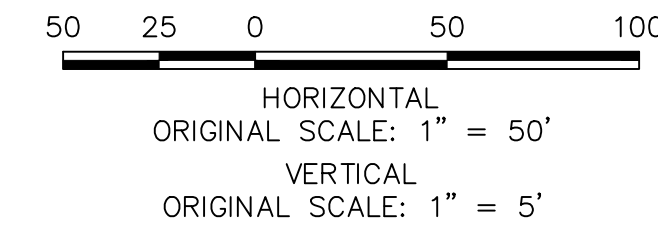
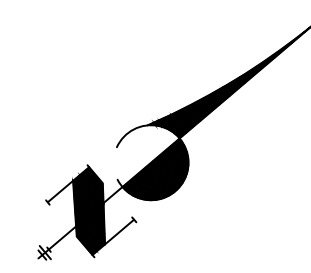
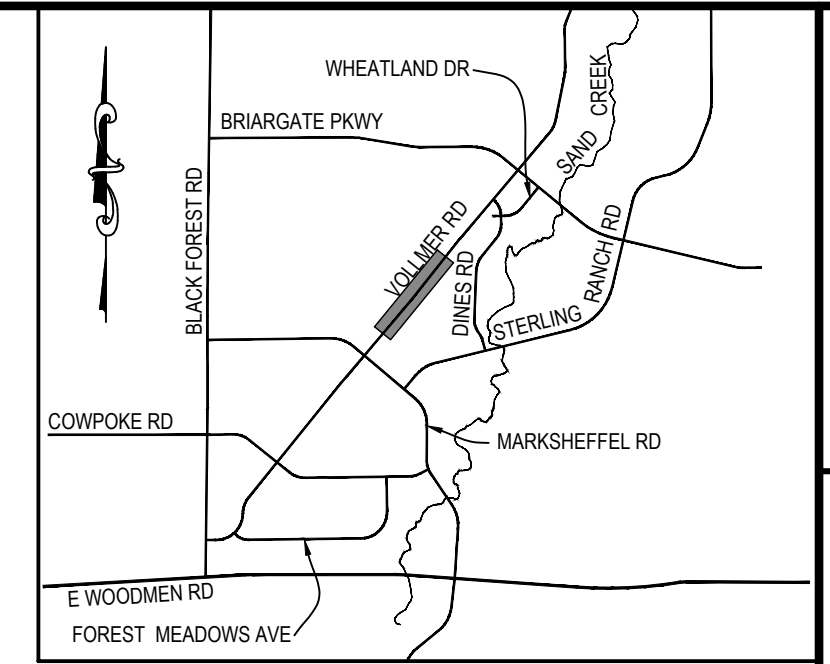


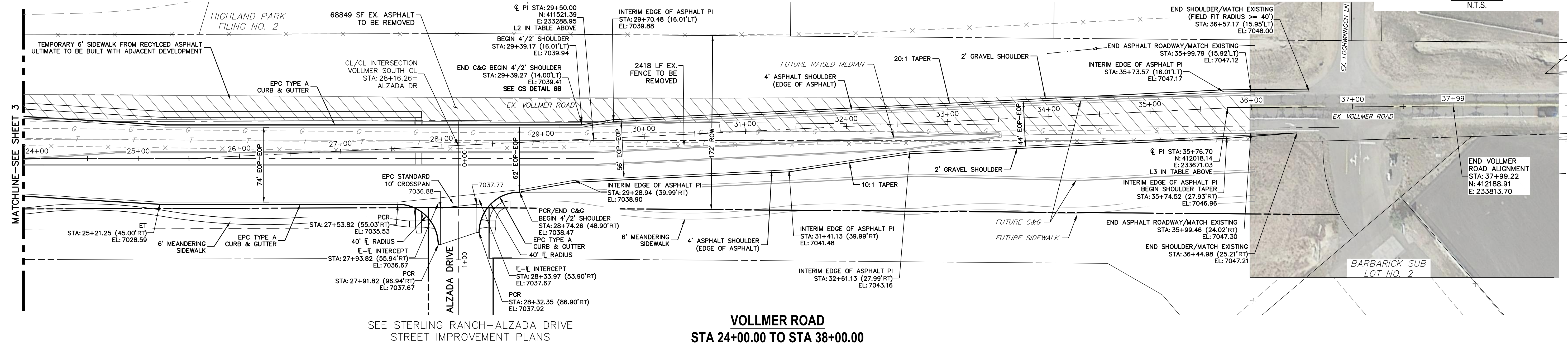
Vollmer South CL										
Point	Design Pt	Station	Distance	Bearing	Northing	Easting	Radius	Delta	Length	Tangent
L2	Begin Line End Line	25+49.93 35+75.83	1025.900	N37° 33' 44.75"E	411204.2559 412017.4765	233045.0573 233670.4724				
L3	Begin Line End Line	35+75.83 37+99.22	223.394	N39° 52' 40.53"E	412017.4765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



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

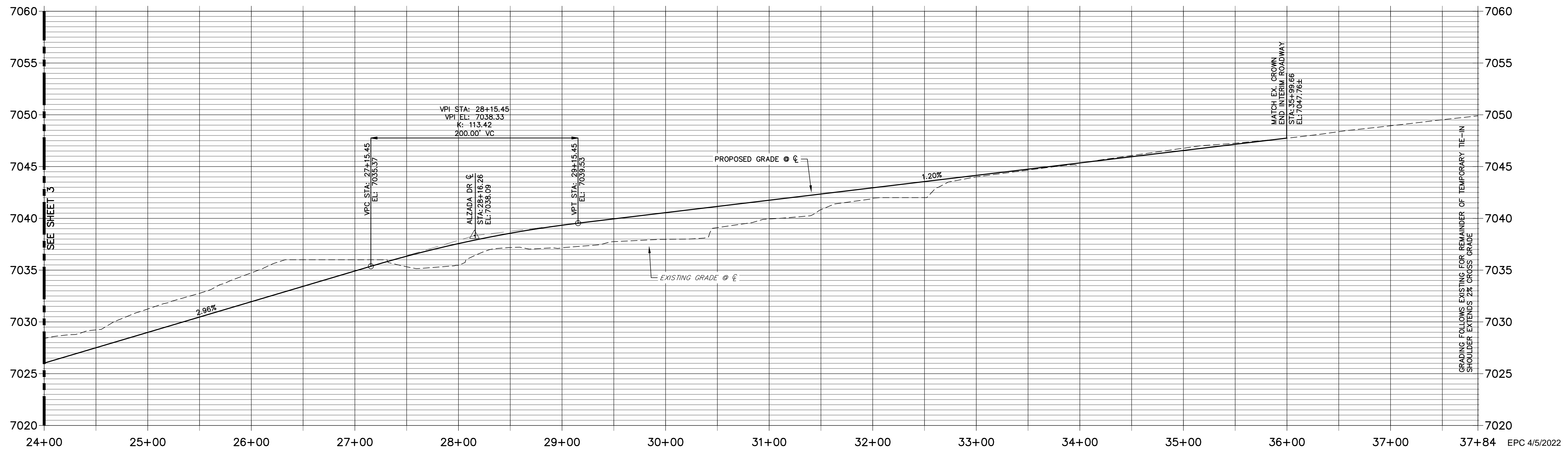


KEY MAP
N.T.S.




VOLLMER ROAD
STA 24+00.00 TO STA 38+00.00

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING


 3/7/22
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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

J·R ENGINEERING
A Westrian Company



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

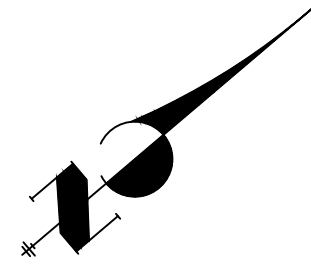
	V-SCALE	1"=5'				
	DATE	3/7/22				
	DESIGNED BY	RAB				
	DRAWN BY	KRW				
	CHECKED BY					

STERLING RANCH - VOLLMER ROAD FILING 2

PLAN & PROFILE

SHEET 4 OF 11

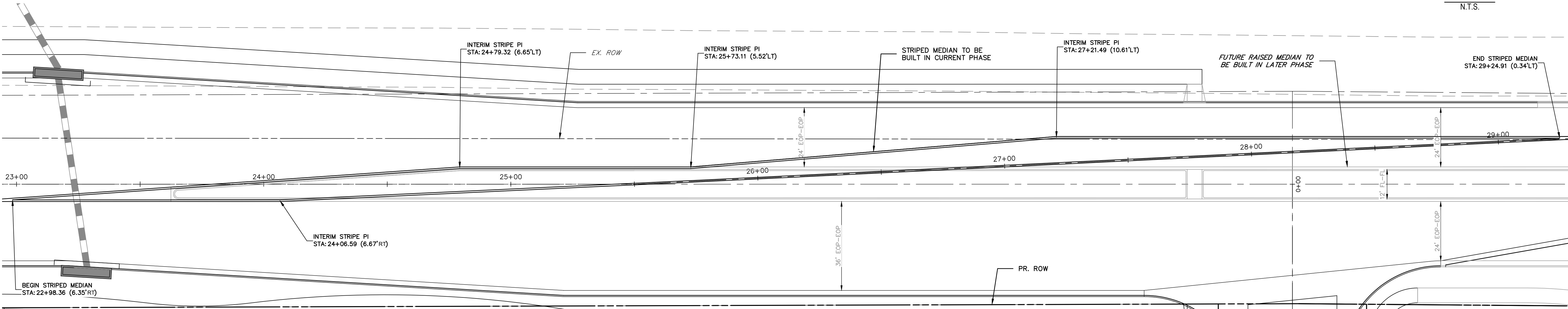
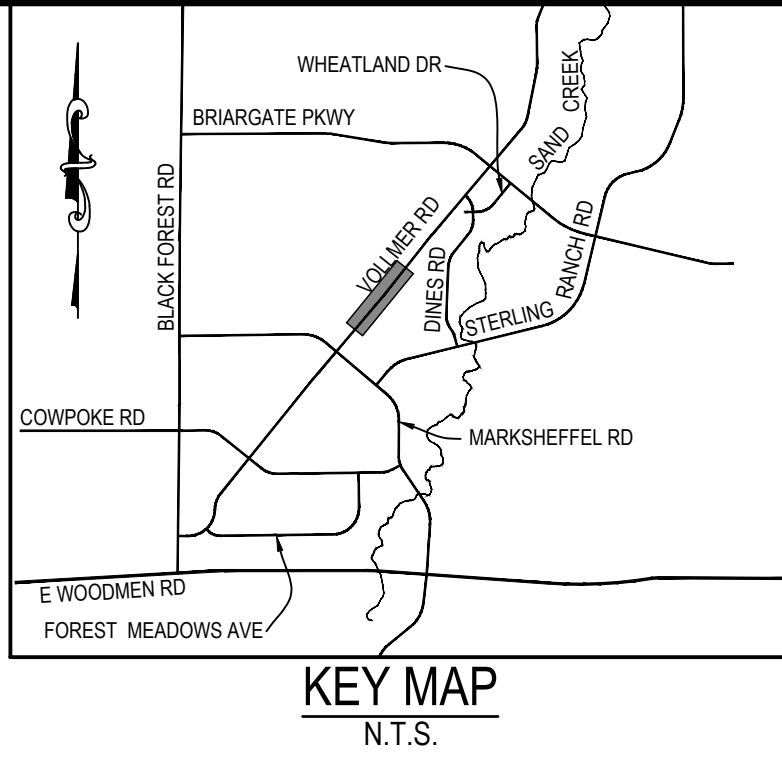
DB NO. 25188.01



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



Know what's below.
Call before you dig.



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

EPC 4/5/2022

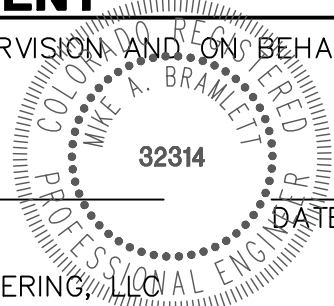
ENGINEER'S STATEMENT

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

STERLING RANCH -
VOLLMER ROAD FILING 2

MEDIAN DETAILS

SHEET 5 OF 11

JOB NO. 25188.01

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	3/7/22	RAB	KRW	
No.	REVISION	BY	DATE		



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

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

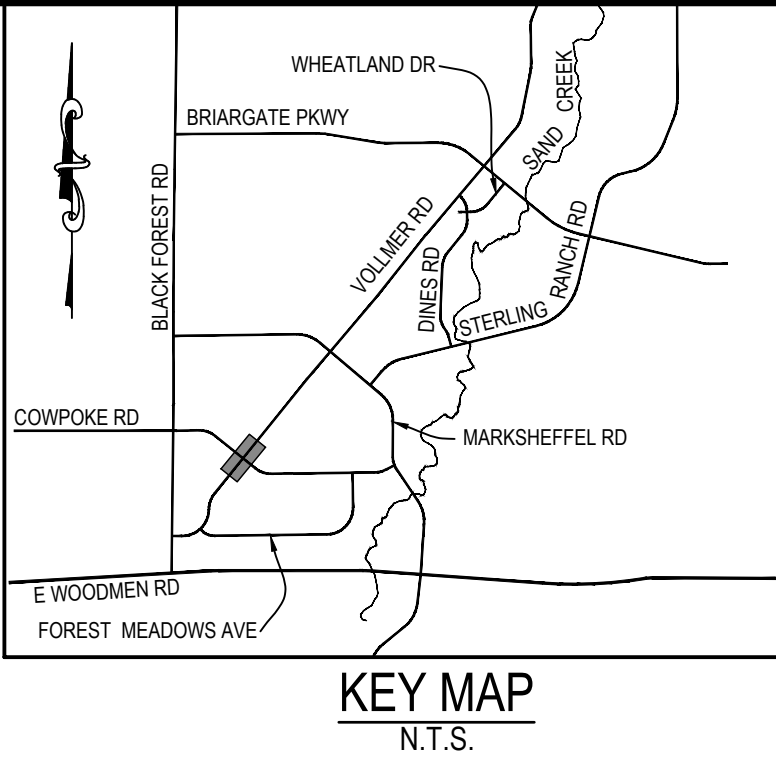
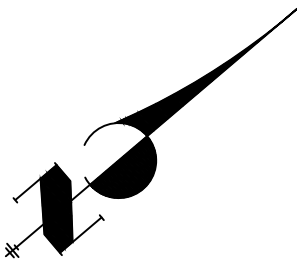
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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:

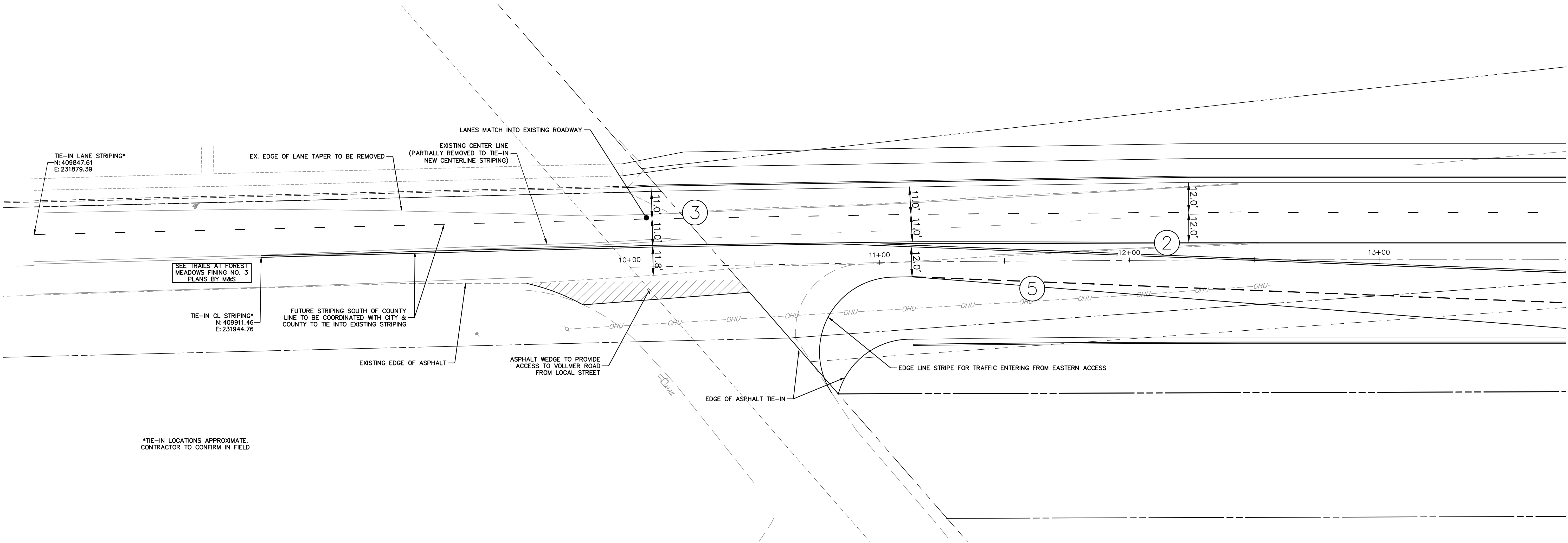
- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
- SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-1614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



