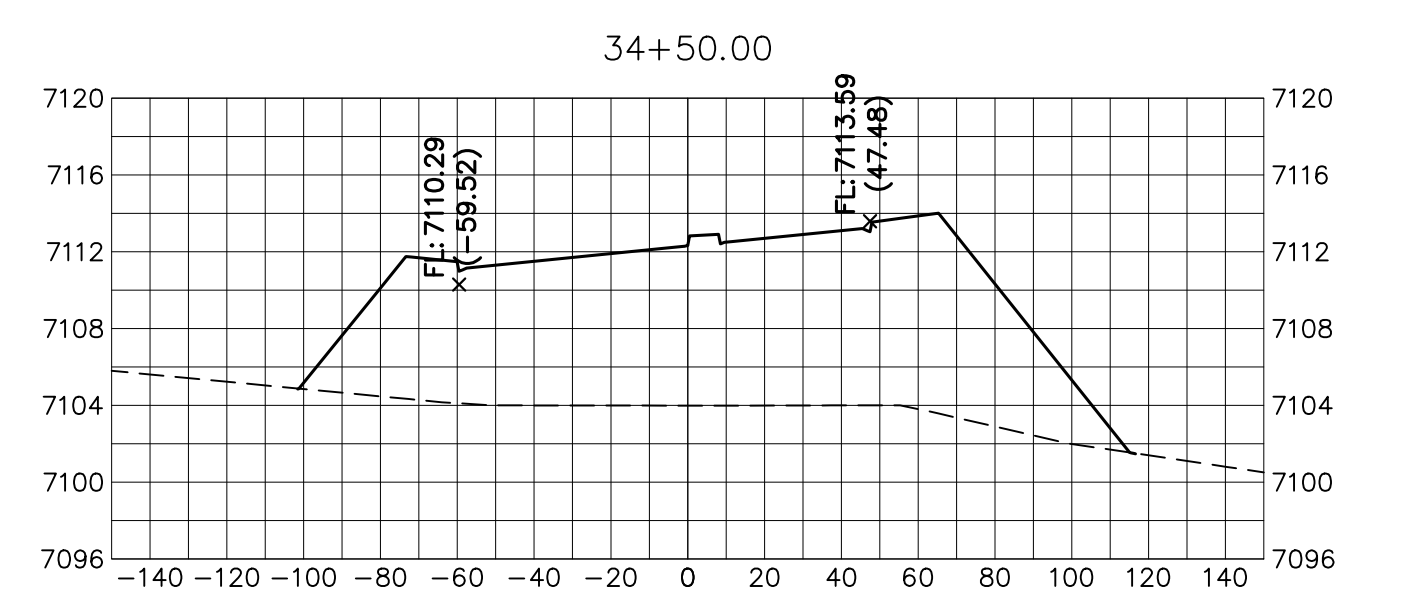
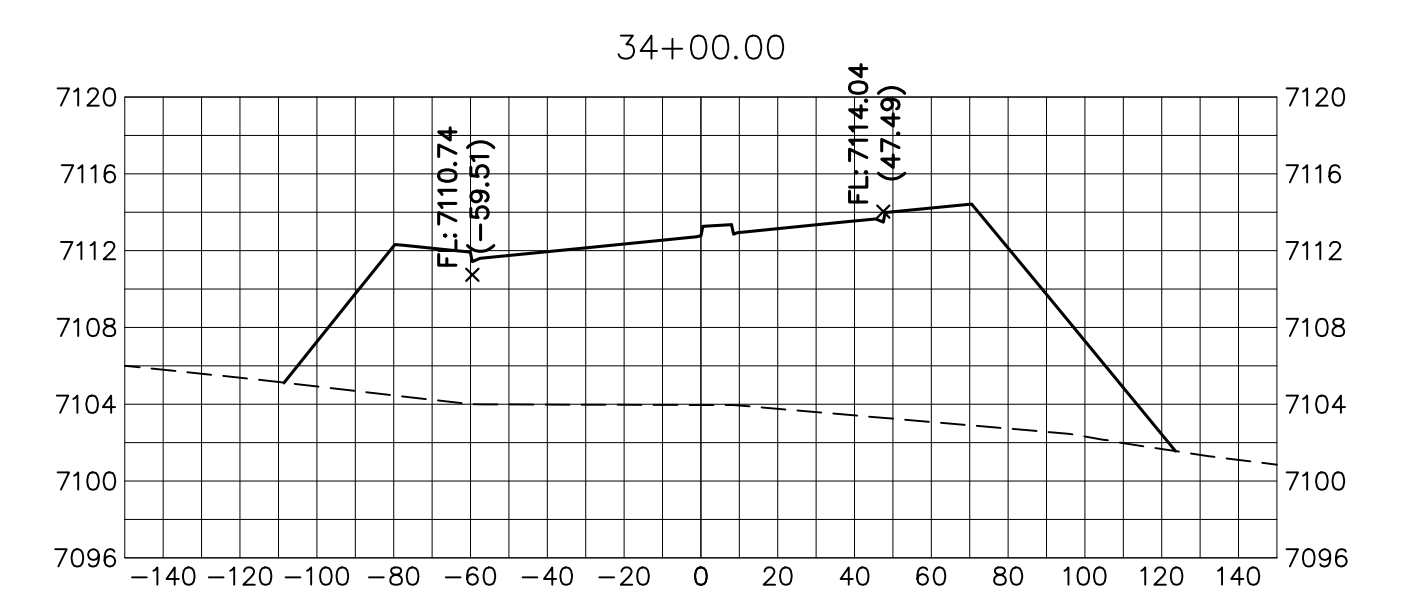
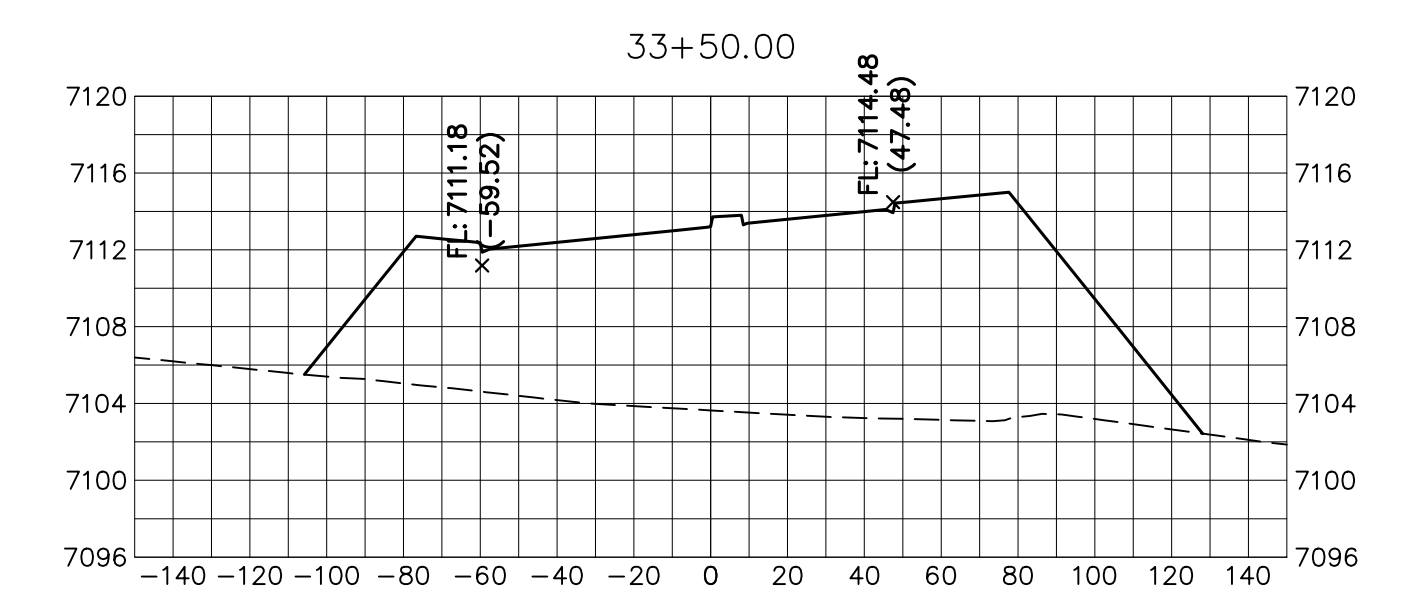
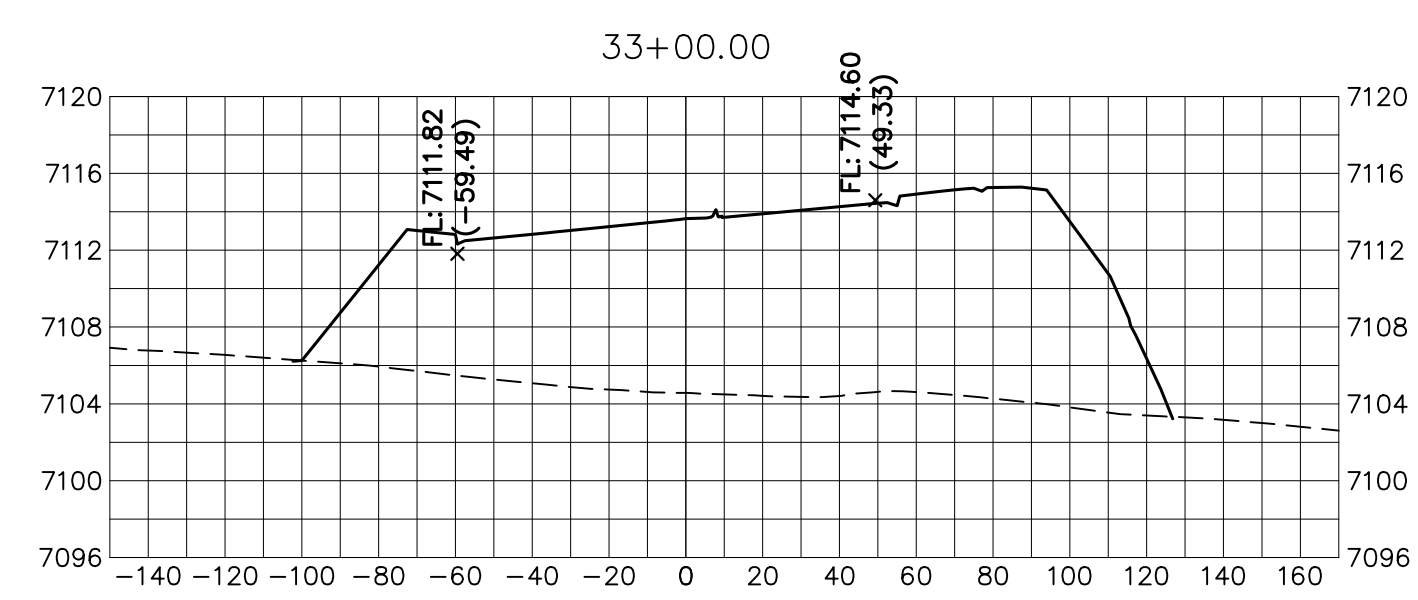
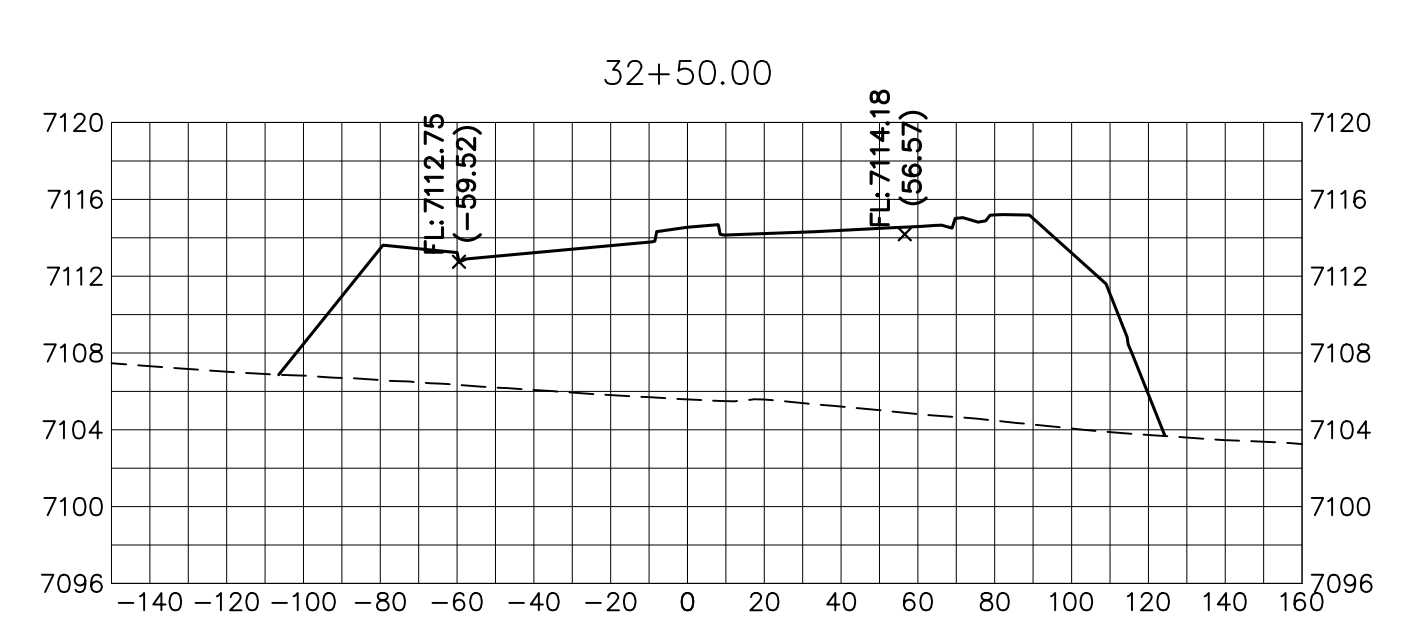
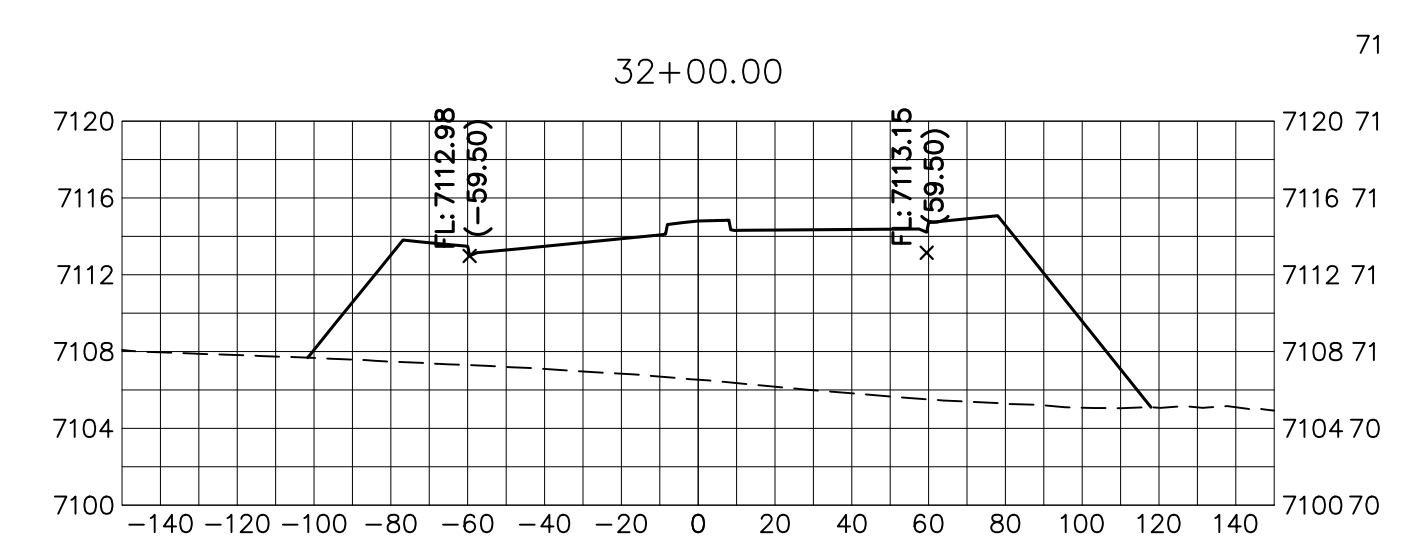
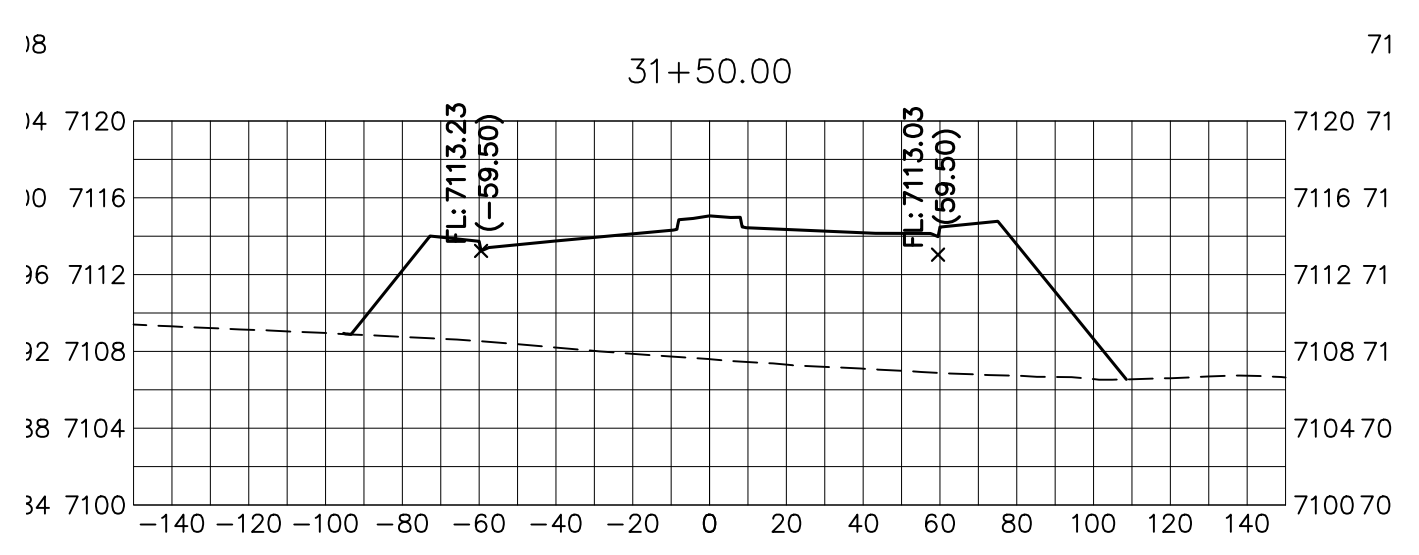
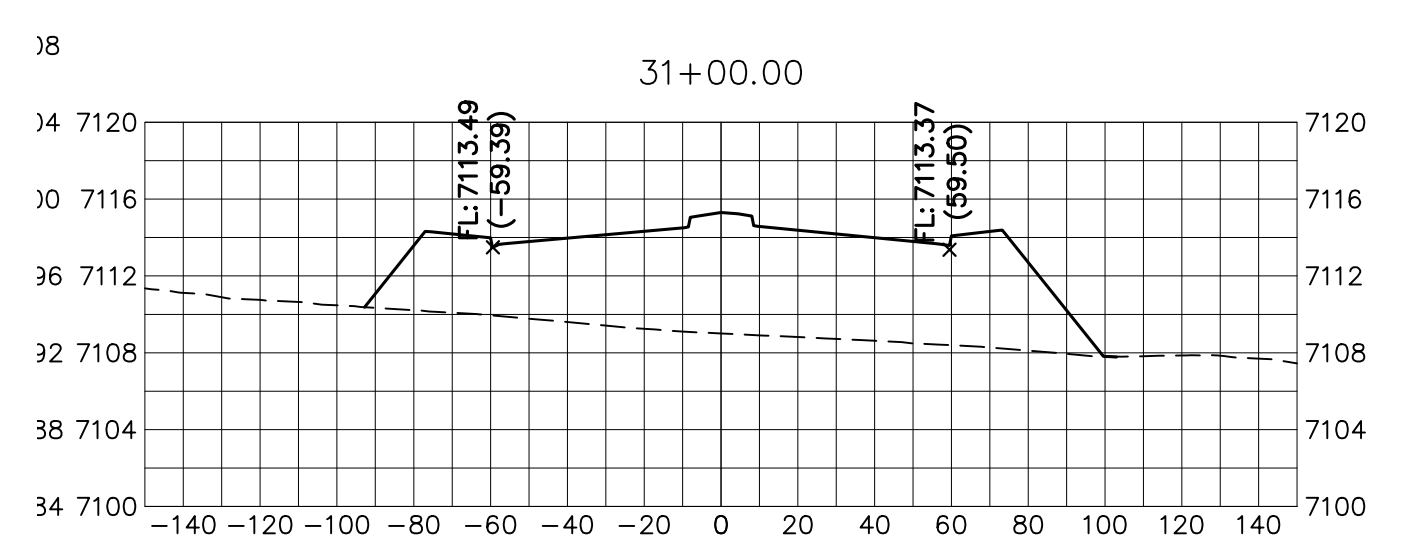
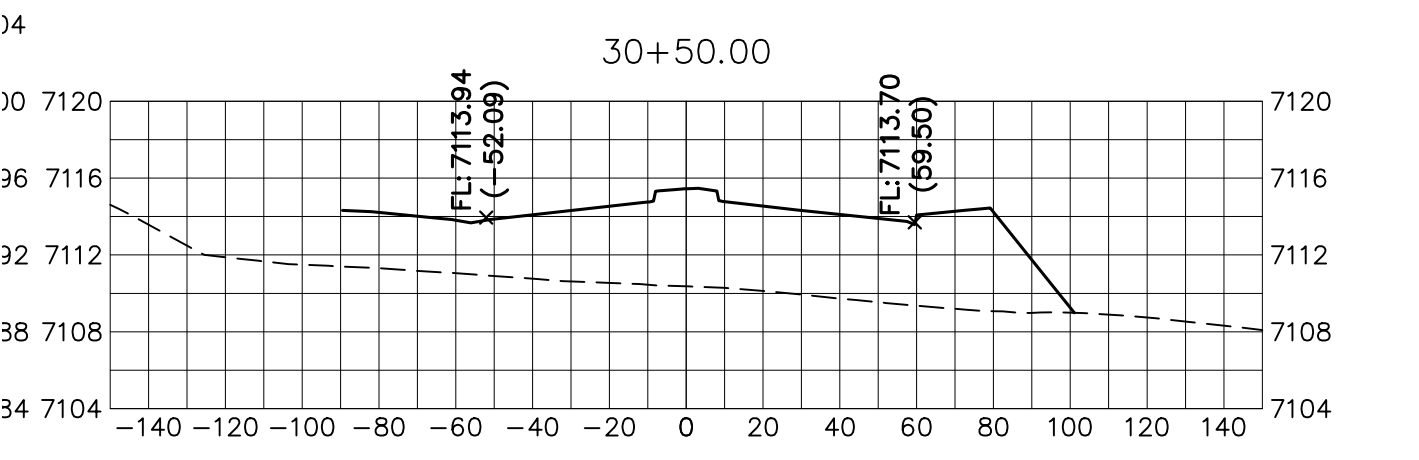
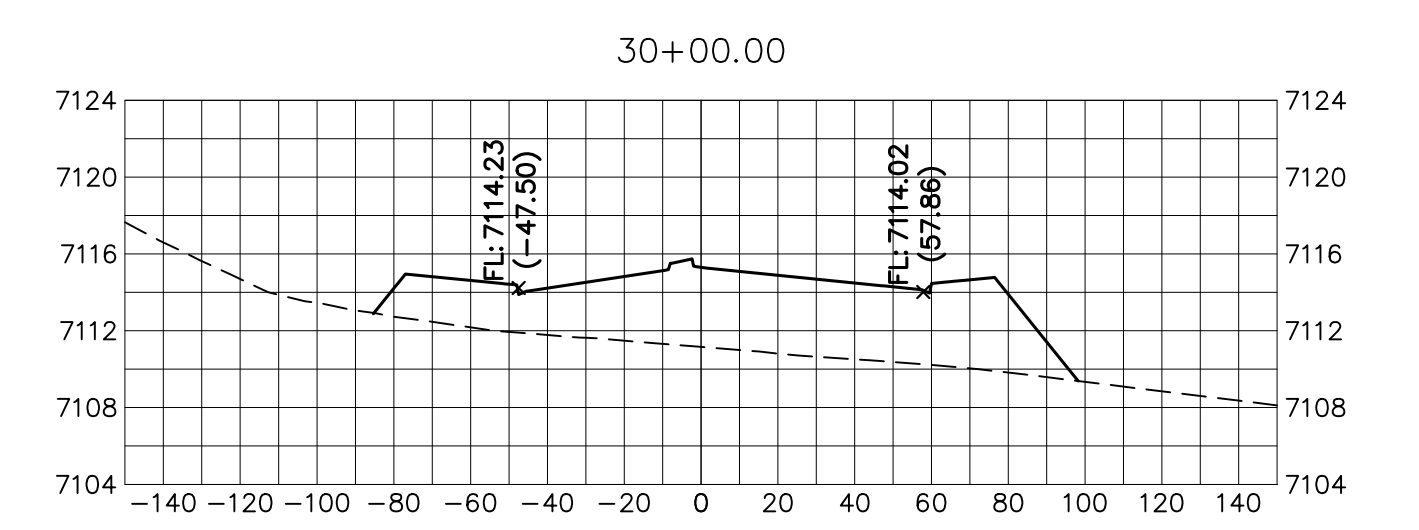
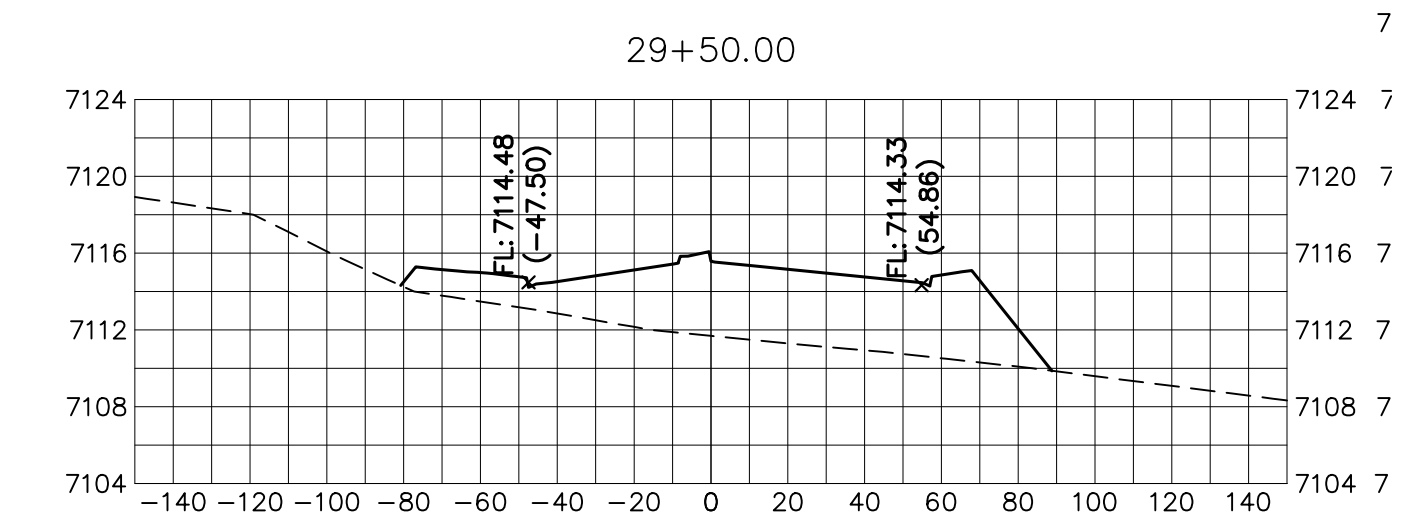
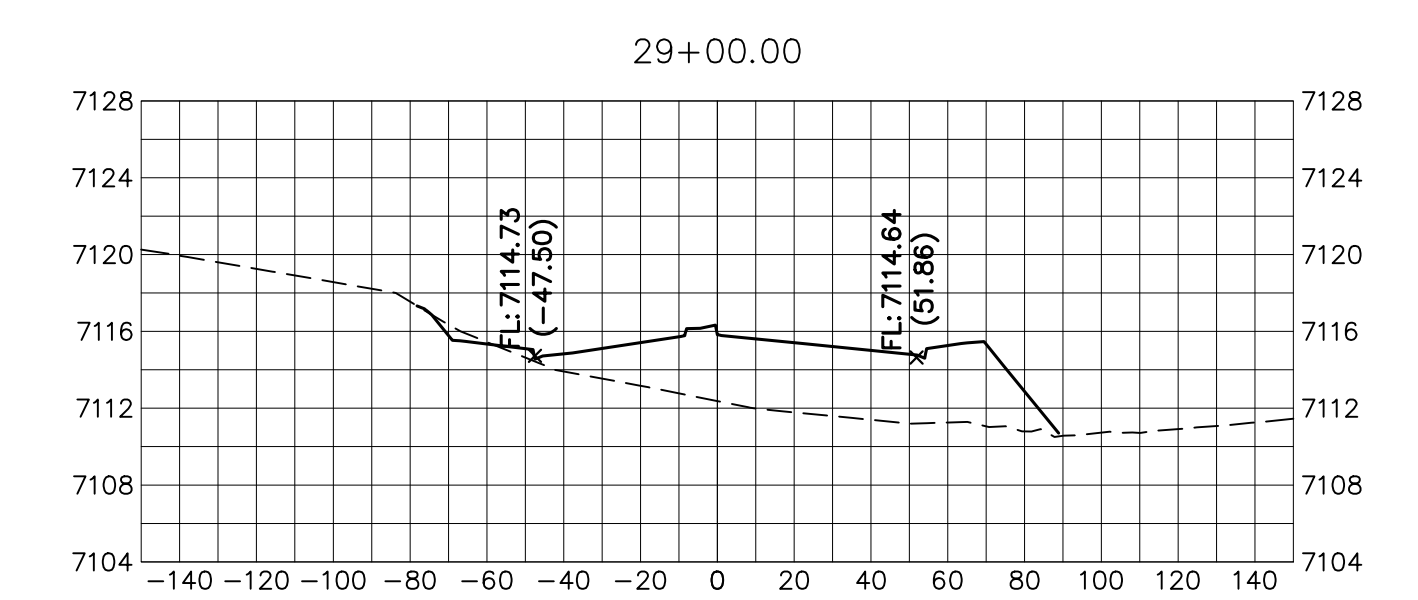
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE 05/09/23

