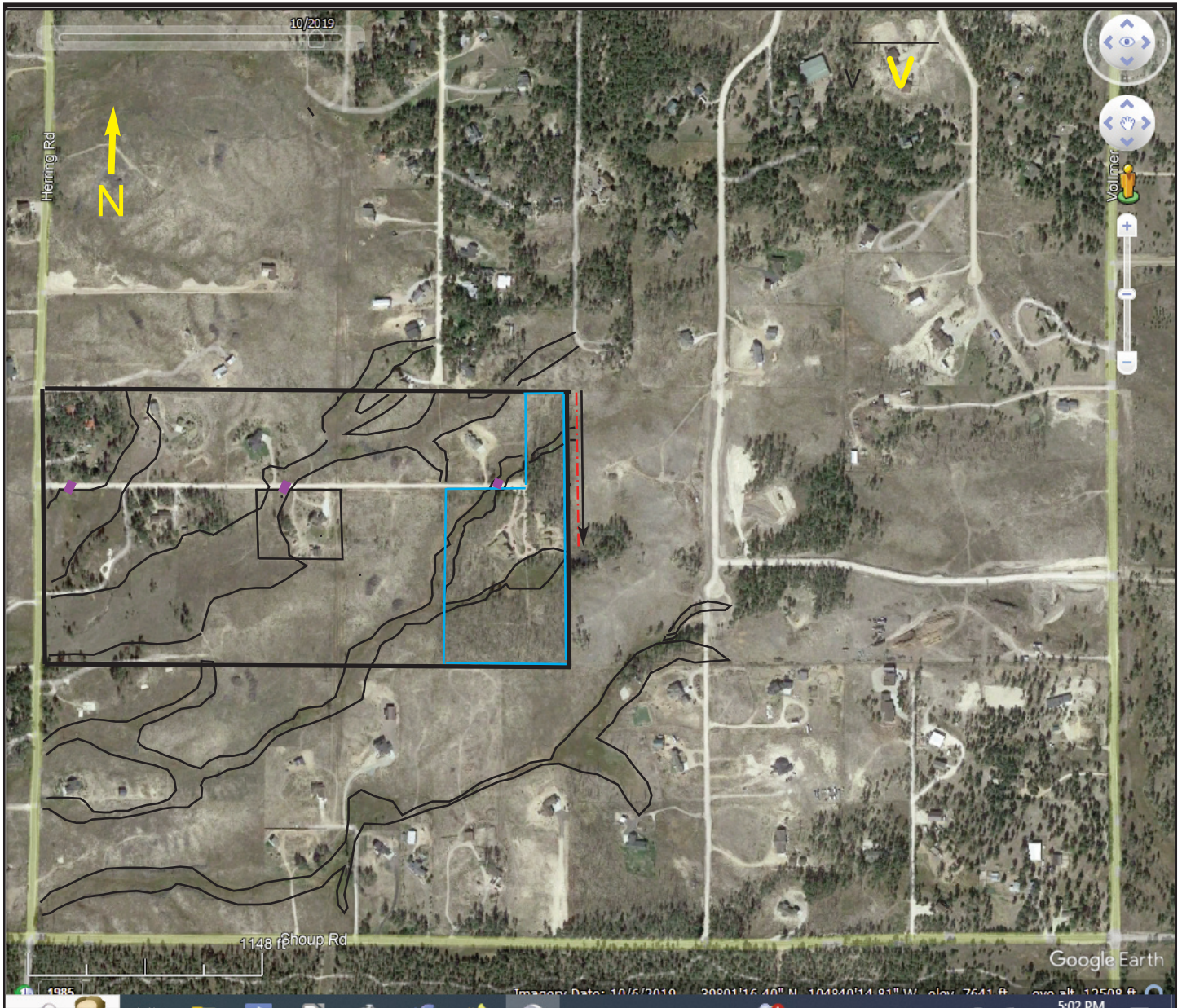


March 28 2024 BOCC
FOREST HEIGHTS ESTATES MS206
Adjacent Landowner (since 1969) Parcel 108
Judith von Ahlefeldt 8255 Forest Heights Circle



The special Burgess River headwaters in Section 9 - barely 1/2 mile south of the summit on Vollmer Hill have special wetlands.

