

PROJECT:
RED MOUNTAIN RANCH

ADDRESS:
 17500 US-6
 EAGLE, CO 81631

ARCHITECTURE:
tres birds

PROJECT TEAM:

MIKE MOORE
 303-324-3622
 MMM@TRESBIRDS.COM

DOUG NEWBY
 720-563-7289
 DN@TRESBIRDS.COM

DAVID HOFFMAN
 561-386-5528
 DH@TRESBIRDS.COM

DAISY WICKS
 303-868-2938
 DW@TRESBIRDS.COM



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



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:

MIKE MOORE
303-324-3622
MMM@TRESBIRDS.COM

DOUG NEWBY
720-563-7289
DN@TRESBIRDS.COM

DAVID HOFFMAN
561-386-5528
DH@TRESBIRDS.COM

DAISY WICKS
303-868-2938
DW@TRESBIRDS.COM

NOT FOR CONSTRUCTION

COPYRIGHT 2025
TRES BIRDS
ALL RIGHTS RESERVED
ALL DRAWINGS CREATED BY THIS OFFICE ARE
COPYRIGHTED UNDER THE U.S. CHARTERED
WORKS OF AUTHORSHIP ACT OF 1976. ANY USE OF
THE INFORMATION APPEARING HEREON,
INCLUDING COPYING OR MODIFICATION OF THE
CROSS-REFERENCES, IS PROHIBITED WITHOUT
EXPRESS WRITTEN CONSENT.

CONSULTANTS:
CIVIL ENGINEERING
WILSON & CO
BEN BEISLER
303-501-1217
BEN.BEISLER@WILSONCO.COM

LANDSCAPE
WENK ASSOCIATES
TYLER KIGGINS
720-669-3112
TKIGGINS@WENKLA.COM

STRUCTURAL
KLAAS
JAN HOHMANN, PE
303-384-9910
JHOHMANN@KLAAS.COM

SUSTAINABILITY
ARUP
TESSA McNAMARA
212-897-1067
TESS.MCNAMARA@ARUP.COM

SET:
(MDP) MAJOR DEVELOPMENT PERMIT

ISSUANCE:
R2 SUBMITTAL

ISSUE DATE:
09.22.2025

REVISION HISTORY:

DRAWING SHEET TITLE:
SITE PLAN - AREA 1.3

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 PRIVATE TRAIL FOR RESIDENTS

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

MATERIALS

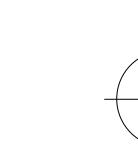
- ROAD
ASPHALT
- CURB & GUTTER
CONCRETE
- DRIVEWAYS
CONCRETE (BRUSHED)
- DRIVEWAYS
GRAVEL/CRUSHER FINES
- WALKWAYS
CONCRETE (EXPOSED AGGREGATE)
- PRIVATE TRAIL
GRAVEL/CRUSHER FINES
- PUBLIC DISCOVERY TRAIL
GRAVEL/CRUSHER FINES
- STORMWATER
SWALE
- STORMWATER
WATER QUALITY POND
- LANDSCAPED AREA
PLANTED

