

Job No. 193940

July 24, 2026

P760 Land LLC
13395 Voyager Pkwy Ste 130 #2059
Colorado Springs, CO 80921

Re: Response to:
Colorado Geological Survey Review Comments, dated December 22, 2025
Triple H Ranch
EPC Schedule No. 3300000168 and 3300000388
El Paso County, Colorado

Dear Mr. Kuhnke:

RMG Engineers prepared the "*Soil and Geology Study*" (RMG Job No. 193940, last dated May 29, 2026) for the proposed project comprising 752.68 acres that is to be subdivided into 244 single-family residential lots. The site is located north of Jones Road and east of Murr Road in El Paso County, Colorado. The report was reviewed by personnel of the Colorado Geological Survey (CGS). The purpose of this letter is to provide our response to the latest CGS review comments and any additional comments received from other review parties. The responses and modifications noted herein have been incorporated into our amended report.

For clarity and ease of review, we have "snipped" each of the CGS comments followed by our response.

CGS Comment:

1. The preliminary plan should reference RMG's report for the Triple H Ranch.

RMG Response:

The preliminary plan reference has been updated to reflect RMG's report last dated July 24, 2026.

CGS Comment:

2. The Geologic Hazard Note (Note 14) on the preliminary plan should be updated to list all of the geologic hazards associated with the site and mitigation measures.

RMG Response:

The Geologic Hazard Note has been updated on the preliminary plan. The note presented to the Client reads as follows:

SOIL & GEOLOGY, CONDITIONS, CONSTRAINTS, & GEOLOGIC HAZARD NOTES:

A Soil and Geology Study for Triple H Ranch located within El Paso County, Colorado, was completed by RMG Engineers (Job No. 193940), last amended on July 24, 2026. The overall development area has been found to be impacted by the geologic constraints listed below.

- Potentially expansive and compressible soils
- Flood prone area
- Faults and seismicity
- Radon

Due to the size of the lots, mitigation of the identified constraints is most effectively accomplished on a lot by lot basis.

- A site-specific subsurface soil investigation is to be completed for each lot, water tank and treatment building prior to permitting.
- A No Build Zone is located near the southwest corner of the site. The location of the residence and OWTS on Lots 11-16 are to remain outside the No Build Zone.
- A year-long groundwater monitoring program is to be finalized April 2027. To date, groundwater has not been observed. Once the monitoring is complete, the feasibility of basement construction is to be determined.
- Conventional shallow foundations consisting of a standard/spread footing/stemwalls are anticipated to be suitable for the proposed residential structures. A perimeter drain is recommended around portions of the structures which will have below habitable space or storage space located below the finish ground surface. This includes crawlspace areas but not the walkout trench, if applicable.
- Appropriate surface grading and drainage should be established during construction and maintained (over the life of the structure) by the homeowner. Additional mitigation measures can be found in said report, PCD File SP254, available at the El Paso County Planning and Community Development Department.

CGS Comment:

3. RMG describes the geologic conditions present at this site as potentially expansive and compressible soils and flood-prone areas. However, shallow groundwater is also a geologic condition impacting the project that has not been evaluated in accordance with El Paso County's Land Development Code and the Engineering Criteria Manual.

RMG Response:

Two monitoring wells were installed near on the western portion of the site on April 14, 2026. The monitoring wells were last observed June 11, 2026 and groundwater was not present within the 25-foot monitoring wells. The monitoring wells (TB-7 and TB-10) are designated on Figure 40, Engineering and Geology Map, within our report. The monitoring wells are to be monitored until April 2027 to capture measurements/observations through the fall, winter, and spring. Once complete, verification of the groundwater measurements is to be used to verify proposed floor levels are to remain at least 3 to 5, preferably 5 feet, above any groundwater.

CGS Comment:

The last sentence of No. 4

building investigations. The feasibility of basements or other anticipated habitable below-grade space should be discussed and noted on the plat.

RMG Response:

The feasibility of basement construction is to be determined once the groundwater monitoring is complete. A note has been added to the plat.

CGS Comment:

5. No habitable structures or OWTS are allowed within the FEMA Zone A floodplain. Finished floors adjacent to the floodplain must be at least 1 ft above the BFE.

RMG Response:

RMG has designated this area as a No Build Zone. Structures and OWTS are to be placed outside the floodplain/No Build Zone. The No Build Zone is indicated by the green hatched zone on Figure 40, Engineering and Geology Map, within our report.

CGS Comment:

Last portion of No. 6

collapse under a structural load and/or when water infiltrates the soil. CGS recommends that site-specific investigations and individual geotechnical evaluations be conducted prior to issuance of a building permit. Reports should explicitly address groundwater (seasonal fluctuations and perched conditions), hydrocompactive soils, expansive soil conditions, foundation recommendations, and drainage requirements.

RMG Response:

The Geologic Hazard Note has been updated to reflect this request for the future individual geotechnical evaluations prior to the building permits.

CGS Comment:

7. RMG provided no mention of the water tank and treatment building in their report. Site-specific investigations and recommendations should be provided for this facility.

RMG Response:

The site-specific investigations and recommendations for the water tank and treatment building are to be completed after the approval of the subdivision.

Public Health Comment:

Additionally, it is our understanding Public Health acknowledged OWTS feasibility, based on our work but noted that some of the OWTS may require engineered designs due to limiting soil conditions. It was recommended that RMG confirm whether the amended Wastewater Study and OWTS Suitability Map adequately address this and match the current preliminary plan.

RMG Response:

Figure 16, Septic Suitability Map, within our Wastewater Study, last dated July 24, 2026 denotes two approximate locations for future proposed OWTS (systems) for each lot included in the subdivision. Of the 24 test pits RMG observed at the site (12 test pits in 2023 and 12 test pits in 2026), we had one test pit (TP-07) that encountered sandstone at a depth of 7 feet. The sandstone bedrock is considered a limiting layer. Other factors, such as very slow or very fast LTAR values, can also result in a requirement for the OWTS to be engineered.

The requirements for engineered systems cannot be determined on a lot-by-lot basis using the data available today. OWTS Site and Soil Evaluations are to be performed on each individual lot prior to construction. The requirement for an engineered system is to be determined at that time, based on the soil conditions encountered in the proposed OWTS location for that lot.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

RMG Engineers



Kelli Zigler
Geotechnical Group Director



Tony Munger, P.E.
Sr. Geotechnical Proj Mgr | COO