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



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



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

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

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

DATE: 05/09/23

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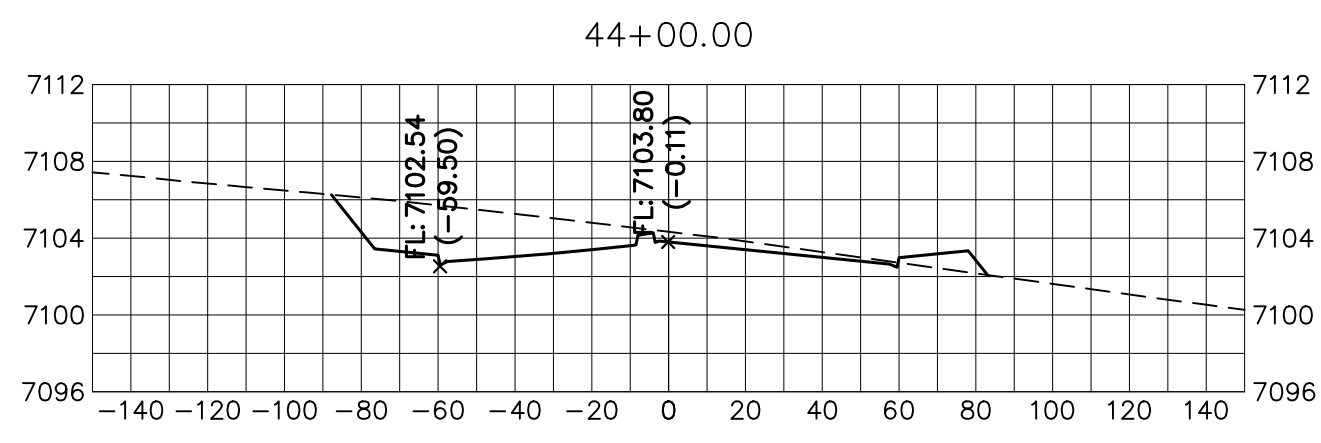
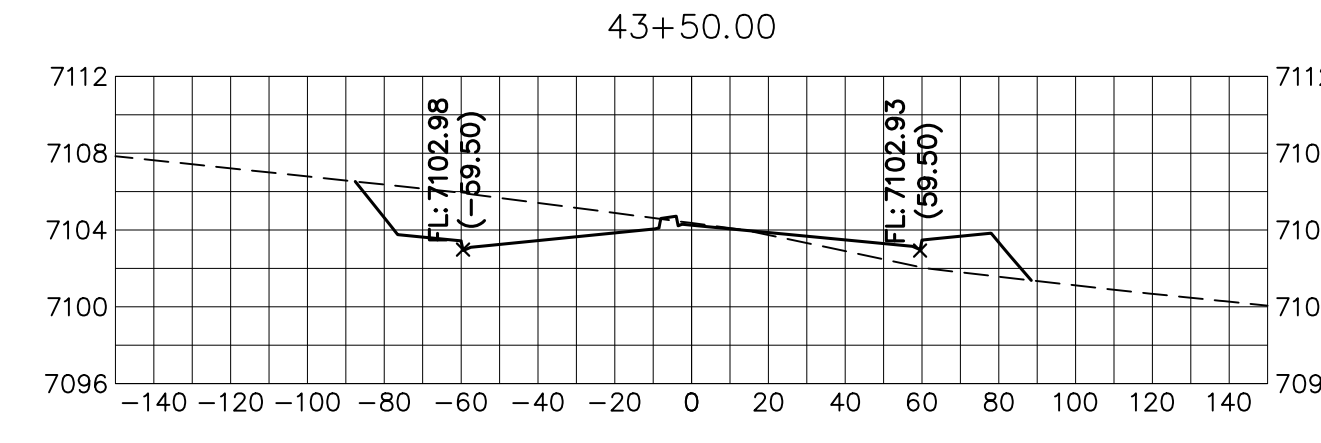
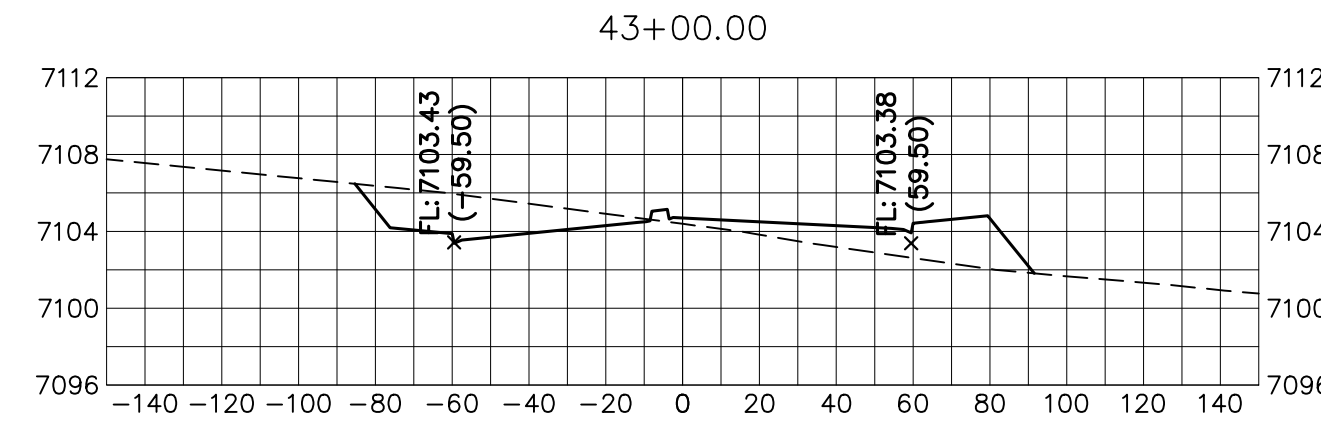
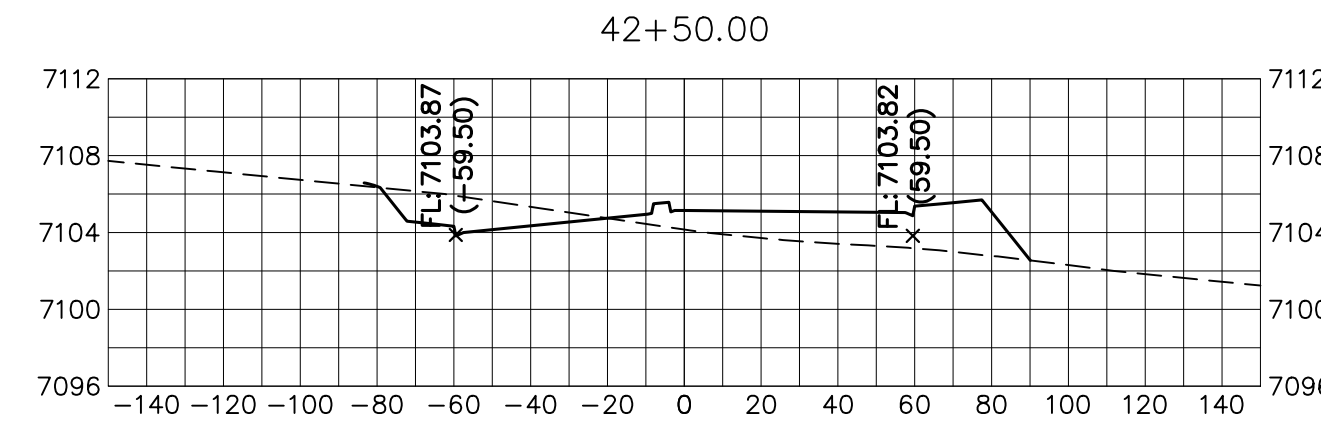
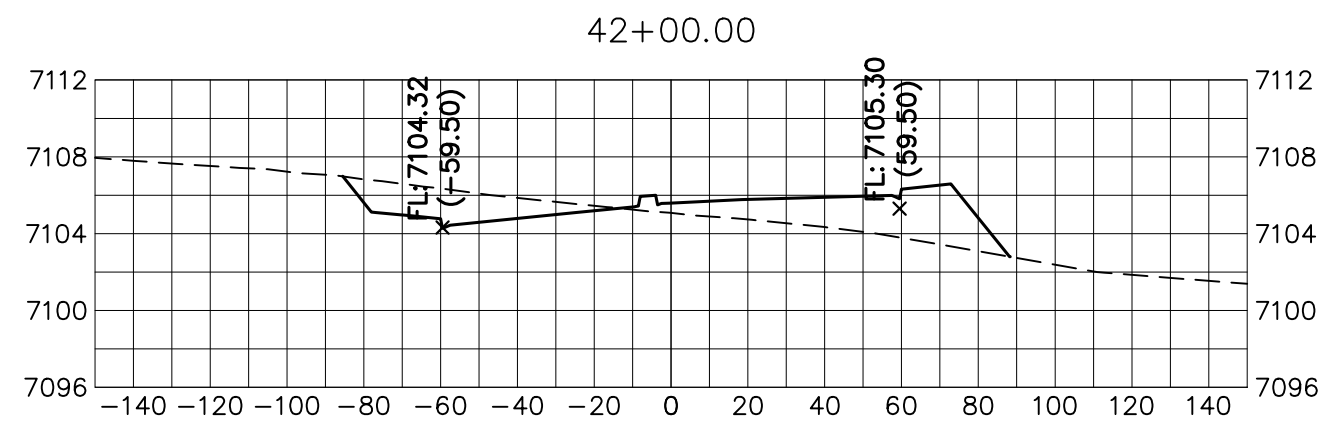
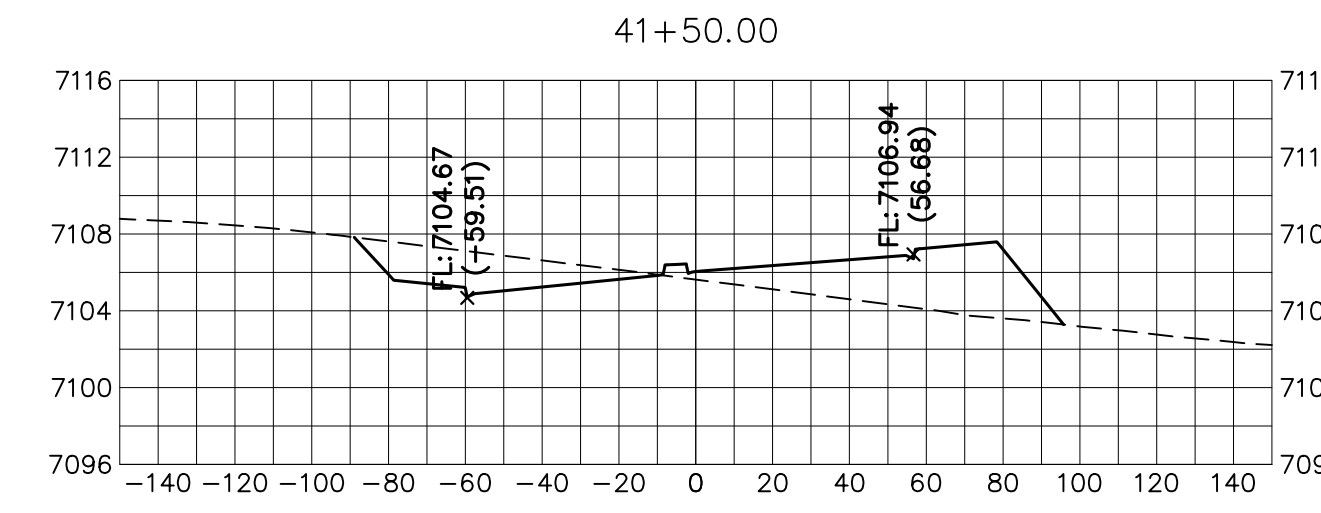
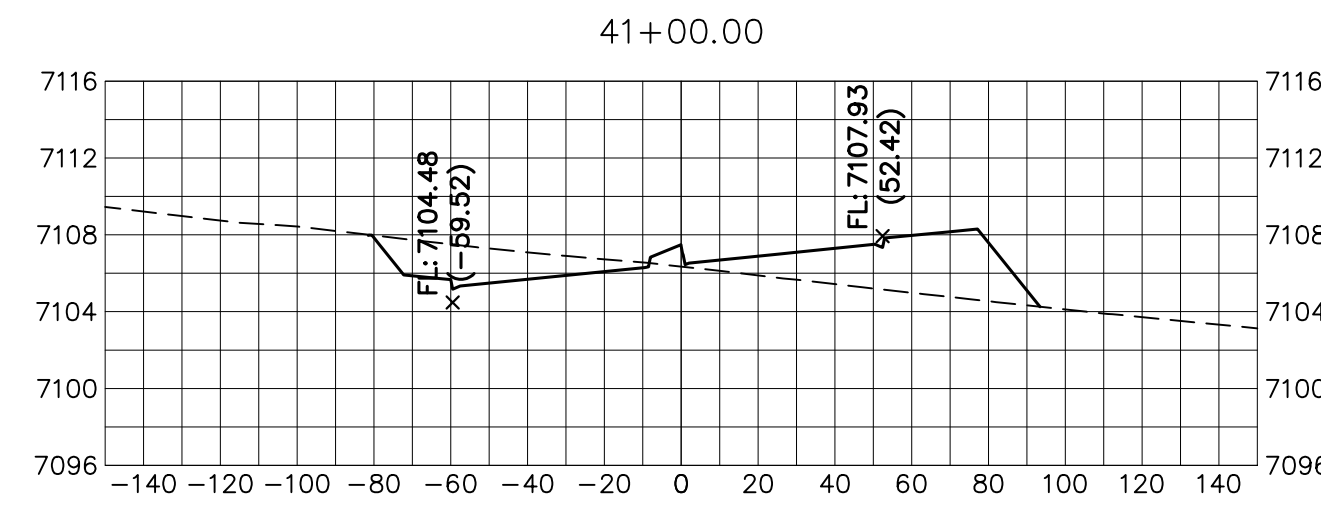
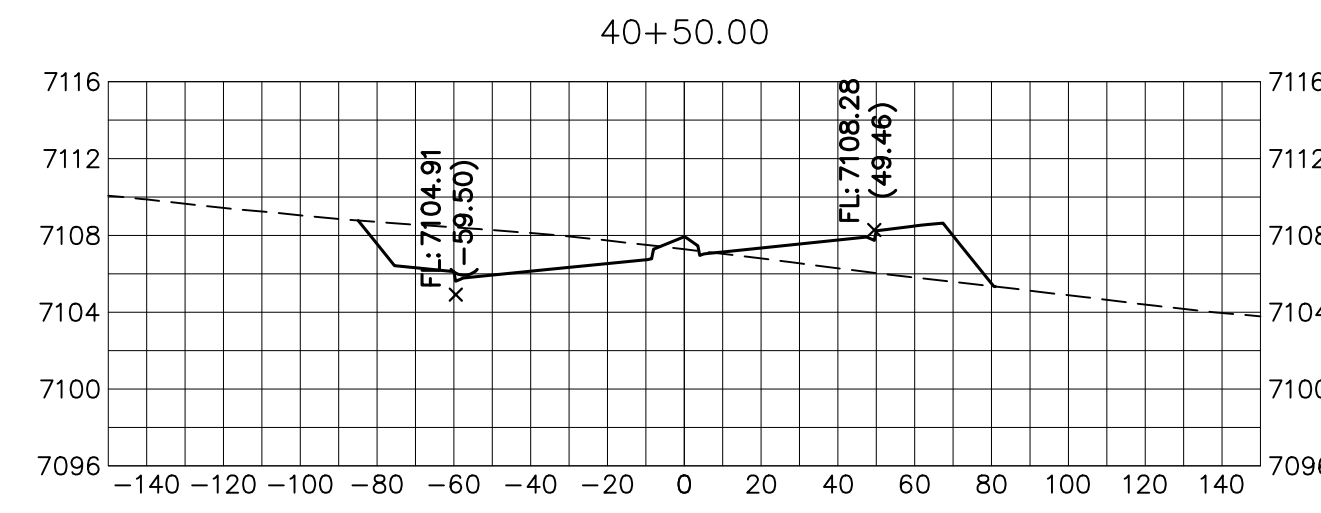
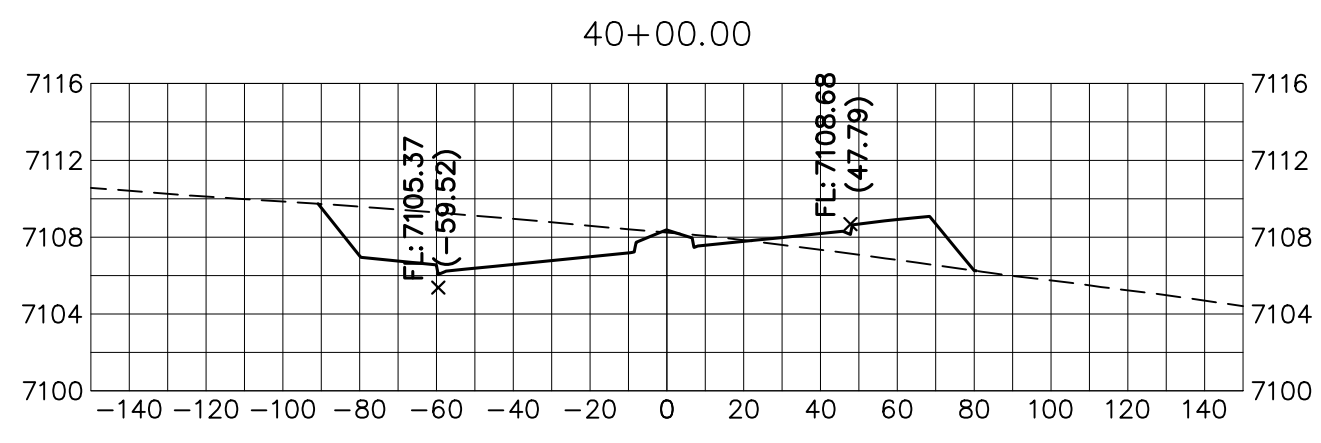
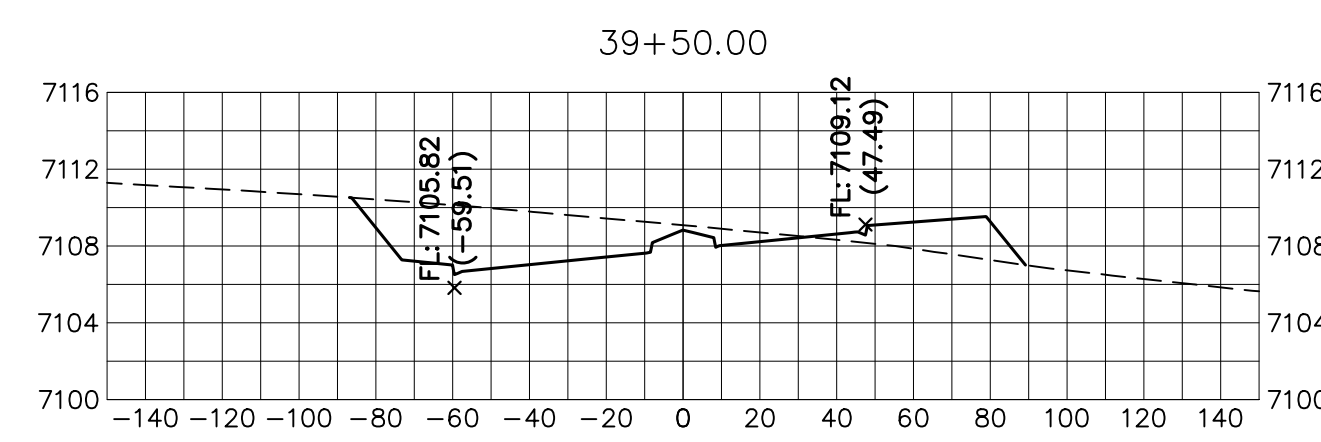
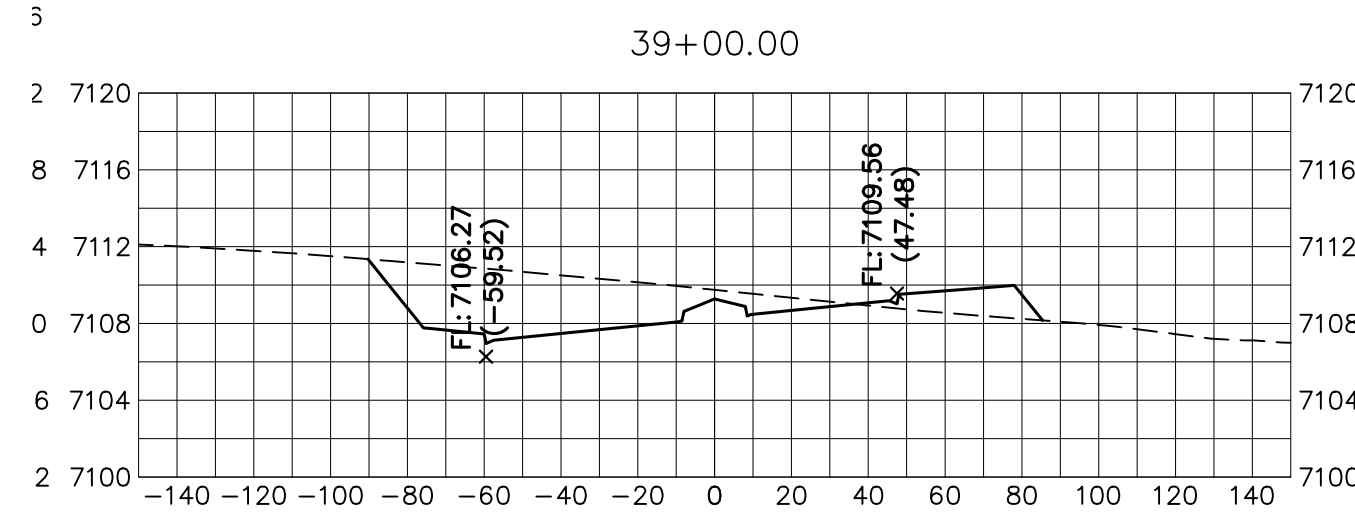
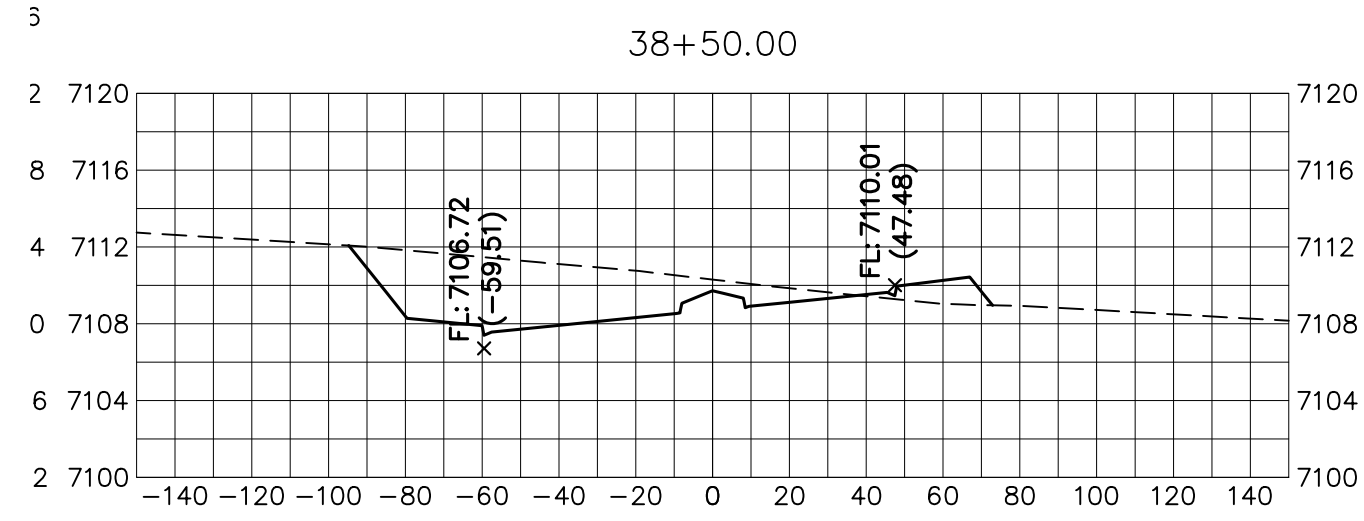
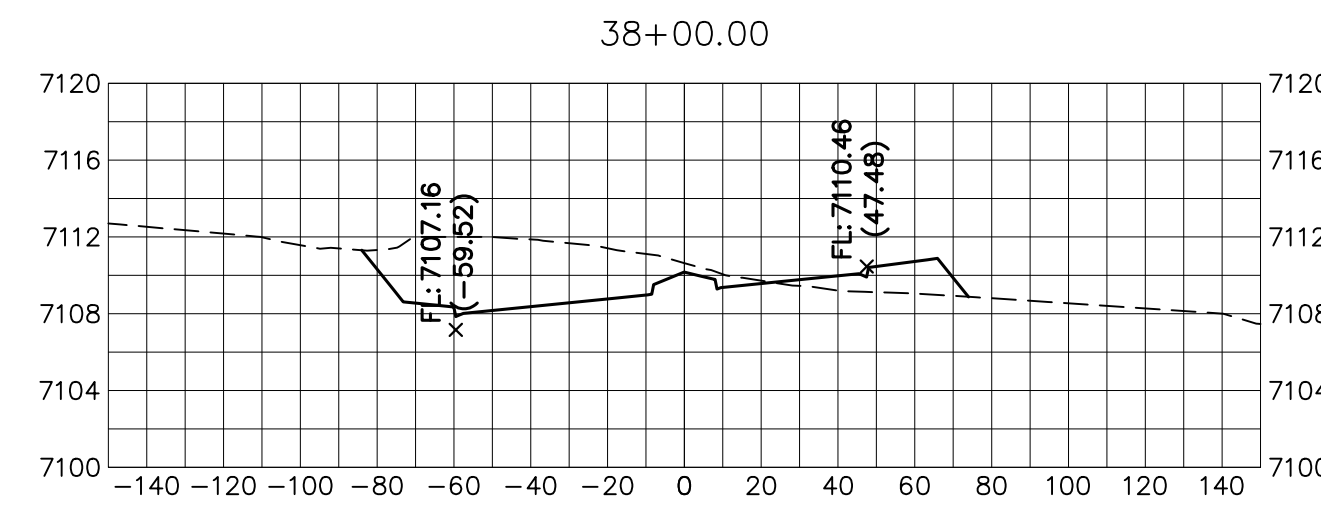
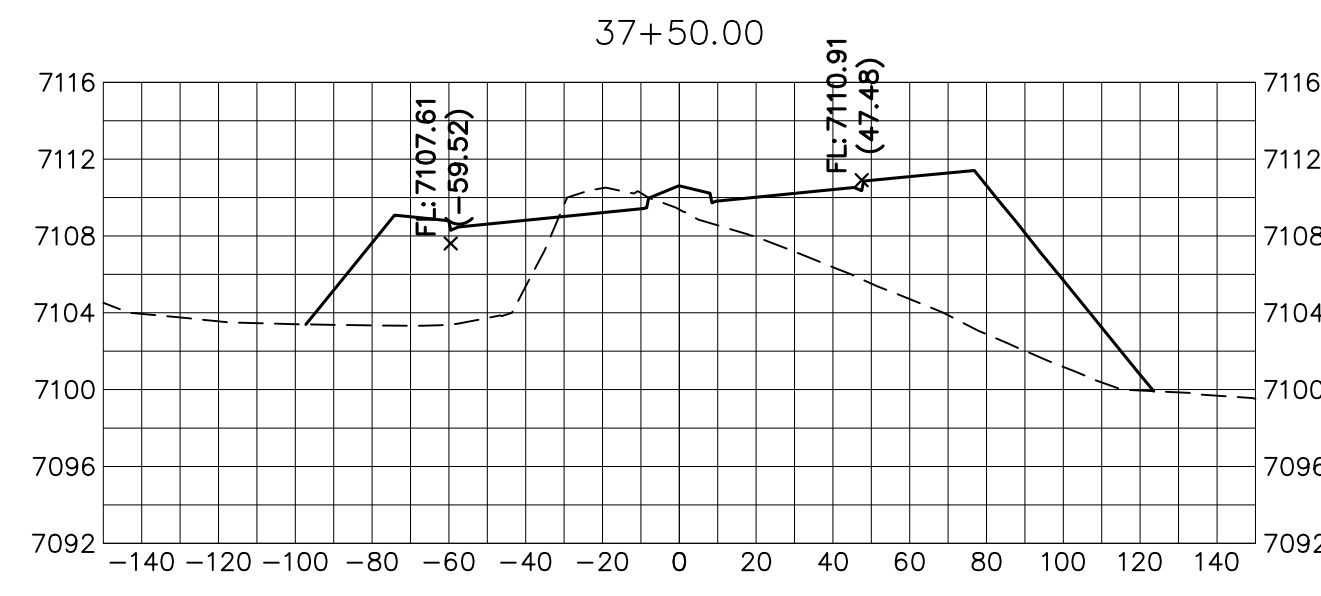
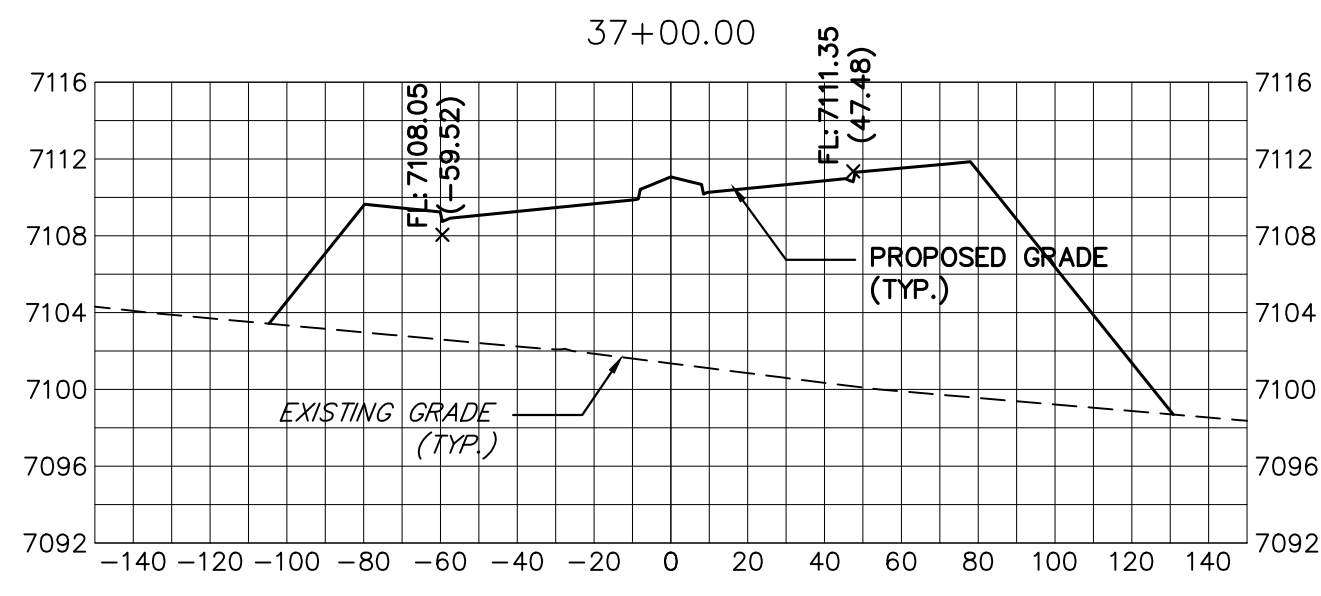
NO.	REVISION	BY	DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

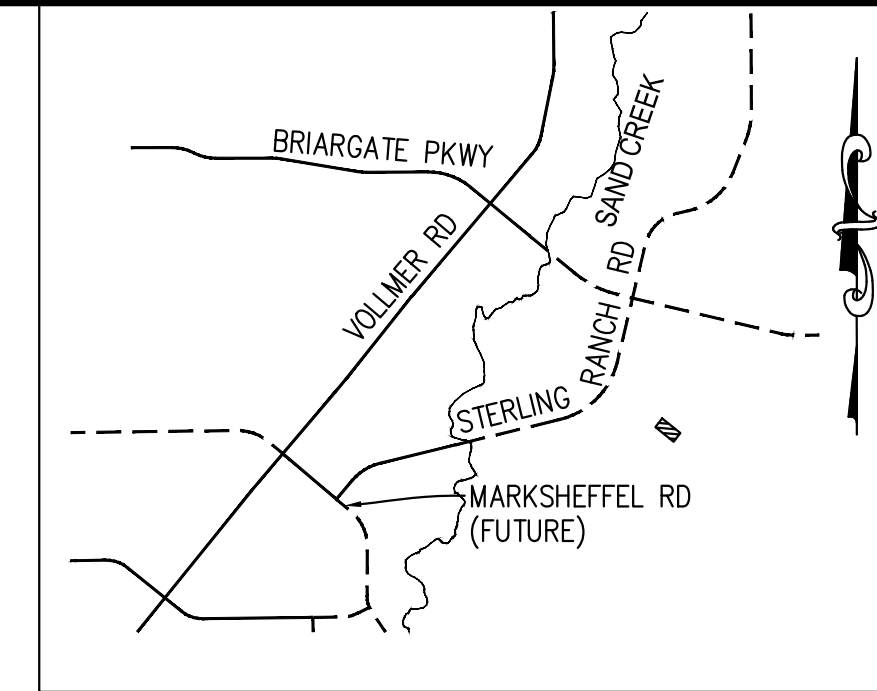
BRIARGATE PARKWAY CROSS SECTIONS

SHEET 25 OF 32

JOB NO. 25188.03



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



KEY MAP
N.T.S.

