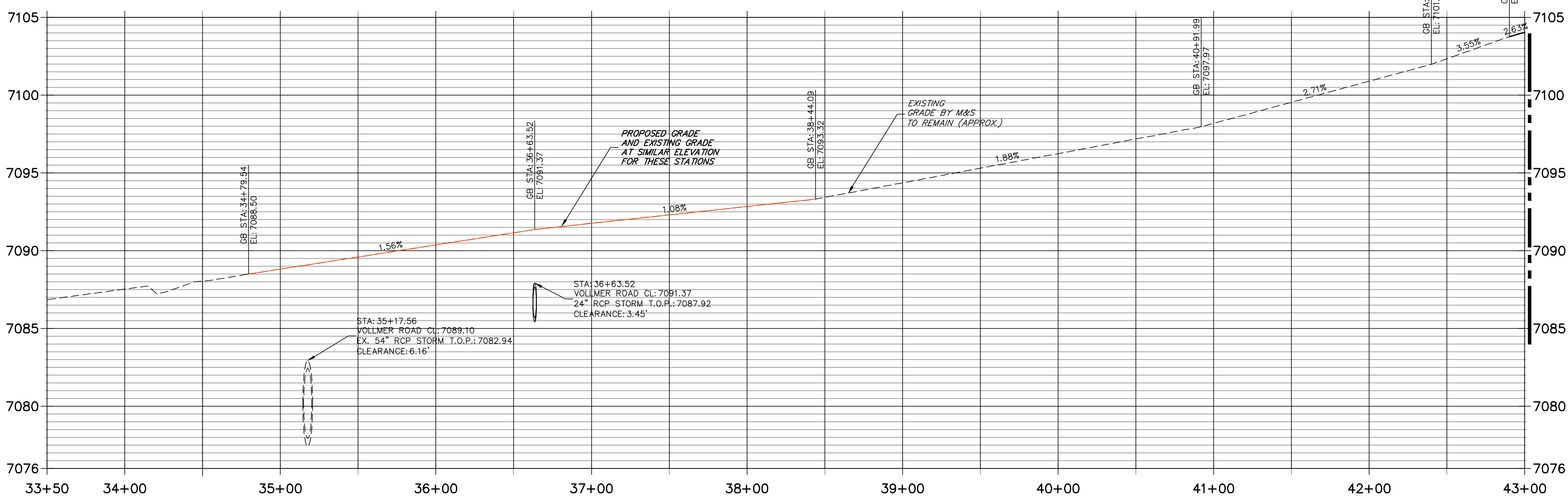


LINE AND CURVE TABLE - VOLLMER NORTH

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)

AS-BUILTS 05/01/2026

40 20 0 40  
ORIGINAL SCALE: 1" = 40'

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

DATE: 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 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

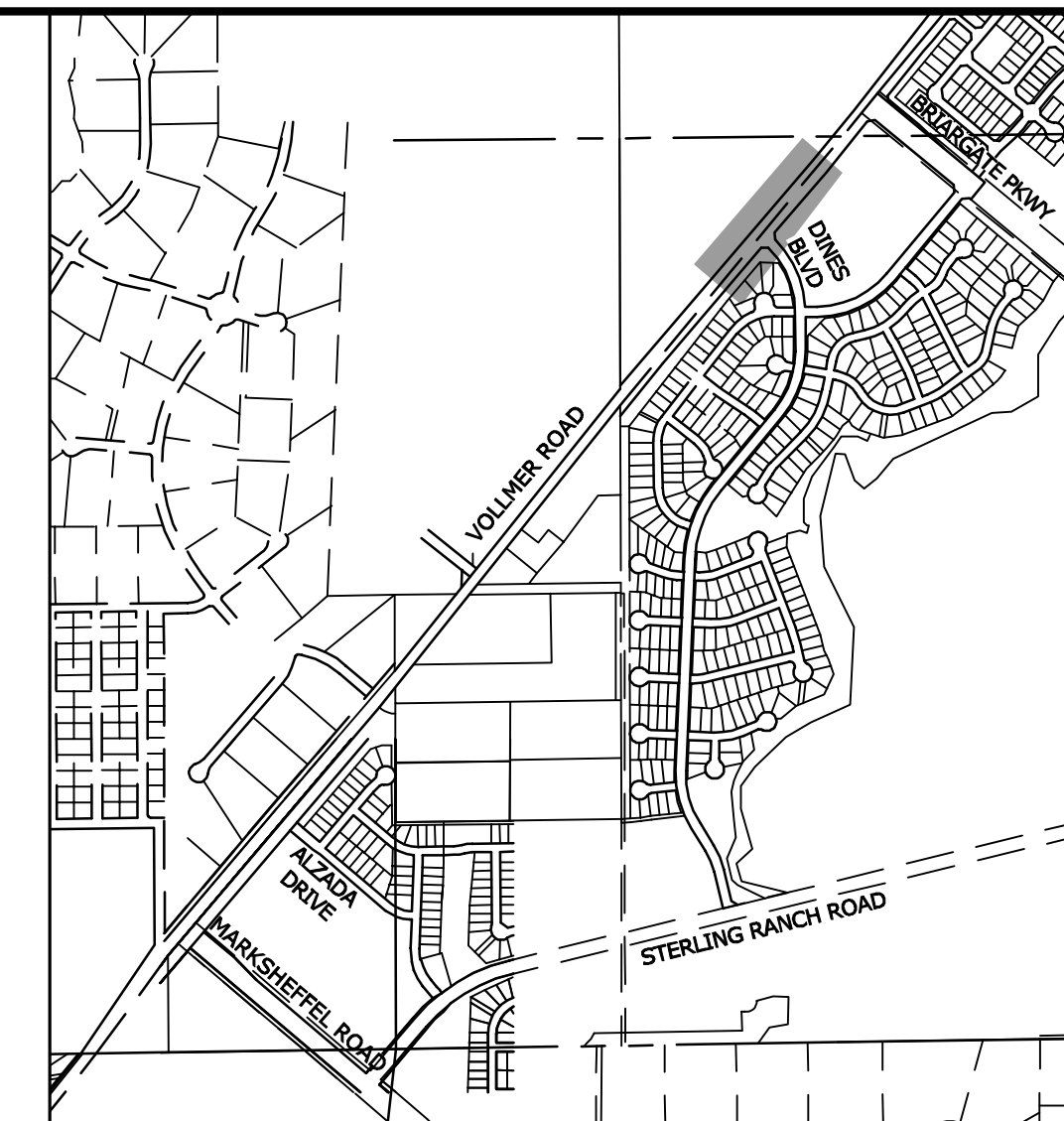
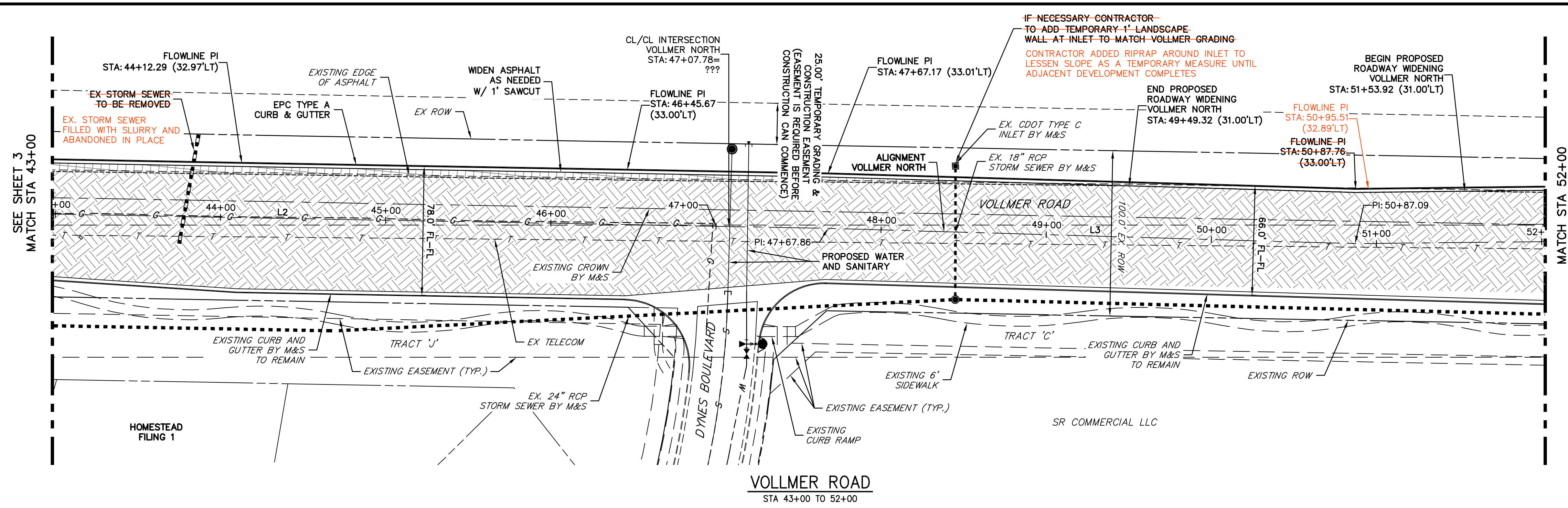
BY	DATE	No.	REVISION

