RED MOUNTAIN RANCH

PRELIMINARY PLAT REVIEW - 01.13.2025

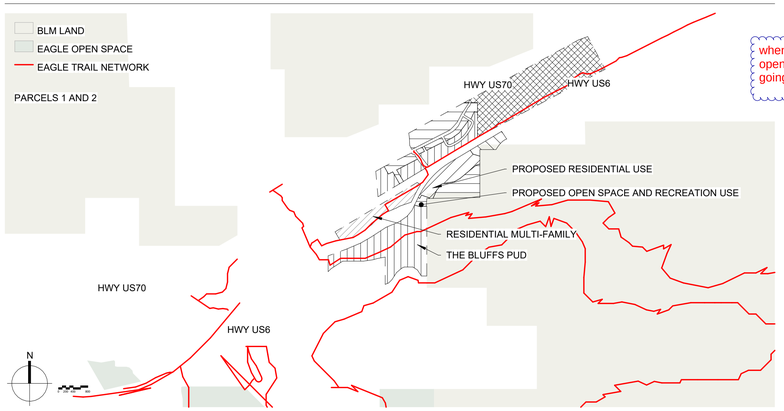
Is this a preliminary plan submittal or a preliminary plat submittal? If this is a preliminary plat please provide the surveyors preliminary plat document

RESPONSE: *THIS IS THE PRELIMINARY PLAN SUBMITTAL PER SECTION 4.17.100.D.3 OF THE EAGLE LUDC. OUR UNDERSTANDING AND APPROACH TO ENTITLEMENTS THUS FAR HAS BEEN TO TREAT THE FINAL PLAT AS A SEPARATE SUBMISSION ONCE THE MDP AND PRELIMINARY PLAN HAVE BEEN REVIEWED AND APPROVED.*

THAT BEING SAID, MANY OF THE COMMENTS MADE ON THIS DOCUMENT DO PERTAIN TO SITE PLATTING. AS A RESULT, THE DESIGN TEAM HAS DECIDED TO INCLUDE A PRELIMINARY PLAT DRAFT WITH THE REVIED SUBMITTAL.

PLEASE SEE THE PRELIMINARY PLAT DRAFT INCLUDED WITH THE R2 SUBMITTAL.

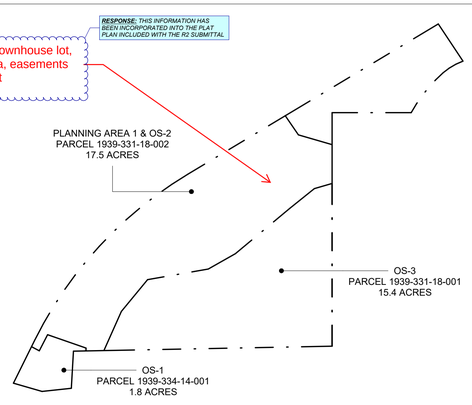
OVERALL VICINITY MAP



PLOT PLAN

when will each home lot, townhouse lot, open space, common area, easements going to be defined by plat

RESPONSE: *THIS INFORMATION HAS BEEN INCORPORATED INTO THE PLAT PLAN INCLUDED WITH THE R2 SUBMITTAL*



PROJECT TEAM

OWNER — Griffin Development, LLC

Address:
701 W. Lionhead Cir.
Vail, CO 81657

Primary Contact:
Rodrigo Cortina
rcortina@pegaso.net
970.331.3736

ARCHITECT — Tres Birds

Address:
3821 Steel St. Unit 1311
Denver, CO 80205
303.442.3790

Primary Contact:
David Hoffman
dh@tresbirds.com
561.386.5528

STRUCTURAL ENGINEER — KL&A

Address:
1717 Washington Ave.
Golden, CO 80401
303.384.9910

Primary Contact:
Jake Hohmann
jhohmann@klaa.com
720.881.7492

LANDSCAPE — WENK ASSOCIATES

Address:
1130 31st St. Suite 101
Denver, CO 80205
303.628.0003

Primary Contact:
TYLER KIGGINS
TKIGGINS@WENKLA.COM
720.669.3112

CIVIL ENGINEER — Wilson & Co.

Address:
990 S Broadway, #220
Denver, CO 80209
303.297.2976

Primary Contact:
Ben Beisler
ben.beisler@wilsonco.com
303.501.1217

MEP — EV STUDIO

Address:
5335 W 48th Ave
Denver, CO 80212

Primary Contact:
Eric Reitan
eric.reitan@evstudio.com
303-670-7242

ECOLOGY — Birch Ecology

Address:
710 Tenacity Dr #101
Longmont, CO 80504
720.350.2530

Primary Contact:
Heather Houston
heather@birchecology.com
720.350.2530

SUSTAINABILITY PLANNING — ARUP

Address:
990 S Broadway, #220
Denver, CO 80209
303.297.2976

Primary Contact:
Tessa McNamara
tess.mcnamara@arup.com
212.897.1067

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
17500 US-6
EAGLE, CO 81631

ARCHITECT/
GENERAL CONTRACTOR
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

NOT FOR CONSTRUCTION

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CONSULTANTS

STRUCTURAL ENGINEERING
KL&A
JAKE HOHMANN, PE
JHOHMANN@KLAA.COM
303-384-9910

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

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

MEP ENGINEERING
EV STUDIO
ERIC REITAN
ERIC.REITAN@EVSTUDIO.COM
303-670-7242

ISSUANCE
PRELIMINARY PLAT

ISSUE DATE
01.13.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE
COVER SHEET

G-00

GENERAL *(G-SERIES)*

G-00	COVER SHEET
G-01	SHEET INDEX
G-02	VICINITY MAP
G-03	PROJECT DATA

ARCHITECTURAL SITE *(AS-SERIES)*

AS-00	PARCEL 1 SITE PLAN
AS-01	ENLARGED SITE AREA 1.1
AS-02	ENLARGED SITE AREA 1.2
AS-03	ENLARGED SITE AREA 1.3

CIVIL *(C-SERIES)*

C0.01	COVER PAGE
C0.02	GENERAL NOTES & LEGEND
C1.01	EXISTING CONDITIONS -WEST
C1.02	EXISTING CONDITIONS -EAST
C1.03	OVERALL SITE PLAN - WEST
C1.04	OVERALL SITE PLAN - EAST
C1.05	HORIZONTAL CONTROL PLAN -WEST
C1.06	HORIZONTAL CONTROL PLAN -EAST
C1.07	HORIZONTAL CONTROL PLAN TABLES
C1.08	OVERALL UTILITY PLAN - WEST
C1.09	OVERALL UTILITY PLAN - EAST
C1.10	OVERALL UTILITY -NORTHEAST
C1.11	OVERALL GRADING PLAN -WEST
C1.12	OVERALL GRADING PLAN -EAST
C1.13	DETAILED GRADING -BUILDING 01
C1.14	DETAILED GRADING -BUILDING 02
C1.15	DETAILED GRADING -BUILDING 03
C1.16	DETAILED GRADING -BUILDING 04, 05, & 09
C1.17	DETAILED GRADING -BUILDING 06-08
C1.18	DETAILED GRADING -BUILDINGS 15-19
C1.19	DETAILED GRADING -BUILDING 10, 11, 20, & 21
C1.20	DETAILED GRADING -BUILDING 12, 13, & 22-24
C1.21	DETAILED GRADING -BUILDING 14, 25, & 26
C2.01	EROSION CONTROL INITIAL -WEST
C2.02	EROSION CONTROL INITIAL -EAST
C2.03	EROSION CONTROL INTERIM - WEST
C2.04	EROSION CONTROL INTERIM - EAST
C2.05	EROSION CONTROL INTERIM - NORTHEAST
C2.06	EROSION CONTROL FINAL -WEST
C2.07	EROSION CONTROL FINAL -EAST
C3.01	PRIMARY DRIVE PLAN & PROFILE -STA. 0+00 - 5+00
C3.02	PRIMARY DRIVE PLAN & PROFILE -STA. 5+00 - 9+51
C3.03	PRIMARY DRIVE PLAN & PROFILE -STA. 8+80 - 13+86
C3.04	PRIMARY DRIVE PLAN & PROFILE -STA. 13+86 - 18+77
C3.05	SECONDARY DRIVE PLAN & PROFILE - STA. 0+00 - 4+00
C3.06	SECONDARY DRIVE PLAN & PROFILE - STA. 4+00 - 8+90
C3.07	SECONDARY DRIVE PLAN & PROFILE - STA. 8+90 - 13+50
C3.08	TYPICAL STREET SECTIONS
C4.01	SANITARY MAIN PLAN AND PROFILE - STA. 0+00 - 4+50
C4.02	SANITARY MAIN PLAN AND PROFILE - STA. 4+50 - 9+15
C4.03	SANITARY MAIN PLAN AND PROFILE - STA. 9+15-14+00
C4.04	SANITARY MAIN PLAN AND PROFILE - STA. 14+00 - 16+65
C4.05	SANITARY MAIN NO. 2 - PLAN AND PROFILE - STA. 0+00 - 4+50
C4.06	SANITARY MAIN NO. 2 - PLAN AND PROFILE - STA. 4+50 - 9+50
C4.08	SANITARY FORCE MAIN NO. 1 PLAN AND PROFILE
C4.07	SANITARY FORCE MAIN NO. 2 PLAN AND PROFILE
C5.01	STORM SWALE EAST
C5.02	STORM SWALE WEST
C5.03	WQ POND A DETAILED GRADING
C5.04	WQ POND B DETAILED GRADING
C5.05	WQ POND C DETAILED GRADING
C5.07	DRAINAGE MAP -WEST
C5.08	DRAINAGE MAP -EAST
C6.01	WATER MAIN PLAN AND PROFILE -STA. 0+00 - 4+83
C6.02	WATER MAIN PLAN AND PROFILE -STA. 4+83 - 9+50
C6.03	WATER MAIN PLAN AND PROFILE -STA. 9+50 - 14+15
C6.04	WATER MAIN PLAN AND PROFILE -STA. 14+15 - 19+00
C6.05	WATER MAIN PLAN AND PROFILE -STA. 19+00 - 23+18
C6.06	WATER MAIN PLAN AND PROFILE -STA. 23+18 - 28+00
C6.07	WATER MAIN PLAN AND PROFILE -STA. 28+00 - 32.67
C6.08	WATER MAIN PLAN AND PROFILE-STA. 32+67 - 37+50
C6.09	WATER MAIN PLAN AND PROFILE -STA. 37+50 - 39+15
C6.10	WATER LATERAL PLAN AND PROFILE - STA. 0+00 - 6+00
C6.11	WATER LATERAL PLAN AND PROFILE -STA.6+00 - 11+50
C6.12	WATER LATERAL PLAN AND PROFILE - STA. 11+50 - 12+56
C6.13	WATER SERVICE PLAN - BUILDING 1-2
C6.14	WATER SERVICE PLAN - BUILDING 2-5
C6.15	WATER SERVICE PLAN - BUILDING 6-8
C6.16	WATER SERVICE PLAN - BUILDING 9-12
C6.17	WATER SERVICE PLAN - BUILDING 13-17
C6.18	WATER SERVICE PLAN - BUILDING 18-22
C6.19	WATER SERVICE PLAN - BUILDING 23-26

PROJECT

RED MOUNTAIN RANCH

PARCEL 1
17500 US-6
EAGLE, CO 81631

ARCHITECT/
GENERAL CONTRACTOR

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

NOT FOR CONSTRUCTION

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CONSULTANTS

STRUCTURAL ENGINEERING
KL&A
JAKE HOHMANN, PE
JHOHMANN@KLAA.COM
303-384-9910

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

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

MEP ENGINEERING
EV STUDIO
ERIC REITAN
ERIC.REITAN@EVSTUDIO.COM
303-670-7242

ISSUANCE

PRELIMINARY PLAT

ISSUE DATE

01.13.2025

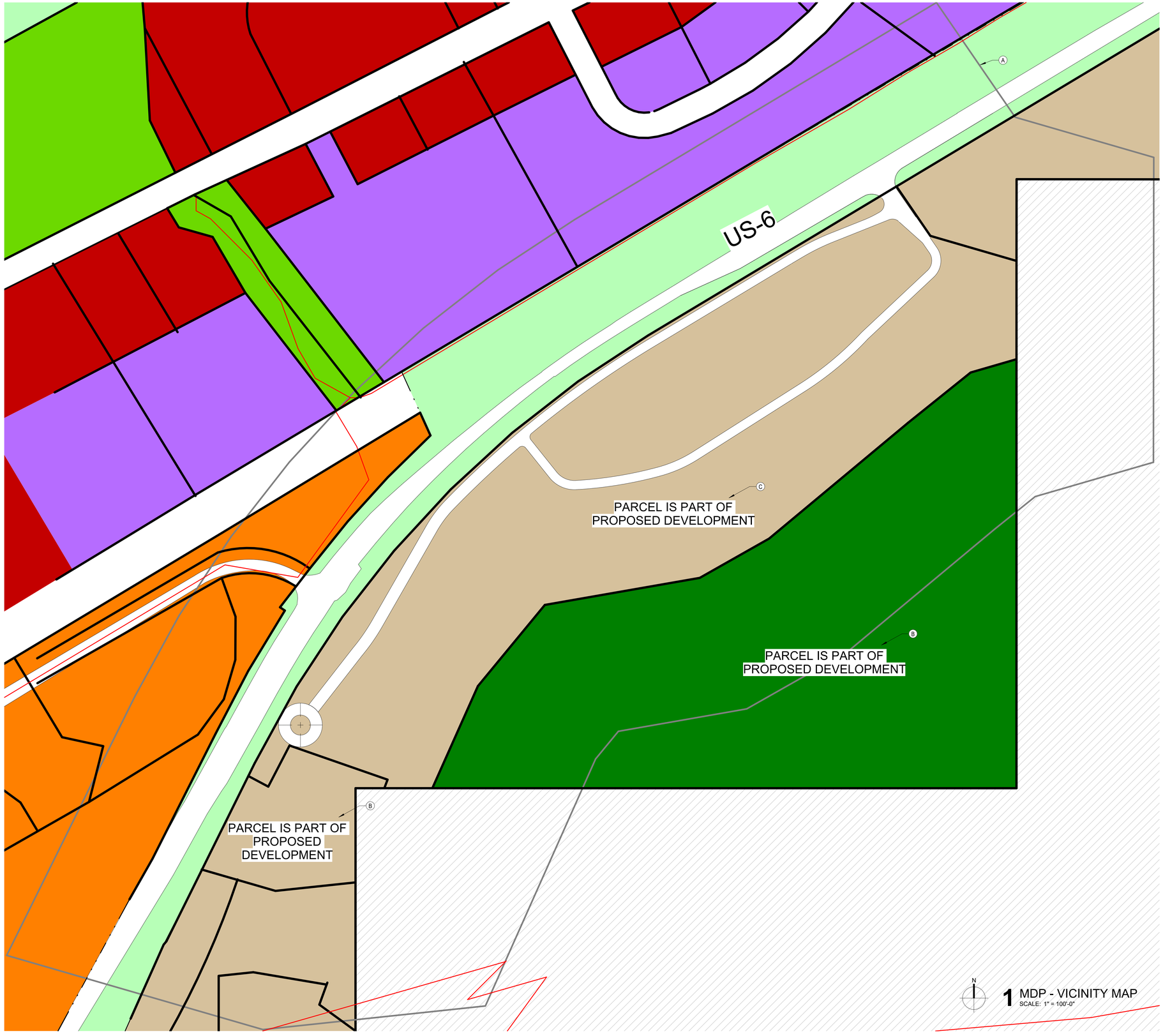
CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE

SHEET INDEX

G-01



SHEET NOTES

A 300' ADJACENCY
B PROPOSED OPEN SPACE AND RECREATION USE
C PROPOSED RESIDENTIAL 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 TRAIL NETWORK**
- **PROPERTY LINE**
- **PARCEL LINE**
- **300' ADJACENCY**

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

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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

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CONSULTANTS

STRUCTURAL ENGINEERING
KL&A
JAKE HOHMANN, PE
JHOHMANN@KLAA.COM
303-384-9910

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

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

MEP ENGINEERING
EV STUDIO
ERIC REITAN
ERIC.REITAN@EVSTUDIO.COM
303-670-7242

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01.13.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE
VICINITY MAP

G-02

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: • 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 LLLP 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°05'42" 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° 33'28" 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 816.31 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	• 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	• 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 (36%) - RESIDENTIAL
OS-1	1.8 ACRES (5%) - PUBLIC PARK
OS-2	5.0 ACRES (14%) - OPEN SPACE
OS-3	15.4 ACRES (45%) - OPEN SPACE

LAND USES *PER RMR PUD GUIDE (09.15.2020)*

USES @ R/PUD-1

PERMITTED:	PROPOSED:
• 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)	• 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:	PROPOSED:
• SOFT SURFACE TRAILS WITH LIMITED RIVER ACCESS • NATURAL VEGETATION MANAGEMENT TO MAINTAIN THE NATIVE ECOSYSTEM • PLANTING OF NATIVE VEGETATION	• 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** 11.5 ACRES - 33% 23.2 ACRES - 67%	**34.7 ACRES** 11.5 ACRES - 33% 23.2 ACRES - 67%

PLANNING AREA 1 DENSITY		
	PER PUD	**PROPOSED**
PLANNING AREA 1	**97 RESIDENTIAL UNITS**	**66 RESIDENTIAL UNITS** 44 TOWNHOMES 12 DUPLEXES 12 SINGLE FAMILY

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		
	TOTAL	LOWER	UPPER
TOWNHOME TYPE A			
TH-E2	**3,161 SF**	1,457 SF	1,704 SF
TH-E2	**3,161 SF**	1,457 SF	1,704 SF
TH-M1	**3,057 SF**	1,492 SF	1,565 SF
TH-M1	**3,057 SF**	1,492 SF	1,565 SF
TH-M1	**3,057 SF**	1,492 SF	1,565 SF
TH-M1	**3,057 SF**	1,492 SF	1,565 SF
	21,607 SF	10,374 SF	11,233 SF
TOWNHOME TYPE B			
TH-E1	**2,856 SF**	1,333 SF	1,523 SF
TH-E1	**2,856 SF**	1,333 SF	1,523 SF
TH-M2	**2,845 SF**	1,394 SF	1,451 SF
TH-M2	**2,845 SF**	1,394 SF	1,451 SF
	11,402 SF	5,454 SF	5,948 SF
TOWNHOME TYPE C			
TH-E1	**2,856 SF**	1,333 SF	1,523 SF
TH-E1	**2,856 SF**	1,333 SF	1,523 SF
TH-M2	**2,845 SF**	1,394 SF	1,451 SF
TH-M2	**2,845 SF**	1,394 SF	1,451 SF
TH-M2	**2,845 SF**	1,394 SF	1,451 SF
	14,247 SF	6,848 SF	7,399 SF
TOWNHOME TYPE D			
TH-E1	**2,856 SF**	1,333 SF	1,523 SF
TH-E1	**2,856 SF**	1,333 SF	1,523 SF
TH-M2	**2,845 SF**	1,394 SF	1,451 SF
	8,557 SF	4,060 SF	4,497 SF

UNIT TYPE	RESIDENTIAL GFA		
	TOTAL	LOWER	UPPER
DUPLEX			
DUP	**3,541 SF**	1,681 SF	1,860 SF
DUP	**3,541 SF**	1,681 SF	1,860 SF
	7,082 SF	3,362 SF	3,720 SF
SINGLE FAMILY			
SF-A	**4,328 SF**	2,088 SF	2,240 SF
	4,328 SF	2,088 SF	2,240 SF
SINGLE FAMILY			
SF-B	**4,157 SF**	1,732 SF	2,425 SF
	4,157 SF	1,732 SF	2,425 SF

GFA MATRIX *BY BUILDING*

BLDG #	BLDG TYPE	UNIT COUNT	RESIDENTIAL GFA		
			TOTAL	LOWER	UPPER
BLDG 01	TOWNHOME TYPE A	7	21,607 SF	10,374 SF	11,233 SF
BLDG 02	TOWNHOME TYPE A	7	21,607 SF	10,374 SF	11,233 SF
BLDG 03	TOWNHOME TYPE A	7	21,607 SF	10,374 SF	11,233 SF
BLDG 04	TOWNHOME TYPE B	4	11,402 SF	5,454 SF	5,948 SF
BLDG 05	TOWNHOME TYPE B	4	11,402 SF	5,454 SF	5,948 SF
BLDG 06	TOWNHOME TYPE C	5	14,247 SF	6,848 SF	7,399 SF
BLDG 07	TOWNHOME TYPE C	5	14,247 SF	6,848 SF	7,399 SF
BLDG 08	TOWNHOME TYPE D	3	8,557 SF	4,060 SF	4,497 SF
BLDG 09	DUPLEX	2	7,082 SF	3,362 SF	3,720 SF
BLDG 10	DUPLEX	2	7,082 SF	3,362 SF	3,720 SF
BLDG 11	DUPLEX	2	7,082 SF	3,362 SF	3,720 SF
BLDG 12	DUPLEX	2	7,082 SF	3,362 SF	3,720 SF
BLDG 13	DUPLEX	2	7,082 SF	3,362 SF	3,720 SF
BLDG 14	DUPLEX	2	7,082 SF	3,362 SF	3,720 SF
BLDG 15	SINGLE FAMILY	1	4,157 SF	1,732 SF	2,425 SF
BLDG 16	SINGLE FAMILY	1	4,157 SF	1,732 SF	2,425 SF
BLDG 17	SINGLE FAMILY	1	4,157 SF	1,732 SF	2,425 SF
BLDG 18	SINGLE FAMILY	1	4,157 SF	1,732 SF	2,425 SF
BLDG 19	SINGLE FAMILY	1	4,328 SF	2,088 SF	2,240 SF
BLDG 20	SINGLE FAMILY	1	4,328 SF	2,088 SF	2,240 SF
BLDG 21	SINGLE FAMILY	1	4,328 SF	2,088 SF	2,240 SF
BLDG 22	SINGLE FAMILY	1	4,328 SF	2,088 SF	2,240 SF
BLDG 23	SINGLE FAMILY	1	4,328 SF	2,088 SF	2,240 SF
BLDG 24	SINGLE FAMILY	1	4,328 SF	2,088 SF	2,240 SF
BLDG 25	SINGLE FAMILY	1	4,328 SF	2,088 SF	2,240 SF
BLDG 26	SINGLE FAMILY	1	4,328 SF	2,088 SF	2,240 SF
PARCEL 1 TOTALS		66	218,420 SF	103,590 SF	114,830 SF

PARKING ANALYSIS

REQUIRED PARKING *PER EAGLE LUDC TABLE 4.12-1*

UNIT TYPE	CATEGORY	BEDROOMS	PARKING REQUIRED
TH-E1, TH-E2, TH-M1, TH-M2	DWELLING, MULTI-UNIT BUILDING	≥ 3 BEDROOMS	3 SPACES PER DU
DUP	DWELLING ATTACHED, TWO UNITS	≥ 3 BEDROOMS	3 SPACES PER DU
SF-A, SF-B	DWELLING DETACHED, SINGLE-FAMILY	≥ 3 BEDROOMS	3 SPACES PER DU

PARKING MATRIX *BY BUILDING*

UNIT		PARKING			
#	TYPE	REQ'D	PROVIDED		
			TOT	EXT	INT
BLDG 01					
0101	TH-E2	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-E2	3	4	2	2
		21	28		
BLDG 02					
0201	TH-E2	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-E2	3	4	2	2
		21	28		
BLDG 03					
0301	TH-E2	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-E2	3	4	2	2
		21	28		
BLDG 04					
0401	TH-E1	3	4	2	2
0402	TH-M2	3	4	2	2
0403	TH-M2	3	4	2	2
0404	TH-E1	3	4	2	2
		12	16		
BLDG 05					
0501	TH-E1	3	4	2	2
0502	TH-M2	3	4	2	2
0503	TH-M2	3	4	2	2
0504	TH-E1	3	4	2	2
		12	16		
BLDG 06					
0601	TH-E1	3	4	2	2
0602	TH-M2	3	4	2	2
0603	TH-M2	3	4	2	2
0604	TH-M2	3	4	2	2
0605	TH-E1	3	4	2	2
		15	20		
BLDG 07					
0701	TH-E1	3	4	2	2
0702	TH-M2	3	4	2	2
0703	TH-M2	3	4	2	2
0704	TH-M2	3	4	2	2
0705	TH-E1	3	4	2	2
		15	20		
BLDG 08					
0801	TH-E1	3	4	2	2
0802	TH-M2	3	4	2	2
0803	TH-E1	3	4	2	2
		9	12		
BLDG 09					
0901	DUP	3	3	1	2
0902	DUP	3	3	1	2
		6	6		

UNIT		PARKING			
#	TYPE	REQ'D	PROVIDED		
			TOT	EXT	INT
BLDG 10					
1001	DUP	3	3	1	2
1002	DUP	3	3	1	2
		6	6		
BLDG 11					
1101	DUP	3	3	1	2
1102	DUP	3	3	1	2
		6	6		
BLDG 12					
1201	DUP	3	3	1	2
1202	DUP	3	3	1	2
		6	6		
BLDG 13					
1301	DUP	3	3	1	2
1302	DUP	3	3	1	2
		6	6		
BLDG 14					
1401	DUP	3	3	1	2
1402	DUP	3	3	1	2
		6	6		
BLDG 15					
1501	SF-B	3	4	2	2
		3	4		
BLDG 16					
1601	SF-B	3	4	2	2
		3	4		
BLDG 17					
1701	SF-B	3	4	2	2
		3	4		
BLDG 18					
1801	SF-B	3	4	2	2
		3	4		
BLDG 19					
1901	SF-A	3	4	2	2
		3	4		
BLDG 20					
2001	SF-A	3	4	2	2
		3	4		
BLDG 21					
2101	SF-A	3	4	2	2
		3	4		
BLDG 22					
2201	SF-A	3	4	2	2
		3	4		
BLDG 23					
2301	SF-A	3	4	2	2
		3	4		
BLDG 24					
2401	SF-A	3	4	2	2
		3	4		
BLDG 25					
2501	SF-A	3	4	2	2
		3	4		
BLDG 26					
2601	SF-A	3	4	2	2
		3	4		

PROJECT

RED MOUNTAIN RANCH

PARCEL 1
17500 US-6
EAGLE, CO 81631

ARCHITECT/
GENERAL CONTRACTOR

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

NOT FOR CONSTRUCTION

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CONSULTANTS

STRUCTURAL ENGINEERING
KL&A
JAKE HOHMANN, PE
JHOHMANN@KLAA.COM
303-384-9910

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

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

MEP ENGINEERING
EV STUDIO
ERIC REITAN
ERIC.REITAN@EVSTUDIO.COM
303-670-7242

ISSUANCE

PRELIMINARY PLAT

ISSUE DATE

01.13.2025

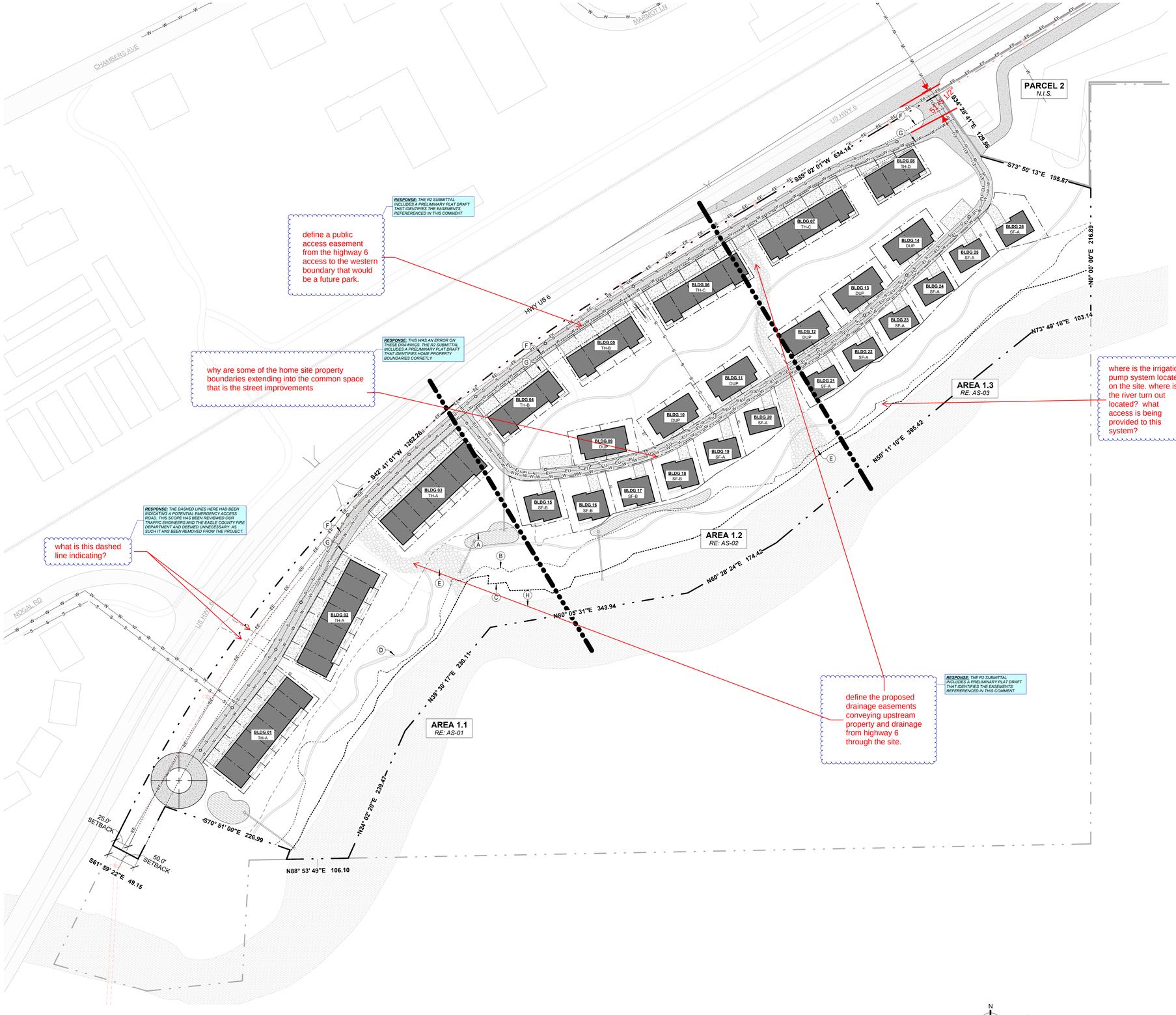
CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE

PROJECT INFORMATION

G-03



GENERAL NOTES

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2. ONLY WATER AND ELECTRICITY WILL BE BROUGHT TO THE SITE AS THERE IS NO ACCESS TO GAS AND ALL BUILDINGS WILL BE ALL ELECTRIC.
3. RE: CIVIL SHEETS (C-SERIES) FOR DETAILED UTILITY AND GRADING INFORMATION

SHEET NOTES

- **A** 75' STREAM SETBACK
- **B** 100 YEAR FLOOR PLAIN
- **C** AVERAGE HIGH WATER LINE
- **D** DISCOVERY TRAIL
- **E** SWALE FOR CONVEYING STORM WATER TO THE RIVER
- **F** 25' SETBACK FROM HWY 6
- **G** 50' SETBACK FROM HWY 6
- **H** EAGLE RIVER

LEGEND

- **ROAD** ASPHALT
- **SIDEWALK** CONCRETE
- **TRAIL** DISCOVERY TRAIL
- **STORMWATER SWALE**
- **STORMWATER/IRRIGATION POND**
- **BUILDING FOOTPRINT**
- **DRIVEWAY/PARKING** CONCRETE
- **PARCEL BOUNDARY LINE**
- **PROPERTY LINE** SPECIFIC TO INDIVIDUAL UNITS
- **75' STREAM SETBACK**
- **100 YEAR FLOOD PLAIN**
- **AVERAGE HIGH WATER LINE**
- **ELECTRICAL** EXISTING OVERHEAD
- **ELECTRICAL** UNDERGROUND
- **WATER SUPPLY**
- **SANITARY SEWER**
- **SANITARY FORCE MAIN**
- **TRANSFORMER**
- **SANITARY LIFT STATION**
- **IRRIGATION**

N

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

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
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ARCHITECT/
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tres birds

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

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

DAVID HOFFMAN
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DH@TRESBIRDS.COM

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CONSULTANTS

STRUCTURAL ENGINEERING
KL&A
JAKE HOHMANN, PE
JHOHMANN@KLAA.COM
303-384-9910

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

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

MEP ENGINEERING
EV STUDIO
ERIC REITAN
ERIC.REITAN@EVSTUDIO.COM
303-670-7242

ISSUANCE
PRELIMINARY PLAT

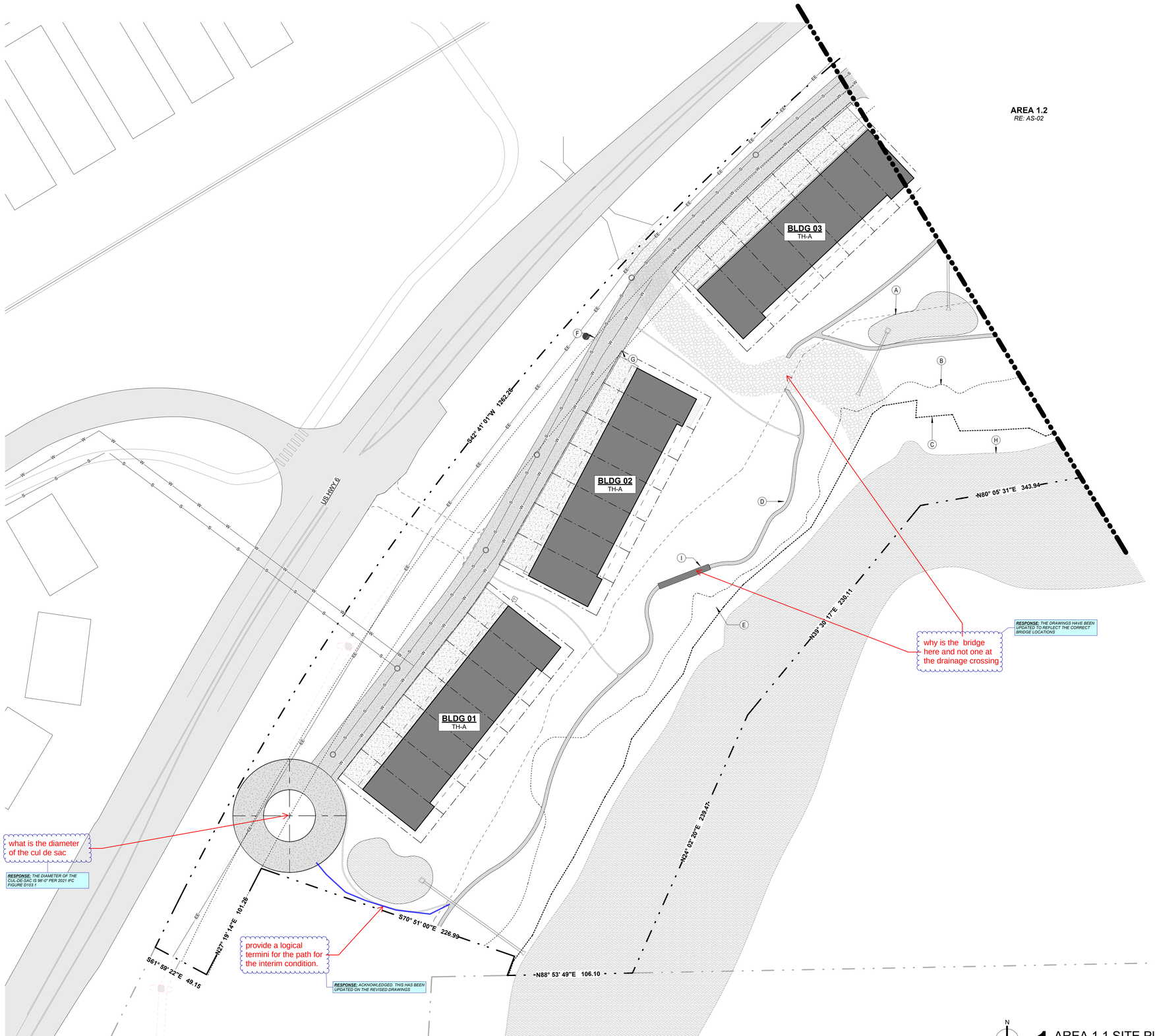
ISSUE DATE
01.13.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE
OVERALL SITE

AS-00



N

1 AREA 1.1 SITE PLAN
SCALE: 1" = 40'-0"

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D DISCOVERY TRAIL
E SWALE FOR CONVEYING STORM WATER TO THE RIVER
F 25' SETBACK FROM HWY 6
G 50' SETBACK FROM HWY 6
H EAGLE RIVER
I BRIDGE @ DISCOVERY TRAIL

LEGEND

- **ROAD** ASPHALT
- **SIDEWALK** CONCRETE
- **TRAIL** DISCOVERY TRAIL
- **STORMWATER SWALE**
- **STORMWATER/IRRIGATION POND**
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- **TRANSFORMER**
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PROJECT
RED MOUNTAIN RANCH

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EAGLE, CO 81631

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PROJECT TEAM

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

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

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561-386-5528
DH@TRESBIRDS.COM

NOT FOR CONSTRUCTION

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CONSULTANTS

STRUCTURAL ENGINEERING
KL&A
JAKE HOHMANN, PE
JHOHMANN@KLAA.COM
303-384-9910

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

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

MEP ENGINEERING
EV STUDIO
ERIC REITAN
ERIC.REITAN@EVSTUDIO.COM
303-670-7242

ISSUANCE
PRELIMINARY PLAT

ISSUE DATE
01.13.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE
AREA 1.1

AS-01

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

GENERAL NOTES

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F 25' SETBACK FROM HWY 6
G 50' SETBACK FROM HWY 6
H EAGLE RIVER

LEGEND

- **ROAD** ASPHALT
- **SIDEWALK** CONCRETE
- **TRAIL** DISCOVERY TRAIL
- **STORMWATER SWALE**
- **STORMWATER/IRRIGATION POND**
- **BUILDING FOOTPRINT**
- **DRIVEWAY/PARKING** CONCRETE
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- **PROPERTY LINE** SPECIFIC TO INDIVIDUAL UNITS
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- **ELECTRICAL** EXISTING OVERHEAD
- **ELECTRICAL** UNDERGROUND
- **WATER SUPPLY**
- **SANITARY SEWER**
- **SANITARY FORCE MAIN**
- **TRANSFORMER**
- **SANITARY LIFT STATION**
- **IRRIGATION**

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
17500 US-6
EAGLE, CO 81631

ARCHITECT/
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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

NOT FOR CONSTRUCTION

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CONSULTANTS

STRUCTURAL ENGINEERING
KL&A
JAKE HOHMANN, PE
JHOHMANN@KLAA.COM
303-384-9910

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

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

MEP ENGINEERING
EV STUDIO
ERIC REITAN
ERIC.REITAN@EVSTUDIO.COM
303-670-7242

ISSUANCE
PRELIMINARY PLAT

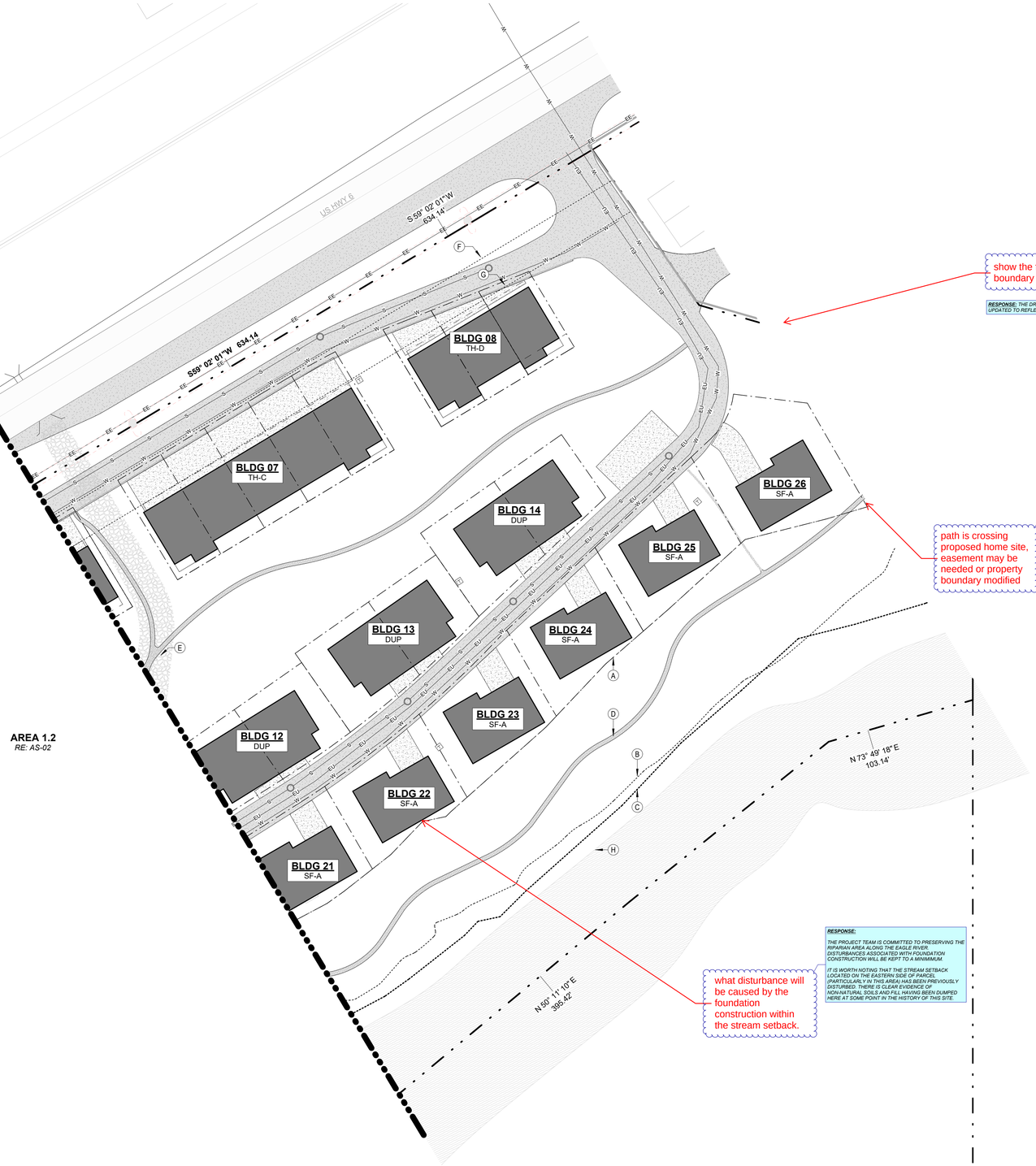
ISSUE DATE
01.13.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE
AREA 1.2

AS-02



AREA 1.2
RE: AS-02

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

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SHEET NOTES

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F 25' SETBACK FROM HWY 6
G 50' SETBACK FROM HWY 6
H EAGLE RIVER

LEGEND

- **ROAD** ASPHALT
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- **PROPERTY LINE** SPECIFIC TO INDIVIDUAL UNITS
- **75' STREAM SETBACK**
- **100 YEAR FLOOD PLAIN**
- **AVERAGE HIGH WATER LINE**
- EE EE EE **ELECTRICAL** EXISTING OVERHEAD
- EU EU EU **ELECTRICAL** UNDERGROUND
- W W W **WATER SUPPLY**
- S S S **SANITARY SEWER**
- SF SF SF **SANITARY FORCE MAIN**
- T **TRANSFORMER**
- SL **SANITARY LIFT STATION**
- **IRRIGATION**

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
17500 US-6
EAGLE, CO 81631

ARCHITECT/
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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

NOT FOR CONSTRUCTION

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CONSULTANTS

STRUCTURAL ENGINEERING
KL&A
JAKE HOHMANN, PE
JHOHMANN@KLAA.COM
303-384-9910

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

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

MEP ENGINEERING
EV STUDIO
ERIC REITAN
ERIC.REITAN@EVSTUDIO.COM
303-670-7242

ISSUANCE
PRELIMINARY PLAT

ISSUE DATE
01.13.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE
AREA 1.3

AS-03

RED MOUNTAIN RANCH
PRELIMINARY SUBDIVISION PLAN

LOCATED TO THE SOUTHEAST OF US-6 AND NOGAL ROAD

LOCATED IN TRACT 70 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL 1, RED MOUNTAIN RANCH, FILING NO. 5, ACCORDING TO THE PLAT RECORDED NOVEMBER 6, 2020 AT REC. NO. 202020731, COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING 17.510 ACRES, MORE OR LESS.

BASIS OF BEARING:

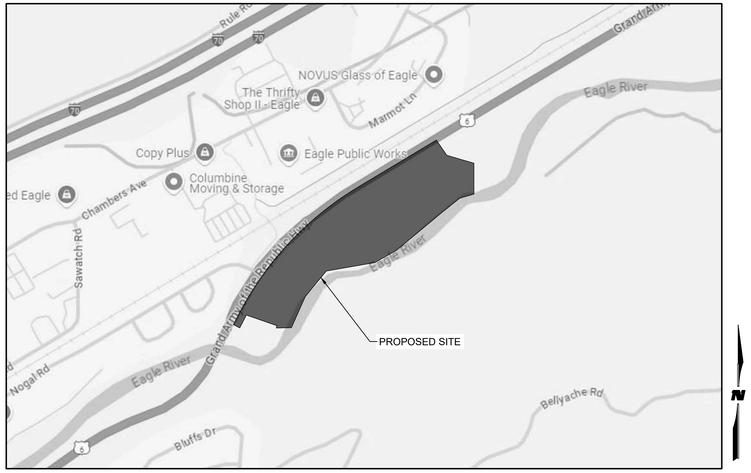
THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE SOUTHERLY RIGHT-OF-WAY FOR U.S. HIGHWAY 6, ALSO BEING THE NORTHERLY LINE OF PARCEL 3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEPTION NO. 202020731 BETWEEN A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS 26598" AND A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS 26598 P.O.L.", WITH THE LINE BETWEEN BEARING SOUTH 59° 02' 01" WEST, AS RECORDED ON THE PLAT THEREOF.

BENCHMARK:

IN ORDER TO BE CONSISTENT WITH EXISTING INFORMATION FOR THE SUBJECT SITE, THE ELEVATIONS SHOWN HEREON ARE BASED UPON PREVIOUS SURVEY WORK PERFORMED BY ARCHIBEQUE LAND CONSULTING, LTD. IN WHICH THE ELEVATION IS STATED FOR THE FOLLOWING BENCHMARK IS 6687.35' (NAVD88).

ELEVATIONS SHOWN HEREON ARE BASED UPON A POST PROCESSED STATIC GNSS TIE UTILIZING GEOID 18B TO MODEL THE ELLIPSOIDAL SEPARATION ON A FOUND 3" BRASS CDOH CAP ON A 6" CONCRETE POST STAMPED "STATE HIGHWAY DEPT - R.O.W. MARKER - FAP NO. NRH240 E - STA 544+53.5" LOCATED APPROXIMATELY 1 MILE EAST OF THE ENTRANCE TO THE SUBJECT SITE ALONG U.S. HIGHWAY 6 AND NORTHEAST OF AN ENTRANCE/RAILROAD CROSSING APPROXIMATELY 230' AND NORTH OF THE NORTHERLY EDGE OF ASPHALT FOR U.S. HIGHWAY 6 APPROXIMATELY 40'. SAID POINT HAVING A PREVIOUSLY SURVEYED ELEVATION OF 6687.35' (NAVD88)

SITE BENCH MARKS:
CONTROL PNT NO. 13900 - SET NO.5 REBAR WITH A 1.25" PINK PLASTIC CAP STAMPED "FWS CONTROL" APPROXIMATELY 0.1' ABOVE GRADE



VICINITY MAP
SCALE 1" = 500'

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CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

SEAL:
THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY. ALL WORK IS TO BE COMPLETED USING FINAL APPROVED AND STAMPED PLANS BY THE CITY AND COUNTY OF DENVER.

PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
COVER PAGE

SHEET DESC. : C0.01

SHEET NO. : 01 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - Cover Page.dwg

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH TOWN APPROVED PLANS.

2. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED BY THE ENGINEER, INSPECTOR OR TOWN REPRESENTATIVE.

3. THE TYPE OF COMPACTION USED FOR THIS PROJECT WILL BE AASHTO T99 (ASTM 698).

4. THE TYPES, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES ALONG THE ROUTE OF WORK PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO COORDINATE SCHEDULES PER THE STANDARD SPECIFICATIONS.

5. THE CONTRACTOR MUST KEEP ALL OPERATIONS, INCLUDING ALL EQUIPMENT, WITHIN THE DELINEATED EASEMENTS, RIGHT—OF—WAY, AND LIMIT OF WORK LINES UNLESS AUTHORIZED BY THE ENGINEER, OWNER OR TOWN REPRESENTATIVE.

6. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES OR IMPROVEMENTS, INCLUDING FENCES, SIGNS, CULVERTS AND ROADS, DAMAGED DURING EXECUTION OF THE WORK.

7. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH BEST MANAGEMENT PRACTICES TO BE USED PERTAINING TO EROSION CONTROL AND WATER QUALITY. EROSION CONTROL STRUCTURES AND SILT FENCE WILL NEED TO BE INSTALLED & MAINTAINED IN WORKING ORDER PER STORM WATER MANAGEMENT PLAN.

8. NO DISTURBANCE IN THE WETLANDS WILL BE ALLOWED EXCEPT AS AUTHORIZED IN THE WETLAND IMPACT PLAN AND CORPS OF ENGINEERS PERMIT. SEE 404 PERMIT AND TOWN APPROVALS FOR FURTHER INFORMATION ON PERMIT REQUIREMENTS.

9. ALL CONSTRUCTION DEWATERING AND DISCHARGE SHALL BE PER SPECIFICATIONS, AND SHALL COMPLY WITH THE TOWNS WATER QUALITY STANDARDS AND BEST MANAGEMENT PRACTICES.

10.CONTRACTOR SHALL PROTECT INDIVIDUAL PROPERTY PINS FOUND IN FIELD.

11. ALL EARTHWORK AND CONSTRUCTION SHALL; COMPLY WITH THE GEOTECHNICAL RECOMMENDATIONS PREPARED FOR THE PROJECT BY KUMAR & ASSOCIATES. SEE CONTRACT DOCUMENTS PREPARED BY OWNER FOR COPIES OF ALL APPLICABLE GEOTECHNICAL REPORTS.

12. PROPERTY AND RIGHT OF WAY BOUNDARIES ARE APPROXIMATE BASED ON PLATTED INFORMATION. ALL PROPERTY AND RIGHT OF WAY MARKERS ARE TO BE SURVEYED PRIOR TO DISTURBANCE OF ANY PROPERTY CORNER. CONTRACTOR MUST NOTIFY ENGINEER FOR VERIFICATION OF MONUMENT.

13. WORKING HOURS SHALL BE 7 AM, TO 7 P.M, 7 DAYS A WEEK PER THE TOWNS DEVELOPMENT CODE.

14. CONSTRUCTION STAKING SHALL BE PROVIDED BY THE OWNER.

15. OWNER SHALL HAVE A BENCHMARK AND PROJECT CONTROL POINTS SET AT BEGINNING OF PROJECT TO USE FOR CONSTRUCTION STAKING BY CONTRACTOR.

16. CONTRACTOR SHALL PROVIDE ALL PERMITS REQUIRED FOR CONSTRUCTION EXCEPT FOR THE PERMITS PROVIDED BY OWNER, AS IDENTIFIED IN CONTRACT DOCUMENTS.

17. BASE MAPPING INFORMATION FOR THIS PROJECT WAS PROVIDED BY WILSON & COMPANY, DATED 02/11/2021,

ROADWAY NOTES:

1. GUARDRAIL IS TO BE INSTALLED PER CDOT SPECIFICATIONS AT LOCATIONS WHERE FILL SLOPE WALLS ARE LOCATED ON THE LOWER SIDE OF THE ROAD AND IN THE LOCATIONS SHOWN ON THE ROAD PLAN AND PROFILES.

2. BARRIER CURB WITH GUTTER IS TO BE INSTALLED AT LOCATIONS WHERE NON BREAK-AWAY SIGN POSTS, OR STREET LIGHTS ARE LOCATED WITHIN 9' OF THE TRAVEL LANE OF THE ROAD WAY.

3. ALL TEMPORARY ROADWAY, DRIVEWAY, SIDEWALK, AND BIKE PATH PATCHING IS INCIDENTAL TO THE CONTRACT. ALL TEMPORARY PATCHES MUST BE MAINTAINED BY THE CONTRACTOR.

4. ALL ASPHALT AND CONCRETE PAVEMENT REMOVED FOR CONSTRUCTION SHALL BE SAWCUT. ALL CONCRETE REMOVED FOR CONSTRUCTION SHALL BE REMOVED TO NEAREST CONTROL JOINT.

5. ANY ADDITIONAL PAVEMENT REQUIRED TO BE REMOVED FOR CONSTRUCTION OVER THE AREAS SHOWN ON THE PLANS IS CONSIDERED INCIDENTAL TO THE CONTRACT.

6. FOR ALL NEW PAVEMENT ALL STOP BARS, CROSS WALKS, WORDS AND SYMBOLS SHALL BE PREFORMED THERMO—PLASTIC MARKINGS. THESE MARKINGS SHALL BE INLAID INTO THE SURFACE COURSE OF ASPHALT DURING ASPHALT PLACEMENT. ALL LANE STRIPING SHALL BE EPOXY PAINT.

