

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

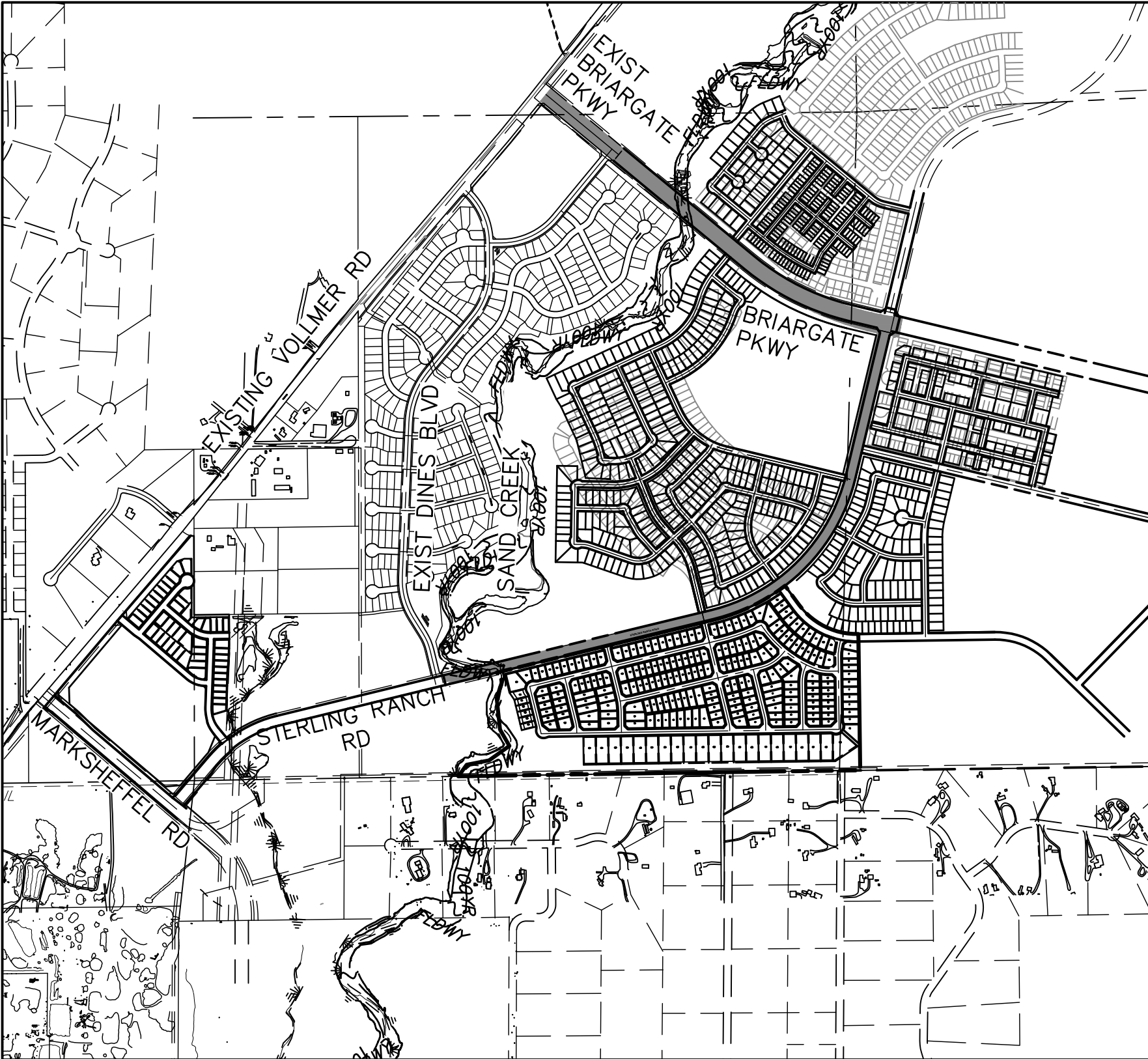
COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

MAY 2022

AGENCIES

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



VICINITY MAP

SCALE : 1"=1,000'

BASIS OF BEARINGS

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

BENCHMARKS

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

SHEET INDEX

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OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY DATE

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

EL PASO COUNTY STATEMENT

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

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

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

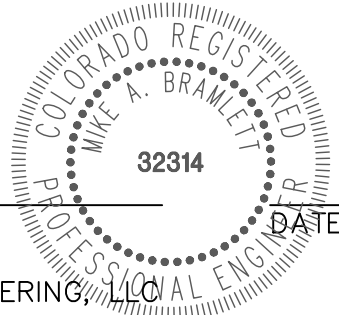
JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

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

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

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

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

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

JOB NO. 25188.03



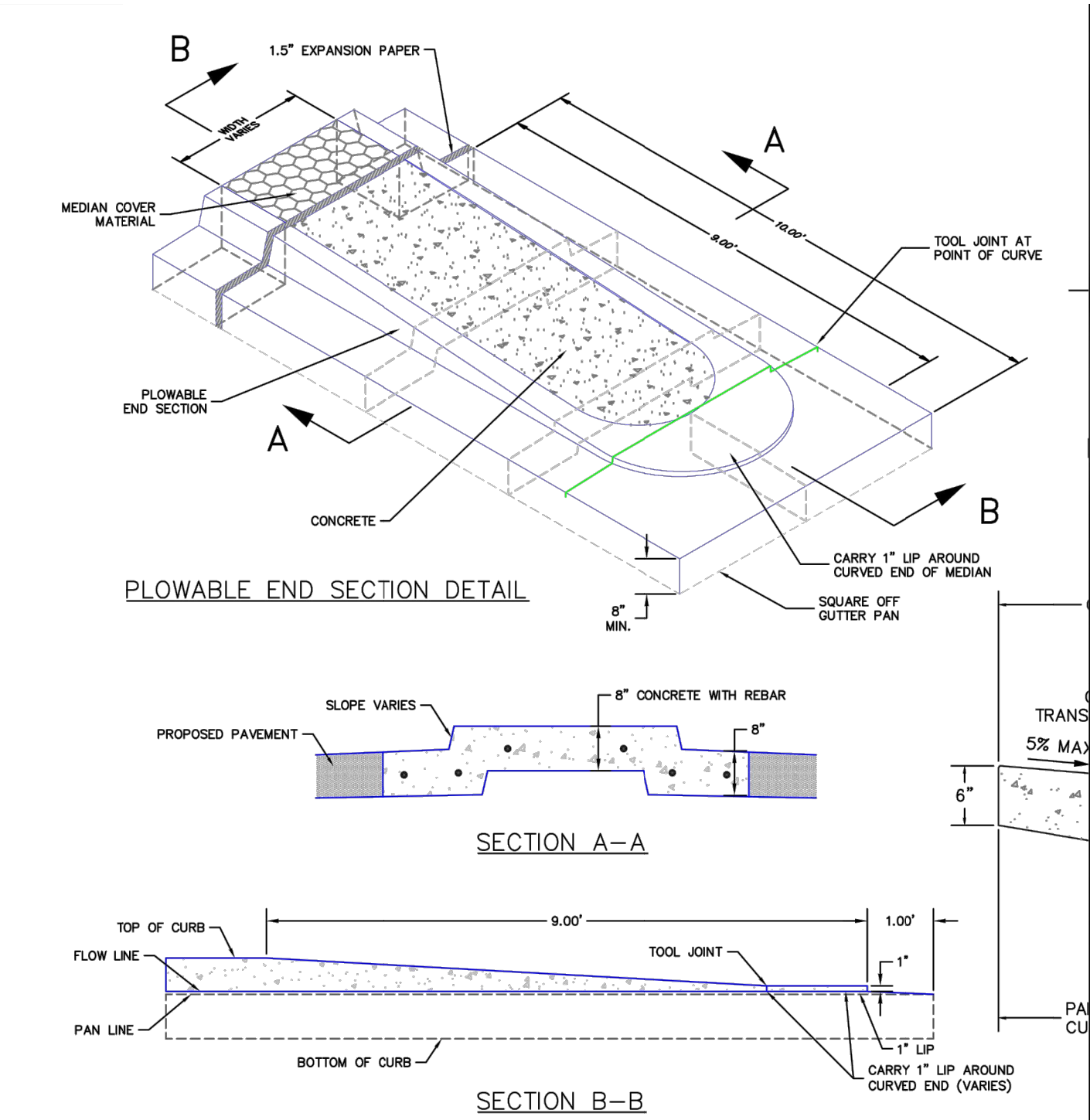
Know what's below.  
Call before you dig.

GENERAL CONSTRUCTION NOTES:

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

SIGNING AND STRIPING NOTES:

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



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

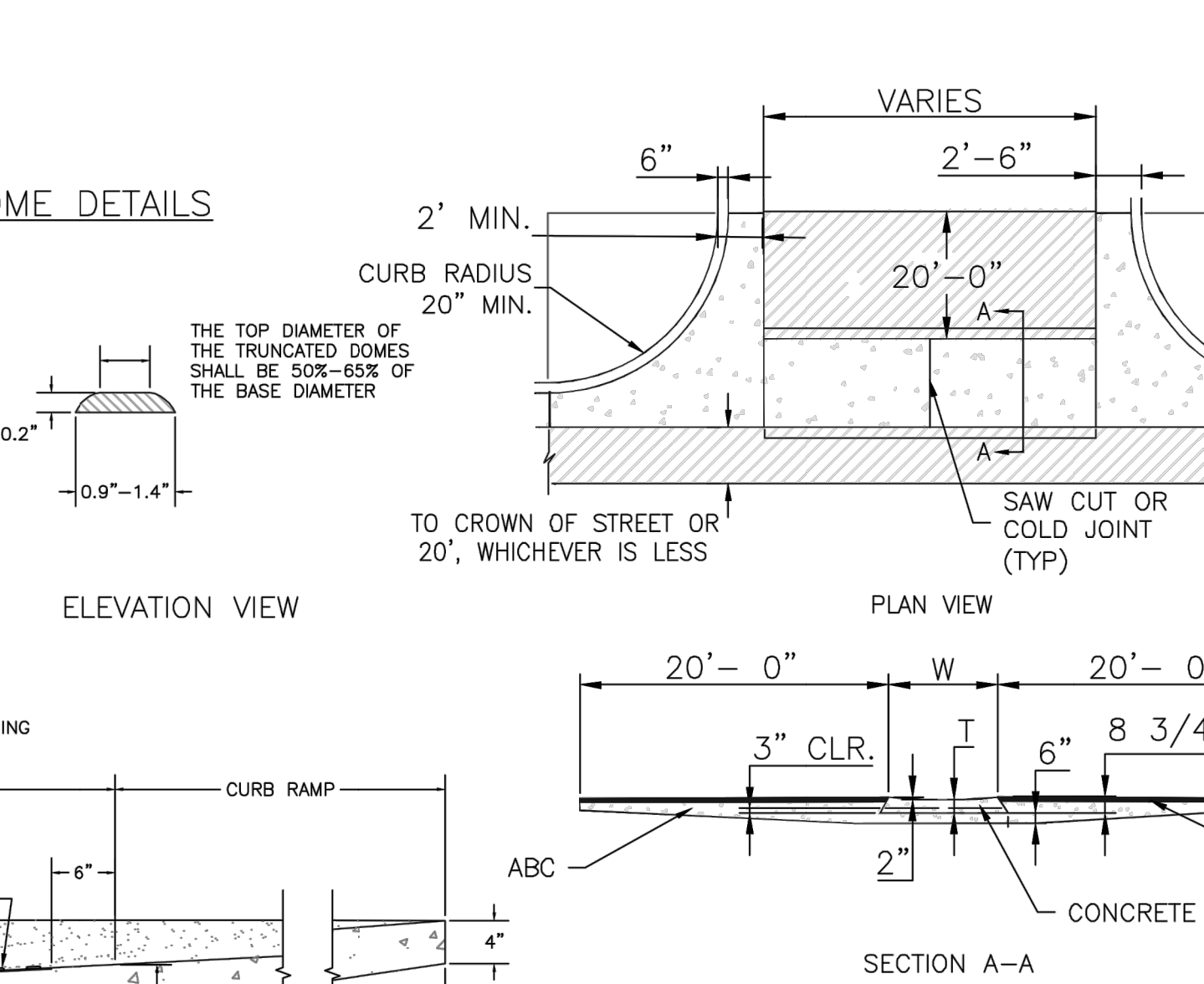
SCALE: NOT TO SCALE

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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

TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)

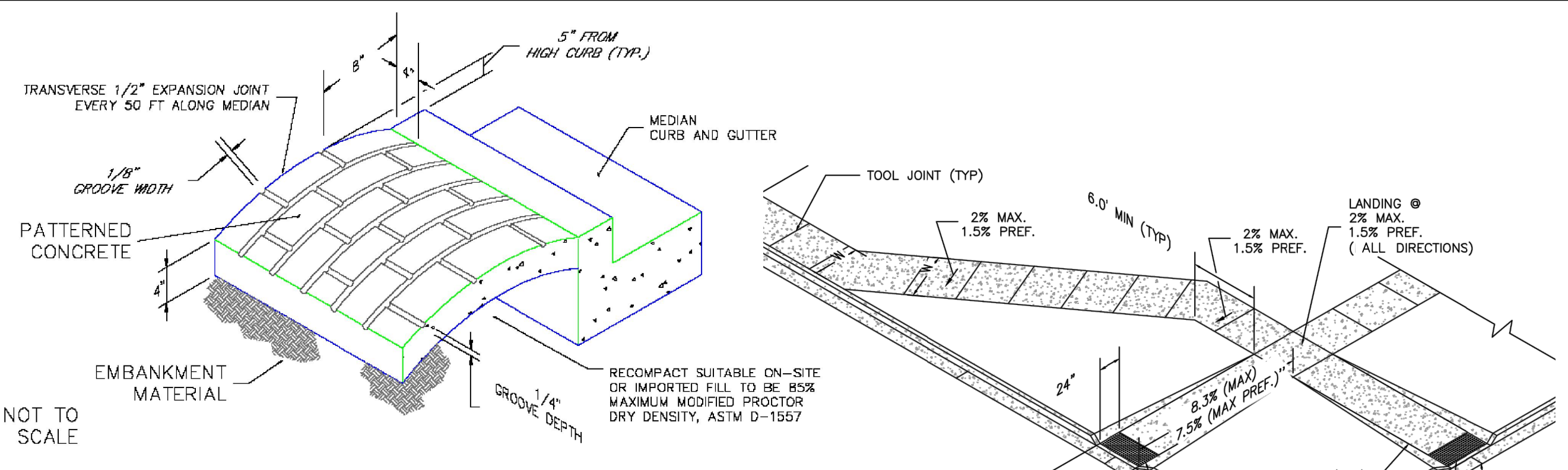
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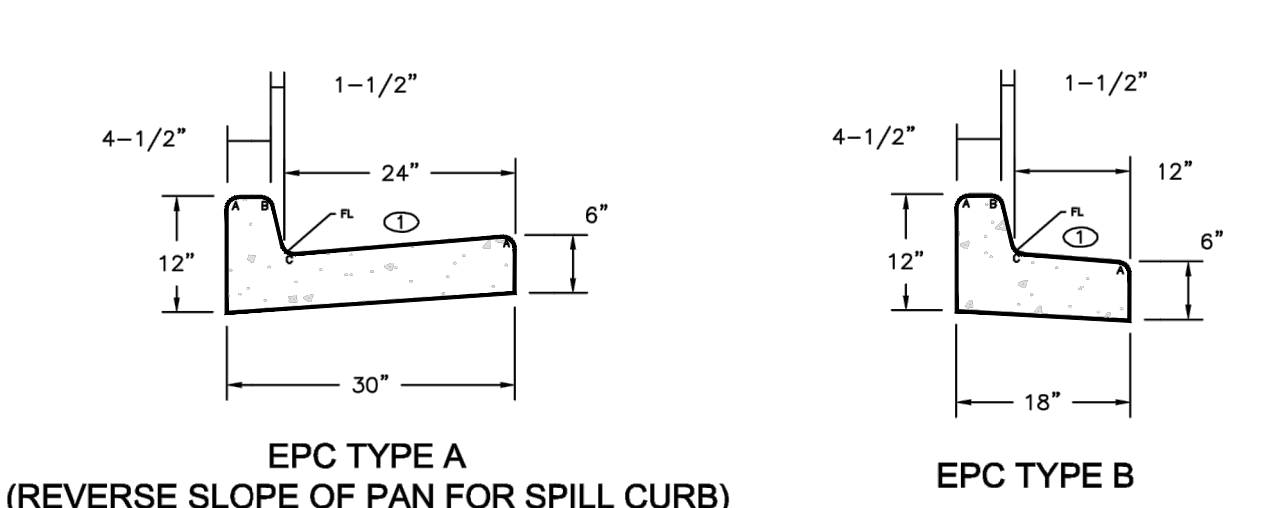
- NOTES
- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
  - T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
  - 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)

SCALE: NTS

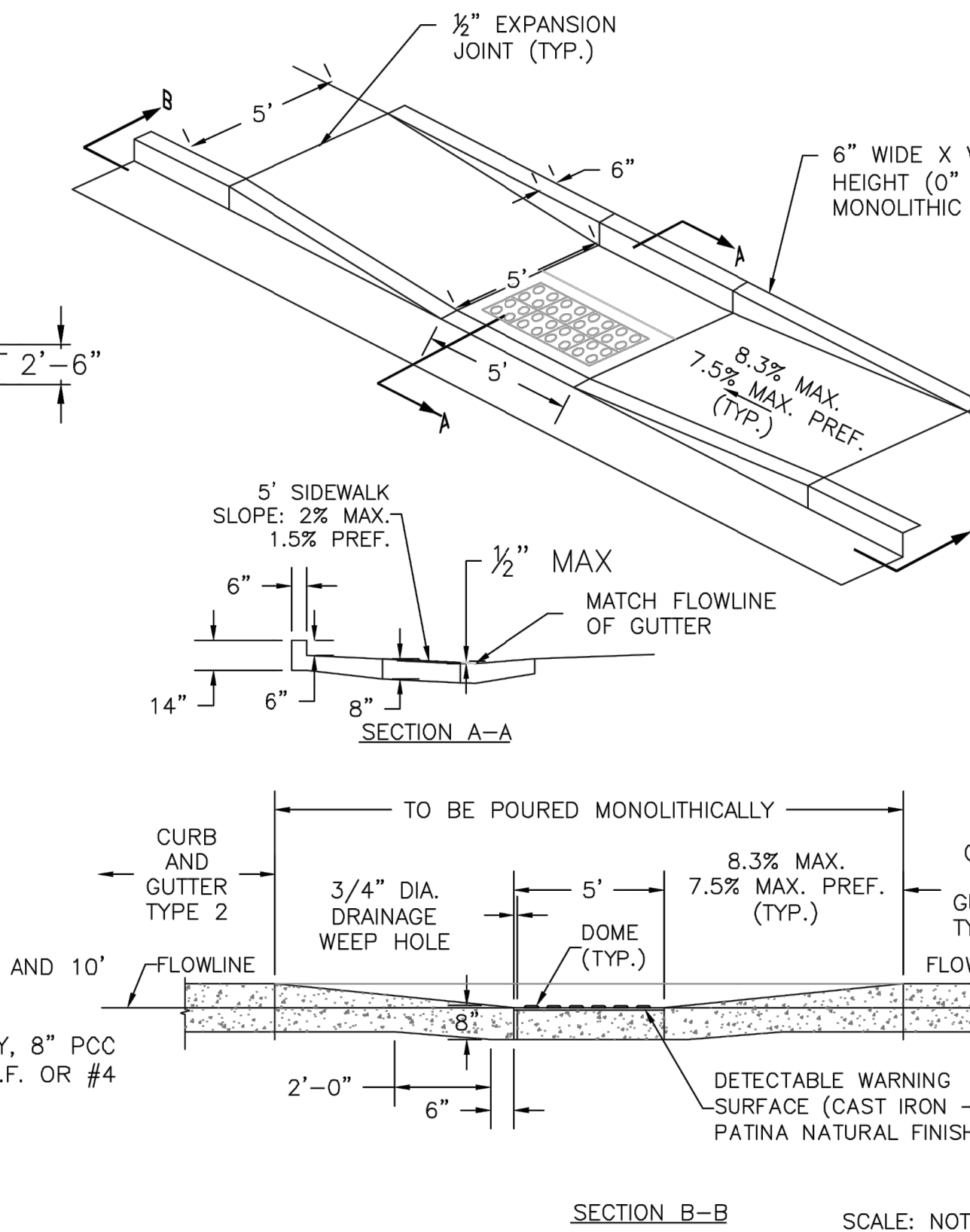


- NOTES:
- The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running band 4" x 8" brick pattern as shown.
  - Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.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



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

SCALE: NTS



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)

SCALE: NTS

PEDESTRIAN INTERSECTION RAMP (SD 2-41)

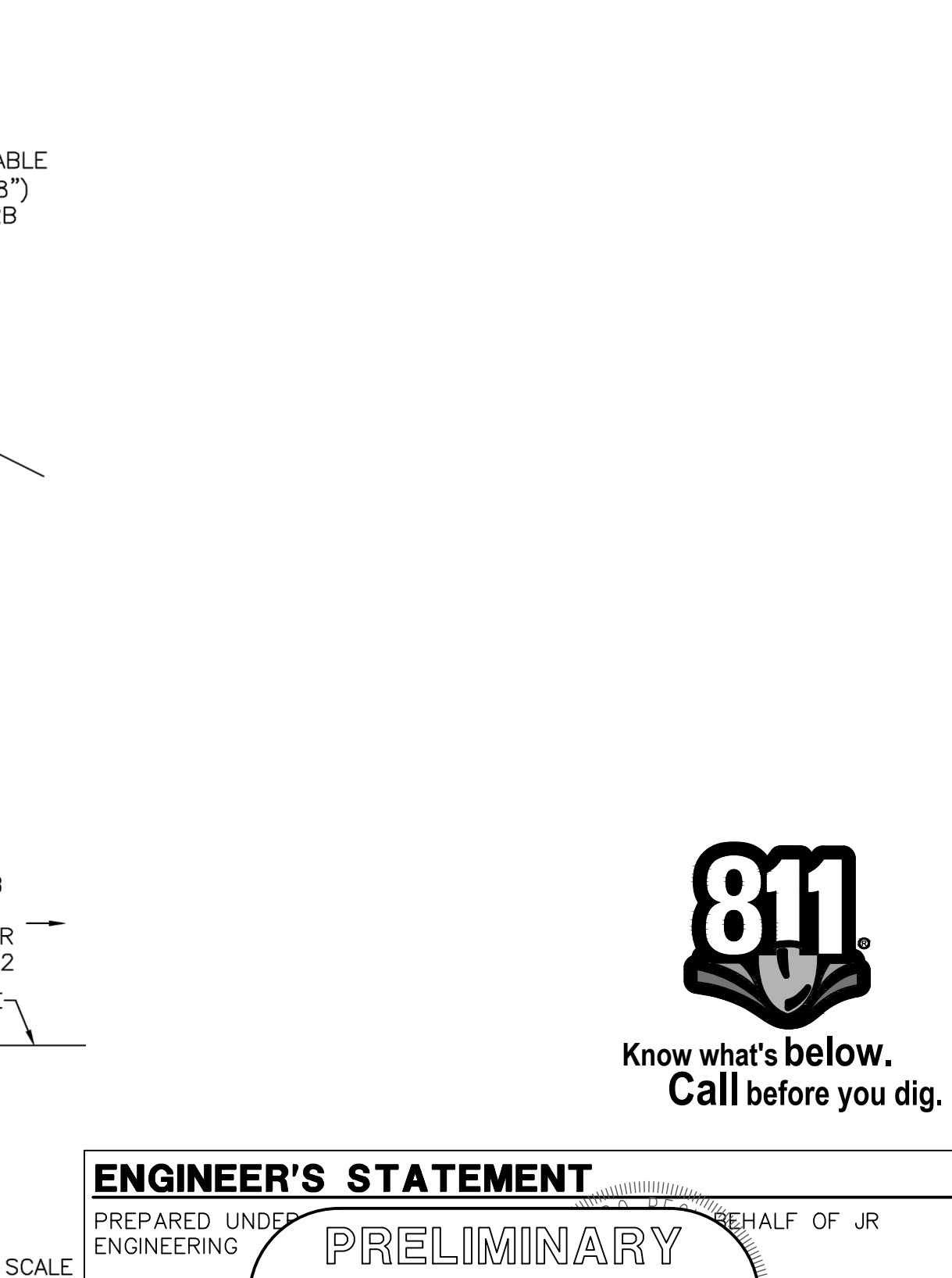
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- LEGEND FOR RAMP
- |   |              |
|---|--------------|
| A | 1/8" TO 1/4" |
| B | 1-1/2"       |
| C | 1-1/2" TO 2" |

PEDESTRIAN INTERSECTION RAMP (SD 2-41)

SCALE: NTS



ENGINEER'S STATEMENT  
PREPARED UNDER ENGINEERING  
PRELIMINARY  
NOT FOR CONSTRUCTION  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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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BY	DATE	REVISION	No.	N/A	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							2/10/22			

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

NOTES & DETAILS

SHEET 2 OF 38

JOB NO. 25188.03

	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		

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE		
STORM INLET		
AREA INLET - SQUARE		
AREA INLET - ROUND		
FLARED END SECTION		
RIPRAP		
<b>SANITARY SEWER</b>		
LINE MARKER		
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
<b>WATER LINE</b>		
LINE MARKER		
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		
<b>GAS LINE</b>		
MARKER		
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
<b>DRY UTILITIES</b>		
CABLE TV MARKER		
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER		
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
<b>MISC. UTILITIES</b>		
VENT PIPE		
TEST HOLE DESIGNATOR		

	EXISTING	PROPOSED
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		

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

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

LANDSCAPE LEGEND



Know what's below.  
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER THE AUTHORITY OF THE STATE OF COLORADO, I, THE ENGINEER, DO HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THE PROJECT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO ENGINEERING ACT.

MIKE A. BRAMLEY  
COLORADO P.E. No. 37104  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PREPARED FOR

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

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

BY

DATE

REVISION

No.

H-SCALE

V-SCALE

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

N/A

N/A

2/10/22

TM

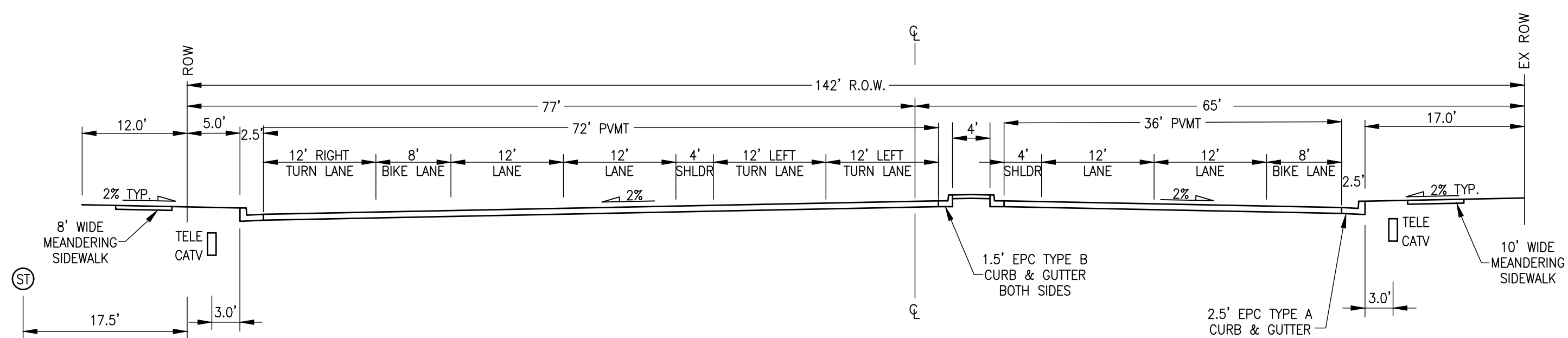
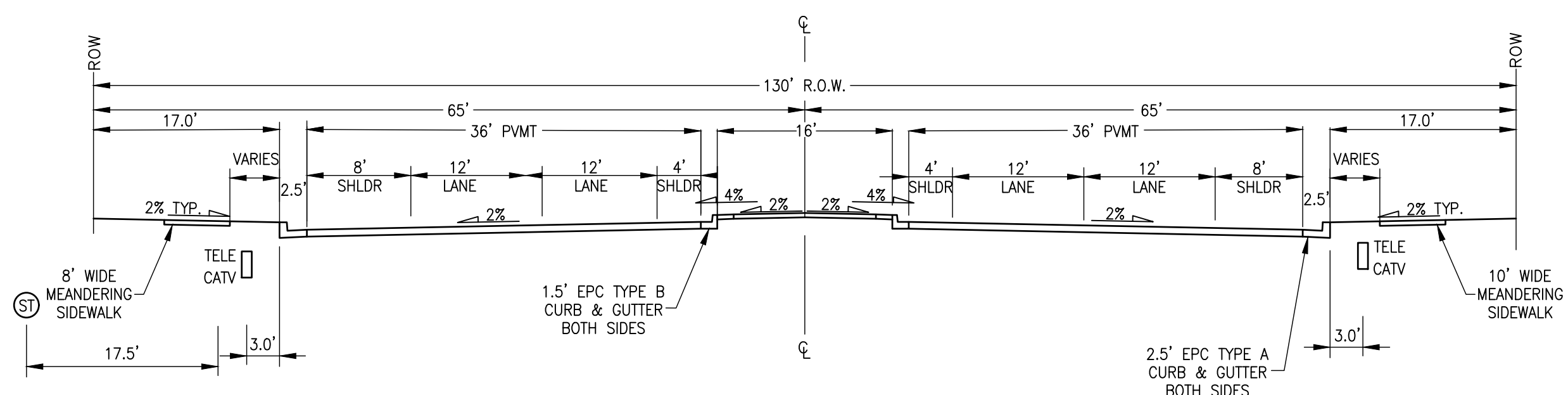
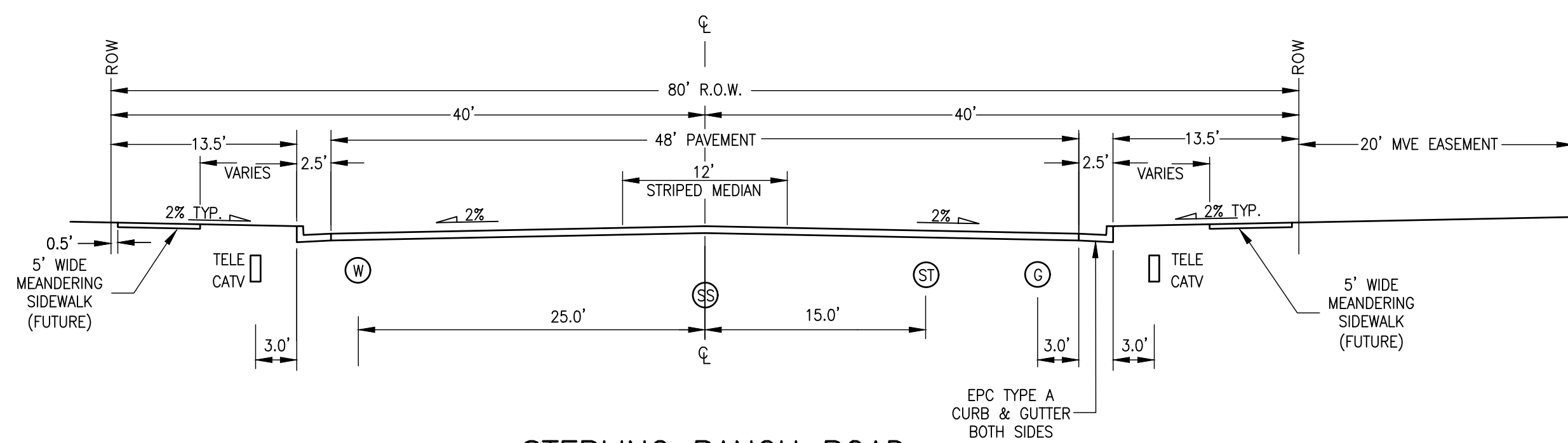
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SHEET 3 OF 38

JOB NO. 25188.03

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

LEGEND



## LEGEND

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

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

PREPARED FOR

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

**J·R ENGINEERING**  
A Westrian Company



H-SCALE	N/A	NO.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	2/10/22				
DESIGNED BY	RAB				
DRAWN BY	RAB				
CHECKED BY					

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET  
PLANS

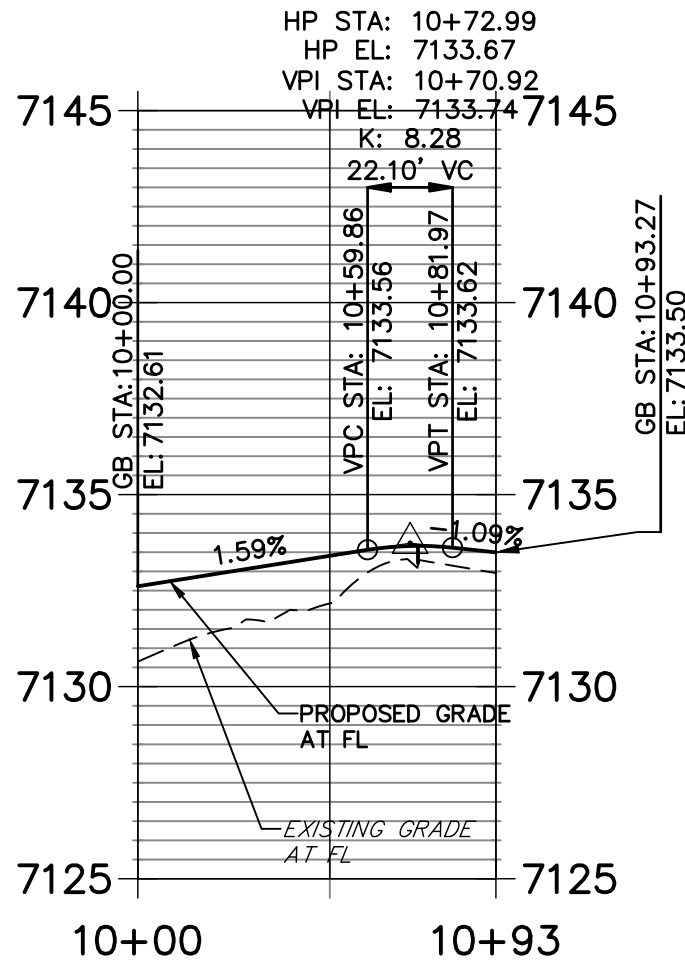
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TYPICAL SECTIONS

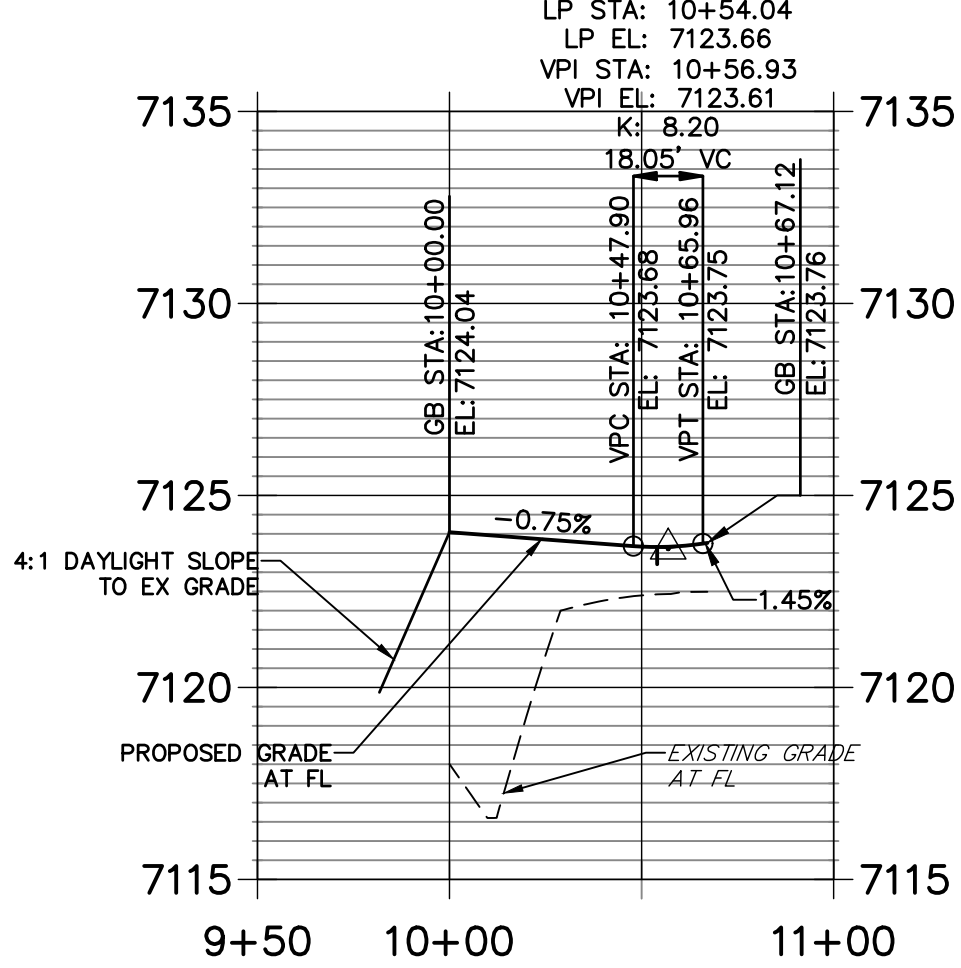


POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
16	11+45.29	87.34' (RT)	BRIARGATE PARKWAY	7132.76		BEGIN C&G PCR
17	11+36.98	110.64' (LT)	BRIARGATE PARKWAY	7134.66		BEGIN C&G PCR
18	11+76.97	71.50' (LT)	BRIARGATE PARKWAY	7132.51		PT
32	11+85.29	47.50' (RT)	BRIARGATE PARKWAY	7133.13		PT
33	14+12.07	71.50' (LT)	BRIARGATE PARKWAY	7128.72		PI
34	16+12.09	51.42' (LT)	BRIARGATE PARKWAY	7125.92		PI
35	13+39.92	47.50' (RT)	BRIARGATE PARKWAY	7130.38		PI
36	15+39.92	57.50' (RT)	BRIARGATE PARKWAY	7127.00		PI
37	17+87.92	47.50' (LT)	BRIARGATE PARKWAY	7123.61		PCR
38	17+74.92	57.50' (RT)	BRIARGATE PARKWAY	7123.11		PC
39	18+17.92	89.50' (LT)	BRIARGATE PARKWAY	7124.06		END C&G
45	18+14.92	97.50' (RT)	BRIARGATE PARKWAY	7124.05		END C&G
46	18+54.92	97.50' (RT)	BRIARGATE PARKWAY	7123.42		END C&G
48	18+51.92	89.50' (LT)	BRIARGATE PARKWAY	7123.44		END C&G
49	18+17.92	77.50' (LT)	BRIARGATE PARKWAY	7123.97		PT
50	18+81.92	59.50' (LT)	BRIARGATE PARKWAY	7122.66		PCR
51	18+94.92	47.50' (RT)	BRIARGATE PARKWAY	7122.87		PC
53	18+54.92	87.50' (RT)	BRIARGATE PARKWAY	7123.34		PT
54	21+29.93	59.50' (LT)	BRIARGATE PARKWAY	7121.10		PI
55	23+29.93	47.50' (LT)	BRIARGATE PARKWAY	7118.11		PI
57	11+76.70	5.46' (RT)	BRIARGATE PARKWAY	7134.13		PC
58	11+76.97	3.50' (RT)	BRIARGATE PARKWAY	7134.20		PT
60	18+52.17	12.50' (LT)	BRIARGATE PARKWAY	7124.00		PC
61	18+52.76	8.59' (LT)	BRIARGATE PARKWAY	7124.08		PRC
62	18+21.88	6.67' (RT)	BRIARGATE PARKWAY	7124.36		PRC
63	18+16.11	8.50' (RT)	BRIARGATE PARKWAY	7124.36		PT
64	15+41.23	3.50' (RT)	BRIARGATE PARKWAY	7128.26		PI
67	18+07.25	12.33' (LT)	BRIARGATE PARKWAY	7124.33		PC
68	18+13.04	12.50' (RT)	BRIARGATE PARKWAY	7124.29		PT
69	18+52.09	8.50' (RT)	BRIARGATE PARKWAY	7124.10		PC
70	18+51.73	6.56' (RT)	BRIARGATE PARKWAY	7124.14		PT
71	18+86.56	0.00' ( )	BRIARGATE PARKWAY	7124.01		PT
72	21+00.00	0.00' ( )	BRIARGATE PARKWAY	7121.56		PI
73	23+00.00	8.50' (LT)	BRIARGATE PARKWAY	7119.05		PI
74	11+95.77	8.50' (RT)	BRIARGATE PARKWAY	7133.89		PC
75	11+79.48	6.25' (RT)	BRIARGATE PARKWAY	7134.06		PT

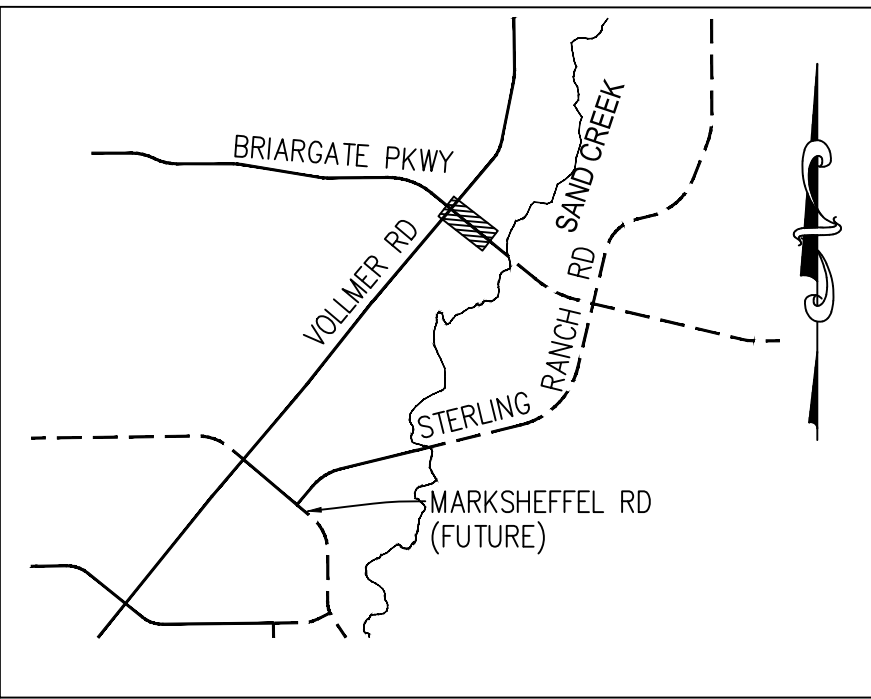
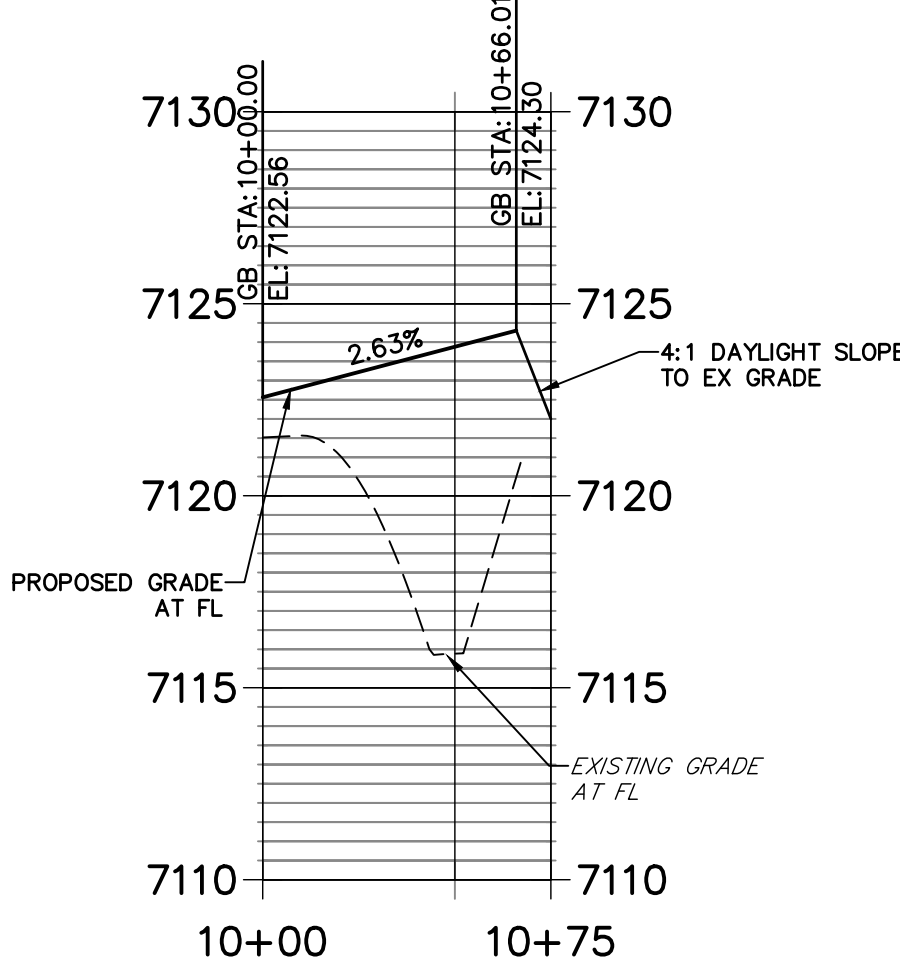
VOLLMER & BRIARGATE SE PROFILE  
STA 10+00.00 TO 10+93.27



BRIARGATE & WHEATLAND NW PROFILE  
STA 9+50.00 TO 11+00.00

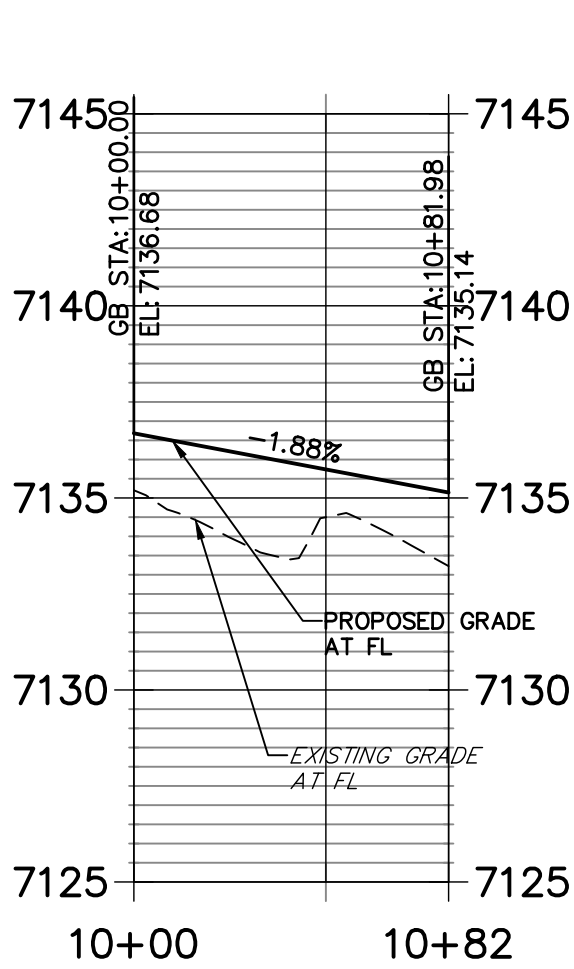


BRIARGATE & WHEATLAND NE PROFILE  
STA 10+00.00 TO 10+75.00

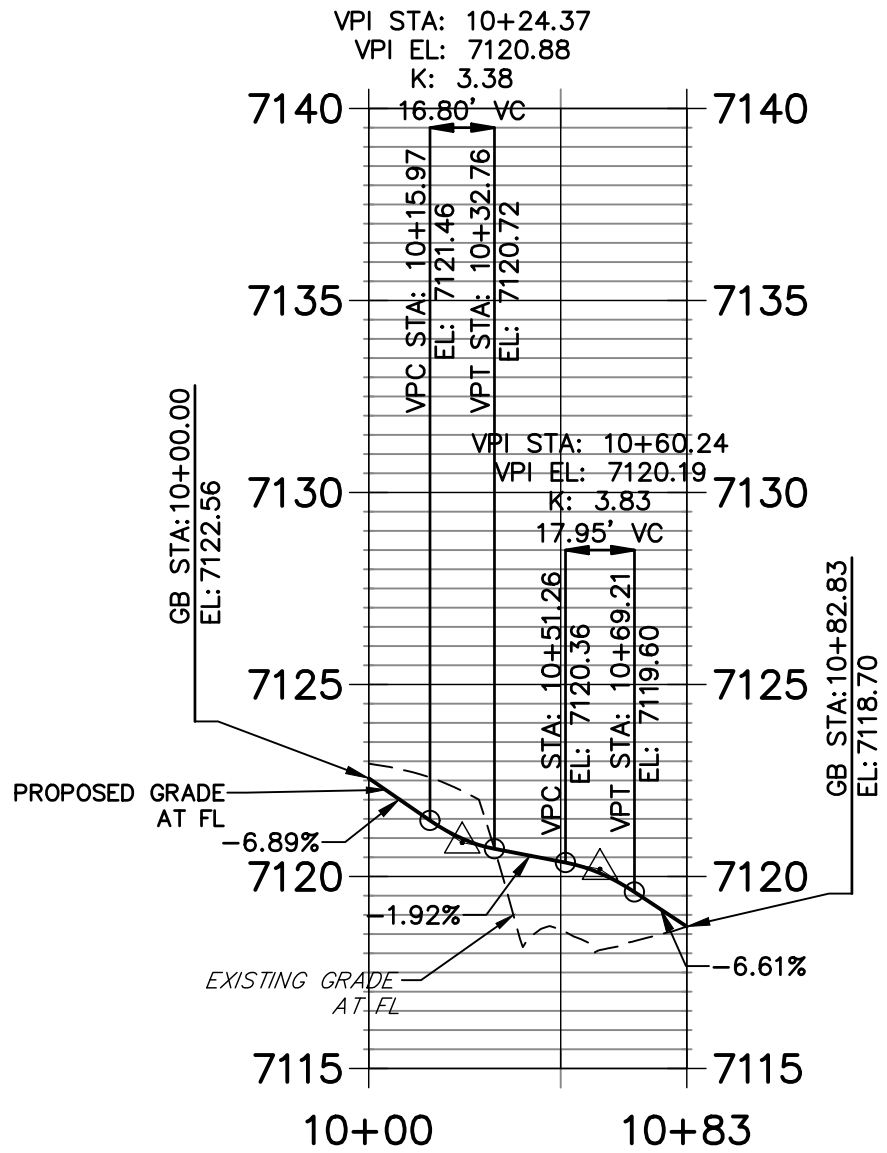


KEY MAP  
N.T.S.