Watersheds originating on Vollmer Hill:

East Cherry Creek

West Kiowa Creek

Cantrell Creek,

Upper Black Squirrel Creek

Sand Creek

Cottonwood Creek

Kettle Creek

Subirrigated shallow swales

Burgess River Wetland in Fall of 2011



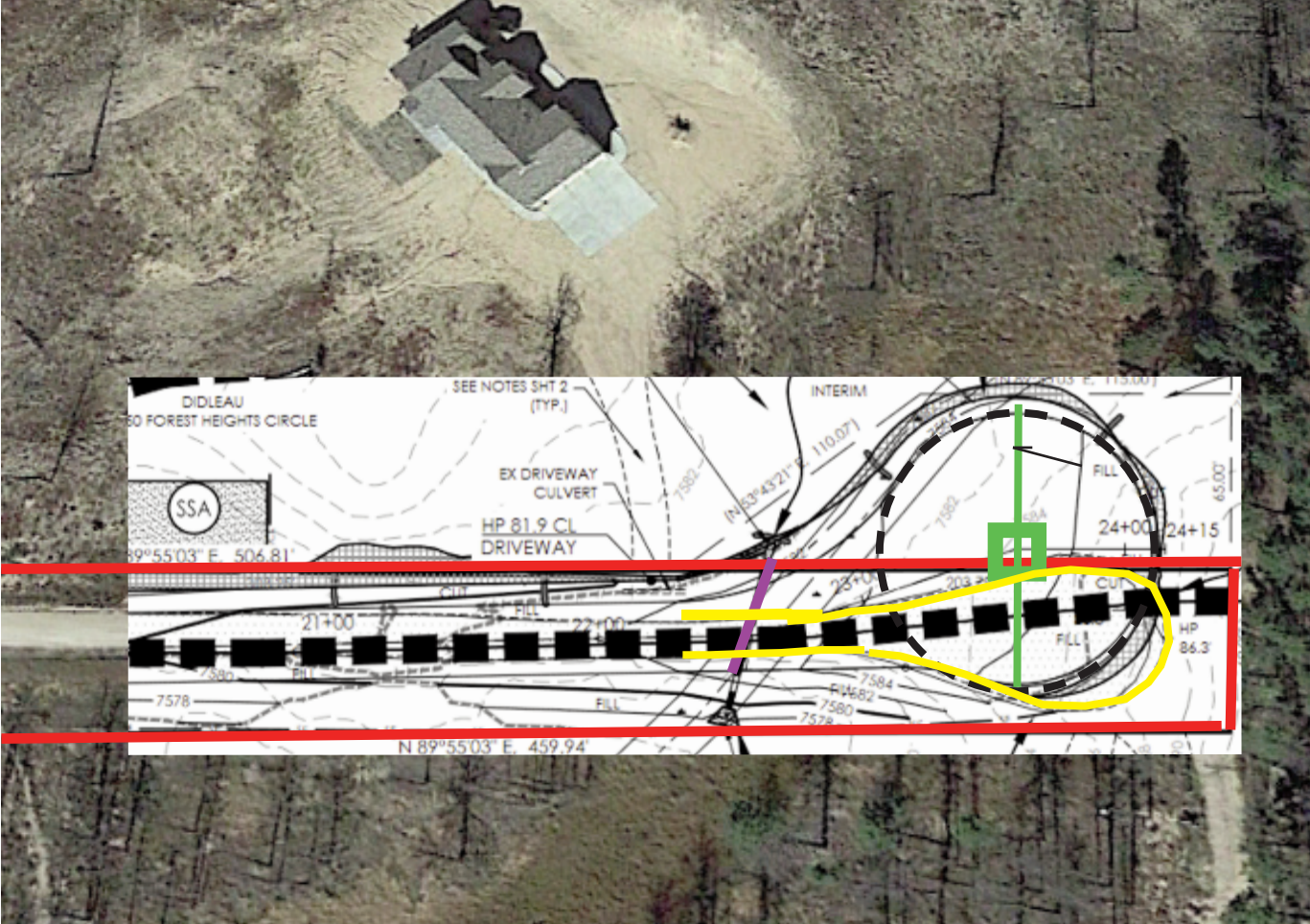
Intact Burgess River Wetland. Most of the water flows beneath the surface but maintains hydrophytic vegetation: sedges, rushes and obligate and facultative wetland-requiring or wetland tolerant grasses. & forbs. Shoulders have drier colluvium and support relict tallgrass prairie species. This is a complex hydrologic system and this is a rare example of a wetland in excellent condition. No channel incision.