7. ALL DETECTABLE WARNING PADS SHALL BE CAST IRON.

8. ALL WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE CURRENT COLORADO SUPPLEMENTS, AND THE APPROVED PLANS AND SPECIFICATIONS. A METHOD OF HANDLING TRAFFIC (MHT) SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL NO LATER THAN 72 HOURS PRIOR TO IMPLEMENTATION. NO LANE CLOSURE ON ANY TOWN STREET WILL BE ALLOWED PRIOR TO THE ENGINEER'S WRITTEN APPROVAL OF THE MHT.

9. ANY REVISIONS TO THE TRAFFIC CONTROL PLAN AS WELL AS STAGING PLAN SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER AND TOWN FOR APPROVAL. REVISIONS TO THE TRAFFIC CONTROL PLAN IN CDOT RIGHT-OF-WAY WILL REQUIRE CDOT'S APPROVAL.

10. ALL TRAFFIC CONTROL SHALL HAVE RETROFLECTIVE SHEETING PER 1996 REVISION OF SECTION 614 & 630 OF THE ROAD AND BRIDGE SPECIFICATIONS. SEE CDOT M&S STANDARDS, S—630—1, SHEETS 8, 9,& 10.

UTILITY NOTES:

1. ALL WATER CONSTRUCTION SHALL COMPLY WITH THE TOWNS WATER SYSTEM STANDARDS.

2. ALL WASTEWATER COLLECTION SYSTEM CONSTRUCTION SHALL COMPLY WITH THE TOWNS SANITARY SEWER SYSTEM STANDARDS.

3. ALL WASTEWATER LINE CONNECTIONS TO EXISTING SANITARY SEWER MAINS MUST BE COORDINATED WITH THE TOWN TO ASSURE THAT UNINTERRUPTED SERVICE IS PROVIDED THROUGHOUT THE SYSTEM. CONTRACTOR SHALL MEET WITH THE PUBLIC WORKS WATER AND SANITATION DEPARTMENT TO REVIEW TIE IN DETAILS AND SCHEDULES.

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4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL FOR THE UTILITY CONSTRUCTION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS THAT ARE IN CONFLICT WITH THE IMPROVEMENTS.

6. PULL STRINGS TO BE PROVIDED IN ALL CONDUIT INSTALLED.

7. ALL UTILITY STUBS SHALL BE MARKED WITH A 4" X 4" POST EXTENDING 4' ABOVE PROPOSED GRADE. THE POST SHALL BE PAINTED GREEN FOR SANITARY SEWER, BLUE FOR WATER SERVICES AND WHITE FOR ANY OTHER UTILITIES AND SHALL BE REDWOOD OR PRESSURE TREATED. CONTRACTOR SHALL MAINTAIN AS BUILTS TO ALL UTILITY STUB LOCATIONS AND CONDUIT ENDS WITH TIES TO EXISTING REFERENCE POINTS AND SURVEY LOCATION BASED ON SURVEYOR'S COORDINATE SYSTEM.

8. THE TOWNS UTILITIES DEPARTMENT SHALL GE NOTIFIED AT LEAST 72 HOURS PRIOR TO THE START OF WATER OR SANITARY SEWER CONSTRUCTION.

9. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE AND UTILITY LOCATIONS WITH HOLY CROSS ENERGY, COMCAST, CENTURY LINK AND THE TOWN.

GRADING AND EROSION CONTROL NOTES:

1. NO GRADING SHALL COMMENCE WITHOUT OWNER OBTAINING FINAL APPROVAL FROM THE TOWN OF SILVERTHORNE.

2. A STATE ISSUED STORMWATER CONSTRUCTION PERMIT AND SWMP (STORM WATER MANAGEMENT PLAN) WILL BE REQUIRED AND MUST BE MAINTAINED THROUGH THE DURATION OF THE PROJECT. THE SWMP IS HELD BY THE OWNER AND A COPY SHALL BE SUPPLIED TO THE CONTRACTOR.

3. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION DUE TO RUNOFF, AND VEHICLE TRACKING. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HERE AND REMOVAL WHEN DIRECTED BY THE ENGINEER, INSPECTOR OR TOWN REPRESENTATIVE.

4. ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONAL, PRIOR TO ANY OTHER EARTH—DISTURBING ACTIVITY. ALL OTHER STRUCTURAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS THE FACILITIES, AROUND WHICH THEY ARE BASED, BECOME OPERATIONAL.

5. ANY EROSION CONTROL FACILITY DAMAGED OR DESTROYED PREMATURELY, BY ANY MEANS, SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR.

6. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA, UNLESS DESIGNATED FOR REMOVAL, AND CONTRACTOR SHALL BE LIABLE TO REPLACE FOR SUCH DAMAGE AT THEIR EXPENSE

7. CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING NATURAL DRAINAGES DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.

8. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE STORMWATER MANAGEMENT PLAN AND SHOWN ON THE EROSION CONTROL PLANS.

9.THE GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE NO SPILLAGE OF ALL LOADS OF CUT AND FILL MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAYS.

10. A WATER TRUCK SHALL BE KEPT ON-SITE AT ALL TIMES DURING CONSTRUCTION FOR DUST ABATEMENT.

11. ALL AREAS DISTURBED DURING CONSTRUCTION, OUTSIDE OF NEW ROADWAYS, SHALL BE REVEGETATED WITH TOPSOIL AND WEED FREE, NATIVE GRASS SEED. OWNERSHALL PROVIDE SEED MIX REQUIREMENTS TO CONTRACTOR, TOPSOIL SHALL BE INSTALLED WITH THE TOP OF THE TOPSOIL SURFACE SET AT FINISH GRADE.

12. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED GEOTECHNICAL ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED TO THE PROJECT ENGINEER, THE OWNER AND THE TOWN.

13. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES THAT ARE DETERMINED NECESSARY, AND MEET THE REQUIREMENTS OF THE STATE STORMWATER DISCHARGE PERMIT.

14. NEGATIVE IMPACTS TO DOWNSTREAM AREAS CAUSED BY CONSTRUCTION TO BE MONITORED AND CORRECTED BY THE CONTRACTOR. ANY OFF-SITE CLEANUP, DIRECTED BY THE ENGINEER, OWNER OR TOWN REPRESENTATIVE (INCLUDING STREET CLEANING), SHALL BE COMPLETED WITHIN 24 HOURS OF WRITTEN INSTRUCTION, OR RISK CONSTRUCTION STOPPAGE AND PENALTIES.

15. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" ("BMP") SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.

16. WATER USED IN THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PRE-DEFINED, BERMED CONTAINMENT AREA ON THE JOB SITE. REQUIRED CONTAINMENT AREA IS TO BE BERMED SO THAT WASH WATER IS TOTALLY CONTAINED. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA SHALL BE ALLOWED TO INFILTRATE OR EVAPORATE. DRIED CEMENT WASTE SHALL BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED OF. SHOULD A PRE-DEFINED BERMED CONTAINMENT AREA NOT BE AVAILABLE DUE TO THE PROJECT SIZE, OR LACK OF AN AREA WITH A SUITABLE GROUND SURFACE FOR ESTABLISHING A CONTAINMENT AREA, PROPER DISPOSAL OF READY MIX WASHOUT AND RINSE OFF WATER AT THE JOB SITE SHALL CONFORM TO THE APPROVED TECHNIQUES AND PRACTICES IDENTIFIED IN THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT'S TRAINING VIDEO ENTITLED "BUILDING FOR A CLEANER ENVIRONMENT, READY MIX WASHOUT TRAINING", AND ITS ACCOMPANYING MANUAL ENTITLED, "READY MIX WASHOUT GUIDEBOOK, VEHICLE AND EQUIPMENT WASHOUT AT CONSTRUCTION SITES." THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. INFORMATION ABOUT, OR COPIES OF THE VIDEO AND TRAINING MANUAL ARE AVAILABLE FROM THE WATER QUALITY CONTROL DIVISION, COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80222-1530, 303-692-3555.

17. PAVED SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES SHALL BE SWEPT IN A TIMELY MANNER WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ONTO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS REQUIRED IN ORDER TO MINIMIZE DUST.

18. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. STABILIZATION AND PROTECTION OF THE STOCKPILE MAY BE ACCOMPLISHED BY ANY OF THE FOLLOWING: MULCHING, TEMPORARY/PERMANENT REVEGETATION OPERATION, CHEMICAL SOIL STABILIZER APPLICATION (REQUIRES PRIOR APPROVAL), OR EROSION CONTROL MATTING/GEOTEXTILES. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.

19. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL SUCH TIME AS ALL TRIBUTARY DISTURBED AREAS ARE SUFFICIENTLY STABILIZED IN THE OPINION OF THE PROJECT ENGINEER TO MINIMIZE EROSION POTENTIAL.

20. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE AND OTHER PUBLIC FACILITIES, AND TO RESTORE THE AREA TO NATURAL CONDITION.

21. ALL CURB AND GUTTER SHALL BE CATCH SECTION UNLESS NOTED AS SPILL ON THE PLANS.

verify from the army corps if a permit is required for the path disturbance and irrigation structures.

RESPONSE: *THE PROJECT TEAM WILL BE ENGAGING THE ARMY CORPS TO PURSUE A 404 PERMIT FOR ALL WETLAND DISTURBANCES. SEE UPDATED OTHER ENTITLEMENTS NARRATIVE*

ABBREVIATIONS

ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AMP	ALUMINIZED METAL PIPE
APPROX	APPROXIMATE OR APPROXIMATELY
AVE	AVENUE
BL OR B/L	BASELINE
BLDG	FINISHED GRADE AT BUILDING
BLVD	BOULEVARD
CI	CAST IRON
CEN	CENTER
CL OR C/L	CENTERLINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DWMD	DENVER WASTEWATER MANAGEMENT DISTRICT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DN	DOWN
DWG	DRAWING
EA	EACH
EG	EXISTING GROUND
ELEV OR EL	ELEVATION
ELB	ELBOW
EW	EACH WAY
EXIST	EXISTING
FG	FINISHED GRADE
FH	FIRE HYDRANT
FIN	FINISHED
FL OR F/L	FLOWLINE
FLG	FLANGE
FT	FOOT/FEET
FRP	FIBERGLASS REINFORCED PIPE
GAL	GALLON
GALV	GALVANIZED
GAU	GAUGE (MATERIAL)
GR	GARAGE
GV	GATE VALVE
GW	GROUNDWATER
HP	HIGH POINT
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
HR	HOUR
INV	INVERT
LBS	POUNDS
LF	LINEAR FEET
LT	LEFT
LP	LOW POINT
MAX	MAXIMUM
MFGR	MANUFACTURER
MH	MANHOLE
MID	MIDDLE OR MIDPOINT
MIN	MINIMUM
MJ	MECHANICAL JOINT
MSL	MEAN SEA LEVEL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
P OR PROP	PROPOSED
PE	PLAIN END
PGL	PROFILE GRADE LINE
PL OR P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVMT OR PVT	PAVEMENT
R OR RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
REC	RECEPTION
REF	REFERENCE
REINF	REINFORCING
REQ	REQUIRED
REV	REVISION
ROW	RIGHT OF WAY
RT	RIGHT
SCH	SCHEDULE
ST	STORM SEWER
SE	SIDEWALK EASEMENT
SQ	SQUARE
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
SS	SANITARY SEWER
TB	THRUST BLOCK
THD	THREADED
THICK	THICKNESS
TOS	TOP OF SEWER
TYP	TYPICAL
UE	UTILITY EASEMENT
UG	UNDERGROUND
VERT	VERTICAL
W	WIDTH
W/	WITH
WAT	WATER

LEGEND

5280	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
SS	EXISTING SANITARY SEWER
SS	EXISTING SANITARY SEWER MANHOLE
SD	EXISTING STORM SEWER
ST	EXISTING STORM SEWER MANHOLE
CB	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER FLARED END SECTION
W	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING DRAINAGE FLOW
	PROPERTY BOUNDARY (ZONE LOT LINE)
	PROPOSED BUILDING
	PROPOSED EASEMENT
5280	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED 1' SPILL GUTTER w/ 6" VERTICAL CURB
	PROPOSED 2' CATCH GUTTER w/ 6" VERTICAL CURB
SS	PROPOSED SANITARY SEWER
SS	PROPOSED SANITARY SEWER MANHOLE
SO	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED STORM SEWER
D	PROPOSED STORM SEWER MANHOLE
SO	PROPOSED STORM SEWER CLEANOUT
	PROPOSED STORM SEWER INLET
	PROPOSED AREA DRAIN
W	PROPOSED WATER LINE
	PROPOSED WATER BEND
	PROPOSED WATER TEE
	PROPOSED WATER GATE VALVE
M	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT
	PROPOSED DRAINAGE FLOW
	PROPOSED PLUG
BDF	PROPOSED BACKFLOW PREVENTER
	WETLANDS
	ZONE AE
	ZONE X FLOOD PLANE

CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY SUITE 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

SEAL:
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

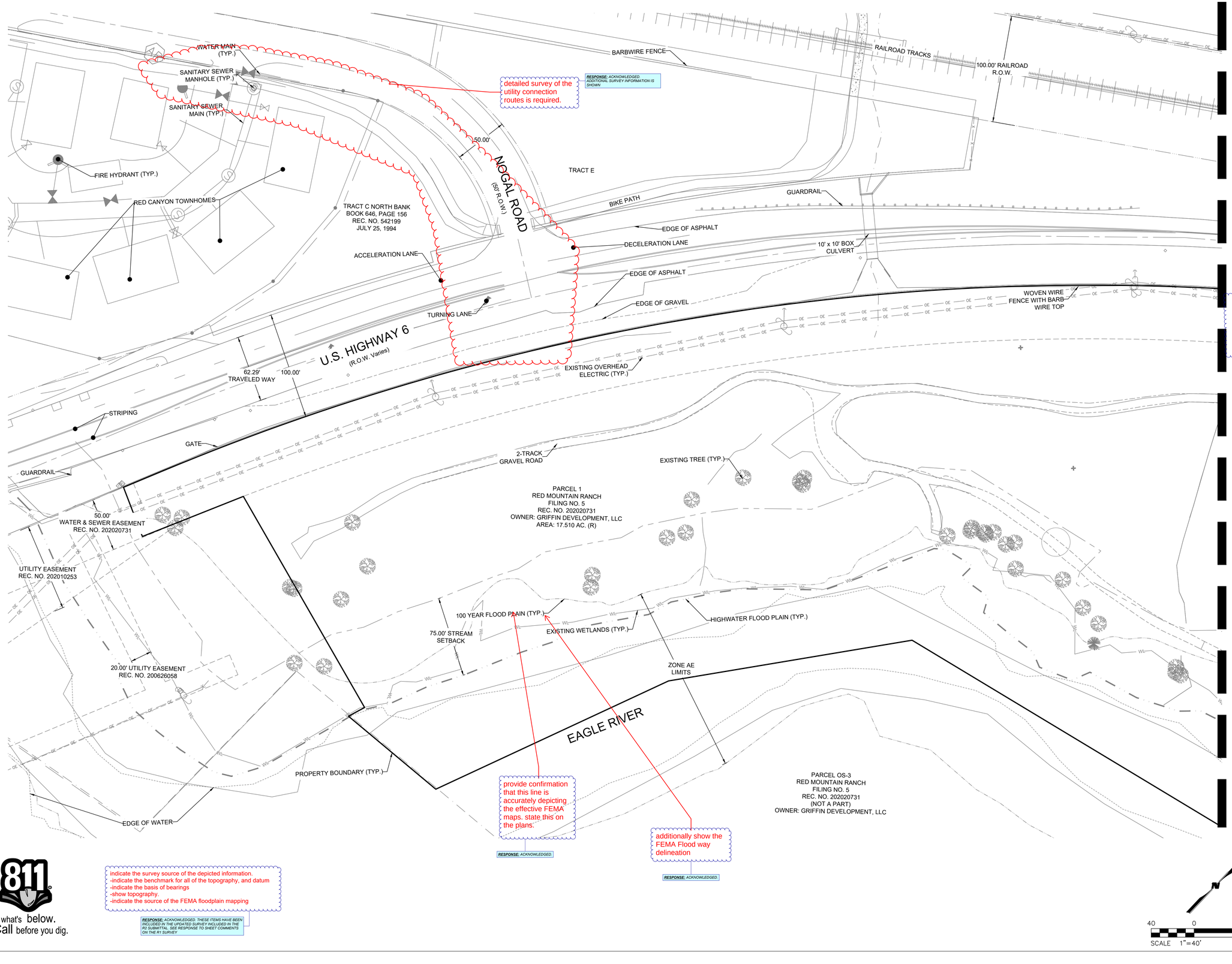
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
GENERAL NOTES & LEGEND

SHEET DESC. : C0.02

SHEET NO. : 02 OF 72

1/13/2025 M:\MSD\23-600-691-0002_Disciplines_SHEETS\PSP\Red Mountain Ranch - Notes Page.dwg



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RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

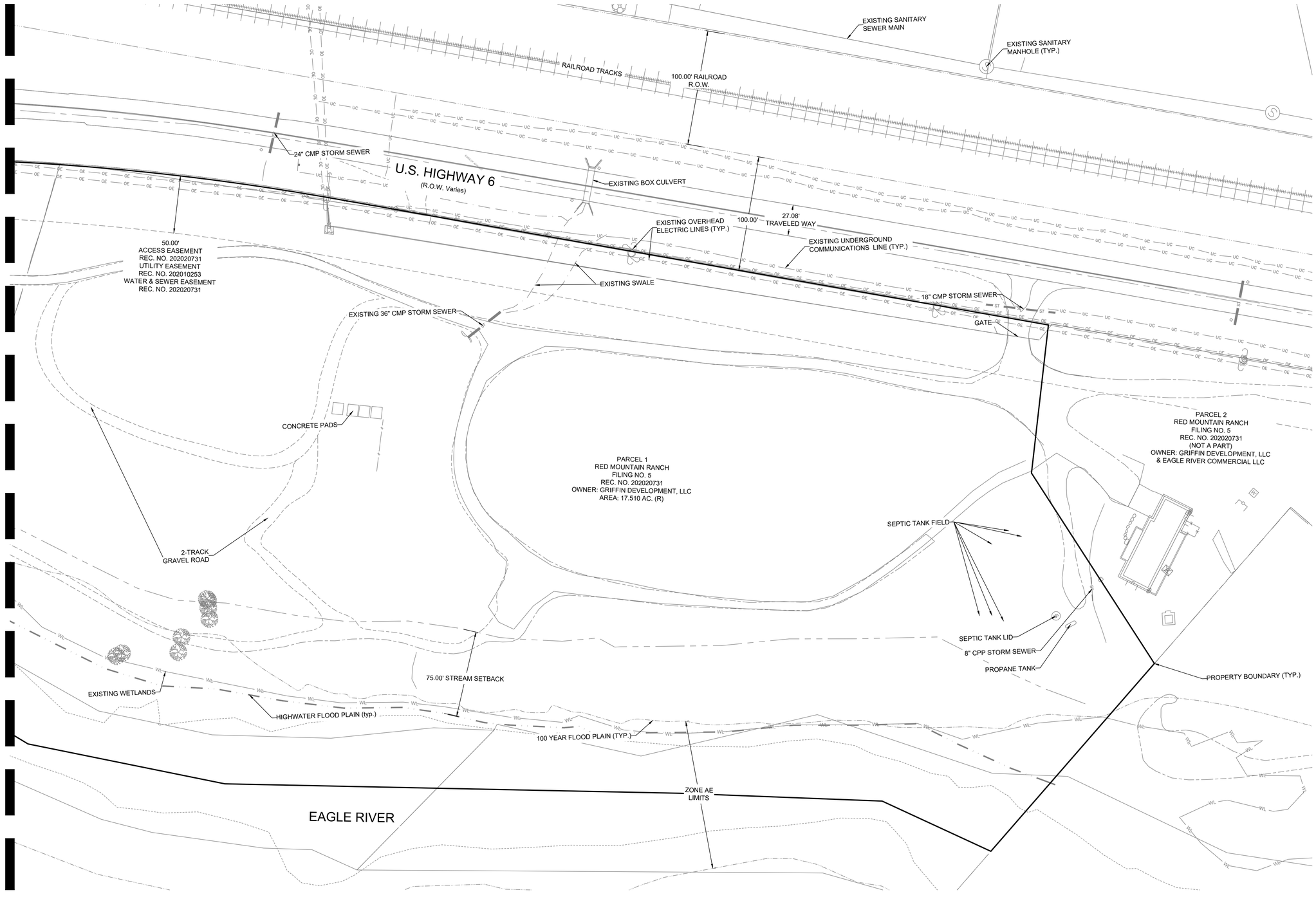
	BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EXISTING CONDITIONS - WEST

SHEET DESC. :	C1.01
SHEET NO. :	03 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Existing Conditions.dwg



Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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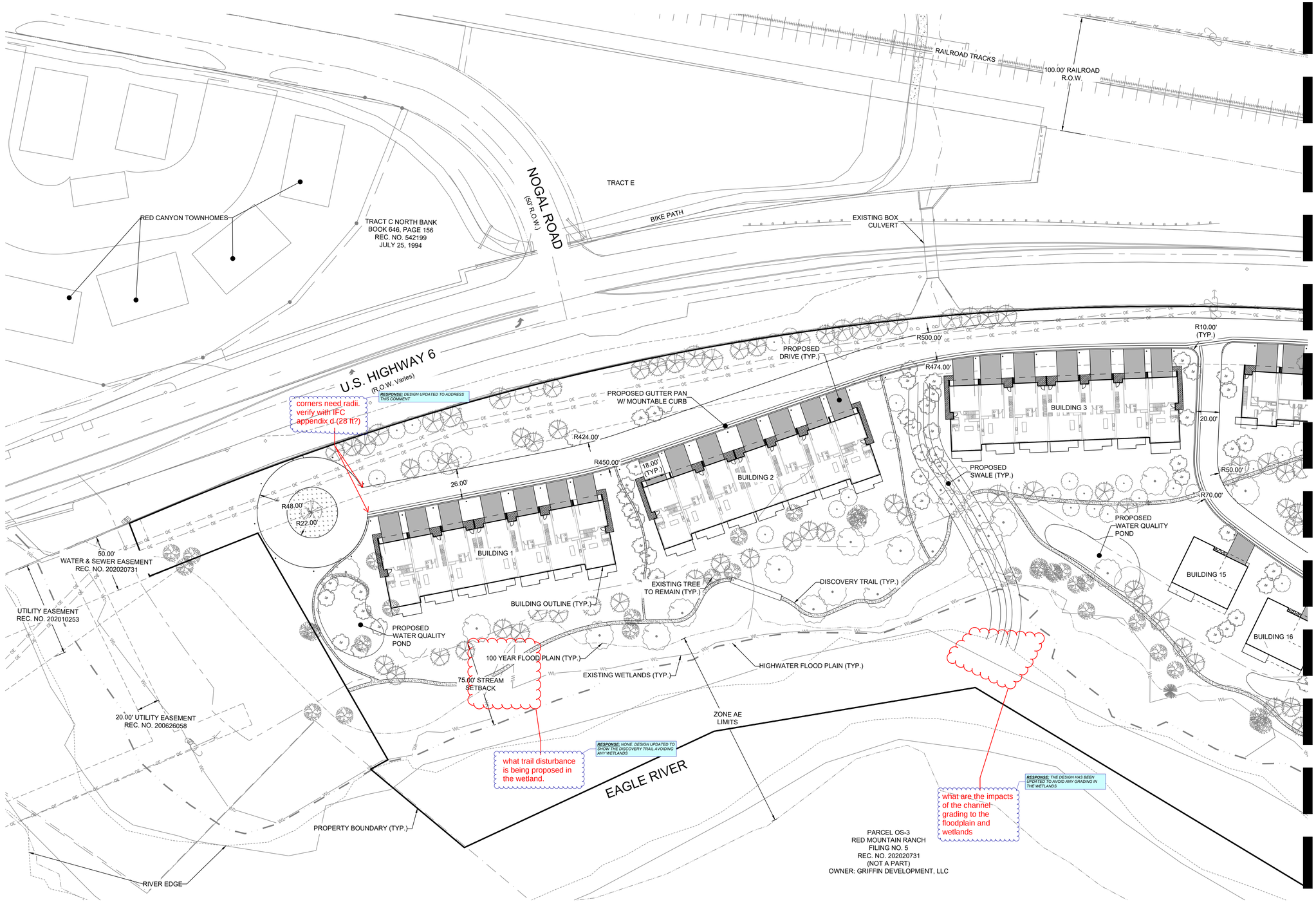
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EXISTING CONDITIONS - EAST

SHEET DESC. :	C1.02
SHEET NO. :	04 OF 72

1/13/2025 M:\MSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Existing Conditions.dwg



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EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

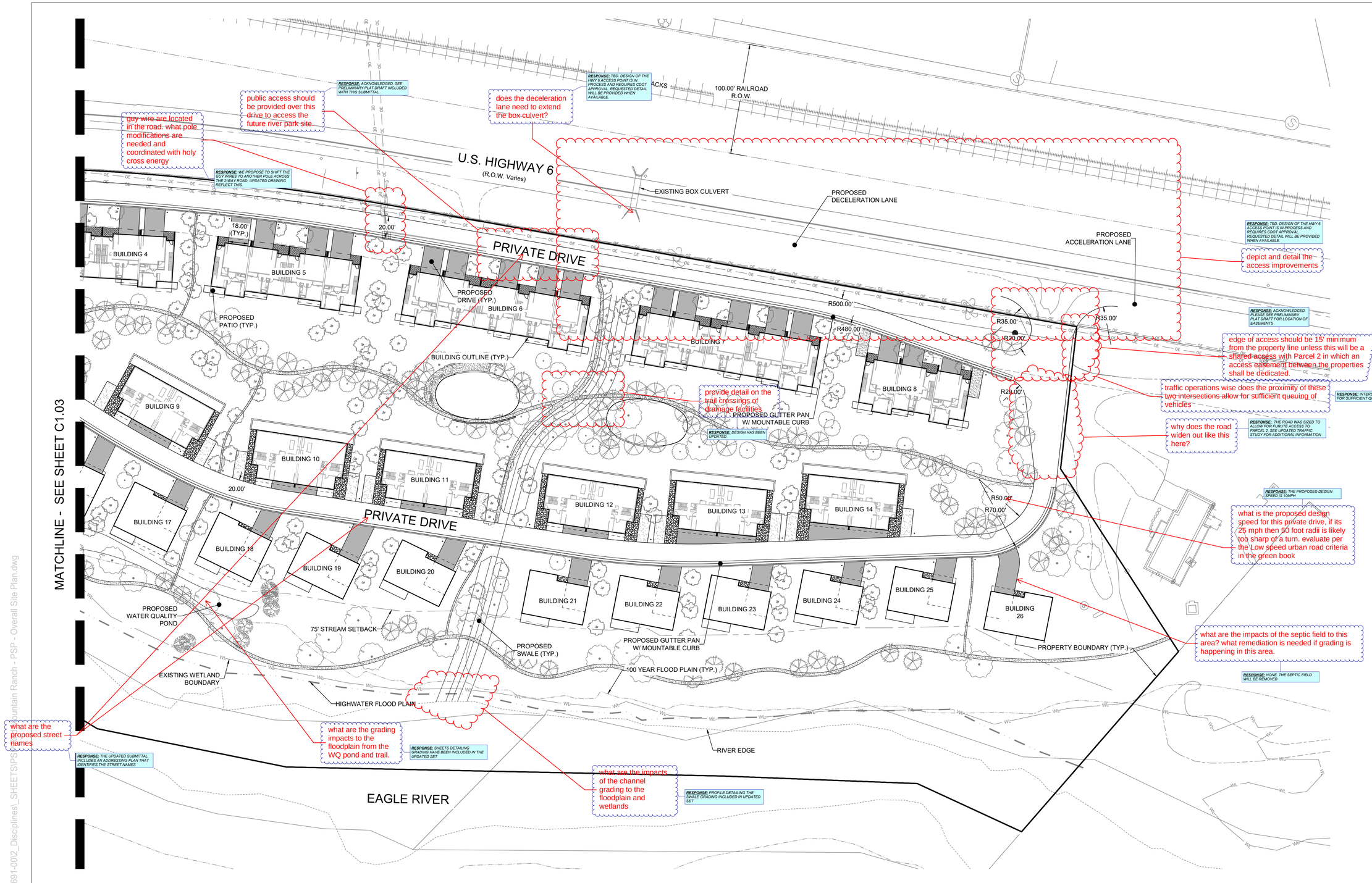
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
OVERALL SITE PLAN - WEST

SHEET DESC. : C1.03

SHEET NO. : 05 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Site Plan.dwg



Know what's below. Call before you dig.

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1/13/2025

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RED MOUNTAIN RANCH
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EAGLE COLORADO 81631

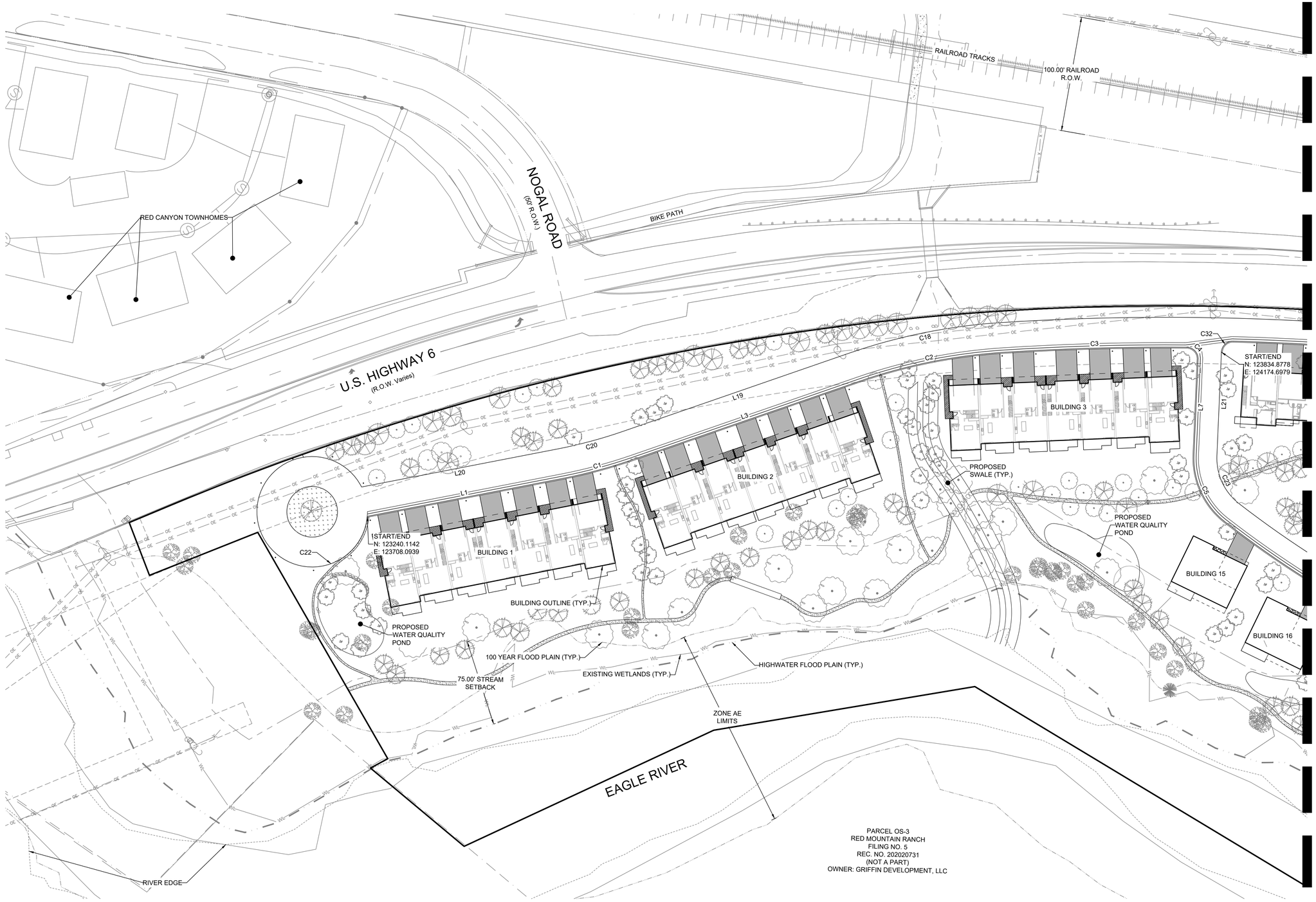
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
OVERALL SITE PLAN - EAST

SHEET DESC. : C1.04

SHEET NO. : 06 OF 72



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40 0 40 80
SCALE 1"=40' FEET

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
HORIZONTAL CONTROL PLAN - WEST

SHEET DESC. : C1.05

SHEET NO. : 07 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Horizontal Control Plan.dwg

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EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
HORIZONTAL CONTROL PLAN - EAST

SHEET DESC. : C1.06

SHEET NO. : 08 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Horizontal Control Plan.dwg

Line Table		
Line #	Length	Direction
L1	172.80	N38° 01' 07"E
L3	208.11	N29° 54' 49"E
L7	83.13	S38° 30' 53"E
L11	268.00	N57° 39' 23"E
L13	235.00	N46° 55' 42"E
L15	134.23	N34° 28' 41"W
L17	79.66	S68° 20' 53"W
L18	375.55	S59° 02' 03"W
L19	208.11	S29° 54' 49"W
L20	172.80	S38° 01' 07"W
L21	90.17	S38° 30' 53"E
L25	268.00	N57° 39' 23"E
L27	235.00	N46° 55' 42"E
L30	67.86	N47° 58' 13"W
L32	132.20	S68° 20' 53"W
L34	375.55	S59° 02' 03"W

Curve Table			
Curve #	Length	Radius	Delta
C1	63.65	450.00	008.10
C2	127.45	474.00	015.41
C3	159.95	2206.00	004.15
C4	16.06	10.00	092.01
C5	66.82	70.00	054.69
C6	185.78	902.00	011.80
C7	91.98	304.00	017.34
C8	132.94	710.00	010.73
C9	99.46	70.00	081.41
C10	57.07	35.00	093.43
C11	36.60	35.00	059.92
C12	41.76	20.00	119.63
C13	39.30	250.00	009.01
C15	81.28	500.00	009.31
C17	534.23	2232.00	013.71
C18	134.44	500.00	015.41
C20	59.98	424.00	008.10
C22	279.37	48.00	333.48
C23	47.73	50.00	054.69
C24	181.66	882.00	011.80

Curve Table			
Curve #	Length	Radius	Delta
C25	85.93	284.00	017.34
C26	129.20	690.00	010.73
C27	71.04	50.00	081.41
C28	11.78	61.64	010.95
C29	22.23	20.00	063.68
C30	68.48	609.78	006.43
C31	338.23	2275.82	008.52
C32	15.54	10.00	089.04

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17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

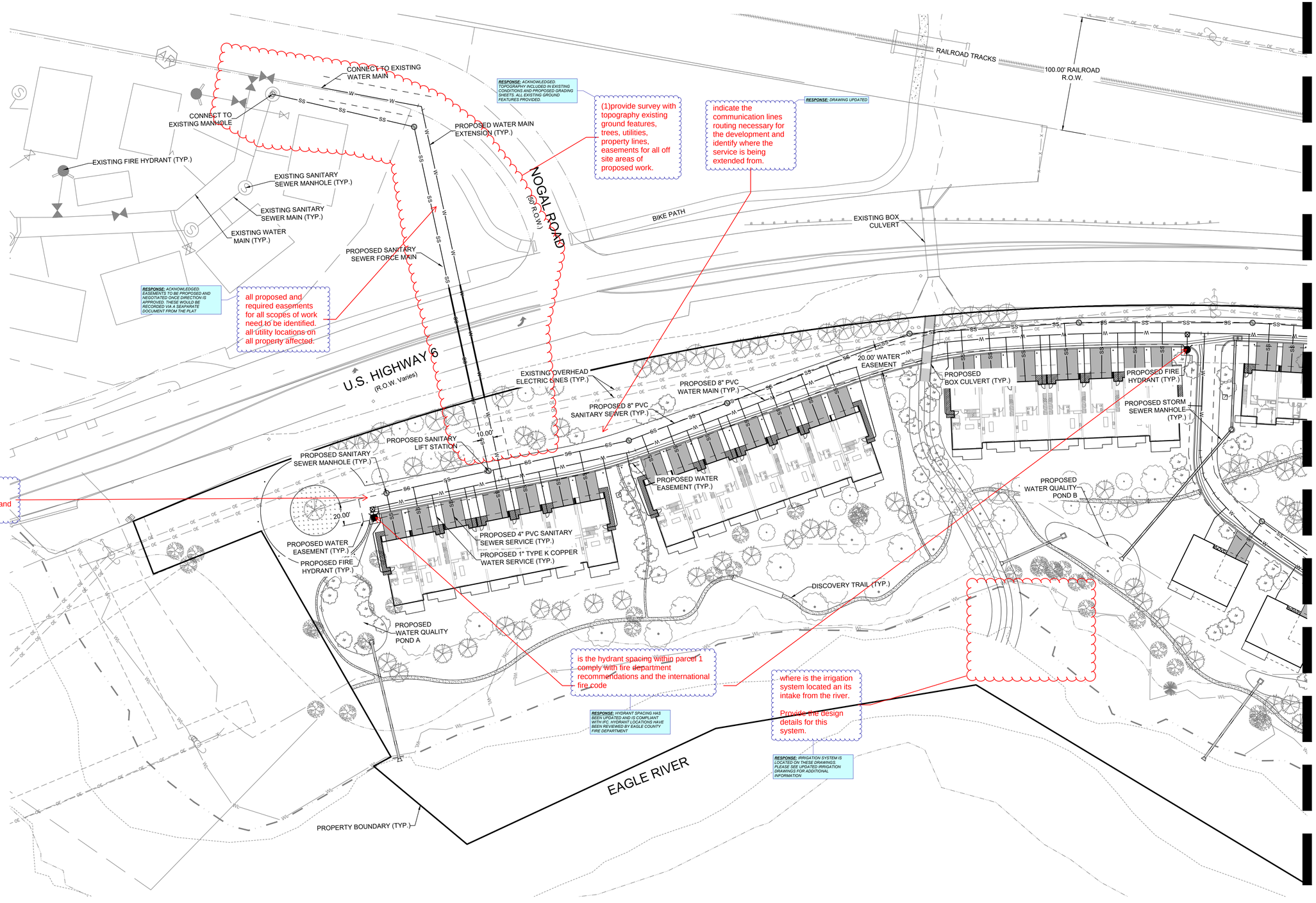
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
HORIZONTAL CONTROL PLAN TABLES

SHEET DESC. : C1.07

SHEET NO. : 09 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Horizontal Control Plan.dwg



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40 0 40 80
SCALE 1"=40' FEET

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg

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RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
OVERALL UTILITY PLAN - WEST

SHEET DESC. :	C1.08
SHEET NO. :	10 OF 72

Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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17500 US-6
EAGLE COLORADO 81631

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
OVERALL UTILITY PLAN - EAST

SHEET DESC. : C1.09
SHEET NO. : 11 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg

MATCHLINE - SEE SHEET C1.09

MARMOT LANE R.OW.

EXISTING SANITARY SEWER

CHAMBERS AVE R.O.W.

EXISTING WATER MAIN (TYP.)

CONNECT TO EXISTING WATER MAIN

EXISTING SANITARY SEWER

PROPOSED 8" PVC WATER MAIN (TYP.)

U.S. HIGHWAY 6
(R.O.W. Varies)

100.00' RAILROAD R.O.W.

the town does not agree that this is the preferred alignment for this water main. its proximity to railroad ROW, limited access on a bicycle path is not in the best interest of the water system. alternative routing shall be considered. the towns preference may look something as shown in blue. which will also set up parcel 2 for the appropriate water main looping.

RESPONSE: *ACKNOWLEDGED. ALIGNMENT UPDATED TO REFLECT TOWN'S PREFERRED ROUTING*

this configuration needs to be modified to keep the hydrant operational

RESPONSE: *ACKNOWLEDGED. CONFIGURATION HAS BEEN MODIFIED*

railroad crossing permit will be required

RESPONSE: *ACKNOWLEDGED. SEE UPDATED NARRATIVE DESCRIBING THE STATUS OF THIS ENTITLEMENT*

show the required patching. cdot utility permit will be required

RESPONSE: *DRAWING UPDATED ACCORDINGLY*

main sizing needs to be verified.

RESPONSE: *MAIN SIZING HAS BEEN VERIFIED*

RESPONSE: *ACKNOWLEDGED. SEE PREVIOUS COMMENT RESPONSE*

repeat of the survey comment (1).

Know what's below.
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40 0 40 80
SCALE 1"=40' FEET

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REV.	DATE	DESCRIPTION	BY

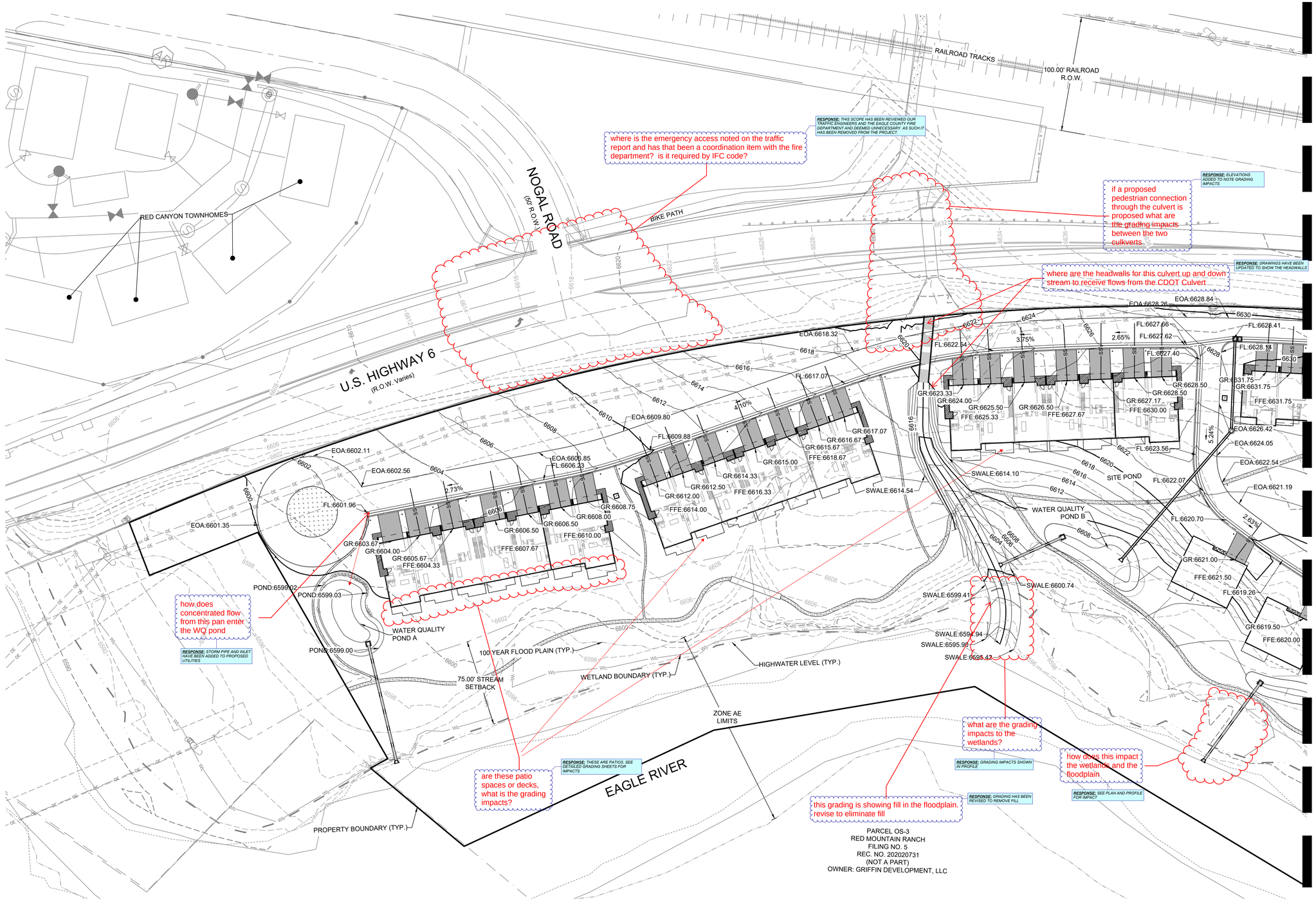
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
OVERALL UTILITY - NORTHEAST

SHEET DESC. : C1.10

SHEET NO. : 12 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg



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REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
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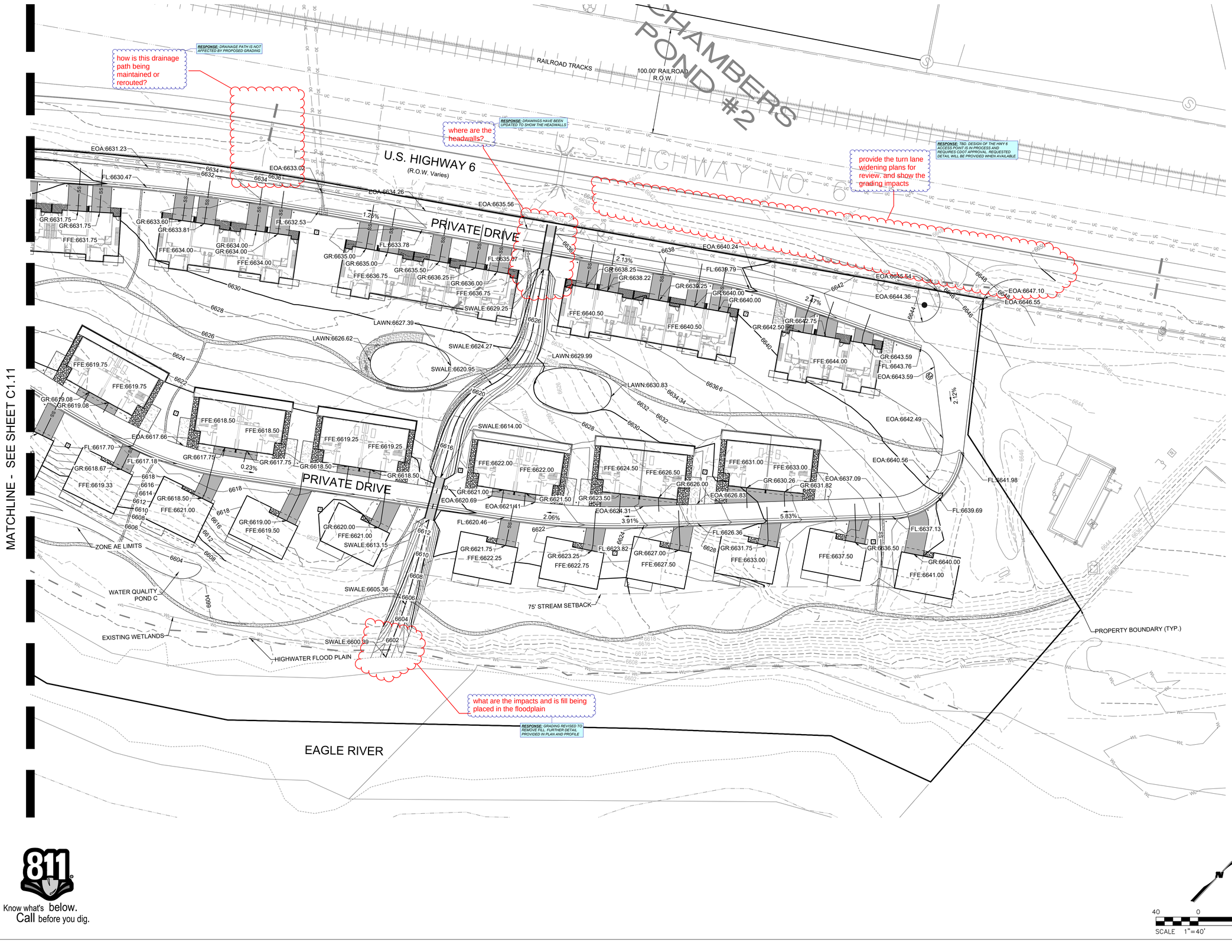
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
OVERALL GRADING PLAN - WEST

SHEET DESC. :	C1.11
SHEET NO. :	13 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Grading Plan.dwg



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SCALE 1"=40' FEET

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DESCRIPTION	DATE	BY

PROJECT NO:	23-600-691-00
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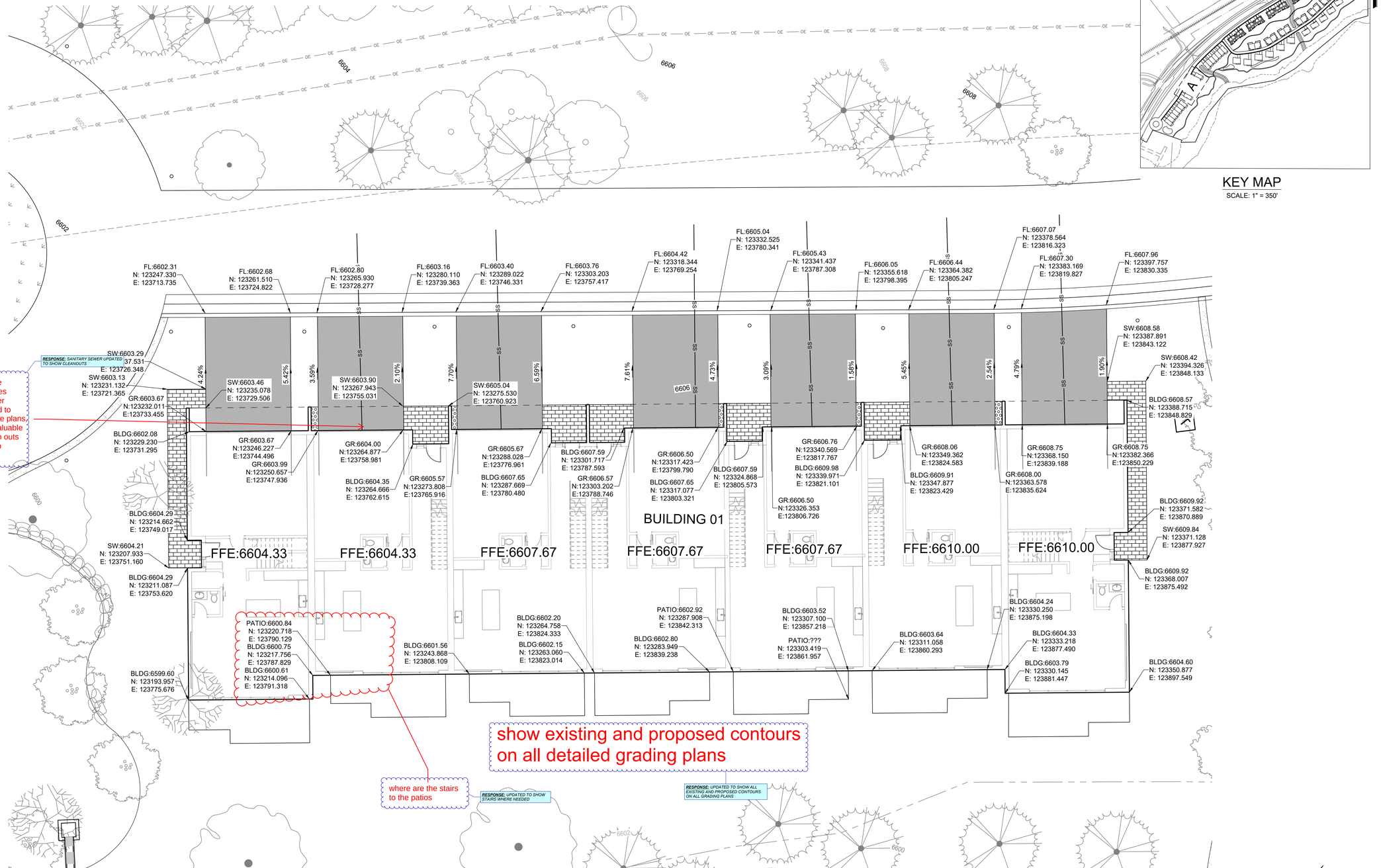
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
OVERALL GRADING PLAN - EAST

SHEET DESC. :	C1.12
SHEET NO. :	14 OF 72

1/13/2025 M:\MSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Grading Plan.dwg



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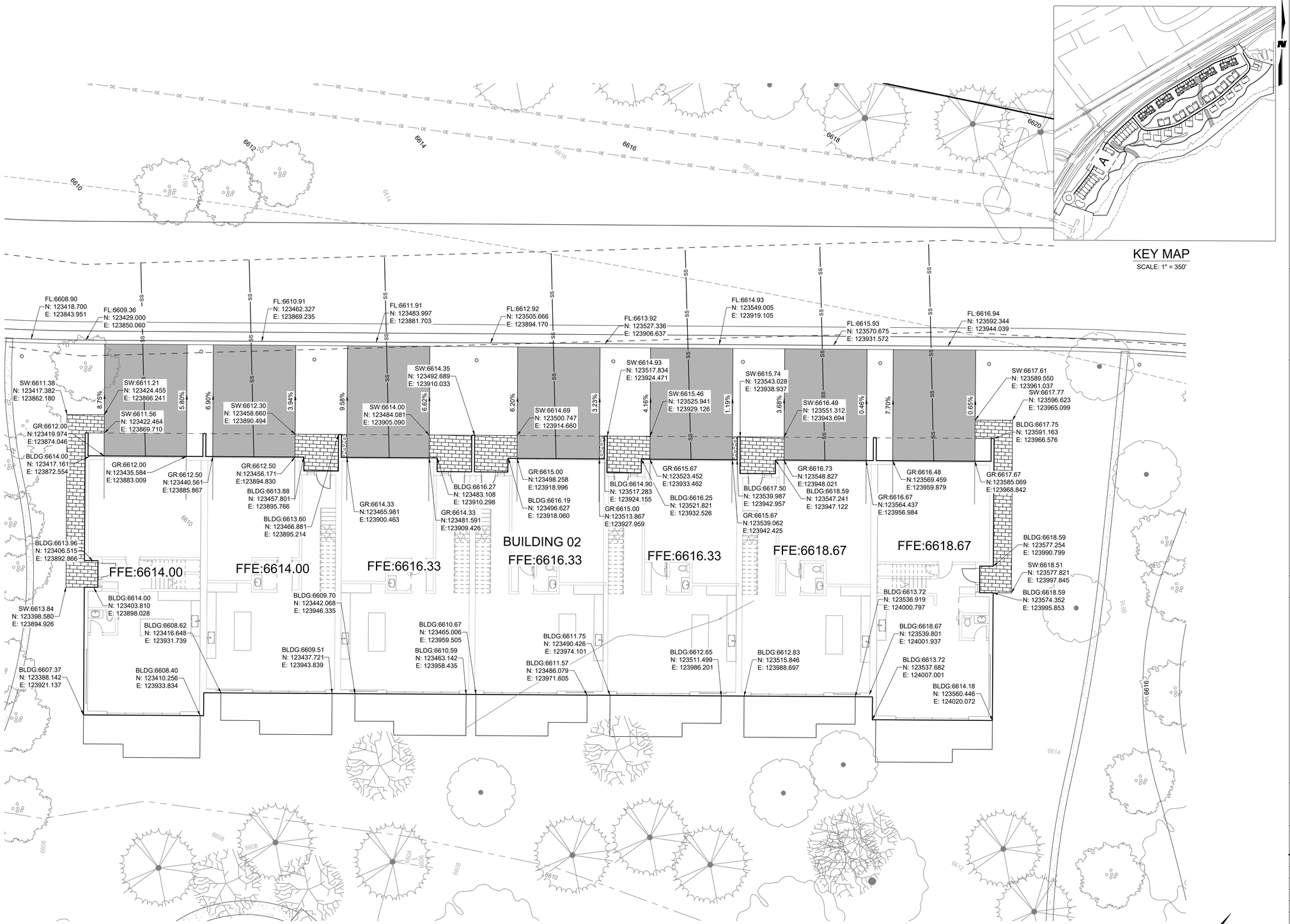
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 01

SHEET DESC. :	C1.13
SHEET NO. :	15 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



A BUILDING 02 - DETAILED GRADING
SCALE: 1" = 10'

40 0 40 80
SCALE 1"=40' FEET

811 Know what's below. Call before you dig.

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CIVIL ENGINEER:
WILSON &COMPANY
990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

SEAL:
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

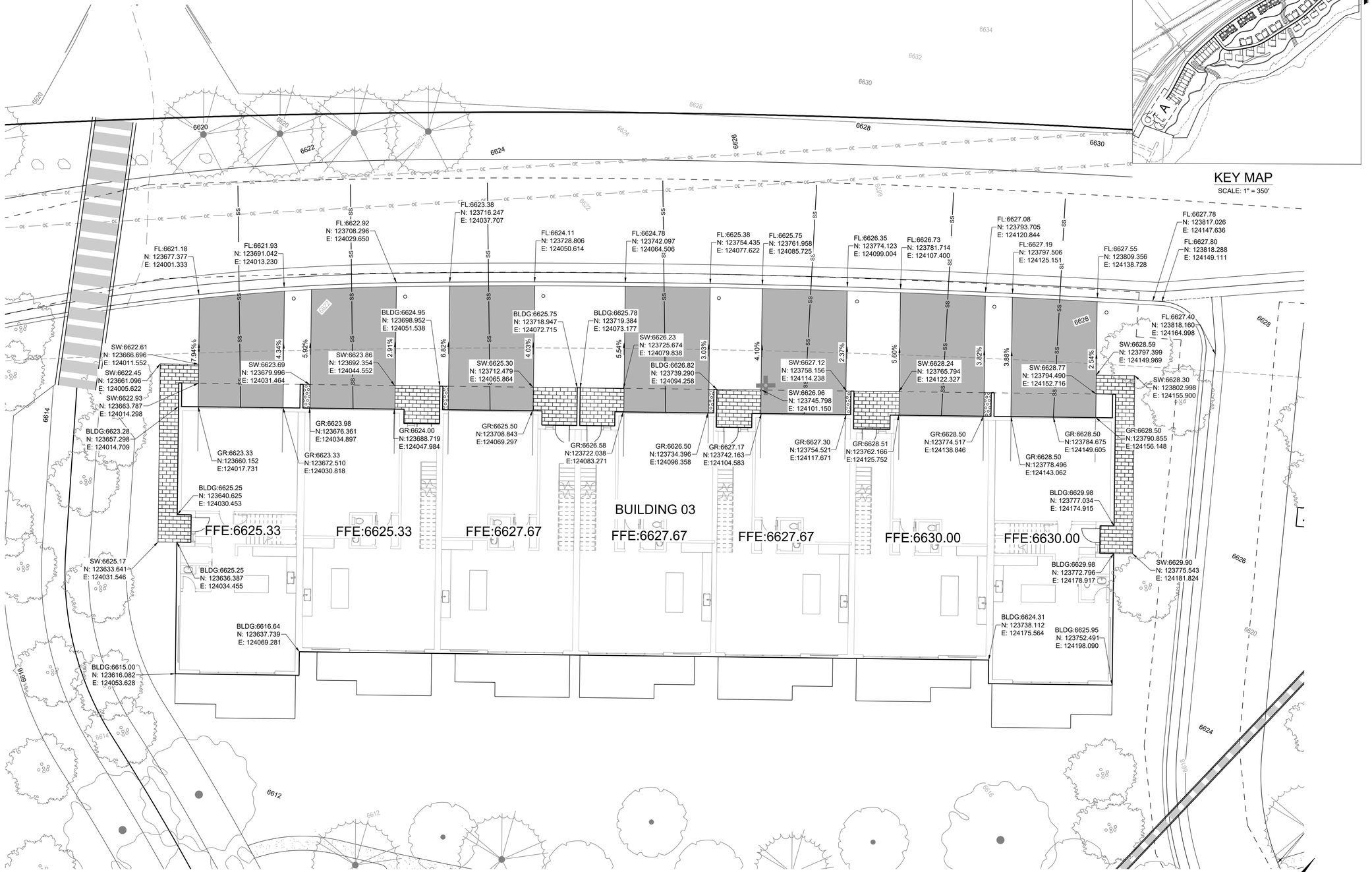
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 02

SHEET DESC. : C1.14

SHEET NO. : 16 OF 72



A BUILDING 03 - DETAILED GRADING
SCALE: 1" = 10'

10 0 10 20
SCALE 1"=10' FEET

Know what's below. Call before you dig.

