

RED MOUNTAIN RANCH

MAJOR DEVELOPMENT PERMIT (MDP) SET



PROJECT:
RED MOUNTAIN RANCH

ADDRESS:
17500 US-6
EAGLE, CO 81631

ARCHITECTURE:
tres birds

PROJECT TEAM:

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PERMIT**

ISSUANCE:

R2 SUBMITTAL

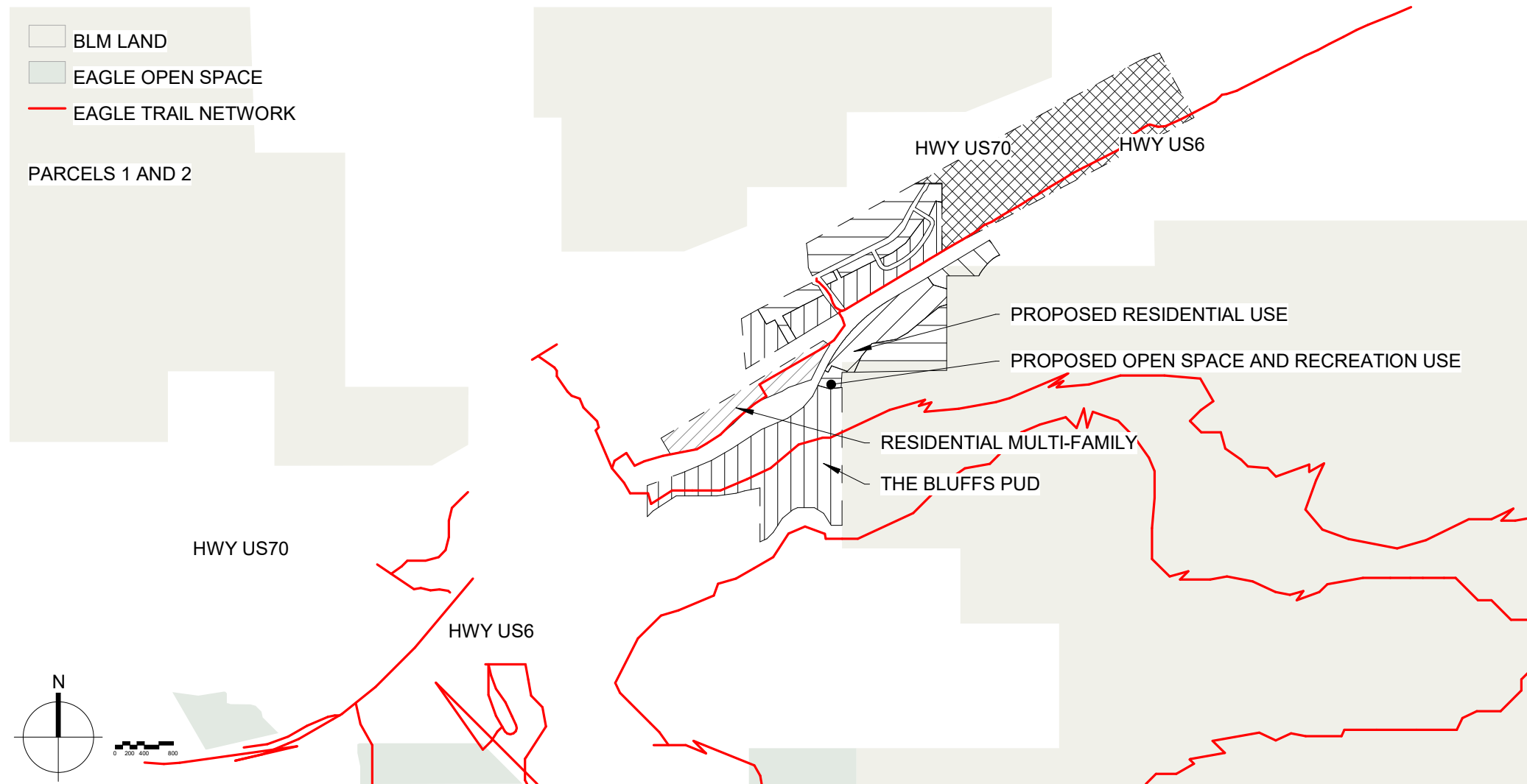
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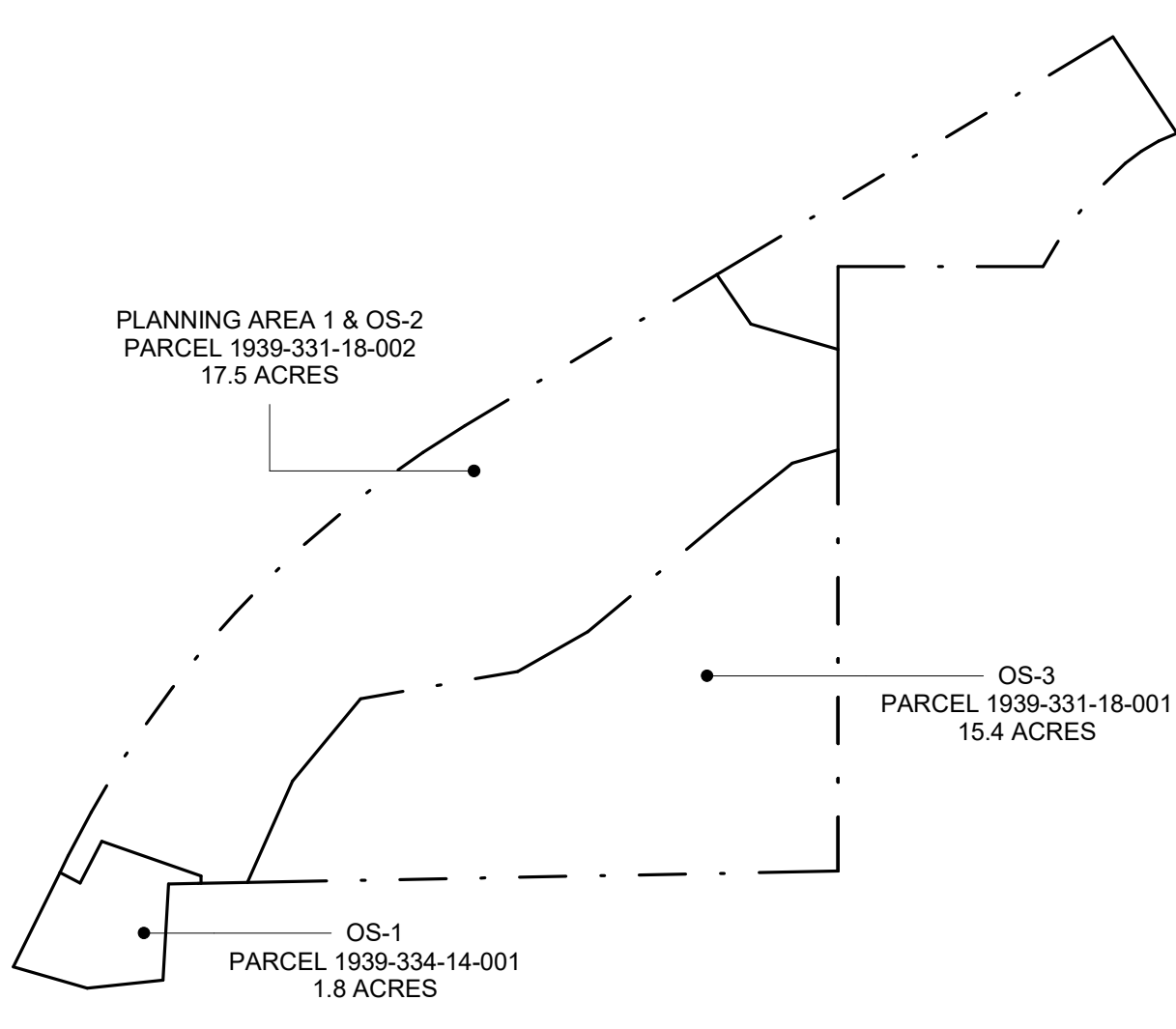
DRAWING SHEET TITLE:
COVER SHEET

