

1 PARCEL 1 SITE PLAN
SCALE: 1" = 80'-0"

GENERAL NOTES

- UTILITIES WILL BE CONNECTED TO THE LOCAL EAGLE MUNICIPALITY SYSTEMS
- ONLY WATER AND ELECTRICITY WILL BE BROUGHT TO THE SITE AS THERE IS NO ACCESS TO GAS AND ALL BUILDINGS WILL BE ELECTRIC.
- RE: CIVIL SHEETS (C-SERIES) FOR DETAILED UTILITY AND GRADING INFORMATION.

SHEET NOTES

- A** 75' STREAM SETBACK
B 100 YEAR FLOOD PLAIN
C AVERAGE HIGH WATER LINE
D PROPOSED BIKE PATH CONNECTION
E 12' PUBLIC TRAIL EASEMENT
F 25' SETBACK FROM HWY 6 ROW
G 50' SETBACK FROM HWY 6 ROW
H EAGLE RIVER

ANNOTATION TYPES

- PARCEL BOUNDARY
- PROPERTY BOUNDARY
SPECIFIC TO INDIVIDUAL UNITS
- SETBACK
- 100 YEAR FLOOD PLAIN
- AVERAGE HIGH WATER LINE
- 12' PUBLIC TRAIL EASEMENT
- SH# SIGNAGE TAG
RE: SIGNAGE SCHEDULE ON G-03
- P# PARKING SPOT
9' X 19' TYP.
- #### UNIT TAG

MATERIALS

- ROAD
ASPHALT
- CURB & GUTTER
CONCRETE
- DRIVEWAYS
CONCRETE (BRUSHED)
- DRIVEWAYS
GRAVEL/CRUSHER FINES
- WALKWAYS
CONCRETE (EXPOSED AGGREGATE)
- PRIVATE TRAIL
GRAVEL/CRUSHER FINES
- PUBLIC DISCOVERY TRAIL
GRAVEL/CRUSHER FINES
- STORMWATER
SWALE
- STORMWATER
WATER QUALITY POND
- LANDSCAPED AREA
PLANTED

UTILITIES

- EE—EE—EE ELECTRICAL
OVERHEAD; EXISTING
- EU—EU—EU ELECTRICAL
UNDERGROUND; PROPOSED
- W—W—W WATER SUPPLY
- S—S—S SANITARY SEWER
- SF—SF—SF SANITARY FORCE MAIN
- T TRANSFORMER
- SL SANITARY LIFT STATION
- IRRIGATION

PLANTINGS

- DECIDUOUS TREE
RE: LANDSCAPE
- CONIFEROUS TREE
RE: LANDSCAPE

PROJECT:
**RED MOUNTAIN
RANCH**

ADDRESS:
17500 US-6
EAGLE, CO 81631

ARCHITECTURE:
tres birds

PROJECT TEAM:

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MMM@TRESBIRDS.COM

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DAVID HOFFMAN
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SET:

**(PPR)
PRELIMINARY
PLAN REVIEW**

ISSUANCE:

R2 SUBMITTAL

ISSUE DATE:

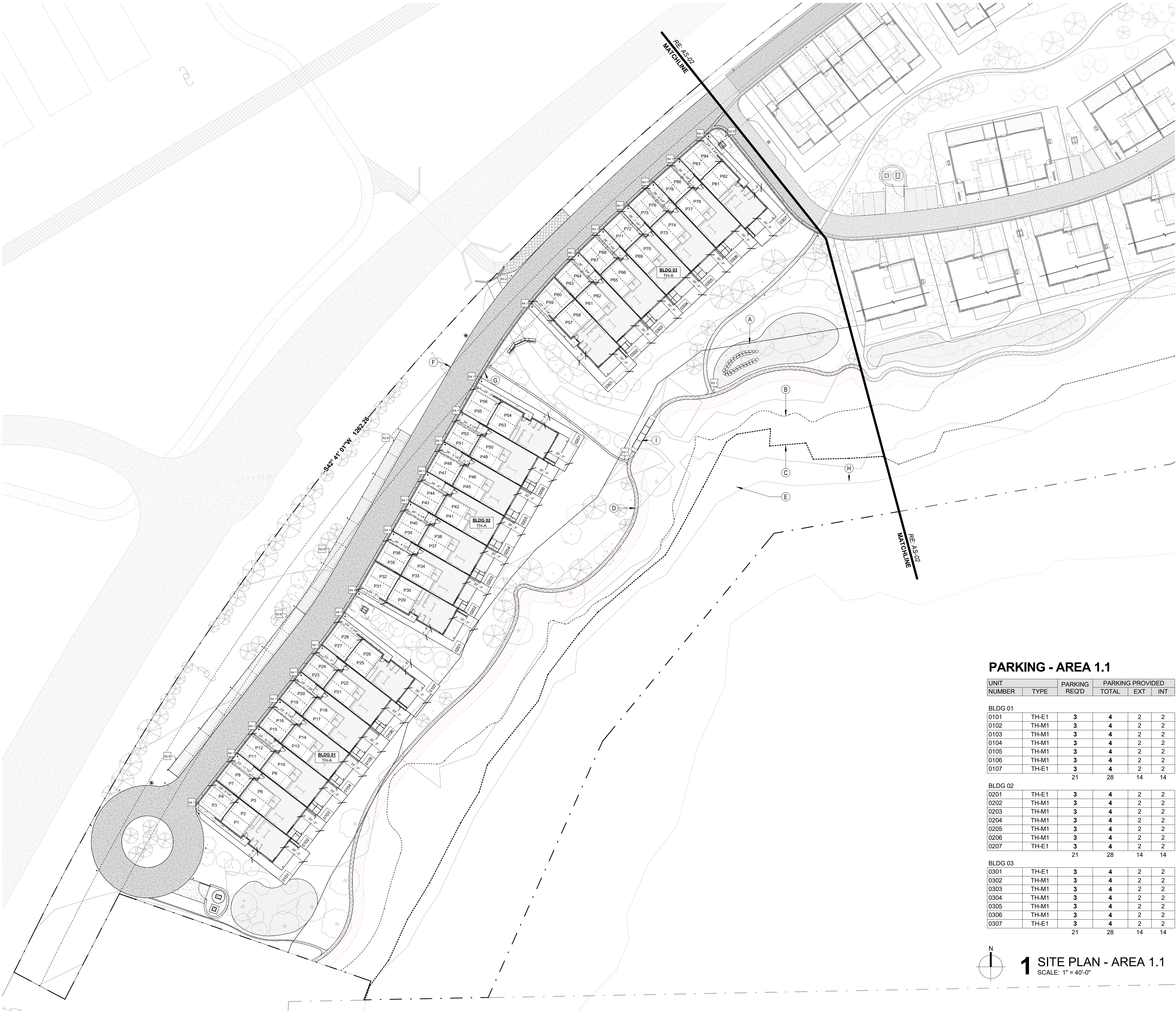
09.22.2025

REVISION HISTORY:

DRAWING SHEET TITLE:

**SITE PLAN -
PARCEL 1**

AS-00



PARKING - AREA 1.1

| UNIT | | PARKING REQ'D | PARKING PROVIDED | | |
|---------|-------|------------------|------------------|-----|-----|
| NUMBER | TYPE | | TOTAL | EXT | INT |
| BLDG 01 | | | | | |
| 0101 | TH-E1 | 3 | 4 | 2 | 2 |
| 0102 | TH-M1 | 3 | 4 | 2 | 2 |
| 0103 | TH-M1 | 3 | 4 | 2 | 2 |
| 0104 | TH-M1 | 3 | 4 | 2 | 2 |
| 0105 | TH-M1 | 3 | 4 | 2 | 2 |
| 0106 | TH-M1 | 3 | 4 | 2 | 2 |
| 0107 | TH-E1 | 3 | 4 | 2 | 2 |
| | | 21 | 28 | 14 | 14 |
| BLDG 02 | | | | | |
| 0201 | TH-E1 | 3 | 4 | 2 | 2 |
| 0202 | TH-M1 | 3 | 4 | 2 | 2 |
| 0203 | TH-M1 | 3 | 4 | 2 | 2 |
| 0204 | TH-M1 | 3 | 4 | 2 | 2 |
| 0205 | TH-M1 | 3 | 4 | 2 | 2 |
| 0206 | TH-M1 | 3 | 4 | 2 | 2 |
| 0207 | TH-E1 | 3 | 4 | 2 | 2 |
| | | 21 | 28 | 14 | 14 |
| BLDG 03 | | | | | |
| 0301 | TH-E1 | 3 | 4 | 2 | 2 |
| 0302 | TH-M1 | 3 | 4 | 2 | 2 |
| 0303 | TH-M1 | 3 | 4 | 2 | 2 |
| 0304 | TH-M1 | 3 | 4 | 2 | 2 |
| 0305 | TH-M1 | 3 | 4 | 2 | 2 |
| 0306 | TH-M1 | 3 | 4 | 2 | 2 |
| 0307 | TH-E1 | 3 | 4 | 2 | 2 |
| | | 21 | 28 | 14 | 14 |

1 SITE PLAN - AREA 1.1
SCALE: 1" = 40'-0"

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B 100 YEAR FLOOD PLAIN
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D PUBLIC ACCESS TRAIL "DISCOVERY TRAIL"
E SWALE FOR CONVEYING STORM WATER TO THE RIVER
F 25' SETBACK FROM HWY 6 ROW
G 50' SETBACK FROM HWY 6 ROW
H EAGLE RIVER
I BRIDGE @ DISCOVERY TRAIL

ANNOTATION TYPES

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--- PROPERTY BOUNDARY
SPECIFIC TO INDIVIDUAL UNITS
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12' PUBLIC TRAIL EASEMENT
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RE: SIGNAGE SCHEDULE ON G-03
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9' X 19' TYP.
UNIT TAG

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WALKWAYS
CONCRETE (EXPOSED AGGREGATE)
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PUBLIC DISCOVERY TRAIL
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STORMWATER
SWALE
STORMWATER
WATER QUALITY POND
LANDSCAPED AREA
PLANTED

UTILITIES

- EE EE EE ELECTRICAL
OVERHEAD; EXISTING
EU EU EU ELECTRICAL
UNDERGROUND; PROPOSED
W W W WATER SUPPLY
S S S SANITARY SEWER
SF SF SF SANITARY FORCE MAIN
T TRANSFORMER
SL SANITARY LIFT STATION
IRRIGATION