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RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

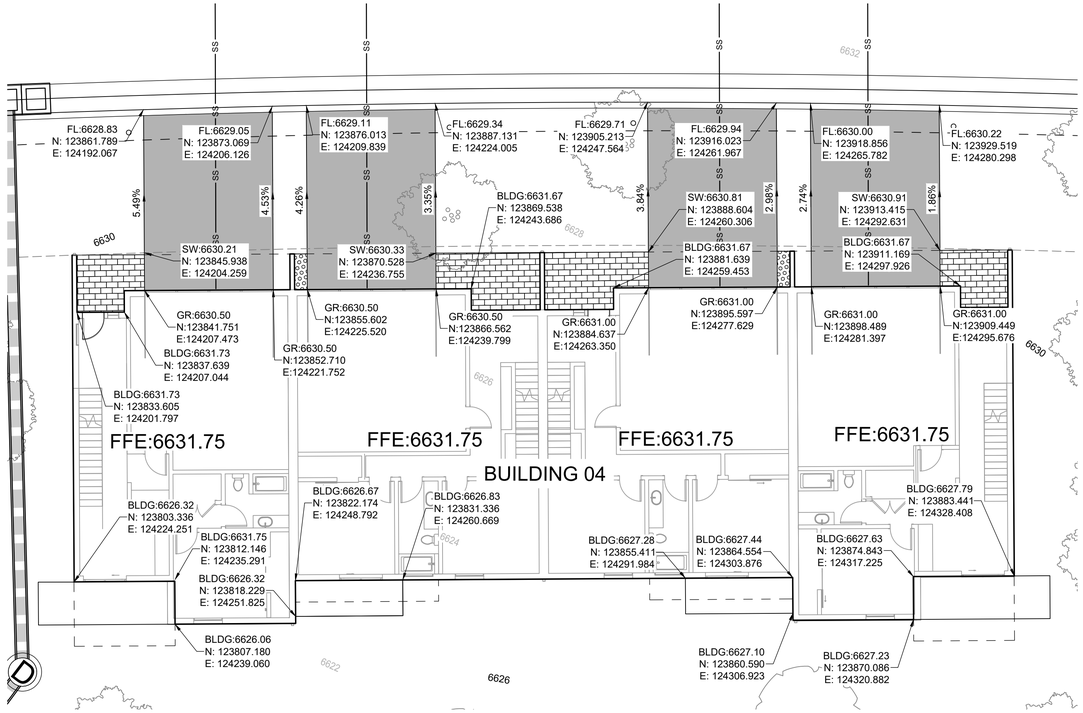
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 03

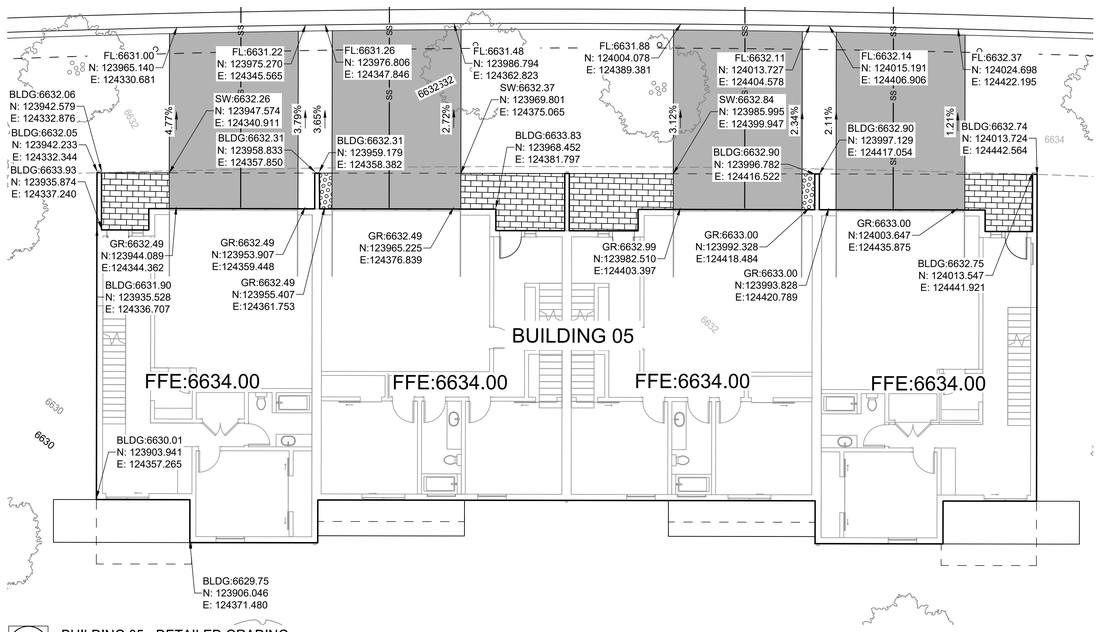
SHEET DESC. :	C1.15
SHEET NO. :	17 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



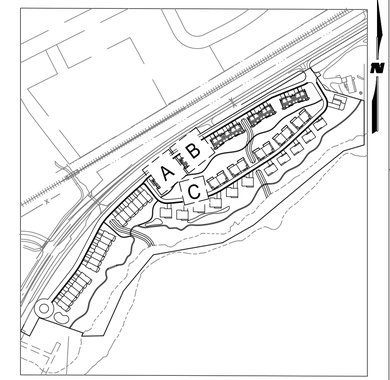
A BUILDING 04 - DETAILED GRADING

SCALE: 1" = 10'



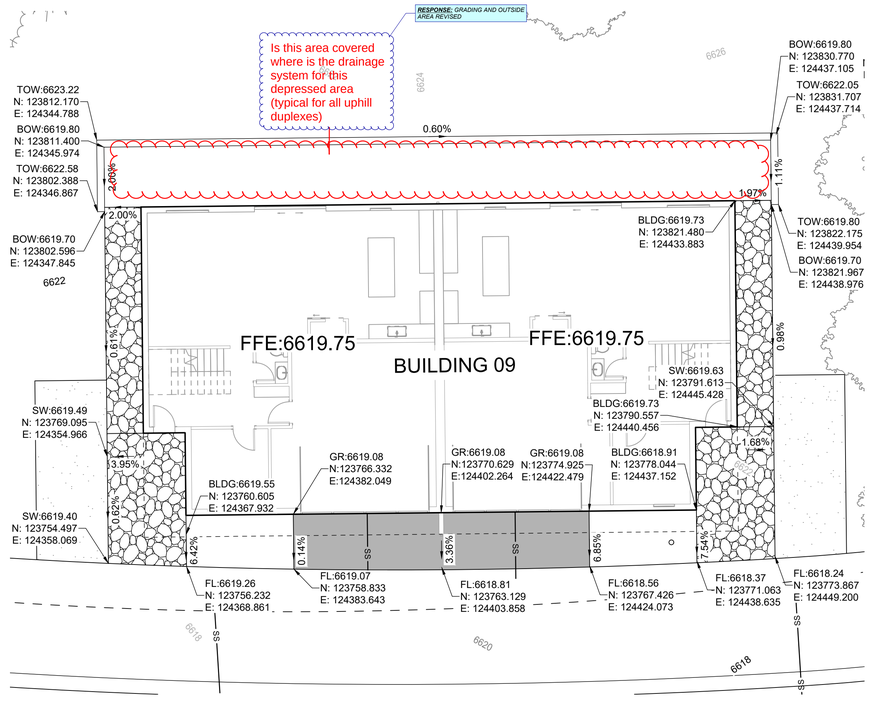
B BUILDING 05 - DETAILED GRADING

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 350'



C BUILDING 09 - DETAILED GRADING

SCALE: 1" = 10'

10 0 10 20

SCALE 1"=10' FEET

811 Know what's below. Call before you dig.

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

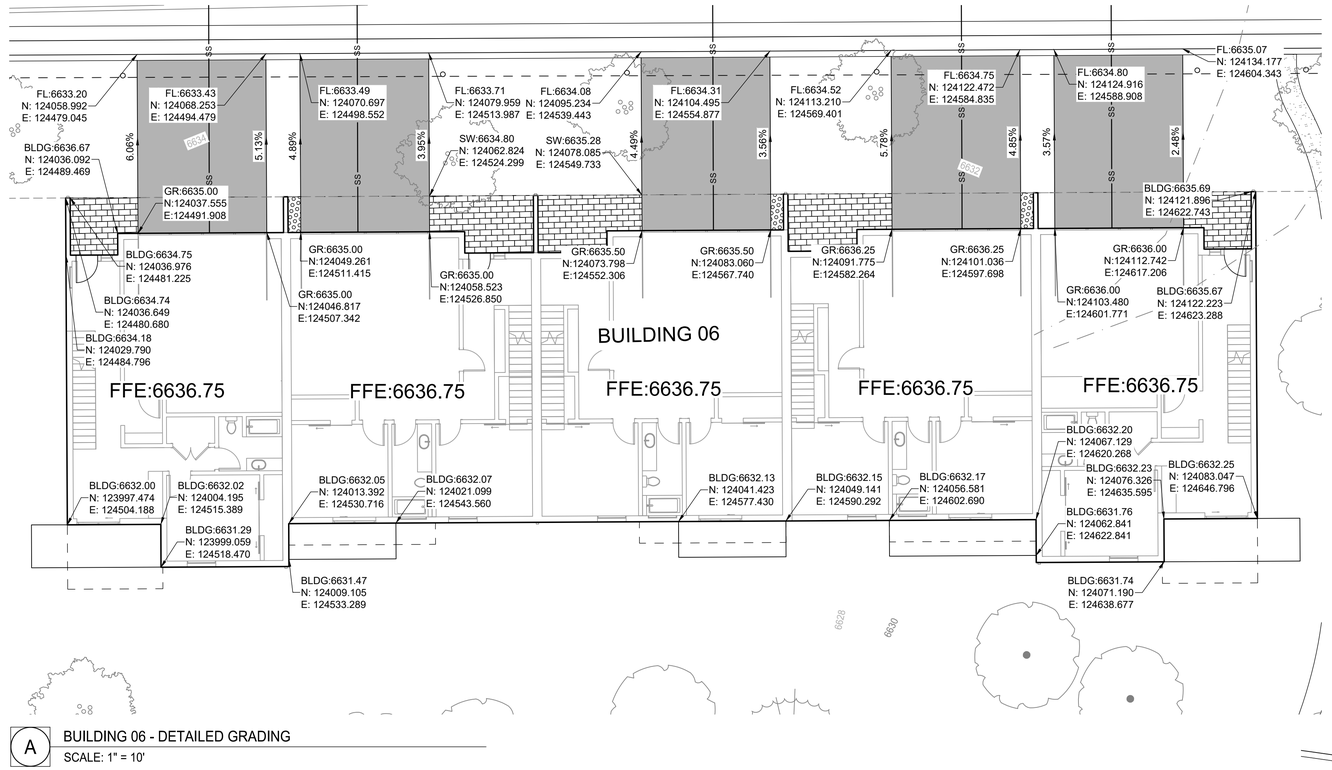
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 04, 05, & 09

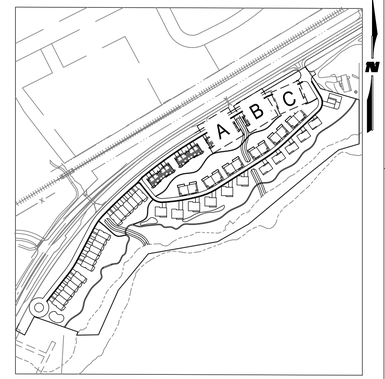
SHEET DESC. : C1.16

SHEET NO. : 18 OF 72



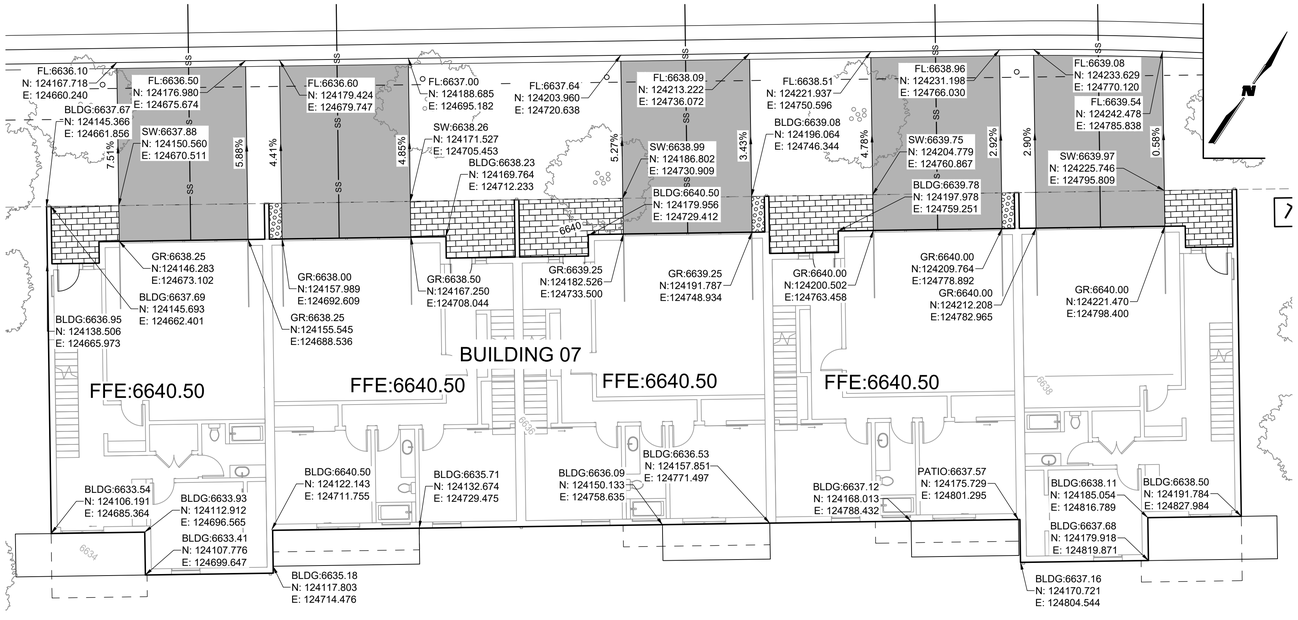
A BUILDING 06 - DETAILED GRADING

SCALE: 1" = 10'



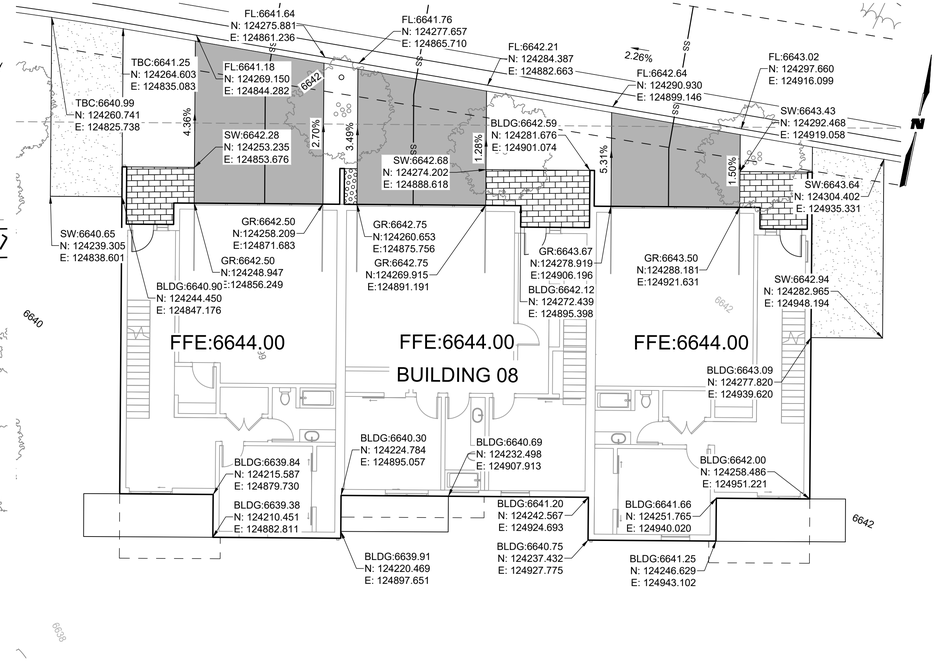
KEY MAP

SCALE: 1" = 350'



B BUI;DING 07 - DETAILED GRADING

SCALE: 1" = 10'



C BUILDING 08- DETAILED GRADING

SCALE: 1" = 10'

811 Know what's below. Call before you dig.

SCALE 1"=10' FEET (10 0 10 20)

CIVIL ENGINEER:
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RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

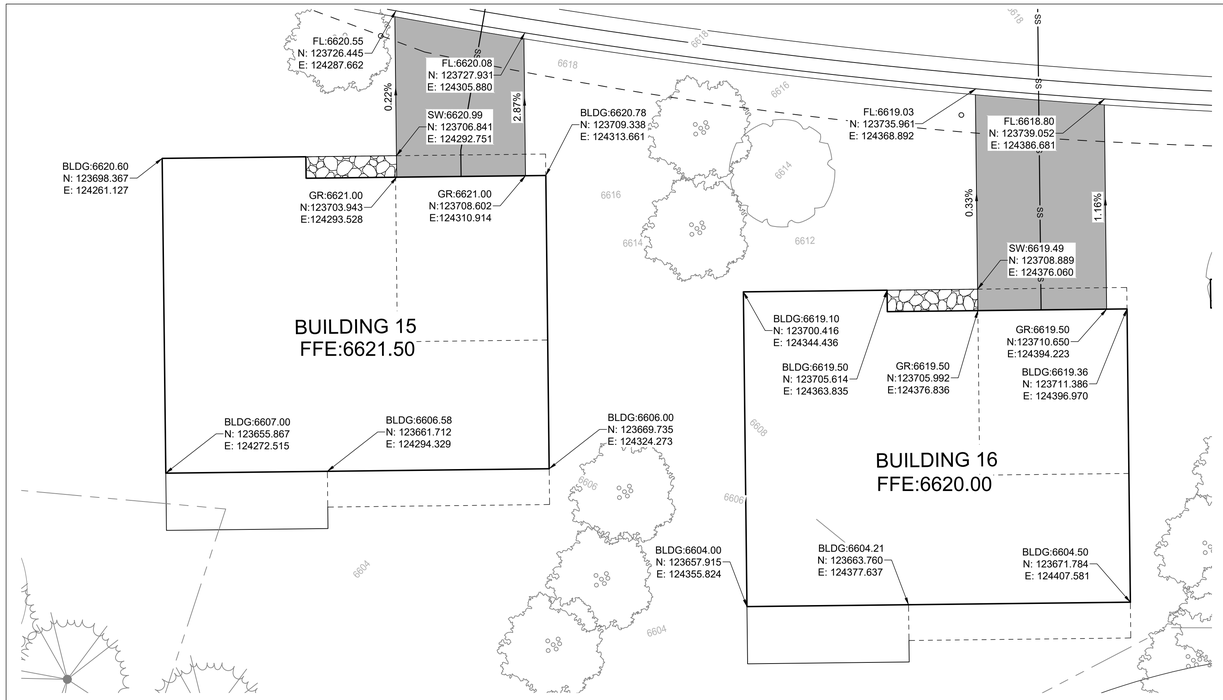
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 06-08

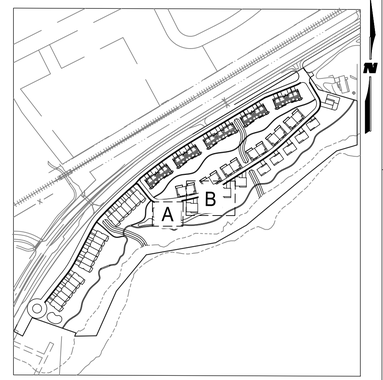
SHEET DESC. :	C1.17
SHEET NO. :	19 OF 72

1/13/2025 M:\MSD23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



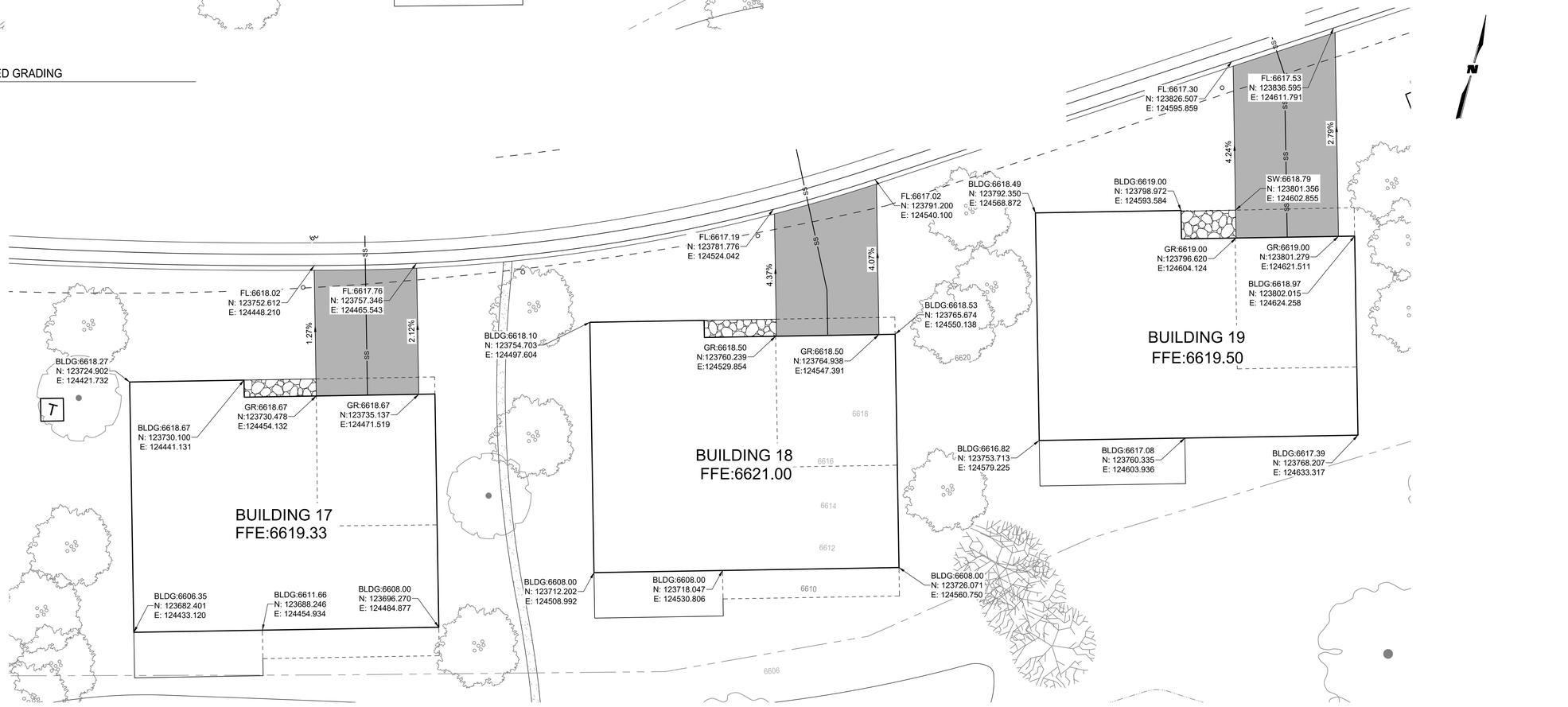
A BUILDING 15 & 16- DETAILED GRADING

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 350'



B BUILDING 17, 18, & 19- DETAILED GRADING

SCALE: 1" = 10'

10 0 10 20

SCALE 1"=10' FEET

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1/13/2025 M:\IMSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg

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EAGLE COLORADO 81631

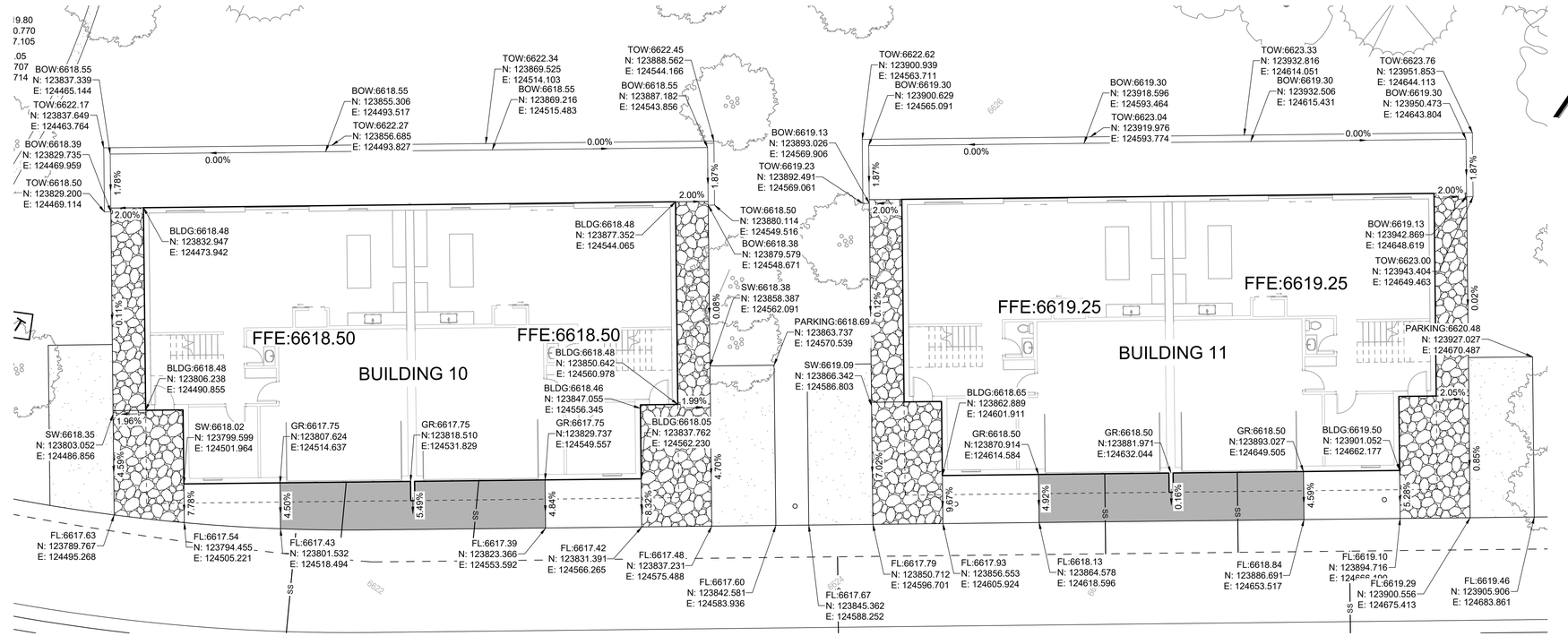
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DETAILED GRADING - BUILDINGS 15-19

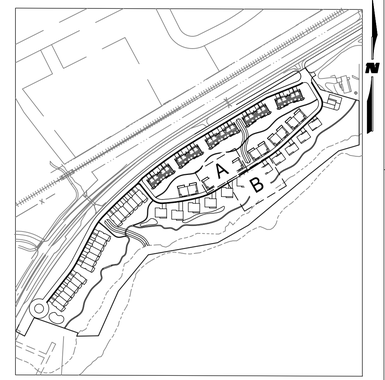
SHEET DESC. : C1.18

SHEET NO. : 20 OF 72



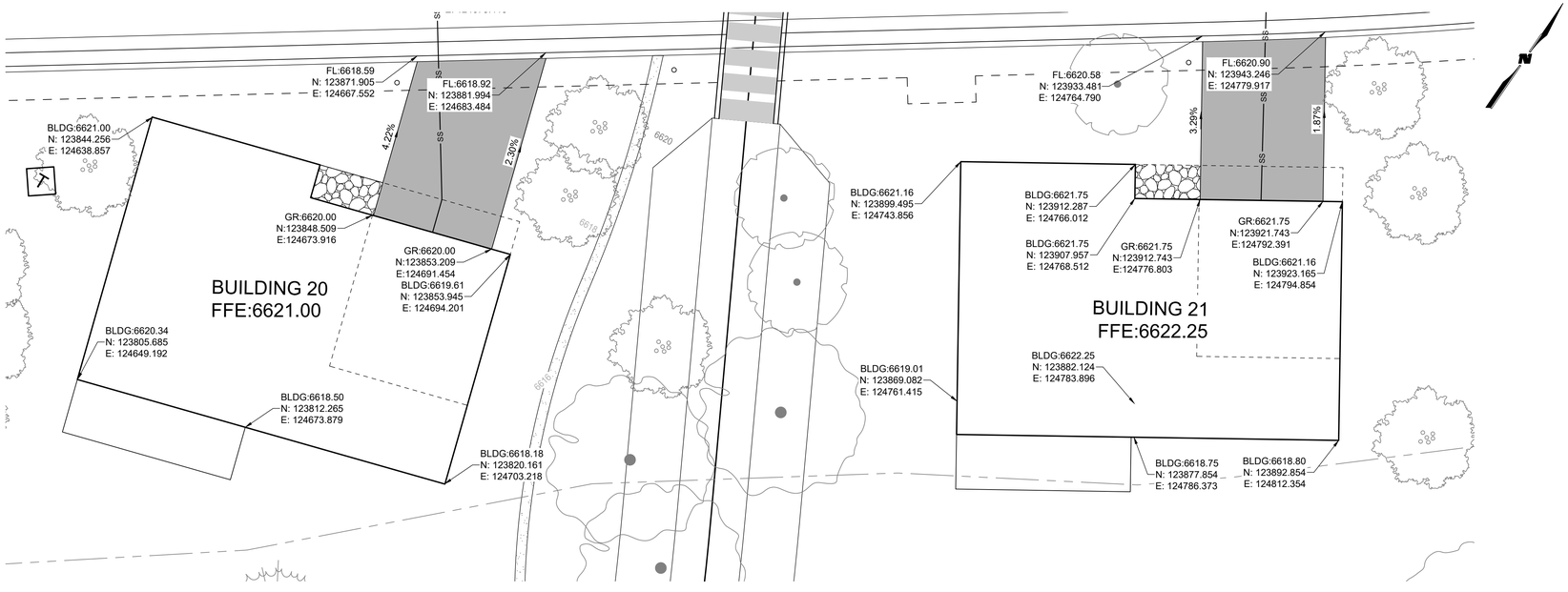
A BUILDING 10 & 11- DETAILED GRADING

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 350'



811 Know what's below. Call before you dig.

B BUILDING 20 & 21- DETAILED GRADING

SCALE: 1" = 10'

10 0 10 20

SCALE 1"=10' FEET

CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
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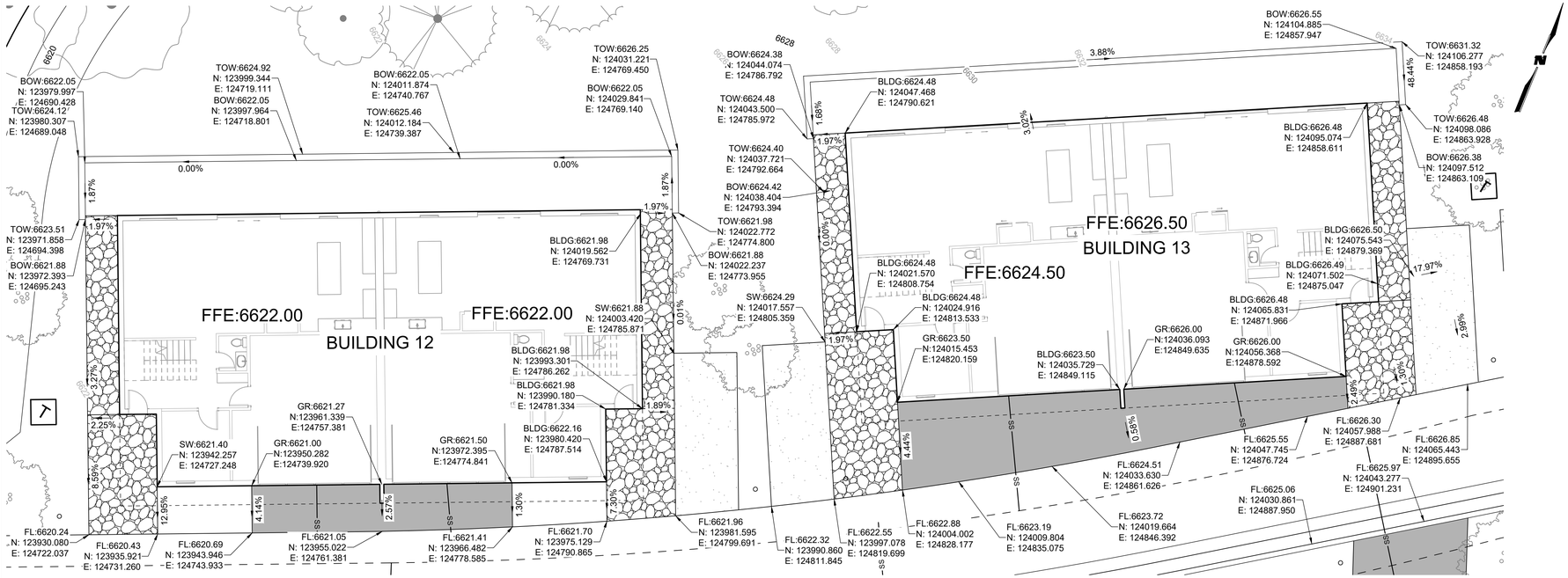
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

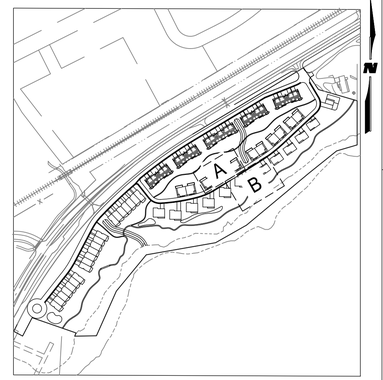
SHEET TITLE:
DETAILED GRADING - BUILDING 10, 11, 20, & 21

SHEET DESC. :	C1.19
SHEET NO. :	21 OF 72

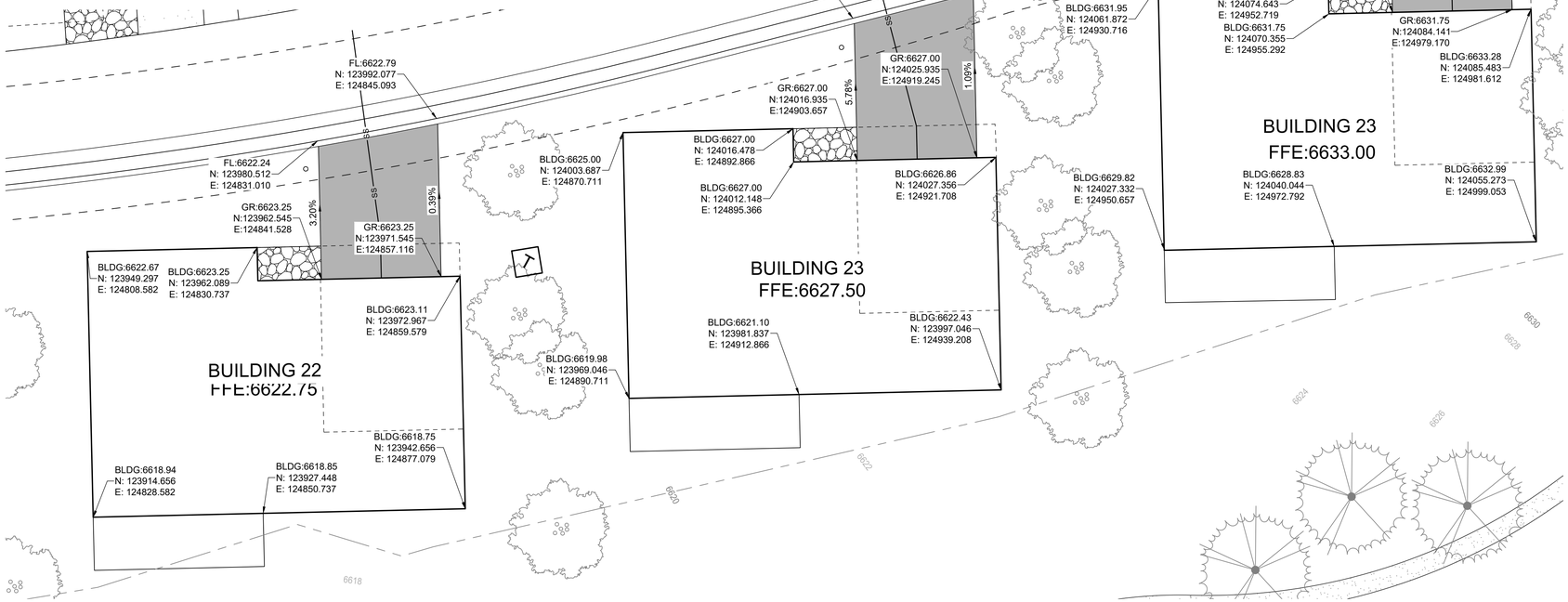
M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg
1/13/2025



A BUILDING 12 & 13 - DETAILED GRADING
SCALE: 1" = 10'



KEY MAP
SCALE: 1" = 350'



Know what's below. Call before you dig.

B BUILDING 22, 23, & 24- DETAILED GRADING
SCALE: 1" = 10'

10 0 10 20
SCALE 1"=10' FEET

CIVIL ENGINEER:
WILSON & COMPANY
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DENVER, COLORADO 80209
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17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

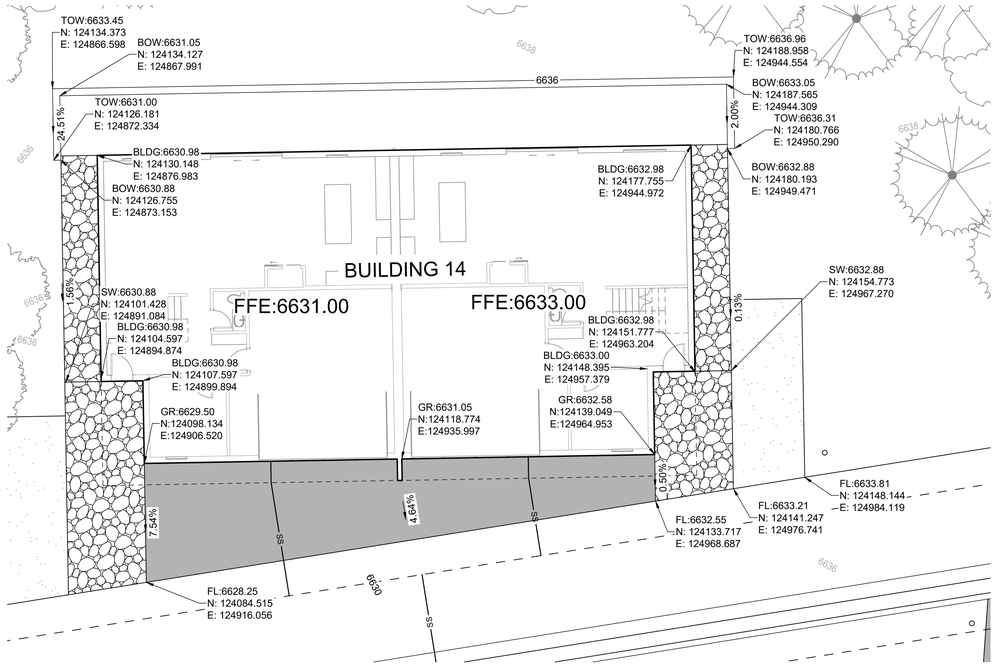
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 12, 13, & 22-24

SHEET DESC. : C1.20

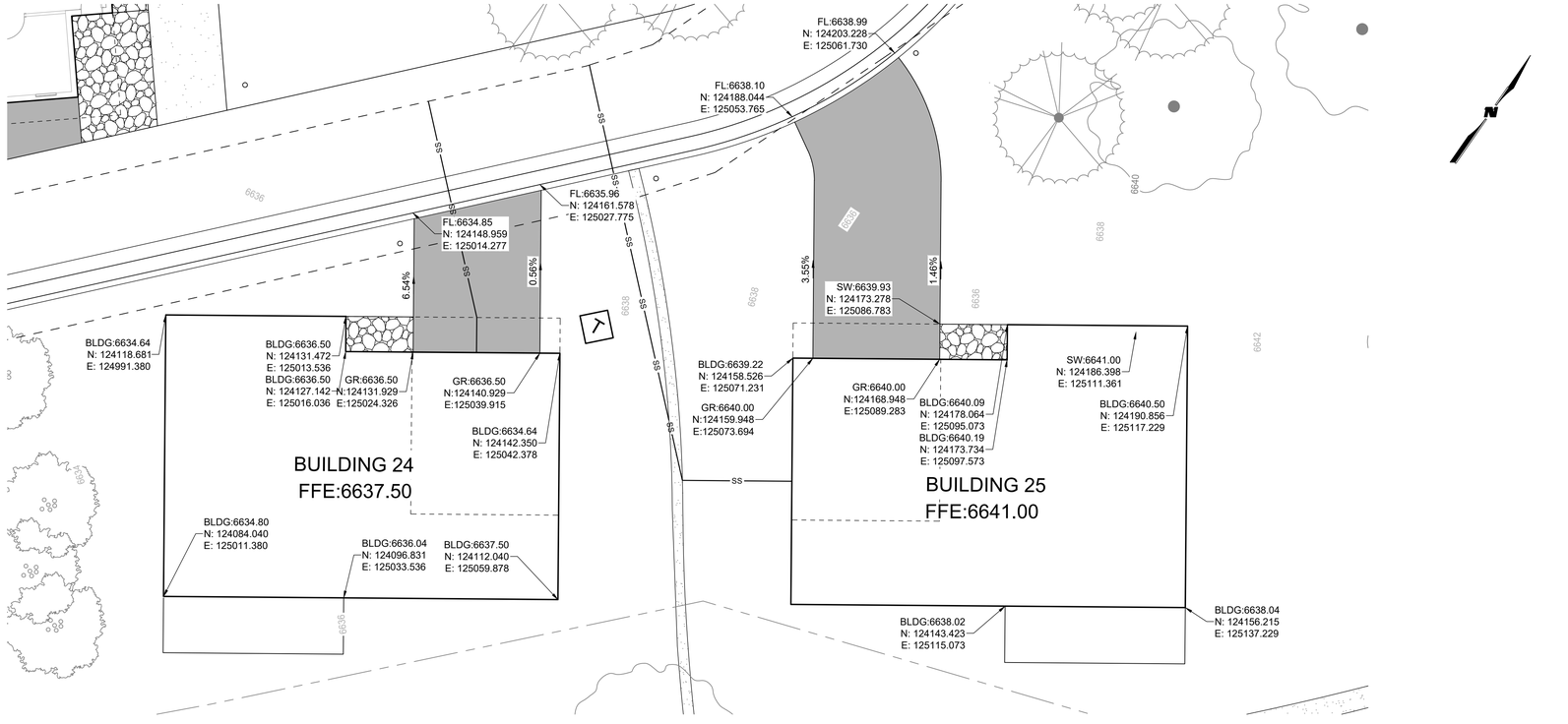
SHEET NO. : 22 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



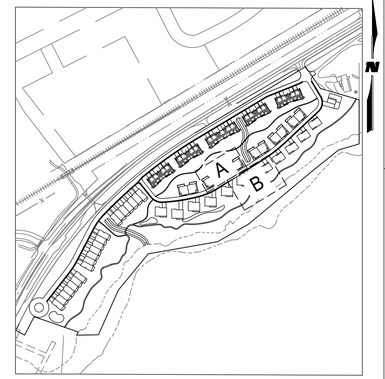
A BUILDING 14 - DETAILED GRADING

SCALE: 1" = 10'



B BUILDING 25 & 26 - DETAILED GRADING

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 350'

811 Know what's below. Call before you dig.

10 0 10 20

SCALE 1"=10' FEET

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg

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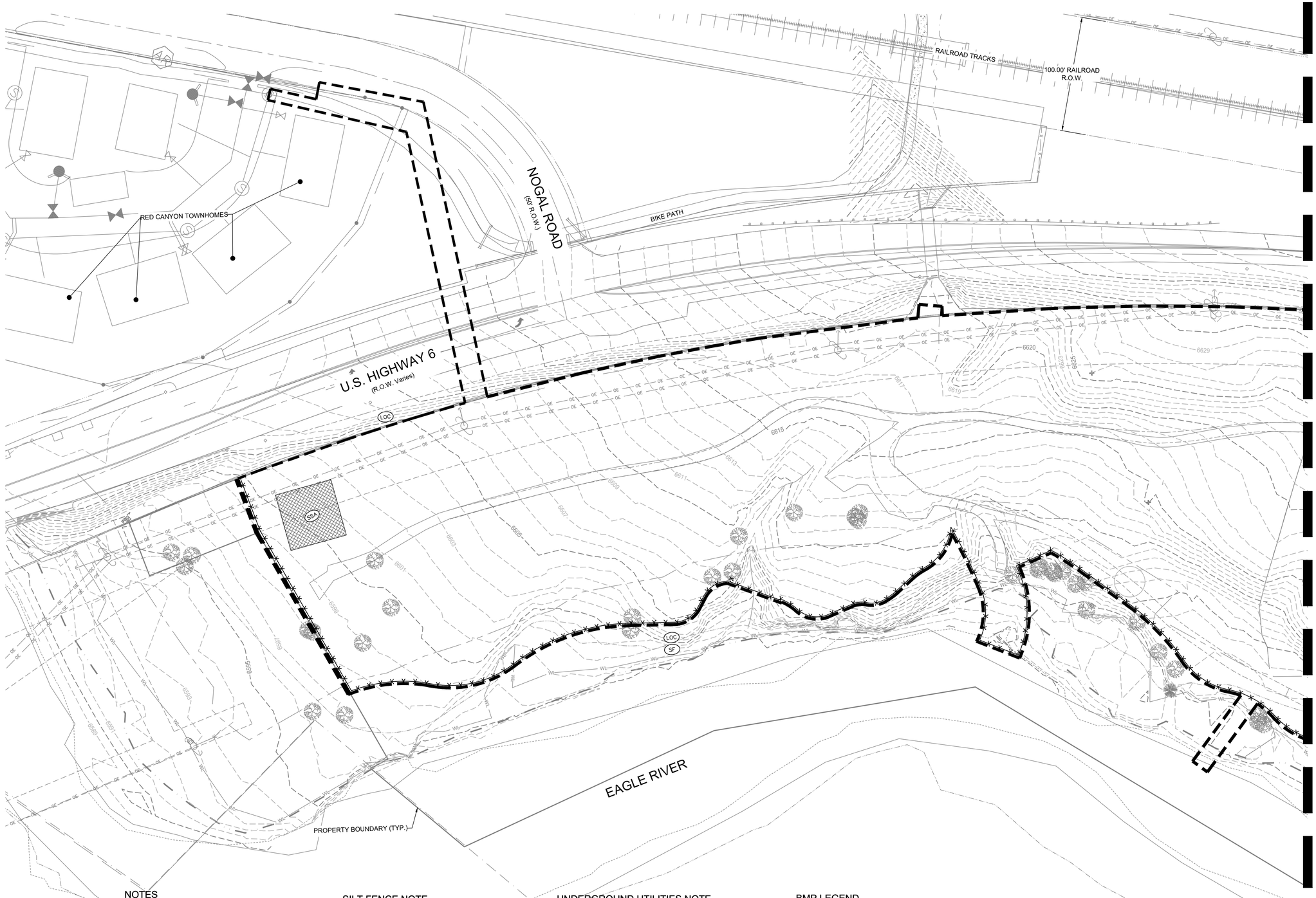
PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

	BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 14, 25, & 26

SHEET DESC. :	C1.21
SHEET NO. :	23 OF 72



NOTES

1. WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.
3. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
4. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY TIES INTO BUILDING.

