

# STERLING RANCH - VOLLMER ROAD FILING 2

COUNTY OF EL PASO, STATE OF COLORADO

## STREET IMPROVEMENT PLAN

MARCH 2022  
CDR 20-005

### 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

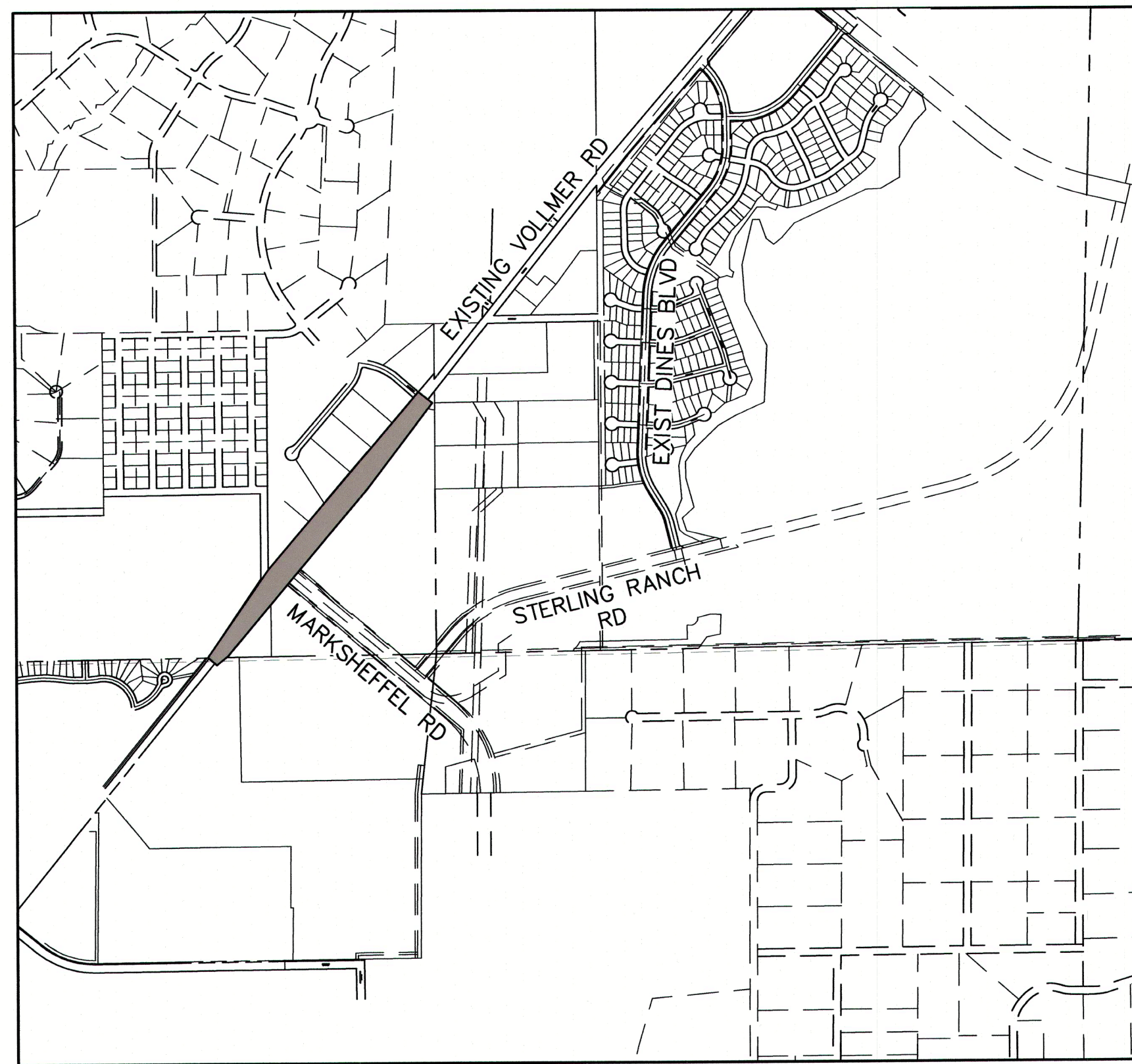
**FIRE DISTRICT:** BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACHOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK (719) 495-4300

**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

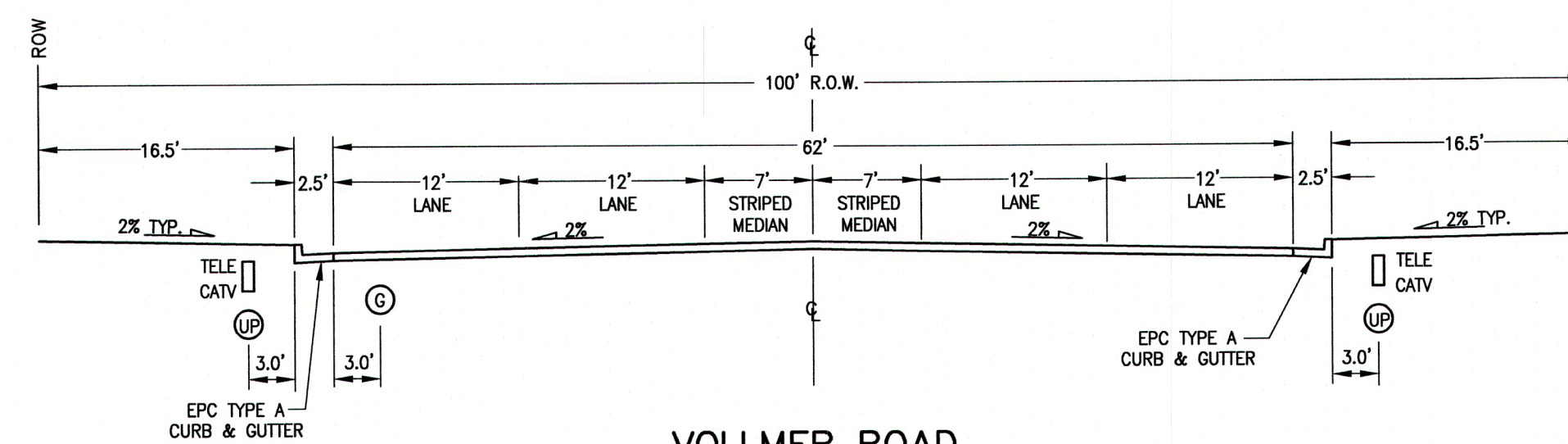
**CITY STORMWATER:** STORMWATER ENTERPRISE  
30 S. NEVADA AVENUE, SUITE 401  
COLORADO SPRINGS, CO 80903  
(719)-385-5918



VICINITY MAP  
SCALE: 1"=1,000'

### SHEET INDEX

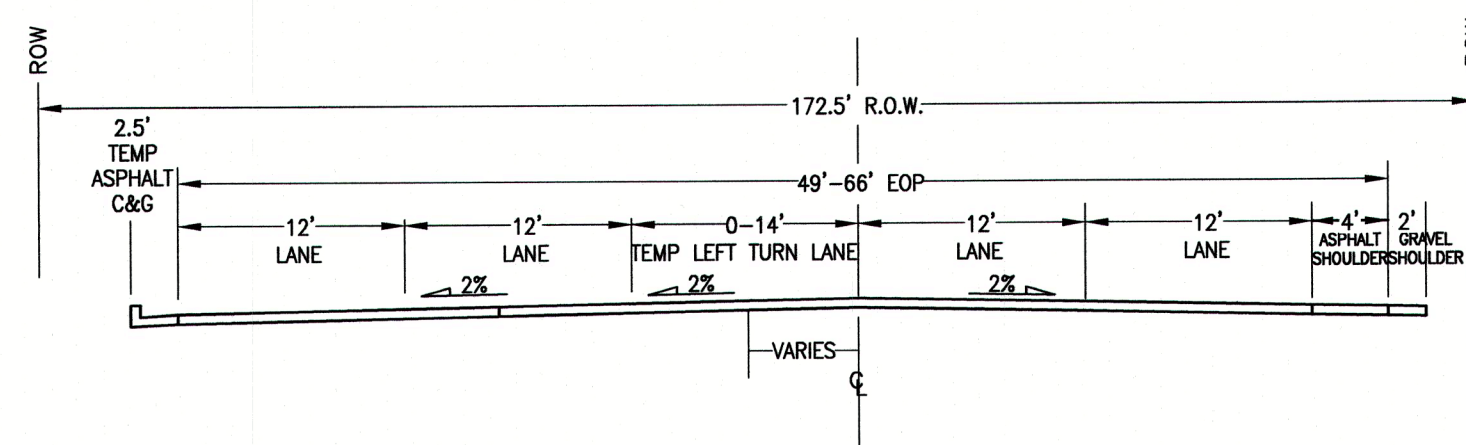
- 1 COVER SHEET
- 2 NOTES AND DETAILS
- 3 PLAN & PROFILE - VOLLMER ROAD (SOUTH) STA 10+00 TO 23+50
- 4 PLAN & PROFILE - VOLLMER ROAD (SOUTH) STA 23+50 TO 37+00
- 5 MEDIAN DETAILS
- 6-7 SIGNAGE & STRIPING
- 8-10 CROSS SECTIONS
- 11 INTERSECTION DETAIL



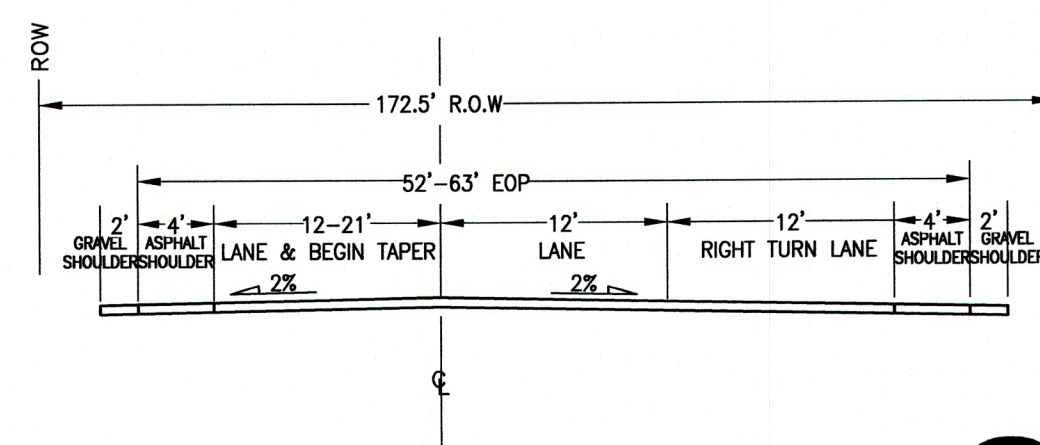
VOLLMER ROAD  
(MODIFIED) URBAN MINOR ARTERIAL CROSS SECTION  
SCALE: NTS  
ULTIMATE STA: 14+00.00 - 34+00.00

### 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 SUBDIVISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82



VOLLMER ROAD  
INTERIM CROSS SECTION  
SCALE: NTS  
INTERIM STA: 29+76.26 - 34+00.93



VOLLMER ROAD  
INTERIM CROSS SECTION  
SCALE: NTS  
INTERIM STA: 34+00.93 - 35+76.70



Know what's below.  
Call before you dig.

### 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* 3/3/22  
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.

APPROVED  
Engineering Department

04052022 10:30 PM  
JENNIFER IRVINE, P.E.

El Paso County  
Engineering Department

JENNIFER IRVINE, P.E.

COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

*Mike A. Bramlett* 3/2/22  
MIKE A. BRAMLETT, P.E.  
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* 3/3/22  
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE EL PASO COUNTY ENGINEER OR DESIGNATED 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 Western Company  
Centennial 303-747-9888 • Colorado Springs 719-589-2883  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

STERLING RANCH -  
VOLLMER ROAD FILING 2  
COVER SHEET

GENERAL CONSTRUCTION NOTES:

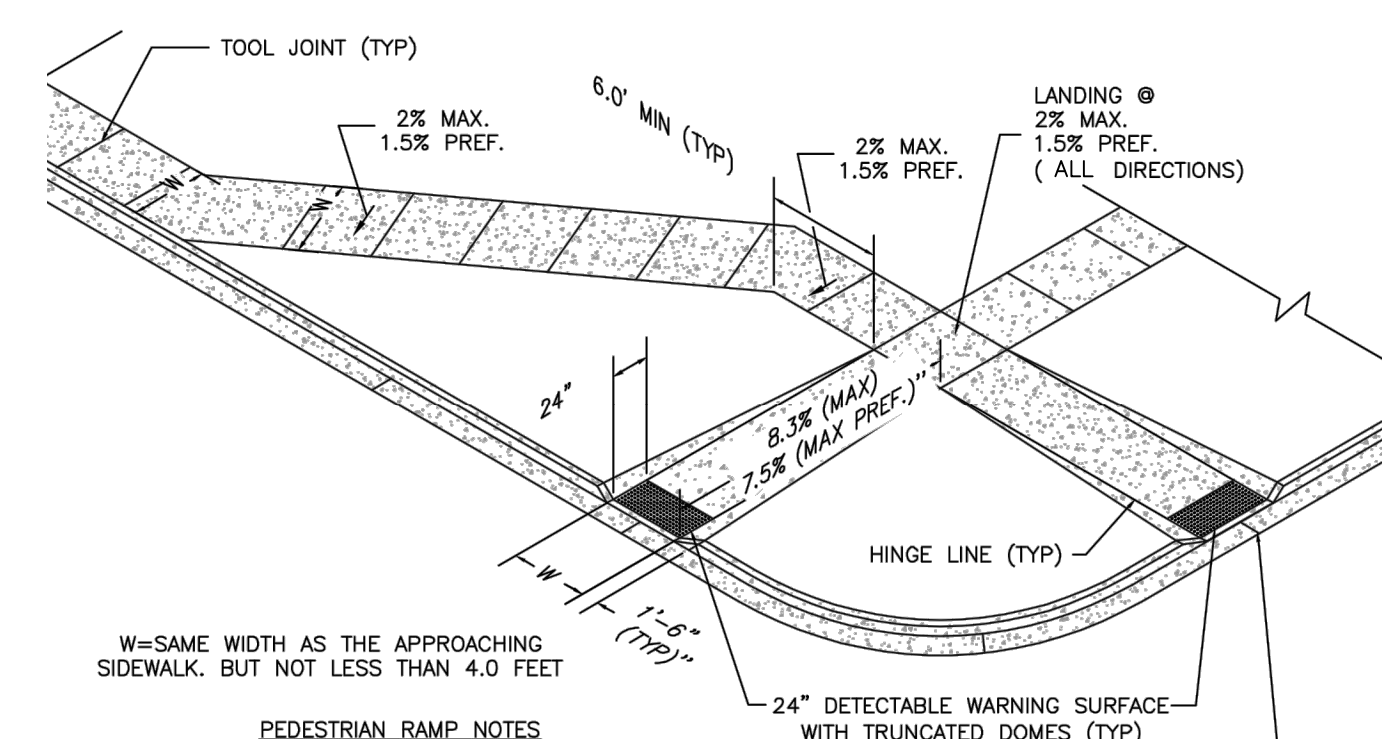
- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES... 2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE... 3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION...

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...

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... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES... 3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS...

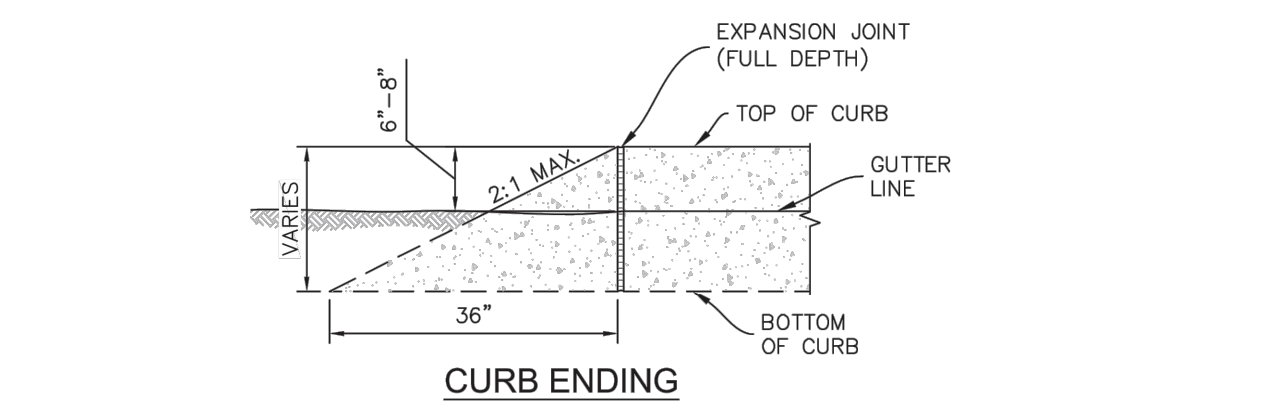


- PEDESTRIAN RAMP NOTES: 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS... 2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT...

GENERAL NOTES:

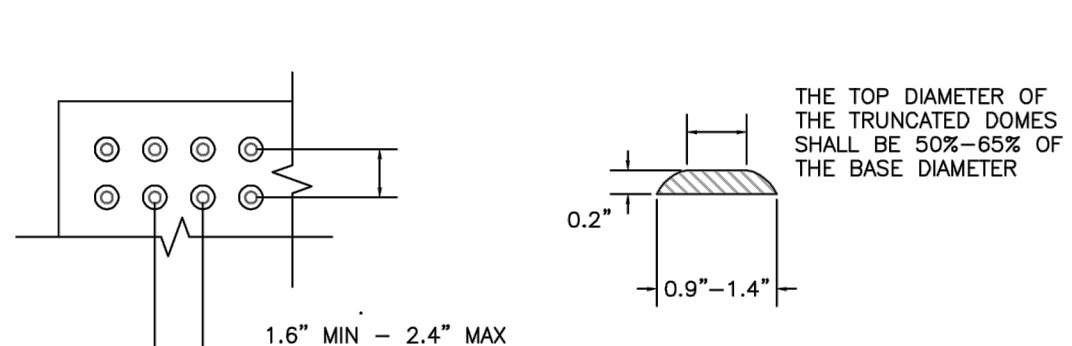
- 1. WHERE THE 1'-4" FLARED SIDING OF A PERPENDICULAR CURB RAMP IS ADJACENT TO A PEDESTRIAN OR WALKWAY SURFACE AREA... 2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS...

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

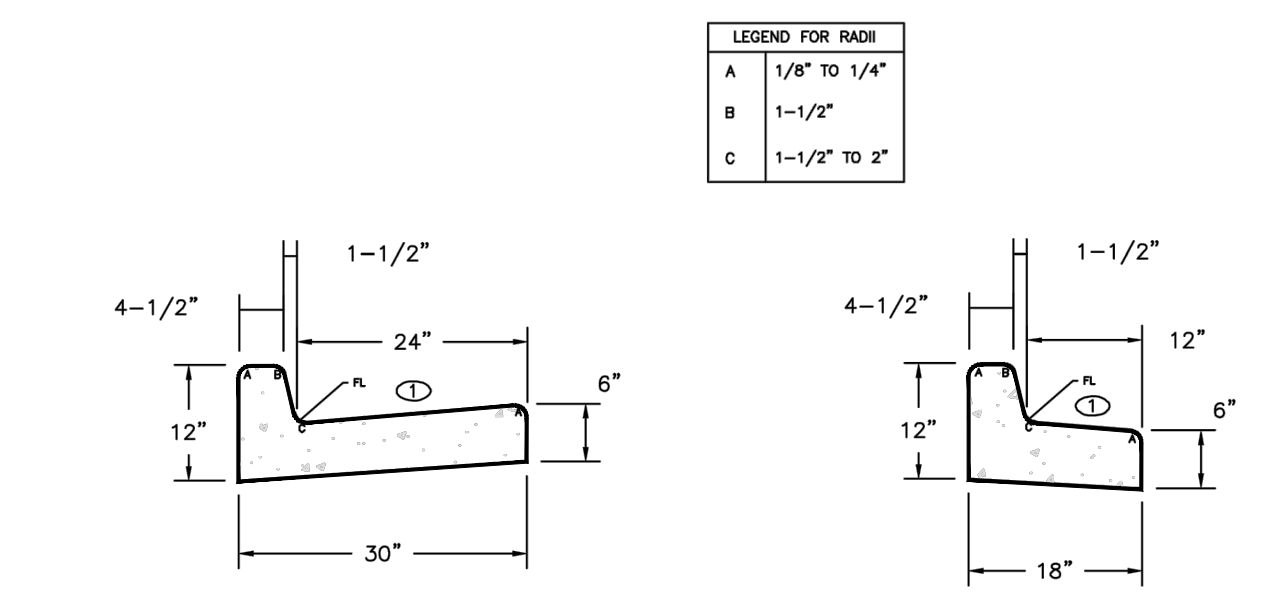


TYPICAL CURB & GUTTER ENDING DETAIL (CS 6B) SCALE: NTS

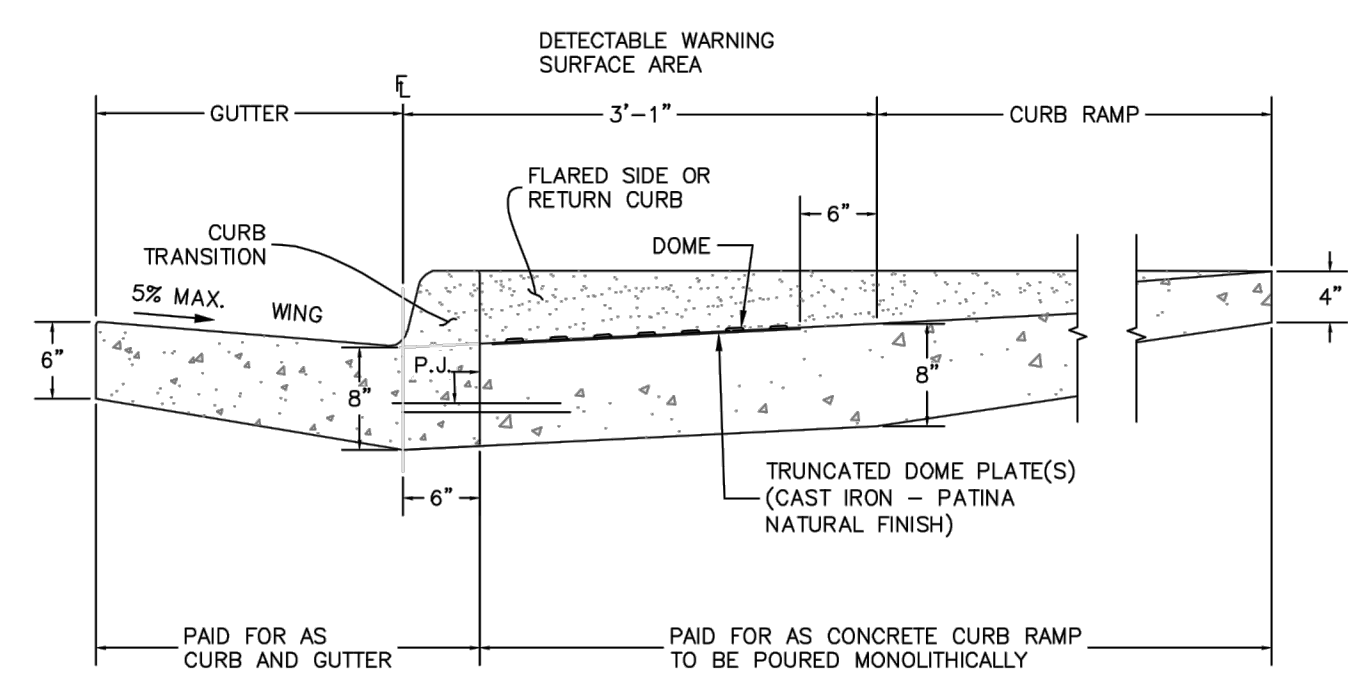
TRUNCATED DOME DETAILS



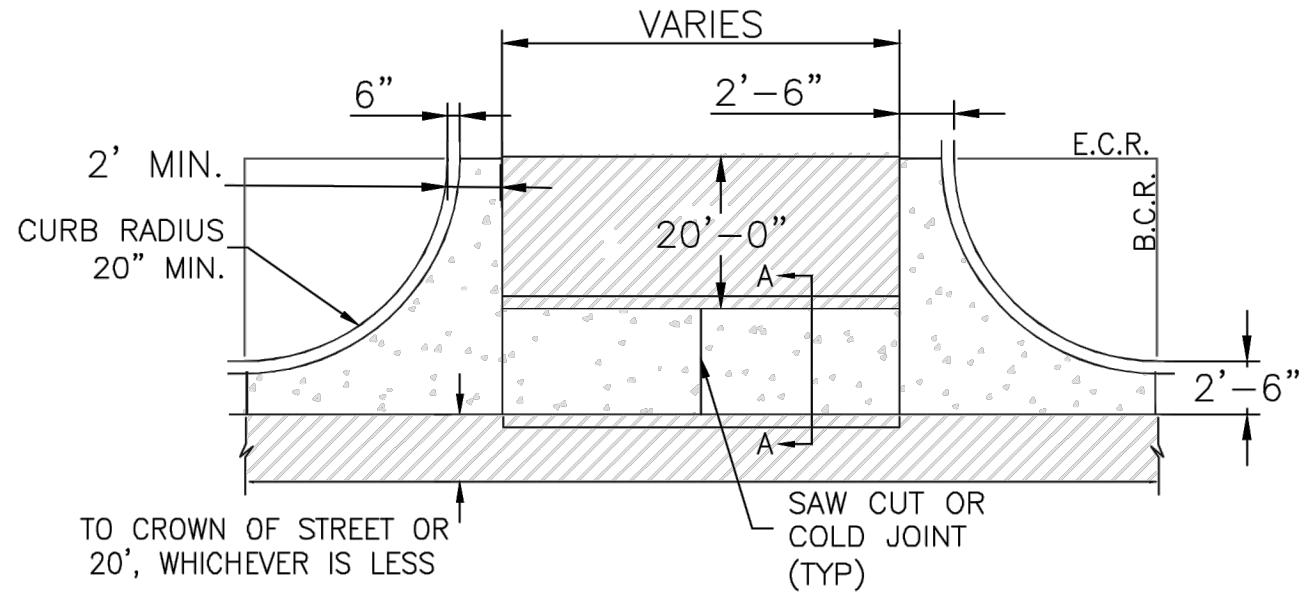
DOME SPACING ELEVATION VIEW



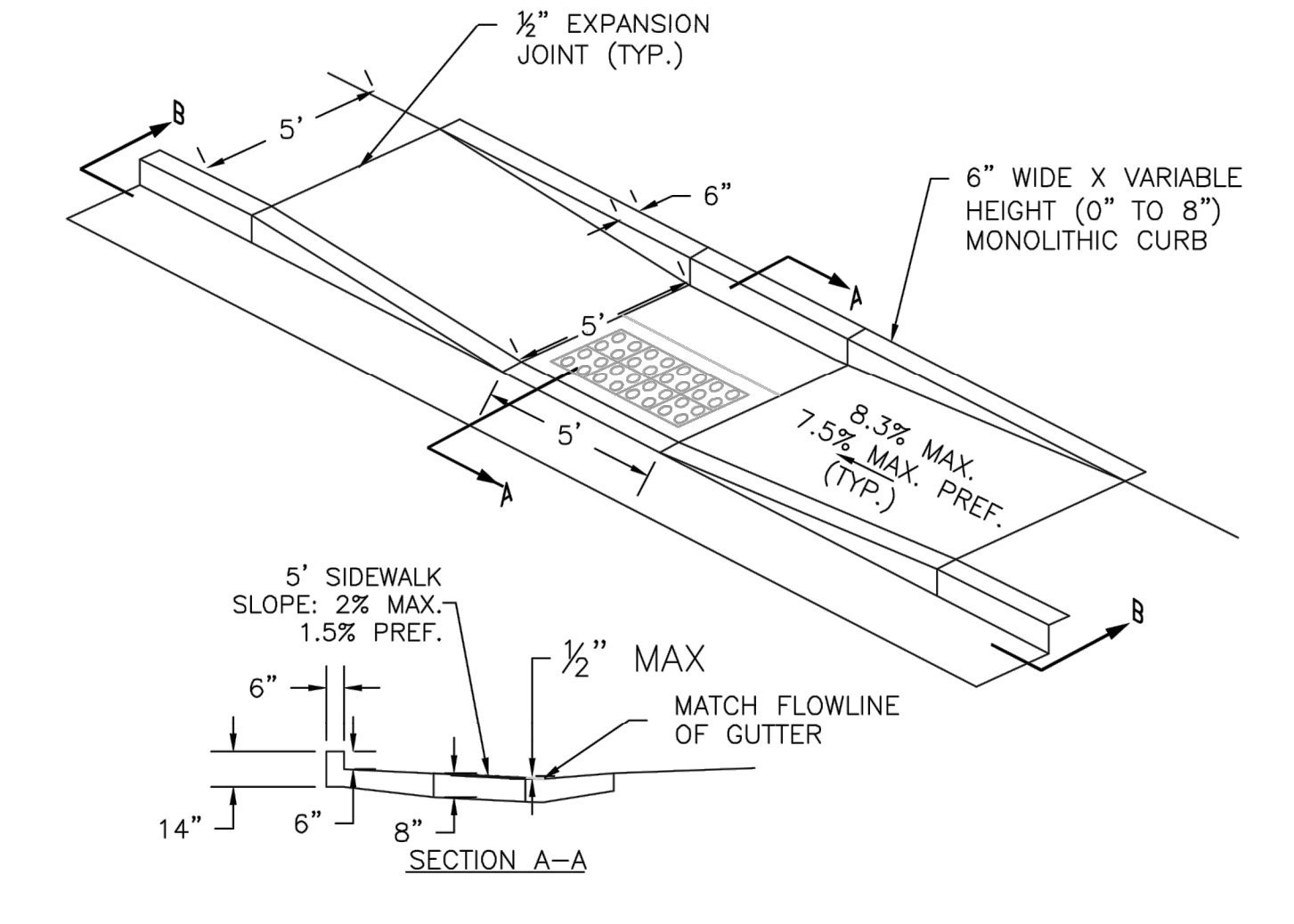
TYPICAL CURB & GUTTER DETAILS DETAIL (SD 2-20) SCALE: NTS



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



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



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50) 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\"/>

ENGINEER'S STATEMENT

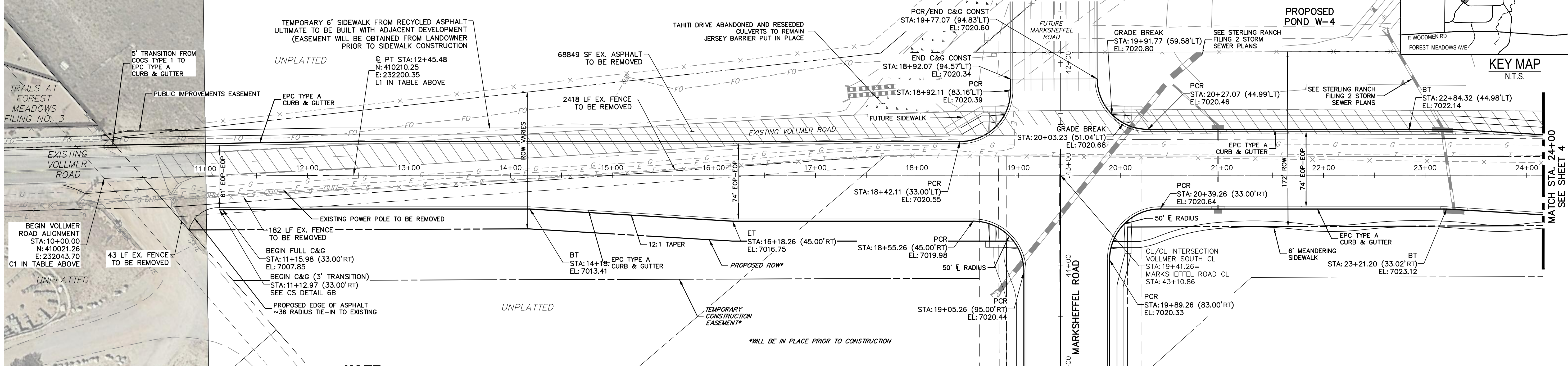
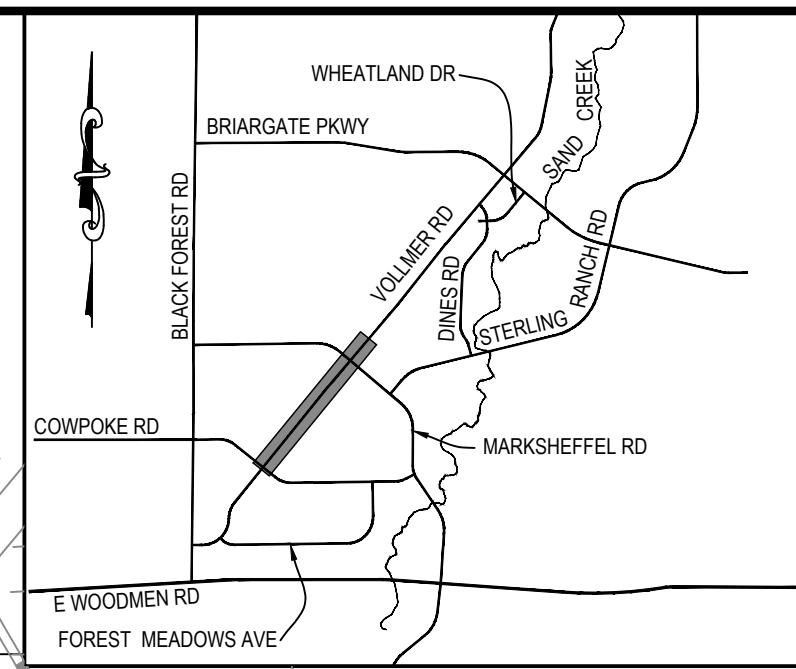
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT. Mike A. Bramlett, P.E. COLORADO P.E. 32314 3/7/22

Vertical sidebar containing project location: STERLING RANCH - VOLLMER ROAD FILING 2, notes, and design details. Includes table for revision and drawing information.