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

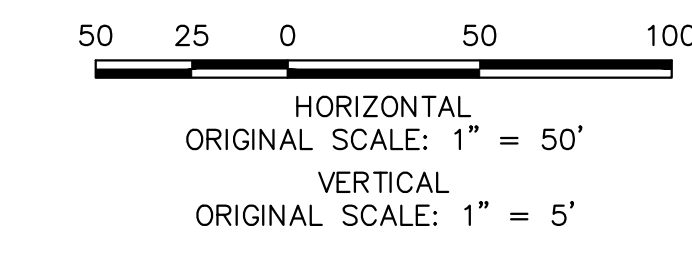
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BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	05/08/23	AJH	CRB	



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

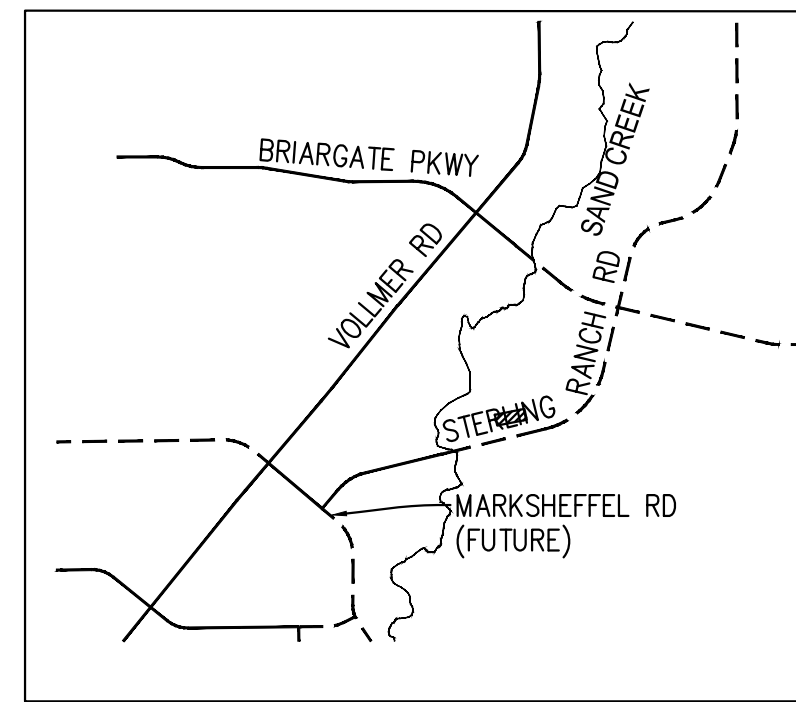
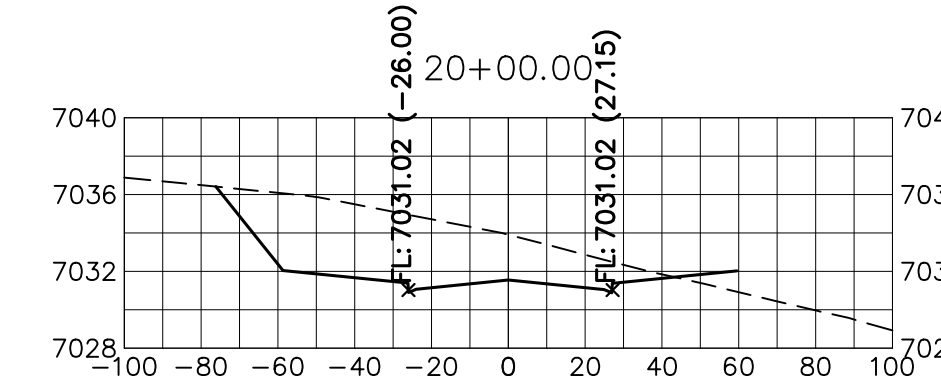
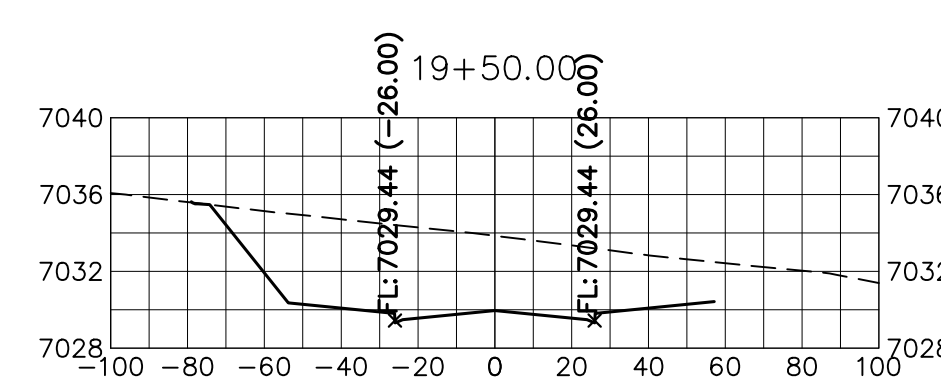
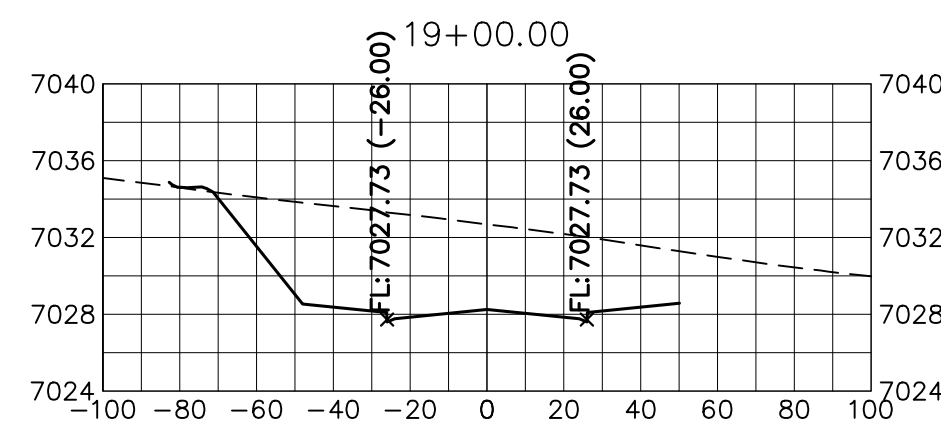
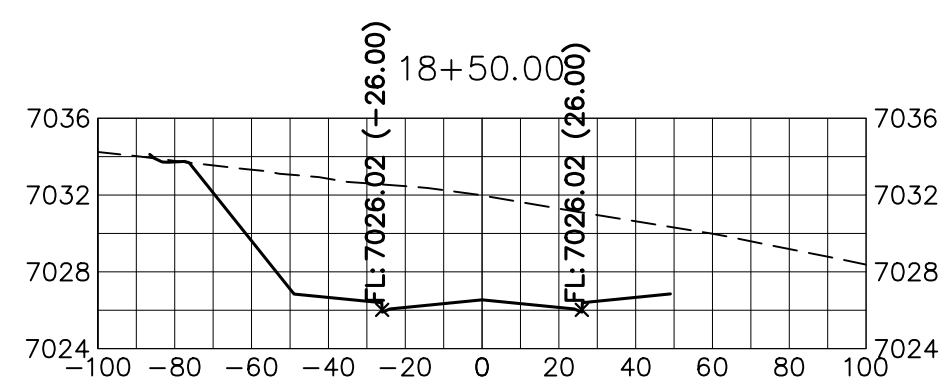
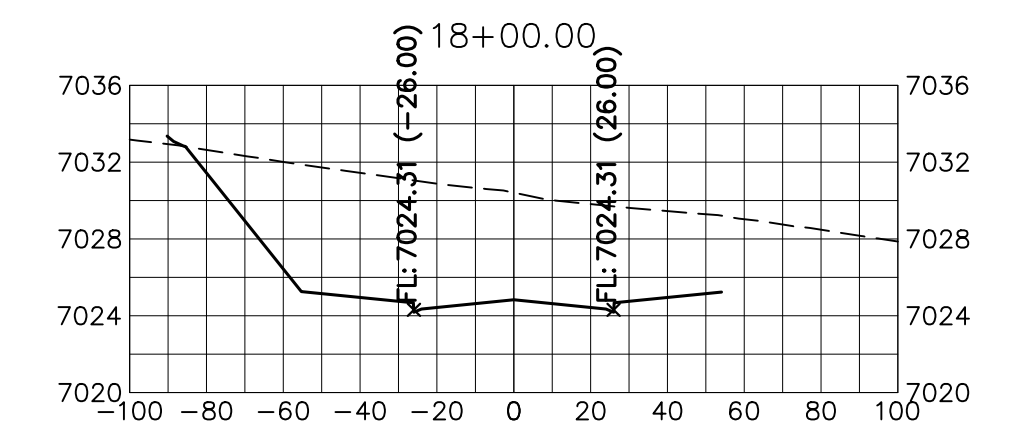
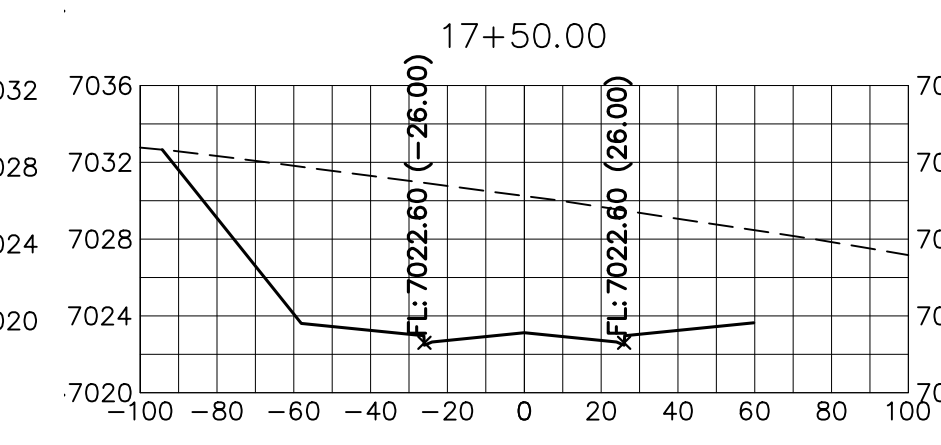
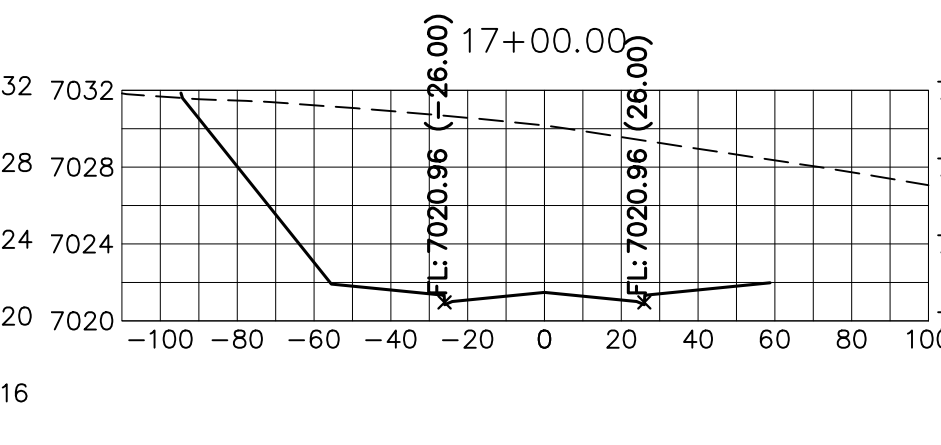
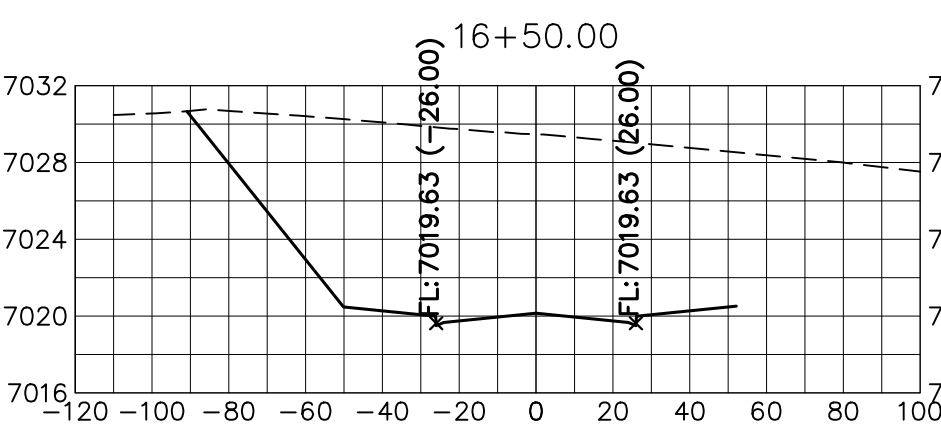
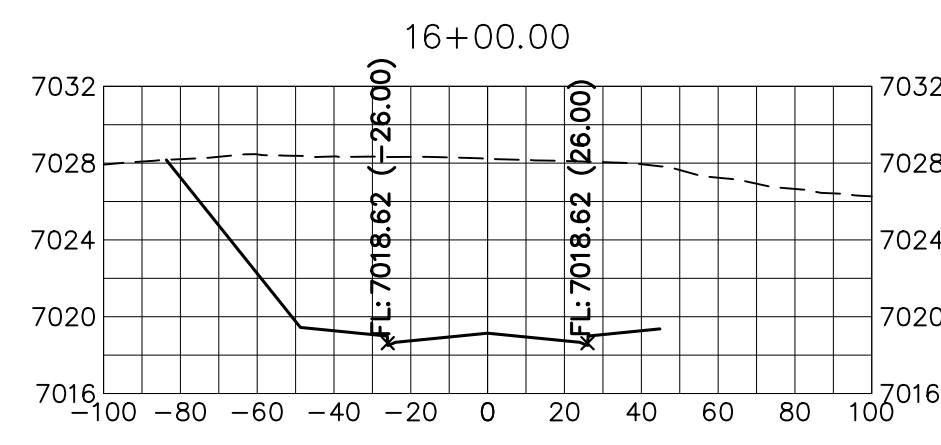
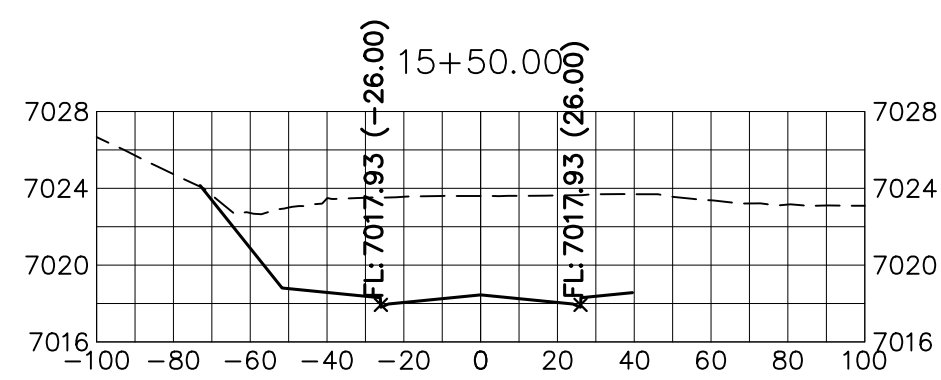
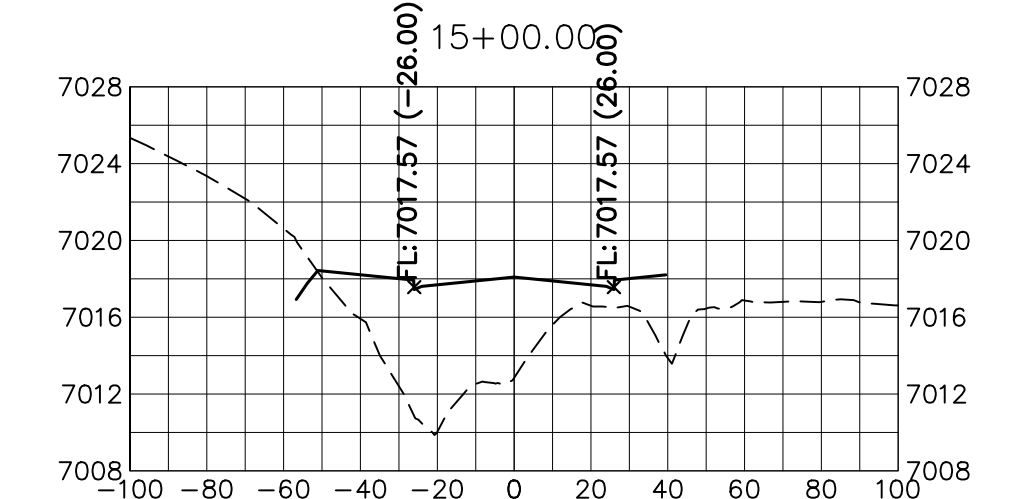
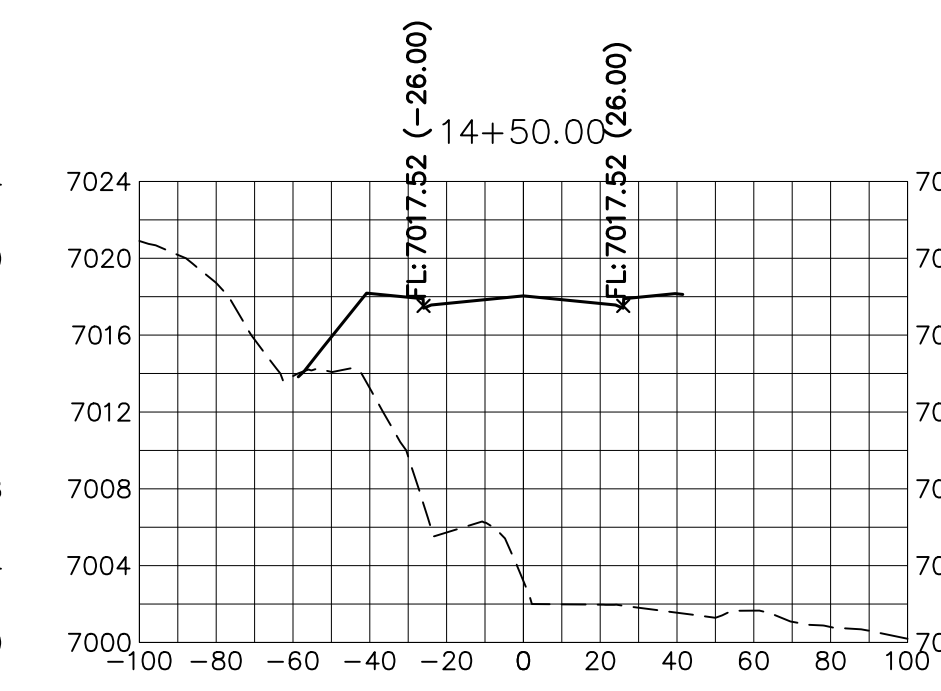
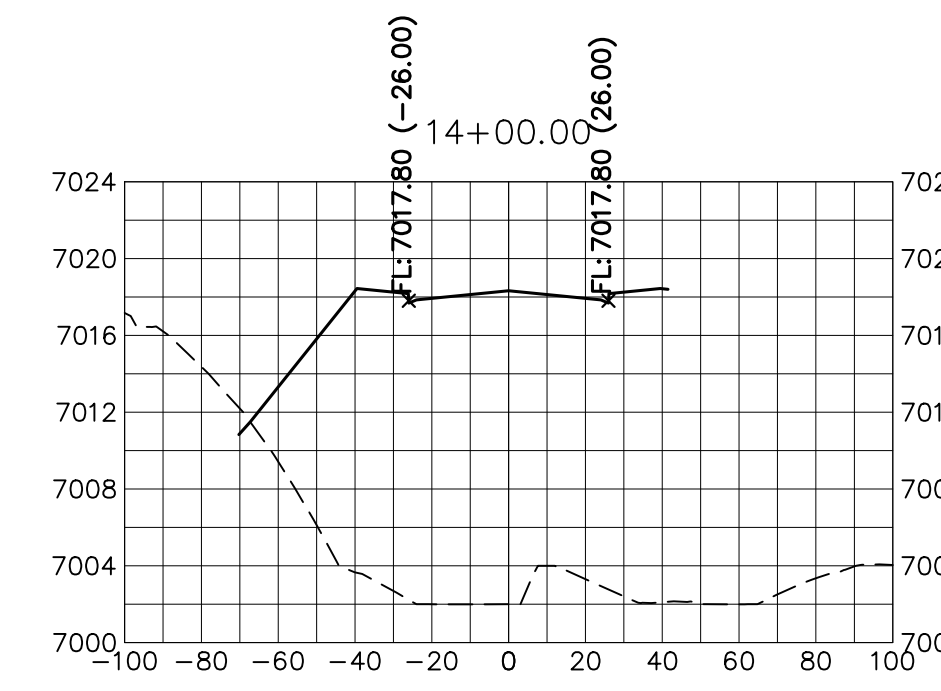
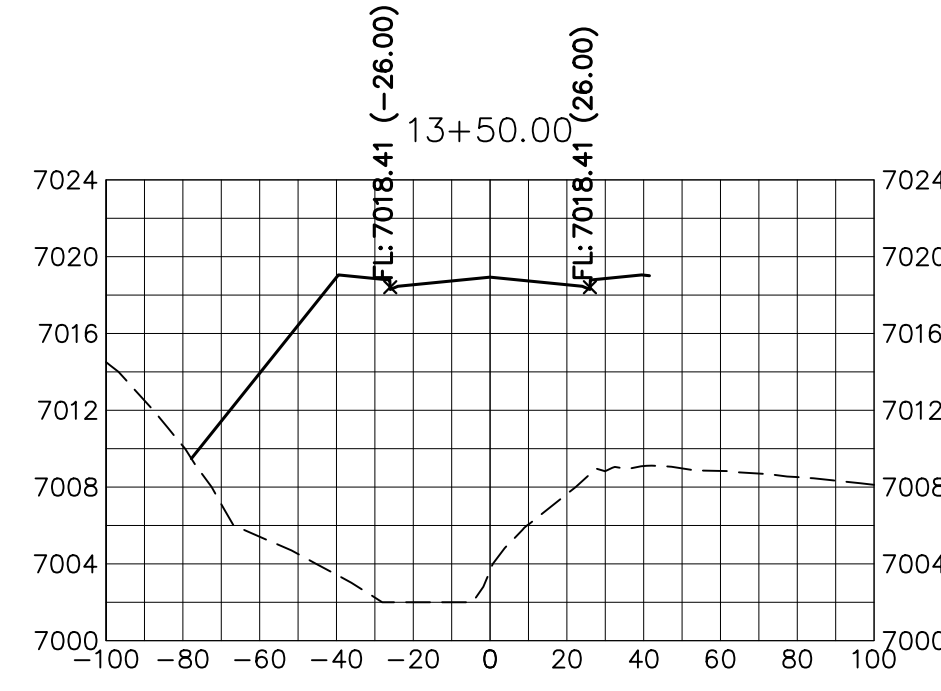
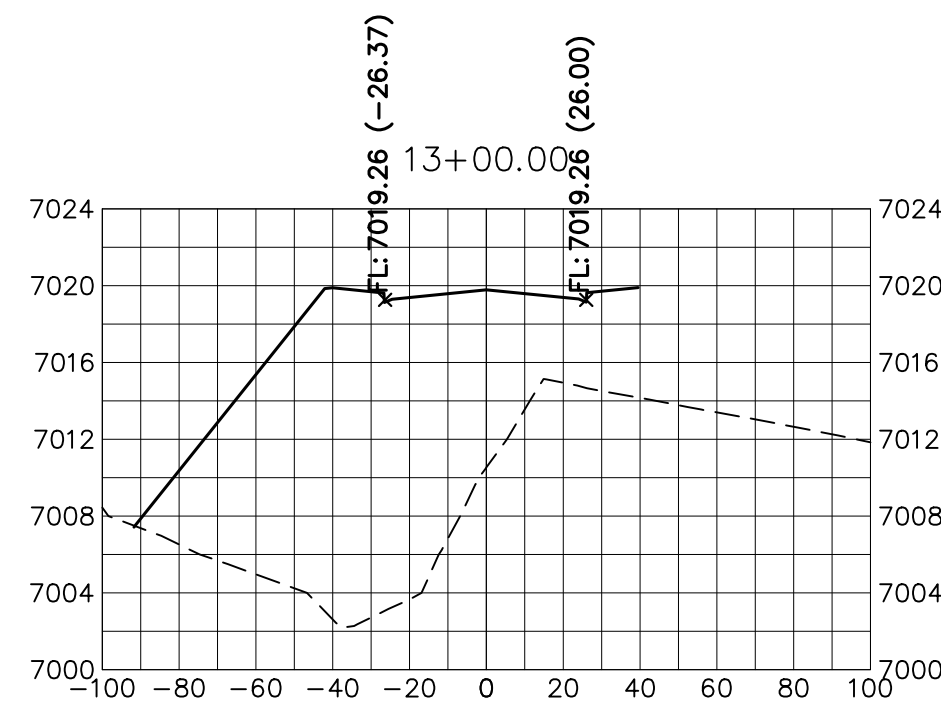
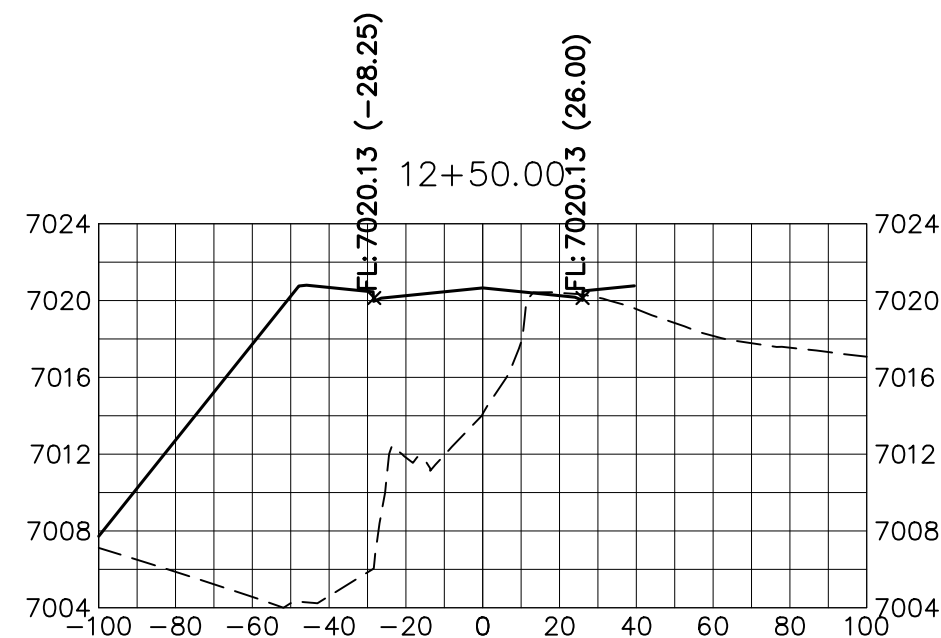
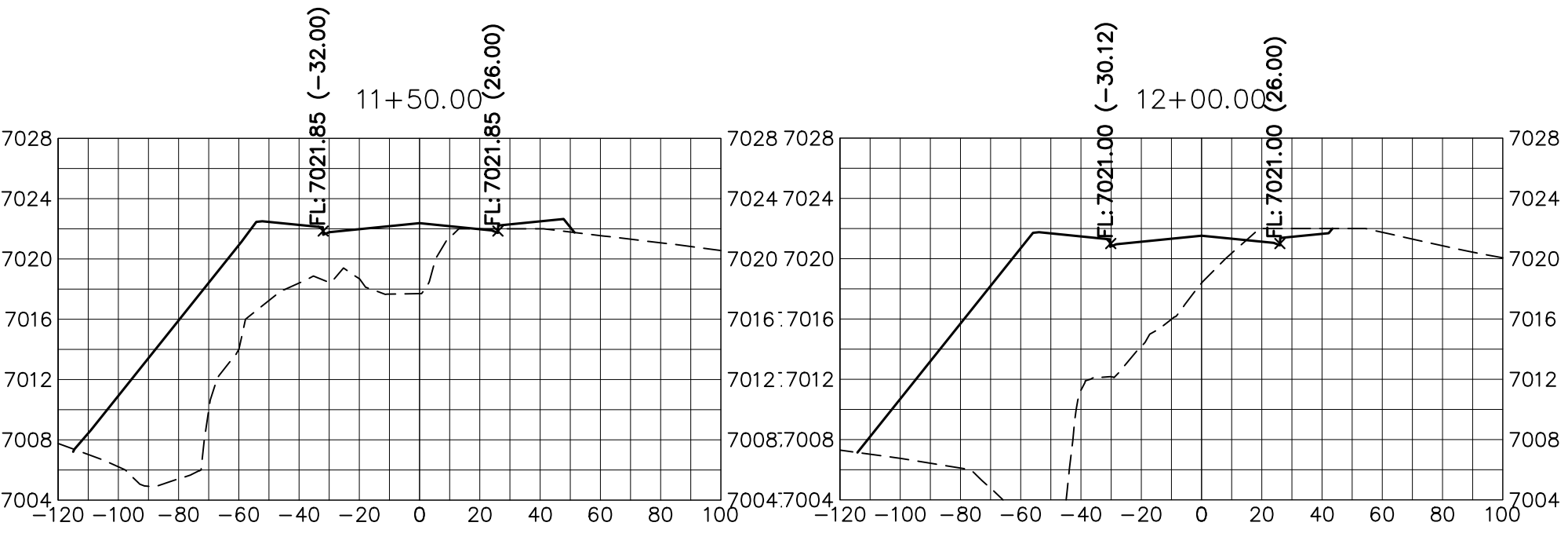
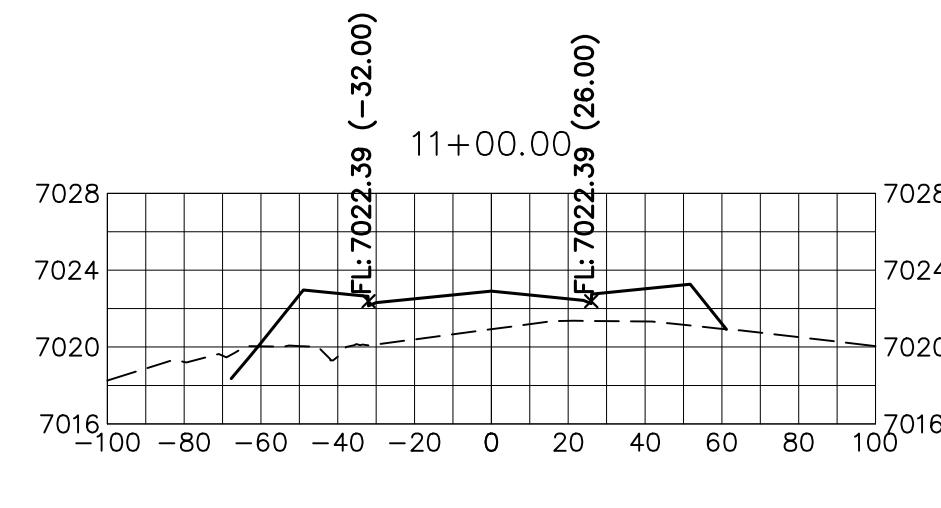
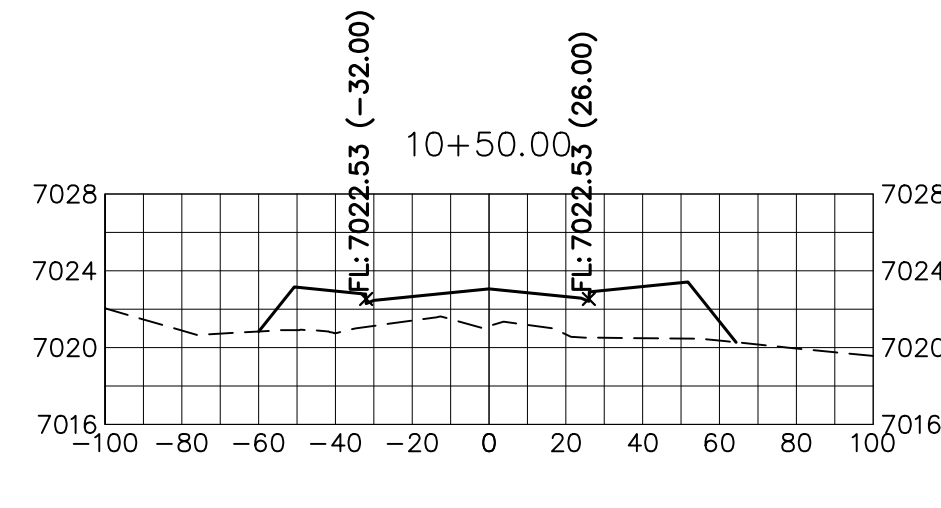
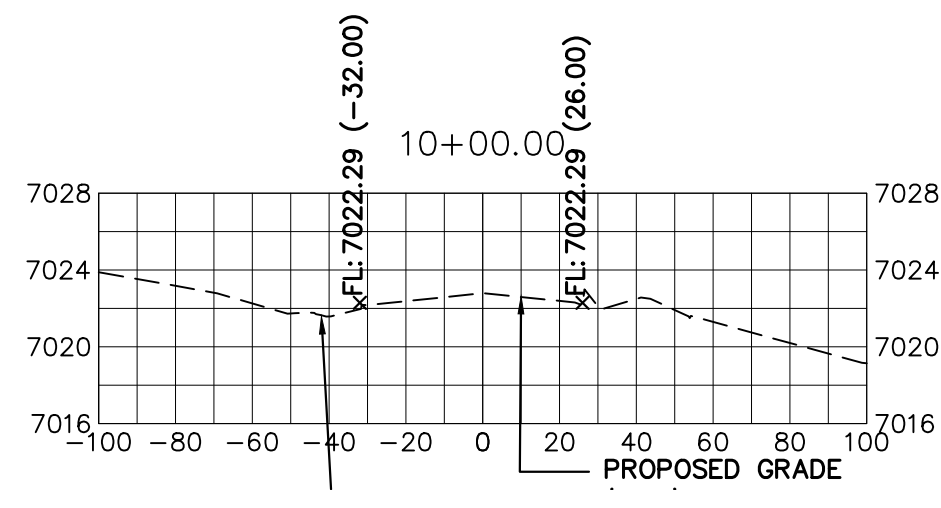
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 05/09/23

