ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599

July 31, 2026

Atticus Land, LLC
P.O. Box 88010
Colorado Springs, Colorado 80908

Attn: Jake Decoto

Re: Response to Review Comments
Iron Ridge Subdivision Filing Nos. 1 and 2
El Paso County, Colorado
Entech Job No. 251117
PCD Nos. SF2612 and SF2613

Ref: Entech Engineering, Inc., dated September 24, 2025. *Soils and Geology Study, Iron Ridge Subdivision – Walker Road, El Paso County*, *Colorado*. Entech Job No. 251117.

Colorado Geological Survey (CGS), dated October 15, 2025. *Iron Ridge Preliminary Plan, El Paso County, CO.* File No. SP253, CGS Unique No. EP-26-0024.

Colorado Geological Survey (CGS), dated July 8, 2026. *Iron Ridge Filing No. 1 – Final Plat, El Paso County, CO.* File No. SF2613, CGS Unique No. EP-26-0021_2.

Colorado Geological Survey (CGS), dated July 8, 2026. *Iron Ridge Filing No. 2 – Final Plat, El Paso County, CO.* File No. SF2612, CGS Unique No. EP-26-0107_1.

Dear Mr. Decoto:

Entech Engineering, Inc. (Entech) has reviewed the CGS comments for the proposed Iron Ridge Filing Nos. 1 and 2. This letter presents our responses to the CGS comments, and the results of groundwater monitoring program. The CGS comments are attached with this response letter. The responses to their comments are presented below:

ENTECH ENGINEERING, INC. RESPONSES

Entech Response to Comment 1: Entech performed seasonal groundwater monitoring for Iron Ridge Filing Nos. 1 and 2, and seasonal readings are presented in Exhibit 1 below. The piezometers were placed in the location of two of the previous borings (TB-11 (P1) and TB-12 (P2)). Groundwater was not encountered in the piezometers during our seasonal observations. Groundwater was not encountered in any of the test borings drilled for the geologic study. Basement construction is anticipated to be feasible across the site, however, final recommendations should be made for each lot following additional site investigations.

Exhibit 1: Temporary Piezometer Readings

Piezometer, and Total Depth (ft.)	Groundwater Level (ft.) 11/13/25	Groundwater Level (ft.) 2/6/26	Groundwater Level (ft.) 5/7/26	Groundwater Level (ft.) 7/22/26
P1, 20’	Dry	Dry	Dry	Dry
P2, 20’	Dry	Dry	Dry	Dry

Entech Response to Comment 2: Entech agrees. OWTS fields should maintain adequate separation from potential seasonal groundwater elevations, and avoid mapped drainage corridors and areas of seasonal shallow groundwater. In general areas mapped as having the potential for seasonal shallow groundwater will be avoided with OWTS. Design considerations and constraints should be identified for each lot with specific OWTS evaluations prior to permitting.

Entech Response to Comment 3: Entech agrees and recommended additional site investigations in our report. Additional site investigations for each lot should be performed prior to permitting to provide foundation recommendations, and evaluation of lot specific soil and groundwater conditions. A minimum separation of 3 feet between foundation components and groundwater levels is recommended. Drains may be necessary if structures encroach on groundwater to help prevent the intrusion of water into areas below grade. The need for interceptor or underslab drains should be evaluated following additional site investigations for each lot.

Entech Response to Comment 4: The following Geologic Hazard Statement should be included on the final plat.

Areas within this subdivision have been found to be impacted by potential geologic constraints/hazards as detailed in the Soils and Geology Study for Iron Ridge Subdivision prepared by Entech Engineering, Inc. dated September 24, 2025. The geologic constraints/hazards impacting the development include: artificial fill, expansive and locally collapsible soils, downslope creep, potentially unstable slopes, erosion, ponded water, shallow bedrock, seasonal shallow groundwater, and elevated radon potential. The report is available in the El Paso County Planning and Community Development records (www.epcdevplanreview.com) under County File Nos. SF2612 (Filing No. 2) and SF2613 (Filing No. 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.

