

OCTOBER 2021

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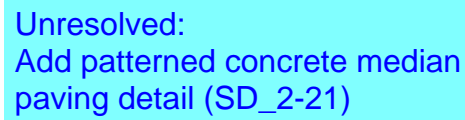
NO. 25188.03

3. 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.
4. 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.
5. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
6. 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.
7. 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).
8. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
9. ALL INTERSECTION ACCESSSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT [VOLLMER ROAD, MARKS SHEFFEL 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.
10. 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.
11. 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.

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PCD.
4. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND 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"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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.



1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. 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).
3. 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
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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 FUTURE PERMITS.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.



ENGINEER'S STATEMENT

PREPARED UNDER _____ ON BEHALF OF JR
ENGINEERING

**PRELIMINARY
NOT FOR
CONSTRUCTION**

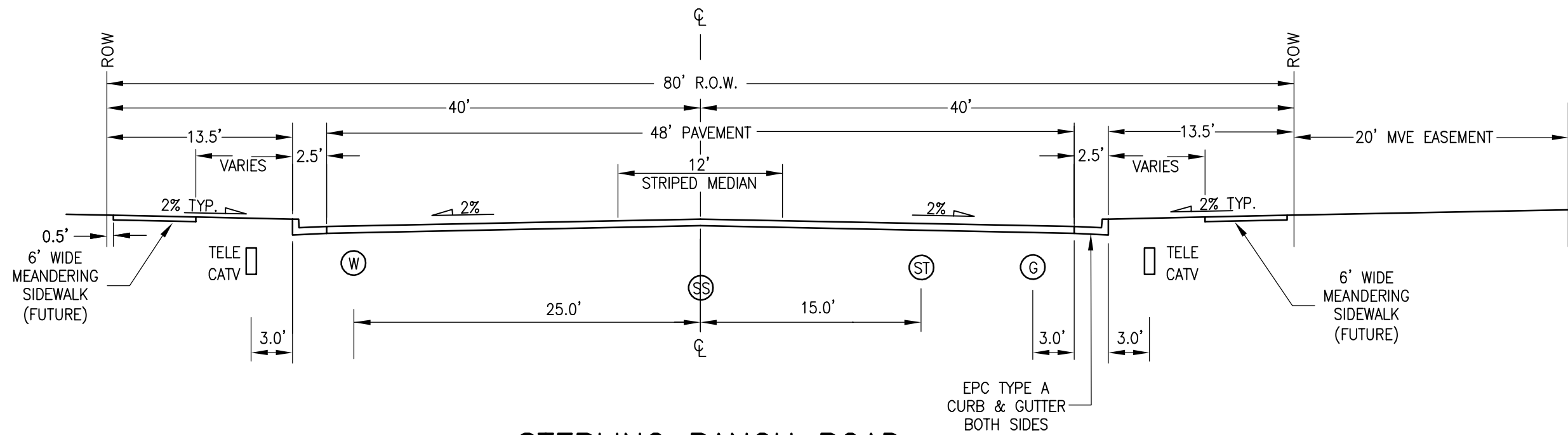
MIKE A. BRAMLEY, P.E.
COLORADO P.E. 32414
FOR AND ON BEHALF OF JR ENGINEERING, LLC



PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80901
JAMES F. MORLEY
(719) 471-1742

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	H-SCALE	N/A	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	2/10/22				
	DESIGNED BY					
NOTES & DETAILS	DRAWN BY					
	CRB					
	CHECKED BY					
SHEET	2	OF	32			
JOB NO.		25188.03				

Per ECM Non-residential collector has 5' sidewalk. Please update



STERLING RANCH ROAD

SCALE: NTS

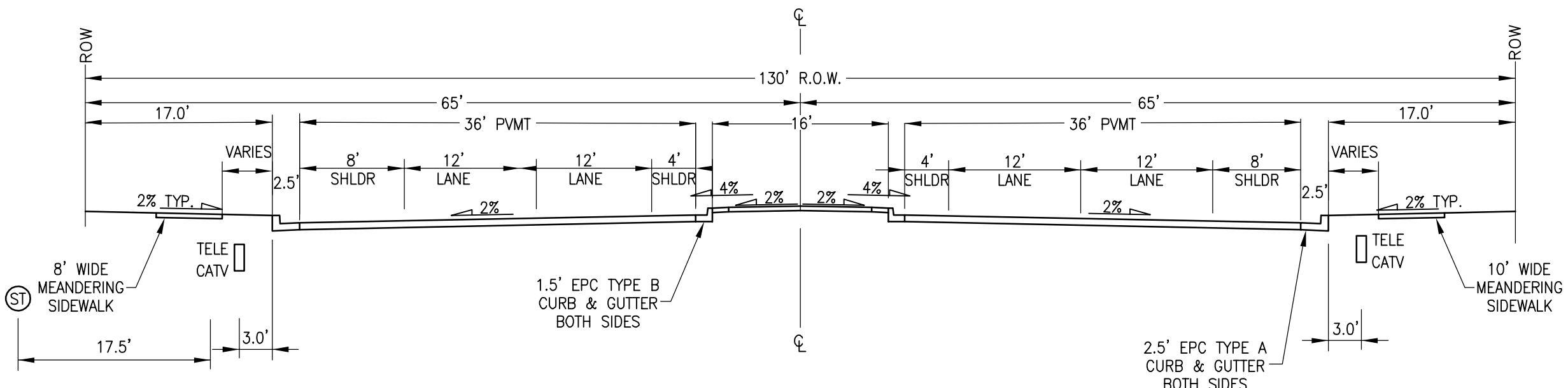
DESIGN SPEED: 40 MPH POSTED SPEED: 35 MPH
CLASSIFICATION: NON-RESIDENTIAL COLLECTOR

LEGEND

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

Unresolved:
Include drawing legend on this sheet for whole plan set, or on sheets individually for symbols, linetypes and abbreviations used.

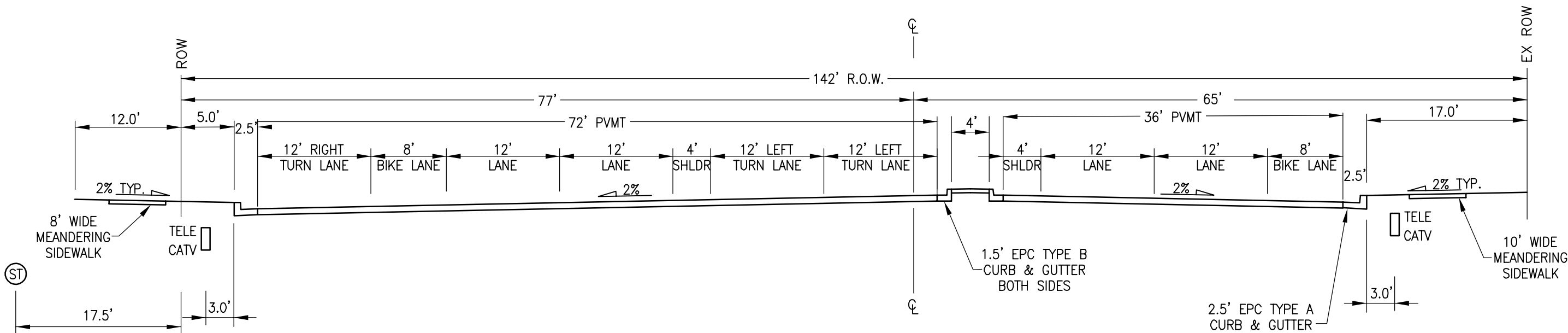
Per corridor plan North side of Briargate has 12' bike trail and south side has 6' sidewalk. Please revise sections and plan sheets accordingly.



BRIARGATE PARKWAY – TYPICAL SECTION

SCALE: NTS

DESIGN SPEED: 50 MPH, POSTED SPEED: 45 MPH
CLASSIFICATION: 4-LANE URBAN PRINCIPAL ARTERIAL



BRIARGATE PARKWAY – INTERSECTION

SCALE: NTS

DESIGN SPEED: 50 MPH, POSTED SPEED: 45 MPH
CLASSIFICATION: 4-LANE URBAN PRINCIPAL ARTERIAL

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. 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 Westrian Company

Centennial 303-740-9888 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

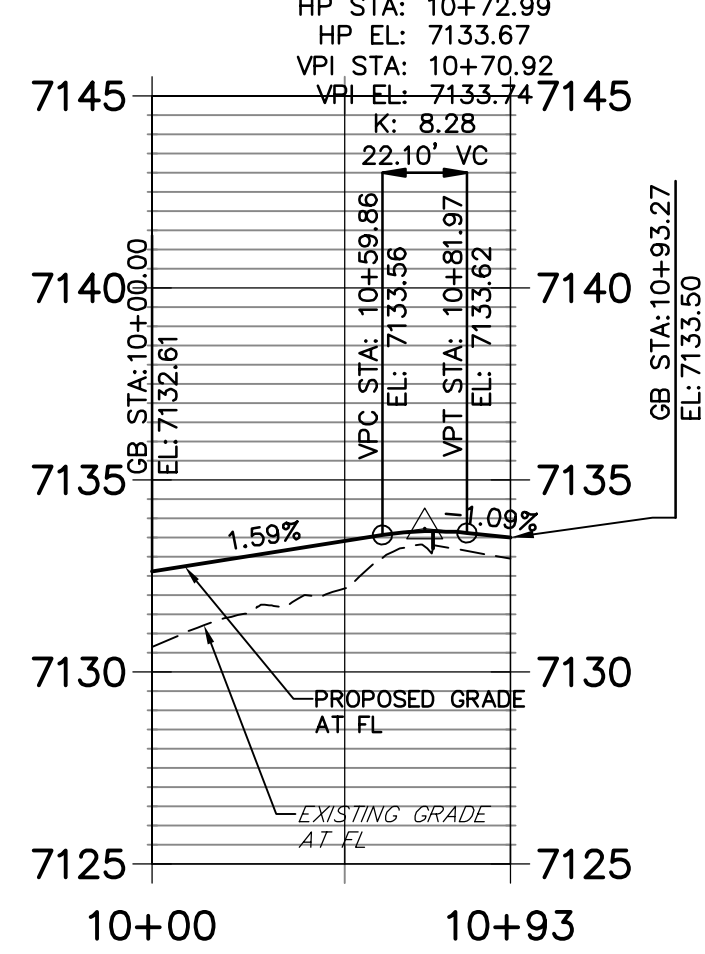
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
N/A	N/A	2/10/22	RAB	RAB					

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET
PLANS
TYPICAL SECTIONS

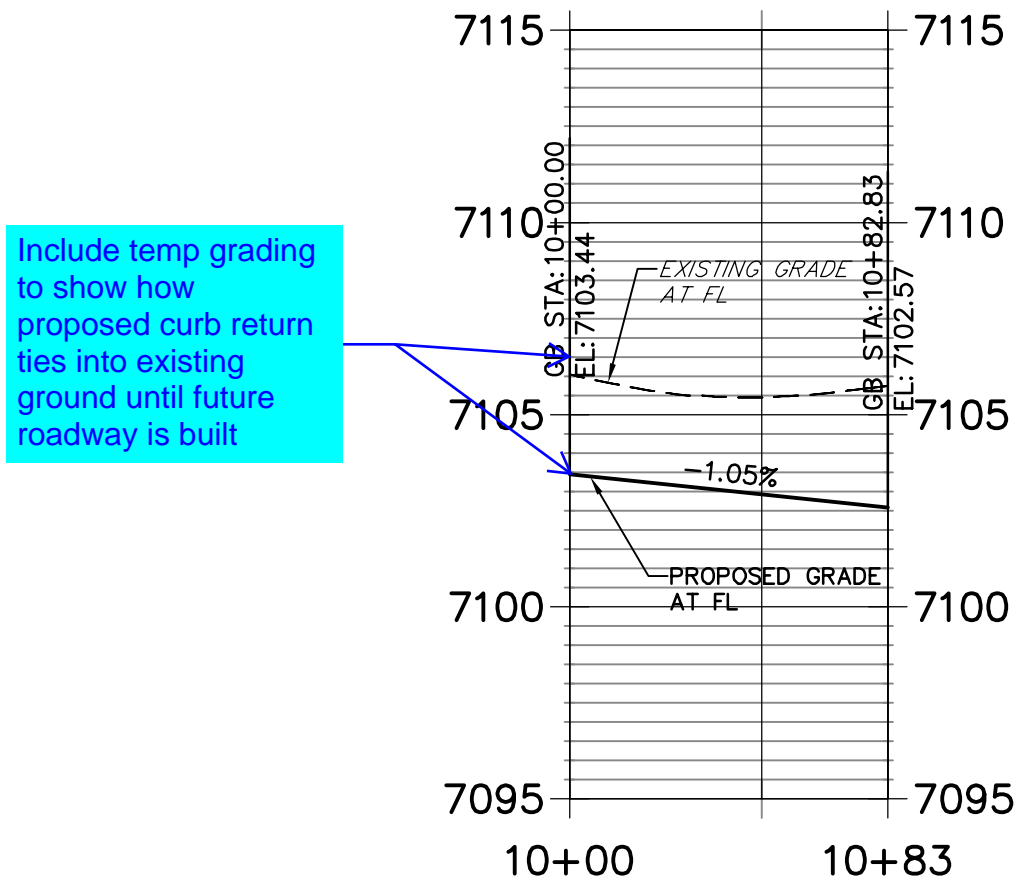
SHEET 3 OF 32

JOB NO. 25188.03

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

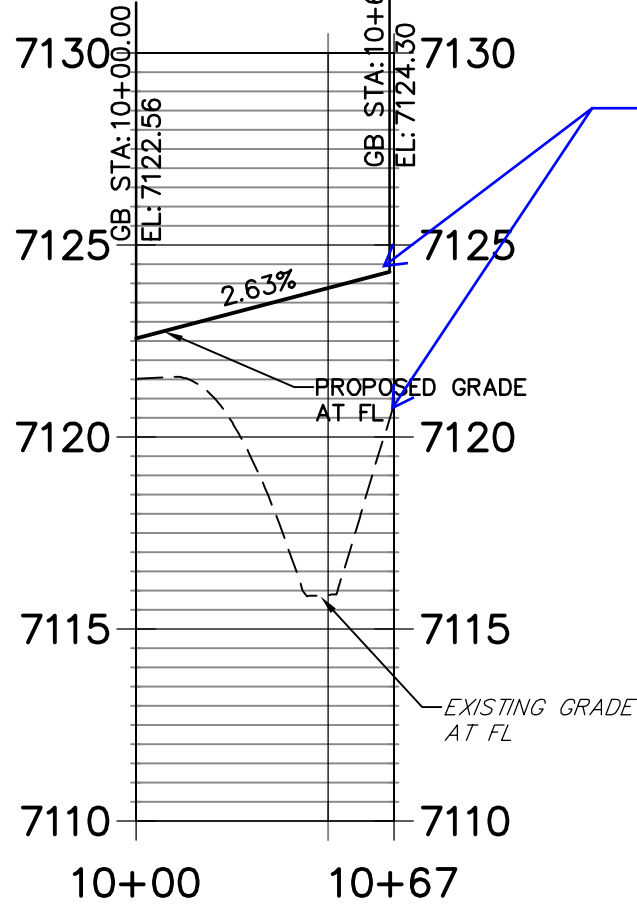


BRIARGATE & STERLING NW PROFILE (2)
STA 10+00.00 TO 10+82.83



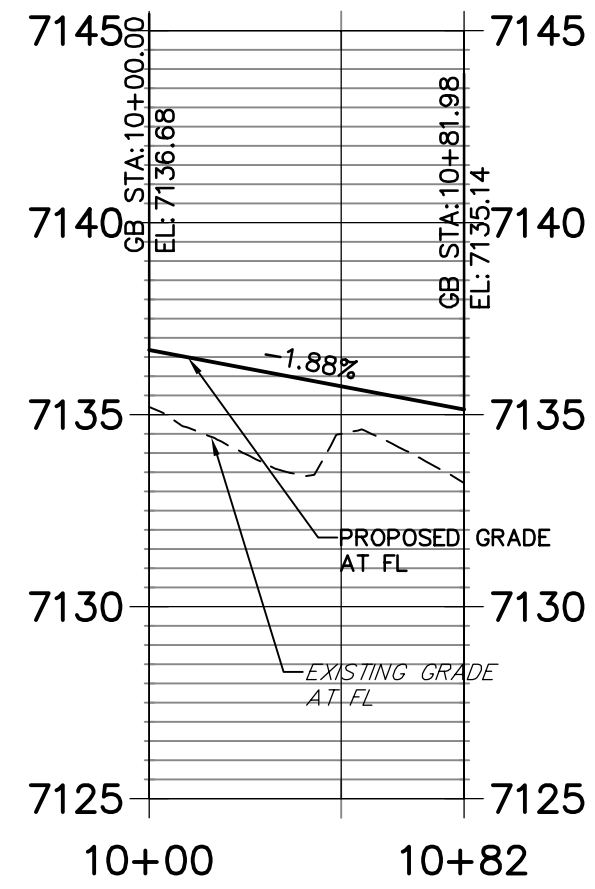
Include temp grading to show how proposed curb return ties into existing ground until future roadway is built

BRIARGATE & WHEATLAND NE PROFILE
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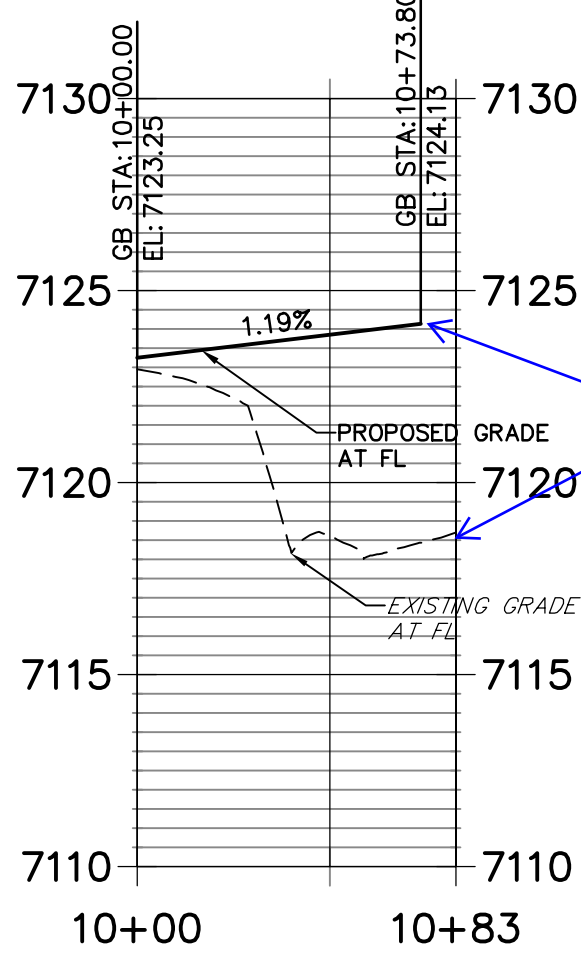


Include temp grading to show how proposed curb return ties into existing ground until future roadway is built

VOLLMER & BRIARGATE NE PROFILE
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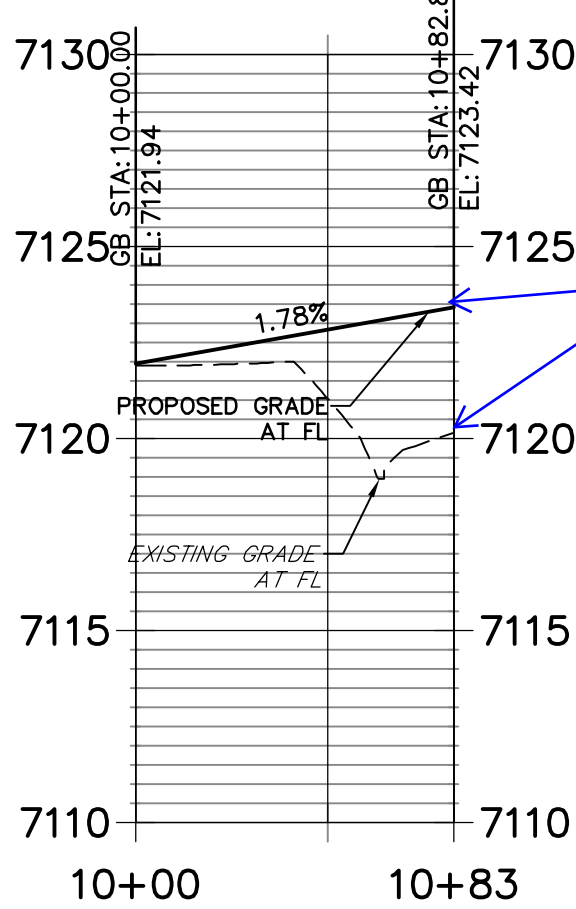


BRIARGATE & WHEATLAND SW PROFILE
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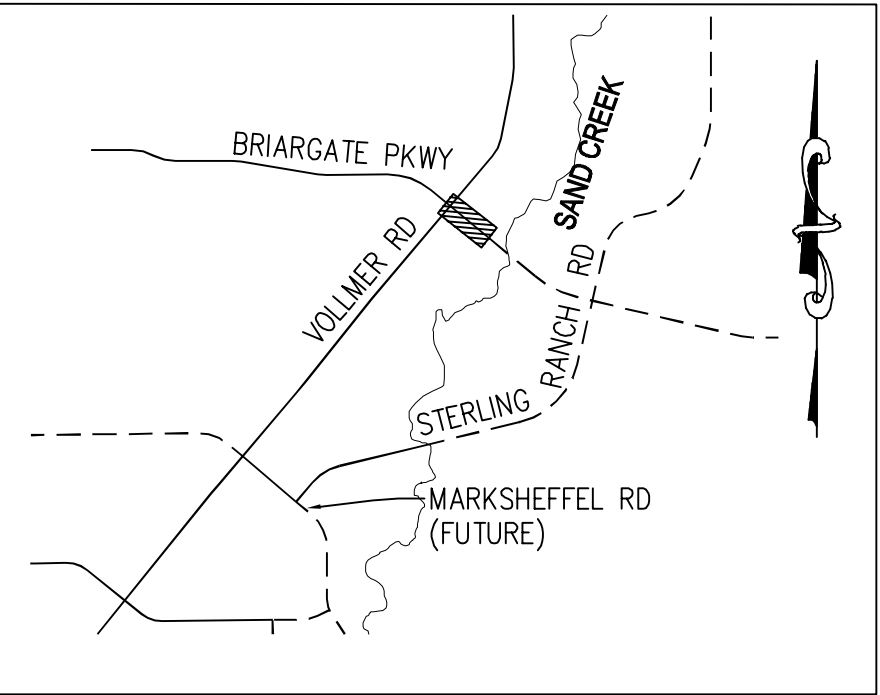


Grading should be matching with existing roadway

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



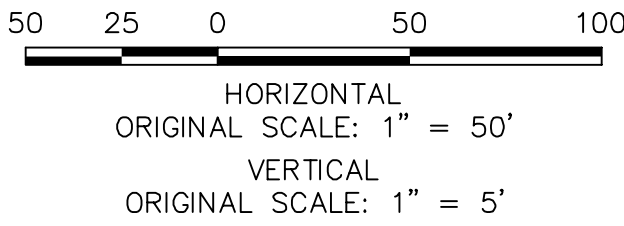
Grading should be matching with existing roadway



KEY MAP
N.T.S.

BRIARGATE & WHEATLAND SE PROFILE

Delete text if not needed.



ENGINEER'S STATEMENT

PREPARED UNDER THE AUTHORITY OF THE BOARD OF ENGINEERING, ARCHITECTURE AND LAND SURVEYING, STATE OF COLORADO, FOR AND ON BEHALF OF JR ENGINEERING, LLC

MIKE A. BRAMLEY
COLORADO P.E. 3230
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PRELIMINARY
NOT FOR
CONSTRUCTION



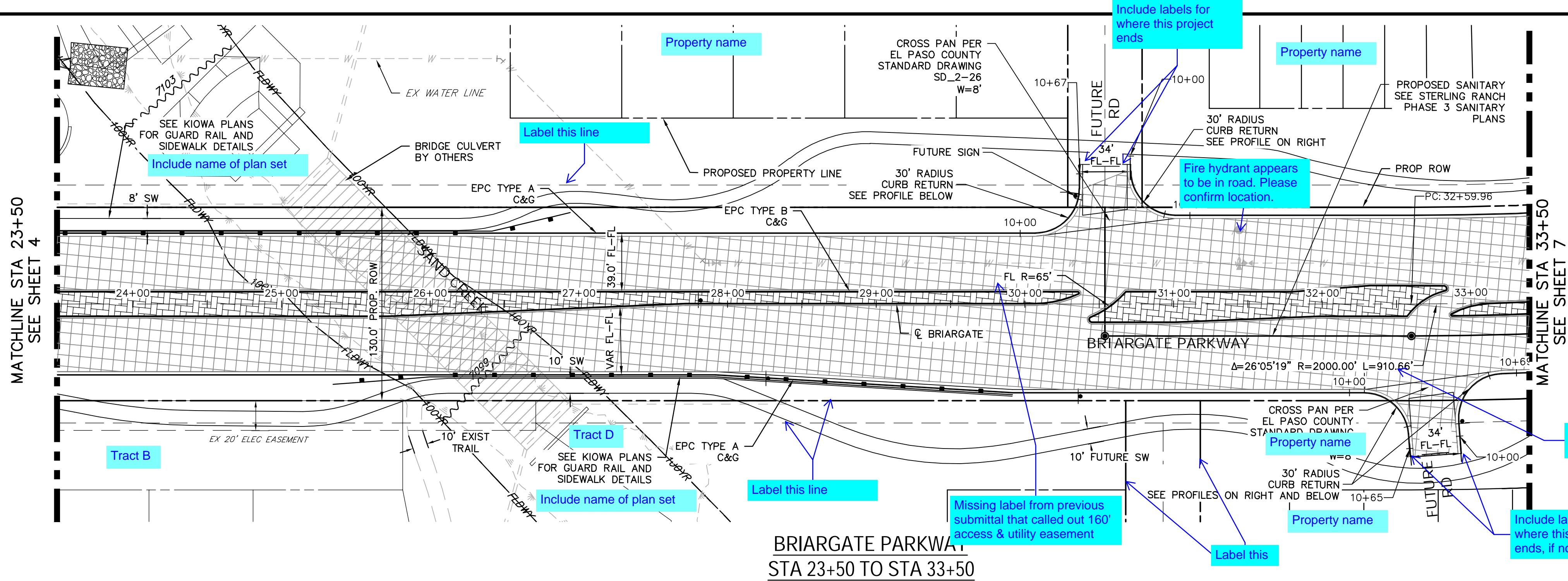
Know what's below.
Call before you dig.

BRIARGATE PARKWAY STREET PLAN & PROFILE										NO.	REVISION	BY	DATE
BRIARGATE PARKWAY STREET PLAN & PROFILE										H-SCALE	1"=50'		
										V-SCALE	1"=5'		
										DATE	2/10/22		
										DESIGNED BY	TIM		
BRIARGATE PARKWAY STREET PLAN & PROFILE										DRAWN BY	CRB		
										CHECKED BY			
SHEET 5 OF 32													
JOB NO. 25188.03													

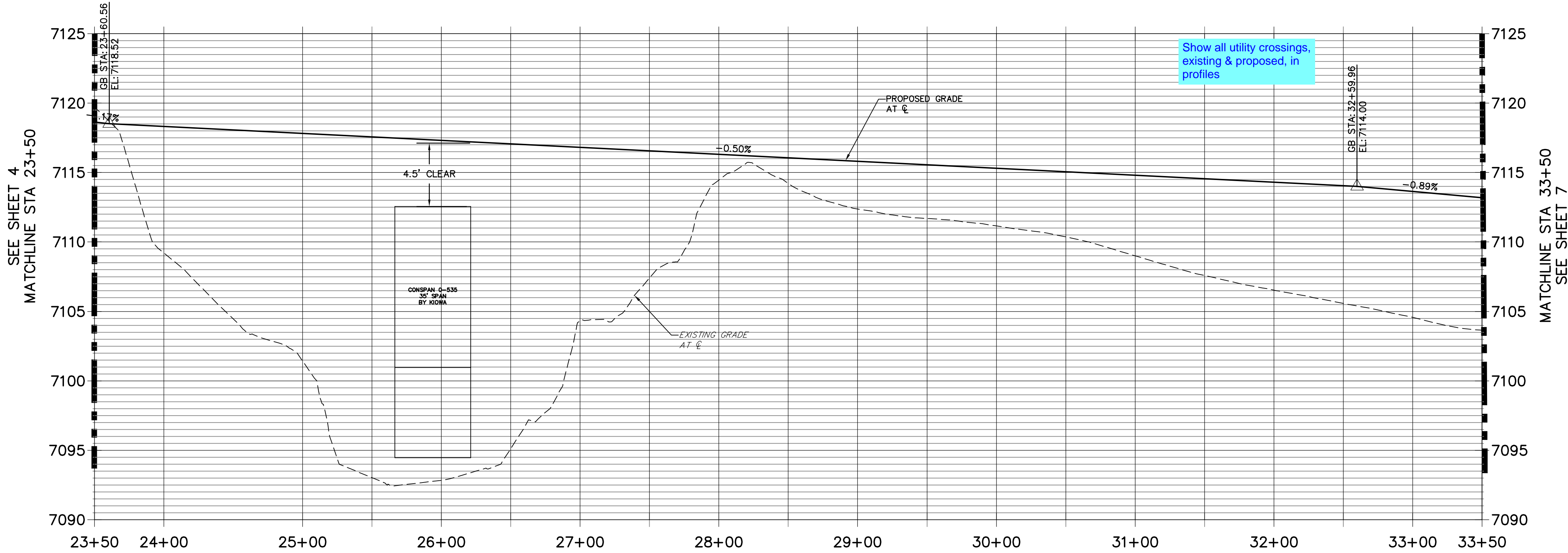
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

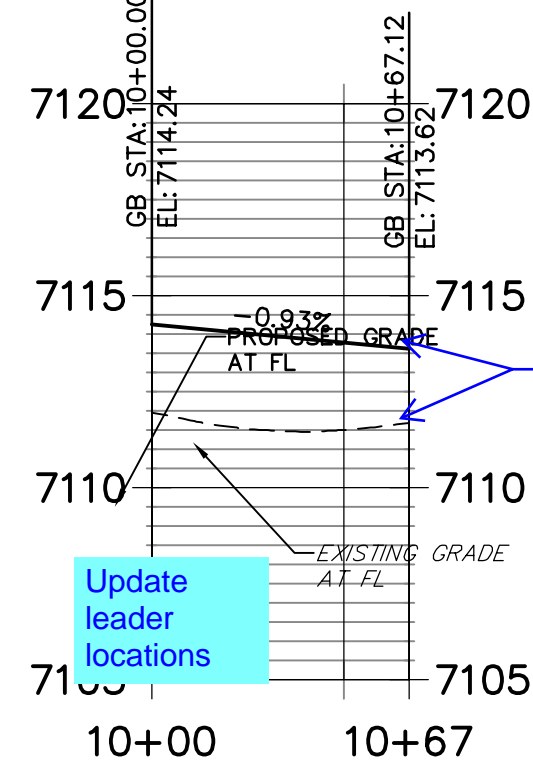
J.R. ENGINEERING
A Westrian Company
Central 303-740-9883 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



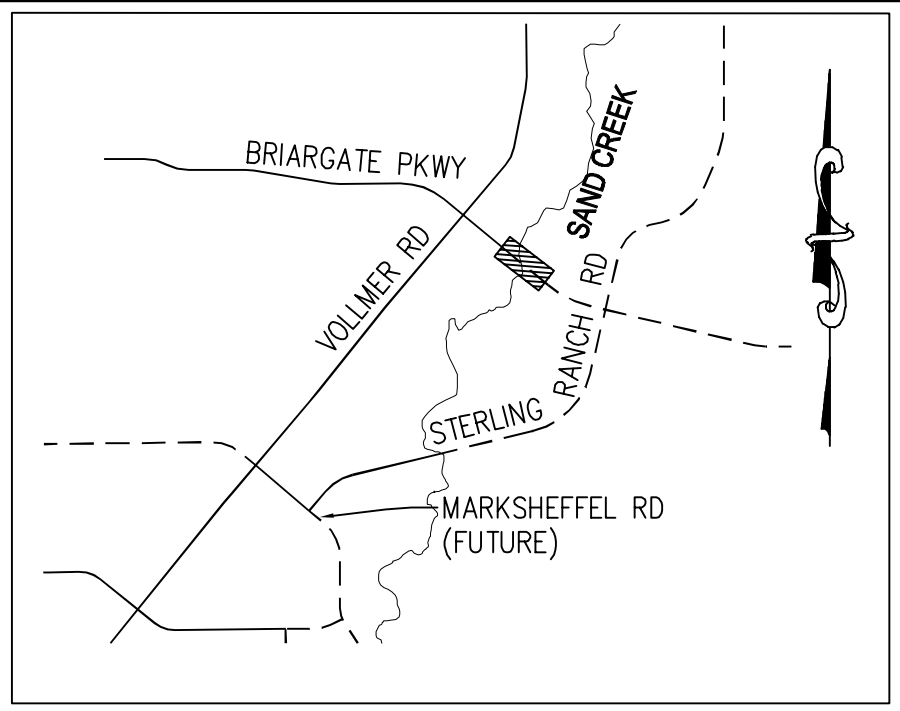
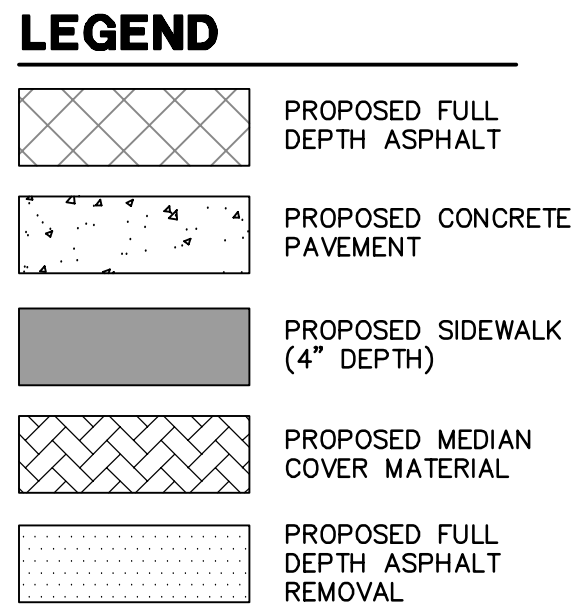
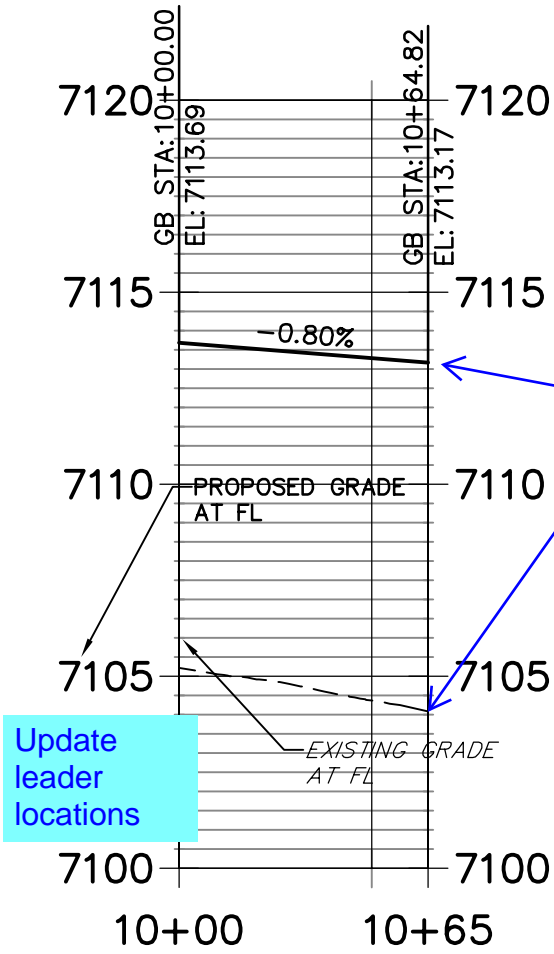
BRIARGATE PARKWAY PROFILE (1)
STA 23+50.00 TO 33+50.00



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

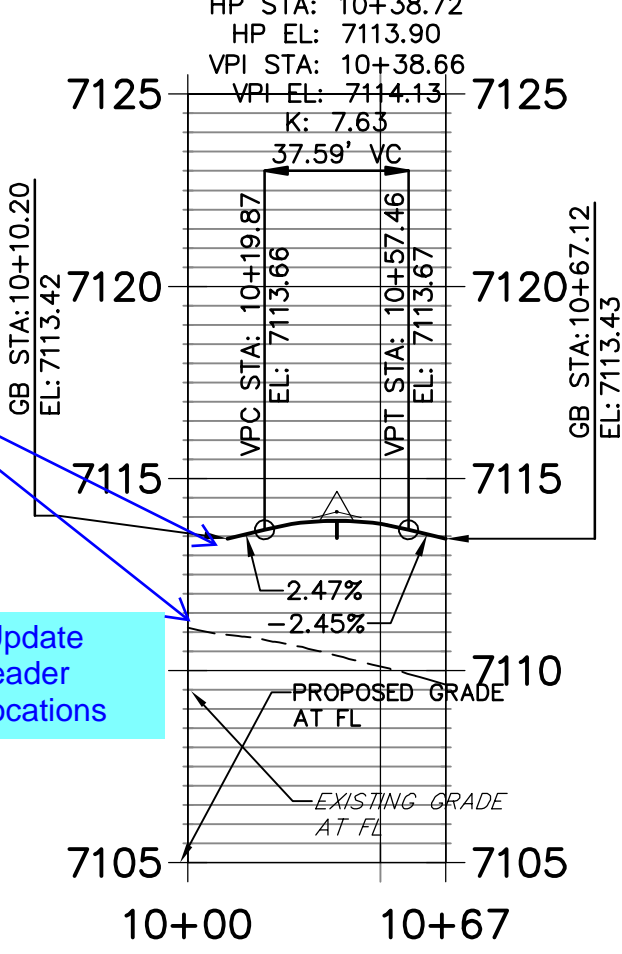


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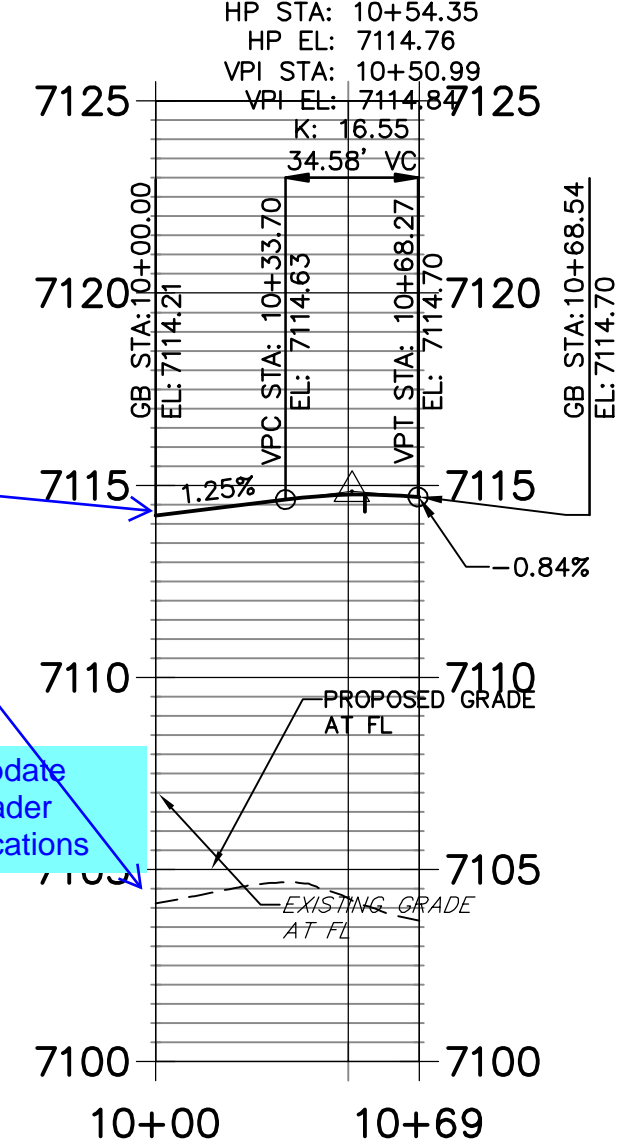


KEY MAP
N.T.S.

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

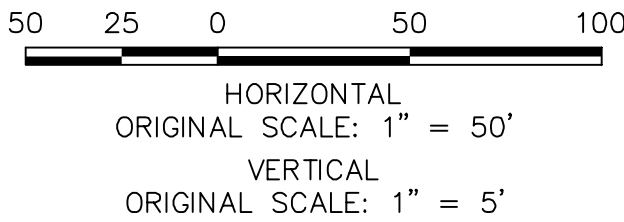


BRIARGATE & FUTURE RD SE PROFILE
STA 10+00.00 TO 10+68.54



ROADWAY NOTES

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




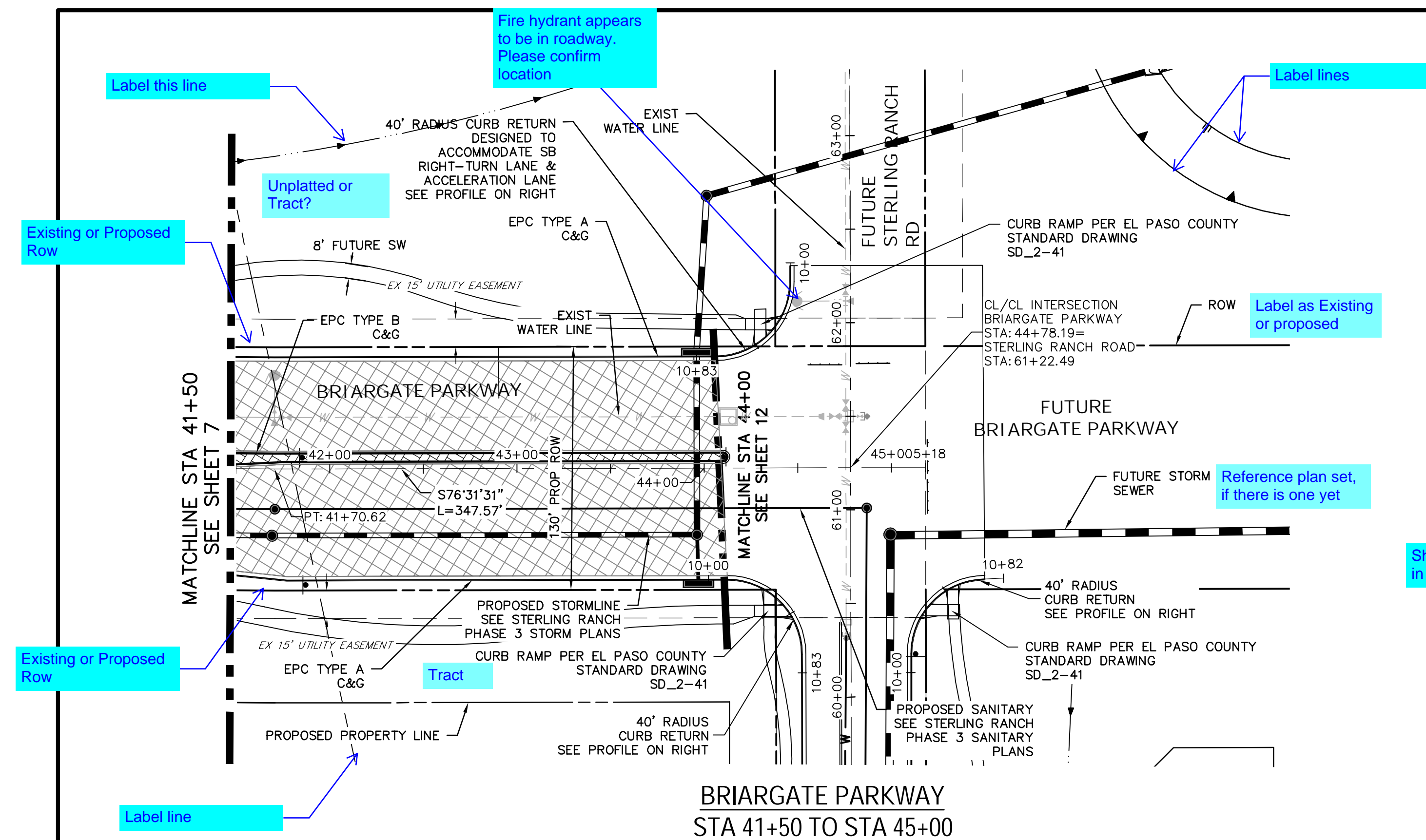
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

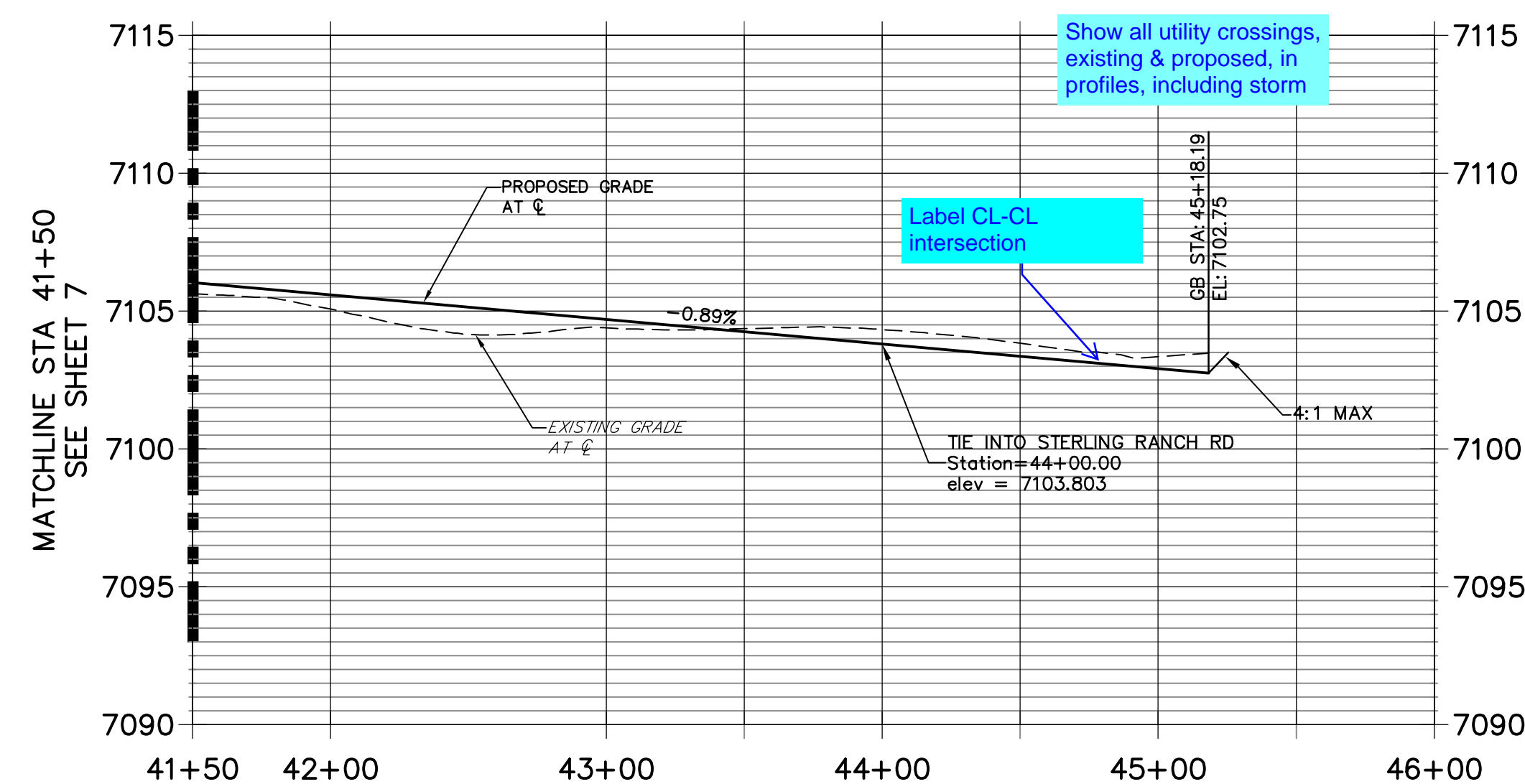
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



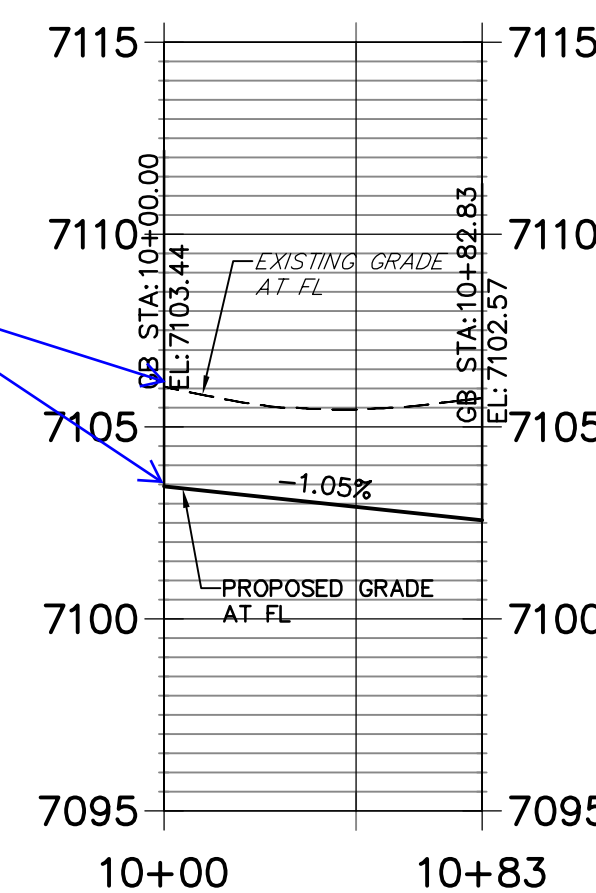
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS		H-SCALE V-SCALE		1"=50' 1"=5'		No. REVISION		BY DATE		 J-R ENGINEERING A Westrian Company Central 303-740-9983 • Colorado Springs 719-589-2583 Fort Collins 970-491-9888 • www.jrengineering.com		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 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 FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.	
BRIARGATE PARKWAY STREET PLAN & PROFILE		DESIGNED BY DRAWN BY CHECKED BY		DATE TIM CRB											
SHEET 6 OF 32															
JOB NO. 25188.03															



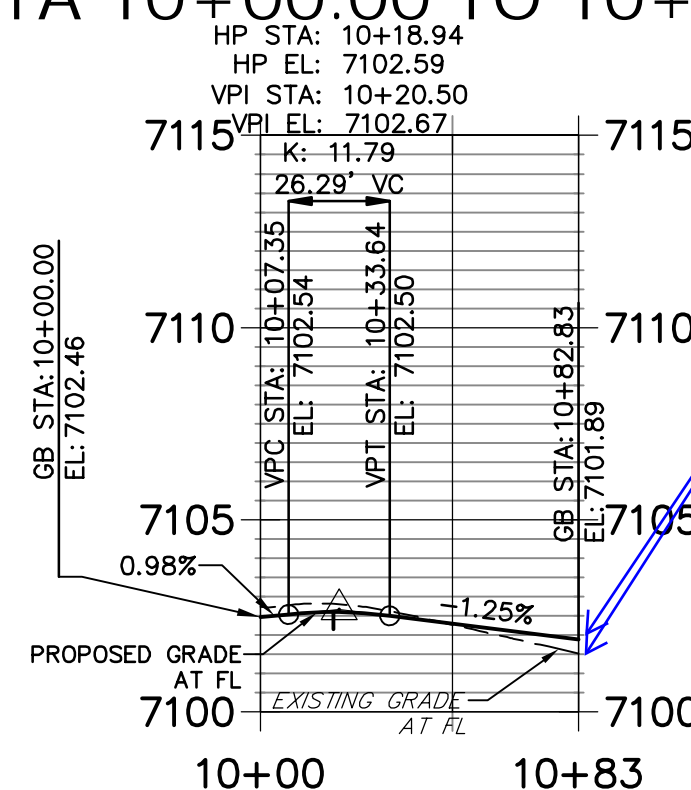
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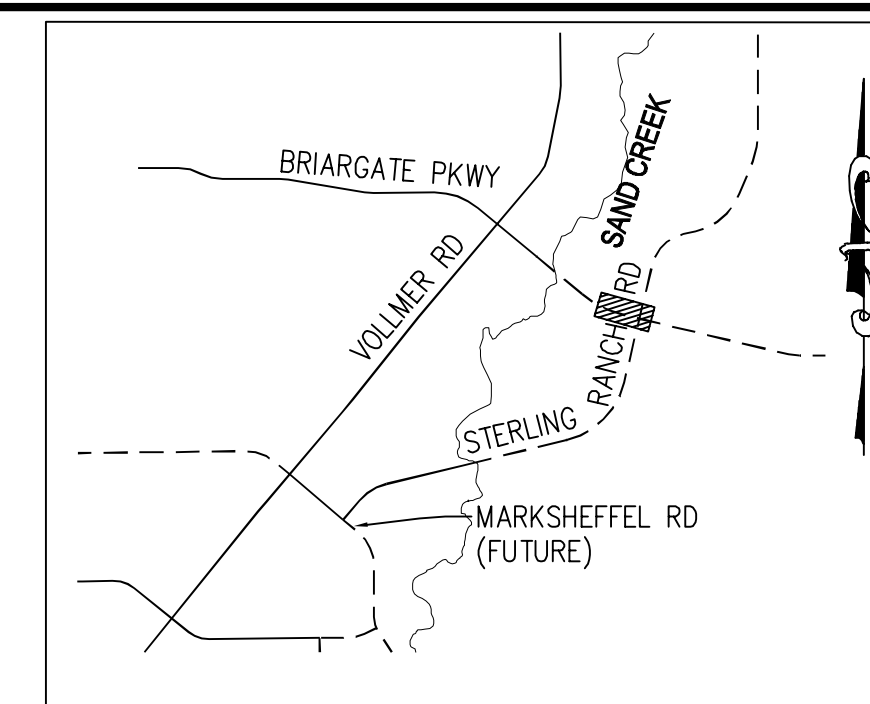
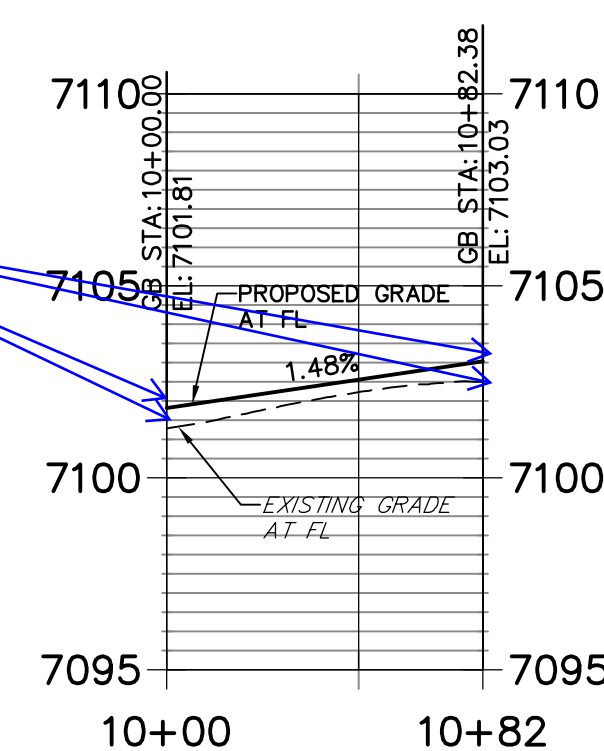
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STA 10+00.00 TO 10+82.83



