

Preliminary Drainage Report

Red Mountain Ranch

Town of Eagle, CO

With this application moving through Major Development permit the
Final Drainage report will be required.

Acknowledged, this report has
been updated and will be the
final drainage report.

Prepared for...

Tres Birds

Prepared by:

Wilson & Company, Inc.

Project #: 23-600-690-00

Date Prepared:

1/13/2025

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ENGINEERS STATEMENT

The report for the drainage design of the Red Mountain Ranch project was prepared by me (or under my direct supervision) in accordance with the provisions of the Town of Eagle Drainage Design Criteria and was designed to comply with the provisions thereof. I understand that the Town of Eagle does not, and will not, assume liability for the drainage facilities designed by others.

Benjamin D Beisler
Registered Professional Engineer No. 56778
State of Colorado
For and on Behalf of Wilson & Company

1.0 GENERAL LOCATION AND DESCRIPTION

1.1 Purpose

This Preliminary Drainage Report is intended to support the onsite development of the proposed Red Mountain Ranch project. This report has been prepared by Wilson and Company, Inc. and is submitted for review and approval by the Town of Eagle on behalf of Tres Birds.

1.2 Location

The Red Mountain Ranch site is located in the Northeast $\frac{1}{4}$ of Section 33, Township 4 South, Range 84 West of the 6th P.M., Town of Eagle, Eagle County, Colorado. The project is bounded by the Eagle River to the south, and Grand Highway to the north. See the vicinity map below.

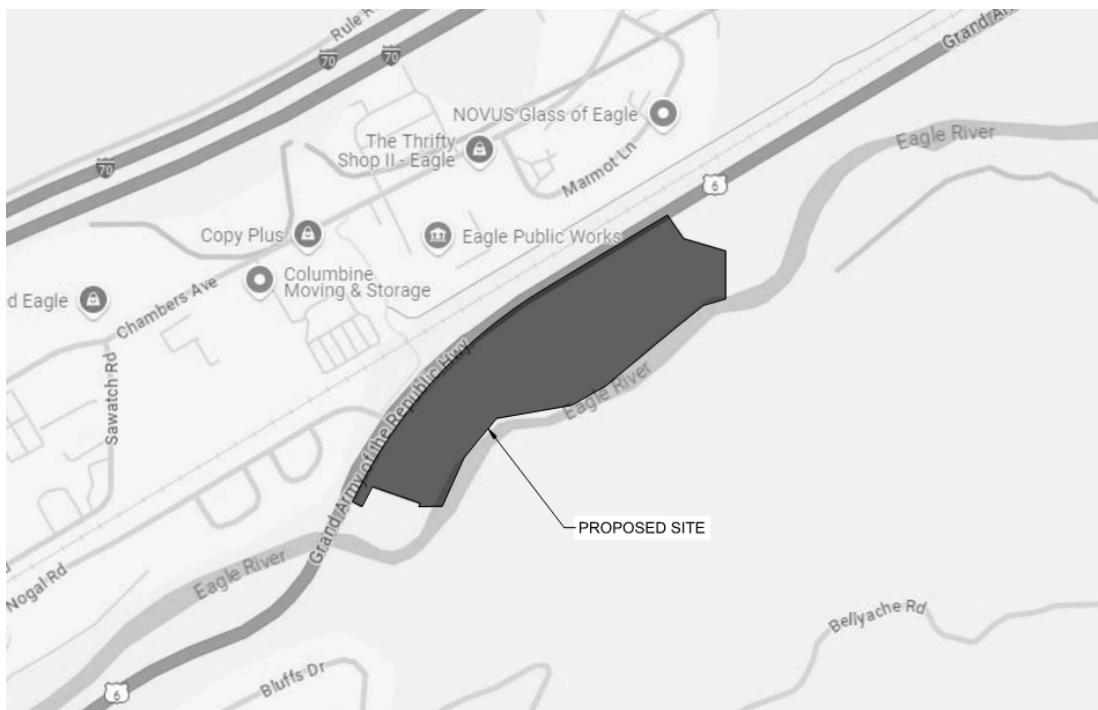


Figure 1.2.1 – Vicinity Map (NTS)

1.3 Description of Property

The existing 17.50-acre site consists of open land with no structures, the majority of the property is vegetated open land. The site generally slopes from northeast to southwest towards the Eagle River. A portion of the property is a delineated wetland adjacent to the Eagle River.

USDA Soil Survey information shows that the majority of the site is Dahlquist-Southace Complex which is listed as Hydrologic Soil Group B. Soil Survey information is included in Appendix B.

1.4 Groundwater Conditions

A geotechnical report performed by Kumar & Associates, Inc. did not show groundwater in boring pits completed at depths of up to 15'.

Groundwater is not anticipated to be encountered for the installation of the site utilities. If groundwater is encountered during construction, construction activities are to cease, and the Contractor shall notify the engineer and attain any necessary permits to address the groundwater issue.

1.5 Project Description

The proposed Red Mountain Ranch project consists of 66 dwelling units spread over eight multi-unit townhome buildings, six duplexes, and 12 single-family homes. The project will include the necessary site infrastructure to support the 66 dwelling units including private roads, private stormwater sewer and ponds, private sanitary sewer, and public water main extension.

Storm runoff will be routed through the site to one of three stormwater ponds via gutter pans and storm sewer. The three ponds along with grass landscape areas will provide Water Quality treatment for all stormwater runoff. The 10-year and 100-year storm runoff will be collected and routed through the proposed storm system but will not be detained.

The project will also include two drainage channels which will convey offsite flows through the proposed site.

2.0 MAJOR DRAINAGE BASIN

2.1 Major Drainage Basin

The project site lies in the Eagle River drainage Basin.

The proposed project spans two FEMA Flood Insurance Rate Maps (FIRM), Map Number 08037C0389D, revised December 4, 2007, and 08037C0391D, revised December 4, 2007. A FIRMETTE of the project site is included in Appendix A.

2.2 Previous Investigations

There are no previous drainage reports used for preparing the design for the project site. Additional reports were used for the off-site storm conveyance.

3.0 DRAINAGE DESIGN CRITERIA AND METHODOLOGY

3.1 Development Criteria

The development criteria applicable to this site are established to be in general conformance with the Mile High Flood District (MHFD) Urban Storm Drainage Criteria Manual (USDCM), and the Town of Eagle.

3.2 Hydrologic Criteria

Was NOAA atlas 14 used for the IDF information?

Acknowledged, we left it as is due to CDOT manual not being available any longer. To be conservative we have left it as MHFD.

this volume can be adjusted regionally using methods described in the CDOT hydraulic manual

Yes, section updated.

The MHFD Rational Method was used to determine the peak runoff for the project site and off-site basins. The MHFD UD-Rational 2.00 spreadsheet and a spreadsheet developed in accordance with MHFD design guidelines were used to determine the peak runoff and characteristics of the sub-basins, respectively. For this report, the 10-yr storm was used for the minor storm event and the 100-yr storm was used for the major storm event.

The proposed water quality treatment was calculated and sized using the MHFD Water Quality Capture Volume equation and the MHFD UD-BMP spreadsheet. The release rate for the WQCV is based on the drain time of 40 hours.

3.3 Hydraulic Criteria

The proposed storm conveyance system was sized to ensure that the 100-yr storm flows will be contained to the proposed storm conveyance system.

A bulking factor was not used in this calculation.

3.4 Waivers from Criteria

discuss if any bulking factor is needed for the large off-site basin

As discussed during concept phases with the Town of Eagle a waiver to not detain the 100-yr storm and allow these storm flows from the proposed site to reach the Eagle River and be further downstream as the upstream 100-yr storm flows reach our site.

4.0 DRAINAGE FACILITY DESIGN

4.1 General Concept

The general concept for the Red Mountain Ranch project is to capture and treat the water quality capture volume for the proposed development area. Due to the site's proximity to the Eagle River, we are proposing to use the "beat the peak" method to eliminate the need for onsite detention of the minor and major rainfall events. By using the beat-the-peak method we will release the runoff to the Eagle River long before the river's peak flow is reached which will help to reduce the river's peak flow during storm events.

Acknowledged, discussion added. Design has been revised as well to reduce impacts.

Three small storm ponds are proposed to provide water quality treatment. ponds will be shallow and will allow for native vegetation to grow within the pond replicating the existing conditions for native wildlife and plants.

describe the impacts either minor or major to the existing floodplain on the site. proportions of the trail seem to be within the floodplain. will the irrigation structures have any impact?

4.2 Specific Details

For this drainage analysis and discussion, the Red Mountain Ranch project site has been subdivided into seven (7) drainage sub-basins as illustrated on the enclosed drainage map (see Appendix A). Sub-basins A, B, D, and E are designated basins in which runoff will be collected and Water Quality treatment performed. Basin C is an area of the proposed site that will convey offsite flows through to the Eagle River, this basin will be vegetated. Basin F represents an area on the west half of the site where runoff will not be collected and treated. The majority of this basin will remain as existing conditions. Runoff from this basin will not increase by a significant amount.

describe the design methods and infrastructure for routing major off site basins through the site. Discuss the box culverts and the channels

Acknowledged, discussion added to report.

discuss CDOT Culverts discharging through the site

Sub-basins OS-1 and OS-2 designate basins in which runoff will enter the site from an off-site area and will not be collected or treated on-site.

The below table summarizes the data for each sub-basin.

| SUB-BASIN ID | DESIGN POINT | AREA (ac) | IMPERVIOUSNESS (%) |
|---------------|--------------|-----------|--------------------|
| 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% |
| OS-1 | 8 | 100.0 | 75.0% |
| OS-2 | 8 | 100.0 | 75.0% |
| Total On-Site | | 177.5 | 85.6% |

at least one of these offsite basins is closer to 2 square miles in size.

Yes, table has been updated.

4.3 Maintenance

Maintenance of all on-site drainage facilities will be the sole responsibility of the property owner.

4.4 Emergency Overflow and Path

In the event that any Type C inlet becomes clogged in the storm ponds, all runoff will continue to the south, flowing directly to the Eagle River.

5.0 CONCLUSIONS

5.1 Compliance with Standards

With the exception of the variance request to waive the major storm detention, this report has been prepared in accordance with the Town of Eagle Criteria and the Mile High Flood District's Urban Storm Drainage Criteria Manual.

5.2 Drainage Concept

The proposed drainage facilities are designed to comply with the criteria listed above and align with the Town of Eagle's Design intent. The design will maintain existing drainage patterns to the highest extent possible.

It is not anticipated that this project would result in any adverse impacts to upstream or downstream properties.

5.3 Water Quality Treatment

The project is proposing to construct a rain garden pond in accordance with the Mile High Flood Districts criteria to provide water quality treatment and to ensure the removal of sediment and other pollutants is achieved.

6.0 REFERENCES

1. Mile High Flood District, Urban Storm Drainage Criteria Manual, Volumes I, II, III. Revised 2024.

Where are all of the drainage calculations? They should be included in an appendix. **Hydrological calcs included.**

Where are the pipe designs and calculation? **Hydraulic calcs included.**

Where are the culvert designs and calculations? **Hydraulic calcs included.**

Where are the pond outlet structure calculations? **Additional information added.**

Where are the pond volume requirement calculations and stage storage? **Additional information added.**

Appendix A – Maps

include all local off site

Acknowledged,
additional off-site
basin included.

indicate the floodplain
and floodway lines
adjacent to the site.

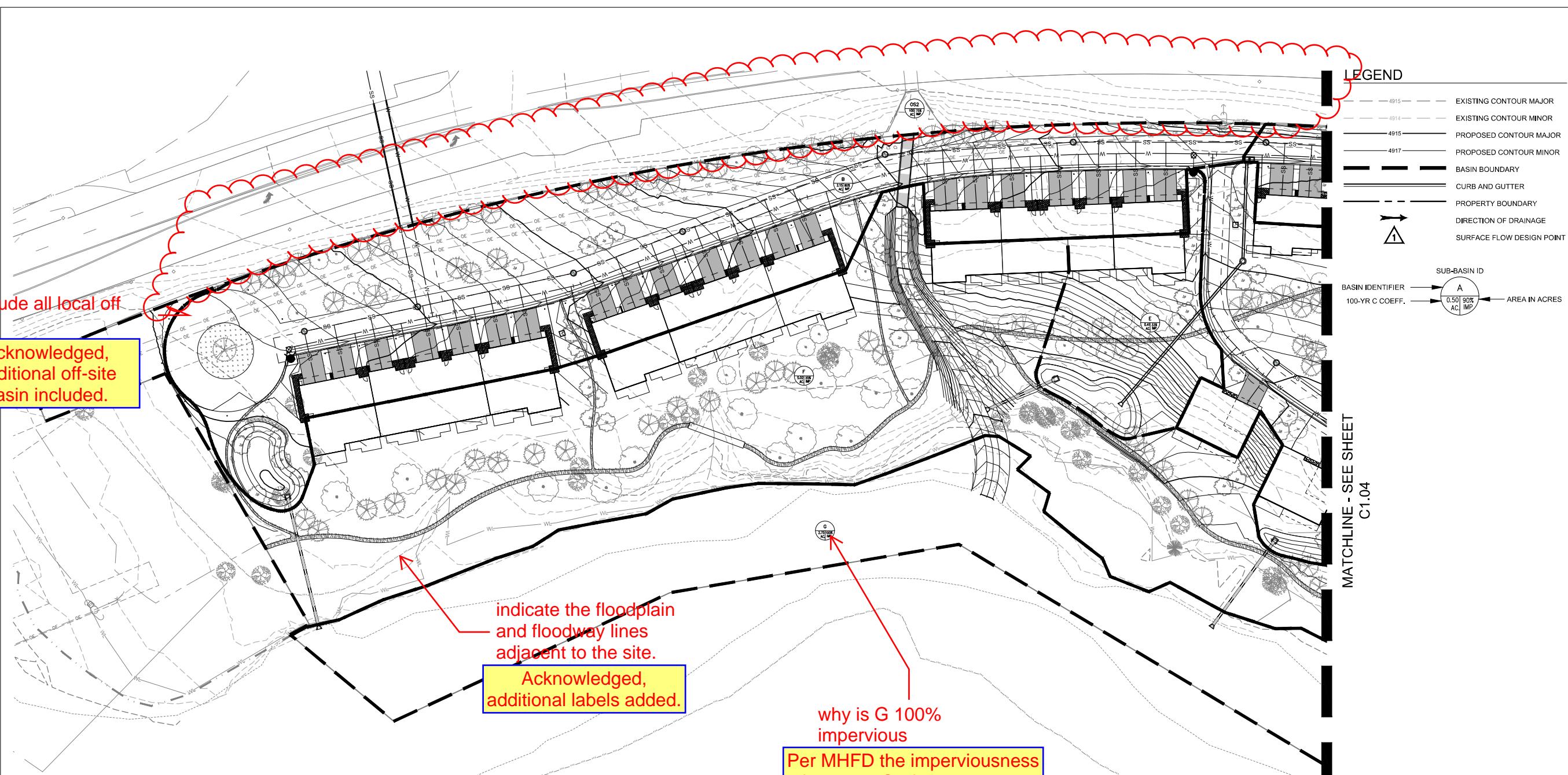
Acknowledged,
additional labels added.

why is G 100%
impervious
Per MHFD the imperviousness
for Water Surfaces is 100%

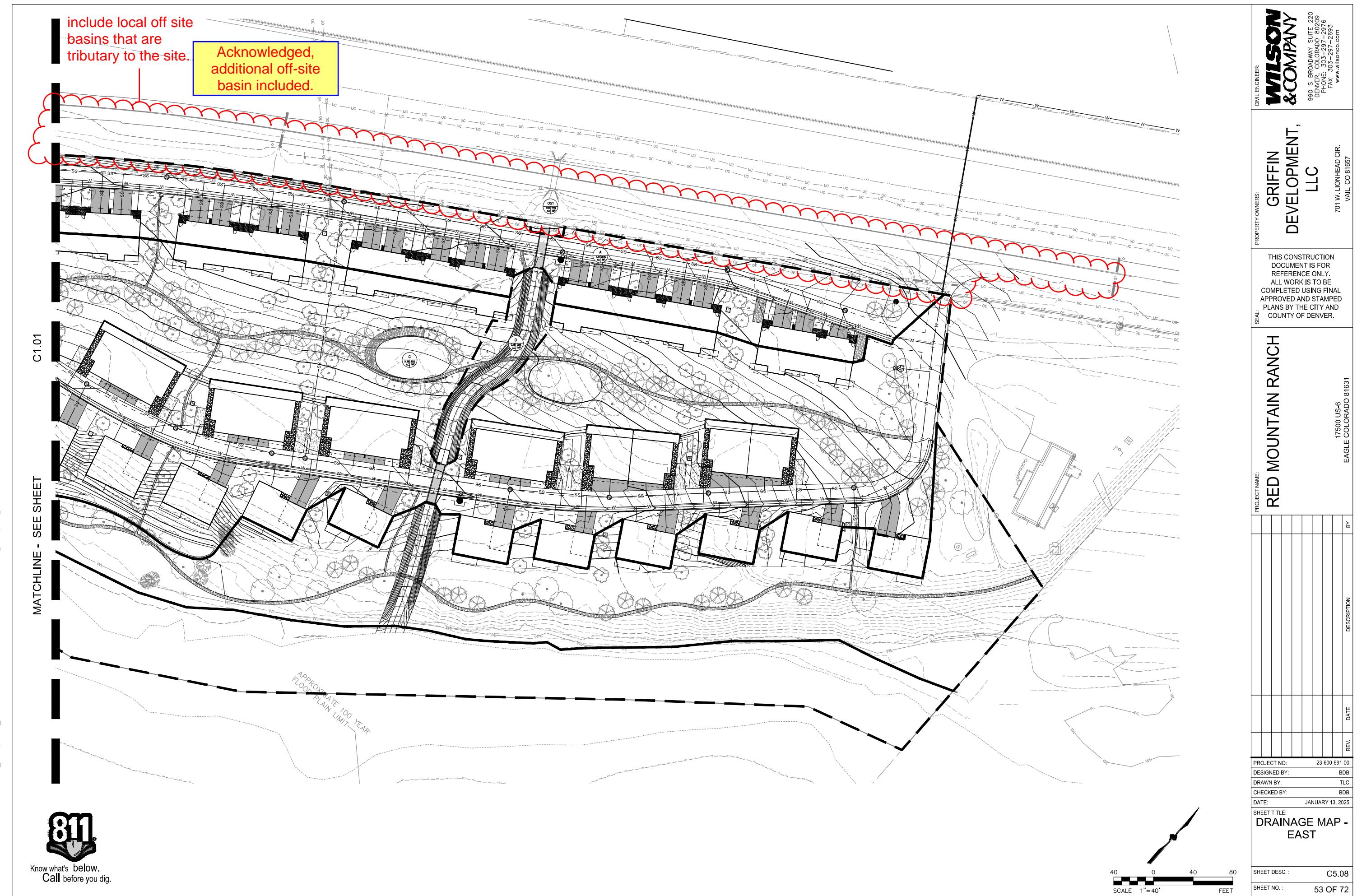
| RUNOFF SUMMARY DATA | | | |
|---------------------|--------------|-----------|--------|
| BASIN ID | DESIGN POINT | AREA (ac) | I (%) |
| A | 1 | 1.61 | 80.0% |
| B | 2 | 2.15 | 80.0% |
| C | 3 | 5.36 | 80.0% |
| D | 4 | 0.19 | 20.0% |
| E | 5 | 0.41 | 33.0% |
| F | 6 | 5.03 | 20.0% |
| G | 7 | 2.75 | 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.



| | | | |
|--|------------------|---------------------|--|
| PROJECT NAME: | | RED MOUNTAIN RANCH | |
| SHEET TITLE: | | DRAINAGE MAP - WEST | |
| PROJECT NO.: | 23-600-691-00 | | |
| DESIGNED BY: | BDB | | |
| DRAWN BY: | TLC | | |
| CHECKED BY: | BDB | | |
| DATE: | JANUARY 13, 2025 | | |
| SHEET DESC.: | C5.07 | | |
| SHEET NO.: | 52 OF 72 | | |
| CIVIL ENGINEER: | | | |
| WILSON & COMPANY | | | |
| 990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2993 www.wilsonco.com | | | |



National Flood Hazard Layer FIRMette



106°49'W 39°40'2"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance
Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/10/2025 at 9:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix B – USGS Soil Survey



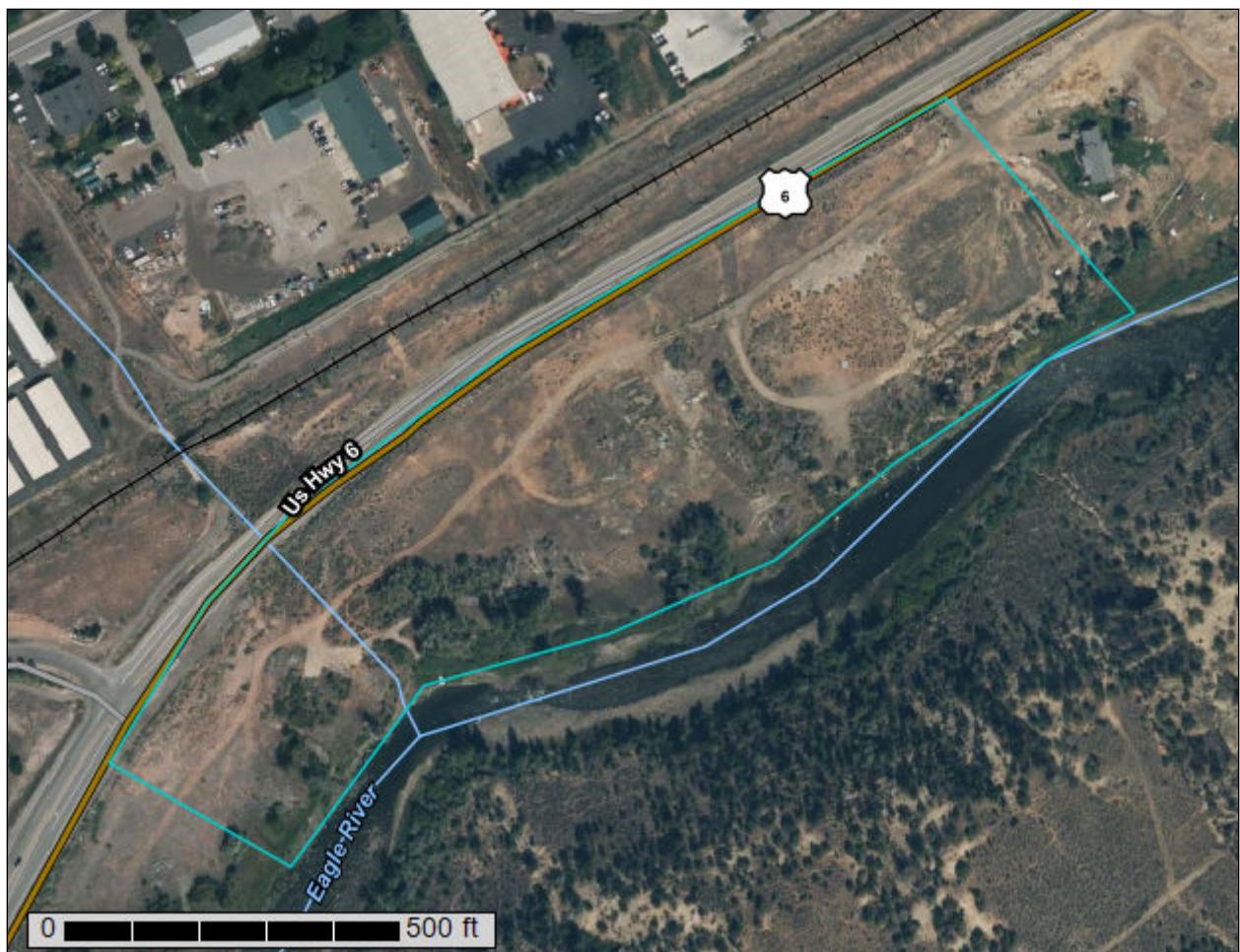
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units).

Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

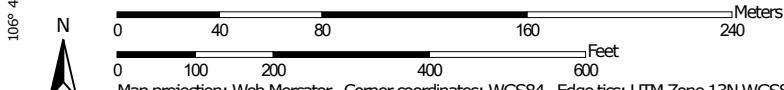
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map (RMR)

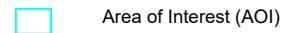


Map Scale: 1:2,950 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)



Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip

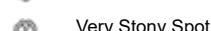


Sodic Spot

Spoil Area



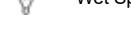
Stony Spot



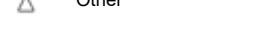
Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties

Survey Area Data: Version 15, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2021—Sep 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (RMR)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 6 | Almy loam, 1 to 12 percent slopes | 0.3 | 1.8% |
| 26 | Dahlquist-Southace complex, 6 to 12 percent slopes | 3.8 | 26.5% |
| 27 | Dahlquist-Southace complex, 12 to 25 percent slopes | 8.1 | 56.6% |
| 92 | Redrob loam, 1 to 6 percent slopes | 1.2 | 8.0% |
| 97 | Southace cobbly sandy loam, 6 to 12 percent slopes | 1.0 | 7.0% |
| 120 | Water | 0.0 | 0.1% |
| Totals for Area of Interest | | 14.4 | 100.0% |

Map Unit Descriptions (RMR)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties

6—Almy loam, 1 to 12 percent slopes

Map Unit Setting

National map unit symbol: jq6l

Elevation: 6,000 to 7,800 feet

Mean annual precipitation: 12 to 14 inches

Mean annual air temperature: 42 to 46 degrees F

Frost-free period: 85 to 105 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Almy and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Almy

Setting

Landform: Hills, alluvial fans

Landform position (two-dimensional): Foothills

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from calcareous sandstone and/or alluvium derived from calcareous shale

Typical profile

H1 - 0 to 8 inches: loam

H2 - 8 to 26 inches: fine sandy loam

H3 - 26 to 60 inches: sandy clay loam

Properties and qualities

Slope: 1 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B

Ecological site: R048AY306UT - Upland Loam (Wyoming Big Sagebrush)

Other vegetative classification: ROLLING LOAM (null_20)

Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 20 percent
Hydric soil rating: No

26—Dahlquist-Southace complex, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: jq5d
Elevation: 6,200 to 7,400 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 42 to 46 degrees F
Frost-free period: 75 to 95 days
Farmland classification: Not prime farmland

Map Unit Composition

Dahlquist and similar soils: 50 percent
Southace and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dahlquist

Setting

Landform: Terraces, alluvial fans
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 6 inches: cobbly sandy loam
H2 - 6 to 13 inches: very cobbly sandy clay loam
H3 - 13 to 23 inches: very cobbly sandy loam
H4 - 23 to 60 inches: extremely cobbly sandy loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: R048AY303CO - Loamy Slopes
Other vegetative classification: LOAMY SLOPES (null_31)
Hydric soil rating: No

Description of Southace

Setting

Landform: Terraces, alluvial fans
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 10 inches: very stony sandy loam
H2 - 10 to 22 inches: extremely stony sandy loam
H3 - 22 to 60 inches: extremely stony loamy coarse sand

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R048AY287CO - Stony Foothills
Other vegetative classification: Stony Foothills (null_81)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 10 percent
Hydric soil rating: No

27—Dahlquist-Southace complex, 12 to 25 percent slopes

Map Unit Setting

National map unit symbol: jq5f
Elevation: 6,200 to 7,400 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 42 to 46 degrees F
Frost-free period: 105 to 115 days
Farmland classification: Not prime farmland

Map Unit Composition

Dahlquist and similar soils: 45 percent
Southace and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dahlquist

Setting

Landform: Terraces, alluvial fans
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 6 inches: cobbly sandy loam
H2 - 6 to 13 inches: very cobbly sandy clay loam
H3 - 13 to 23 inches: very cobbly sandy loam
H4 - 23 to 60 inches: extremely cobbly sandy loam

Properties and qualities

Slope: 12 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R048AY303CO - Loamy Slopes

Other vegetative classification: LOAMY SLOPES (null_6)
Hydric soil rating: No

Description of Southace

Setting

Landform: Terraces, alluvial fans
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 10 inches: very stony sandy loam
H2 - 10 to 22 inches: extremely stony sandy loam
H3 - 22 to 60 inches: extremely stony loamy coarse sand

Properties and qualities

Slope: 12 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R048AY287CO - Stony Foothills
Other vegetative classification: Stony Foothills (null_81)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 15 percent
Hydric soil rating: No

92—Redrob loam, 1 to 6 percent slopes

Map Unit Setting

National map unit symbol: jq7r
Elevation: 5,800 to 7,200 feet

Mean annual precipitation: 16 to 18 inches
Mean annual air temperature: 40 to 44 degrees F
Frost-free period: 85 to 105 days
Farmland classification: Not prime farmland

Map Unit Composition

Redrob and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Redrob

Setting

Landform: Valley floors, terraces, flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium derived from sandstone and shale

Typical profile

H1 - 0 to 14 inches: loam
H2 - 14 to 20 inches: stratified loamy sand to stony loam
H3 - 20 to 60 inches: extremely cobbly loamy sand

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 18 to 48 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: R048AY010UT - Wet Fresh Streambank (Willow)
Other vegetative classification: riverbottom (null_19)
Hydric soil rating: No

Minor Components

Fluvaquents

Percent of map unit: 10 percent
Landform: Flood plains
Hydric soil rating: Yes

Other soils

Percent of map unit: 5 percent
Hydric soil rating: No

97—Southace cobbly sandy loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: jq7x
Elevation: 6,000 to 7,000 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 42 to 46 degrees F
Frost-free period: 95 to 105 days
Farmland classification: Not prime farmland

Map Unit Composition

Southace and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Southace

Setting

Landform: Terraces, mountains, alluvial fans
Landform position (three-dimensional): Lower third of mountainflank, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sandstone and shale

Typical profile

H1 - 0 to 3 inches: cobbly sandy loam
H2 - 3 to 14 inches: gravelly loam
H3 - 14 to 26 inches: very gravelly loam
H4 - 26 to 60 inches: very cobbly fine sandy loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R048AY303CO - Loamy Slopes
Other vegetative classification: LOAMY SLOPES (null_31)

Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 15 percent

Hydric soil rating: No

120—Water

Map Unit Composition

Water: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Aquolls

Percent of map unit: 5 percent

Landform: Marshes

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

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Appendix C – Geotechnical Report



October 21, 2024

Griffin Development
Attn: Rocky Cortina
701 West Lionshead Circle
Vail, Colorado 81657
rcortina@pegaso.net

Project No. 23-7-513

Subject: Supplemental Subsoil Study, Proposed Residential Development, Parcel 1, Red
Mountain Ranch, U.S. Highway 6, Eagle, Colorado

Gentlemen:

As requested, Kumar & Associates performed a supplemental subsoil study for the proposed development at the subject site. The data obtained and our geotechnical recommendations including those for foundation design are presented in this report. The study is supplemental to our agreement for professional services to Griffen Development dated August 3, 2023.

Background Information: We previously performed a preliminary subsoil study for foundation design for the site development submitting our findings in a report dated December 21, 2023 under the above project number. Additionally, we have been provided a preliminary subsoil study for the property prepared by Hepworth-Pawlak Geotechnical (H-P Geotech) dated February 29, 2016, Job. No. 115 548A. We have reviewed the information in those reports and considered it in the preparation of this report.

Proposed Construction: The proposed construction is generally similar to that discussed in our previous report and will consist of single family, duplex and multifamily residential townhome buildings located on the site as shown on Figure 1. The buildings will be two story wood frame structures with slab-on-grade ground floors, some with walkout basements. Storage buildings shown in the northwest part of the site may not be constructed. Cut depths for the individual buildings is expected to range between about 3 to 10 or 12 feet. Foundation loadings for this type of construction are assumed to be relatively light and typical of the proposed type of construction. There may be some overlot grading during the subdivision infrastructure construction.

If building conditions, grading or foundation loadings are significantly different from those described above, we should be notified to re-evaluate the recommendations presented in this report.

Site Conditions: At the time of our current field exploration, the site conditions were similar to those described in our previous report. A drainage outlet from a culvert below Highway 6 has been identified through about the middle of the property, see Figure 1. There is a moderately steep riverbank slope beyond the planned building locations along the northwest side of the Eagle River. Elevation differences across the individual building foot-prints is about 3 to 10 or 12 feet.

Subsurface Conditions: The subsurface conditions at the site were evaluated by excavating five exploratory pits at the approximate locations shown on Figure 1. The number of pits and their locations were selected and dug with a backhoe by the client. Our previous boring locations, as well as the previous H-P Geotech boring locations, are also shown on Figure 1.

The logs of the current pits are presented on Figure 2. The subsoils encountered were somewhat variable and, in general, below up to 1 foot of topsoil, consisted of 7 feet of fill at Pits 2 and 3 or 1½ to 13½ feet of loose, silty to very silty sand overlying dense, silty sandy gravel and cobbles below depths from ½ to 14½ feet. At Pit 2, below 1 foot of topsoil and 3 feet of fill, stiff sandy to very sandy silty clay was encountered underlain at a depth of 7½ by hard, claystone/siltstone bedrock down to the Pit 2 depth of 9 feet. The dense, silty sandy gravel and cobble (coarse granular soils) included boulders and extended down to the maximum depth explored at Pits 1 and 3 through 5 of 15 feet. The claystone/siltstone bedrock is the Eagle Valley Evaporite Formation. Based on our experience in the area, the bedrock is not expansive but should be further evaluated as needed.

Results of swell-consolidation testing performed on relatively undisturbed samples of the fine grained soils, presented on Figures 4 through 7, indicate moderate to high compressibility under conditions of loading and wetting and a low to moderate collapse potential when wetted under a constant 1,000 psf surcharge. Results of a gradation analyses performed on disturbed bulk samples of the coarse granular soils (minus 3-inch fraction) obtained from the pits are presented on Figure 7. The laboratory testing is summarized in Table 1.

No groundwater was observed in the pits at the time of excavation and the soils were slightly moist to moist, and the claystone/siltstone bedrock was slightly moist.

Foundation Bearing Conditions: The bearing soils expected to be encountered at building excavation subgrades will vary from unsuitable fill to low bearing and compressible fine grain soils to dense coarse granular soils depending on the building location. Spread footings (or well reinforced structural slabs) bearing on the natural soils or on properly placed and compacted structural fill can be used for foundation support of the buildings, with some risk of settlement in the fine grained soils and deeper fill areas. A lower risk of foundation movement would be to bear the footings entirely on the underlying dense coarse granular soils or bedrock such as by subexcavation or use of a deep foundation system such as helical piers and/or drilled piers.

We understand spread footings with a uniform design criteria for all the buildings is the desired approach for the foundation system. This can be done by designing the footings for a relatively low soil bearing pressure and removing all existing fill (e.g. at Pit 5 and previous Boring 4) and either extending the footings down to suitable natural soils or re-establishing design footing bearing elevation with compacted structural fill. In fine grained bearing soil area (e.g. at Pits 1 and 2), sub-excavation of a depth (typically 3 feet) of the compressible fine grained soils and

replacement with compacted structural fill should be done to reduce foundation settlement and building distress.

All structural fill below footing (and floor slab) areas should be properly processed, and placed and compacted. The structural fill can consist of the onsite soils excluding of debris, topsoil and oversized (plus 6-inch) rocks. The on-site coarse granular soils or similar granular material (minus 6-inch fraction) or CDOT Class 2, 5 or 6 aggregate base course is preferred for ease of construction and to help reduce settlements. The onsite fine grained (and possibly fill) soils can be used as the structural fill but may be difficult to process and compact. The need for structural fill and suitability of the on-site soils as structural fill below footing (and floor slab) areas should be further evaluated at the time of construction.

Similar subgrade preparation and removal and replacement of fine grained soils (typically 2 to 3 feet) and replacement with structural fill as discussed above should also be observed for floor slabs on grade. It may be feasible to remove a partial depth of the fill and replace with a geo-grid and compacted structural fill, but needs to be further evaluate at the time of construction. Structural floor slabs over crawlspace, commonly used in area, would provide a relatively low risk of floor movement.

It appears that obtaining additional subsoil information of the bearing soils at each individual building site, prior to construction and/or at the time of the building foundation excavation, is desirable to better evaluate the needed subgrade preparation. This could be done by backhoe pits or borings.

Recommendations: The previous foundation design recommendations provided in our 2023 report remain applicable. The buildings can be designed on be supported on spread footings or well reinforced structural slabs using an allowable soil bearing pressure of 1,500 psf for bearing on the natural soils or compacted structural fill. Settlements similar to those discussed in our previous report are expected with the lower settlement potential for bearing on the dense coarse granular soils. The structural fill should be placed and compacted as discussed on page 4 of our previous report. We should evaluate the foundation bearing conditions at the time of construction, approve any structural fill material planned to be placed below footing (and floor slab) areas, and test structural fill compaction on a regular basis during placement.

For the access roads/drives, we understand the buildings will be constructed and sold as the project progresses, and the roads/drives subjected to construction traffic. For this condition we recommend a pavement section consisting of a minimum 4 inches of asphalt pavement on 12 inches of CDOT Class 6 base course, or a minimum 4 inches of asphalt on 6 inches of CDOT Class 6 base course on 8 inches of CDOT Class 2 sub-base (minus 3-inch base course) should be used. These recommended pavement sections assume some construction traffic loading but the section with the granular sub-base (minimum 8 inches of CDOT Class 2 material) should hold up better to the construction traffic. Also, it may be desirable to delay placing the surface layer of the asphalt paving until the end of the construction when the building has been completed. For automobile only parking areas, the pavement section can consist of 3 inches of asphalt on

8 inches of CDOT Class 6 base course. Other applicable recommendations provided on pages 6 and 7 of our previous report should also be observed.

8 inches of CDOT Class 6 base course. Other applicable recommendations provided on pages 6 and 7 of our previous report should also be observed.

Perimeter foundation drains should not be needed around floor “slab-at grade” construction. It has been our experience in mountainous areas that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can also create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system as discussed on page 6 on our previous report.

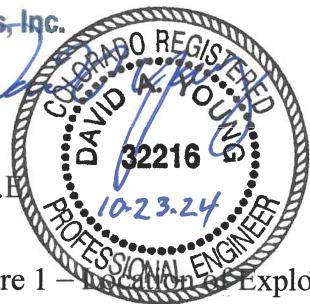
Limitations: This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory pits excavated at the locations indicated on Figure 1 and to the depths shown on Figure 2, the previous exploratory boring information at the site, the proposed type of construction, and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted.

This report has been prepared for the exclusive use by our client for planning and design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill on a regular basis by a representative of the geotechnical engineer.

If you have any questions or if we may be of further assistance, please let us know.

Respectfully Submitted,

Kumar & Associates, Inc.



David A. Young, P.E.

DAY/kac

attachments Figure 1 – Location of Exploratory Pits

Figure 2 – Logs of Exploratory Pits

Figure 3 – Legend and Notes

Figures 4 through 6 – Swell-Consolidation Test Results

Figure 7 – Gradation Test Results

Table 1 – Summary of Laboratory Test Results

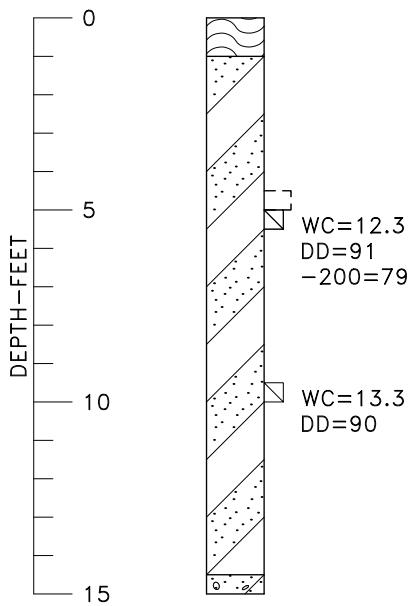
cc: The Dwell Company – Steve Stone – (stone@dwellmountain.com)

LEGEND:

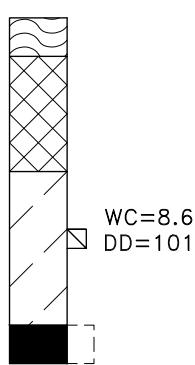
- EXPLORATORY PIT FOR CURRENT STUDY.
- EXPLORATORY BORING FOR PRELIMINARY STUDY
DATED 12-21-23.



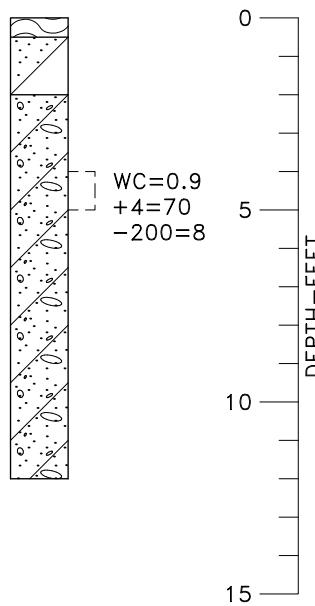
PIT 1
EL. 6606'



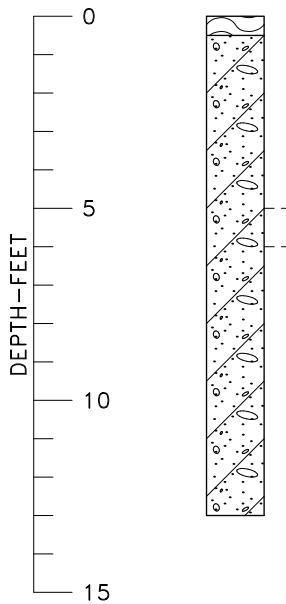
PIT 2
EL. 6612'



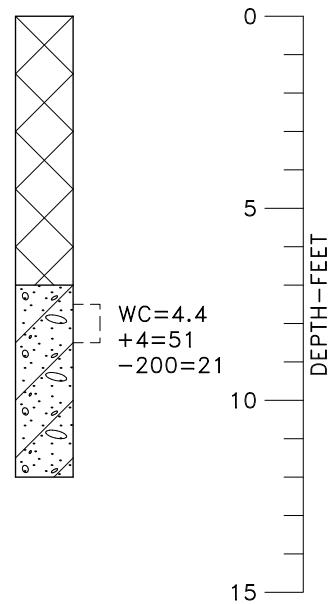
PIT 3
EL. 6626'



PIT 4
EL. 6630'



PIT 5
EL. 6638'



LEGEND



TOPSOIL; ORGANIC SANDY SILT AND CLAY, FIRM, SLIGHTLY MOIST, DARK BROWN.



FILL; SILTY SANDY GRAVEL, MEDIUM DENSE, SLIGHTLY MOIST, GRAY AND BROWN, ROOT ZONE AT SURFACE.



FILL: MIXED SANDY SILT AND CLAY WITH GRAVEL, SCATTERED COBBLES, FIRM, SLIGHTLY MOIST, MIXED BROWN, ORGANICS.



CLAY (CL); SILTY, SANDY TO VERY SANDY, STIFF, SLIGHTLY MOIST, GRAY-BROWN, LOW PLASTICITY.



SAND (SM-ML); SILTY TO VERY SILTY, SLIGHTLY CLAYEY, SCATTERED GRAVEL, LOOSE, MOIST TO VERY MOIST WITH DEPTH, MIXED BROWN AND RED-BROWN.



GRAVEL AND COBBLES (GM); WITH BOULDERS, SANDY, SILTY TO SLIGHTLY SILTY, DENSE, SLIGHTLY MOIST, LIGHT BROWN.



CLAYSTONE/SILTSTONE BEDROCK; FRACTURED, HARD, SLIGHTLY MOIST, GRAY. EAGLE VALLEY EVAPORITE FORMATION.



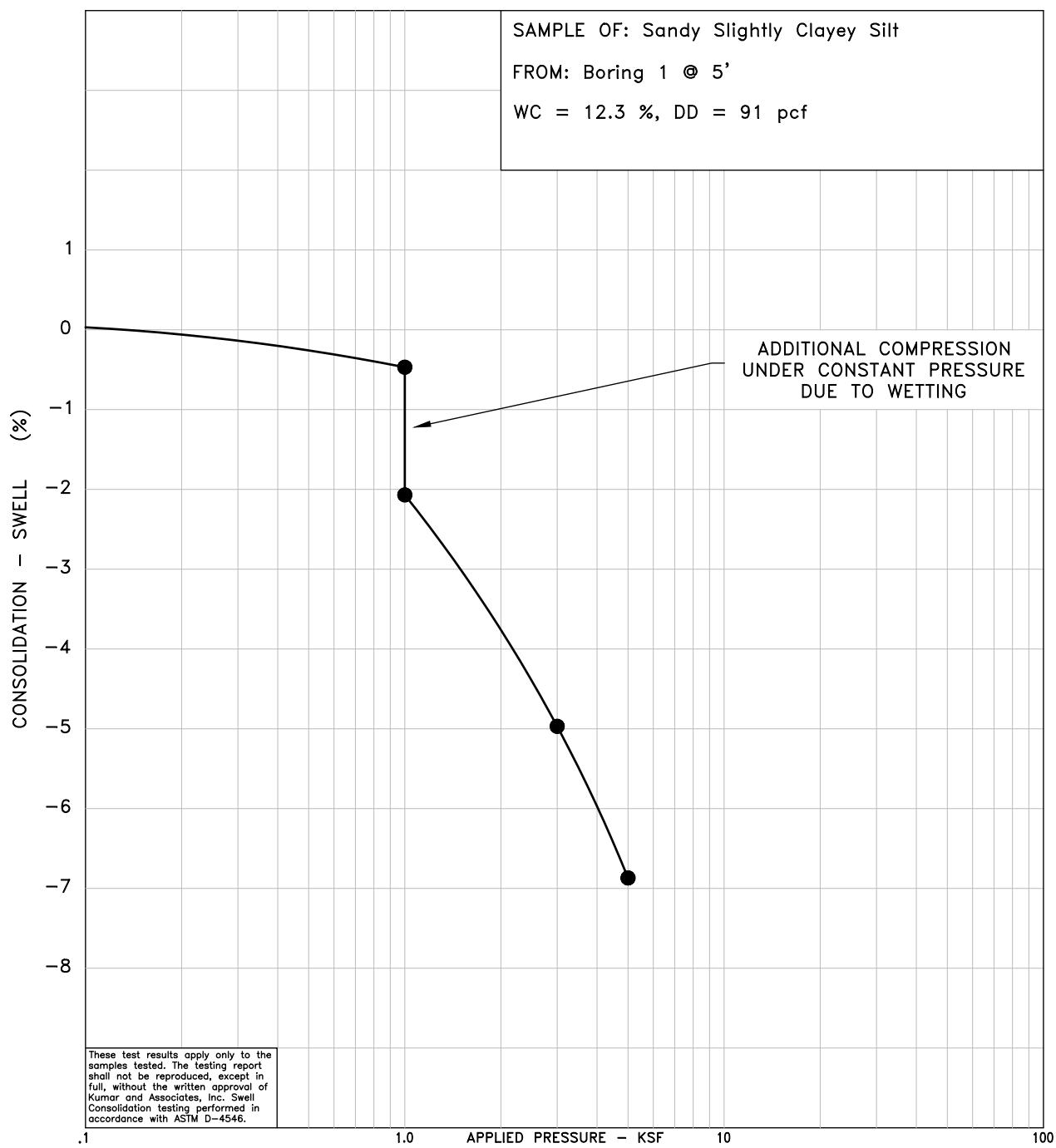
HAND DRIVE SAMPLE.