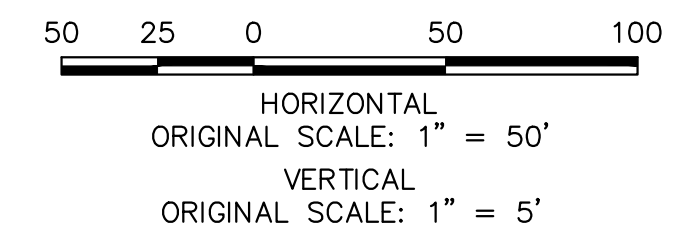
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
BRIARGATE PARKWAY CROSS SECTIONS

SHEET 26 OF 32
JOB NO. 25188.03



KEY MAP
N.T.S.

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



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

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

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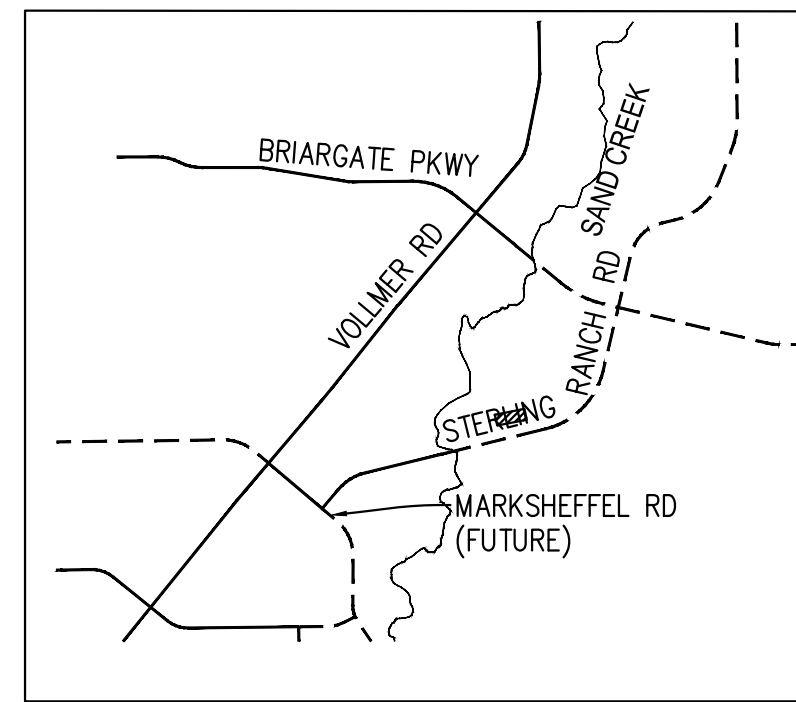
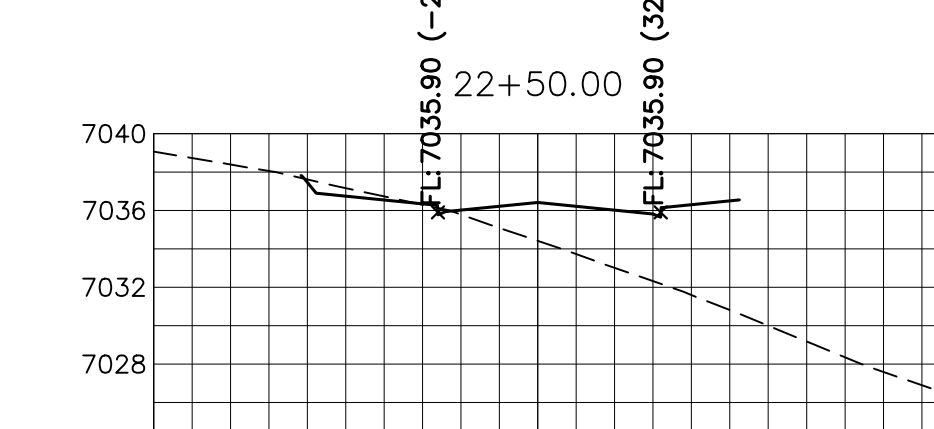
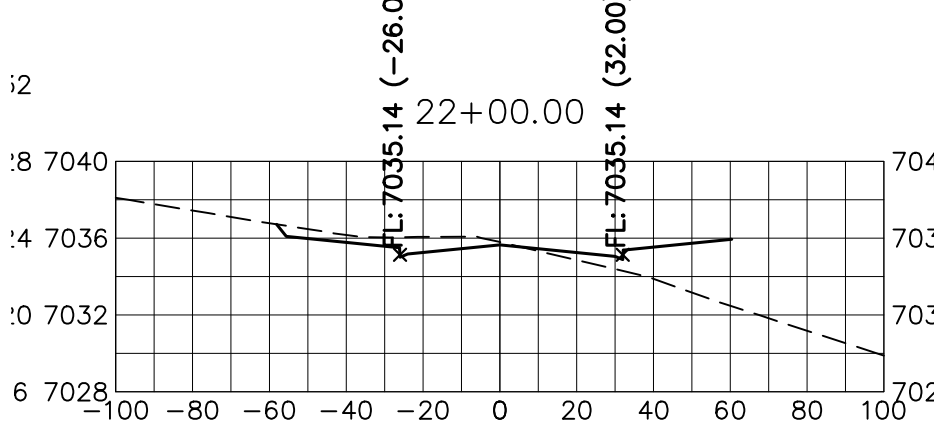
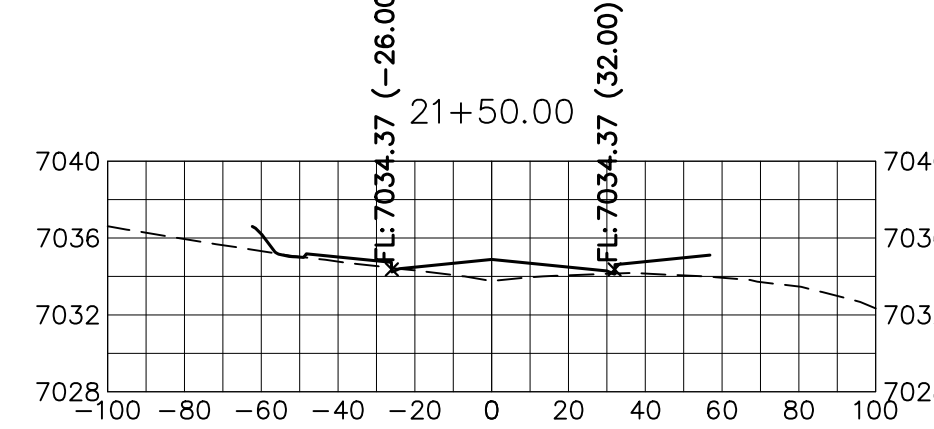
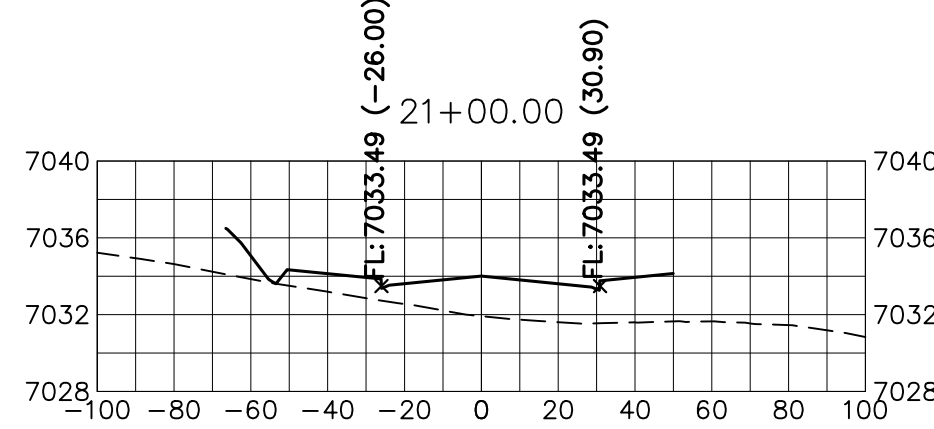
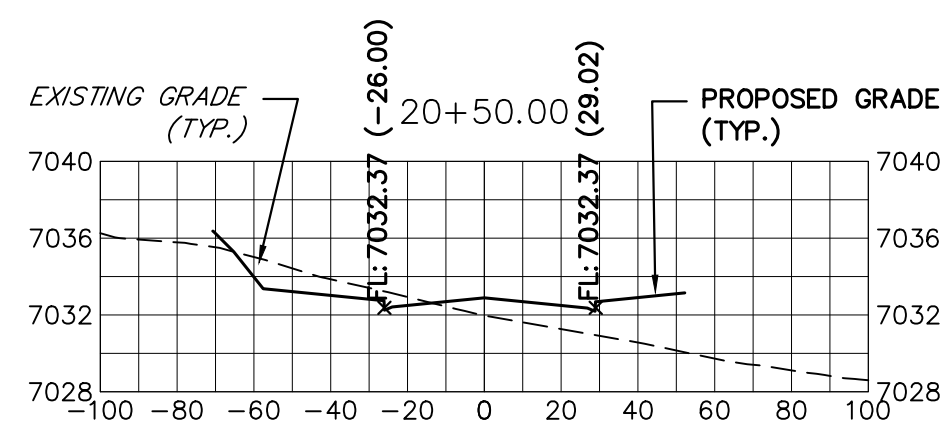
BY	DATE	No.	REVISION