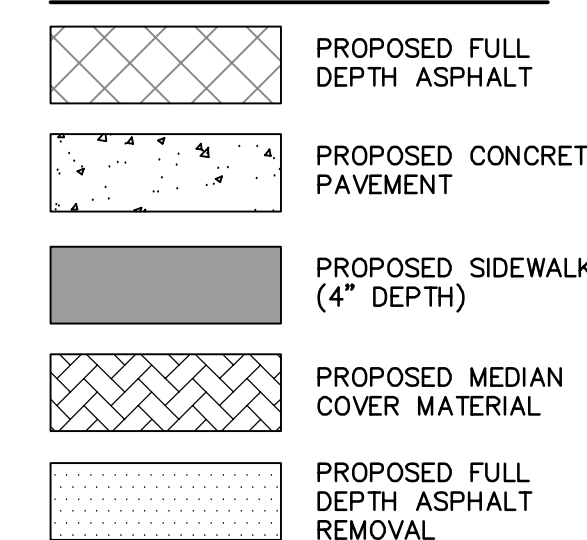
BRIARGATE & STERLING SW PROFILE
STA 10+00.00 TO 10+82.83



BRIARGATE & STERLING SE PROFILE
STA 10+00.00 TO 10+82.38

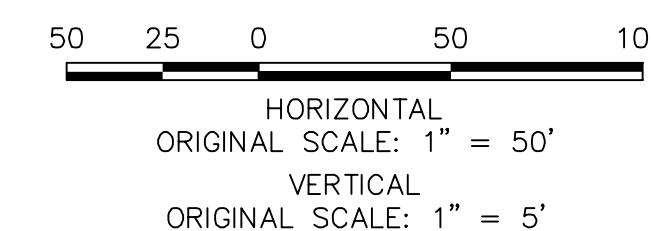


LEGEND



ROADWAY NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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



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

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80909
JAMES F. MORLEY
(719) 471-1742



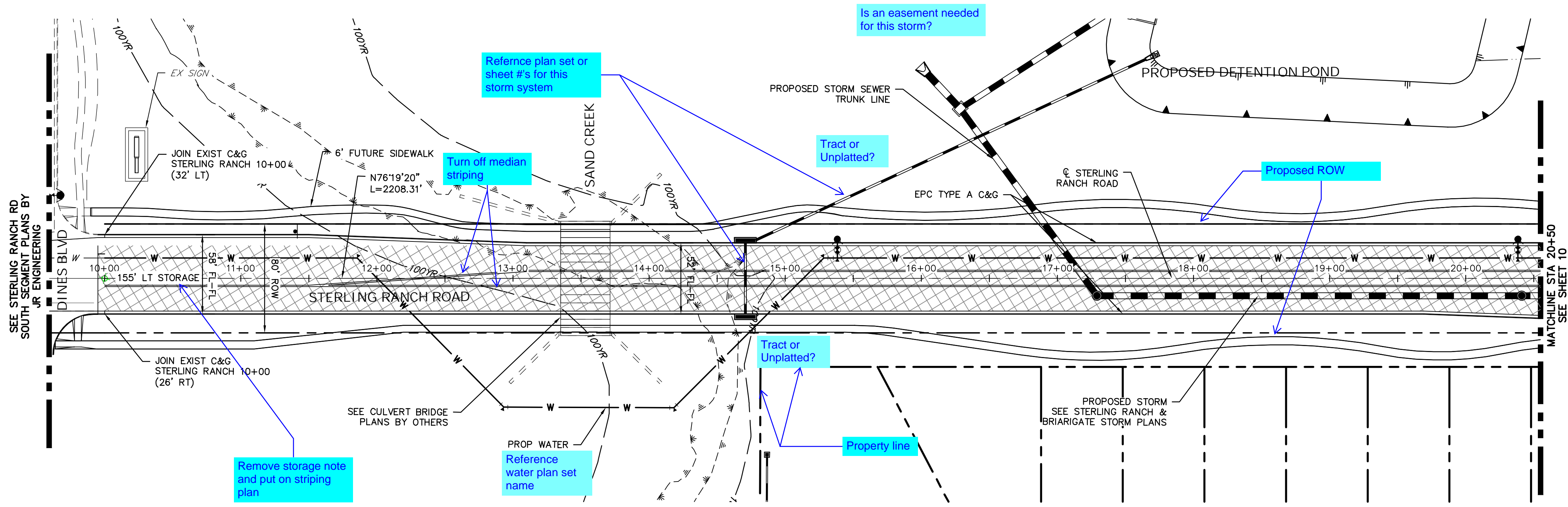
J·R ENGINEERING
A Westrian Company

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

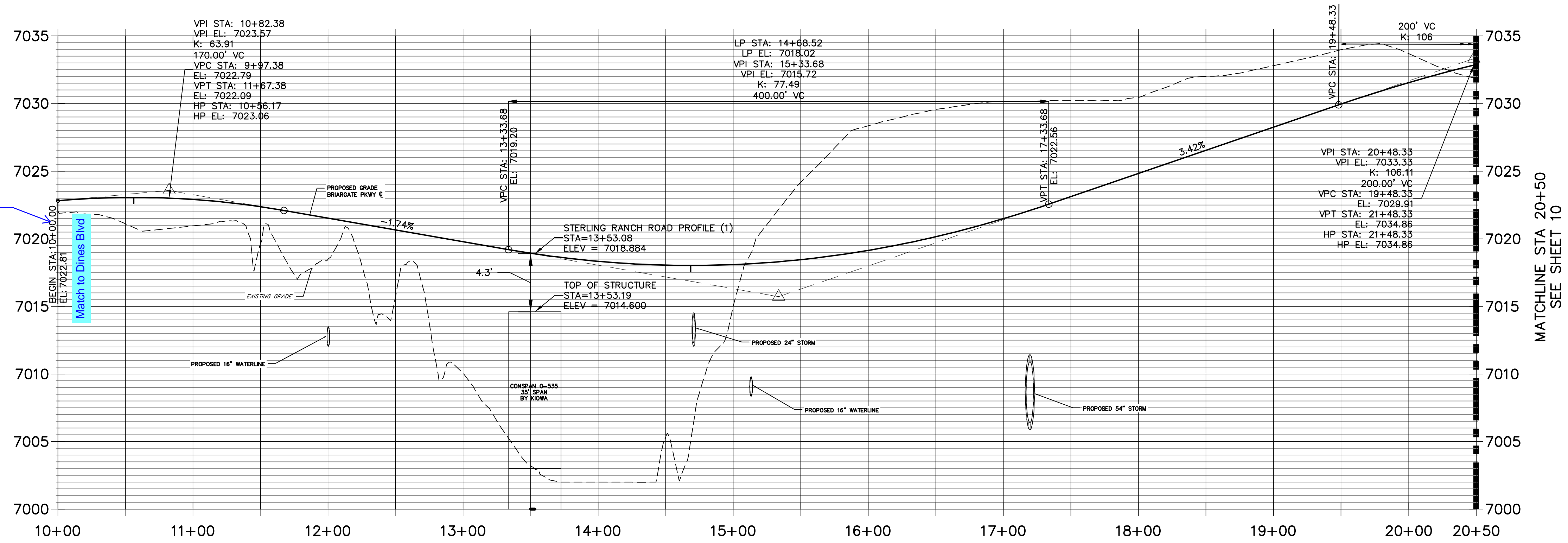
BRIARGATE PARKWAY STREET
PLAN & PROFILE

SHEET 8 OF 32

JOB NO. 25188.03



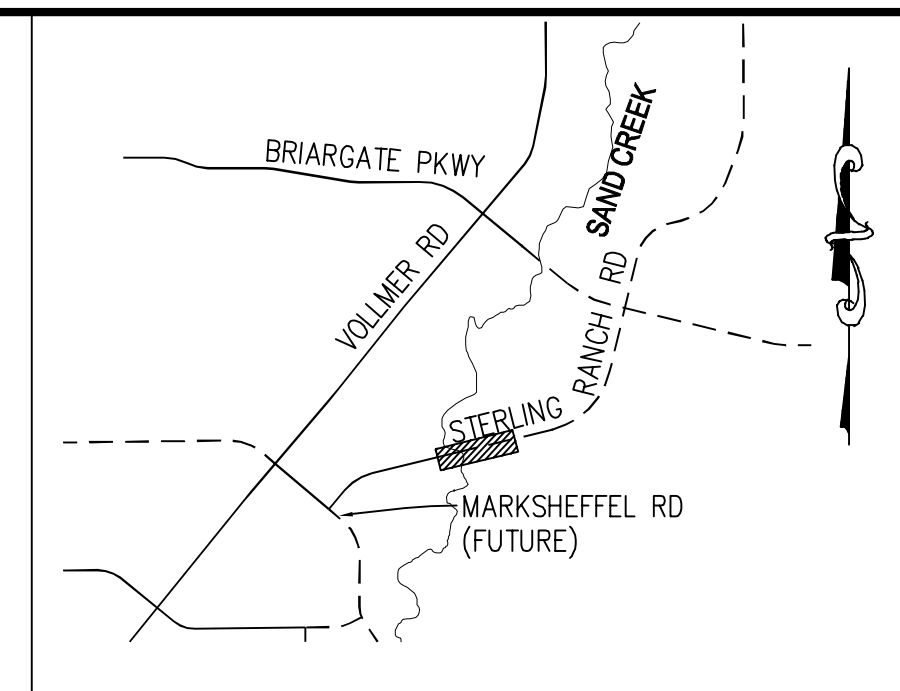
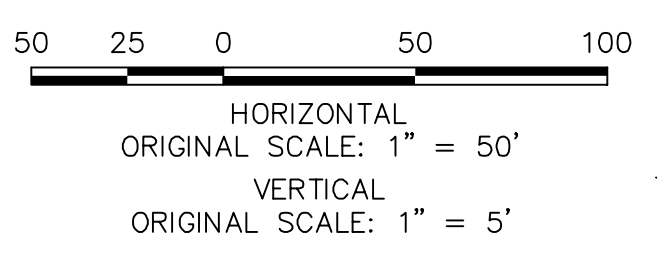
STERLING RANCH ROAD
STA 10+00 TO STA 20+50
STERLING RANCH ROAD PROFILE (1)
STA 10+00.00 TO 20+50.00



LEGEND

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



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 Westrian Company
Central 303-740-9888 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

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

DATE

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

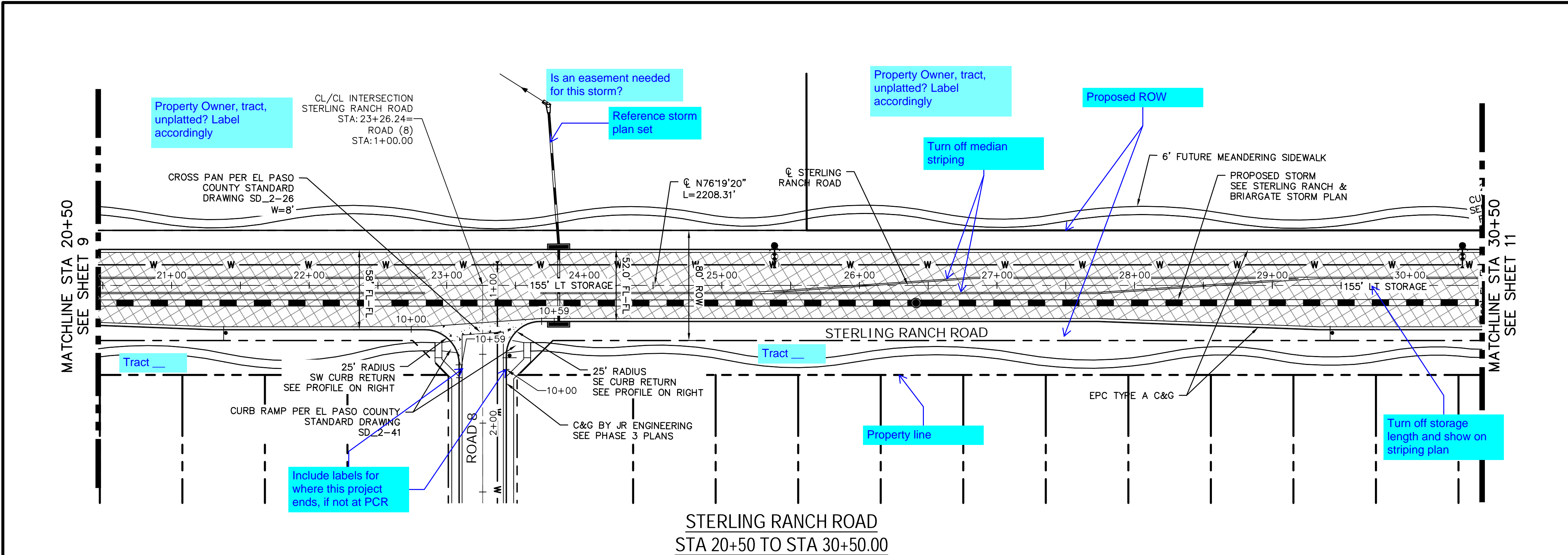
ROADWAY NOTES

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.

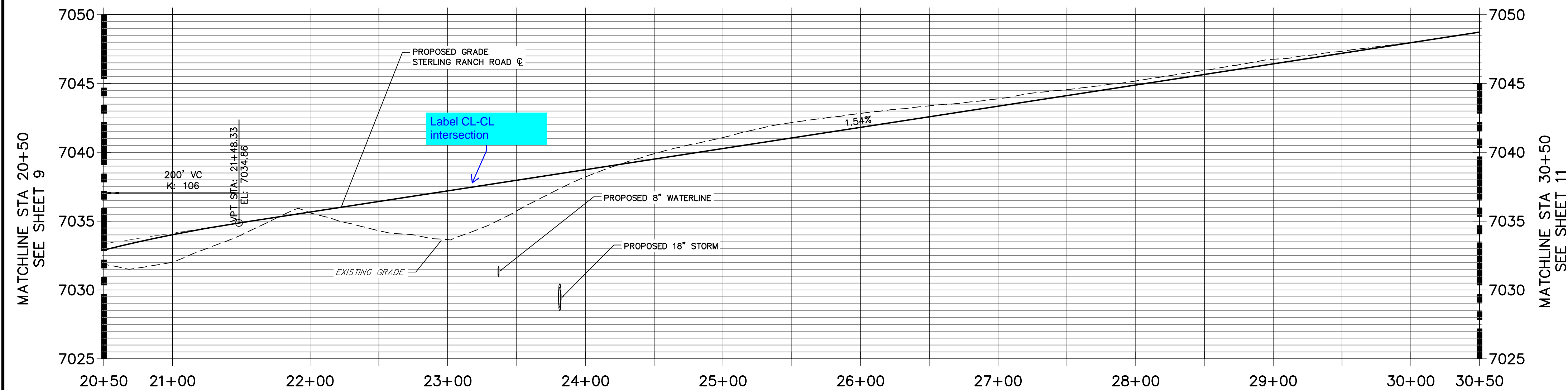
SHEET 9 OF 32

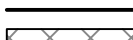

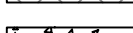
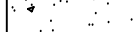

JOB NO. 25188.03



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

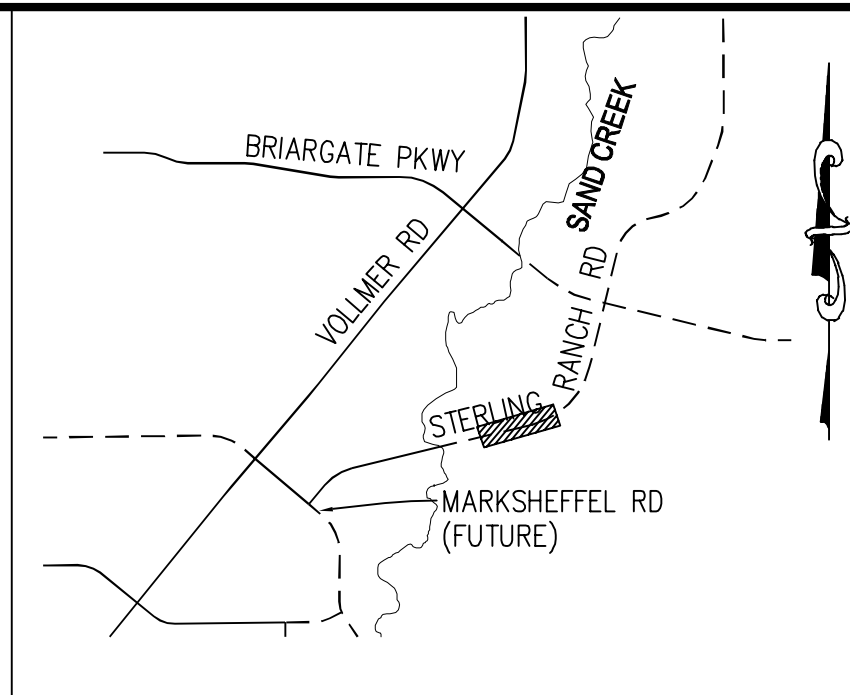
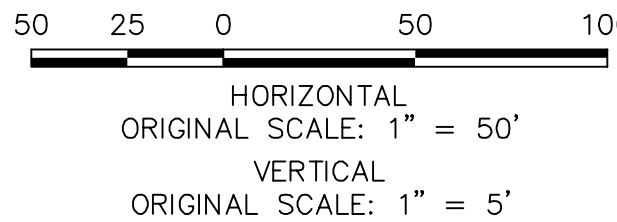
STERLING RANCH ROAD PROFILE (2)
STA 20+50.00 TO 30+50.00



LEGEND	
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	PROPOSED SIDEWALK (4\" DEPTH)
	PROPOSED MEDIAN COVER MATERIAL
	PROPOSED FULL DEPTH ASPHALT REMOVAL

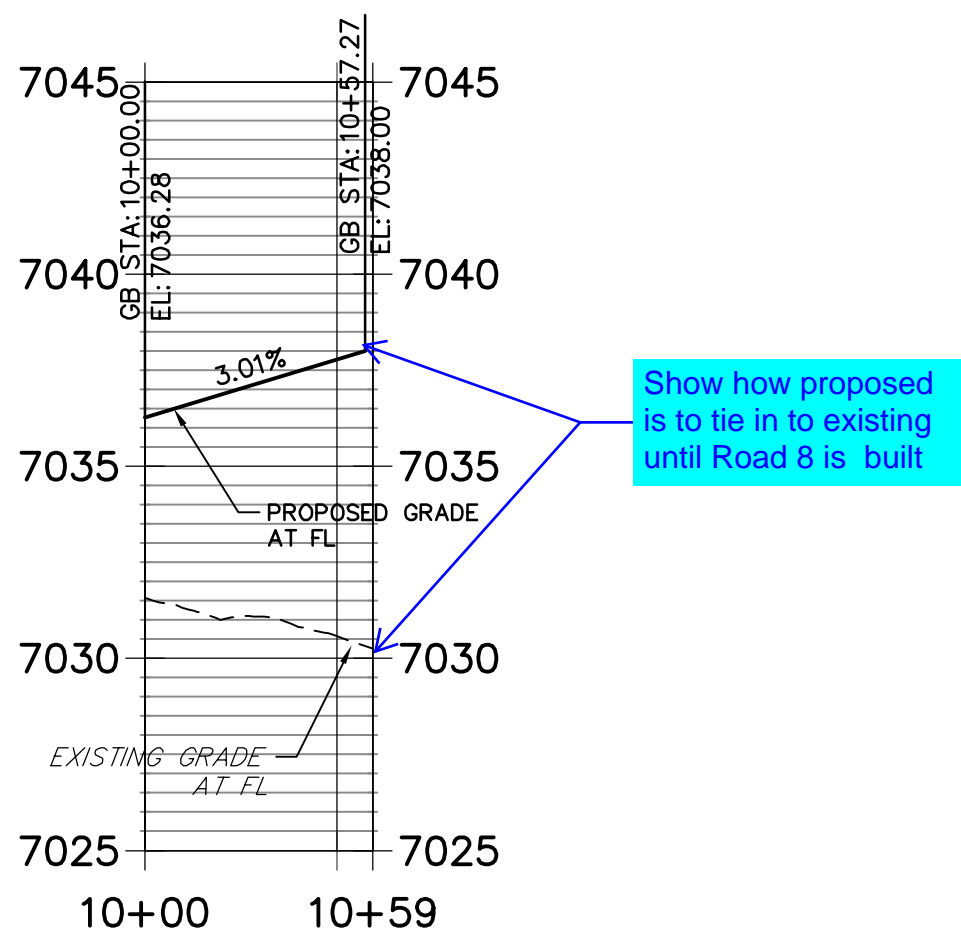
ROADWAY NOTES

- 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.

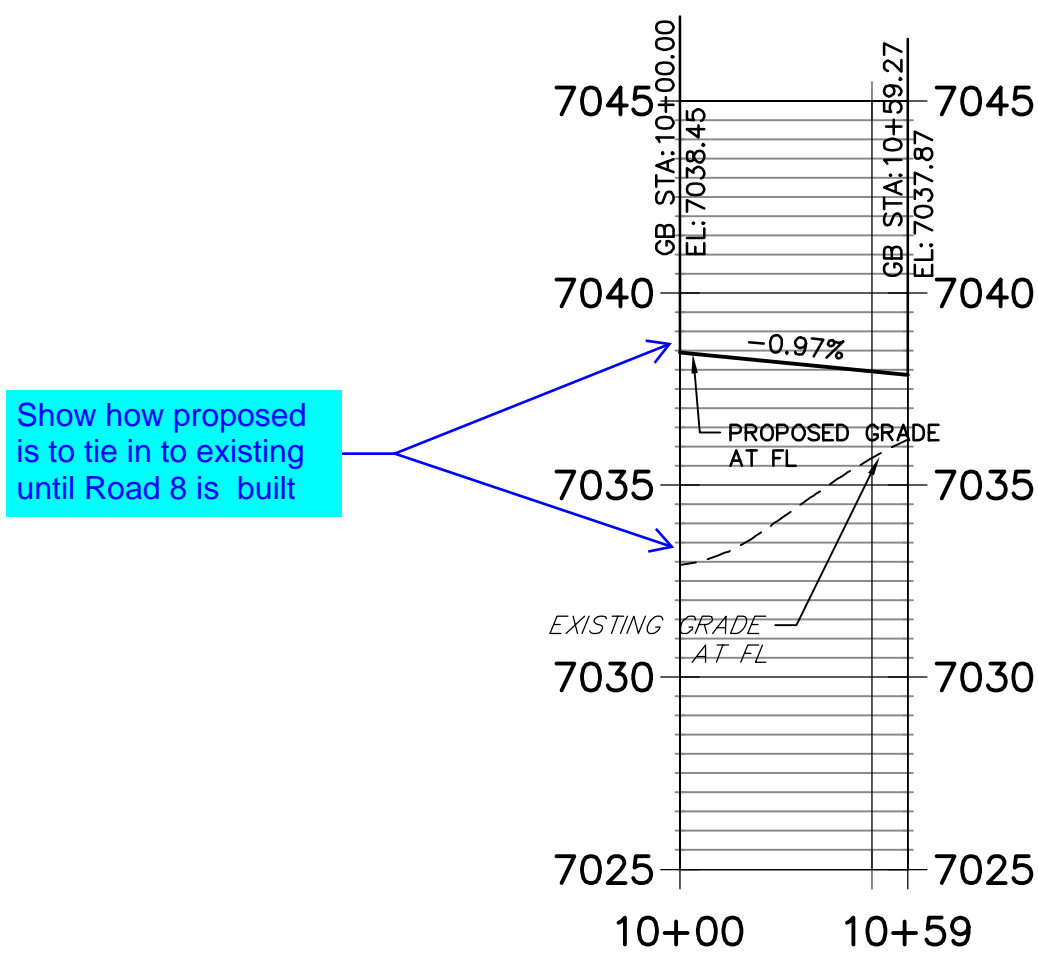


KEY MAP
N.T.S.

STERLING & ROAD 8 SW PROFILE
STA 10+00.00 TO 10+59.27



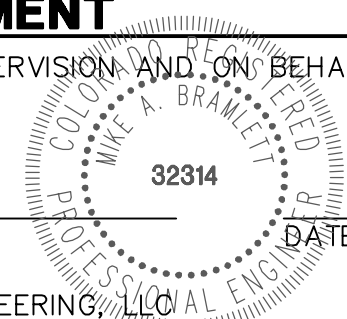
STERLING & ROAD 8 SE PROFILE
STA 10+00.00 TO 10+59.27



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, 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
(719) 471-1742

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

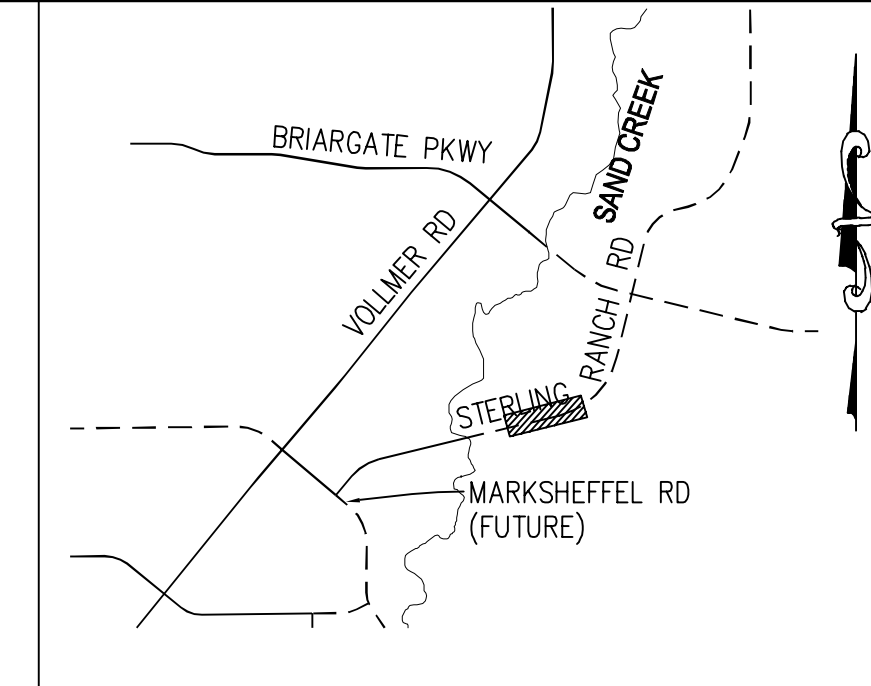
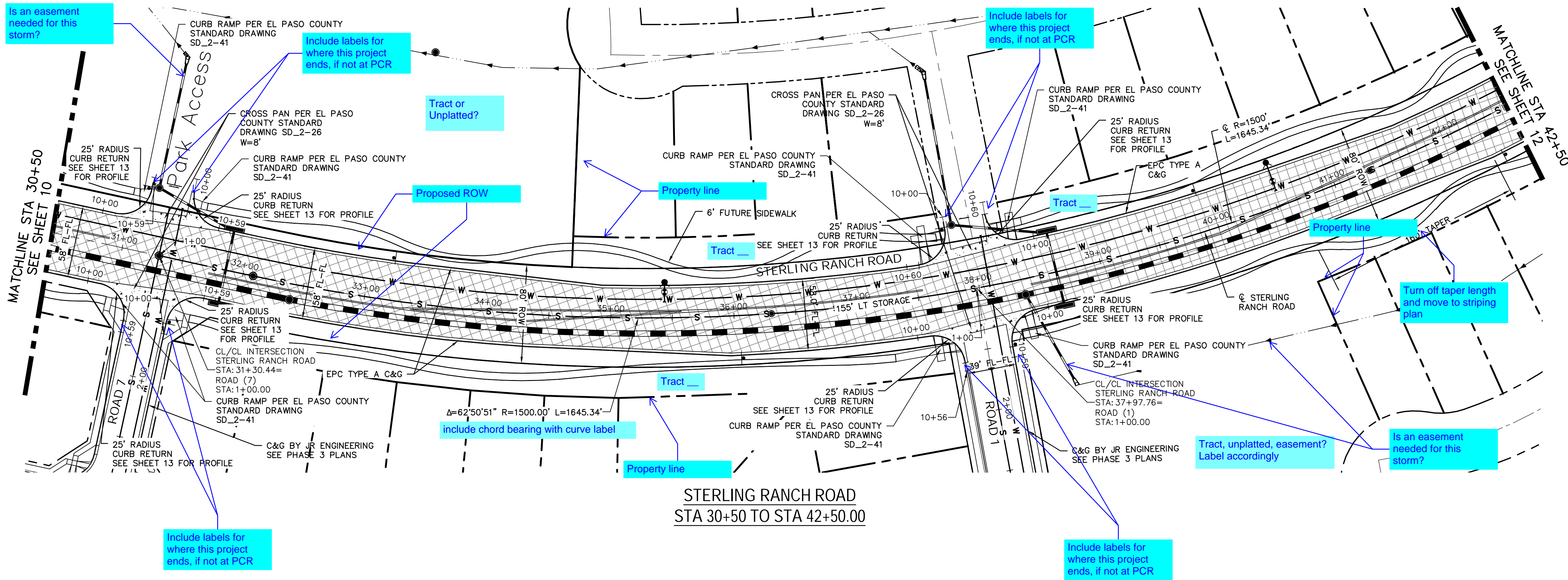
BY		DATE
No.	REVISION	
1"=30'	1"=3'	
H-SCALE	V-SCALE	
DATE	2/10/22	
DESIGNED BY	TM	
DRAWN BY	CRB	
CHECKED BY		

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
STREET PLAN & PROFILE

SHEET 10 OF 32

JOB NO. 25188.03

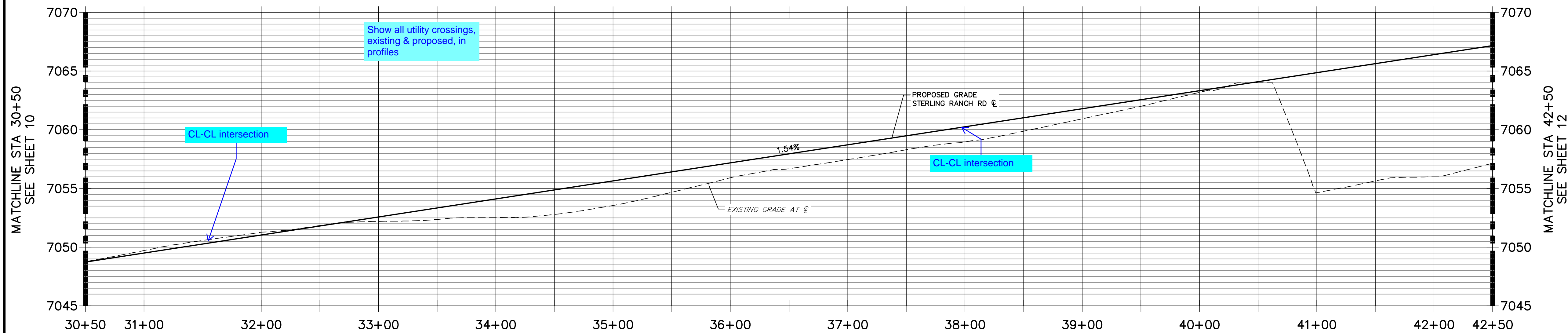


KEY MAP
N.T.S.

LEGEND

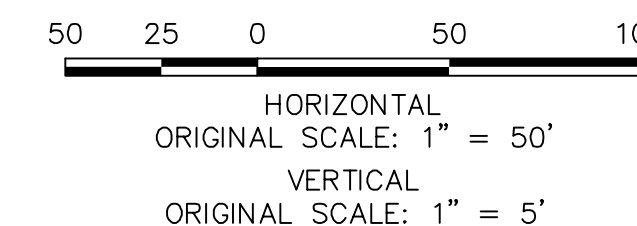
	PROPOSED FULL DEPTH ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK (4' DEPTH)
	PROPOSED MEDIAN COVER MATERIAL
	PROPOSED FULL DEPTH ASPHALT REMOVAL

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



ROADWAY NOTES

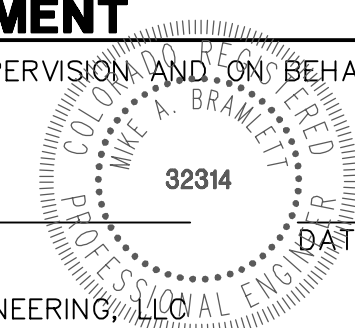
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- NON-RESIDENTIAL COLLECTOR (2 LANE) IS BASED ON A DESIGN SPEED OF 40 MPH.




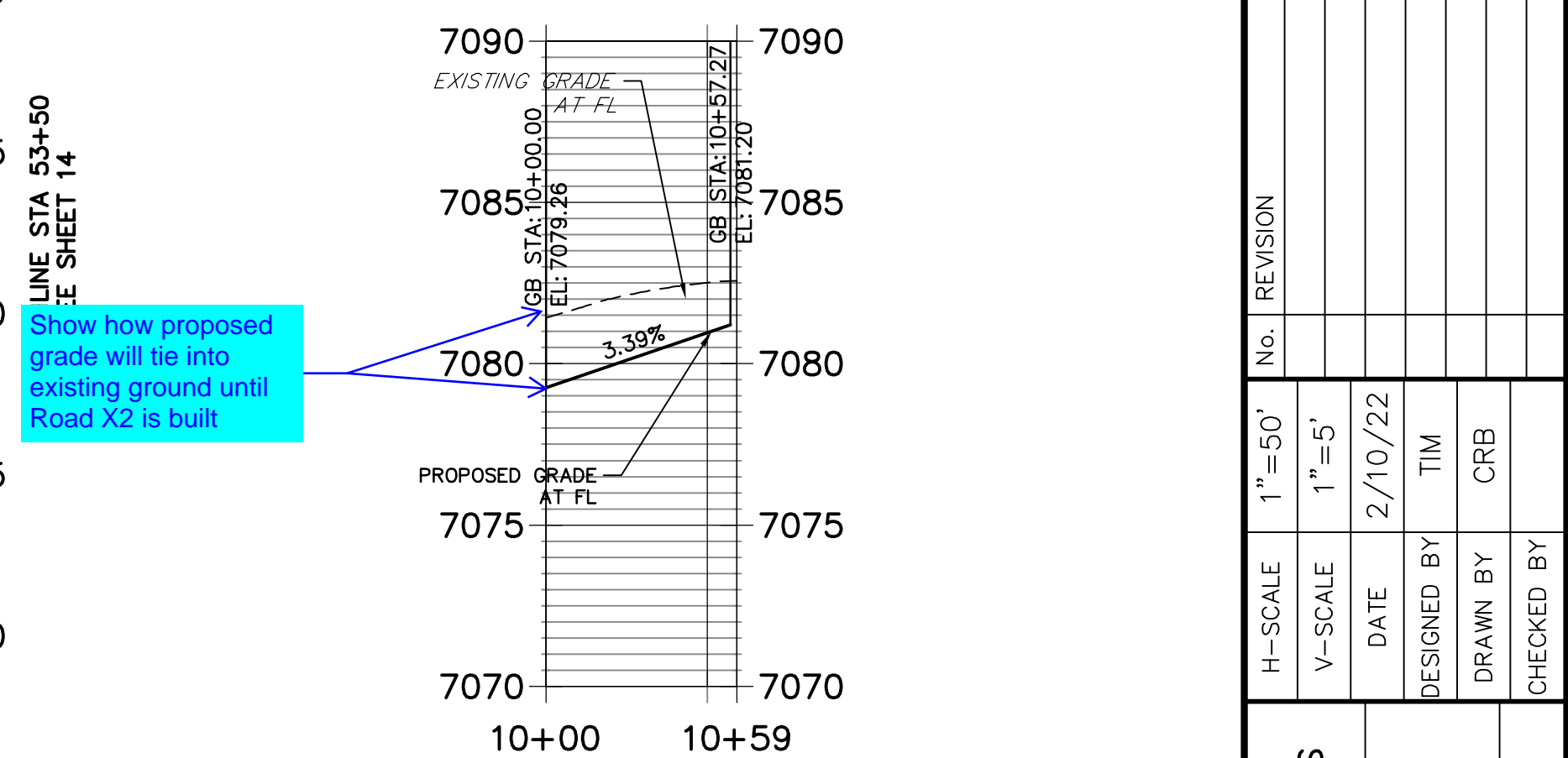
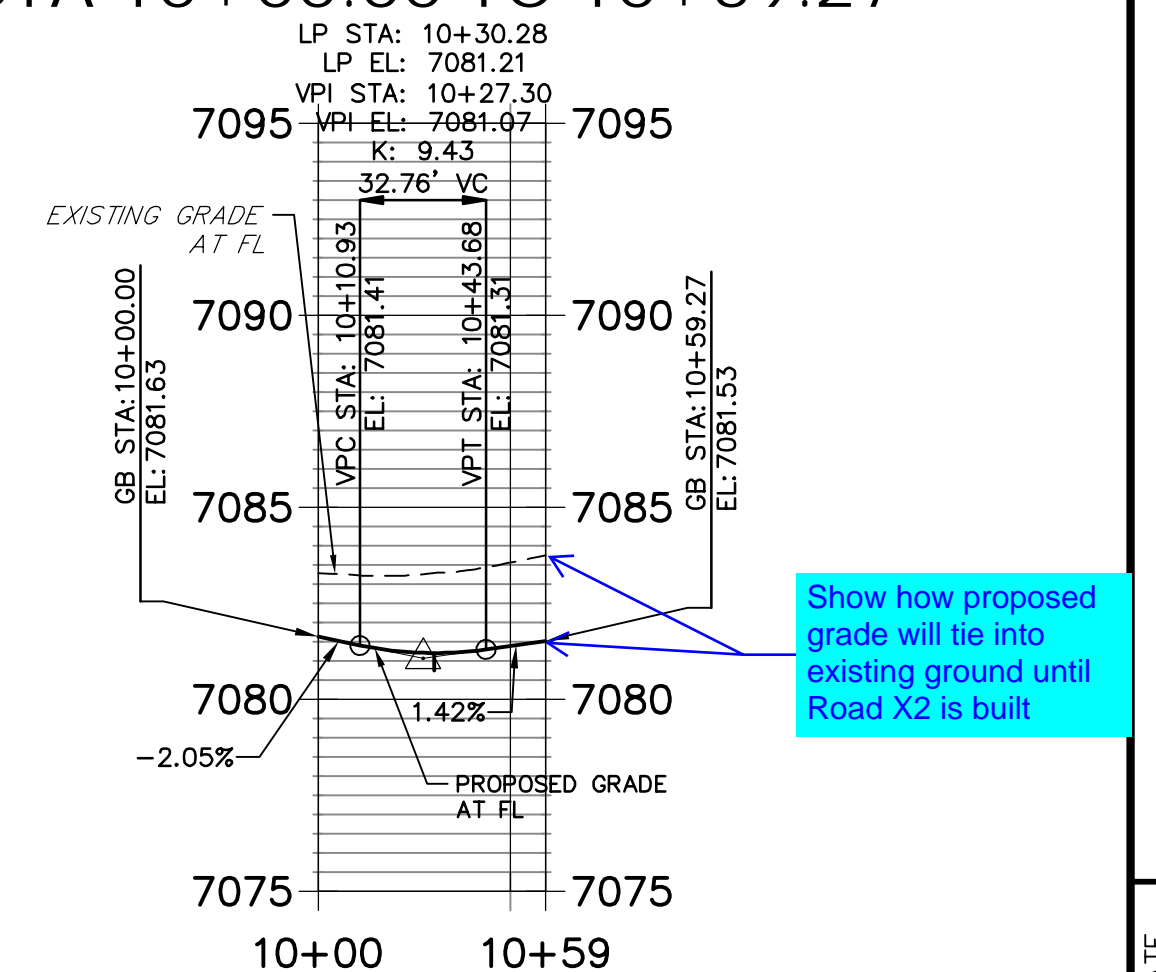
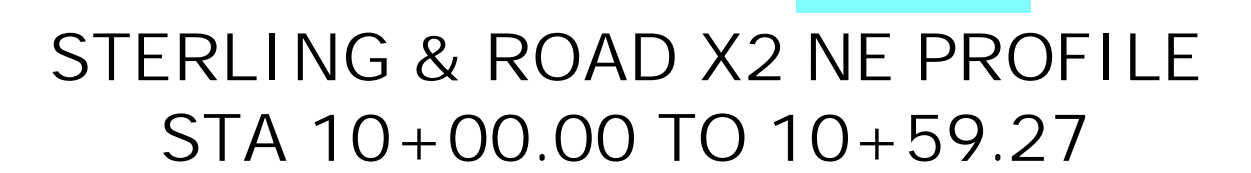
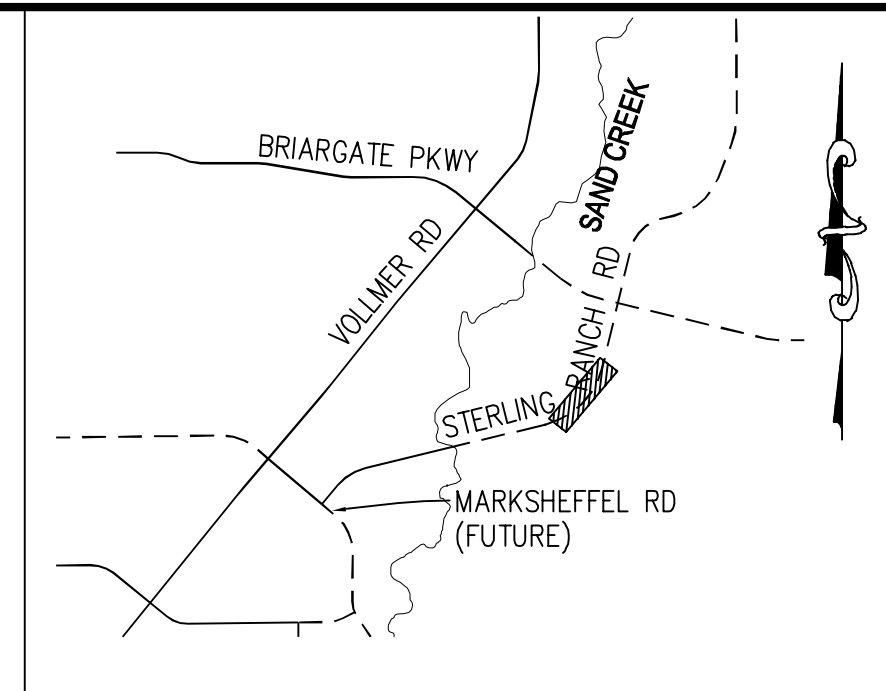
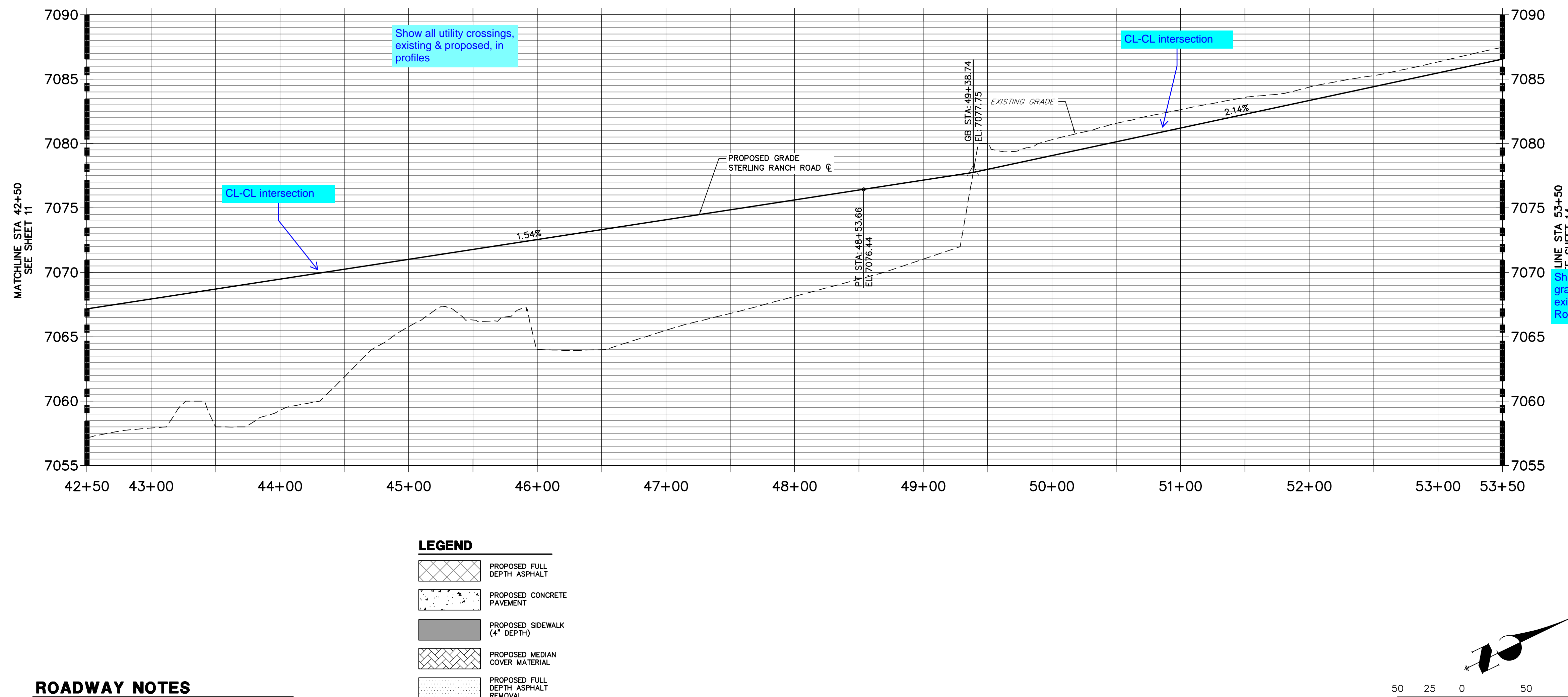
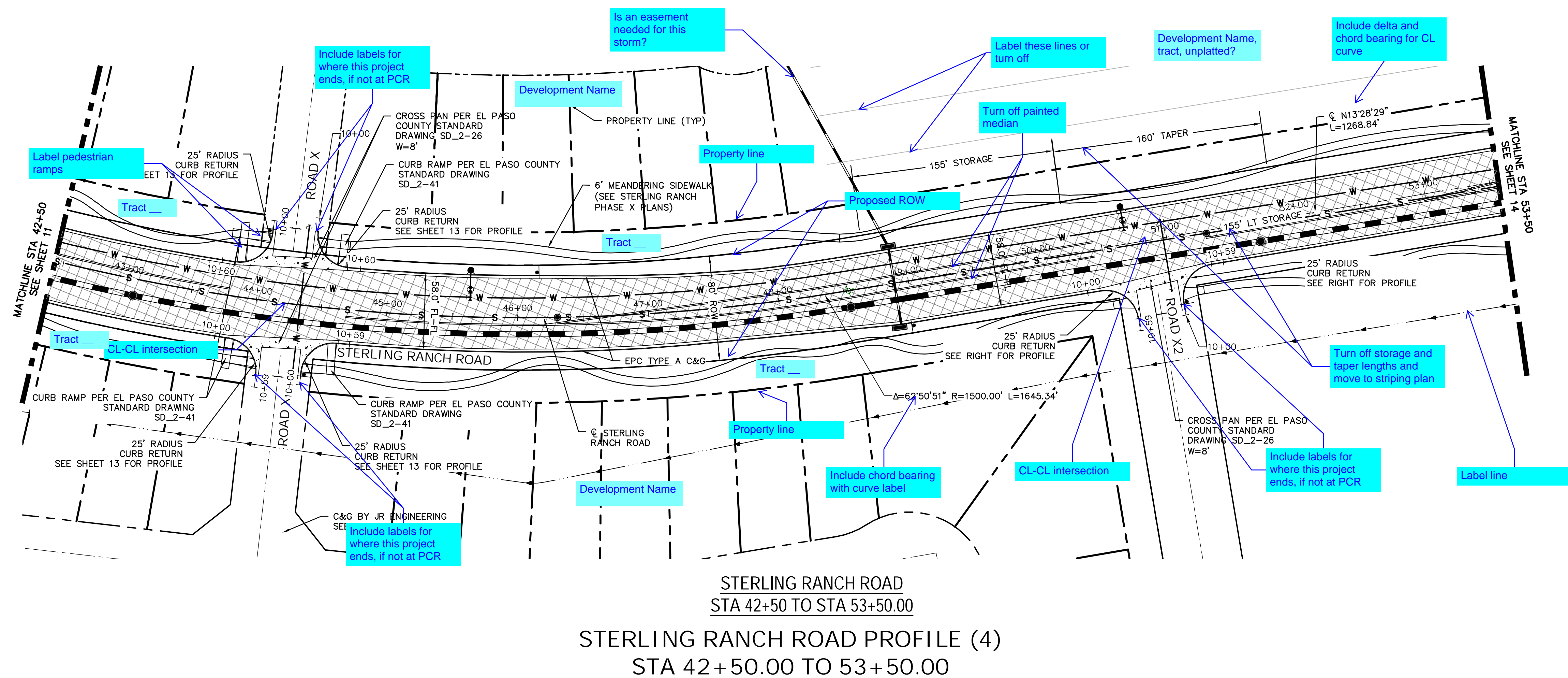
ENGINEER'S STATEMENT

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	H-SCALE		1"=50'	No.	REVISION	BY	DATE	<div>J&R ENGINEERING A Westrian Company Centennial 303-740-9883 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com</div>	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
	V-SCALE		1"=5'						
	DATE		2/10/22						
	DESIGNED BY		TIM						
	DRAWN BY		CRB						
	CHECKED BY								
</									



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.

LEGEND

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



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING,

32314

DATE _____

PREPARED FOR

PREPARED FOR
SR LAND, LLC
20 BOLLINGER CRESCENT

PREPARED FOR
SR LAND, LLC
20 BOLLINGER CRESCENT

PREPARED FOR
SR LAND, LLC
20 BOLLINGER CRESCENT

PREPARED FOR
SR LAND, LLC
20 BOLLINGER CRESCENT

PREPARED FOR
SR LAND, LLC
20 BOLLINGER CRESCENT

PREPARED FOR
SR LAND, LLC
20 BOLLINGER CRESCENT

J·R ENGINEERING
A Westrian Company

J·R ENGINEERING
A Westrian Company



J·R ENGINEERING
A Westrian Company



J·R ENGINEERING
A Westrian Company

DATE	BI
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NO.	REVISION
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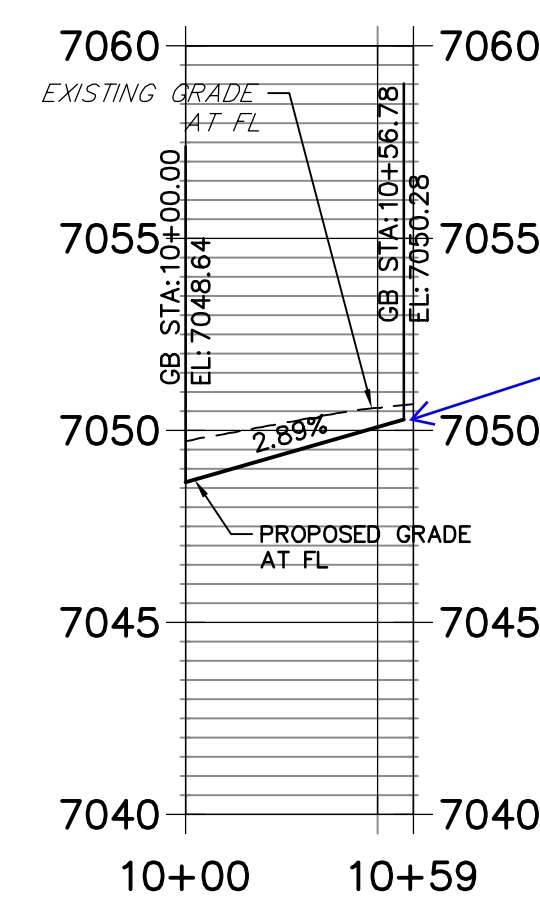
STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

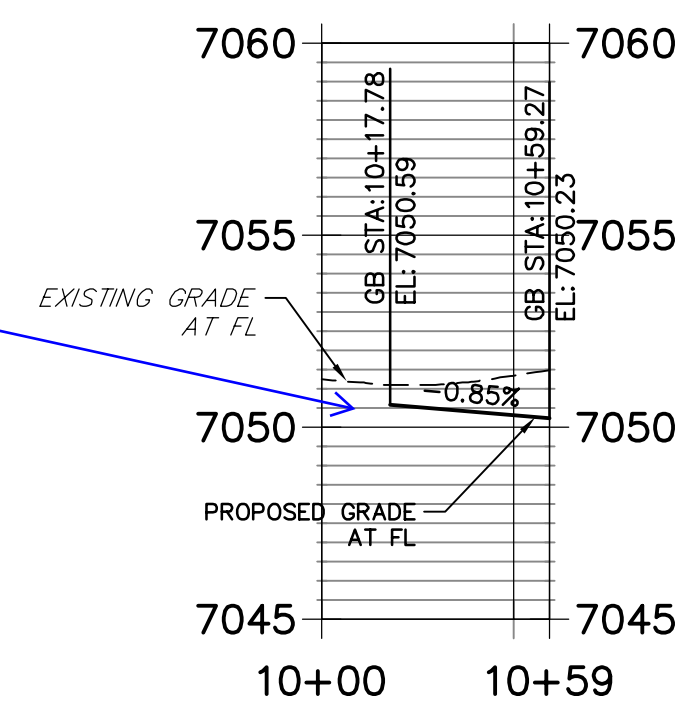
SHEET 12 OF 32

JOB NO. 25188.03

STERLING & PARK ACCESS NW PROFILE
STA 10+00.00 TO 10+59.28

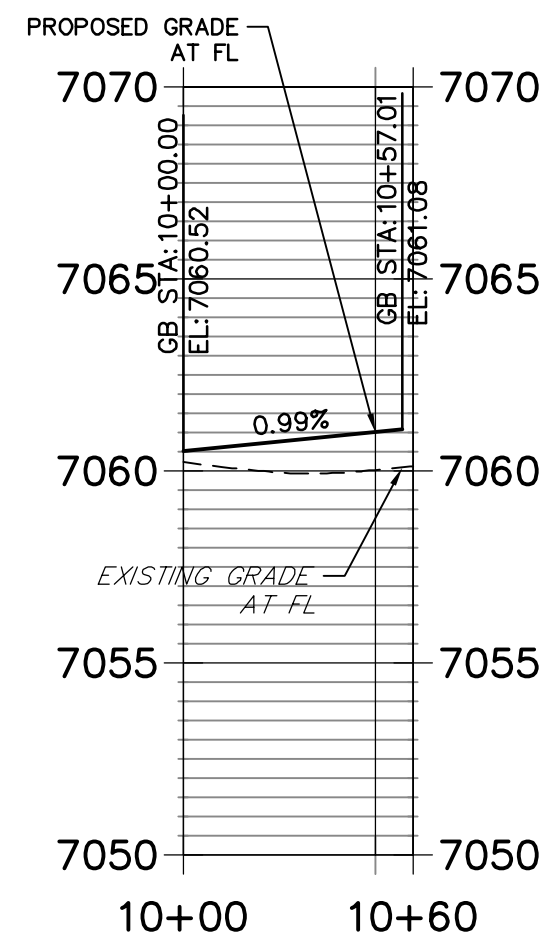


STERLING & PARK ACCESS NE PROFILE
STA 10+00.00 TO 10+59.27

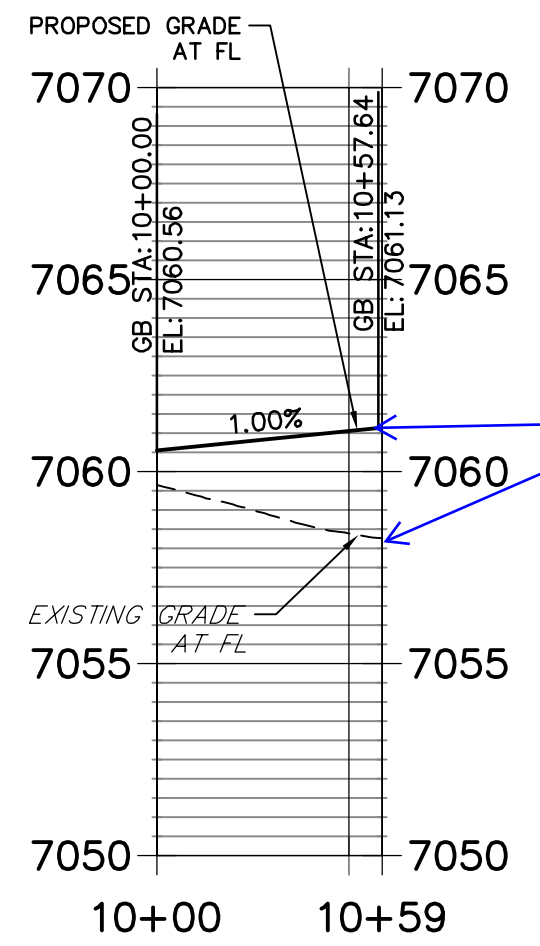


Show how proposed grade will tie to existing until Park Access is built.

