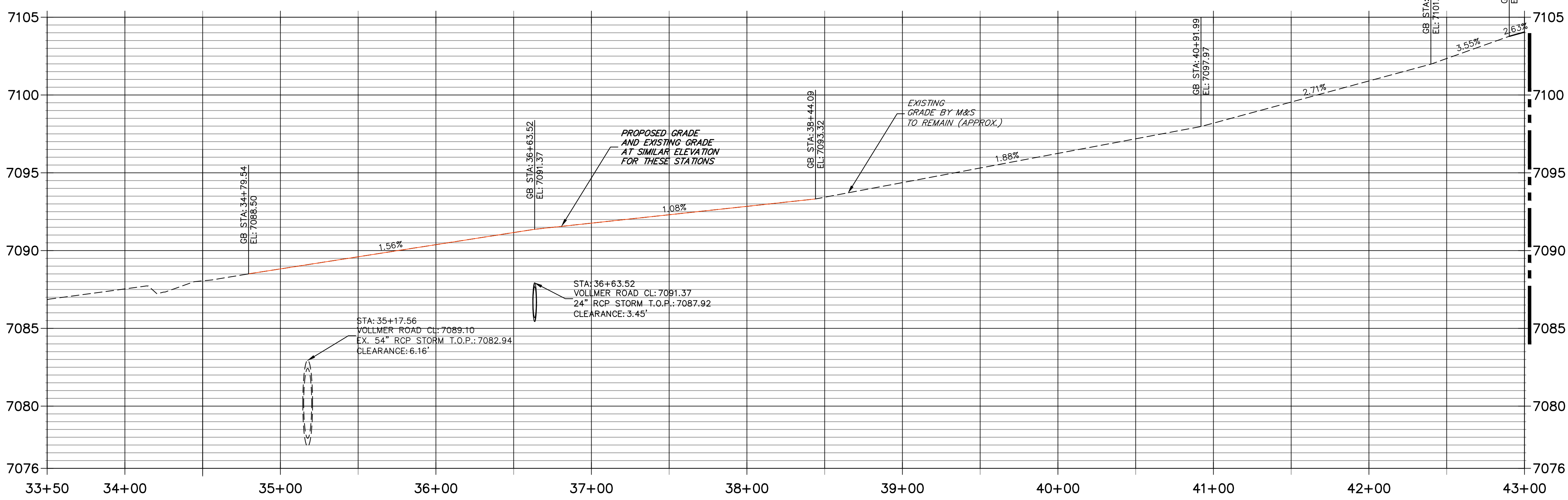


LINE AND CURVE TABLE - VOLLMER NORTH

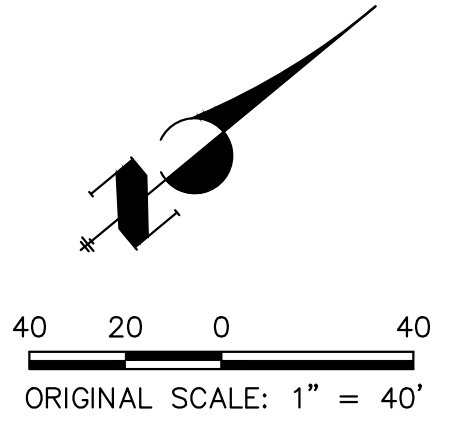
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L1	N40°36'03"E	899.01'	
L2	N40°36'25"E	655.55'	

**VOLLMER NORTH PROFILE
STA 33+50.00 TO 43+00.00**



- ROADWAY NOTES**
- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
 - URBAN MINOR ARTERIAL IS BASED ON A DESIGN SPEED OF 40 MPH. REDIRECT TAPERS ARE BASED ON A DESIGN SPEED OF 50 MPH.
 - PAVEMENT EDGES SHALL BE SAW-CUT STRAIGHT TO WITHIN 5 DEGREES OF VERTICAL EDGES SHALL BE TACK COATED PRIOR TO PATCHING.
 - MILLED PAVEMENT SHALL BE CLEANED, REMOVING ALL LOOSE MATERIAL AND COATED WITH HOT LIQUID ASPHALT (GRADE AC-10) OR ASPHALT EMULSION APPLIED COLD (GRADE CSS-1h) TO ENSURE A BOND WITH THE NEW ASPHALT SURFACING.

- LEGEND**
- PROPOSED FULL DEPTH ASPHALT REMOVAL
 - PROPOSED MILL & OVERLAY (2" DEPTH)
 - PROPOSED COMPOSITE PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED SIDEWALK (4" DEPTH)



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: 09/06/23

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

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

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

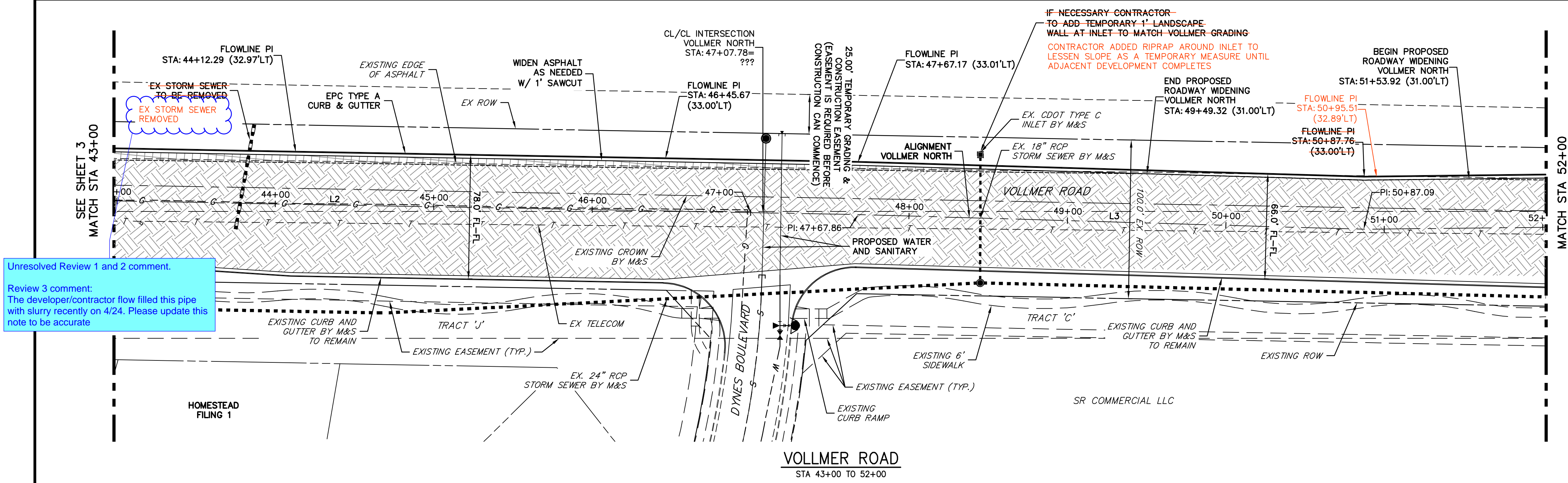
BY	DATE	No.	REVISION

H-SCALE: 1"=40'
 V-SCALE: N/A
 DATE: 05/04/23
 DESIGNED BY: CWC
 DRAWN BY: CWC
 CHECKED BY: CWC

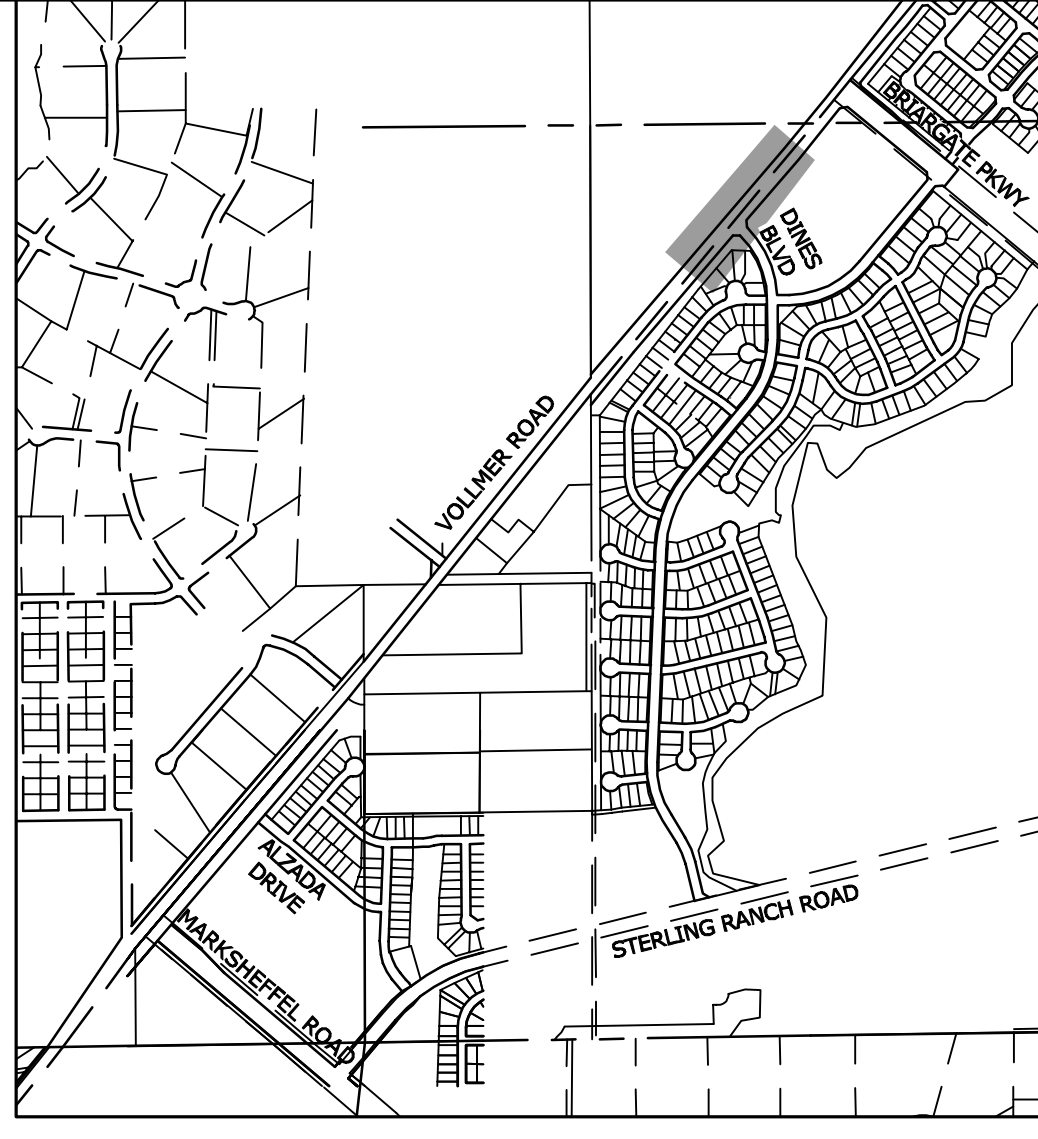
**VOLLMER ROAD (NORTH)
ROADWAY PLAN & PROFILE**