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

Reviewed by:

COLORADO LICENSED
JOSEPH COLLIN GOODE
23725
PROFESSIONAL ENGINEER

Digitally signed by Joseph C Goode Jr.
Date: 07/31/26

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

LLL:JCG
Encl.
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Colorado Geological Survey 7/8/2026 3:58:40 PM	1	CGS Unique No. EP-26-0021_2 Iron Ridge Filing No. 1 – Final Plat El Paso File No. SF2613 Location: S½ Section 13, T11S, R66W, 6th P.M. 39.0917°, -104.7266° With this referral, we received the Final Plat (Gould Land Surveying, May 2026), Construction Documents and GEC Plans (All Terrain Engineering, May 22, 2026), Letter of Intent (Vertex Consulting Services, April 14, 2026), Stormwater Management Plan (All Terrain Engineering, June 2026), Water Resources Report (Monson, Cummins, Shohet & Farr, March 30, 2026), Wastewater Study (Entech Engineering, September 12, 2025), and other supporting documents. CGS previously reviewed the Iron Ridge Preliminary Plan (SP253). No revised soils and geology study was submitted with this Final Plat referral. Therefore, the geologic characterization and hazard identification presented in Entech Engineering's September 2025 Soils and Geology Study remain the controlling geologic evaluation for this project. CGS continues to concur with Entech's characterization of the site geology, identified geologic hazards, and recommended mitigation measures. We understand this referral consists of Iron Ridge Filing No. 1, a Final Plat creating fifteen rural residential lots on approximately 43.5 acres with public road improvements, individual wells, onsite wastewater treatment systems (OWTS), and associated drainage improvements. The site does not contain any unusual geologic hazards or geotechnical constraints that would preclude the proposed subdivision, provided the recommendations contained in the geologic report are incorporated into the final design and construction. The site is underlain by the Dawson Formation and associated colluvial and alluvial deposits. Identified geologic hazards and constraints include expansive soils, localized potentially unstable slopes, downslope creep, shallow bedrock, erosion, and areas of seasonal or potentially seasonal shallow groundwater, primarily associated with mapped drainage corridors. We offer the following comments and recommendations: 1. Groundwater. The Final Plat submittal does not include a revised geologic investigation or the groundwater monitoring program recommended during CGS's Preliminary Plan review. The available geologic information indicates that the regional Dawson aquifer is generally deep beneath the site; however, the geologic investigation documented redoximorphic features, mapped seasonal and potentially seasonal shallow groundwater areas, and identified localized conditions favorable for perched groundwater associated with shallow Dawson Formation bedrock and mapped drainage corridors. Although groundwater was not encountered during exploratory drilling, the absence of groundwater during drilling should not be interpreted as evidence that seasonal groundwater will not affect future below-grade construction. These conditions cannot be adequately characterized by a single investigation conducted over a limited period of time. CGS continues to recommend that groundwater monitoring/observation be conducted to determine the feasibility of basement construction and to verify that proposed foundation components are maintained at least 3 feet above the maximum anticipated seasonal groundwater level throughout the year. To adequately characterize seasonal fluctuations, monitoring should include observations through spring, summer, fall, and winter and should not be initiated only during site-specific building investigations. Unless sufficient monitoring demonstrates adequate separation from seasonal high groundwater, CGS recommends that basements not be permitted. 2. Onsite Wastewater Treatment Systems. The Wastewater Study appropriately recognizes that	7/8/2026 3:58:40 PM

seasonal shallow groundwater may affect OWTS placement and recommends lot-specific evaluation. Final OWTS design should maintain adequate separation from seasonal groundwater and avoid mapped drainage corridors and areas of seasonal shallow groundwater.
3. Site-Specific Investigations. Prior to the building permit application, site-specific soils and foundation investigations should be conducted for each proposed structure. These investigations should verify foundation recommendations, evaluate localized groundwater conditions where encountered, and incorporate appropriate foundation drainage measures where necessary.
4. Geologic Hazard Statement. A geologic hazard statement, consistent with the El Paso County Land Development Code, should be included on the final plat referencing the geologic report and the identified geologic hazards and constraints applicable to the site.
Submitted 7/8/2026 by Jonathan R. Lovekin, Senior Engineering Geologist, Colorado Geological Survey (jlovekin@mines.edu)

