

tres birds

Date: 09.22.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Major Development Permit (MDP) & Preliminary Plan Review (PPR) – R2 Submittal

Attention: Ryan Johnson

R1 Comment Responses: Town of Eagle Public Works

Ryan Johnson,

Thank you for providing comments on the R1 MDP/PPR submittals for the Red Mountain Ranch (RMR) – Parcel 1. The following document contains the design team's responses to the comments dated **04.18.2025**. Your comments and our responses are written below in the following format:

Original comment; Rewritten in grey font.

Response: *Written in black italics. Updated drawings will be noted here as applicable.*

Please feel free to reach out to me directly with any questions or concerns regarding our comment responses.

Thank You,



David Hoffman
Architect
561.386.5528
dh@tresbirds.com

tres birds

Comment Responses:

General Comments

1. At the link below comments are provided directly on the plan sheets.
Response: *Comments provided directly on plan sheets have been responded to on the plan sheets. Please see items 08b-08k for these responses.*
2. A Preliminary Plat document will be necessary to understand what the intention is for platting single family lots vs duplexes vs townhomes and understand the relationship of the those lots and parcels to the required easements. Preliminary Plats would be generally developed by the surveyors.
Response: *The R2 submittal includes a Draft Preliminary Plat (PPR Item 05d)*

Title Commitment

3. The Title Commitment provided with the Preliminary Plan is for OS-1 not Parcel 1.
Response: *The Title Commitment has been updated to address this comment. A revised version is included in this submittal.*

Permit and Easement Requirements

4. The following Items 2-4 will need to be resolved and/or specifically detailed how they will be resolved within the development agreement.
Response: *Acknowledged.*
5. The plan as submitted will need at a minimum the following offsite easements.
 - a. Dedication from the Town of Eagle.
 - i. Sanitary sewer force main easement across parcel # 1939-333-14-003
Response: *Acknowledged.*
 - b. Dedication from the property owners Water Main utility easements across Parcels: 1939-331-18-003, and 1939-284-00-022
Response: *Acknowledged.*
6. Easements within Parcel 1 will be necessary.
 - a. Water Main easement dedicated for the entirety water main system.
Response: *Acknowledged. Please see the Draft Preliminary Plat (PPR Item 05d) included in the R2 submittal.*
 - b. A public access easement dedicated along the Main Private road to access the future park area in OS-1
Response: *Acknowledged. Please see the Draft Preliminary Plat (PPR Item 05d) included in the R2 submittal.*
 - c. An access easement if it doesn't already exist for the access point between Parcel 1 and Parcel 2
Response: *Acknowledged. Please see the Draft Preliminary Plat (PPR Item 05d) included in the R2 submittal.*

tres birds

7. At a minimum the following permits are necessary that are outside the PP and MDP processes of the Town of Eagle.
 - a. CDOT Utility (Special Use Permits') at the two utility main crossings located at the west end and east end of the site.
 - b. CDOT Access Permit
 - c. CDPHE Lift Station permitting
 - d. UPRR Railroad Utility Crossing Permit for the water main crossing.

Response: Acknowledged. Please see the updated "Other Entitlements Narrative" (PPR Item 21) for a summary of these and other entitlements.

Soil Studies and Geologic Hazards

8. Provide the corrosivity testing supplement indicated in the Sub Soil study dated December 21, 2023.

Response: The R2 submittal includes this testing supplement. See "Corrosive Potential Evaluation" (PPR Item 15c)

Survey and Title Commitment Comments

9. The Alta Survey documents still reference work done by alpine engineering in 2018 that established the location of wetlands, ordinary high-water mark, and 100-year floodplain lines. Provide this PLS stamped document. Alternatively, the current surveyor can establish this information.

Response: The Alta Survey has been revised to address this comment. The revised item has been included in this submittal

10. The floodplain should include the 100-year floodplain boundary, 500-year boundary, and floodway lines.

Response: The Alta Survey has been revised to address this comment. The revised item has been included in this submittal

Irrigation System

11. The raw water irrigation system is not detailed sufficiently between the irrigation plan and the civil plans. These elements need to be detailed in the plans. In particular the pump station and river turn out, depending on the location and extent of these facilities a floodplain permit and hydraulic analysis may be required.

Response: Acknowledged. Please see the updated irrigation drawings included in this submittal.

Drainage Report

12. The Drainage plan submitted did not provide any calculations and did not include offsite basins. Please provide all of this information for review. Additional commentary can be found at the link

Response: This item has been updated in the R2 submittal to address this comment.