

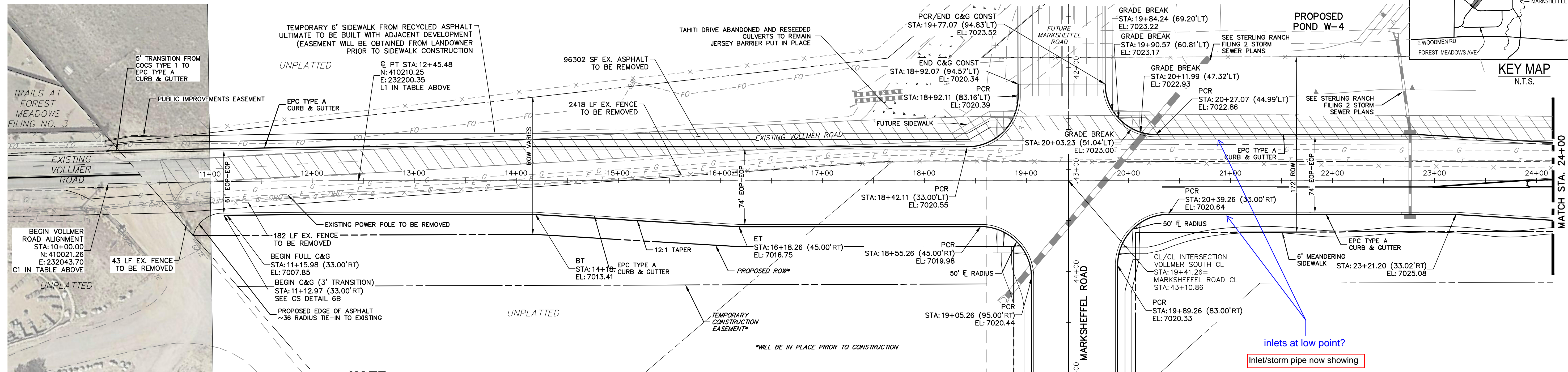
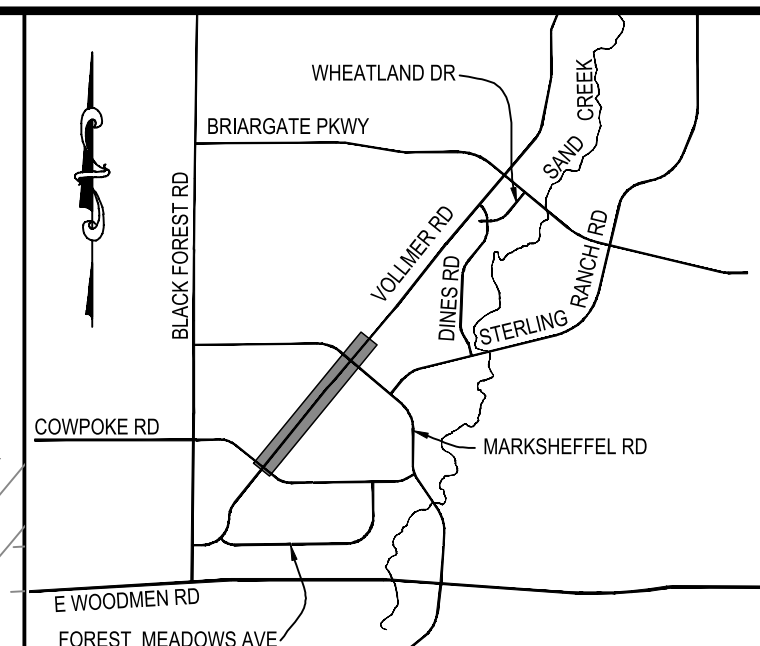
Vollmer South CL										
Point	Design Pt	Station	Distance	Bearing	Northing	Easting	Radius	Delta	Length	Tangent
C1	PC	10+00.00			410021.2566	232043.6991				
	PI	11+22.75			410116.7139	232120.8669	10000	1'24'23"	245.48	122.75
	PT	12+45.48			410210.2482	232200.3545				
L1	Begin Line	12+45.48	1731.345	N40° 21' 27.79"E	410210.2482	232200.3545				
	End Line	29+76.83			411529.5613	233321.5002				

ASPHALT TO BE REMOVED

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



Know what's below. Call before you dig.

