EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

VOLLMER ROAD (NORTH)

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

FEBRUARY 2023

AGENCIES

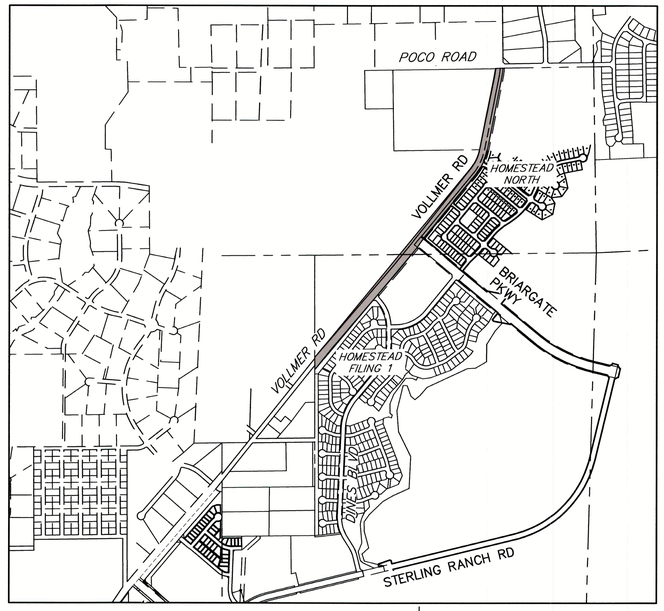
OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 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 11445 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

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

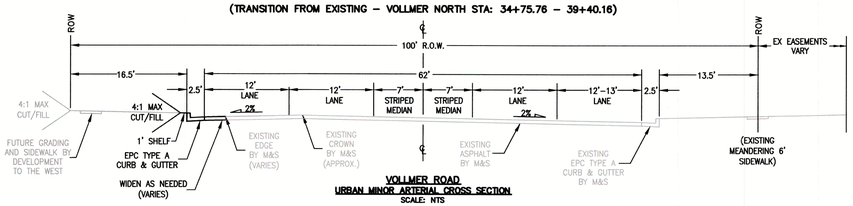
BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

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



VICINITY MAP
SCALE : 1"=1,000'

(TRANSITION FROM EXISTING – VOLLMER NORTH STA: 34+75.76 – 39+40.16)

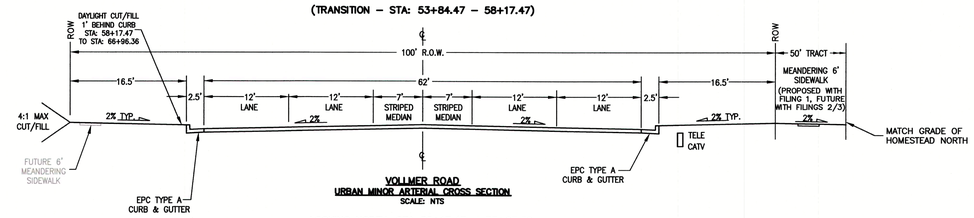


VOLLMER ROAD
URBAN MINOR ARTERIAL CROSS SECTION
SCALE: NTS

LOOKING NORTH, STA 39+40.16 – 53+84.47
DESIGN SPEED: 40 MPH, POSTED SPEED: 35 MPH

* - Per note on sheet 6, offsite drainage easement is required prior to Notice to Proceed and construction.

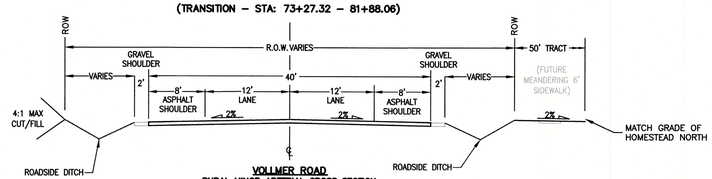
(TRANSITION – STA: 53+84.47 – 58+17.47)



VOLLMER ROAD
URBAN MINOR ARTERIAL CROSS SECTION
SCALE: NTS

LOOKING NORTH, STA 58+17.47 – 73+27.32
DESIGN SPEED: 40 MPH, POSTED SPEED: 35 MPH

(TRANSITION – STA: 73+27.32 – 81+88.06)



VOLLMER ROAD
RURAL MINOR ARTERIAL CROSS SECTION
SCALE: NTS

LOOKING NORTH, STA: 81+88.06 – 84+62.27
DESIGN SPEED: 50 MPH, POSTED SPEED: 45 MPH (EXISTING)

SHEET INDEX

1	COVER SHEET
2	NOTES AND DETAILS
3-8	ROADWAY PLAN & PROFILE
9	STORM PLAN & PROFILE
10-13	SIGNAGE & STRIPING
14-17	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 — 3/7/23
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.

JOSHUA PALMER, 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.

COLORADO REGISTERED MIKE A. BRAMLETT P.E. NB 32314 PROFESSIONAL ENGINEER

Mike Bramlett — 3/7/23
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.

James F. Morley — 3/7/23
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT NO.3 — DATE

PCD FILE NO. CDR-21-10

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

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

JR ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)
COVER SHEET

SHEET 1 OF 17
JOB NO. 25188.00

X:\25188.00\Drawings\Sheet Dwgs\Vollmer North\Cover Sheet\25188.00 Vollmer North CV01.dwg, Vollmer CV01, 3/8/2023 3:37:01 PM, CS

GENERAL CONSTRUCTION NOTES:

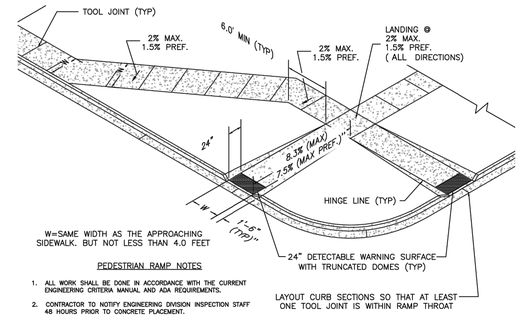
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT [VOLLMER ROAD, MARKSHEFFEL ROAD, BRAIRGATE PARKWAY] WHICH IS AN ARTERIAL AND A 50 FOOT SIGHT VISIBILITY TRIANGLE IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PCD.
4. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PCD PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



PEDESTRIAN RAMP NOTES

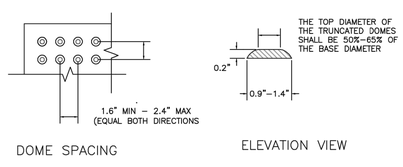
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

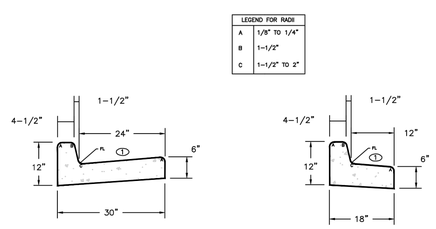
GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

PEDESTRIAN INTERSECTION RAMP (SD 2-41)
SCALE: NTS

TRUNCATED DOME DETAILS

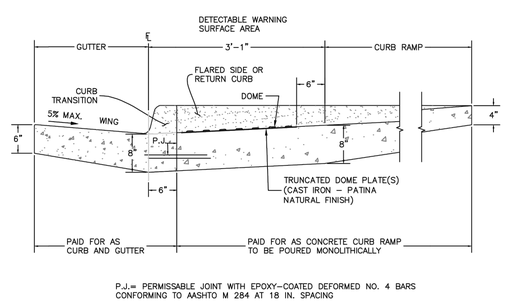




EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

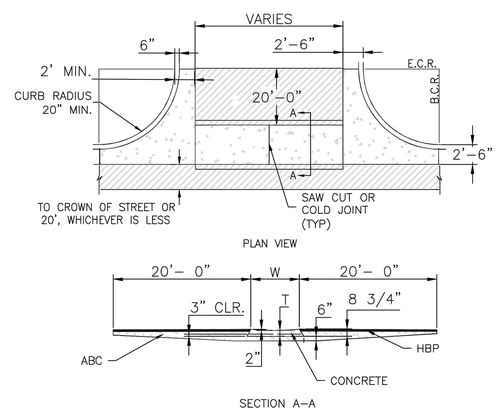
EPC TYPE B

TYPICAL CURB & GUTTER DETAILS DETAIL (SD 2-20)
SCALE: NTS



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

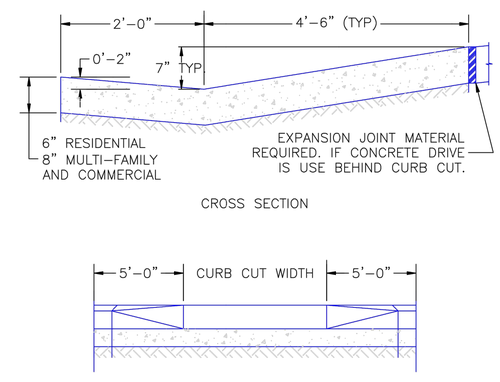
DETECTABLE WARNING SURFACE DETAILS (SD 2-42)
SCALE: NTS



NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)
SCALE: NTS



DRIVEWAY CUT DETAIL (SD 2-23)
SCALE: NTS

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

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

DATE 2/17/23

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	N/A
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)

NOTES AND DETAILS

SHEET 2 OF 17

JOB NO. 25188.00

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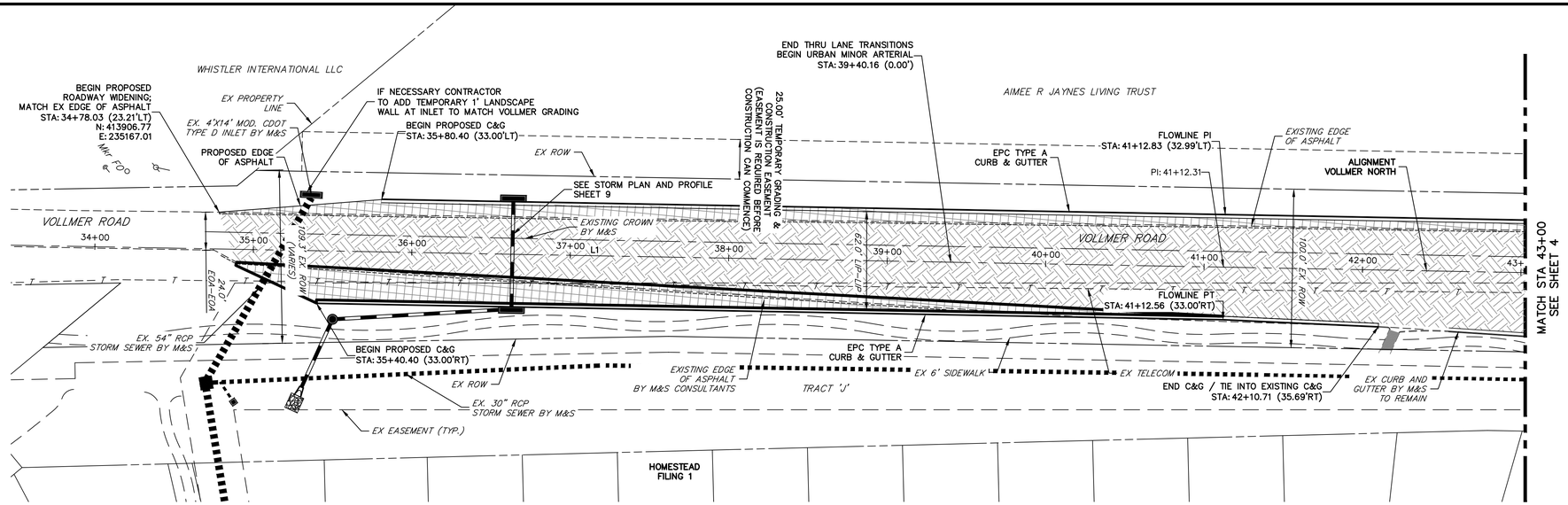
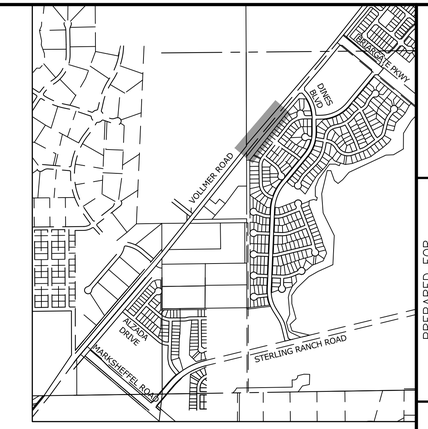


