

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

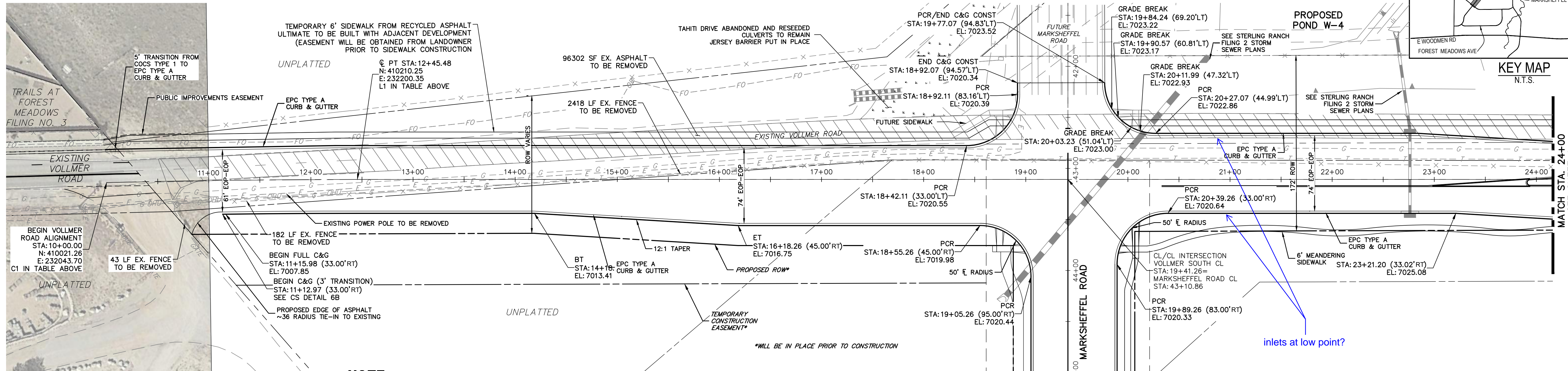
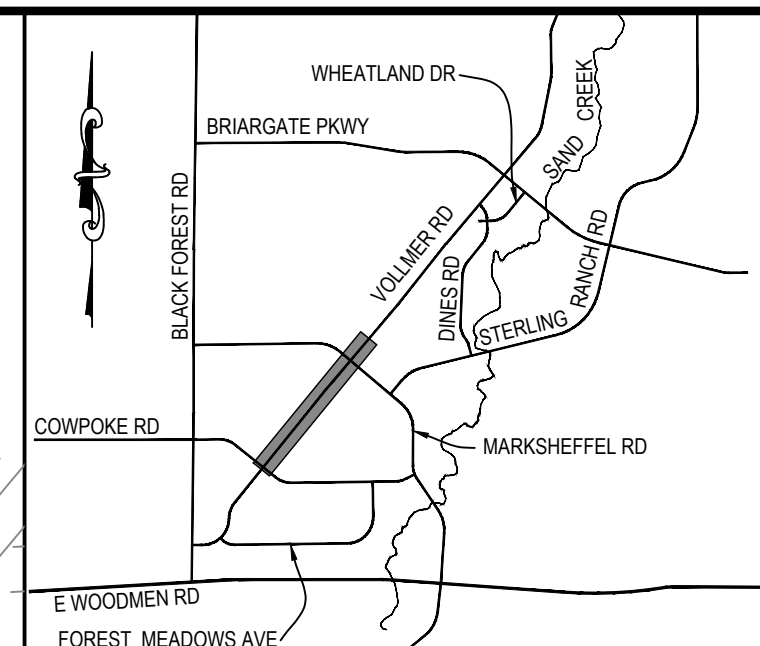
50 25 0 50 100

HORIZONTAL ORIGINAL SCALE: 1" = 50'

VERTICAL ORIGINAL SCALE: 1" = 5'



Know what's below. Call before you dig.