G-00

OVERALL VICINITY MAP



PLOT PLAN



PROJECT TEAM

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G-01

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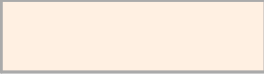








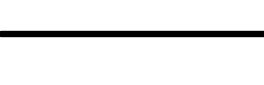

VICINITY MAP

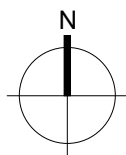
G-02

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



1 MDP - VICINITY MAP
SCALE: 1" = 100'-0"

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: <ul style="list-style-type: none">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 LLP 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 84 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°54'09" E, 166.17 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 N 89°56'08" E, 1452.88 FEET; THENCE N 01°26'49" W, 410.52 FEET TO APPROXIMATE CENTERLINE OF THE EAGLE RIVER; THENCE ALONG SAID APPROXIMATE CENTER OF THE EAGLE RIVER S 74°06'42" E, 61.00 FEET; THENCE N 89°29'45" E, 168.06 FEET; THENCE N 60°21'13" E, 237.26 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, 310.58 FEET; THENCE N 57°40'11" E, 499.51 FEET; THENCE N 42°33'26" 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 11410.00 FEET, HAVING A CHORD BEARING OF S 61°05'01" W AND A CHORD DISTANCE OF 616.31 FEET, HAVING A CENTRAL ANGLE OF 04°06'00" AND AN ARC LENGTH OF 816.48 FEET; THENCE S 59°02'01" W, 2572.80 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2242.00 FEET, HAVING A CHORD BEARING OF S 42°41'01" W AND A CHORD DISTANCE OF 1262.26 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 INTERNATIONAL MECHANICAL CODE (IMC)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)	
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: • 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 BICYCLE TRAILS (ACCESSORY) • DETACHED GARAGES (ACCESSORY)	PROPOSED: • SINGLE FAMILY HOMES • TWO-FAMILY DWELLING • MULTI-FAMILY RESIDENTIAL (TOWNHOMES SPECIFICALLY) • PEDESTRIAN AND BICYCLE TRAILS (ACCESSORY)	
USES @ LOT OS-1		
PROPOSED: • OS-1 WILL BE DEDICATED TO THE TOWN OF EAGLE FOR USE AS A PUBLIC OPEN SPACE		
USES @ LOT OS-2		
PERMITTED: • SOFT SURFACE TRAILS WITH LIMITED RIVER ACCESS • NATURAL VEGETATION MANAGEMENT TO MAINTAIN THE NATIVE ECOSYSTEM • PLANTING OF NATIVE VEGETATION	PROPOSED: • SOFT SURFACE TRAILS WITH LIMITED RIVER ACCESS (RE: PUBLIC "DISCOVERY TRAIL") • NATURAL VEGETATION MANAGEMENT TO MAINTAIN THE NATIVE ECOSYSTEM • PLANTING OF NATIVE VEGETATION	
USES @ LOT OS-3		
PROPOSED: • OS-3 WILL REMAIN NATURAL PUBLIC OPEN SPACE. NO DEVELOPMENT IS PROPOSED		
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% 12.5 ACRES - 32%	34.7 ACRES 23.2 ACRES - 68% 12.5 ACRES - 32%
PLANNING AREA 1 DENSITY		
	PER PUD	PROPOSED
PLANNING AREA 1	97 RESIDENTIAL UNITS	66 RESIDENTIAL UNITS 42 TOWNHOMES 12 DUPLEXES 12 SINGLE FAMILY

