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May 17, 2023

El Paso County Development Services Department  
Attn: Ms. Kari Parsons  
2880 International Circle  
Colorado Springs, CO 80910

RE: Lorson Boulevard & Marksheffel Road Signal  
Construction Drawing Review (CDR)  
– Letter of Intent  
El Paso County, Colorado  
LSC #S224170

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Construction Drawing Review (CDR) Application. Lorson Ranch, LLC is proposing to install a traffic-control signal at the intersection of Lorson Boulevard & Marksheffel Road.

1. OWNER/APPLICANT AND CONSULTANT:

Lorson Ranch, LLC  
LSC Transportation Consultants, Inc.

2. SITE LOCATION, PROJECT SCOPE:

The Lorson Boulevard & Marksheffel Road signal project site is located at the existing intersection adjacent to the southwest corner of the Lorson Ranch development in El Paso County, Colorado.

The proposed improvements will be located at the intersection of Lorson Boulevard & Marksheffel Road including on the west side of Marksheffel Road. The project includes installation of a new City-standard, mast-arm-type, traffic-control signal. This would include three poles with mast arms, pole foundations, ped posts, the controller cabinet, signal heads, overhead signs and pole mounted signs, electrical conduit, pull boxes, wiring and electrical connections, video detection system w/cameras, and other components shown on the plans. The signal would be for the existing T intersection. The plans do show future placement

location for the future fourth pole to be installed by others once the west leg of the intersection is added.

3. SITE LOCATION, PROJECT SCOPE:

This request for the signal project was triggered by the proposed development of the Ridge at Lorson Ranch that is part of the approved PUD Development Plan.

Due to the projected increase in traffic demand, there is need for the change in intersection traffic control as documented in the Traffic Impact Study (TIS) completed by LSC Transportation Consultants, Inc. The TIS report includes the signal-warrant analysis. City of Colorado Springs Public Works would need to approve installation and activation of the signal to implement the change in intersection traffic control.

4. SITE LOCATION, PROJECT SCOPE:

The existing project site is the stop-sign-controlled intersection of Lorson Boulevard & Marksheffel Road. The proposed condition would be the signalized intersection with the existing stop sign removed concurrent with full activation of the signal.

5. SITE LOCATION, PROJECT SCOPE:


There are no waiver or deviations requests for this project.

6. SITE LOCATION, PROJECT SCOPE:

Buried prior to signal installation; coordination will be taking place regarding the future widening of Marksheffel Road south of Fontaine – with respect to any needed modifications to pole locations, mast arm lengths, caisson details, etc.

Respectfully submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By   
Jeffrey C. Hodsdon, P.E.  
Principal

Enclosures: Traffic Signal Plans  
Financial Assurance Form