PLANTINGS

- DECIDUOUS TREE
RE: LANDSCAPE
CONIFEROUS TREE
RE: LANDSCAPE

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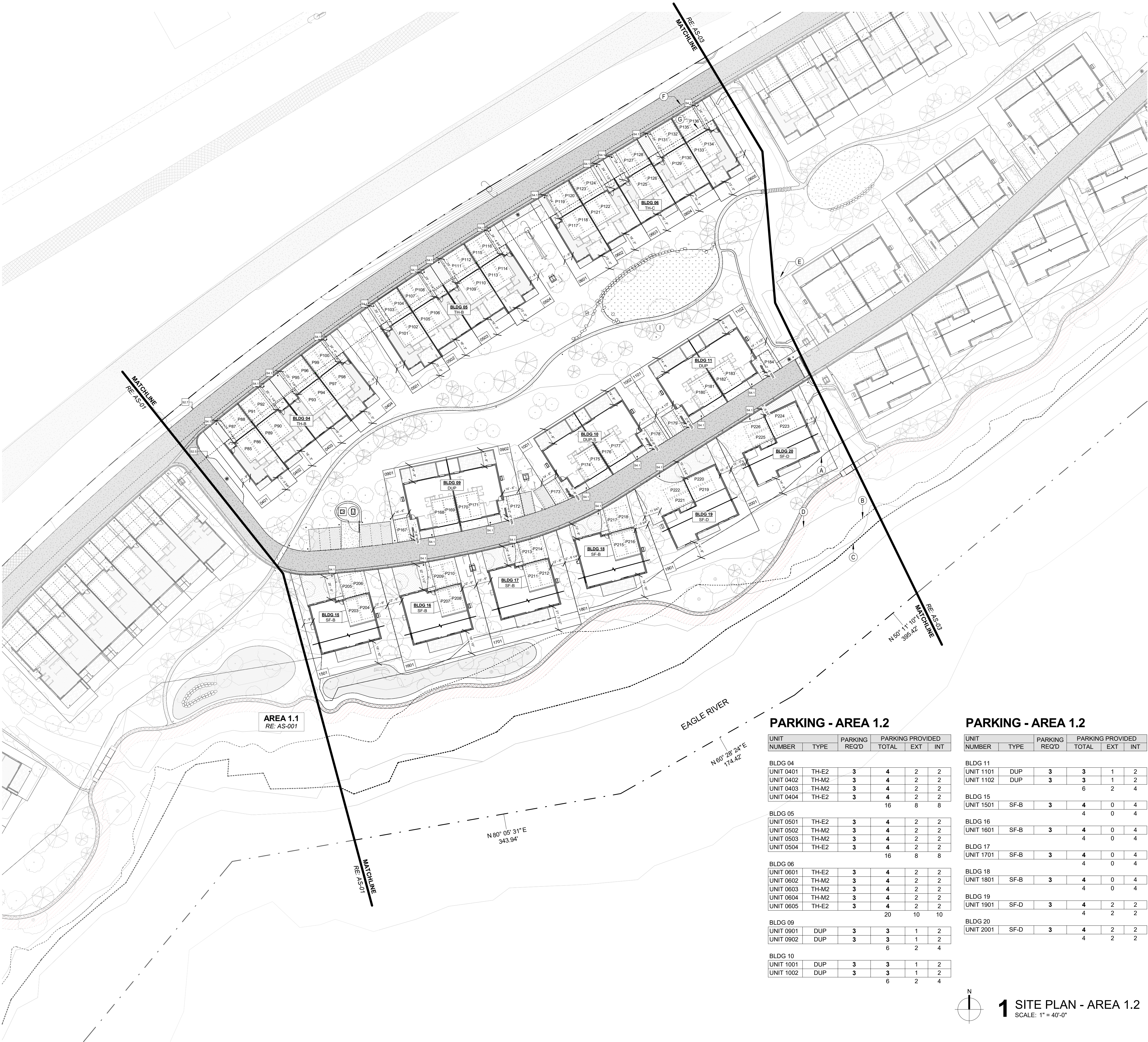
09.22.2025

REVISION HISTORY:

DRAWING SHEET TITLE:

SITE PLAN -
AREA 1.1

AS-01



GENERAL NOTES

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- #### UNIT TAG

MATERIALS

- ROAD ASPHALT
- CURB & GUTTER CONCRETE
- DRIVEWAYS CONCRETE (BRUSHED)
- DRIVEWAYS GRAVEL/CRUSHER FINES
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- PRIVATE TRAIL GRAVEL/CRUSHER FINES
- PUBLIC DISCOVERY TRAIL GRAVEL/CRUSHER FINES
- STORMWATER SWALE
- STORMWATER WATER QUALITY POND
- LANDSCAPED AREA PLANTED

UTILITIES

- EE EE EE ELECTRICAL OVERHEAD, EXISTING
- EU EU EU ELECTRICAL UNDERGROUND, PROPOSED
- W W W WATER SUPPLY
- S S S SANITARY SEWER
- SF SF SF SANITARY FORCE MAIN
- T TRANSFORMER
- SL SANITARY LIFT STATION
- IRRIGATION

PLANTINGS

- DECIDUOUS TREE RE: LANDSCAPE
- CONIFEROUS TREE RE: LANDSCAPE

PROJECT: RED MOUNTAIN RANCH

ADDRESS: 17500 US-6 EAGLE, CO 81631

ARCHITECTURE: tres birds

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SET:

(PPR) PRELIMINARY PLAN REVIEW

ISSUANCE:

R2 SUBMITTAL

ISSUE DATE:

09.22.2025

REVISION HISTORY:

DRAWING SHEET TITLE:

SITE PLAN - AREA 1.2

AS-02

PARKING - AREA 1.2

| UNIT NUMBER | TYPE | PARKING REQ'D | PARKING PROVIDED TOTAL | EXT | INT |
|-------------|-------|---------------|------------------------|-----|-----|
| BLDG 04 | | | | | |
| UNIT 0401 | TH-E2 | 3 | 4 | 2 | 2 |
| UNIT 0402 | TH-M2 | 3 | 4 | 2 | 2 |
| UNIT 0403 | TH-M2 | 3 | 4 | 2 | 2 |
| UNIT 0404 | TH-E2 | 3 | 4 | 2 | 2 |
| | | | 16 | 8 | 8 |
| BLDG 05 | | | | | |
| UNIT 0501 | TH-E2 | 3 | 4 | 2 | 2 |
| UNIT 0502 | TH-M2 | 3 | 4 | 2 | 2 |
| UNIT 0503 | TH-M2 | 3 | 4 | 2 | 2 |
| UNIT 0504 | TH-E2 | 3 | 4 | 2 | 2 |
| | | | 16 | 8 | 8 |
| BLDG 06 | | | | | |
| UNIT 0601 | TH-E2 | 3 | 4 | 2 | 2 |
| UNIT 0602 | TH-M2 | 3 | 4 | 2 | 2 |
| UNIT 0603 | TH-M2 | 3 | 4 | 2 | 2 |
| UNIT 0604 | TH-M2 | 3 | 4 | 2 | 2 |
| UNIT 0605 | TH-E2 | 3 | 4 | 2 | 2 |
| | | | 20 | 10 | 10 |
| BLDG 09 | | | | | |
| UNIT 0901 | DUP | 3 | 3 | 1 | 2 |
| UNIT 0902 | DUP | 3 | 3 | 1 | 2 |
| | | | 6 | 2 | 4 |
| BLDG 10 | | | | | |
| UNIT 1001 | DUP | 3 | 3 | 1 | 2 |
| UNIT 1002 | DUP | 3 | 3 | 1 | 2 |
| | | | 6 | 2 | 4 |

PARKING - AREA 1.2

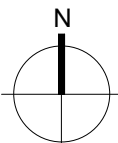
| UNIT NUMBER | TYPE | PARKING REQ'D | PARKING PROVIDED TOTAL | EXT | INT |
|-------------|------|---------------|------------------------|-----|-----|
| BLDG 11 | | | | | |
| UNIT 1101 | DUP | 3 | 3 | 1 | 2 |
| UNIT 1102 | DUP | 3 | 3 | 1 | 2 |
| | | | 6 | 2 | 4 |
| BLDG 15 | | | | | |
| UNIT 1501 | SF-B | 3 | 4 | 0 | 4 |
| | | | 4 | 0 | 4 |
| BLDG 16 | | | | | |
| UNIT 1601 | SF-B | 3 | 4 | 0 | 4 |
| | | | 4 | 0 | 4 |
| BLDG 17 | | | | | |
| UNIT 1701 | SF-B | 3 | 4 | 0 | 4 |
| | | | 4 | 0 | 4 |
| BLDG 18 | | | | | |
| UNIT 1801 | SF-B | 3 | 4 | 0 | 4 |
| | | | 4 | 0 | 4 |
| BLDG 19 | | | | | |
| UNIT 1901 | SF-D | 3 | 4 | 2 | 2 |
| | | | 4 | 2 | 2 |
| BLDG 20 | | | | | |
| UNIT 2001 | SF-D | 3 | 4 | 2 | 2 |
| | | | 4 | 2 | 2 |