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

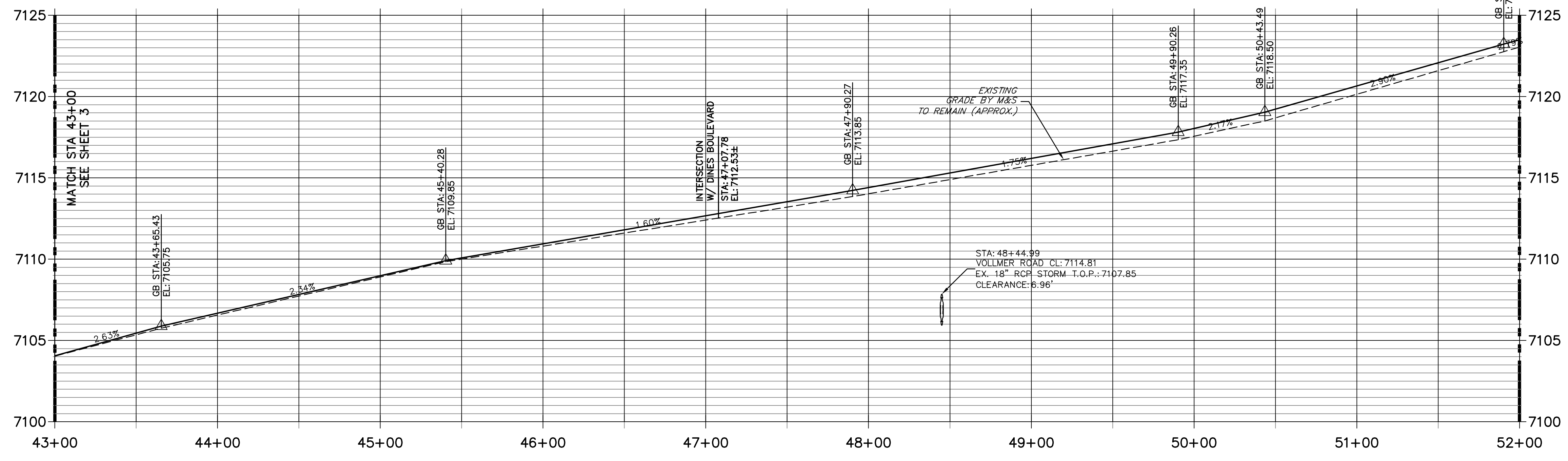
**VOLLMER ROAD (NORTH)  
ROADWAY PLAN & PROFILE**

SHEET 3 OF 17  
 JOB NO. 25188.00





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



LINE AND CURVE TABLE - VOLLMER NORTH

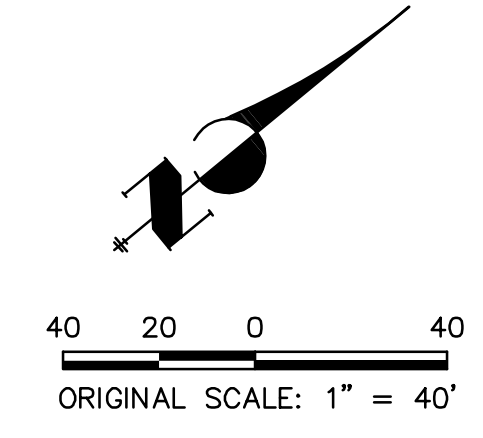
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L2	N40°36'25"E	655.55'	
L3	N41°14'08"E	319.23'	
L4	N38°55'46"E	531.96'	

**ROADWAY NOTES**

1. ALL STATIONING AND PROFILE ELEVATIONS ARE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
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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)

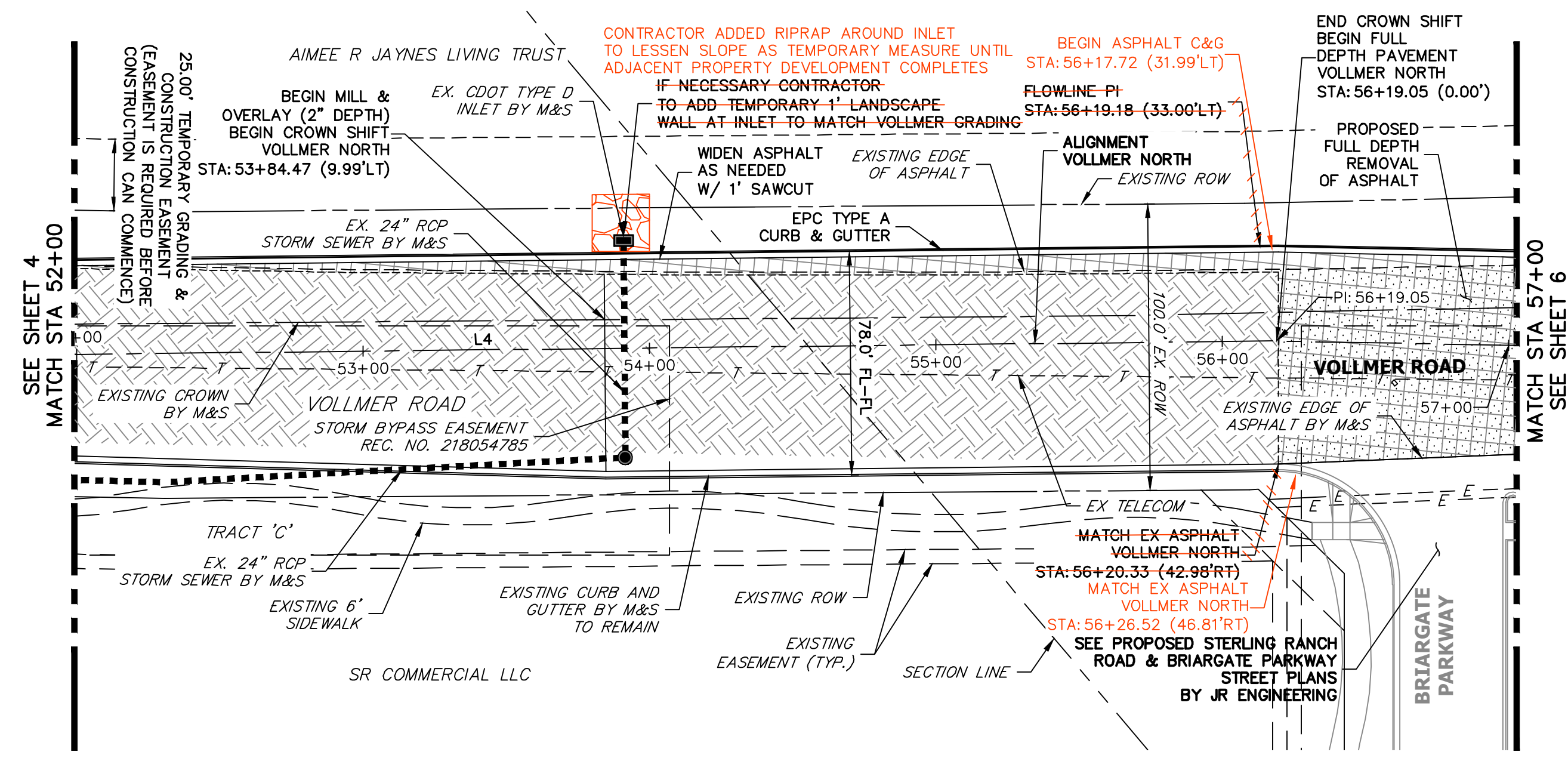


**ENGINEER'S STATEMENT**

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

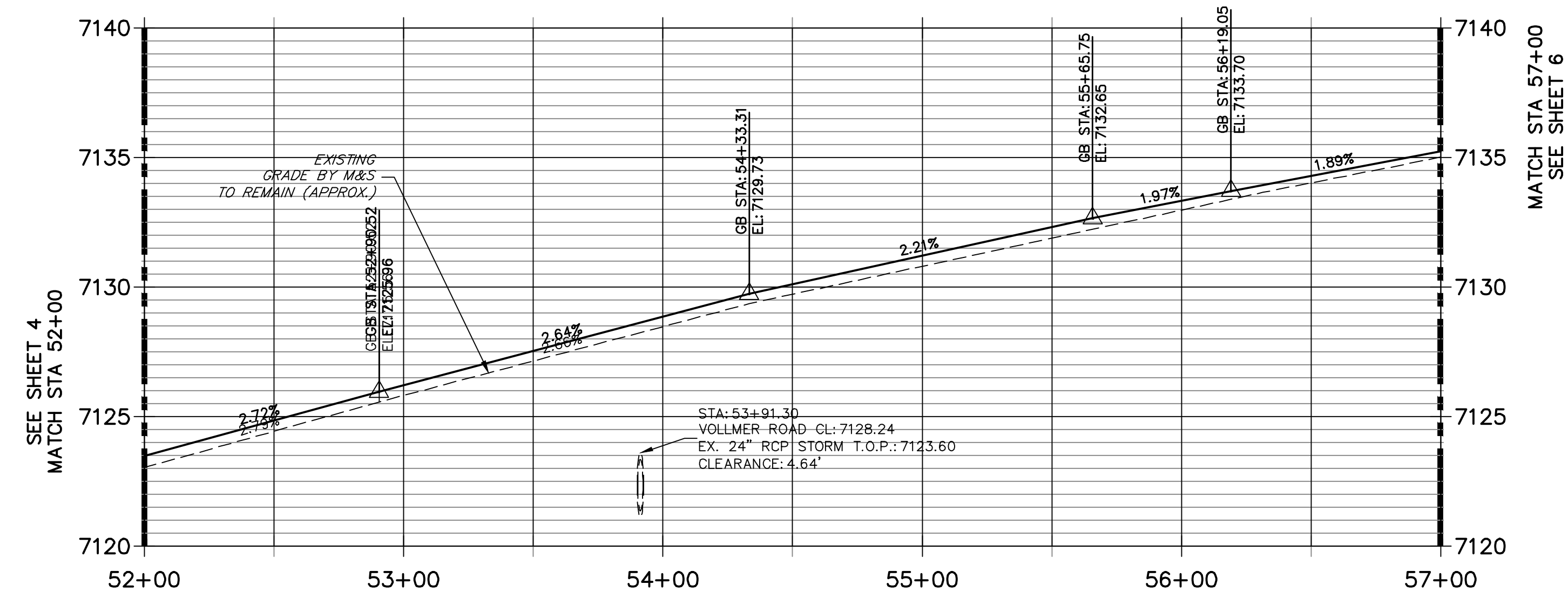
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742											
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.											
<b>J.R. ENGINEERING</b> A Westfran Company Centennial 303-740-6888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com											
H-SCALE 1"=40' V-SCALE N/A DATE 05/04/23 DESIGNED BY CWC DRAWN BY CWC CHECKED BY	No. REVISION <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	BY	DATE								
BY	DATE										
<b>VOLLMER ROAD (NORTH)</b> <b>ROADWAY PLAN &amp; PROFILE</b>											
SHEET 4 OF 17 JOB NO. 25188.00											





**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

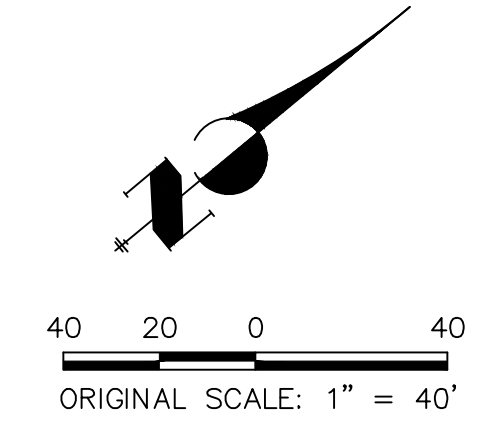
LINE AND CURVE TABLE - VOLLMER NORTH			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L4	N38°55'46"E	531.96'	
L5	N40°37'46"E	198.41'	

**ROADWAY NOTES**

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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, 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

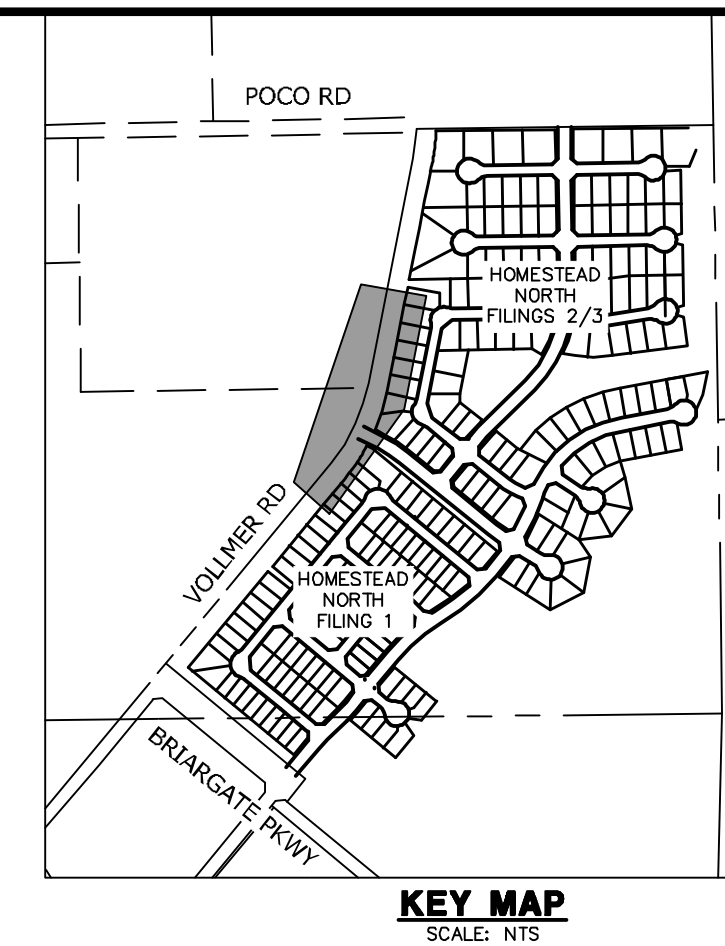
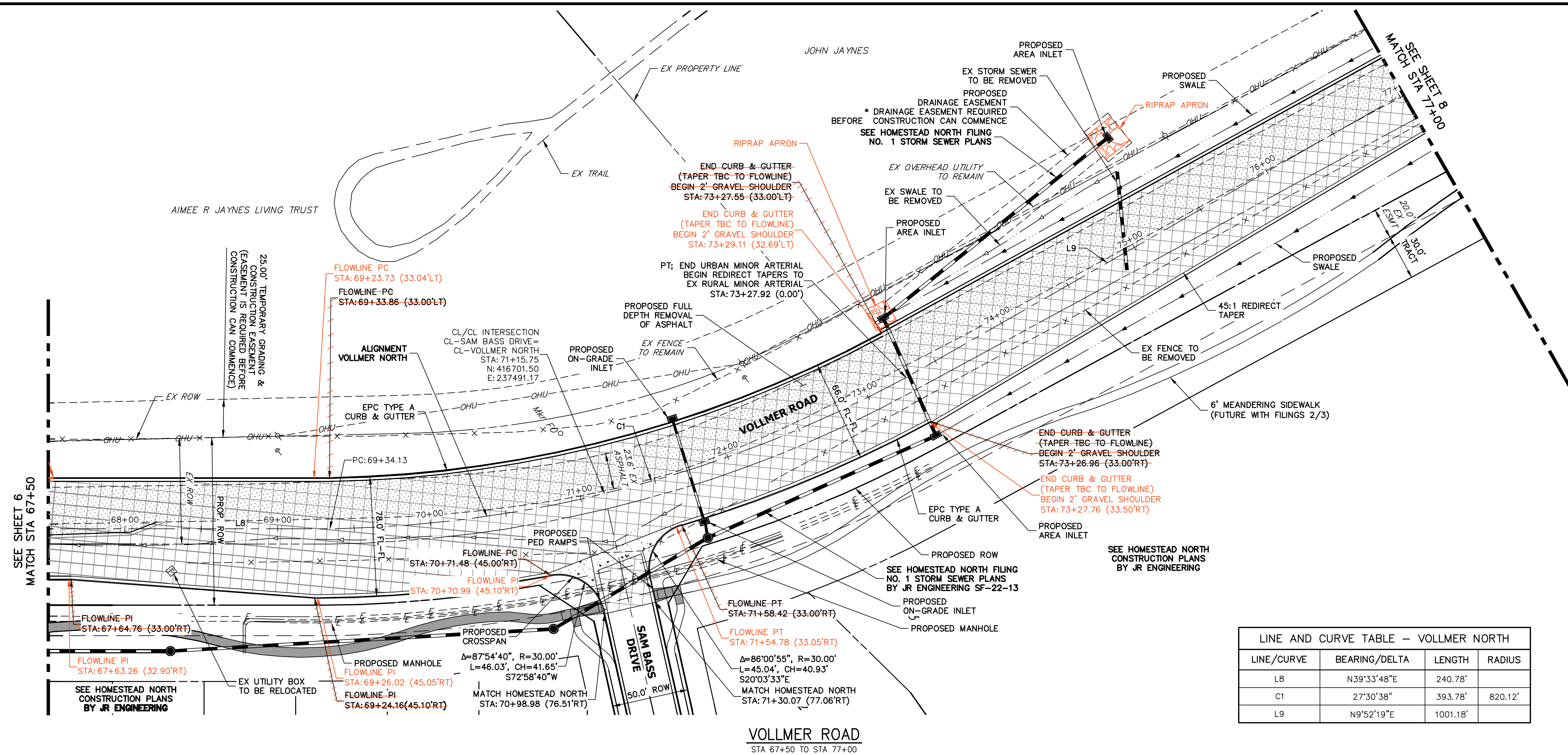
**J.R. ENGINEERING**  
 A Westman Company  
 Central 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

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







**LEGEND**

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

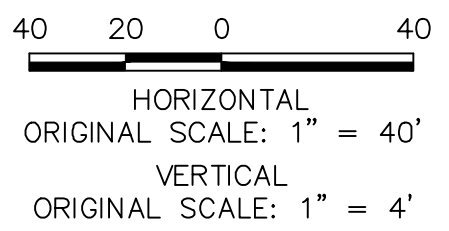
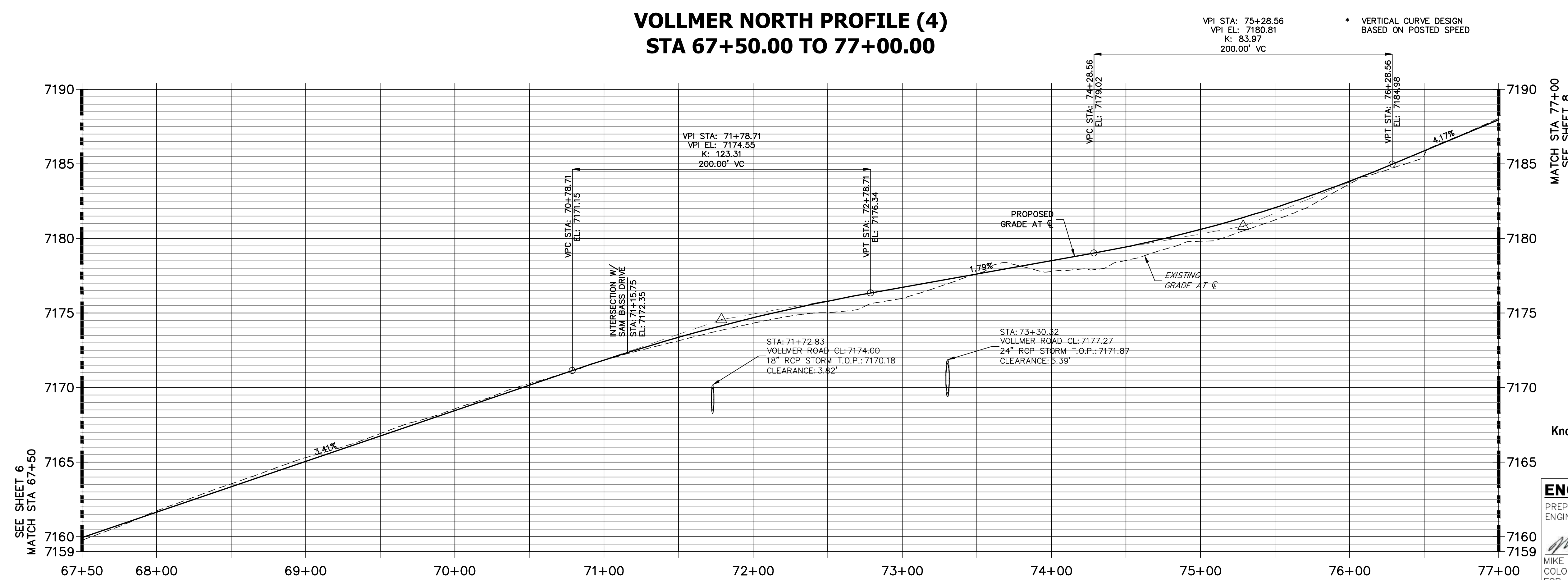
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**LINE AND CURVE TABLE - VOLLMER NORTH**

LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L6	N39°33'48"E	240.78'	
C1	27°30'38"	393.78'	820.12'
L9	N9°52'19"E	1001.18'	

**VOLLMER NORTH PROFILE (4)  
STA 67+50.00 TO 77+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

*Mike A. Bramlett*  
 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

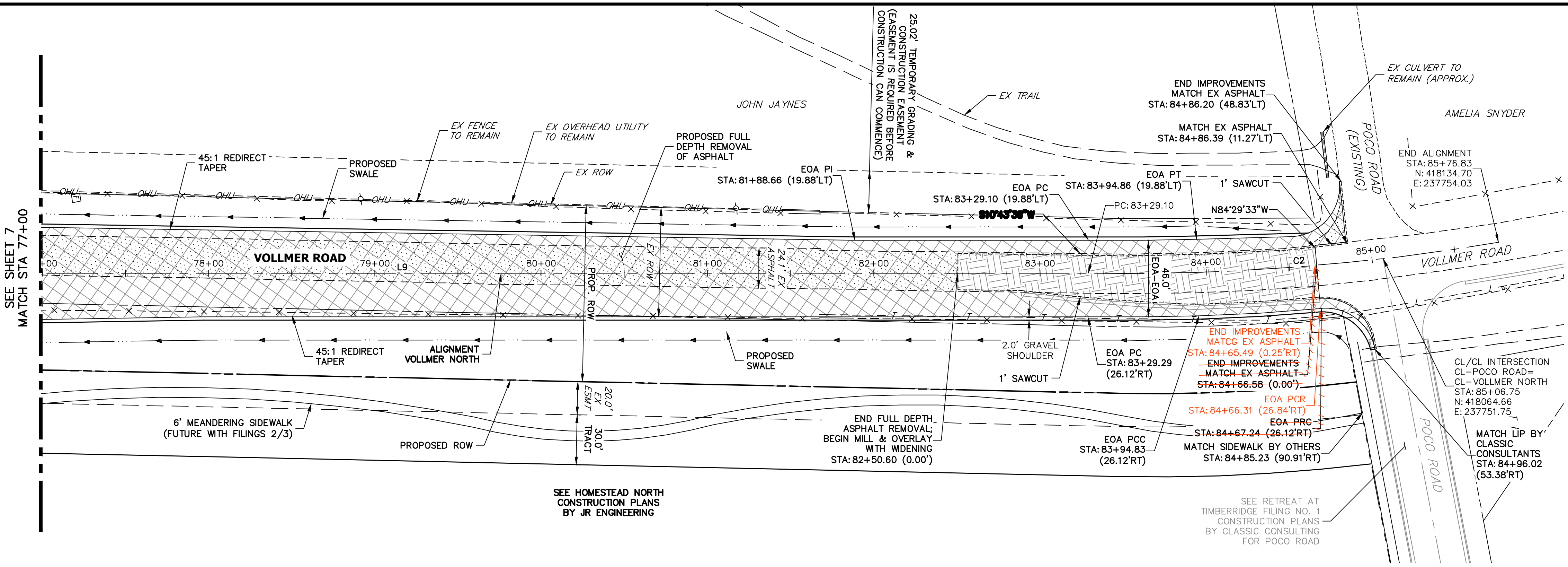
**J.R. ENGINEERING**  
 A Westman Company  
 Central 303-740-8888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-8888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE: 1"=40'  
 V-SCALE: 1"=4'  
 DATE: 05/04/23  
 DESIGNED BY: CWC  
 DRAWN BY: CWC  
 CHECKED BY: CWC

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

SHEET 7 OF 17  
 JOB NO. 25188.00

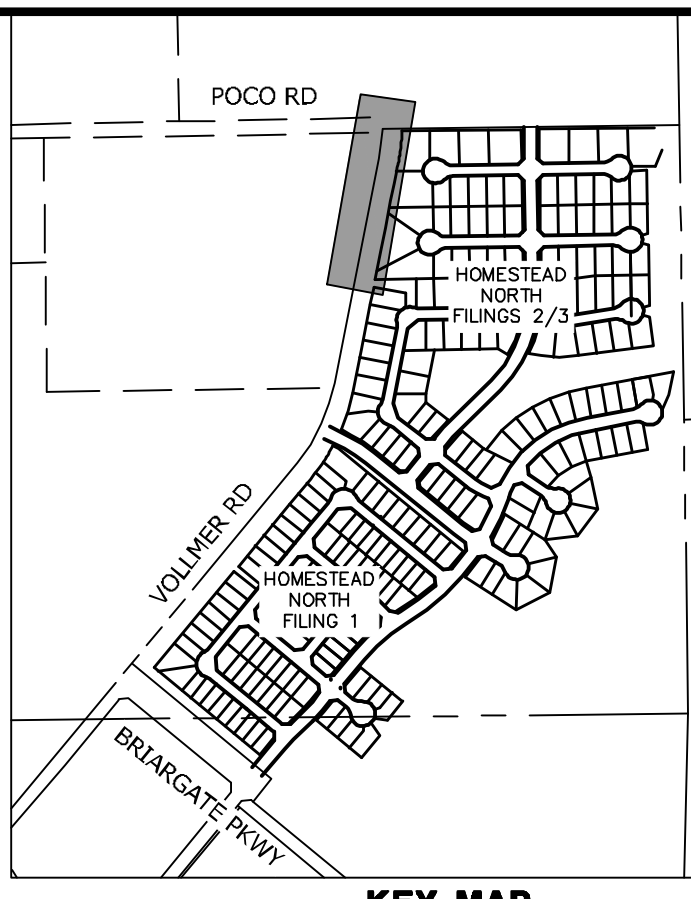
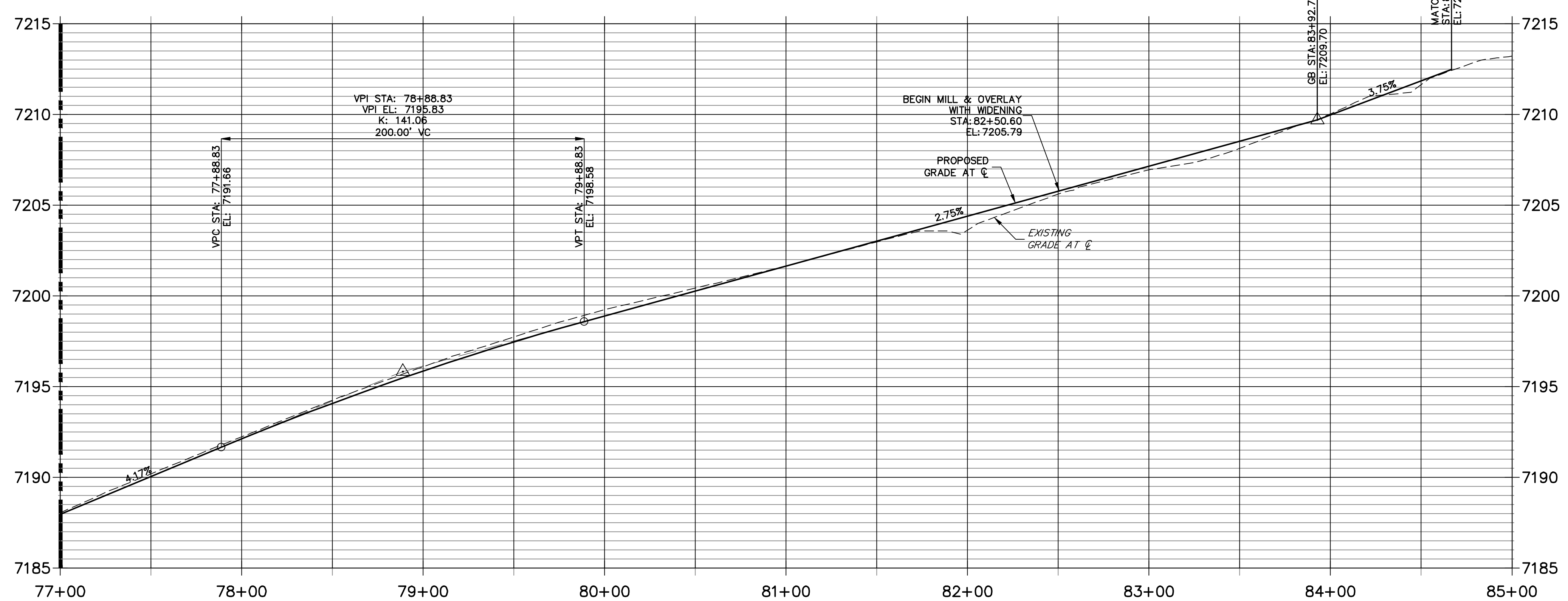