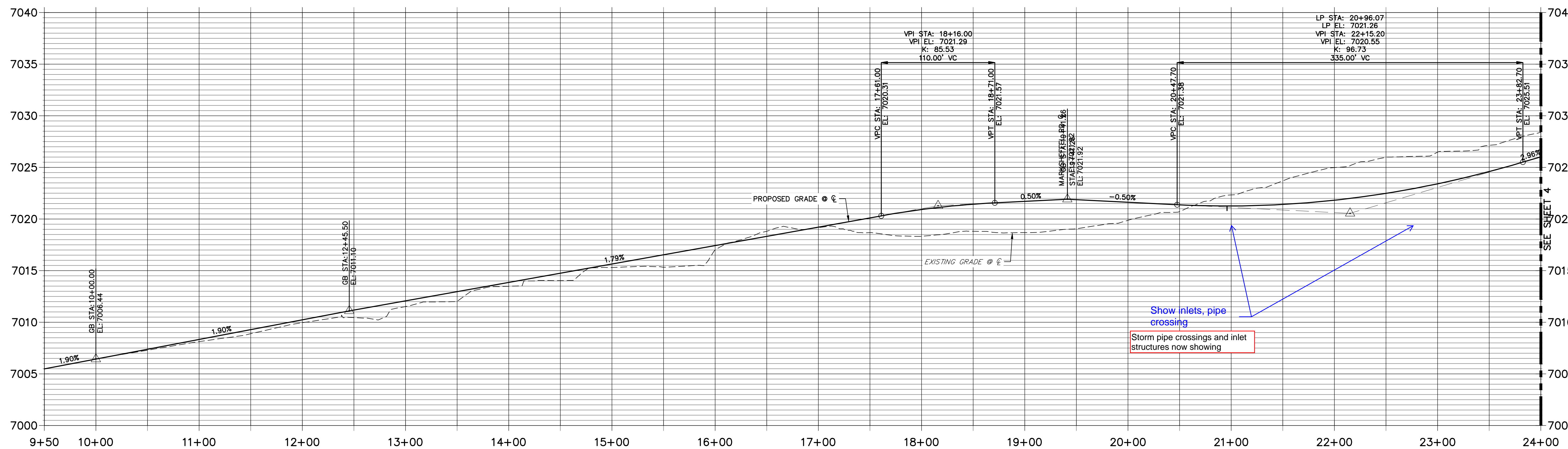


**NOTE**  
OVERHEAD ELECTRIC LINE TO BE PLACED UNDERGROUND AT POLE SOUTH OF PIONEER DRIVE. CONTRACTOR TO COORDINATE WITH MVEA FOR ROUTING.  
CONTRACTOR TO COORDINATE WITH BLACK HILLS AND OTHER EXISTING UTILITIES WITHIN PROJECT LIMITS TO COORDINATE RELOCATION IF NECESSARY

**VOLLMER ROAD  
STA 10+00.00 TO STA 24+00.00**

SEE STERLING RANCH-MARKSHEFFEL ROAD STREET IMPROVEMENT PLANS

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



**VOLLMER ROAD  
STA 10+00.00 TO STA 23+50.00**

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.  
COLORADO P.E. 32314  
DATE 5/13/21  
FOR AND ON BEHALF OF JR ENGINEERING

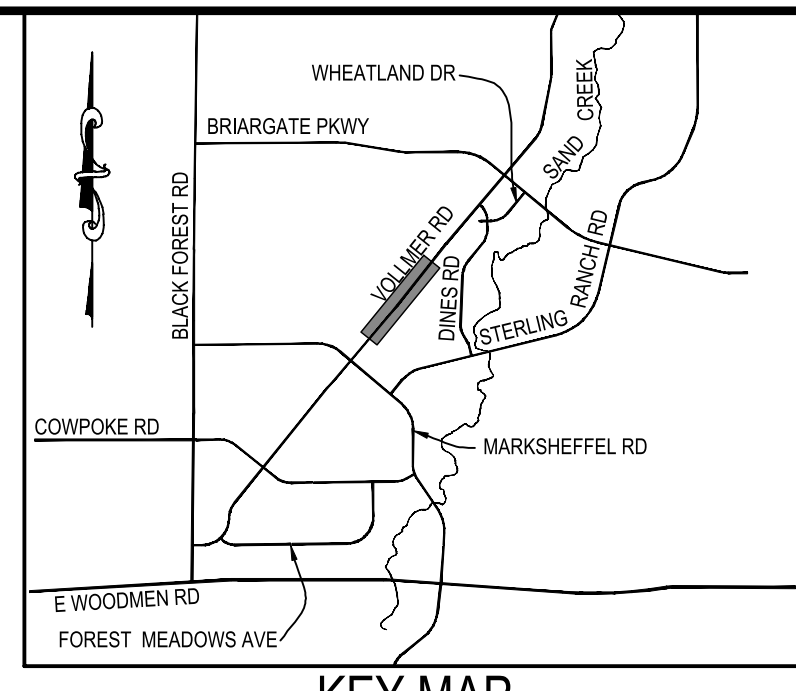
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	05/13/21	RAB	KRW	
STERLING RANCH - VOLLMER ROAD FILING 2 PLAN & PROFILE									
SHEET 3 OF 11									
JOB NO. 25188.01									

