

# **RED MOUNTAIN RANCH**

## **Request for Exception to the Eagle Area Community Plan**

**June 2017**

# **RED MOUNTAIN RANCH**

## **Request for Exception to the Eagle Area Community Plan**

Prepared for:

Red Mountain Ranch Partnership, Ltd.  
232 West Meadow Drive  
Vail, Colorado 81657

Prepared by:

Pylman & Associates, Inc.  
137 Main Street C107W  
Edwards, CO 81632  
970-926-6065

## **Red Mountain Ranch Project Team**

### **Property Owner:**

Red Mountain Ranch Partnership,  
LLLP  
232 West Meadow Drive  
Vail, CO 81657

### **Economic Analysis:**

Stan Bernstein & Associates, Inc.  
PO Box 5342  
Vail, CO 81658

### **Planner:**

Pylman & Associates  
PO Box 2338  
Edwards, CO 81632  
970-926-2840

### **Traffic Engineer:**

LSC Traffic Consultants, Inc.  
1889 York Street  
Denver, CO 80206

### **Engineer:**

Alpine Engineering, Inc.  
PO Box 93  
Edwards, CO 81632

### **Landscape Architecture & Site Design**

Dennis Anderson & Associates, Inc.  
PO Box 1387  
Edwards, CO 81632

### **Water Attorney:**

Balcomb & Green  
818 Colorado Avenue  
Glenwood Springs, CO 81601

### **Land Use Attorney**

Eric Heil  
1022 Summit Drive  
Dillon CO 80435

### **Wetlands**

Western Ecological Resource, Inc.  
711 Walnut Street  
Boulder, CO 80302

### **Geo-Tech Consultant:**

H-P/Kumar  
5020 County Road 154  
Glenwood Springs, CO 81601

The purpose of this report is to provide information relative to a request for an Exception to the Eagle Area Community Plan (“EACP”).

Red Mountain Ranch Partnership, Ltd. has applied for Town of Eagle annexation and for approval of a PUD Zoning Plan, Subdivision Sketch Plan and Annexation of the Red Mountain Ranch property.

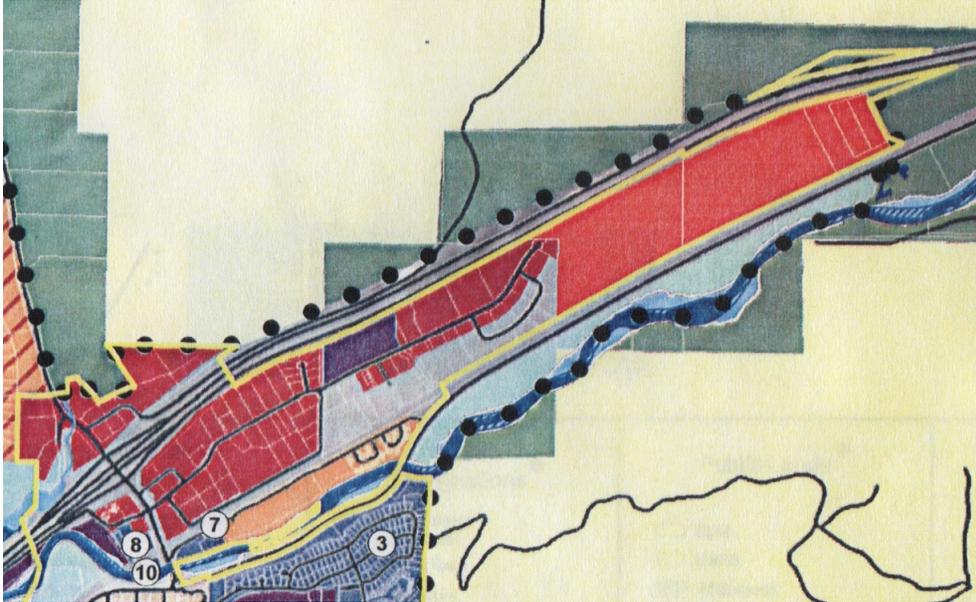
Red Mountain Ranch consists of a 130.835 acre property located along the Eagle River just east of the Town of Eagle downtown core area. The western boundary of the property starts at the first Highway 6 bridge crossing of the Eagle River east of town and extends east approximately 2.05 miles. The parcel is generally located between the Eagle River and Highway 6, with some land extending south of the river.

The Red Mountain Ranch property is currently contiguous to but outside of the Town of Eagle municipal boundary and represents one of the last large development parcels that may be annexed into the Town of Eagle. The property, given its prominent location along the Eagle River and its proximity to downtown Eagle and the Eagle River Station property, is a key element in the future growth and development of the Town of Eagle. The adjacent lands across Highway 6 to the north have been annexed to the town as a part of the Eagle River Station PUD.



VICINITY MAP

The Red Mountain Ranch lands, with the exception of Parcels 6 and 7, fall within the Urban Growth Boundary defined within the Eagle Area Community Plan. Parcels 6 and 7 are located adjacent to but outside of the mapped EACP Urban Growth Boundary. The adjacent graphic is a portion of the EACP Urban Growth Boundary Map and shows the Eagle River Station and Red Mountain Ranch properties. The Urban Growth Boundary is outlined in black dots.



The EACP contains in its Appendix A a specific procedure for request of an Exception to the plan and includes six criteria by which to evaluate such a request.

By providing a comprehensive concept plan for the entire 130 acre property, including Parcels 6 and 7, the plan is able to address growth related impacts in a meaningful way and is able to provide significant community assets that are much more difficult, in fact, perhaps impossible to accomplish with the incremental growth that occurs from smaller development projects. The inclusion of a public riverfront park, preservation of open space, improved public fishing access and parking, and the design of a comprehensive and integrated trails system Red Mountain Ranch will make a very special contribution to the residential fabric of the Town of Eagle.

The Red Mountain Ranch plan proposes a maximum of 153 units on 130 acres of land for an overall density of 1.17 units per acre. The plan proposes a total of 96 multi-family units and 57 single family and/or duplex units. Almost all of the multi-family is located in the first phase of development, located on Parcel 1, closest to the community core. This area, in conformance with both the EACP and the River Corridor Plan, includes the highest density, which due to clustering and a significant area of open space conservation, is still relatively low at an average of 2.8 units per acre.

The overall concept plan, including the concept plans for Parcels 6 and 7, evolved out of a careful analysis of the Eagle Area Community Plan and the Town of Eagle River Corridor Plan.

The concept plan is based around decreasing residential density as the property extends to the east and includes a network of open space, park and trail corridors that creates an organized layout of neighborhoods, community uses and public parks while conserving significant amounts of open space and protecting significant natural features of the site. An extensive trail system provides a significant public benefit and connects the community to the river and to the public river park.

The decreasing density culminates in Parcel 6 and 7, which are designed as single-family neighborhoods. Parcel 6 is a single family neighborhood of ten homes on 19.2 acres for a density of almost 2 acres per homesite. Parcel 7 further decreases in density and is proposed as a single family neighborhood of seven homes on 24.5 acres, for a density of 3.5 acres per unit.

The procedure for an Exception to the EACP is detailed in Appendix A of the EACP and entails a formal request to the Town of Eagle Planning Commission and a referral for comment to the Eagle County Planning Commission. Appendix A includes the following criteria for review of a request for an exception.

1. The proposal is the result of a unique or extraordinary situation or opportunity that was not anticipated or fully vetted when the Plan was adopted, and

Applicant response:

The Urban Growth Boundary line designated in 2010 recognized the property boundary of the Eagle River Station project and was intentionally set at the location of the I-70 interchange and the connection road to Highway 6. This accurately delineates and encompasses the ownership boundary of the ERS parcel. However, extending the line northward to the river centerline bisects the ownership of the Red Mountain Ranch property. Parcel 6 and 7 extend just beyond the growth boundary. An annexation of only a portion of the Red Mountain Ranch property will require subdivision action to create a property line along the town and county boundary and will leave a small portion of Red Mountain Ranch outside of the town. This creates a unique and unusual situation of annexing a portion of a property under single ownership. The Urban Growth Boundary would be more logically located at the existing east property line of Parcel 7. The Red Mountain Ranch lands may then be reviewed and governed in a comprehensive manner under a single PUD and with a single annexation agreement.

2. The location and design of related improvements have been made to conform to the goals, policies and strategies of the Plan to the greatest degree possible, and

Applicant response:

The Red Mountain Ranch concept plan has been designed to meet the goals, policies and strategies of the EACP and of the more recent Town of Eagle-River Corridor Plan. The concept plan is in harmony with the eleven planning concepts integral to the EACP Vision Statement, and with the six factors of influence of the Land Use Chapter. The EACP defines the Land Use in this area as Conservation Oriented Development and the Red Mountain Ranch concept plan has been designed to meet the description of this desired land use as well as to meet the River Corridor Plan description of Cluster Residential. The overall Red Mountain Ranch plan is defined by a decreasing density as the property trends east. The proposed plan for Parcel 6 includes ten homes on approximately twenty acres for a two acre per home density. Parcel 7 proposes seven homes on twenty-four acres for a density of 3.5 acres per home.

These densities are lower than the similar neighborhoods to the east, within Eagle County, that include one and two-acre lots with little to no common areas.