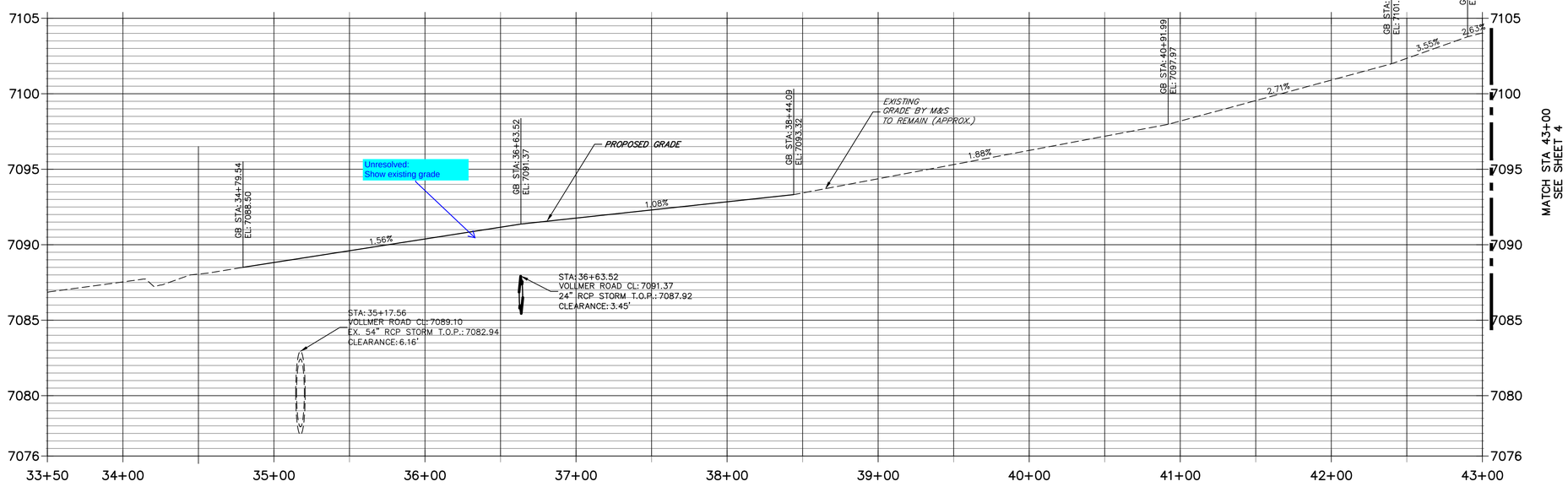
VOLLMER ROAD
STA 33+50 TO 43+00



KEY MAP
SCALE: NTS

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

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.
4. 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)

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

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, LLC

COLORADO LICENSED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

2/17/23
DATE

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PREPARED FOR
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SUITE 201
COLORADO SPRINGS, CO 80903
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)
ROADWAY PLAN & PROFILE

SHEET 3 OF 17
JOB NO. 25188.00

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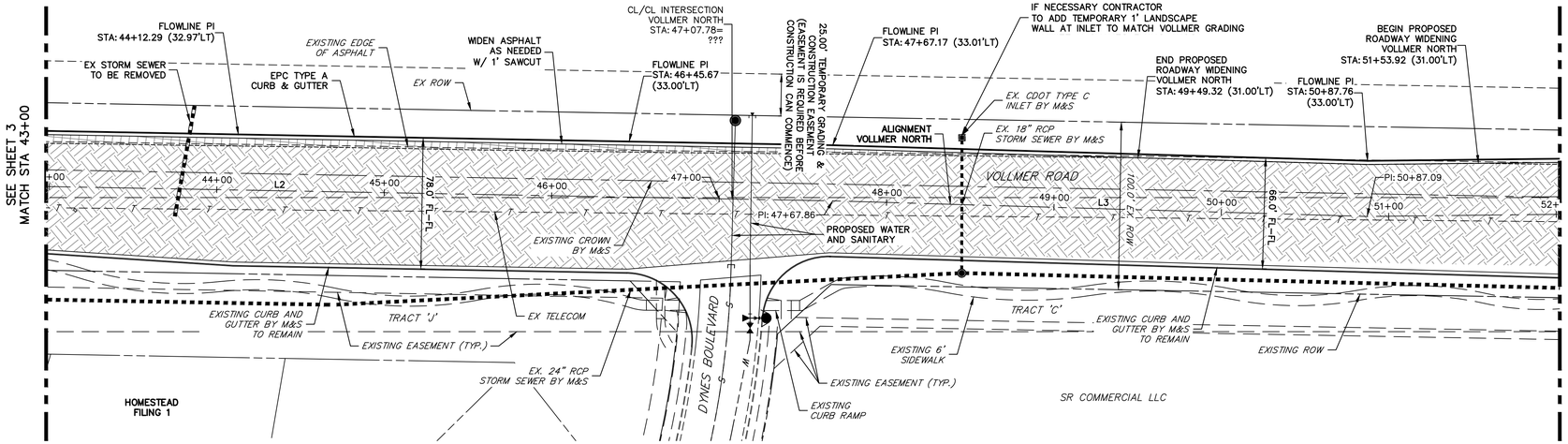
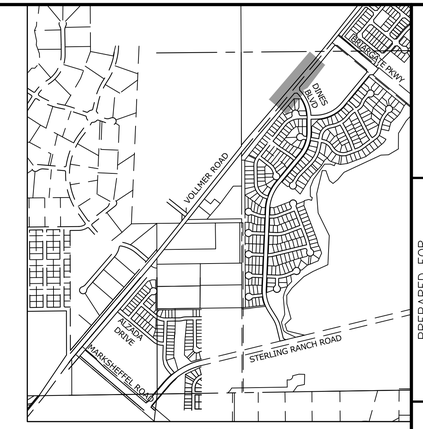


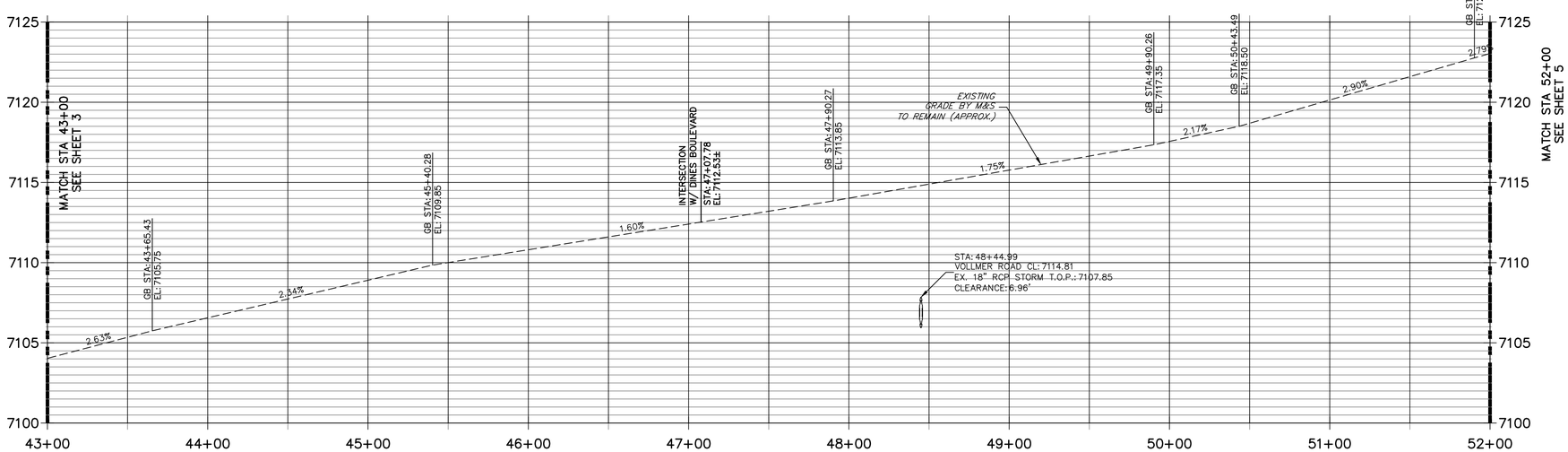
VOLLMER ROAD
STA 43+00 TO 52+00



KEY MAP
SCALE: NTS

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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3. PAVEMENT EDGES SHALL BE SAW-CUT STRAIGHT TO WITHIN 5 DEGREES OF VERTICAL. EDGES SHALL BE TACK COATED PRIOR TO PATCHING.
4. 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)

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

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, LLC

DATE 2/17/23

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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PREPARED FOR
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SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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H-SCALE	1" = 40'
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	CWC
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VOLLMER ROAD (NORTH)
ROADWAY PLAN & PROFILE

SHEET 4 OF 17
JOB NO. 25188.00

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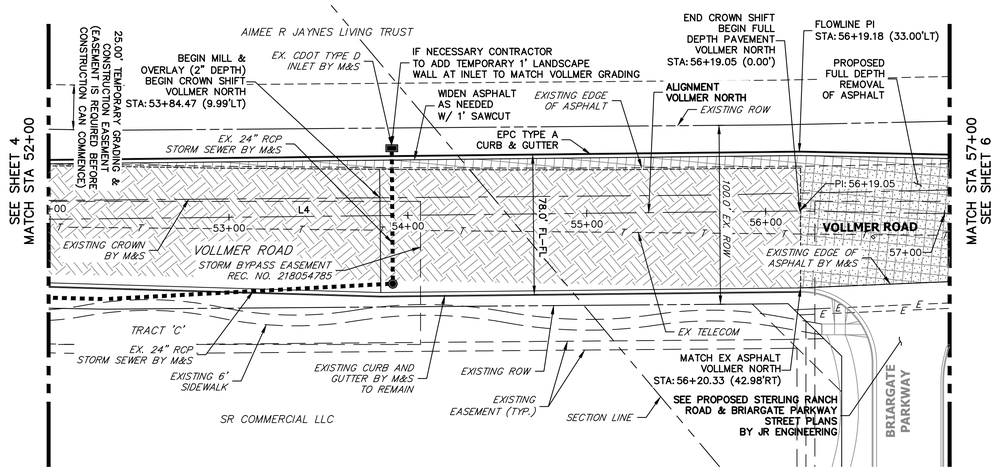
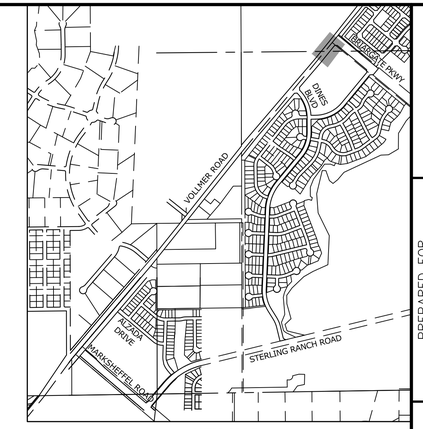


