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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 25, 2019

From: Lindsay Darden, Planner II

County File: OAR-19-030  
Re: Wolf Ranch East Filing 4

TO: Cory Sharp

**Planning Division**

1. The PCD Planning Department has no comments on this project.

**Engineering Division**

Planning and Community Development (PCD) Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

**El Paso County Planning and Community Development Engineering staff has the following comments:**

1. See previous comments issued on Wolf Ranch East and Wolf Ranch North regarding the Wolf Ranch development's traffic impacts and necessary improvements to Black Forest Road, currently a County road. A traffic impact study and construction drawings identifying the improvements necessary to connect Rolling Creek Drive to Black Forest Road are required.
2. Unless an agreement between the City and County is in place prior to construction, work-in-the-right-of-way permits are required for any construction in the County right-of-way of Black Forest Road. Sincerely,



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