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	1304.444	N40° 21' 27.79"E	410210.2482	232200.3545				
	End Line	25+49.93			411204.2559	233045.0573				

ASPHALT TO BE REMOVED

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

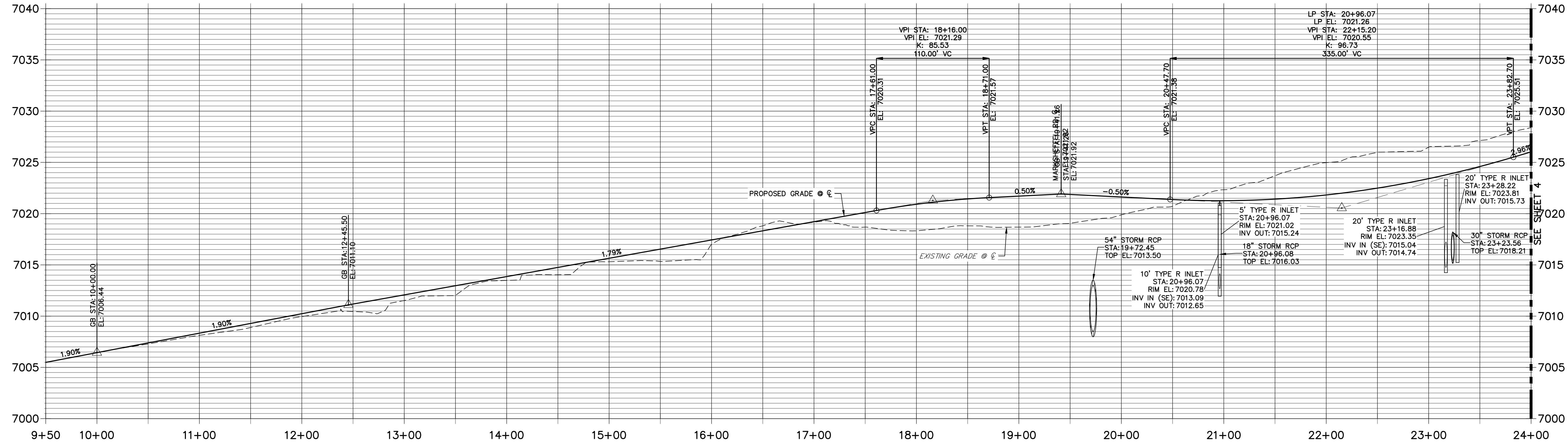


**NOTE**  
OVERHEAD ELECTRIC LINE TO BE PLACED UNDERGROUND AT POLE SOUTH OF PIONEER DRIVE. CONTRACTOR TO COORDINATE WITH MVEA FOR ROUTING.  
CONTRACTOR TO COORDINATE WITH BLACK HILLS AND OTHER EXISTING UTILITIES WITHIN PROJECT LIMITS TO COORDINATE RELOCATION IF NECESSARY

**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, LOCAL ENGINEER  
DATE 3/7/22

EPC 4/5/2022

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

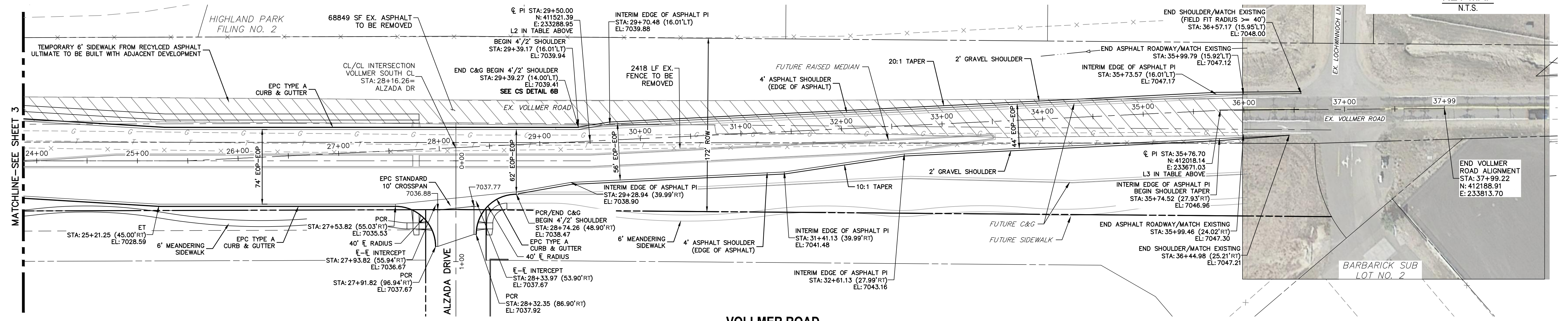
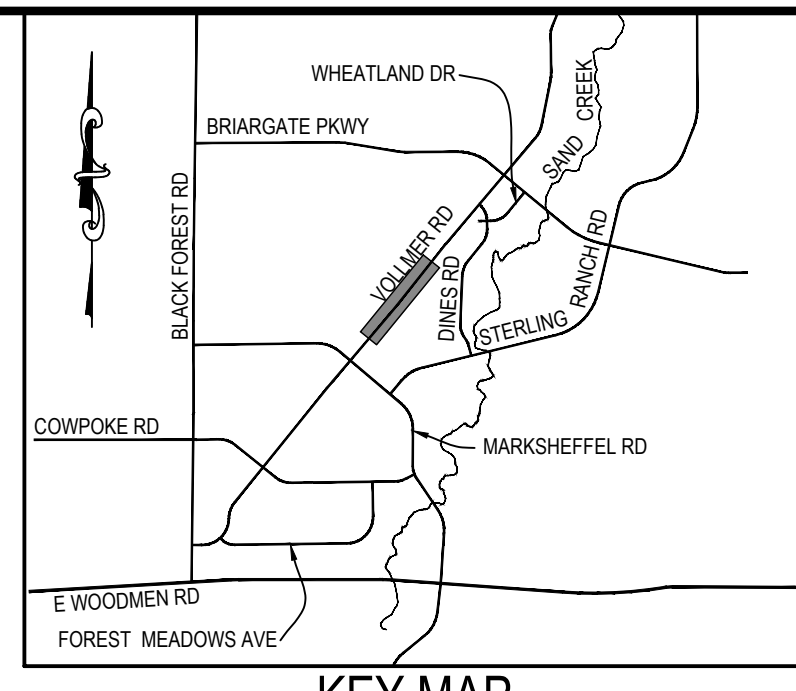
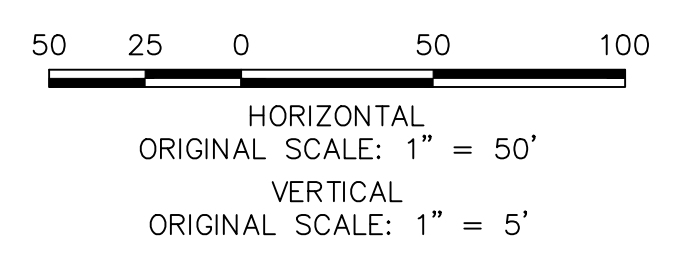
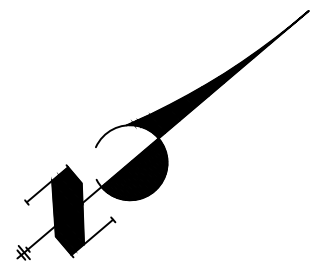
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH -  
VOLLMER ROAD FILING 2  
PLAN & PROFILE  
DESIGNED BY RAB  
DRAWN BY KRW  
CHECKED BY  
SHEET 3 OF 11  
JOB NO. 25188.01

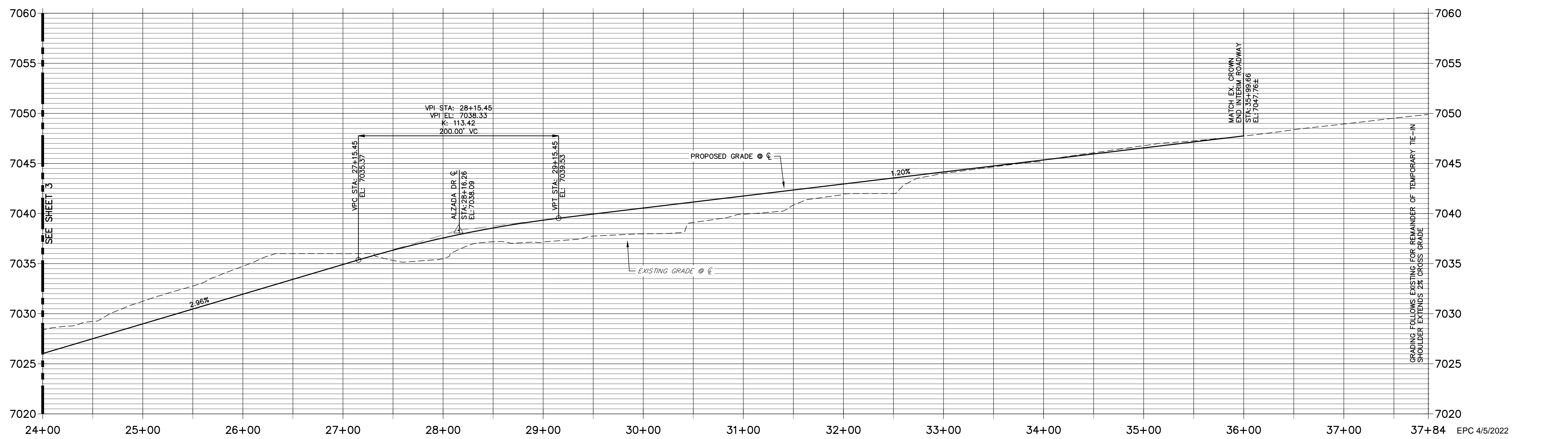
Vollmer South CL										
Point	Design Pt	Station	Distance	Bearing	Northing	Easting	Radius	Delta	Length	Tangent
L2	Begin Line	25+49.93	1025.900	N37° 33' 44.75"E	411204.2559	233045.0573				
	End Line	35+75.83			412017.4765	233670.4724				
L3	Begin Line	35+75.83	223.394	N39° 52' 40.53"E	412017.4765	233670.4724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

ASPHALT TO BE REMOVED



VOLLMER ROAD  
STA 24+00.00 TO STA 38+00.00

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



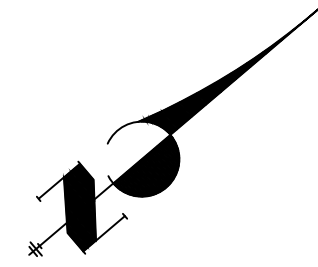
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike A. Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, L.L.C. LOCAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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  
 Centennial 303-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

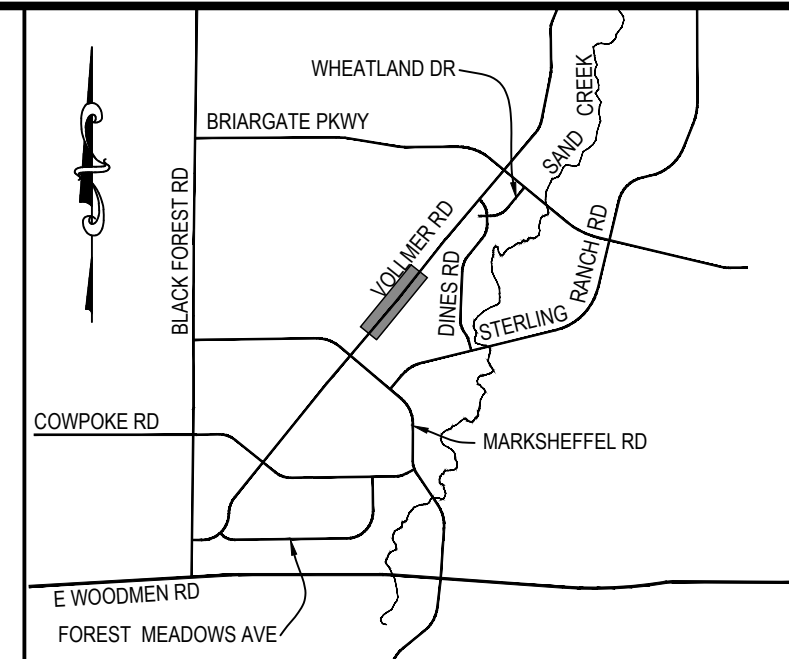
STERLING RANCH -  
 VOLLMER ROAD FILING 2  
 PLAN & PROFILE  
 SHEET 4 OF 11  
 JOB NO. 25188.01



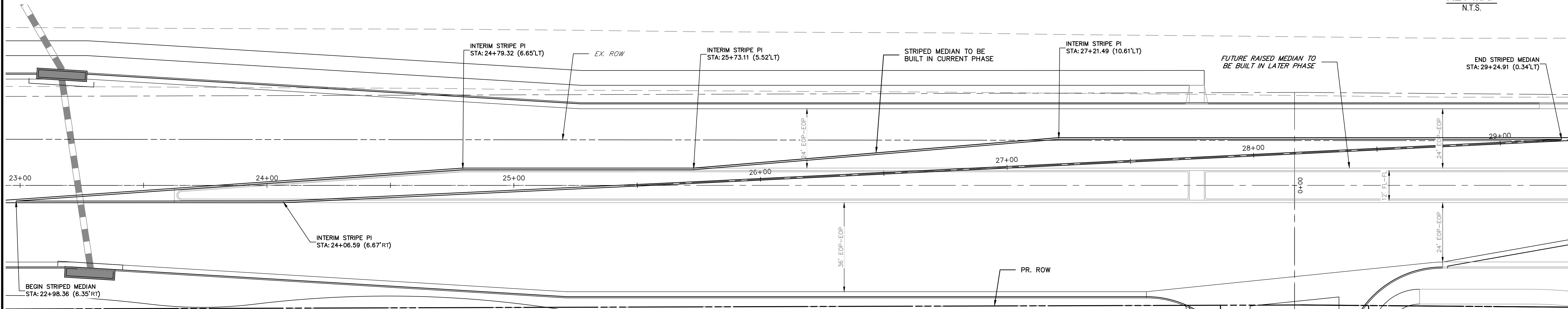
20 10 0 20 40  
ORIGINAL SCALE: 1" = 20'



Know what's below.  
Call before you dig.



KEY MAP  
N.T.S.



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY AS DESIGNATED BY WRITTEN AUTHORIZATION.  
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

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

BY	DATE	No.	REVISION

STERLING RANCH -  
VOLLMER ROAD FILING 2  
MEDIAN DETAILS

SHEET 5 OF 11  
JOB NO. 25188.01

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

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

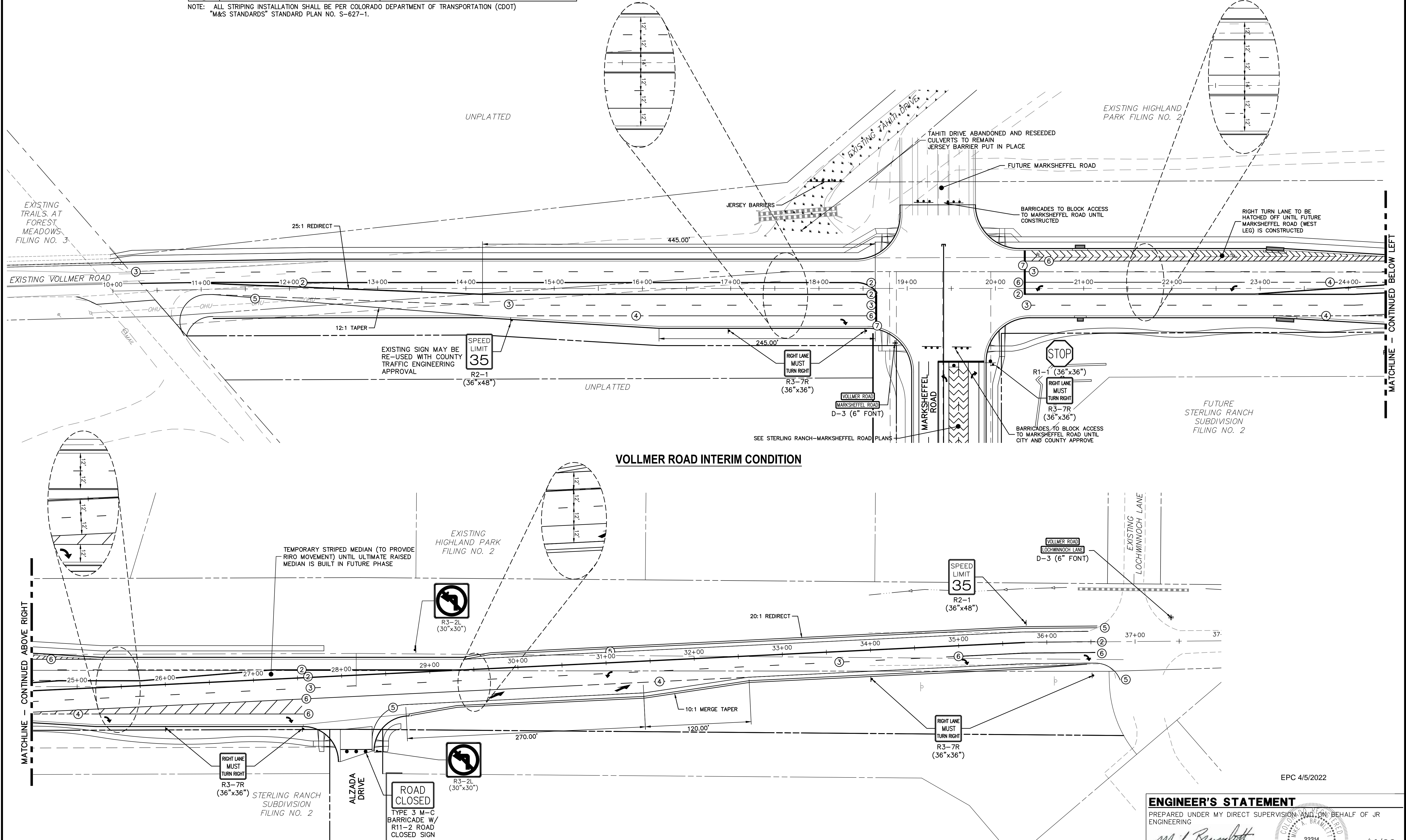
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.

**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).



Know what's below.  
Call before you dig.



**VOLLMER ROAD INTERIM CONDITION**

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, LOCAL ENGINEER  
 DATE 3/7/22

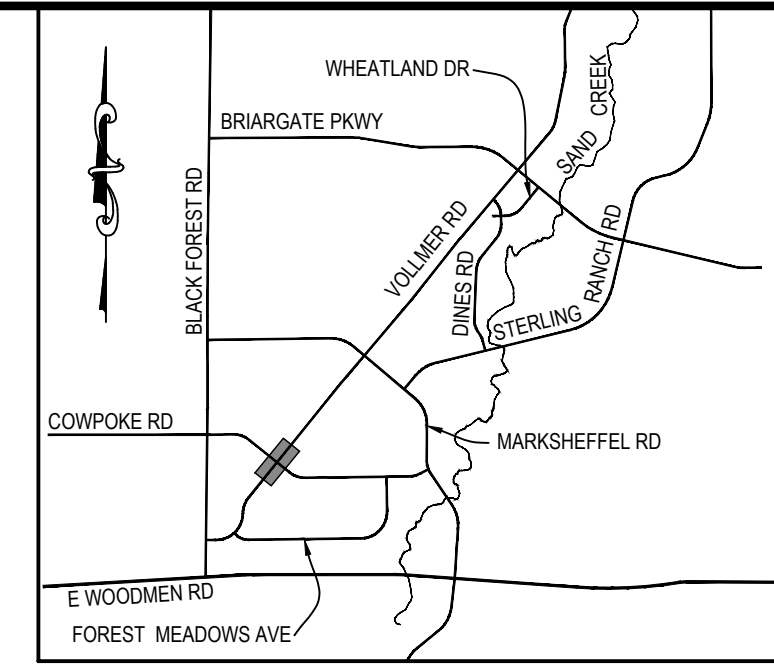
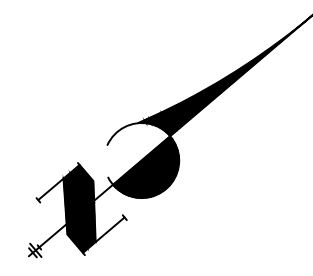
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	<b>J.R. ENGINEERING</b> A Westman Company  Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
<b>STERLING RANCH -          VOLLMER ROAD FILING 2          SIGNAGE &amp; STRIPING</b>	No.	REVISION	
	H-SCALE	1"=50'	
	V-SCALE	N/A	
	DATE	3/7/22	
DESIGNED BY	RAB		
DRAWN BY	KRW		
CHECKED BY			
SHEET	6	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:**

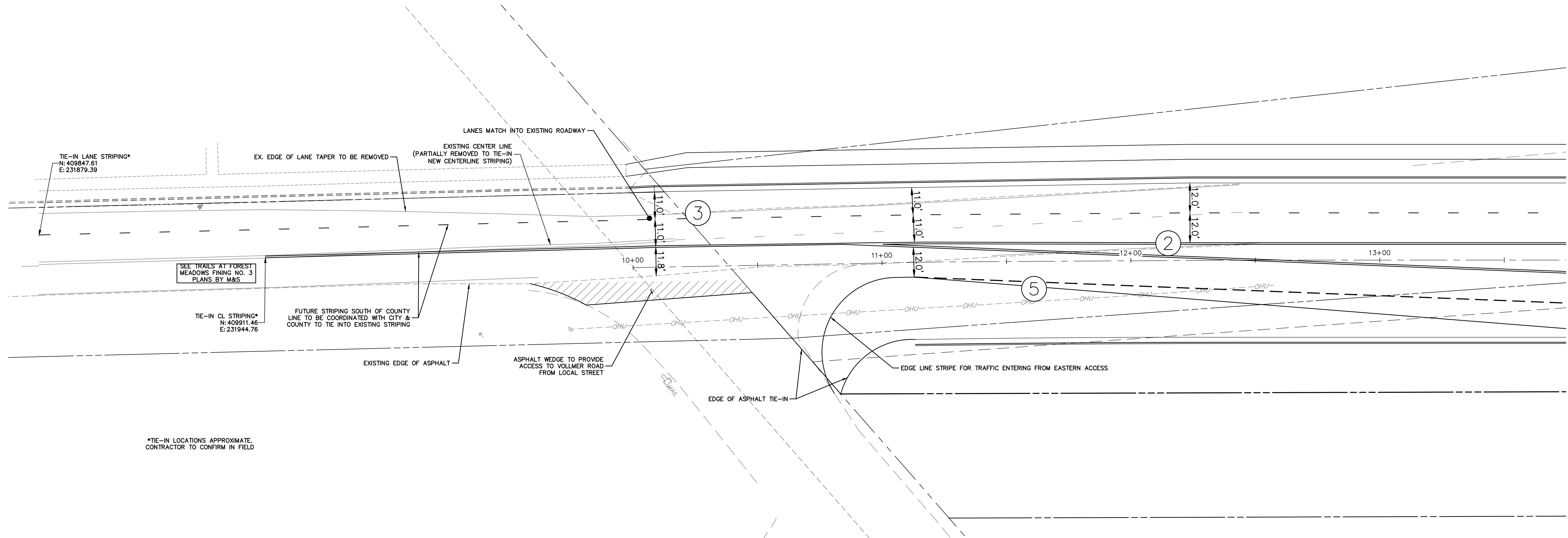
- ALL 4" AND 8" SOLID OR SKIP PAVEMENT MARKINGS ARE TO BE EPOXY.
- SIGNS AND POLES SHALL BE PER CDOT STANDARDS S-614-8, S-1614-2, AND S-614-3, LATEST REVISION.
- ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



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 Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-588-2583  
 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*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 3/7/22

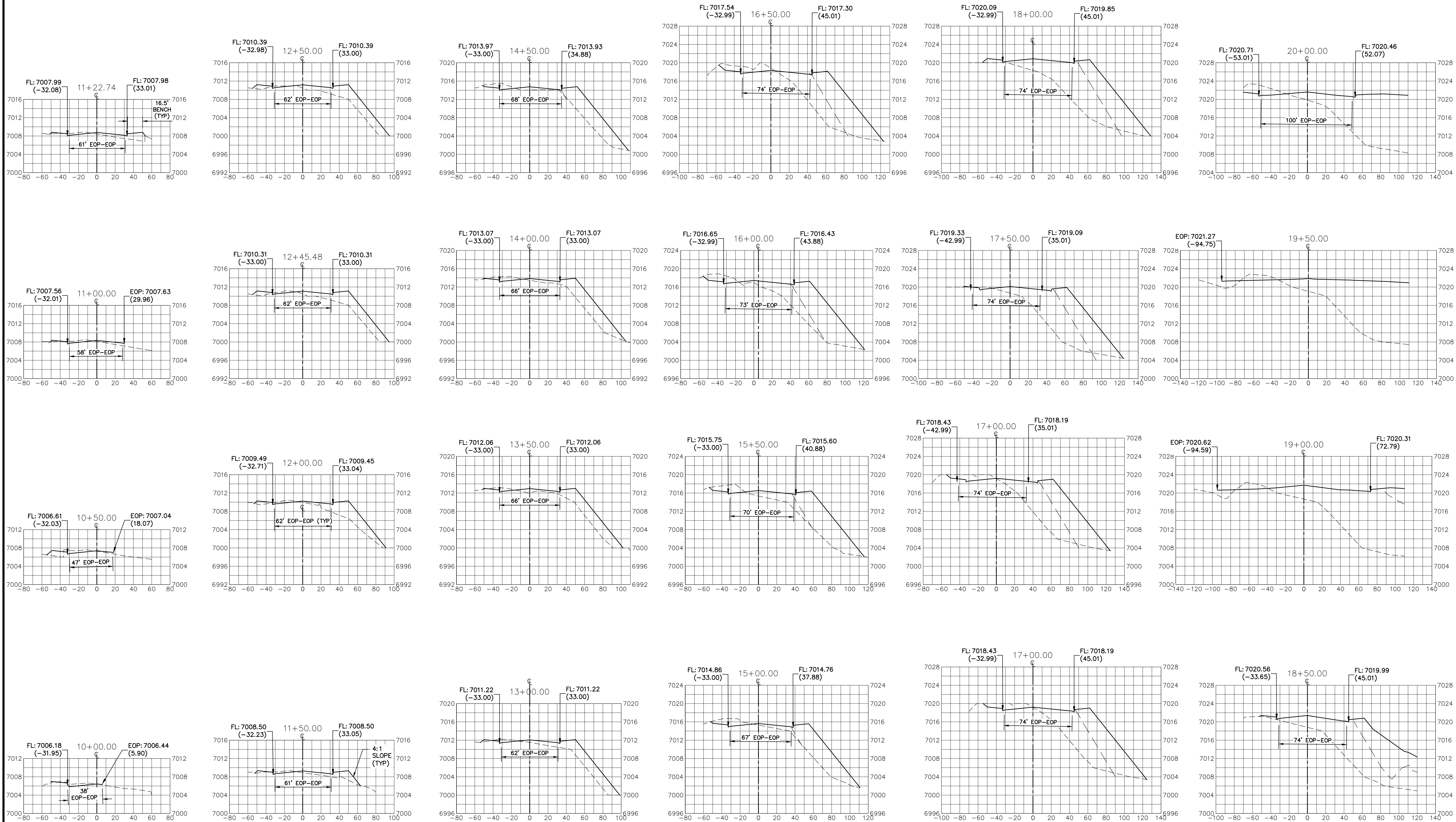
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								N/A	3/7/22
1"=50'	N/A	3/7/22	RAB	KRW					