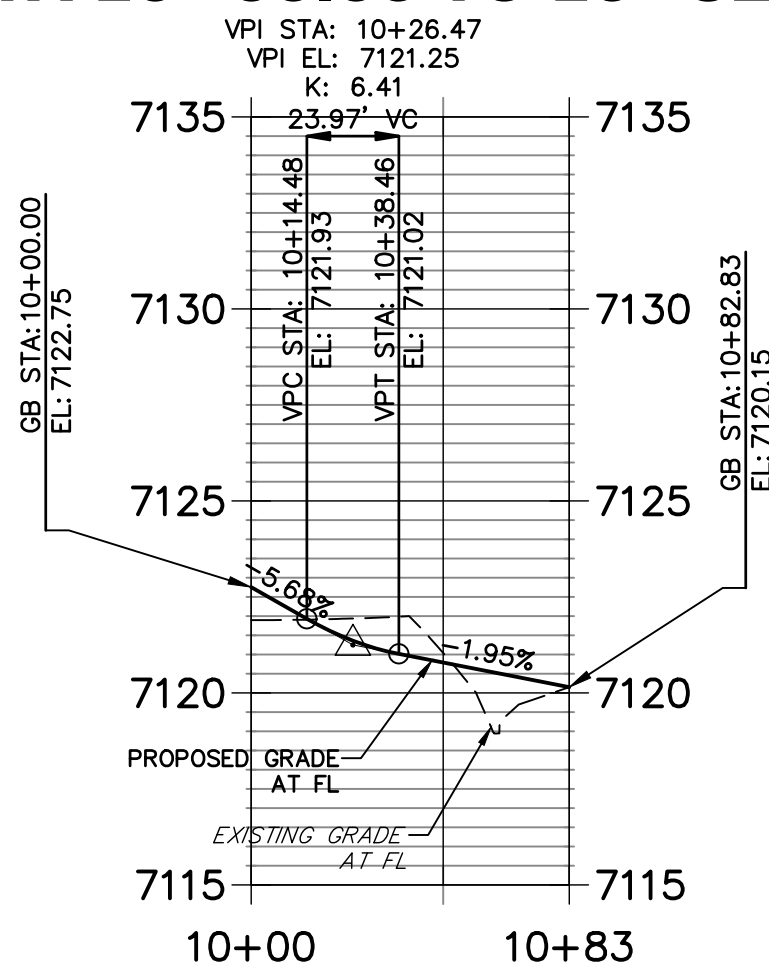
VOLLMER & BRIARGATE NE PROFILE  
STA 10+00.00 TO 10+81.98



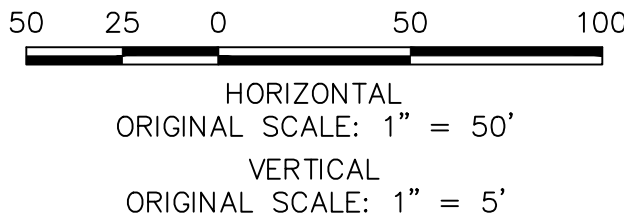
BRIARGATE & WHEATLAND SW PROFILE  
STA 10+00.00 TO 10+82.83



BRIARGATE & WHEATLAND SE PROFILE  
STA 10+00.00 TO 10+82.83



Know what's below.  
Call before you dig.



ENGINEER'S STATEMENT

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

MIKE A. BRAMLEY, P.E., 3233 S. JEFFERSON ST., SUITE 100, DENVER, CO 80202  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

SHEET 6 OF 38

JOB NO. 25188.03

PREPARED FOR

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



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

BY

DATE

No. REVISION

1"=50'

1"=5'

DATE

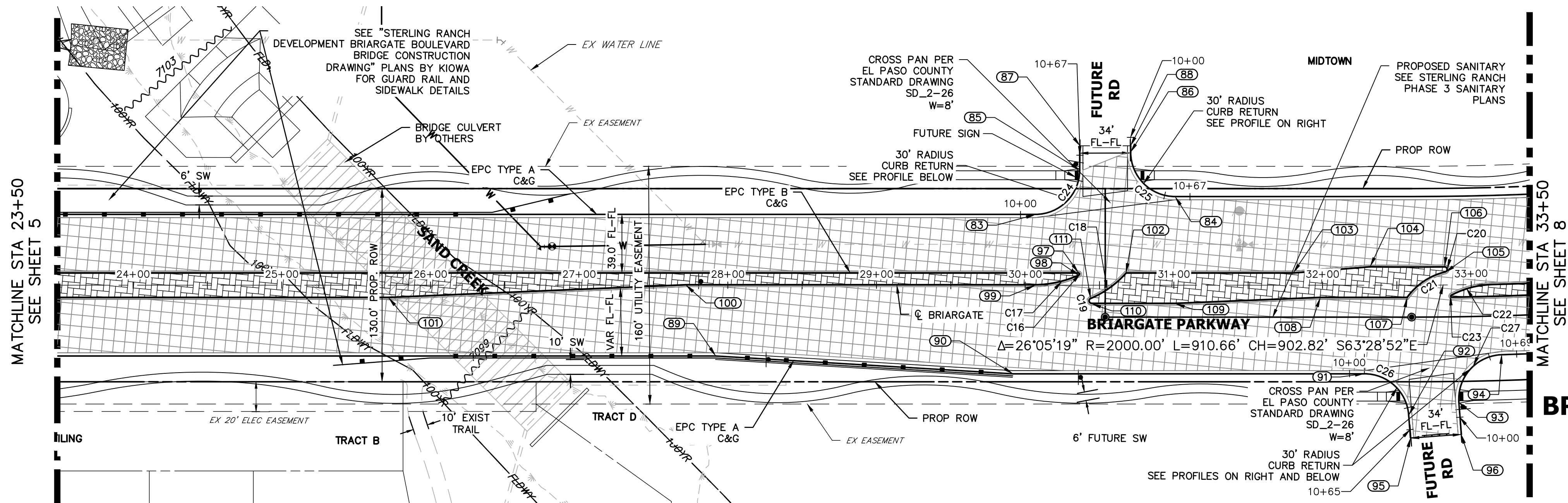
DESIGNED BY

TIM

DRAWN BY

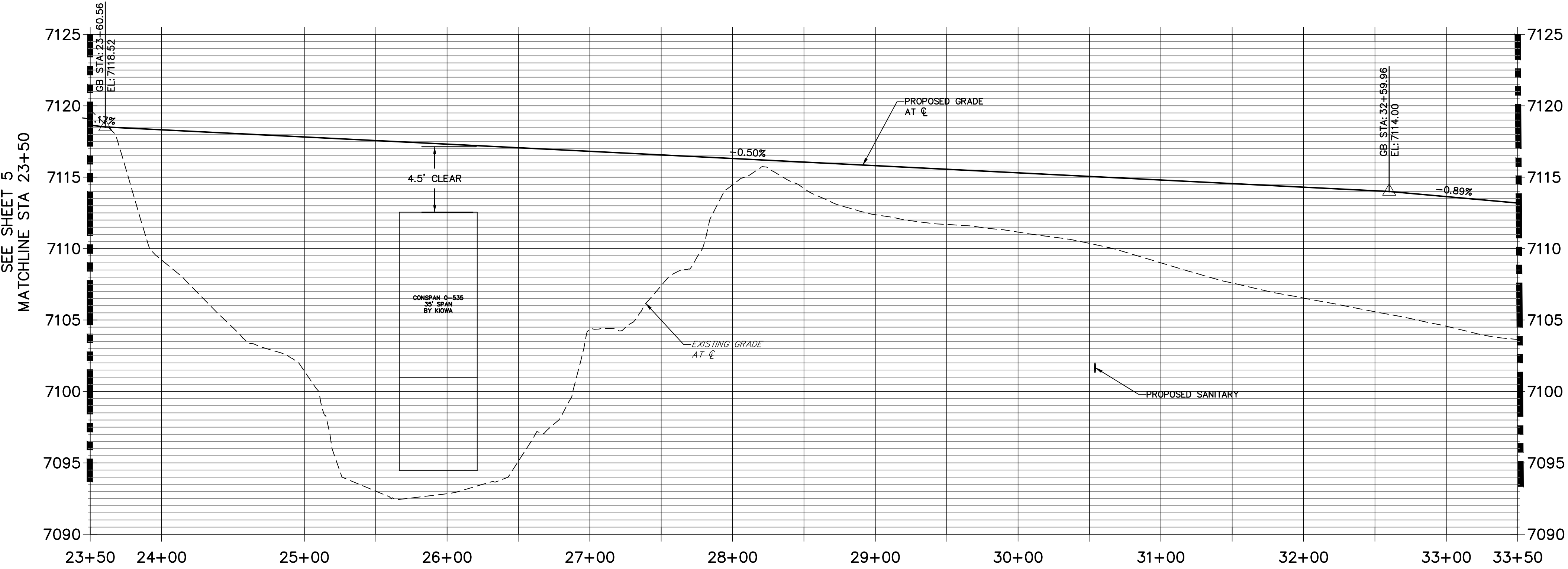
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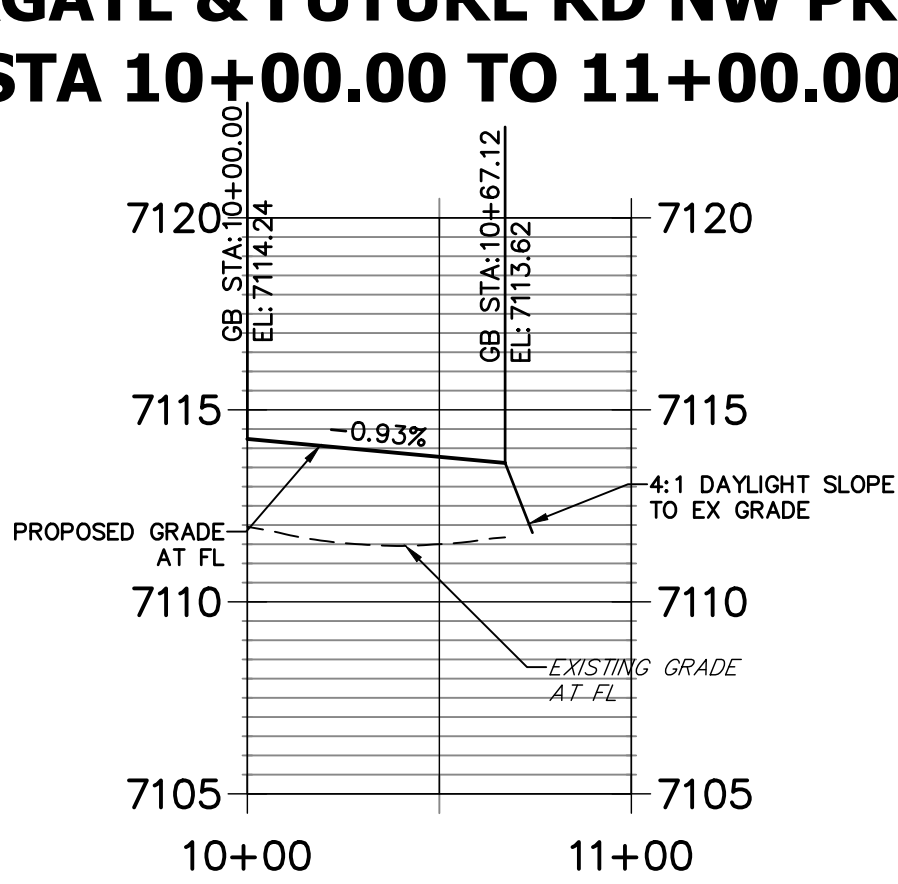
BRIARGATE PARKWAY  
STA 23+50 TO STA 33+50

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

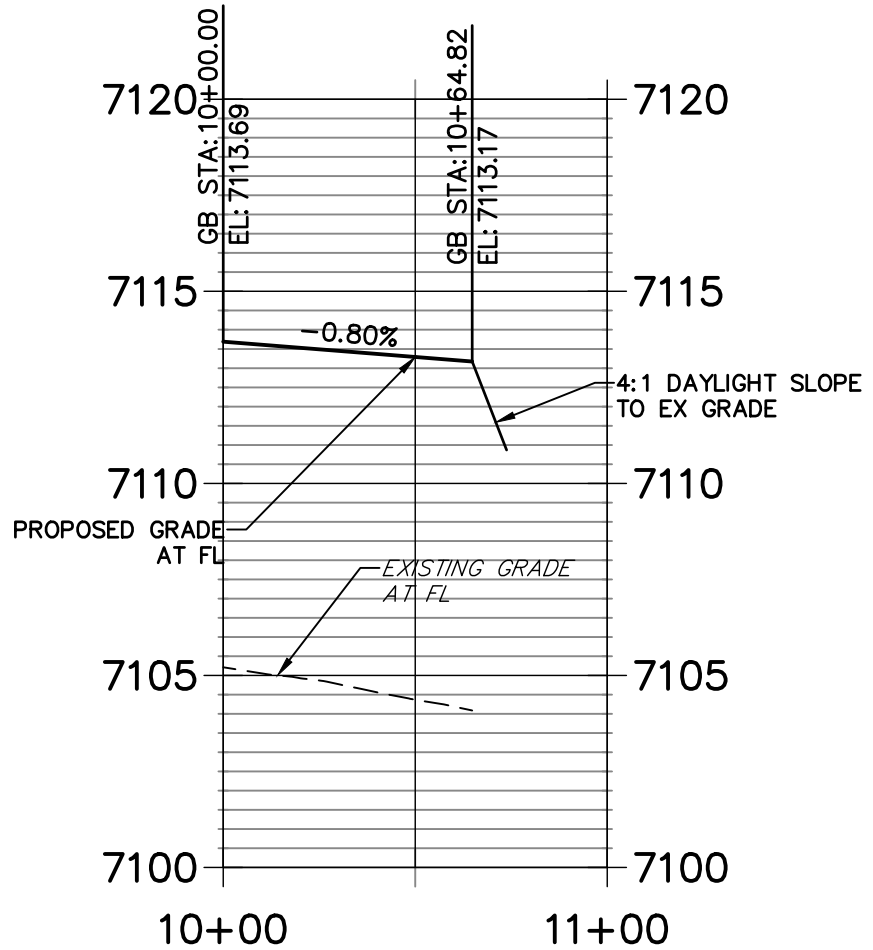


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	155°26'38"	1.00'	2.71'
C17	23°50'11"	72.93'	30.34'
C18	25°50'41"	65.66'	29.62'
C19	157°10'25"	2.00'	5.49'
C20	167°04'44"	2.00'	5.83'
C21	40°51'47"	44.01'	31.39'
C22	26°07'24"	60.98'	27.80'
C23	152°41'22"	1.00'	2.66'
C24	89°48'21"	30.05'	47.10'
C25	90°00'00"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

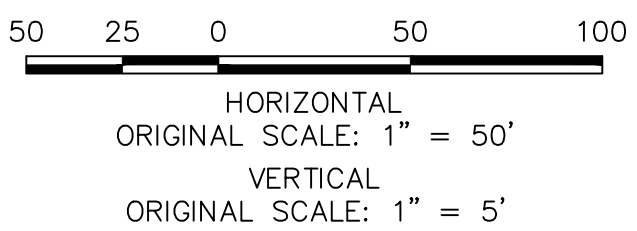
BRIARGATE & FUTURE RD NW PROFIL  
STA 10+00.00 TO 11+00.00



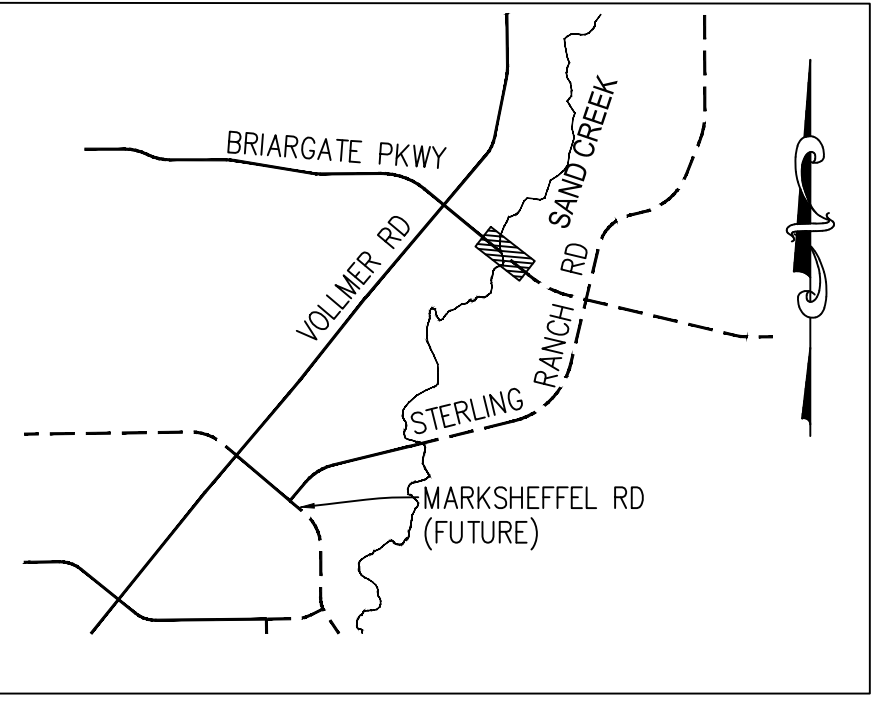
BRIARGATE & FUTURE RD SW PROFILE  
STA 10+00.00 TO 11+00.00



- ROADWAY NOTES**
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.
  3. SEE SHEET 8 FOR POINT TABLES

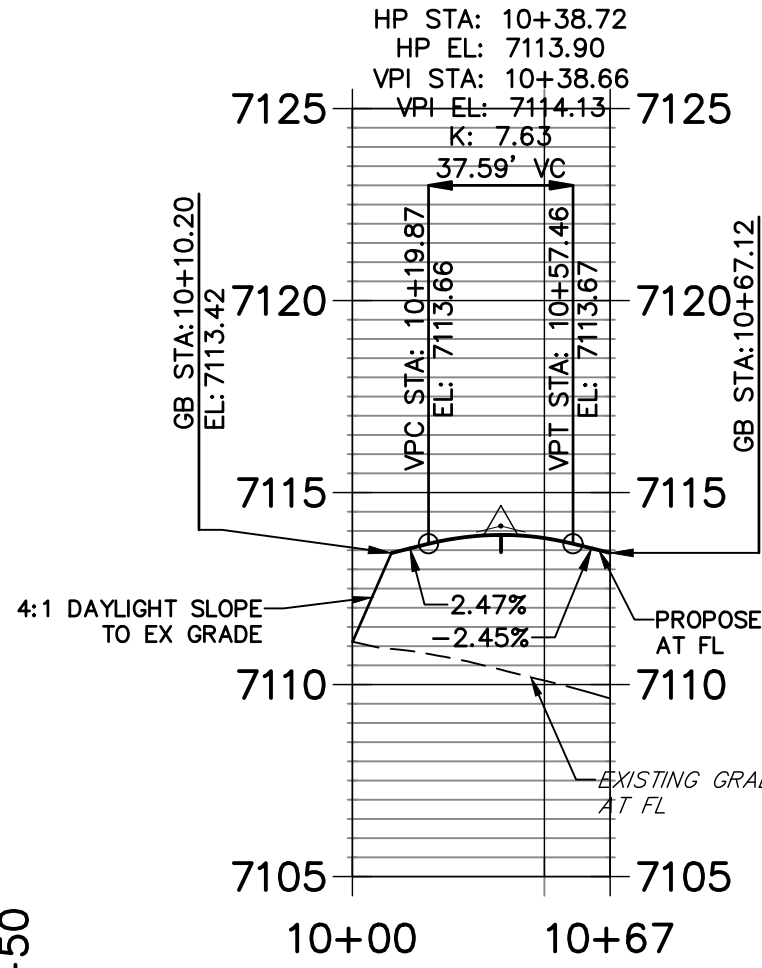


- LEGEND**
- PROPOSED FULL DEPTH ASPHALT
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED SIDEWALK (4" DEPTH)
  - PROPOSED MEDIAN COVER MATERIAL
  - PROPOSED FULL DEPTH ASPHALT REMOVAL

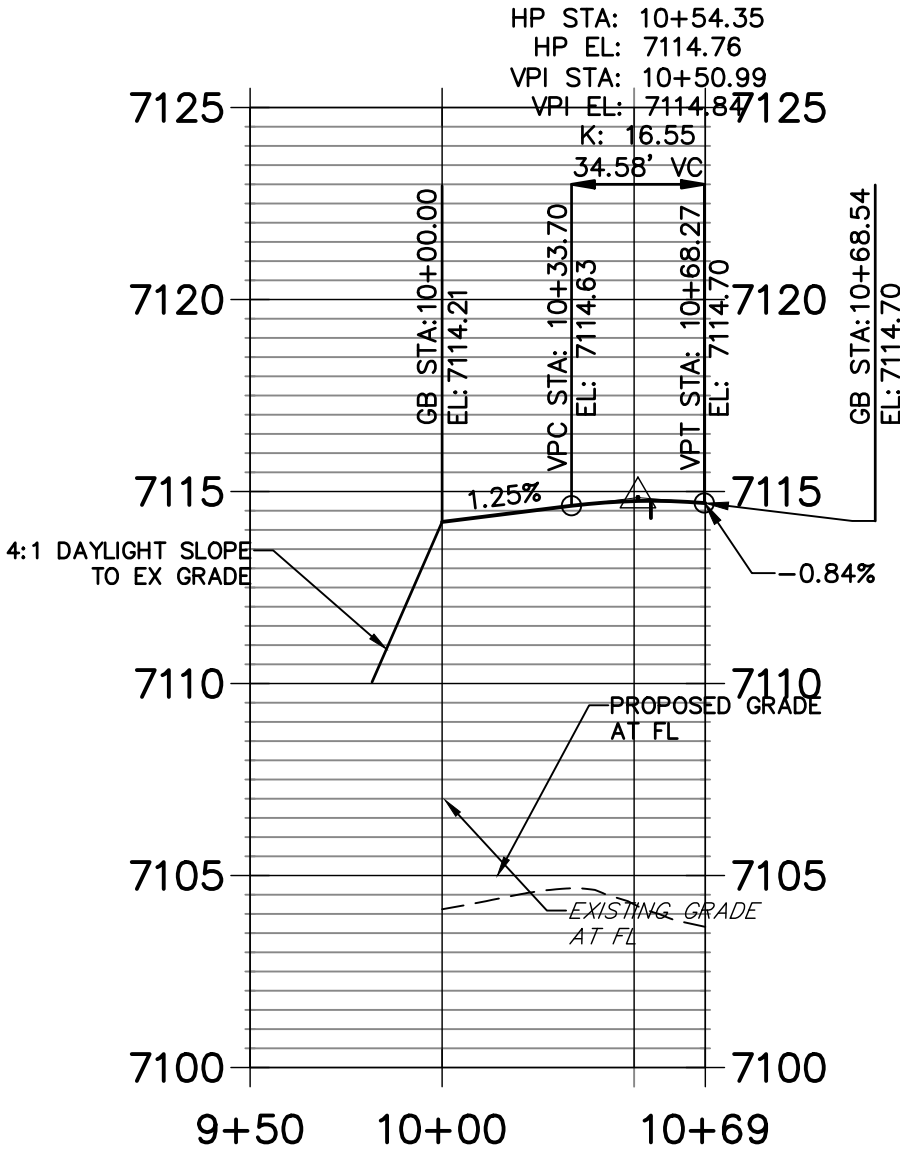


KEY MAP  
N.T.S.

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



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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

**J.R. ENGINEERING**  
A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY	DATE	REVISION	1"=50'	1"=5'	DATE	DESIGNED BY	TIM	CRB	CHECKED BY
					2/10/22				

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

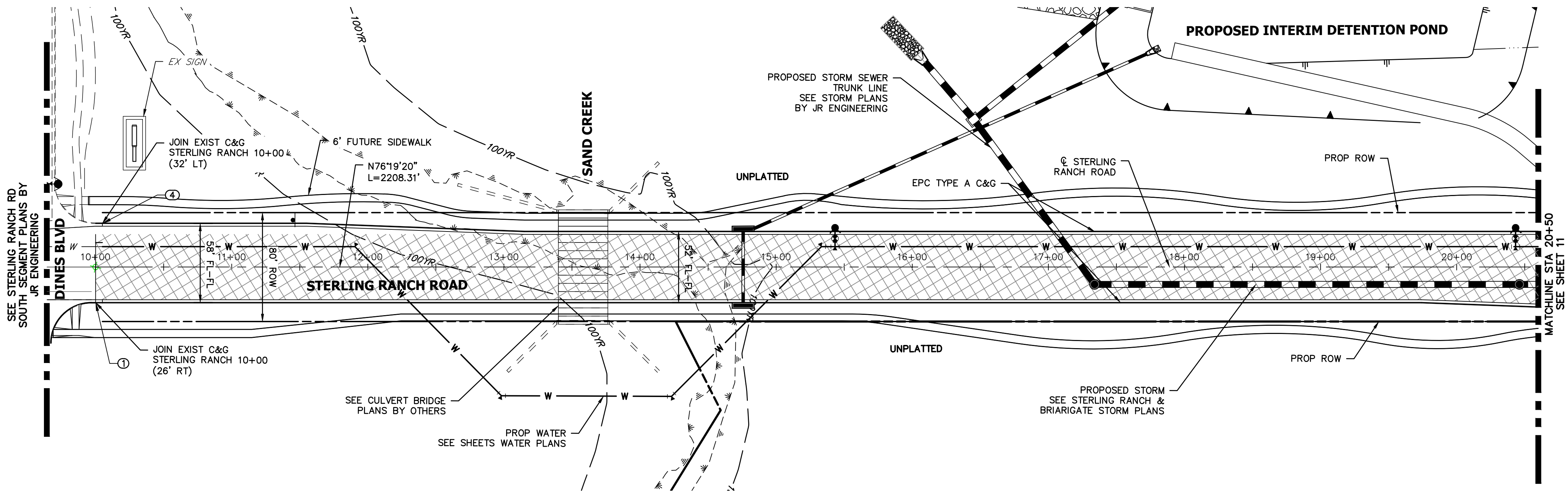
BRIARGATE PARKWAY STREET PLAN & PROFILE

SHEET 7 OF 38

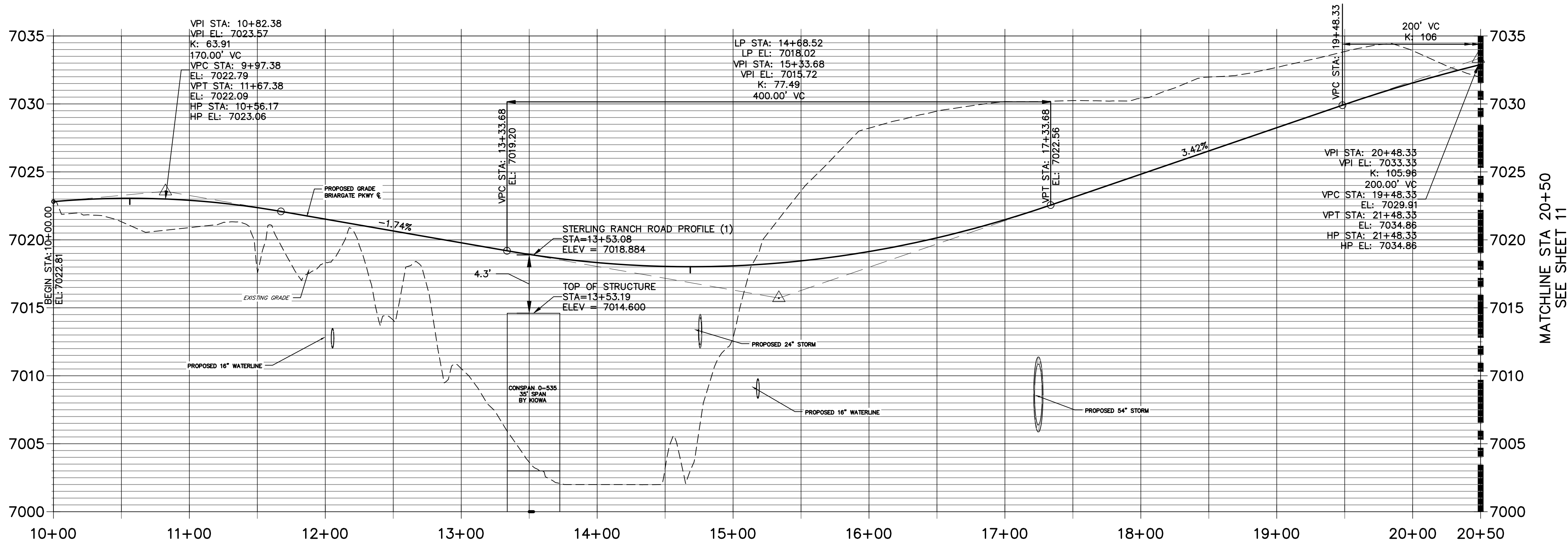
JOB NO. 25188.03







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



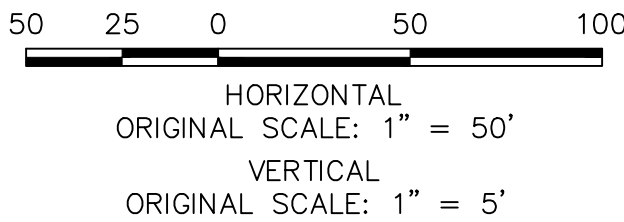
**LEGEND**

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

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

**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, LLC



STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
STREET PLAN & PROFILE

SHEET 10 OF 38

JOB NO. 25188.03

**J.R. ENGINEERING**  
A Western Company

Centennial 303-740-9883 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

**SR LAND, LLC**

20 BOULDER CRESCENT

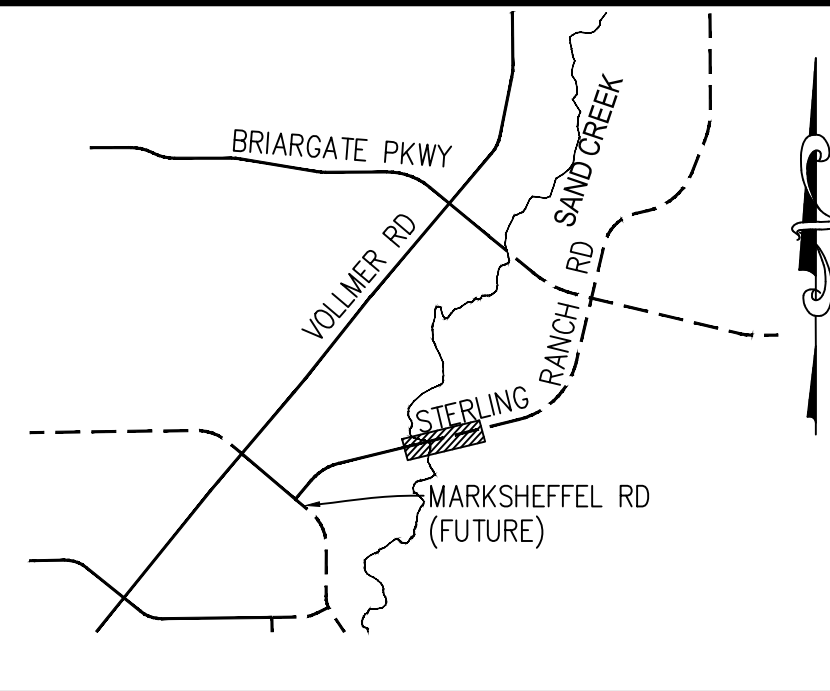
SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

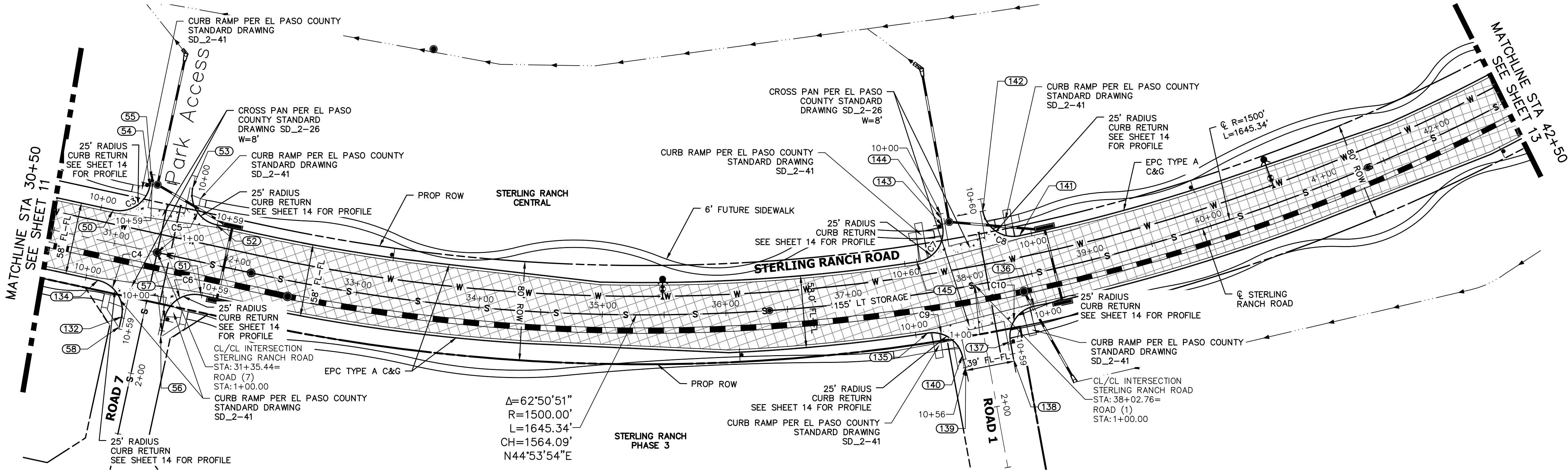
(719) 471-1742

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



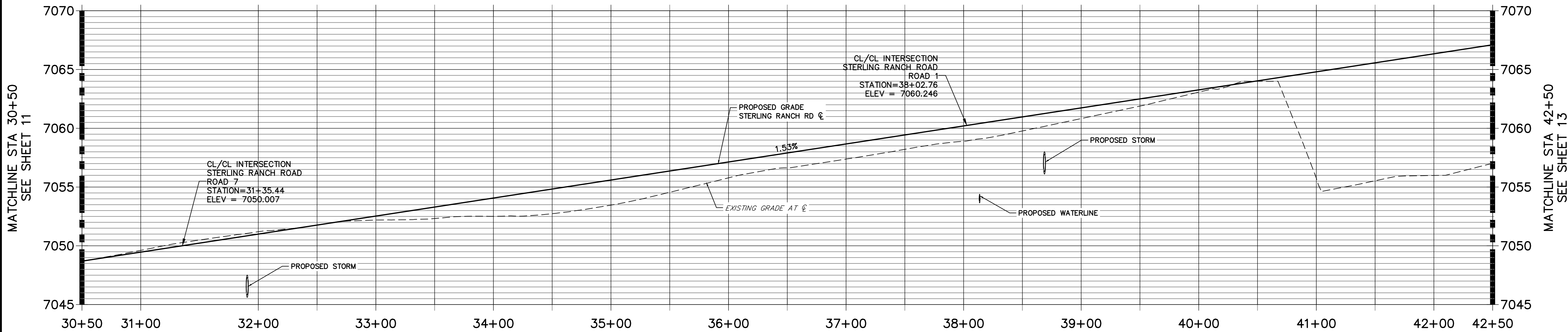
**KEY MAP**  
N.T.S.





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

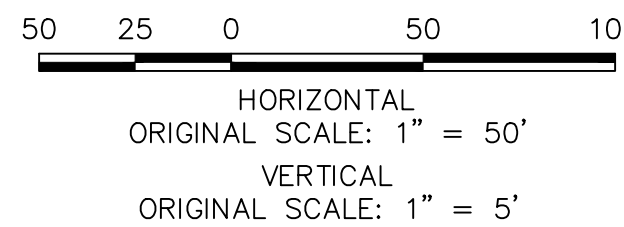
STERLING RANCH ROAD PROFILE (3)  
STA 30+50.00 TO 42+50.00



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

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

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

Know what's below.  
Call before you dig.

811

Know what's below.  
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT WRITTEN AUTHORIZATION.

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

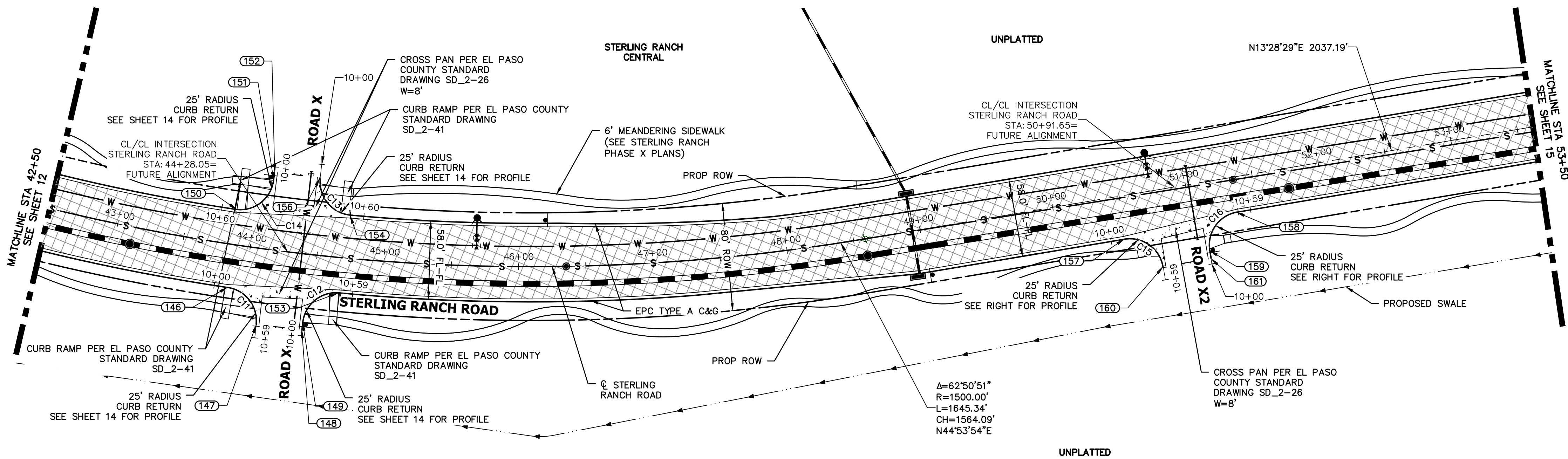
J.R. ENGINEERING  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY		DATE		REVISION	
No.					
1"	50'	2/10/22			
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
			TIM	CRB	

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

SHEET 12 OF 38

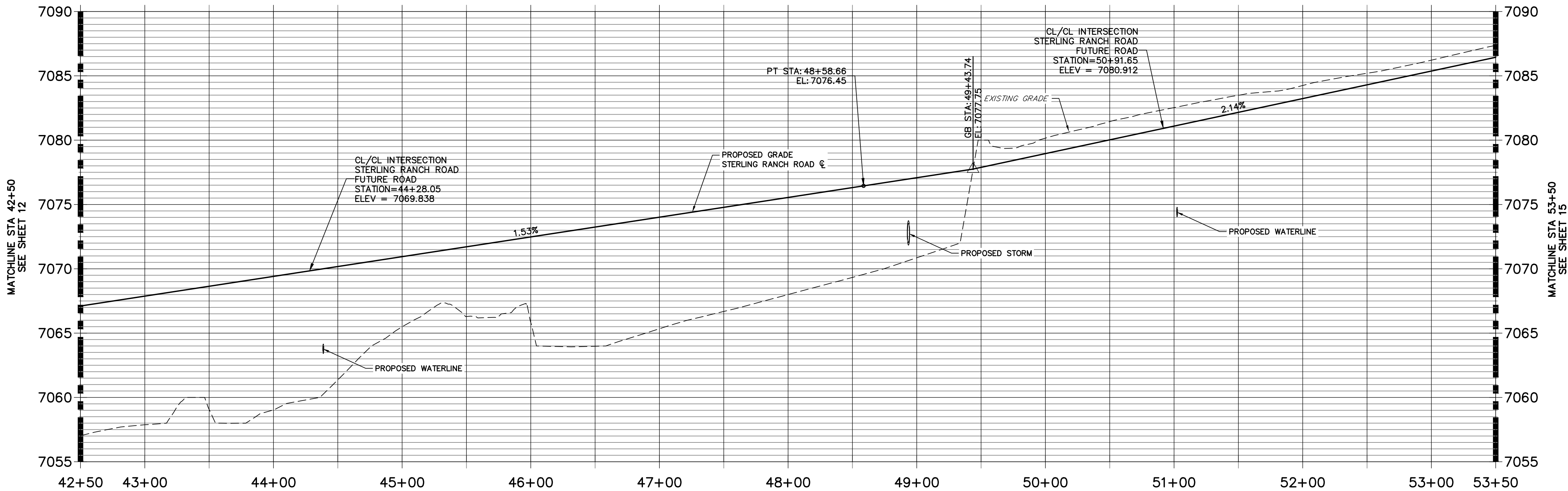
JOB NO. 25188.03



STERLING RANCH ROAD  
STA 42+50 TO STA 53+50.00  
**STERLING RANCH ROAD PROFILE (4)**  
STA 42+50.00 TO 53+50.00

**ROADWAY NOTES**

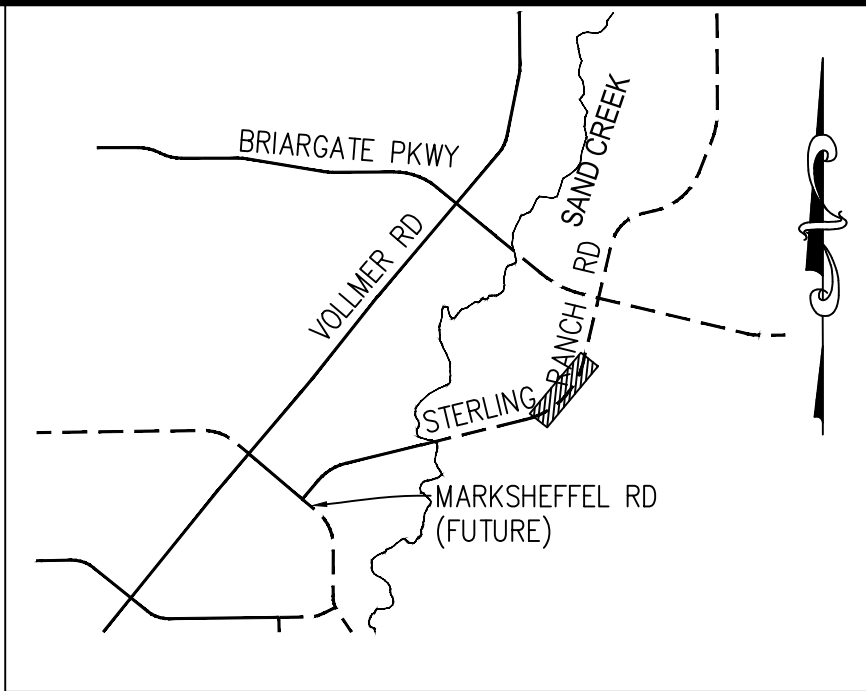
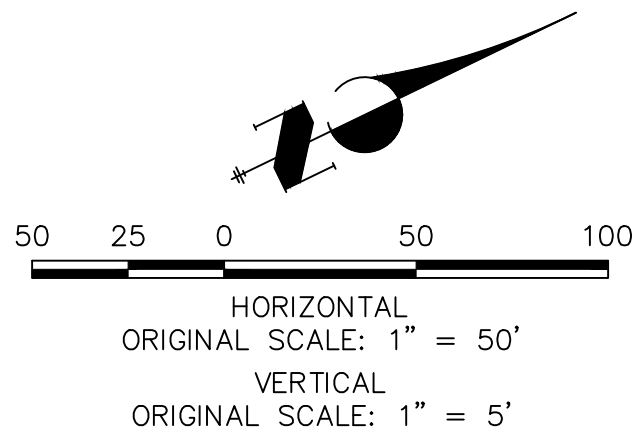
1. ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
2. NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.