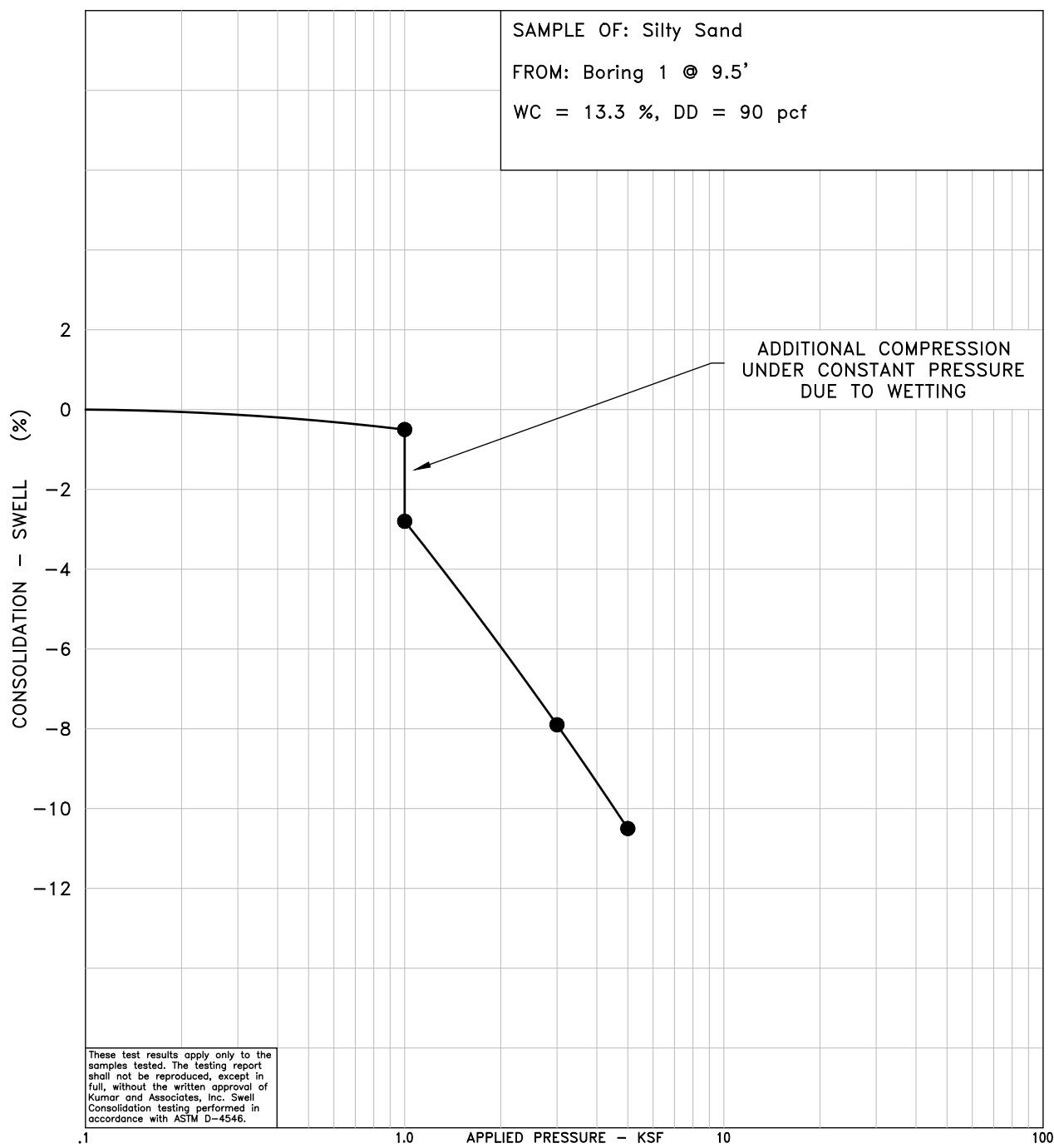


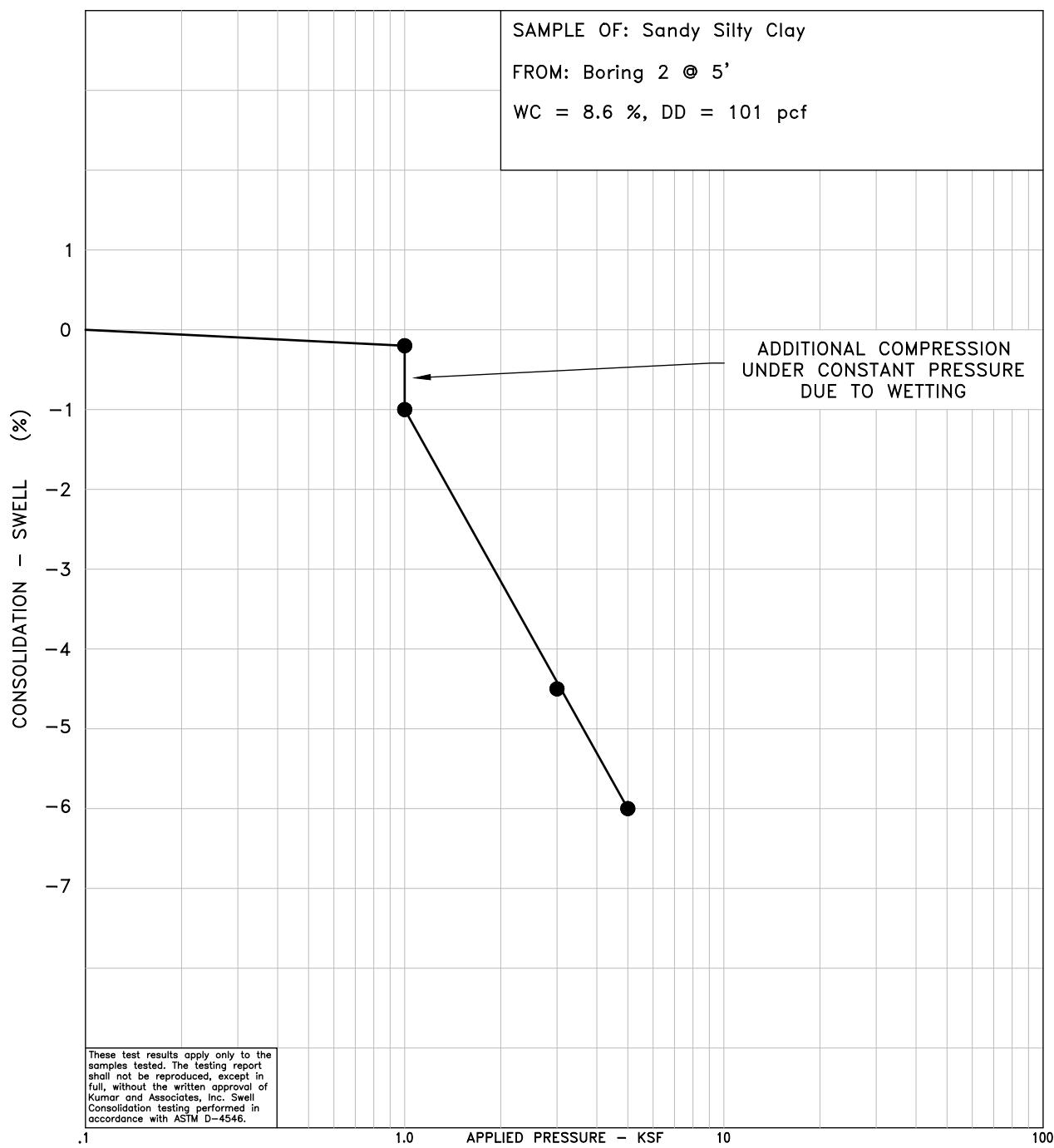
DISTURBED BULK SAMPLE.

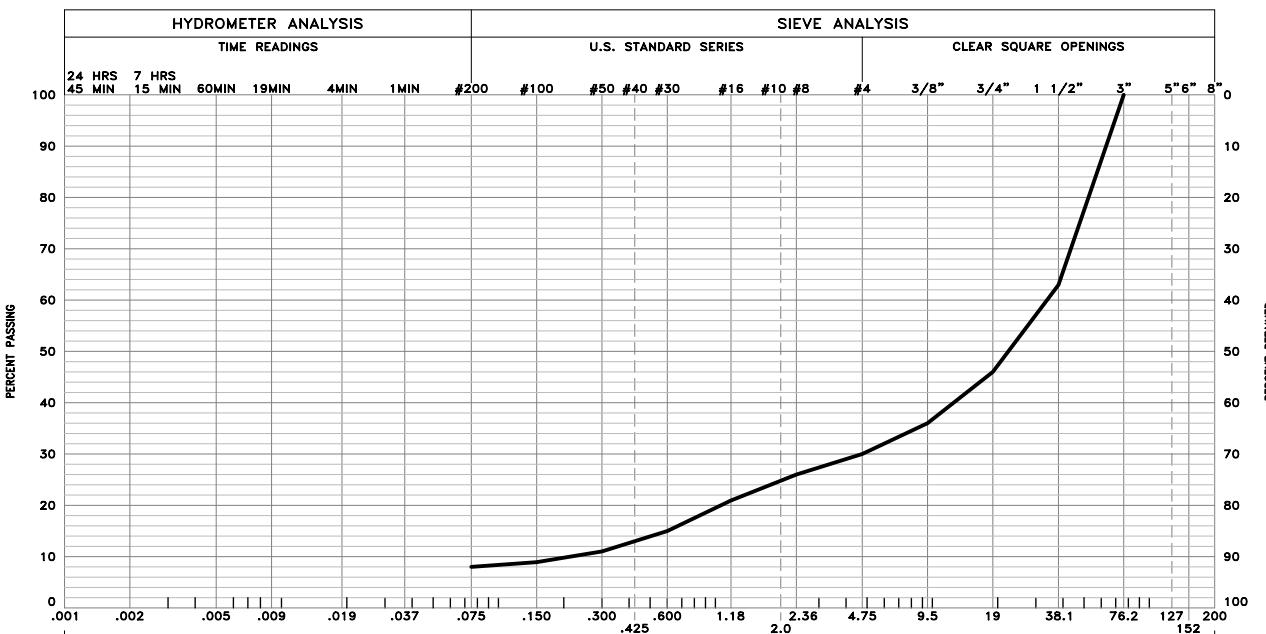
NOTES

1. THE EXPLORATORY PITS WERE EXCAVATED WITH A BACKHOE ON AUGUST 7, 2024.
2. THE LOCATIONS OF THE EXPLORATORY PITS WERE LOCATED AND DUG BY THE CLIENT.
3. THE ELEVATIONS OF THE EXPLORATORY PITS WERE OBTAINED BY INTERPOLATION BETWEEN CONTOURS ON THE SITE PLAN PROVIDED.
4. THE EXPLORATORY PIT LOCATIONS AND ELEVATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY PIT LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER WAS NOT ENCOUNTERED IN THE PITS AT THE TIME OF EXCAVATION. PITS WERE BACKFILLED SUBSEQUENT TO SAMPLING.
7. LABORATORY TEST RESULTS:
WC = WATER CONTENT (%) (ASTM D 2216);
DD = DRY DENSITY (pcf) (ASTM D 2216);
+4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D 422);
-200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D 1140).







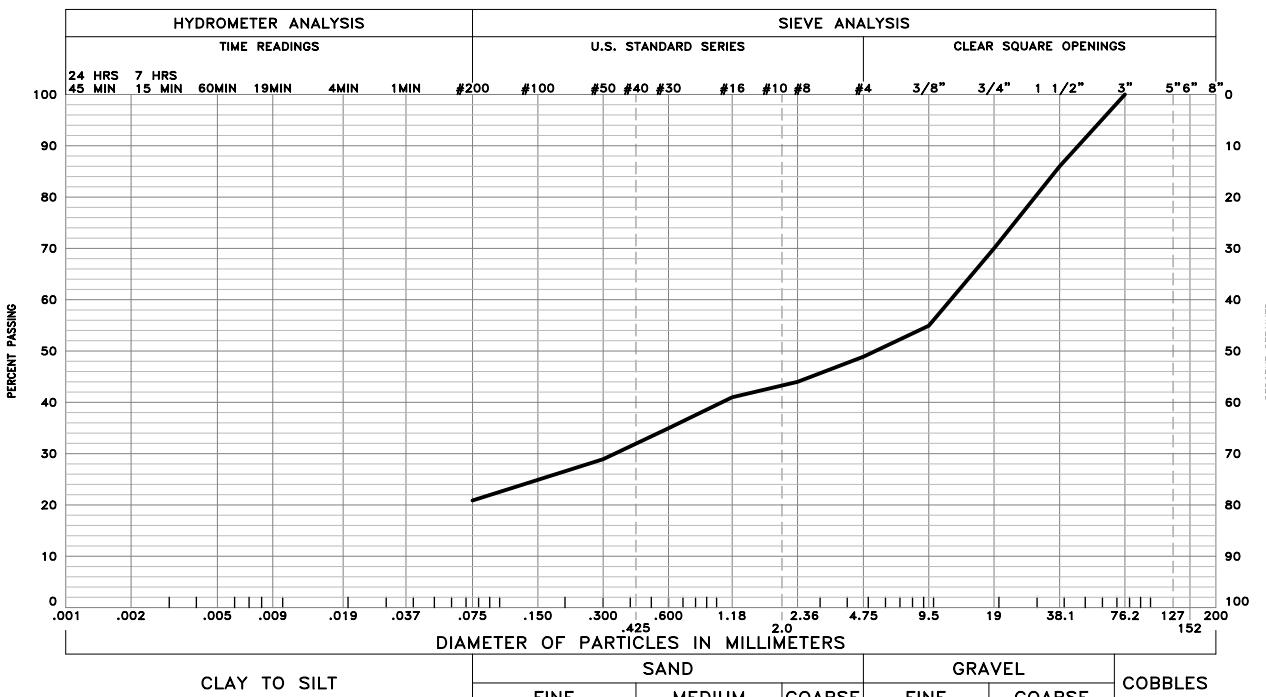


GRAVEL 70 % SAND 22 % SILT AND CLAY 8 %

LIQUID LIMIT - PLASTICITY INDEX -

SAMPLE OF: Slightly Silty Sandy Gravel

FROM: Pit 3 @ 4'-5'



GRAVEL 51 % SAND 28 % SILT AND CLAY 21 %

LIQUID LIMIT - PLASTICITY INDEX -

SAMPLE OF: Silty Sandy gravel

FROM: Pit 5 @ 6.5'-7.5'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.



TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Project No. 23-7-513

Appendix D – Civil Drawings (Half Size)

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. 20200731, COUNTY OF EAGLE, STATE
OF COLORADO.

CONTAINING 17.510 ACRES, MORE OR LESS.

BASIS OF BEARING:

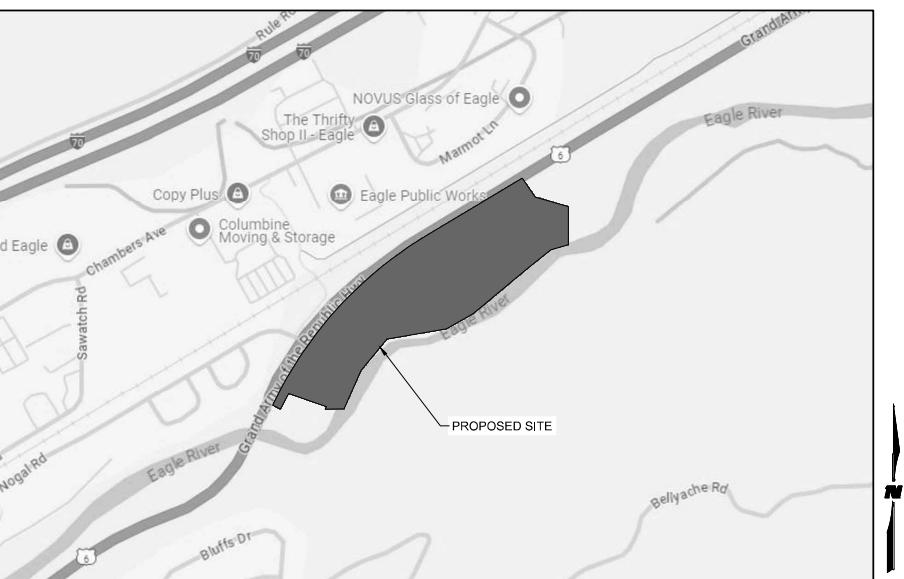
THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE SOUTHERLY
RIGHT-OF-WAY FOR U.S. HIGHWAY 6, ALSO BEING THE NORTHERLY LINE OF
PARCEL 3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEPTION NO.
20200731 BETWEEN A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS
26598" AND A FOUND NO.4 REBAR WITH 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 ARCHIBEEQUE 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 18S TO MODEL THE ELLIPOIDAL SEPARATION ON A
FOUND 3" BRASS COHO 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



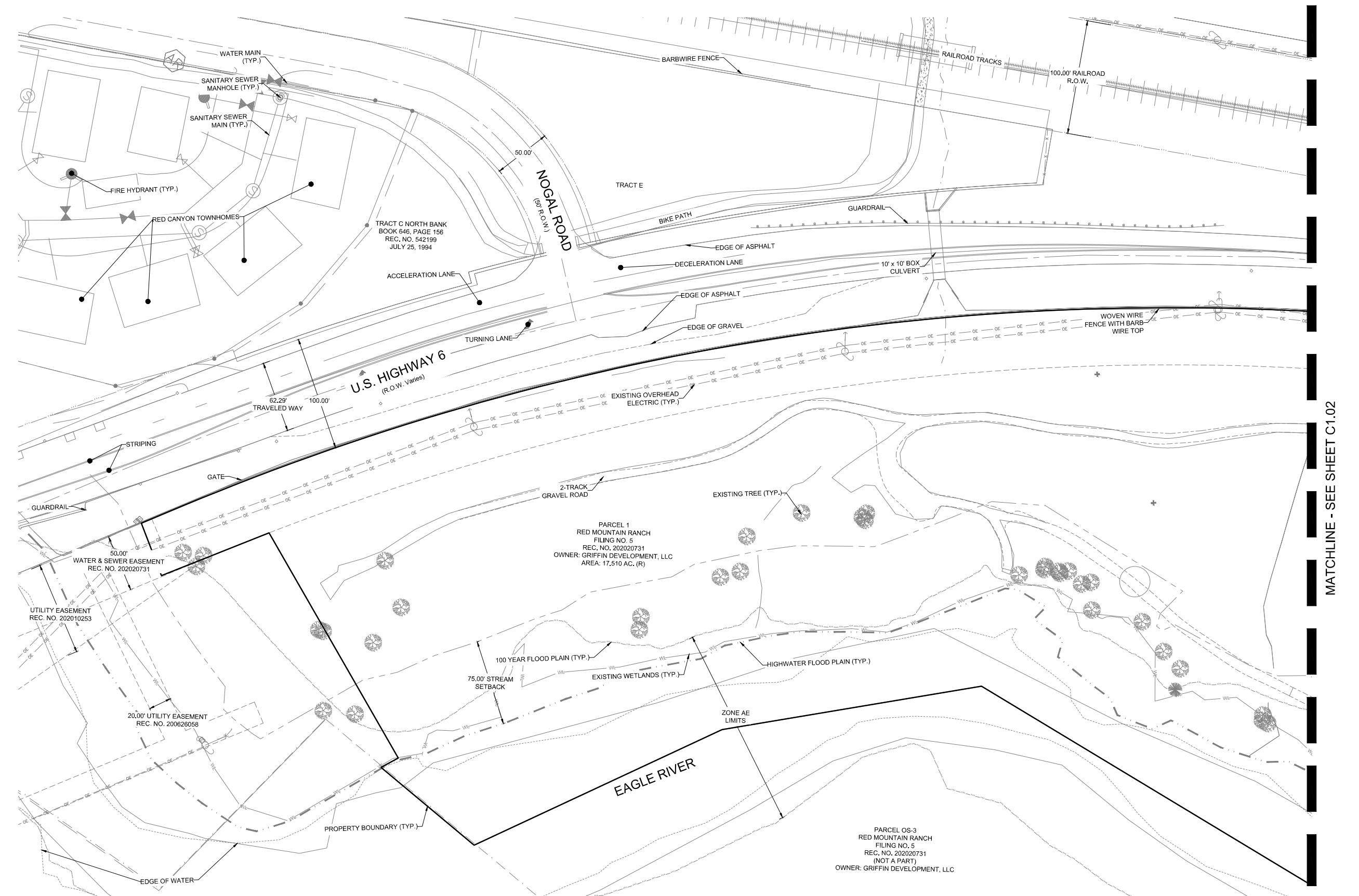
VICINITY MAP

SCALE 1" = 500'

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| C1.02 | EXISTING CONDITIONS - EAST | 04 |
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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: | COVER PAGE |
| SHEET DESC.: | C0.01 |
| SHEET NO.: | 01 OF 72 |





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

RED MOUNTAIN RANCH

WILSON
& COMPANY

990 S BROADWAY SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

CIVIL ENGINEER:

GRiffin
DEVELOPMENT,
LLC

701 W. LIONHEAD CIR.
VAIL, CO 81657

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PLANS BY THE CITY AND
COUNTY OF DENVER.

SEAL:

PROJECT NAME:
17500 US-6

DESCRIPTION:
EAGLE COLORADO 81631

BY:

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

SHEET TITLE:
EXISTING
CONDITIONS -
WEST

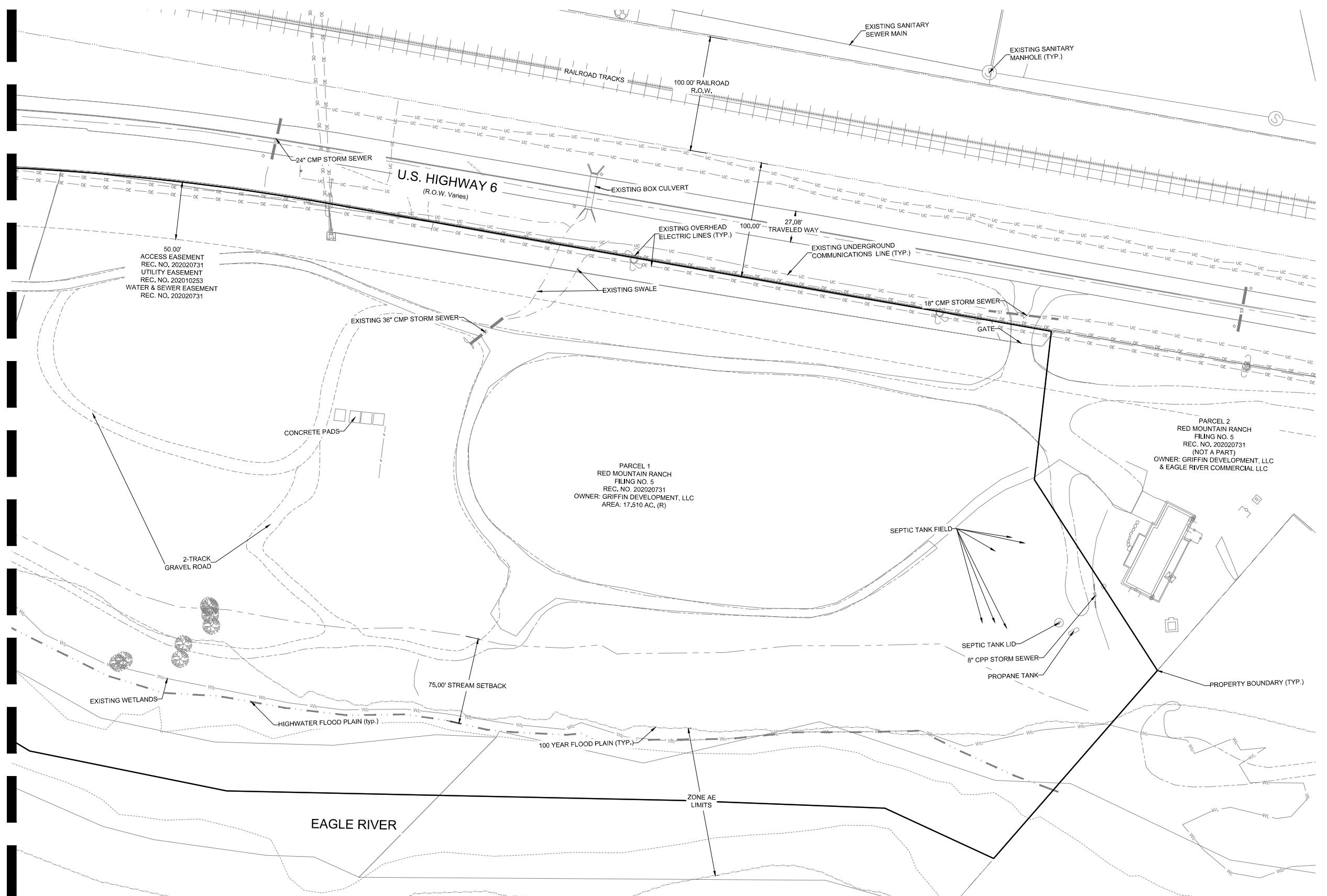
SHEET DESC.: C1.01

SHEET NO.: 03 OF 72

REV. DATE

40 0 40 80
SCALE 1"=40' FEET

MATCHLINE - SEE SHEET C1.01



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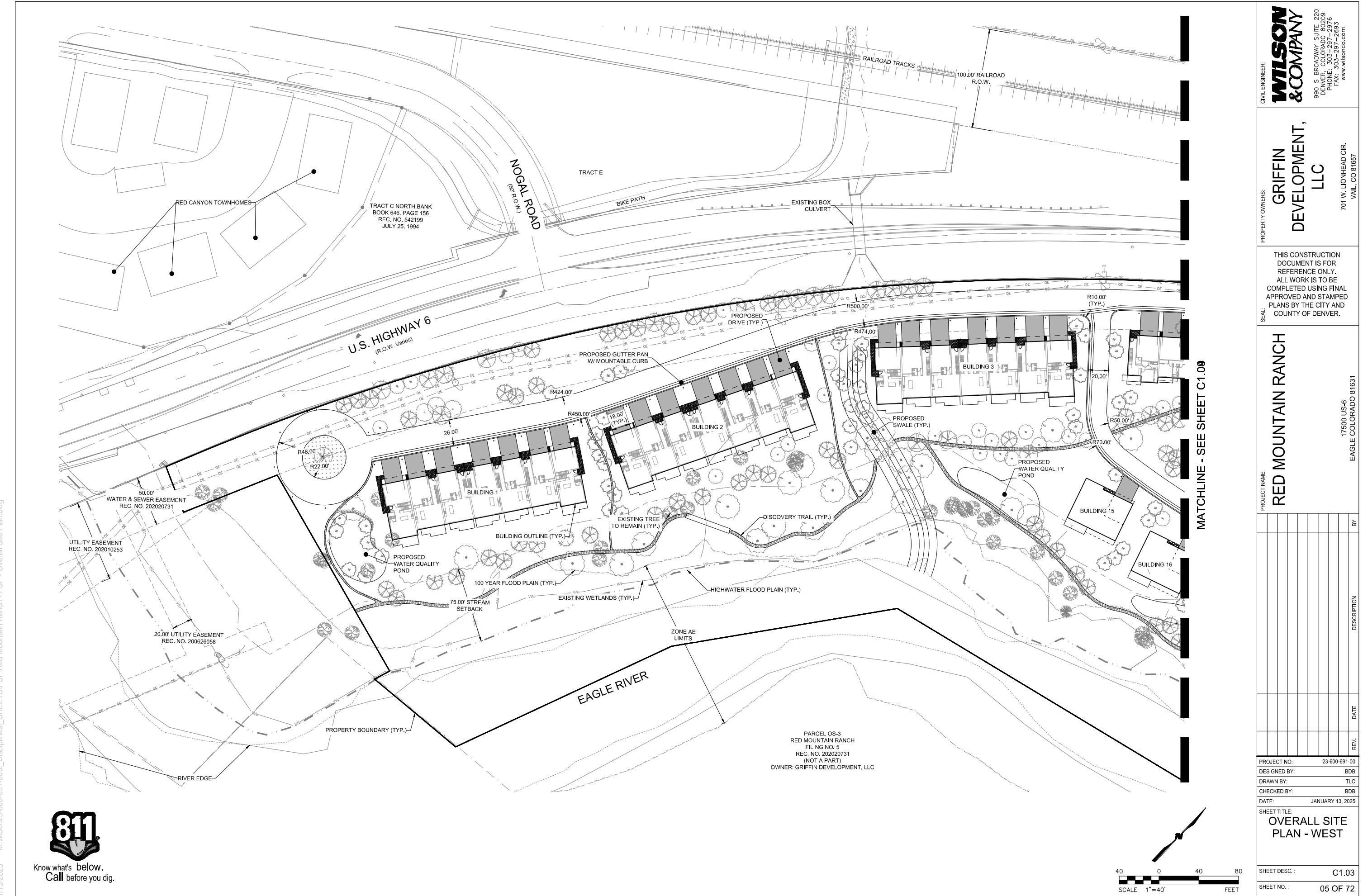
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| PROJECT NO. | REV. | DATE | DESCRIPTION | BY |
|---------------|------|------|-------------|----------------------------------|
| 23-600-691-00 | | | | |
| DESIGNED BY: | | | | BDB |
| DRAWN BY: | | | | TLG |
| CHECKED BY: | | | | BDB |
| DATE: | | | | JANUARY 13, 2025 |
| SHEET TITLE: | | | | EXISTING CONDITIONS - EAST |
| SHEET DESC.: | | | | C1.02 |
| SHEET NO.: | | | | 04 OF 72 |

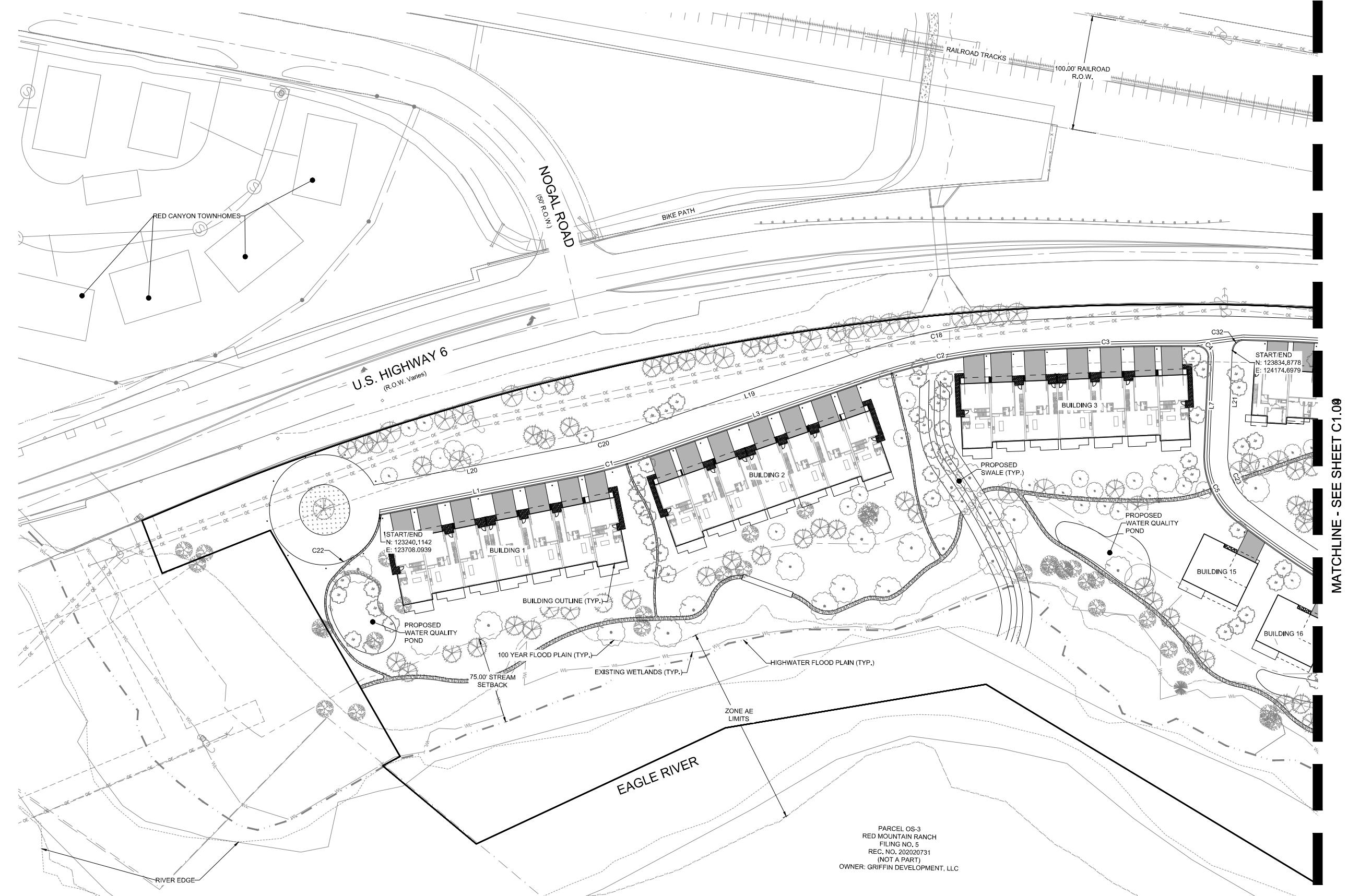
SCALE 1"=40' FEET



MATCHLINE - SEE SHEET C1.03



| | |
|---|--|
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| CIVIL ENGINEER: | |
| PROPERTY OWNERS: | GRiffin DEVELOPMENT, LLC |
| SEAL: | 701 W. LIONHEAD CIR. VAIL, CO 81657 |
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| PROJECT NAME: | RED MOUNTAIN RANCH |
| BY: | 17500 US-6 EAGLE COLORADO 81631 |
| REV. DATE | |
| DESCRIPTION | |
| PROJECT NO: | 23-600-691-00 |
| DESIGNED BY: | BDB |
| DRAWN BY: | TLG |
| CHECKED BY: | BDB |
| DATE: | JANUARY 13, 2025 |
| SHEET TITLE: | OVERALL SITE PLAN - EAST |
| SHEET DESC.: | C1.04 |
| SHEET NO.: | 06 OF 72 |



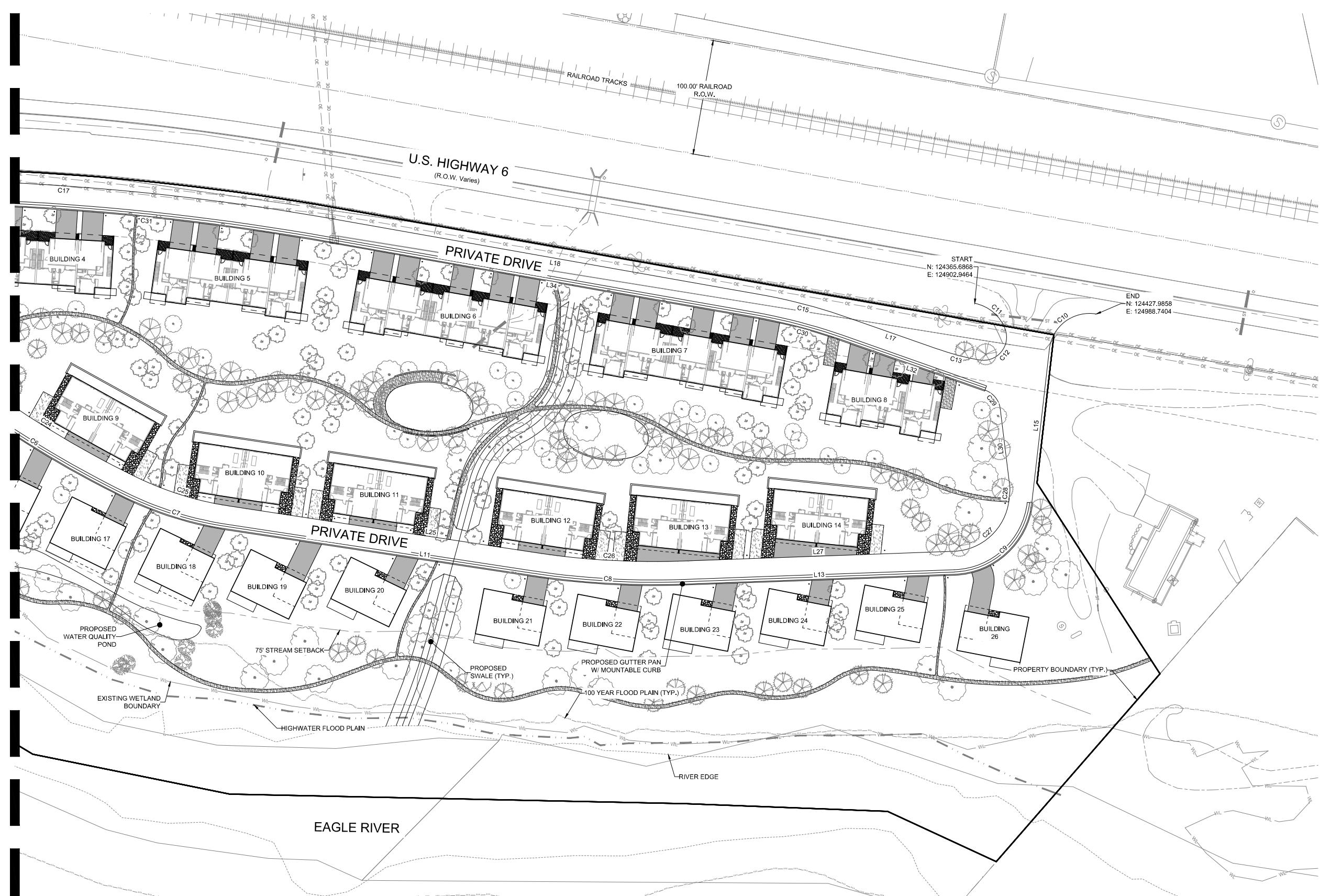
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| BY: | EAGLE COLORADO 81631 |
| DATE: | 17500 US-6 |
| DESCRIPTION: | |
| REV.: | |
| PROJECT NO.: | 23-600-691-00 |
| DESIGNED BY: | BDB |
| DRAWN BY: | TLG |
| CHECKED BY: | BDB |
| DATE: | JANUARY 13, 2025 |
| SHEET TITLE: | HORIZONTAL CONTROL PLAN - WEST |
| SHEET DESC.: | C1.05 |
| SHEET NO.: | 07 OF 72 |

40 0 40 80
SCALE 1"=40' FEET

PARCEL OS-3
RED MOUNTAIN RANCH
FILING NO. 5
REC. NO. 202020731
(NOT A PART)
OWNER: GRIFFIN DEVELOPMENT, LLC

MATCHLINE - SEE SHEET C1.03



RED MOUNTAIN RANCH

| | | | |
|---------------|--------------------------------|--|--|
| PROJECT NAME: | RED MOUNTAIN RANCH | | |
| 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 | | |

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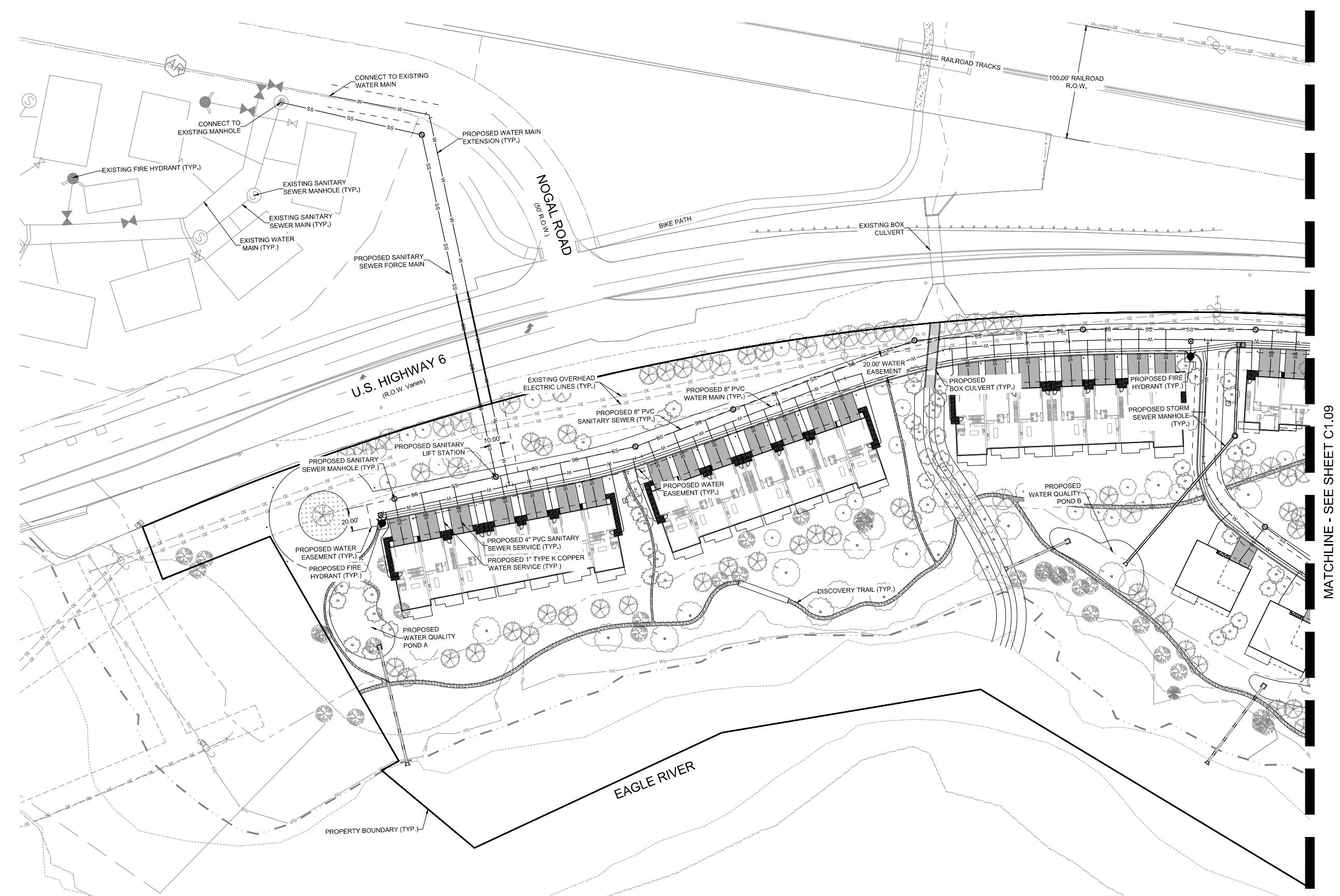
701 W. LIONHEAD CIR.
VAIL, CO 81657

| 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 |

| | | | |
|---|--------------------|-------------|----|
| PROJECT NAME: | RED MOUNTAIN RANCH | | |
| 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 | | |
| REV. | DATE | DESCRIPTION | BY |
| PROJECT NO: 23-600-691-00 | | | |
| DESIGNED BY: BDB | | | |
| DRAWN BY: TLC | | | |
| CHECKED BY: BDB | | | |
| DATE: JANUARY 13, 2025 | | | |
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| SHEET DESC.: | C1.07 | | |
| SHEET NO.: | 09 OF 72 | | |
| REV. | DATE | DESCRIPTION | BY |
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| SHEET NO.: | 09 OF 72 | | |
| REV. | DATE | DESCRIPTION | BY |
| PROJECT NO: 23- | | | |



1/13/2025 M:\MSD\23-600-691-002_2_Disciplines\Sheets\SPS\Red Mountain Ranch - PSP - Overall Utility Plan.dwg

| | |
|---|---|
| WILSON & COMPANY 990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2693 www.wilsonco.com | |
| CIVIL ENGINEER: | |
| PROPERTY OWNERS: | GRiffin DEVELOPMENT, LLC 701 W. LIONHEAD CIR. VAIL, CO 81657 |
| 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. | SEAL: |
| RED MOUNTAIN RANCH MATCHLINE - SEE SHEET C1.09 17500 US-6 EAGLE COLORADO 81631 | |
| PROJECT NAME: | |
| DESIGNED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | JANUARY 13, 2025 |
| DESCRIPTION: | |
| REV. | |
| DATE: | |
| BY: | |
| PROJECT NO: | 23-600-691-00 |
| DESIGNED BY: | BDB |
| DRAWN BY: | DLC |
| CHECKED BY: | BDB |
| SHEET TITLE: | OVERALL UTILITY PLAN - WEST |
| SHEET DESC.: | C1.08 |
| SHEET NO.: | 10 OF 72 |