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

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

J.R. ENGINEERING
A Western Company

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



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

VOLLMER ROAD SOUTHERN TIE-IN TO EXISTING

EPC 4/5/2022

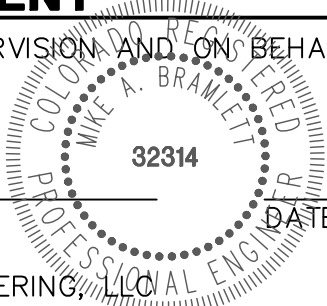
ENGINEER'S STATEMENT

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

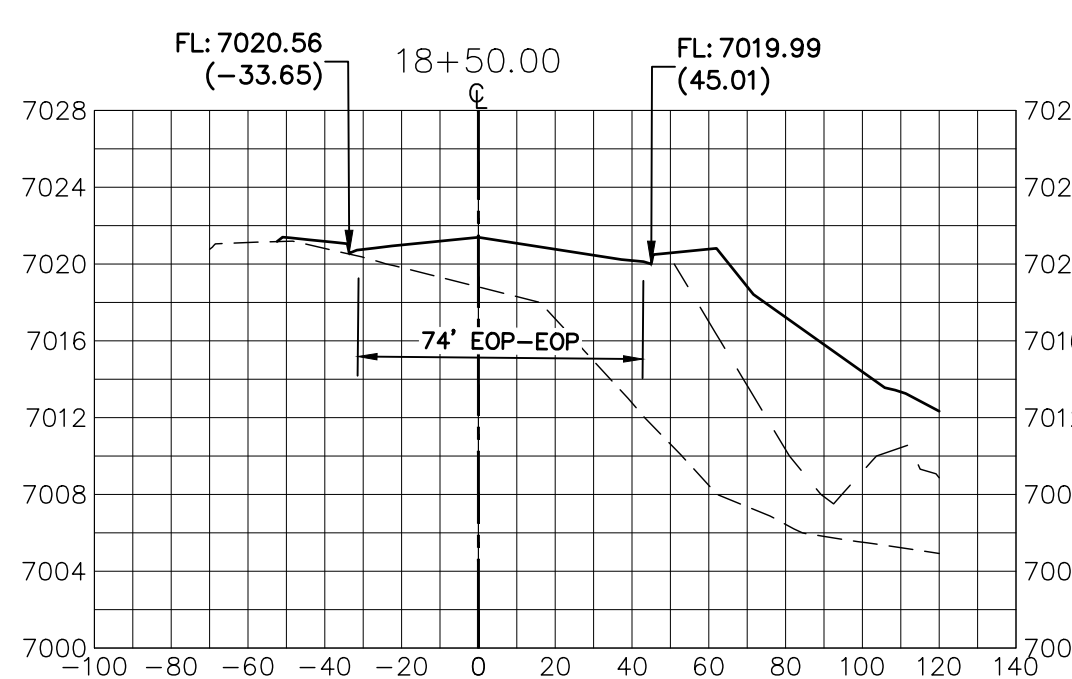
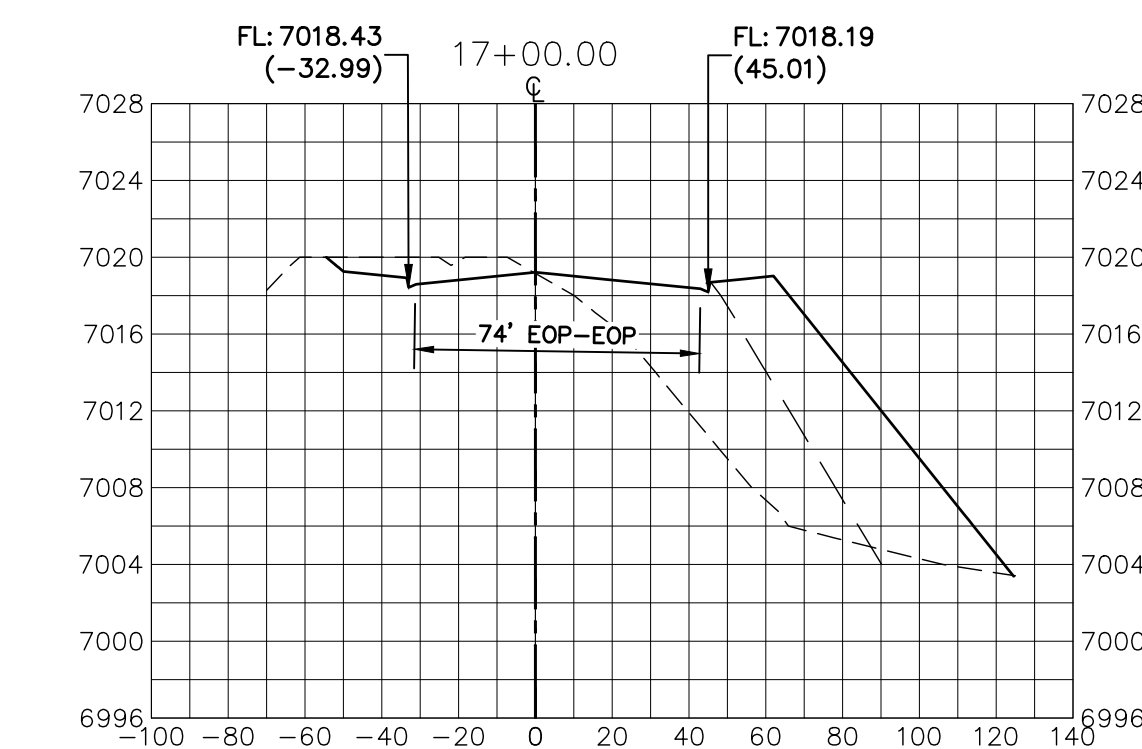
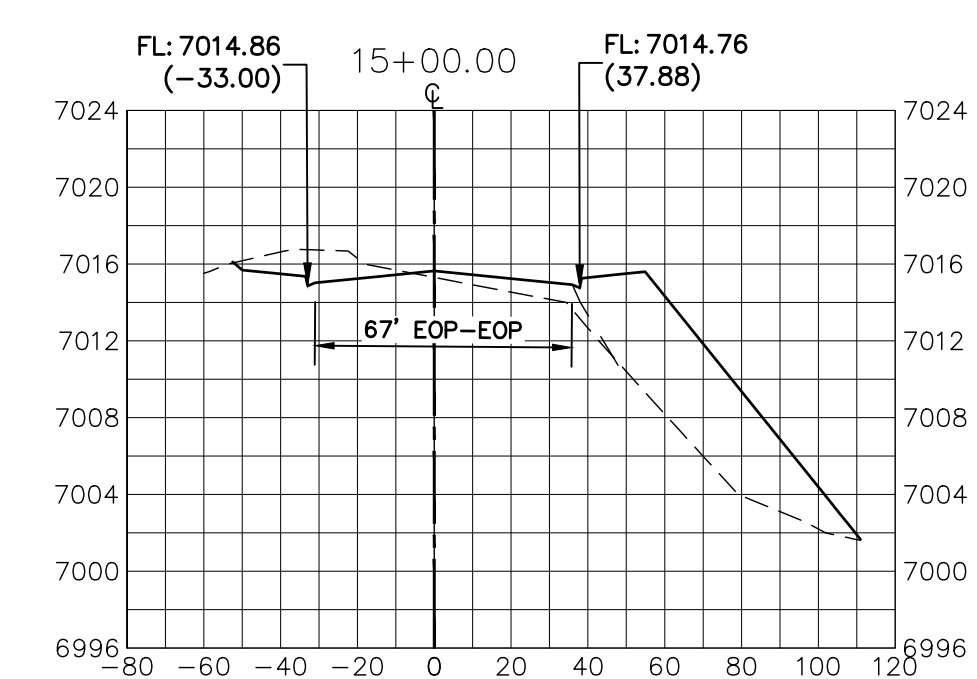
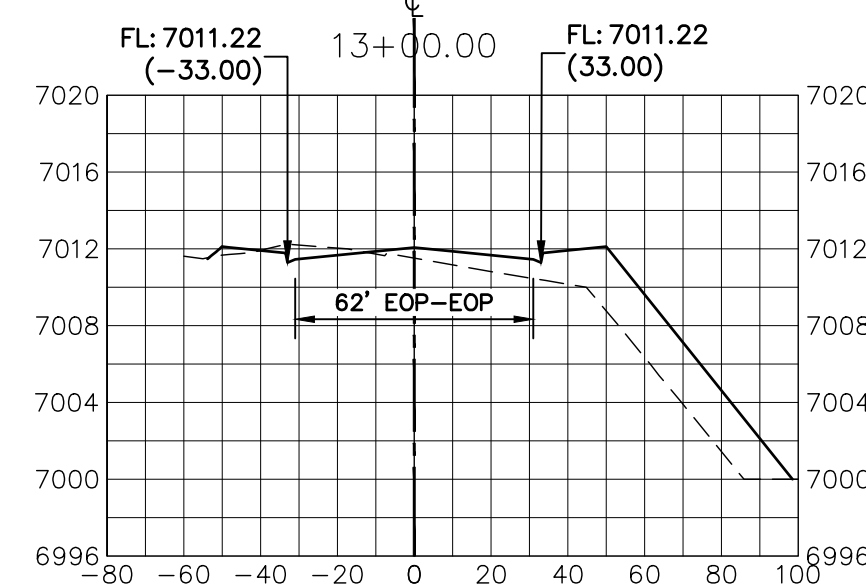
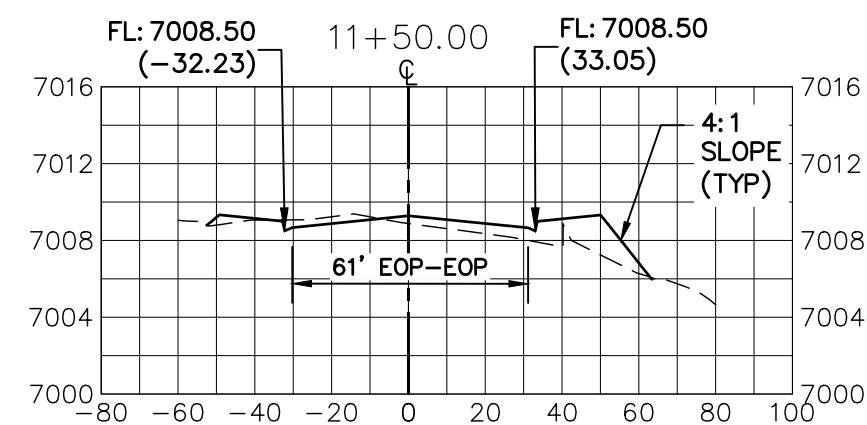
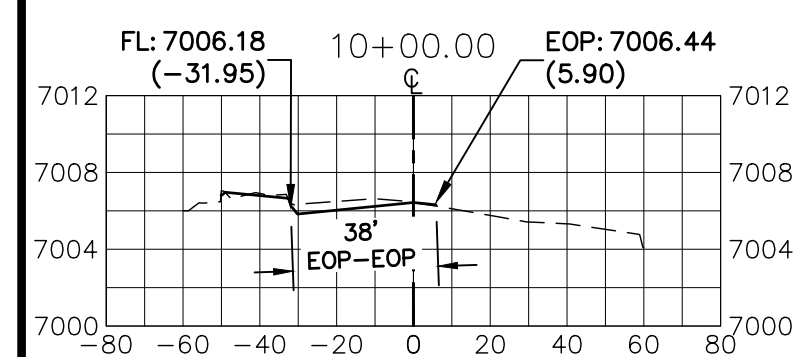
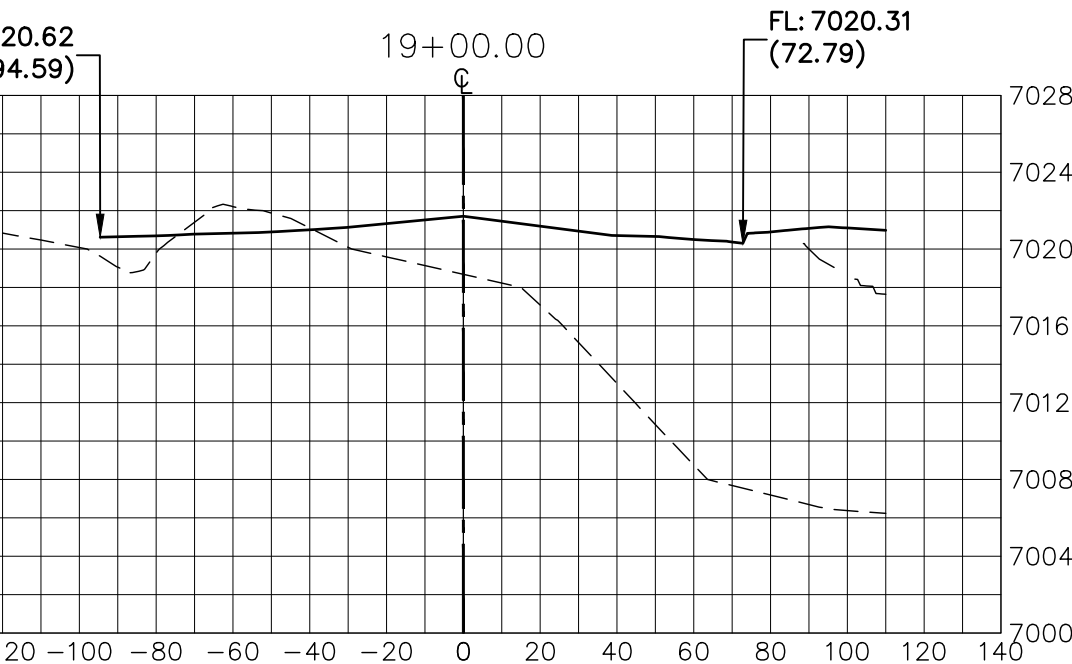
