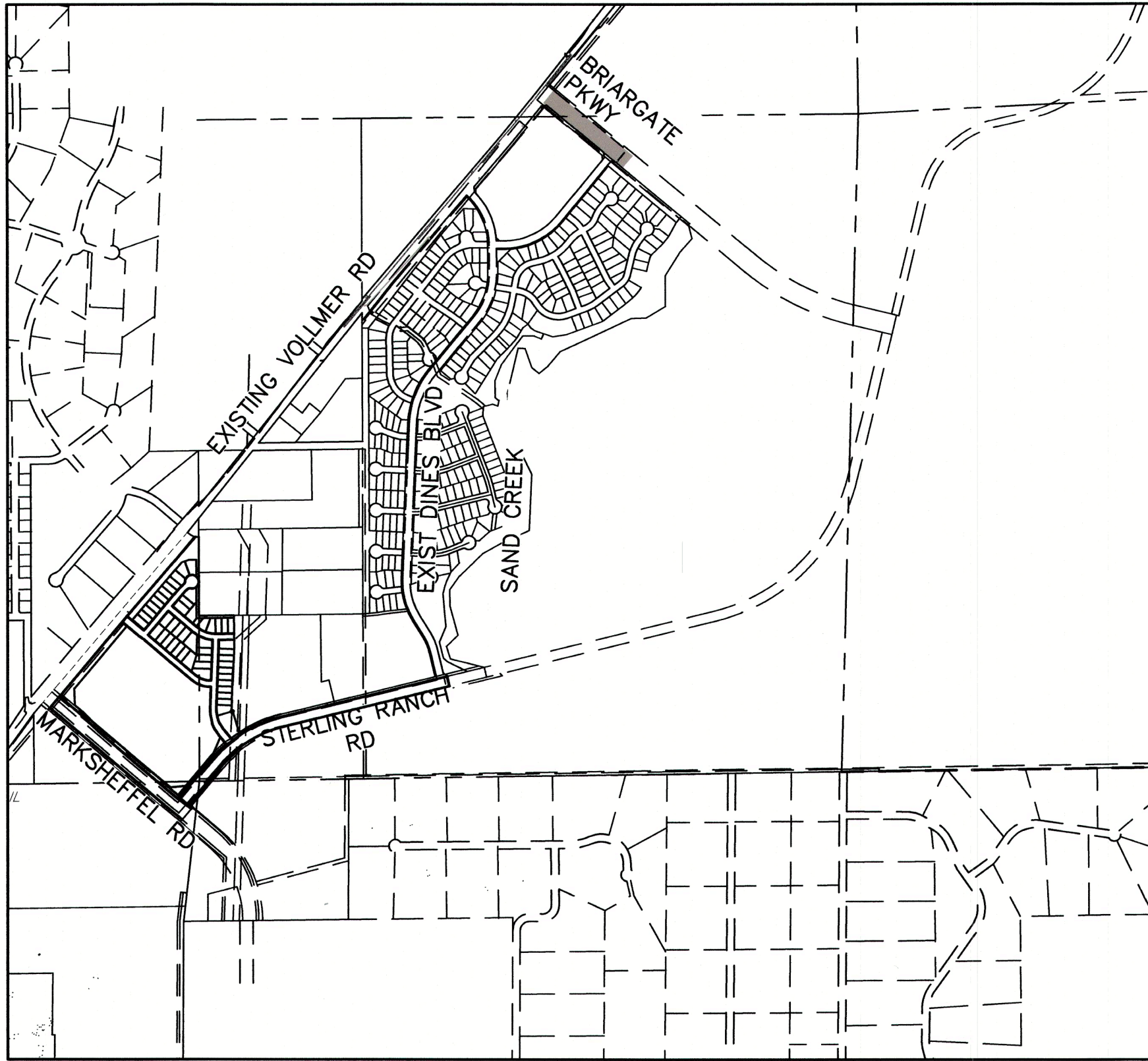


BRIARGATE PARKWAY SEGMENT 1
COUNTY OF EL PASO, STATE OF COLORADO
STREET IMPROVEMENT PLANS
MARCH 2023
PCD FILING NO.: CDR221

AGENCIES

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



VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

1	COVER SHEET
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3	LEGEND
4-5	BRIARGATE STREET PLANS
6-7	BRIARGATE WATERLINE EXTENSION
8	BRIARGATE SANITARY EXTENSION
9	BRIARGATE SIGNAGE & STRIPING
10	BRIARGATE CROSS SECTIONS
10	TOTAL SHEETS

NOTE: THESE PLANS REVISE THE PREVIOUSLY
APPROVED UNDER SF-16-13, STERLING
RANCH-BRIARGATE PARKWAY FROM VOLLMER ROAD TO
WHEATLAND DRIVE STREET IMPROVEMENT PLANS BY
M&S CONSULTANTS DATED JANUARY 2018

CDR-22-001

BASIS OF BEARINGS

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

BENCHMARKS

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

OWNER/DEVELOPER STATEMENT

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

James F. Morley 3/21/23
JAMES F. MORLEY DATE

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

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

Mike A. Bramlett 3/21/23
MIKE A. BRAMLETT, P.E. 32314
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DISTRICT APPROVALS

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

James F. Morley 3/23/23
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT NO.3 DATE

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

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

JR ENGINEERING
A Weidman Company



Central 303-740-0083 • Colorado Springs 719-583-2683
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	03/09/23	RAB	CRB					
BRIARGATE PARKWAY SEGMENT 1									
COVER SHEET									
SHEET 1 OF 10									
JOB NO. 25188.03									



Know what's below.
Call before you dig.

GENERAL CONSTRUCTION NOTES:

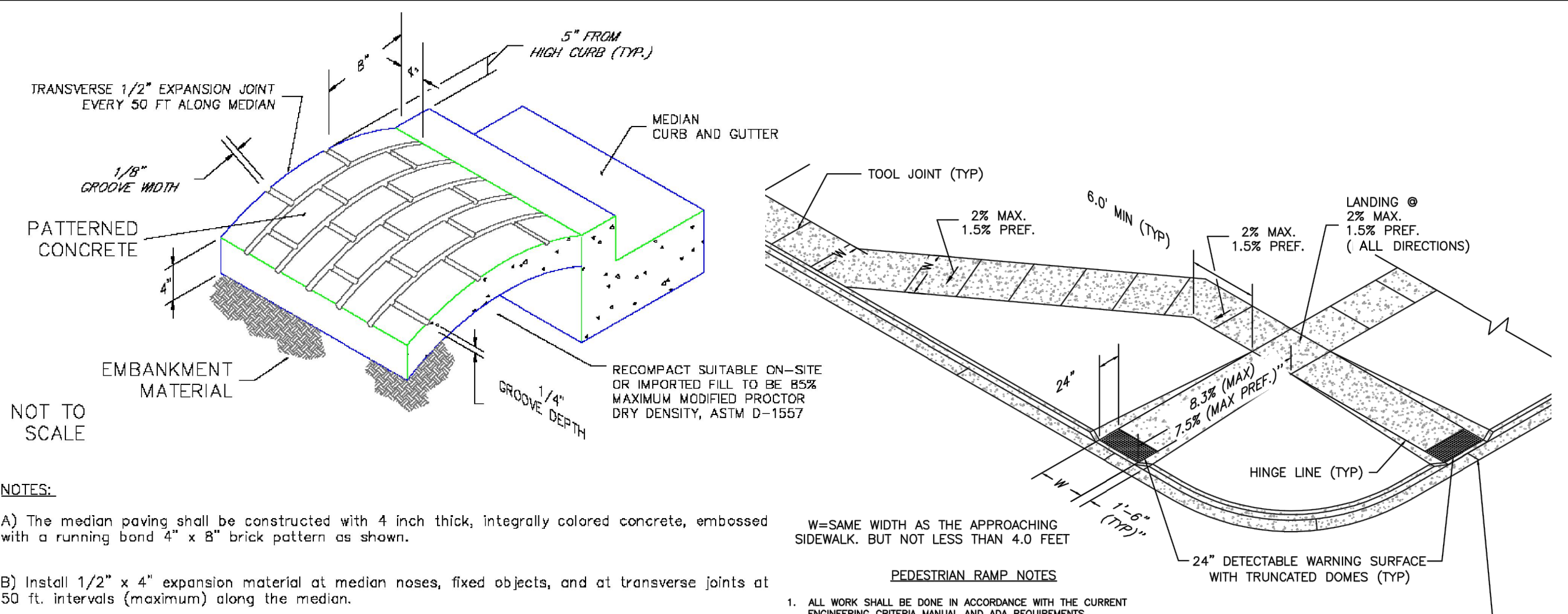
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND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

SIGNING AND STRIPING NOTES:

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

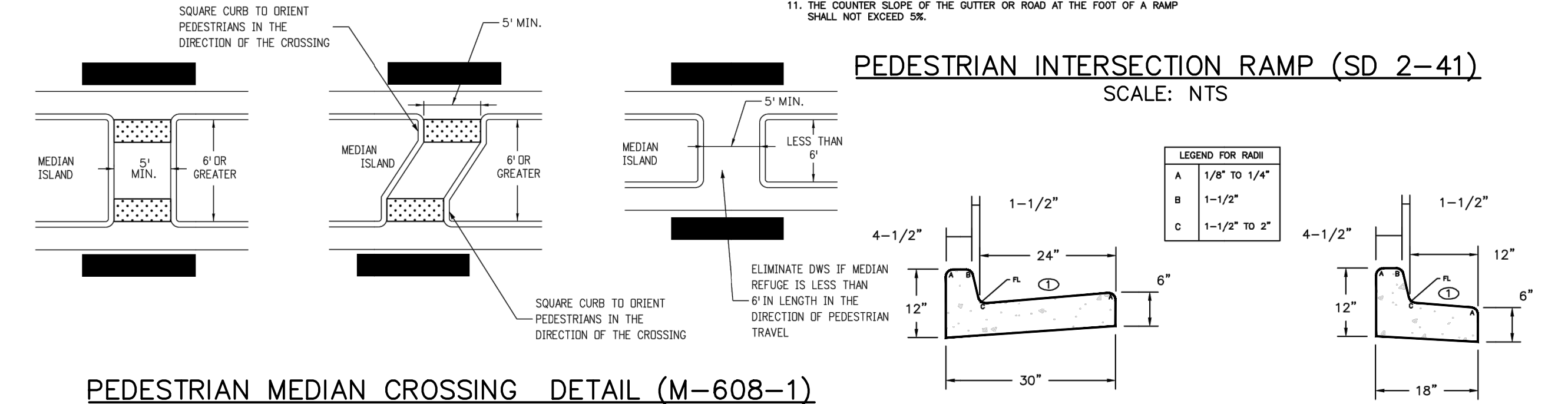
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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



NOTES:

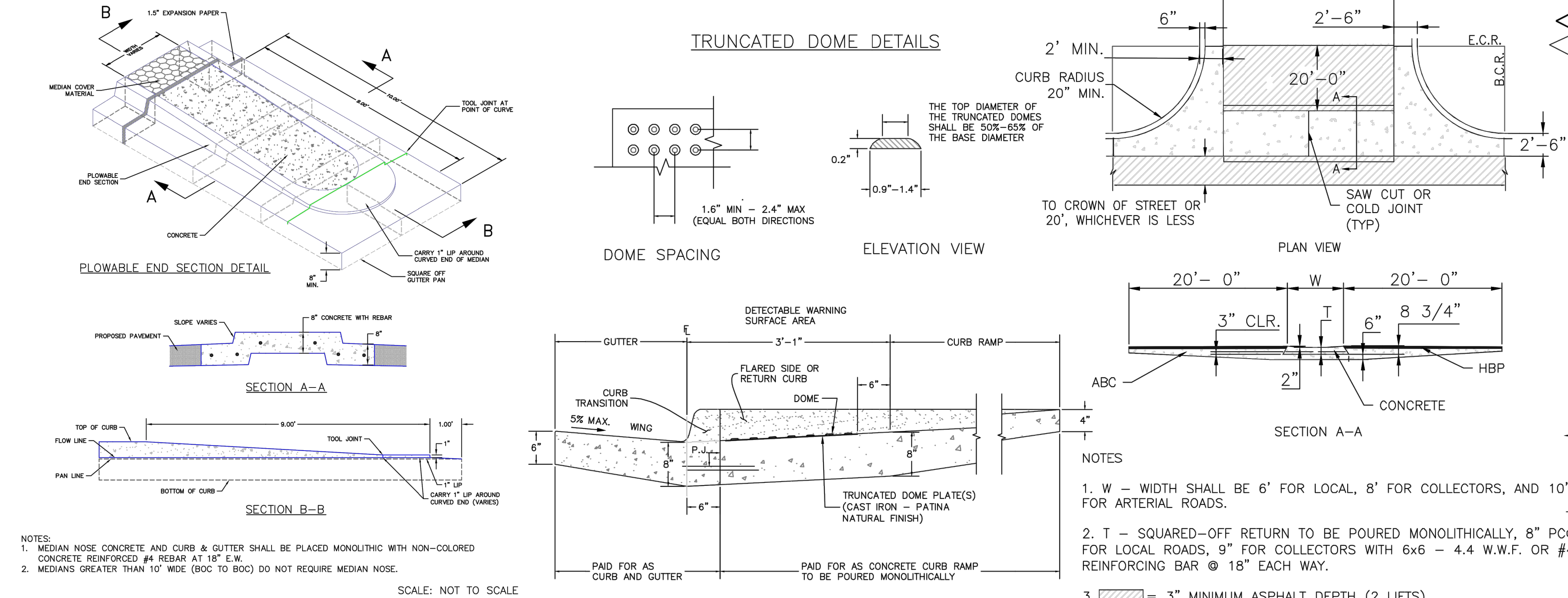
- A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running band 4" x 8" brick pattern as shown.
- B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.
- C) The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chromix" as manufactured by L.M. Scafield Company, "Davis Colors" as manufactured by Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.
- D) Patterned concrete to be colored L.M. Scafield Company "Santa Barbara Brown, C-35", Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.
- E) The Matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C-309. The curing compound shall be "Lithocrome Colorwax" as manufactured by L.M. Scafield Company, Davis Color-Seal, as manufactured by Davis Color Company, or approved equal.
- F) The concrete mix design shall conform to the requirements of the color admixture manufacturer and shall meet CDOT Class B concrete requirements, unless otherwise approved.
- G) For weed control prior to median paving, apply a pre-emergent herbicide to median subgrade area per manufacturer's specifications for paving under Barrier 50 label (pbi Gordon). Trifluralin is labeled for use under asphalt under the Treflan 4EC label (Elanco).
- PEDESTRIAN RAMP NOTES
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SOURED, COARSE BROOM FINISH.
 - PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
 - DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 8" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 - DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD-2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
 - THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
 - PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
 - ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
 - DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
 - THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.
- GENERAL NOTES
- WHERE THE 1'-6" PLATED SIDINGS OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
 - PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
 - AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.



