

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

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

AGENCIES

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

CIVIL ENGINEER: JR ENGINEERING, LLC
 5475 TECH CENTER DRIVE
 COLORADO SPRINGS, CO 80919
 MIKE BRAMLETT P.E. (303) 267-6240

COUNTY ENGINEERING: EL PASO COUNTY PLANNING
 AND COMMUNITY DEVELOPMENT
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 JEFF RICE, P.E. (719) 520-6300

TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
 3275 AKERS DRIVE
 COLORADO SPRINGS, CO 80922
 JENNIFER IRVINE, P.E. (719) 520-6460

WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
 JDS-HYDRO CONSULTANTS
 545 E. PIKES PEAK AVE., SUITE 300
 COLORADO SPRINGS, CO 80903
 JOHN MCGINN (719) 668-8769

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
 11445 TEACHOUT ROAD
 COLORADO SPRINGS, CO 80908
 CHIEF BRYAN JACK (719) 495-4300

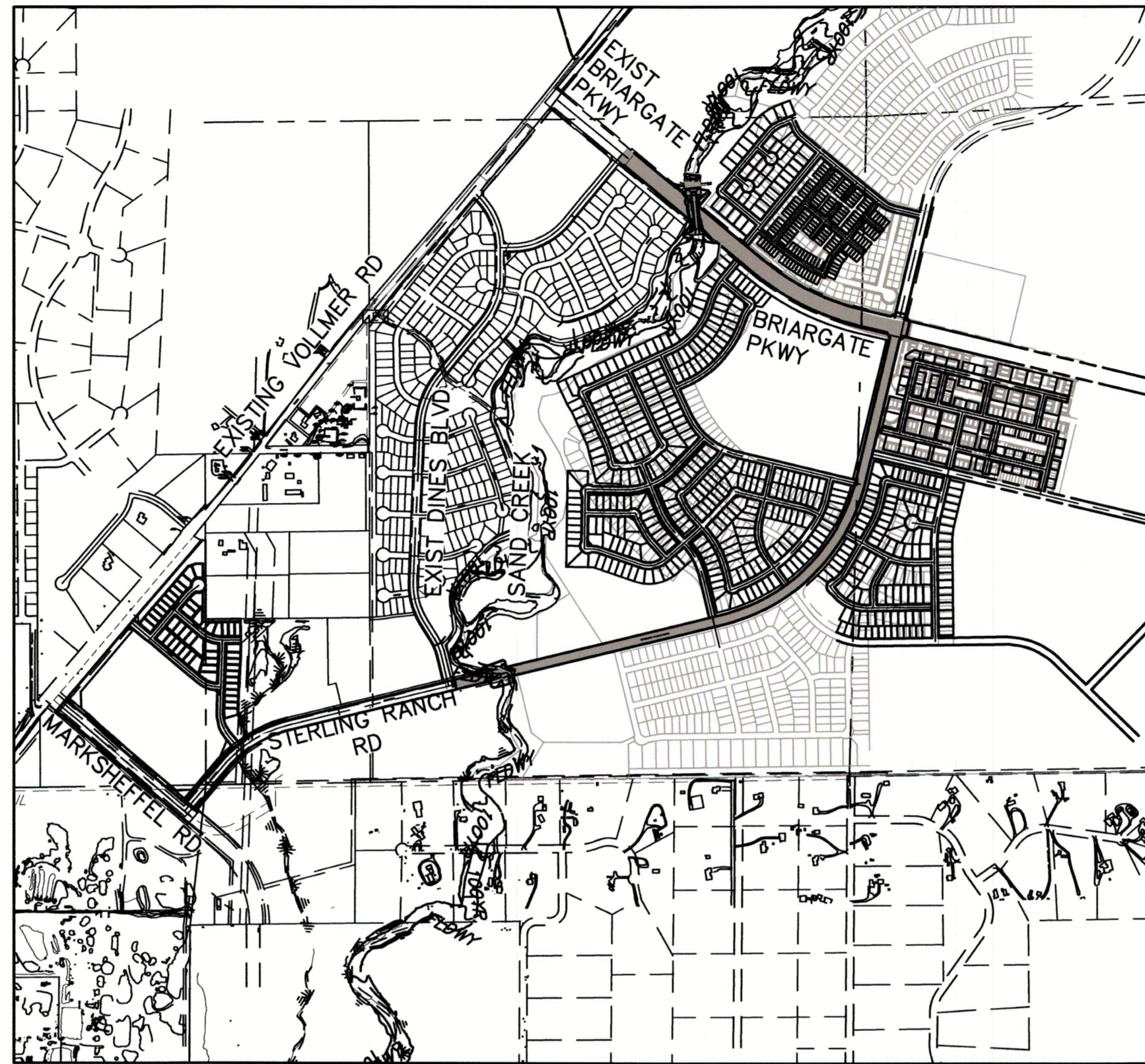
GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
 7710 DURANT DR.
 COLORADO SPRINGS, CO 80947
 TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
 11140 E. WOODMEN ROAD
 FALCON, CO 80831
 (719) 495-2283

COMMUNICATIONS: QWEST COMMUNICATIONS
 (U.N.C.C. LOCATORS) (800) 922-1987
 AT&T (LOCATORS) (719) 635-3674

GAS MAINS:

STORMWATER: STORMWATER ENTERPRISE
 30 S. NEVADA AVENUE, SUITE 401
 COLORADO SPRINGS, CO 80903
 (719)-385-5918



VICINITY MAP
 SCALE: 1"=1,000'

BASIS OF BEARINGS

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

SHEET INDEX

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3	LEGEND
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32	TOTAL SHEETS

BENCHMARKS

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

OWNER/DEVELOPER STATEMENT

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

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

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

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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

DISTRICT APPROVALS

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

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



Know what's below.
 Call before you dig.

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



Continental 303-740-8888 • Colorado Springs 719-589-2888
 Fort Collins 970-498-8888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

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

SHEET 1 OF 32

JOB NO. 25188.03

GENERAL CONSTRUCTION NOTES:

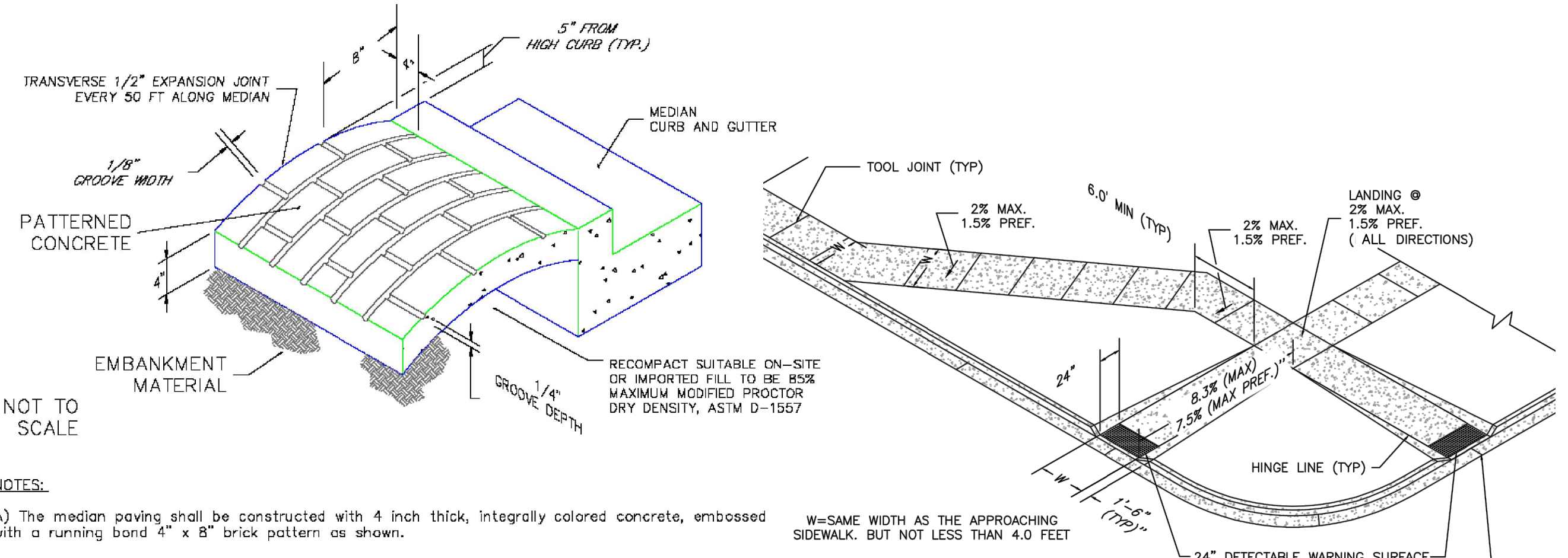
- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK...

SIGNING AND STRIPING NOTES:

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

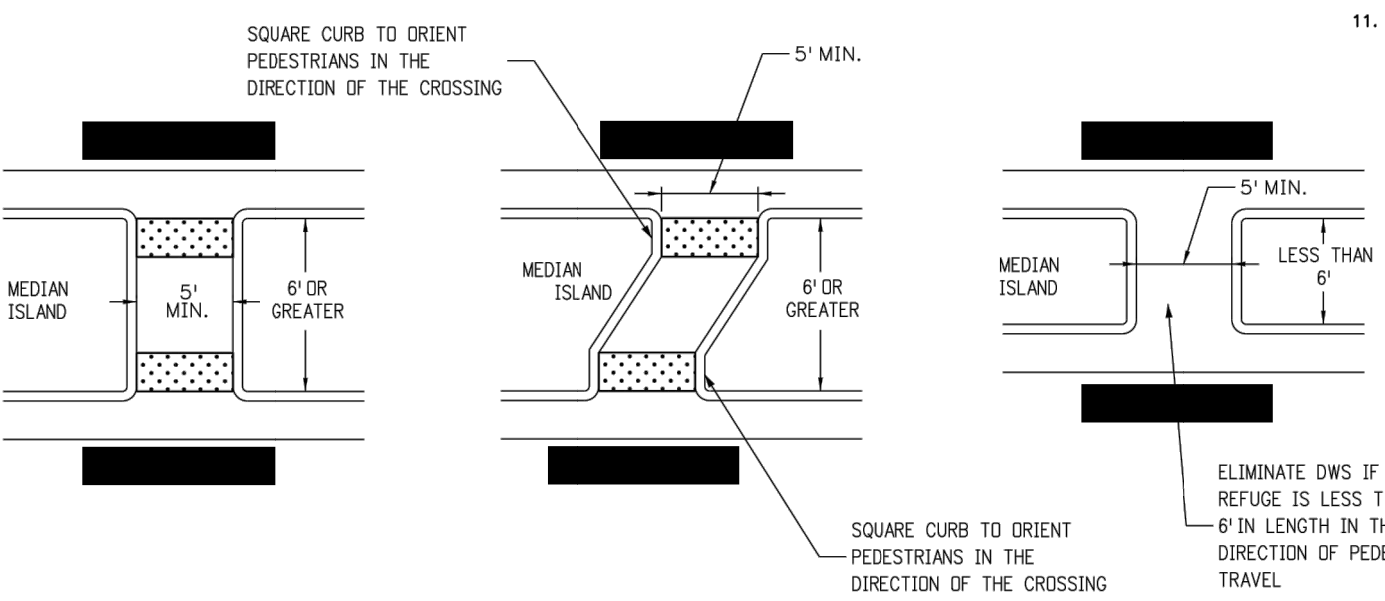
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2...

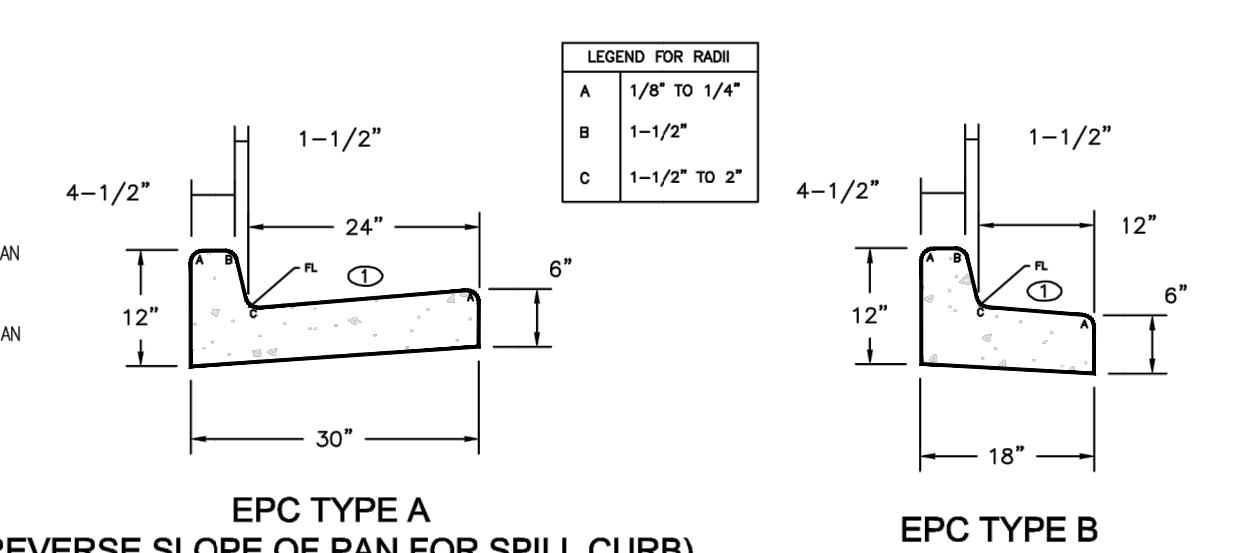


NOTES:

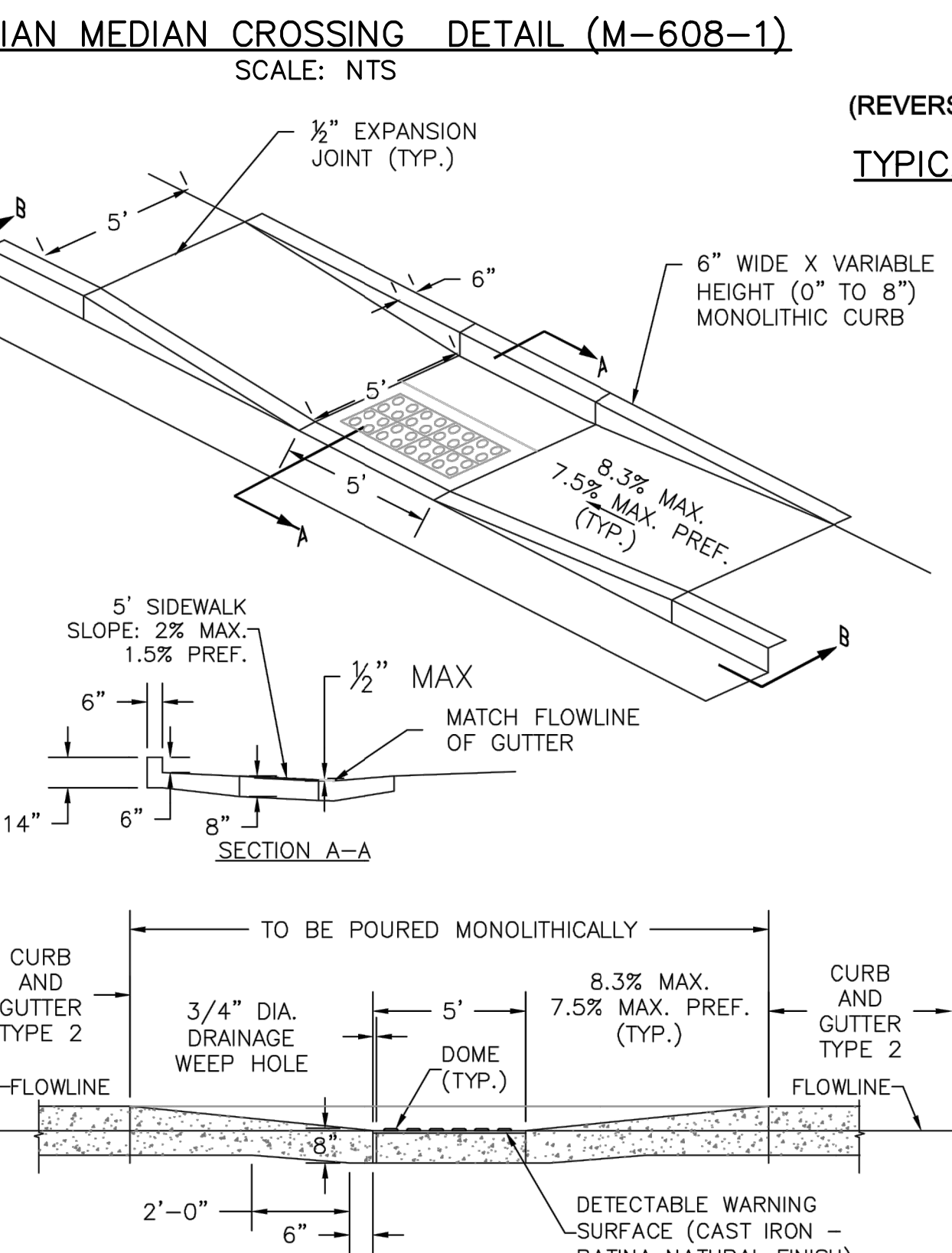
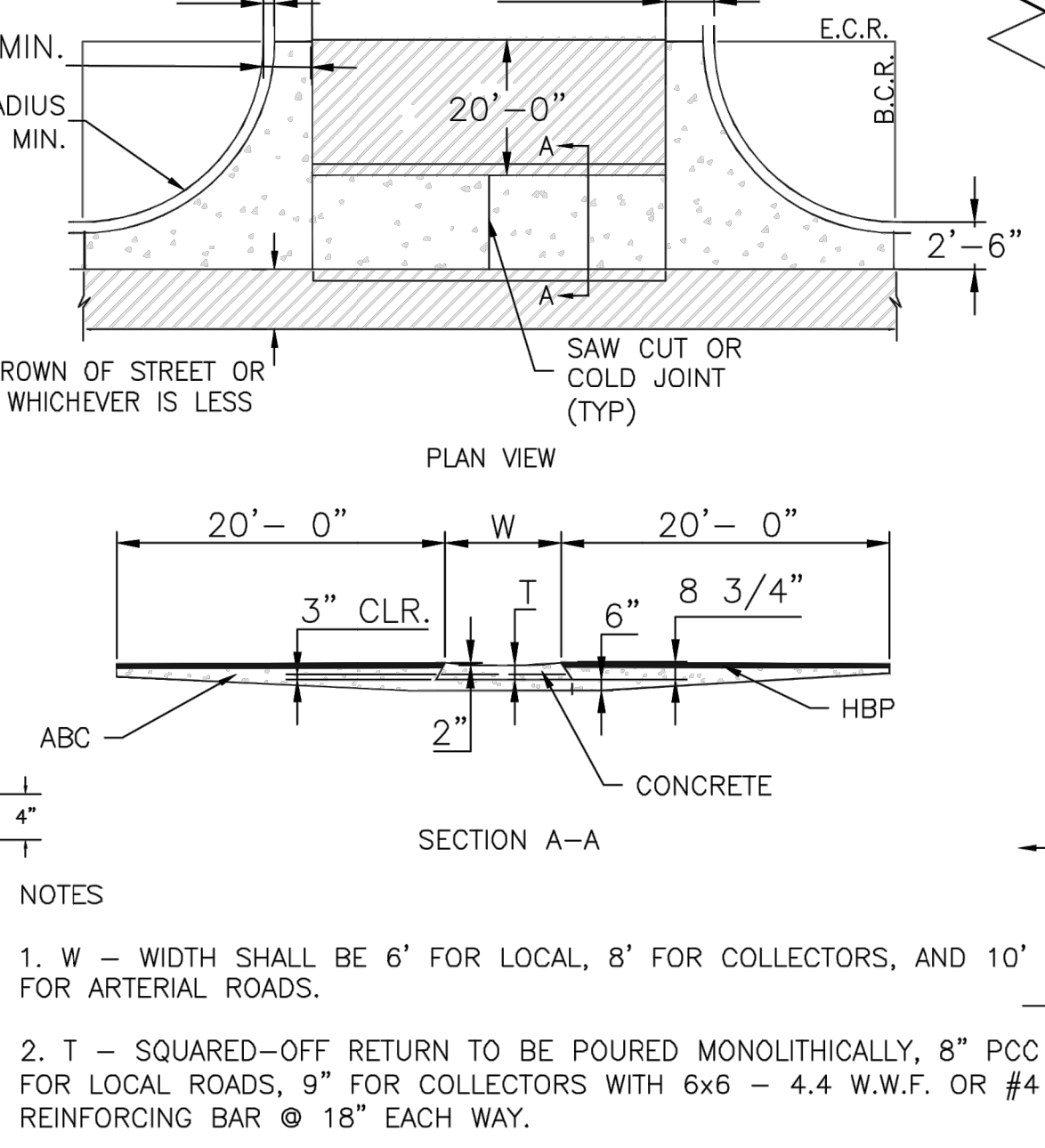
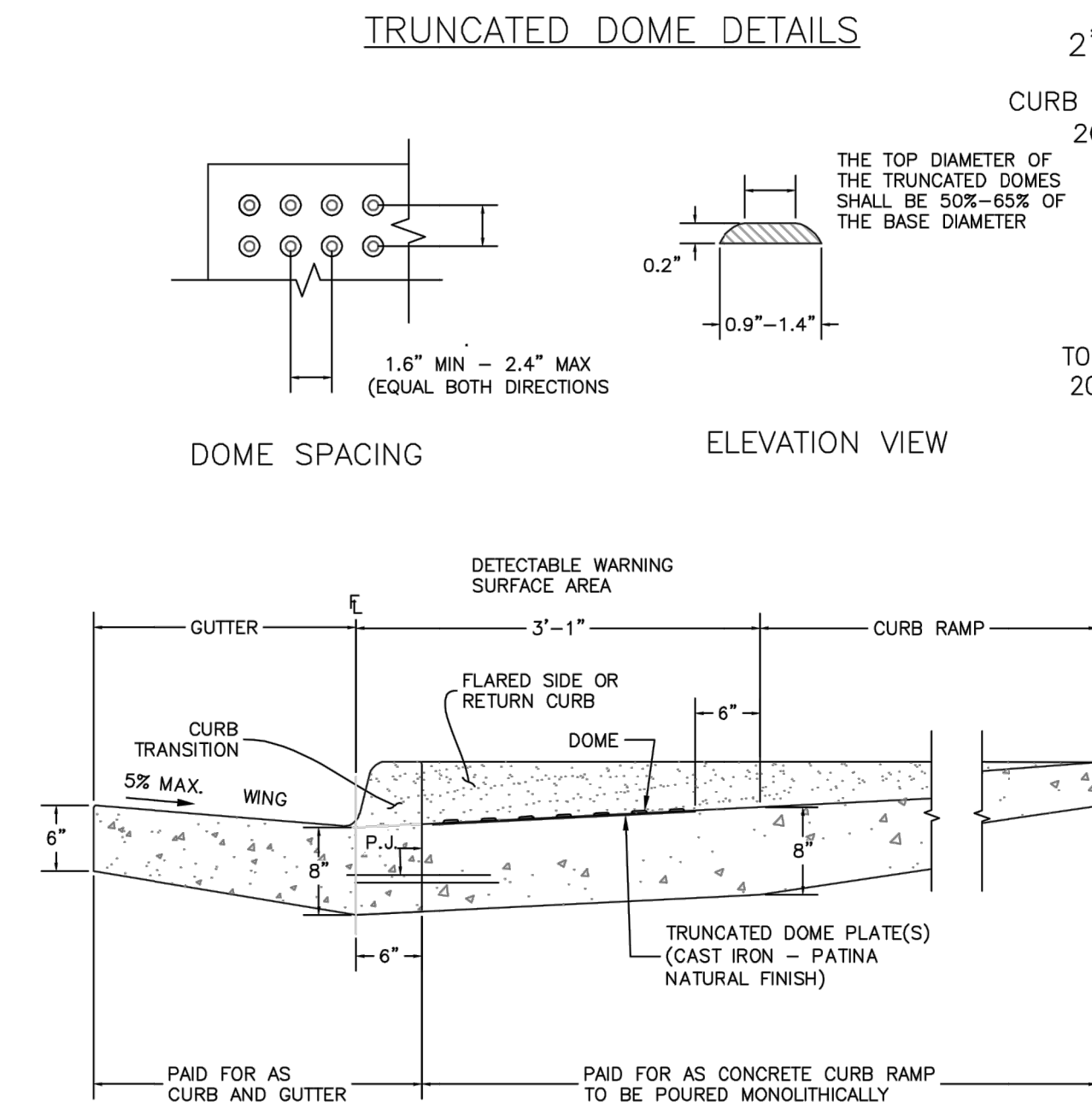
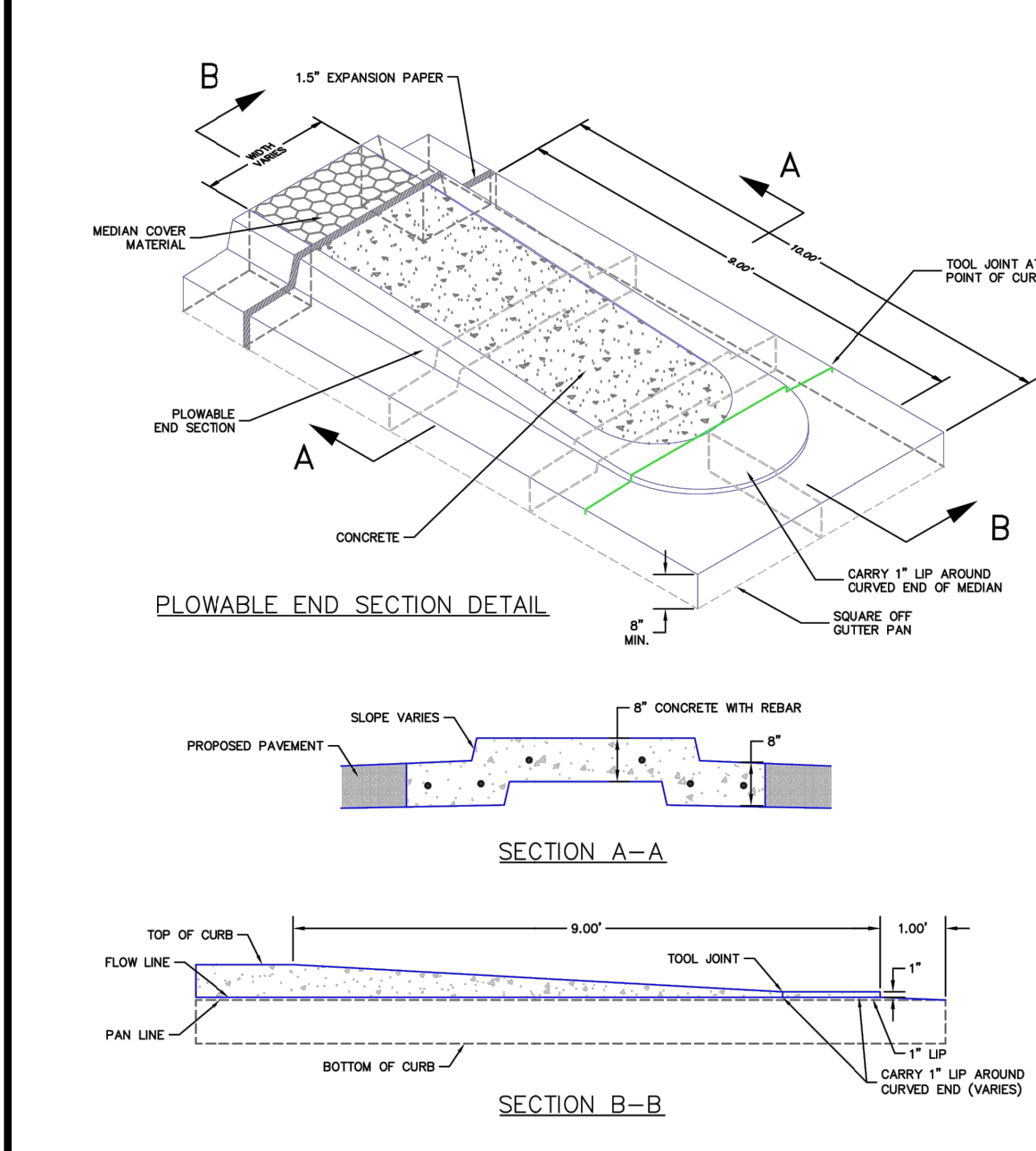
- A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running band 4\"/>



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



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



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

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

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

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

ENGINEER'S STATEMENT

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

Vertical sidebar containing project information: STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS, NOTES & DETAILS, SHEET 2 OF 32, JOB NO. 25188.03, and company logo for J.R. ENGINEERING.

BY	DATE	No.	REVISION

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

STERLING RANCH ROAD & BRIARGATE
PARKWAY SEGMENT 2 STREET PLANS

LEGEND

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		
SILT FENCE		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

UTILITIES LEGEND

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

MONUMENTATION LEGEND

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

LANDSCAPE LEGEND

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

ABBREVIATIONS

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

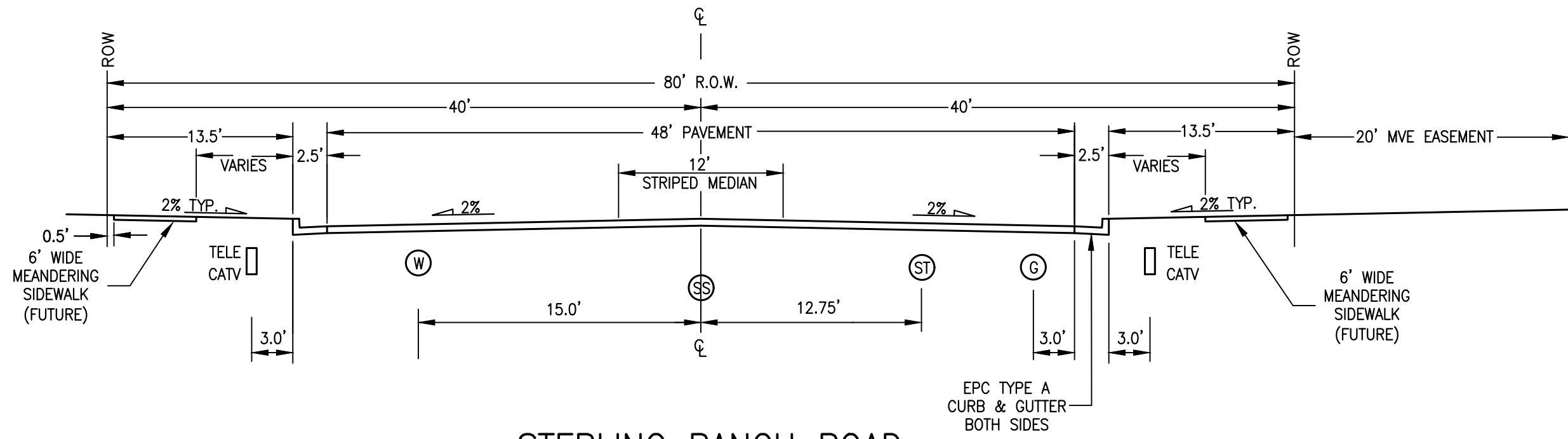


ENGINEER'S STATEMENT

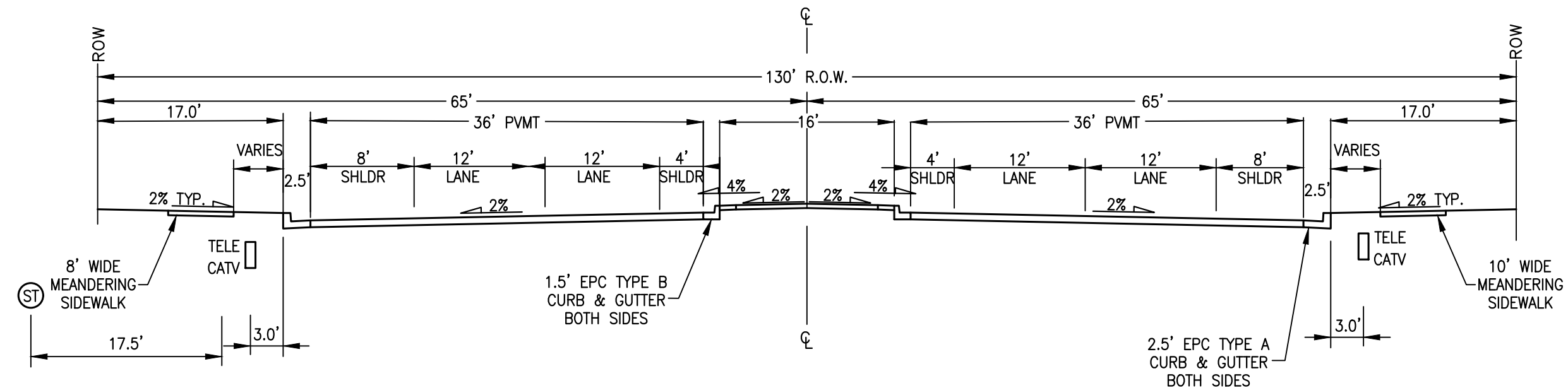
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett DATE 05/09/23

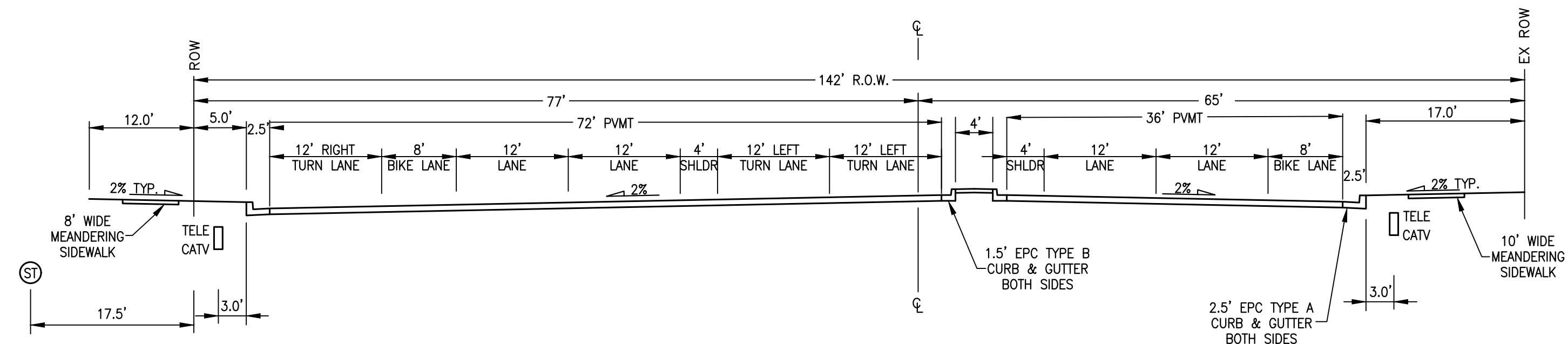
MIKE A. BRAMLETT, P.E. 32314
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM



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.

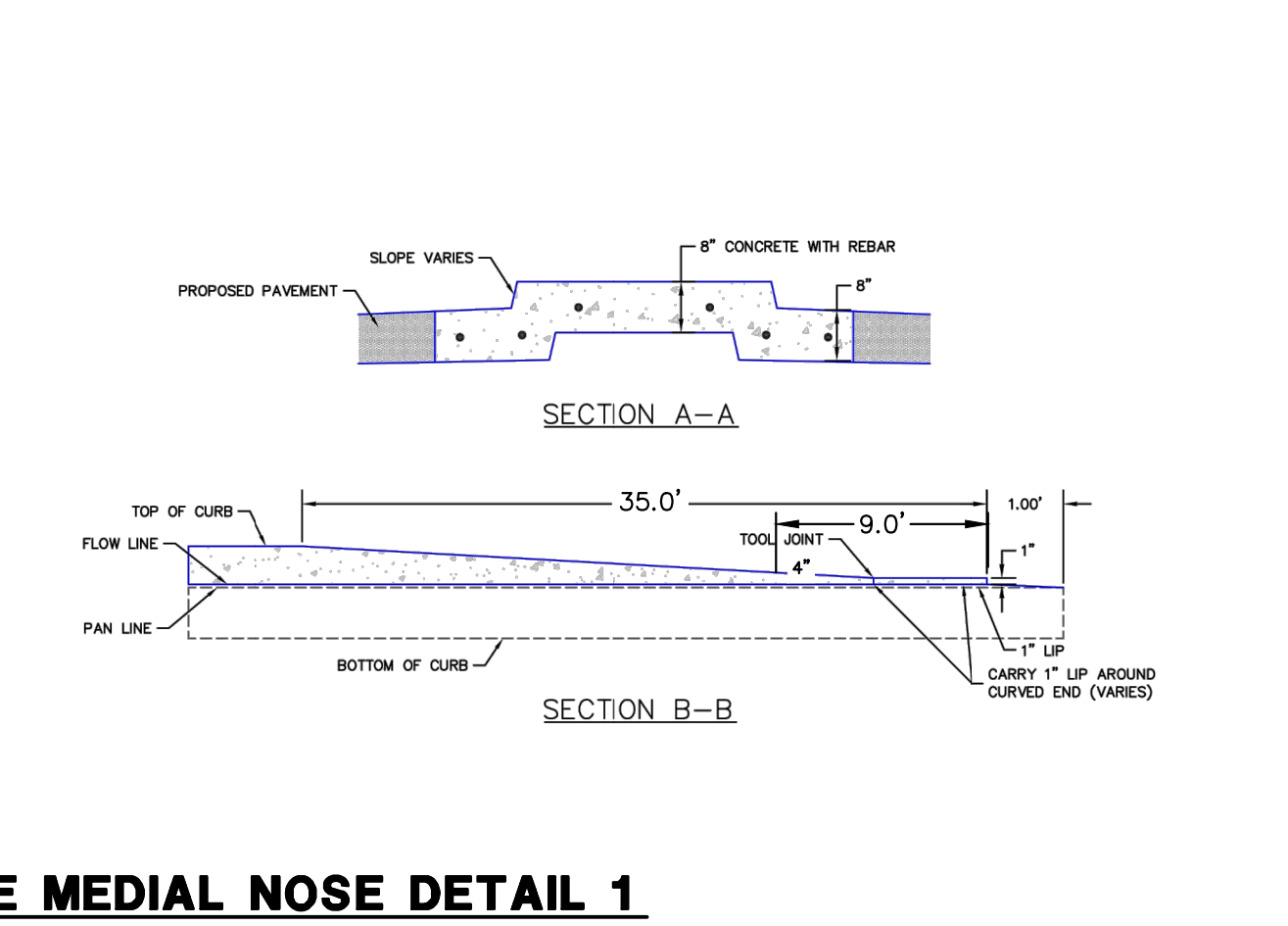
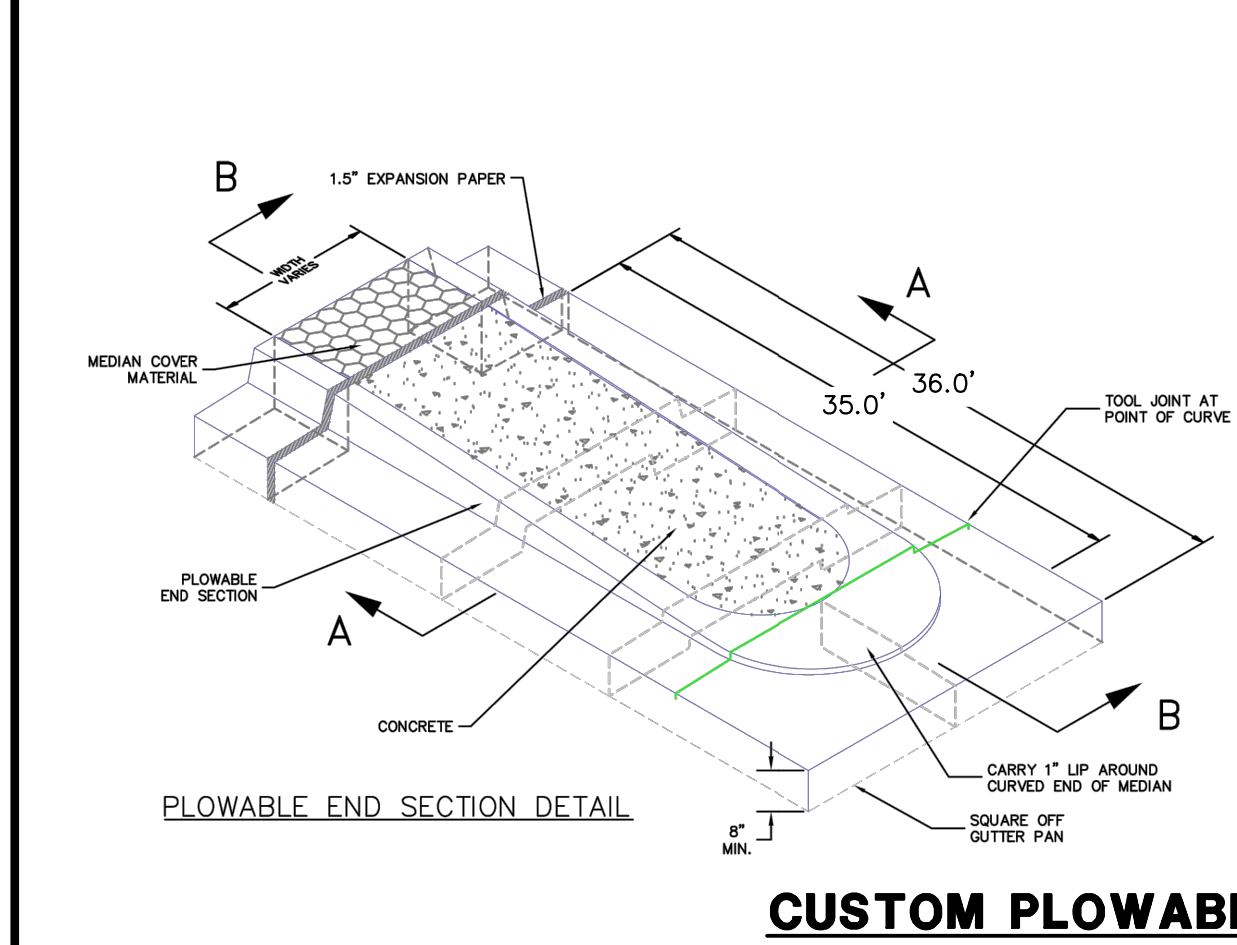
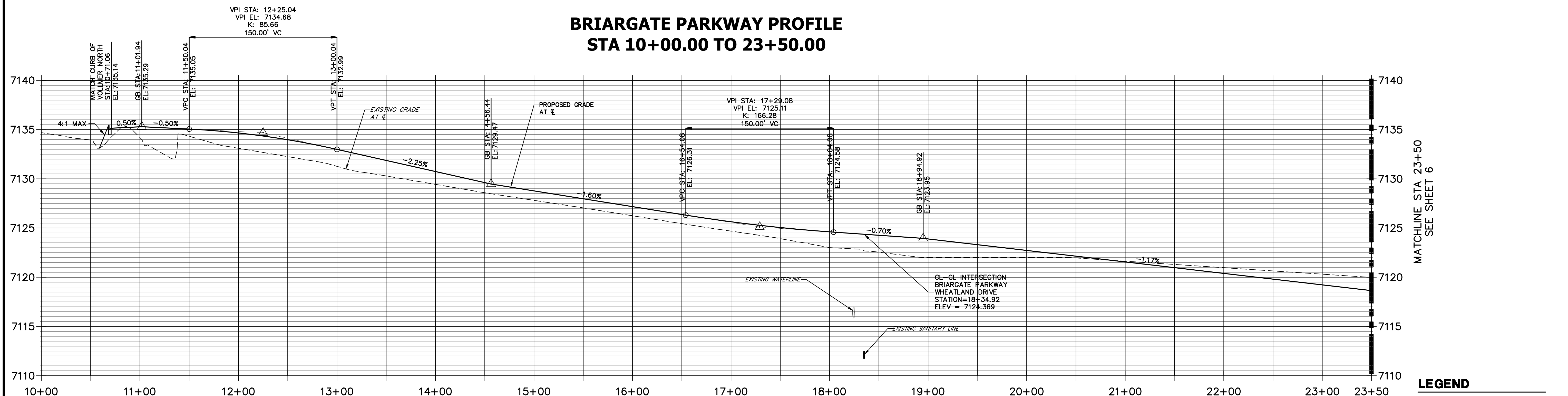
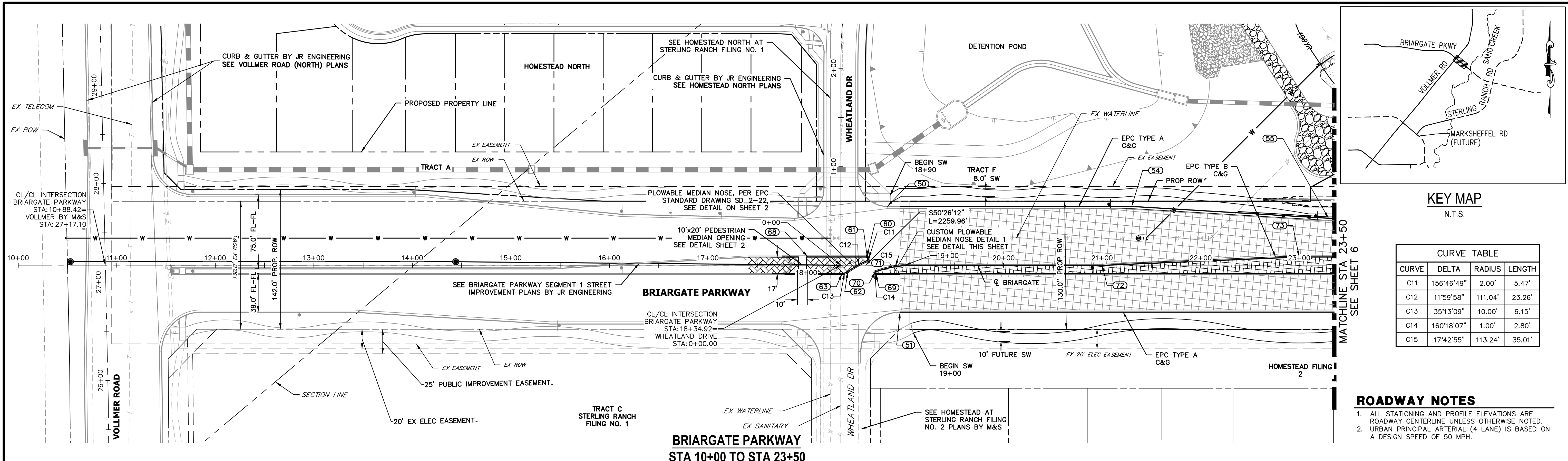
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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J.R. ENGINEERING
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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

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



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' (I)	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 Bramlett
 32314
 05/09/23
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

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

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

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

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

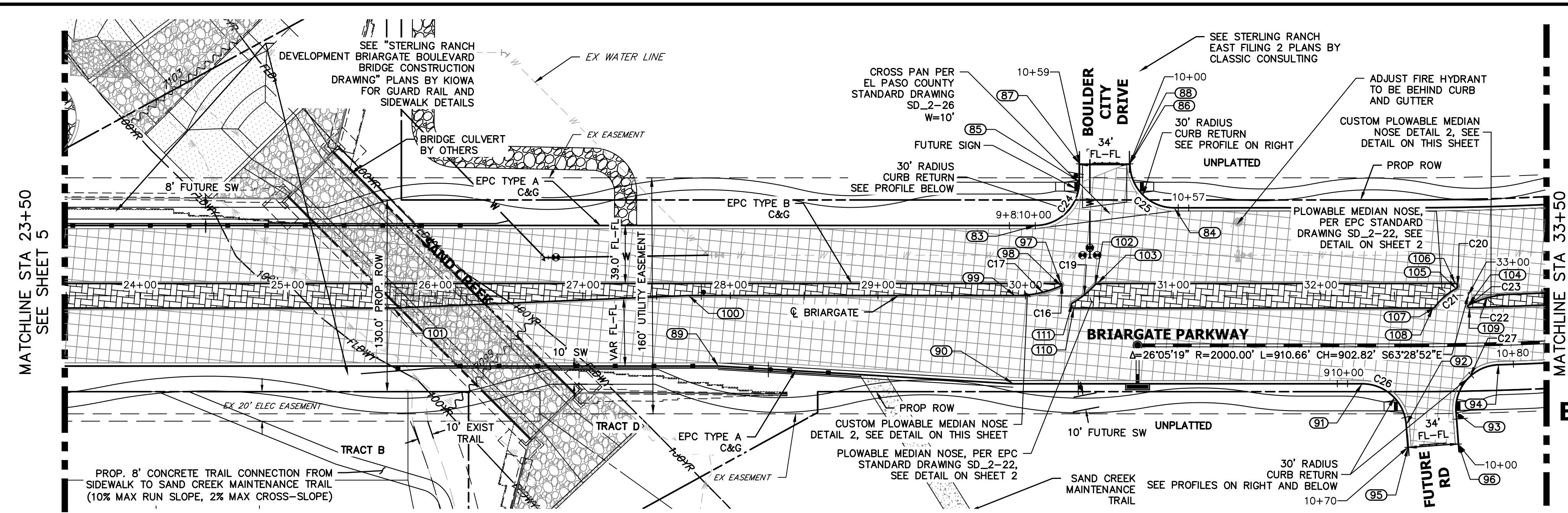
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

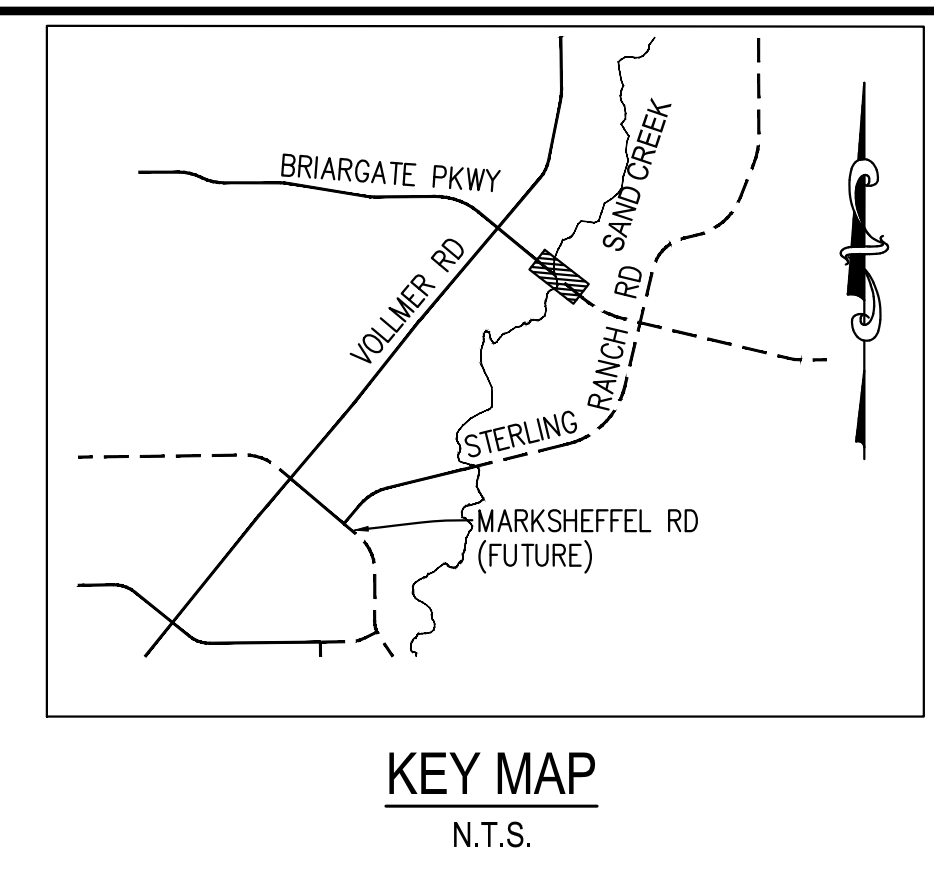
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE PARKWAY STREET PLAN & PROFILE

SHEET 5 OF 32
 JOB NO. 25188.03



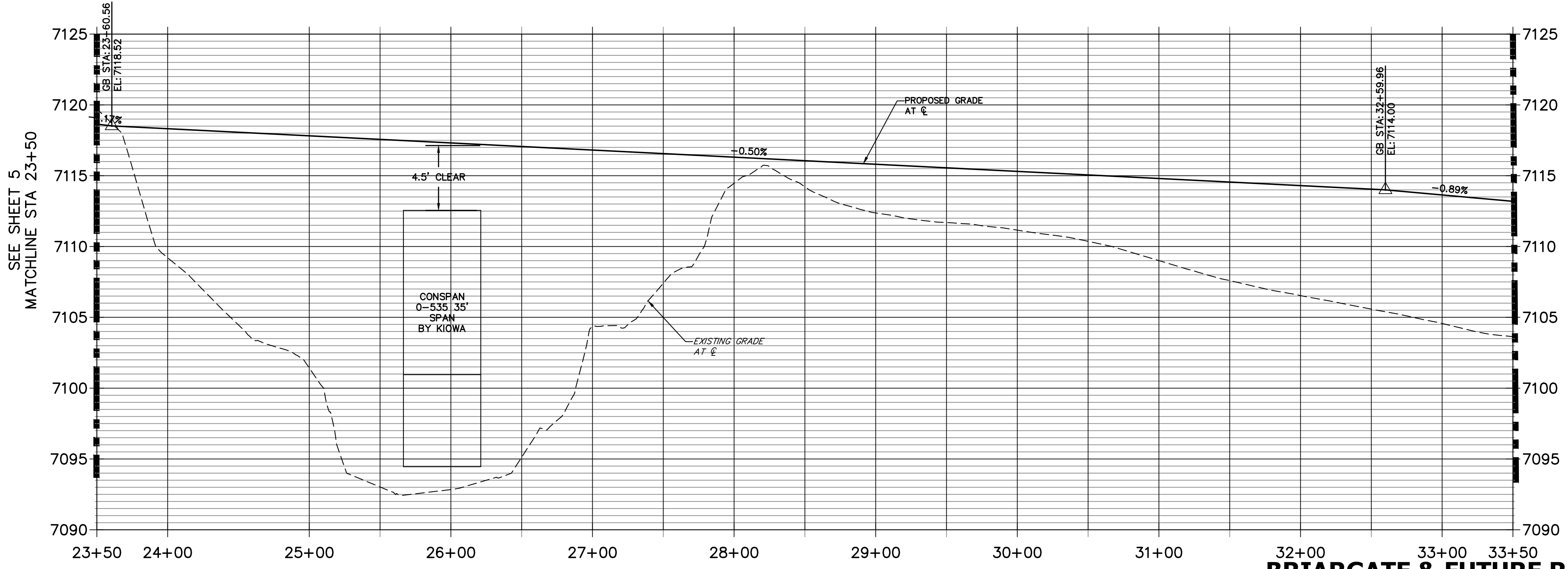
LEGEND

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

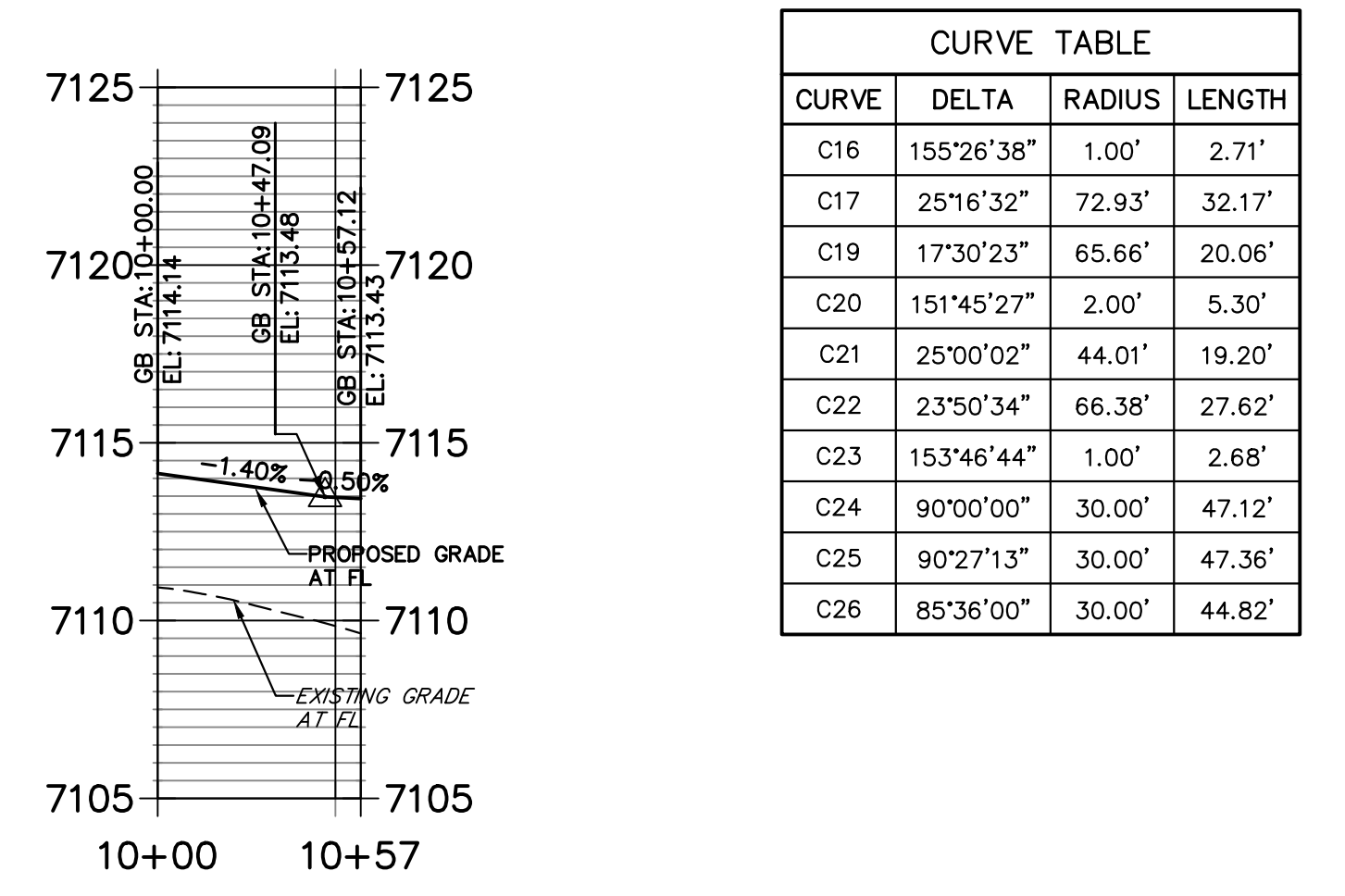


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 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