3. The proposed land use is clearly in the public interest, and addresses a viable public need, and

Applicant response:

The proposed land use is residential and is similar in design and density to the lands adjacent to the east that are located outside of the Urban Growth Boundary. Parcels 6 and 7 are not the undisturbed or large tract agricultural lands described in the EACP. These are smaller parcels isolated by the river and the highway and have been heavily disturbed by previous land uses. The Parcel 6 area is 19.2 acres and is physically isolated by the river contours and Highway 6. Parcel 6 is the site of a former gravel pit operation and has been heavily disturbed. Parcel 7 is also isolated from contiguous lands by the river and Highway 6 and is 24.5 acres in size.

The proposed low density residential land use is in keeping with the character of the area and meets a need for low density semi-rural homesites.

4. The proposed land use or activity is of a nature that negative impacts to natural resources, traffic, visual quality, infrastructure, recreational amenities or Town or County services are minimal and/or clearly outweighed by the public benefits of the proposal, and

Applicant response:

The proposed concept plan clusters homes and creates significant amounts of open space and has a minimal effect upon natural resources, traffic, infrastructure or Town and County services. The visual quality of the area will be very much in keeping with the existing character of the area. The inclusion of Parcel 6 and Parcel 7 allows the overall concept plan to include significant open space dedications, town park dedications and the preservation of other open spaces throughout the overall layout of the property. Without Parcels 6 and 7 in the annexation and PUD the concept plan for the other areas may need to be re-designed to meet overall objectives.

In addition to the open space and recreation contributions of the overall PUD Concept Plan Parcel 6 and Parcel 7 each include a site specific public benefit. Years ago Red Mountain Ranch partnered with Colorado Parks and Wildlife to create a public fishing easement along a portion of the Eagle River. This lease includes several designated access points. Currently fisherman park along the shoulder of Highway 6 to get to the river at these access points. This creates a dangerous situation for the river users and for bicyclist along Highway 6. The proposed concept plans for Parcel 6 and Parcel 7 each include designated off-street parking spaces for river users. These parking spaces will provide a tremendous safety improvement over the existing condition.

5. If the Exception is for land that is contained within a character area as defined in Chapter 5 of this Plan, the application must adhere to the planning principles for that character area to the greatest degree possible, and

Applicant response:

Parcel 6 and 7 are on the interface between the Eagle River Corridor Character Area and the Eastern Gateway Character Area. The concept plan has been designed to adhere to the planning principles of the Eagle River Corridor area and with the more specific and more recent Town of Eagle – River Corridor Plan.

6. If the target property is located on the periphery of the Growth Boundary, the consolidation of densities and/or a transfer of development rights on a larger piece of land has been provided such that the vast majority of the land is left in open space with adequate protections in place.

Applicant response:

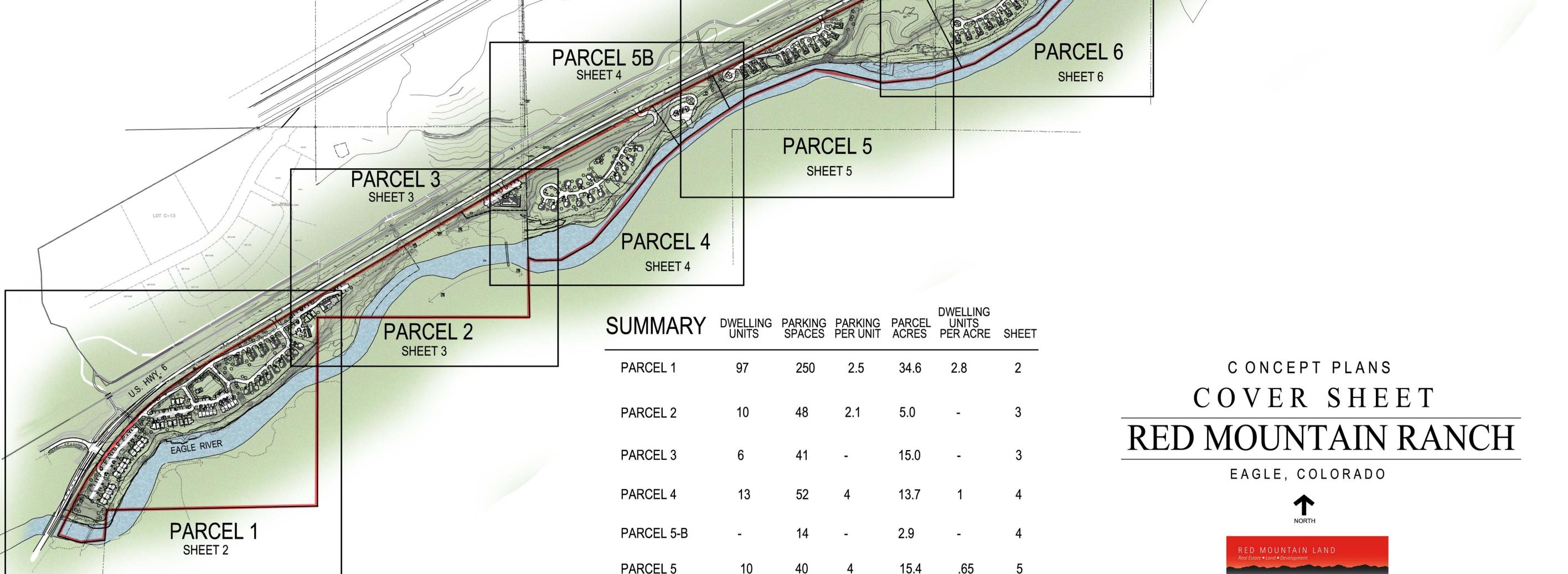
The concept plans for Parcels 6 and 7 propose a low density that is in conformance with this criteria. The overall concept plans for Red Mountain Ranch (see attached) consolidates densities on the parcels closer to town. This is in conformance with both the EACP and the Town of Eagle-River Corridor Plan. The plans allow for a clustering of units and a preservation of a significant amount of common open space. As these parcels come through the PUD Development Permit level of review they will be required to designate the single family home lot lines and common open areas. The PUD Development Permit process will require the submittal of site specific vegetation and riparian management plans and low impact design drainage plans that will ensure adequate protections for the sensitive lands of the respective sites.

In summary, this request for exception to the Eagle Area Community Plan should be reviewed in context with the overall Red Mountain Ranch application for annexation and PUD Concept Plan review. These applications provide additional information and detail to the overall concept plan that is important to understanding the comprehensive nature of the overall project and supports the above criteria for approval of an exception.

The Red Mountain Ranch PUD Concept Plan graphics are attached to this application. The full application has been submitted under separate cover and will be made available for the review of this specific request.



VICINITY MAP



SUMMARY	DWELLING UNITS	PARKING SPACES	PARKING PER UNIT	PARCEL ACRES	DWELLING UNITS PER ACRE	SHEET
PARCEL 1	97	250	2.5	34.6	2.8	2
PARCEL 2	10	48	2.1	5.0	-	3
PARCEL 3	6	41	-	15.0	-	3
PARCEL 4	13	52	4	13.7	1	4
PARCEL 5-B	-	14	-	2.9	-	4
PARCEL 5	10	40	4	15.4	.65	5
PARCEL 6	10	40	4	19.2	.52	6
PARCEL 7	7	28	4	24.5	.28	7
<b>TOTALS</b>	<b>153</b>	<b>513</b>	<b>-</b>	<b>130.3</b>	<b>1.1</b>	

CONCEPT PLANS  
COVER SHEET  
**RED MOUNTAIN RANCH**

EAGLE, COLORADO



These concept plans are for illustrative purposes only. It represents only one potential development plan. Roads, parking, open space and building locations are not to be considered a depiction of the final project.

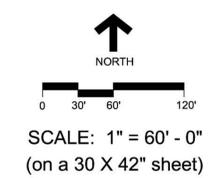
# PARCEL 1 SUMMARY

	DWELLING UNITS	PARKING SPACES	PARKING PER UNIT	PARCEL ACRES	DWELLING UNITS PER ACRE	
1-A	CONDOMINIUMS 2 STORY BUILDINGS 1 & 2 BEDROOM UNITS	48	96	2	3.5	13.7
1-B	4 and 6 PLEX 2 STORY BUILDINGS 2 BEDROOM UNITS	22	48	2.2	2.6	8.4
1-C	TOWNHOMES 2 STORY BUILDINGS 2 BEDROOM UNITS	10	46	4.6	1.6	6.2
1-D	DUPLEX 2 STORY BUILDING 2 & 3 BEDROOM UNITS	8	32	4	2.5	3.2
1-E	SINGLE FAMILY 1 STORY BUILDINGS 2 & 3 BEDROOM UNITS	9	36	4	2.3	3.9
OS	OPEN SPACE				22.1	
TOTALS		97	250	2.5	34.6	2.9



