

LETTER OF INTENT

EAGLE FOREST SUBDIVISION FINAL PLAT December 2021

**Owner and Developer:
Eagle Forest Development, LLC**

Consultant:



I. LOCATION

The 44.2 acre property is located in Black Forest on Shoup Road approximately 1/2 mile east of the commercial center of Black Forest at the intersection of Black Forest Road and Shoup Road, as shown in the aerial photo below. The Parcel Number is 5208000071.

II. REQUEST

The applicant, Eagle Forest Development, LLC is requesting Administrative Final Plat approval of the Eagle Forest Subdivision Filing 1. Note that the entire subdivision will be constructed at one time so subsequent filings may or may not occur. EFPUD is a 9 lot residential subdivision with a large open space tract.



III. PROJECT DESCRIPTION

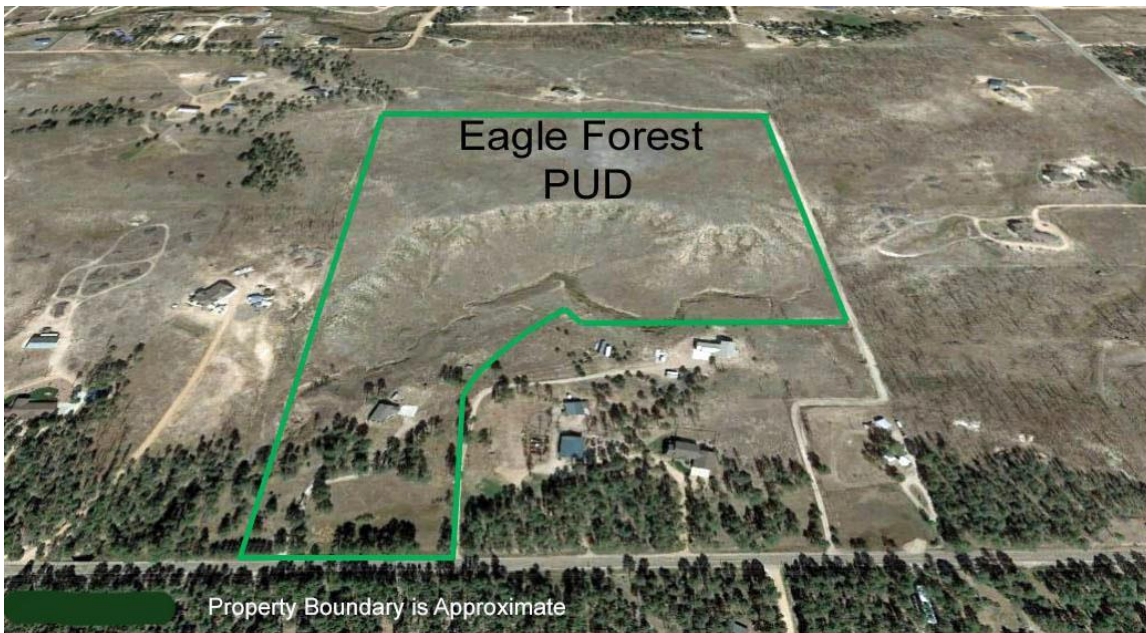
A. Project History

Eagle Forest PUD/SP (PUD and Preliminary Plan) was approved by the BOCC on July 27, 2021. Prior to this, EFPUD had been through three separate review/approval processes in EPC beginning in 2005. PUD approvals were initially obtained in 2007-2008 by a different applicant. Initial development of EFPUD in 2007 was halted due to financial issues related to the recession. An Amended PUD Development Plan (for a relocated main road entrance off Shoup Road), Final Plat and Construction Drawings were approved in 2013 but the subsequent attempt at development was ceased due the Black Forest Fire, which burned almost all the trees on what was a densely forested site.

B. Site Description

The site is divided by Burgess Creek, which is an intermittent creek running east/west in the center of the property. The creek is dry most of the year and generally only runs during storm events. There is no 100 year floodplain on the site. Because Burgess Creek is ephemeral, there are no associated jurisdictional wetlands. South of the creek is gently sloping terrain. North of the creek are steeper slopes (up to 25%) with a prominent ridge at the top of the slope. The site is relatively flat on the north portion, above the ridge.