Know what's **below.**
Call before you dig.

SILT FENCE NOTE

1. CONTRACTOR MAY SUBSTITUTE ROCK SOCKS (RS) OR SEDIMENT CONTROL LOGS (SCL) FOR SILT FENCE AS PERIMETER CONTROL DEPENDING ON WHETHER THE BEST MANAGEMENT PRACTICE (BMP) IS TO BE INSTALLED ON A DIRT AREA OR HARD SURFACE.

SURFACE ROUGHENING NOTE

1. SURFACE ROUGHENING SHOULD BE PERFORMED EITHER AFTER FINAL GRADING OR TO TEMPORARILY STABILIZE AN AREA DURING ACTIVE CONSTRUCTION THAT MAY BE INACTIVE FOR A SHORT PERIOD OF TIME (45 DAYS).

UNDERGROUND UTILITIES NOTE

1. IF AN UNKNOWN UTILITY IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER'S RESIDENT ENGINEER OR THE DEVELOPER'S REPRESENTATIVE IN WRITING AND WILL NOT PROCEED WITH CONSTRUCTION UNTIL FURTHER NOTICE.

GROUNDWATER NOTE

1. GROUNDWATER MAY BE ENCOUNTERED DURING THIS PROJECT. IF GROUNDWATER IS ENCOUNTERED, ALL CONSTRUCTION OPERATIONS SHALL STOP IMMEDIATELY. CONTRACTOR SHALL NOTIFY THE OWNER AND THE OWNER'S REPRESENTATIVE WHEN GROUNDWATER IS ENCOUNTERED. ADDITIONAL PERMITTING WILL BE REQUIRED FROM THE STATE OF COLORADO FOR DEWATERING.

BMP LEGEND

CF	CONSTRUCTION FENCE	SF	SILT FENCE
CWA	CONCRETE WASHOUT AREA	SSA	STABILIZED STAGING AREA
IP	INLET PROTECTION	SB	SEDIMENT BASIN
LOC	LIMITS OF CONSTRUCTION	SP	STOCK PILE
RS	ROCK SOCK	VTC	VEHICLE TRACTION CONTROL

40 0 40 80
SCALE 1"=40' FEET

CIVIL ENGINEER:
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REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EROSION CONTROL INITIAL - WEST

SHEET DESC. :	C2.01
SHEET NO. :	24 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Initial.dwg

MATCHLINE - SEE SHEET C2.01

RAILROAD TRACKS

100.00' RAILROAD R.O.W.

U.S. HIGHWAY 6
(R.O.W. Varies)

LOC

SSA

CWA

VTC

LOC

SF

LOC

SF

40 0 40 80
SCALE 1"=40' FEET

811
Know what's below.
Call before you dig.

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Initial.dwg

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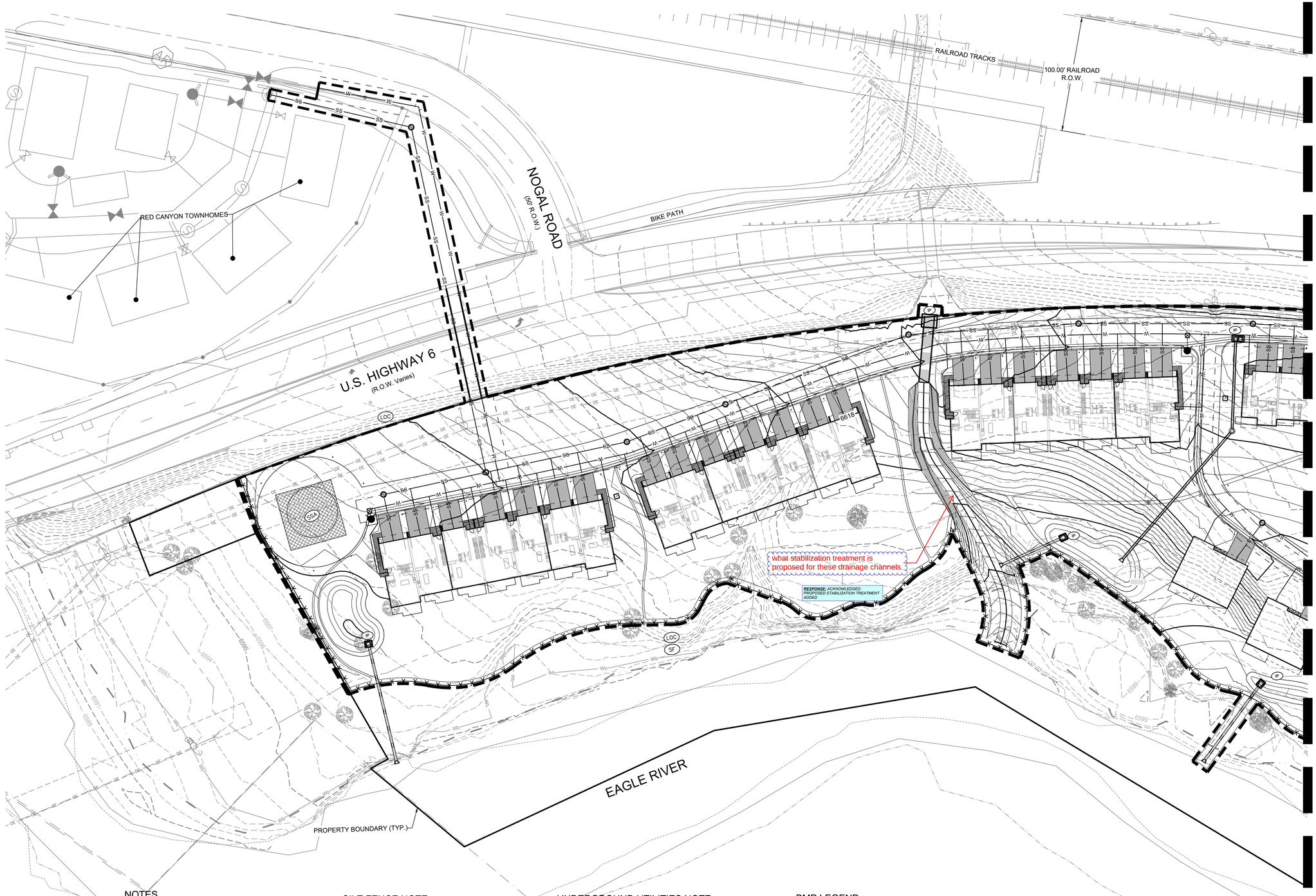
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EROSION CONTROL INITIAL - EAST

SHEET DESC. :	C2.02
SHEET NO. :	25 OF 72



NOTES

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2. CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.
3. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
4. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY TIES INTO BUILDING.

SILT FENCE NOTE

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SURFACE ROUGHENING NOTE

1. SURFACE ROUGHENING SHOULD BE PERFORMED EITHER AFTER FINAL GRADING OR TO TEMPORARILY STABILIZE AN AREA DURING ACTIVE CONSTRUCTION THAT MAY BE INACTIVE FOR A SHORT PERIOD OF TIME (45 DAYS).

UNDERGROUND UTILITIES NOTE

1. IF AN UNKNOWN UTILITY IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER'S RESIDENT ENGINEER OR THE DEVELOPER'S REPRESENTATIVE IN WRITING AND WILL NOT PROCEED WITH CONSTRUCTION UNTIL FURTHER NOTICE.

GROUNDWATER NOTE

1. GROUNDWATER MAY BE ENCOUNTERED DURING THIS PROJECT. IF GROUNDWATER IS ENCOUNTERED, ALL CONSTRUCTION OPERATIONS SHALL STOP IMMEDIATELY. CONTRACTOR SHALL NOTIFY THE OWNER AND THE OWNER'S REPRESENTATIVE WHEN GROUNDWATER IS ENCOUNTERED. ADDITIONAL PERMITTING WILL BE REQUIRED FROM THE STATE OF COLORADO FOR DEWATERING.

BMP LEGEND

CF	CONSTRUCTION FENCE	SF	SILT FENCE
CWA	CONCRETE WASHOUT AREA	SSA	STABILIZED STAGING AREA
IP	INLET PROTECTION	SB	SEDIMENT BASIN
LOC	LIMITS OF CONSTRUCTION	SP	STOCK PILE
RS	ROCK SOCK	VTC	VEHICLE TRACTION CONTROL

SCALE 1"=40' (40 0 40 80 FEET)

Know what's below. Call before you dig.

CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

SEAL:
THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY. ALL WORK IS TO BE COMPLETED USING FINAL APPROVED AND STAMPED PLANS BY THE CITY AND COUNTY OF DENVER.

PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EROSION CONTROL INTERIM - WEST

SHEET DESC. :	C2.03
SHEET NO. :	26 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Interim.dwg

NOTES

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BMP LEGEND

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CWA	CONCRETE WASHOUT AREA	SSA	STABILIZED STAGING AREA
IP	INLET PROTECTION	SB	SEDIMENT BASIN
LOC	LIMITS OF CONSTRUCTION	SP	STOCK PILE
RS	ROCK SOCK	VTC	VEHICLE TRACTION CONTROL

SCALE 1"=40' (40 0 40 80 FEET)

CIVIL ENGINEER:
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DENVER, COLORADO 80209
PHONE: 303-297-2976
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VAIL, CO 81657

SEAL:
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

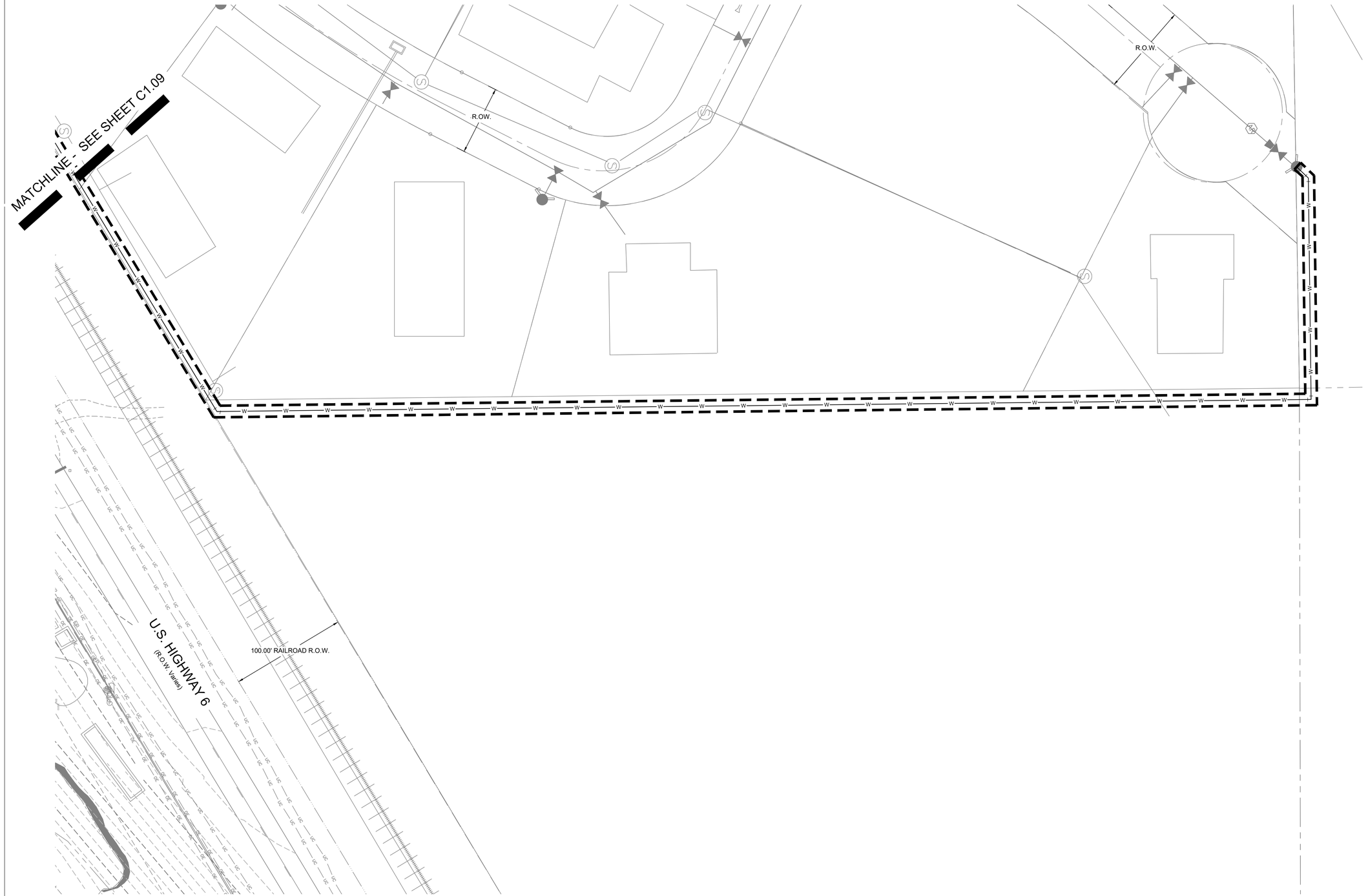
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EROSION CONTROL INTERIM - EAST

SHEET DESC. :	C2.04
SHEET NO. :	27 OF 72

1/13/2025 M:\IMSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Interim.dwg



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IP	INLET PROTECTION	SB	SEDIMENT BASIN
LOC	LIMITS OF CONSTRUCTION	SP	STOCK PILE
RS	ROCK SOCK	VTC	VEHICLE TRACTION CONTROL

40 0 40 80
SCALE 1"=40' FEET

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

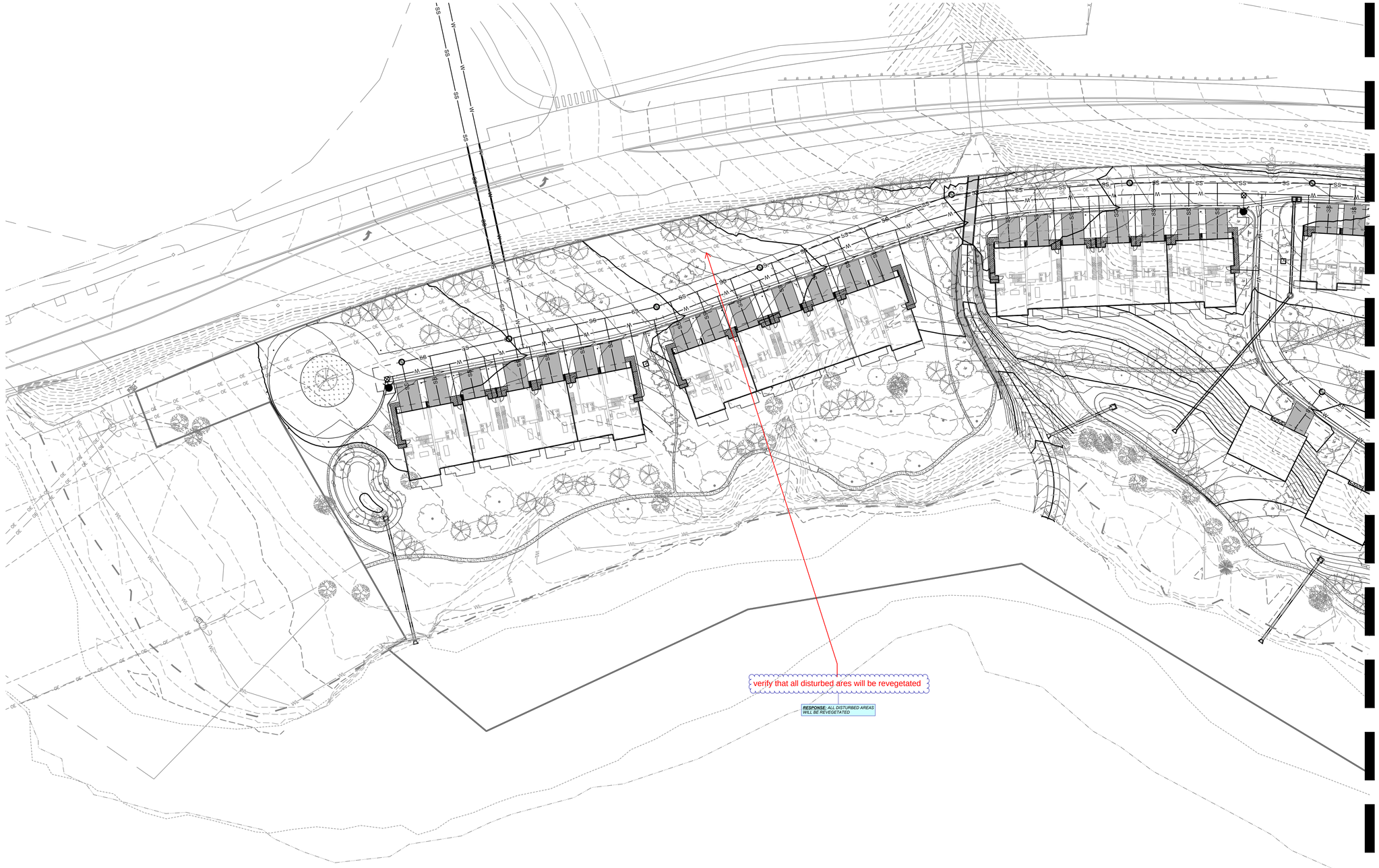
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EROSION CONTROL INTERIM - NORTHEAST

SHEET DESC. :	C2.05
SHEET NO. :	28 OF 72

1/13/2025 M:\MSD\23-600-691-0002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Interim.dwg



Know what's below.
Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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PROJECT NAME:
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17500 US-6
EAGLE COLORADO 81631

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EROSION CONTROL FINAL - WEST

SHEET DESC. :	C2.06
SHEET NO. :	29 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Final.dwg

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40 0 40 80
SCALE 1"=40' FEET

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PROJECT NAME:
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EAGLE COLORADO 81631

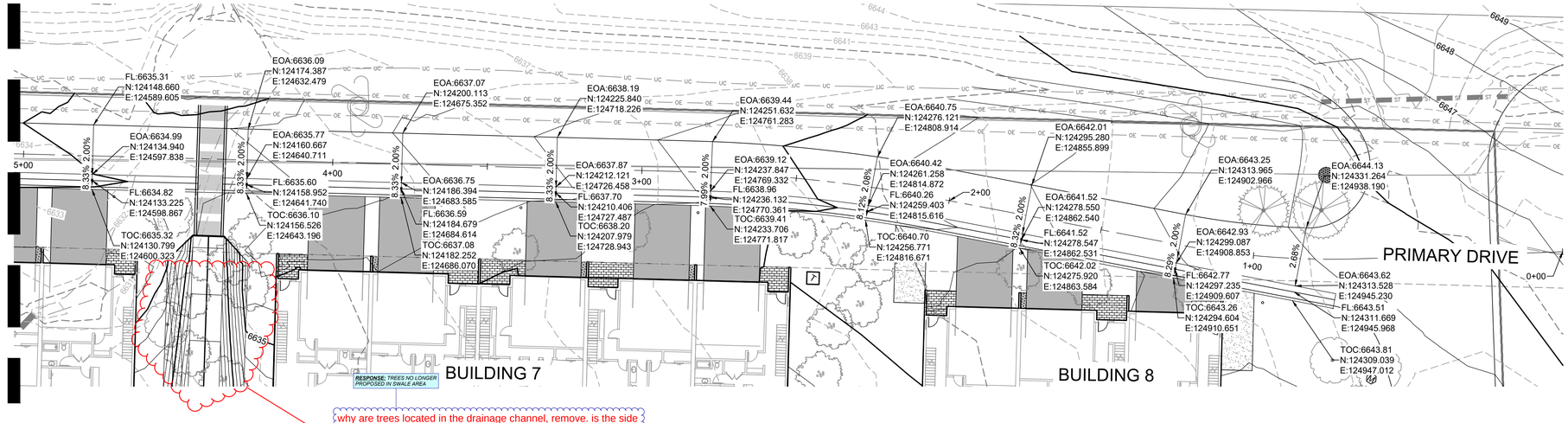
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
EROSION CONTROL FINAL - EAST

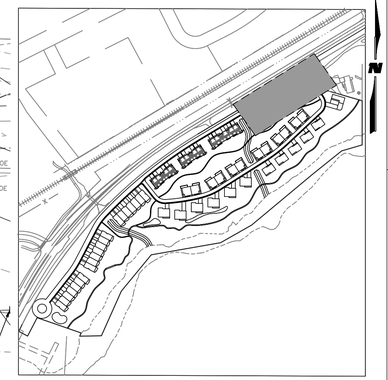
SHEET DESC. :	C2.07
SHEET NO. :	30 OF 72

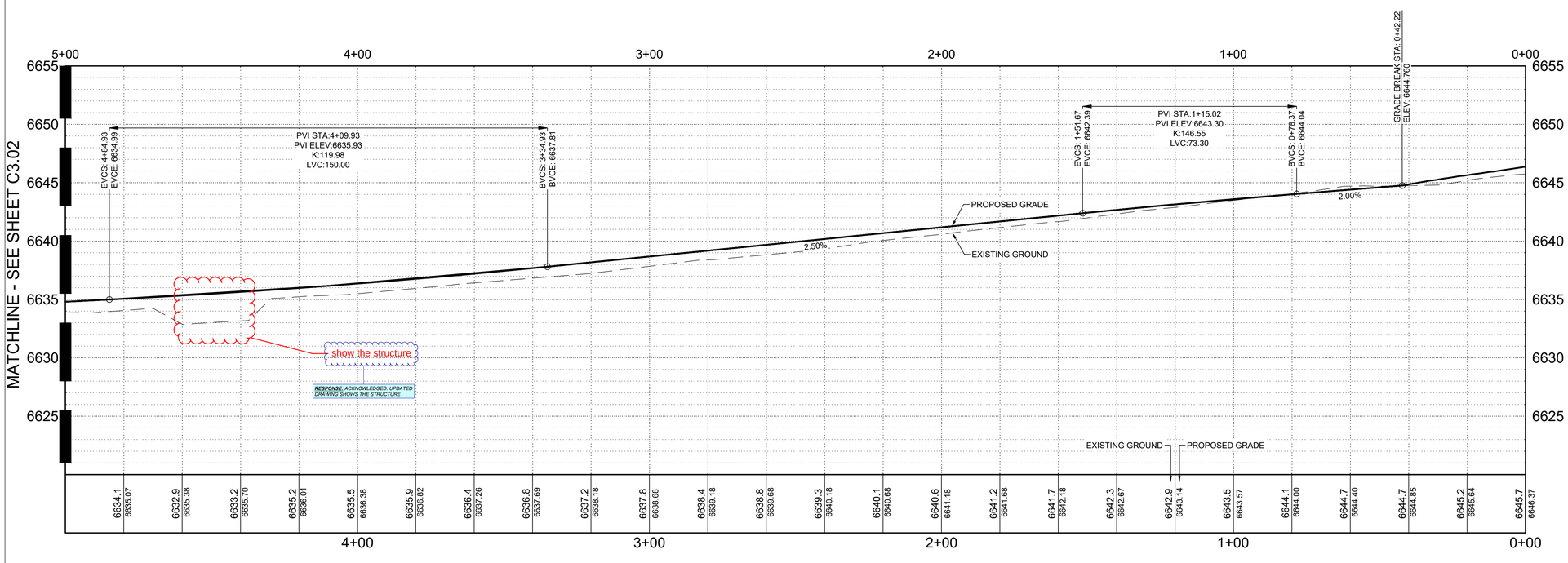
1/13/2025 M:\IMSD\23-600-691-0002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Final.dwg



A PRIMARY DRIVE STA. 0+00 - 5+00 - PLAN VIEW

SCALE: 1" = 20'





B PRIMARY DRIVE STA. 0+00 - 5+00 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.

SCALE 1" = 20' HORZ FEET
1" = 5' VERT

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

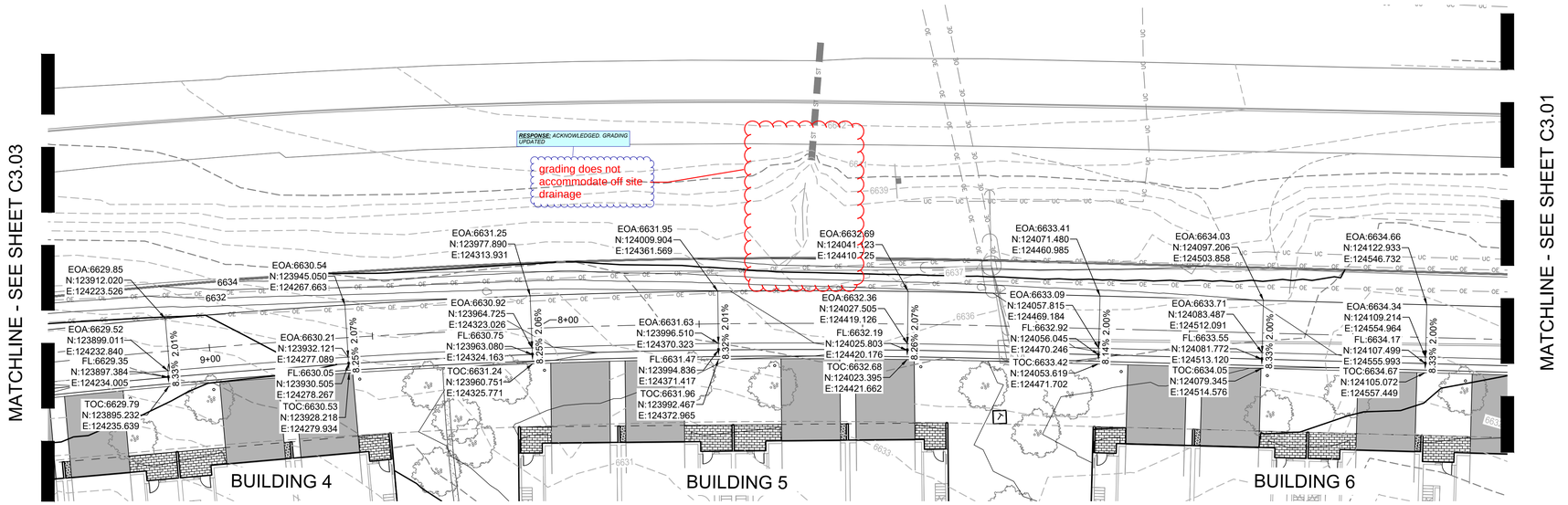
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

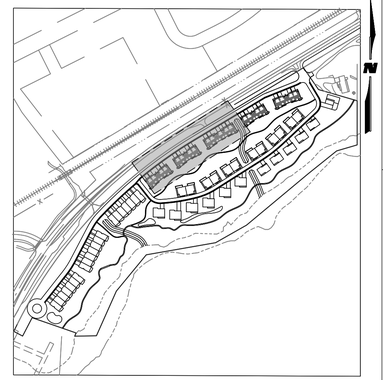
SHEET TITLE:
PRIMARY DRIVE PLAN & PROFILE - STA. 0+00 - 5+00

SHEET DESC. :	C3.01
SHEET NO. :	31 OF 72

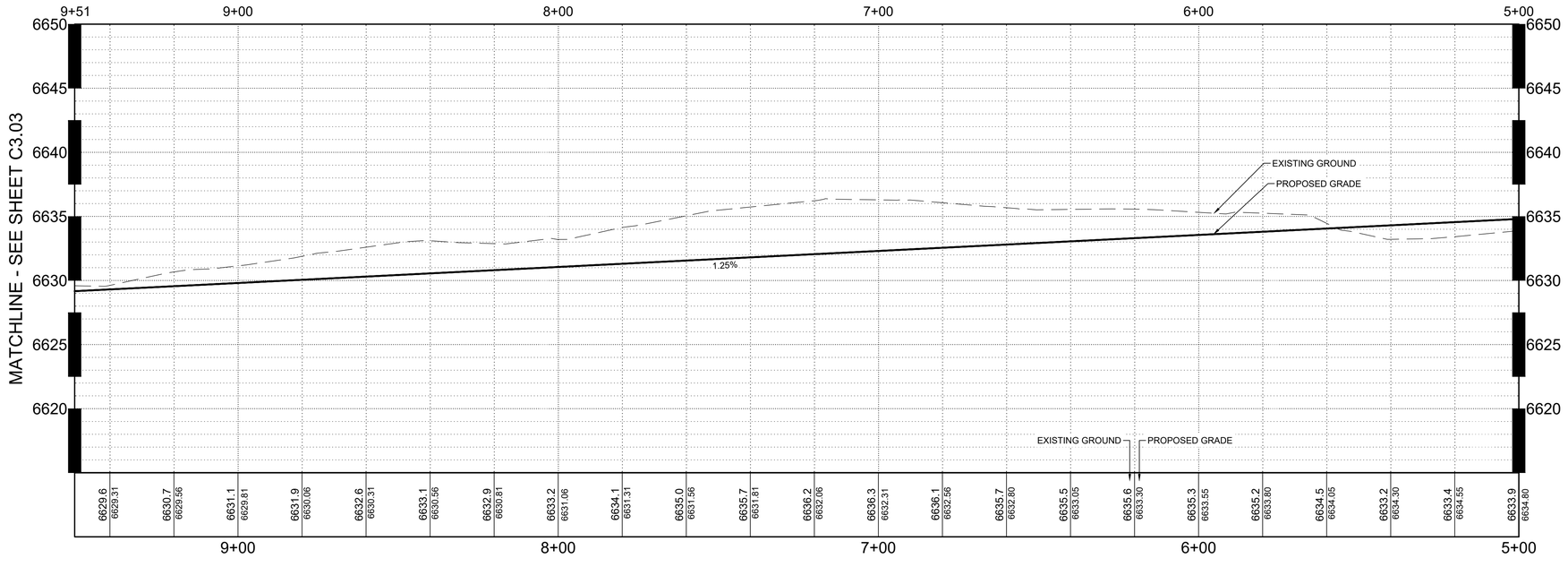
1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Two-Way Private Drive Plan & Profile.dwg



A PRIMARY DRIVE STA. 4+75 - 9+51 - PLAN VIEW
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 350'



B SANITARY MAIN NO. 1 STA. 4+75 - 9+51 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.

SCALE 1" = 20' HORZ FEET
1" = 5' VERT

CIVIL ENGINEER:
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
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REV.	DATE	DESCRIPTION	BY

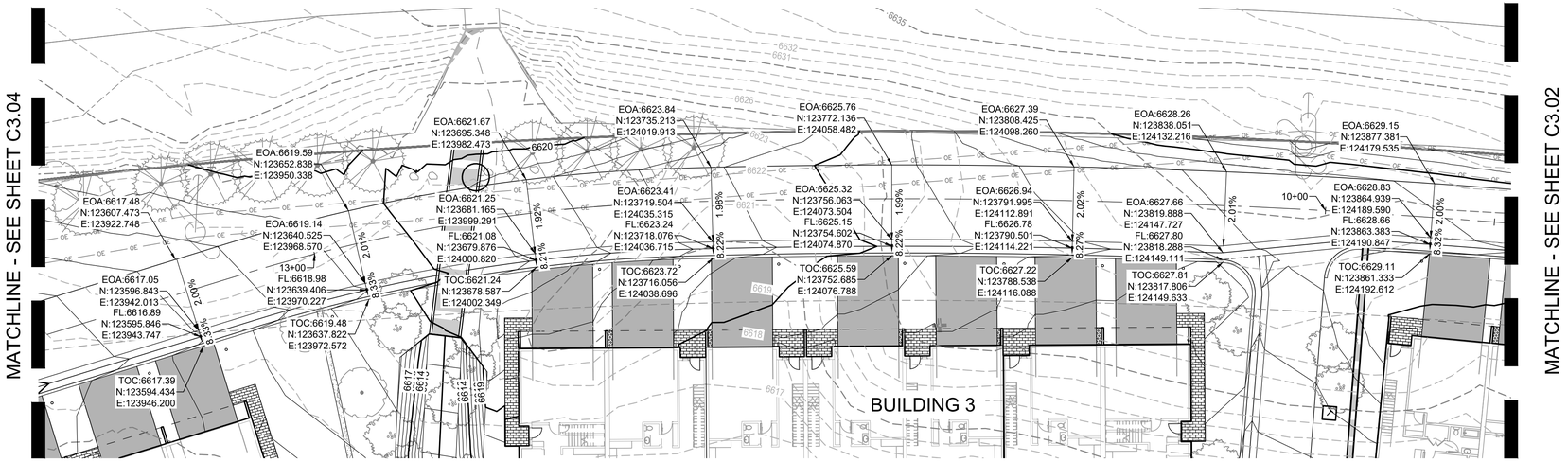
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
PRIMARY DRIVE PLAN & PROFILE - STA. 5+00 - 9+51

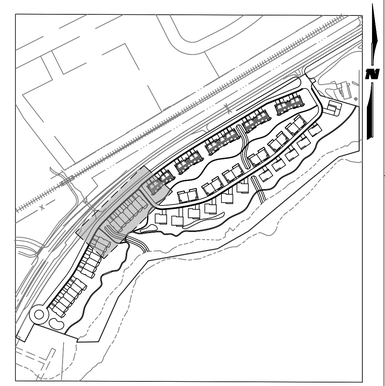
SHEET DESC. : C3.02

SHEET NO. : 32 OF 72

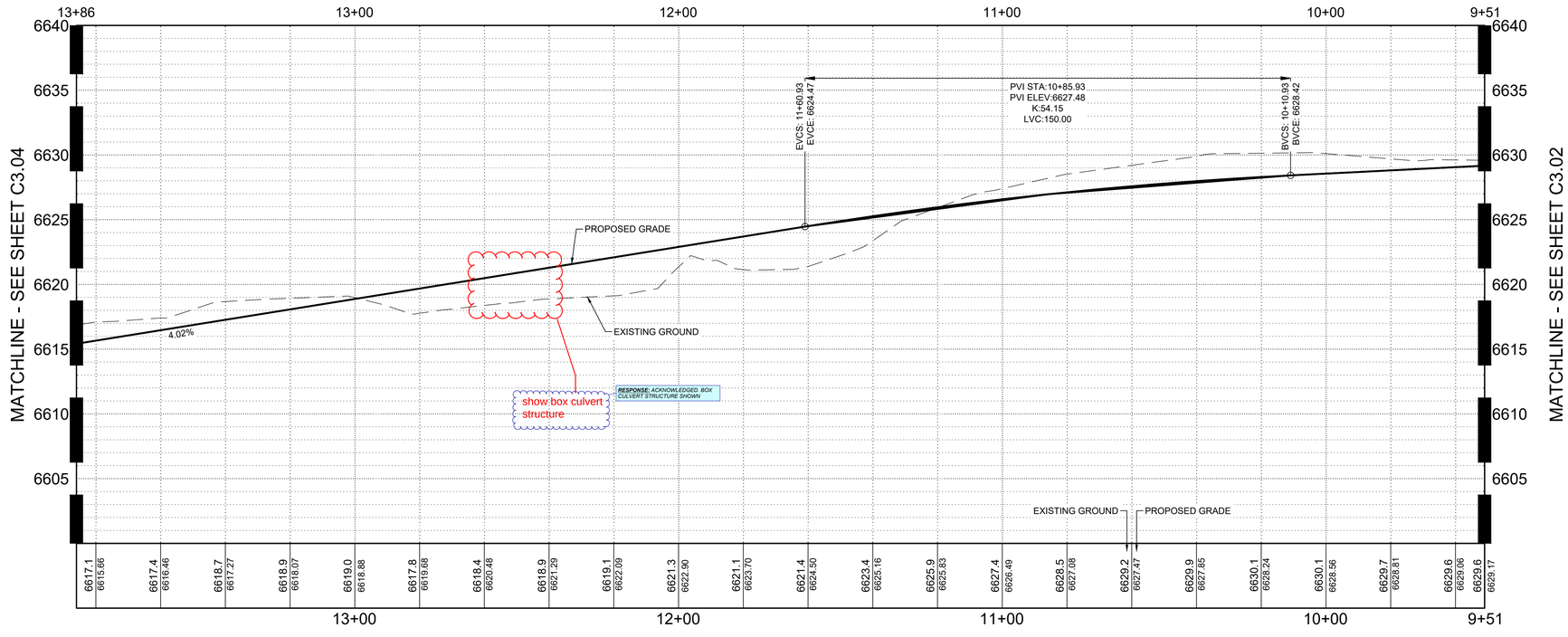
1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Two-Way Private Drive Plan & Profile.dwg



A PRIMARY DRIVE STA. 9+51 - 13+86 - PLAN VIEW
SCALE: 1" = 20'

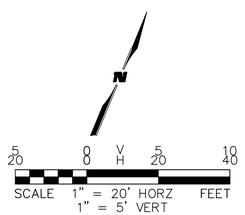


KEY MAP
SCALE: 1" = 350'



B PRIMARY DRIVE STA. 8+80 - 13+86 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.



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DENVER, COLORADO 80209
PHONE: 303-297-2976
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PROPERTY OWNERS:
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VAIL, CO 81657

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

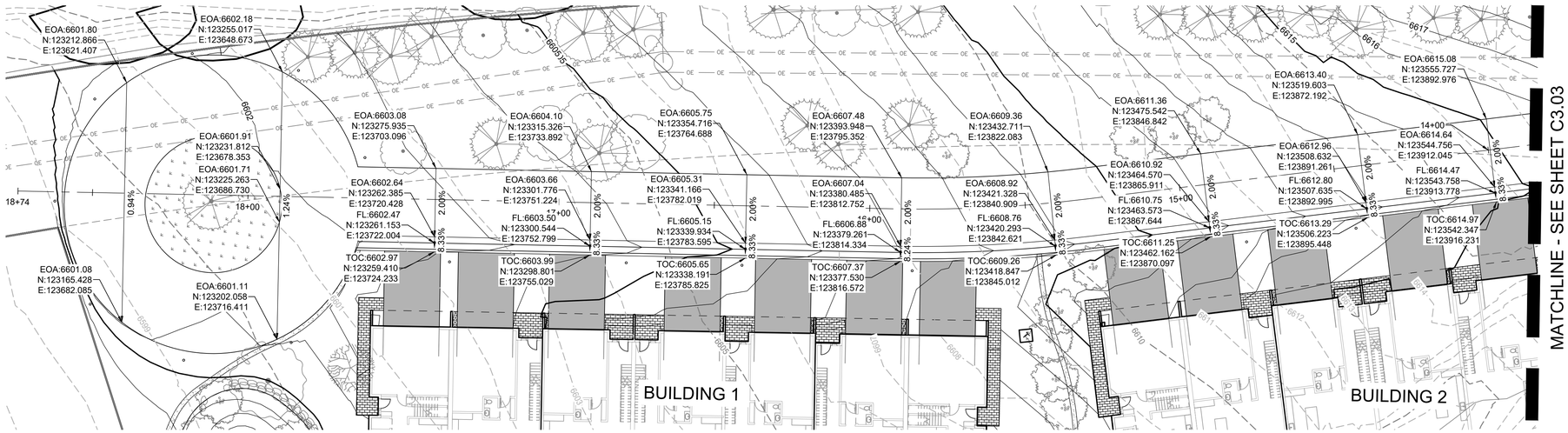
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

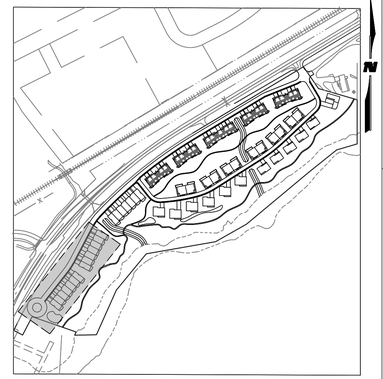
SHEET TITLE:
PRIMARY DRIVE PLAN & PROFILE - STA. 8+80 - 13+86

SHEET DESC. :	C3.03
SHEET NO. :	33 OF 72

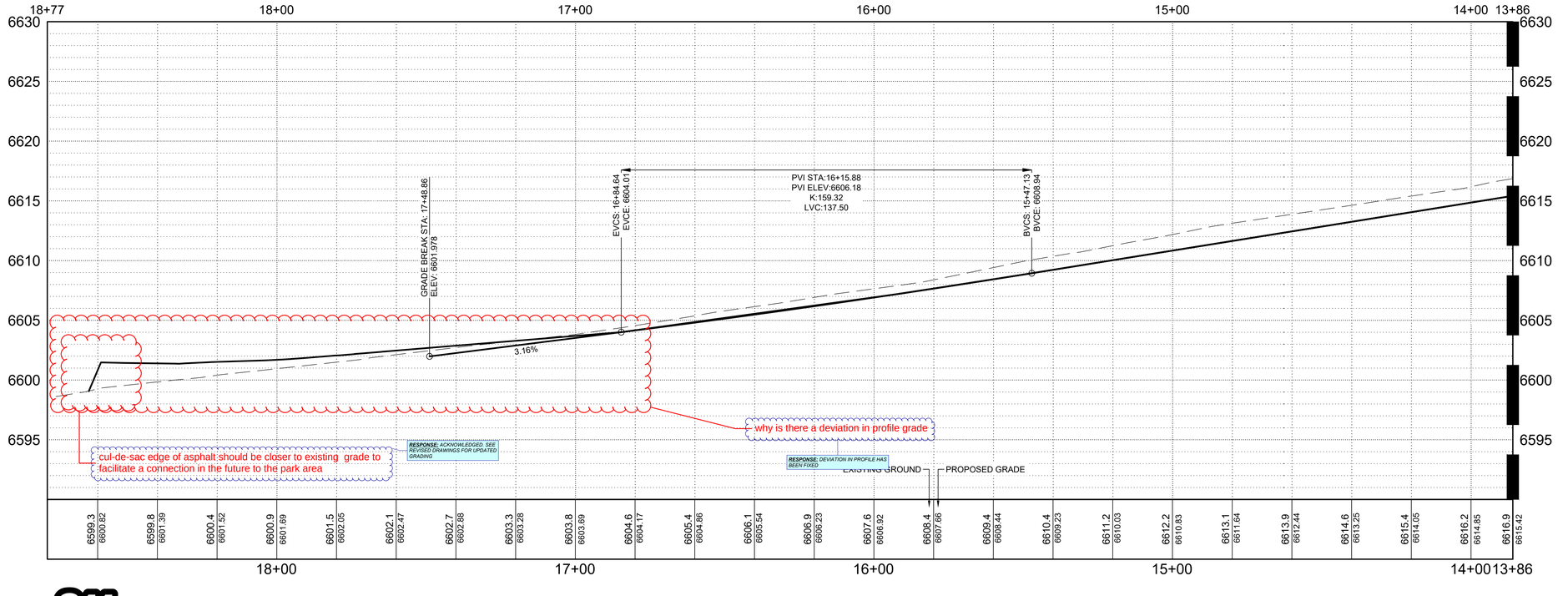
1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Two-Way Private Drive Plan & Profile.dwg



A PRIMARY DRIVE STA. 13+86 - 18+00 - PLAN VIEW
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 350'



MATCHLINE - SEE SHEET C3.03

B SANITARY MAIN NO. 1 STA. 13+86 - 18+00 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

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1" = 5' VERT

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PROJECT NAME:
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17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

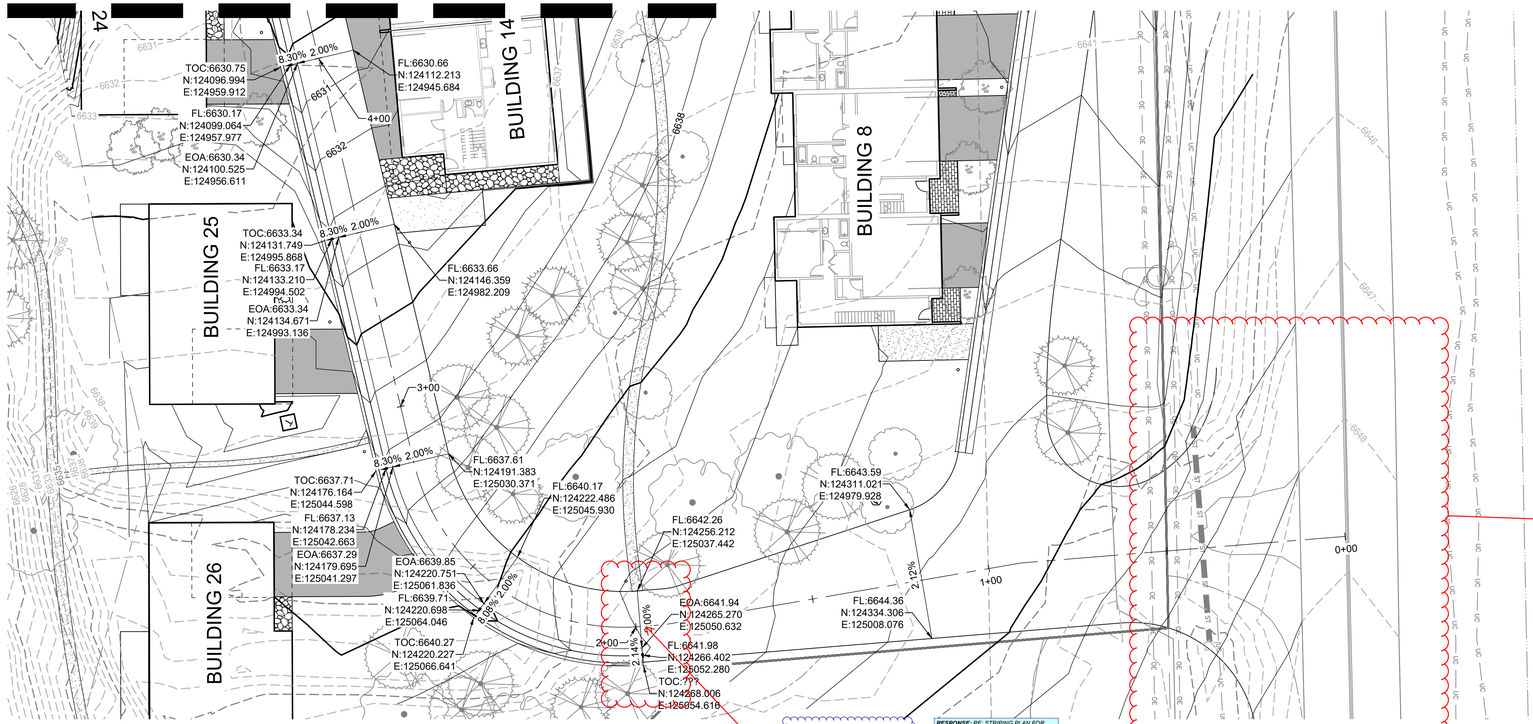
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
PRIMARY DRIVE PLAN & PROFILE - STA. 13+86 - 18+77

SHEET DESC. :	C3.04
SHEET NO. :	34 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Two-Way Private Drive Plan & Profile.dwg

MATCHLINE - SEE SHEET C3.06



A SECONDARY DRIVE STA. 0+00 - 4+00 - PLAN VIEW

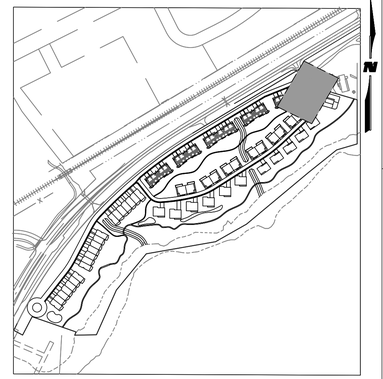
SCALE: 1" = 20'

is this anticipated to be a trail crossing between properties? if so is crosswalk signage necessary?

RESPONSE: *RE: STRIPING PLAN FOR UPDATED CROSSWALK HERE*

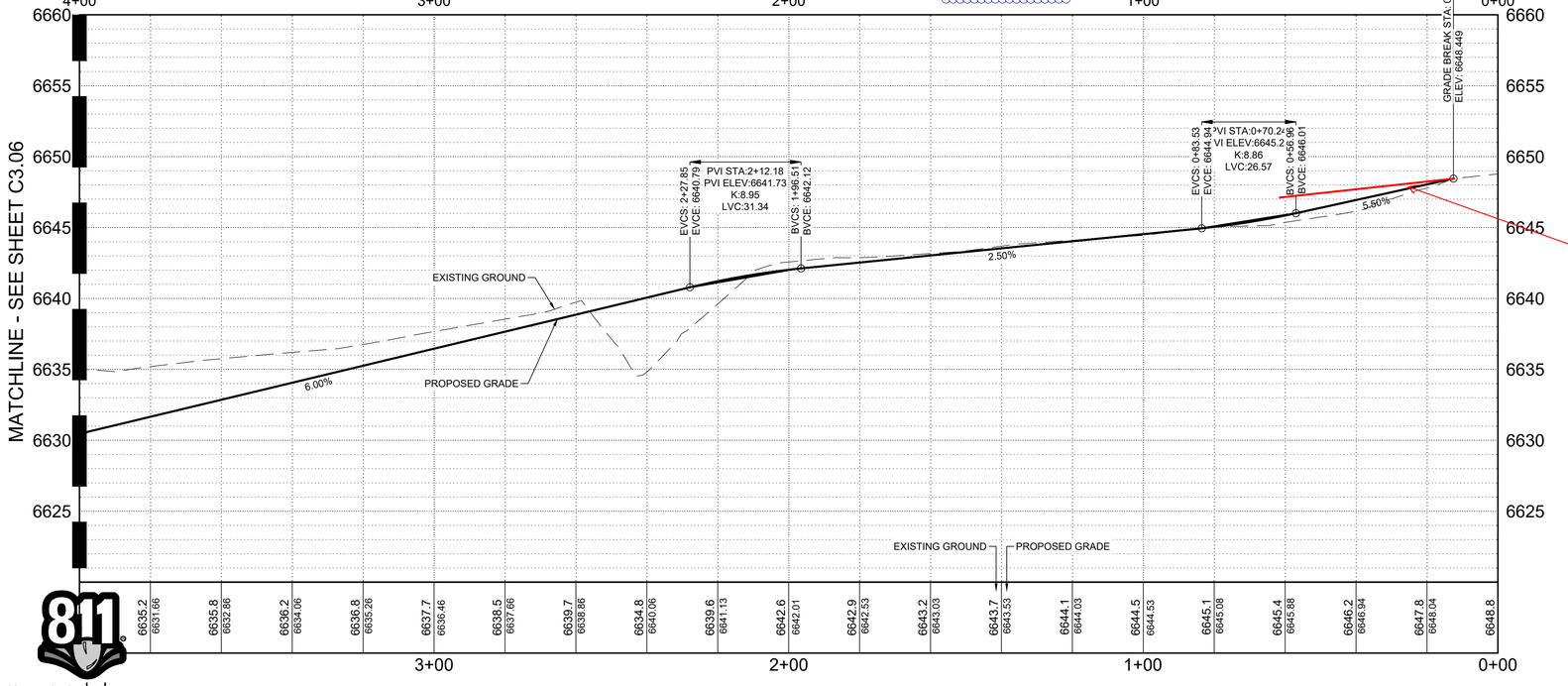
show the run lane linework

RESPONSE: *TBD. DESIGN OF THE HWY 6 ACCESS POINT IS IN PROCESS AND REQUIRES CDOT APPROVAL. REQUESTED DETAIL WILL BE PROVIDED WHEN AVAILABLE.*



KEY MAP

SCALE: 1" = 350'



flatten the entrance grade closer the the road cross slope at 2.0% through the property linek

RESPONSE: *ACKNOWLEDGED. GRADING HAS BEEN FLATTENED TO 2%*

B SECONDARY DRIVE STA. 0+00 - 4+00 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'

SCALE 1" = 20' HORZ FEET
1" = 5' VERT

Know what's below. Call before you dig.