SHEET 3 OF 17
 JOB NO. 25188.00





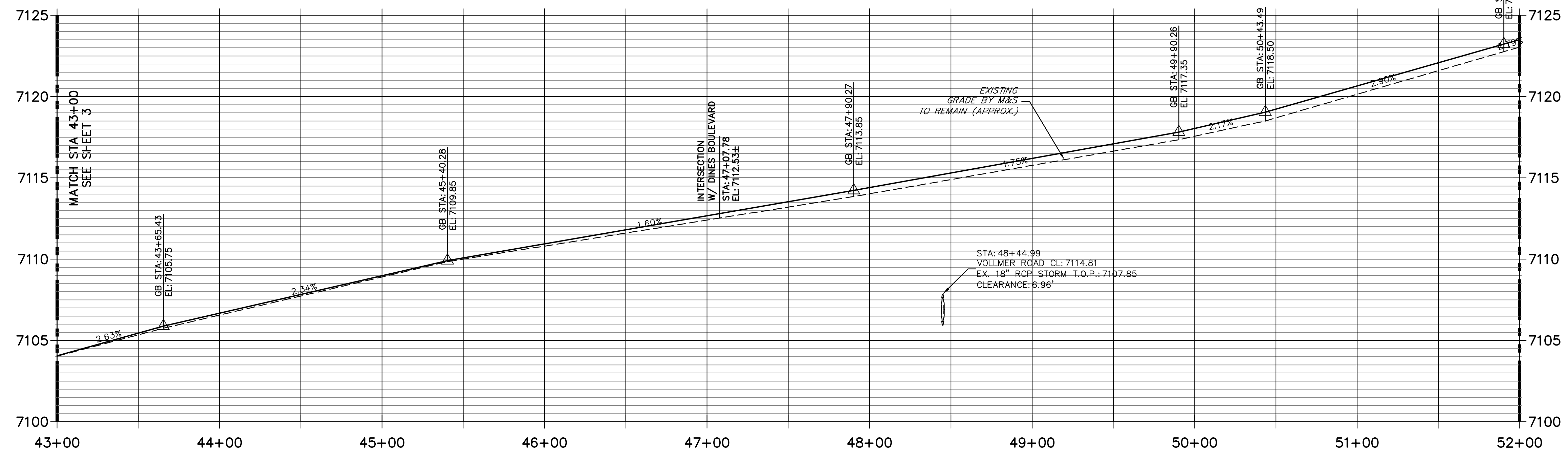
Unresolved Review 1 and 2 comment.
 Review 3 comment:
 The developer/contractor flow filled this pipe with slurry recently on 4/24. Please update this note to be accurate



LINE AND CURVE TABLE - VOLLMER NORTH

LINE/CURVE	BEARING/Delta	LENGTH	RADIUS
L2	N40°36'25\"E	655.55'	
L3	N41°14'08\"E	319.23'	
L4	N38°55'46\"E	531.96'	

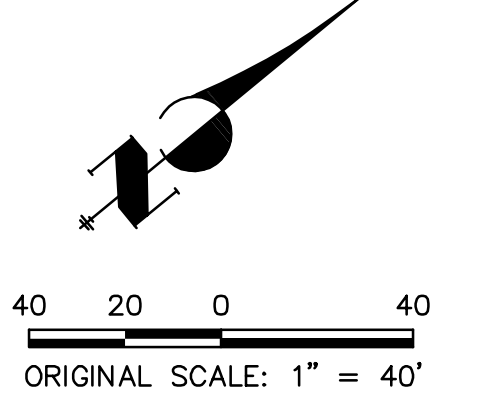
VOLLMER NORTH PROFILE (1)
 STA 43+00.00 TO 52+00.00



- ROADWAY NOTES**
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LEGEND

- PROPOSED FULL DEPTH ASPHALT REMOVAL
- PROPOSED MILL & OVERLAY (2\"/>



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: 09/06/23

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 Westman Company
 Centennial 303-740-6888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

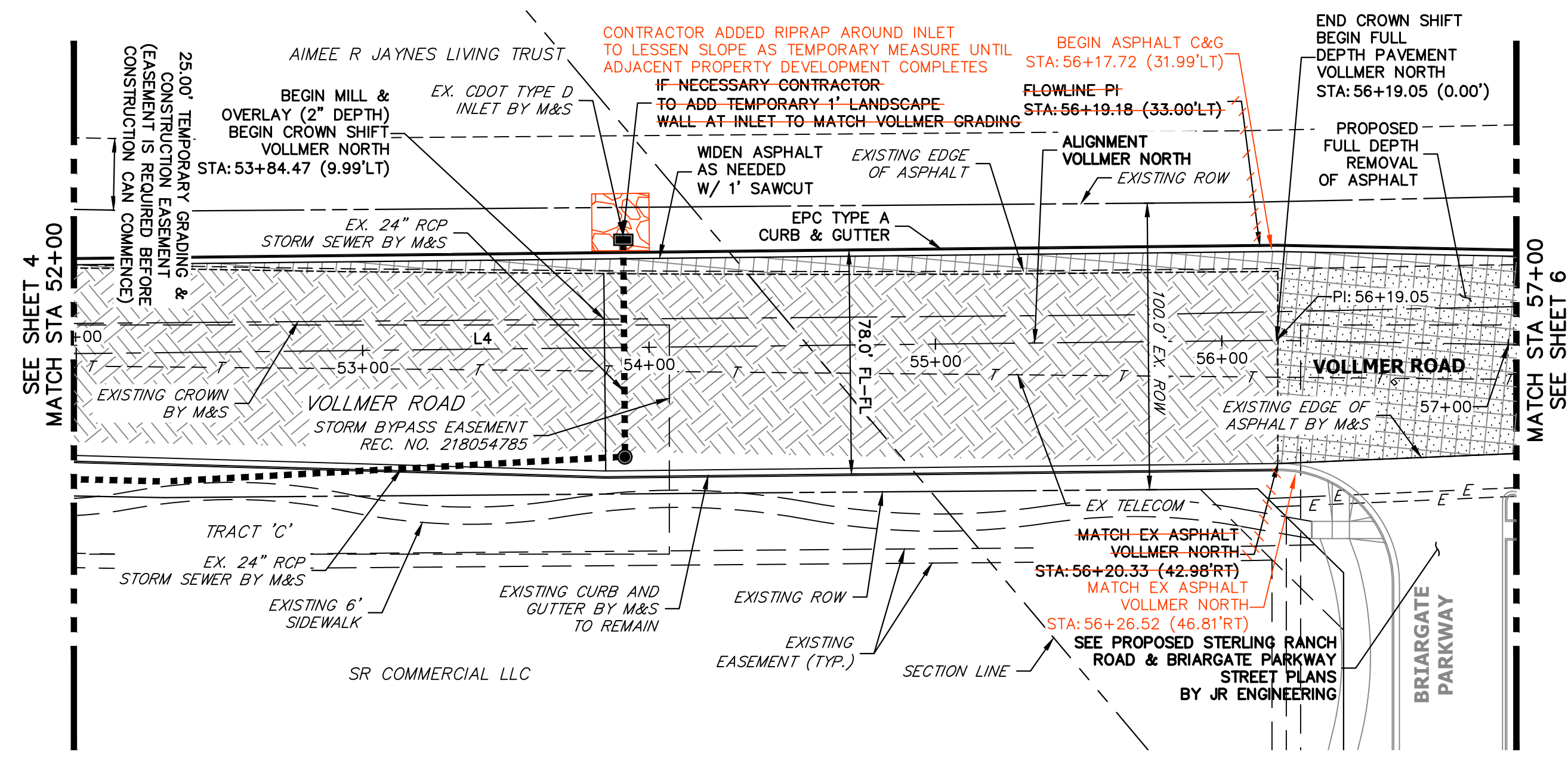
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 V-SCALE: N/A
 DATE: 05/04/23
 DESIGNED BY: CWC
 DRAWN BY: CWC
 CHECKED BY: CWC

