

tres birds

Date: 02.12.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Preliminary Plan Review (PPR) – Initial Submittal

Other Necessary Permits Narrative

Town of Eagle Planning Staff,

The following narrative identifies the additional entitlements that will be necessary for this development. It describes the element requiring approval, the AHJ responsible for approval, and our current status in the approval process. Other necessary permits include:

Wastewater Lift Station Entitlements

Colorado Department of Public Health and Environment (CDPHE)

The current proposal includes two lift stations to convey wastewater from the subject property to municipal lines. These lift stations will require approval from CDPHE. This approval process will include several submittals as well as the establishment of a private metro district on the site.

The design team submitted the first CDPHE Application (Fee Request) on 01.31.2025. Our next submittal will be the Site Location Application. We are currently producing the documentation for this and anticipate submitting on 04.28.2025. Overall approval is anticipated in Q1 of 2026. Included in this document is a memorandum from our civil engineer describing the anticipated process and timeline.

Simultaneously, the property owner is working with an attorney specializing in wastewater and metro districts. This effort will develop the specifics regarding how the metro district operates including maintenance, management, financial structure, and emergency back up protocols. This process will run concurrently with the CDPHE applications.

Utility Easements

Colorado Department of Transportation (CDOT) & Union Pacific Railroad

The current utility plan calls for water and sanitary connections at the SW side of Parcel 1 (near Nogal Road) and a water connection on the NE side of Parcel 1. The Nogal Road connections cross HWY 6. The NE connection crosses both HWY 6 as well as Union Pacific's railroad line. The HWY 6 crossings require approval from CDOT while the railroad crossing requires approval from Union Pacific.

For the HWY 6 crossing, the design team has had preliminary discussions with CDOT regarding overall strategy and feasibility. Our current proposal reflects these discussions. At this time, there have not been any formal submittals. Our intention has been to hold formal submittals until the Town of Eagle has reviewed and commented on our MDP and PPR submittals.

For the railroad crossing, our understanding is that since the Town of Eagle would prefer to be the applicant, we should hold until they have had a chance to review the MDP/PPR submittals. The design team is ready to start that process as soon as it is possible to do so.

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Vehicular Access from HWY 6

Colorado Department of Transportation (CDOT)

The current proposal calls for vehicular access to the site from HWY 6. This access point will need to be approved by CDOT. There was an approved access permit for this location, however it has since expired. Our current proposed access point was modeled off that previously approved permit and does not deviate from the previous design.

The design team is currently working with LCS Transportation to pursue approval from CDOT. Currently, we have an approved traffic study base assumptions form from CDOT. We are coordinating with CDOT for the purpose of submitting a future access permit. Ideally, we would like to see MDP/PPR feedback from the Town of Eagle before we formally submit the access permit application.

Thank You,



David Hoffmann
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Memorandum

To: David Hoffman – tres birds

From: Ben Beisler – Wilson & Company, Inc.

CC: Reed Meriwether – Wilson & Company, Inc

Date: 1/14/2025

Re: Red Mountain Ranch – CDPHE Permitting Process and Scope of Work

The Red Mountain Ranch development is located east of the Town of Eagle, Colorado on the south side of U.S. Highway 6 and adjacent to and north of the Eagle River. The overall project is split over two parcels of land. The overall project which will be serviced by the proposed lift station will contain a total of 66 dwelling units, a 60-room hotel, 4,500 square feet of commercial space (tasting room/restaurant), public and private open space, active and passive parks, recreation areas, and trails on 34.7 acres of land.

The proposed sanitary sewer systems will be privately owned and managed by a Metropolitan District associated with the Red Mountain Ranch Homeowners Association. This memorandum addresses the Colorado Department of Public Health & Environment (CDPHE) permitting requirements for the design and construction of the planned sanitary sewer system.

Wilson & Company is preparing the design and CDPHE permitting of the site and all utilities including the sanitary sewer system. The proposed system will include 2,500 feet of 8-inch gravity sewer, 575 feet of force main, and two lift stations. The private force main flows into the Town of Eagle's gravity collection system on the north side of U.S. Highway 6. CDPHE approval consists of a three-part submission process including the Application Fee Request, Site Location Application and Engineering Report, and Basis of Design Report (BDR). The application for the formation of the Metropolitan District will be submitted to the Colorado Department of Local Affairs (DOLA)

The first imperative step required is to develop all financial and operational information for establishing the Metropolitan District. The District formation will require a comprehensive service plan that will cover all requirements that DOLA will then review and likely hold a public hearing for the formation of the district. DOLA has a comprehensive checklist that outlines the requirements that the service plan must identify to be approved. We are under the assumption that the developer will handle this step of the process with our assistance and technical information as needed.

The first part of the CDPHE permitting process includes submitting an Application Fee Request. This form includes a general overview of the proposed collection system including the two lift stations. Information to be furnished includes providing general District contact information that can be utilized through the application process, the size of the proposed lift station including projected flows and loadings, along with the legal description of the site and a brief project summary. This deliverable can be completed quickly and concurrently with the second part of the CDPHE process, the Site Location Application submittal. Our preliminary discussion with CDPHE indicates that two permit submissions are required with two fees per submission for a total of four fees. The fees will need to be paid at the time of submission for the reviewer to begin their process.