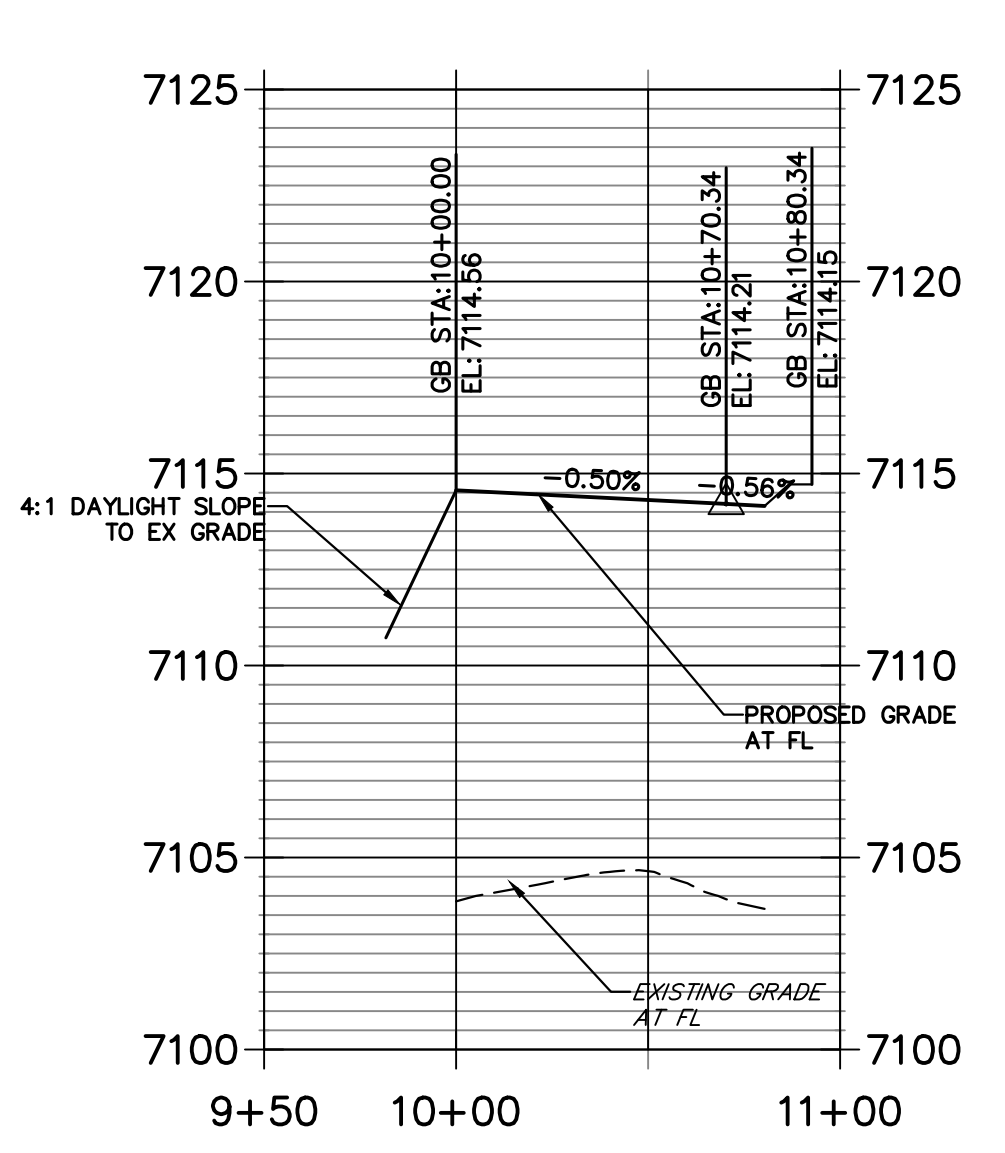
**BRIARGATE PARKWAY PROFILE (1)
 STA 23+50.00 TO 33+50.00**



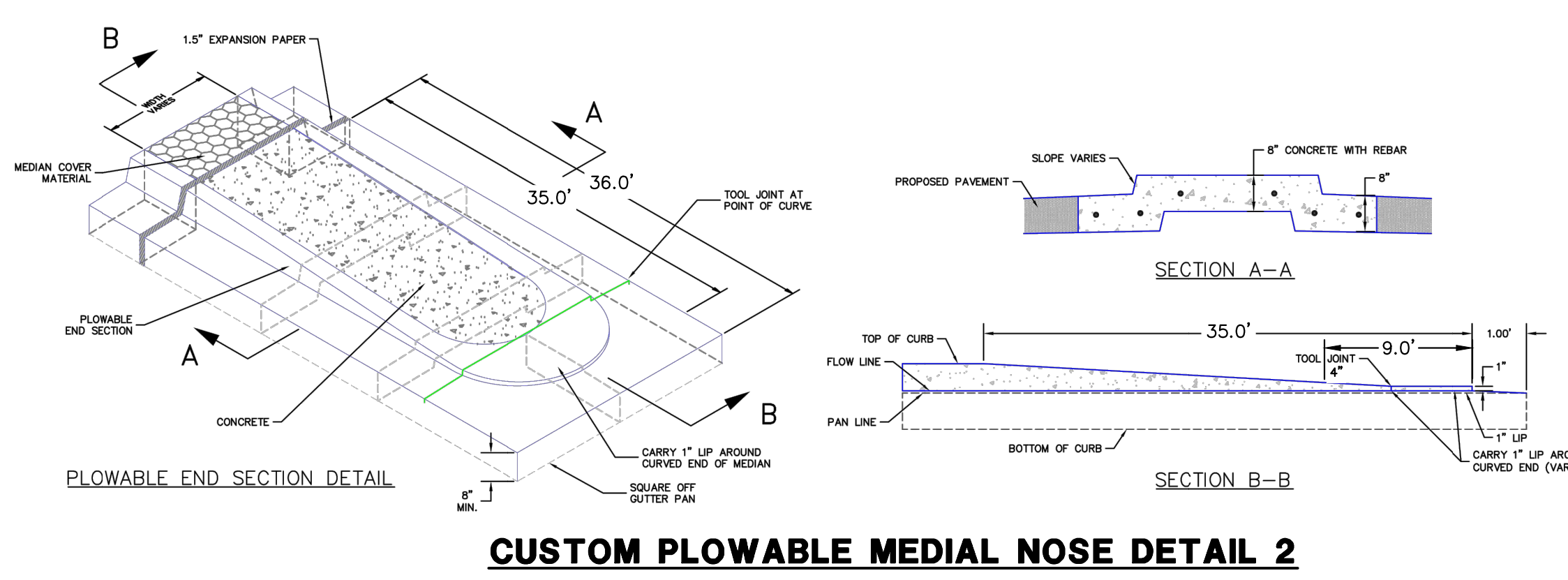
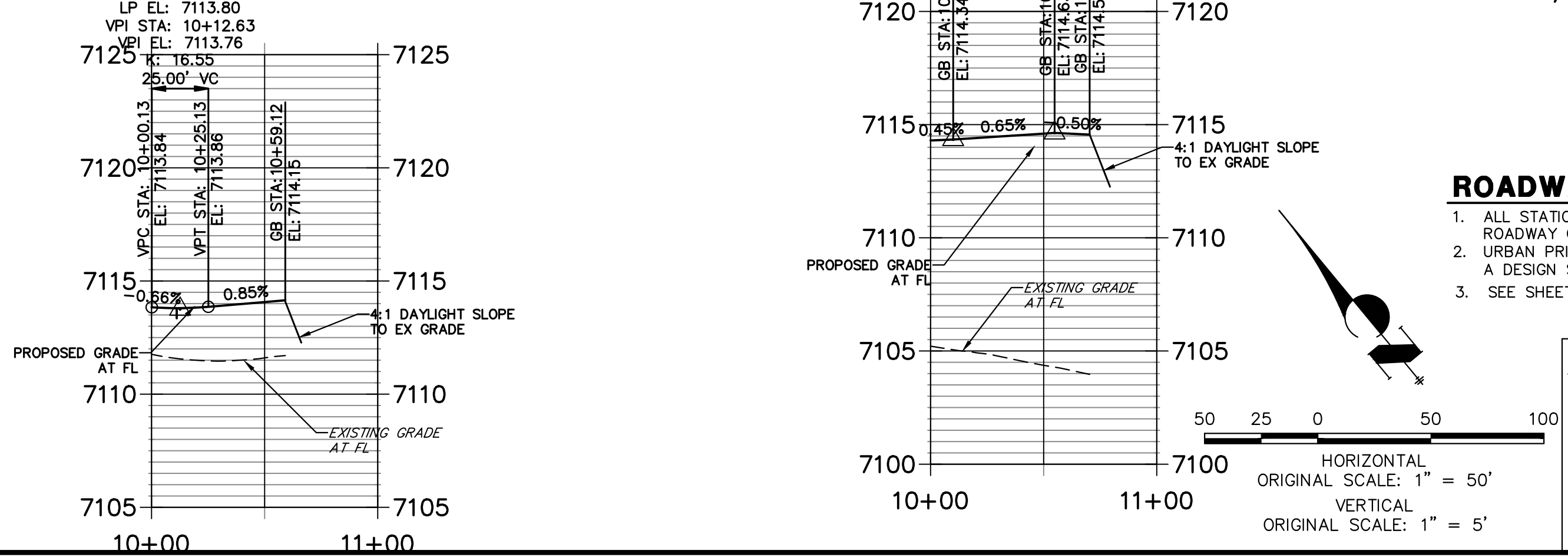
**BRIARGATE & BOULDER CITY PLACE NE PROFILE
 STA 10+00.00 TO 10+57.12**



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



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



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

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

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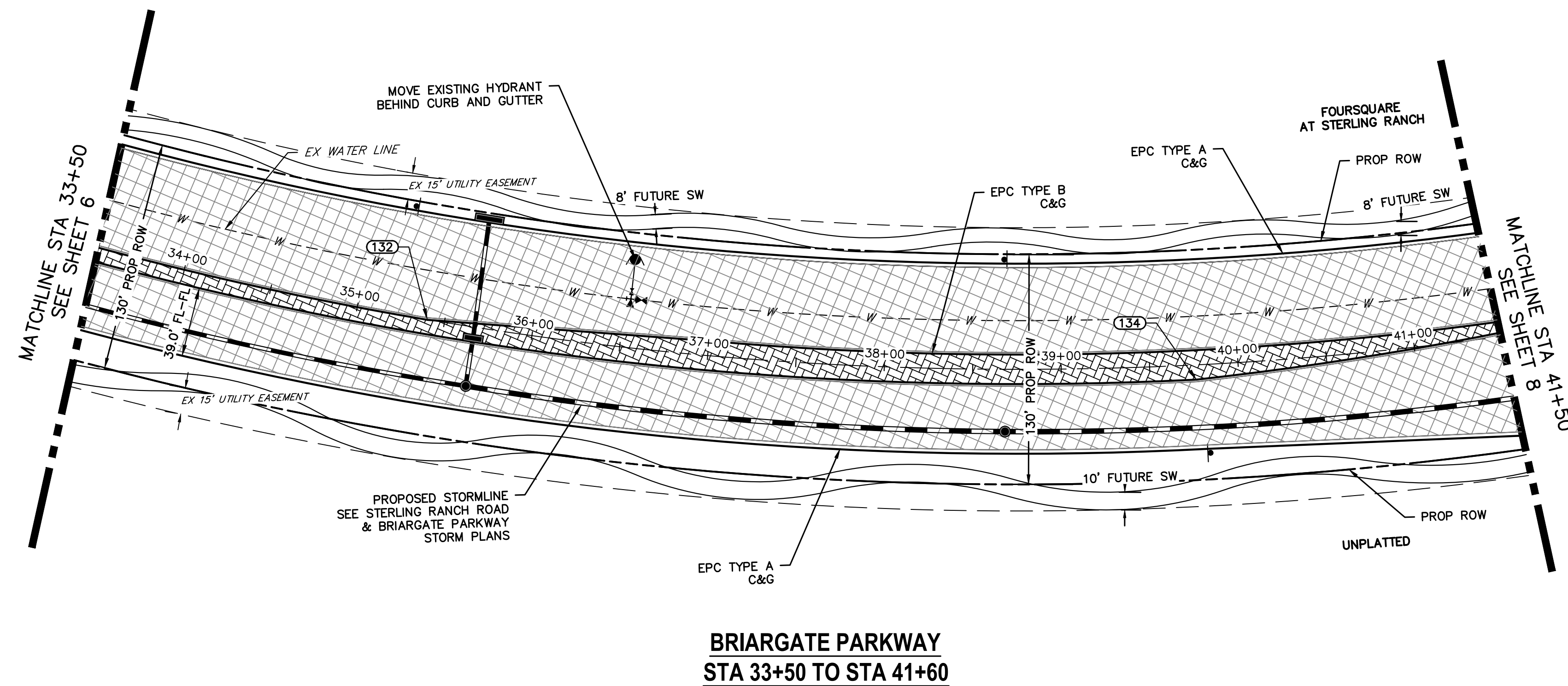
NO.	REVISION	DATE

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

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

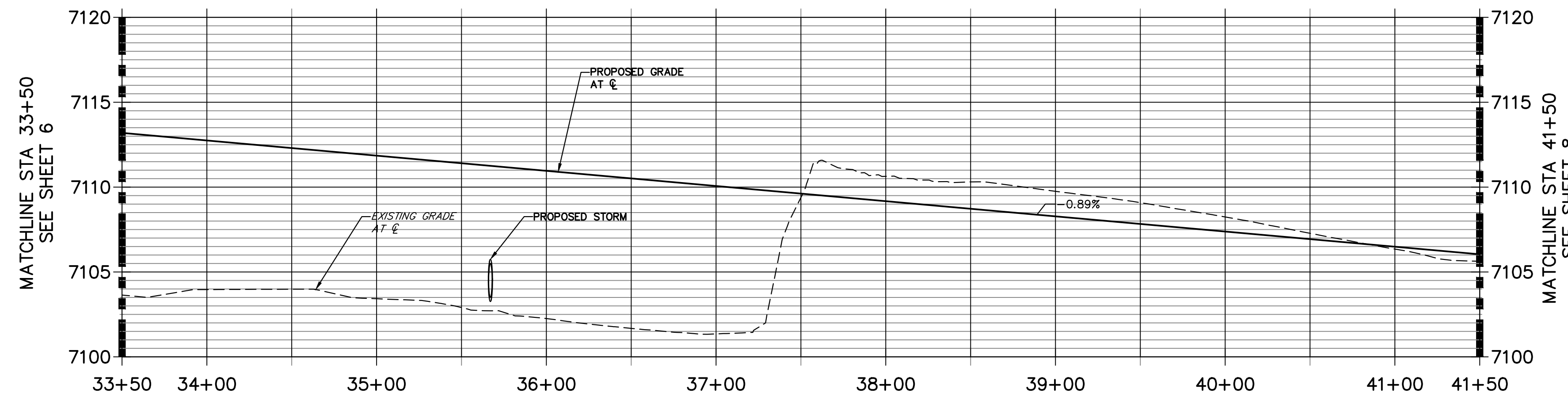
SHEET 6 POINT TABLE

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



**BRIARGATE PARKWAY
STA 33+50 TO STA 41+60**

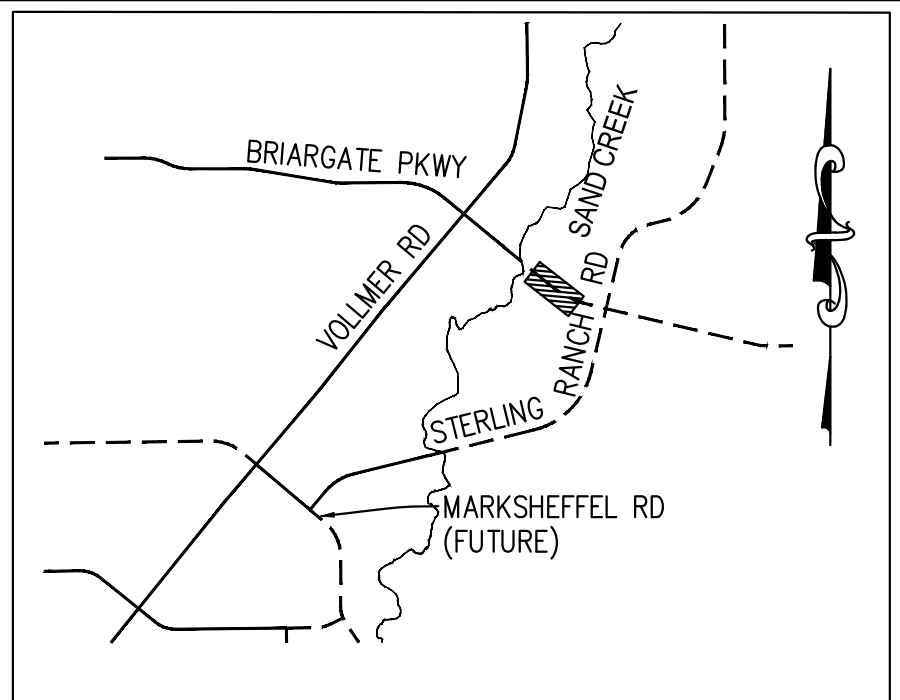
**BRIARGATE PARKWAY PROFILE (2)
STA 33+50.00 TO 41+50.00**



LEGEND

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

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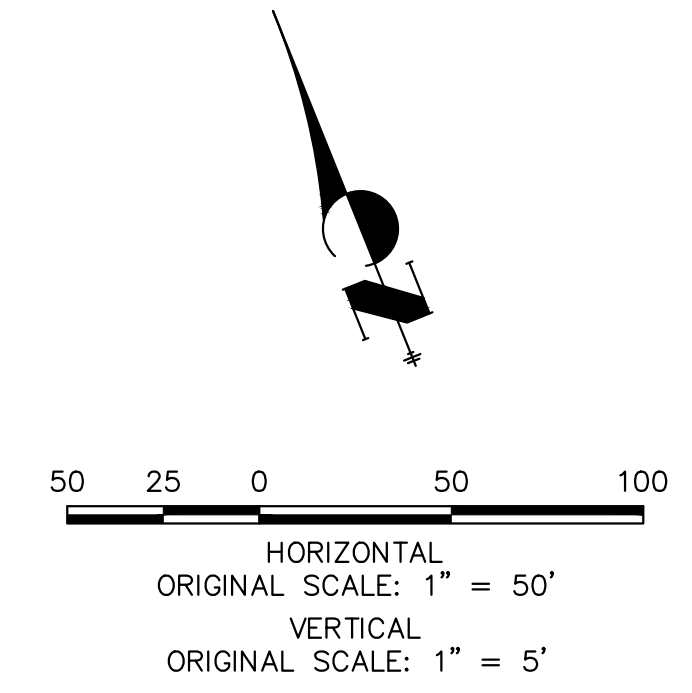
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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J.R. ENGINEERING
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Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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

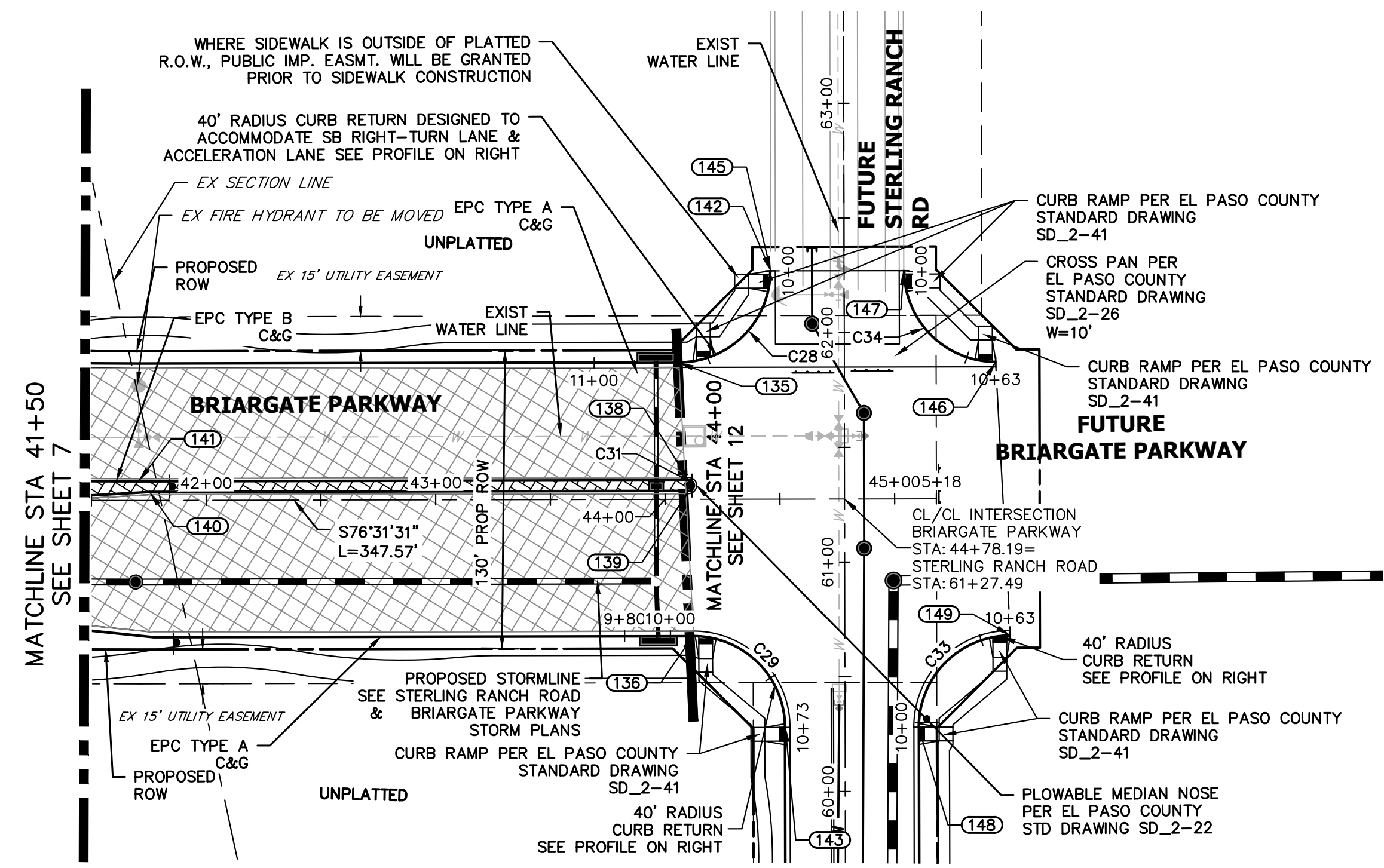
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
BRIARGATE PARKWAY STREET PLAN & PROFILE
SHEET 7 OF 32
JOB NO. 25188.03



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, INC.

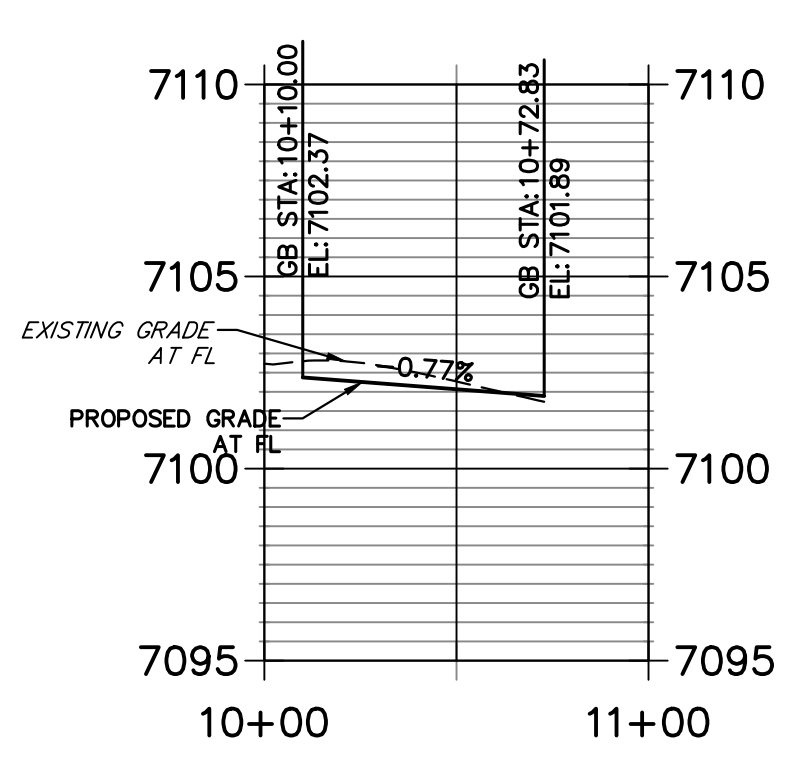


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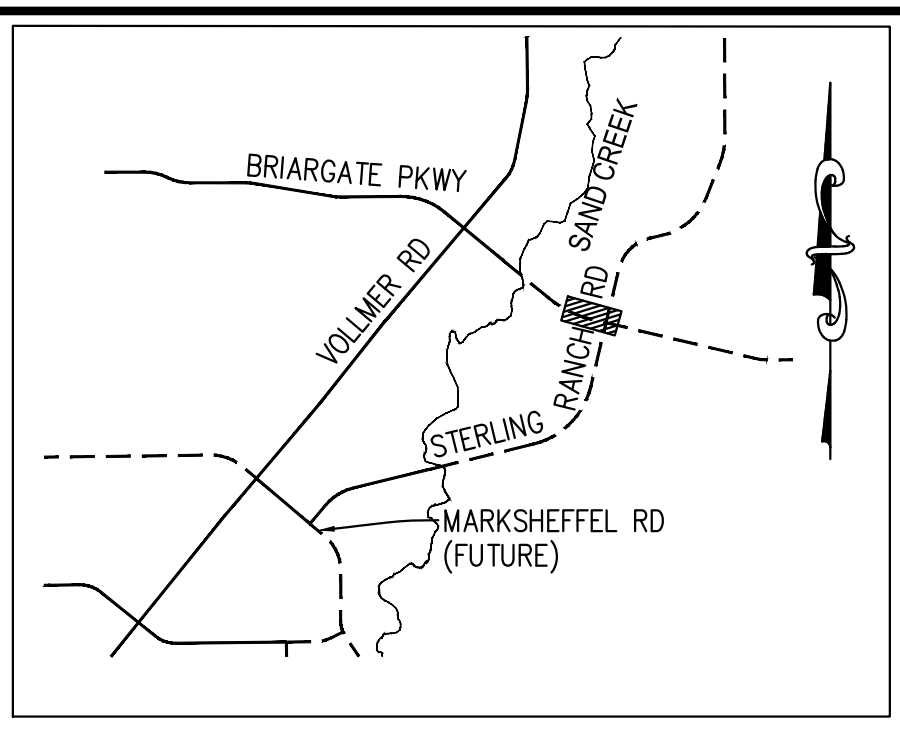
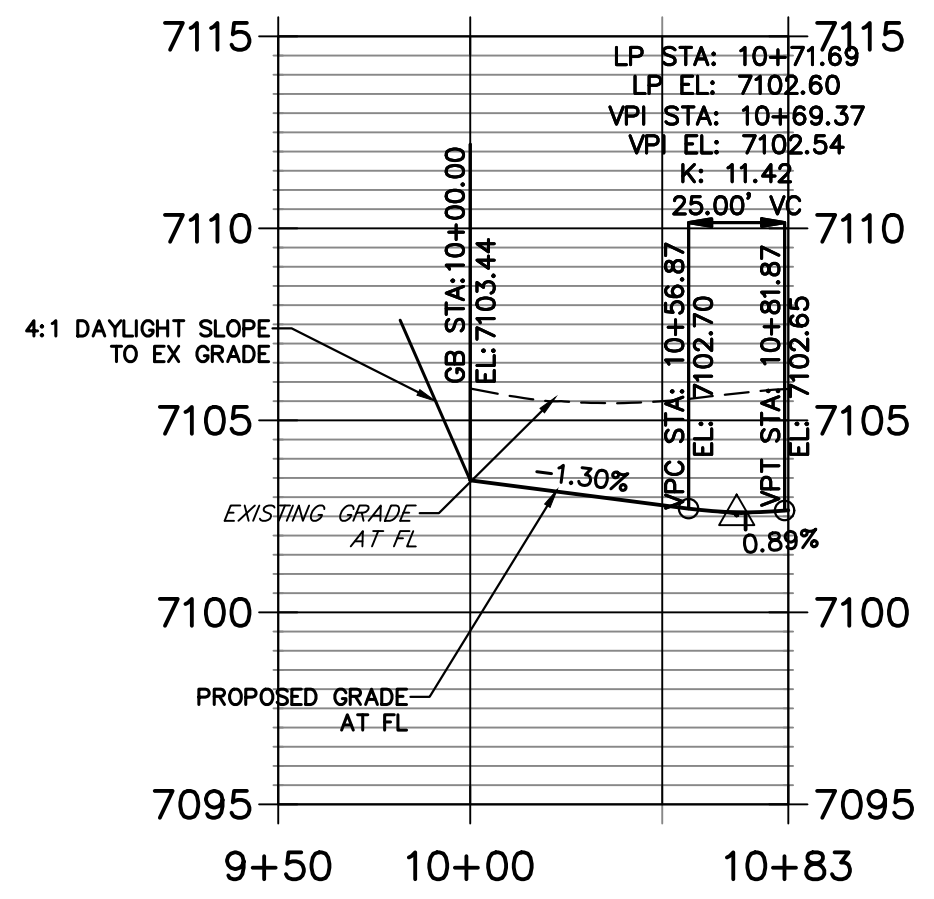


**BRIARGATE PARKWAY
STA 41+50 TO STA 45+00**

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

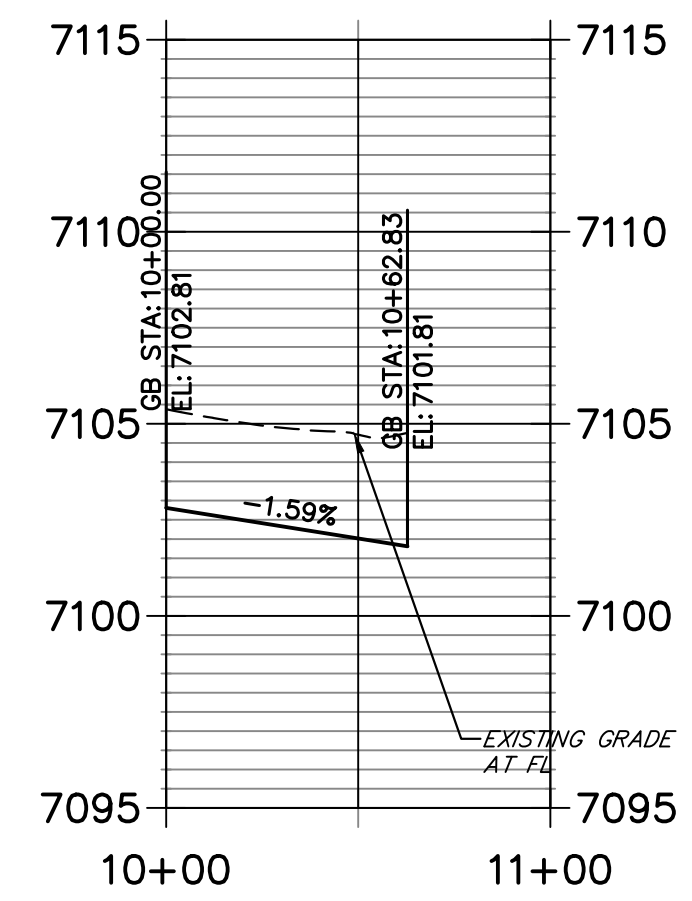


**BRIARGATE & STERLING NW PROFILE
STA 9+50.00 TO 10+82.83**



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

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

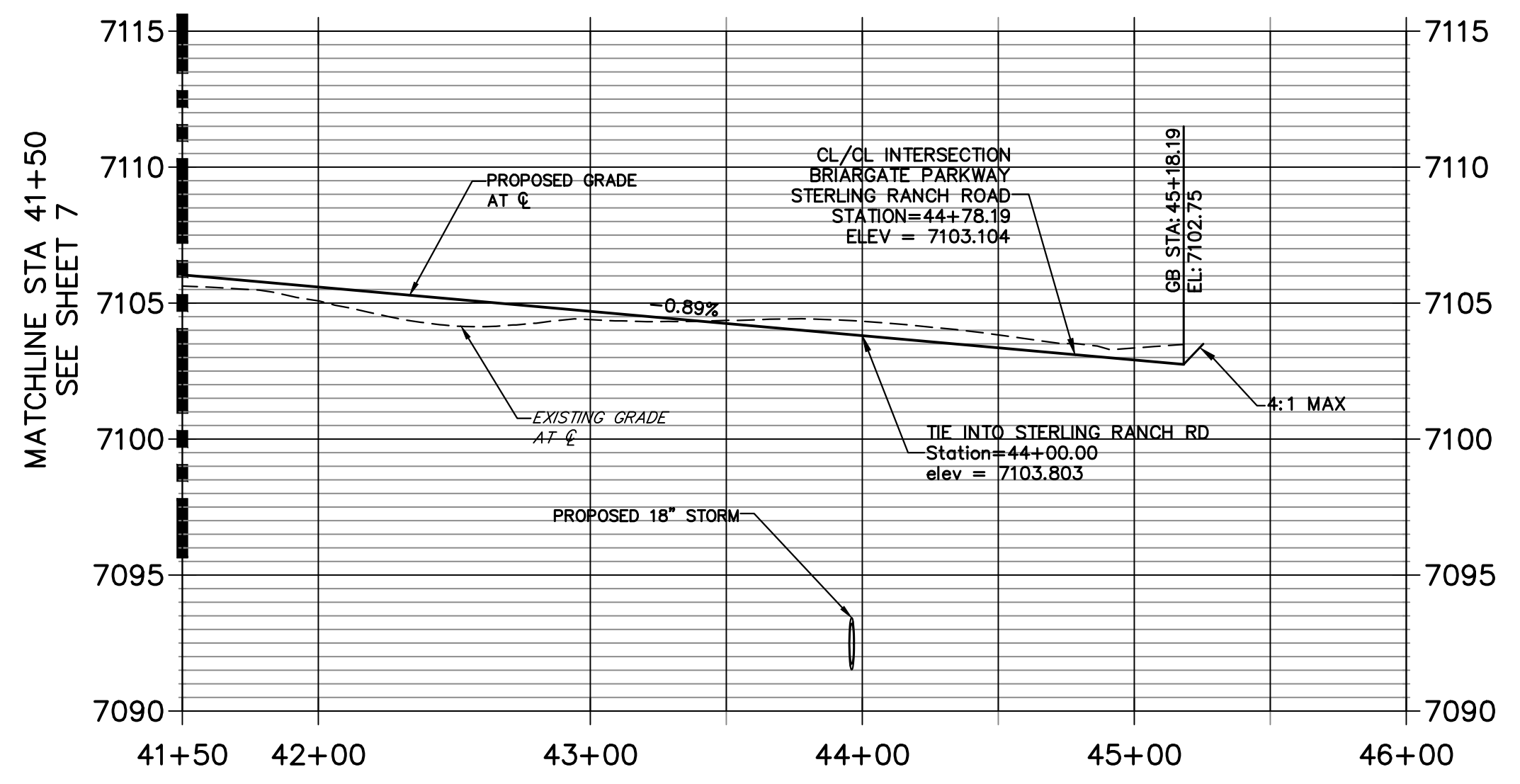


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	89°59'59"	40.00'	62.83'
C29	90°00'00"	40.00'	62.83'
C31	180°00'00"	2.50'	7.85'
C33	90°00'39"	40.00'	62.84'
C34	90°00'00"	40.00'	62.83'

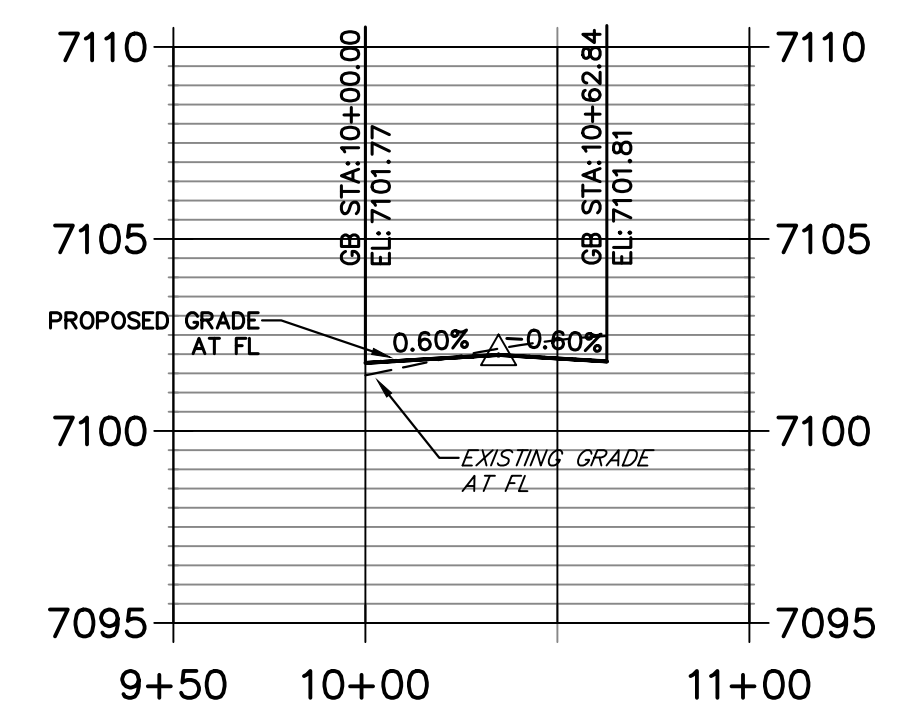
LEGEND

- 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**



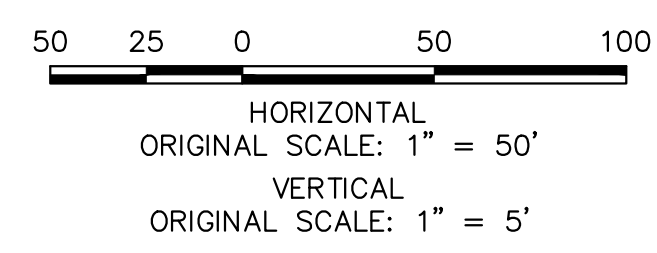
**BRIARGATE & STERLING SE PROFILE
STA 9+50.00 TO 11+00.00**



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

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

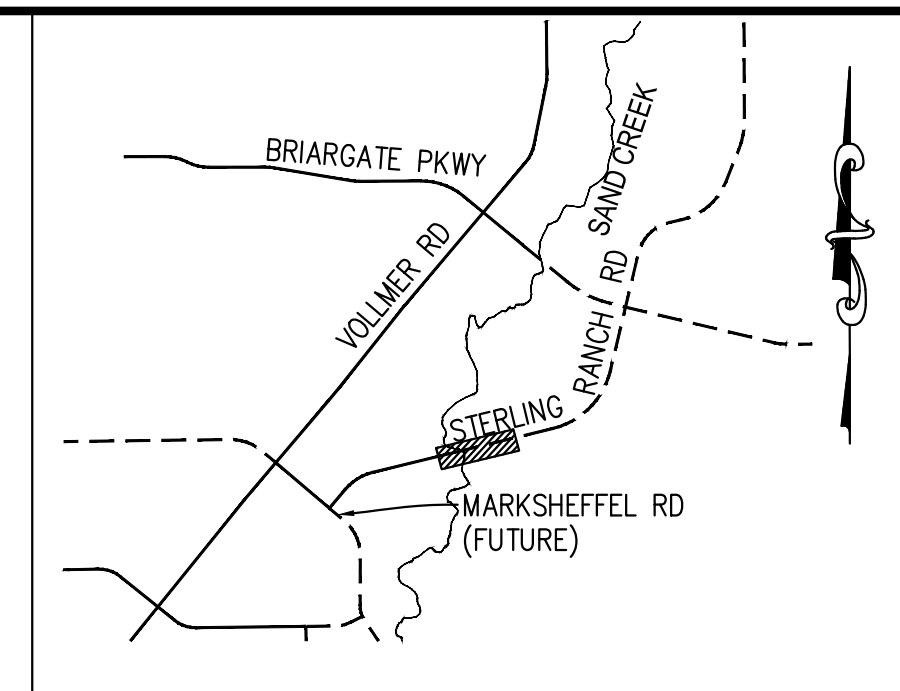
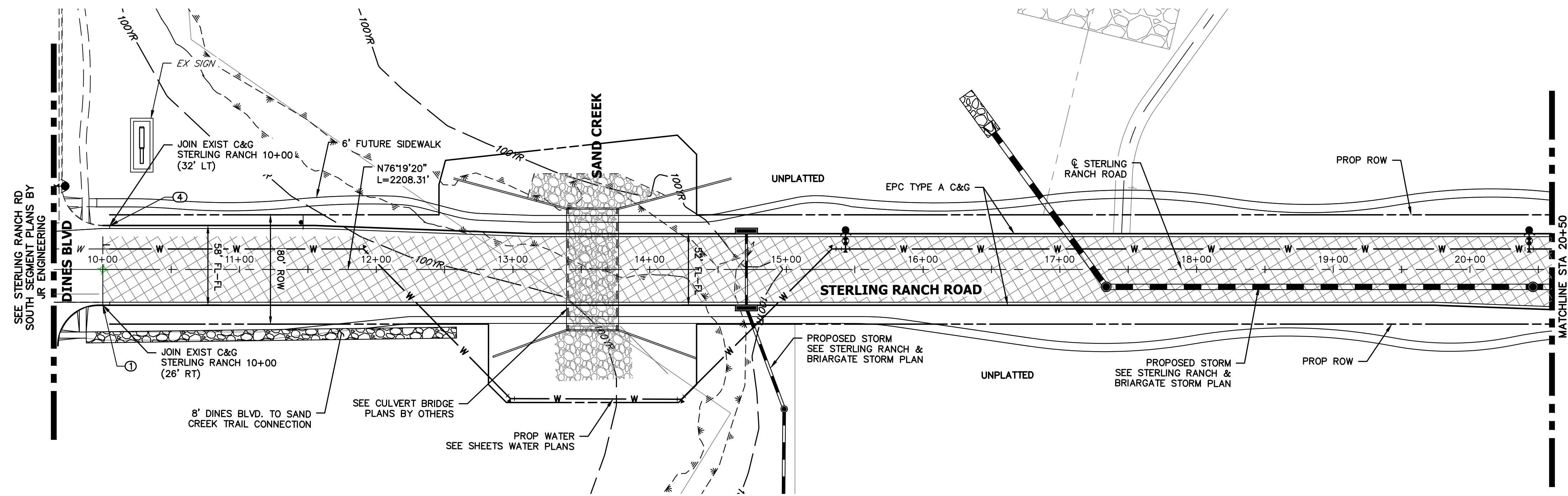
J.R. ENGINEERING
 A Westman Company
 Central 300-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

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

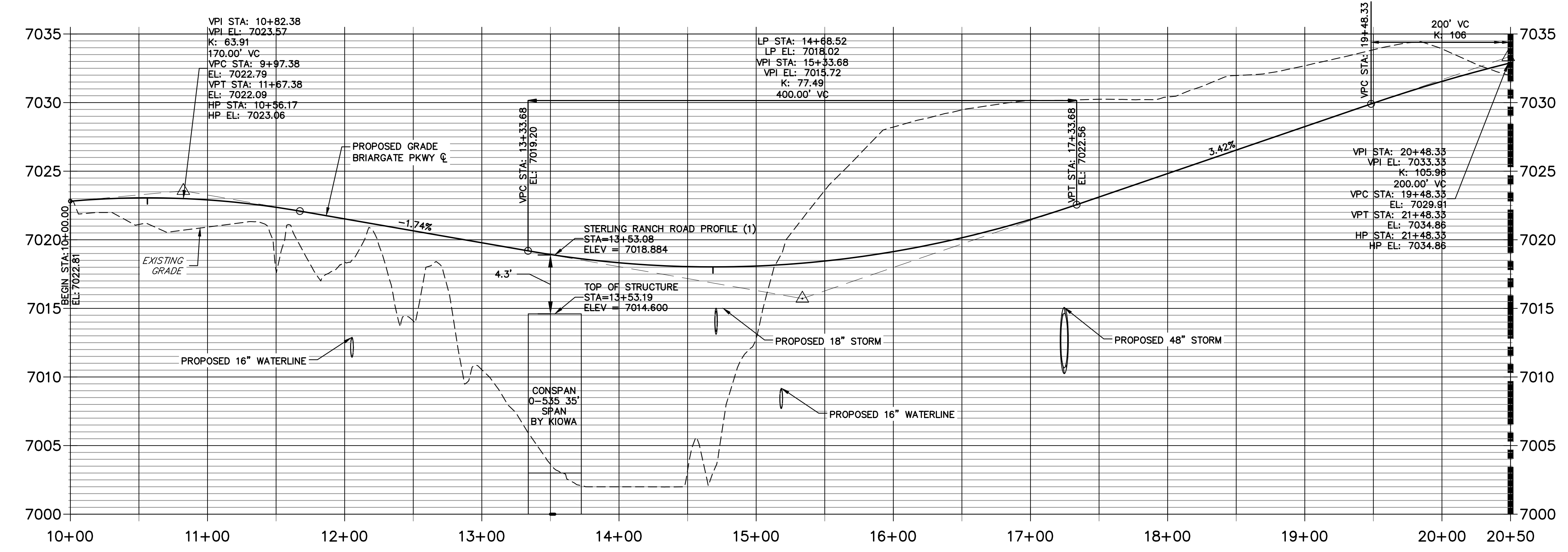
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KEY MAP
N.T.S.

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

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



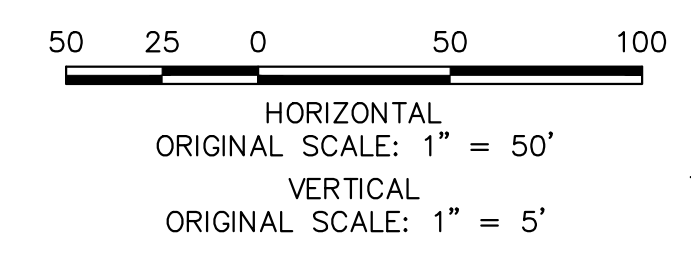
LEGEND

- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" 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 A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE 05/09/23

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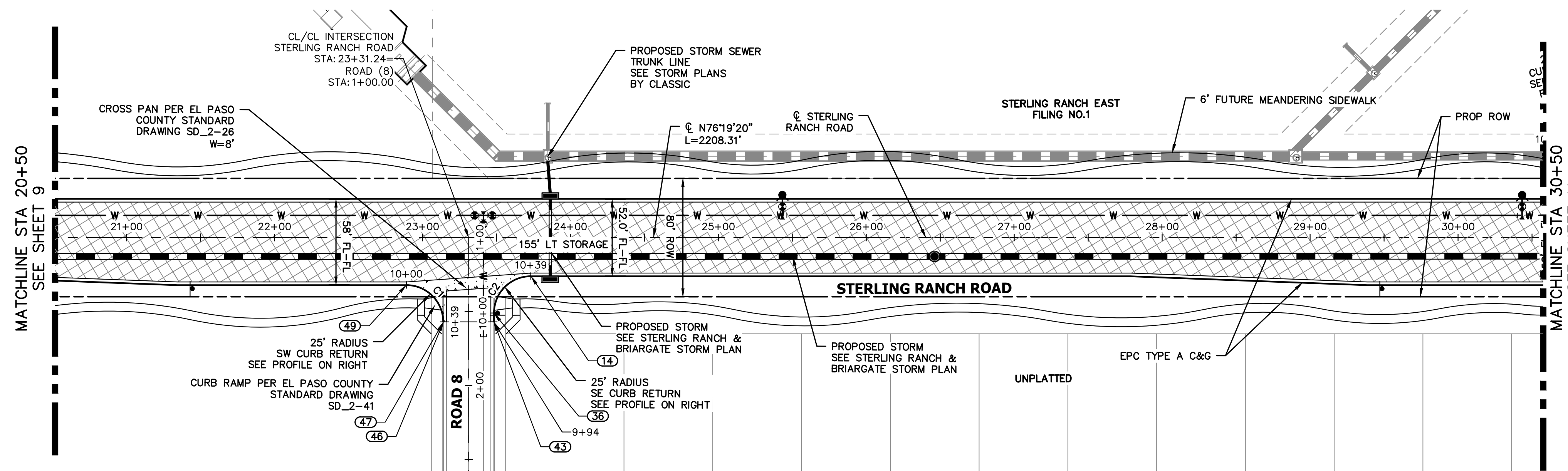
J.R. ENGINEERING
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No.	REVISION	BY	DATE

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

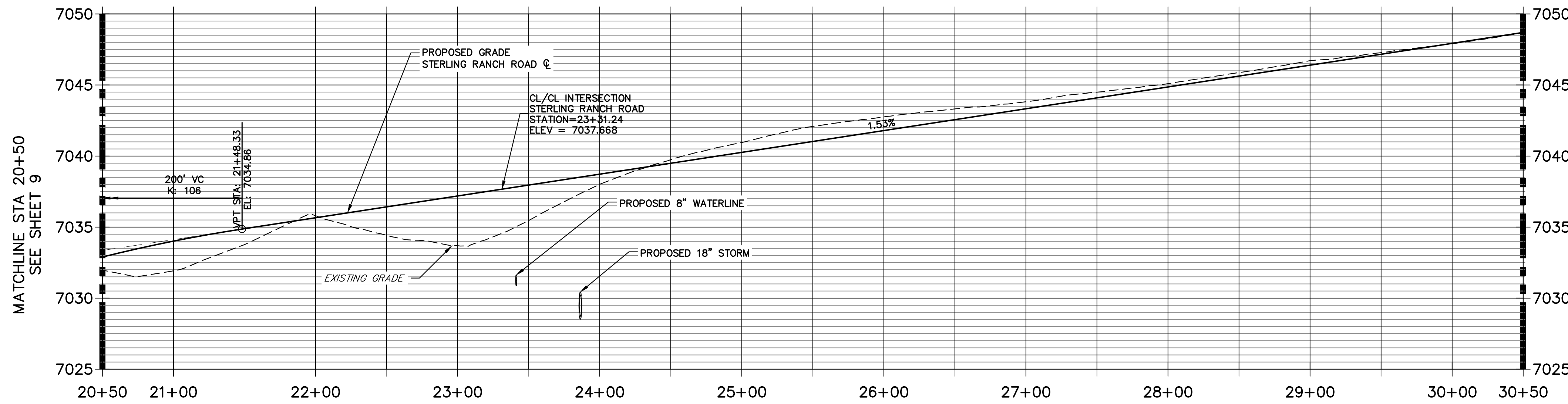
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE

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

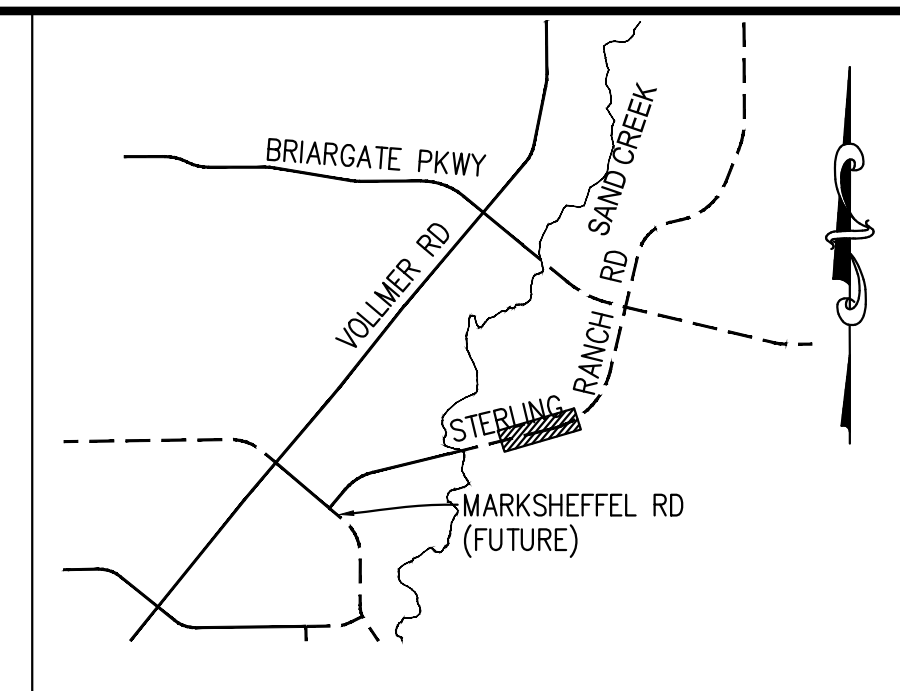
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL

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'

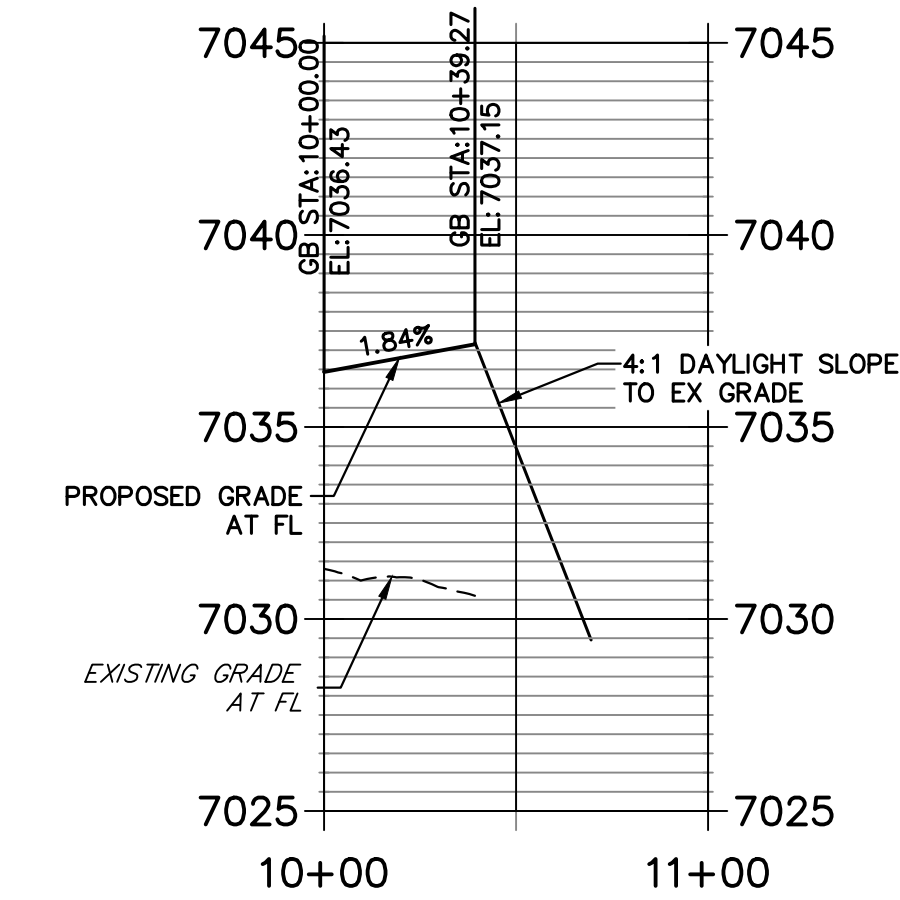
ROADWAY NOTES

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

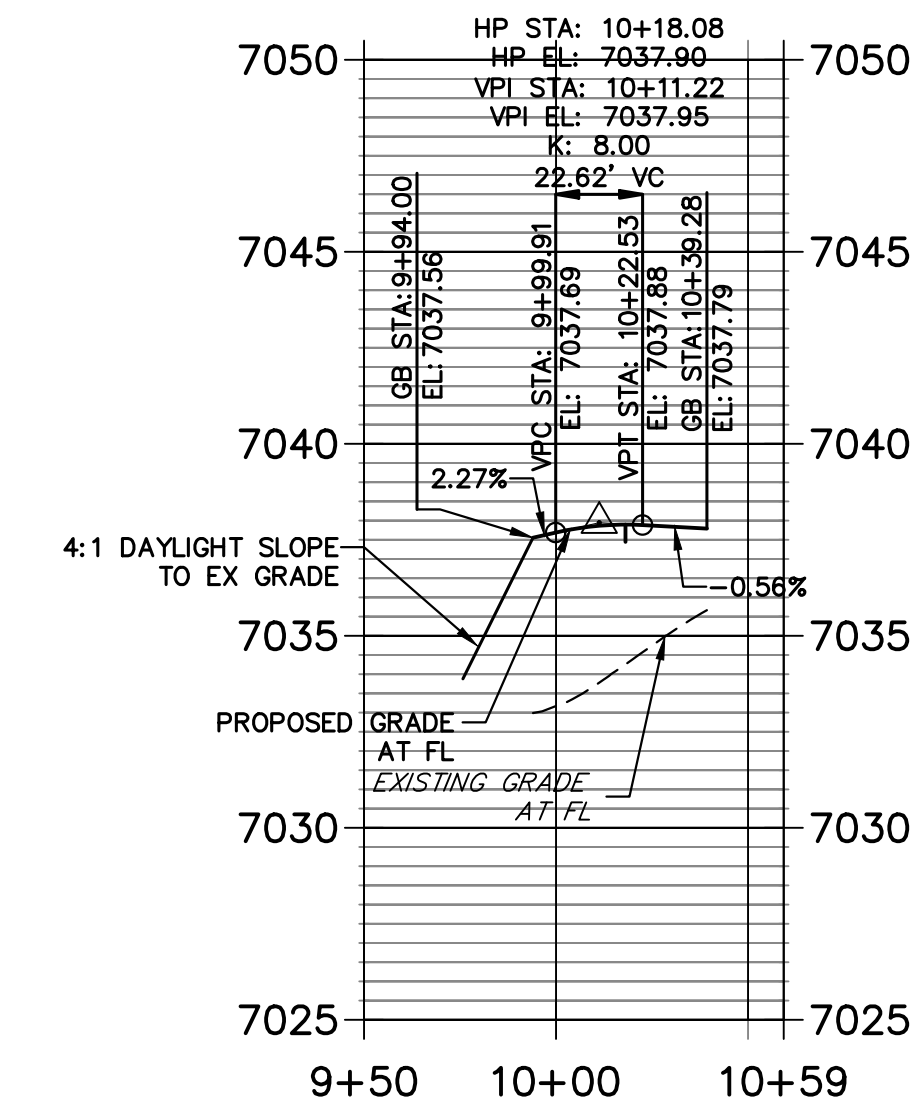


KEY MAP
N.T.S.