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



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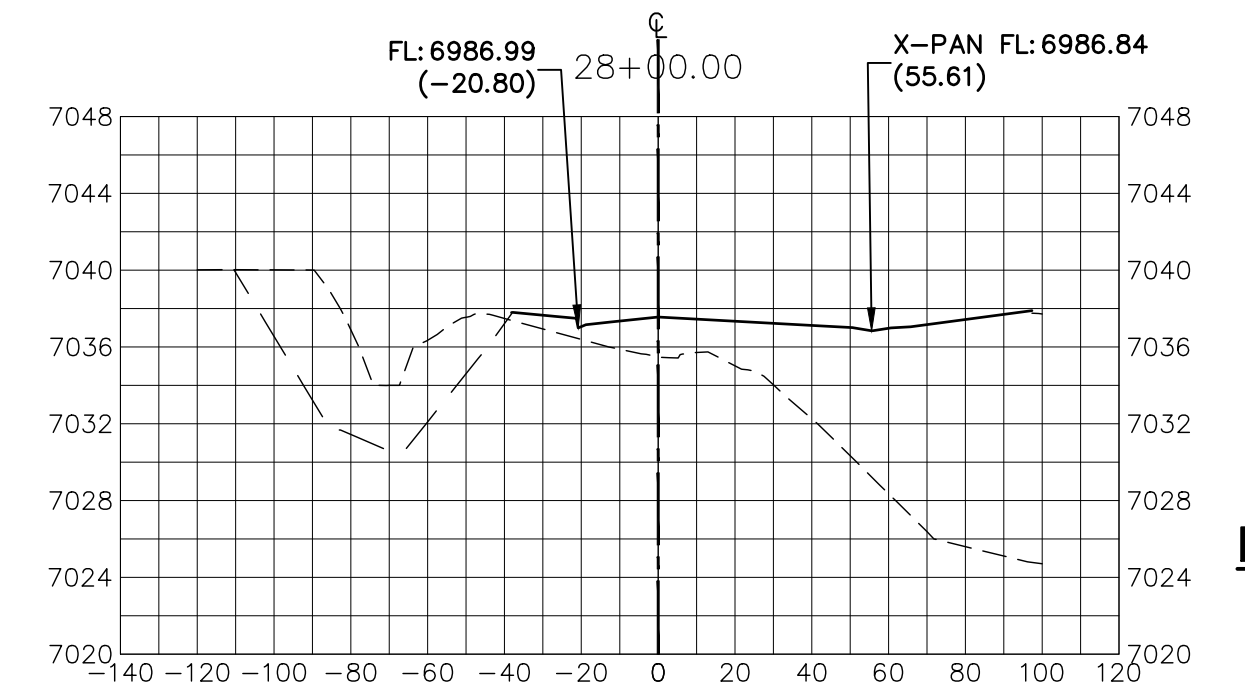
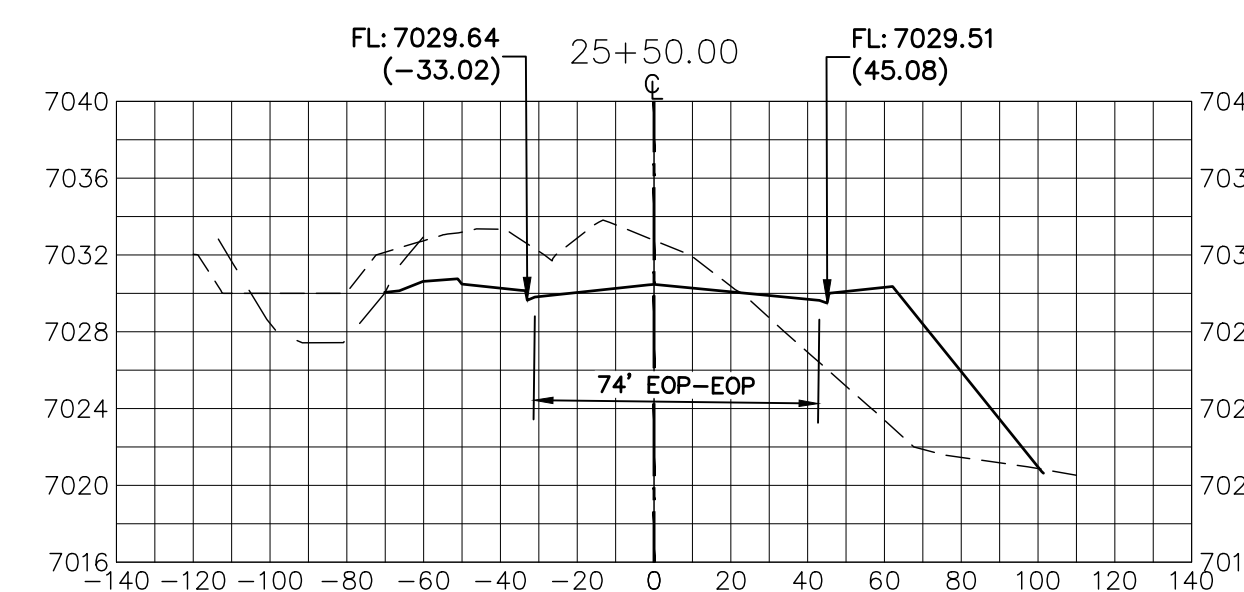
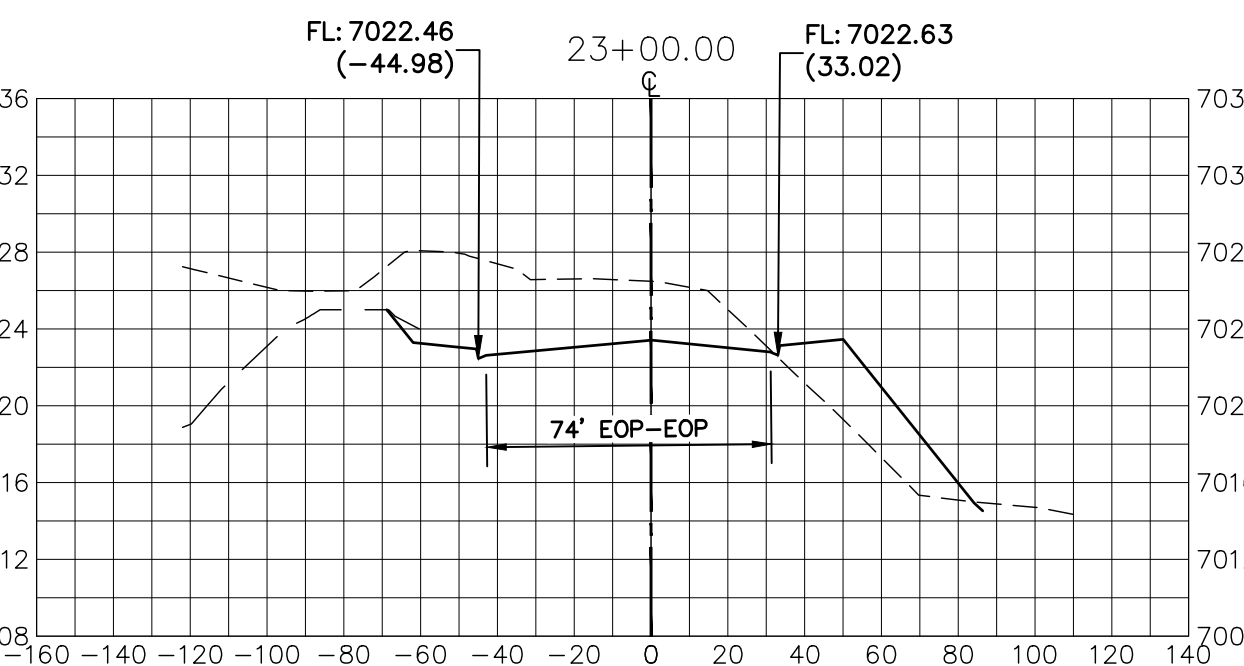
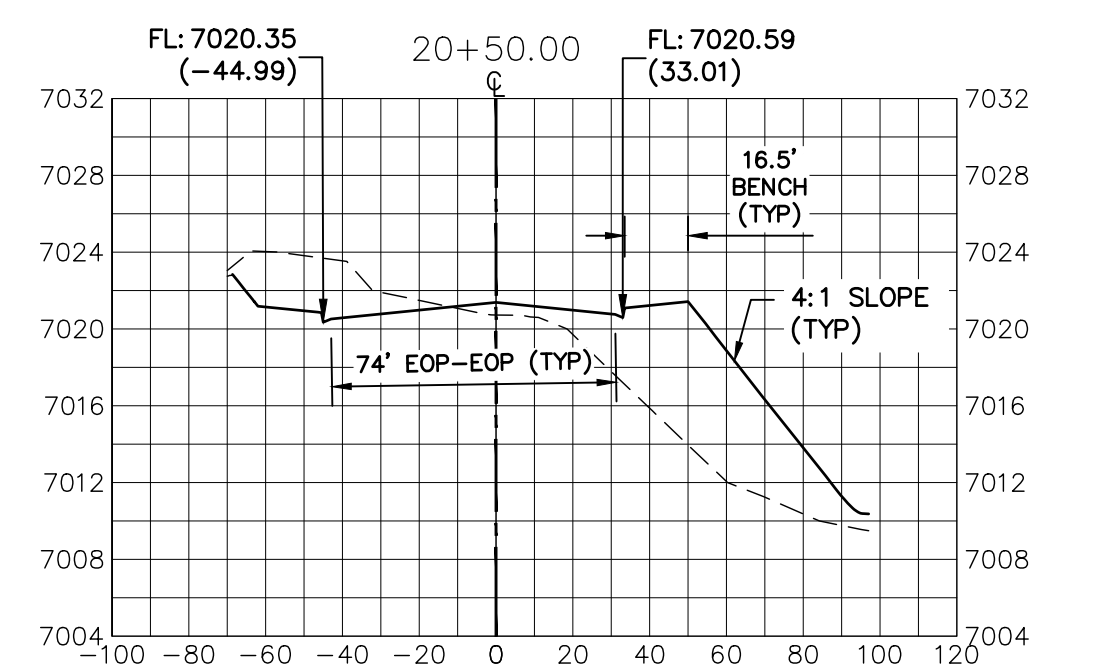
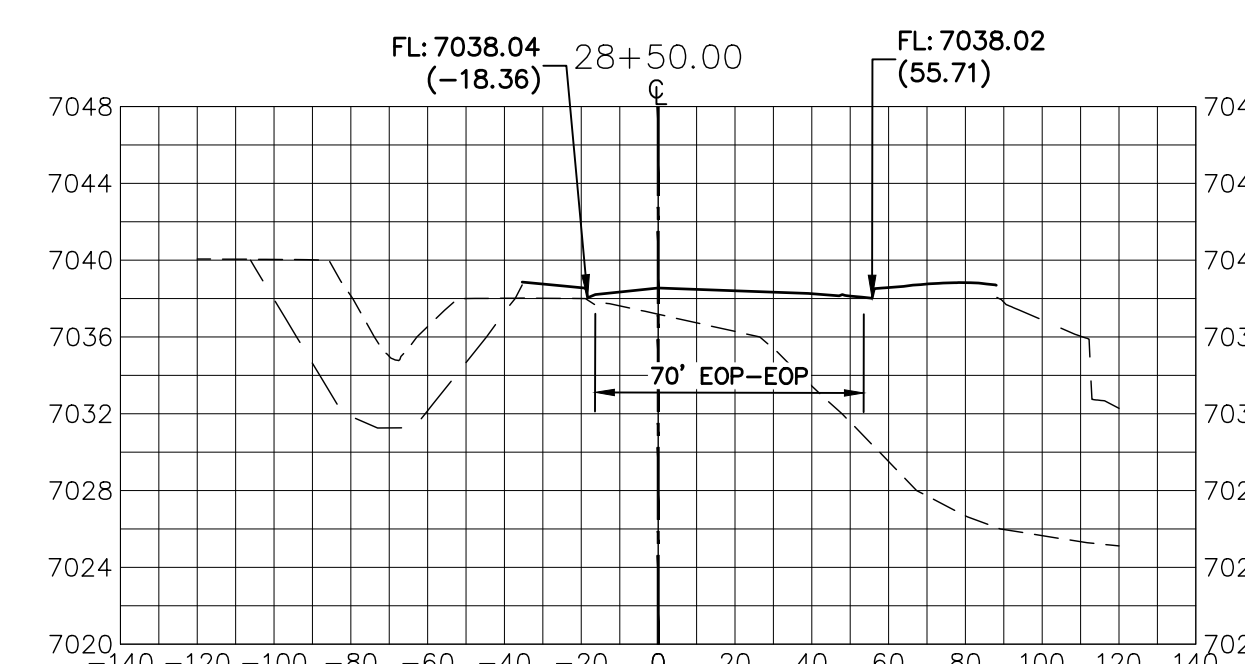
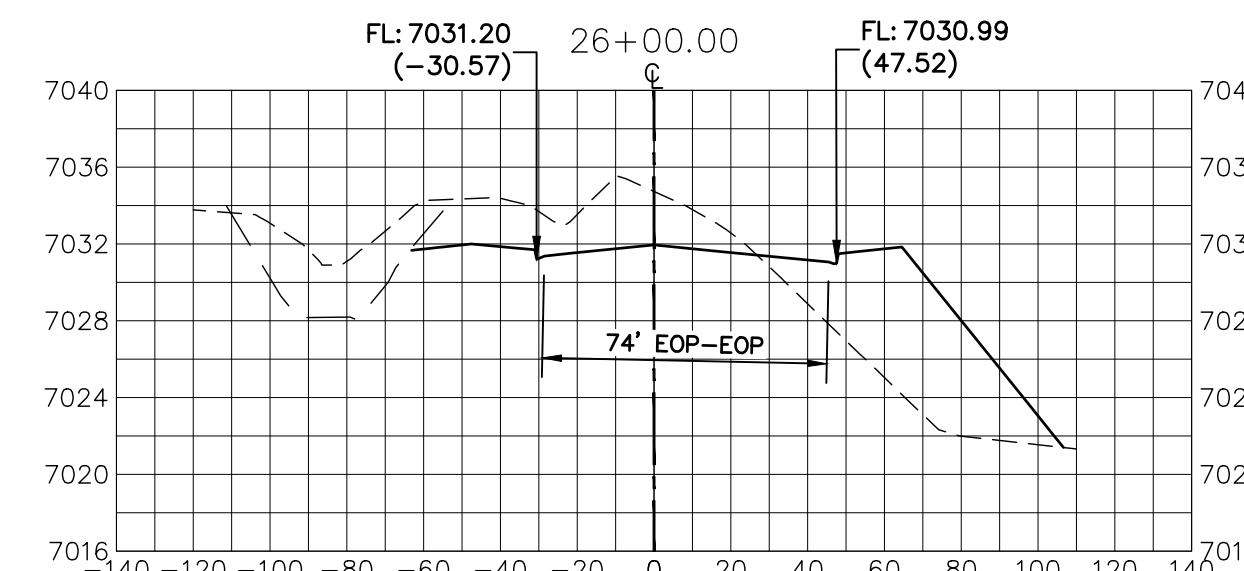
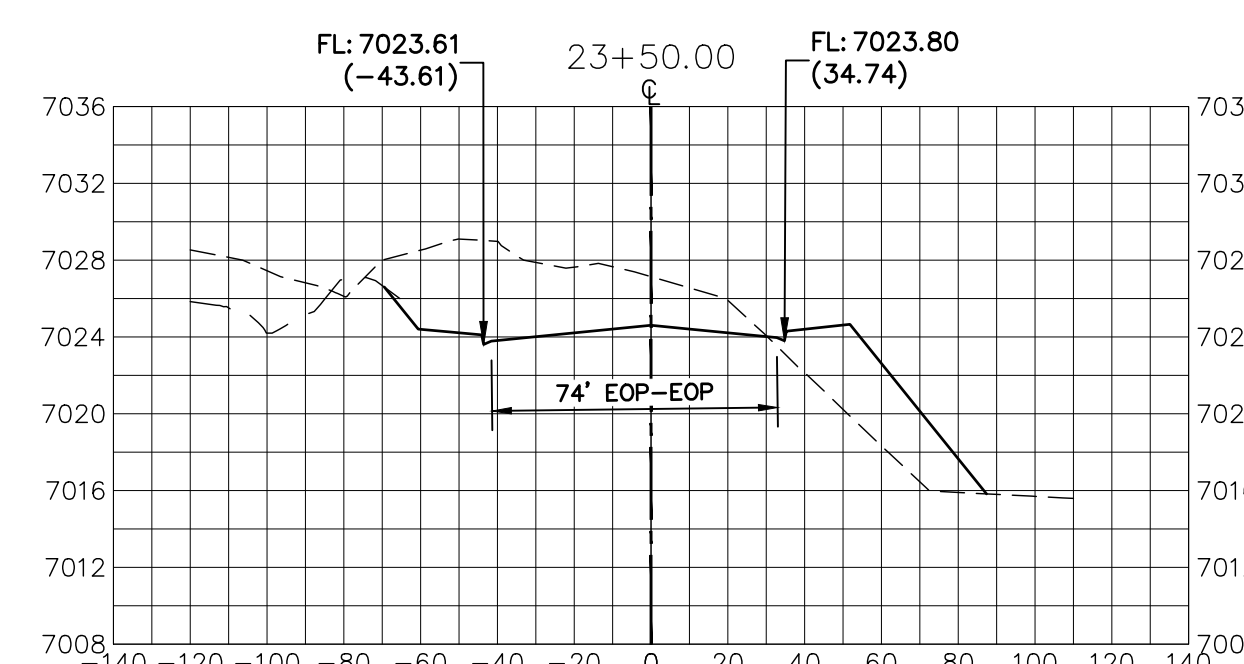
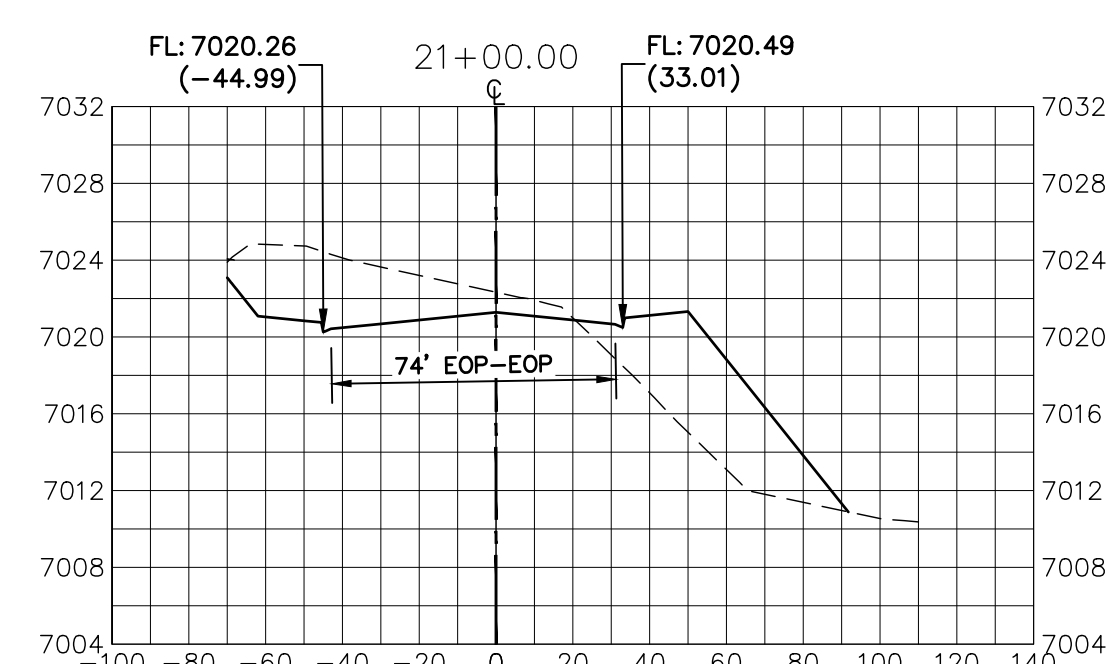
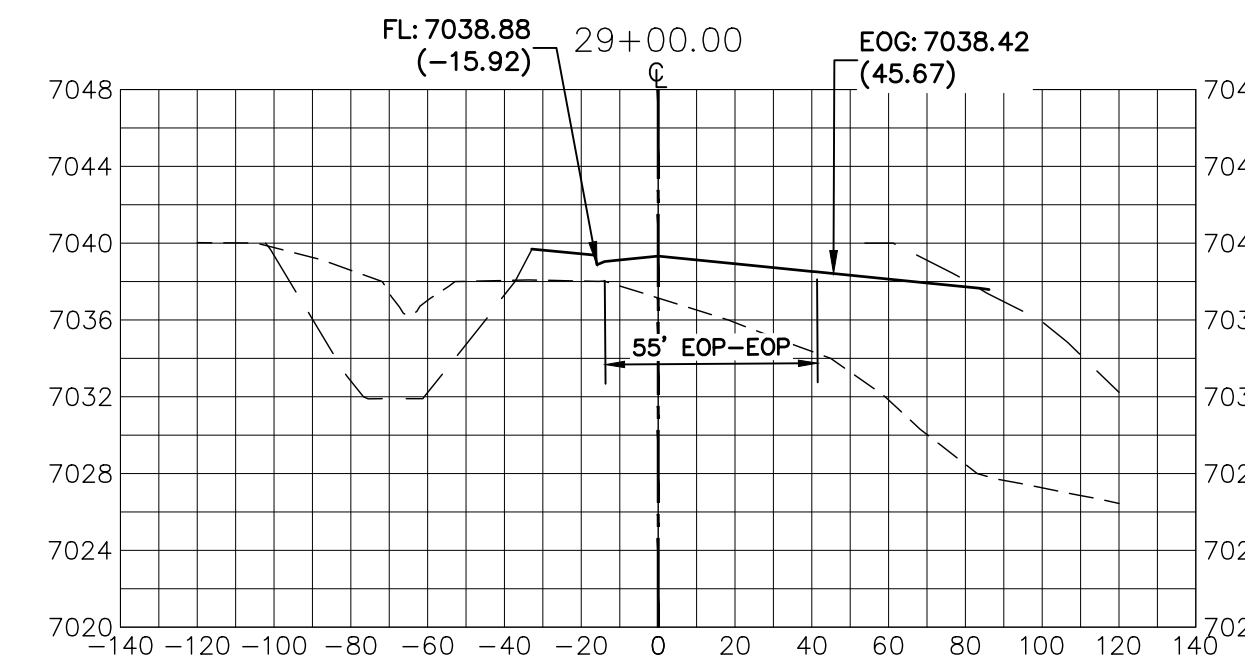
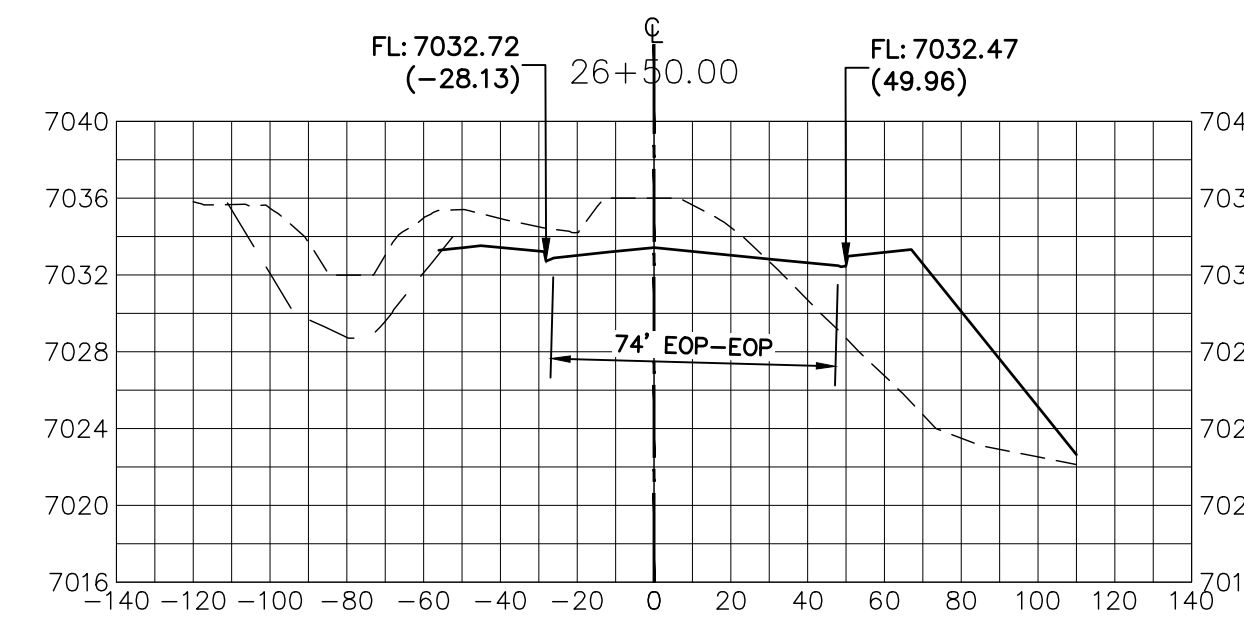
