

VOLLMER ROAD (M&S)

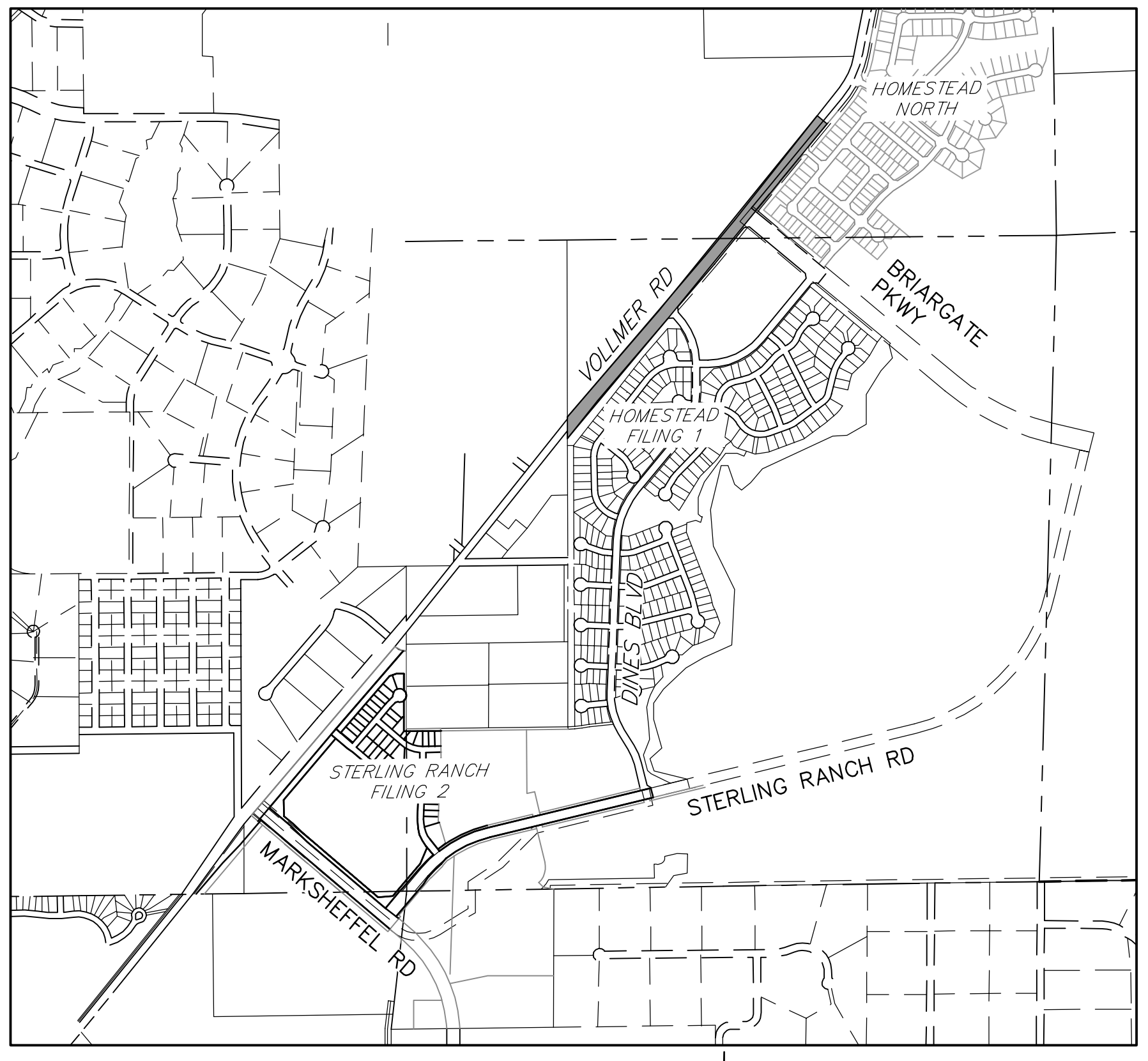
COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