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

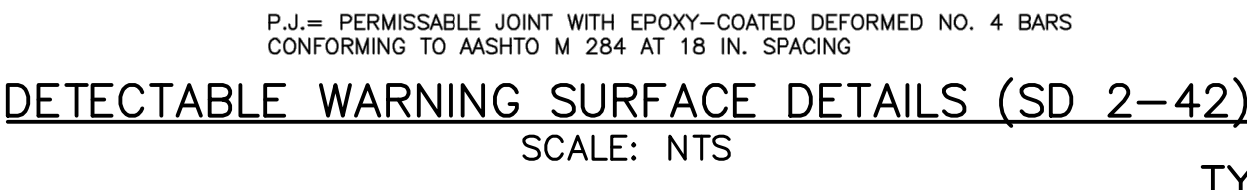
EPC TYPE A (REVERSE SLOPE OF PAN FOR SPILL CURB) EPC TYPE B

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

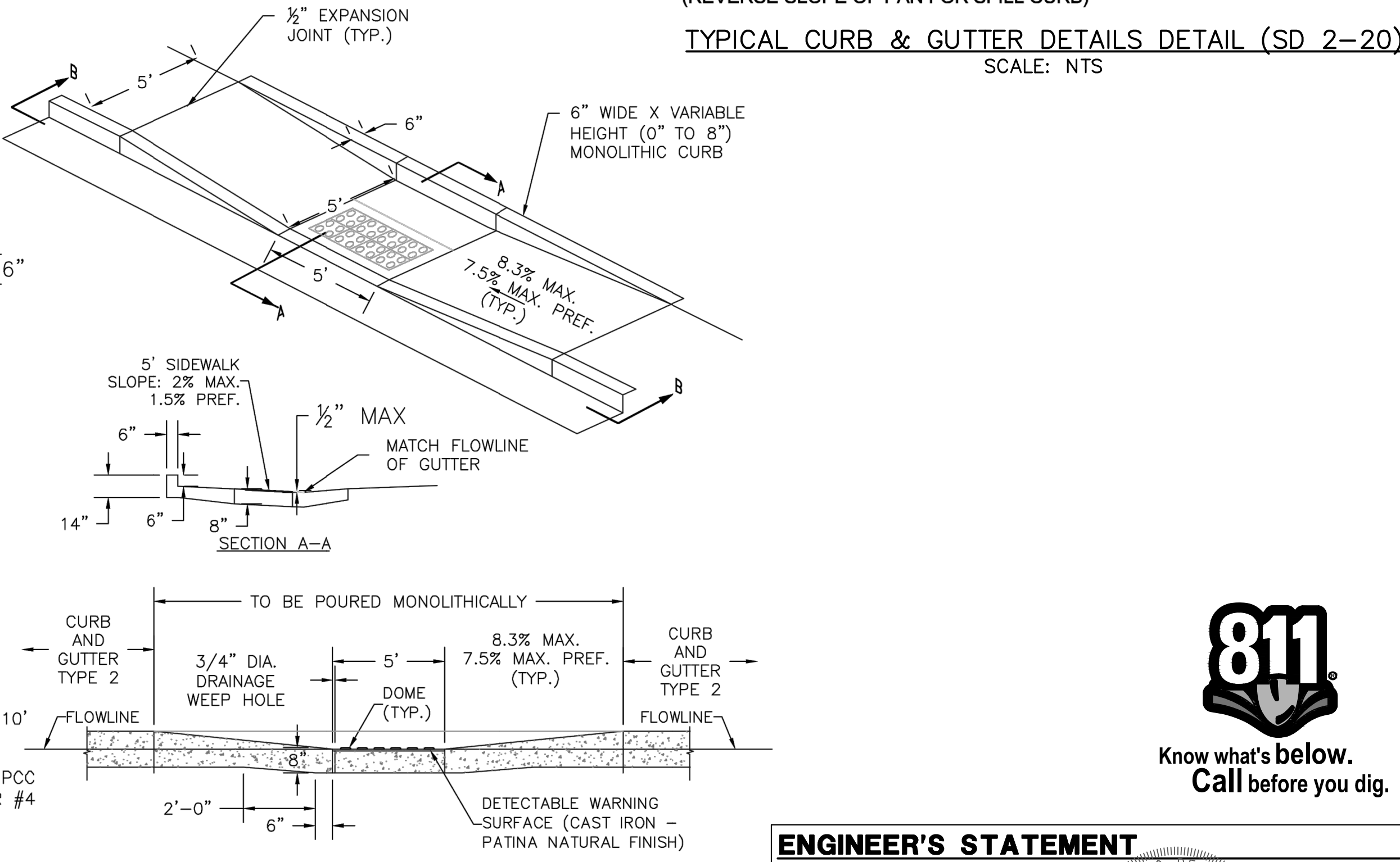


- NOTES:
- MEDIAN NOSE CONCRETE AND CURB & GUTTER SHALL BE PLACED MONOLITHICALLY WITH NON-COLORED CONCRETE REINFORCED #4 REBAR AT 18" E.W.
 - MEDIANS GREATER THAN 10' WIDE (BOC TO BOC) DO NOT REQUIRE MEDIAN NOSE.