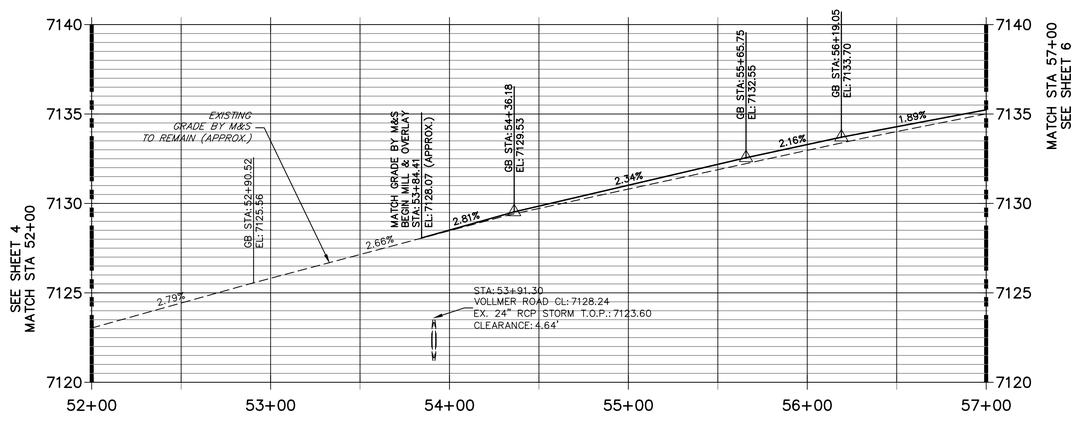
VOLLMER ROAD
STA 52+00 TO STA 57+00



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'	

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



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)

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, LLC

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

2/17/23
DATE

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PREPARED FOR
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SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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H-SCALE	1"=40'
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)
ROADWAY PLAN & PROFILE

SHEET 5 OF 17
JOB NO. 25188.00

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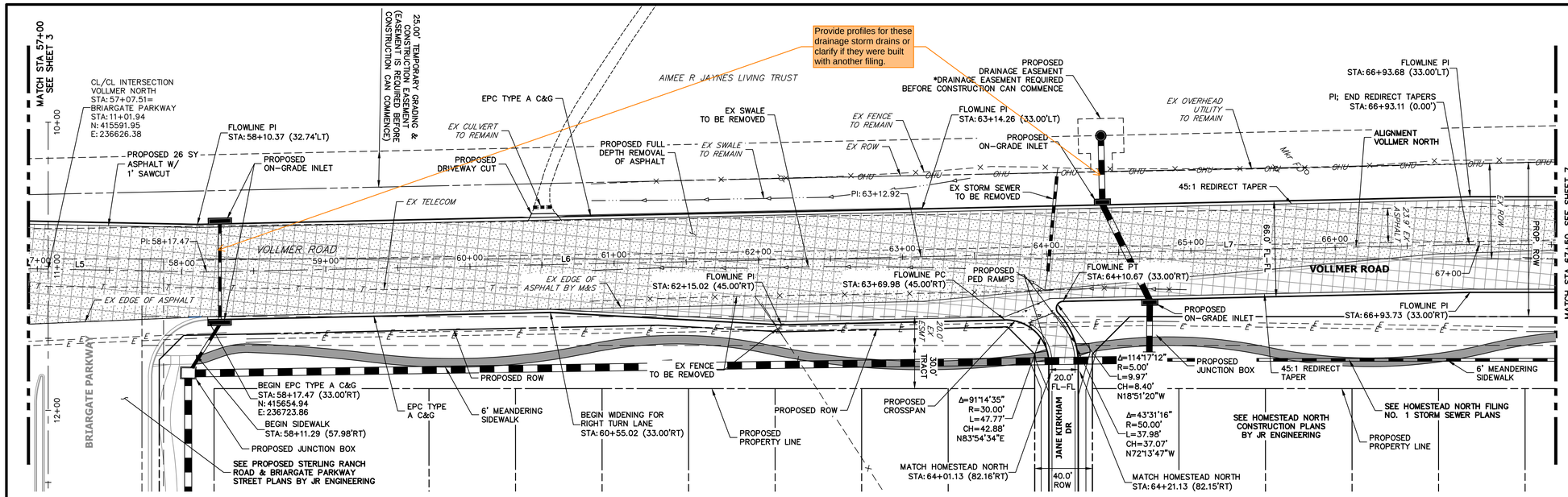
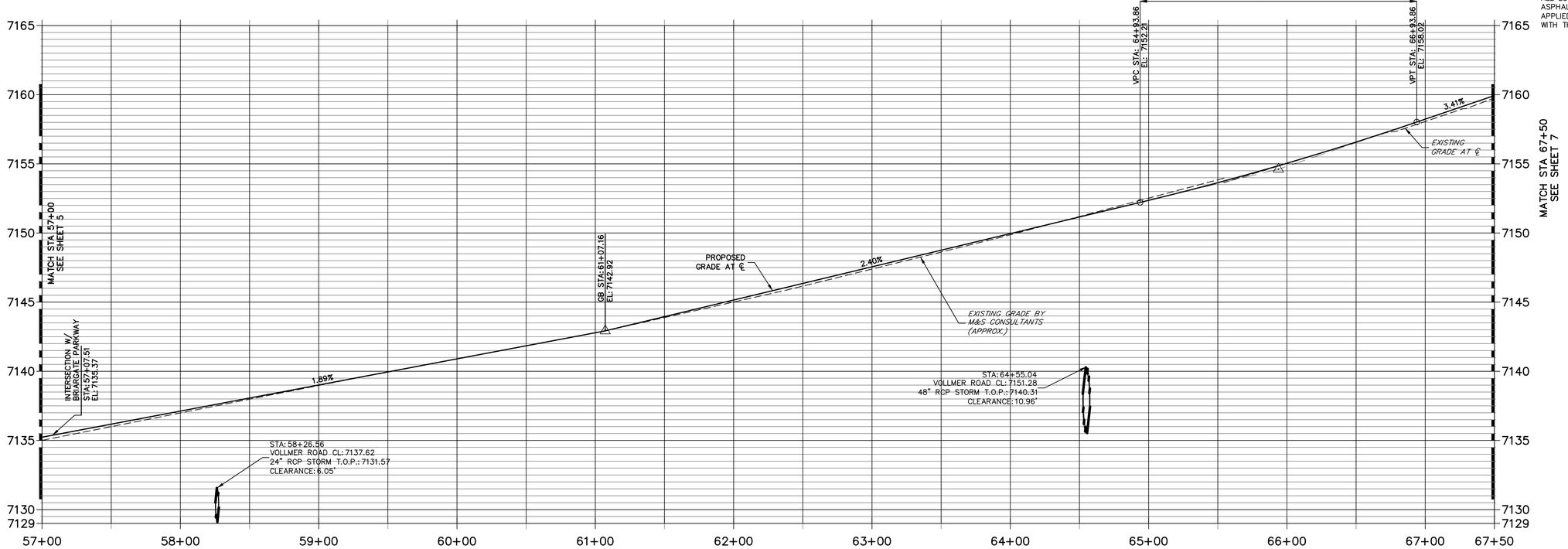
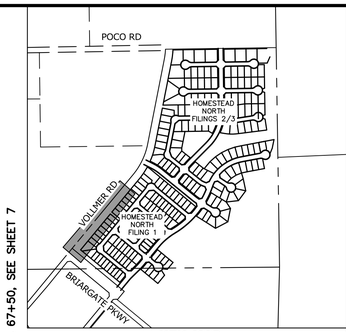


LINE AND CURVE TABLE – VOLLMER NORTH			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L5	N40°37'46"E	198.41'	
L6	N38°20'17"E	495.45'	
L7	N38°17'16"E	380.44'	
L8	N39°33'48"E	240.78'	

VOLLMER ROAD
STA 57+00 TO STA 67+50

VOLLMER NORTH PROFILE (3)
STA 57+00.00 TO 67+50.00





KEY MAP
SCALE: NTS

LEGEND

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

ROADWAY NOTES

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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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40 20 0 40
HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 2/17/23

MIKE A. BRAMLETT, P.E. — DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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

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

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H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)
ROADWAY PLAN & PROFILE

SHEET 6 OF 17
JOB NO. 25188.00

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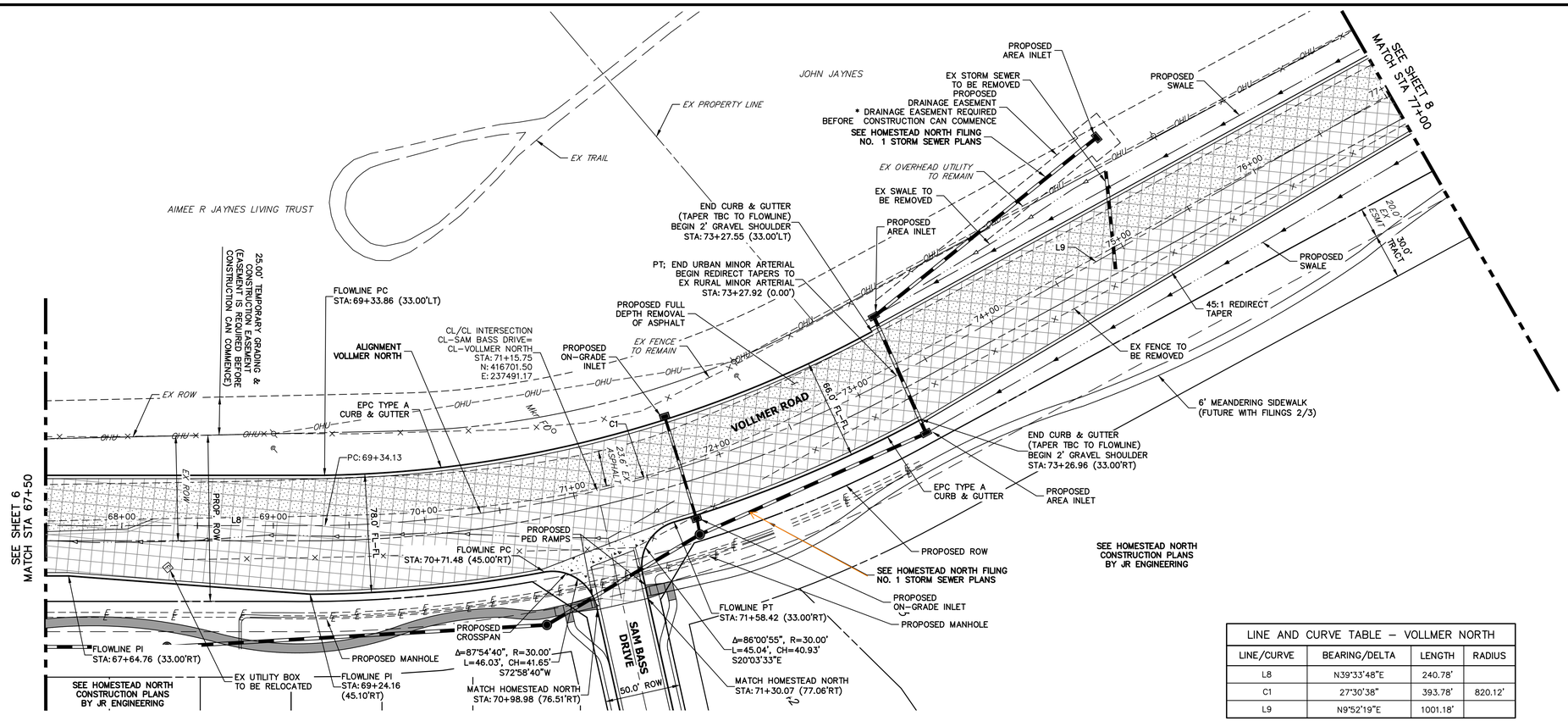