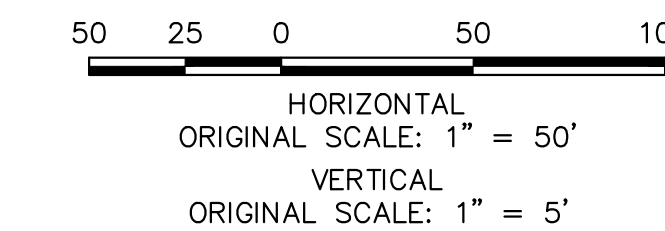
**STERLING & ROAD 8 SW PROFILE
STA 10+00.00 TO 11+00.00**



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



MATCHLINE STA 30+50
SEE SHEET 11



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.

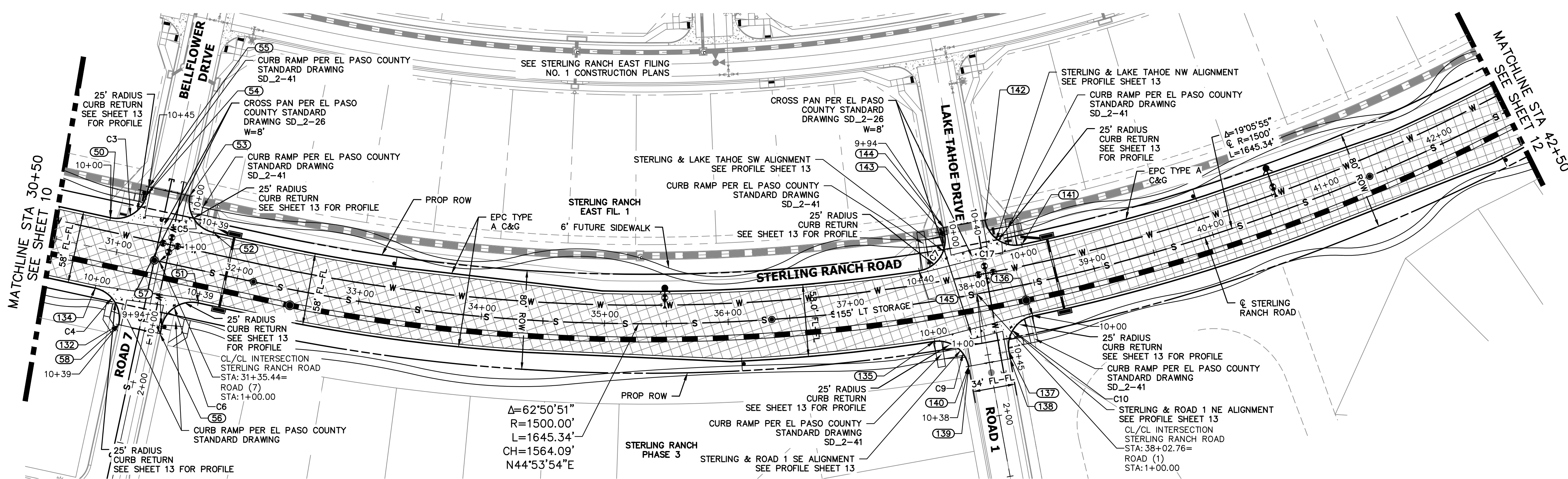
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

No.	REVISION	BY	DATE

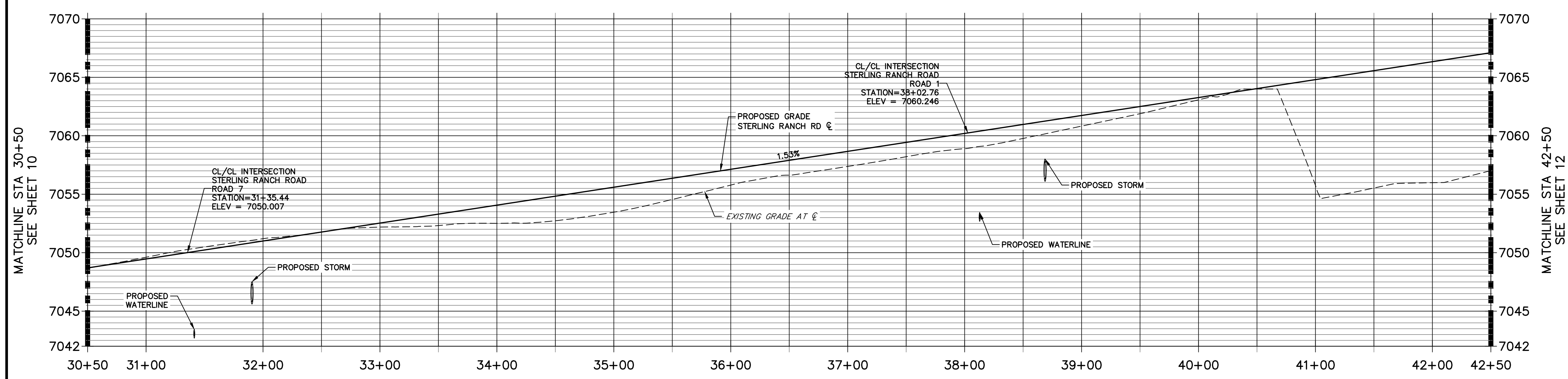
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	05/08/23	TIM	CRB	

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



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

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

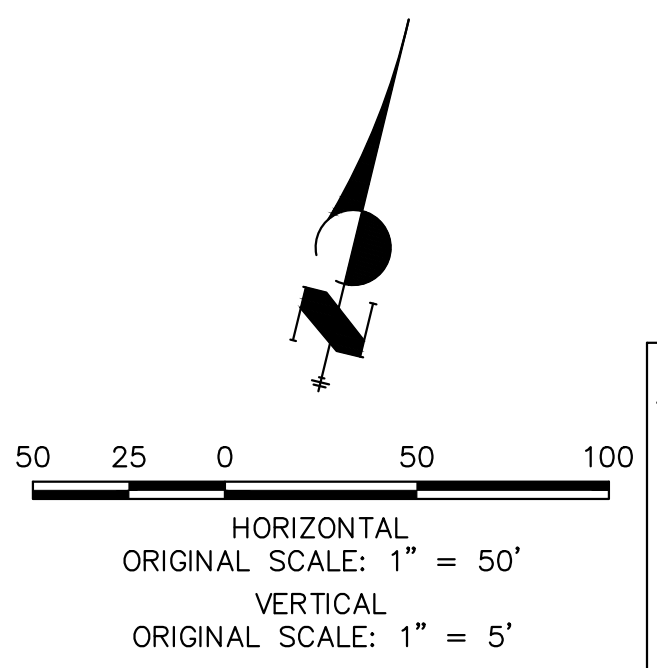


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	25.00'	39.27'
C6	89°59'56"	25.00'	39.27'
C7	91°39'54"	25.00'	40.00'
C9	86°35'06"	25.00'	37.78'
C10	88°27'07"	25.00'	38.59'
C17	91°39'50"	25.00'	40.00'

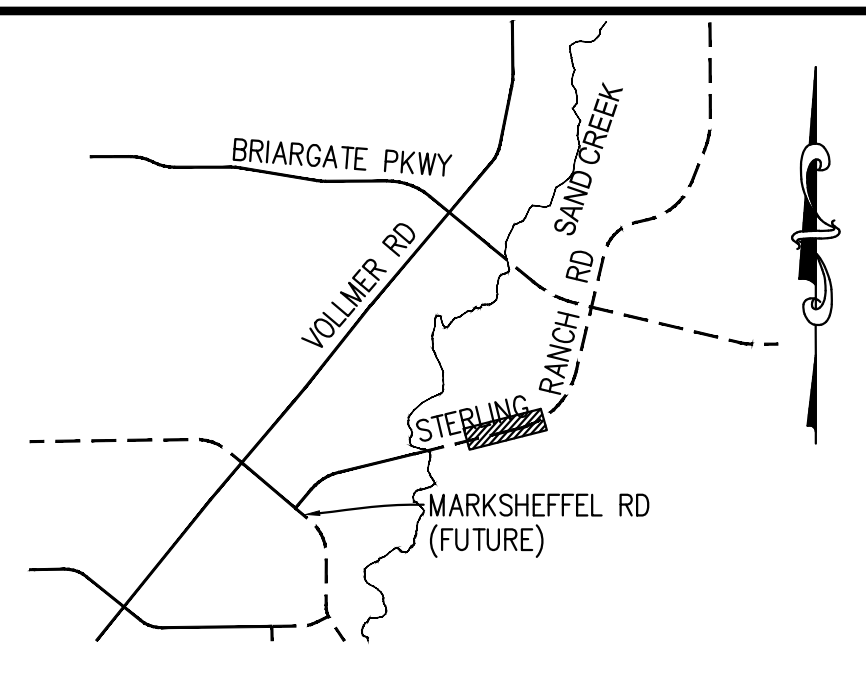
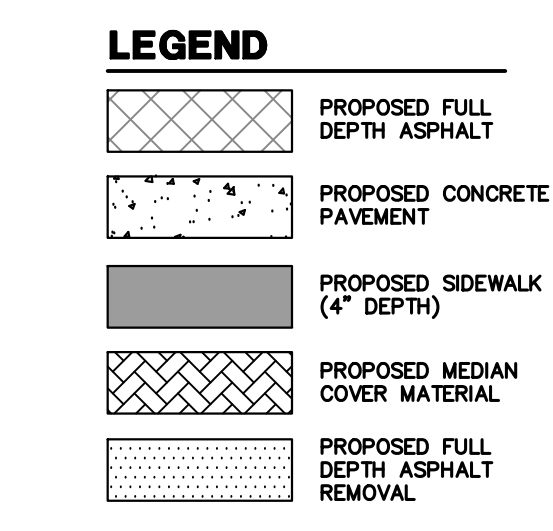
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
50	30+89.23	26.00' (LT)	STERLING RANCH ROAD	7048.65		PCR
51	31+73.23	26.00' (RT)	STERLING RANCH ROAD	7049.94		PCR
52	31+73.23	32.00' (LT)	STERLING RANCH ROAD	7049.82		PCR
53	31+48.23	57.00' (LT)	STERLING RANCH ROAD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

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

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



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



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

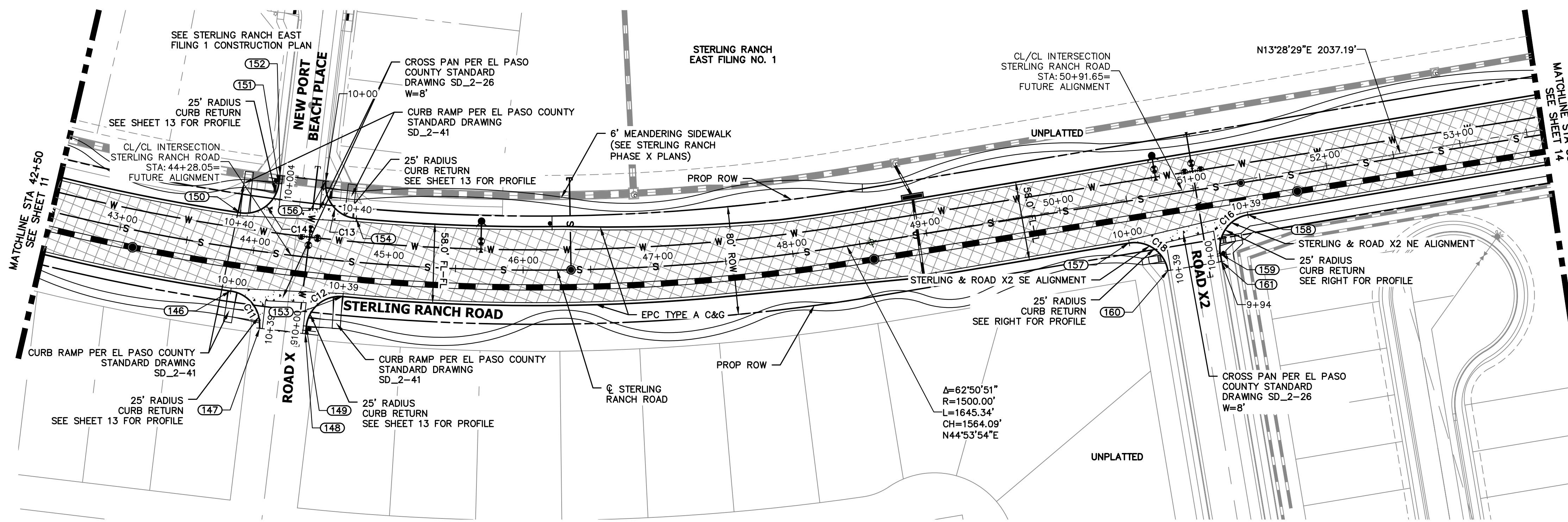
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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

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

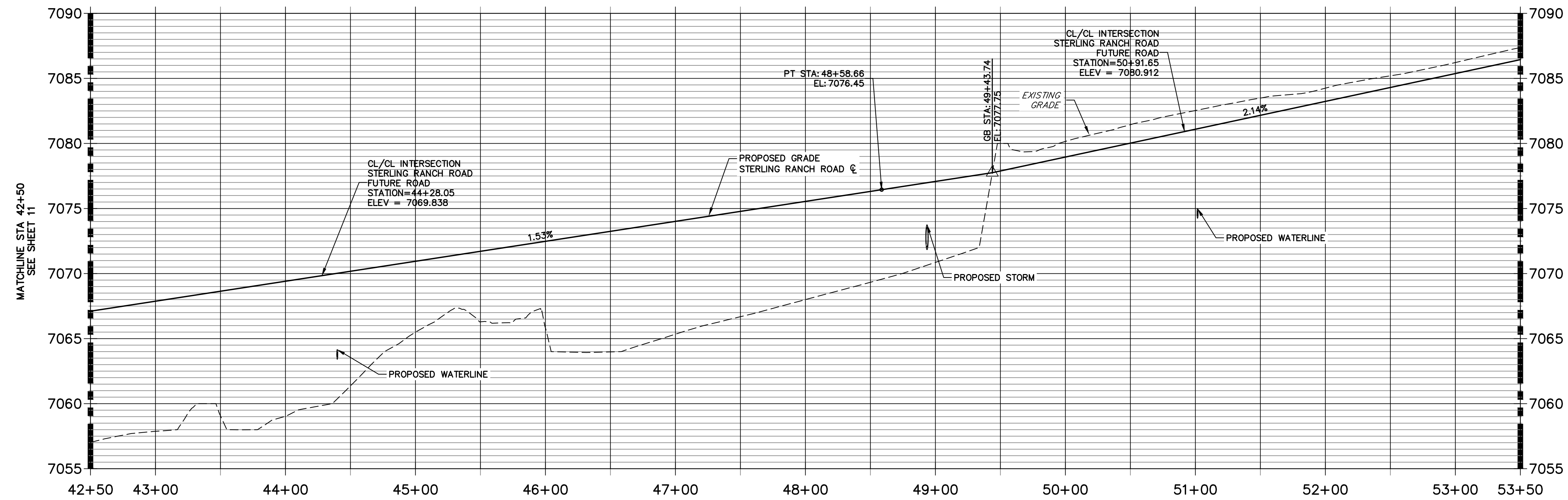
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD STREET PLAN & PROFILE
 SHEET 11 OF 32
 JOB NO. 25188.03



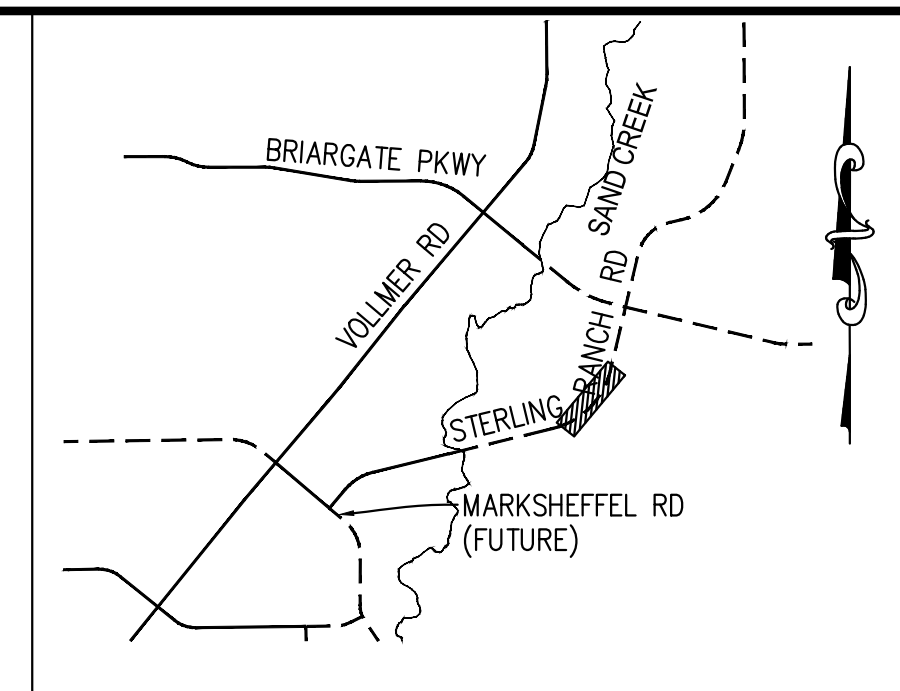


**STERLING RANCH ROAD
STA 42+50 TO STA 53+50.00**

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

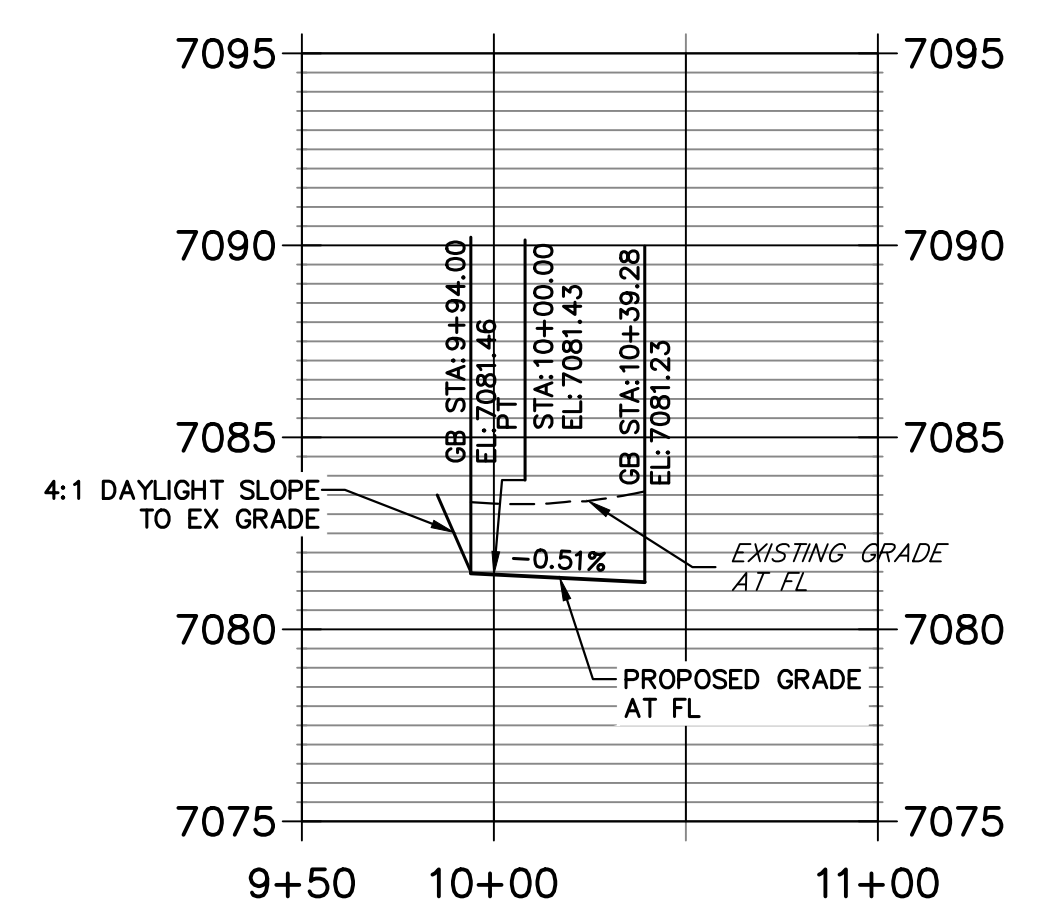


ROADWAY NOTES
1. ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
2. NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.

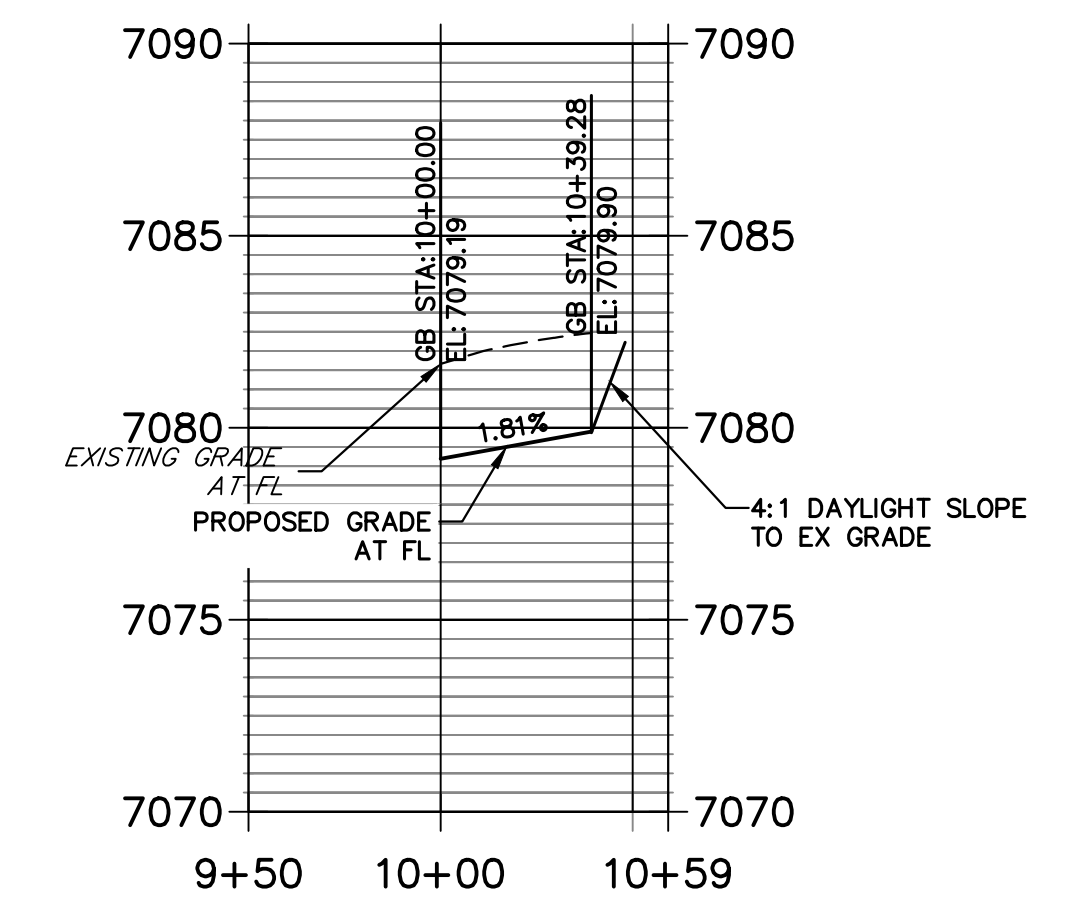


**KEY MAP
N.T.S.**

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



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



LEGEND

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

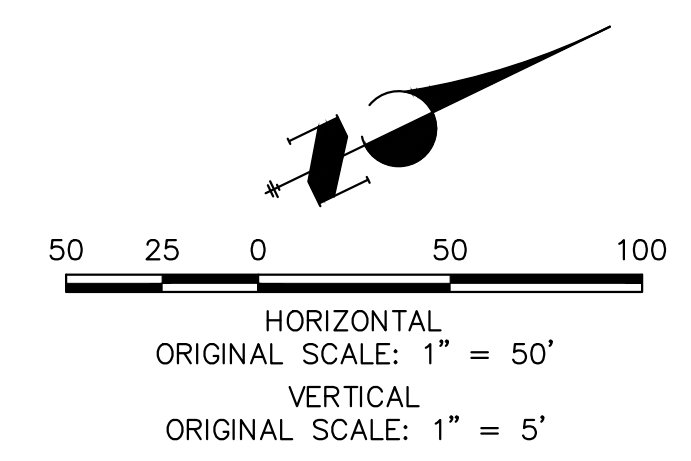


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
DATE 05/09/23

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

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

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



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

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

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

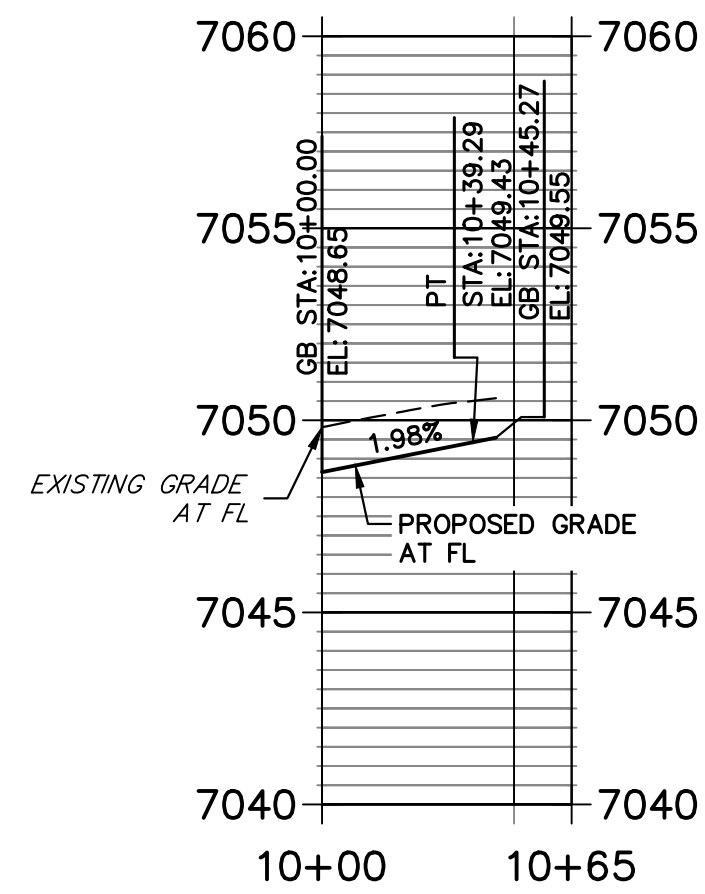
BY	DATE	No.	REVISION

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

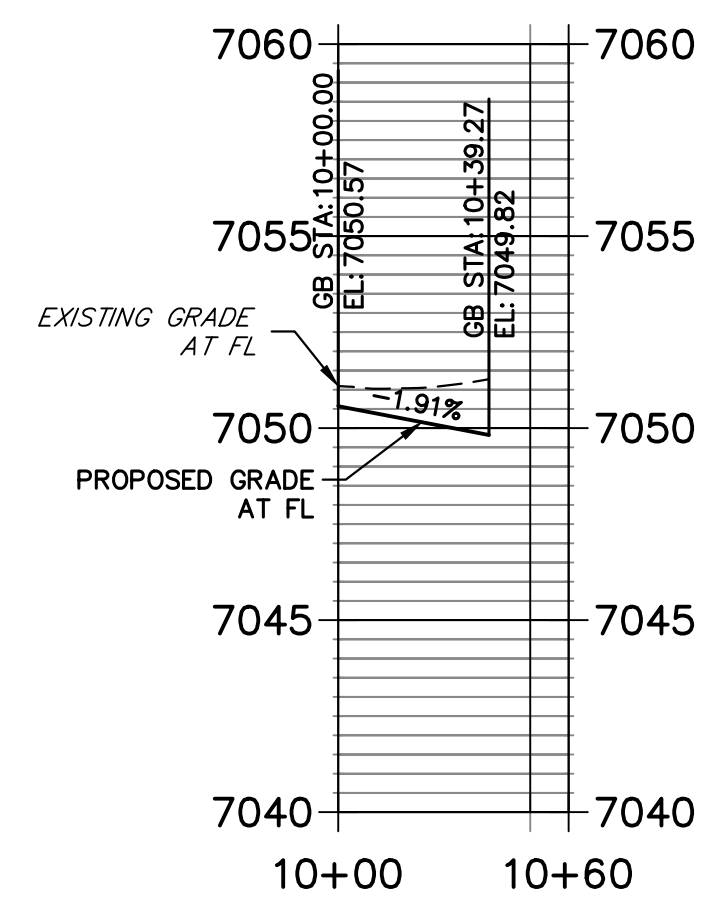
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD STREET PLAN & PROFILE

SHEET 12 OF 32
JOB NO. 25188.03

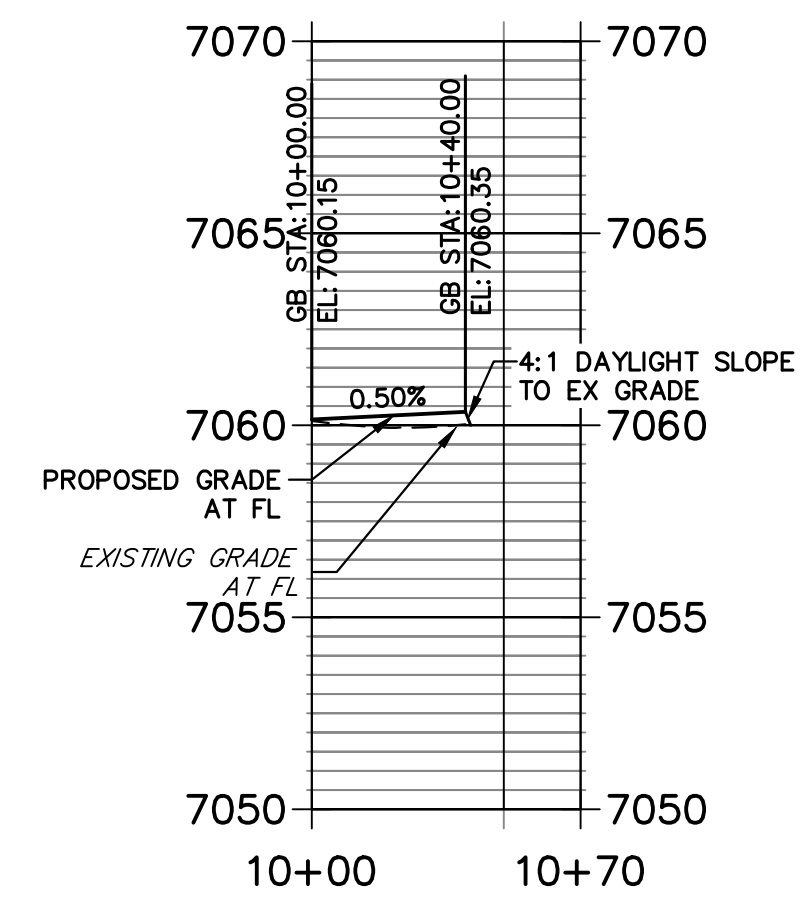
STERLING & BELLFLOWER NW PROFILE
STA 10+00.00 TO 10+65.00



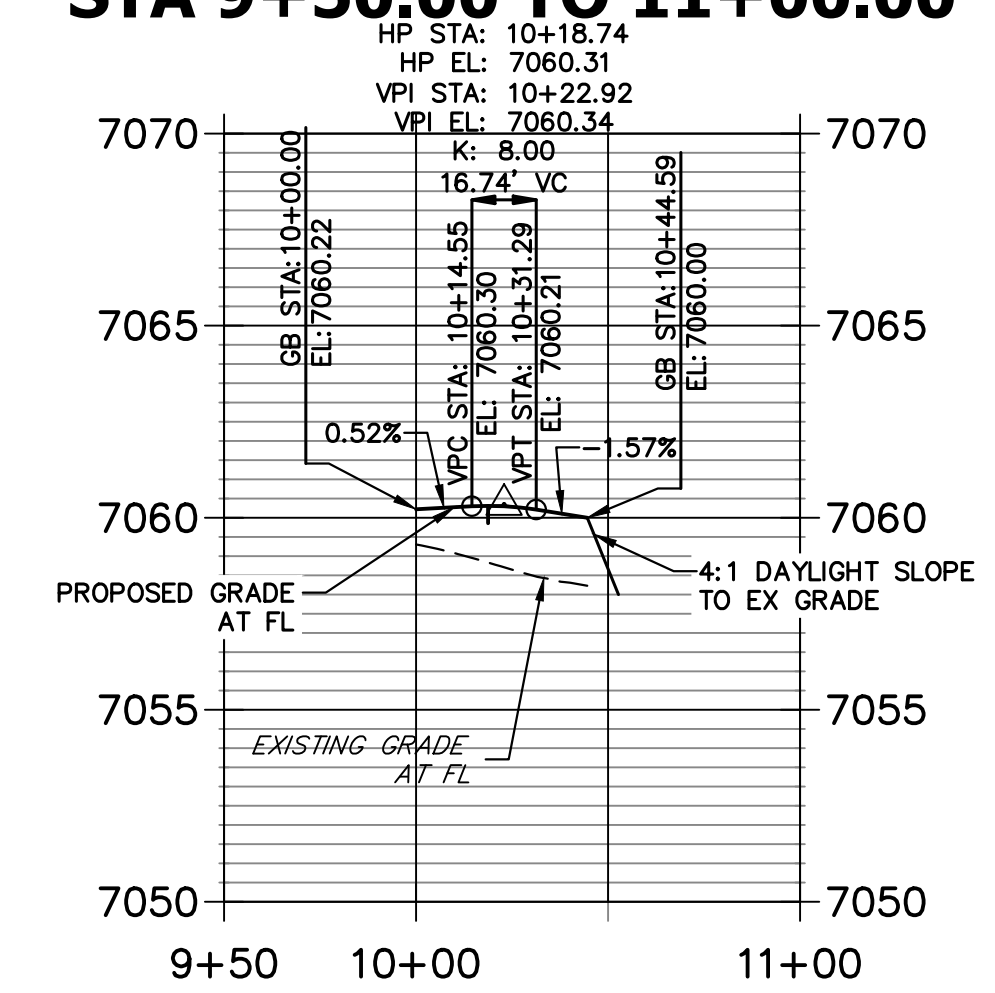
STERLING & BELLFLOWER NE PROFILE
STA 10+00.00 TO 10+60.00



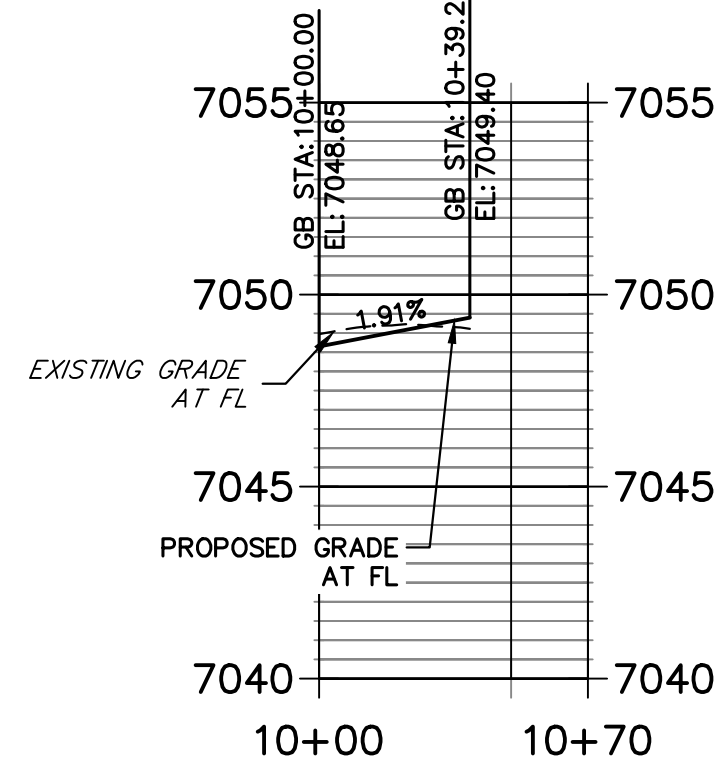
STERLING & LAKE TAHOE NW PROFILE
STA 10+00.00 TO 10+70.00



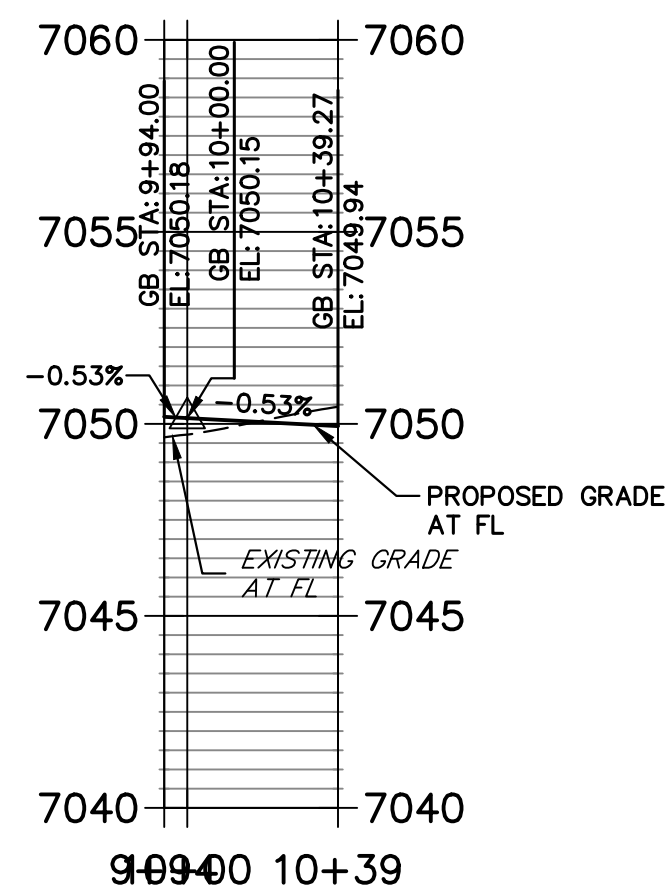
STERLING & ROAD1 NE PROFILE
STA 9+50.00 TO 11+00.00



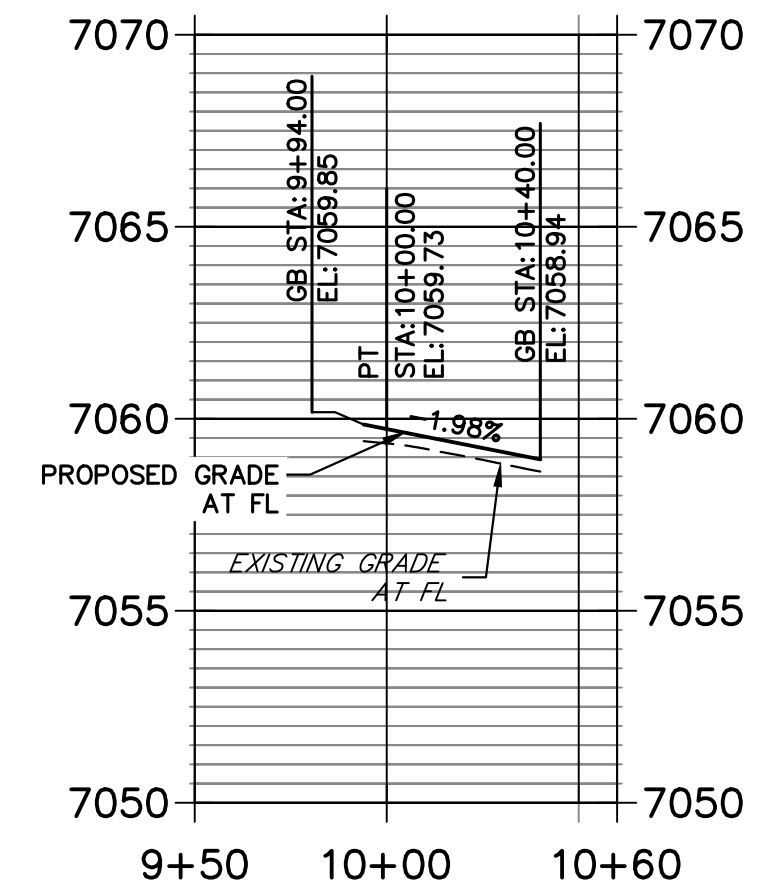
STERLING & ROAD 7 SW PROFILE
STA 10+00.00 TO 10+70.00



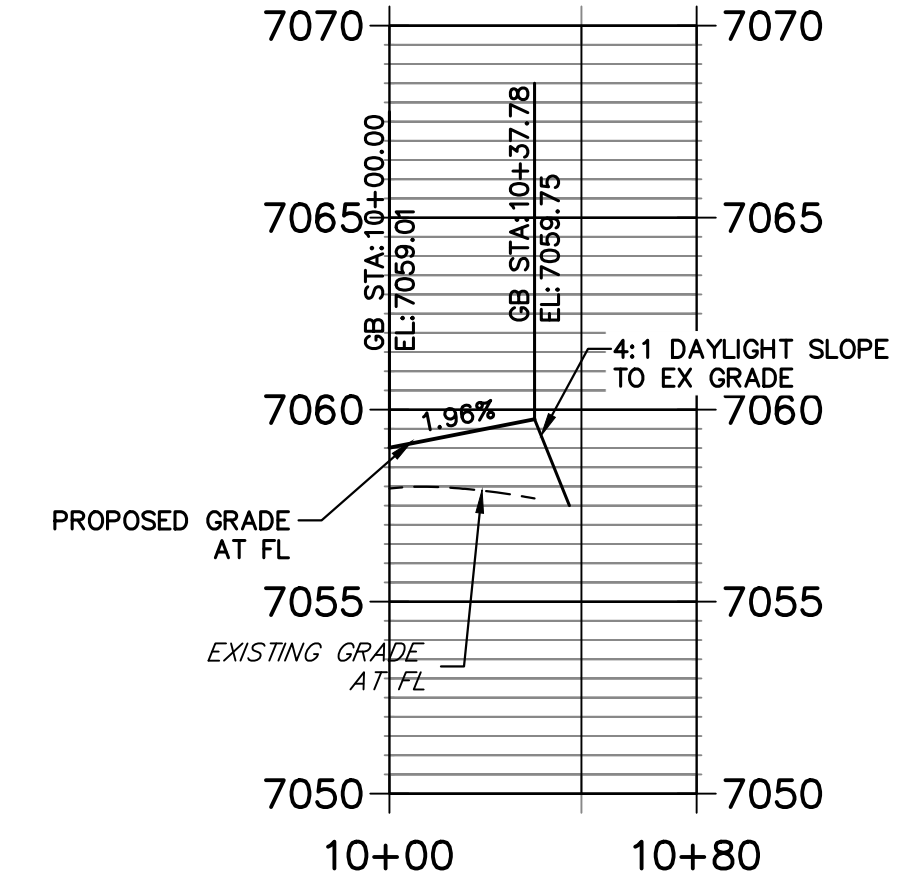
STERLING & ROAD7 SE PROFILE
STA 9+94.00 TO 10+39.27



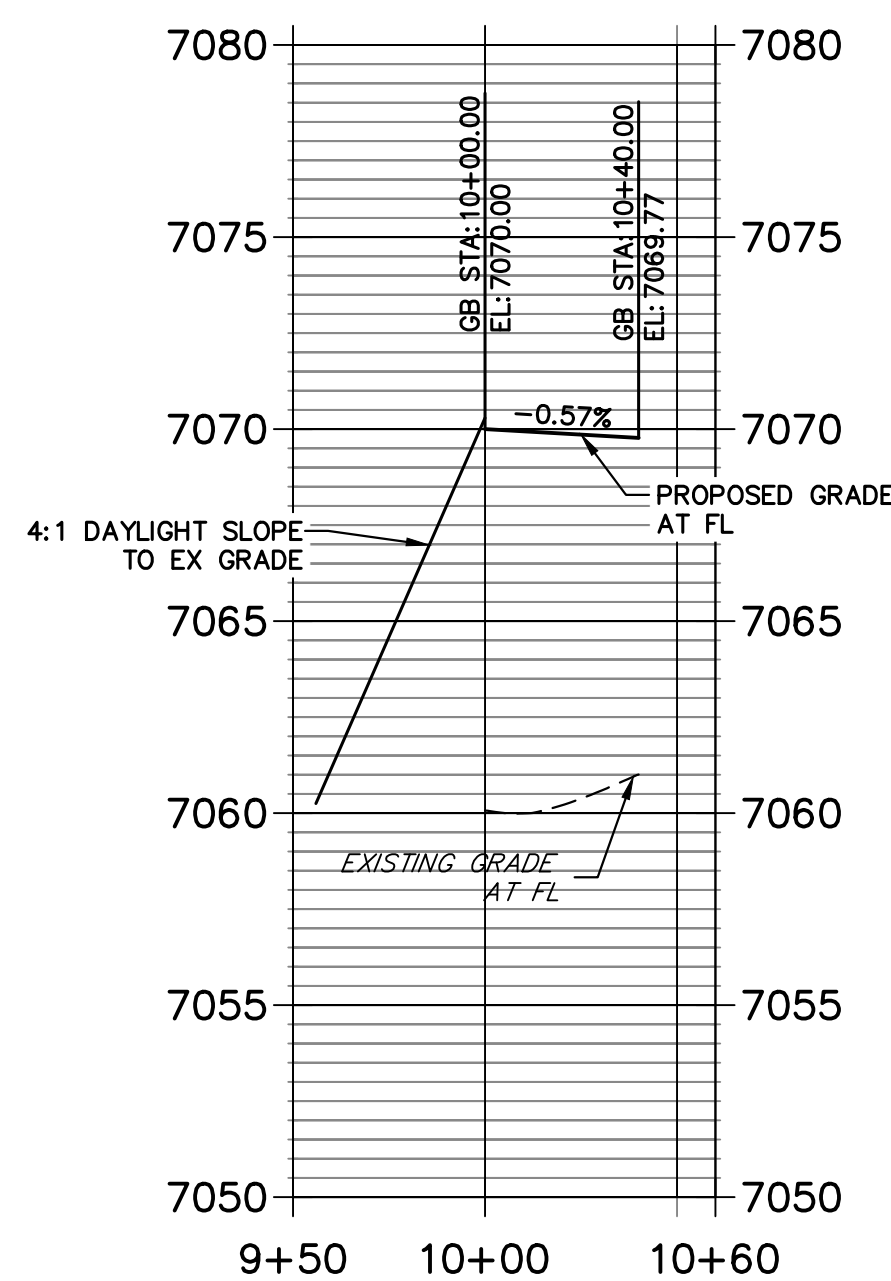
STERLING & LAKE TAHOE SW PROFILE
STA 9+50.00 TO 10+60.00



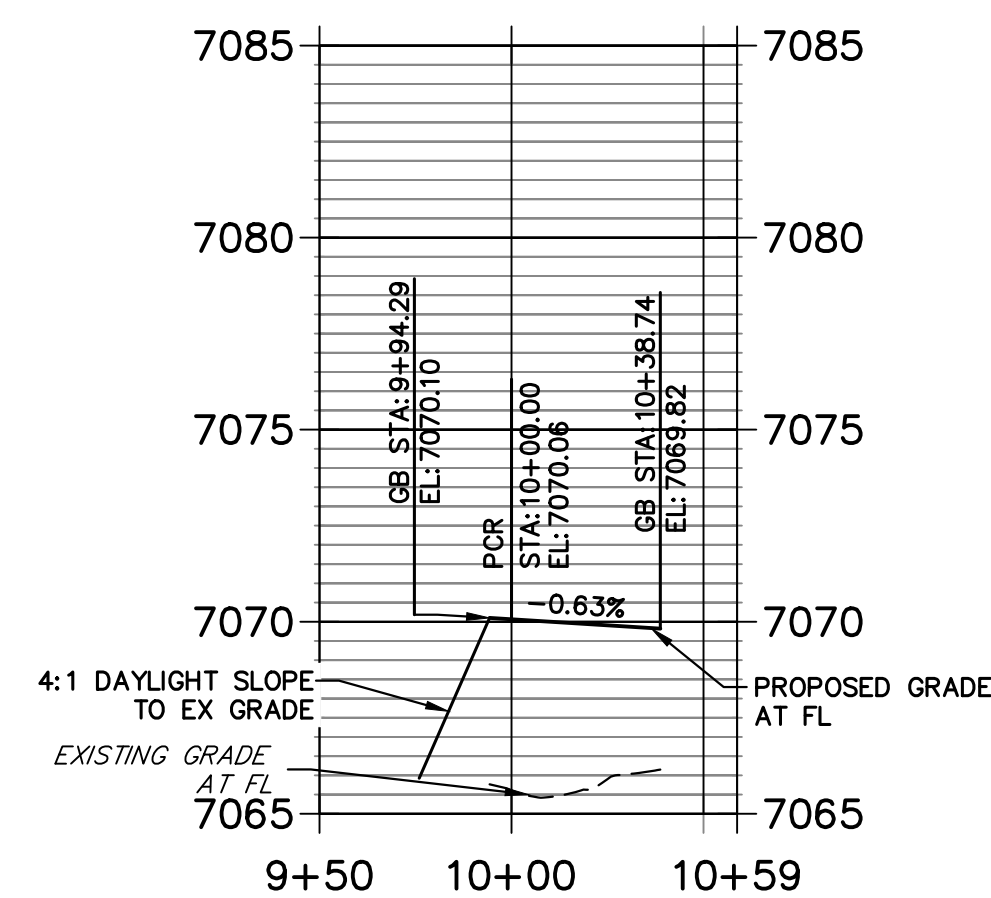
STERLING & ROAD1 SE PROFILE
STA 10+00.00 TO 10+80.00



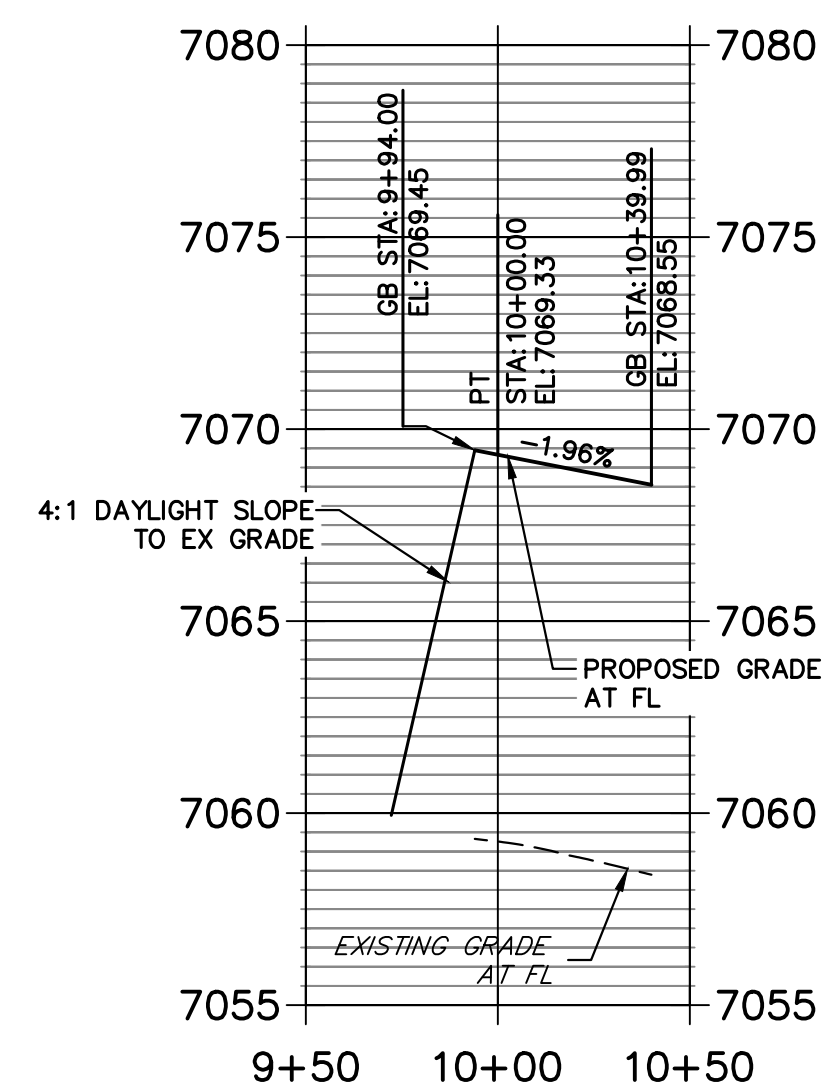
STERLING & NEWPORT BEACH NW PROFILE
STA 9+50.00 TO 10+60.00



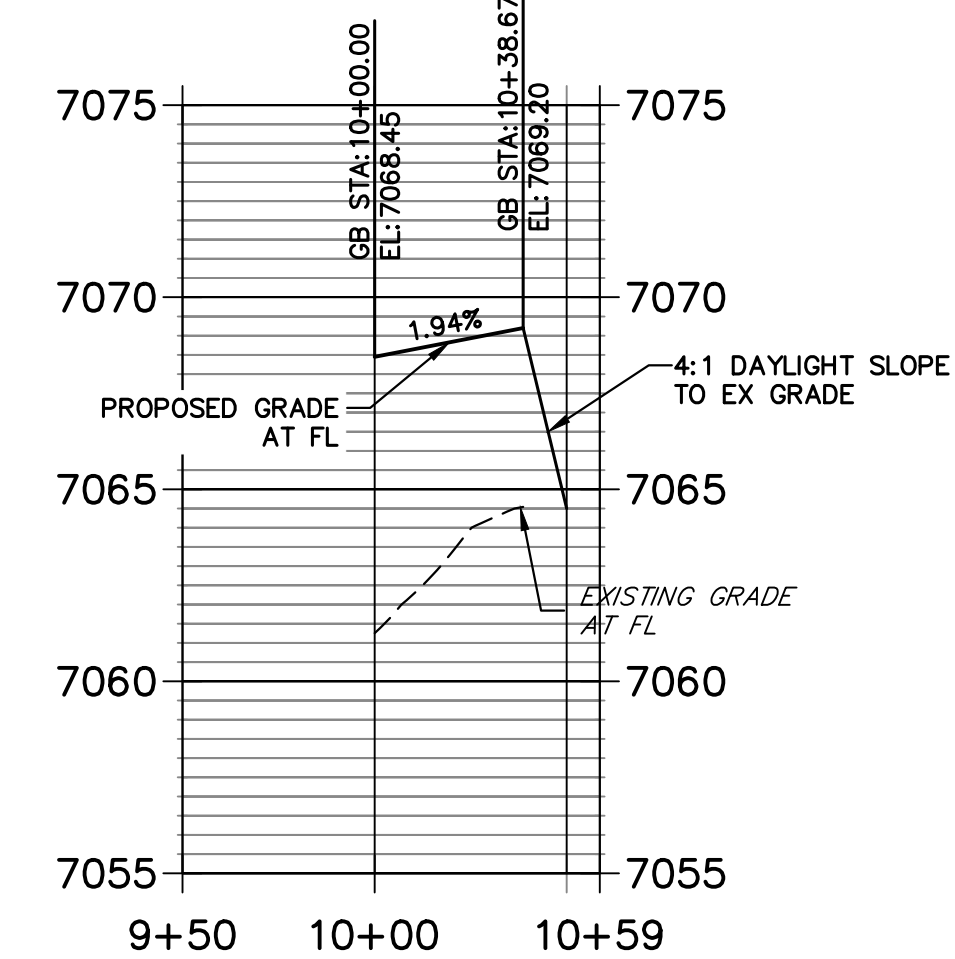
STERLING & ROAD X NE PROFILE
STA 9+50.00 TO 10+58.74



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



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



Know what's below.
Call before you dig.



