

August 17, 2026

Flying Horse North, LLC
2138 Flying Horse Club Drive
Colorado Springs, CO 80921



ENTECH
ENGINEERING, INC.

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

Attn: Drew Balsick

Re: Response to CGS Review Comments
Flying Horse North Filing No. 9
El Paso, Colorado
Entech Job No. 260456
PCD No. PUDSP263

Ref: Entech Engineering, Inc., revised date June 25, 2026. *Soil and Geology Study, Flying Horse North Filing No. 9, El Paso County, Colorado.* Entech Job No. 260456.

Entech Engineering, Inc., revised date June 25, 2026. *Wastewater Study, Flying Horse North Filing No. 9, El Paso County, Colorado.* Entech Job No. 260456.

Colorado Geological Survey, review comments dated July 21, 2026. CGS Unique No. EP-26-0092_1 Flying Horse North Filing No. 9. El Paso File No. PUDSP263.

Dear Mr. Balsick:

This letter is written in response to the Colorado Geological Survey (CGS) review comments dated July 21, 2026, concerning the geologic constraints. The comments from CGS (attached) are addressed below. The report has also been revised to address the items discussed in this letter.

ENTECH ENGINEERING, INC. RESPONSES TO CGS COMMENTS

Entech Response to Comment 1: Entech has completed numerous investigation across the Flying Horse North development. In all of our studies shallow groundwater has not been encountered except in well-defined drainages. Based on our past and recent investigations groundwater conditions should be evaluated on an individual lot basis once building locations are determined during the final design phase of future residences. Shallow groundwater if encountered in proposed building areas can be mitigated with the installation of drains. Typical drain details have been provided in the Soils and Geology Study. Due to the size of the lots and overall grade variations across the lots daylighting of drains should be feasible.

Entech Response to Comment 2: Entech agrees, that if groundwater is encountered within 3 feet of foundation grade additional drains will be required.

Entech Response Comment 3: Entech agrees that setbacks from large drainages should be provided on the plans. It is our understanding that the drainages align with the "psw" areas mapped by Entech. Figure 6 from the Soils and Geology report is attached with this response. Individual lot investigations should also discuss setbacks as warranted. The individual lot investigations should be based on site plans with house location and any site grading to be completed. Minor drainages can be redirected around structures.



We trust this has provided you with the information you required. 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", is written over a light blue rectangular background.

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

Reviewed by:



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

LLL:JCG

Encl.

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CGS Unique No. EP-26-0092_1 Flying Horse North Filing No. 9

El Paso File No. PUDSP263

Location: Portion of Sections 34 and 35, T11S R66W 6th P.M. and

Portions of Sections 30 and 31, T11S R65W 6th P.M.