1/12/16	Plowable Median Nose Detail
DATE APPROVED:	Standard Drawing
André P. Brackin	FILE NAME: SD_2-22
DEPARTMENT OF TRANSPORTATION	1/12/16



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



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

3/21/23
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 Westman Company

Centennial 303-740-9383 • Colorado Springs 719-593-2593
Fort Collins 970-491-9988 • www.jrengineering.com

BY	DATE	REVISION	No.	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						03/09/23			

BRIARGATE PARKWAY SEGMENT 1

NOTES & DETAILS

SHEET 2 OF 10

JOB NO. 25188.03

X:\2510000\2511803\Drawings\Sheet Dwg\Briargate Parkway\2511803\G001-Briargate.dwg, Legend, 3/20/2023 2:29:29 PM, CS

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

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

	EXISTING	PROPOSED
ALUMINUM CAP - FOUND		
BRASS CAP - FOUND		
BENCHMARK - FOUND		
CROSS - FOUND		
AVE		
BOX BASE		
BACK		
BOUNDARY		
BOTTOM OF PIPE		
BLOW OFF VALVE		
BUTTERFLY VALVE		
BOULEVARD		
BOTTOM OF WALL		
CURB & GUTTER		
CABLE TELEVISION		
CATCH BASIN		
CONCRETE BOX CULVERT		
COLORADO DEPARTMENT OF TRANSPORTATION		
CUL-DE-SAC		
CUBIC FOOT		
CUBIC FEET PER SECOND		
COMPLETE IN PLACE		
CENTER LINE		
CONDITIONAL LETTER OF MAP REVISION		
CLEAR		
CORRUGATED METAL PIPE		
CLEAN OUT		
CITY OF COLORADO SPRINGS		
CONCRETE		
CIRCLE		
CORRUGATED STEEL PIPE		
COLORADO SPRINGS UTILITIES		
COURT		
CONCRETE THRUST REDUCER		
BLOCK		
CUBIC YARD		
DRAINAGE BASIN PLANNING STUDY		
DRAINAGE EASEMENT		
DIAMETER		
DUCTILE IRON PIPE		
DRIVE		
DESIGN REVIEW COMMITTEE		
DWELLING UNITS		
DAY		
EAST		
EACH		
ENERGY GRADE LINE		
ELEVATION		
ELECTRIC		
EDGE OF ASPHALT		
EL PASO COUNTY		
ELLIPTICAL RCP		
EASEMENT		
ESTIMATE		
EXISTING		
FINAL DEVELOPMENT PLAN		
FINAL DRAINAGE REPORT		
FLARED END SECTION		
FINISHED FLOOR ELEVATION		
FINISHED GRADE		
FIRE HYDRANT		
FLOWLINE		
FILING		
FIBER OPTIC CABLE		
GRADE BREAK		
GAS EASEMENT		
GEOGRAPHIC INFORMATION SYSTEM		
GAS LINE		
GLOBAL POSITIONING SYSTEM		
GATE VALVE		
HOT BITUMINOUS PAVEMENT		
HANDICAP		
HIGH DEFLECTION COUPLING		
HIGH DENSITY POLYETHYLENE		
HYDRAULIC GRADE LINE		
HOT MIX ASPHALT		
HOME OWNERS ASSOCIATION		
HIGH POINT		
HOURL		
INLET		
IRRIGATION EASEMENT		

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

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

LANDSCAPE LEGEND

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



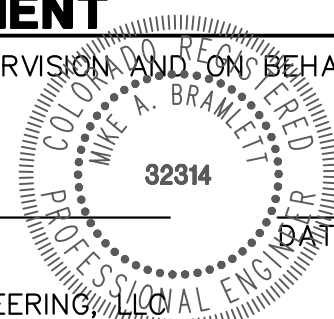
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING



3/21/23

PREPARED FOR

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

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

BY

DATE

No. REVISION

N/A

N/A

DATE

03/09/23

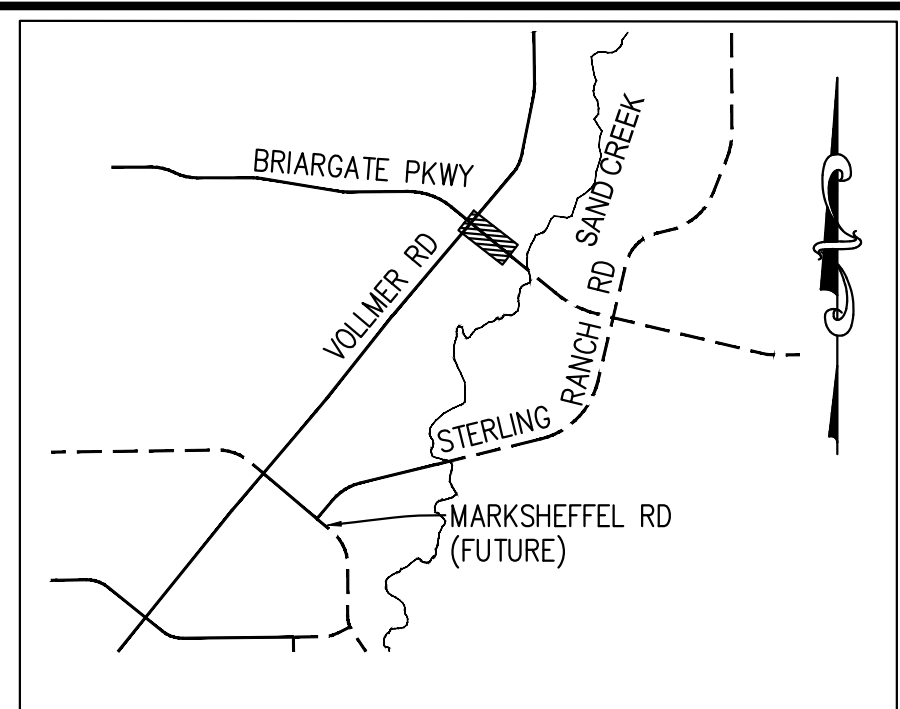
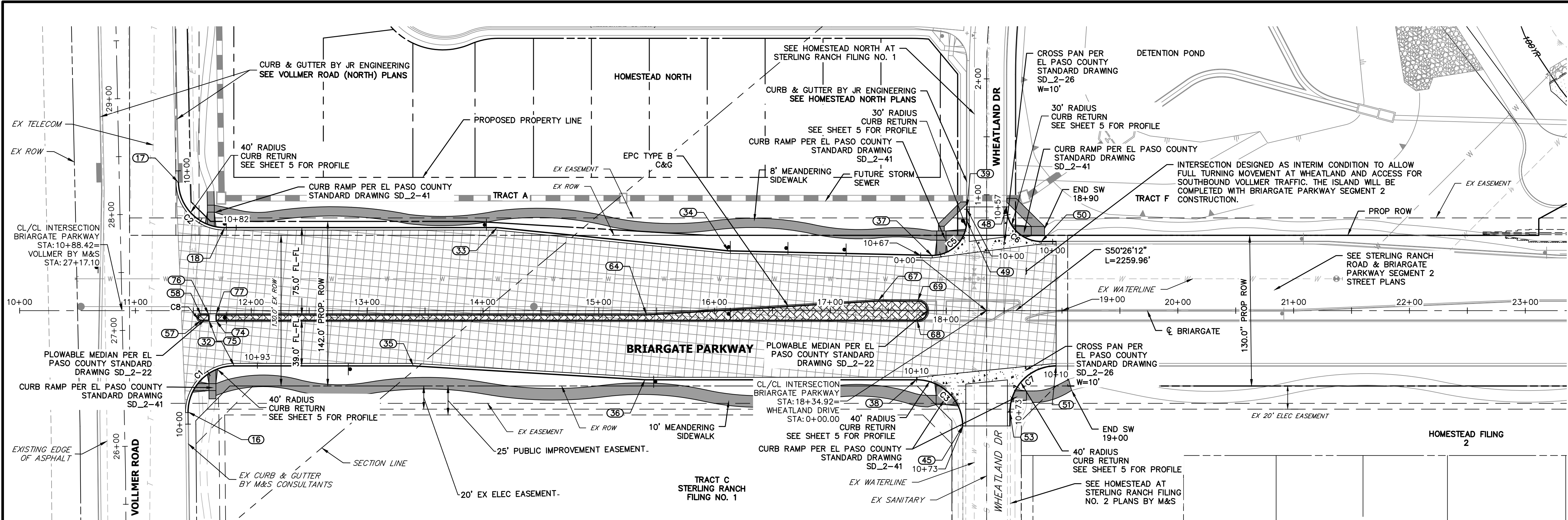
DESIGNED BY

