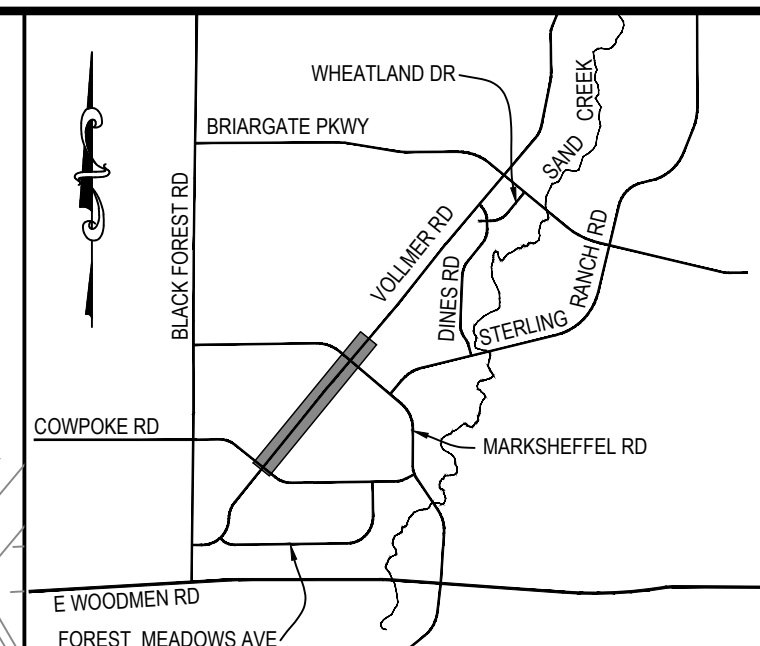


Vollmer South CL										
Point	Design Pt	Station	Distance	Bearing	Northing	Easting	Radius	Delta	Length	Tangent
C1	PC	10+00.00			410021.2566	232043.6991				
	PI	11+22.75			410116.7139	232120.8669	10000	1'24'23"	245.48	122.75
	PT	12+45.48			410210.2482	232200.3545				
L1	Begin Line	12+45.48	1304.444	N40° 21' 27.79"E	410210.2482	232200.3545				
	End Line	25+49.93			411204.2559	233045.0573				

ASPHALT TO BE REMOVED

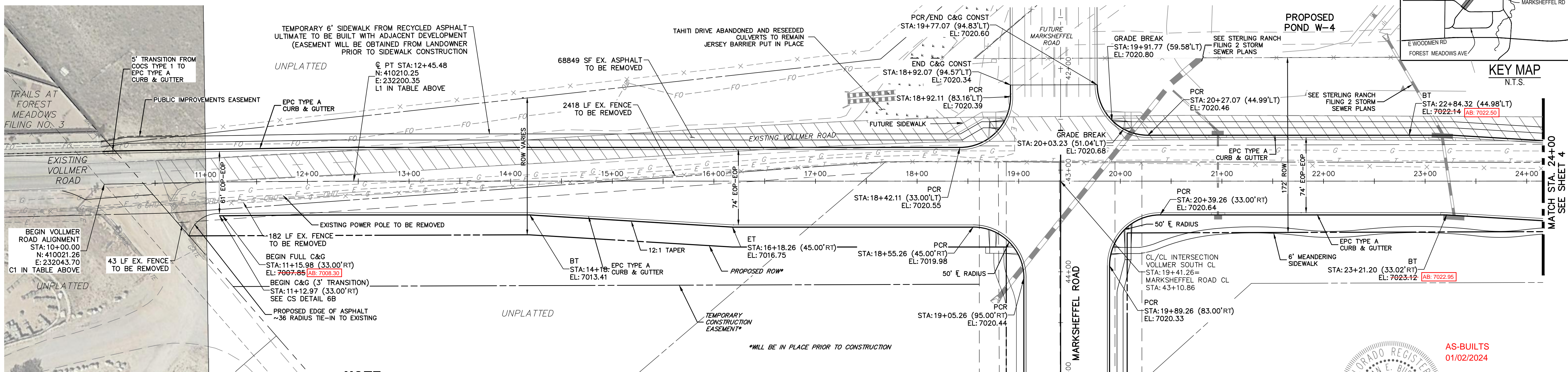
HORIZONTAL ORIGINAL SCALE: 1" = 50'
VERTICAL ORIGINAL SCALE: 1" = 5'



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

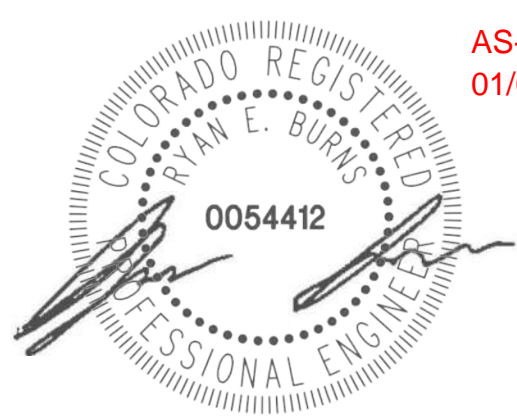
J.R. ENGINEERING
A Westman Company
Professional Engineer
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



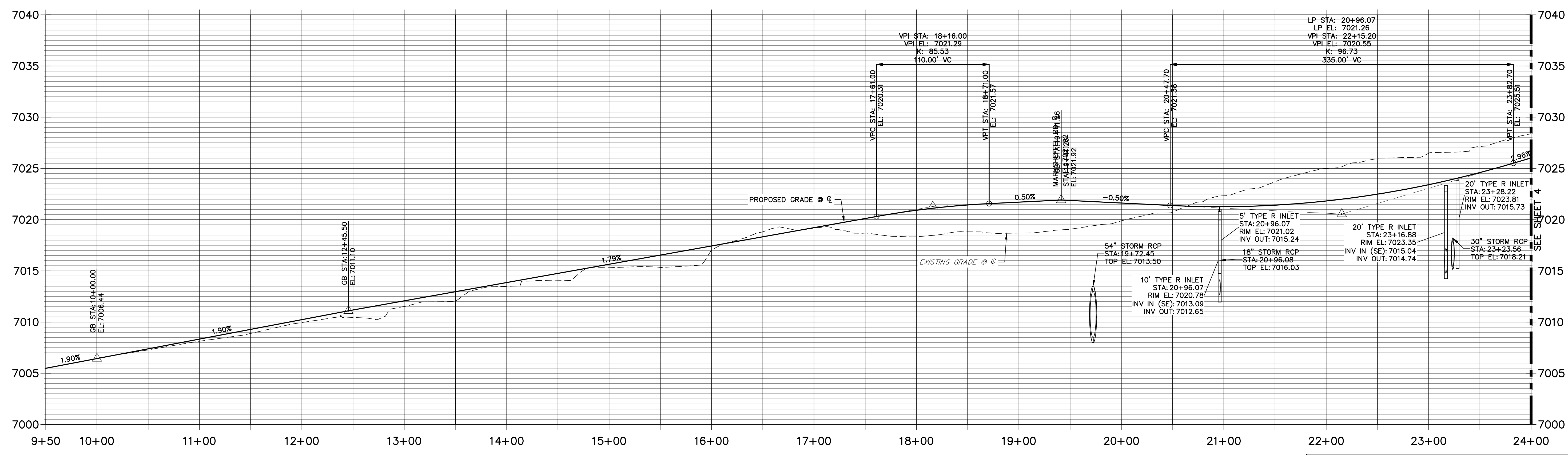
NOTE
OVERHEAD ELECTRIC LINE TO BE PLACED UNDERGROUND AT POLE SOUTH OF PIONEER DRIVE. CONTRACTOR TO COORDINATE WITH MVEA FOR ROUTING.
CONTRACTOR TO COORDINATE WITH BLACK HILLS AND OTHER EXISTING UTILITIES WITHIN PROJECT LIMITS TO COORDINATE RELOCATION IF NECESSARY

VOLLMER ROAD
STA 10+00.00 TO STA 24+00.00

SEE STERLING RANCH-MARKSHEFFEL ROAD STREET IMPROVEMENT PLANS



VOLLMER SOUTH CL PROFILE
STA 9+50.00 TO 24+00.00



VOLLMER ROAD
STA 10+00.00 TO STA 23+50.00

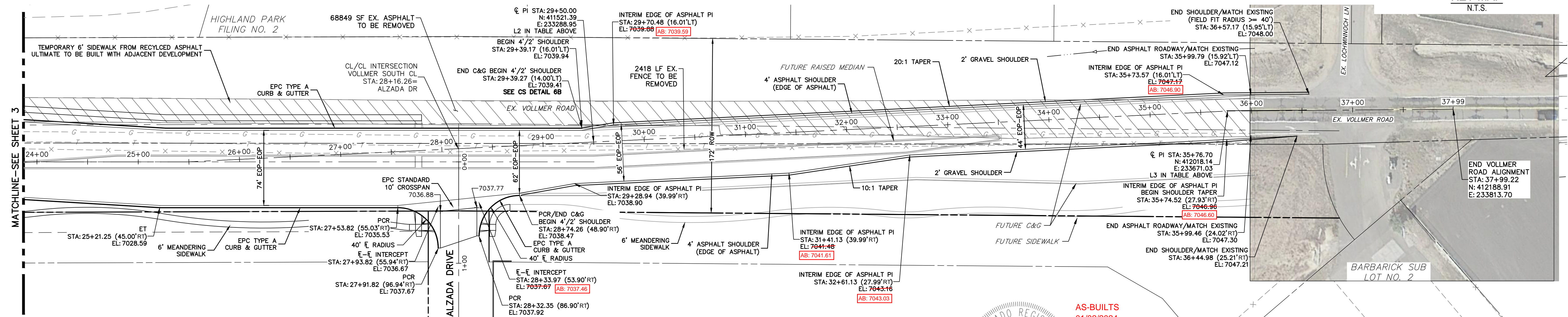
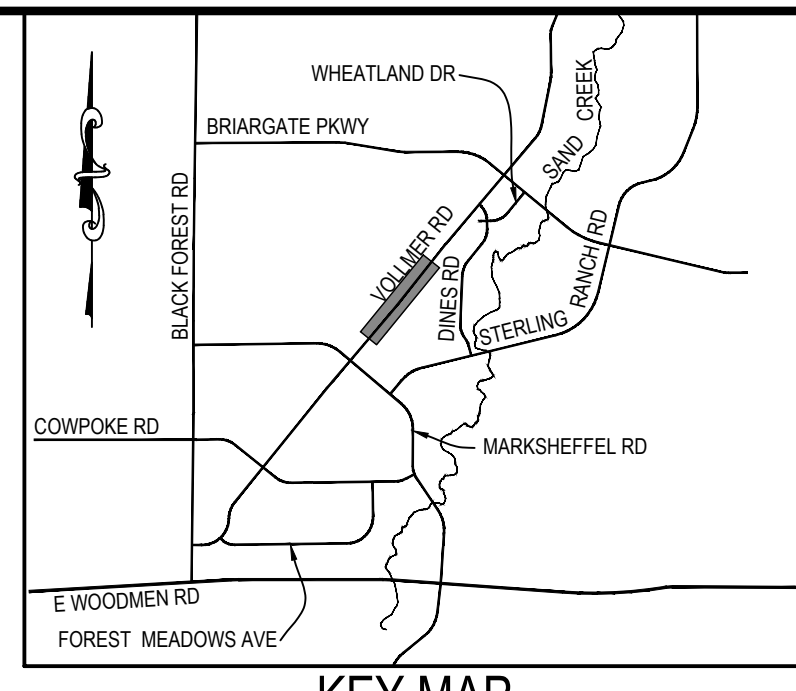
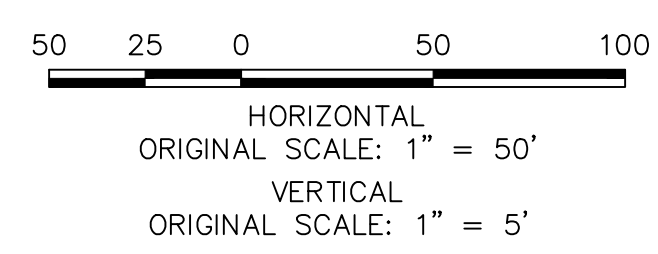
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
DATE 3/7/22

