

tres birds

Date: 09.22.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Preliminary Plan Review (PPR) – R2 Submittal

Item 00: PPR R2 Submittal Summary

Town of Eagle Planning Staff,

Thank you for your review of the initial (R1) PPR submittal for the Red Mountain Ranch (RMR) – Parcel 1 development. We've reviewed your comments, written responses, and updated submittal items where necessary.

This submittal includes items that have been updated or revised based on comments received on the R1 submittal. For our responses to R1 comments, please see the **"R1 Comment Responses"** folder included in this submittal.

The table on the following page summarizes the second (R2) MDP submittal. This submittal includes all the R1 items that have been updated or revised to address comments received from various referral agencies. Items from R1 that did not require any update or revision have been omitted from this resubmittal.

Some notes on the following table:

- The column **"XX – Item Name"** corresponds to name of the file published within this submittal.
- The column **"R1"** is checked if an item was included in the original (01.13.25) MDP Submittal
- The column **"R2"** is checked if an item was updated or added as a result of comments received on the R1 submittal. If unchecked, no change was required from the R1 submittal.

Please feel free to reach out to me directly with any questions or concerns regarding this submittal.

Thank You,



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Architect
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PPR R2 SUBMITTAL SUMMARY

## - Item Name	Description	R1	R2
00 - R2 Submittal Summary (PPR)	<i>This document. Describes the contents of the submittal.</i>	•	•
01 - Land Use Application (PPR)	<i>Application form for Preliminary Plan Review submittal</i>	•	
03 - Title Commitment	<i>Recent title commitment for the property in question</i>	•	•
04 - Surrounding Property Owners			
04a - Surrounding Property Map	<i>Vicinity map identifying surrounding property owners</i>	•	
04b - Surrounding Property Spreadsheet	<i>Spreadsheet report identifying surrounding property owners</i>	•	
05 - Preliminary Plan			
05a - General (G-Series)		•	•
05b - Architectural Site (AS-Series)		•	•
05c - Civil (C-Series)		•	•
05d - Preliminary Plat		•	•
06 - General Information	<i>Narrative describing the proposed development</i>	•	•
07 - Final Drainage Report	<i>Previously "preliminary"</i>	•	•
09 - Traffic Study	<i>Evaluation of anticipated traffic impacts generated by the project</i>	•	•
11 - Pedestrian Circulation	<i>Drawing set describing trails, sidewalks and pathways</i>	•	•
13 - Draft Covenants and Guidelines			
13a - RMR Design Guidelines	<i>Latest version of the Red Mountain Ranch design guideline</i>	•	•
14 - Mineral, Oil & Gas Rights		•	
15 - Soils Reports			
15a - Preliminary Subsoil Study	<i>Original soils report</i>	•	
15b - Supplemental Subsoil Study	<i>Additional report to further evaluate geologic risks</i>	•	
15c - Corrosive Potential Evaluation			•
16 - Geologic Hazard Study	<i>Evaluation of potential geologic hazards on site</i>	•	
17 - Supplemental Exhibits			
17a - Riparian Area Management Plan (RAMP)		•	•
17c - Red Mountain Ranch PUD		•	
17b - Sketch Subdivision Comment Responses		•	
17d - Compiled ALTA Survey		•	•
17e - Wildlife Impact Report			•
18 - Water Demand Study		•	
19 - Evidence of Adequate Water Rights			
19a - RMR Water Rights Dedication		•	
19b - RMR P1-P2 EQR and Historic Use Assessment		•	
19c - RMR P1-P6 EQR Assessment		•	
19d - Special Warranty Deed Water Rights		•	
20 - HCE Commitment To Serve Letter		•	
21 - Other Entitlements Narrative		•	•
21a - CDOT Utility Boring Plan			•
21b - UPRR Utility Boring Plan			•
22 - Cost Estimate	<i>Preliminary cost estimate for site related improvements</i>	•	•
23 - Development Impact Checklist	<i>Town of Eagle provided impact checklist</i>	•	•
24 - Lighting Plan	<i>Site lighting and photometric plans for the proposed development</i>	•	•
25 - Local Employee Residency Plan	<i>Written notice that this requirement has been met prior to this submittal</i>	•	