TIM

DRAWN BY

CRB

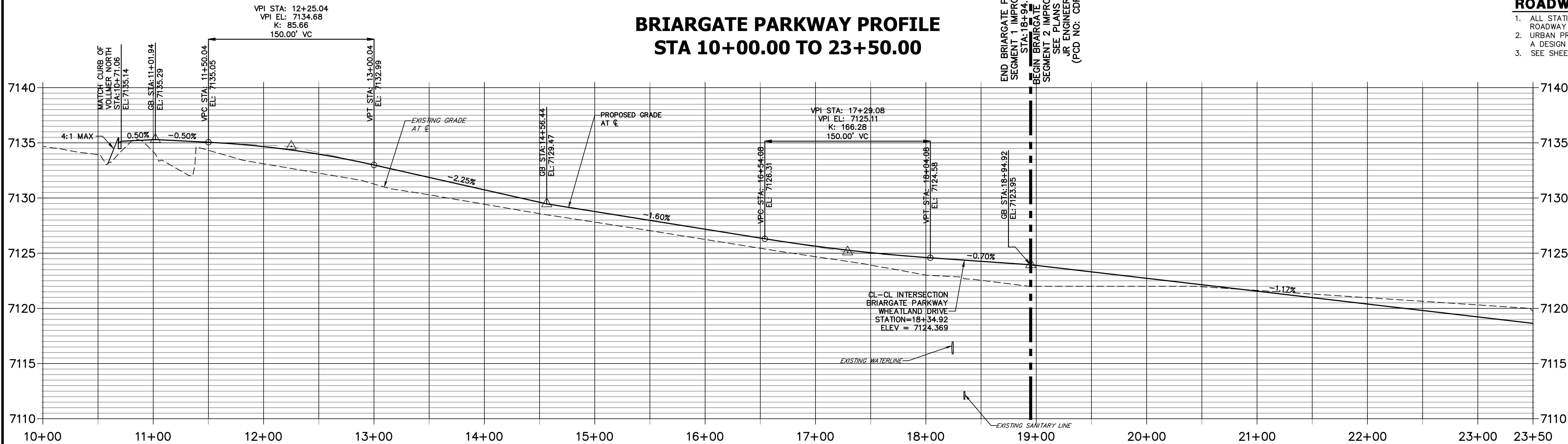
CHECKED BY



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°45'30"	40.01'	62.68'
C2	88°46'29"	40.00'	61.98'
C3	90°00'00"	40.00'	62.83'
C5	90°00'00"	30.00'	47.12'
C6	90°00'00"	30.00'	47.12'
C7	90°00'00"	40.00'	62.83'
C8	179°59'57"	2.50'	7.85'