EPC 4/5/2022

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
								1"=50'	1"=5'
STERLING RANCH - VOLLMER ROAD FILING 2									
PLAN & PROFILE									
SHEET 3 OF 11									
JOB NO. 25188.01									

Vollmer South CL										
Point	Design Pt	Station	Distance	Bearing	Northing	Easting	Radius	Delta	Length	Tangent
L2	Begin Line	25+49.93	1025.900	N37° 33' 44.75"E	411204.2559	233045.0573				
	End Line	35+75.83			412017.4765	233670.4724				
L3	Begin Line	35+75.83	223.394	N39° 52' 40.53"E	412017.4765	233670.4724				
	End Line	37+99.22			412188.9114	233813.7020				

ASPHALT TO BE REMOVED

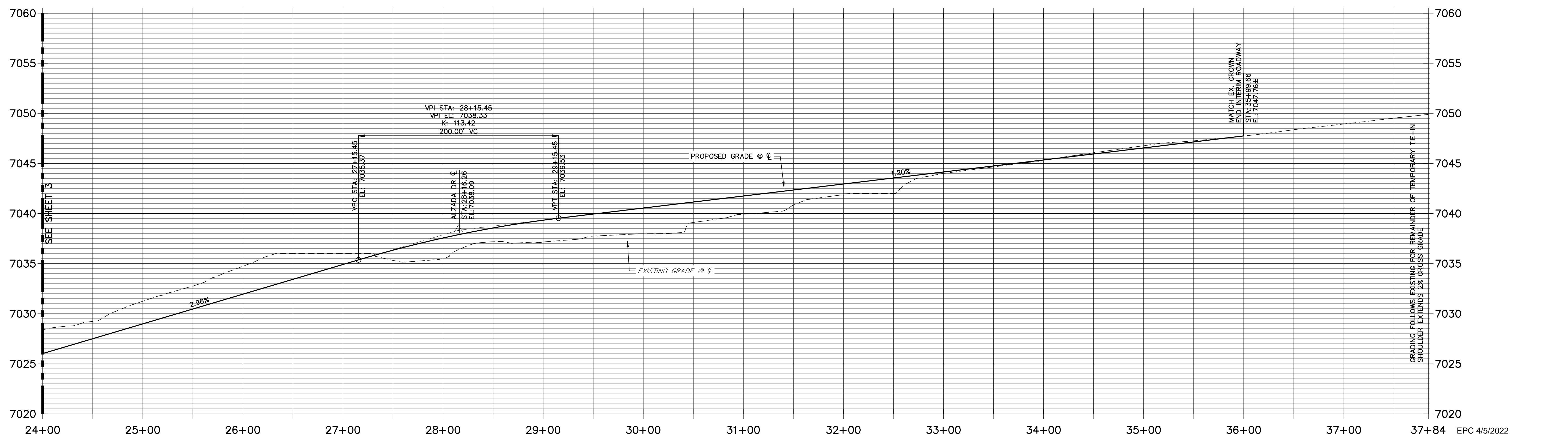


SEE STERLING RANCH-ALZADA DRIVE STREET IMPROVEMENT PLANS

VOLLMER ROAD
STA 24+00.00 TO STA 38+00.00
VOLLMER SOUTH CL PROFILE
STA 24+00.00 TO 37+84.39



AS-BUILTS
01/02/2024



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, LOCAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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

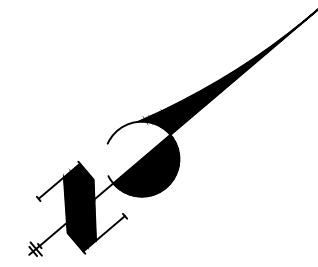
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 3/7/22
 DESIGNED BY RAB
 DRAWN BY KRW
 CHECKED BY

STERLING RANCH -
 VOLLMER ROAD FILING 2
 PLAN & PROFILE

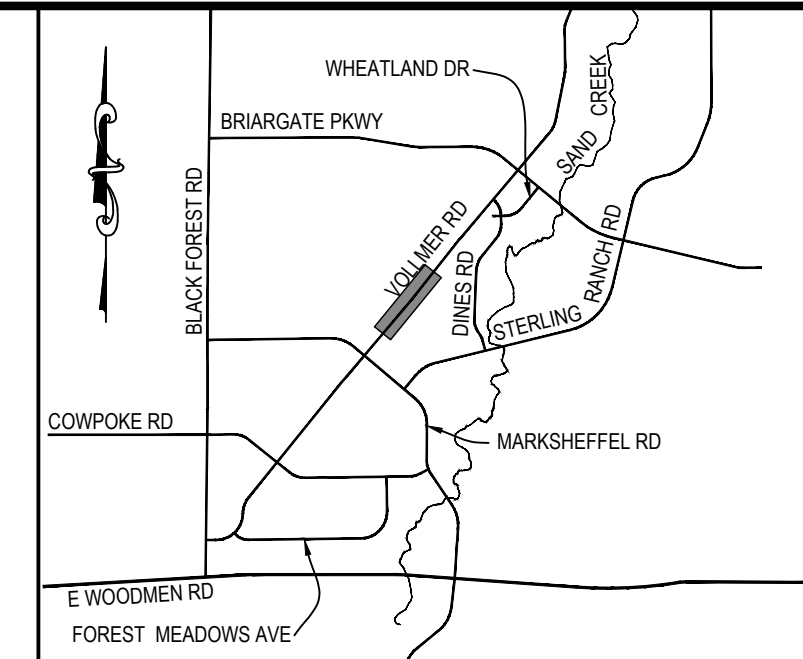
SHEET 4 OF 11
 JOB NO. 25188.01



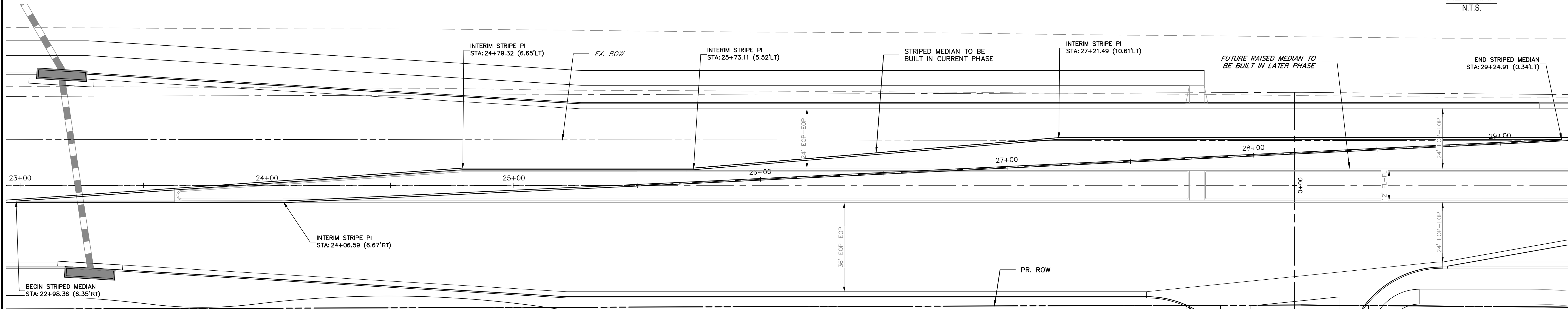
20 10 0 20 40
ORIGINAL SCALE: 1" = 20'



Know what's below.
Call before you dig.



KEY MAP
N.T.S.

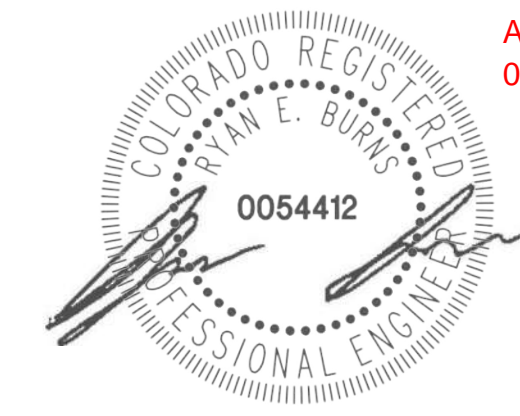


**VOLLMER ROAD INTERIM STRIPED MEDIAN
(AND FUTURE RAISED MEDIAN)
STA 22+98.00 TO STA 29+25.00**

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
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION



AS-BUILTS
01/02/2024

EPC 4/5/2022

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
DATE 3/7/22
FOR AND ON BEHALF OF JR ENGINEERING, LLC

STERLING RANCH -
VOLLMER ROAD FILING 2
MEDIAN DETAILS
SHEET 5 OF 11
JOB NO. 25188.01

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
②	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
③	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
④	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
⑤	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑦	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.

