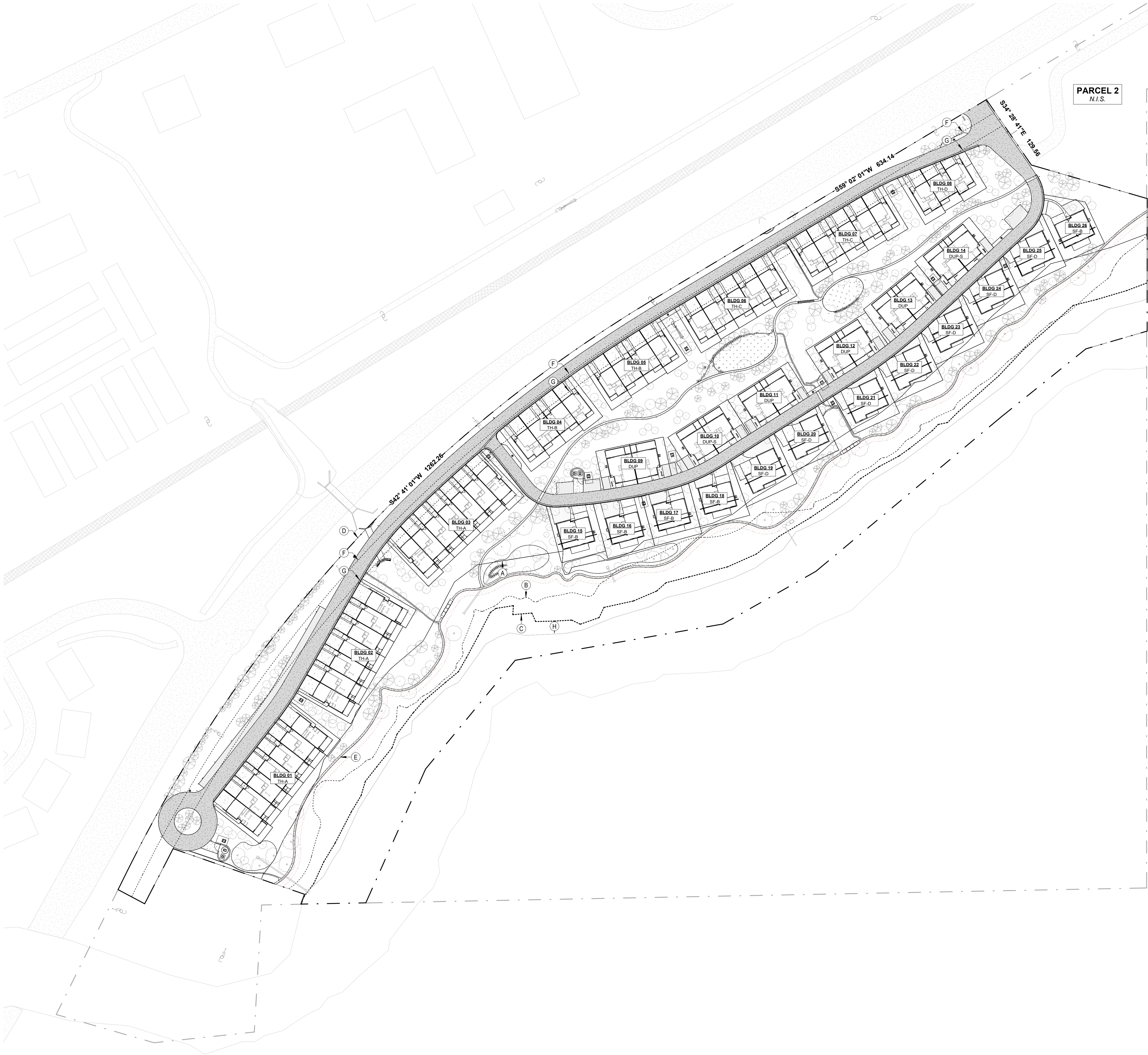




1 PARCEL 1 SITE PLAN
SCALE: 1" = 80'-0"

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.

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
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
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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ISSUANCE:

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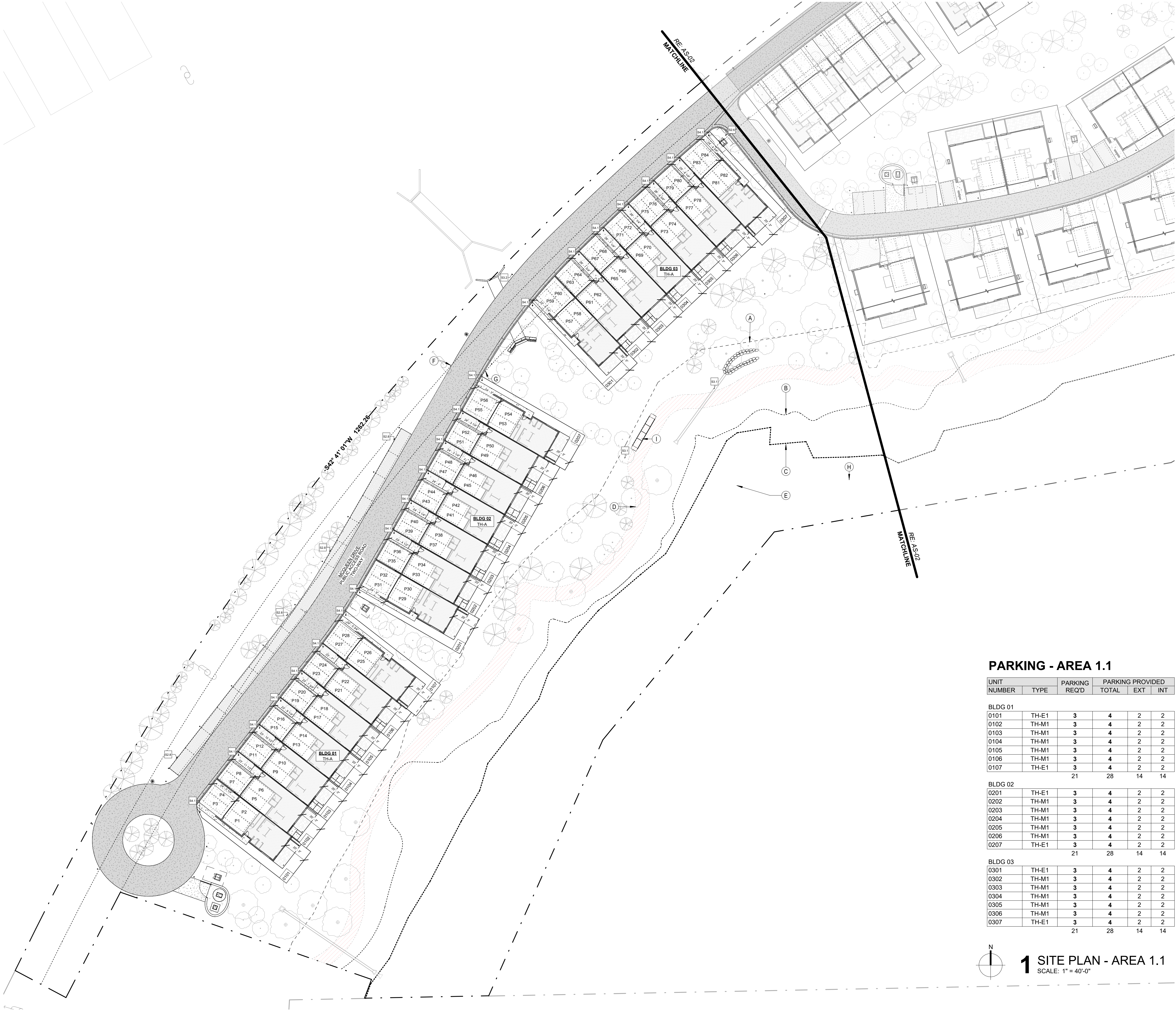
01.23.2026

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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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
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H EAGLE RIVER
I BRIDGE @ DISCOVERY TRAIL

ANNOTATION TYPES

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--- PROPERTY BOUNDARY
SPECIFIC TO INDIVIDUAL UNITS
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12' PUBLIC TRAIL EASEMENT
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9' X 19' TYP.
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STORMWATER
SWALE
STORMWATER
WATER QUALITY POND
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UTILITIES