## CONCEPT PLAN PARCEL 1 RED MOUNTAIN RANCH

EAGLE, COLORADO



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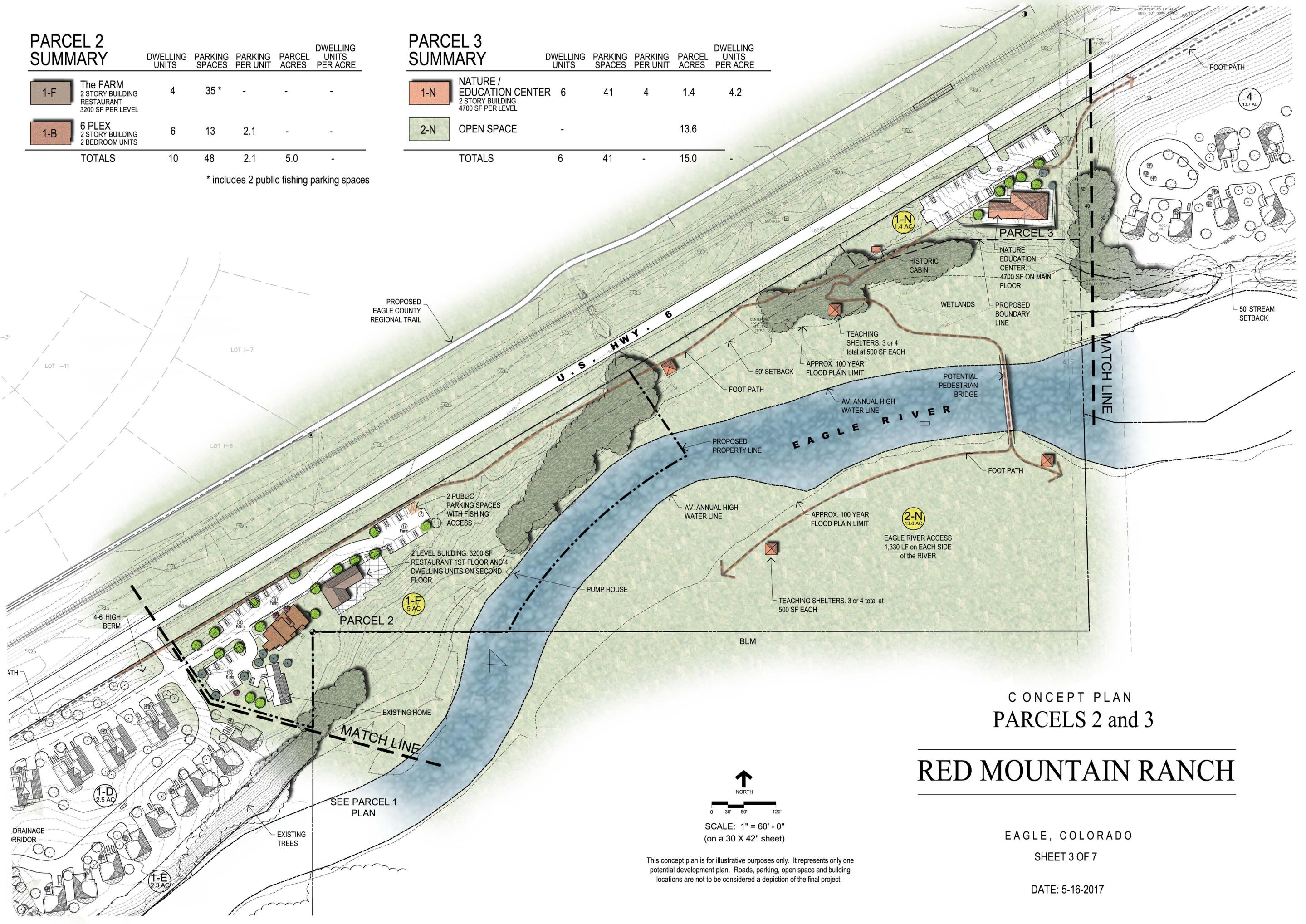
### PARCEL 2 SUMMARY

	DWELLING UNITS	PARKING SPACES	PARKING PER UNIT	PARCEL ACRES	DWELLING UNITS PER ACRE
<b>1-F</b> The FARM 2 STORY BUILDING RESTAURANT 3200 SF PER LEVEL	4	35 *	-	-	-
<b>1-B</b> 6 PLEX 2 STORY BUILDING 2 BEDROOM UNITS	6	13	2.1	-	-
<b>TOTALS</b>	10	48	2.1	5.0	-

\* includes 2 public fishing parking spaces

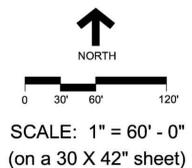
### PARCEL 3 SUMMARY

	DWELLING UNITS	PARKING SPACES	PARKING PER UNIT	PARCEL ACRES	DWELLING UNITS PER ACRE
<b>1-N</b> NATURE / EDUCATION CENTER 2 STORY BUILDING 4700 SF PER LEVEL	6	41	4	1.4	4.2
<b>2-N</b> OPEN SPACE	-	-	-	13.6	-
<b>TOTALS</b>	6	41	-	15.0	-



### CONCEPT PLAN PARCELS 2 and 3

# RED MOUNTAIN RANCH



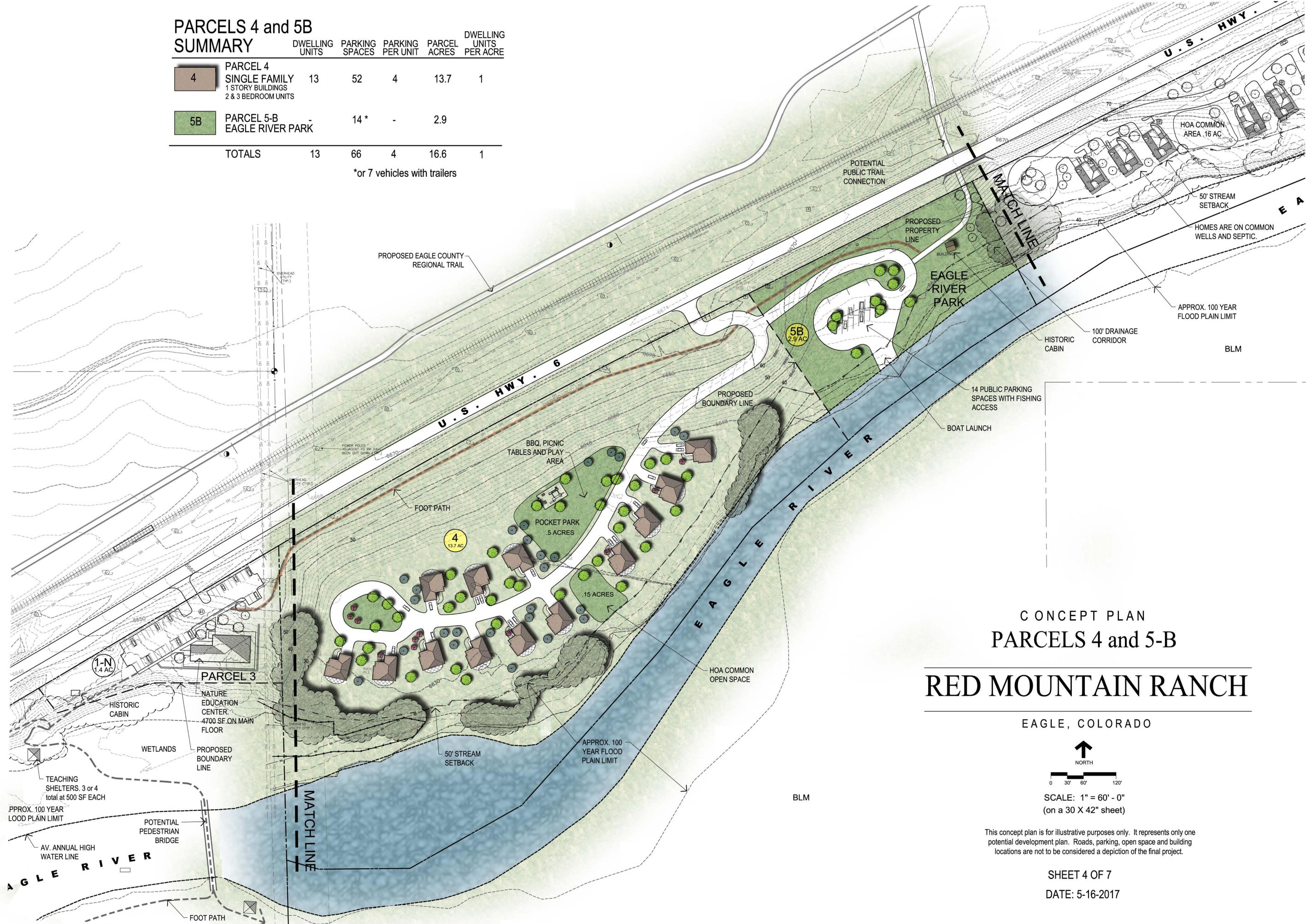
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EAGLE, COLORADO  
SHEET 3 OF 7  
DATE: 5-16-2017

# PARCELS 4 and 5B SUMMARY

	DWELLING UNITS	PARKING SPACES	PARKING PER UNIT	PARCEL ACRES	DWELLING UNITS PER ACRE	
<b>4</b>	<b>PARCEL 4</b> SINGLE FAMILY 1 STORY BUILDINGS 2 & 3 BEDROOM UNITS	13	52	4	13.7	1
<b>5B</b>	<b>PARCEL 5-B</b> EAGLE RIVER PARK	14*	-	2.9		
<b>TOTALS</b>		13	66	4	16.6	1