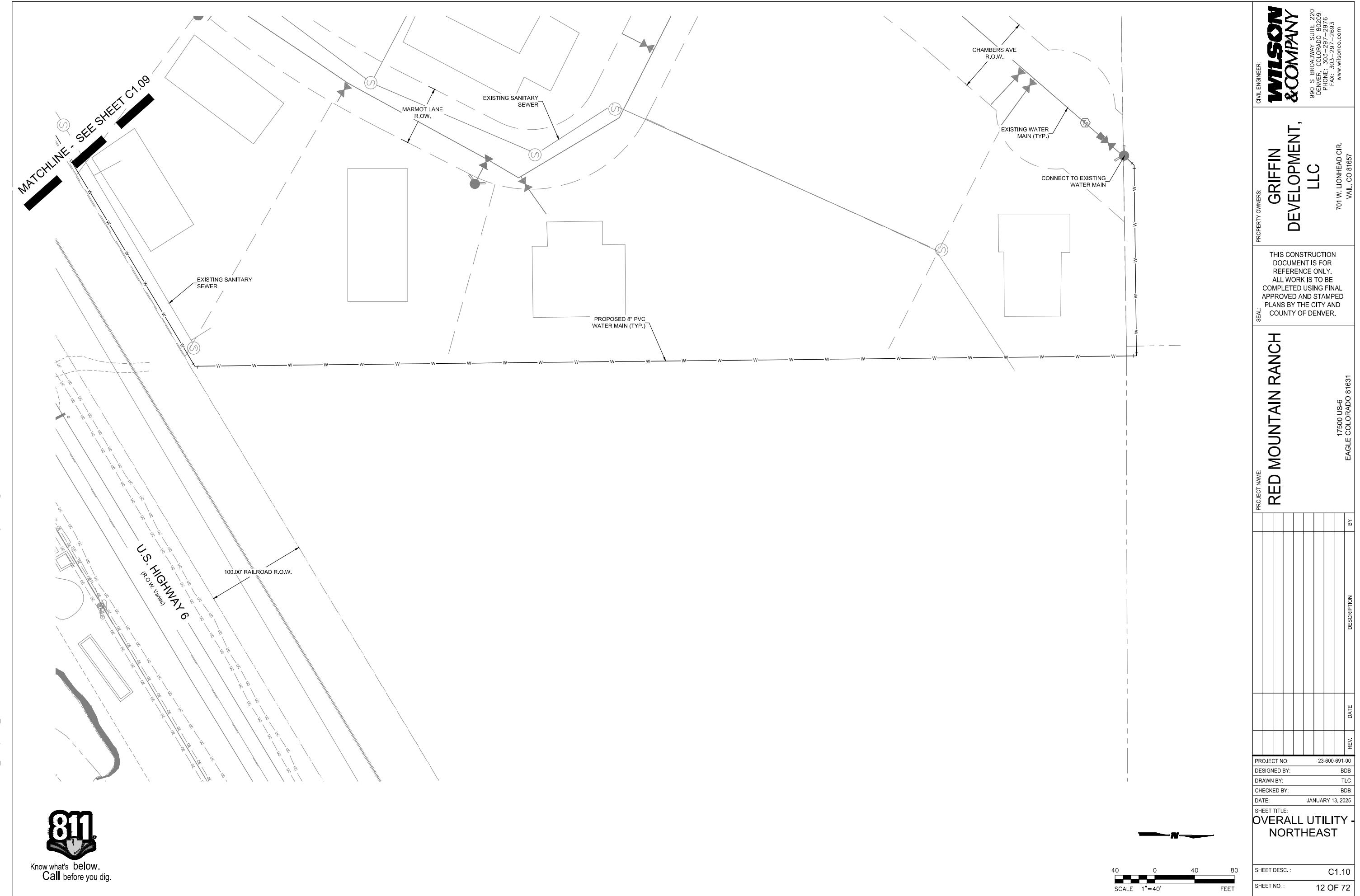
MATCHLINE - SEE SHEET C1.08

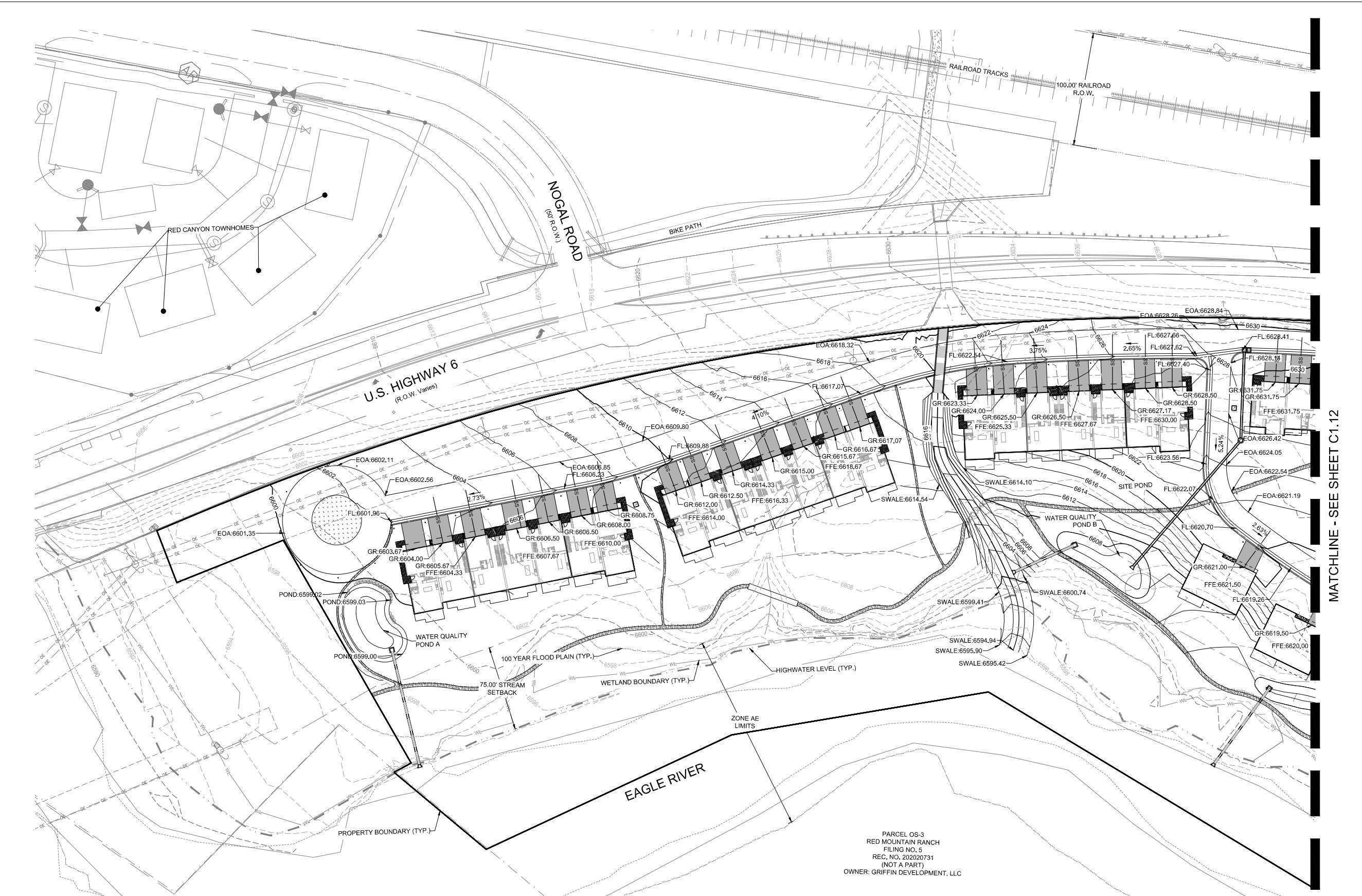


Know what's below.
Call before you dig.

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PARCEL OS-3
RED MOUNTAIN RANCH
FILING NO. 5
REC. NO. 202020731
(NOT A PART)
OWNER: GRIFFIN DEVELOPMENT, LLC

Know what's below.
Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

RED MOUNTAIN RANCH

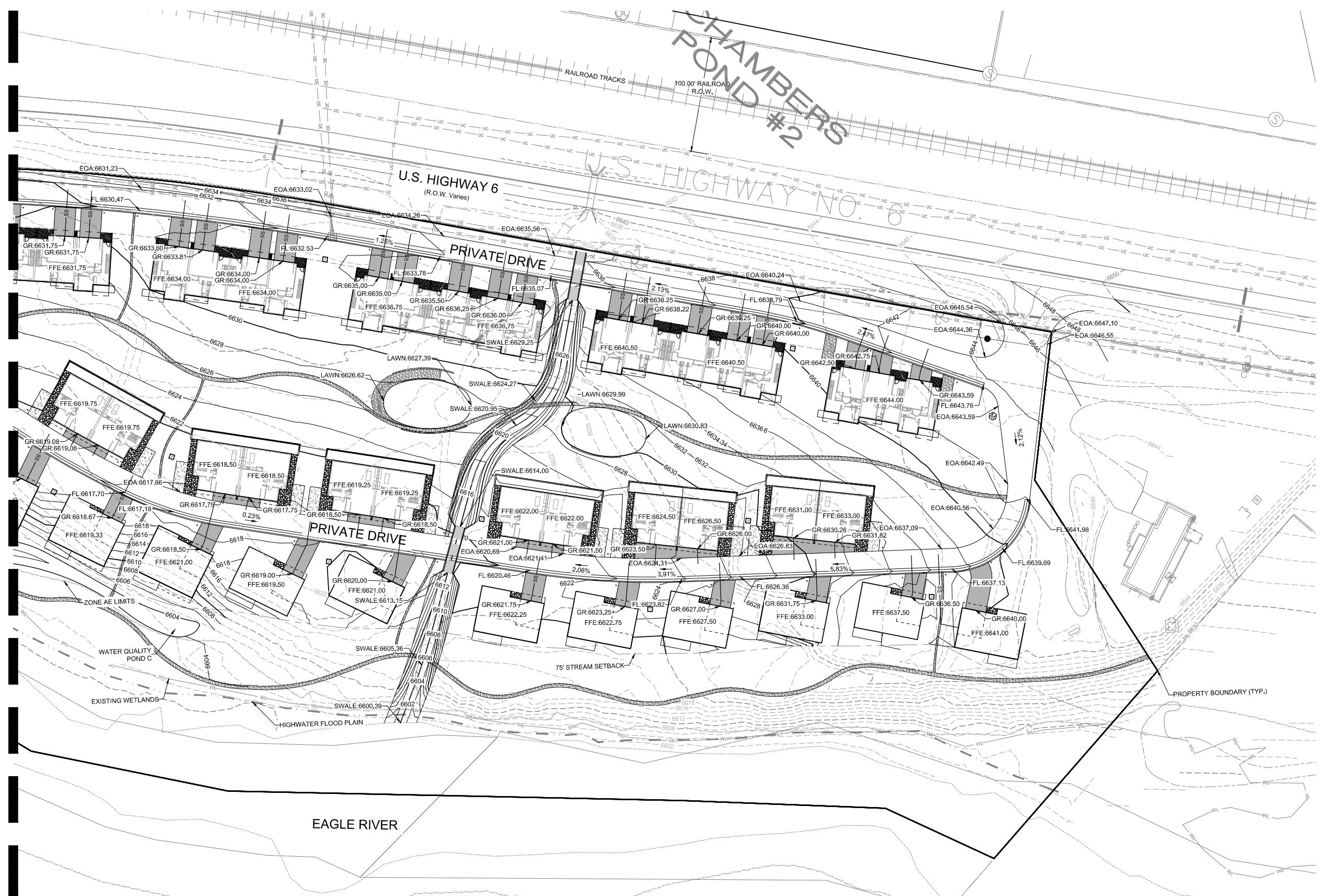
WILSON & COMPANY
990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

CIVIL ENGINEER:

GRiffin
DEVELOPMENT,
LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

| PROJECT NO. | 23-600-691-00 | PROJECT NAME: | RED MOUNTAIN RANCH | BY |
|--------------|---|---------------|-----------------------------|----------------------|
| DESIGNED BY: | BDB | DATE: | 17500 US-6 | EAGLE COLORADO 81631 |
| DRAWN BY: | TLC | DESCRIPTION: | MATCHLINE - SEE SHEET C1.12 | |
| CHECKED BY: | BDB | REV. | | |
| DATE: | JANUARY 13, 2025 | | | |
| SHEET TITLE: | OVERALL GRADING PLAN - WEST | | | |
| SHEET DESC.: | C1.11 | | | |
| SHEET NO.: | 13 OF 72 | | | |
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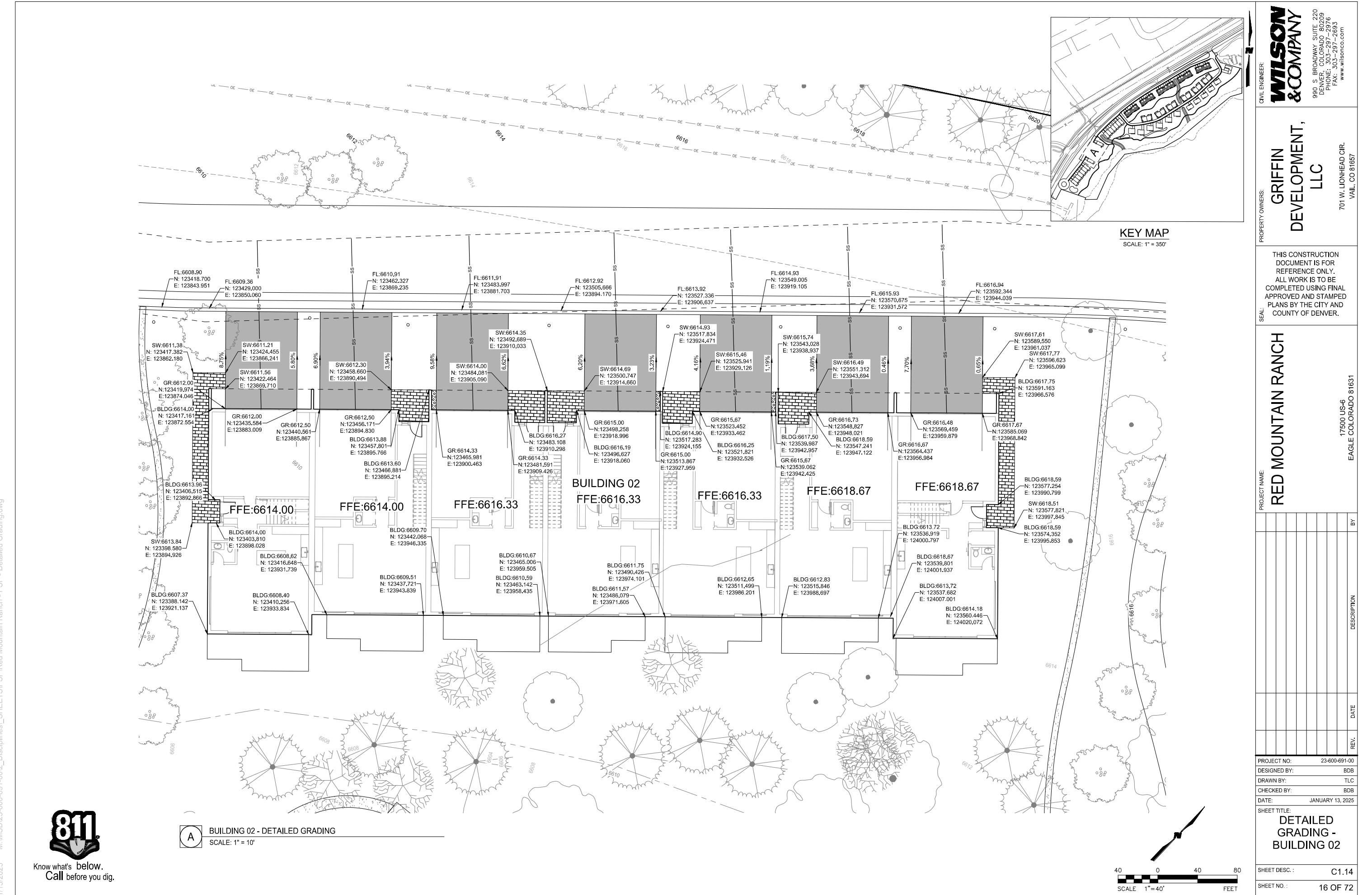
MATCHLINE - SEE SHEET C1.11



Know what's below.
Call before you dig.

| | |
|---|---|
| WILSON & COMPANY 990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2993 www.wilsonco.com | |
| CIVIL ENGINEER: | LLC |
| PROPERTY OWNERS: | GRiffin DEVELOPMENT, 701 W. LIONHEAD CIR, VAL, CO 81657 |
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| PROJECT NAME: RED MOUNTAIN RANCH | BY: |
| 17500 US-6 | EAGLE COLORADO 81631 |
| REV. DATE DESCRIPTION | BY |
| 23-600-691-00 | PROJECT NO. |
| BBB | DESIGNED BY: |
| TLG | DRAWN BY: |
| BBB | CHECKED BY: |
| JANUARY 13, 2025 | DATE: |
| OVERALL GRADING PLAN - EAST | SHEET TITLE: |
| C1.12 | SHEET DESC.: |
| 14 OF 72 | SHEET NO.: |

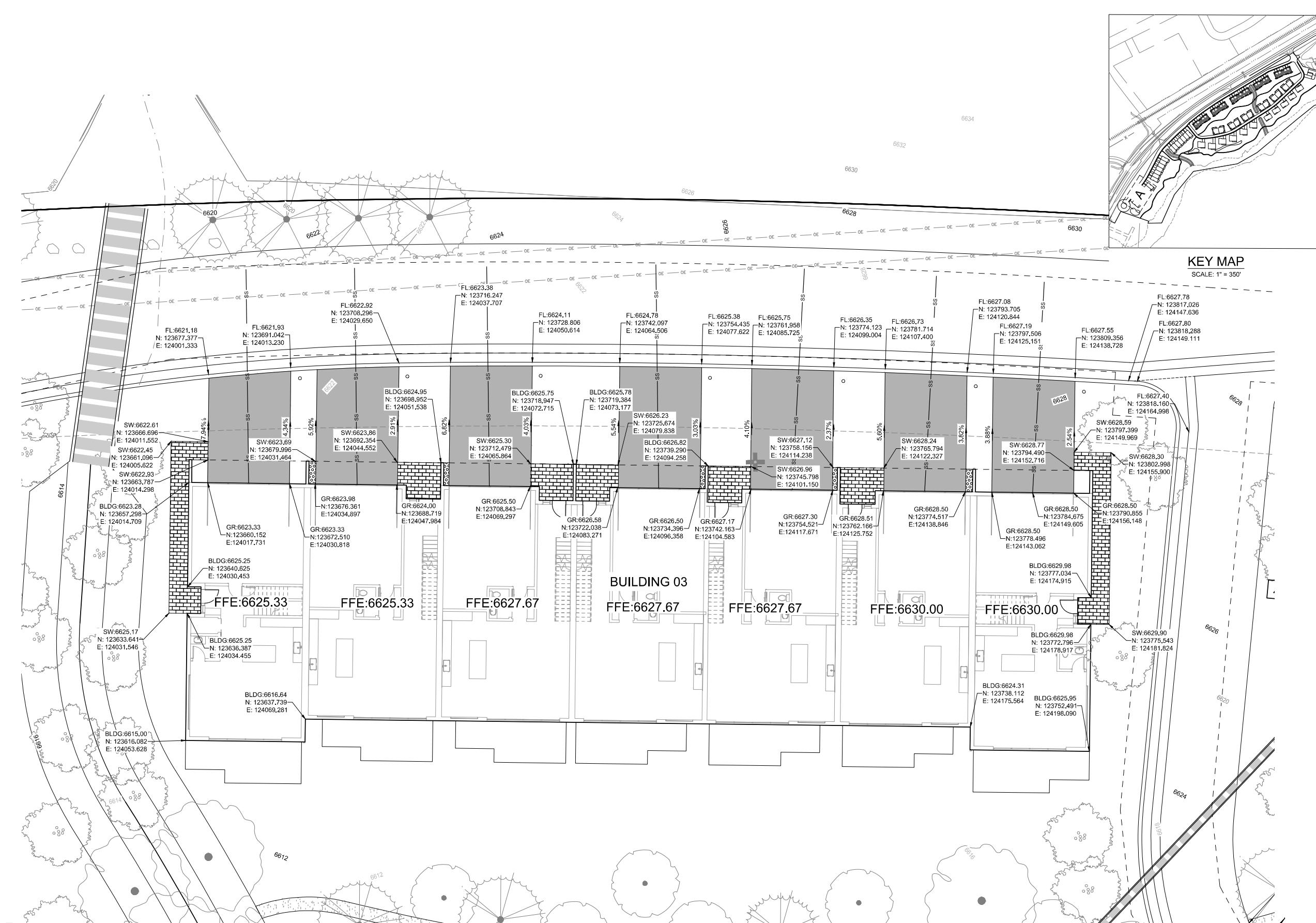
40 0 40 80
SCALE 1"=40' FEET





Know what's below.
Call before you dig.

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



| PROJECT NAME: | | RED MOUNTAIN RANCH | |
|---------------|------------------|--------------------------------------|----------|
| DESIGNED BY: | | BBB | |
| DRAWN BY: | TLG | | |
| CHECKED BY: | BBB | | |
| DATE: | JANUARY 13, 2025 | | |
| SHEET TITLE: | | DETAILED GRAVING - BUILDING 03 | |
| SHEET DESC.: | C1.15 | SHEET NO.: | 17 OF 72 |
| PROJECT NO: | 23-600-691-00 | REV. | |
| DESIGNED BY: | BBB | DATE: | |
| DRAWN BY: | TLG | REV. | |
| CHECKED BY: | BBB | DATE: | |
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**WILSON
& COMPANY**
CIVIL ENGINEER

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DENVER, COLORADO 80229
PHONE: 303-297-2976
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www.wilsonco.com

**GRiffin
DEVELOPMENT,
LLC**
701 W. LIONHEAD CIR.
VAL, CO 81657

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17500 US-6
EAGLE COLORADO 81631

KEY MAP
SCALE: 1" = 350'

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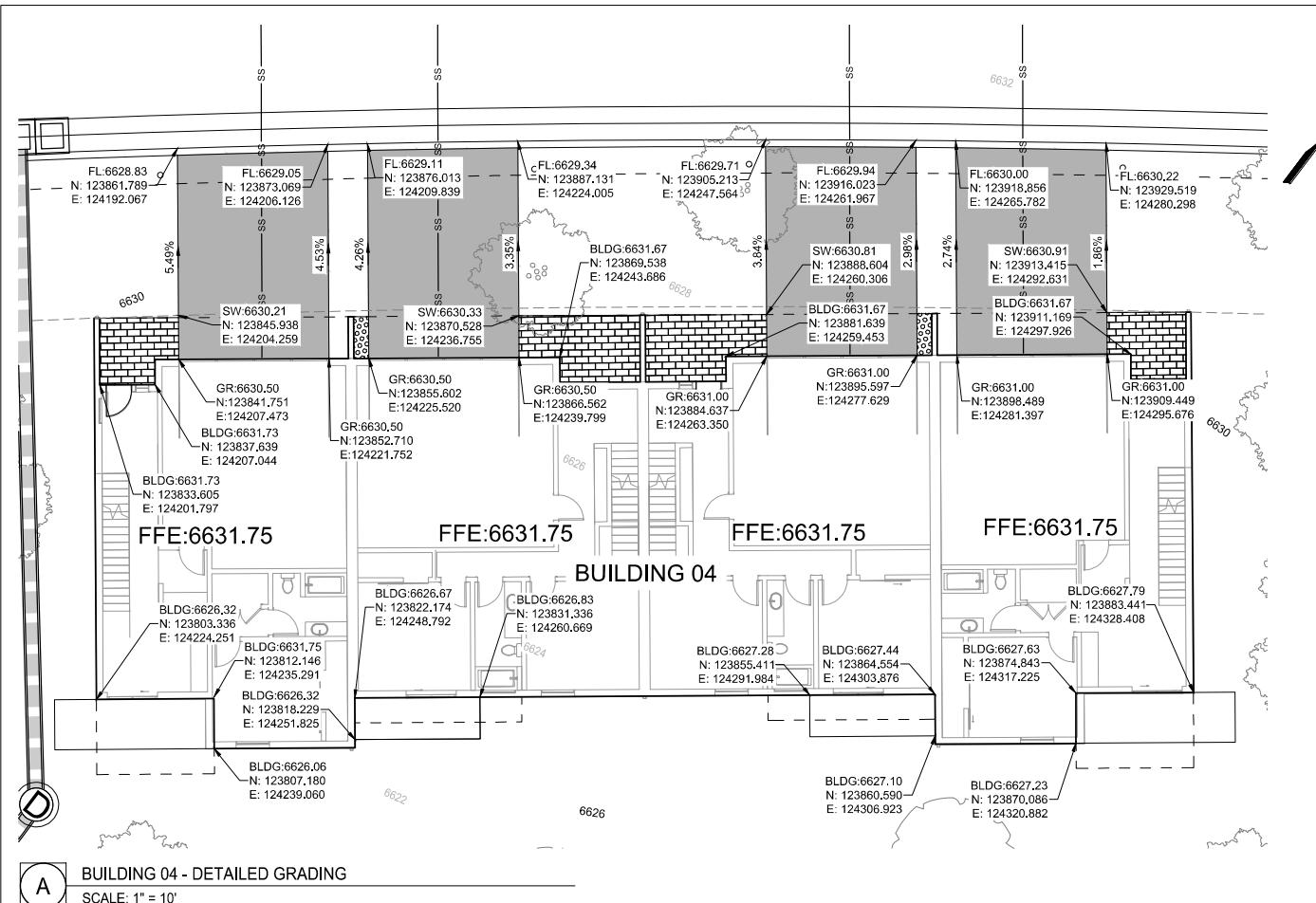
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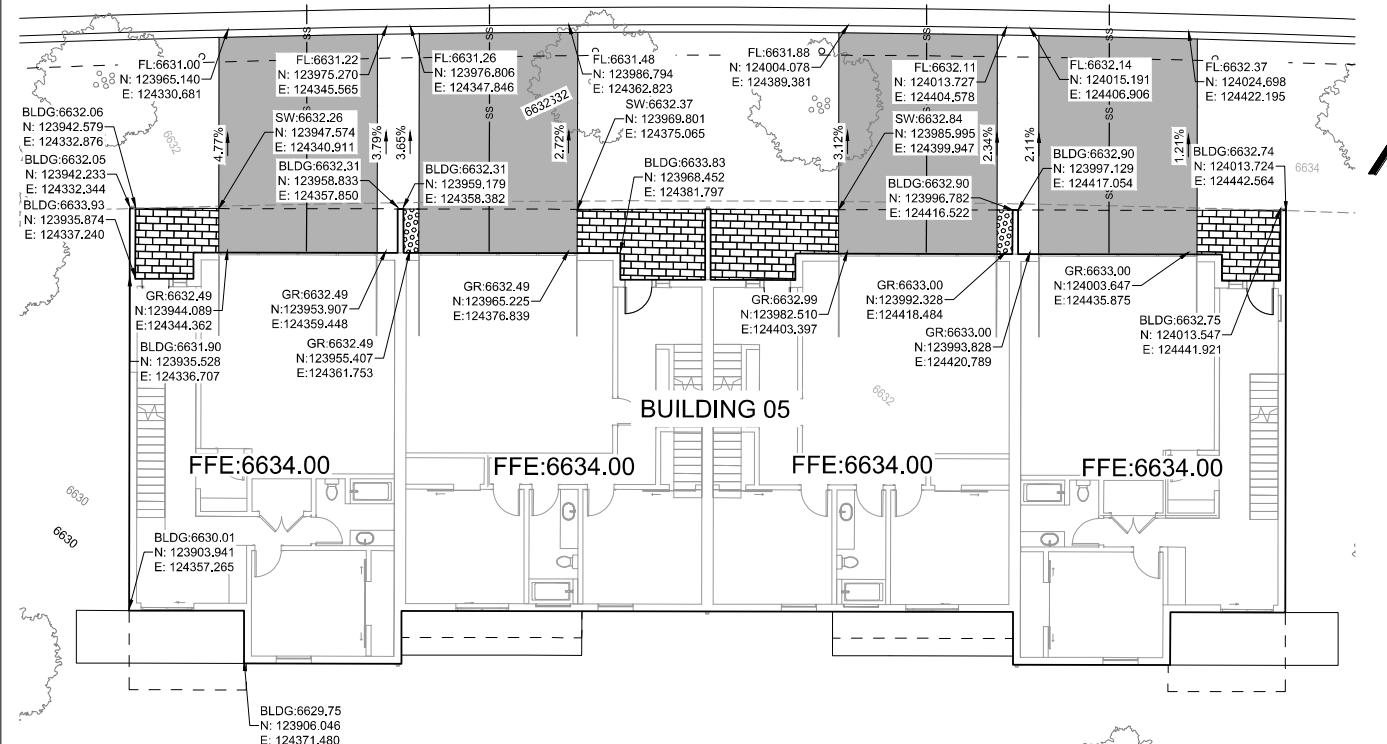
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SEAL:



BUILDING 04 - DETAILED GRADING

SCALE: 1" = 10'

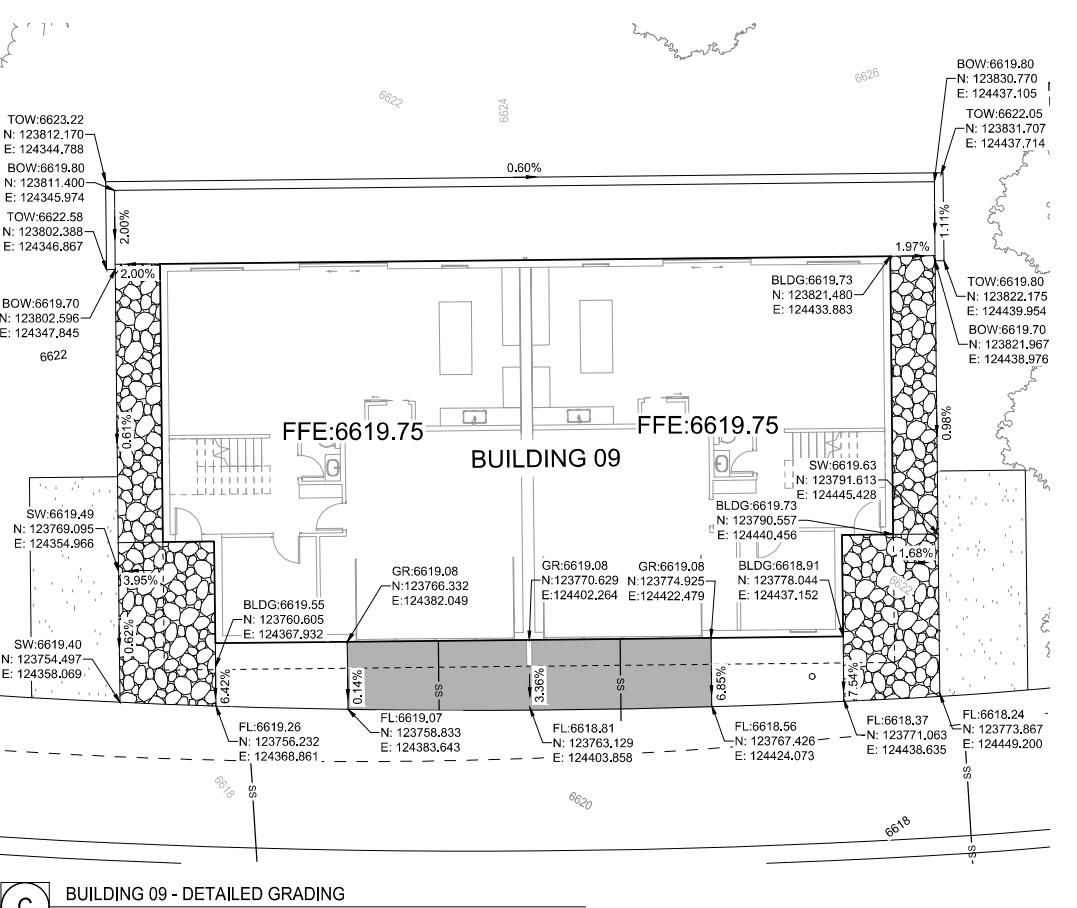


BUILDING 05 - DETAILED GRADING

B SCALE: 1" = 10'

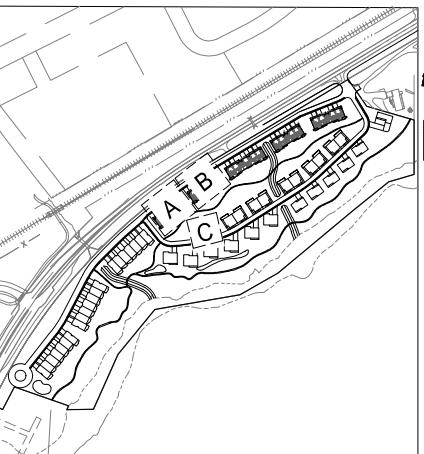
The logo for 811 features the number '811' in a large, bold, black font. Below the '1' is a white silhouette of a shovel, positioned as if it has just dug into the ground. The entire logo is set against a black background.

Know what's below.
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BUILDING 09 - DETAILED GRADING

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 350'

**WILSON
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PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

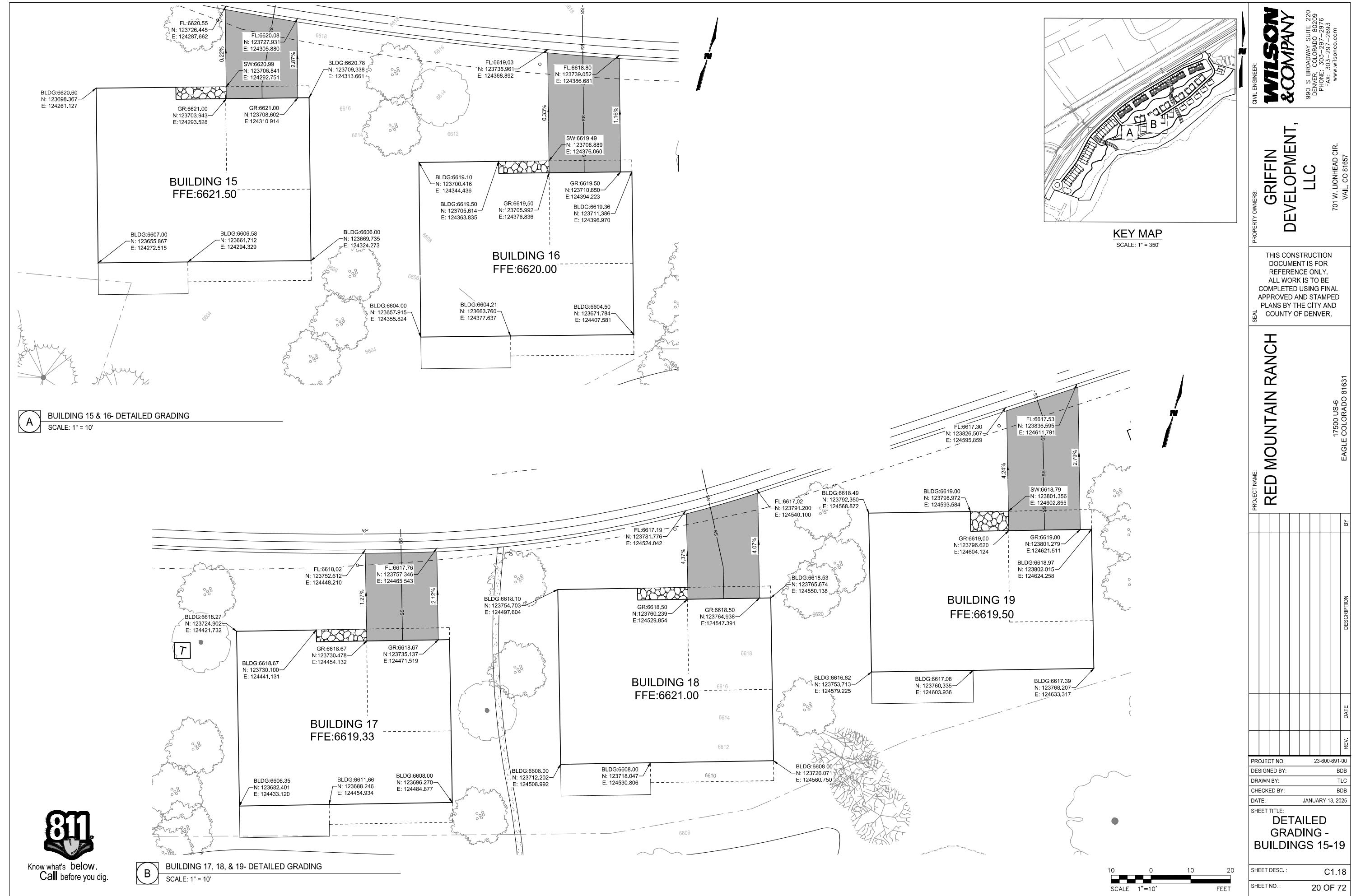
GRiffin DEVELOPMENT, LLC

11

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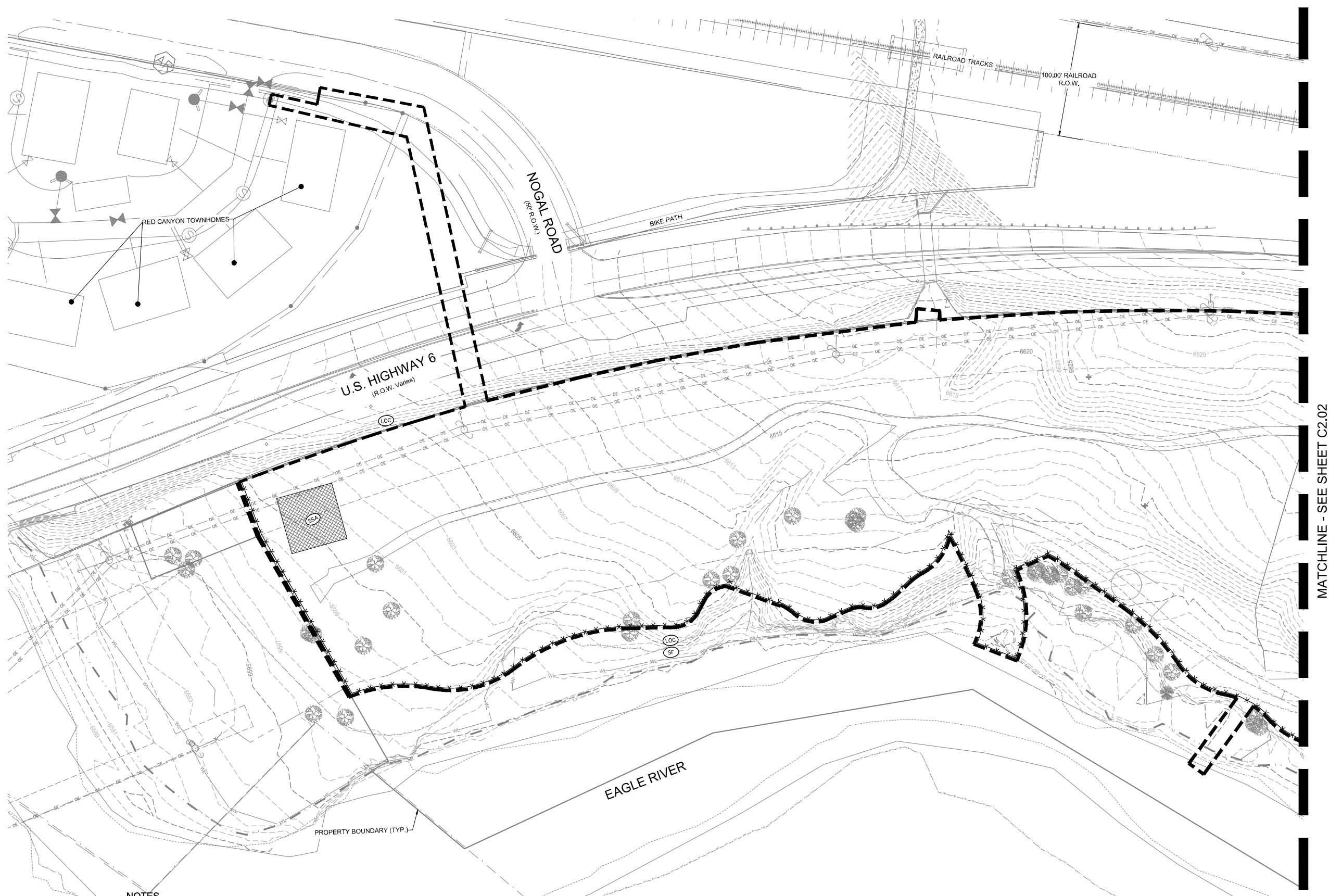
RED MOUNTAIN RANCH

| PROJECT NAME: RED I | | REV. | DATE | DESCRIPTION | BY |
|--|------------------|----------|------|-------------|----|
| PROJECT NO.: | 23-600-691-00 | | | | |
| DESIGNED BY: | BDB | | | | |
| RAWN BY: | TLC | | | | |
| HECKED BY: | BDB | | | | |
| ATE: | JANUARY 13, 2025 | | | | |
| HEET TITLE: DETAILED GRADING - BUILDING 04, 05, & 09 | | | | | |
| HEET DESC.: | | C1.16 | | | |
| HEET NO.: | | 18 OF 72 | | | |





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BMP LEGEND

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

40 0 40 80
SCALE 1"=40' FEET

RED MOUNTAIN RANCH

WILSON & COMPANY

990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

PROPERTY OWNERS:
CIVIL ENGINEER:

**GRiffin
DEVELOPMENT,
LLC**

701 W. LIONHEAD CIR.
VAIL, CO 81657

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MATCHLINE - SEE SHEET C2.02

PROJECT NAME:

BY:

REV.:

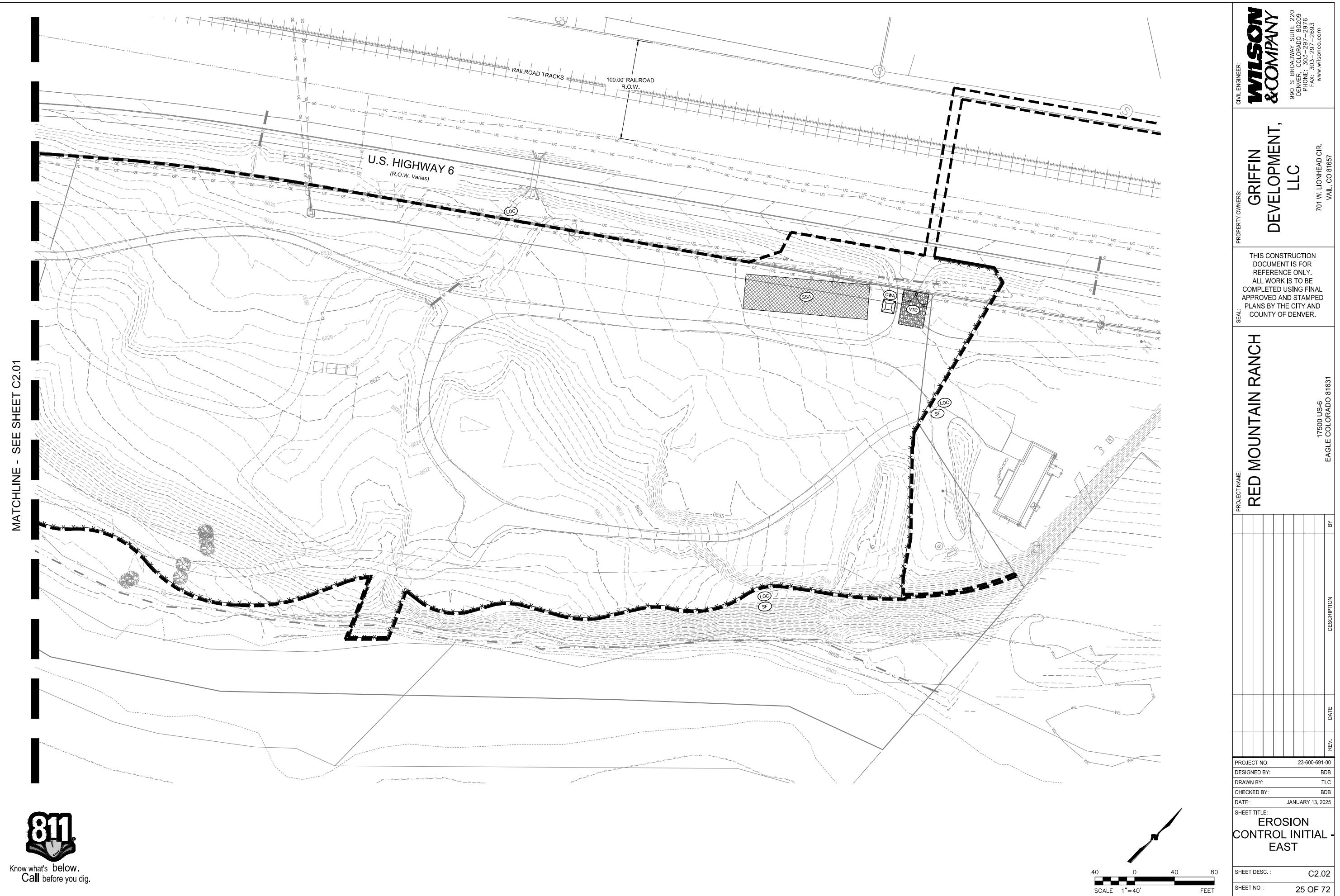
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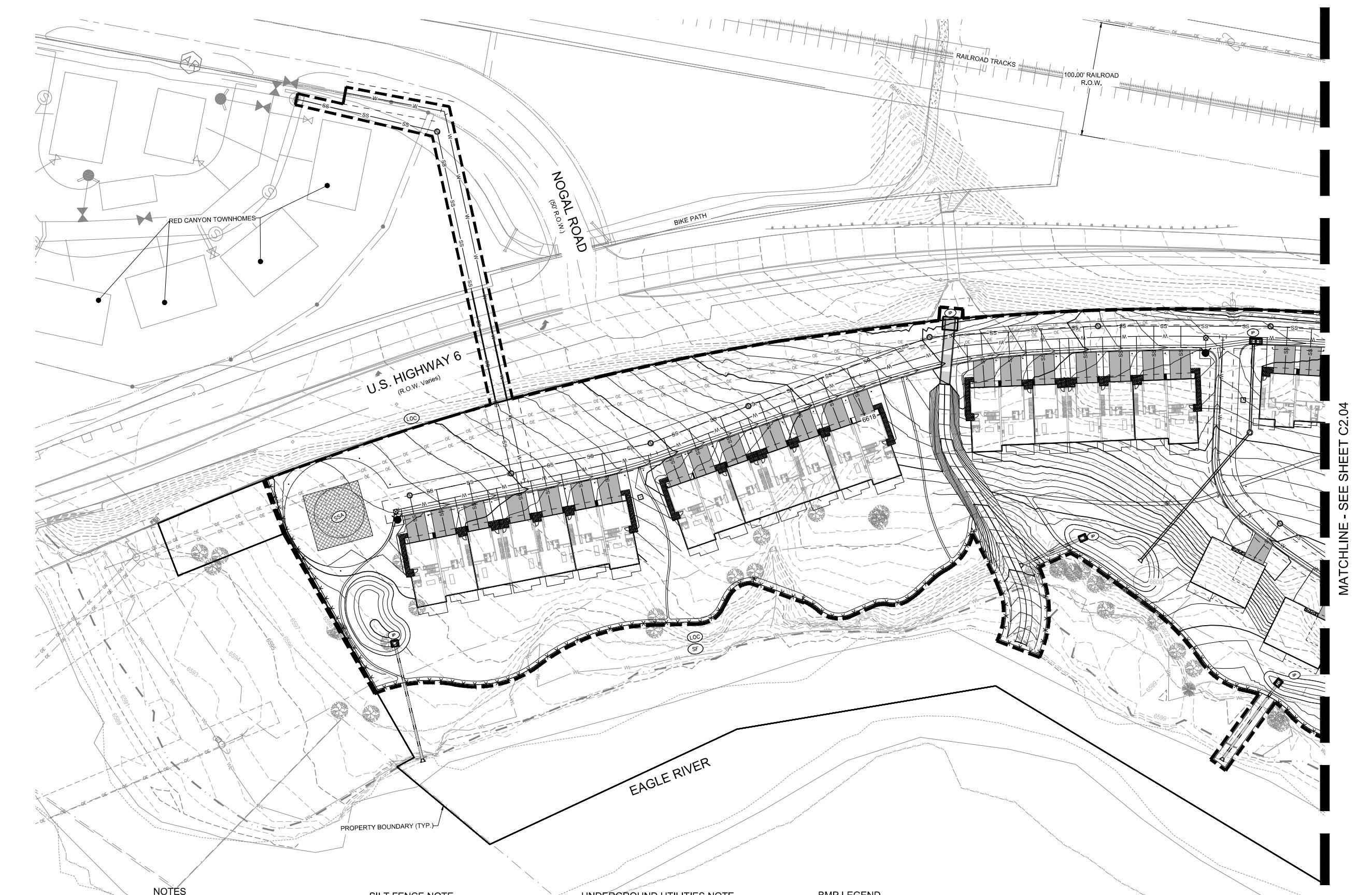
DESCRIPTION:

17500 US-6

EAGLE COLORADO 81631

| | |
|--------------|--------------------------------|
| 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 |





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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

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

RED MOUNTAIN RANCH

17500 US-6
EAGLE COLORADO 81631

PROJECT NAME:

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

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PROPERTY OWNERS:
LLC
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SEAL:

DATE:

TIME:

CONTRACTOR:

MATCHLINE - SEE SHEET C2.03



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BMP LEGEND

| | | | |
|--|------------------------|--|--------------------------|
| | CONSTRUCTION FENCE | | SILT FENCE |
| | CONCRETE WASHOUT AREA | | STABILIZED STAGING AREA |
| | INLET PROTECTION | | SEDIMENT BASIN |
| | LIMITS OF CONSTRUCTION | | STOCK PILE |
| | ROCK SOCK | | VEHICLE TRACTION CONTROL |

40 0 40 80
SCALE 1"=40' FEET

PROJECT NAME:

EAGLE COLORADO 81631

BY:

PROJECT NO: 23-600-691-00

DESIGNED BY: BDB

DRAWN BY: TLC

CHECKED BY: BDB

DATE: JANUARY 13, 2025

SHEET TITLE: EROSION

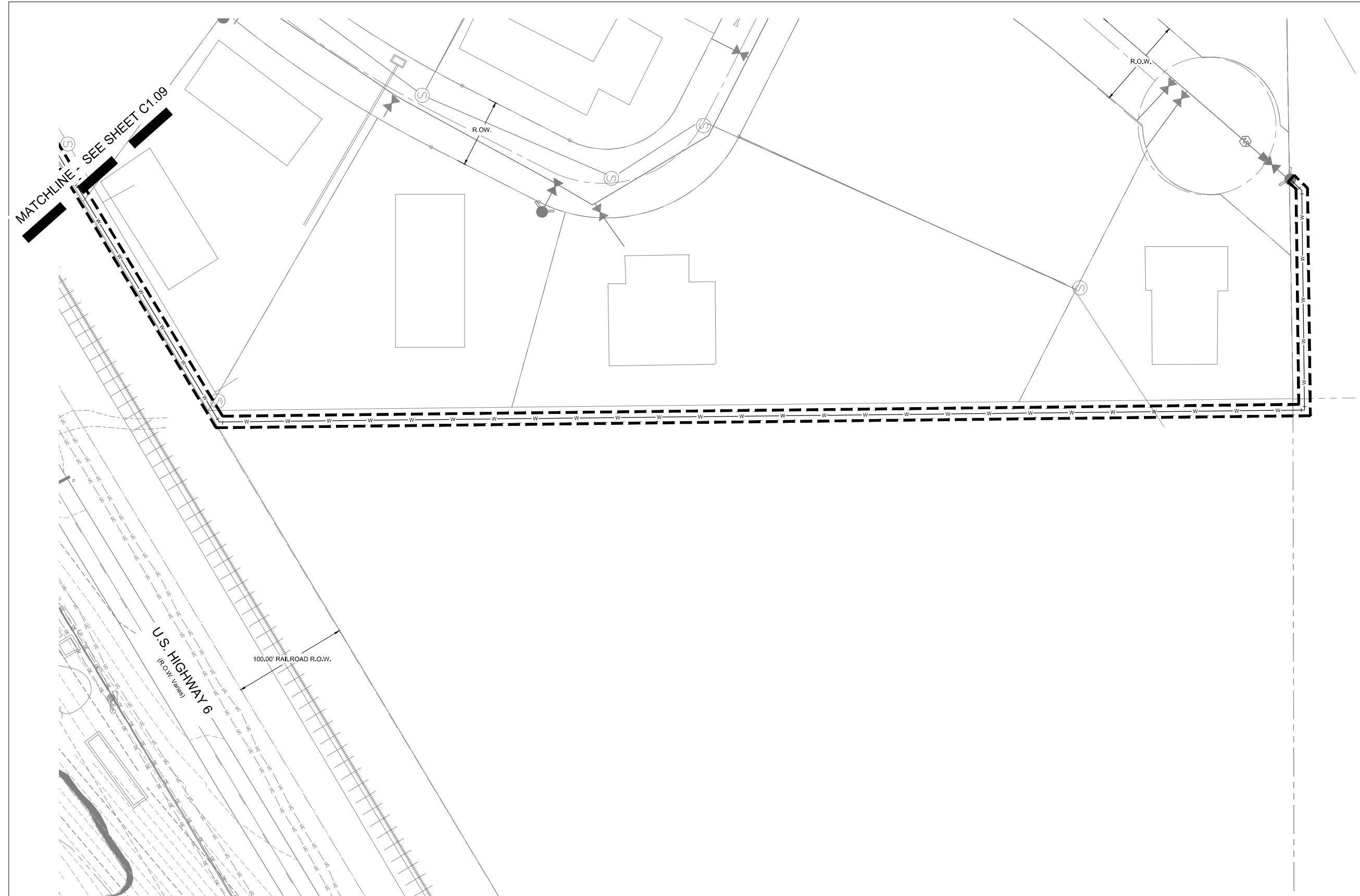
CONTROL INTERIM
- EAST

SHEET DESC.: C2.04

SHEET NO.: 27 OF 72

CIVIL ENGINEER:

GRiffin
DEVELOPMENT,
LLC701 W. LIONHEAD CIR.
VAIL, CO 8165717500 US-6
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FAX: 303-297-2993
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NOTES

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BMP LEGEND

| | | | |
|--|------------------------|--|--------------------------|
| | CONSTRUCTION FENCE | | SILT FENCE |
| | CONCRETE WASHOUT AREA | | STABILIZED STAGING AREA |
| | INLET PROTECTION | | SEDIMENT BASIN |
| | LIMITS OF CONSTRUCTION | | STOCK PILE |
| | ROCK SOCK | | VEHICLE TRACTION CONTROL |

| PROJECT NO: | 23-600-691-00 | DESIGNED BY: | BDB |
|--------------|------------------|--------------|-------------------------------------|
| DRAWN BY: | TLG | CHECKED BY: | BDB |
| DATE: | JANUARY 13, 2025 | SHEET TITLE: | EROSION CONTROL INTERIM - NORTHEAST |
| SHEET DESC.: | C2.05 | SCALE: | 1"=40' FEET |
| SHEET NO.: | 28 OF 72 | BY: | |

RED MOUNTAIN RANCH

PROPERTY OWNERS:

GRiffin
DEVELOPMENT,
LLC

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VAL, CO 81657

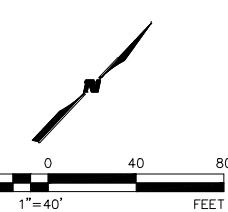
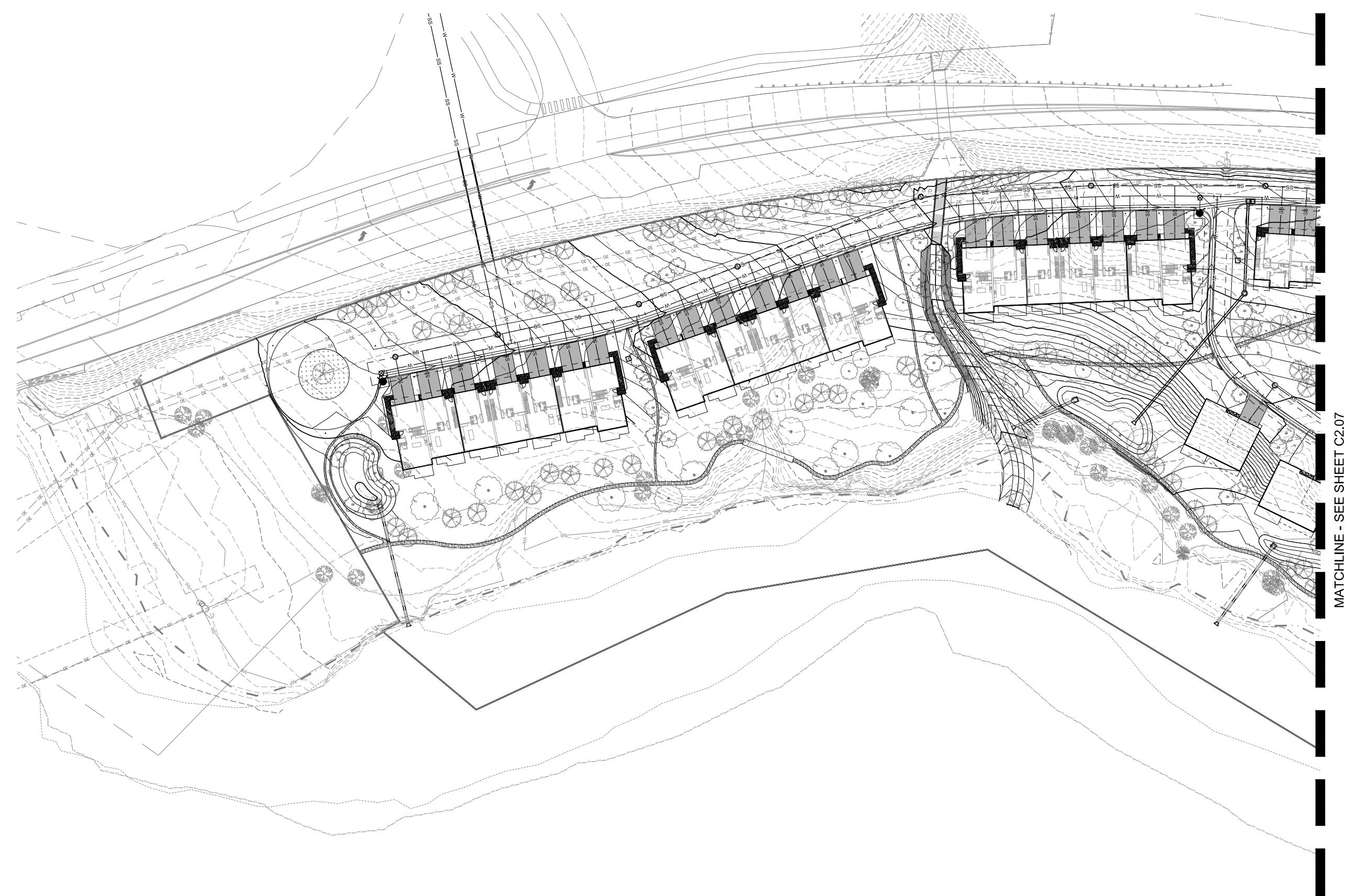
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EAGLE COLORADO 81631

WILSON
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DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

GRiffin
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LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

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PROJECT NAME:
RED MOUNTAIN RANCH

DATE:
17500 US-6
EAGLE COLORADO 81631

BY:
23-600-691-00

REV. DATE DESCRIPTION

PROJECT NO:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
JANUARY 13, 2025

SHEET TITLE:
EROSION
CONTROL FINAL -
WEST

SHEET DESC.: C2.06

SHEET NO.: 29 OF 72

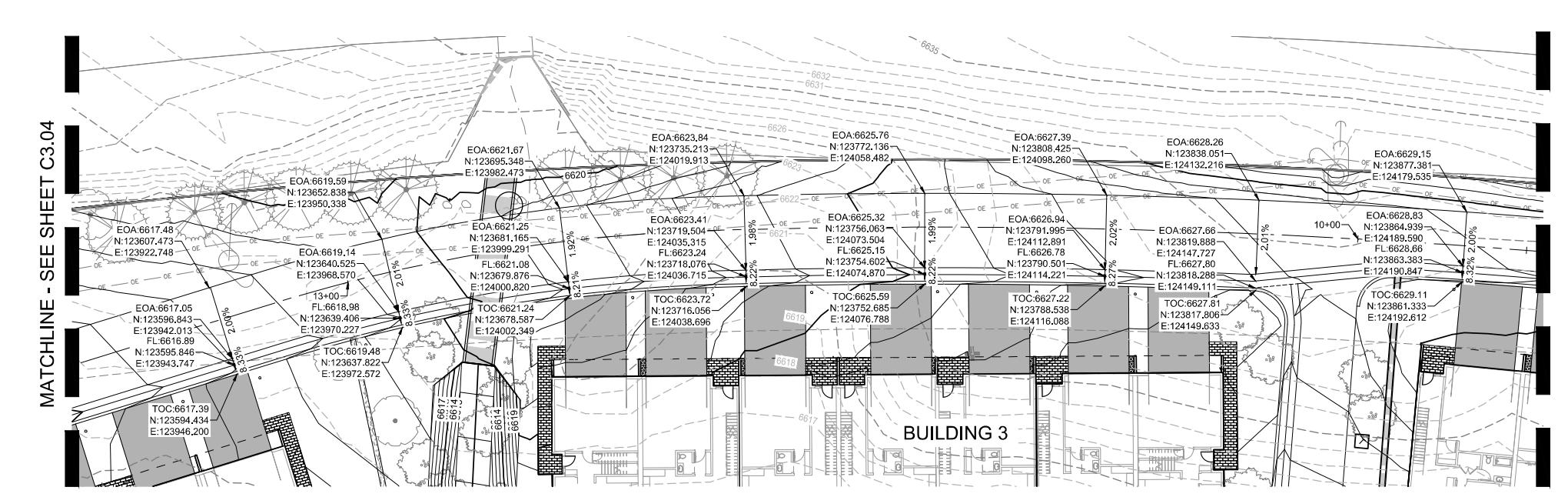
MATCHLINE - SEE SHEET C1.09



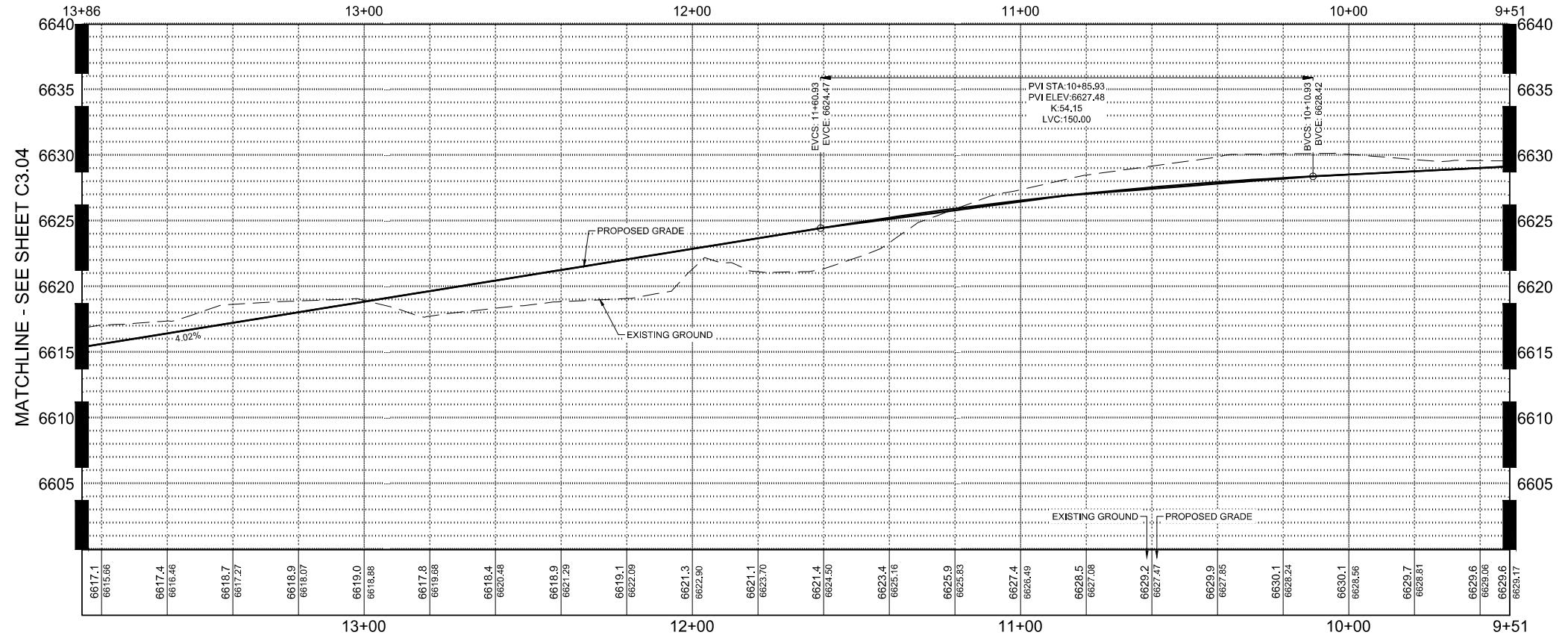
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|--|--|
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| 990 S. BROADWAY, SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2993 www.wilsonco.com | |
| PROPERTY OWNERS: | SEAL: |
| RED MOUNTAIN RANCH | THIS CONSTRUCTION DOCUMENT 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: | 17500 US-6 |
| REV. | EAGLE COLORADO 81631 |
| DATE: | BY |
| DESCRIPTION: | |
| 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 |

40 0 40 80
SCALE 1"=40' FEET



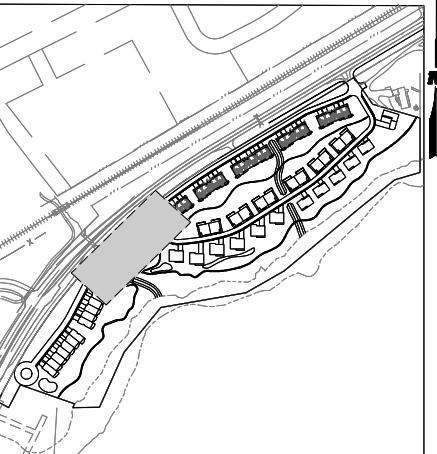
A PRIMARY DRIVE STA. 9+51 - 13+86 - PLAN VIEW
SCALE: 1" = 20'



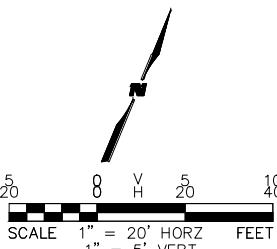
B PRIMARY DRIVE STA. 8+80 - 13+86 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'



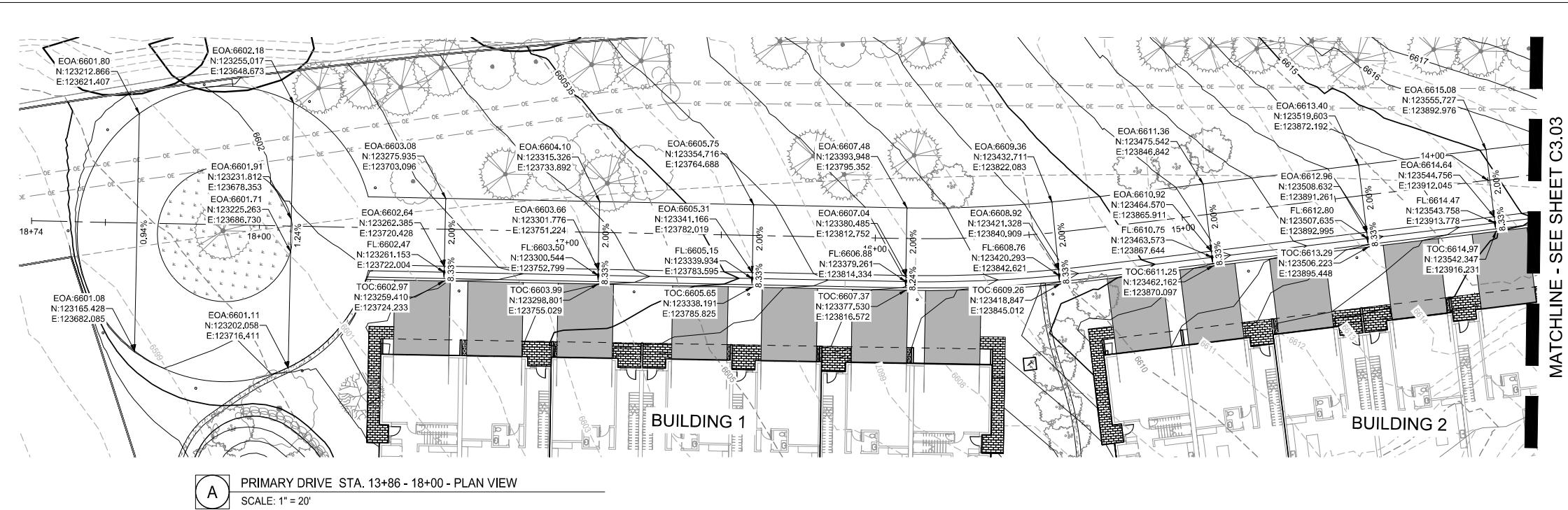
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| | | |
|---|--|--|
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| | 990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2693 www.wilsonco.com | |
| GRiffin DEVELOPMENT, LLC | 701 W. LIONHEAD CIR. VAIL, CO 81657 | |
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| RED MOUNTAIN RANCH | PROJECT NAME: | |
| | 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. 8+80 - 13+86 | | |
| SHEET DESC.: C3.03 | | |
| SHEET NO.: 33 OF 72 | | |



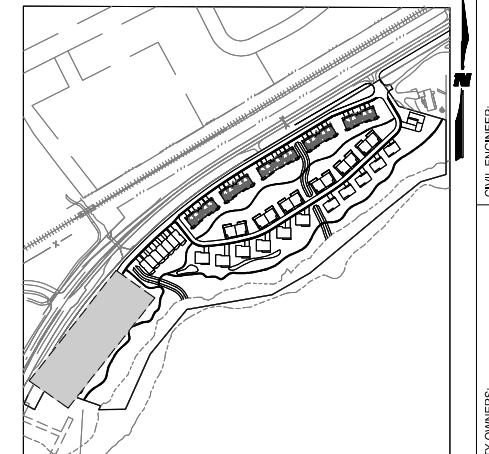
SCALE 1" = 20' HORZ FEET
1" = 5' VERT



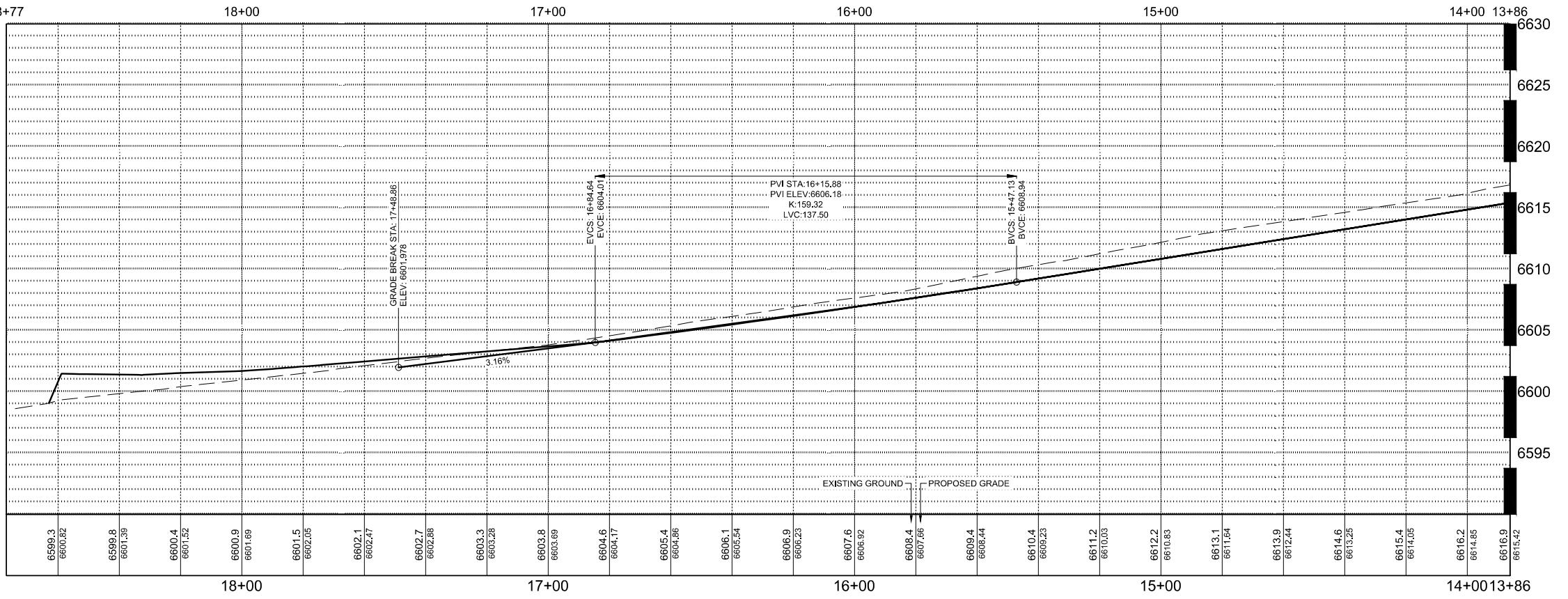
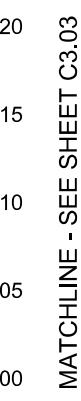
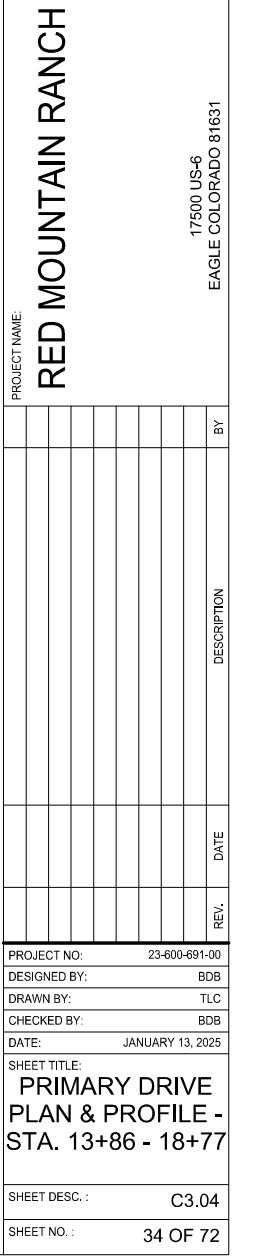
This technical cross-section diagram illustrates a bridge's internal structure and its interaction with the surrounding terrain. The diagram shows a multi-lane roadway supported by a series of piers. A thick, grey-shaded area represents a concrete or stone foundation or abutment. The terrain is depicted with various hatching patterns. A vertical scale bar on the left indicates height, and a horizontal scale bar at the bottom indicates distance. A north arrow is also present. The diagram is framed by a thick black border.

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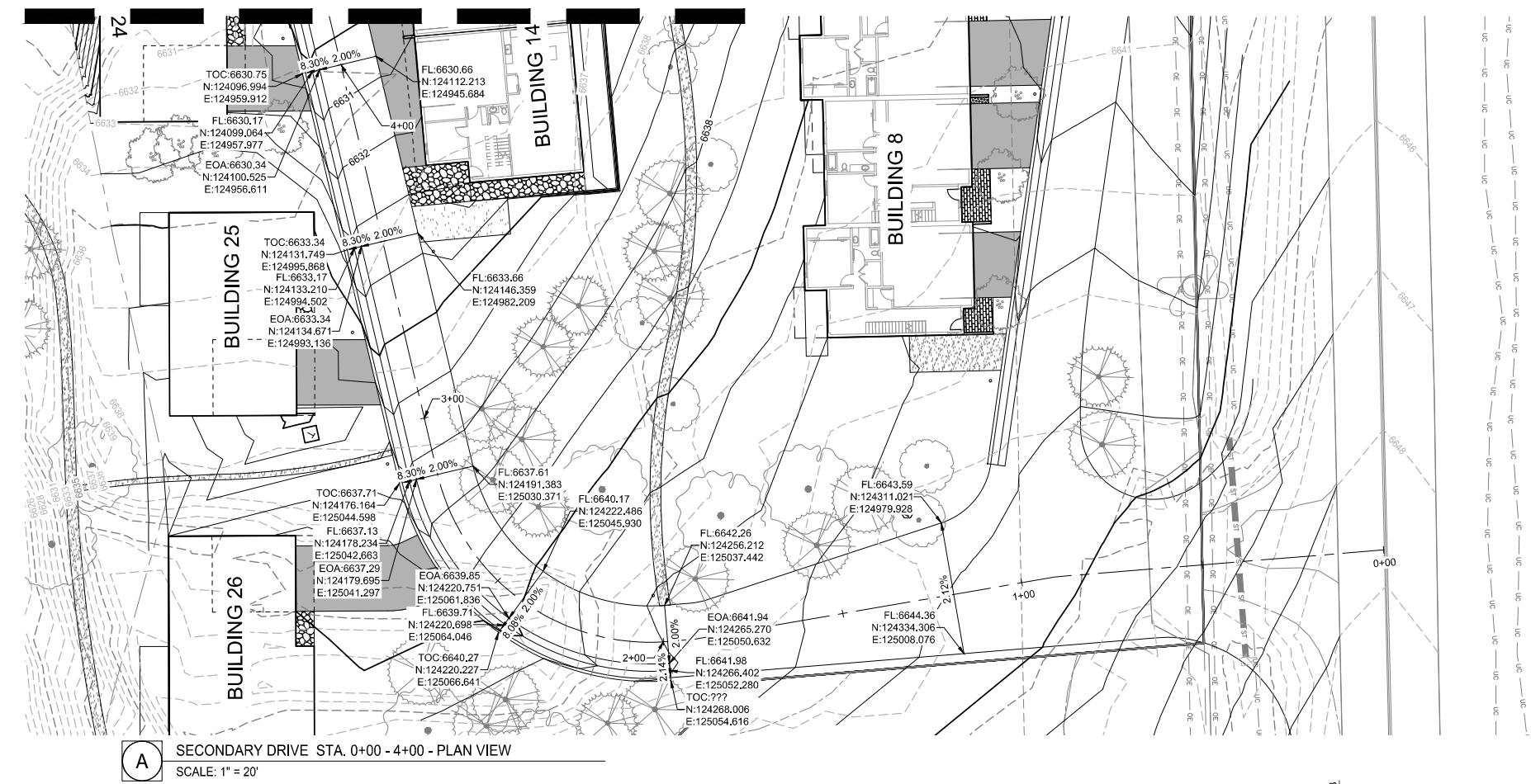
KEY MAP



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

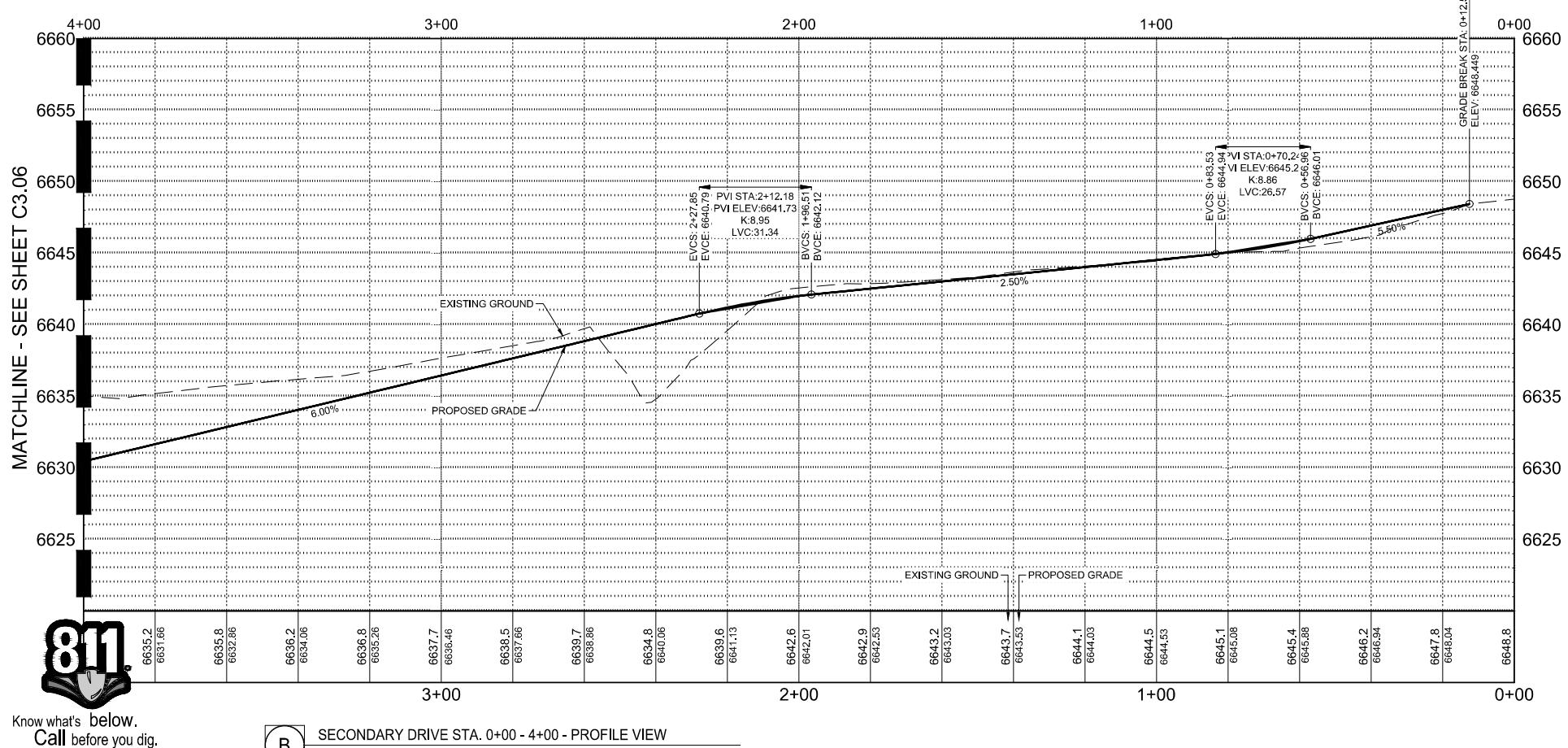
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MATCHLINE - SEE SHEET C3.06



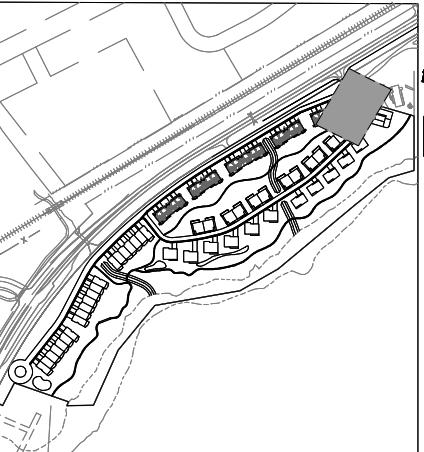
A SECONDARY DRIVE STA. 0+00 - 4+00 - PLAN VIEW
SCALE: 1" = 20'

MATCHLINE - SEE SHEET C3.06



B SECONDARY DRIVE STA. 0+00 - 4+00 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

811
Know what's below.
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KEY MAP
SCALE: 1" = 350'

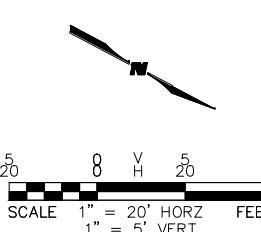
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701 W. LIONHEAD CIR.
VAIL, CO 81657

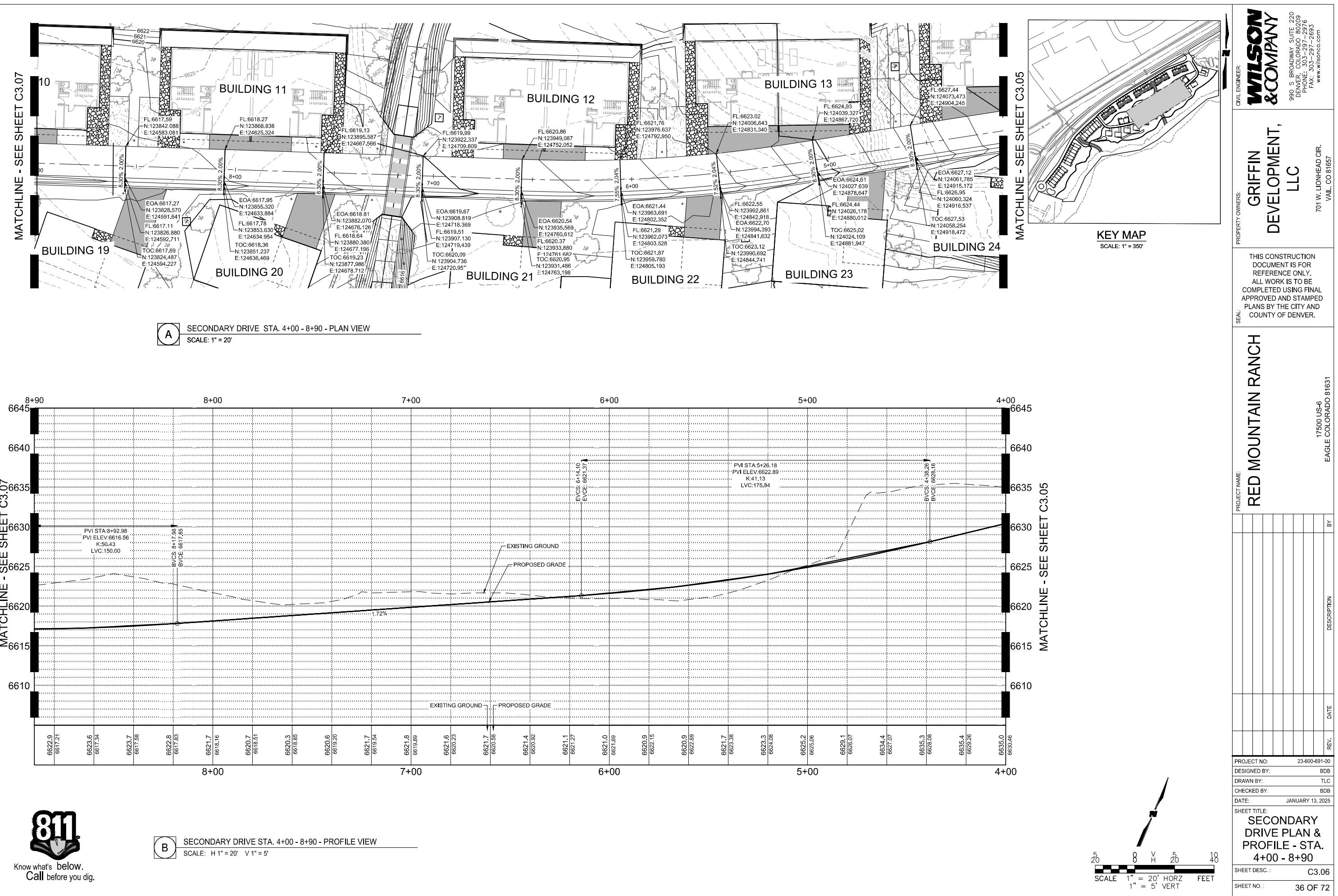
THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY.
ALL WORK IS TO BE COMPLETED USING FINAL APPROVED AND STAMPED PLANS BY THE CITY AND COUNTY OF DENVER.

RED MOUNTAIN RANCH

| PROJECT NO: | 23-600-691-00 | PROJECT NAME: | |
|--------------|---------------|---------------|---|
| DESIGNED BY: | BDB | DRAWN BY: | TLC |
| DRAWN BY: | TLC | CHECKED BY: | BDB |
| CHECKED BY: | BDB | DATE: | JANUARY 13, 2025 |
| DATE: | | SHEET TITLE: | SECONDARY DRIVE PLAN & PROFILE - STA. 0+00 - 4+00 |
| REV. | | DESCRIPTION: | |
| REV. | | DATE: | |
| REV. | | BY: | |



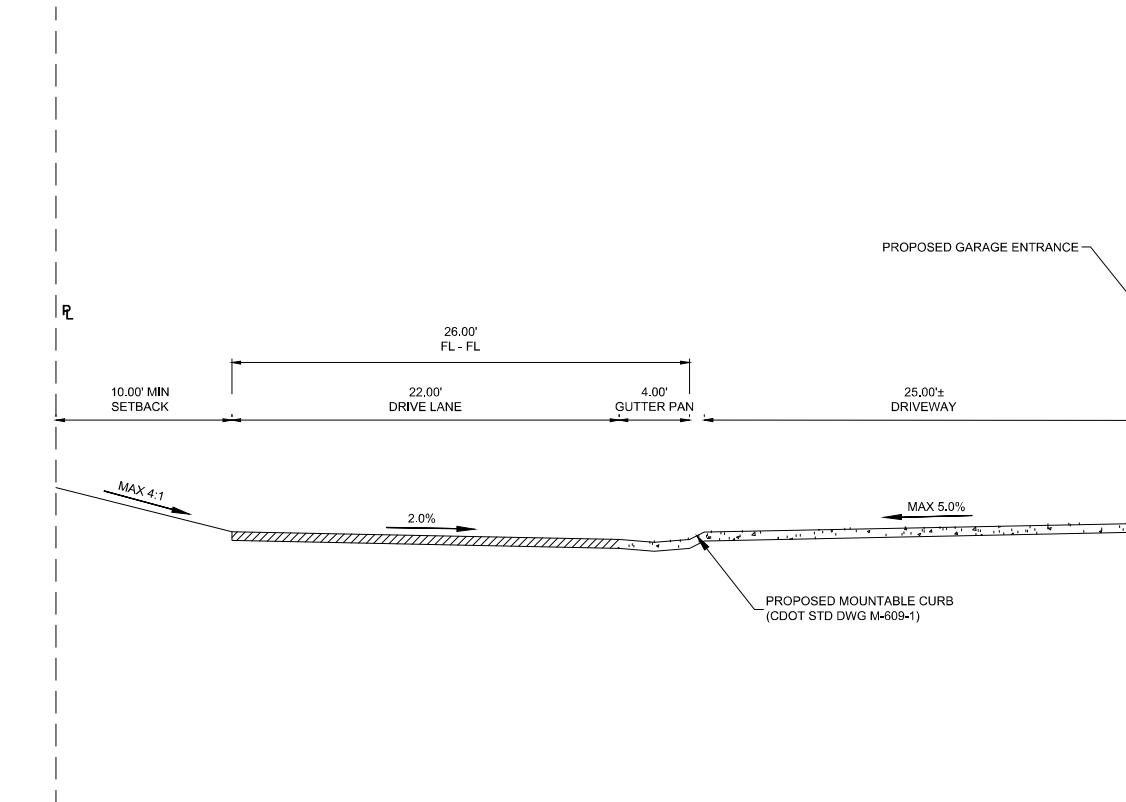
SCALE 1" = 20' HORIZONTAL
1" = 5' VERTICAL



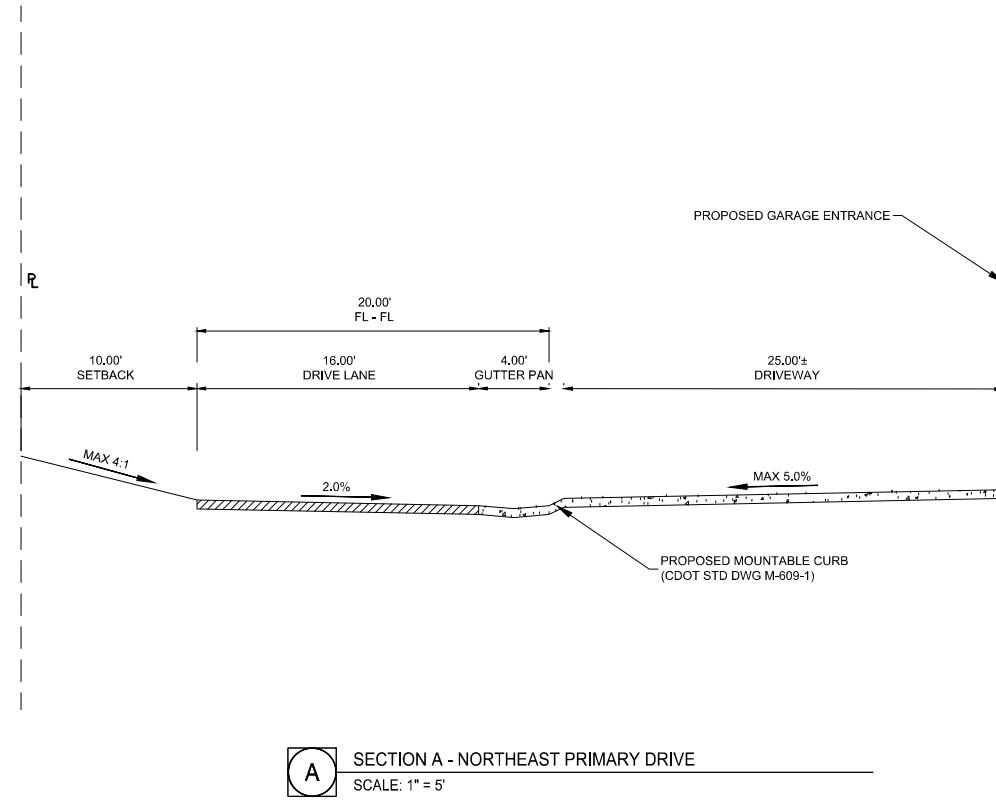
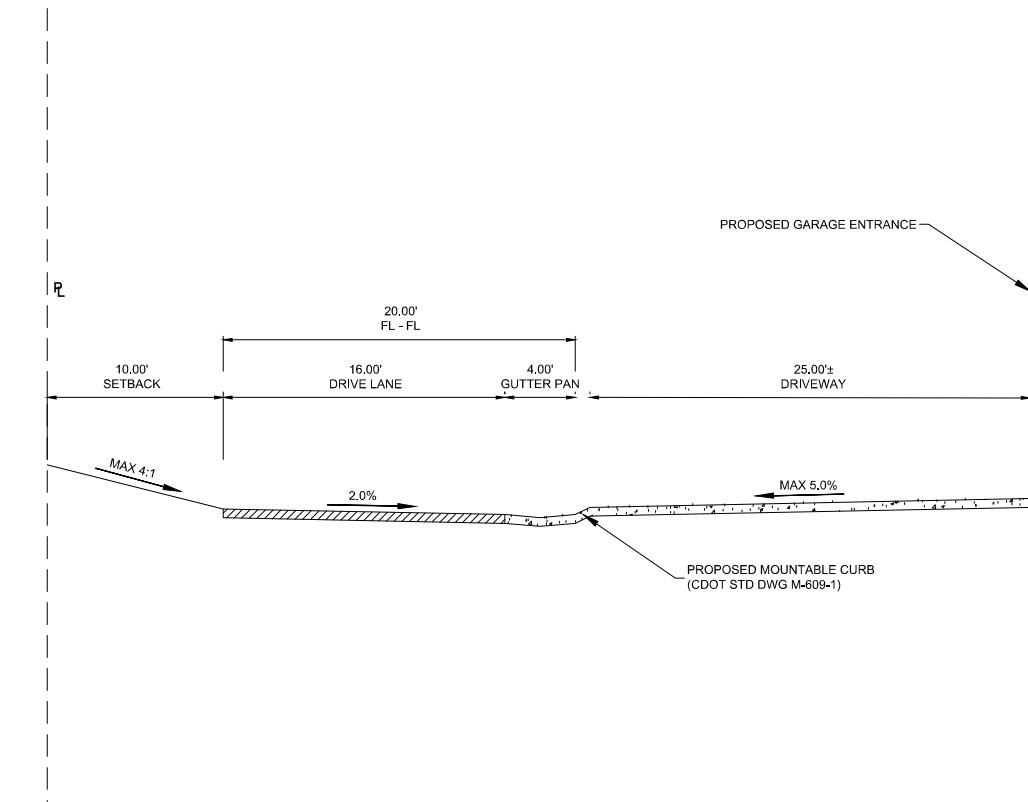


Know what's below.
Call before you dig.

