



ENTECH
ENGINEERING, INC.

505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599

August 27, 2026

Monument Ridge East, LLC
101 North Cascade Avenue, Suite 10
Colorado Springs, Colorado 80903

Attn: Norbie Larsen

Re: Response to El Paso County Review Comments
Monument Ridge East
Monument Hill Road and Palmer Divide Road
El Paso, Colorado
Entech Job No. 230248

Ref: Entech Engineering, Inc., revised date July 16, 2026. *Soils and Geology Study, Monument Ridge East, Monument Hill Road and Palmer Divide Road, El Paso County, Colorado.*
Entech Job No. 230248.

Dear Mr. Larsen:

Entech Engineering, Inc. (Entech) has reviewed the El Paso County review comments dated August 6 and 12, 2026 on the proposed Monument Ridge East development. This letter presents our responses to the El Paso County comments. It should be noted that additional investigation/design will be required and completed as the project continues through the development process.

ENTECH ENGINEERING, INC. RESPONSES

Entech Response to Comment (Pg. 7): Entech agrees. Any semi-permanent flowing underdrain systems are subject to state well permitting.

Entech Response to Comments (Pg. 11):

- It is our understanding that underdrains will be installed on the site. In areas where water is in close proximity to foundation grade additional drains will be required. Drain details for underslab and interceptor drains have been included in the Soils and Geology Study.
- Entech will continue to monitor the temporary piezometers throughout the coming seasons and during the development process. Additional site subsurface investigations will be performed as development is completed. Additional piezometers will be completed as needed.

Entech installed two additional piezometers on July 21, 2026 (P5 and P6). P5 was placed on proposed Lot 23, and P6 was placed in the bottom of Pond 2. The locations of the piezometers for the site are shown in the Piezometer Map, Figure 1. The test boring logs for the two additional piezometers are included in Appendix A, and Laboratory Testing Results are included in Appendix B. Piezometer readings for the development are included in Exhibit 1.



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

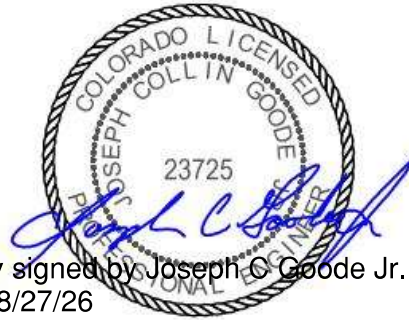
Respectfully Submitted,

ENTECH ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Logan L. Langford".

Logan L. Langford, P.G.
Sr. Geologist

Reviewed by:



Digitally signed by Joseph C Goode Jr.
Date: 08/27/26

Joseph C. Goode, Jr., P.E.
President

LLL:JCG

Encl.

F:\AA Projects\2023\230248-Monument Ridge East-Monument Hill Rd & Palmer Divide Rd-300-SGS\Reports\230248 County Response Letter
8.27.26.docx

V5_Soils & Geology Report.pdf Markup Summary

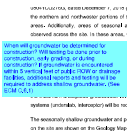
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If groundwater is within 3 feet additional drainage systems (underslab, interceptor) will be required. These areas are further discussed below.

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When will groundwater be determined for construction? Will testing be done prior to construction, early grading, or during construction? If groundwater is encountered within 5 vertical feet of public ROW or drainage facilities, additional reports and testing will be required to address shallow groundwater. (See ECM C.6.1)