The Black Forest Fire of 2013 burned the entire site except for the southernmost, lower portion of the site adjacent to Shoup Road. Trees that were burned were removed and the result is the ponderosa pine forest has been replaced with post-fire grasses and forbs, except for the most southerly area within Lot 1 that did not burn. There is a residence located on Lot 1 that was built in 2012 so only 8 new homes will be constructed on the site. Below are 1) a current aerial photo of the site; and 2) a photo of the site looking north from just south of Burgess Creek, north of Lot 1.





Wildlife and Vegetation

Tetra Tech performed Preble’s Mouse Assessments on the site in 2005 and 2013. Their November 2013 Habitat Assessment report found:

“...there is no suitable habitat on the site or upstream of the site. The property does not contain suitable habitat for Preble’s for the following reasons:

- Creek is dry most of the time;
- Vegetation lacks structural diversity;
- Vegetation does not offer significant cover;
- Most of the vegetation is upland in nature; and
- Narrow riparian area with steep slopes.”

An additional environmental study and report entitled *Aquatic Resources Delineation Report* was prepared by Heritage Environmental Consultants in June 2021 and has been submitted to EPC. Only one small wetland was located within the survey area and is located within the channel of Burgess Creek covering 0.24 acres.

Heritage Environmental Consultants also conducted a field study in June 2021 to determine if habitat existed for any impacts to species listed as candidate, proposed, threatened, or endangered. The result was U.S. Fish and Wildlife Service stating that the “Service has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.” This correspondence from USFWS has been submitted with the Final Plat submittal materials.

Soils and Geology

A Preliminary Geology and Surface Soils Evaluation was completed by John Himmelreich & Associates for the project in 2005. Also, in 2005, Front Range Geotechnical, Inc. produced a Performance Report/Sewage Disposal Evaluation. These reports were reviewed in June 2020 by Cornell Engineering. Cornell Engineering found that these reports remain valid and meet the requirements of the current LDC. Additionally, the 2005 reports were reviewed by EPC staff as components of the 2005 submittal and were accepted. The Colorado Geological Survey (CGS) has also reviewed the Preliminary Geology and Surface Soils Evaluation twice: once in 2005 and again in October 2020. The applicant agrees to abide by CGS’s four suggestions found in their October 1, 2020 review comments and will incorporate them into the plat as directed by EPC staff. Plat notes

have been added regarding these reports.

Additionally, the applicant requests the application of LCS Section 9.9 (A)(2) for situations “Where a geology and soils report has been completed and reviewed at an earlier stage of the subdivision review process, a new report may not be required if in the determination of the PCD Director the existing report provides the level of site-specific detail necessary to review the subdivision application, and the recommendations of the report and CGS have been followed in the preparation of the preliminary plan .”

C. Site Plan

Lot Layout/Access/Open Space

EFPUD will have 9 lots sized between 3.1 and 5 acres accessed from Eagle Forest Drive (EFD), a proposed public road dedicated to EPC. Each lot has a building envelope. EFD intersects with Shoup Road on the southern boundary of EFPUD, crosses Burgess Creek and ascends the slope on the eastern portion of the property to access the upper plateau.

Consolidation of accesses onto Shoup Road is proposed. Two existing driveways to residences intersecting with Shoup Road will be eliminated: one for Lot 1 EFPUD and one to the west of proposed EFD. As requested by County Parks Department, an additional 20 feet of Right of Way will be dedicated to EPC along Shoup Road as well as a 25 foot wide trail easement.

EFPUD’s site plan clusters most lots in the least environmentally sensitive area. Lots 3 through 9 are located on the upper plateau on an open meadow (formerly a forested area burned in the 2013 Black Forest Fire). These lots are double loaded off Eagle Forest Drive. Lot 2 is located to the east of Eagle Forest Drive on a mild slope as the road climbs to the upper plateau. A No-Build Area south of the Building Envelope on Lot 2 is open space for Burgess Creek. Lot 1 is located west of the subdivision entry in the only treed area of the site.

The clustering design of the lot and building envelope layout allows for the preservation of extensive areas of open space and protects the natural features including Burgess Creek and adjacent banks.

Eagle Forest Drive meets EPC standards with the exception of the curve radius on the upper curve for which a deviation was approved in 2013. A request for deviation is being made with this application for the length of the cul-de-sac.