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

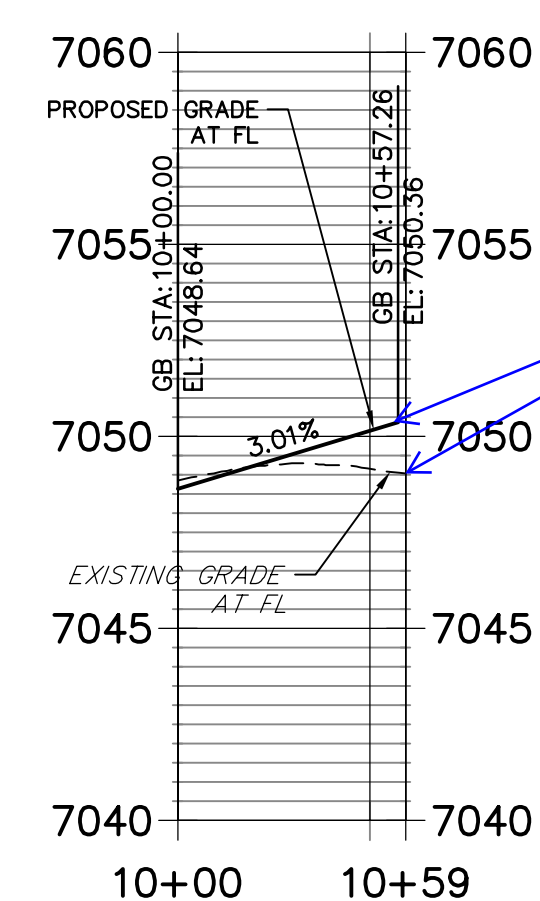


STERLING & ROAD1 NE PROFILE
STA 10+00.00 TO 10+58.54

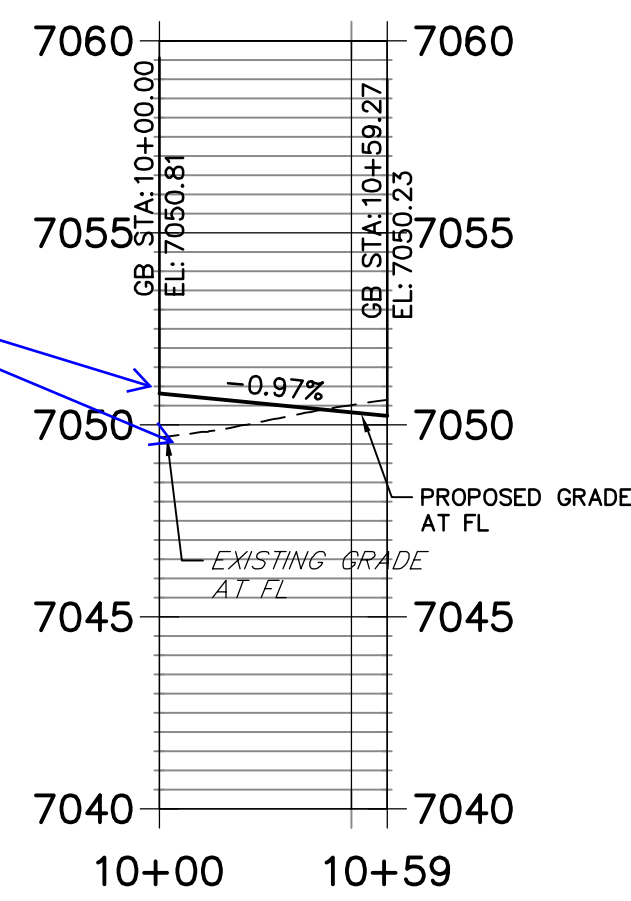


Show how proposed grade will tie to existing until Road 1 is built.

STERLING & ROAD 7 SW PROFILE
STA 10+00.00 TO 10+59.27

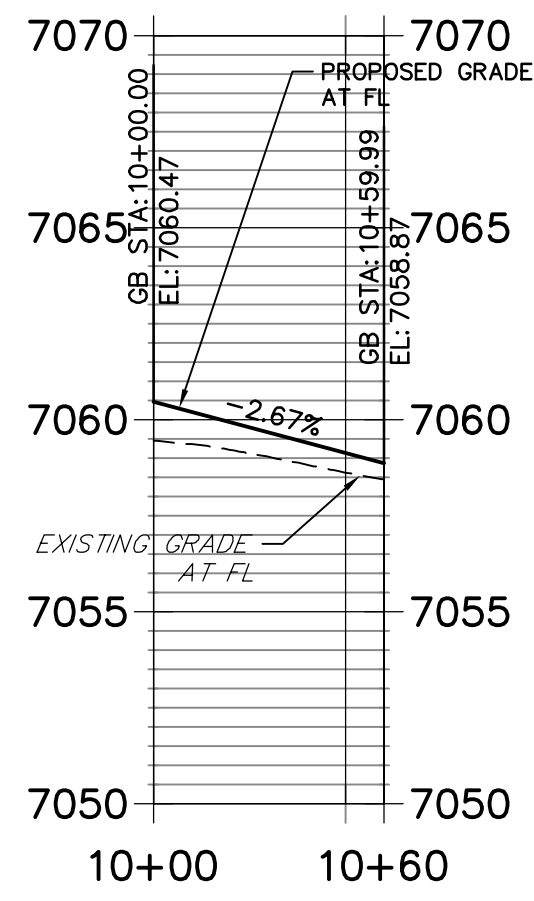


STERLING & ROAD7 SE PROFILE
STA 10+00.00 TO 10+59.27

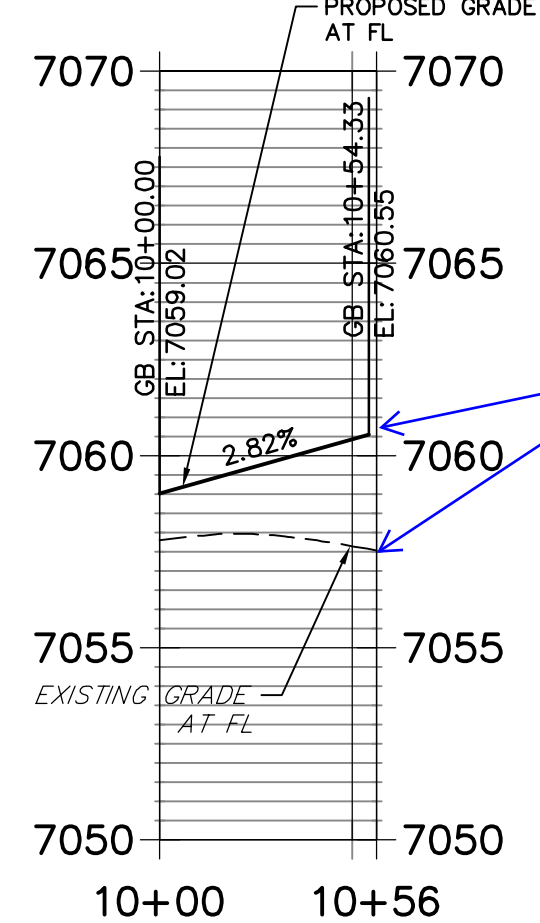


Show how proposed grade will tie to existing until Road 7 is built.

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

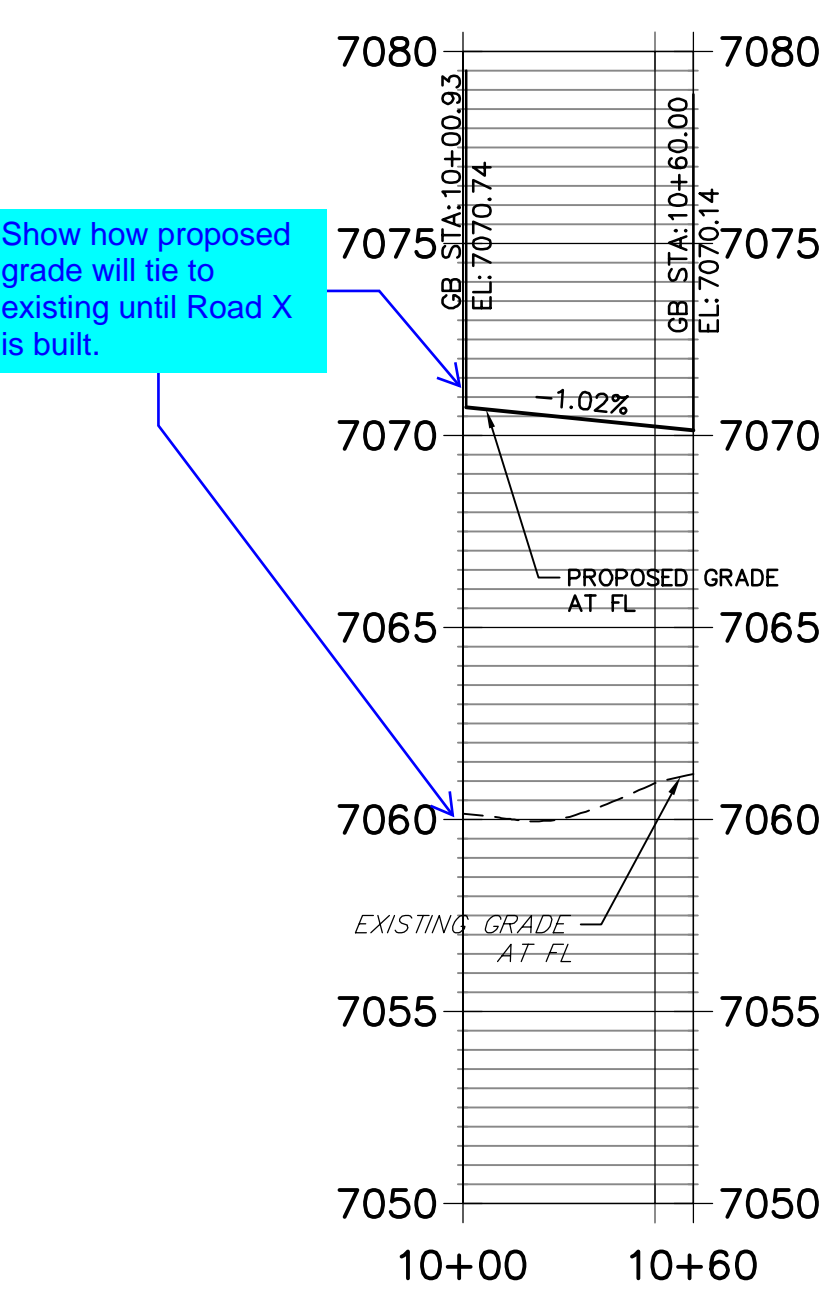


STERLING & ROAD1 SE PROFILE
STA 10+00.00 TO 10+56.47



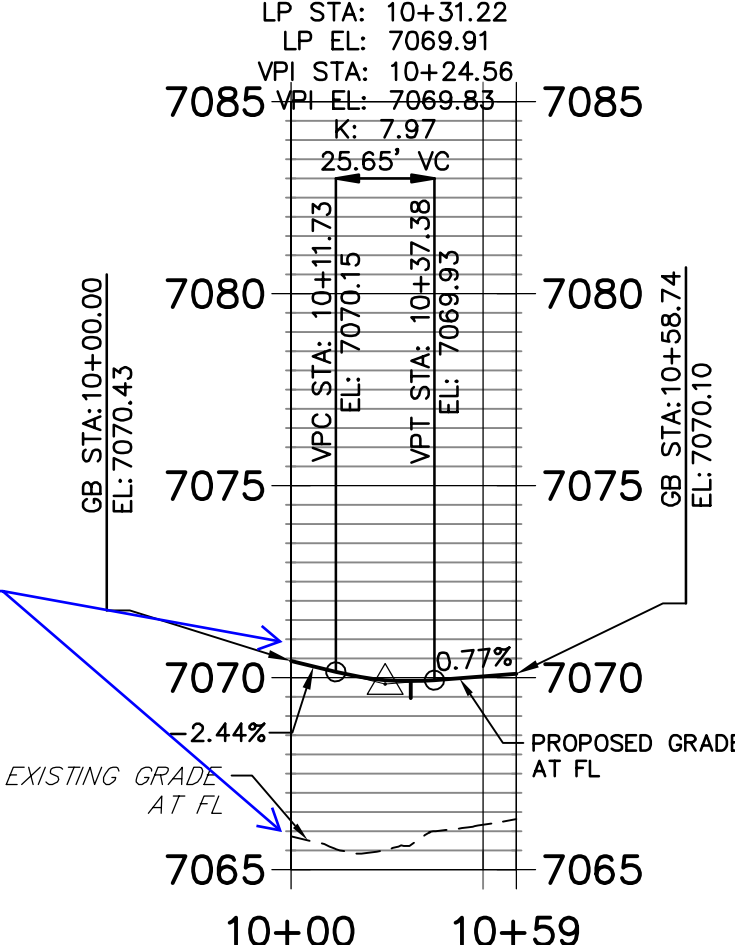
Show how proposed grade will tie to existing until Road 1 is built.

STERLING & ROAD X NW PROFILE
STA 10+00.00 TO 10+60.00



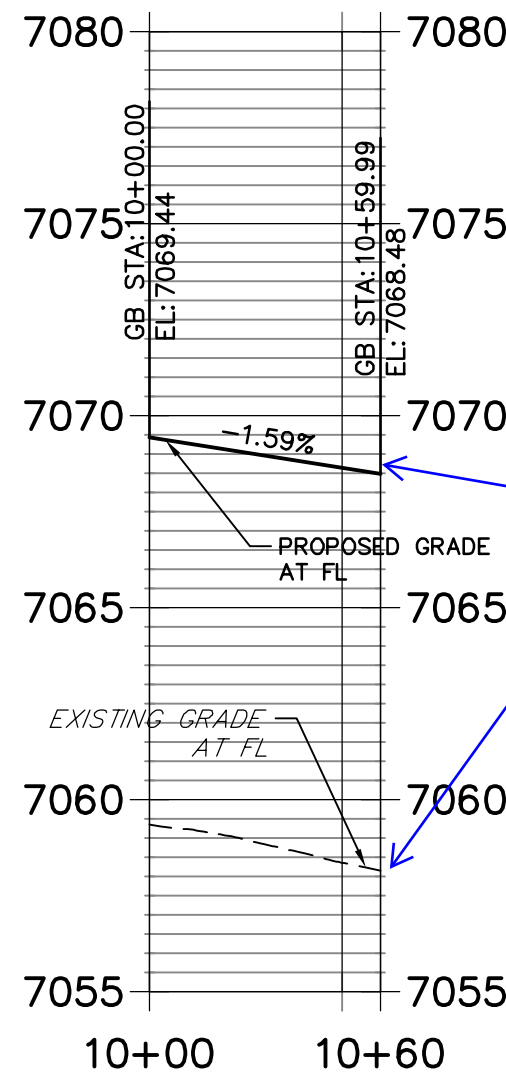
Show how proposed grade will tie to existing until Road X is built.

STERLING & ROAD X NE PROFILE
STA 10+00.00 TO 10+58.74



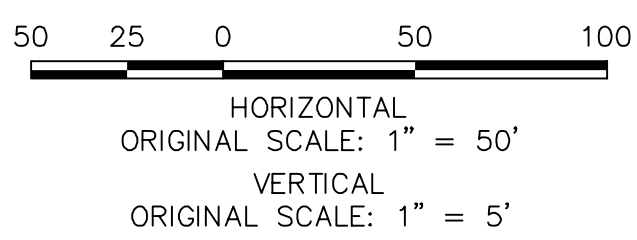
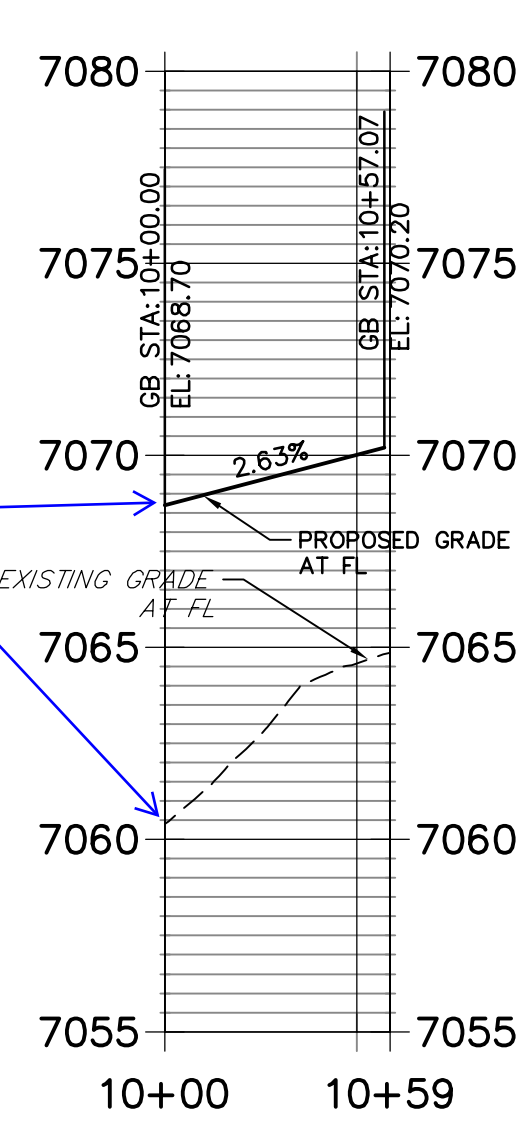
Show how proposed grade will tie to existing until Road X is built.

STERLING & ROAD X SW PROFILE
STA 10+00.00 TO 10+59.99



Show how proposed grade will tie to existing until Road X is built.

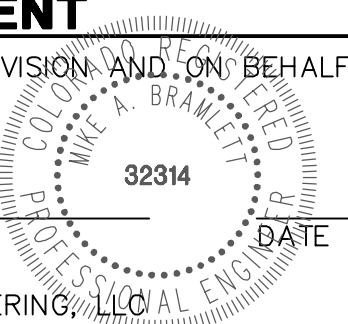
STERLING & ROADX SE PROFILE
STA 10+00.00 TO 10+58.65



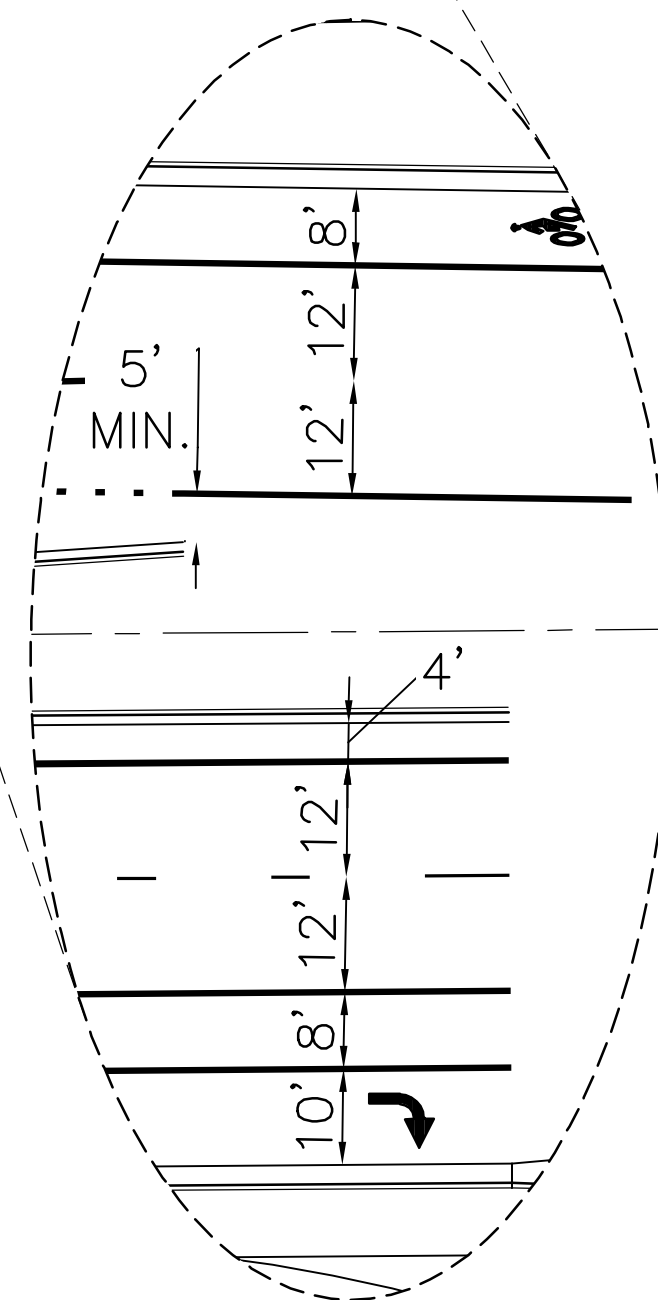
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westrian Company Central 303-740-9883 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE	No.	REVISION	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 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 32												
JOB NO. 25188.03												



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).

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80901
JAMES F. MORLEY
(719) 471-1742



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

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

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS


STRIPING

SHEET 15 OF 32

JOB NO. 25188.03

EXISTING EDGE
OF ASPHALT

R2-1
(24"x30")

A rectangular white sign with a black border. The text "SPEED LIMIT" is in black, uppercase letters. Below it, the number "35" is in large, bold, black, uppercase letters.

BRIARGATE PARKWAY
STA 10+00 TO STA 19+50

Add crosswalks, bicyclist and turn arrows to table & label in plan

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

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.

ENGINEER'S STATEMENT

PREPARED UNDER **PRELIMINARY** BEHALF OF JR
ENGINEERING

MIKE A. BRAMI CONSTRUCTION DATE

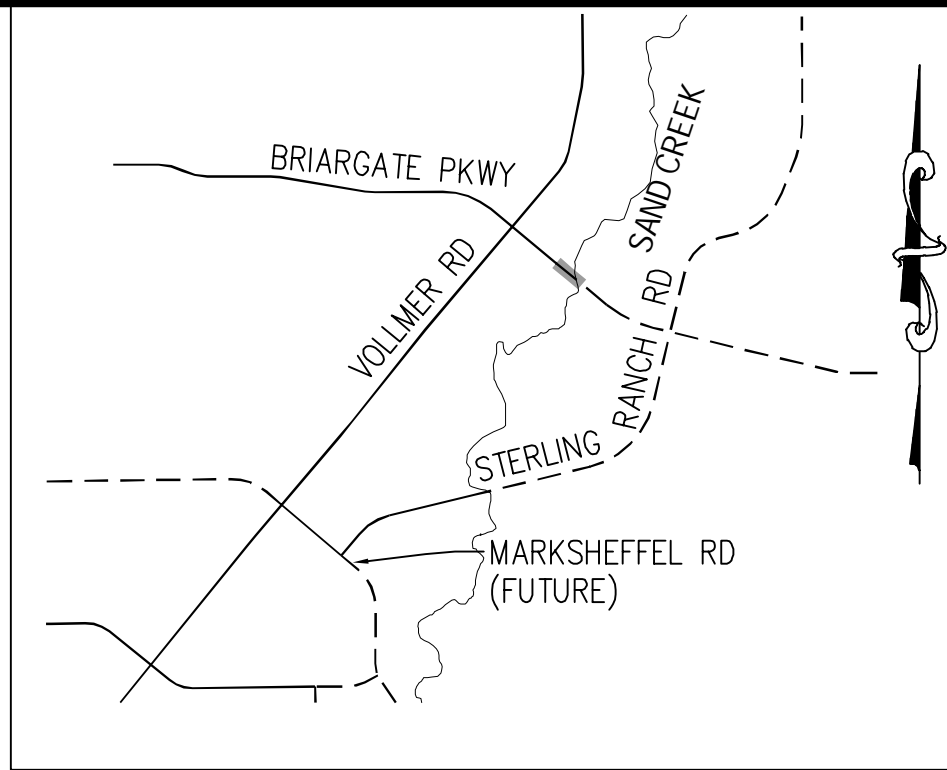
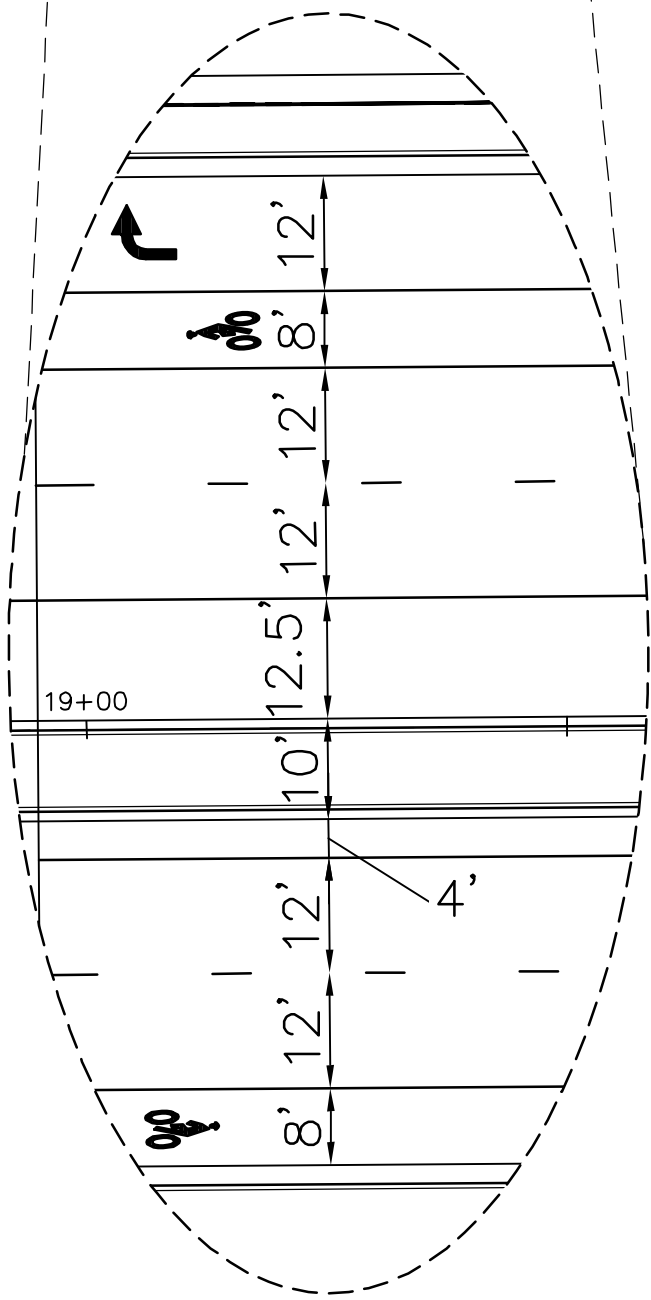
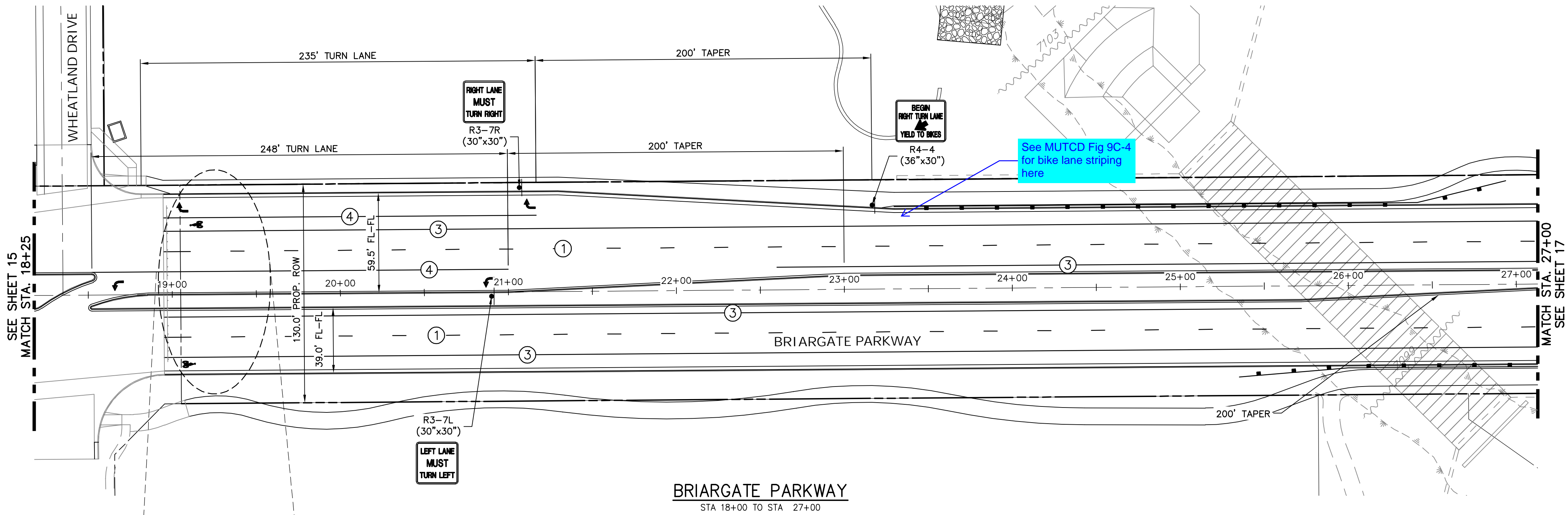
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

Add crosswalks, bicyclist and turn arrows to table & label in plan

STRIPING LEGEND		
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④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 4" APART

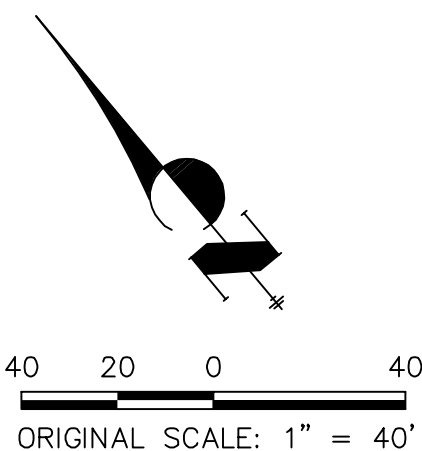
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)
"M&S STANDARDS" STANDARD PLAN NO. S-627-1.



KEY MAP
N.T.S.

NOTE TO CONTRACTOR:

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ENGINEER'S STATEMENT

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

MIKE A. BRAMLEY
COLORADO P.E. No. 37210
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

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

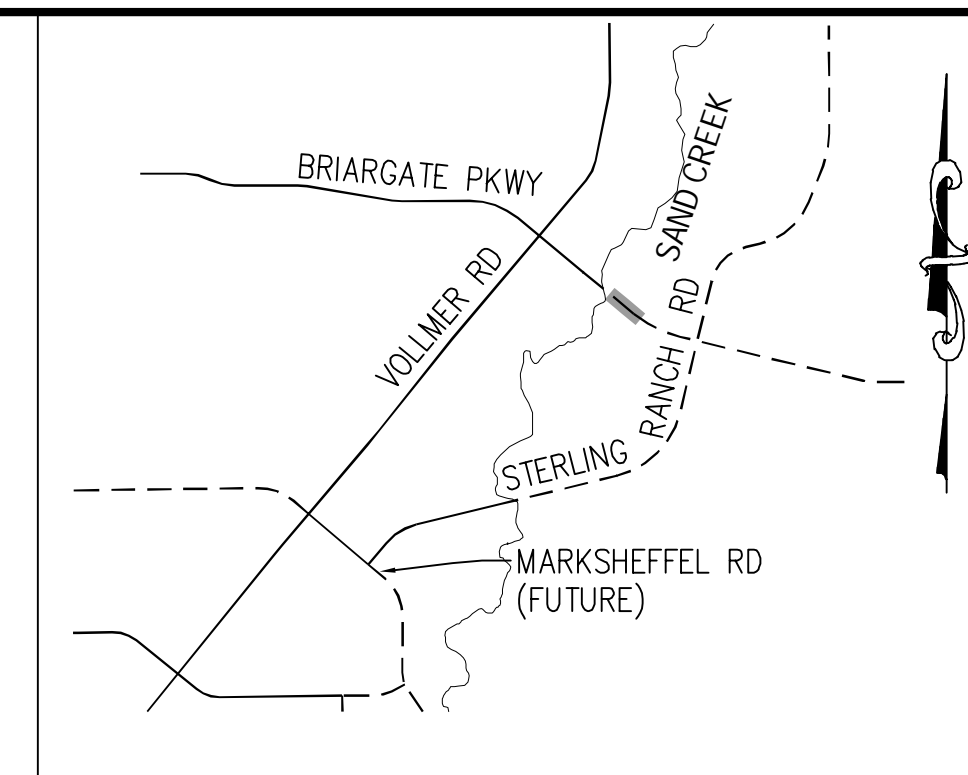
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9383 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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

SHEET 16 OF 32

JOB NO. 25188.03



1. ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
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3. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80901
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.irencinescoring.com

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

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

BRIARGATE SIGNING & STRIPING

SHEET 17 OF 32

JOB NO. 25188.03



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

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
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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	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 4" APART

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 BEHALF OF JR

PRELIMINARY

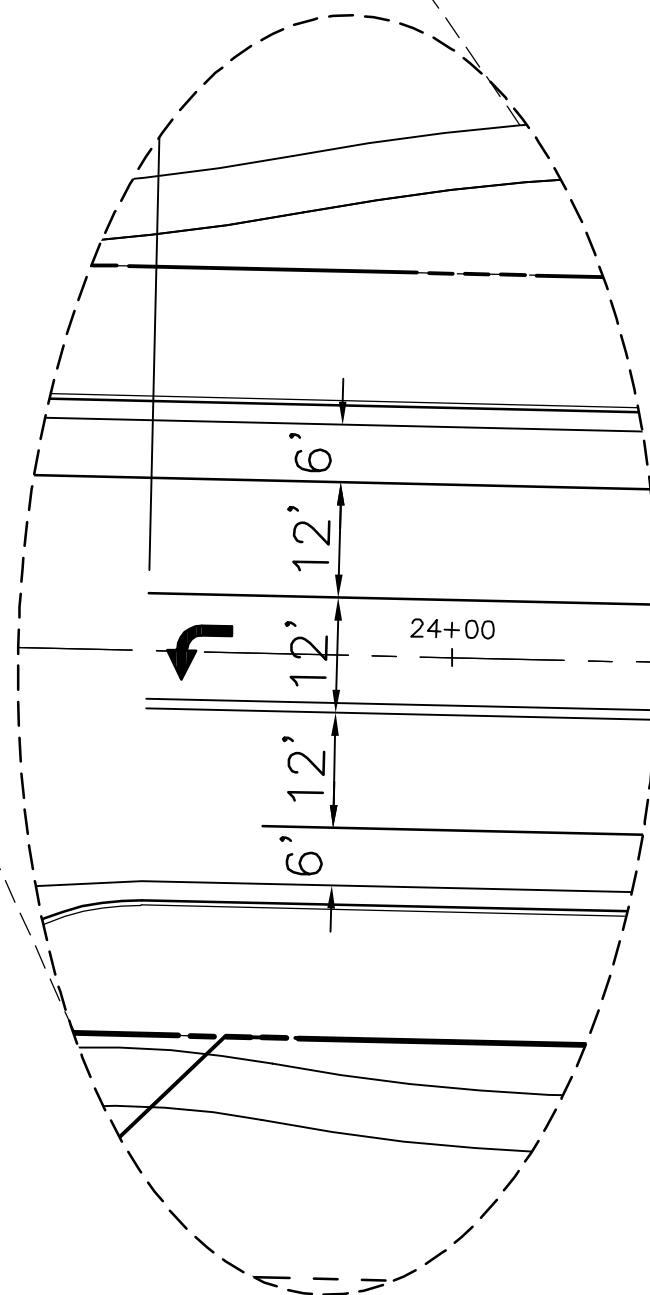
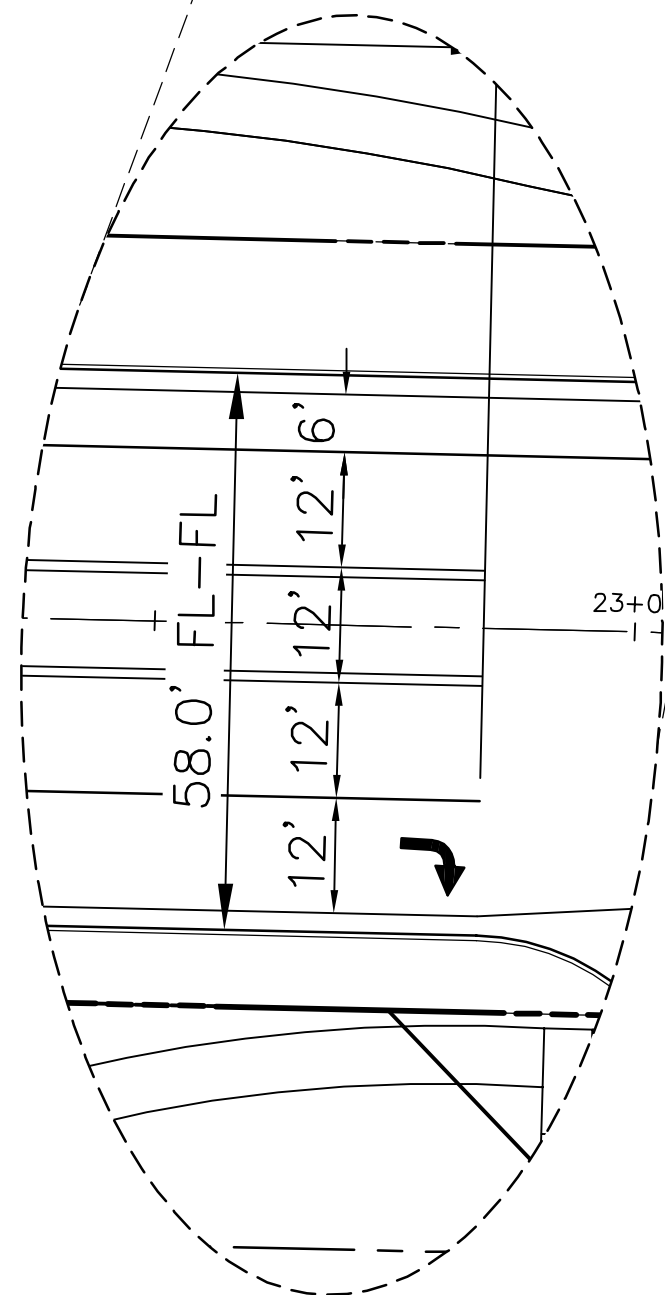
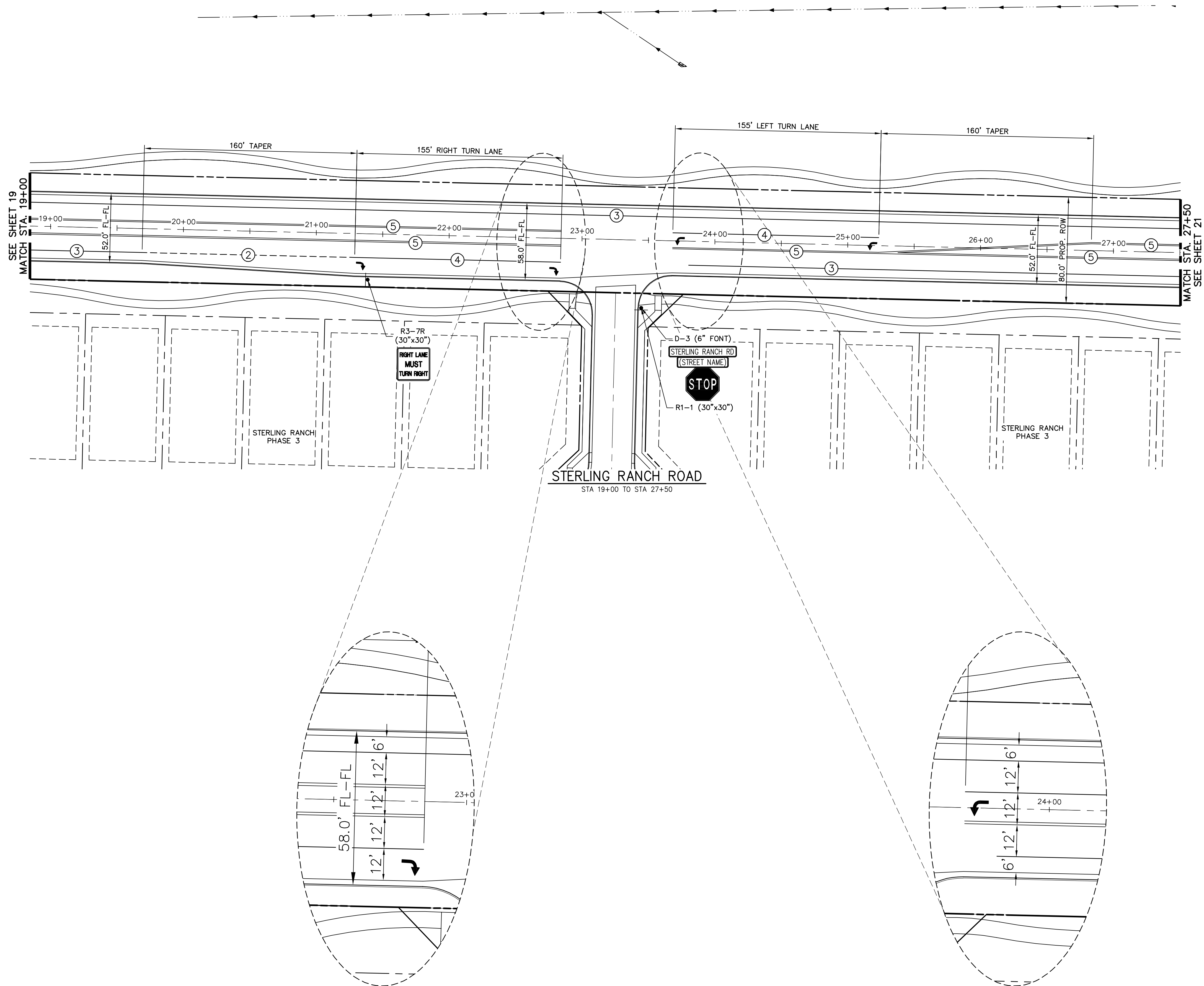
MIKE A. BRAMI CONSTRUCTION

FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

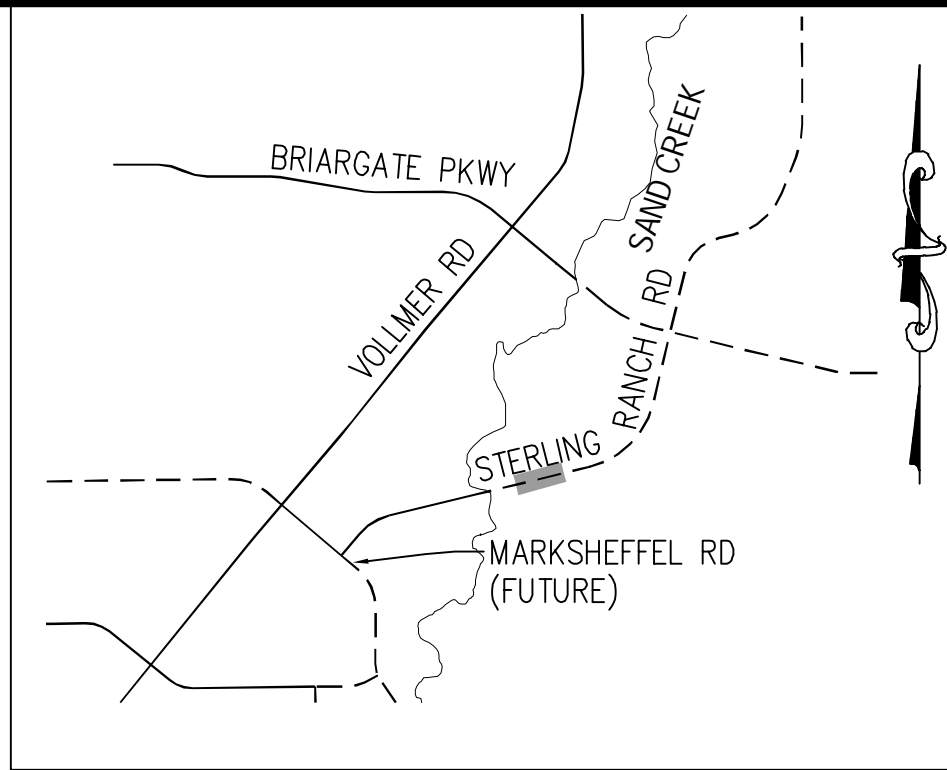


Know what's **below**.
Call before you dig.



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
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⑤	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 4" APART

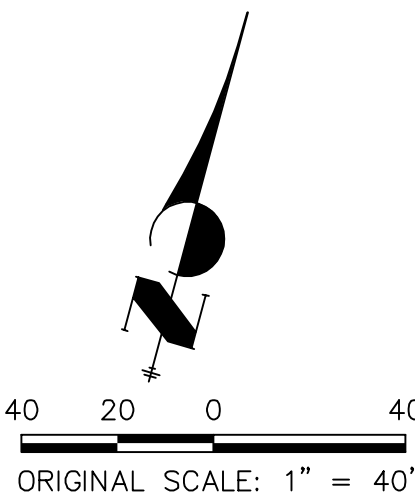
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)
"M&S STANDARDS" STANDARD PLAN NO. S-627-1.



KEY MAP
N.T.S.

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



ENGINEER'S STATEMENT

PREPARED UNDER CONTRACT NO. 17-0001-001 FOR AND ON BEHALF OF JR ENGINEERING, INC.