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



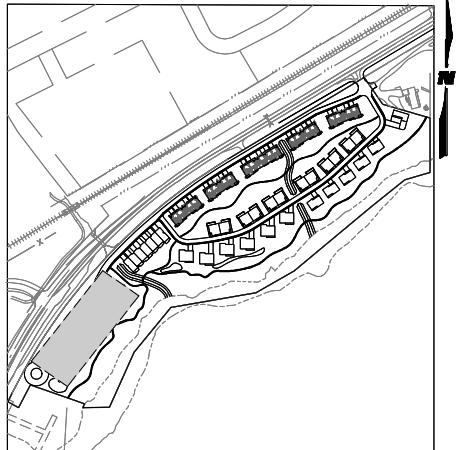
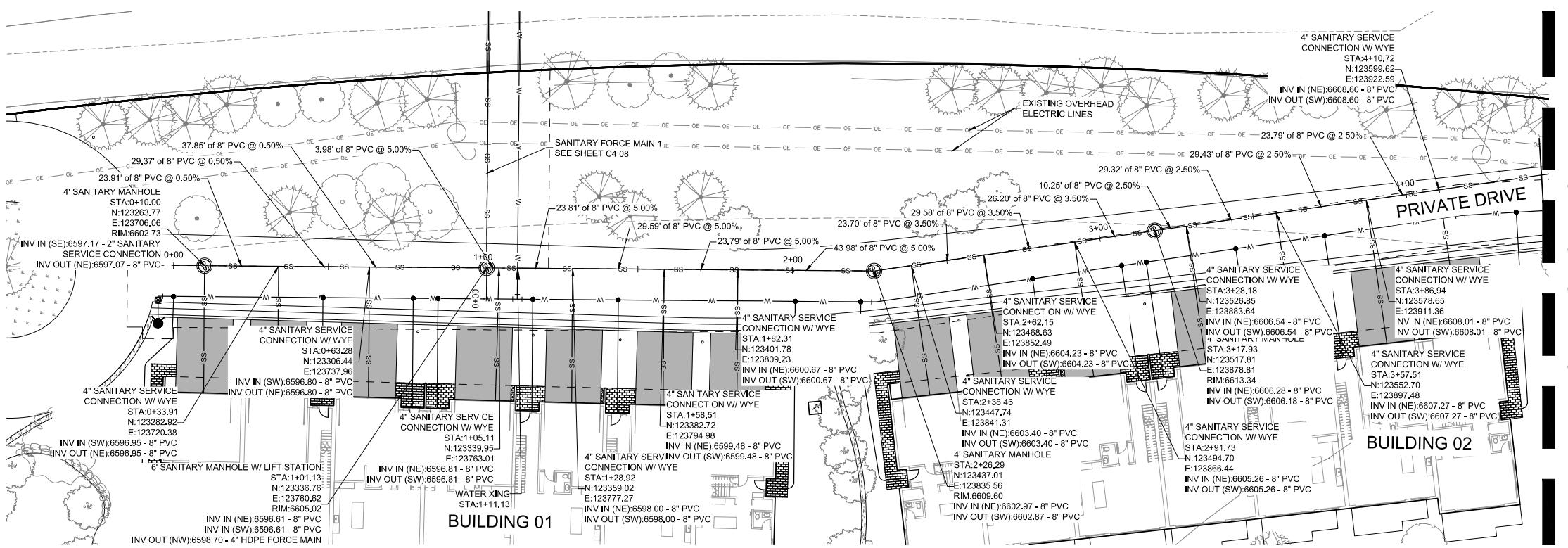
SECTION C - SECONDARY DRIVE
SCALE: 1" = 5'



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

| | | | |
|---|--------------------------------|----|--|
| PROPERTY OWNERS: | GRiffin DEVELOPMENT, LLC | | |
| PROJECT NAME: | RED MOUNTAIN RANCH | | |
| REV. DATE | DESCRIPTION | | |
| PROJECT NO: | 23-600-691-00 | BY | |
| DESIGNED BY: | BDB | | |
| DRAWN BY: | TLC | | |
| CHECKED BY: | BDB | | |
| DATE: | JANUARY 13, 2025 | | |
| SHEET TITLE: | TYPICAL STREET SECTIONS | | |
| SHEET DESC.: | C3.08 | | |
| SHEET NO.: | 38 OF 72 | | |
| CIVIL ENGINEER: | WILSON & COMPANY | | |
| 990 S BROADWAY, SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2993 www.wilsonco.com | | | |
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5 0 5 10
SCALE 1"=5' FEET



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**GRiffin
DEVELOPMENT,
LLC**
701 W. LIONHEAD CIR.
VAL, CO 81657

CIVIL ENGINEER:

PROPERTY OWNERS:

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SEAL:

GENERAL NOTES

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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.

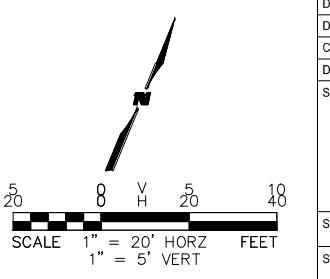
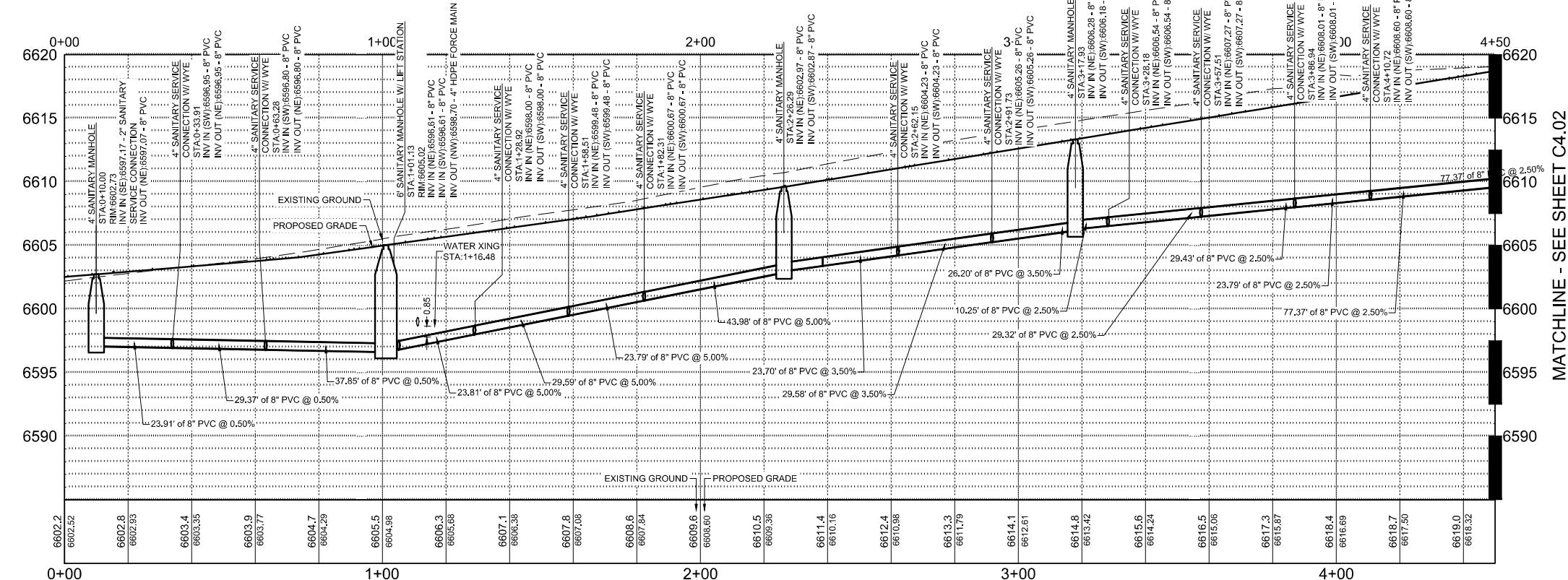
RED MOUNTAIN RANCH

PROJECT NAME:

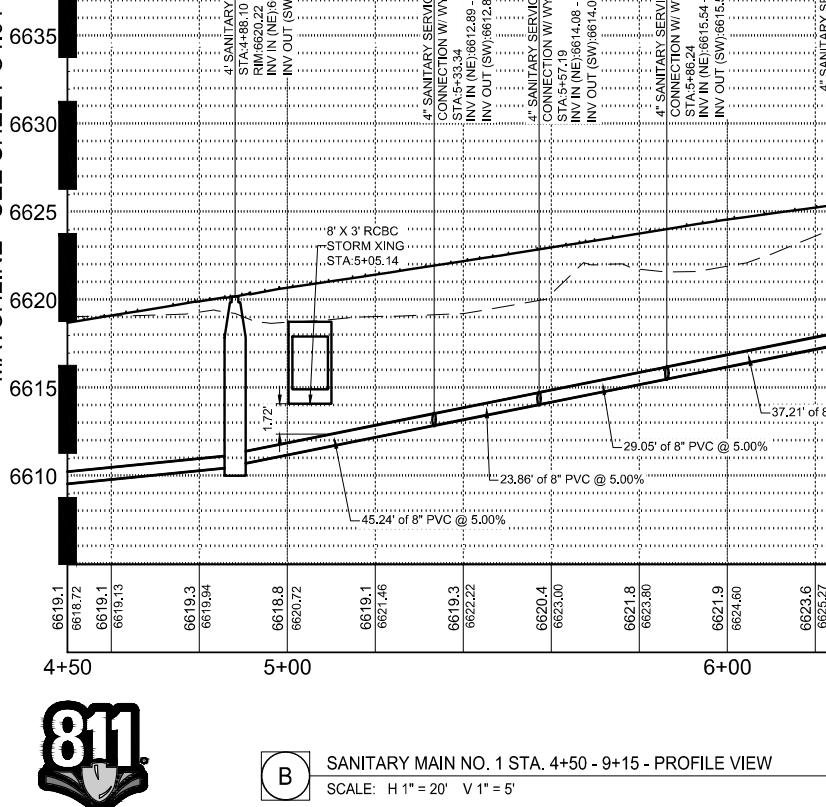
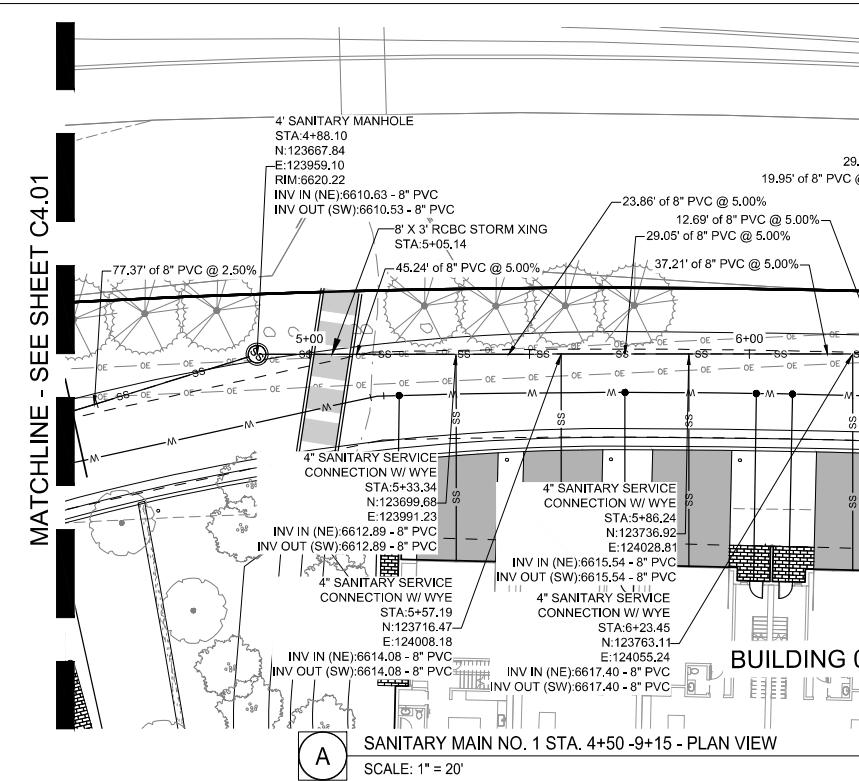
BY:

17500 US-6

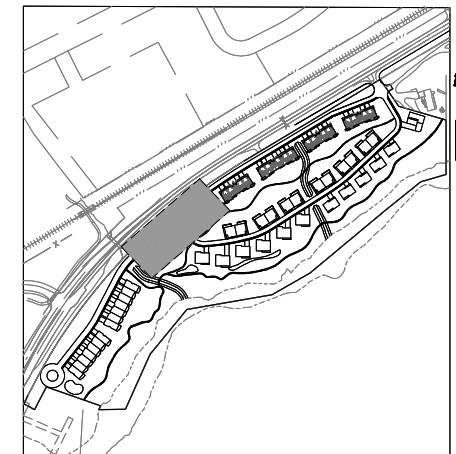
EAGLE COLORADO 81631



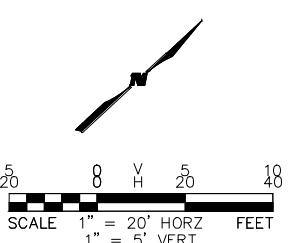
B SANITARY MAIN NO. 1 STA. 0+00 - 4+50 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'



Know what's below.
Call before you dig.



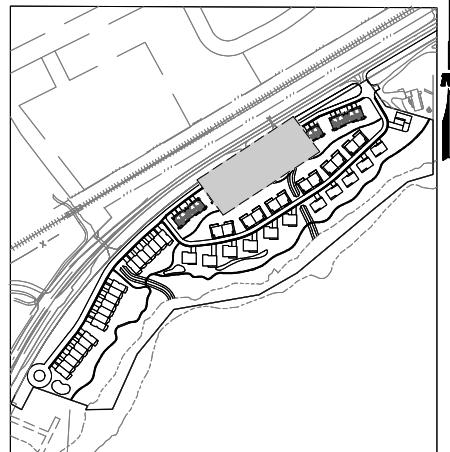
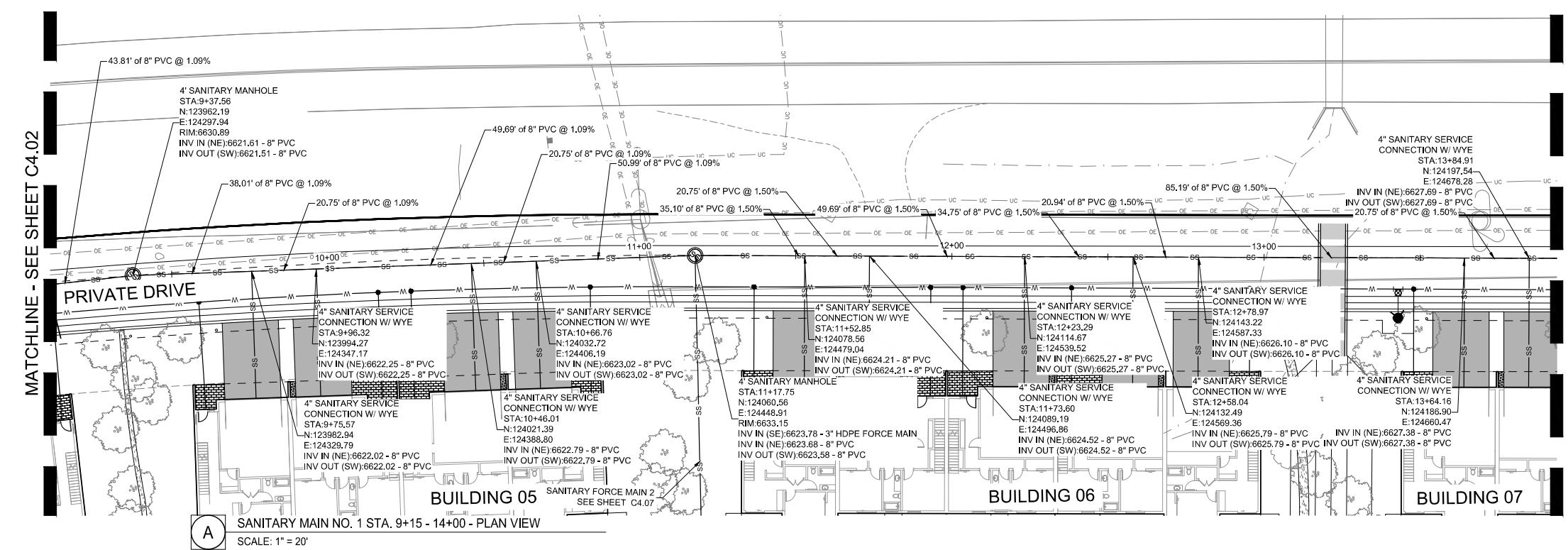
| | | |
|--|---|---|
| PROPERTY OWNERS: GRiffin DEVELOPMENT, LLC 701 W. LIONHEAD CIR. VAL, CO 81657 | GENERAL NOTES | THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY. ALL WORK IS TO BE COMPLETED USING FINAL APPROVED AND STAMPED PLANS BY THE CITY AND COUNTY OF DENVER. |
| | | 1. WILSON & COMPANY DOES 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. |
| PROJECT NO: | 23-600-691-00 | PROJECT NAME: |
| DESIGNED BY: | BDB | |
| DRAWN BY: | TLG | |
| 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 | |



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FAX: 303-297-2993
www.wilsonco.com

**WILSON
& COMPANY**



WILSON & COMPANY
CIVIL ENGINEER:
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DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
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GRiffin DEVELOPMENT, LLC
PROPERTY OWNERS:
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VAL, CO 81657

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5. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.

REPLACEMENT OF PUBLIC IMPROVEMENTS

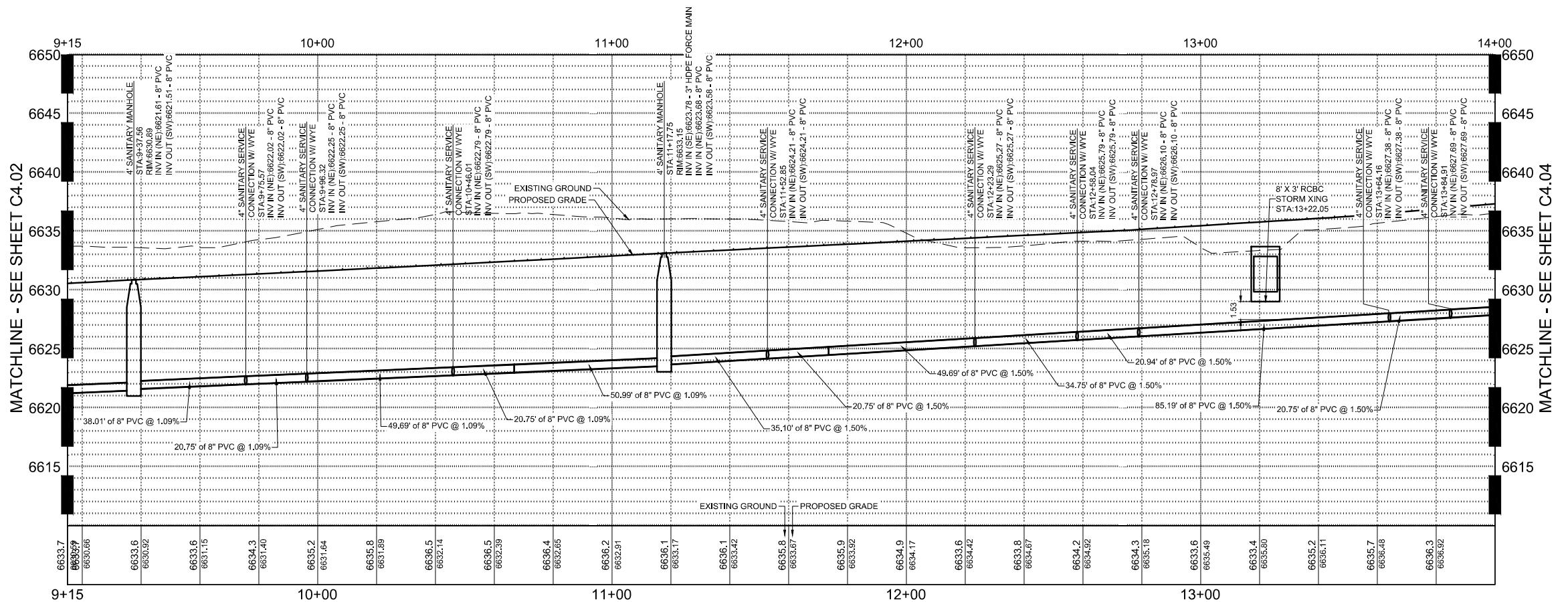
1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
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STATIONING AND PIPE LENGTH NOTE

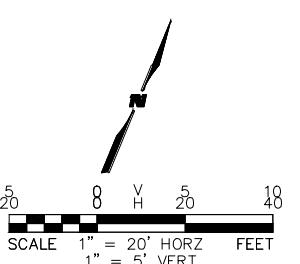
STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.

RED MOUNTAIN RANCH

| PROJECT NO: | 23-600-691-00 |
|--------------|---|
| DESIGNED BY: | BDB |
| DRAWN BY: | TLG |
| 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 |

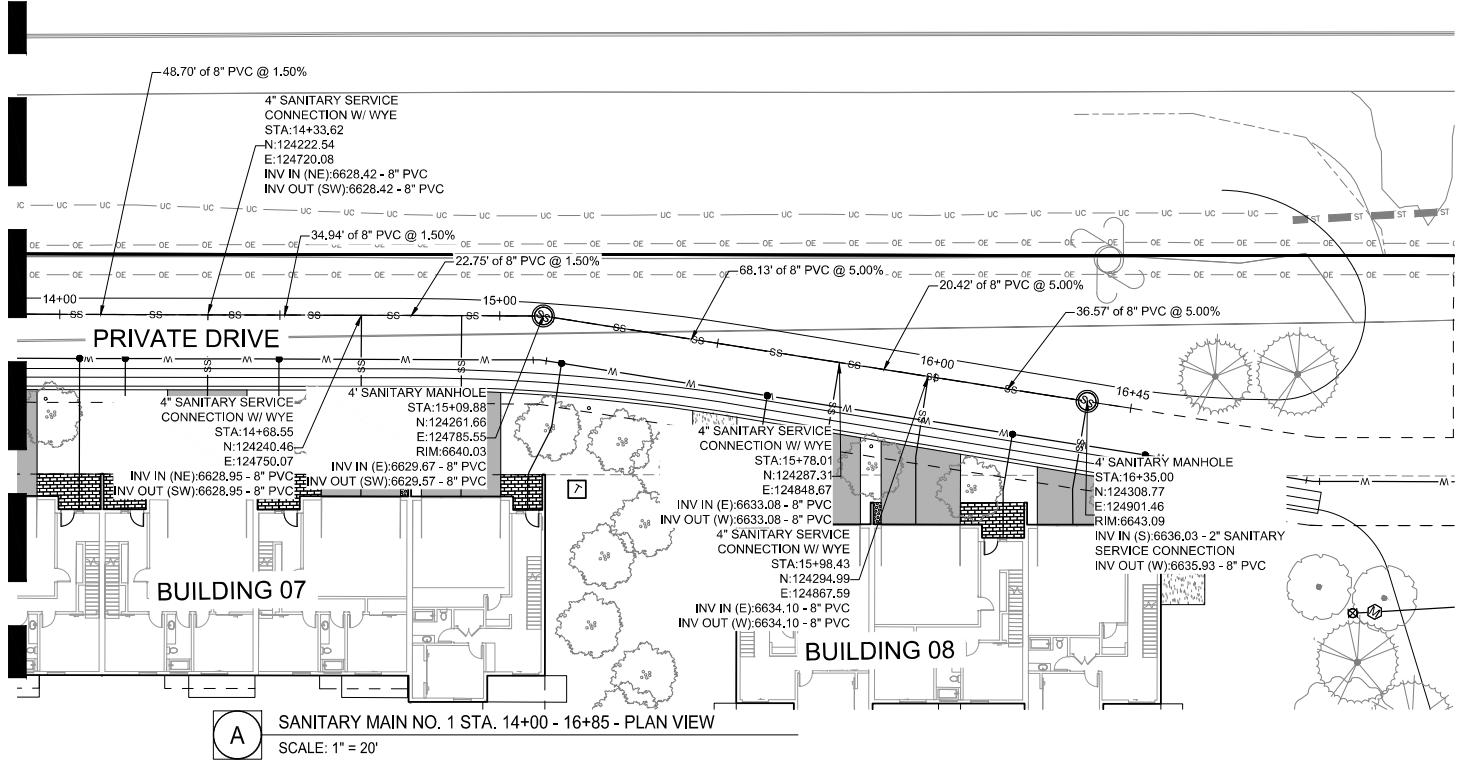


Know what's below.
Call before you dig.



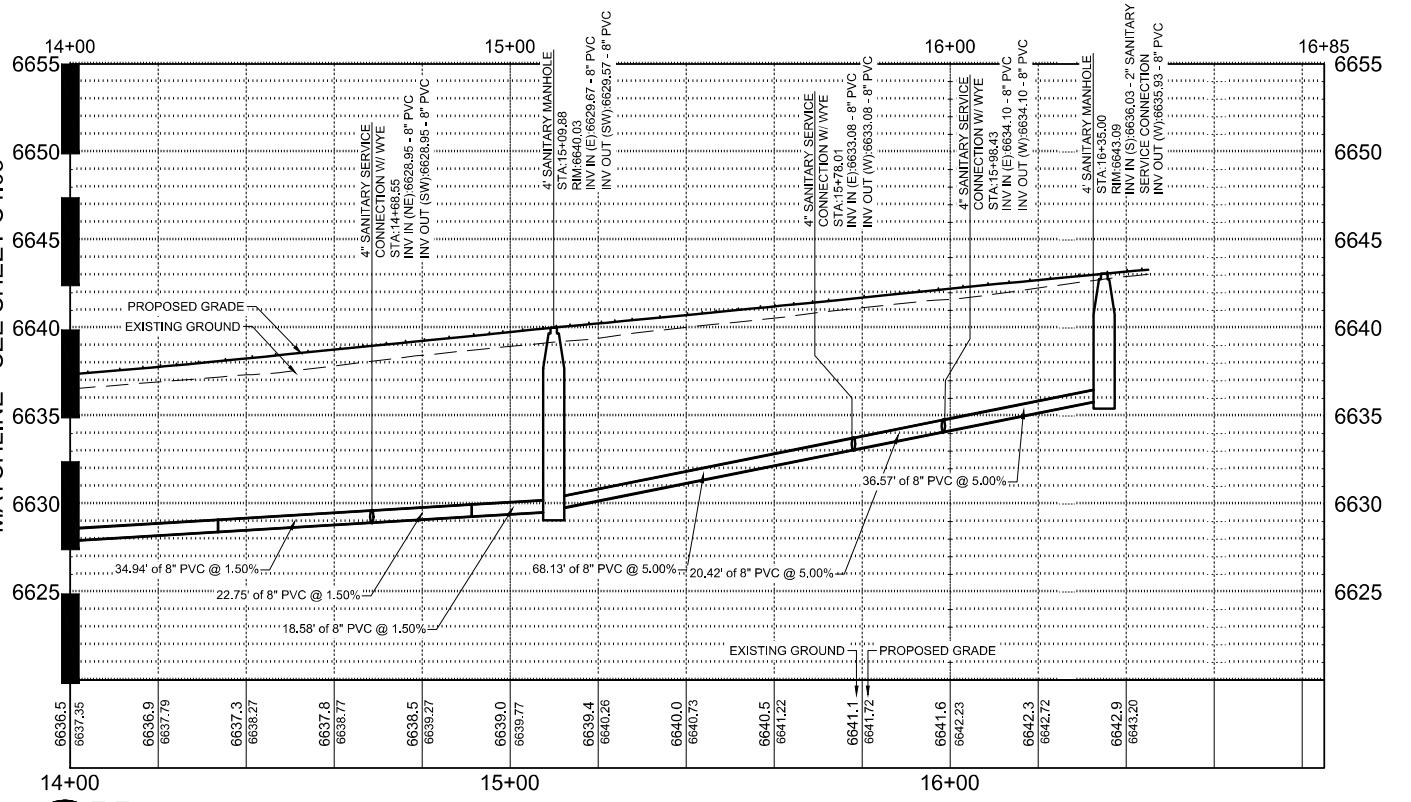
SCALE 1" = 20' HORZ FEET
1" = 5' VERT

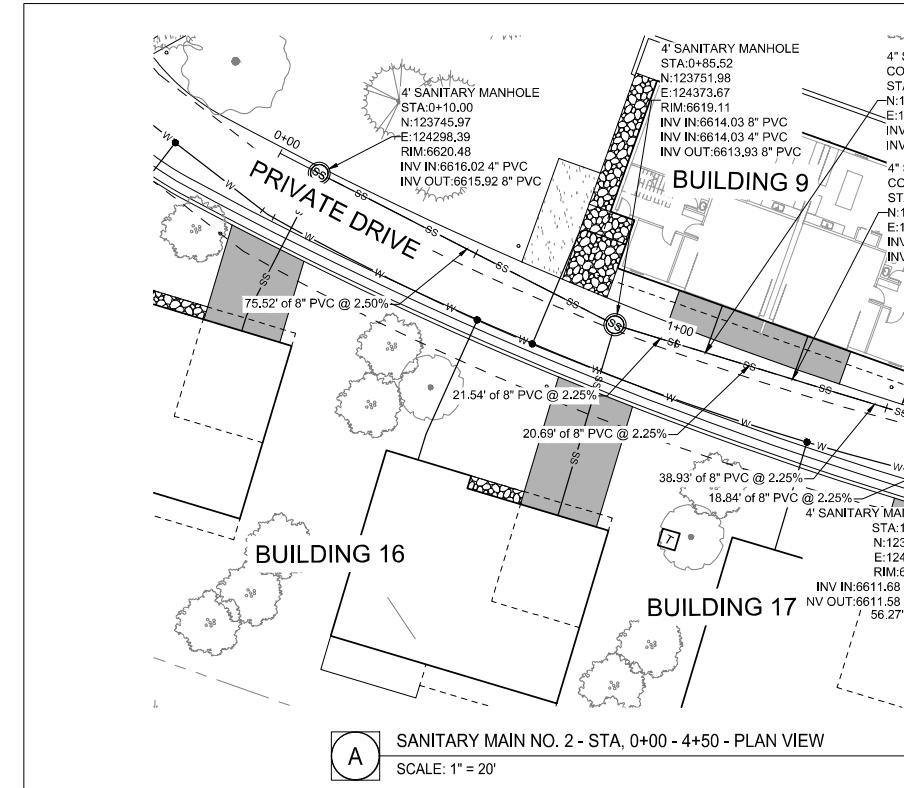
MATCHLINE - SEE SHEET C4.04



Know what's below.
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MATCHLINE - SEE SHEET C4.03

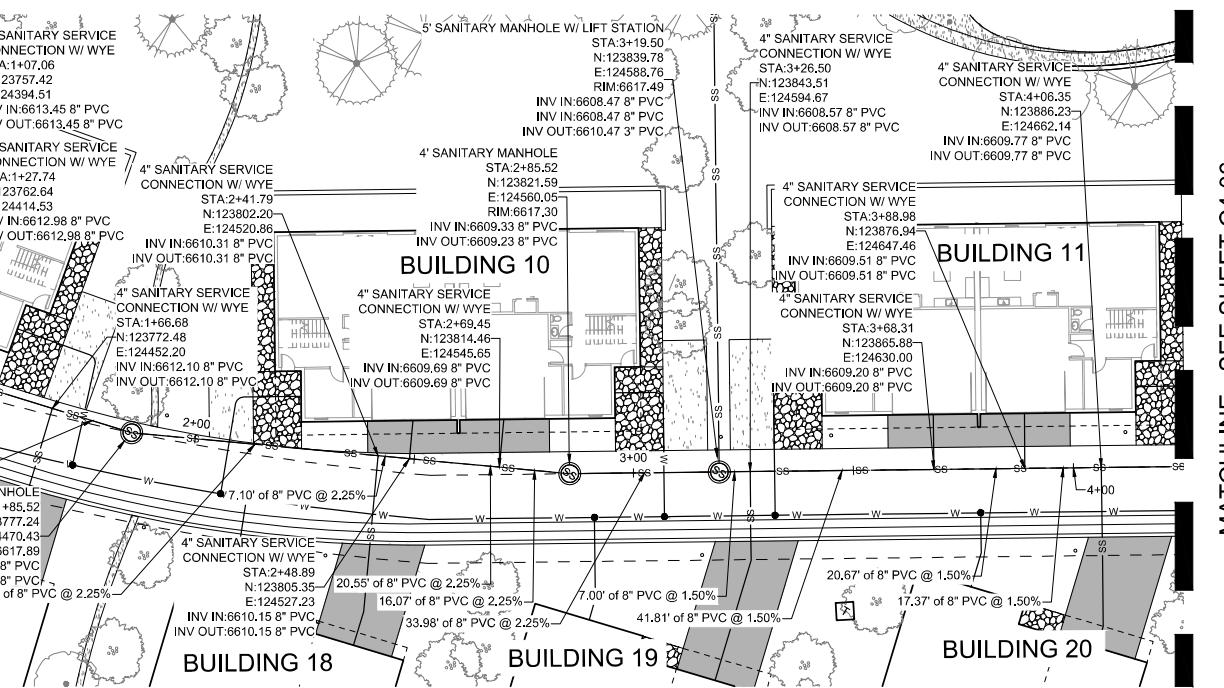




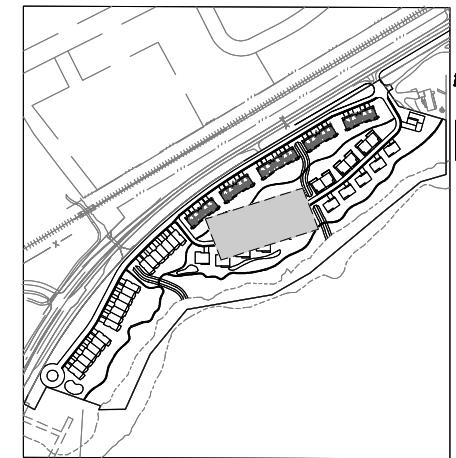
A

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

SCALE: 1" = 20'



MATCHLINE - SEE SHEET C4.06



PROPERTY OWNERS:

GRIFFIN
DEVELOPMENT,
LLC701 W. LIONHEAD CIR.
VAIL, CO 81657

WILSON

& COMPANY

990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.comTHIS CONSTRUCTION
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REFERENCE ONLY.
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APPROVED AND STAMPED
PLANS BY THE CITY AND
COUNTY OF DENVER.

SEAL:

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NOTE TO CONTRACTOR

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PROJECT NO: 23-600-691-00

DESIGNED BY: BDB

DRAWN BY: TLC

CHECKED BY: BDB

DATE: JANUARY 13, 2025

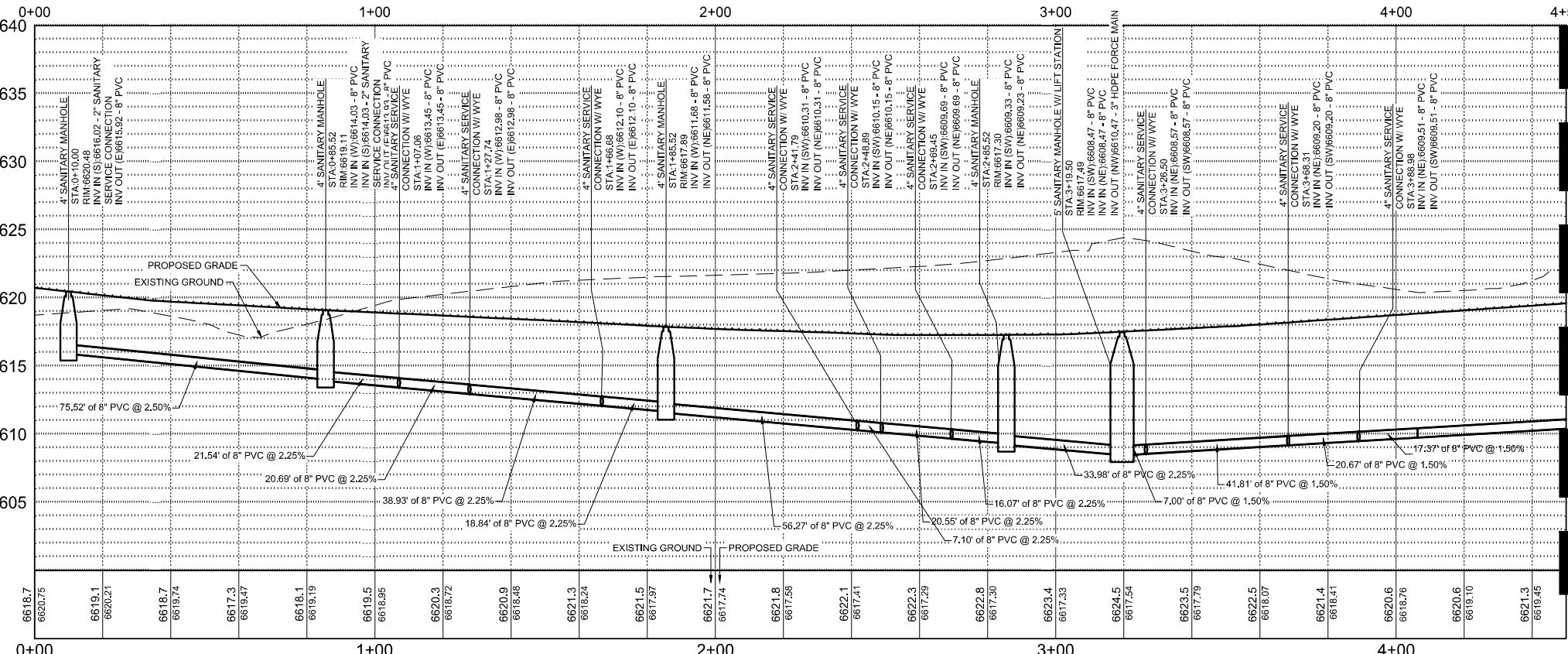
SHEET TITLE: SANITARY MAIN

NO. 2 - PLAN AND
PROFILE - STA.
0+00 - 4+50

SHEET DESC.: C4.05

SHEET NO.: 43 OF 72

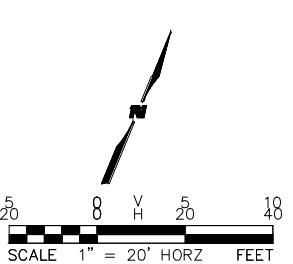
MATCHLINE - SEE SHEET C4.06



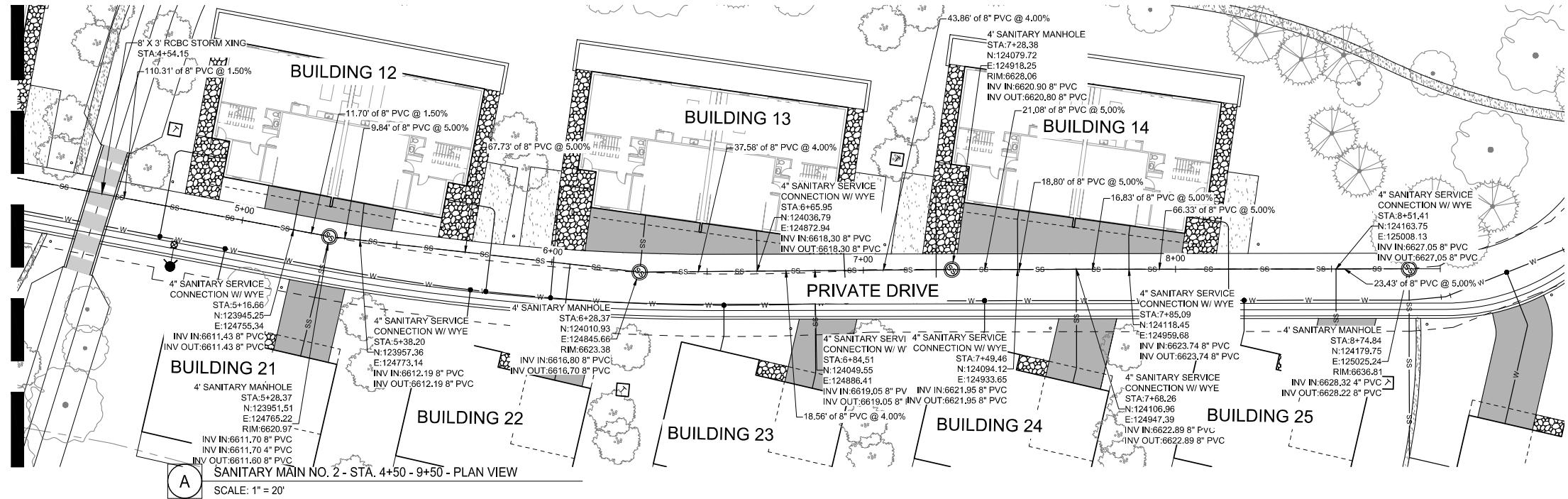
B

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

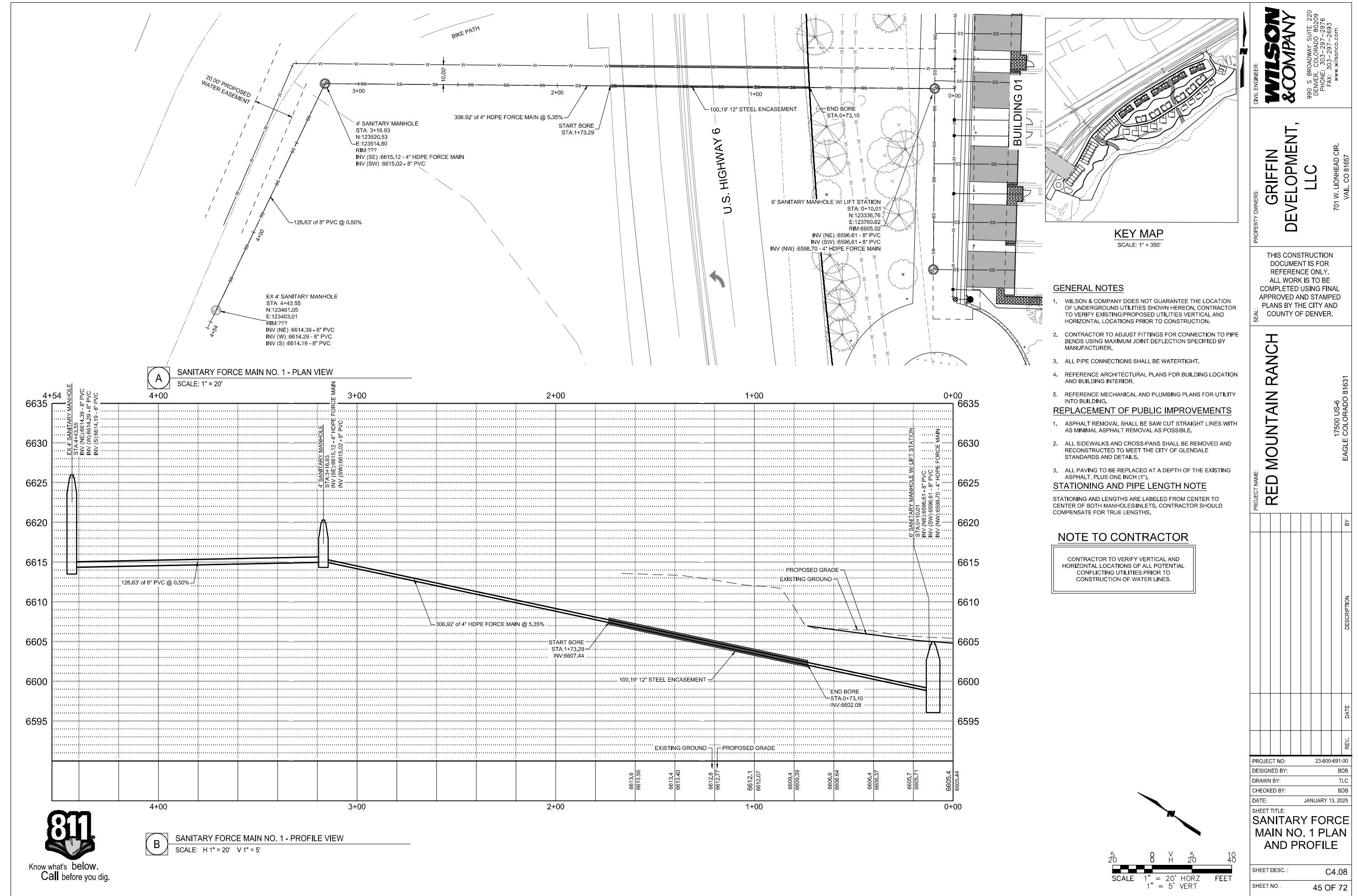
SCALE: H 1" = 20' V 1" = 5'

