

Eagle Forest Planned Unit Development Natural Features Report August 2021

I. Project Description

The Eagle Forest PUD (EFPUD) is a 9 lot residential subdivision with a large open space tract that has been through various El Paso County (EPC) approval processes beginning in 2005. The applicant, Eagle Forest Development, LLC is requesting a PUDSP (PUD + Preliminary Plan) followed by an Administrative Final Plat.

The 44.2 acre property is located in Black Forest on Shoup Road approximately ½ 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. Natural Features Description

An 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.

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.



There is no 100 year floodplain on the site. 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 lowest elevation is near 7380'

with the highest elevation at 7486'. The site is relatively flat on the north portion, above the ridge. There are no rock outcroppings or other outstanding features on the site.

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, with the exception of the most southerly area within Lot 1 that did not burn.

Wildlife and Vegetation

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There are no known impacts to other wildlife species as a result of the proposed project.

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 by Cornell Engineering in June 2020. Cornell Engineering concluded that these reports are "still valid and provide sufficient findings". Cornell Engineering's letters of review have been submitted to EPC.