MIKE A. BRAMLEY
COLORADO P.E. No. 37223
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

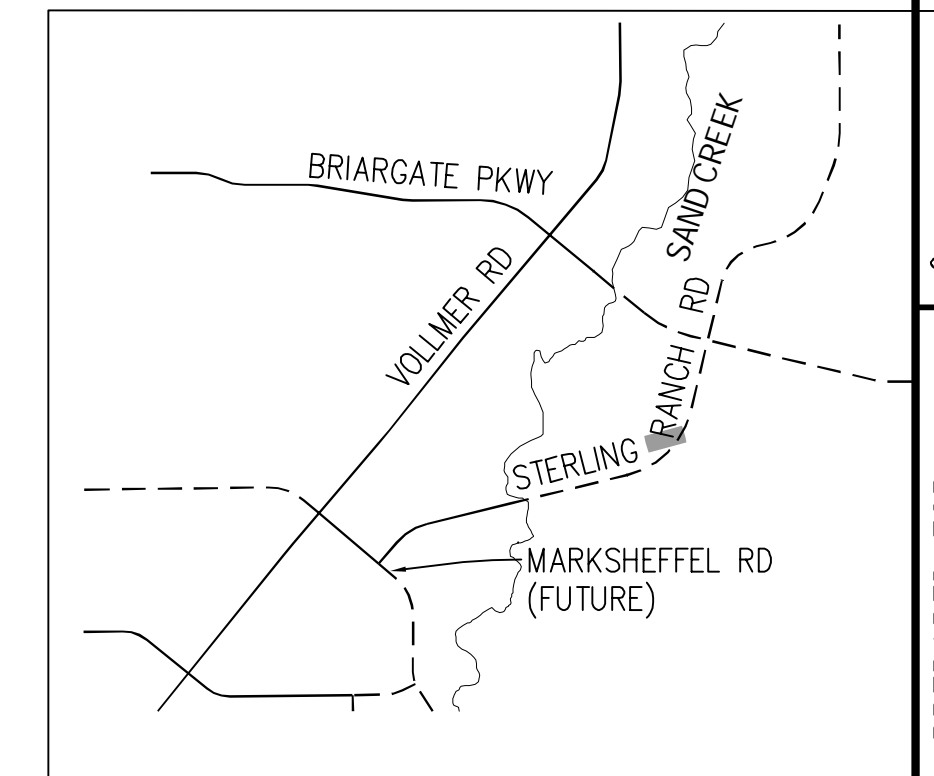
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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westrian Company
Central 303-740-9383 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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



1. ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
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J·R ENGINEERING
A Westrian Company

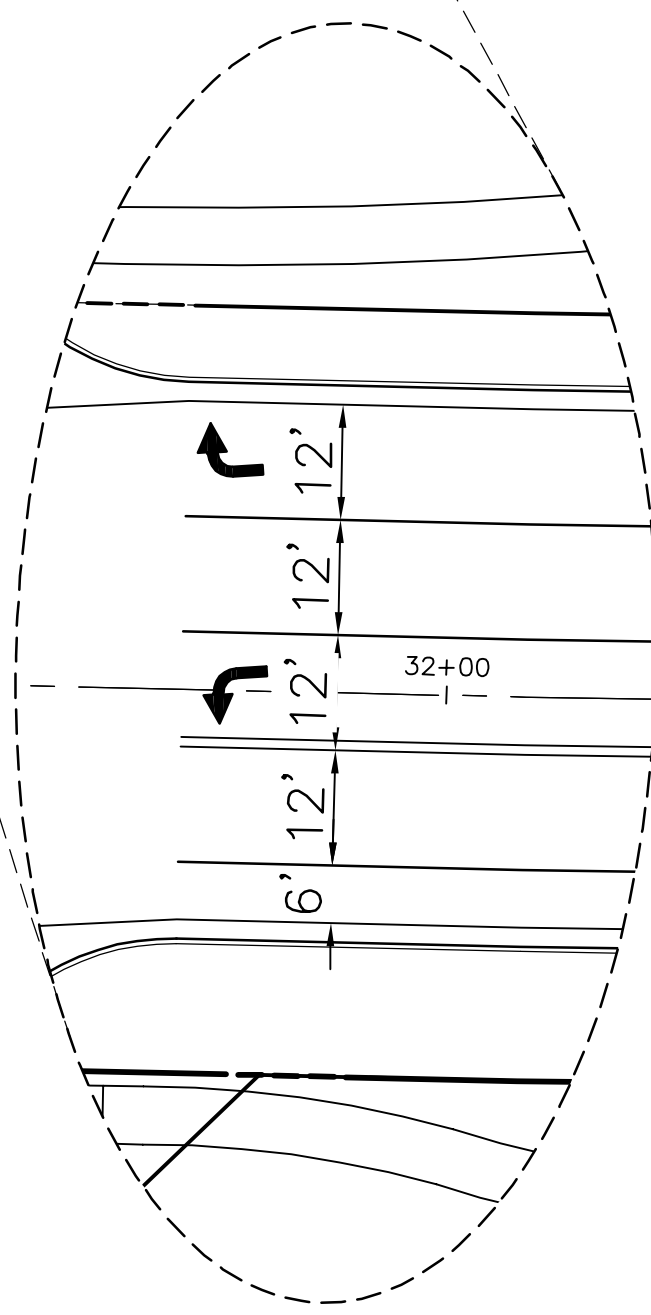
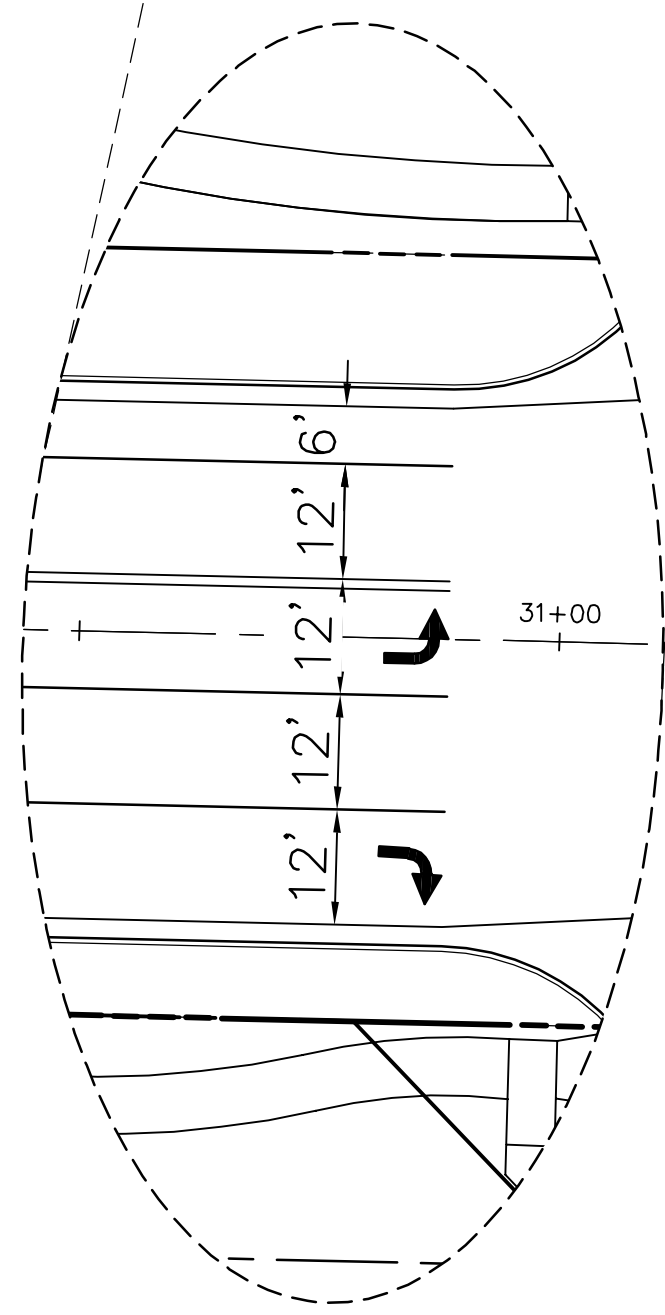
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

1" = 40'	H-SCALE	No.	REVISION	BY	DATE
	V-SCALE				
	DATE				
	DESIGNED BY				
	JMC				
	DRAWN BY				
	RWK				
	CHECKED BY				

STERLING RANCH ROAD &
MARGATE PARKWAY STREET PLANS

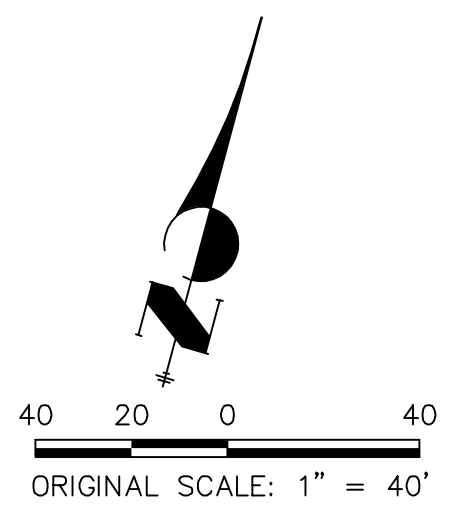
STERLING RANCH ROAD
SIGNING & STRIPING

SHEET	21	OF	32
JOB NO.	25188.03		



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
②	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
③	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑤	CENTER LINES (EPOXY)	PARALLEL SOLID YELLOW, 8" WIDE, 4" APART

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



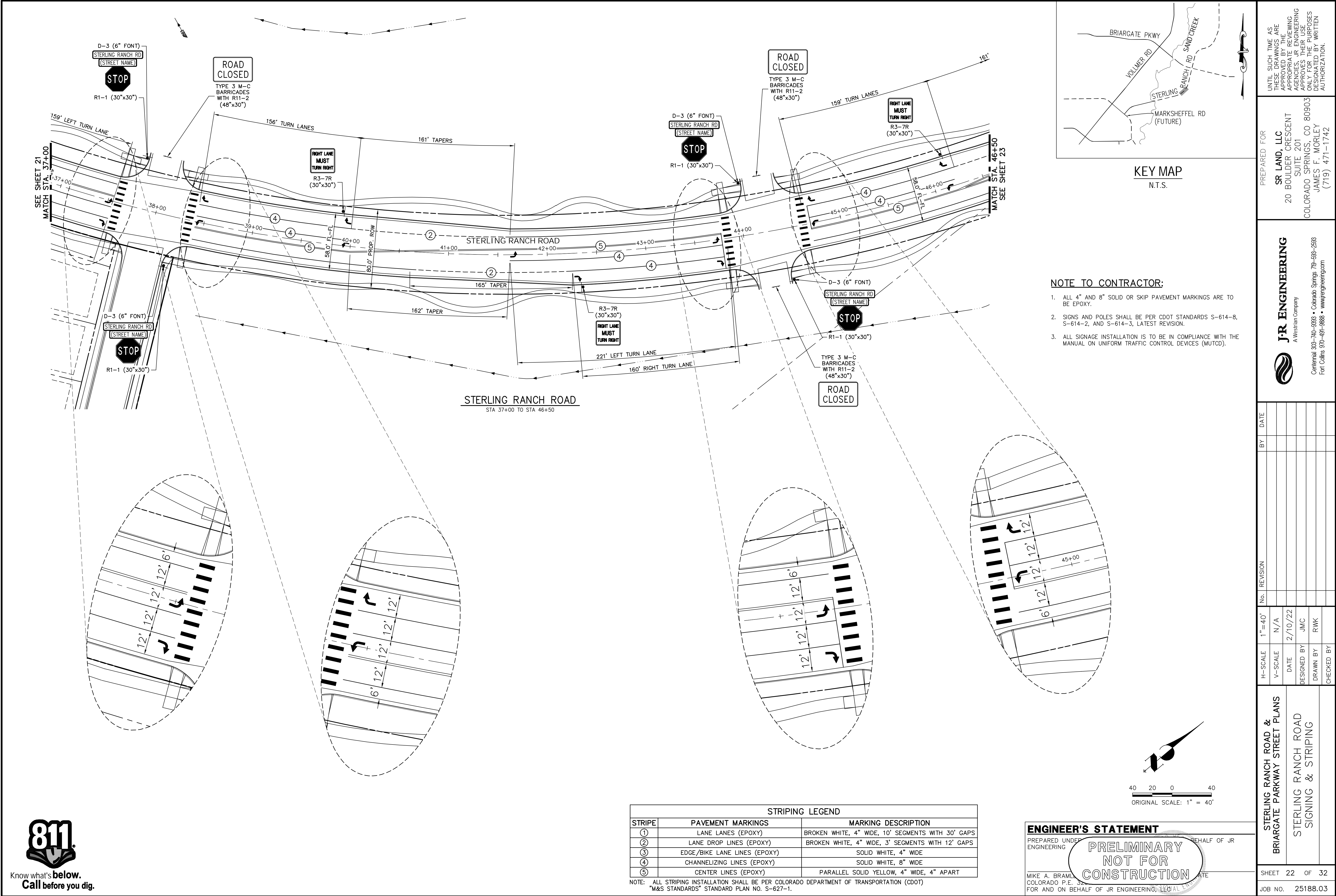
ENGINEER'S STATEMENT

PREPARED UNDER ENGINEERING PRELIMINARY BEHALF OF JR

MIKE A. BRAMLEY
COLORADO P.E. 32601
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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



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ENGINEER'S STATEMENT

PREPARED UNDER THE AUTHORITY OF THE ENGINEER FOR AND ON BEHALF OF JR ENGINEERING, INC.

MIKE A. BRAMLEY, P.E.
COLORADO P.E. NO. 37254
FOR AND ON BEHALF OF JR ENGINEERING, INC.

DATE: 2/10/22
DRAWN BY: JMC
CHECKED BY: RWK

PROJECT: STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
SIGNING & STRIPING

SHEET 22 OF 32

JOB NO. 25188.03

REVISION	BY	DATE
1		
2		
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JR ENGINEERING
A Westrian Company

Central 303-740-9383 • Colorado Springs 719-593-2593
Fort Collins 970-497-9888 • www.jrengineering.com

PREPARED FOR

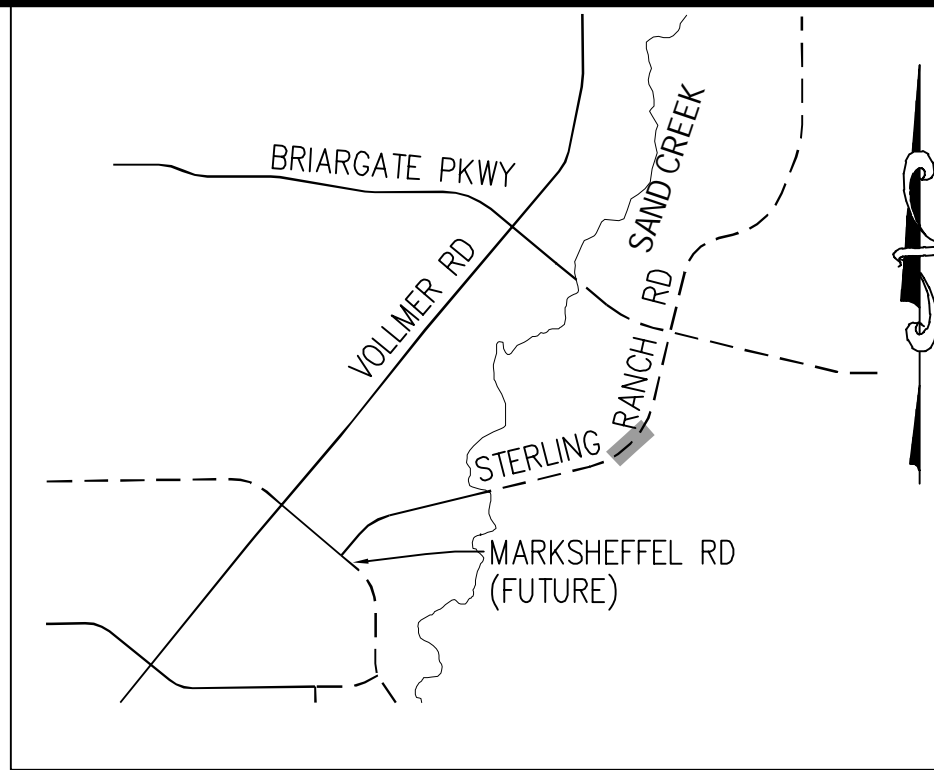
SR LAND, LLC

20 BOULDER CRESCENT
SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY
(719) 471-1742

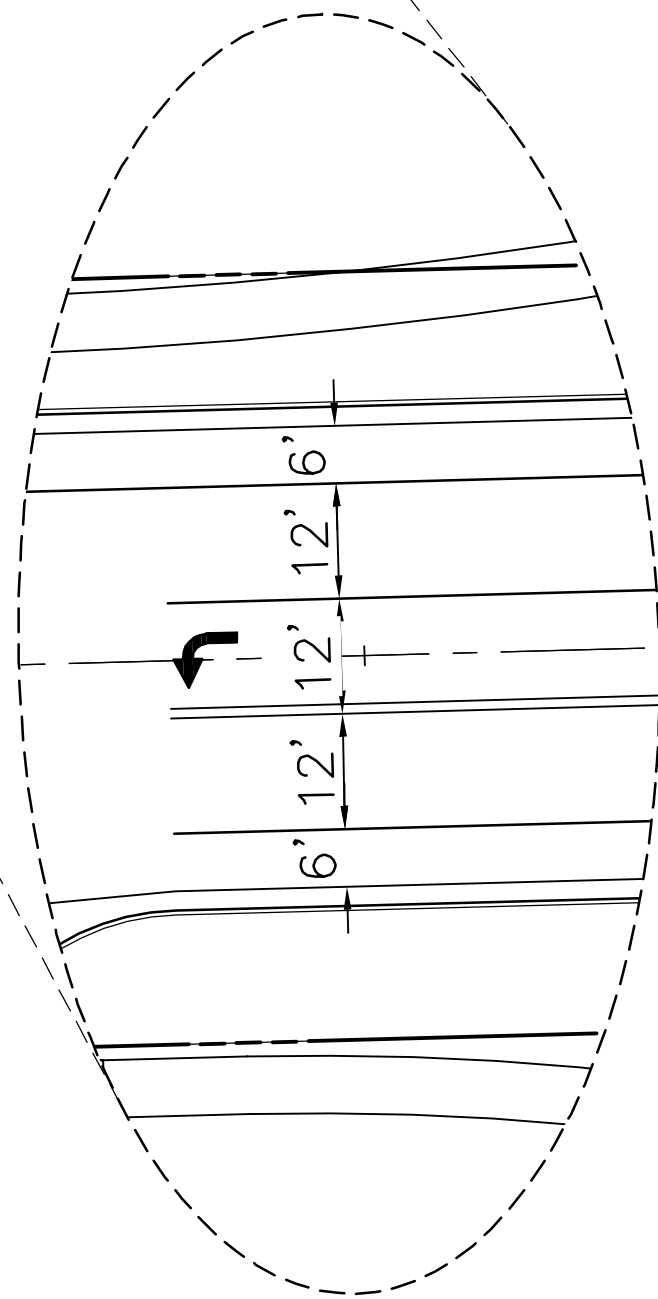
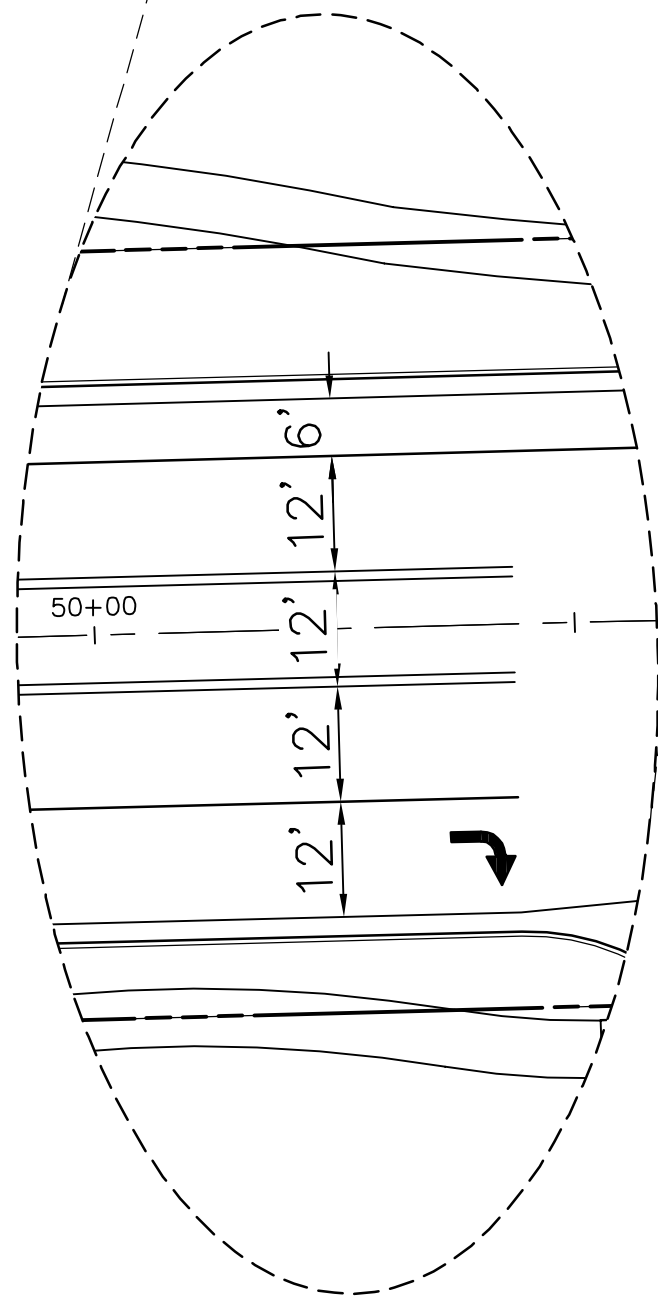
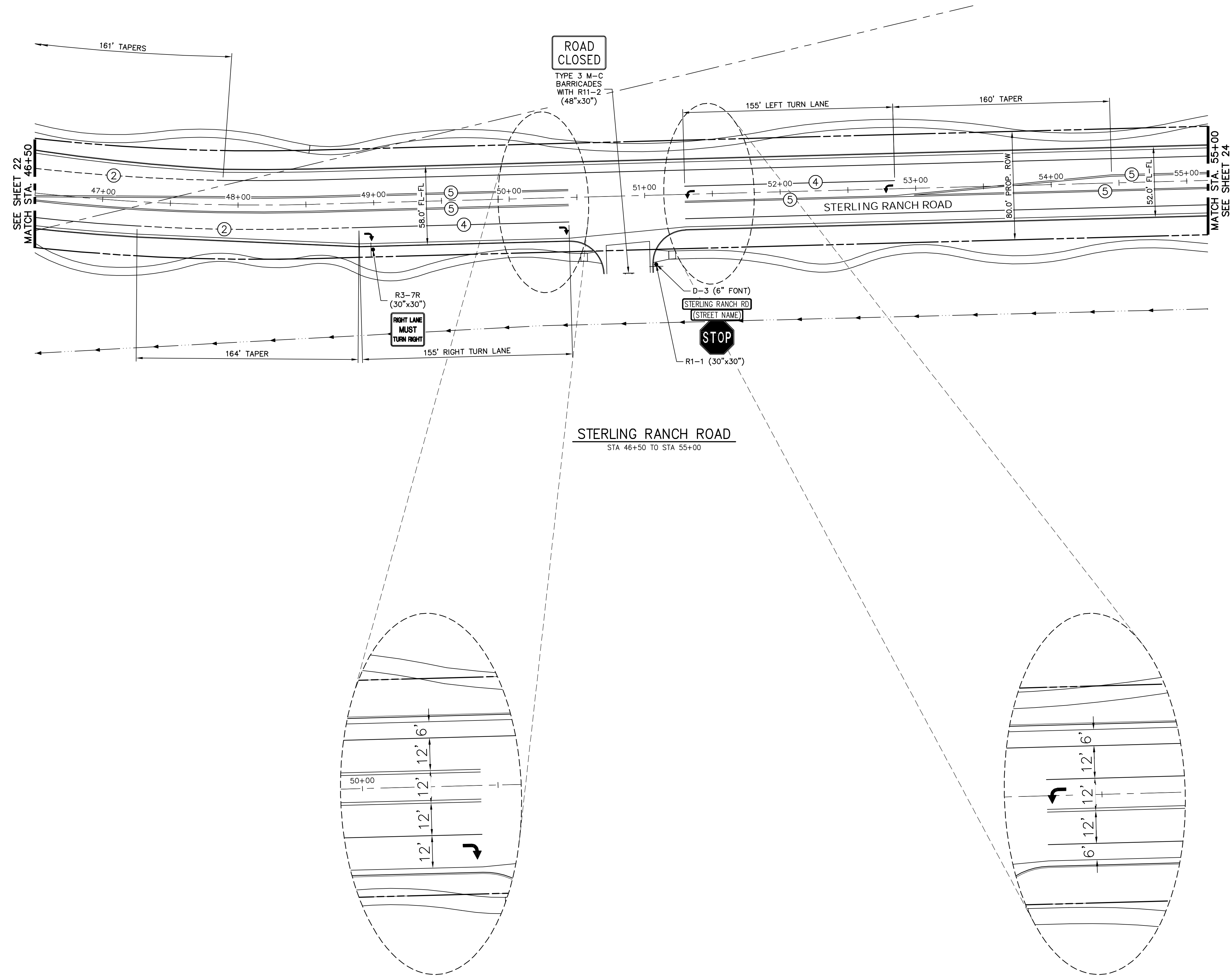
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.



KEY MAP
N.T.S.

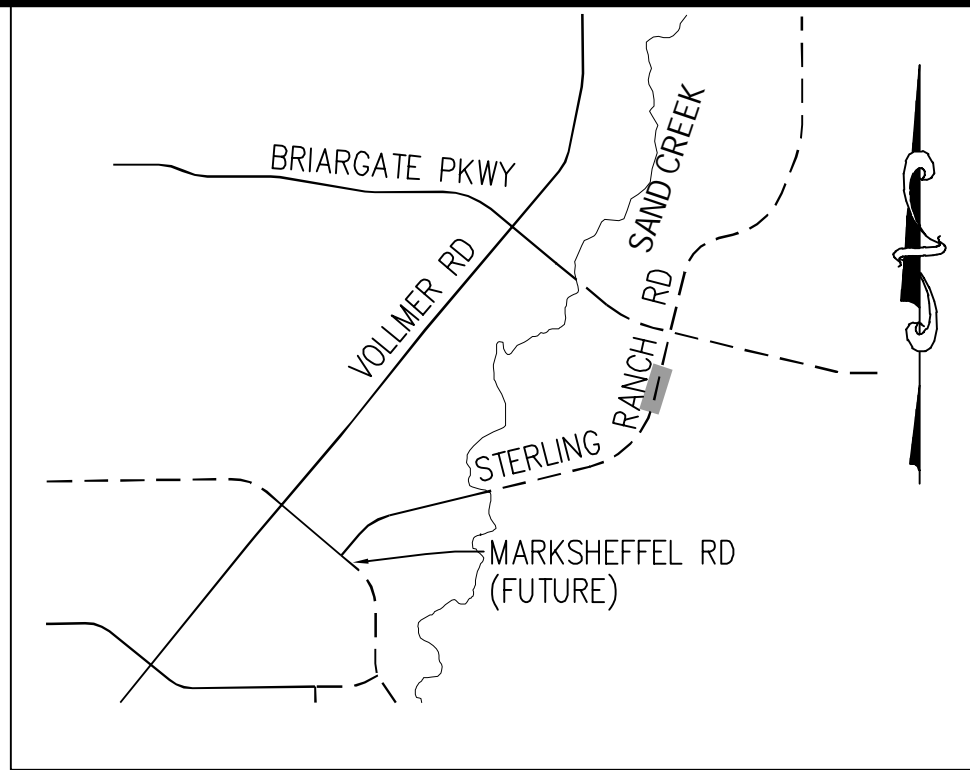
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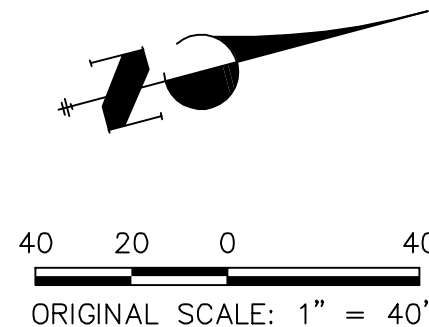
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ENGINEER'S STATEMENT

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

MIKE A. BRAMLEY
COLORADO P.E. No. 37210
FOR AND ON BEHALF OF JR ENGINEERING, INC.

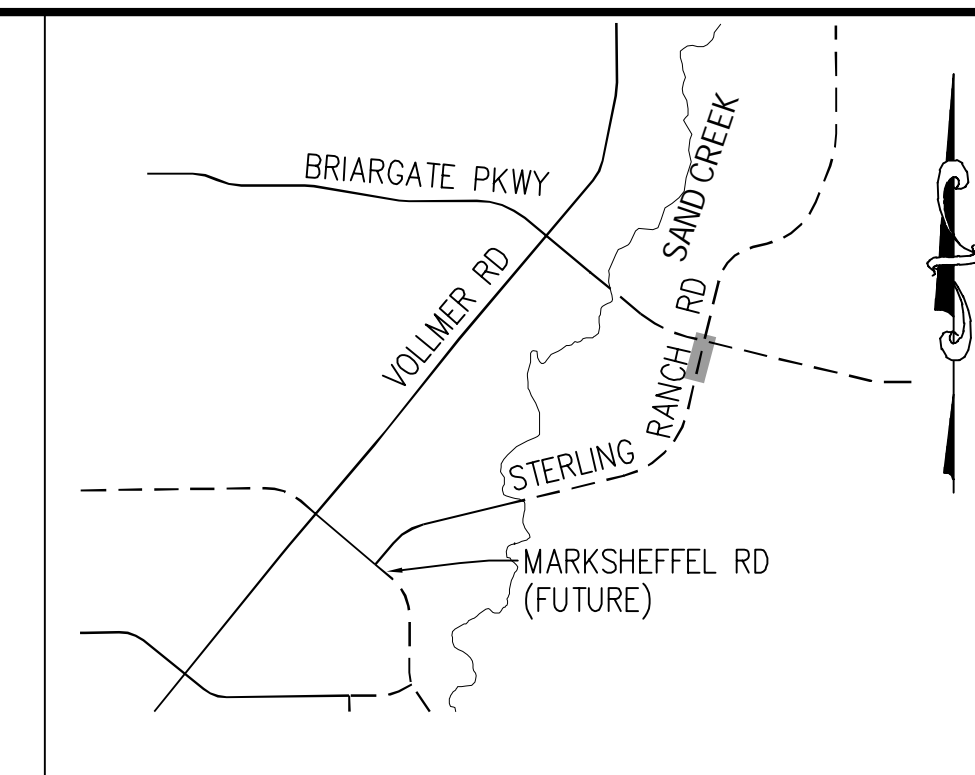
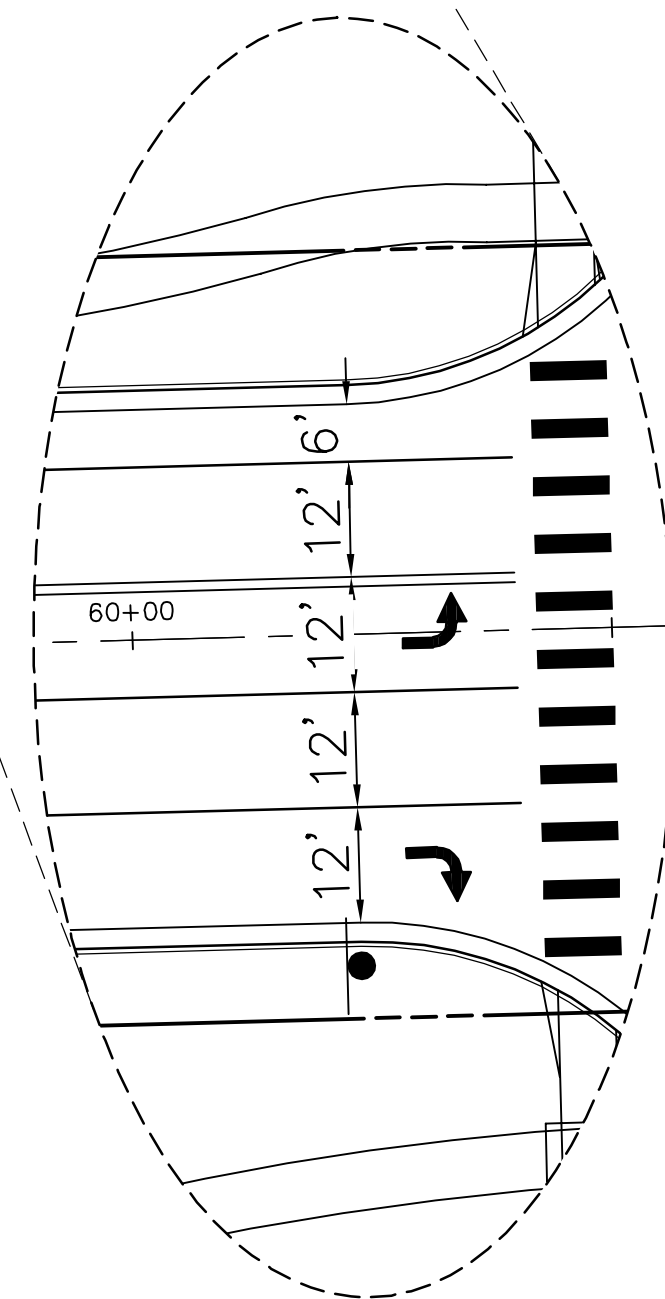
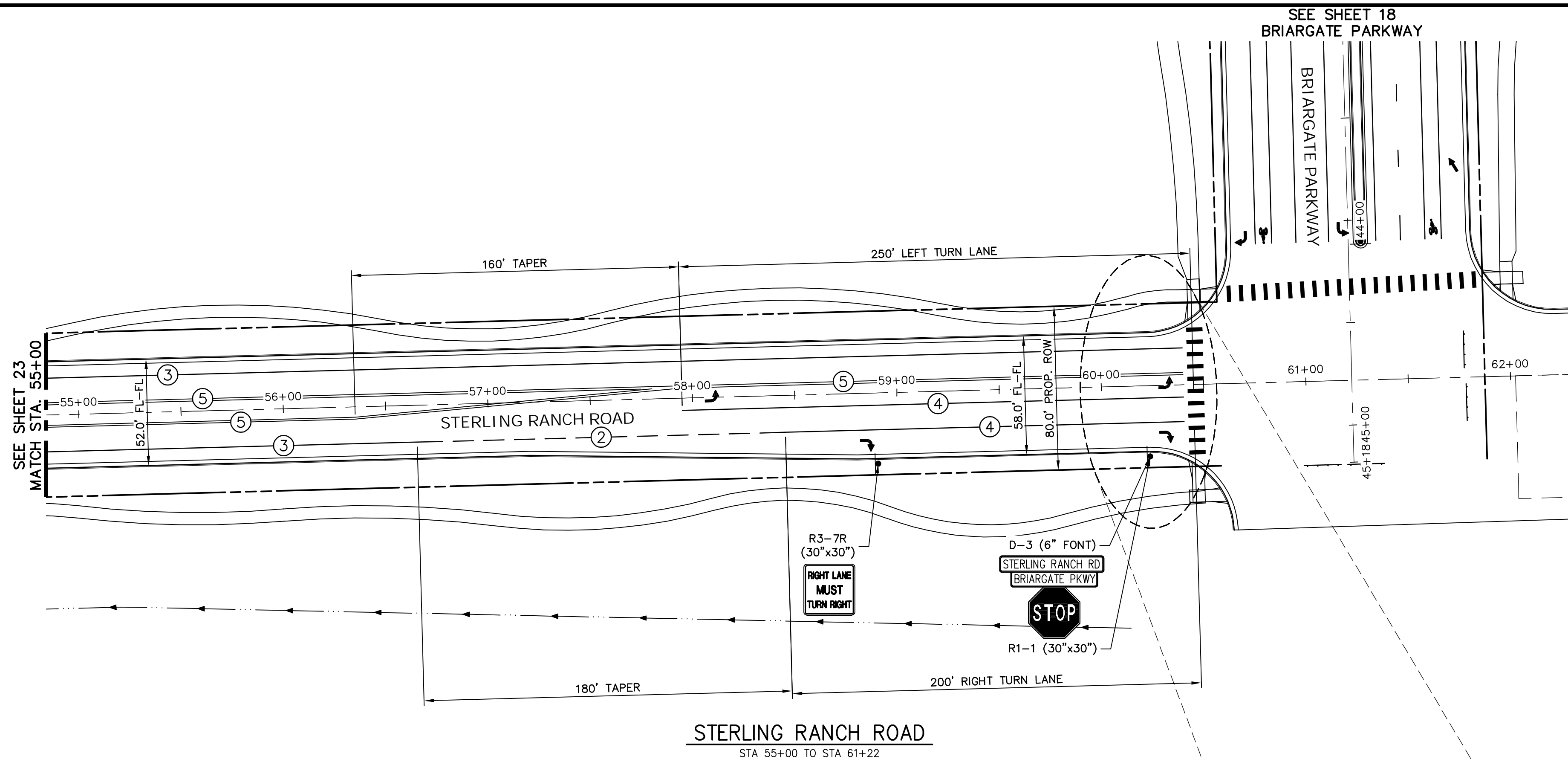
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Westrian Company
Central 303-740-9383 • Colorado Springs 719-593-2533
Fort Collins 970-497-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

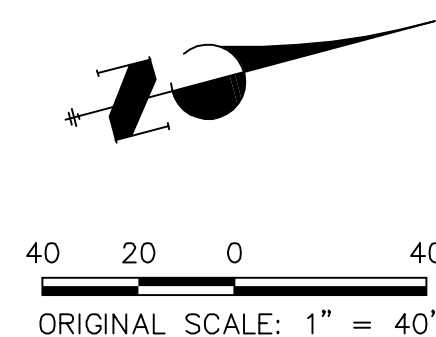
STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	SHEET 23 OF 32
STERLING RANCH ROAD SIGNING & STRIPING	JOB NO. 25188.03



KEY MAP
N.T.S.

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ENGINEER'S STATEMENT

PREPARED UNDER
ENGINEERING

MIKE A. BRAMLEY
COLORADO P.E. No. 37210
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
SIGNING & STRIPING

SHEET 24 OF 32

JOB NO. 25188.03

1"=40'	REVISION	BY	DATE
H-SCALE			
V-SCALE			
DATE			
DESIGNED BY			
DRAWN BY			
CHECKED BY			

J.R. ENGINEERING
A Westrian Company

Centennial 303-740-9383 • Colorado Springs 719-593-2533
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

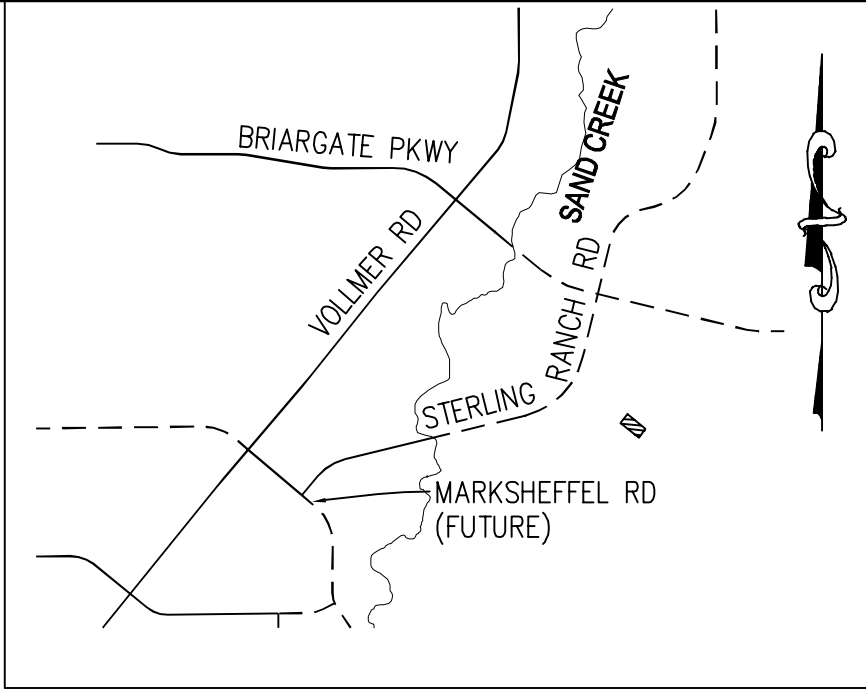
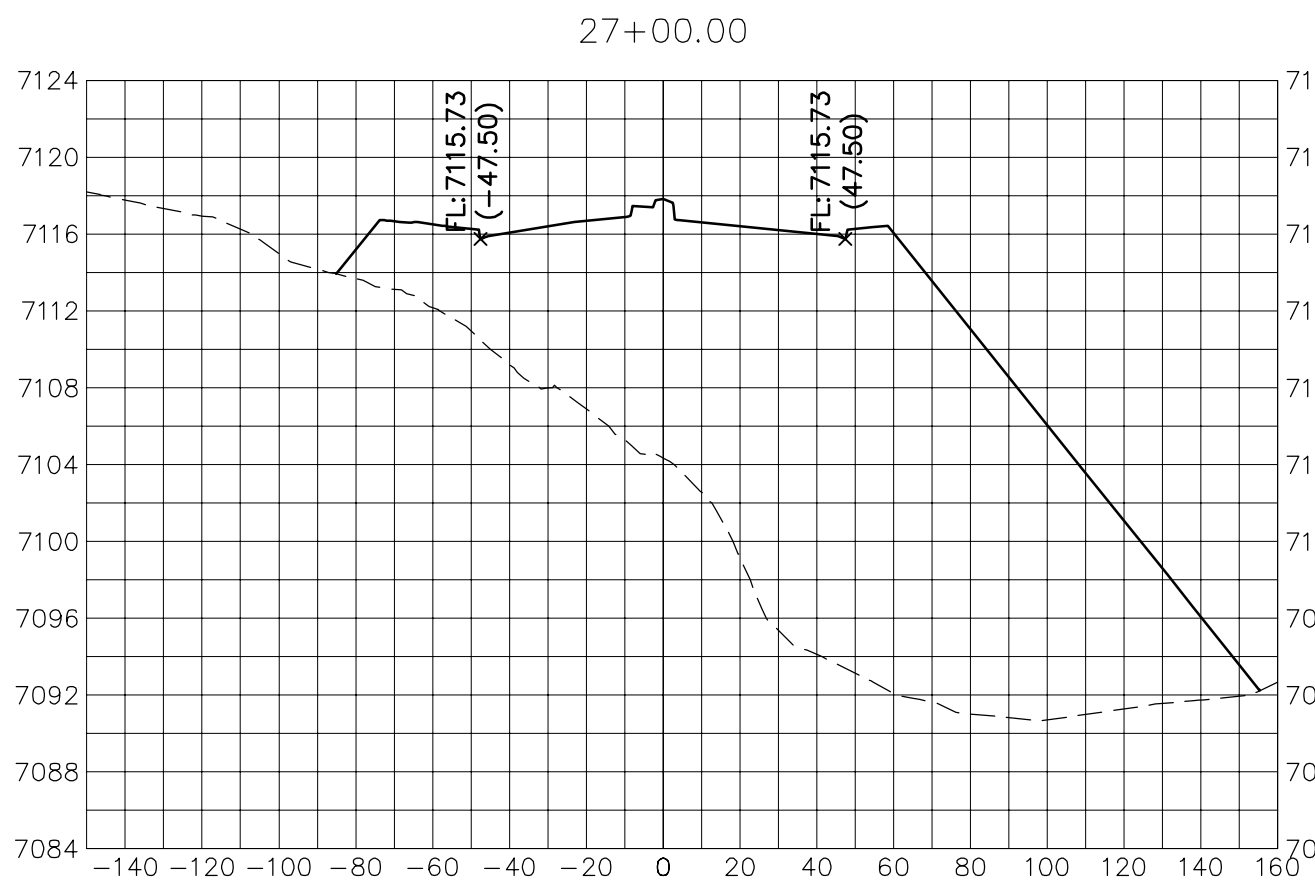
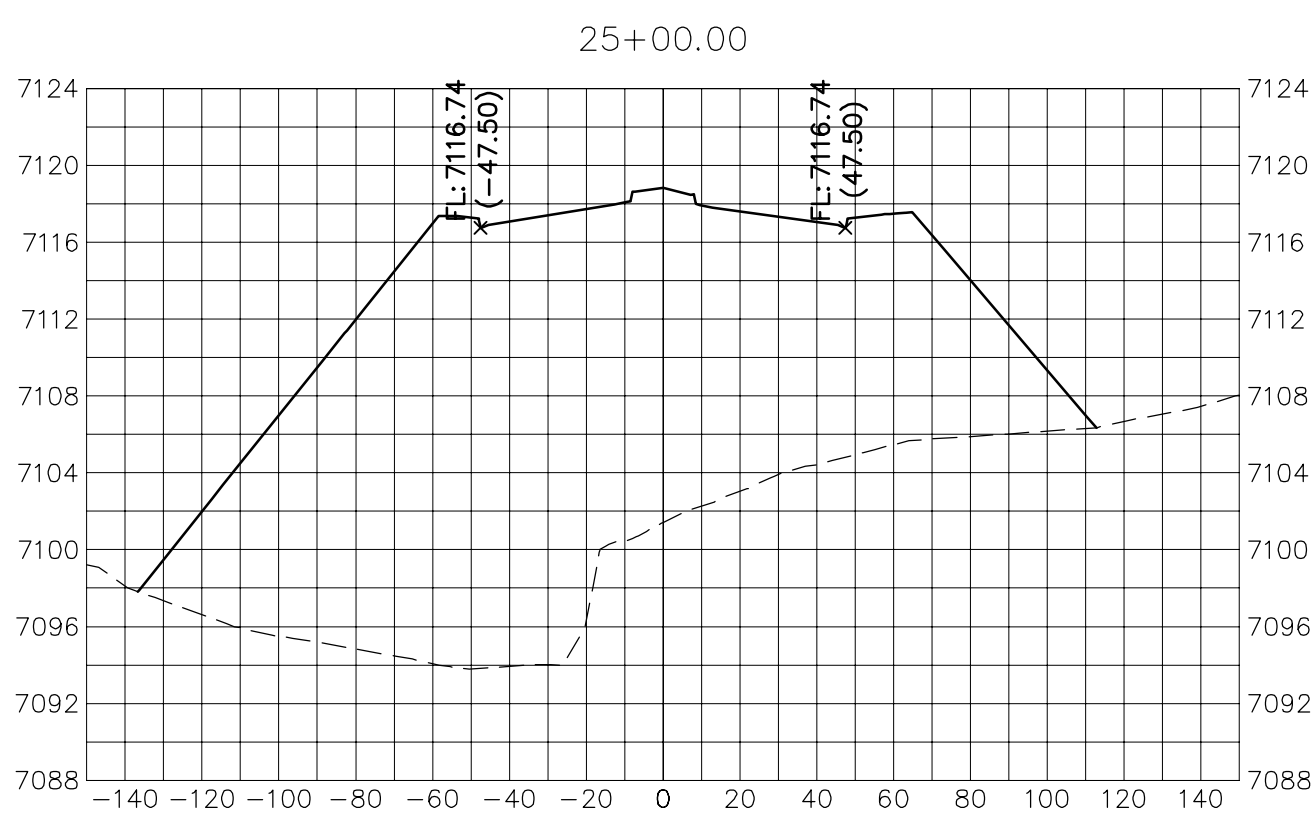
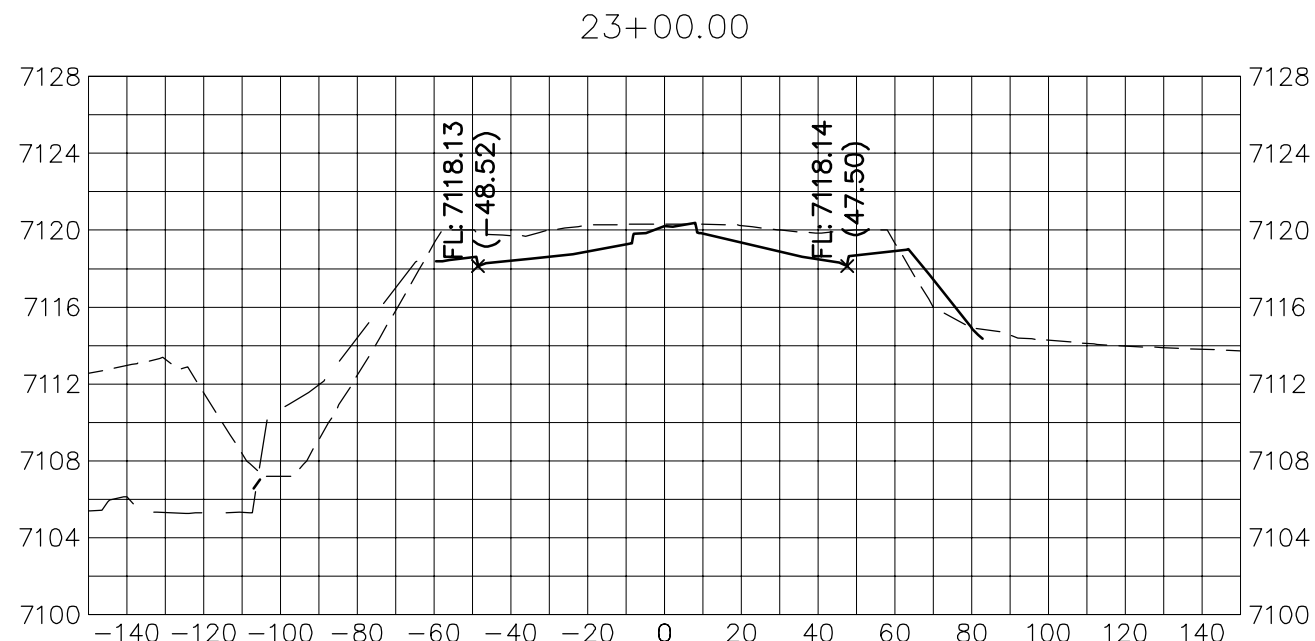
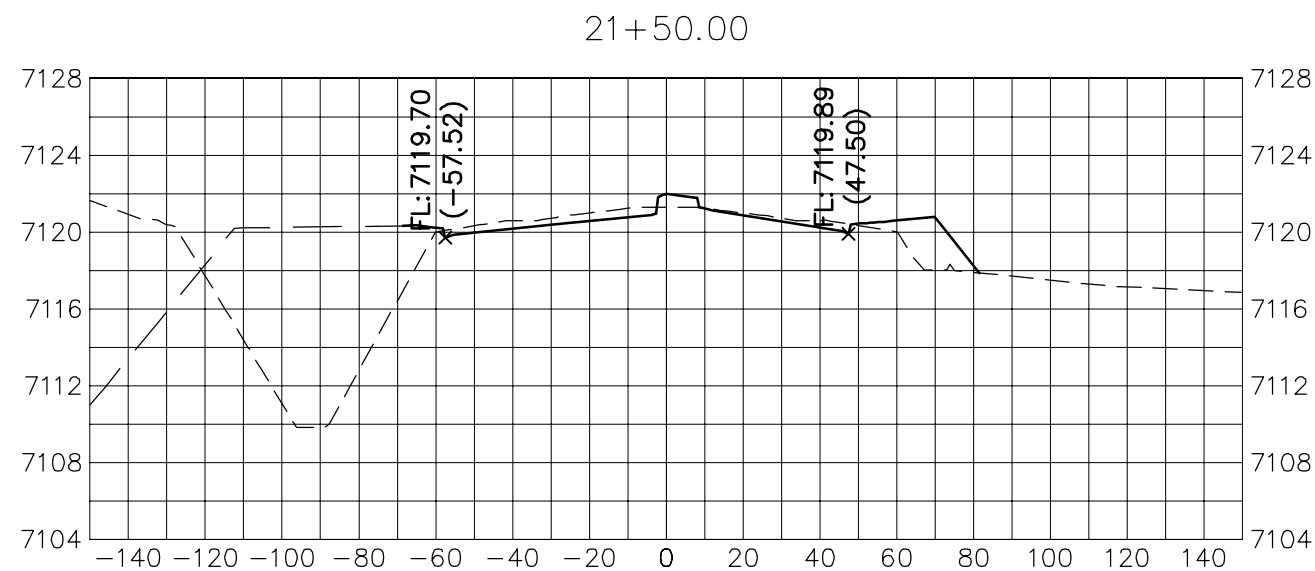
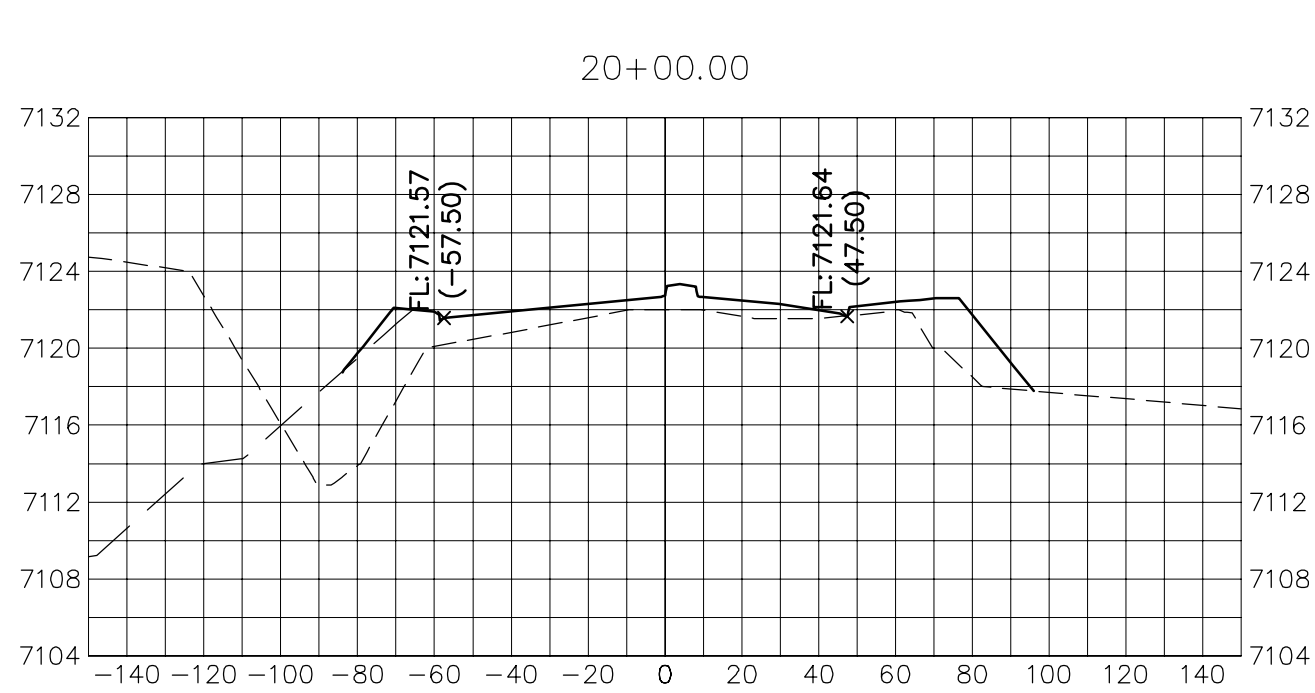
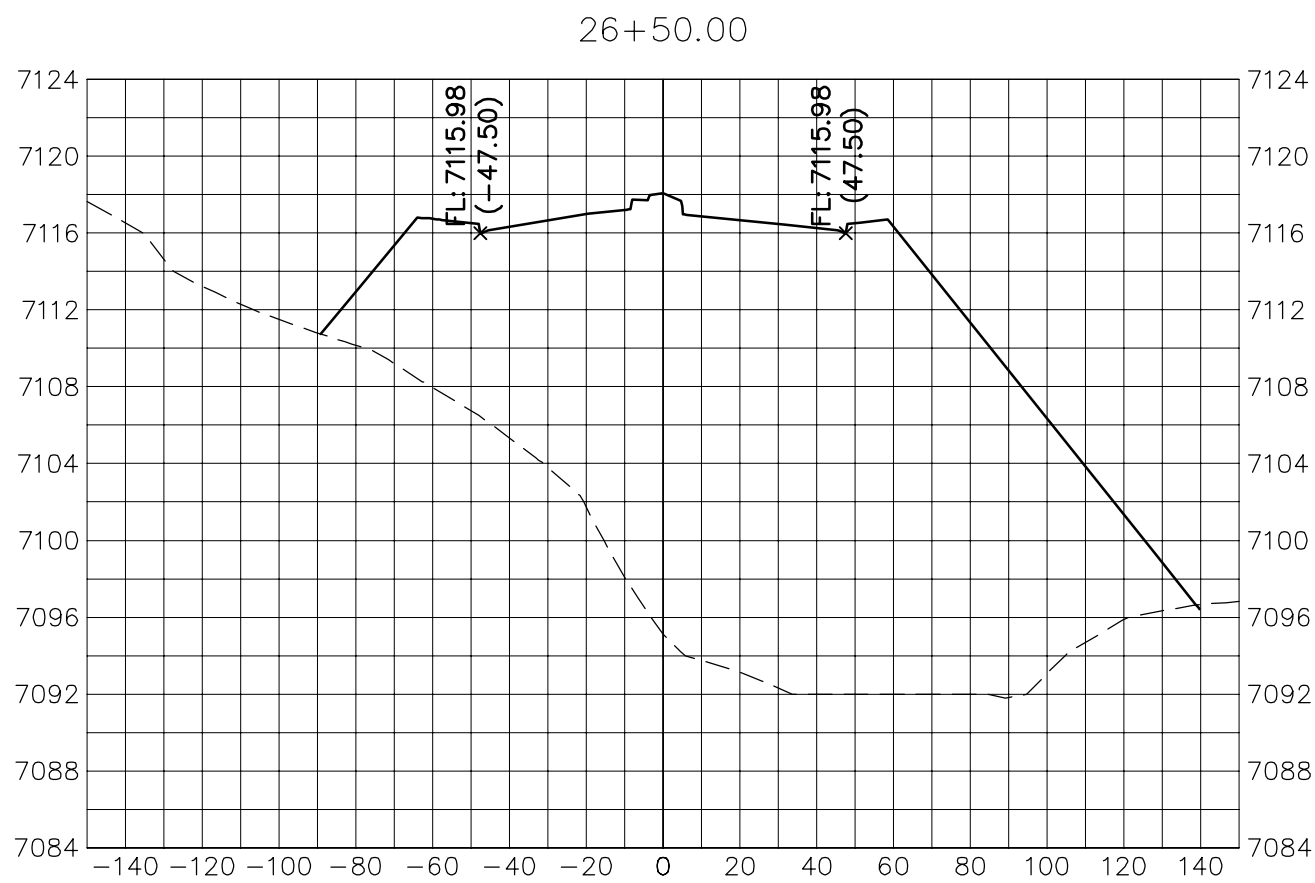
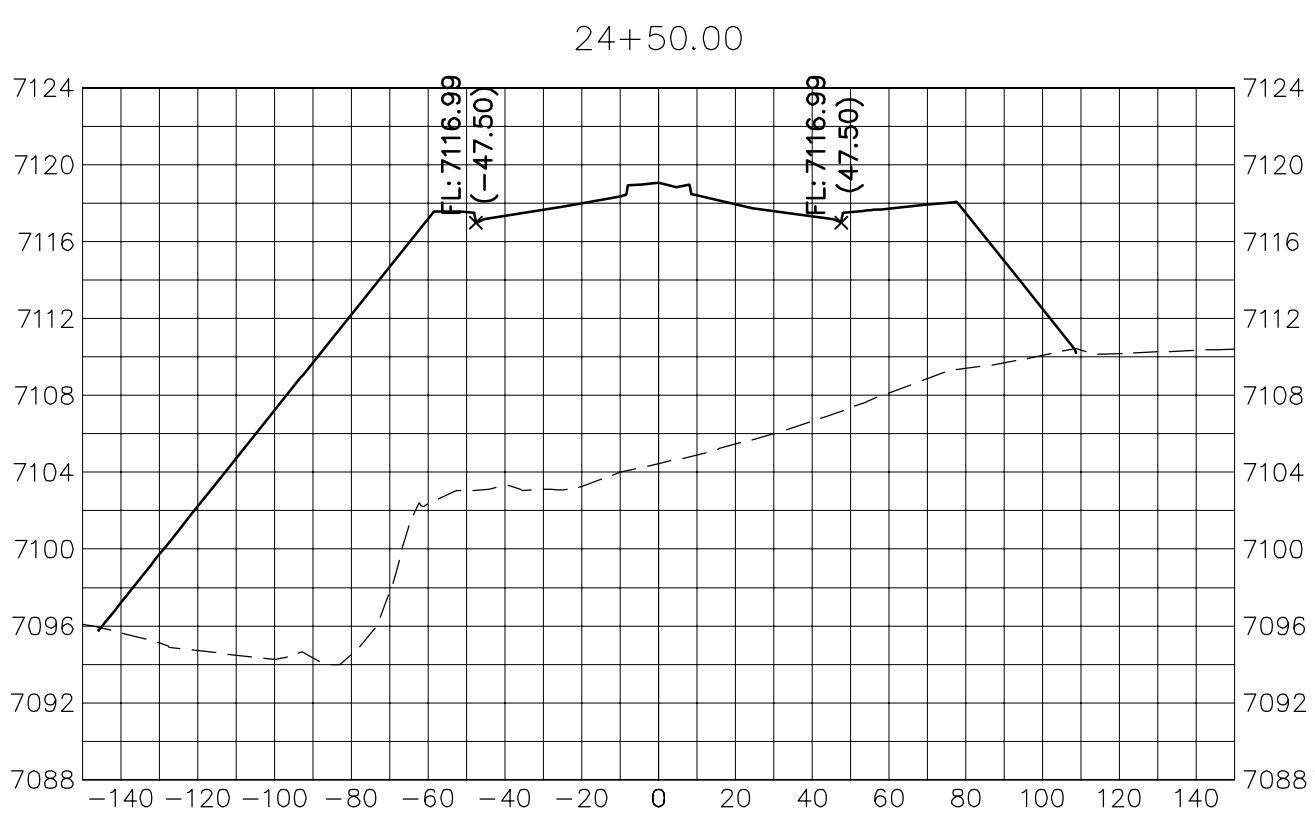
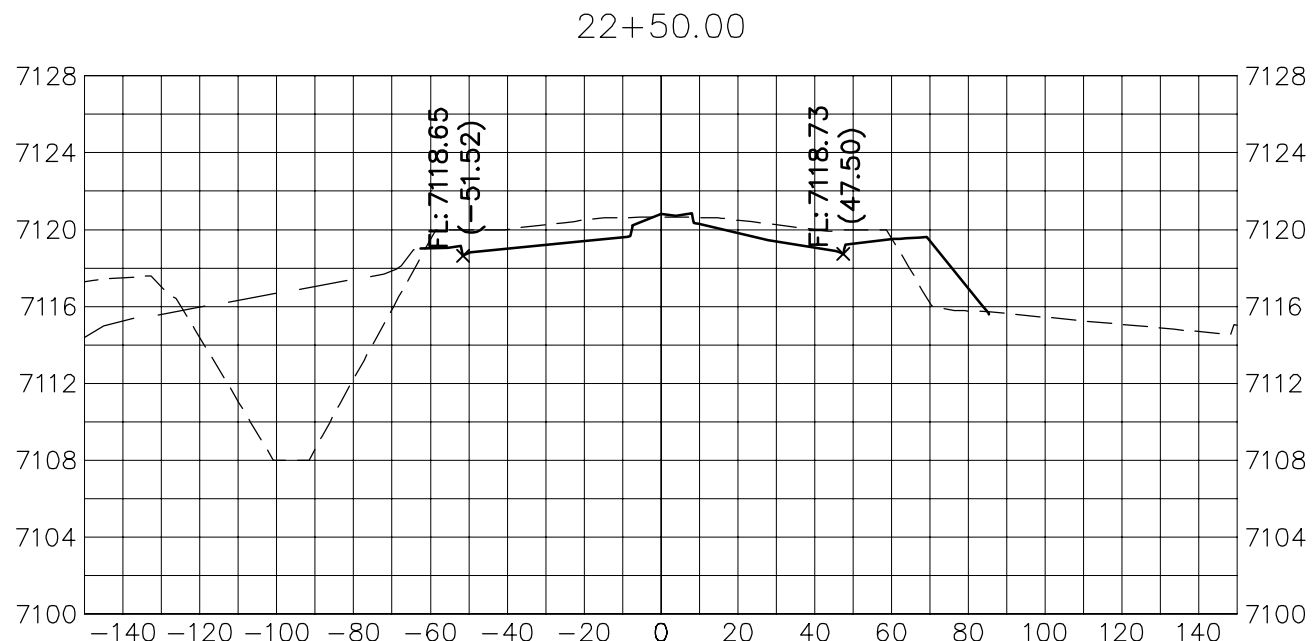
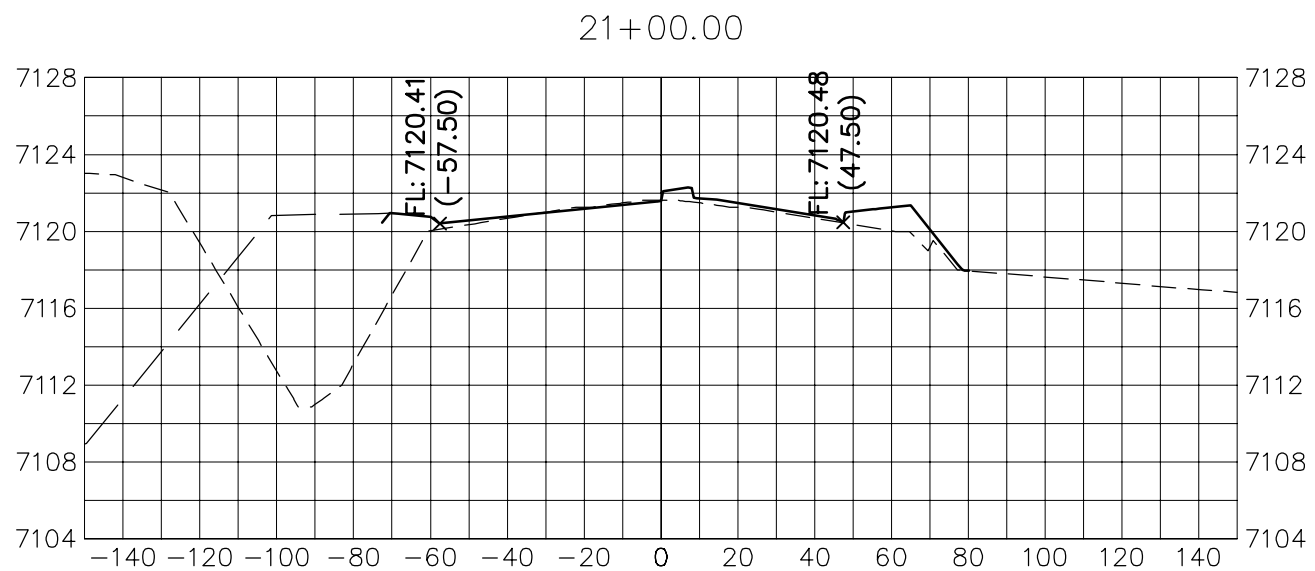
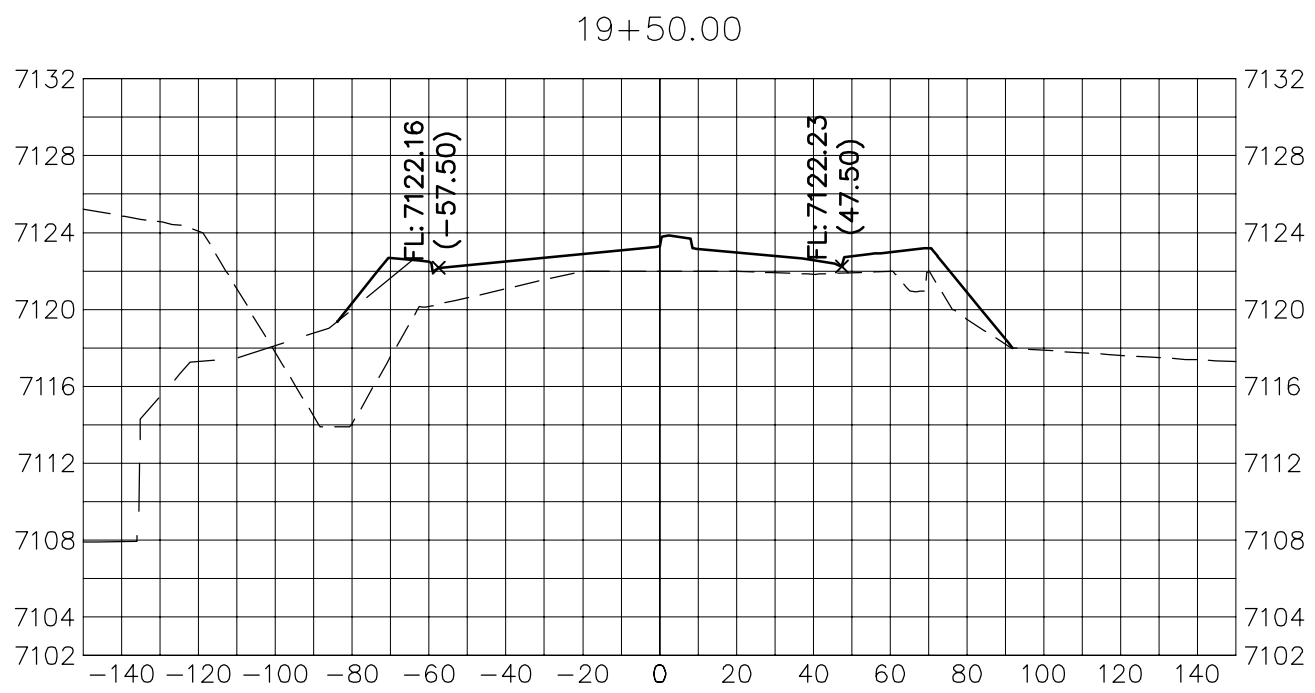
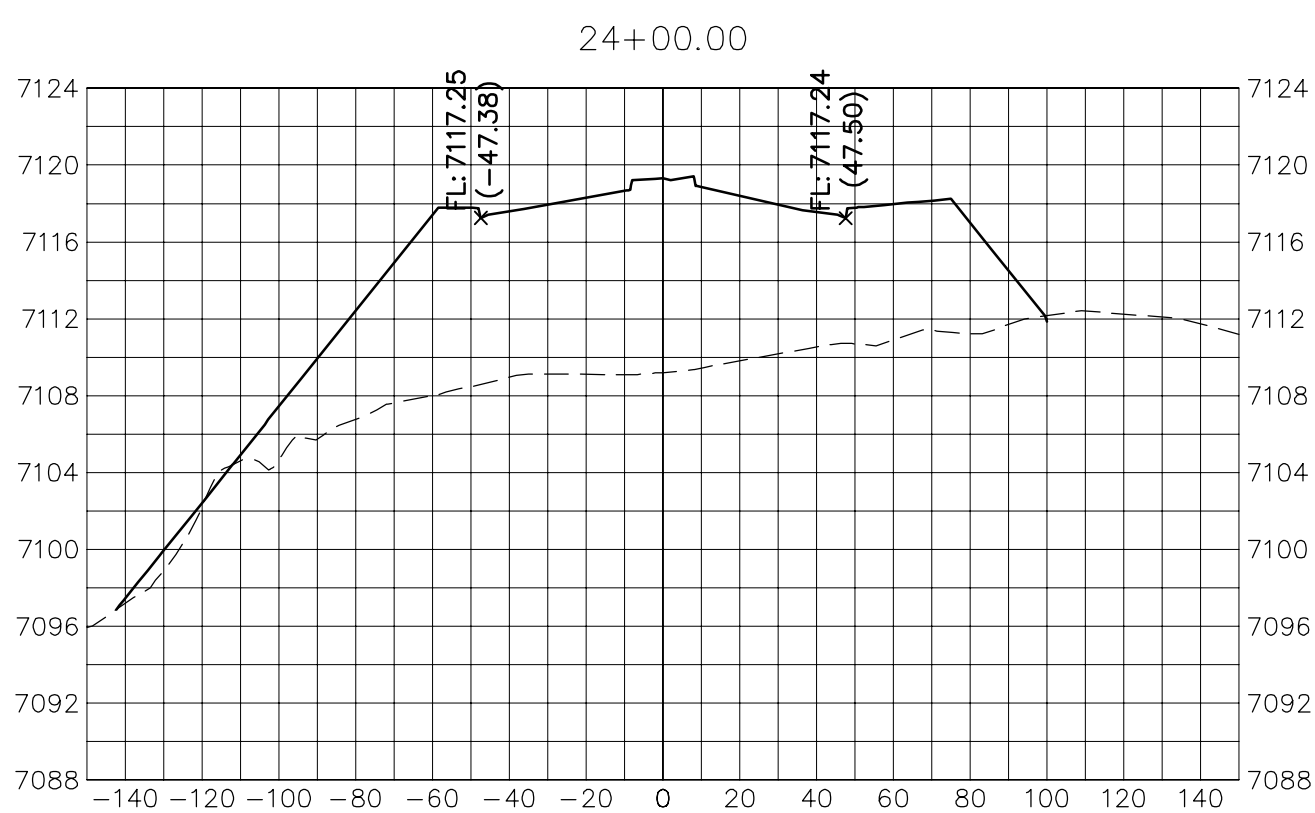
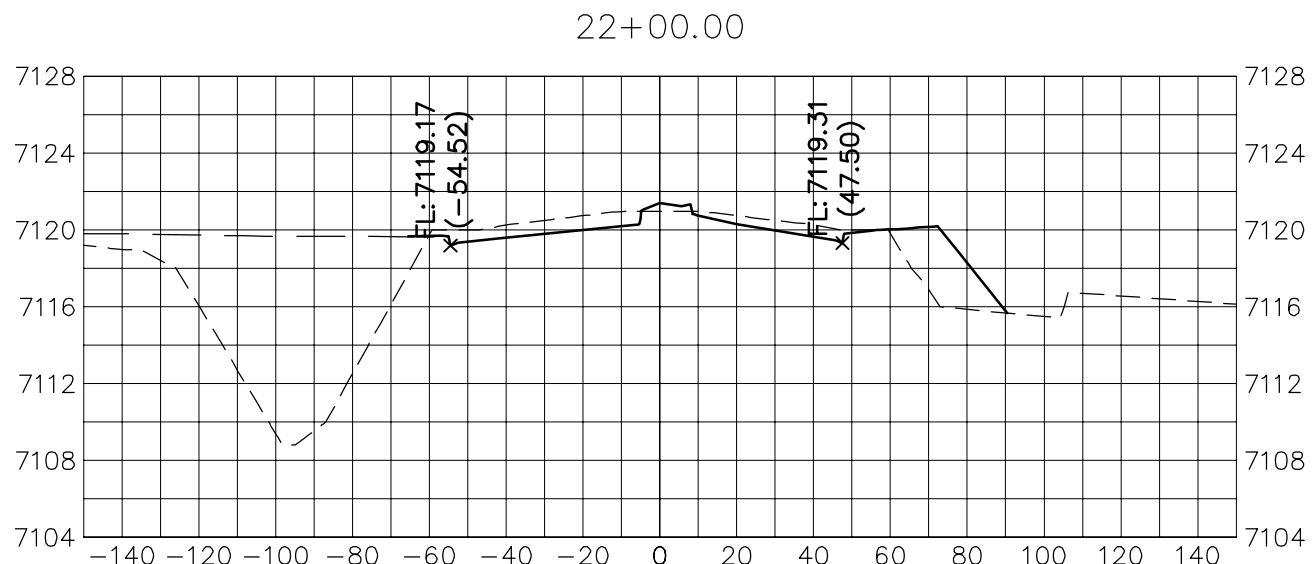
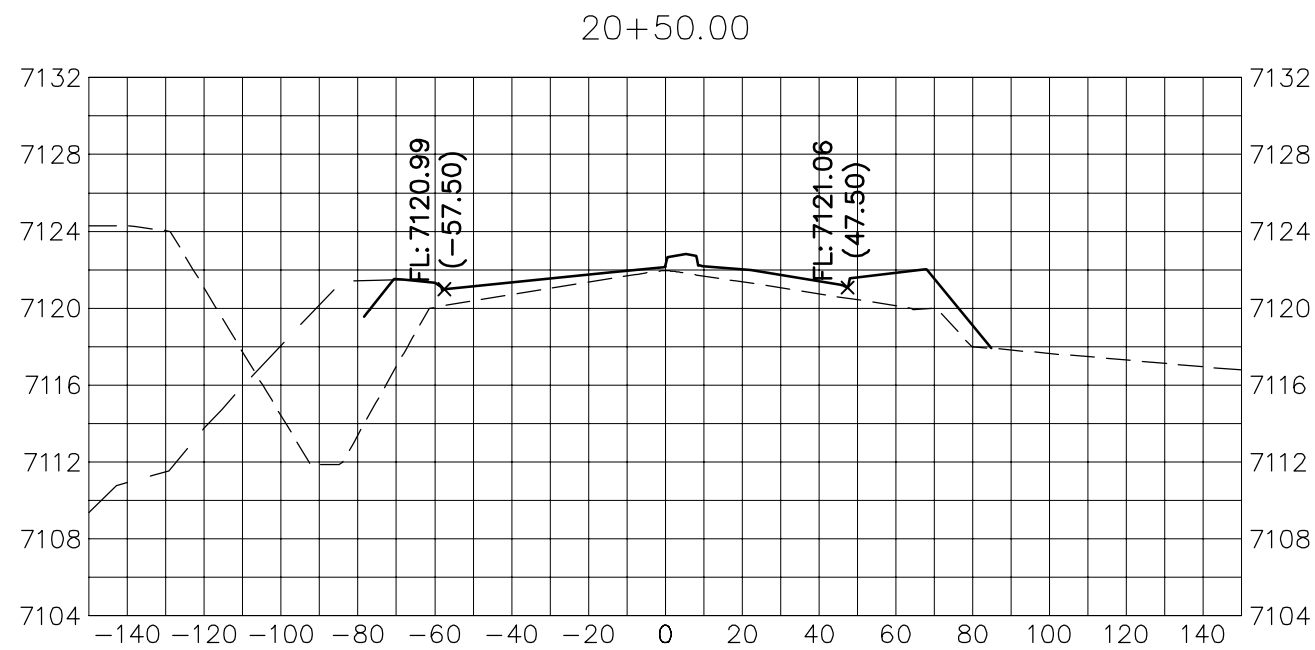
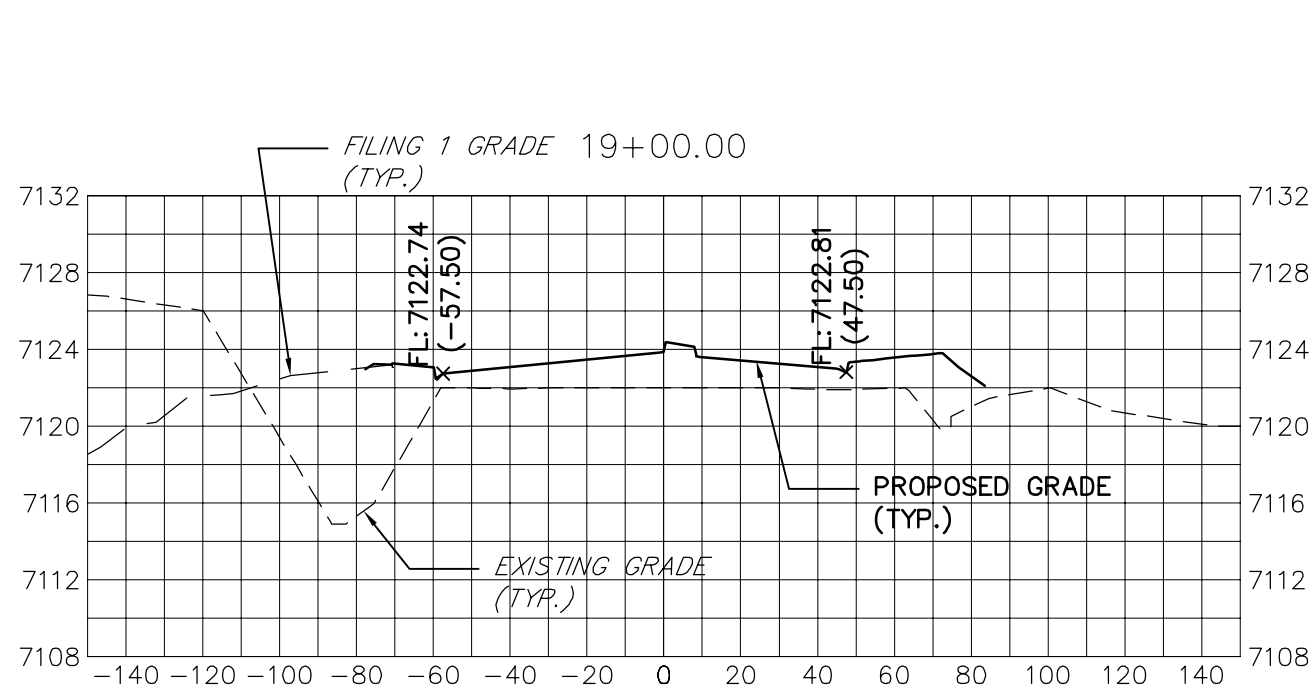
SUITE 201