A detention pond will be located on Lot 5 in the northwest corner of the property and will drain to the west. An in-ground cistern and 30’ x 10’ road pull-off for Black Forest Fire/Rescue Protection District (BFFRPD) use will be located on the northwest side of EFD along with a cluster mailbox facility for residents. BFFRPD recently requested an additional turnout on the upper portion of the road. The applicant has agreed to the additional, second turnout which will be added to the project plans on the Final Plat (BFFRPD has agreed to this provision).

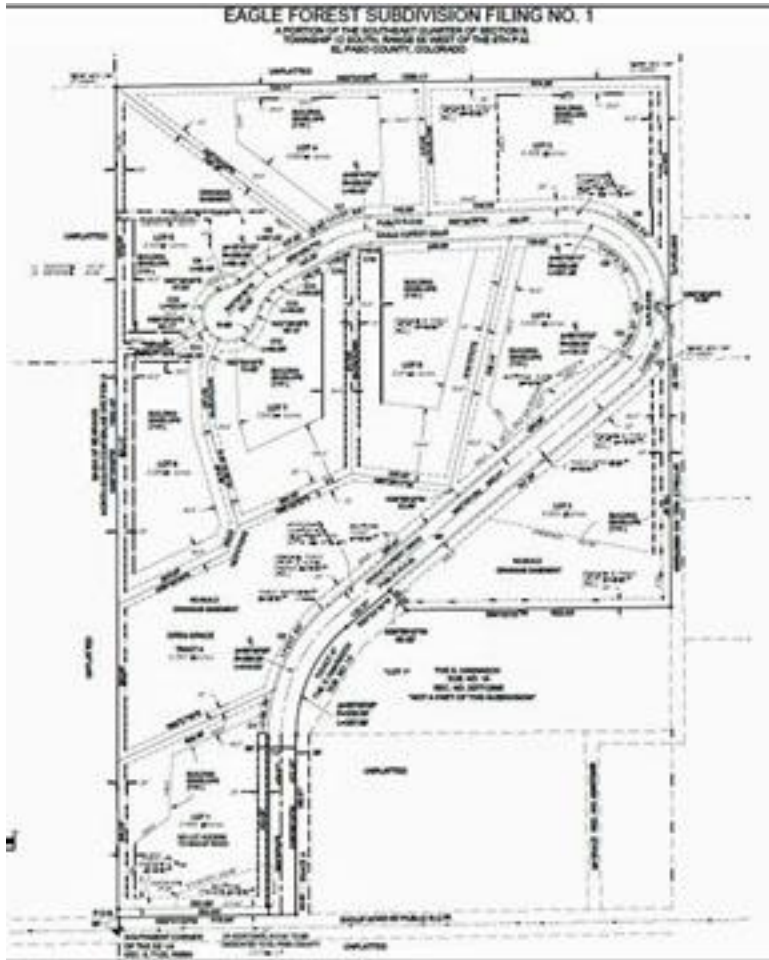
EFPUD will feature a 5.4 acre (12% of the PUD) Open Space Tract A that includes Burgess Creek and its adjacent banks. Burgess Creek will also go through the southern portion of Lot 2, outside the building envelope in a No-Build Area. No structures will be allowed to be constructed outside the Building Envelopes, representing an additional 17.4 of open space for a total of 22.8 acres open space (52% of the



total area of the PUD).

The open space tract will be preserved as private open space for the use of EFPUD residents, guests and invitees. Accessory uses will include a fire protection cistern, emergency vehicle pull-off and a cluster mailbox area. Ownership will be transferred by deed of trust to the Homeowners Association (HOA) at time of final plat recordation. Maintenance will be the responsibility of the HOA. Access will be limited to emergency and maintenance vehicles.

A graphic of the proposed Final Plat is shown below:



Utilities

Water will be supplied by individual on-lot wells. There are two existing wells on site. The development will create a demand of approximately 8.4 acre feet annually. The State Engineer's Office wrote a letter in November 2012 stating: ...based upon the conditions that "well permits are obtained pursuant to the decree granted in" the applicable water court cases "and the terms and conditions of the well permits and said decree are followed, the proposed water supply can be provided without causing injury to decreed water rights and is expected to be physically adequate." The well permits referred to have been obtained.