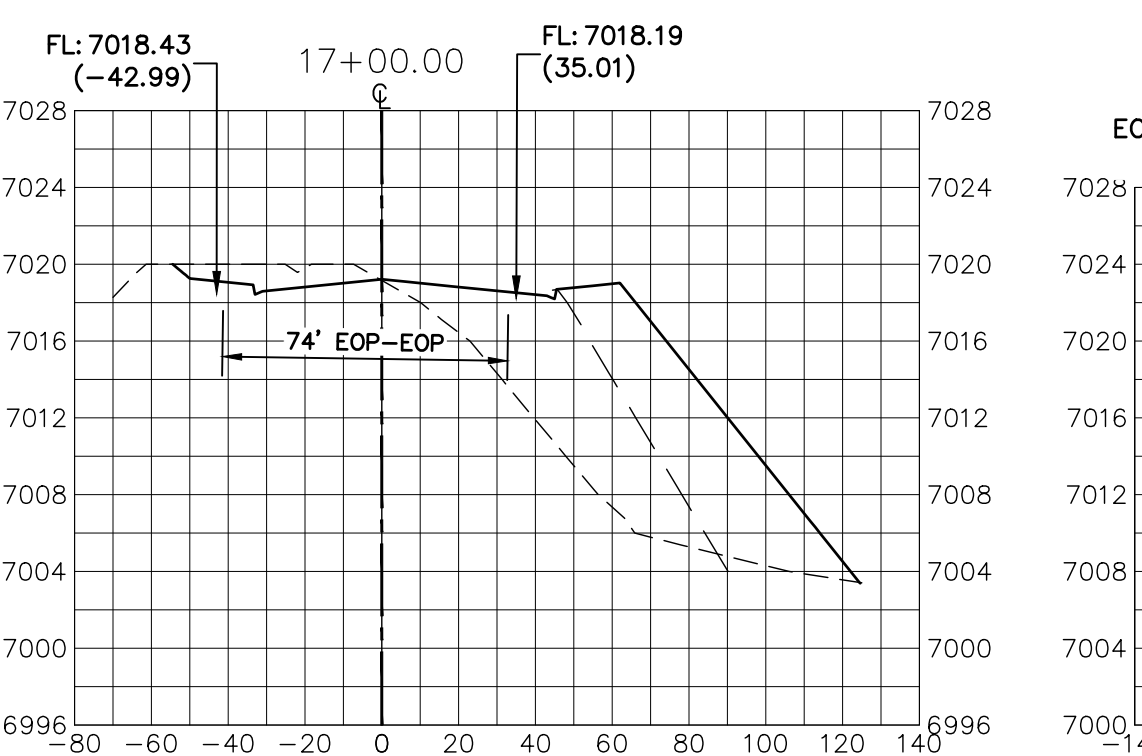
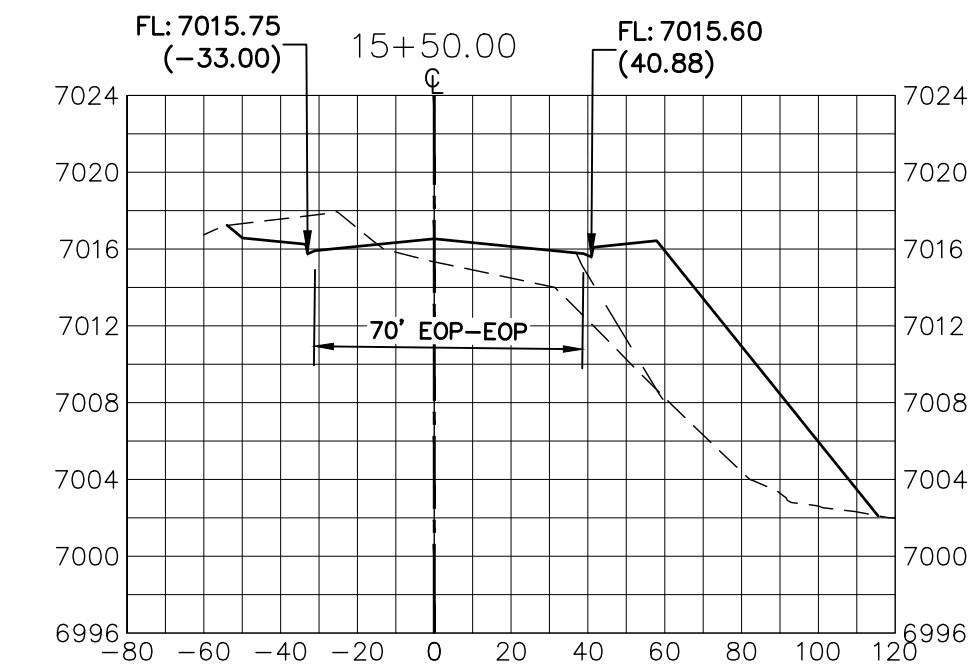
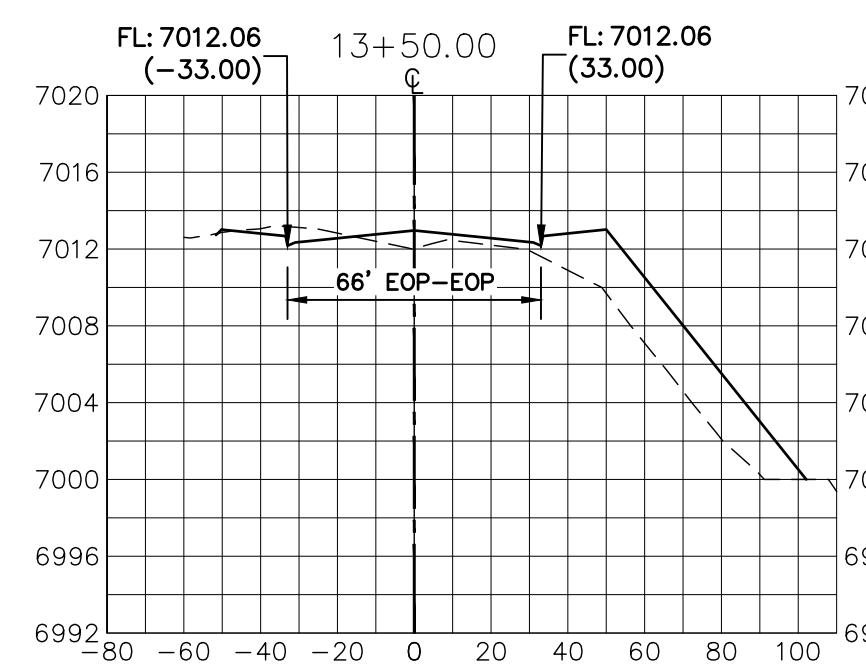
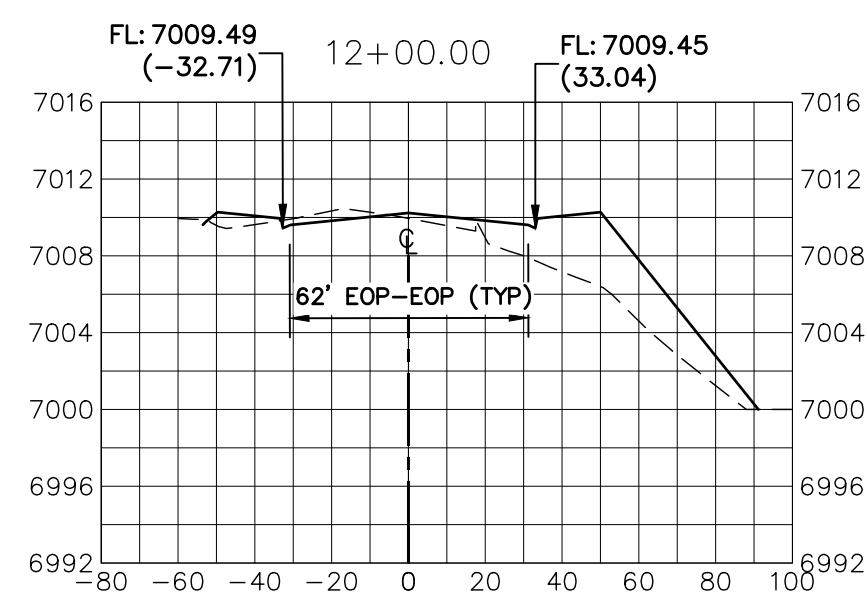
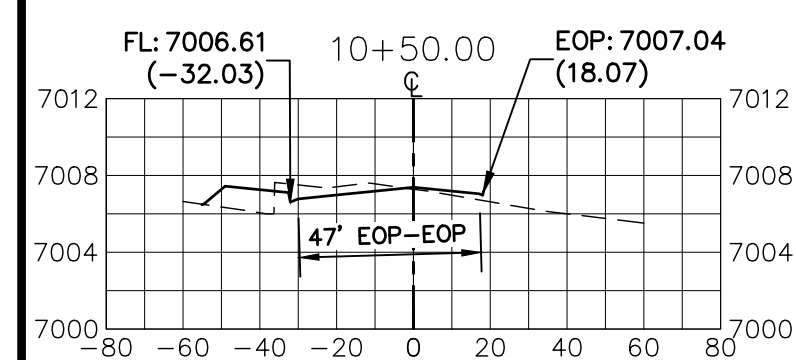
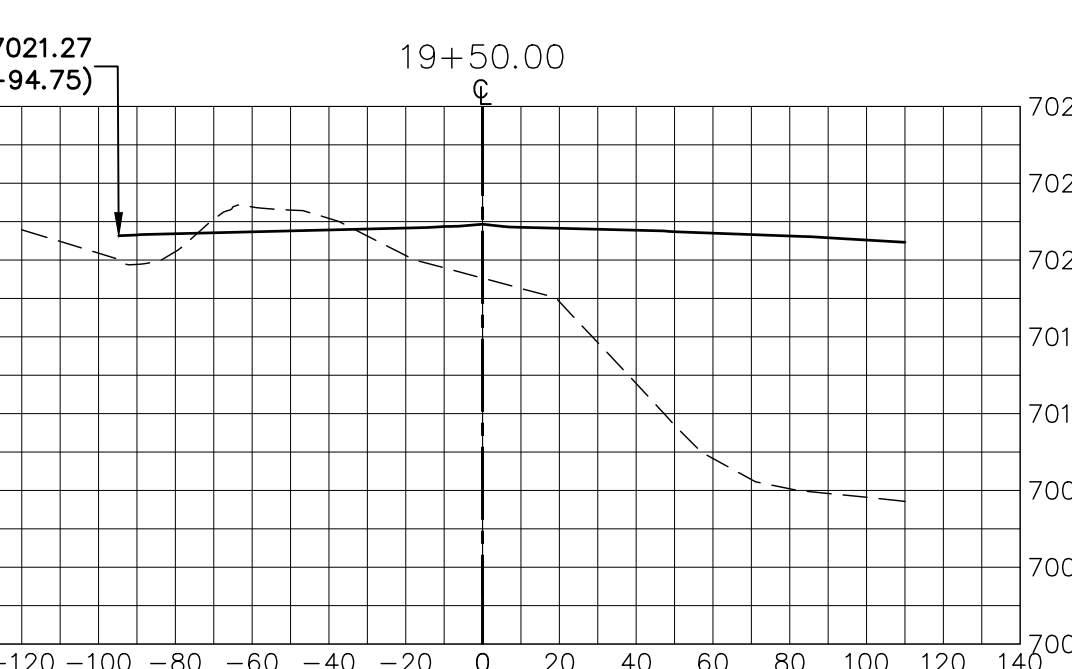
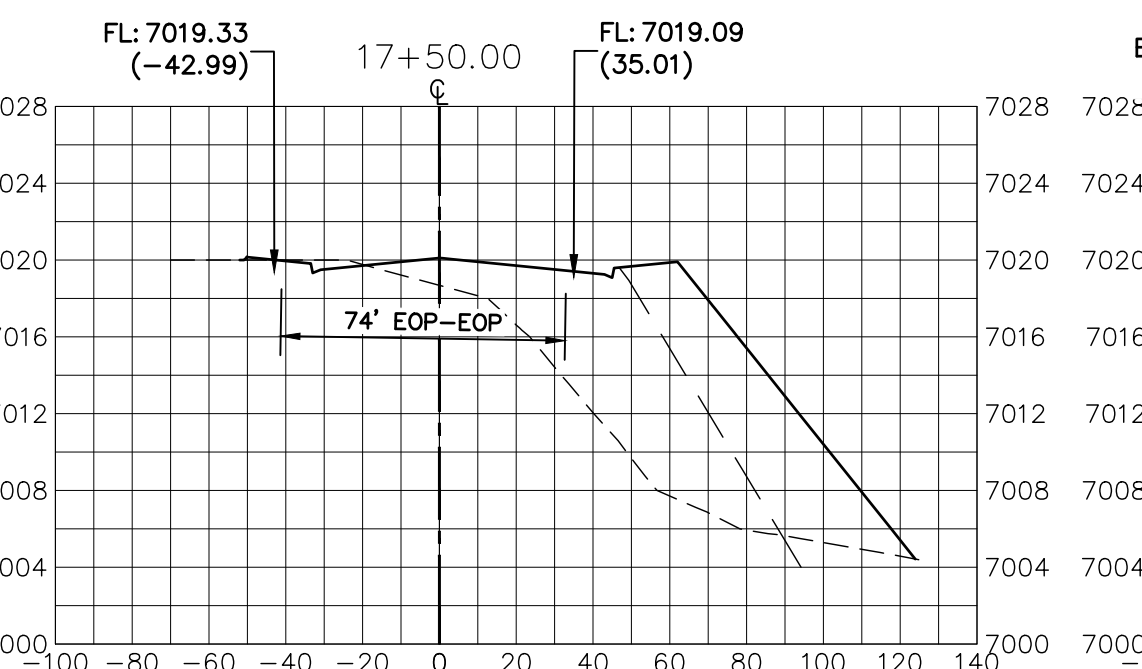
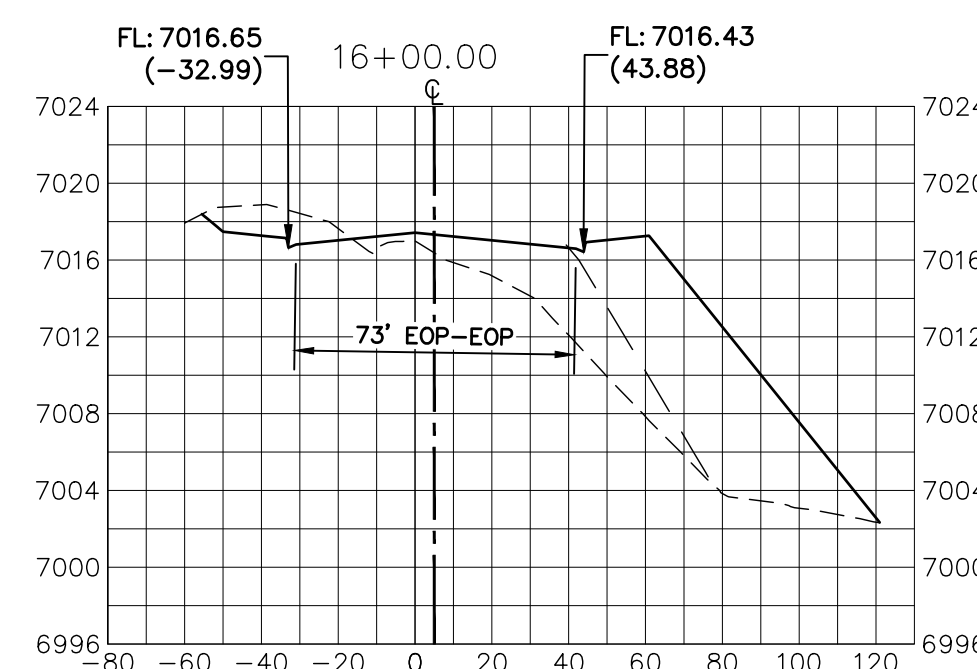
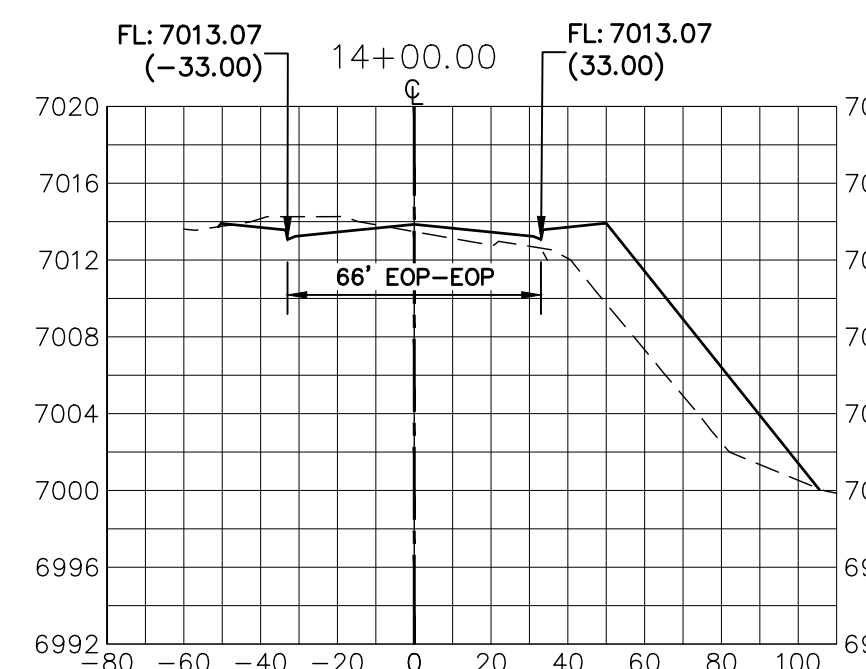
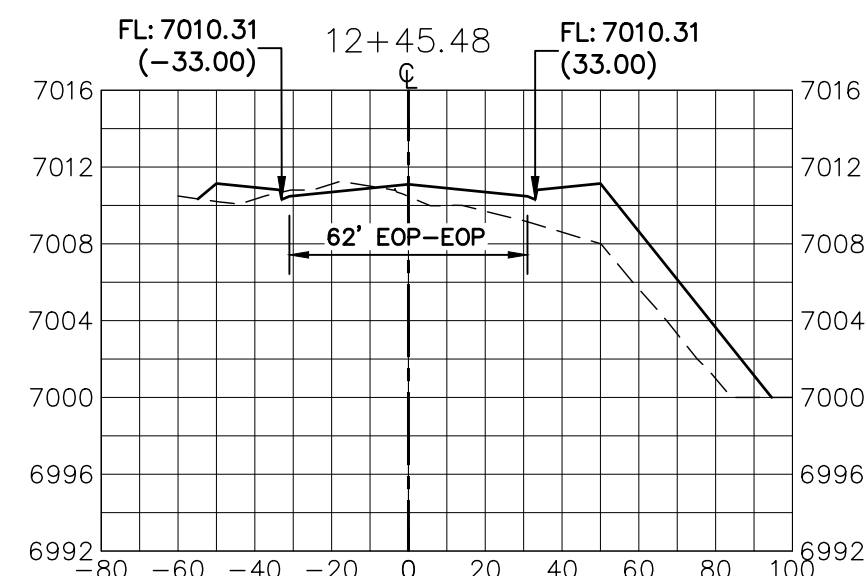
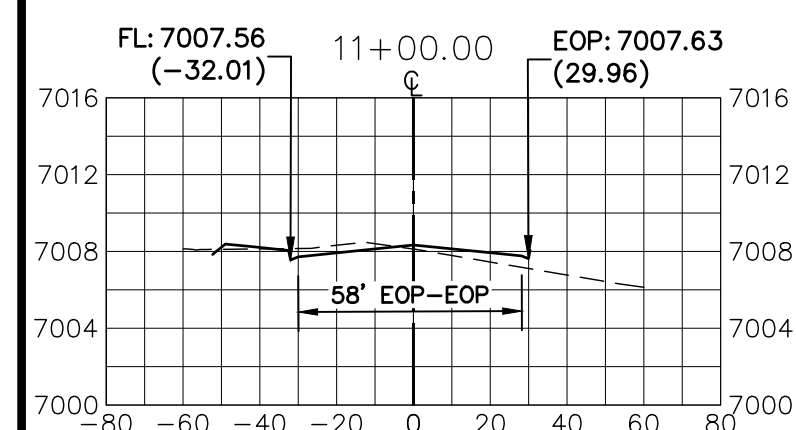
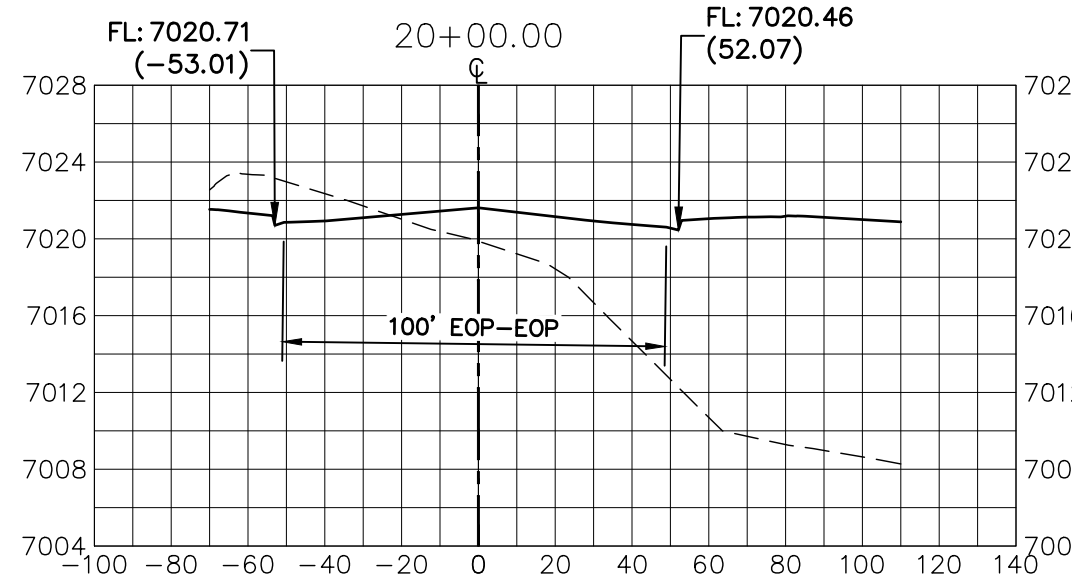
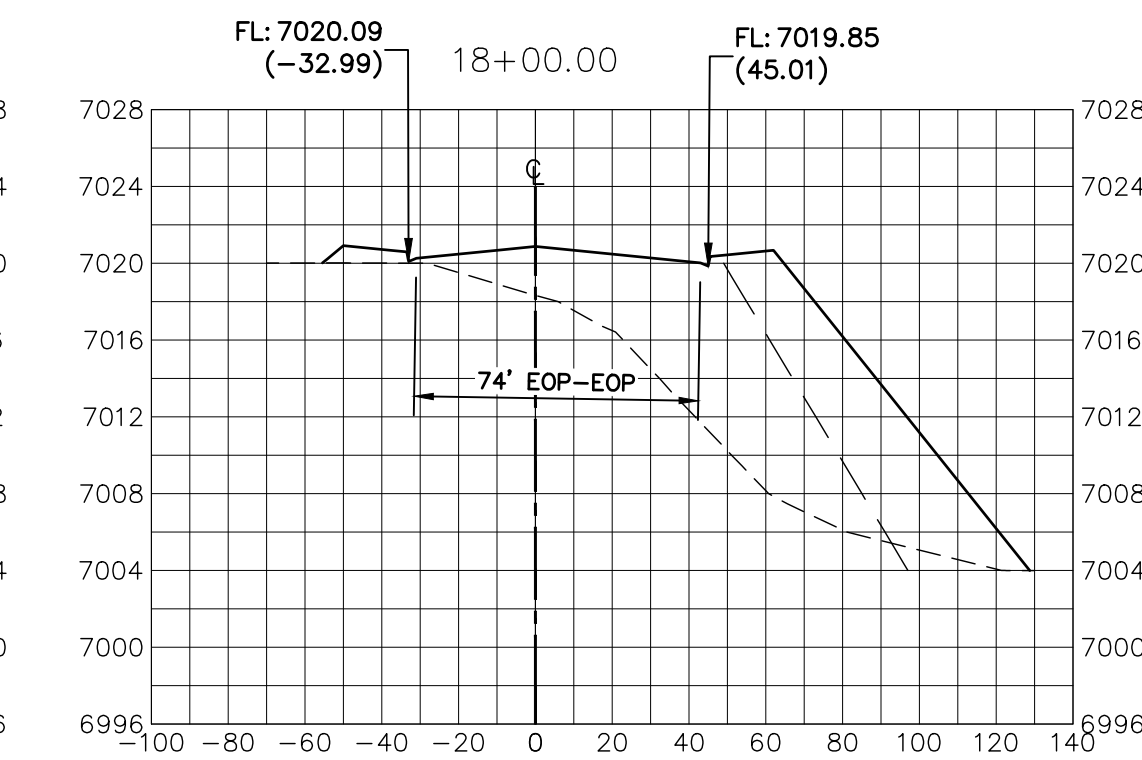
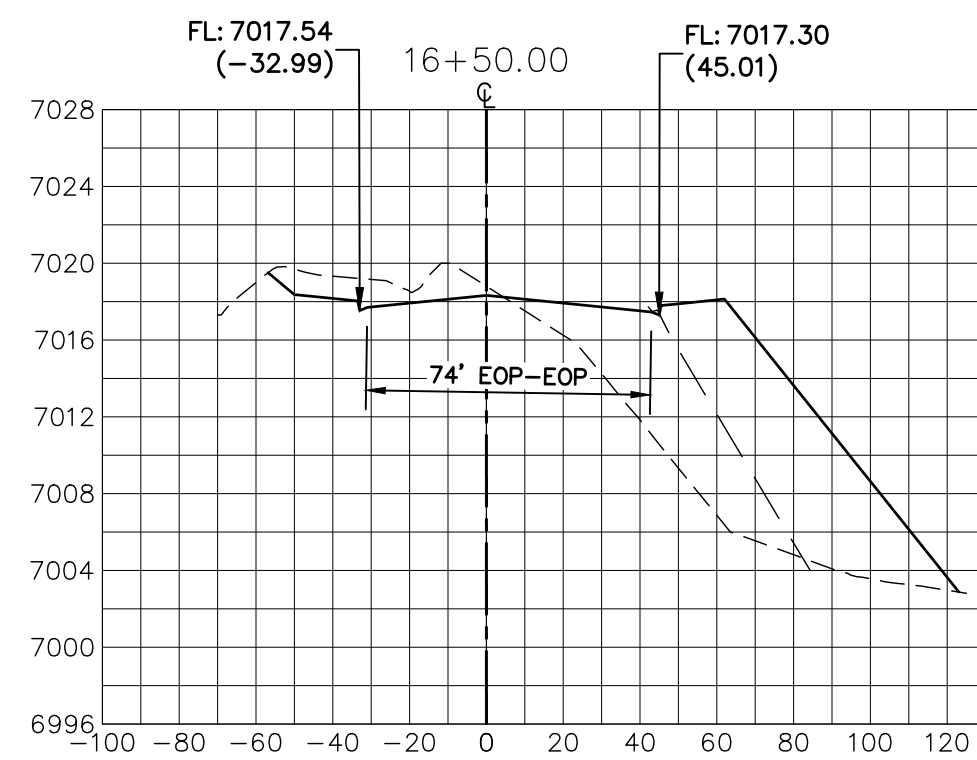
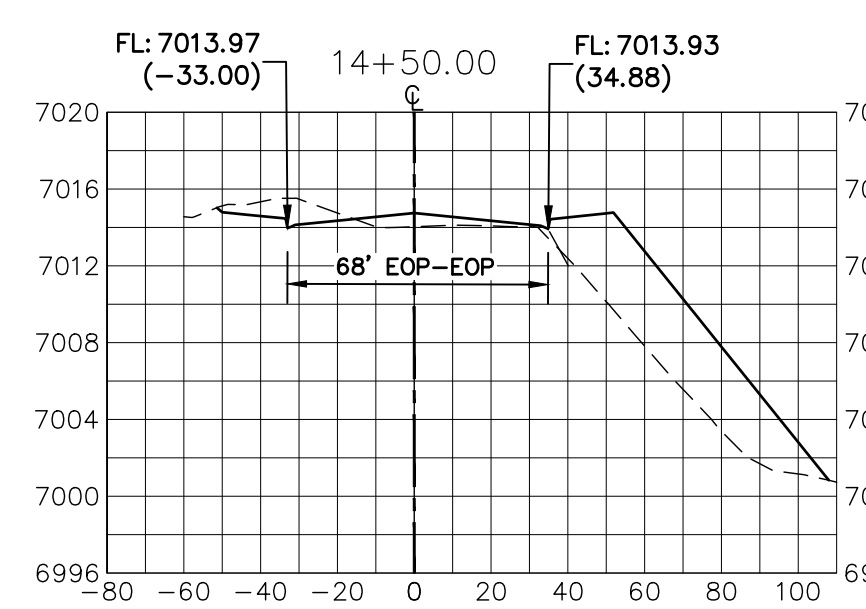
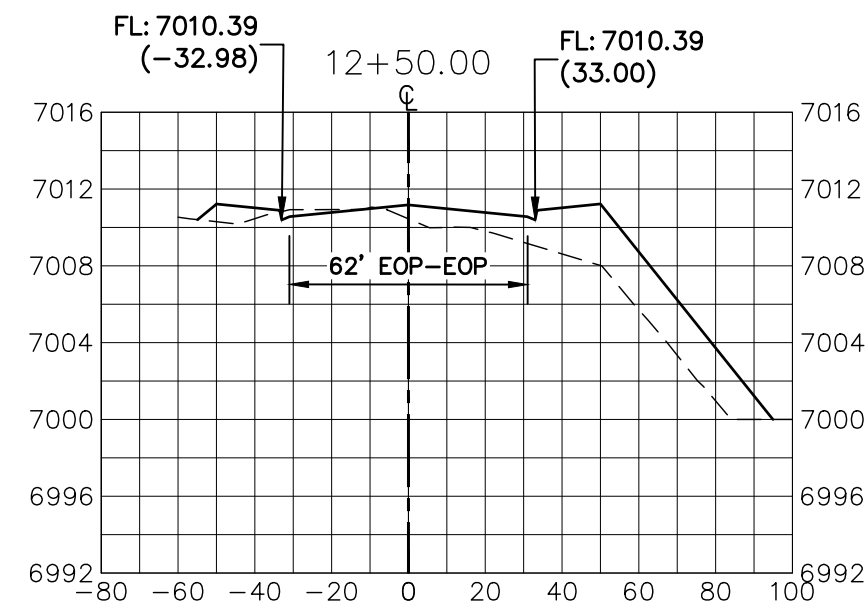
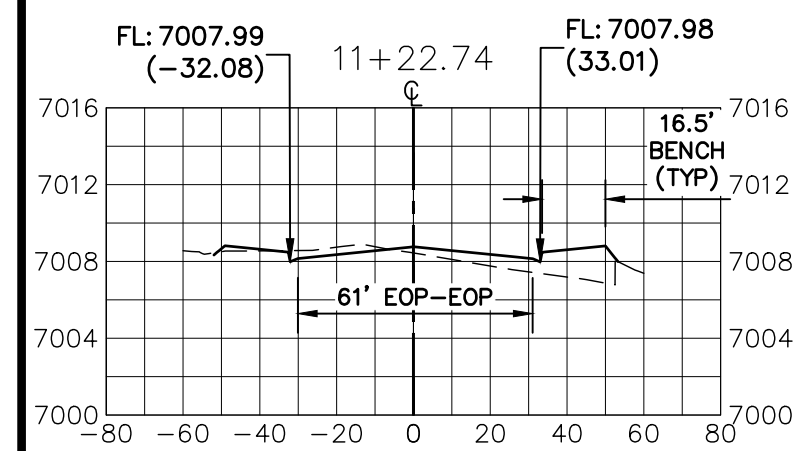