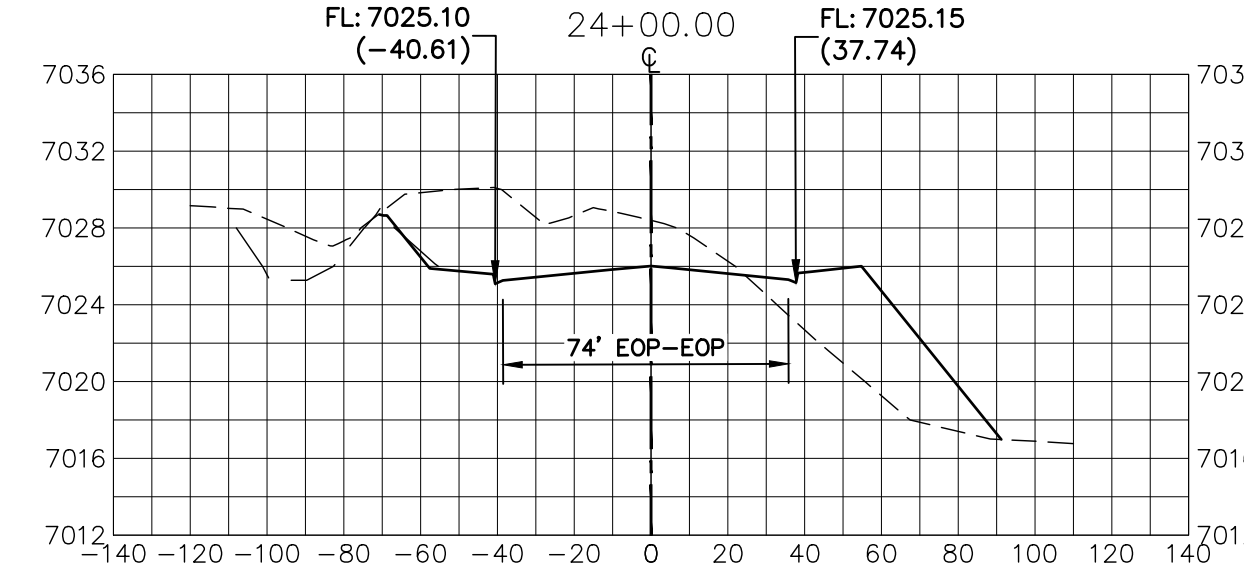
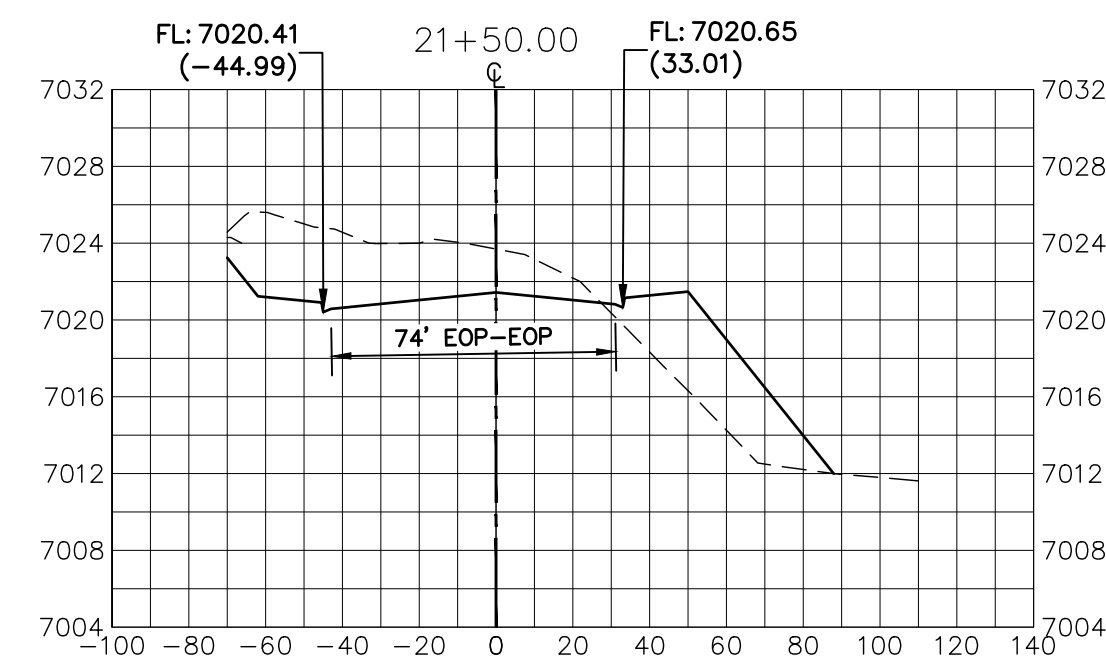
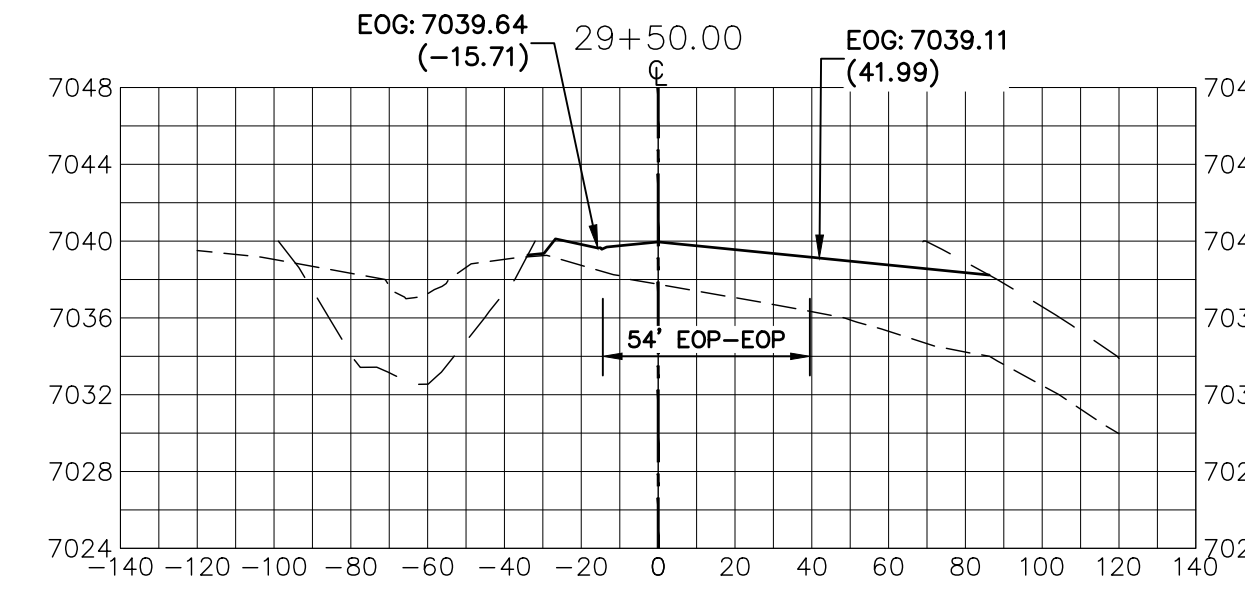
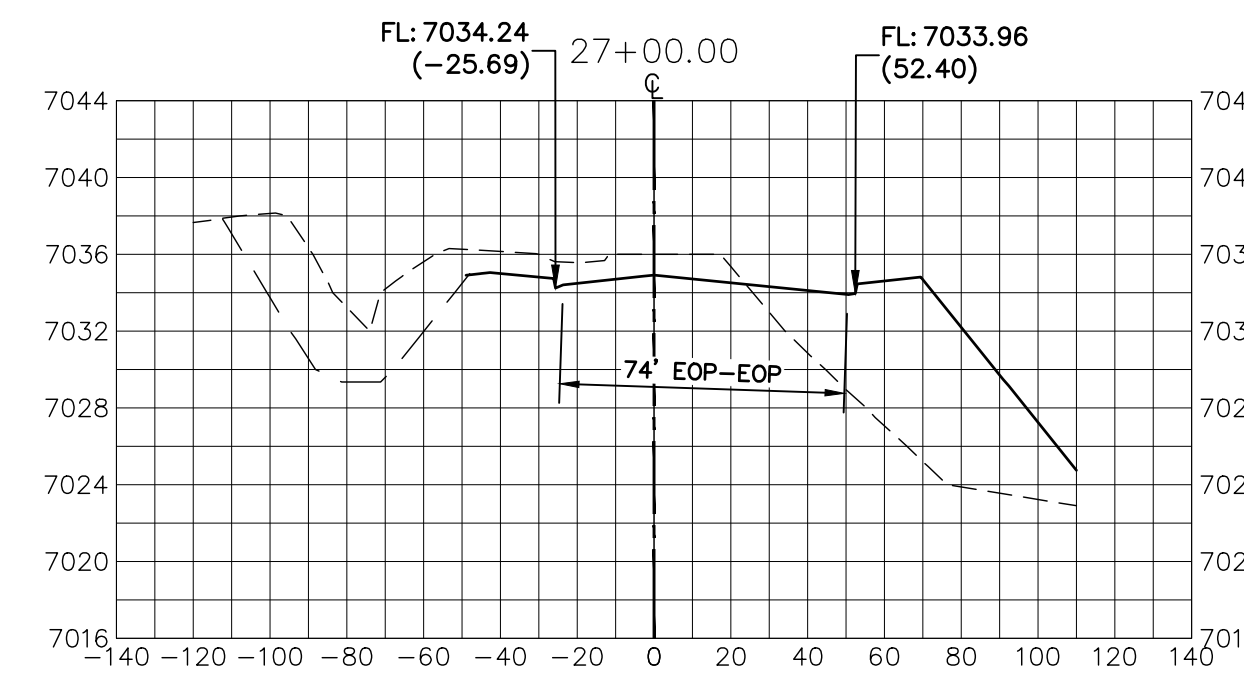
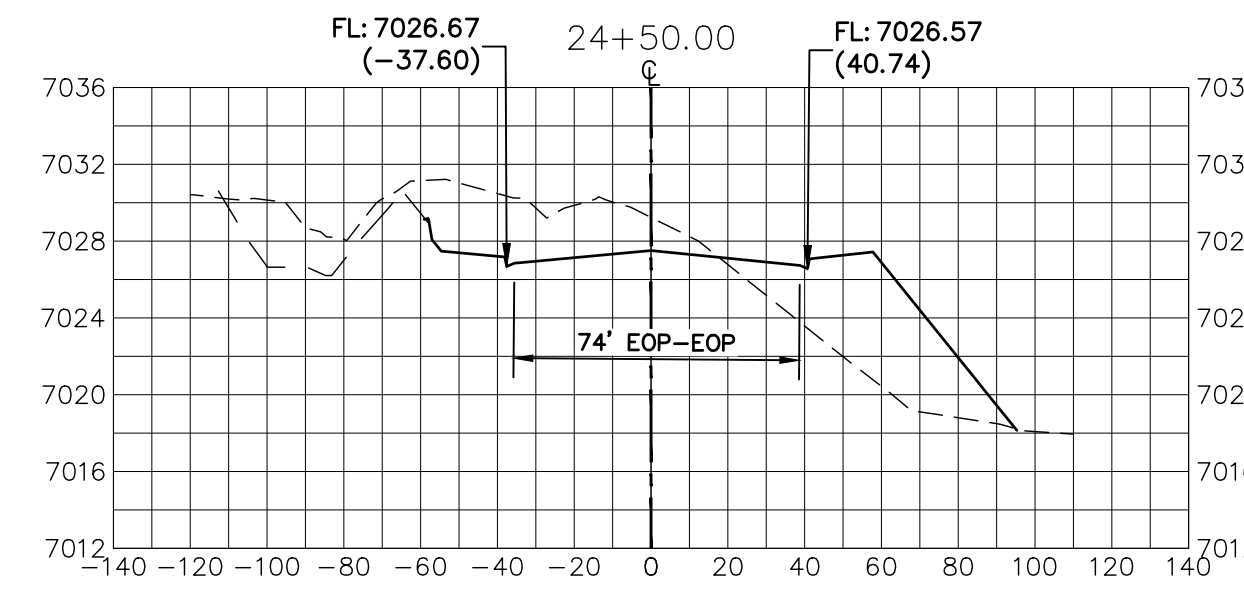
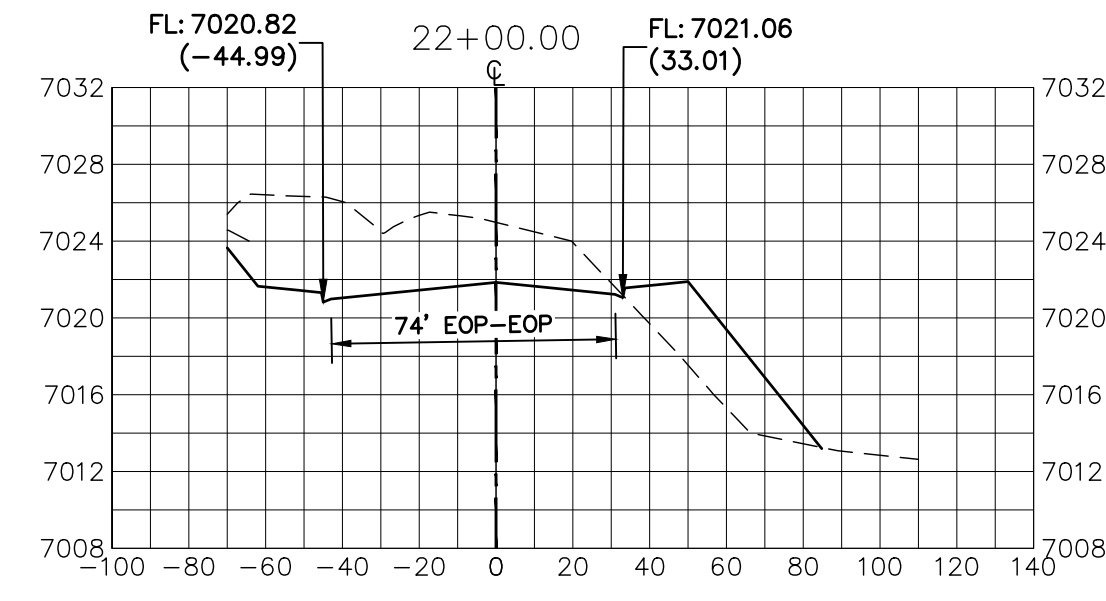
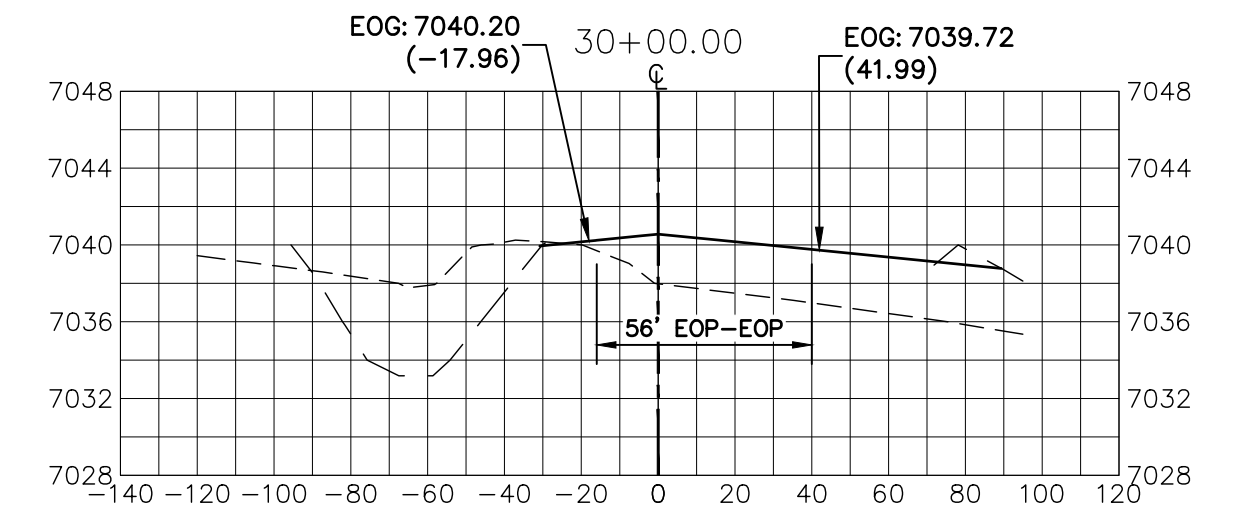
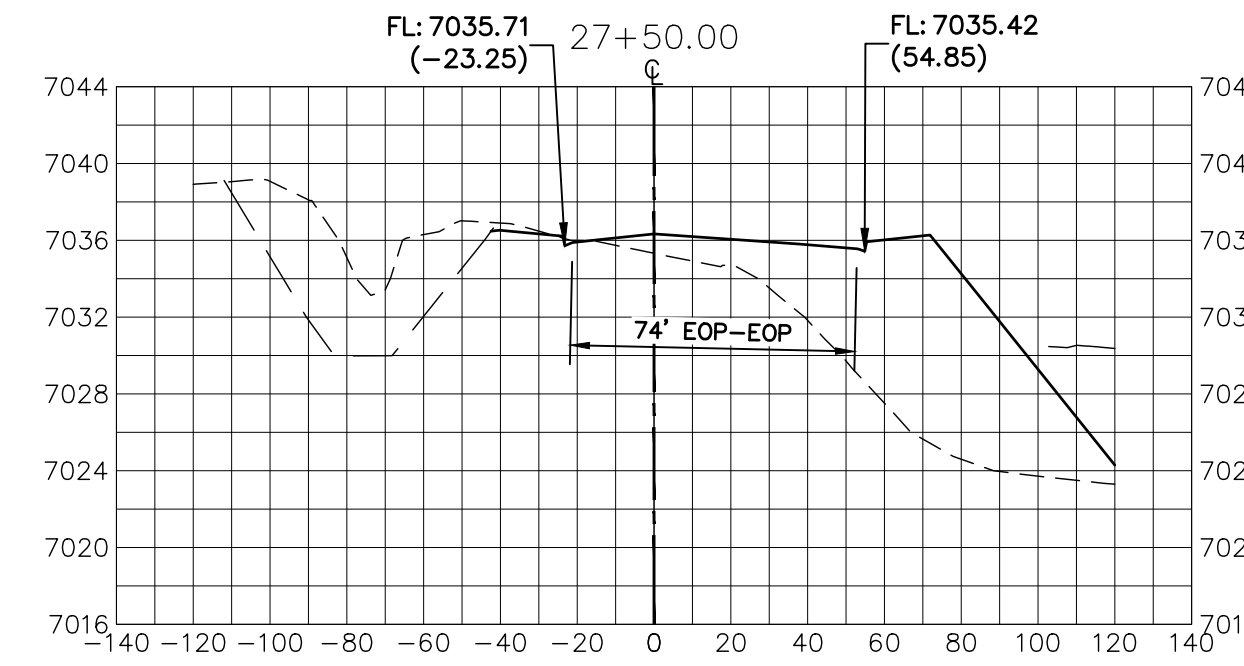
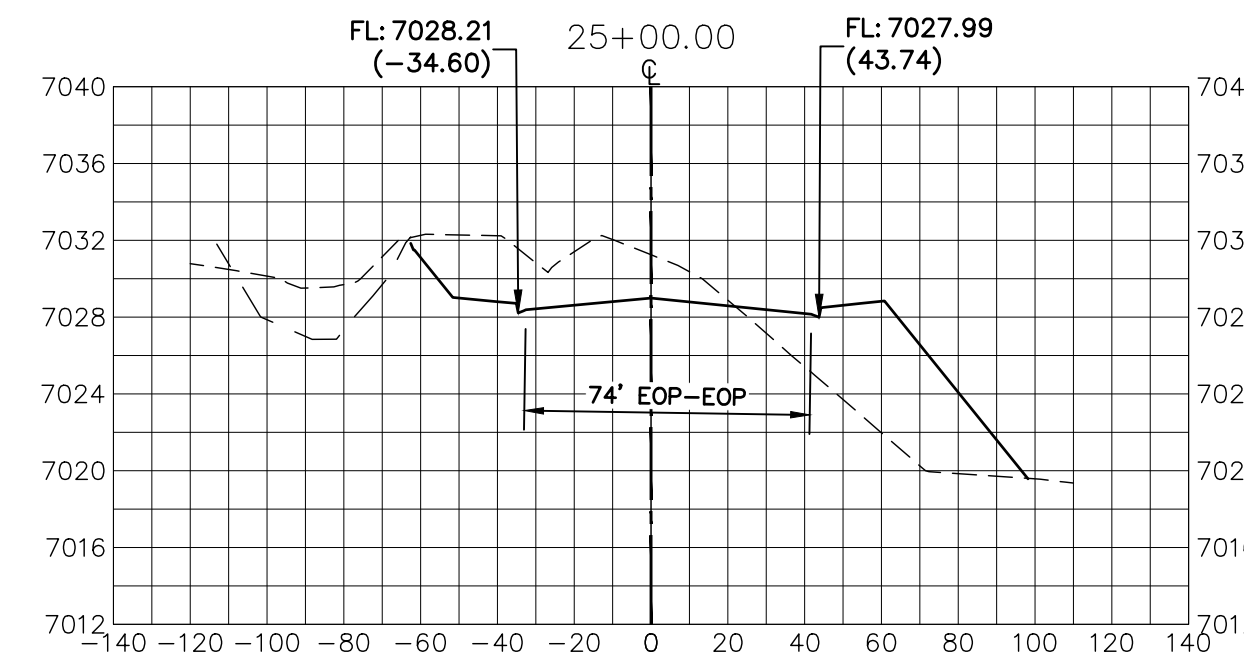
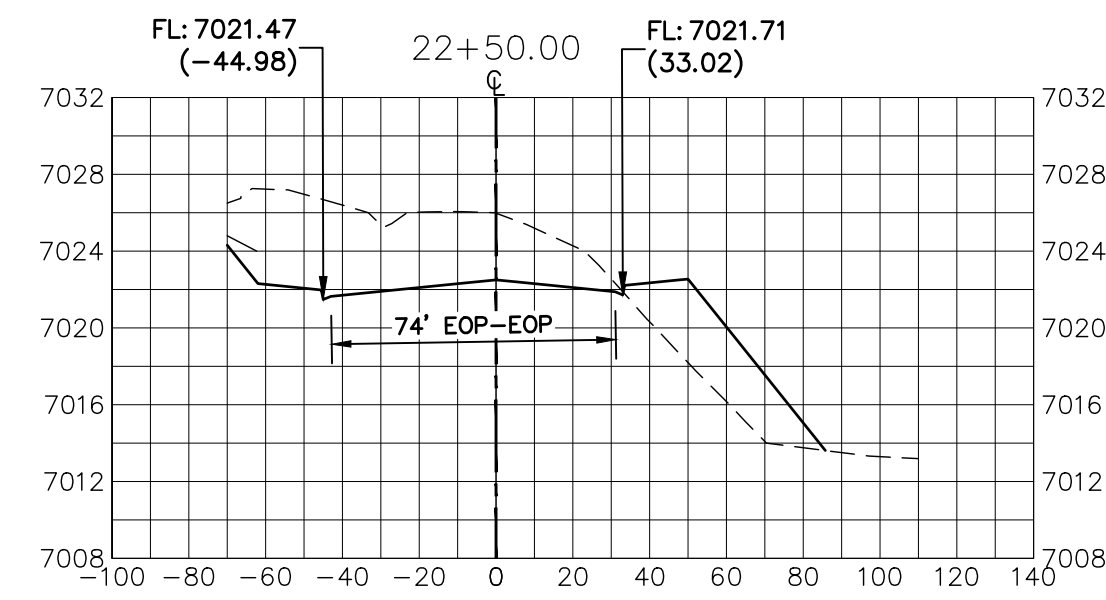
PREPARED FOR  
**SR LAND, LLC**  
 20 BOULDER CRESCENT  
 SUITE 201  
 COLORADO SPRINGS, CO 80903  
 JAMES F. MORLEY  
 (719) 471-1742

