

**BRIARGATE PARKWAY (3,335 ft.)
AND
STERLING RANCH ROAD (5,125 ft.)**

**CONSTRUCTION DRAWING REVIEW
LETTER OF INTENT
12-31-2021**

OWNER:

SR Land, LLC
20 Boulder Crescent St., Suite 200
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:

Sterling Ranch Development east of Vollmer Road in El Paso County.

REQUEST:

A request by SR Land, LLC for approval of construction plans for the following road segments; Briargate Parkway from its intersection with Vollmer Road to its intersection with Sterling Ranch Road; Sterling Ranch Road from its terminus at Dines to its intersection with Briargate Parkway. The 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 will construct improvements to Briargate Parkway from its intersection with Vollmer Road (Station 11+40) easterly to its intersection with Sterling Ranch Road (Station 44+75). Briargate Parkway will be designed to EPC standards for a 4-Lane Urban Principal Arterial Roadway (130 ft. ROW). Sterling Ranch Road will be constructed from its current end at the intersection of Dines Blvd. (CDR 205) (Station 10+00) northeasterly to Briargate Parkway (Station 61+25). Sterling Ranch Road will be designed to EPC standards for a Non-Residential Collector (80 ft. ROW). Completion of these roadway segments are dependent upon the a Sand Creek Crossing at Briargate (CDR 2113) and another Sand Creek Crossing at Sterling Ranch Road (CDR 21??).

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 Briargate Parkway and Sterling Ranch Road will provide necessary access to Vollmer Road as Sterling Ranch Development progresses east of Sand Creek.