UNIT LOTS BY BUILDING

UNIT	RESIDENTIAL GFA			LOT AREA	FAR	UNIT	RESIDENTIAL GFA			LOT AREA	FAR
	LOWER	UPPER	TOTAL				LOWER	UPPER	TOTAL		
BLDG 01						BLDG 08					
TH-E2	1,490 SF	1,606 SF	3,096 SF	3,432 SF	0.9	TH-E1	1,369 SF	1,504 SF	2,873 SF	3,296 SF	0.9
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,827 SF	1.1	TH-M2	1,411 SF	1,452 SF	2,863 SF	2,667 SF	1.1
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,824 SF	1.1	TH-E1	1,369 SF	1,504 SF	2,873 SF	3,123 SF	0.9
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,824 SF	1.1	BLDG 09					
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,819 SF	1.1	DUP	1,757 SF	1,890 SF	3,647 SF	3,693 SF	1.0
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,816 SF	1.1	DUP	1,757 SF	1,890 SF	3,647 SF	3,702 SF	1.0
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,460 SF	0.9	BLDG 10					
BLDG 02						DUP	1,757 SF	1,890 SF	3,647 SF	3,633 SF	1.0
TH-E2	1,490 SF	1,606 SF	3,096 SF	3,470 SF	0.9	DUP	1,757 SF	1,890 SF	3,647 SF	3,880 SF	0.9
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,839 SF	1.1	BLDG 11					
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,838 SF	1.1	DUP	1,757 SF	1,890 SF	3,647 SF	3,894 SF	0.9
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,837 SF	1.1	DUP	1,757 SF	1,890 SF	3,647 SF	3,713 SF	1.0
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,836 SF	1.1	BLDG 12					
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,836 SF	1.1	DUP	1,757 SF	1,890 SF	3,647 SF	3,712 SF	1.0
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,464 SF	0.9	DUP	1,757 SF	1,890 SF	3,647 SF	3,814 SF	1.0
BLDG 03						BLDG 13					
TH-E2	1,490 SF	1,606 SF	3,096 SF	3,434 SF	0.9	DUP	1,757 SF	1,890 SF	3,647 SF	4,116 SF	0.9
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,877 SF	1.1	DUP	1,757 SF	1,890 SF	3,647 SF	3,787 SF	1.0
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,897 SF	1.1	BLDG 14					
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,903 SF	1.1	DUP	1,757 SF	1,890 SF	3,647 SF	4,374 SF	0.8
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,897 SF	1.1	DUP	1,757 SF	1,890 SF	3,647 SF	3,708 SF	1.0
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,880 SF	1.1	BLDG 15					
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,480 SF	0.9	SFD	2,493 SF	1,790 SF	4,283 SF	6,419 SF	0.7
BLDG 04						BLDG 16					
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,277 SF	0.9	SF-B	2,493 SF	1,790 SF	4,283 SF	6,955 SF	0.6
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,981 SF	1.0	BLDG 17					
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,981 SF	1.0	SF-B	2,493 SF	1,790 SF	4,283 SF	6,624 SF	0.6
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,275 SF	0.9	BLDG 18					
BLDG 05						SF-B	2,493 SF	1,790 SF	4,283 SF	6,638 SF	0.6
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,280 SF	0.9	BLDG 19					
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,881 SF	1.0	SFD	1,724 SF	2,383 SF	4,107 SF	7,261 SF	0.6
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,881 SF	1.0	BLDG 20					
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,280 SF	0.9	SFD	1,724 SF	2,383 SF	4,107 SF	6,312 SF	0.7
BLDG 06						BLDG 21					
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,269 SF	0.9	SFD	1,724 SF	2,383 SF	4,107 SF	6,432 SF	0.6
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,850 SF	1.0	BLDG 22					
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,850 SF	1.0	SFD	1,724 SF	2,383 SF	4,107 SF	6,390 SF	0.6
TH-M2	1,369 SF	1,504 SF	2,873 SF	2,850 SF	1.0	BLDG 23					
TH-E1	1,411 SF	1,452 SF	2,863 SF	3,269 SF	0.9	SFD	1,724 SF	2,383 SF	4,107 SF	6,227 SF	0.7
BLDG 07						BLDG 24					
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,269 SF	0.9	SFD	1,724 SF	2,383 SF	4,107 SF	6,367 SF	0.6
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,850 SF	1.0	BLDG 25					
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,850 SF	1.0	SFD	1,724 SF	2,383 SF	4,107 SF	6,391 SF	0.6
TH-M2	1,369 SF	1,504 SF	2,873 SF	2,850 SF	1.0	BLDG 26					
TH-E1	1,411 SF	1,452 SF	2,863 SF	3,246 SF	0.9	SF-B	2,493 SF	1,790 SF	4,283 SF	6,672 SF	0.6

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 - 75 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

GFA MATRIX BY BUILDING TYPE

UNIT TYPE		RESIDENTIAL GFA		UNIT TYPE	RESIDENTIAL GFA		
		TOTAL	LOWER		UPPER	TOTAL	LOWER
TOWNHOME TYPE A							
TH-E2	3,096 SF	1,490 SF	1,606 SF	DUPLEX			
TH-E2	3,148 SF	1,490 SF	1,658 SF	DUP	3,647 SF	1,757 SF	1,890 SF
TH-M1	3,177 SF	1,506 SF	1,671 SF	DUP	3,647 SF	1,757 SF	1,890 SF
TH-M1	3,207 SF	1,506 SF	1,701 SF		7,294 SF	3,514 SF	3,780 SF
TH-M1	3,207 SF	1,506 SF	1,701 SF	SINGLE FAMILY			
TH-M1	3,207 SF	1,506 SF	1,701 SF	SF-B	4,283 SF	2,493 SF	1,790 SF
TH-M1	3,237 SF	1,506 SF	1,731 SF		4,283 SF	2,493 SF	1,790 SF
	22,279 SF	10,510 SF	11,769 SF	SINGLE FAMILY			
				SF-D	4,107 SF	1,724 SF	2,383 SF
					4,107 SF	1,724 SF	2,383 SF
TOWNHOME TYPE B							
TH-E1	2,873 SF	1,369 SF	1,504 SF				
TH-E1	2,873 SF	1,369 SF	1,504 SF				
TH-M2	2,863 SF	1,411 SF	1,452 SF				
TH-M2	2,863 SF	1,411 SF	1,452 SF				
	11,472 SF	5,560 SF	5,912 SF				
TOWNHOME TYPE C							
TH-E1	2,873 SF	1,369 SF	1,504 SF				
TH-E1	2,863 SF	1,411 SF	1,452 SF				
TH-M2	2,863 SF	1,411 SF	1,452 SF				
TH-M2	2,863 SF	1,411 SF	1,452 SF				
TH-M2	2,873 SF	1,369 SF	1,504 SF				
	14,335 SF	6,971 SF	7,364 SF				
TOWNHOME TYPE D							
TH-E1	2,873 SF	1,369 SF	1,504 SF				
TH-E1	2,873 SF	1,369 SF	1,504 SF				
TH-M2	2,863 SF	1,411 SF	1,452 SF				
	8,609 SF	4,149 SF	4,460 SF				