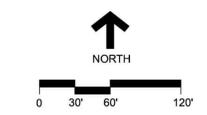
\*or 7 vehicles with trailers



## CONCEPT PLAN PARCELS 4 and 5-B

# RED MOUNTAIN RANCH

EAGLE, COLORADO



SCALE: 1" = 60' - 0"  
(on a 30 X 42" sheet)

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SHEET 4 OF 7  
DATE: 5-16-2017

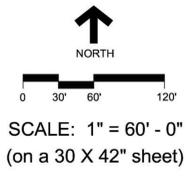
# PARCEL 5 SUMMARY

	DWELLING UNITS	PARKING SPACES	PARKING PER UNIT	PARCEL ACRES	DWELLING UNITS PER ACRE	
<b>5</b>	SINGLE FAMILY	10	44	4	15.4	.64



## CONCEPT PLAN PARCEL 5 RED MOUNTAIN RANCH

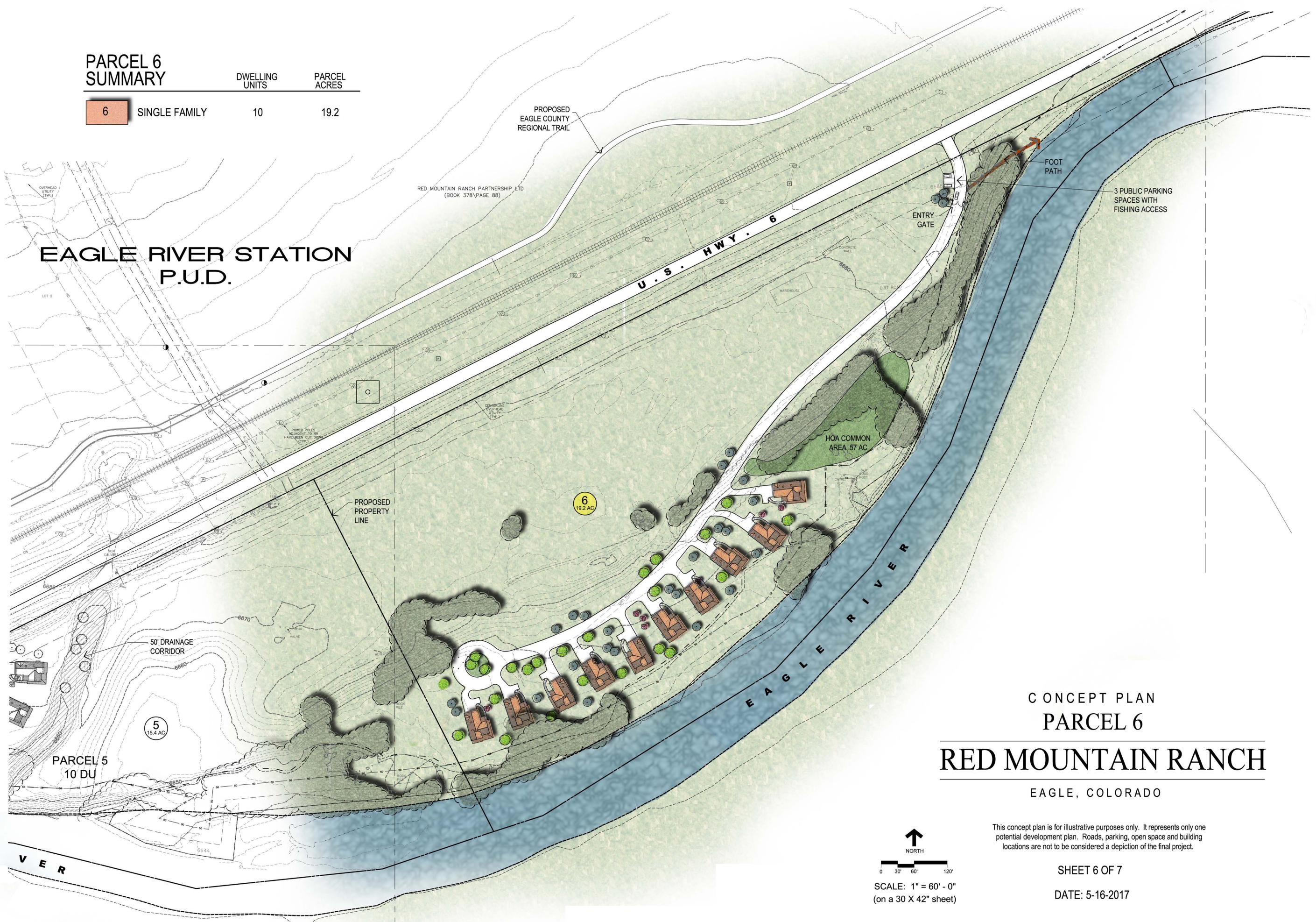
EAGLE, COLORADO  
SHEET 5 OF 7  
DATE: 5-16-2017



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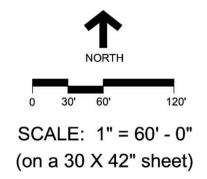
**PARCEL 6  
SUMMARY**

	DWELLING UNITS	PARCEL ACRES
<b>6</b> SINGLE FAMILY	10	19.2



CONCEPT PLAN  
PARCEL 6  
**RED MOUNTAIN RANCH**  
EAGLE, COLORADO

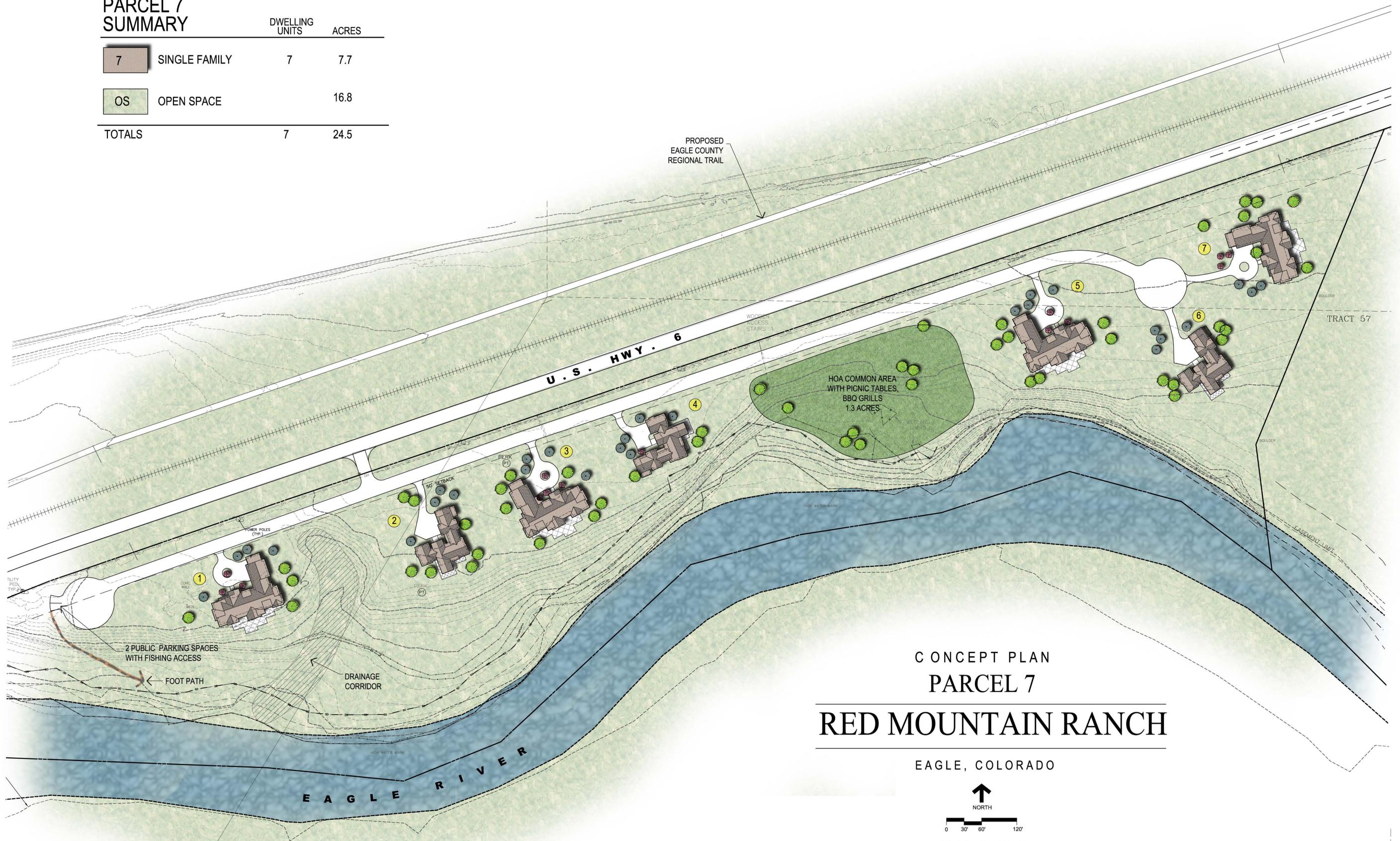
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SHEET 6 OF 7  
DATE: 5-16-2017

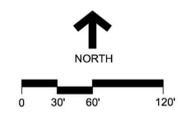
**PARCEL 7  
SUMMARY**

		DWELLING UNITS	ACRES
7	SINGLE FAMILY	7	7.7
OS	OPEN SPACE		16.8
<b>TOTALS</b>		<b>7</b>	<b>24.5</b>



**CONCEPT PLAN  
PARCEL 7  
RED MOUNTAIN RANCH**

EAGLE, COLORADO



SCALE: 1" = 60' - 0"  
(on a 30 X 42" sheet)

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**DIAMOND STAR  
RANCH**

SHEET 7 OF 7  
DATE: 5-16-2017



## MEMORANDUM

**TO:** Cliff Simonton  
**FROM:** Rick Pylman  
**DATE:** November 8, 2017  
**RE:** RMR Exception schematic plans

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The October 11, 2017 memo to the Planning Commission regarding the Red Mountain Ranch Eagle Area Community Plan Exception request raised concerns with potential impact upon the scenic character of the river corridor and with potential impacts to the Eagle River riparian corridor.

