

**VOLLMER ROAD END SR F2 TO POCO ROAD
CONSTRUCTION DRAWING REVIEW - LETTER OF INTENT
8-17-2021**

OWNER:

SR Land, LLC
20 Boulder Crescent Street
Colorado Springs, CO 80903
(719) 471-1742

APPLICANT/CONSULTANT:

JR Engineering
5475 Tech Center Dr., Ste. 235
Colorado Springs, CO 80919
(719) 593-2593

SITE LOCATION:

Vollmer Road from end of Vollmer improvements defined in CDR205 to Poco Road intersection in El Paso County.

REQUEST:

A request by SR Land, LLC for approval of construction plans for the following Vollmer Road segments; Babarick to Dines, Dines to Briargate Pkwy, Briargate Pkwy to Poco Road. These trigger for timing of these roadway improvements are discussed in the TIA report by LSC supporting the Homestead North Preliminary Plan SP208.

DESCRIPTION:

SR Land wishes to construct improvements to Vollmer Road from the end of the Vollmer Improvements shown in CDR 205 associated with Sterling Ranch Filing 2 to Poco Road at the north boundary of the Sterling Ranch Development. Vollmer will ultimately be built to a El Paso County Urban 4 lane minor arterial cross section to north of Briargate Parkway where it begins its transition to a Rural 2lane minor arterial just prior to Poco Road. Discussions have been underway for several years between the County and the Developer and the intent of this project is formalize those discussion with design drawings leading to eventual roadway improvements.

Timing of these roadway improvements is discussed in the Homestead North Phase 1 Updated Traffic Study by LSC dated August 4, 2021.

JUSTIFICATION:

Construction of roadway improvements to Vollmer Road will provide for the increased traffic volumes associated with the development of the overall Sterling Ranch concept.