



LSC TRANSPORTATION CONSULTANTS, INC.  
2504 East Pikes Peak Avenue, Suite 304  
Colorado Springs, CO 80909  
(719) 633-2868  
FAX (719) 633-5430  
E-mail: [lsc@lsctrans.com](mailto:lsc@lsctrans.com)  
Website: <http://www.lsctrans.com>

## The Hills at Lorson Ranch Transportation Memorandum (LSC #204050) July 21, 2021


### Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



### Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

  
\_\_\_\_\_

  
\_\_\_\_\_  
Date



**LSC TRANSPORTATION CONSULTANTS, INC.**  
545 East Pikes Peak Avenue, Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868  
FAX (719) 633-5430  
E-mail: [lsc@lsctrans.com](mailto:lsc@lsctrans.com)  
Website: <http://www.lsctrans.com>

July 21, 2021

Mr. Jeff Mark  
The Landhuis Company  
212 North Wahsatch Avenue, Suite 301  
Colorado Springs, CO 80903

RE: The Hills at Lorson Ranch  
Final Plat  
El Paso County, Colorado  
Transportation Memorandum  
LSC #204050

Dear Mr. Mark:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the final plat submittal for the Hills at Lorson Ranch residential development. The site is located north of the future Lorson Boulevard and East of Lamprey Drive in El Paso County, Colorado.

LSC prepared a full traffic impact study (TIS) for this development dated October 26, 2020 (PUDSP SP203). The lot and street plan has not changed since completion of that report. This memorandum presents an updated escrow analysis for a future traffic signal at Fontaine Boulevard and Old Glory Drive and an updated analysis of the required fees for this project to the El Paso County Road Improvement Fee Program.

#### **RECENT AREA TRAFFIC STUDIES**

Appendix Table 1 includes a list of recent traffic studies conducted by LSC within the vicinity of the site.

#### **SITE DEVELOPMENT AND LAND USE**

The Hills at Lorson Ranch is planned to include 514 lots for single-family homes. The lot and street plan has not changed since completion of the October 2020 TIS (SP203). Please refer to that report for the projected trip generation, trip assignment, and traffic impact analysis for this development.

## **TRAFFIC IMPACTS AND RECOMMENDED IMPROVEMENTS**

Please refer to the *Hills at Lorson Ranch Full Traffic Impact Analysis* (TIA) dated October 26, 2020 (PUDSP 18-005) for the short-term and 2040 total traffic volumes and level of service analysis. All recommended auxiliary turn lanes and roadway classifications from that report are still valid.

## **TRAFFIC SIGNAL ESCROW PERCENTAGES/AMOUNTS**

As shown in Table 4 of the Hills at Lorson Ranch traffic impact analysis (TIA), the intersection of Fontaine/Old Glory is anticipated to meet the thresholds for an All-Way, Stop-Sign Control Warrant, Eight-Hour Vehicular-Volume Traffic-Signal Warrant, and Four-Hour Vehicular-Volume Traffic-Signal Warrant, based on the projected short-term traffic volumes. As the level of service analysis indicates that this intersection could operate at a satisfactory level of service in the short term with all-way, stop-sign control, LSC recommends this improvement be completed with The Hills at Lorson Ranch Final Plat and that an escrow account be set up to collect funds to convert this intersection to signal control in the future.

Table 1 shows the projected 2040 total traffic volumes on the minor approaches at the intersection of Fontaine Boulevard/Old Glory. The minor approach volumes were assumed to include the northbound and southbound left-turn and through movements only. The right-turn volumes were excluded from the analysis as there are existing dedicated right-turn lanes on both approaches. As shown in Table 1, the Hills at Lorson Ranch development is projected to contribute about 5.5 percent of the traffic due to future development. Assuming a total signal cost of \$300,000, a fair share contribution towards a future signal at this intersection would be \$16,456.

The Hills at Lorson Ranch is not projected to add to the total traffic volumes on the minor approaches at the intersection of Fontaine/Carriage Meadows. No contribution to the escrow amounts towards a future signal at that intersection should be required for this development.