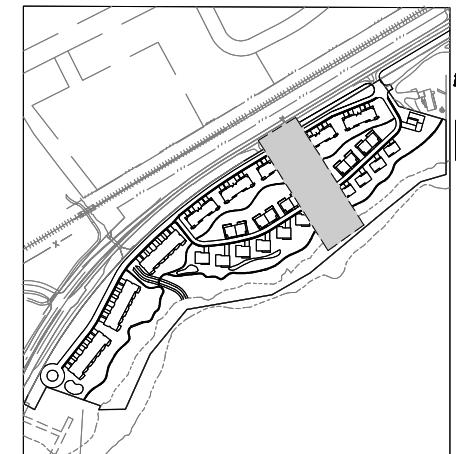
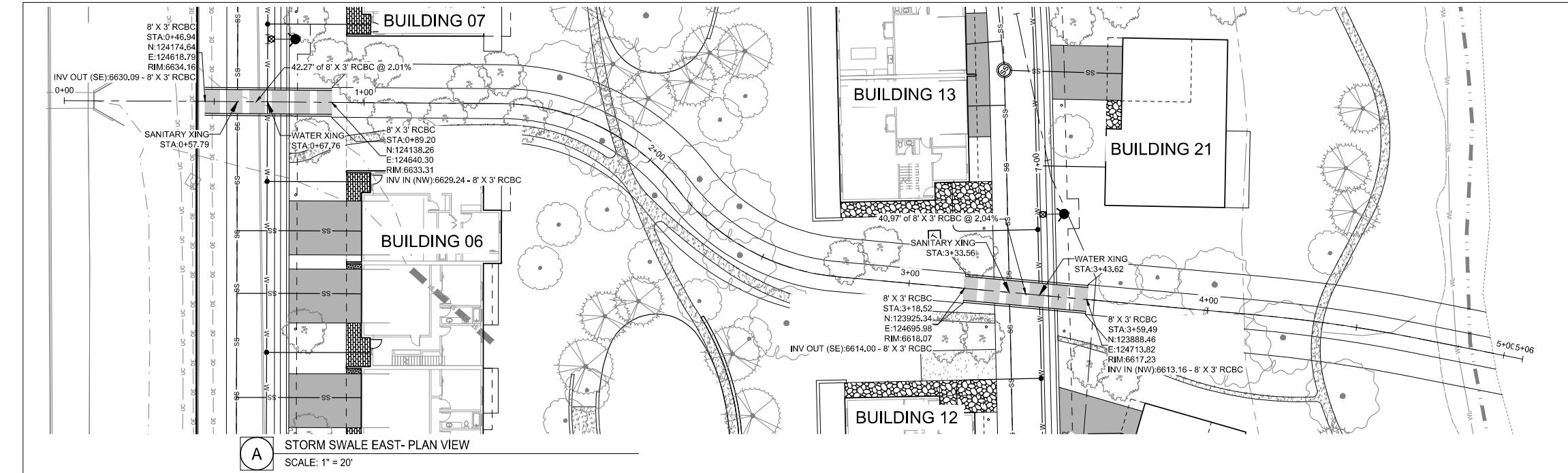
Know what's
below.
Call before you dig.SCALE 1" = 20' HORZ FEET
1" = 5' VERT

MATCHLINE - SEE SHEET C4.01



SE



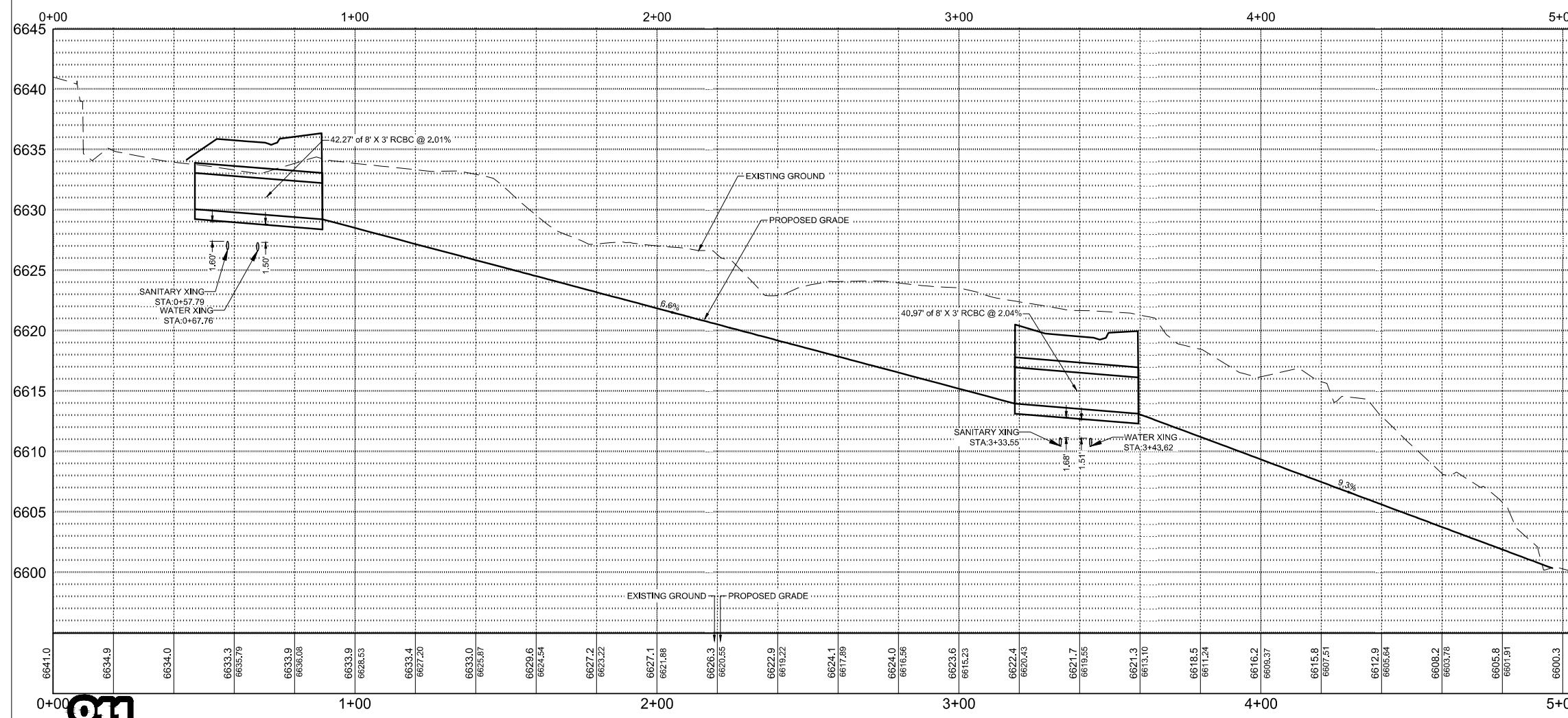


PROPERTY OWNERS:
GRiffin DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
Vail, CO 81657

CIVIL ENGINEER:
WILSON & COMPANY
990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
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SEAL:



| 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 |

NOTE TO CONTRACTOR

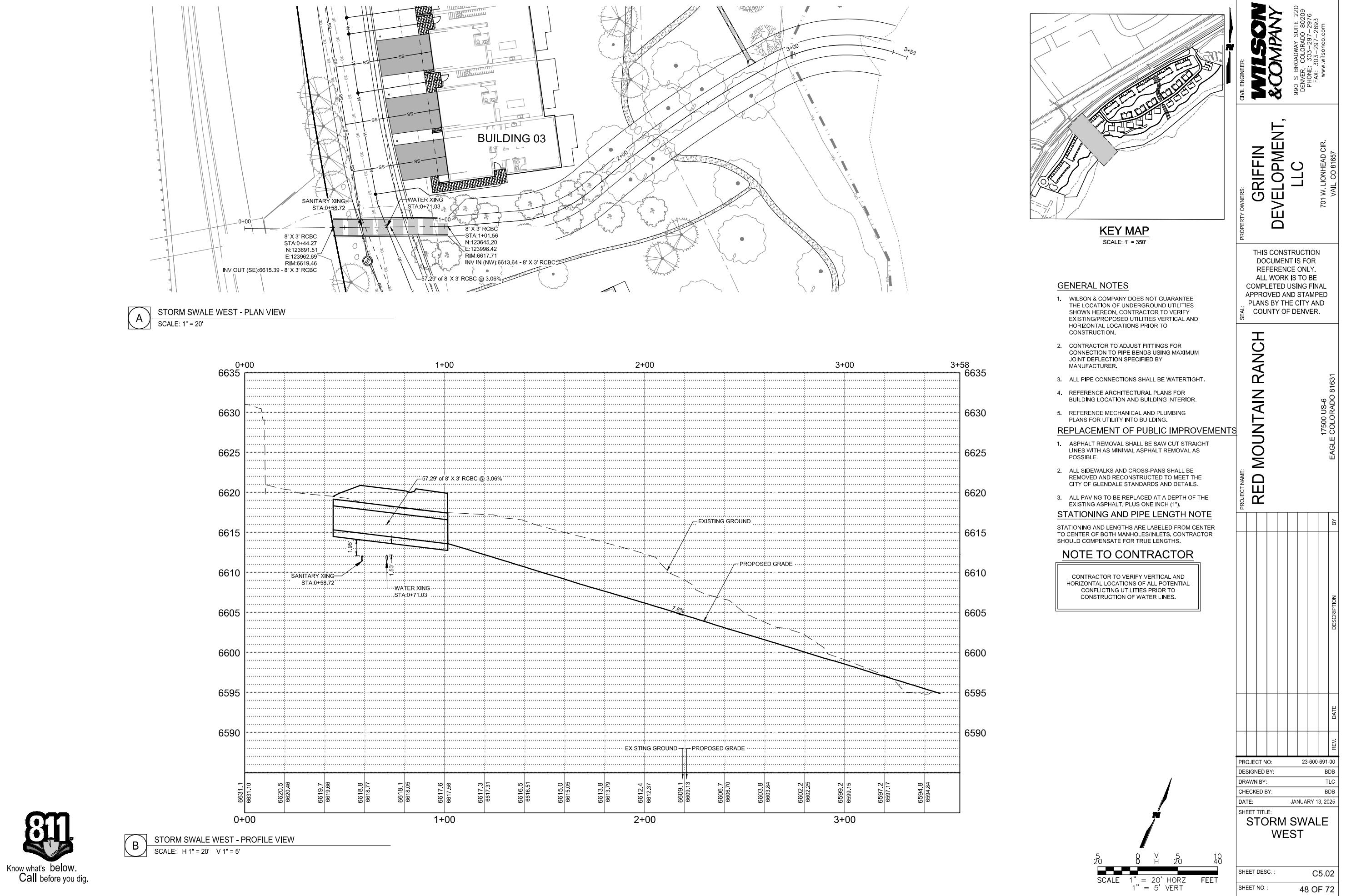
CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.

STORM SWALE EAST

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

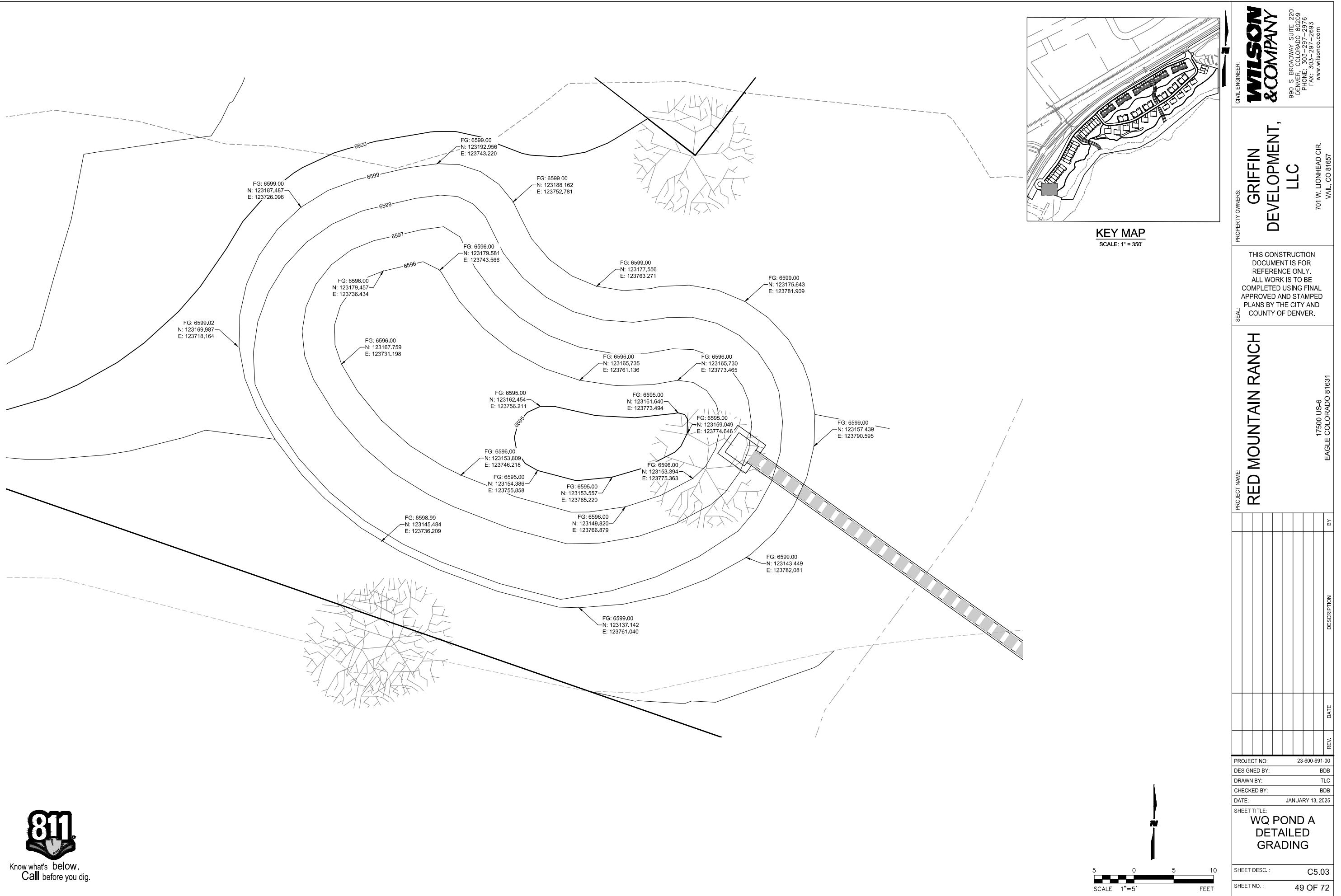


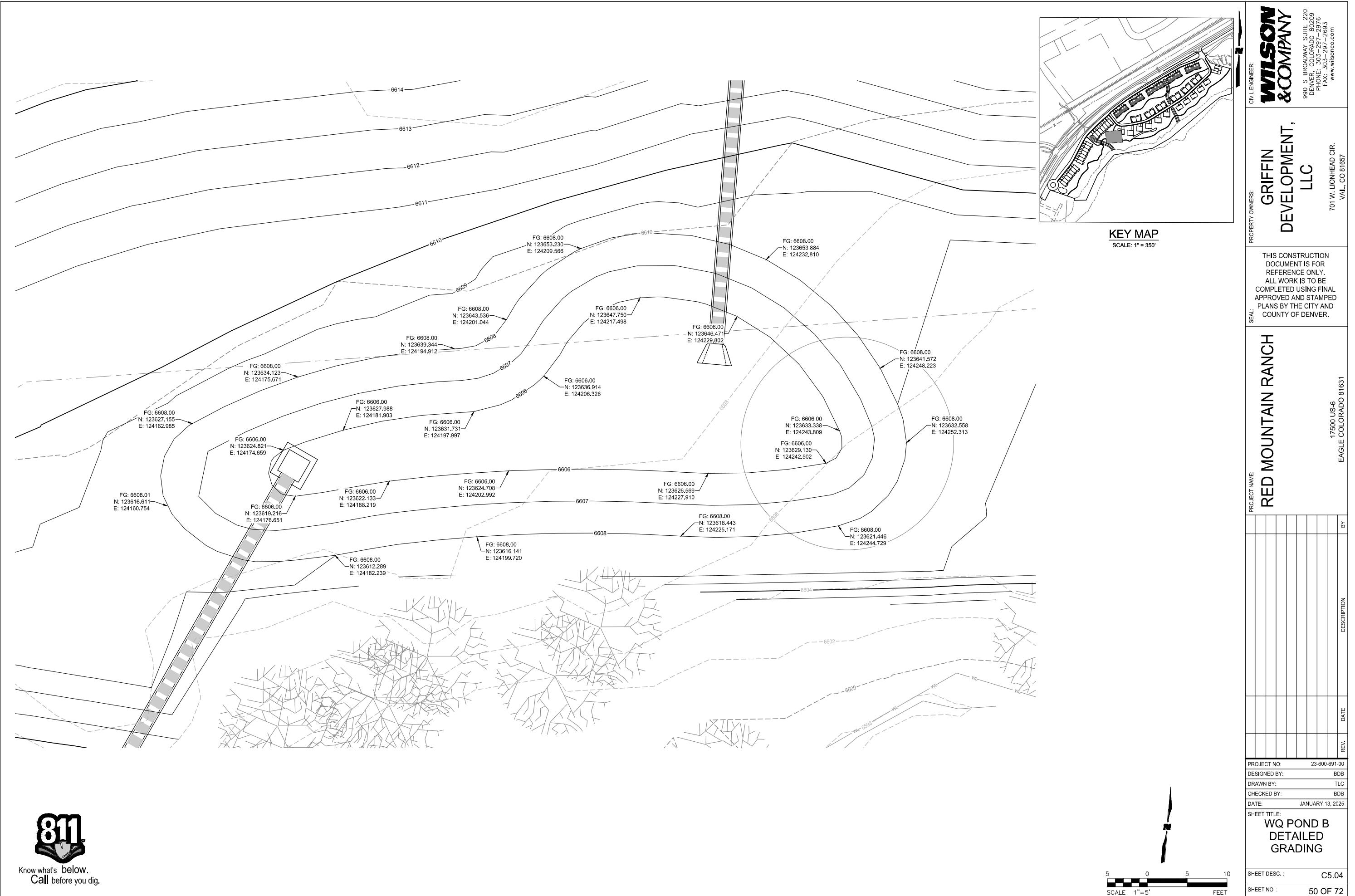
Know what's below.
Call before you dig.

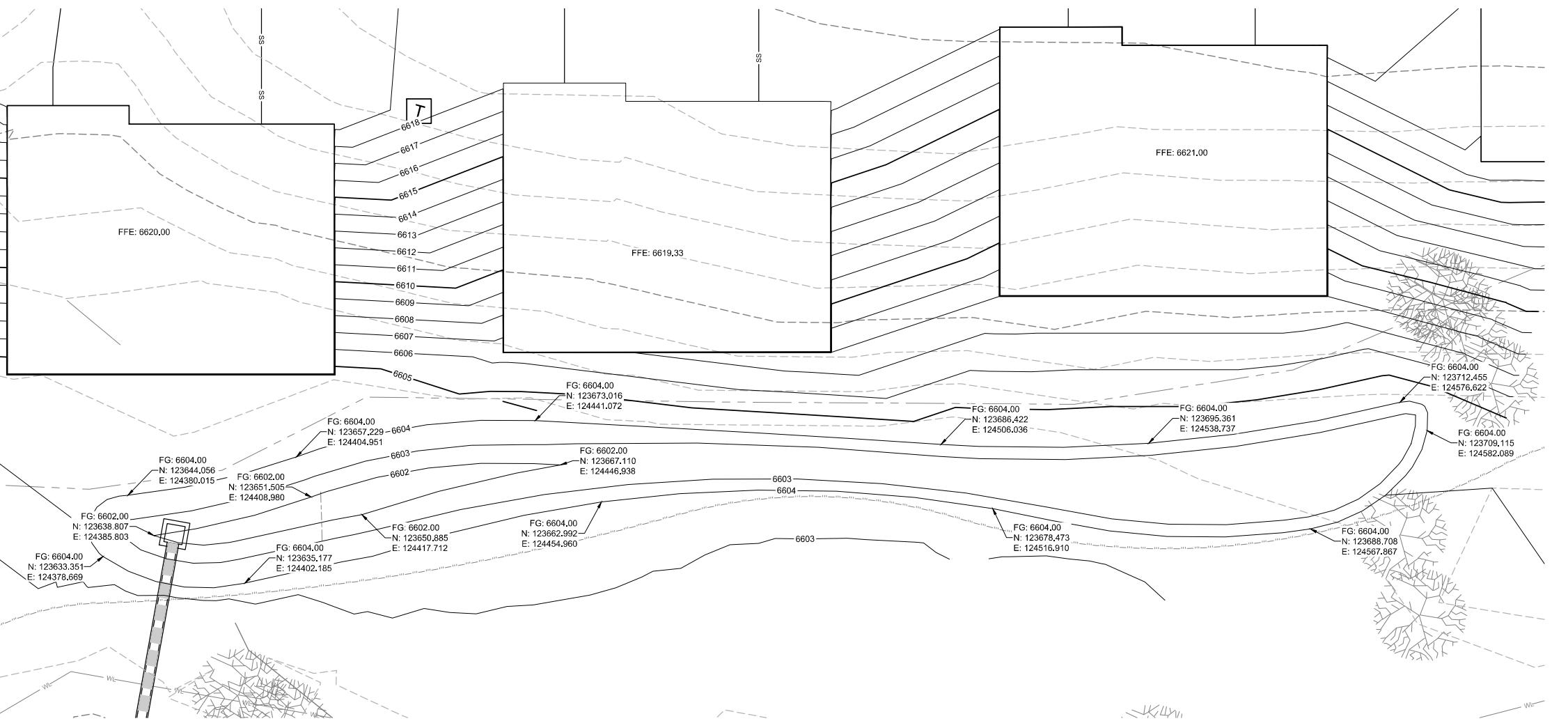




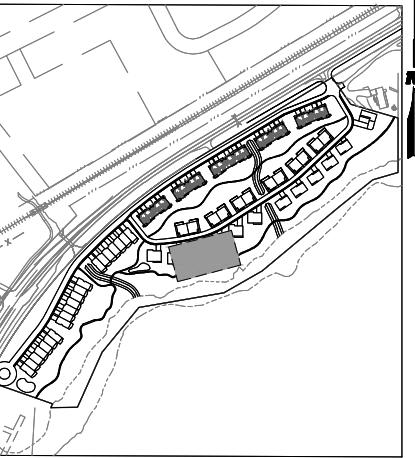
Know what's below.
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10 0 10 20
SCALE 1"=10' FEET



RED MOUNTAIN RANCH

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EAGLE COLORADO 81631

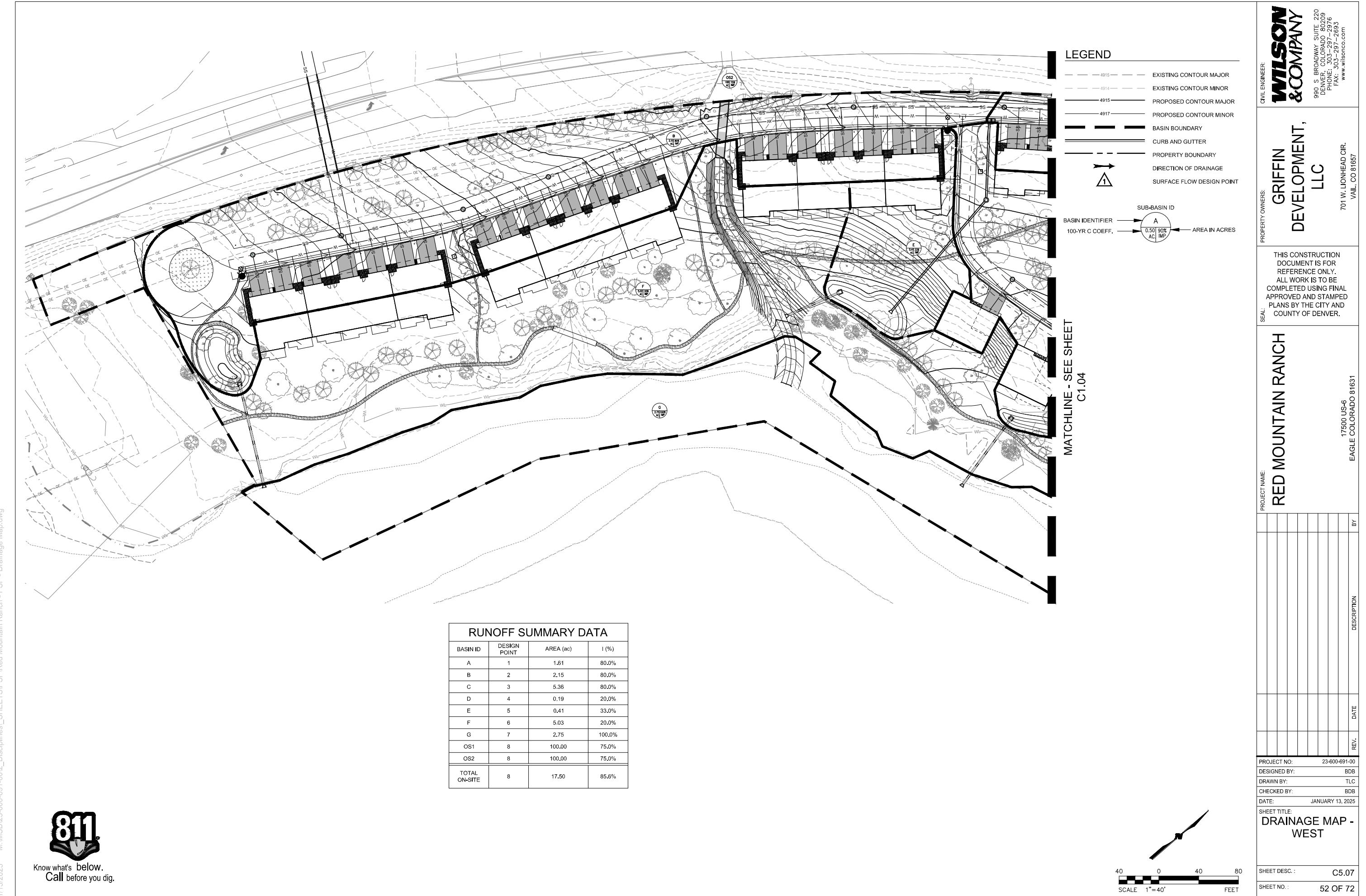
701 W. LIONHEAD CIR.
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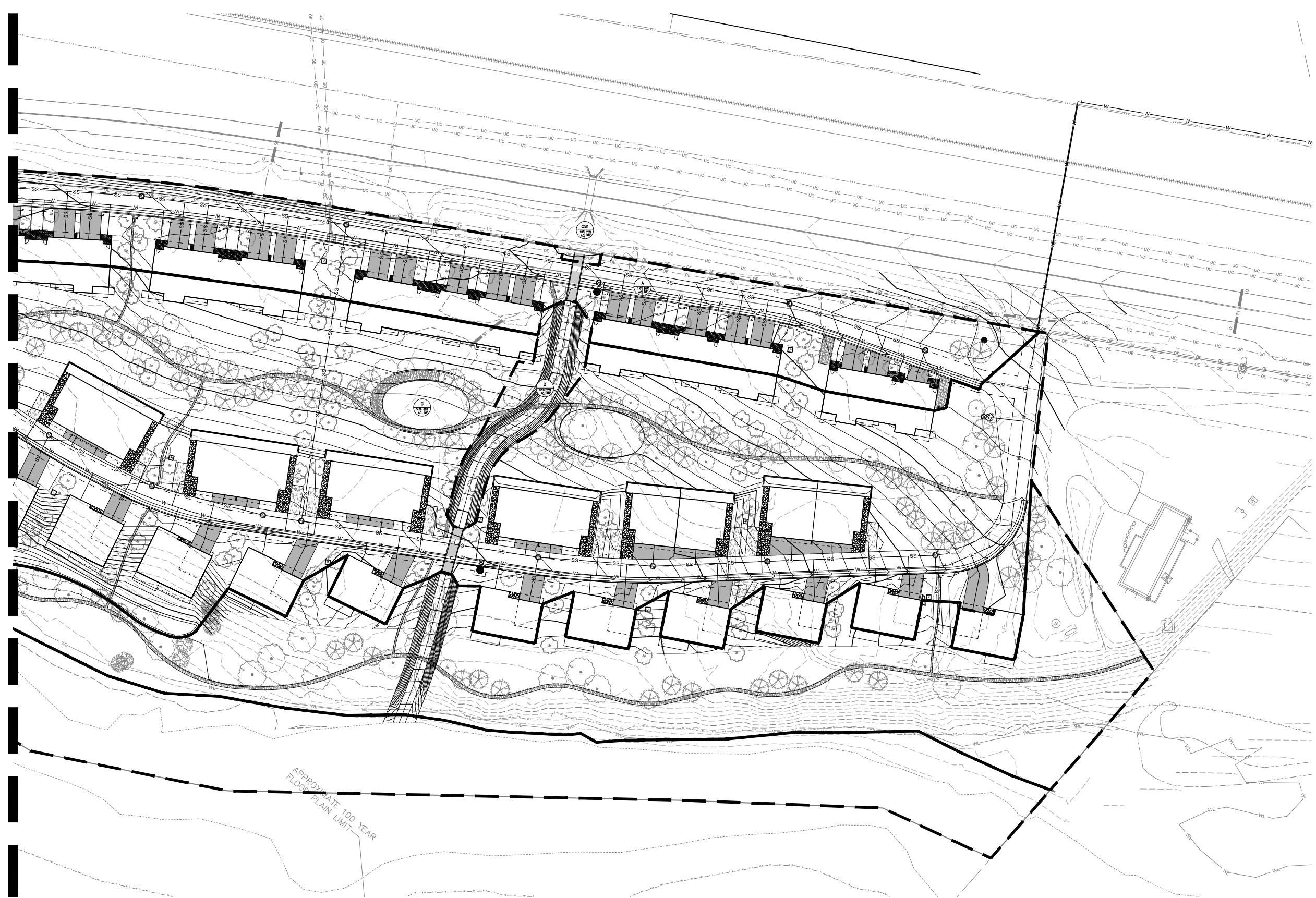
PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: JANUARY 13, 2025
SHEET TITLE: WQ POND C DETAILED GRADING

SHEET DESC.: C5.05
SHEET NO.: 51 OF 72



C1.01

MATCHLINE - SEE SHEET



SHEET DESC.: C5.08
SHEET NO.: 53 OF 72

SCALE 1"=40' FEET

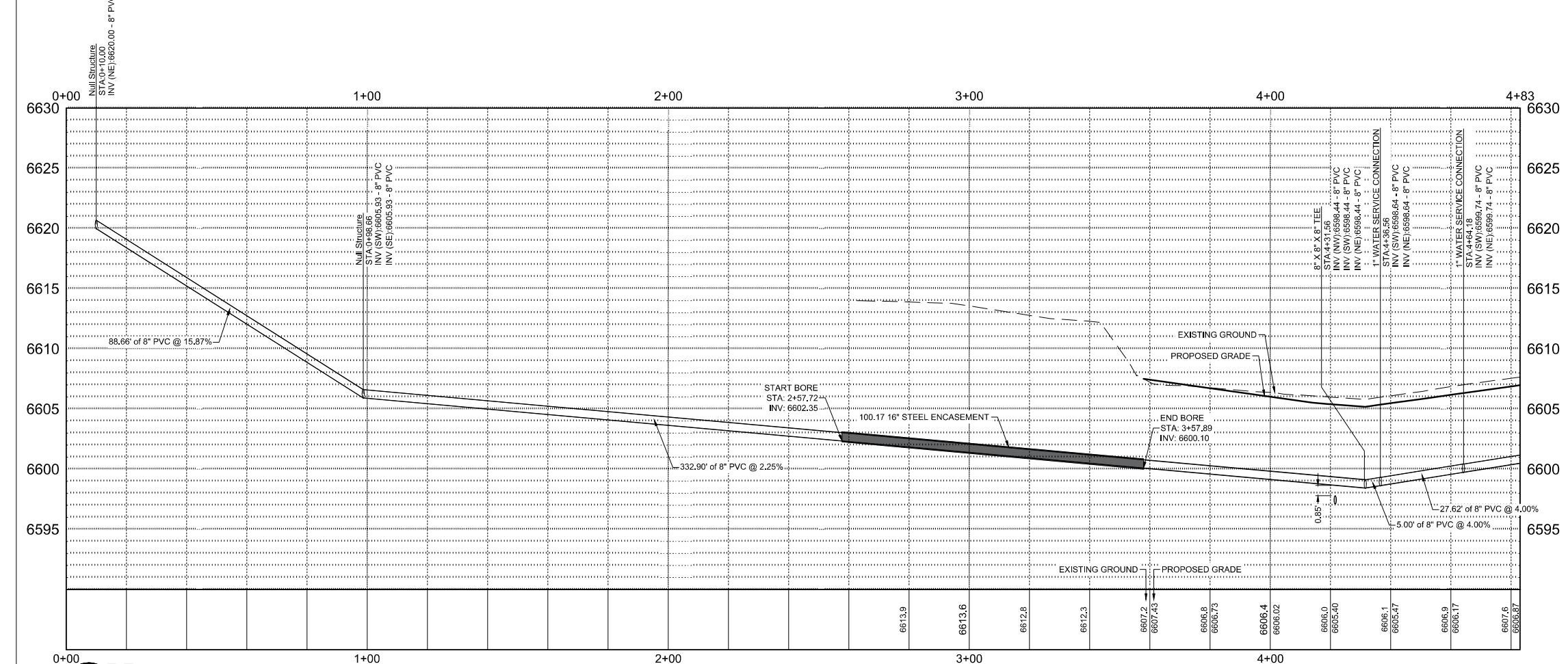
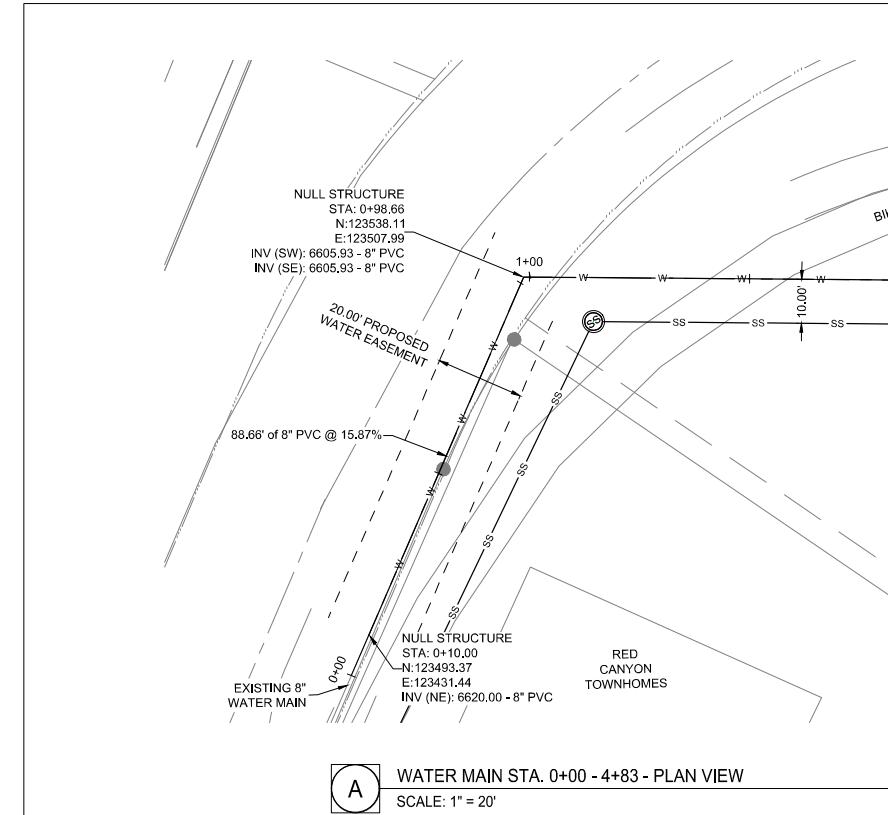
PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: JANUARY 13, 2025

SHEET TITLE: DRAINAGE MAP - EAST

PROJECT NAME: RED MOUNTAIN RANCH
BY: EAGLE COLORADO 81631

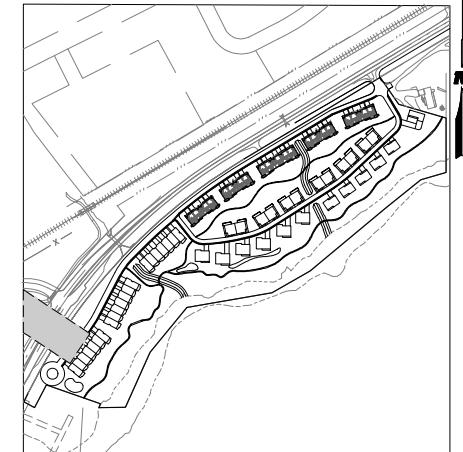
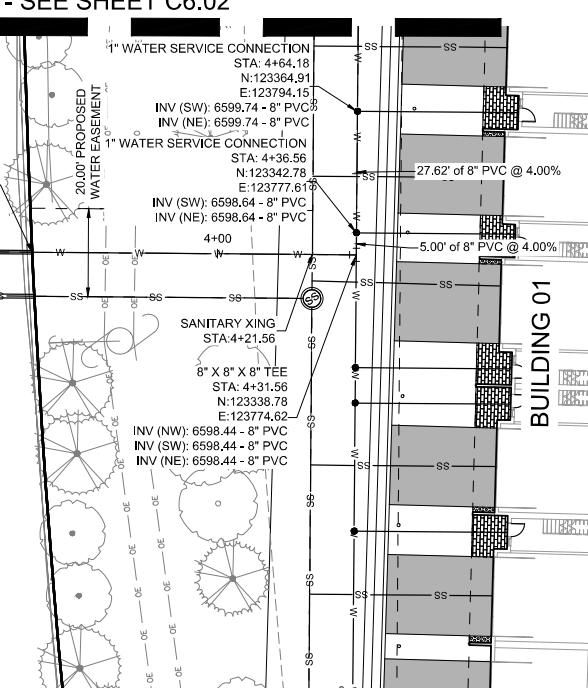
PROPERTY OWNERS: GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657
CIVIL ENGINEER: WILSON & COMPANY
990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY.
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Know what's below.
Call before you dig.

MATCHLINE - SEE SHEET C6.02



KEY MAP
SCALE: 1" = 350'

RED MOUNTAIN RANCH

WILSON & COMPANY

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GRiffin
DEVELOPMENT,
LLC

701 W. LIONHEAD CIR.
VAIL, CO 81657

PROPERTY OWNERS:

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SEAL:

GENERAL NOTES

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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.

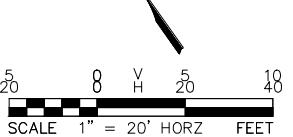
NOTE TO CONTRACTOR

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

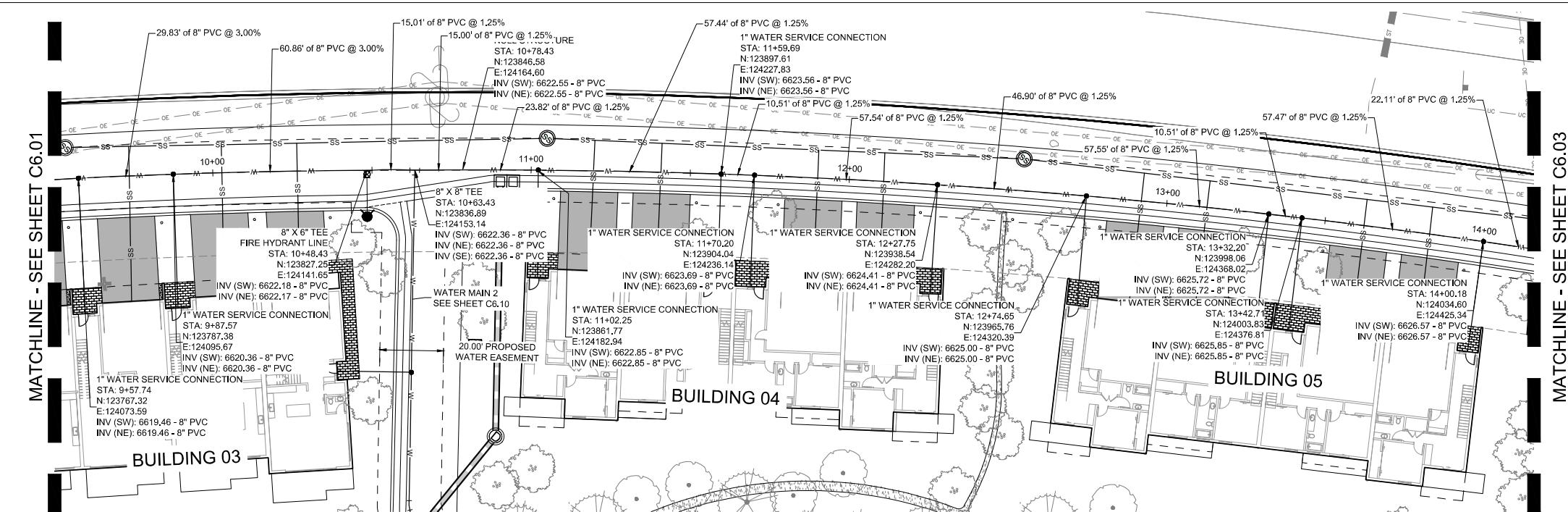
| PROJECT NO: | 23-600-691-00 |
|--------------|------------------|
| DESIGNED BY: | BDB |
| DRAWN BY: | TLG |
| CHECKED BY: | BDB |
| DATE: | JANUARY 13, 2025 |

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

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

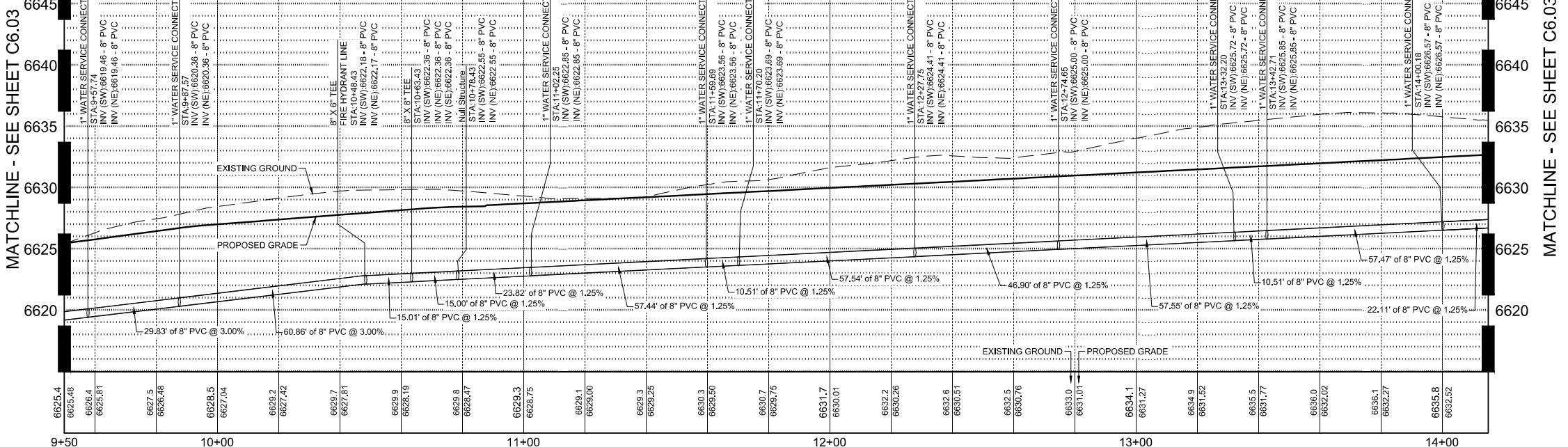


SCALE 1" = 20' HORZ FEET
1" = 5' VERT



MATCHLINE - SEE SHEET C6.01

WATER MAIN STA. 9+50 - 14+15 - PLAN VIEW
SCALE: 1" = 20'

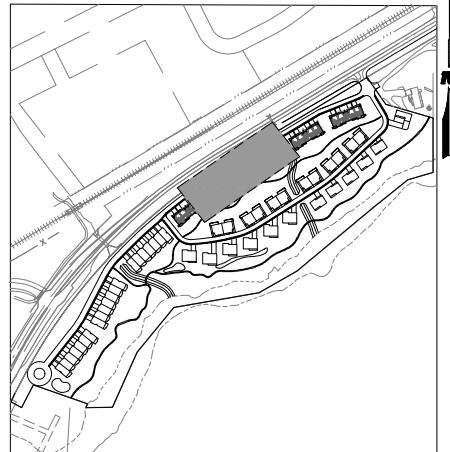


MATCHLINE - SEE SHEET C6.03

WATER MAIN STA. 9+50 - 14+15 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'



Know what's below.
Call before you dig.



