

December 21, 2018

Norwood Development  
111 S. Tejon Street, Ste. 222  
Colorado Springs, Colorado 80903



**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
PHONE (719) 531-5599  
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Attn: Tim Seibert

Re: Recommended Building Setback  
Wolf Ranch – North side of Cottonwood Creek and East side of Tributary 4  
Colorado Springs, Colorado

Ref: Entech Engineering, Inc. Revised July 27, 2001. *Geologic Hazard Study, Wolf Ranch, Colorado Springs, Colorado*. Entech Job No. 94160A

Entech Engineering, Inc. May 16, 2003. *Geologic Hazard/Land Use Study and Preliminary Subsurface Soil Investigation, Southeast Parcel, Wolf Ranch, Colorado Springs, Colorado*. Entech Job No. 74733.

Dear Mr. Seibert:

As requested, Entech Engineering, Inc. has evaluated the above referenced site to establish a recommended building set back from the crest of the slopes along Cottonwood Creek and Tributary 4 in the Wolf Ranch Subdivision.

Unstable and potentially unstable slopes were mapped along Cottonwood Creek and Tributary 4 that bisects the site in the above referenced Geologic Hazard Studies. Building setbacks were proposed in the Geologic Hazard Studies to avoid the unstable and potentially unstable slopes unless stabilized. Recent site observations and evaluation have been conducted on the site to produce a recommended building setback line for future development along the north side of Cottonwood Creek and the east side of Tributary 4.

The recommended building setback ranges from 50 to 80 feet from the crest of the slopes based on site conditions. The recommended building set back line is indicated on Figure 1. Structures and/or development should maintain the set back distance from the crest of the slopes unless they are stabilized. An alternative to avoidance is stabilization that could include regrading the slopes to no steeper than 3:1 or the use of engineer-designed retaining walls. Any stabilization or retaining walls should be designed by a professional engineer for the global slope stability. Additional recommendations made in the above referenced Geologic Hazard Studies remain valid.

We trust this letter has provided you with the information required. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

ENTECH ENGINEERING, INC.

Reviewed By:

Kristen A. Andrew-Hoeser, P.G.  
Engineering Geologist

Joseph C. Goode,  
President



KAH/ds

Entech Job No. 181899

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**FIGURE 11**