LINE AND CURVE TABLE - VOLLMER NORTH

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

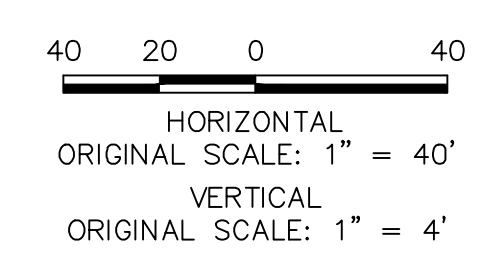
- PROPOSED FULL DEPTH ASPHALT REMOVAL
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- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK (4" DEPTH)

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



ENGINEER'S STATEMENT

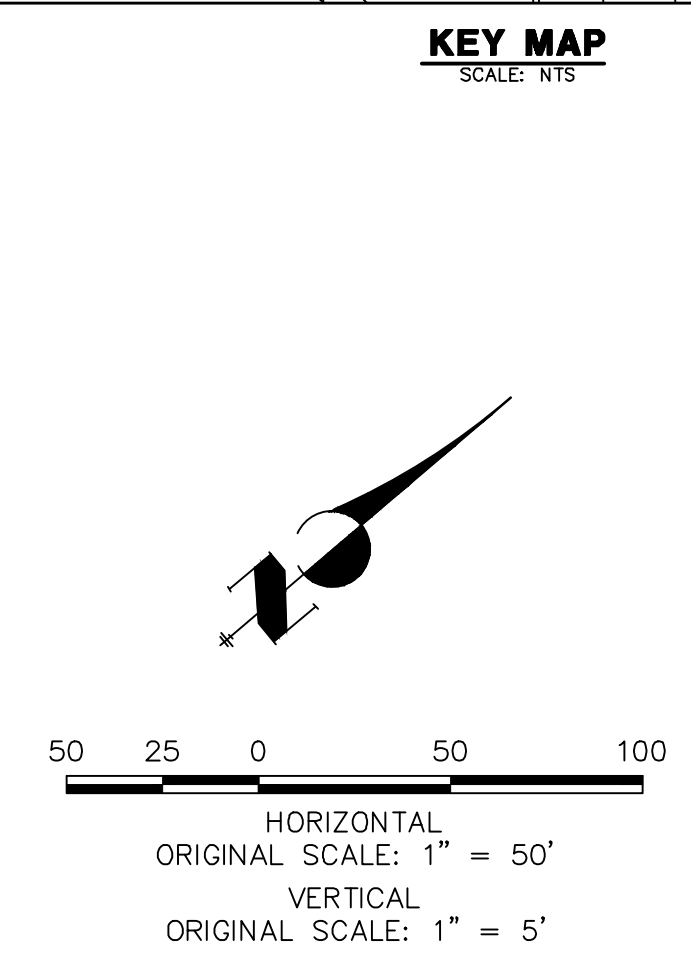
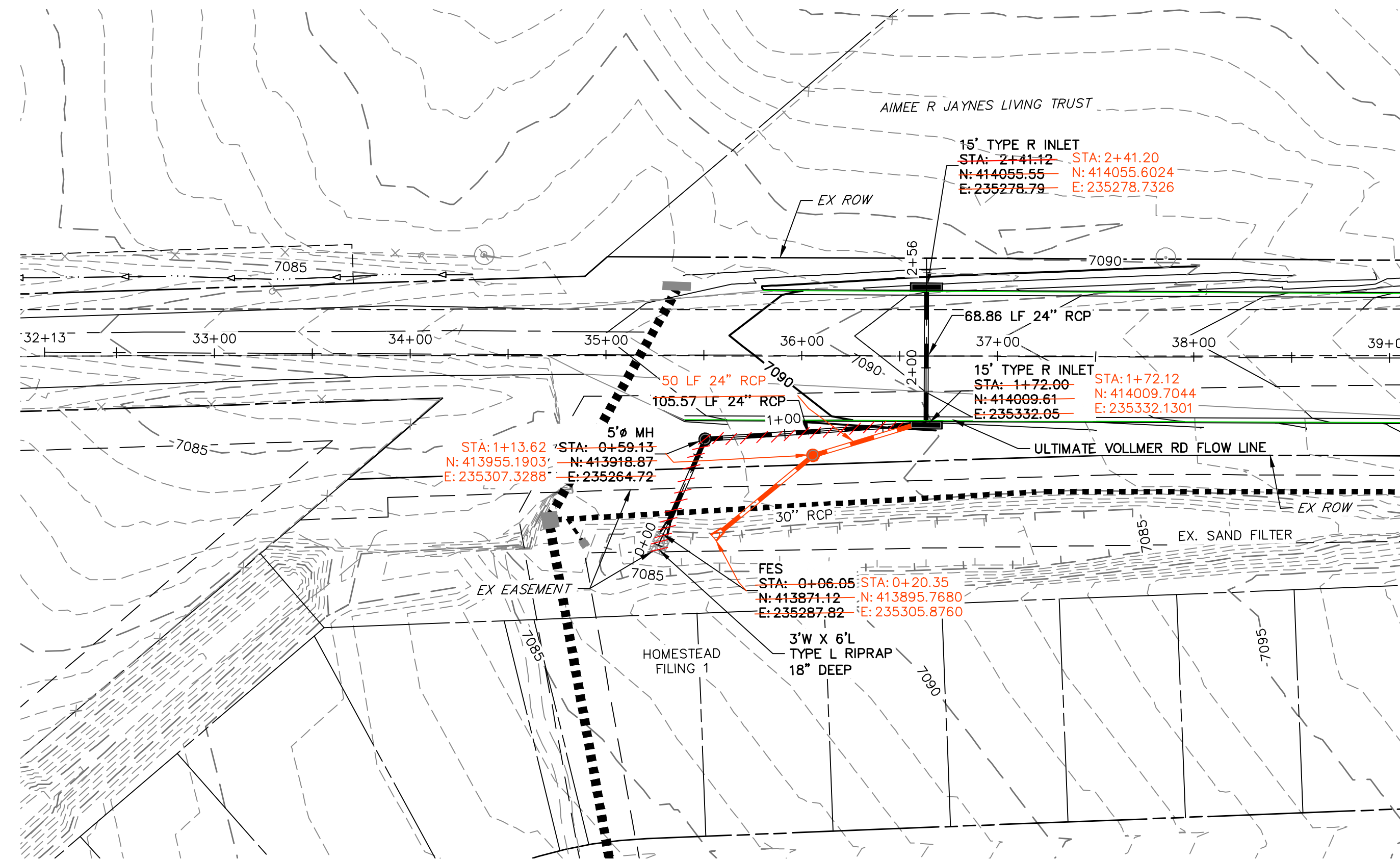
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC.  
 DATE 09/06/23