**BRIARGATE PARKWAY
STA 10+00 TO STA 23+50**

**BRIARGATE PARKWAY PROFILE
STA 10+00.00 TO 23+50.00**

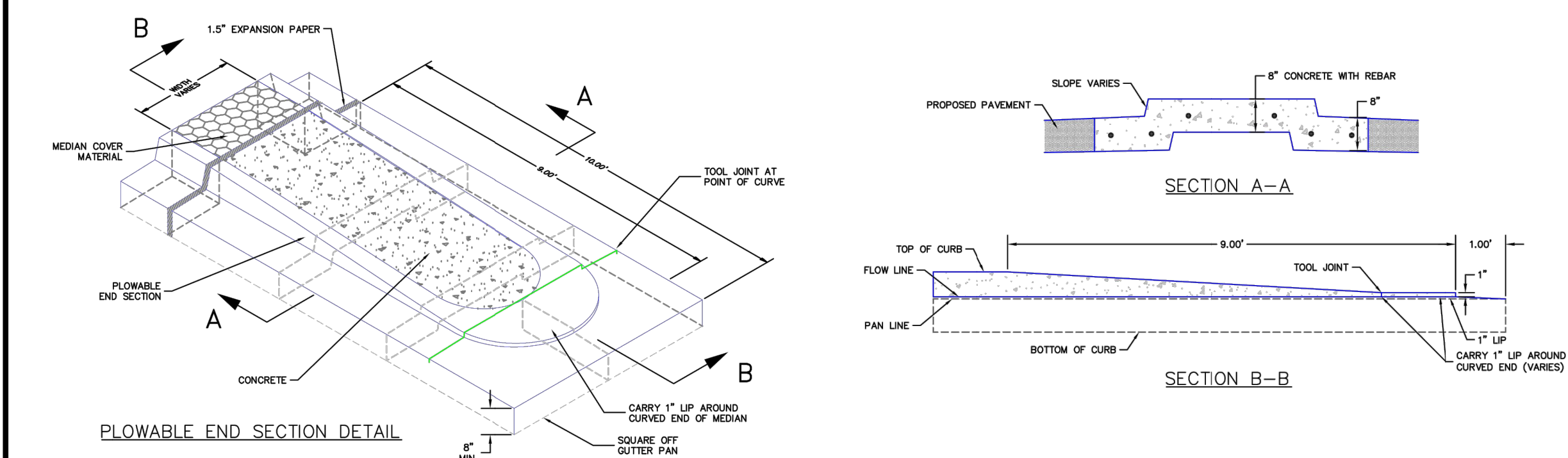


ROADWAY NOTES

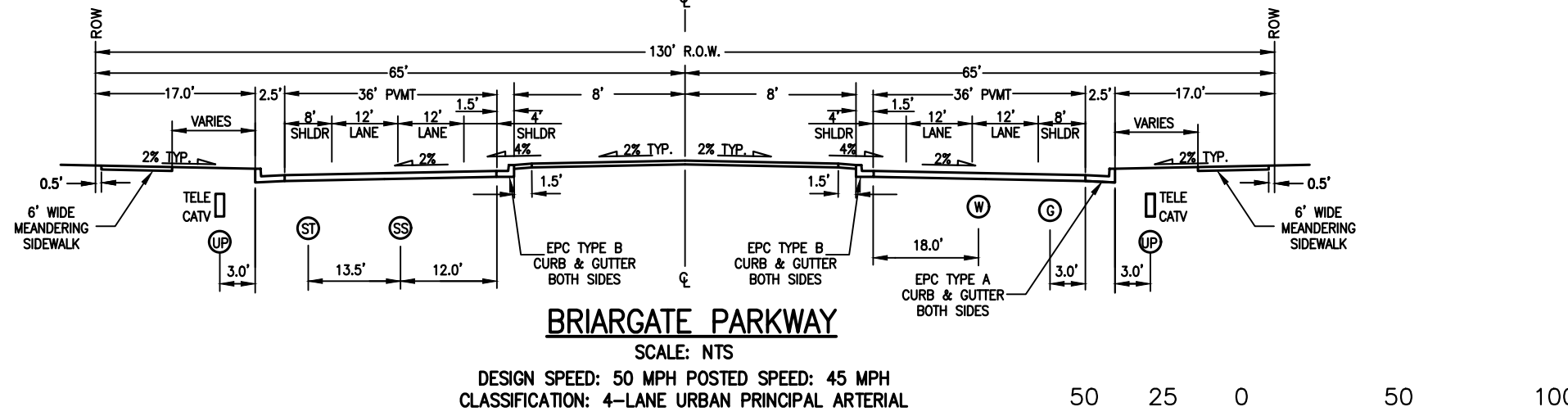
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- URBAN PRINCIPAL ARTERIAL (4 LANE) IS BASED ON A DESIGN SPEED OF 50 MPH.
- SEE SHEET 5 FOR POINT TABLES

LEGEND

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



PLOWABLE MEDIAL NOSE



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

3/21/23

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

J.R. ENGINEERING
A Western Company

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BY	DATE	REVISION	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
					03/09/23	TIM	CRB	

BRIARGATE PARKWAY SEGMENT 1

BRIARGATE STREET PLANS

SHEET 4 OF 10

JOB NO. 25188.03

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES
16	11+45.29	87.34' (RT)	BRIARGATE PARKWAY	7132.78	BEGIN C&G PCR
17	11+36.98	110.64' (LT)	BRIARGATE PARKWAY	7136.49	BEGIN C&G PCR
18	11+76.97	71.50' (LT)	BRIARGATE PARKWAY	7135.33	PT
32	11+85.29	47.50' (RT)	BRIARGATE PARKWAY	7133.67	PT
33	14+12.07	71.50' (LT)	BRIARGATE PARKWAY	7128.72	PI
34	16+12.09	51.42' (LT)	BRIARGATE PARKWAY	7125.92	PI
35	13+39.92	47.50' (RT)	BRIARGATE PARKWAY	7130.57	PI
36	15+39.92	59.50' (RT)	BRIARGATE PARKWAY	7126.26	PCR
37	17+87.92	47.50' (LT)	BRIARGATE PARKWAY	7123.67	PCR
38	17+74.42	59.50' (RT)	BRIARGATE PARKWAY	7122.42	PC
39	18+17.92	89.50' (LT)	BRIARGATE PARKWAY	7124.06	END C&G
45	18+14.42	99.50' (RT)	BRIARGATE PARKWAY	7122.56	END C&G
48	18+51.92	89.50' (LT)	BRIARGATE PARKWAY	7123.44	END C&G
49	18+17.92	77.50' (LT)	BRIARGATE PARKWAY	7123.97	PT
50	18+81.92	59.50' (LT)	BRIARGATE PARKWAY	7122.83	PCR
51	18+94.92	47.50' (RT)	BRIARGATE PARKWAY	7121.66	PC
53	18+54.92	87.50' (RT)	BRIARGATE PARKWAY	7122.20	PT
57	11+56.50	8.50' (RT)	BRIARGATE PARKWAY	7134.95	PC
58	11+56.50	3.50' (RT)	BRIARGATE PARKWAY	7135.02	PT
64	15+41.23	3.50' (RT)	BRIARGATE PARKWAY	7128.24	PI
67	17+41.23	8.50' (LT)	BRIARGATE PARKWAY	7125.15	PI
68	17+74.92	8.50' (RT)	BRIARGATE PARKWAY	7124.24	PT
69	17+75.42	8.50' (LT)	BRIARGATE PARKWAY	7124.77	PC
74	11+69.50	8.50' (RT)	BRIARGATE PARKWAY	7134.85	PED REFUGE
75	11+63.50	8.50' (RT)	BRIARGATE PARKWAY	7134.90	PED REFUGE
76	11+63.50	3.50' (RT)	BRIARGATE PARKWAY	7134.97	PED REFUGE
77	11+69.50	3.50' (RT)	BRIARGATE PARKWAY	7134.93	PED REFUGE



