

RED MOUNTAIN RANCH

MAJOR DEVELOPMENT PERMIT (MDP) SET



PROJECT:
**RED MOUNTAIN
RANCH**

ADDRESS:
17500 US-6
EAGLE, CO 81631

ARCHITECTURE:
tres birds

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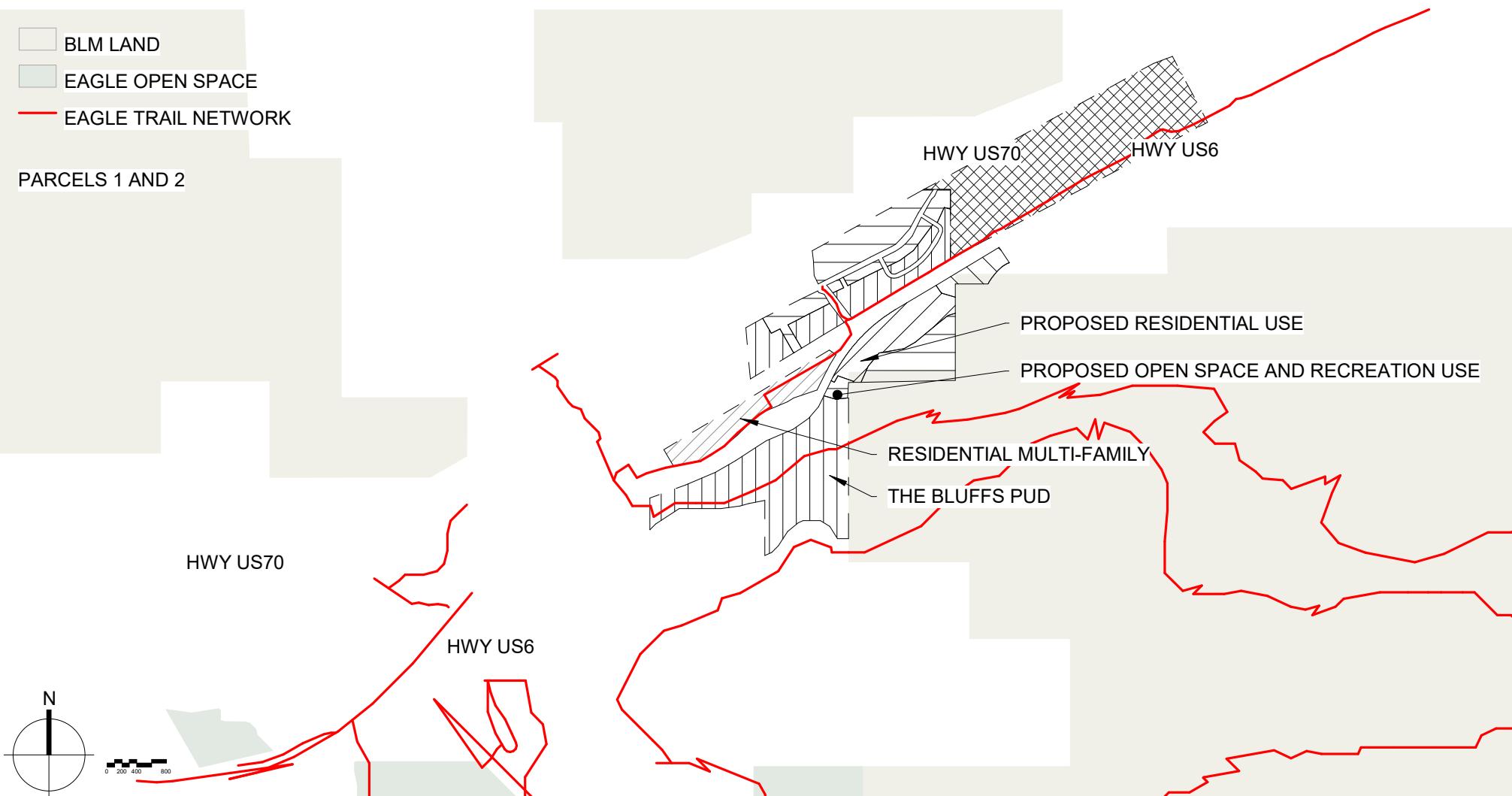
ISSUANCE:
R2 SUBMITTAL