Colorado Geological Survey 7/8/2026 3:59:59 PM	1	Colorado Geological Survey July 8, 2026	7/8/2026 3:59:59 PM

CGS Unique No. EP-26-0107_1 Iron Ridge Filing No. 2 – Final Plat
El Paso File No. SF2612
Location: NE ¼ of SE ¼ of Section 13, T11S, R66W, 6th P.M.
39.0895°, -104.7209°

With this referral, we received the Final Plat, construction drawings, drainage report, stormwater management plan, wastewater study, water resources report, and other supporting documents for Iron Ridge Filing No. 2.

CGS previously reviewed the Iron Ridge Preliminary Plan and recently reviewed Iron Ridge Filing No. 1 – Final Plat. No revised soils and geology study was submitted with this Filing No. 2 referral. Therefore, the geologic characterization and hazard identification presented in Entech Engineering's September 2025 Soils and Geology Study remain the controlling geologic evaluation for this project. CGS continues to concur with Entech's characterization of the site geology, identified geologic hazards, and recommended mitigation measures.

We understand this referral consists of Iron Ridge Filing No. 2, a Final Plat creating fifteen rural residential lots on approximately 42.5 acres with public road improvements, individual wells, on-site wastewater treatment systems, and associated drainage improvements.

The site does not contain geologic hazards or geotechnical constraints that would preclude the proposed subdivision, provided the recommendations contained in the geologic report are incorporated into the final design and construction. Identified geologic hazards and constraints include expansive soils, localized potentially unstable slopes, downslope creep, shallow bedrock, erosion, and areas of seasonal or potentially seasonal shallow groundwater, primarily associated with mapped drainage corridors.

CGS offers the following comments and recommendations:
1. Groundwater. The Final Plat submittal does not include a revised geologic investigation or the
groundwater monitoring program recommended during CGS's Preliminary Plan review. The available
geologic information indicates that the regional Dawson aquifer is generally deep beneath the site;
however, the geologic investigation documented redoximorphic features, mapped seasonal and
potentially seasonal shallow groundwater areas, and identified localized conditions favorable for
perched groundwater associated with shallow Dawson Formation bedrock and mapped drainage corridors.
Although groundwater was not encountered during exploratory drilling, the absence of groundwater
during drilling should not be interpreted as evidence that seasonal groundwater will not affect
future below-grade construction. These conditions cannot be adequately characterized by a single
investigation conducted over a limited period of time.
2. CGS continues to recommend that groundwater monitoring/observation be conducted to determine
the feasibility of basement construction and to verify that proposed foundation components are
maintained at least 3 feet above the maximum anticipated seasonal groundwater level throughout the
year. Unless sufficient monitoring demonstrates adequate separation from seasonal high groundwater,
CGS recommends that basements not be permitted.
3. Onsite Wastewater Treatment Systems. The Wastewater Study recognizes that seasonal shallow
groundwater may affect OWTS placement and recommends lot-specific evaluation. Final OWTS design
should maintain adequate separation from seasonal groundwater and avoid mapped drainage corridors
and areas of seasonal shallow groundwater.
4. Site-Specific Investigations. Prior to the building permit application, site-specific soils and
foundation investigations should be conducted for each proposed structure. These investigations
should verify foundation recommendations, evaluate localized groundwater conditions where
encountered, and incorporate appropriate foundation drainage measures where necessary.
5. Geologic Hazard Statement. A geologic hazard statement, consistent with the El Paso County Land

Development Code, should be included on the final plat referencing the geologic report and the
identified geologic hazards and constraints applicable to the site.

Submitted 7/8/2026 by Jonathan R. Lovekin, Senior Engineering Geologist, Colorado Geological Survey
(jlovekin@mines.edu)