VOLLMER ROAD (NORTH)
 ROADWAY PLAN & PROFILE

SHEET 4 OF 17
 JOB NO. 25188.00

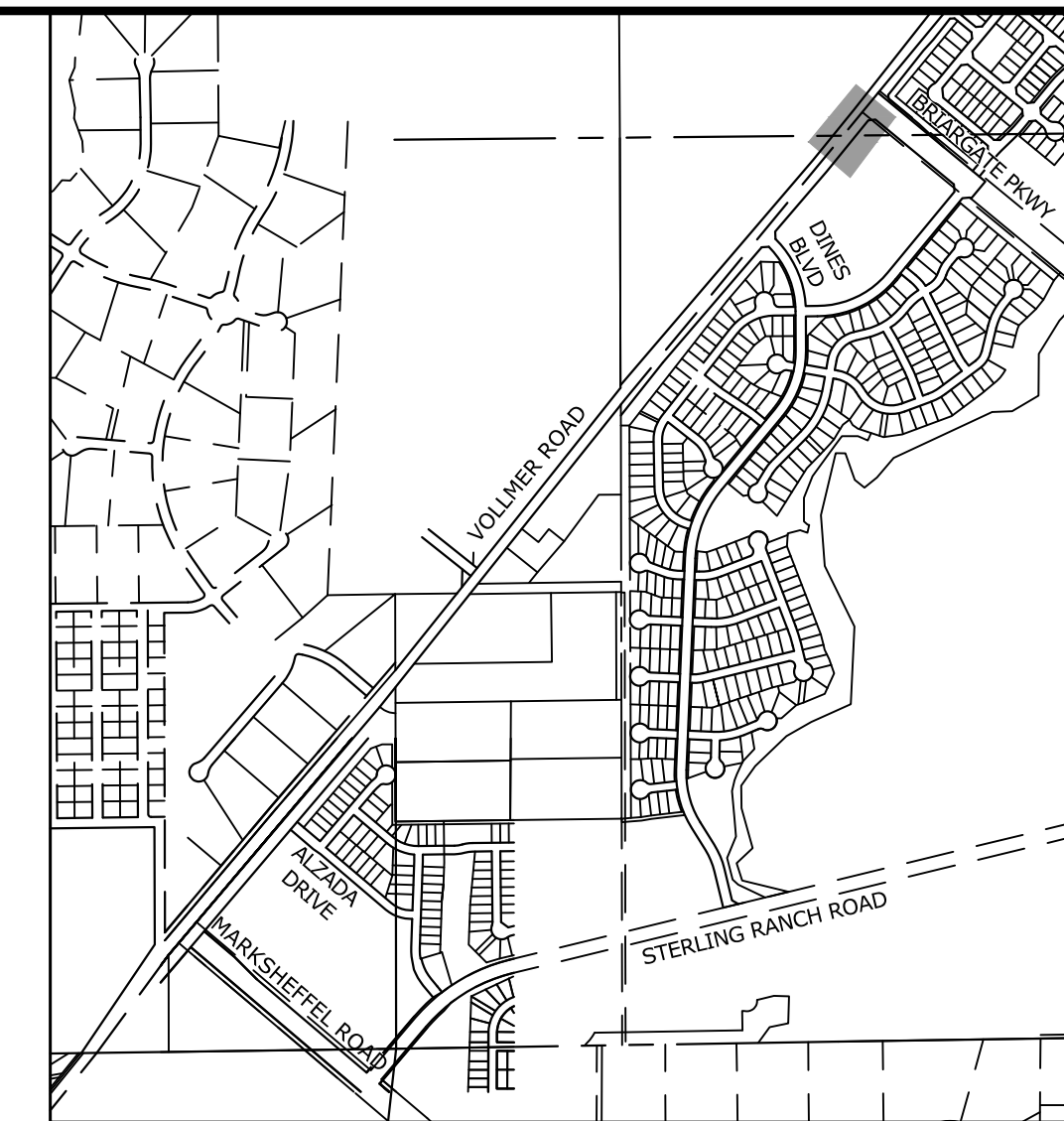
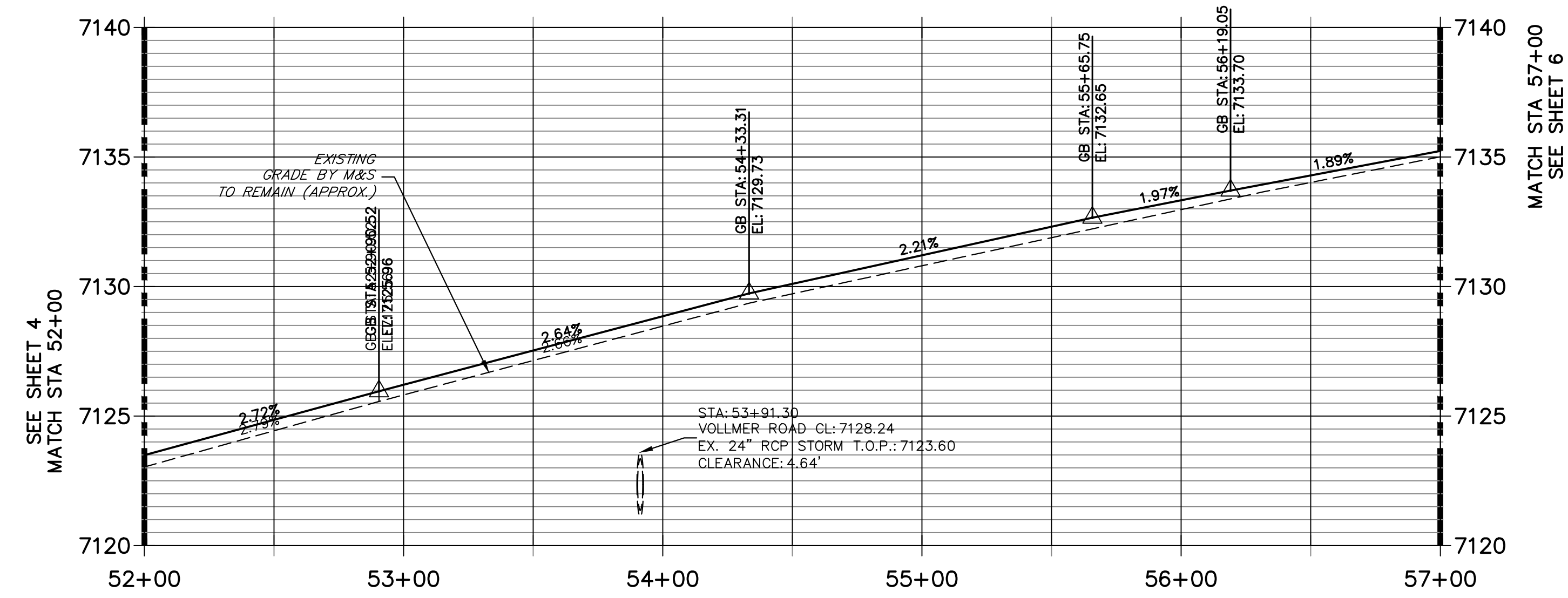
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VOLLMER ROAD
STA 52+00 TO STA 57+00

**VOLLMER NORTH PROFILE (2)
STA 52+00.00 TO 57+00.00**



KEY MAP
SCALE: NTS

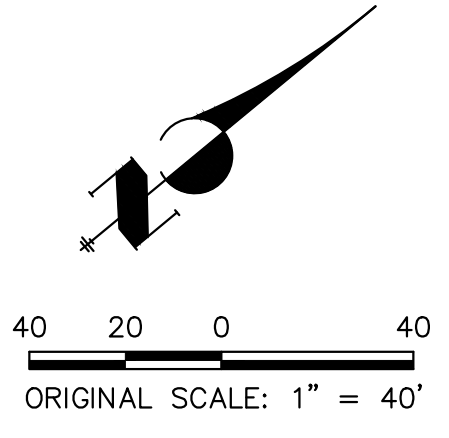
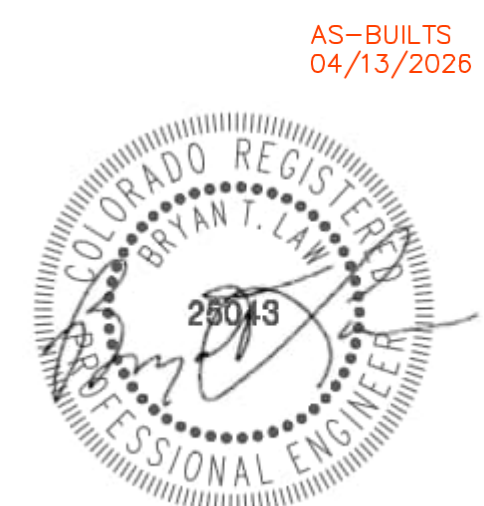
LINE AND CURVE TABLE - VOLLMER NORTH			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L4	N38°55'46"E	531.96'	
L5	N40°37'46"E	198.41'	

ROADWAY NOTES

- ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
- URBAN MINOR ARTERIAL IS BASED ON A DESIGN SPEED OF 40 MPH. REDIRECT TAPERS ARE BASED ON A DESIGN SPEED OF 50 MPH.
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LEGEND

- PROPOSED FULL DEPTH ASPHALT REMOVAL
- PROPOSED MILL & OVERLAY (2" DEPTH)
- PROPOSED COMPOSITE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)