ISSUE DATE:
09.22.2025

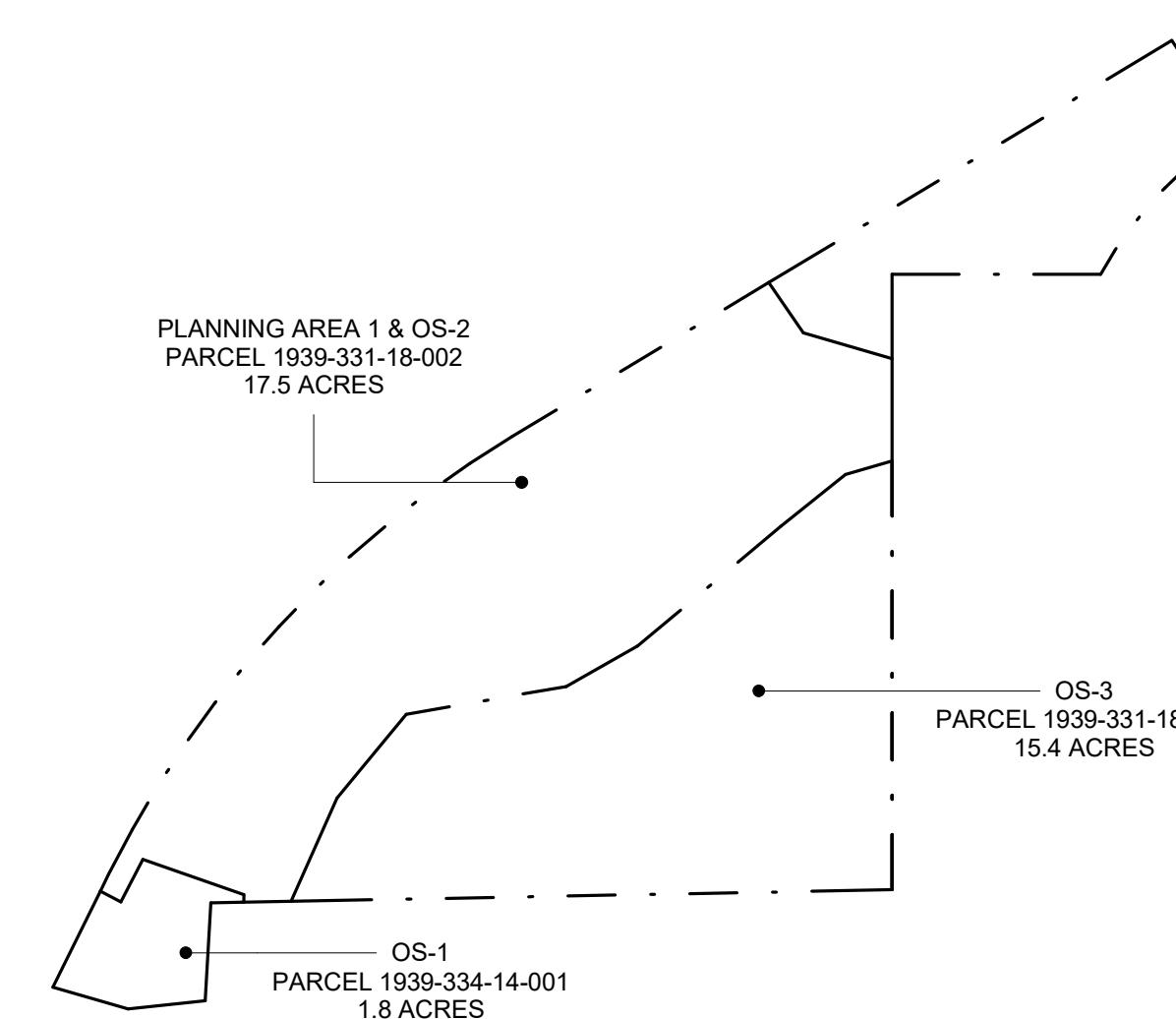
REVISION HISTORY:

DRAWING SHEET TITLE:
COVER SHEET

OVERALL VICINITY MAP



PLOT PLAN



PROJECT TEAM

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G-00

MDP - SHEET INDEX	
NO.	SHEET NAME

GENERAL (G SERIES)	
G-00	COVER SHEET
G-01	SHEET INDEX
G-02	VICINITY MAP
G-03	PROJECT INFORMATION
G-04	ADDRESSING PLAN

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AS-02	SITE PLAN - AREA 1.2
AS-03	SITE PLAN - AREA 1.3
AS-04	TRAFFIC STRIPING AND SIGNAGE PLAN

