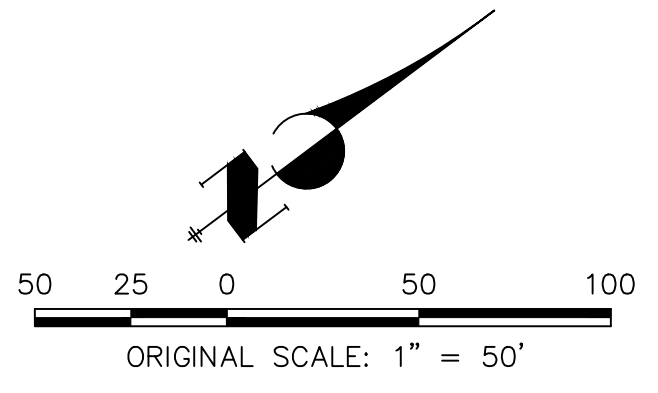
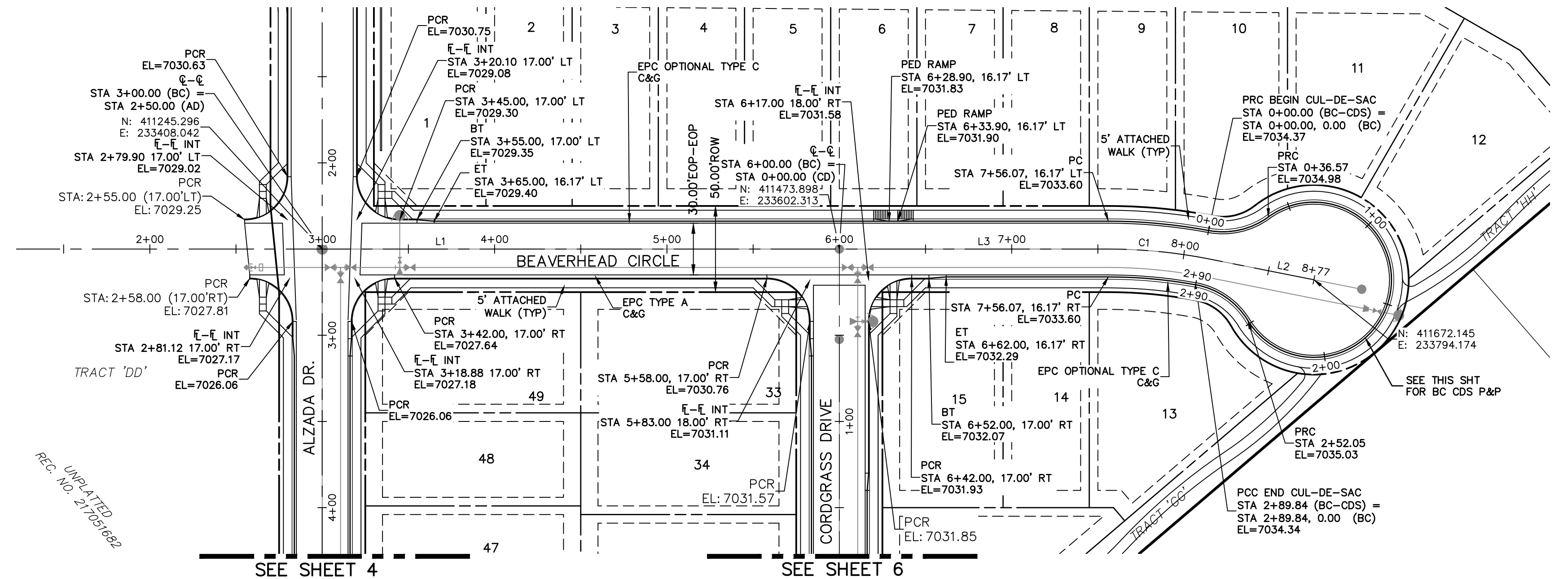


UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J-R ENGINEERING**  
 A Western Company  
 Centennial 305-740-9383 • Colorado Springs 719-580-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RANCH FILING NO.2	DATE	BY
STREET IMPROVEMENT PLAN	REVISION	
SHEET 5 OF 9	H-SCALE 1"=50'	V-SCALE 1"=5'
JOB NO. 25188.01	DATE 04/15/21	DESIGNED BY RAB
	DRAWN BY RAB	CHECKED BY



CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	58.81'	11°13'53"