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: 09/06/23

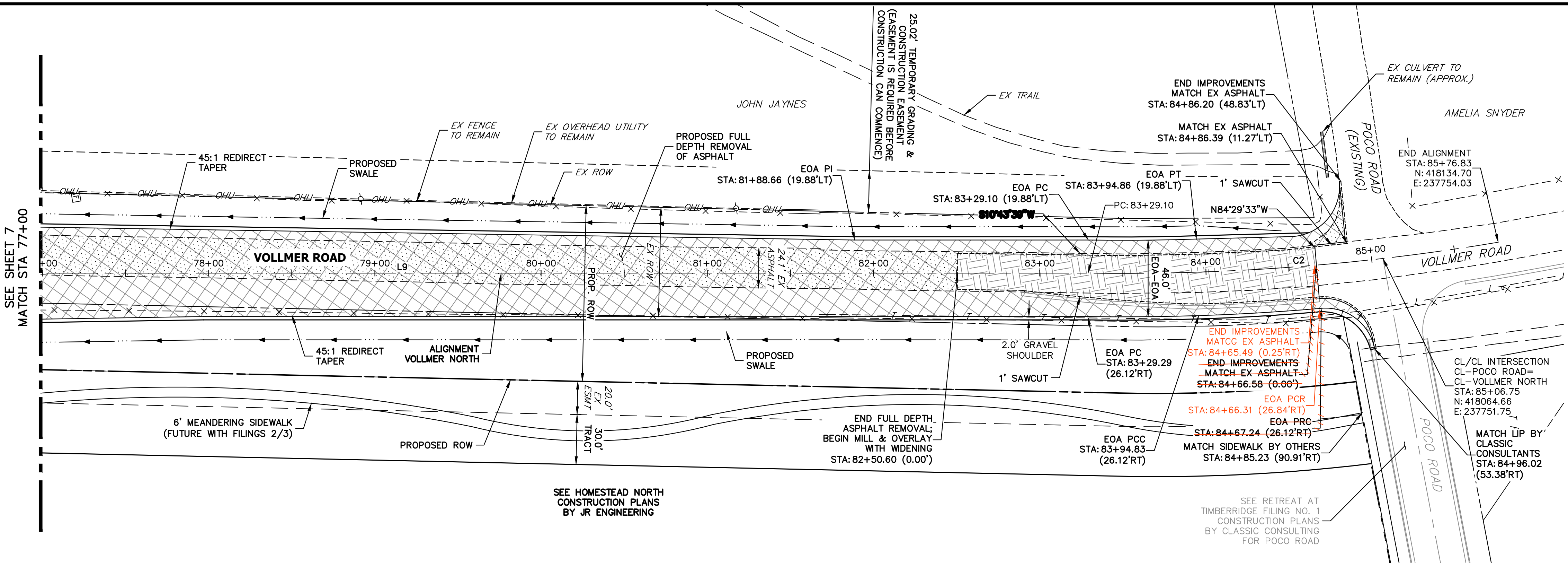
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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

No.	REVISION	BY	DATE					
				1"=40'	N/A	05/04/23	CWC	CWC

VOLLMER ROAD (NORTH)
 ROADWAY PLAN & PROFILE
 SHEET 5 OF 17
 JOB NO. 25188.00



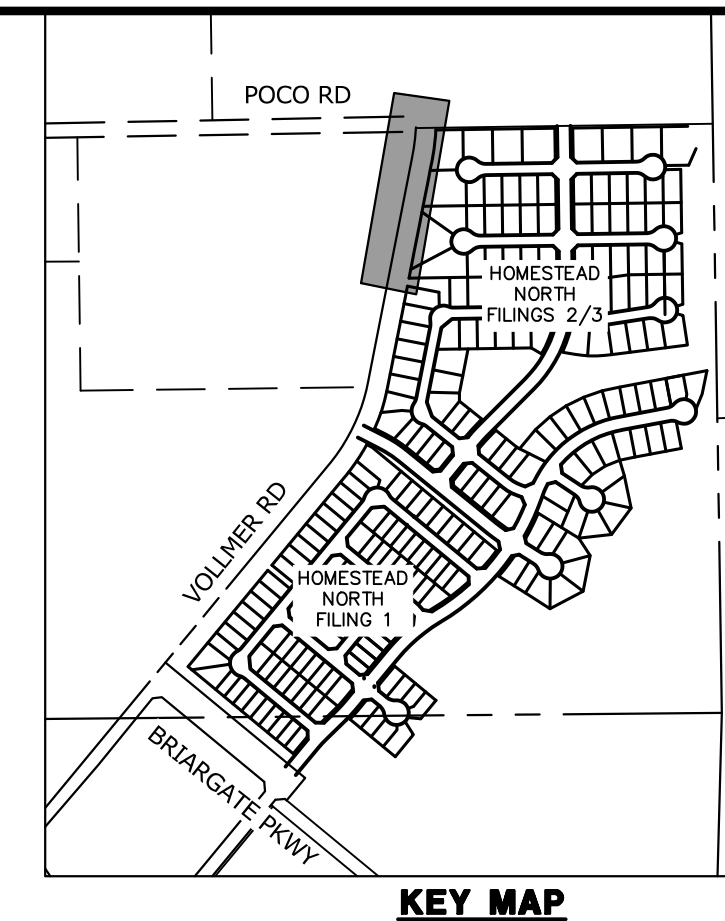
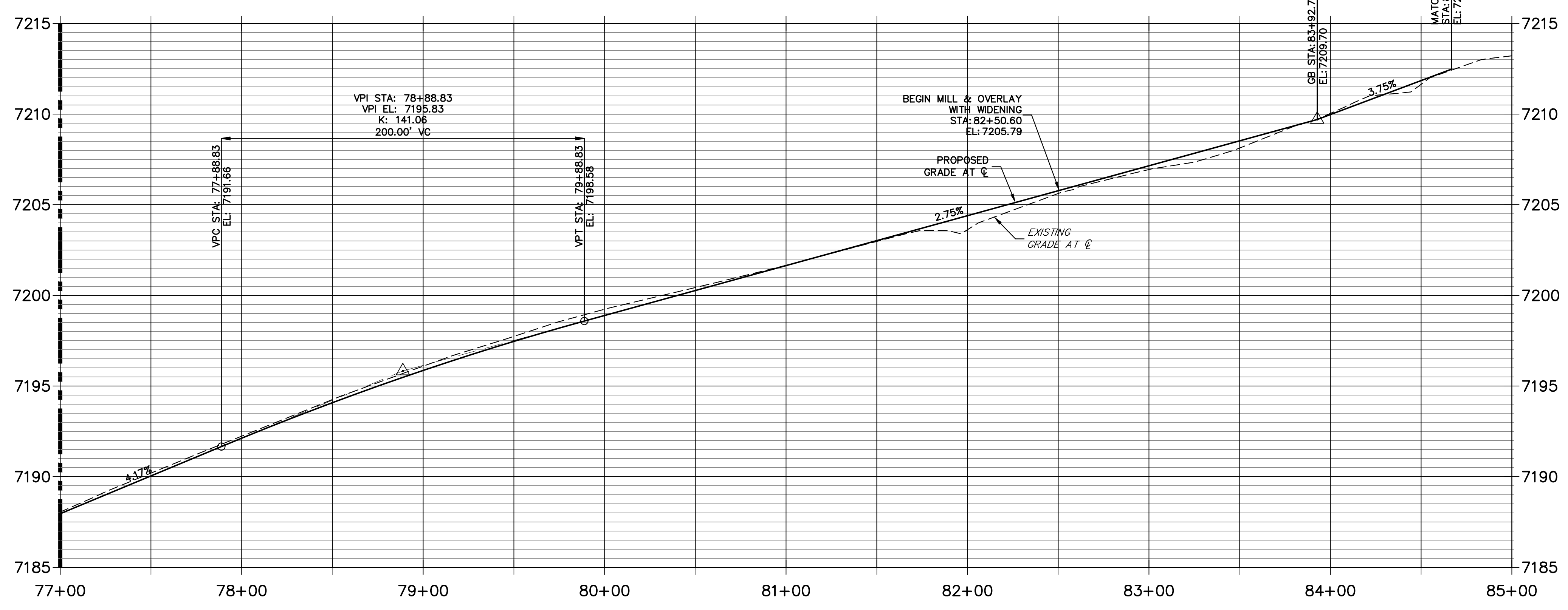


LINE AND CURVE TABLE - VOLLMER NORTH

LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L9	N9°52'19"E	1001.18'	
C2	10°21'16"	247.73'	1370.85'

VOLLMER ROAD
STA 77+00 TO STA 85+77

VOLLMER NORTH PROFILE (5)
STA 77+00.00 TO 85+00.00



LEGEND

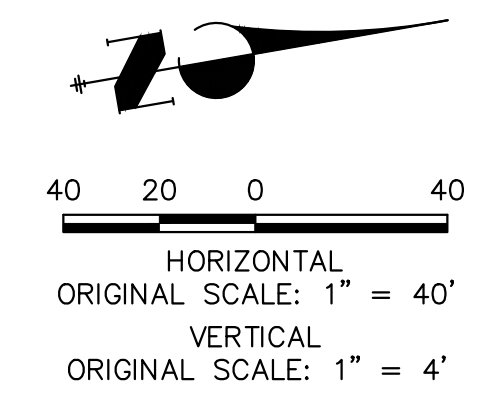
- PROPOSED FULL DEPTH ASPHALT REMOVAL
- PROPOSED MILL & OVERLAY (2" DEPTH)
- PROPOSED COMPOSITE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)

ROADWAY NOTES

1. ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
2. URBAN MINOR ARTERIAL IS BASED ON A DESIGN SPEED OF 40 MPH. REDIRECT TAPERS ARE BASED ON A DESIGN SPEED OF 50 MPH.
3. PAVEMENT EDGES SHALL BE SAW-CUT STRAIGHT TO WITHIN 5 DEGREES OF VERTICAL. EDGES SHALL BE TACK COATED PRIOR TO PATCHING.
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AS-BUILTS
04/13/2026