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

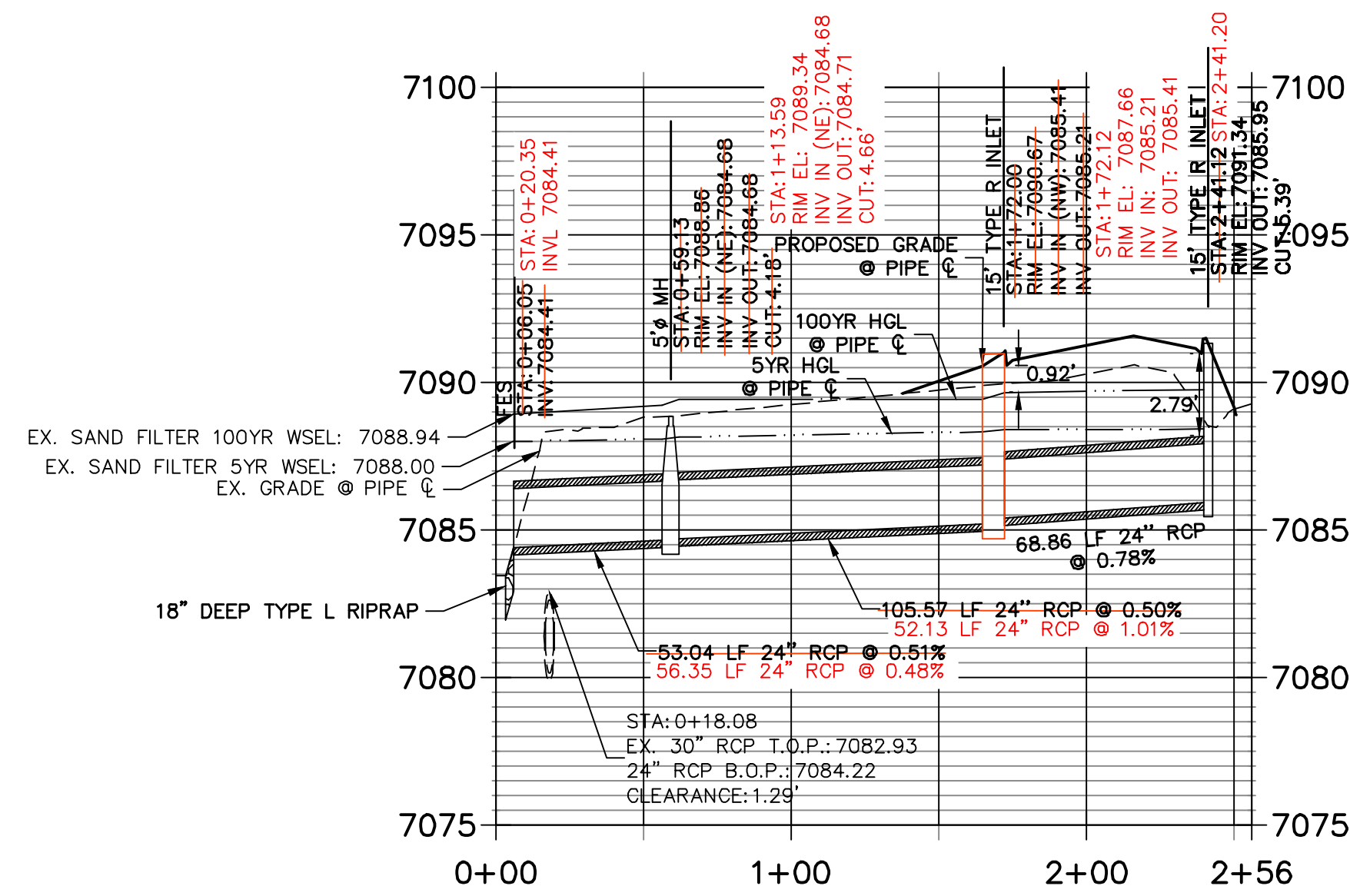
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2588  
 Fort Collins 970-494-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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



**DP01 PROFILE  
STA 0+00.00 TO 2+55.94**



**NOTE:**

ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



AS-BUILTS  
05/01/2026

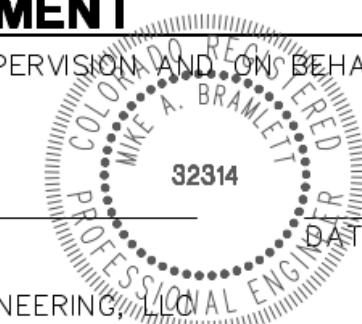
**ENGINEER'S STATEMENT**

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

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

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

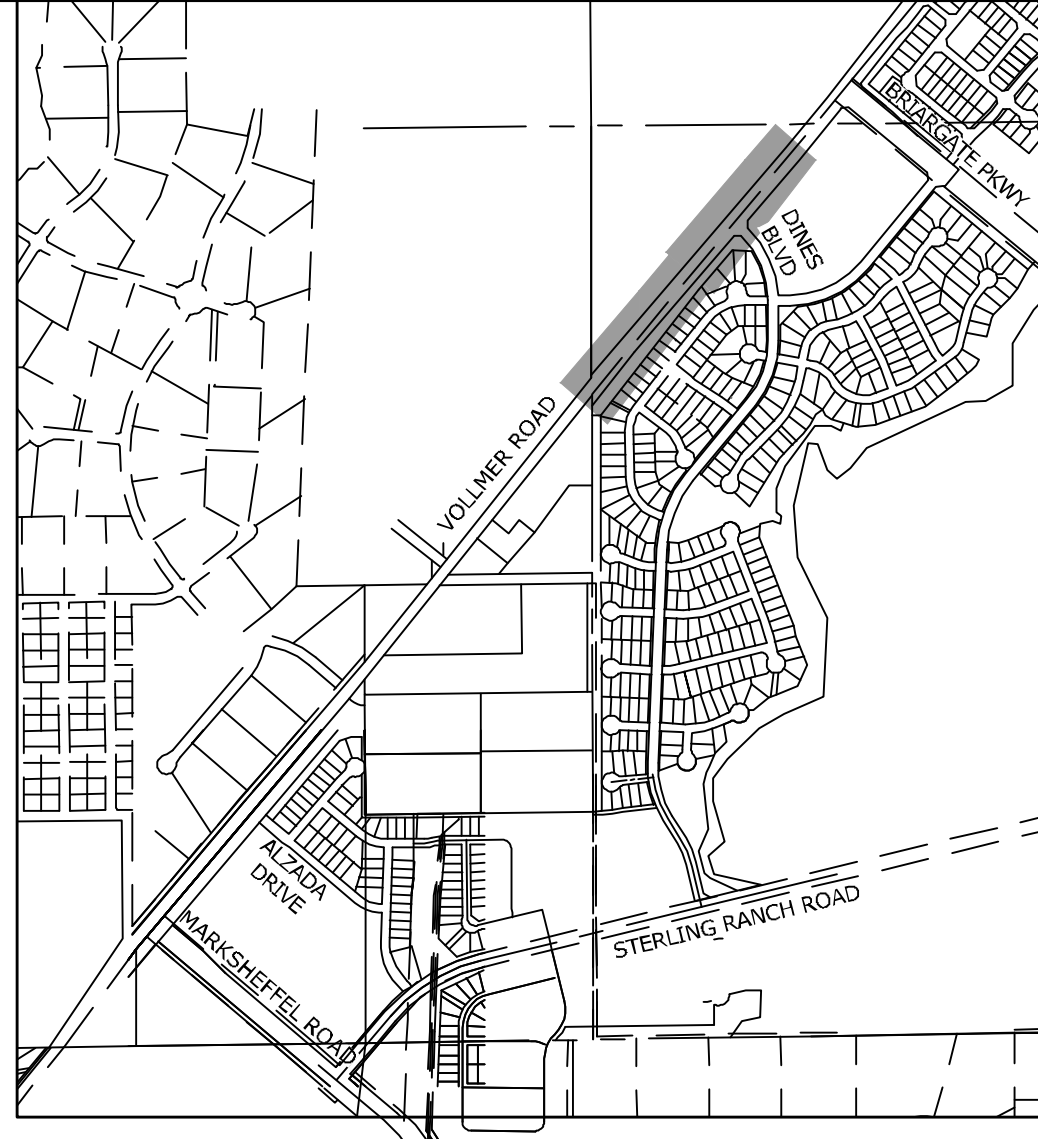
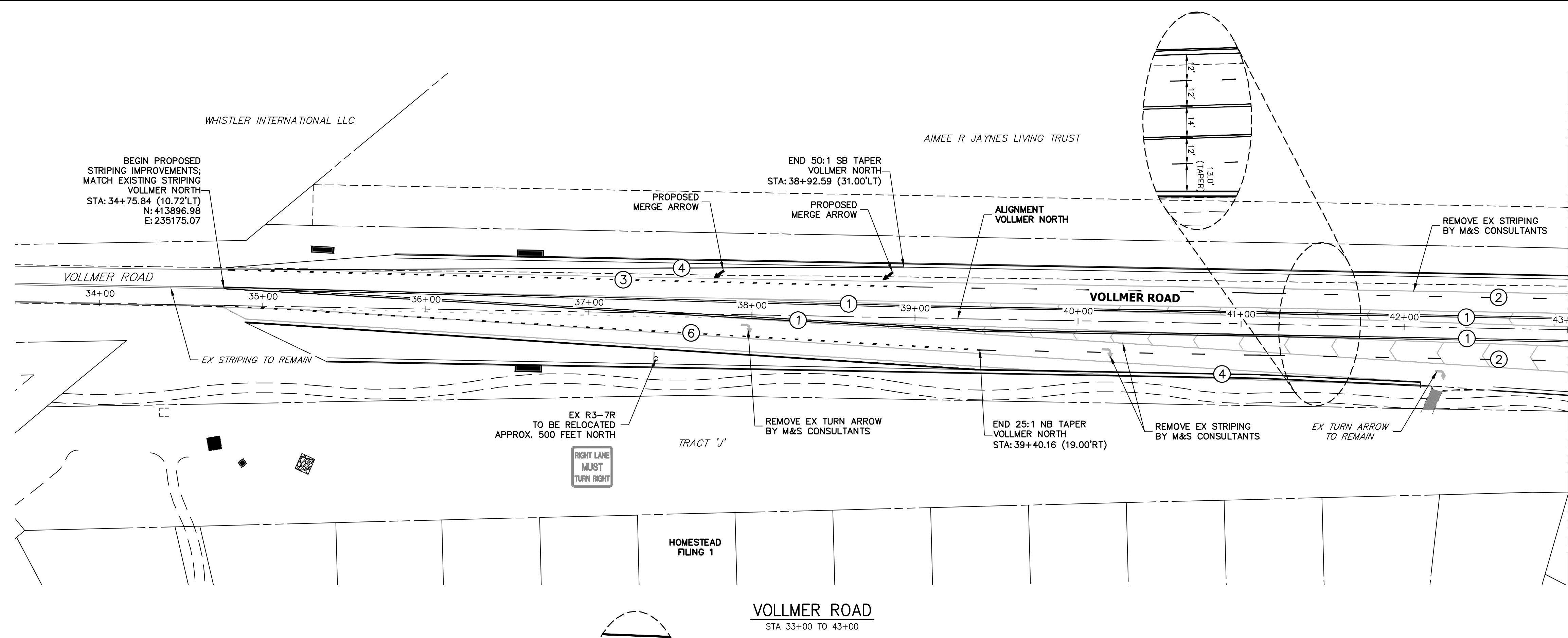
**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	05/04/23
DESIGNED BY	CWC
DRAWN BY	DUG
CHECKED BY	