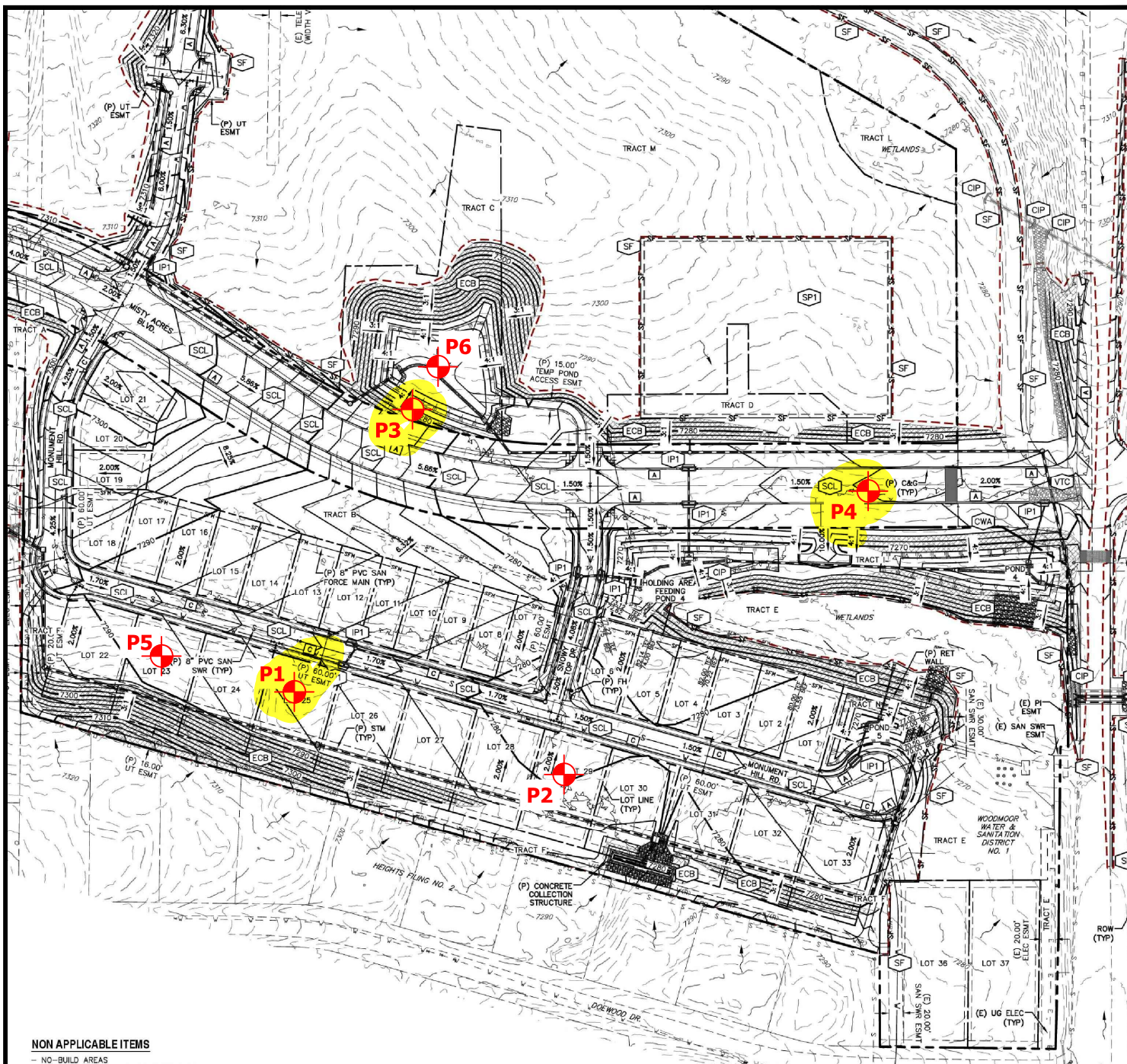
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Note: Any semi-permanent flowing underdrain systems are subject to state well permitting.

Exhibit 1: Temporary Piezometer Measurements – Monument Ridge East

Piezometer, and Total Depth (ft.)	Groundwater Level (ft.) 8/2/24	Groundwater Level (ft.) 8/6/24	Groundwater Level (ft.) 9/16/24	Groundwater Level (ft.) 3/10/25	Groundwater Level (ft.) 6/30/25	Groundwater Level (ft.) 2/6/26	Groundwater Level (ft.) 4/20/26	Groundwater Level (ft.) 7/22/26	Groundwater Level (ft.) 8/5/26	Approximate Cut/Fill
P1, 20'	16.2	14.4	15.5	15.1	13.5	16.2	16.0	16.0	16	10 – 16
P2, 20'	8.7	8.6	9.3	8.3	6.2	9.6	9.2	9.2	9.2	0 – 3
P3, 15'	6	6	6.3	6.2	5.5	6.2	6.1	6.6	6.1	6 – 10
P4, 15'	8.2	8.2	8.5	8.1	7.1	7.6	8.1	9.2	9.4	4 – 8
P5, 20'	-	-	-	-	-	-	-	Dry	Dry	11.1
P6, 20'	-	-	-	-	-	-	-	11.2	11.4	7 >20'?