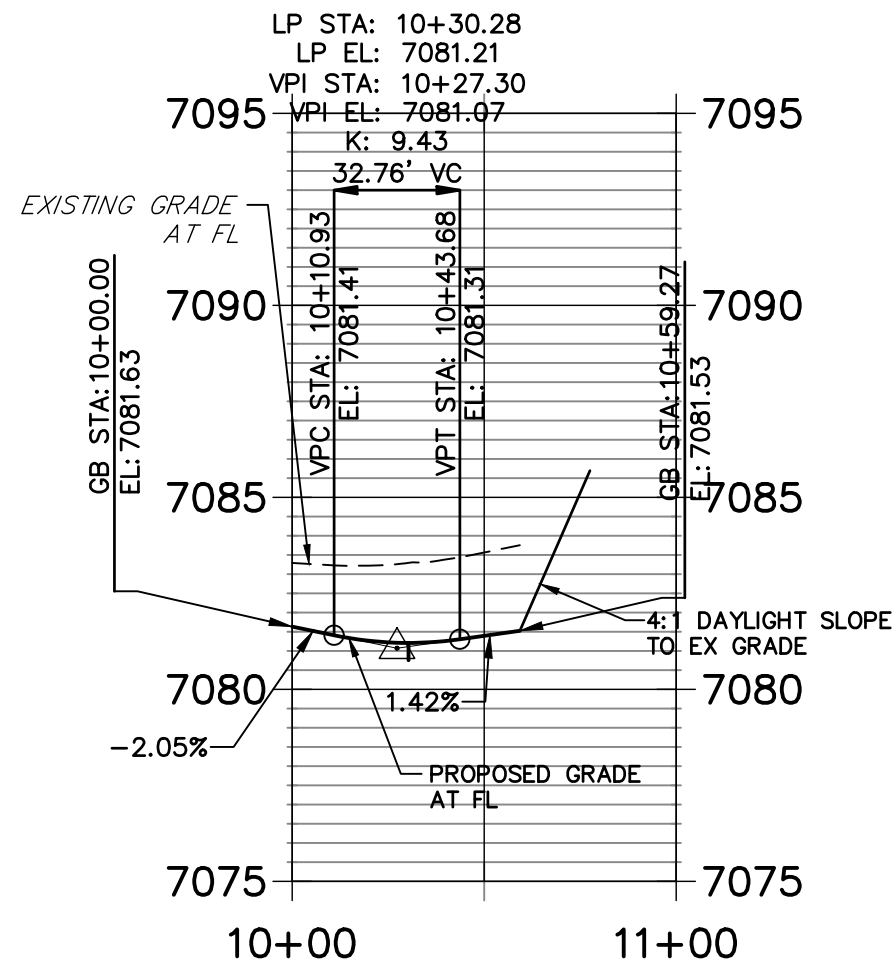
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES
146	43+87.72	32.00' (RT)	STERLING RANCH ROAD	7069.30	PCR
147	44+11.99	56.38' (RT)	STERLING RANCH ROAD	7064.54	END C&G
148	44+44.76	56.19' (RT)	STERLING RANCH ROAD	7065.76	END C&G
149	44+44.79	50.67' (RT)	STERLING RANCH ROAD	7065.61	PT
150	43+86.11	26.03' (LT)	STERLING RANCH ROAD	7069.07	PCR
151	44+10.74	51.51' (LT)	STERLING RANCH ROAD	7069.74	PT
152	44+10.67	57.51' (LT)	STERLING RANCH ROAD	7059.29	END C&G
153	44+68.78	26.01' (RT)	STERLING RANCH ROAD	7070.34	PCR

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES
154	44+71.58	32.00' (LT)	STERLING RANCH ROAD	7070.58	PCR
156	44+46.03	57.51' (LT)	STERLING RANCH ROAD	7060.04	END C&G
157	50+48.65	32.00' (RT)	STERLING RANCH ROAD	7080.09	PCR
158	51+33.90	26.06' (RT)	STERLING RANCH ROAD	7081.72	PCR
159	51+09.65	51.00' (RT)	STERLING RANCH ROAD	7083.23	PT
160	50+73.65	57.00' (RT)	STERLING RANCH ROAD	7082.51	END C&G
161	51+09.65	57.00' (RT)	STERLING RANCH ROAD	7083.27	END C&G

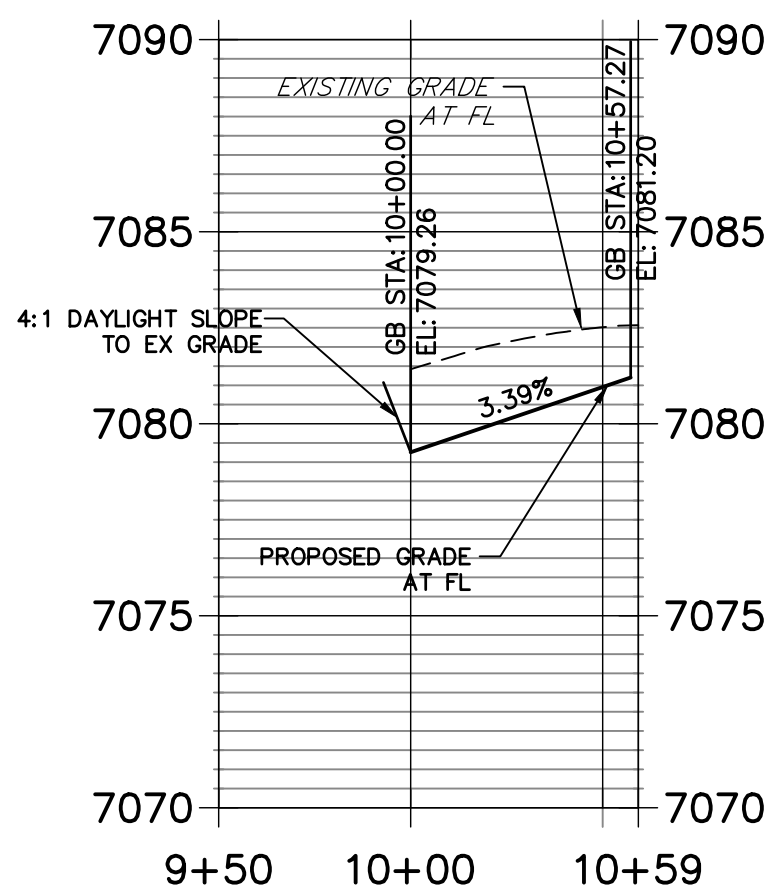
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	88°33'57"	25.00'	38.65'
C12	87°35'30"	25.13'	38.41'
C13	91°15'22"	25.00'	39.82'
C14	91°37'37"	25.03'	40.03'
C15	89°51'56"	25.03'	39.26'
C16	87°35'30"	25.13'	38.41'



**STERLING & ROAD X2 NE PROFILE**  
STA 10+00.00 TO 11+00.00



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



**LEGEND**

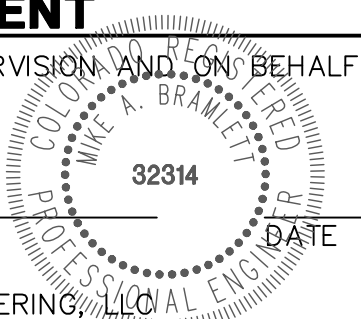
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)
- PROPOSED MEDIAN COVER MATERIAL
- PROPOSED FULL DEPTH ASPHALT REMOVAL



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



PREPARED FOR

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



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BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 2/10/22

DESIGNED BY TIM

DRAWN BY CRB

CHECKED BY

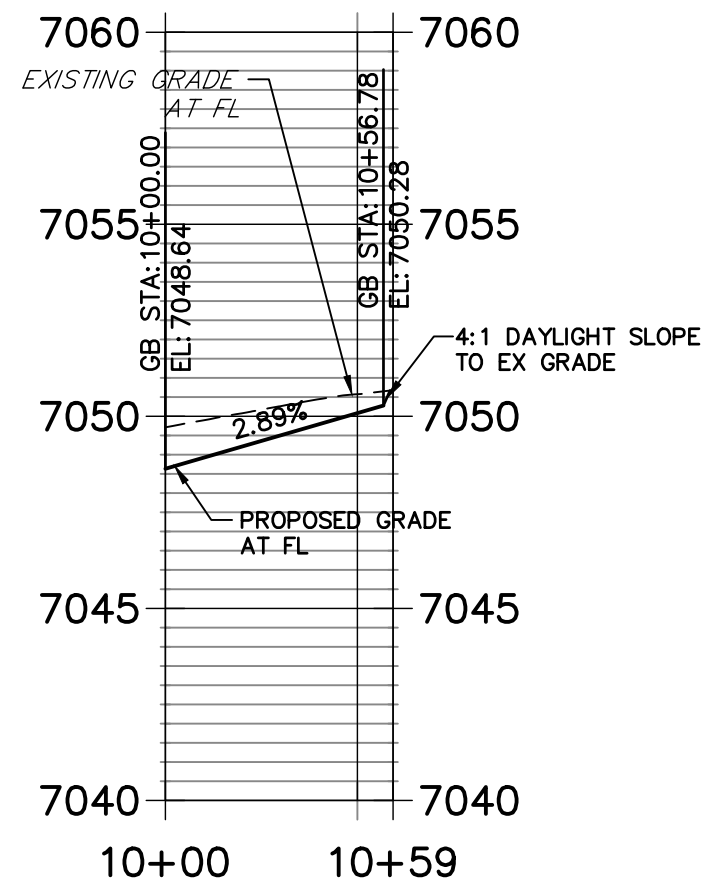
STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
STREET PLAN & PROFILE

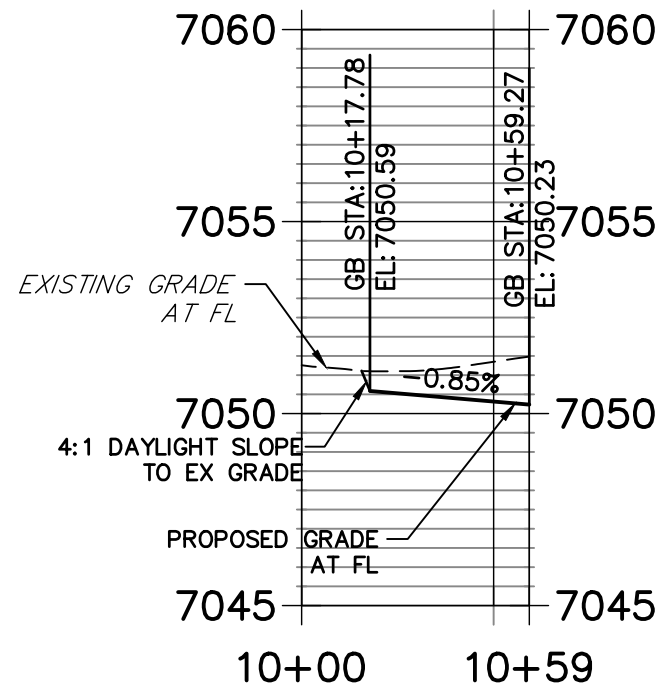
SHEET 13 OF 38

JOB NO. 25188.03

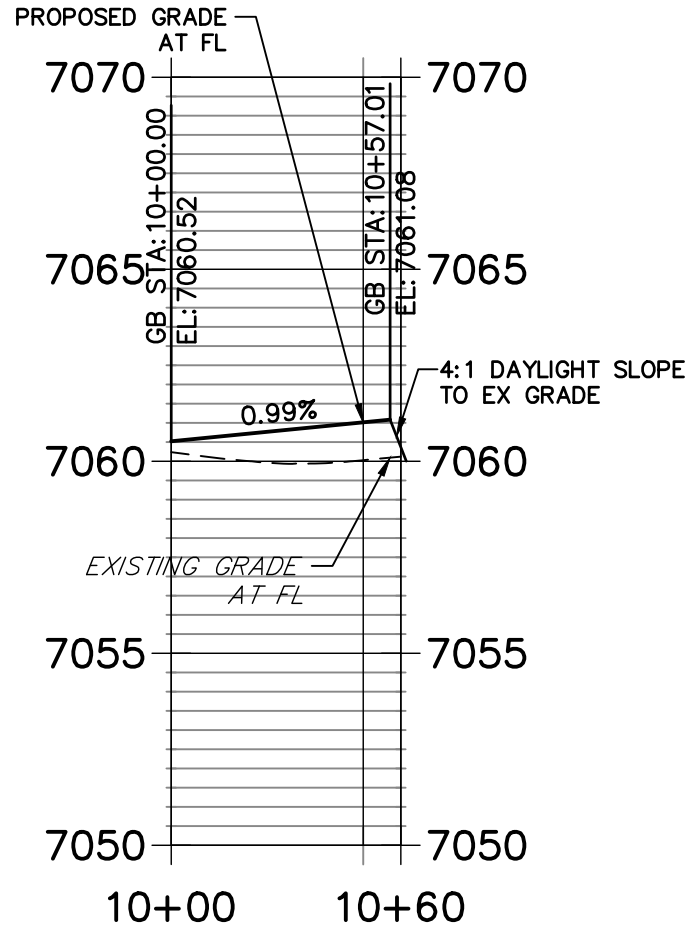
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STA 10+00.00 TO 10+59.28



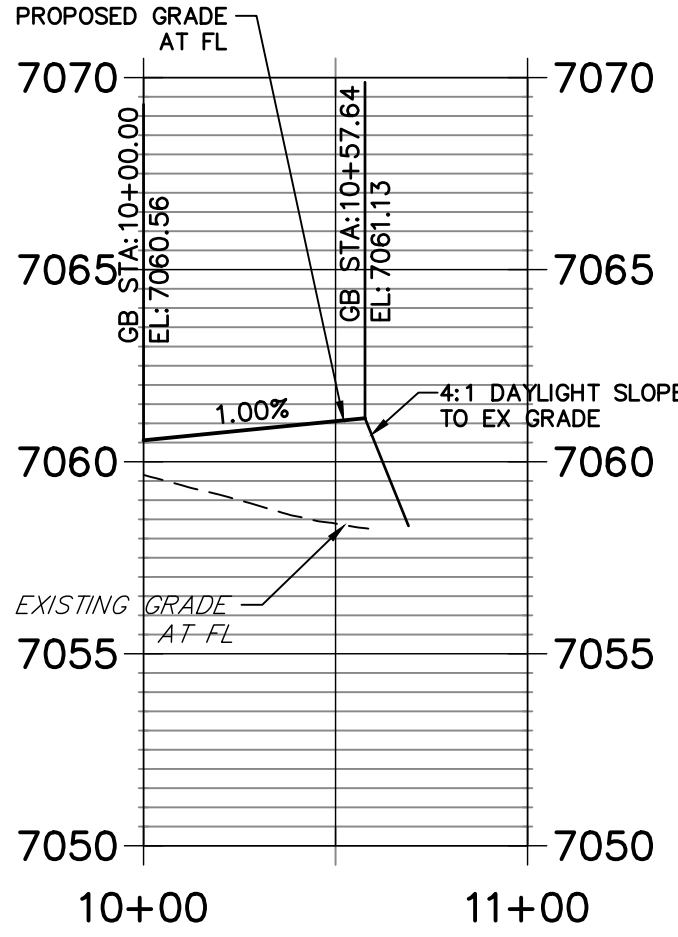
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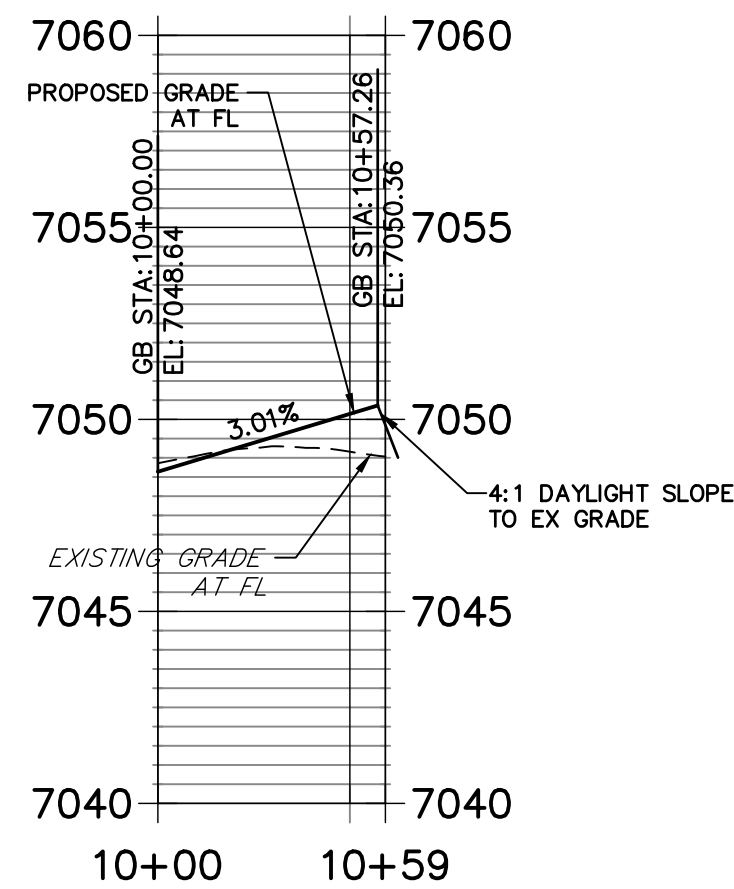
STERLING & ROAD 1 NW PROFILE  
STA 10+00.00 TO 10+59.82



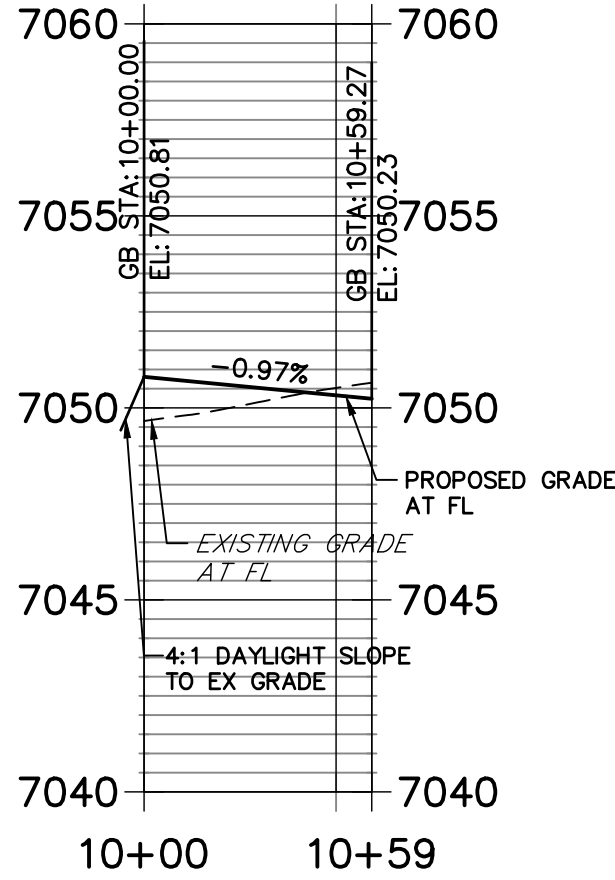
STERLING & ROAD1 NE PROFILE  
STA 10+00.00 TO 11+00.00



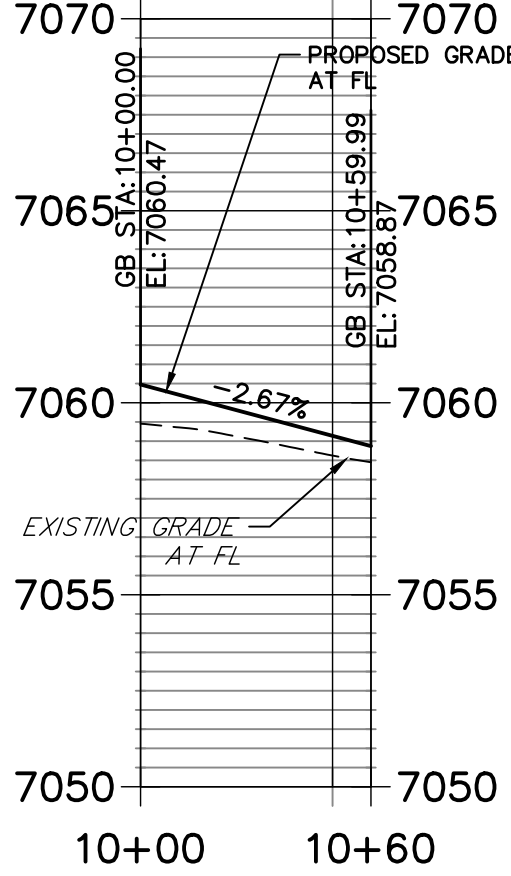
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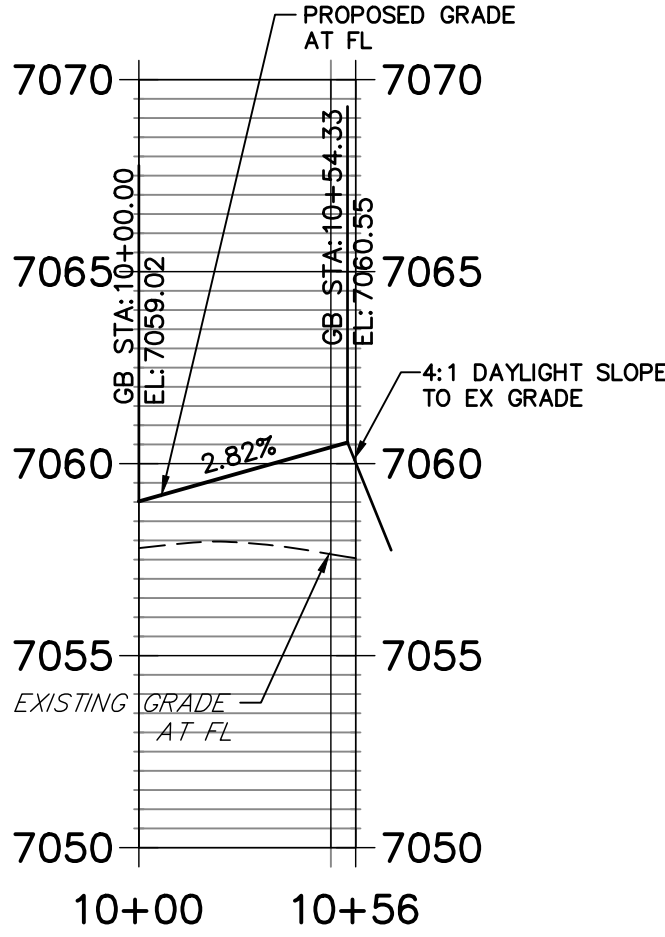
STERLING & ROAD7 SE PROFILE  
STA 10+00.00 TO 10+59.27



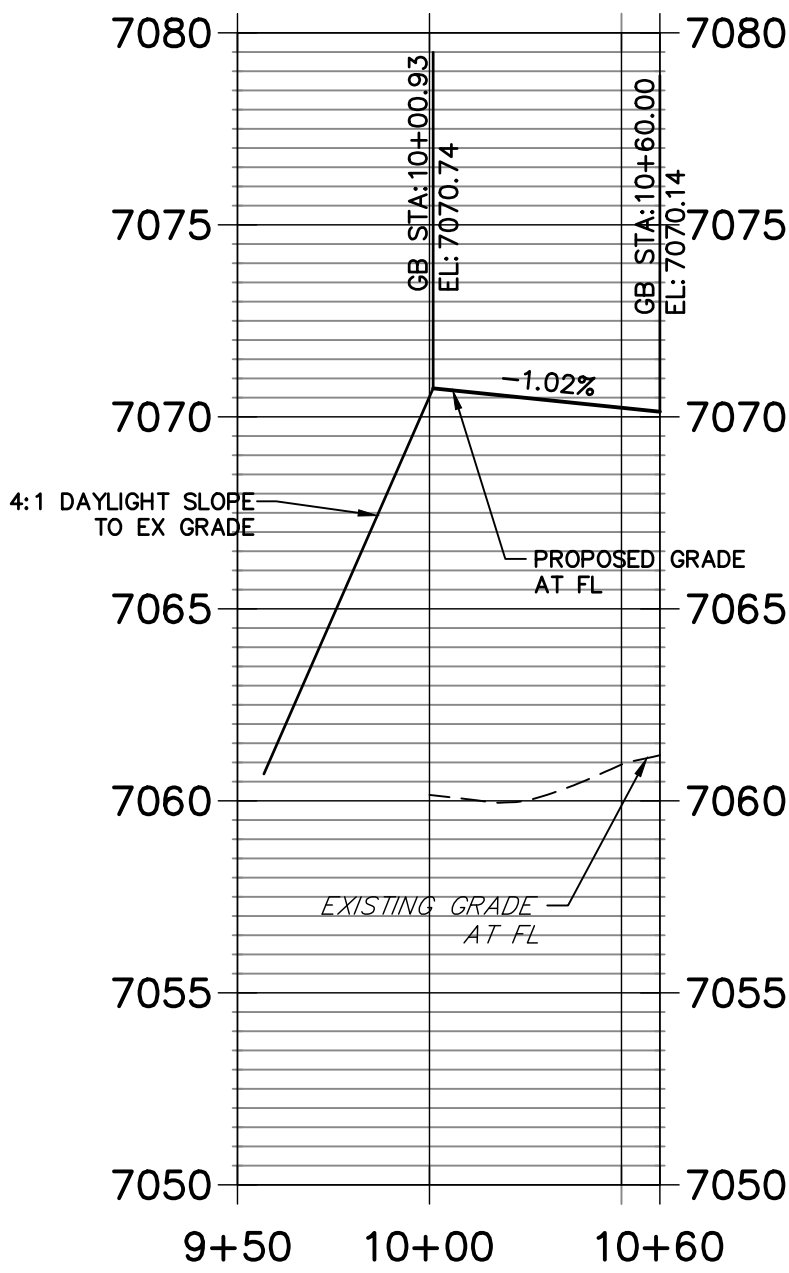
STERLING & ROAD1 SW PROFILE  
STA 10+00.00 TO 10+59.99



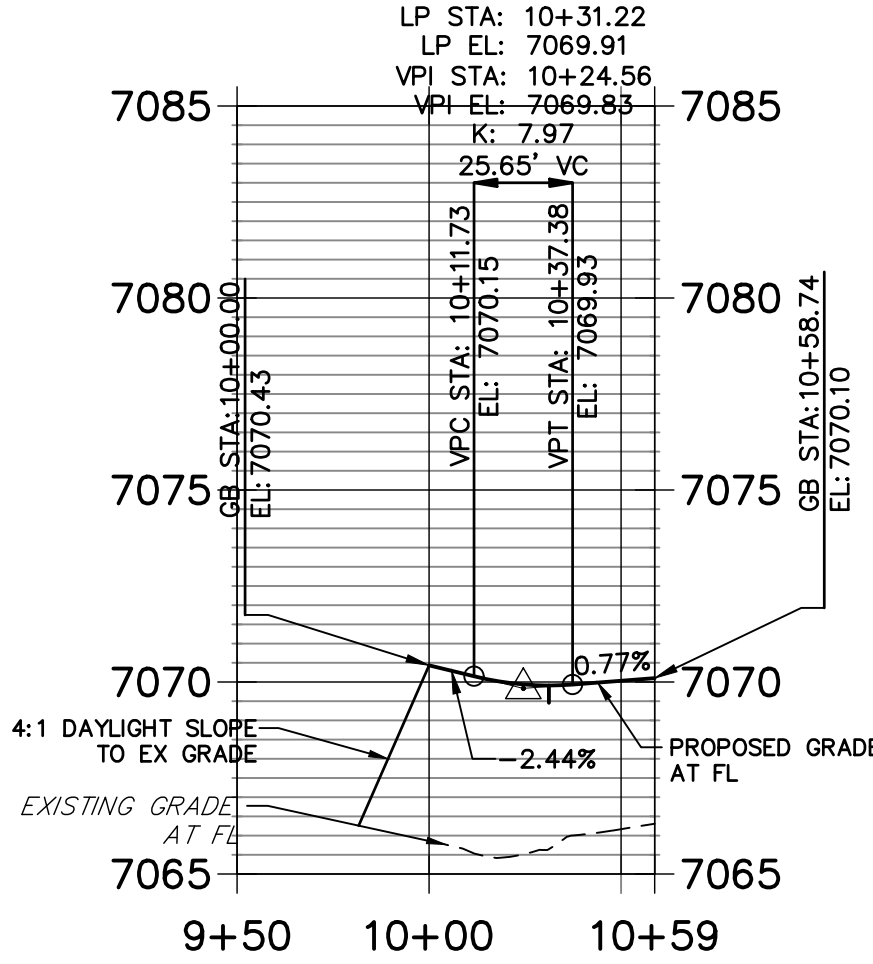
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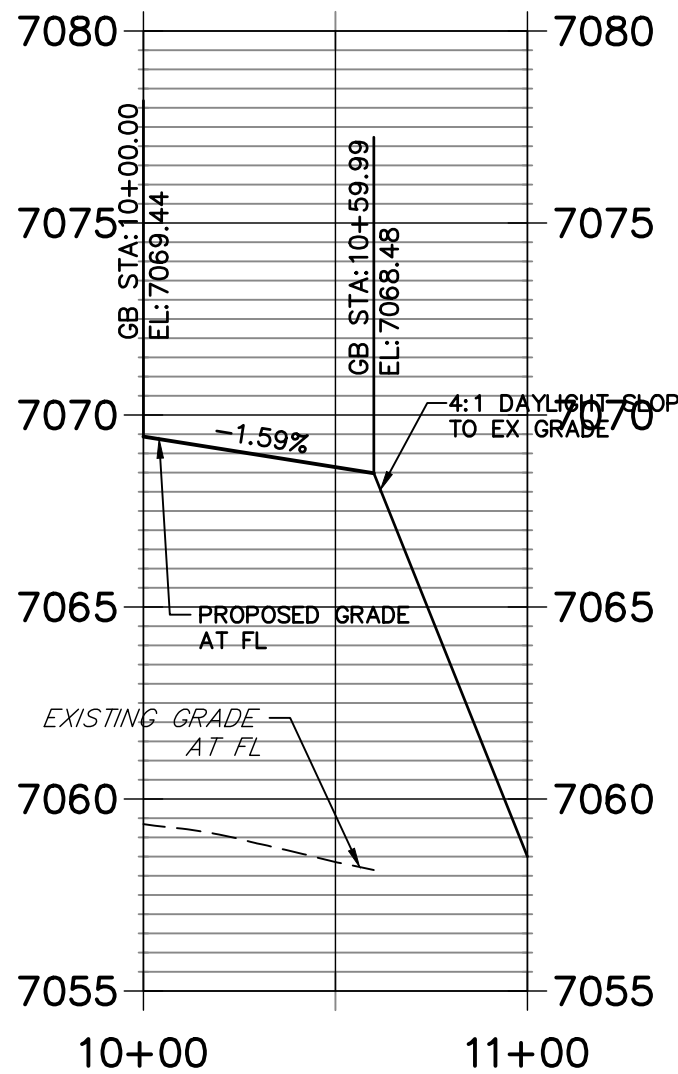
STERLING & ROAD X NW PROFILE  
STA 9+50.00 TO 10+60.00



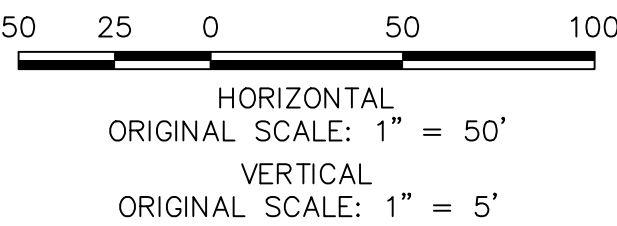
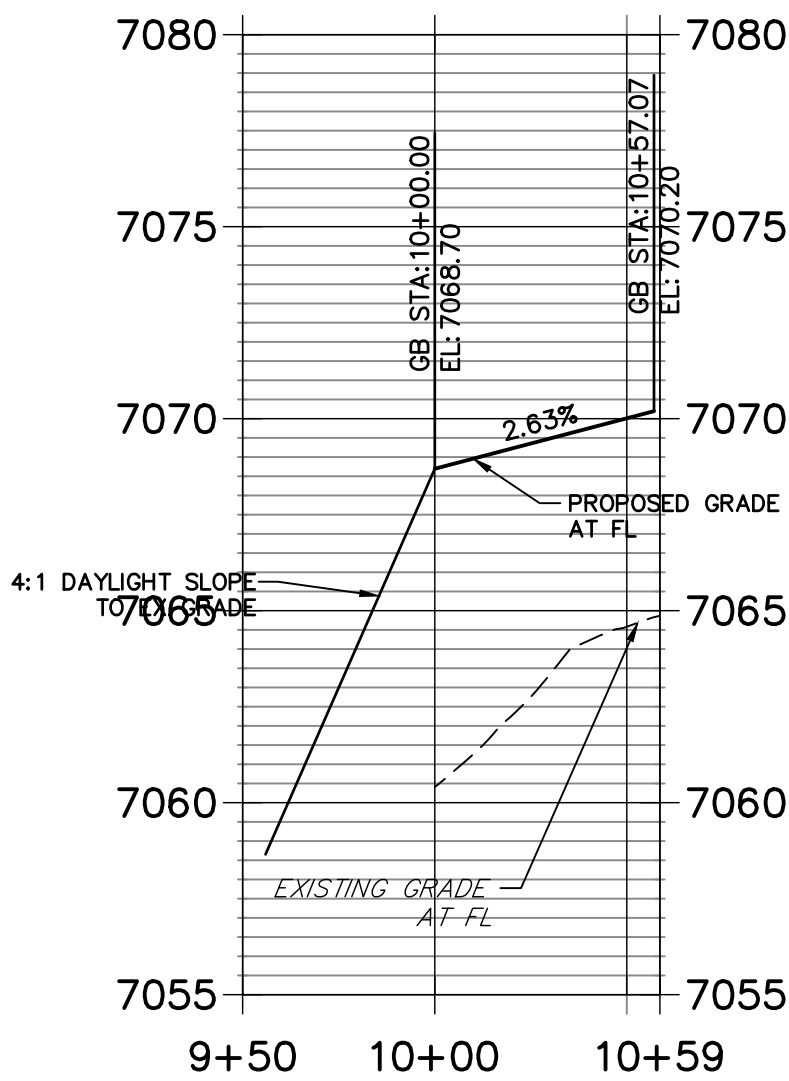
STERLING & ROAD X NE PROFILE  
STA 9+50.00 TO 10+58.74



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



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



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC



PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

J.R. ENGINEERING

A Western Company



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

BY

DATE

No.

REVISION

1"=50'

1"=5'

DATE

2/10/22

DESIGNED BY

TIM

DRAWN BY

CRB

CHECKED BY

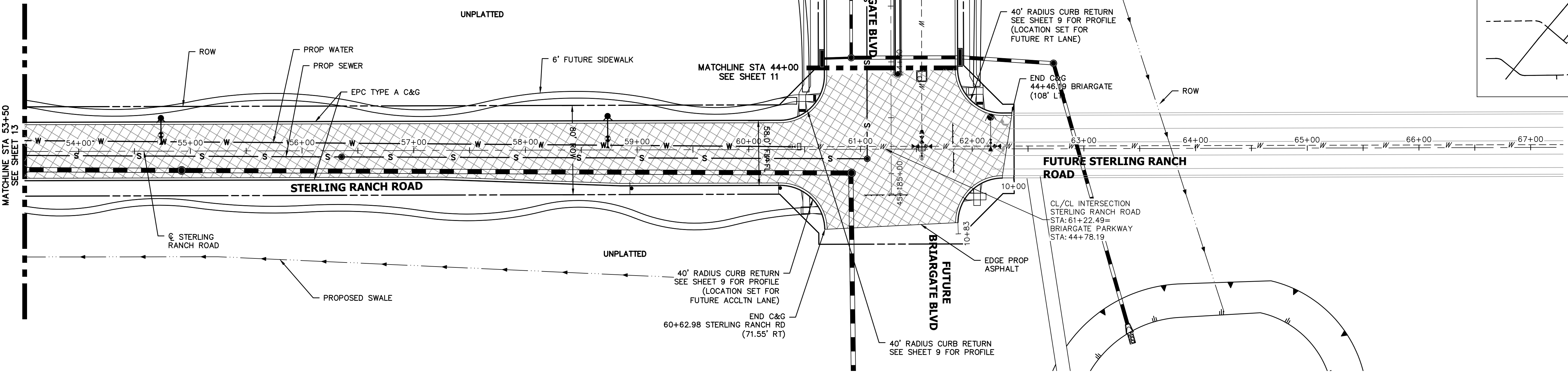
STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
STREET PLAN & PROFILE

SHEET 14 OF 38

JOB NO. 25188.03

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

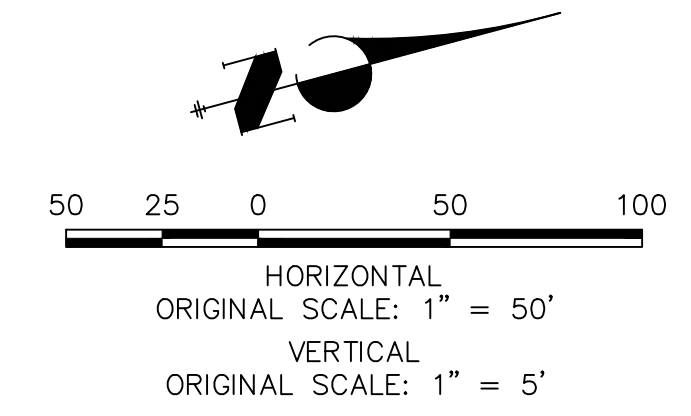
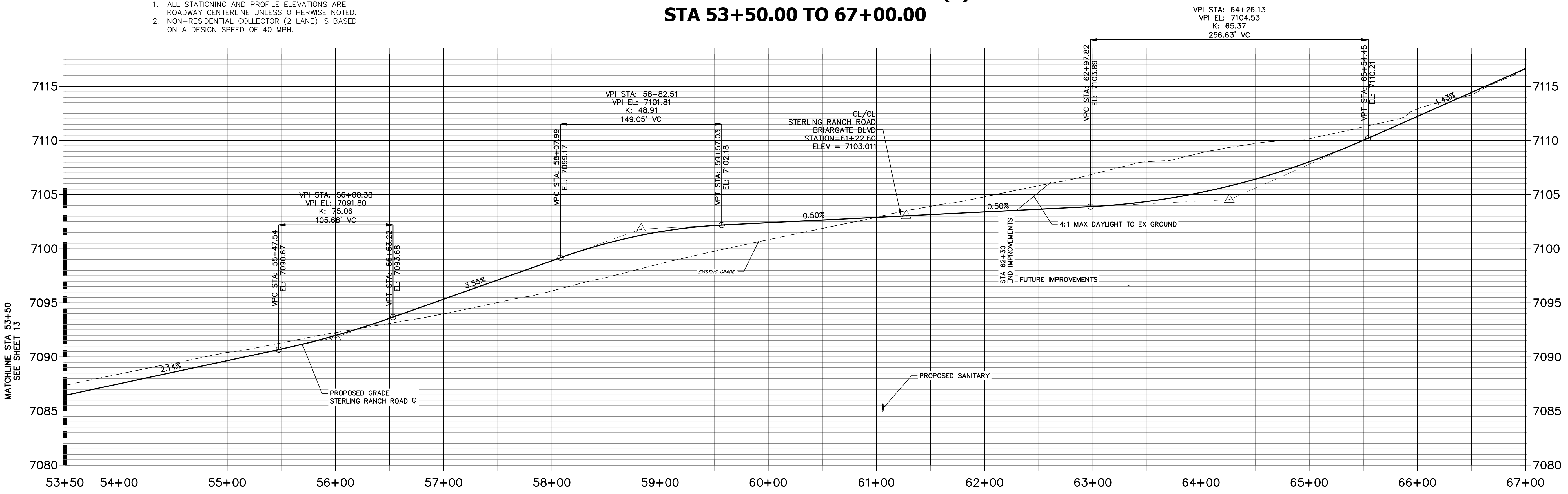


KEY MAP  
N.T.S.

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

- 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



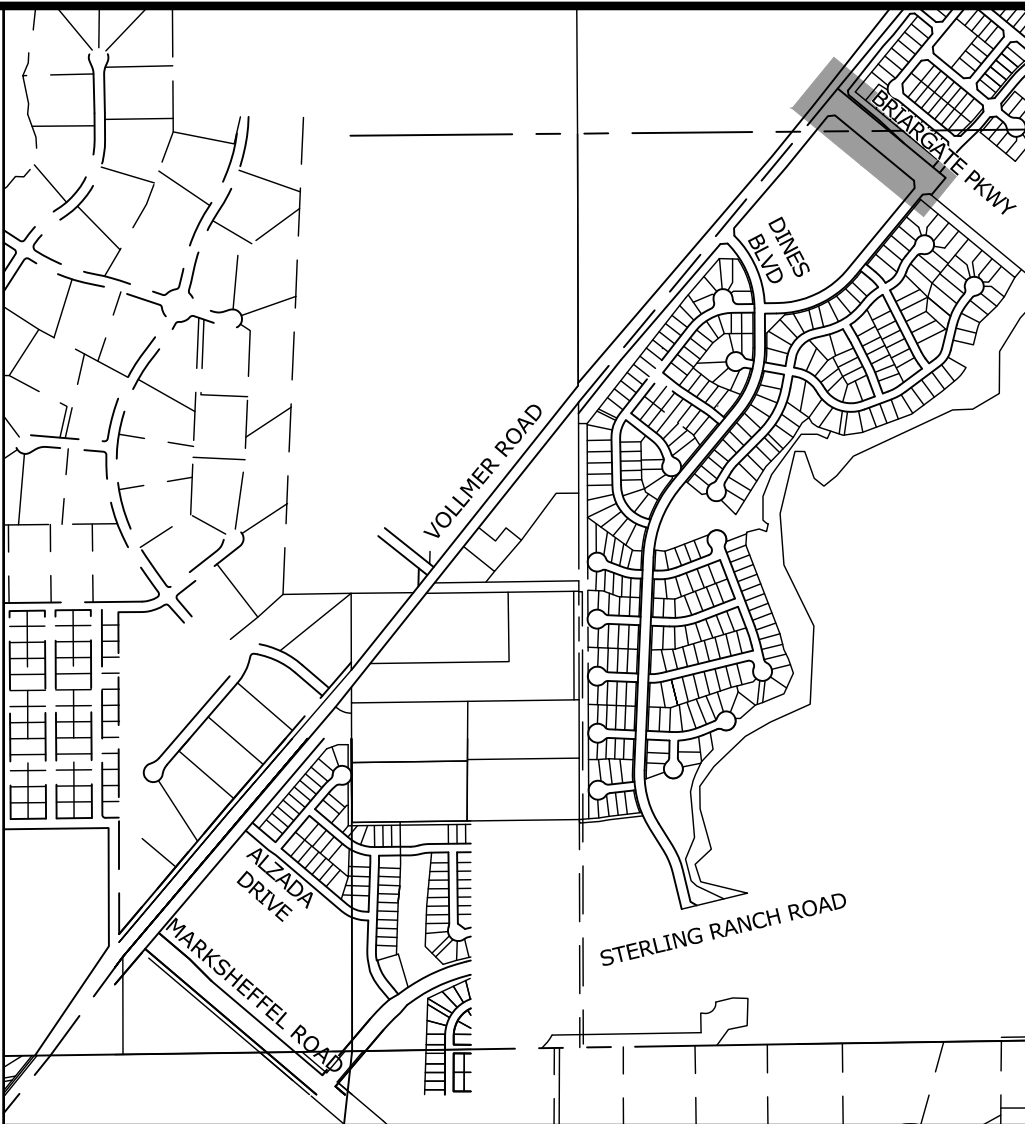
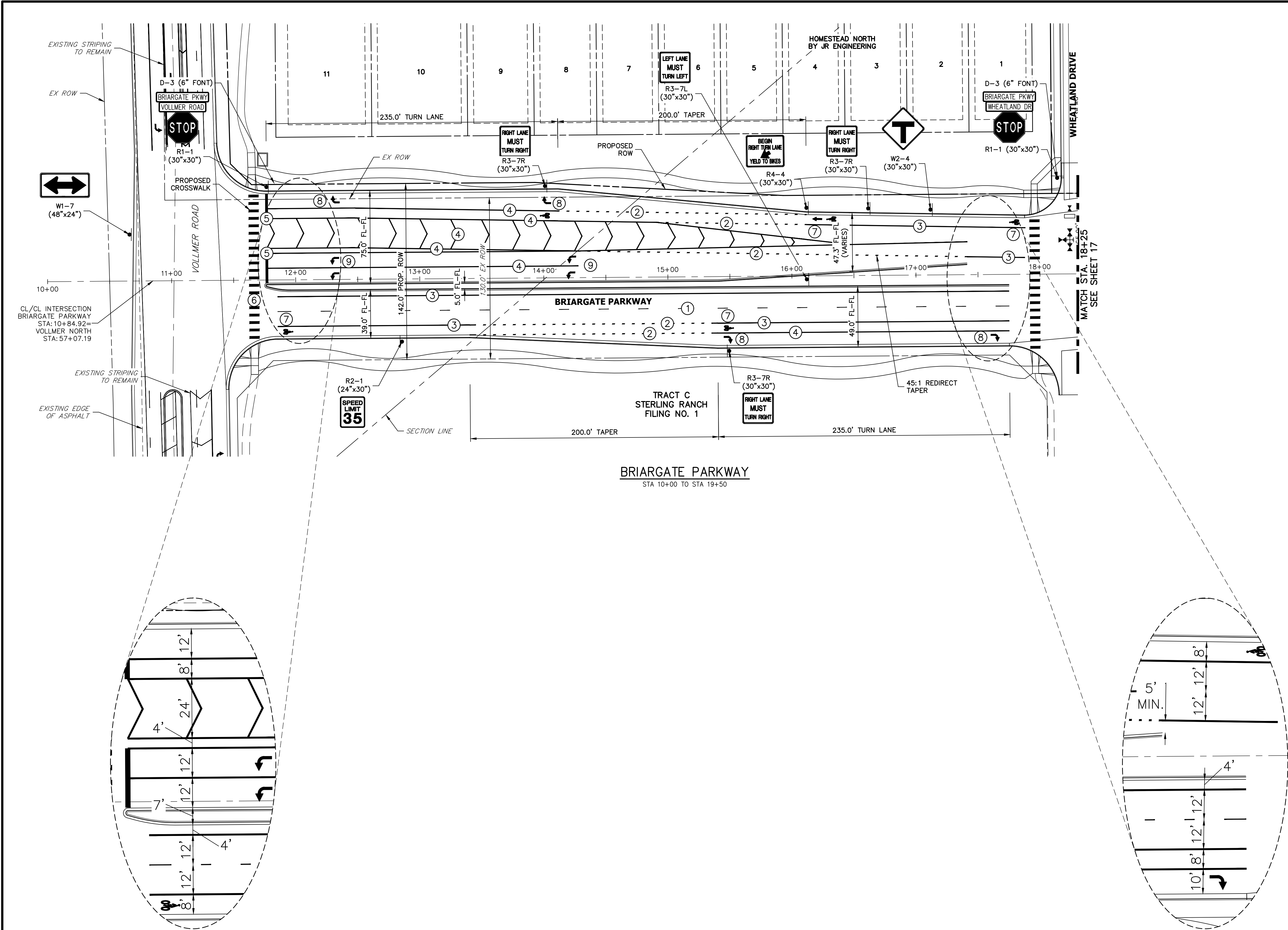
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	PREPARED FOR		SR LAND, LLC		20 BOULDER CRESCENT		SUITE 201		COLORADO SPRINGS, CO 80903		JAMES F. MORLEY		(719) 471-1742	
	DESIGNED BY		TIM		DRAWN BY		CRB		CHECKED BY					
	SHEET 15		OF 38		JOB NO.		25188.03							