CIVIL ENGINEER:
WILSON & COMPANY
990 S BROADWAY SUITE 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

SEAL:
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

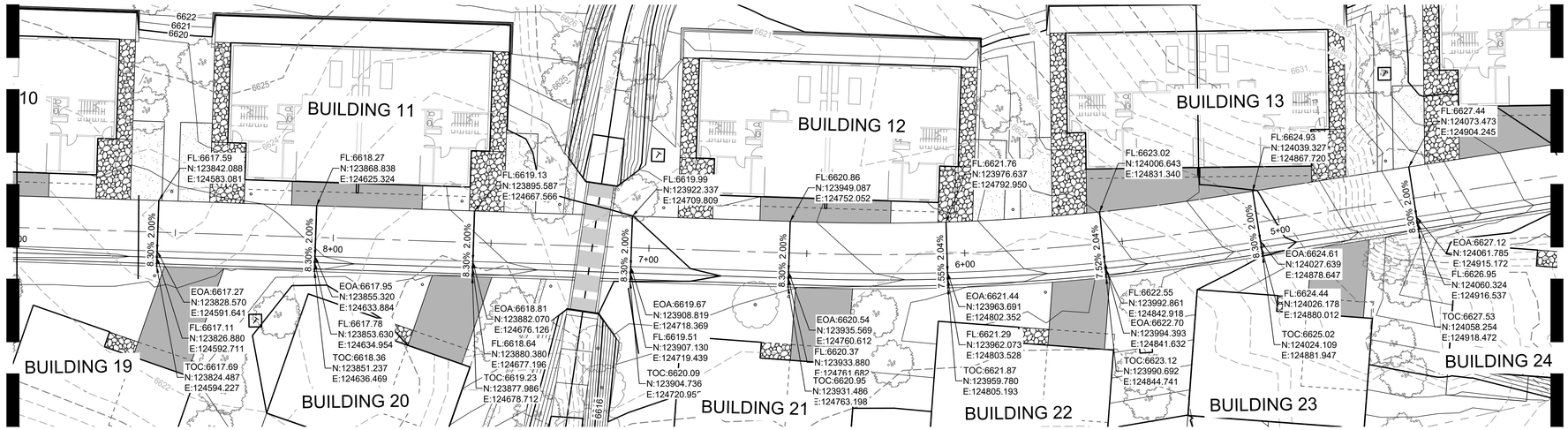
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
SECONDARY DRIVE PLAN & PROFILE - STA. 0+00 - 4+00

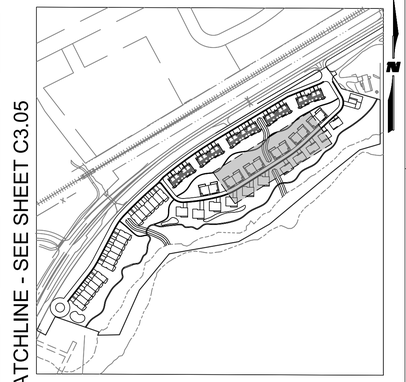
SHEET DESC. : C3.05

SHEET NO. : 35 OF 72

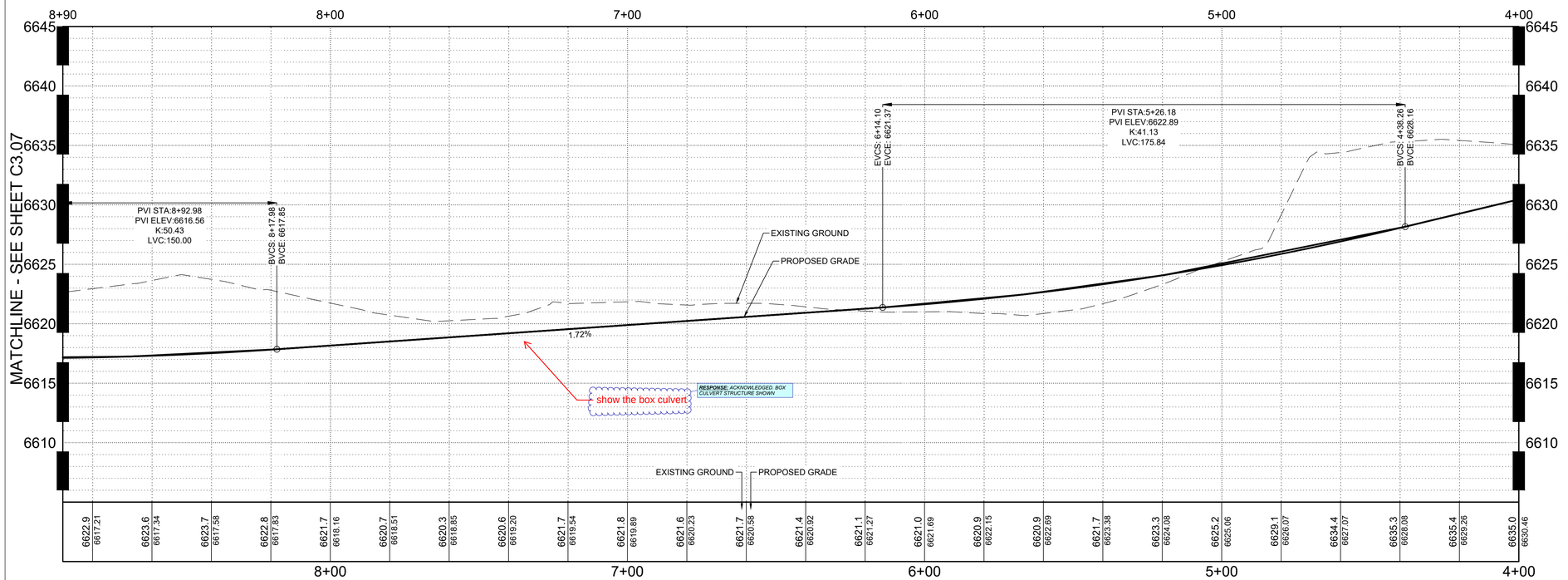
1/13/2025 M:\MSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - One-Way Private Drive Plan & Profile.dwg



A SECONDARY DRIVE STA. 4+00 - 8+90 - PLAN VIEW
SCALE: 1" = 20'



SCALE: 1" = 350'



B SECONDARY DRIVE STA. 4+00 - 8+90 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.

5 0 10
20 0 H 20 40
SCALE 1" = 20' HORZ FEET
1" = 5' VERT

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17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

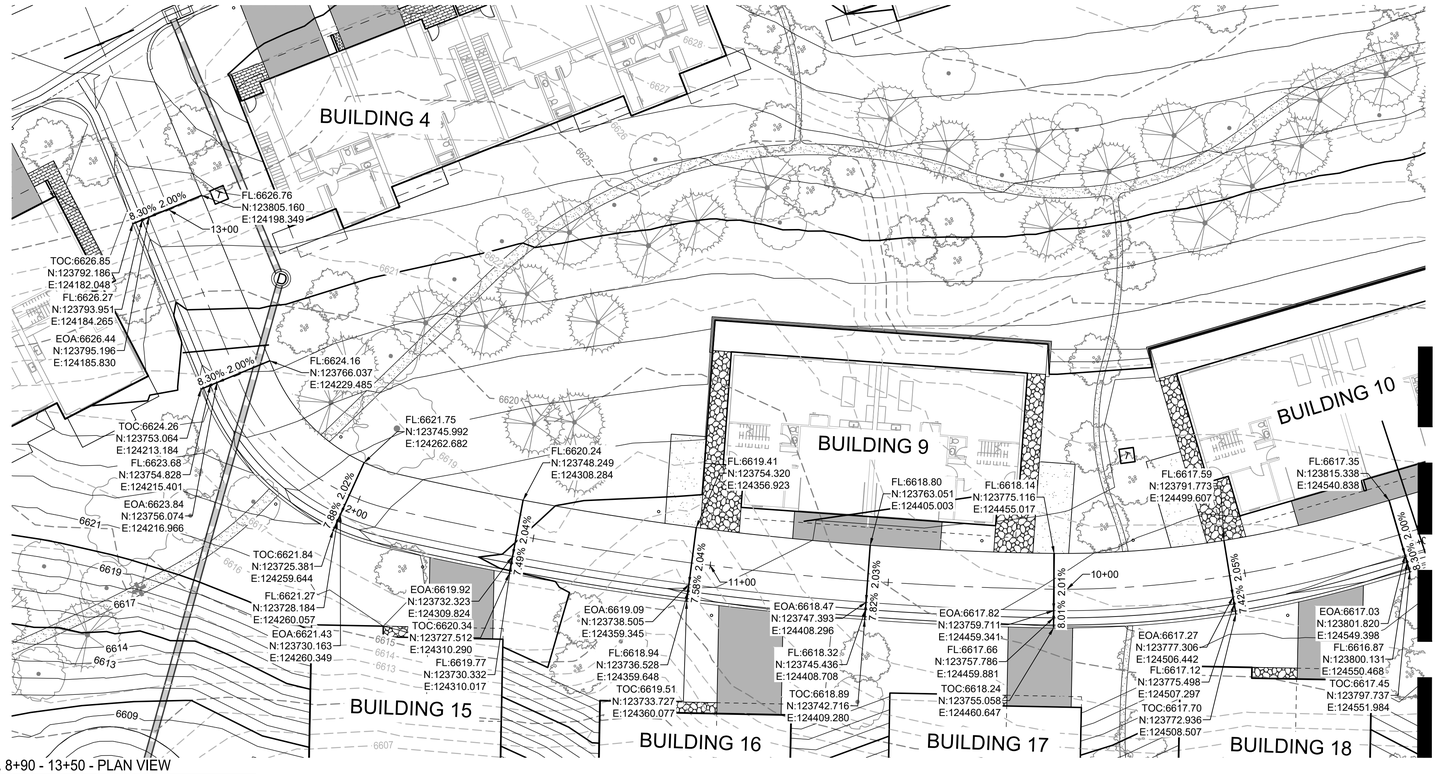
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
SECONDARY DRIVE PLAN & PROFILE - STA. 4+00 - 8+90

SHEET DESC. : C3.06

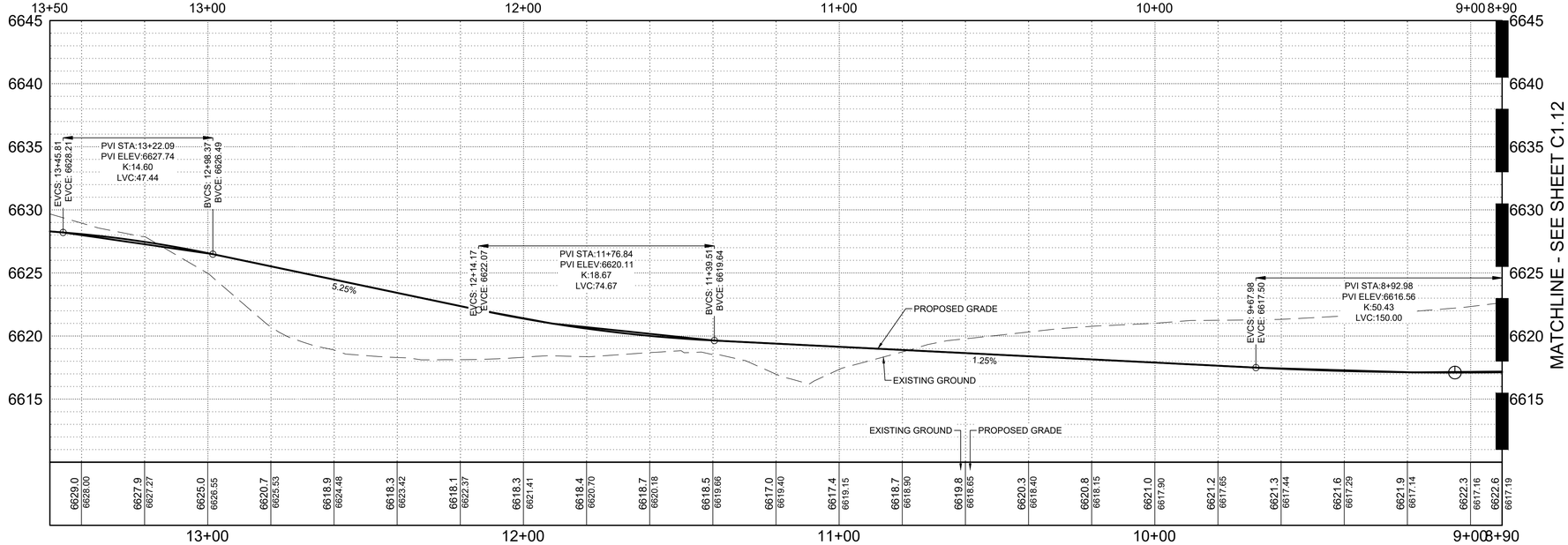
SHEET NO. : 36 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - One-Way Private Drive Plan & Profile.dwg



MATCHLINE - SEE SHEET C1.12

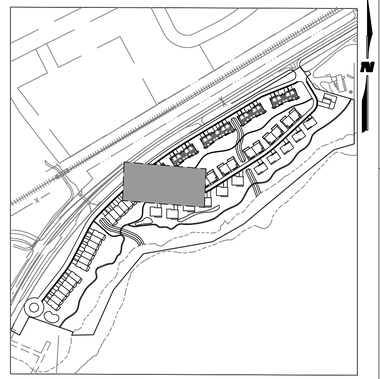
A SECONDARY DRIVE STA. 8+90 - 13+50 - PLAN VIEW
SCALE: 1" = 20'



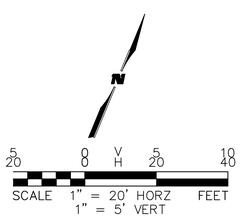
MATCHLINE - SEE SHEET C1.12

B SECONDARY DRIVE STA. 8+90 - 13+50 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.



KEY MAP
SCALE: 1" = 350'



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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
SECONDARY DRIVE PLAN & PROFILE - STA. 8+90 - 13+50

SHEET DESC. :	C3.07
SHEET NO. :	37 OF 72

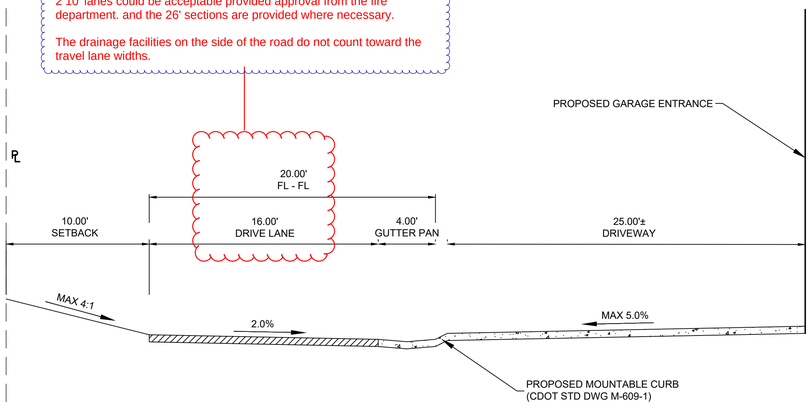
1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - One-Way Private Drive Plan & Profile.dwg

(2) 8' lanes is an alley width and this road does not function as an alley, has this been approved by the fire department?

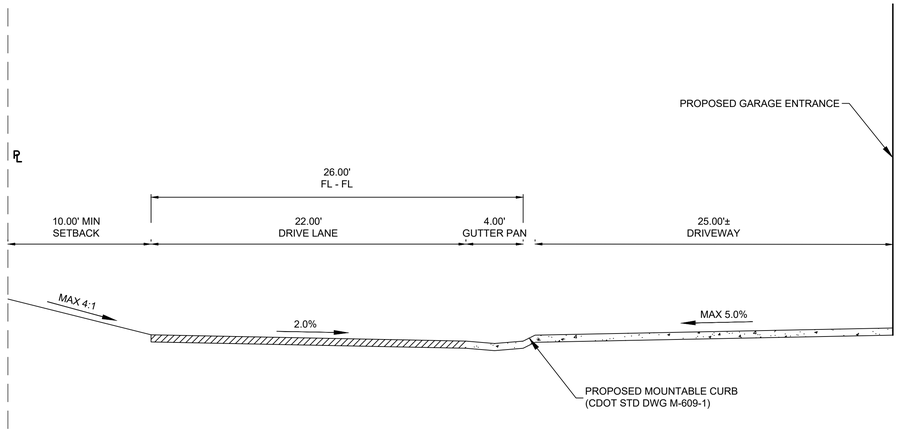
A typical private street would have have 2 11 foot lanes, however i think 2 10' lanes could be acceptable provided approval from the fire department. and the 26' sections are provided where necessary.

The drainage facilities on the side of the road do not count toward the travel lane widths.

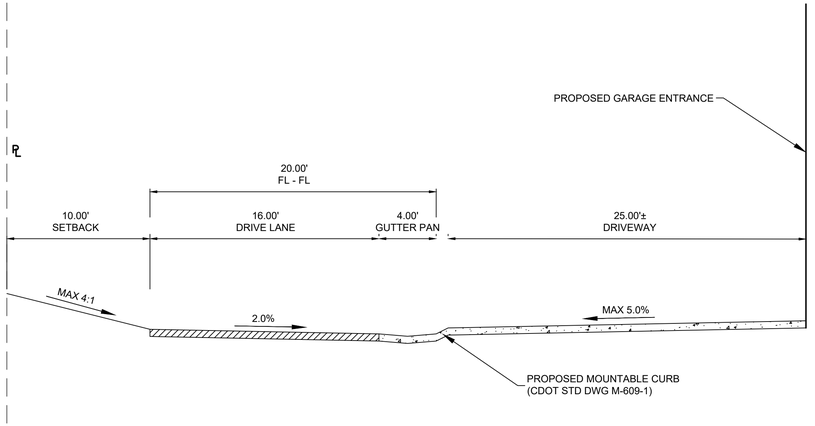
RESPONSE: *THIS CONDITION HAS BEEN REVIEWED AND APPROVED BY THE FIRE DEPARTMENT. PER DISCUSSION WITH GEFPD (RANDY COHEN) ON 05.13.2025. THE ROAD SECTIONS SHOWN ARE ACCEPTABLE TO THE FIRE DEPARTMENT.*



A SECTION A - NORTHEAST PRIMARY DRIVE
SCALE: 1" = 5'



B SECTION B - PRIMARY DRIVE SOUTHWEST
SCALE: 1" = 5'



C SECTION C - SECONDARY DRIVE
SCALE: 1" = 5'

5 0 5 10
SCALE 1"=5' FEET

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

	BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

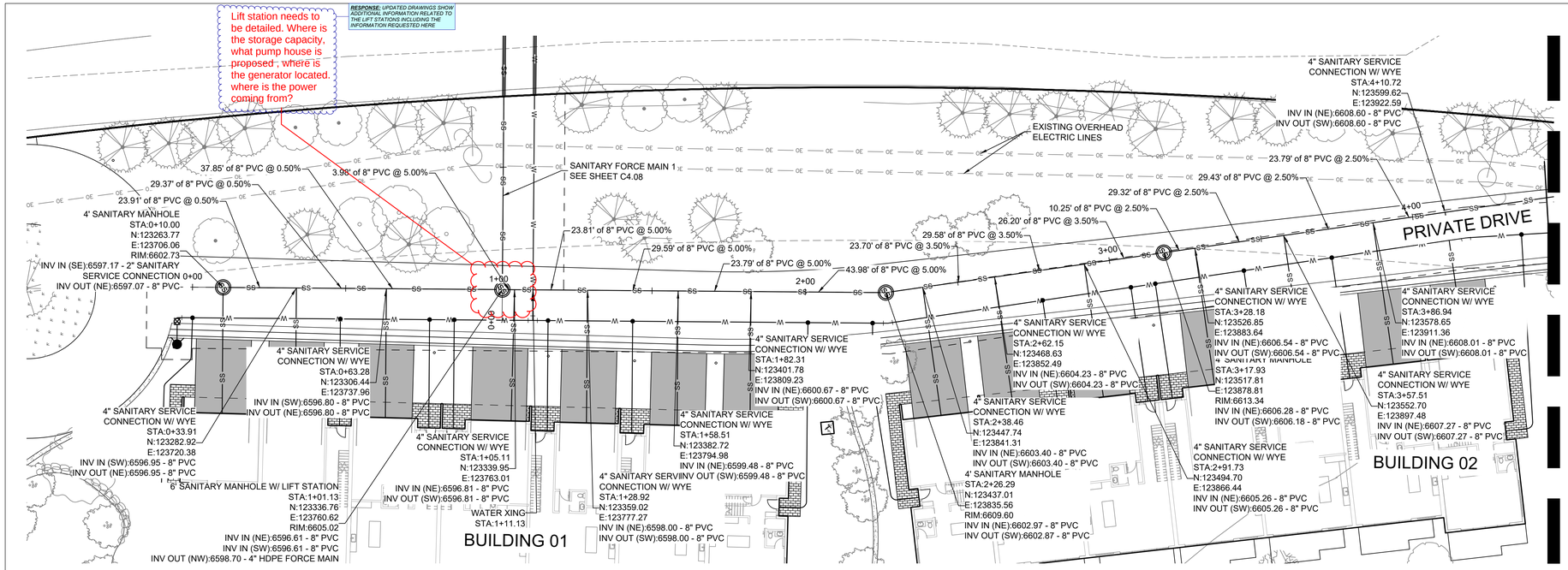
SHEET TITLE:
TYPICAL STREET SECTIONS

SHEET DESC. : C3.08

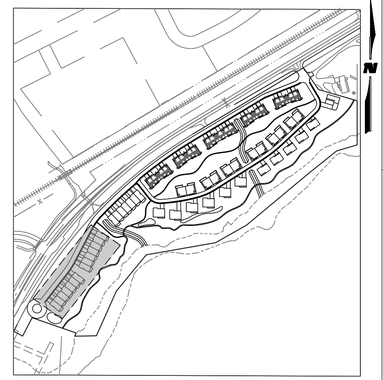
1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Typical Street Sections.dwg

Lift station needs to be detailed. Where is the storage capacity, what pump house is proposed , where is the generator located. where is the power coming from?

RESPONSE: *UPDATED DRAWINGS SHOW ADDITIONAL INFORMATION RELATED TO THE LIFT STATIONS INCLUDING THE INFORMATION REQUESTED HERE*



MATCHLINE - SEE SHEET C4.02



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

1. WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.
3. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
4. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
5. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE CITY OF GLENDALE STANDARDS AND DETAILS.
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STATIONING AND PIPE LENGTH NOTE

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NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.

Provide a bold note on SSWR plans and details that the improvements show are to be privately owned and maintained by the developer or subsequent property owners/entities per the PUD approvals.

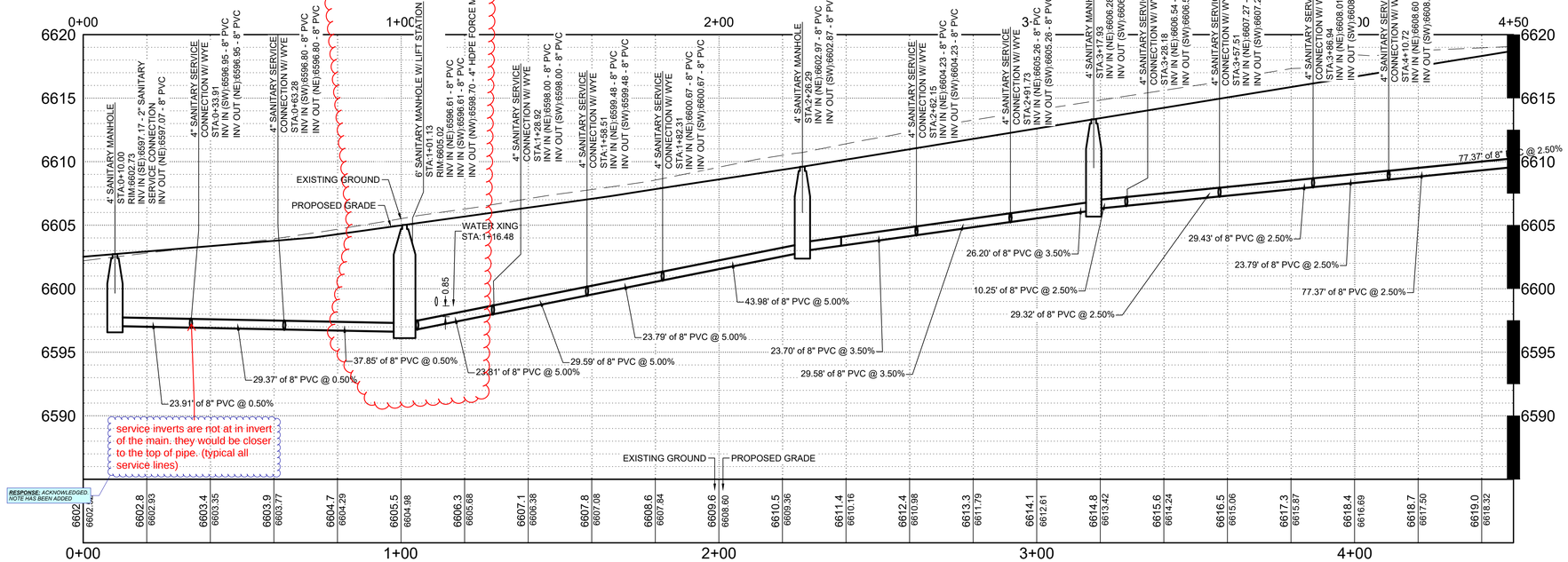
RESPONSE: *ACKNOWLEDGED THE NOTE HAS BEEN ADDED AS REQUESTED*

A SANITARY MAIN NO. 1. STA. 0+00 - 4+50 - PLAN VIEW

SCALE: 1" = 20'

this manhole does not appear to have any storage volume, indicate how this works with the proposed lift station and how much storage is necessary

RESPONSE: *UPDATED DRAWINGS SHOW ADDITIONAL INFORMATION RELATED TO THE LIFT STATIONS INCLUDING THE INFORMATION REQUESTED HERE*



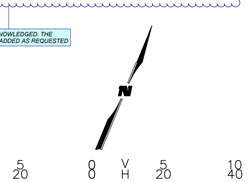
service inverts are not at in invert of the main. they would be closer to the top of pipe. (typical all service lines)

RESPONSE: *ACKNOWLEDGED NOTE HAS BEEN ADDED*

MATCHLINE - SEE SHEET C4.02

B SANITARY MAIN NO. 1 STA. 0+00 - 4+50 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'



811 Know what's below. Call before you dig.

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PROJECT NAME: RED MOUNTAIN RANCH

17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

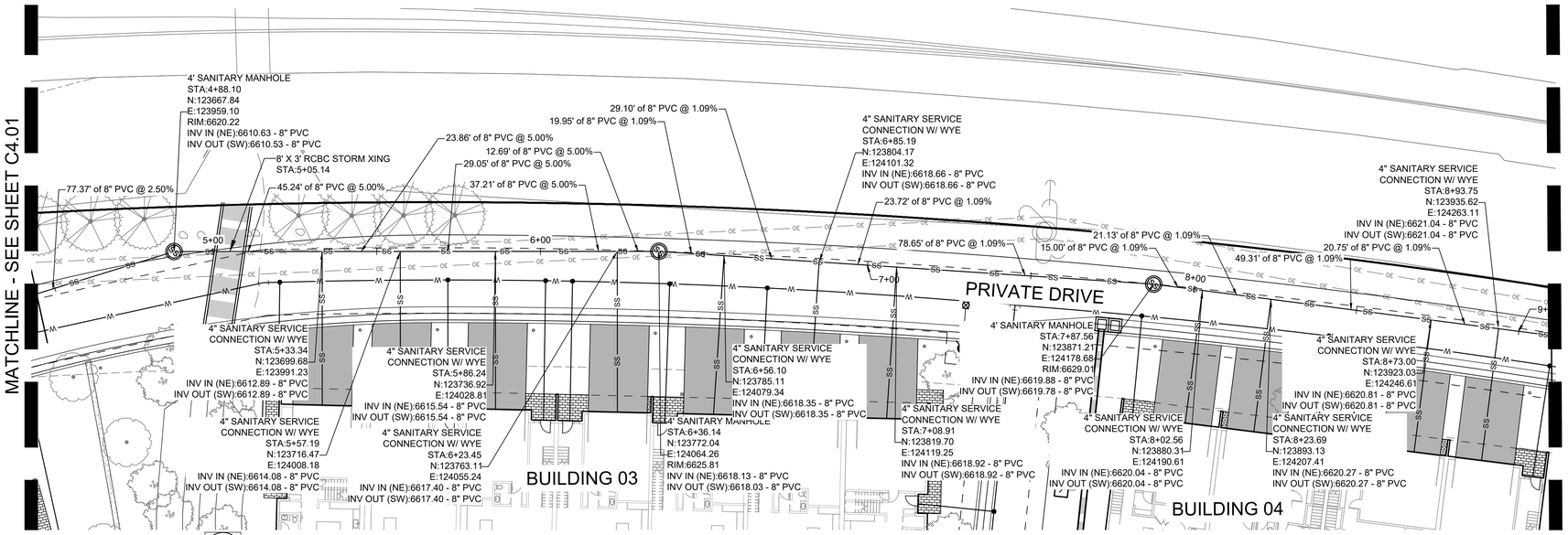
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE: SANITARY MAIN PLAN AND PROFILE - STA. 0+00 - 4+50

SHEET DESC. : C4.01

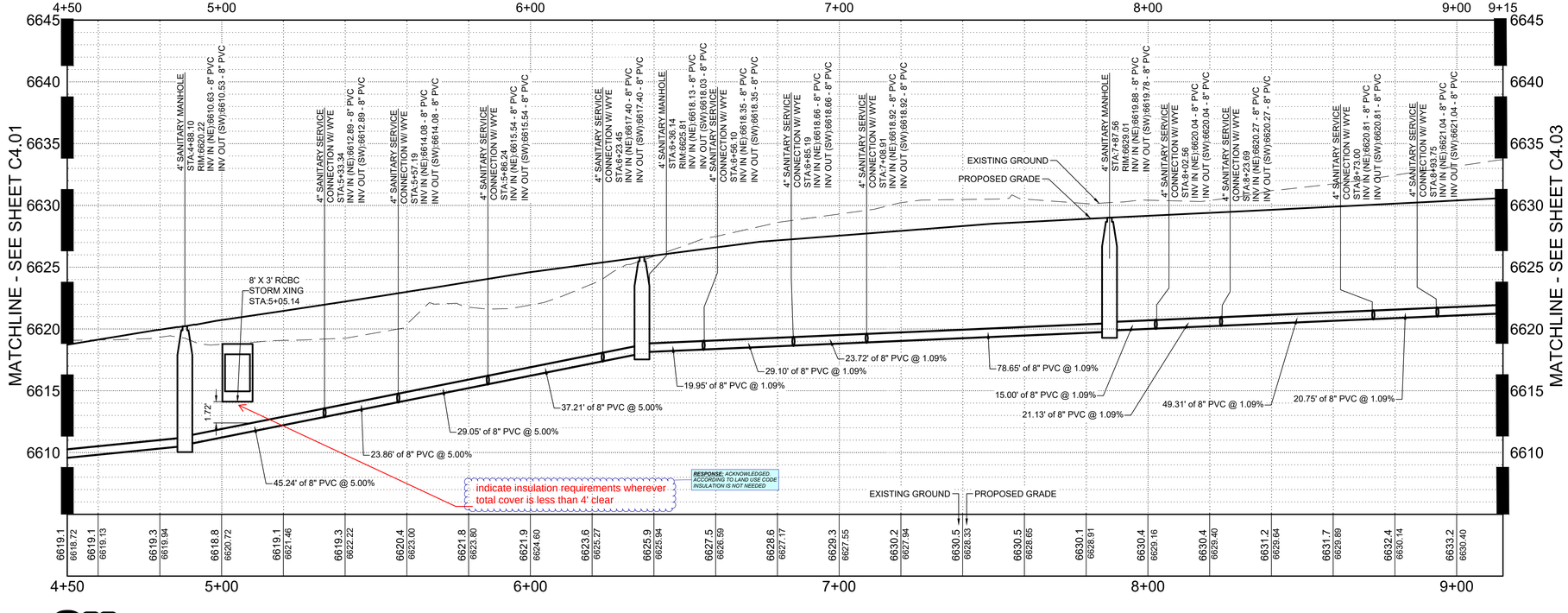
SHEET NO. : 39 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Plan and Profile .dwg



A SANITARY MAIN NO. 1 STA. 4+50 -9+15 - PLAN VIEW

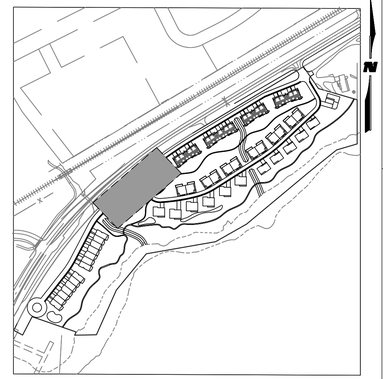
SCALE: 1" = 20'



B SANITARY MAIN NO. 1 STA. 4+50 - 9+15 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

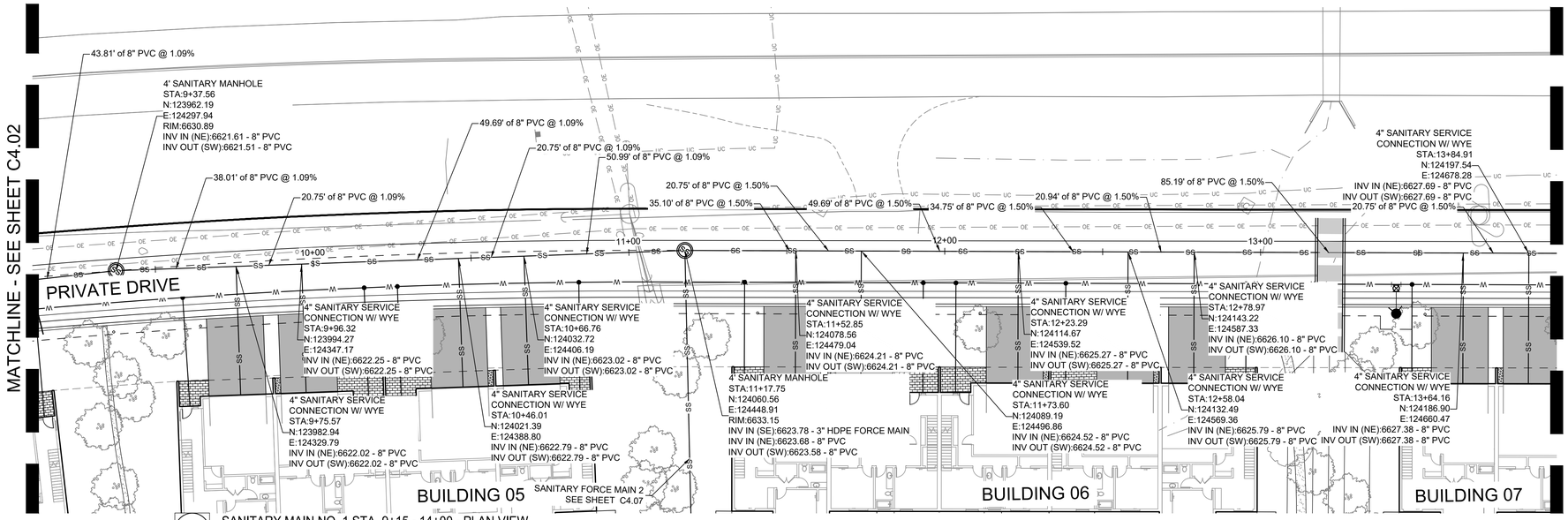
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
SANITARY MAIN PLAN AND PROFILE - STA. 4+50 - 9+15

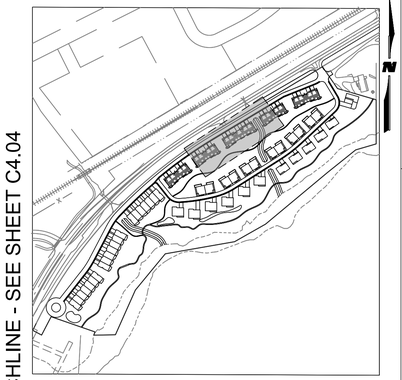
SHEET DESC. :	C4.02
SHEET NO. :	40 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Plan and Profile .dwg



A SANITARY MAIN NO. 1 STA. 9+15 - 14+00 - PLAN VIEW

SCALE: 1" = 20'



KEY MAP

SCALE: 1" = 350'

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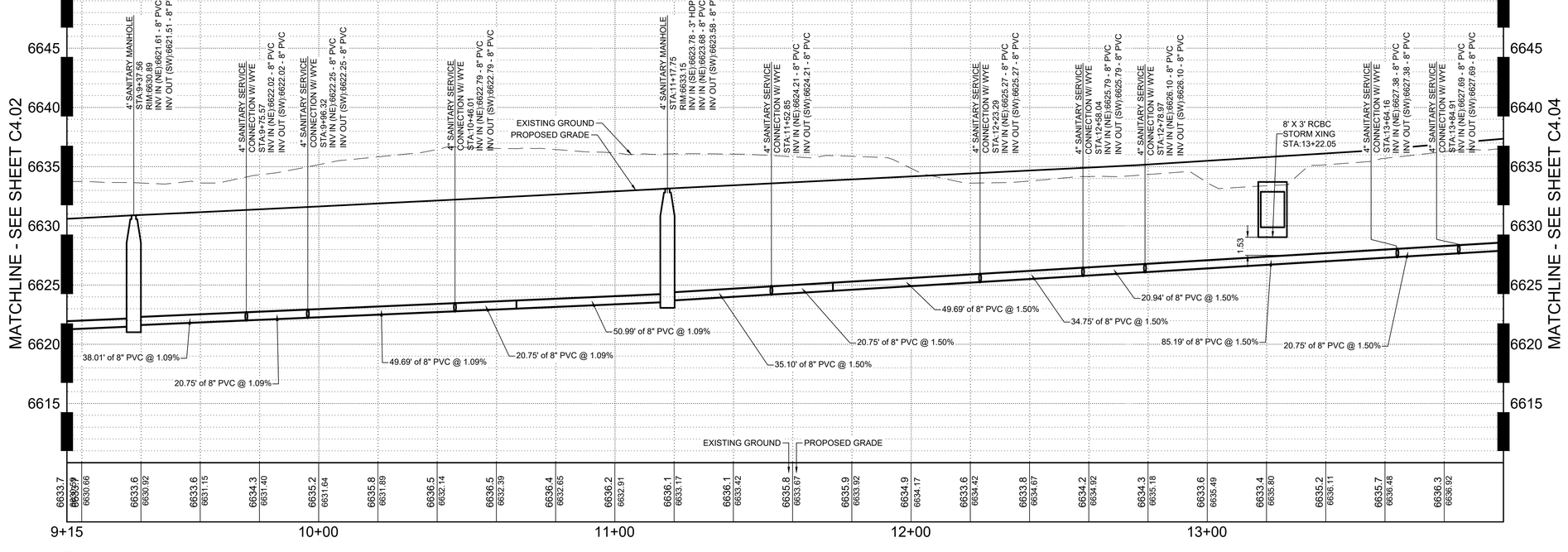
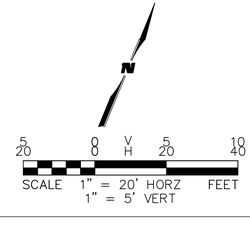


B SANITARY MAIN NO. 1 STA. 9+15 - 14+00 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'



811 Know what's below. Call before you dig.

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DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
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701 W. LIONHEAD CIR.
VAIL, CO 81657

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SEAL:

PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

BY	DESCRIPTION	DATE	REV.

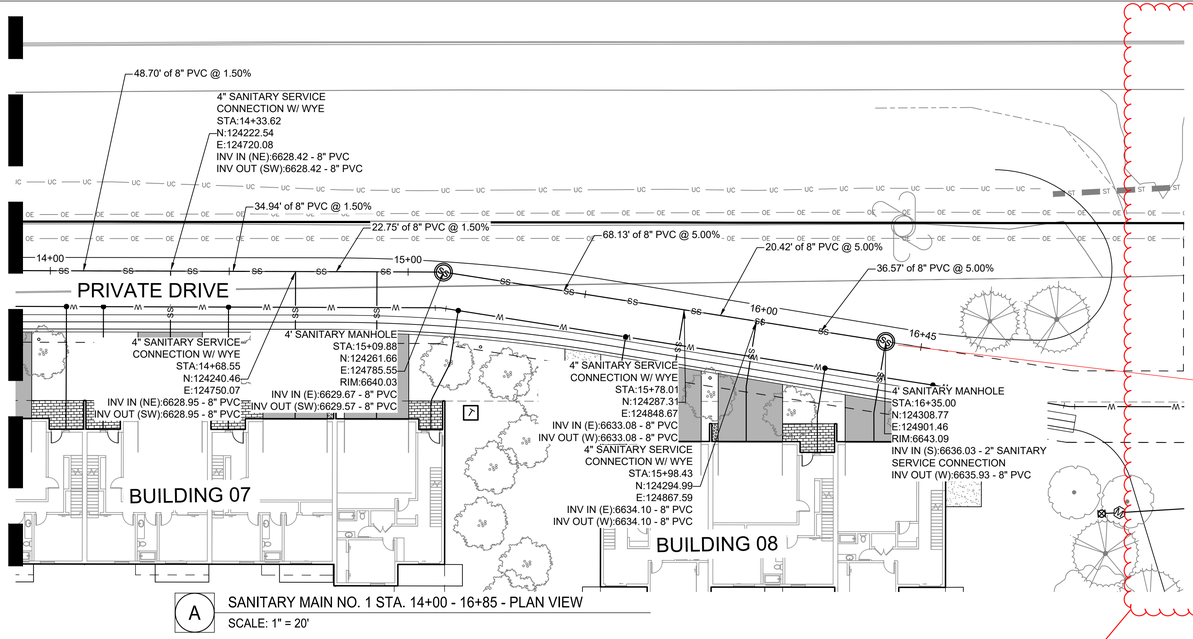
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
SANITARY MAIN PLAN AND PROFILE - STA. 9+15-14+00

SHEET DESC. :	C4.03
SHEET NO. :	41 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Plan and Profile .dwg

MATCHLINE - SEE SHEET C4.04



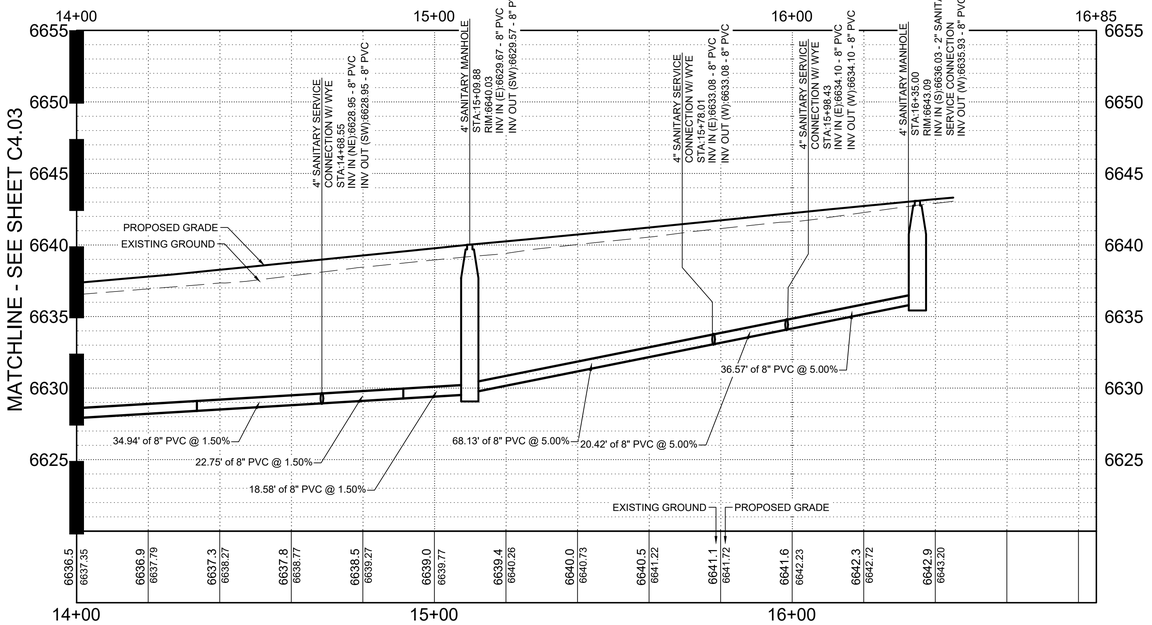
A SANITARY MAIN NO. 1 STA. 14+00 - 16+85 - PLAN VIEW
SCALE: 1" = 20'

extend to the property boundary

RESPONSE: ACKNOWLEDGED. SANITARY EXTENDED TO PROPERTY BOUNDARY

extend view port and extend sanitary sewer main to the property line . Parcel 2 will need to connect into this system and the lift stations shall be size accordingly for parcel 2

RESPONSE: VIEWPORT HAS BEEN EXTENDED



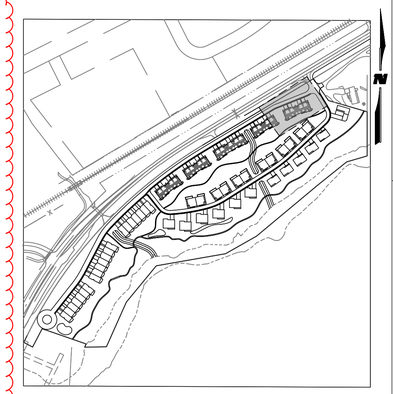
MATCHLINE - SEE SHEET C4.03

B SANITARY MAIN NO. STA. 14+00 - 16+85 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

what is the proximity of the existing septic system to the proposed buildings? is it being abandoned? is the existing house being ties into the proposed system

RESPONSE: THE REFERENCED SEPTIC SYSTEM IS BEING REMOVED

Know what's below. Call before you dig.



KEY MAP
SCALE: 1" = 350'

GENERAL NOTES

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

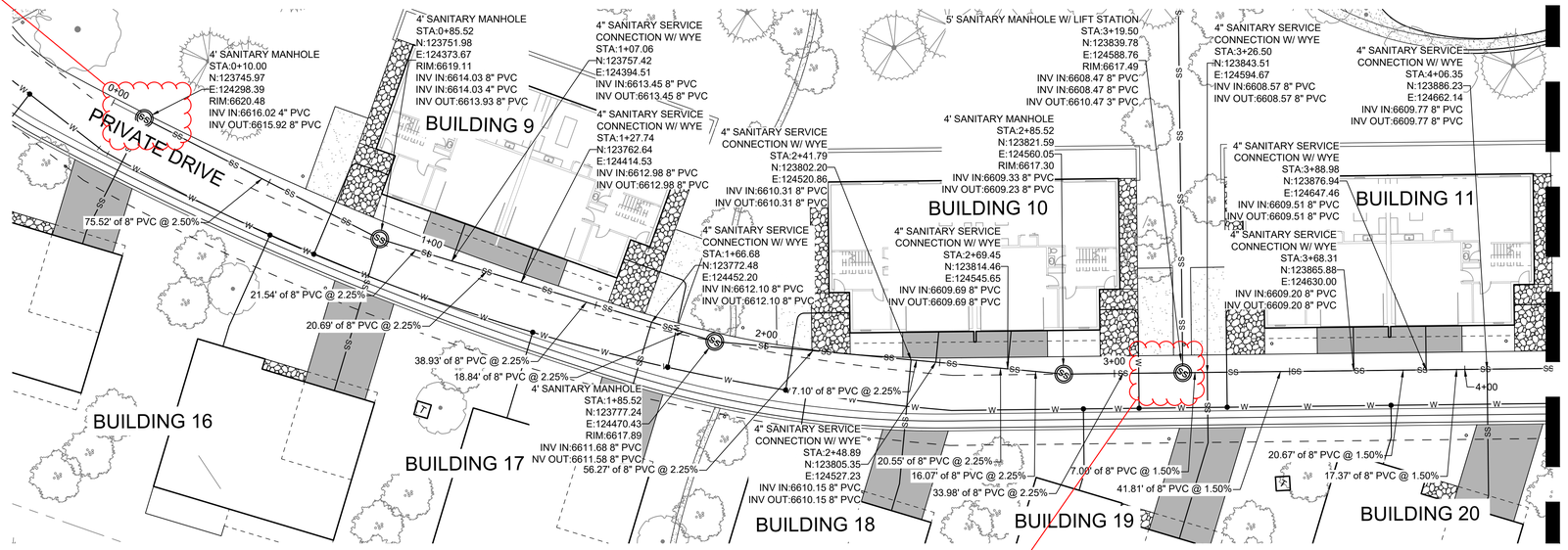
SHEET TITLE:
SANITARY MAIN PLAN AND PROFILE - STA. 14+00 - 16+65

SHEET DESC. :	C4.04
SHEET NO. :	42 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Plan and Profile .dwg

recommend not tying service lines into manholes.

RESPONSE: *ACKNOWLEDGED. MANHOLE MOVED SO SERVICE IS NOT TYING INTO MANHOLE*

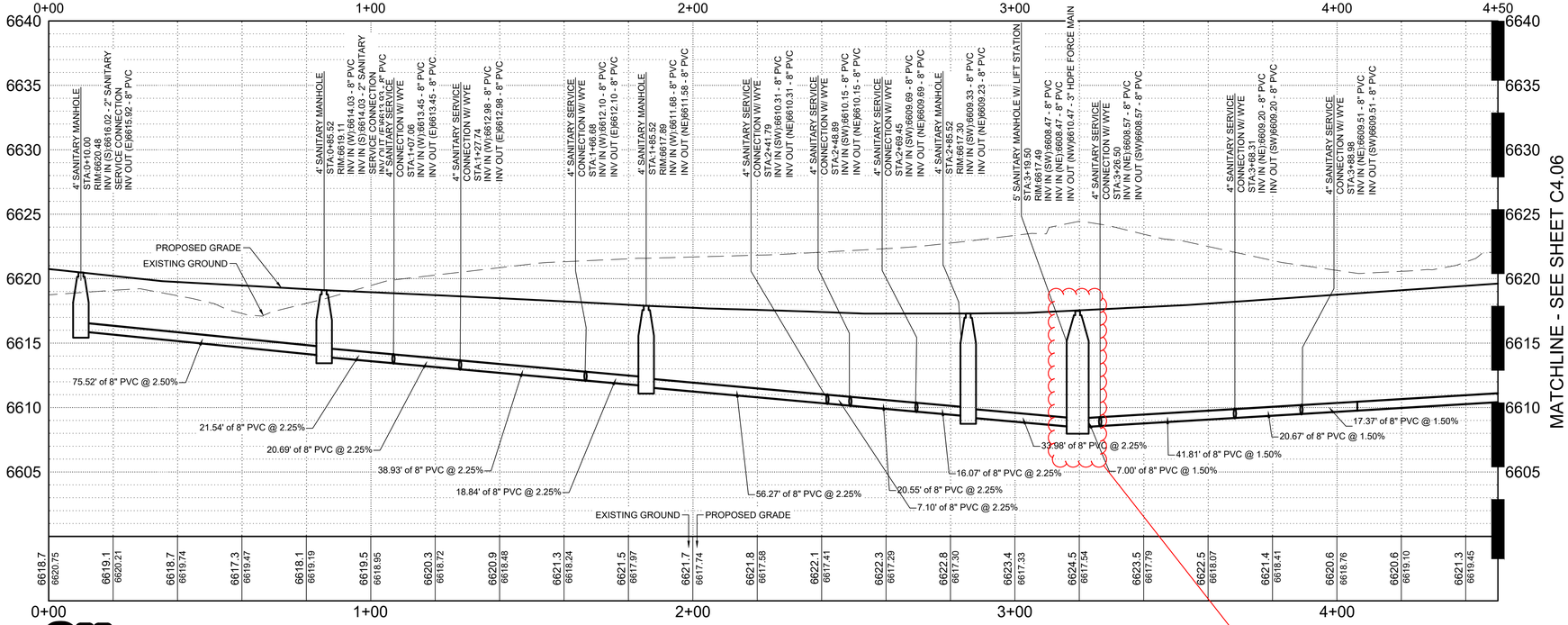


A SANITARY MAIN NO. 2 - STA. 0+00 - 4+50 - PLAN VIEW

SCALE: 1" = 20'

Lift station needs to be detailed. Where is the storage capacity, what pump house is proposed, where is the generator located, where is the power coming from?

