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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 7, 2020

County File: OAR-20-060

Re: Wolf Creek III at Wolf Ranch

To: City of Colorado Springs Katie Carleo (Katie.Carleo@coloradosprings.gov)

Planning Division

No comments at this time.

Engineering Division

PCD-Engineering has the following comments:

Traffic/Transportation:

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.

Drainage:

1. This project does not appear to directly impact any County drainage infrastructure.

-- Jeff Rice - 719-520-7877

Additional comments may be provided by the County Engineer.

John Green
Planner/Reviewer II
El Paso Planning & Community Development
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