DATE 3/7/22

STERLING RANCH -
VOLLMER ROAD FILING 2
SIGNAGE & STRIPING

SHEET 7 OF 11

JOB NO. 25188.01



LEGEND

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

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

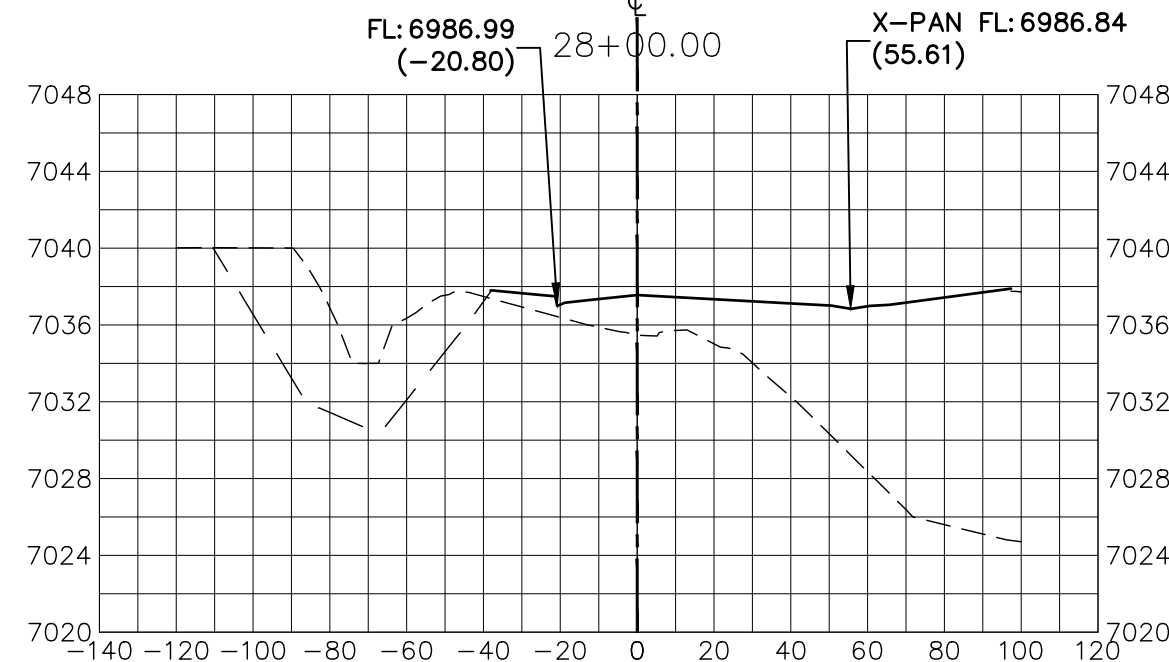
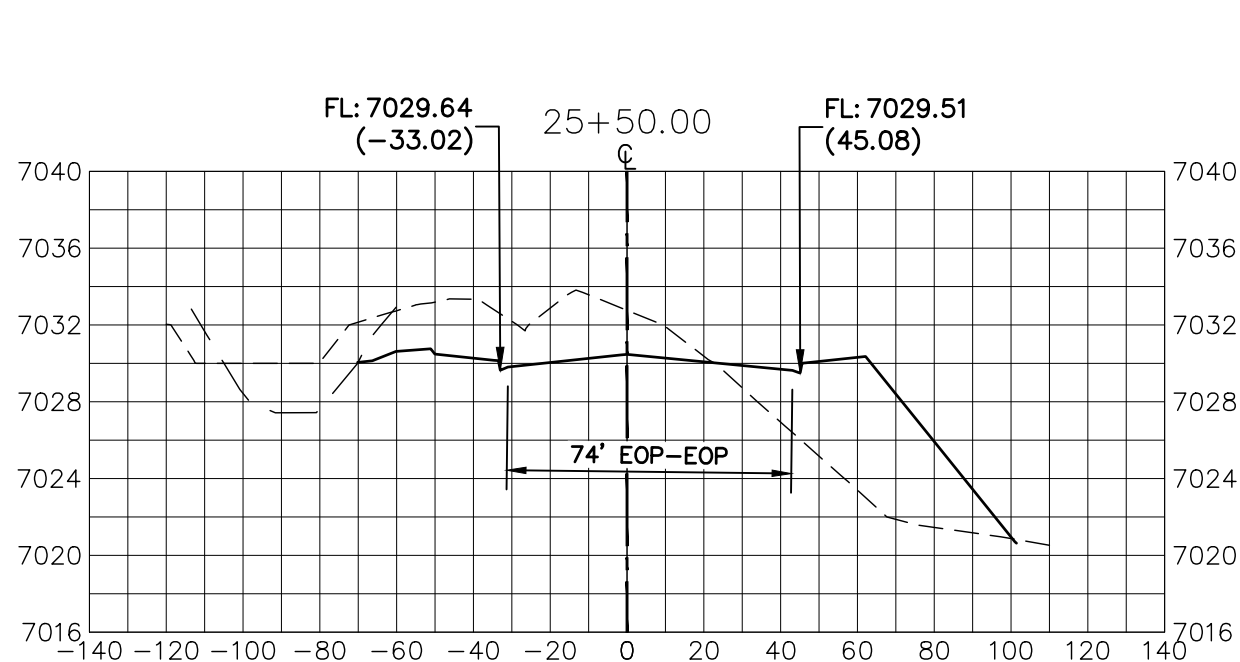
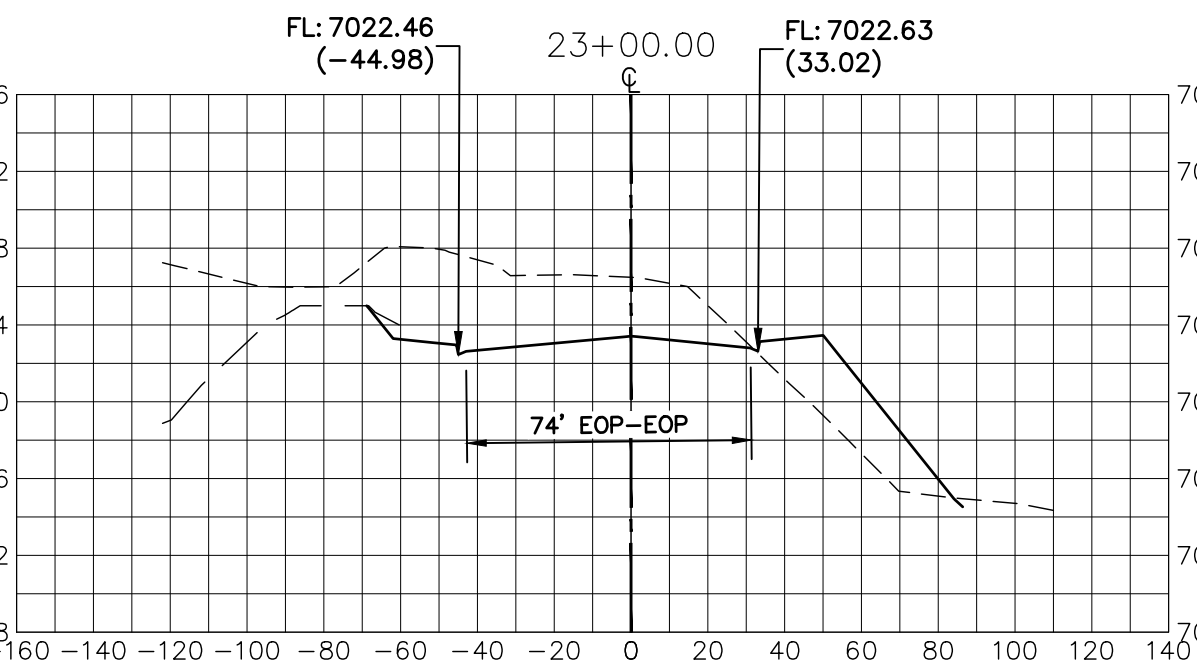
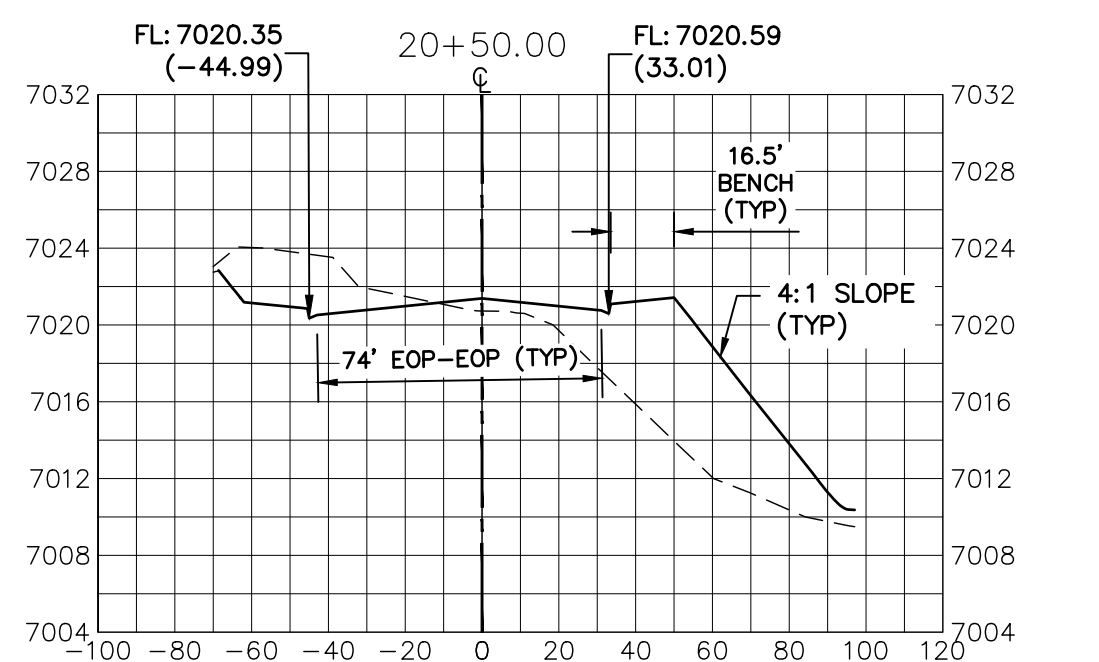