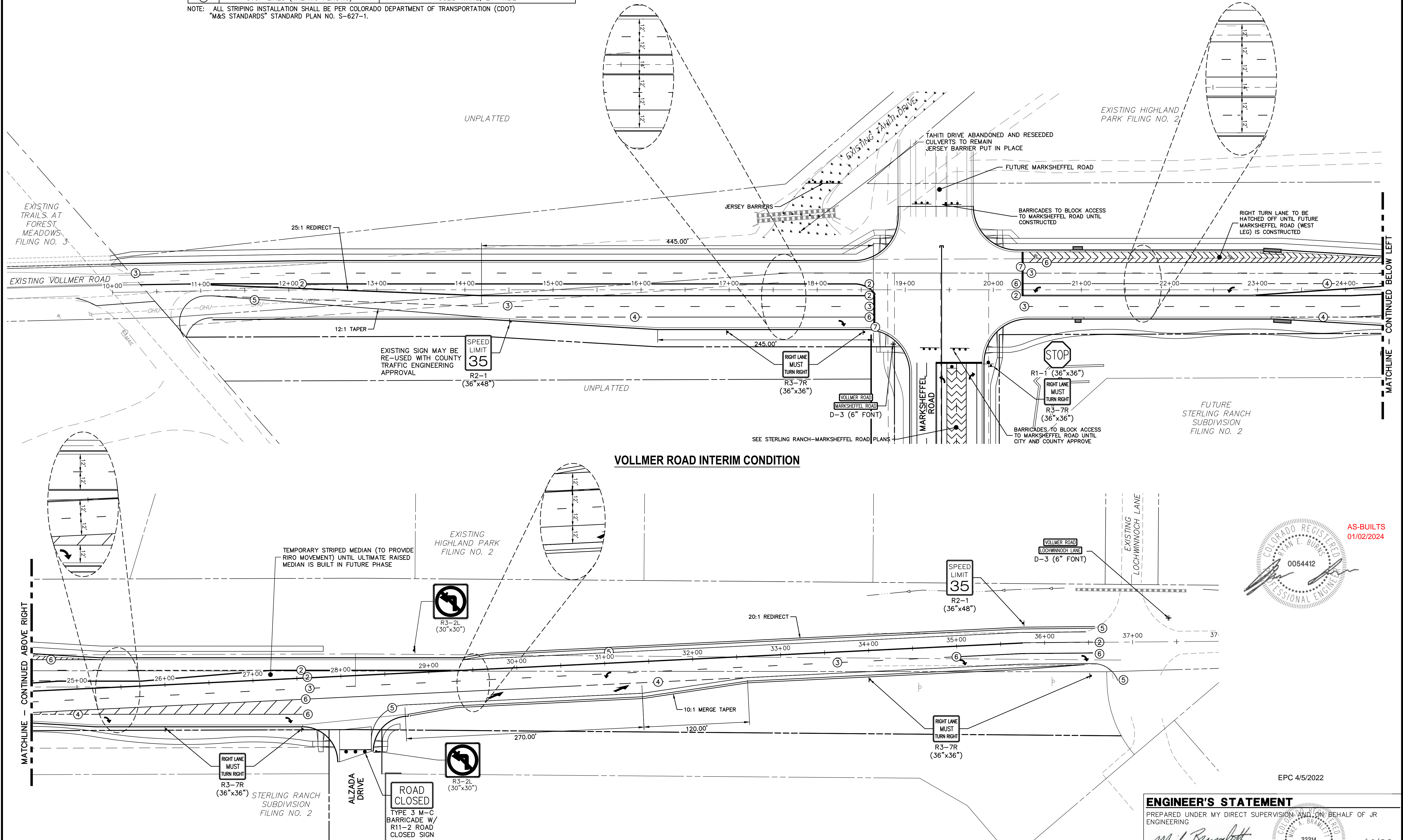
NOTE TO CONTRACTOR:

- 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-1614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

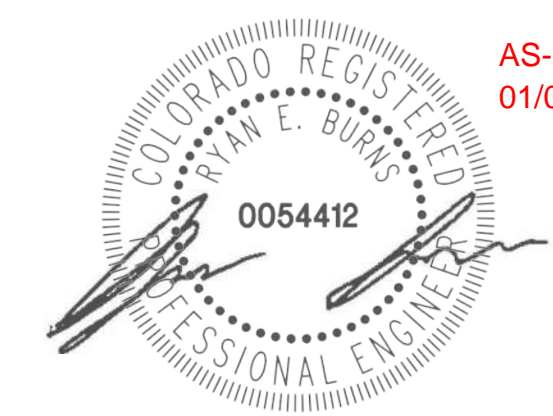
50 25 0 50 100
ORIGINAL SCALE: 1" = 50'



Know what's below.
Call before you dig.



VOLLMER ROAD INTERIM CONDITION



EPC 4/5/2022

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, LOCAL ENGINEER
 DATE 3/7/22

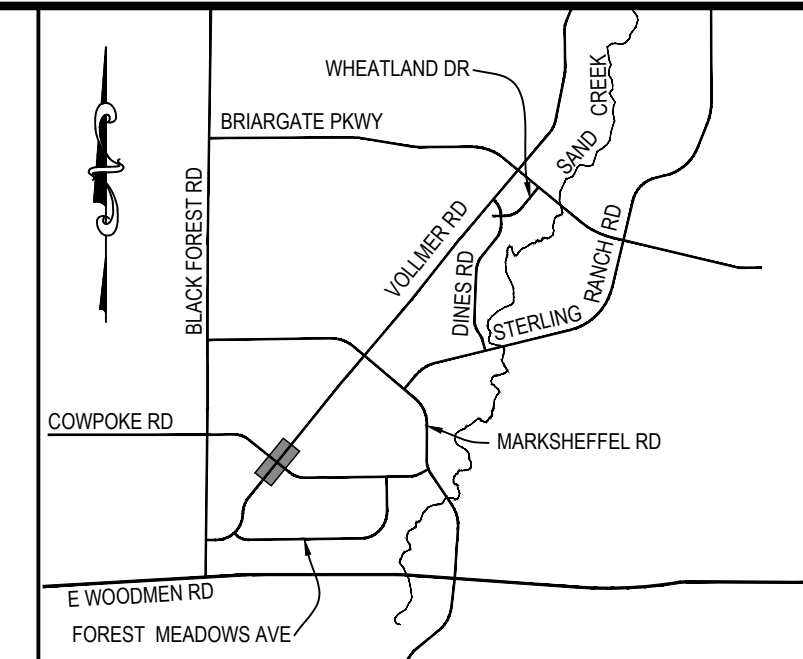
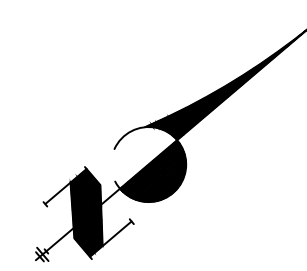
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY DATE
		No. REVISION
H-SCALE 1"=50' V-SCALE N/A DATE 3/7/22 DESIGNED BY RAB DRAWN BY KRW CHECKED BY	STERLING RANCH - VOLLMER ROAD FILING 2 SIGNAGE & STRIPING	SHEET 6 OF 11 JOB NO. 25188.01

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
②	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
③	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
④	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
⑤	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑦	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.

NOTE TO CONTRACTOR:

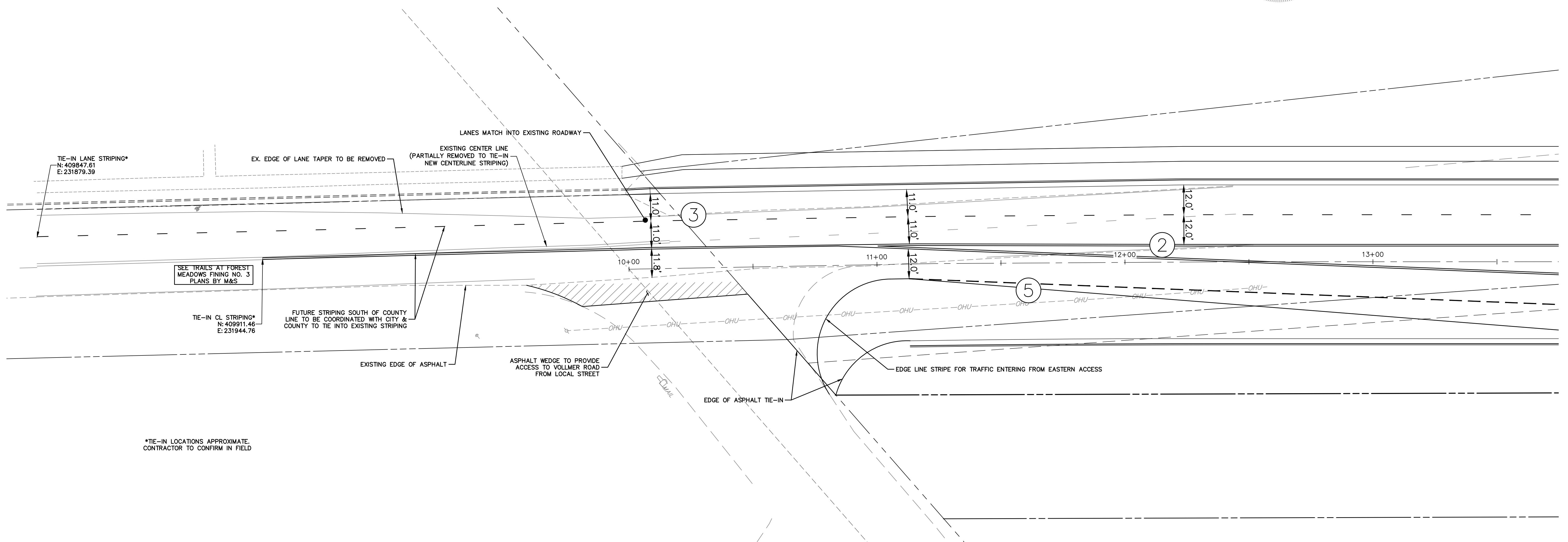
- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
- SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-1614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



KEY MAP
N.T.S.



AS-BUILTS
01/02/2024



*TIE-IN LOCATIONS APPROXIMATE. CONTRACTOR TO CONFIRM IN FIELD

VOLLMER ROAD SOUTHERN TIE-IN TO EXISTING

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 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	3/7/22	RAB	KRW	