MATCHLINE - SEE SHEET C6.03

KEY MAP
SCALE: 1" = 350'

WILSON & COMPANY

990 S BROADWAY SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

GRiffin DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAL, CO 81657

PROPERTY OWNERS:
CIVIL ENGINEER:

GENERAL NOTES
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SEAL:

REPLACEMENT OF PUBLIC IMPROVEMENTS

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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.

RED MOUNTAIN RANCH

PROJECT NAME:

BY:

PROJECT NO: 23-600-691-00

DESIGNED BY: BDB

DRAWN BY: TLC

CHECKED BY: BDB

DATE: JANUARY 13, 2025

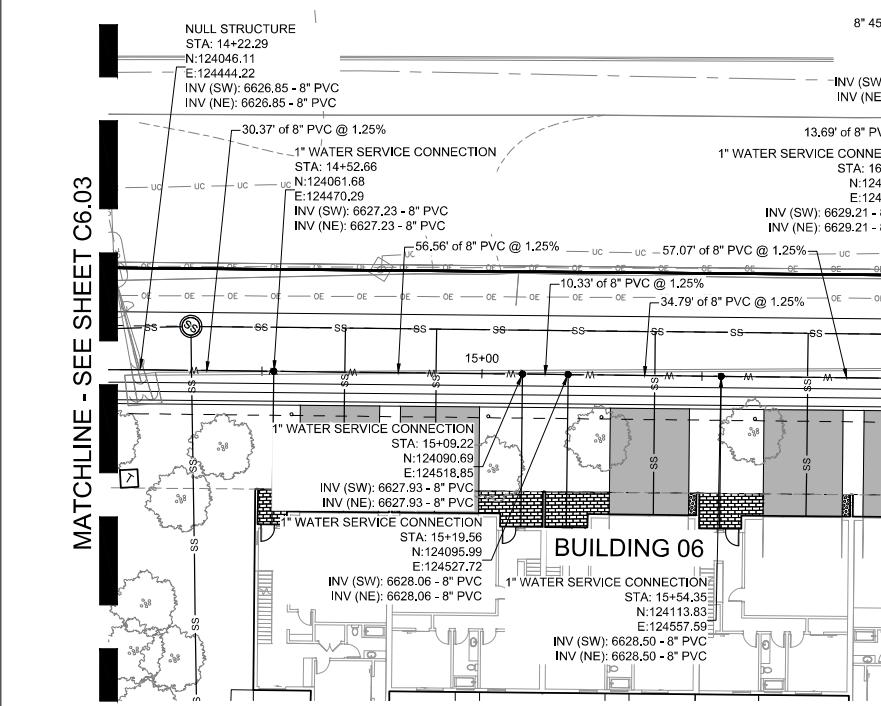
SHEET TITLE: WATER MAIN PLAN AND PROFILE - STA. 9+50 - 14+15

SHEET DESC.: C6.03

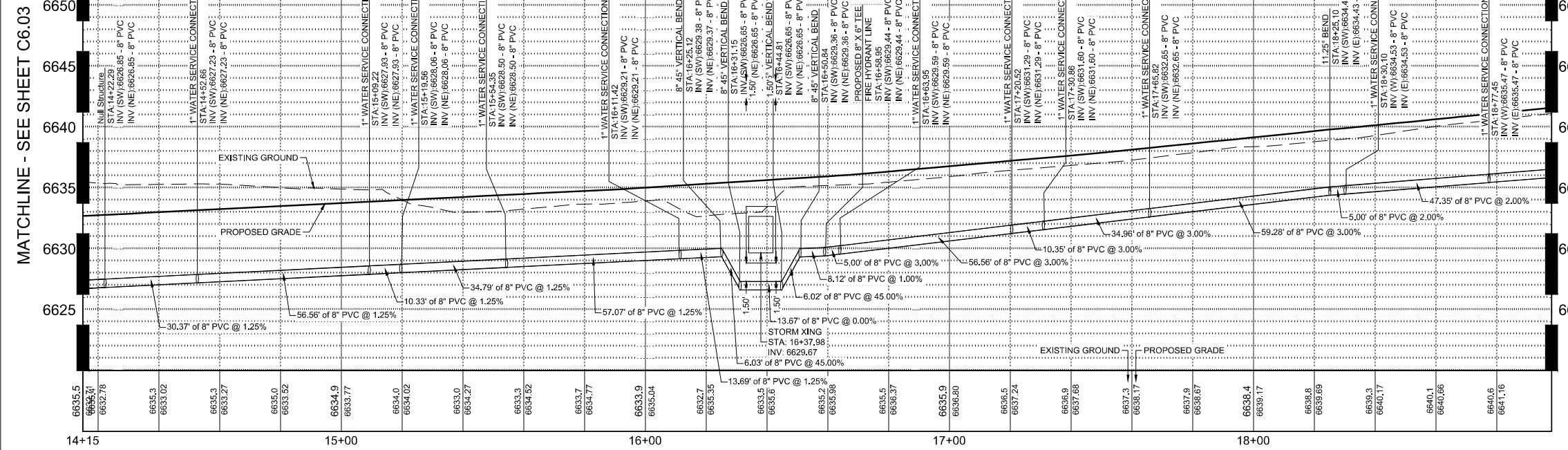
SHEET NO.: 56 OF 72

20 0 V H 20 10

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

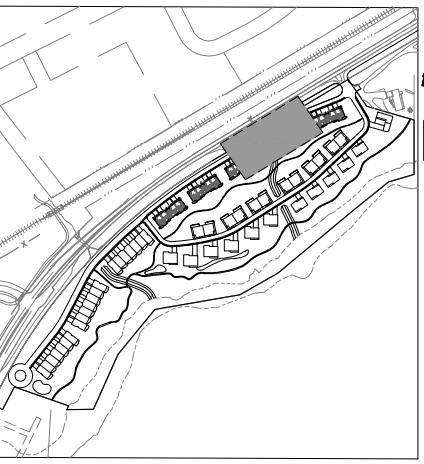
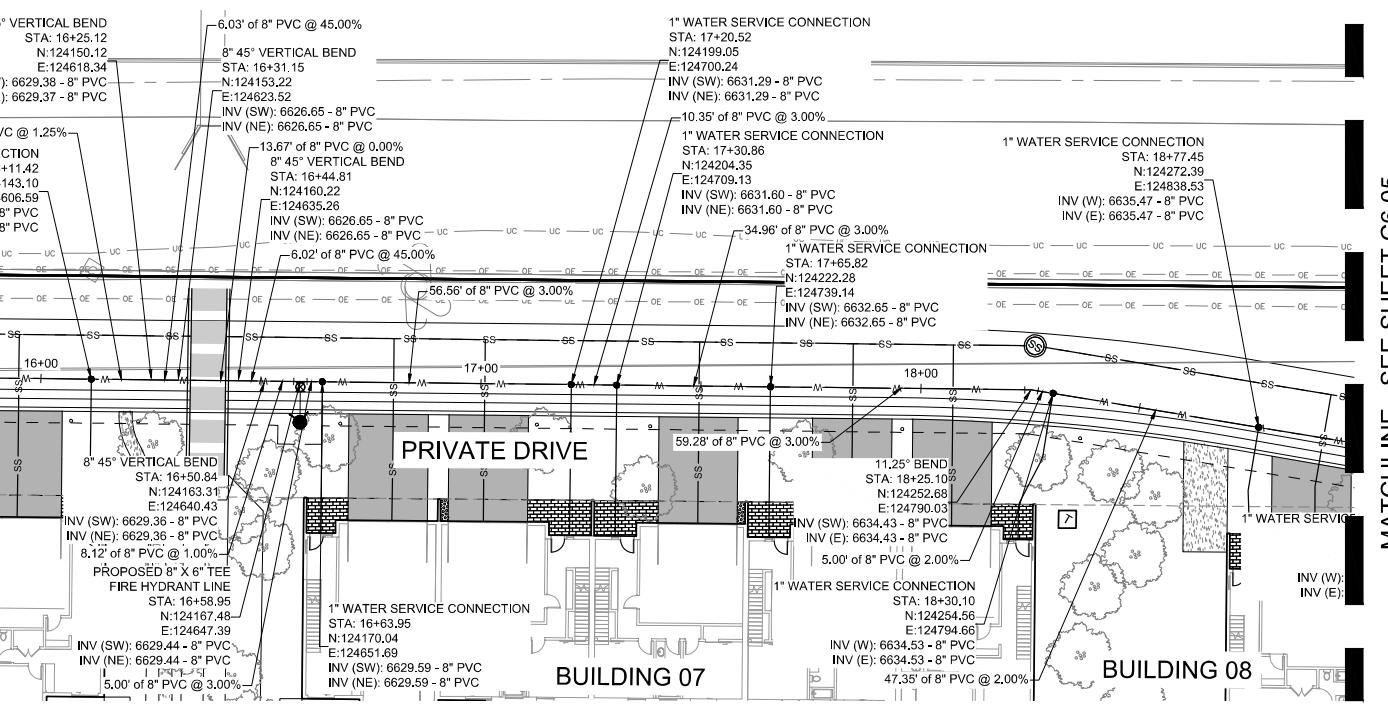


A WATER MAIN STA. 14+15 - 19+00 - PLAN VIEW
SCALE: 1" = 20'



B WATER MAIN STA. 14+15 - 19+00 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

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



GRiffin DEVELOPMENT, LLC
PROPERTY OWNERS:
CIVIL ENGINEER:
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990 S BROADWAY SUITE 220
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PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

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5. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.
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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.

17500 US-6

EAGLE COLORADO 81631

17500 US-6

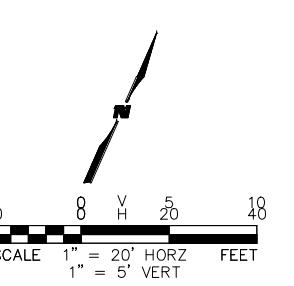
EAGLE COLORADO 81631

RED MOUNTAIN RANCH
PROJECT NAME: **RED MOUNTAIN RANCH**
BY: **WILSON & COMPANY**

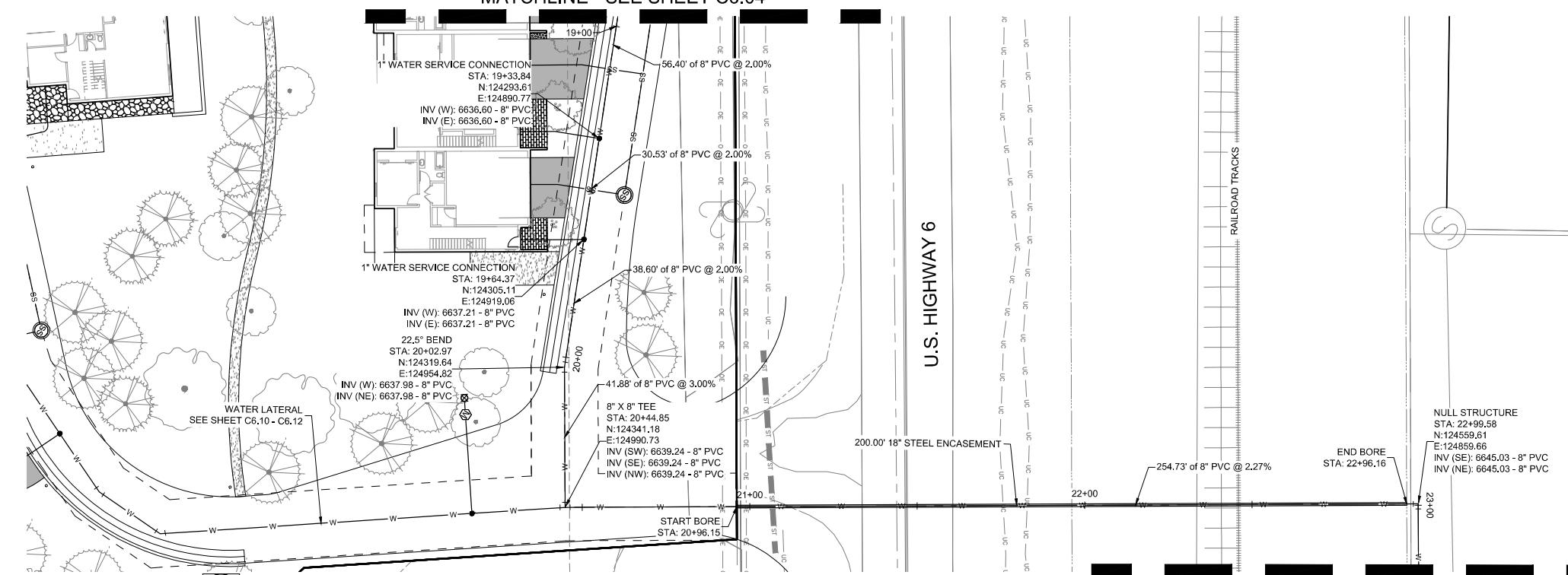
PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: JANUARY 13, 2025

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

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



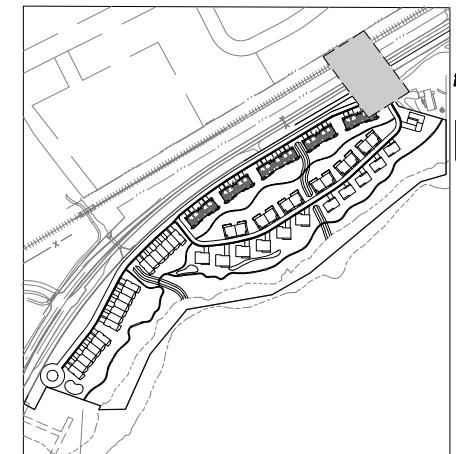
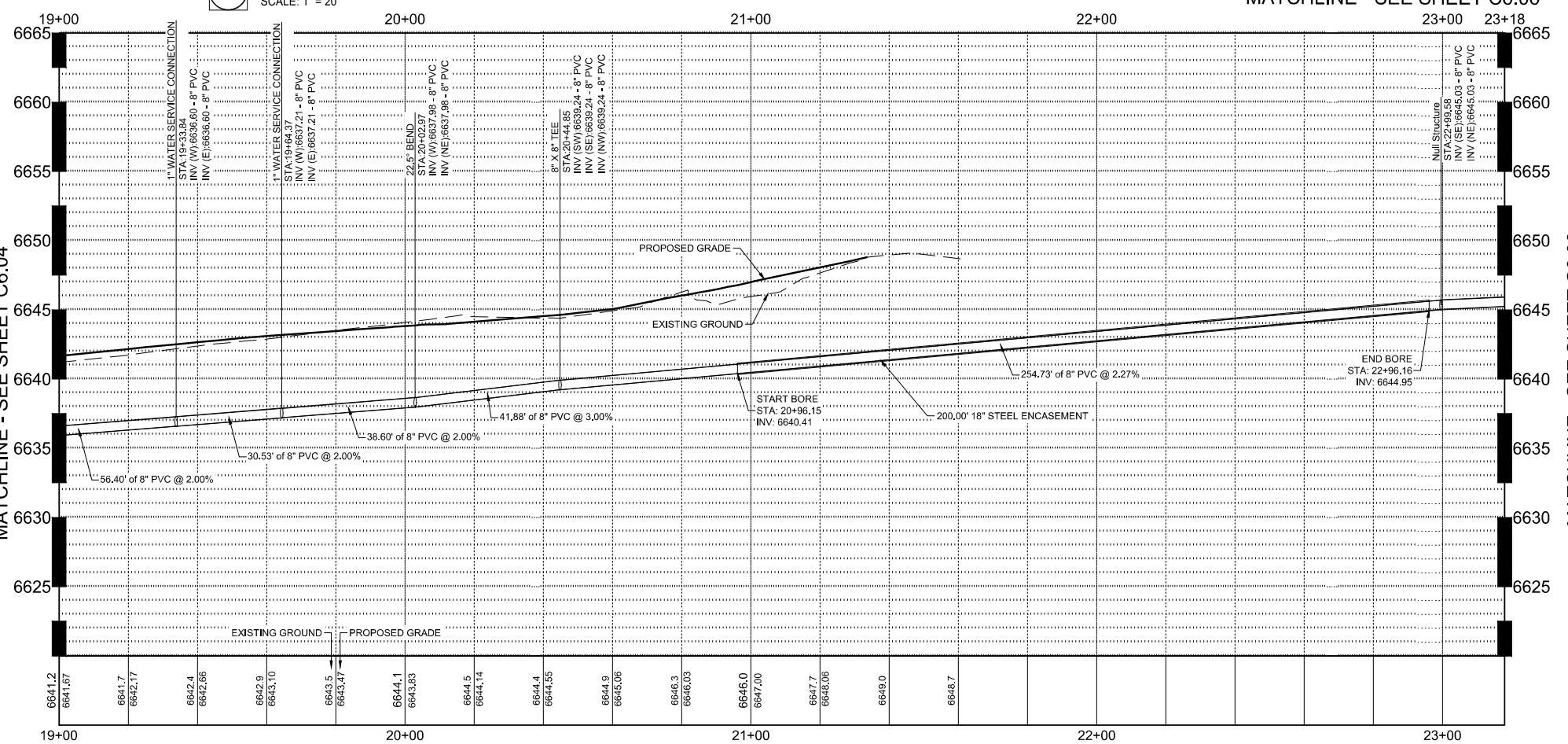
MATCHLINE - SEE SHEET C6.04



Know what's below.
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B WATER MAIN STA. 19+00 - 23+18 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

MATCHLINE - SEE SHEET C6.04



KEY MAP
SCALE: 1" = 350'

RED MOUNTAIN RANCH

GRiffin
DEVELOPMENT,
LLC

PROPERTY OWNERS:

701 W. LIONHEAD CIR,
Vail, CO 81657

WILSON
& COMPANY

990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

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SEAL:

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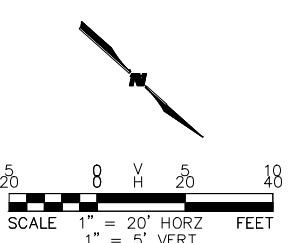
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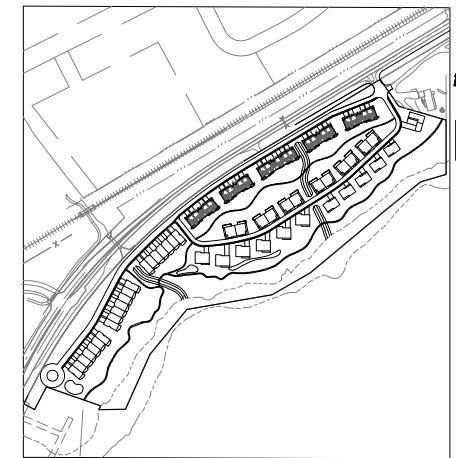
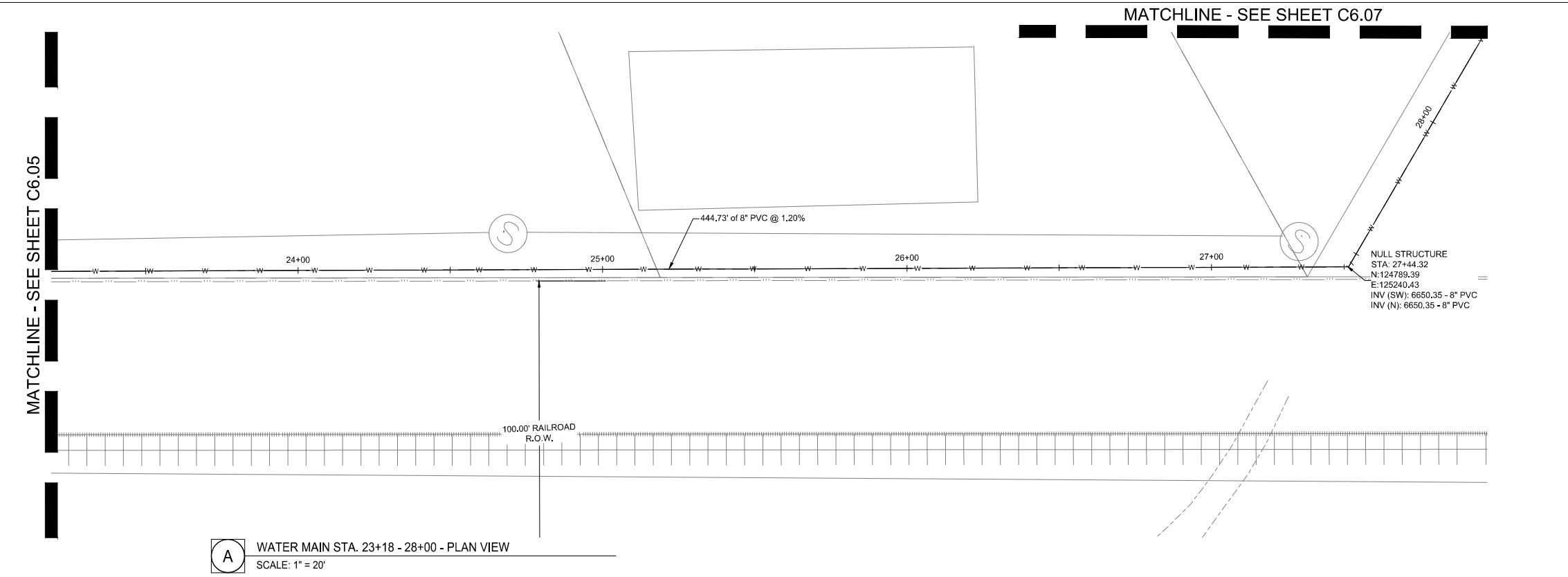
NOTE TO CONTRACTOR

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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: | 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



RED MOUNTAIN RANCH

PROJECT NAME:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: JANUARY 13, 2025

STREET ADDRESS: 17500 US-6
CITY: EAGLE COLORADO 81631

WATER MAIN PLAN AND PROFILE - STA. 23+18 - 28+00

WATER MAIN STA. 23+18 - 28+00 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

811
Know what's below.
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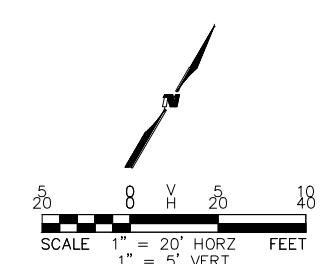
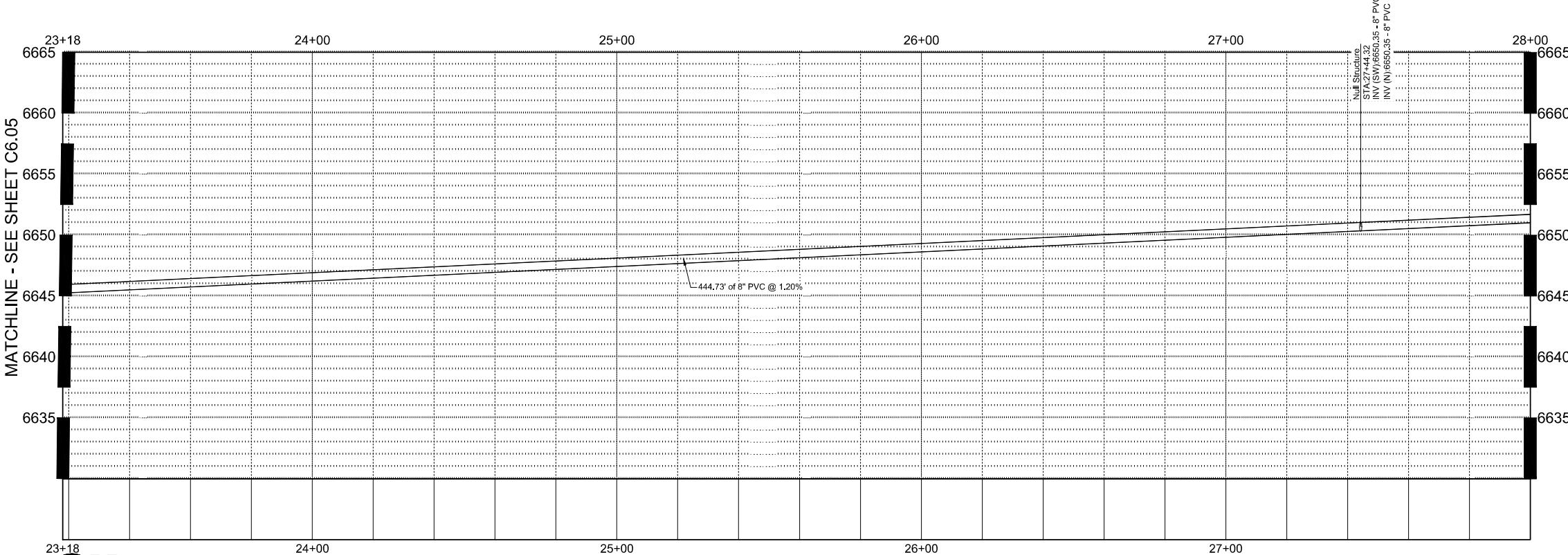
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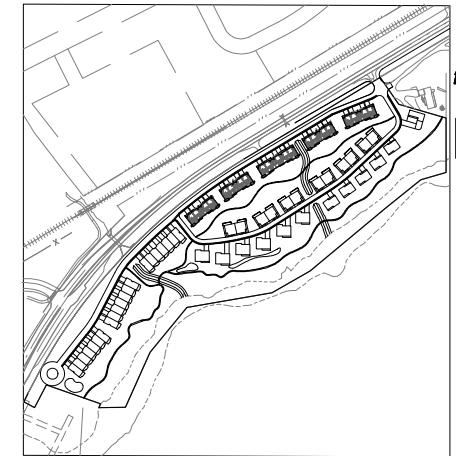
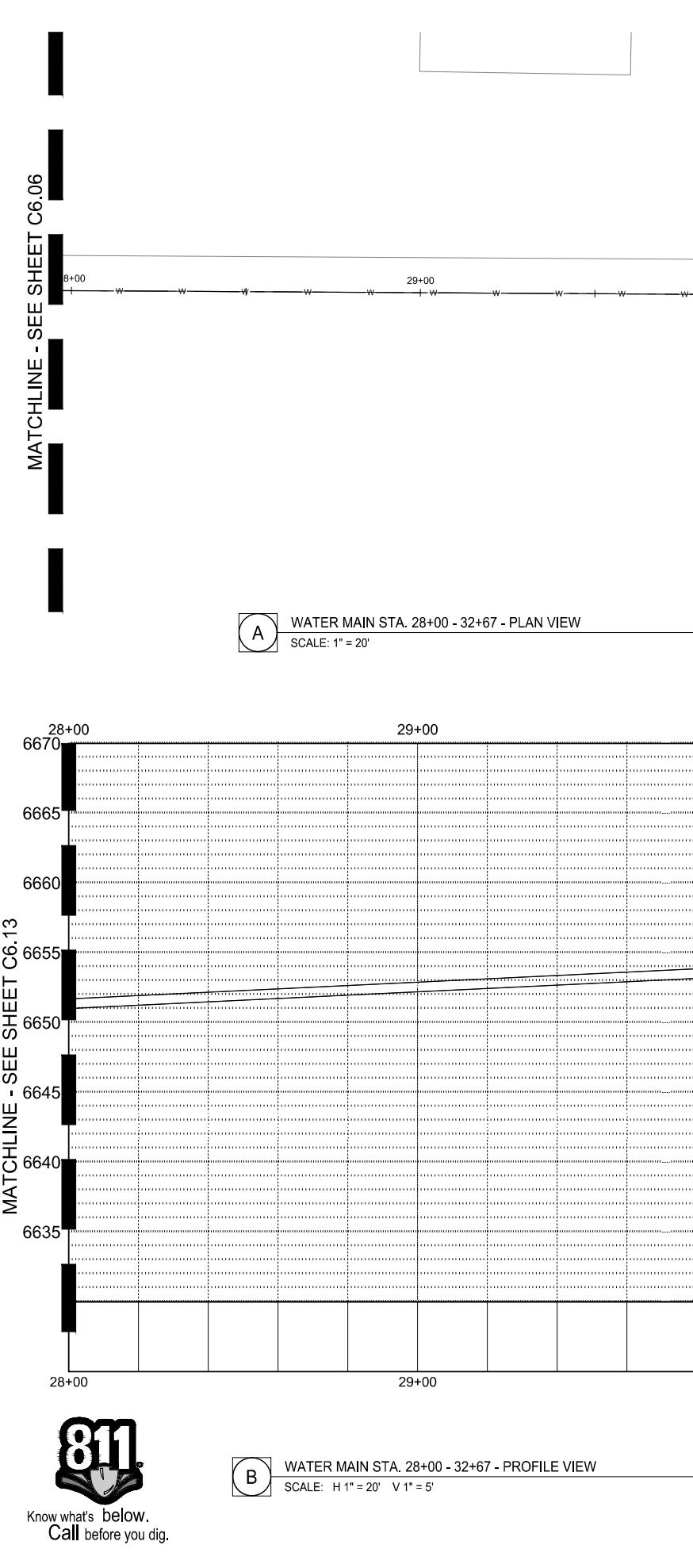
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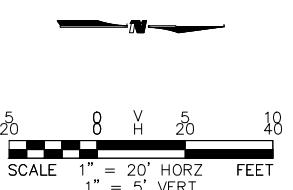
WILSON & COMPANY
CIVIL ENGINEER:
990 S BROADWAY SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

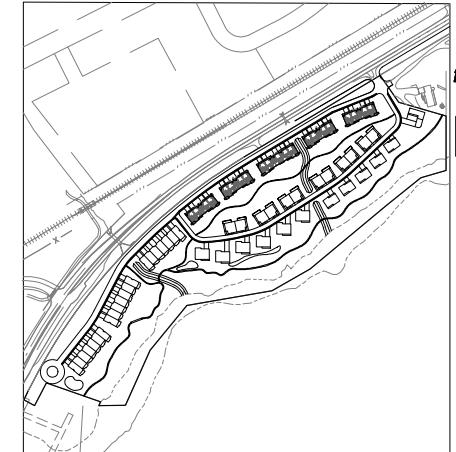
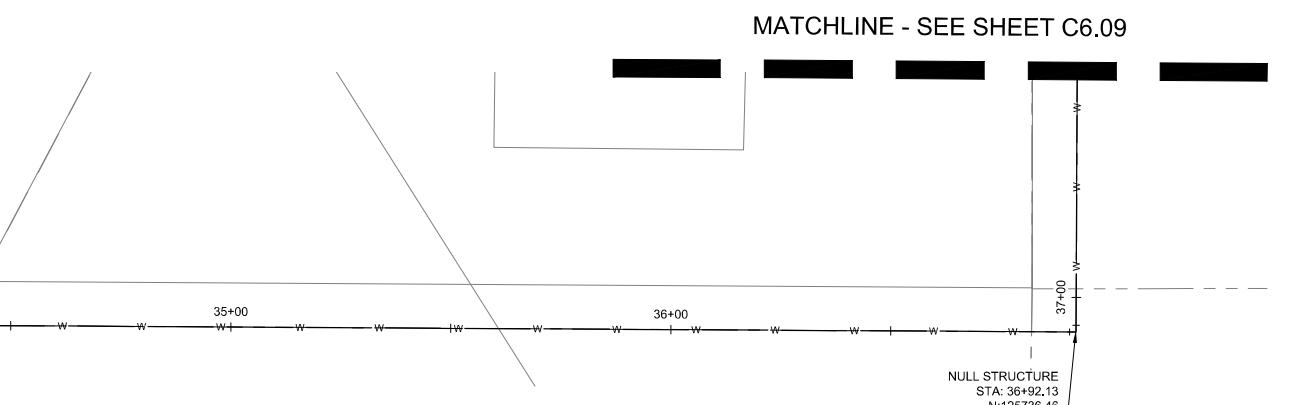
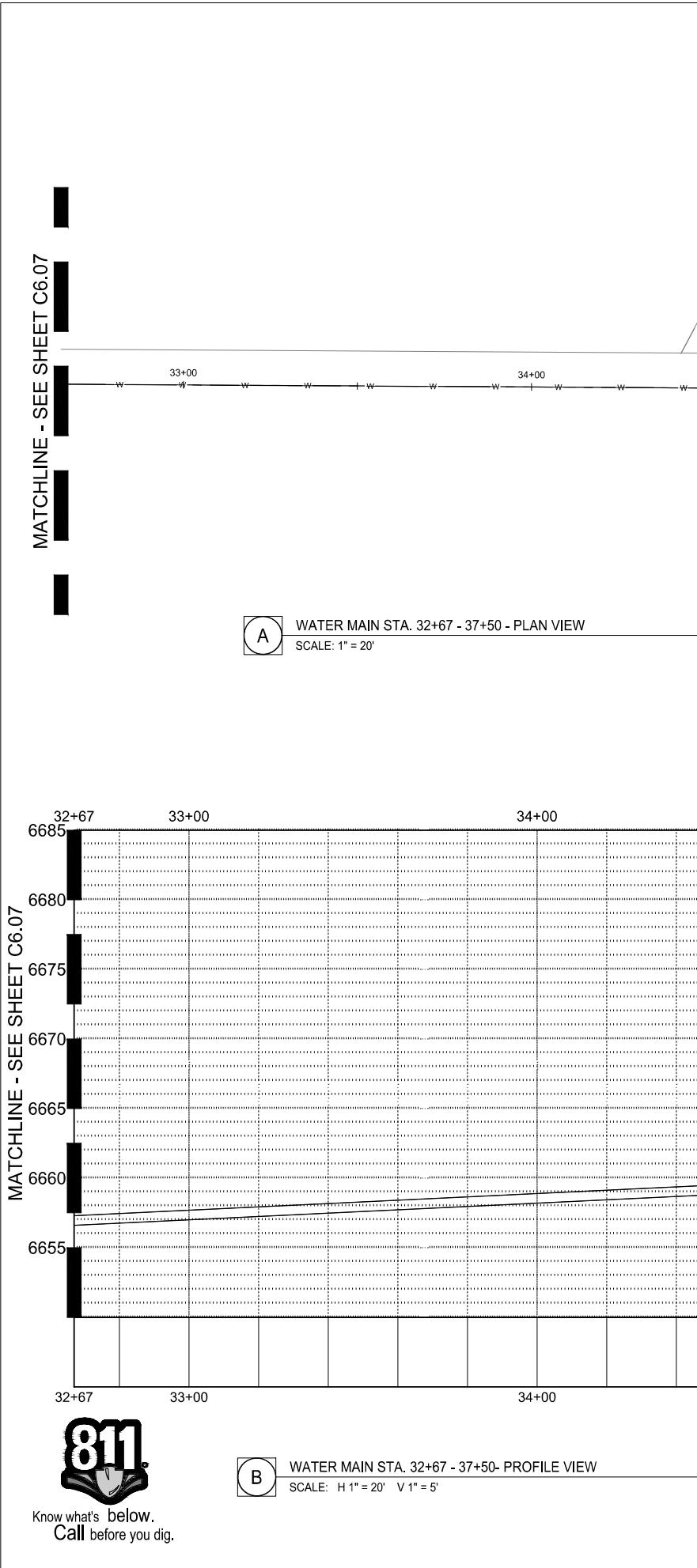


PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: JANUARY 13, 2025
SHEET TITLE: WATER MAIN PLAN AND PROFILE - STA. 23+18 - 28+00
SHEET DESC.: C6.06
SHEET NO.: 59 OF 72

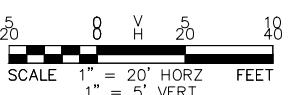


| | | |
|------------------------------------|---|--|
| CIVIL ENGINEER: | WILSON & COMPANY | |
| | 990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2993 www.wilsonco.com | |
| PROPERTY OWNERS: | GRiffin DEVELOPMENT, LLC | 701 W. LIONHEAD CIR. VAIL, CO 81657 |
| SEAL: | 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. | |
| GENERAL NOTES | <ol style="list-style-type: none"> 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. | |
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| 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. | |
| PROJECT NAME: | RED MOUNTAIN RANCH | BY |
| PROJECT NO: | 23-600-691-00 | |
| DESIGNED BY: | BDB | |
| DRAWN BY: | TLG | |
| 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 | |

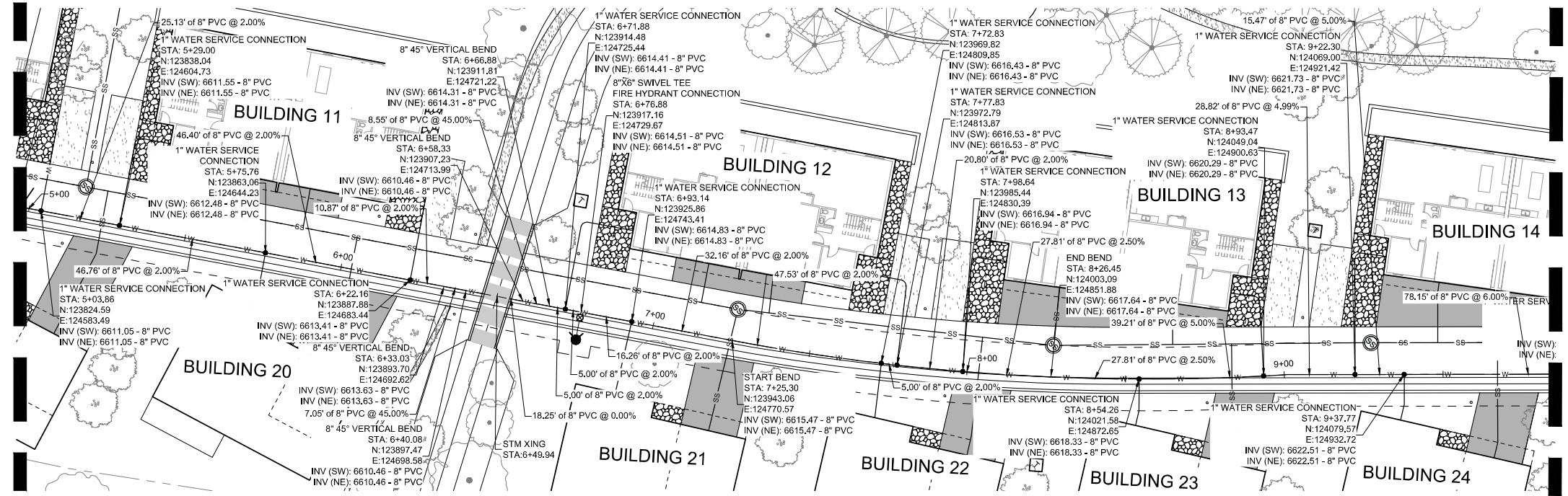




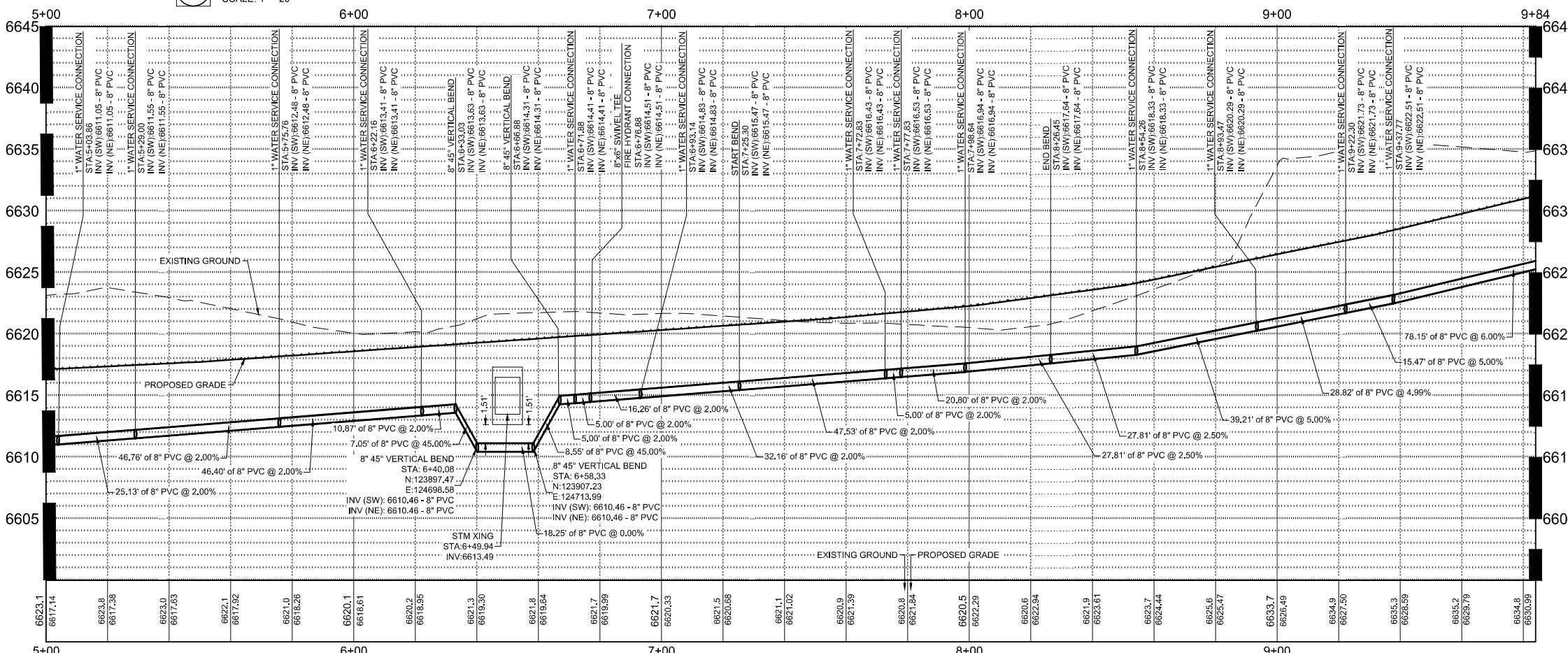
| | | |
|--|--|--|
| PROJECT OWNERS: CIVIL ENGINEER: WILSON & COMPANY 990 S BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2693 www.wilsonco.com | PROPERTY OWNERS: GRiffin DEVELOPMENT, LLC 701 W. LIONHEAD CIR. VAIL, CO 81657 | RED MOUNTAIN RANCH |
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| | | STATIONING AND PIPE LENGTH NOTE |
| | | STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS. |
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| | | CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES. |
| PROJECT NO: 23-600-691-00 | PROJECT NAME: 17500 US-6 | REV. DATE: DESCRIPTION: BY: |
| 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 | | |



MATCHLINE - SEE SHEET C6.10

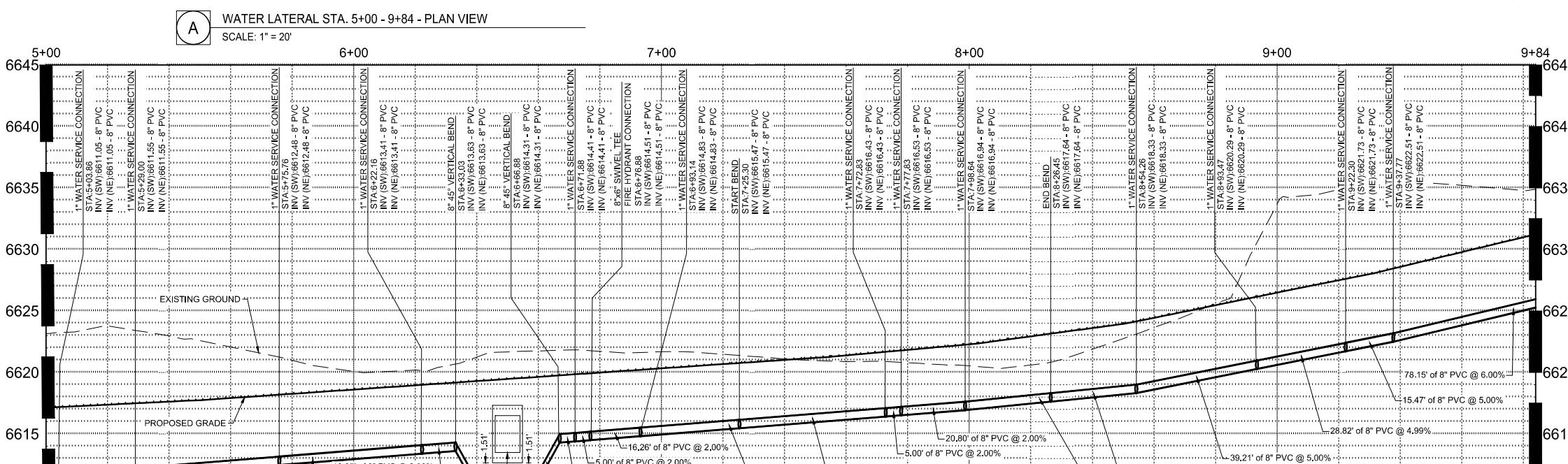


MATCHLINE - SEE SHEET C6.10

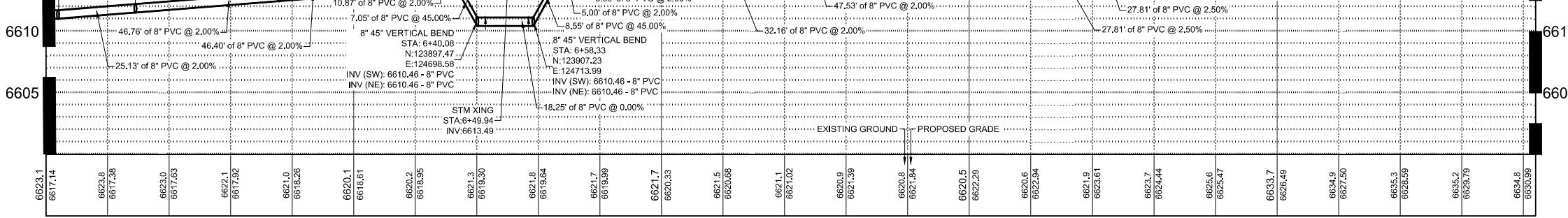


Know what's below.
Call before you dig.