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

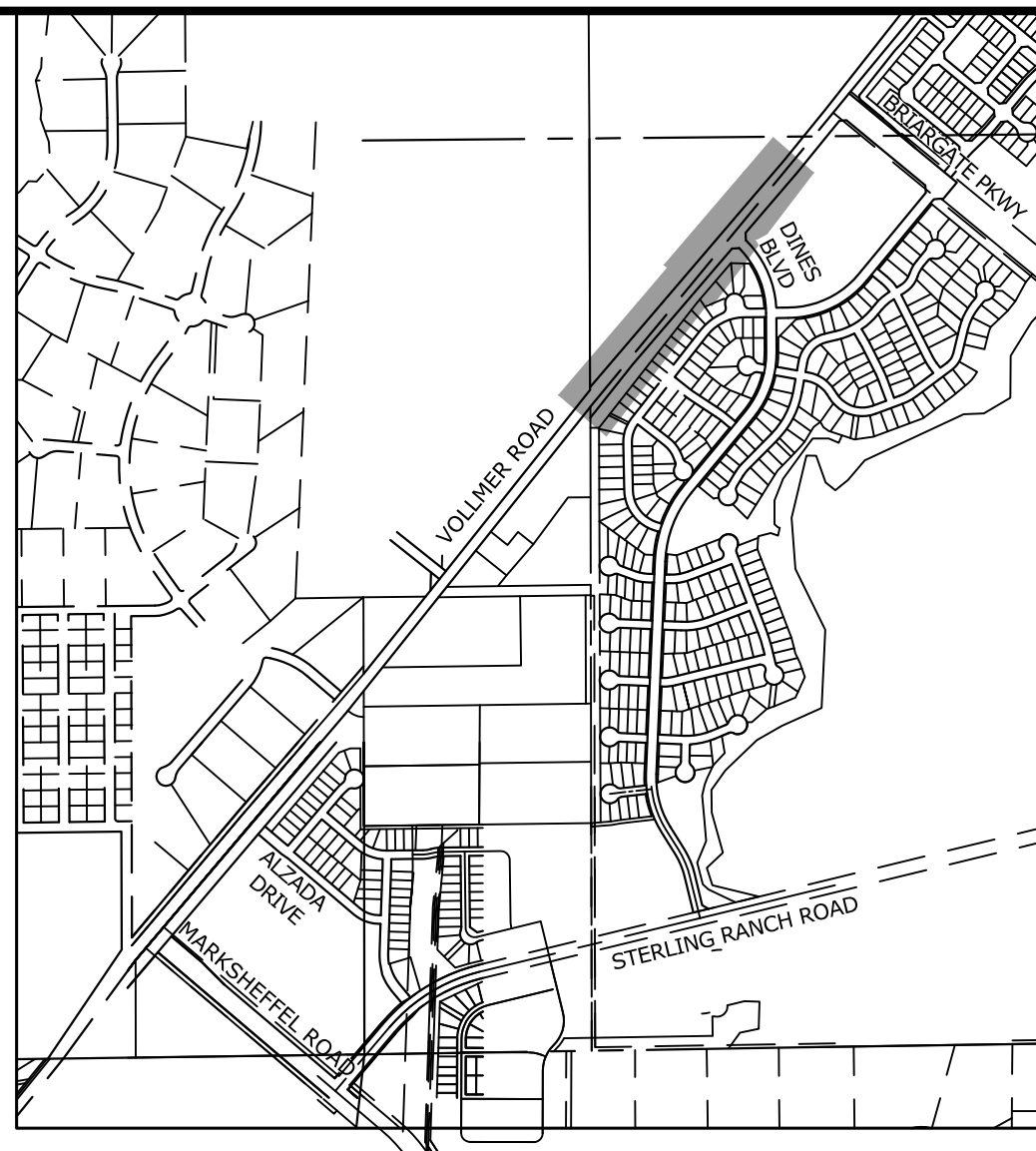
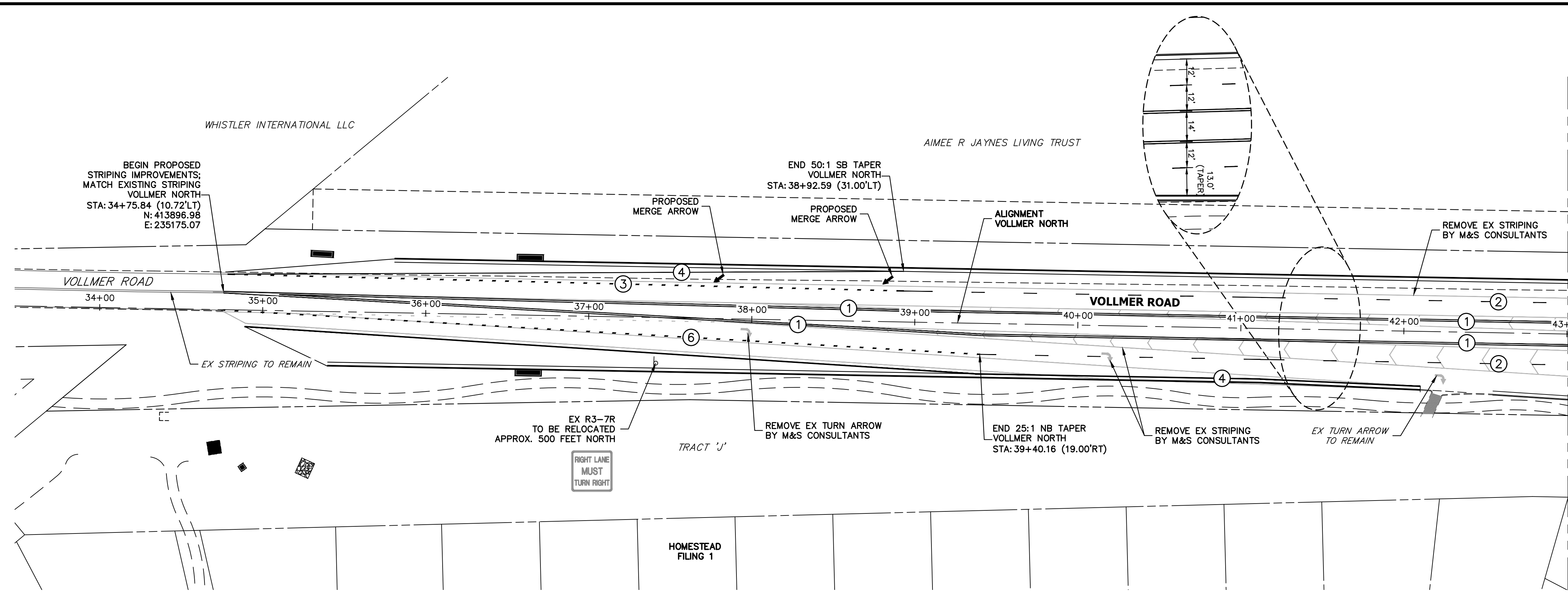
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE 09/06/23

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

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

BY	DATE	No.	REVISION

VOLLMER ROAD (NORTH)
 ROADWAY PLAN & PROFILE
 SHEET 8 OF 17
 JOB NO. 25188.00

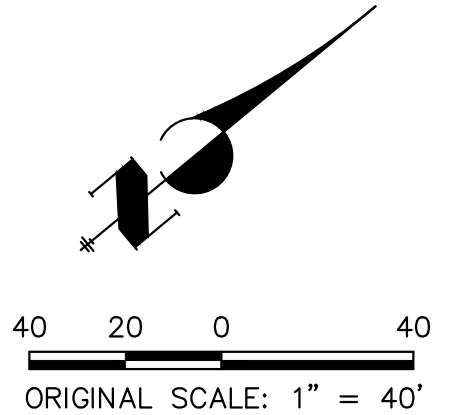
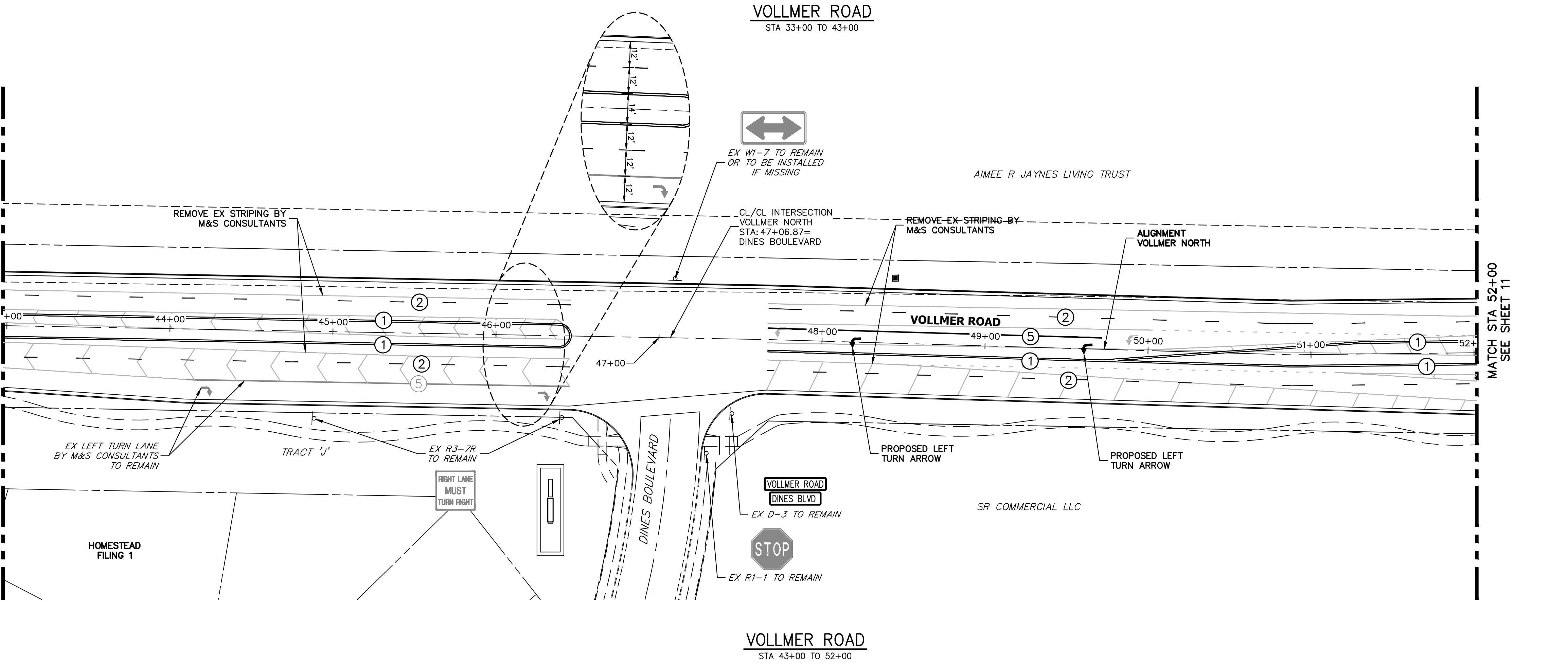