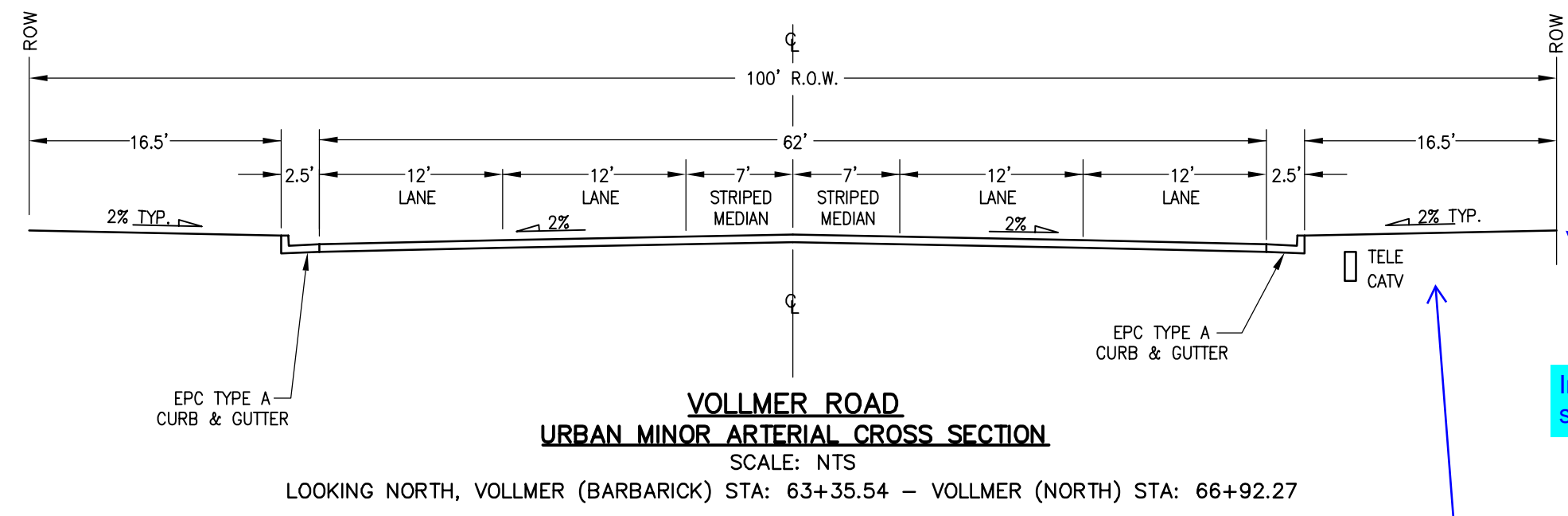
90% PLAN SET - NOVEMBER 2021

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
1144S 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
- CITY STORMWATER:** STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719)-385-5918



VICINITY MAP
SCALE: 1"=1,000'



BENCHMARKS

1. 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
2. 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
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

Include Basis of Bearings



Know what's below.
Call before you dig.

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES AND DETAILS
- 3-4 ROADWAY PLAN
- 5-6 SIGNAGE & STRIPING
- 7 CROSS SECTIONS

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 _____ 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.

JENNIFER IRVINE, 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, P.E. _____ DATE _____
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.

