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January 10, 2025

ANB Bank  
c/o Alder Real Estate  
Attn: Will Coffield  
3033 East 1<sup>st</sup> Avenue  
Denver, Colorado 80206  
[wcoffield@aldercos.com](mailto:wcoffield@aldercos.com)

Project No. 24-7-706

Subject: Geologic Hazards Review, Proposed Commercial ANB Bank, Lot 2, Block 3,  
Eby Creek Subdivision, 295 Eby Creek Road, Eagle, Colorado

Dear Will:

As requested, Kumar & Associates has reviewed the potential geologic hazards that could impact the site. We performed a site reconnaissance on January 7, 2024 to observe the geologic and site conditions. Our findings are presented in this report. The services were performed supplemental to our proposal for geotechnical engineering services to ANB Bank dated November 5, 2024. We performed geotechnical drilling for a subsoil study for foundation design at the site and will present our findings under a separate cover, Project No. 24-7-706.

**Proposed Construction:** The proposed development consists of a one-story commercial building and asphalt paved access drives and parking areas covering the northern portion of the 2.025-acre lot. We understand the geologic hazards review is needed for submittal to the Town of Eagle.

**Site Conditions:** The southern portion of the subject site is currently occupied with a single-story commercial building with paved access and parking areas. Topography at the site is valley bottom with gentle slopes of about 3 to 10 percent grade down to the southwest in the building area with slopes up to about 25 percent to the west and south of the proposed building area. Elevation difference across the lot is about 20 feet. Vegetation consists of landscaped bushes and deciduous and coniferous trees in the developed areas and native grass and weeds in the undeveloped area. A recent photograph of the lot is shown below.

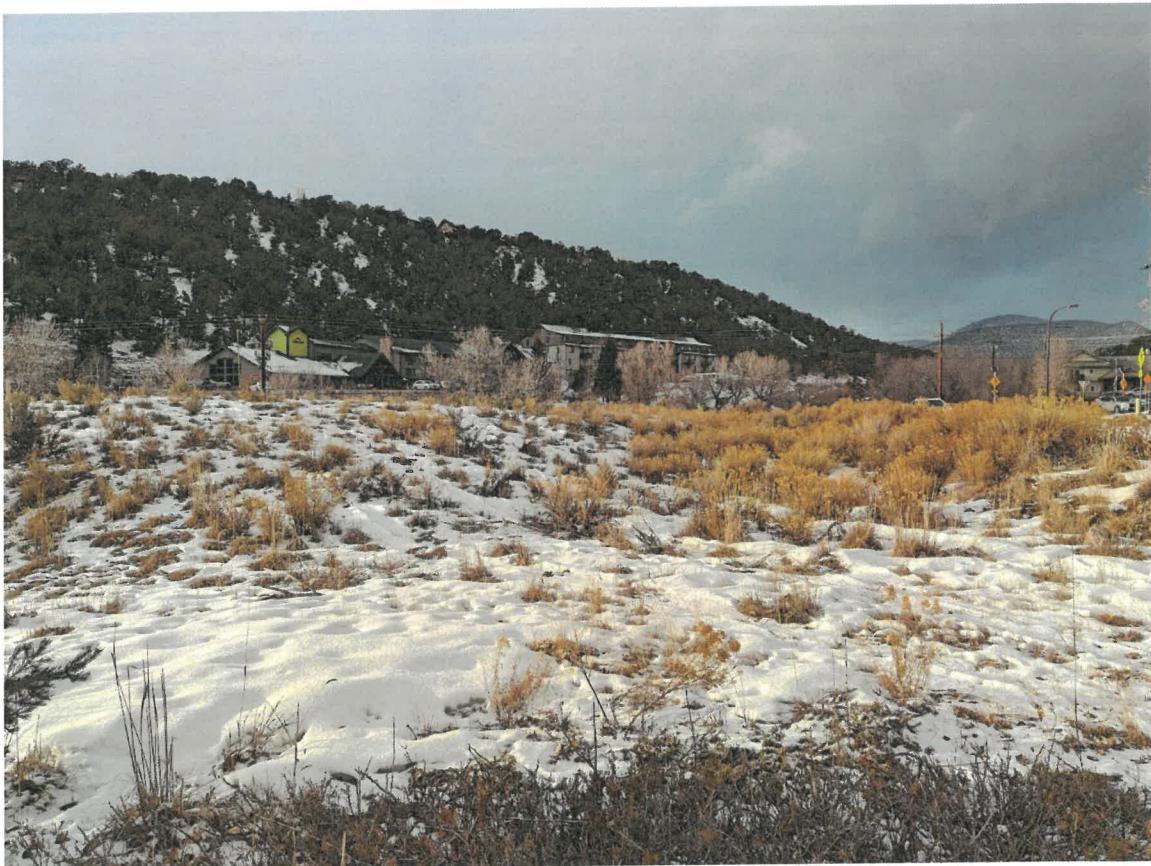


Figure 1. Photograph of the subject lot.

**Geologic Hazards Review:** Potential major geologic hazards that could impact the site consist of 'debris fan and possible hydrocompaction' according to the Eagle County geologic hazard maps. We generally agree with the mapped hazards for the subject lot as explained in the following paragraph.

The debris fan hazard is due to the drainage channels that outlet to the north of Interstate 70, north of the subject lot. No signs of recent debris flow or hyperconcentrated flow were observed on the subject lot or near the subject lot along Eby Creek. Eby Creek is well channelized at a lower elevation than the site. It is not expected that any debris flow/hyperconcentrated flow originating from the drainage channels north of the subject site will impact the subject lot. It is our opinion that no further debris flow analysis or mitigation is warranted.

The possible hydrocompaction hazard will be evaluated and mitigation measures presented in our subsoil study for foundation design report Project No. 24-7-706. The potential risk for sinkhole development at the site due to possible voids in the underlying Eagle Valley Evaporite bedrock will also be discussed in our report.

In our opinion, the proposed improvements and grading on the subject lot will not increase the potential geologic hazards to other properties or structures including public buildings, roads,

streets, rights-of-way and easements, utilities or facilities, or other properties of any kind. We should review the project grading plans when they become available.

**Limitations:** This review was conducted according to generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon our field observations and experience in the area, and geologic hazard mapping by others. We are not responsible for technical interpretation of our findings by others. If proposed construction changes from that discussed in this report, we should review our findings.

If you have any questions or need further assistance, please call our office.

Respectfully Submitted,

**Kumar & Associates, Inc.**



James H. Parsons, P.E.

Reviewed by:

Robert L. Duran, P.E.

JHP/kac