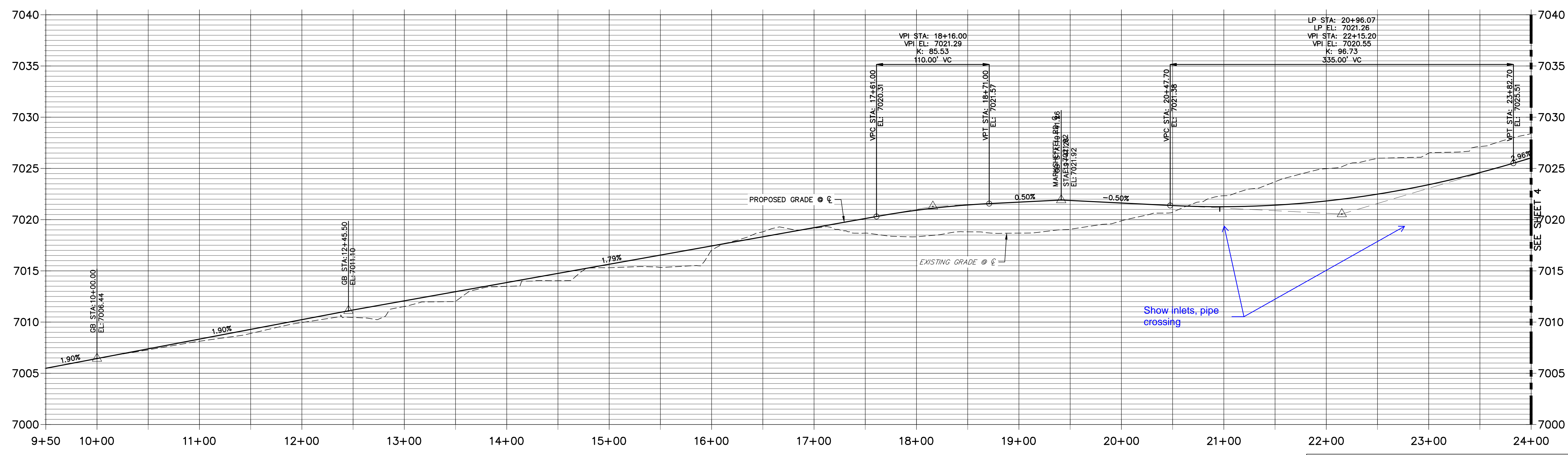


NOTE
OVERHEAD ELECTRIC LINE TO BE PLACED UNDERGROUND AT POLE SOUTH OF PIONEER DRIVE. CONTRACTOR TO COORDINATE WITH MVEA FOR ROUTING.
CONTRACTOR TO COORDINATE WITH BLACK HILLS AND OTHER EXISTING UTILITIES WITHIN PROJECT LIMITS TO COORDINATE RELOCATION IF NECESSARY

**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
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING
DATE: 5/13/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR 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 Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