1 SITE PLAN - AREA 1.2
SCALE: 1" = 40'-0"



PARKING - AREA 1.3

| | | PARKING REQ'D | PARKING PROVIDED | | | |
|-----------|-------|------------------|------------------|-----|-----|--|
| NUMBER | TYPE | | TOTAL | EXT | INT | |
| BLDG 07 | | | | | | |
| UNIT 0701 | TH-E2 | 3 | 4 | 2 | 2 | |
| UNIT 0702 | TH-M2 | 3 | 4 | 2 | 2 | |
| UNIT 0703 | TH-M2 | 3 | 4 | 2 | 2 | |
| UNIT 0704 | TH-M2 | 3 | 4 | 2 | 2 | |
| UNIT 0705 | TH-E2 | 3 | 4 | 2 | 2 | |
| | | | 20 | 10 | 10 | |
| BLDG 08 | | | | | | |
| UNIT 0801 | TH-E2 | 3 | 4 | 2 | 2 | |
| UNIT 0802 | TH-M2 | 3 | 3 | 1 | 2 | |
| UNIT 0803 | TH-E2 | 3 | 3 | 1 | 2 | |
| | | | 10 | 4 | 6 | |
| BLDG 12 | | | | | | |
| UNIT 1201 | DUP | 3 | 3 | 1 | 2 | |
| UNIT 1202 | DUP | 3 | 3 | 1 | 2 | |
| | | | 6 | 2 | 4 | |
| BLDG 13 | | | | | | |
| UNIT 1301 | DUP | 3 | 3 | 1 | 2 | |
| UNIT 1302 | DUP | 3 | 3 | 1 | 2 | |
| | | | 6 | 2 | 4 | |
| BLDG 14 | | | | | | |
| UNIT 1401 | DUP | 3 | 3 | 1 | 2 | |
| UNIT 1402 | DUP | 3 | 3 | 1 | 2 | |
| | | | 6 | 2 | 4 | |
| BLDG 21 | | | | | | |
| UNIT 2101 | SF-D | 3 | 4 | 2 | 2 | |
| | | | 4 | 2 | 2 | |
| BLDG 22 | | | | | | |
| UNIT 2201 | SF-D | 3 | 4 | 2 | 2 | |
| | | | 4 | 2 | 2 | |
| BLDG 23 | | | | | | |
| UNIT 2301 | SF-D | 3 | 4 | 2 | 2 | |
| | | | 4 | 2 | 2 | |
| BLDG 24 | | | | | | |
| UNIT 2401 | SF-D | 3 | 4 | 2 | 2 | |
| | | | 4 | 2 | 2 | |
| BLDG 25 | | | | | | |
| UNIT 2501 | SF-D | 3 | 4 | 2 | 2 | |
| | | | 4 | 2 | 2 | |
| BLDG 26 | | | | | | |
| UNIT 2601 | SF-B | 3 | 4 | 0 | 4 | |
| | | | 4 | 0 | 4 | |



1 SITE PLAN - AREA 1.3
SCALE: 1" = 40'-0"

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---SF---SF---SF--- SANITARY FORCE MAIN
---T--- TRANSFORMER
---SL--- SANITARY LIFT STATION
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PLANTINGS

- DECIDUOUS TREE
RE: LANDSCAPE
CONIFEROUS TREE
RE: LANDSCAPE

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DRAWING SHEET TITLE:

**SITE PLAN -
AREA 1.3**

AS-03

GENERAL NOTES

1. VEHICLES FOR SPATIAL REFERENCE ONLY.

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SHEET NOTES

- A SPEED BUMP
B PEDESTRIAN CROSSING
C 10' DRIVE LANE

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**TRAFFIC
STRIPING AND
SIGNAGE PLAN**