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C-02	OVERALL UTILITY PLAN - EAST
C-03	OVERALL UTILITY PLAN - NORTHEAST
C-04	OVERALL GRADING PLAN - WEST
C-05	OVERALL GRADING PLAN - EAST
C-06	EROSION CONTROL INITIAL - WEST
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C-08	EROSION CONTROL INTERIM - WEST
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L-102	LAYOUT AND MATERIALS PLAN
L-103	LAYOUT AND MATERIALS PLAN
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L-105	LAYOUT AND MATERIALS PLAN
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L-403	PLANTING PLAN
L-404	PLANTING PLAN
L-405	PLANTING PLAN
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IR-404	IRRIGATION PLANS
IR-405	IRRIGATION PLANS
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IR-413	IRRIGATION DETAILS

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A-21	TH-B ELEVATIONS
A-22	TH-C ELEVATIONS
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A-24.2	DUP STEPPED ELEVATIONS
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A-26	SF-D ELEVATIONS

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SHEET INDEX

G-01

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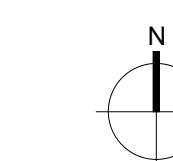
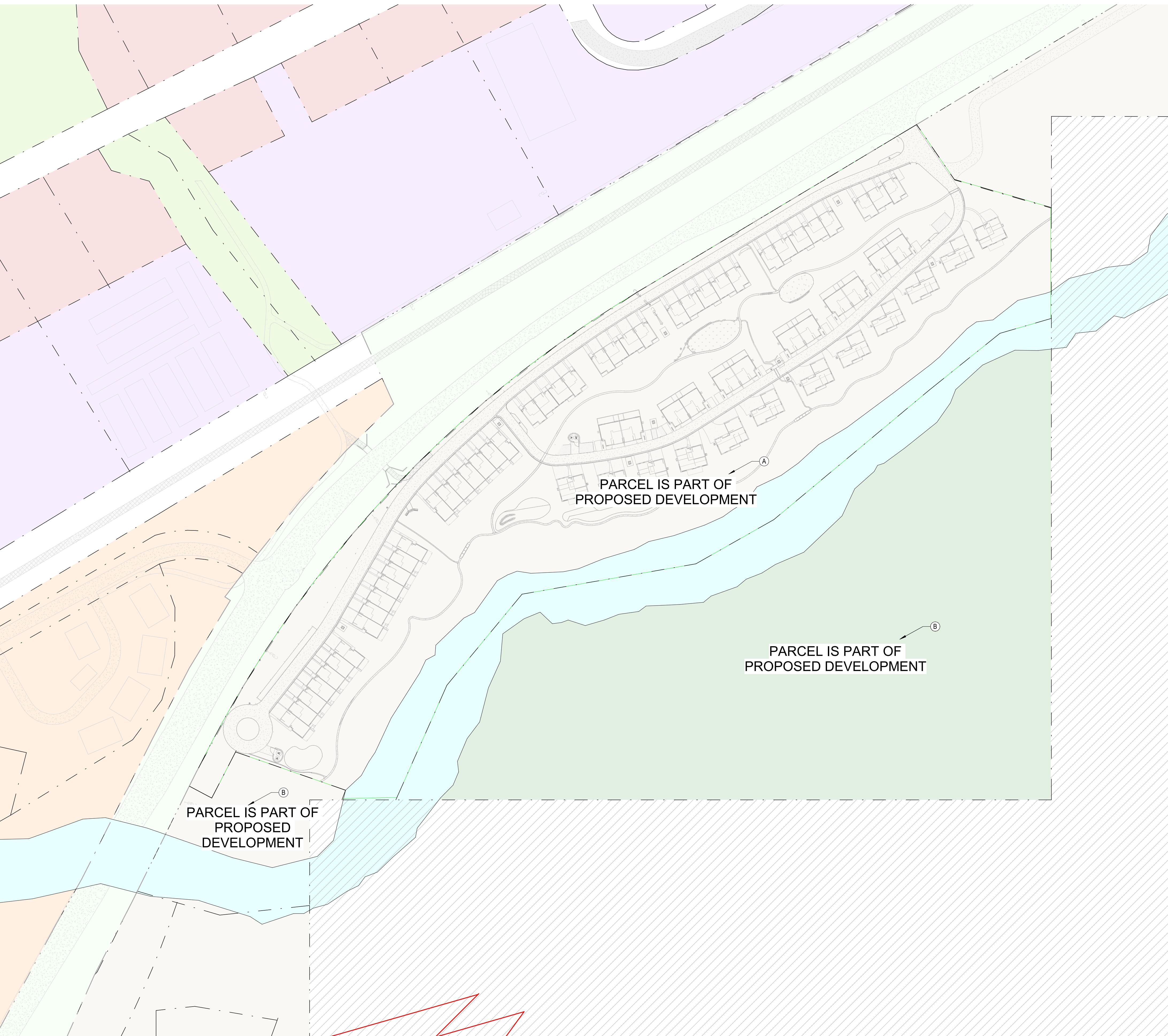
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VICINITY MAP