COLORADO SPRINGS, CO 80903

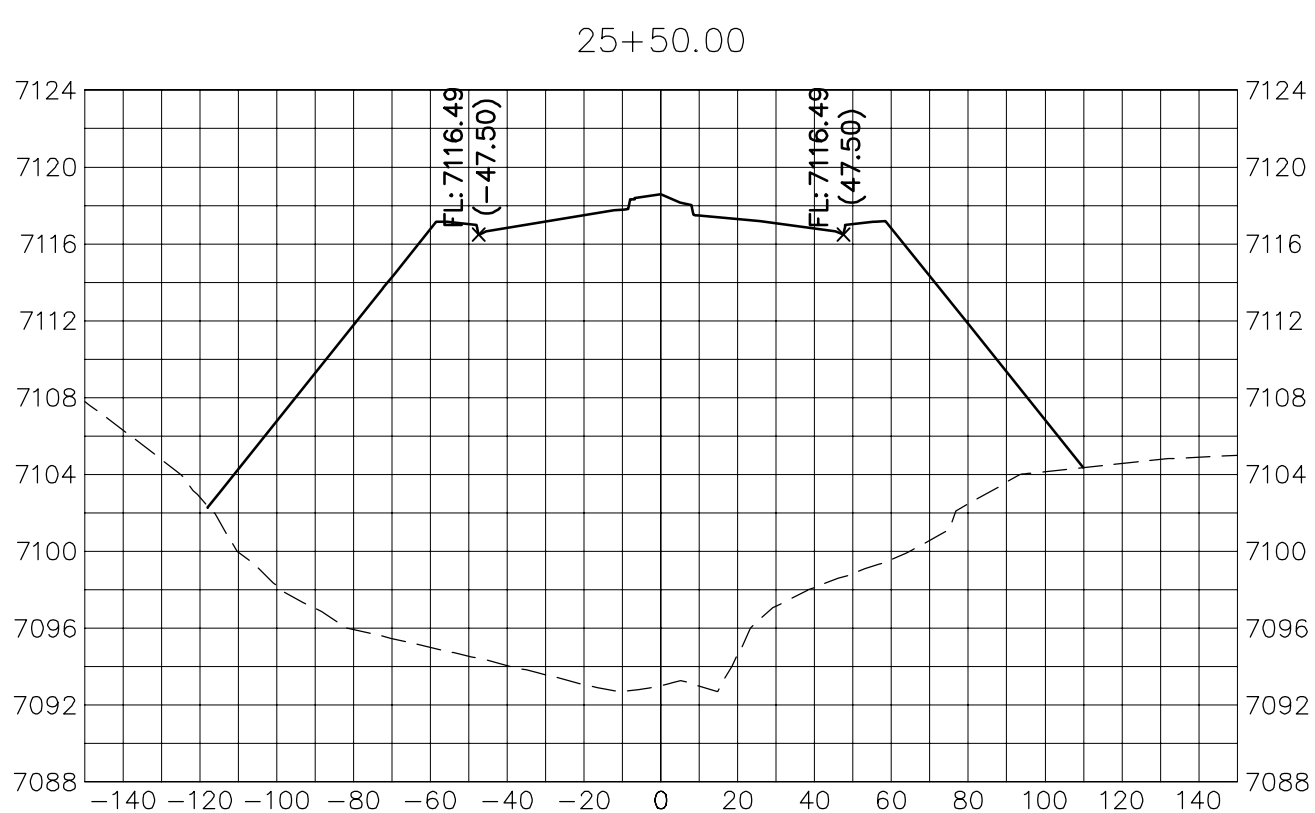
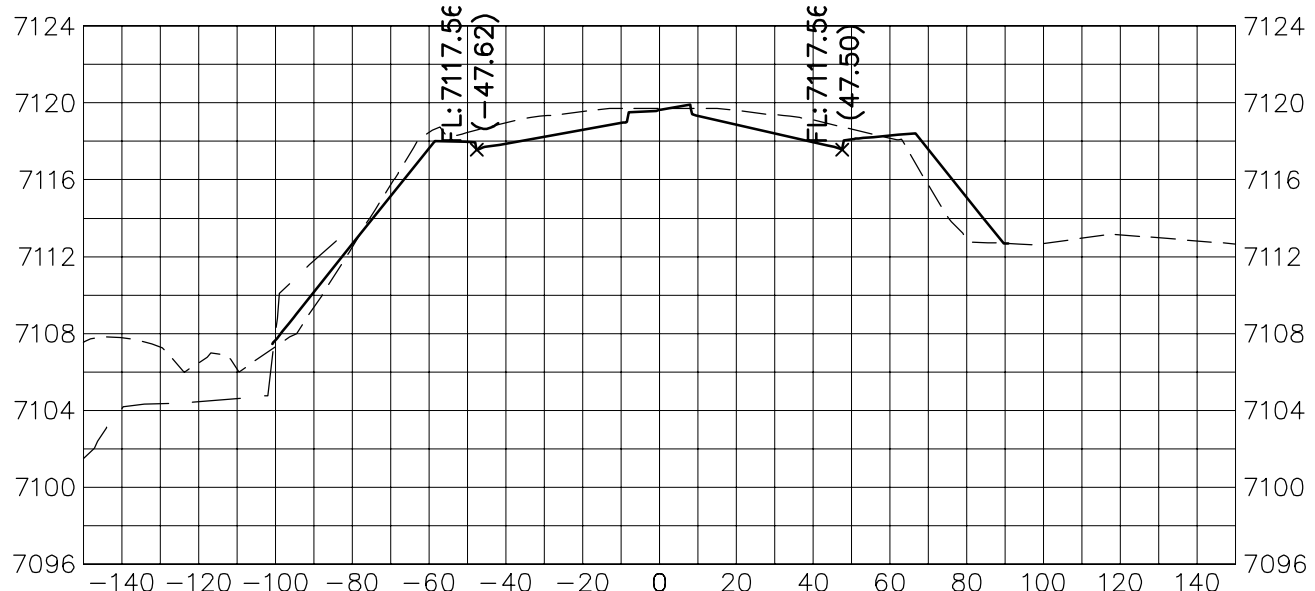
JAMES F. MORLEY

(719) 471-1742

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AUTHORIZATION.



KEY MAP
N.T.S.



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

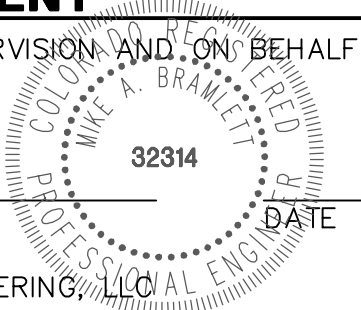


ENGINEER'S STATEMENT

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

DATE



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



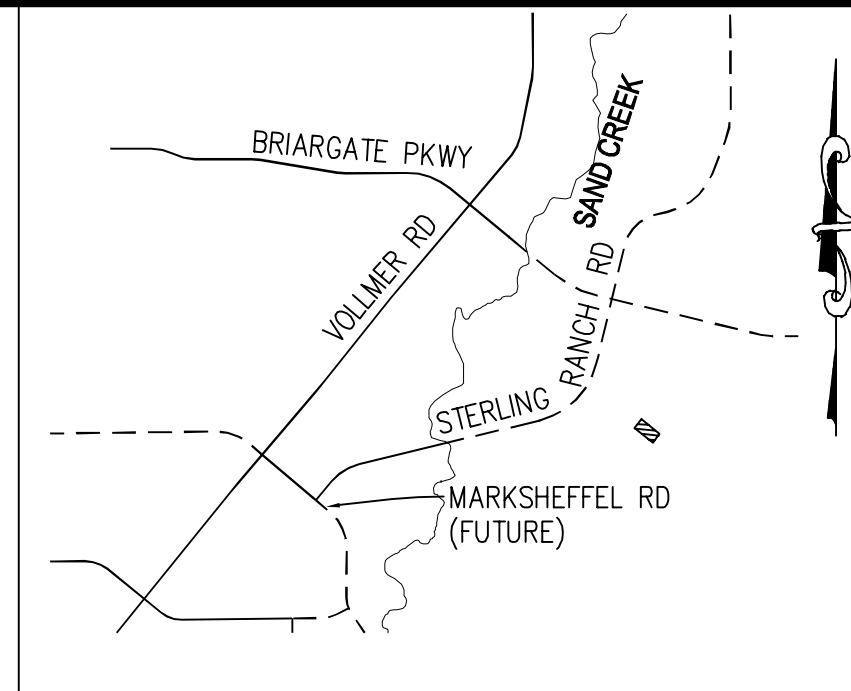
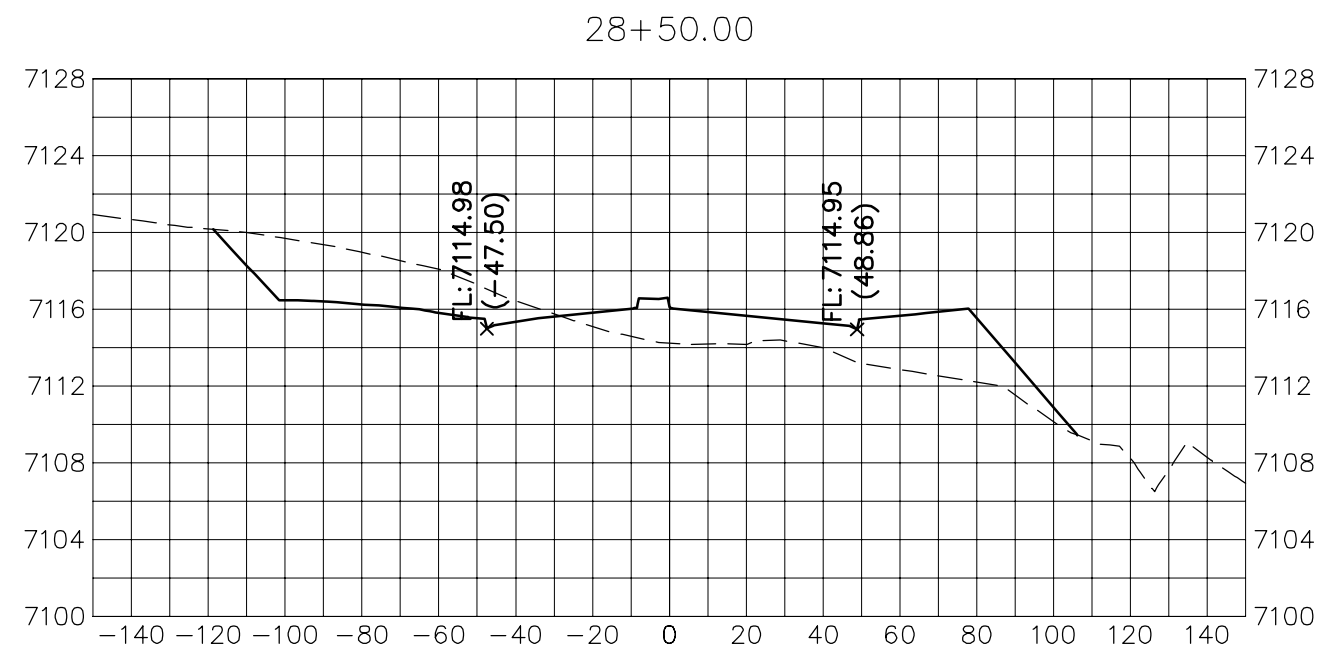
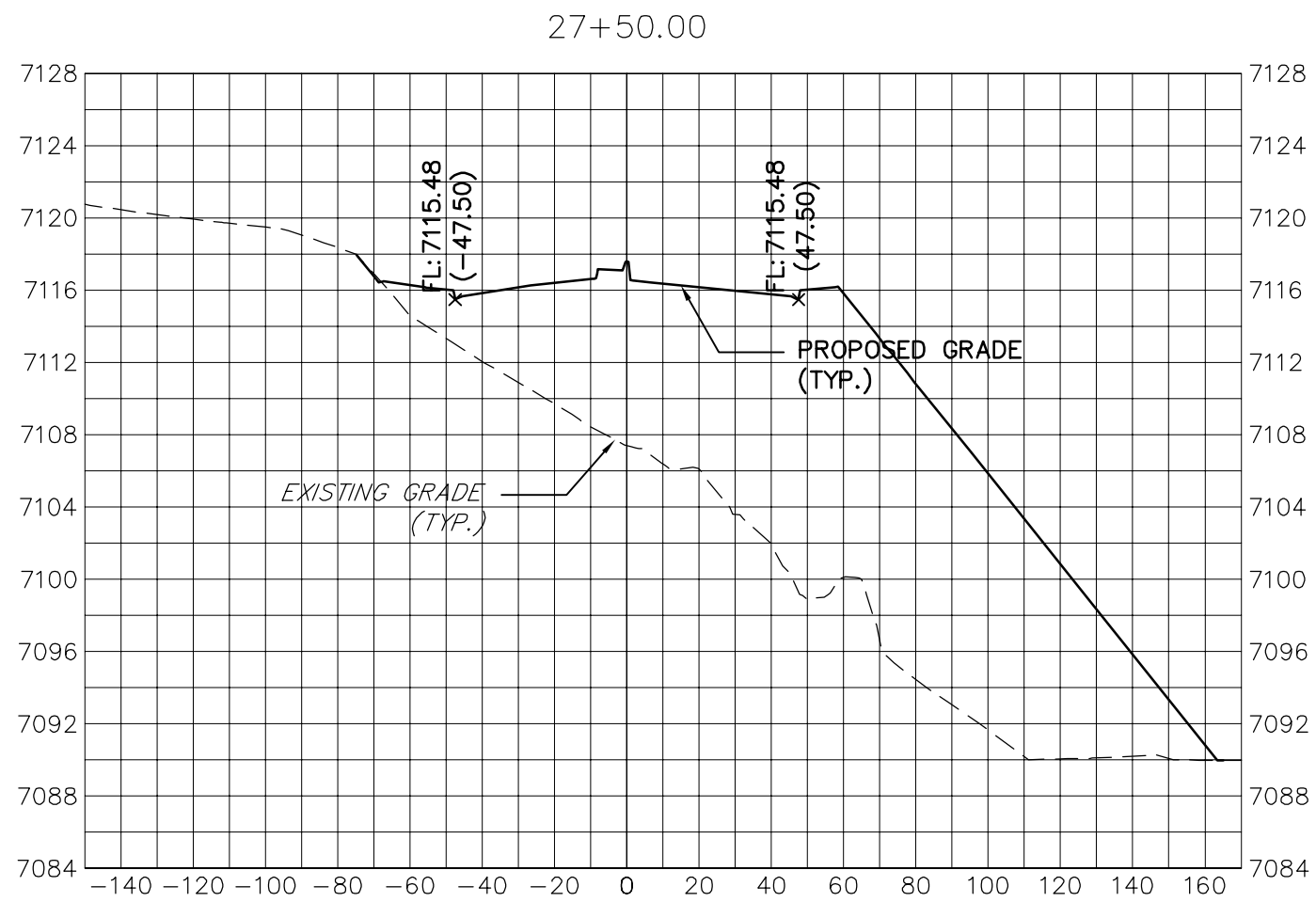
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STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

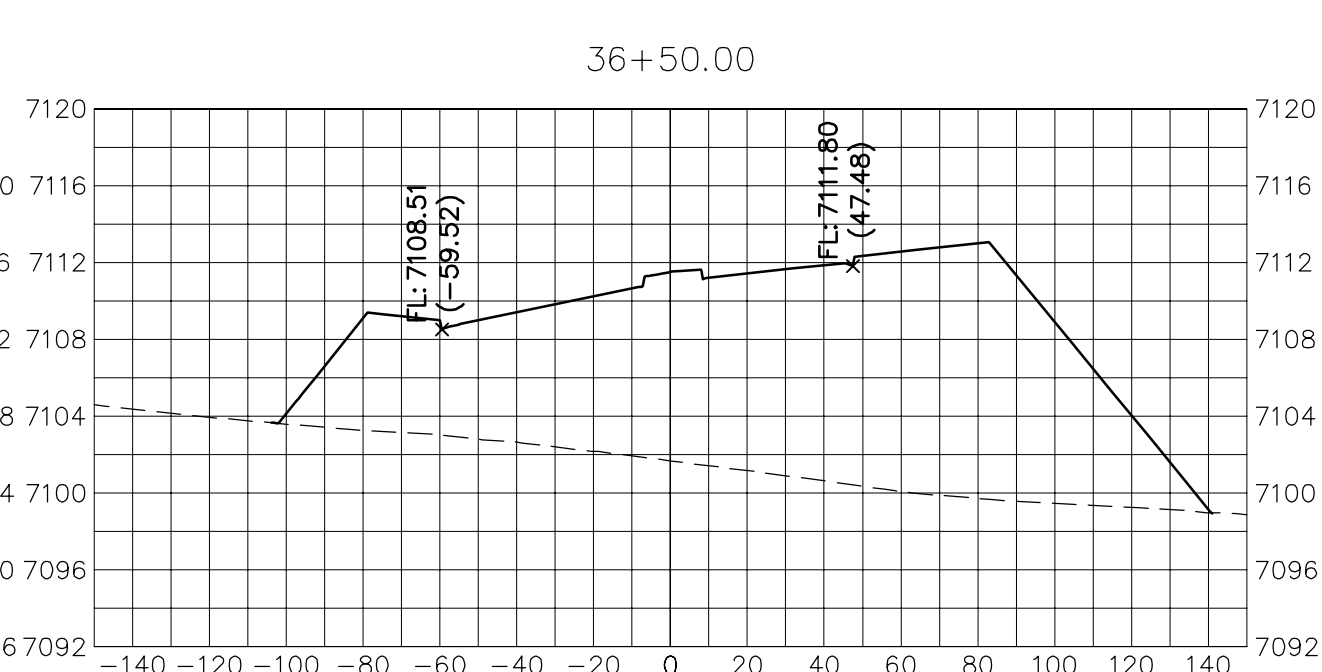
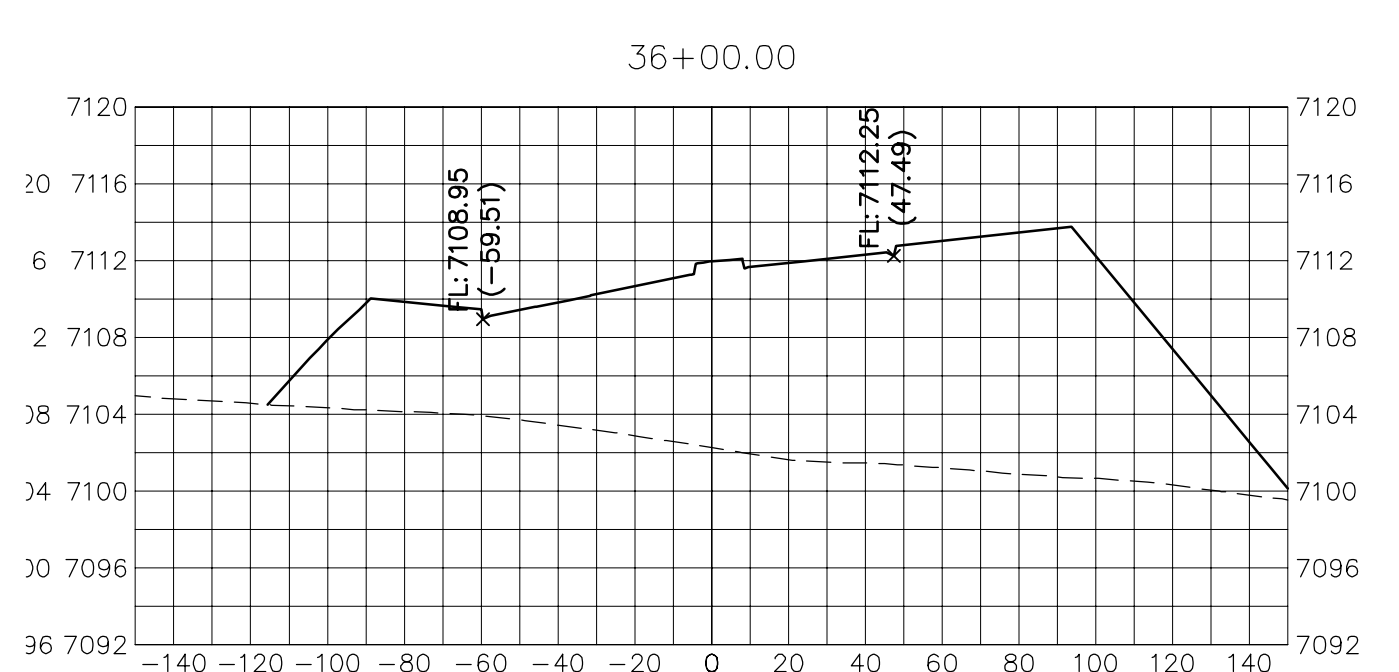
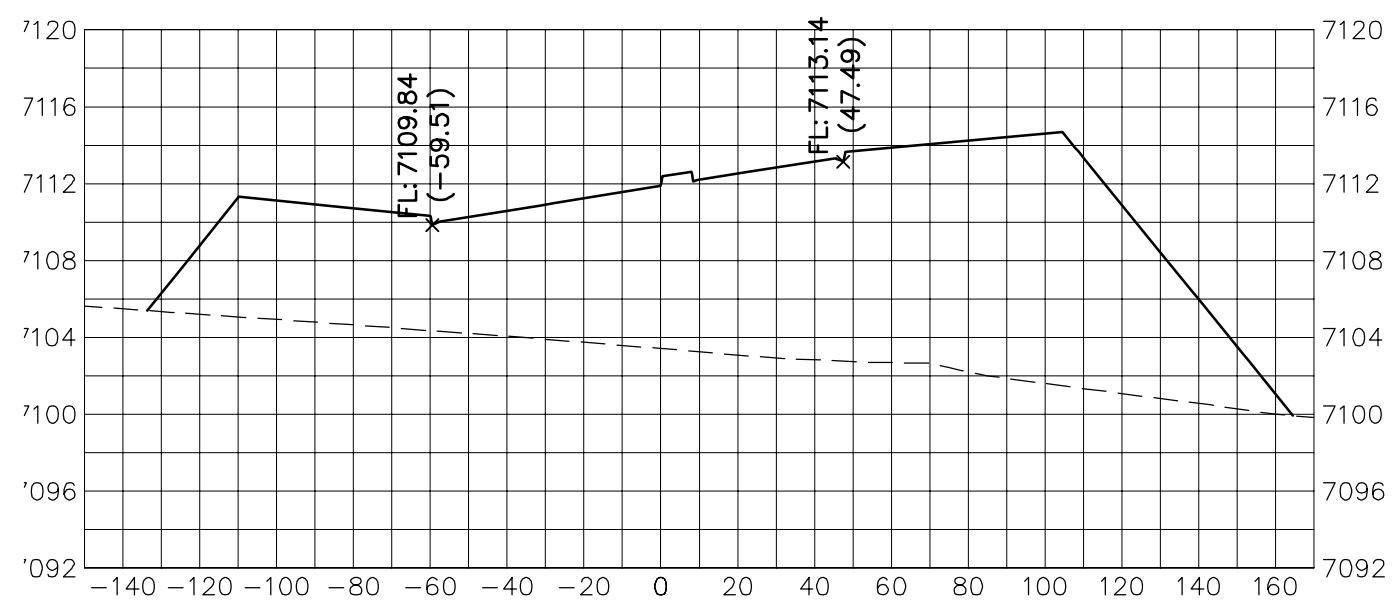
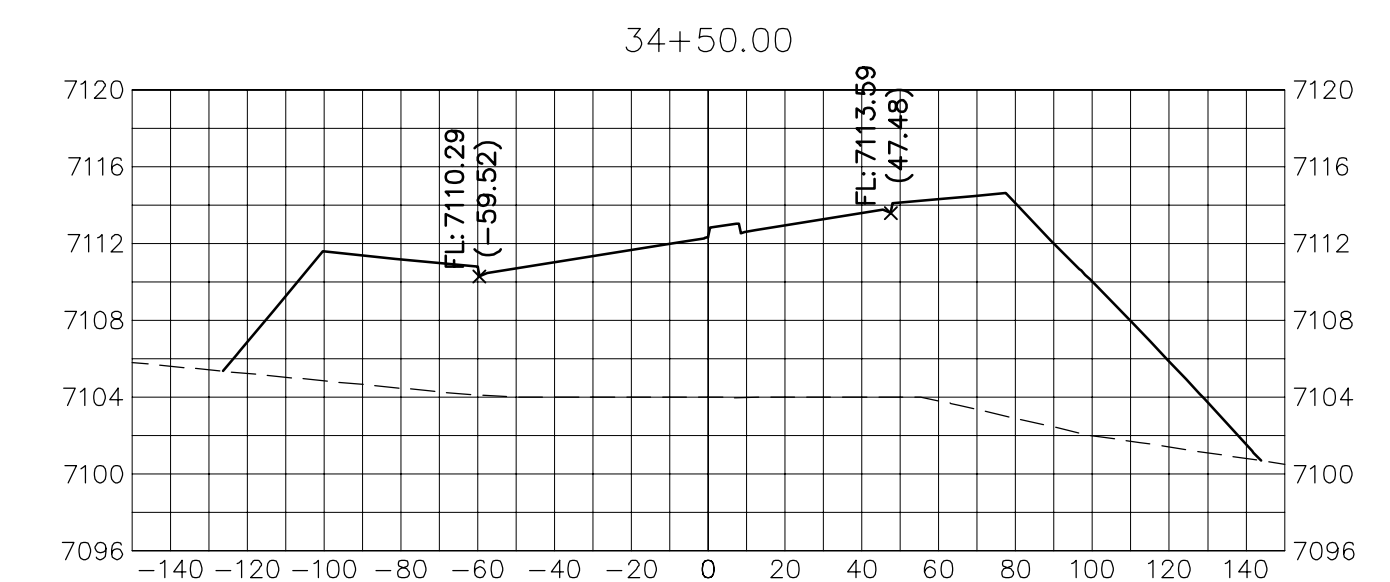
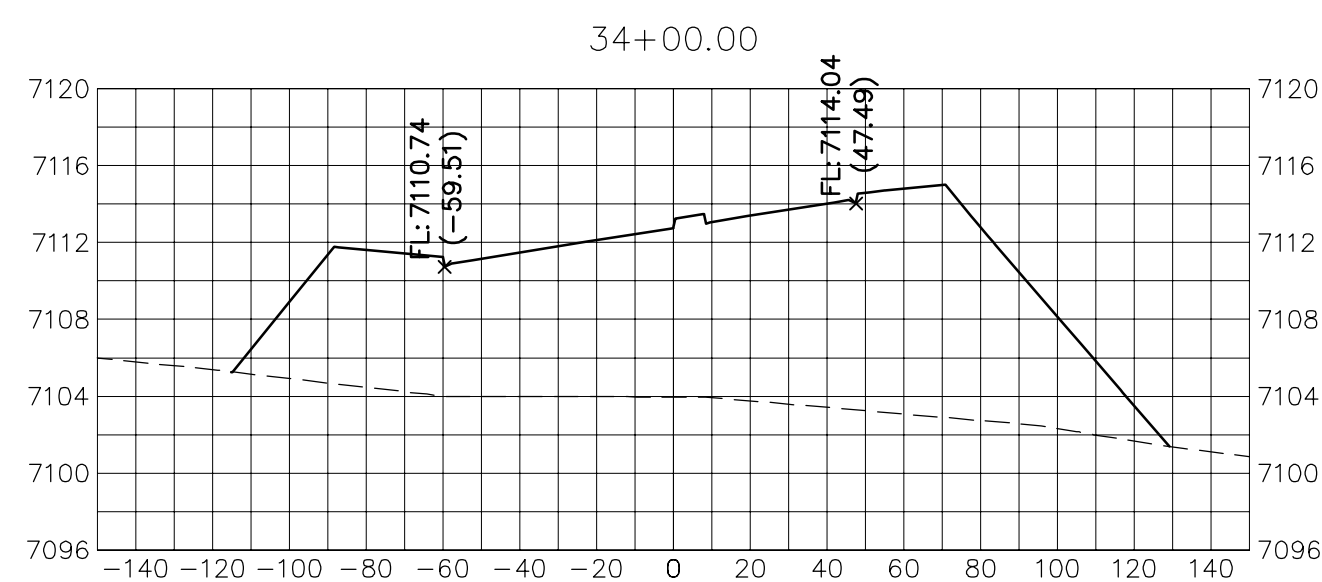
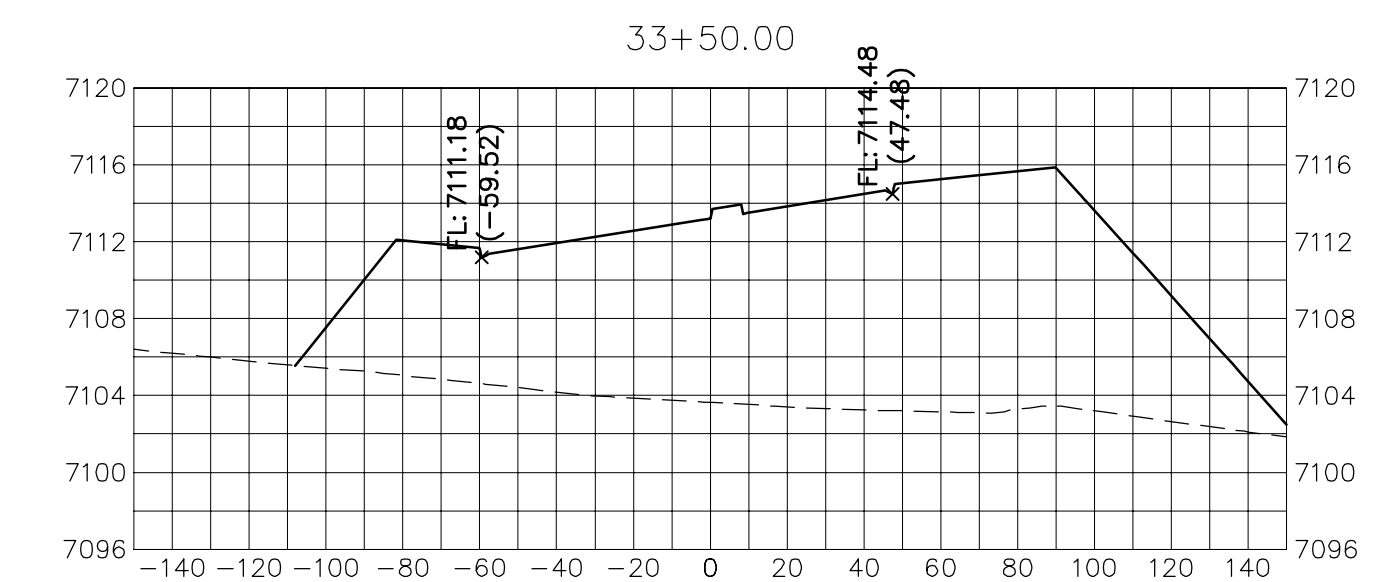
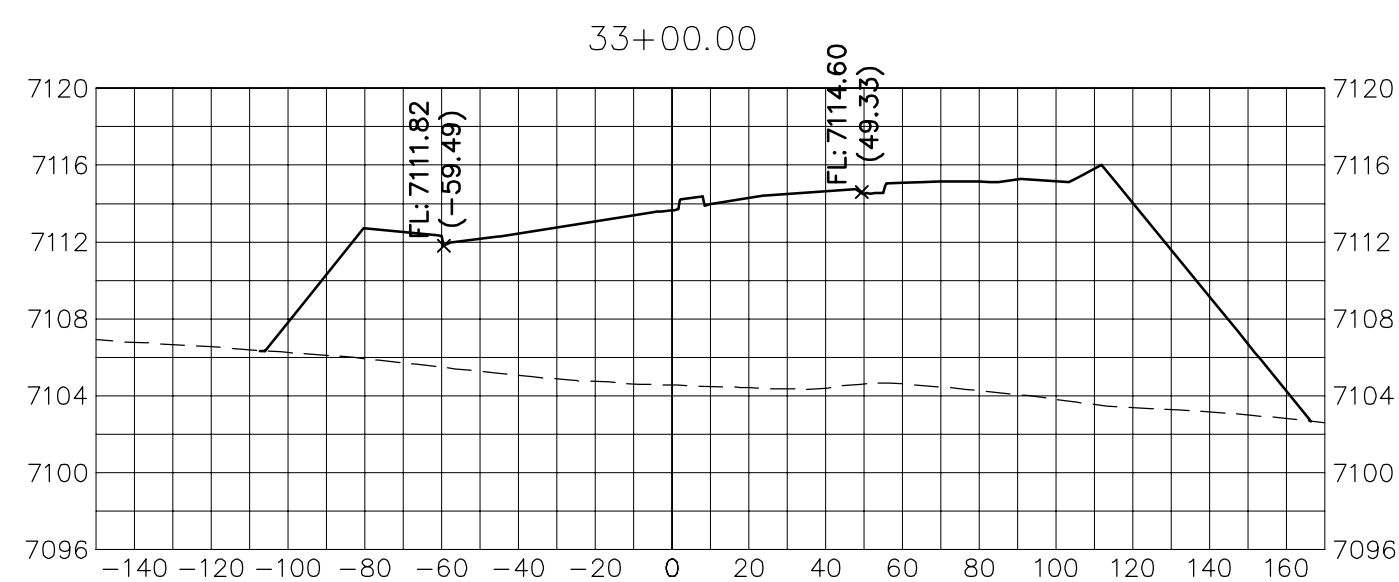
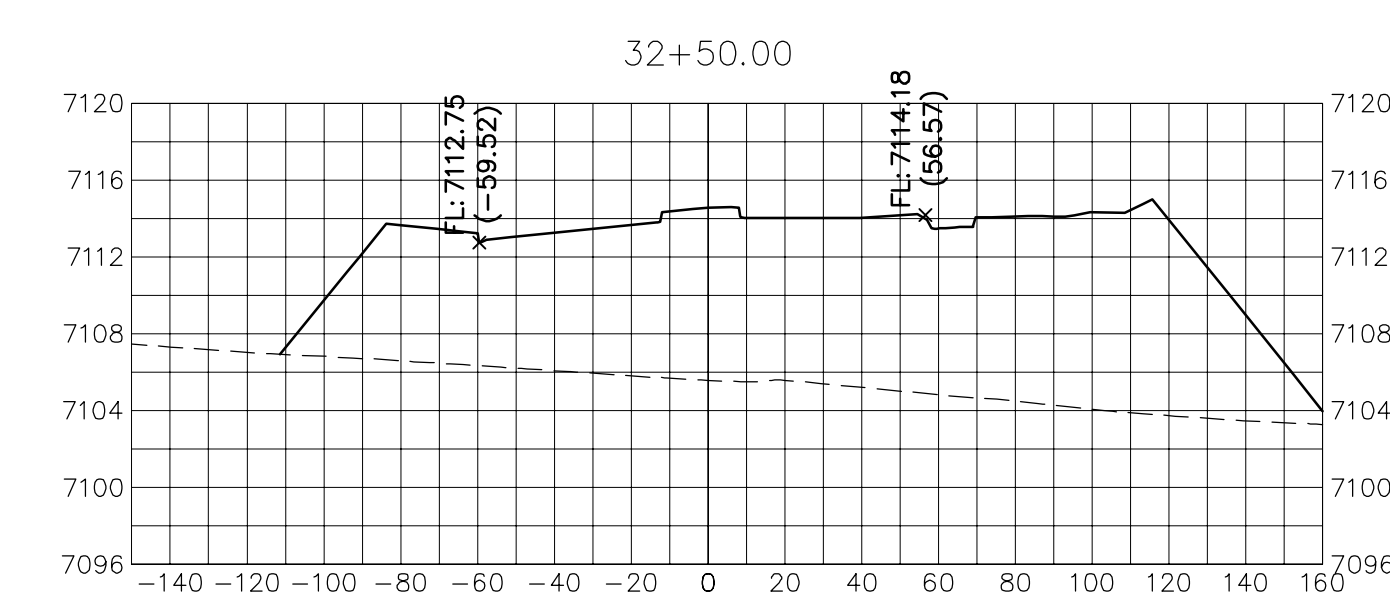
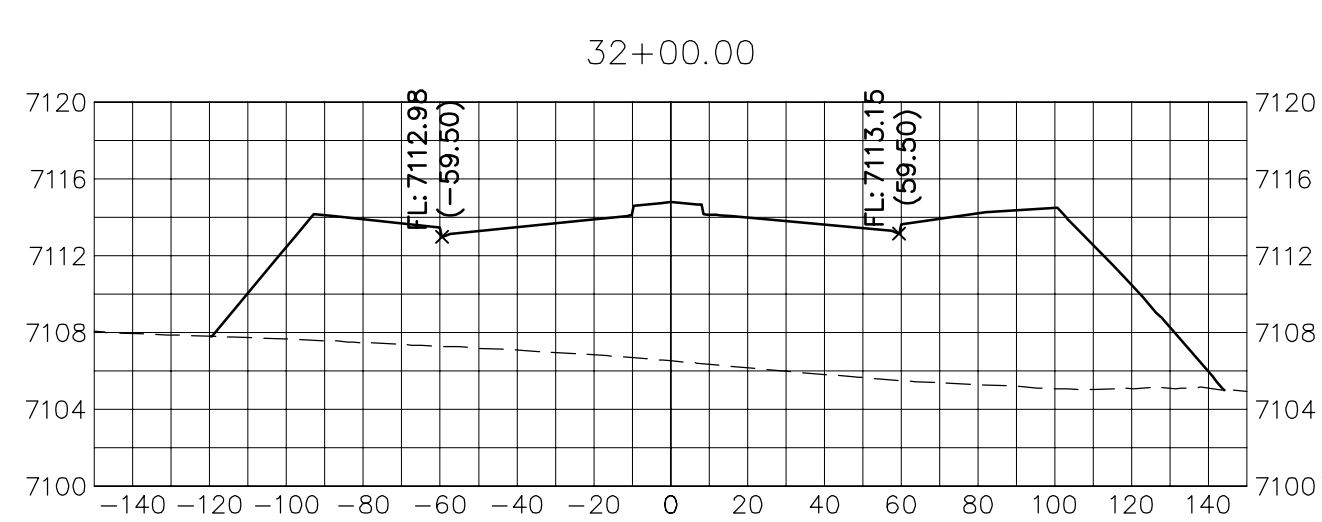
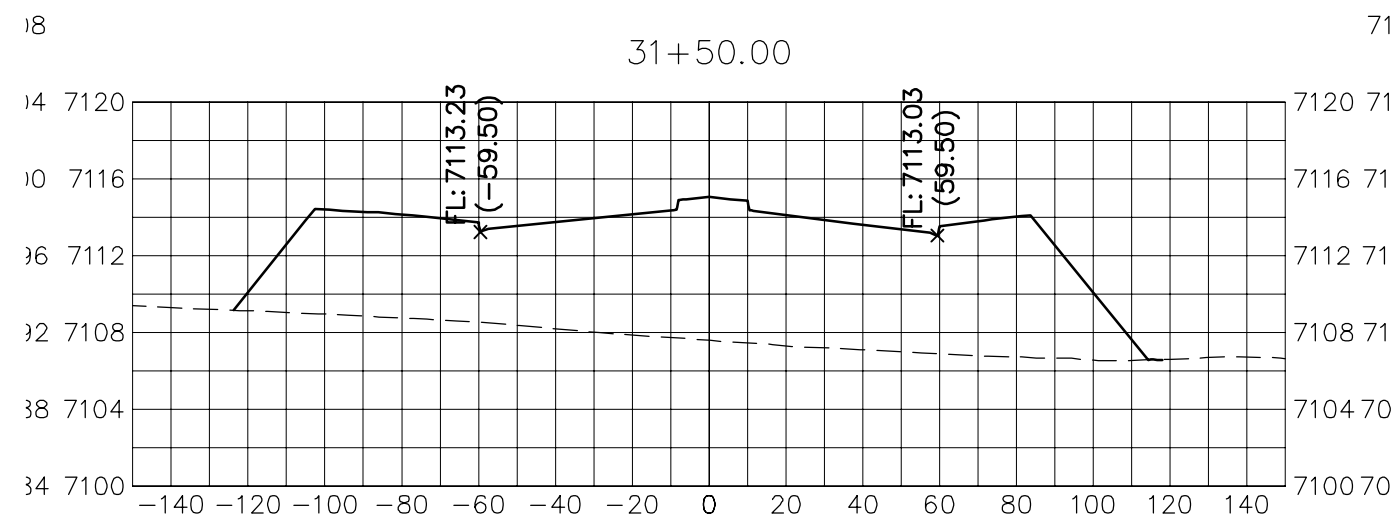
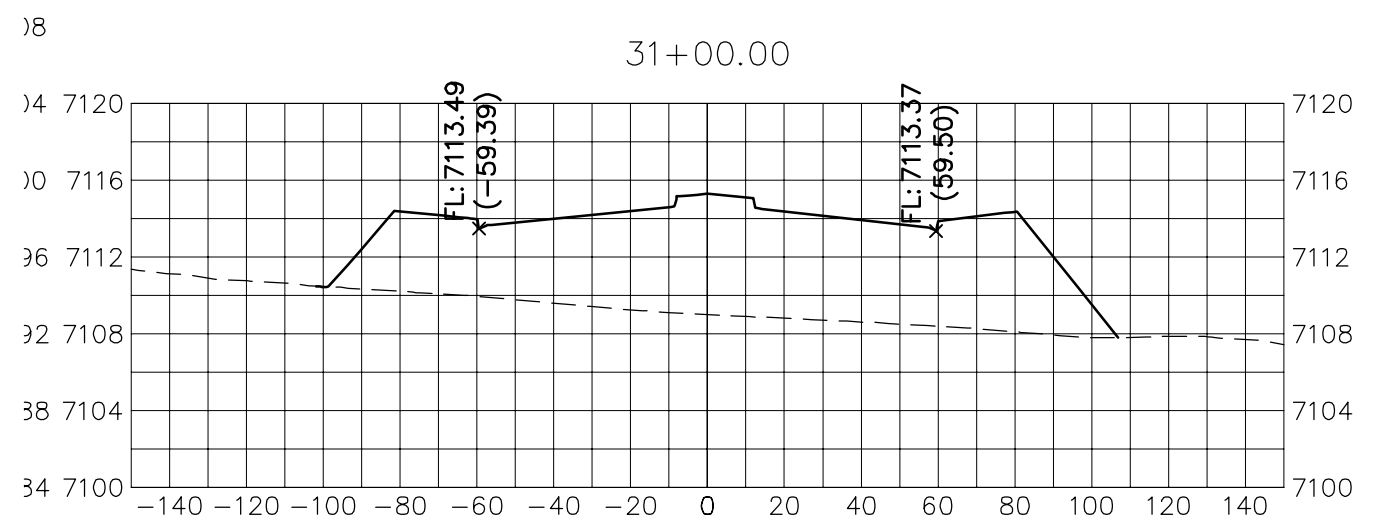
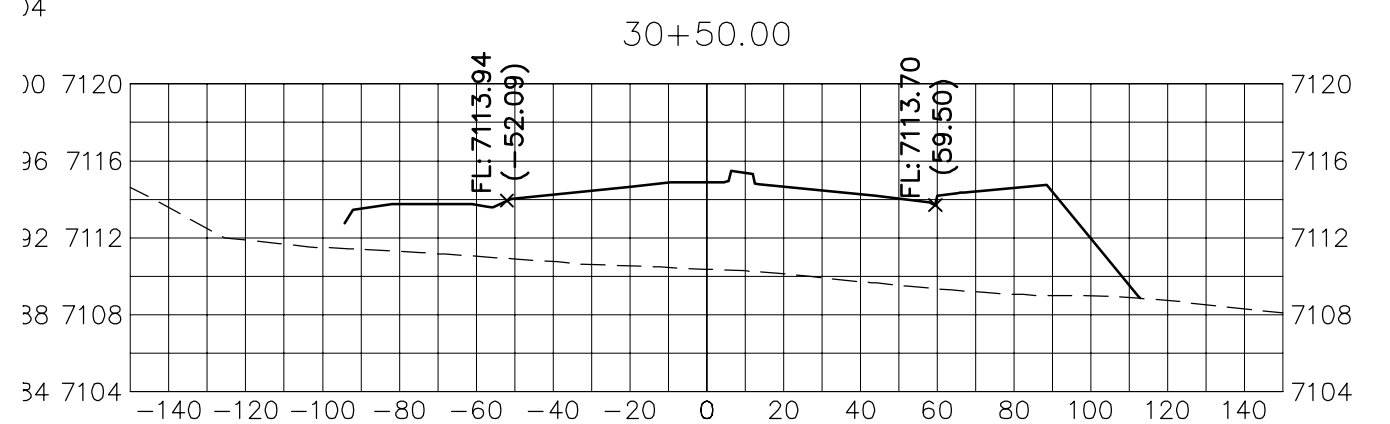
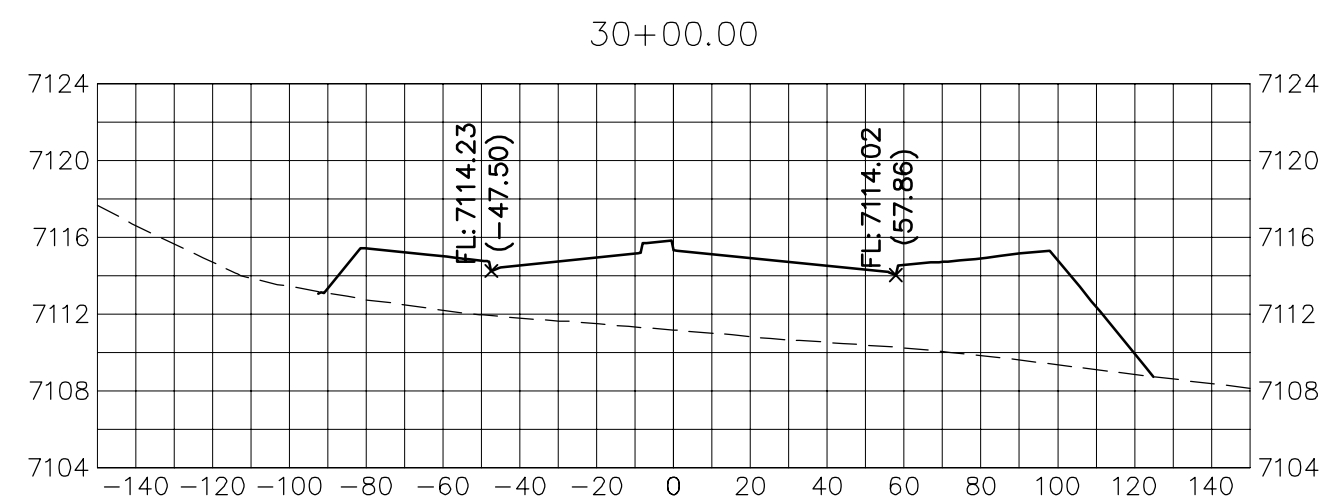
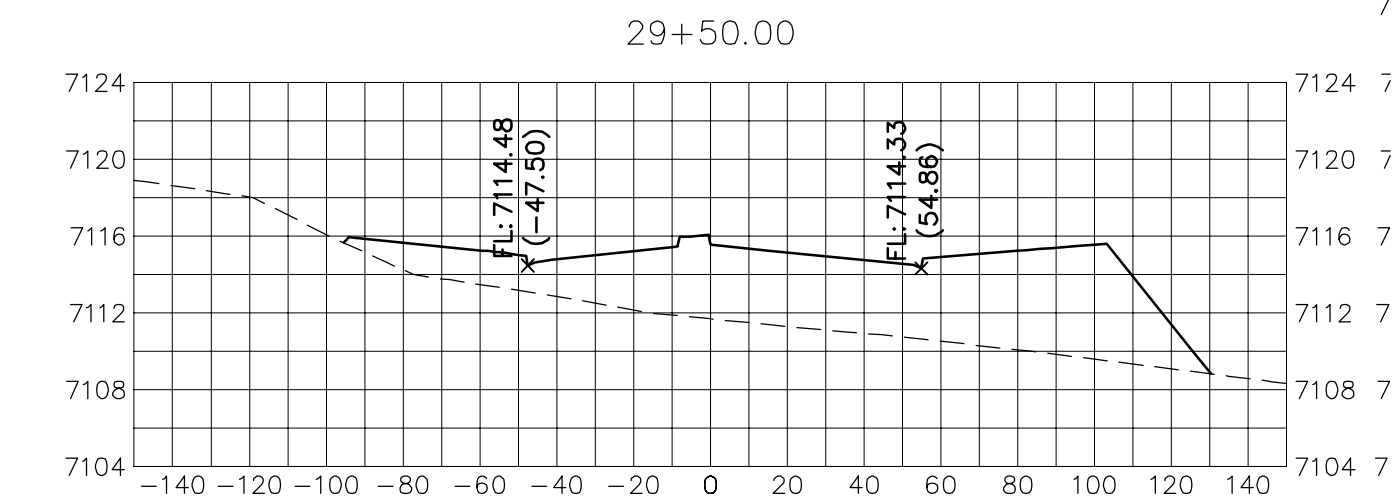
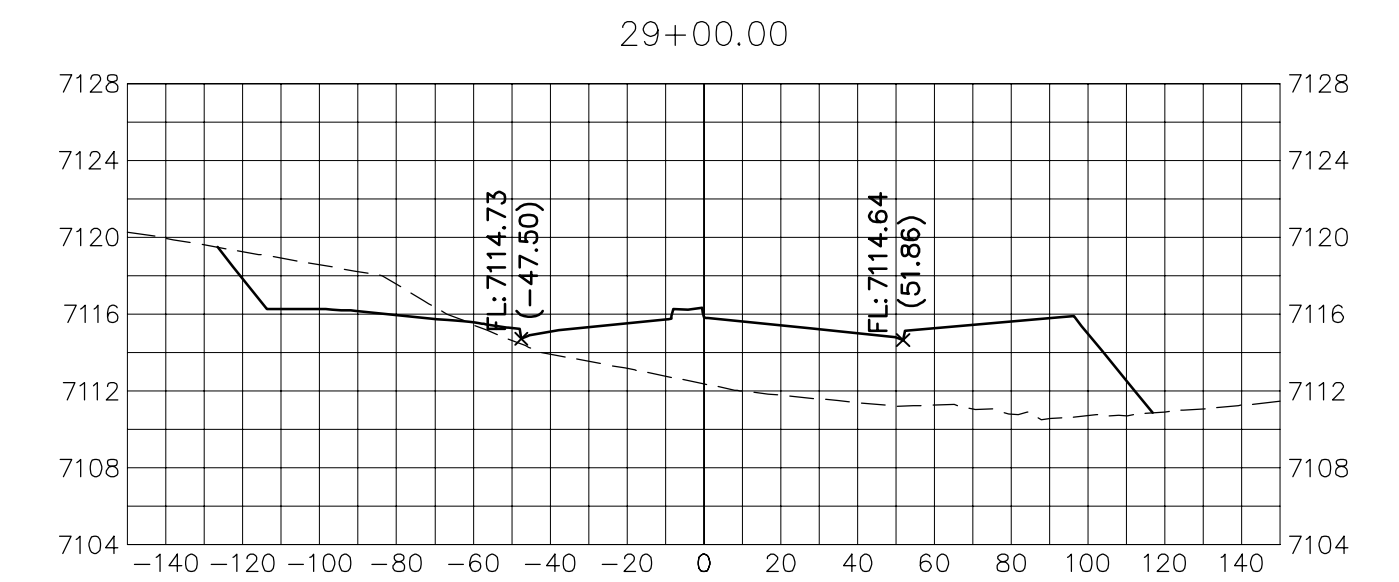
BRIARGATE PARKWAY CROSS
SECTIONS