## **ROADWAY IMPROVEMENT FEE PROGRAM**

This project will be required to participate in the El Paso County Road Improvement Fee Program. Hills at Lorson Ranch will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. As stated in the October 2020 TIS, based on 513 lots, the total building permit fee would be \$627,594.

\* \* \* \* \*

Please contact me if you have any questions regarding this report.

Respectfully submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.  
Principal

JCH:KDF:jas

Enclosures: Table 1  
Appendix Table 1



**Table 1**  
**Signal Escrow Analysis Table**  
**Old Glory/Fontaine Intersection**  
**The Hills at Lorson Ranch**

Development	Minor Approach Volume <sup>(1)</sup>		Fair Share		Amount (Based on a \$300,000 signal cost)
	AM	PM	All Traffic	Future Development Only	
<b>Based on Projected 2040 Total Traffic Volumes</b>					
Existing Traffic	166	56	42.2%	---	
Creekside at Lorson Ranch (platted)	19	14	6.3%	---	
Lorson Ranch East Fil 4	19	15	6.5%	---	
Creekside South at Lorson Ranch	45	33	14.8%	32.9%	\$98,734
Ponderosa at Lorson Ranch Fil 3	6	3	1.7%	3.8%	\$11,392
The Hills at Lorson Ranch	8	5	2.5%	5.5%	\$16,456
Future Multi-family SW Lorson/Trappe	13	8	4.0%	8.9%	\$26,582
Ridges at Lorson Ranch	7	5	2.3%	5.1%	\$15,190
Future Development East of Powerline Easement	60	44	19.8%	43.9%	\$131,646
	<b>343</b>	<b>183</b>			<b>\$300,000</b>

Notes:

(1) Minor approach volume includes all northbound and southbound left-turn and through movements. Right-turn movements have been excluded as there are existing dedicated right-turn lanes on both approaches.

# Appendix Table 1



**Appendix Table 1**  
**Area Traffic Impact Studies by LSC**  
**The Hills at Lorson Ranch**

<b>Study</b>	<b>Date</b>
Lorson Ranch Sketch Plan Amendment 2 Traffic Impact and Access Analysis	December 17, 2018
Carriage Meadows South at Lorson Ranch Filing No. 1 Updated Traffic Impact Analysis	August 14, 2017
Carriage Meadows North at Lorson Ranch Filing No. 1 Updated Traffic Impact Analysis	January 29, 2017
Lorson Ranch East Updated Traffic Impact and Access Analysis	November 9, 2017
Lorson Ranch East Filing No. 1 Transportation Memorandum	May 2, 2018
Lorson Ranch East Filing No. 2 Transportation Memorandum	September 24, 2018
Lorson Ranch East Filing No. 3 Transportation Memorandum	January 22, 2019
Lorson Ranch East Filing No. 4 Transportation Memorandum	March 12, 2019
Lorson Ranch PK-8 School Traffic Impact and Access Analysis	October 4, 2018
Creekside at Lorson Ranch Filing No. 1 Traffic Impact and Access Analysis	October 28, 2018
Creekside at Lorson Ranch Filing No. 1 Transportation Memorandum	April 26, 2019
Carriage Meadows Townhomes Traffic Impact Analysis	May 28, 2020
Fontaine/Old Glory Intersection Analysis	February 27, 2020
Ponderosa at Lorson Ranch Filing No. 3 Transportation Memorandum	September 2, 2020
Creekside South at Lorson Ranch Updated Transportation Memorandum	May 5, 2020
The Hills at Lorson Ranch Full Traffic Impact Analysis	October 26, 2020
Skyline at Lorson Ranch Traffic Impact Analysis	January 21, 2021
The Glen at Widefield Filing No. 10 Transportation Memorandum	February 23, 2021
The Glen at Widefield Filing No. 11 Transportation Memorandum	March 30, 2021
Ridges at Lorson Ranch Preliminary Plan Traffic Impact Analysis	April 6, 2021
Grand Mountain School Safety Analysis	Upcoming April 2021 <sup>(1)</sup>
Notes:	
(1) To be included with the resubmittal of the Hills at Lorson Ranch Final Plat	
Source: LSC Transportation Consultants, Inc. <b>(April 2021)</b>	