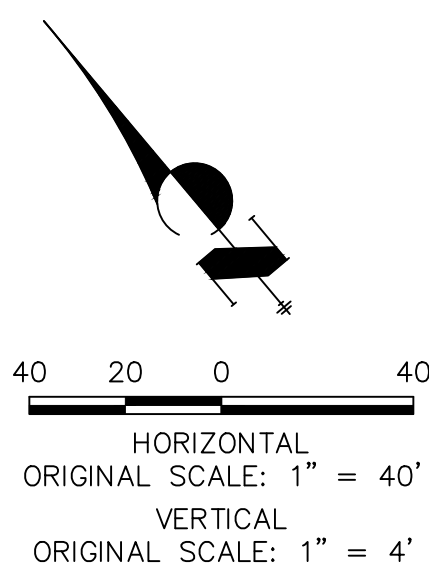
KEY MAP  
SCALE: NTS

NOTE TO CONTRACTOR:

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

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

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



ENGINEER'S STATEMENT

PREPARED UNDER  
ENGINEERING

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

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

**J.R. ENGINEERING**  
A Western Company

Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY	DATE	No.	REVISION

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

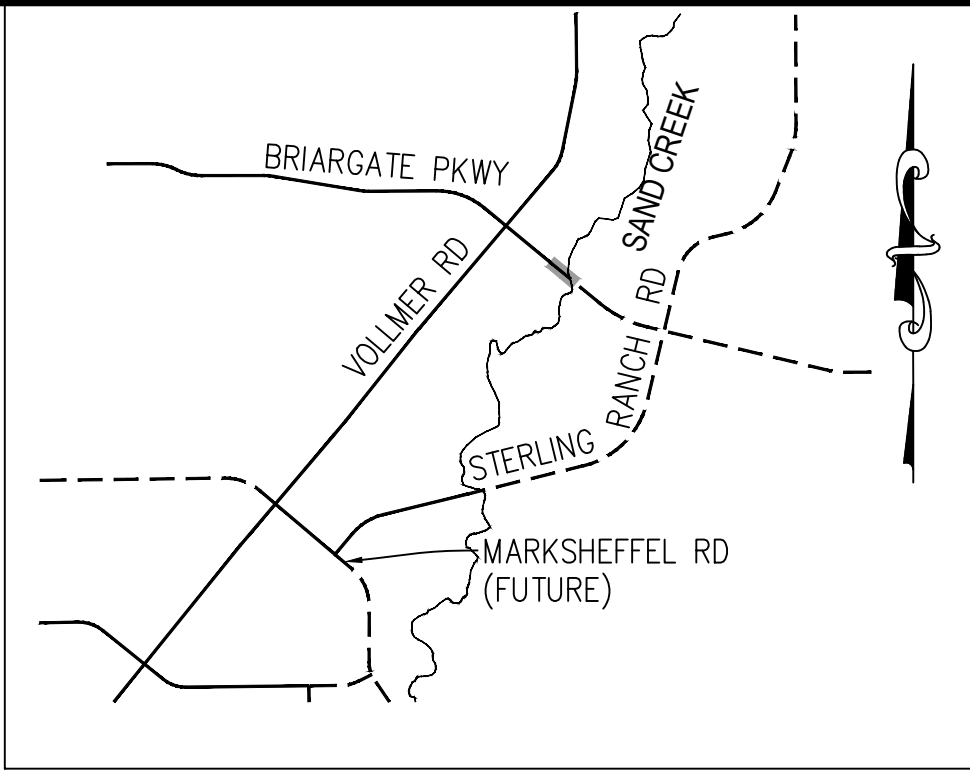
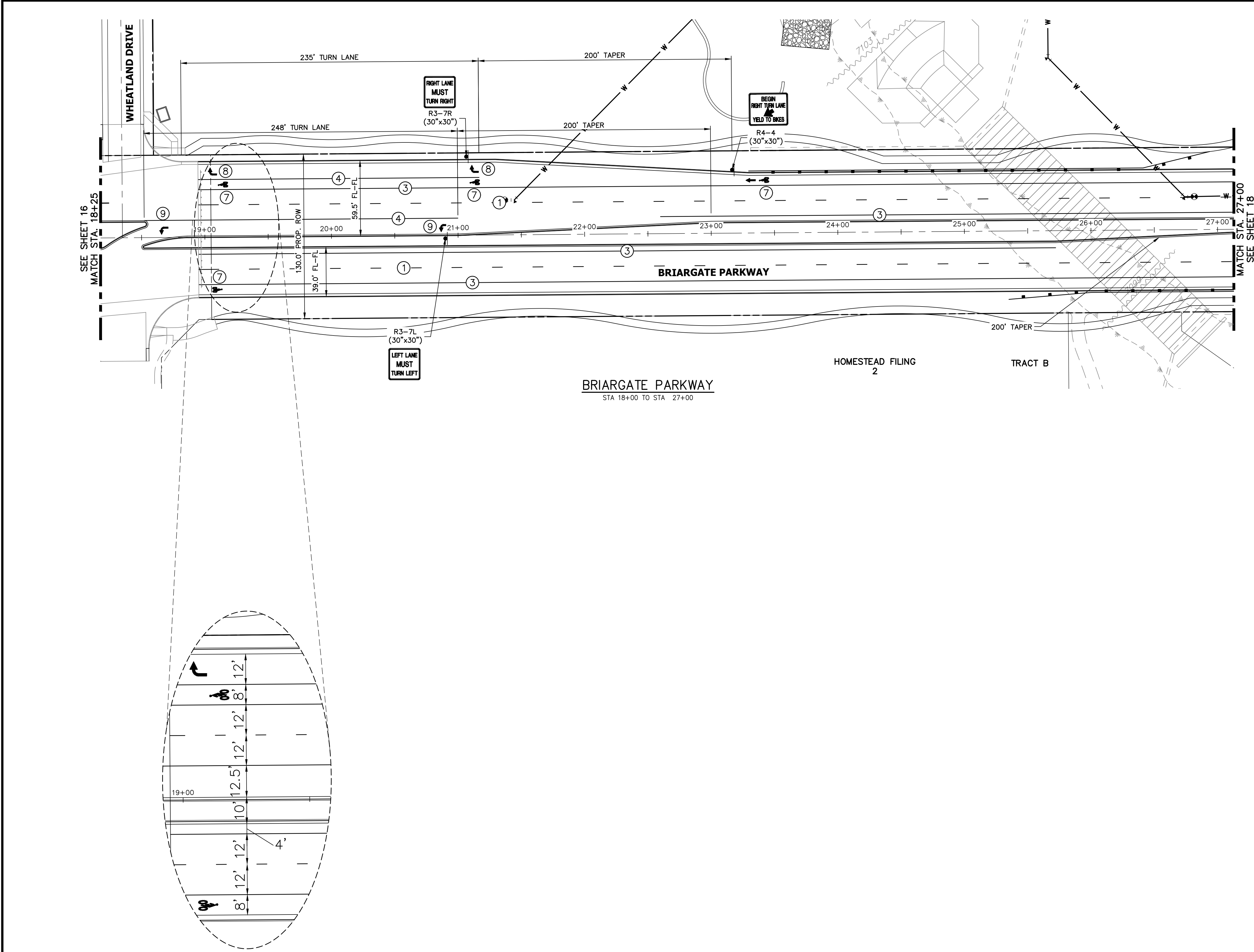
BRIARGATE SIGNING &  
STRIPING

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

SHEET 16 OF 38

JOB NO. 25188.03





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

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

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

**ENGINEER'S STATEMENT**  
PREPARED UNDER  
ENGINEERING

PRELIMINARY  
NOT FOR  
CONSTRUCTION

MIKE A. BRAMLEY  
COLORADO P.E. No. 37251  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

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

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

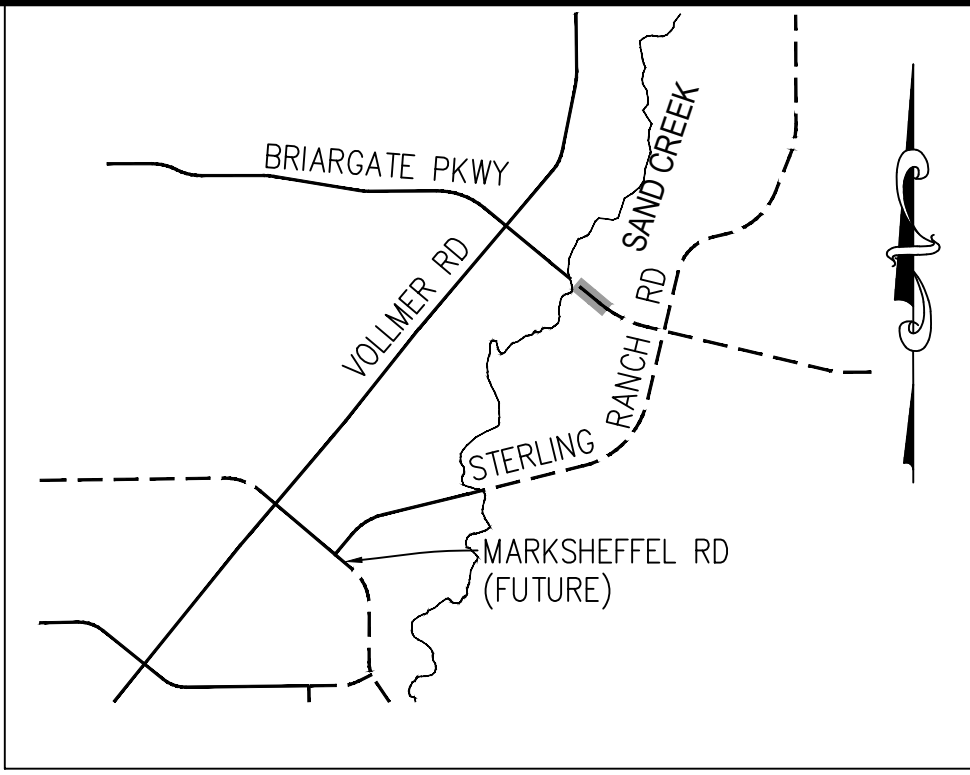
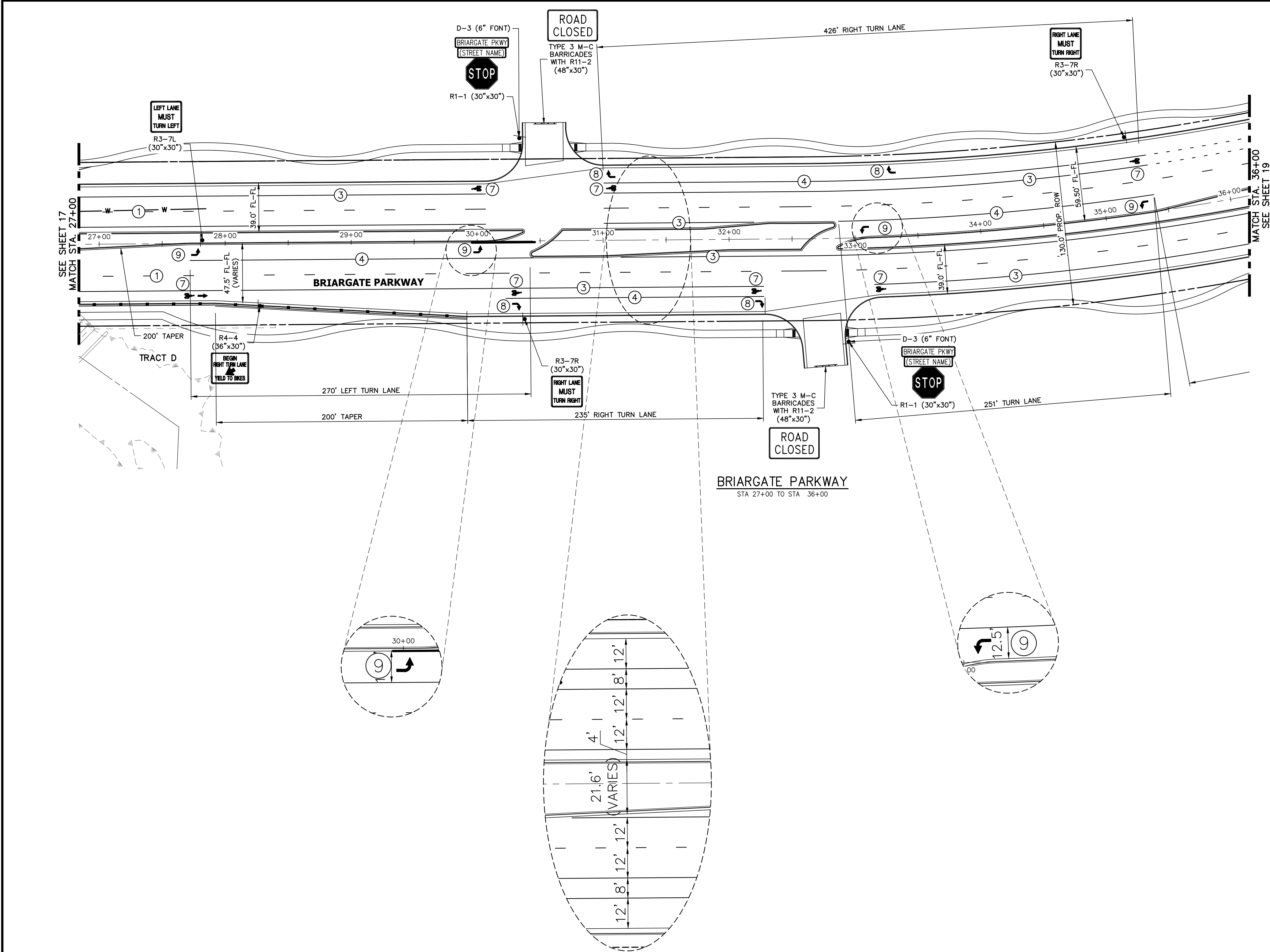
BY	DATE	No.	REVISION	1"=40'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			2/10/22	JMC	RWK	

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

BRIARGATE SIGNING &  
STRIPING

SHEET 17 OF 38  
JOB NO. 25188.03





- 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  
ENGINEERING

PRELIMINARY  
NOT FOR  
CONSTRUCTION

FOR AND ON BEHALF OF JR ENGINEERING, INC.



Know what's below.  
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY	DATE

No.	REVISION

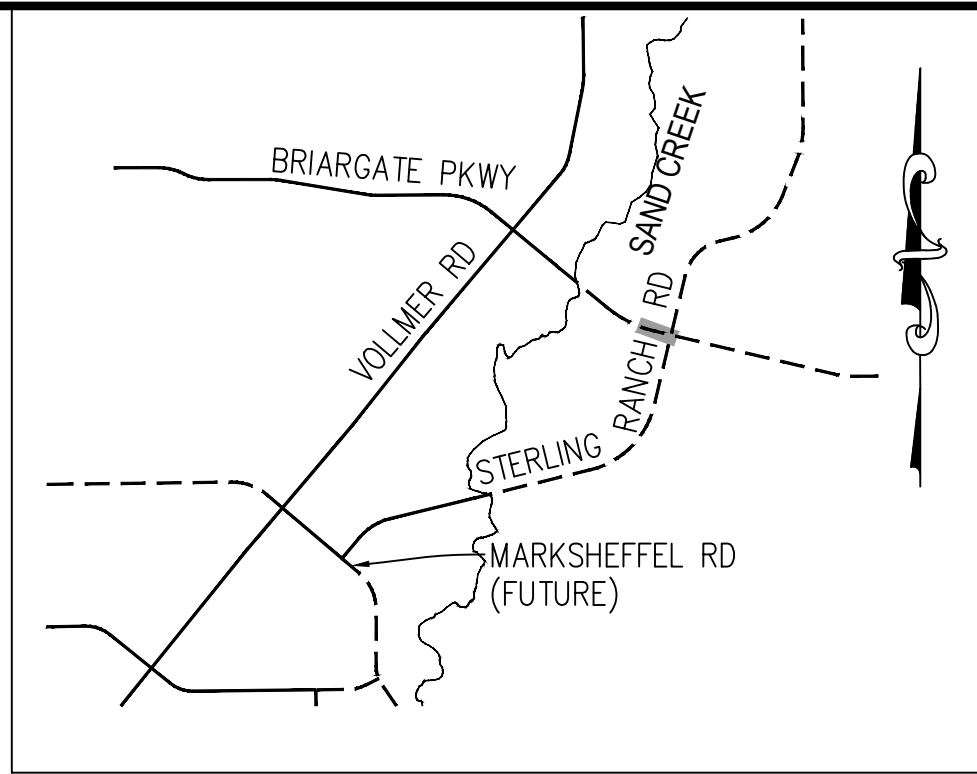
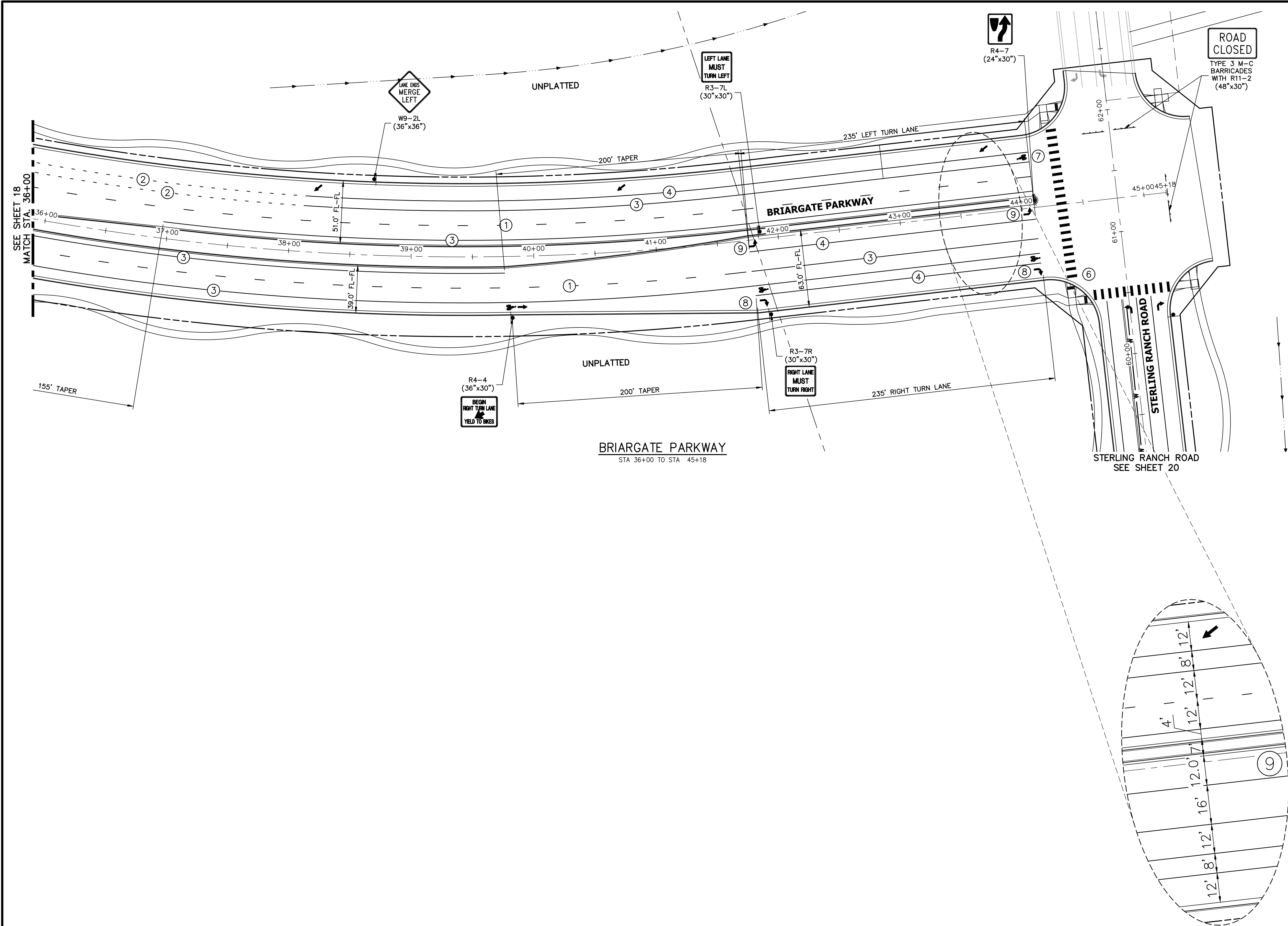
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V-SCALE	N/A
DATE	2/10/22
DESIGNED BY	JMC
DRAWN BY	RWK
CHECKED BY	

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

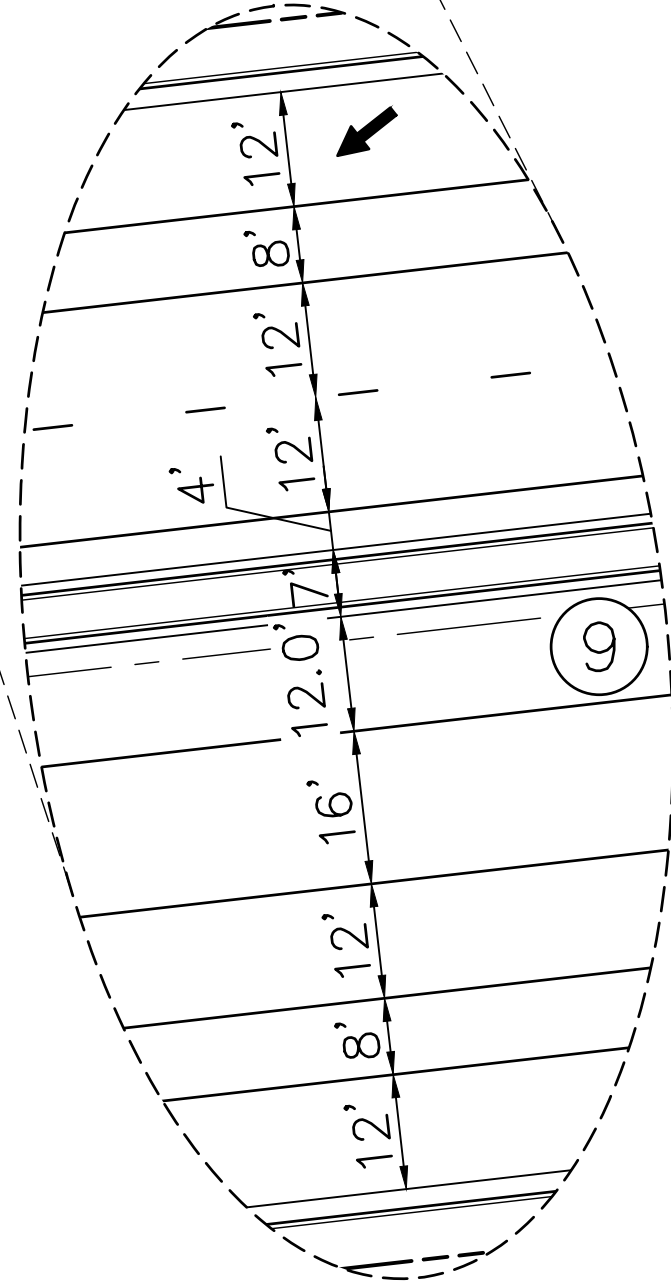
BRIARGATE SIGNING &  
STRIPING

SHEET 18 OF 38

JOB NO. 25188.03

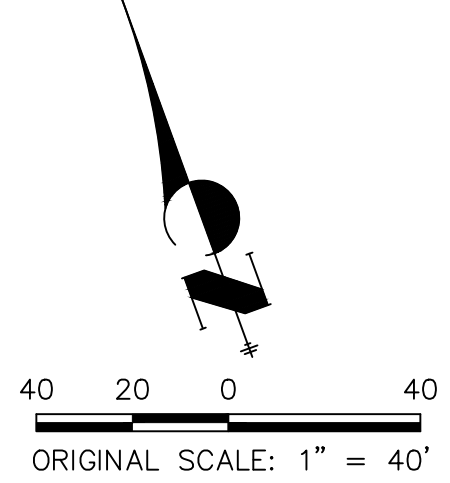


- NOTE TO CONTRACTOR:**
- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
  - SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.
  - ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



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



**ENGINEER'S STATEMENT**

PREPARED UNDER  
ENGINEERING

FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

MIKE A. BRAMLEY  
COLORADO P.E. No. 37410  
FOR AND ON BEHALF OF JR ENGINEERING, INC.



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

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

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

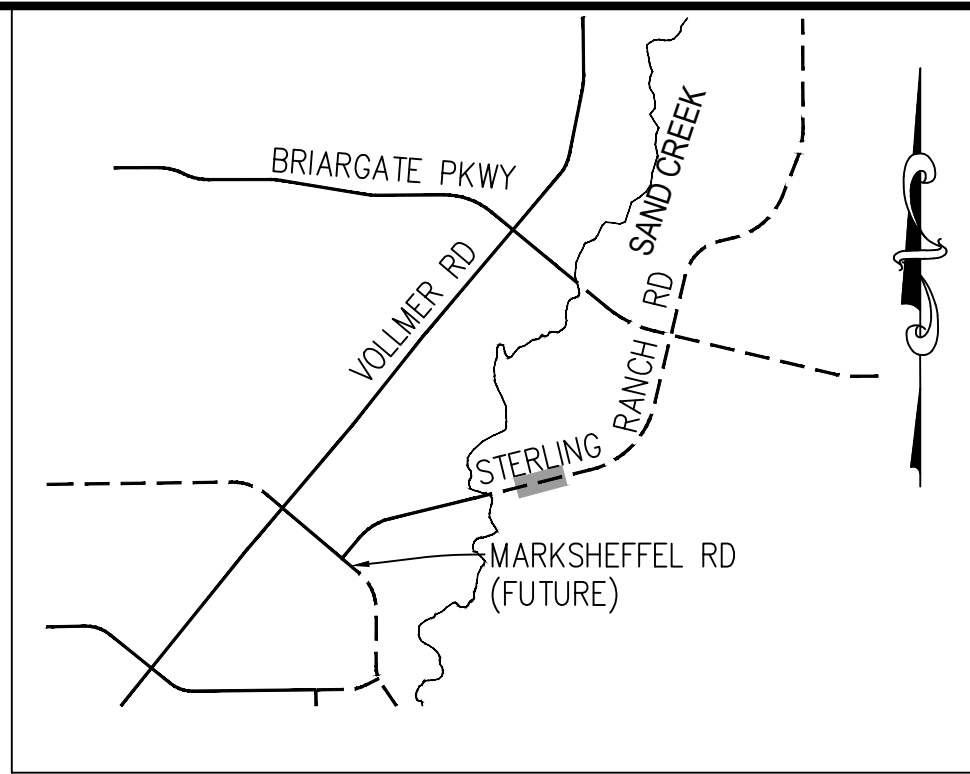
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

BRIARGATE SIGNING & STRIPING

SHEET 19 OF 38

JOB NO. 25188.03





NOTE TO CONTRACTOR:

1. ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
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SR LAND, LLC  
20 BOULDER CRESS  
SUITE 201  
COLORADO SPRINGS, CO  
JAMES F. MORLEY  
(719) 471-1742

**J·R ENGINEERING**  
A Westrian Company



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Fort Collins 970-491-9888 • [www.jenatire.com](http://www.jenatire.com)

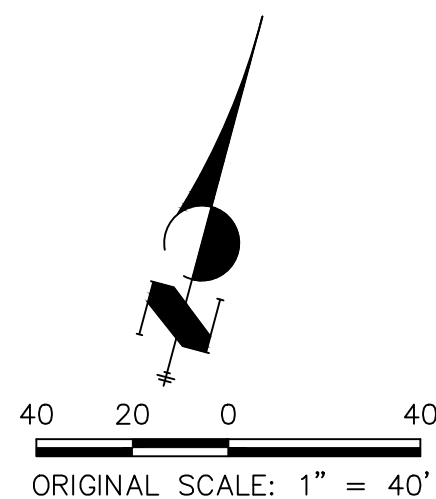
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V-SCALE	N/A				
DATE	2/10/22				
DESIGNED BY	JMC				
DRAWN BY					
RWK					
CHECKED BY					

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

TERLING RANCH ROAD  
SIGNING & STRIPING

SHEET 21 OF 38

JOB NO. 25188.03



## ENGINEER'S STATEMENT

PREPARED UNDER ENGINEERING BEHALF OF JR

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

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'

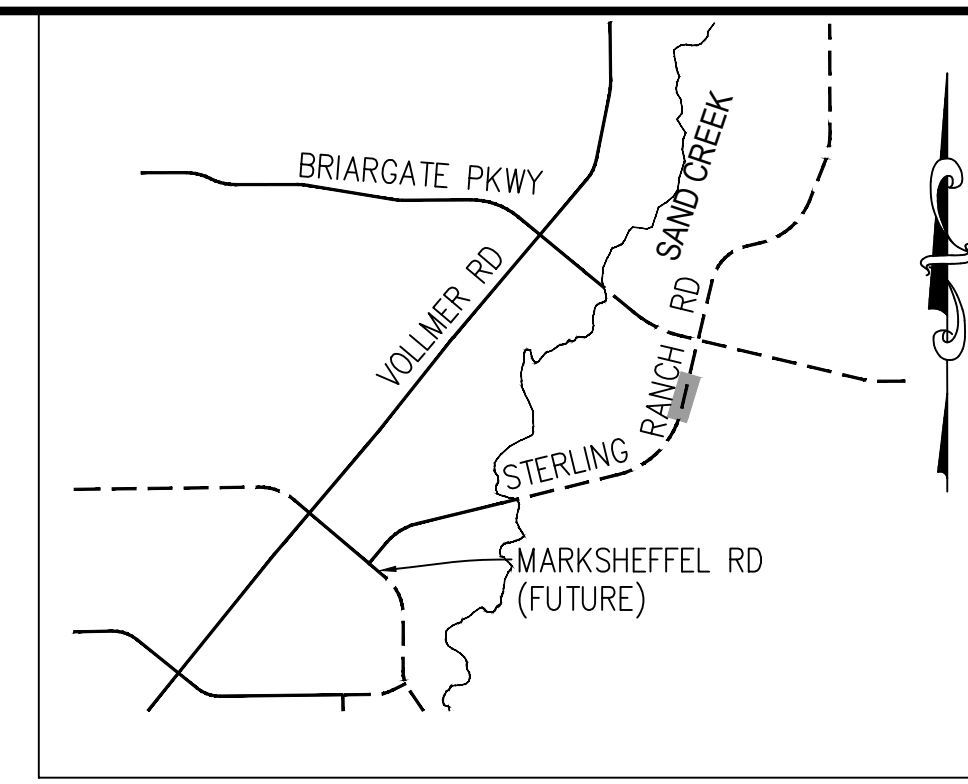
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



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







1. ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
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**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80  
JAMES F. MORLEY  
(719) 471-1742



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

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

TERLING RANCH ROAD  
SIGNING & STRIPING

SHEET 24 OF 38

JOB NO. 25188.03

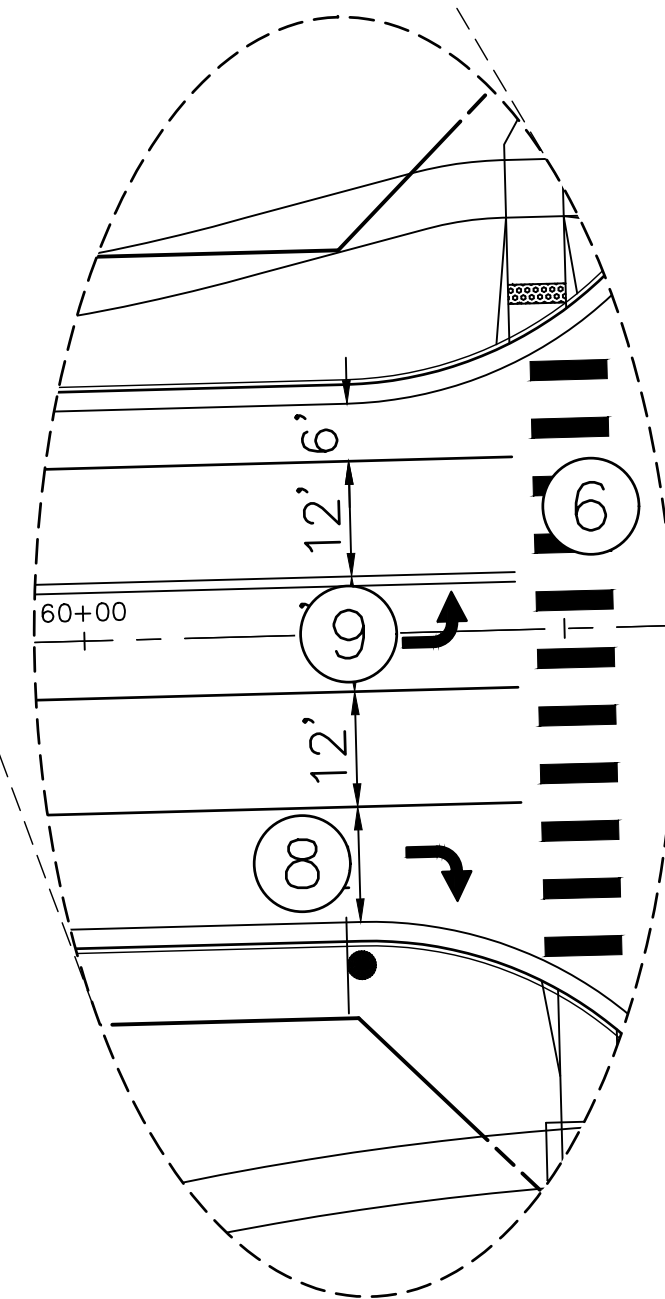
STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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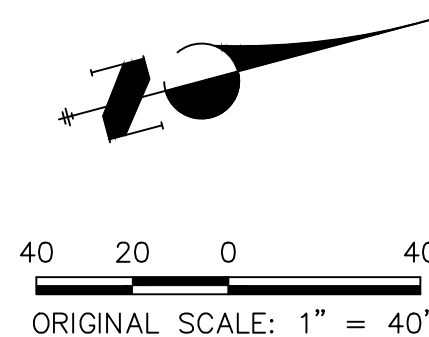
PREPARED UNDER ENGINEERING PRELIMINARY BEHALF OF JR

MIKE A. BRAMLEY  
COLORADO P.E. 32452  
FOR AND ON BEHALF OF JR ENGINEERING, LLC





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



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

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STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
SIGNING & STRIPING

JOB NO. 25188.03

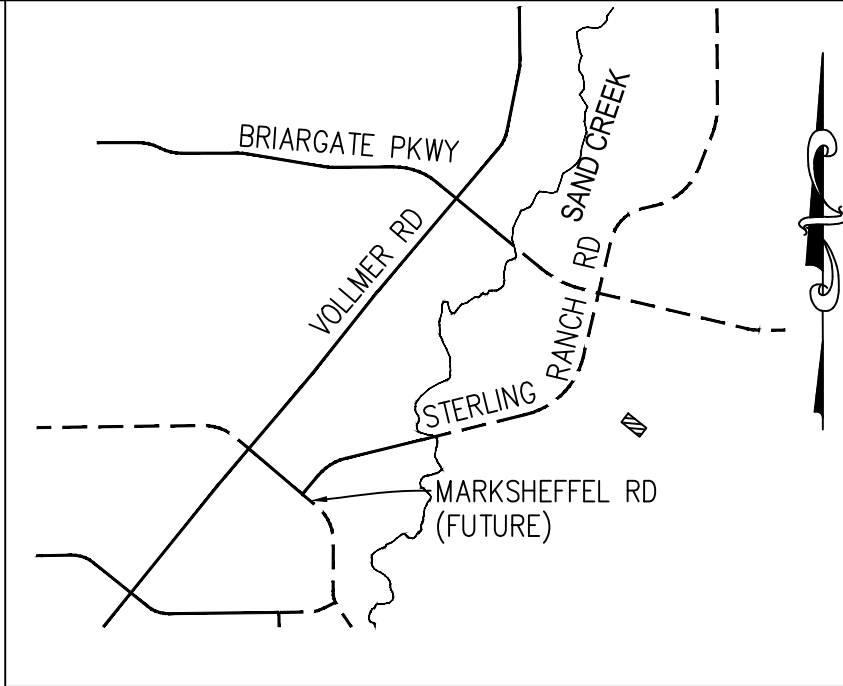
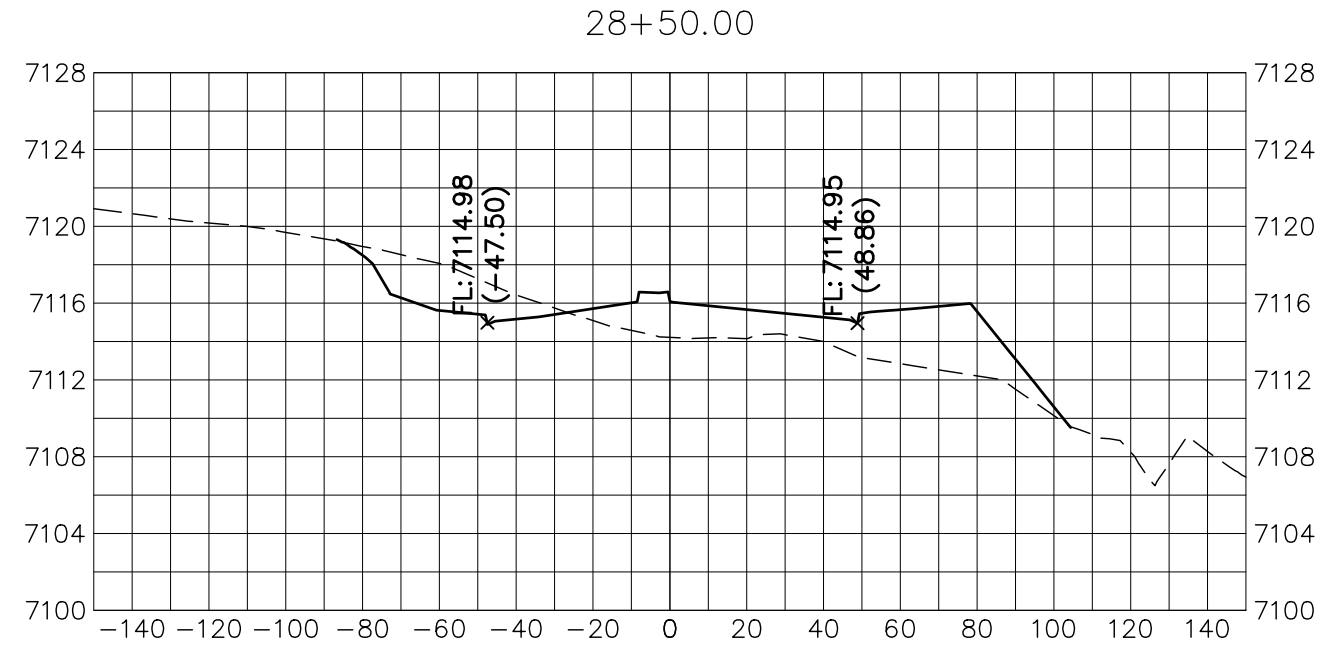
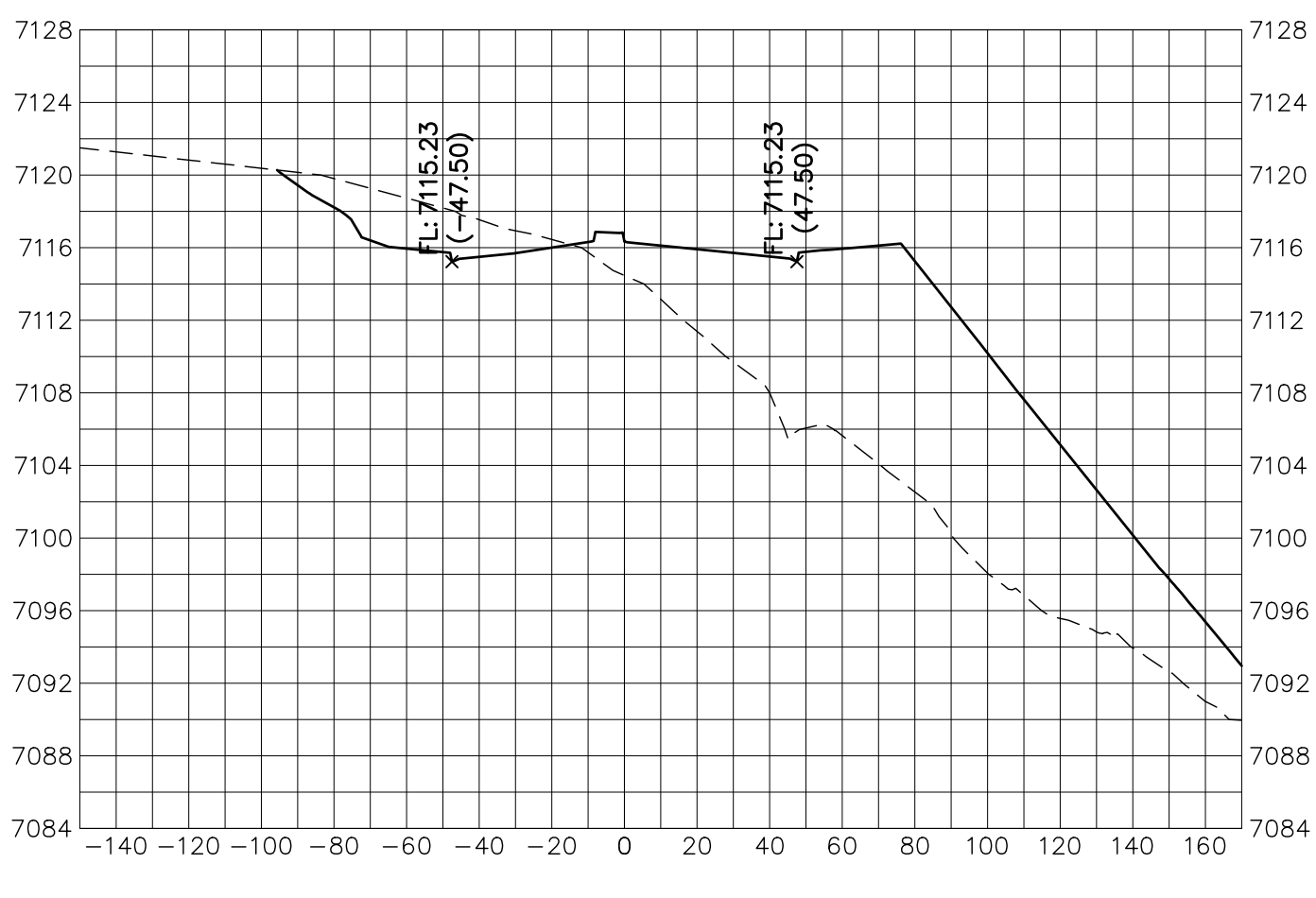
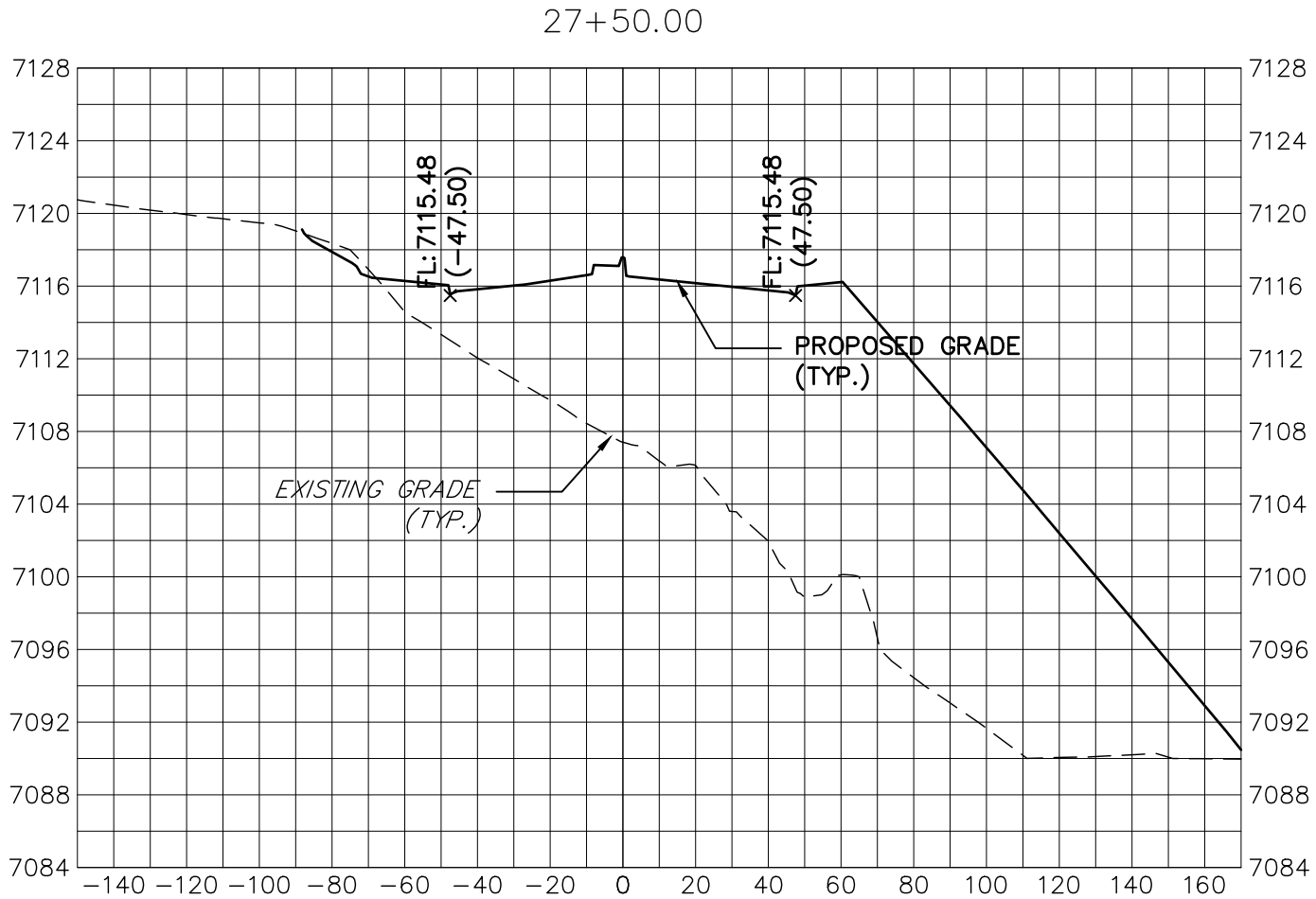
MIKE A. BRAMLEY  
COLORADO P.E. 328  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



