



1 PARCEL 1 SITE PLAN
SCALE: 1" = 80'-0"

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.

PROJECT:
**RED MOUNTAIN
RANCH**

ADDRESS:
17500 US-6
EAGLE, CO 81631

ARCHITECTURE:
tres birds

PROJECT TEAM:

MIKE MOORE
303-324-3622
MM@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

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

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CONSTRUCTION**

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

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

SET:
**(MDP) MAJOR
DEVELOPMENT
PERMIT**

ISSUANCE:
R3 SUBMITTAL

ISSUE DATE:
01.23.2026

REVISION HISTORY:

DRAWING SHEET TITLE:
**SITE PLAN -
PARCEL 1**

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
CONCRETE (EXPOSED AGGREGATE)
PRIVATE TRAIL
GRAVEL/CRUSHER FINES
PUBLIC DISCOVERY TRAIL
GRAVEL/CRUSHER FINES
STORMWATER
SWALE
STORMWATER
WATER QUALITY POND
LANDSCAPED AREA
PLANTED

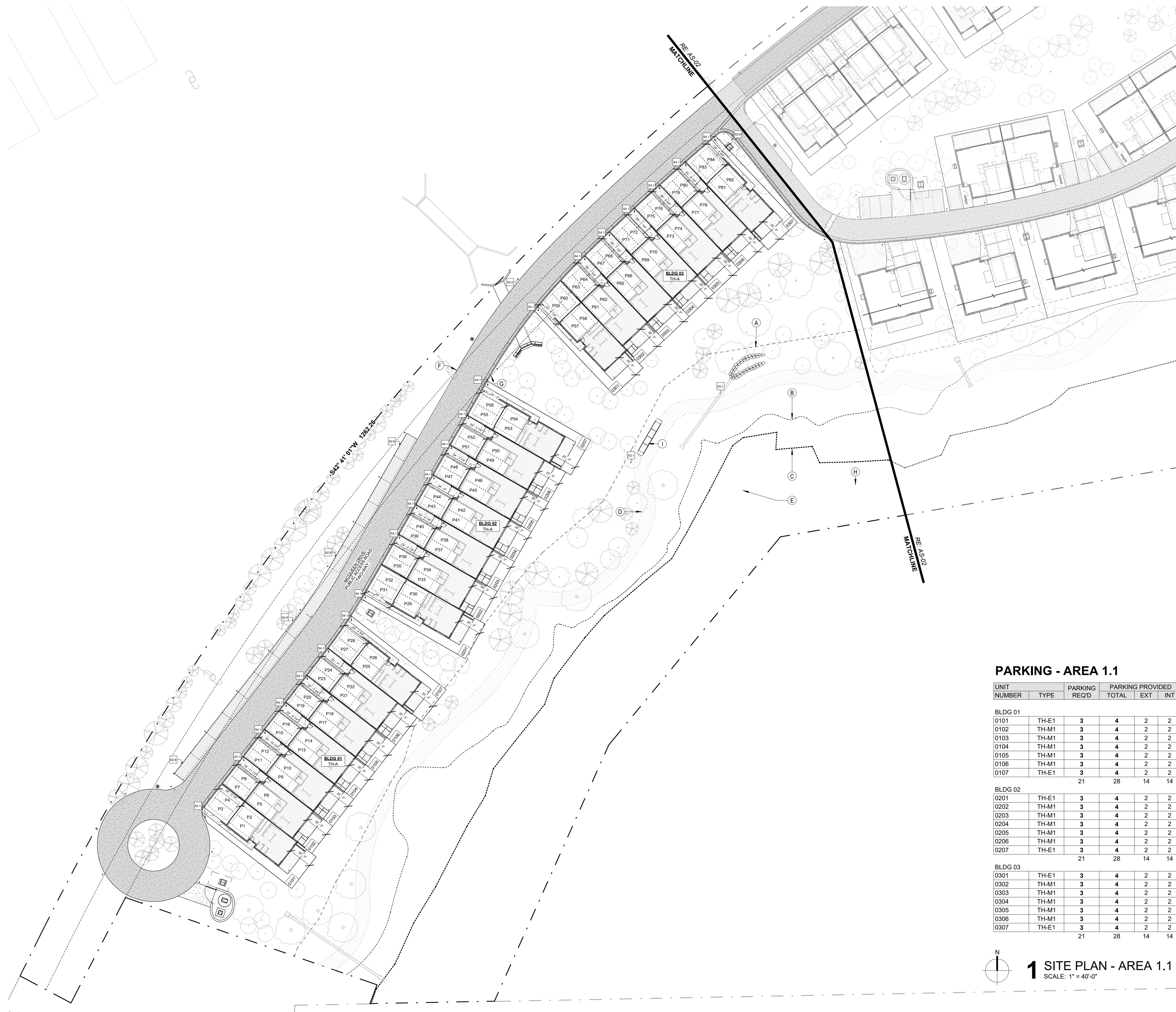
UTILITIES

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



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- RE: CIVIL SHEETS (C-SERIES) FOR DETAILED UTILITY AND GRADING INFORMATION.

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SHEET NOTES

A 75' STREAM SETBACK
B 100' YEAR FLOOR 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

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— — — PROPERTY BOUNDARY
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— — — SETBACK
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9' X 19' TYP.
UNIT TAG

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DEVELOPMENT
PERMIT**

ISSUANCE:
R3 SUBMITTAL

ISSUE DATE:
01.23.2026

REVISION HISTORY:

DRAWING SHEET TITLE:
**SITE PLAN -
AREA 1.1**

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-01





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H EAGLE RIVER
I PRIVATE TRAIL FOR RESIDENTS

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REVISION HISTORY:

DRAWING SHEET TITLE:
**SITE PLAN -
AREA 1.3**

ANNOTATION TYPES

— — — PARCEL BOUNDARY
— — — PROPERTY BOUNDARY
— — — SPECIFIC TO INDIVIDUAL UNITS
— — — SETBACK
— — — 100 YEAR FLOOD PLAIN
— — — AVERAGE HIGH WATER LINE
— — — 12' PUBLIC TRAIL EASEMENT
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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

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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

PARKING - AREA 1.3

NUMBER	TYPE	PARKING REQ'D		PARKING PROVIDED	
		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
		4	0	4	

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

AS-03