SHEET NOTES

A PROPOSED RESIDENTIAL USE
B PROPOSED OPEN SPACE AND RECREATION USE



LEGEND

	PUD PLANNED UNIT DEVELOPMENT
	(R3) RESIDENTIAL MULT-FAMILY
	(CG) COMMERCIAL GENERAL
	(IND) INDUSTRIAL
	(PC1) PUBLIC & CIVIC
	(R) RESOURCE
	(PC2) PUBLIC & CIVIC 2 OPEN SPACE
	BLM LAND
	EAGLE RIVER
	EAGLE TRAIL NETWORK
	PROPERTY LINE
	PARCEL LINE

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROPOSED SCOPE OF RED MOUNTAIN RANCH - PARCEL 1 ENCOMPASSES PLANNING AREA 1 OF THE RED MOUNTAIN RANCH PUD LOCATED IN THE TOWN OF EAGLE. THIS SUBMITTAL DOES NOT INCLUDE PLANNING AREAS 2, 3, 4, 5, AND 6 OF RED MOUNTAIN RANCH.

PLANNING AREA 1 CONSISTS OF 3 SEPARATE AREAS:

- OS-1 IS TO BE DEDICATED TO THE TOWN OF EAGLE FOR USE AS PUBLIC OPEN SPACE.
- OS-2 IS TO CONTAIN RESIDENTIAL DWELLING UNITS, LANDSCAPED PRIVATE OPEN SPACE, AND THE PUBLIC DISCOVERY TRAIL.
- OS-3 IS CURRENTLY OPEN SPACE INCLUDING NATURAL RIPARIAN ZONES ALONG THE EAGLE RIVER. UNDER THIS PROPOSAL, IT WILL REMAIN UNDISTURBED OPEN SPACE.

PLANNING AREA 1 LIES COMPLETELY WITHIN THE REGULATIONS SET FORTH IN THE PUD FOR RED MOUNTAIN RANCH AND CONSISTS OF 66 TOTAL DWELLING UNITS: 42 TOWNHOMES, 12 DUPLEXES, AND 12 SINGLE-FAMILY HOMES. THERE ARE TWO INTERNAL ROADS FOR CIRCULATION, A TWO-WAY ROAD NEIGHBORING HIGHWAY US6 WITH ACCESS TO THE TOWNHOMES, AND A SECONDARY LOOP FOR ACCESS TO THE DUPLEXES AND SINGLE-FAMILY HOMES.

CONSISTENT WITH THE RIPARIAN AREA MANAGEMENT PLAN (RAMP) AND THE TOWN OF EAGLE'S GUIDELINES, RED MOUNTAIN RANCH AIMS TO DISTURB THE EXISTING SITE AS LITTLE AS POSSIBLE. DWELLING UNITS ARE INCORPORATED INTO THE NATURAL TOPOGRAPHY OF THE SITE, WHILE MAINTAINING EXISTING HEALTHY ECOLOGY, WHILE ROADS ARE KEPT TO A MINIMUM TO INCREASE SHARED OUTDOOR SPACE FOR RESIDENTS.

LEGAL DESCRIPTION

GRiffin DEVELOPMENT LLC, EAGLE RIVER COMMERCIAL LLC, & RED MOUNTAIN RANCH PARTNERSHIP LLLP BEING THE OWNERS OF 100 PERCENT OF THE PROPERTY EXCLUSIVE OF STREETS AND ALLEYS DESCRIBED AS:

A PARCEL OF LAND SITUATE IN SECTIONS 26, 27, 33, AND 34, TOWNSHIP 4 SOUTH, RANGE 94 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, BEING A PORTION OF TRACTS 58, 59, AND 70, OF SAID TOWNSHIP AND RANGE, COUNTY OF EAGLE, STATE OF COLORADO, BEING A PORTION OF THESE LANDS DESCRIBED IN LAND SURVEY PLAT NO. 574, 575, AND 576, AS DEPOSITED IN THE EAGLE COUNTY LAND SURVEY PLAT RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF HIGHWAY 6 RIGHT OF WAY AND SUBJECT PROPERTY; THENCE DEPARTING SAID SOUTH LINE S 73°53'51" E, 164.57 FEET; THENCE N 83°53'51" E, 164.57 FEET; THENCE N 03°16'32" E, 207.75 FEET; THENCE N 88°53'49" E, 1444.68 FEET; THENCE N 00°03'48" E, 1304.45 FEET; THENCE S 89°56'08" E, 145.81 FEET; THENCE N 126°41'52" E, 415.52 FEET TO APPROXIMATE CENTERLINE OF THE EAGLE RIVER; THENCE S 89°56'08" E, APPROXIMATE CENTERLINE OF THE EAGLE RIVER S 74°05'42" E, 81.00 FEET; THENCE N 80°29'45" E, 188.06 FEET; THENCE N 00°51'16" E, 238.00 FEET; THENCE N 41°29'08" E, 382.43 FEET; THENCE N 36°38'50" E, 287.00 FEET; THENCE N 47°37'56" E, 301.83 FEET; THENCE N 53°45'25" E, 221.64 FEET; THENCE N 56°52'49" E, 306.49 FEET; THENCE N 67°43'57" E, 484.77 FEET; THENCE S 85°00'54" E, 131.72 FEET; THENCE S 75°53'38" E, 341.84 FEET; THENCE N 83°57'06" E, 341.07 FEET; THENCE N 71°13'40" E, 310.50 FEET; THENCE N 57°40'11" E, 499.51 FEET; THENCE N 42°32'26" E, 259.34 FEET; THENCE N 32°48'52" E, 262.87 FEET; THENCE N 21°21'27" E, 271.70 FEET; THENCE N 18°01'29" E, 171.02 FEET; THENCE N 38°30'11" E, 154.44 FEET; THENCE N 52°40'07" E, 201.11 FEET; THENCE DEPARTING SAID APPROXIMATE CENTERLINE OF THE EAGLE RIVER N 26°50'41" W, 63.81 FEET TO THE SOUTH LINE OF HIGHWAY 6 RIGHT OF WAY, THENCE ALONG SAID SOUTH LINE OF HIGHWAY 6 RIGHT OF WAY S 63°08'01" W, 3932.72 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 410.00 FEET, HAVING A CHORD BEARING S 61°05'1" W AND A CHORD DISTANCE OF 63.31 FEET; HAVING A CENTRAL ANGLE OF 04°16'00" AND AN ARC LENGTH OF 816.48 FEET; THENCE S 50°19'01" W, 2572.80 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 224.00 FEET, HAVING A CHORD BEARING S 42°41'01" W AND A CHORD DISTANCE OF 126.26 FEET, HAVING A CENTRAL ANGLE OF 32°42'00" AND AN ARC LENGTH OF 1279.56 FEET; THENCE S 26°20'01" W, 267.31 FEET TO THE POINT OF BEGINNING - CONTAINING 106.194 ACRES MORE OR LESS.

APPLICABLE CODES

ZONING	<ul style="list-style-type: none"> TOWN OF EAGLE LAND USE DEVELOPMENT CODE (LUDC) (DATED OCTOBER 2023) RMR PLANNED URBAN DEVELOPMENT (PUD) GUIDE (DATED SEPTEMBER 15, 2020) RMR DESIGN GUIDELINES
BUILDING	<ul style="list-style-type: none"> 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 NATIONAL ELECTRICAL CODE (NEC) 2021 INTERNATIONAL PLUMBING CODE (IPC) 2021 INTERNATIONAL ENERGY CODE (IECC) 2021 INTERNATIONAL FIRE CODE (IFC) 2020 NATIONAL ELECTRICAL CODE (NEC) TOWN OF EAGLE LOCALLY ADOPTED AMENDMENTS

LAND USE ANALYSIS

ZONE LOT INFORMATION

ZONE DISTRICT PER TOWN OF EAGLE ZONING MAP 08.08.2023	PLANNED URBAN DEVELOPMENT (PUD) • PUD 15. RED MOUNTAIN RANCH • PLANNING AREA 1 (LOTS R/PUD-1, OS-1, OS-2, AND OS-3)
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SITE ACREAGE

