



VIVID Engineering Group, Inc.

1053 Elkton Drive, Colorado Springs, CO 80907

May 8, 2026

Sean Murphy, Senior Development Manager
Evergreen Devco, Inc. & Evergreen-Bent Grass & Woodmen, L.L.C.
1873 S. Bellaire St, Suite 1200
Denver, Colorado 80222
smurphy@evgre.com

Subject: Response to EPC and CGS Comments re: VEG Geology and Soils Evaluation Report
Project: The Markets at Bent Grass
Location: NEC Woodmen Frontage Road and Bent Grass Meadows Drive, El Paso County, CO
Project No: D25-2-928

Dear Sean:

As requested, Vivid Engineering Group, Inc. (VIVID) has reviewed the comments received from El Paso County (EPC) and the Colorado Geological Survey (CGS) from their review of our Geology and Soils Evaluation Report dated February 25, 2026 prepared and submitted as a part of the Development Application. We appreciate the review of the Geology and Soils Evaluation Report and provide the following information as response to the provide Agency comments.

We have revised Section 1.2 "Project Description" on page 1 of our subject report to reflect the site acreage as "53.91 acres" as denoted on ALTA/NSPS LAND TITLE SURVEY prepared by Galloway dated 08/01/25. Our revision is included in our revised report provided separately:

*Geology and Soils Evaluation Report
The Markets at Bent Grass
NEC Bent Grass Meadows Drive & E. Woodmen Road
El Paso County, Colorado
VIVID Project No.: D25-2-928
Revision 1, 05/08/2026*

1.0 CGS Comments and response

We have reviewed the comments provided by Amy Crandall, Engineering Geologist, CGS dated 03/30/2026.

- *Note 2 of the preliminary plan (Soils & Geology Notes) lists the potential geologic hazards and constraints associated with the site; however, it does not provide mitigation measures, specifically for expansive soils, settlement-prone soils, and shallow groundwater. CGS recommends that mitigation measures be included in the preliminary plan. [CGS]*
 - [VIVID] The Geology and Soils Evaluation Report provides preliminary recommendations for mitigation of expansive and settlement-prone soils in the form of over-excavation and

replacement with suitable structural fill and further qualifies that site-specific subsurface geotechnical evaluations are required to provide site-specific mitigation measures for the applicable lot development. Lot-specific mitigation measures and techniques for control of groundwater will likewise be evaluated in site-specific subsurface geotechnical evaluations.

- *CGS recommends that the six piezometers installed throughout the site continue to be measured through the Fall of 2026. CGS also recommends that site-specific recommendations be prepared once the building and site improvements (e.g., detention ponds) are known. [CGS]*
 - [VIVID] The six piezometers installed as a component of our subsurface evaluation remain in place and VIVID personnel have continued depth to groundwater measurements on a monthly basis. A summary letter report of our groundwater measurements has been provided separately in “Groundwater Measurements, July 2025 through April 2026”, VIVID Project No.: D25-2-928. The piezometers will continue to be measured through the Fall of 2026.

Site-specific mitigation measures for building and site improvements will be developed based on data obtained from continued piezometer measurement and future site-specific subsurface geotechnical evaluations.

We appreciate this opportunity to provide our services, and we look forward to working with you again. Should you have any questions concerning this report, please contact the undersigned at 719.499.3047.

Sincerely,



Nathan A. Dowden, PE
Senior Geotechnical Engineer