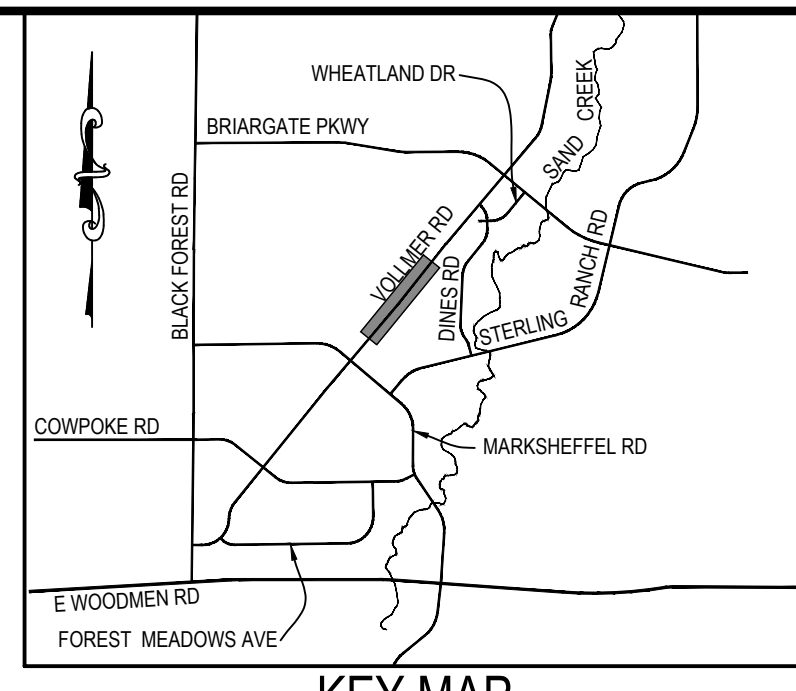
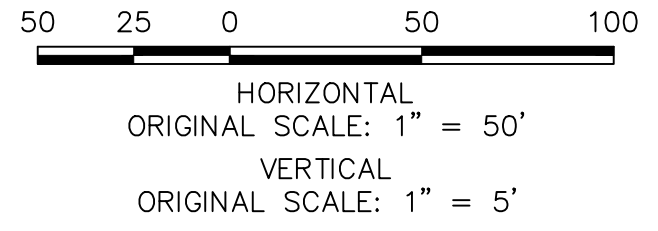
BY	DATE	REVISION

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

**STERLING RANCH - VOLLMER ROAD FILING 2
PLAN & PROFILE**

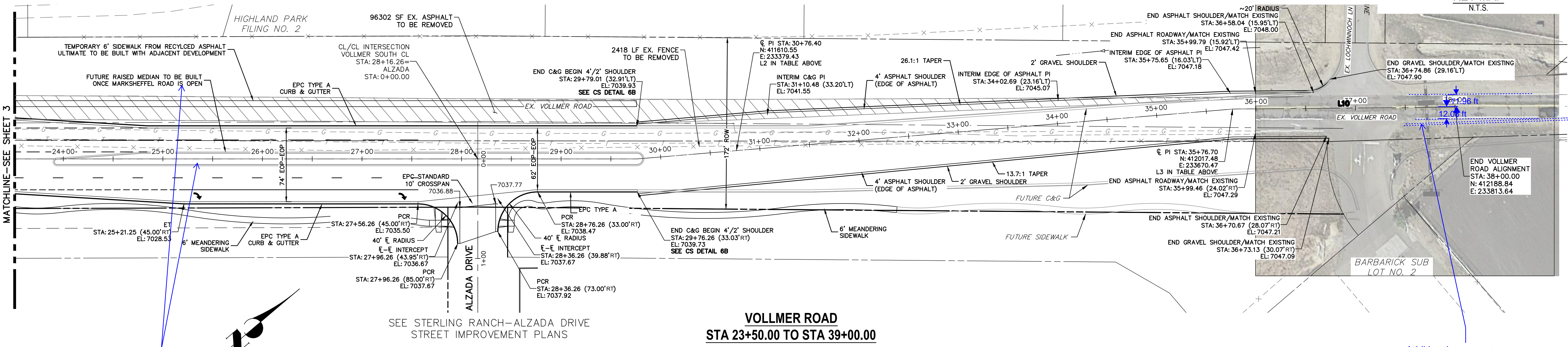
SHEET 3 OF 11
JOB NO. 25188.01

Vollmer South CL										
Point	Design Pt	Station	Distance	Bearing	Northing	Easting	Radius	Delta	Length	Tangent
L2	Begin Line	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 AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.

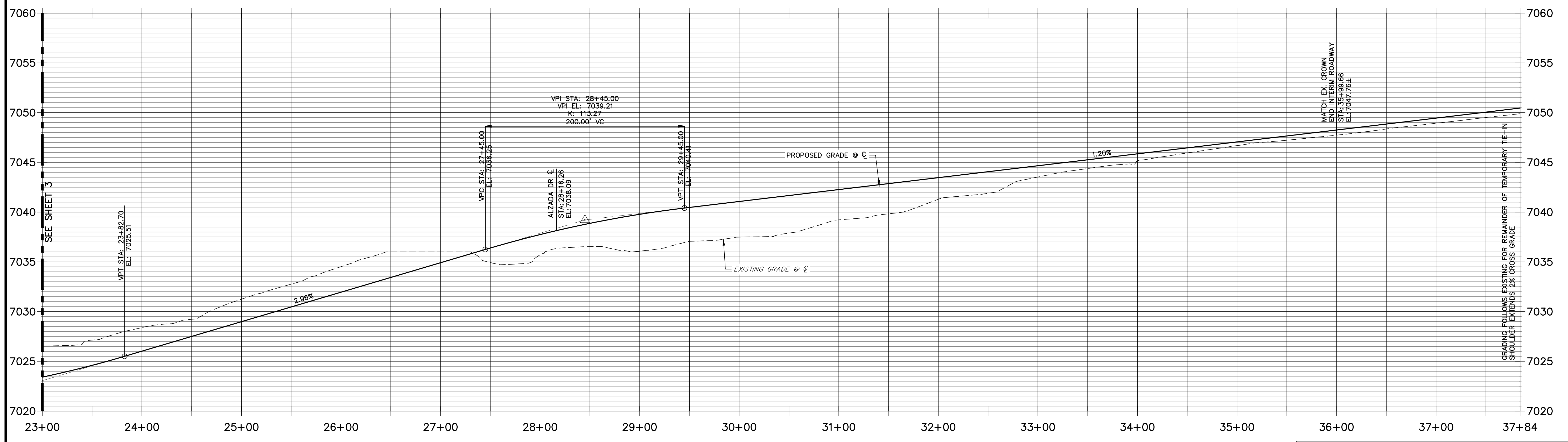
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742



provide plan and profile sheet

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

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



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, A LOCAL ENGINEERING FIRM

DATE: 5/13/21

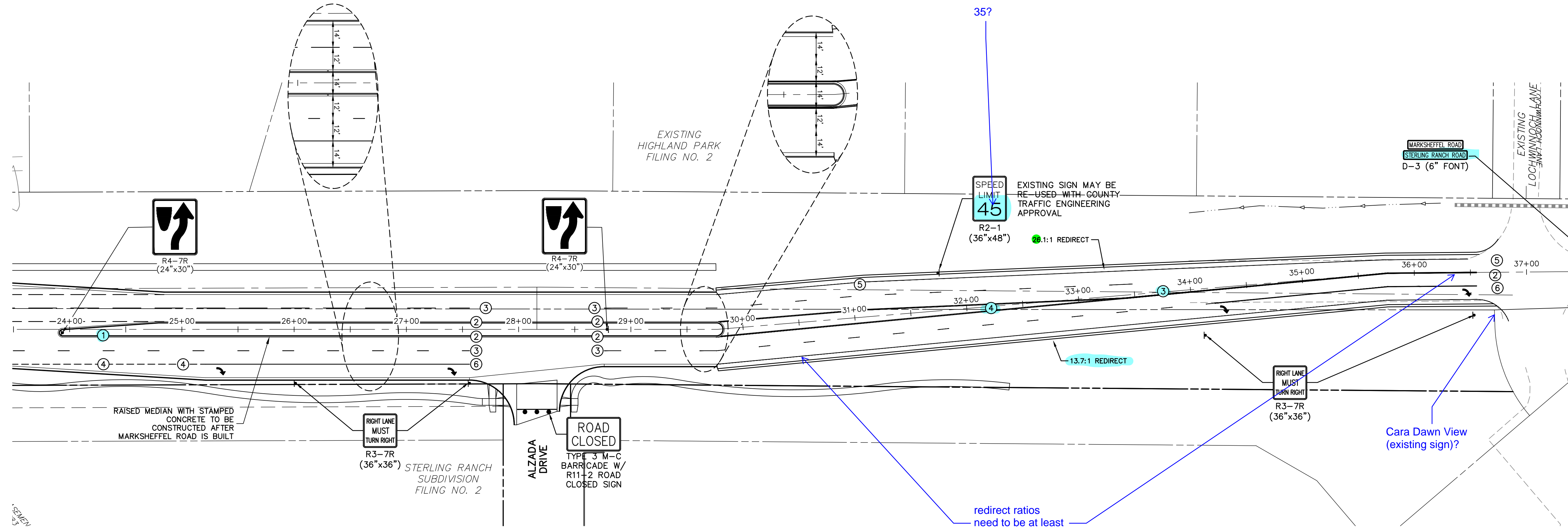
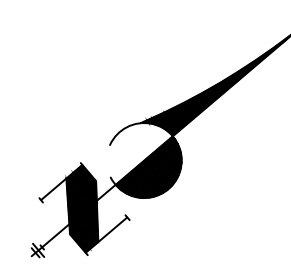
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	05/13/21	RAB	KRW	
STERLING RANCH - VOLLMER ROAD FILING 2									
PLAN & PROFILE									
SHEET 4 OF 11									
JOB NO. 25188.01									