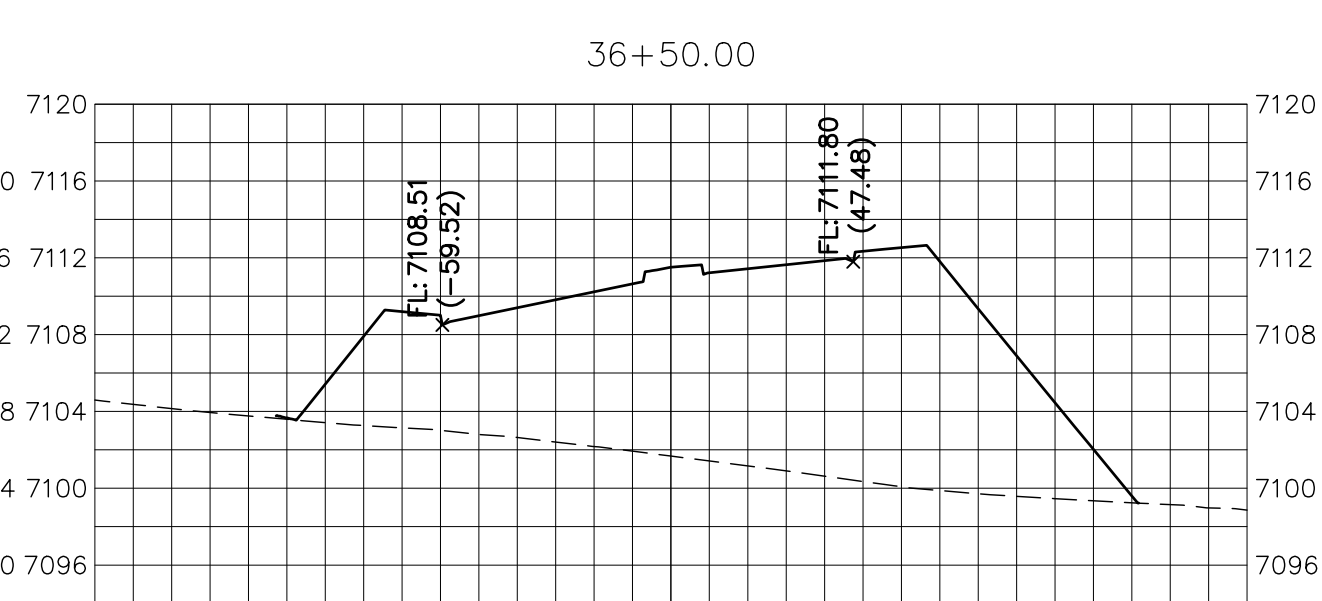
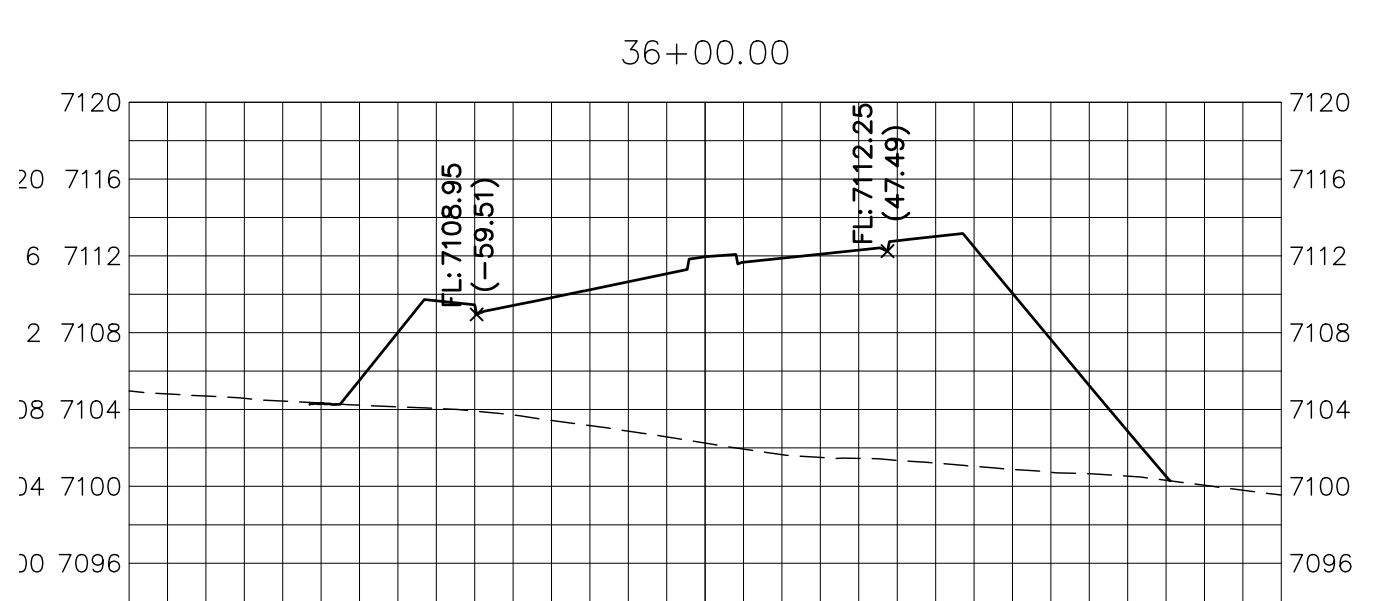
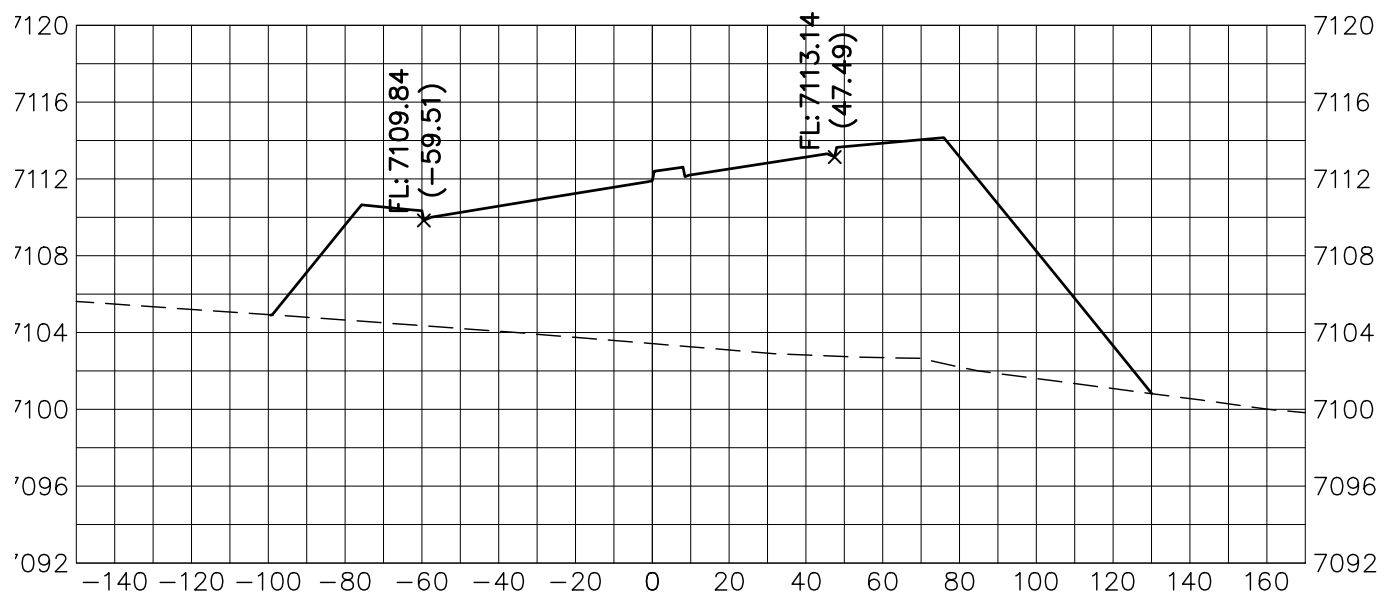
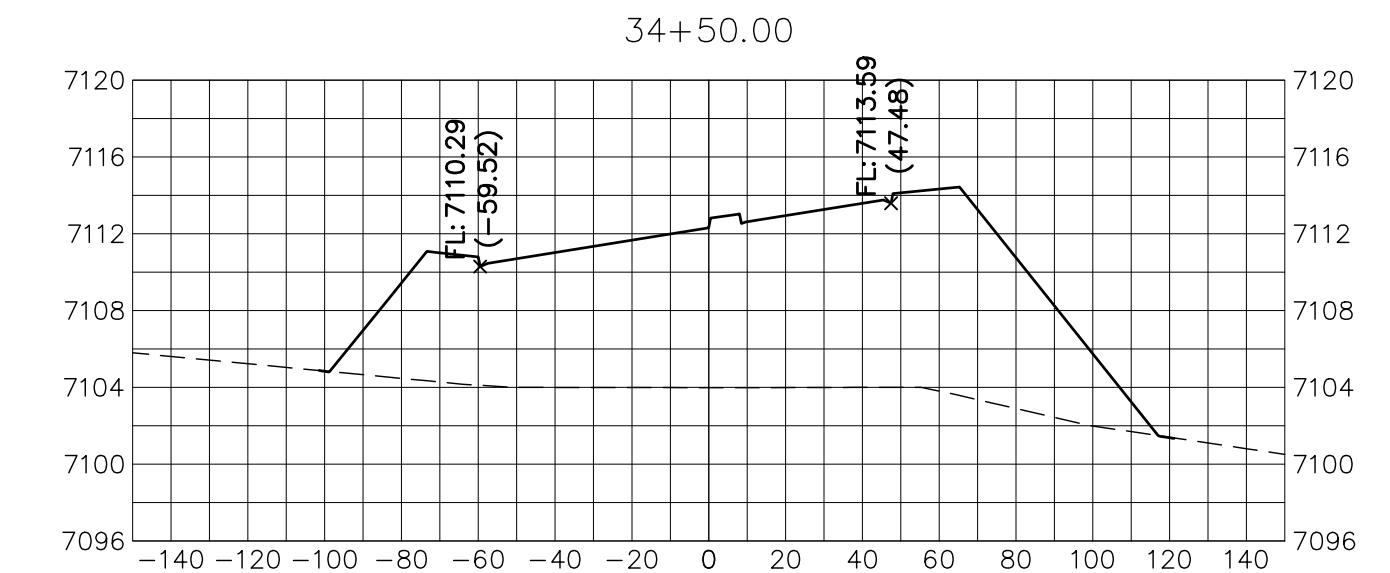
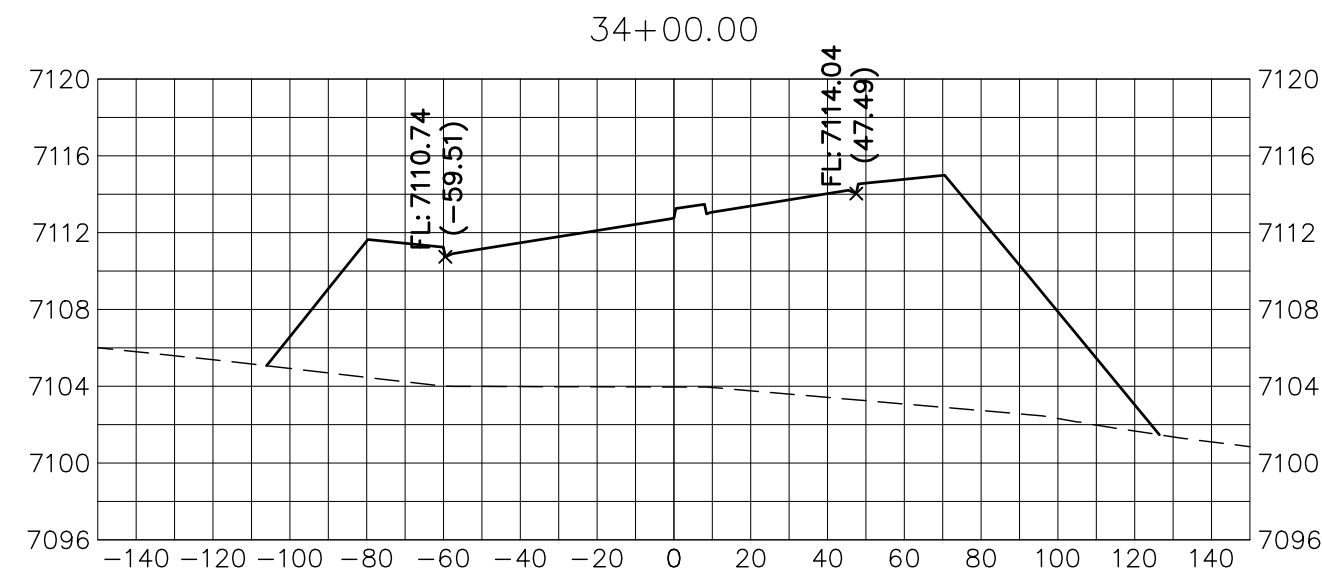
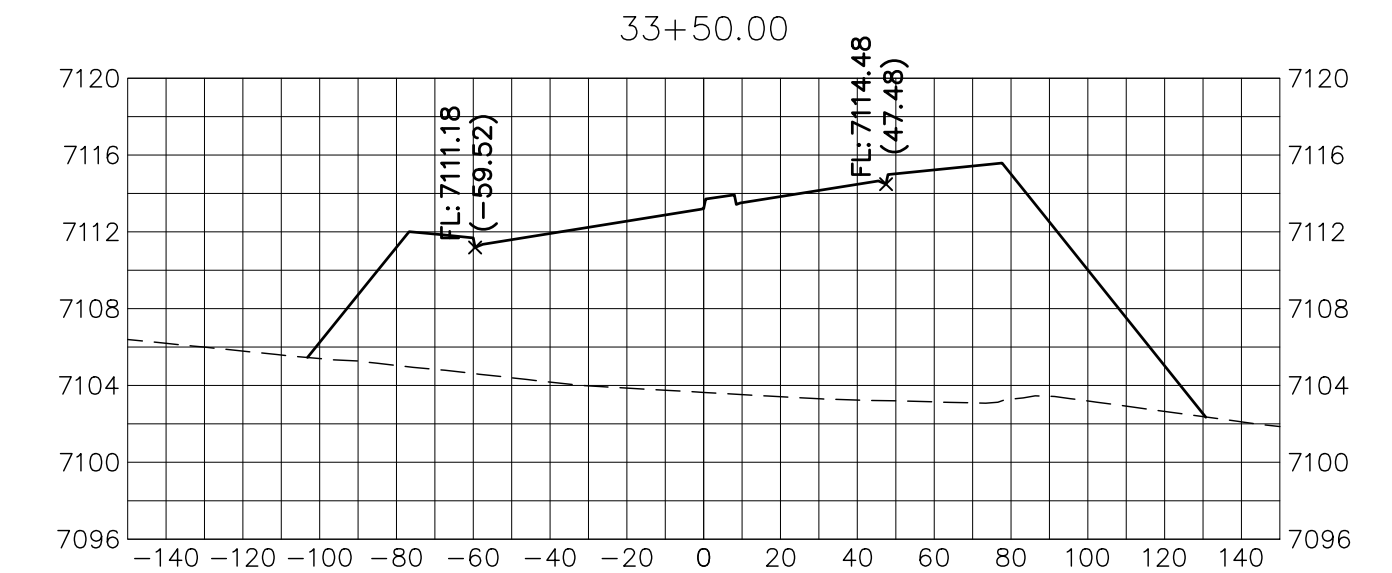
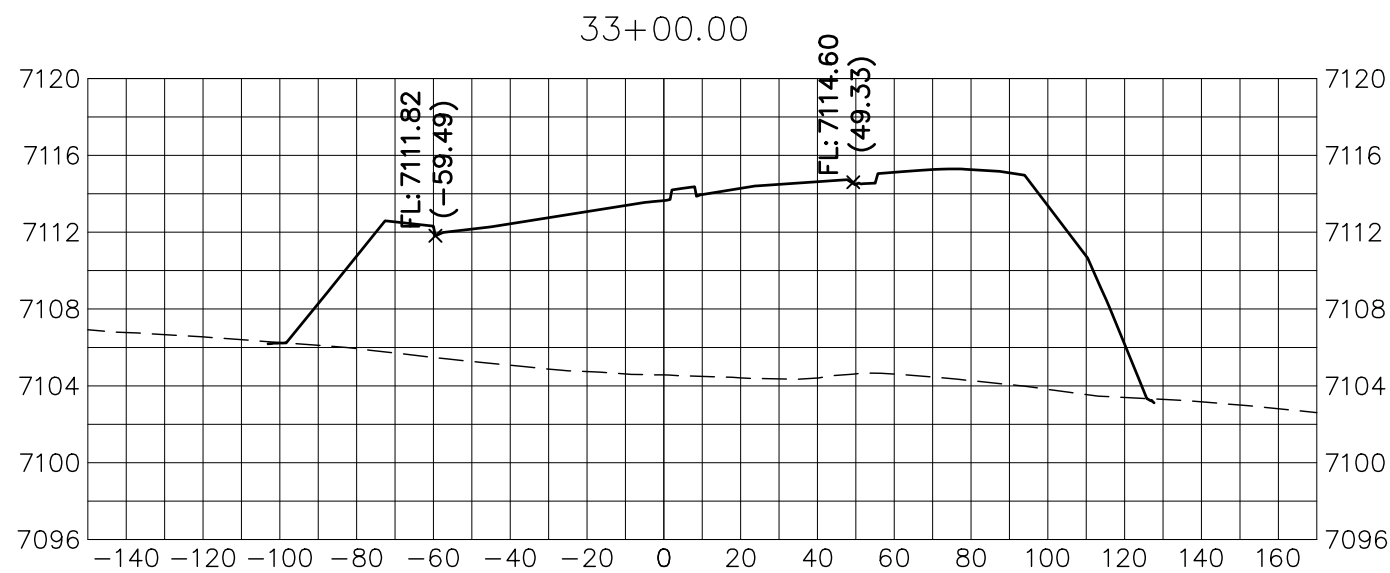
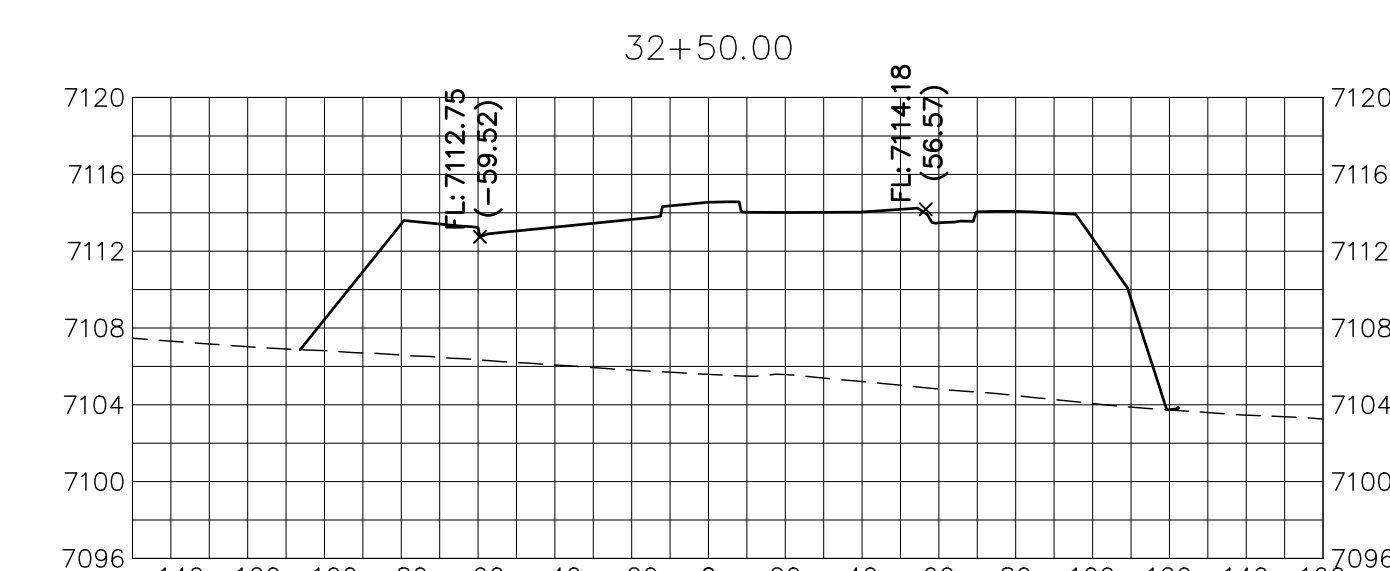
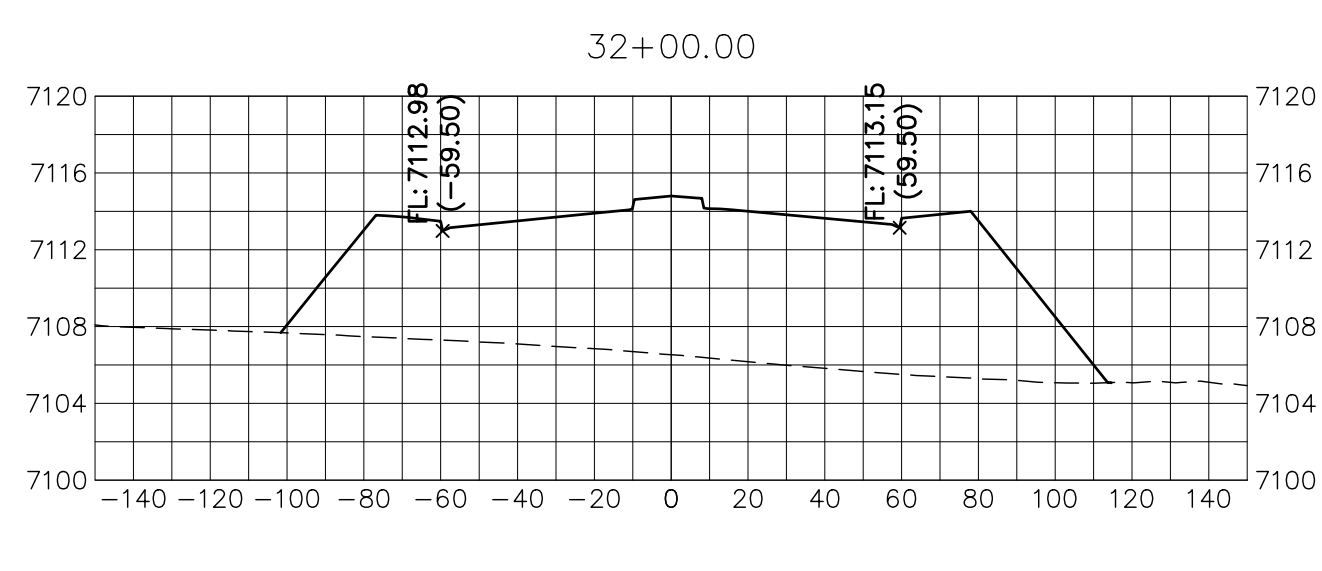
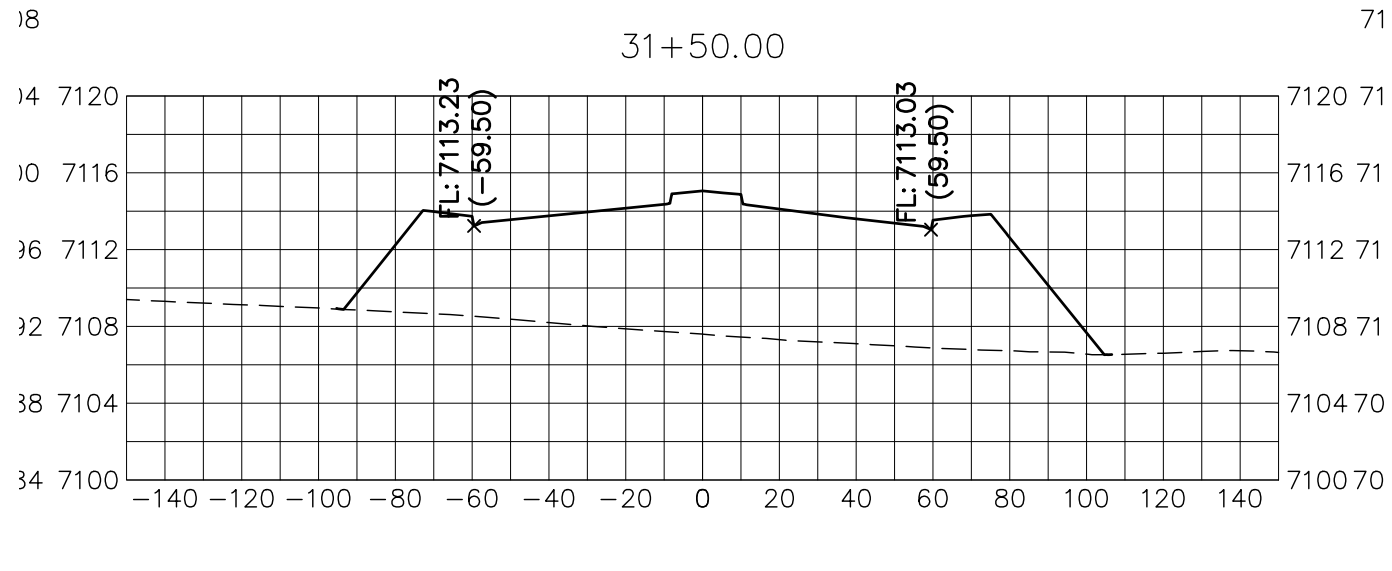
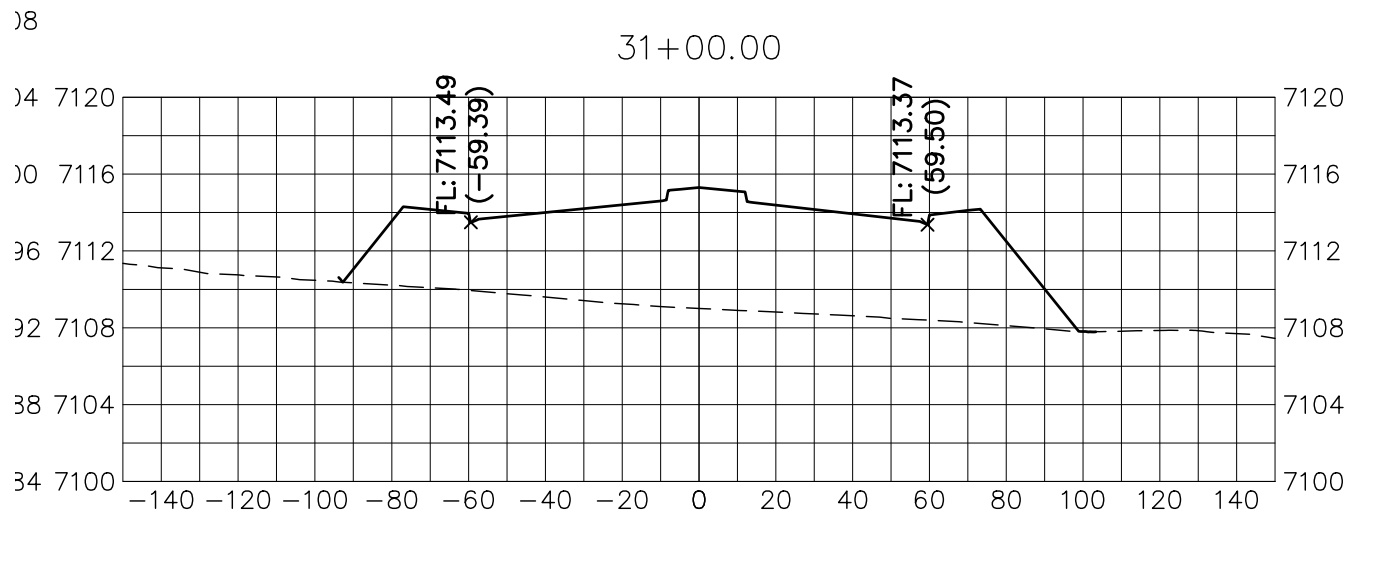
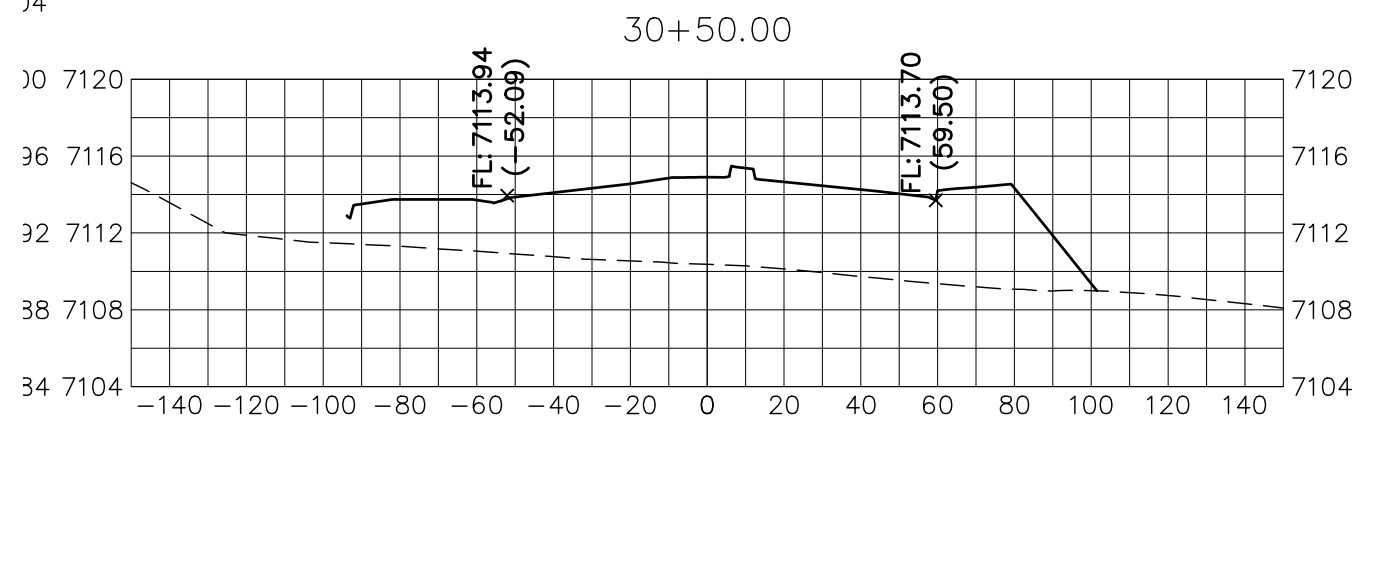
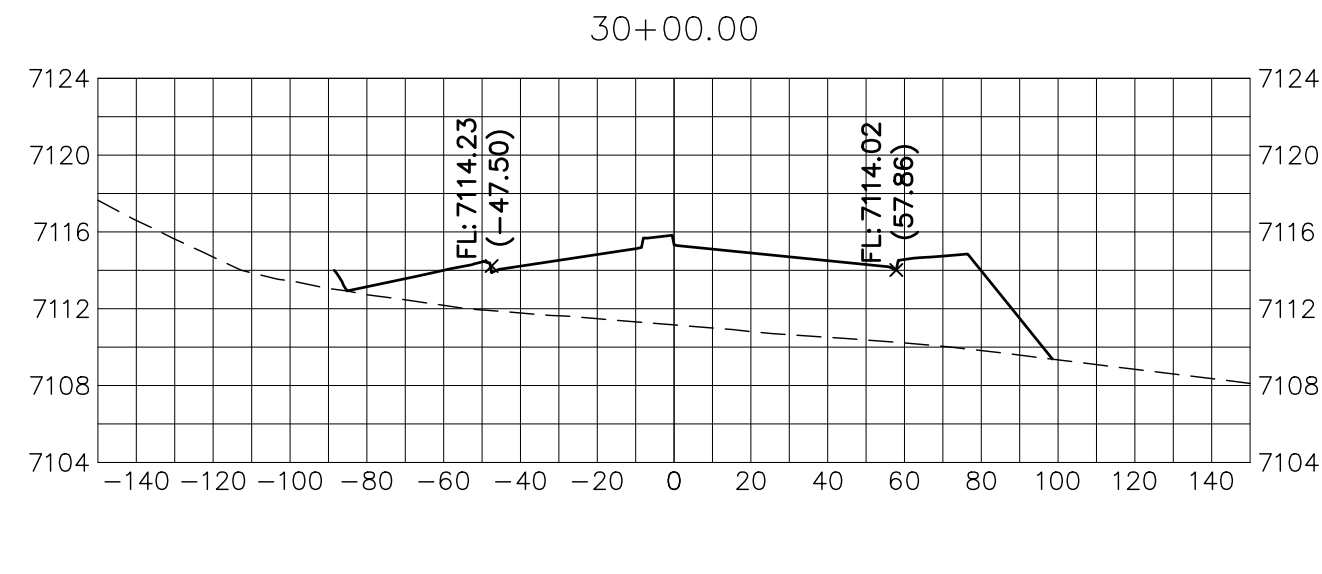
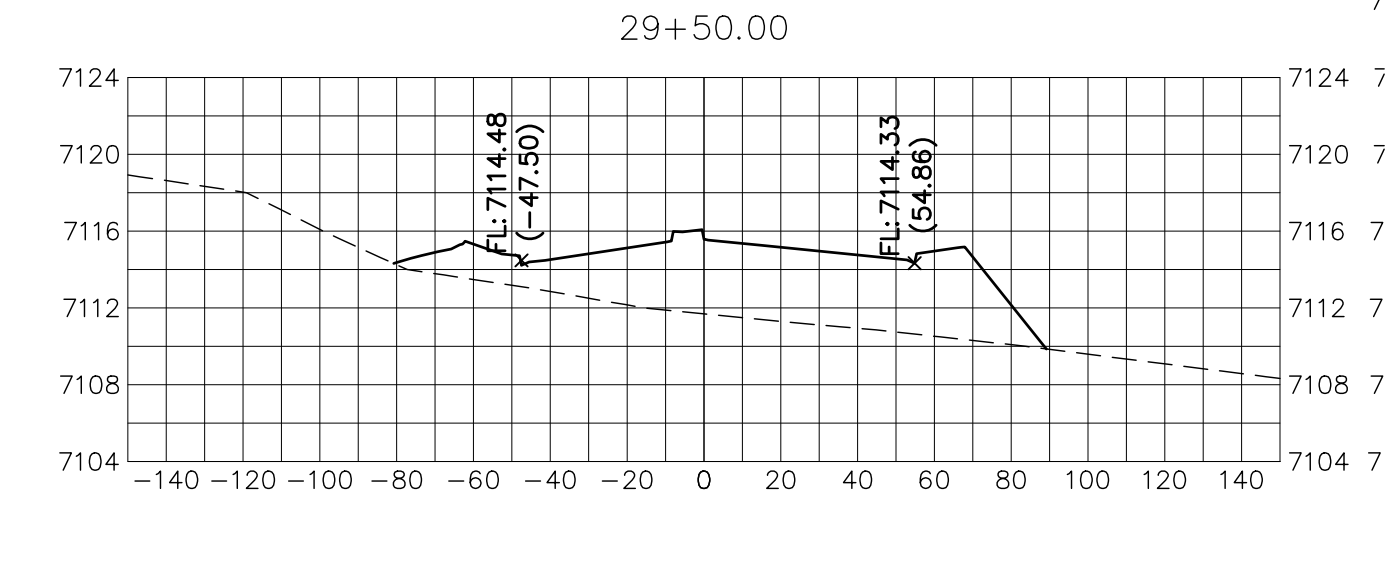
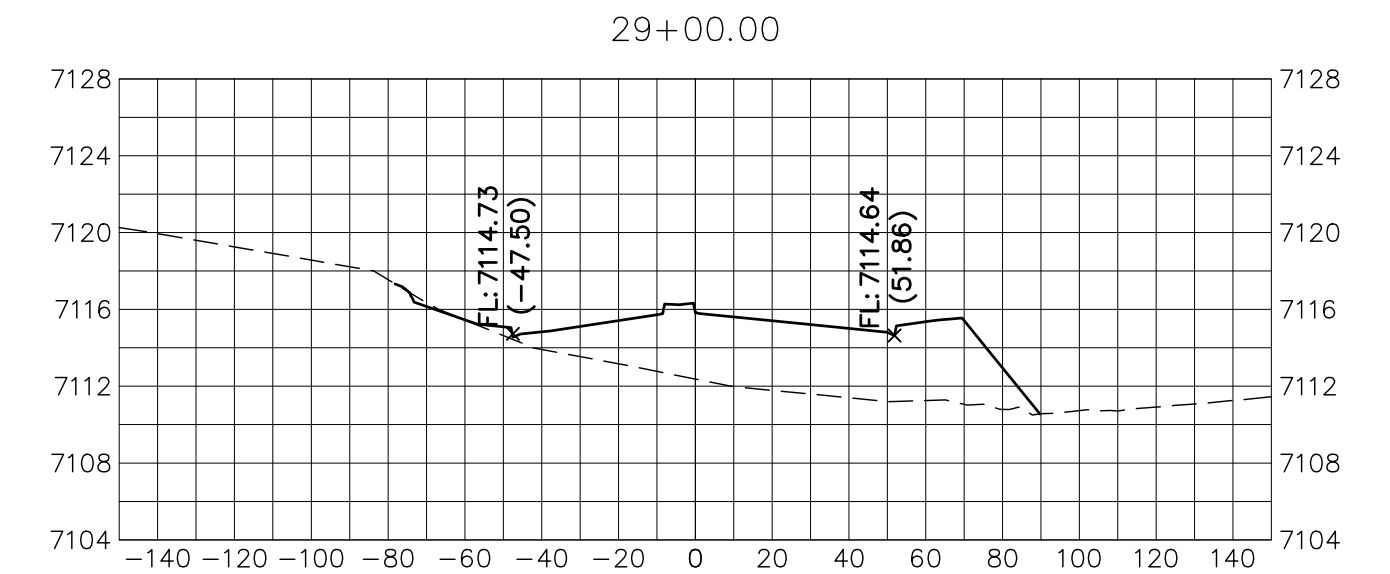
**Know what's below.  
Call before you dig.**







KEY MAP  
N.T.S.



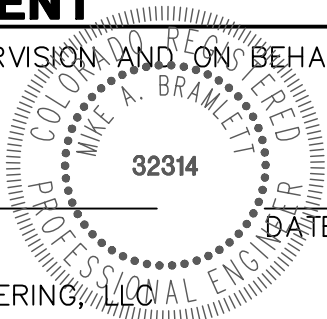
HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

J.R. ENGINEERING

A Westman Company



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

BY

DATE

No.

REVISION

1" = 30'

1" = 3'