PLANNING AREA 1	34.7 ACRES TOTAL
R/PUD-1	12.5 ACRES (32%) - RESIDENTIAL
OS-1	1.8 ACRES (5%) - PUBLIC PARK
OS-2	5.0 ACRES (14%) - BUFFER SPACE
OS-3	15.4 ACRES (45%) - OPEN SPACE

LAND USES PER RMR PUD GUIDE (09.15.2020)

USES @ R/PUD-1

PERMITTED:	<ul style="list-style-type: none"> SINGLE FAMILY HOMES TWO-FAMILY DWELLING MULTI-FAMILY RESIDENTIAL (INCLUDING TOWNHOMES) ACCESSORY DWELLING UNIT TO OWNER OCCUPIED SINGLE FAMILY DWELLING HOMEOWNER ASSOCIATION OWNED HOME OCCUPATION PARKS, PLAYGROUND, POOLS (ACCESSORY) MODEL HOMES AND SALES OFFICE (ACCESSORY) PEDESTRIAN AND CYCLE TRAILS (ACCESSORY) DETACHED GARAGES (ACCESSORY)
PROPOSED:	<ul style="list-style-type: none"> SINGLE FAMILY HOMES TWO-FAMILY DWELLING MULTI-FAMILY RESIDENTIAL (TOWNHOMES SPECIFICALLY) PEDESTRIAN AND CYCLE TRAILS (ACCESSORY)

USES @ LOT OS-1

PROPOSED:	• OS-1 WILL BE DEDICATED TO THE TOWN OF EAGLE FOR USE AS A PUBLIC OPEN SPACE
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USES @ LOT OS-2

PERMITTED:	<ul style="list-style-type: none"> SOFT SURFACE TRAILS WITH LIMITED RIVER ACCESS (RE: PUBLIC DISCOVERY TRAIL) NATURAL VEGETATION MANAGEMENT TO MAINTAIN THE NATIVE ECOSYSTEM PLANTING OF NATIVE VEGETATION
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USES @ LOT OS-3

PROPOSED:	• OS-3 WILL REMAIN NATURAL PUBLIC OPEN SPACE. NO DEVELOPMENT IS PROPOSED
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PLANNING AREA 1 OPEN SPACE

DEVELOPMENT TO OPEN SPACE AREA

PER PUD

PROPOSED

PLANNING AREA 1 TOTAL SIZE

MAXIMUM DEVELOPMENT AREA

MINIMUM OPEN SPACE AREA

34.7 ACRES	22.2 ACRES - 68%
6.009 SF	4,149 SF - 32%

PLANNING AREA 1 DENSITY

PER PUD

PROPOSED

PLANNING AREA 1

97 RESIDENTIAL UNITS	66 RESIDENTIAL UNITS
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RESIDENTIAL ANALYSIS

DESIGN ELEMENTS PER RMR PUD GUIDE (09.15.2020)

MAX BUILDING HEIGHT PLANNING AREA 1	35 FEET FOR SINGLE AND TWO-FAMILY DWELLINGS 40 FEET FOR MULTI-FAMILY RESIDENTIAL, MIXED USE AND COMMERCIAL BUILDINGS
SETBACKS PLANNING AREA 1	HIGHWAY 6 - 25 FEET (NON HABITABLE) 50 FEET (HABITABLE) FRONT - 10 FEET SIDE - 7.5 FEET REAR - 10 FEET RIVER - 7.5 FEET AS DEFINED IN PUD GUIDE
MAX LOT COVERAGE PLANNING AREA 1	TO ENCOURAGE CLUSTERING, SMALL LOTS AND THE PROVISION OF COMMON OPEN SPACE WHILE INTEGRATING CONSERVATION ORIENTED DESIGN AND RESIDENTIAL CLUSTER DESIGN TECHNIQUES THERE ARE NO MAXIMUM LOT COVERAGE RESTRICTIONS

PARKING ANALYSIS

REQUIRED PARKING PER EAGLE LUDC TABLE 4.12-1

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GENERAL NOTES

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ANNOTATION TYPES

PARCEL BOUNDARY

PROPERTY BOUNDARY
SPECIFIC TO INDIVIDUAL UNITS

UNIT #
STREET NAME

ADDRESS TAG

REVISION HISTORY:

MATERIALS

ROAD
ASPHALT

CURB & GUTTER
CONCRETE

DRIVEWAYS
CONCRETE (BRUSHED)

DRIVEWAYS
GRAVEL/CRUSHER FINES

WALKWAYS
CONCRETE (EXPOSED AGGREGATE)

DRAWING SHEET TITLE:
**ADDRESSING
PLAN**