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

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

SHEET 27 OF 32
JOB NO. 25188.03

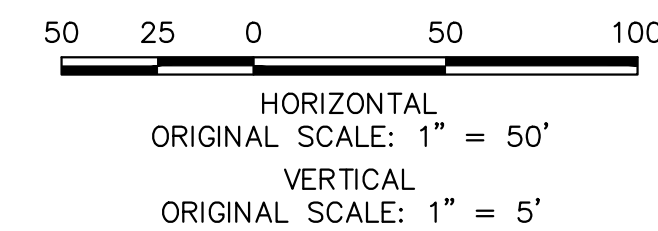
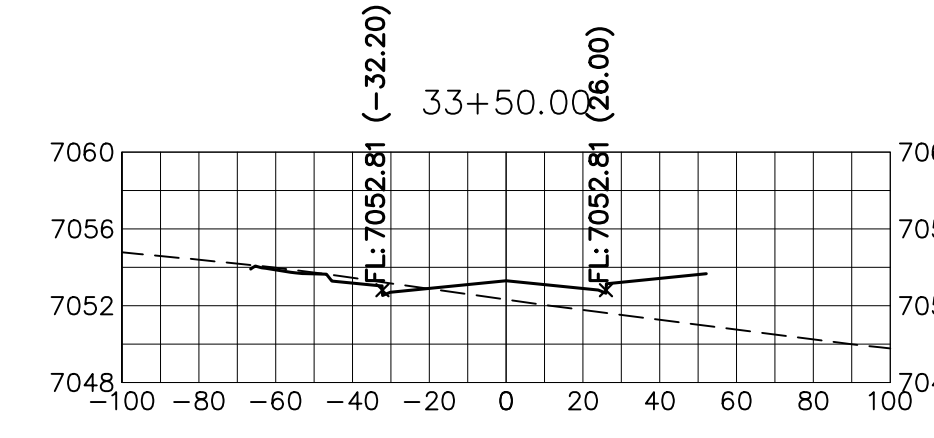
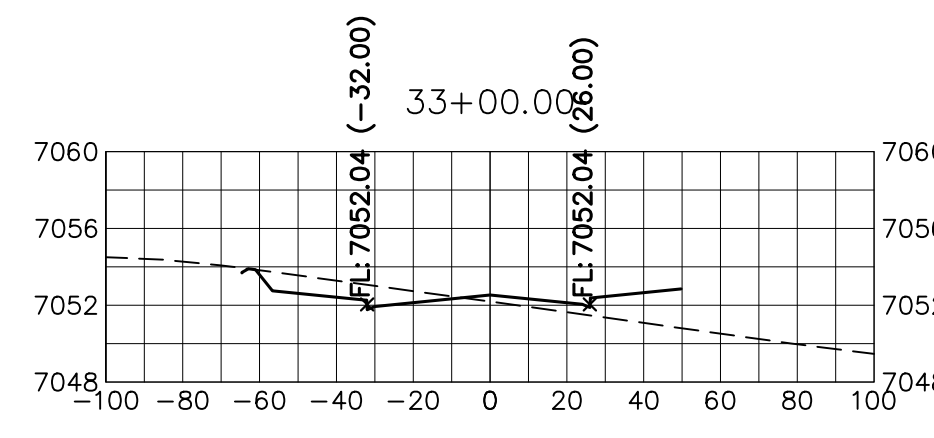
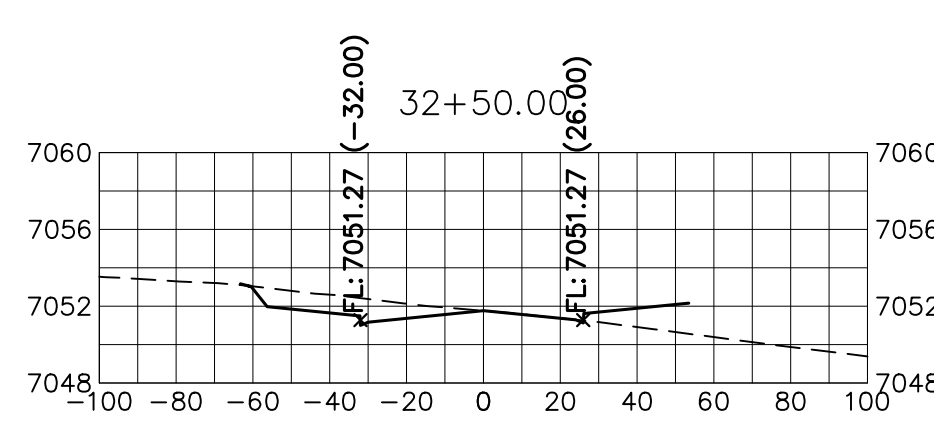
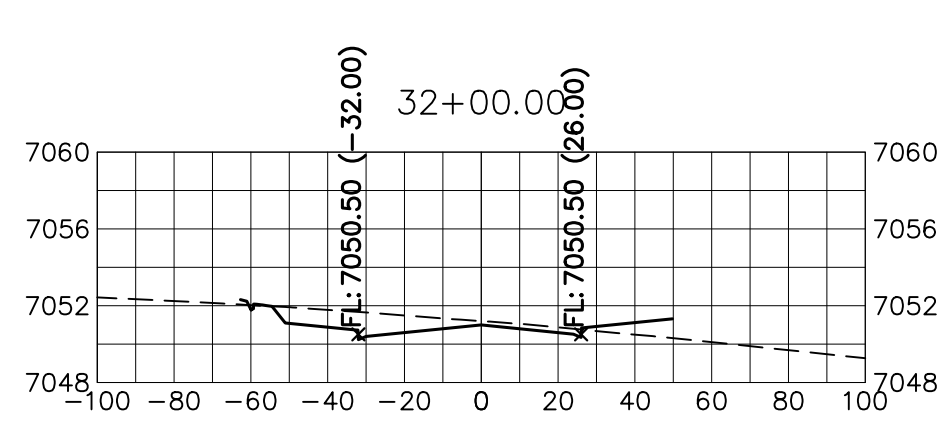
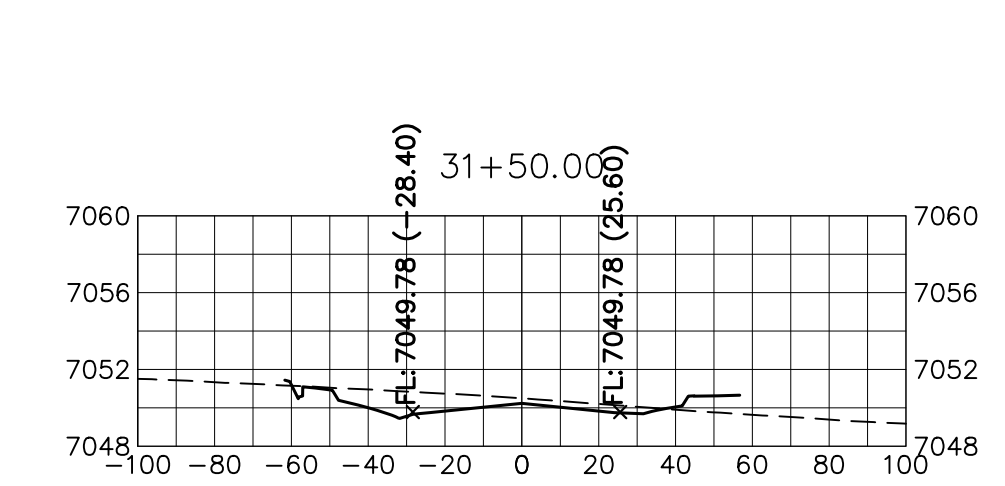
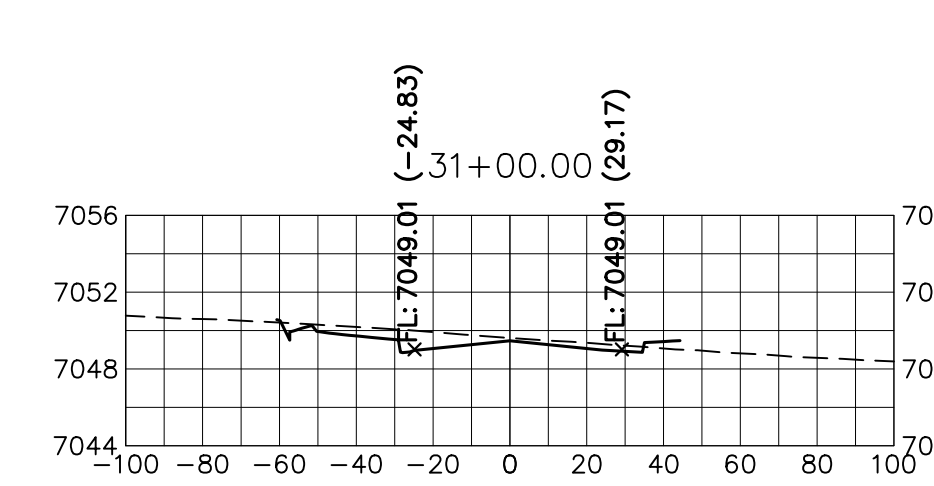
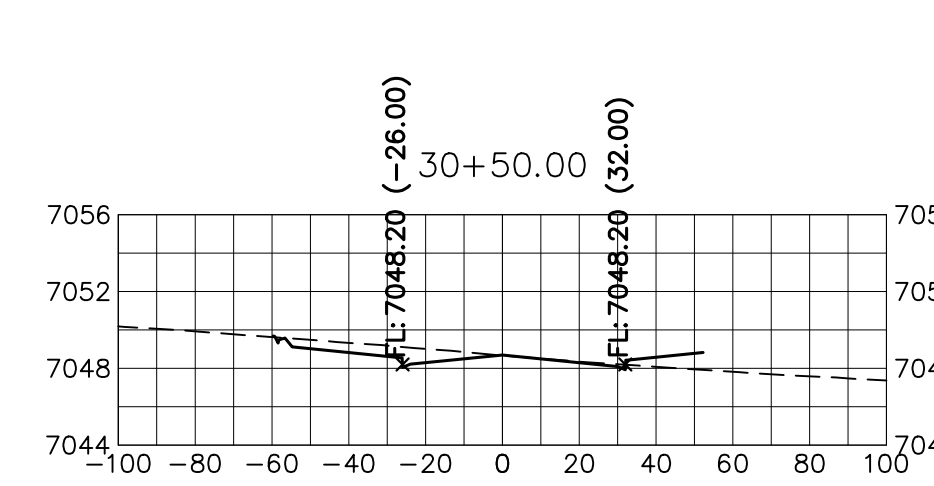
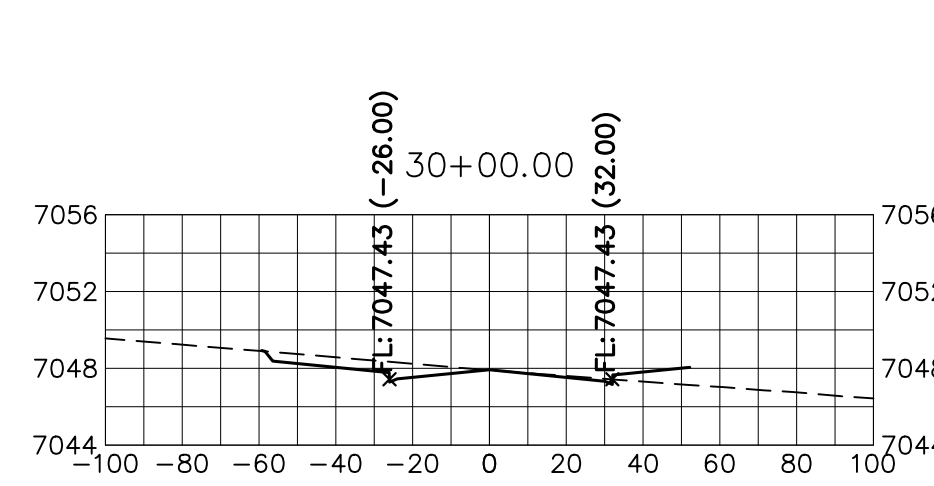
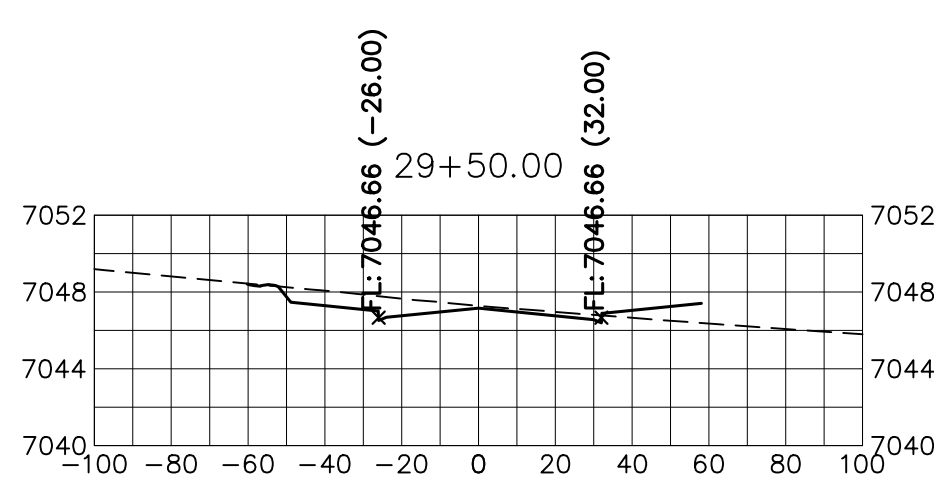
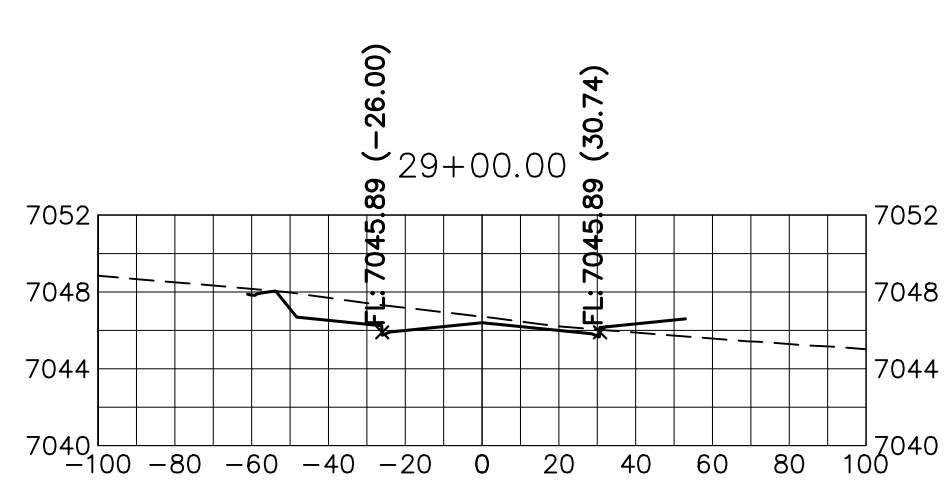
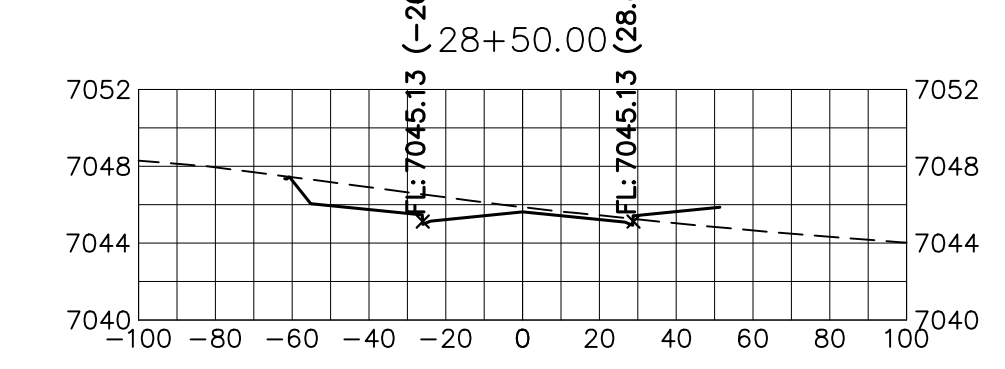
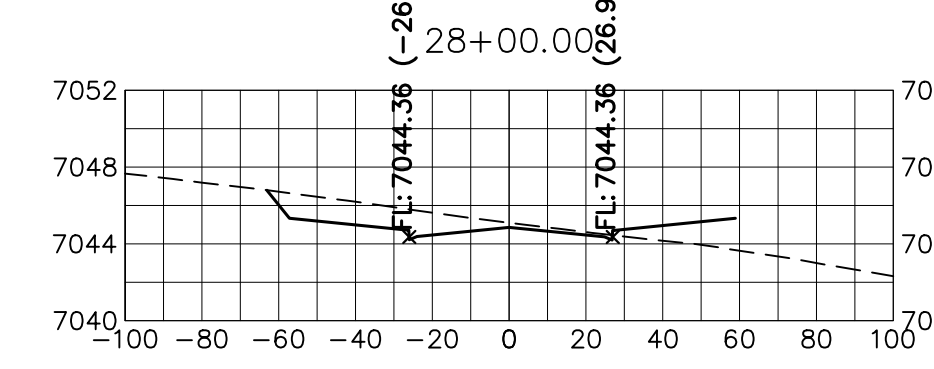
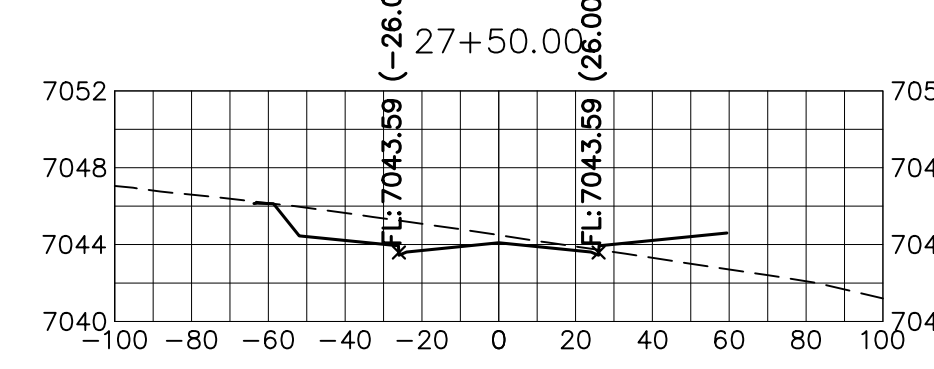
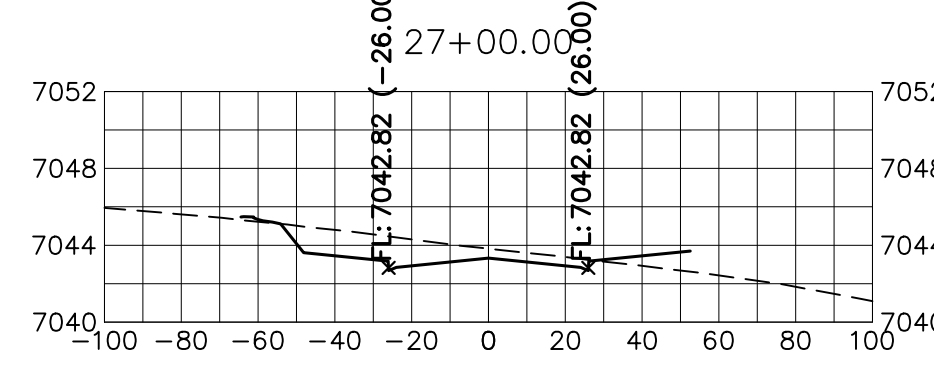
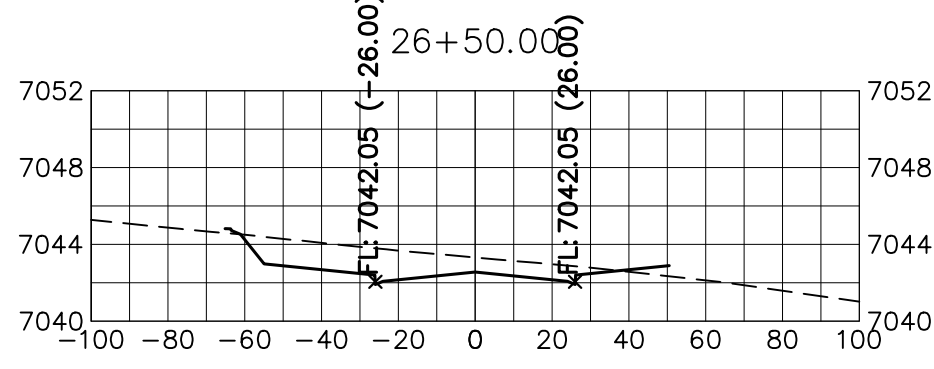
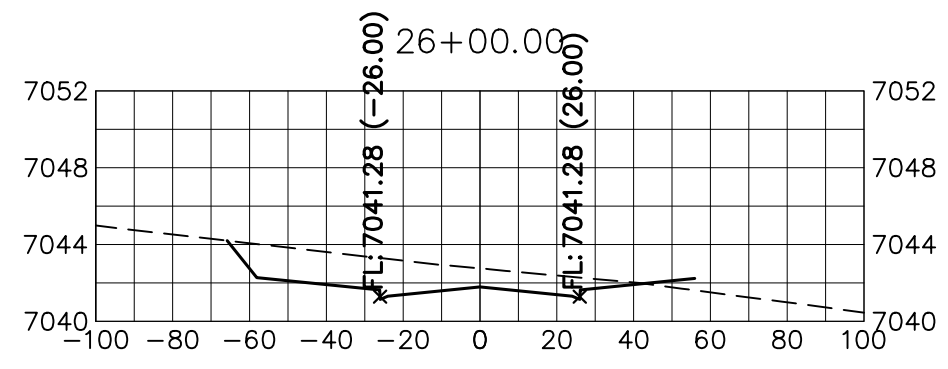
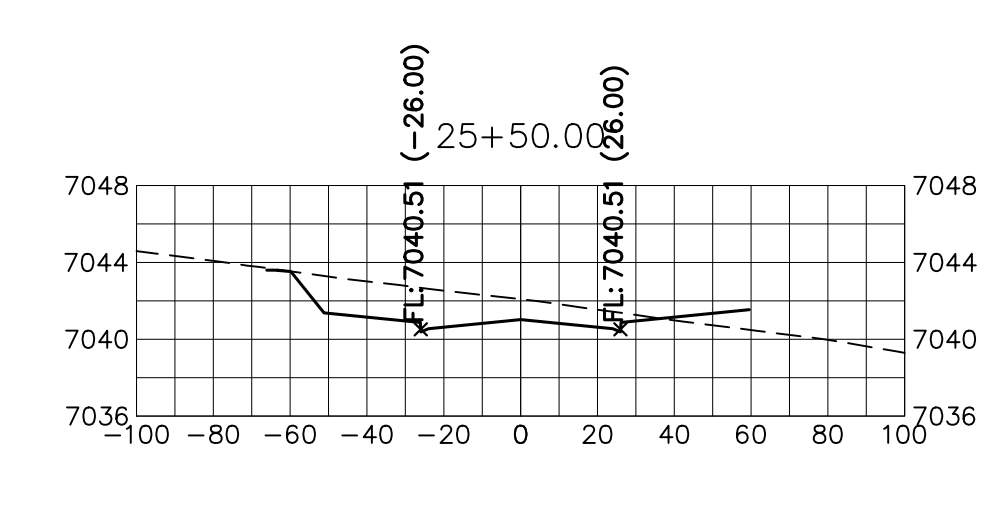
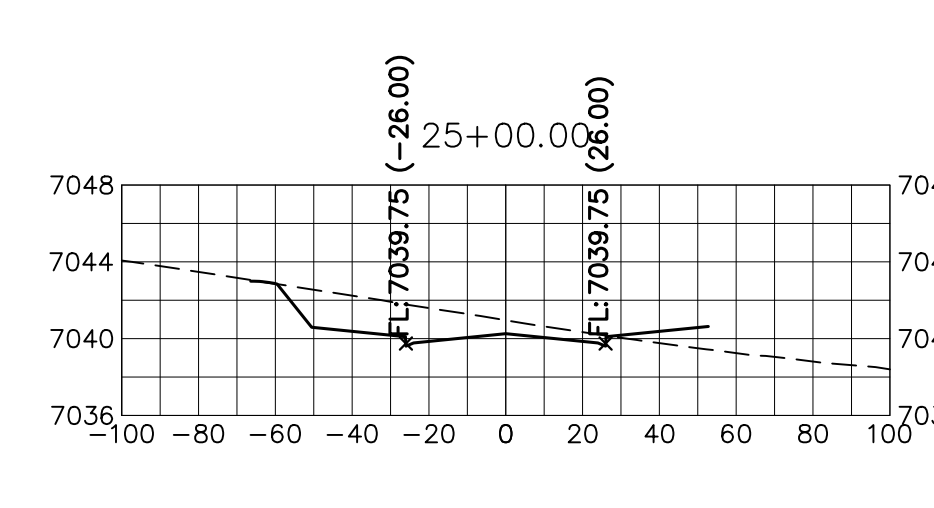
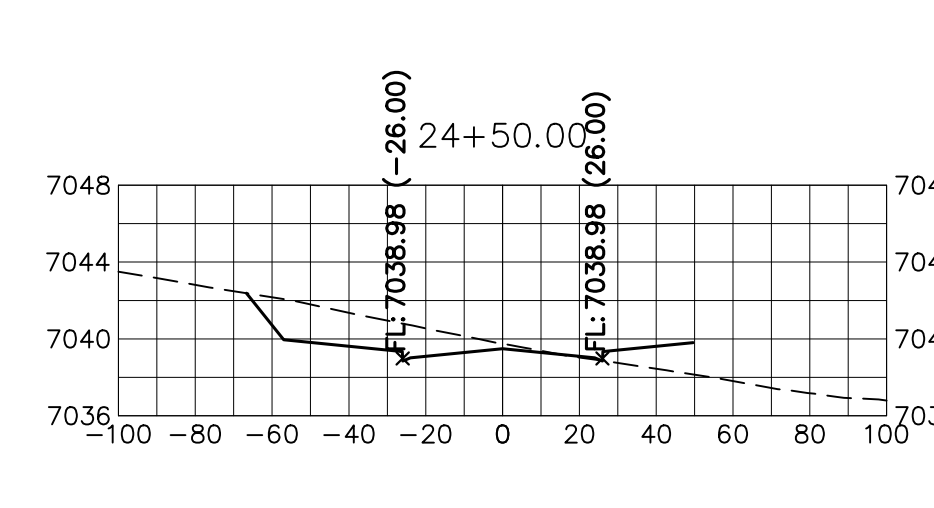
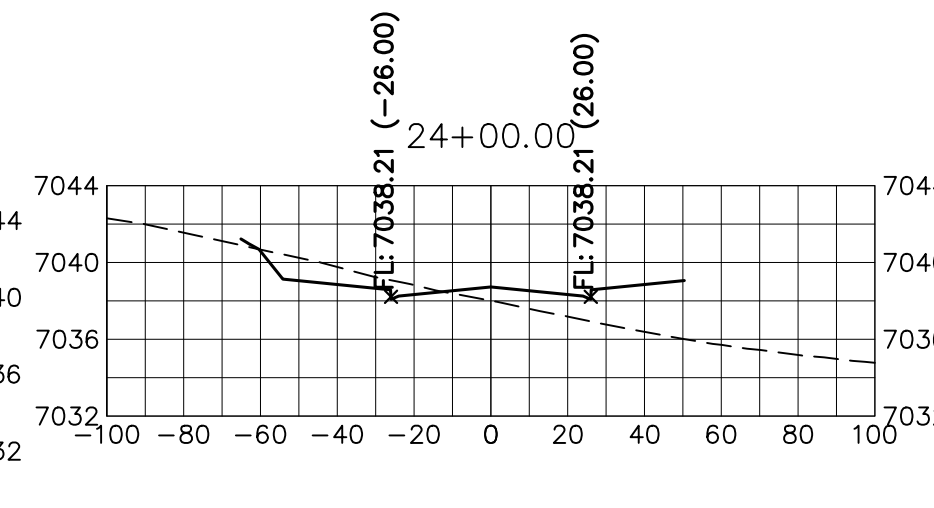
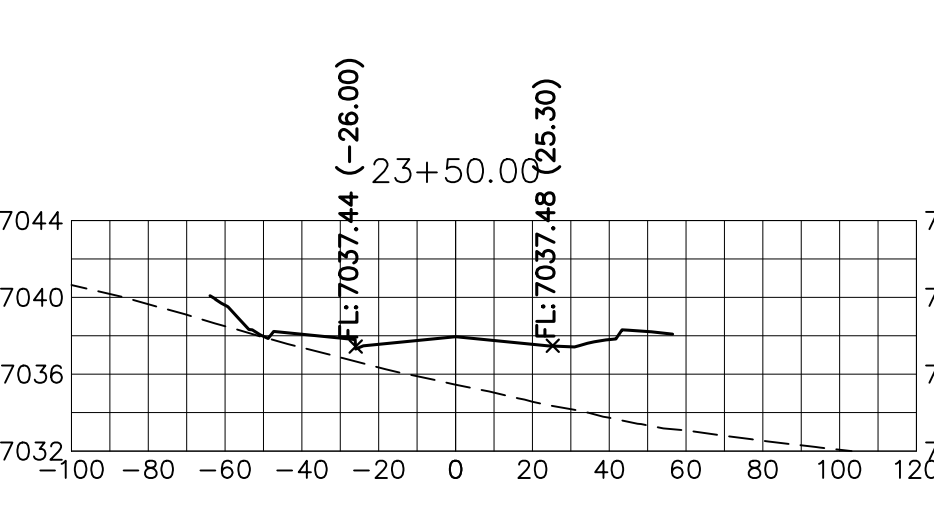
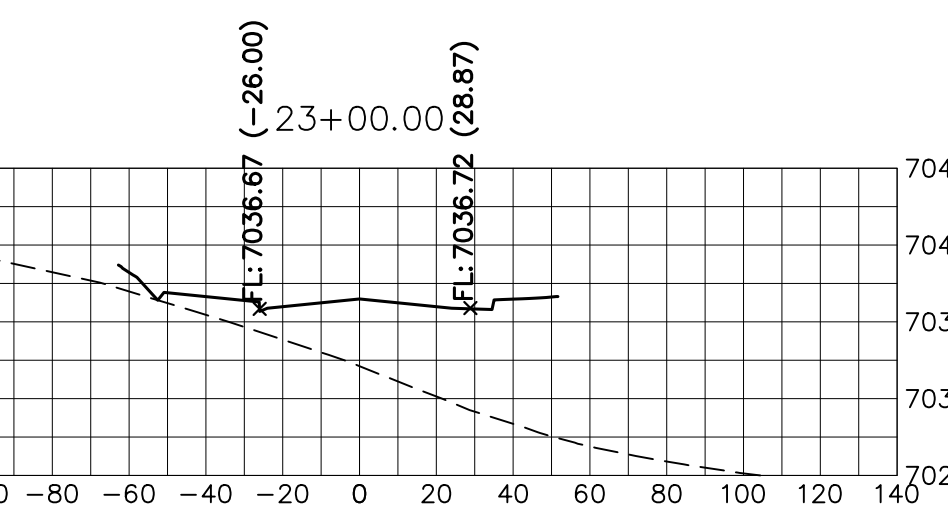
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 20 BOULDER CRESCENT
 SUITE 201
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 JAMES F. MORLEY
 (719) 471-1742

