

Phase 1 Facility Narrative

Proposed Secondary Manufacturing Facility – Castle Rock, Colorado

Prepared for: Town of Castle Rock

Prepared by: AlloSource

Phase: Phase 1 Only

1. Facility Overview (Phase 1)

Phase 1 of the proposed AlloSource secondary manufacturing facility will consist of a limited build-out within the existing building shell at 1585 S. Perry St., Castle Rock, Colorado. Phase 1 includes controlled cleanroom processing areas, support spaces, personnel flow corridors, and associated utility and waste handling areas. Future expansion phases are planned but are not included in this application.

2. Operations Description

Operations conducted during Phase 1 will involve biological tissue handling and processing, equipment cleaning, and facility sanitation activities consistent with regulated biomedical manufacturing environments. Process design emphasizes segregation of clean and dirty workflows, controlled material movement, and compliant waste handling.

3. Wastewater Generation and Discharge

Wastewater generated during Phase 1 operations will be discharged to the sanitary sewer and will consist primarily of domestic wastewater and dilute aqueous solutions from process rinsing and equipment cleaning activities.

Chemicals that may be present in sanitary sewer discharges include, in dilute concentrations:

- Sodium chloride (saline solutions)
- Buffered aqueous solutions
- Mild detergents and cleaning agents
- Alcohols (e.g., ethanol or isopropyl alcohol) in highly diluted residual amounts
- pH-adjusting agents (acids or bases) used in dilute form for cleaning or rinsing

No listed RCRA hazardous wastes are intentionally discharged to the sanitary sewer. Concentrated chemicals, biohazardous materials, blood, tissue, and regulated hazardous wastes are segregated and managed through approved hazardous or biohazardous waste disposal programs.

4. Waste Segregation and Controls

The facility design incorporates dedicated areas for biohazardous waste handling, autoclaving, and waste staging. These controls ensure that only acceptable wastewater

streams are discharged to the sanitary sewer, in compliance with local and state requirements.

5. Site Plan – Phase 1

The attached Phase 1 layout plan illustrates the proposed build-out, including cleanrooms, personnel flow corridors, gowning areas, equipment rooms, and waste handling spaces. Only Phase 1 areas shown on the plan are included in this application.

6. Questions

How do we (AlloSource) get aligned with all local expectations for how our business is run and the utilities needed and waste generated to determine if this is a good for expanding our operations in Castle Rock?