The original 2007 PUD approval from EPC found that the water supply was adequate. However, EPC staff requested a new Water Resources Report which was prepared in July 2021 by Julia Murphy, Professional Geologist/Hydrogeologist of Groundwater Investigations, LLC. The report has been submitted with the Final Plat and concludes: “Based on the proposed uses and preliminary quantification of available groundwater, there is sufficient quantity to meet the County required 300 year water supply criteria.” Regarding water quality, the report concluded: “The quality of the Dawson aquifer groundwater underlying the new proposed lot was evaluated by the EPCPH who has determined a finding for sufficiency in terms of water quality can be made based upon the water sample results from the 2012.”

Wastewater will be handled by individual on-lot septic systems. A Sewage Disposal Evaluation Report by Front Range Geotechnical, Inc. in January 2005 found as follows: “We believe all the lots within the proposed development are suitable for installation of some type of on-site wastewater disposal system utilizing soil absorption. The groundwater augmentation plan for the development requires that non-evaporative type wastewater disposal systems be used.” It is likely that most if not all lots will require an engineered OWTS system. The 2005 report has been reviewed by Cornell Engineering and found to still be valid.

Natural gas service will be supplied by Black Hills Energy while Mountain Valley Electric Association will provide electric service. Both utilities have written commitment letters.

Drainage

As noted above, Burgess Creek, an ephemeral, mostly dry creek bed, runs east/west through the site. A Final Drainage Report has been submitted. As described in the updated Eagle Forest Final Drainage Report, “*Developed drainage within the site will be conveyed through paved streets with roadside ditches and culverts, as well as grass-lined channels through open space areas following historic drainage patterns through the site. Developed runoff from Eagle Forest Subdivision will flow in a southwesterly direction, feeding into the existing main channel of Burgess Creek. Impacts of developed flows from the proposed subdivision will be mitigated through an onsite stormwater detention pond near the northwest corner of the parcel.*”

IV. DEVELOPMENT GUIDELINES

EFPUD Development Guidelines, Standards and Dimensional Standards can be found on the Cover Sheet of the *Preliminary/PUD Development Plan* that has been approved by the BOCC.

V. PROJECT JUSTIFICATION

Final Plat

The Preliminary Plan was approved by the BOCC on July 27, 2021. No revisions to the plan have been made since approval of the Preliminary Plan.

LDC

The Final Plat is consistent with the Preliminary Plan and the approval criteria set forth in Section 7.2.1.D.3.e of the LDC as follows:

- 1. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**



Compliance with Your El Paso Master Plan (YEPMP)

- **Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?**

The property is located in the Forested Area Key Area. Below is the description of that Key Area:

“Forested Areas

This Key Area includes parts of the County where natural forests are the predominant feature such as Black Forest, areas north of Peyton, and areas along Highway 115 as well as lands within Pike National Forest. Pike National Forest is one of the County’s largest natural amenities and tourist destinations. Continued coordination with the U.S. Forest Service is critical to ensuring future development in areas adjacent to the Forest do not negatively impact the natural environment. There are also many established communities within Pike National Forest particularly in Ute Pass and along Highway 115. New development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.

Managed residential growth, along with supportive commercial uses, have helped the other forested areas preserve their natural amenities while supporting the daily needs of a thriving local community. The seamless connection between the natural environment and small-scale, low intensity development is critical to their identity. All new development and redevelopment in this Key Area should strictly adhere to the transportation and infrastructure, stormwater requirements, built form, and transition guidelines outlined in their appropriate placetypes. Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the forested area and the established character of the individual community.”

The proposed subdivision is consistent with the description of the Forested Areas Key Area as follows:

- It is managed residential growth, small-scale and low intensity/density
 - Provides safe access with county-standard road, has low fire risk due to already having burned in 2013 wildfire
 - Preserves natural environment with generous open space around Burgess Creek
 - Has county-approved stormwater management plan
 - Consistent with neighborhood character and surrounding land uses
- **Does the proposed use promote the level of change identified in the Areas of Change map?**

The property is located in the “Minimal Change-Undeveloped” Area of Change. Below is a description from the plan of this Area of Change:

Minimal Change: Undeveloped

The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.

The proposed subdivision is consistent with the description of the Area of Change/Minimal Change - Undeveloped as follows:



- The subdivision proposal is essentially infill “on previously undeveloped land” and has been approved twice previously by EPC, so it fits the description of “redevelopment of select underutilized or vacant sites adjacent to other built-out sites”
- The subdivision is does not alter the “essential character” of the neighborhood but fits in very well.
- **Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?**

The property is located in the “Large Lot Residential” Placetype. Below is a description from the plan of this Placetype:

PLACETYPE: LARGE-LOT RESIDENTIAL/Character

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

The proposed subdivision is consistent with the description of the “Large Lot Residential” Placetype as follows:

- The subdivision layout is consistent with “single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic.”
- Includes well and septic
- **Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality’s plan(s)?**

The site is not located in a Priority Annexation Area.