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:

- 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).



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

redirect ratios
need to be at least
20:1

Cara Dawn View
(existing sign)?

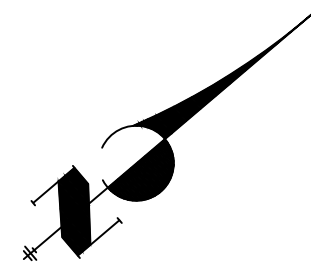
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

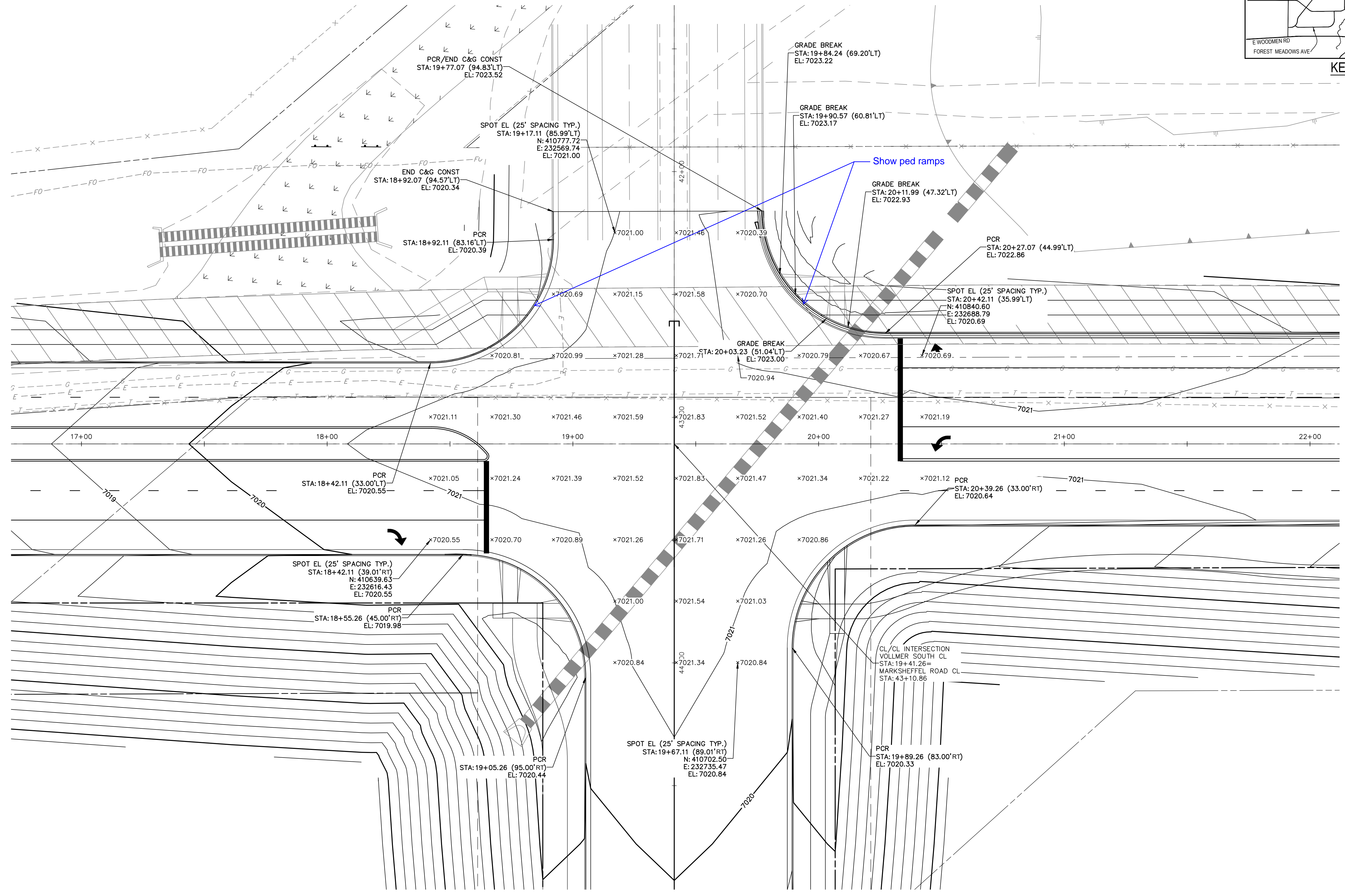
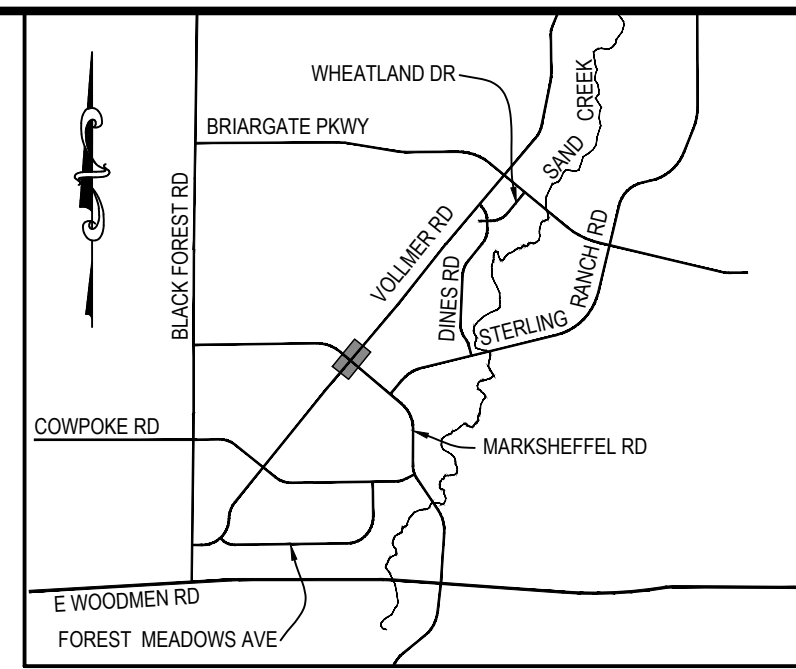
No.	REVISION	BY	DATE

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
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
DATE 5/13/21
FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM

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

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

BY	DATE	No.	REVISION

STERLING RANCH -
VOLLMER ROAD FILING 2
INTERSECTION DETAIL

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

SHEET 11 OF 11
JOB NO. 25188.01