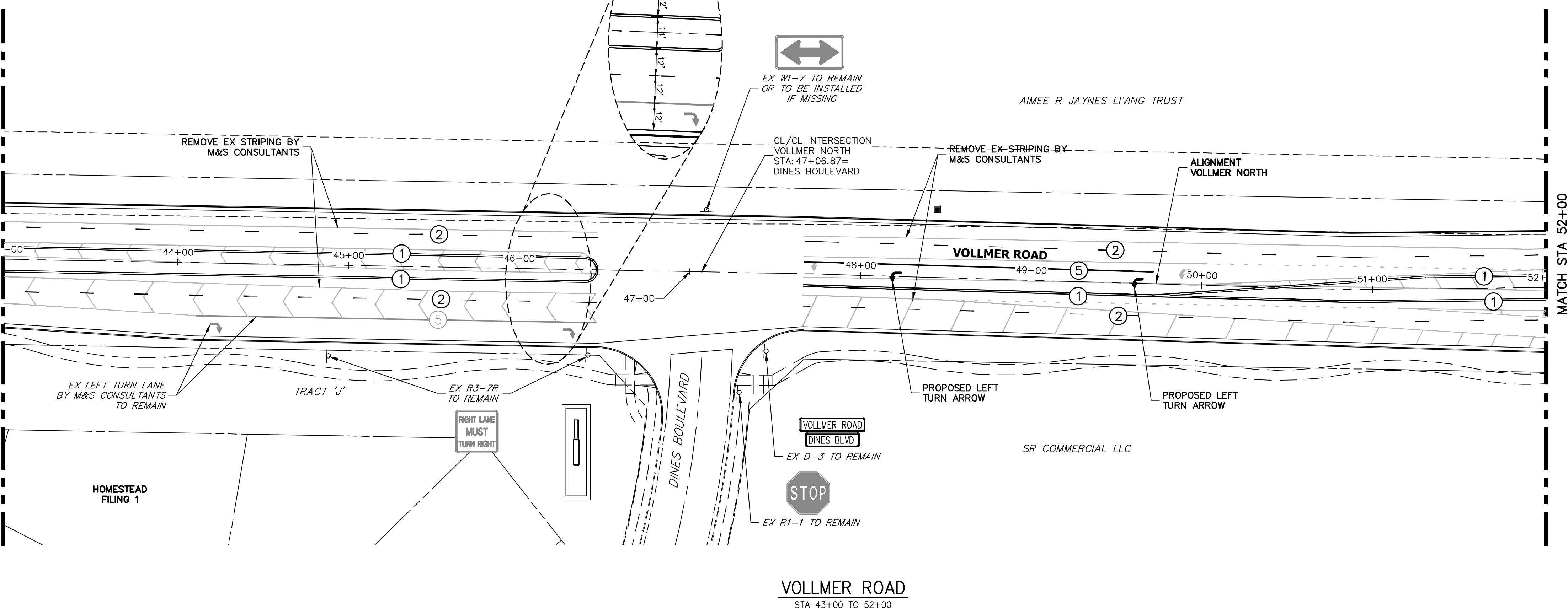
**VOLLER ROAD (NORTH)**  
**STORM PLAN & PROFILE**

SHEET 9 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).



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.

AS-BUILTS  
05/01/2026

40 20 0 40  
ORIGINAL SCALE: 1" = 40'

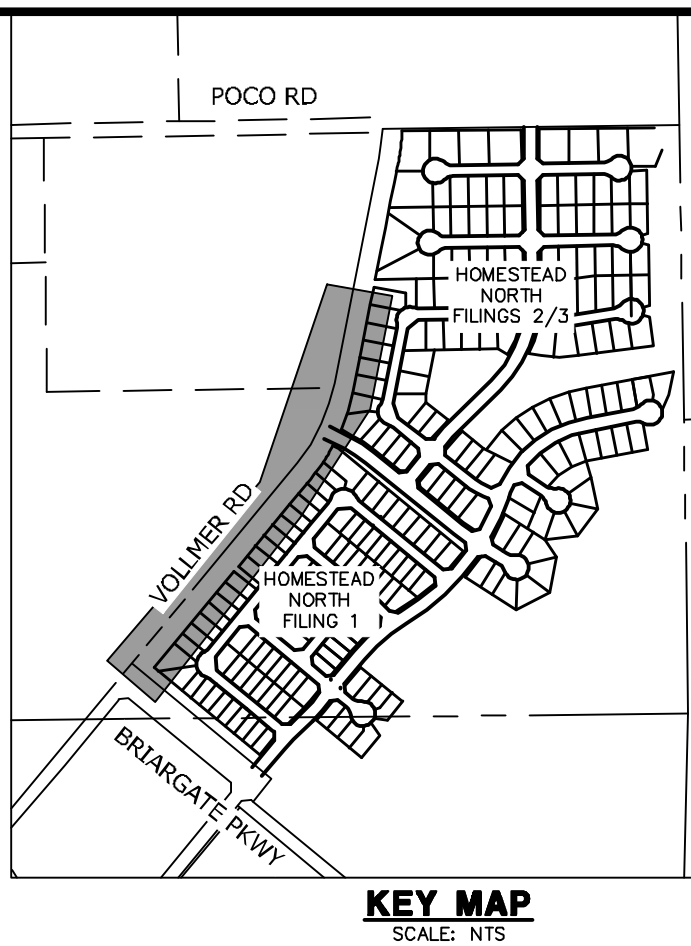
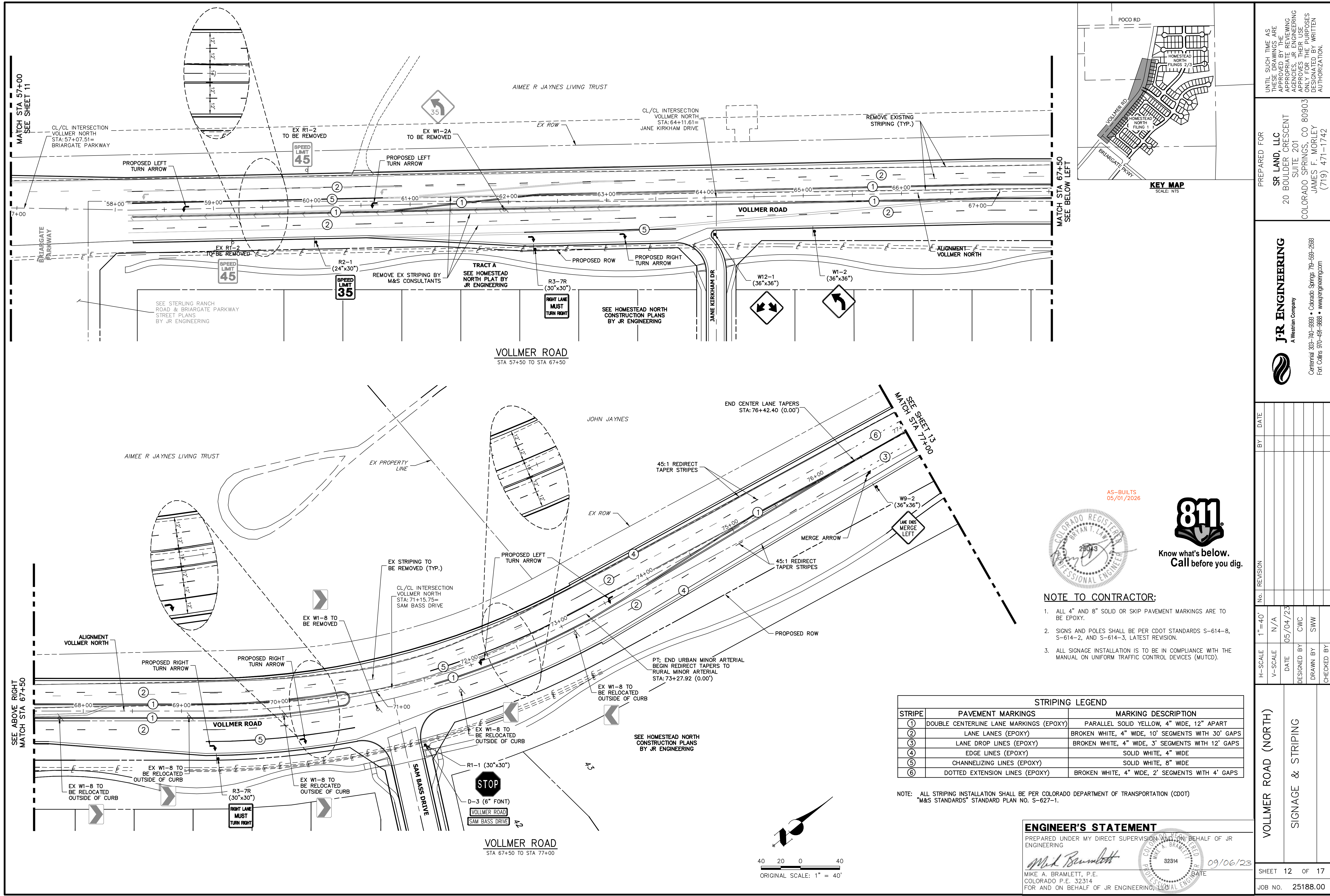
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike A. Bramlett  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 09/06/23

PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-494-9888 • www.jrengineering.com	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. 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**  
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AS-BUILTS  
05/01/2026

**NOTE TO CONTRACTOR:**

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

**ENGINEER'S STATEMENT**

PREPARED UNDER 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

VOLLMER ROAD (NORTH)  
 SIGNAGE & STRIPING

SHEET 12 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 34+50 TO STA 48+00



AS-BUILTS  
05/01/2026

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

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

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

BY	DATE	No.	REVISION

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

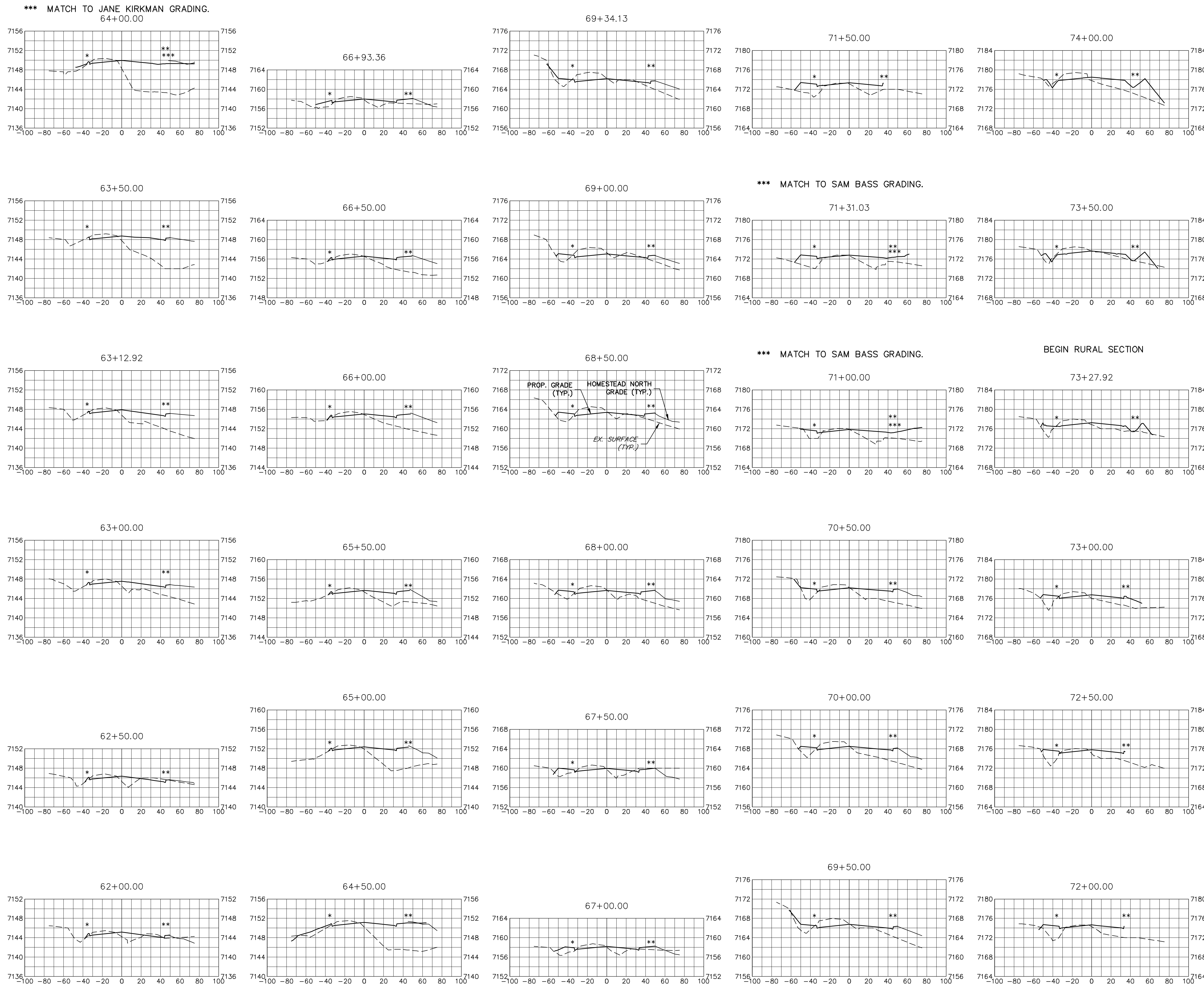


NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING.

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.

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  
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BY	DATE	No.	REVISION

H-SCALE 1"=50'	V-SCALE 1"=10'	DATE 05/04/23	DESIGNED BY CWC	DRAWN BY CWC	CHECKED BY
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**VOLLMER ROAD (NORTH)**  
**CROSS SECTIONS**

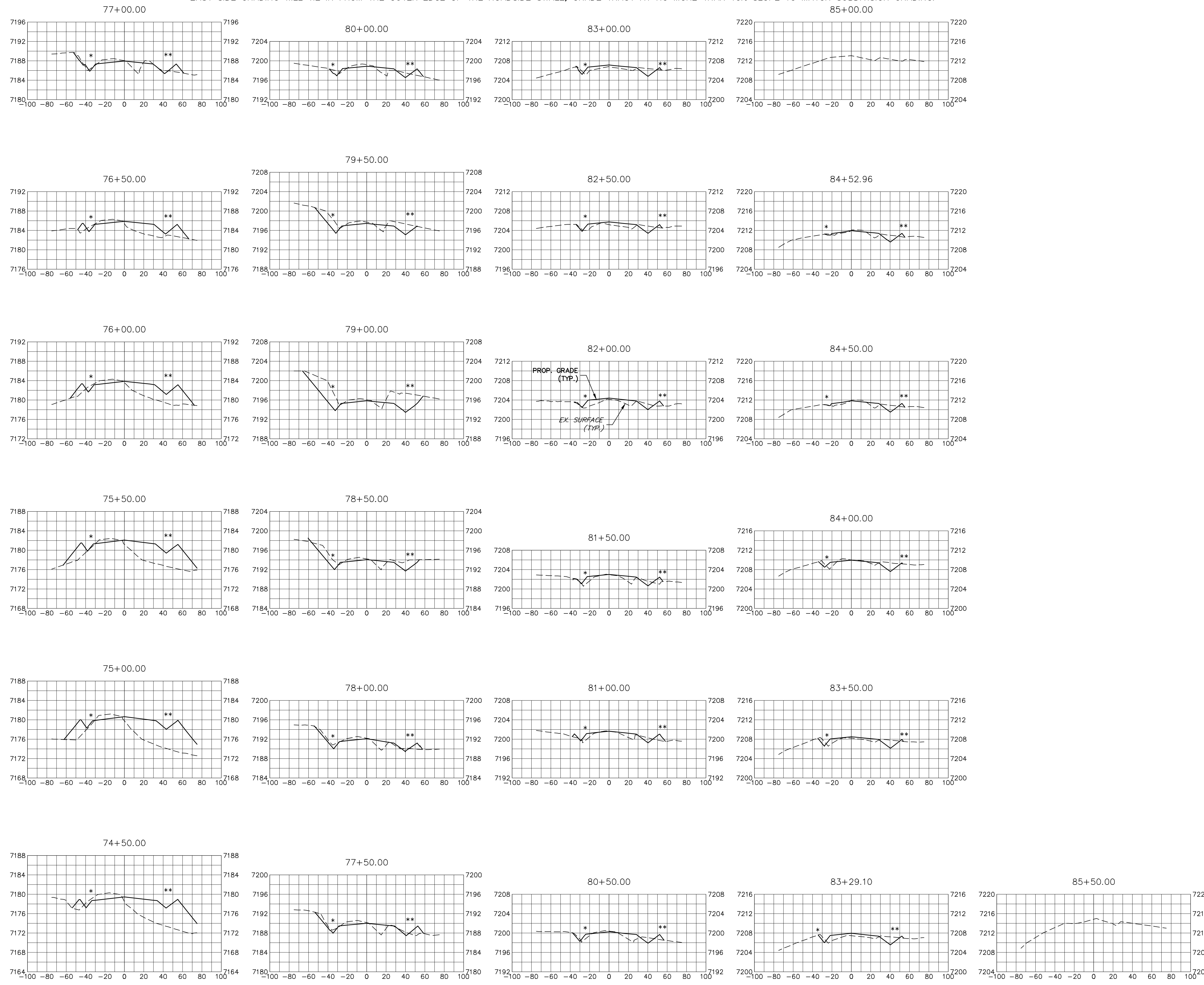


NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING

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.



VOLLMER ROAD  
STA 74+50 TO STA 85+50



AS-BUILTS  
05/01/2026

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. 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	Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
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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	
SHEET 17 OF 17	
JOB NO. 25188.00	