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

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

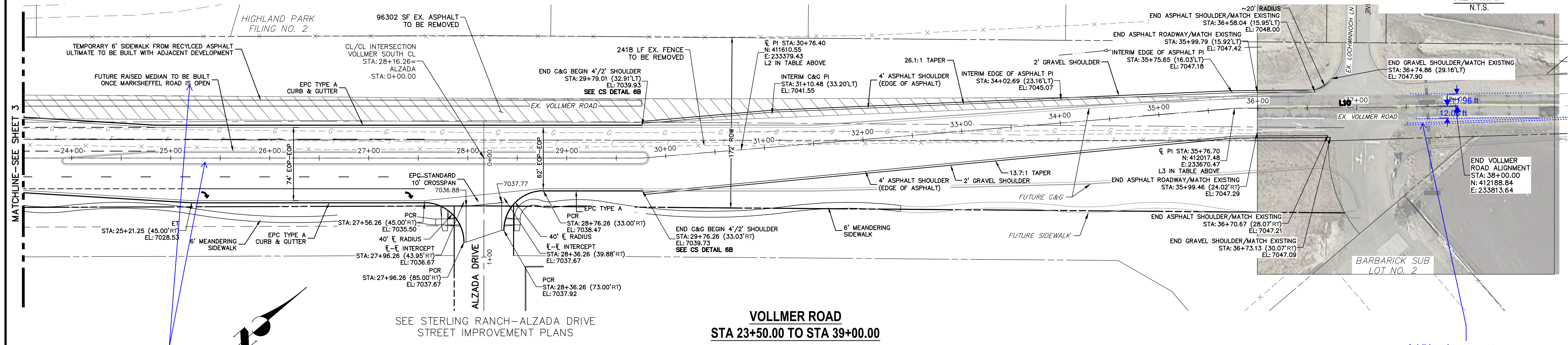
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

Vollmer South CL										
Point	Design Pt	Station	Distance	Bearing	Northing	Easting	Radius	Delta	Length	Tangent
L2	Begin Line	29+76.83	599.869	N35° 34' 24.72"E	411529.5613	233321.5002				
	End Line	35+76.70			412017.4765	233670.4724				
L3	Begin Line	35+76.70	223.304	N39° 52' 40.53"E	412017.4765	233670.4724				
	End Line	38+00.00			412188.8423	233813.6443				



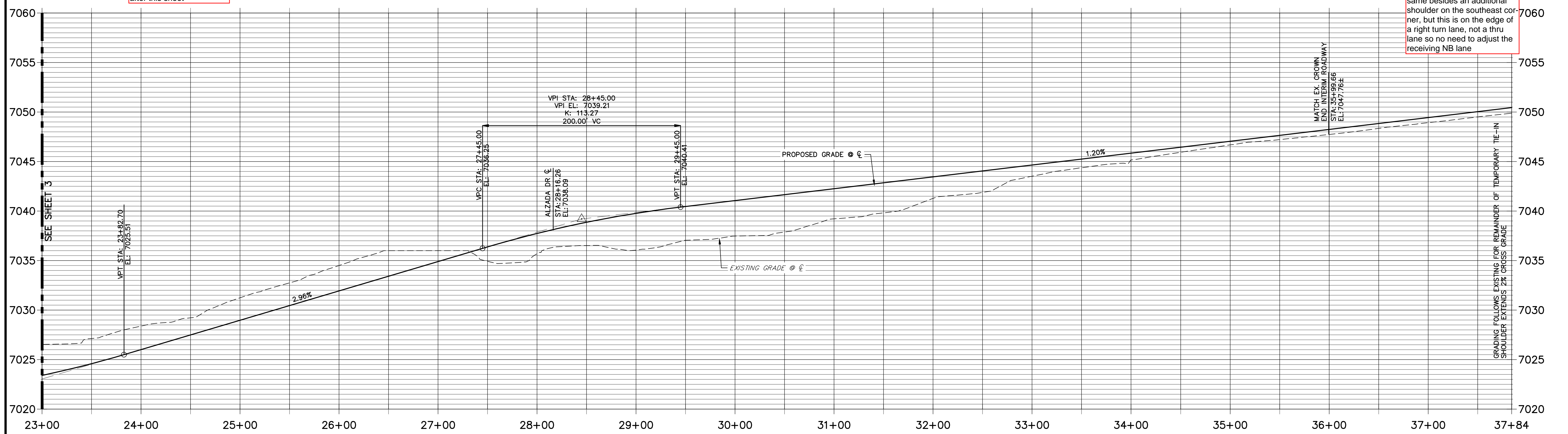
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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