GFA MATRIX BY BUILDING

BLDG #	BLDG TYPE	UNIT COUNT	RESIDENTIAL GFA		
			TOTAL	LOWER	UPPER
BLDG 01	TOWNHOME TYPE A	7	22,279 SF	10,510 SF	11,769 SF
BLDG 02	TOWNHOME TYPE A	7	22,279 SF	10,510 SF	11,769 SF
BLDG 03	TOWNHOME TYPE A	7	22,279 SF	10,510 SF	11,769 SF
BLDG 04	TOWNHOME TYPE B	4	11,472 SF	5,560 SF	5,912 SF
BLDG 05	TOWNHOME TYPE B	4	11,472 SF	5,560 SF	5,912 SF
BLDG 06	TOWNHOME TYPE C	5	14,335 SF	6,971 SF	7,364 SF
BLDG 07	TOWNHOME TYPE C	5	14,335 SF	6,971 SF	7,364 SF
BLDG 08	TOWNHOME TYPE D	3	8,609 SF	4,149 SF	4,460 SF
BLDG 09	DUPLEX	2	7,294 SF	3,514 SF	3,780 SF
BLDG 10	DUPLEX	2	7,294 SF	3,514 SF	3,780 SF
BLDG 11	DUPLEX	2	7,294 SF	3,514 SF	3,780 SF
BLDG 12	DUPLEX	2	7,294 SF	3,514 SF	3,780 SF
BLDG 13	DUPLEX	2	7,294 SF	3,514 SF	3,780 SF
BLDG 14	DUPLEX	2	7,294 SF	3,514 SF	3,780 SF
BLDG 15	SINGLE FAMILY	1	4,283 SF	2,493 SF	1,790 SF
BLDG 16	SINGLE FAMILY	1	4,283 SF	2,493 SF	1,790 SF
BLDG 17	SINGLE FAMILY	1	4,283 SF	2,493 SF	1,790 SF
BLDG 18	SINGLE FAMILY	1	4,283 SF	2,493 SF	1,790 SF
BLDG 19	SINGLE FAMILY	1	4,107 SF	1,724 SF	2,383 SF
BLDG 20	SINGLE FAMILY	1	4,107 SF	1,724 SF	2,383 SF
BLDG 21	SINGLE FAMILY	1	4,107 SF	1,724 SF	2,383 SF
BLDG 22	SINGLE FAMILY	1	4,107 SF	1,724 SF	2,383 SF
BLDG 23	SINGLE FAMILY	1	4,107 SF	1,724 SF	2,383 SF
BLDG 24	SINGLE FAMILY	1	4,107 SF	1,724 SF	2,383 SF
BLDG 25	SINGLE FAMILY	1	4,107 SF	1,724 SF	2,383 SF
BLDG 26	SINGLE FAMILY	1	4,283 SF	2,493 SF	1,790 SF
PARCEL 1 TOTALS		66	220,988 SF	106,358 SF	114,630 SF



PARCEL 2
N.I.S.

GENERAL NOTES

SHEET NOTES

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ISSUANCE:
R2 SUBMITTAL

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ADDRESSING PLAN

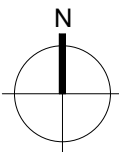
G-04

ANNOTATION TYPES

- PARCEL BOUNDARY
- PROPERTY BOUNDARY
SPECIFIC TO INDIVIDUAL UNITS
- UNIT #
STREET NAME ADDRESS TAG

MATERIALS

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



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