The cut is deeper than
the groundwater where
highlighted



P- APPROXIMATE PIEZOMETER LOCATION AND NUMBER



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PIEZOMETER MAP

MONUMENT RIDGE EAST FIL. 1
 MONUMENT RIDGE EAST, LLD

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FIG. 1



APPENDIX A: Test Boring Logs

TEST BORING P5
DATE DRILLED 7/21/2026

TEST BORING P6
DATE DRILLED 7/21/2026

REMARKS

REMARKS

DRY TO 20', 7/21/26

WATER @ 13', 7/21/26

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
0					6" TOPSOIL
2			26	8.3	2
4			19	5.2	1
10			21	6.5	1
15			46	12.3	2
20			50 9"	8.9	3

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
0					12" TOPSOIL
2			28	7.6	2
4			17	11.5	2
10			16	11.4	2
15			13	14.6	2
20			29	12.8	2

SAND, CLAYEY, TAN, DENSE, MOIST

SANDSTONE, EXTREMELY WEAK, TAN, HIGHLY WEATHERED (SAND, SILTY, VERY DENSE, MOIST)

SAND, CLAYEY, LIGHT BROWN, MEDIUM DENSE, MOIST



TEST BORING LOGS

MONUMENT HILL & PALMER DIVIDE
MONUMENT RIDGE EAST

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FIG. A-1



APPENDIX B: Laboratory Test Results

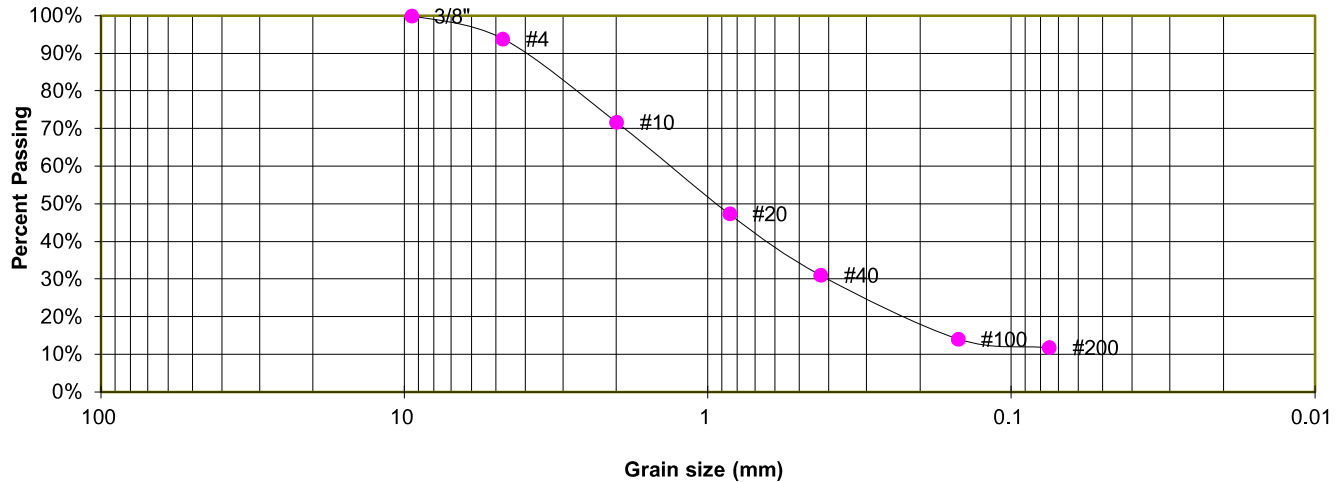
TABLE B-1
SUMMARY OF LABORATORY TEST RESULTS