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT _____ DATE _____

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

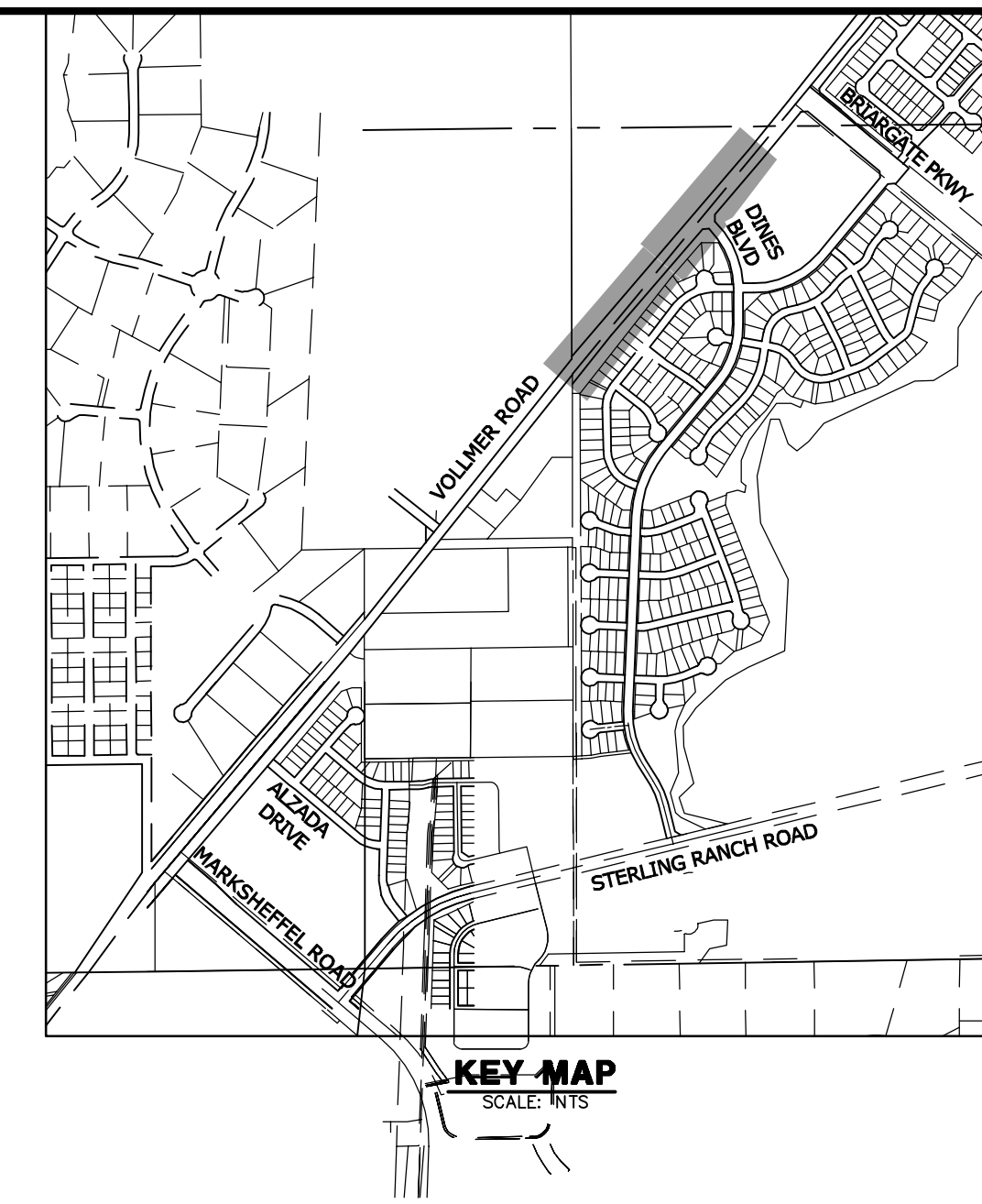
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company
Central 303-740-9883 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	N/A	N/A	DESIGNED BY	DRAWN BY	CHECKED BY
						CWC	CWC	
						CWC	CWC	

VOLLMER ROAD (M&S)
COVER SHEET

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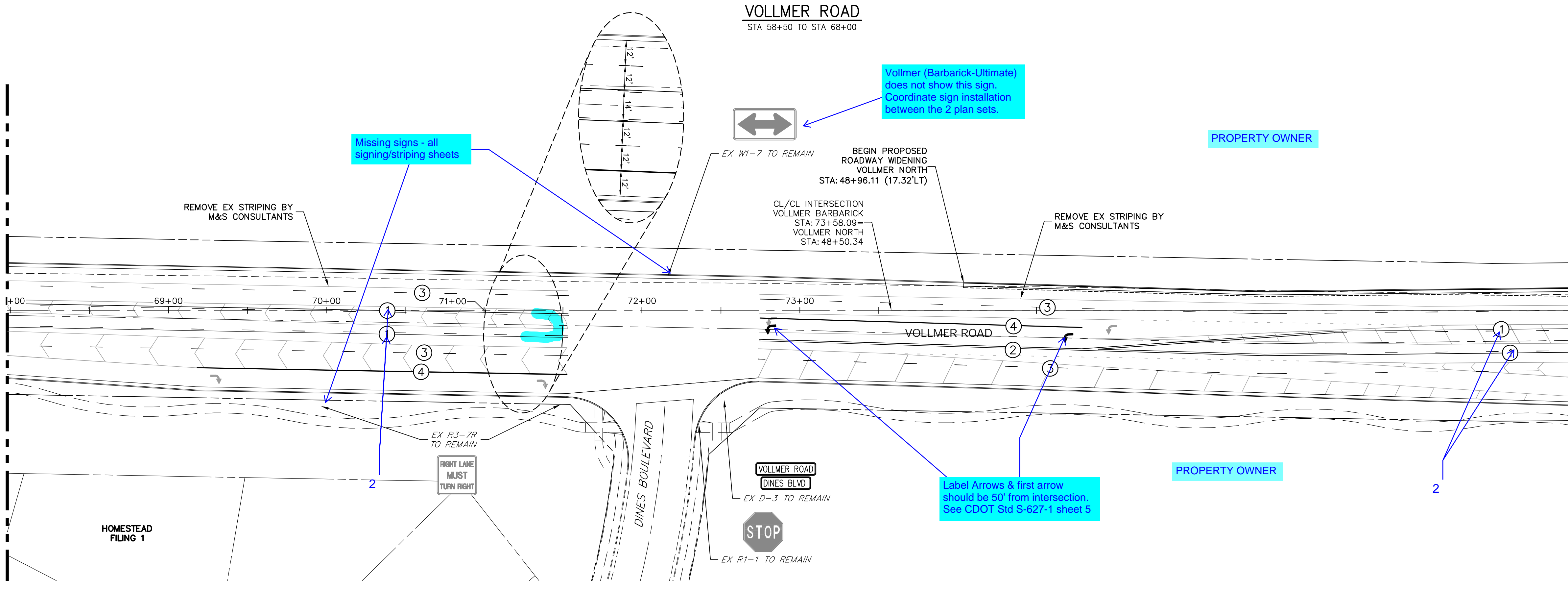
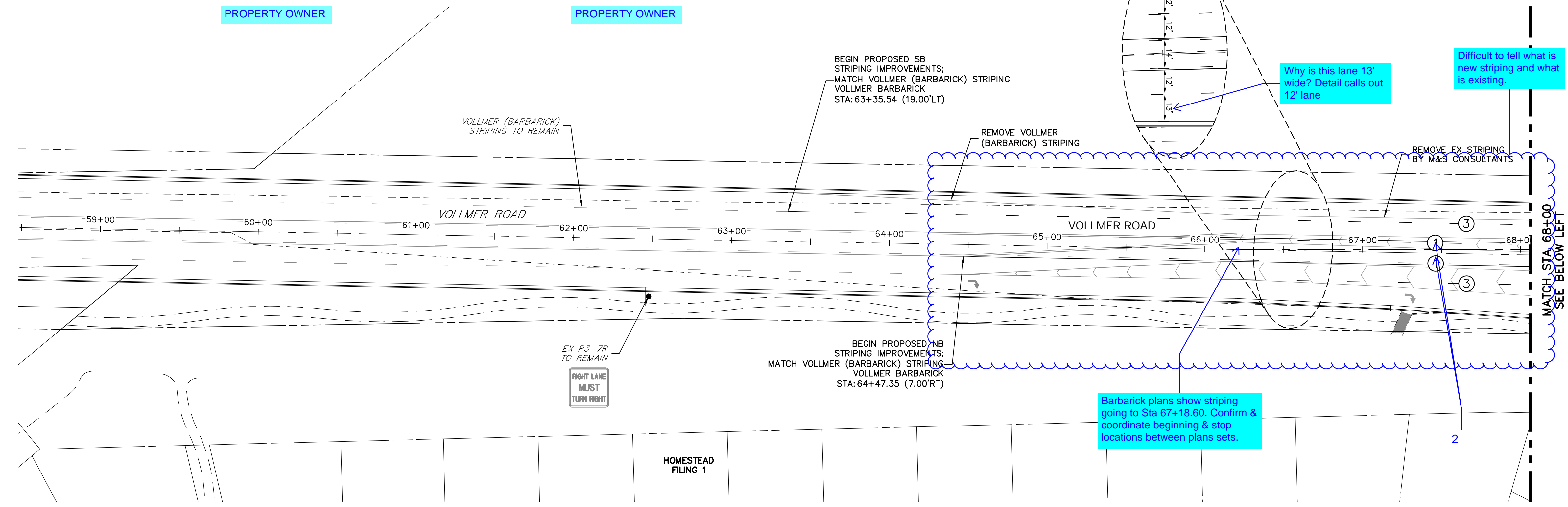