NOTE TO CONTRACTOR:

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

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

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



STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
②	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
③	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
④	EDGE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑤	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑥	DOTTED EXTENSION LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 2' SEGMENTS WITH 4' GAPS

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 MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

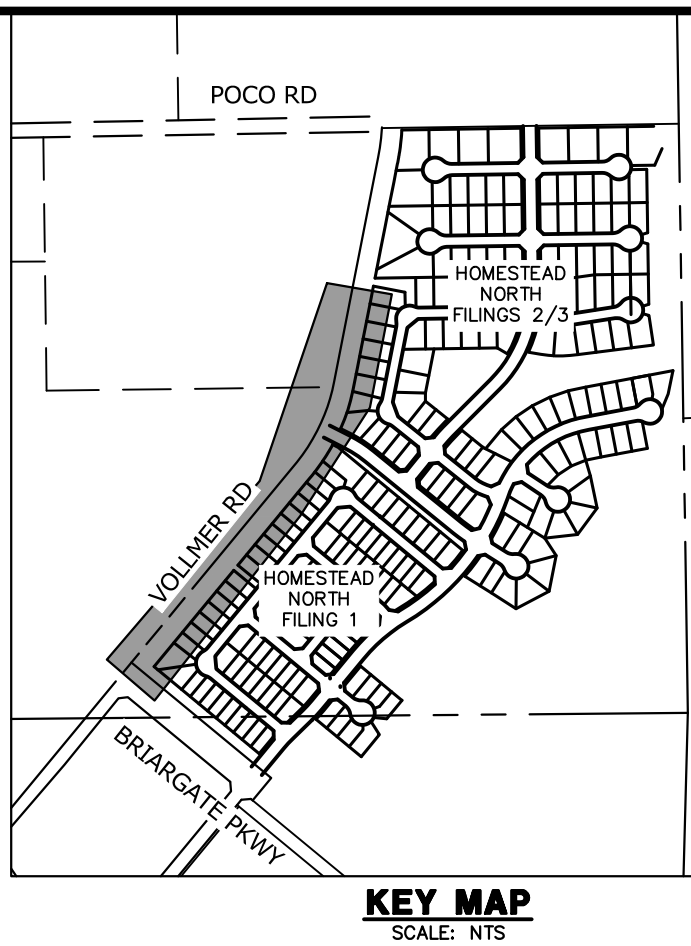
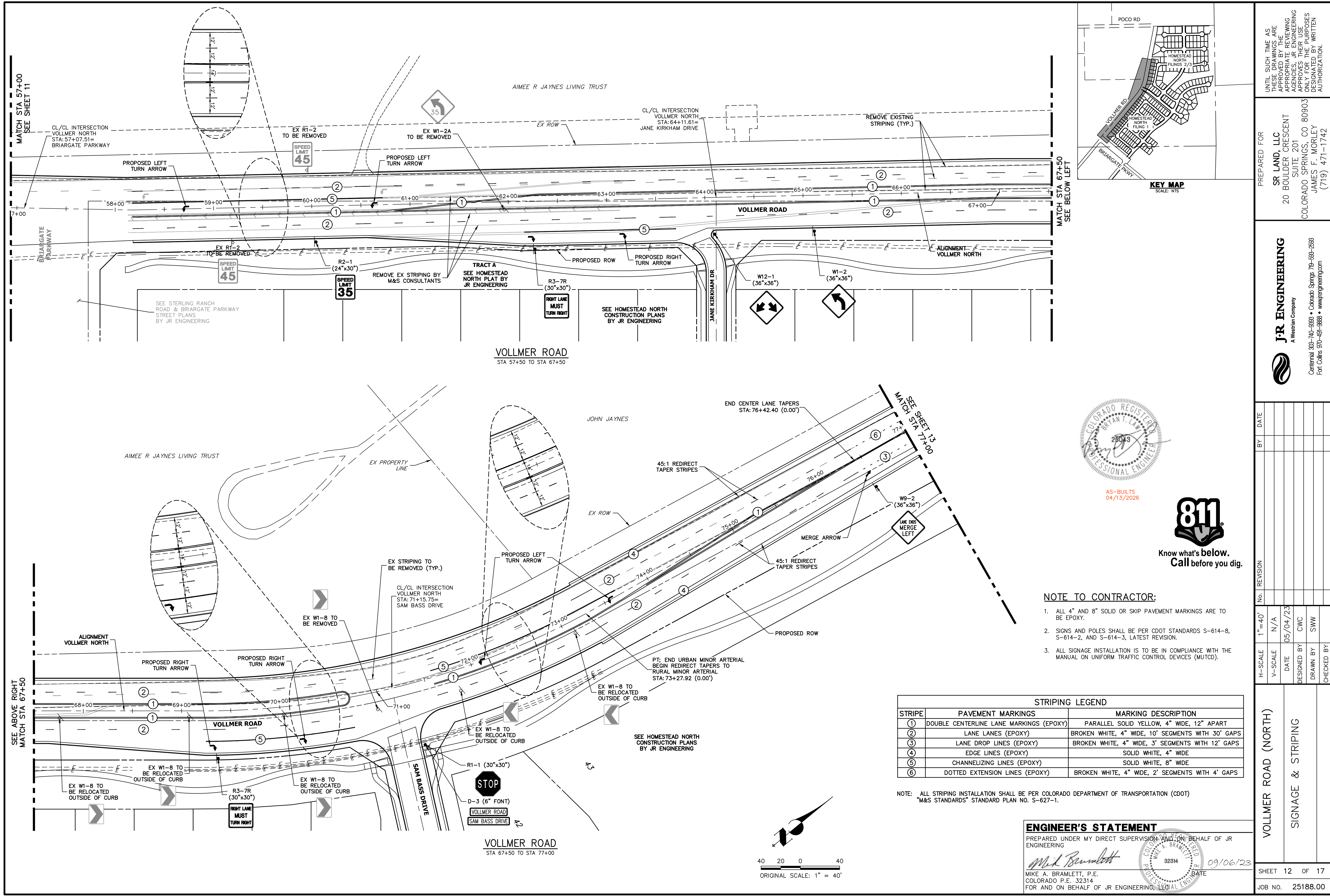
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 09/06/23

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=40'	N/A	05/04/23	CWC	SWW	

VOLLMER ROAD (NORTH)
 SIGNAGE & STRIPING

SHEET 10 OF 17
 JOB NO. 25188.00





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

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

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



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

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
②	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
③	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
④	EDGE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑤	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑥	DOTTED EXTENSION LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 2' SEGMENTS WITH 4' GAPS

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

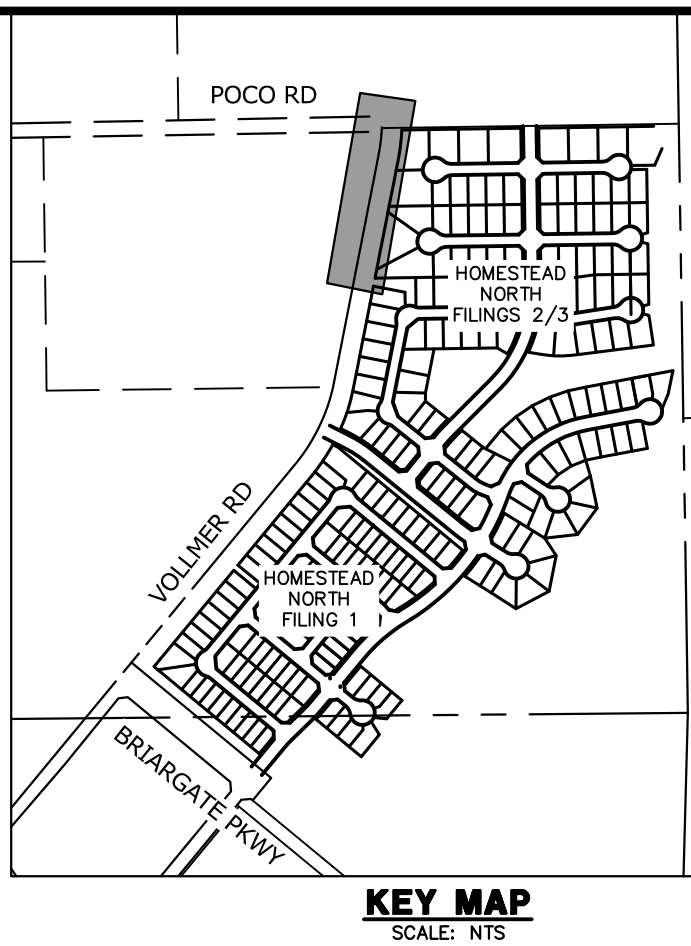
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 09/06/23