**VOLLMER ROAD**  
 STA 23+50.00 TO STA 39+00.00

**VOLLMER SOUTH CL PROFILE**  
 STA 23+00.00 TO STA 37+84.39



provide plan and profile sheet

Median detail sheet added after this sheet

Additional pavement shoulder taper required to align with lane from south?

No-existing lane geometry of the intersection remains the same besides an additional shoulder on the southeast corner, but this is on the edge of a right turn lane, not a thru lane so no need to adjust the receiving NB lane

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 5/13/21

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	05/13/21	RAB	KRW	
STERLING RANCH - VOLLMER ROAD FILING 2									
PLAN & PROFILE									
SHEET 4 OF 11									
JOB NO. 25188.01									

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
2	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
3	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
4	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
5	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
6	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
7	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE

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

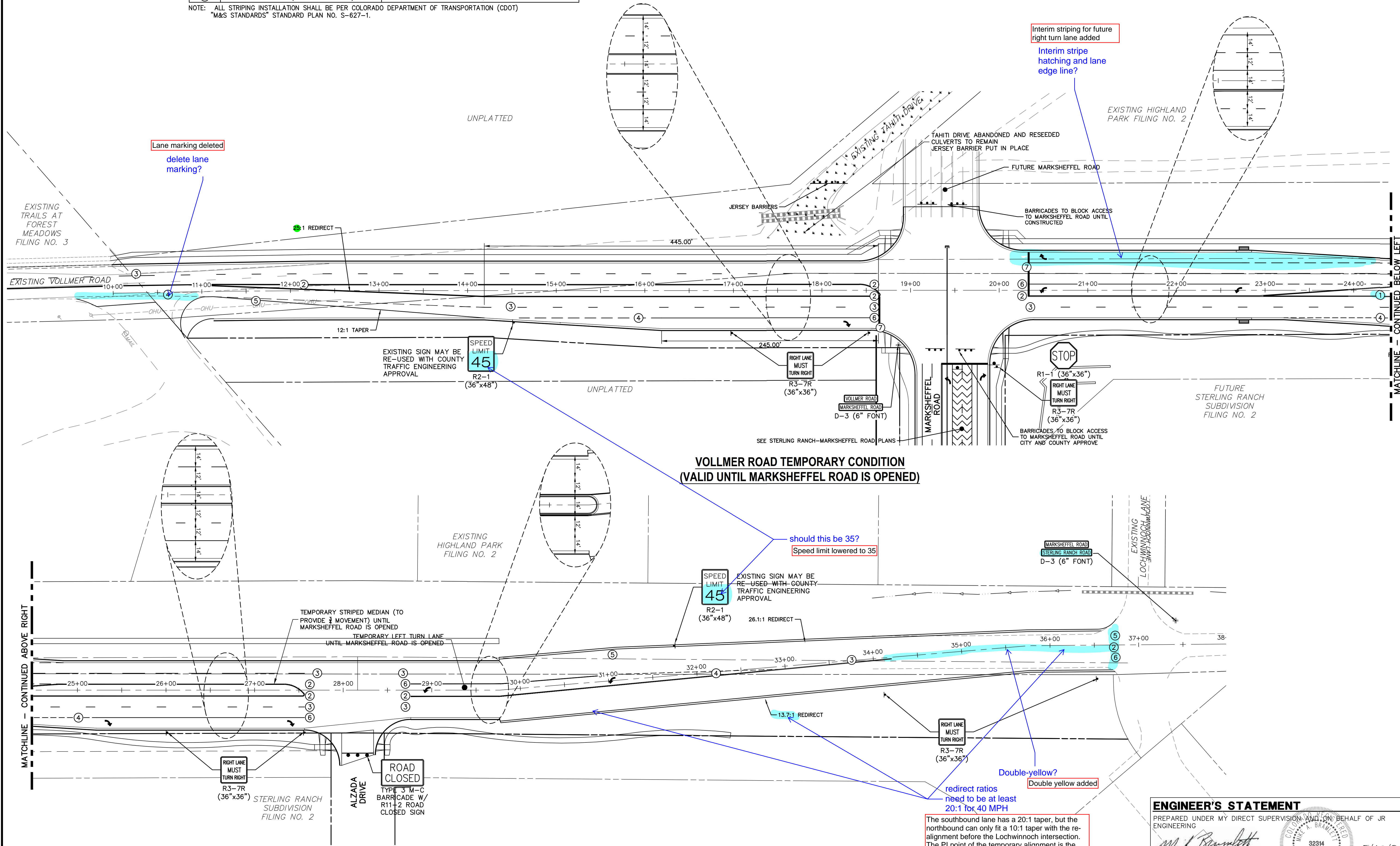
**NOTE TO CONTRACTOR:**

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

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



Know what's below.  
Call before you dig.



**VOLLMER ROAD TEMPORARY CONDITION  
(VALID UNTIL MARKSHEFFEL ROAD IS OPENED)**