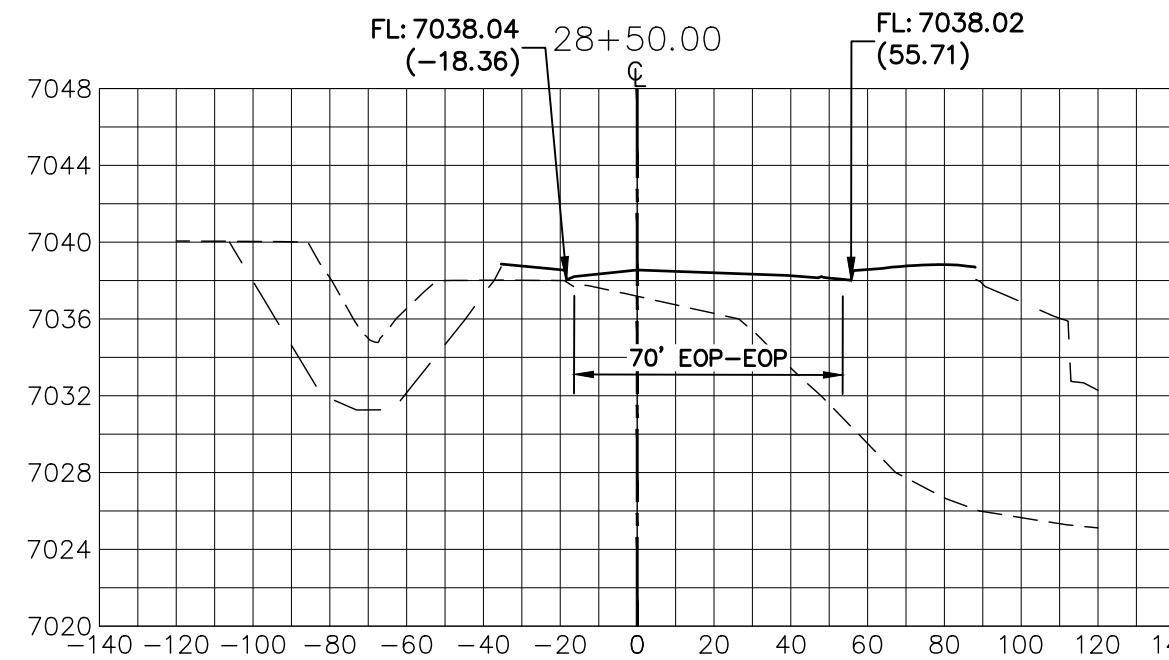
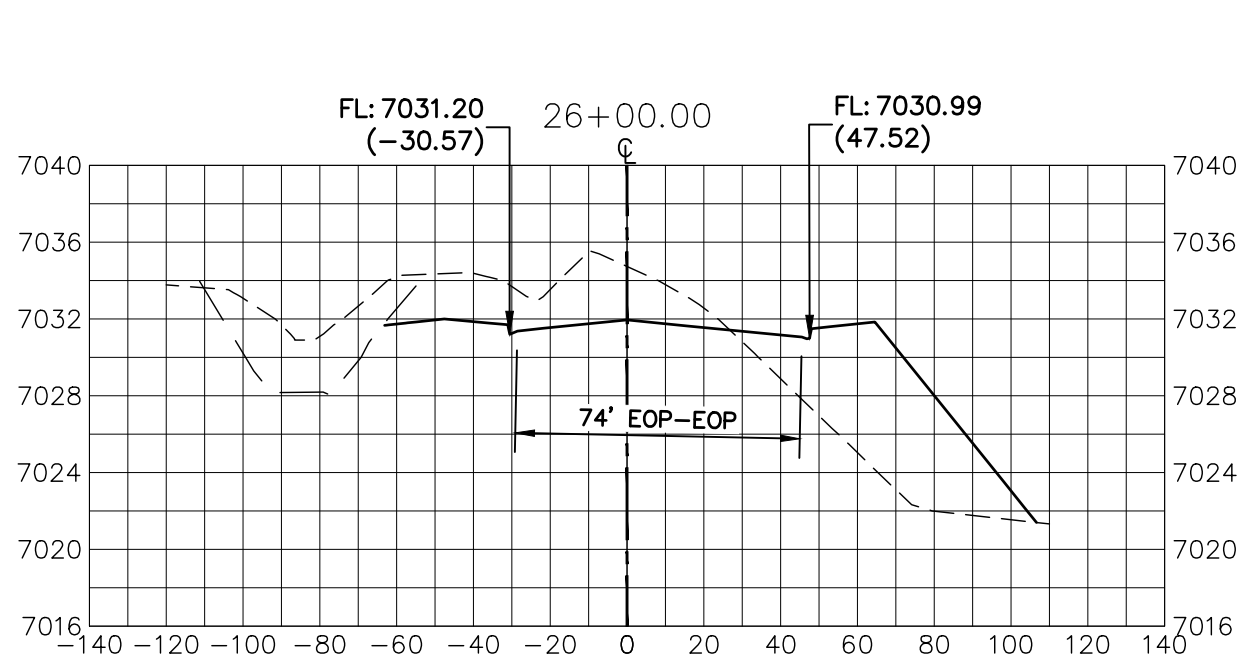
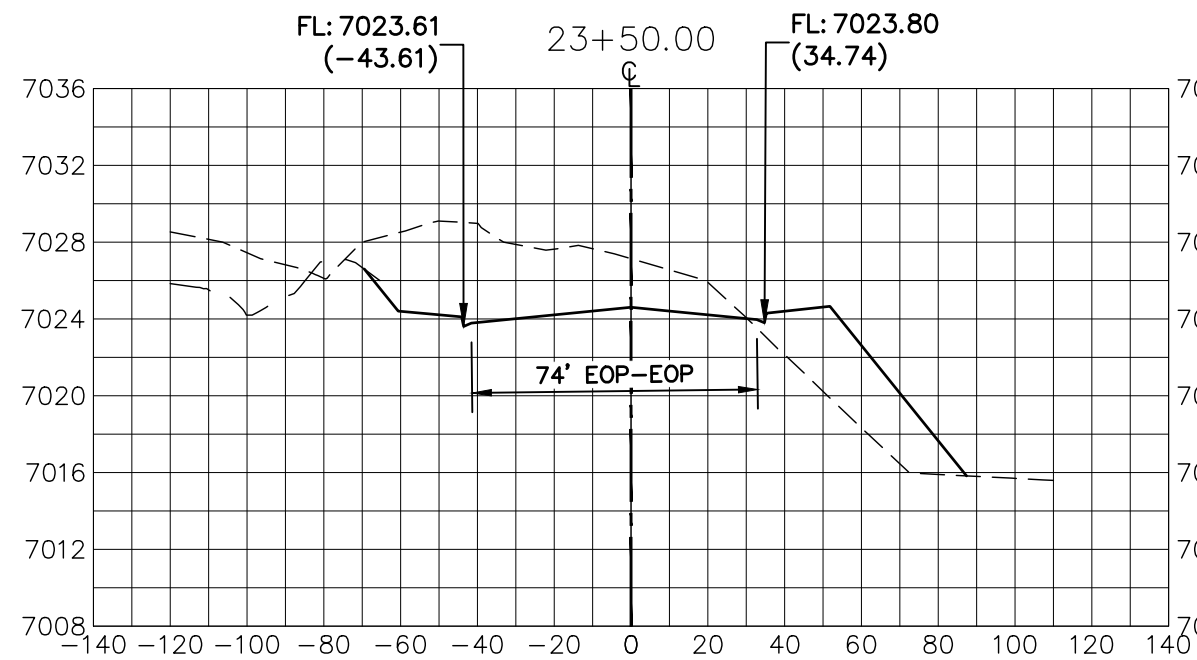
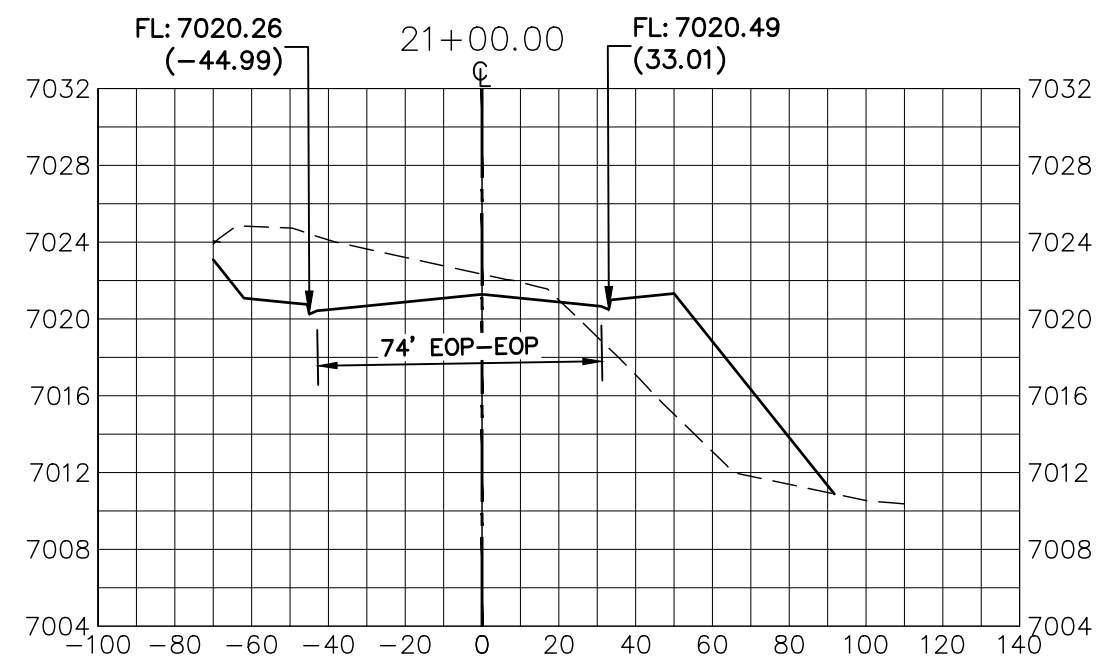
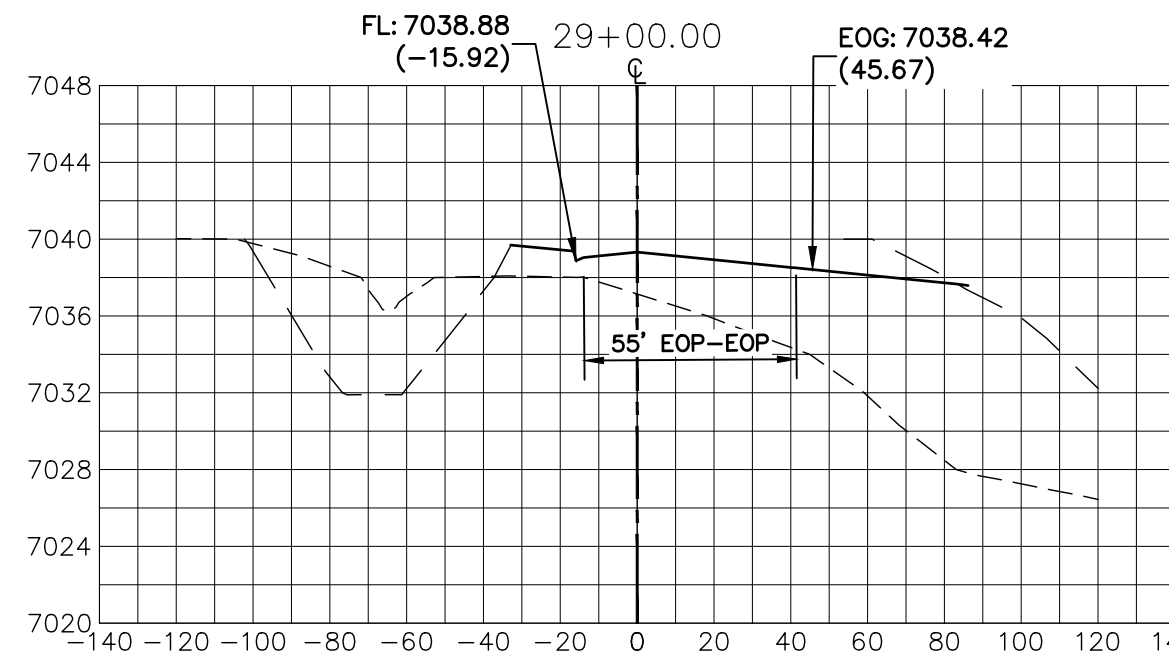
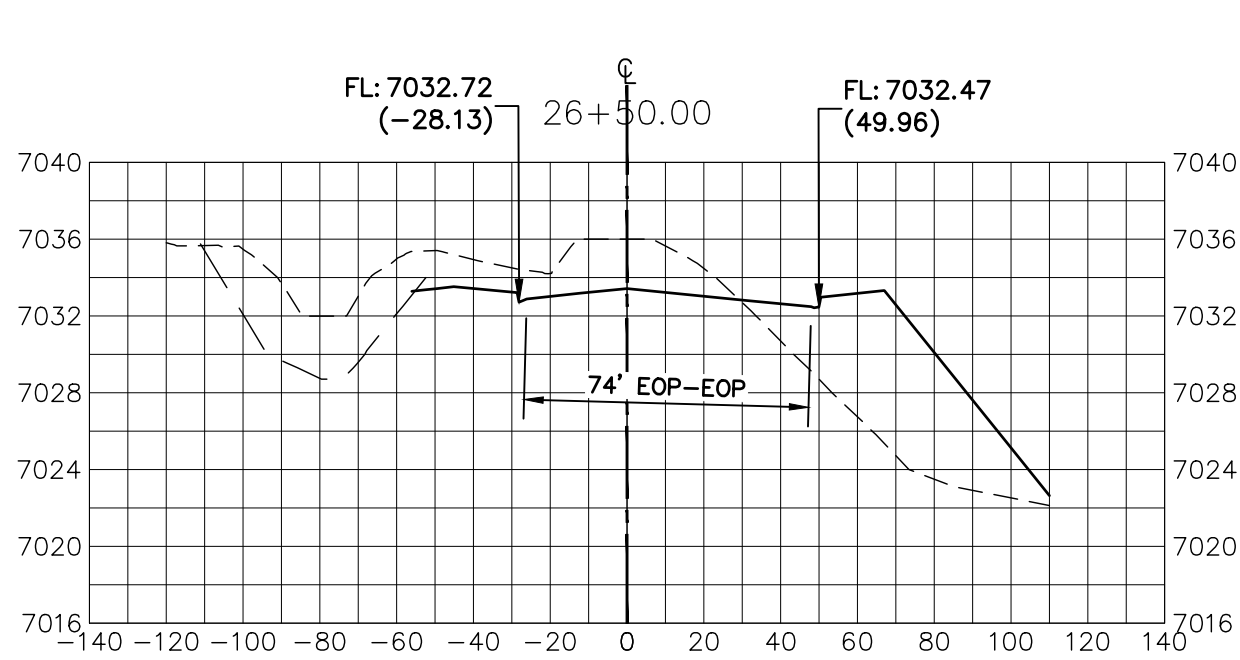
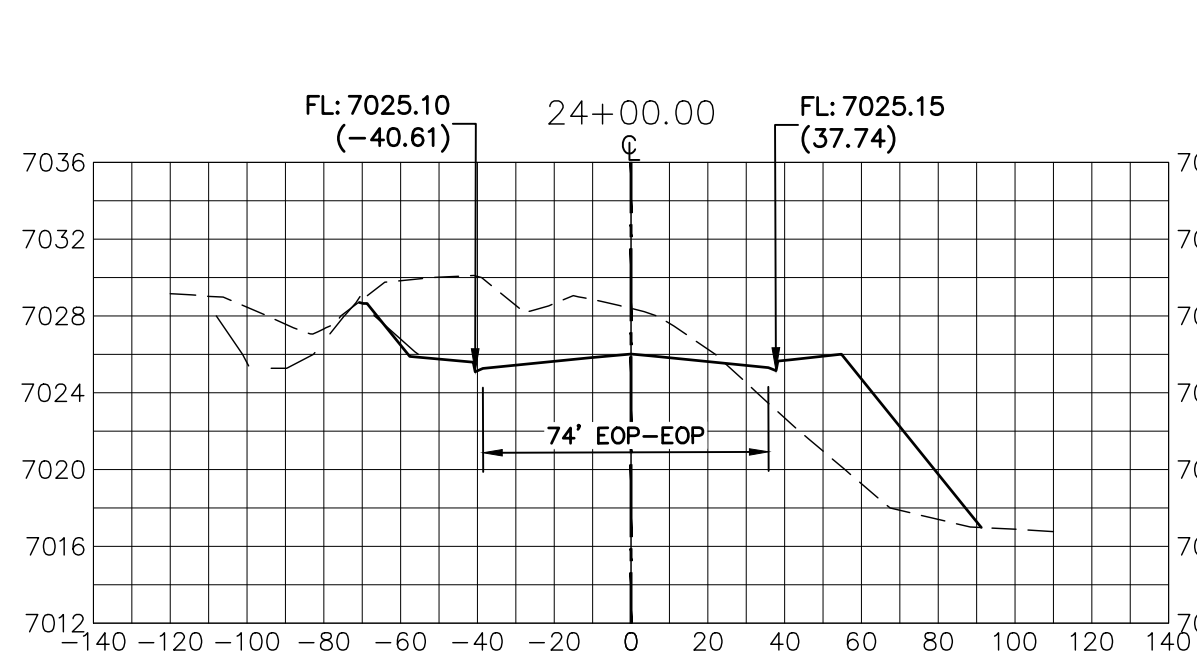
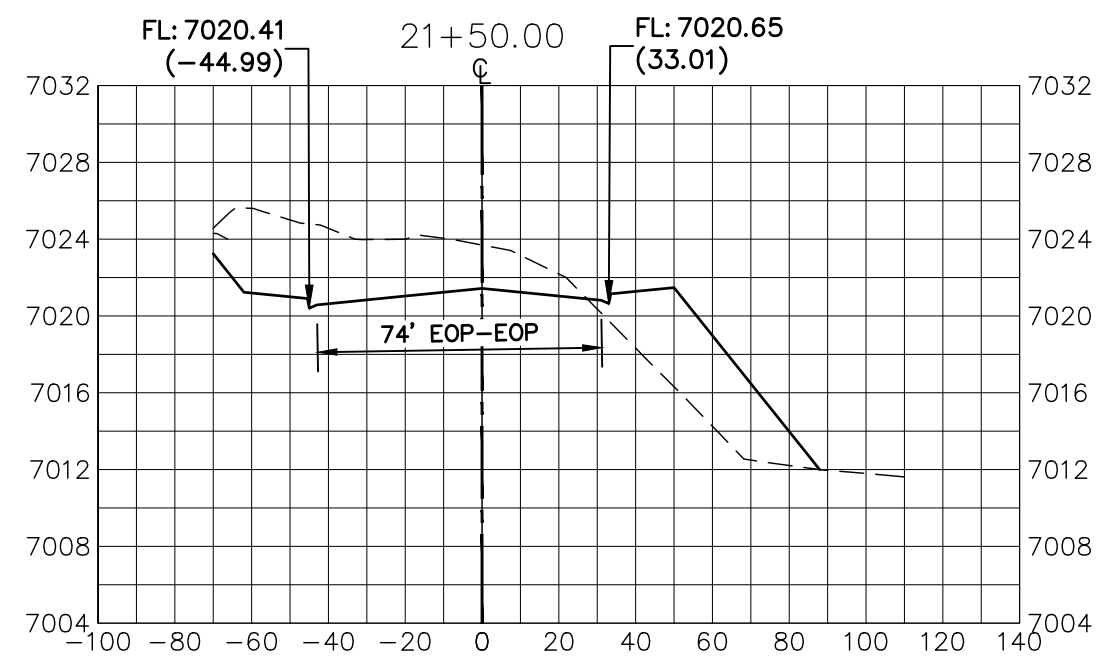
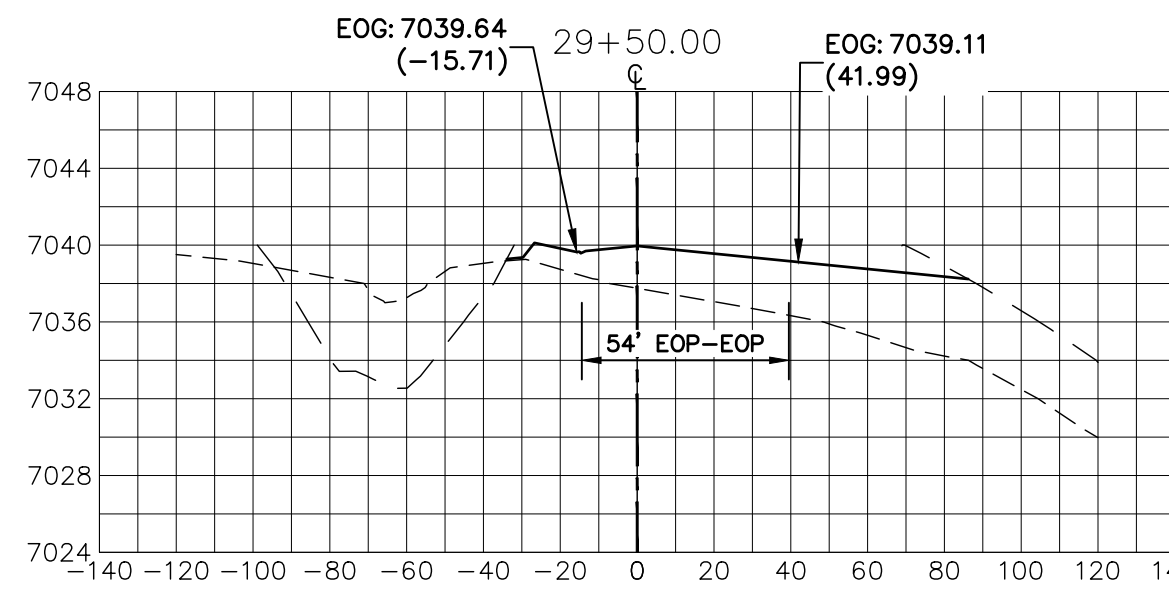