STERLING RANCH -
VOLLMER ROAD FILING 2
SIGNAGE & STRIPING

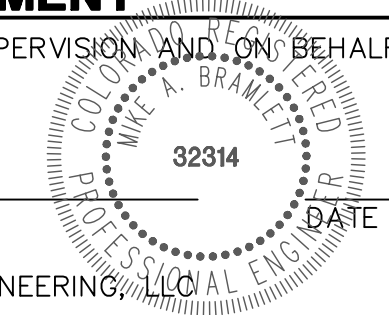
SHEET 7 OF 11
JOB NO. 25188.01

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

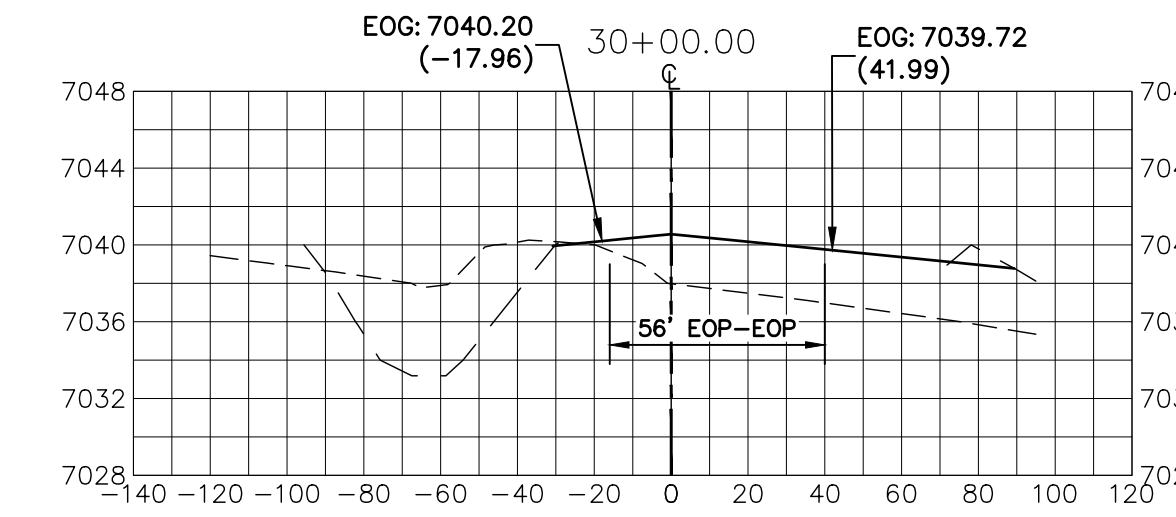
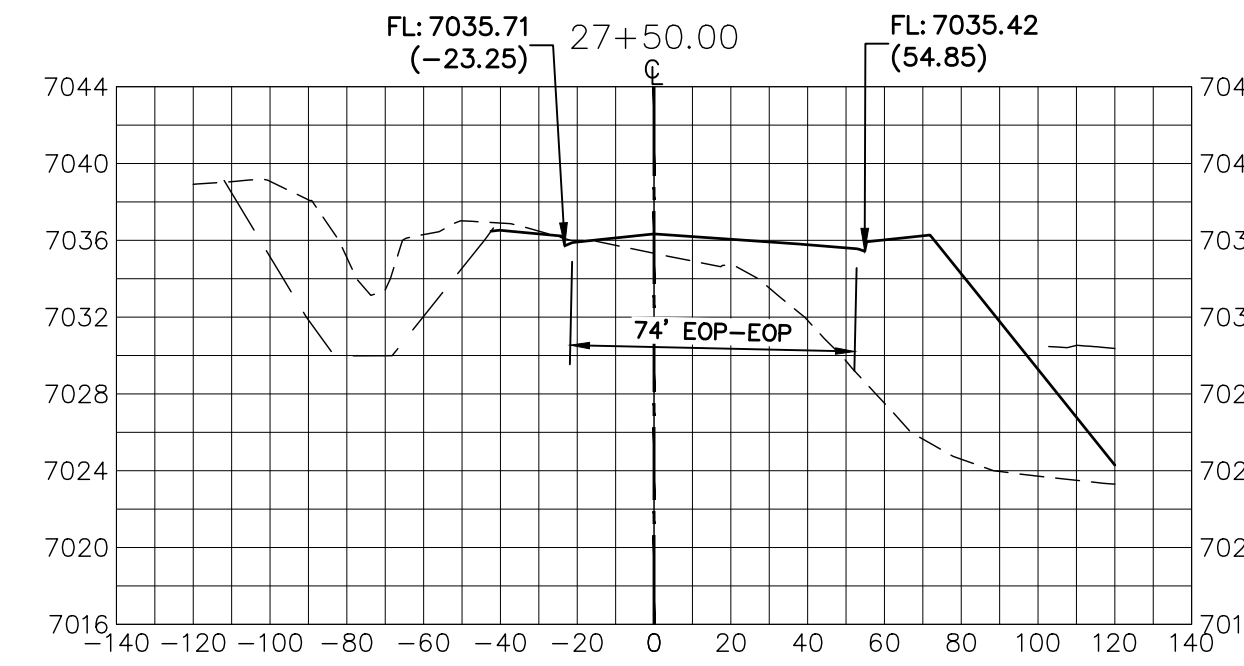
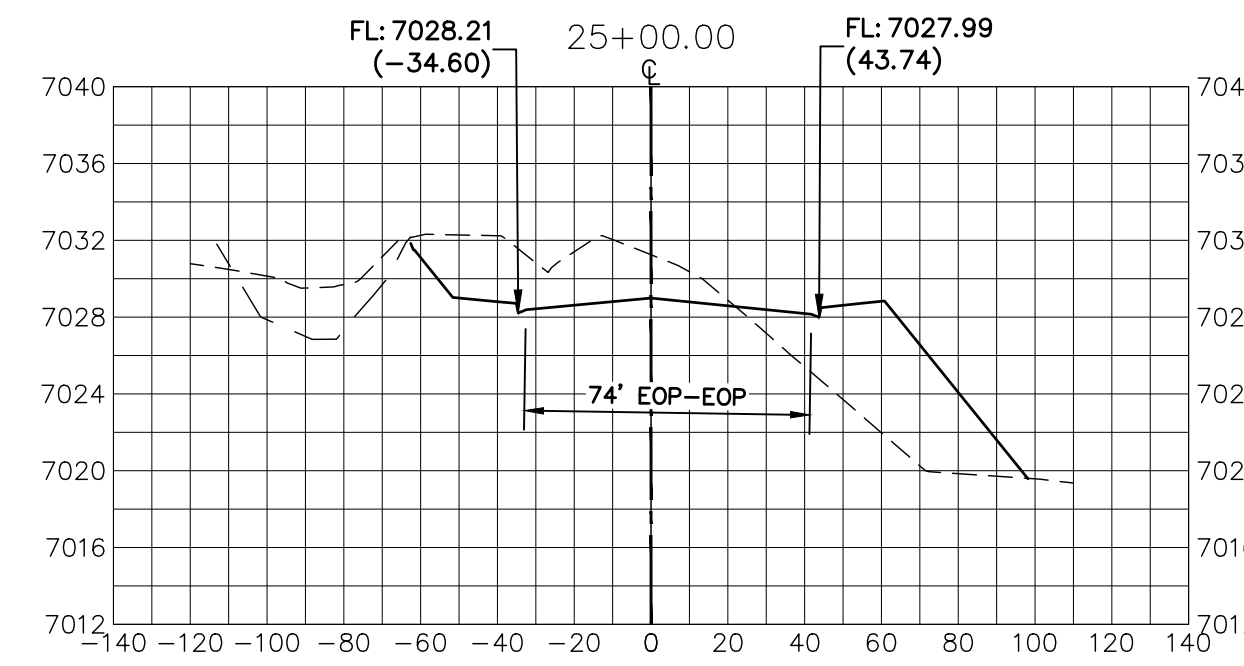
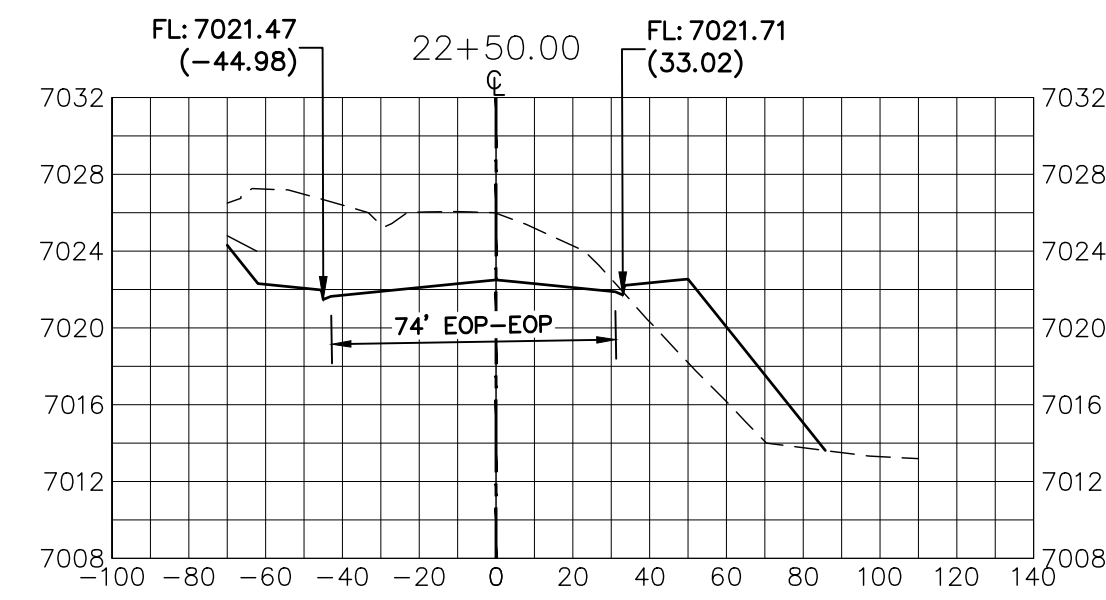
Mike A. Bramlett

