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November 18, 2024

Aspect Development
Attn: Matthew Barry
1115 Chambers Avenue
Eagle, Colorado 81631
matthew@mmpmgmt.com

Project No. 21-7-927.02

Subject: Geologic Hazards Review, Proposed Commercial Development, Lot C-13, Kemp Subdivision, 1215 Chambers Avenue, Eagle, Colorado

Gentlemen:

As requested, Kumar & Associates has reviewed the potential geologic hazards that could impact the site. We performed a site reconnaissance on November 15, 2024 to observe the geologic and site conditions. Our findings are presented in this report. The services were performed supplemental to our agreement for professional engineering services to Aspect Development dated December 15, 2021. We previously performed a subsoil study for foundation design at the site and presented our findings in a report dated March 15, 2022, Project No. 21-7-927.

Proposed Construction: The proposed development consists of seven single-story commercial buildings and asphalt paved access drives and parking areas covering most of the 6.384 acre lot. We understand the geologic hazards review is needed for the submittal to the Town of Eagle.

Site Conditions: The subject site is currently vacant with the exception of a fenced-in shed in the northeast corner. Topography at the site is valley bottom with gentle slopes of about 5 percent grade down to the south-southeast. Elevation difference across the lot is about 15 feet. There is a low (about 5 feet tall) berm along the north side of the lot. Vegetation consists of native grass and weeds. A recent photograph of the lot is shown below.

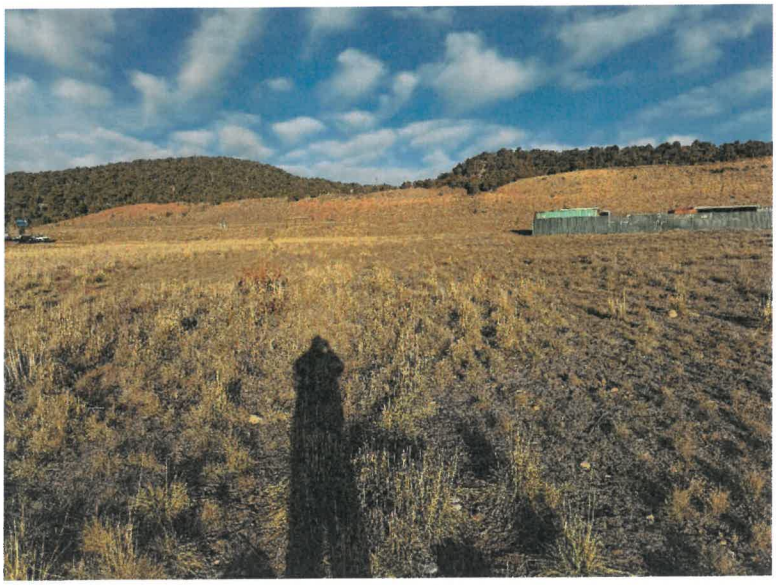

Figure 1. Photograph of the subject lot.

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 south of Interstate 70. It is not expected that any debris flow/hyperconcentrated flow originating from the drainage channels north of Interstate 70 will reach the south side of Interstate 70, and in particular, the subject lot. It is our opinion that no further debris flow analysis or mitigation is warranted.

The possible hydrocompaction hazard was evaluated and mitigation measures presented in our previous subsoil study for foundation design report dated March 15, 2022, Project No. 21-7-927. The potential risk for sinkhole development at the site due to possible voids in the underlying Eagle Valley Evaporite bedrock was also discussed in our 2022 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.

COLORADO REGISTERED ROBERT L. DURAN 57322 PROFESSIONAL ENGINEER 11/18/24

Robert L. Duran, P.E.

Reviewed by:

David A. Young, P.E.

RLD/kac