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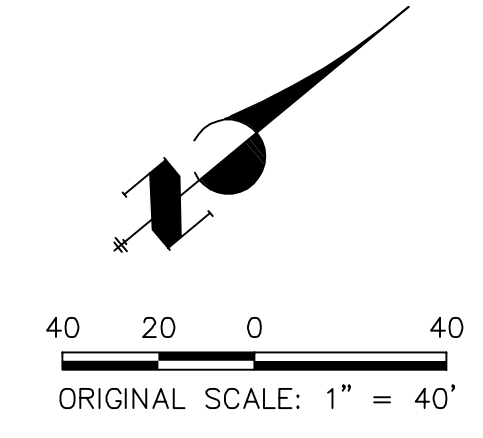
J.R. ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com

- 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	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
②	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
③	LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
④	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE

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 THE AUTHORITY OF THE PROFESSIONAL ENGINEERING BOARD OF THE STATE OF COLORADO FOR AND ON BEHALF OF JR ENGINEERING, LLC

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAMLEY
 COLORADO P.E. No. 37227
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

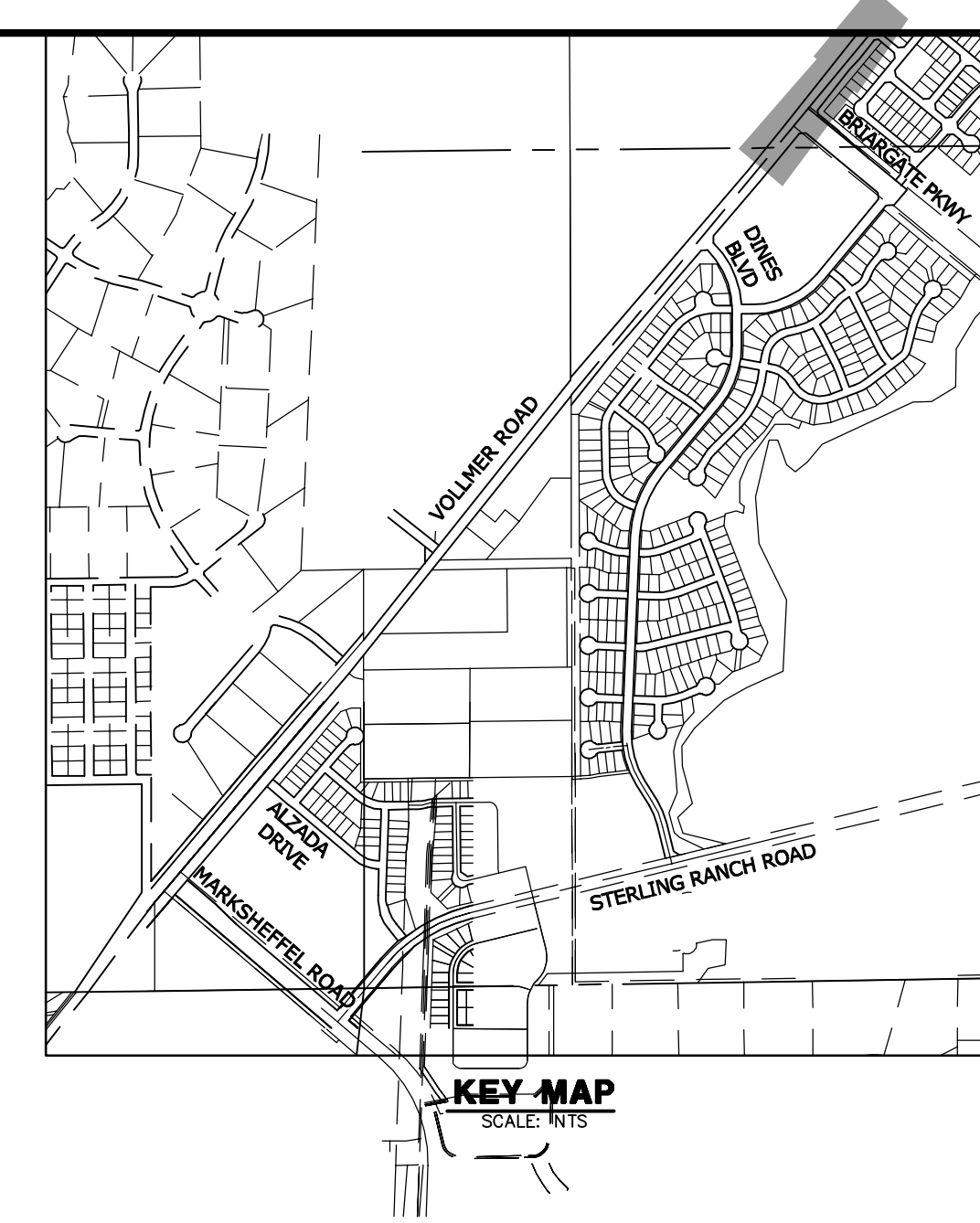
No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=40'	N/A	11/12/21	CWC	SWW	