SHEET 26 OF 32

JOB NO. 25188.03



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

DATE

BY DATE

No. REVISION

H-SCALE 1"=30'
V-SCALE 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 27 OF 32

JOB NO. 25188.03

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

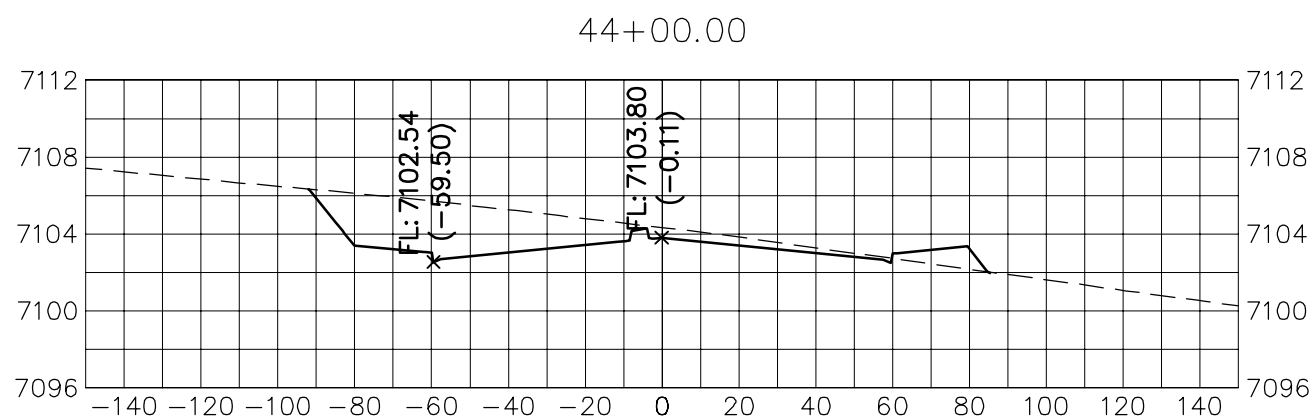
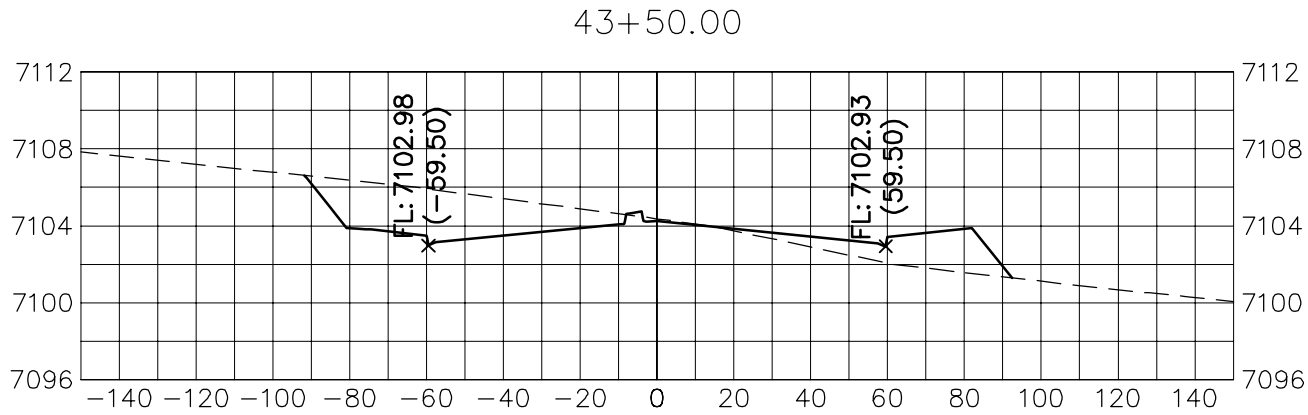
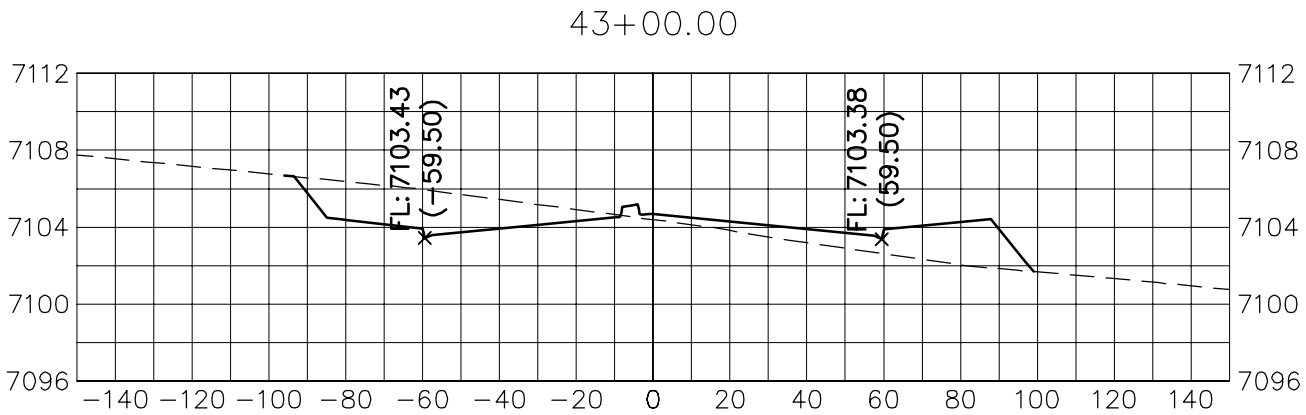
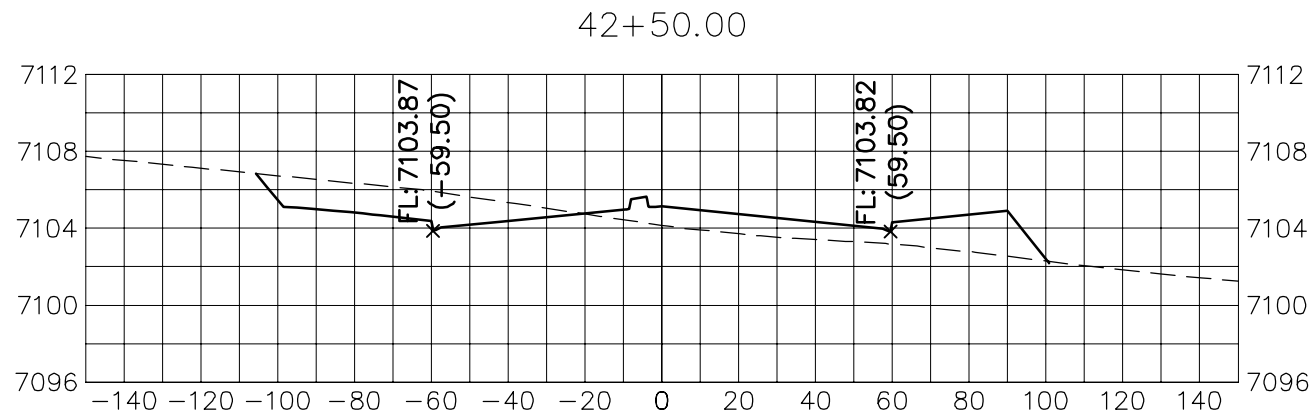
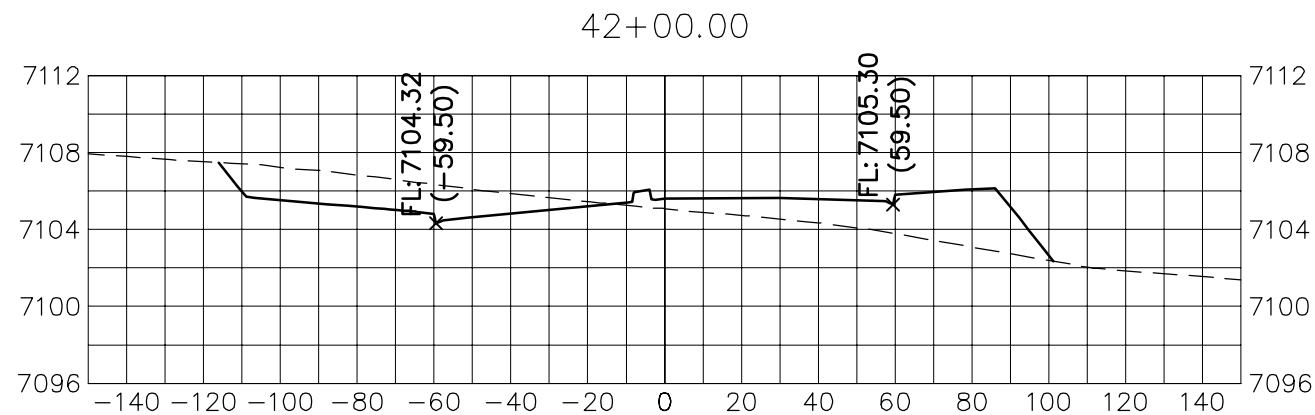
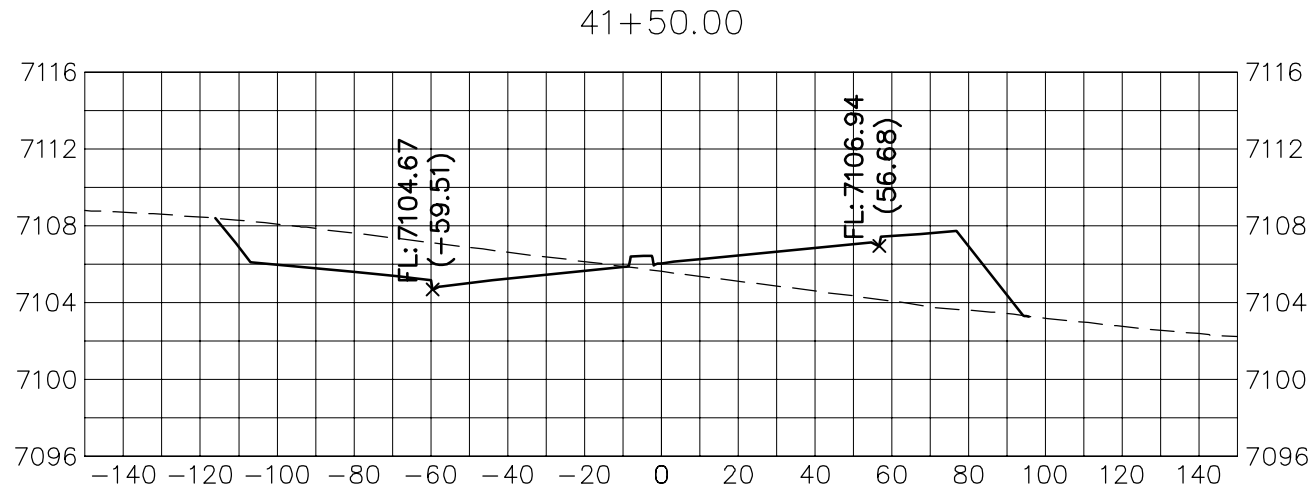
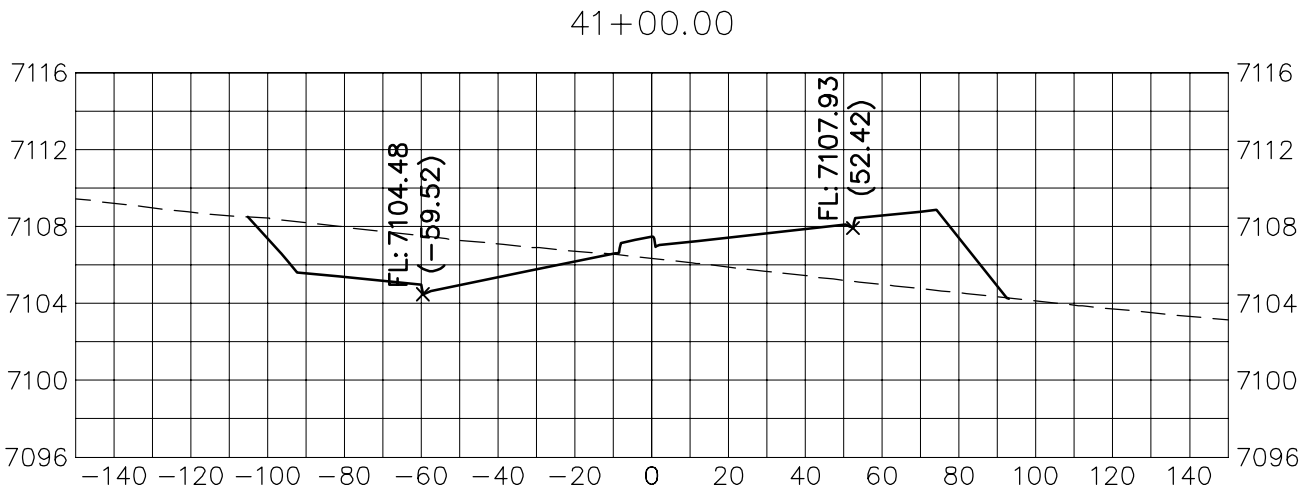
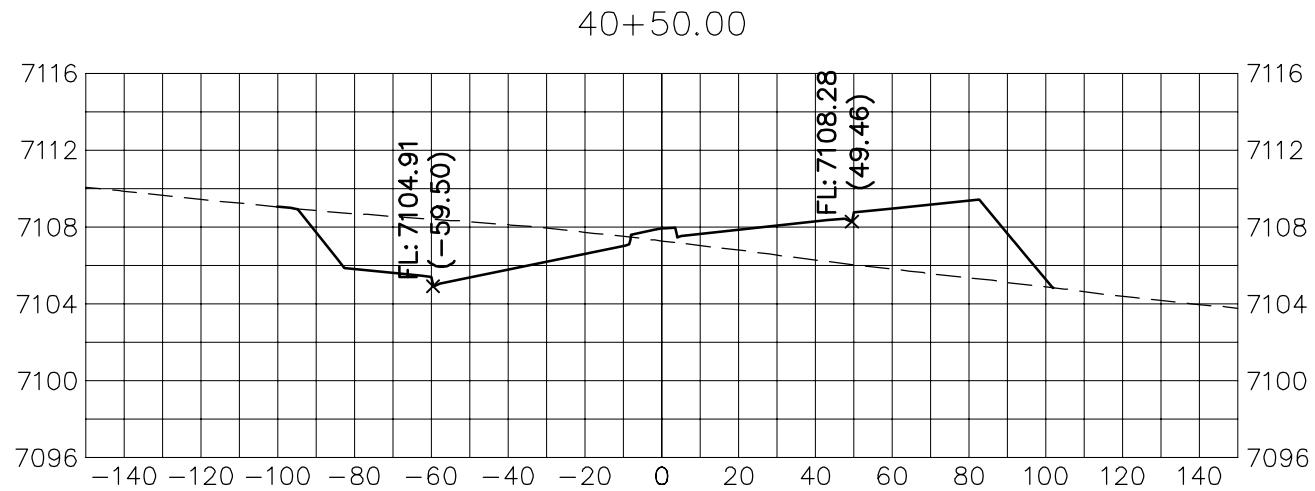
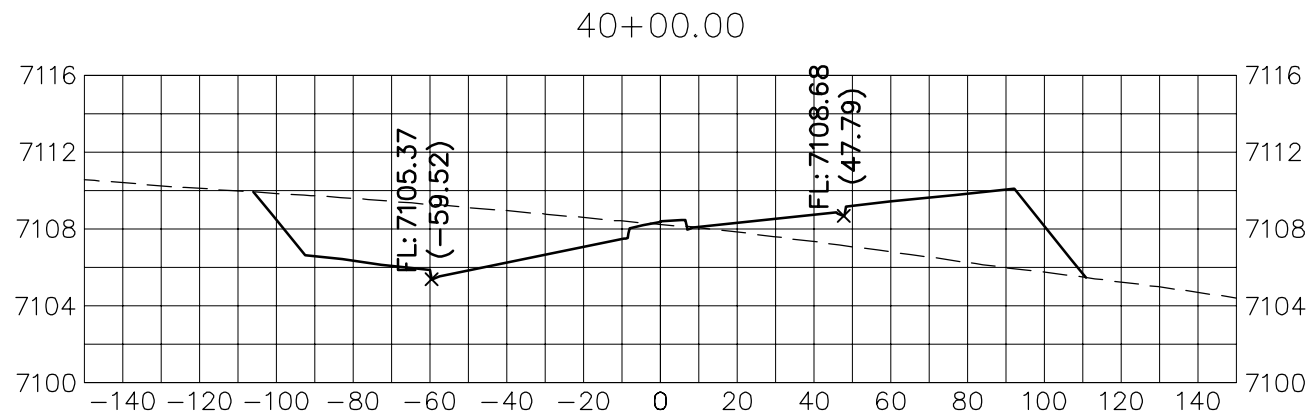
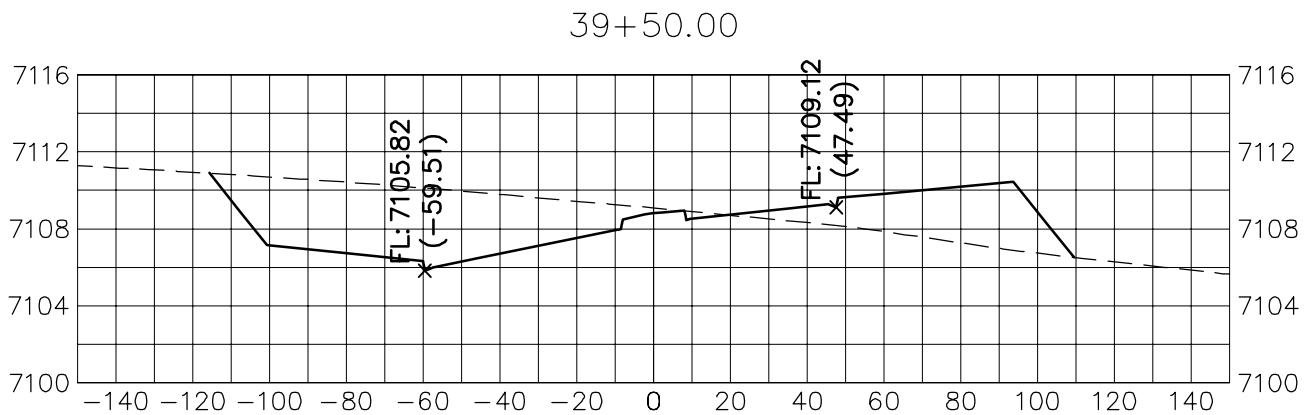
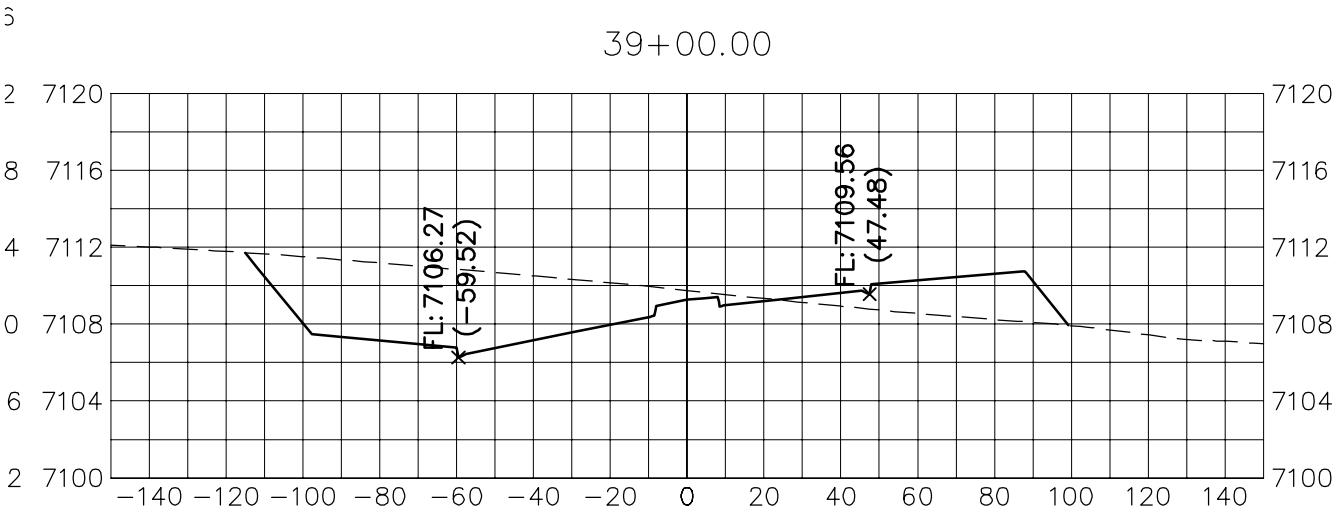
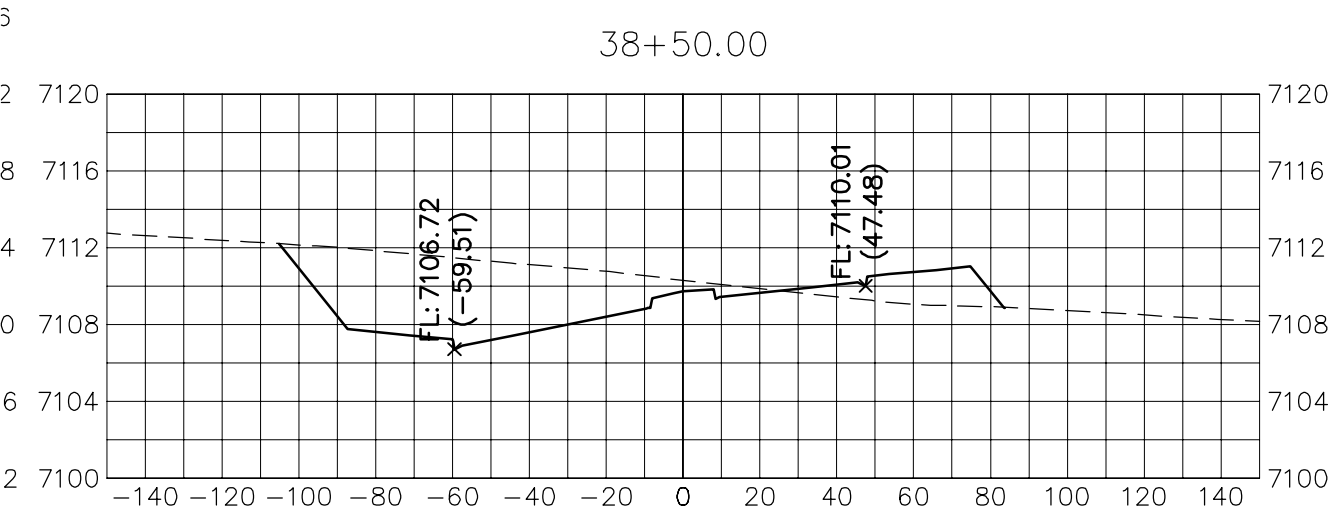
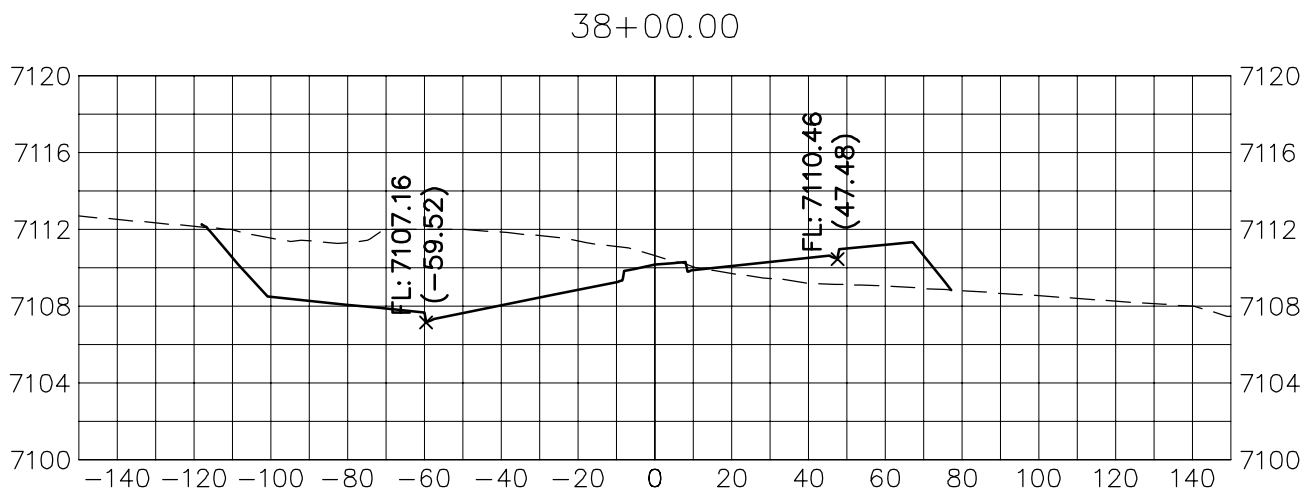
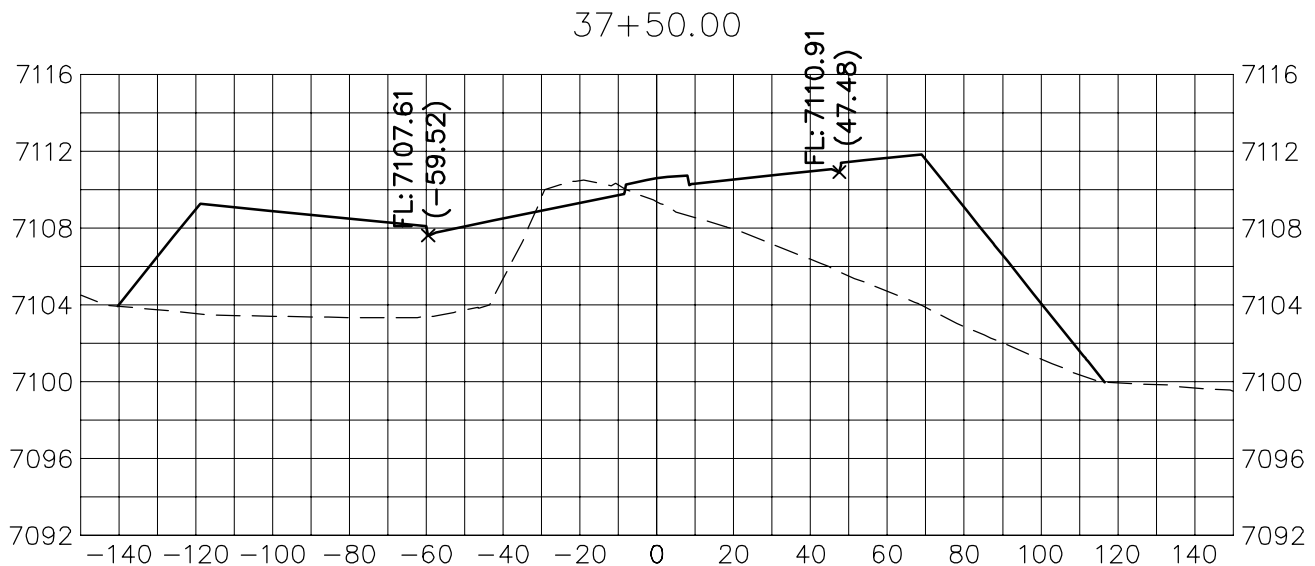
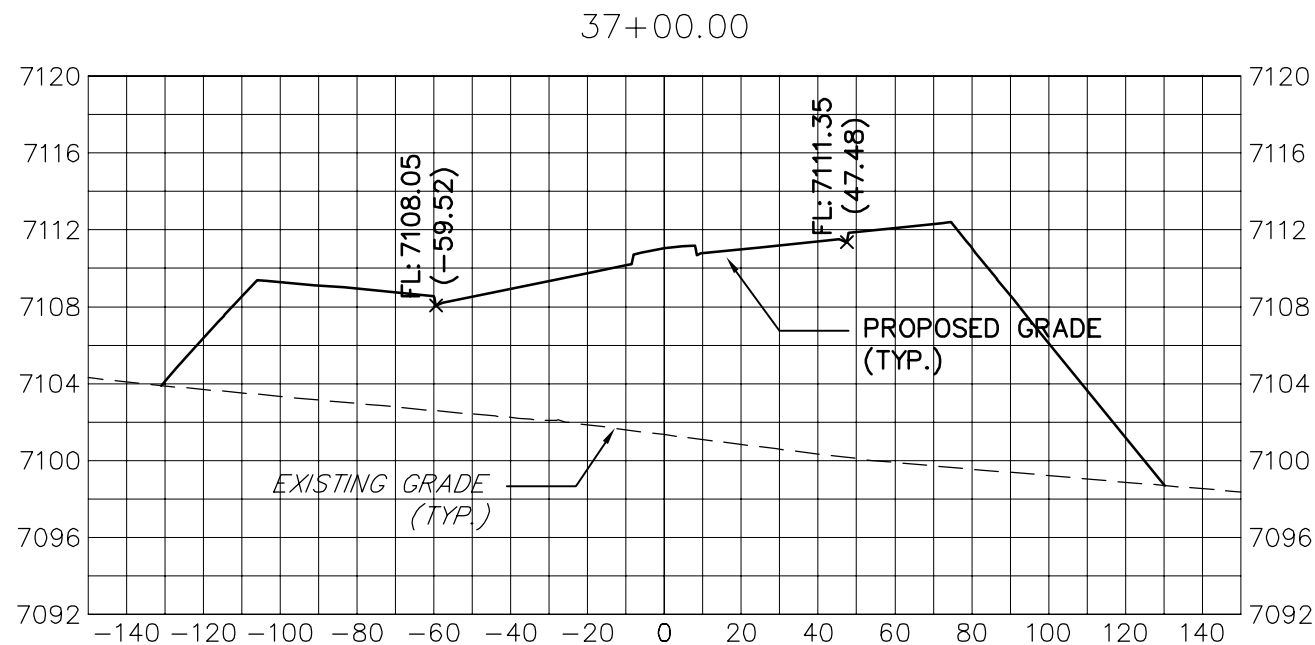
J.R. ENGINEERING

A Westrian Company

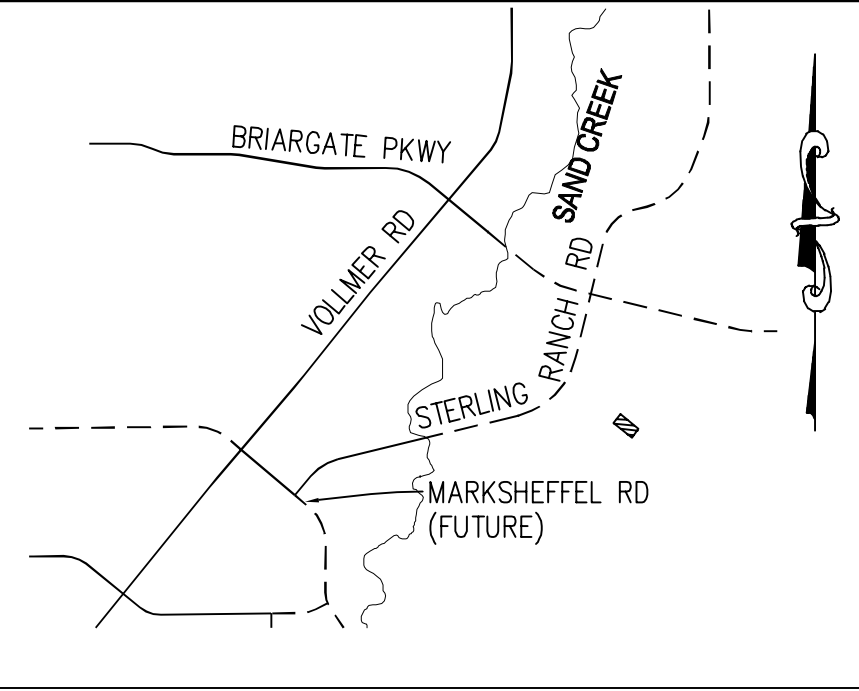


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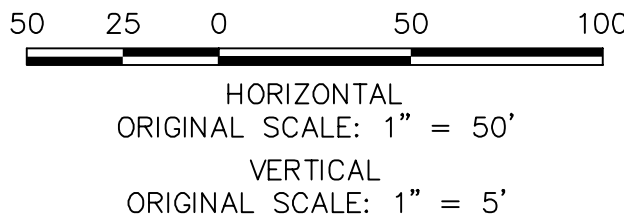
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BRIARGATE PARKWAY
STA 37+00 TO STA 44+00
LOOKING SOUTHEAST



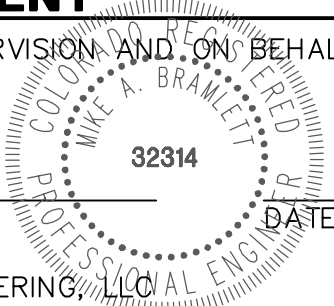
KEY MAP
N.T.S.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS	SHEET 28 OF 32
BRIARGATE PARKWAY CROSS SECTIONS	JOB NO. 25188.03

