

August 27, 2026

Classic SRJ
2138 Flying Horse Club Drive
Colorado Springs, CO 80921



ENTECH
ENGINEERING, INC.

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

Attn: Loren Moreland

Re: CGS Review Comments Response
Sterling Ranch East – Filing No. 6, Final Plat
El Paso County, Colorado
Entech Job No. 241419
EPC File No. SF2610

Ref: Entech Engineering, Inc., dated March 26, 2026. *Soils and Geology Study, Sterling Ranch East – Filing No. 6, El Paso County, Colorado*. Entech Job No. 241419.

Colorado Geological Survey, dated June 8, 2026. *Review Comments Sterling Ranch East – Filing No. 6 Final Plat. CGS Unique No. EP-25-0024_2*.

Dear Mr. Moreland:

Entech Engineering, Inc. (Entech) has reviewed the El Paso County review comments dated June 8, 2026 for the Sterling Ranch East Filing 6 Final Plat. This letter presents our responses to the Colorado Geological Survey (CGS) 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 1: Based on the water levels basement construction can be used on the majority of site. In areas where groundwater is encountered within 3 feet of proposed foundation grade additional drains will likely be needed. Final recommendations should be determined after additional site investigation once site grading and utility installation has been completed.

Entech Engineering, Inc. (Entech) has performed seasonal groundwater monitoring for the Sterling Ranch East Filing No. 6 subdivision. Three additional piezometers were placed in the proposed regional detention pond FSD-16 to further evaluate the groundwater levels for the area. The groundwater measurements for the piezometers within Filing 6 and the regional detention pond are shown in Exhibit 1. The approximate locations of the piezometers are shown in the Site and Exploration Plan, Figure 1.

Exhibit 1: Temporary Piezometer Measurements

Piezometer, and Total Depth (ft.)	Groundwater Level (ft.) 3/26/25	Groundwater Level (ft.) 7/3/25	Groundwater Level (ft.) 10/28/25	Groundwater Level (ft.) 3/10/26	Groundwater Level (ft.) 7/30/26
P1, 20' (SRE F6)	Dry	18	19	18.4	19
P2, 20' (SRE F6)	16.2	13	16	16.1	16.4
P1, 20' (FSD-16)	-	-	-	16.8	19
P2, 20' (FSD-16)	-	-	-	18.2	Dry
P3, 20' (FSD-16) ¹	-	-	-	2	3

¹ – P3 is located in the bottom of the pond that has be cut to proposed grade



Entech Response to Comment 2: It is Entech's understanding that a site-wide underdrain system will be installed to mitigate potential shallow groundwater conditions affecting the proposed development. A typical active sewer underdrain detail is shown in Figure 2. The underdrain system should include connections for each lot, and should gravity discharge to outfall or storm drainage system. Following the installation of the development wide underdrain system additional assessment of shallow groundwater conditions in the proposed building and roadways areas is recommended.

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

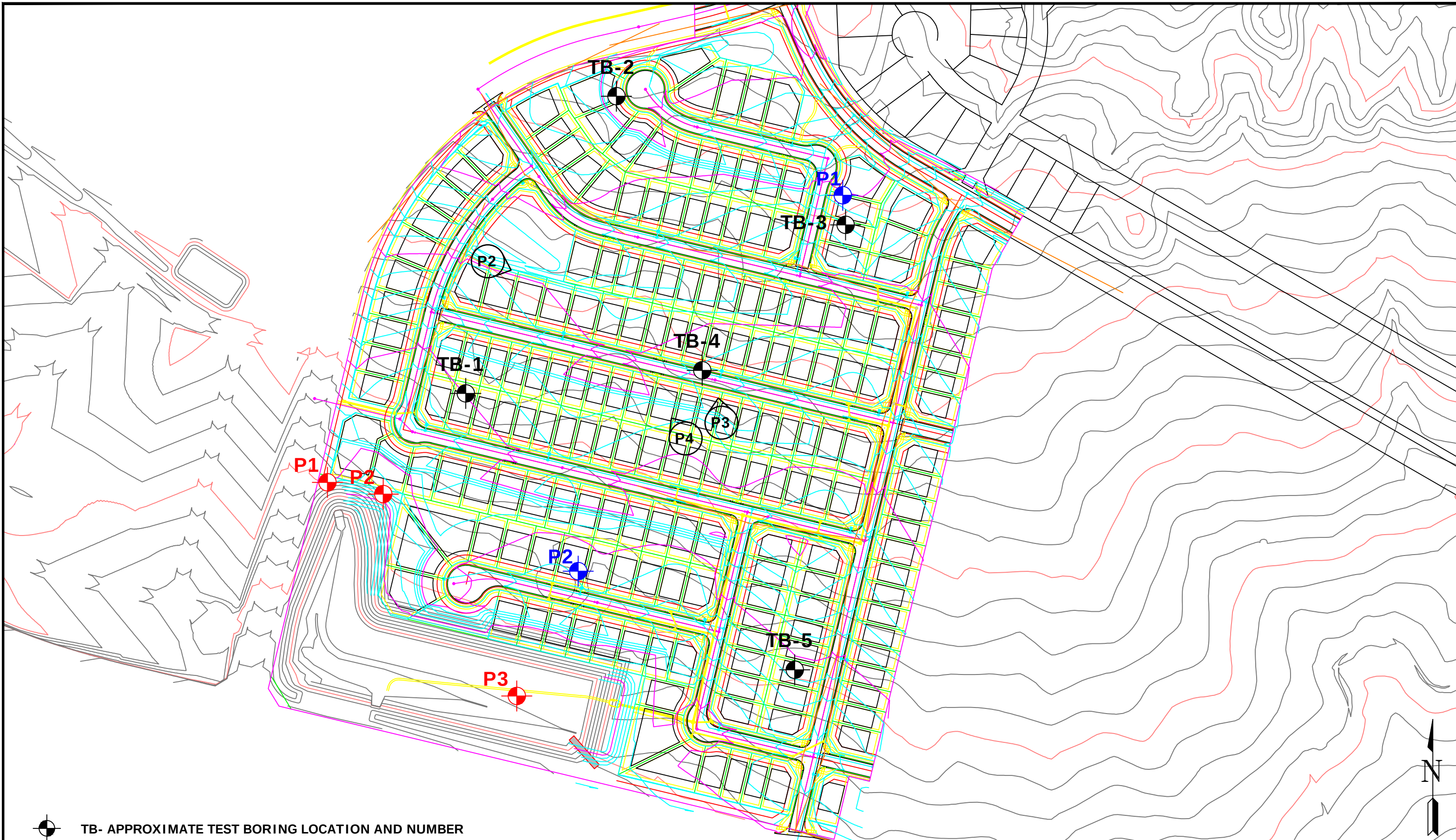
Reviewed by:



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

LLL/jcg

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-  TB- APPROXIMATE TEST BORING LOCATION AND NUMBER
-  P- APPROXIMATE PIEZOMETER LOCATION AND NUMBER (EEI 241419 SRE F6)
-  P- APPROXIMATE PIEZOMETER LOCATION AND NUMBER (EEI 220572 SRE POND FSD-16)
-  - APPROXIMATE PHOTOGRAPH LOCATION AND NUMBER

	SITE AND EXPLORATION PLAN	JOB NO. 241419
	STERLING RANCH EAST FILING NO. 6 CLASSIC SRJ	
		FIG. 1