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=40'	N/A	05/04/23	CWC	SWW	

VOLLMER ROAD (NORTH)
 SIGNAGE & STRIPING

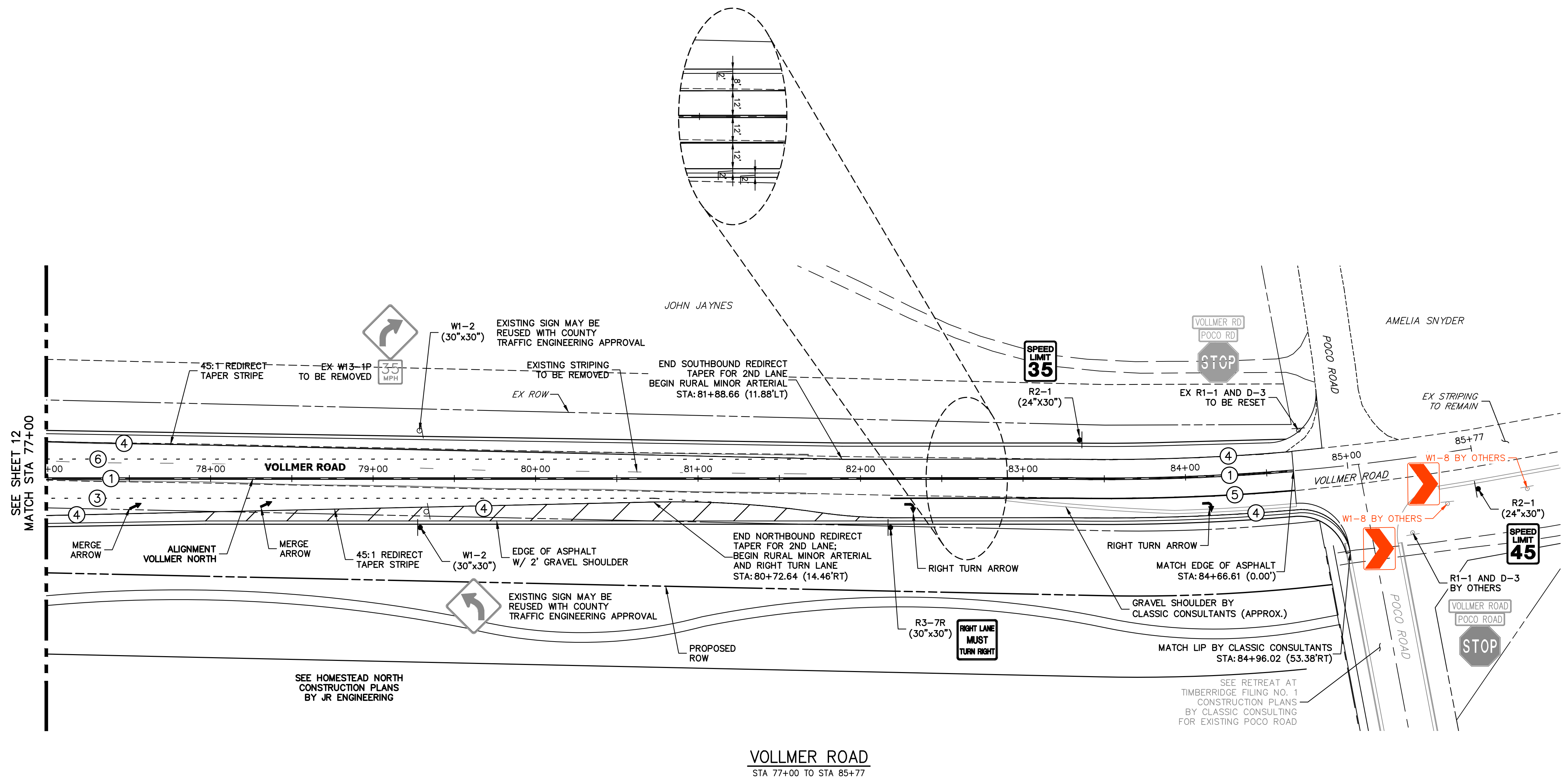
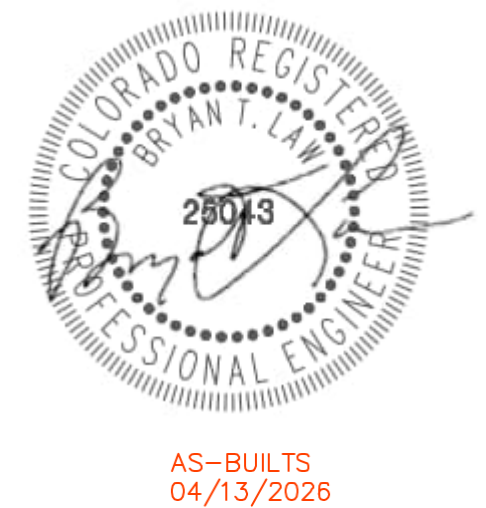
SHEET 12 OF 17
 JOB NO. 25188.00



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

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

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



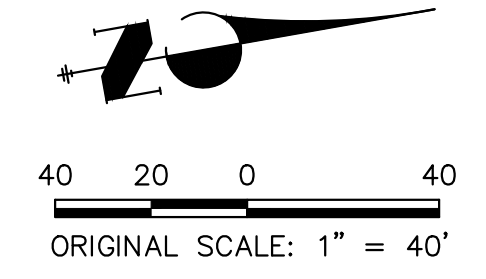
VOLLMER ROAD
 STA 77+00 TO STA 85+77

NOTE TO CONTRACTOR:

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STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
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⑥	DOTTED EXTENSION LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 2' SEGMENTS WITH 4' GAPS

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 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

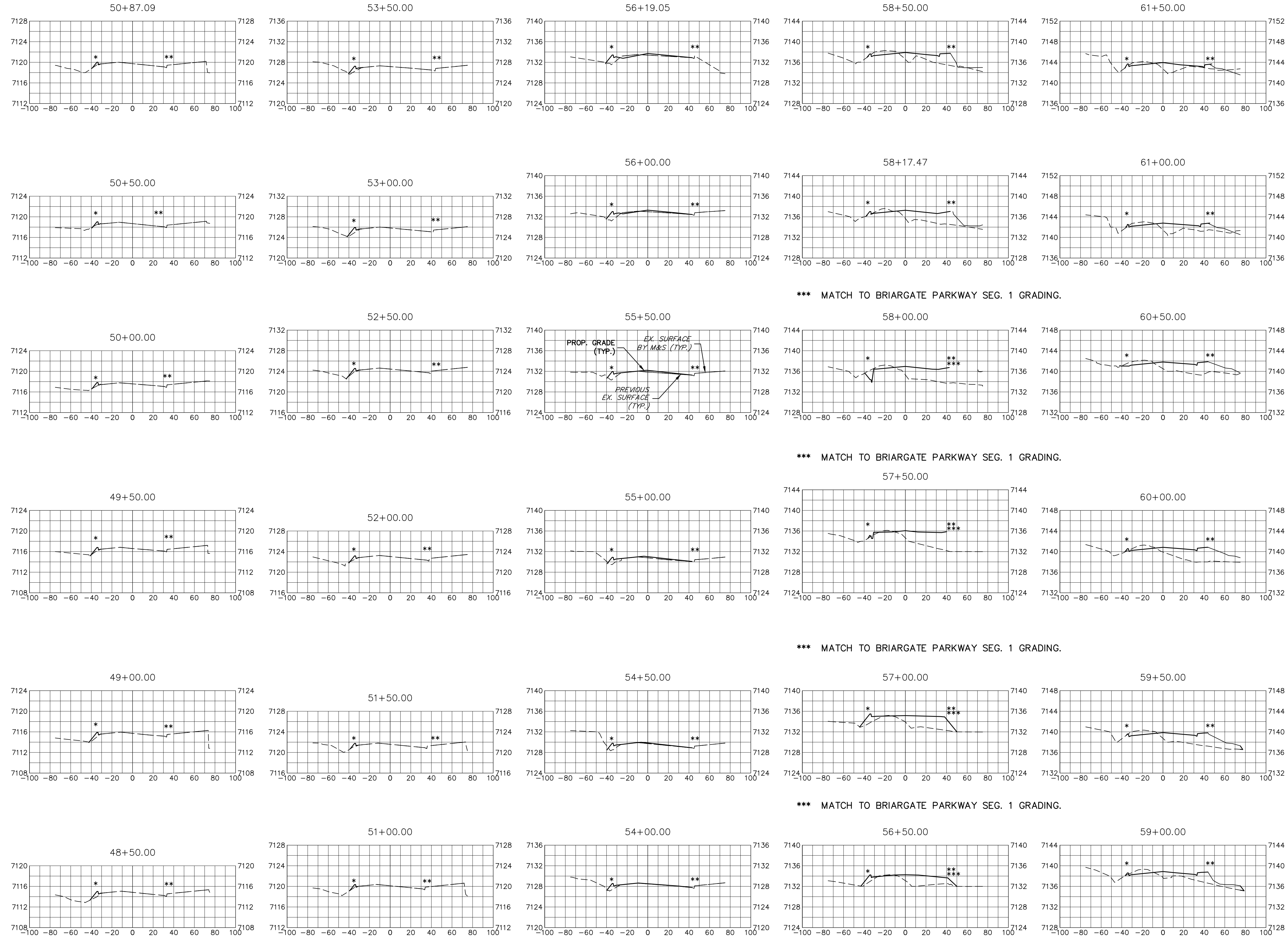
DATE: 09/06/23

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=40'	N/A	05/04/23	CWC	SWW	
VOLLMER ROAD (NORTH)									
SIGNAGE & STRIPING									
SHEET 13 OF 17									
JOB NO. 25188.00									

NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING.