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

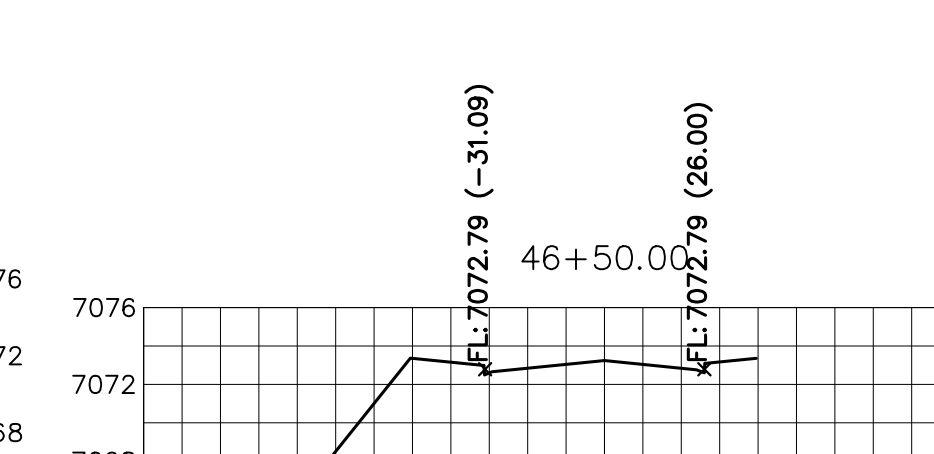
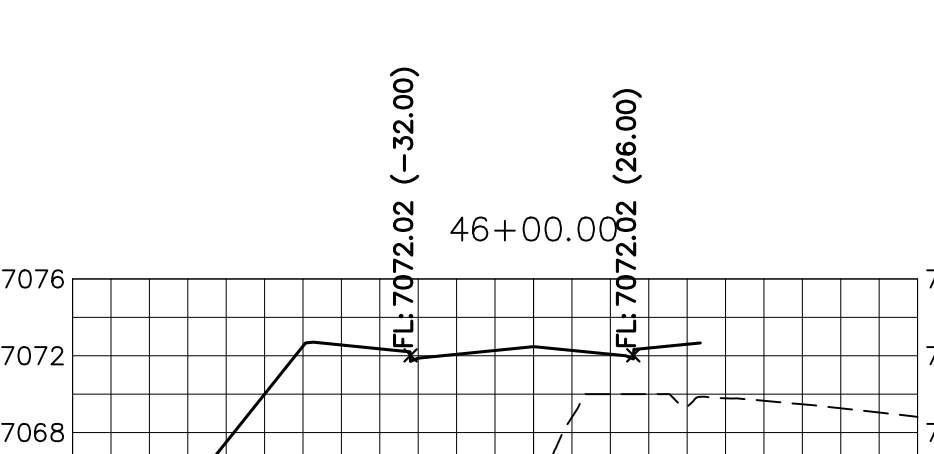
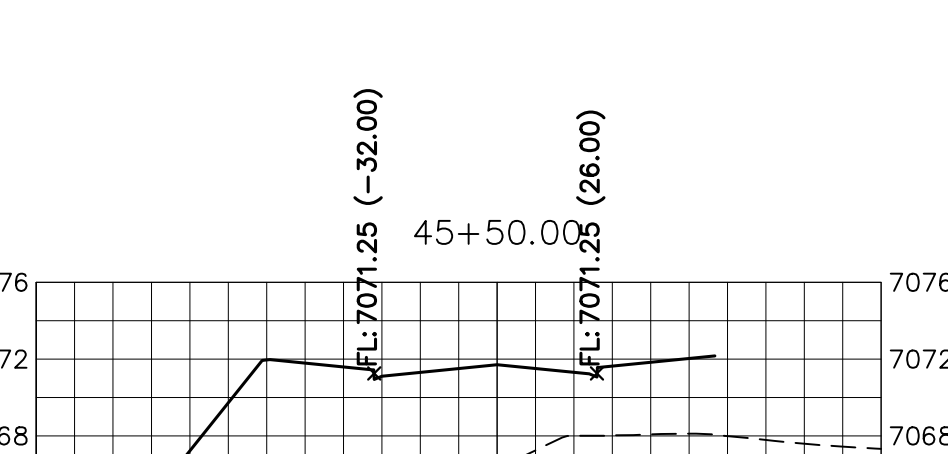
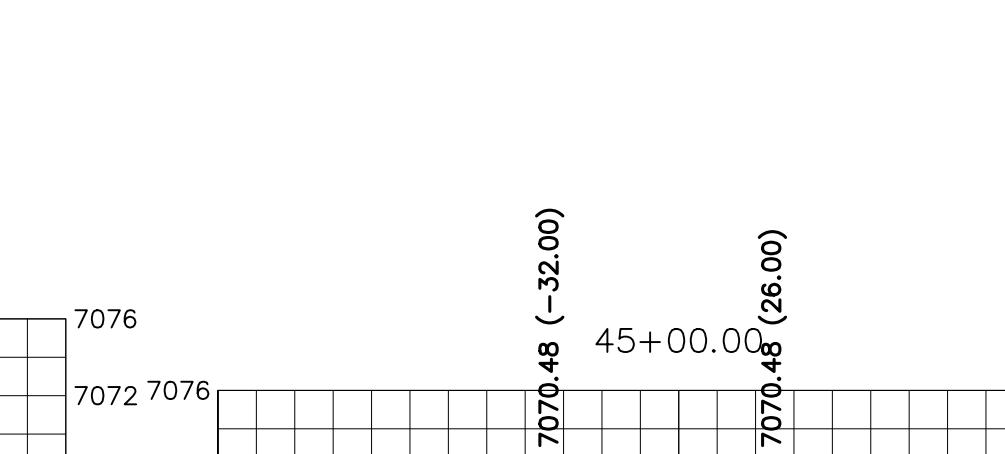
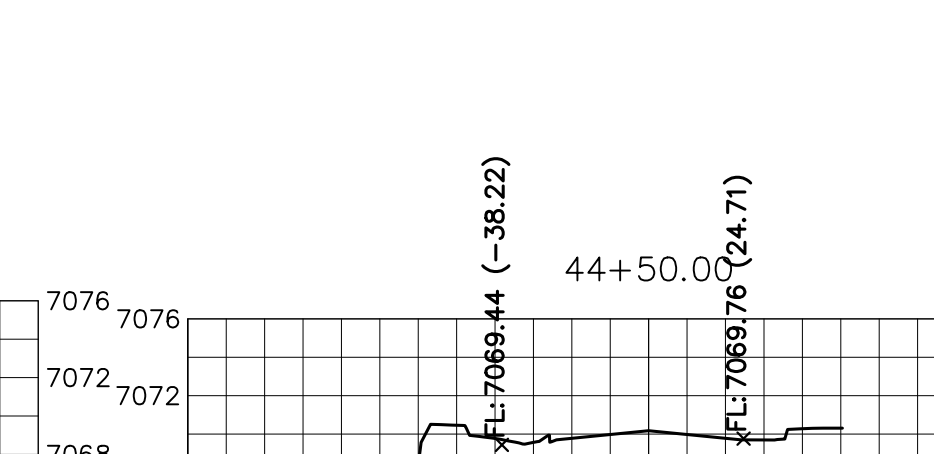
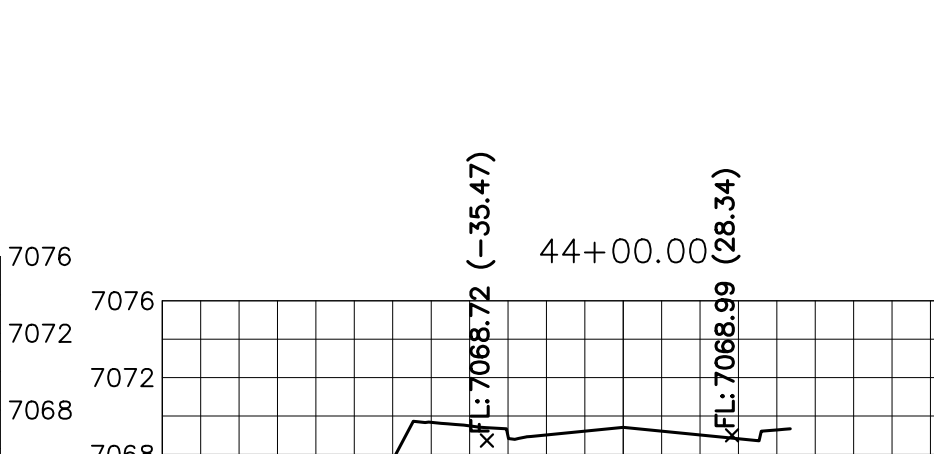
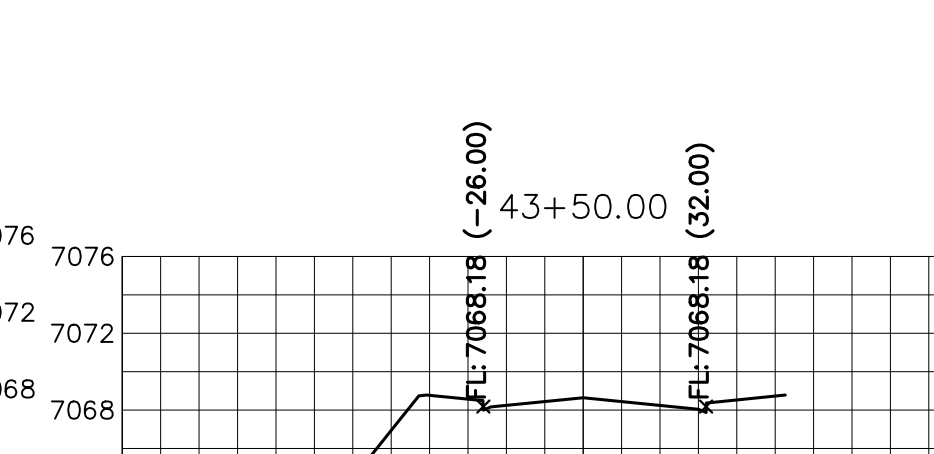
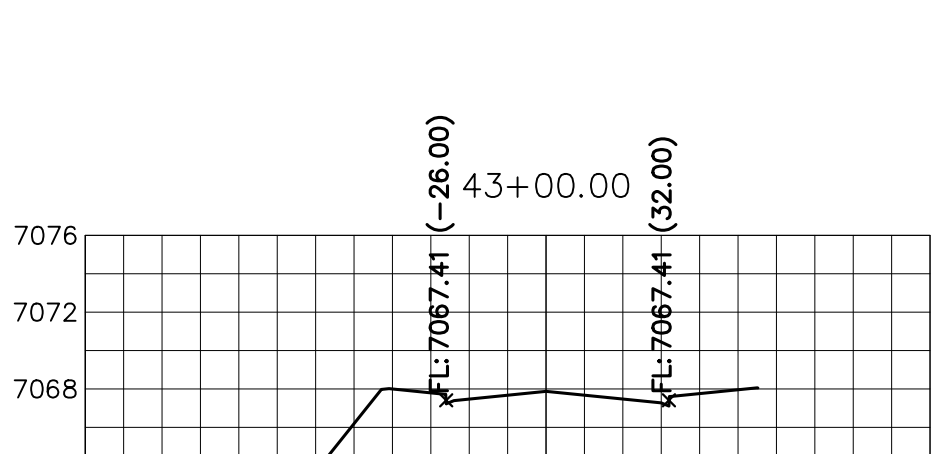
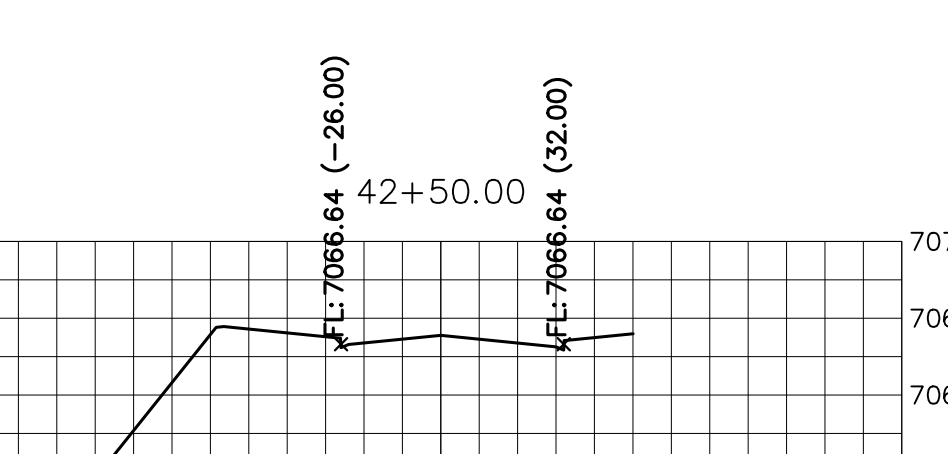
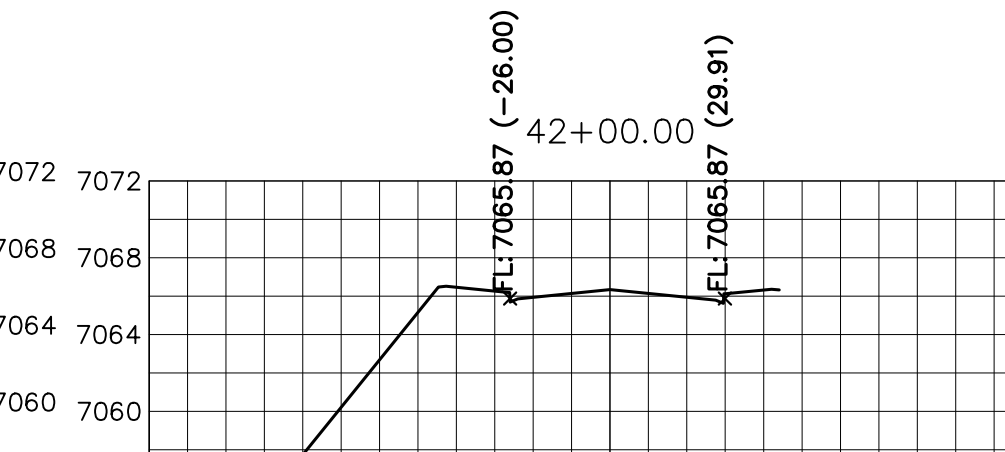
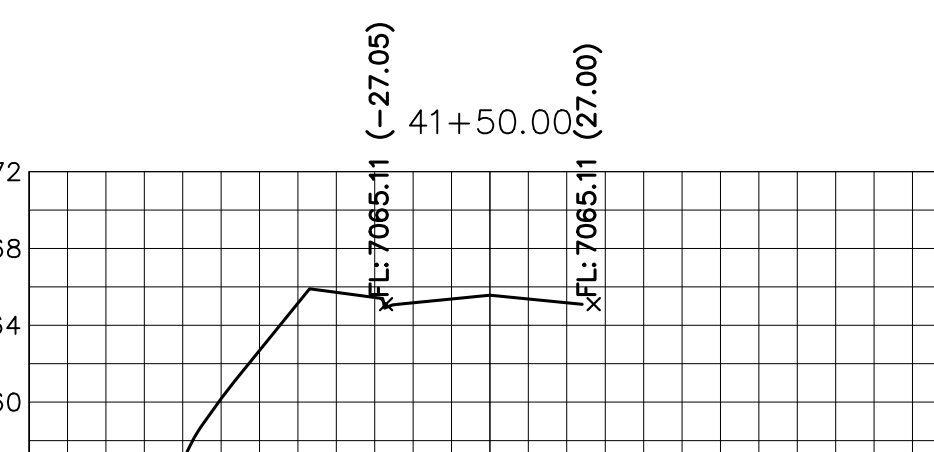
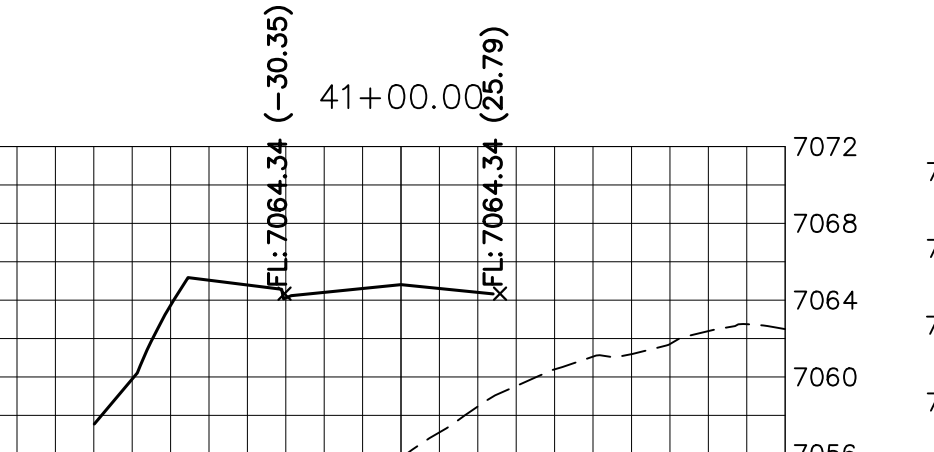
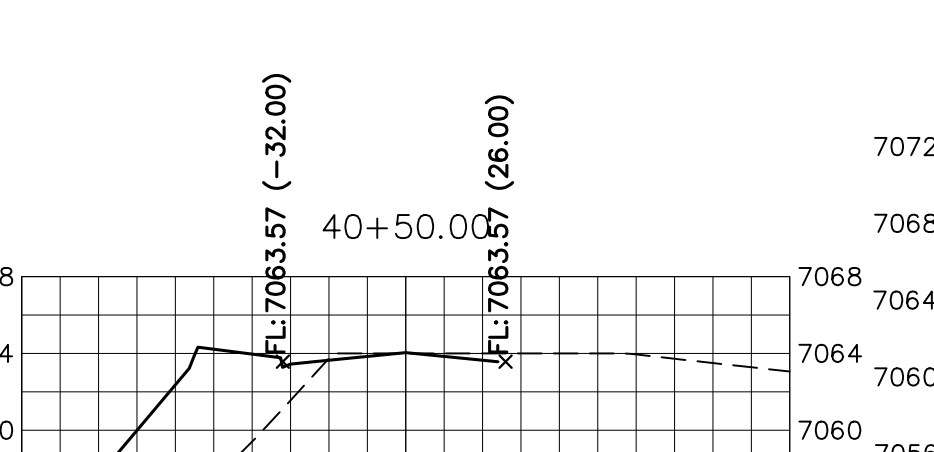
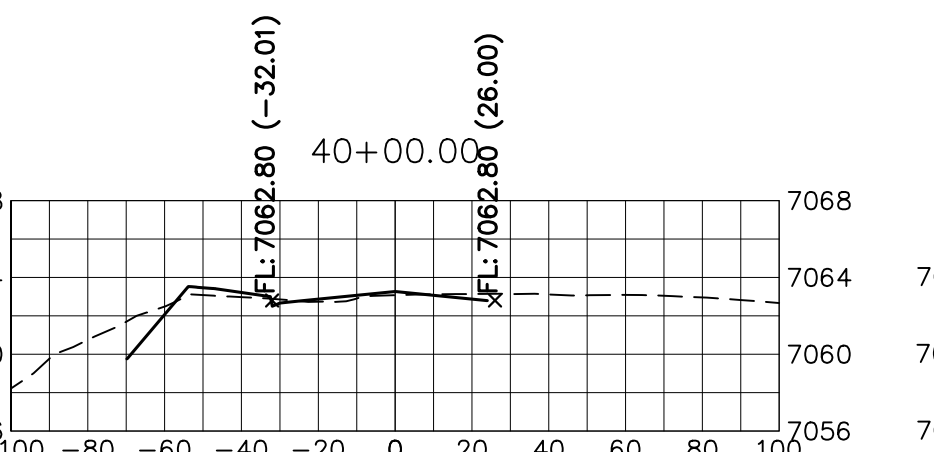
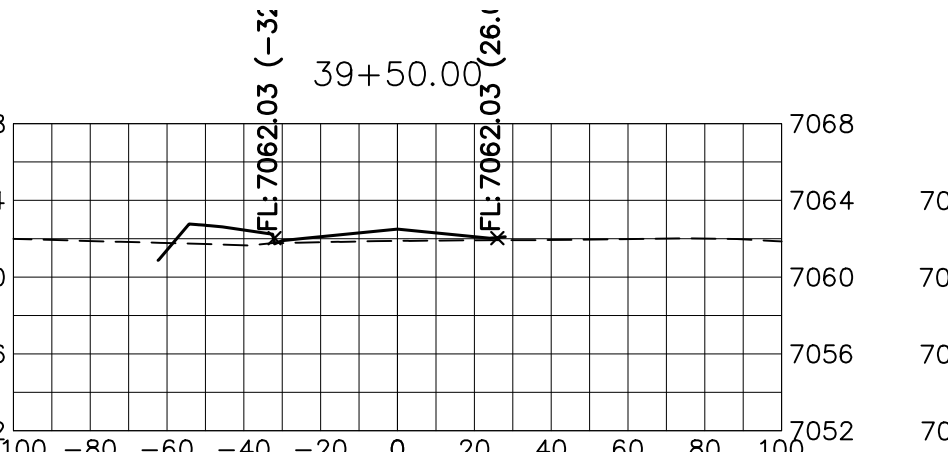
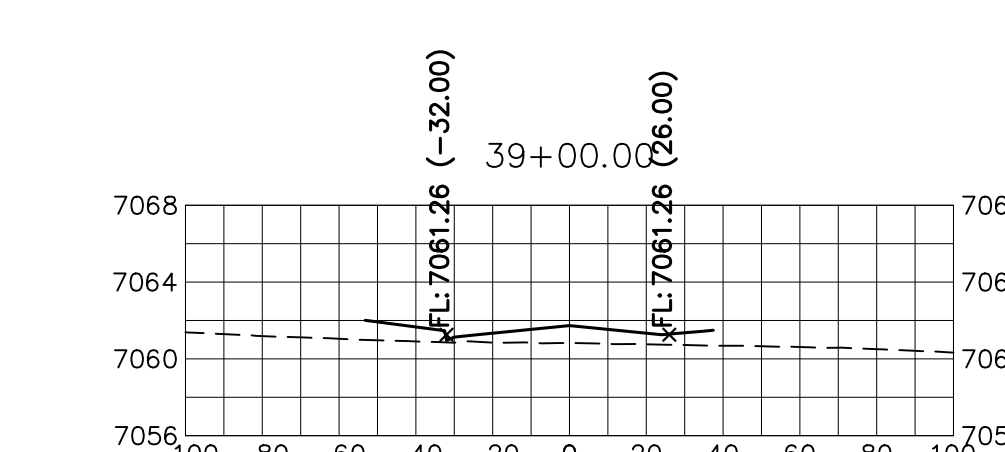
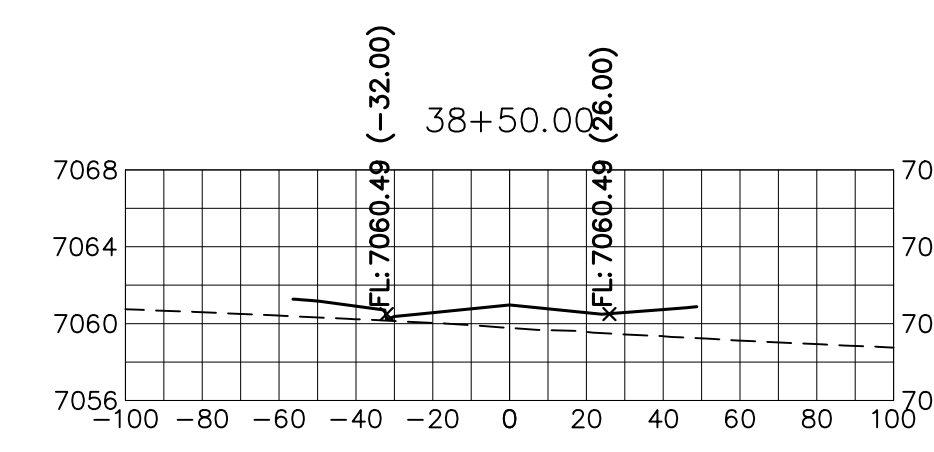
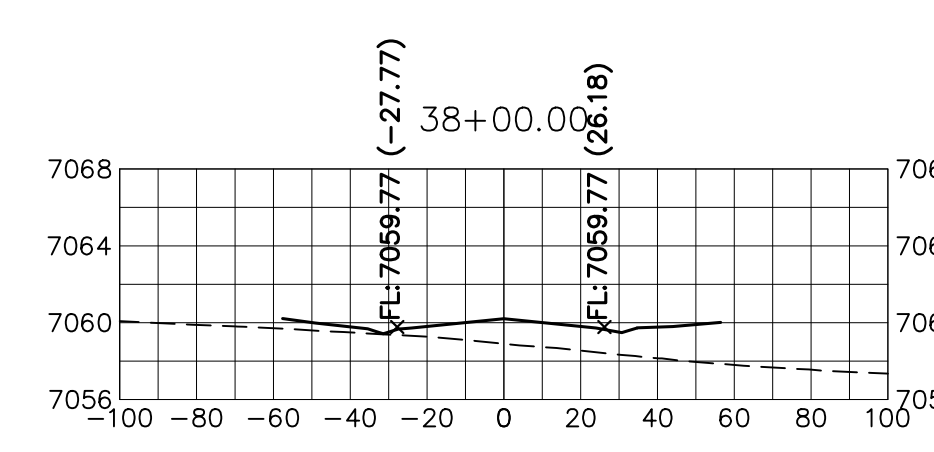
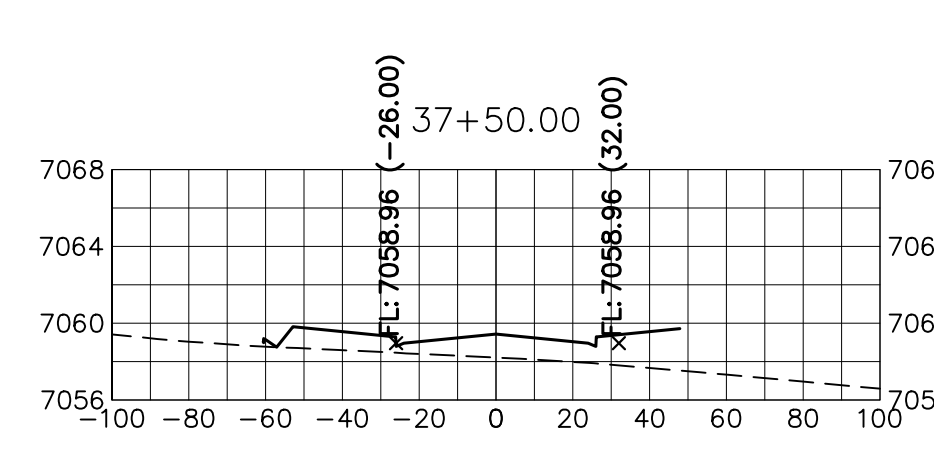
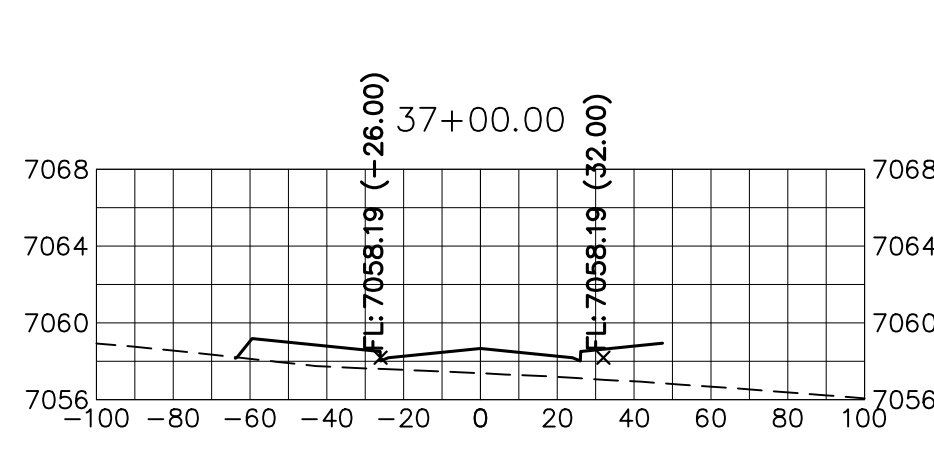
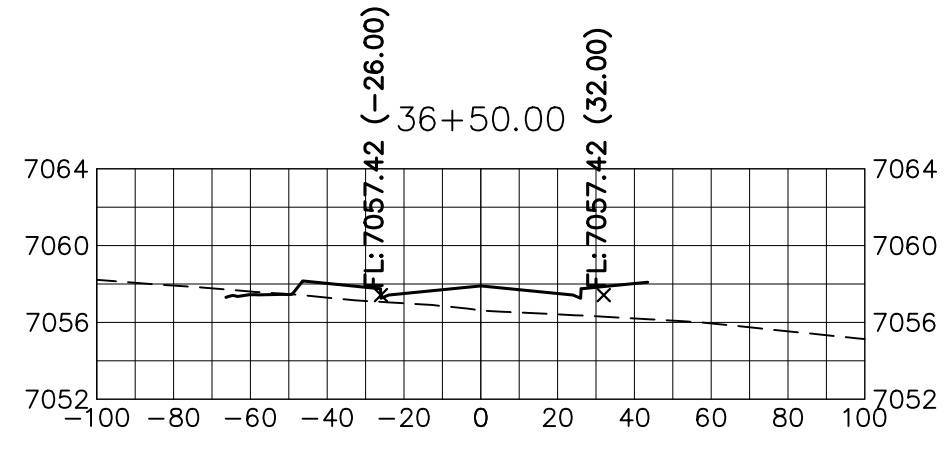
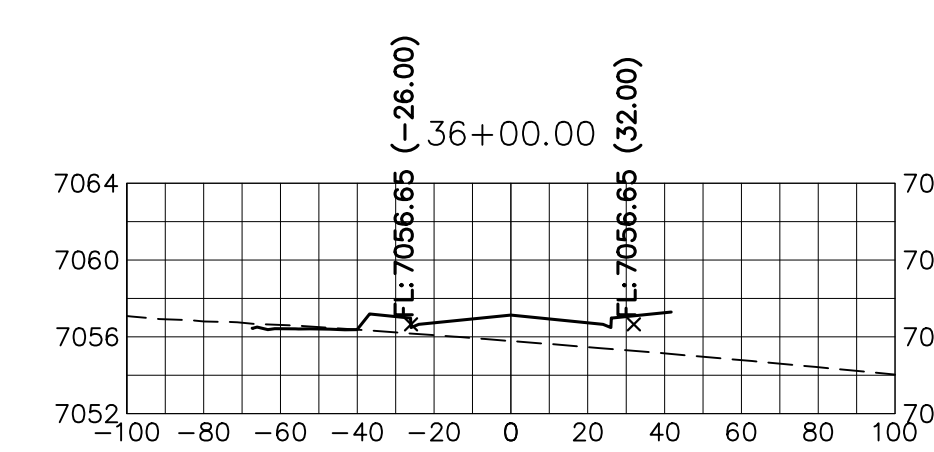
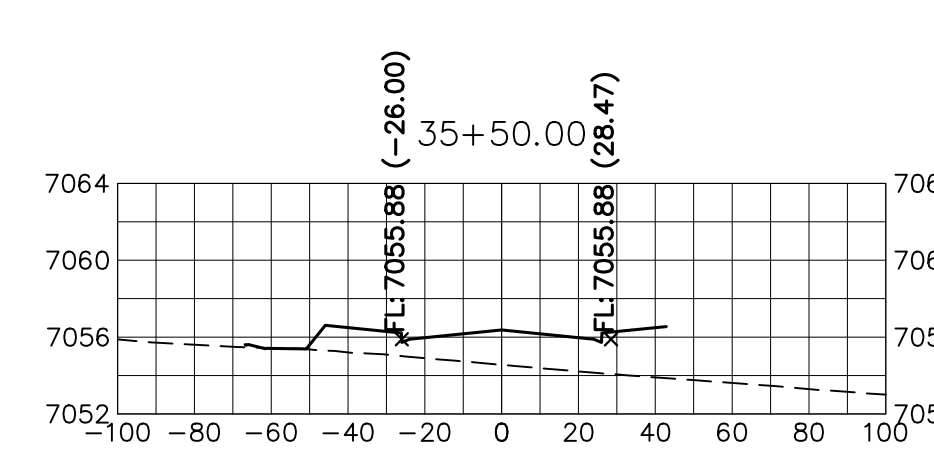
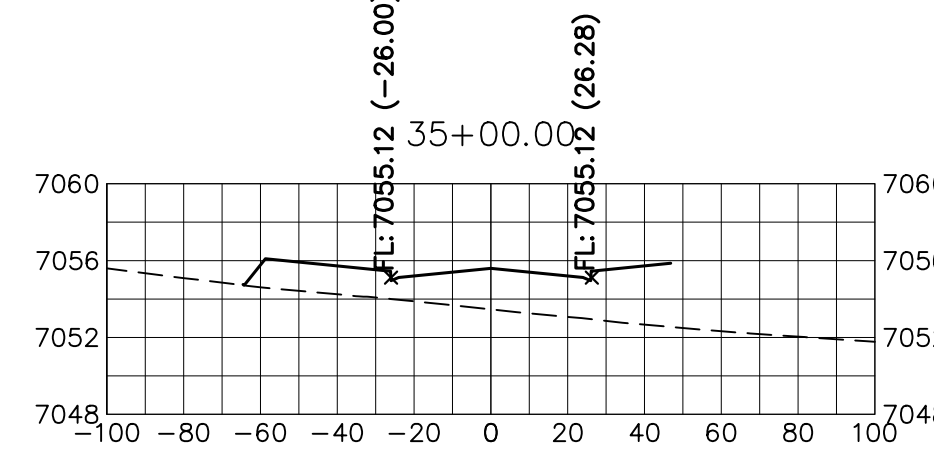
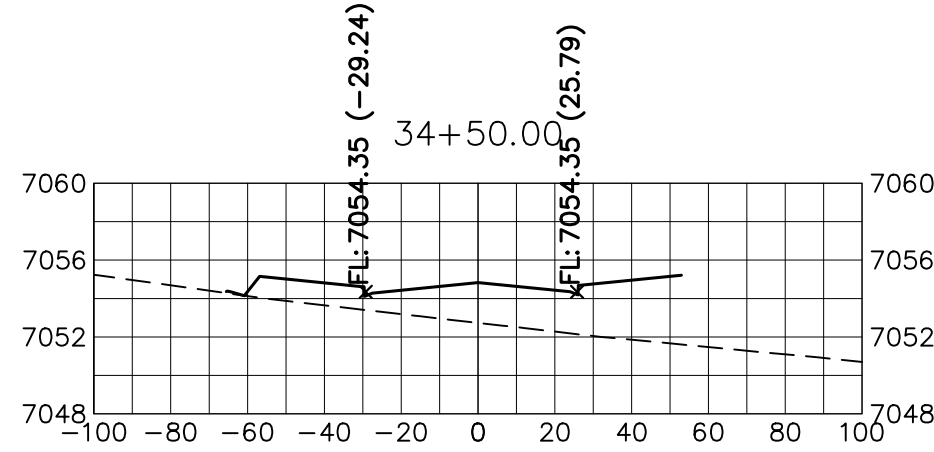
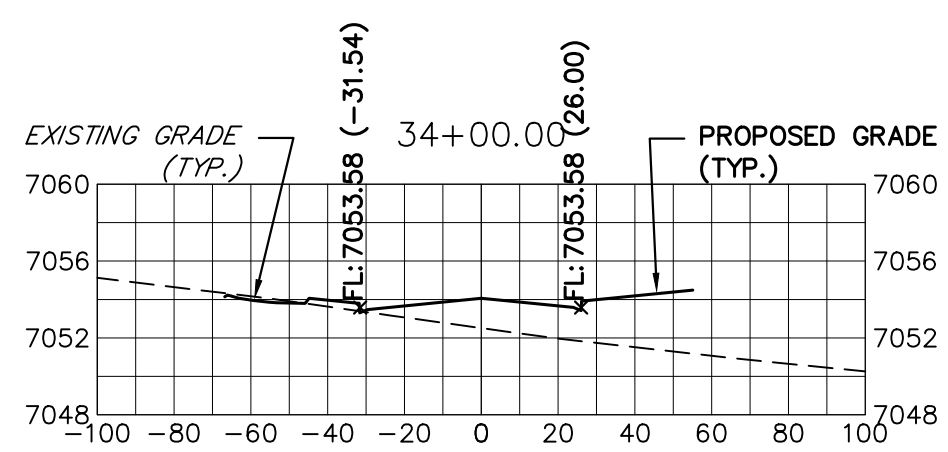
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 05/09/23

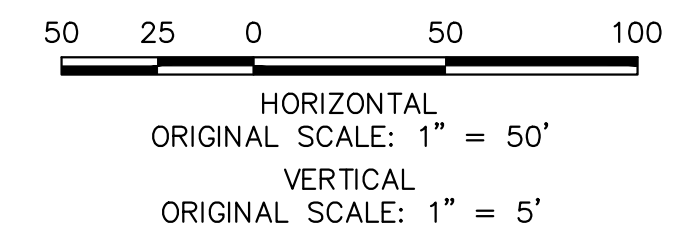
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STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD CROSS SECTIONS

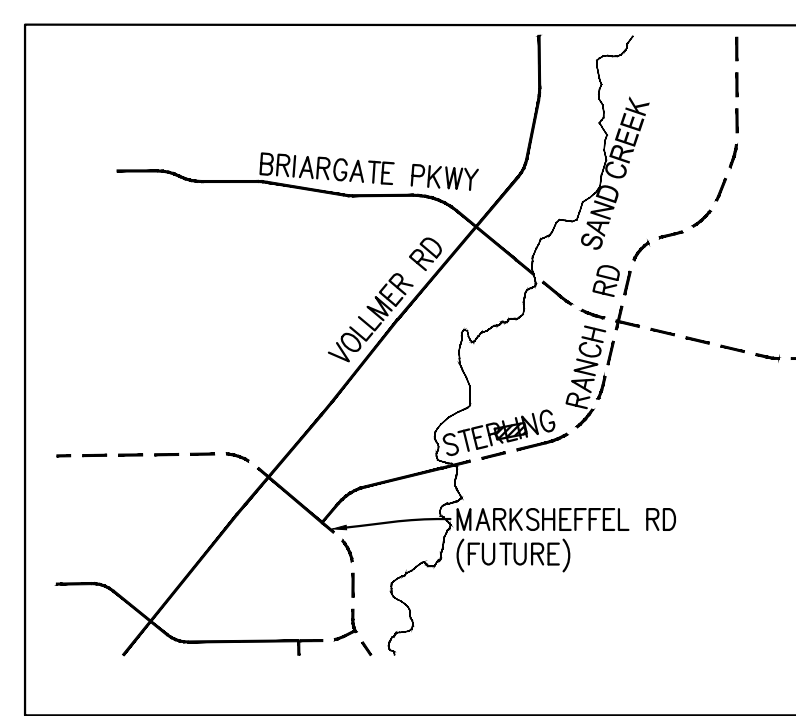
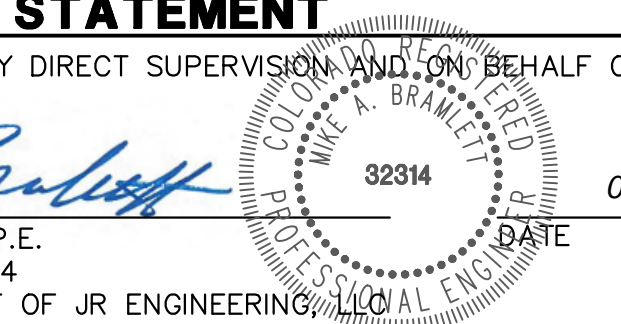
SHEET 28 OF 32
 JOB NO. 25188.03



