

was approved at a shared location south of Arroya Lane and an existing home on Lot 3 has access to Vollmer Road north of Arroya Lane.

Sight Distance Analysis

Figure 3 shows a sight-distance analysis at the proposed access point to Arroya Lane. Based on a design speed of 40 mph and the criteria contained in Table 2-21 of the *ECM*, the required intersection sight distance at the future intersections is 445 feet. Based on the criteria contained in Table 2-17 of the *ECM*, the required stopping sight distance approaching this intersection is 305 feet. As shown in Figure 3, the proposed access location will meet the criterion.

Pedestrian and Bicycle Access

There are no existing schools within two miles of the site. However, there are planned future school sites within the Sterling Ranch Master Plan area south of Briargate Parkway. There are planned sidewalks on Vollmer Road south of Poco Road and Briargate Parkway. Pedestrian crossings will be needed on the east side of the intersection of Briargate Parkway/Vollmer Road. *

EXISTING ROAD AND TRAFFIC CONDITIONS

The adjacent streets are shown in Figure 1 and are described below. Copies of the *2016 El Paso County Major Transportation Corridors Plan (MTCP)*, *2040 Roadway Plan*, and *2016 MTCP 2060 Corridor Preservation Plan* with the site location identified on each of them have been attached to this report.

Vollmer Road is currently a five-lane urban street within the City of Colorado Springs limits between Black Forest Road and Cowpoke Road; and a two-lane, rural, paved roadway north of Cowpoke Road extending to north of Hodgen Road. In the southbound direction, Vollmer Road has a posted speed limit of 45 mph. South of Cowpoke Road, Vollmer Road has a 40-mph posted speed limit. The *2040 El Paso County MTCP* and the Sterling Ranch master traffic study show Vollmer Road as a four-lane Urban Minor Arterial adjacent to the site. Vollmer Road is planned to transition to a 2-lane Rural Minor Arterial north of Poco Road. Vollmer Road is planned to be improved to a four-lane Urban Minor Arterial Cross section between Sam Bass Drive and Poco Road by May 2024.

Briargate Parkway is a Principal Arterial that extends east from Interstate 25 (I-25) to Grand Lawn Circle (about one-half mile east of Powers Boulevard). Briargate Parkway/Stapleton Road is planned ultimately to extend to Towner Drive. The section of Briargate Parkway between Vollmer Road and the first Sterling Ranch access (Wheatland Drive) is planned to be constructed to its full section by the end of 2023 and the section from Wheatland Drive to Sterling Ranch Road is planned to be constructed to its full cross section by spring 2024. Briargate Parkway is planned as a four-lane, Principal Arterial in the vicinity.

* A future regional multi-use trail is planned along Sand Creek from Arroya Lane to the south, as well.