This project will be reviewed by the Town of Eagle as a sketch/concept plan and the building layouts depicted are meant as no more than a sketch level density/character study. The concept plan is not meant to be reviewed as an actual development plan and the end result will likely look much different. Following an annexation and concept plan approval each Planning Parcel will then go through a detailed Development Plan review with specific site planning, site specific environmental review and will be required to develop a site specific riparian management plan and stormwater management plans.

While it is certainly appropriate for Eagle County staff to raise scenic and riparian corridor concerns it is very early in the process to try and make any specific finding on compliance with the EACP in regard to these plan elements.

The applicant believes that the scenic and riparian corridor EACP elements will be met as the concept plans progress through the multi-phase Town of Eagle planning process. The Town of Eagle will utilize both the Eagle Area Community Plan and the Eagle River Corridor Plan as critical review criteria throughout their planning process. The ultimate goal of the applicant is to design a series of plans that meet or exceed all of the river corridor and riparian goals of these two comprehensive planning documents. Eagle County will be a referral agency to the Town of Eagle review process and will be able to review specific plans for conformance with the Eagle Area Community Plan.

Following conversation and meetings with Eagle County and Town of Eagle staff we have developed this supplemental set of schematic plans that address in greater principle the treatment of the scenic and riparian corridor. These plans will be included as an integral part of the formal concept plan submittal to the Town of Eagle.

This set of plans show potential development pods on a more conceptual level and detail some of the scenic and riparian protection principles that will be utilized as detailed design progresses. The applicant will commit to a requirement that a detailed riparian management and stormwater management plan be submitted with each Development Plan application.

The Red Mountain Ranch concept plans have been designed as seven separate planning parcels. These parcels are defined by physical characteristics and are not related to current parcel or ownership lines.

Parcels 1 through 7 extend along the Eagle River from the bridge across the river east of Eagle to the eastern end of Parcel 7 for approximately 2 miles for a total of 130.3 acres. All of the acreage is south of Highway 6.

Parcels 1-5 cover about 1.2 miles (60%) and Parcels 6-7 about 0.8 miles (40%) of the Eagle River.

Parcels 1 and 2 are owned by a separate partnership from Parcels 3 through 7.

The Town's Growth Boundary is an approximate extension of the eastern boundary of the Eagle River Station property line which was annexed into the Town of Eagle. This boundary line is about one-third into Parcel 6 and does not follow the legal parcel ownership line.

The Eagle River Corridor Plan recommends density of 135 to 150 dwelling units within the EACP Urban Growth Boundary, with the highest densities located closest to Town.

Red Mountain Ranch Partnership (11 partners) and Merv Lapin (3 partners) have agreed to donate the Nature Preserve to Walking Mountain, the Park (boat launch) to the Town of Eagle, and will provide the 10% Local Employee Residence Program (LERP) to the Town of Eagle.

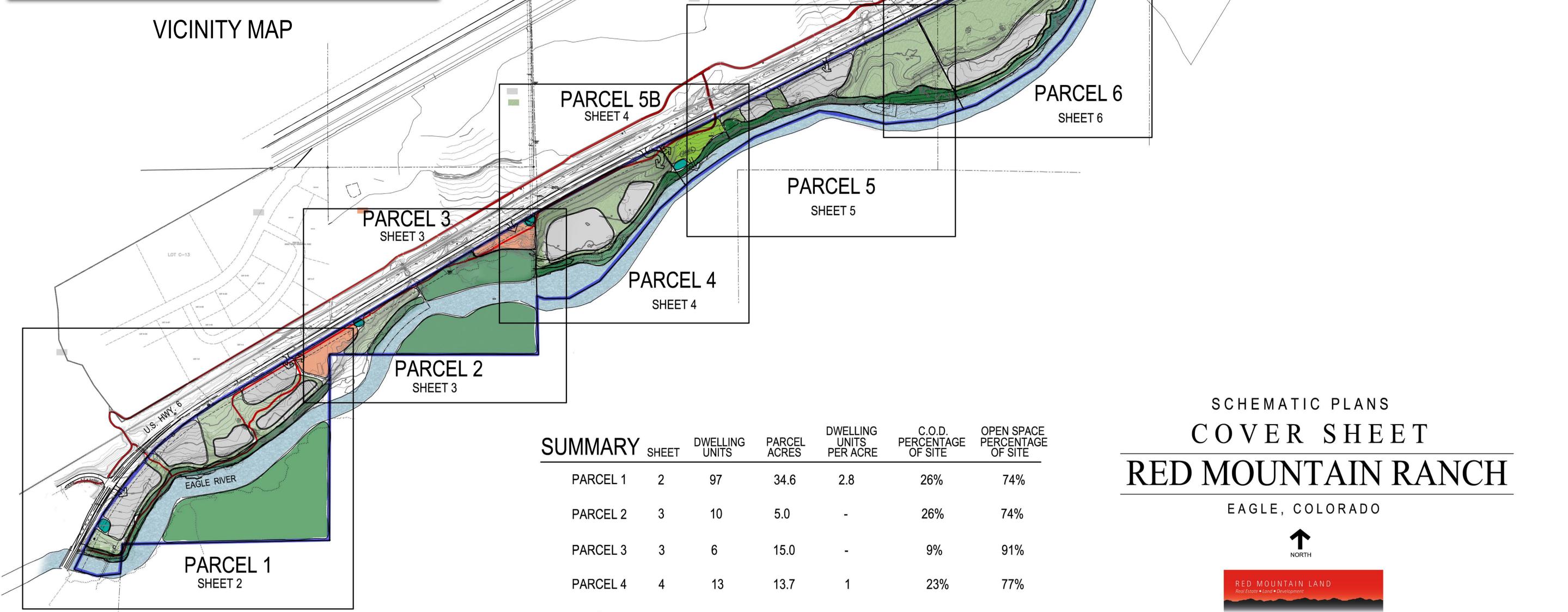
In addition to the above, the land owner will require that an additional 15% of the residential units be committed to Eagle County residents as restricted Resident Occupied as an additional public benefit for Parcels 6 and 7 being annexed into the Town of Eagle.

The River Corridor Plan calls for density of 135-150 units for Parcel 1 - 5. The concept application proposes 153 units for total of Parcels 1 - 7. This represents three additional units on the additional 43.7 acres of Parcel 6 & 7. The proposed area of Conservation Oriented Development totals approximately 24% of the site with 76% of the site proposed as some form of open space or preservation area.

The applicant believes planning the entire RMR partnerships ownership allows for a comprehensive public benefit package that would not be possible if either partnership moved forward separately.



VICINITY MAP



SUMMARY	SHEET	DWELLING UNITS	PARCEL ACRES	DWELLING UNITS PER ACRE	C.O.D. PERCENTAGE OF SITE	OPEN SPACE PERCENTAGE OF SITE
PARCEL 1	2	97	34.6	2.8	26%	74%
PARCEL 2	3	10	5.0	-	26%	74%
PARCEL 3	3	6	15.0	-	9%	91%
PARCEL 4	4	13	13.7	1	23%	77%
PARCEL 5-B	4	-	2.9	-	-	100%
PARCEL 5	5	10	15.4	.65	19%	81%
PARCEL 6	6	10	19.2	.52	17%	83%
PARCEL 7	7	7	24.5	.28	36%	64%
TOTALS		153	130.3	1.1	23.3%	76.7%