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
DATE: 05/09/23

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

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

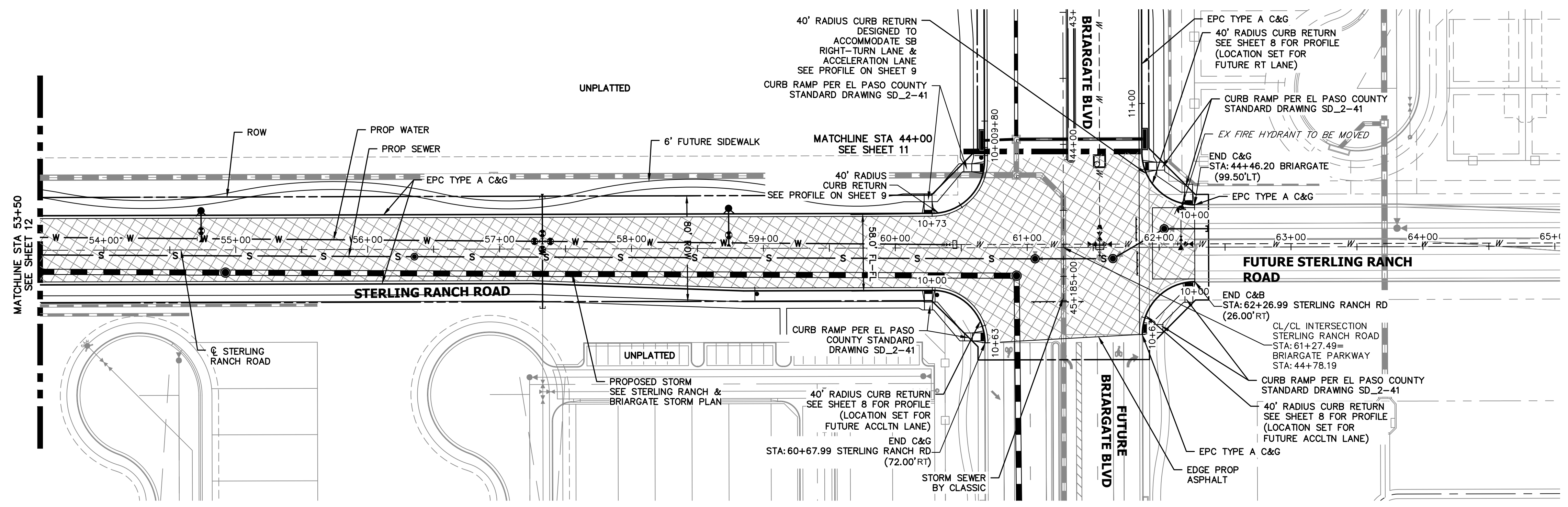
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

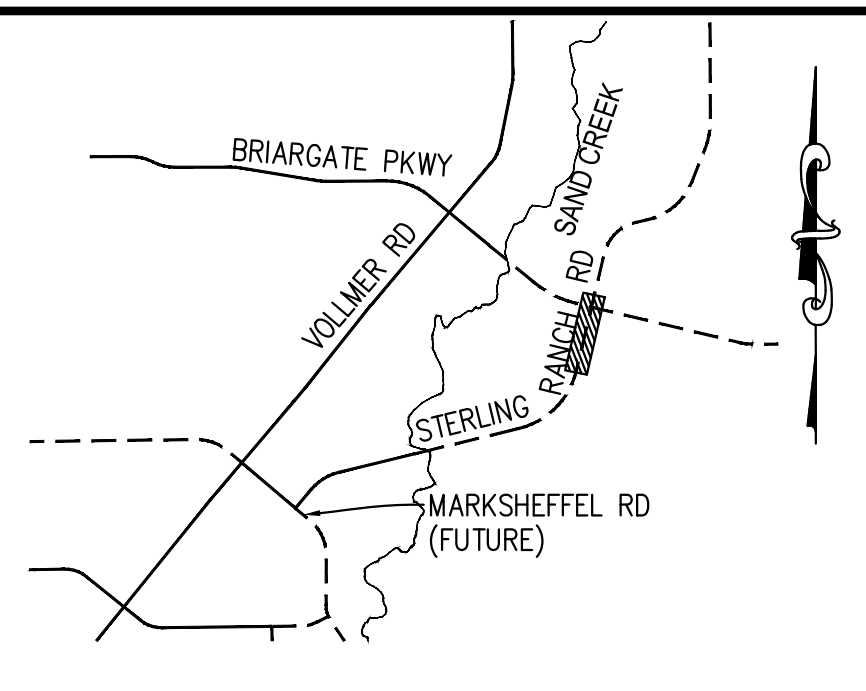
No.	REVISION	BY	DATE
1			
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8			
9			
10			

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

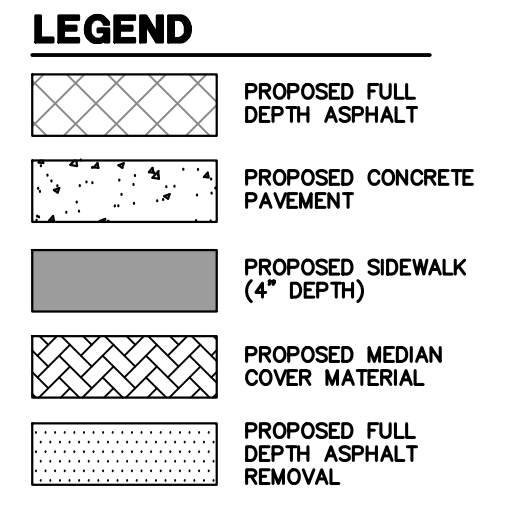
STERLING RANCH ROAD & BIRMGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD STREET PLAN & PROFILE
SHEET 13 OF 32
JOB NO. 25188.03



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

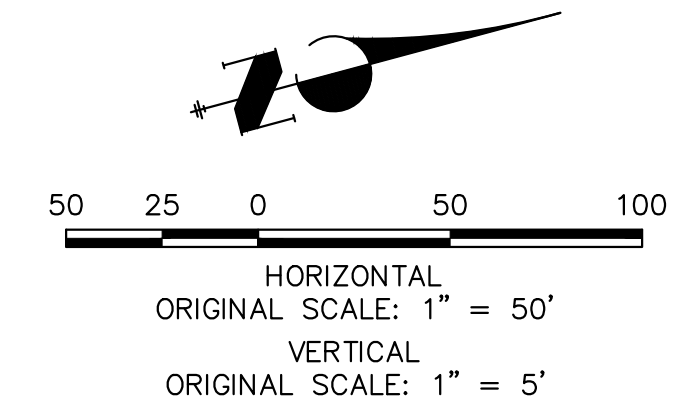
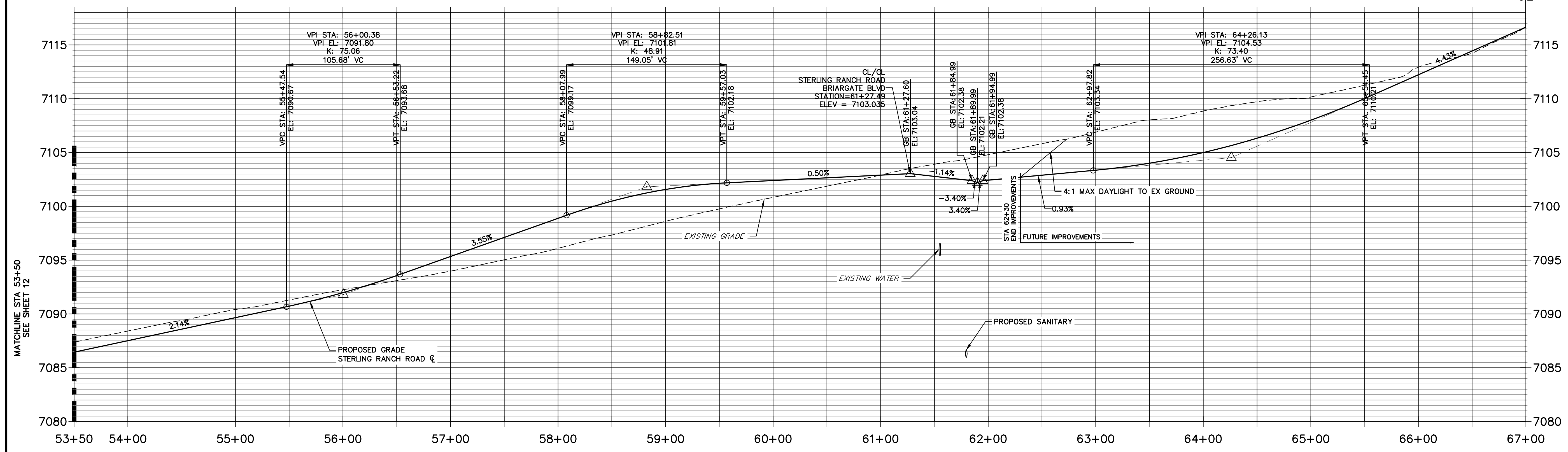


KEY MAP
N.T.S.



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

**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, INC.
 DATE: 05/09/23

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

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

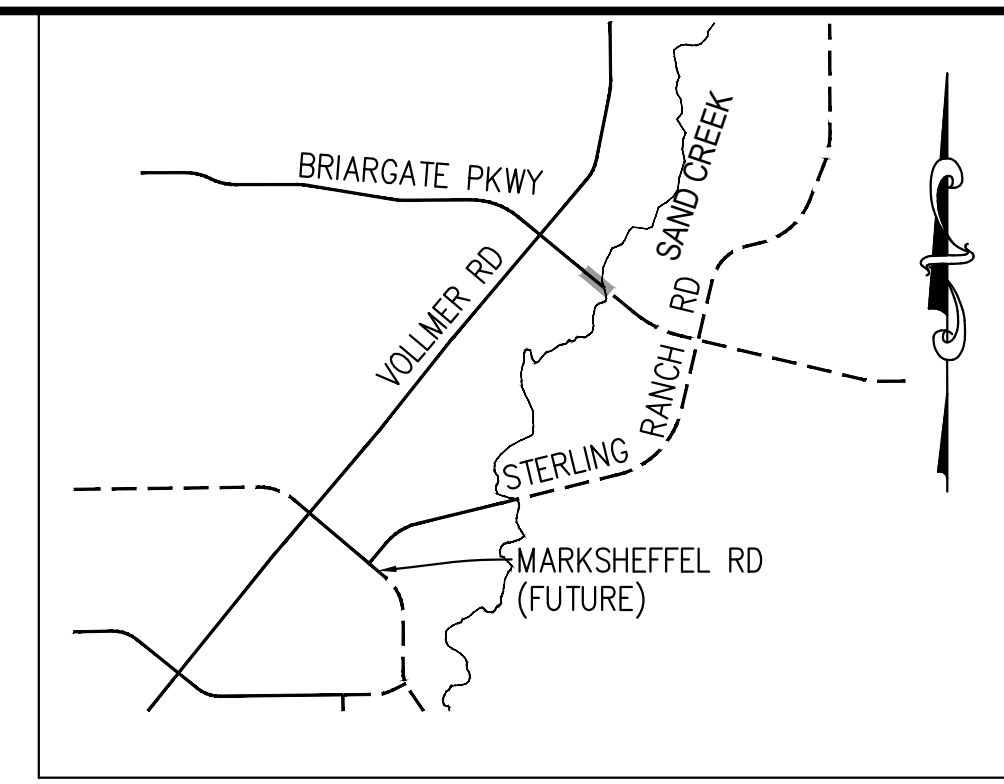
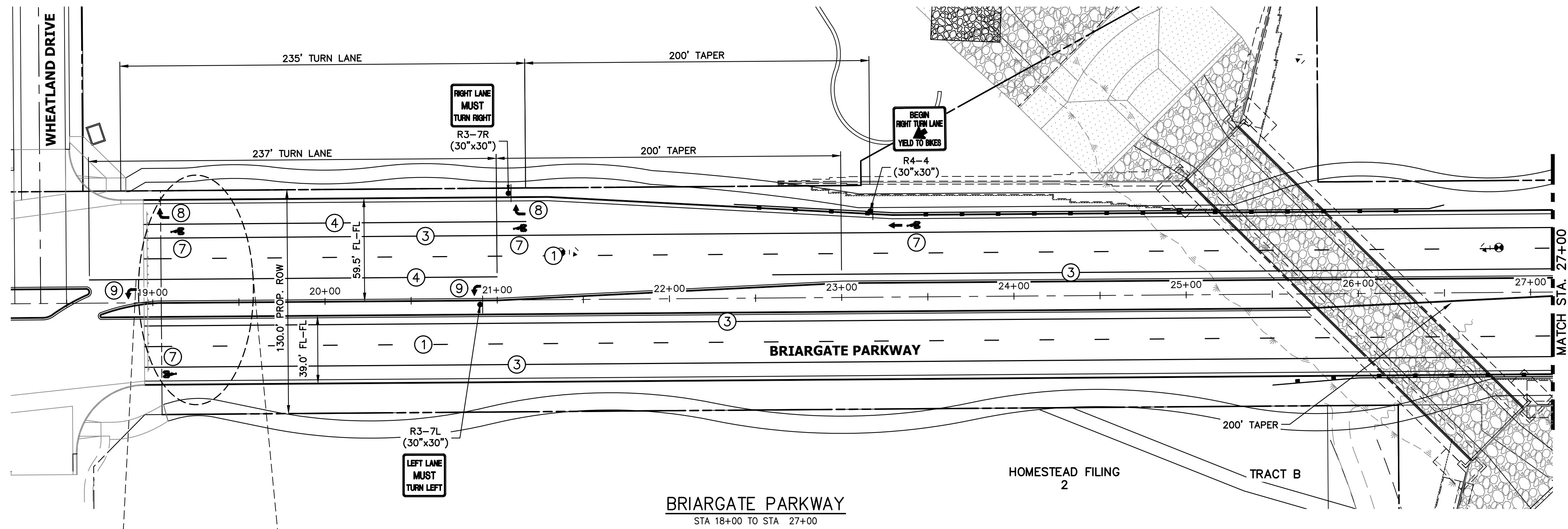
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

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

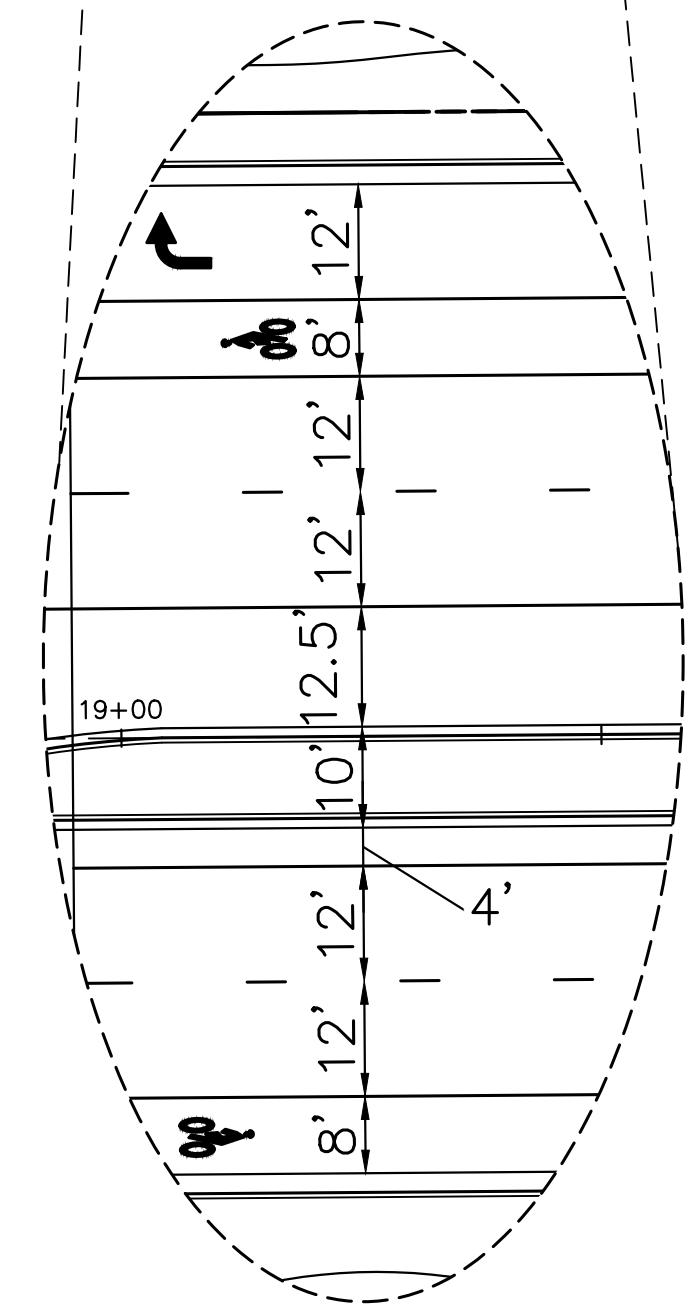
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KEY MAP
N.T.S.

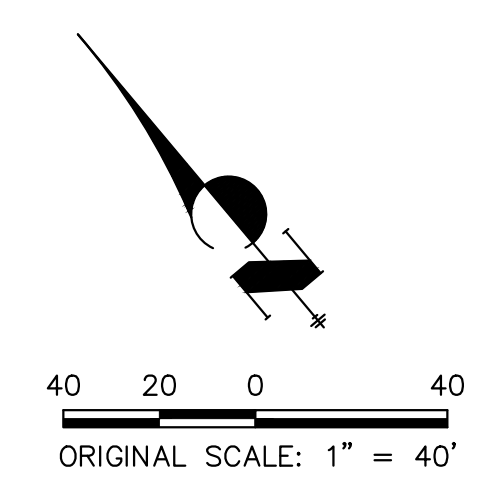
NOTE TO CONTRACTOR:

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



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	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 THE AUTHORITY OF THE ENGINEERING PROFESSIONAL SEAL OF JR ENGINEERING, INC.
 PREPARED FOR AND ON BEHALF OF SR LAND, LLC
 COLORADO P.E. NO. 37411
 FOR AND ON BEHALF OF JR ENGINEERING, INC. (SEAL)
 PRELIMINARY NOT FOR CONSTRUCTION

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

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

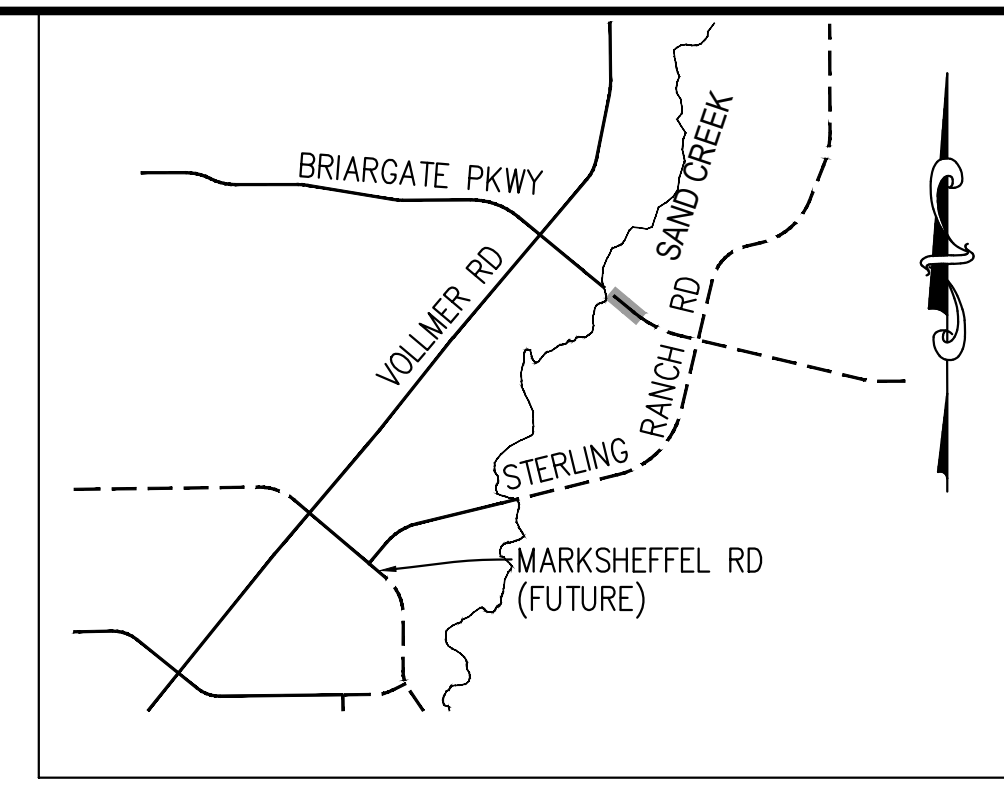
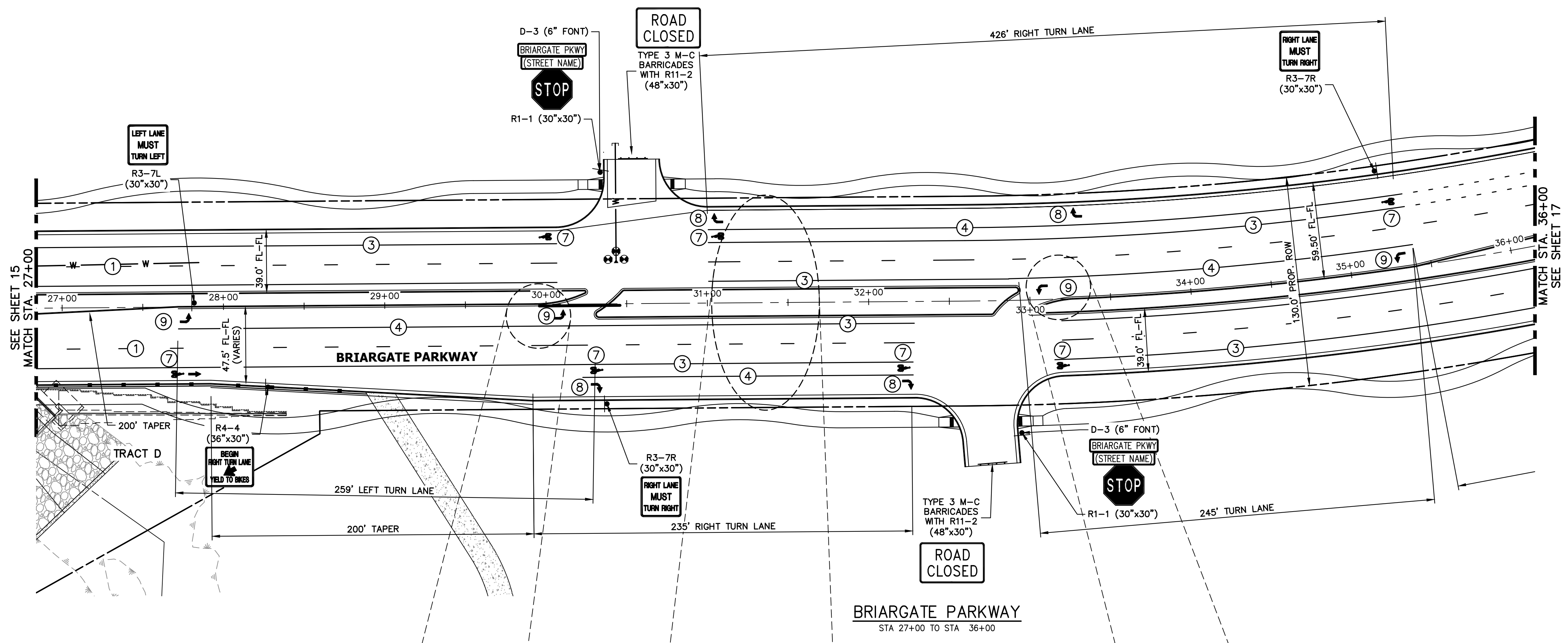
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 BRIARGATE SIGNING & STRIPING
 SHEET 15 OF 32
 JOB NO. 25188.03

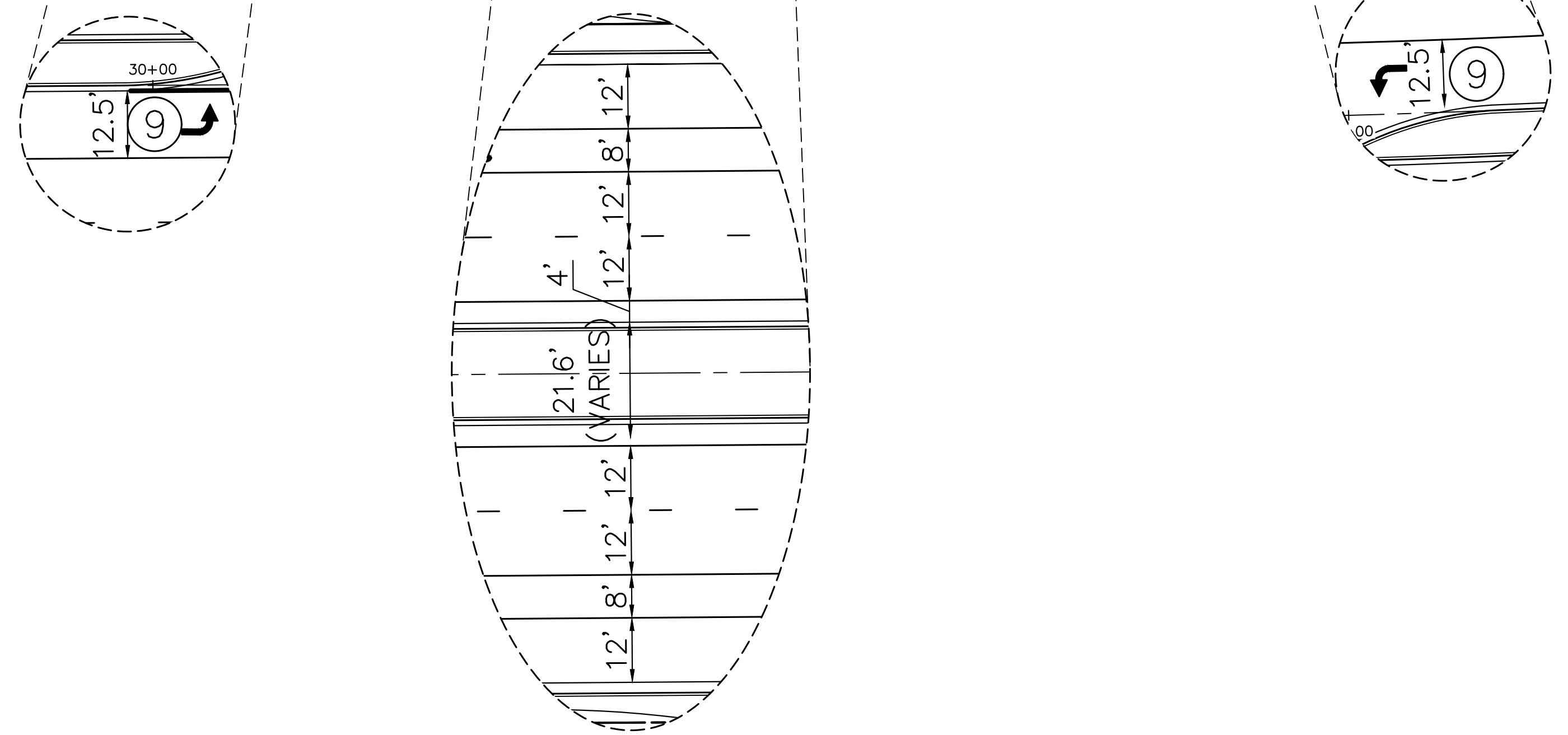


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KEY MAP
N.T.S.

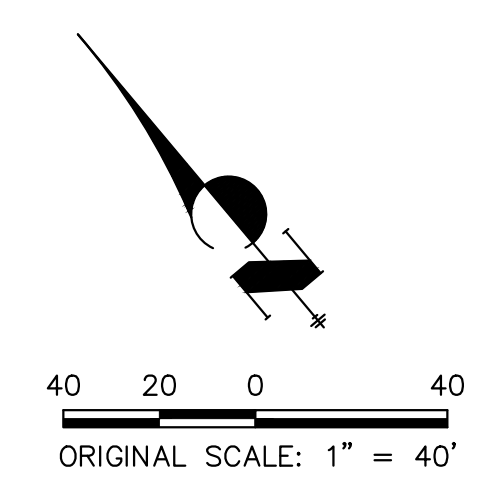
- NOTE TO CONTRACTOR:**
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 - ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



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

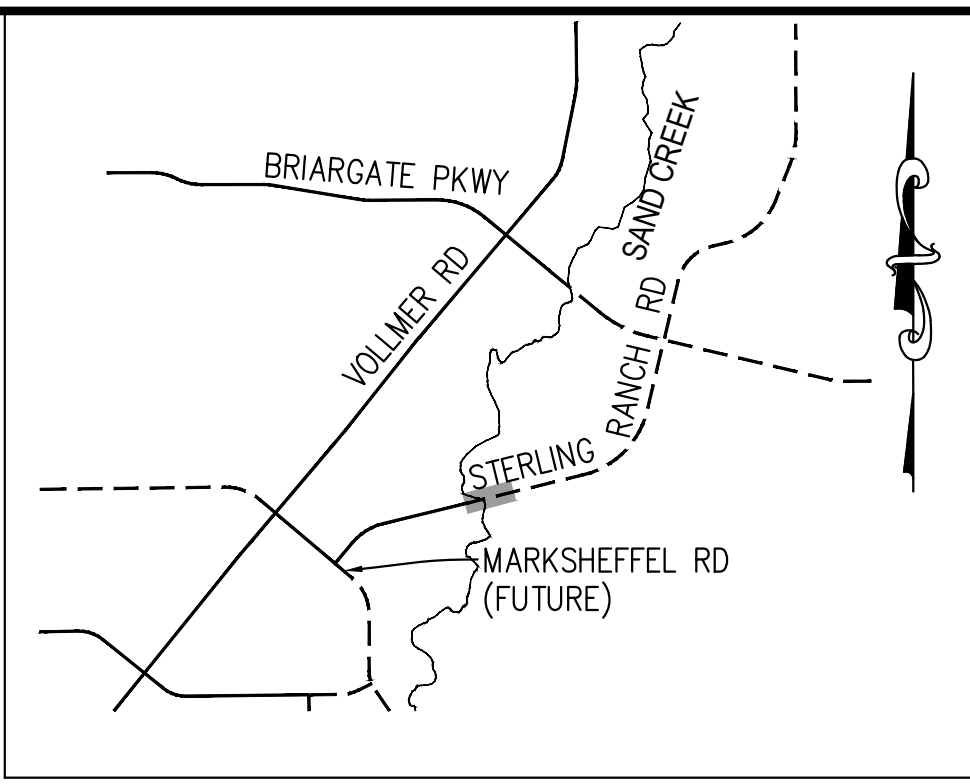
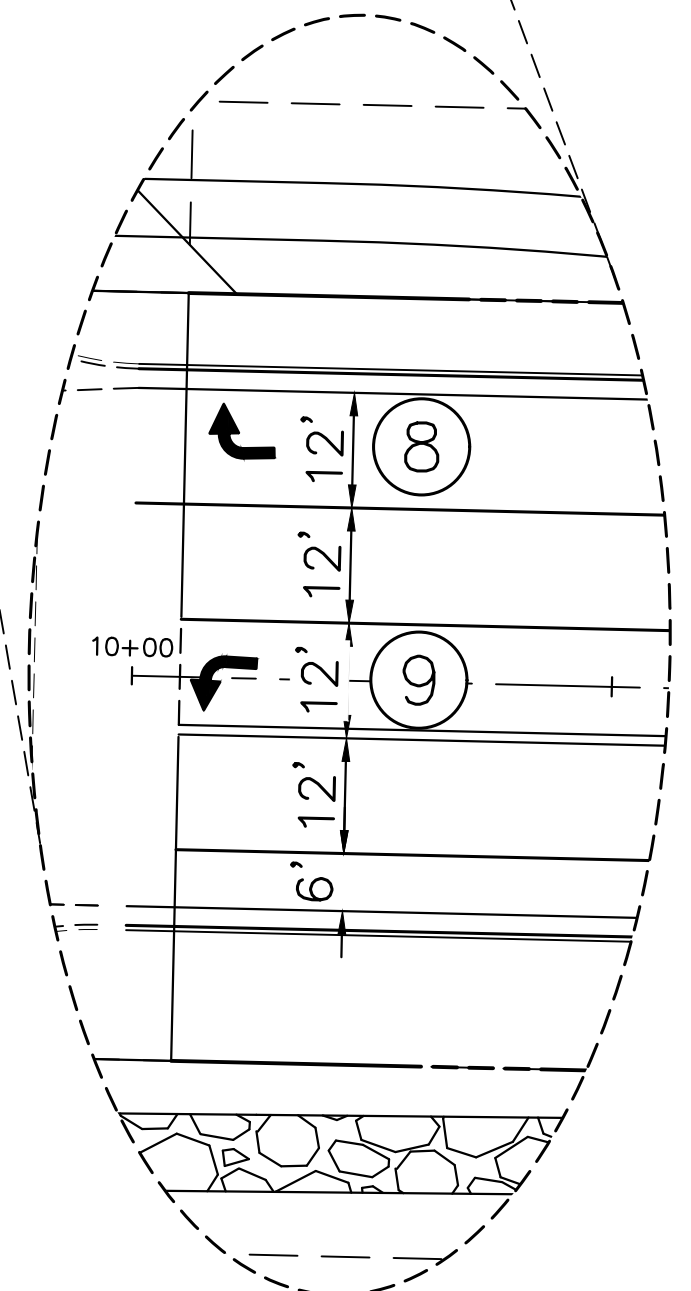
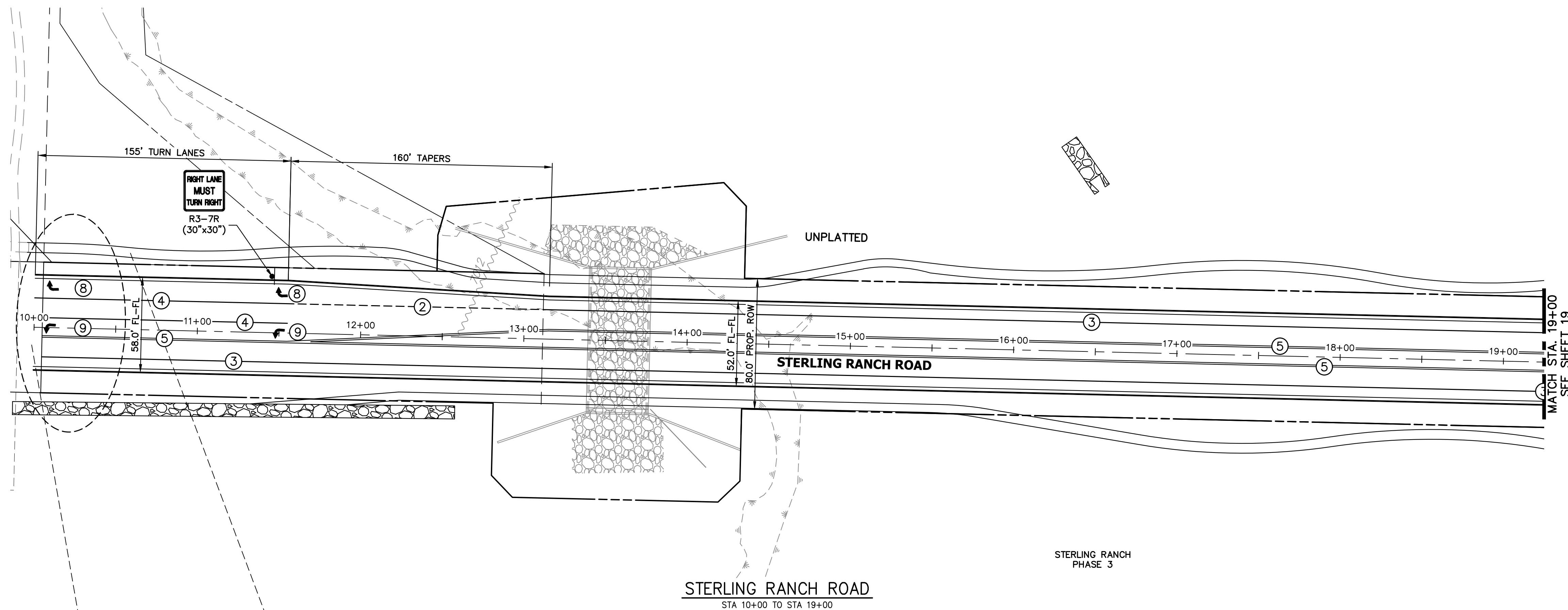
**PRELIMINARY
NOT FOR
CONSTRUCTION**

MIKE A. BRAMBLE, P.E.
COLORADO P.E. NO. 37421
FOR AND ON BEHALF OF JR ENGINEERING, INC.

<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. REVISES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742</p>	<p>J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	BY	DATE	REVISION																														
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<p>STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS</p>		<p>BRIARGATE SIGNING & STRIPING</p>																																		
<p>SHEET 16 OF 32</p>		<p>JOB NO. 25188.03</p>																																		



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KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

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

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

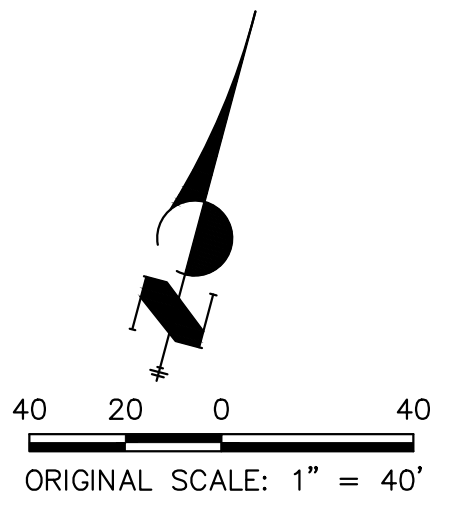
BY	DATE	No.	REVISION

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

SHEET 18 OF 32
JOB NO. 25188.03

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



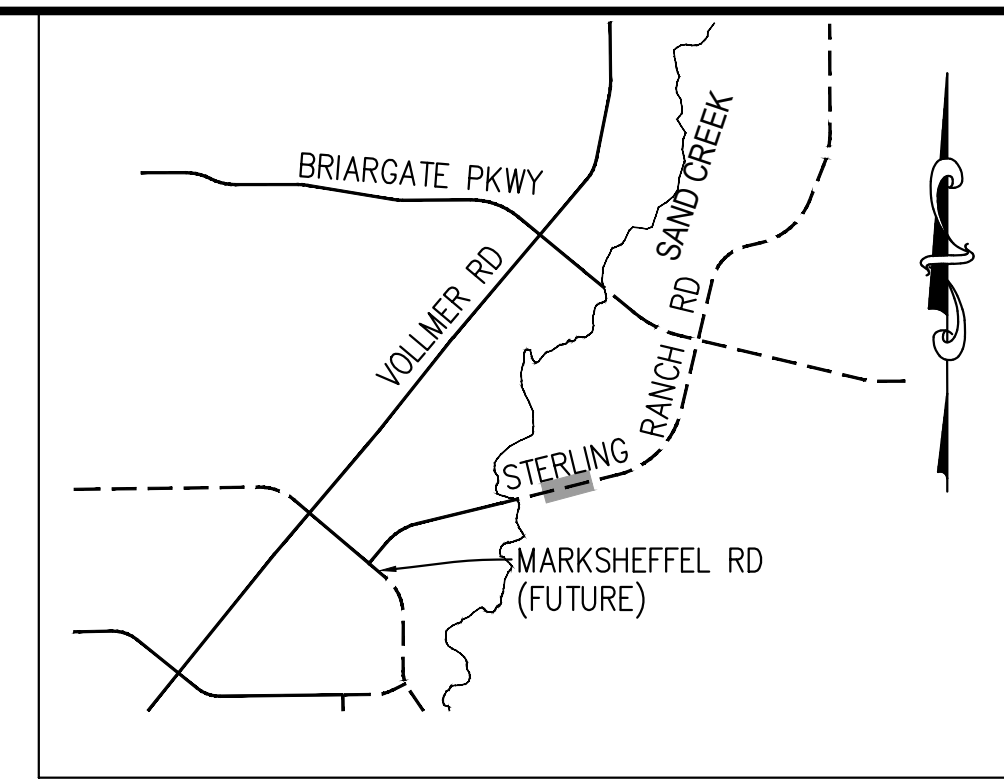
ENGINEER'S STATEMENT
PREPARED UNDER THE AUTHORITY OF THE ENGINEERING PROFESSION IN COLORADO FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY NOT FOR CONSTRUCTION

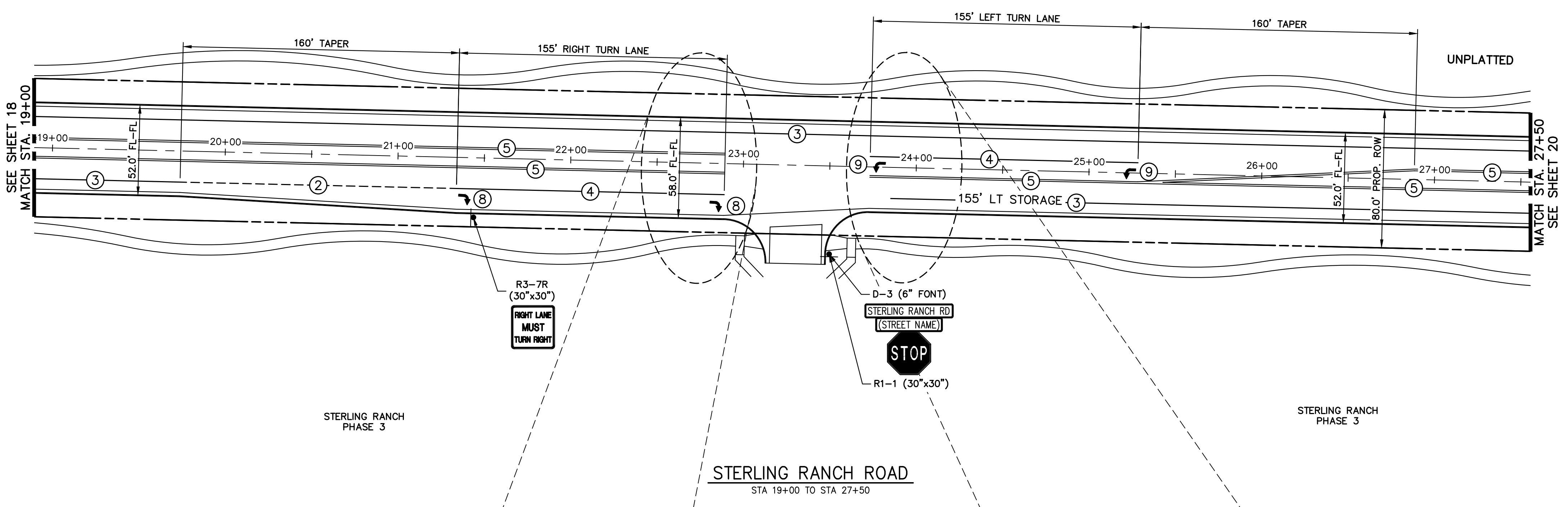
MIKE A. BRAMLEY
COLORADO P.E. 37272
FOR AND ON BEHALF OF JR ENGINEERING, INC.



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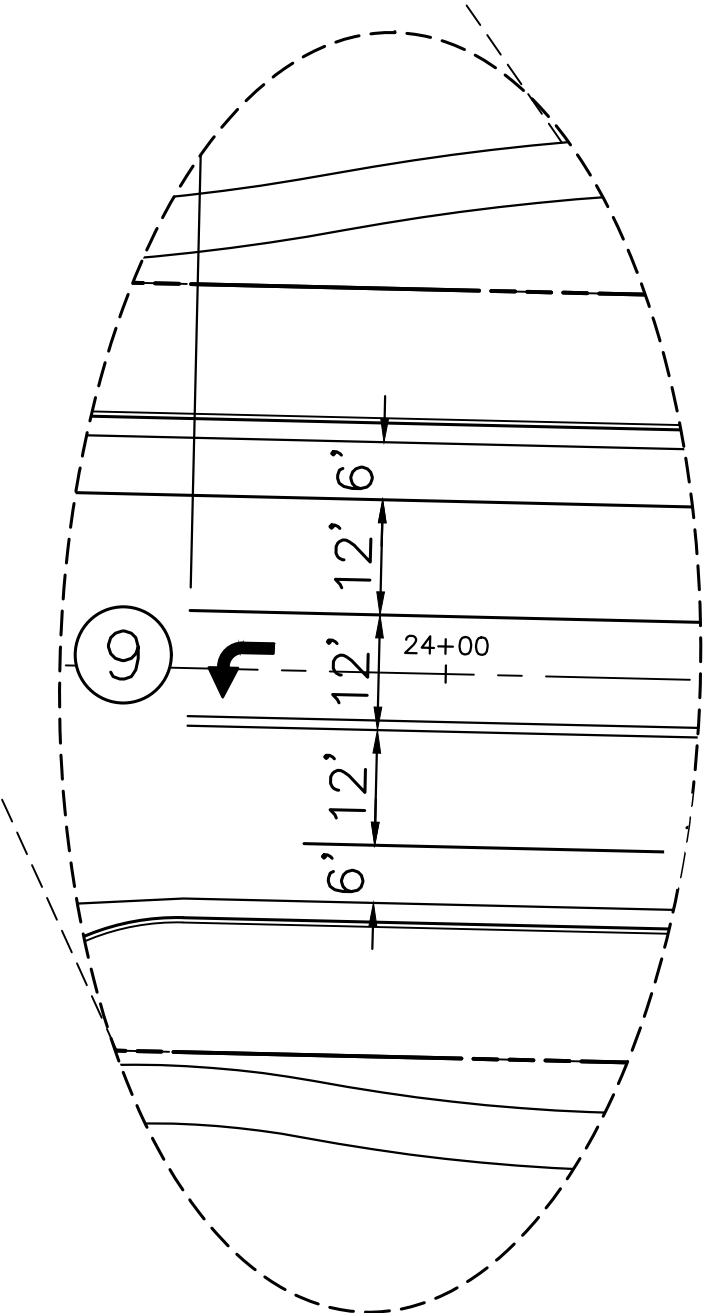
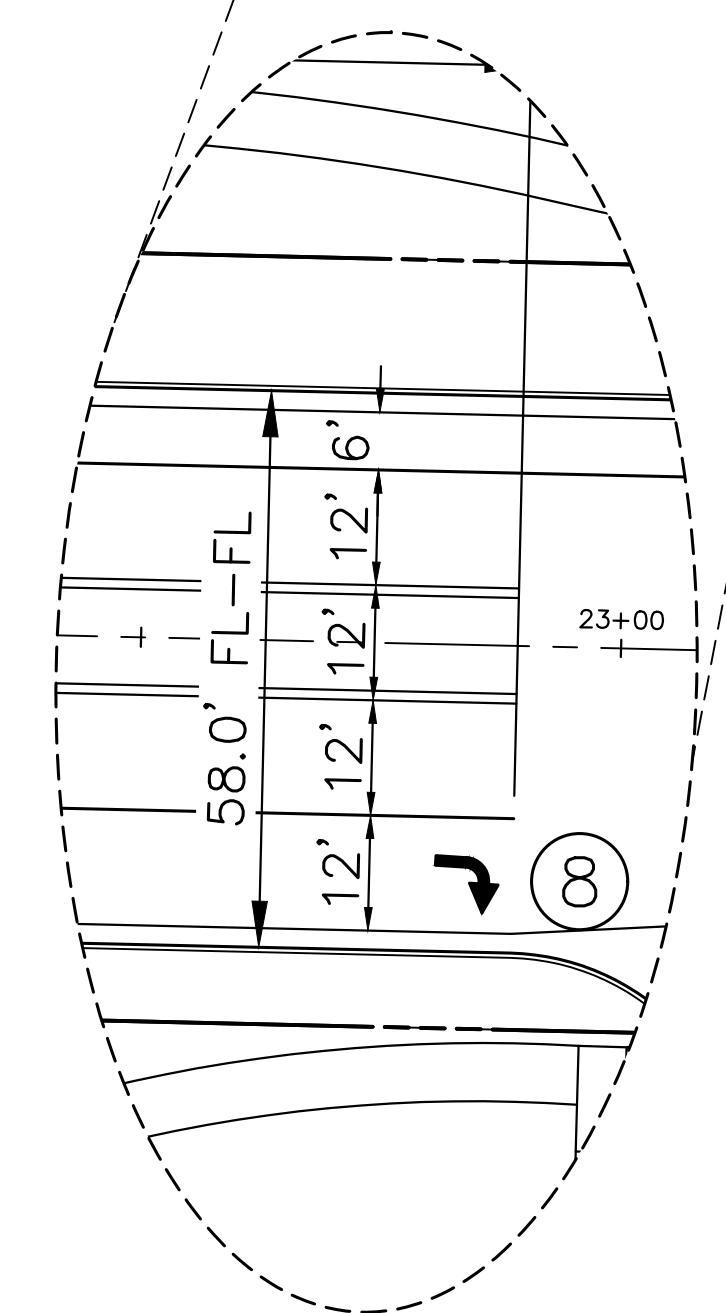
KEY MAP
N.T.S.



STERLING RANCH
PHASE 3

STERLING RANCH
PHASE 3

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



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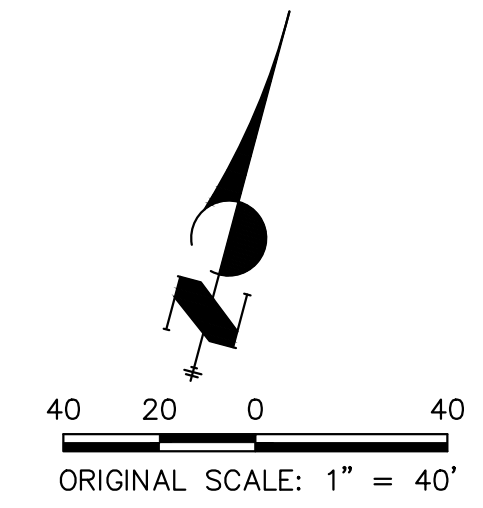
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

BY	DATE	No.	REVISION

H-SCALE	1"=40'	V-SCALE	N/A	DATE	05/08/23	DESIGNED BY	JMC	DRAWN BY	RWK	CHECKED BY



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

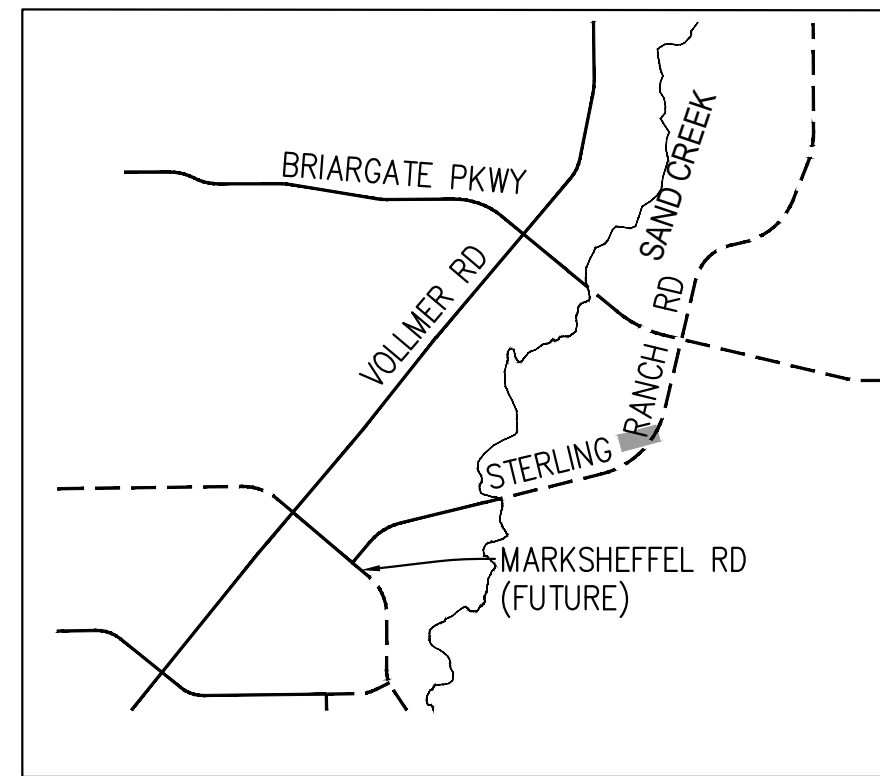
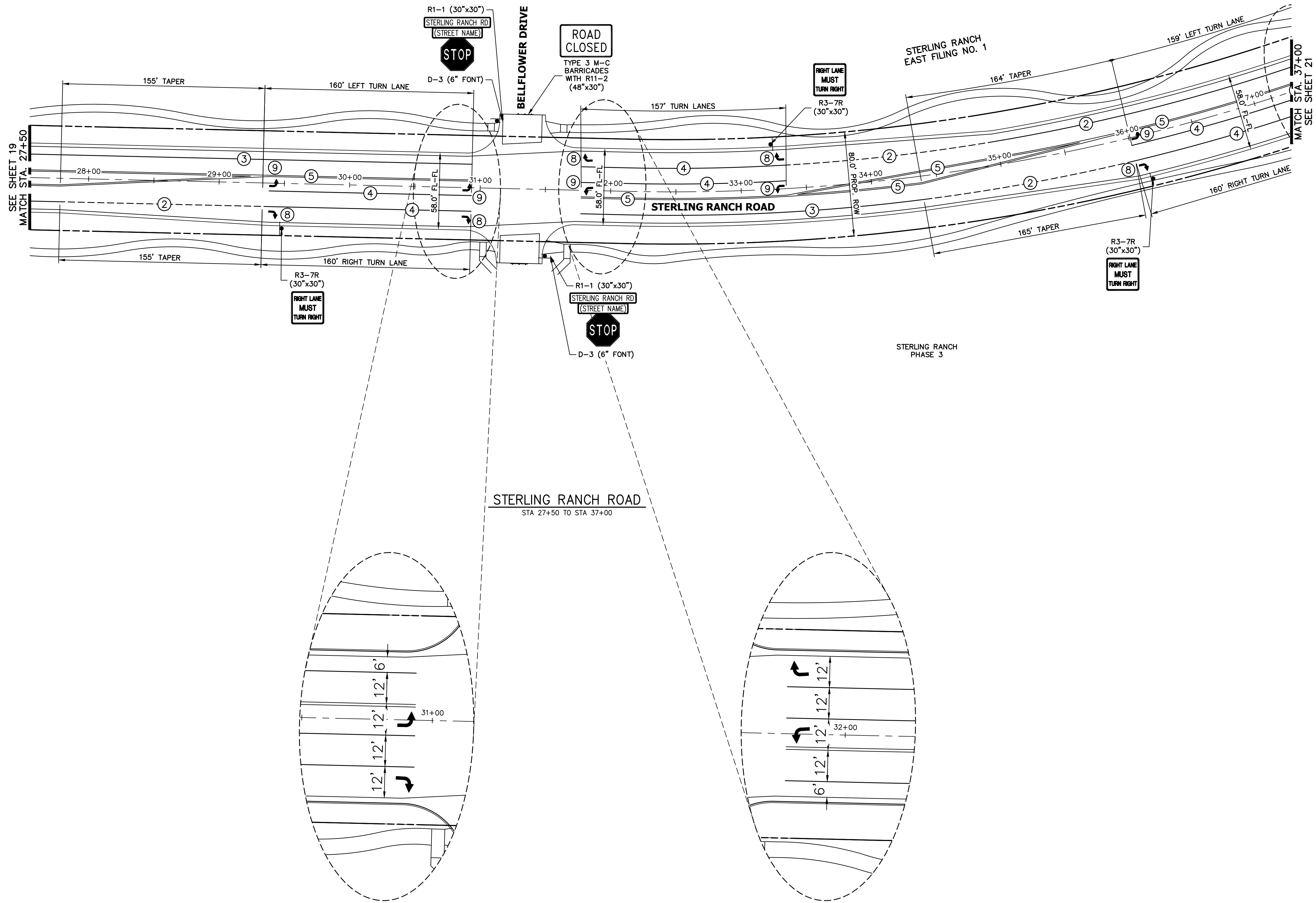
ENGINEER'S STATEMENT
PREPARED UNDER THE SEAL AND SIGNATURE OF THE ENGINEER FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY NOT FOR CONSTRUCTION

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

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

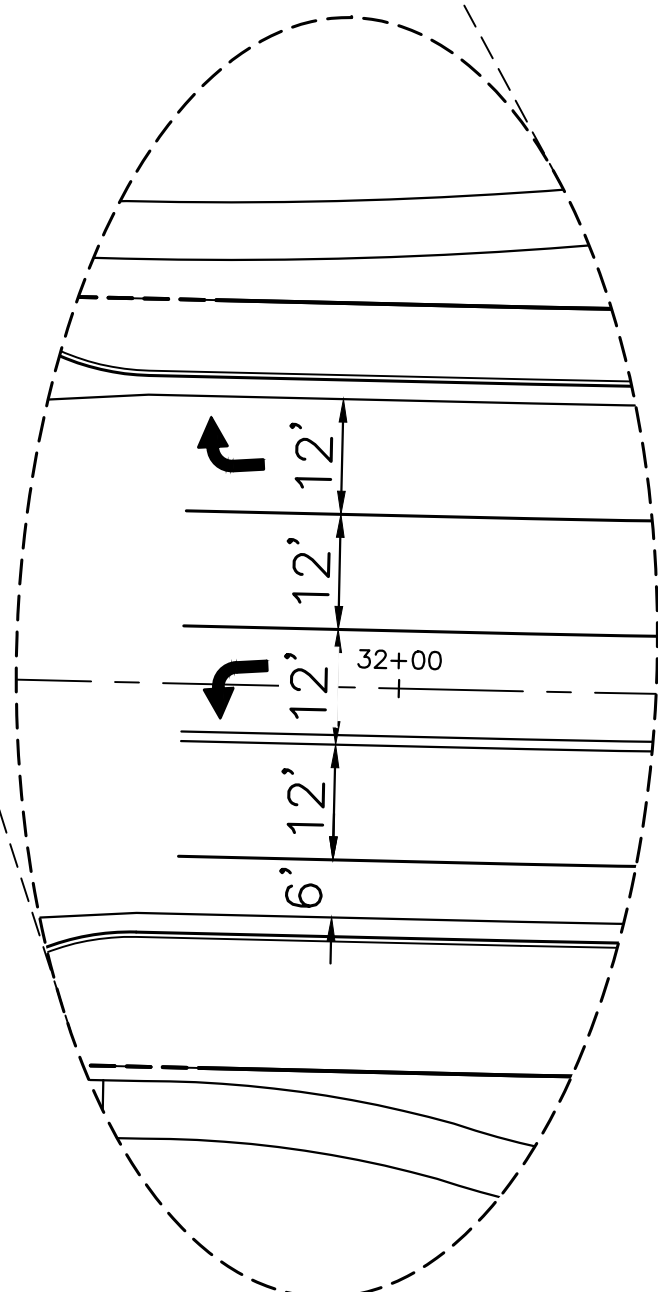
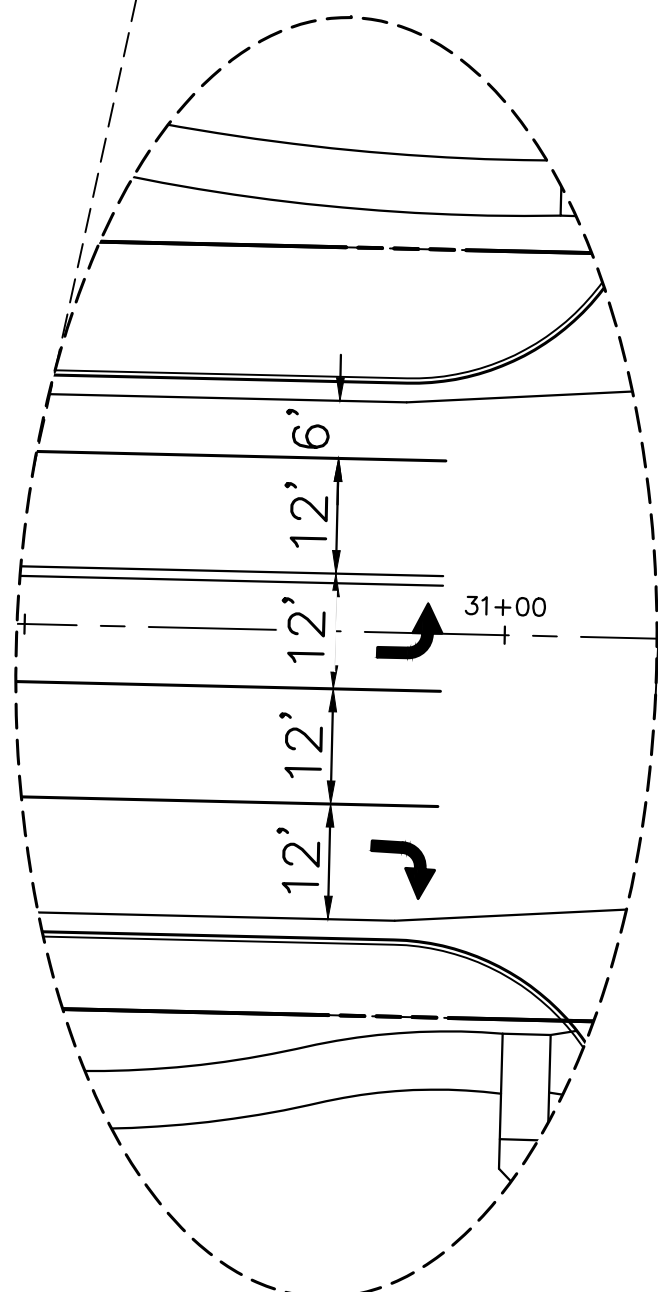
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KEY MAP
N.T.S.