VOLLMER ROAD
STA 67+50 TO STA 77+00

KEY MAP
SCALE: NTS

LEGEND

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

ROADWAY NOTES

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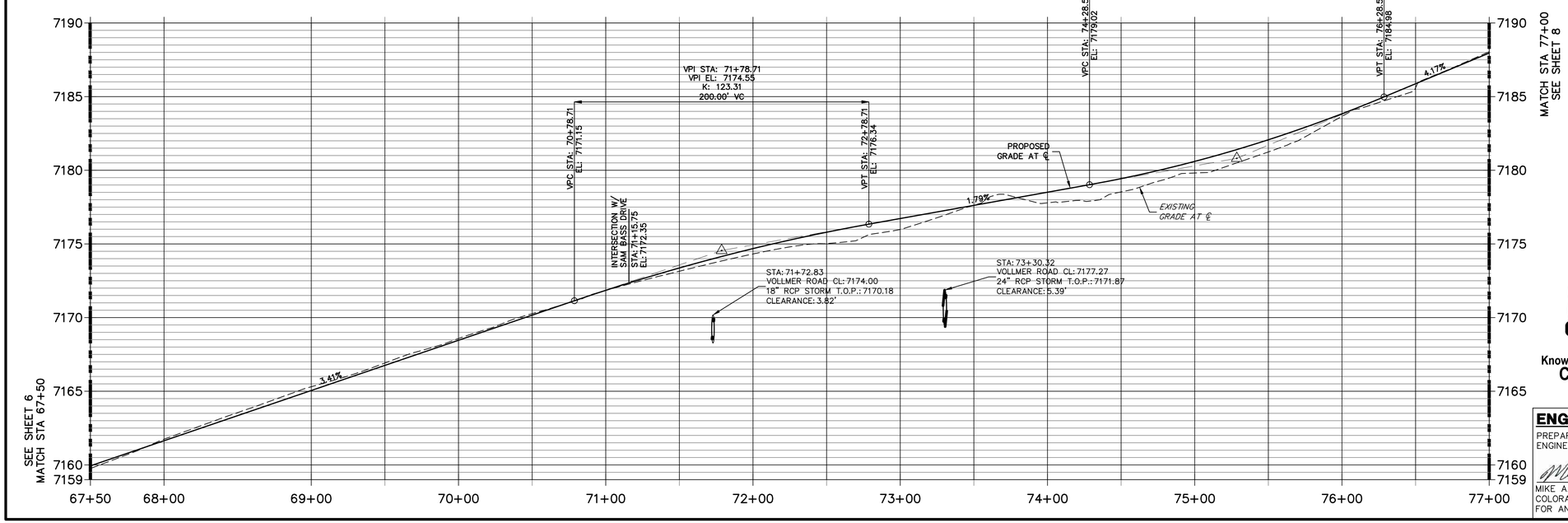
LINE AND CURVE TABLE – VOLLMER NORTH

LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L8	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



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

40 20 0 40
HORIZONTAL ORIGINAL SCALE: 1" = 40'
VERTICAL ORIGINAL SCALE: 1" = 4'

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 2/17/23

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)
ROADWAY PLAN & PROFILE

SHEET 7 OF 17
JOB NO. 25188.00

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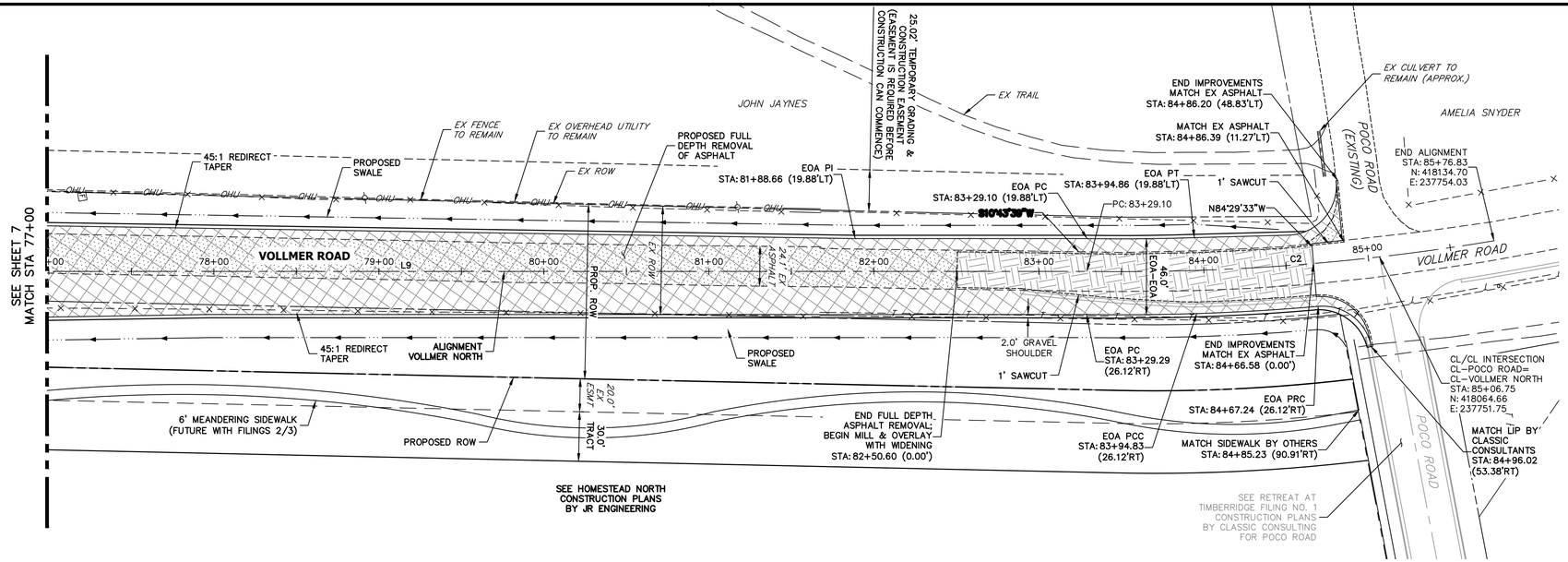
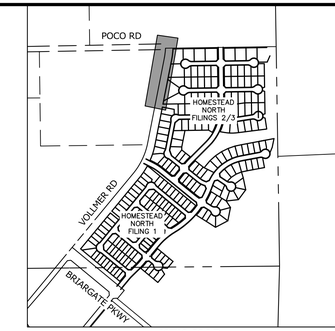


VOLLMER ROAD
STA 77+00 TO STA 85+77

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'



KEY MAP
SCALE: NTS

LEGEND

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

ROADWAY NOTES

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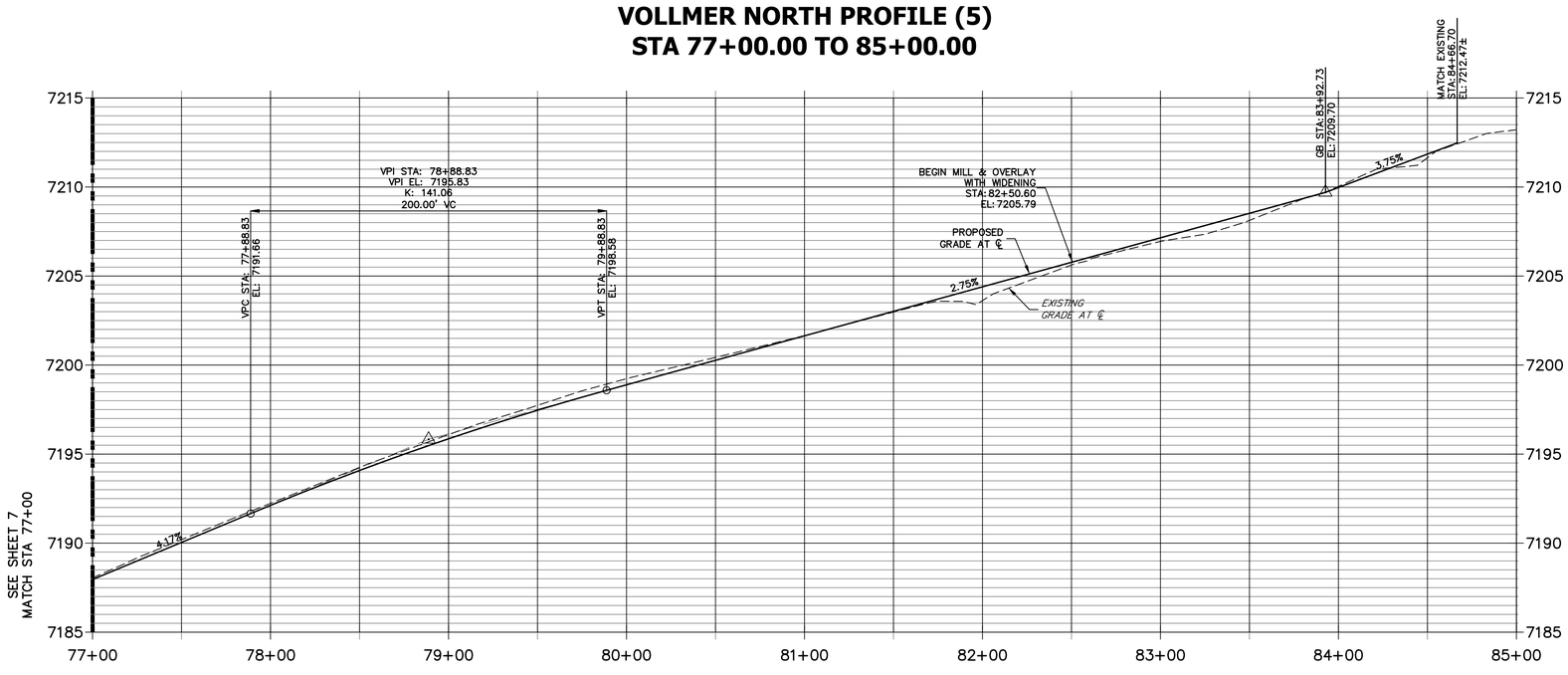
VOLLMER NORTH PROFILE (5)
STA 77+00.00 TO 85+00.00



Know what's below. Call before you dig.