SCHEMATIC PLANS  
COVER SHEET  
**RED MOUNTAIN RANCH**

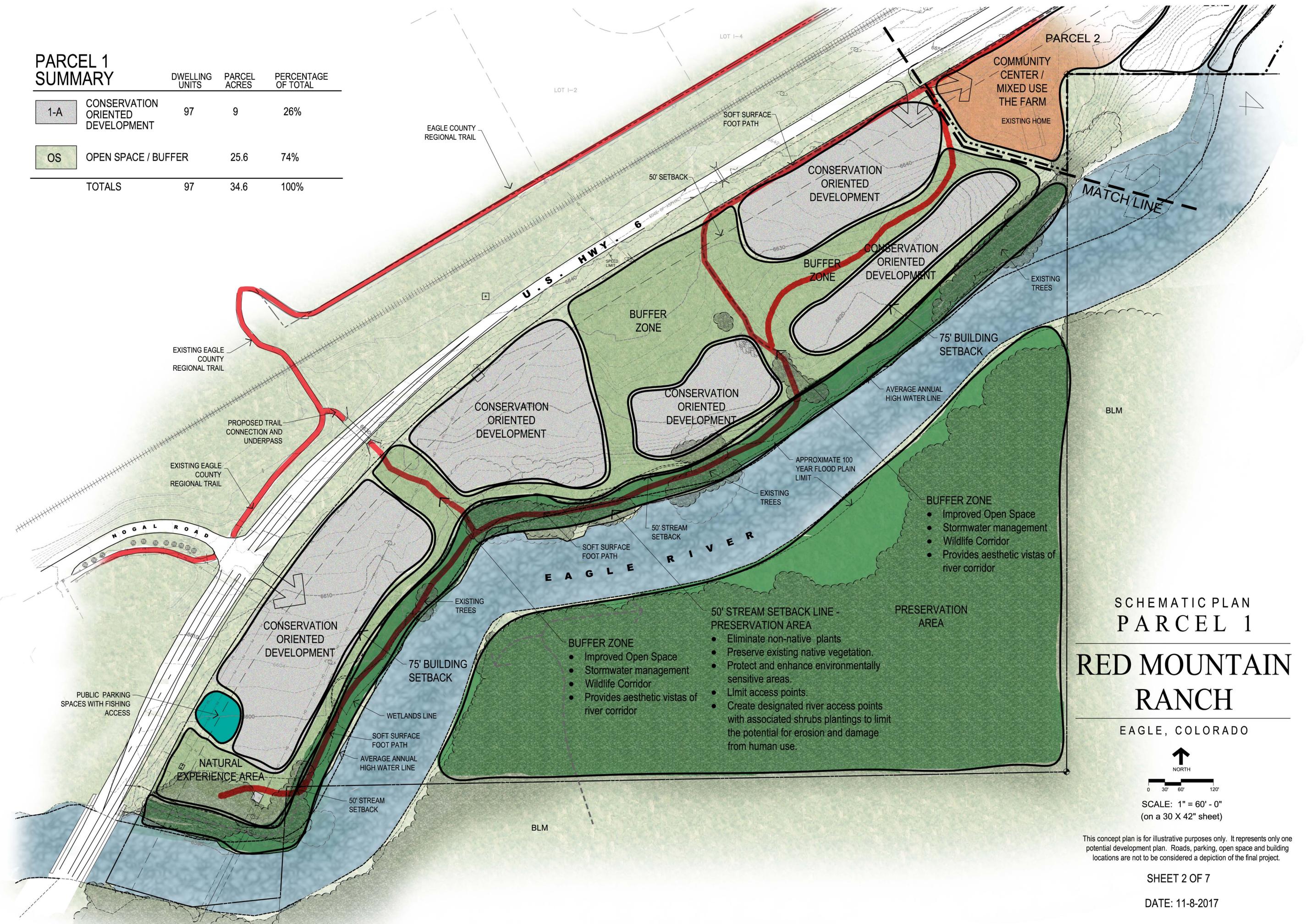
EAGLE, COLORADO



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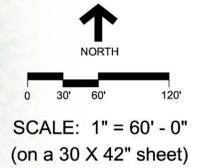
**PARCEL 1  
SUMMARY**

	DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL
1-A CONSERVATION ORIENTED DEVELOPMENT	97	9	26%
OS OPEN SPACE / BUFFER		25.6	74%
<b>TOTALS</b>	<b>97</b>	<b>34.6</b>	<b>100%</b>



SCHEMATIC PLAN  
PARCEL 1  
**RED MOUNTAIN  
RANCH**

EAGLE, COLORADO



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- 50' STREAM SETBACK LINE - PRESERVATION AREA**
- Eliminate non-native plants
  - Preserve existing native vegetation.
  - Protect and enhance environmentally sensitive areas.
  - Limit access points.
  - Create designated river access points with associated shrubs plantings to limit the potential for erosion and damage from human use.
- BUFFER ZONE**
- Improved Open Space
  - Stormwater management
  - Wildlife Corridor
  - Provides aesthetic vistas of river corridor

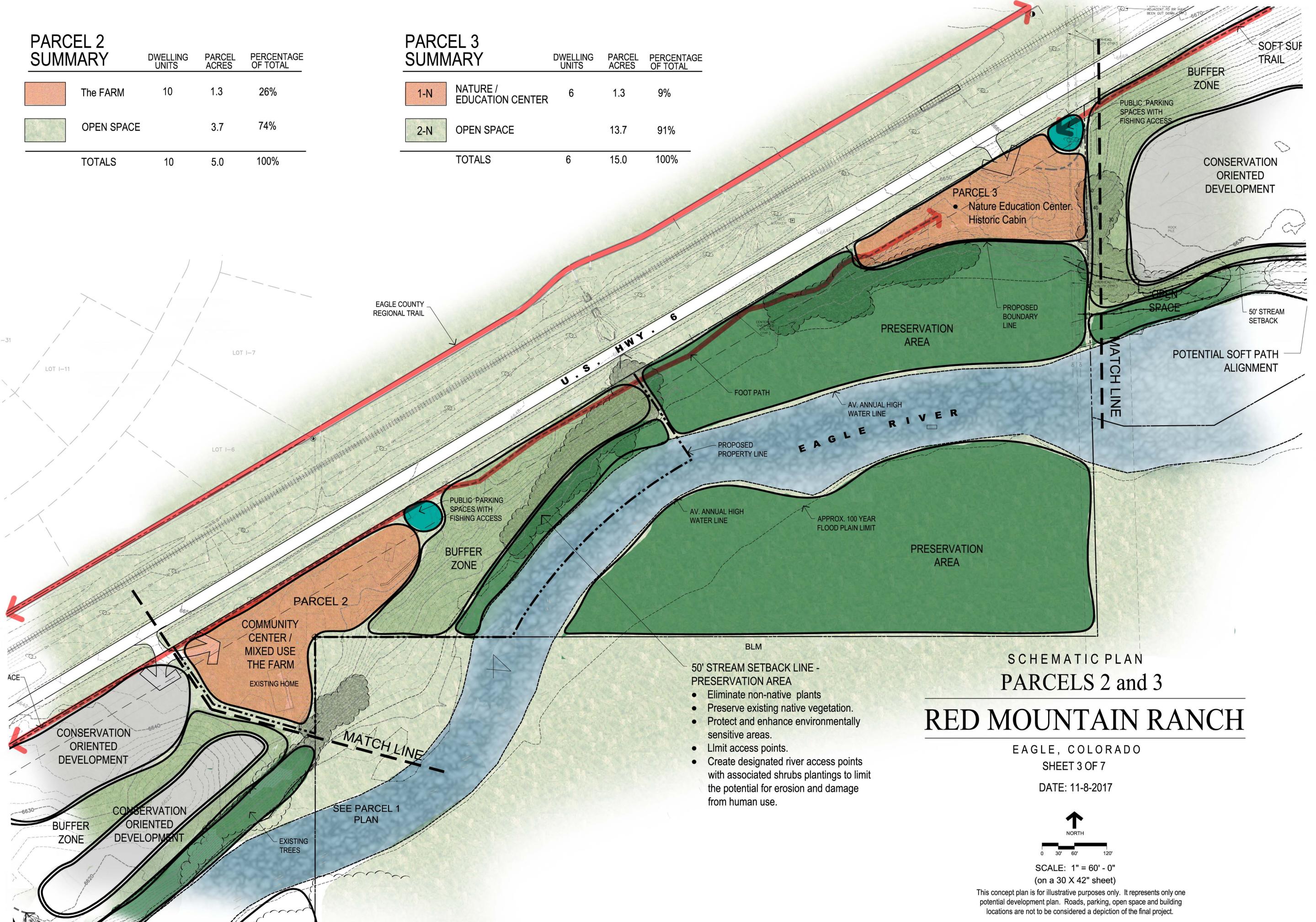
- BUFFER ZONE**
- Improved Open Space
  - Stormwater management
  - Wildlife Corridor
  - Provides aesthetic vistas of river corridor

### PARCEL 2 SUMMARY

	DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL
 The FARM	10	1.3	26%
 OPEN SPACE		3.7	74%
<b>TOTALS</b>	<b>10</b>	<b>5.0</b>	<b>100%</b>

### PARCEL 3 SUMMARY

	DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL
 1-N NATURE / EDUCATION CENTER	6	1.3	9%
 2-N OPEN SPACE		13.7	91%
<b>TOTALS</b>	<b>6</b>	<b>15.0</b>	<b>100%</b>

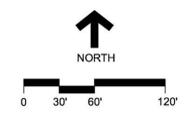


- 50' STREAM SETBACK LINE - PRESERVATION AREA
- Eliminate non-native plants
  - Preserve existing native vegetation.
  - Protect and enhance environmentally sensitive areas.
  - Limit access points.
  - Create designated river access points with associated shrubs plantings to limit the potential for erosion and damage from human use.