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	2/10/22	AJH	CRB	

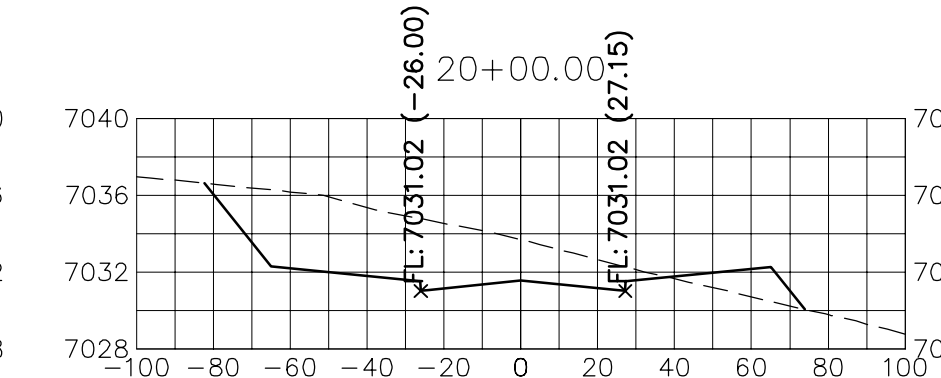
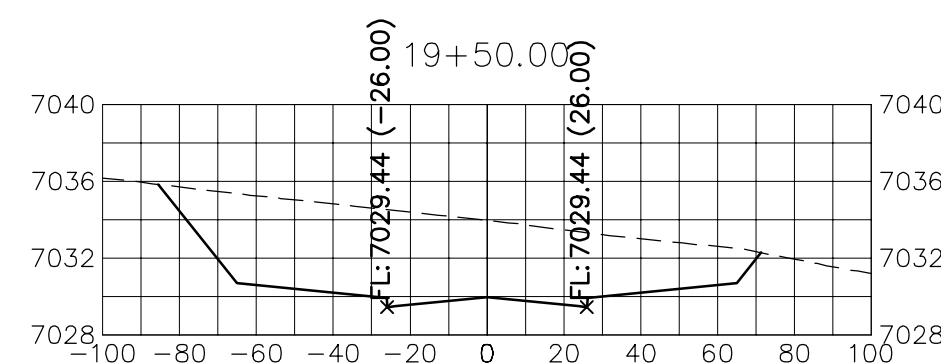
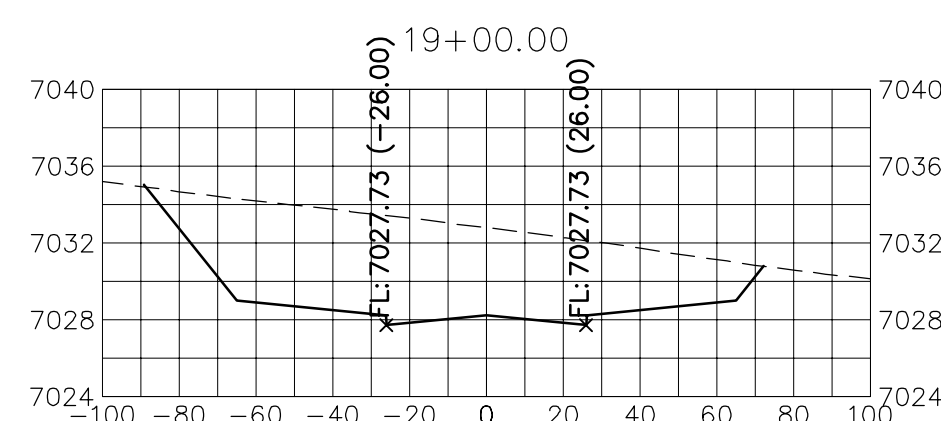
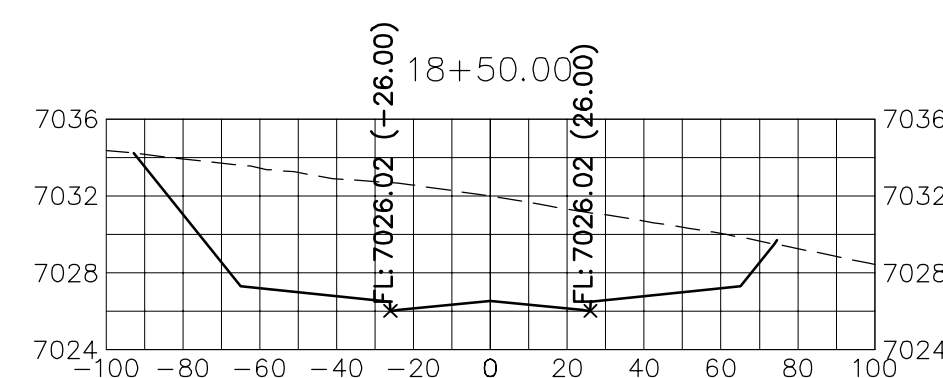
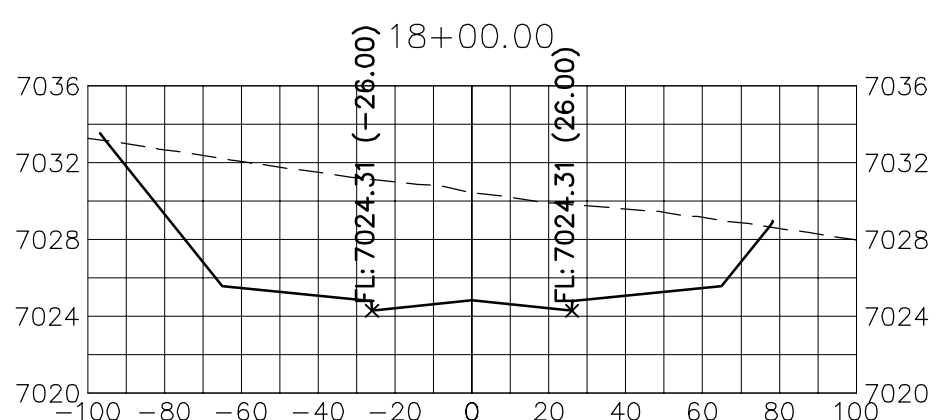
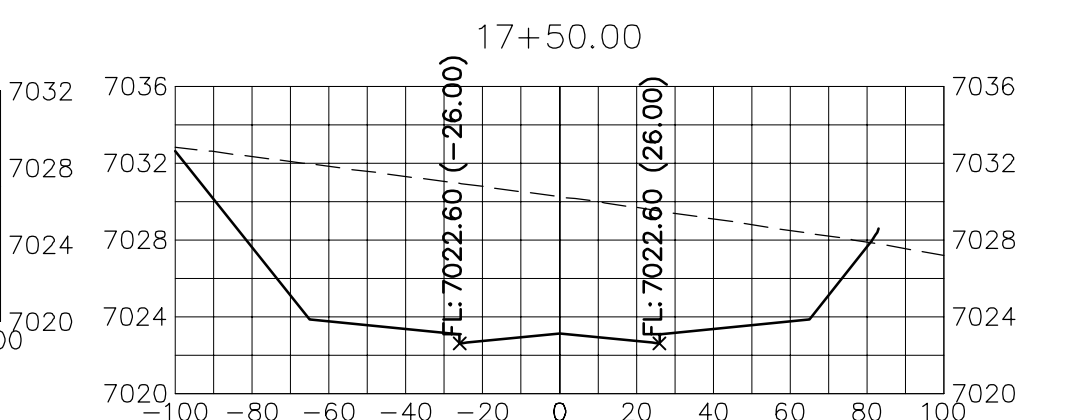
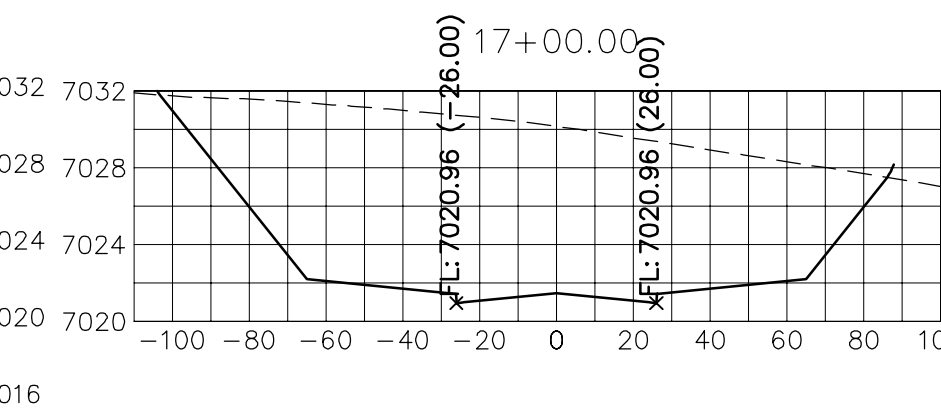
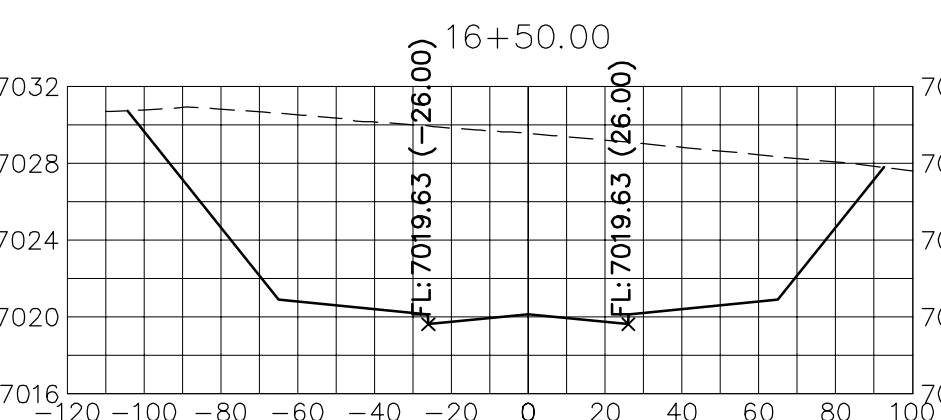
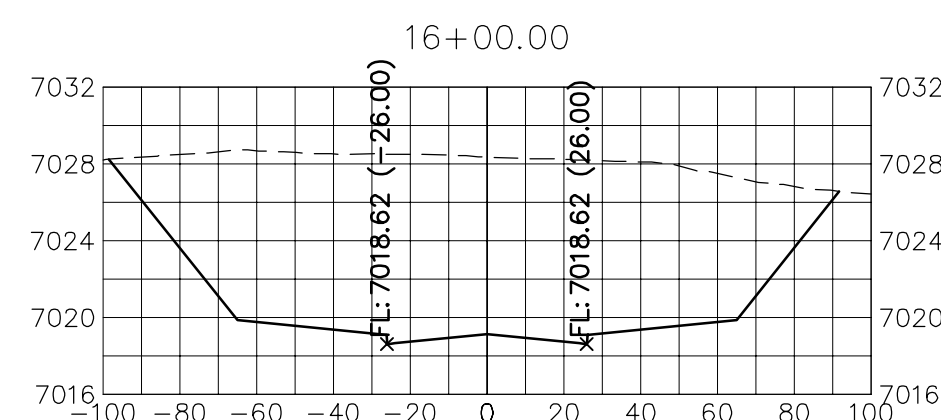
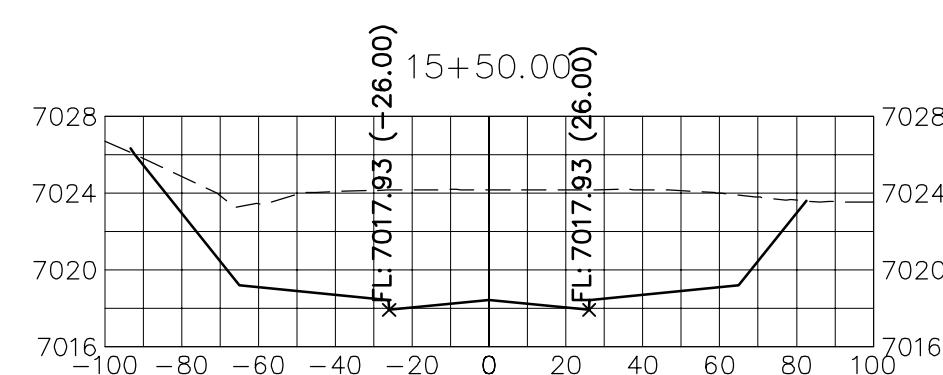
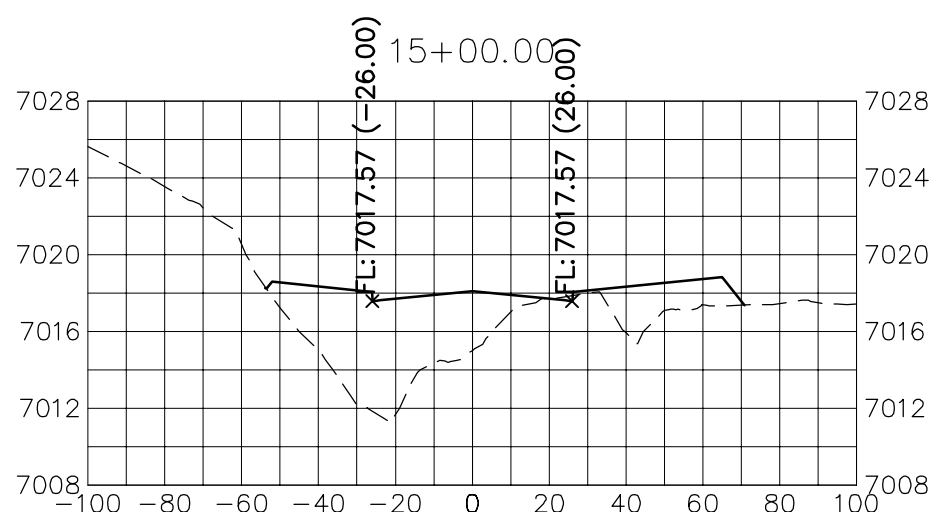
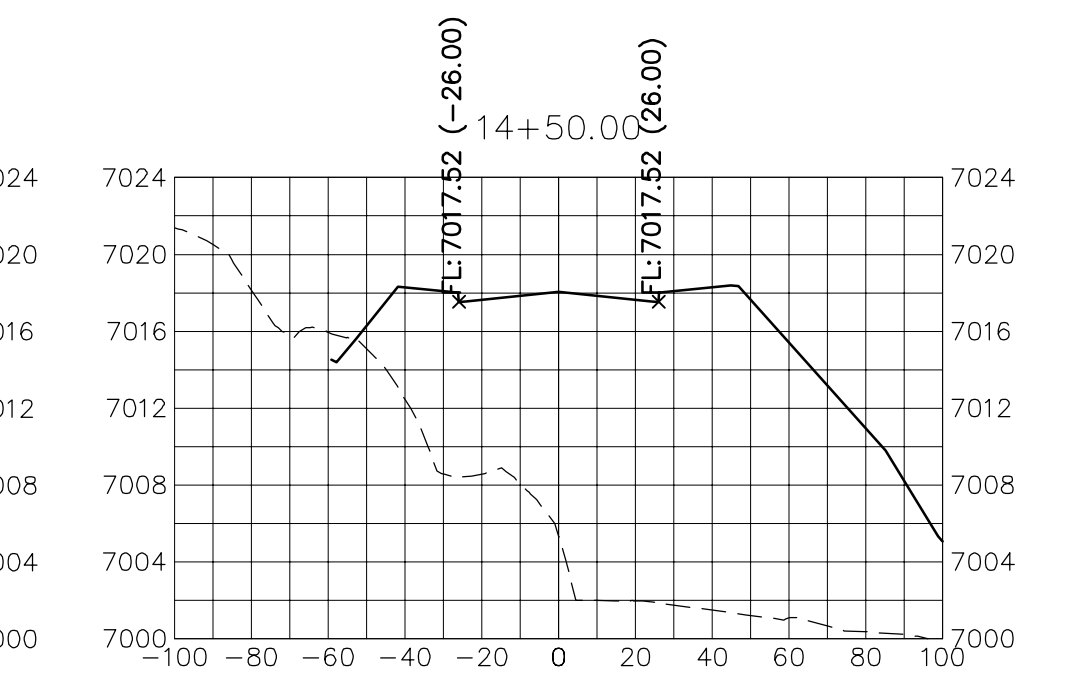
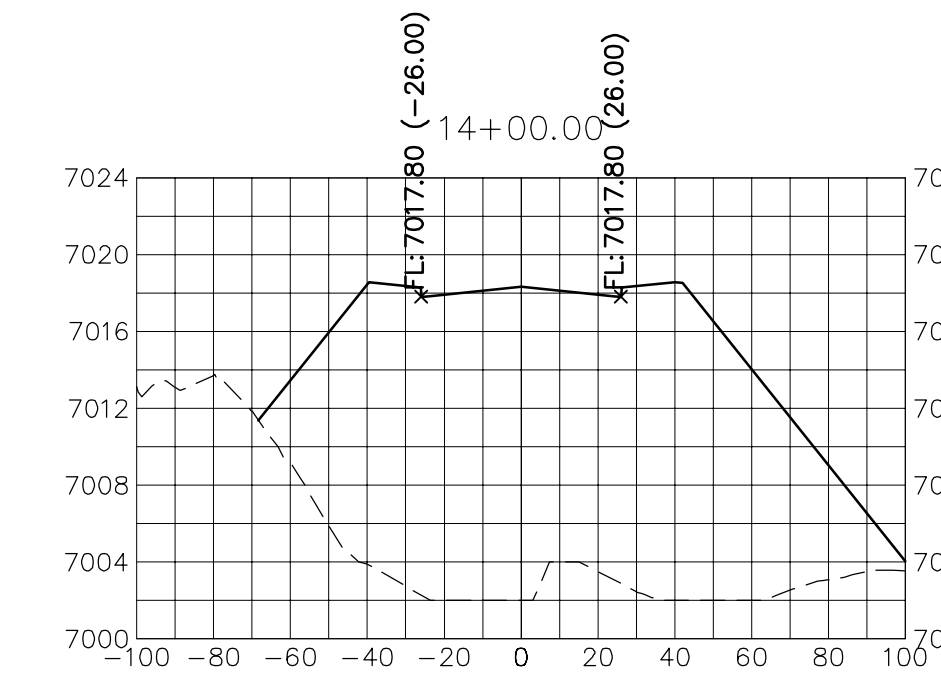
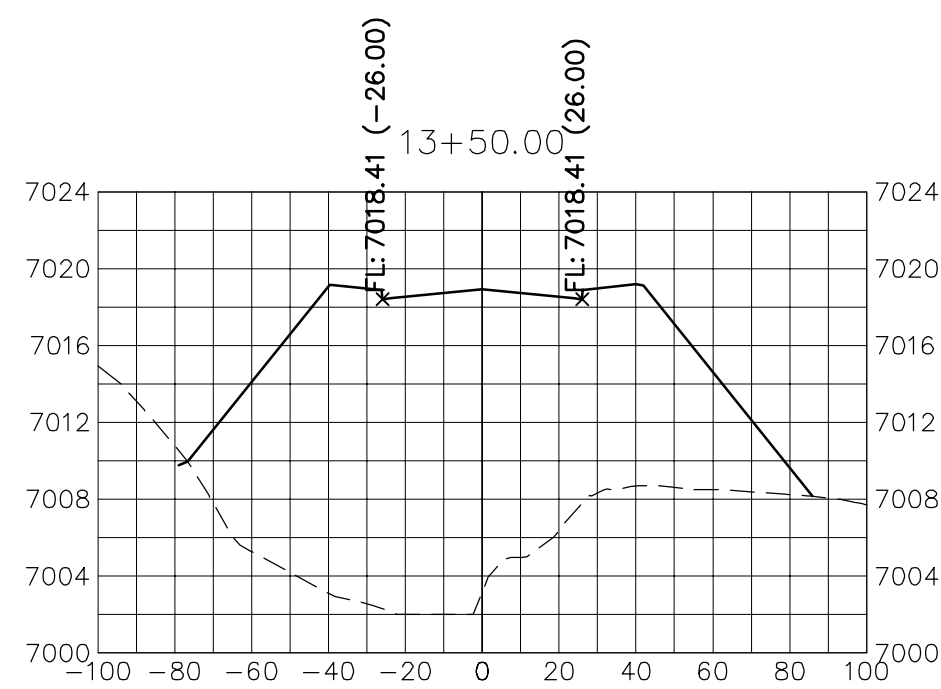
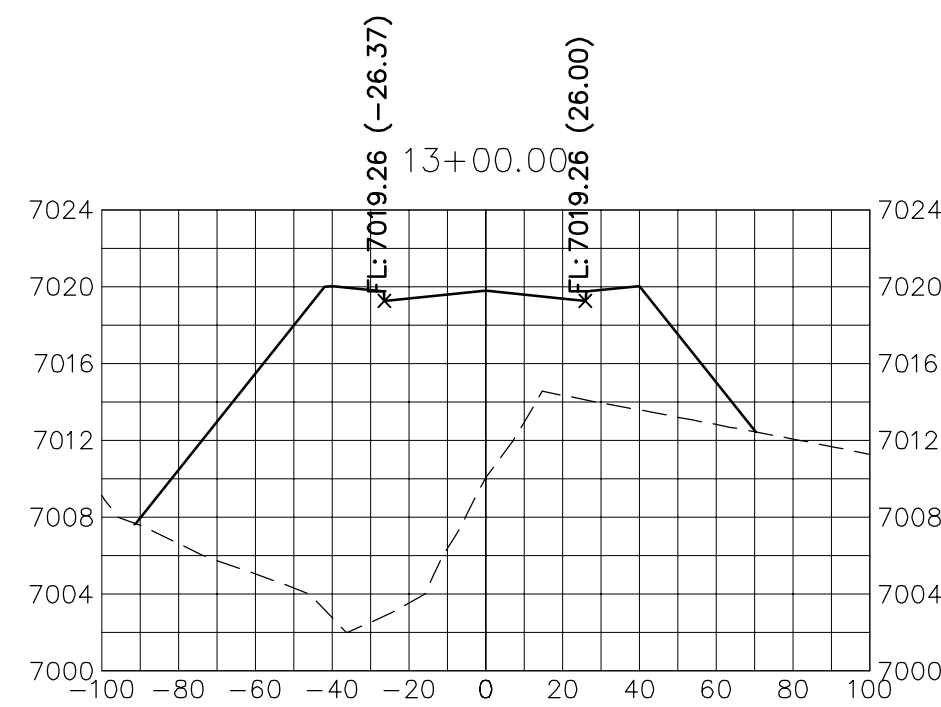
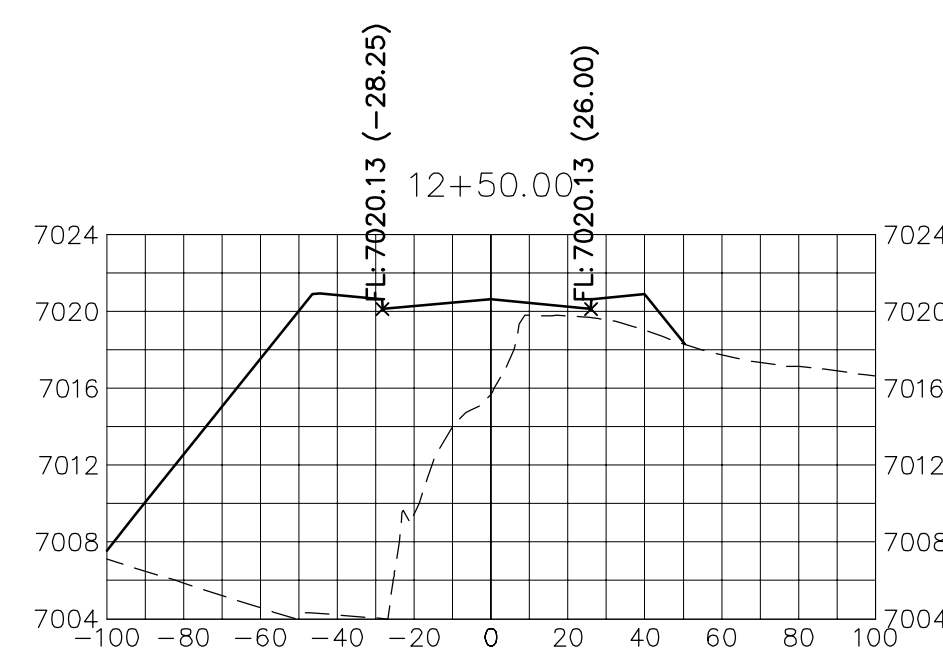
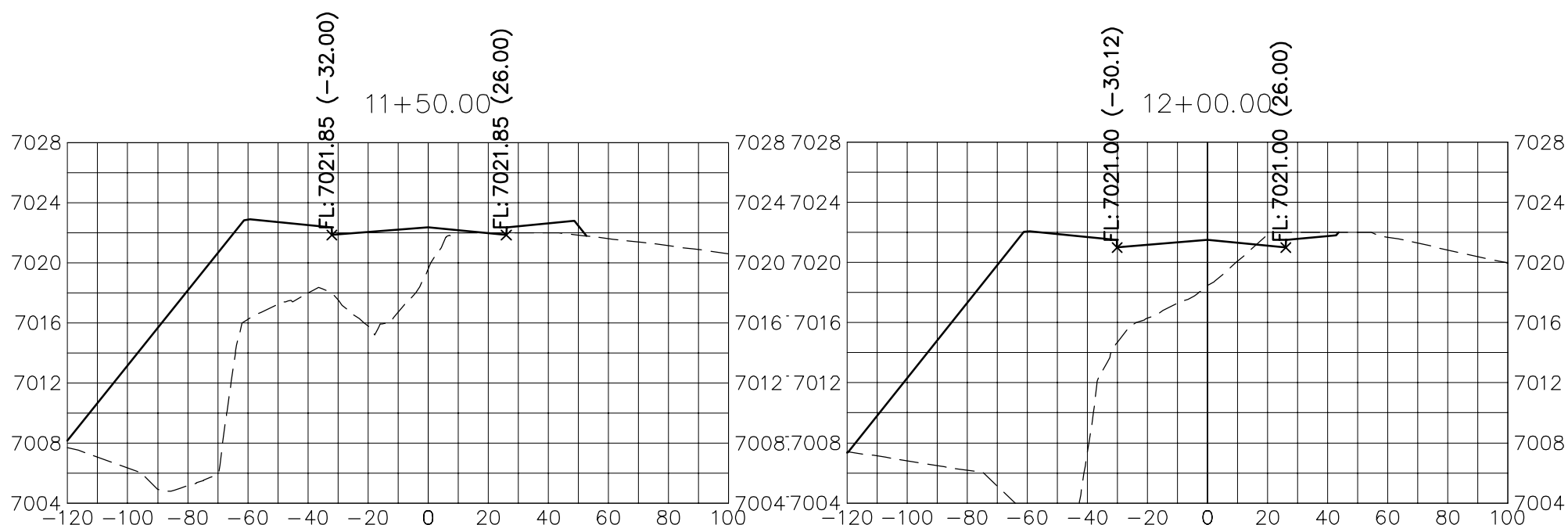
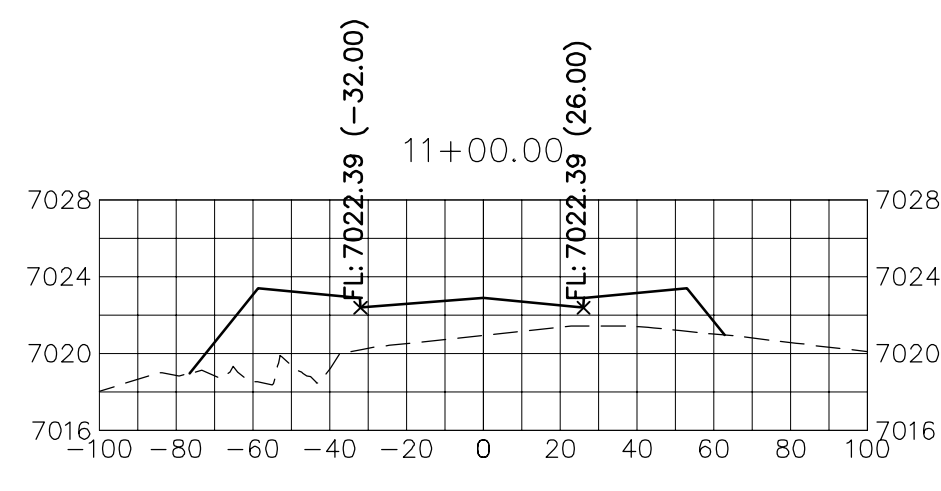
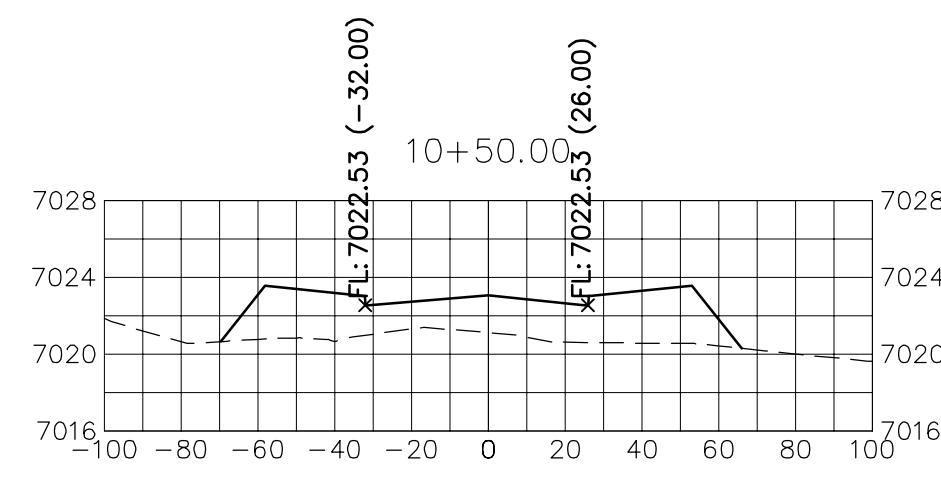
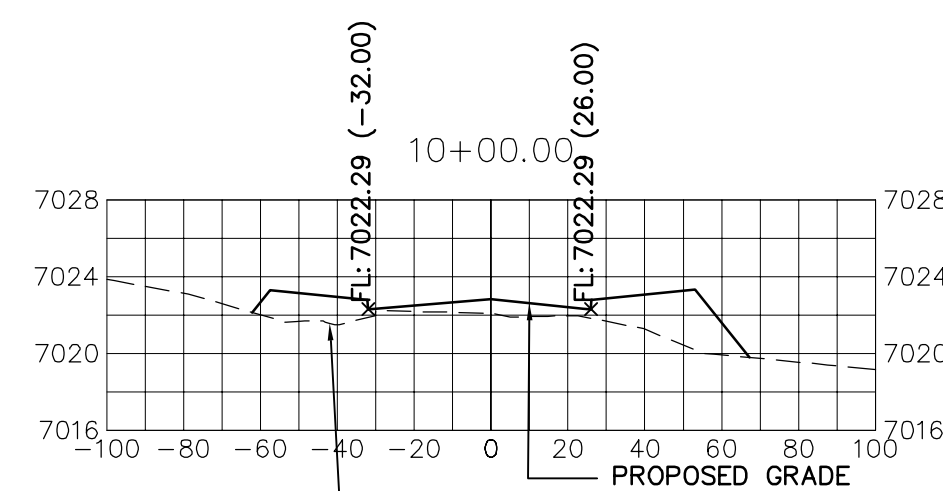
No.	REVISION	BY	DATE

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

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HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'



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

FOR AND ON BEHALF OF JR ENGINEERING

DATE

32314

STERLING RANCH ROAD &
BRIARGATE PARKWAY STREET PLANS

STERLING RANCH ROAD
CROSS SECTIONS

SHEET 29 OF 32

JOB NO. 25188.03

BY	DATE
----	------

No.	REVISION

H SCALE	1" = 50'
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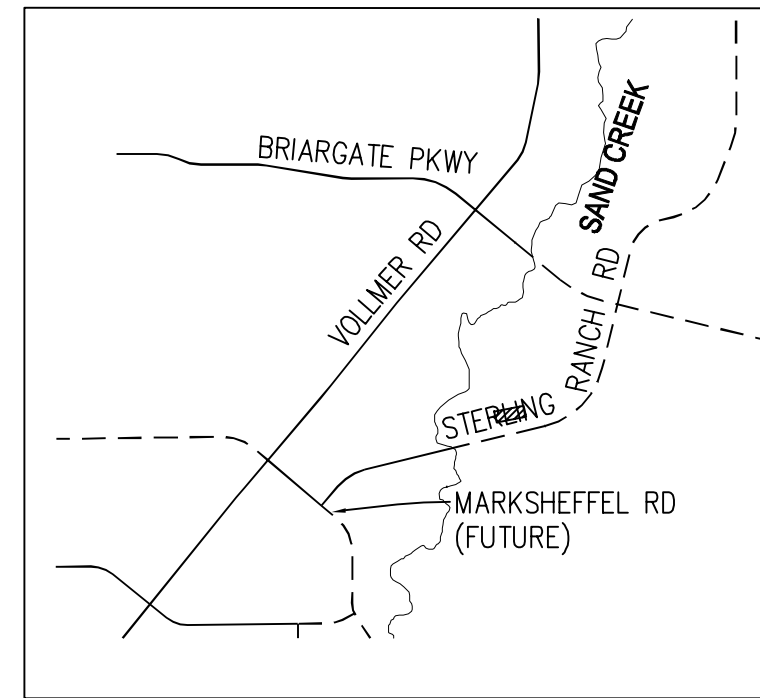
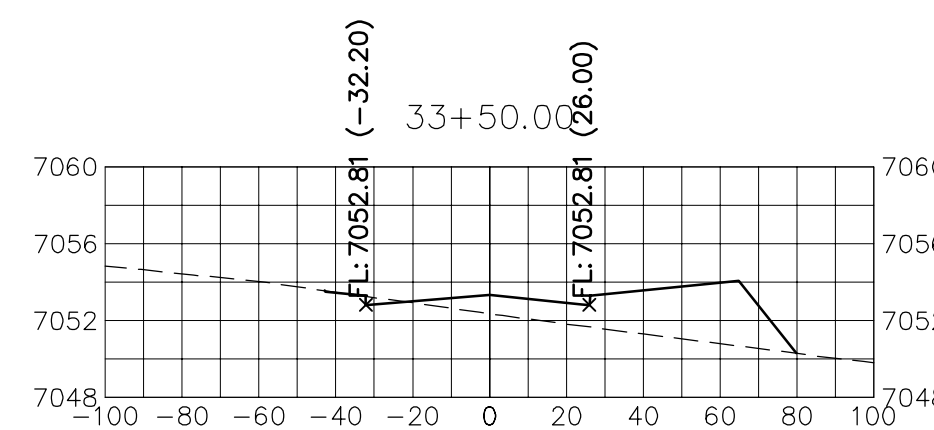
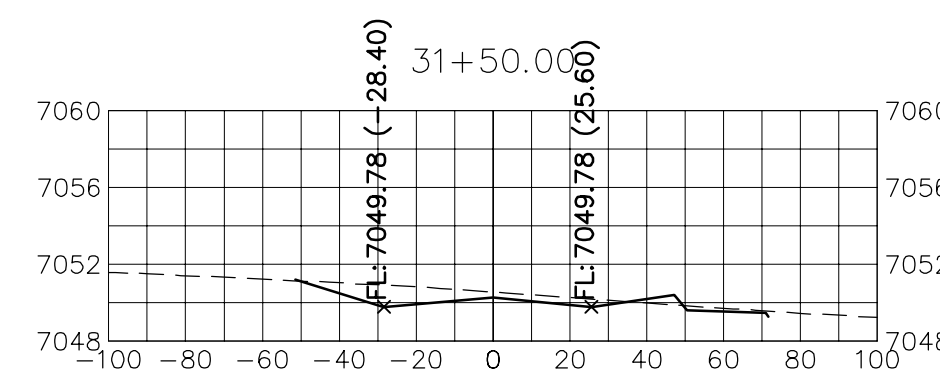
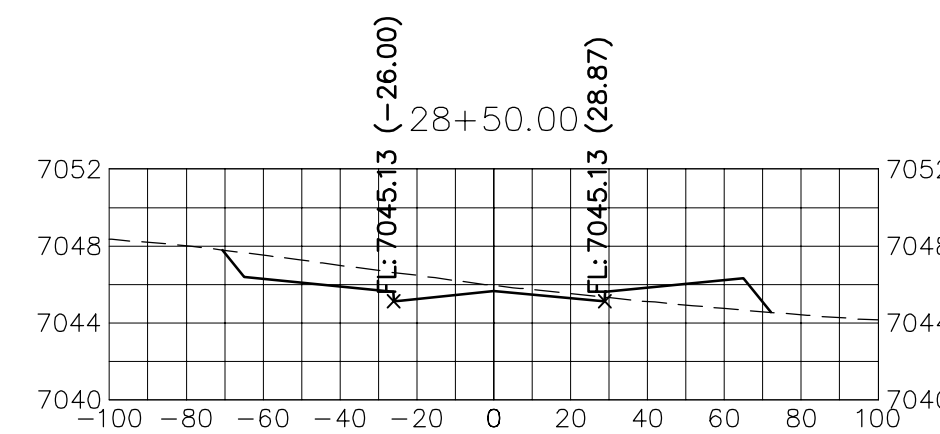
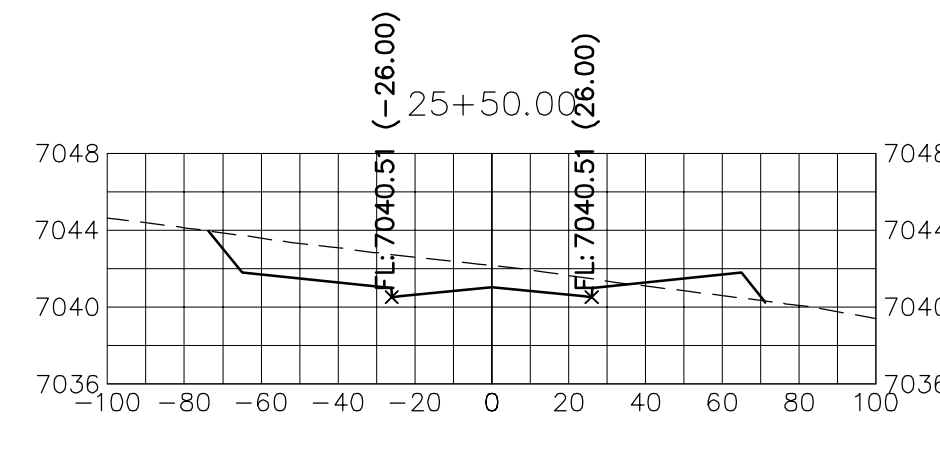
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20 BOULDER CRESCE
SUITE 201
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JAMES F. MORLEY
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DESIGNATED BY WRITTEN
AUTHORIZATION.

[illegible]

50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

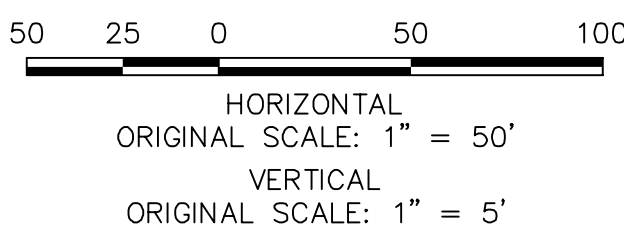
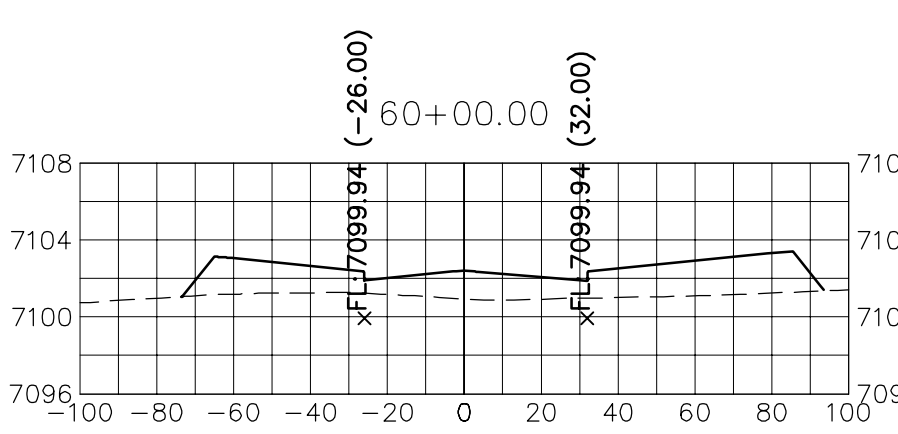
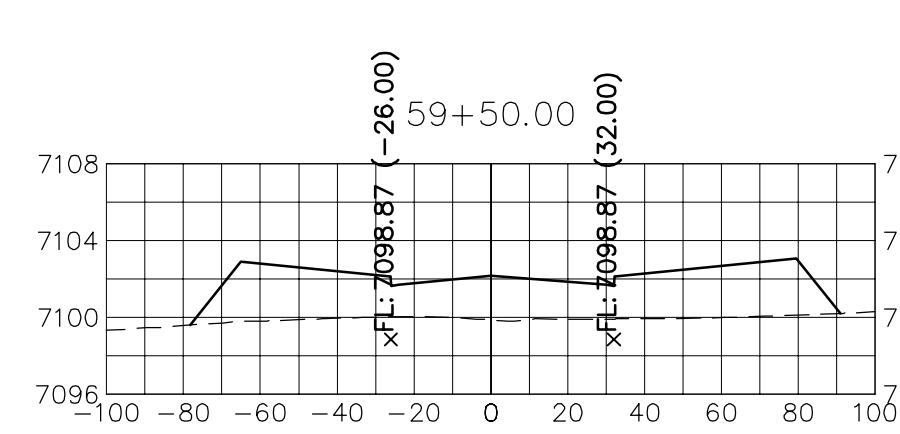
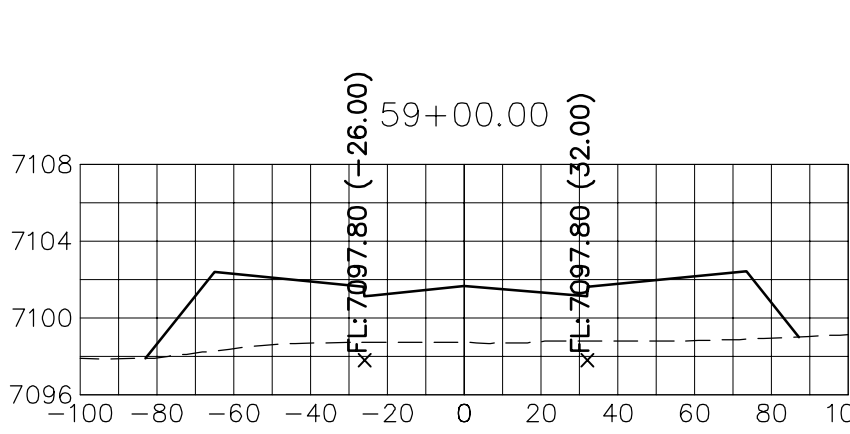
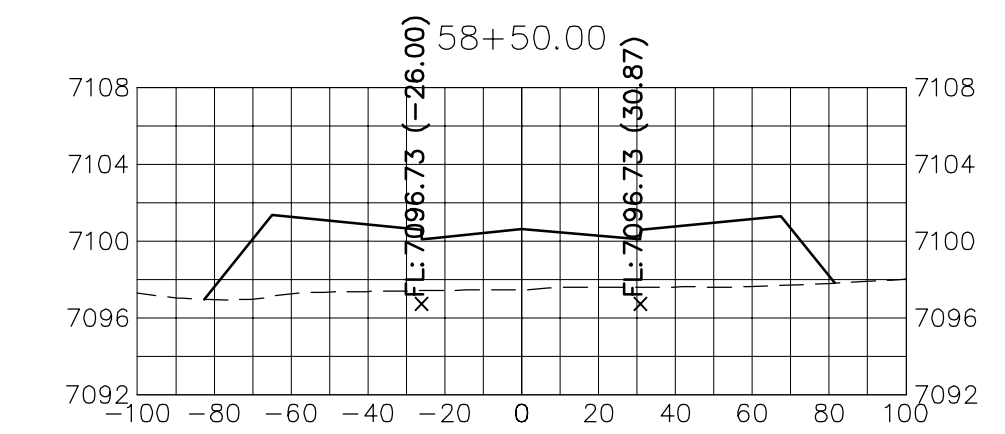
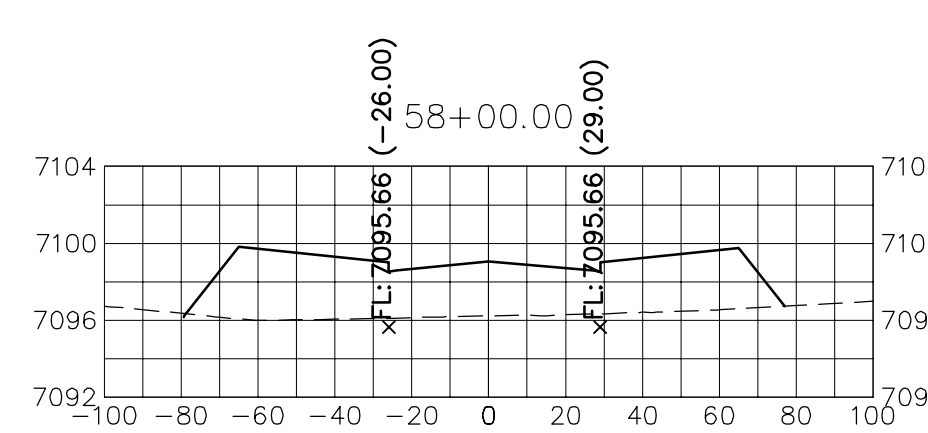
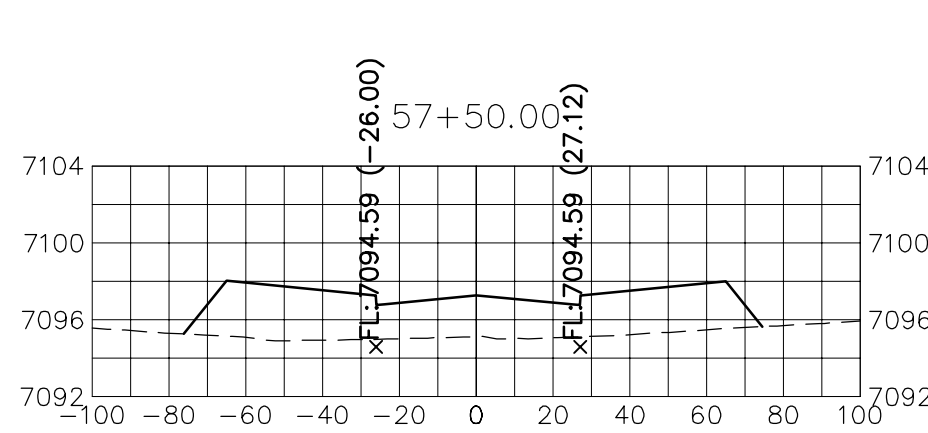
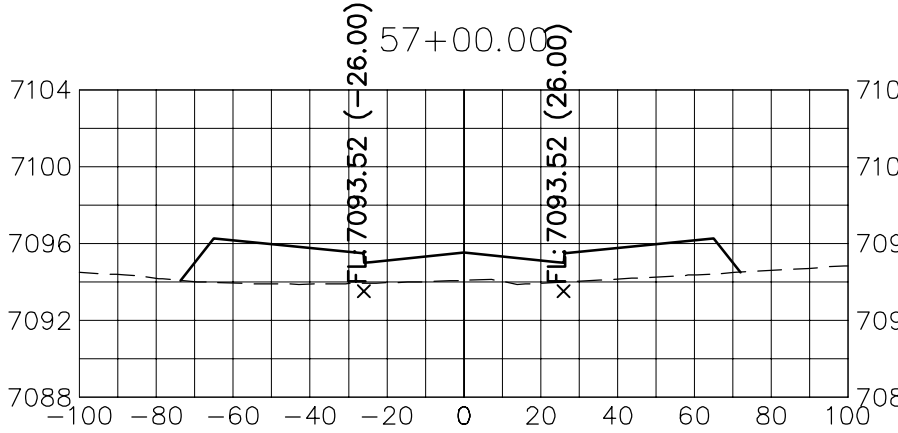
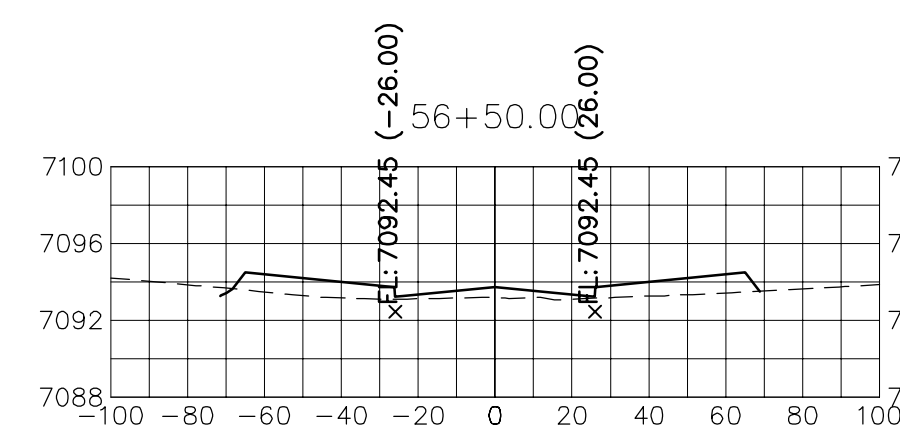
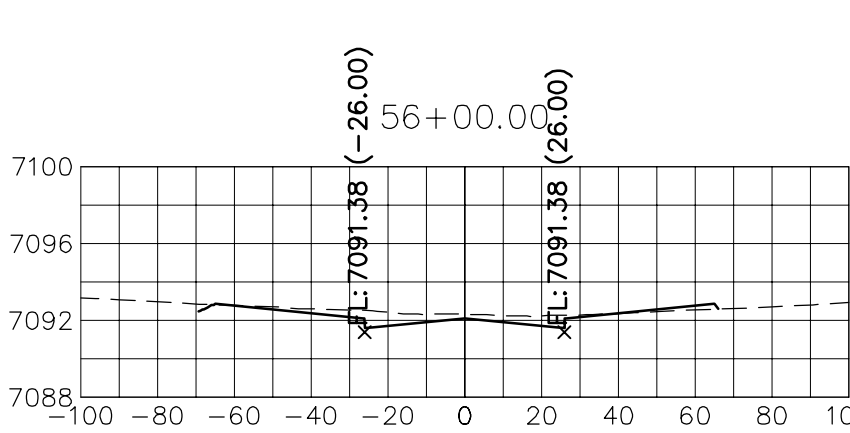
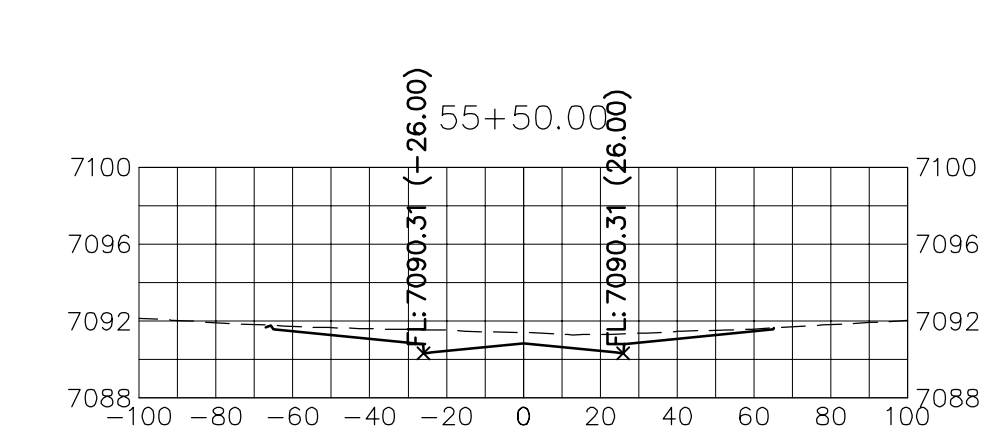
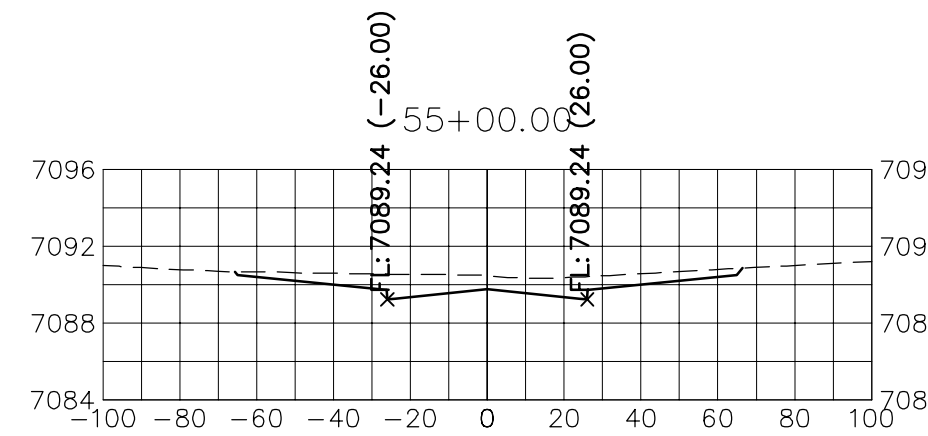
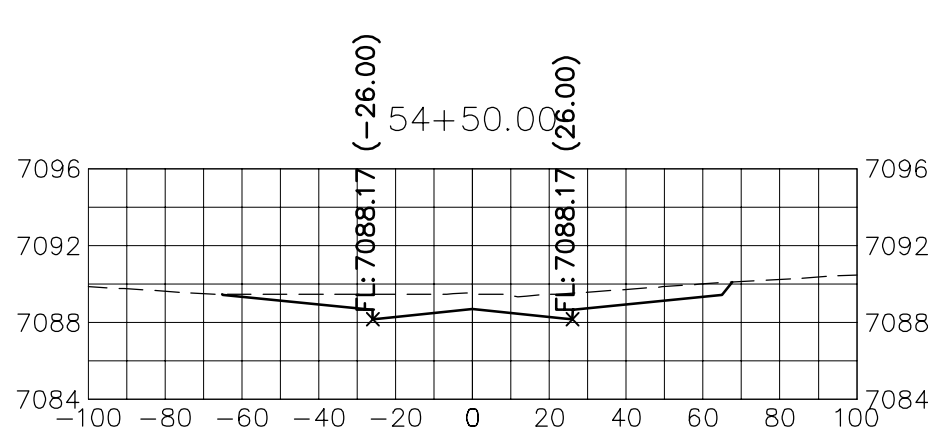
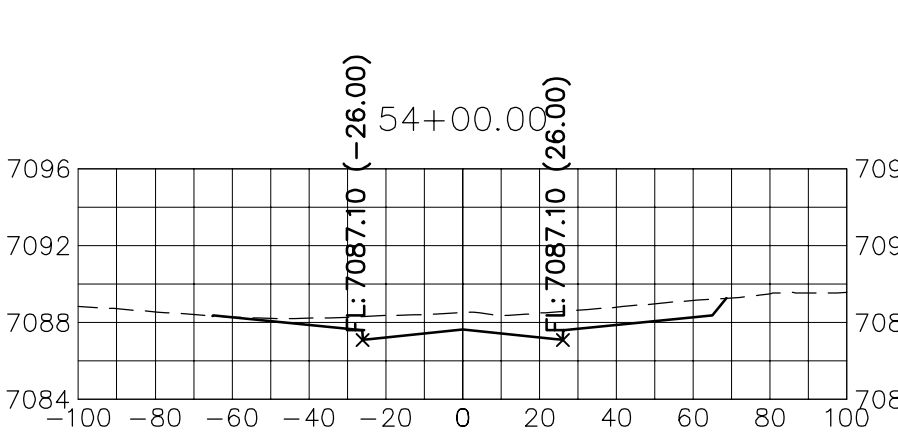
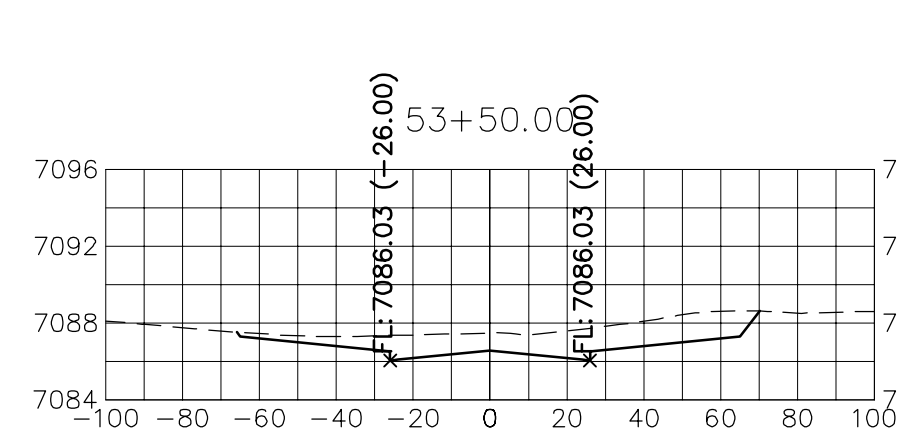
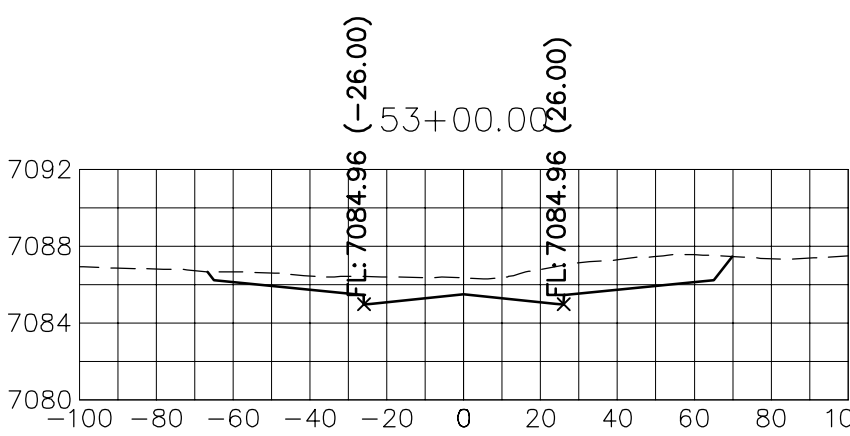
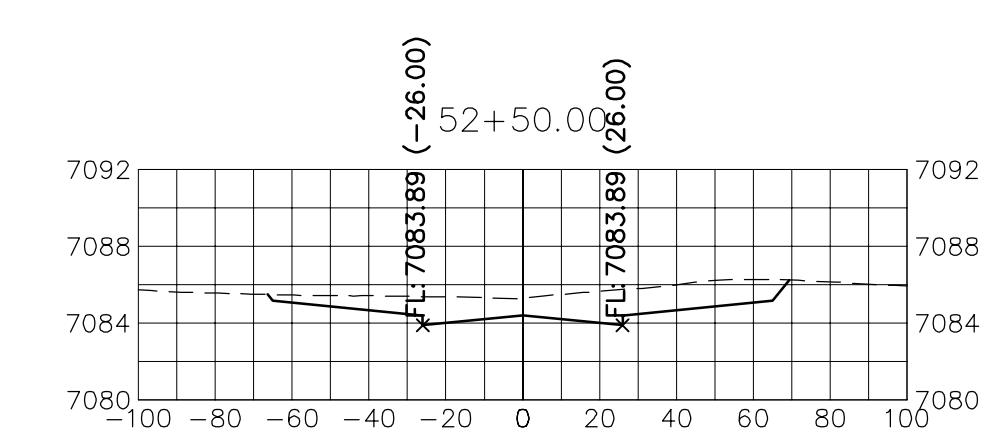
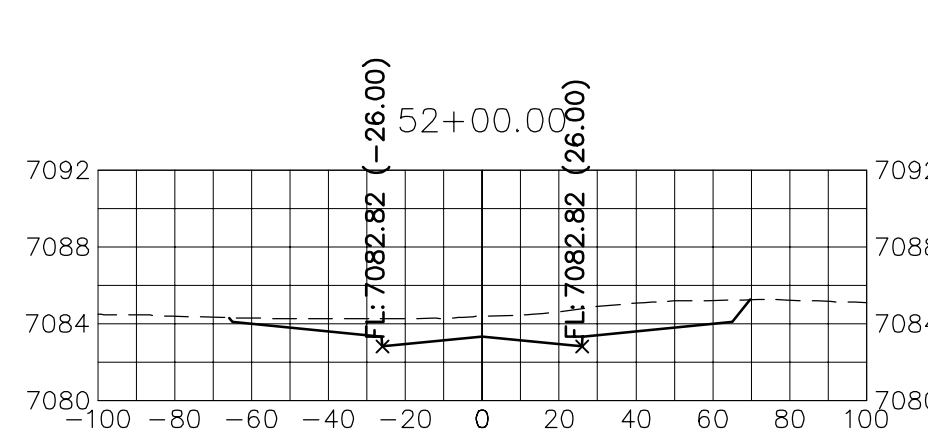
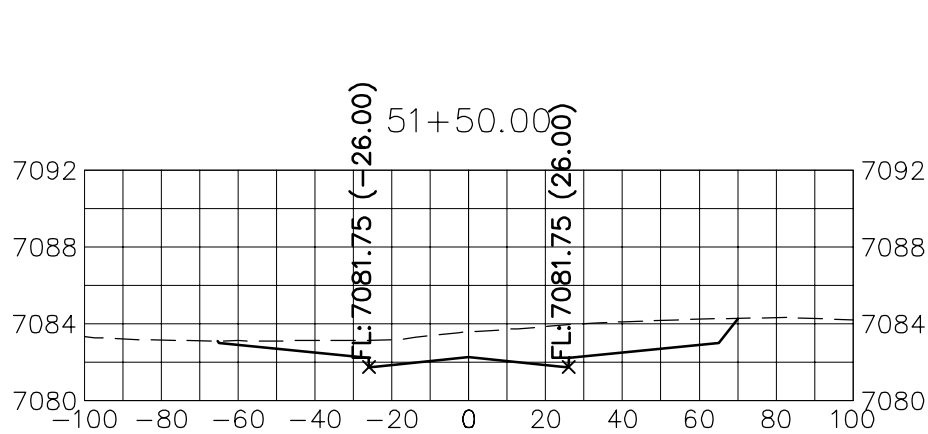
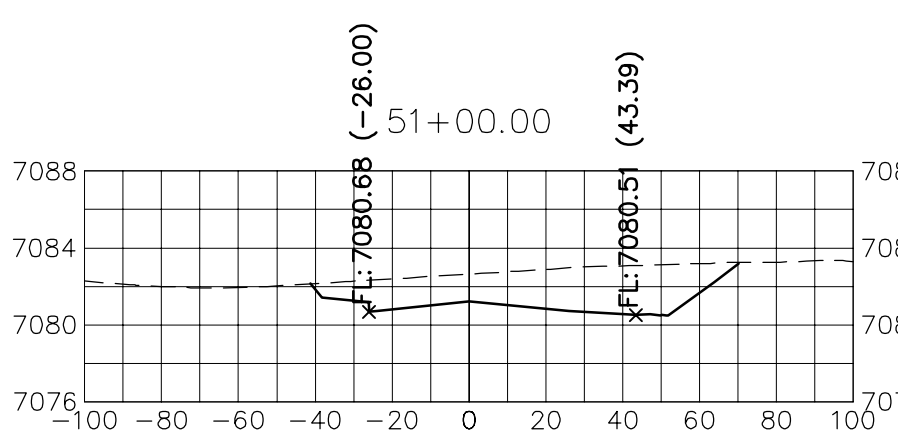
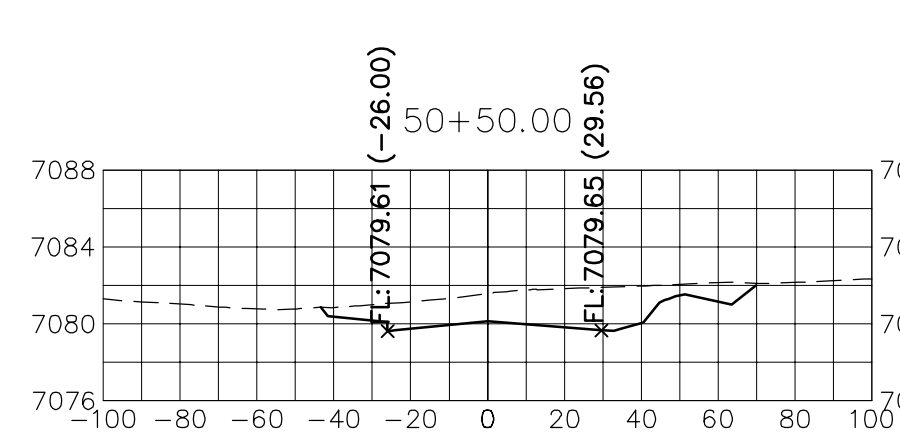
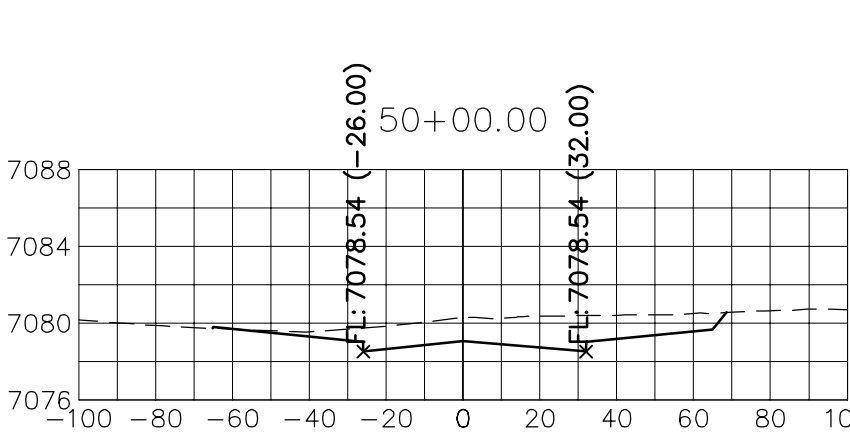
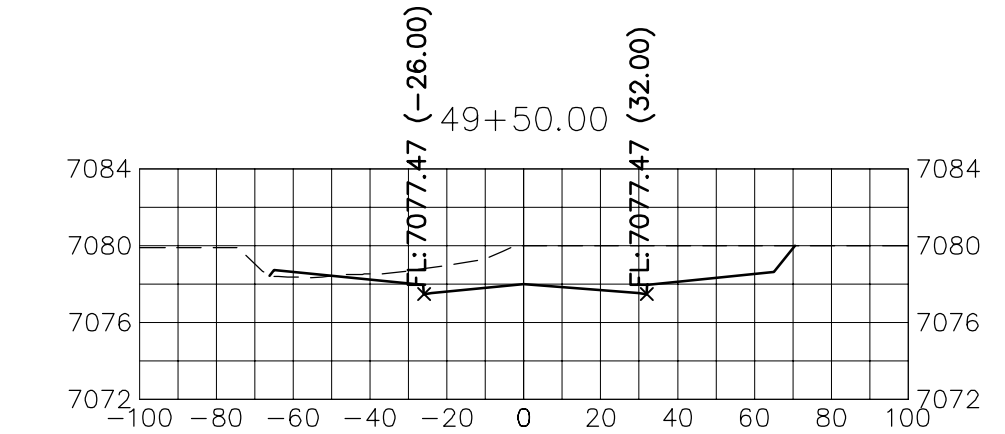
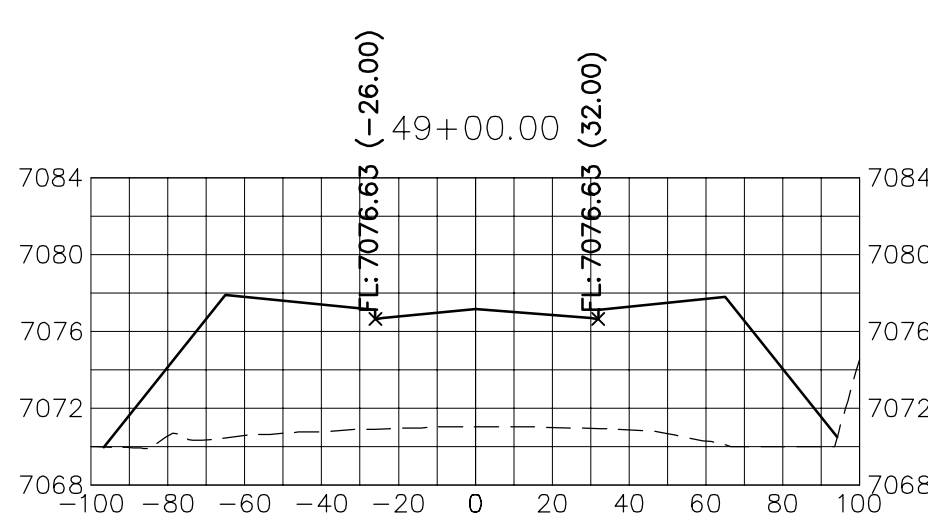
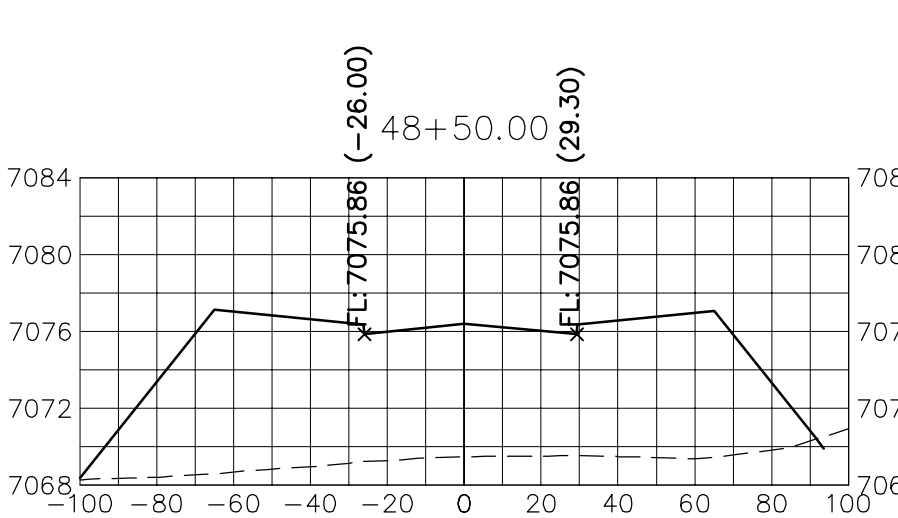
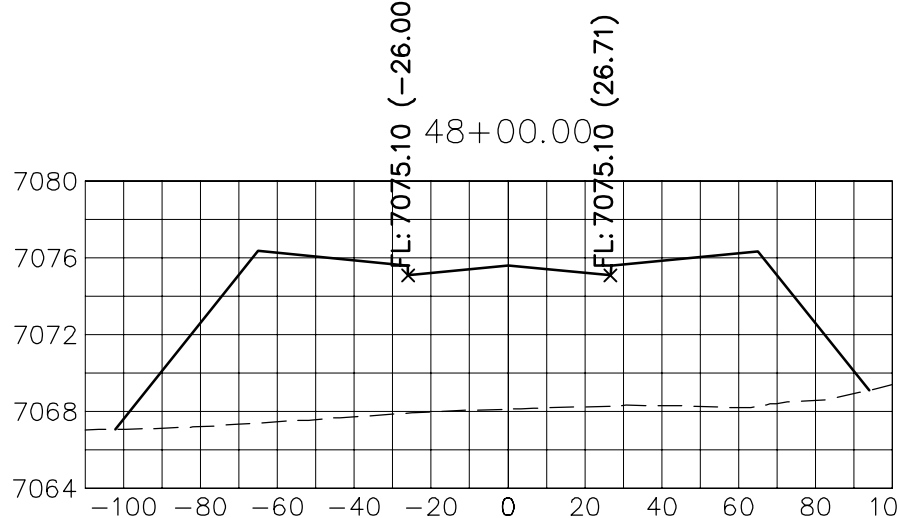
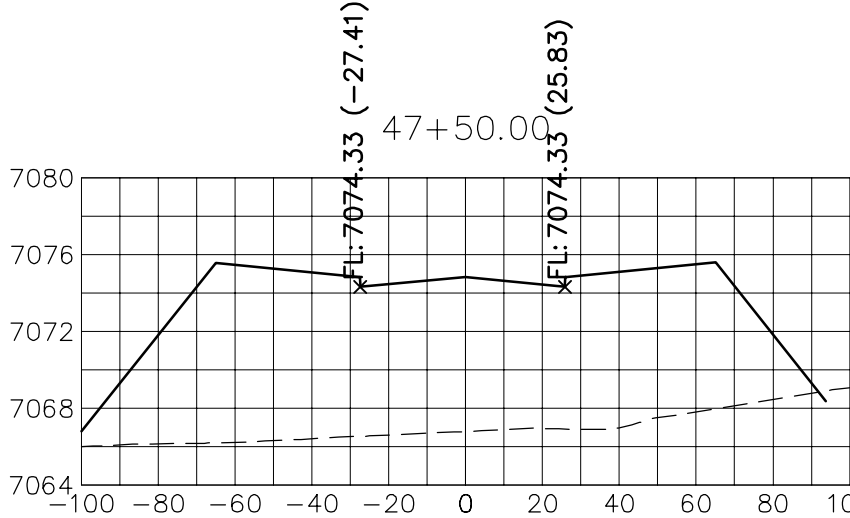
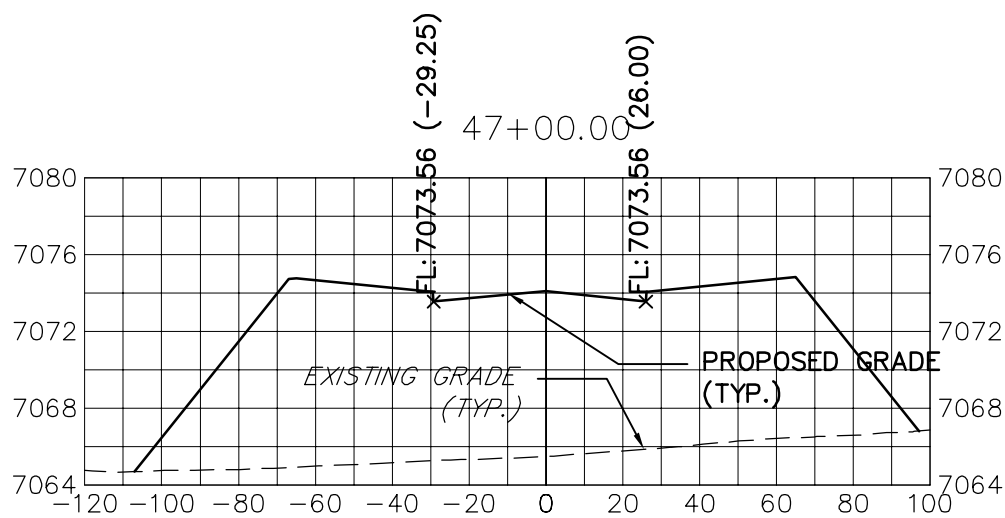