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



BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	03/09/23			

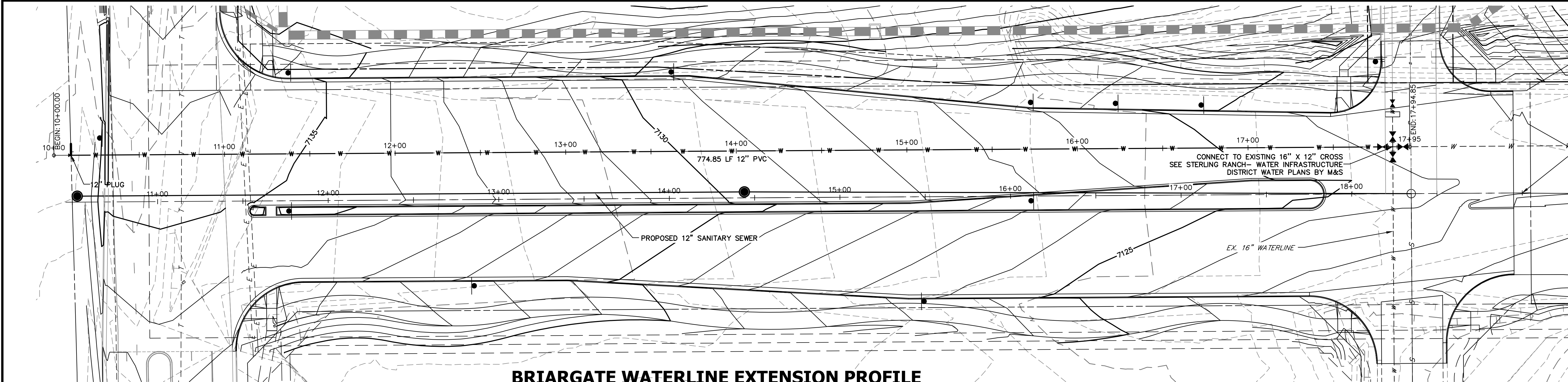
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.

3/21/23
DATE

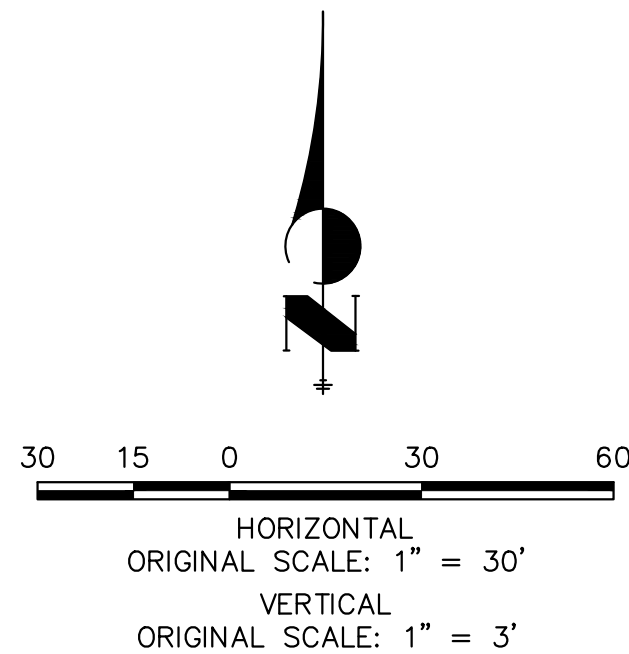
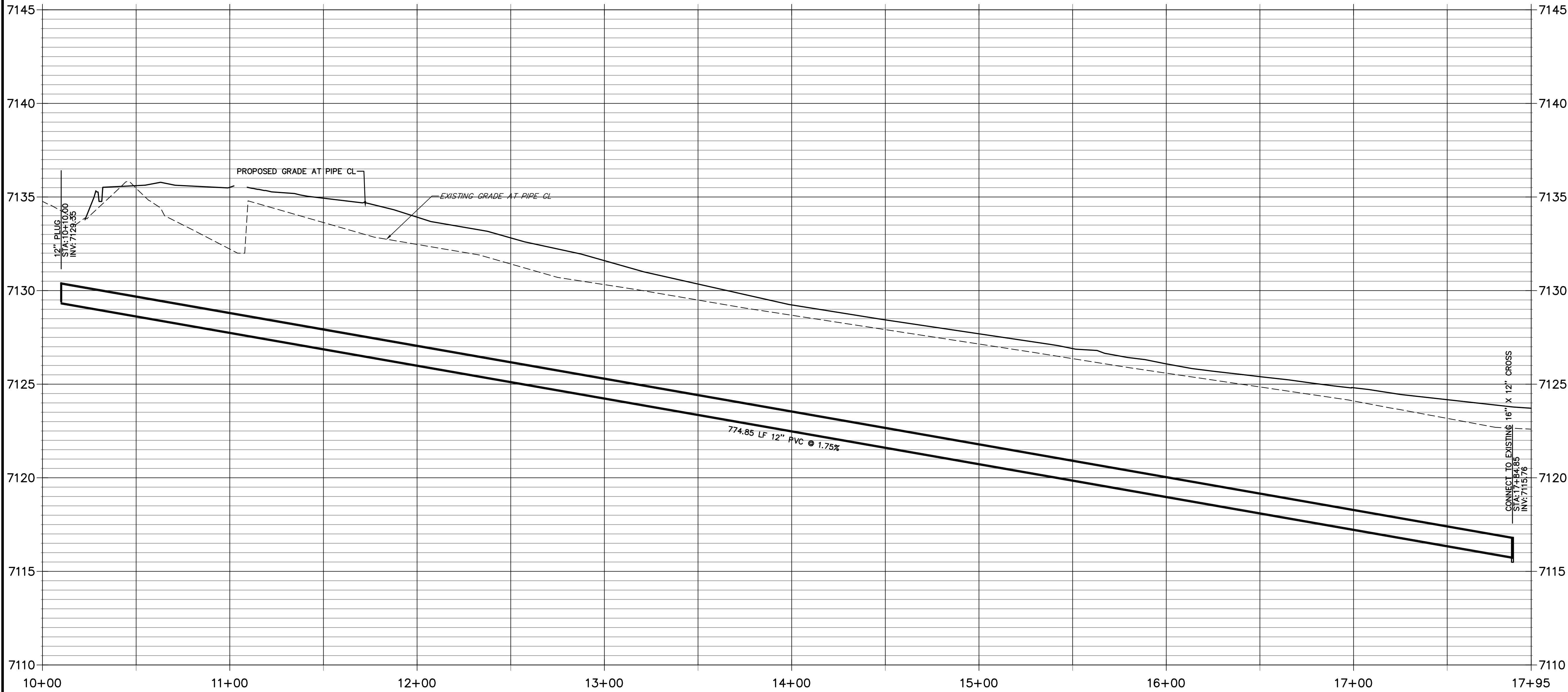
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BRIARGATE PARKWAY SEGMENT 1	SHEET 5 OF 10
BRIARGATE STREET PLANS	JOB NO. 25188.03



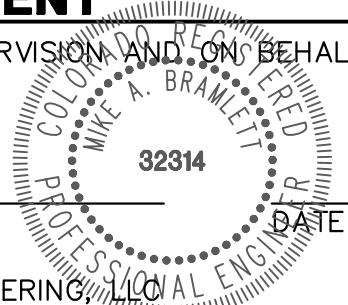
BRIARGATE WATERLINE EXTENSION PROFILE
STA 10+00.00 TO 17+94.85