RESPONSE: *UPDATED DRAWINGS SHOW ADDITIONAL INFORMATION RELATED TO THE LIFT STATIONS INCLUDING THE INFORMATION REQUESTED HERE*



detail the lift station vault and system

RESPONSE: *UPDATED DRAWINGS SHOW ADDITIONAL INFORMATION RELATED TO THE LIFT STATIONS INCLUDING THE INFORMATION REQUESTED HERE*

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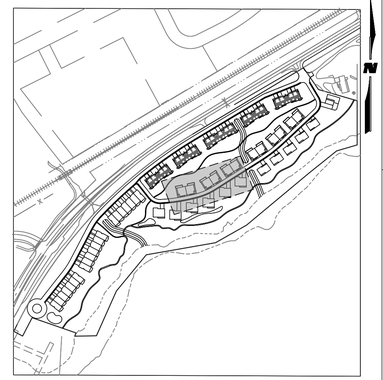

KEY MAP

SCALE: 1" = 350'

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17500 US-6
EAGLE COLORADO 81631

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
SANITARY MAIN NO. 2 - PLAN AND PROFILE - STA. 0+00 - 4+50

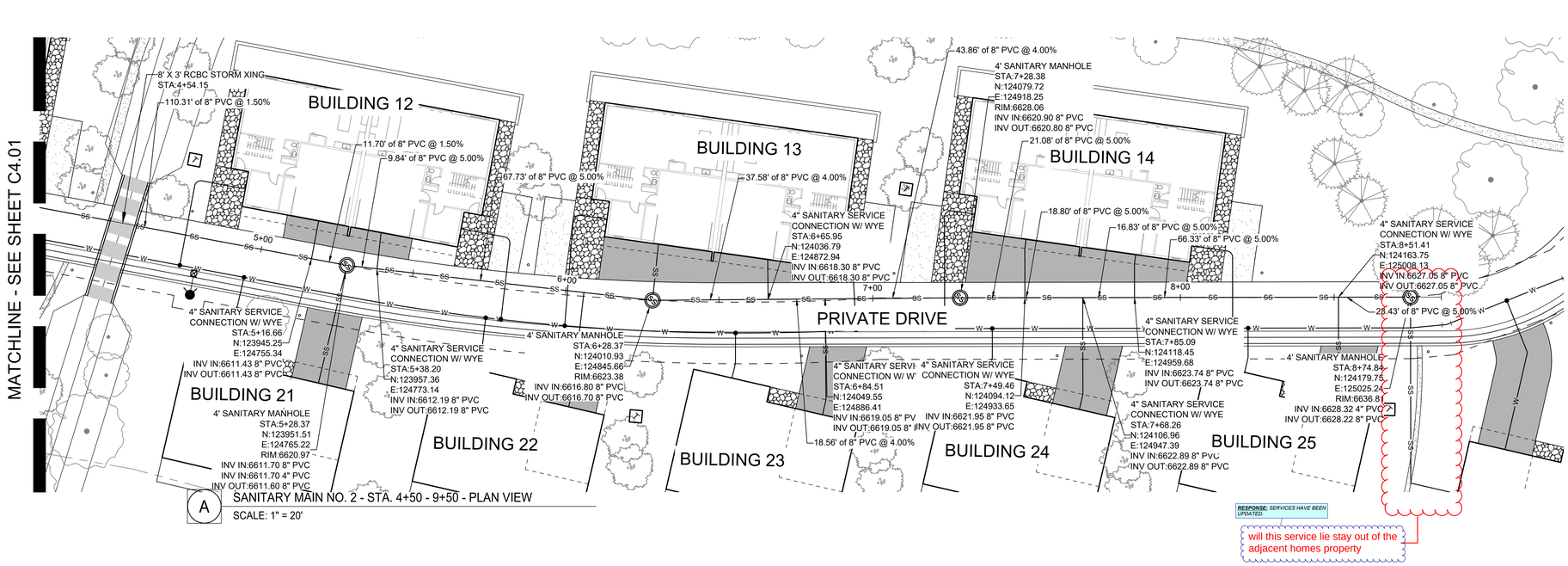
SHEET DESC. :	C4.05
SHEET NO. :	43 OF 72

N

5 0 V 5 10
20 0 H 20 40

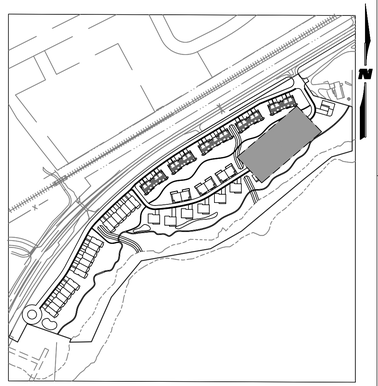
SCALE 1" = 20' HORZ FEET
1" = 5' VERT

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Lateral Plan and Profile.dwg



A SANITARY MAIN NO. 2 - STA. 4+50 - 9+50 - PLAN VIEW

SCALE: 1" = 20'



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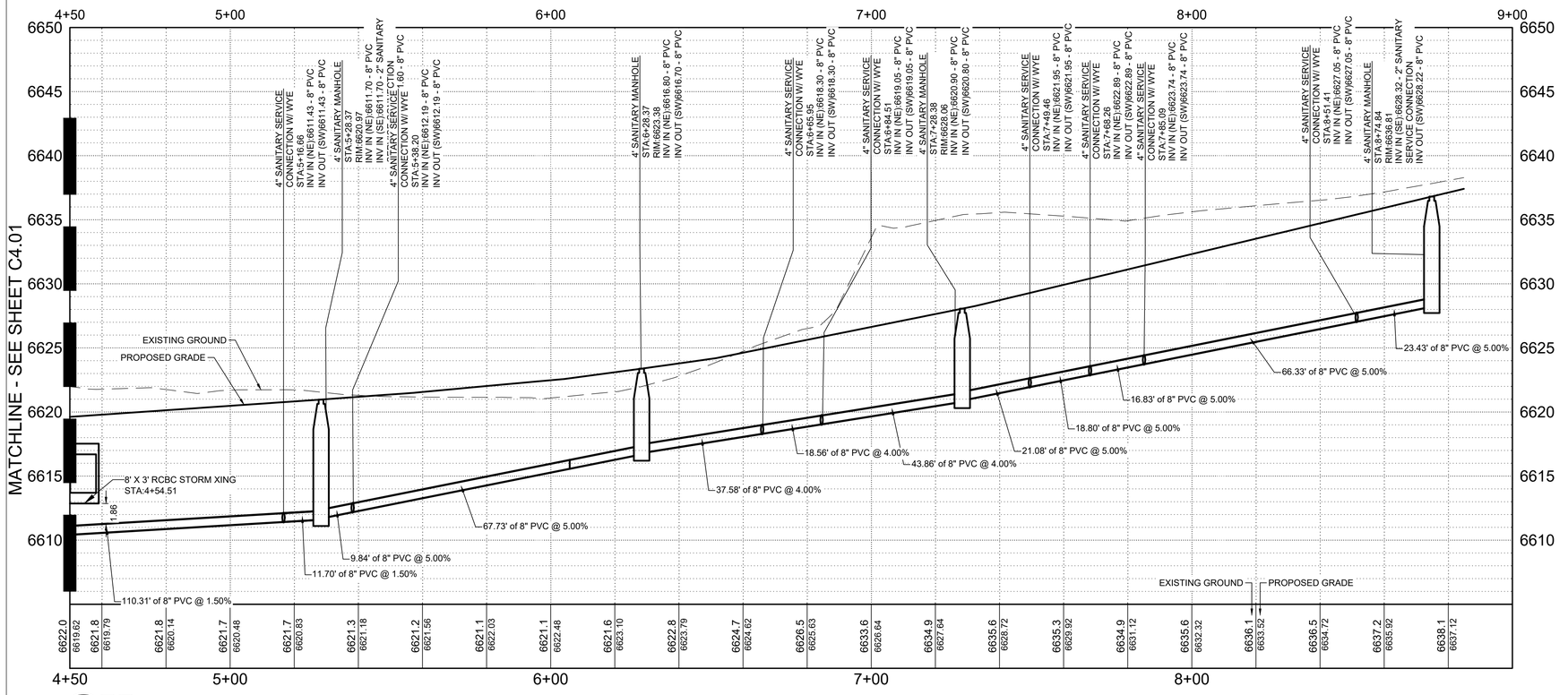

B SANITARY MAIN NO. 2 - STA. 4+50 - 9+50 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'

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RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
SANITARY MAIN NO. 2 - PLAN AND PROFILE - STA. 4+50 - 9+50

SHEET DESC. : C4.06

SHEET NO. : 44 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Lateral Plan and Profile.dwg

show existing utilities and crossings

RESPONSE: ACKNOWLEDGED. EXISTING UTILITIES AND CROSSINGS SHOWN

show the asphalt path

RESPONSE: DRAWING UPDATED TO SHOW ASPHALT PATH

BIKE PATH

20.00' PROPOSED WATER EASEMENT

10.00'

4' SANITARY MANHOLE
STA: 3+16.93
N:123520.53
E:123514.80
RIM:???
INV (SE) :6615.12 - 4" HDPE FORCE MAIN
INV (SW) :6615.02 - 8" PVC

306.92' of 4" HDPE FORCE MAIN @ 5.35%

START BORE
STA:1+73.29

100.19' 12" STEEL ENCASEMENT

END BORE
STA:0+73.10

U.S. HIGHWAY 6

BUILDING 01

6' SANITARY MANHOLE W/ LIFT STATION
STA: 0+10.01
N:123336.76
E:123760.62
RIM:6605.02
INV (NE) :6596.61 - 8" PVC
INV (SW) :6596.61 - 8" PVC
INV (NW) :6598.70 - 4" HDPE FORCE MAIN

RESPONSE: ACKNOWLEDGED. EASEMENTS TO BE PROPOSED AND NEGOTIATED ONCE DIRECTION IS APPROVED. THESE WOULD BE RECORDED VIA A SEAPARATE DOCUMENT FROM THE PLAT

show the proposed water and sewer easements show the ownerships and surveyed property lines that this proposed utility is crossing.

126.63' of 8" PVC @ 0.50%

this crossing requires a cdot utility permit. prive evidence that the permit is submitted

RESPONSE: ACKNOWLEDGED. PLEASE SEE UPDATED OTHER ENTITLEMENTS NARRATIVE FOR A DESCRIPTION OF OTHER ENTITLEMENTS AND THEIR STATUS

identify the proposed pavement cuts and patching

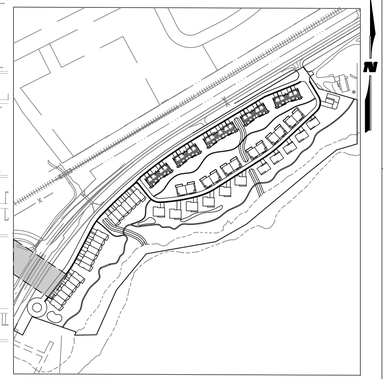
RESPONSE: ACKNOWLEDGED. PAVEMENT CUTS AND PATCHING NOT NEEDED DUE TO BORE ACROSS HWY 6

EX 4' SANITARY MANHOLE
STA: 4+43.55
N:123461.05
E:123403.01
RIM:???
INV (NE) :6614.39 - 8" PVC
INV (W) :6614.29 - 8" PVC
INV (S) :6614.19 - 8" PVC

verify easement needs for this line. I Assume the Town would be the owner for the gravity section of main extension outside the parcel 1 property

RESPONSE: ACKNOWLEDGED. EASEMENTS TO BE PROPOSED AND NEGOTIATED ONCE DIRECTION IS APPROVED. THESE WOULD BE RECORDED VIA A SEAPARATE DOCUMENT FROM THE PLAT

A SANITARY FORCE MAIN NO. 1 - PLAN VIEW
SCALE: 1" = 20'



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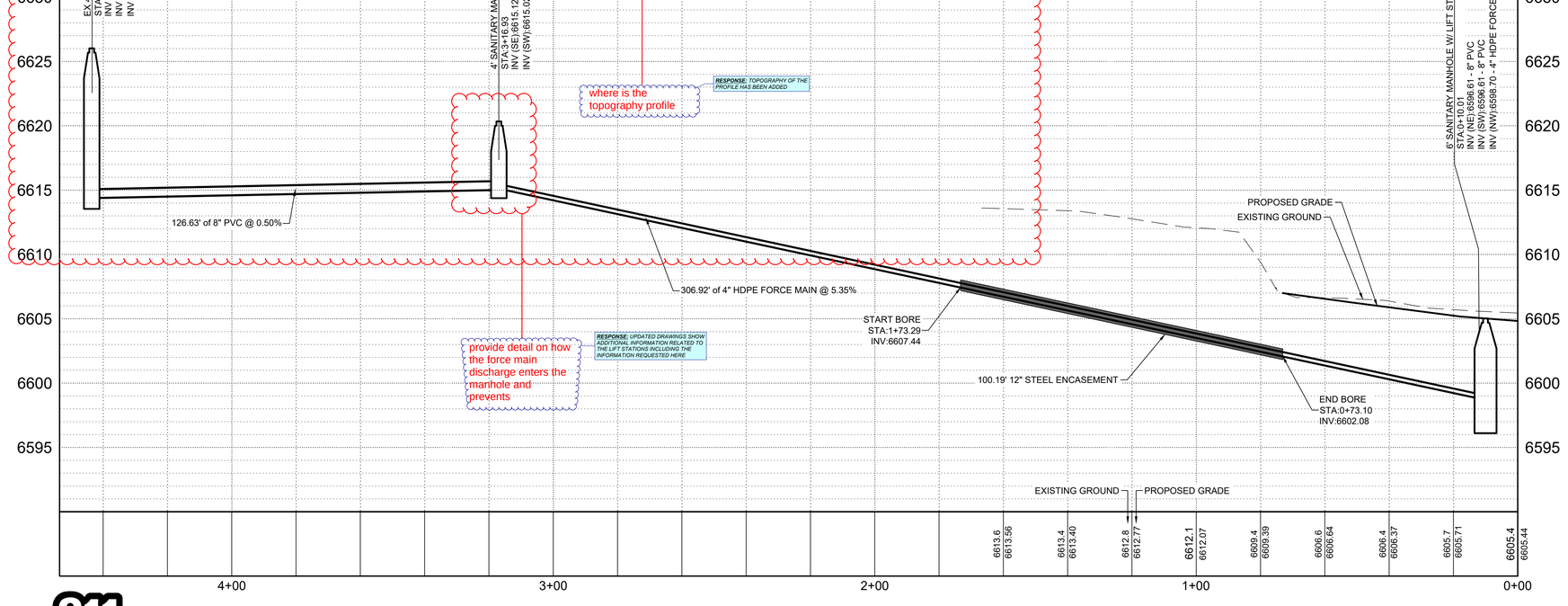

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REV.	DATE	DESCRIPTION	BY

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DATE:	JANUARY 13, 2025

SHEET TITLE:
SANITARY FORCE MAIN NO. 1 PLAN AND PROFILE

SHEET DESC. : C4.08

SHEET NO. : 45 OF 72

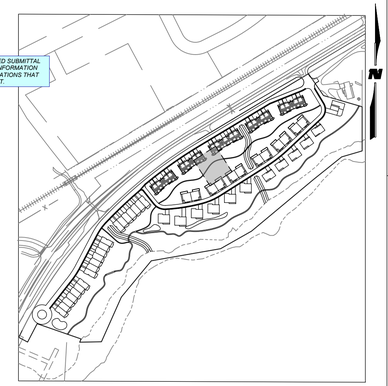
1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEET\SPSP\Red Mountain Ranch - PSP - Sanitary Force Main 1 Plan and Profile.dwg

A SANITARY FORCE MAIN NO. 2 - PLAN VIEW

SCALE: 1" = 20'

is there enough space for the totality of the lift station infrastructure between the two structures?

RESPONSE: *THE UPDATED SUBMITTAL INCLUDES ADDITIONAL INFORMATION REGARDING THE LIFT STATIONS THAT ADDRESS THIS COMMENT.*



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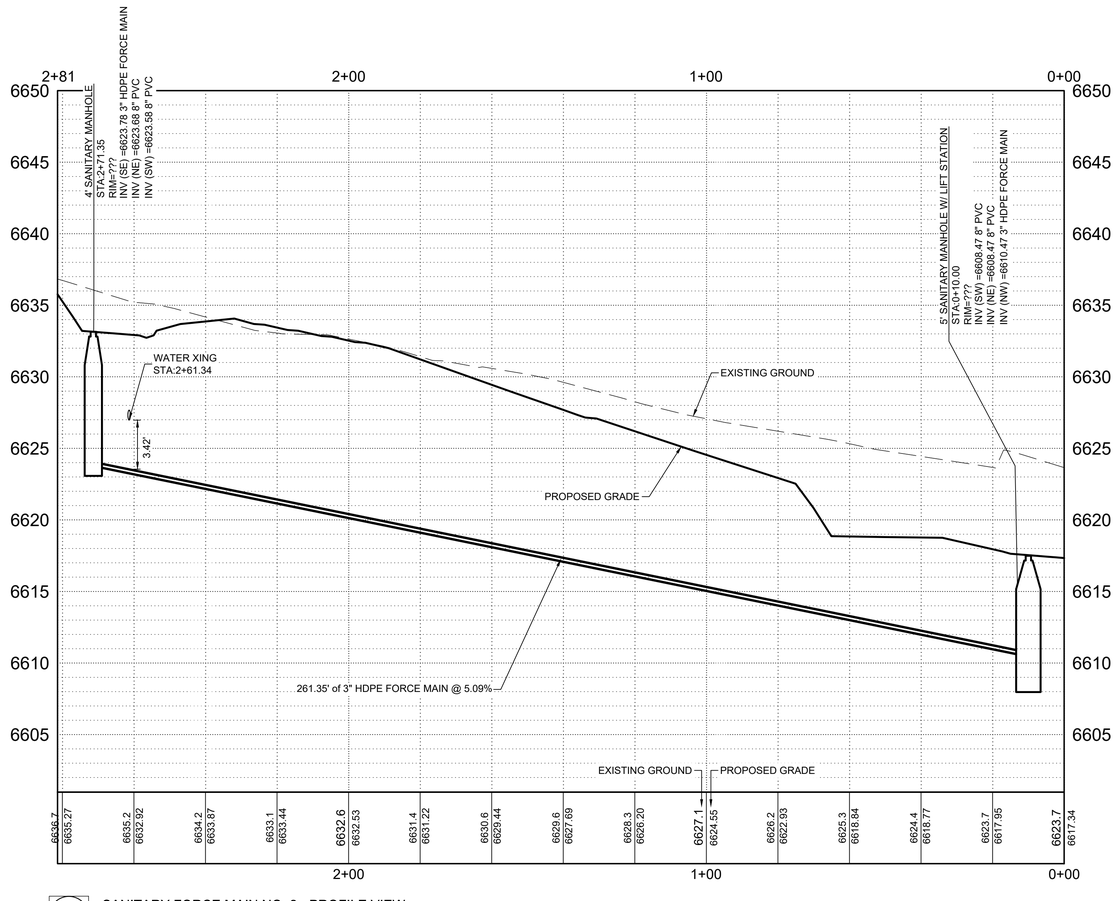

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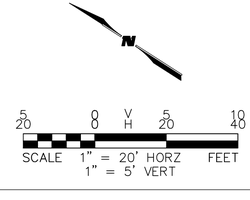

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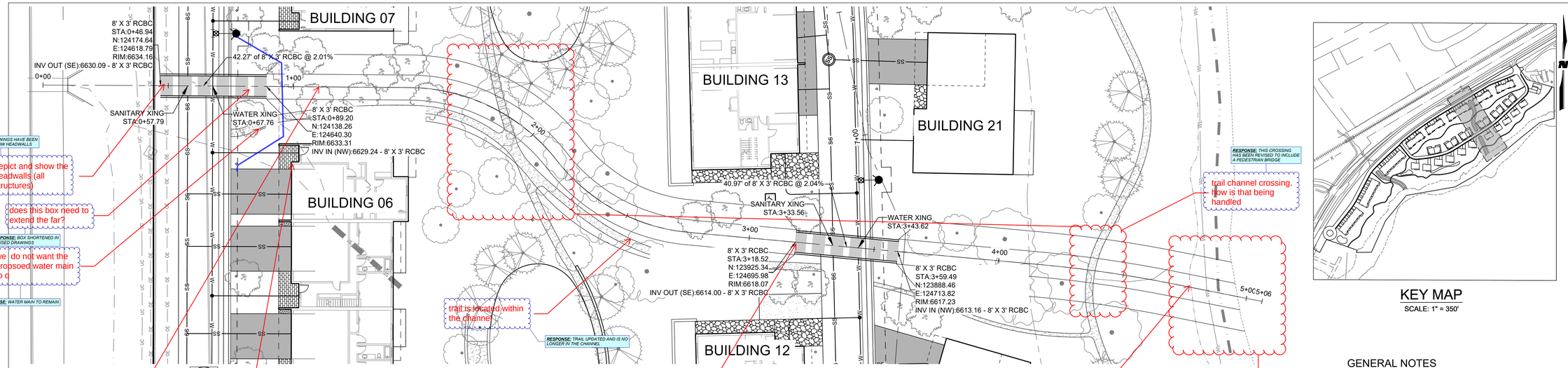
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
SANITARY FORCE MAIN NO. 2 PLAN AND PROFILE

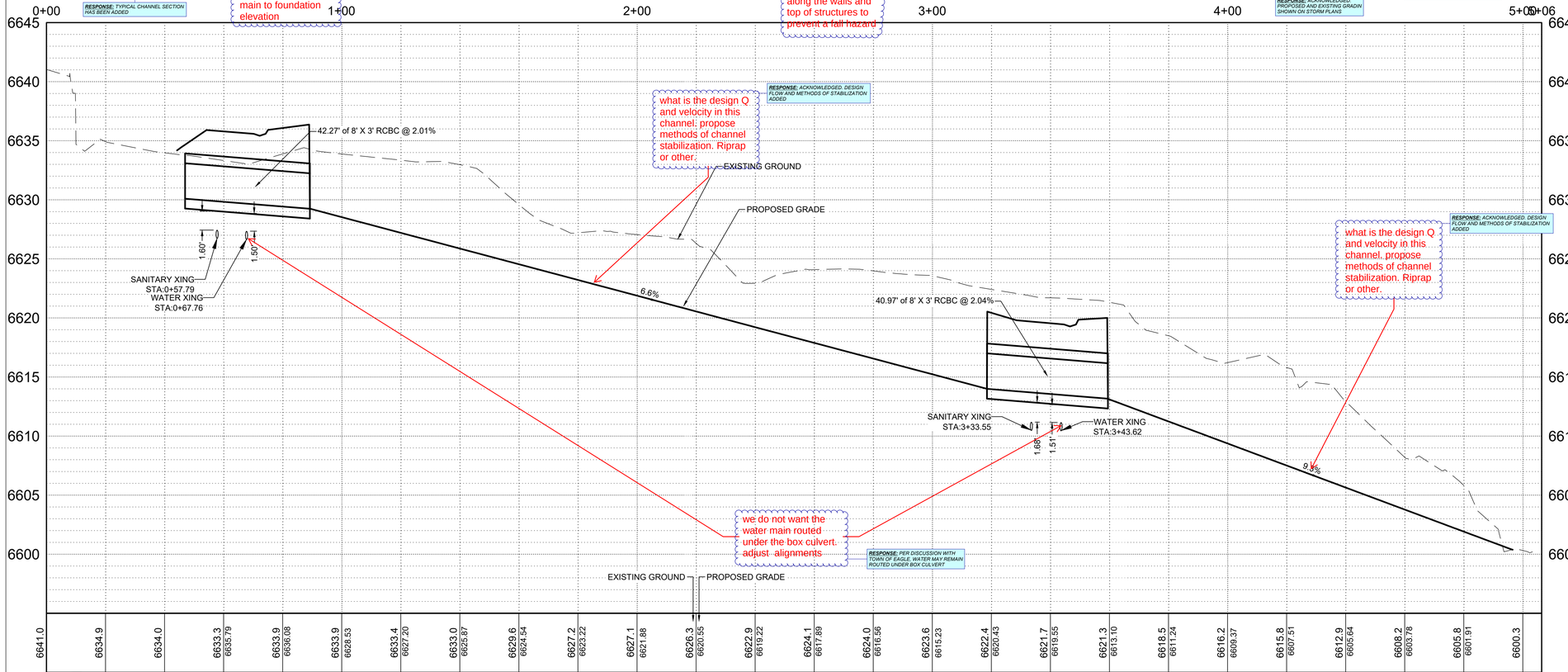
SHEET DESC. :	C4.07
SHEET NO. :	46 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Force Main 1 Plan and Profile.dwg



A STORM SWALE EAST- PLAN VIEW
SCALE: 1" = 20'

KEY MAP
SCALE: 1" = 350'



B STORM SWALE EAST - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.

GENERAL NOTES

1. WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.
3. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
4. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
5. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE CITY OF GLENDALE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

STATIONING AND PIPE LENGTH NOTE

STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.

SCALE 1" = 20' HORZ FEET
1" = 5' VERT

depict and show the headwalls (all structures)

RESPONSE: DRAWINGS HAVE BEEN UPDATED TO SHOW HEADWALLS

does this box need to extend the far?

RESPONSE: BOX SHORTENED IN REVISED DRAWINGS

we do not want the proposed water main to c

RESPONSE: WATER MAIN TO REMAIN

trail is located within the channel

RESPONSE: TRAIL UPDATED AND IS NO LONGER IN THE CHANNEL

RESPONSE: THIS CROSSING HAS BEEN REVISED TO INCLUDE A PEDESTRIAN BRIDGE

trail channel crossing. how is that being handled

provide a typical channel section

RESPONSE: TYPICAL CHANNEL SECTION HAS BEEN ADDED

maintain 1:1 separation from water main to foundation elevation

RESPONSE: ACKNOWLEDGED.

show the headwalls. there box culverts are proximity to homes it may be a good idea to include handrail along the walls and top of structures to prevent a fall hazard

RESPONSE: DRAWINGS HAVE BEEN UPDATED TO SHOW THE HEADWALLS AND ALL OTHER STRUCTURES

show the proposed and existing grading on this plan on all storm plans

RESPONSE: ACKNOWLEDGED. PROPOSED AND EXISTING GRADIN SHOWN ON STORM PLANS

what are the impacts to the floodplain wetlands, and how does the channel transition to the river

RESPONSE: THE CHANNEL GRADING HAS BEEN REVISED TO NOT IMPACT THE WETLAND AREA

what is the design Q and velocity in this channel. propose methods of channel stabilization. Riprap or other.

RESPONSE: ACKNOWLEDGED. DESIGN FLOW AND METHODS OF STABILIZATION ADDED

what is the design Q and velocity in this channel. propose methods of channel stabilization. Riprap or other.

RESPONSE: ACKNOWLEDGED. DESIGN FLOW AND METHODS OF STABILIZATION ADDED

we do not want the water main routed under the box culvert. adjust alignments

RESPONSE: PER DISCUSSION WITH TOWN OF EAGLE, WATER MAY REMAIN ROUTED UNDER BOX CULVERT

CIVIL ENGINEER:
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990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
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www.wilsonco.com

PROPERTY OWNERS:
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701 W. LIONHEAD CIR.
VAIL, CO 81657

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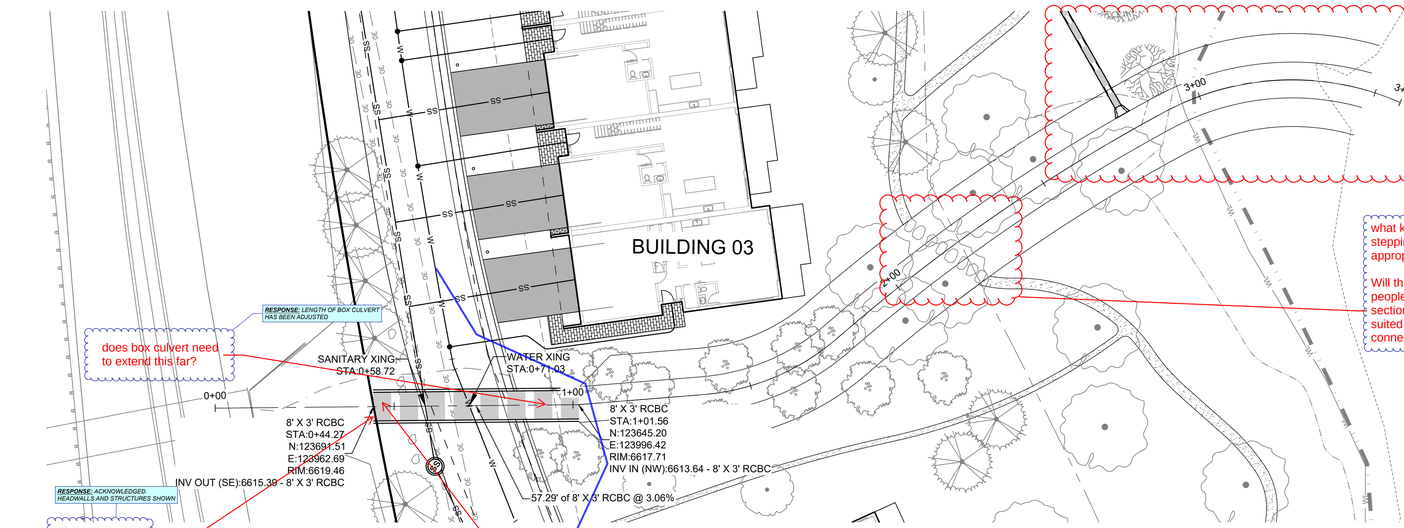
PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

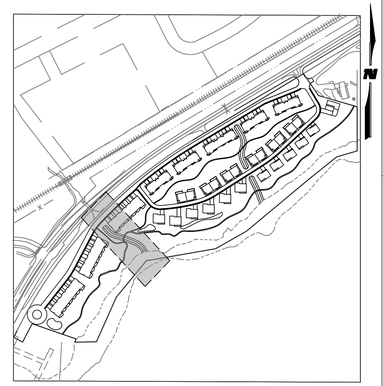
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025
SHEET TITLE:	STORM SWALE EAST
SHEET DESC. :	C5.01
SHEET NO. :	47 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Plan and Profile .dwg



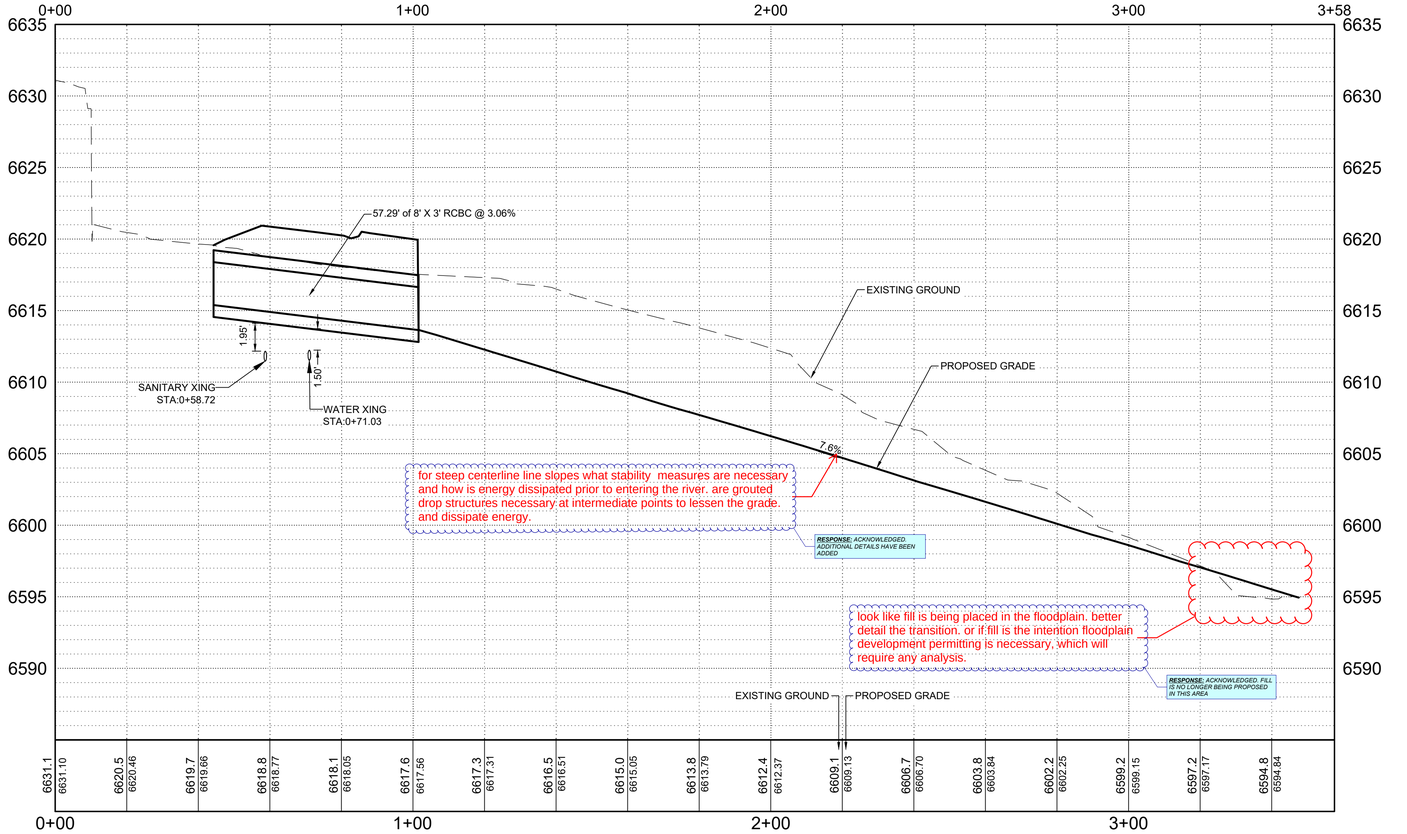
A STORM SWALE WEST - PLAN VIEW

SCALE: 1" = 20'



KEY MAP

SCALE: 1" = 350'



B STORM SWALE WEST - PROFILE VIEW

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

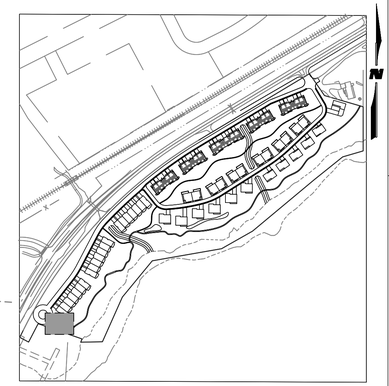
SHEET TITLE: STORM SWALE WEST

SHEET DESC. :	C5.02
SHEET NO. :	48 OF 72

1/13/2025 M:\MSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Plan and Profile .dwg

define the maintenance accessibility for each of the ponds. future maintenance of this style of pond will require muck to be hauled out.

RESPONSE: *UPDATED DRAWINGS DEFINE FUTURE MAINTENANCE ACCESSIBILITY*



KEY MAP
SCALE: 1" = 350'

FG: 6599.00
N: 123192.956
E: 123743.220

FG: 6599.00
N: 123187.487
E: 123726.096

FG: 6599.00
N: 123188.162
E: 123752.781

FG: 6596.00
N: 123179.581
E: 123743.566

FG: 6596.00
N: 123179.457
E: 123736.434

FG: 6599.00
N: 123177.556
E: 123763.271

FG: 6599.00
N: 123175.643
E: 123781.909

FG: 6599.02
N: 123169.987
E: 123718.164

FG: 6596.00
N: 123167.759
E: 123731.198

FG: 6596.00
N: 123165.735
E: 123761.136

FG: 6596.00
N: 123165.730
E: 123773.465

FG: 6595.00
N: 123162.454
E: 123756.211

FG: 6595.00
N: 123161.640
E: 123773.494

FG: 6595.00
N: 123159.049
E: 123774.646

FG: 6599.00
N: 123157.439
E: 123790.595

FG: 6596.00
N: 123153.809
E: 123746.218

FG: 6595.00
N: 123154.386
E: 123755.858

FG: 6595.00
N: 123153.557
E: 123765.220

FG: 6596.00
N: 123153.394
E: 123775.363

FG: 6596.00
N: 123149.820
E: 123766.879

FG: 6598.99
N: 123145.484
E: 123736.209

FG: 6599.00
N: 123143.449
E: 123782.081

FG: 6599.00
N: 123137.142
E: 123761.040

where are the outlet structures detailed in the construction set (all ponds)

RESPONSE: *ACKNOWLEDGED. POND DETAILS ADDED TO DRAINAGE REPORT*

is the inlet and capacity sufficient to pass the 100-year flows or dot he ponds need to be designed with an overflow ? (all ponds)

RESPONSE: *ACKNOWLEDGED. INLET CAPACITY IS SUFFICIENT*

are these existing trees. can this pond be positioned to save large existing trees to limit environmental impacts?

RESPONSE: *IT IS A PROPOSED TREE. SEE UPDATED GRADING AND PLANTING DRAWINGS*

Know what's below.
Call before you dig.

5 0 5 10
SCALE 1"=5' FEET

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DENVER, COLORADO 80209
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

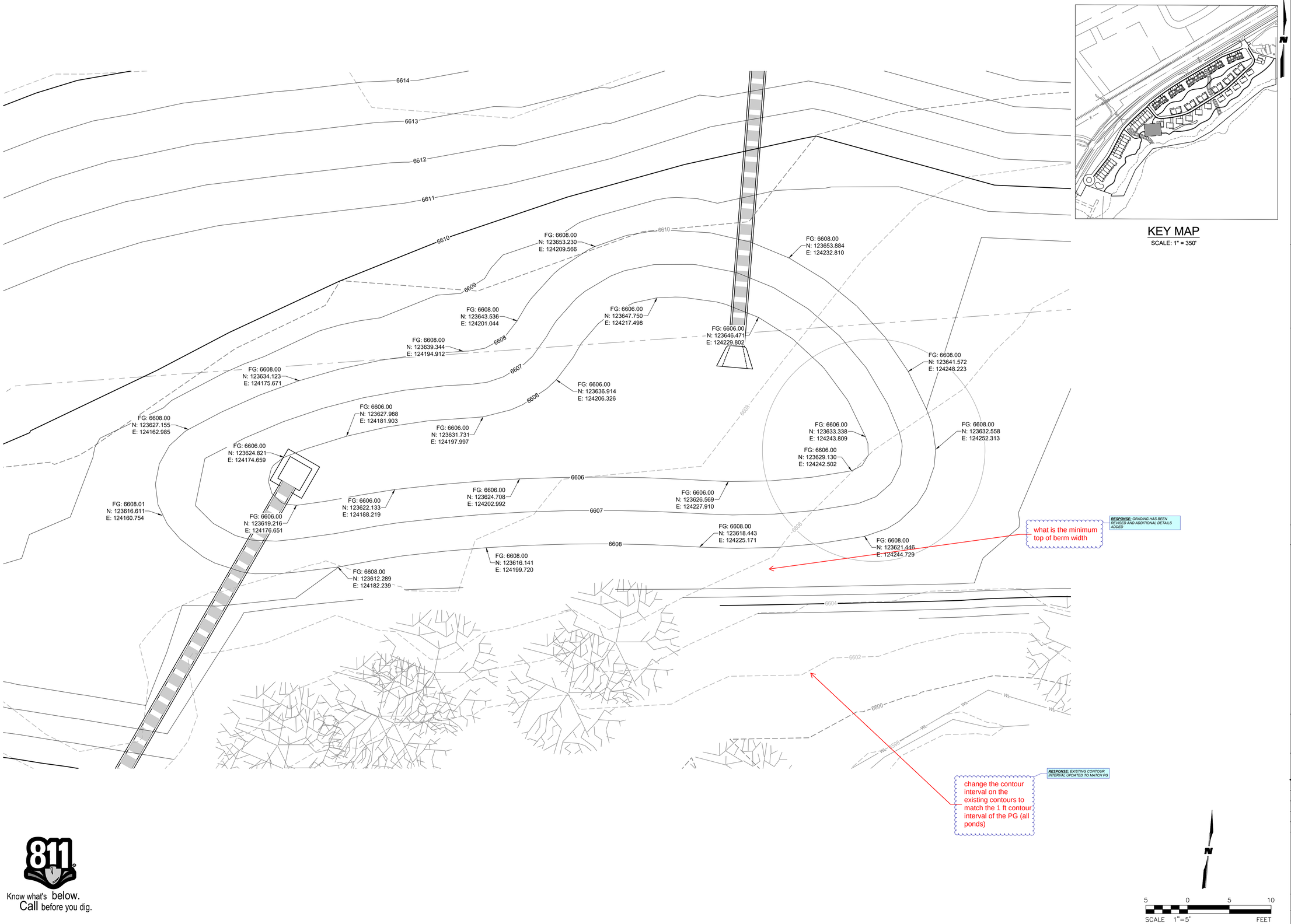
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WQ POND A DETAILED GRADING

SHEET DESC. :	C5.03
SHEET NO. :	49 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Pond Grading.dwg



KEY MAP
SCALE: 1" = 350'

what is the minimum top of berm width

RESPONSE: *GRADING HAS BEEN REVISED AND ADDITIONAL DETAILS ADDED*

change the contour interval on the existing contours to match the 1 ft contour interval of the PG (all ponds)

RESPONSE: *EXISTING CONTOUR INTERVAL UPDATED TO MATCH PG*

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EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

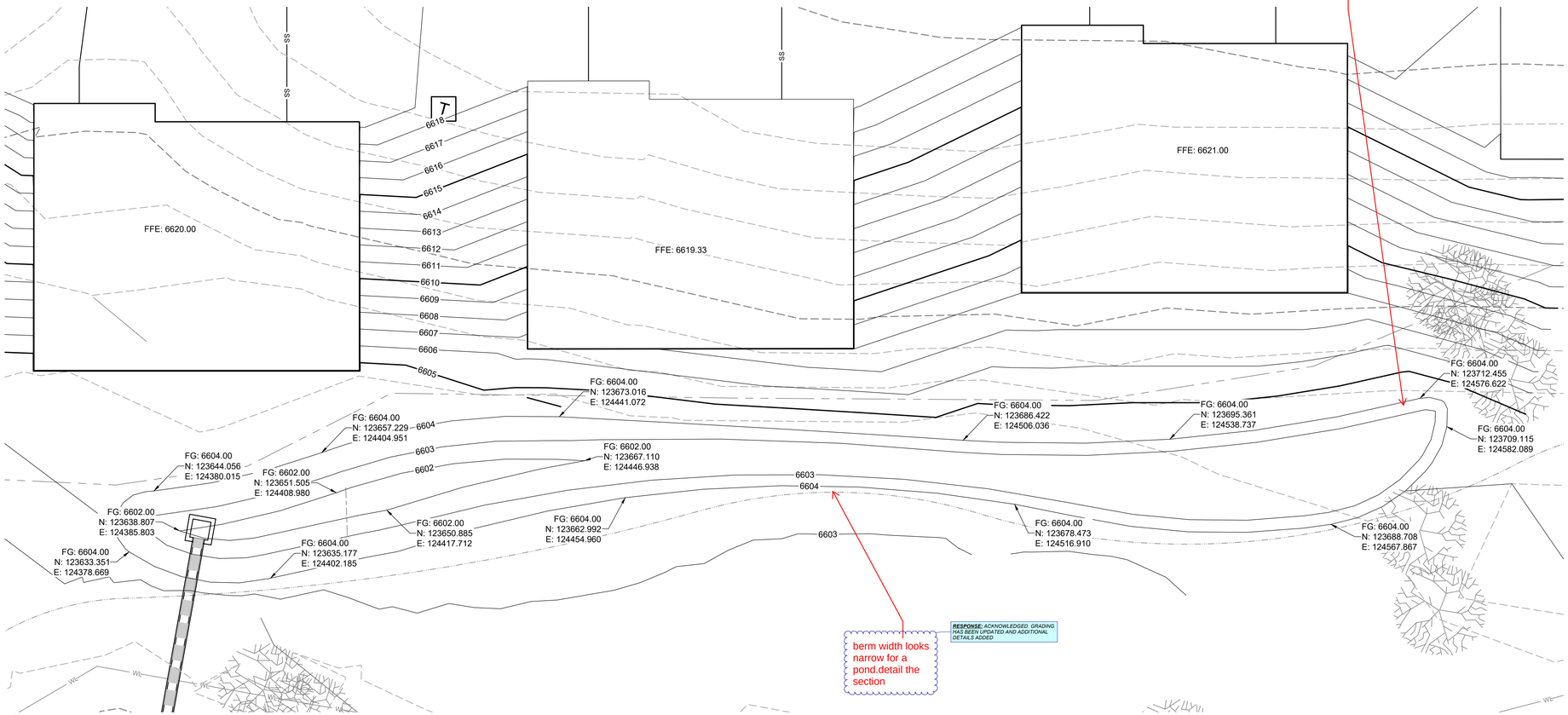
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

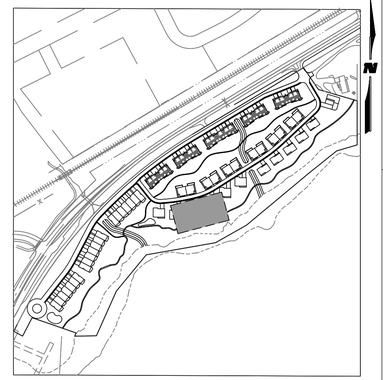
SHEET TITLE:
WQ POND B DETAILED GRADING

SHEET DESC. : C5.04

SHEET NO. : 50 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Pond Grading.dwg





KEY MAP
SCALE: 1" = 350'

811 Know what's below. Call before you dig.

10 0 10 20
SCALE 1"=10' FEET

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EAGLE COLORADO 81631

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PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WQ POND C DETAILED GRADING

SHEET DESC. : C5.05

SHEET NO. : 51 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Pond Grading.dwg

account for offsite basins

RESPONSE: *OFFSITE BASINS ADDED TO DRAINAGE MAP*

add major contour identifiers

RESPONSE: *EXISTING MAJOR CONTOUR IDNETIFIERS ARE GREY DASHED AND PROPOSED MAJOR IDENTIFIERS ARE DARKENED/SOLID*

provide accurate bsin delinatations

RESPONSE: *BASIN DELINEATIONS ADDED*

how is this flow making it to the pond

RESPONSE: *DRAWINGS UPDATED TO DESCRIBE THIS CONDITION*

seem like this would be an easy spot to add an inletq

RESPONSE: *ACKNOWLEDGED*

add arrows and design points

RESPONSE: *ARROWS ADDED*

make basin is consistent with what is shown in the plan

RESPONSE: *BASIN IDENTIFIER UPDATED*

label the design points on the plan

RESPONSE: *DESIGN POINTS ON THE PLAN ADDED*

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- BASIN BOUNDARY
- CURB AND GUTTER
- PROPERTY BOUNDARY
- DIRECTION OF DRAINAGE
- SURFACE FLOW DESIGN POINT

SUB-BASIN ID

BASIN IDENTIFIER — A — AREA IN ACRES

100-YR C COEFF. — 0.50 AC. 90% IMP.

MATCHLINE - SEE SHEET C1.04

RUNOFF SUMMARY DATA

BASIN ID	DESIGN POINT	AREA (ac)	I (%)
A	1	1.61	80.0%
B	2	2.15	80.0%
C	3	5.36	80.0%
D	4	0.19	20.0%
E	5	0.41	33.0%
F	6	5.03	20.0%
G	7	2.75	100.0%
OS1	8	100.00	75.0%
OS2	8	100.00	75.0%
TOTAL ON-SITE	8	17.50	85.6%

Know what's below. Call before you dig.

40 0 40 80

SCALE 1"=40' FEET

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17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
DRAINAGE MAP - WEST

SHEET DESC. : C5.07

SHEET NO. : 52 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Drainage Map.dwg

provide the offsite delineations

RESPONSE: *UPDATED DRAWINGS INCLUDE OFFSITE DELINEATIONS*

offsite basins that are directly tributary to the site infrastructure should be accounted for to the respective design points

RESPONSE: *UPDATED DRAWINGS INCLUDE OFFSITE DELINEATIONS*

how does water come from the low point into the pond?q

RESPONSE: *GRADING UPDATED*

are these basin delineation consistent with the roof lines?

RESPONSE: *DELINEATION CONSISTENT WITH ROOF LINES*

APPROX. STATE 100 YEAR FLOOD PLAIN LIMIT

C1.01

MATCHLINE - SEE SHEET

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40 0 40 80

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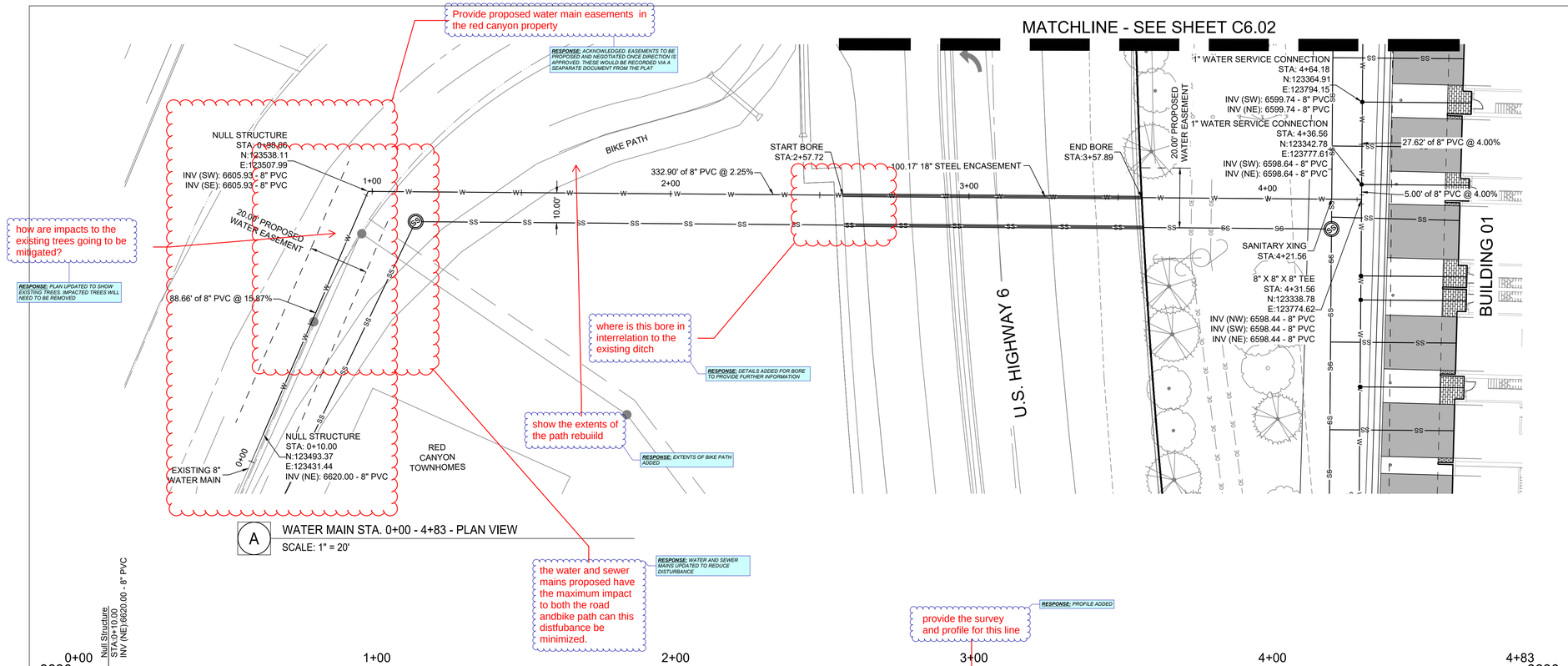
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

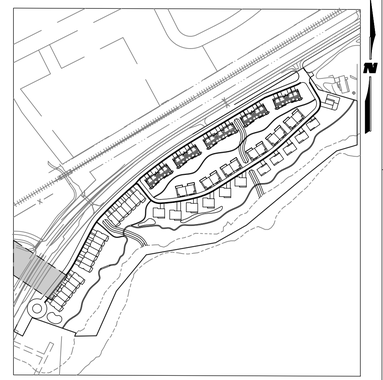
SHEET TITLE:
DRAINAGE MAP - EAST

SHEET DESC. : C5.08

SHEET NO. : 53 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Drainage Map.dwg





KEY MAP
SCALE: 1" = 350'

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17500 US-6
EAGLE COLORADO 81631

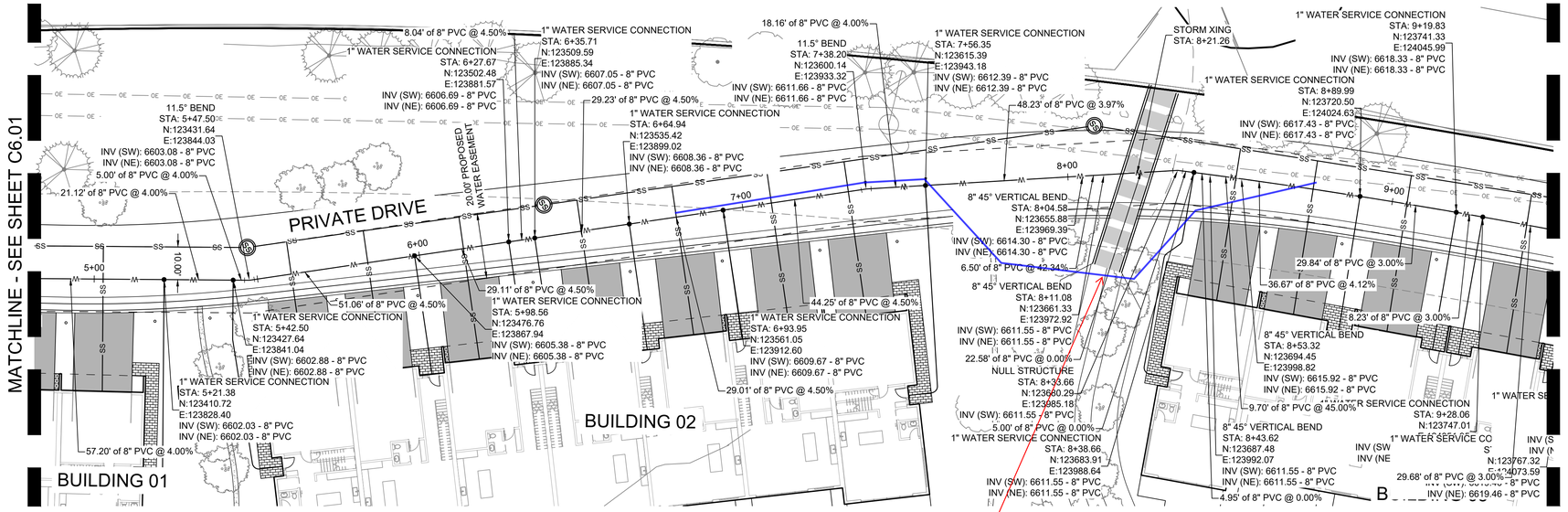
	BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER MAIN PLAN AND PROFILE - STA. 0+00 - 4+83

SHEET DESC. :	C6.01
SHEET NO. :	54 OF 72

M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg
1/13/2025

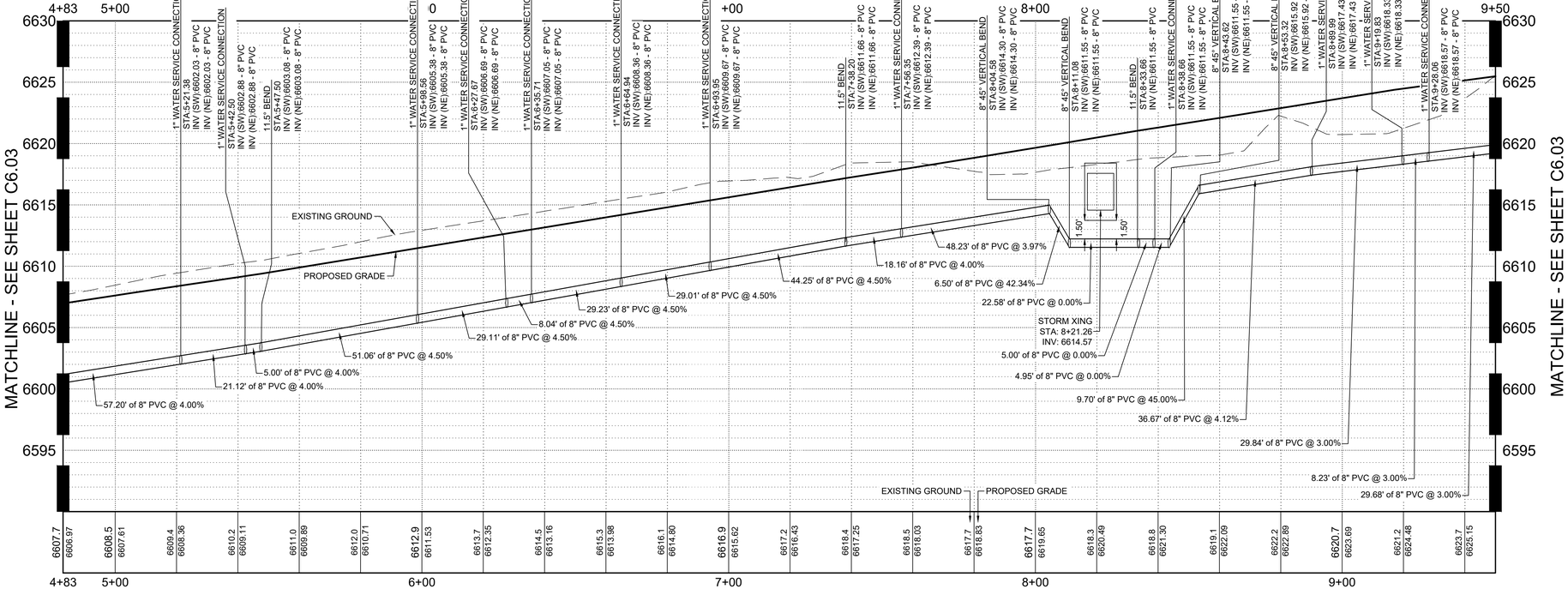


A WATER MAIN STA. 4+83 - 9+50 - PLAN VIEW

SCALE: 1" = 20'

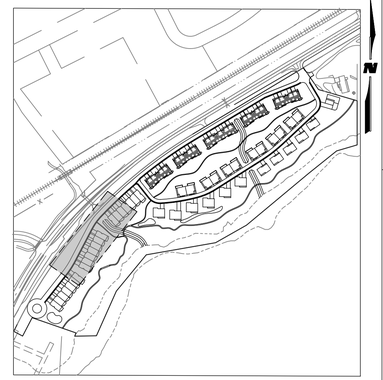
route water mains around of the box culvert. structure adjust box configuration and potentially building locations to accomplish this and maintain the required easement widths.