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

**STERLING RANCH -  
 VOLLMER ROAD FILING 2  
 CROSS SECTIONS**





EPC 4/5/2022

**LEGEND**

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

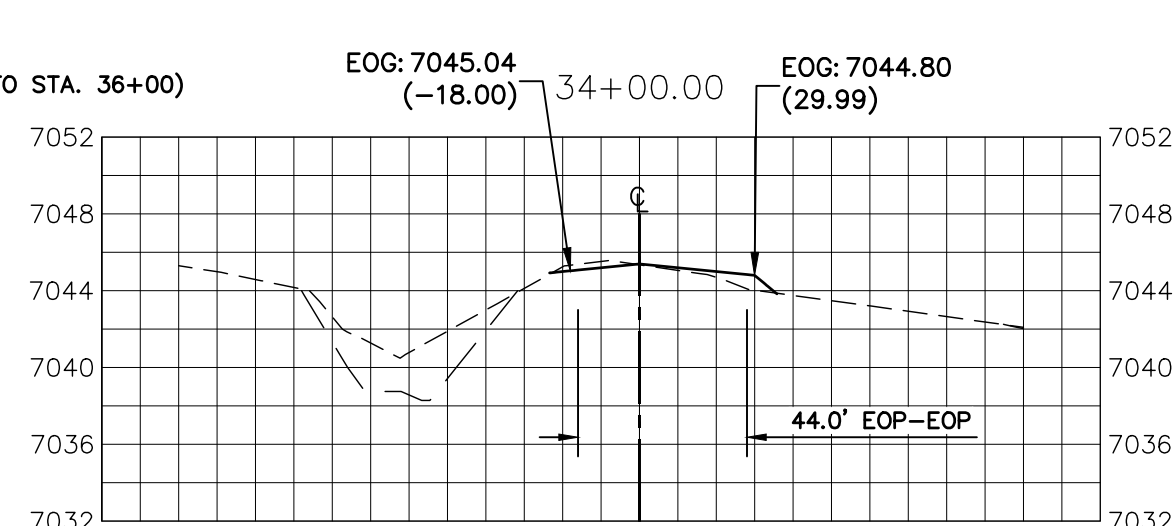
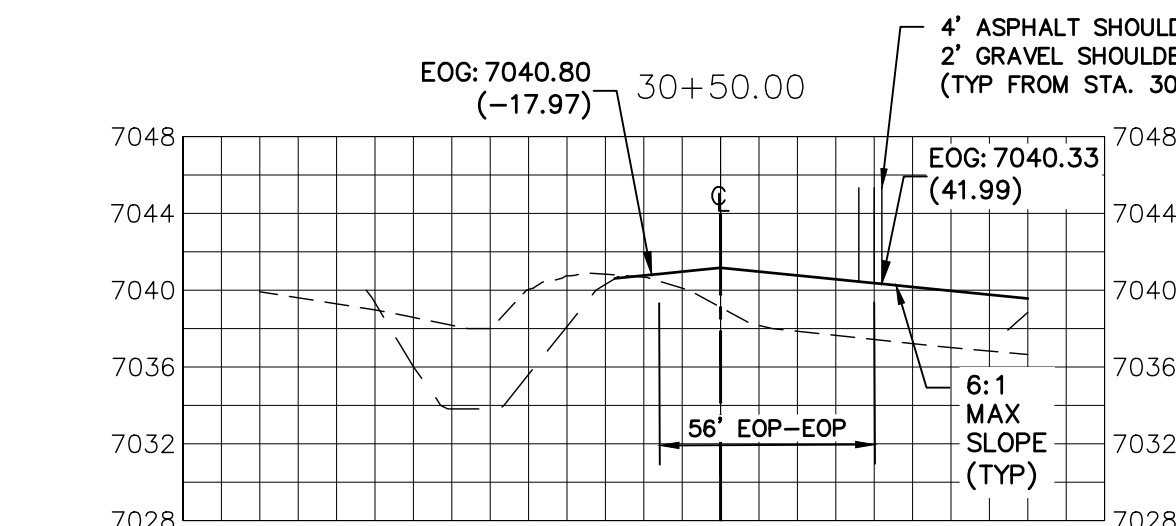
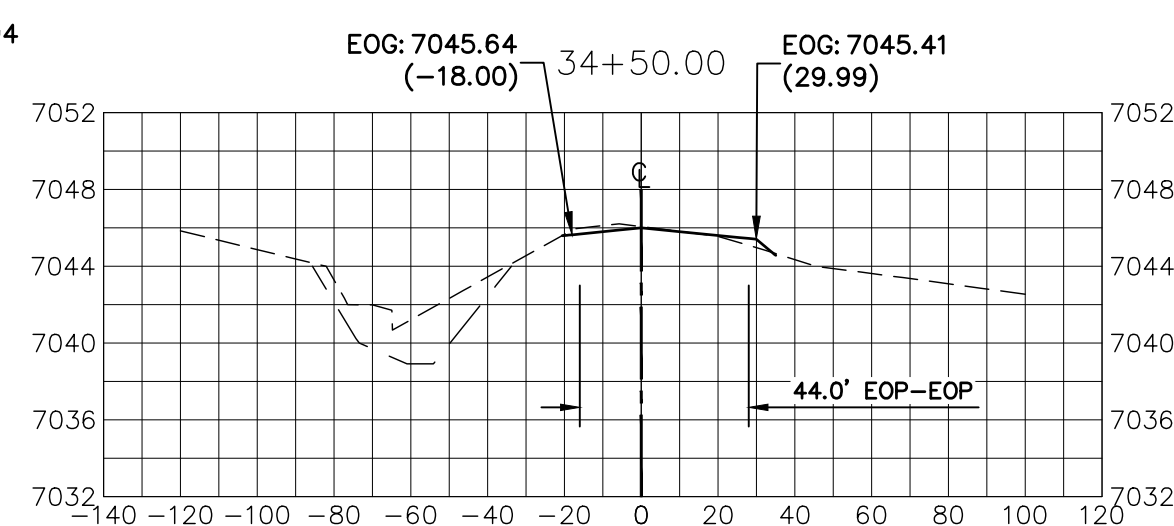
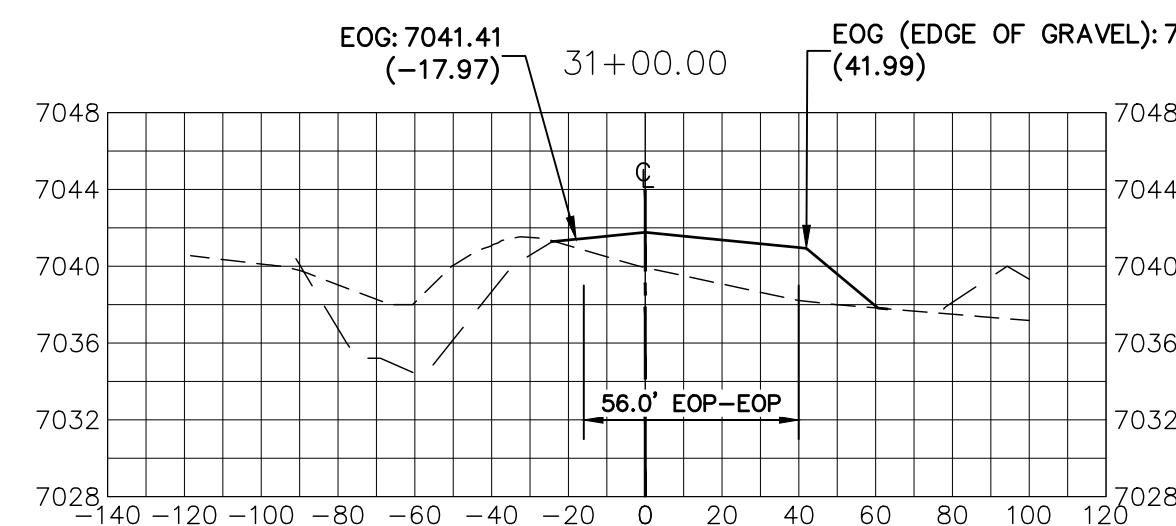
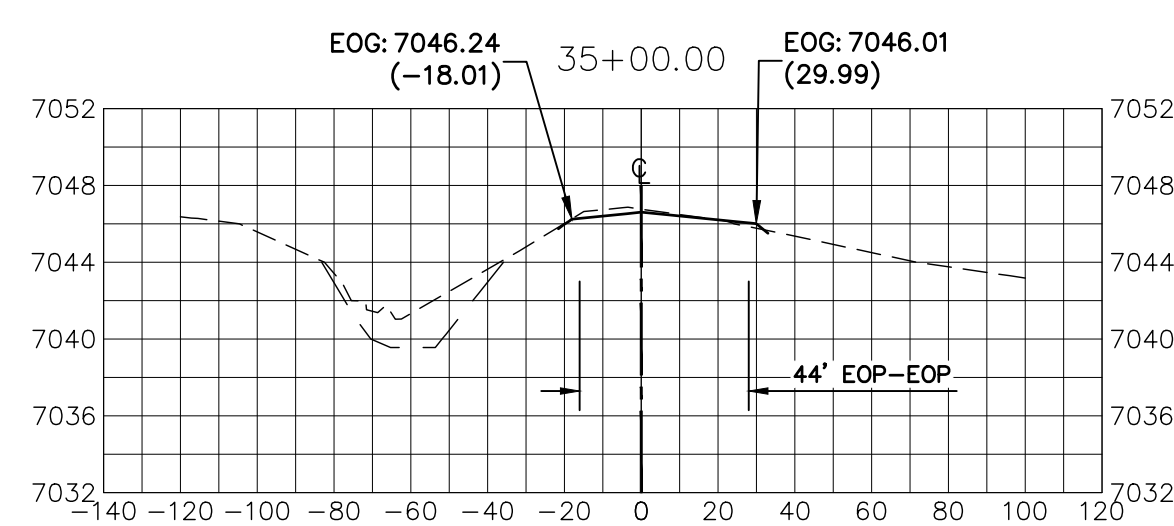
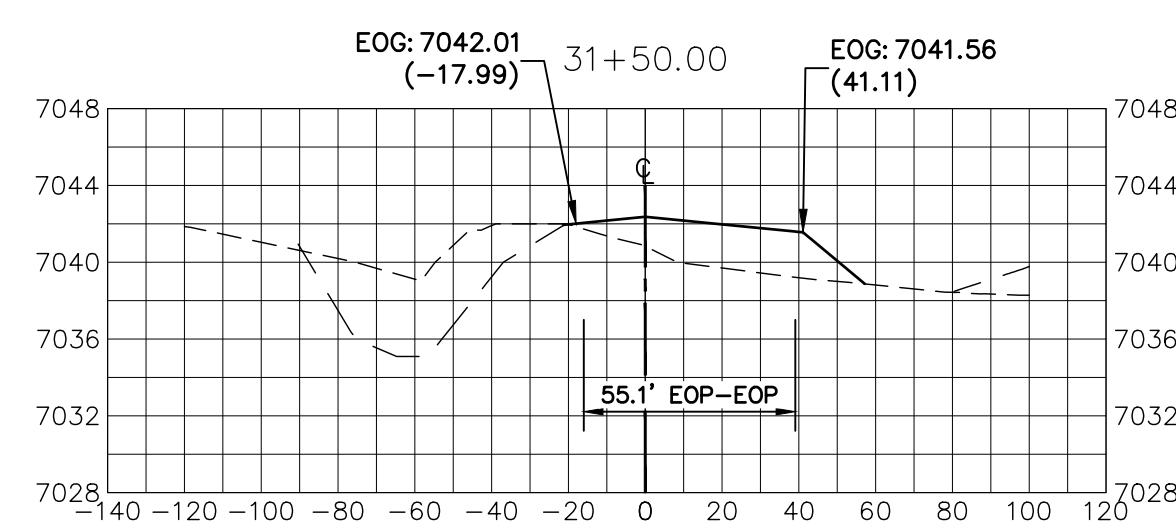
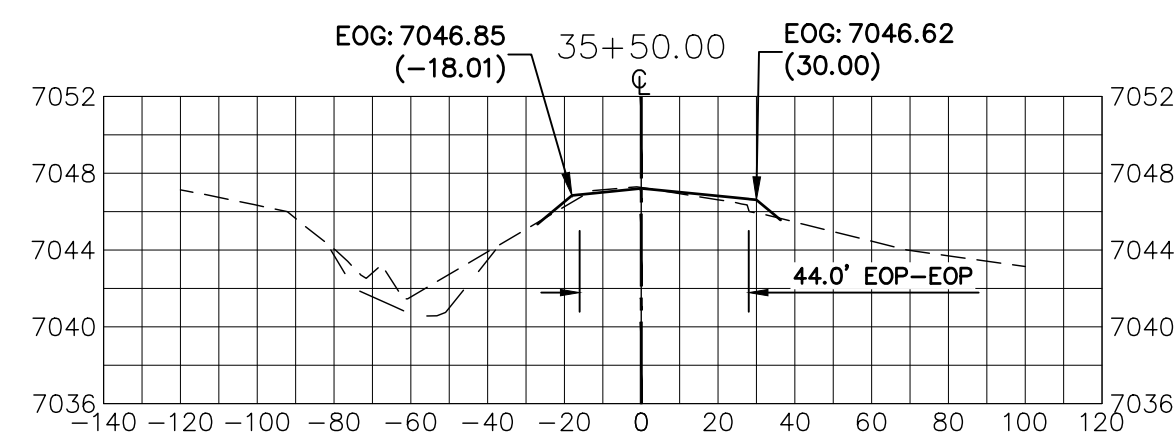
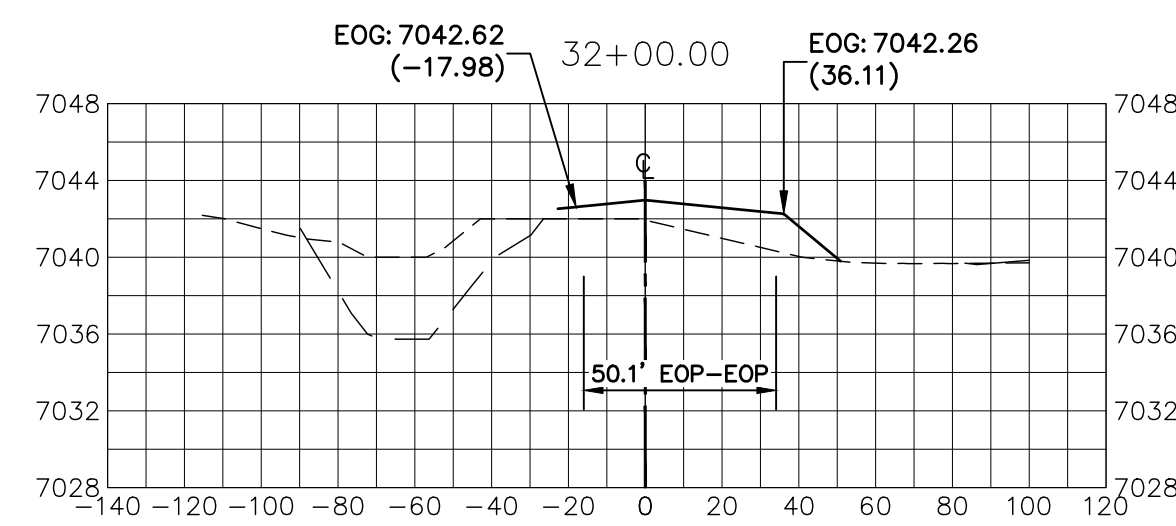
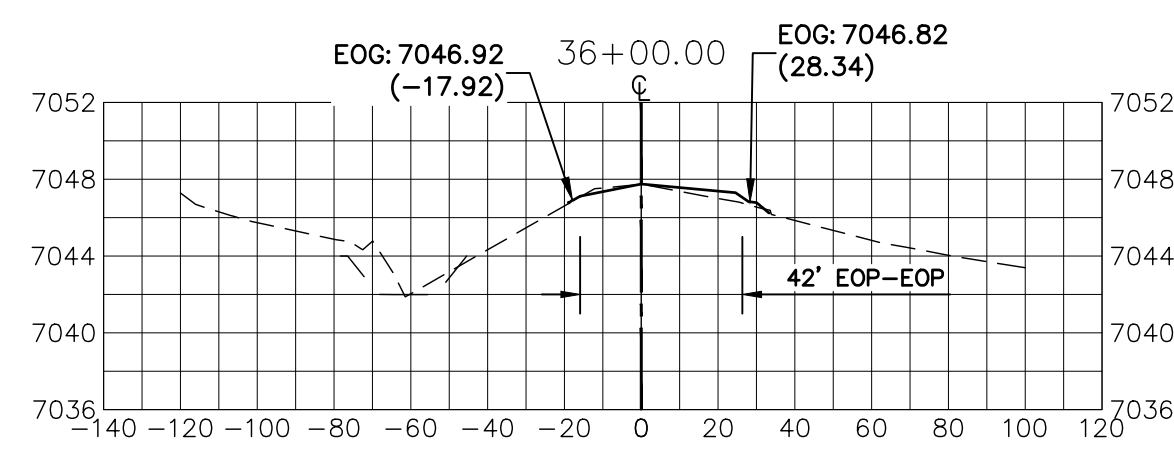
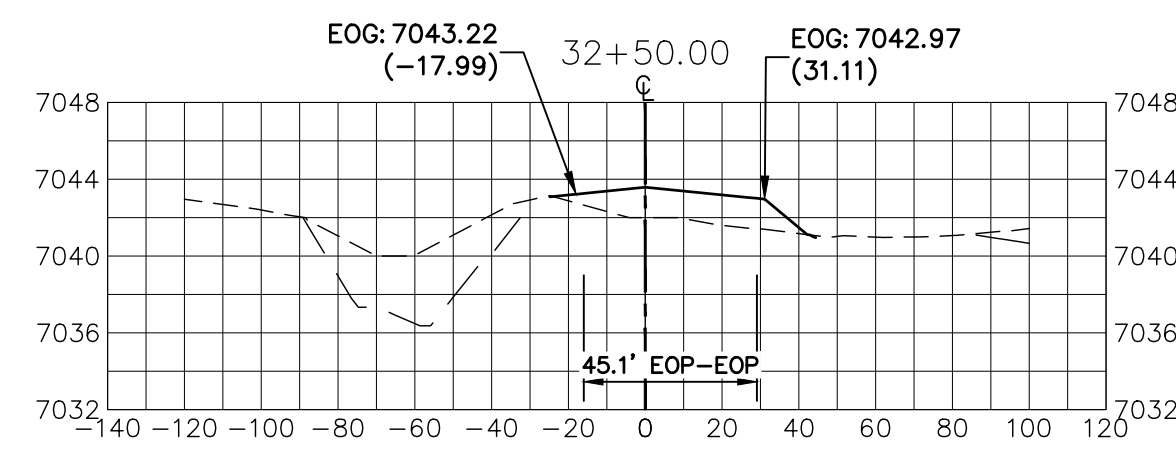
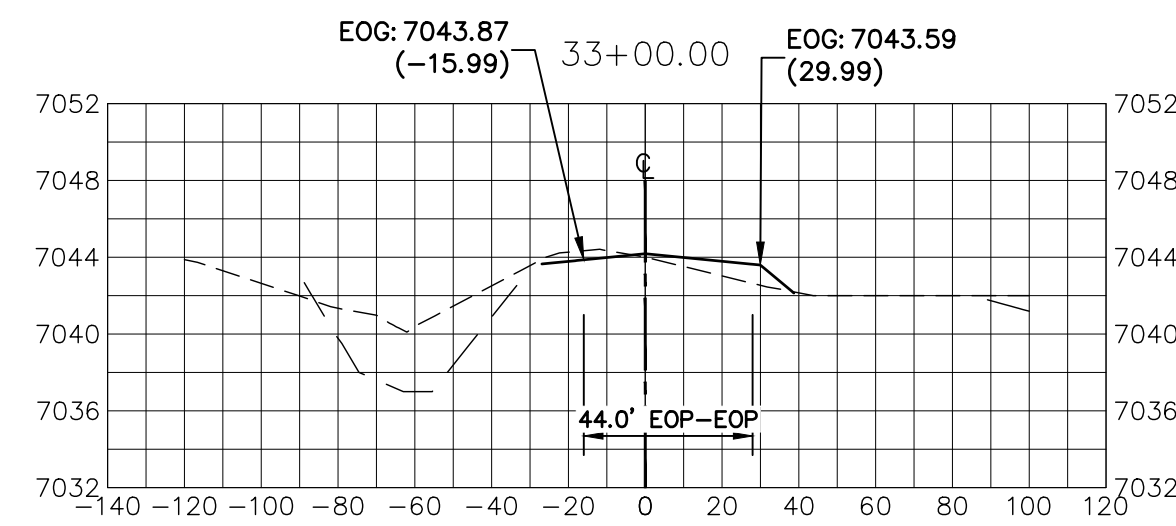
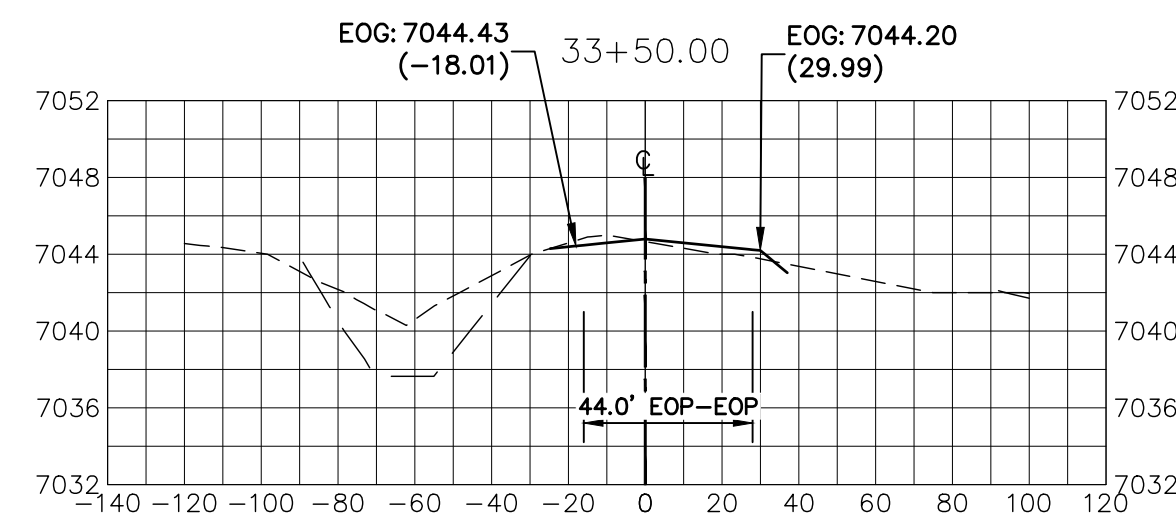
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PREPARED FOR  
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=10'	3/7/22	RAB	KRW	

