

**STERLING RANCH ROAD AND MARKSHEFFEL ROAD
CONSTRUCTION DRAWING REVIEW - LETTER OF INTENT
2-03-2021**

OWNER:

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

APPLICANT/CONSULTANT:

M&S Civil Consultants
102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
(719) 471-0073

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

SITE LOCATION:

East of Vollmer Road / Marksheffel Road intersection in El Paso County.

REQUEST:

A request by SR Land, LLC for approval of Sterling Ranch Filing 2 roadway plans for Marksheffel Road and Sterling Ranch Road. Improvements to Vollmer Road from the north boundary of Sterling Ranch Filing 2, south to the city/county line are also included.

DESCRIPTION:

SR Land wishes to construct Marksheffel Road from its intersection with Vollmer Road to Marksheffel's intersection with Sterling Ranch Road. Marksheffel will ultimately be built to a City of Colorado Springs 4 Lane Urban Principal Arterial Cross Section. Discussions have been underway for several years between the County, City and the Developer. As part of this project it is anticipated that a Memo of Understanding will be drafted by the County Attorney memorializing the City and County's intent regarding ownership and maintenance. A deviation is required to obtain County approvals for this modified cross section.

Sterling Ranch Road will be constructed from its intersection with Marksheffel Road to its intersection with Dines Road. Sterling Ranch Road will be built to a County Standard Urban Non-Residential Collector except for at its intersection of Marksheffel Road and at Bynum Drive where a raised median is proposed to be constructed and is subject to a deviation for the atypical cross section.

A development agreement will be required if road CD approvals (Vollmer, Marksheffel and Sterling Ranch Road) and construction begins prior to SR Filing 2 improvements.

Given the concurrent timeline between the Filing 2 Construction Drawings and the CDR review, it is anticipated that Vollmer, Marksheffel and Sterling Ranch Road will be built concurrently with the Filing 2 improvements.

JUSTIFICATION:

Construction of these two roadways will provide a southern access from the Homestead and Branding Iron developments already underway in Sterling Ranch.