SOIL TYPE	TEST BORING NO.	DEPTH (FT)	WATER (%)	DRY DENSITY (PCF)	PASSING NO. 200 SIEVE (%)	LIQUID LIMIT	PLASTIC LIMIT	PLASTIC INDEX	SULFATE (WT %)	SWELL/ CONSOL (%)	USCS	SOIL DESCRIPTION
1	P1	5			11.8	NV	NP	NP	<0.01		SW-SM	SAND, WITH SILT
2	P2	5	10.5	114.9	46.0	31	21	10	<0.01	-0.6	SC	SAND, CLAYEY
3	P1	20			15.0	34	22	12	<0.01		SC	SANDSTONE (SAND, CLAYEY)

TEST BORING P1
DEPTH (FT) 5

SOIL DESCRIPTION SAND, WITH SILT
SOIL TYPE 1

Sieve Analysis Grain Size Distribution



GRAIN SIZE ANALYSIS

U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	100.0%
4	93.9%
10	71.7%
20	47.4%
40	31.0%
100	14.1%
200	11.8%

ATTERBERG LIMITS

Plastic Limit	NP
Liquid Limit	NV
Plastic Index	NP

SOIL CLASSIFICATION

USCS CLASSIFICATION: SW-SM



LABORATORY TEST RESULTS

MONUMENT HILL & PALMER DIVIDE
MONUMENT RIDGE EAST

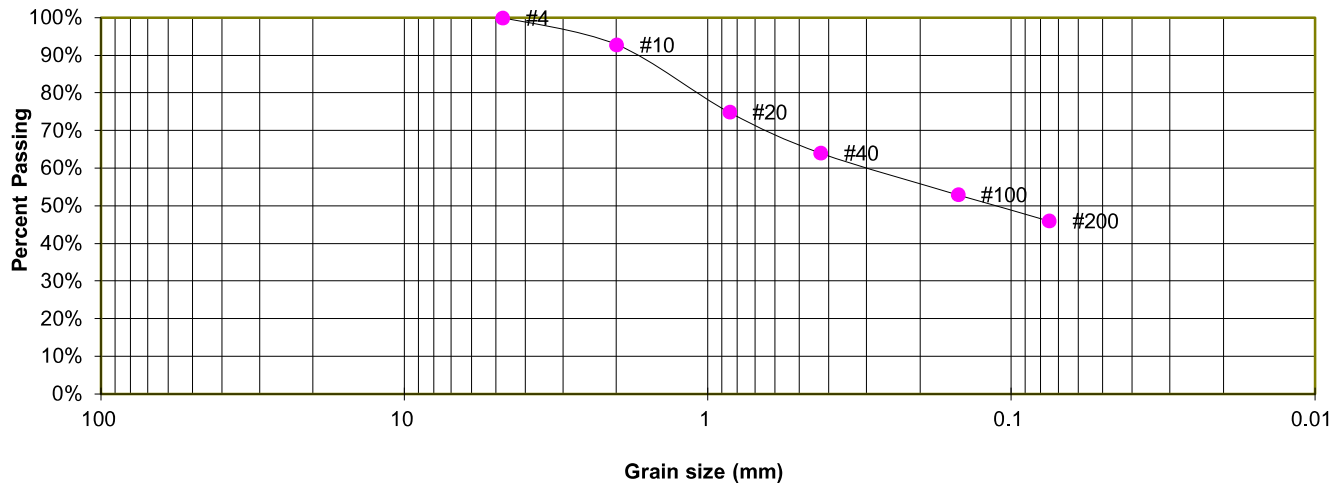
JOB NO.
230248

FIG. B-1

TEST BORING P2
DEPTH (FT) 5

SOIL DESCRIPTION SAND, CLAYEY
SOIL TYPE 2

**Sieve Analysis
Grain Size Distribution**



GRAIN SIZE ANALYSIS

U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	
4	100.0%
10	92.8%
20	74.9%
40	64.0%
100	53.0%
200	46.0%