DATE

2/10/22

DESIGNED BY

AJH

DRAWN BY

CRB

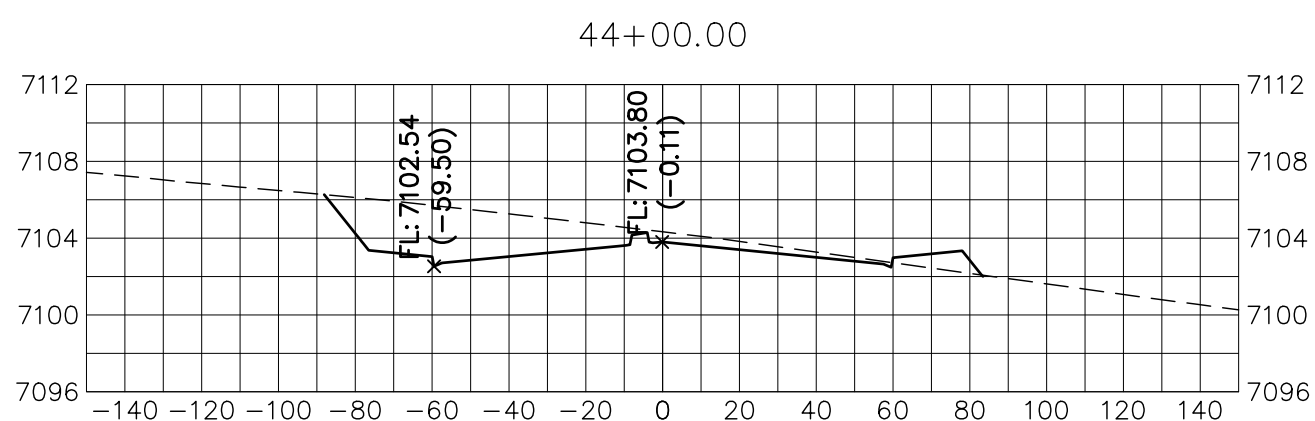
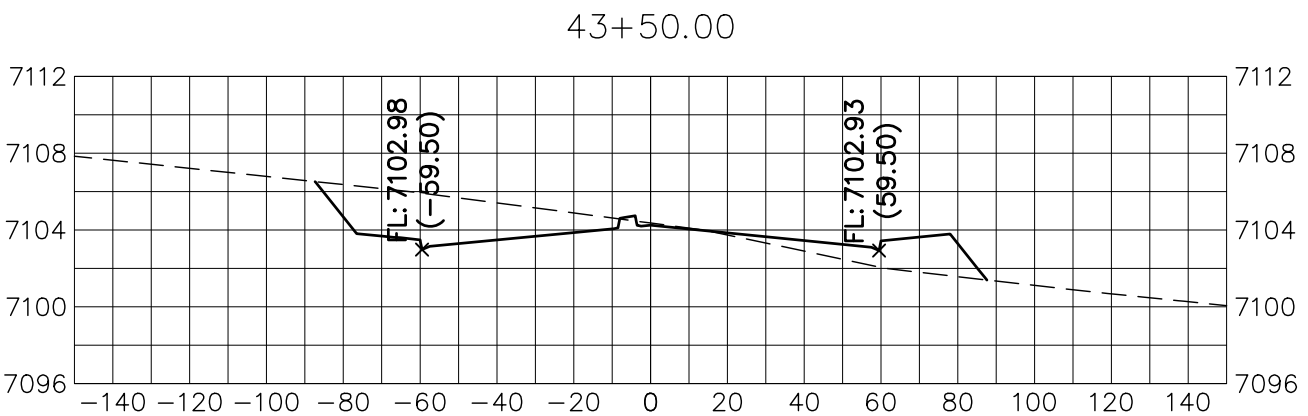
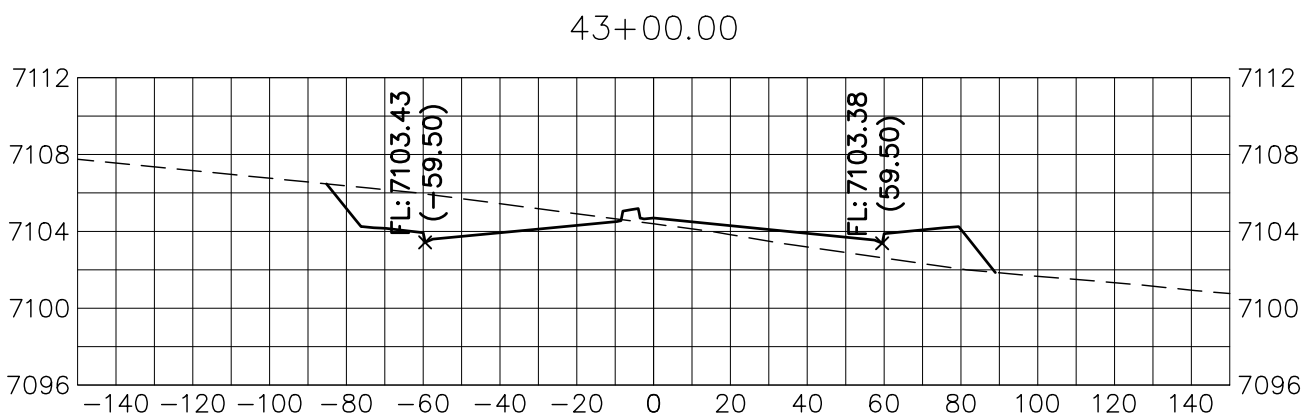
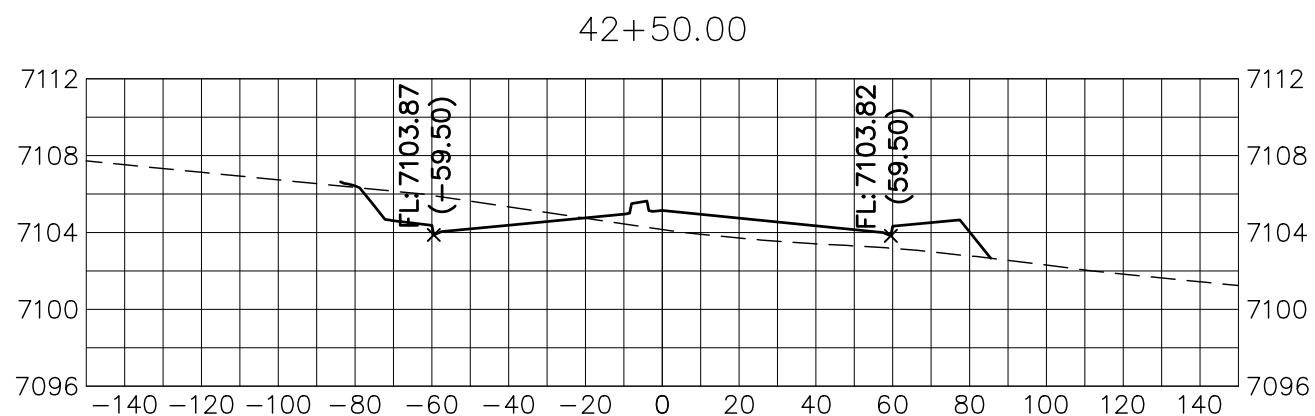
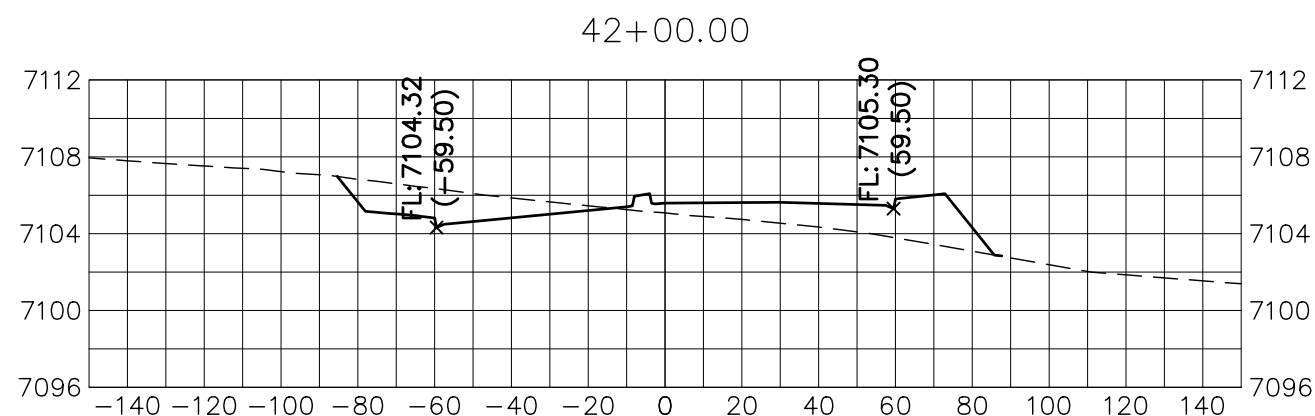
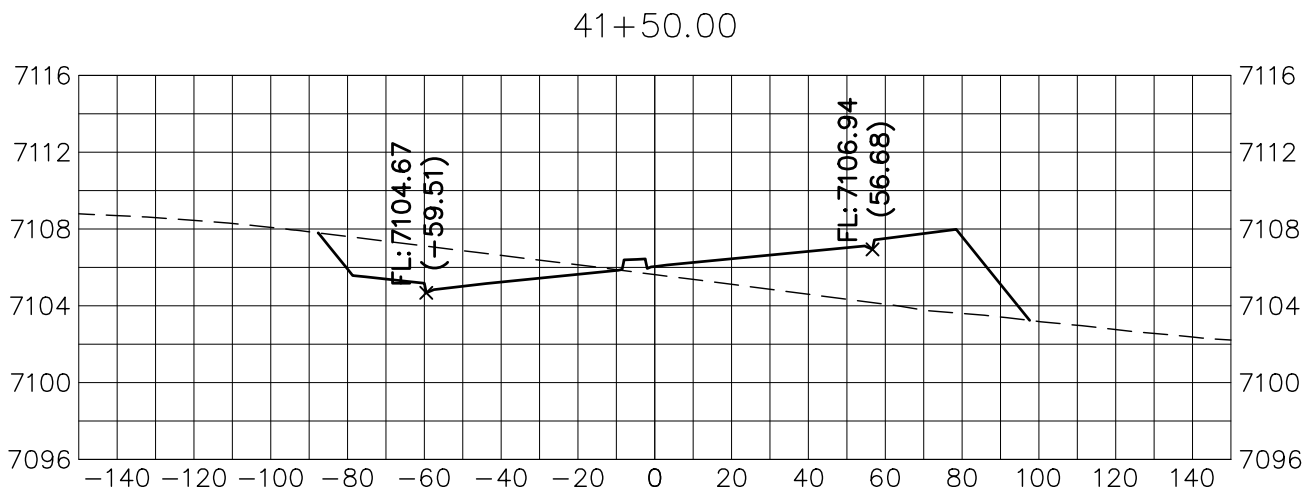
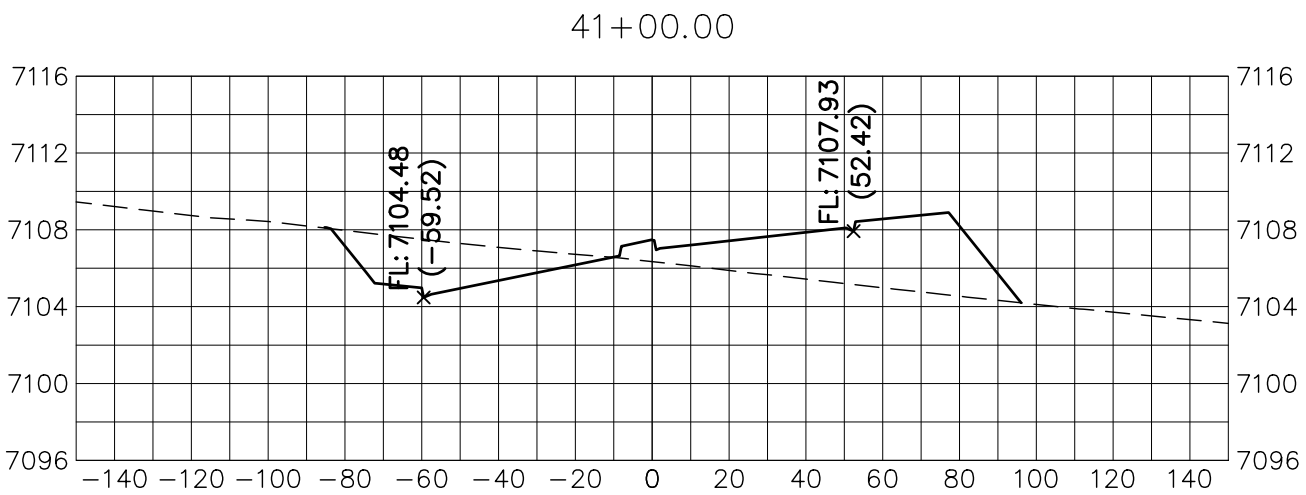
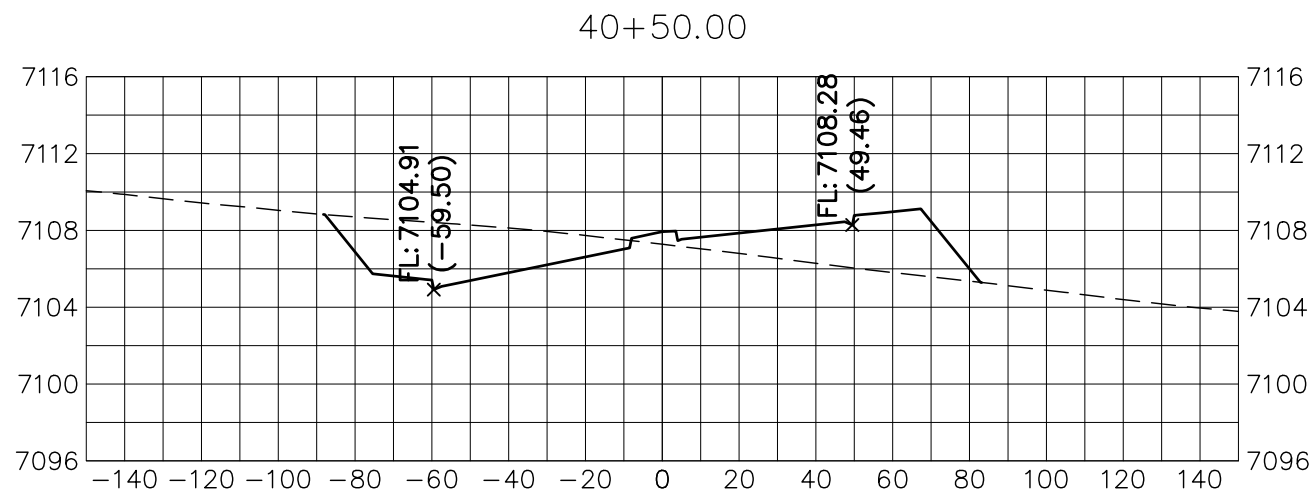
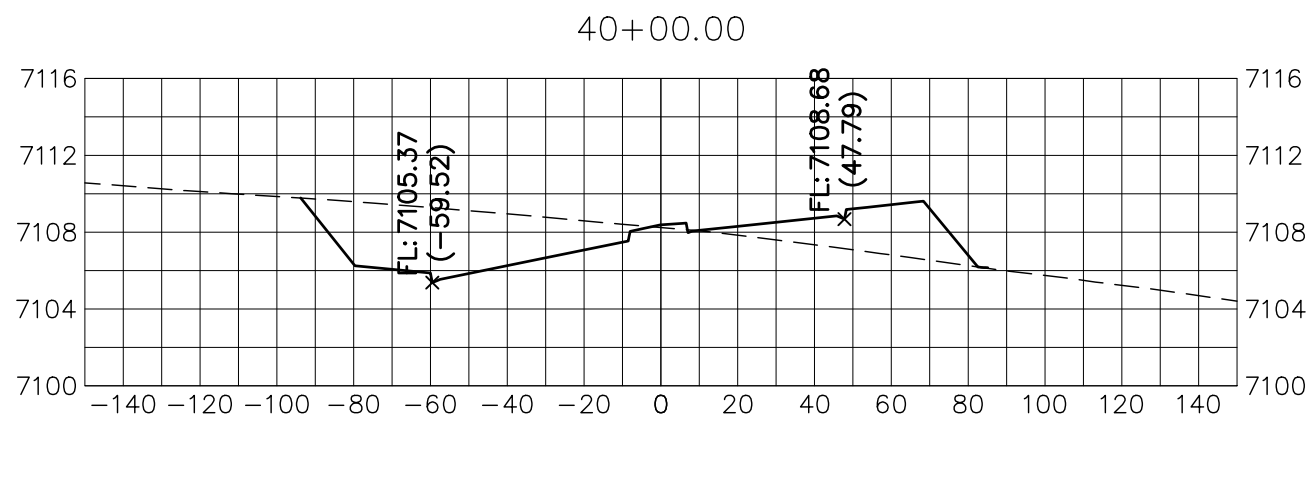
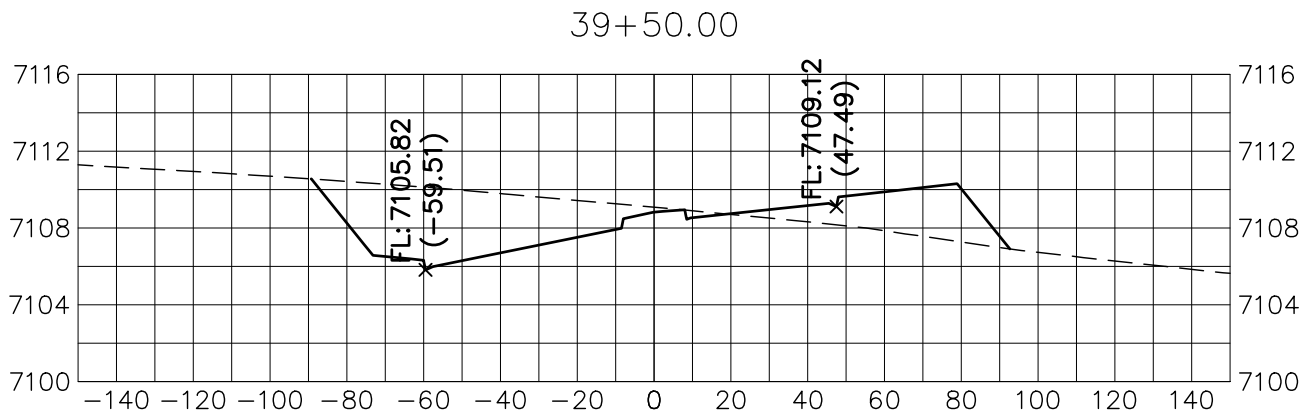
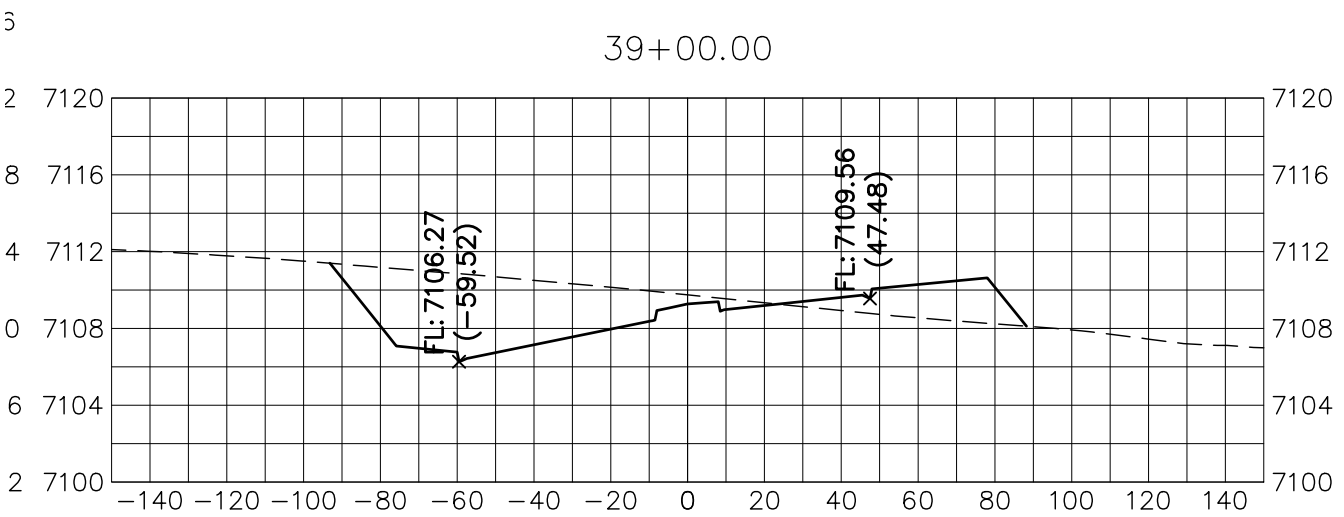
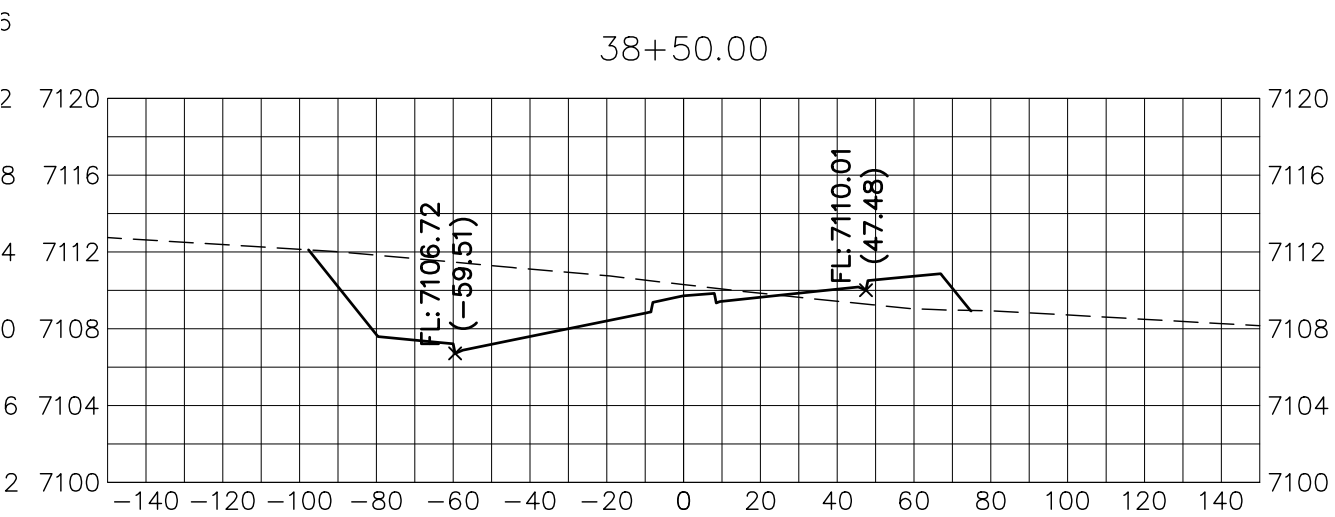
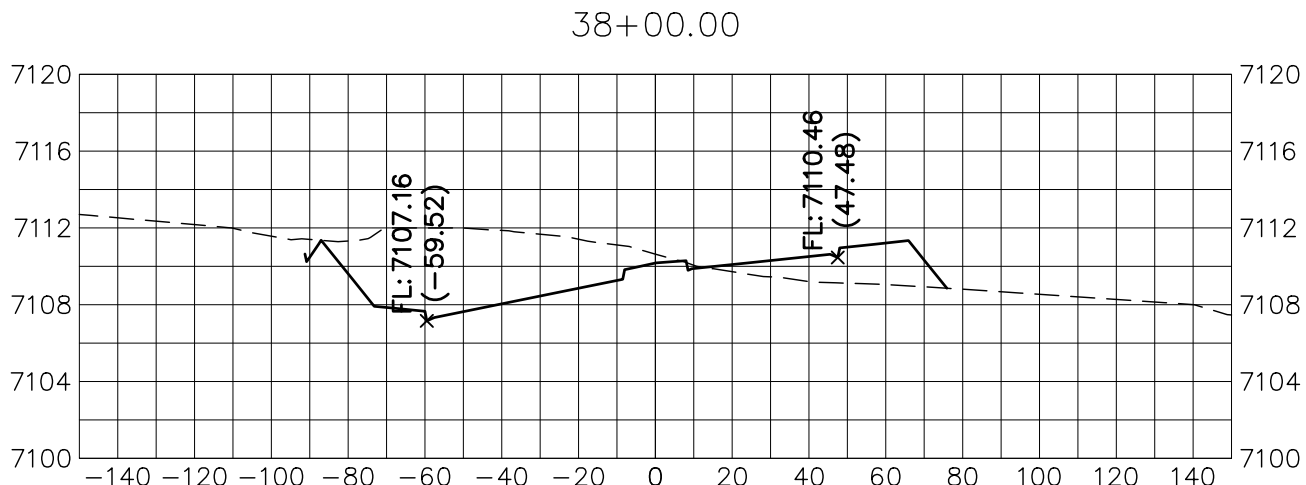
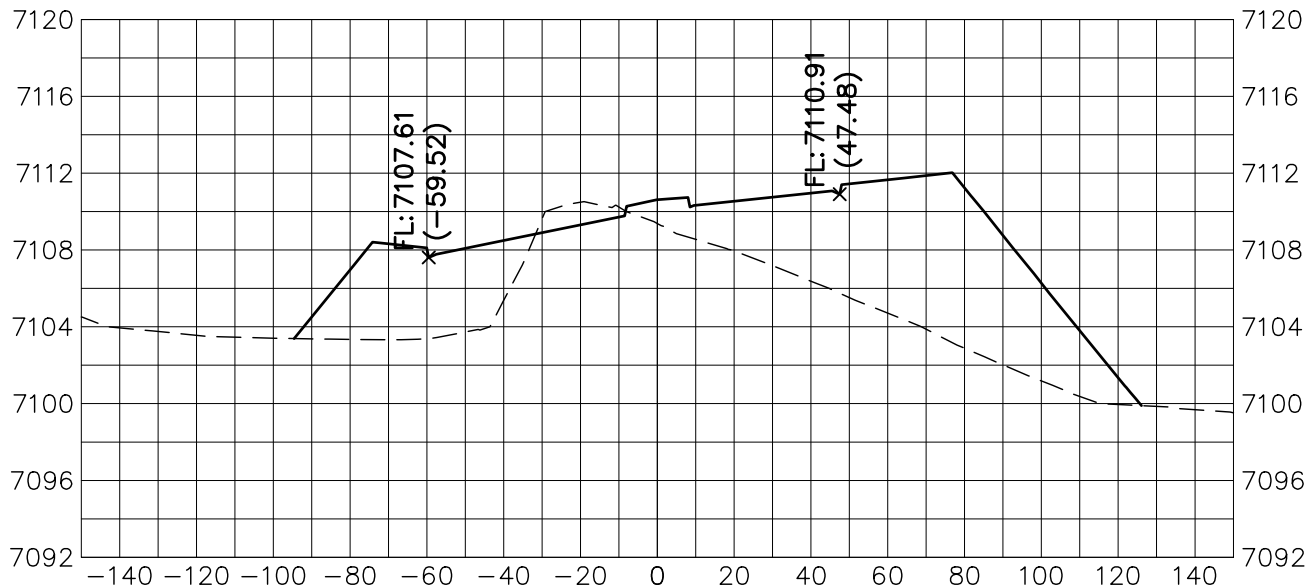
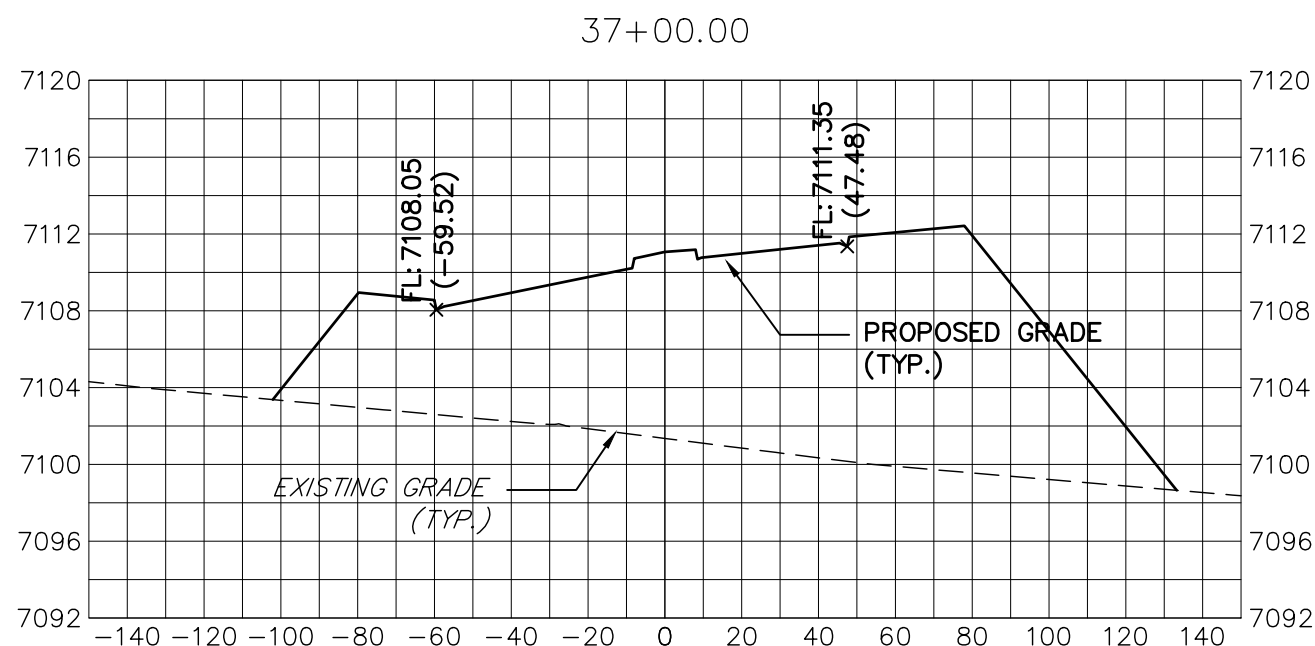
CHECKED BY

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

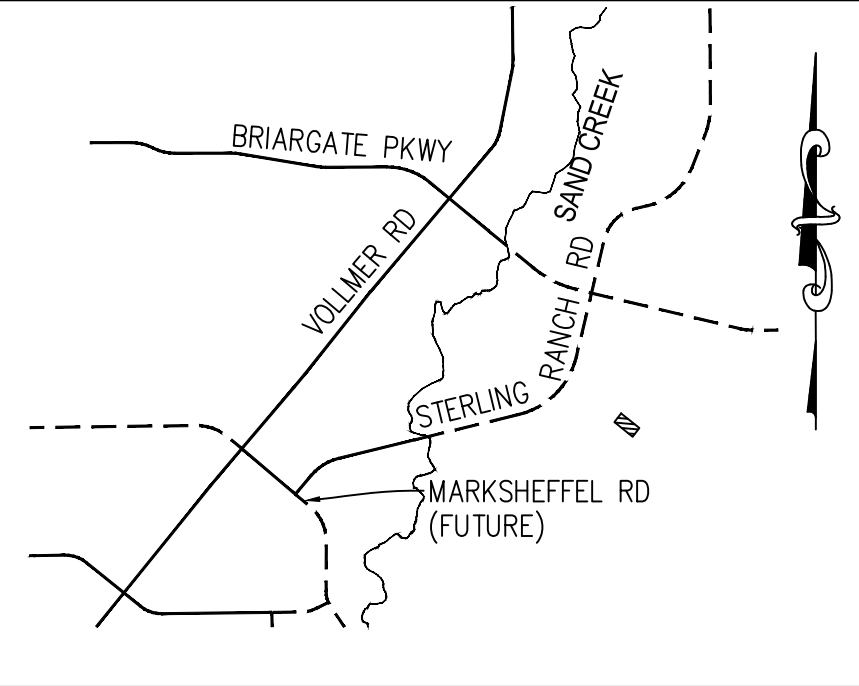
BRIARGATE PARKWAY CROSS  
SECTIONS

SHEET 28 OF 38

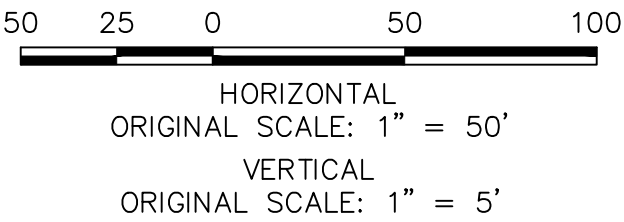
JOB NO. 25188.03



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



KEY MAP  
N.T.S.

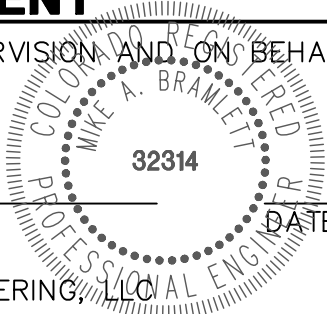


**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC



STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

BRIARGATE PARKWAY CROSS  
SECTIONS

SHEET 29 OF 38

JOB NO. 25188.03

UNTIL SUCH TIME AS  
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APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE  
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DESIGNATED BY WRITTEN  
AUTHORIZATION.

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



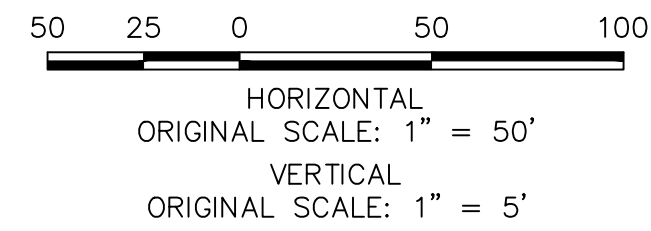
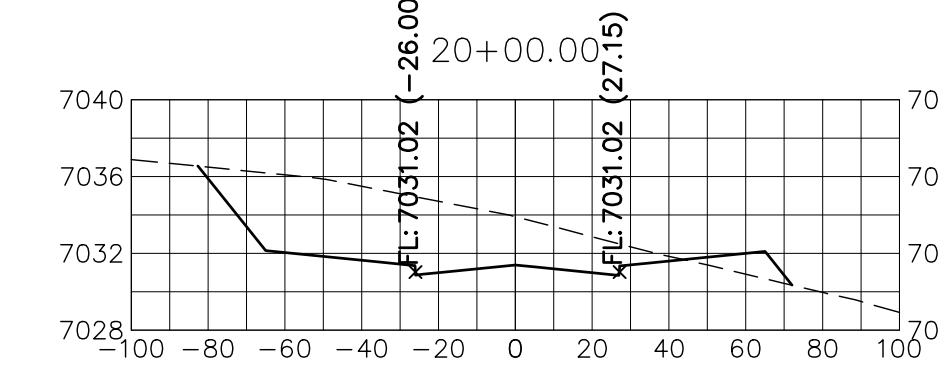
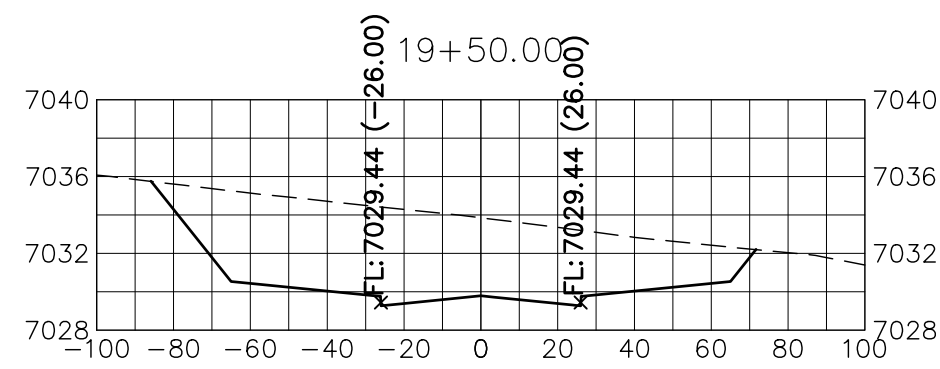
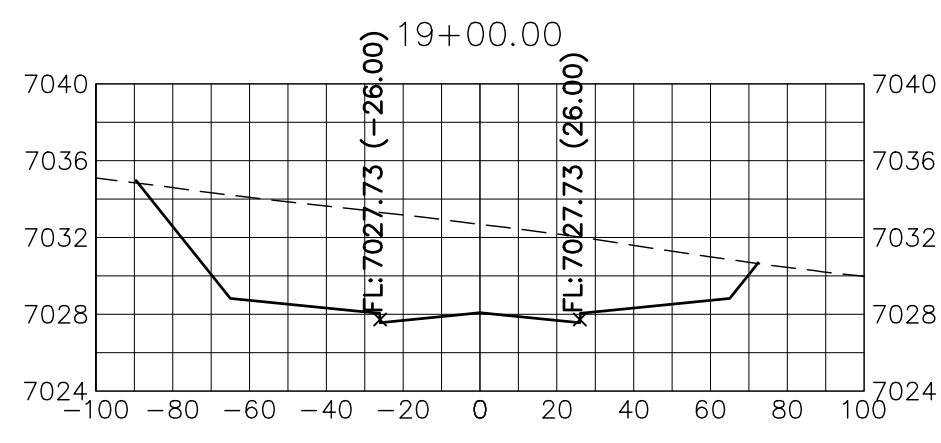
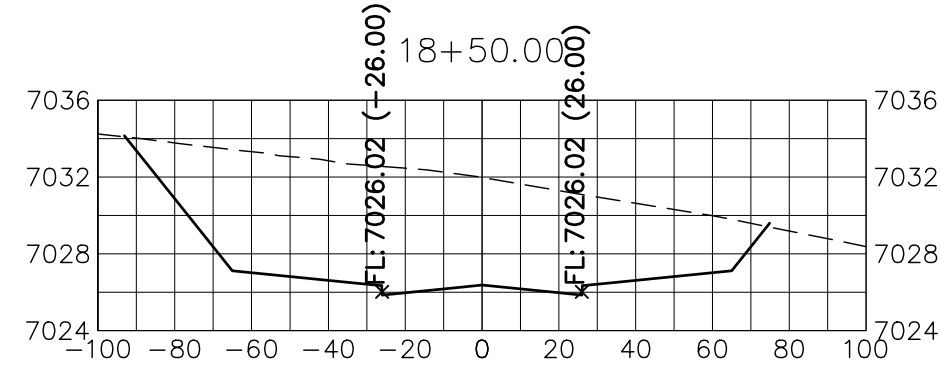
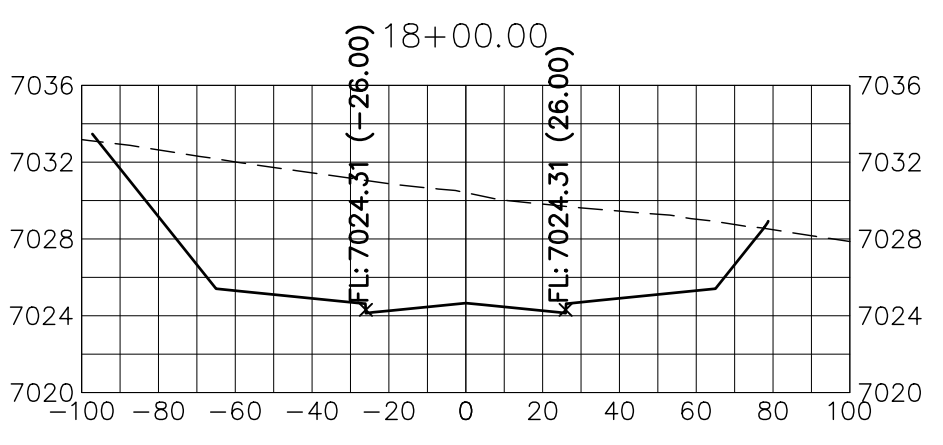
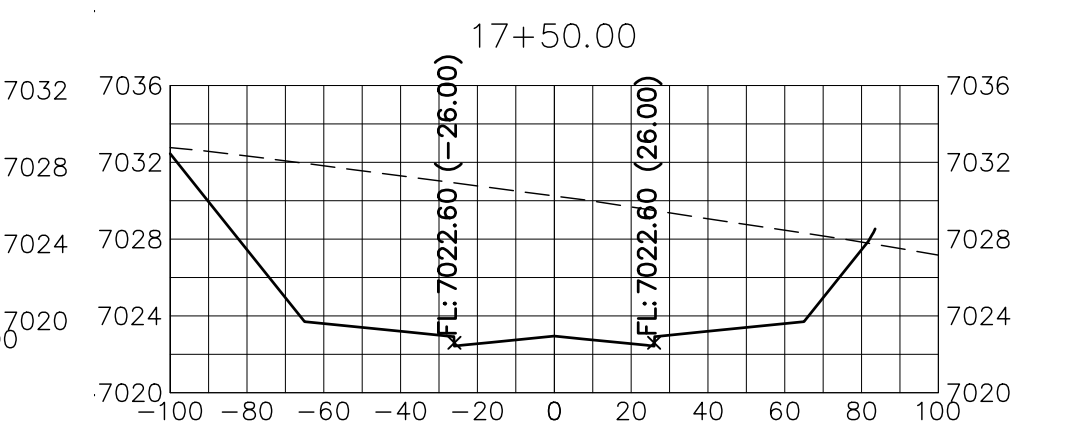
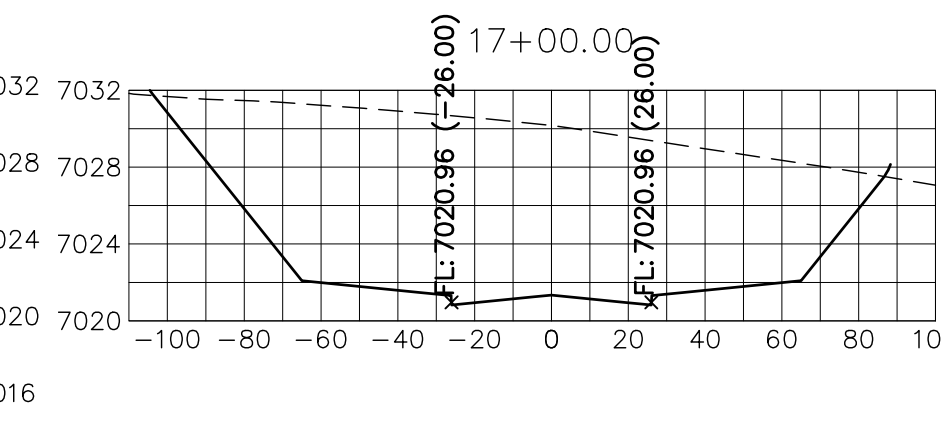
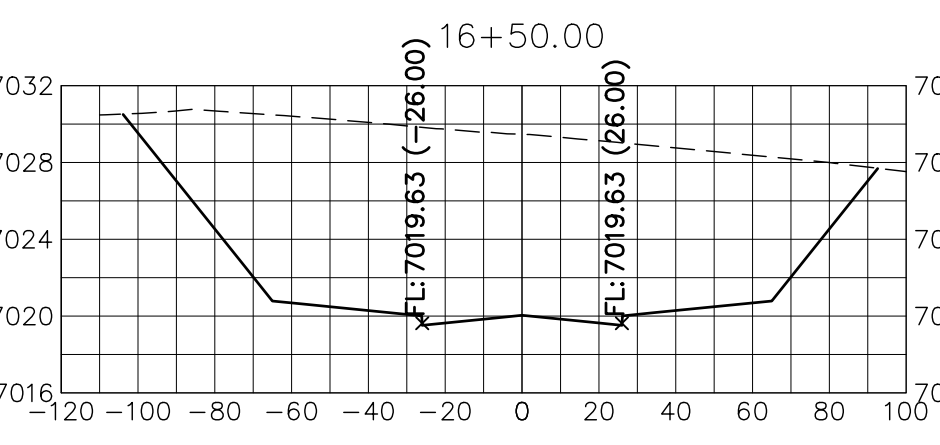
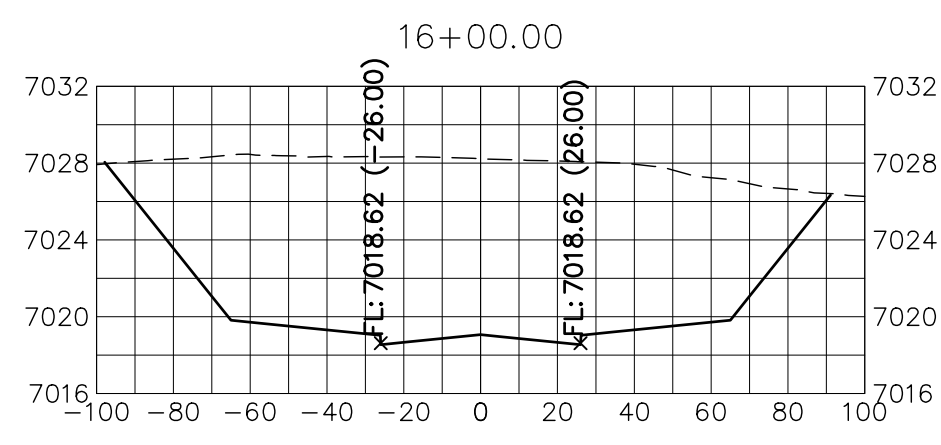
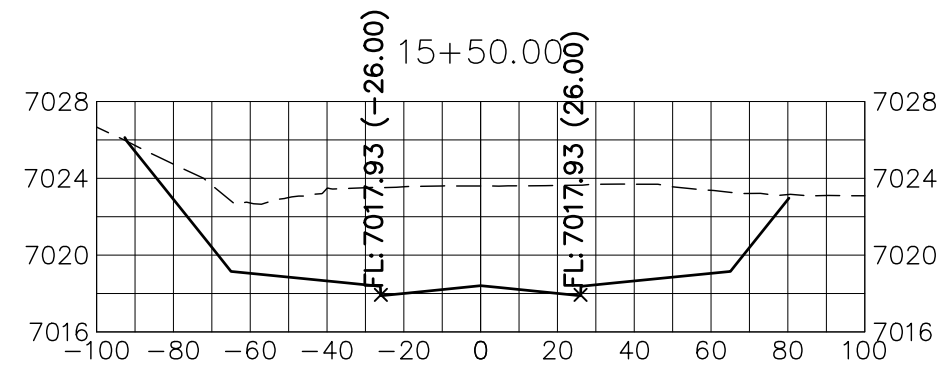
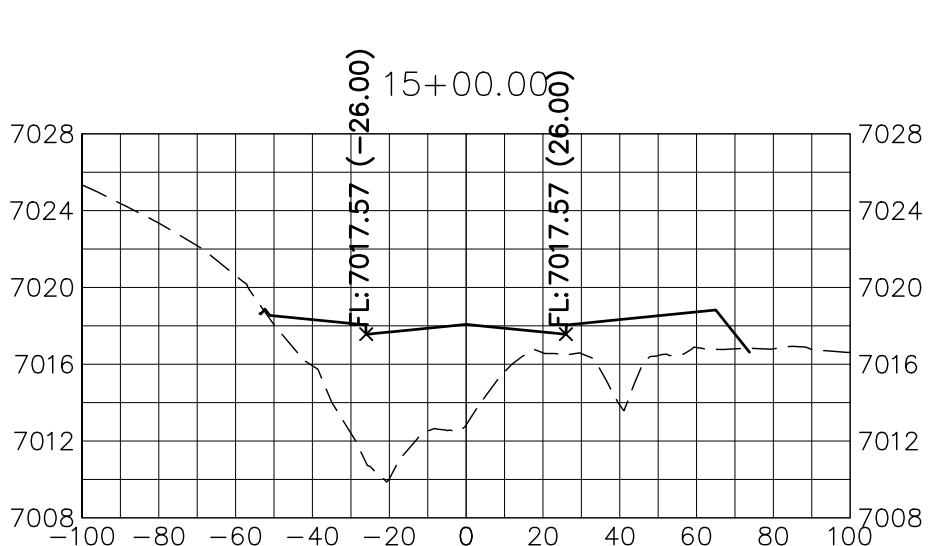
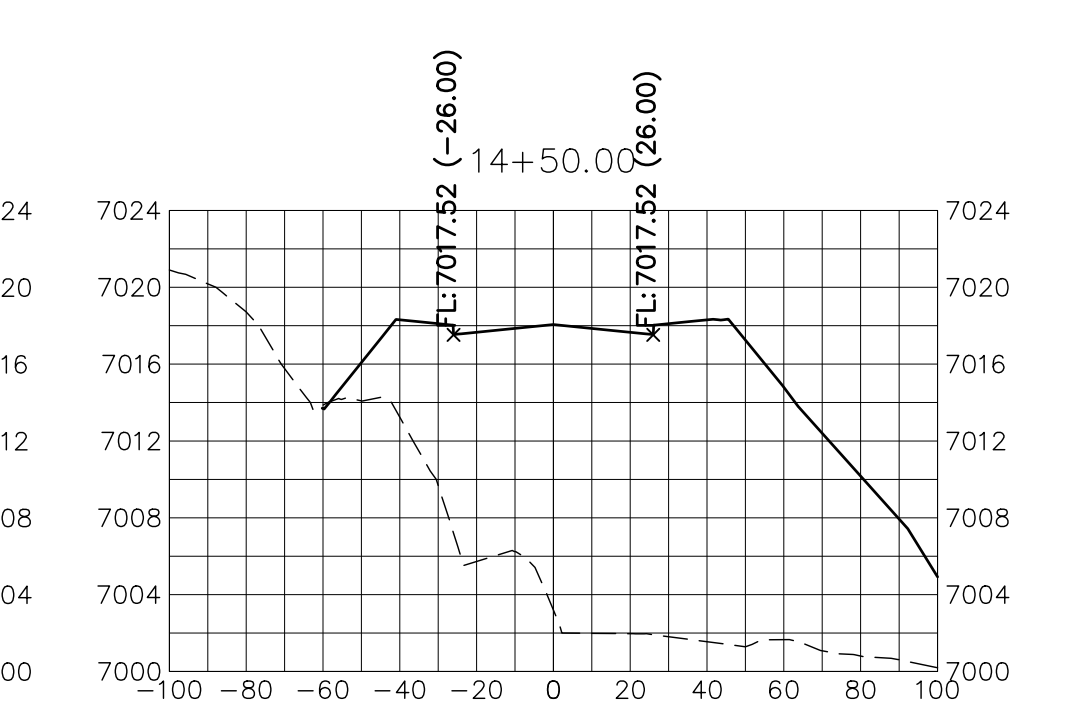
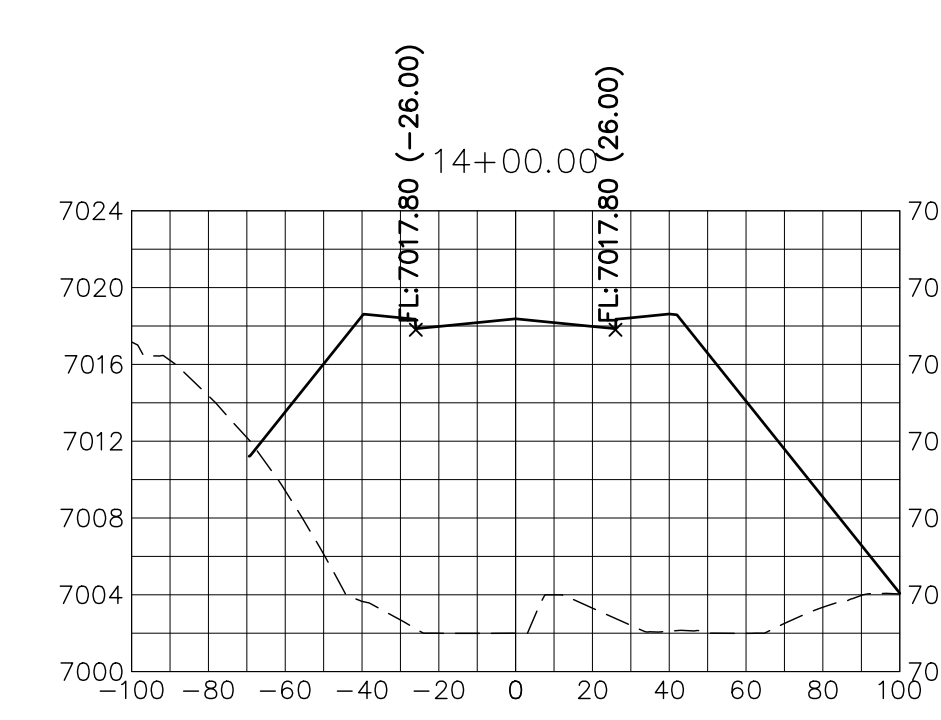
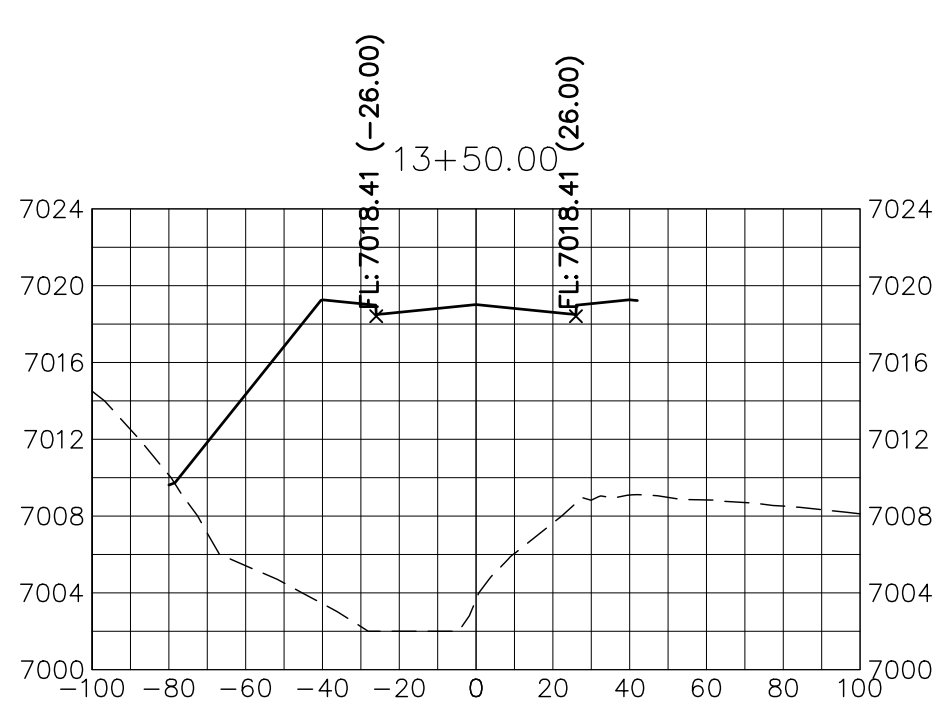
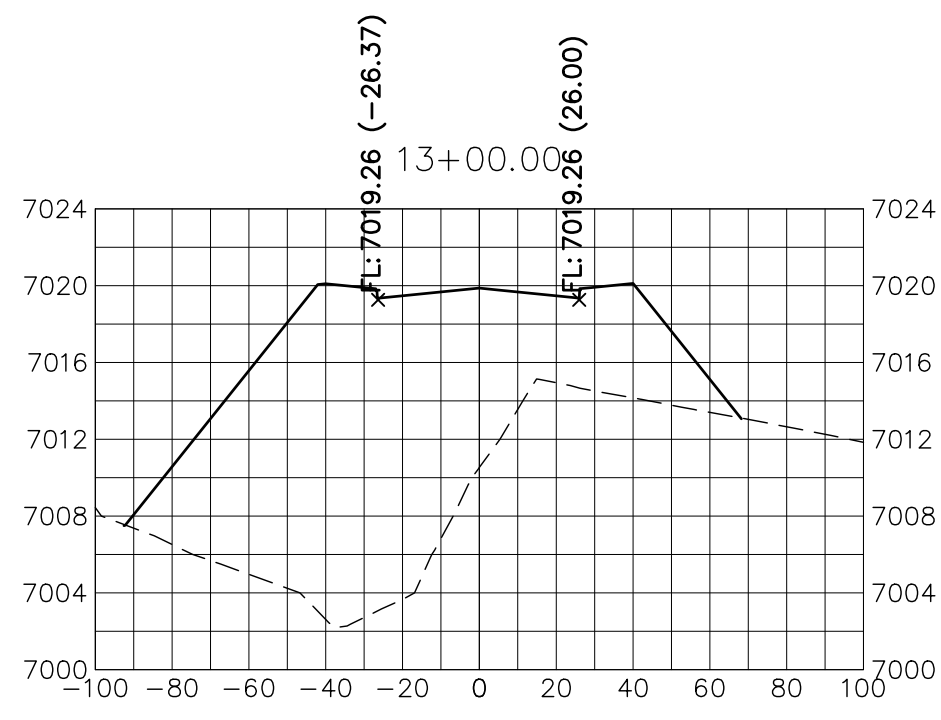
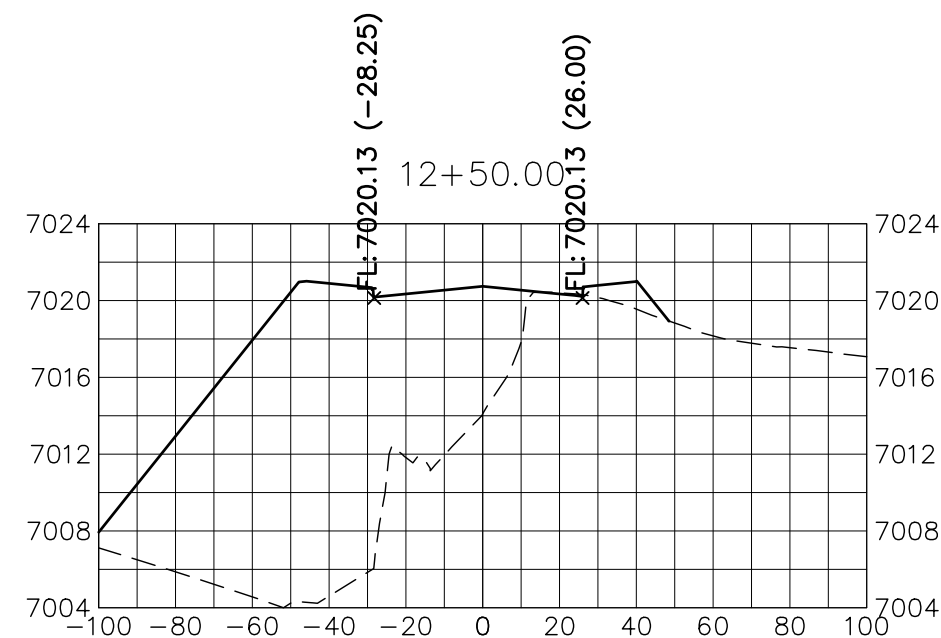
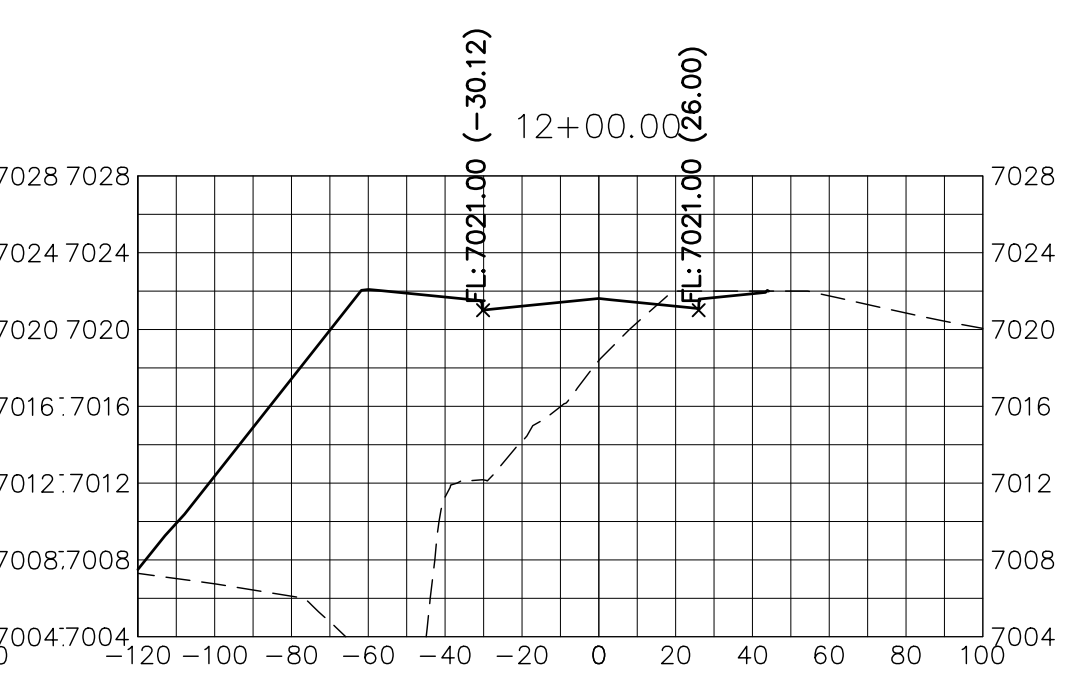
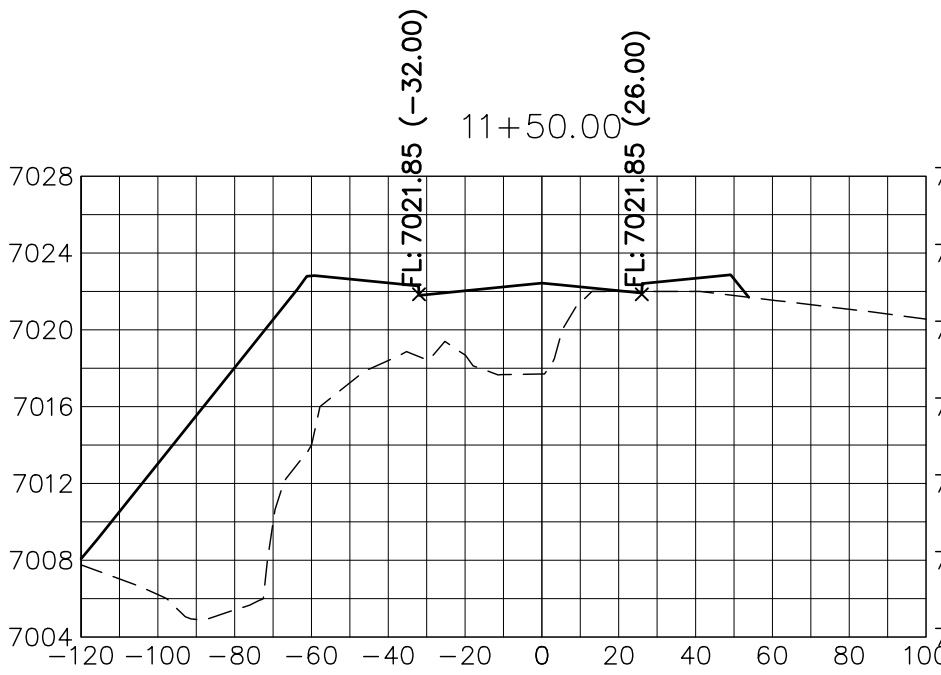
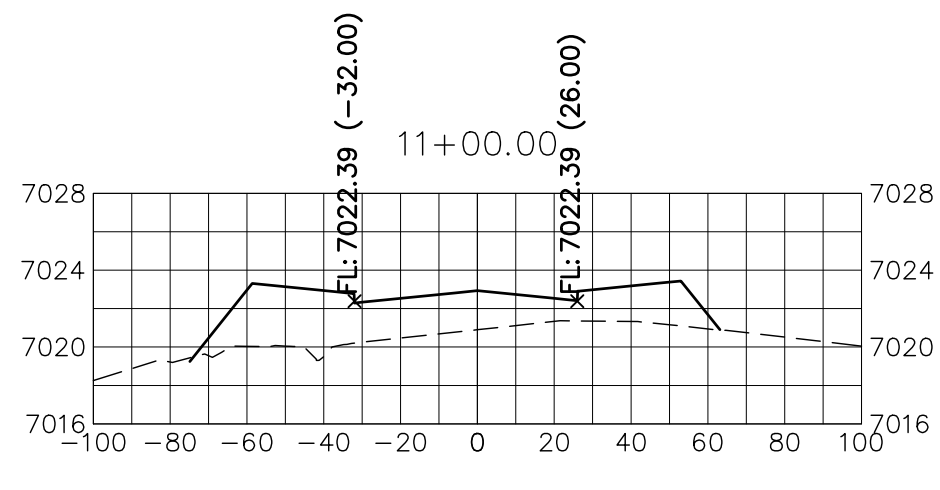
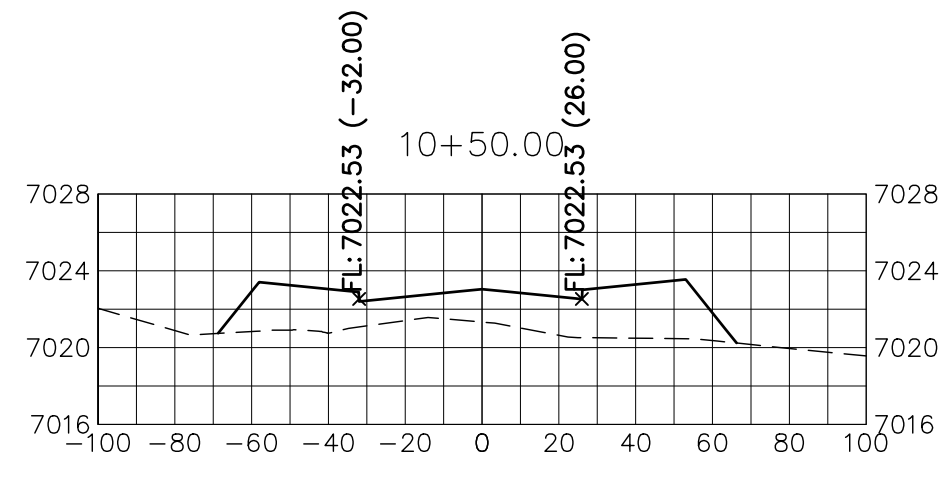
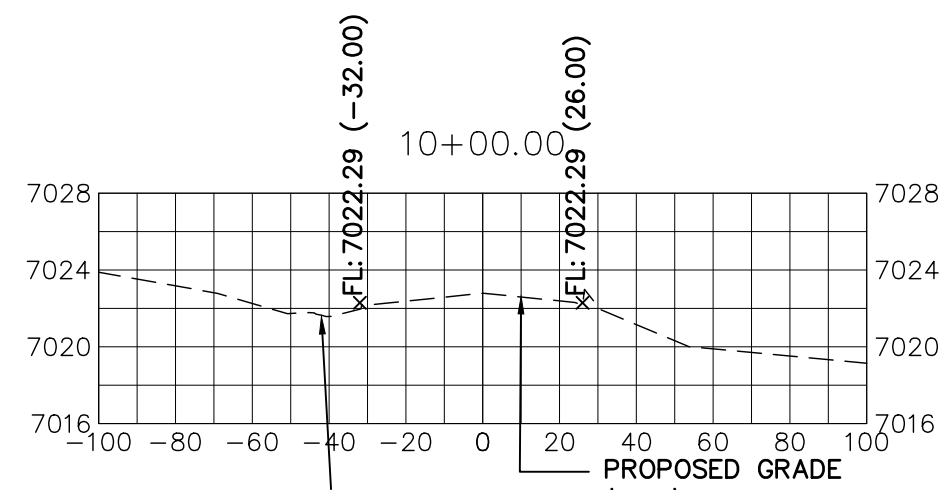
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BY DATE

No. REVISION

H-SCALE  
V-SCALE  
DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY

1"=30'  
1"=3'  
2/10/22  
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 A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF

32314

DATE \_\_\_\_\_

STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
CROSS SECTIONS

SHEET 30 OF 38

JOB NO. 25188.03

UNIT, SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEER 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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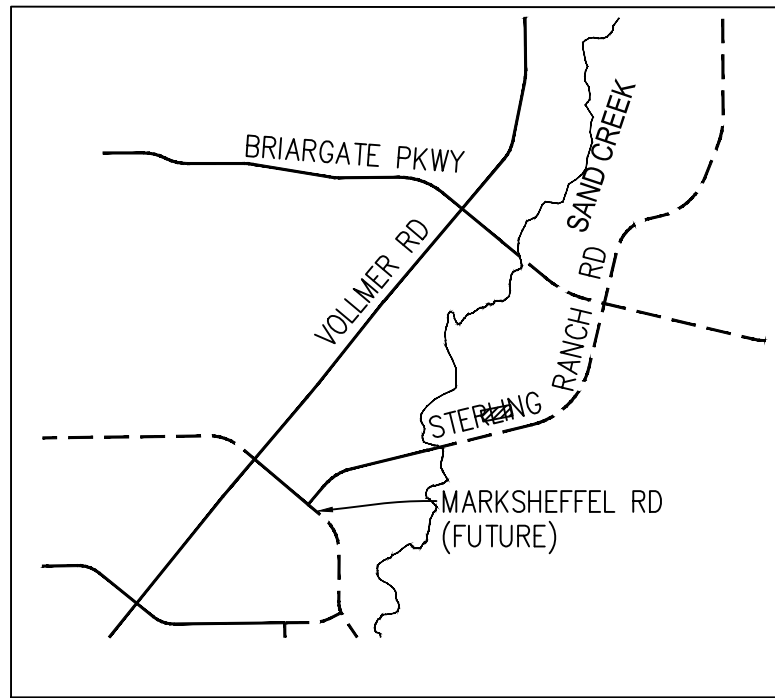
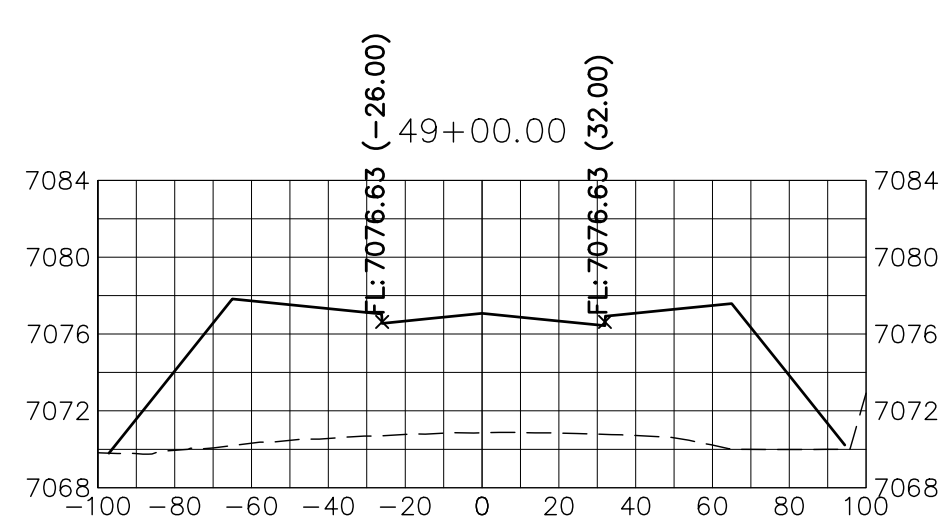
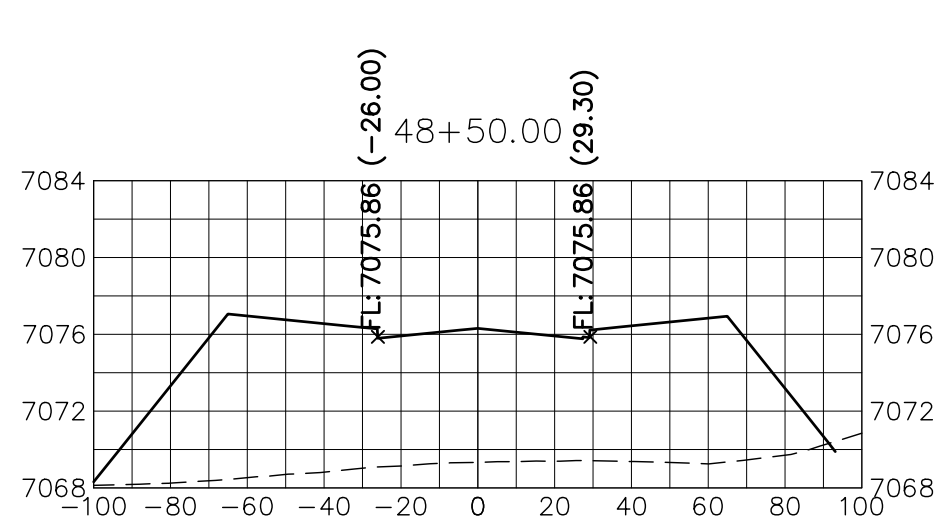
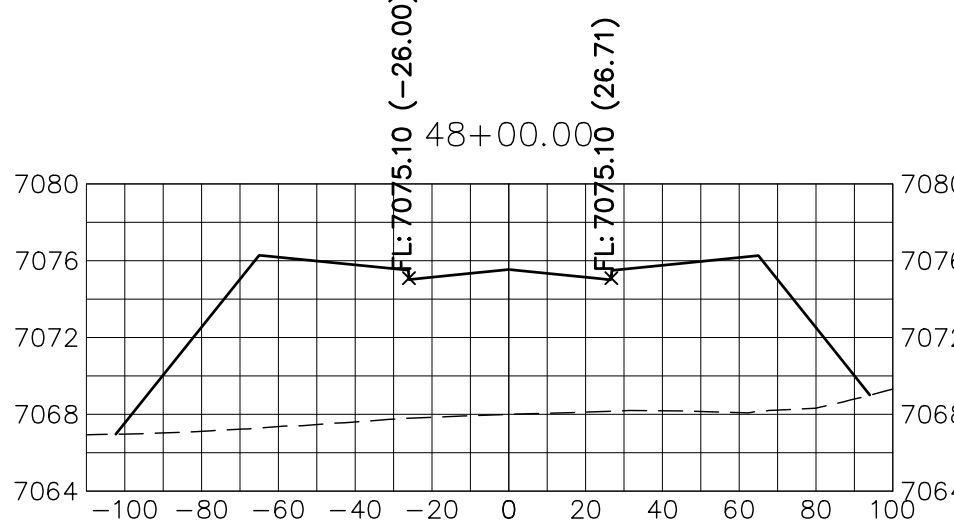
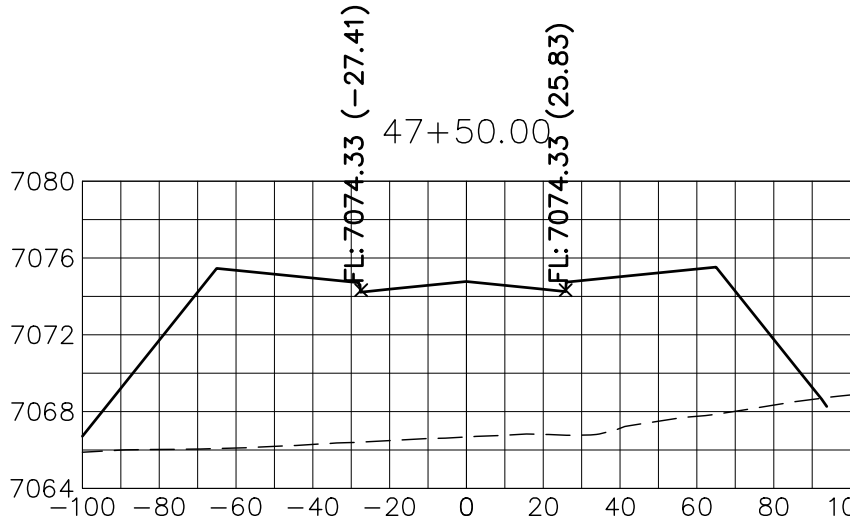
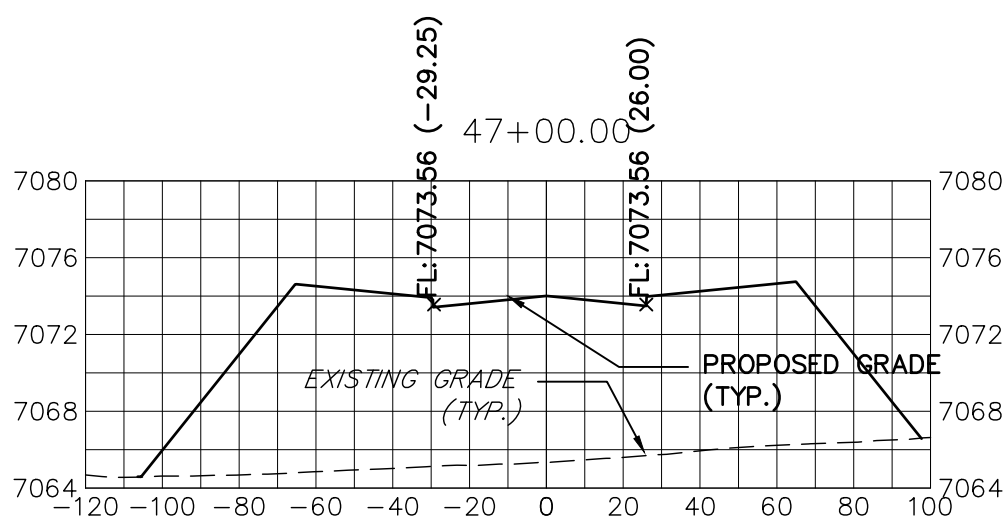
BY | DATE

No.	REVISION
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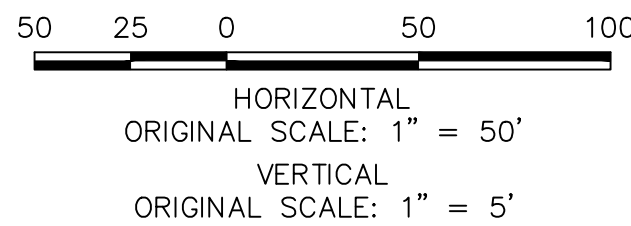
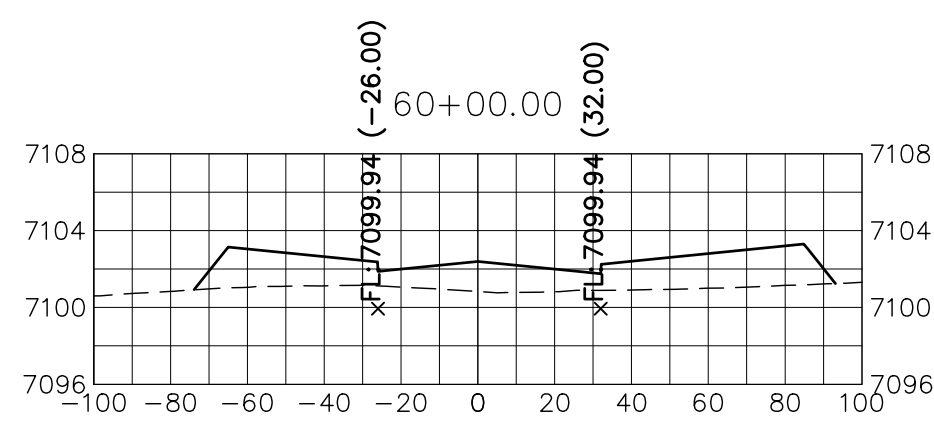
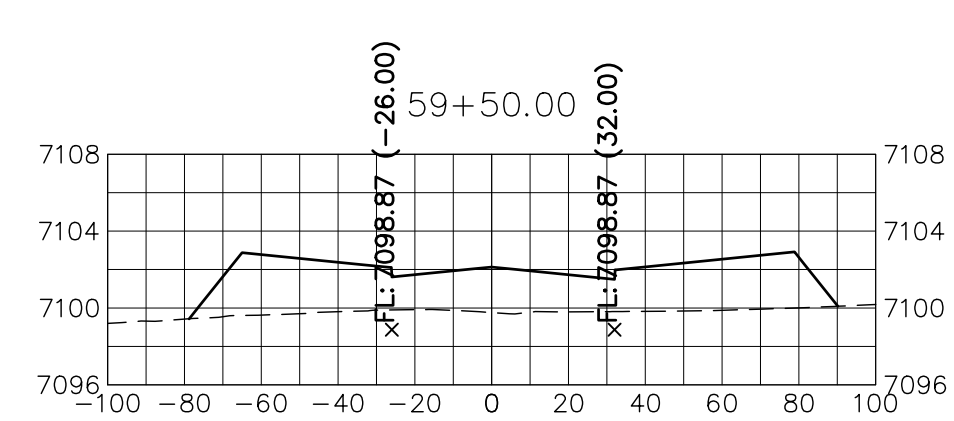
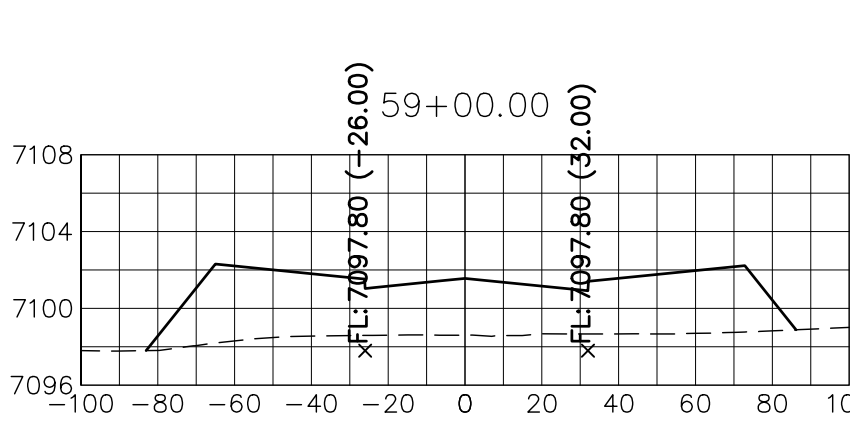
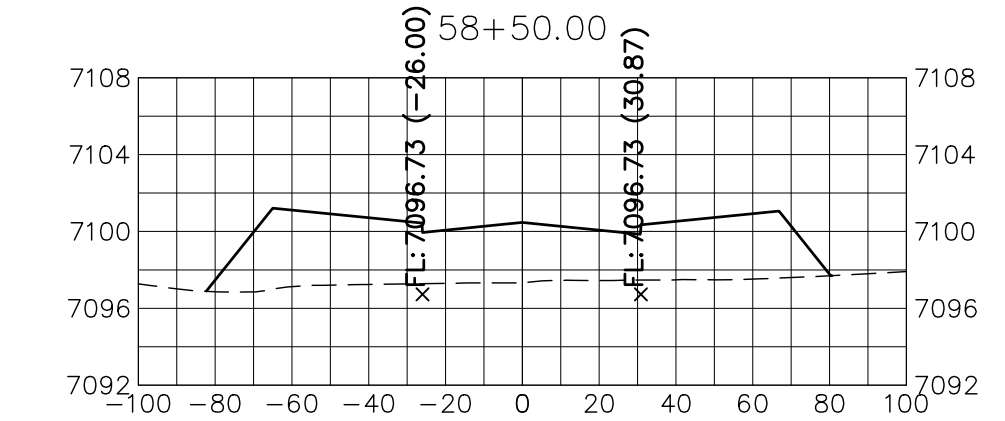
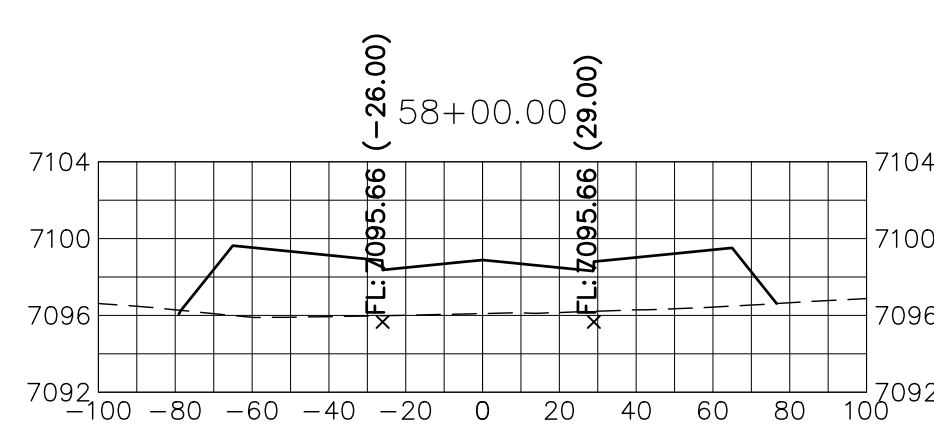
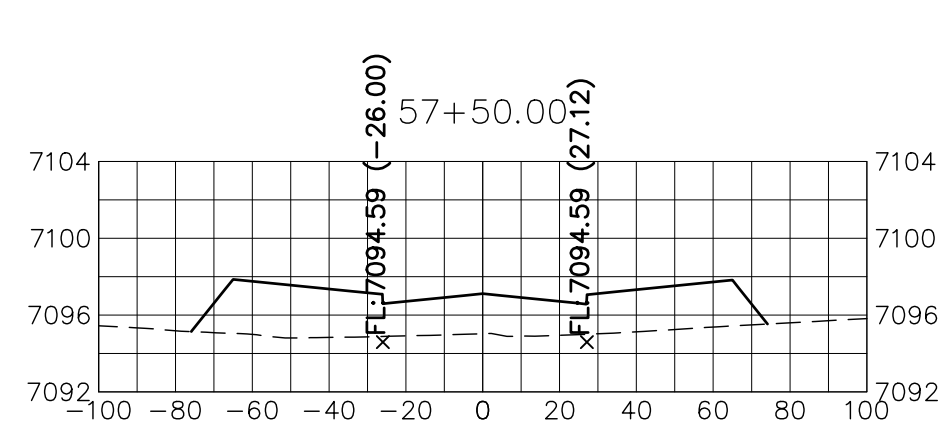
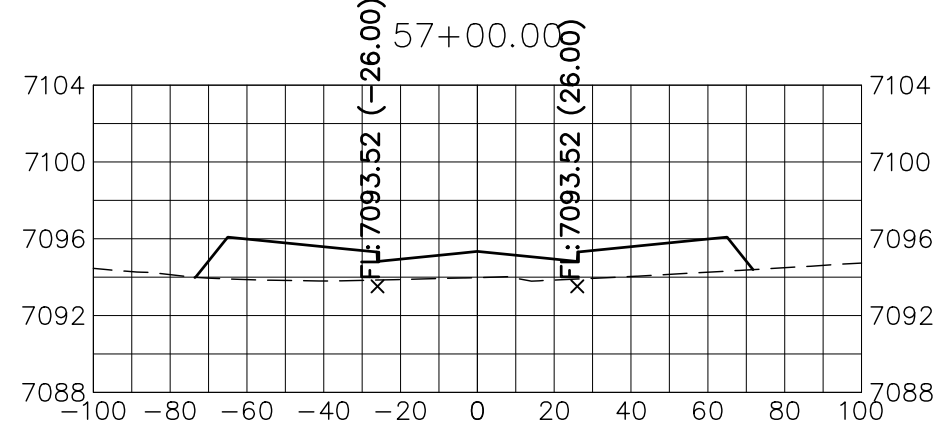
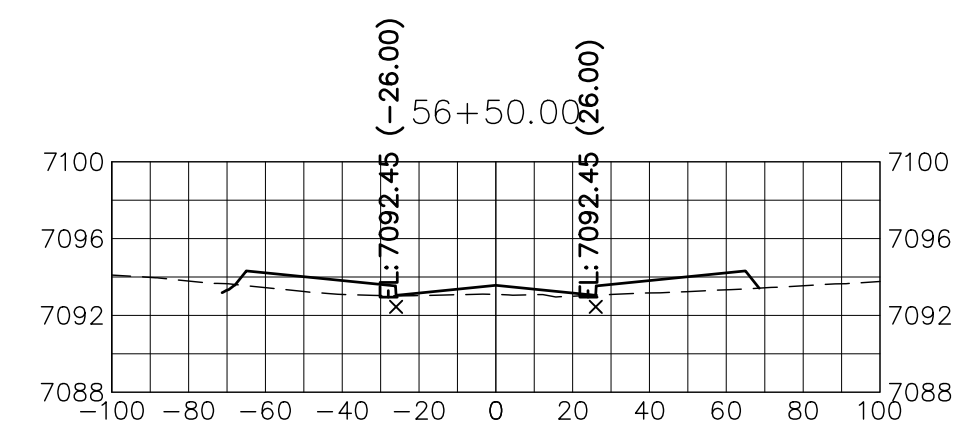
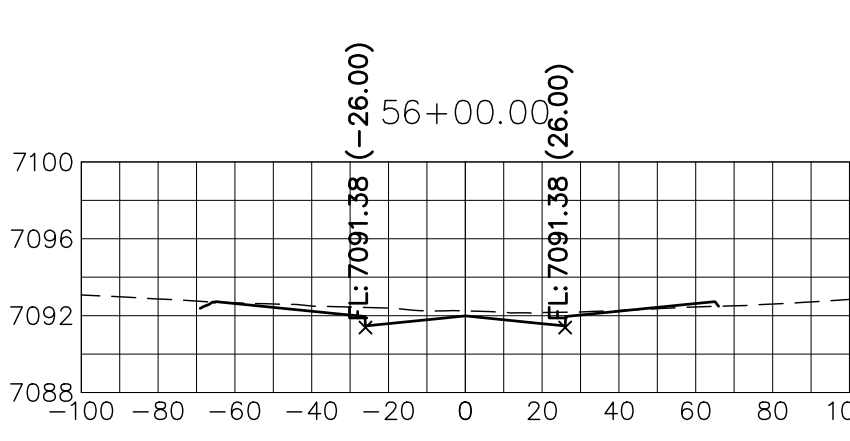
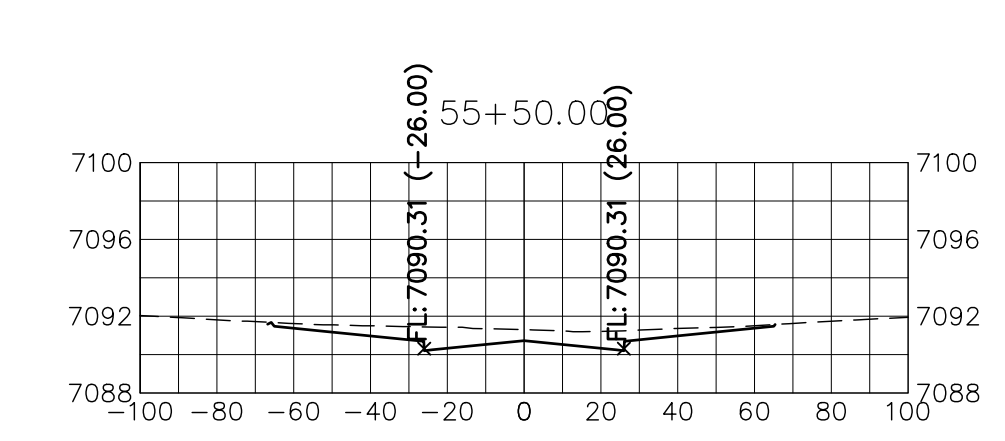
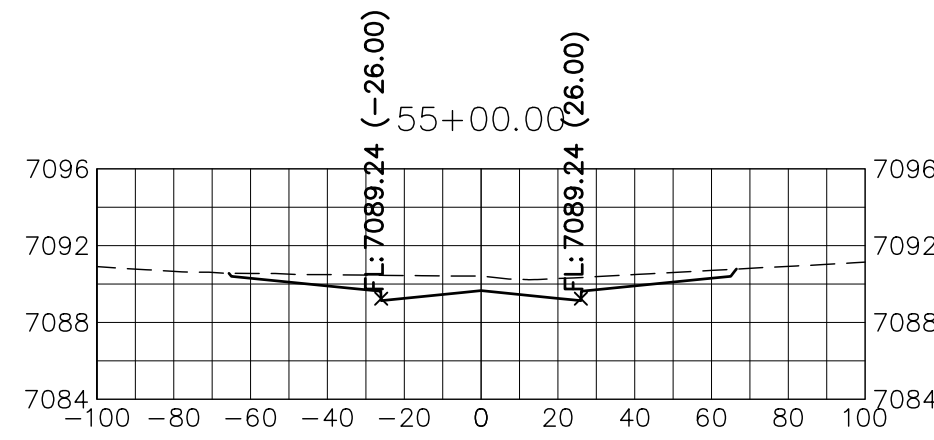
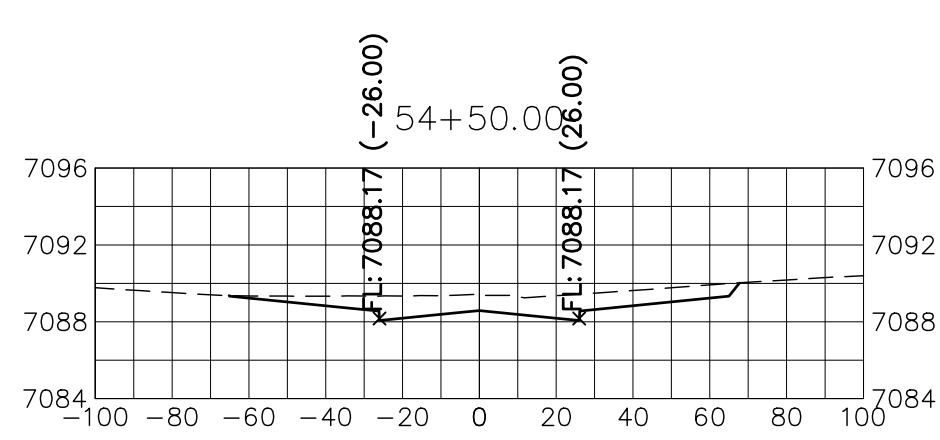
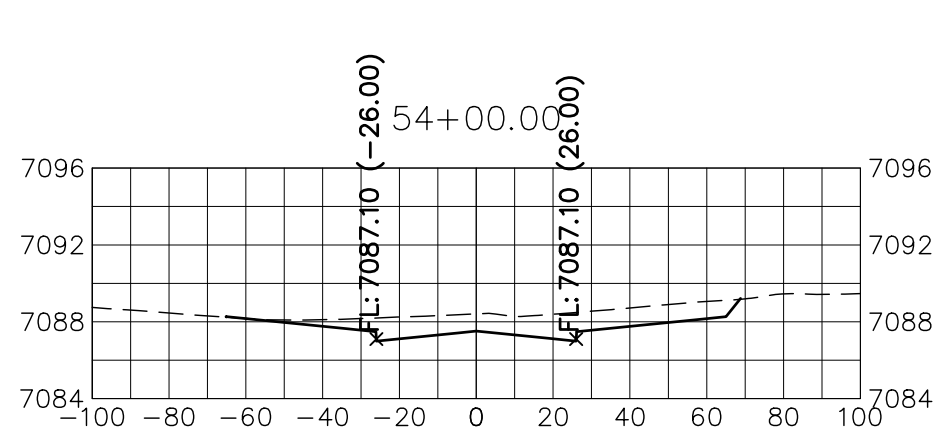
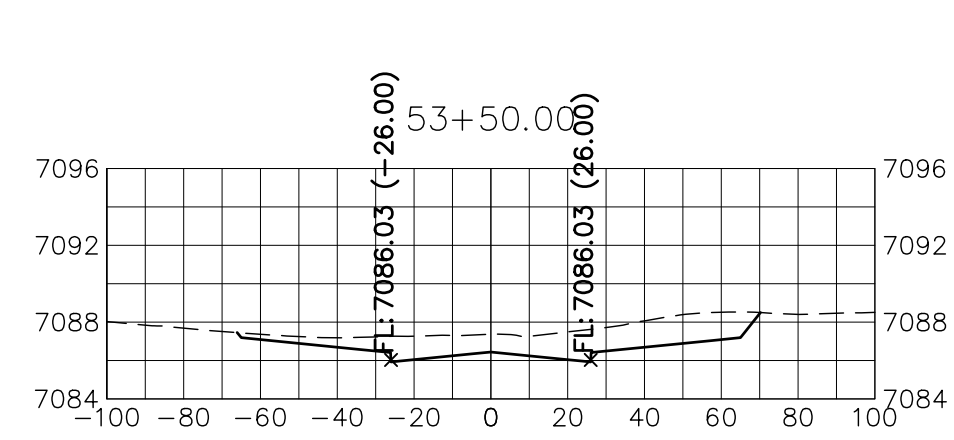
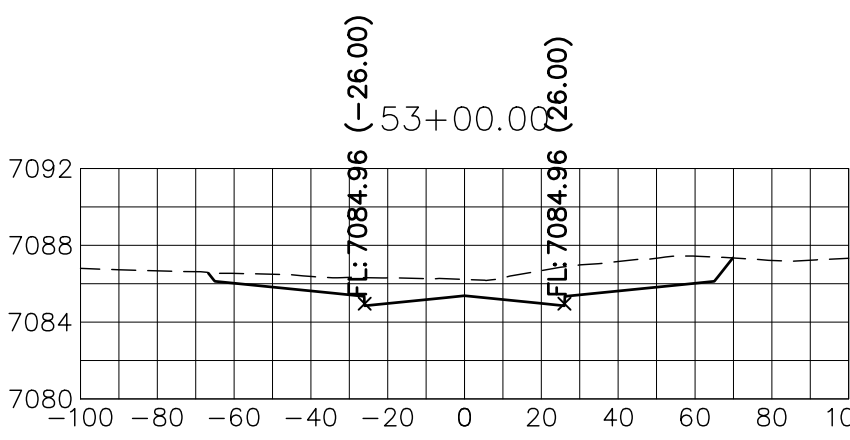
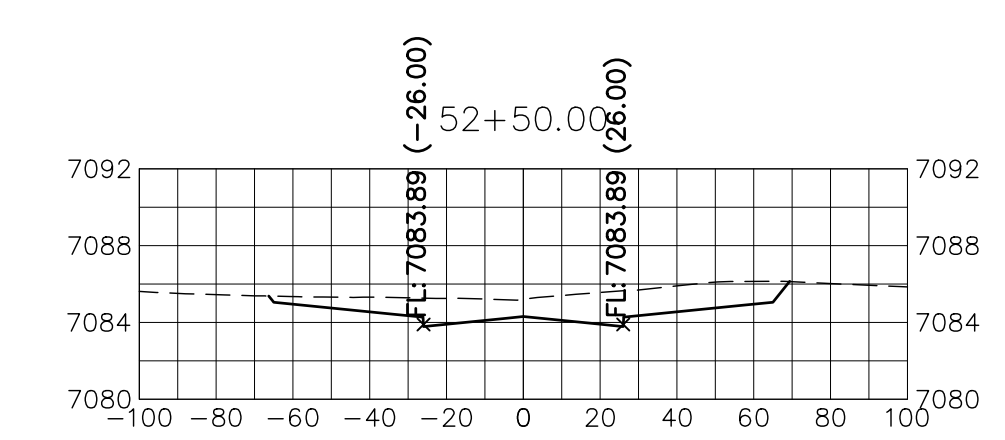
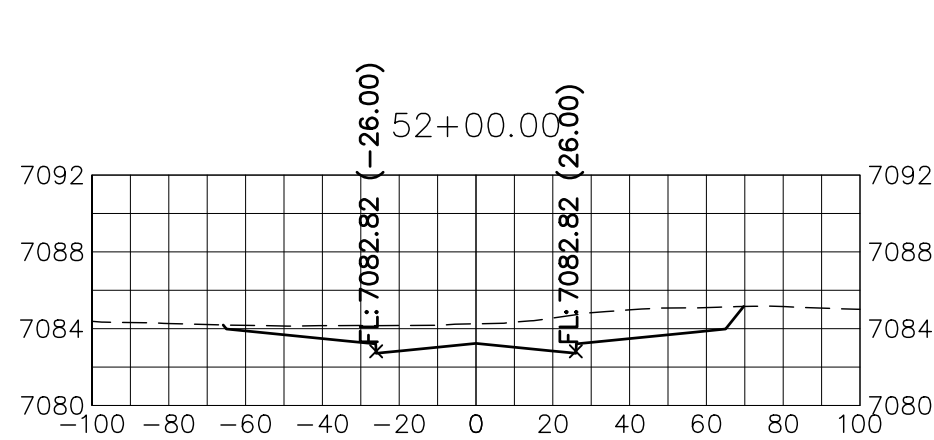
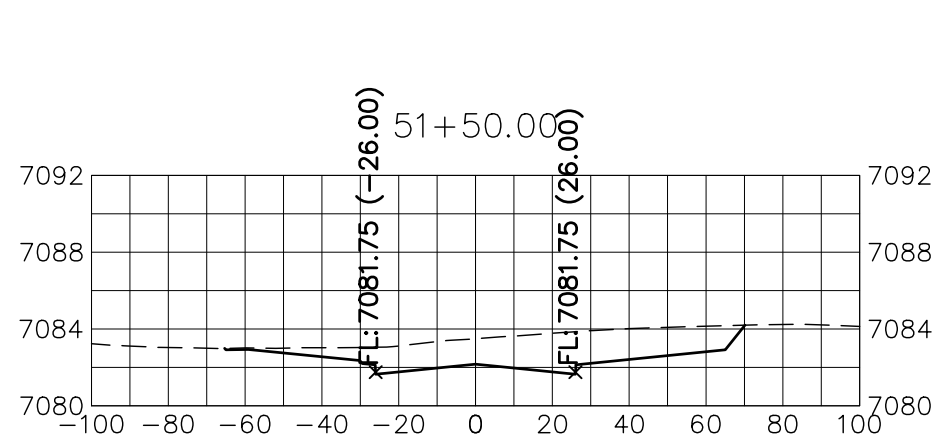
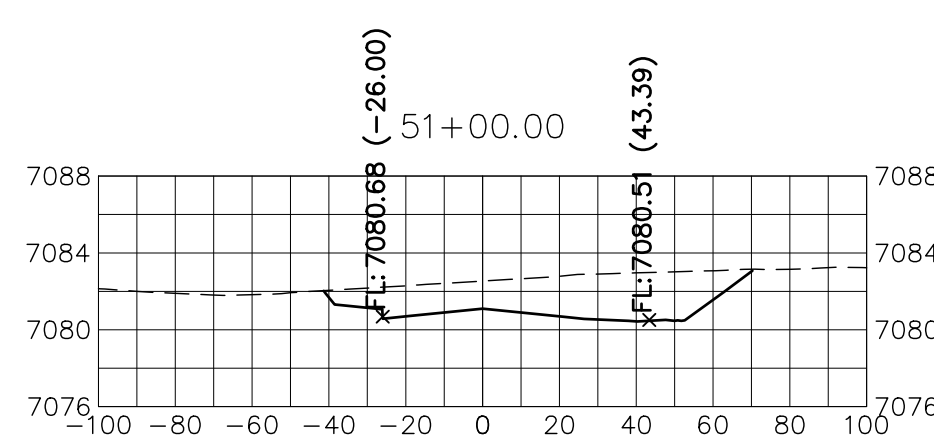
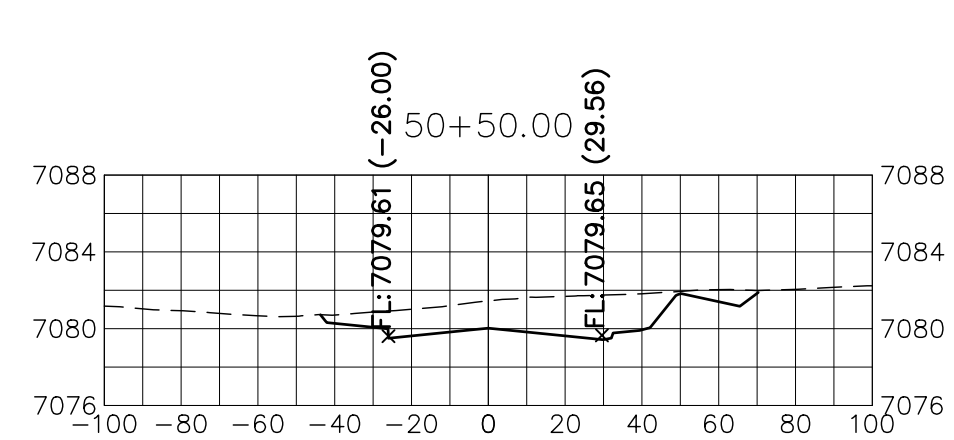
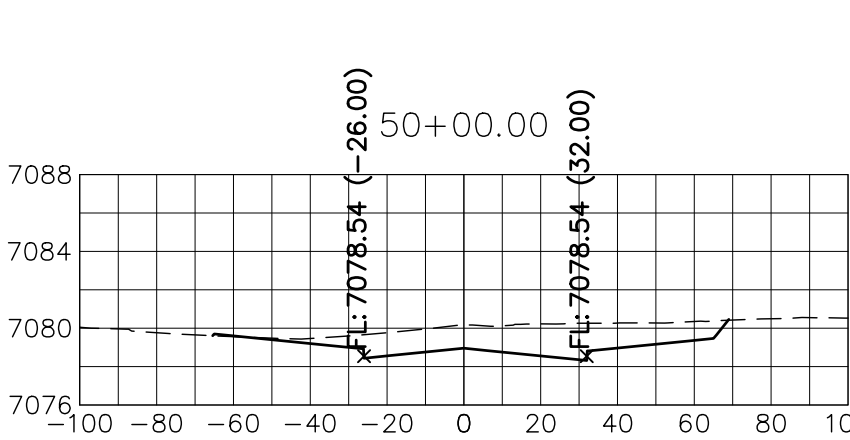
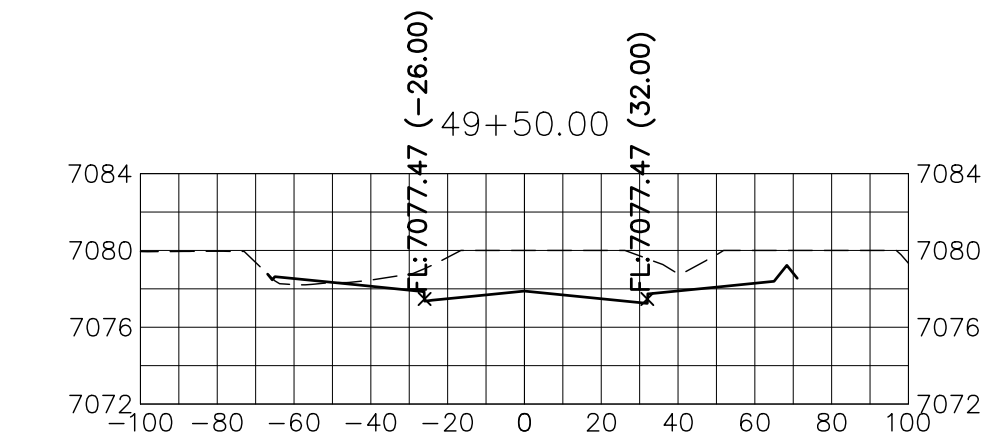
H-SCALE | 1"=50'







KEY MAP  
N.T.S.