- **Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?**

The site is not located in a Housing Priority Development Area.

- **Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?**

The site is not located in a Commercial Priority Development Area.

- **Is the use located within an Employment Priority Development Area? If so, is the proposed use one of the identified employment-focused uses for the area?**

The site is not located in an Employment Priority Development Area.



- **Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?**

No, there is no existing infrastructure to connect to.

- **Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?**

The applicant has provided the requested trail easement along Shoup Road.

- **Does the proposed use/development incorporate appropriate conservation design principles as identified in the *Master Plan*?**

Yes, the area around Burgess Creek has been designated as open space.

- **Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the *Master Plan*?**

Yes, as noted above, the proposed subdivision is consistent with the YEPMP.

- **Does the proposed use/development support the Implementation Objectives and Specific Strategies of the *Master Plan*?**

The Following are examples of Implementation Objectives and/or Specific Strategies that the proposed subdivision is consistent with:

Objectives

Objective LU1-1: Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.

Specific Strategies:

New development and any redevelopment in Forested Areas should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.

The Minimal Change: Undeveloped areas should experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character.

Objective LU3-1: Development should be consistent with the allowable land uses set forth in the platetypes first and second to their built form guidelines.

Objective HC1-5: Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.

Objective HC2-6: Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.

Objective HC2-7: Regardless of the placetype within which future development is proposed, new development and redevelopment within El Paso County should be designed to incorporate a conservation design approach, where appropriate.

Specific Strategies Goal HC-2

- Carefully plan the Black Forest/North Central Large-Lot Residential Priority Area to ensure preservation of natural areas while still accommodating new development for future residents.
- Maintain existing and expand the Large-Lot Residential placetype in Black Forest/North Central area in a development pattern that matches the existing character of the developed Black Forest community.



Compliance with El Paso County Water Master Plan

As noted above in this LOI, the EPC Attorney has made a finding of water sufficiency for the proposed subdivision.

1. Where is the project (refer to region)?

Black Forest.

2. What is their water supply (central, wells, by whom)?

Wells by individual lot owners.

3. If they are a central supplier, how have they addressed Section 3 (efficiencies, cooperation, reuse, storage, interconnection)?

Not applicable.

4. What standards of Section 4 are applicable, especially for groundwater (quality, economic life, sustainability)?

There are only 9 residential lots. Water court, Colorado DWR and EPC have all found adequacy with water rights and augmentation plan for all 9 lots.

5. How has the applicant addressed water supply needs at full buildout? Chapter 5

There are only 9 residential lots. Water court, Colorado DWR and EPC have all found adequacy with water rights and augmentation plan for all 9 lots.

6. Have they planned for the project or the area to ensure adequate water in the future (efficiency, drought planning, conservation, flexibility in design, reuse, participating in regional water supply planning, renewable energy water partnerships and development, etc.)?

Not applicable for well and septic.

2. The subdivision is in substantial conformance with the approved preliminary plan;

The Final Plat is the same as the Preliminary Plan – no revisions have been made.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials

The subdivision design standards and regulations have been met. Additionally, the Final Plat complies with all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

A sufficient water supply exists for the development. Water will be supplied by individual on-lot wells. There are two existing wells on site. The development will create a demand of approximately 8.4 acre feet annually. The State Engineer's Office wrote a letter in November 2012 stating: "...based upon the conditions that "well permits are obtained pursuant to the decree granted in" the applicable water court cases "and the terms and conditions of the well permits and said decree are followed, the proposed water supply can be provided without causing injury to decreed water rights and is expected to be physically adequate." The well permits referred to have been obtained. Additionally, the original 2007 PUD approval from EPC found that the water supply was adequate.