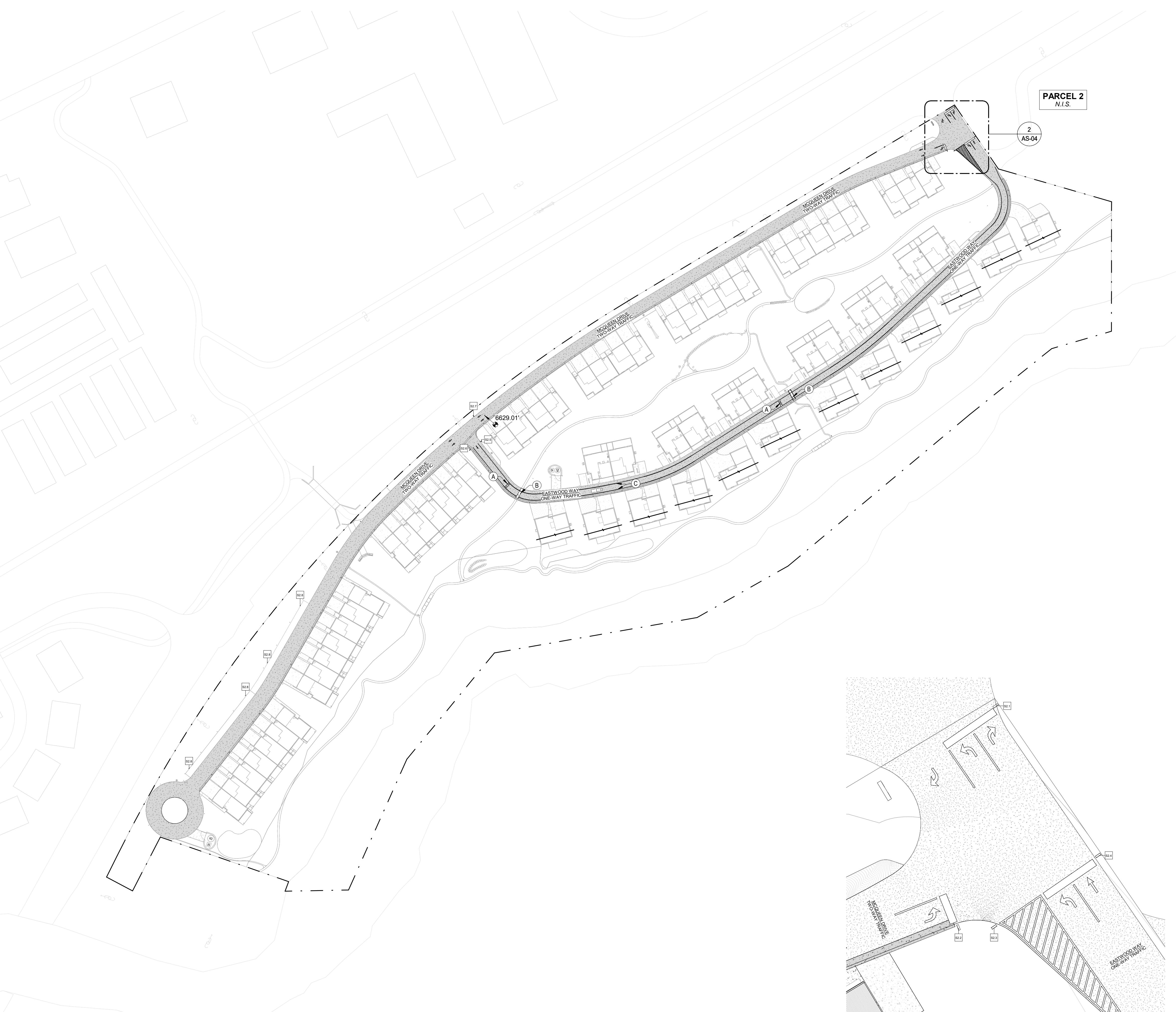
UTILITIES

- 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





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.

PROJECT:
**RED MOUNTAIN
RANCH**

ADDRESS:
17500 US-6
EAGLE, CO 81631

ARCHITECTURE:
tres birds

PROJECT TEAM:

MIKE MOORE
303-324-3622
MMM@TRESBIRDS.COM

DOUG HOFFMAN
720-563-7289
DH@TRESBIRDS.COM

DAVID HOFFMAN
561-386-5528
DH@TRESBIRDS.COM

DAISY WICKS
303-868-2938
DW@TRESBIRDS.COM

SHEET NOTES

A SPEED BUMP
B PEDESTRIAN CROSSING
C 10' DRIVE LANE

**NOT FOR
CONSTRUCTION**

COPYRIGHT 2025
TRES BIRDS
ALL RIGHTS RESERVED
ALL DRAWINGS CREATED BY THIS OFFICE ARE
COPYRIGHTED UNDER THE U.S. CIVIL ENGINEERING
WORKS COPYRIGHT ACT OF 1909. ANY USE OF
THE INFORMATION APPEARING HEREON,
INCLUDING COPYING OR MODIFICATION OF THE
CIVIL DRAWINGS, IS PROHIBITED WITHOUT
EXPRESS WRITTEN CONSENT.

CONSULTANTS:

CIVIL ENGINEERING
WILSON & CO
BEN BEISLER
303-501-1217
BEN.BEISLER@WILSONCO.COM

LANDSCAPE
WENK ASSOCIATES
TYLER KIGGINS
720-669-3112
TKIGGINS@WENKLA.COM

STRUCTURAL
KLAA
JAN HOHMANN, PE
303-384-9910
JHOHMANN@KLAA.COM

SUSTAINABILITY
ARUP
TESSA McNAMARA
212-897-1067
TESS.MCNAMARA@ARUP.COM

TRAFFIC SIGNAGE SCHEDULE

MARK	SIGN TEXT
S2.1	STOP
S2.2	STOP / NO RIGHT TURN / HIGHWAY 6 LEFT
S2.3	STOP / LEFT TURN ONLY // DO NOT ENTER
S2.4	STOP / HIGHWAY 6 STRAIGHT // DO NOT ENTER
S2.5	PRIVATE ROAD LEFT / 10MPH
S2.6	PRIVATE ROAD RIGHT / 10MPH
S2.7	PUBLIC PARK STRAIGHT
S2.8	PRIVATE PARKING ONLY

**(MDP) MAJOR
DEVELOPMENT
PERMIT**

ISSUANCE:
R2 SUBMITTAL

ISSUE DATE:
09.22.2025

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**