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Date: 09.22.2025

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. This document was included in the original submission. It has been updated for the R2 submittal to reflect our current status with other entitlements.

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 submittals and their current status have been outlined below:

CDPHE Fee Request Application (Submitted 01.31.2025)

- Description: Application to get the project in CDPHE's system. Contains general project information
- Status: Received by CDPHE

Site Location Application and Engineering Report (Submitted 05.20.2025)

- Description: 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.
- Status: Awaiting CDPHE review (original ETA +/-180 days)

Engineering Report (Submitted 05.20.2025)

- Description: 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.
- Status: Awaiting CDPHE review (original ETA +/-180 days)

Basis of Design Report (Submitted 06.27.2025)

- Description: Detailed collection system design including the final system sizing, lift station capacity, pump selection, and the anticipated system operation and maintenance.
- Status: Awaiting CDPHE review (original ETA +/-180 days)

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.

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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.

The design team has prepared utility boring plans for both the CDOT and UPRR crossings. Those were published to the Town of Eagle for review and coordination concurrent with this submittal. We anticipate formal applications as soon as the Town has reviewed. For reference, both the CDOT Utility Boring Plan (*Item 21a*) and the UPRR Utility Boring Plan (*Item 21b*) have been included in this submittal as exhibits to this narrative.

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. Formal submittal to CDOT is anticipated in the next few weeks.

Wetland Disturbance

Army Corp of Engineers

While the project team is committed to protecting the riparian zone along the Eagle River, there are minor and isolated areas where wetland disturbance is necessary. Primarily this occurs where the site's irrigation system draws from the river. We believe this will require a Section 404 permit from the Army Corps of Engineers.

The project team will be meeting with the Army Corps shortly following this submittal to review the scope of this entitlement and estimated impacts to the project schedule. We currently do not believe this will affect the overall schedule.

Thank You,



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