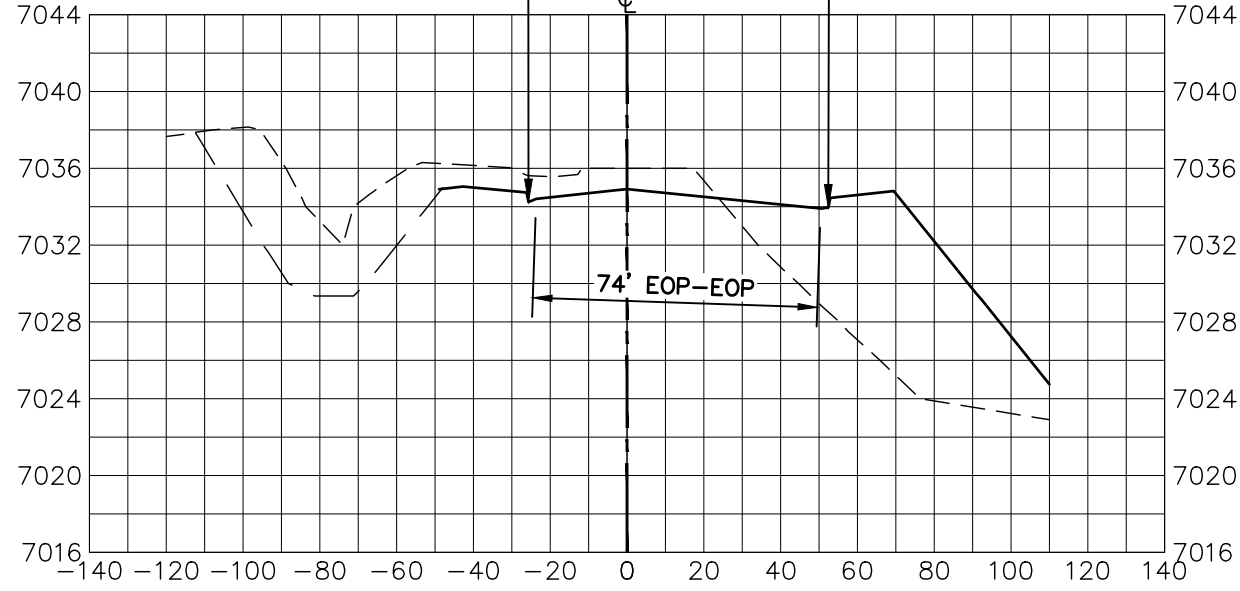
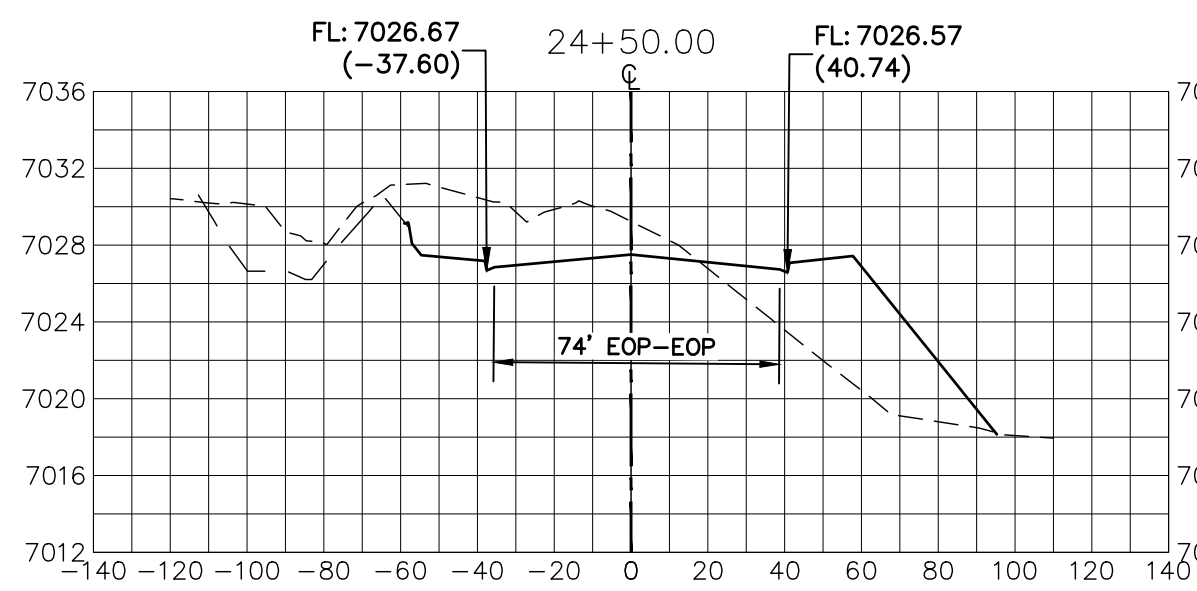
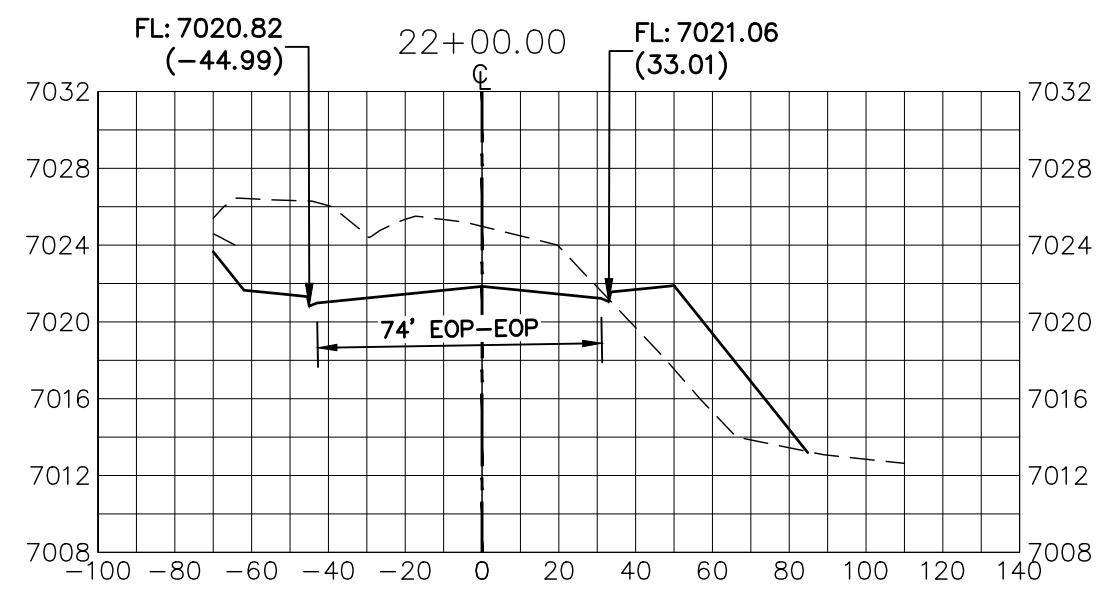
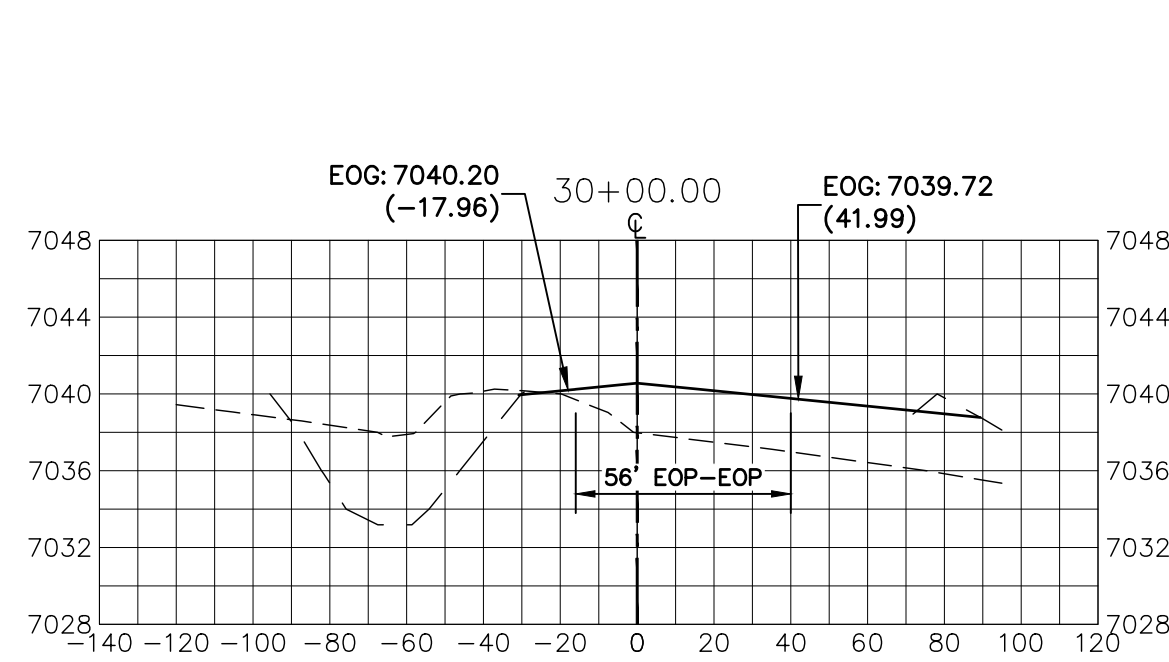
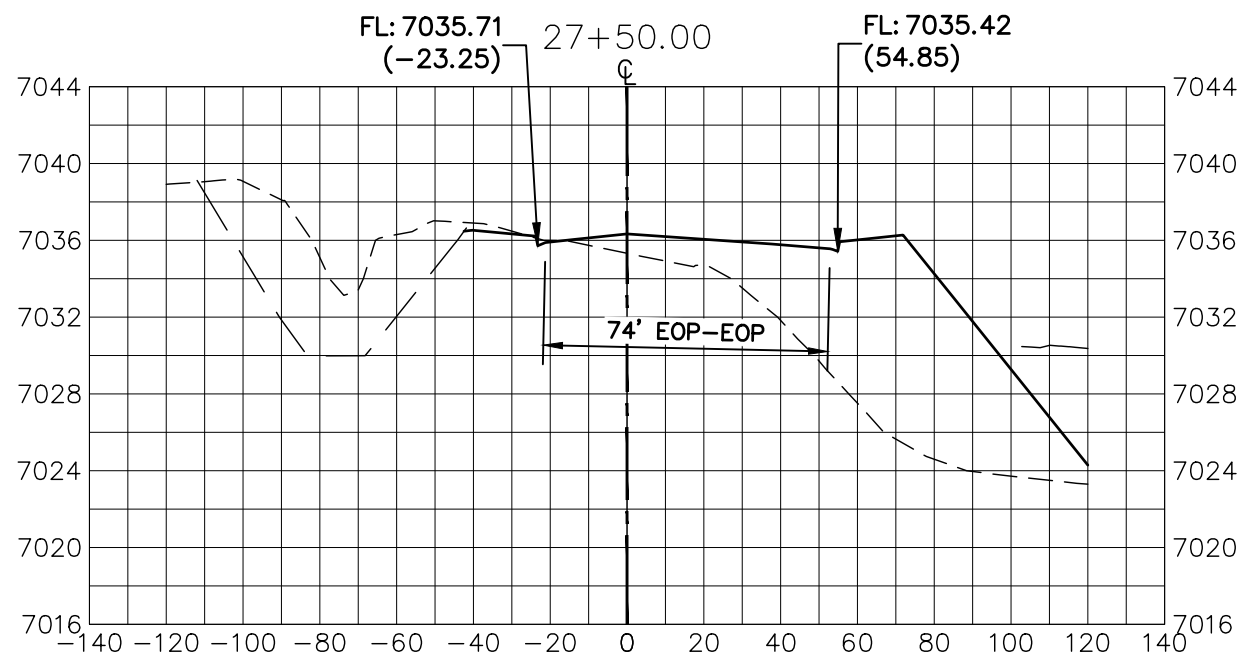
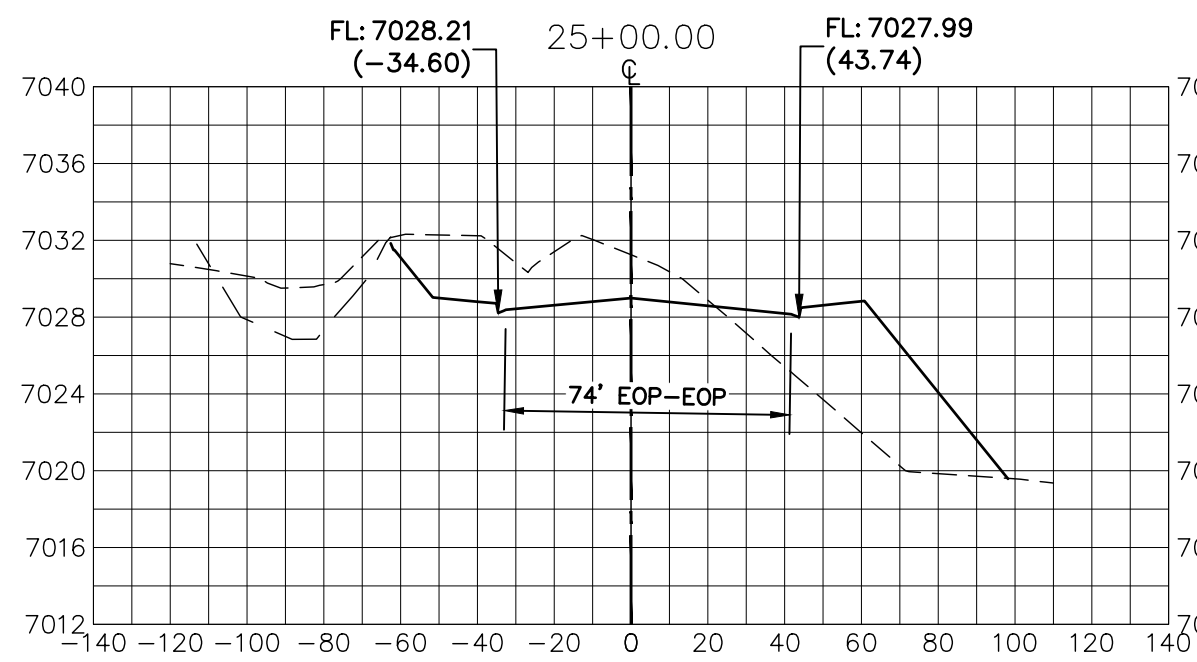
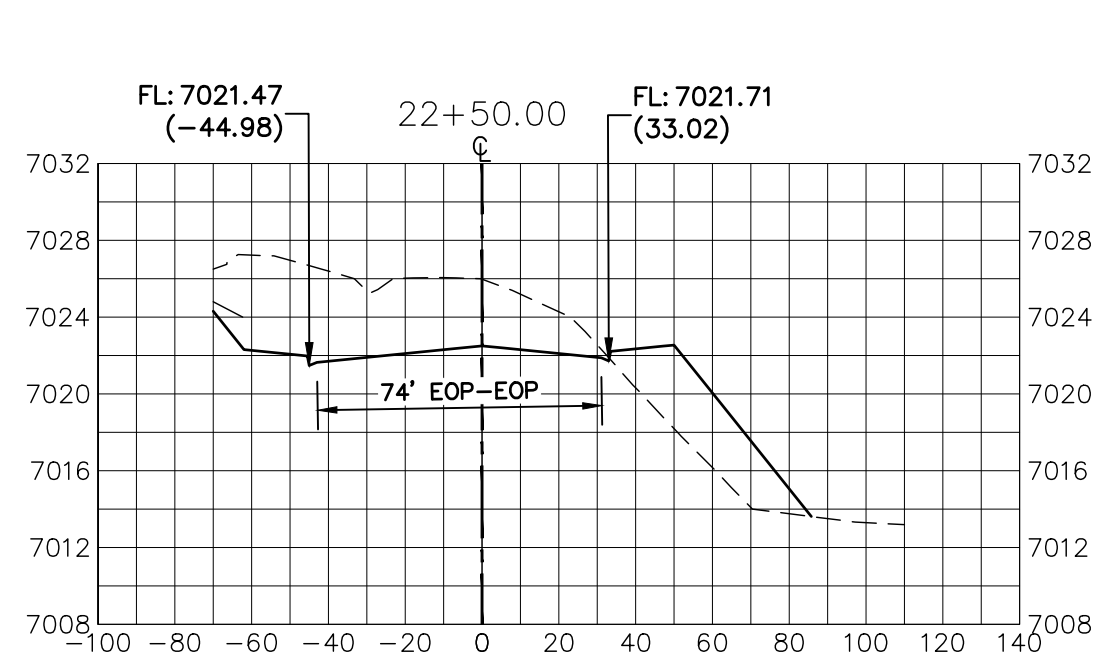
No.	REVISION	BY	DATE
H-Scale 1"=50'			
V-Scale 1"=10'			
DATE	3/7/22		
DESIGNED BY	RAB		
DRAWN BY	KRW		
CHECKED BY			