A finding of sufficiency has been made with regard to water quality, quantity and dependability at the



Preliminary Plat stage (PCD File #PUDSP206) . Below is the County Attorney’s Office determination:

10. Therefore, based upon the State Engineer’s finding that the proposed water supply is adequate and will not cause material injury, the decreed water rights and plan for augmentation in Colorado Water Court Consolidated Case Nos. 04CW119 and 04CW336, on the analysis above, and on the conditions listed below, the County Attorney’s Office recommends a finding of **sufficiency** as to quantity and dependability. The El Paso County Public Health Department will need to provide an opinion as to quality.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)]and the requirements of Chapter 8 of this Code;

Wastewater will be handled by individual on-lot septic systems. A Sewage Disposal Evaluation Report by Front Range Geotechnical, Inc. in January 2005 found as follows: “We believe all the lots within the proposed development are suitable for installation of some type of on-site wastewater disposal system utilizing soil absorption. The groundwater augmentation plan for the development requires that non-evaporative type wastewater disposal systems be used.” It is likely that most if not all lots will require an engineered OWTS system. The 2005 report has been reviewed by Cornell Engineering and found to still be valid.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

A Preliminary Geology and Surface Soils Evaluation was completed by John Himmelreich & Associates for the project in 2005. Also, in 2005, Front Range Geotechnical, Inc. produced a Performance Report/Sewage Disposal Evaluation. These reports were reviewed in June 2020 by Cornell Engineering. Cornell Engineering found that these reports remain valid and meet the requirements of the current LDC. Additionally, the 2005 reports were reviewed by EPC staff as components of the 2005 submittal and were accepted.

7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

Drainage is addressed in the Final Drainage Report prepared by JPS Engineering. “Developed drainage within the site will be conveyed through paved streets with roadside ditches and culverts, as well as grass-lined channels through open space areas following historic drainage patterns through the site. Developed runoff from Eagle Forest Subdivision will flow in a southwesterly direction, feeding into the existing main channel of Burgess Creek. Impacts of developed flows from the proposed subdivision will be mitigated through an onsite stormwater detention pond near the northwest corner of the parcel.”

8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

All lots and Tract A will have legal and physical access from EFD, a public road owned and maintained by EPC. EFD meets EPC standards with the exception of the curve radius on the upper curve for which a deviation for the was approved in 2013. Also, the length of the cul-de-sac exceeds the ECM standard - a request for deviation for this is being made with this application.

9. Necessary services, including police and fire protection, recreation, utilities, and transportation



systems, are or will be made available to serve the proposed subdivision;

EFPUD will not negatively impact service levels of County services or facilities. All necessary utility commitments have been obtained. The site lies within the Black Forest Fire/Rescue Protection District (BFFRPD). BFFRPD requested a 30'x10' pull-off and a 30,000 gallon cistern which have been incorporated into the plan. BFFRPD has provided a Commitment to Serve Letter and a Fire Protection Report. The traffic report demonstrates that the additional traffic generated by EFPUD is well within the capacity of existing roads with acceptable LOS levels. Water and wastewater are to be provided as discussed above.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

See #9 above

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
Off-site impacts have been evaluated. No off-site improvements are required.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
Required fees related to public facilities and infrastructure will be paid at time of plat recording. An SIA will be executed for subdivision improvements.

13. The subdivision meets other applicable sections of Chapter 6 and 8;

The Final Plat and subdivision meet other applicable sections of Chapter 6 and 8.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]

No mineral estate owner was found.

VI. EAGLE FOREST PUD REPORTS

The reports and studies below have been submitted as part of this application.

- *Aquatic Resources Delineation Report for the Eagle Forest Subdivision Project*, Heritage Environmental Consultants, June 2021
- *Water Resources Report, Eagle Forest – PUD & Preliminary Plan* by Julia Murphy, Professional Geologist/Hydrogeologist of Groundwater Investigations, LLC. July 7, 2021
- *Preliminary Geology and Surface Soils Evaluation* by John Himmelreich & Associates and reviewed by Cornell Engineering – letter from Cornell Engineering submitted.
- *Preliminary Ground Water Investigation* by Wm. Curtis Wells & Co.
- *Performance Report/Sewage Disposal Evaluation* by Front Range Geotechnical, Inc. and reviewed by Cornell Engineering – letter from Cornell Engineering submitted.
- *Preble's Meadow Jumping Mouse Habitat Assessment* by Tetra Tech
- *Traffic Impact Study* by LSC Transportation Consultants Inc.



- *Preliminary and Final Drainage Report* by JPS Engineering
- *Wildfire Hazard and Mitigation Report*
- *Natural Features Report*