Burgess River Wetland four years after the 2013 Black Forest Fire in Fall of 2017

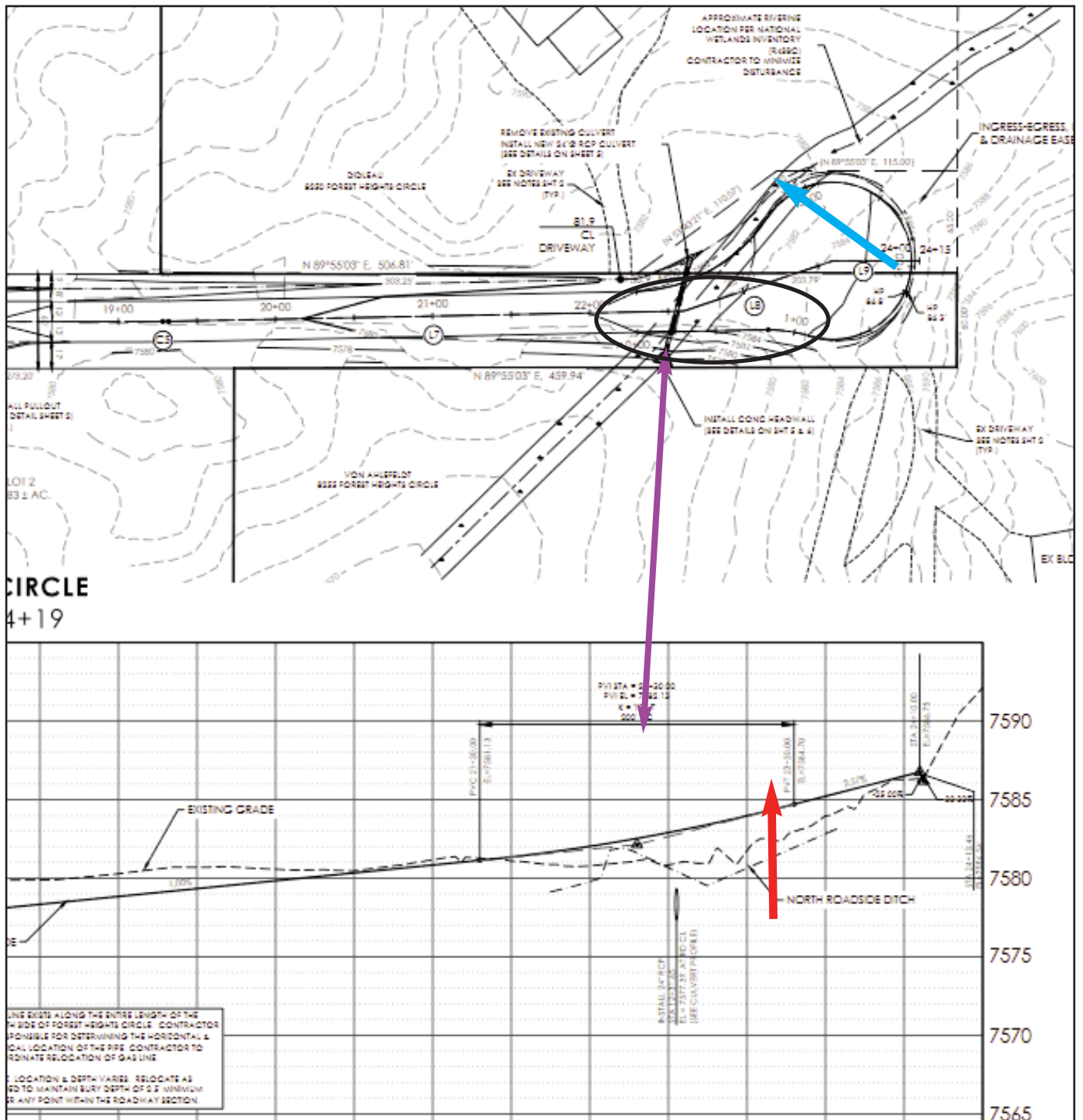


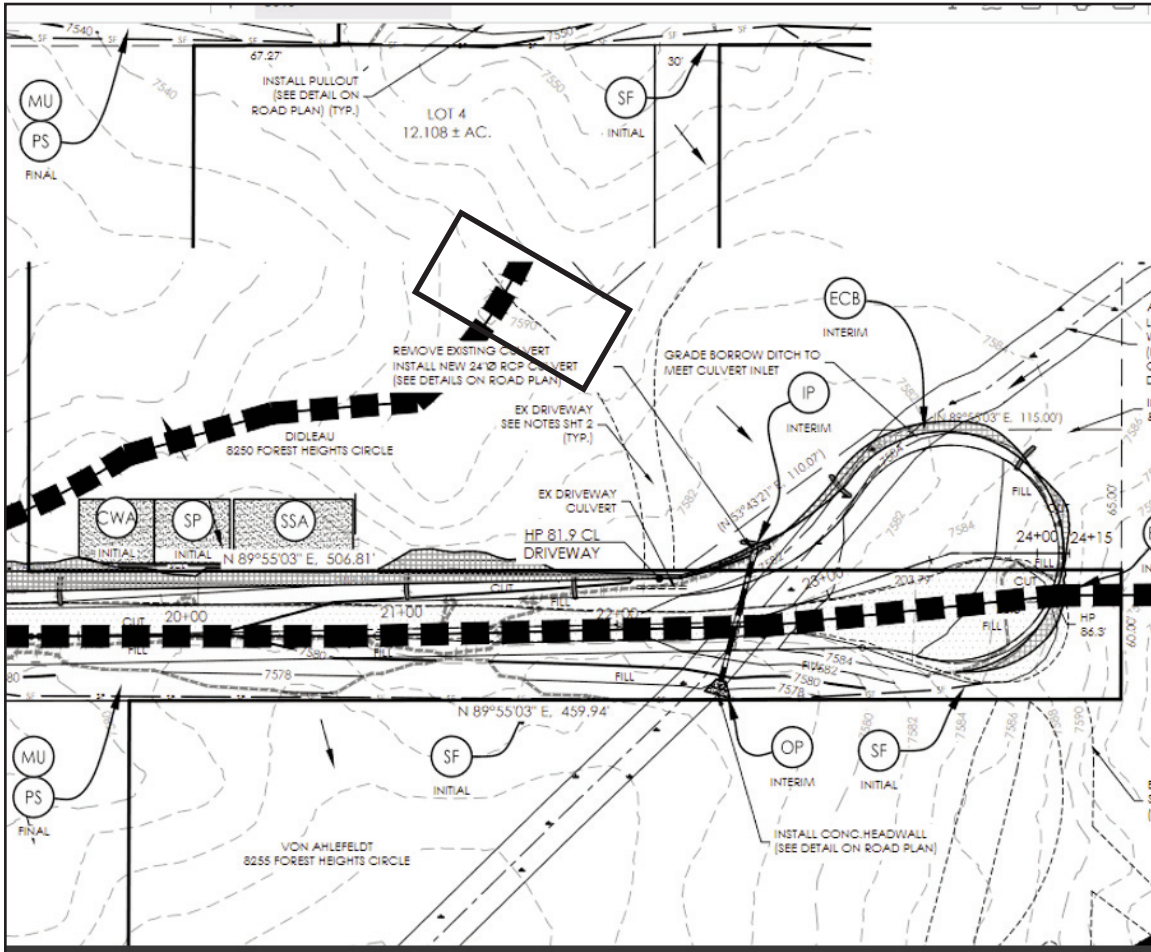
These wetlands burned in June of 2013. Summer rains kept them wet and within two months they had recovered well. Ash washed off the burned hillslopes and fertilized the meadows. These ecosystems are adapted to fire, with deep-rooted grasses, sedges, rushes, forbs. Persistent vegetation patterns and plant communities are faithful to their hydrology and soils.