CROSS SECTIONS

SHEET 8 OF 11

JOB NO. 25188.01

EPC 4/5/2022



EPC 4/5/2022

LEGEND

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

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

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

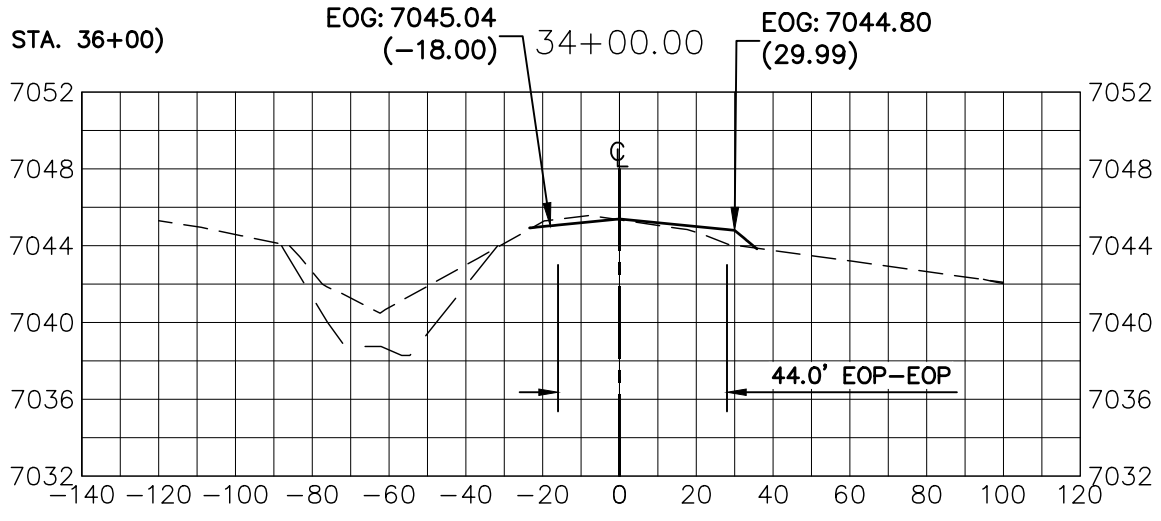
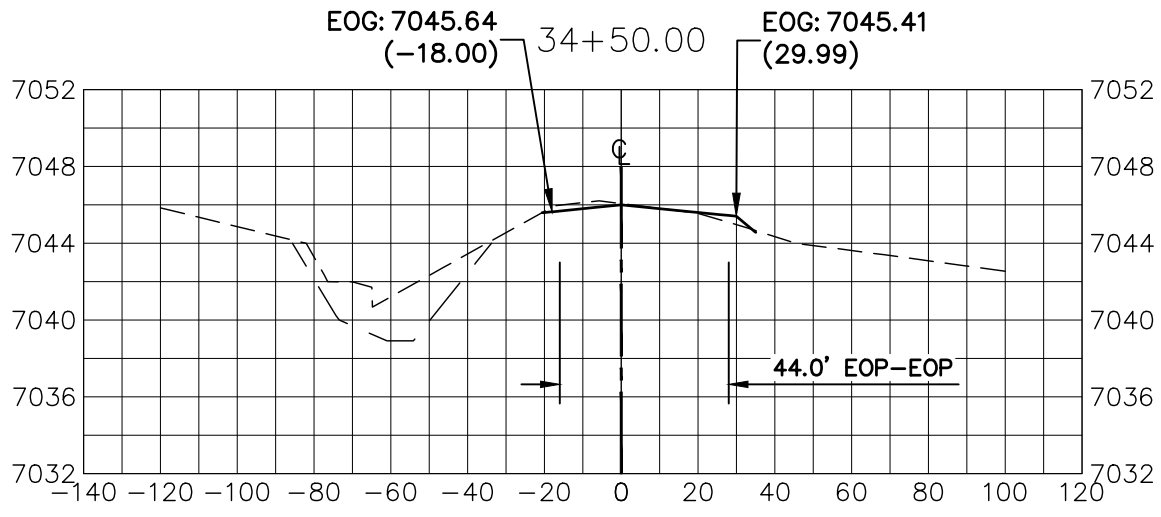
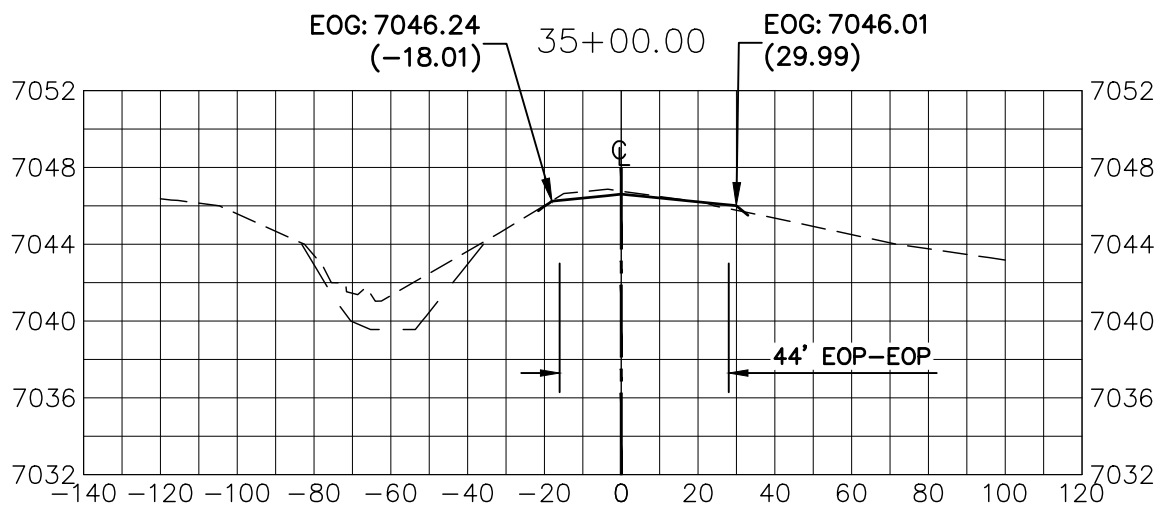
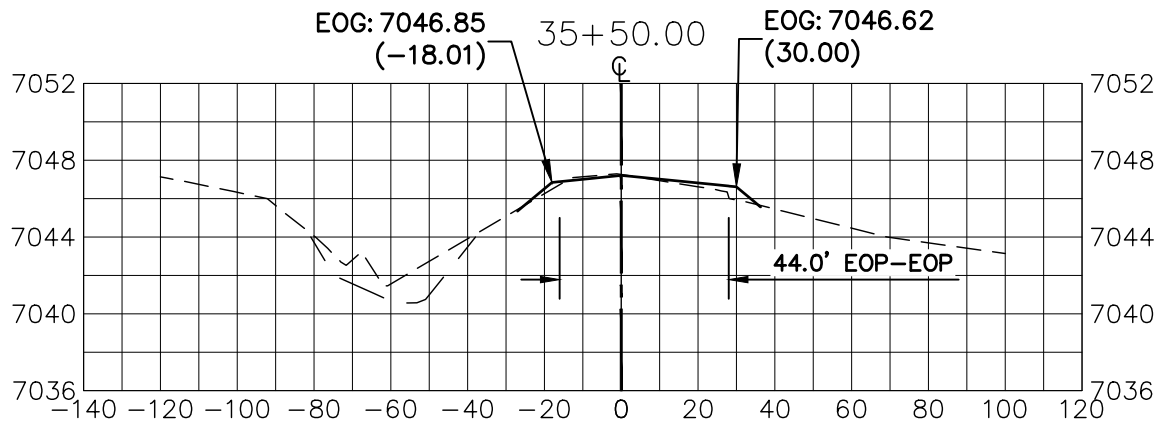
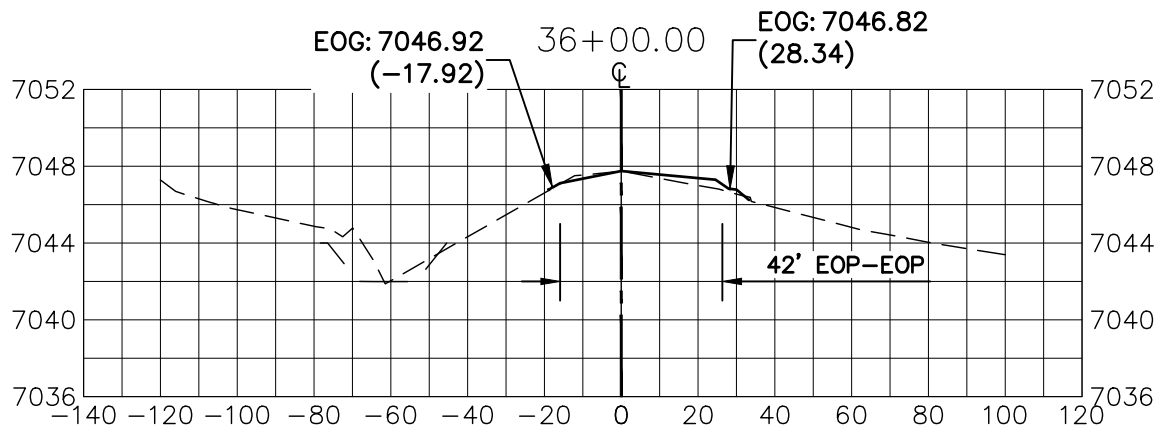
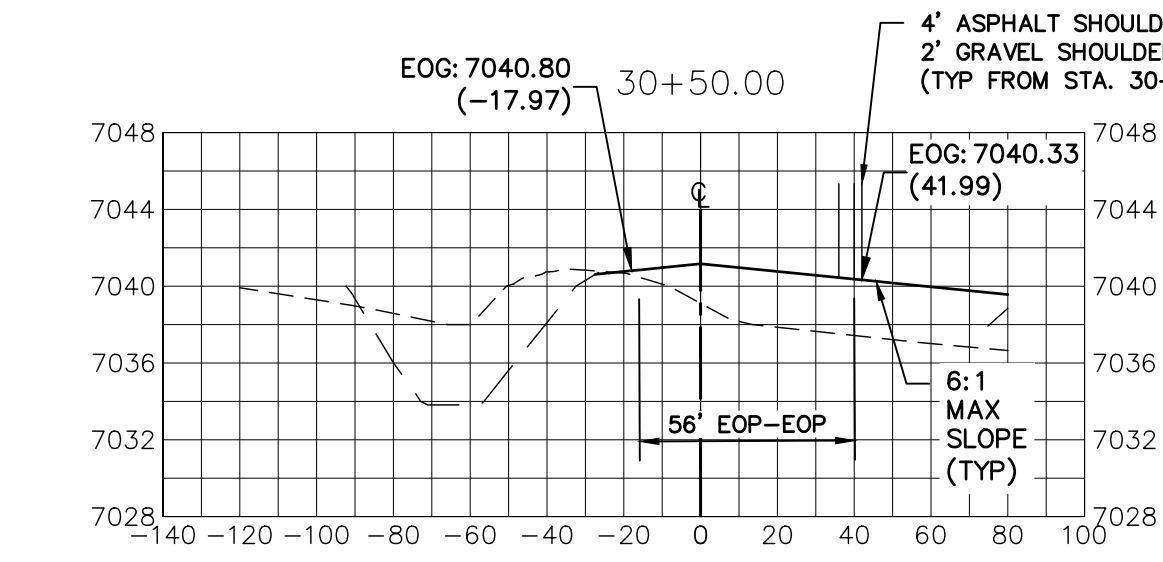
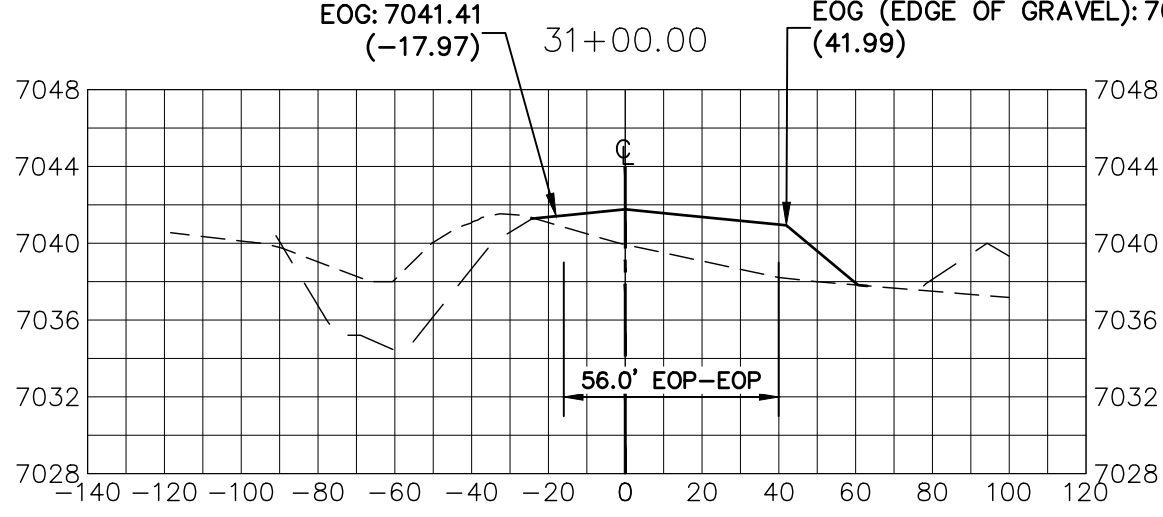
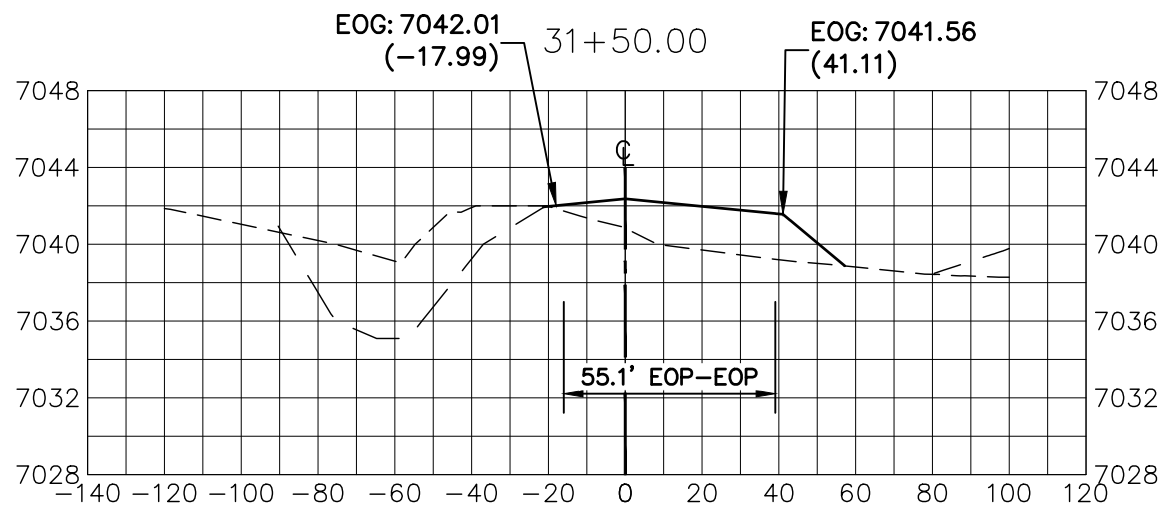
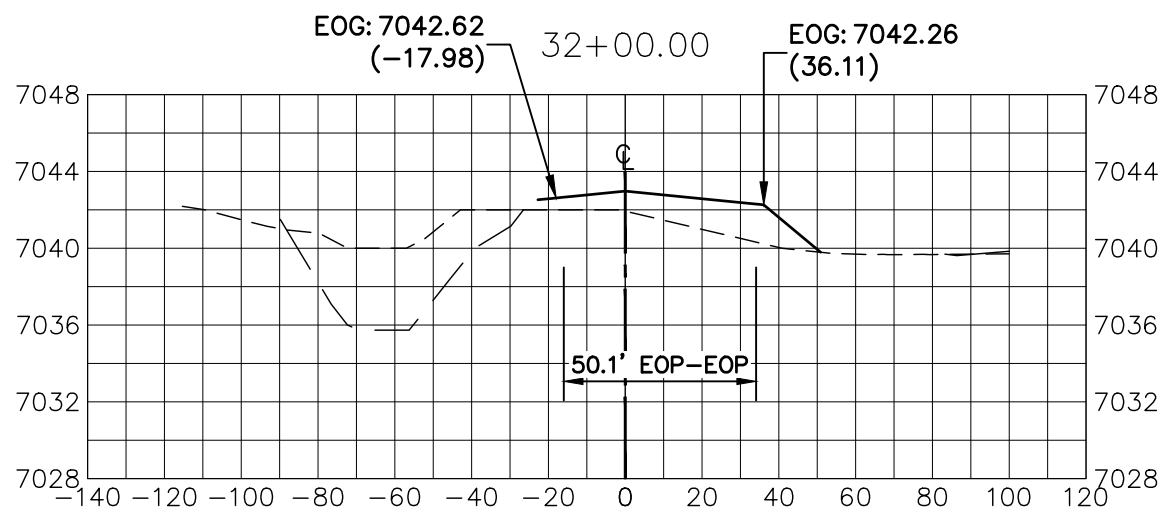
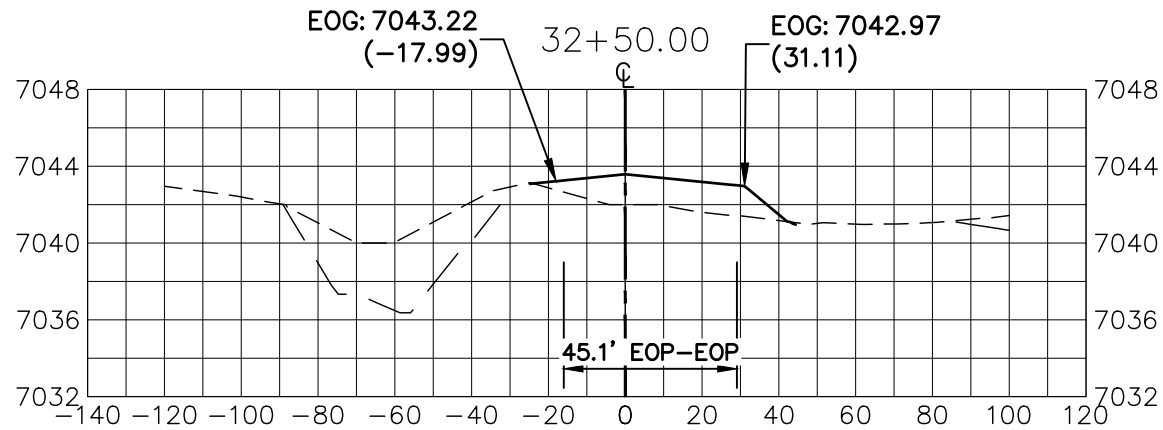
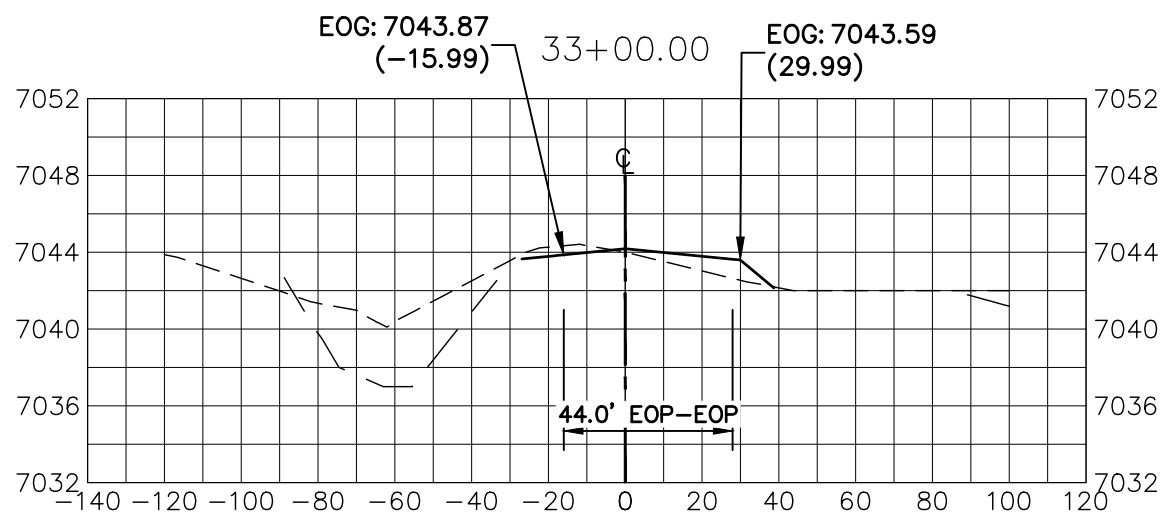
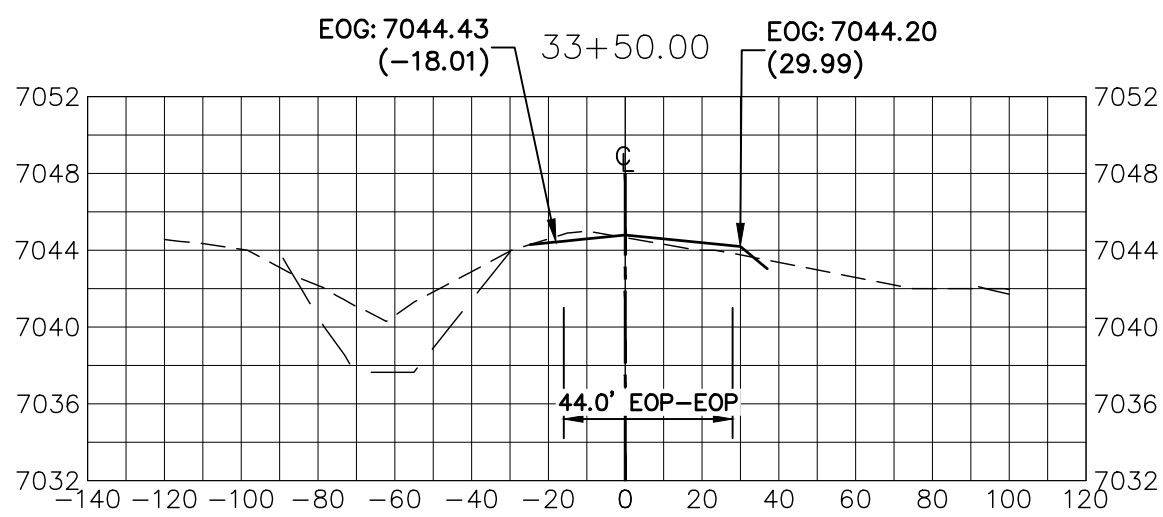
J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY	DATE	No.	REVISION
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