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

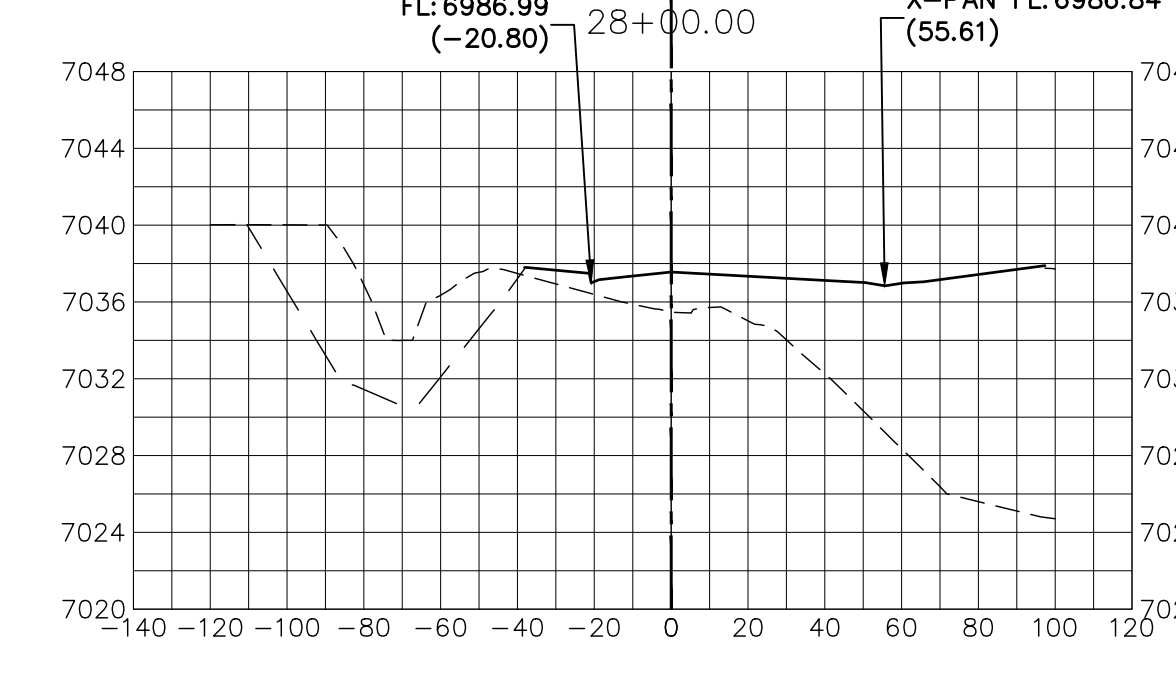
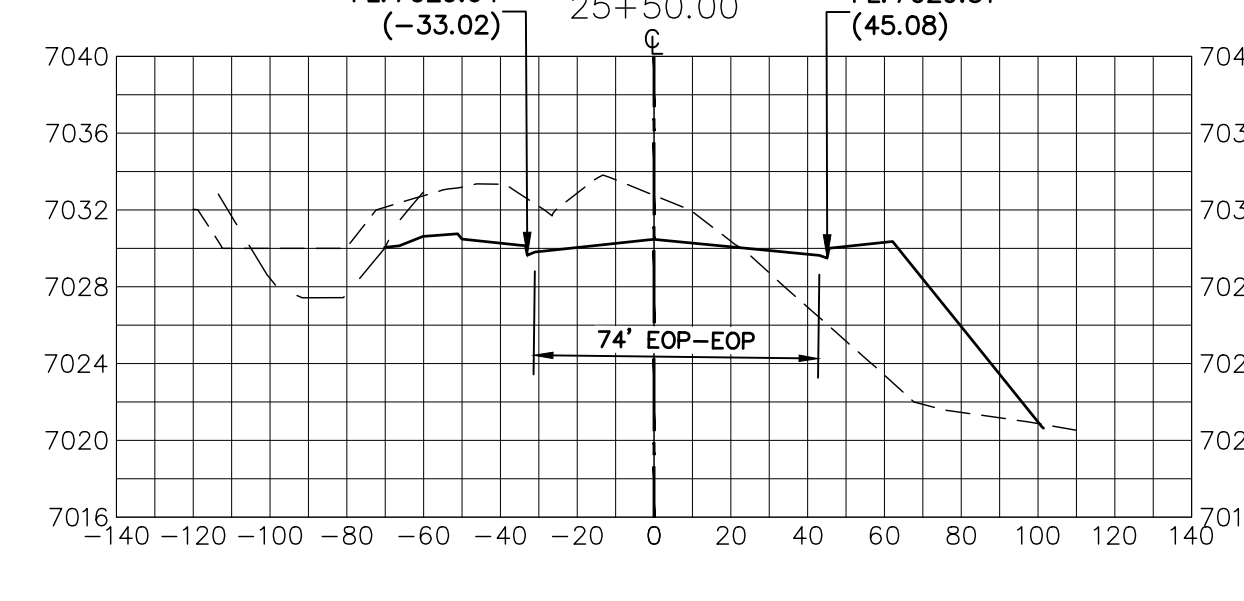
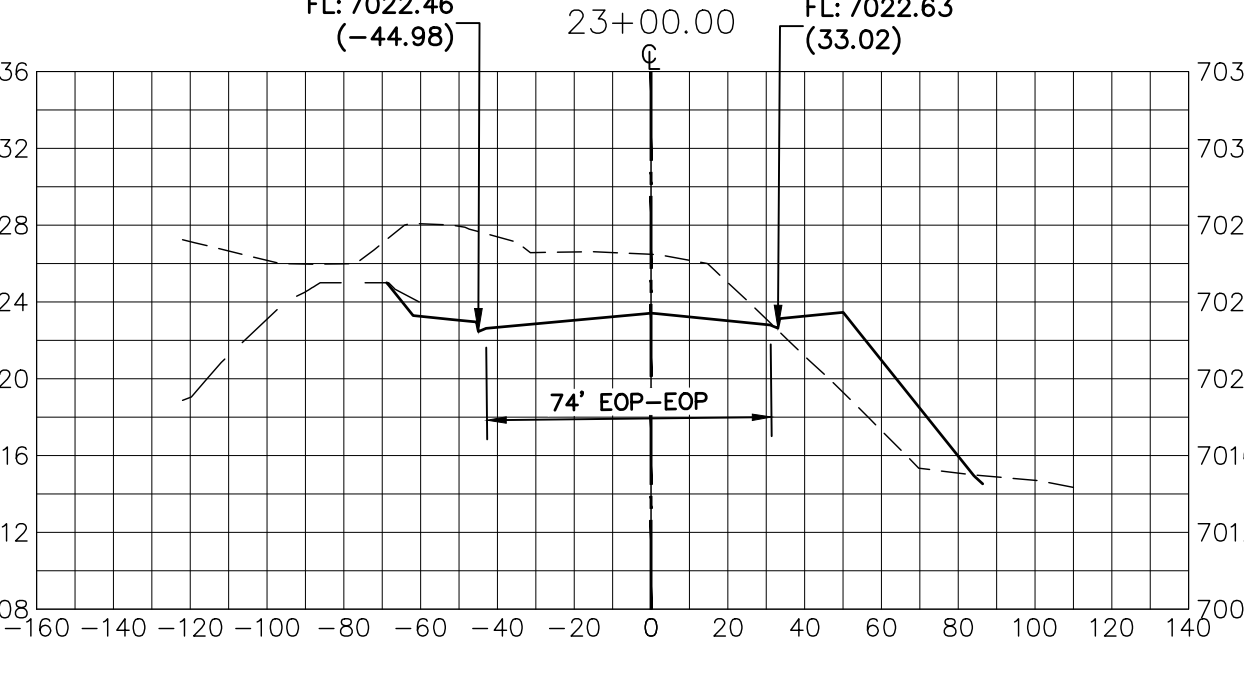
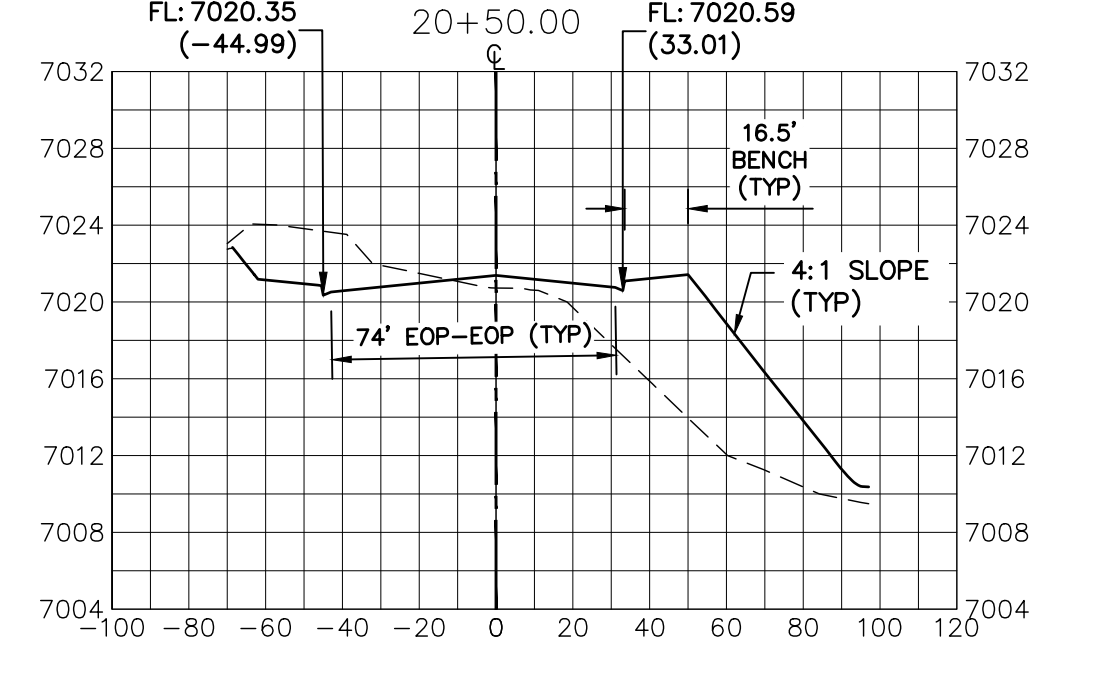