Know what's below.  
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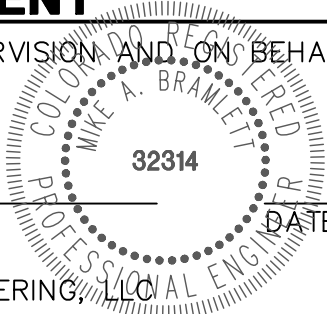
STERLING RANCH ROAD

STA 47+00 TO STA 60+00  
LOOKING NORTHEAST

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



STERLING RANCH ROAD &  
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD  
CROSS SECTIONS

SHEET 33 OF 38

JOB NO. 25188.03

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 2/10/22

DESIGNED BY AJH

DRAWN BY CRB

CHECKED BY

PREPARED FOR

UNIT: SUCH TIME AS

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SR LAND, LLC

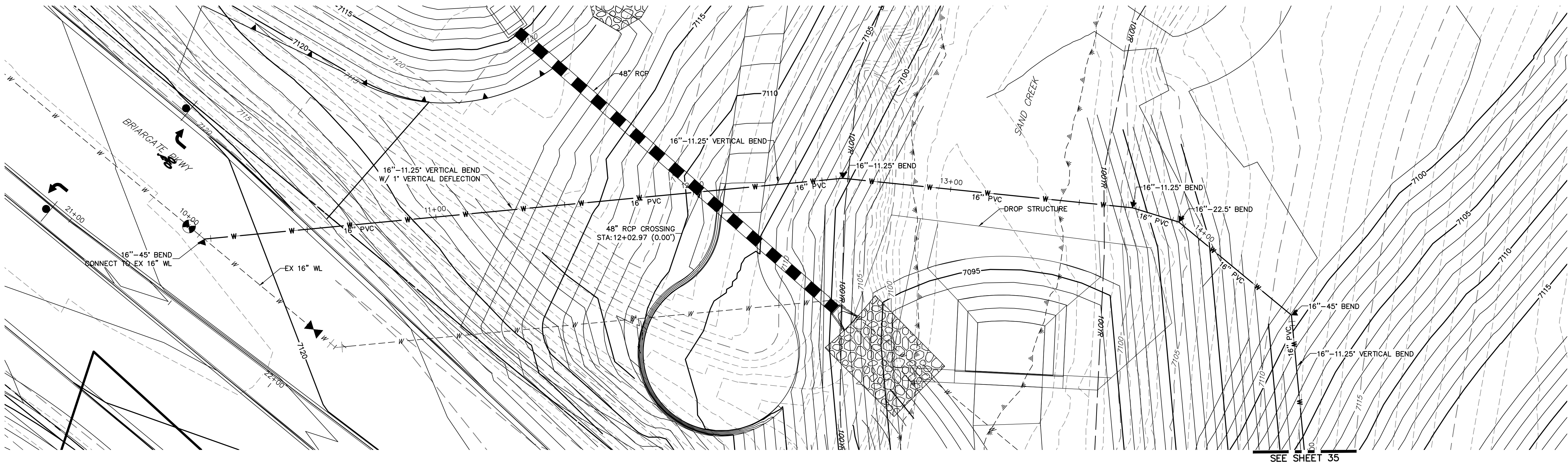
20 BOULDER CRESCENT

SUITE 201

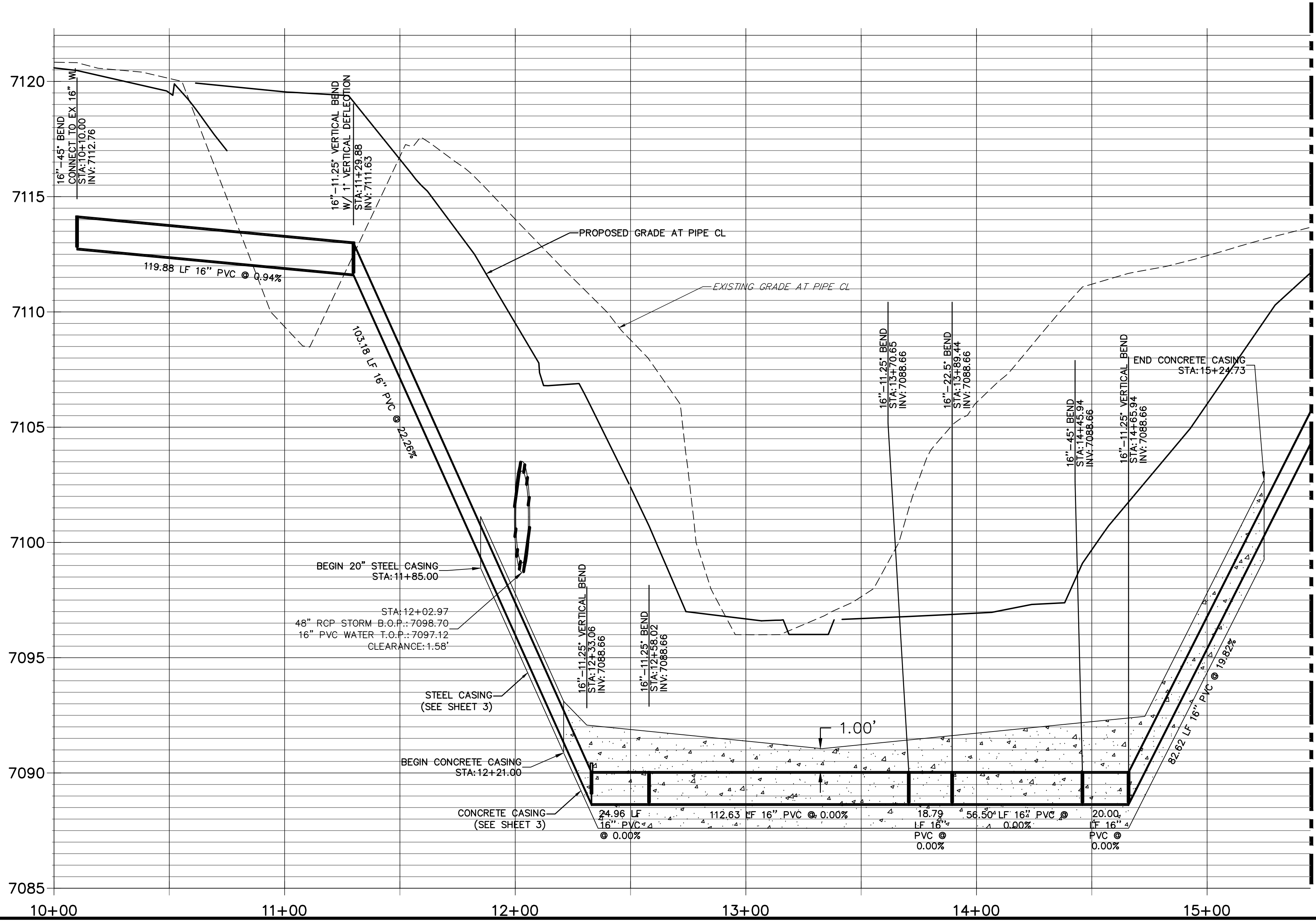
COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

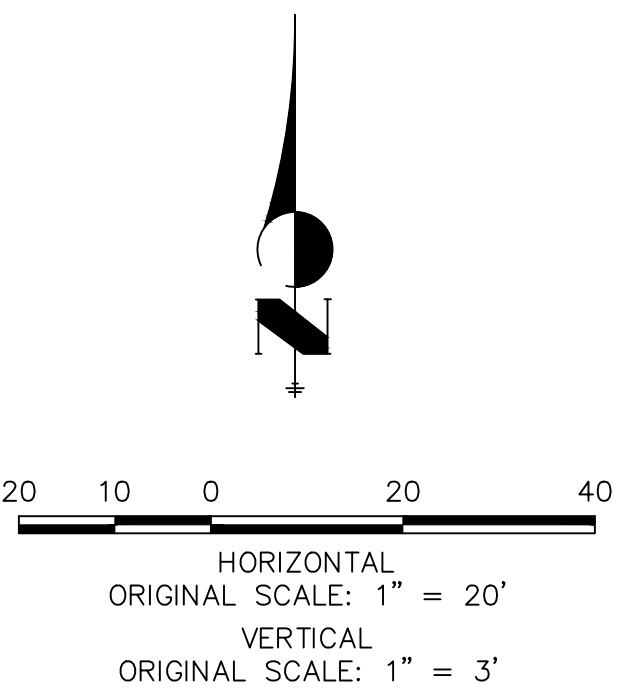
(719) 471-1742




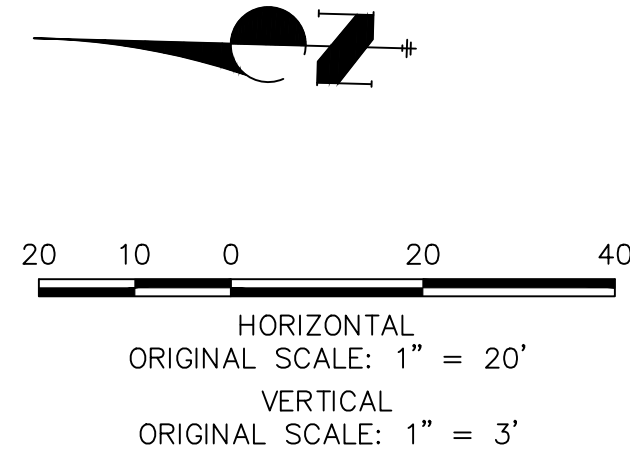
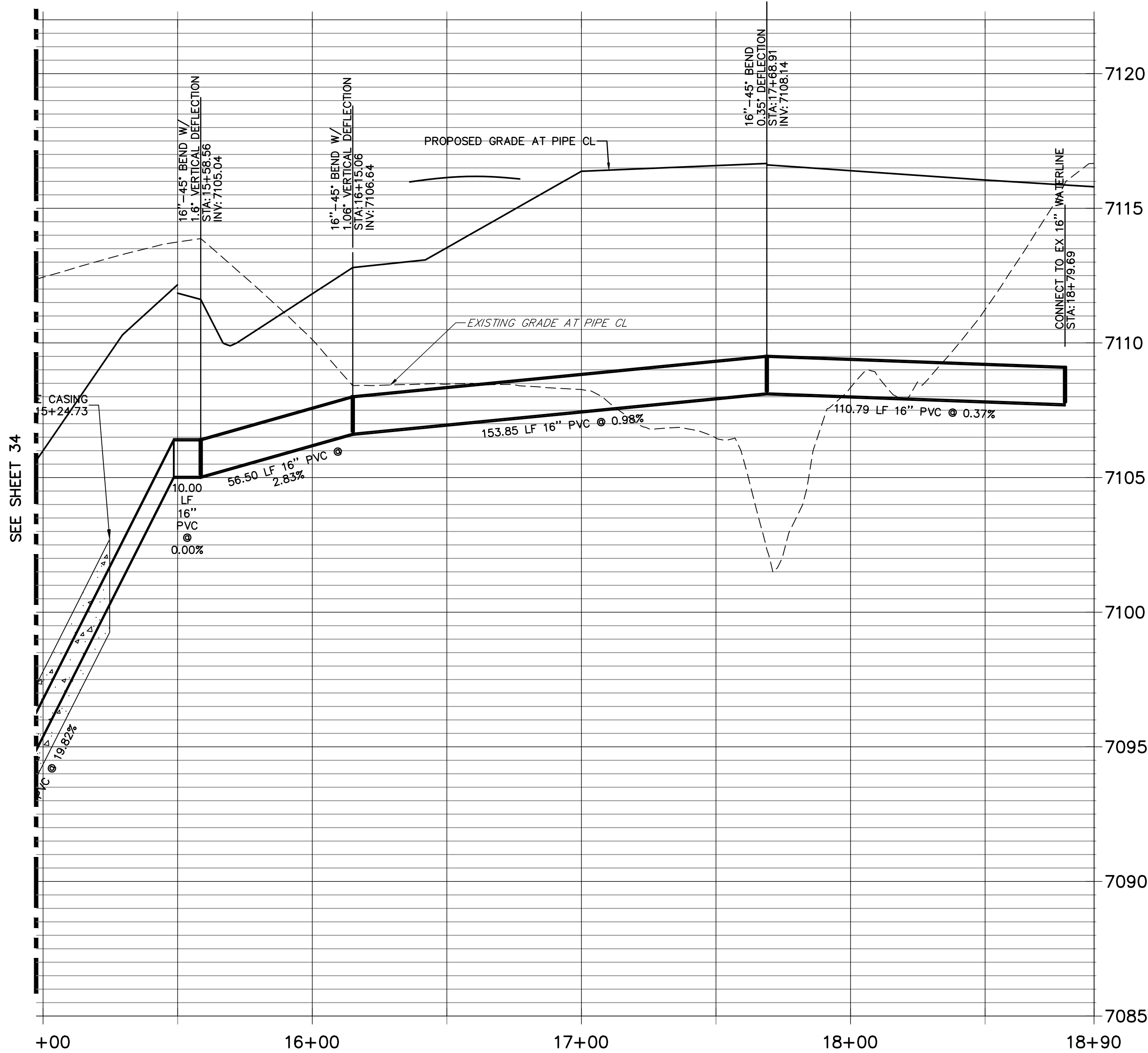
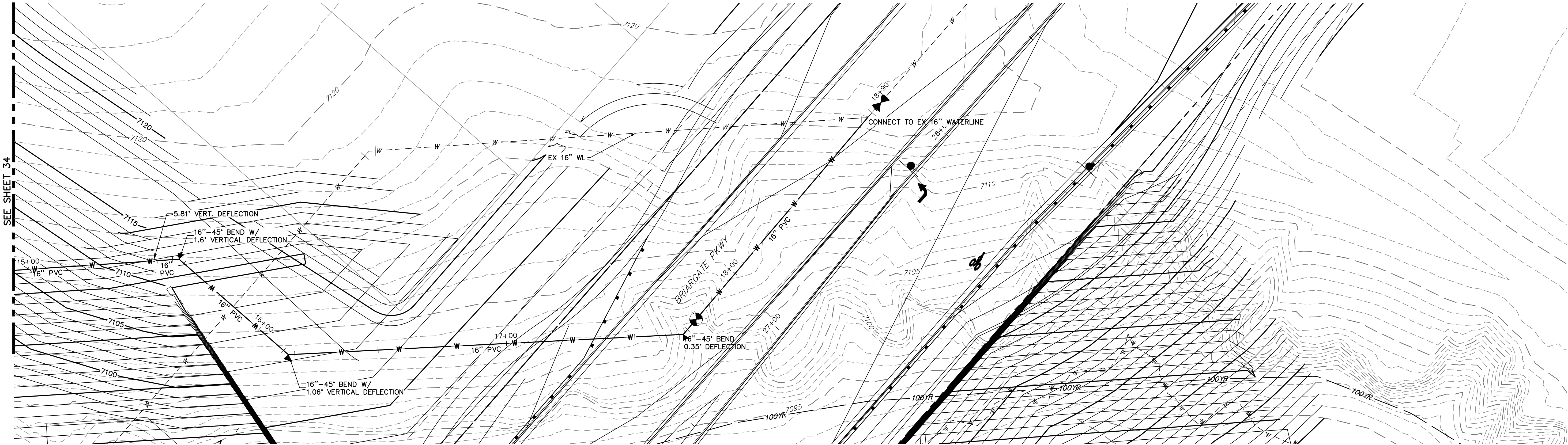
SEE SHEET 35



SEE SHEET 35



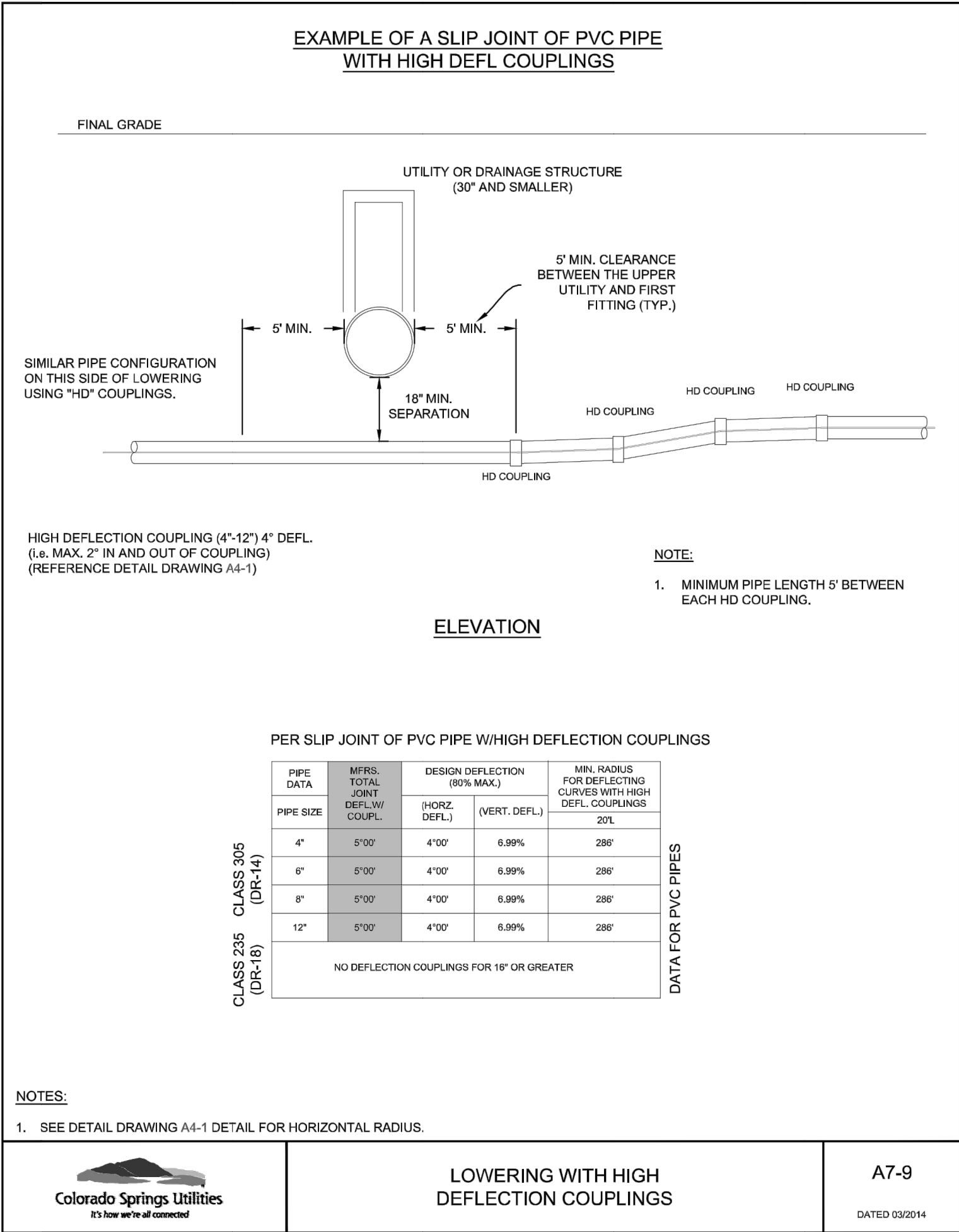
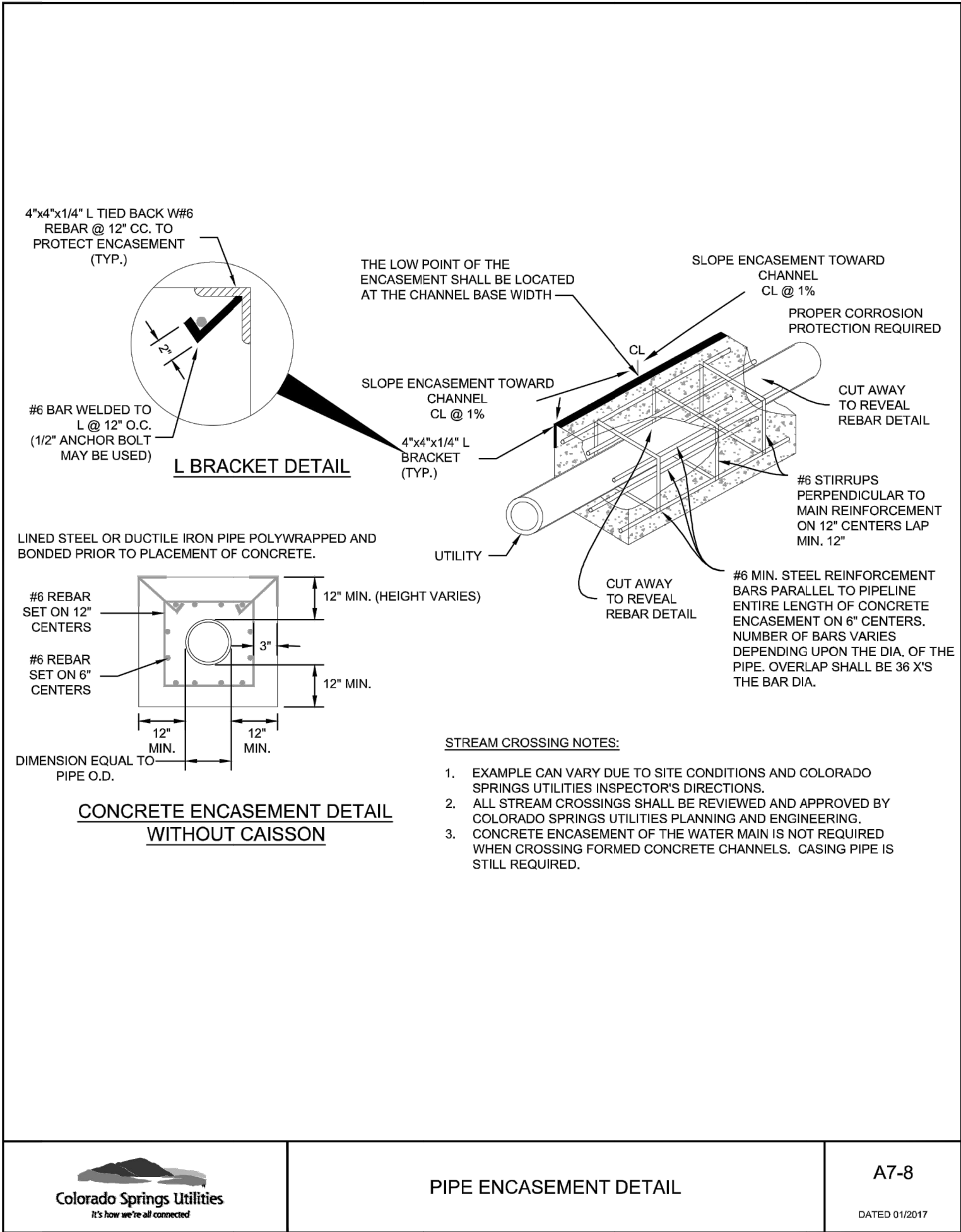
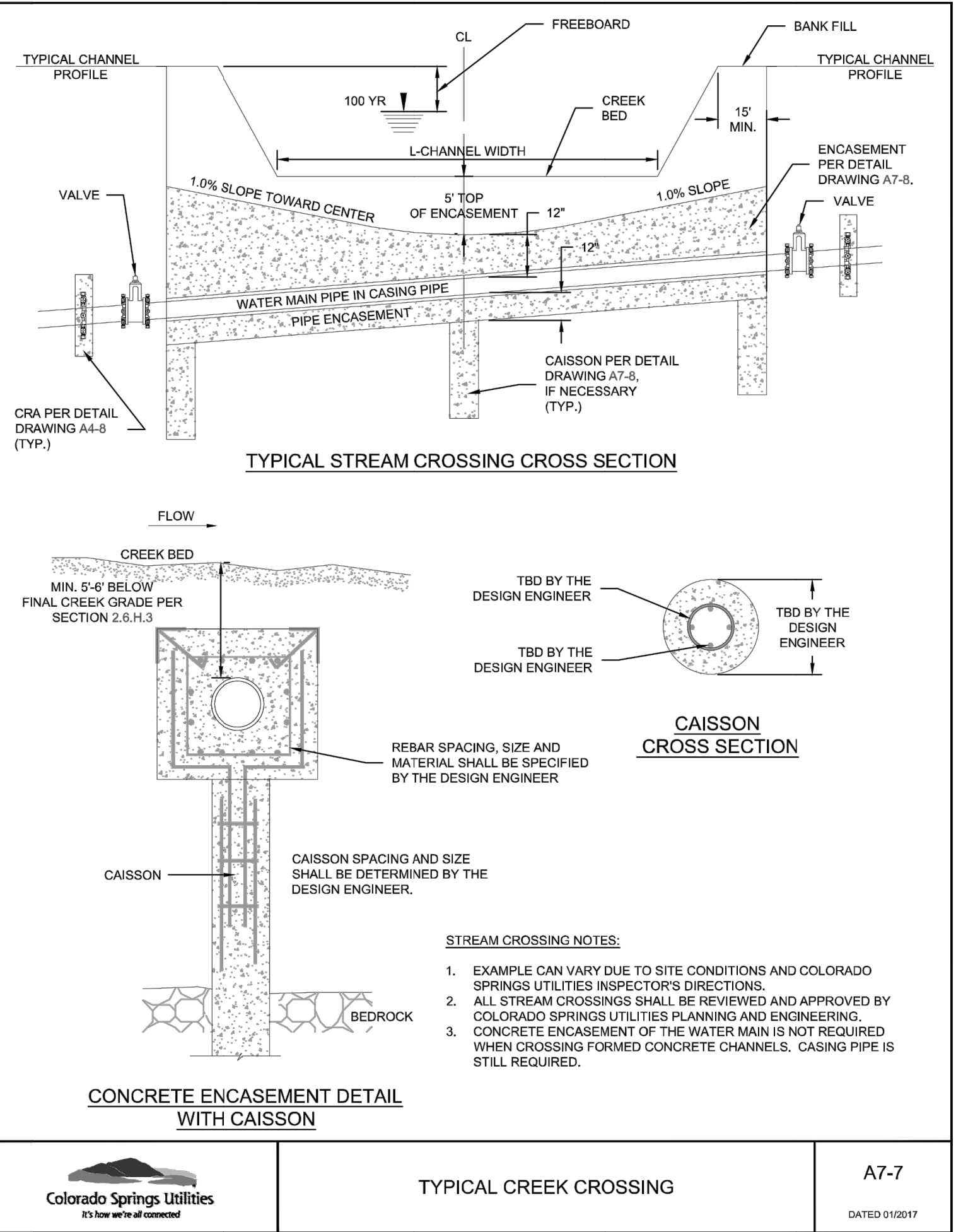
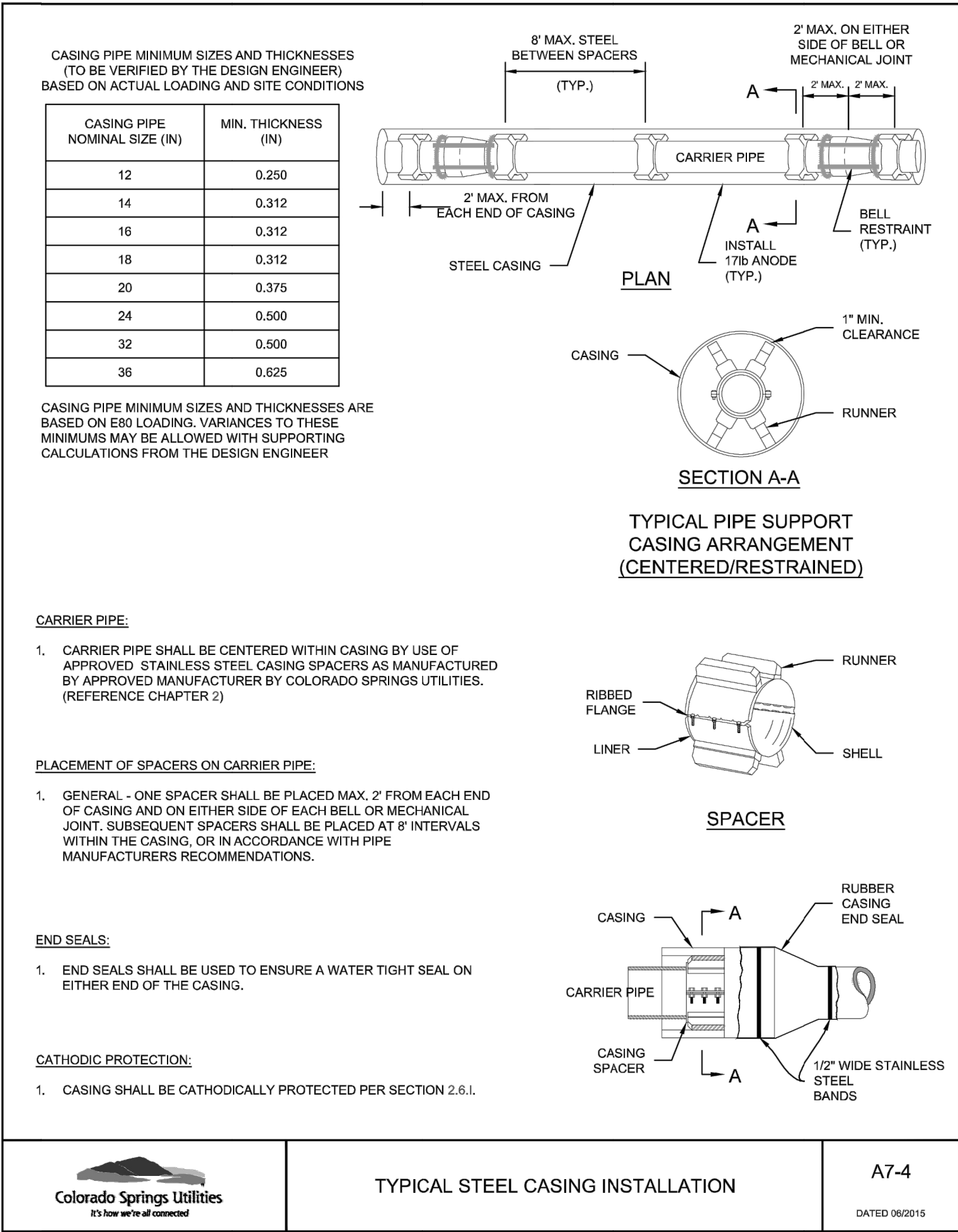
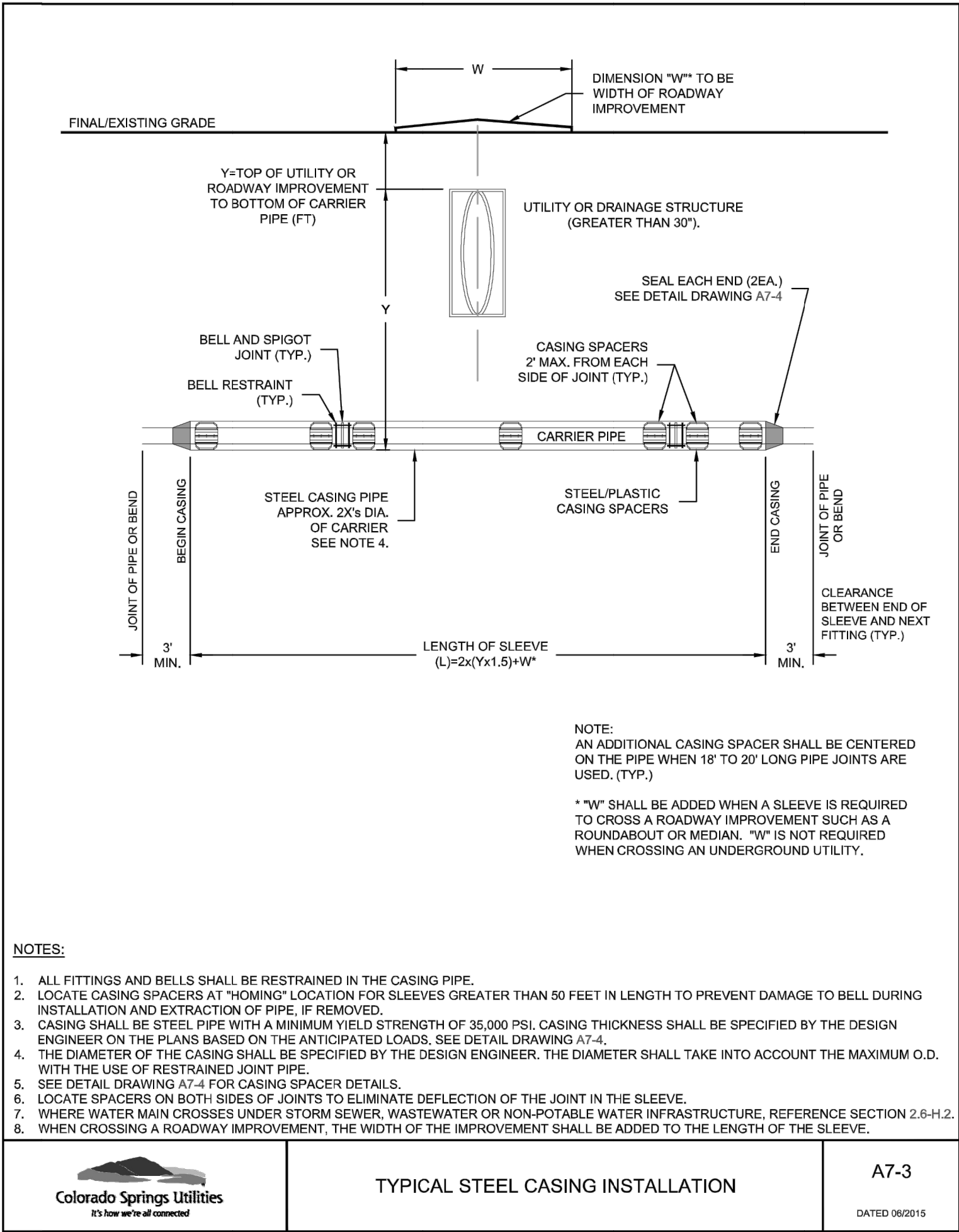
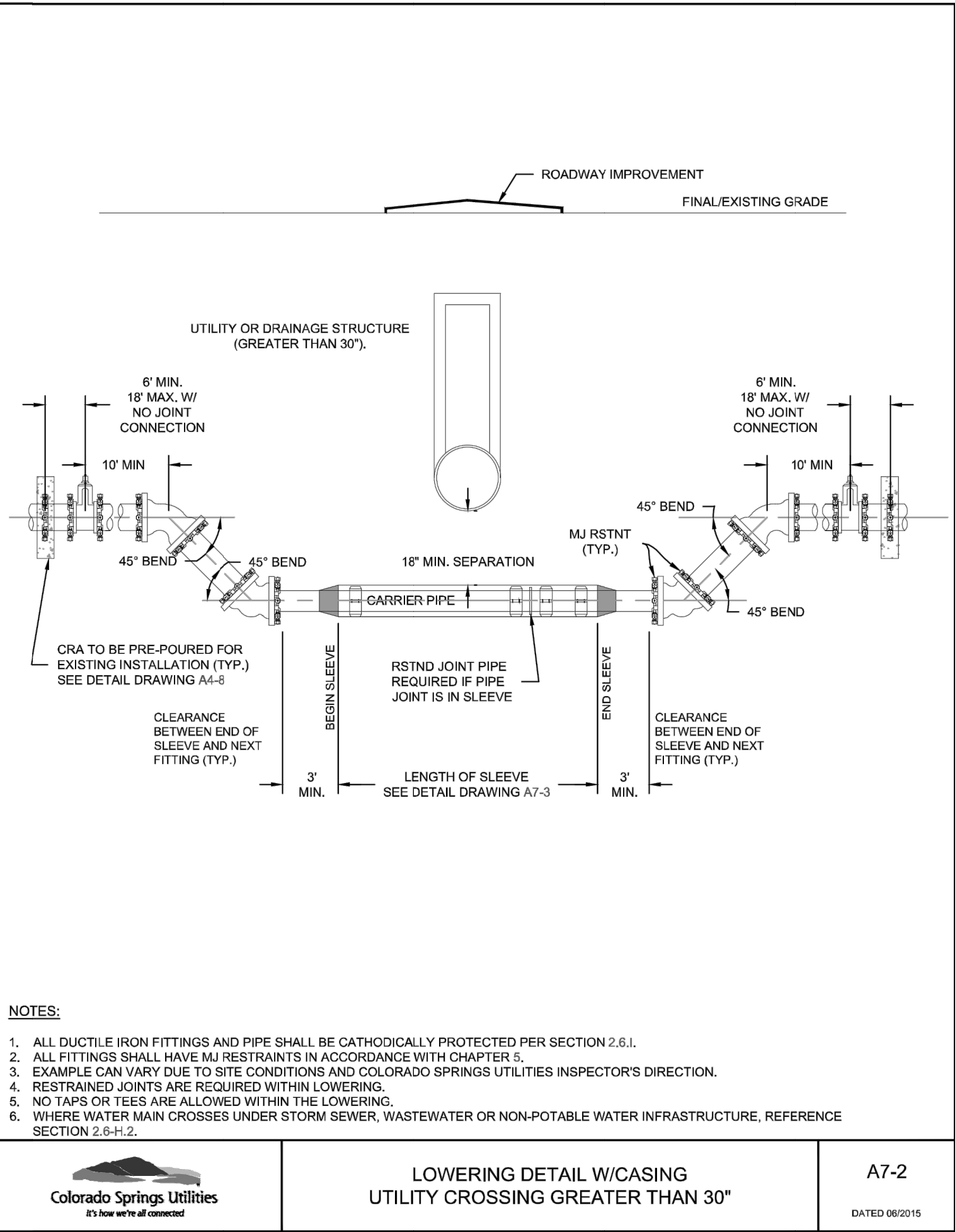
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS										 <b>JR ENGINEERING</b> A Westrian Company										PREPARED FOR <b>SR LAND LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS CO 80903 JAMES F. MORLEY (719) 471-1742										UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
SHEET 34 OF 38	JOB NO. 25188.03	DESIGNED BY AUH	DRAWN BY AUH	CHECKED BY	DATE 2/10/22	H-SCALE 1"=20'	V-SCALE 1"=3'	No.	REVISION	BY	DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

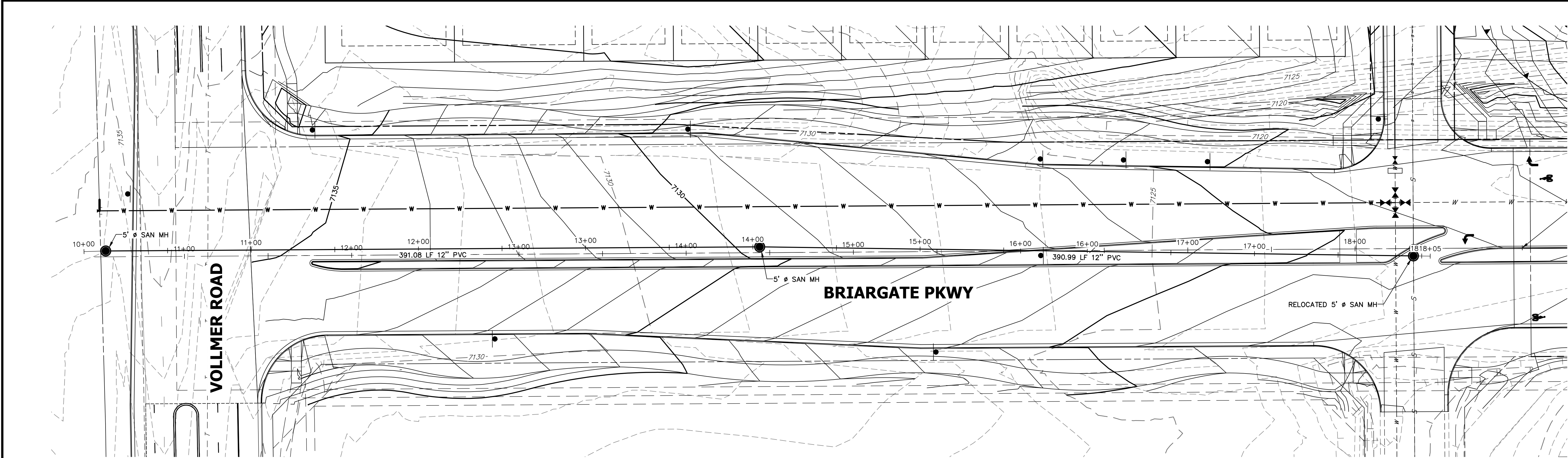


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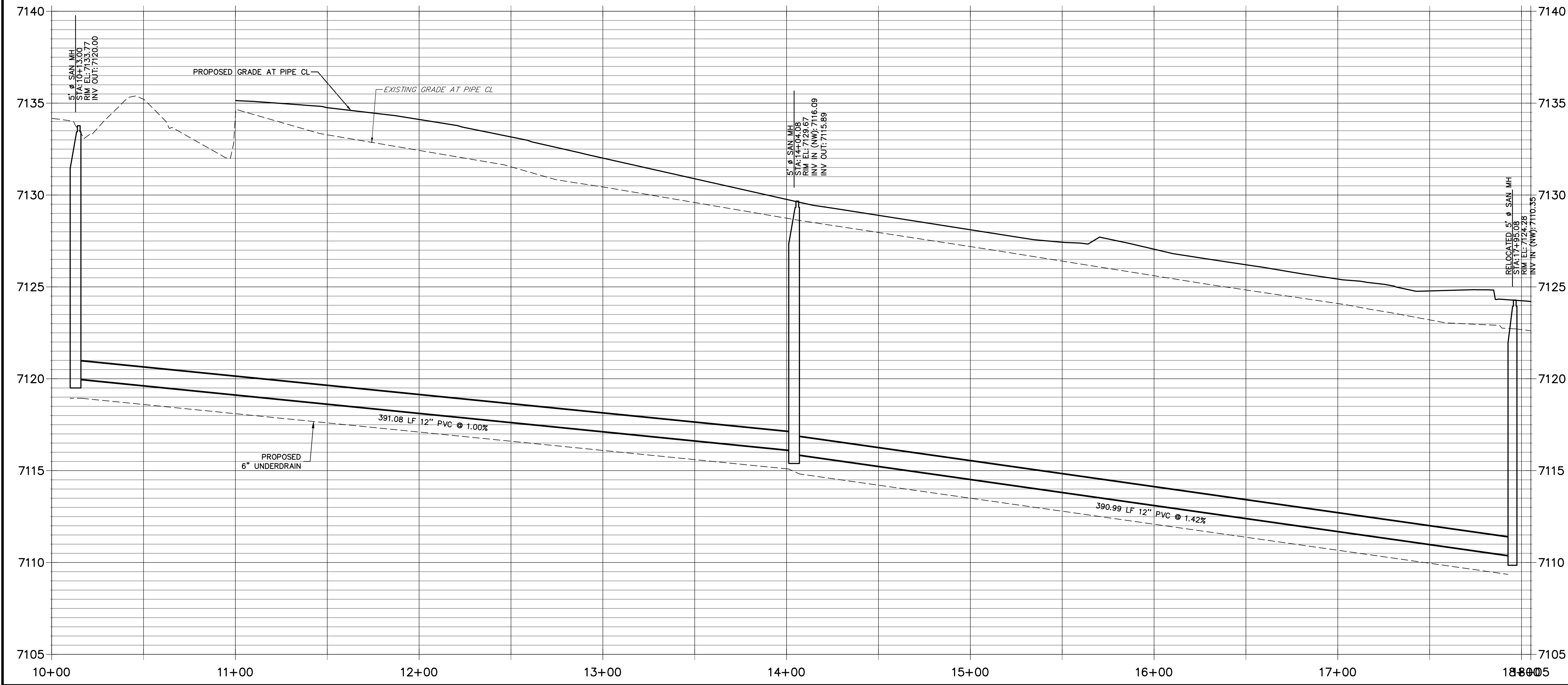
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS		BRIARGATE PKWY WATERLINE REALIGNMENT		SHEET 35 OF 38	
H-SCALE 1"=20'		V-SCALE 1"=3'		JOB NO. 25188.03	
DATE 2/10/22		DESIGNED BY AJH			
DRAWN BY		CHECKED BY			
No.		REVISION			
BY		DATE			
PREPARED FOR		SR LAND LLC		UNTIL SUCH TIME AS THESE DRAWINGS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










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



  
  
HORIZONTAL  
ORIGINAL SCALE: 1" = 20'  
VERTICAL  
ORIGINAL SCALE: 1" = 3'

  
Know what's below.  
Call before you dig.

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