ATTERBERG LIMITS

Plastic Limit	21
Liquid Limit	31
Plastic Index	10

SOIL CLASSIFICATION

USCS CLASSIFICATION: SC



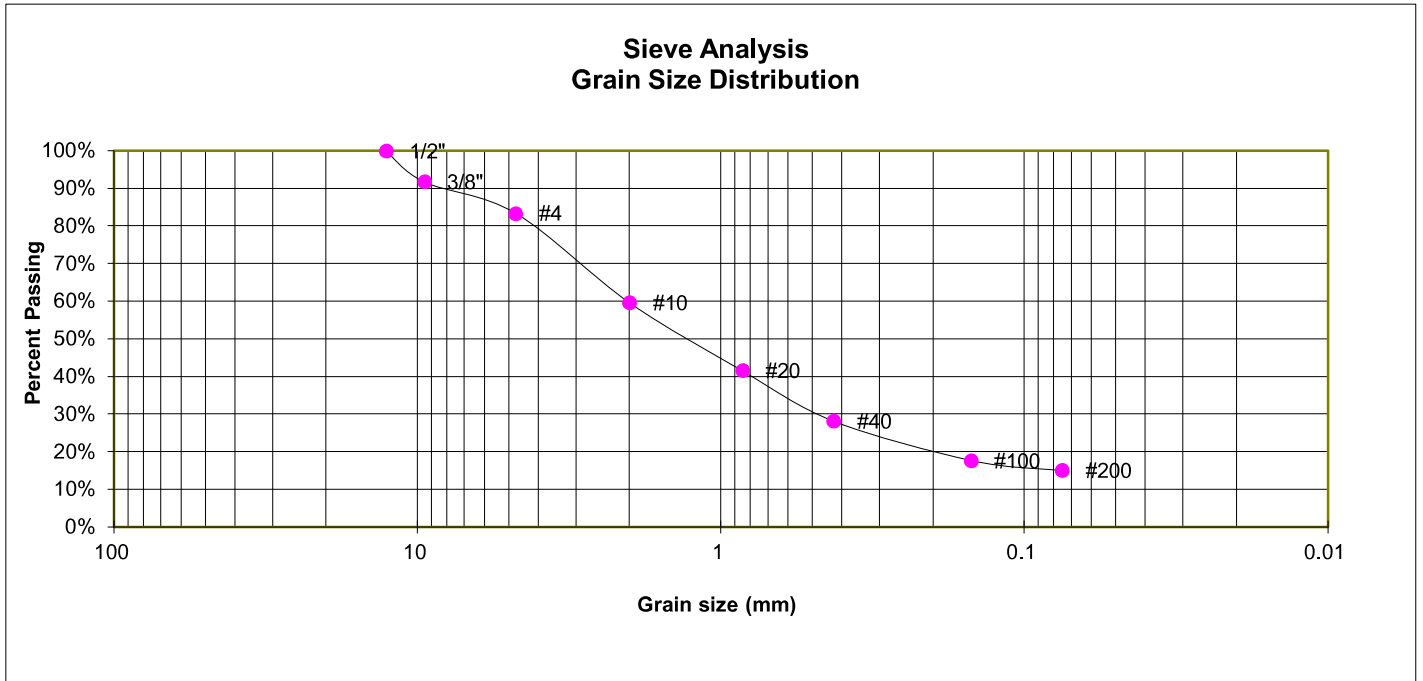
LABORATORY TEST RESULTS

MONUMENT HILL & PALMER DIVIDE
MONUMENT RIDGE EAST

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FIG. B-2

TEST BORING	P1	SOIL DESCRIPTION	SANDSTONE (SAND, CLAYEY)
DEPTH (FT)	20	SOIL TYPE	3



GRAIN SIZE ANALYSIS

U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	100.0%
3/8"	91.7%
4	83.4%
10	59.6%
20	41.6%
40	28.1%
100	17.7%
200	15.0%

