



GENERAL NOTES

1. UTILITIES WILL BE CONNECTED TO THE LOCAL EAGLE MUNICIPAL SYSTEM/TELECO.
2. ONLY EAGLE RIVER ELECTRICITY WILL BE BROUGHT TO THE SITE AS THERE IS NO ACCESS TO GAS AND ALL BUILDINGS WILL BE ELECTRIC.
3. RE: CIVIL SHEETS (C-SERIES) FOR DETAILED UTILITY AND GRADING INFORMATION.

PROJECT:
**RED MOUNTAIN
RANCH**

ADDRESS:
17500 US-6
EAGLE, CO 81631

ARCHITECTURE:
tres birds

PROJECT TEAM:

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SHEET NOTES

A 75' STREAM SETBACK
B 100 YEAR FLOOR 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
- — — SIGNAGE TAG
RE: SIGNAGE SCHEDULE ON G-03
- — — PARKING SPOT
9' X 19' TYP.
- — — UNIT TAG

NOT FOR CONSTRUCTION

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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**

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

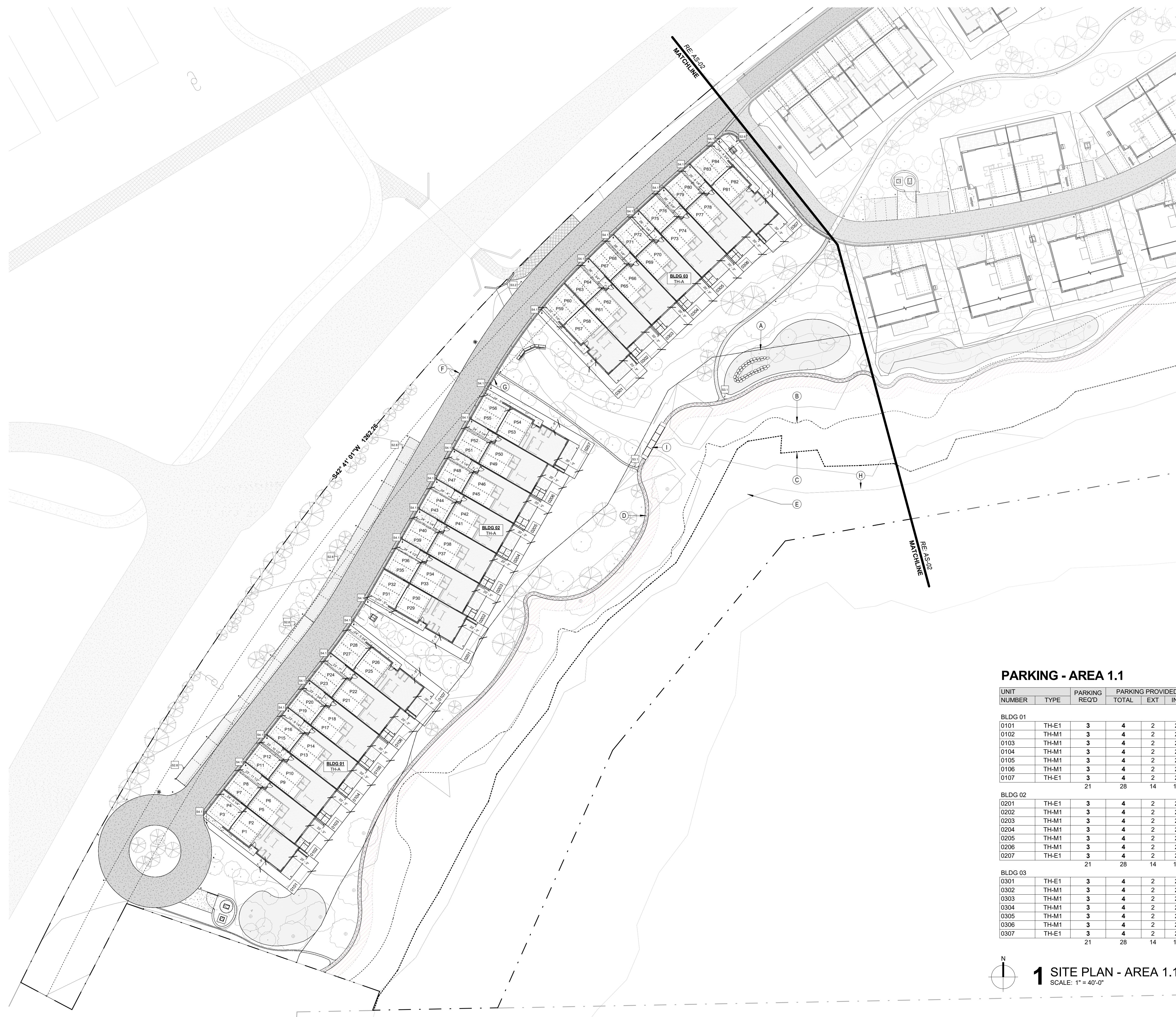
UTILITIES

- 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
- I— IRRIGATION

PLANTINGS

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

AS-00



GENERAL NOTES

1. UTILITIES WILL BE CONNECTED TO THE LOCAL EAGLE MUNICIPAL SYSTEM.
2. ONLY VILLAGE OF EAGLE ELECTRICITY WILL BE BROUGHT TO THE SITE AS THERE IS NO ACCESS TO GAS AND ALL BUILDINGS WILL BE ELECTRIC.
3. RE: CIVIL SHEETS (C-SERIES) FOR DETAILED UTILITY AND GRADING INFORMATION.