Know what's **below**.
Call before you dig.

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 30	OF 32
JOB NO.	25188.03

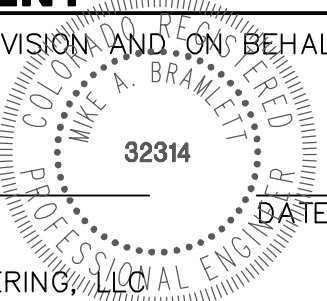


STERLING RANCH ROAD
STA 47+00 TO STA 60+00
LOOKING NORTHEAST

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 32 OF 32
JOB NO. 25188.03

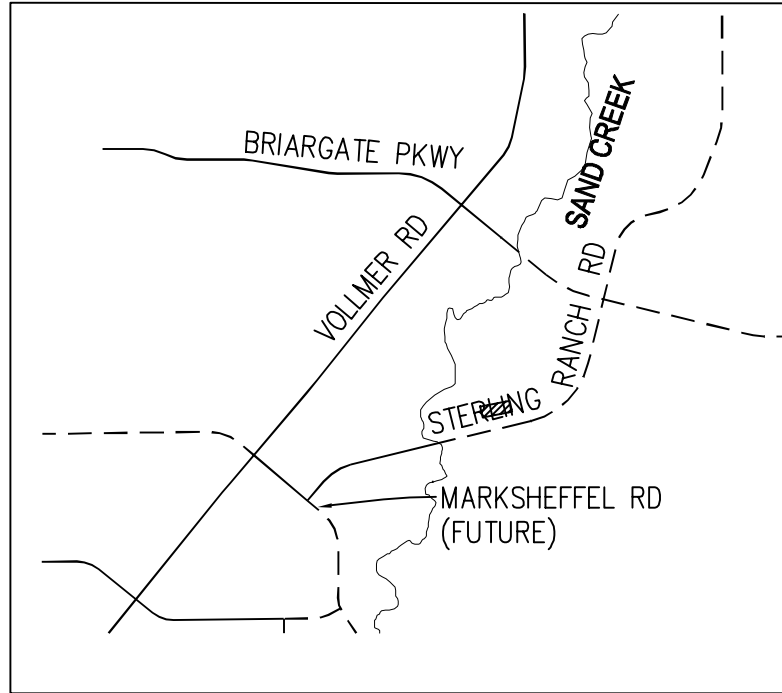
No.	REVISION	BY	DATE

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9383 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

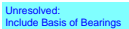

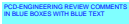





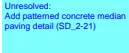


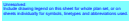

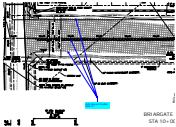

PREPARED FOR
UNIT 1 SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

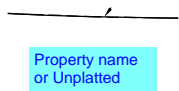
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742



KEY MAP
N.T.S.

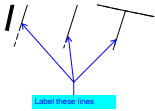
CD _V2.pdf Markup Summary

CDurham (174)		
	Subject: Text Box Page Label: 1 Author: CDurham Date: 3/29/2022 3:42:50 PM Status: Color:  Layer: Space:	Unresolved: Include Basis of Bearings
	Subject: Text Box Page Label: 1 Author: CDurham Date: 3/29/2022 3:43:05 PM Status: Color:  Layer: Space:	PCD-ENGINEERING REVIEW COMMENTS IN BLUE BOXES WITH BLUE TEXT
  	Subject: Cloud Page Label: 1 Author: CDurham Date: 3/29/2022 3:43:23 PM Status: Color:  Layer: Space:	
	Subject: Text Box Page Label: 2 Author: CDurham Date: 3/29/2022 3:47:16 PM Status: Color:  Layer: Space:	Unresolved: Add patterned concrete median paving detail (SD_2-21)
 	Subject: Text Box Page Label: 3 Author: CDurham Date: 3/29/2022 4:33:13 PM Status: Color:  Layer: Space:	Unresolved: Include drawing legend on this sheet for whole plan set, or on sheets individually for symbols, linetypes and abbreviations used.
	Subject: Callout Page Label: 4 Author: CDurham Date: 3/29/2022 4:42:43 PM Status: Color:  Layer: Space:	Add c&g and median back in.



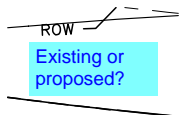
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Page Label: 7
Author: CDurham
Date: 3/30/2022 10:00:00 AM
Status:
Color:
Layer:
Space:

Property name or Unplatted



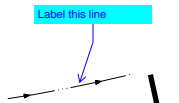
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Page Label: 7
Author: CDurham
Date: 3/30/2022 10:00:27 AM
Status:
Color:
Layer:
Space:

Label these lines



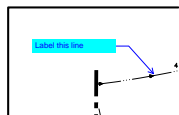
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Page Label: 7
Author: CDurham
Date: 3/30/2022 10:00:49 AM
Status:
Color:
Layer:
Space:

Existing or proposed?



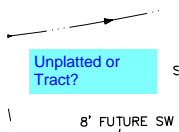
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Page Label: 7
Author: CDurham
Date: 3/30/2022 10:05:04 AM
Status:
Color:
Layer:
Space:

Label this line



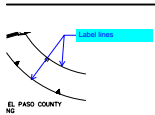
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Page Label: 8
Author: CDurham
Date: 3/30/2022 10:05:23 AM
Status:
Color:
Layer:
Space:

Label this line



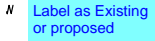
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Page Label: 8
Author: CDurham
Date: 3/30/2022 10:05:40 AM
Status:
Color:
Layer:
Space:

Unplatted or Tract?



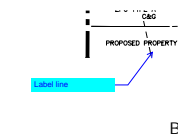
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Page Label: 8
Author: CDurham
Date: 3/30/2022 10:06:06 AM
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Color: ■
Layer:
Space:

Label lines



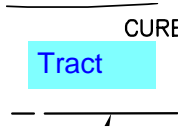
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Page Label: 8
Author: CDurham
Date: 3/30/2022 10:06:43 AM
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Layer:
Space:

Label as Existing or proposed



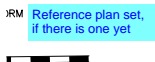
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Author: CDurham
Date: 3/30/2022 10:07:14 AM
Status:
Color: ■
Layer:
Space:

Label line



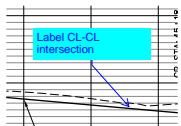
Subject: Text Box
Page Label: 8
Author: CDurham
Date: 3/30/2022 10:07:32 AM
Status:
Color: ■
Layer:
Space:

Tract



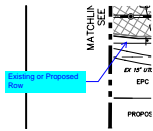
Subject: Text Box
Page Label: 8
Author: CDurham
Date: 3/30/2022 10:08:20 AM
Status:
Color: ■
Layer:
Space:

Reference plan set, if there is one yet



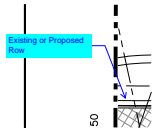
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Author: CDurham
Date: 3/30/2022 10:08:40 AM
Status:
Color: ■
Layer:
Space:

Label CL-CL intersection



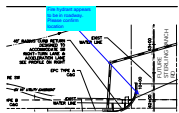
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Page Label: 8
Author: CDurham
Date: 3/30/2022 10:10:12 AM
Status:
Color: ■
Layer:
Space:

Existing or Proposed Row



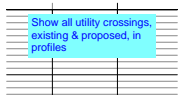
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Author: CDurham
Date: 3/30/2022 10:10:29 AM
Status:
Color: ■
Layer:
Space:

Existing or Proposed Row



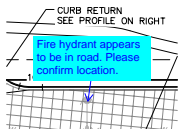
Subject: Callout
Page Label: 8
Author: CDurham
Date: 3/30/2022 10:11:11 AM
Status:
Color: ■
Layer:
Space:

Fire hydrant appears to be in roadway. Please confirm location



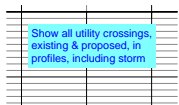
Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 10:12:12 AM
Status:
Color: ■
Layer:
Space:

Show all utility crossings, existing & proposed, in profiles



Subject: Callout
Page Label: 6
Author: CDurham
Date: 3/30/2022 10:12:35 AM
Status:
Color: ■
Layer:
Space:

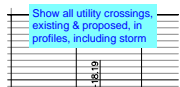
Fire hydrant appears to be in road. Please confirm location.



Subject: Text Box
Page Label: 7
Author: CDurham
Date: 3/30/2022 10:13:13 AM
Status:
Color: ■
Layer:
Space:

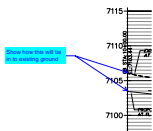
Show all utility crossings, existing & proposed, in profiles, including storm

00.00



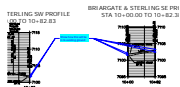
Subject: Text Box
Page Label: 8
Author: CDurham
Date: 3/30/2022 10:13:27 AM
Status:
Color: ■
Layer:
Space:

Show all utility crossings, existing & proposed, in profiles, including storm



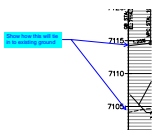
Subject: Callout
Page Label: 8
Author: CDurham
Date: 3/30/2022 10:29:16 AM
Status:
Color: ■
Layer:
Space:

Show how this will tie in to existing ground



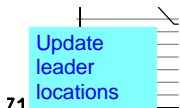
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Page Label: 8
Author: CDurham
Date: 3/30/2022 10:30:09 AM
Status:
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Layer:
Space:

Show how this will tie in to existing ground



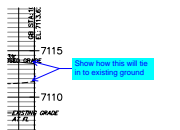
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Page Label: 6
Author: CDurham
Date: 3/30/2022 10:31:01 AM
Status:
Color: ■
Layer:
Space:

Show how this will tie in to existing ground



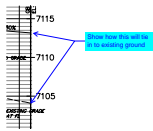
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Page Label: 6
Author: CDurham
Date: 3/30/2022 10:31:16 AM
Status:
Color: ■
Layer:
Space:

Update leader locations



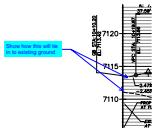
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Page Label: 6
Author: CDurham
Date: 3/30/2022 10:31:37 AM
Status:
Color: ■
Layer:
Space:

Show how this will tie in to existing ground



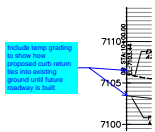
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Page Label: 6
Author: CDurham
Date: 3/30/2022 10:32:02 AM
Status:
Color: ■
Layer:
Space:

Show how this will tie in to existing ground



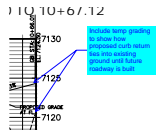
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Author: CDurham
Date: 3/30/2022 10:32:23 AM
Status:
Color: ■
Layer:
Space:

Show how this will tie in to existing ground



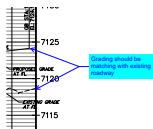
Subject: Callout
Page Label: 5
Author: CDurham
Date: 3/30/2022 10:34:41 AM
Status:
Color: ■
Layer:
Space:

Include temp grading to show how proposed curb return ties into existing ground until future roadway is built



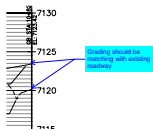
Subject: Callout
Page Label: 5
Author: CDurham
Date: 3/30/2022 10:35:07 AM
Status:
Color: ■
Layer:
Space:

Include temp grading to show how proposed curb return ties into existing ground until future roadway is built



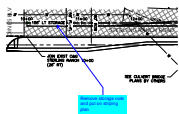
Subject: Callout
Page Label: 5
Author: CDurham
Date: 3/30/2022 10:36:02 AM
Status:
Color: ■
Layer:
Space:

Grading should be matching with existing roadway



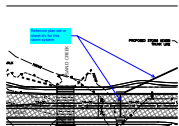
Subject: Callout
Page Label: 5
Author: CDurham
Date: 3/30/2022 10:36:18 AM
Status:
Color: ■
Layer:
Space:

Grading should be matching with existing roadway



Subject: Callout
Page Label: 9
Author: CDurham
Date: 3/30/2022 2:48:57 PM
Status:
Color: ■
Layer:
Space:

Remove storage note and put on striping plan



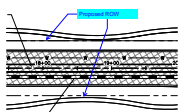
Subject: Callout
Page Label: 9
Author: CDurham
Date: 3/30/2022 2:51:34 PM
Status:
Color: ■
Layer:
Space:

Reference plan set or sheet #'s for this storm system

Tract or Unplatted?

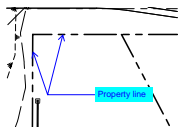
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Page Label: 9
Author: CDurham
Date: 3/30/2022 3:19:59 PM
Status:
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Layer:
Space:

Tract or Unplatted?



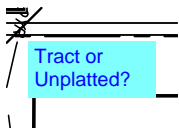
Subject: Callout
Page Label: 9
Author: CDurham
Date: 3/30/2022 3:20:38 PM
Status:
Color: ■
Layer:
Space:

Proposed ROW



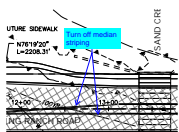
Subject: Callout
Page Label: 9
Author: CDurham
Date: 3/30/2022 3:21:04 PM
Status:
Color: ■
Layer:
Space:

Property line



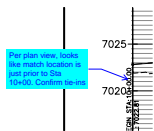
Subject: Text Box
Page Label: 9
Author: CDurham
Date: 3/30/2022 3:21:27 PM
Status:
Color: ■
Layer:
Space:

Tract or Unplatted?



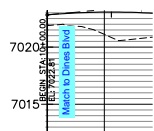
Subject: Callout
Page Label: 9
Author: CDurham
Date: 3/30/2022 3:22:46 PM
Status:
Color: ■
Layer:
Space:

Turn off median striping



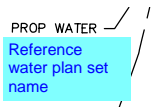
Subject: Callout
Page Label: 9
Author: CDurham
Date: 3/30/2022 3:24:48 PM
Status:
Color: ■
Layer:
Space:

Per plan view, looks like match location is just prior to Sta 10+00. Confirm tie-ins



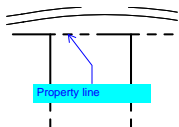
Subject: Text Box
Page Label: 9
Author: CDurham
Date: 3/30/2022 3:25:32 PM
Status:
Color: ■
Layer:
Space:

Match to Dines Blvd



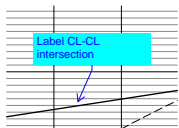
Subject: Text Box
Page Label: 9
Author: CDurham
Date: 3/30/2022 3:25:53 PM
Status:
Color: ■
Layer:
Space:

Reference water plan set name



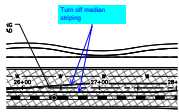
Subject: Callout
Page Label: 10
Author: CDurham
Date: 3/30/2022 3:26:36 PM
Status:
Color: ■
Layer:
Space:

Property line



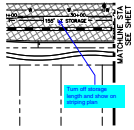
Subject: Callout
Page Label: 10
Author: CDurham
Date: 3/30/2022 3:26:55 PM
Status:
Color: ■
Layer:
Space:

Label CL-CL intersection



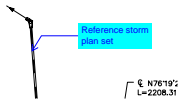
Subject: Callout
Page Label: 10
Author: CDurham
Date: 3/30/2022 3:27:55 PM
Status:
Color:
Layer:
Space:

Turn off median striping



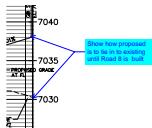
Subject: Callout
Page Label: 10
Author: CDurham
Date: 3/30/2022 3:28:54 PM
Status:
Color:
Layer:
Space:

Turn off storage length and show on striping plan



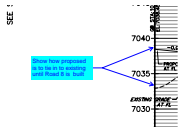
Subject: Callout
Page Label: 10
Author: CDurham
Date: 3/30/2022 3:29:44 PM
Status:
Color:
Layer:
Space:

Reference storm plan set



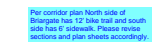
Subject: Callout
Page Label: 10
Author: CDurham
Date: 3/30/2022 3:31:00 PM
Status:
Color:
Layer:
Space:

Show how proposed is to tie in to existing until Road 8 is built



Subject: Callout
Page Label: 10
Author: CDurham
Date: 3/30/2022 3:31:17 PM
Status:
Color:
Layer:
Space:

Show how proposed is to tie in to existing until Road 8 is built



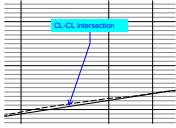
Subject: Text Box
Page Label: 3
Author: CDurham
Date: 3/30/2022 3:44:52 PM
Status:
Color:
Layer:
Space:

Per corridor plan North side of Briargate has 12' bike trail and south side has 6' sidewalk. Please revise sections and plan sheets accordingly.

Per ECM Non-residential collector has 5' sidewalk. Please update

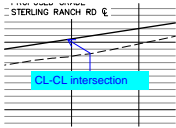
Subject: Text Box
Page Label: 3
Author: CDurham
Date: 3/30/2022 3:49:04 PM
Status:
Color: ■
Layer:
Space:

Per ECM Non-residential collector has 5' sidewalk.
Please update



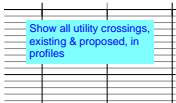
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 3:54:55 PM
Status:
Color: ■
Layer:
Space:

CL-CL intersection



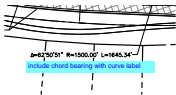
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 3:56:20 PM
Status:
Color: ■
Layer:
Space:

CL-CL intersection



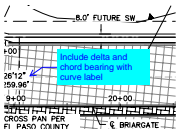
Subject: Text Box
Page Label: 11
Author: CDurham
Date: 3/30/2022 3:56:25 PM
Status:
Color: ■
Layer:
Space:

Show all utility crossings, existing & proposed, in
profiles



Subject: Text Box
Page Label: 11
Author: CDurham
Date: 3/30/2022 3:57:58 PM
Status:
Color: ■
Layer:
Space:

include chord bearing with curve label



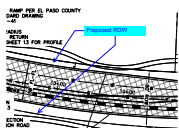
Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/30/2022 3:59:01 PM
Status:
Color: ■
Layer:
Space:

Include delta and chord bearing with curve label



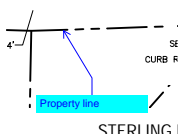
Subject: Callout
Page Label: 6
Author: CDurham
Date: 3/30/2022 4:00:19 PM
Status:
Color: ■
Layer:
Space:

Include chord bearing with curve label



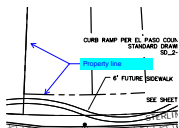
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:01:57 PM
Status:
Color: ■
Layer:
Space:

Proposed ROW



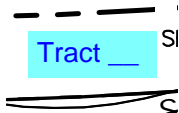
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:02:08 PM
Status:
Color: ■
Layer:
Space:

Property line



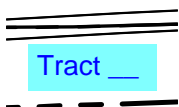
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:02:31 PM
Status:
Color: ■
Layer:
Space:

Property line



Subject: Text Box
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:02:57 PM
Status:
Color: ■
Layer:
Space:

Tract __



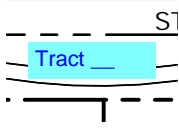
Subject: Text Box
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:03:04 PM
Status:
Color: ■
Layer:
Space:

Tract __

Tract or
Unplatted?

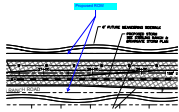
Subject: Text Box
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:03:20 PM
Status:
Color: ■
Layer:
Space:

Tract or Unplatted?



Subject: Text Box
Page Label: 10
Author: CDurham
Date: 3/30/2022 4:03:33 PM
Status:
Color: ■
Layer:
Space:

Tract __



Subject: Callout
Page Label: 10
Author: CDurham
Date: 3/30/2022 4:04:29 PM
Status:
Color: ■
Layer:
Space:

Proposed ROW

Property Owner, tract,
unplatted? Label
accordingly

Subject: Text Box
Page Label: 10
Author: CDurham
Date: 3/30/2022 4:05:04 PM
Status:
Color: ■
Layer:
Space:

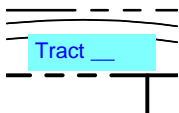
Property Owner, tract, unplatted? Label
accordingly

Property Owner, tract,
unplatted? Label
accordingly

CROSS PAN PER EL PASO
COUNTY STANDARD

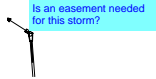
Subject: Text Box
Page Label: 10
Author: CDurham
Date: 3/30/2022 4:05:12 PM
Status:
Color: ■
Layer:
Space:

Property Owner, tract, unplatted? Label
accordingly



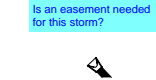
Subject: Text Box
Page Label: 10
Author: CDurham
Date: 3/30/2022 4:05:23 PM
Status:
Color: ■
Layer:
Space:

Tract __



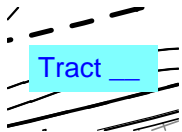
Subject: Text Box
Page Label: 10
Author: CDurham
Date: 3/30/2022 4:05:44 PM
Status:
Color:
Layer:
Space:

Is an easement needed for this storm?



Subject: Text Box
Page Label: 9
Author: CDurham
Date: 3/30/2022 4:06:27 PM
Status:
Color:
Layer:
Space:

Is an easement needed for this storm?



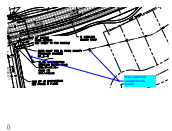
Subject: Text Box
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:07:08 PM
Status:
Color:
Layer:
Space:

Tract ___



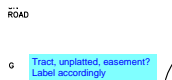
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:07:35 PM
Status:
Color:
Layer:
Space:

Turn off taper length and move to striping plan



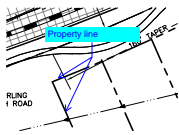
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:08:36 PM
Status:
Color:
Layer:
Space:

Is an easement needed for this storm?



Subject: Text Box
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:08:40 PM
Status:
Color:
Layer:
Space:

Tract, unplatted, easement? Label accordingly



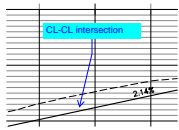
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:08:56 PM
Status:
Color: ■
Layer:
Space:

Property line



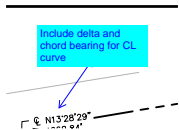
Subject: Callout
Page Label: 11
Author: CDurham
Date: 3/30/2022 4:09:39 PM
Status:
Color: ■
Layer:
Space:

Is an easement needed for this storm?



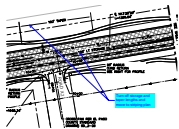
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:33:55 PM
Status:
Color: ■
Layer:
Space:

CL-CL intersection



Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:34:23 PM
Status:
Color: ■
Layer:
Space:

Include delta and chord bearing for CL curve



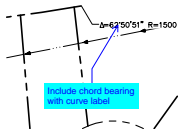
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:34:54 PM
Status:
Color: ■
Layer:
Space:

Turn off storage and taper lengths and move to striping plan



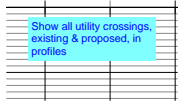
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:34:58 PM
Status:
Color: ■
Layer:
Space:

CL-CL intersection



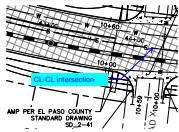
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:35:15 PM
Status:
Color: ■
Layer:
Space:

Include chord bearing with curve label



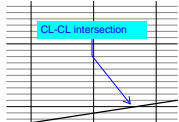
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:36:34 PM
Status:
Color: ■
Layer:
Space:

Show all utility crossings, existing & proposed, in profiles



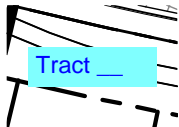
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:36:54 PM
Status:
Color: ■
Layer:
Space:

CL-CL intersection



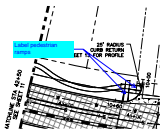
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:37:08 PM
Status:
Color: ■
Layer:
Space:

CL-CL intersection



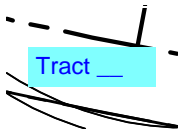
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:38:37 PM
Status:
Color: ■
Layer:
Space:

Tract ___



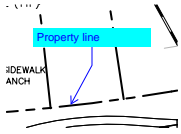
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:38:46 PM
Status:
Color: ■
Layer:
Space:

Label pedestrian ramps



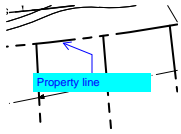
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:38:53 PM
Status:
Color: ■
Layer:
Space:

Tract ___



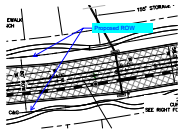
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:39:05 PM
Status:
Color: ■
Layer:
Space:

Property line



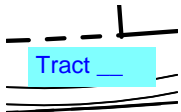
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:39:13 PM
Status:
Color: ■
Layer:
Space:

Property line



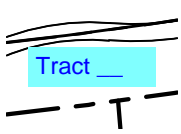
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:39:36 PM
Status:
Color: ■
Layer:
Space:

Proposed ROW



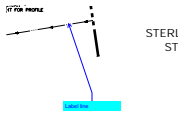
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:39:45 PM
Status:
Color: ■
Layer:
Space:

Tract ___



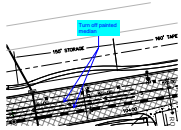
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:40:10 PM
Status:
Color: ■
Layer:
Space:

Tract ___



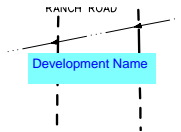
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:40:40 PM
Status:
Color:
Layer:
Space:

Label line



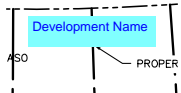
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:41:28 PM
Status:
Color:
Layer:
Space:

Turn off painted median



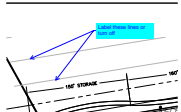
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:42:07 PM
Status:
Color:
Layer:
Space:

Development Name



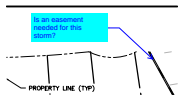
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:42:14 PM
Status:
Color:
Layer:
Space:

Development Name



Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:43:51 PM
Status:
Color:
Layer:
Space:

Label these lines or turn off



Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:44:34 PM
Status:
Color:
Layer:
Space:

Is an easement needed for this storm?

Development Name,
tract, unplatted?

Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:44:40 PM
Status:
Color: ■
Layer:
Space:

Development Name, tract, unplatted?

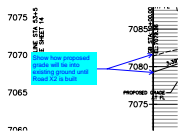
N.T.S.

SW Profile

2 NE PROF

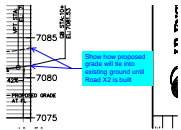
Subject: Text Box
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:45:17 PM
Status:
Color: ■
Layer:
Space:

SW Profile



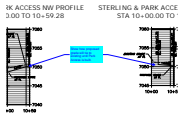
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:46:13 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie into existing ground until Road X2 is built



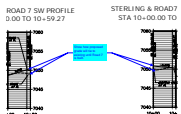
Subject: Callout
Page Label: 12
Author: CDurham
Date: 3/30/2022 4:46:44 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie into existing ground until Road X2 is built



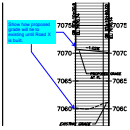
Subject: Callout
Page Label: 13
Author: CDurham
Date: 3/30/2022 5:31:45 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie to existing until Park Access is built.



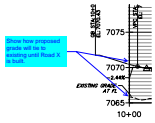
Subject: Callout
Page Label: 13
Author: CDurham
Date: 3/30/2022 5:32:54 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie to existing until Road 7 is built.



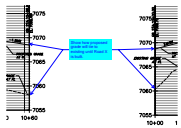
Subject: Callout
Page Label: 13
Author: CDurham
Date: 3/30/2022 5:35:26 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie to existing until Road X is built.



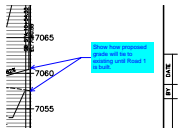
Subject: Callout
Page Label: 13
Author: CDurham
Date: 3/30/2022 5:35:46 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie to existing until Road X is built.



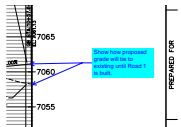
Subject: Callout
Page Label: 13
Author: CDurham
Date: 3/30/2022 5:36:23 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie to existing until Road X is built.



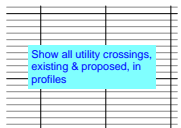
Subject: Callout
Page Label: 13
Author: CDurham
Date: 3/30/2022 5:37:27 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie to existing until Road 1 is built.



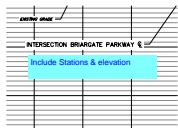
Subject: Callout
Page Label: 13
Author: CDurham
Date: 3/30/2022 5:37:30 PM
Status:
Color: ■
Layer:
Space:

Show how proposed grade will tie to existing until Road 1 is built.



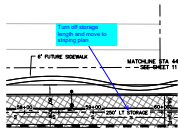
Subject: Text Box
Page Label: 14
Author: CDurham
Date: 3/30/2022 5:39:15 PM
Status:
Color: ■
Layer:
Space:

Show all utility crossings, existing & proposed, in profiles



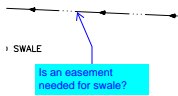
Subject: Text Box
Page Label: 14
Author: CDurham
Date: 3/30/2022 5:40:00 PM
Status:
Color:
Layer:
Space:

Include Stations & elevation



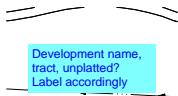
Subject: Callout
Page Label: 14
Author: CDurham
Date: 3/30/2022 5:40:54 PM
Status:
Color:
Layer:
Space:

Turn off storage length and move to striping plan



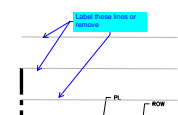
Subject: Callout
Page Label: 14
Author: CDurham
Date: 3/30/2022 5:42:02 PM
Status:
Color:
Layer:
Space:

Is an easement needed for swale?



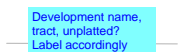
Subject: Text Box
Page Label: 14
Author: CDurham
Date: 3/30/2022 5:42:21 PM
Status:
Color:
Layer:
Space:

Development name, tract, unplatted? Label accordingly



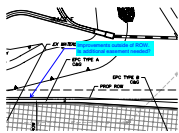
Subject: Callout
Page Label: 14
Author: CDurham
Date: 3/30/2022 5:42:50 PM
Status:
Color:
Layer:
Space:

Label these lines or remove



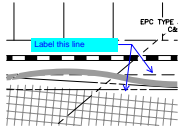
Subject: Text Box
Page Label: 14
Author: CDurham
Date: 3/30/2022 5:45:03 PM
Status:
Color:
Layer:
Space:

Development name, tract, unplatted? Label accordingly



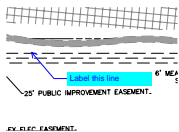
Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/30/2022 9:15:05 AM
Status:
Color: ■
Layer:
Space:

Improvements outside of ROW. Is additional easement needed?



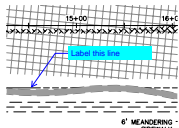
Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/30/2022 9:16:19 AM
Status:
Color: ■
Layer:
Space:

Label this line



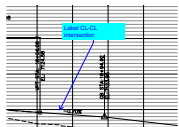
Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/30/2022 9:28:02 AM
Status:
Color: ■
Layer:
Space:

Label this line



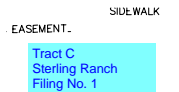
Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/30/2022 9:28:28 AM
Status:
Color: ■
Layer:
Space:

Label this line



Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/30/2022 9:31:18 AM
Status:
Color: ■
Layer:
Space:

Label CL-CL intersection



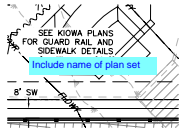
Subject: Text Box
Page Label: 4
Author: CDurham
Date: 3/30/2022 9:41:35 AM
Status:
Color: ■
Layer:
Space:

Tract C
Sterling Ranch Filing No. 1



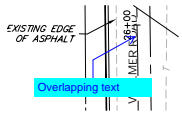
Subject: Text Box
Page Label: 5
Author: CDurham
Date: 3/30/2022 9:44:04 AM
Status:
Color: ■
Layer:
Space:

Delete text if not needed.



Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:46:16 AM
Status:
Color: ■
Layer:
Space:

Include name of plan set



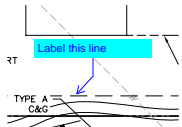
Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/30/2022 9:46:41 AM
Status:
Color: ■
Layer:
Space:

Overlapping text



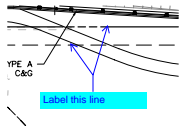
Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:46:57 AM
Status:
Color: ■
Layer:
Space:

Include name of plan set



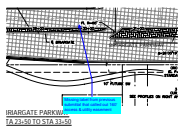
Subject: Callout
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:47:43 AM
Status:
Color: ■
Layer:
Space:

Label this line



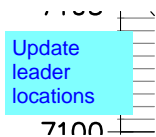
Subject: Callout
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:47:59 AM
Status:
Color: ■
Layer:
Space:

Label this line



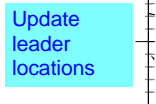
Subject: Callout
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:51:38 AM
Status:
Color:
Layer:
Space:

Missing label from previous submittal that called out 160' access & utility easement



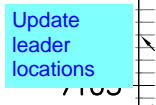
Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:54:12 AM
Status:
Color:
Layer:
Space:

Update leader locations



Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:54:31 AM
Status:
Color:
Layer:
Space:

Update leader locations



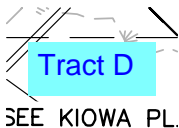
Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:54:34 AM
Status:
Color:
Layer:
Space:

Update leader locations



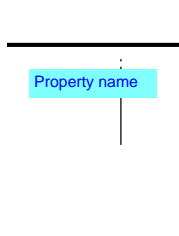
Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:55:48 AM
Status:
Color:
Layer:
Space:


Tract B



Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:56:00 AM
Status:
Color:
Layer:
Space:

Tract D



Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:57:19 AM
Status:
Color: 
Layer:
Space:

Property name



Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:57:27 AM
Status:
Color: 
Layer:
Space:

Property name



Subject: Callout
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:58:18 AM
Status:
Color: 
Layer:
Space:

Label this



Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:59:21 AM
Status:
Color: 
Layer:
Space:

Property name



Subject: Text Box
Page Label: 6
Author: CDurham
Date: 3/30/2022 9:59:25 AM
Status:
Color: 
Layer:
Space:

Property name



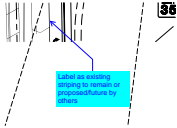
Subject: Text Box
Page Label: 7
Author: CDurham
Date: 3/30/2022 9:59:33 AM
Status:
Color: 
Layer:
Space:

Property name

Property name

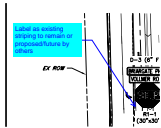
Subject: Text Box
Page Label: 7
Author: CDurham
Date: 3/30/2022 9:59:46 AM
Status:
Color: ■
Layer:
Space:

Property name



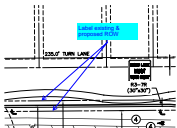
Subject: Callout
Page Label: 15
Author: CDurham
Date: 3/31/2022 8:25:13 AM
Status:
Color: ■
Layer:
Space:

Label as existing striping to remain or proposed/future by others



Subject: Callout
Page Label: 15
Author: CDurham
Date: 3/31/2022 8:25:22 AM
Status:
Color: ■
Layer:
Space:

Label as existing striping to remain or proposed/future by others



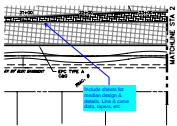
Subject: Callout
Page Label: 15
Author: CDurham
Date: 3/31/2022 8:26:47 AM
Status:
Color: ■
Layer:
Space:

Label existing & proposed ROW



Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/31/2022 8:30:43 AM
Status:
Color: ■
Layer:
Space:

Ends of all medians should have plowable nose. Refer to std detail



Subject: Callout
Page Label: 4
Author: CDurham
Date: 3/31/2022 8:32:43 AM
Status:
Color: ■
Layer:
Space:

Include sheets for median design & details. Line & curve data, tapers, etc

Add crosswalks, bicyclist and turn arrows to table & label in plan



Subject: Text Box
Page Label: 15
Author: CDurham
Date: 3/31/2022 8:34:20 AM
Status:
Color:
Layer:
Space:

Add crosswalks, bicyclist and turn arrows to table & label in plan

Add lot numbers



Subject: Text Box
Page Label: 15
Author: CDurham
Date: 3/31/2022 8:34:58 AM
Status:
Color:
Layer:
Space:

Add lot numbers

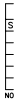
Add adjacent property information - All striping sheets



Subject: Text Box
Page Label: 15
Author: CDurham
Date: 3/31/2022 8:43:39 AM
Status:
Color:
Layer:
Space:

Add adjacent property information - All striping sheets

Add crosswalks, bicyclist and turn arrows to table & label in plan



Subject: Text Box
Page Label: 16
Author: CDurham
Date: 3/31/2022 8:45:14 AM
Status:
Color:
Layer:
Space:

Add crosswalks, bicyclist and turn arrows to table & label in plan

Add crosswalks, bicyclist and turn arrows to table & label in plan



Subject: Text Box
Page Label: 18
Author: CDurham
Date: 3/31/2022 8:47:31 AM
Status:
Color:
Layer:
Space:

Add crosswalks, bicyclist and turn arrows to table & label in plan

Add crosswalks, bicyclist and turn arrows to table & label in plan



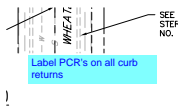
Subject: Text Box
Page Label: 21
Author: CDurham
Date: 3/31/2022 8:49:56 AM
Status:
Color:
Layer:
Space:

Add crosswalks, bicyclist and turn arrows to table & label in plan



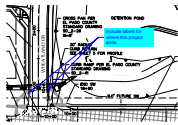
Subject: Text Box
Page Label: 25
Author: CDurham
Date: 3/31/2022 8:52:29 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
All sections should match into existing ground



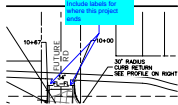
Subject: Text Box
Page Label: 4
Author: CDurham
Date: 4/7/2022 11:13:20 AM
Status:
Color: ■
Layer:
Space:

Label PCR's on all curb returns



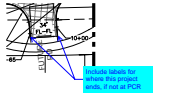
Subject: Callout
Page Label: 4
Author: CDurham
Date: 4/7/2022 11:14:49 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends



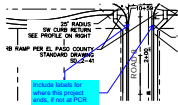
Subject: Callout
Page Label: 6
Author: CDurham
Date: 4/7/2022 11:15:53 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends



Subject: Callout
Page Label: 6
Author: CDurham
Date: 4/7/2022 11:16:10 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



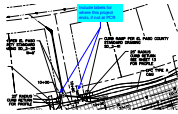
Subject: Callout
Page Label: 10
Author: CDurham
Date: 4/7/2022 11:16:38 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/7/2022 11:17:05 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



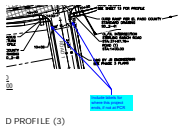
Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/7/2022 11:18:11 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/7/2022 11:18:19 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



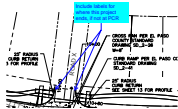
Subject: Callout
Page Label: 11
Author: CDurham
Date: 4/7/2022 11:18:32 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



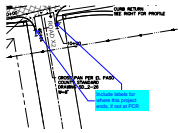
Subject: Callout
Page Label: 12
Author: CDurham
Date: 4/7/2022 11:18:50 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



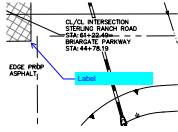
Subject: Callout
Page Label: 12
Author: CDurham
Date: 4/7/2022 11:19:03 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



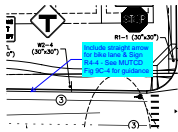
Subject: Callout
Page Label: 12
Author: CDurham
Date: 4/7/2022 11:19:14 AM
Status:
Color: ■
Layer:
Space:

Include labels for where this project ends, if not at PCR



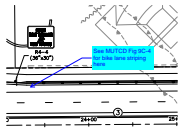
Subject: Callout
Page Label: 14
Author: CDurham
Date: 4/7/2022 11:19:35 AM
Status:
Color: ■
Layer:
Space:

Label



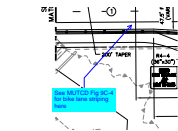
Subject: Callout
Page Label: 15
Author: CDurham
Date: 4/7/2022 11:22:27 AM
Status:
Color: ■
Layer:
Space:

Include straight arrow for bike lane & Sign R4-4 -
See MUTCD Fig 9C-4 for guidance



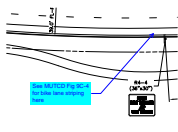
Subject: Callout
Page Label: 16
Author: CDurham
Date: 4/7/2022 11:25:16 AM
Status:
Color: ■
Layer:
Space:

See MUTCD Fig 9C-4 for bike lane striping here



Subject: Callout
Page Label: 17
Author: CDurham
Date: 4/7/2022 11:25:33 AM
Status:
Color: ■
Layer:
Space:

See MUTCD Fig 9C-4 for bike lane striping here



Subject: Callout
Page Label: 18
Author: CDurham
Date: 4/7/2022 11:27:42 AM
Status:
Color: ■
Layer:
Space:

See MUTCD Fig 9C-4 for bike lane striping here