should this be 35?  
Speed limit lowered to 35

Double-yellow?  
Double yellow added

redirect ratios need to be at least 20:1 for 40 MPH

The southbound lane has a 20:1 taper, but the northbound can only fit a 10:1 taper with the realignment before the Lochwinnoch intersection. The PI point of the temporary alignment is the same as the ultimate (around Sta. 30+00) so the taper is the largest it can be without further changing the ultimate alignment (which has a 20:1 ultimate taper)

**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, LOCAL ENGINEER  
 DATE 5/13/21

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

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

BY	DATE

No.	REVISION

STERLING RANCH -  
 VOLLMER ROAD FILING 2  
 SIGNAGE & STRIPING

H-SCALE 1"=50'  
 V-SCALE N/A  
 DATE 05/13/21  
 DESIGNED BY RAB  
 DRAWN BY KRW  
 CHECKED BY

SHEET 5 OF 11  
 JOB NO. 25188.01

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
②	DOUBLE CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
③	LANE LANES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
④	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
⑤	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑦	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE

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

**NOTE TO CONTRACTOR:**

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

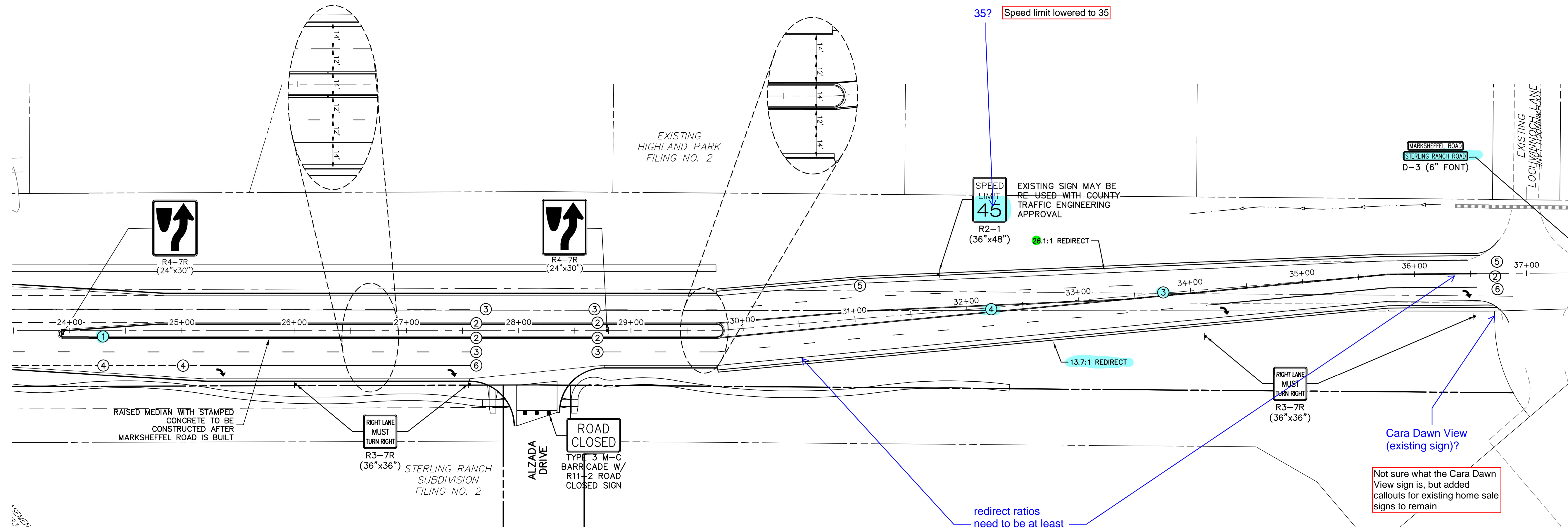
50 25 0 50 100  
ORIGINAL SCALE: 1" = 50'