* WEST SIDE GRADING WILL HAVE A 1 FT BENCH BEHIND CURB AT 2%, THEN GRADE DOWN AT 4:1 TO CATCH TO EXISTING DITCH SLOPE.

** EAST SIDE WILL SLOPE UPWARDS AT 2% TO ROW LINE, THEN GRADE TRACT AT NO MORE THAN 10% SLOPE TO MATCH SUBDIVISION GRADING.



VOLLMER ROAD
STA 48+50 TO STA 61+50



AS-BUILTS
04/13/2026

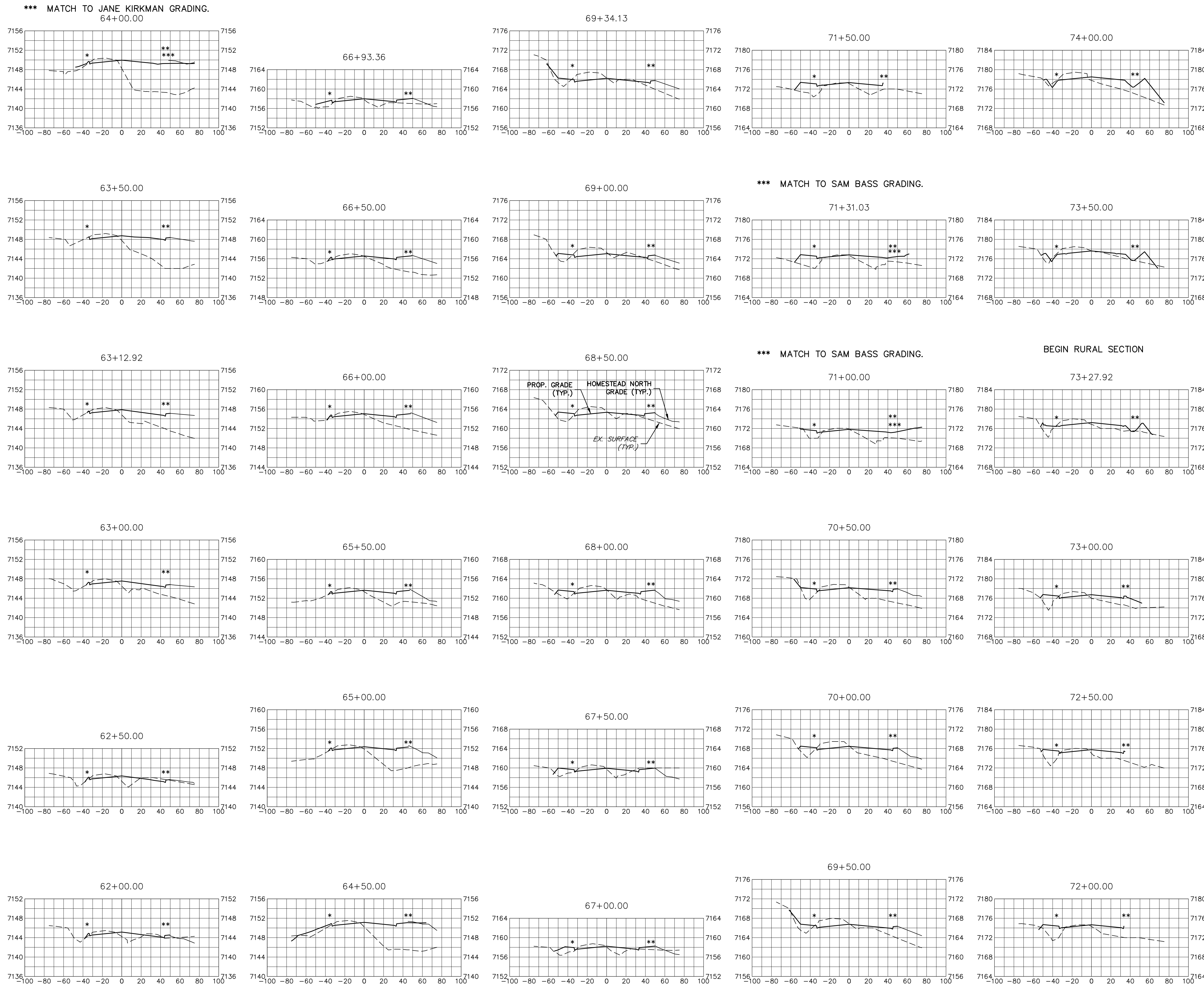
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
VOLLMER ROAD (NORTH) CROSS SECTIONS	SHEET 15 OF 17 JOB NO. 25188.00

NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING.

URBAN SECTION STA: 34+79 TO 73+27

* WEST SIDE GRADING WILL HAVE A 1 FT BENCH BEHIND CURB AT 2%, THEN GRADE DOWN AT 4:1 TO CATCH TO EXISTING DITCH SLOPE.

** EAST SIDE WILL SLOPE UPWARDS AT 2% TO ROW LINE, THEN GRADE TRACT AT NO MORE THAN 10% SLOPE TO MATCH SUBDIVISION GRADING.



NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING

RURAL SECTION STA: 73+27 TO STA: 84+66

* WEST SIDE GRADING WILL TIE IN FROM THE OUTER EDGE OF THE ROADSIDE SWALE WITH A 4:1 TIE IN SLOPE AND A 1' BENCH IF EXISTING GRADE IS LOWER THAN TOP OF ROADSIDE SWALE.

** EAST SIDE GRADING WILL TIE IN FROM THE OUTER EDGE OF THE ROADSIDE SWALE, GRADE TRACT AT NO MORE THAN 10% SLOPE TO MATCH SUBDIVISION GRADING.



AS-BUILTS
04/13/2026

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

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

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

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=10'
DATE	05/04/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

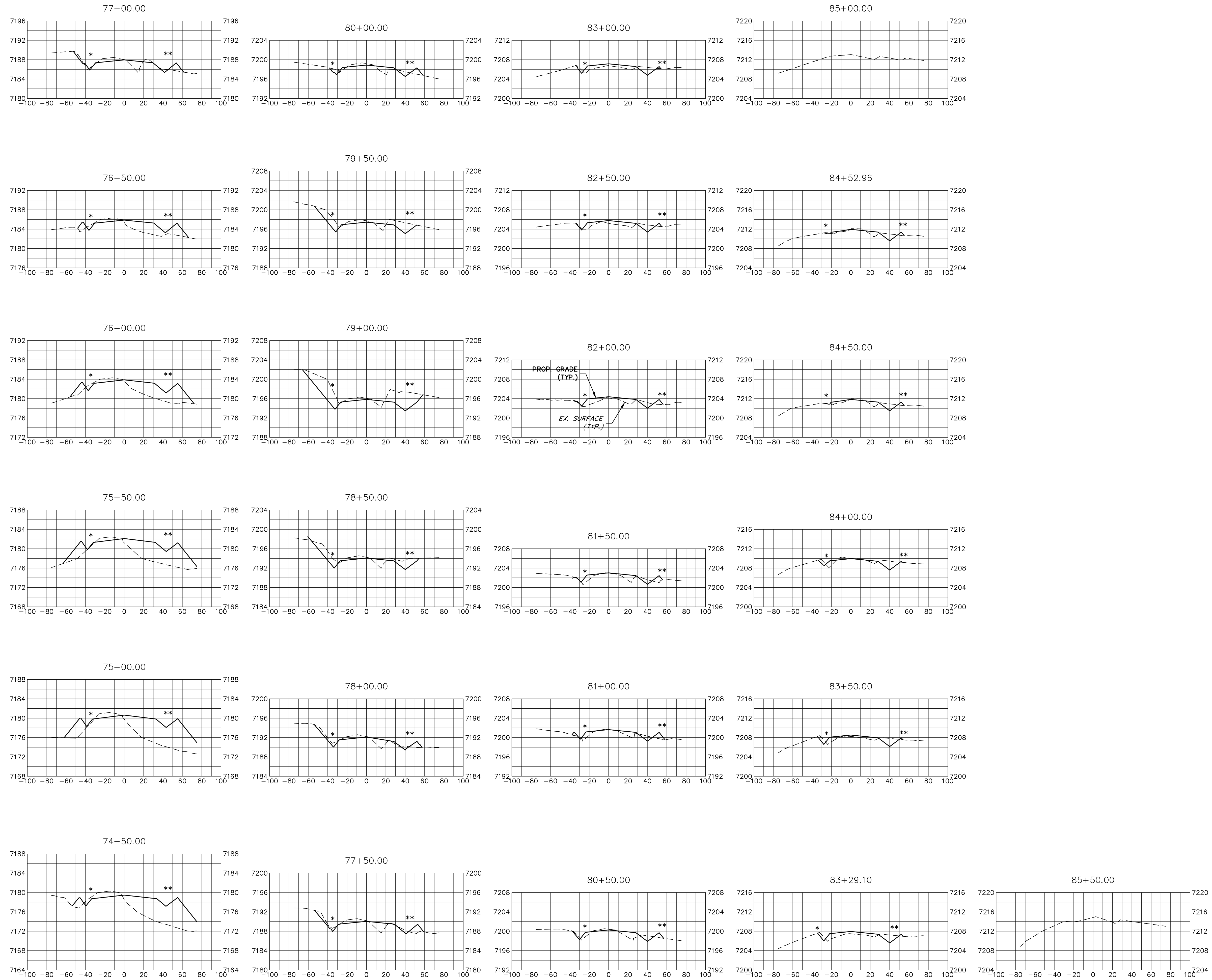
VOLLMER ROAD (NORTH)
CROSS SECTIONS

NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING


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VOLLMER ROAD (NORTH) CROSS SECTIONS	SHEET 17 OF 17 JOB NO. 25188.00