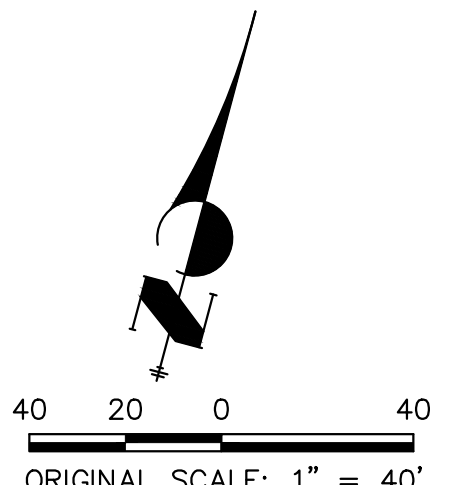
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ENGINEER'S STATEMENT

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

DATE: _____

DESIGNED BY: JMC
DRAWN BY: RWK
CHECKED BY: _____

PRELIMINARY NOT FOR CONSTRUCTION

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

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

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

BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

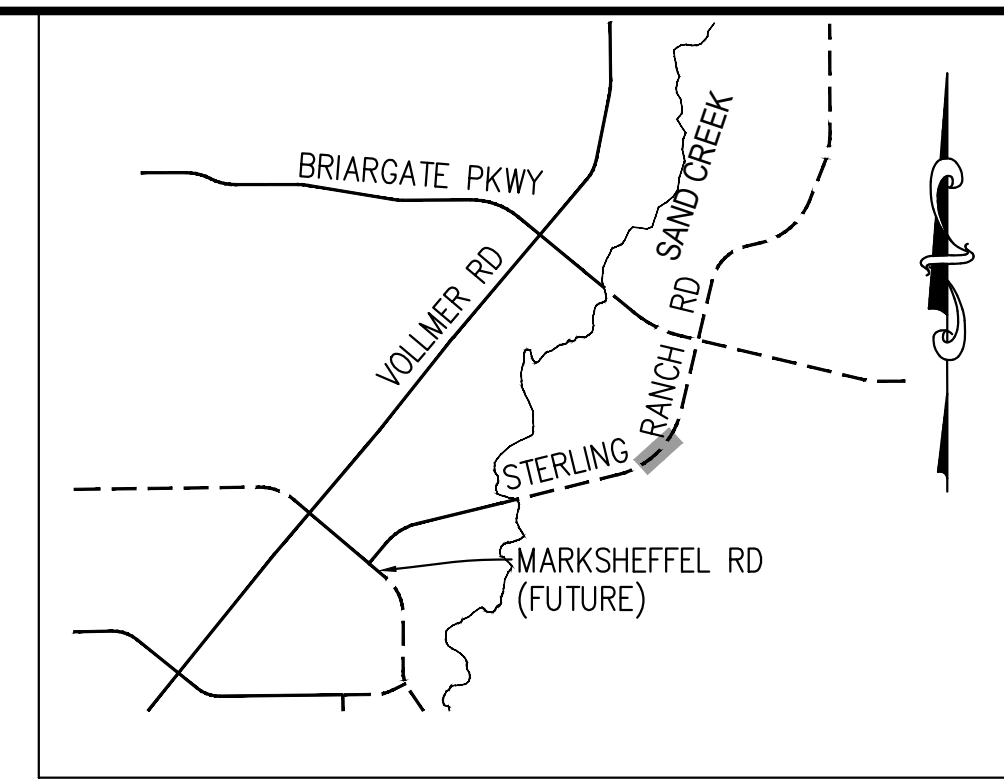
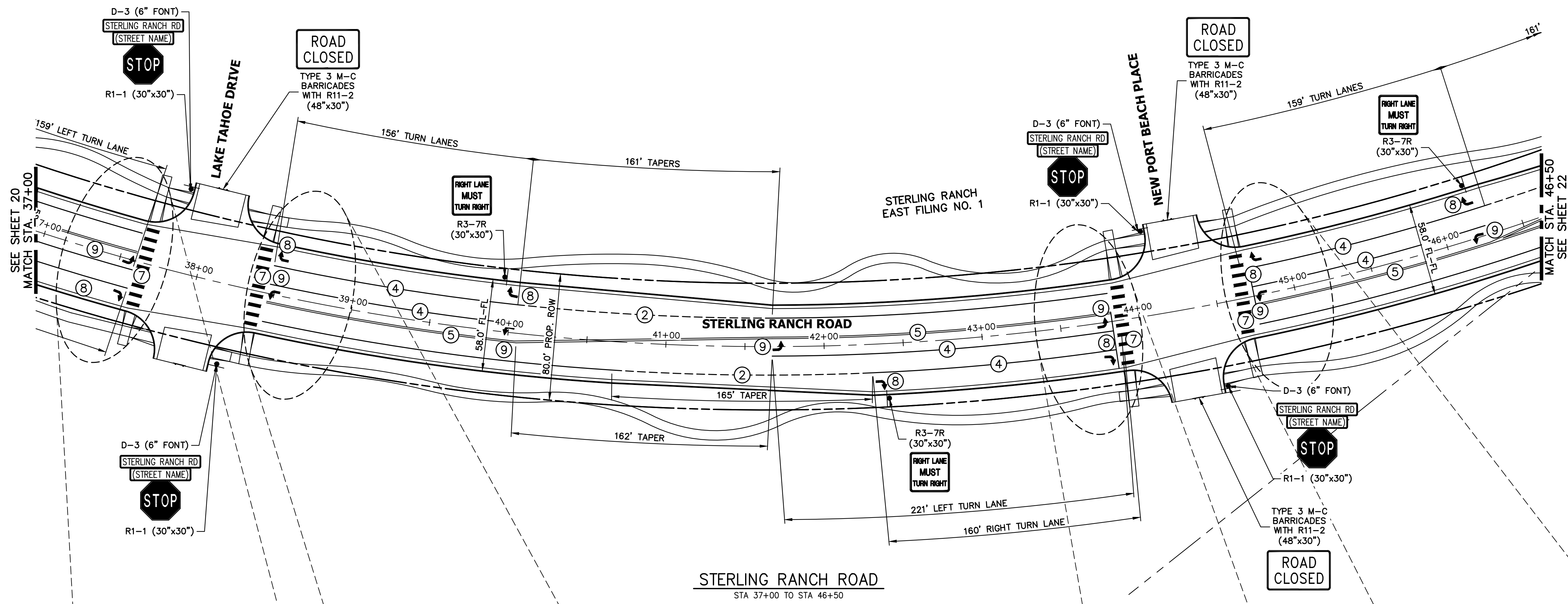
STERLING RANCH ROAD SIGNING & STRIPING

SHEET 20 OF 32

JOB NO. 25188.03



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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

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STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

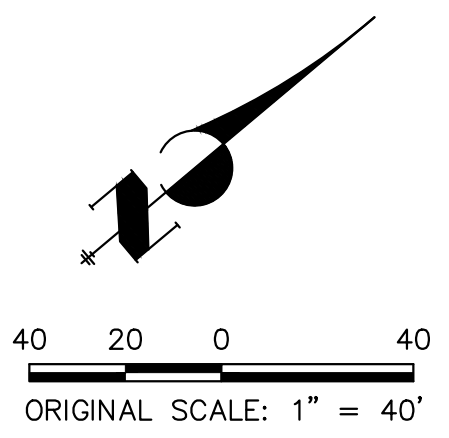
STERLING RANCH ROAD SIGNING & STRIPING

SHEET 21 OF 32

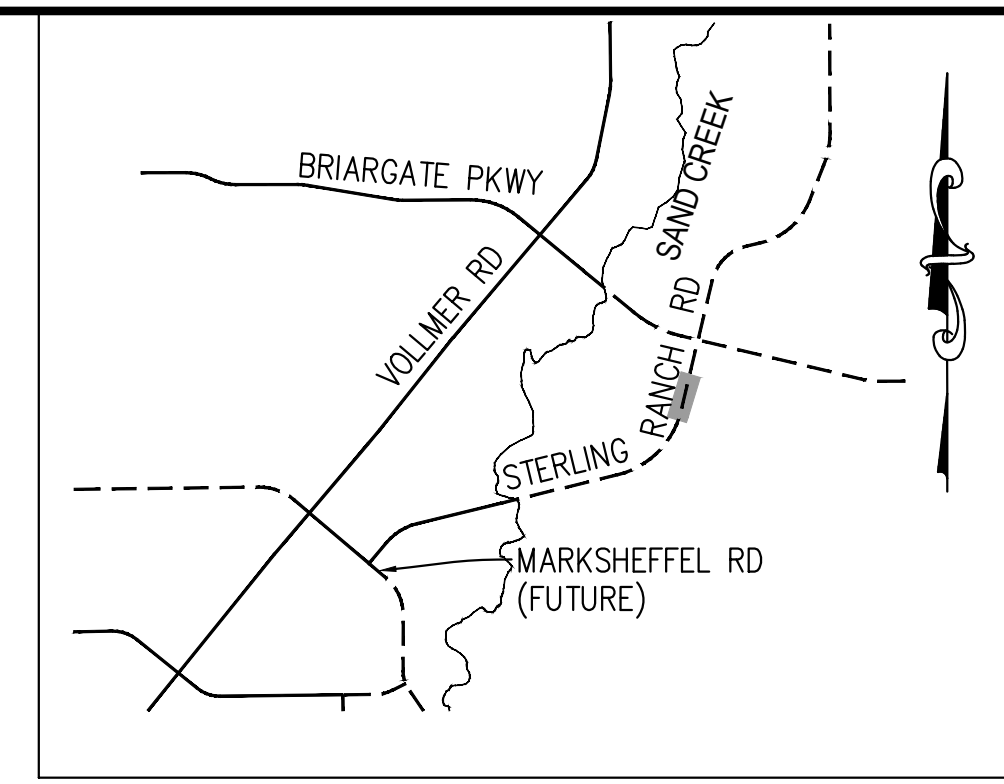
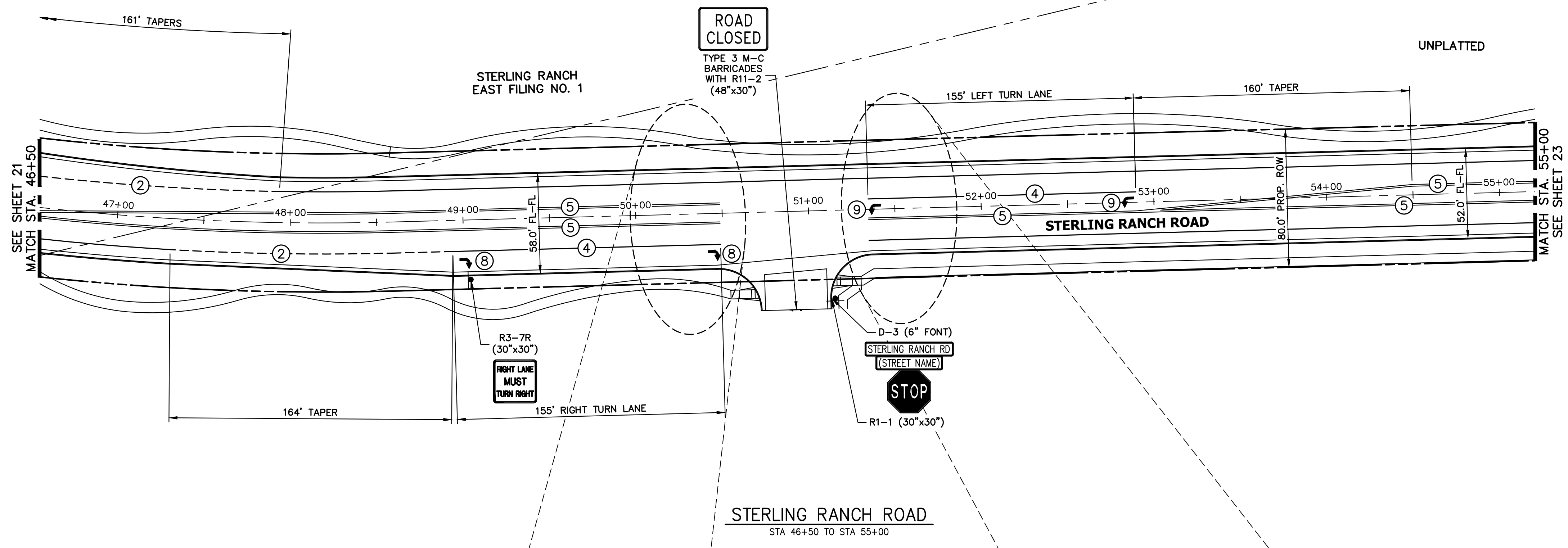
JOB NO. 25188.03

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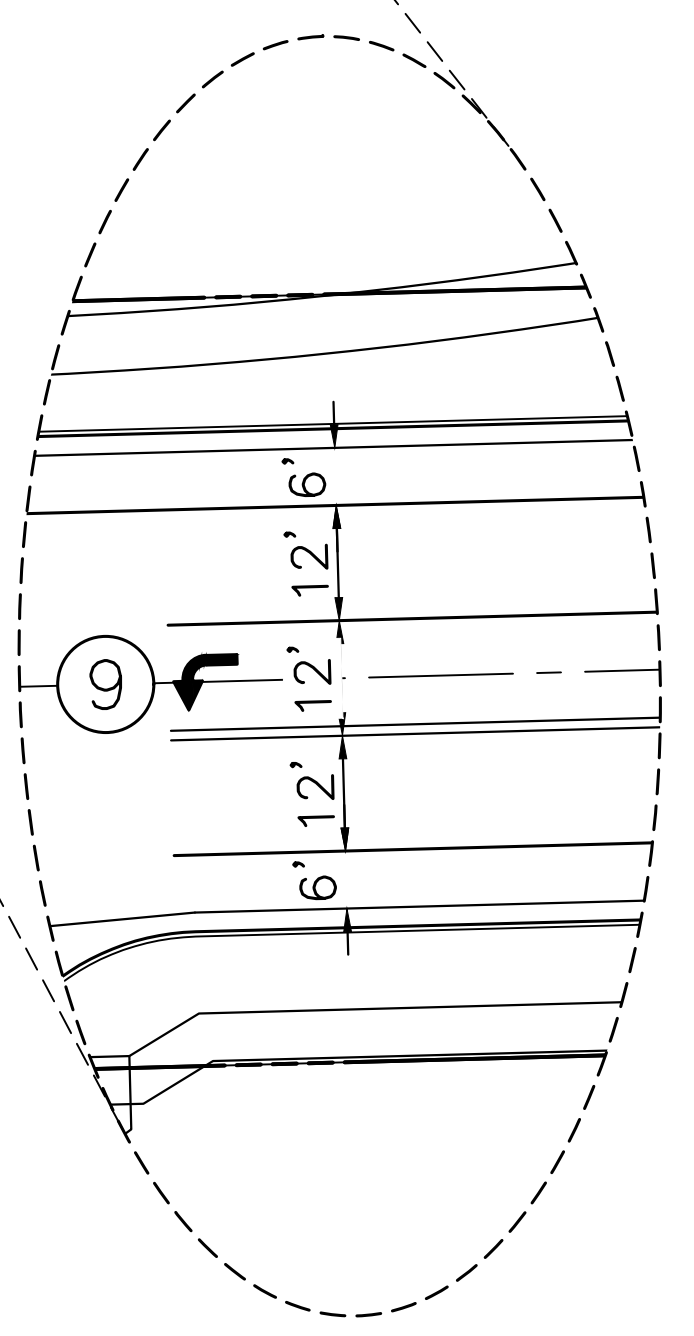
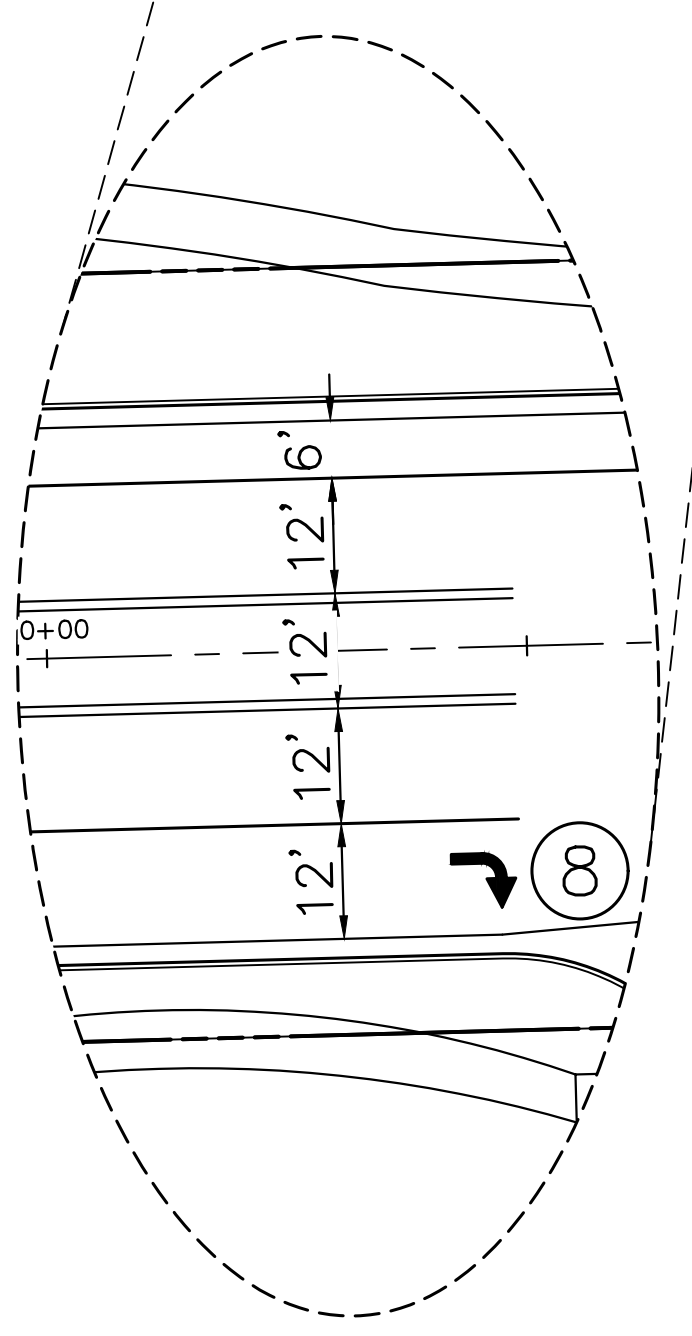
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KEY MAP
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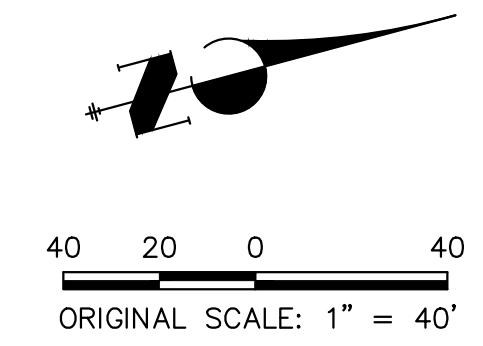
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ENGINEER'S STATEMENT
 PREPARED UNDER THE AUTHORITY OF THE BOARD OF PROFESSIONAL ENGINEERS FOR AND ON BEHALF OF JR ENGINEERING, INC.
 MIKE A. BRAMLEY, P.E.
 COLORADO P.E. NO. 37401
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

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

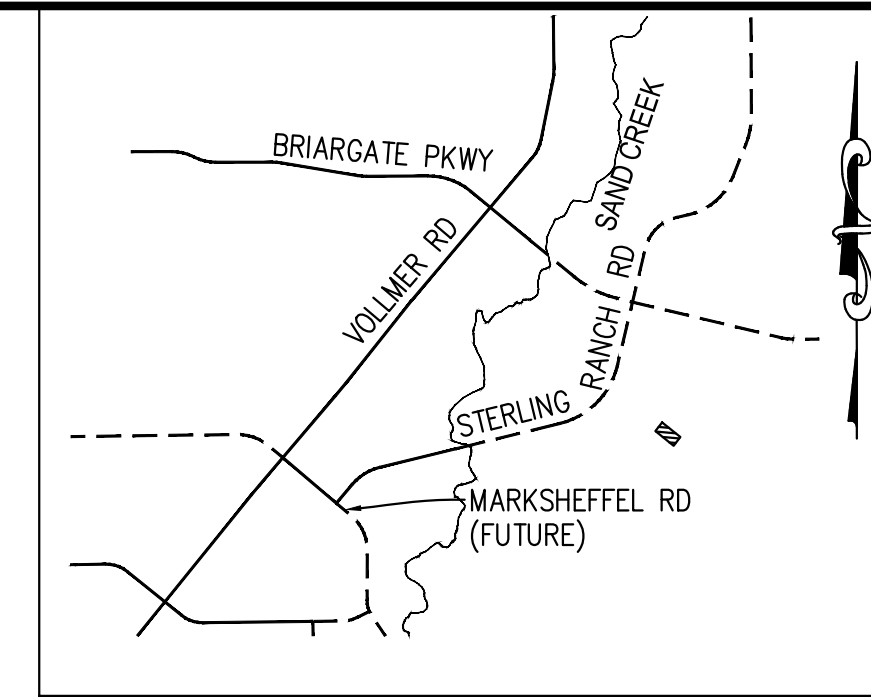
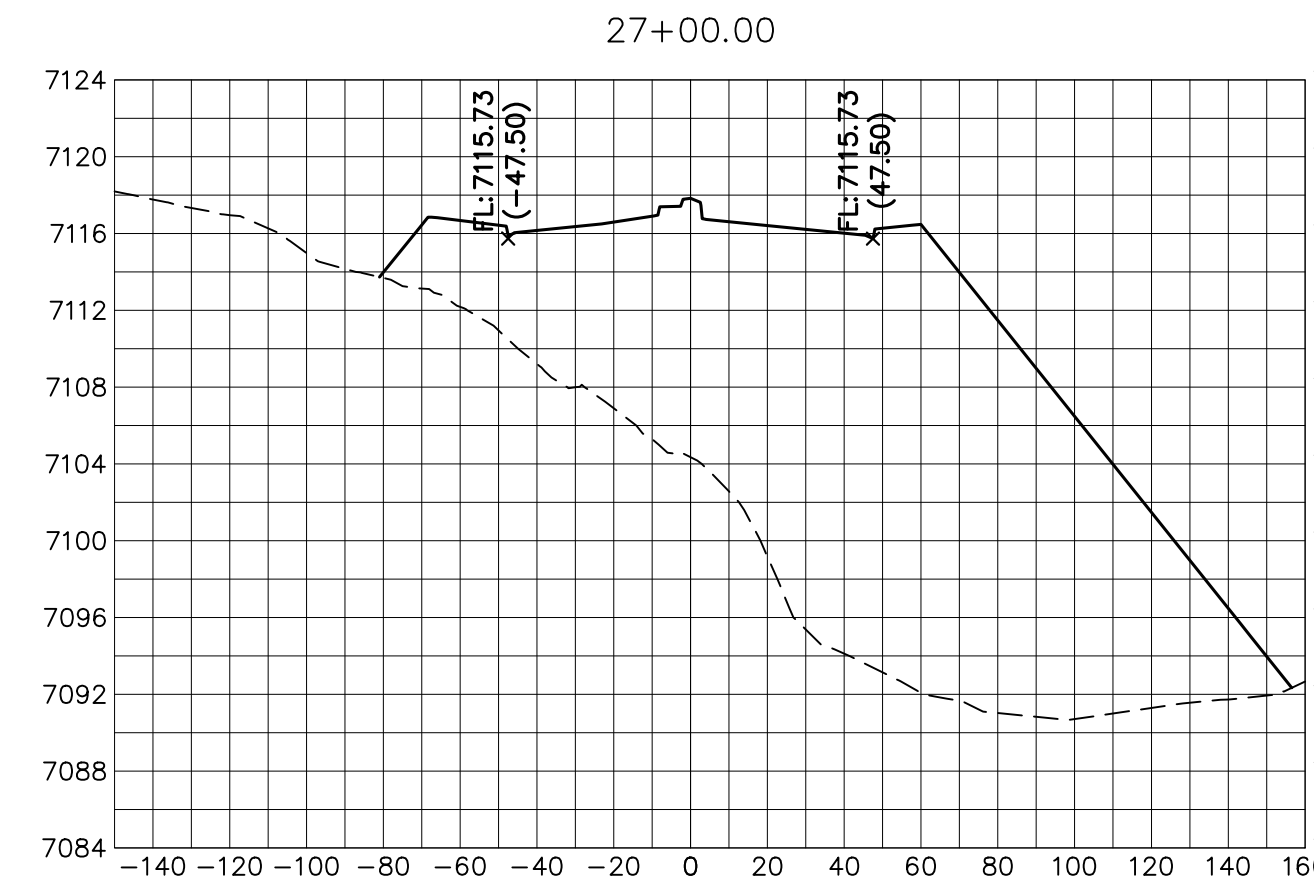
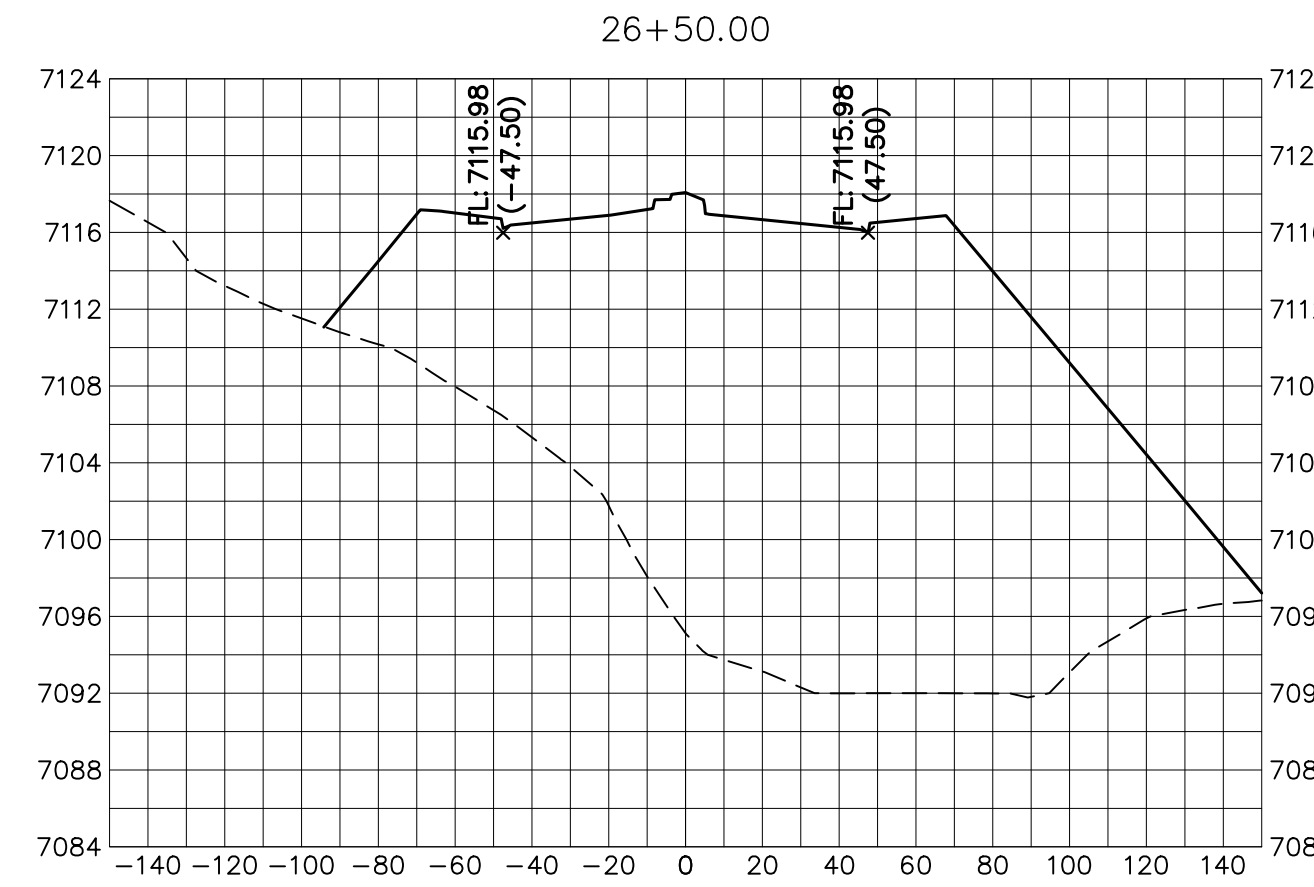
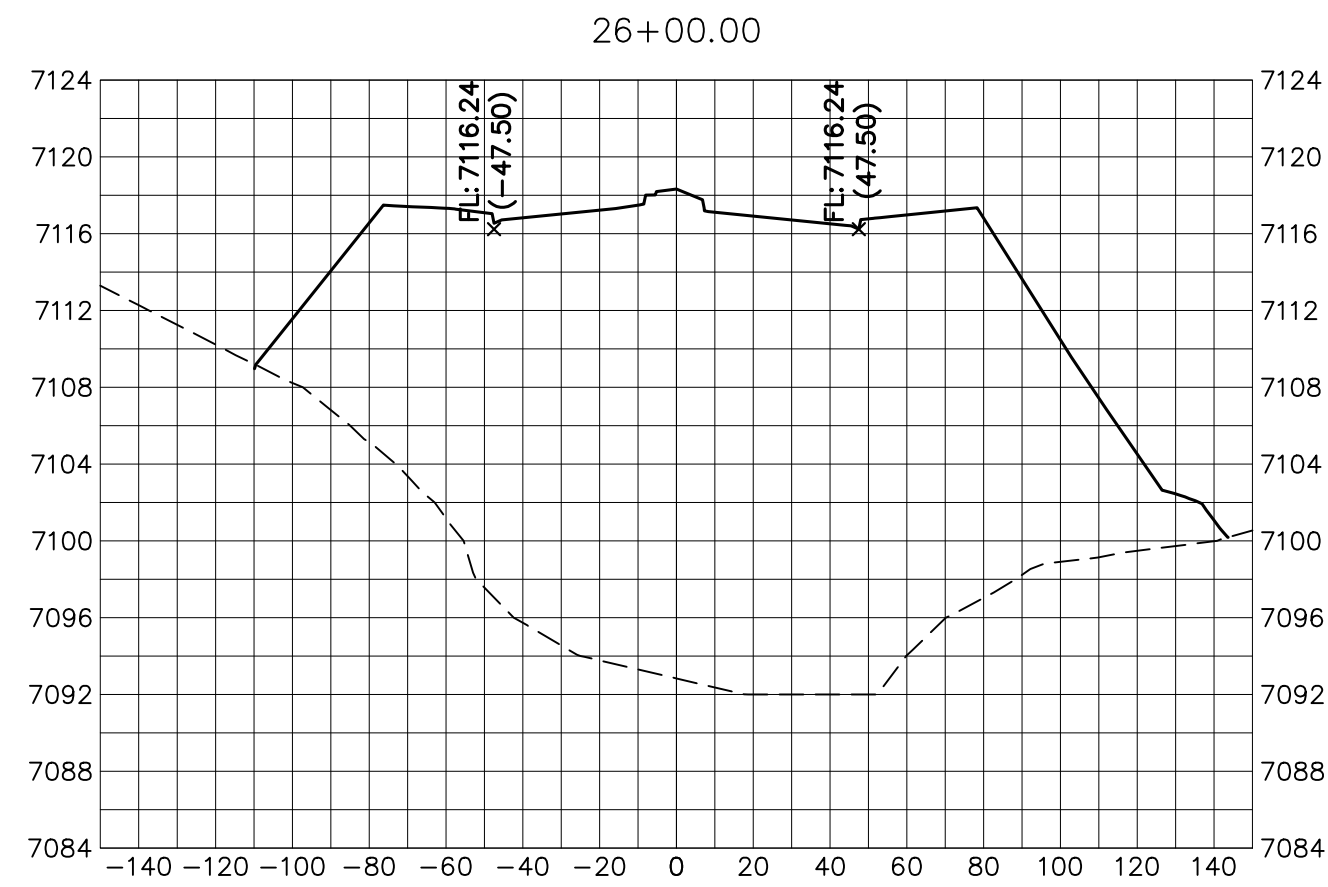
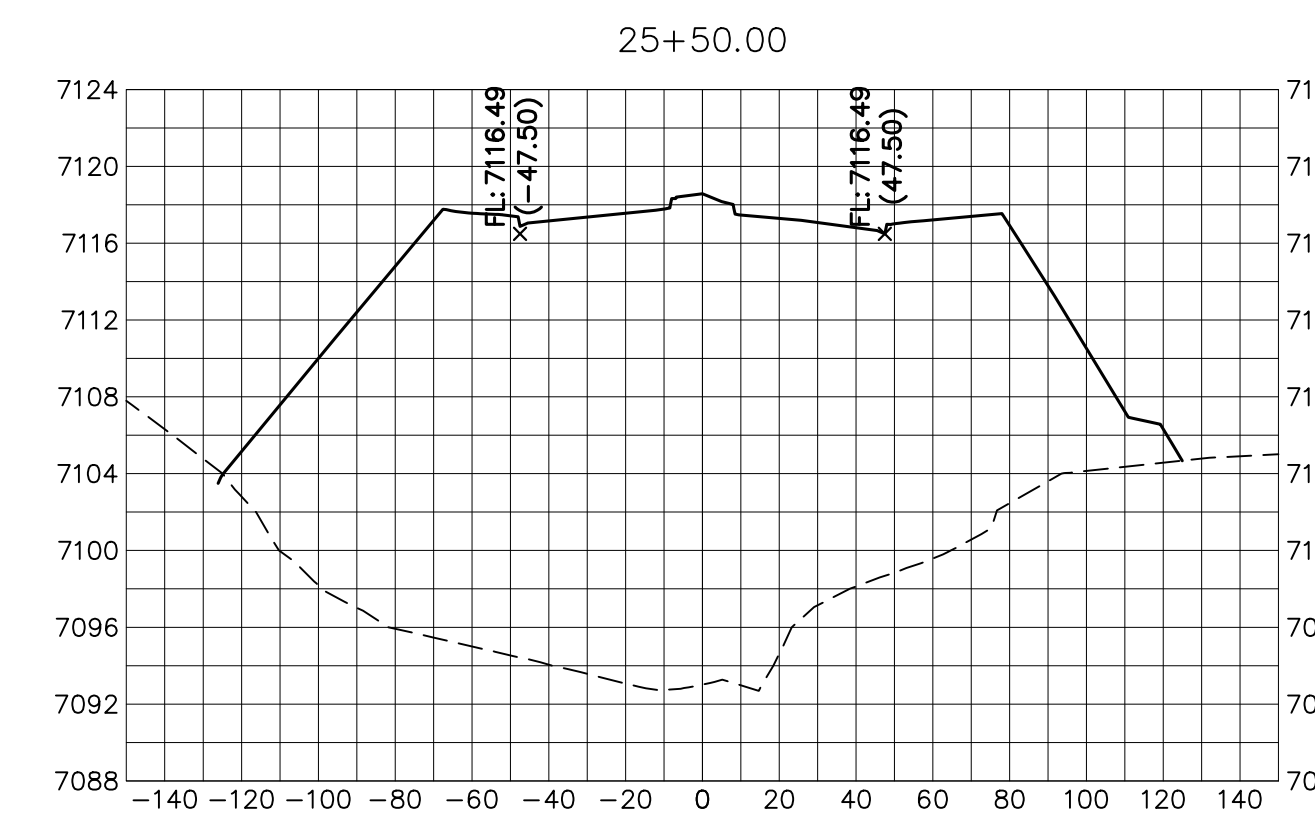
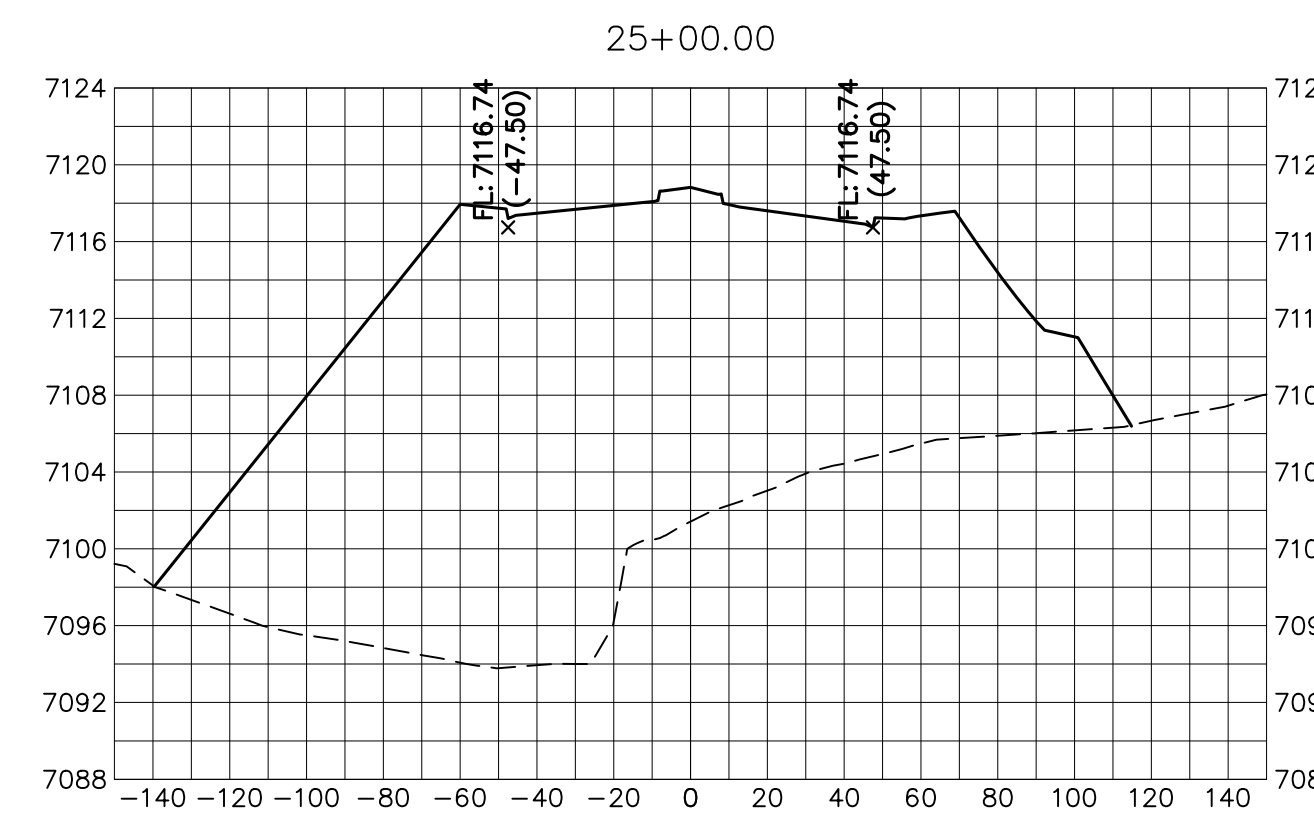
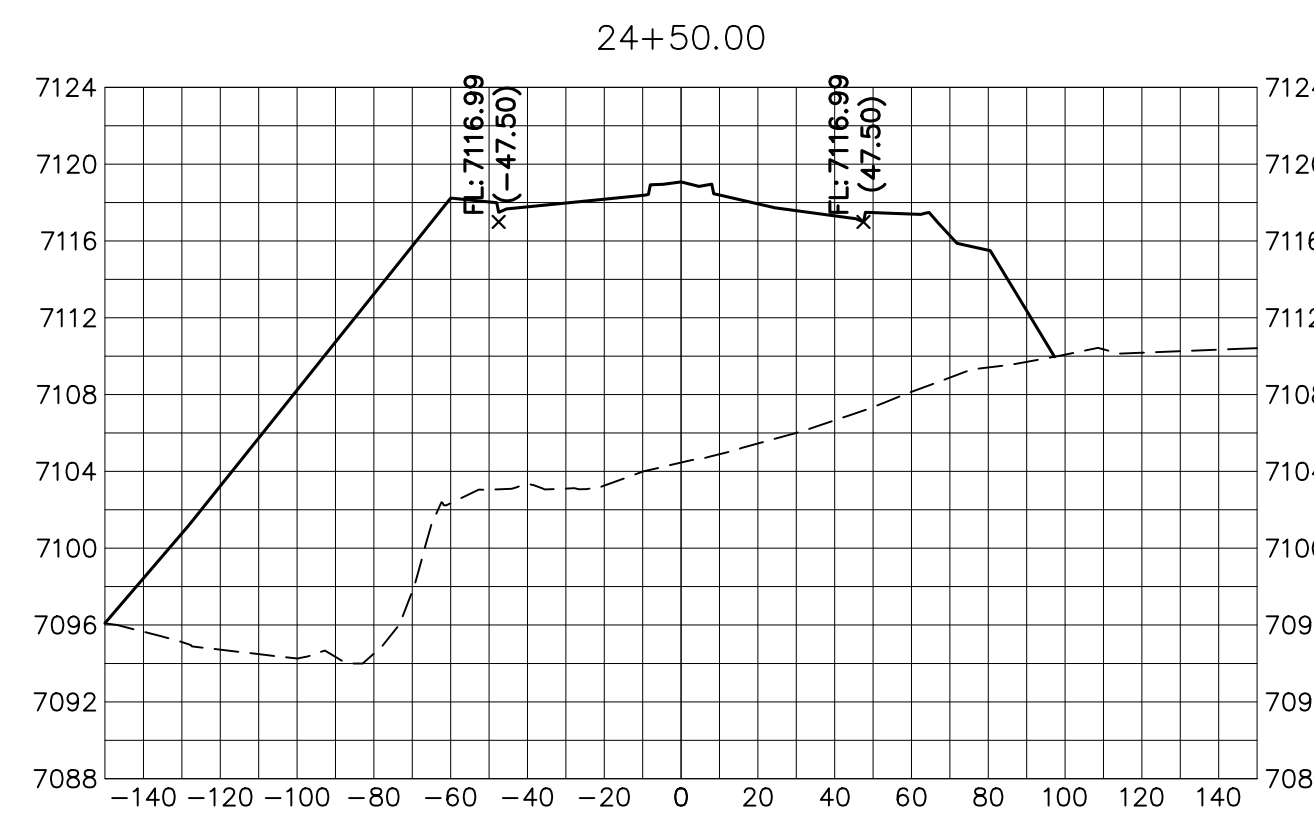
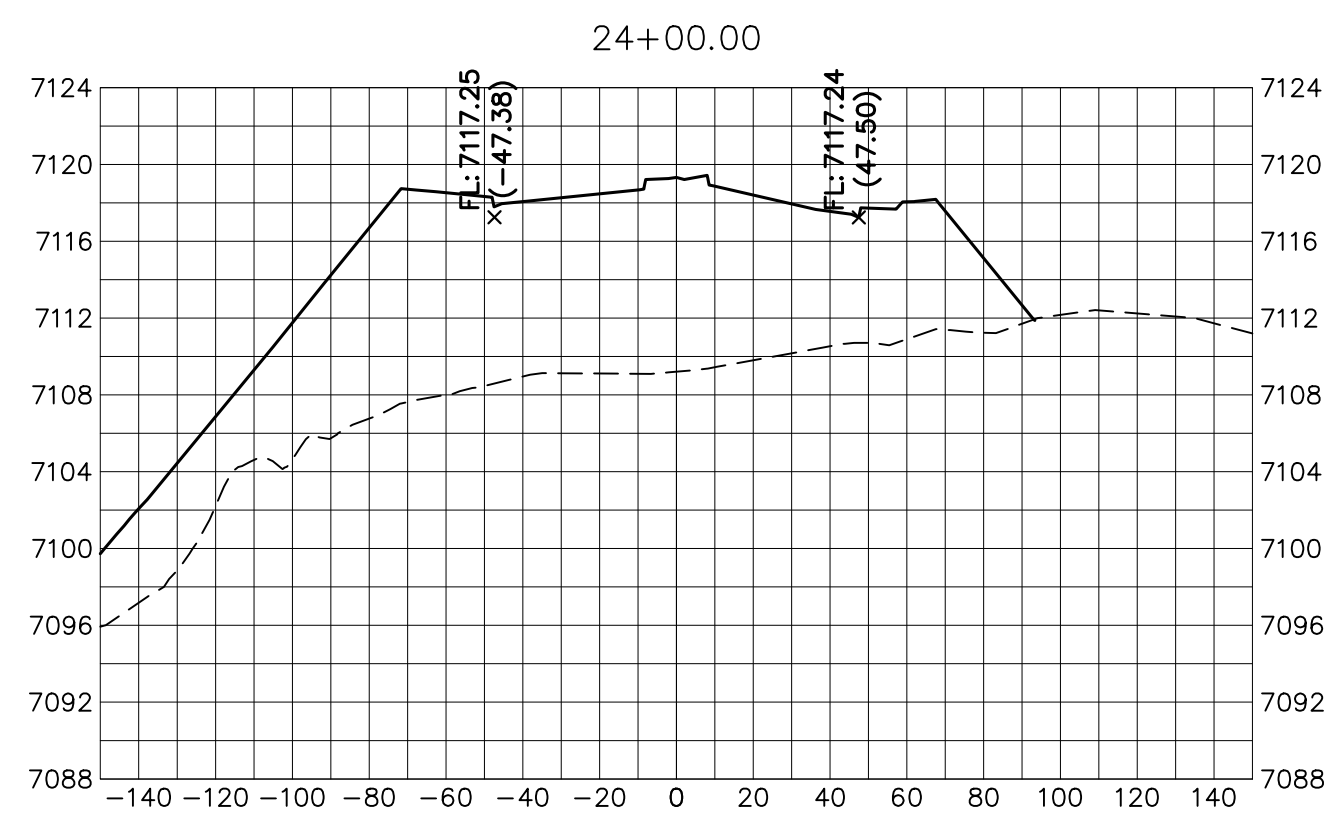
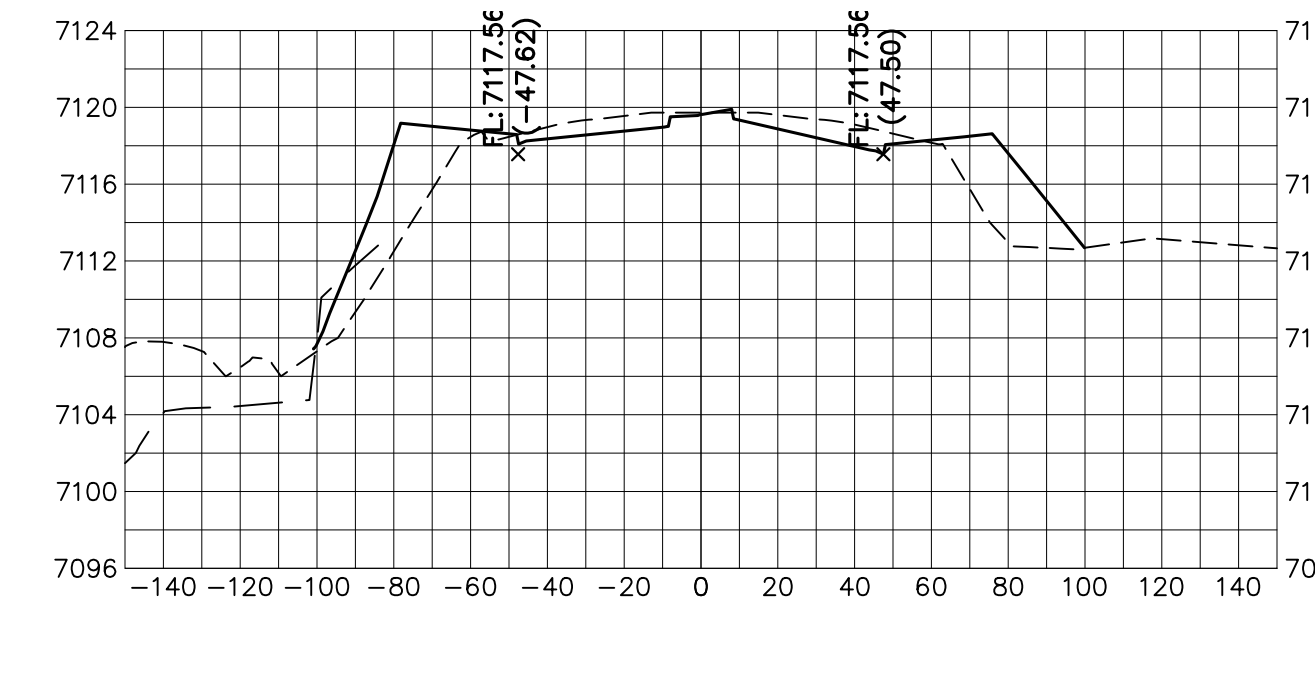
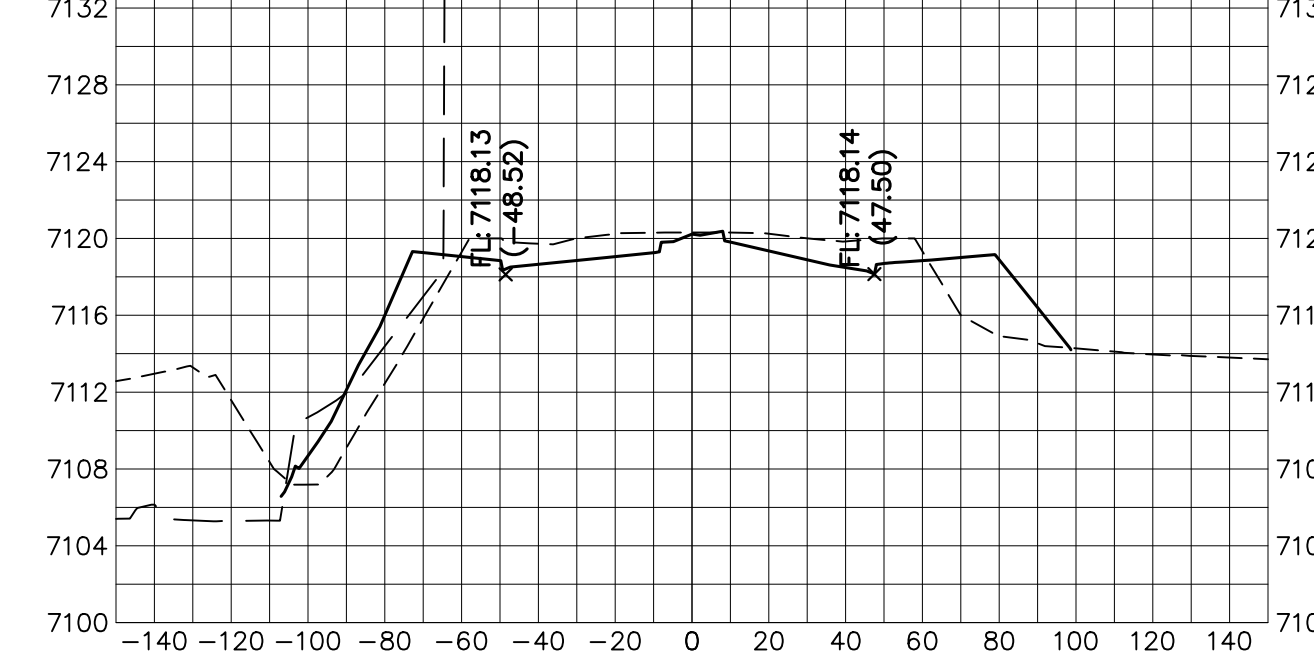
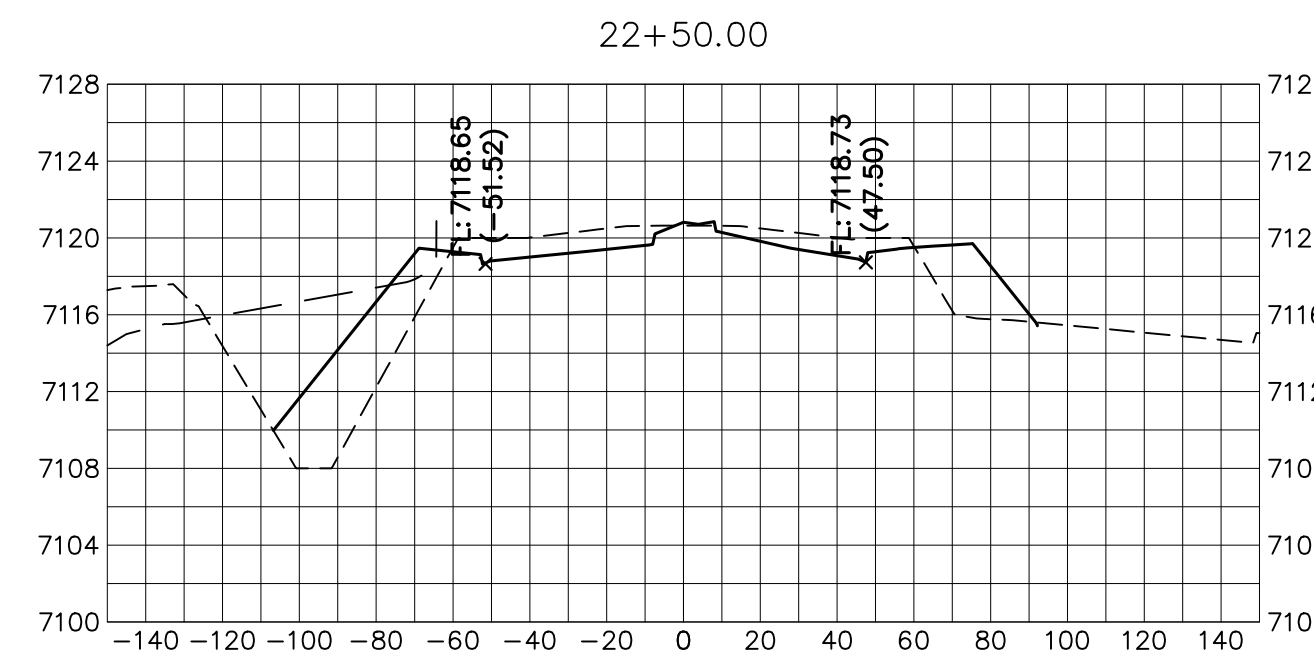
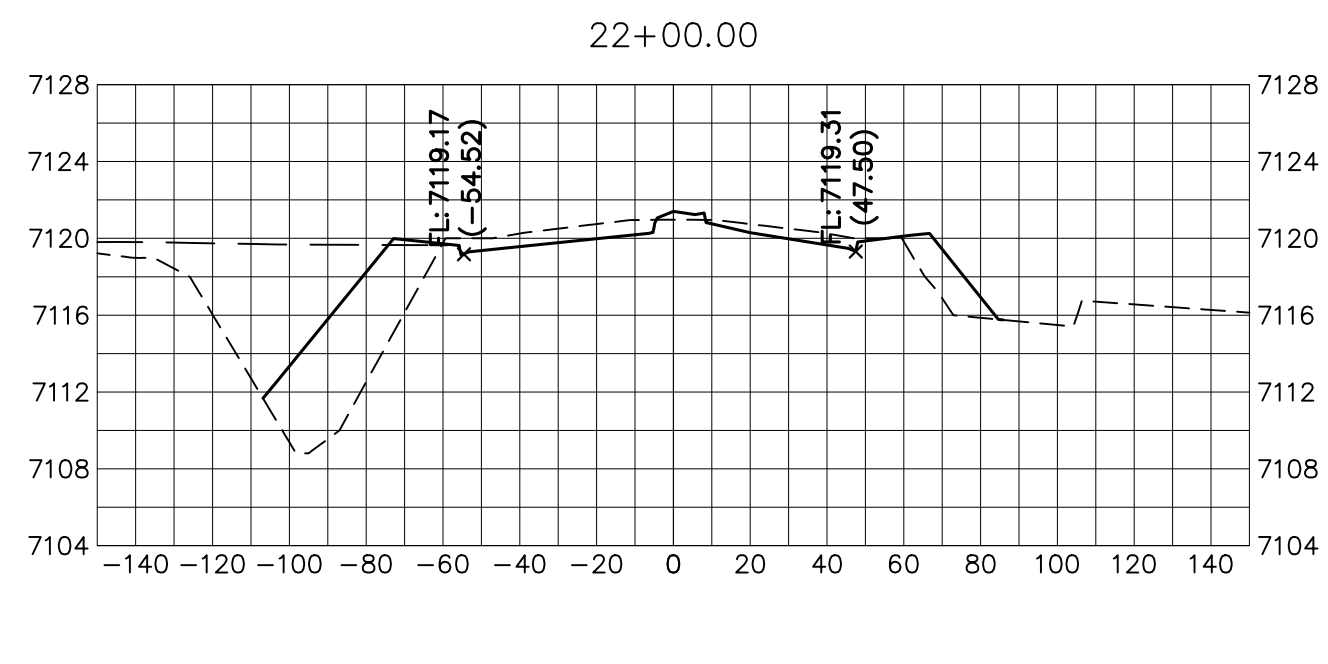
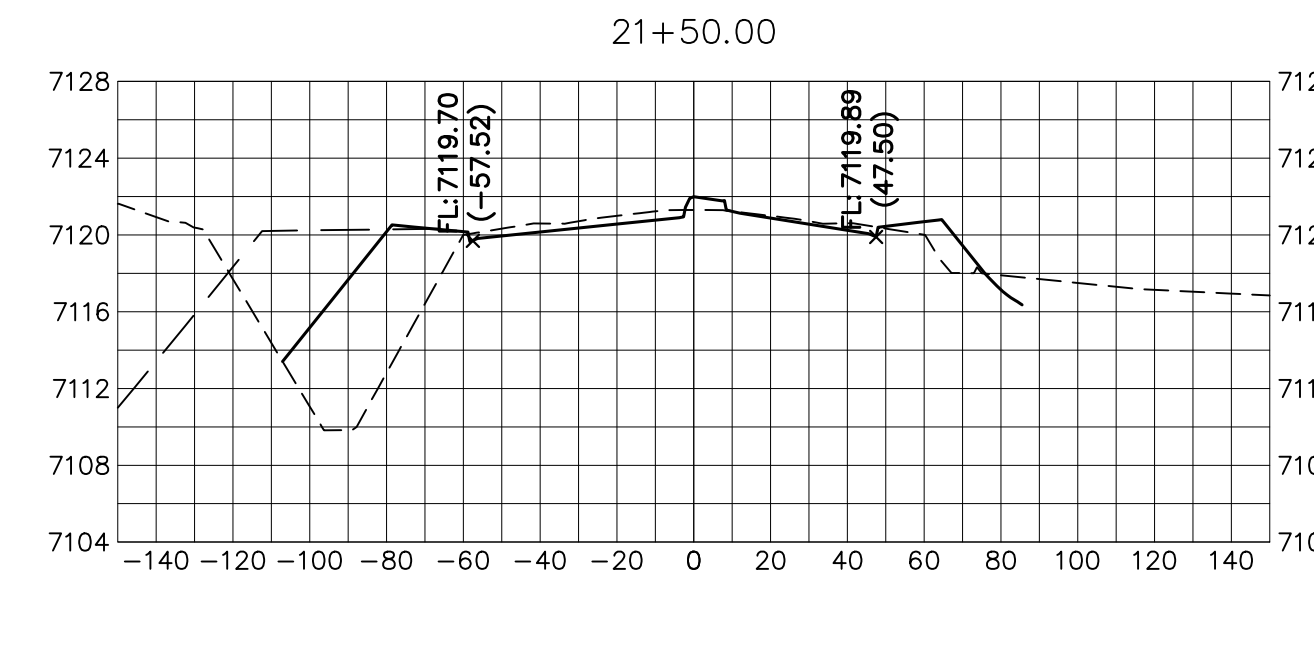
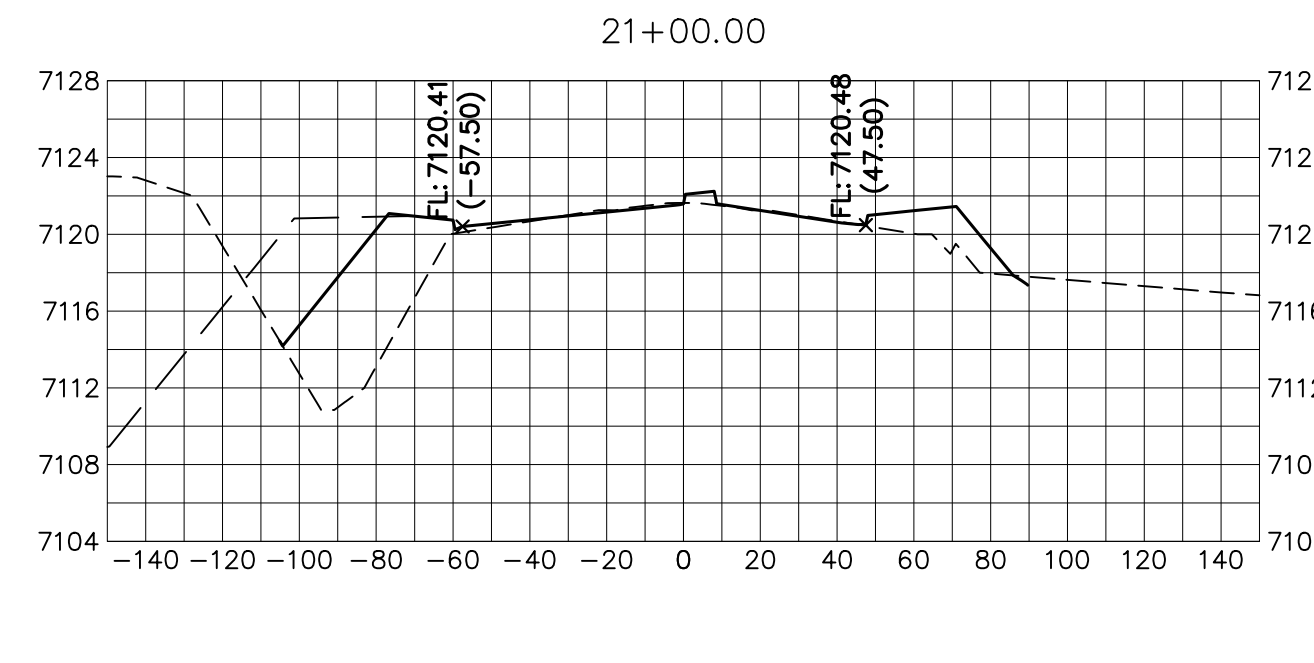
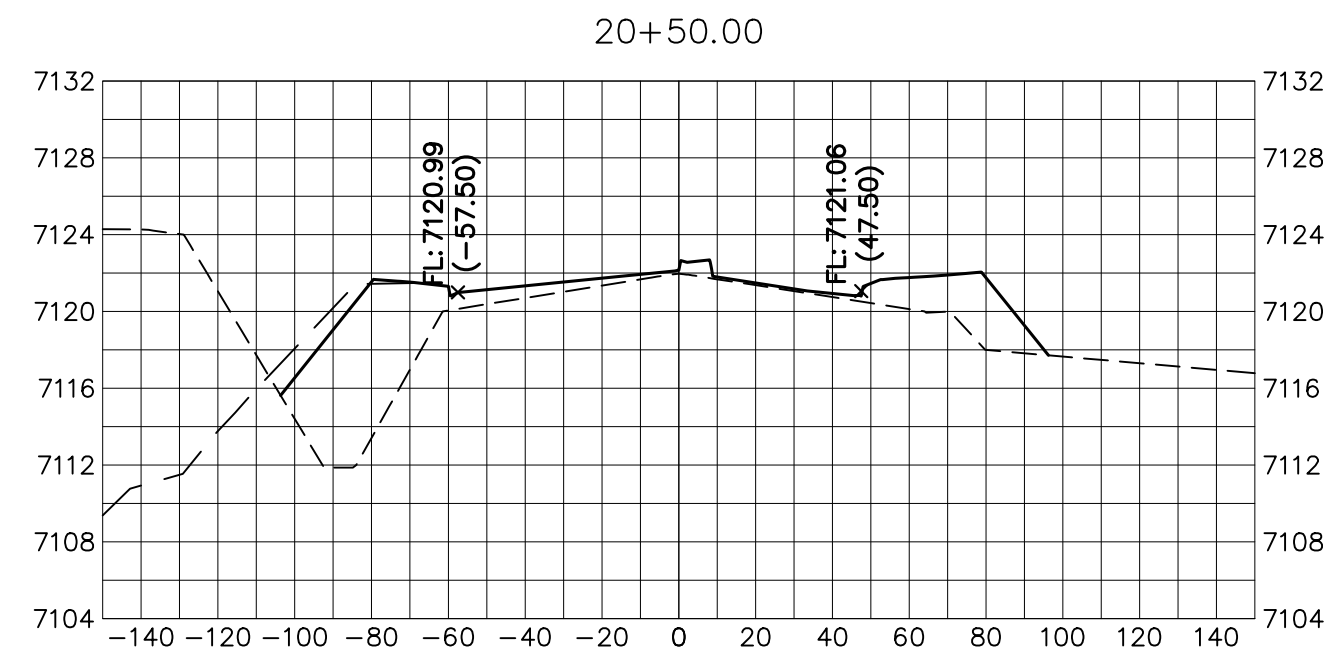
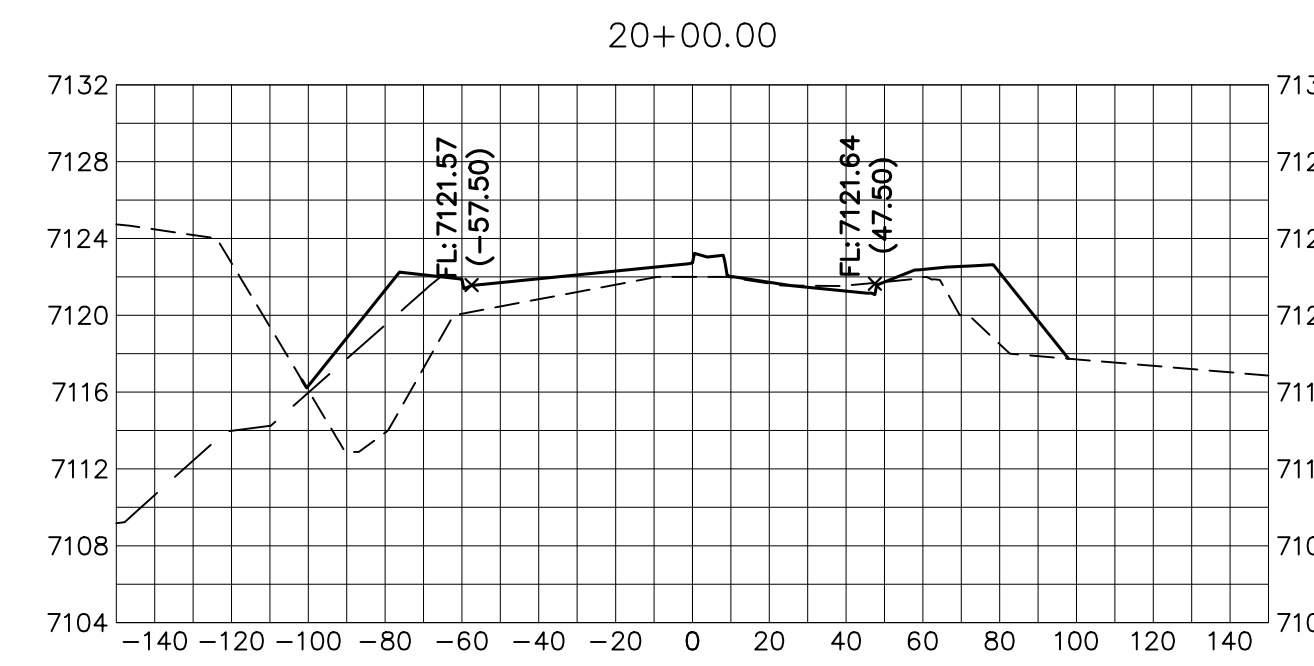
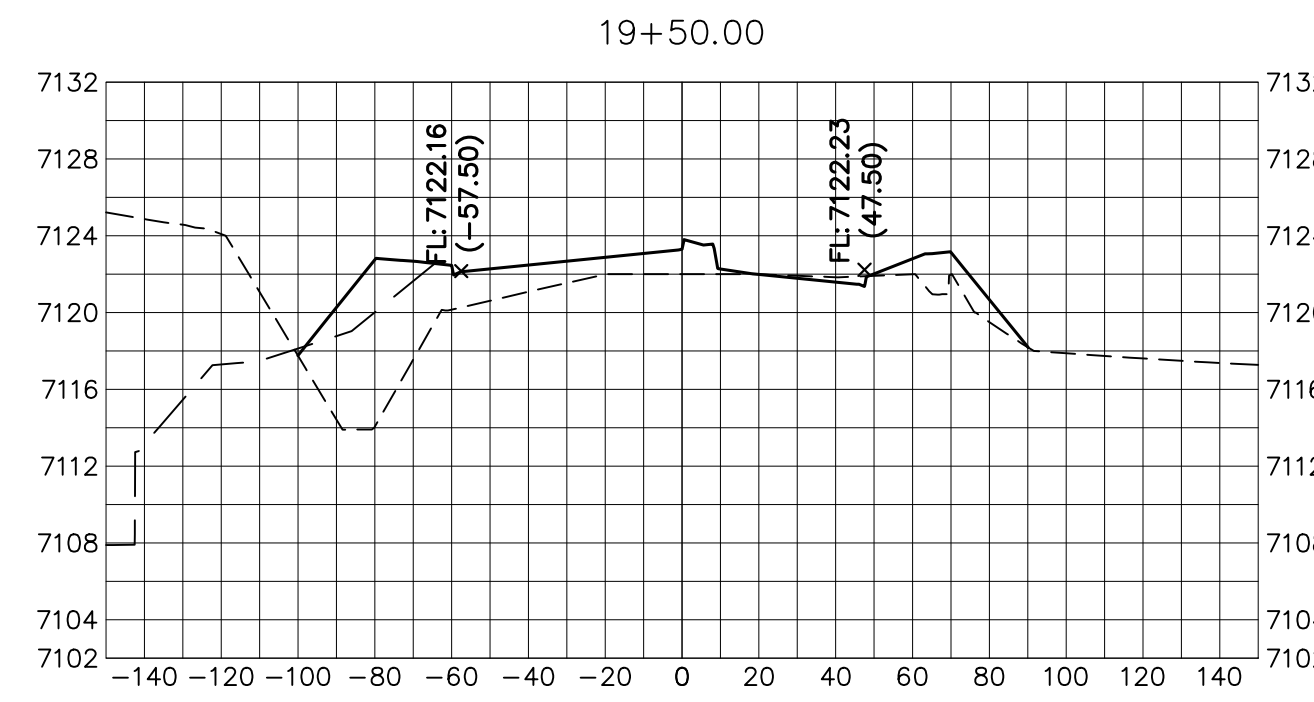
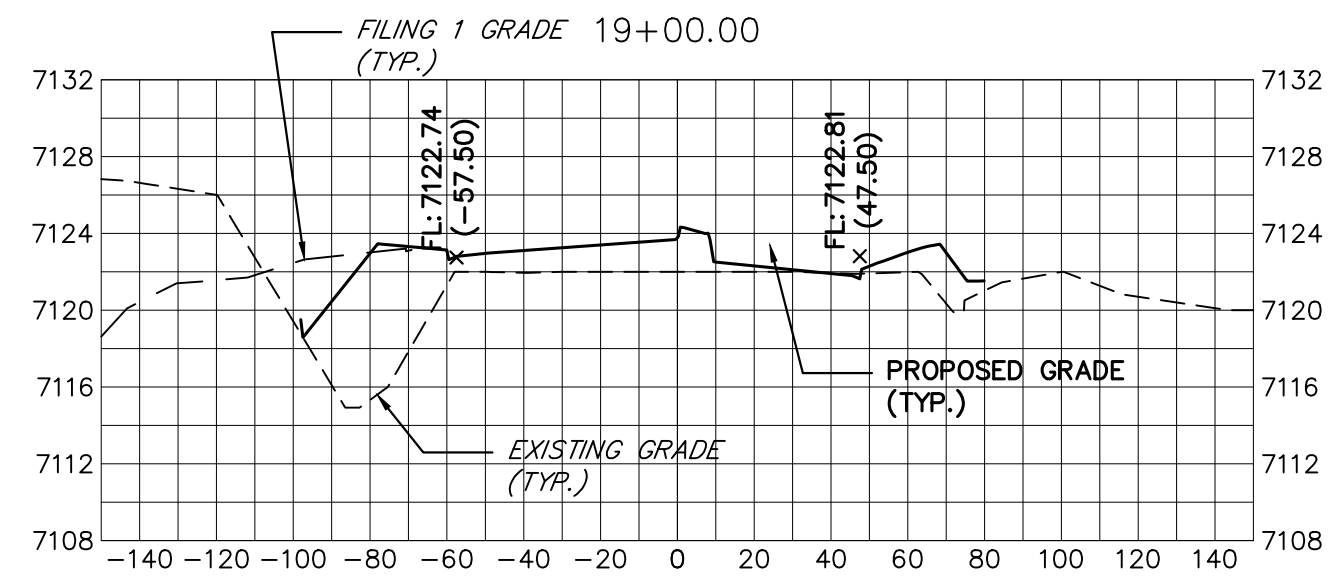
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STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
 STERLING RANCH ROAD SIGNING & STRIPING
 SHEET 22 OF 32
 JOB NO. 25188.03