THERE IS AN ALTERNATIVE TO THIS PROPOSED IMPACTFUL DESIGN



PROPOSED CONSTRUCTION DRAWINGS - PRESENT DESIGN

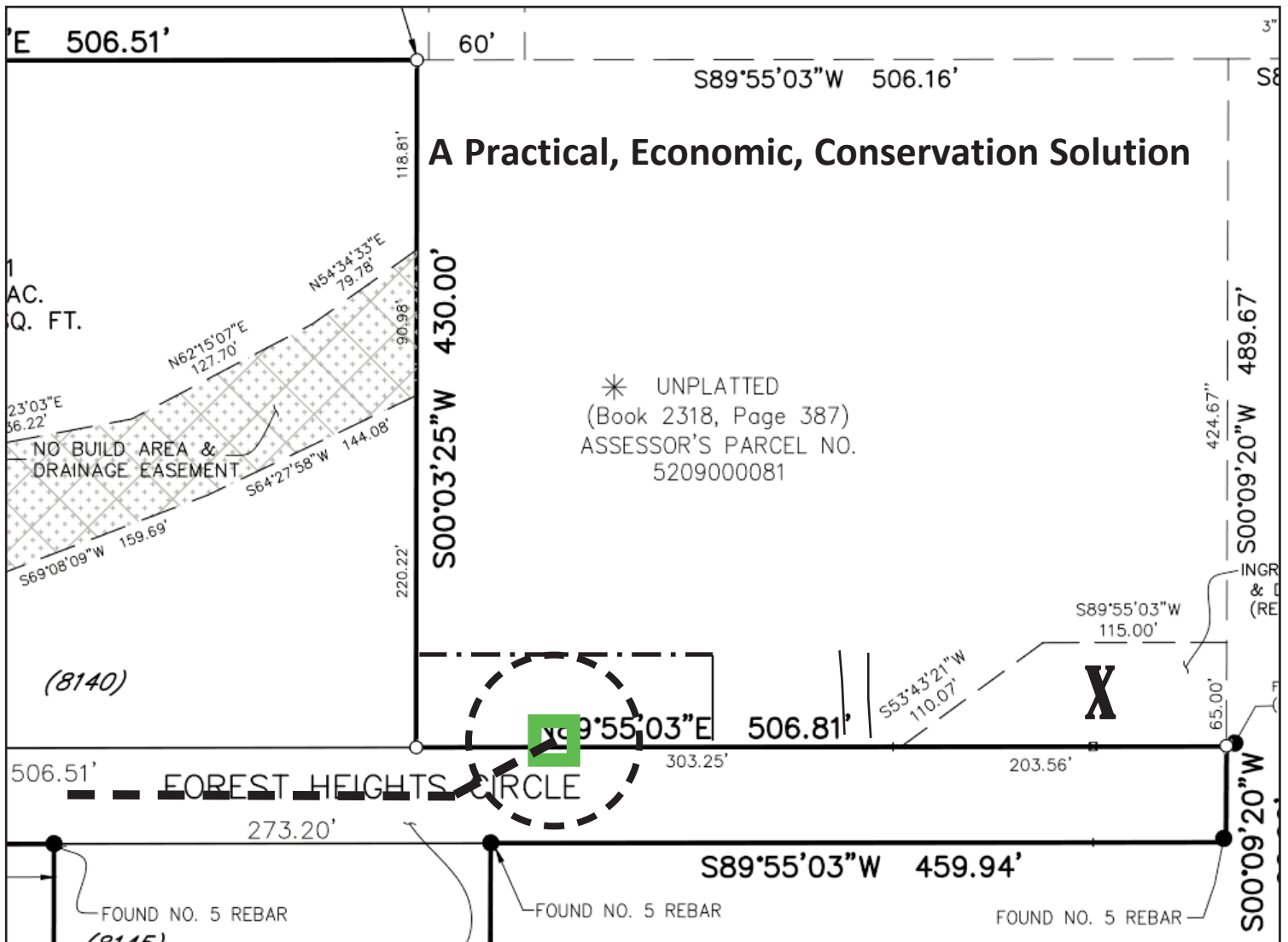




South boundary - SE corner and meadow:

- along Forest Heights Circle, and across from my parcel,
- the egregious, oversized urban cul-de sac which prescribes filling Phyllis' wetland,
- installing a 56-foot 24-inch culvert (presently fuctional 18 inch culvert is 18")
- drainage across the 100' diameter cul de sac forces outflow down a fill slope to the nearby culvert inlet (sedimentation likely),
- culvert outlet has a headwall, riprap and is against my fenceline at the meadow

South Boundary - SW corner - remove hill and flattened CWA - Concrete washout, SP - Stockpile Protection, SSA - Stabilized Staging Area Over - over half of Phyllis' property line will be disturbed and regrad-



- Move the cul de sac west and build it in on the flat upland area used for construction support. Build the cul de sac last.
- Use same design as for the east road position - surface drainage for cul de sac is to NW also and into the ditches.
- Culvert 2 is already upsized to 24 inches, and the north side Forest Heights' borrow ditch has erosion and water velocity mitigation already planned.
- This will save a lot of construction cost - shorter road, no massive fill needed for the cul de sac, no need for 56 foot 24" culvert, or riprap and headwall.

Win - Win Benefits

Provides complete protection of the wetlands, no increased traffic for Phyllis or me. does not impact any of the subdivision lots. Shared private driveway.

Berm to NE of cul de sac can connect to existing hill - can plant trees to screen Phyllis' house from lights and noise from cul de sac.

I OFFER to Phyllis and Jon Didleaux to purchase all or part of the sixty-foot Forest Heights ROW either east of her driveway, or east of the cul de sac.