ATTERBERG LIMITS

Plastic Limit	22
Liquid Limit	34
Plastic Index	12

SOIL CLASSIFICATION

USCS CLASSIFICATION: SC



LABORATORY TEST RESULTS

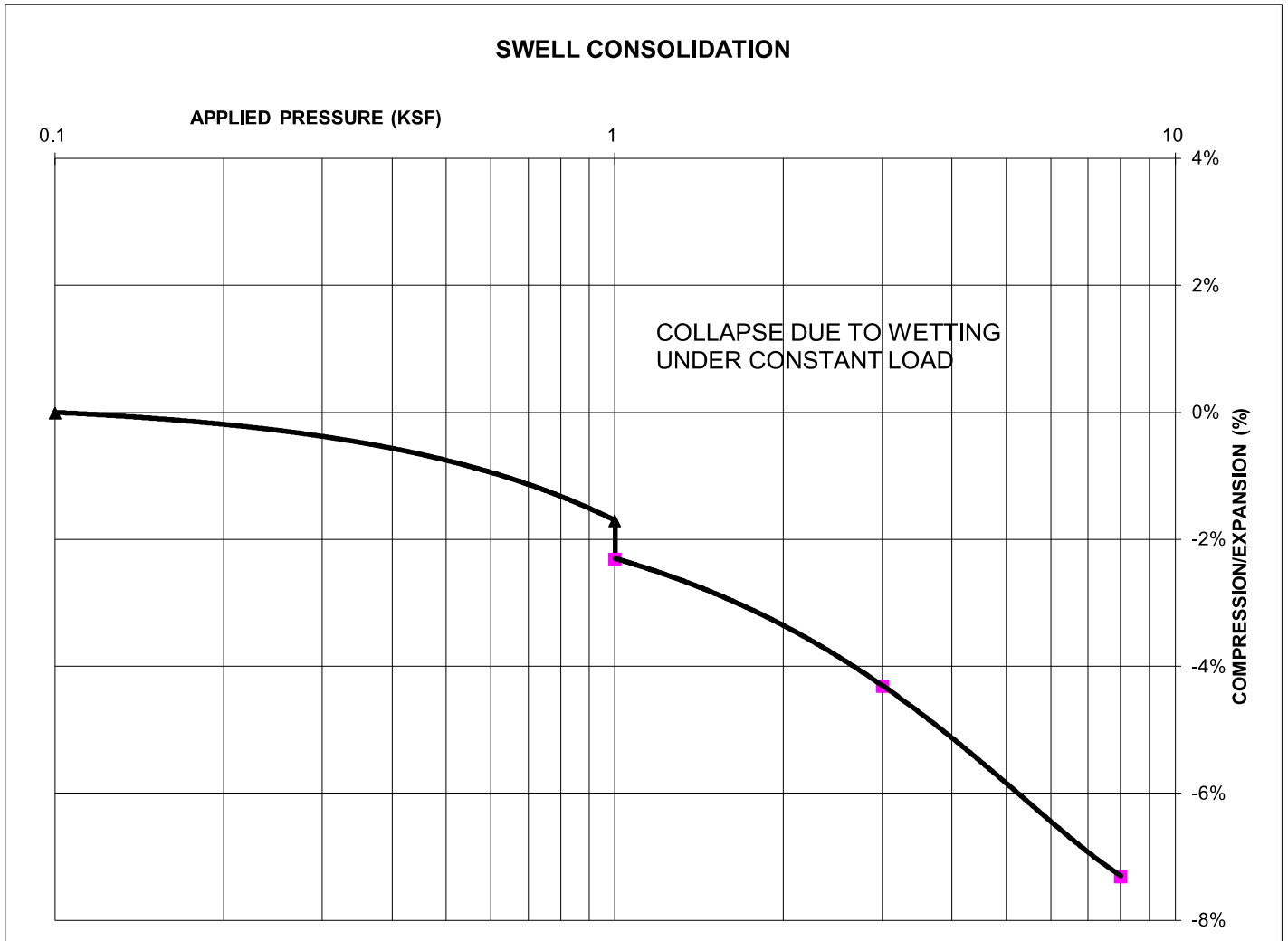
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MONUMENT RIDGE EAST

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FIG. B-3

TEST BORING P2
DEPTH (FT) 5

SOIL DESCRIPTION SAND, CLAYEY
SOIL TYPE 2



SWELL/COLLAPSE TEST RESULTS

NATURAL UNIT DRY WEIGHT (PCF): 115
NATURAL MOISTURE CONTENT: 10.5%
SWELL/COLLAPSE (%): -0.6%



SWELL TEST RESULTS

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MONUMENT RIDGE EAST

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FIG. B-4