40 20 0 40
HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

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

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

2/17/23
DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE 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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

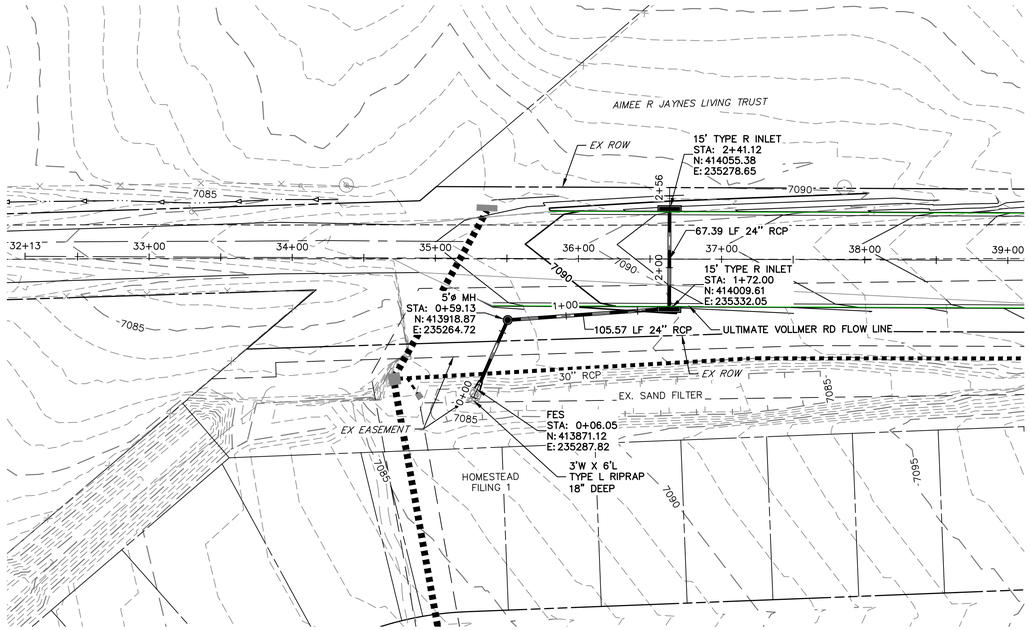
No.	REVISION	BY	DATE

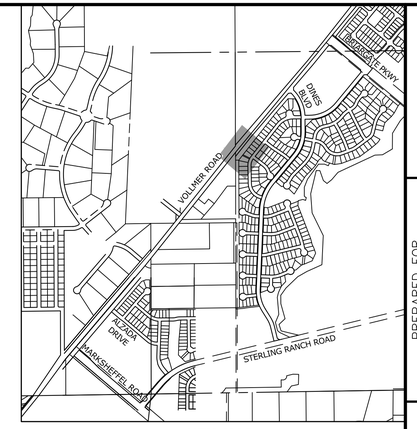
H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)
ROADWAY PLAN & PROFILE

SHEET 8 OF 17
JOB NO. 25188.00

X:\2510000.all\2518800\Drawings\Sheet Dwgs\Vollmer North\Sheet Plan and Profile\2518800 Vollmer North-S01.dwg, S101-3, 2/17/2023 11:28:44 AM, CS



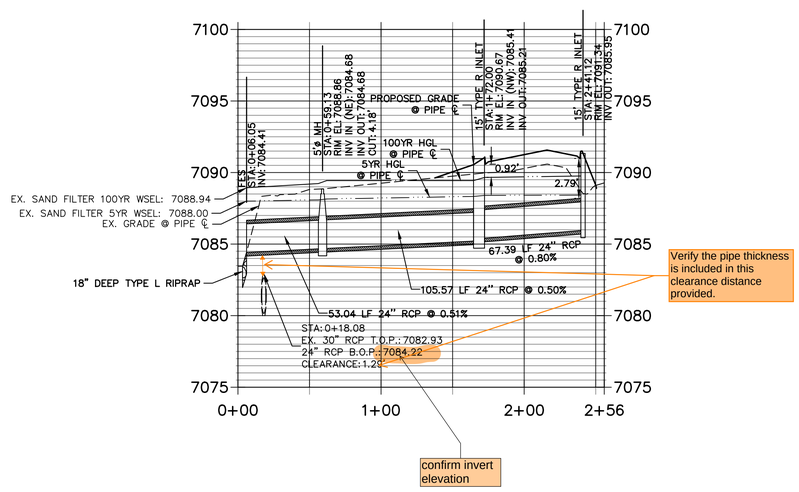


KEY MAP
SCALE: NTS

50 25 0 50 100

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

DP01 PROFILE
STA 0+00.00 TO 2+55.94



NOTE:

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 2/17/23

MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	DJG
CHECKED BY	

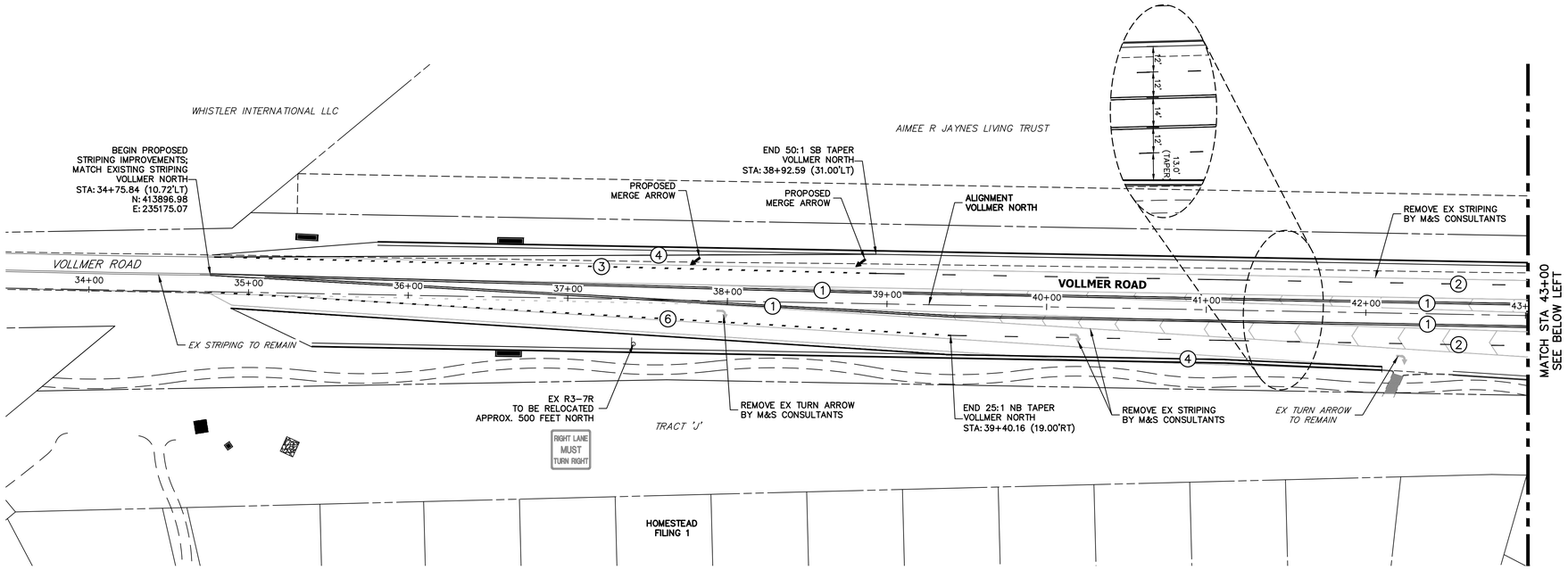
VOLLMER ROAD (NORTH)

STORM PLAN & PROFILE

SHEET 9 OF 17

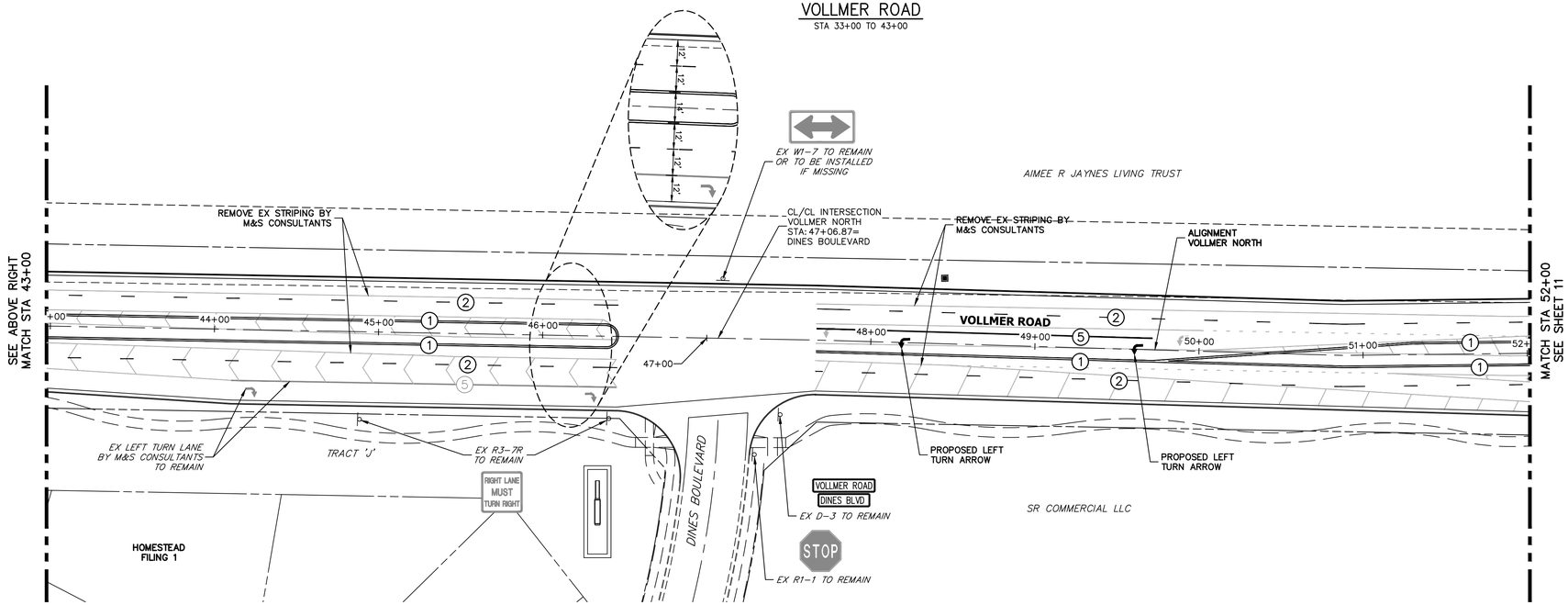
JOB NO. 25188.00

X:\2510000.all\2518800\Drawings\Sheet Dwgs\Vollmer North\Storm P&P\Vollmer Storm P&P.dwg, Storm P&P, 2/17/2023 11:38:27 AM, CS



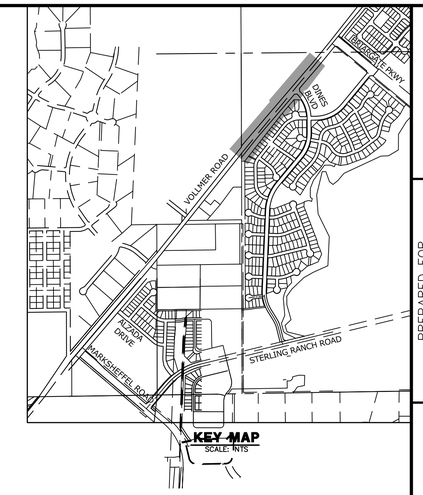
VOLLMER ROAD

STA 33+00 TO 43+00



VOLLMER ROAD

STA 43+00 TO 52+00



NOTE TO CONTRACTOR:

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

40 20 0 40

ORIGINAL SCALE: 1" = 40'

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.

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, LLC

DATE 2/17/23

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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

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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	SWW
CHECKED BY	

VOLLMER ROAD (NORTH)

SIGNAGE & STRIPING

SHEET 10 OF 17

JOB NO. 25188.00

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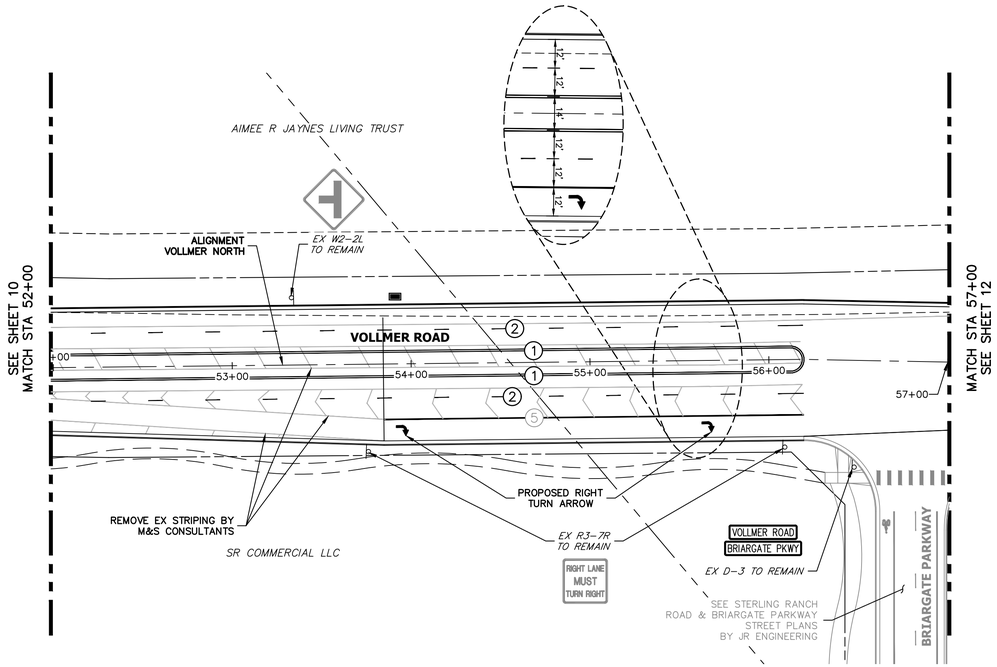
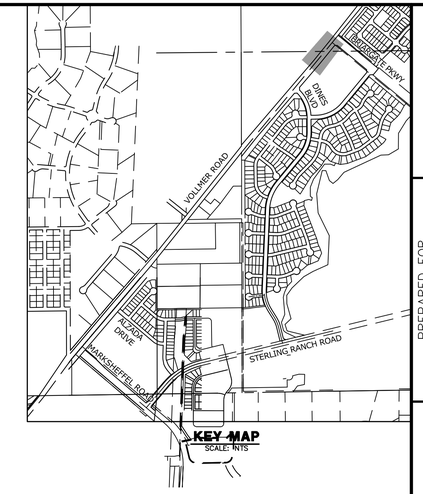


VOLLMER ROAD

STA 52+00 TO STA 57+00



NOTE TO CONTRACTOR:

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40 20 0 40

ORIGINAL SCALE: 1" = 40'

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
1	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
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3	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

2/17/23

MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	SWW
CHECKED BY	

VOLLMER ROAD (NORTH)

SIGNAGE & STRIPING

SHEET 11 OF 17

JOB NO. 25188.00

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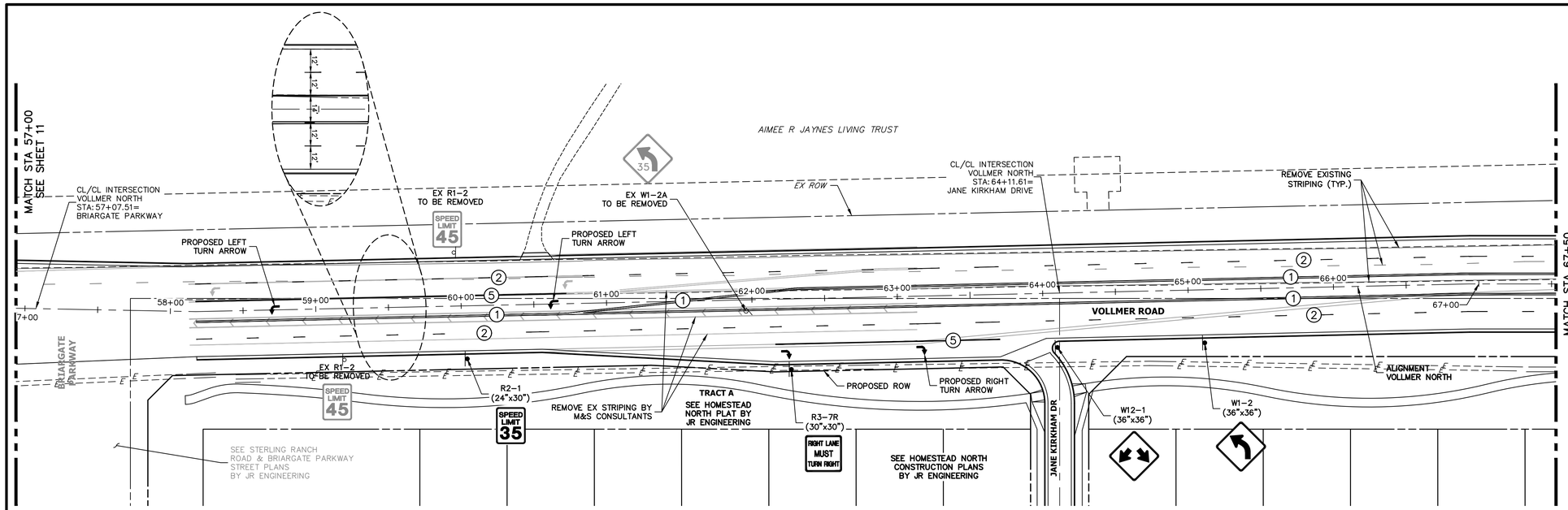
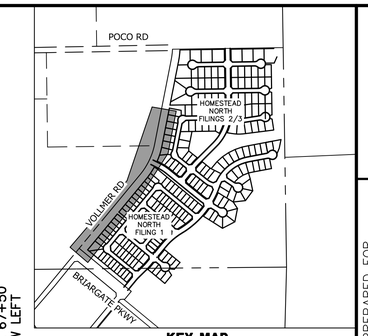


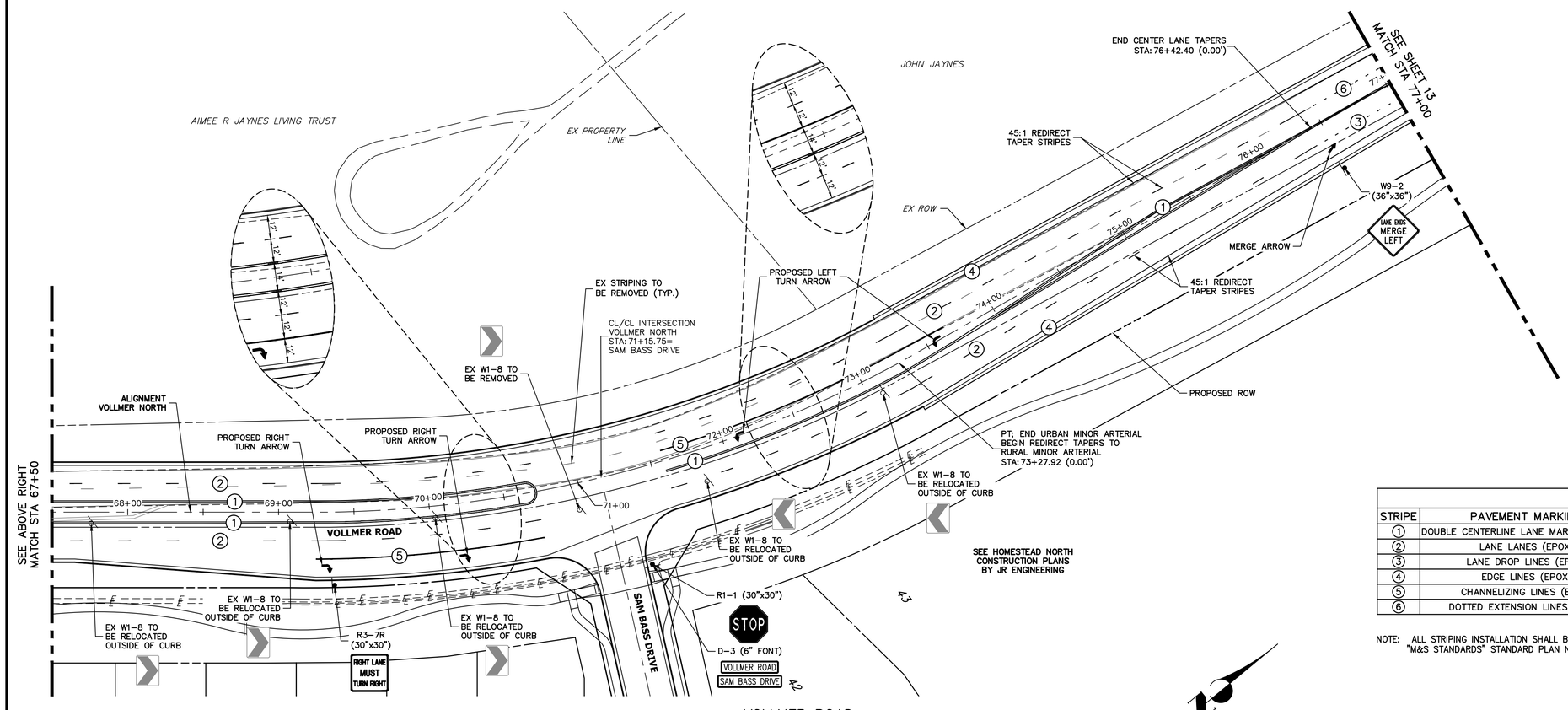
VOLLMER ROAD

STA 57+50 TO STA 67+50



KEY MAP

SCALE: NTS



VOLLMER ROAD

STA 67+50 TO STA 77+00

40 20 0 40

ORIGINAL SCALE: 1" = 40'

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

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

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

2/17/23

MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	SWW
CHECKED BY	

VOLLMER ROAD (NORTH)

SIGNAGE & STRIPING

SHEET 12 OF 17

JOB NO. 25188.00

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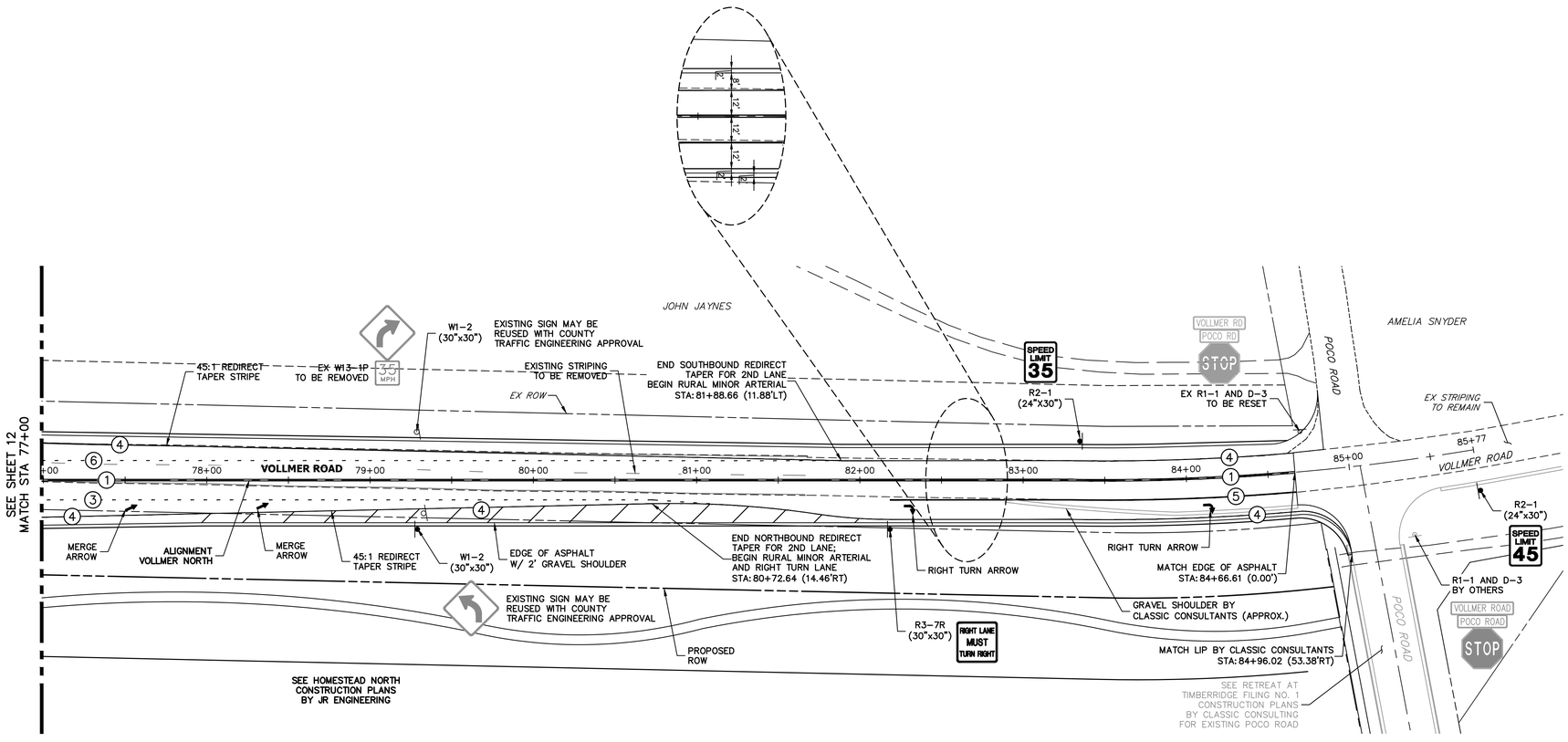
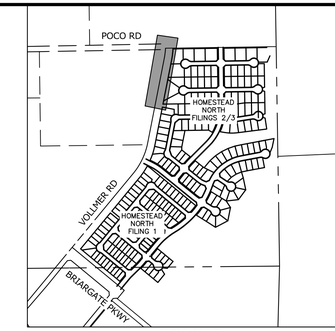