ENGINEER'S STATEMENT

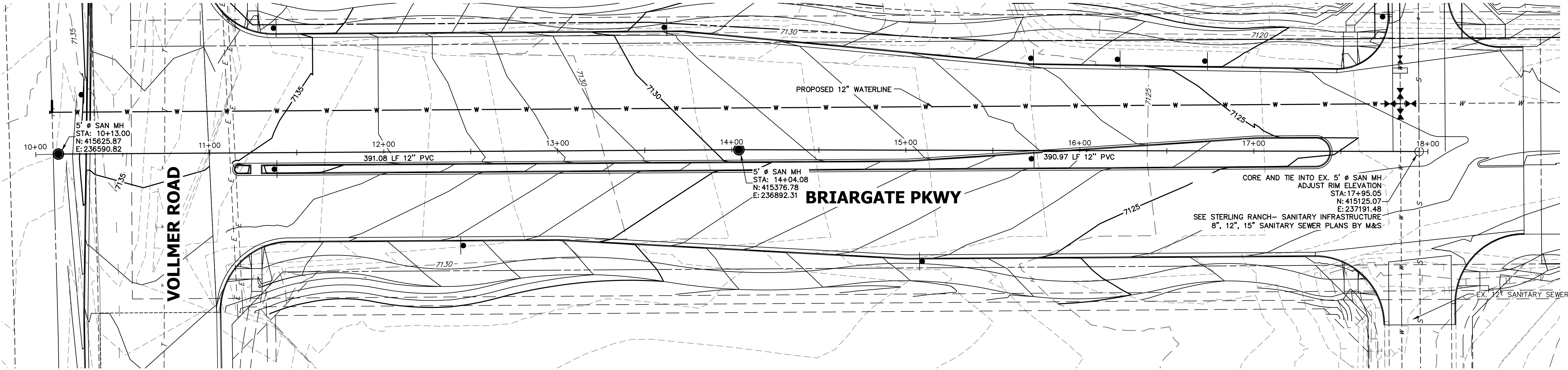
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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

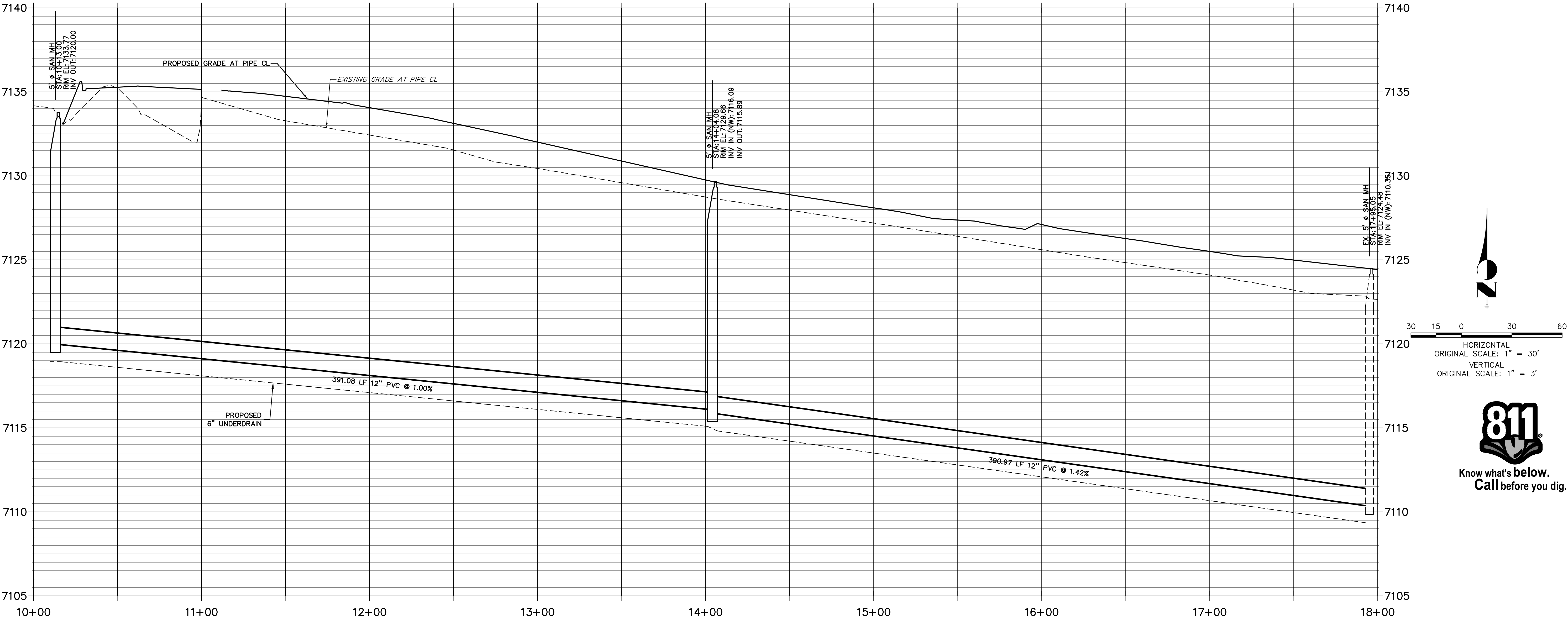


3/21/23

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BRIARGATE PARKWAY SEGMENT 1										PREPARED FOR									
BRIARGATE WATERLINE EXTENSION										SR LAND LLC									
										20 BOULDER CRESCENT									
										SUITE 201									
										COLORADO SPRINGS CO 80903									
										JAMES F. MORLEY									
										(719) 471-1742									
SHEET 6 OF 10																			
JOB NO. 25188.03																			



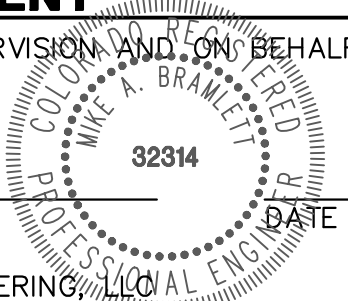
BRIARGATE SANITARY SEWER EXTENSION PROFILE
STA 10+00.00 TO 18+00.00



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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



3/21/23

BRIARGATE PARKWAY SEGMENT 1	H-SCALE	1"=20'	No.	REVISION	BY	DATE
	V-SCALE	1"=3'				
	DATE	03/09/23				
	DESIGNED BY	AJH				
BRIARGATE PKWY WATERLINE REALIGNMENT	DRAWN BY	AJH				
	CHECKED BY					
SHEET 8 OF 10						
JOB NO. 25188.03						

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

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