

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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SET:

(MDP) MAJOR DEVELOPMENT PERMIT

ISSUANCE:

R2 SUBMITTAL

ISSUE DATE:

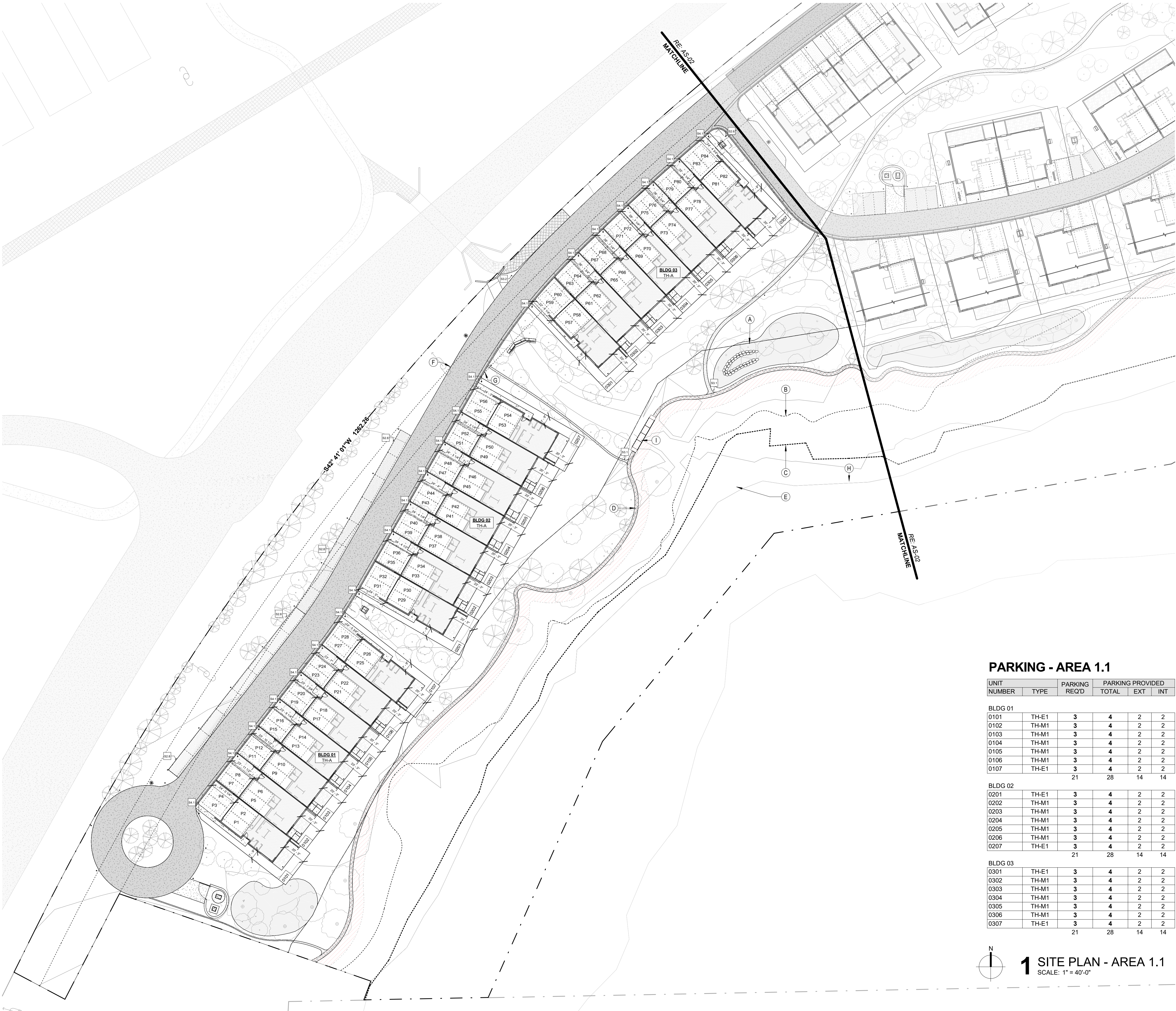
09.22.2025

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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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
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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.
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STORMWATER
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WATER QUALITY POND
LANDSCAPED AREA
PLANTED

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OVERHEAD; EXISTING
EU EU EU ELECTRICAL
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W W W WATER SUPPLY
S S S SANITARY SEWER
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T TRANSFORMER
SL SANITARY LIFT STATION
IRRIGATION