EPC 4/5/2022

LEGEND

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

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
AGENCIES, THEIR USE
FOR ANY PURPOSES
OTHER THAN THOSE
DESIGNATED BY WRITTEN
AUTHORIZATION.

PREPARED FOR

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

J.R. ENGINEERING
A Western Company



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

BY DATE

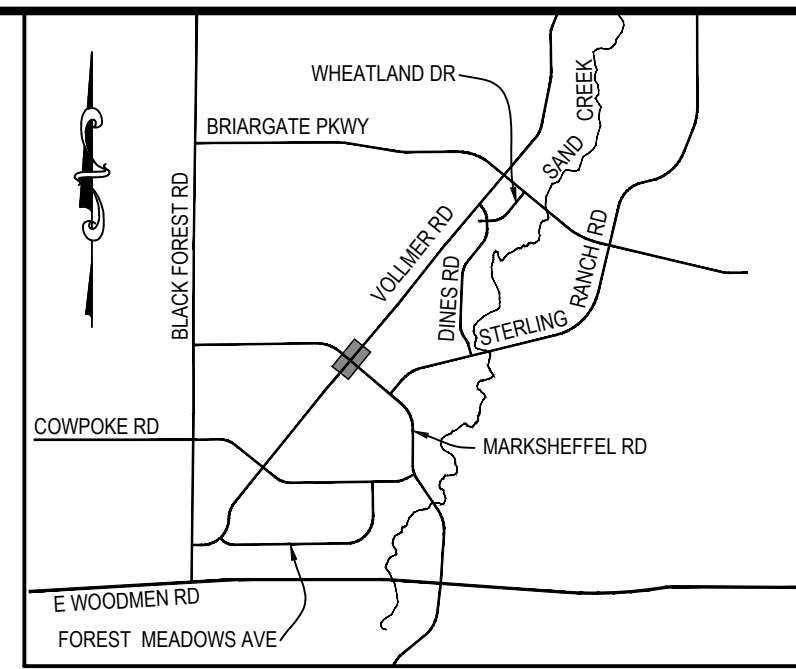
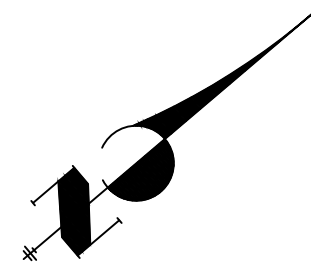
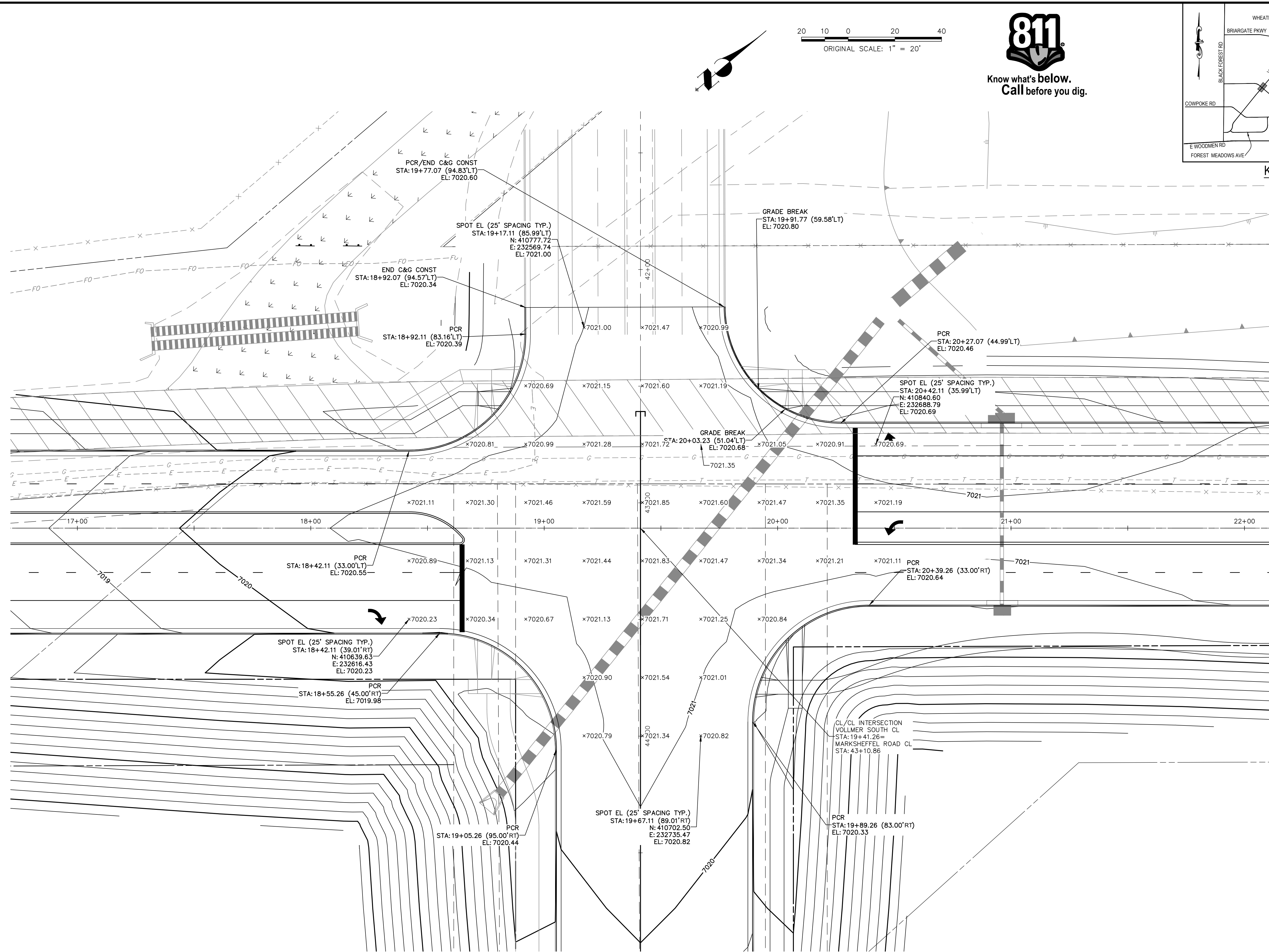
No. REVISION

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

STERLING RANCH -
VOLLMER ROAD FILING 2
CROSS SECTIONS

SHEET 10 OF 11

JOB NO. 25188.01



KEY MAP
N.T.S.

**VOLLMER ROAD
INTERSECTION AT MARKSHEFFEL ROAD DETAIL**

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

STERLING RANCH - VOLLMER ROAD FILING 2 INTERSECTION DETAIL	SHEET 11 OF 11	
	JOB NO. 25188.01	
J.R. ENGINEERING A Westman Company	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
BY	DATE	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 3/7/22
DESIGNED BY RAB	DRAWN BY KRW	CHECKED BY