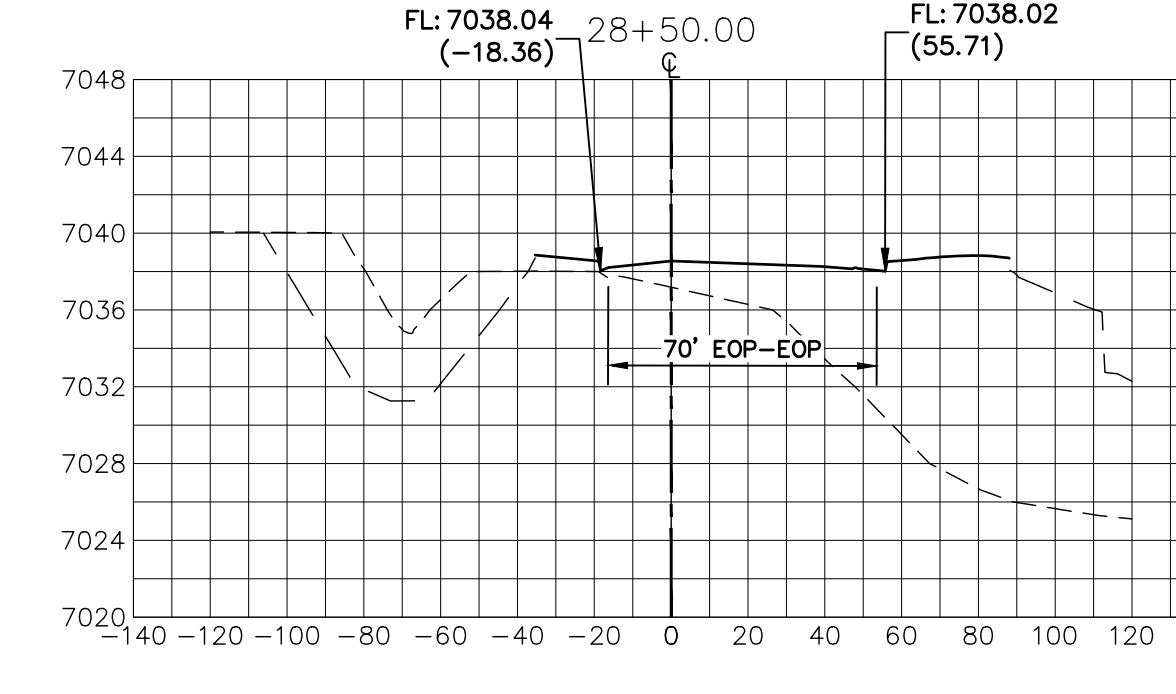
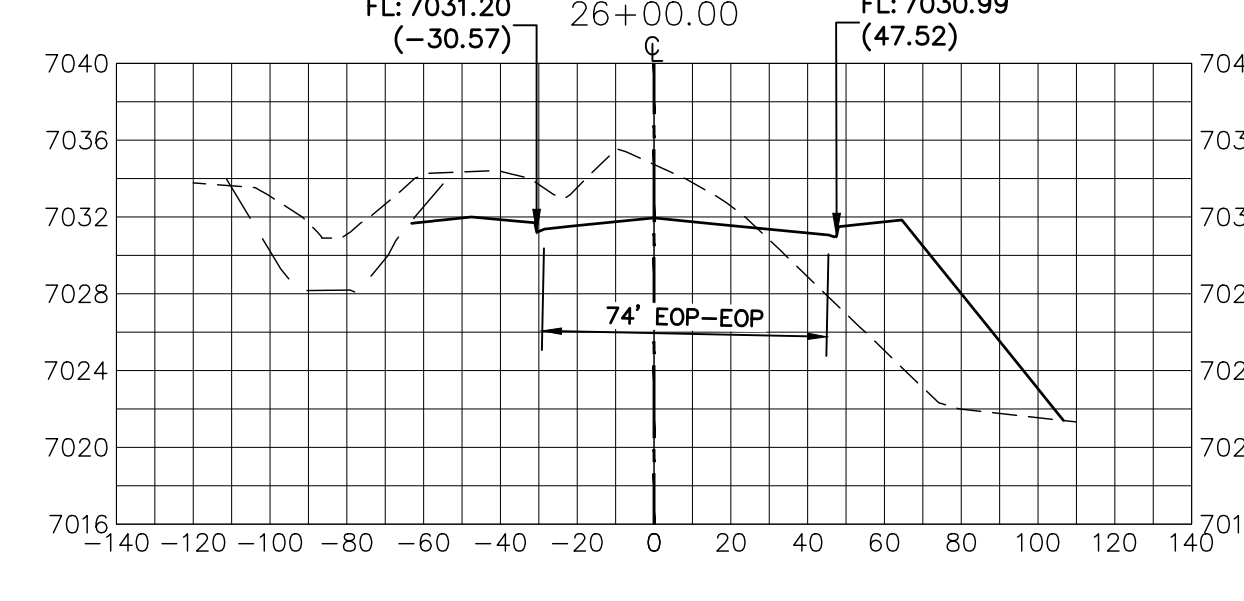
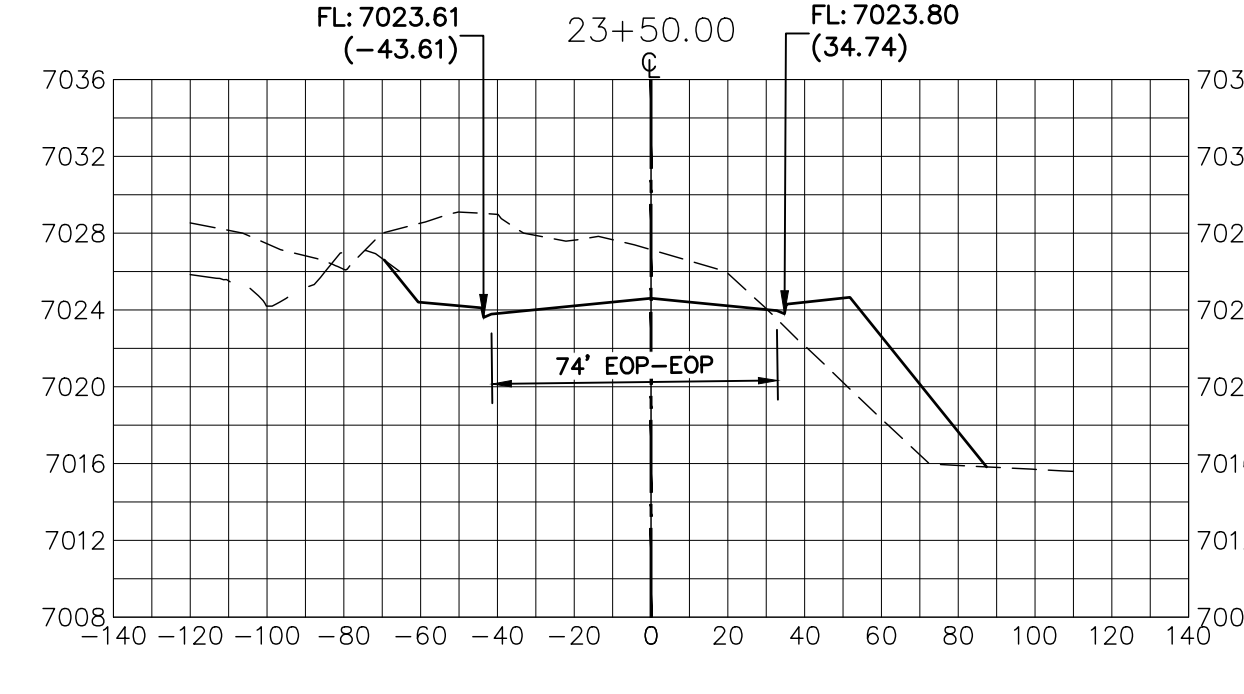
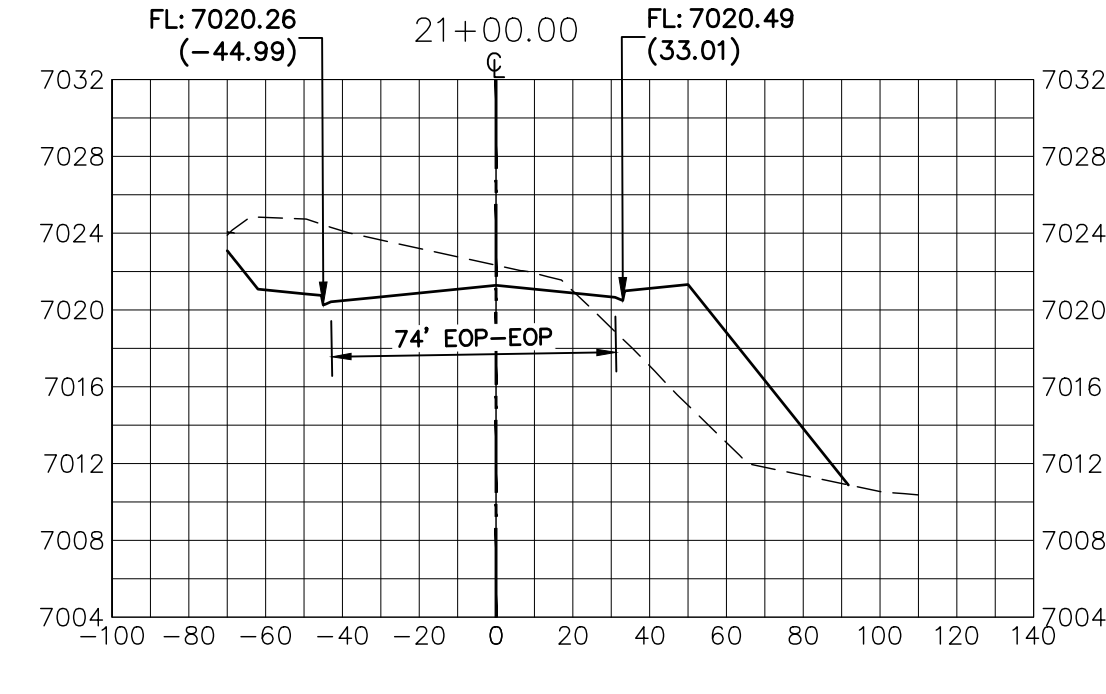
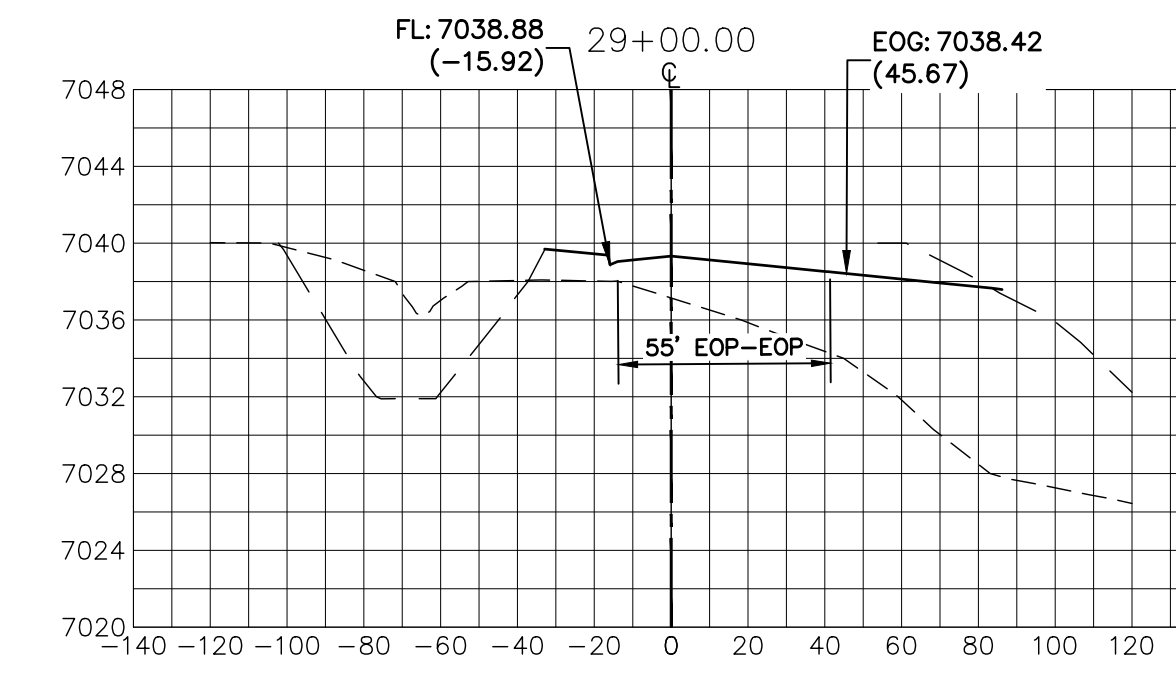
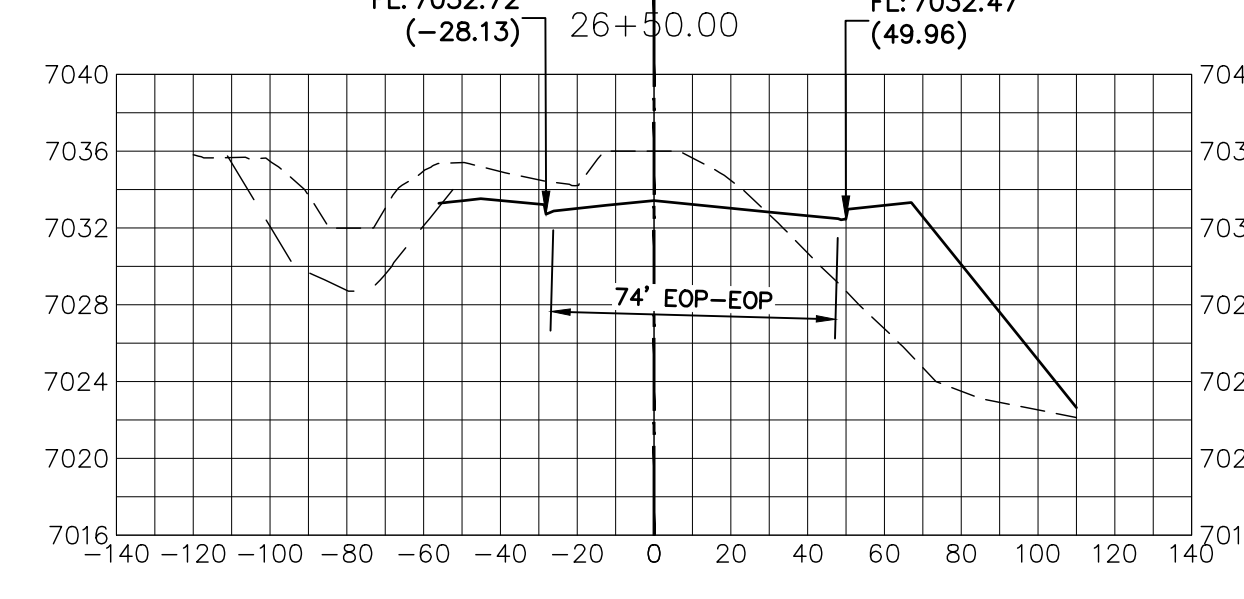