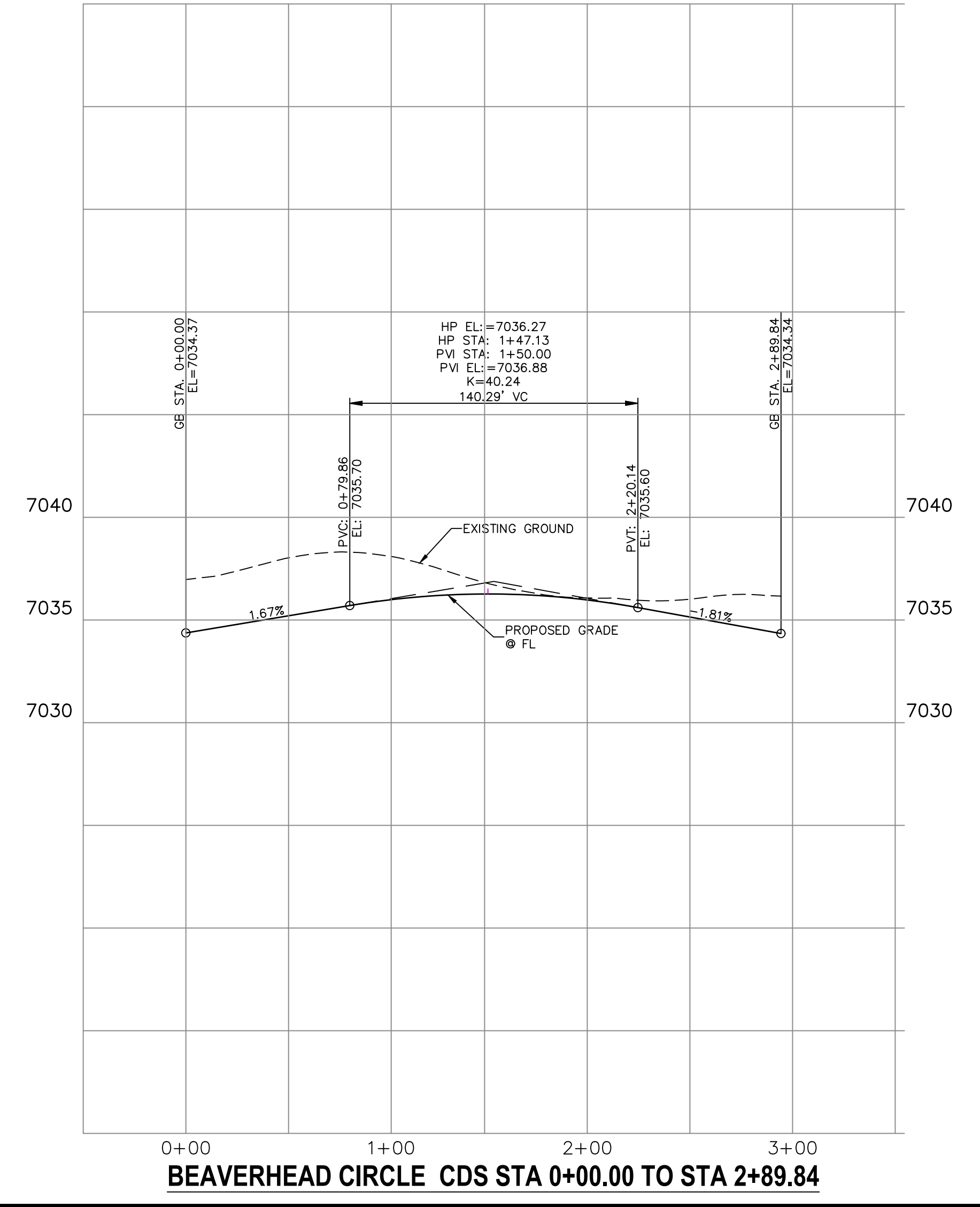
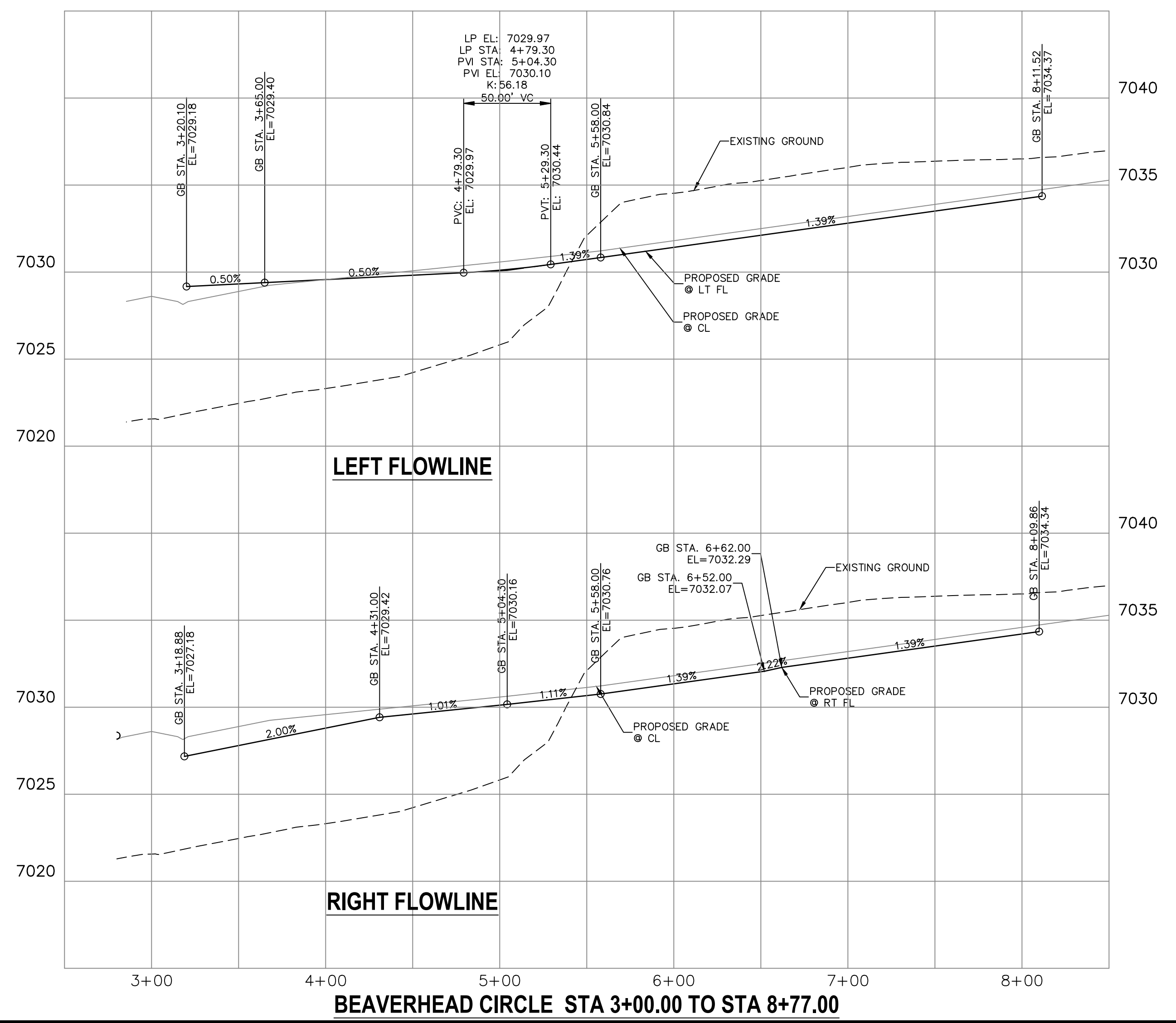
LINE	LENGTH	DIRECTION
L1	300.00'	N40°21'31"E
L2	62.00'	N51°35'24"E
L3	156.07'	N40°21'31"E

**STREET ABBREVIATIONS**

AD ALZADA DRIVE  
 BC BEAVERHEAD CIRCLE  
 BD BYNUM DRIVE  
 CD CORDGRASS DRIVE  
 DD DODSON DRIVE  
 SRR STERLING RANCH ROAD (EX.)  
 VR VOLLMER ROAD (EX.)  
 CDS CUL-DE-SAC  
 KN KNUCKLE

**ABBREVIATION LEGEND**

⊕-⊕ CENTERLINE INTERSECTION  
 ⊕-⊕ FLOWLINE INTERSECTION  
 BT BEGIN TRANSITION  
 ET END TRANSITION  
 PC POINT OF CURVE  
 PCC POINT OF COMPOUND CURVE  
 PCR POINT OF CURB RETURN  
 PRC POINT OF REVERSE CURVE  
 PT POINT OF TANGENT  
 EL ELEVATION  
 LT LEFT  
 RT RIGHT



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike A. Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC. DATE 5/26/21