RESPONSE: *PER DISCUSSION WITH TOWN OF EAGLE, WATER MAY REMAIN ROUTED UNDER BOX CULVERT*



B WATER MAIN STA. 4+83 - 9+50 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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3. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
4. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
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REPLACEMENT OF PUBLIC IMPROVEMENTS

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STATIONING AND PIPE LENGTH NOTE

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NOTE TO CONTRACTOR

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Know what's below. Call before you dig.

SCALE 1" = 20' HORZ FEET
1" = 5' VERT

CIVIL ENGINEER:
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DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

SEAL

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PROJECT NAME: RED MOUNTAIN RANCH

17500 US-6
EAGLE COLORADO 81631

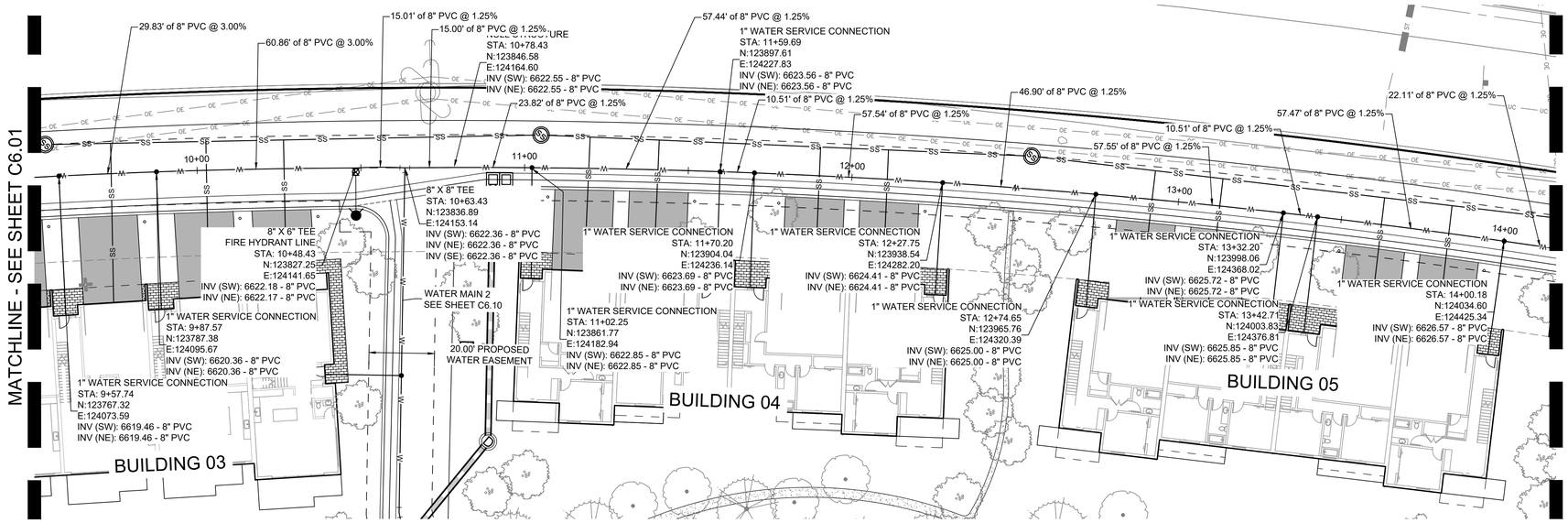
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE: WATER MAIN PLAN AND PROFILE - STA. 4+83 - 9+50

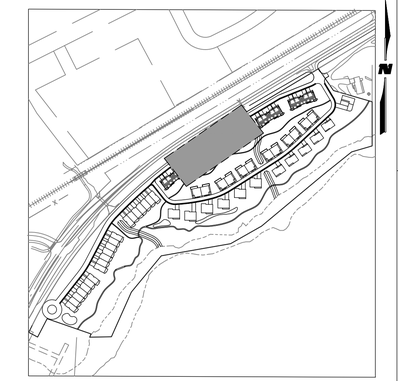
SHEET DESC. :	C6.02
SHEET NO. :	55 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg



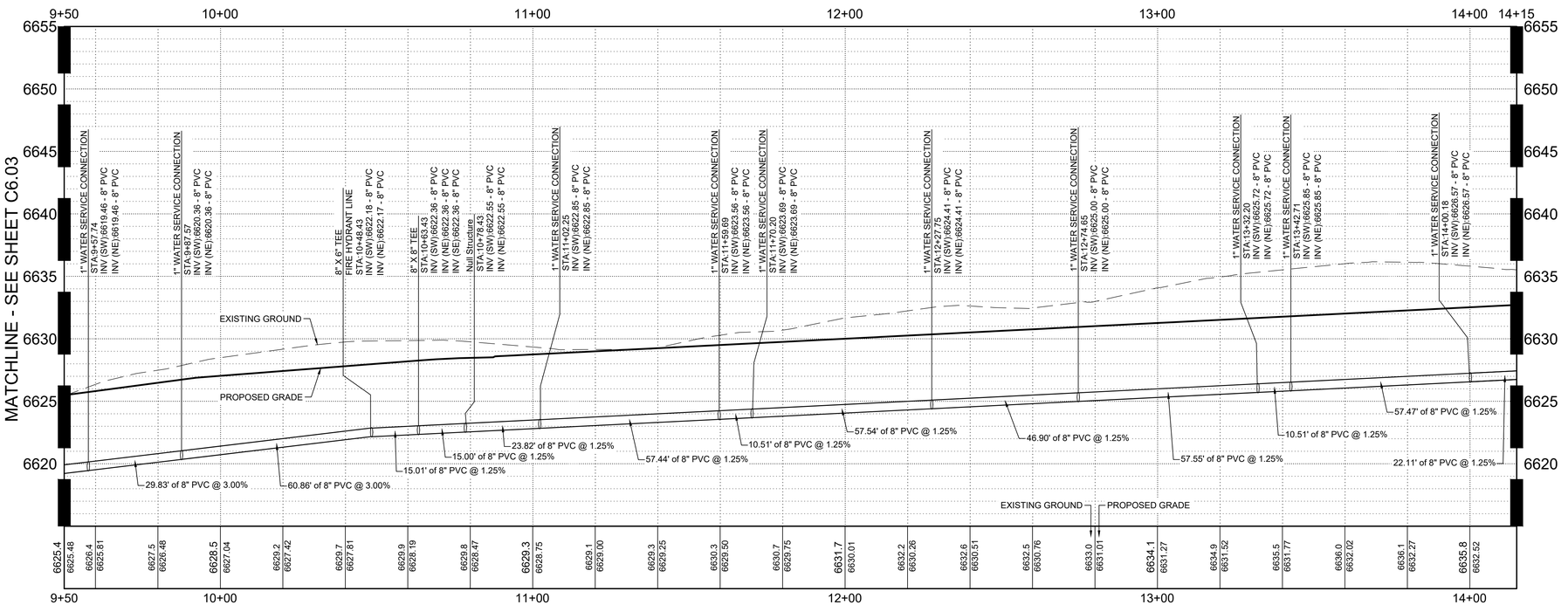
A WATER MAIN STA. 9+50 - 14+15 - PLAN VIEW

SCALE: 1" = 20'



KEY MAP

SCALE: 1" = 350'



B WATER MAIN STA. 9+50 - 14+15 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'

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PROJECT NAME: RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

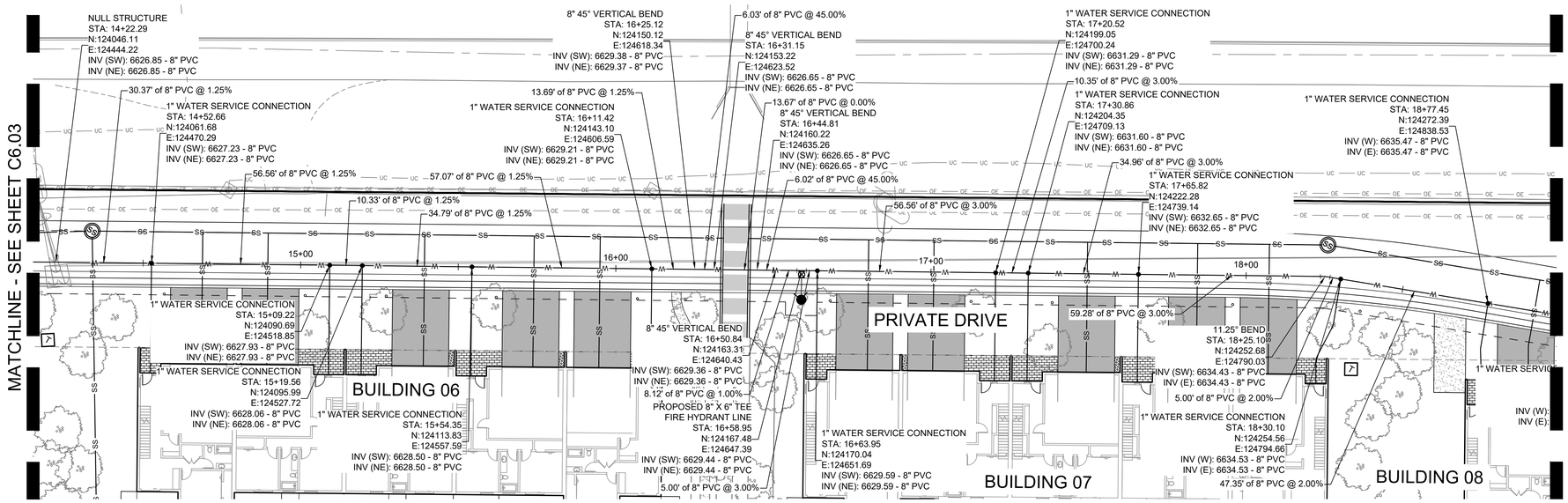
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER MAIN PLAN AND PROFILE - STA. 9+50 - 14+15

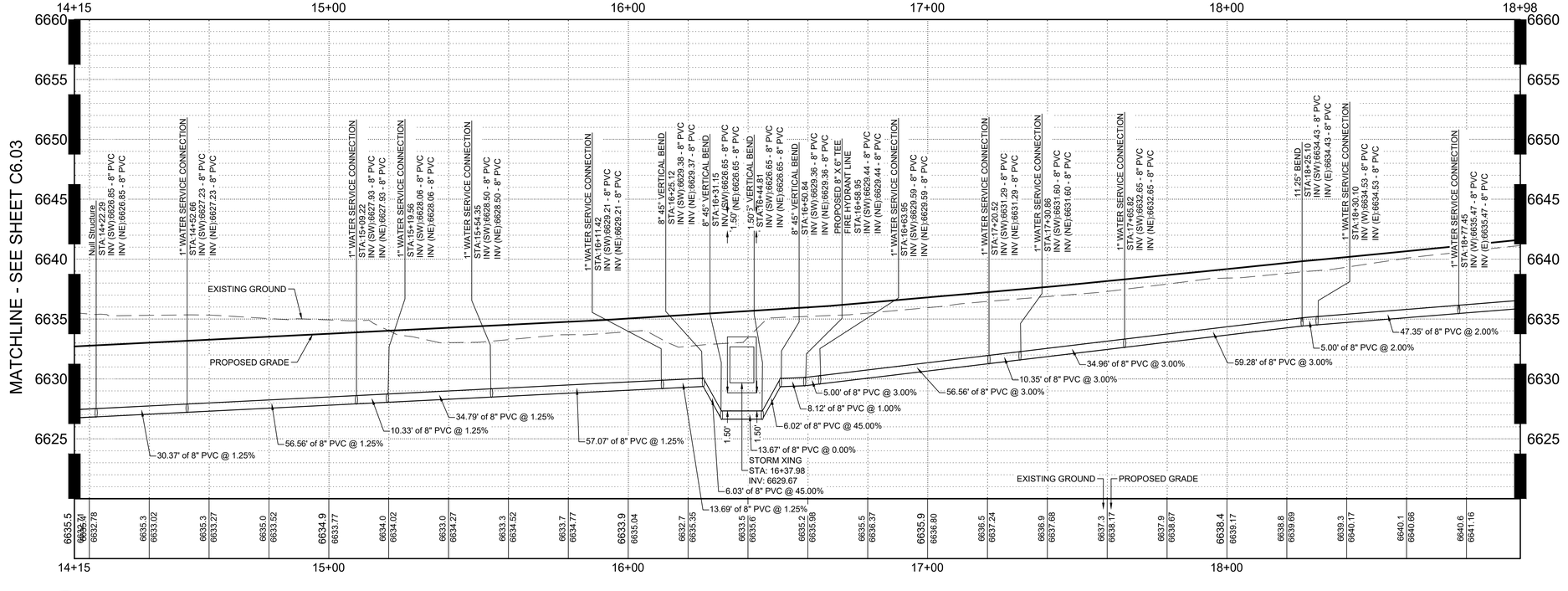
SHEET DESC. :	C6.03
SHEET NO. :	56 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg



A WATER MAIN STA. 14+15 - 19+00 - PLAN VIEW

SCALE: 1" = 20'



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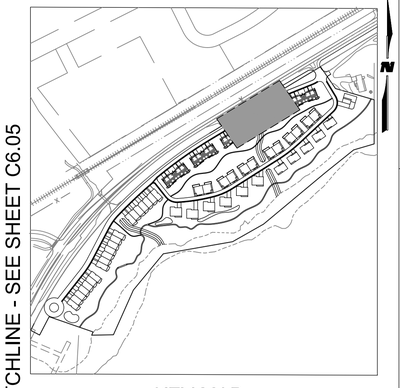
SCALE: H 1" = 20' V 1" = 5'



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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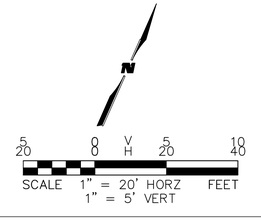

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

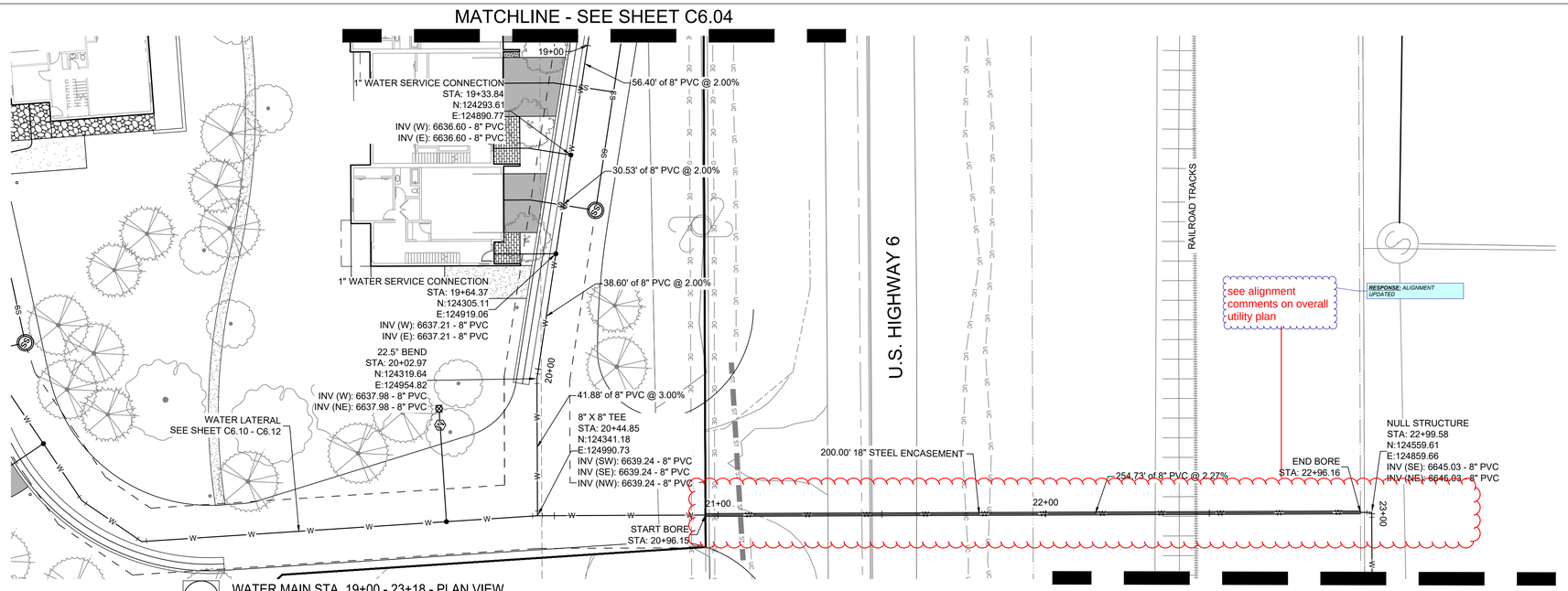
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER MAIN PLAN AND PROFILE - STA. 14+15 - 19+00

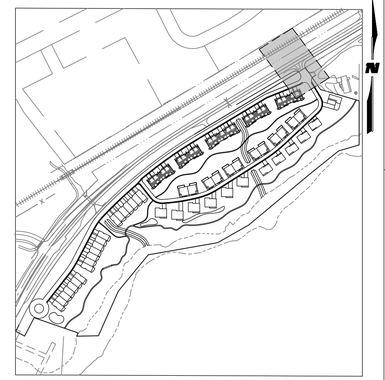
SHEET DESC. :	C6.04
SHEET NO. :	57 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg



A WATER MAIN STA. 19+00 - 23+18 - PLAN VIEW

SCALE: 1" = 20'

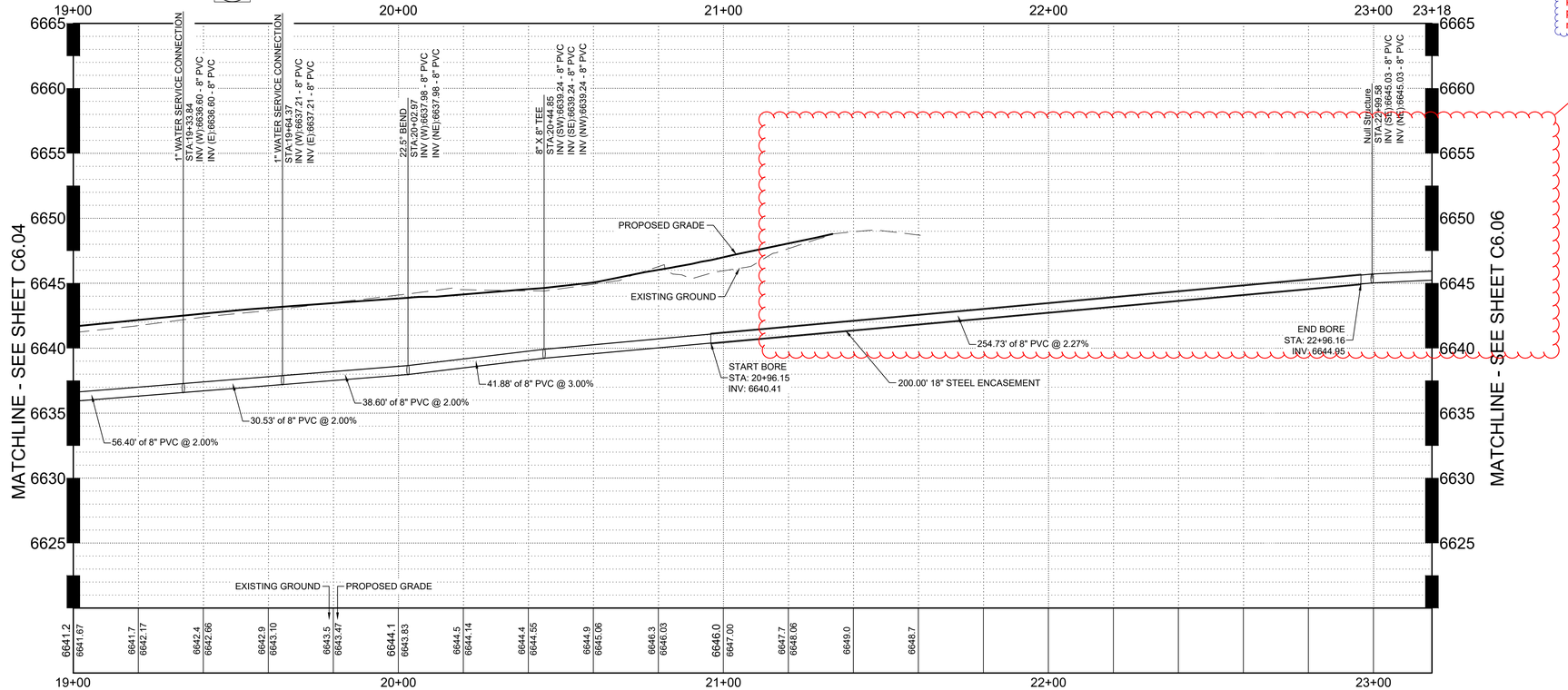


KEY MAP

SCALE: 1" = 350'

provide survey an profile for the entire main system

RESPONSE: PROFILE ADDED FOR THE ENTIRE MAIN SYSTEM



B WATER MAIN STA. 19+00 - 23+18 - PROFILE VIEW

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

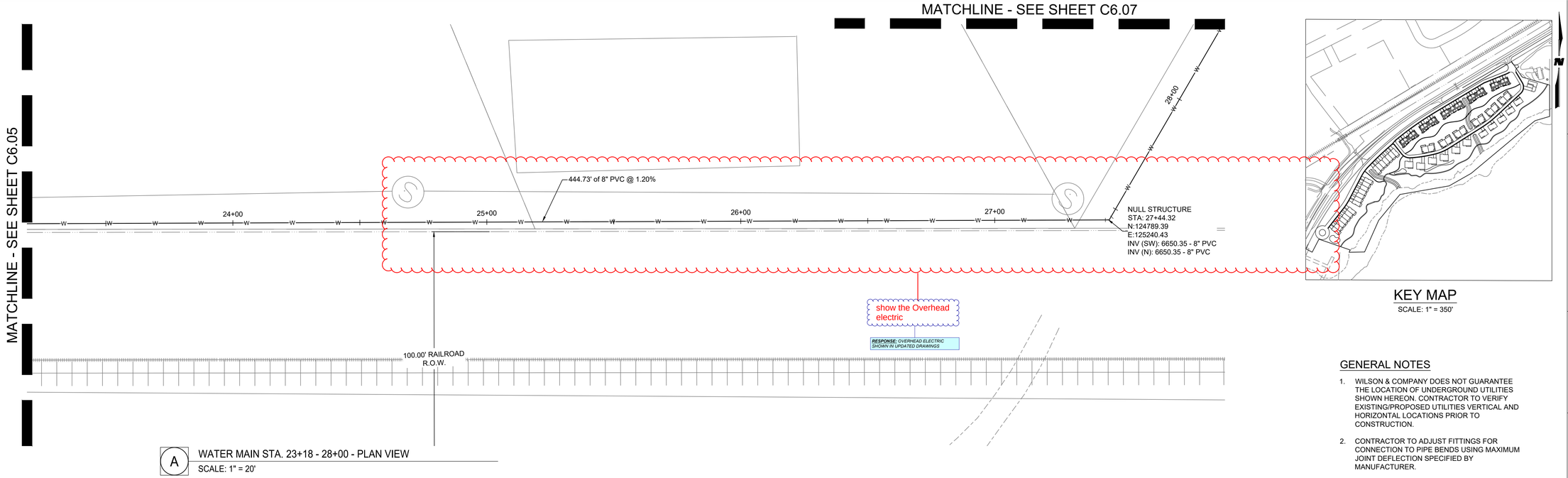
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER MAIN PLAN AND PROFILE - STA. 19+00 - 23+18

SHEET DESC. :	C6.05
SHEET NO. :	58 OF 72

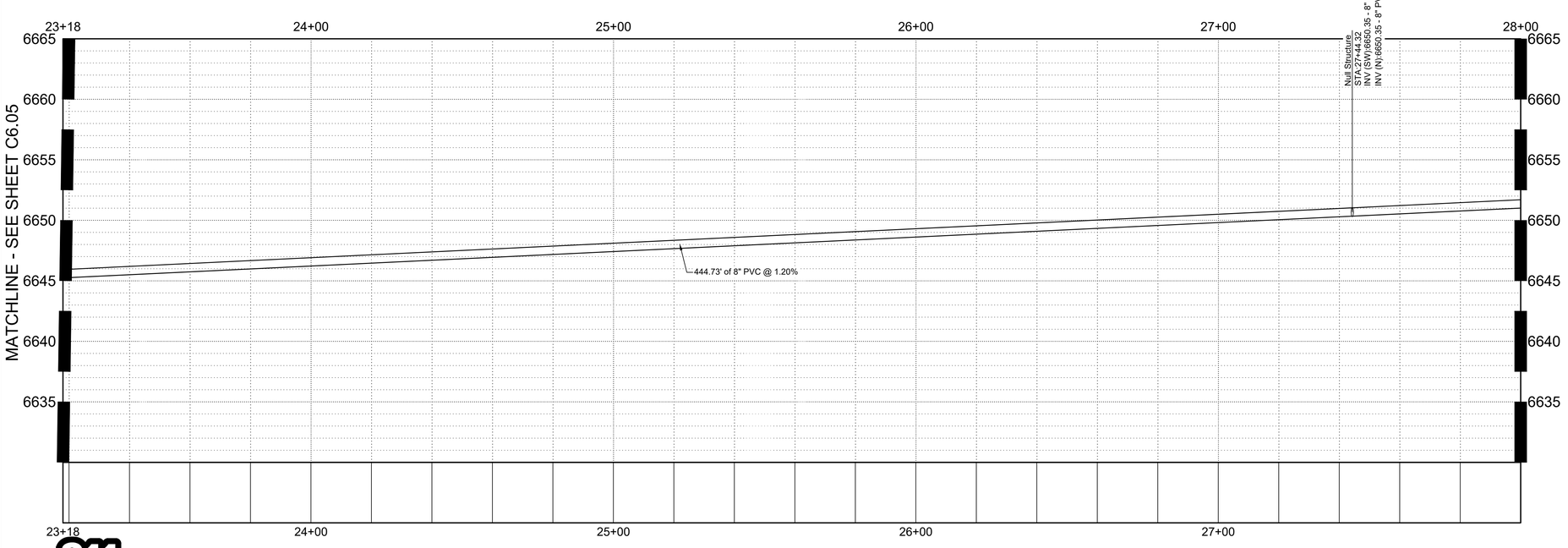
SCALE 1" = 20' HORZ FEET
1" = 5' VERT

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg



A WATER MAIN STA. 23+18 - 28+00 - PLAN VIEW
SCALE: 1" = 20'

KEY MAP
SCALE: 1" = 350'



B WATER MAIN STA. 23+18 - 28+00 - PROFILE VIEW
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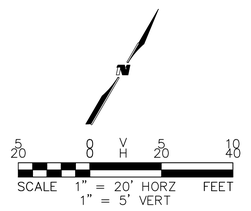

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PROJECT NAME:
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BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
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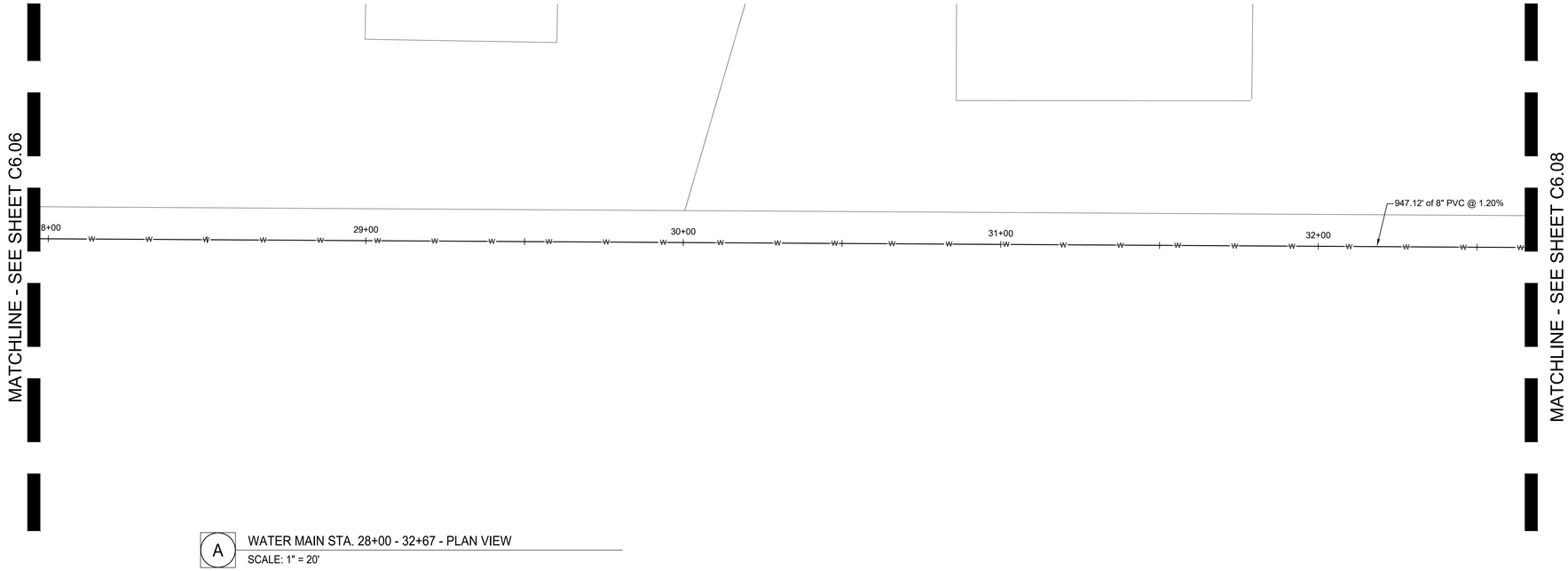
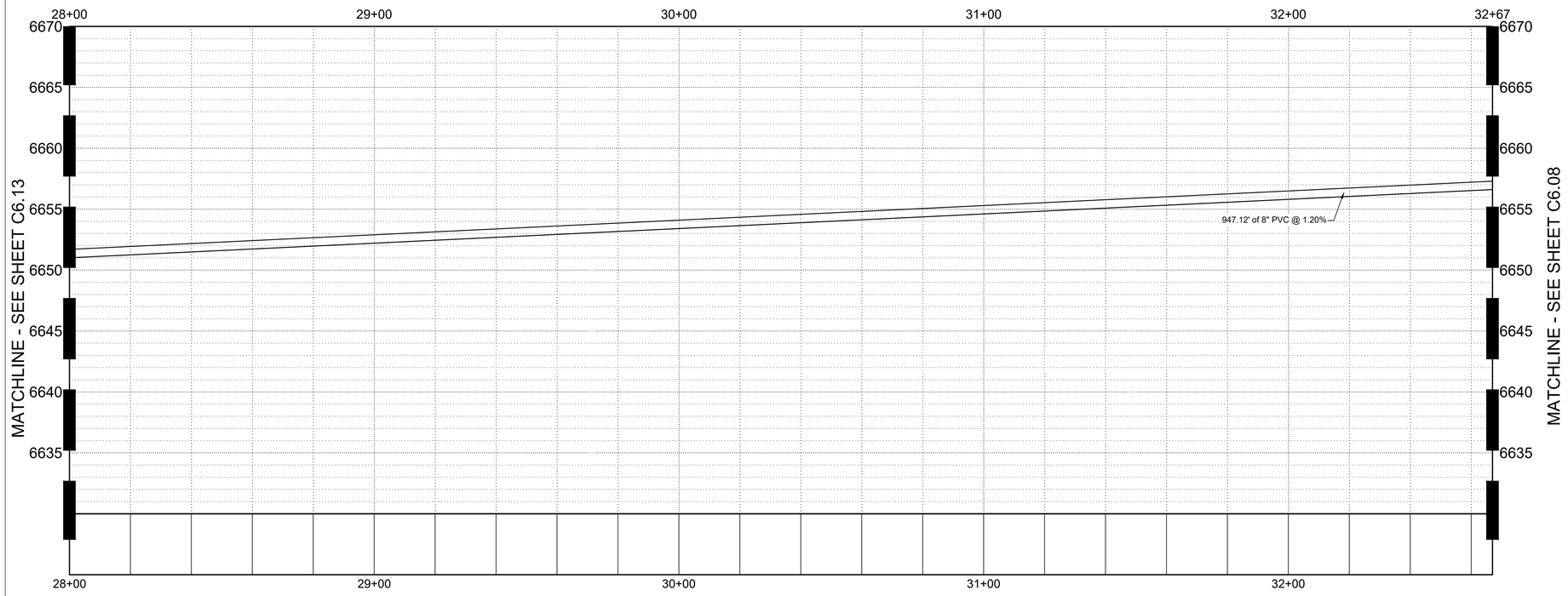
SHEET TITLE:
WATER MAIN PLAN AND PROFILE - STA. 23+18 - 28+00

SHEET DESC. :	C6.06
SHEET NO. :	59 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg



A WATER MAIN STA. 28+00 - 32+67 - PLAN VIEW
SCALE: 1" = 20'



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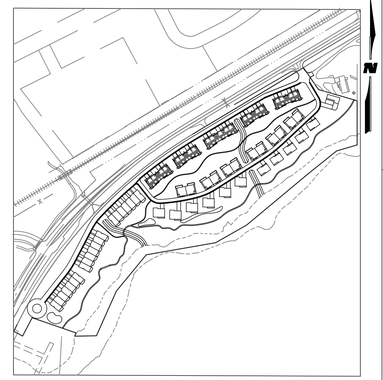
SCALE: H 1" = 20' V 1" = 5'

811 Know what's below. Call before you dig.



KEY MAP
SCALE: 1" = 350'

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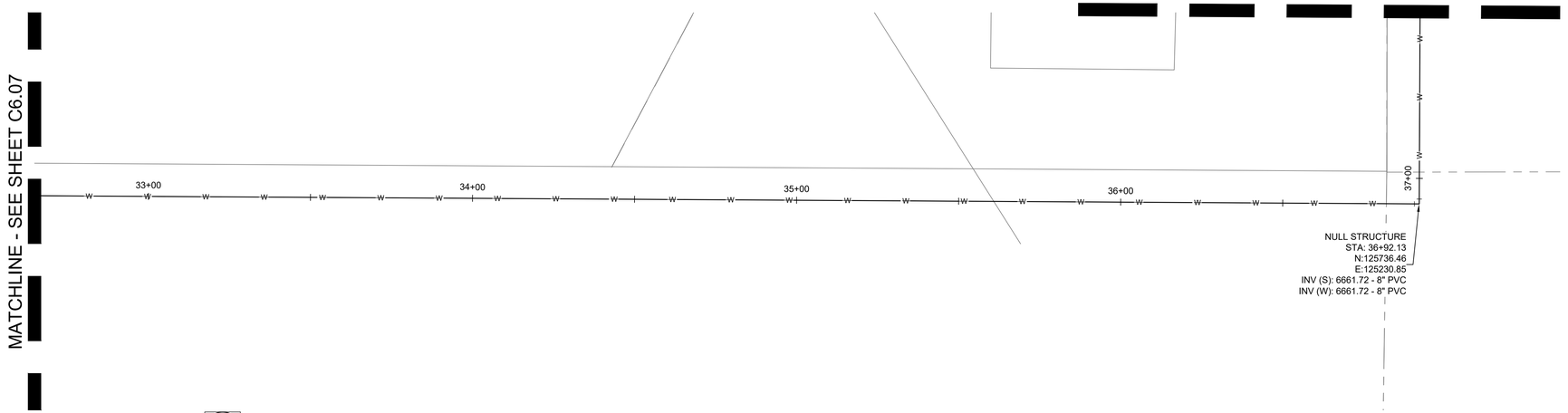
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

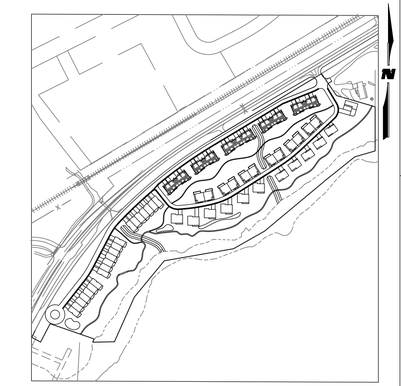
SHEET TITLE:
WATER MAIN PLAN AND PROFILE - STA. 28+00 - 32.67

SHEET DESC. :	C6.07
SHEET NO. :	60 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg



A WATER MAIN STA. 32+67 - 37+50 - PLAN VIEW
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 350'

GENERAL NOTES

1. WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
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REPLACEMENT OF PUBLIC IMPROVEMENTS

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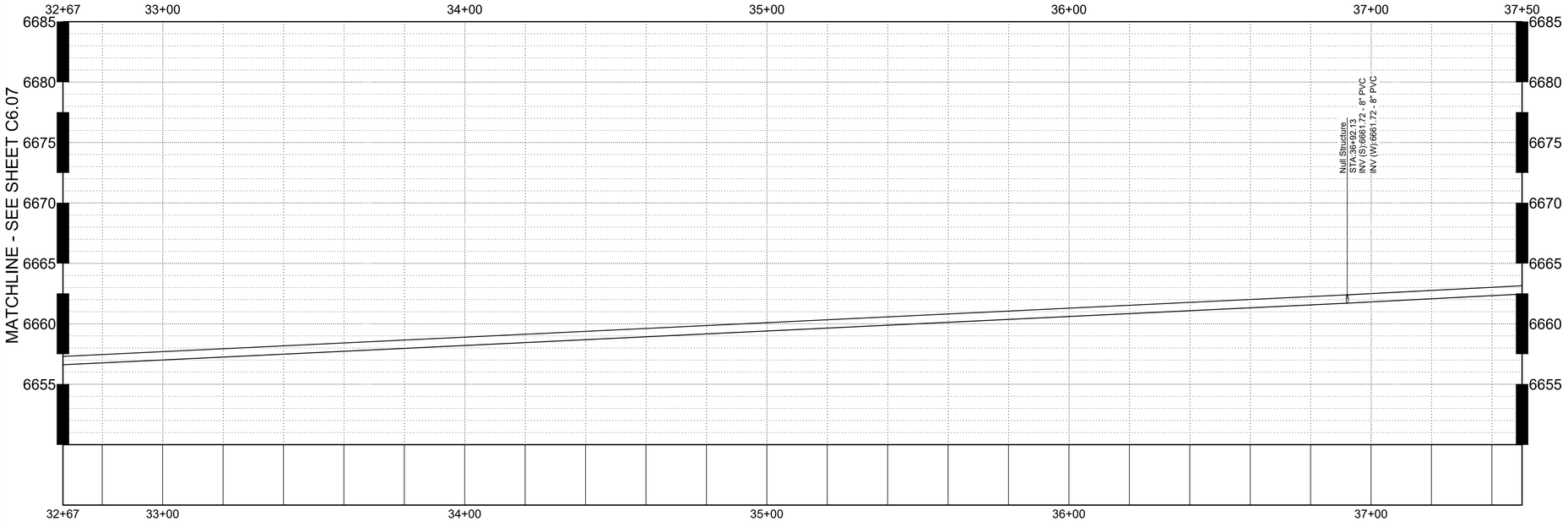

B WATER MAIN STA. 32+67 - 37+50- PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.

SCALE 1" = 20' HORZ FEET
1" = 5' VERT

CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY SUITE 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

SEAL:
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

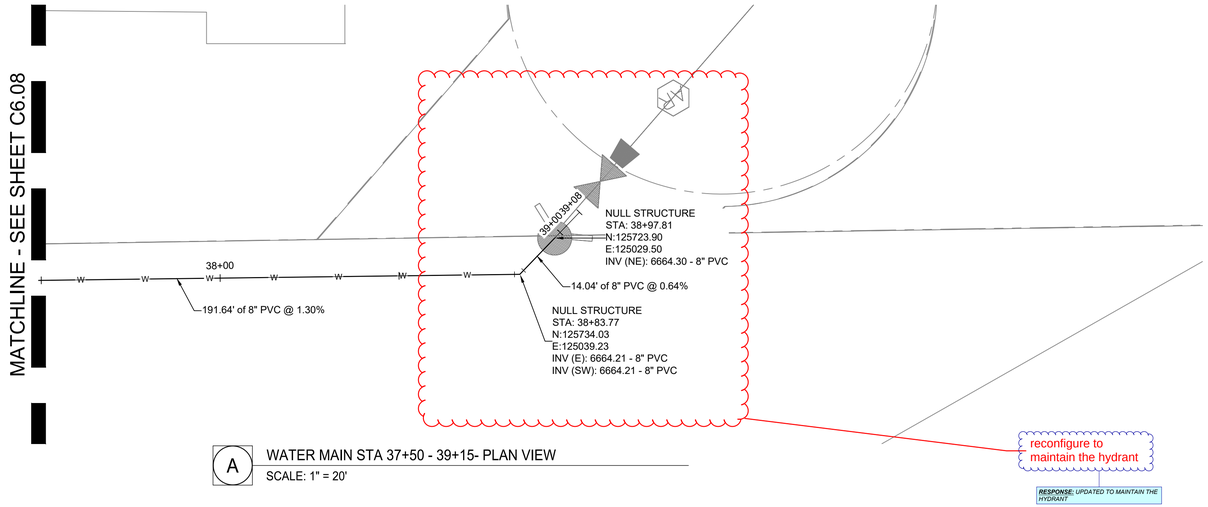
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER MAIN PLAN AND PROFILE- STA. 32+67 - 37+50

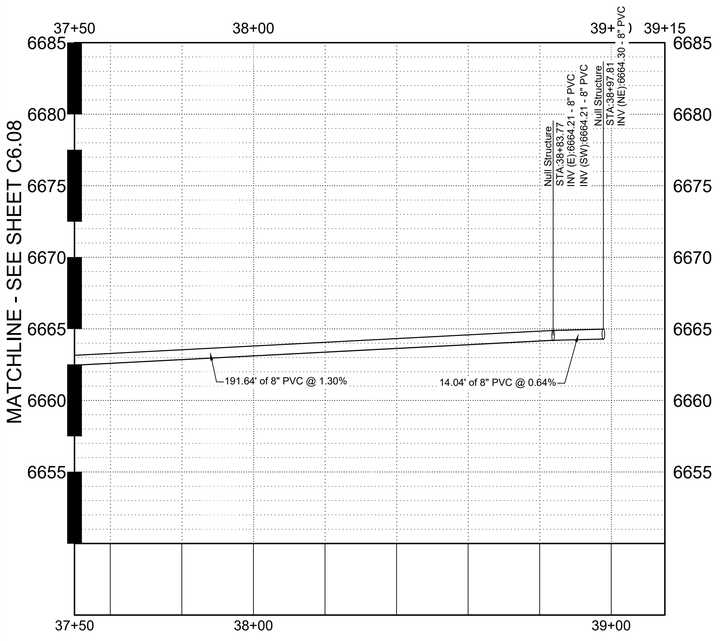
SHEET DESC. :	C6.08
SHEET NO. :	61 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg



A WATER MAIN STA 37+50 - 39+15- PLAN VIEW

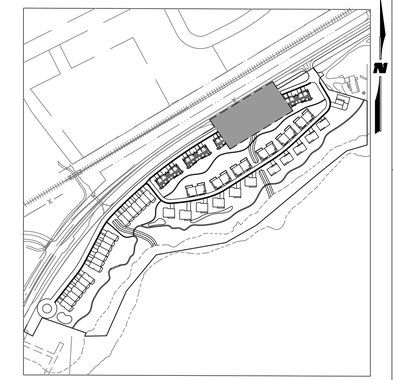
SCALE: 1" = 20'



Know what's below.
Call before you dig.

B WATER MAIN STA. 37+50 - 39+15 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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STATIONING AND PIPE LENGTH NOTE

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NOTE TO CONTRACTOR

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N

SCALE 1" = 20' HORZ FEET
1" = 5' VERT

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VAIL, CO 81657

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

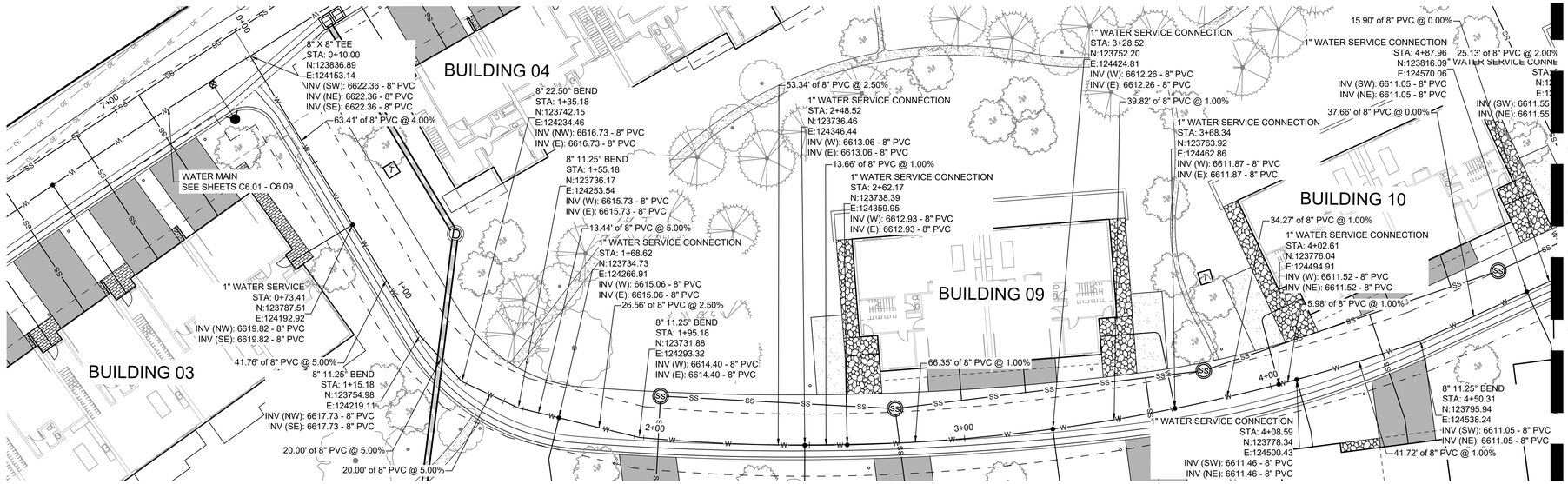
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER MAIN PLAN AND PROFILE - STA. 37+50 - 39+15

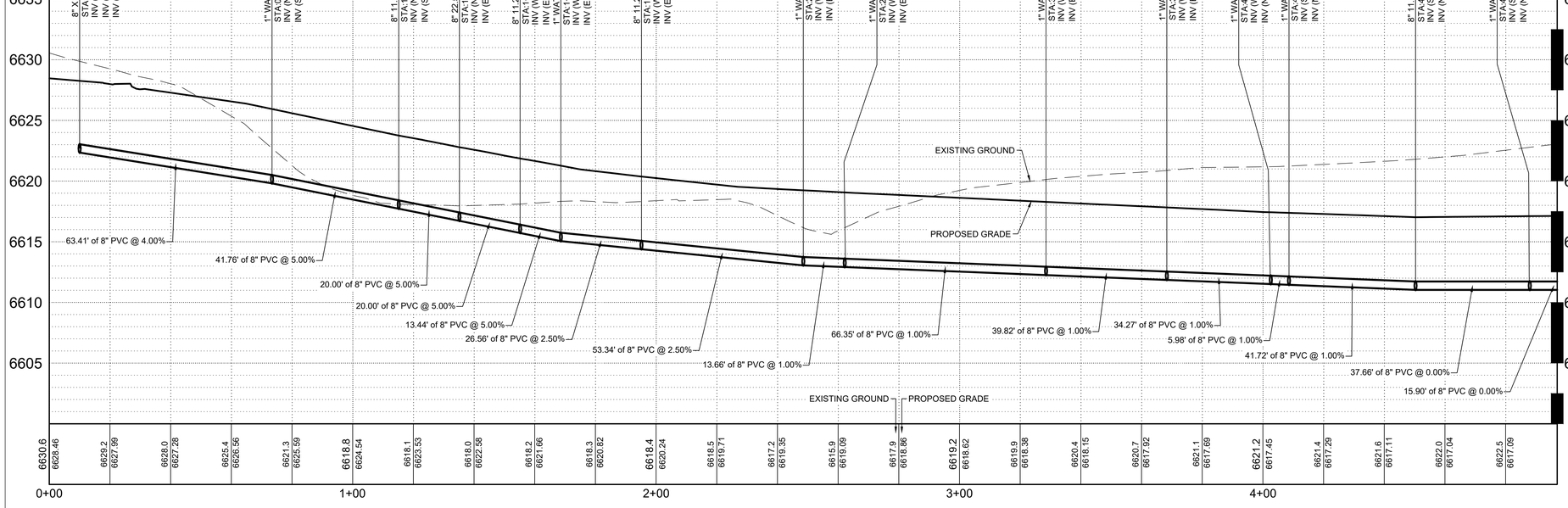
SHEET DESC. :	C6.09
SHEET NO. :	62 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Plan and Profile .dwg



A WATER LATERAL STA. 0+00 - 4+97 - PLAN VIEW

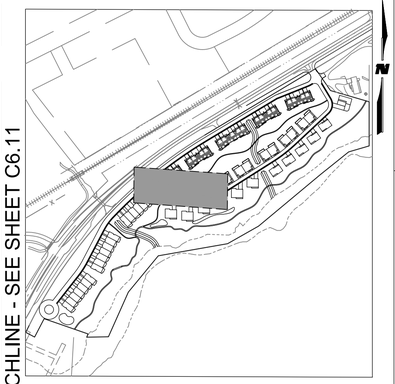
SCALE: 1" = 20'



B WATER MAIN STA. 0+00 - 4+97 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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N

5 0 V 5 10
20 0 H 20 40

SCALE 1" = 20' HORZ FEET
1" = 5' VERT

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

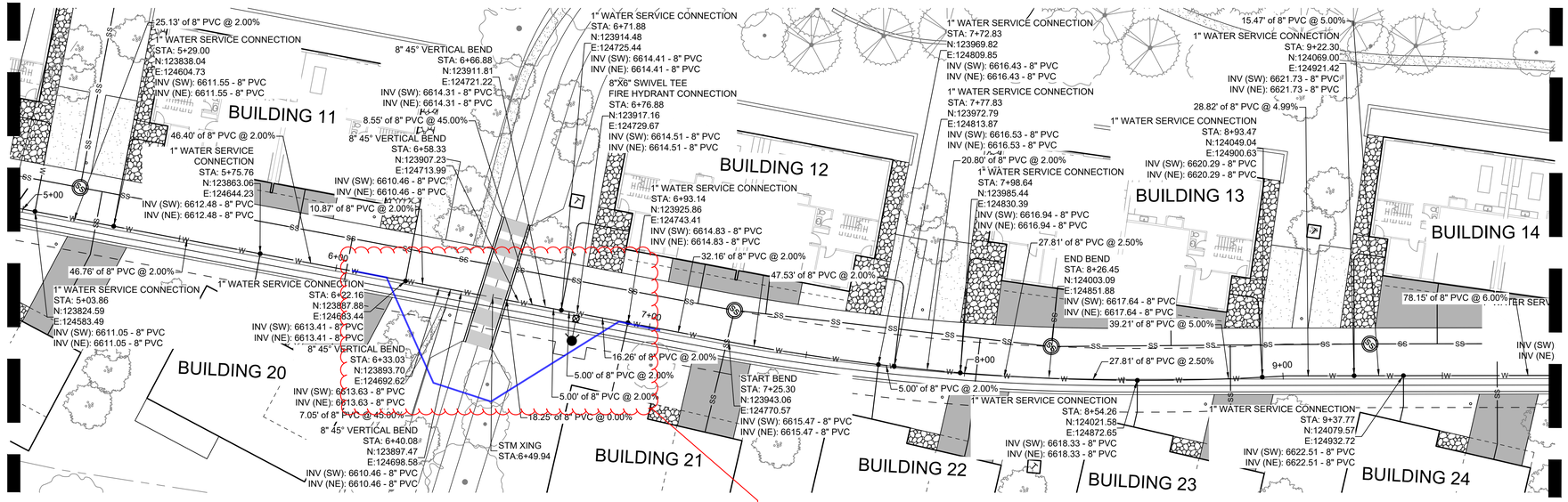
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER LATERAL PLAN AND PROFILE - STA. 0+00 - 6+00