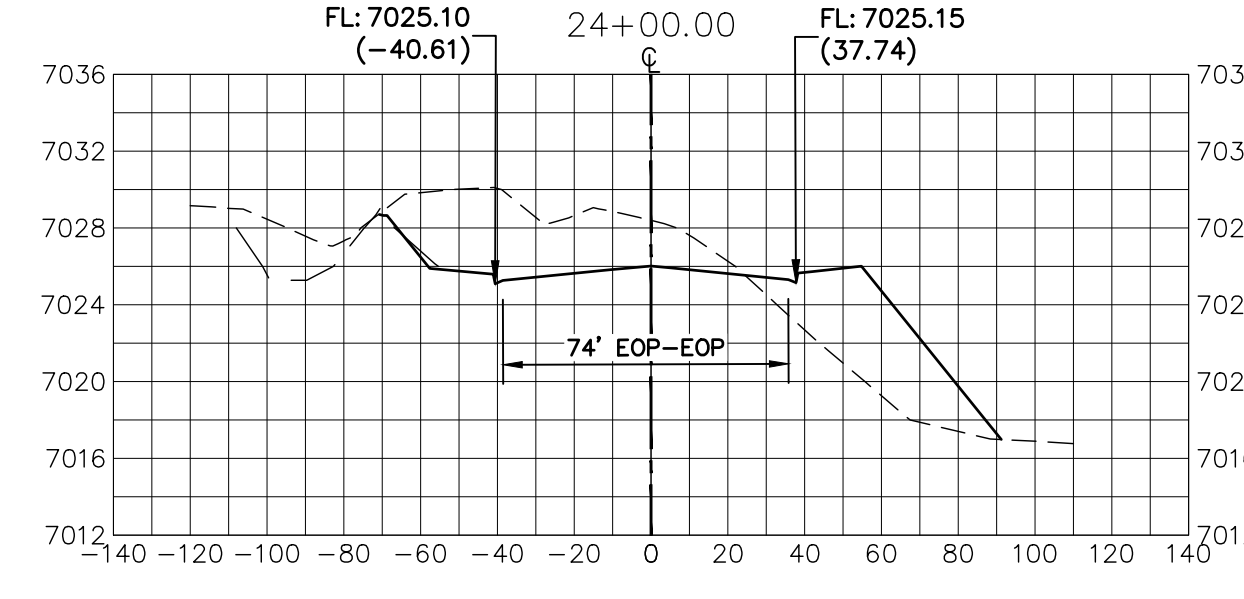
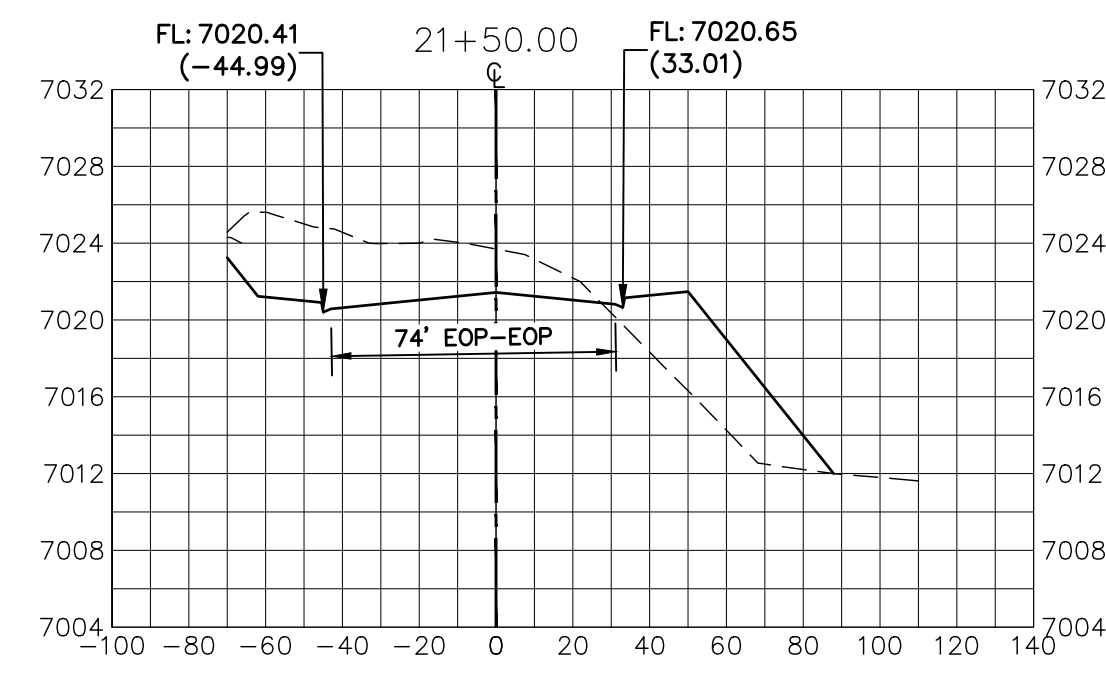
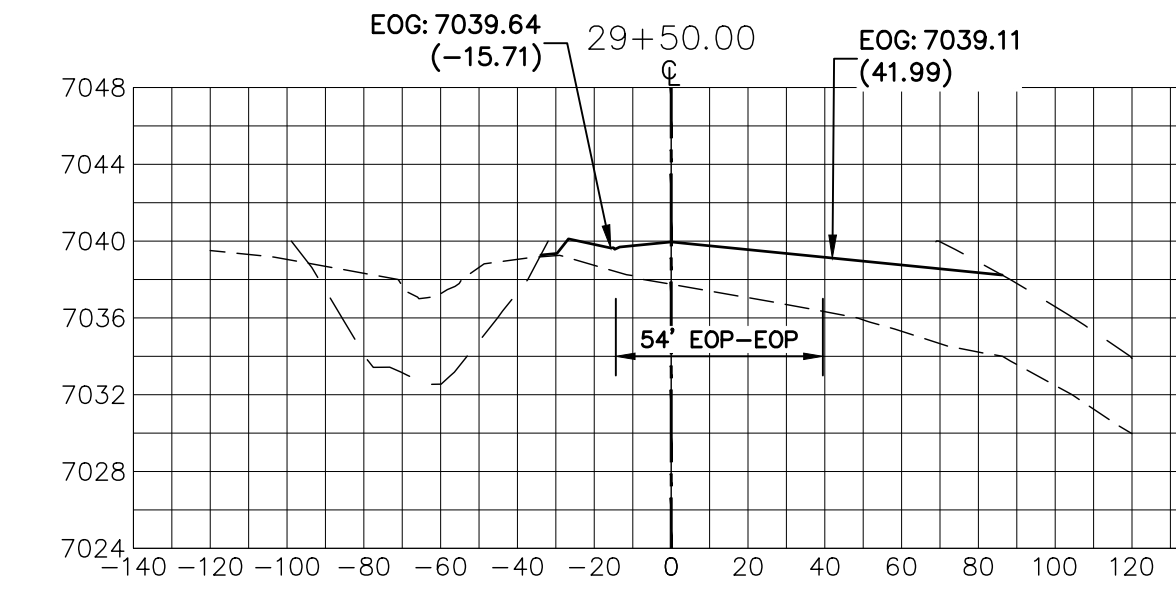
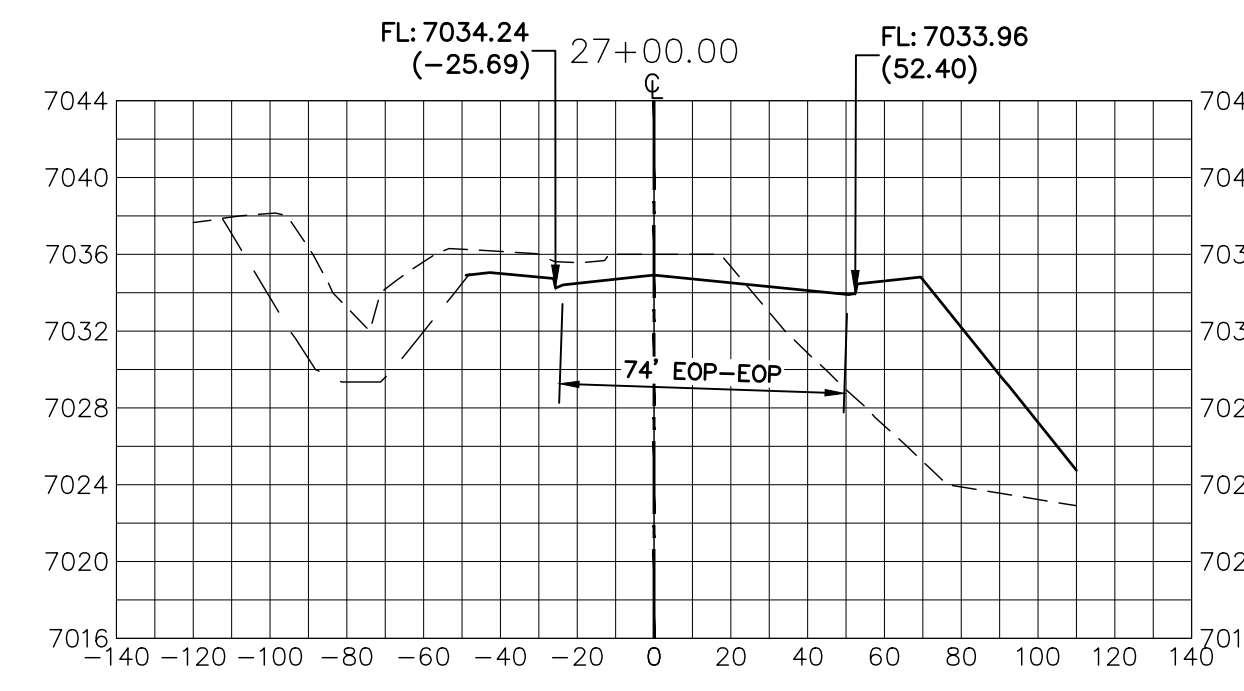
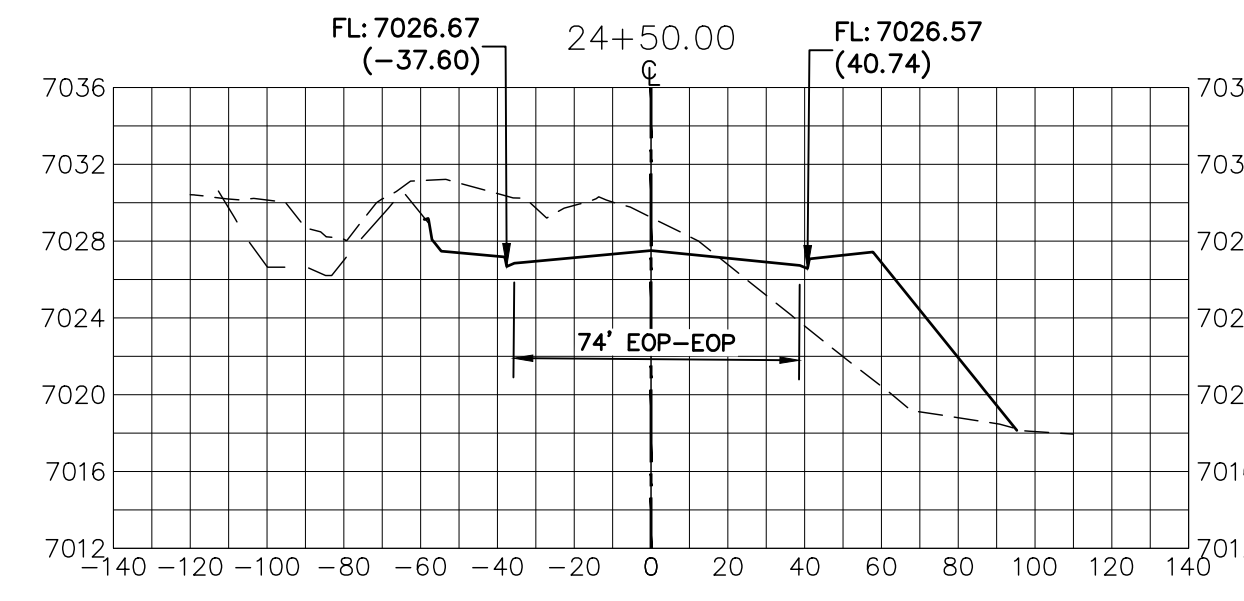
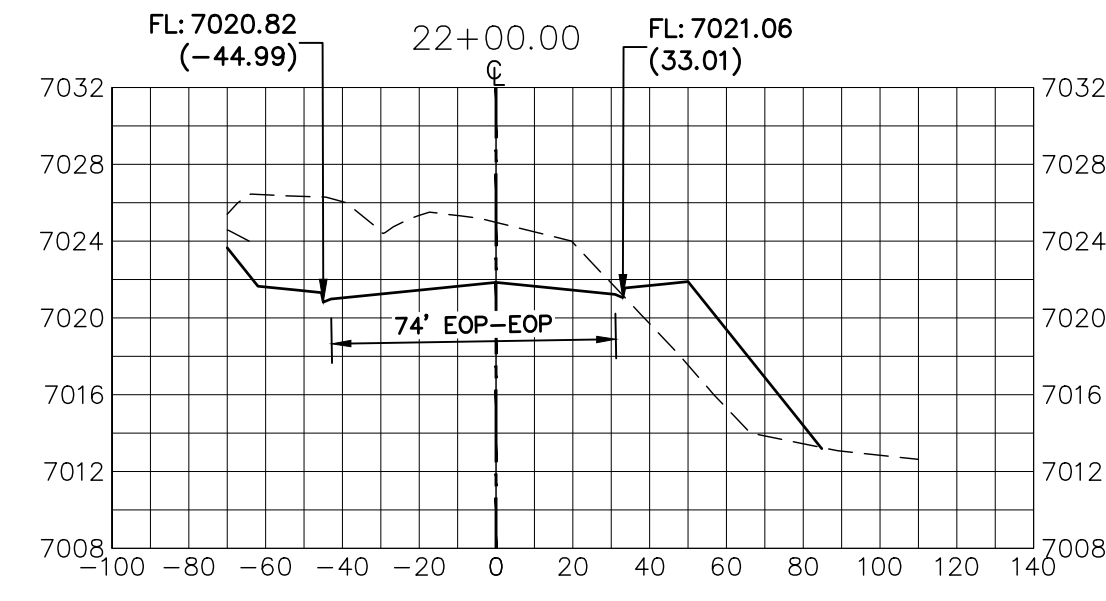