VOLLMER ROAD

STA 77+00 TO STA 85+77



KEY MAP

SCALE: NTS

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40 20 0 40

ORIGINAL SCALE: 1" = 40'

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, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

2/17/23
DATE

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No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	SWW
CHECKED BY	

VOLLMER ROAD (NORTH)

SIGNAGE & STRIPING

SHEET 13 OF 17

JOB NO. 25188.00

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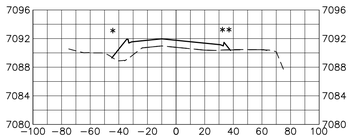
NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING.

* 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.

37+00.00



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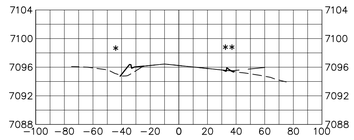
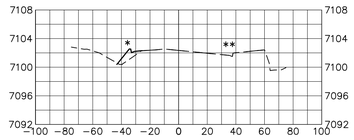
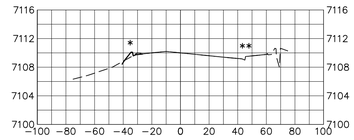


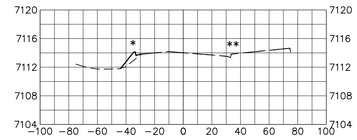
42+50.00



45+50.00



48+00.00



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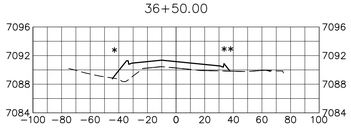
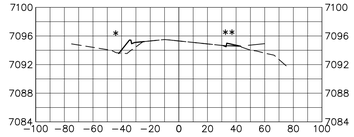


39+50.00



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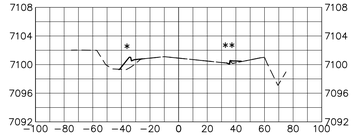

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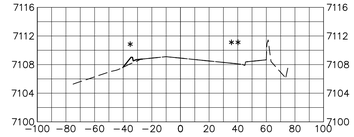
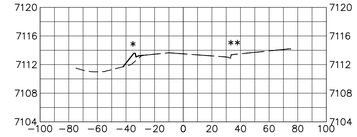


47+67.86



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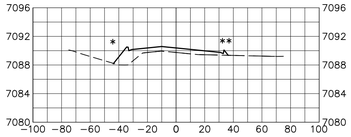

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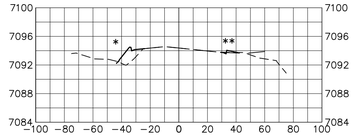

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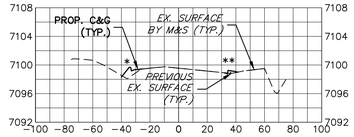

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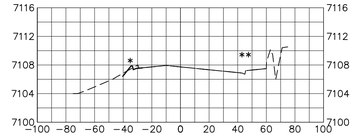

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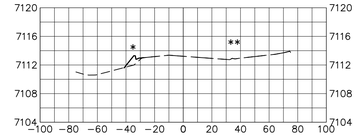

*** MATCH TO DINES GRADING.

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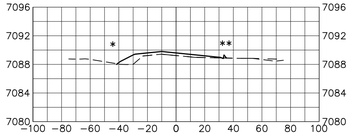

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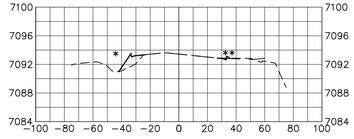

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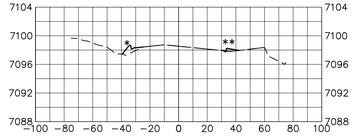

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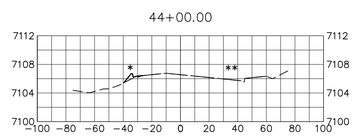

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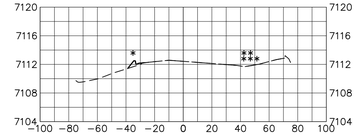

*** MATCH TO DINES GRADING.

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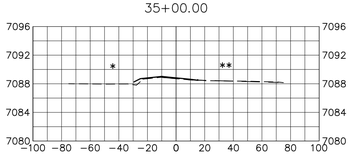

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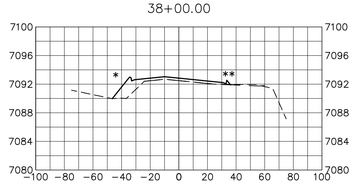

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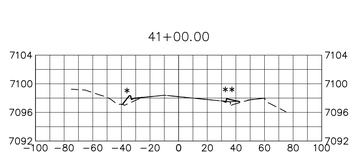

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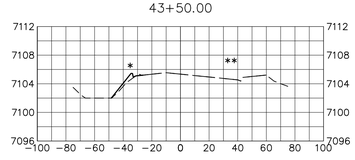

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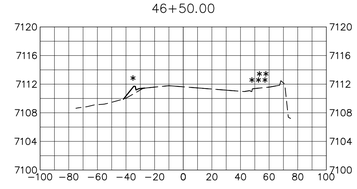

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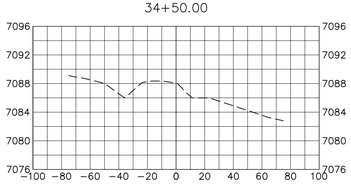

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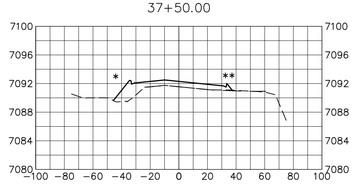

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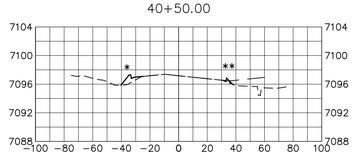

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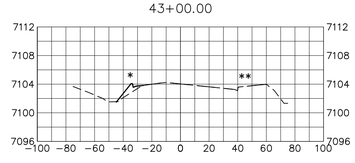

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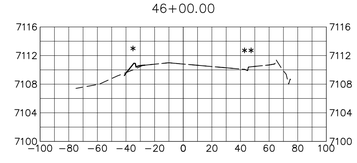

VOLLMER ROAD

STA 34+50 TO STA 48+00

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

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

J·R ENGINEERING
A Westrian Company
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=10'
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)

CROSS SECTIONS

SHEET 14 OF 17

JOB NO. 25188.00

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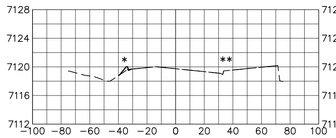
NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING.

* 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.

50+87.09



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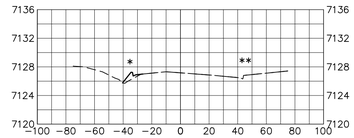

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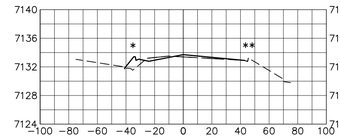

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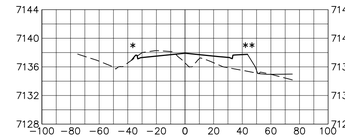

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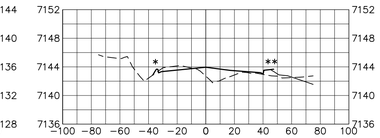

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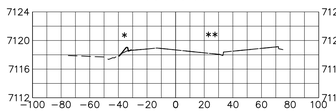

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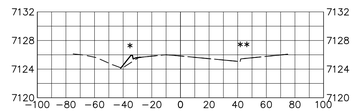

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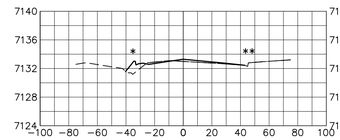

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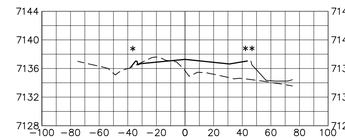

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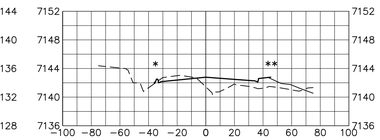

*** MATCH TO BRIARGATE PARKWAY SEG. 1 GRADING.

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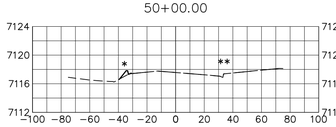

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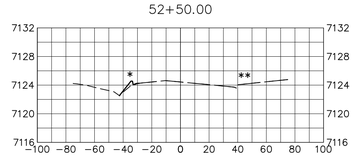

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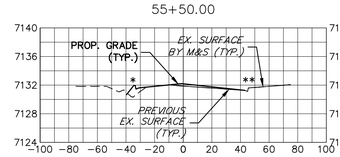

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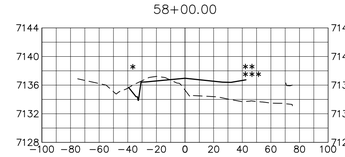

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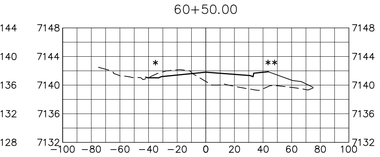
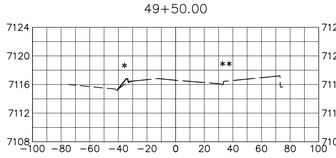


*** MATCH TO BRIARGATE PARKWAY SEG. 1 GRADING.

49+50.00



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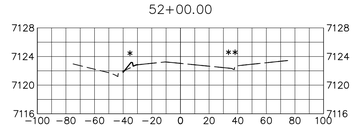

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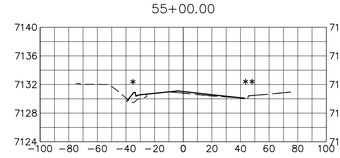

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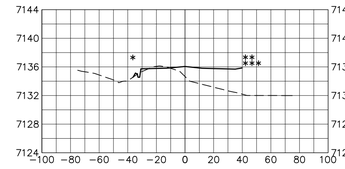

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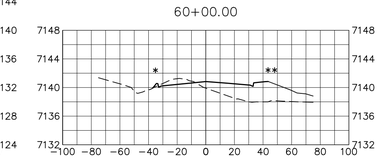
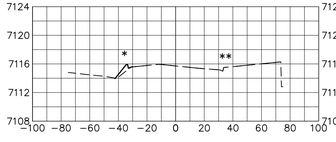


