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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 7, 2020

County File: OAR-20-061

Re: West Creek at Wolf Ranch Filing No. 13

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  
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