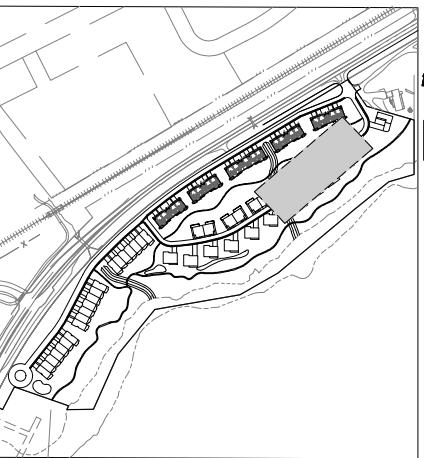
MATCHLINE - SEE SHEET C6.12



MATCHLINE - SEE SHEET C6.12



MATCHLINE - SEE SHEET C6.12



WILSON & COMPANY
990 S BROADWAY SUITE 220
DENVER, COLORADO 80229
FAX: 303-297-2976
www.wilsonco.com

GRiffin DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAL, CO 81657

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SEAL:

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

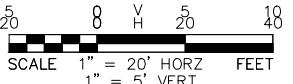
STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.

NOTE TO CONTRACTOR

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

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

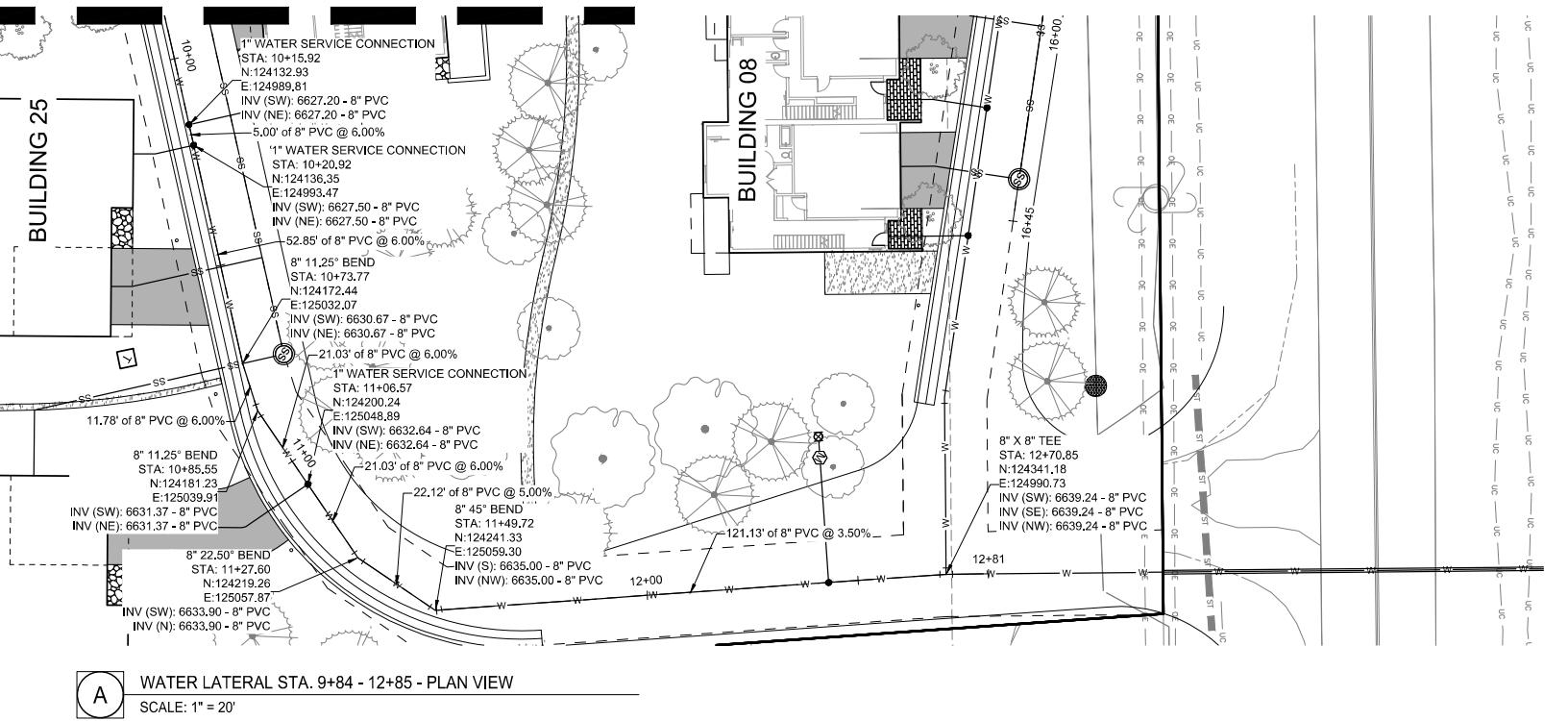
SHEET TITLE: WATER LATERAL PLAN AND PROFILE - STA.6+00 - 11+50
SHEET DESC.: C6.11
SHEET NO.: 64 OF 72



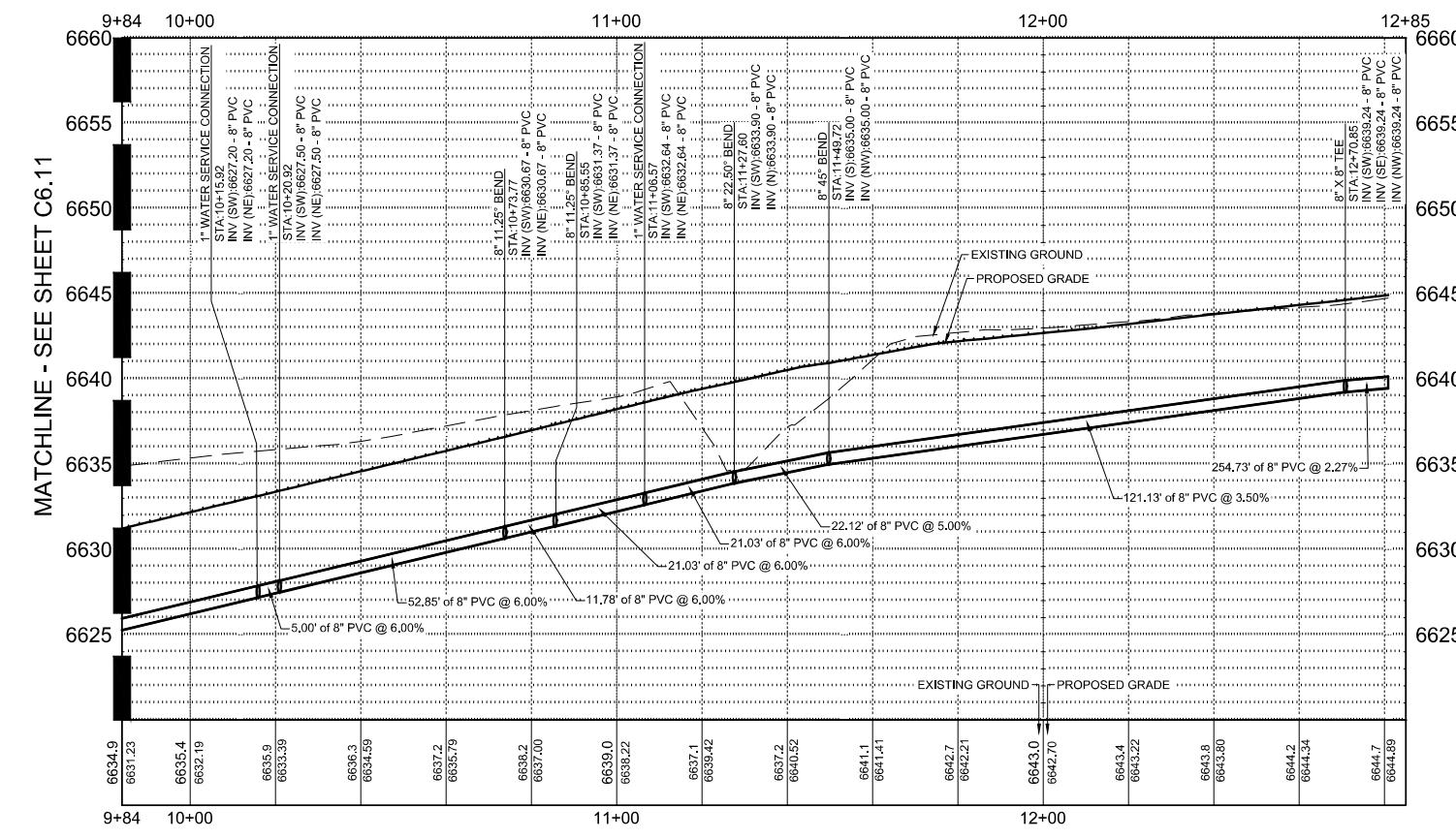


Know what's below.
Call before you dig.

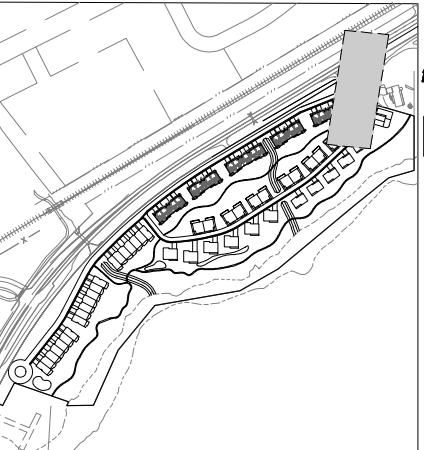
MATCHLINE - SEE SHEET C6.11



A



B



RED MOUNTAIN RANCH

**GRiffin
DEVELOPMENT,
LLC**
701 W. LIONHEAD CIR.
VAIL, CO 81657

PROPERTY OWNERS:

**WILSON
& COMPANY**
990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

EAGLE COLORADO 81631

17500 US-6

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SEAL:

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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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

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3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

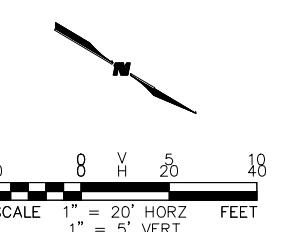
STATIONING AND PIPE LENGTH NOTE

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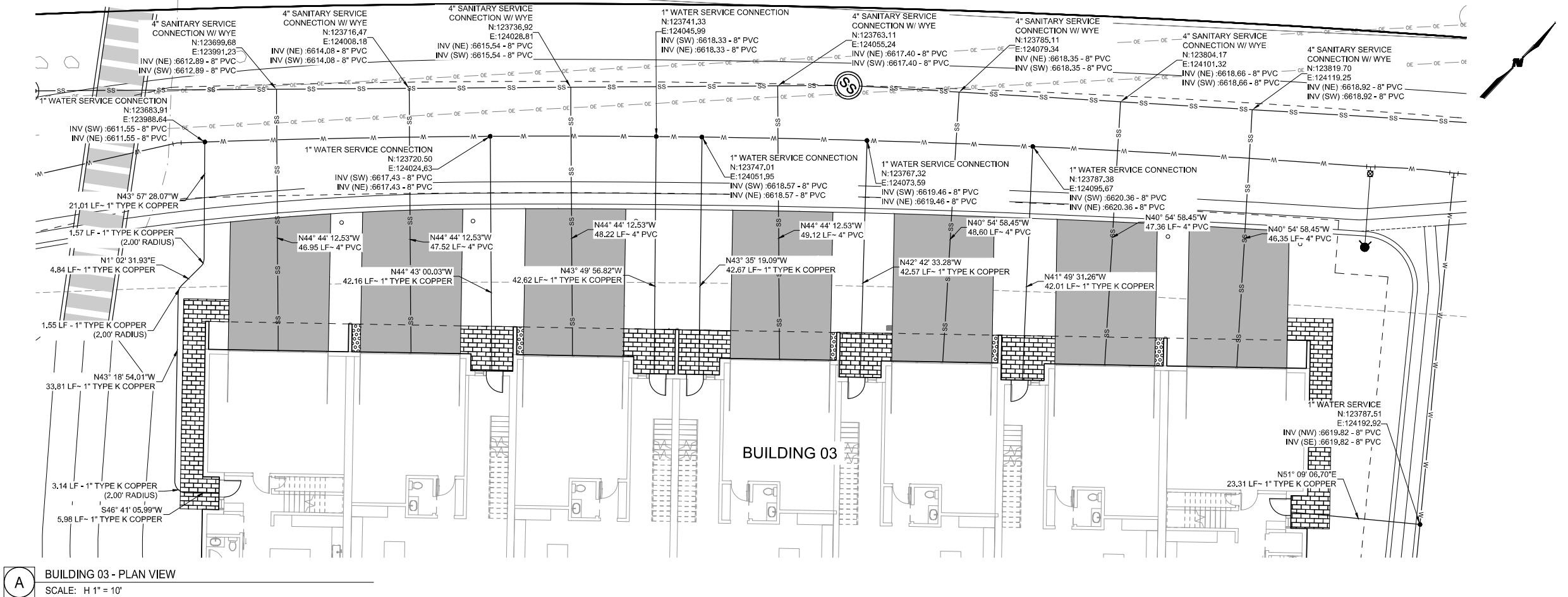
NOTE TO CONTRACTOR

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

| PROJECT NO: | 23-600-691-00 |
|--------------|---|
| DESIGNED BY: | BDB |
| DRAWN BY: | TLG |
| 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 |

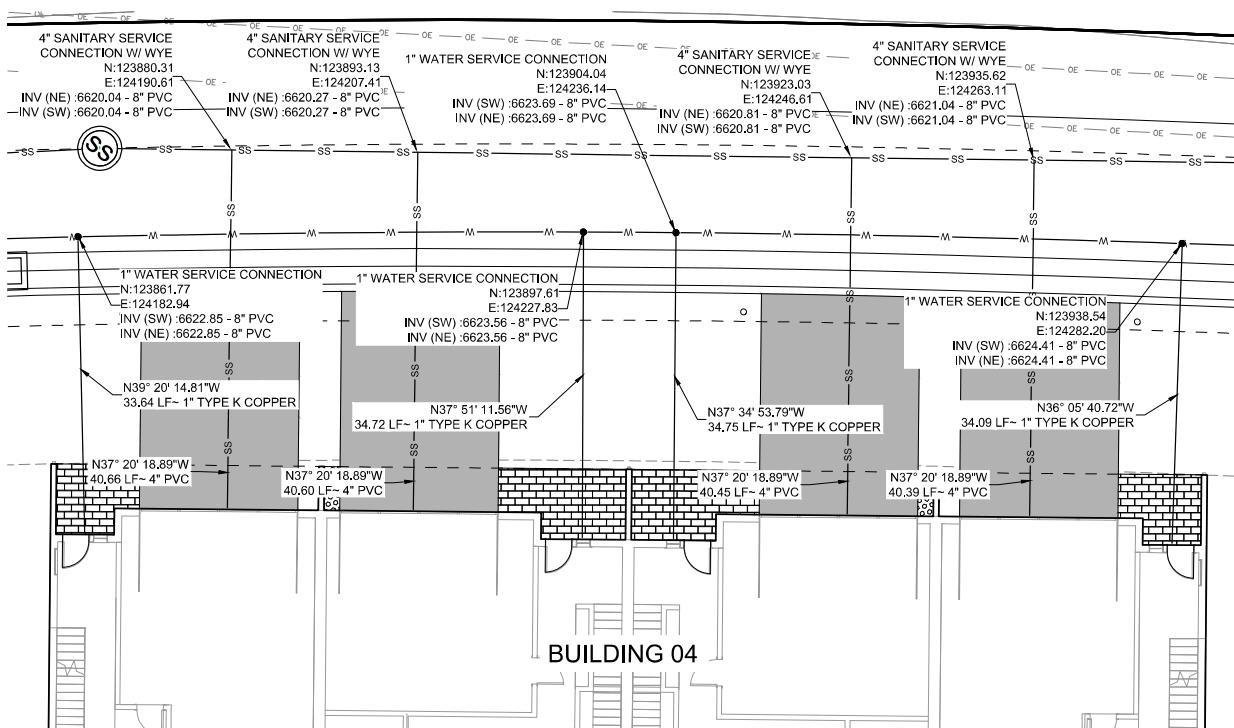


SCALE 1" = 20' HORZ
1" = 5' VERT FEET



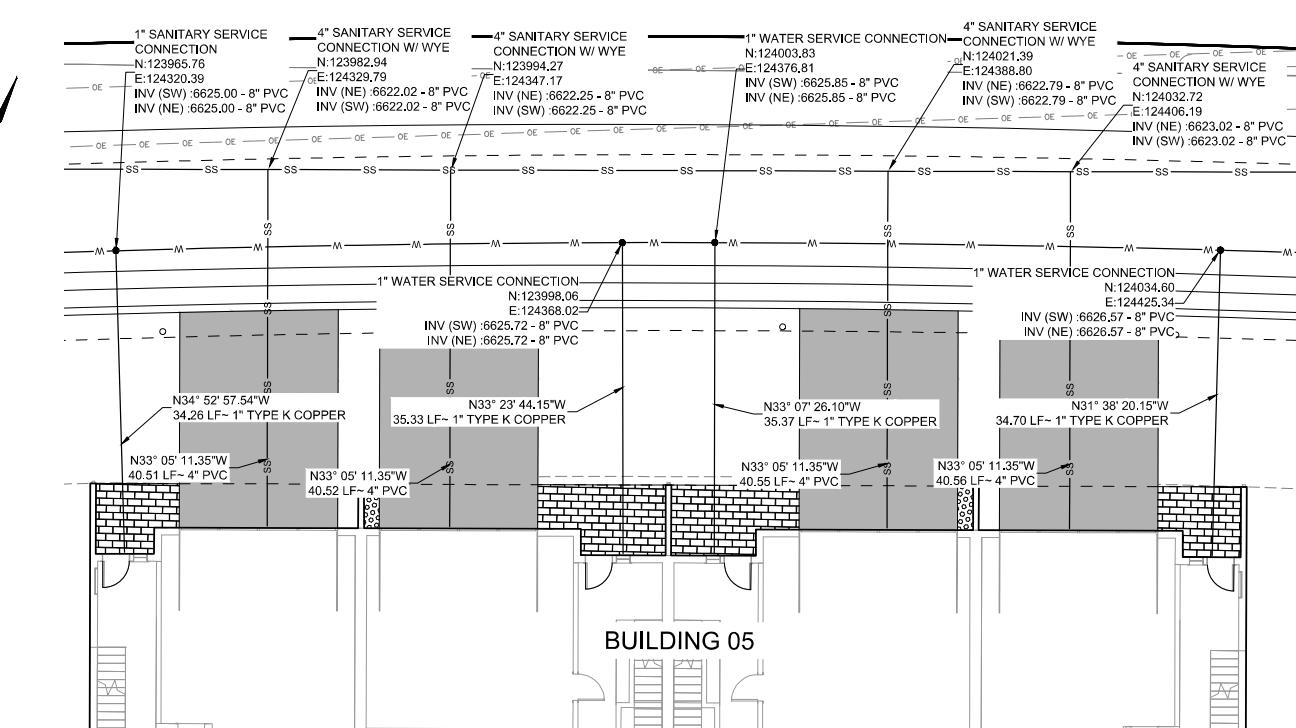
A BUILDING 03 - PLAN VIEW

SCALE: H 1" = 10'



B BUILDING 04 - PLAN VIEW

SCALE: H 1" = 20'



C BUILDING 05 - PLAN VIEW

SCALE: H 1" = 20'

PROPERTY OWNERS:

CIVIL ENGINEER:

**GRiffin
DEVELOPMENT,
LLC**
701 W. LIONHEAD CIR.
VAIL, CO 81657

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PLANS BY THE CITY AND
COUNTY OF DENVER.

SEAL:

RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

**WILSON
& COMPANY**
990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
www.wilsonco.com

PROJECT NAME:

BY:

REV.:

DATE:

DESCRIPTION:

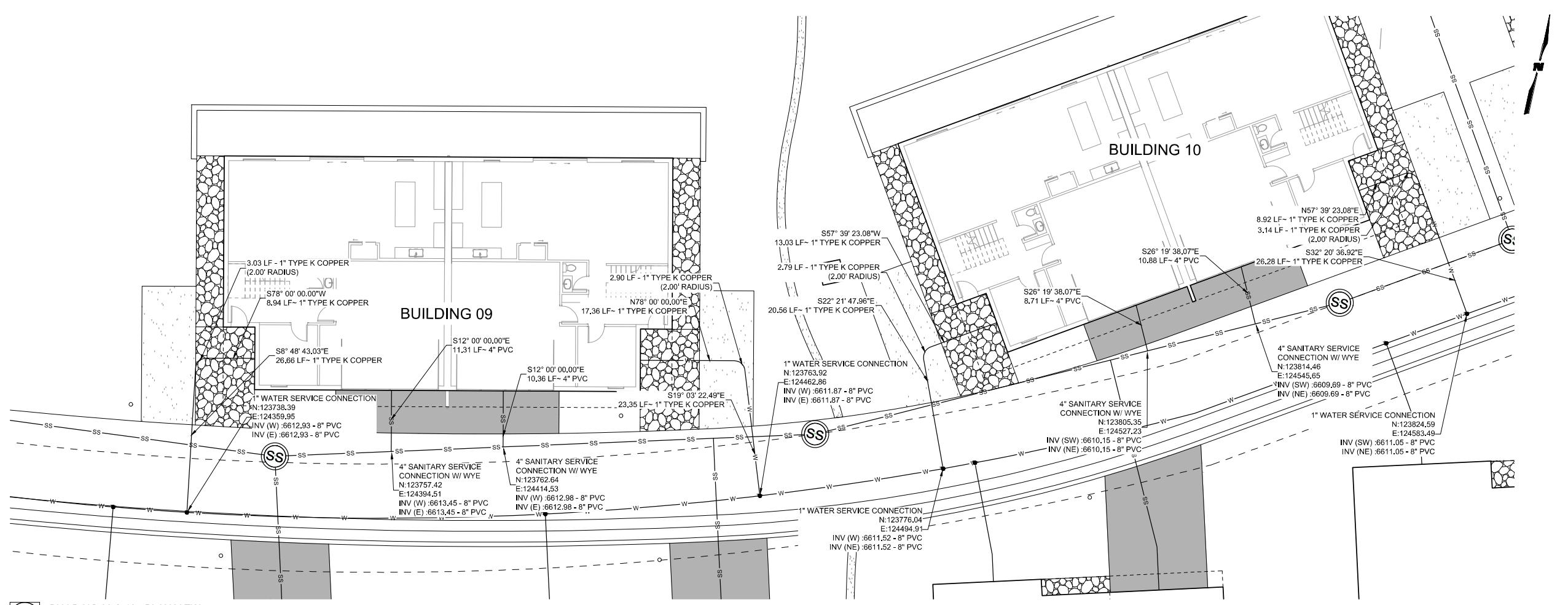
PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: JANUARY 13, 2025

SHEET TITLE: WATER SERVICE
PLAN - BUILDING
2-5

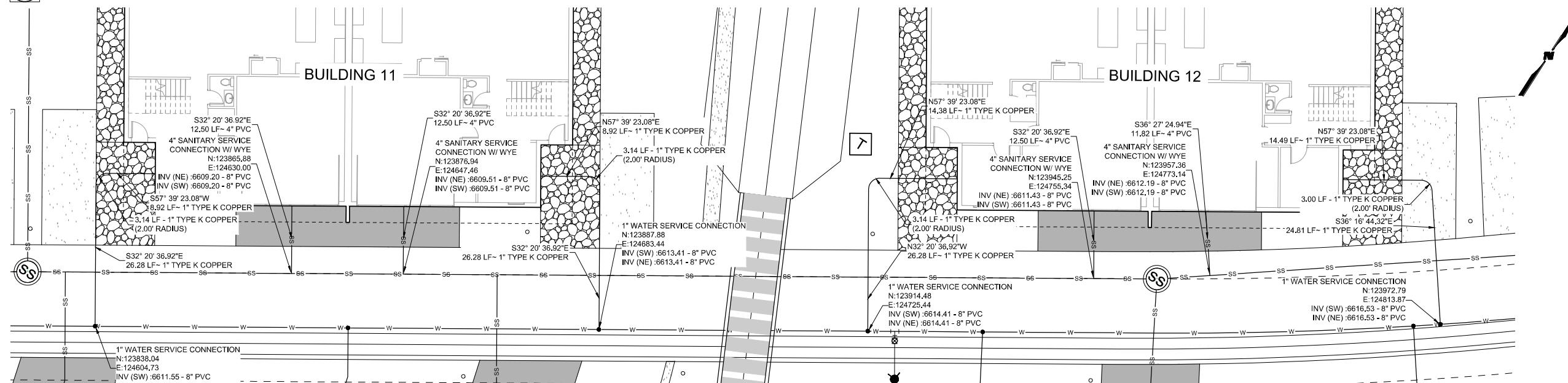
SHEET DESC.: C6.14
SHEET NO.: 67 OF 72

10 0 10 20
SCALE 1"=10' FEET





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



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



Know what's below.
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RED MOUNTAIN RANCH

| PROJECT NAME: | |
|---------------|------------------------------------|
| BY | |
| DESCRIPTION | |
| REV. | |
| PROJECT NO: | 23-600-691-00 |
| DESIGNED BY: | BDB |
| DRAWN BY: | TLG |
| CHECKED BY: | BDB |
| DATE: | JANUARY 13, 2025 |
| SHEET TITLE: | WATER SERVICE PLAN - BUILDING 9-12 |
| SHEET DESC.: | C6.16 |
| SHEET NO.: | 69 OF 72 |

WILSON & COMPANY
990 S BROADWAY SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2976
FAX: 303-297-2993
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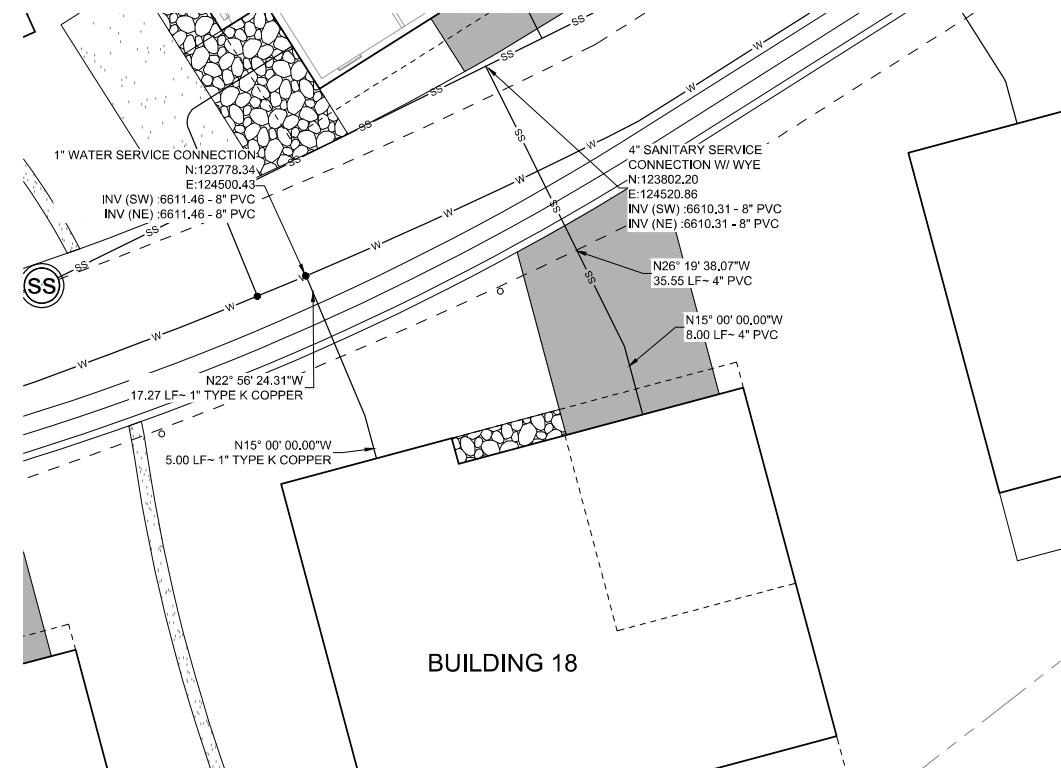
LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

CIVIL ENGINEER:

GRiffin
DEVELOPMENT,
LLC

17500 US-6
EAGLE COLORADO 81631

10 0 10 20
SCALE 1"=10'
FEET



BUILDING 18 - PLAN VIEW

SCALE: H 1" = 10'

A

PROJECT NO. 23-600-691-002

DESIGNED BY: BDB

DRAWN BY: TLC

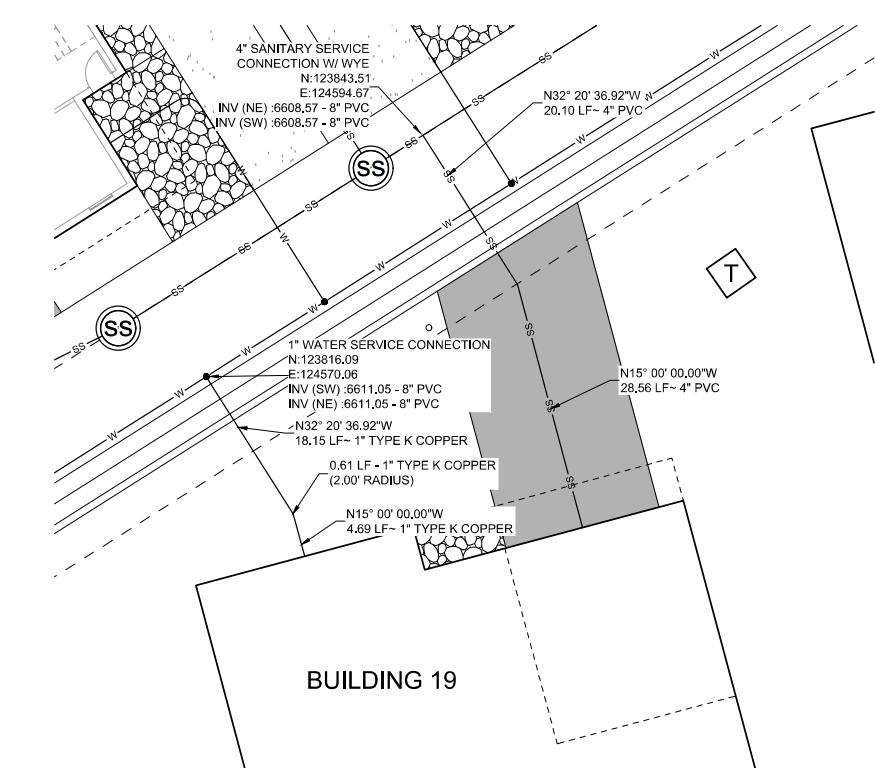
CHECKED BY: BDB

DATE: JANUARY 13, 2025

SHEET TITLE: WATER SERVICE PLAN - BUILDING 18

SHEET DESC.: C6.18

SHEET NO.: 71 OF 72



BUILDING 19 - PLAN VIEW

SCALE: H 1" = 10'

B

PROJECT NO. 23-600-691-002

DESIGNED BY: BDB

DRAWN BY: TLC

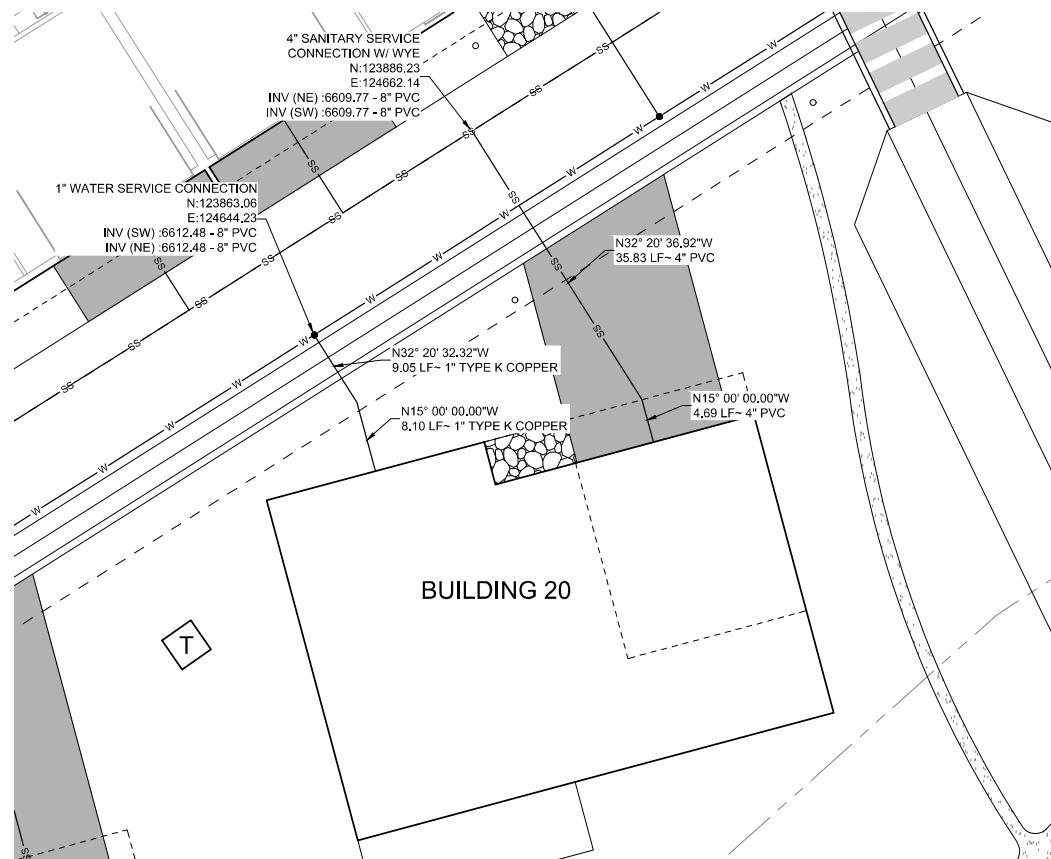
CHECKED BY: BDB

DATE: JANUARY 13, 2025

SHEET TITLE: WATER SERVICE PLAN - BUILDING 19

SHEET DESC.: C6.18

SHEET NO.: 71 OF 72



BUILDING 20 - PLAN VIEW

SCALE: H 1" = 10'

C

PROJECT NO. 23-600-691-002

DESIGNED BY: BDB

DRAWN BY: TLC

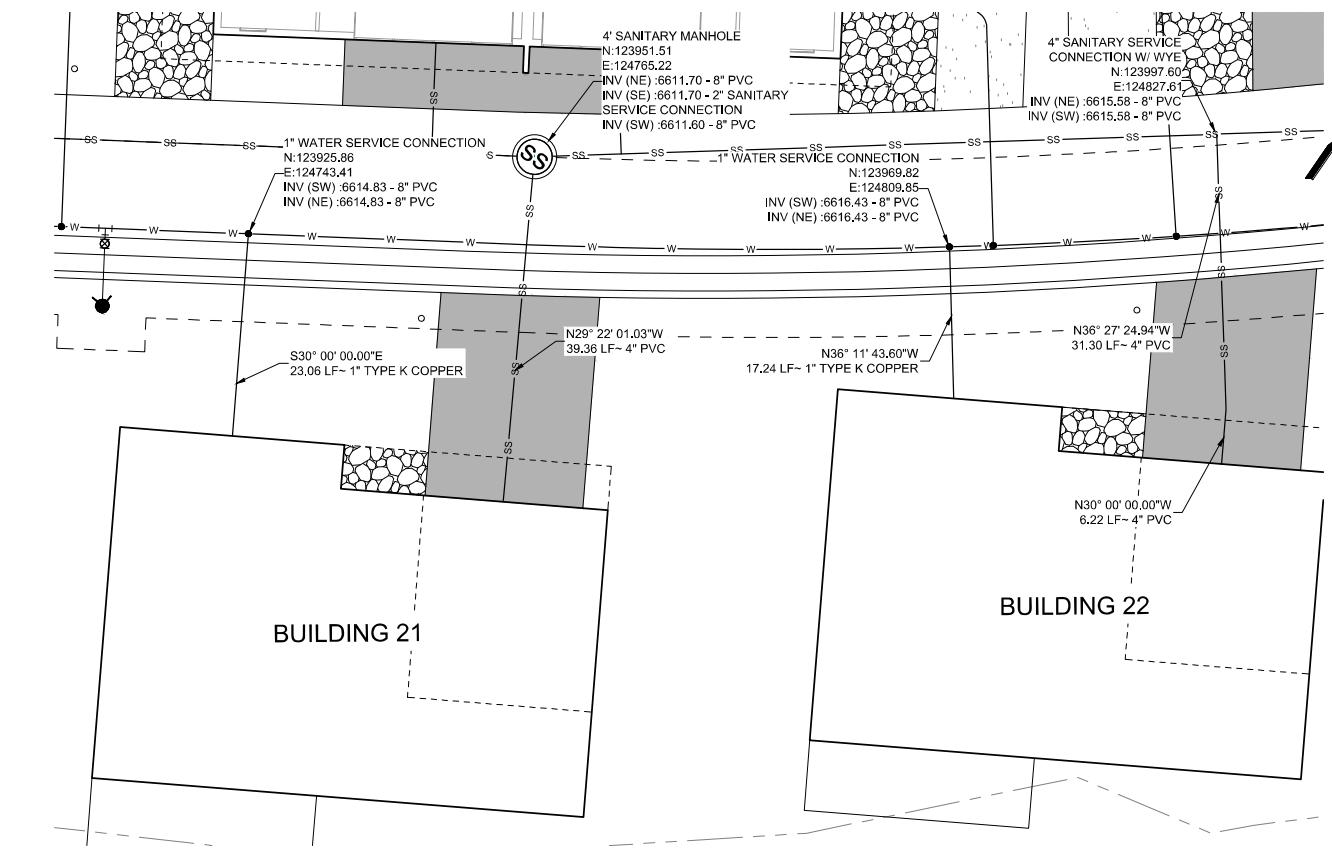
CHECKED BY: BDB

DATE: JANUARY 13, 2025

SHEET TITLE: WATER SERVICE PLAN - BUILDING 20

SHEET DESC.: C6.18

SHEET NO.: 71 OF 72



BUILDING 21 & 22 - PLAN VIEW

SCALE: H 1" = 10'

D

PROJECT NO. 23-600-691-002

DESIGNED BY: BDB

DRAWN BY: TLC

CHECKED BY: BDB

DATE: JANUARY 13, 2025

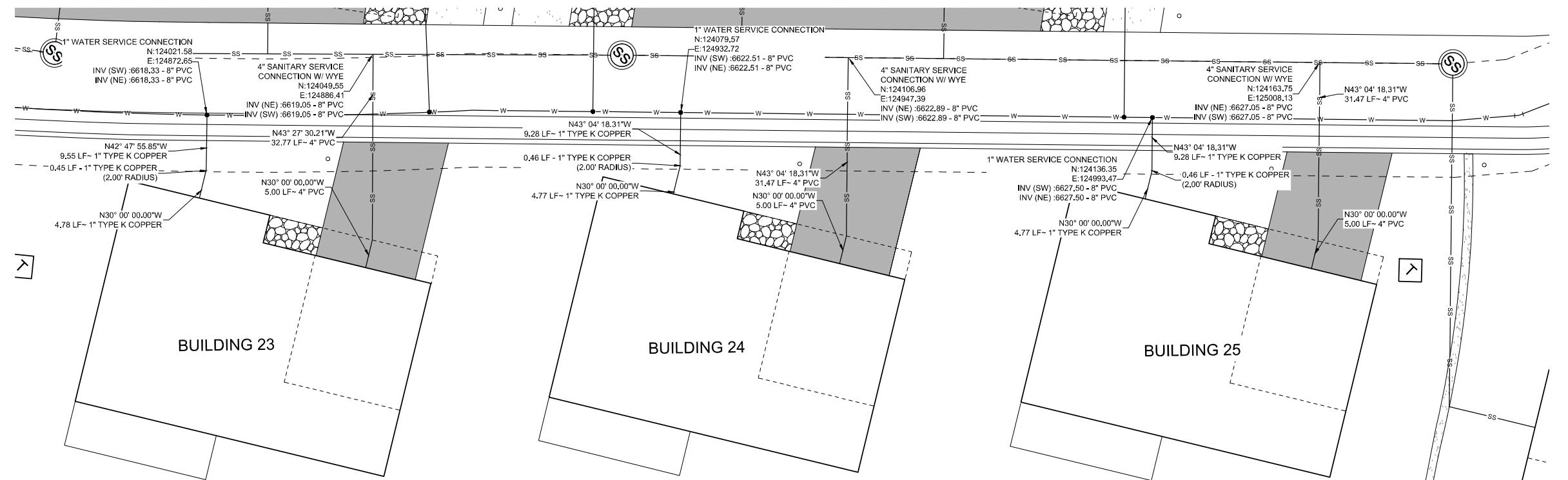
SHEET TITLE: WATER SERVICE PLAN - BUILDING 21 & 22

SHEET DESC.: C6.18

SHEET NO.: 71 OF 72

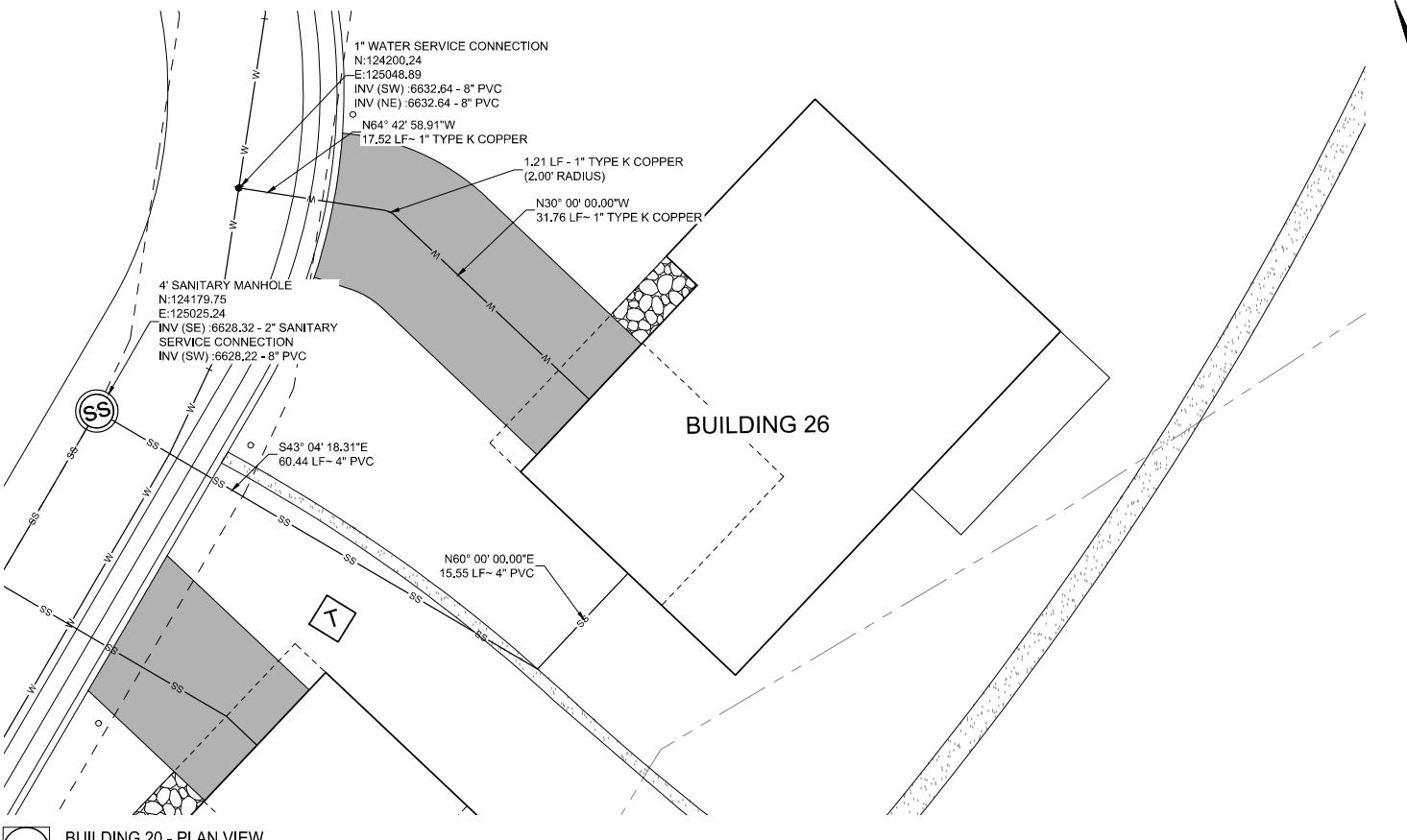
| | | | |
|---|---|---|--|
| PROPERTY OWNERS: CIVIL ENGINEER: GRiffin DEVELOPMENT, LLC 701 W. LIONHEAD CIR. VAL, CO 81657 | WILSON & COMPANY | | |
| | 990 S. BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2993 www.wilsonco.com | 990 S. BROADWAY SUITE 220 DENVER, COLORADO 80229 PHONE: 303-297-2976 FAX: 303-297-2993 www.wilsonco.com | |
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SCALE 1"=10' FEET



A BUILDING 18 - PLAN VIEW

SCALE: H 1" = 10'



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

643

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PLANS BY THE CITY AND
COUNTY OF DENVER.

RED MOUNTAIN RANCH PROJECT NAME.

| PROJECT NO.: | | 23-600-691-00 | | | |
|--|--|------------------|--|--|--|
| DESIGNED BY: | | bdb | | | |
| RAWN BY: | | TLC | | | |
| CHECKED BY: | | bdb | | | |
| ATE: | | JANUARY 13, 2025 | | | |
| SHEET TITLE: | | | | | |
| WATER SERVICE PLAN - BUILDING 23-26 | | | | | |
| SHEET DESC.: | | C6.19 | | | |
| SHEET NO.: | | 72 OF 72 | | | |