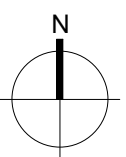
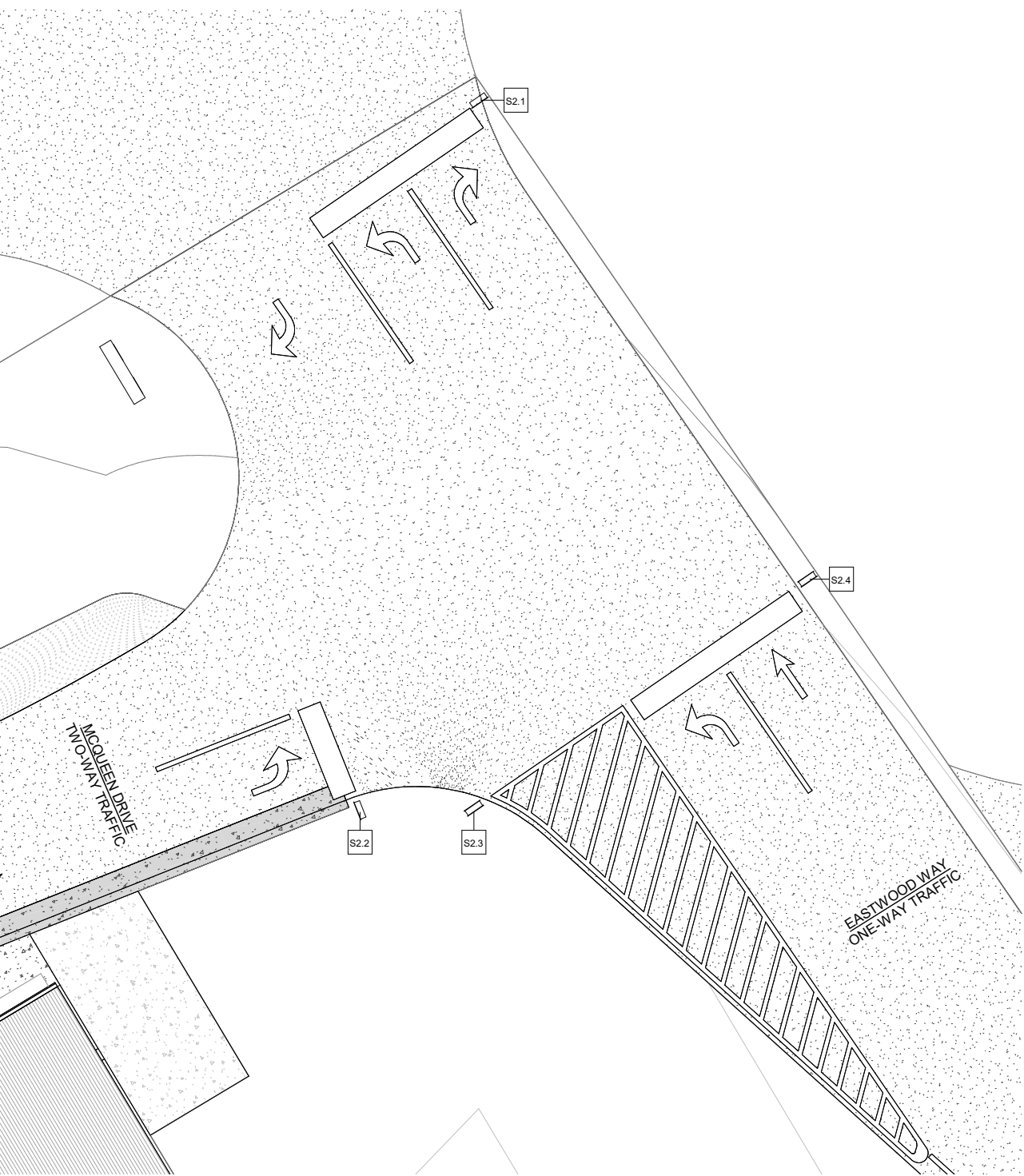
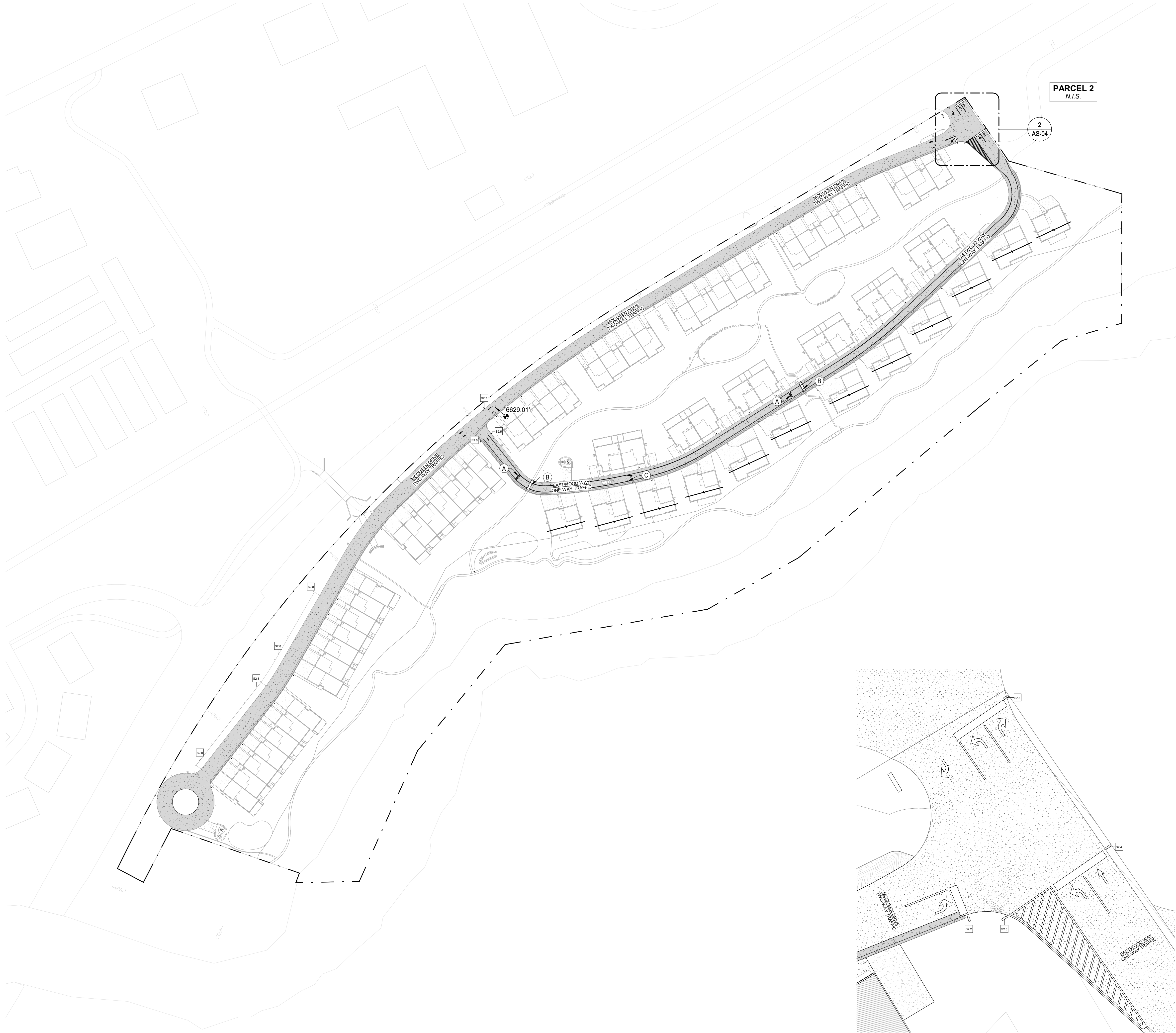
AS-04

ANNOTATION TYPES

- PARCEL BOUNDARY
S#.# SIGNAGE TAG
RE: TRAFFIC SIGNAGE SCHEDULE

MATERIALS

- ROAD ASPHALT
CURB & GUTTER CONCRETE
DRIVEWAYS CONCRETE (BRUSHED)
DRIVEWAYS GRAVEL/CRUSHER FINES
WALKWAYS CONCRETE (EXPOSED AGGREGATE)
ROAD STRIPING PAINT



1 STRIPING PLAN
SCALE: 1" = 80'-0"

2 SITE ACCESS - ENLARGED PLAN
SCALE: 1/16" = 1'-0"