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KEY MAP
N.T.S.

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PREPARED FOR
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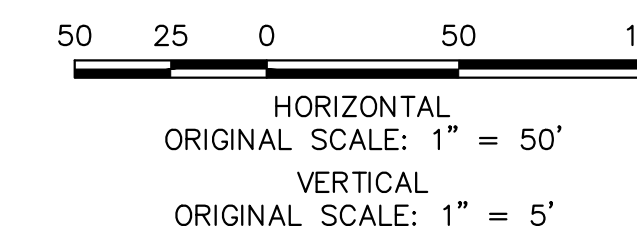
BY	DATE	No.	REVISION

STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

BRIARGATE PARKWAY CROSS SECTIONS

SHEET 24 OF 32

JOB NO. 25188.03



ENGINEER'S STATEMENT

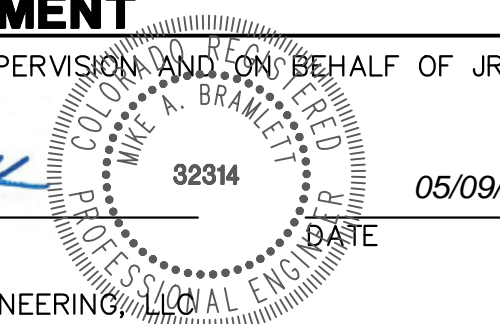
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Mike Bramlett

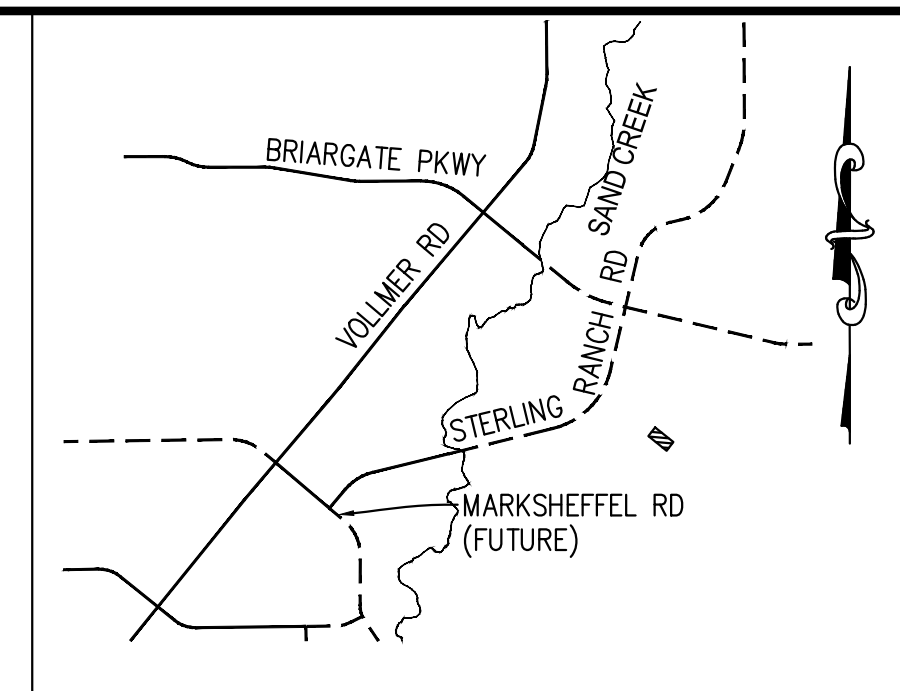
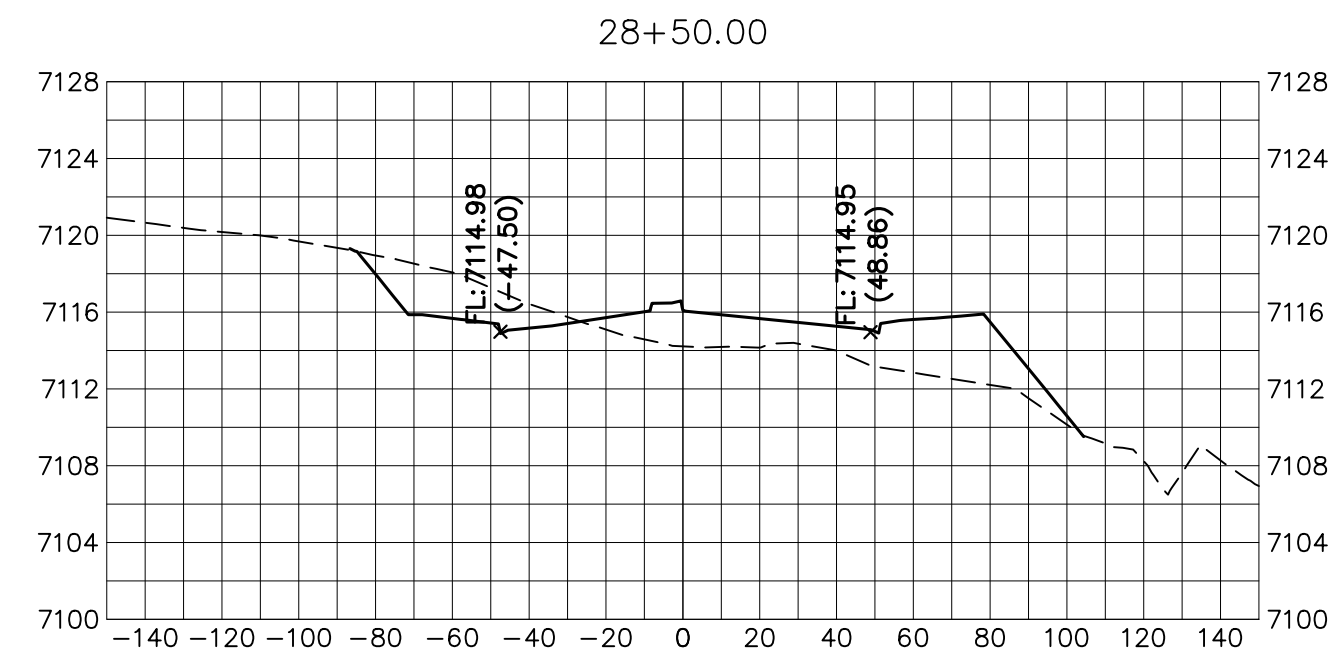
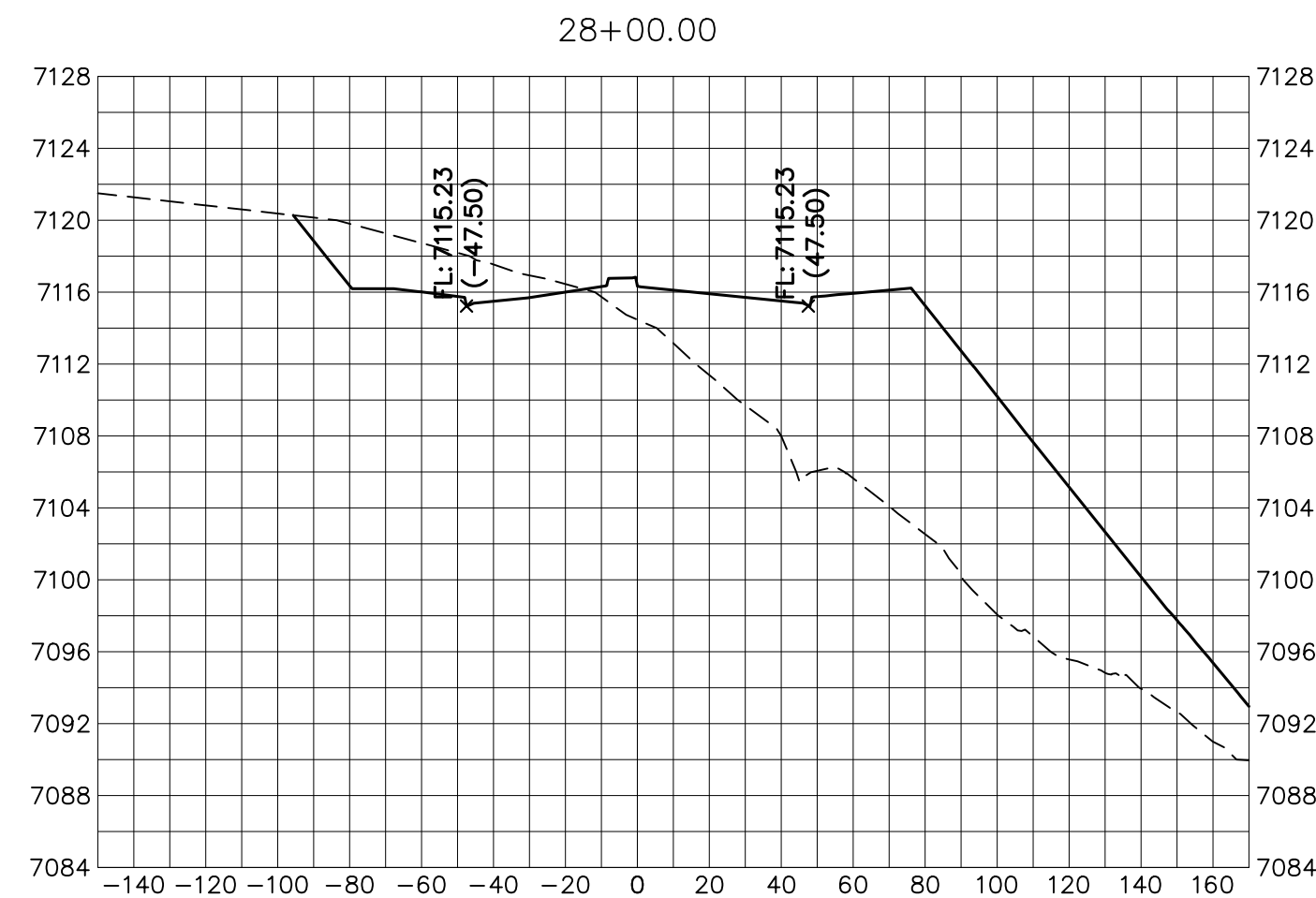
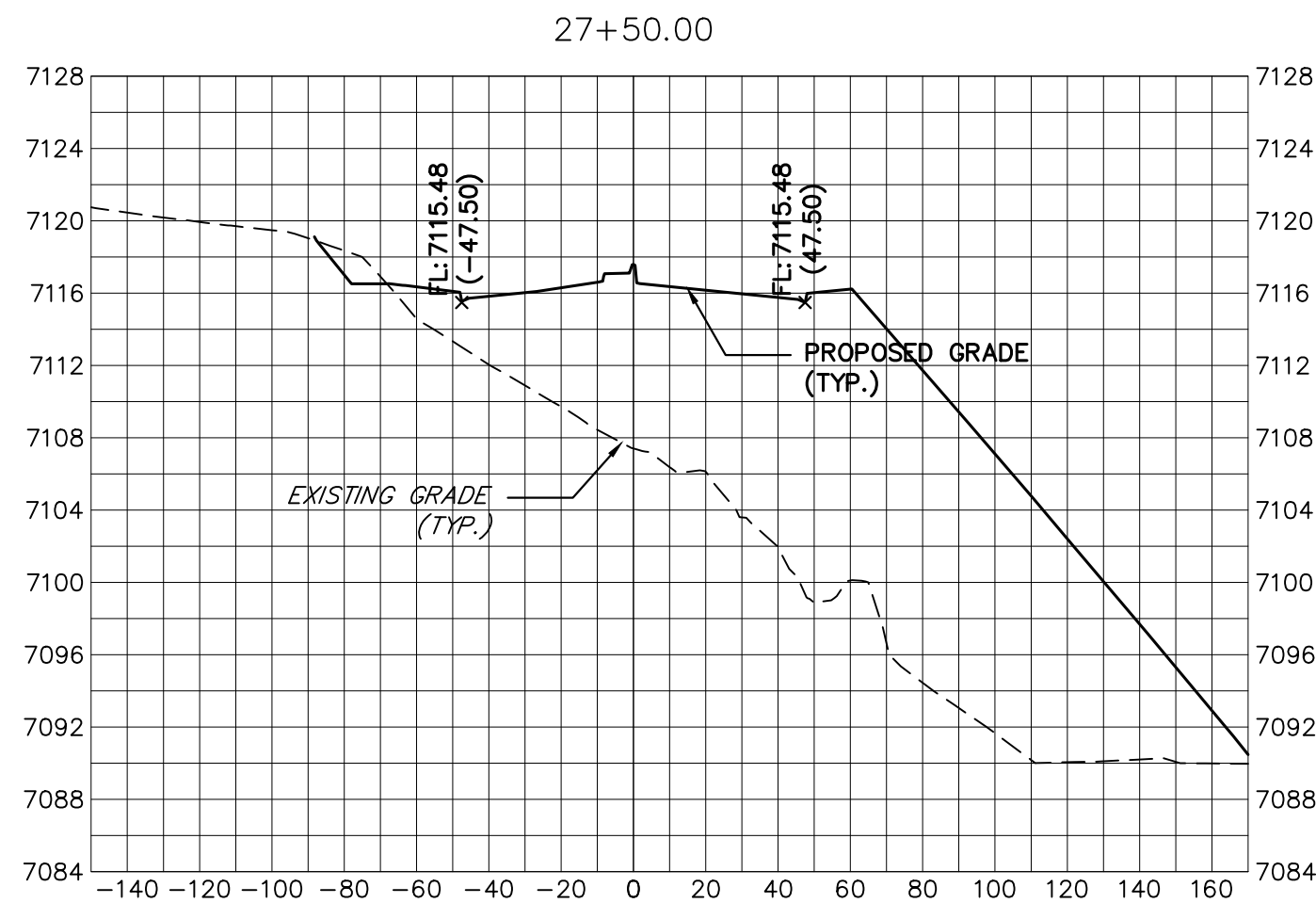
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

DATE: 05/09/23

FOR AND ON BEHALF OF JR ENGINEERING, INC.

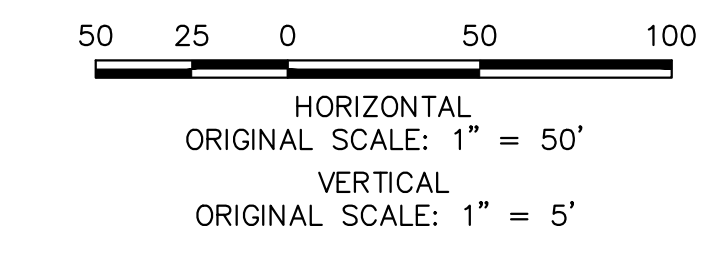
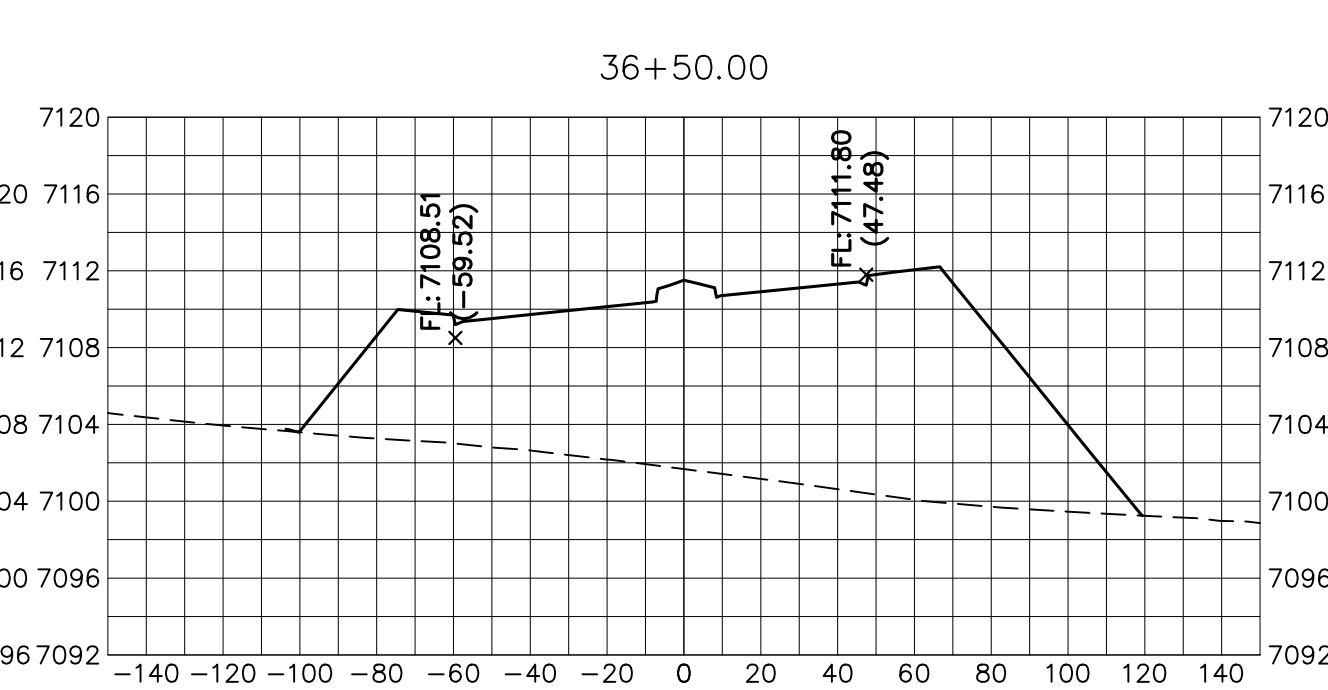
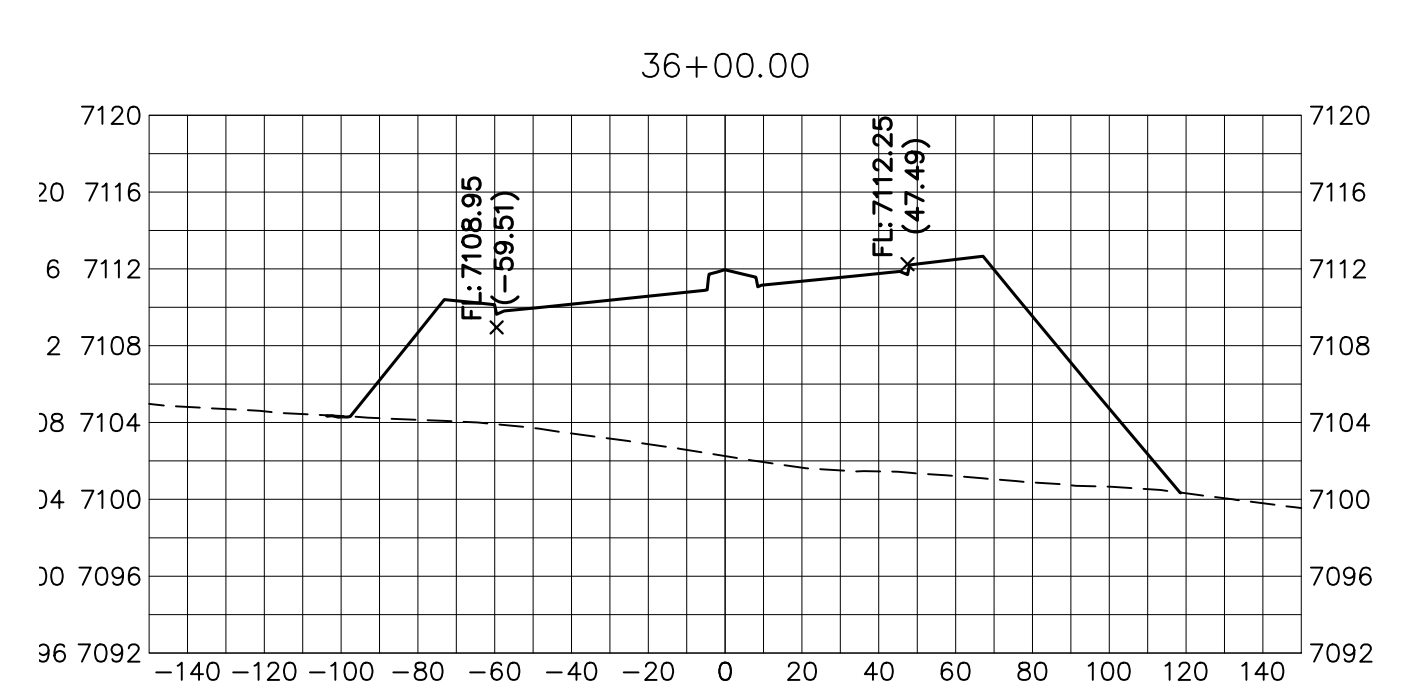
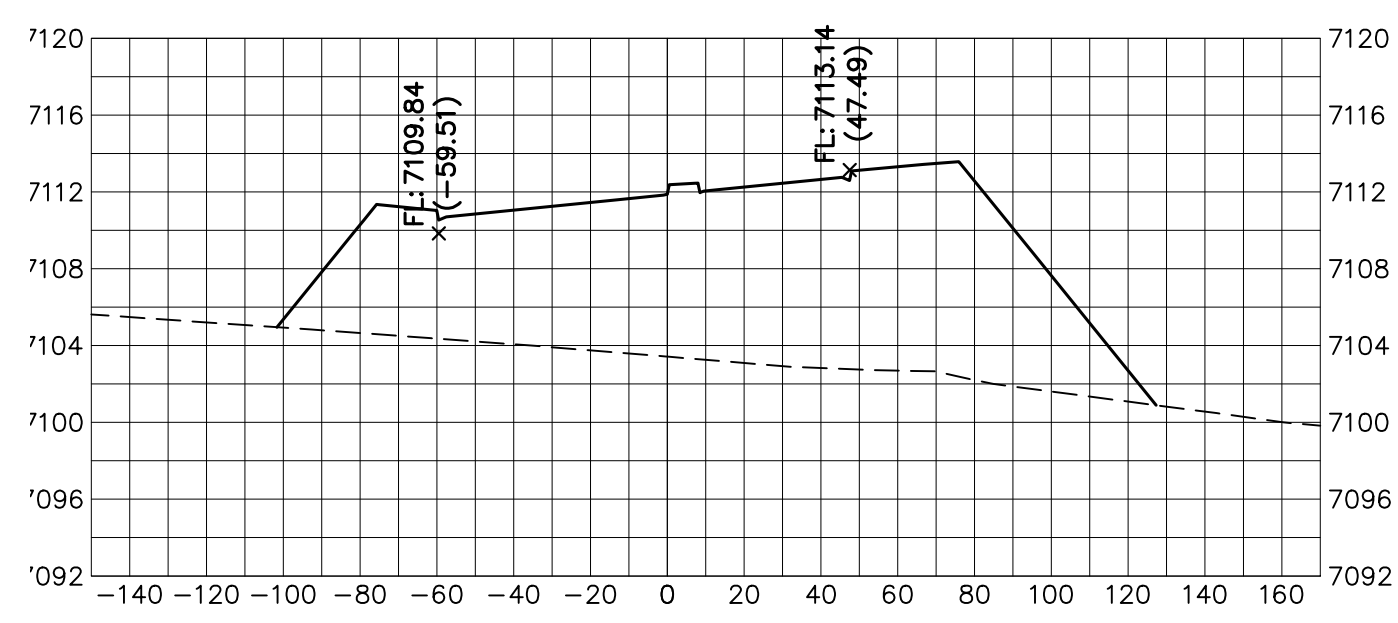
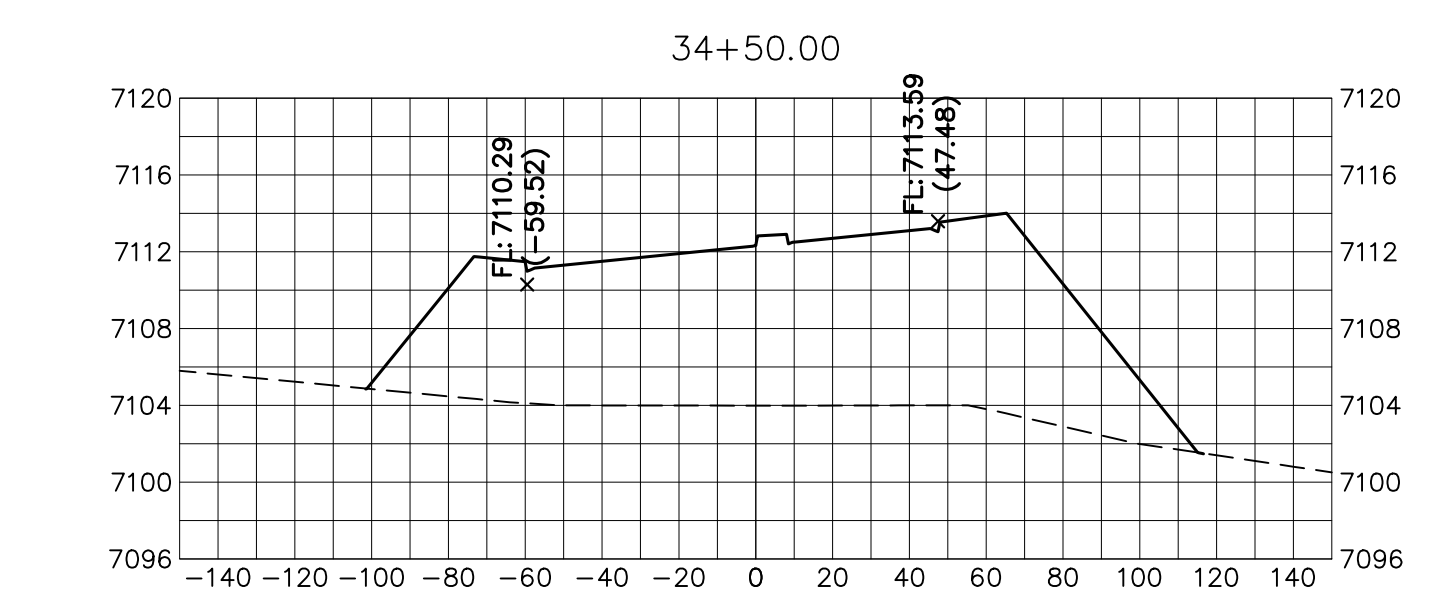
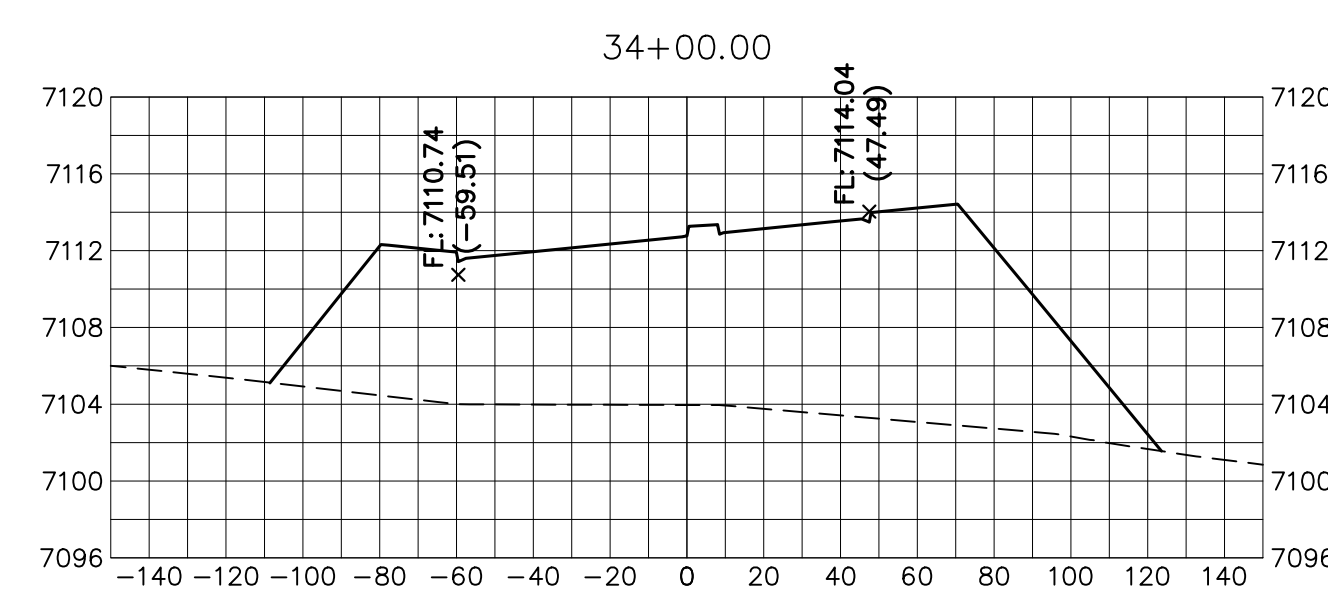
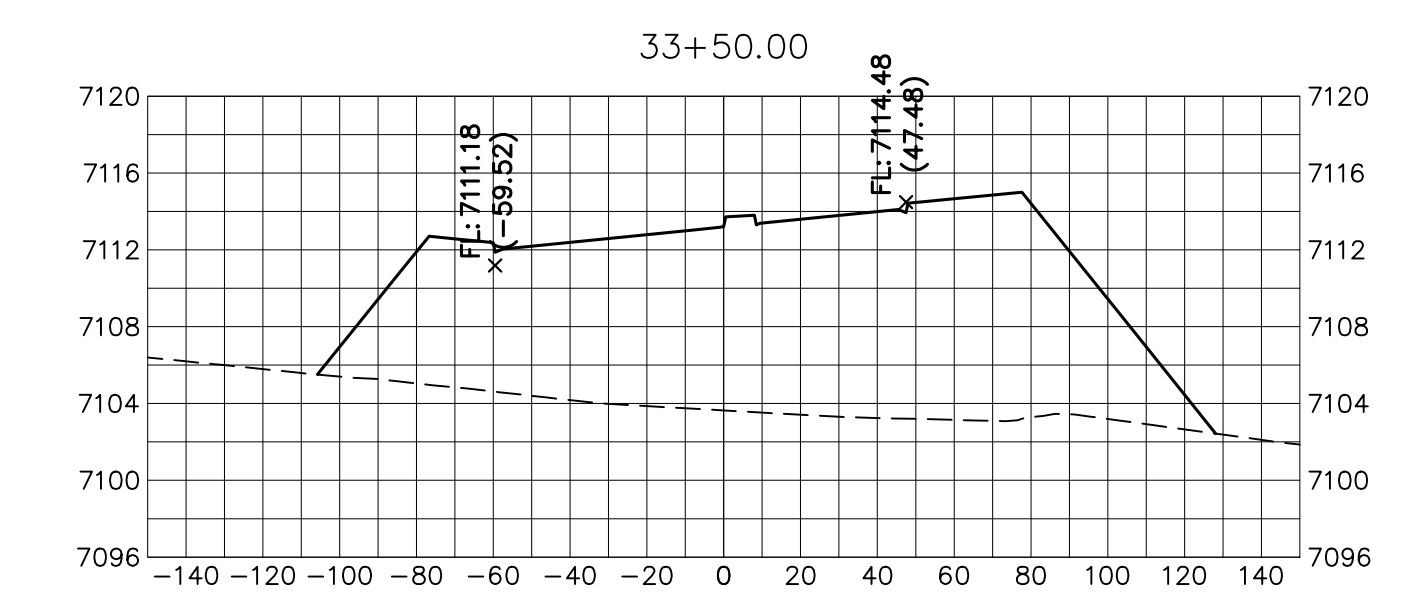
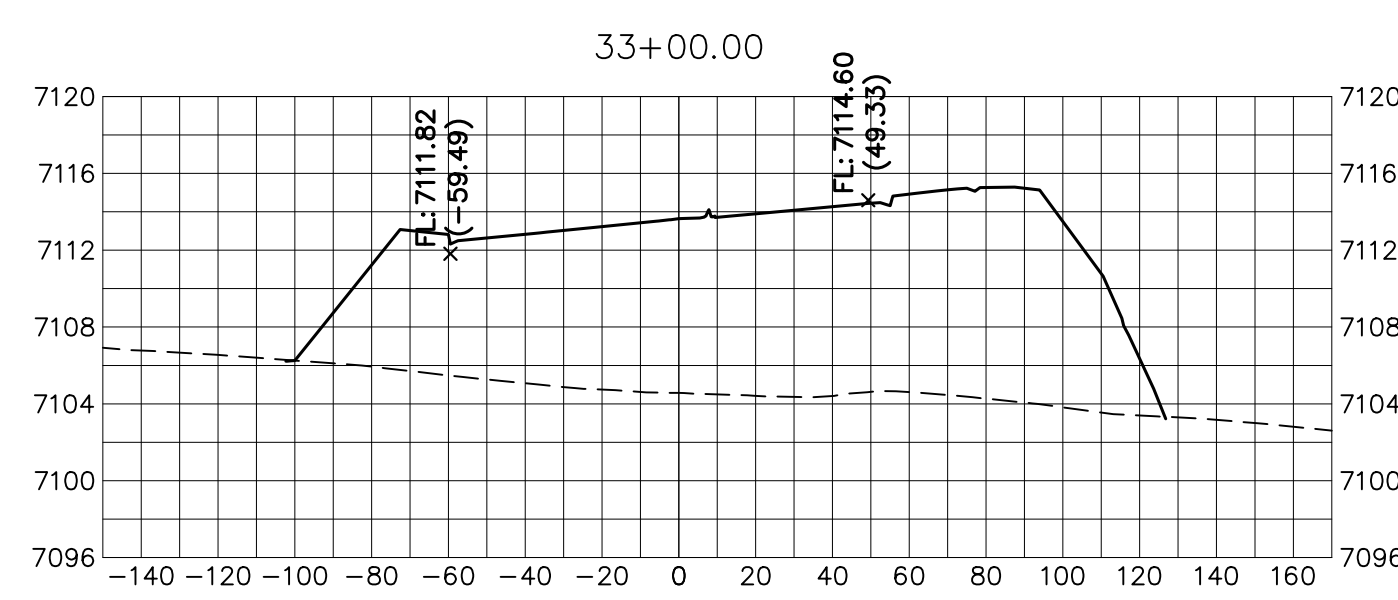
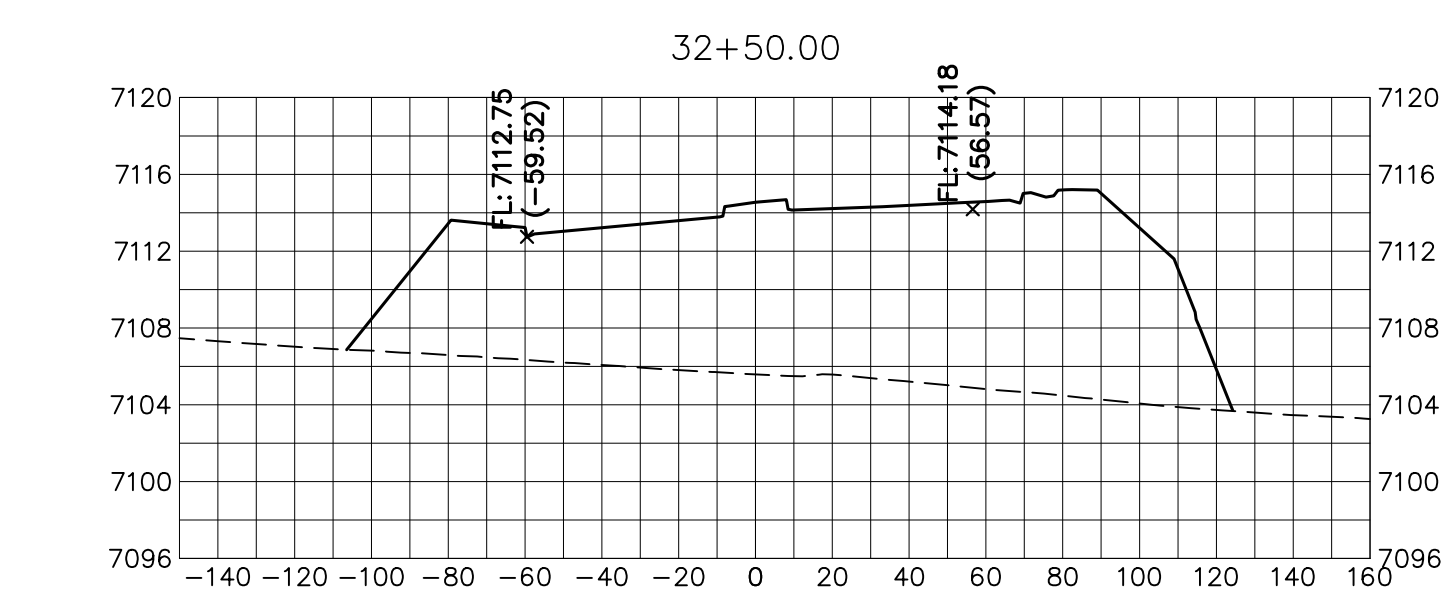
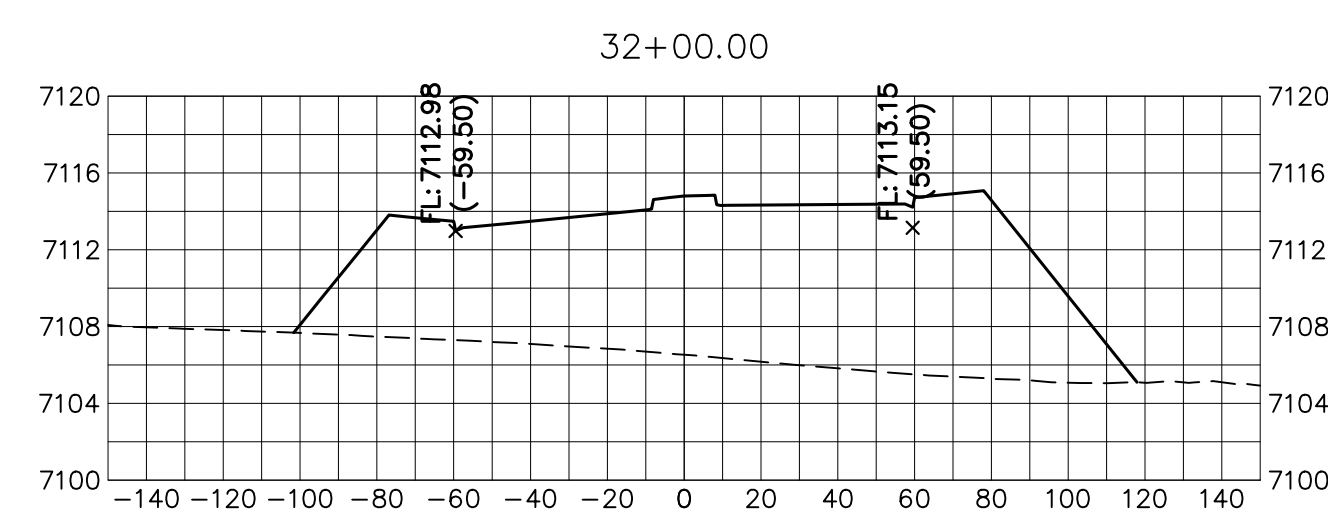
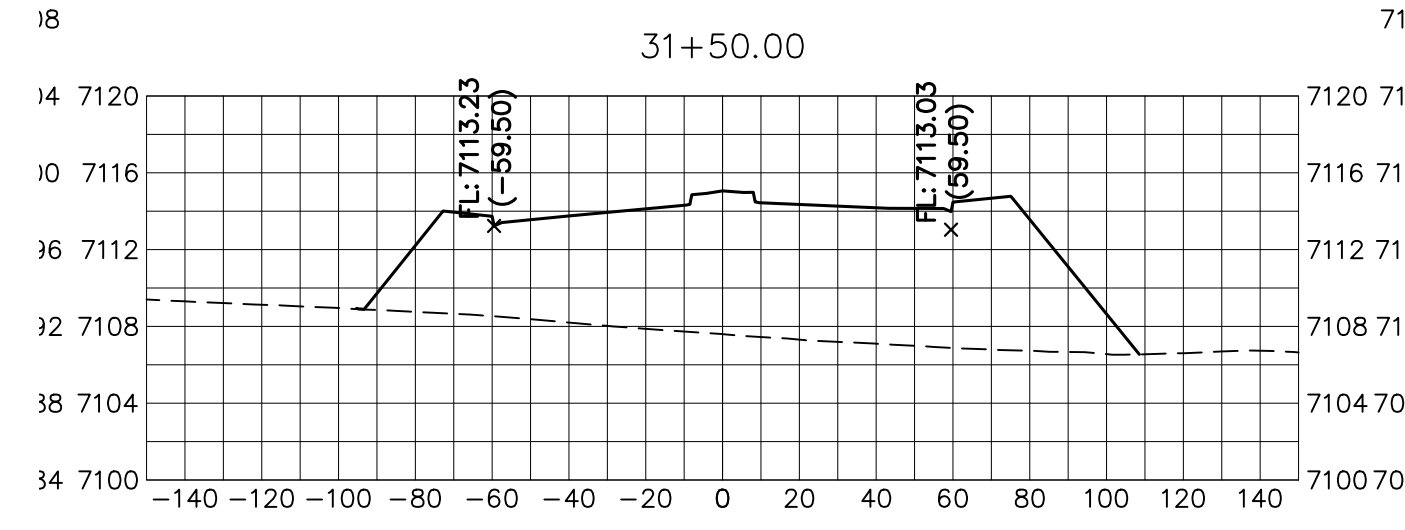
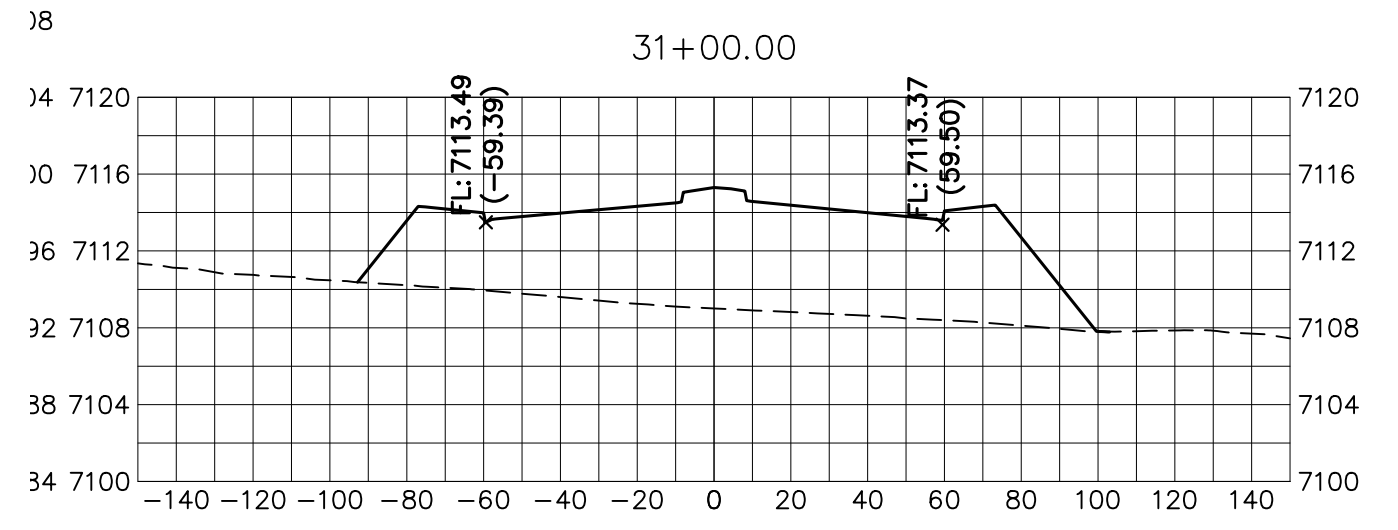
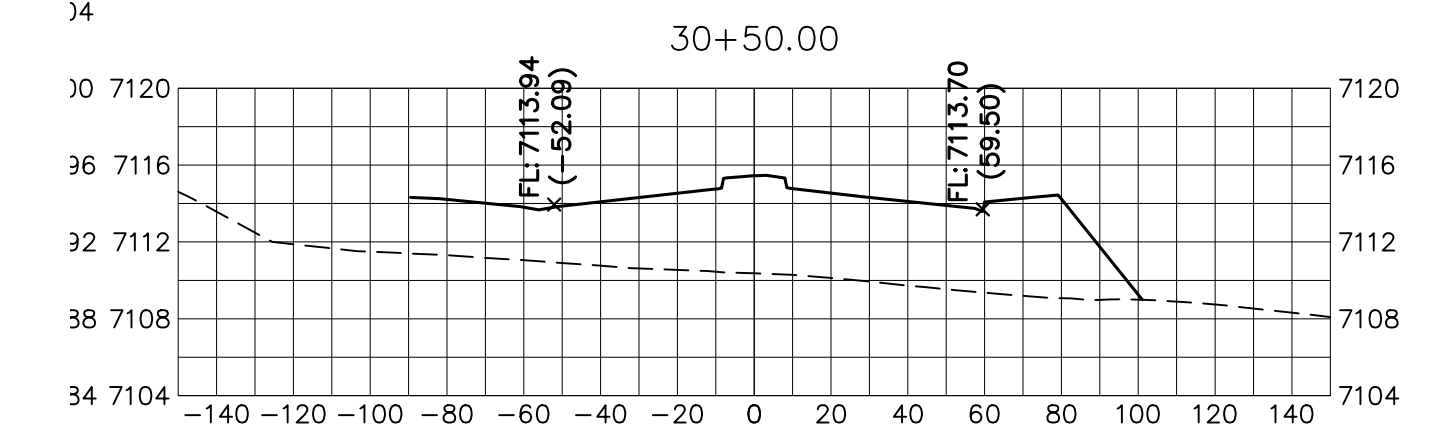
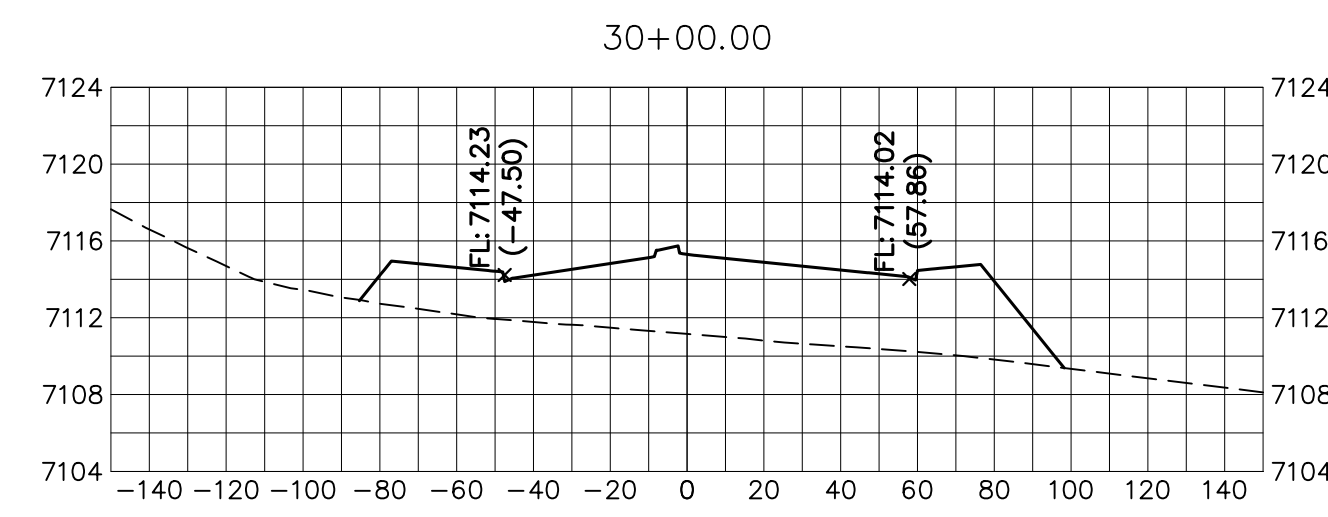
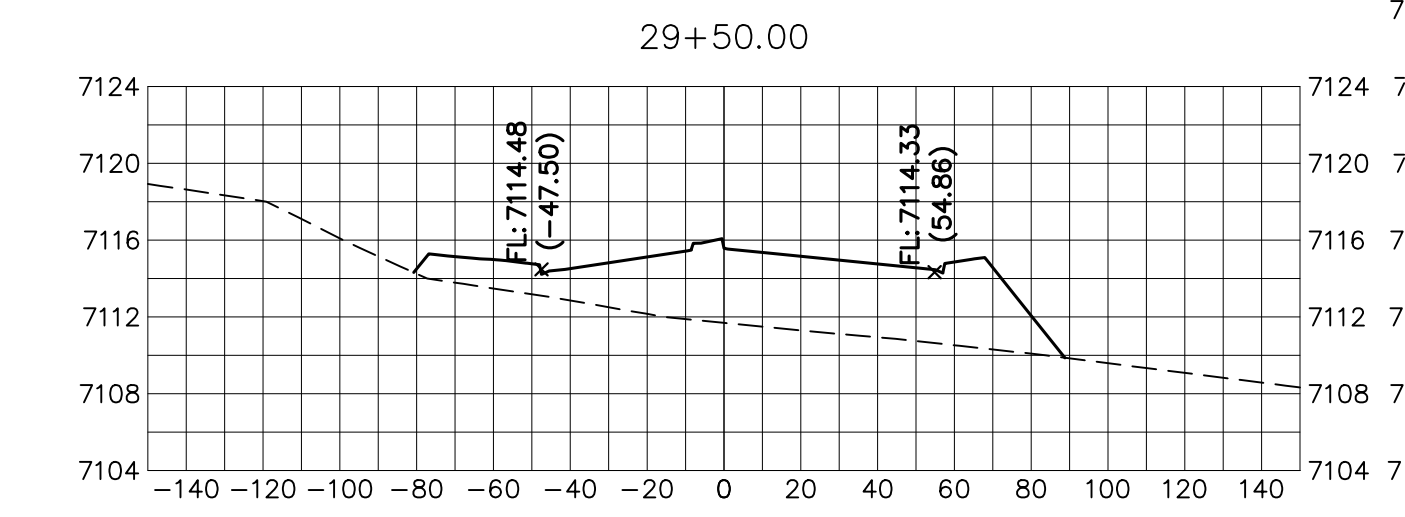
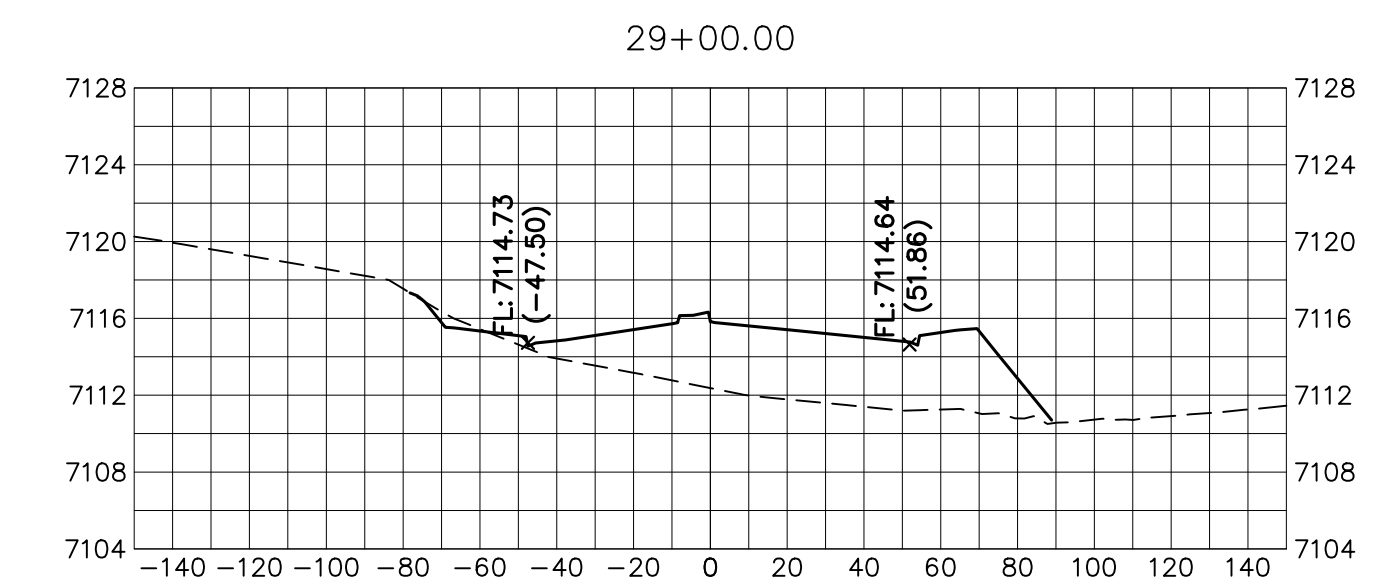