DATE 3/7/22

EPC 4/5/2022



AS-BUILTS
01/02/2024



EPC 4/5/2022

LEGEND

- PROPOSED SURFACE
- - - EXISTING SURFACE
- - - FILING NO. 2 SURFACE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, 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

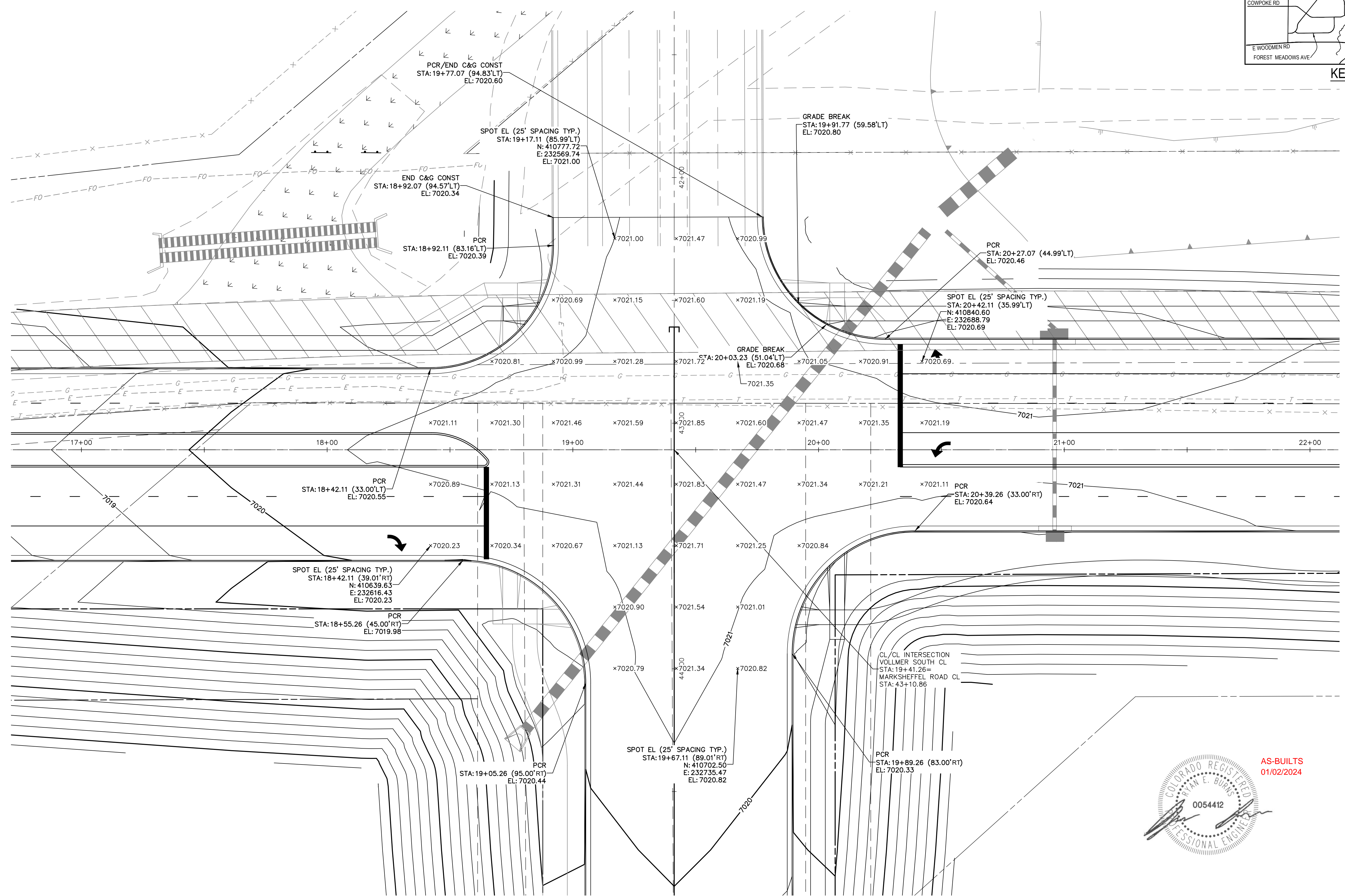
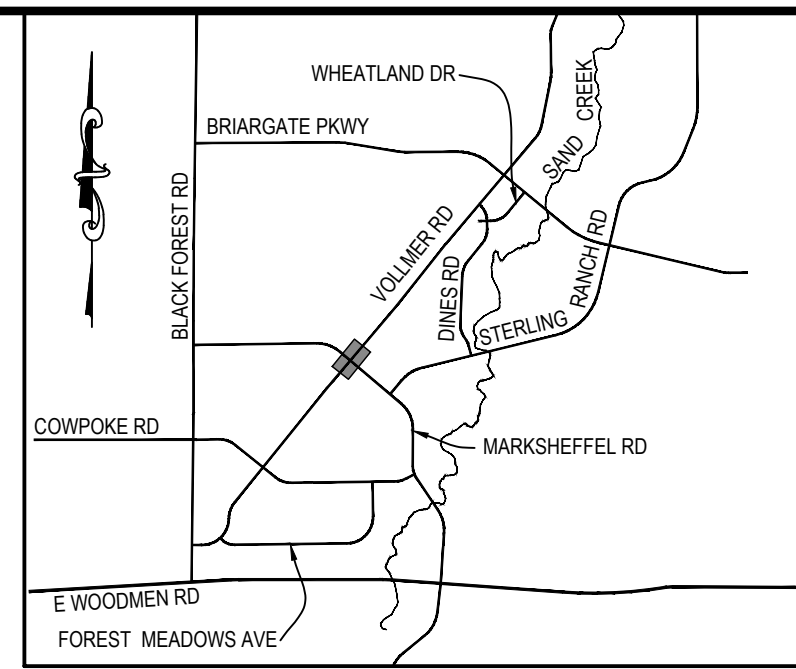
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=10'	3/7/22	RAB	KRW	

**STERLING RANCH -
VOLLMER ROAD FILING 2
CROSS SECTIONS**

SHEET 9 OF 11

JOB NO. 25188.01

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'



**VOLLMER ROAD
INTERSECTION AT MARKSHEFFEL ROAD DETAIL**



AS-BUILTS
01/02/2024

EPC 4/5/2022

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, LLC
DATE 3/7/22

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
BY	DATE
No.	REVISION
H-SCALE 1"=50'	DESIGNED BY RAB
V-SCALE 1"=5'	DRAWN BY KRW
DATE 3/7/22	CHECKED BY
STERLING RANCH - VOLLMER ROAD FILING 2 INTERSECTION DETAIL	
SHEET 11	OF 11
JOB NO. 25188.01	