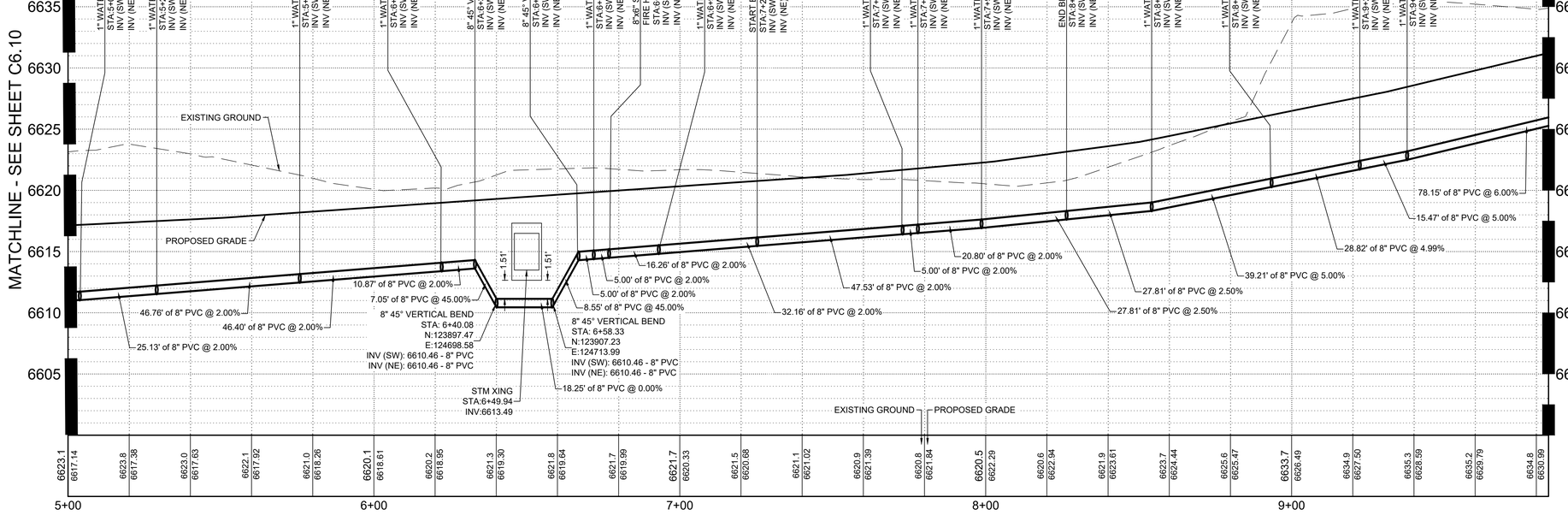
SHEET DESC. :	C6.10
SHEET NO. :	63 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain - PSP - Water Lateral Plan and Profile.dwg



A WATER LATERAL STA. 5+00 - 9+84 - PLAN VIEW

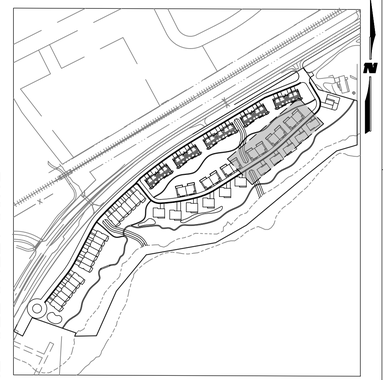
SCALE: 1" = 20'



B WATER LATERAL STA. 5+00 - 9+84 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

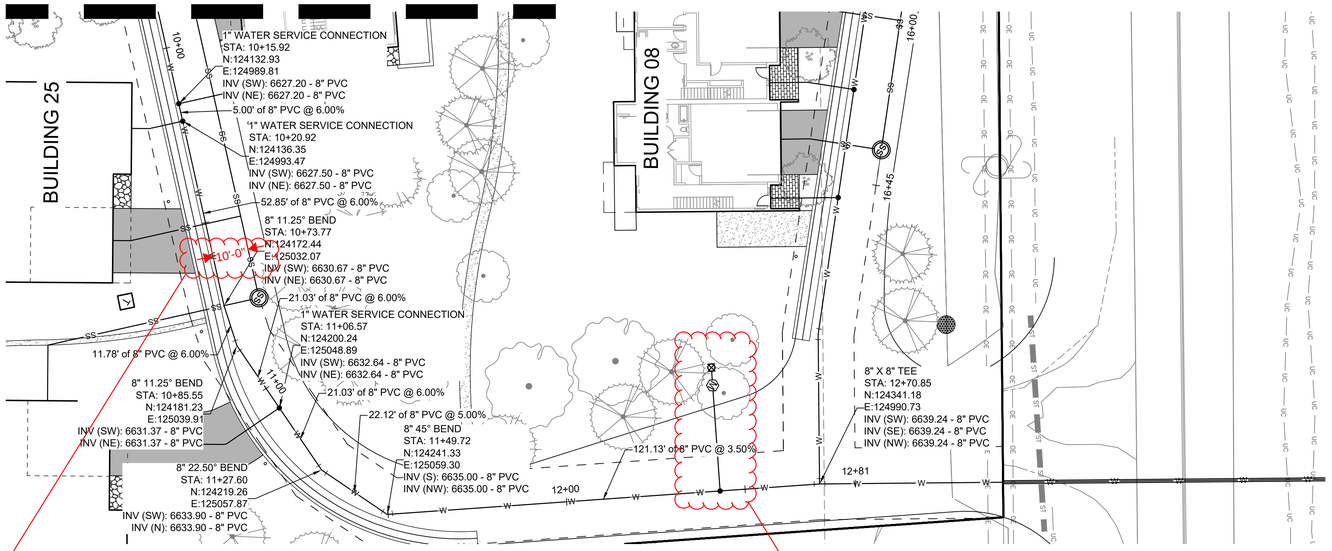
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER LATERAL PLAN AND PROFILE - STA.6+00 - 11+50

SHEET DESC. :	C6.11
SHEET NO. :	64 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain - PSP - Water Lateral Plan and Profile.dwg

MATCHLINE - SEE SHEET C6.11



A WATER LATERAL STA. 9+84 - 12+85 - PLAN VIEW

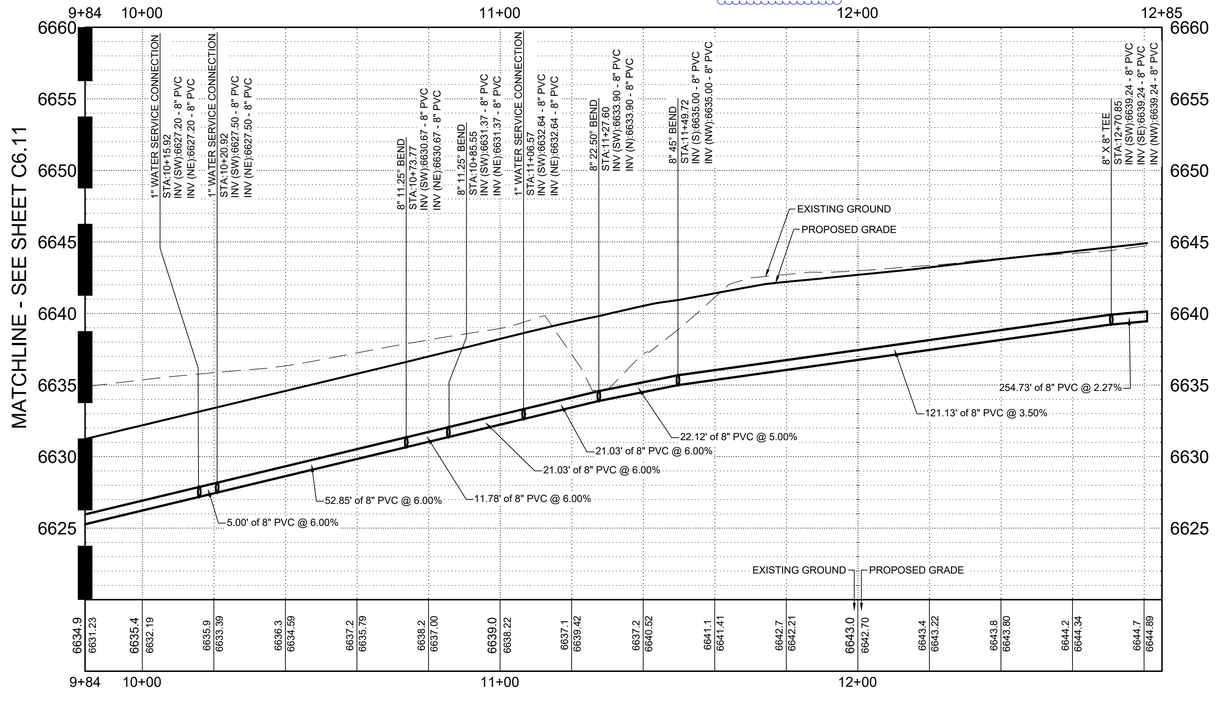
SCALE: 1" = 20'

clear OD to OD should be 10 feet (typical)

RESPONSE: *SANITARY MAIN AND WATER MAIN ARE 10' APART*

what is this stub and meter pit for? my understanding was the irrigation on this property is a proposed raw water system. is this the case?

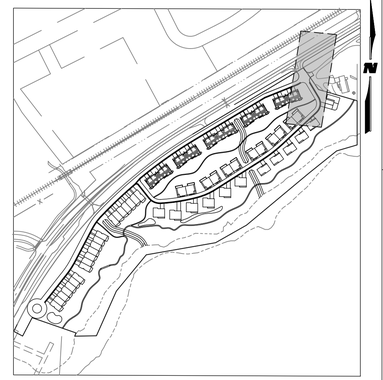
RESPONSE: *THIS IS A STUB FOR IRRIGATION. THE IRRIGATION SYSTEM IS DESIGNED TO USE WATER FROM THE EAGLE RIVER PRIMARILY. THIS STUB IS INTENDED AS A BACKUP ONLY*



B WATER LATERAL STA. 4+84 - 12+85 - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

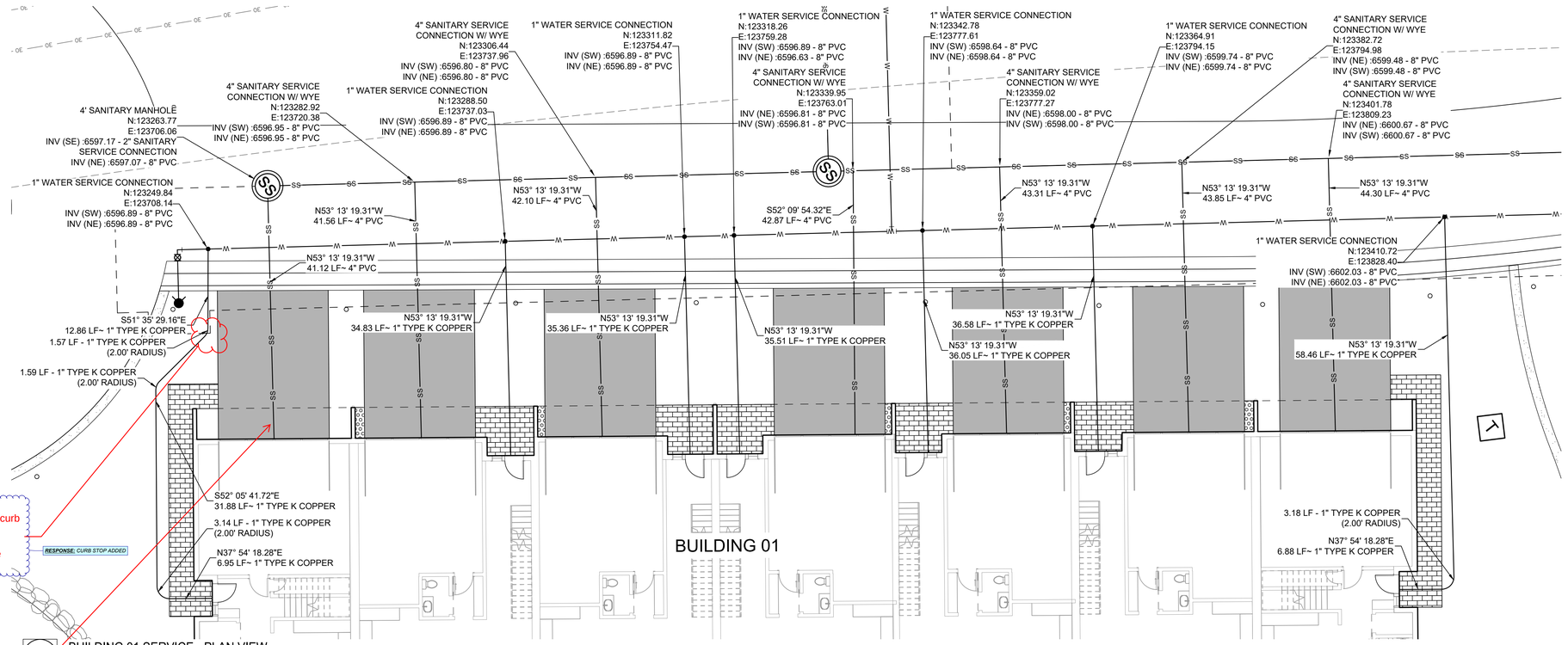
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER LATERAL PLAN AND PROFILE - STA. 11+50 - 12+56

SHEET DESC. :	C6.12
SHEET NO. :	65 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain - PSP - Water Lateral Plan and Profile.dwg



811 Know what's below. Call before you dig.

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg

CIVIL ENGINEER:
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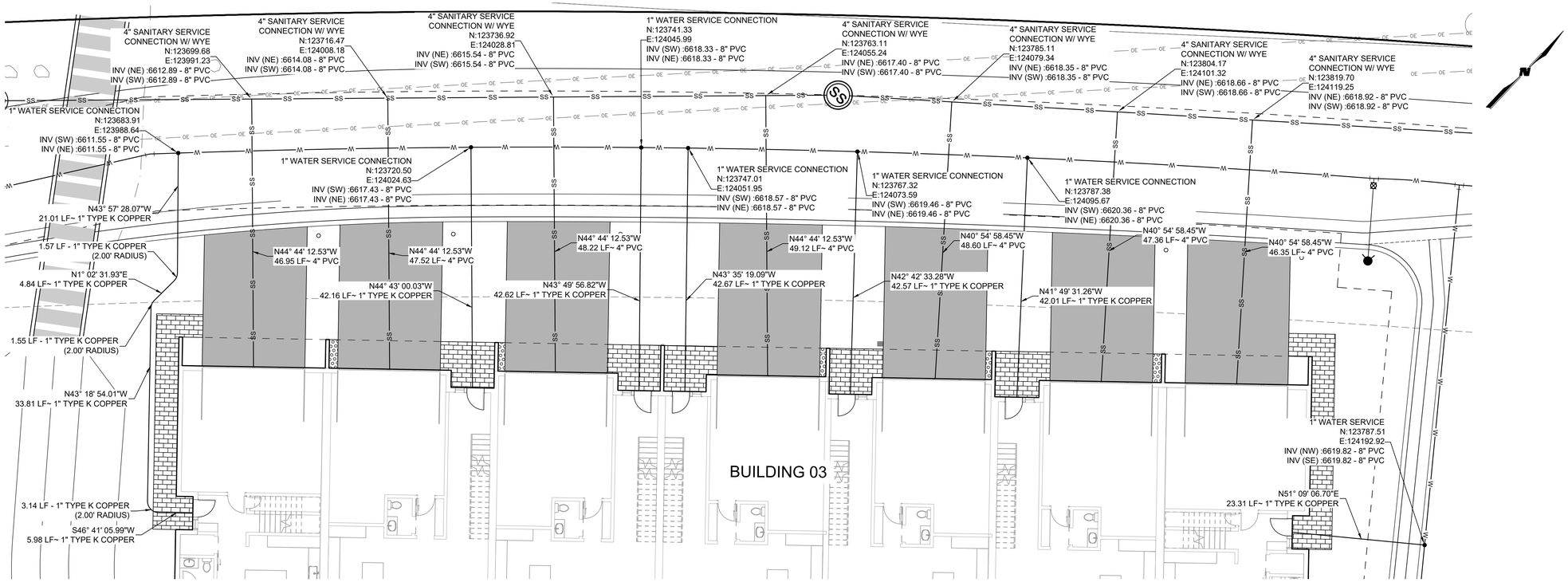
PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

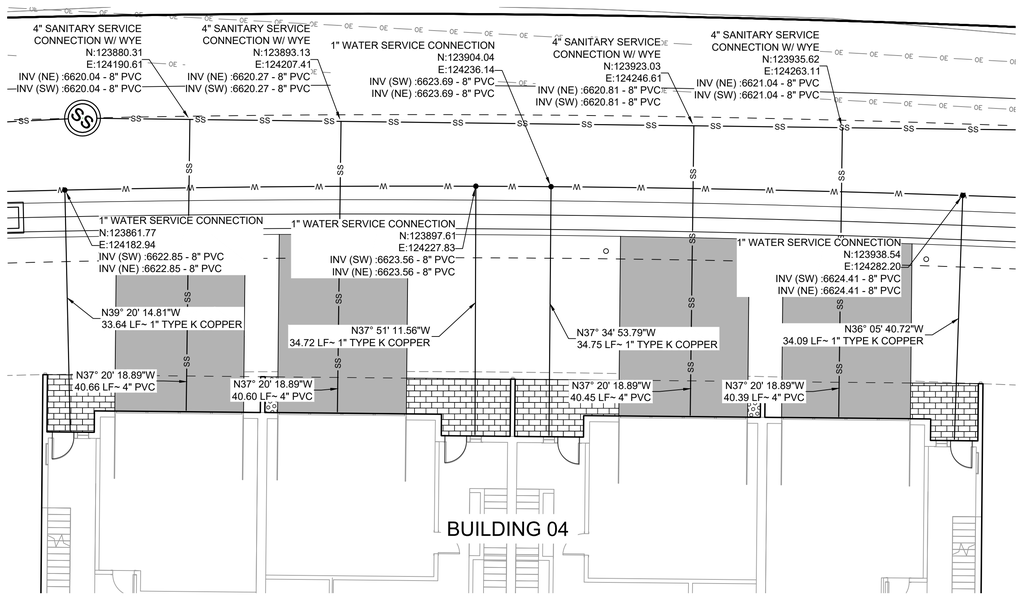
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER SERVICE PLAN - BUILDING 1-2

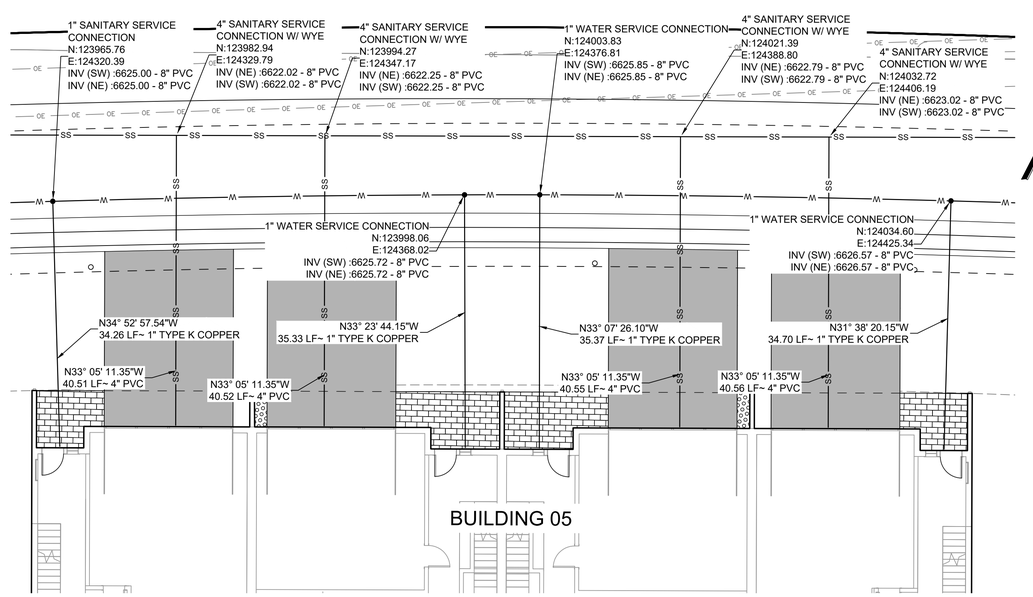
SHEET DESC. :	C6.13
SHEET NO. :	66 OF 72



A BUILDING 03 - PLAN VIEW
SCALE: H 1" = 10'



B BUILDING 04 - PLAN VIEW
SCALE: H 1" = 20'



C BUILDING 05 - PLAN VIEW
SCALE: H 1" = 20'

10 0 10 20
SCALE 1"=10' FEET

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17500 US-6
EAGLE COLORADO 81631

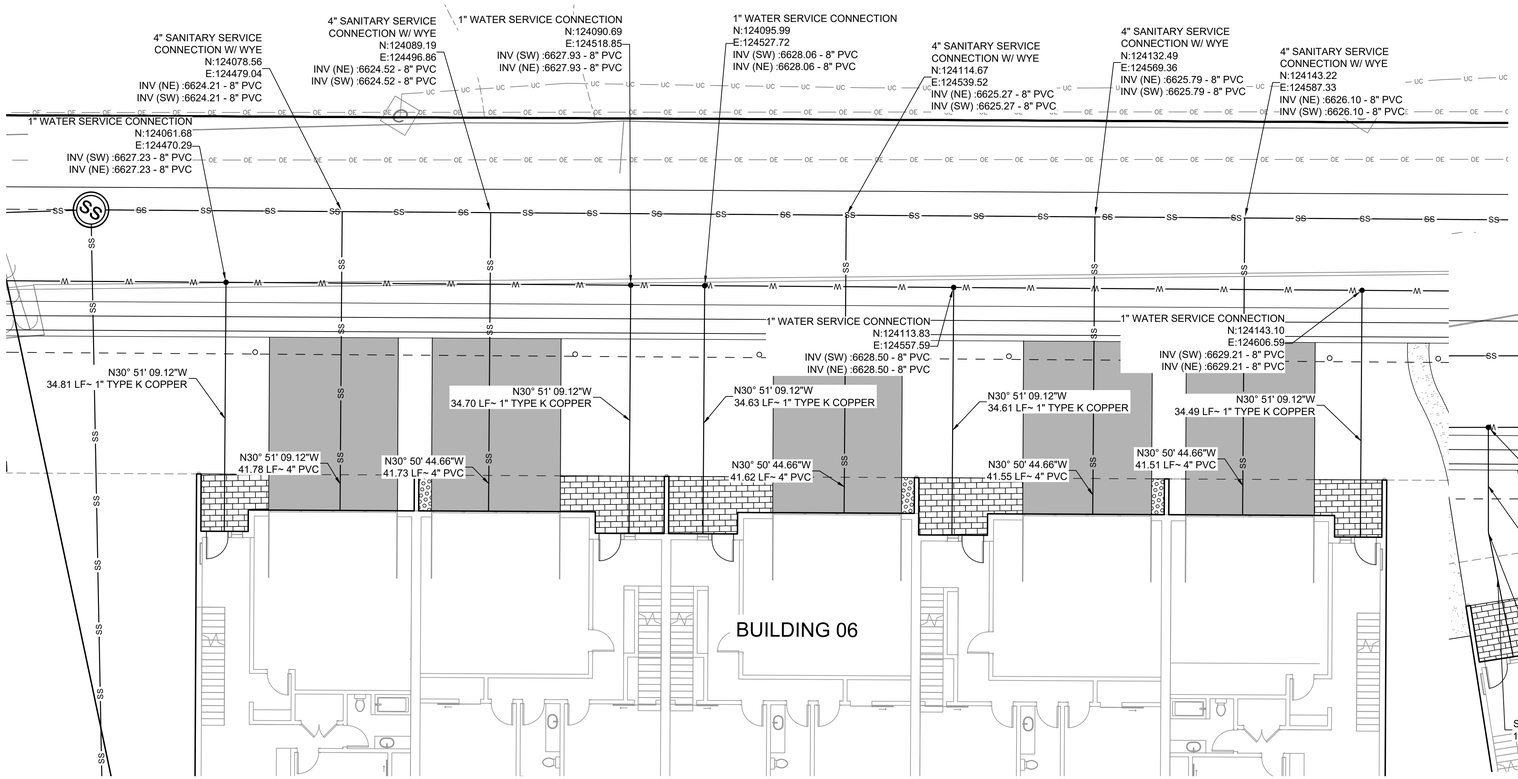
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

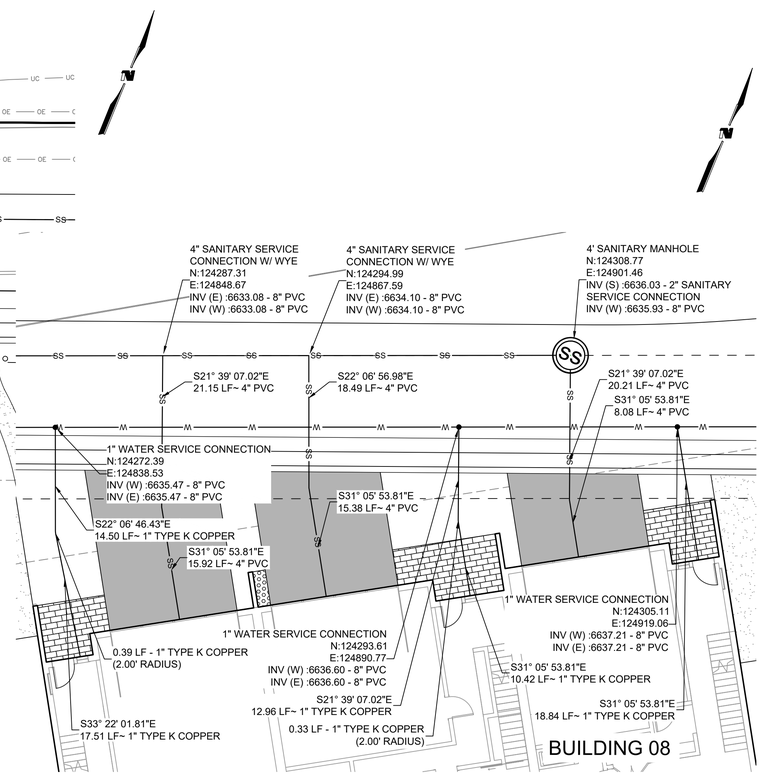
SHEET TITLE:
WATER SERVICE PLAN - BUILDING 2-5

SHEET DESC. : C6.14
SHEET NO. : 67 OF 72

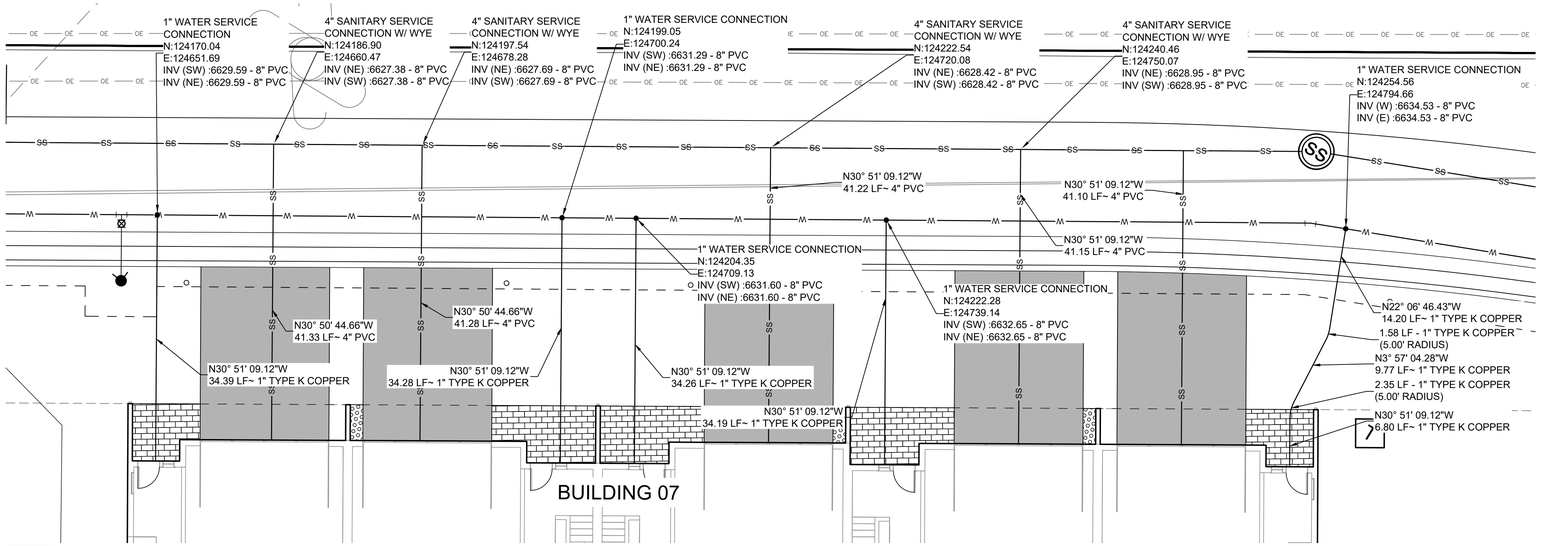
1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg



A BUILDING 06 - PLAN VIEW
SCALE: H 1" = 10'



C BUILDING 08 - PLAN VIEW
SCALE: H 1" = 10'



B BUILDING 07 - PLAN VIEW
SCALE: H 1" = 10'

Know what's below.
Call before you dig.

10 0 10 20
SCALE 1"=10' FEET

CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

SEAL:
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

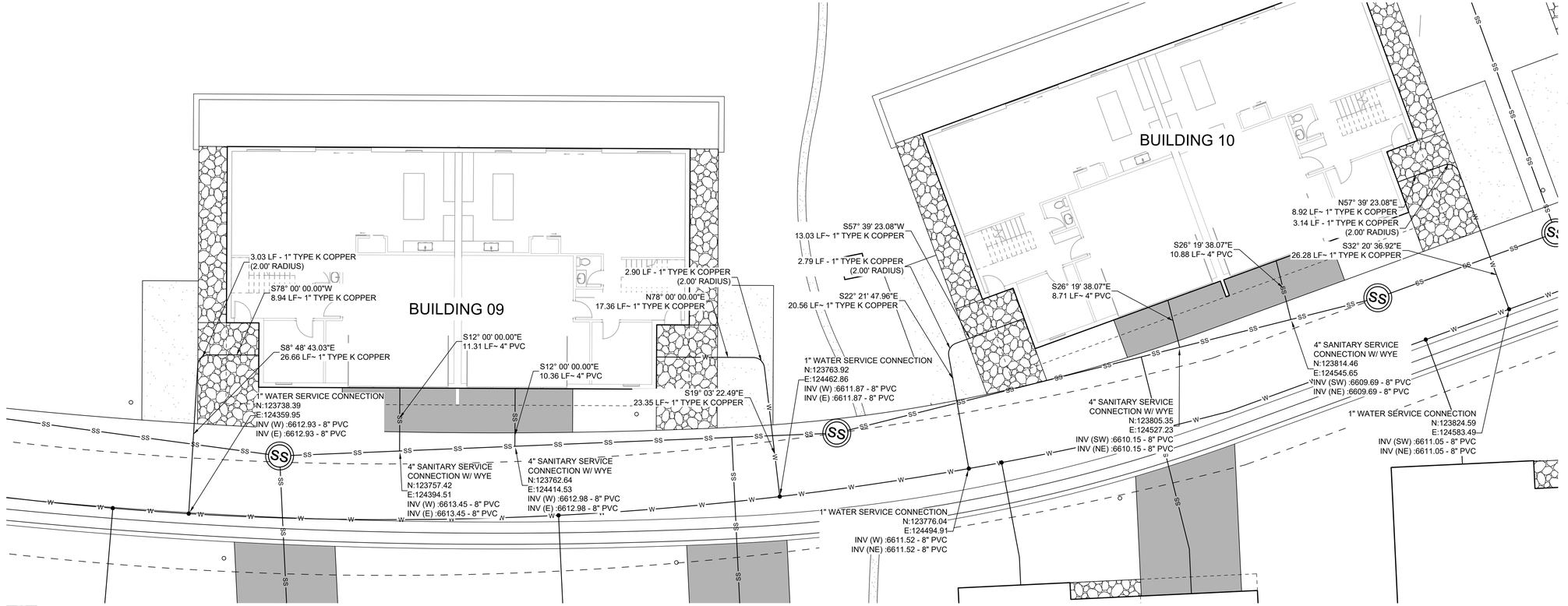
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

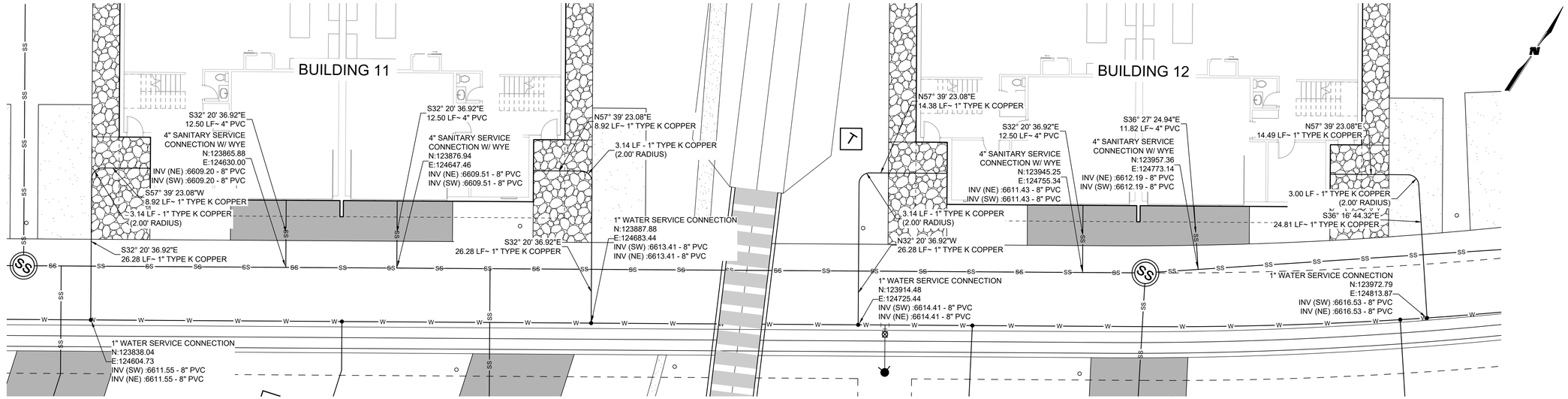
SHEET TITLE:
WATER SERVICE PLAN - BUILDING 6-8

SHEET DESC. :	C6.15
SHEET NO. :	68 OF 72

1/13/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg



A BUILDING 09 & 10 - PLAN VIEW
SCALE: H 1" = 10'



B BUILDING 11 & 12 - PLAN VIEW
SCALE: H 1" = 10'

Know what's below.
Call before you dig.

10 0 10 20
SCALE 1"=10' FEET

CIVIL ENGINEER:
WILSON &COMPANY
990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

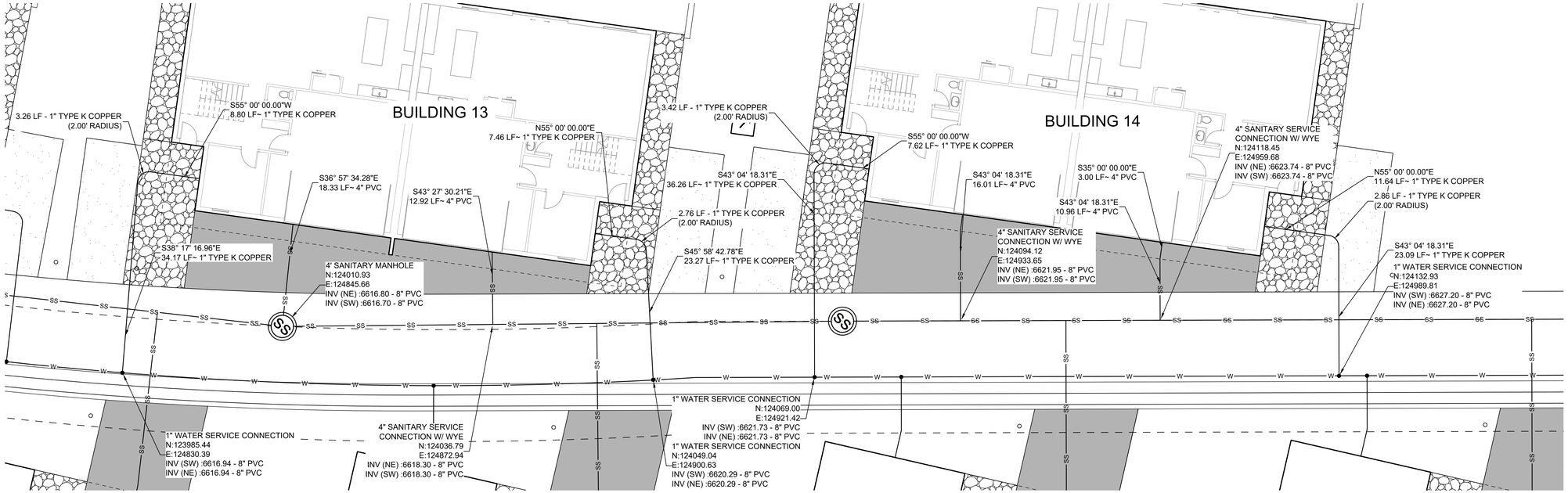
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER SERVICE PLAN - BUILDING 9-12

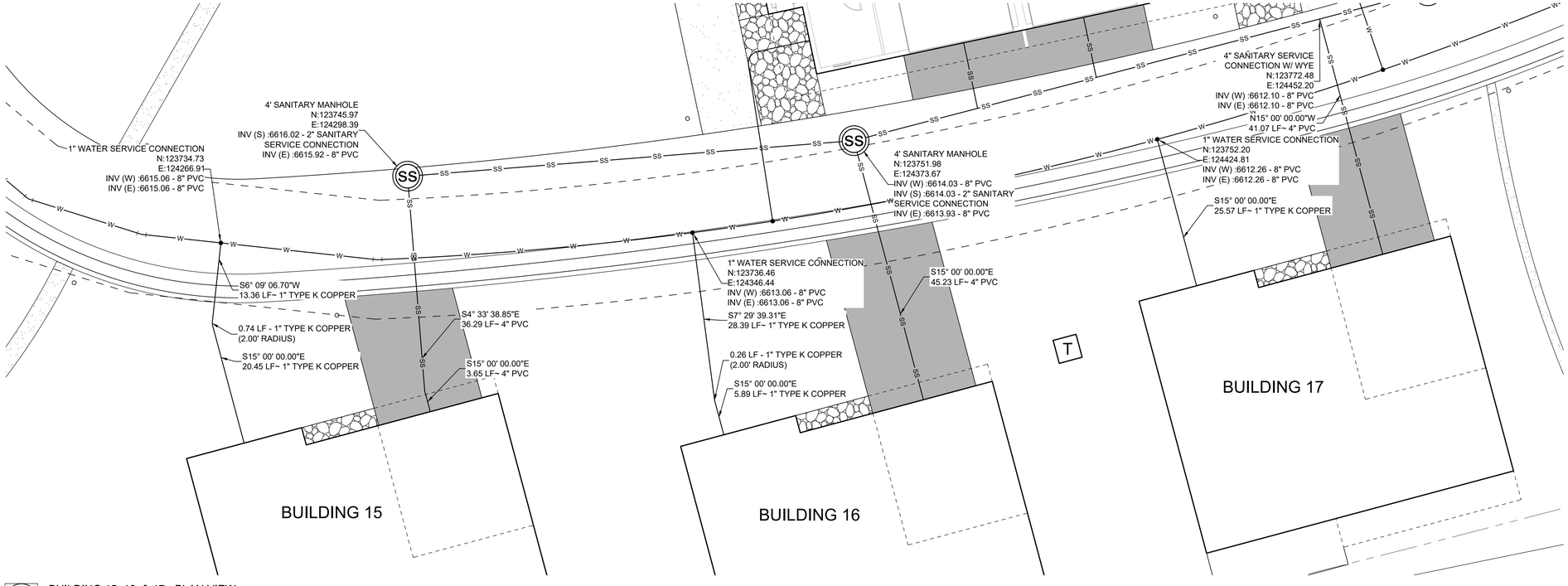
SHEET DESC. :	C6.16
SHEET NO. :	69 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg



A BUILDING 13 & 14 - PLAN VIEW

SCALE: H 1" = 10'



B BUILDING 15, 16, & 17 - PLAN VIEW

SCALE: H 1" = 10'

Know what's below.
Call before you dig.

10 0 10 20
SCALE 1"=10' FEET

CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
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PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

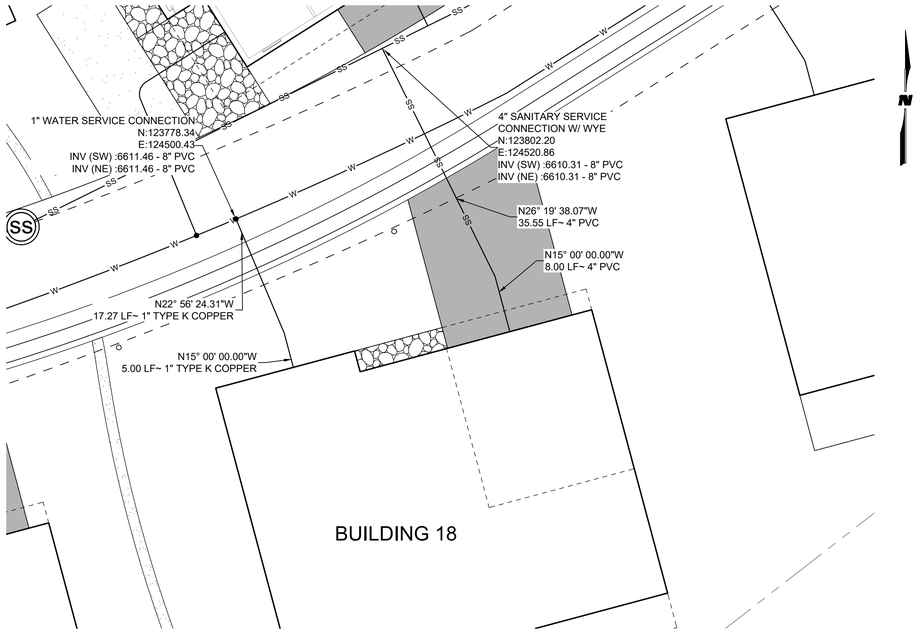
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER SERVICE PLAN - BUILDING 13-17

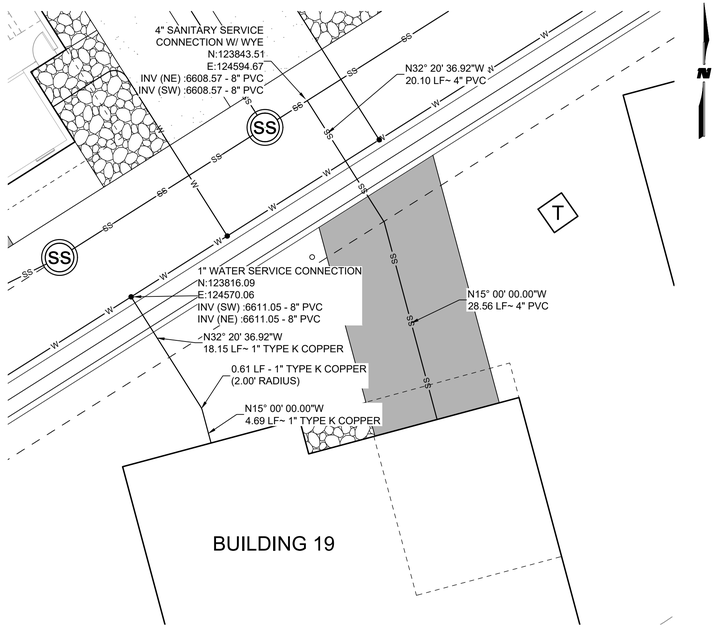
SHEET DESC. : C6.17

SHEET NO. : 70 OF 72

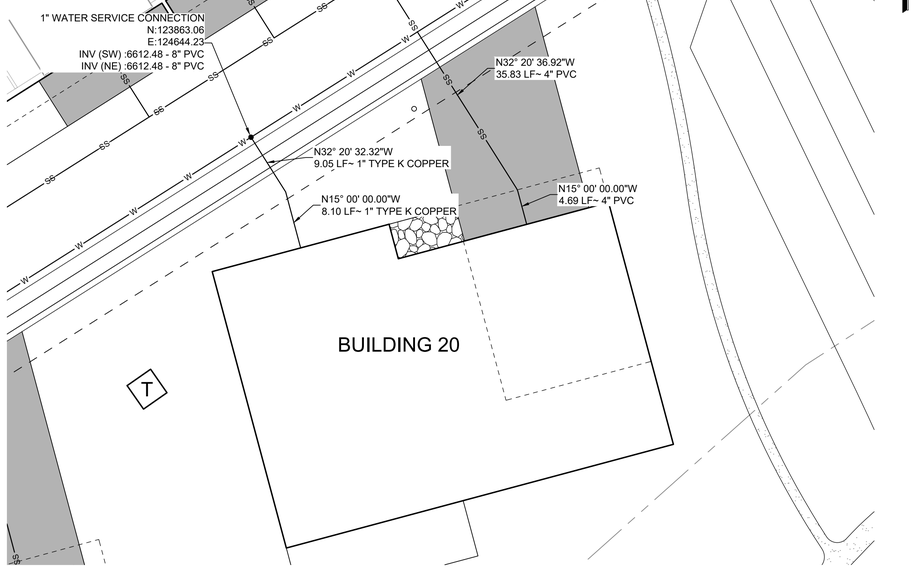
1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg



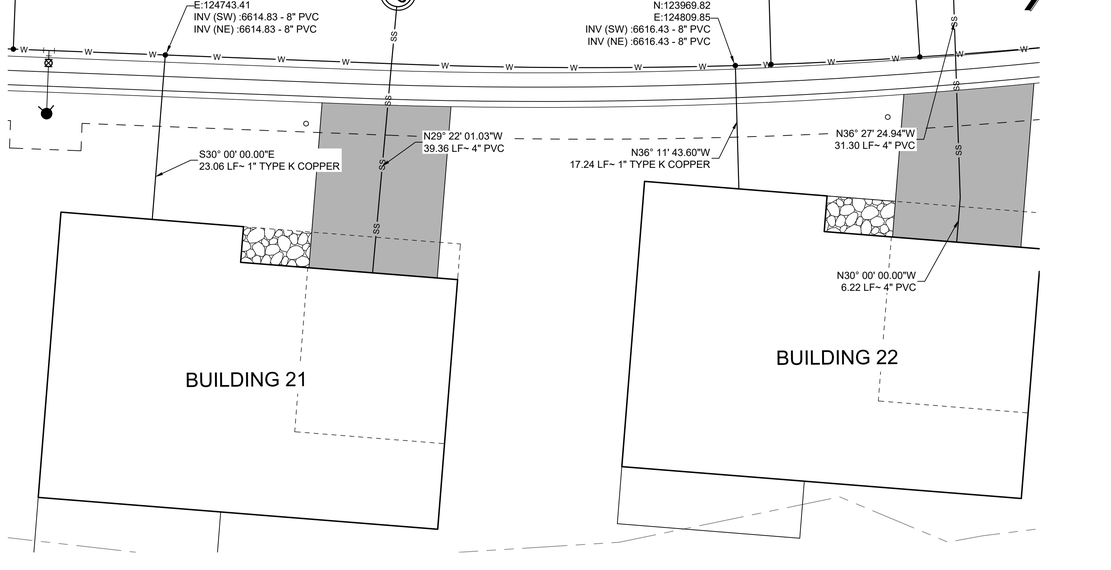
A BUILDING 18 - PLAN VIEW
SCALE: H 1" = 10'



B BUILDING 19 - PLAN VIEW
SCALE: H 1" = 10'



C BUILDING 20 - PLAN VIEW
SCALE: H 1" = 10'



D BUILDING 21 & 22 - PLAN VIEW
SCALE: H 1" = 10'

Know what's below. Call before you dig.

10 0 10 20
SCALE 1"=10' FEET

CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY SUITE. 220
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RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

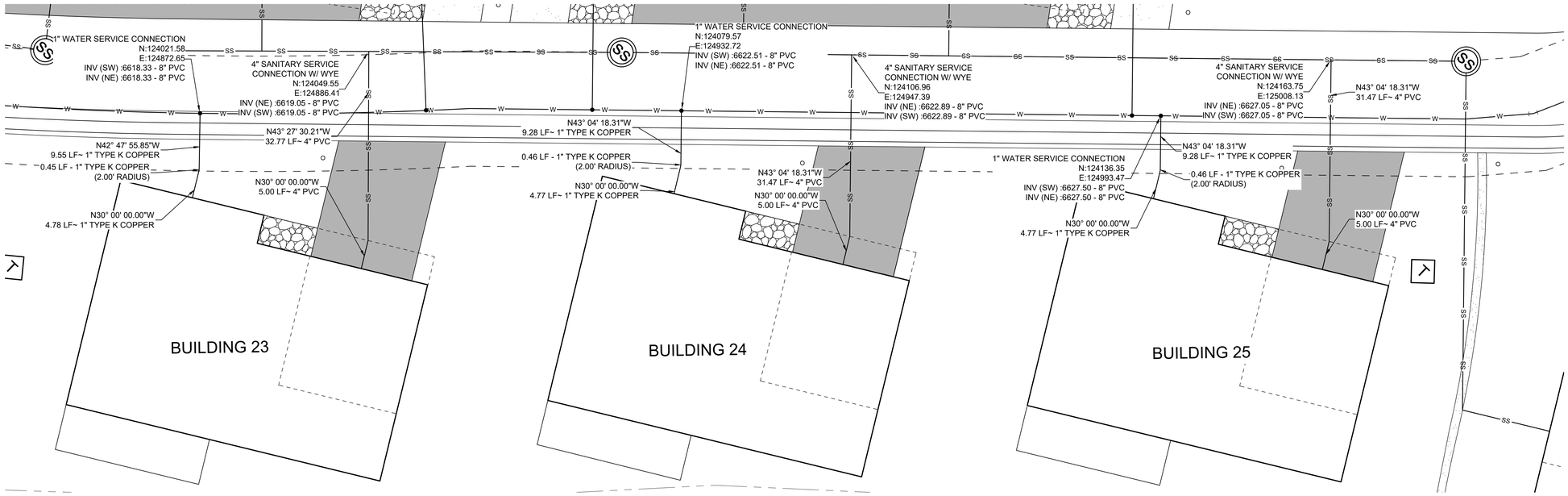
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

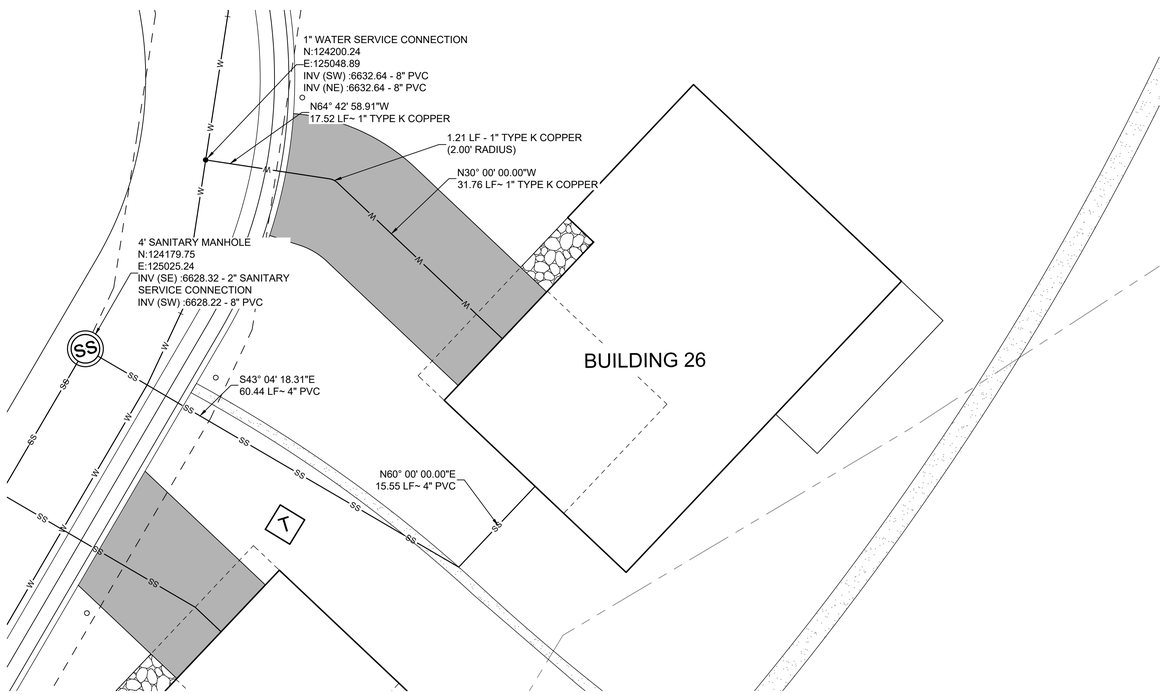
SHEET TITLE:
WATER SERVICE PLAN - BUILDING 18-22

SHEET DESC. : C6.18
SHEET NO. : 71 OF 72

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg



A BUILDING 18 - PLAN VIEW
SCALE: H 1" = 10'



B BUILDING 20 - PLAN VIEW
SCALE: H 1" = 10'

811 Know what's below. Call before you dig.

10 0 10 20
SCALE 1"=10' FEET

1/13/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg

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17500 US-6
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REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 13, 2025

SHEET TITLE:
WATER SERVICE PLAN - BUILDING 23-26

SHEET DESC. : C6.19

SHEET NO. : 72 OF 72