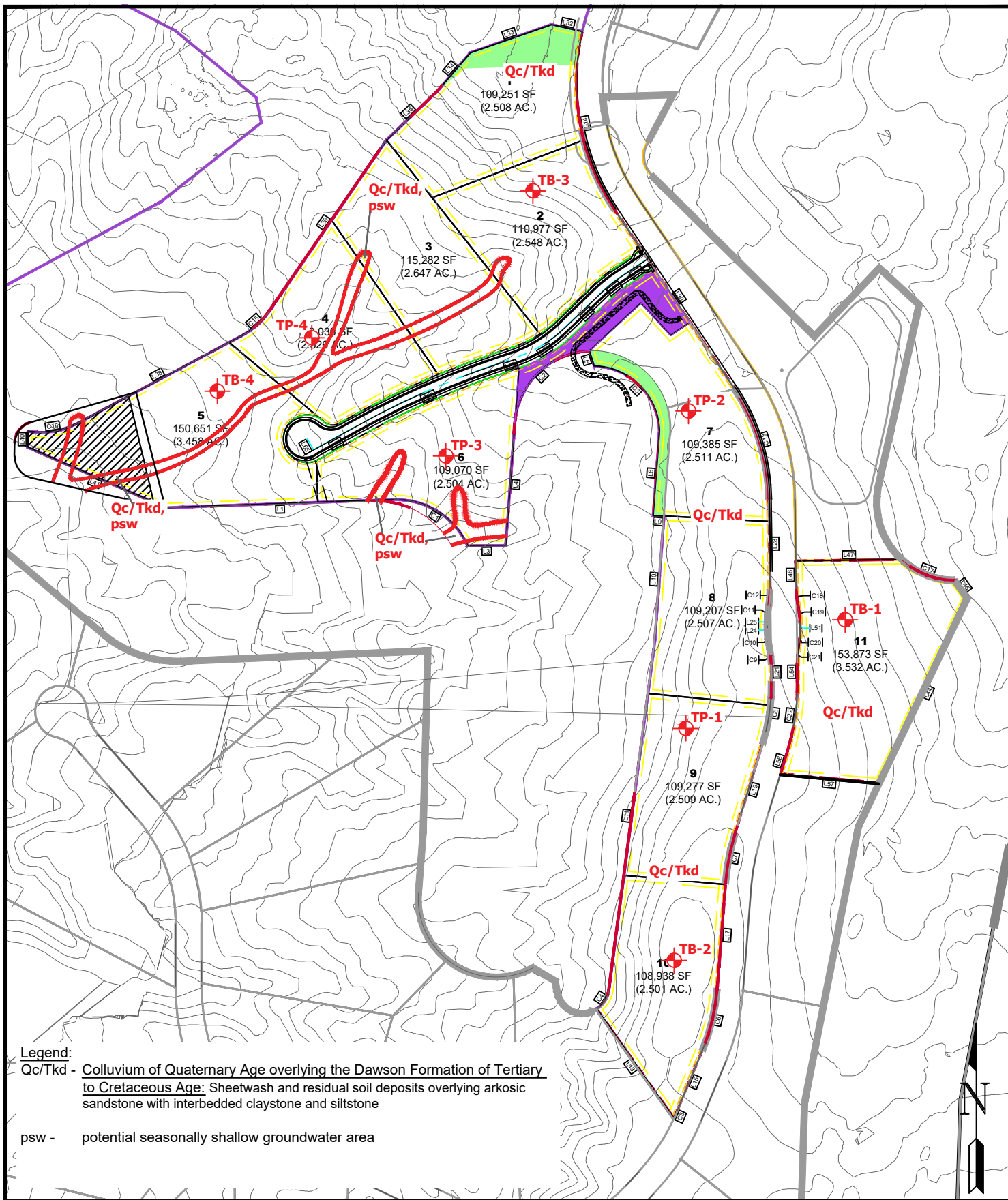
39.0498, -104.7257

The available referral documents include the PUD & Preliminary Plan Major Amendment (HR Green, June 25, 2026), Letter of Intent (HR Green Development, LLC, June 9, 2026), the Soils and Geology Study (Entech Engineering, Inc., April 15, 2026), and other relevant documents.

We understand that Filing No. 9 will consist of 11 single-family residential lots. Entech identifies areas that will impose geologic constraints, including (page 1) “potentially expansive soils, potentially seasonal shallow groundwater areas, and the potential for elevated Radon.” The preliminary plan includes a Geologic Hazard Note that includes the following geologic constraints: artificial fill, expansive soil, potentially seasonal high groundwater, slope stability and landslide susceptibility, shallow bedrock, and radon, which were discussed in Entech’s report. Entech’s characterization of the geologic hazards and constraints associated with the site is valid. We offer the following comments:

1. Entech did not encounter groundwater in their test borings or pits within Filing No. 9. Even so, groundwater levels tend to fluctuate, and perched water is likely to collect above clayey, less permeable soil layers on top of the bedrock surface. Additionally, once the Filing is built out and water sources (i.e., irrigation, storm drainage) are initiated, groundwater levels will change. The Geologic Hazard Note states, “Groundwater monitoring/observation holes to obtain groundwater data to verify that proposed floor levels are at least 3-feet above maximum anticipated groundwater levels and maintained-year round are to be implemented.” **CGS agrees and recommends that the county require groundwater monitoring/observation holes to obtain groundwater data to verify that proposed floor levels are at least three feet (preferably 5 feet) above maximum anticipated groundwater levels and maintained year-round.** To be effective, however, this monitoring should include measurements/observations through fall, winter, and spring and not merely during site-specific building investigations.
2. CGS agrees with Entech (page 10), “Subsurface perimeter drains are recommended for any usable below grade areas including crawlspaces. Should groundwater be encountered at within 3 feet of foundation grade additional drains may be needed to include: interceptor drains, under slab drain (capillary break) and overexcavation drains.” An underdrain system should be allowed ONLY if it can gravity discharge to a daylight outfall or is connected to an existing underdrain system that gravity discharges to a daylight outfall.
3. Multiple drainages exist within the project area. According to Entech’s study (Fig. 6), these drainages are identified as potential seasonally shallow groundwater areas (psw). The lots affected by these drainages include Lots 2-6 and Pond A. CGS recommends that erosional setbacks be established near drainages and noted in the plans. Building footprints should be outside the setback areas.

Submitted 7/21/2026 by Amy Crandall, Engineering Geologist, Colorado Geological Survey (303-384-2632 or acrandall@mines.edu)



**GEOLOGY/ENGINEERING
 GEOLOGY MAP**
 FLYING HORSE NORTH - FILING NO. 9
 FLYING HORSE NORTH, LLC

JOB NO.
 260456

FIG. 6