The Site Location Application submission (two required) consists of a 6-page form including basic and detailed information regarding the proposed lift station sites, flows, and loadings. Included in this submission is the review and approval of local agencies and the receiving wastewater entity's (Town of Eagle) certification that they will accept and treat the proposed wastewater flows. The anticipated time for Wilson & Company to complete and submit the Site Location Application is approximately 90 days. This may be expedited depending on how quickly outstanding information can be obtained from the Red Mountain Ranch Development.

The Engineering Report will accompany the Site Location Application in the first submission to CDPHE. Along with information provided in the Site Location Application, the Engineering Report will expand on some design specifics including how the flows and loadings were estimated, along with the management capabilities and financial information on the established Metro District. Table 1 in the appendix provides an outline of the information required and general responsibilities for its development. Completed alongside the Site Location Application, Wilson & Company anticipates the completion of the Engineering Report to be approximately 90 days. This timeline assumes the developer can complete their portion within a 60-day period.

Once the Site Location Application and Engineering Report submission has been made to CDPHE, Wilson & Company plans to proceed with detailed design concurrent with CDPHE review. Detailed design will include collaboration with the third-party lift station package provider and detailed designs prepared by Wilson & Company. The design will include plan and profile sheets along with detailed cut sheets on the proposed lift stations and sanitary distribution system. Wilson & Company anticipates the completion of the detailed design to be 120 days.

The third and final part of the CDPHE permitting process is the Basis of Design Report (BODR), this will accompany the detailed collection system design including the final system sizing, lift station capacity, pump selection, and the anticipated system operation and maintenance. Table 2 in the appendix provides an outline of the information required and general responsibilities for the BODR development. The BODR will be completed in conjunction with the detailed collection system design. The actual design of the two lift stations will be performed by the lift station vendor based on the performance criteria developed by Wilson & Company. Final CAD details, furnished by the vendor, will be reviewed, approved, and incorporated into the final construction documents. The final construction documents including plans and specifications must be reviewed and approved along with the BODR application before submission to CDPHE for their final review and approval. Our experience on similar submittals shows that CDPHE reviewers typically issue one or two requests for additional information (RFI). The time required to review, respond, and receive CDPHE confirmation typically takes about 60 days per RFI response. Wilson & Company anticipates the completion of the detailed design to be 120 days.

Table 3 includes the revised project schedule based on our recent experience with the CDPHE on similar projects. If you have any questions regarding the proposed effort to complete the project, please contact me.

TABLE 1
 Site Location Application Engineering Report Requirements

Task/Section	Responsibility
Proposed flows and loadings of site.	Wilson & RMR
Legal description of lift station site and legal arrangements.	Wilson & RMR
Estimated total project cost.	Wilson
Treatment plant that will be handling flows.	Wilson
Vicinity maps.	Wilson
Zoning information.	Wilson
FEMA map information.	Wilson
Emergency backup in case of power failure.	RMR
Financial responsibilities.	Wilson
Review agency signatures.	Wilson
Wastewater receiving entity certification.	Wilson
Purpose of project.	Wilson
Construction staging and phasing.	Wilson
Operation and maintenance.	Wilson & RMR
Management capabilities.	RMR
Financial system.	RMR
Implementation schedule.	Wilson
Public notification.	RMR

TABLE 2
 Basis of Design Report Requirements

Task	Responsibility
Tributary Area Map.	Wilson
100-year floodplain elevation map and wetlands.	Wilson
Natural hazard evaluation (Geotechnical Report).	RMR
Supporting collection system calculations.	Wilson
Design Flow Rates.	Wilson
Wet well configuration and volume.	Wilson
Pump information.	Wilson
Motor Protection.	Wilson
System head curve.	Wilson
Analysis of flotation potential and ballasting.	Wilson
Backup power sources, alarms and emergency storage.	Wilson
Receiving capacity of downstream facilities.	Wilson
Design basis of odor control system.	Wilson
Basic operating configuration and process control procedures and associated staffing requirements for facilities, including operator in charge certification requirements.	Wilson & RMR
Facility upset and/or emergency response preparedness	Wilson & RMR
Safety issues for the wastewater treatment facility and individual components and equipment.	Wilson
Facility security provisions.	Wilson & RMR

TABLE 3
Project Schedule

Schedule	Duration	Due Date
CDPHE Fee Request Application	1 week	January 31, 2025
Metropolitan District Formation	30 Days	February 28, 2025
Site Location Application	90 Days	April 28, 2025
Engineering Report	90 Days	April 28, 2025
CDPHE 1st Review	+/-180 Days	October 31, 2025
Detailed Design	120 Days	June 20, 2025
Basis of Design Report	120 Days	June 20, 2025
CDPHE 2nd Review	+/- 180 Days	January 16, 2026
Approval for Construction		March 2, 2026