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JAMES F. MORLEY
(719) 471-1742



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

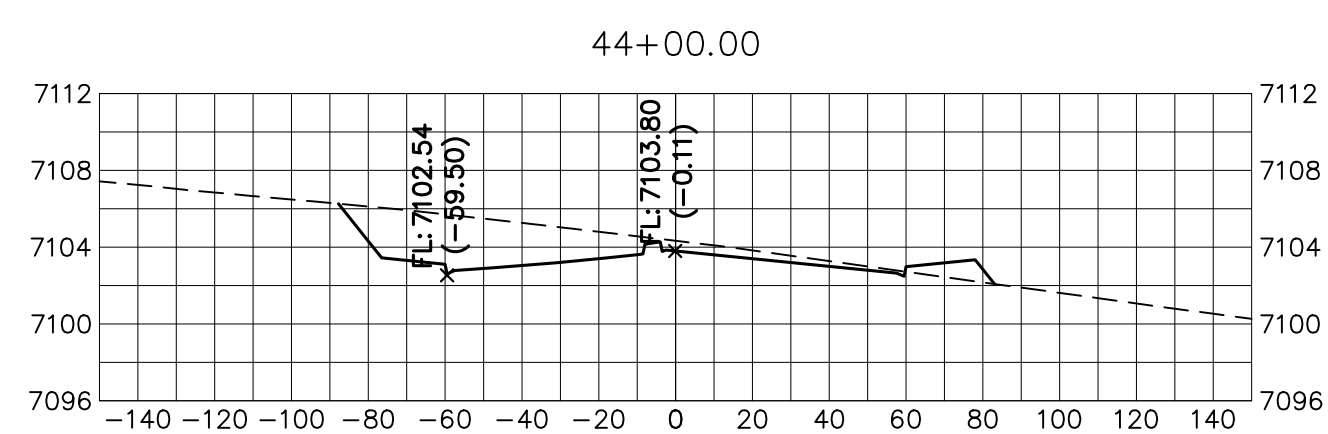
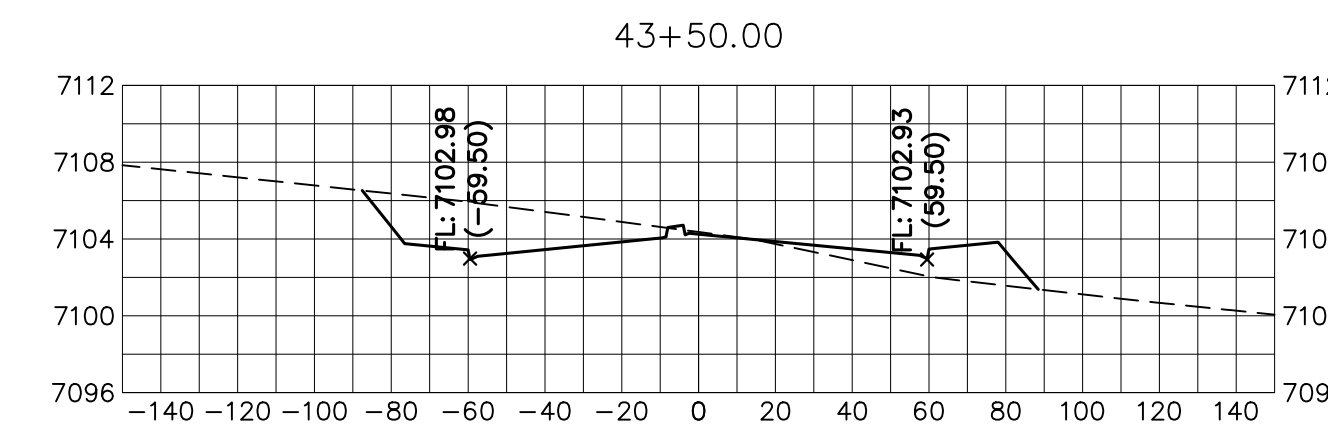
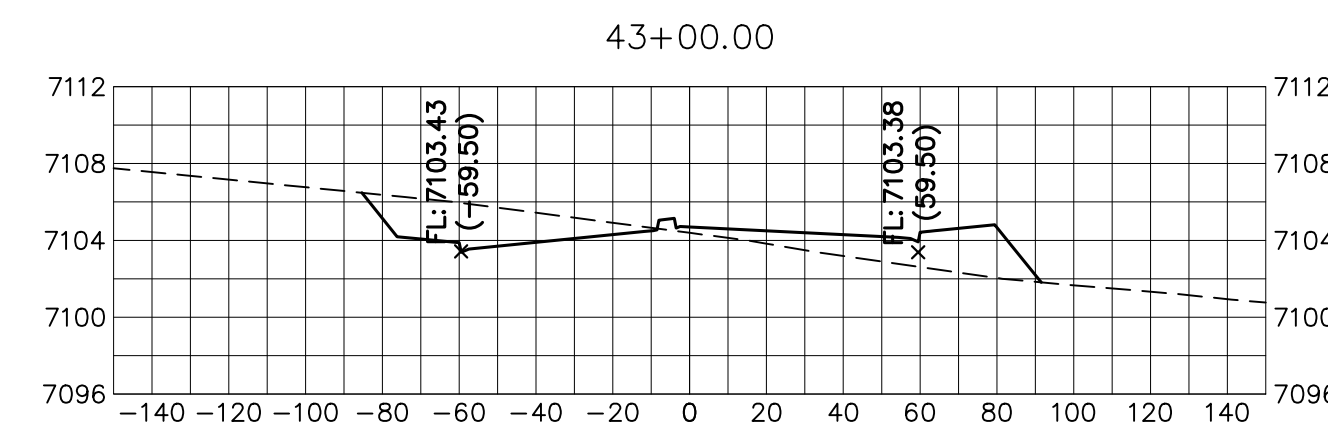
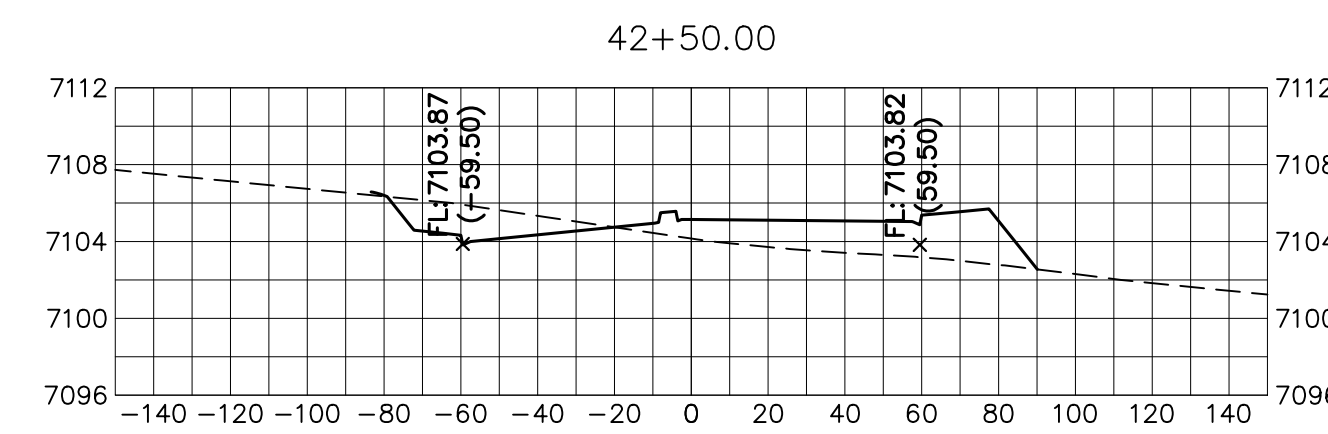
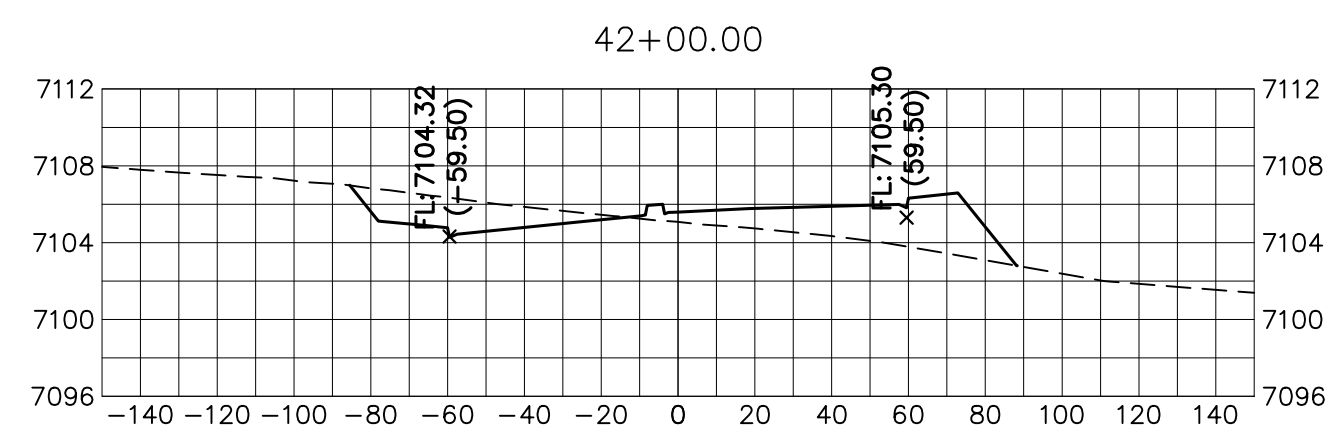
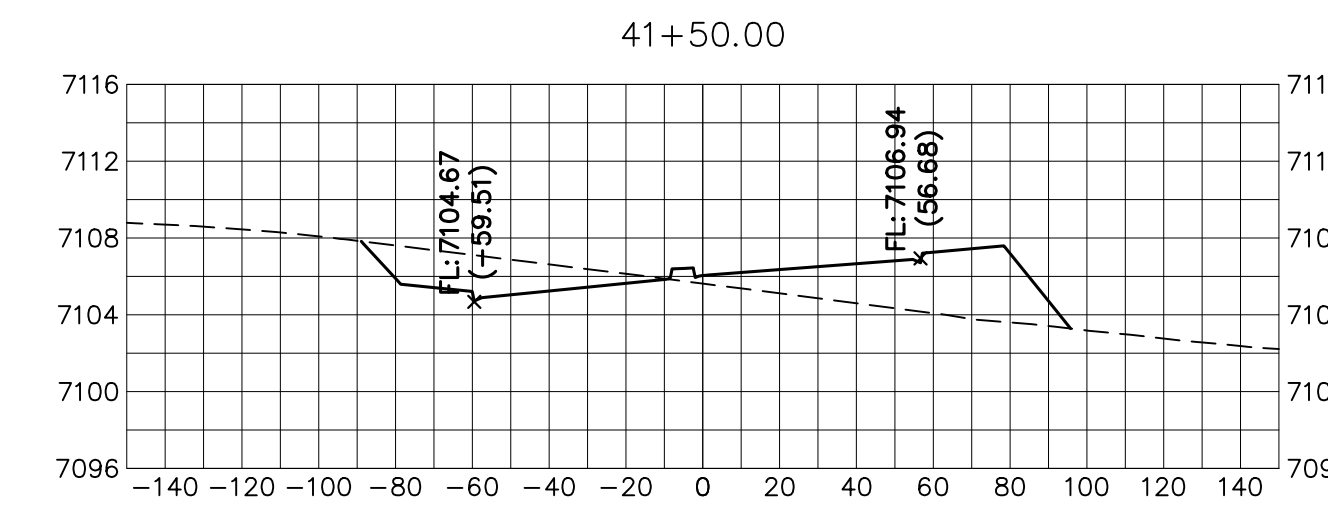
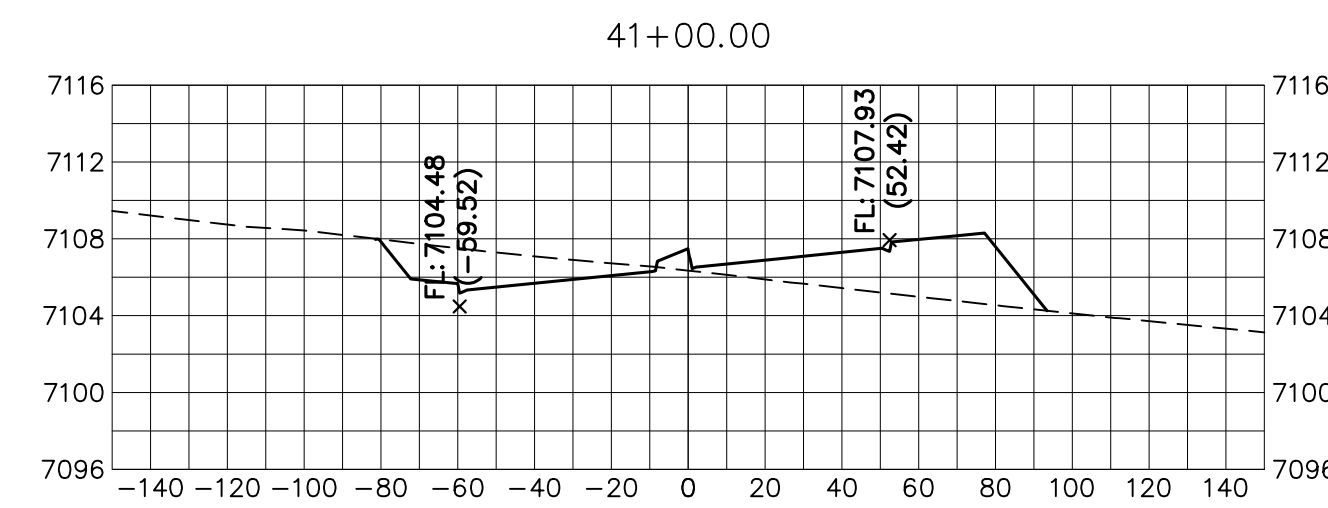
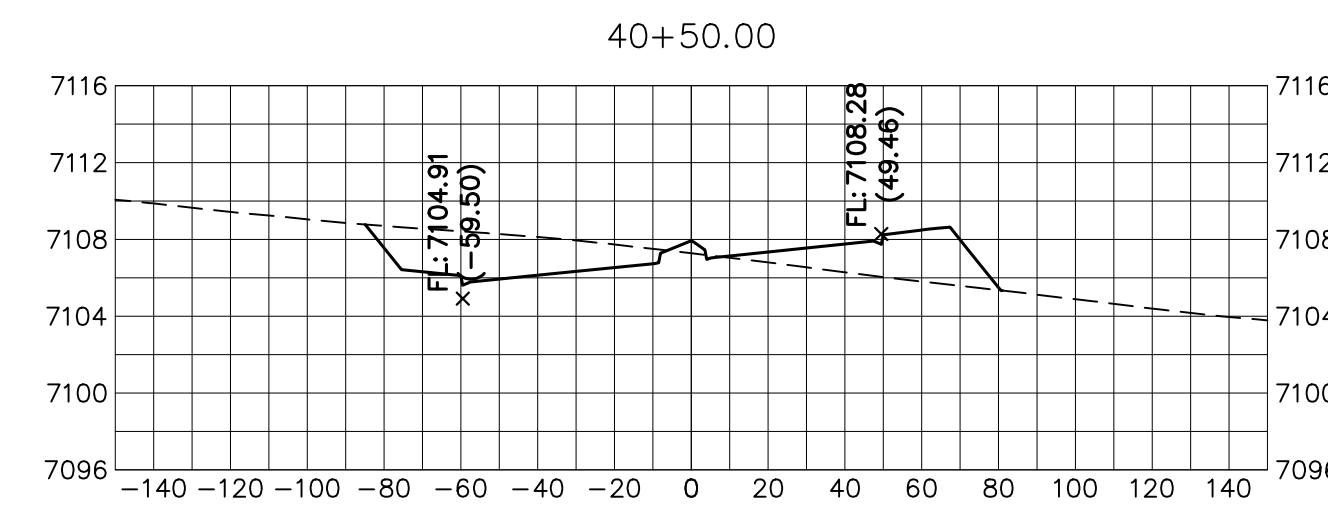
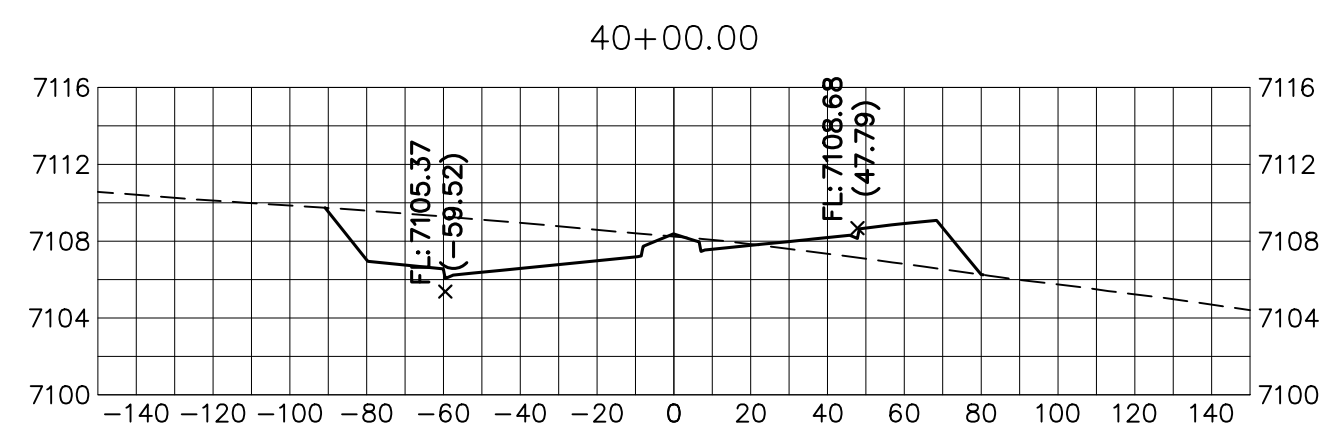
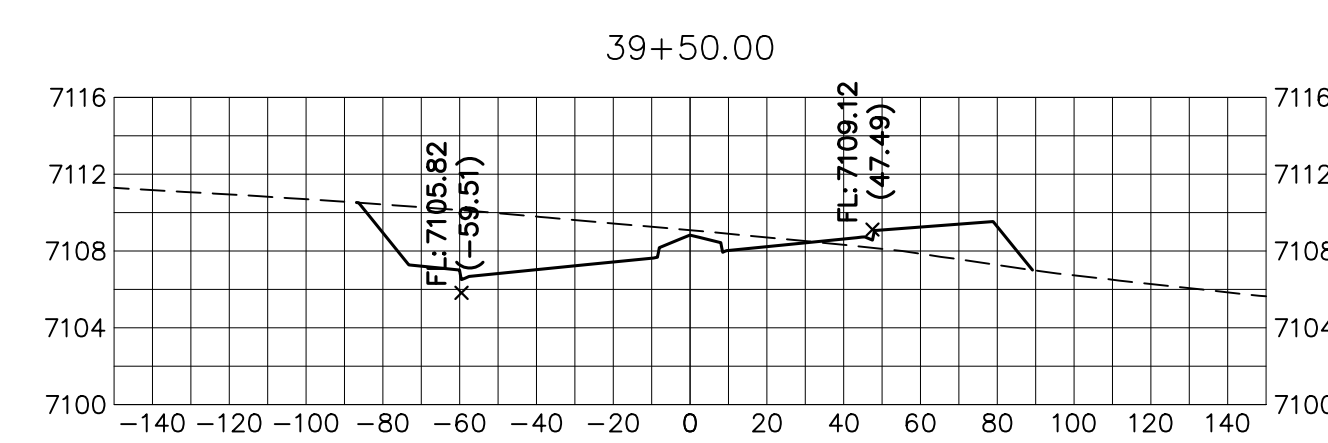
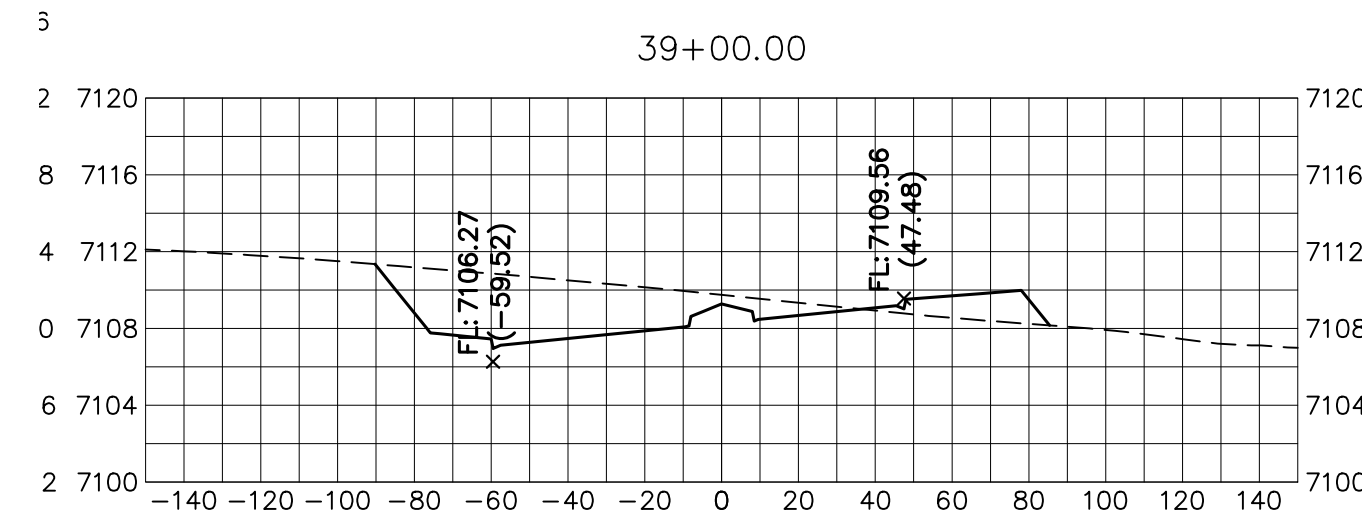
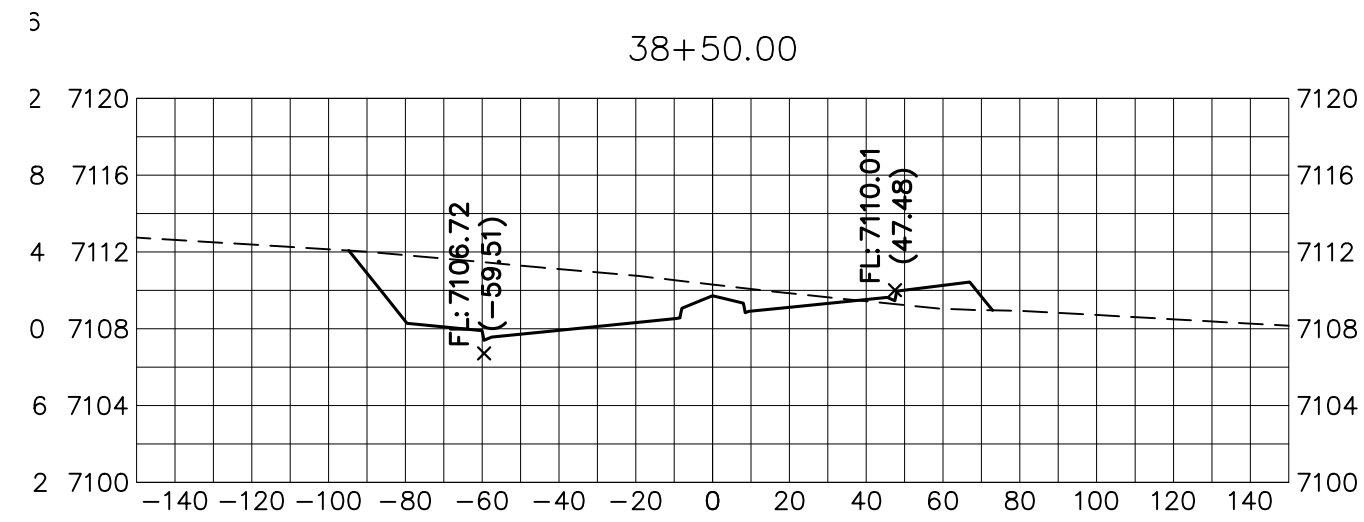
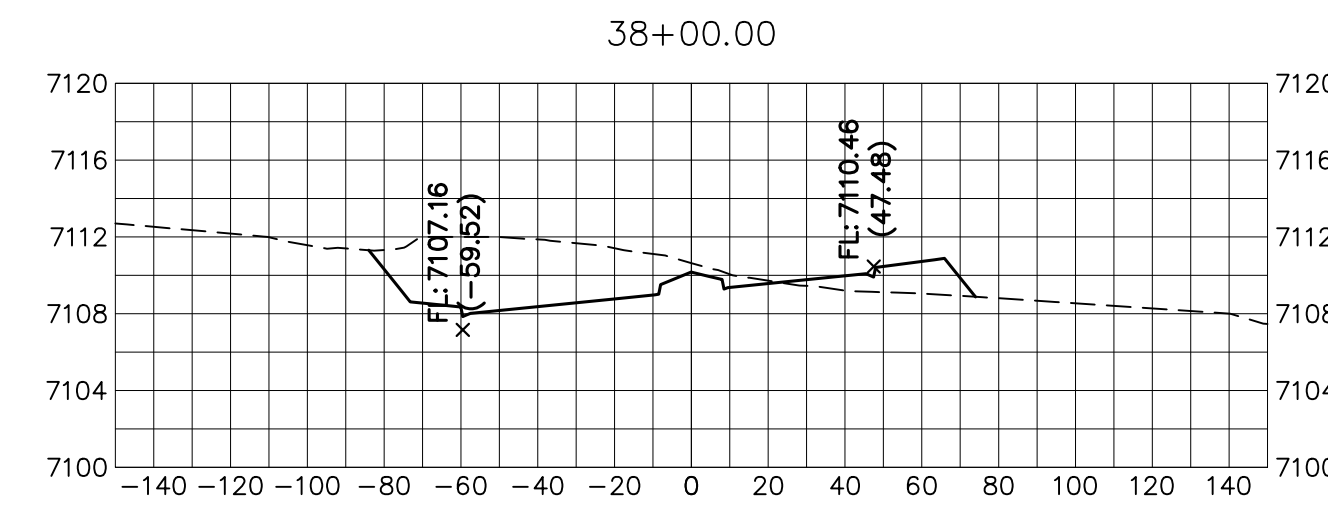
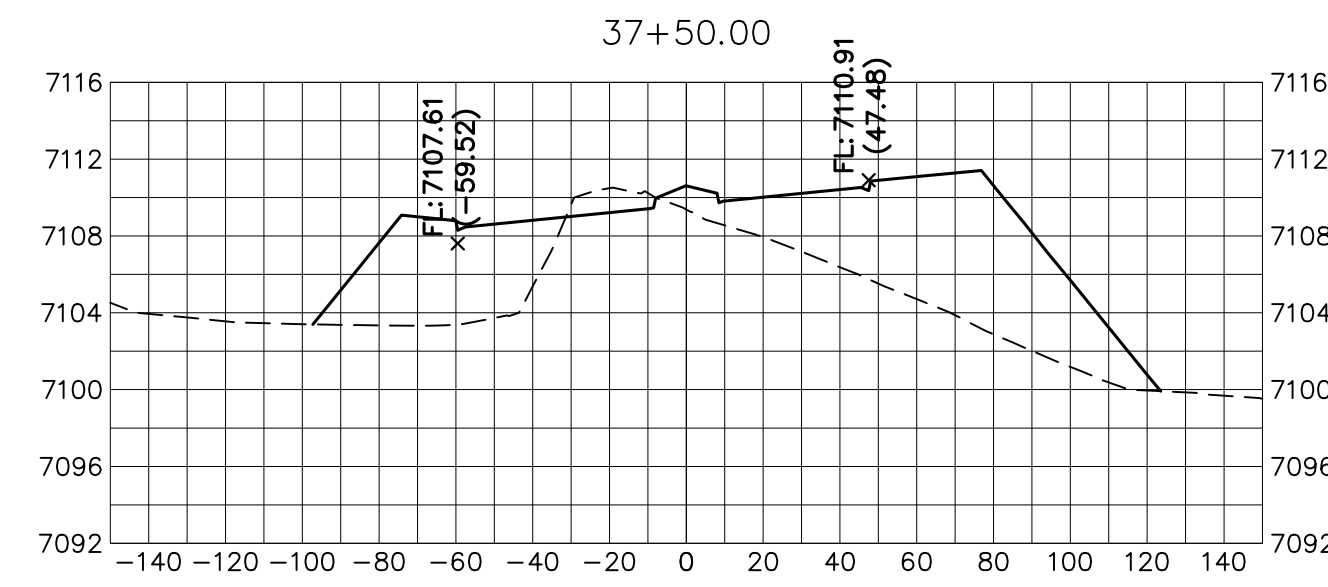
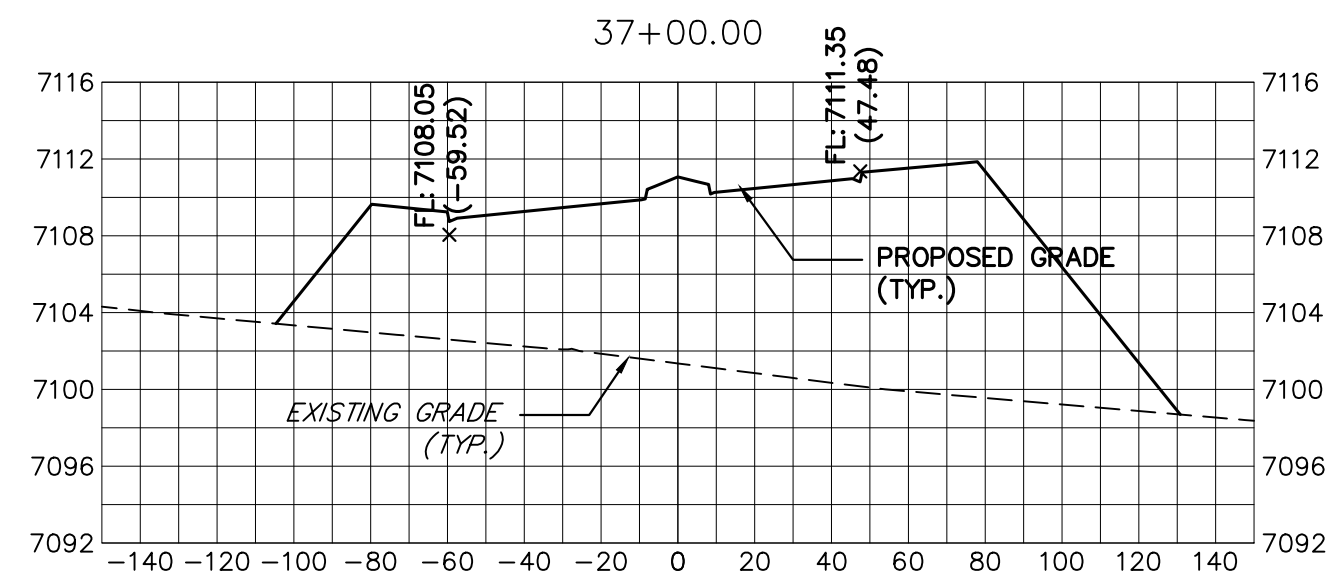
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS

BRIARGATE PARKWAY CROSS SECTIONS

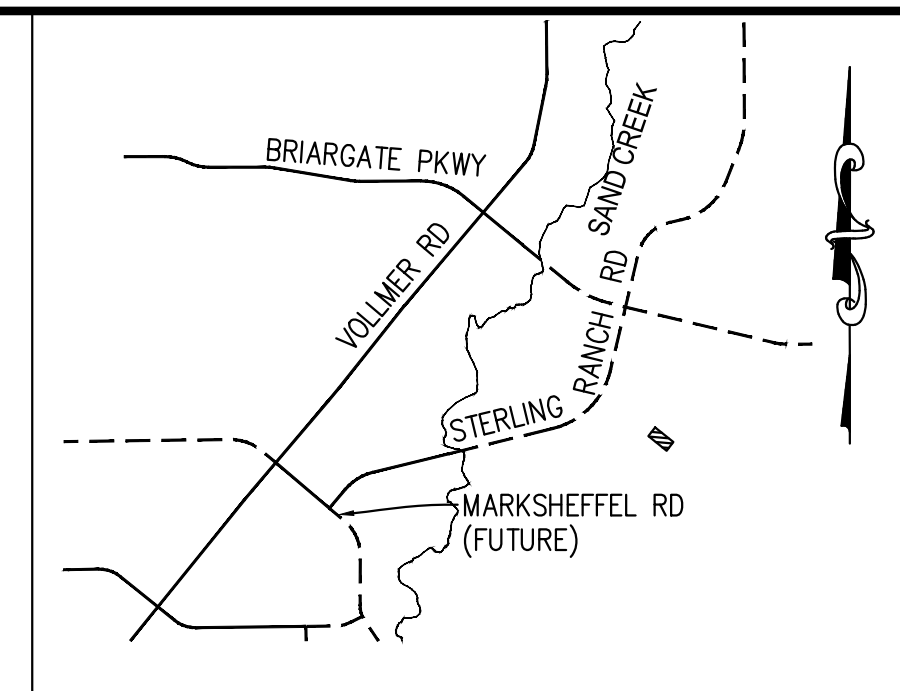
SHEET 25 OF 32

JOB NO. 25188.03

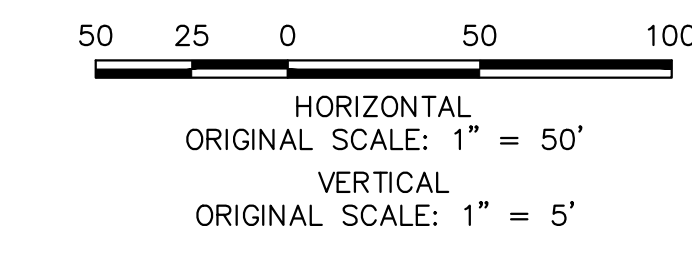
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BRIARGATE PARKWAY
STA 37+00 TO STA 44+00
LOOKING SOUTHEAST