The objective is to keep the east end of Forest Heights Circle as a continued quiet shared private driveway, and for neighborhood recreational use using a non-motorized Trails Easement Agreement with Black Forest Trails Association.

If Phyllis and Jon agree to sell me at least the portion of Forest Heights Circle east of Phyllis' driveway (about 200 x 60 feet) to my east property line, I will agree to inset the west fence of that property line to the north to restore the non-motorized trail connection to the 190 foot x 20 feet wide trail I built in 2018 connecting the prior BFTA -sanctioned trail on Phyllis' lot from Meadowglen to the 190 foot x 20 feet wide trail to Redtail Ranch.

I will pay for survey costs and we can make an agreement to have a shared private driveway east from the cul de sac.

I would expect to have a price based on Assessor Market Value. This is not buildable subdivision land. This amenity will increase property values.

The BoCC would need to agree to creating new parcel(s) from east end of present Tract B (which is currently part of Tract H in the Maintenance Agreement), when this subdivision is approved.

It is my hope that Phyllis and Jon will realize financial savings with this road design, lessened impact to Phyllis' lot, and benefits of preserving not only the wetlands, but a peaceful and beautiful place which she and I can protect and steward.

So I am asking you to table this proposal for at least a week to provide opportunity for Mr. Gorman, Phyllis, Jon and I to discuss this and make necessary document changes.

Thankyou,

**Judith von Ahlefeldt
March 28, 2024**



Phyllis' meadow - view to NE from east end of Forest Heights Circle near culvert - fill area for cul de sac. Late July 2013.



Judy's meadow - view to SW from east end of Forest Heights Circle near culvert. Late August 2013.