*** MATCH TO BRIARGATE PARKWAY SEG. 1 GRADING.

49+00.00



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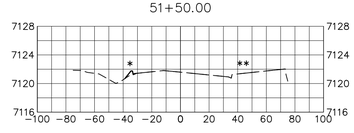

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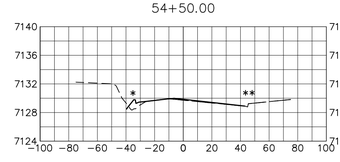

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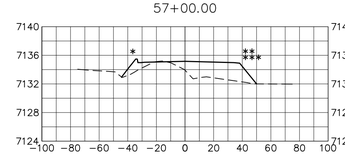

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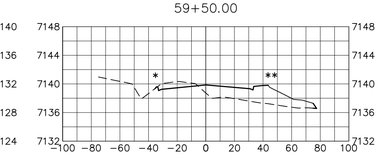
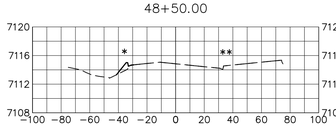


*** MATCH TO BRIARGATE PARKWAY SEG. 1 GRADING.

48+50.00



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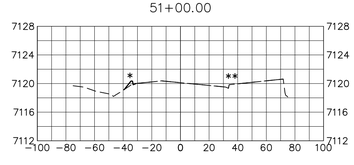

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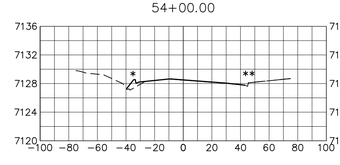

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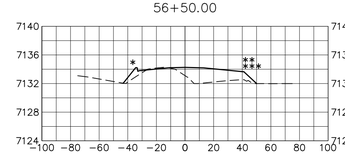

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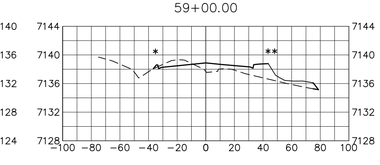

VOLLMER ROAD

STA 48+50 TO STA 61+50

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=10'
DATE	02/17/23
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	

VOLLMER ROAD (NORTH)

CROSS SECTIONS

SHEET 15 OF 17

JOB NO. 25188.00

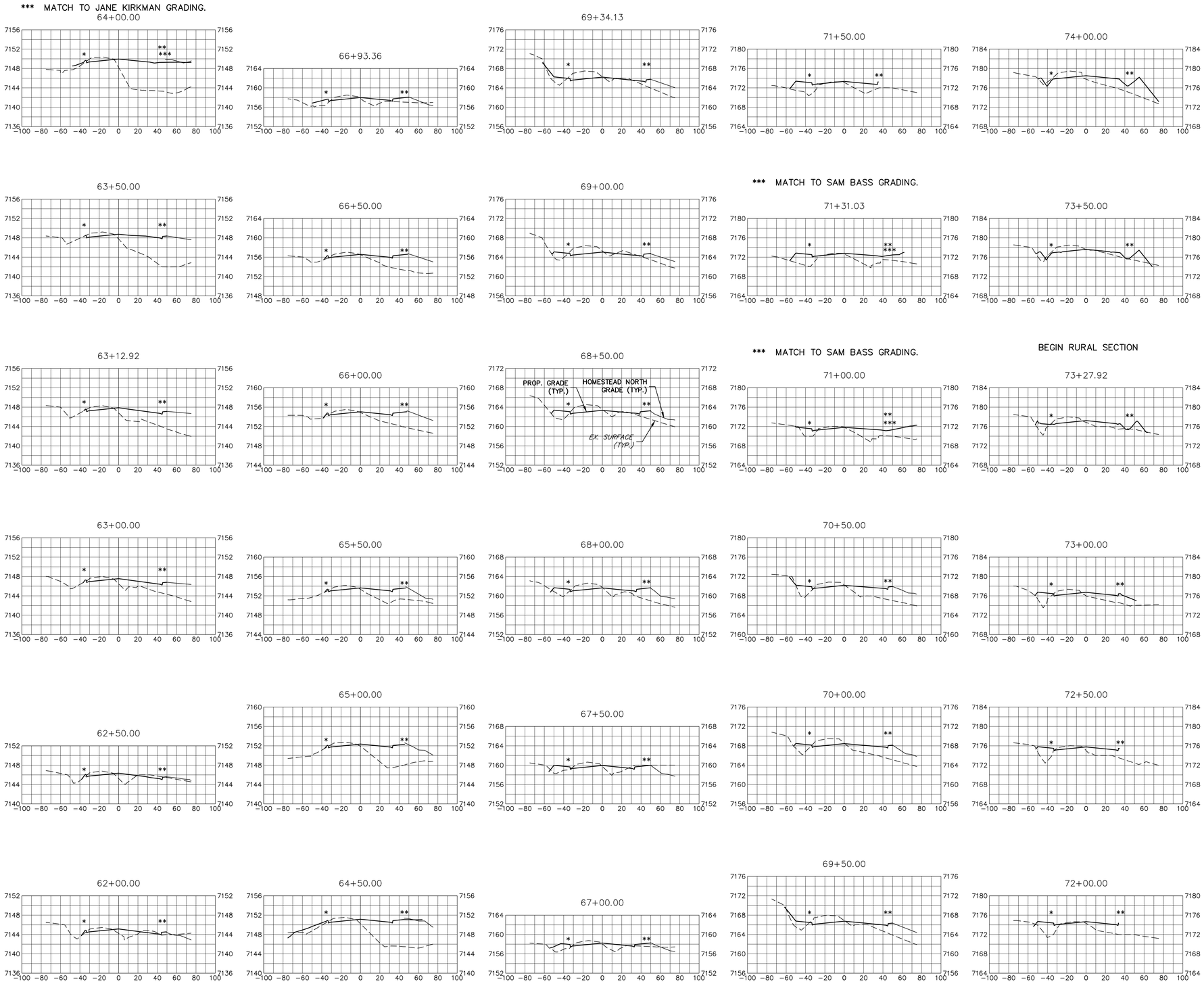
X:\2510000.all\2518800\Drawings\Sheet Dwgs\Vollmer North\Cross Sections\2518800 Vollmer North-X501.dwg, X501-2, 2/17/2023 11:53:07 AM, CS

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.



VOLLMER ROAD

STA 62+00 TO STA 74+00

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.

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VOLLMER ROAD (NORTH)

CROSS SECTIONS

SHEET 16 OF 17

JOB NO. 25188.00

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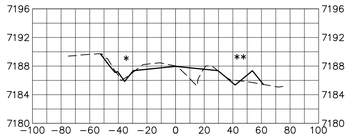
NOTE: CROSS SECTIONS ARE FOR INFORMATIONAL PURPOSES AND DO NOT PROVIDE DETAIL FOR GRADING

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.

77+00.00



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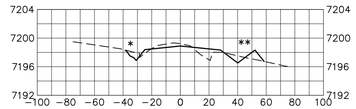

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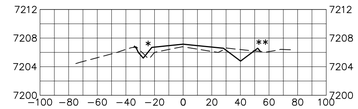

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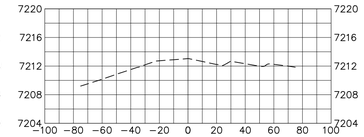
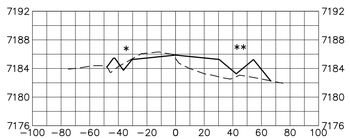


76+50.00



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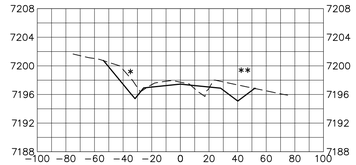

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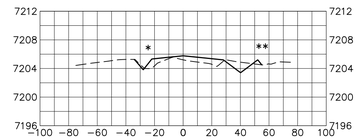

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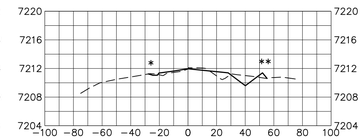

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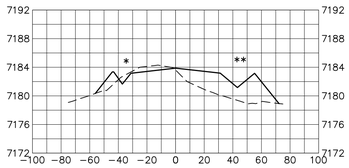

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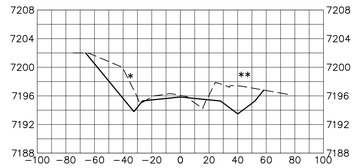

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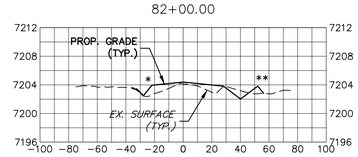

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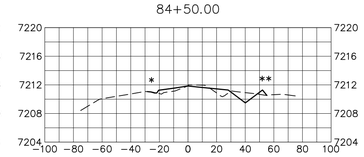

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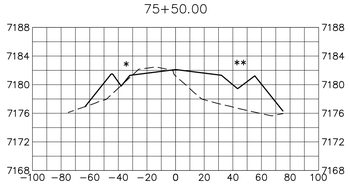

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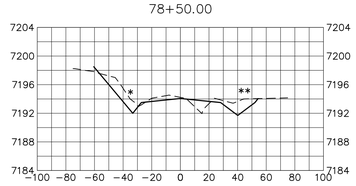

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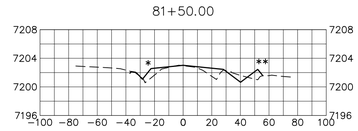

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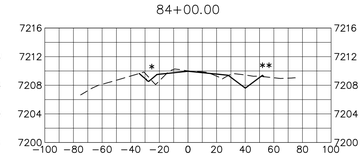

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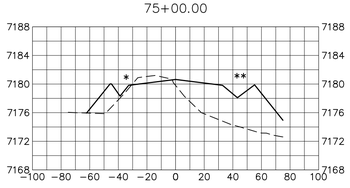

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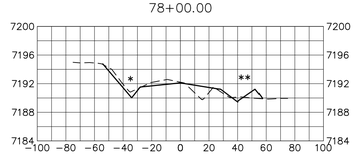

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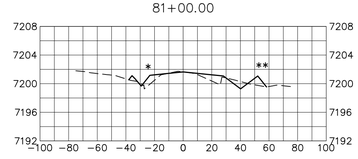

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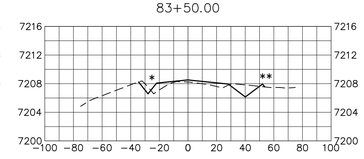

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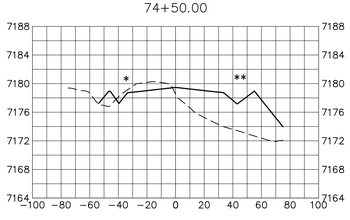

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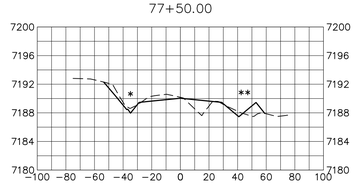

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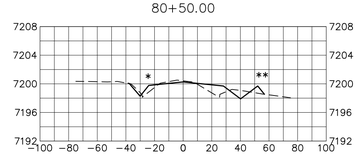

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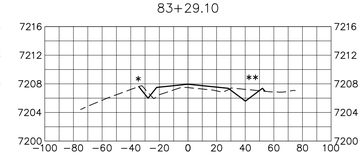

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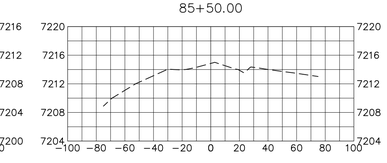

VOLLMER ROAD

STA 74+50 TO STA 85+50

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VOLLMER ROAD (NORTH)

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SHEET 17 OF 17

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