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 Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
DATE 05/09/23
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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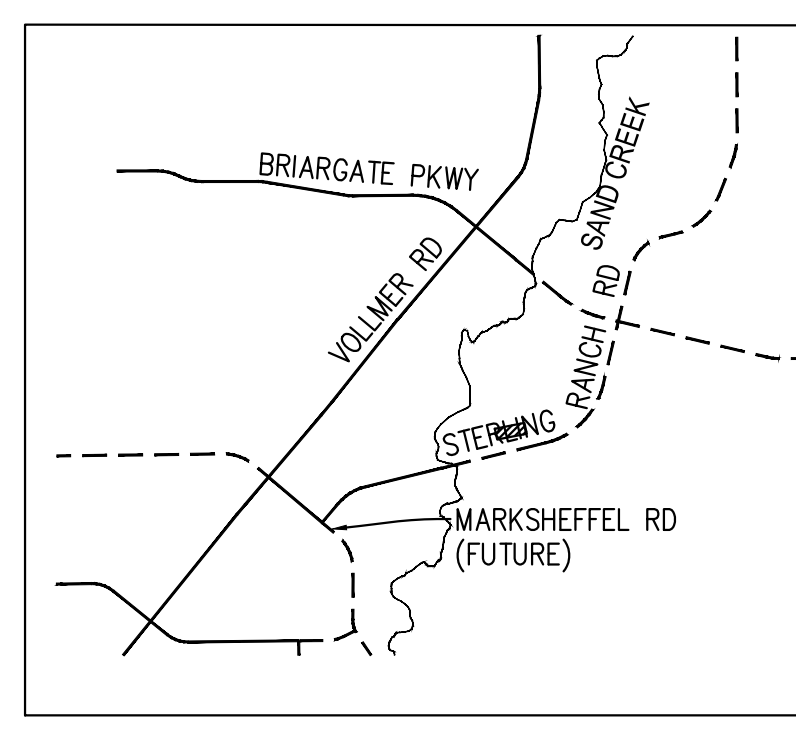
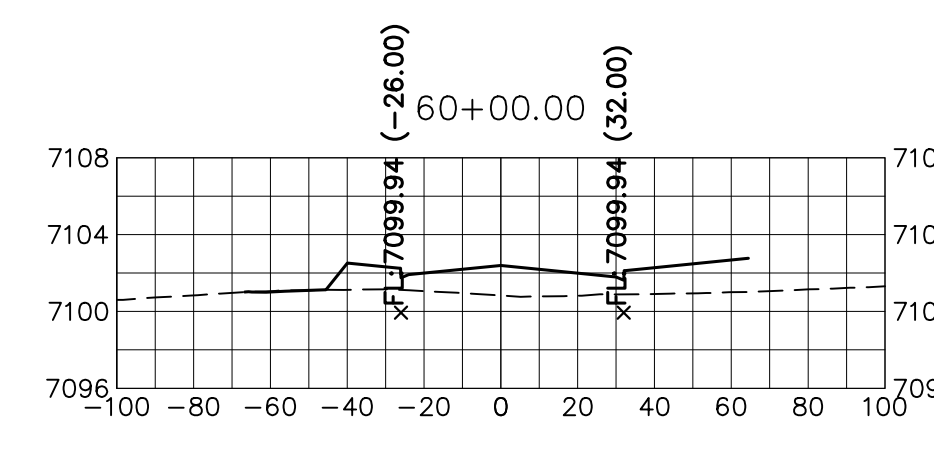
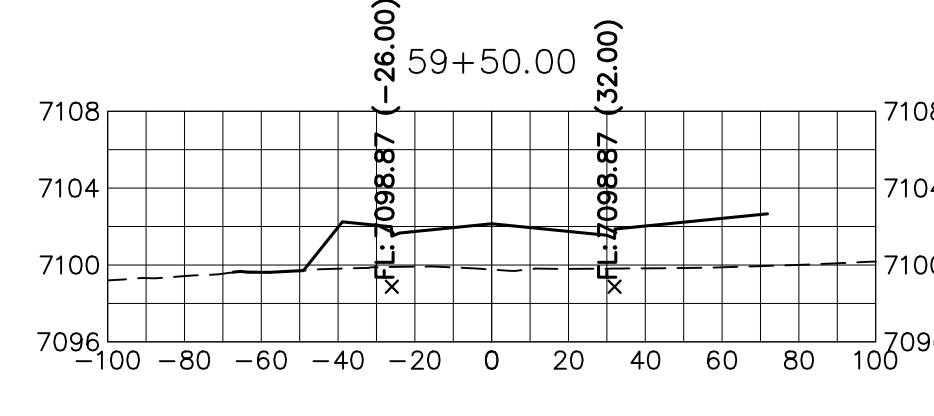
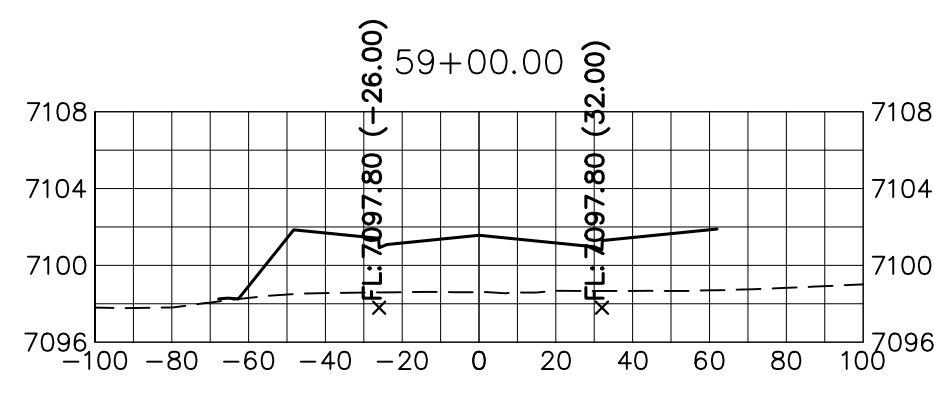
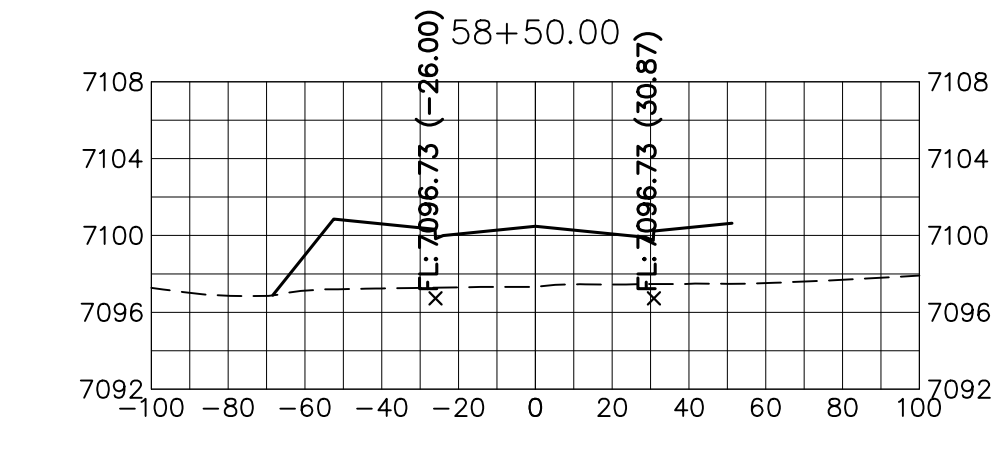
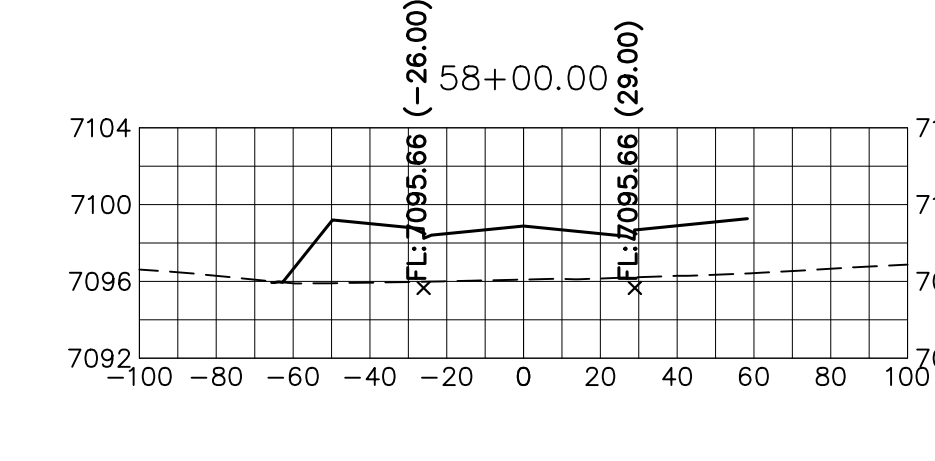
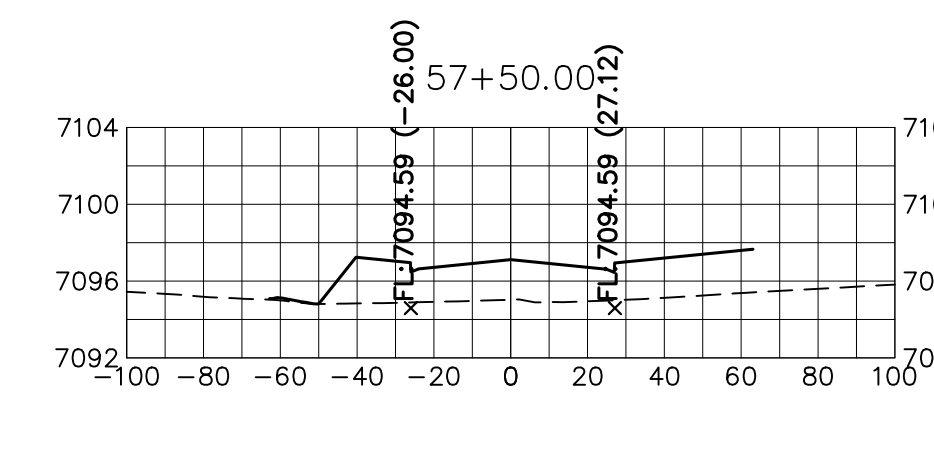
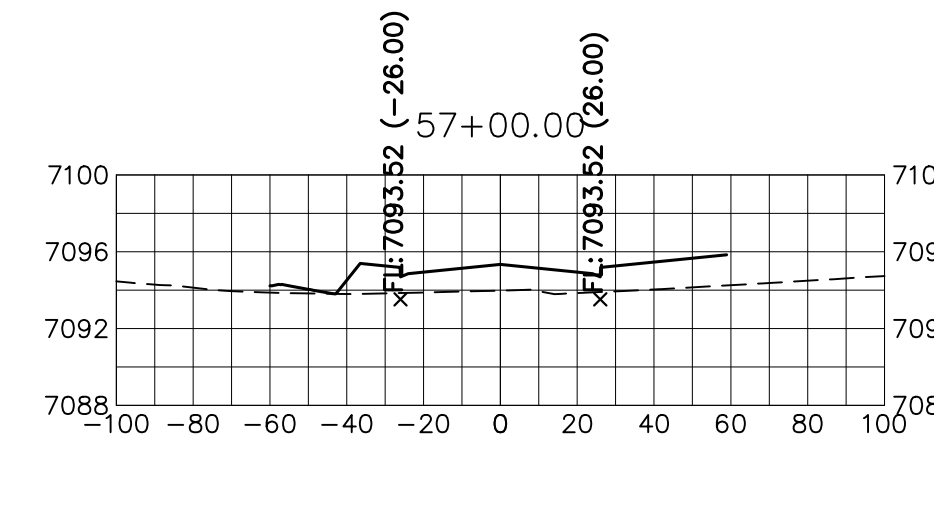
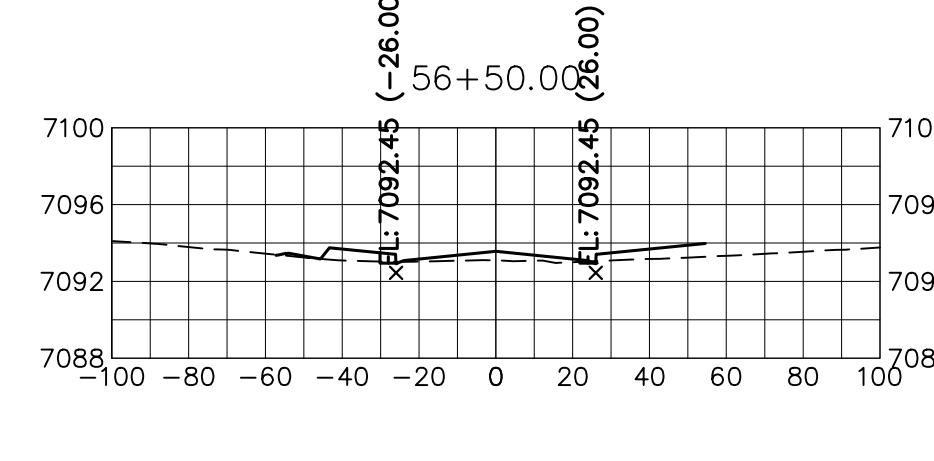
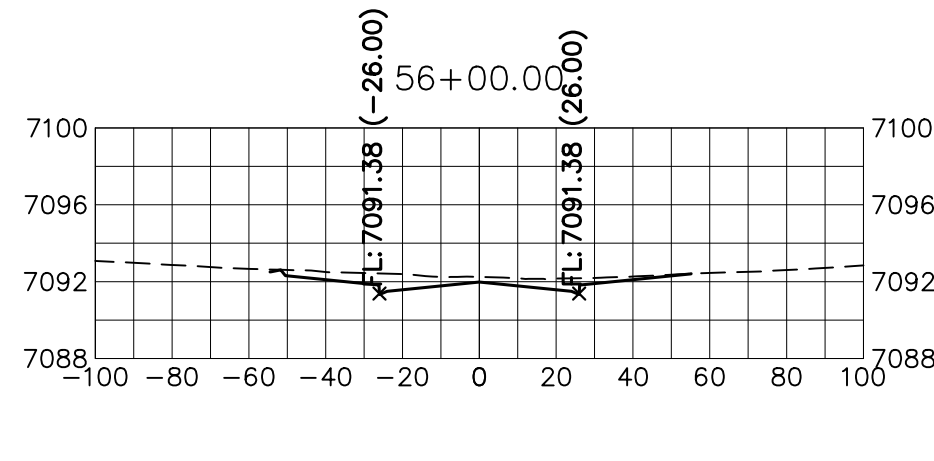
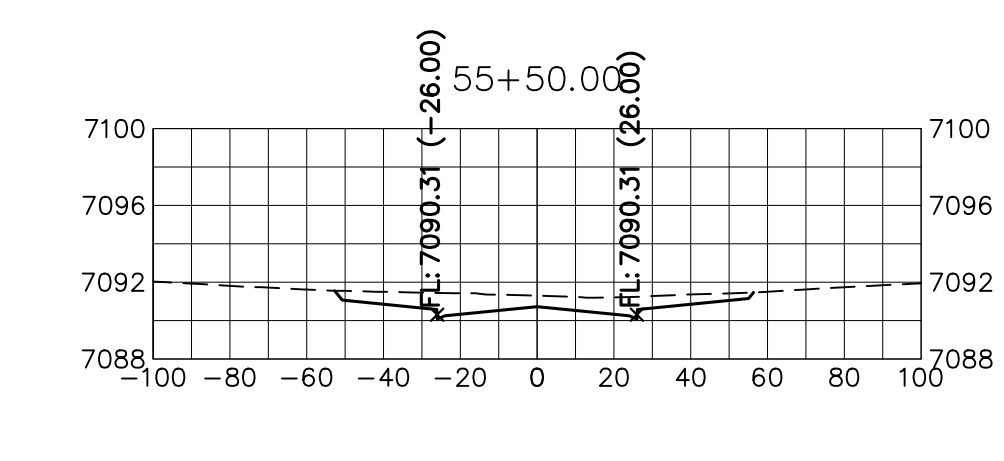
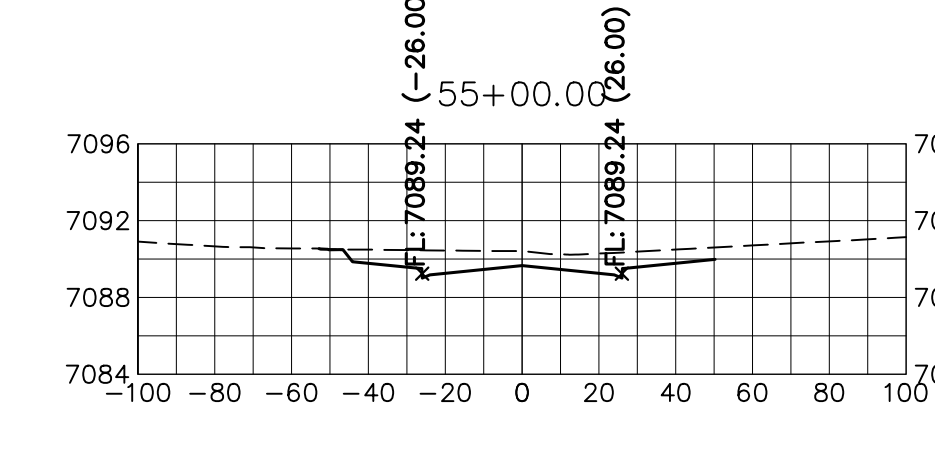
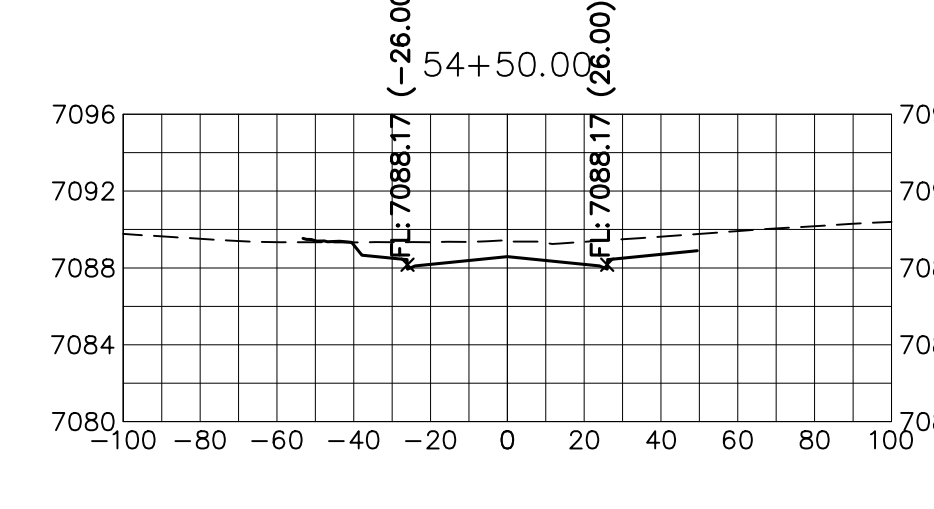
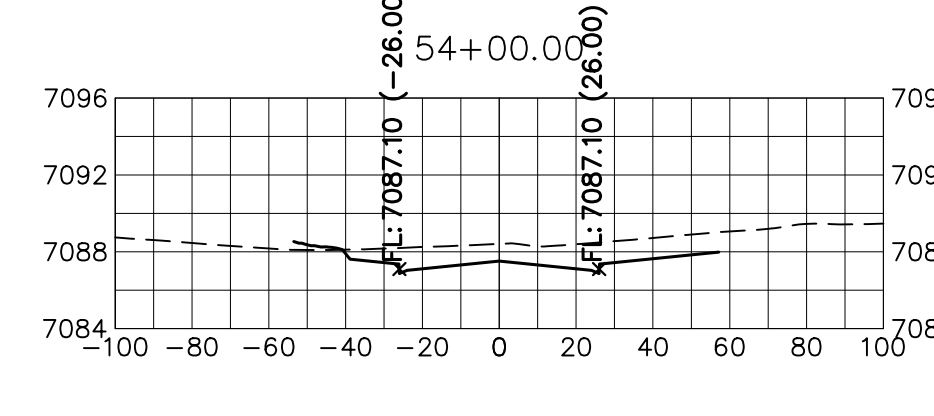
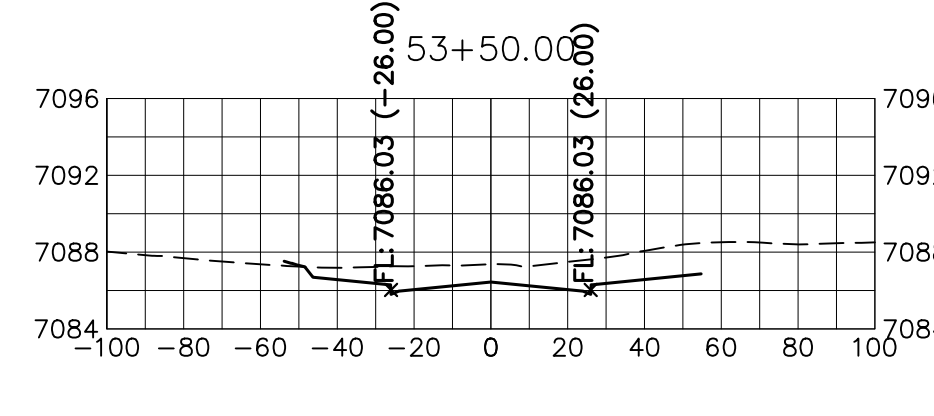
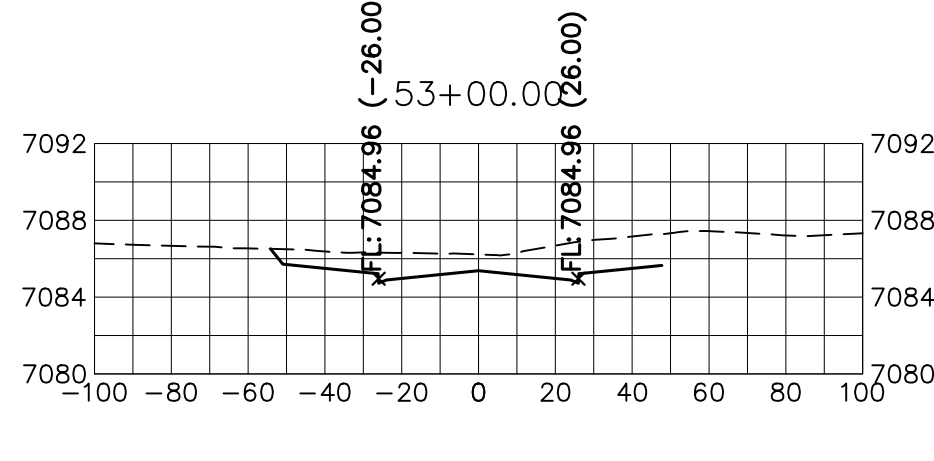
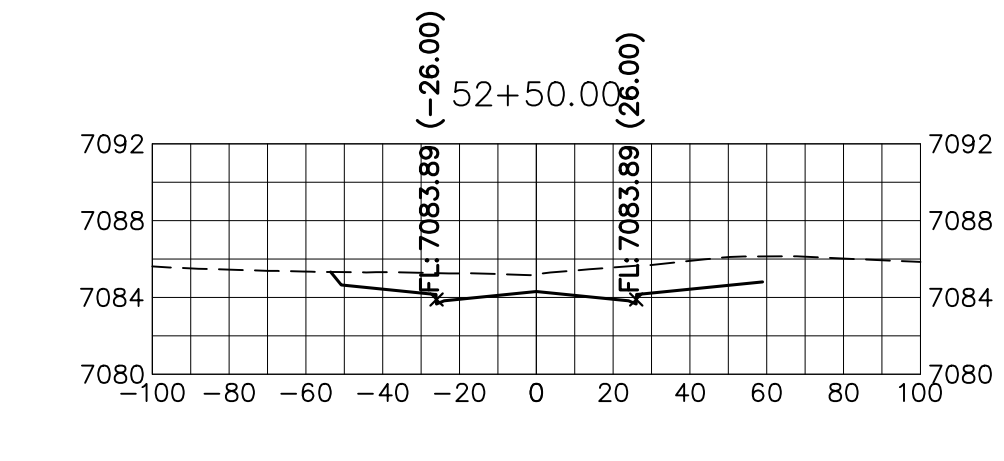
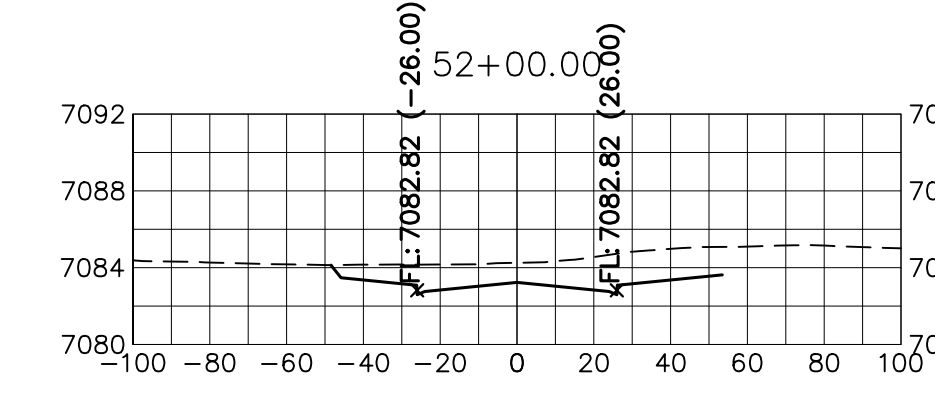
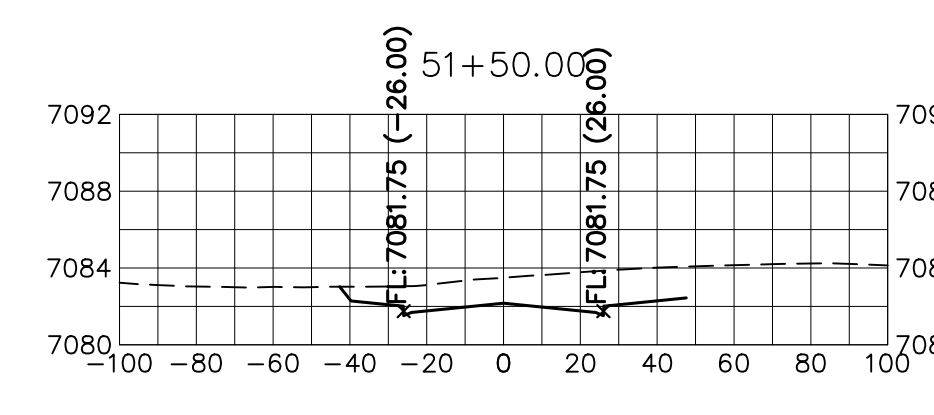
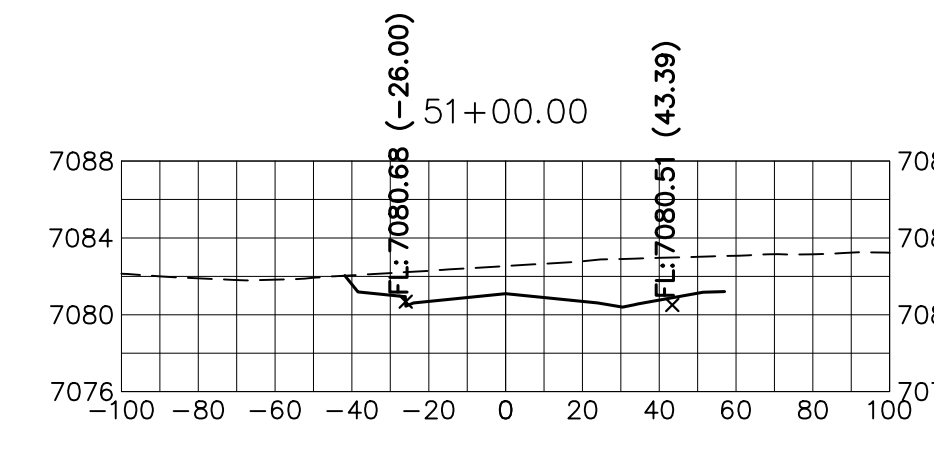
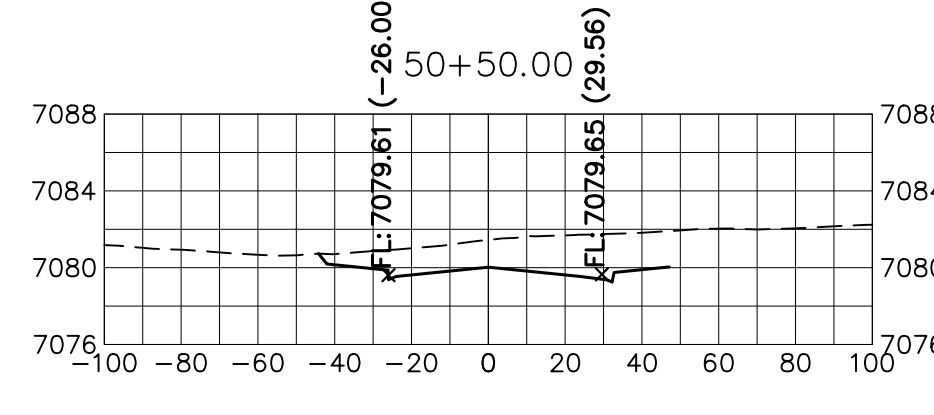
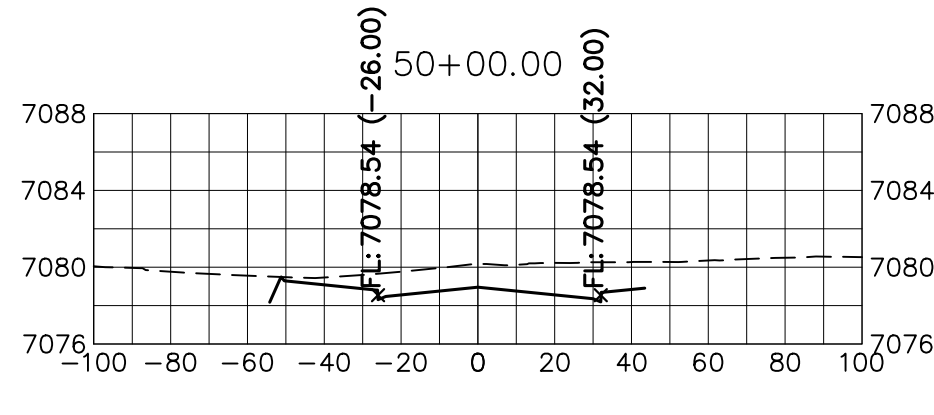
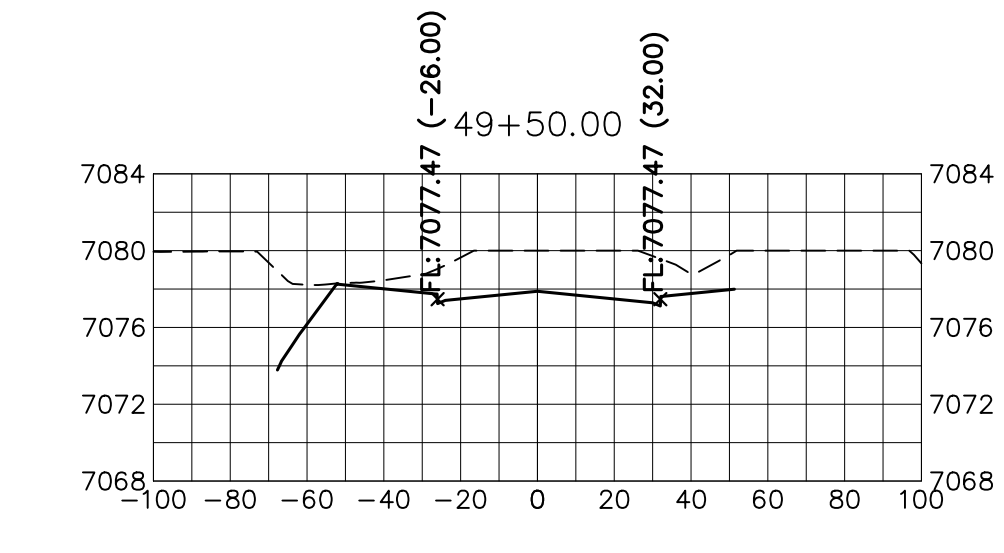
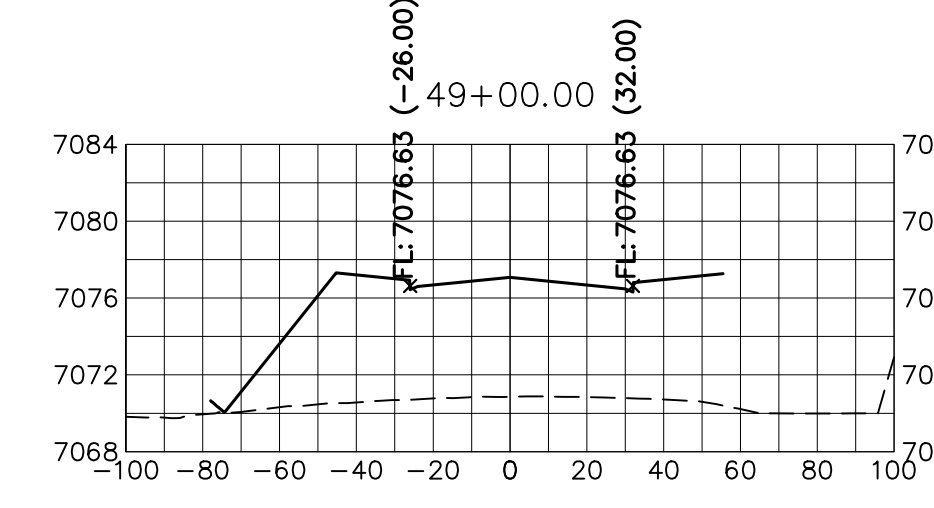
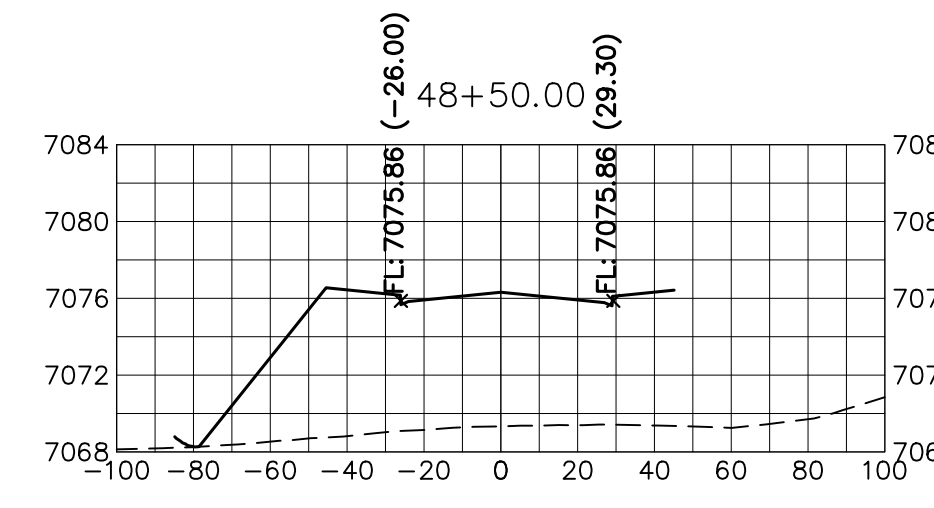
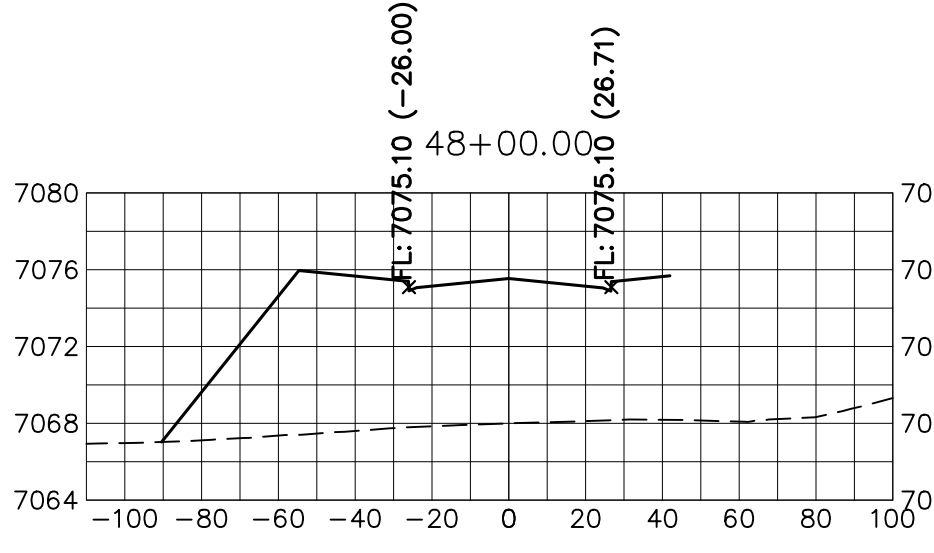
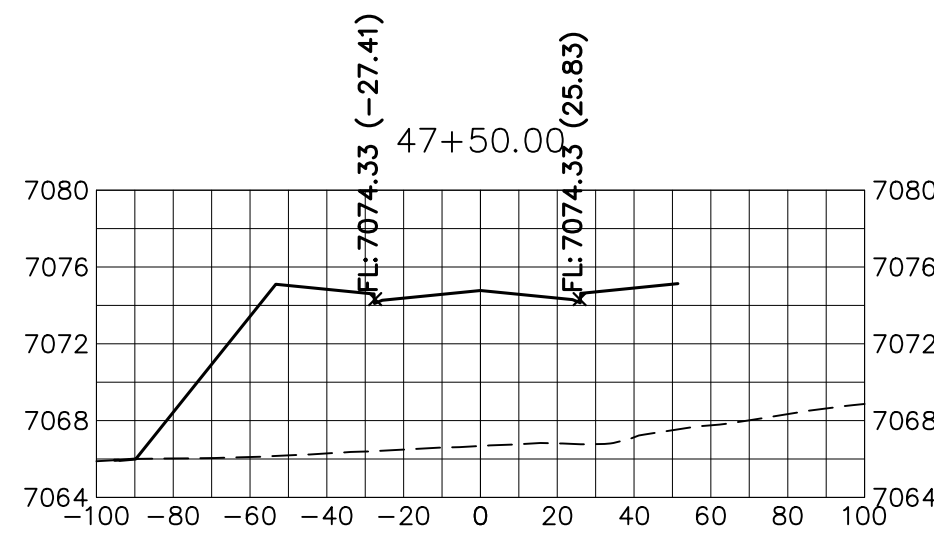
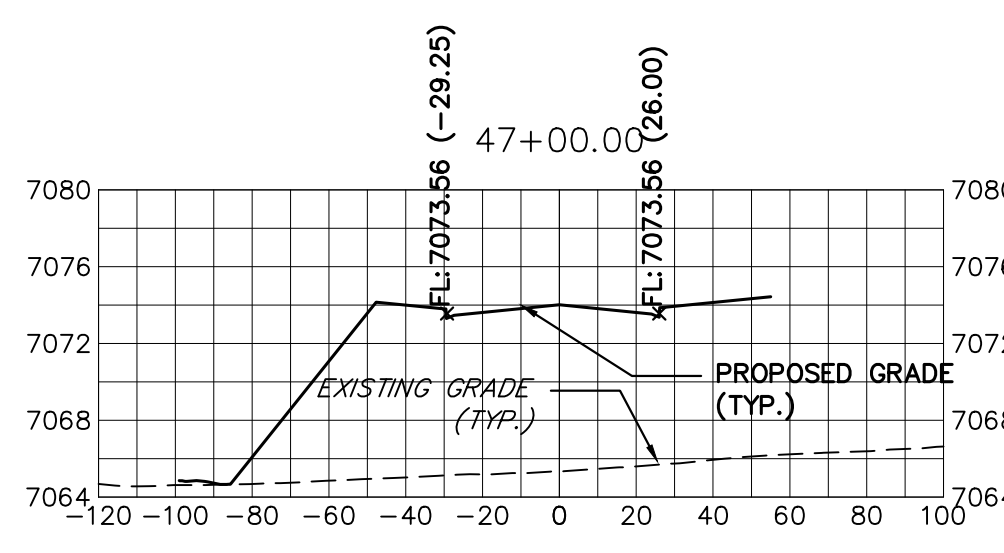
NO.	REVISION	DATE

