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The Ridges at Lorson Ranch
Roadway Improvements

Item #	Improvement	Improvement Description With Details	Trigger	Timing	Responsibility
Roadway Segment Improvements					
1	Roadway Segment	Construct Fontaine Boulevard from its existing terminus to Walleye Drive as an interim 2-Lane Urban Non-Residential Collector in 100' right-of-way	With The Hills at Lorson Ranch	With The Hills at Lorson Ranch	Lorson Ranch
2	Roadway Segment	Construct Fontaine Boulevard from Walleye Drive to the east boundary of Lorson Ranch as an interim 2-Lane Urban Non-Residential Collector in 100' right-of-way	With The Ridges at Lorson Ranch	With The Ridges at Lorson Ranch	Lorson Ranch
3	Roadway Segment	Construct Lorson Boulevard from Lamprey Drive to-Walleye Drive as an Urban Residential Collector with 64' - 72' of right-of-way	With The Hills at Lorson Ranch	With The Hills at Lorson Ranch	Lorson Ranch
4	Roadway Segment	Construct Lorson Boulevard from Walleye Drive to its planned ultimate terminus as an Urban Residential Collector with 60' of right-of-way	With The Ridges at Lorson Ranch	With The Ridges at Lorson Ranch	Lorson Ranch
5	Roadway Segment	Construct-Walleye Drive from Lorson Boulevard to-Grayling Drive as an Urban Residential Collector with 64' to 72' of right-of-way	With The Hills at Lorson Ranch	With The Hills at Lorson Ranch	Lorson Ranch
6	Roadway Segment	Construct-Grayling Drive from Lamprey Drive to Walleye Drive as an Urban Residential Collector with 60' of right-of-way	With The Hills at Lorson Ranch	With The Hills at Lorson Ranch	Lorson Ranch
7	Roadway Segment	Construct-Grayling Drive from Walleye Drive to the north boundary of Lorson Ranch as an Urban Residential Collector with 64' to 72' of right-of-way	With The Skyline at Lorson Ranch	With The Skyline at Lorson Ranch	Lorson Ranch
Intersection #1 Marksheffel/Fontaine					
8	Traffic Signal Improvements	Add protected phasing for left-turn movements	When warrant(s) are met	With The Ridges at Lorson Ranch	El Paso County
9	Second southbound left-turn lane	Add a second southbound left-turn lane on Marksheffel Road approaching Fontaine Boulevard	left turn volume > 505 vehicles per hour	With Future Lorson Ranch Filings	El Paso County
Intersection #2 Old Glory/Fontaine					
10	All-Way Stop Control	Convert from two-way stop-sign control to all-way stop-sign control	When warrant(s) are met	With The Hills at Lorson Ranch	Lorson Ranch
11	Traffic Signal Control	Convert from all-way stop-sign control to traffic signal control	When warrant(s) are met and The Level of Service degrades below an acceptable level (LOS D)	With The Ridges at Lorson Ranch	Lorson Ranch
Intersection #3 Old Glory/Stingray/Fontaine					
12	Access Restriction	Construct a median on Fontaine Boulevard to restrict the intersection of Old Glory/Stingray/Fontaine to three-quarter movement (left-in/right-in/right-out only) or Construct a median on Fontaine Boulevard to create a channelized "T" intersection for the north leg with a protected eastbound left-turn acceleration lane. The southbound leg would be restricted to right-in/right-out only	When the LOS degrades below LOS D	With The Hills at Lorson Ranch	Lorson Ranch
Intersection #5 Marksheffel/Lorson					
13	Traffic Signal Control	Convert to traffic signal control	When warrant(s) are met and The Level of Service degrades below an acceptable level (LOS D)	With The Hills at Lorson Ranch	Lorson Ranch
Intersection #7 Grayling/Regan Ridge					
14	Southeastbound left-turn lane	Southeastbound left-turn lane on Grayling approaching Regan Ridge	left turn volume > 25 vehicles per hour	NOT REQUIRED	
15	Southeastbound right-turn deceleration lane	Southeastbound right-turn deceleration lane on Grayling approaching Regan Ridge	right turn volume > 50 vehicles per hour	NOT REQUIRED	
16	Northwestbound left-turn lane	Northwestbound left-turn lane on Grayling approaching Regan Ridge	left turn volume > 25 vehicles per hour	NOT REQUIRED	
17	Northwestbound right-turn deceleration lane	Northwestbound right-turn deceleration lane on Grayling approaching Regan Ridge	right turn volume > 50 vehicles per hour	NOT REQUIRED	
Intersection #8 Grayling/Walleye					
18	Southeastbound left-turn lane	Southeastbound left-turn lane on Grayling approaching Walleye	left turn volume > 25 vehicles per hour	NOT REQUIRED	
19	Northweastbound left-turn lane	Northeastbound left-turn lane on Walleye approaching Grayling	left turn volume > 25 vehicles per hour	NOT REQUIRED	
Intersection #9 Walleye/Sanderling					
20	Southbound left-turn lane	Southbound left-turn lane on Walleye approaching Sanderling (recommended length: 205' turn lane plus 160' taper)	left turn volume > 25 vehicles per hour	NOT REQUIRED short left-turn bay recommended to match the northbound left-turn lane (will be included with street construction/in the cross section)	Lorson Ranch
21	Southbound right-turn deceleration lane	Southbound right-turn deceleration lane on Walleye approaching Sanderling	right turn volume > 50 vehicles per hour	NOT REQUIRED	
22	Northbound left-turn lane	Northbound left-turn lane on Walleye approaching Sanderling (recommended length: 205' turn lane plus 160' taper)	left turn volume > 25 vehicles per hour	With The Hills at Lorson Ranch	Lorson Ranch
23	Northbound right-turn deceleration lane	Northbound right-turn deceleration lane on Walleye approaching Sanderling (recommended length: 155' turn lane plus 160' taper)	right turn volume > 50 vehicles per hour	With The Ridges at Lorson Ranch	Lorson Ranch

Source: LSC Transportation Consultants, Inc. (March 2021)

Lorson Ranch or EPC with escrow depending on warrants