VOLLMER ROAD (M&S)
 SIGNAGE & STRIPING

SHEET 5 OF 7
 JOB NO. 25188.00



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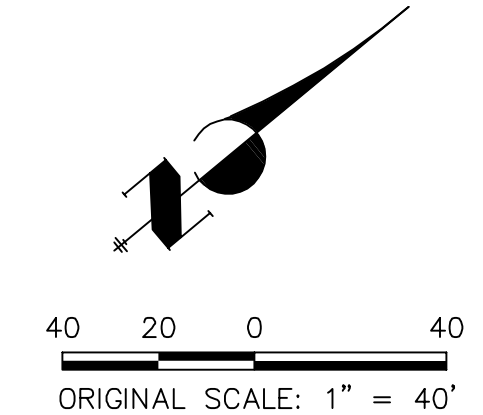
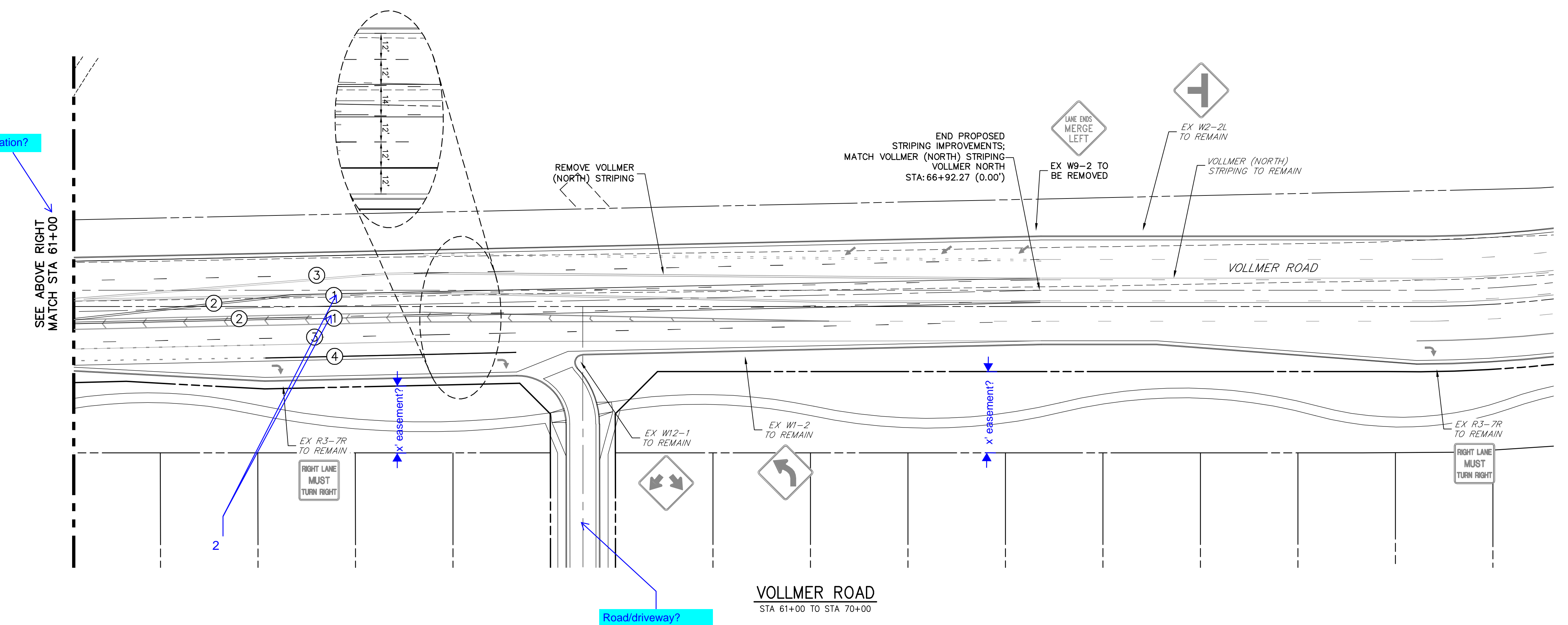
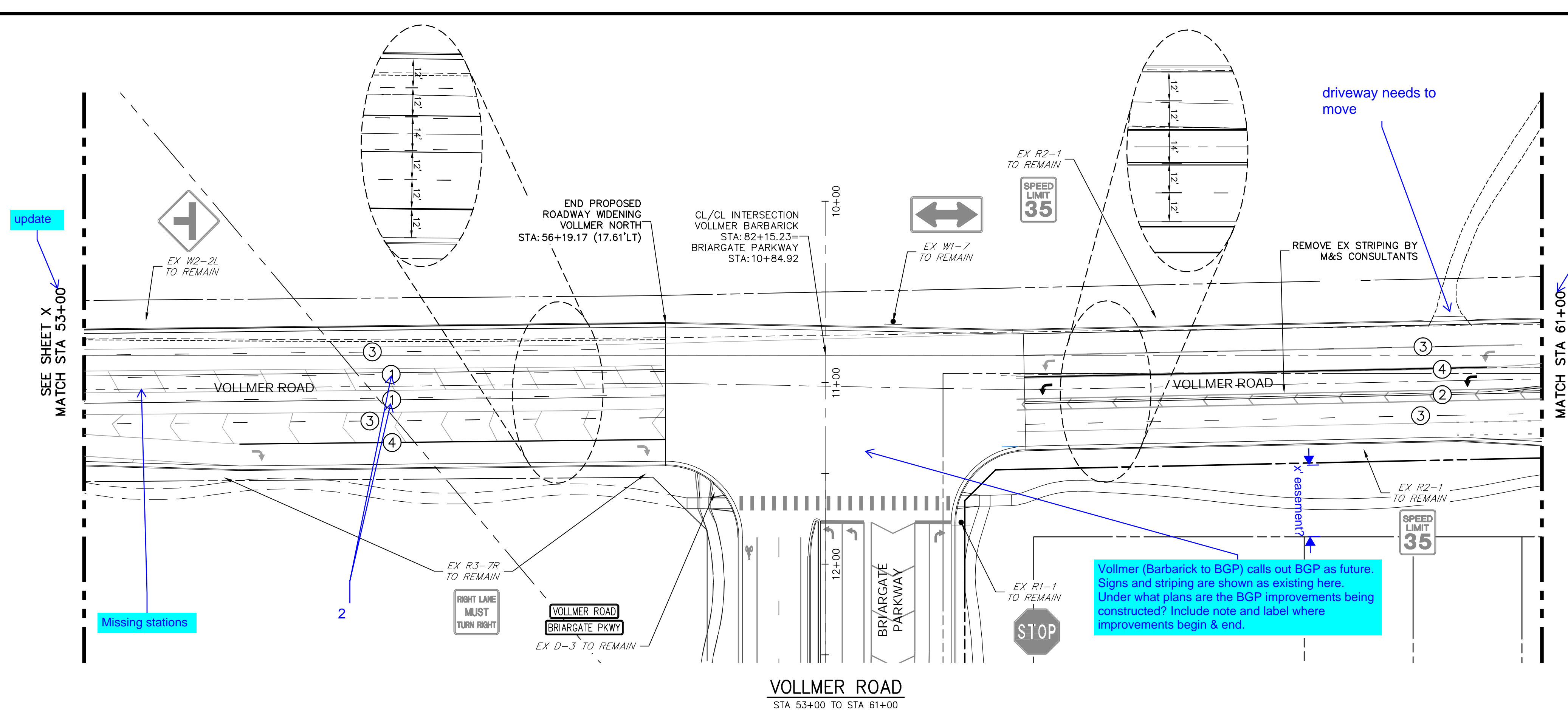
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ENGINEER'S STATEMENT

PREPARED UNDER THE AUTHORITY OF THE ENGINEER FOR AND ON BEHALF OF JR ENGINEERING, LLC

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAMLEY
 COLORADO P.E. No. 11111
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"	40'	N/A	11/12/21	CWC	SWW	

VOLLMER ROAD (M&S)
 SIGNAGE & STRIPING

SHEET 6 OF 7
 JOB NO. 25188.00



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