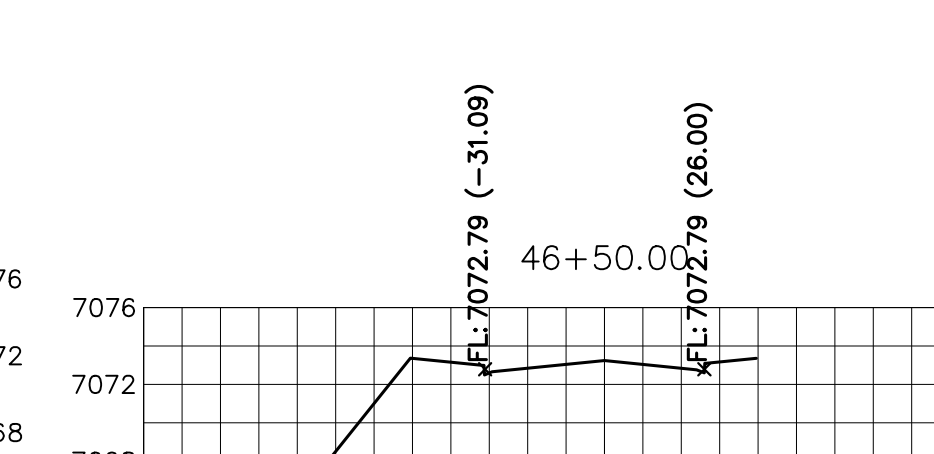
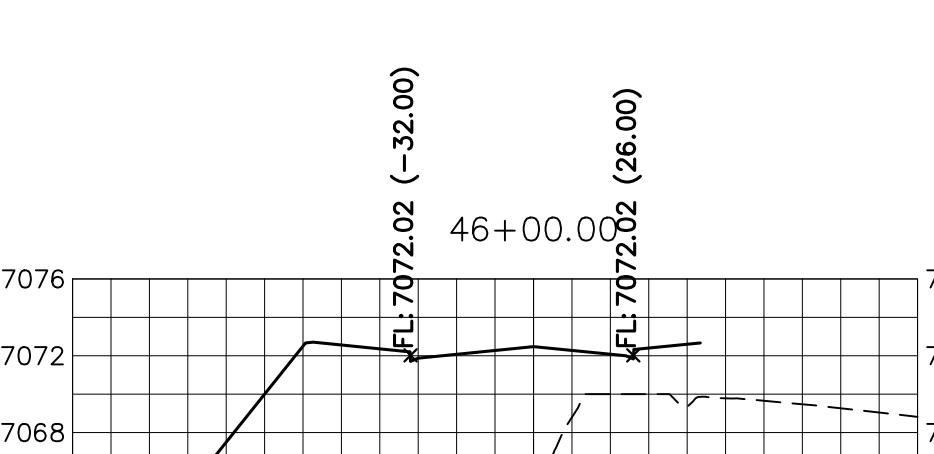
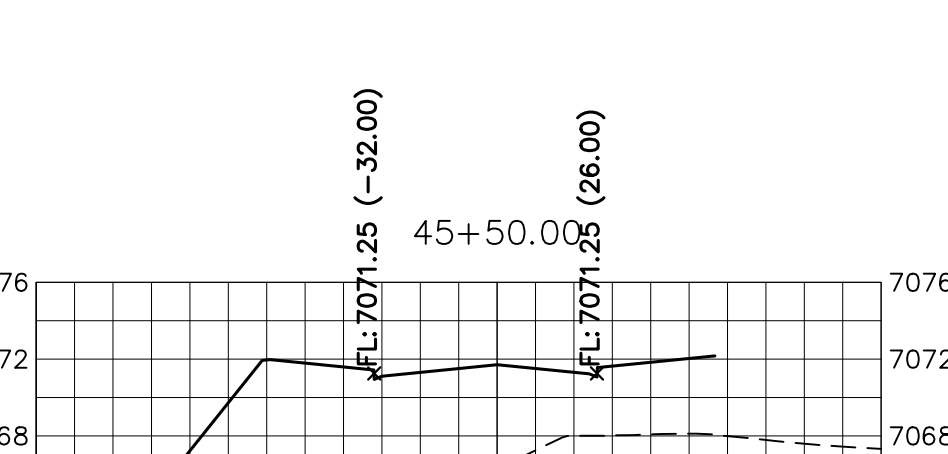
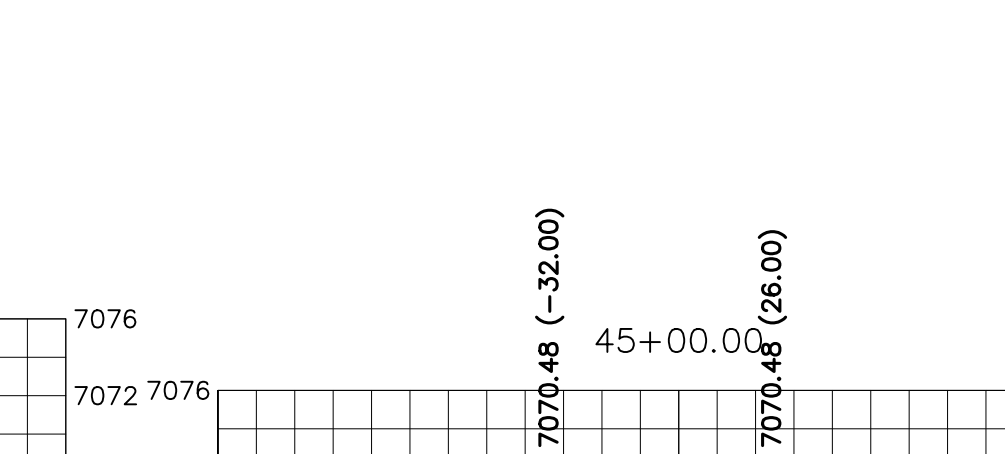
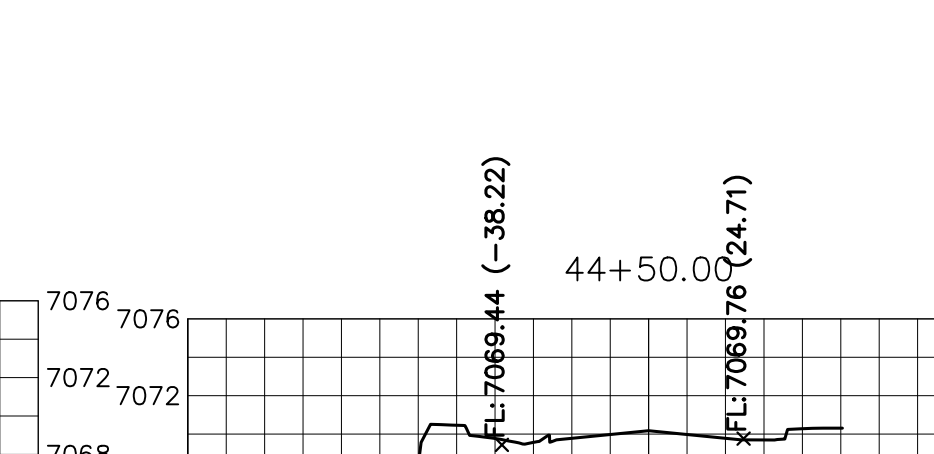
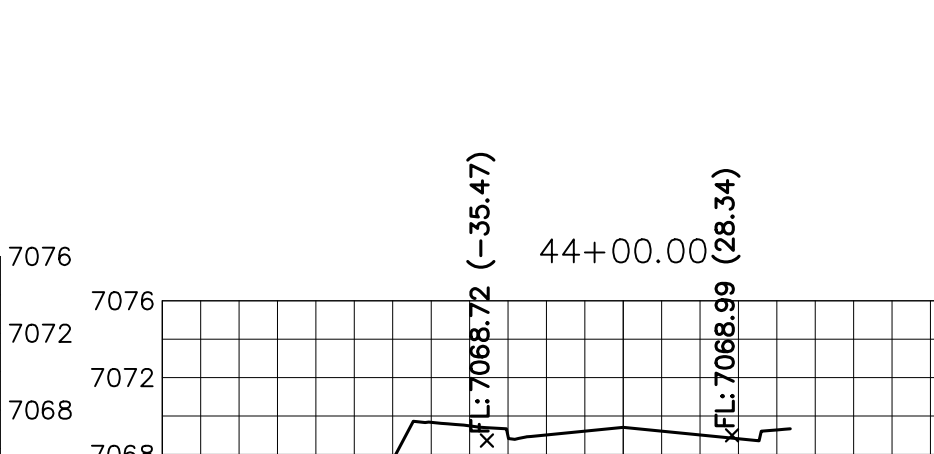
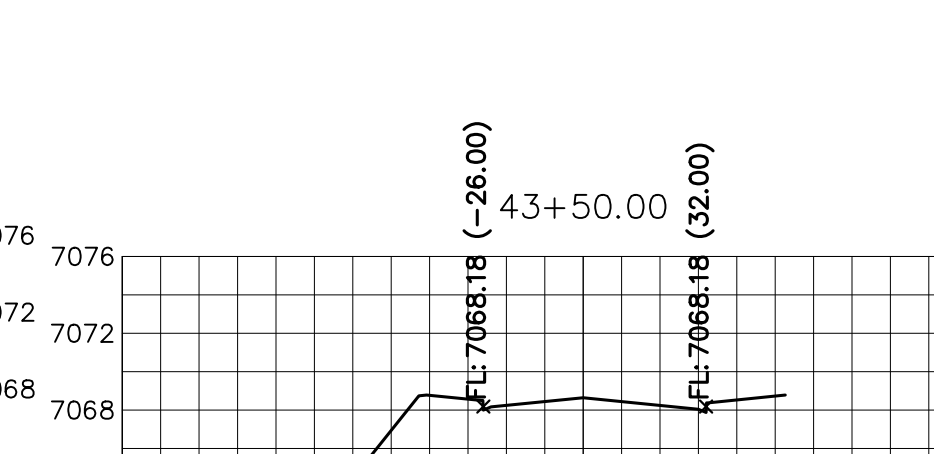
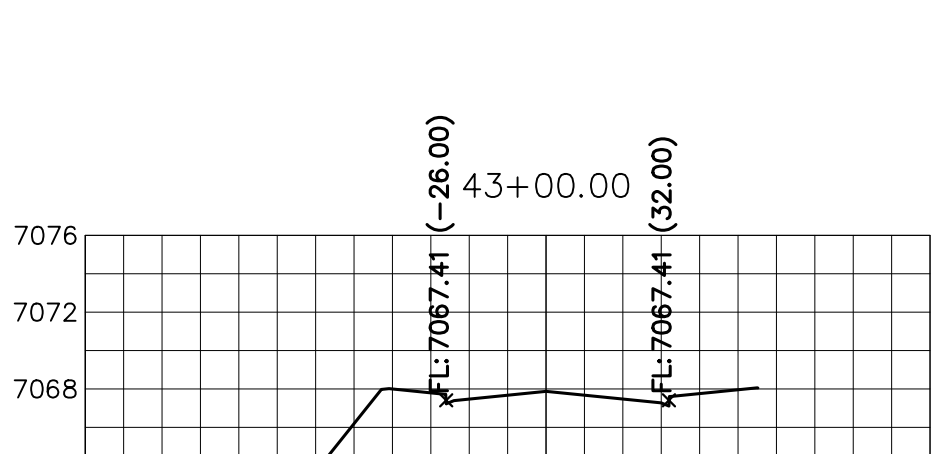
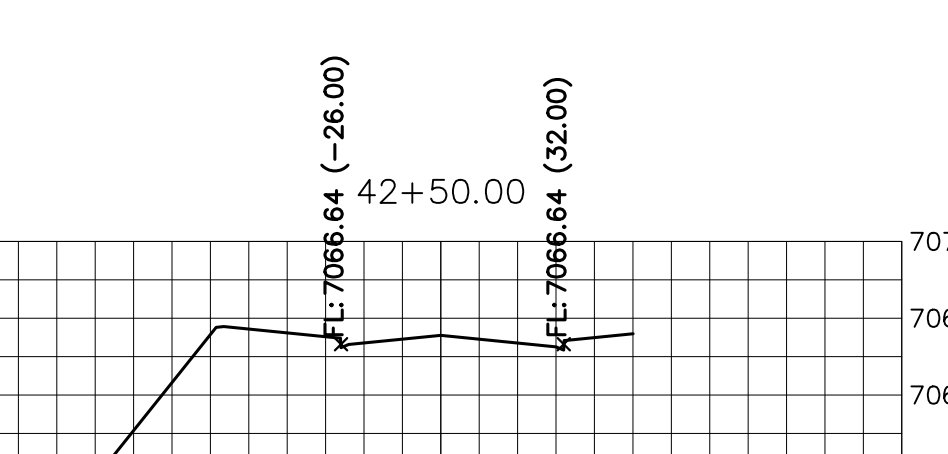
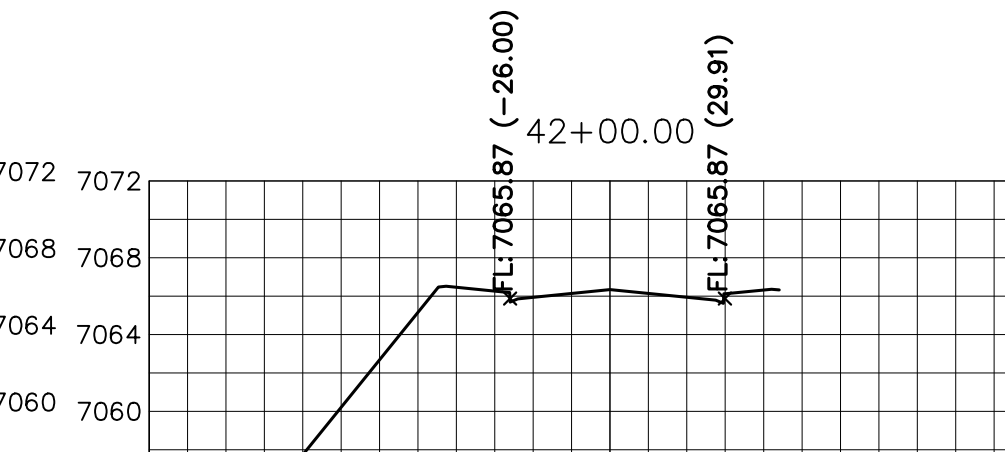
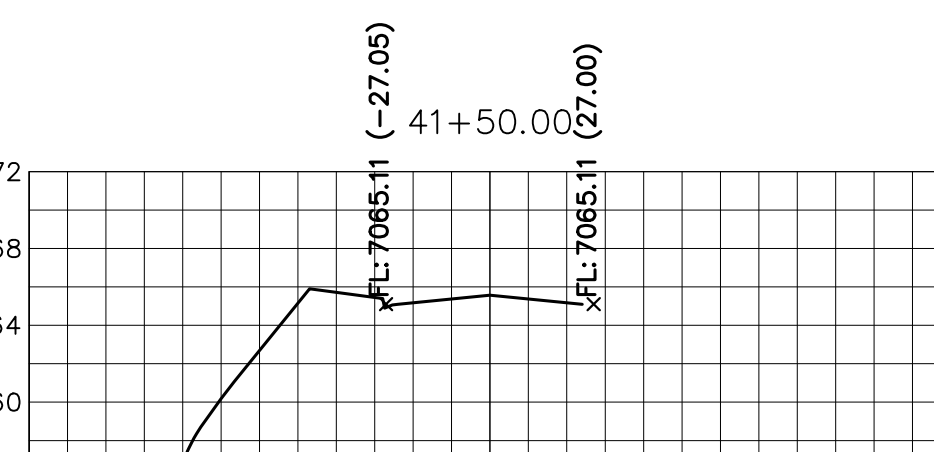
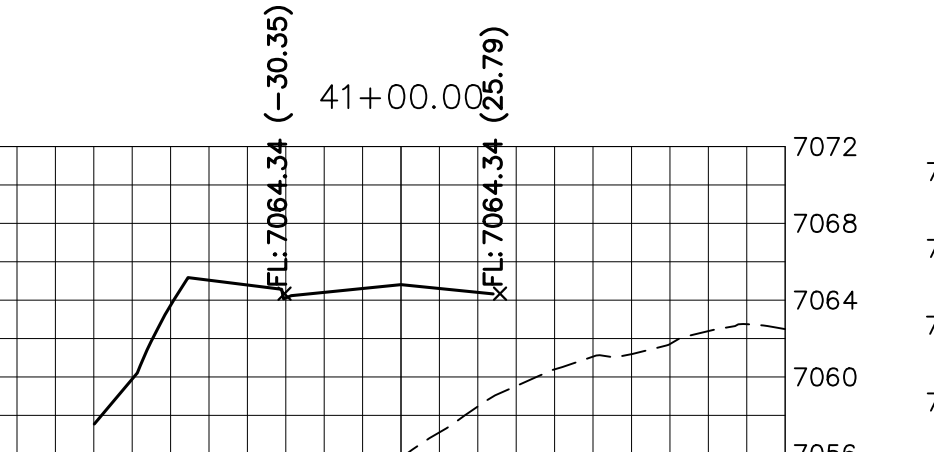
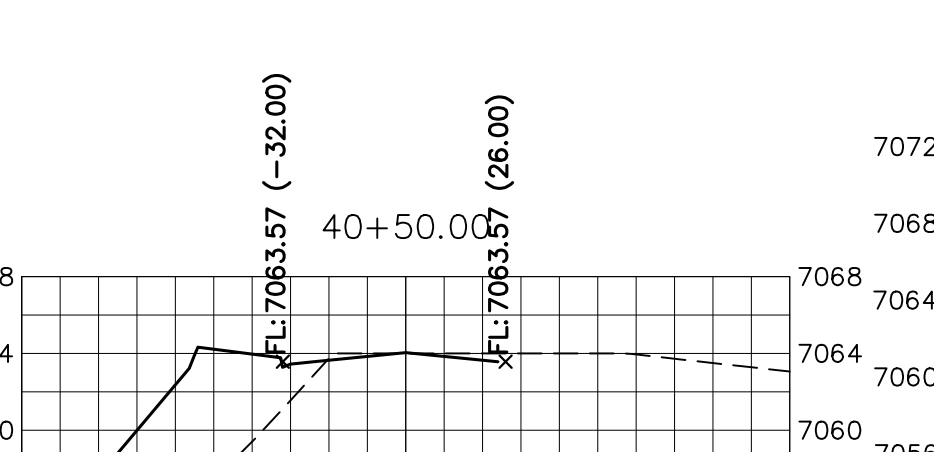
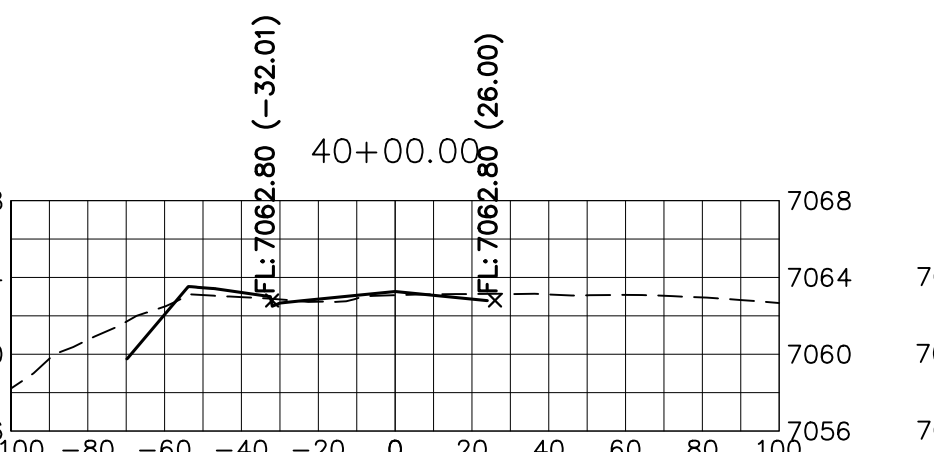
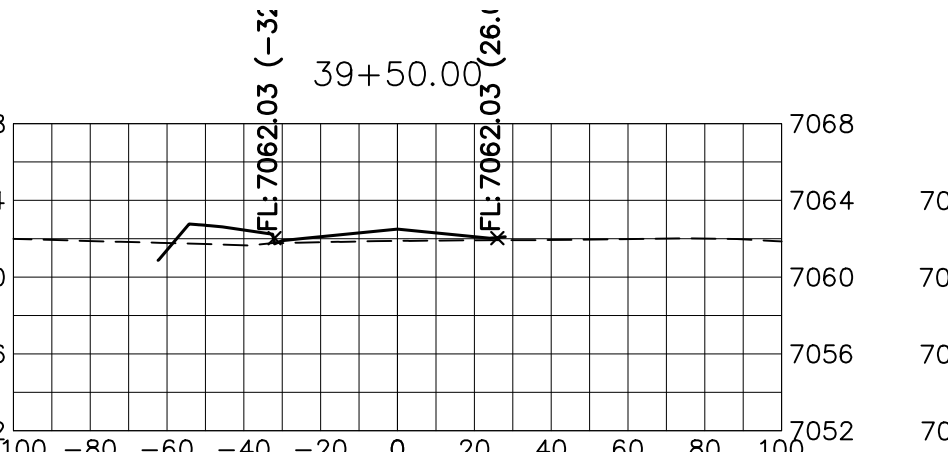
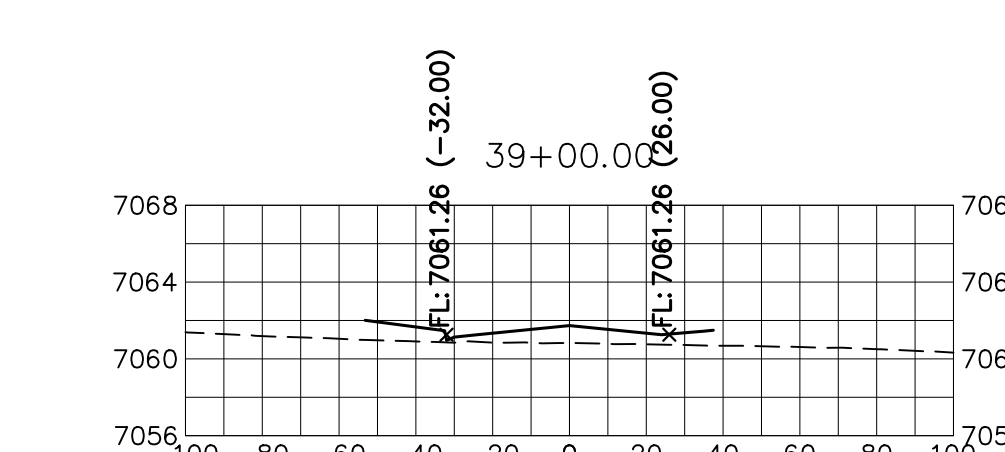
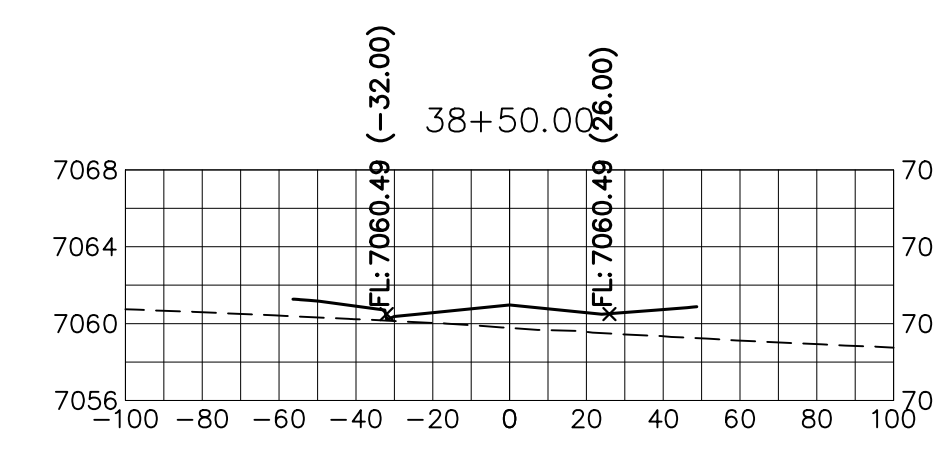
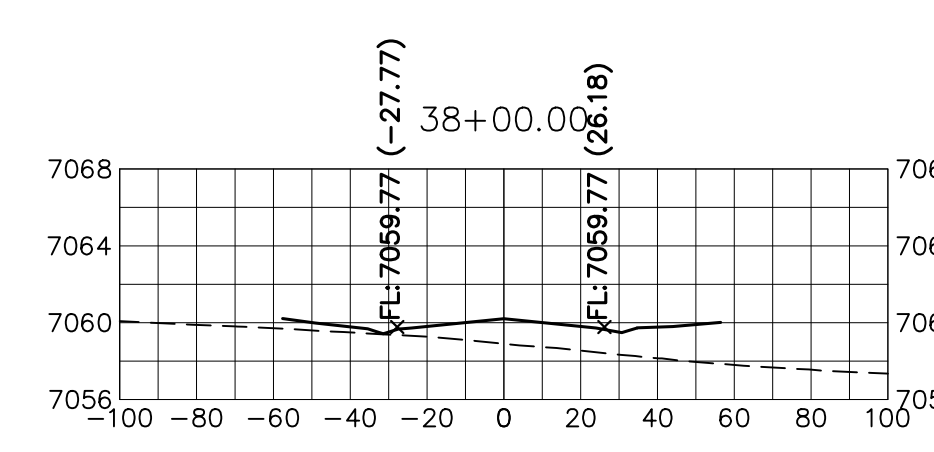
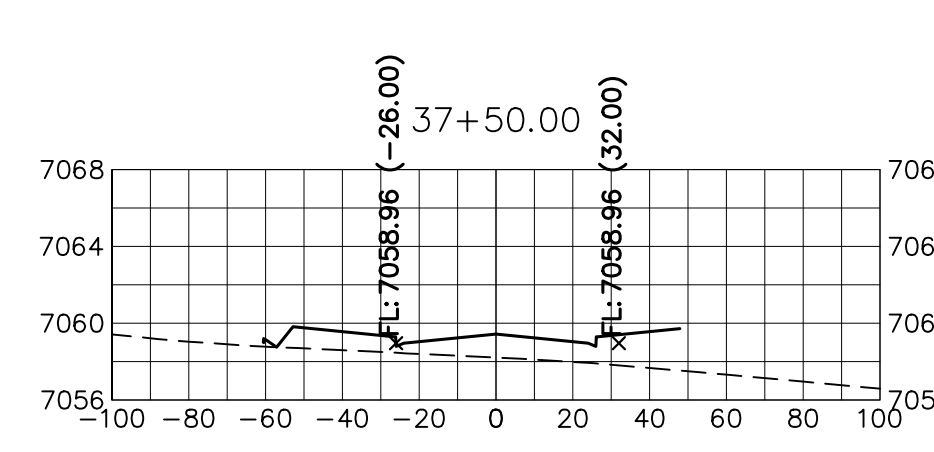
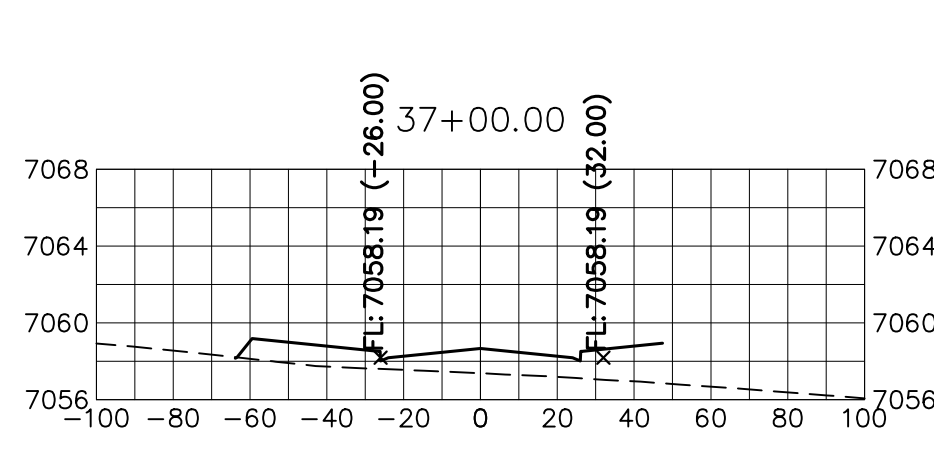
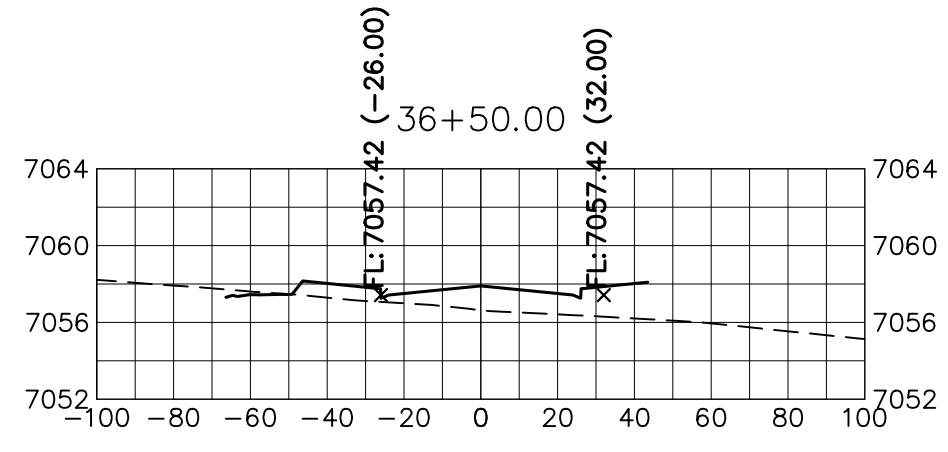
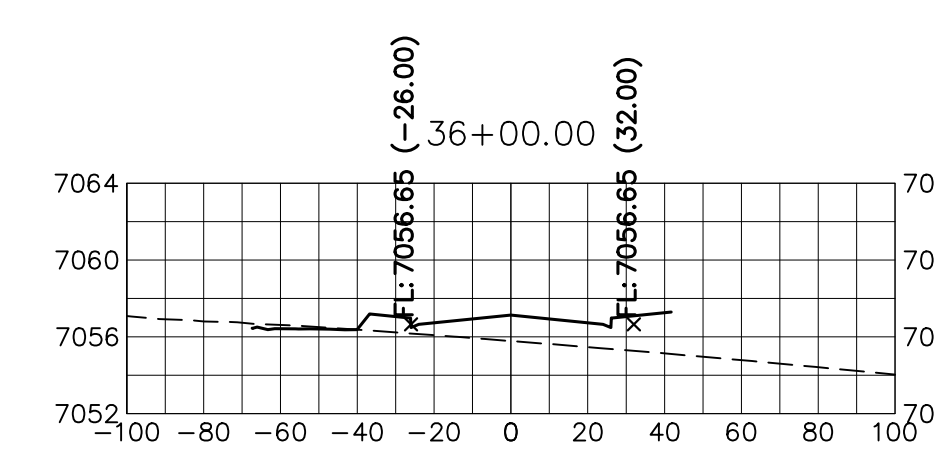
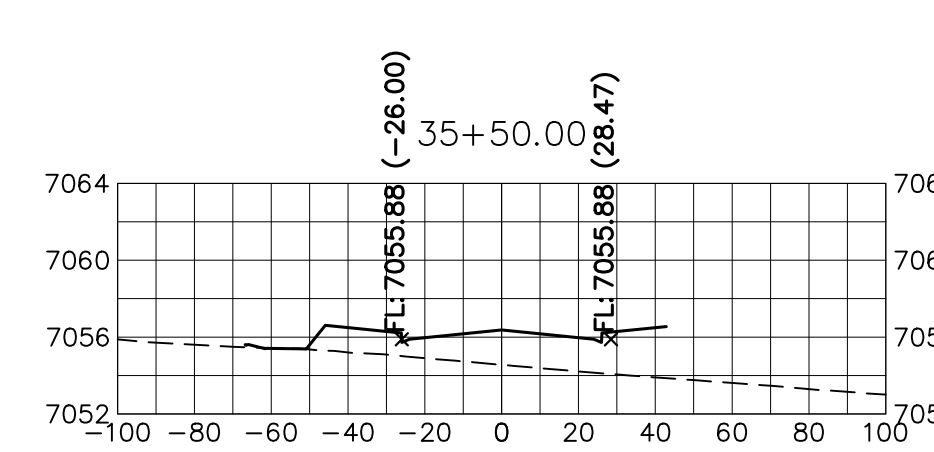
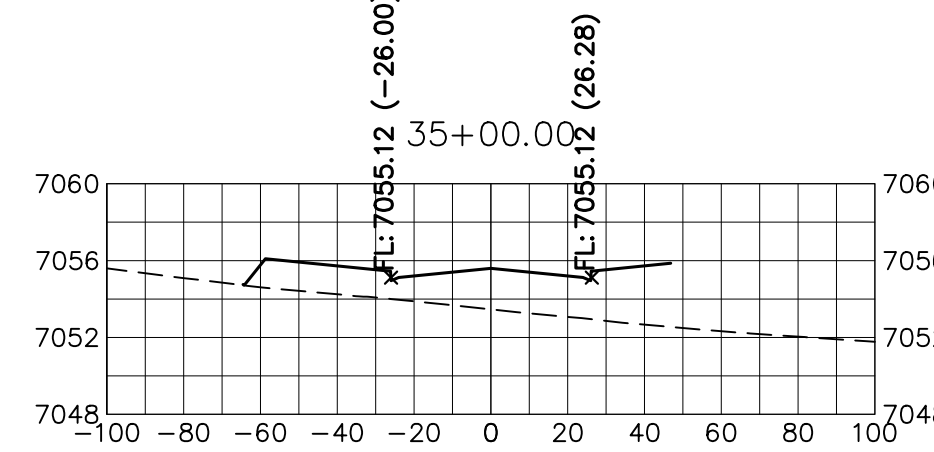
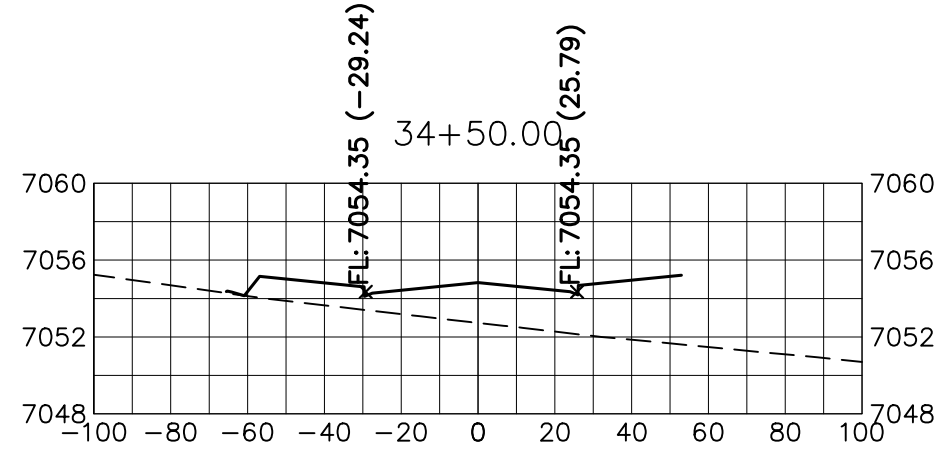
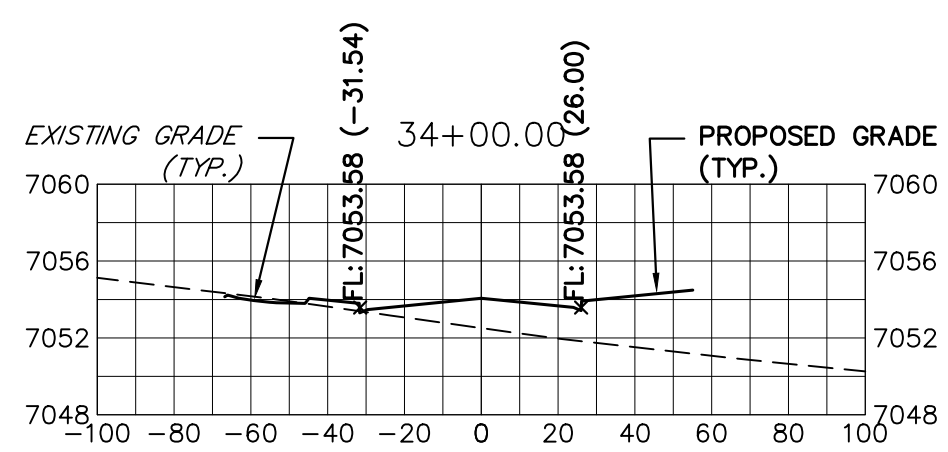
KEY MAP
N.T.S.



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
DATE 05/09/23
FOR AND ON BEHALF OF JR ENGINEERING

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J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE 1"=30'	1"=30'
V-SCALE 1"=3'	1"=3'
DATE	05/08/23
DESIGNED BY	AJH
DRAWN BY	CRB
CHECKED BY	
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS BRIARGATE PARKWAY CROSS SECTIONS	
SHEET	26 OF 32
JOB NO.	25188.03

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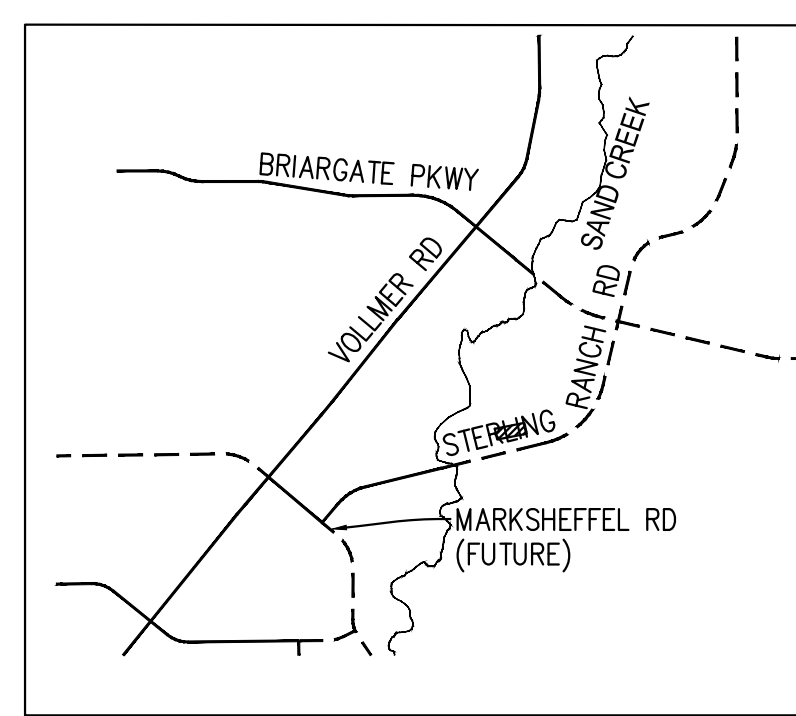
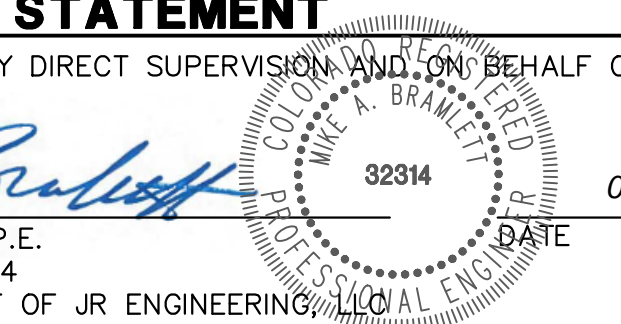


STERLING RANCH ROAD
STA 34+00 TO STA 46+50
LOOKING NORTHEAST

HORIZONTAL SCALE: 1" = 50'
VERTICAL 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
DATE: 05/09/23



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

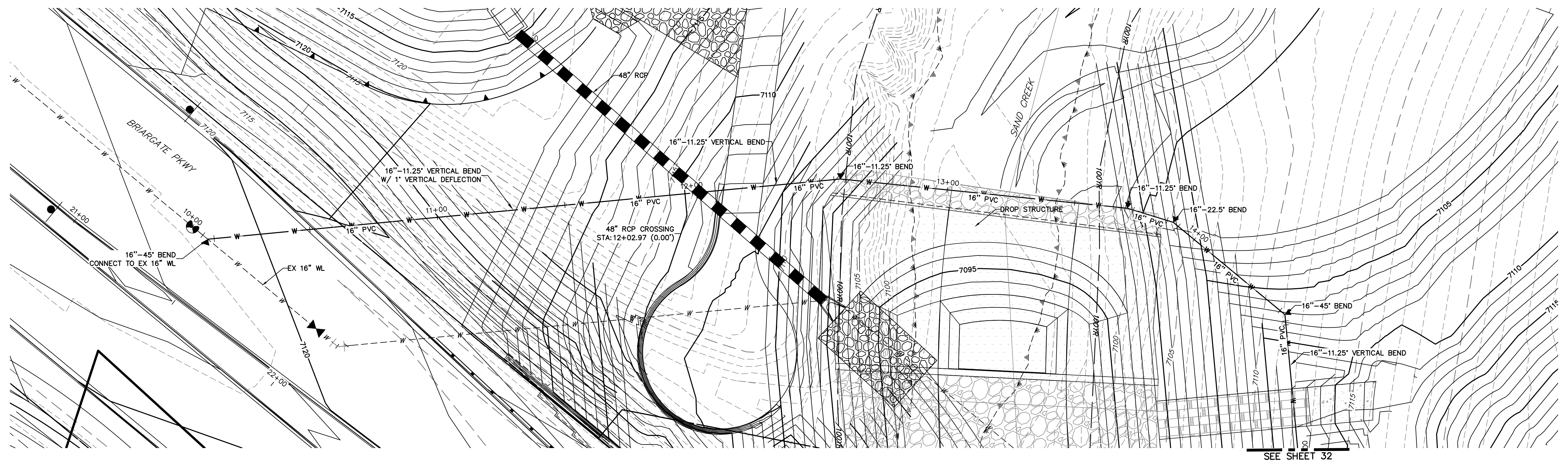
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

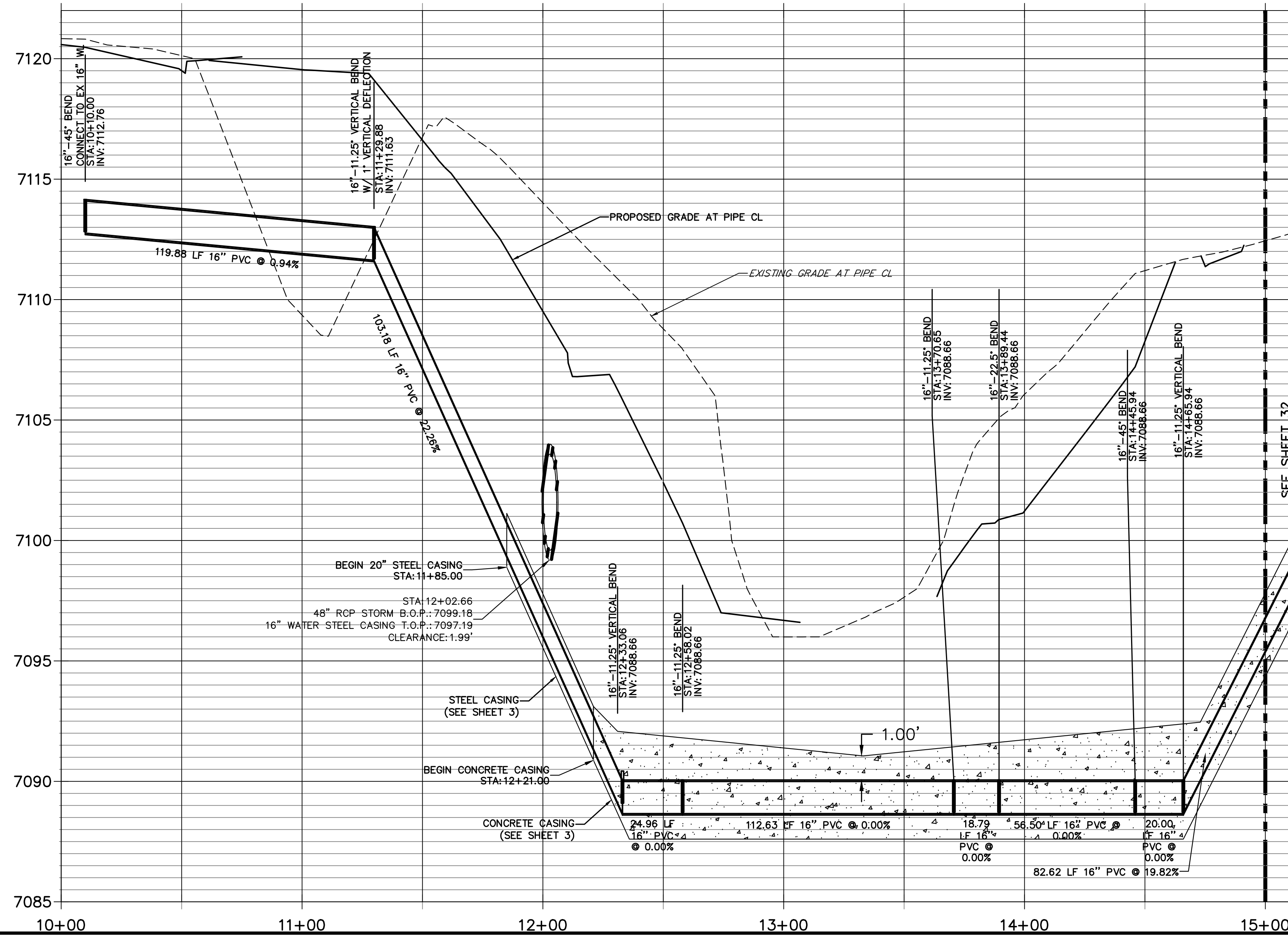
NO.	REVISION	DATE

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

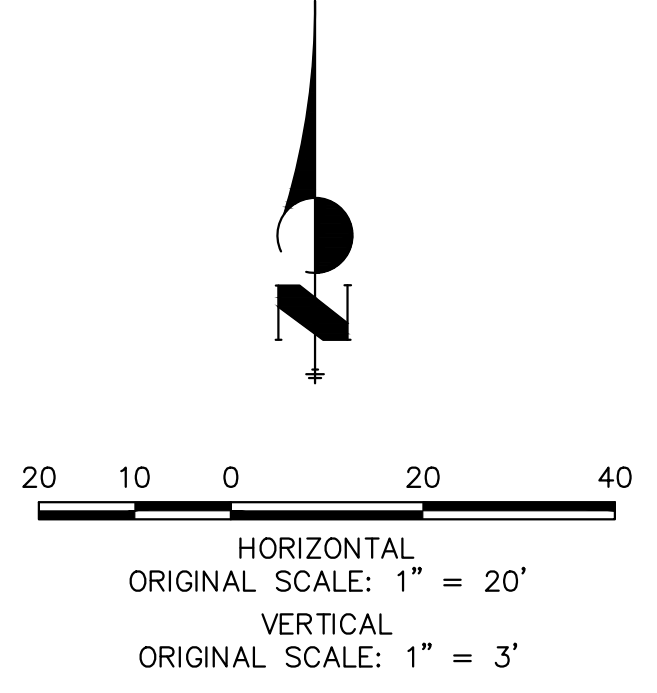
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
STERLING RANCH ROAD CROSS SECTIONS
SHEET 29 OF 32
JOB NO. 25188.03



SEE SHEET 32



SEE SHEET 32



811
Know what's below.
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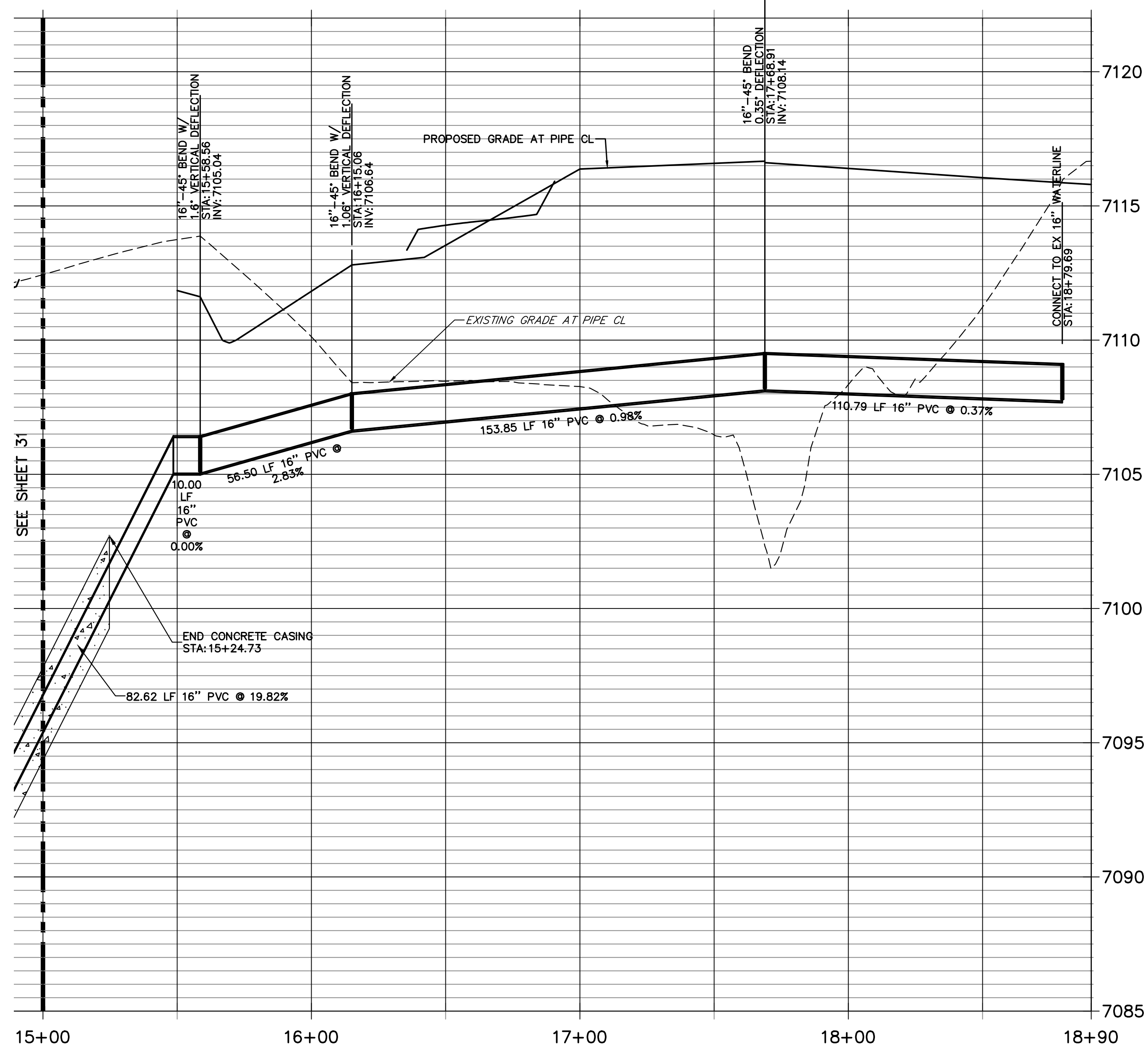
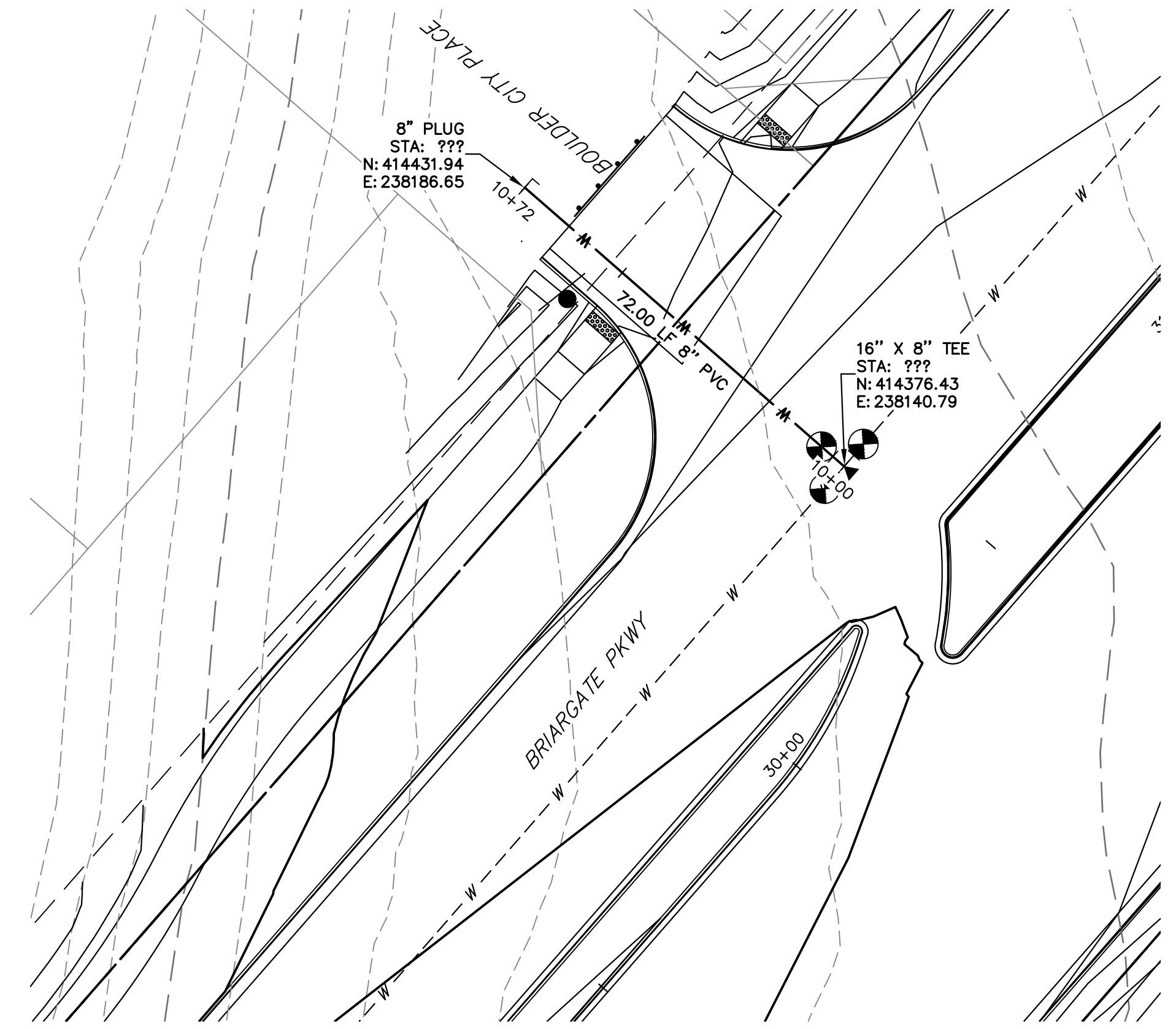
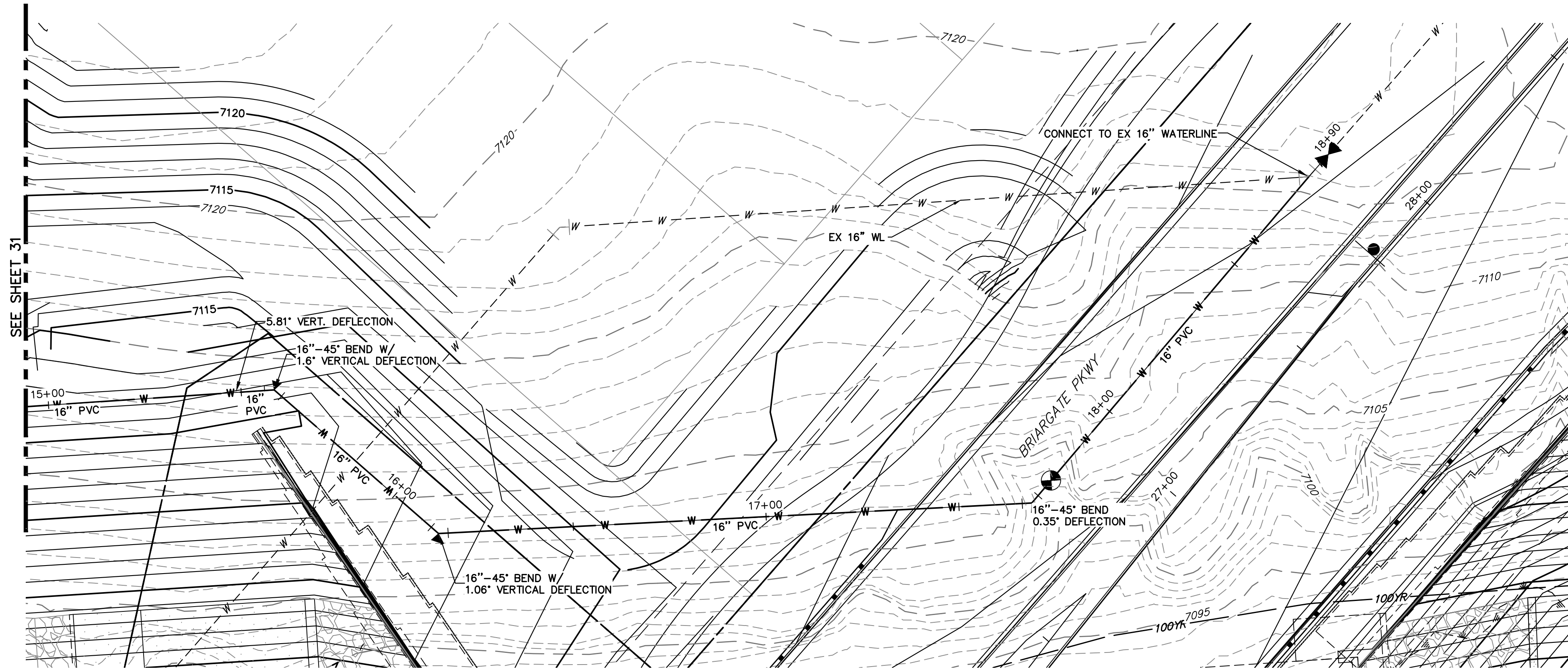
BY	DATE	No.	REVISION

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

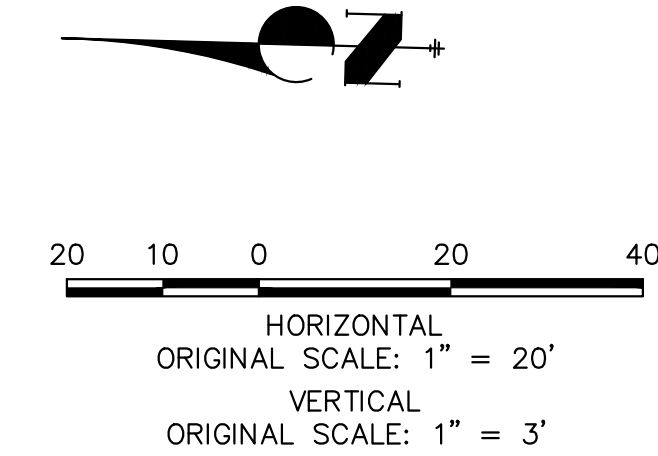
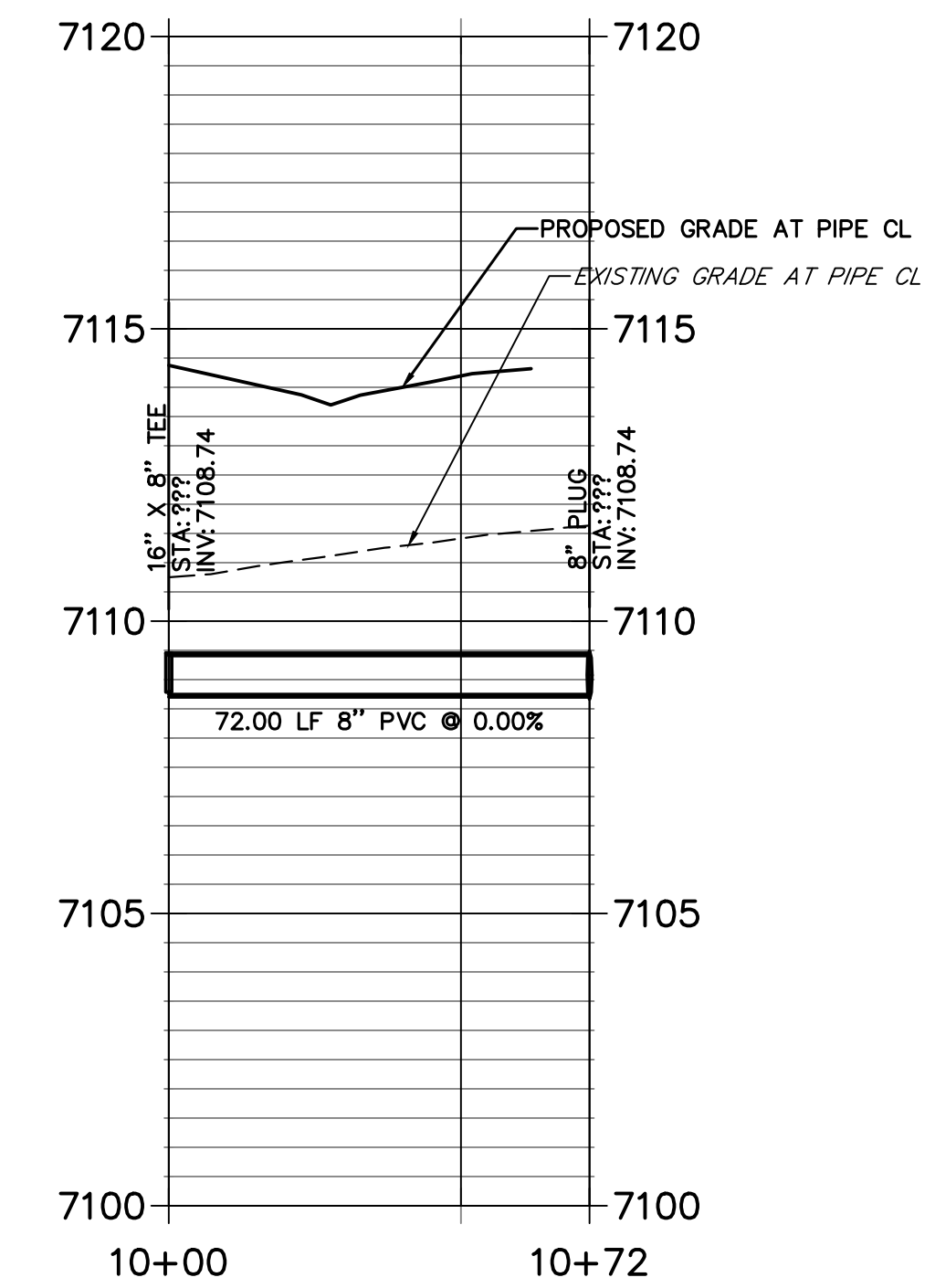
STERLING RANCH ROAD & BRIARGATE PARKWAY SEGMENT 2 STREET PLANS
BRIARGATE PKWY WATERLINE REALIGNMENT

SHEET 31 OF 32
JOB NO. 25188.03

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



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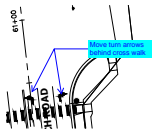
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BY	DATE	No.	REVISION

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

v5_CDs.pdf Markup Summary

Callout (1)



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