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SHEET NOTES

- A 75' STREAM SETBACK
- B 100 YEAR FLOOD PLAIN
- C AVERAGE HIGH WATER LINE
- 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

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

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SET:
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ISSUANCE:
R2 SUBMITTAL

ISSUE DATE:
09.22.2025

REVISION HISTORY:

DRAWING SHEET TITLE:
SITE PLAN - AREA 1.1

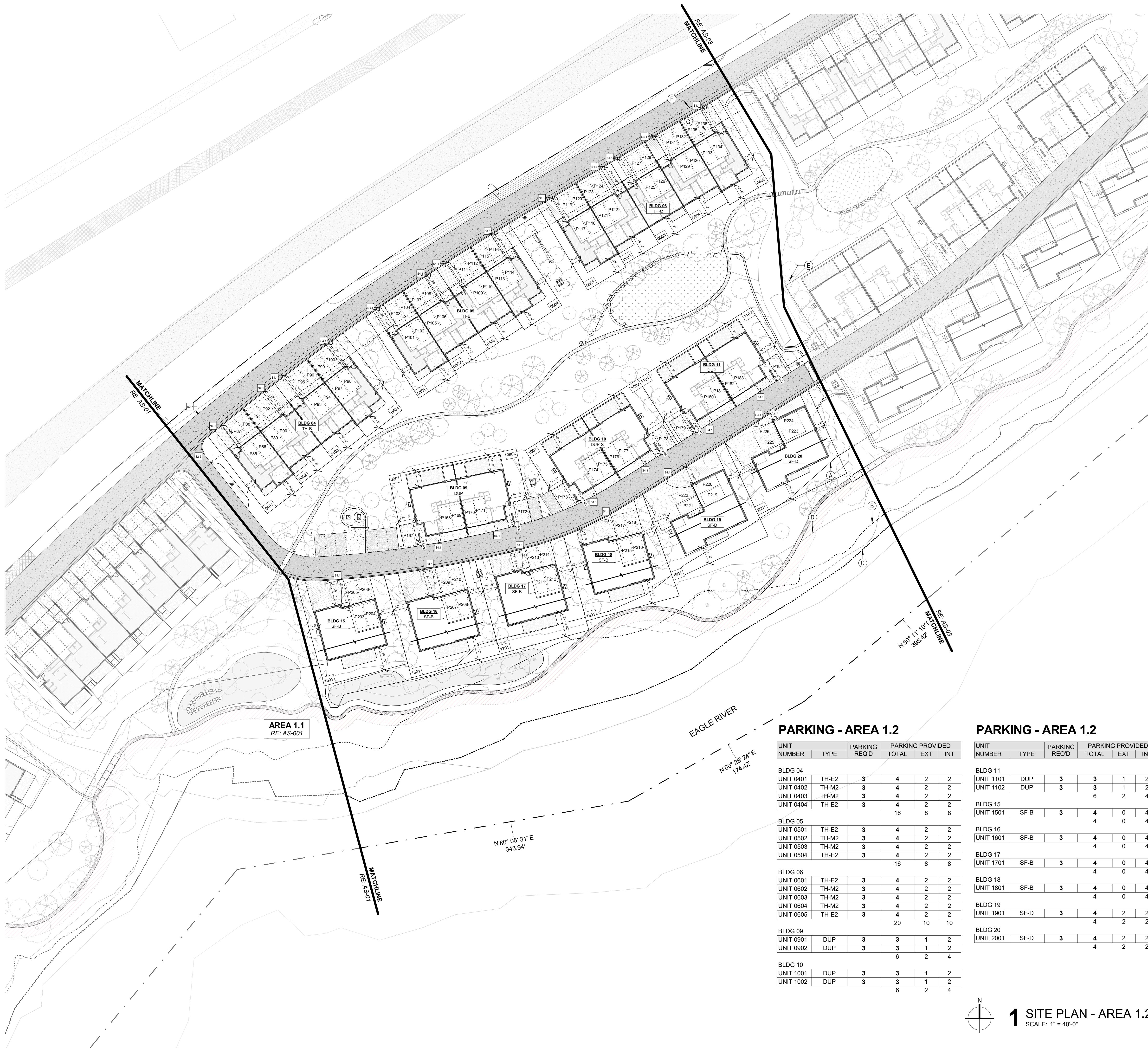
AS-01

UTILITIES

- — — — ELECTRICAL
OVERHEAD; EXISTING
- — — — ELECTRICAL
UNDERGROUND; PROPOSED
- — — — WATER SUPPLY
- — — — SANITARY SEWER
- — — — SANITARY FORCE MAIN
- — — — TRANSFORMER
- — — — SANITARY LIFT STATION
- — — — IRRIGATION

PLANTINGS

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





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

AS-03

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REVISION HISTORY:

DRAWING SHEET TITLE:
SITE PLAN - AREA 1.3



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

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

GENERAL NOTES

1. VEHICLES FOR SPATIAL REFERENCE ONLY.

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**RED MOUNTAIN
RANCH**

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EAGLE, CO 81631

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SHEET NOTES

A SPEED BUMP
B PEDESTRIAN CROSSING
C 10' DRIVE LANE

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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 |

REVISION HISTORY:

**DRAWING SHEET TITLE:
TRAFFIC
STRIPING AND
SIGNAGE PLAN
AS-04**