

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

January 24, 2019

Katie Carleo
Land Use Review Division
Colorado Springs Planning & Comm Dev
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80901

Location:
Sections 30 and 31, T12S, R65W,
and Section 6, T13S, R65W, 6th P.M.
38.9748, -104.7104

Subject: Wolf Ranch Master Plan Amendment – CPC MP 05-00080-A7MJ19
City of Colorado Springs, El Paso County, CO; CGS Unique No. EP-19-0102

Dear Katie:

Colorado Geological Survey has reviewed the Wolf Ranch Master Plan Amendment referral. I understand the applicant proposes changes to approved land uses, park, and open space areas in the northern and eastern areas of Wolf Ranch and along the central open space. The documents available for CGS's review include: Project Statement and Justification (December 19, 2018), Park System Project Statement (December 20, 2018), a "Recommended Building Setback, Wolf Ranch – North Side of Cottonwood Creek and East Side of Tributary 4" letter (Entech, December 21, 2018), and a Wolf Ranch Master Plan (Nass Design Associates, revision dated December 14, 2018).

Although Entech provides no engineering basis for their recommended 50-80 ft. building setback from crest slopes above Cottonwood Creek and Tributary 4, the recommended setback appears reasonable and is correctly shown on the 12/14/2018 master plan land use summary drawing. CGS agrees with Entech that any stabilization as an alternative to the recommended setback would require stability analysis and design by a professional engineer. As discussed on page 2 of the Wolf Ranch Master Plan Project Statement and Justification, where the setback line is illustrated within a development area, individual geologic evaluations should be required when a detailed development plan is submitted for approval. CGS is available to review these evaluations.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist