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Date: 09.22.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Major Development Permit (MDP) – Initial Submittal

Item 11: Public Facilities Information Report (PFIR)

Town of Eagle Planning Staff,

The following report summarizes this proposal's anticipated impacts on public facilities. The Red Mountain Ranch proposal for utility services aims to prioritize energy efficiency, nature-based stormwater management, and efficient water and sanitary system designs. Connections to utility services from the Town of Eagle and Holy Cross Energy are planned for electrical, water, and sanitary systems. Connections to municipal stormwater management infrastructure will be unnecessary as all stormwater shall be managed on-site for quantity and quality control before being released into the Eagle River.

Additionally, the proposed access points on US-6 will impact public roadways and require coordination with the Colorado Department of Transportation (CDOT). The sections below each identify the impacted public facility, applicable service provider, and anticipated impact.

Electrical

Service Provider: Holy Cross Energy (HCE)

Parcel 1 of the Red Mountain Ranch development will consist of 44 townhomes, 12 duplexes and 12 single family homes. A high-level estimate of the site's required electrical load was completed during the Sketch Subdivision phase using guidance from the National Electrical codebook (NEC) section 220.82. The calculation takes into consideration that the site will be all-electric (including heating and domestic hot water systems, kitchen appliances, other process loads) and the potential for future EV chargers to be installed at each unit.

The previous estimated the total power required for Parcel 1 at approximately 1,867 kW (2,334 kVA when considering a power factor of 0.8). At the previous submittal, Holy Cross Energy (HCE), had confirmed that the existing distribution line that parallels Highway 6 has enough capacity to support the planned development. As our unit count since sketch submittal was reduced slightly, we anticipate that confirmation to continue to be valid.

Water Supply

Service Provider: Town of Eagle (TOE)

Water sourced to meet the demands at Parcels 1 shall be derived from the Town of Eagle's municipal water supply and the Eagle River. All building demands shall be supplied by municipal potable water fed through a proposed 8" water main. Each building connection shall be metered. All irrigation demands shall be met by raw water sourced from the Eagle River. Please refer to the Water Demand Study included in this submittal ("07_WaterDemandStudy.pdf") for additional information regarding the anticipated water demand.

Sanitary Sewer

Service Provider: Town of Eagle (TOE), Colorado Department of Public Health and Environment (CDPHE)

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On Parcel 1, each residential building shall have a lateral pipe connection to a sanitary sewer main within the right of way. Townhomes along the main access road shall discharge wastewater into a gravity main that will convey sewage to the primary lift station on the SW end of Parcel 1. Duplexes and single-family homes along the interior loop road shall discharge wastewater into one of two gravity mains, which will slope with the topography of the road and natural topography of the site to a low point near the center of the loop road. This low point shall host a second lift station, which will pump wastewater uphill until it reaches the sewer main below the main access road to tie into the system described earlier.

Ultimately, all wastewater from Parcel 1 will flow to the municipal wastewater treatment plant for treatment before effluent is released into Brush Creek.

Public Roadways

Service Provider: Colorado Department of Transportation (CDOT)

The proposed development anticipates access connections to the adjacent US-6. The main connection is located to the NE of Parcel 1 where a current access point exists. An emergency access is proposed for the SW corner of Parcel 1 across from Nogal Road. Please refer to the Traffic Study included in this submittal ("09_TrafficStudy.pdf") for additional information regarding the anticipated impacts to US-6

Thank You,



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