### SCHEMATIC PLAN PARCELS 2 and 3

# RED MOUNTAIN RANCH

EAGLE, COLORADO  
SHEET 3 OF 7  
DATE: 11-8-2017

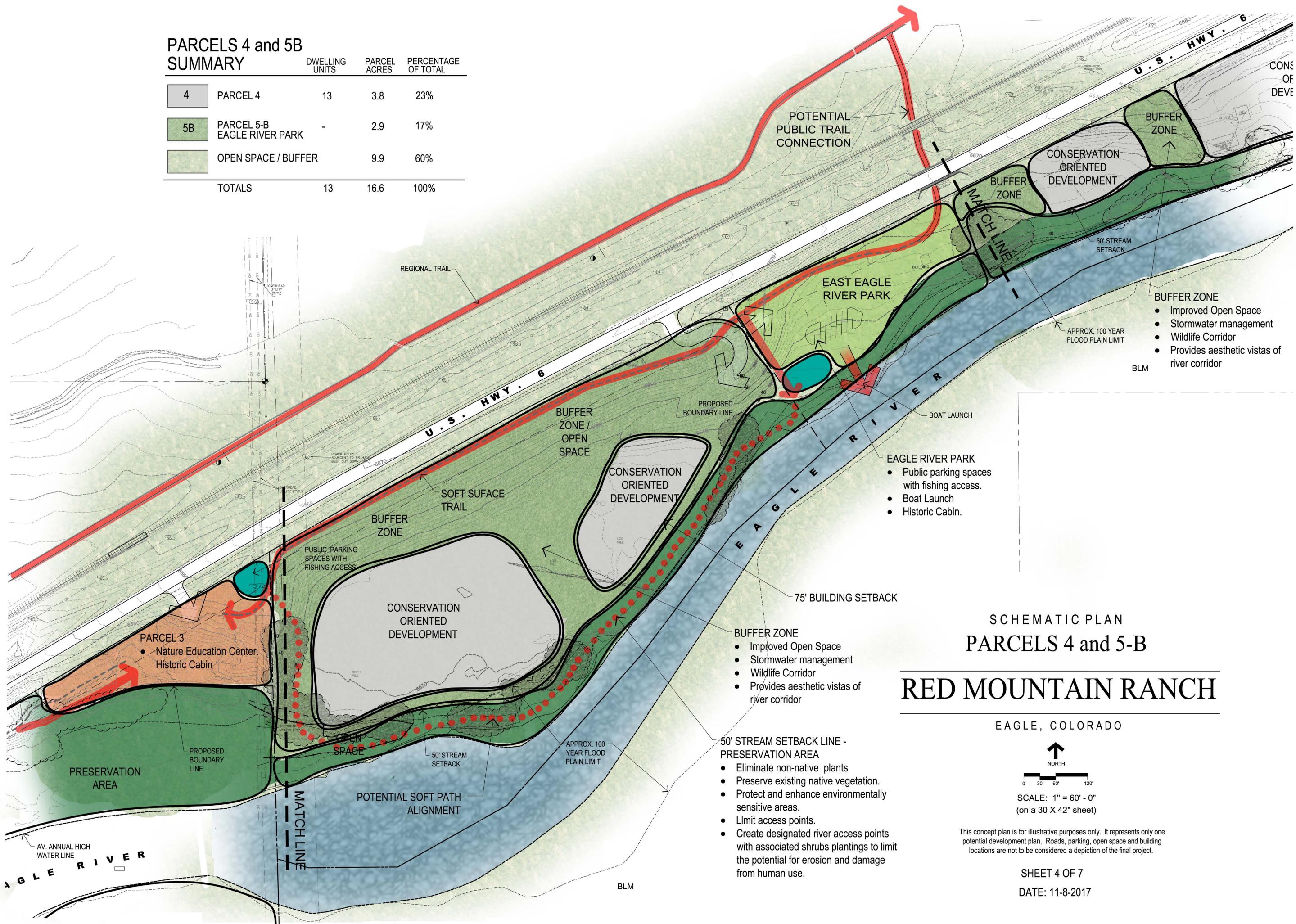


SCALE: 1" = 60' - 0"  
(on a 30 X 42" sheet)

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# PARCELS 4 and 5B SUMMARY

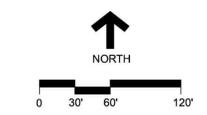
	DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL	
4	PARCEL 4	13	3.8	23%
5B	PARCEL 5-B EAGLE RIVER PARK	-	2.9	17%
	OPEN SPACE / BUFFER	9.9	60%	
TOTALS		13	16.6	100%



## SCHEMATIC PLAN PARCELS 4 and 5-B

# RED MOUNTAIN RANCH

EAGLE, COLORADO



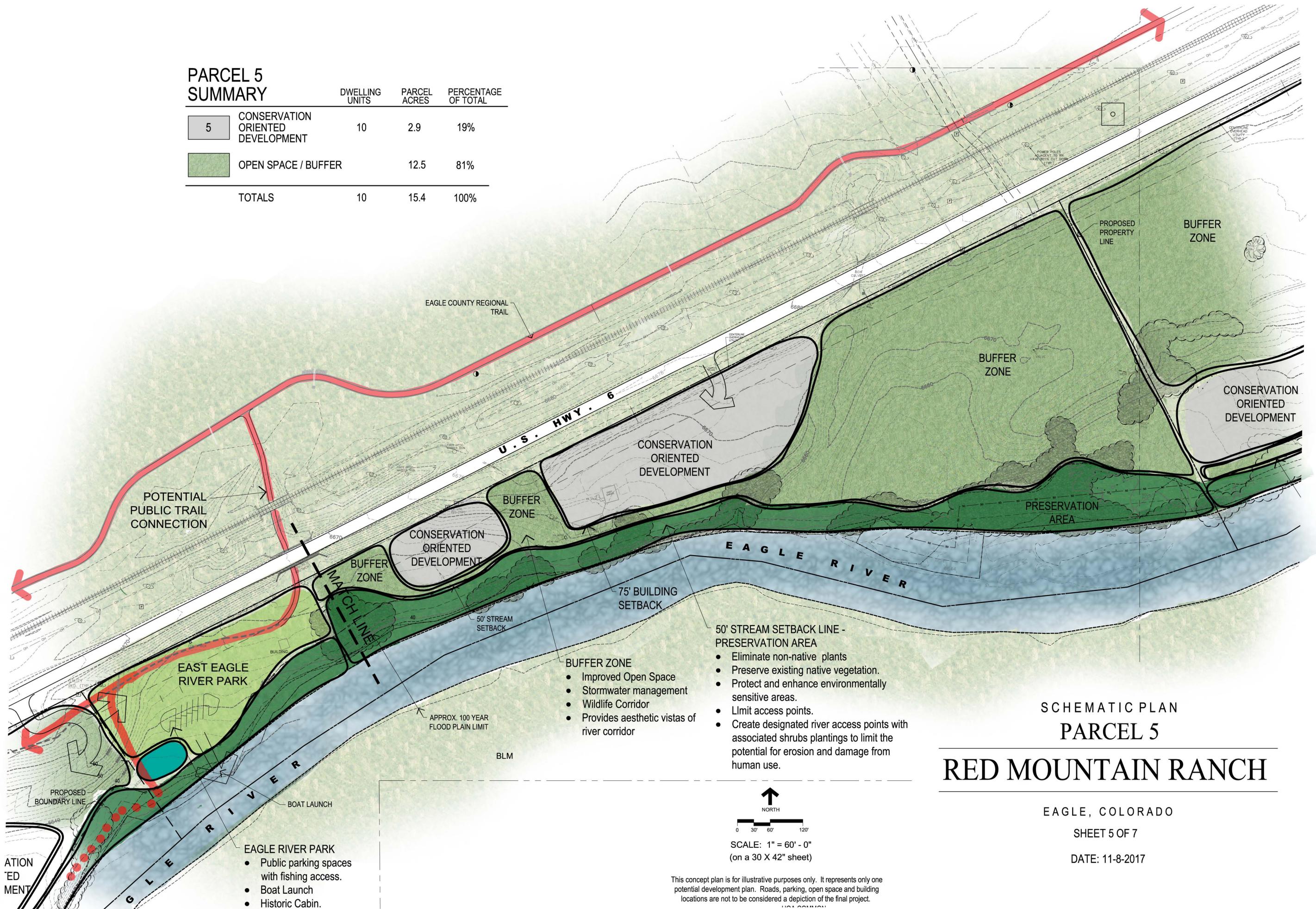
SCALE: 1" = 60' - 0"  
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SHEET 4 OF 7  
DATE: 11-8-2017

## PARCEL 5 SUMMARY

	DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL
5 CONSERVATION ORIENTED DEVELOPMENT	10	2.9	19%
OPEN SPACE / BUFFER		12.5	81%
<b>TOTALS</b>	<b>10</b>	<b>15.4</b>	<b>100%</b>



- BUFFER ZONE**
- Improved Open Space
  - Stormwater management
  - Wildlife Corridor
  - Provides aesthetic vistas of river corridor

- 50' STREAM SETBACK LINE - PRESERVATION AREA**
- Eliminate non-native plants
  - Preserve existing native vegetation.
  - Protect and enhance environmentally sensitive areas.
  - Limit access points.
  - Create designated river access points with associated shrubs plantings to limit the potential for erosion and damage from human use.

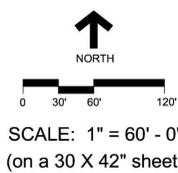
- EAGLE RIVER PARK**
- Public parking spaces with fishing access.
  - Boat Launch
  - Historic Cabin.