PLANTINGS

- DECIDUOUS TREE
RE: LANDSCAPE
CONIFEROUS TREE
RE: LANDSCAPE

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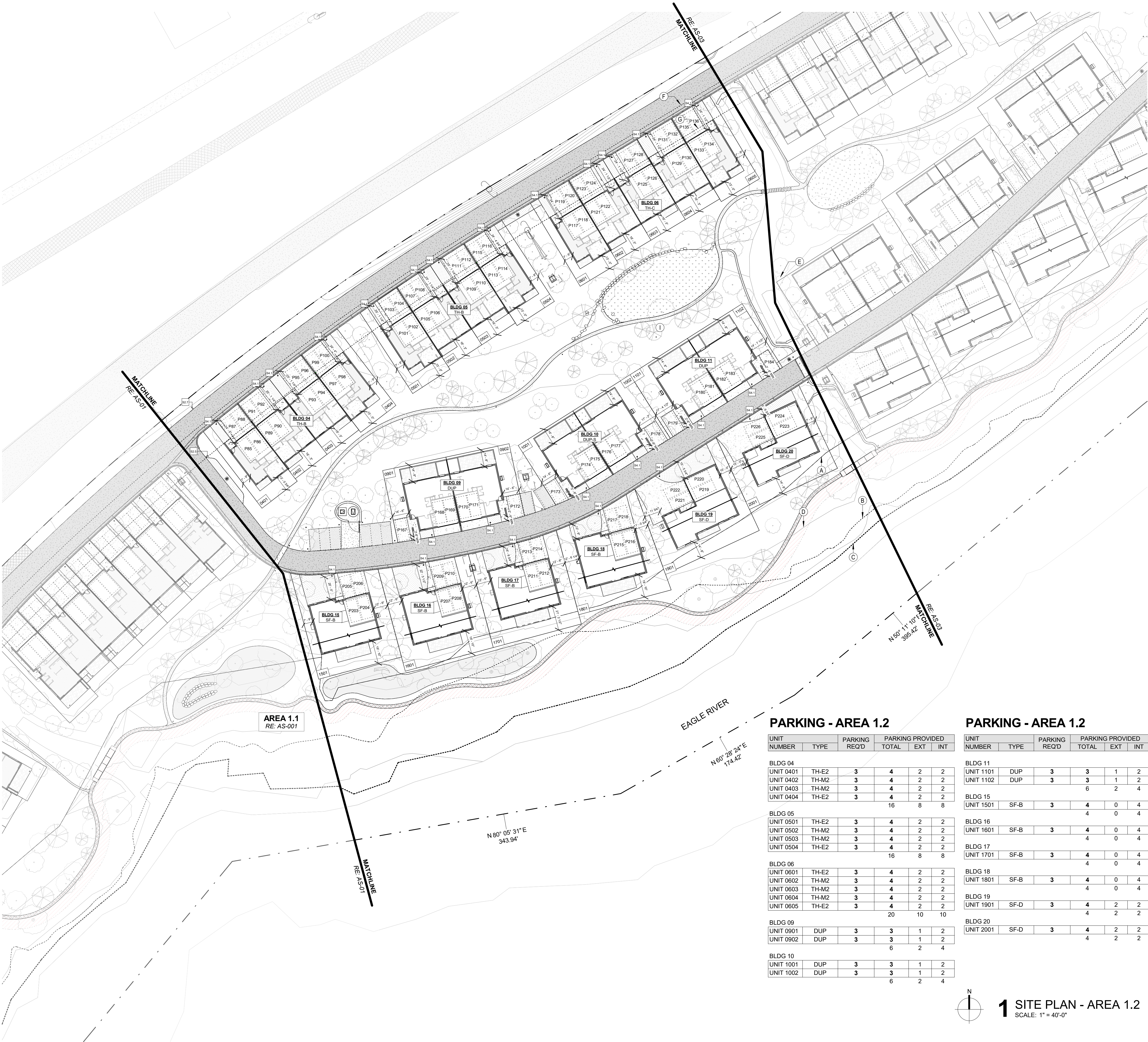
ISSUANCE:
R2 SUBMITTAL

ISSUE DATE:
09.22.2025

REVISION HISTORY:

DRAWING SHEET TITLE:
SITE PLAN - AREA 1.1

AS-01



GENERAL NOTES

- 1. UTILITIES WILL BE CONNECTED TO THE LOCAL EAGLE MUNICIPALITY SYSTEMS.
- 2. ONLY WATER AND 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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- F 25' SETBACK FROM HWY 6 ROW
- G 50' SETBACK FROM HWY 6 ROW
- 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

- 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

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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