- EE EE EE ELECTRICAL
OVERHEAD; EXISTING
EU EU EU ELECTRICAL
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W W W WATER SUPPLY
S S S SANITARY SEWER
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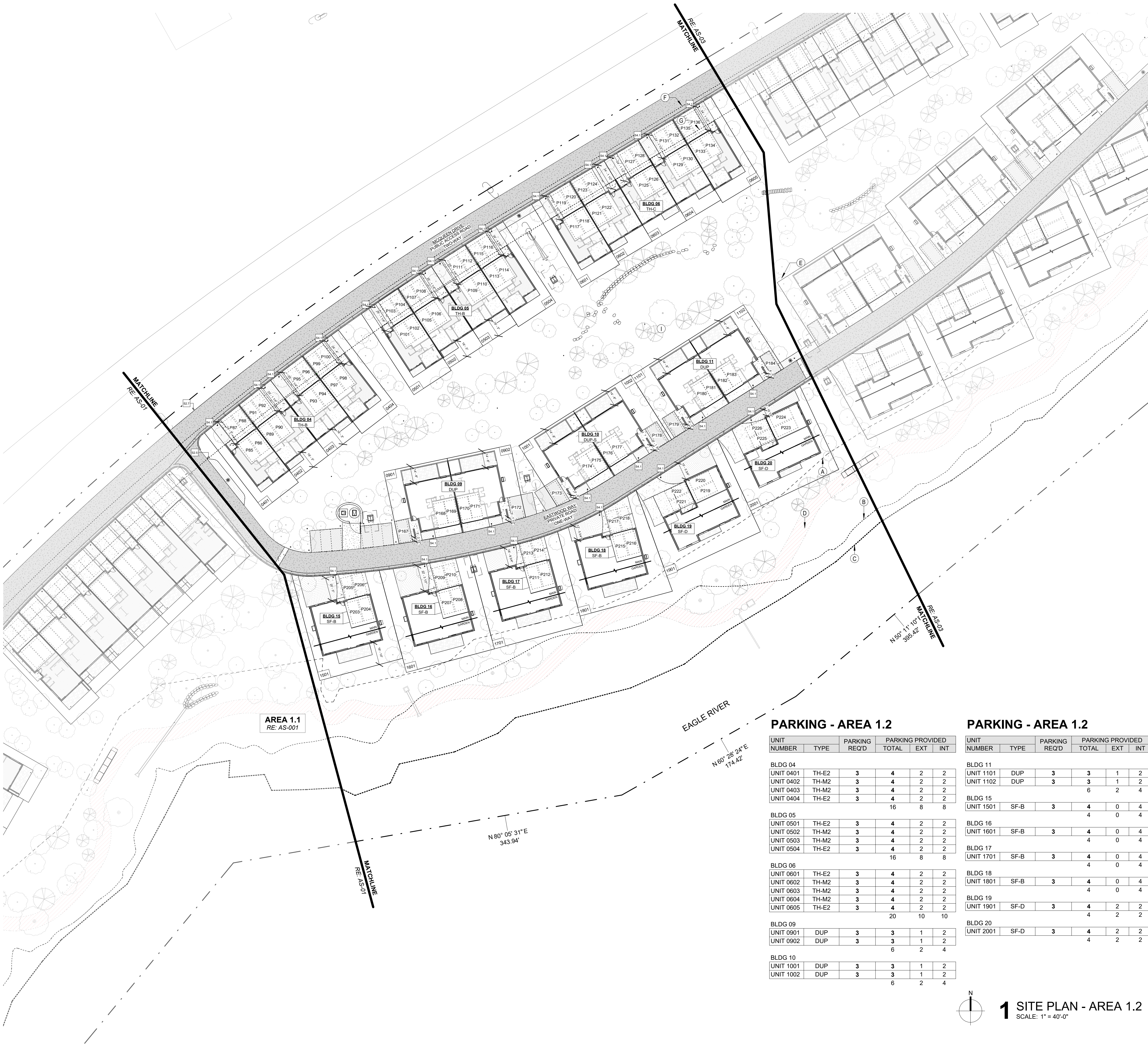
01.23.2026

REVISION HISTORY:

DRAWING SHEET TITLE:

**SITE PLAN -
AREA 1.1**

AS-01



GENERAL NOTES

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- - - - - PROPERTY BOUNDARY
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- - - - - SETBACK
- - - - - 100 YEAR FLOOD PLAIN
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EU EU EU ELECTRICAL
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- DECIDUOUS TREE
RE: LANDSCAPE
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RE: LANDSCAPE

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ISSUANCE:

R3 SUBMITTAL

ISSUE DATE:

01.23.2026

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
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
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
BLDG 09					
UNIT 0901	DUP	3	3	1	2
UNIT 0902	DUP	3	3	1	2
BLDG 10					
UNIT 1001	DUP	3	3	1	2
UNIT 1002	DUP	3	3	1	2

PARKING - AREA 1.2

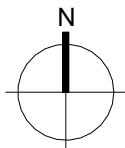
UNIT NUMBER	TYPE	PARKING REQ'D	PARKING PROVIDED TOTAL	EXT	INT
BLDG 11					
UNIT 1101	DUP	3	3	1	2
UNIT 1102	DUP	3	3	1	2
BLDG 15					
UNIT 1501	SF-B	3	4	0	4
BLDG 16					
UNIT 1601	SF-B	3	4	0	4
BLDG 17					
UNIT 1701	SF-B	3	4	0	4
BLDG 18					
UNIT 1801	SF-B	3	4	0	4
BLDG 19					
UNIT 1901	SF-D	3	4	2	2
BLDG 20					
UNIT 2001	SF-D	3	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
			4	0	4



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

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REVISION HISTORY:

DRAWING SHEET TITLE:

**SITE PLAN -
AREA 1.3**

AS-03