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

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD CROSS SECTIONS
SHEET 29 OF 32
JOB NO. 25188.03

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KEY MAP
N.T.S.

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No.	REVISION	BY	DATE

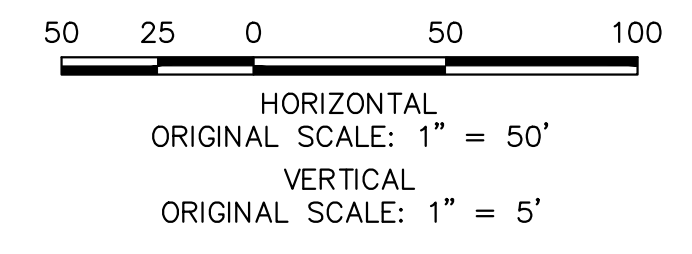
H-SCALE 1"=50'	1"=50'
V-SCALE 1"=5'	1"=5'
DATE	05/08/23
DESIGNED BY	AJH
DRAWN BY	CRB
CHECKED BY	

STERLING RANCH ROAD &
BRIARGATE PARKWAY SEGMENT 2
STREET PLANS

STERLING RANCH ROAD
CROSS SECTIONS

SHEET 30 OF 32
JOB NO. 25188.03

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



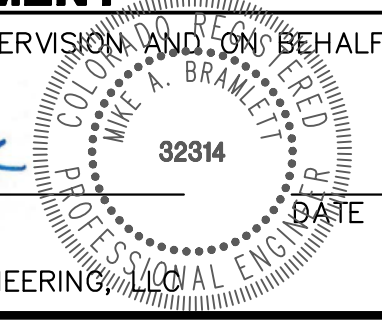
Know what's below.
Call before you dig.

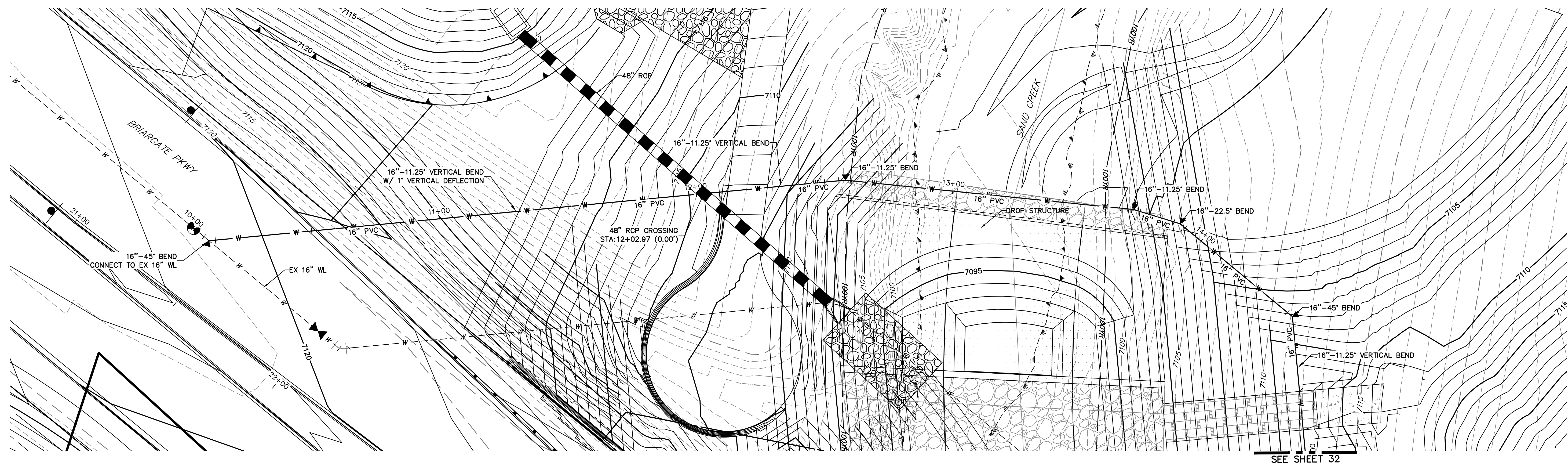
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

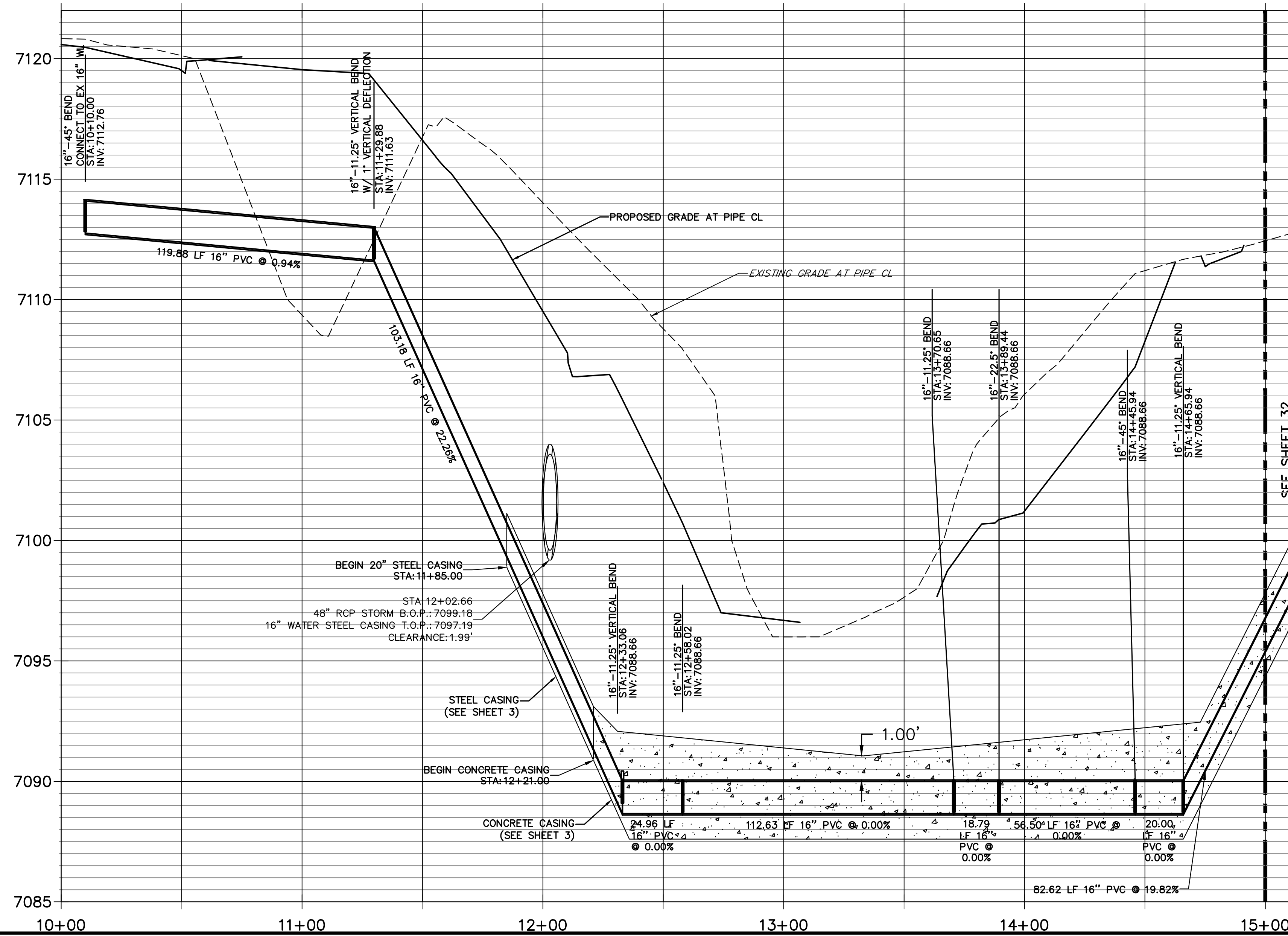
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 05/09/23

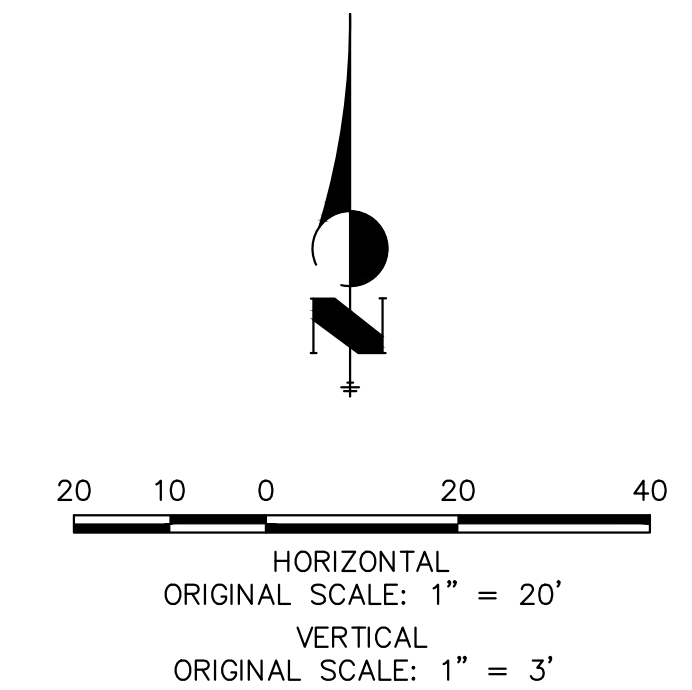




SEE SHEET 32



SEE SHEET 32



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

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

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

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

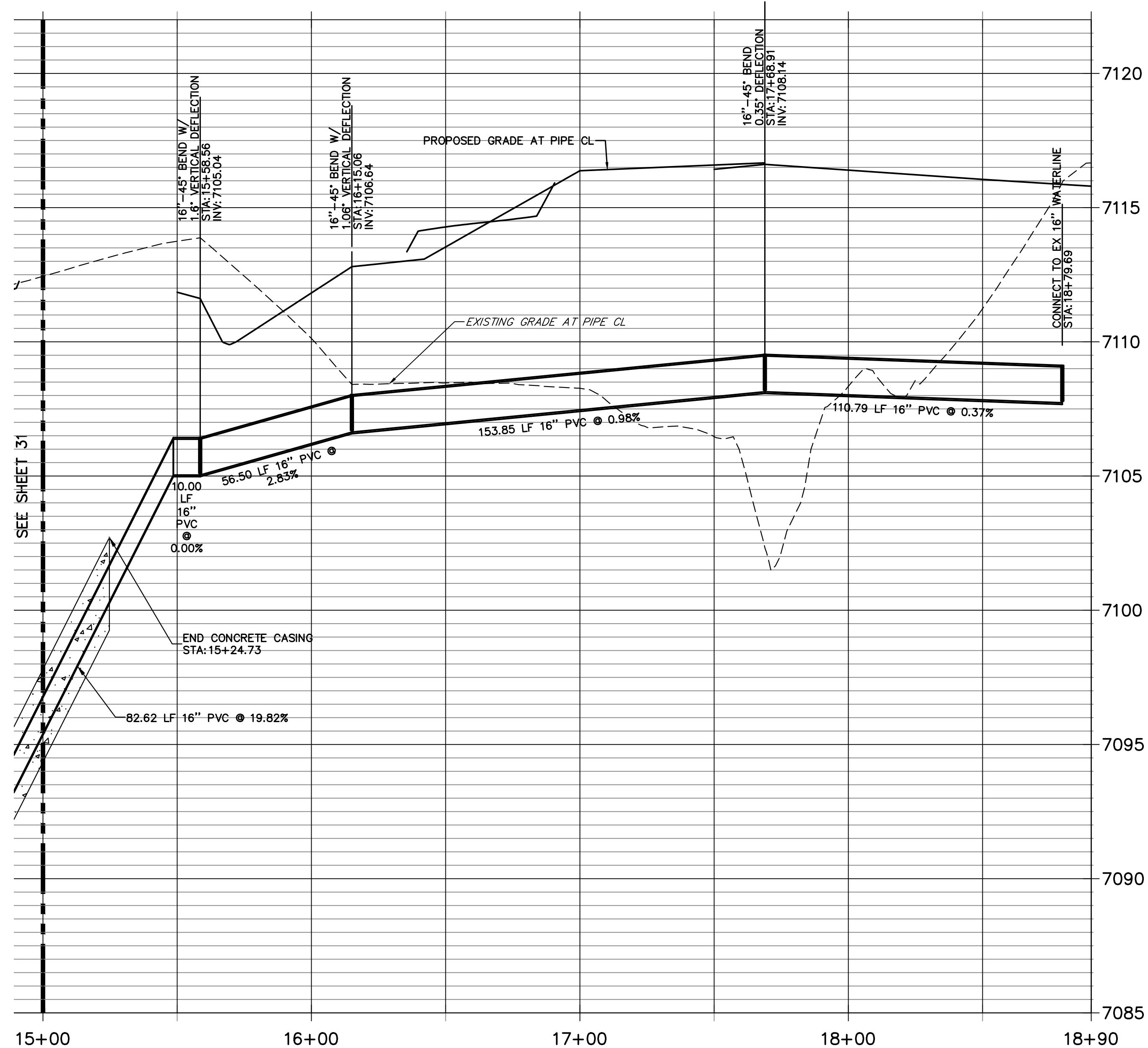
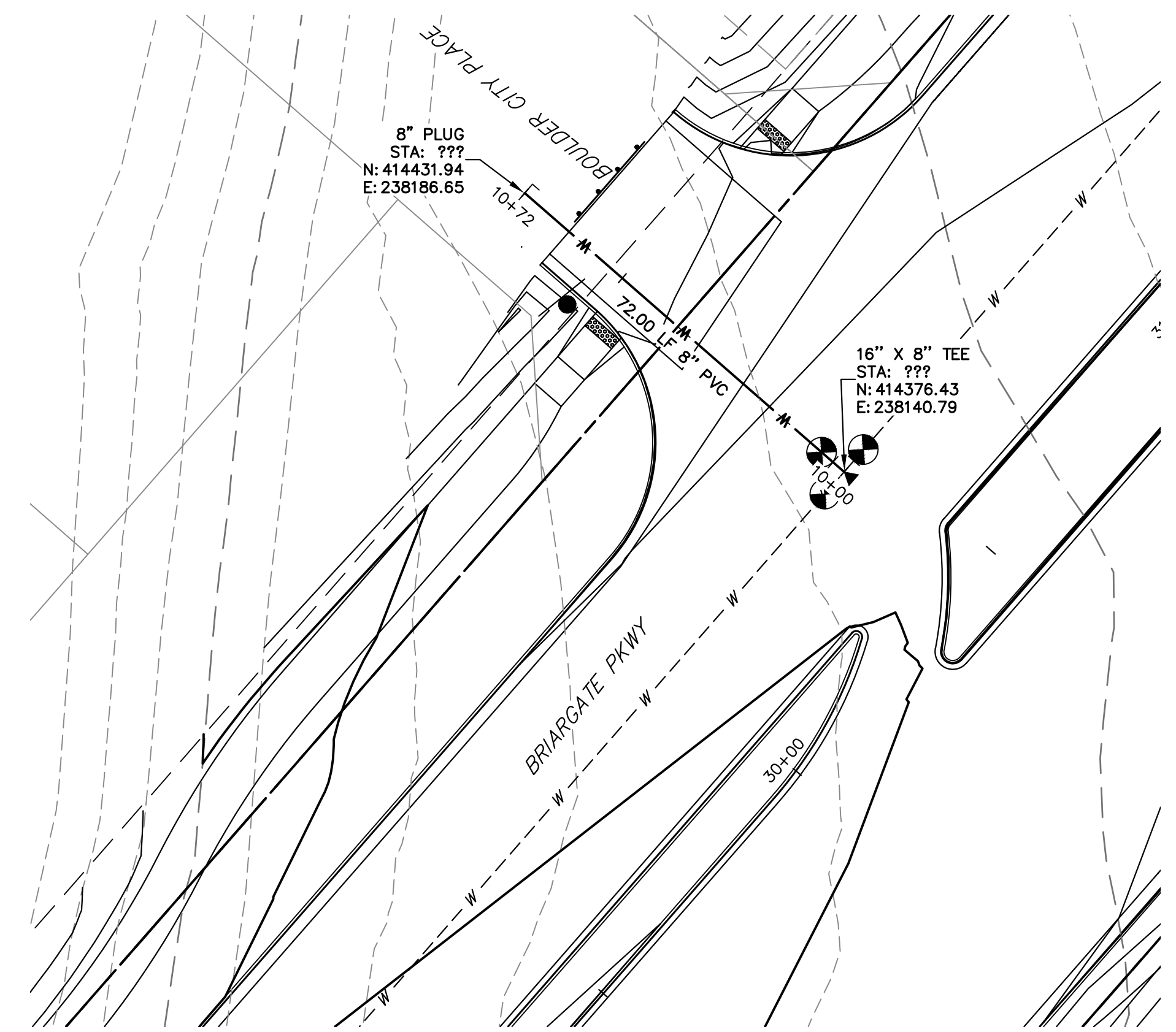
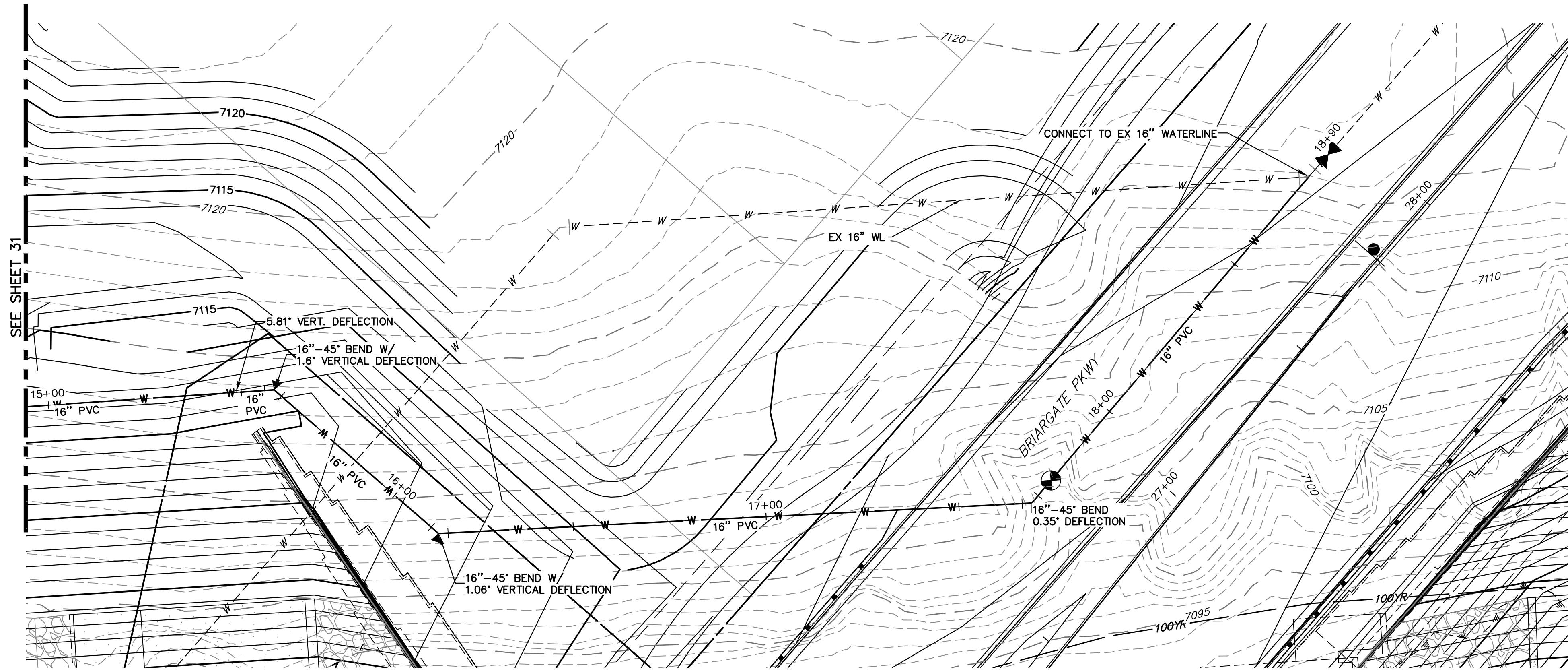
J.R. ENGINEERING
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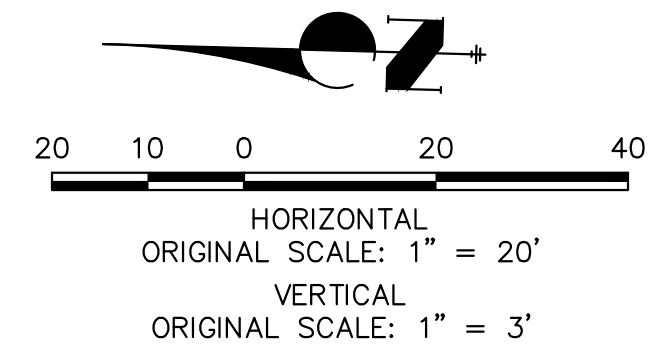
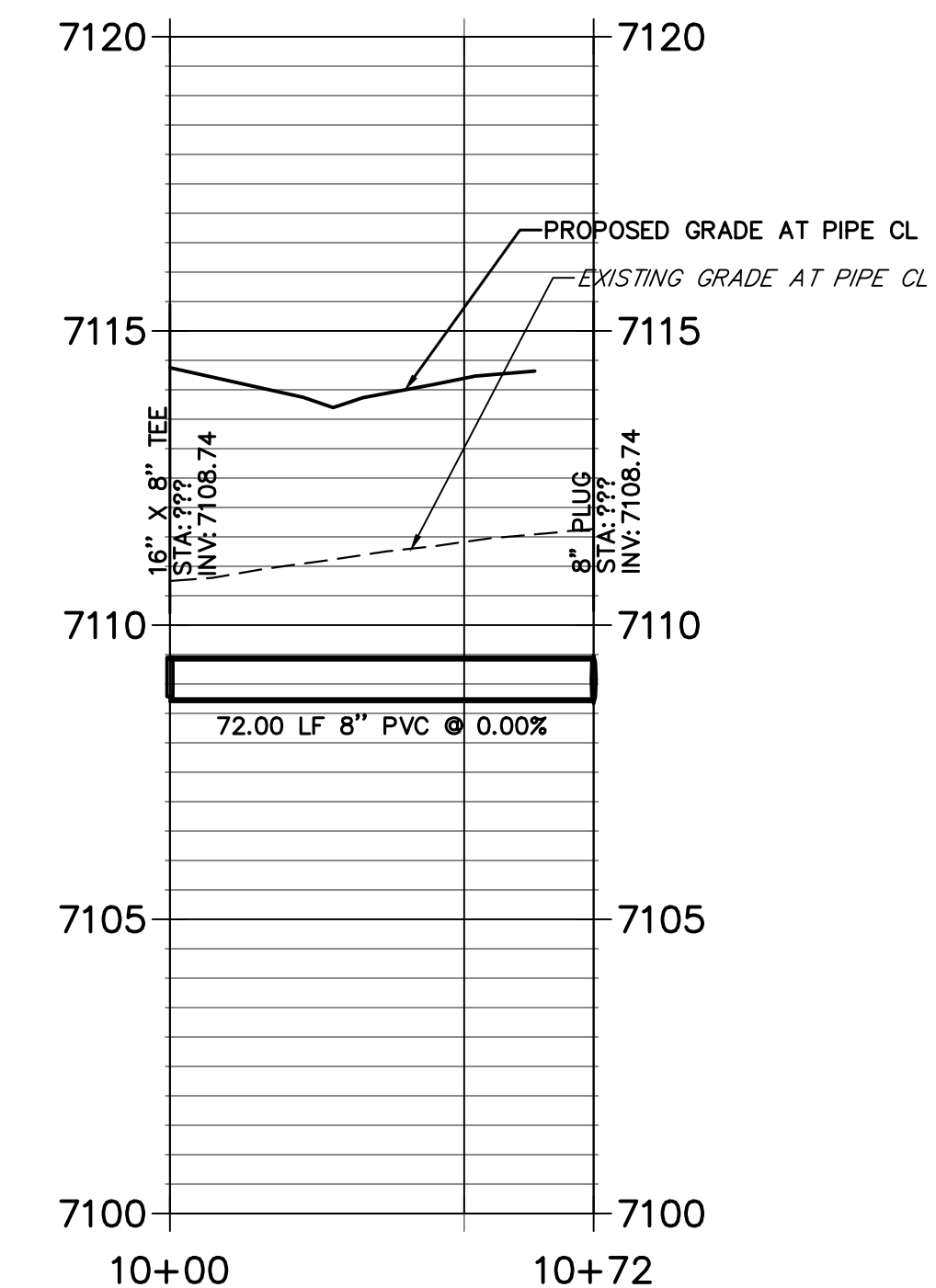
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE PKWY WATERLINE REALIGNMENT

H-SCALE 1"=20'
 V-SCALE 1"=3'
 DATE 05/08/23
 DESIGNED BY AUH
 DRAWN BY AUH
 CHECKED BY

SHEET 31 OF 32
 JOB NO. 25188.03



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



ENGINEER'S STATEMENT

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

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No.	REVISION	BY	DATE

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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