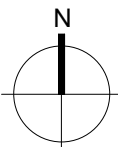
UNIT NUMBER	TYPE	PARKING REQ'D	PARKING PROVIDED TOTAL	EXT	INT
BLDG 11					
UNIT 1101	DUP	3	3	1	2
UNIT 1102	DUP	3	3	1	2
			6	2	4
BLDG 15					
UNIT 1501	SF-B	3	4	0	4
			4	0	4
BLDG 16					
UNIT 1601	SF-B	3	4	0	4
			4	0	4
BLDG 17					
UNIT 1701	SF-B	3	4	0	4
			4	0	4
BLDG 18					
UNIT 1801	SF-B	3	4	0	4
	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



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

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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
S# 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
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PLANTINGS

- DECIDUOUS TREE
RE: LANDSCAPE
CONIFEROUS TREE
RE: LANDSCAPE

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REVISION HISTORY:

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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REVISION HISTORY:

DRAWING SHEET TITLE:

TRAFFIC STRIPING AND SIGNAGE PLAN

AS-04

TRAFFIC SIGNAGE SCHEDULE

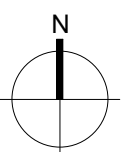
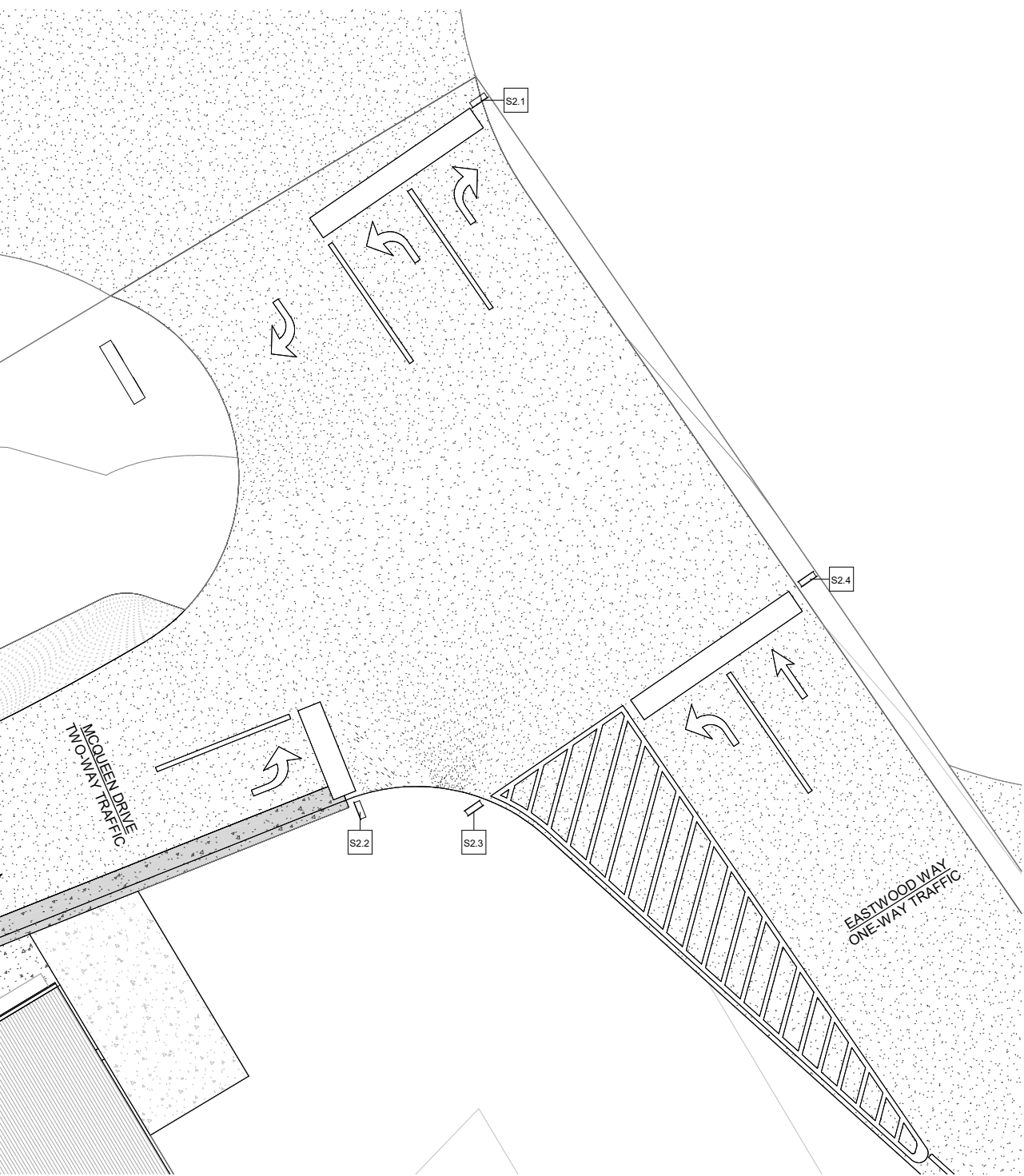
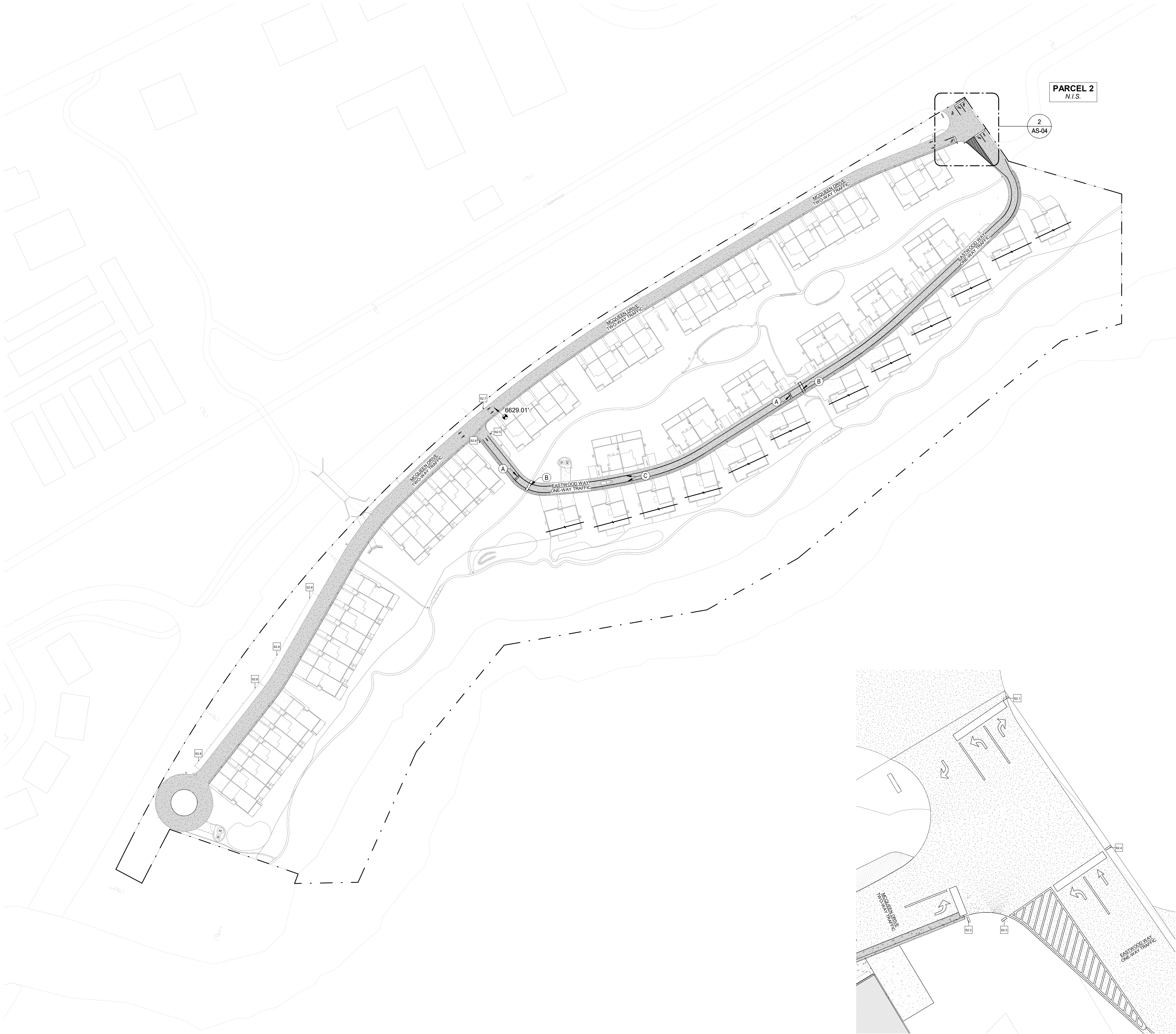
MARK	SIGN TEXT
S2.1	STOP
S2.2	STOP / NO RIGHT TURN / HIGHWAY 6 LEFT
S2.3	STOP / LEFT TURN ONLY // DO NOT ENTER
S2.4	STOP / HIGHWAY 6 STRAIGHT // DO NOT ENTER
S2.5	PRIVATE ROAD LEFT / 10MPH
S2.6	PRIVATE ROAD RIGHT / 10MPH
S2.7	PUBLIC PARK STRAIGHT
S2.8	PRIVATE PARKING ONLY

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"