STERLING RANCH -  
 VOLLMER ROAD FILING 2  
 CROSS SECTIONS



EPC 4/5/2022

**LEGEND**

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

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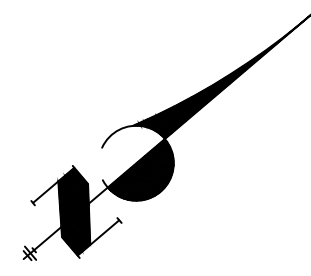
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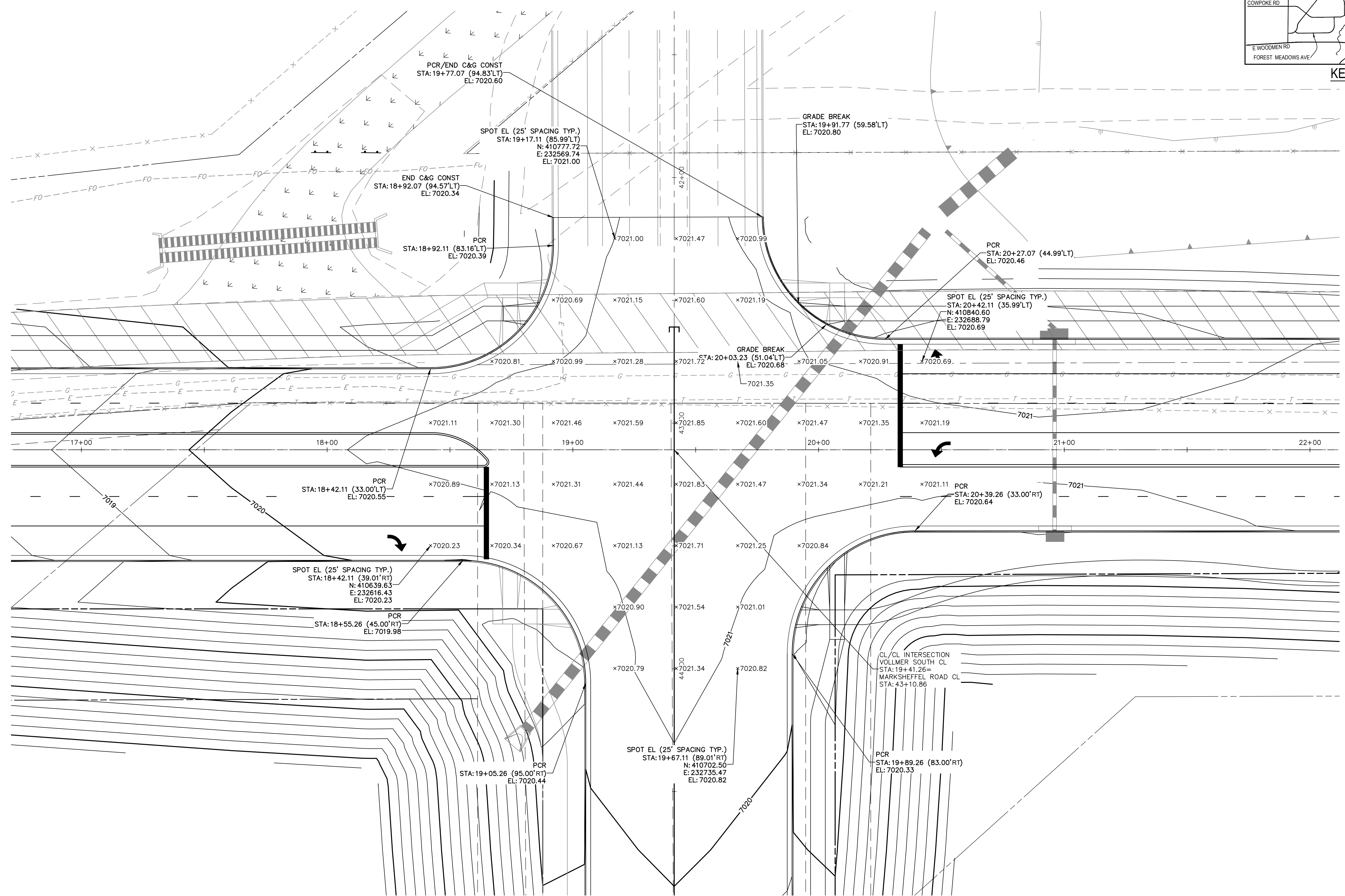
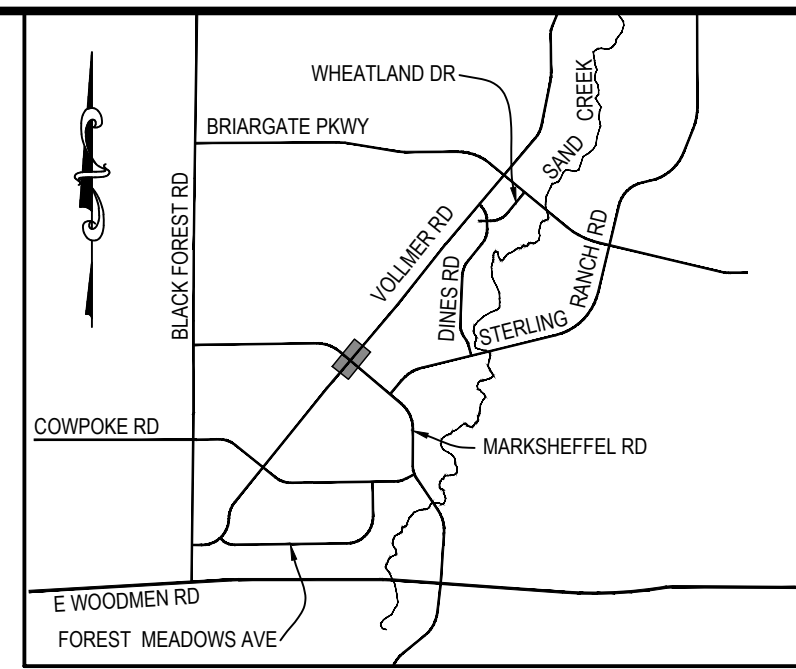
No.	REVISION	BY	DATE

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

STERLING RANCH -  
 VOLLMER ROAD FILING 2  
 CROSS SECTIONS



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



**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  
DATE 3/7/22  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	3/7/22	RAB	KRW	

No.	REVISION	BY	DATE

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STERLING RANCH -  
VOLLMER ROAD FILING 2  
INTERSECTION DETAIL