Know what's below.  
Call before you dig.

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

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



**VOLLMER ROAD INTERIM CONDITION  
(VALID UNTIL NORTHERN VOLLMER ROAD IS CONSTRUCTED)**

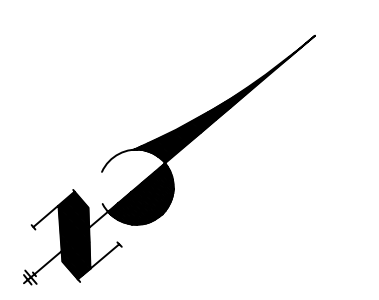
SB taper is 20:1, but NB can only fit 10:1 with ultimate alignment having a 20:1 (but the existing road north of Lochwinnoch only allows for 10:1 NB lane taper in the interim condition)

Not sure what the Cara Dawn View sign is, but added callouts for existing home sale signs to remain

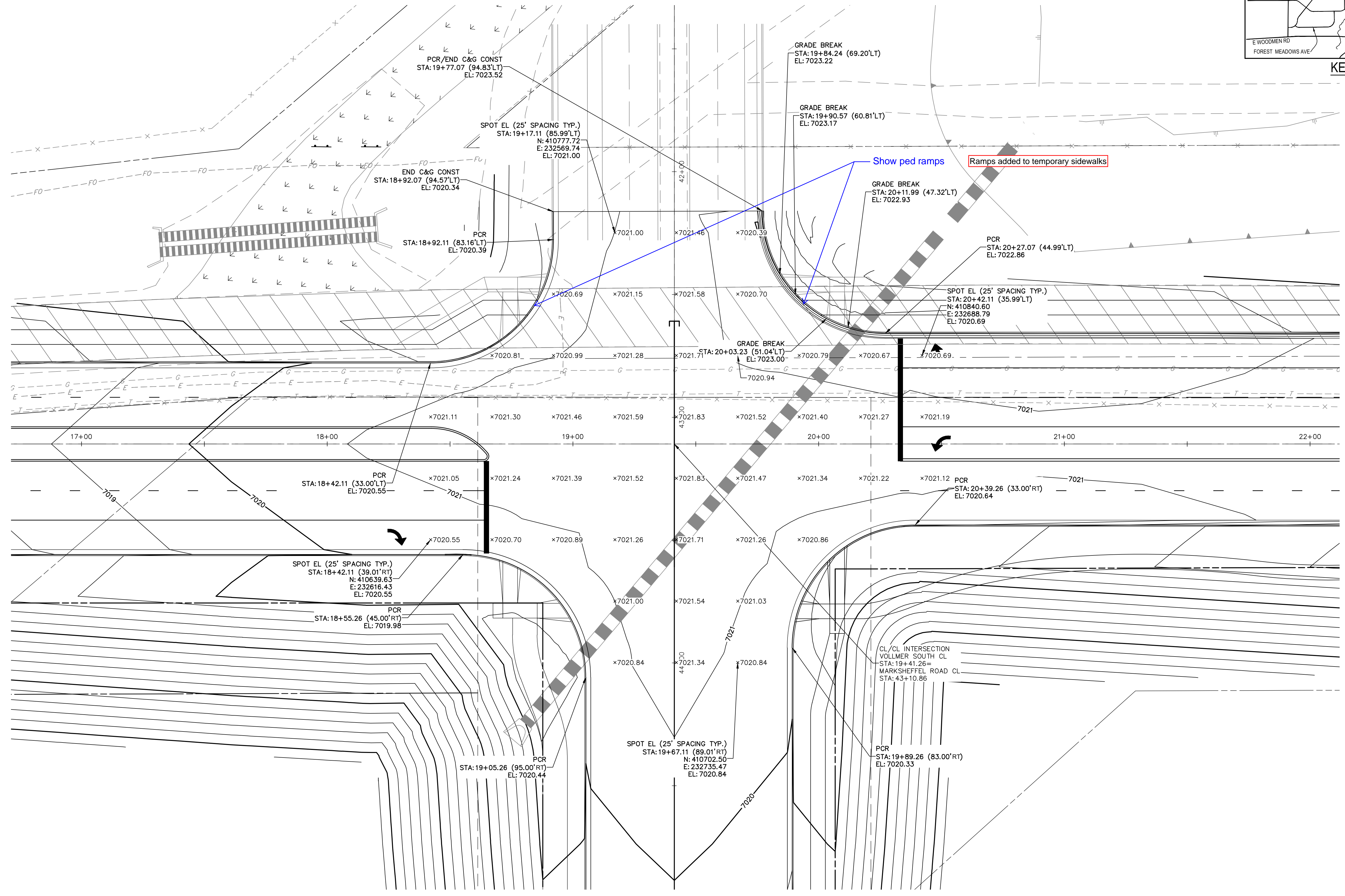
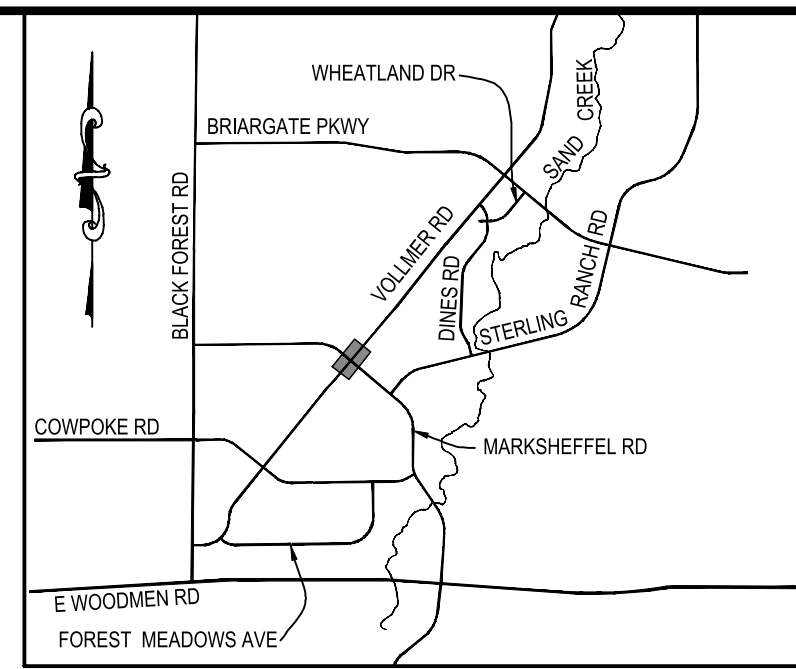
BY	DATE	REVISION

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike A. Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
DATE 5/13/21  
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

STERLING RANCH -  
VOLLMER ROAD FILING 2  
SIGNAGE & STRIPING  
SHEET 6 OF 11  
JOB NO. 25188.01

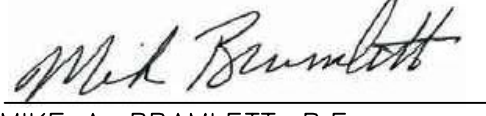


20 10 0 20 40  
ORIGINAL SCALE: 1" = 20'




VOLLMER ROAD  
INTERSECTION AT MARKSHEFFEL ROAD DETAIL

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, L.L.C. LOCAL ENGINEER  
 DATE 5/13/21

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

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

J.R. ENGINEERING  
 A Westman Company  
  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-497-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/13/21	RAB	KRW	

STERLING RANCH -  
 VOLLMER ROAD FILING 2  
 INTERSECTION DETAIL

SHEET 11 OF 11  
 JOB NO. 25188.01