# SCHEMATIC PLAN PARCEL 5 RED MOUNTAIN RANCH

EAGLE, COLORADO

SHEET 5 OF 7

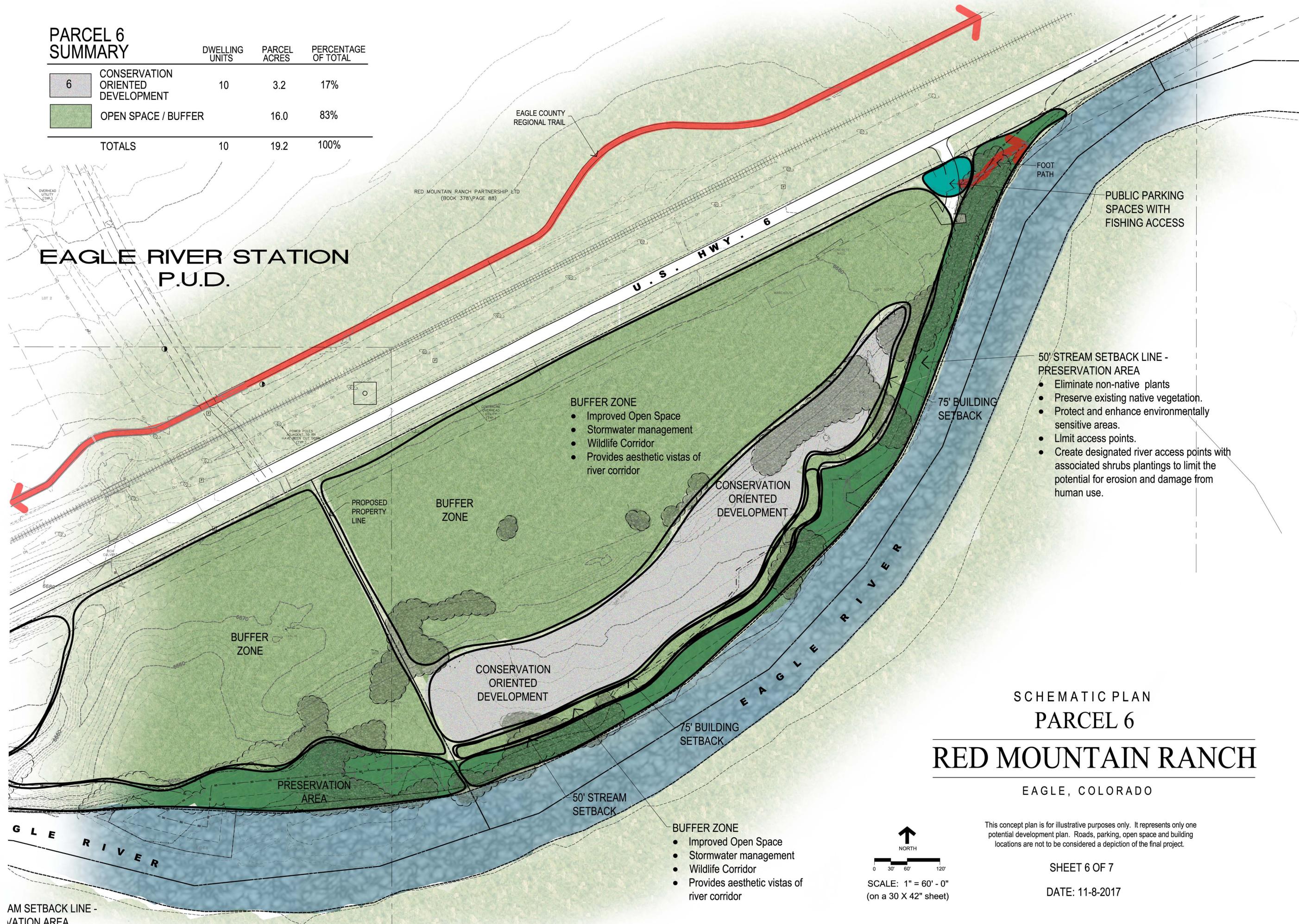
DATE: 11-8-2017



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# PARCEL 6 SUMMARY

	DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL
6 CONSERVATION ORIENTED DEVELOPMENT	10	3.2	17%
OPEN SPACE / BUFFER		16.0	83%
<b>TOTALS</b>	<b>10</b>	<b>19.2</b>	<b>100%</b>



- BUFFER ZONE**
- Improved Open Space
  - Stormwater management
  - Wildlife Corridor
  - Provides aesthetic vistas of river corridor

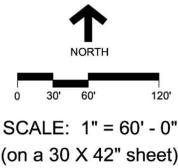
- 50' STREAM SETBACK LINE - PRESERVATION AREA**
- Eliminate non-native plants
  - Preserve existing native vegetation.
  - Protect and enhance environmentally sensitive areas.
  - Limit access points.
  - Create designated river access points with associated shrubs plantings to limit the potential for erosion and damage from human use.

- BUFFER ZONE**
- Improved Open Space
  - Stormwater management
  - Wildlife Corridor
  - Provides aesthetic vistas of river corridor

## SCHMATIC PLAN PARCEL 6 RED MOUNTAIN RANCH

EAGLE, COLORADO

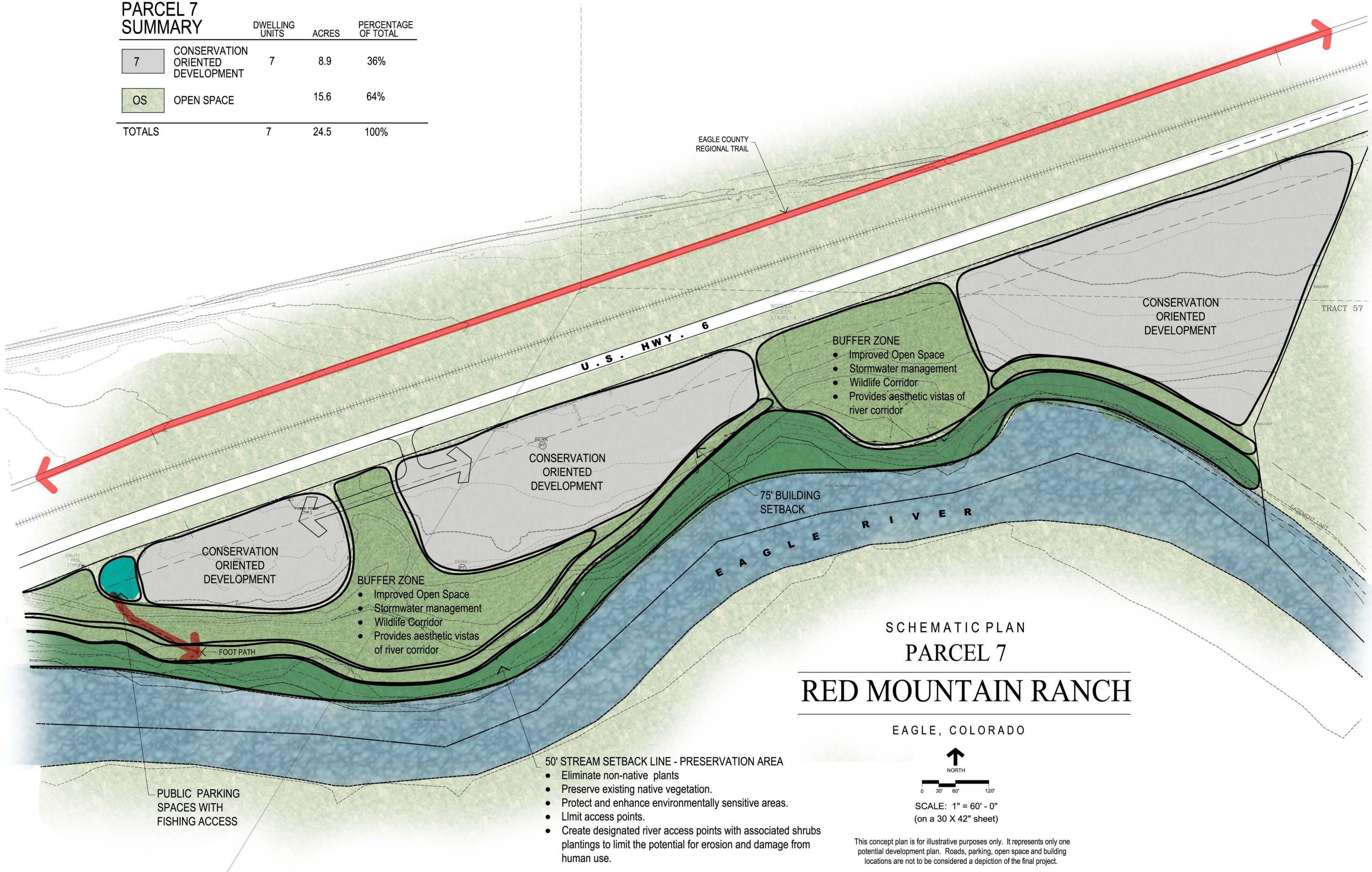
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SHEET 6 OF 7  
DATE: 11-8-2017

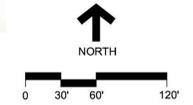
# PARCEL 7 SUMMARY

	DWELLING UNITS	ACRES	PERCENTAGE OF TOTAL
7	7	8.9	36%
OS		15.6	64%
<b>TOTALS</b>	<b>7</b>	<b>24.5</b>	<b>100%</b>



## SCHEMATIC PLAN PARCEL 7 RED MOUNTAIN RANCH

EAGLE, COLORADO



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