

  
**STERLING  
RANCH**

March 14, 2022

Jim Rebitski  
Black Forest Fire Rescue Protection District  
11445 Teachout Road  
Colorado Springs CO, 80908

RE: Homestead North at Sterling Ranch Filing No. 1  
Jane Kirkham Drive – Proposed right in only access off Vollmer Road  
Request for Fire Department Review and Concurrence with proposed roadway criteria

As part of the development of Homestead North at Sterling Ranch Filing No. 1, an additional right-in-only access (Jane Kirkham Drive) is proposed from northbound Vollmer Road between Briargate Parkway and the first full movement site access. The right-in only access connection would have a northbound right-turn deceleration lane on Vollmer and is designed with channelization, signing and striping to mark it as a one-way eastbound access that terminates at Texas Jack Drive with EL Paso county standard 25 foot curb radius's. Sight distances will meet El Paso County standards.

Please review the attached exhibits defining the proposed roadway criteria to confirm your ability to use the roadway segment if called out for an emergency.

Respectfully submitted,

SR Land, LLC

Jim Morley  
Manager

Black Forest Fire Rescue Protection District has  
no objections to the proposed roadway dimensions.

  
Jim Rebitski

LEGEND:

— ECM Required Intersection Sight Distance

←←← ECM Required Stopping Sight Distance



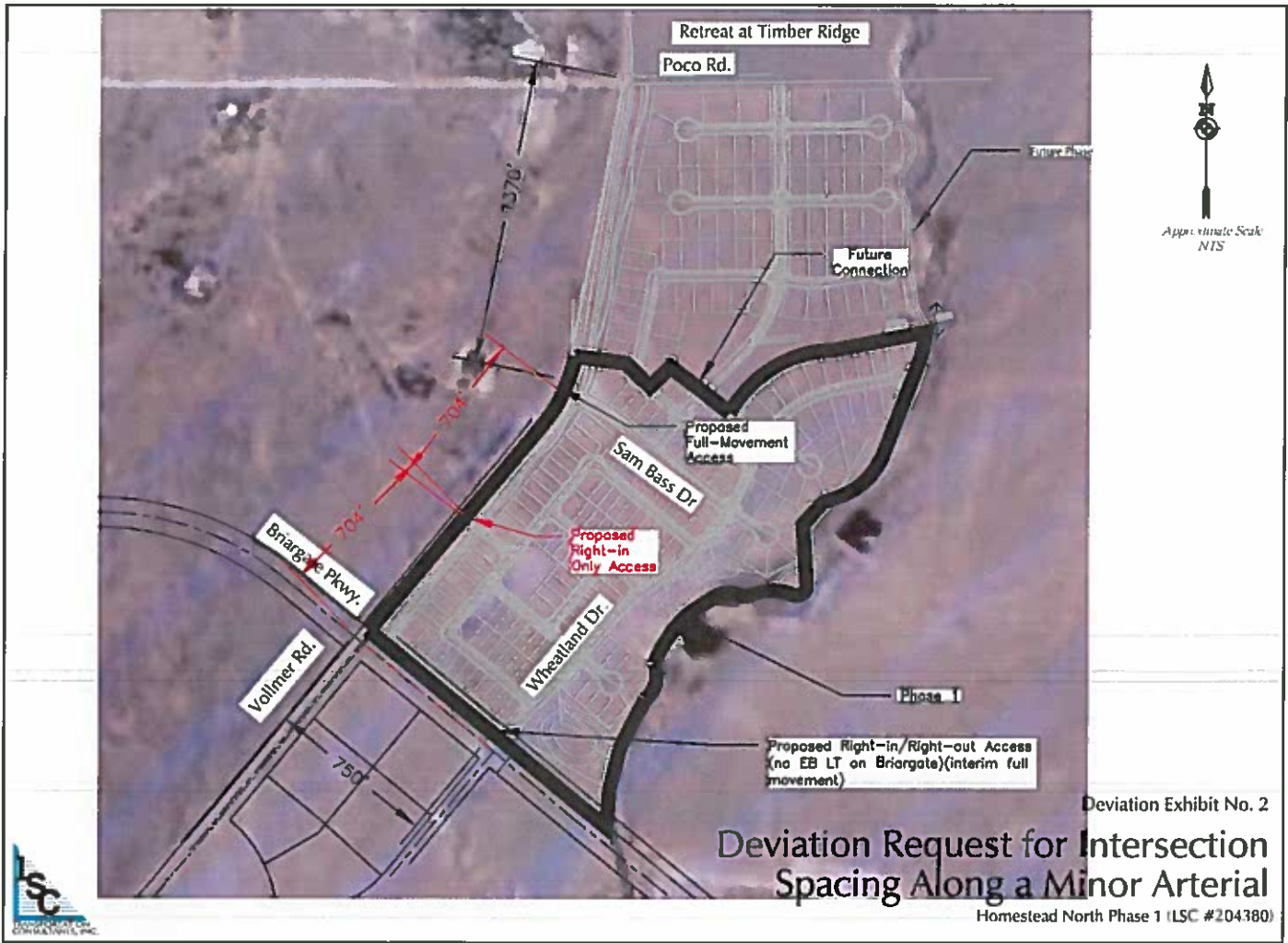
305' based on design speed of 40 mph (from Table 2-17)

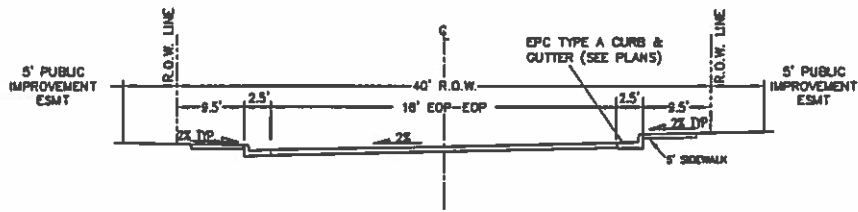
280' based on design speed of 25 mph (from Table 2-21)

155' based on design speed of 25 mph (from Table 2-17)

Deviation Exhibit No. 4  
**Sight Distance Analysis**  
Homestead North Phase 1 (LSC #204380)







**JANE KIRKHAM DRIVE**

SCALE: NTS

DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

Note: One way, eastbound traffic only between Vollmer Road and Texas Jack Drive

Deviation Exhibit No. 6

**Jane Kirkham Drive Typical Section\***

Homestead North Phase 1 (LSC #204380)

