RED MOUNTAIN RANCH
PRELIMINARY SUBDIVISION PLAN

LOCATED TO THE SOUTHEAST OF US-6 AND NOGAL ROAD

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

LEGAL DESCRIPTION:

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

CONTAINING 17.510 ACRES, MORE OR LESS.

BASIS OF BEARING:

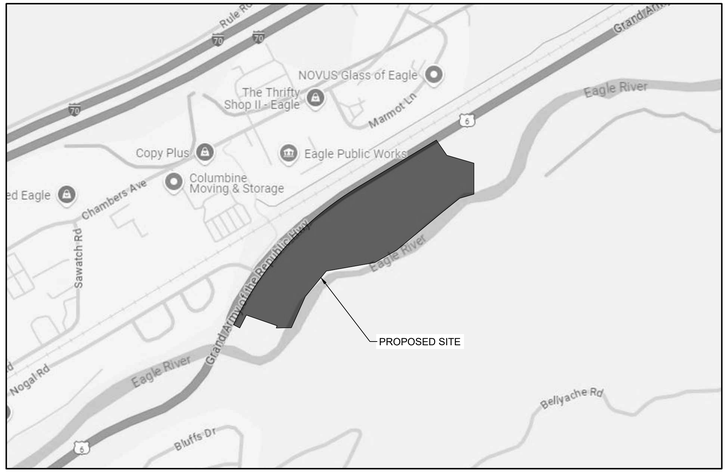
THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE SOUTHERLY RIGHT-OF-WAY FOR U.S. HIGHWAY 6, ALSO BEING THE NORTHERLY LINE OF PARCEL 3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEPTION NO. 202020731 BETWEEN A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS 26598" AND A FOUND NO.4 REBAR WITH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

BENCHMARK:

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

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

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



VICINITY MAP
SCALE 1" = 500'

INDEX OF SHEETS

SHEET DESC.	SHEET TITLE	SHEET NO.
C0.01	COVER PAGE	01
C0.02	GENERAL NOTES & LEGEND	02
C1.01	EXISTING CONDITIONS - WEST	03
C1.02	EXISTING CONDITIONS - EAST	04
C1.03	OVERALL SITE PLAN - WEST	05
C1.04	OVERALL SITE PLAN - EAST	06
C1.05	HORIZONTAL CONTROL PLAN - WEST	07
C1.06	HORIZONTAL CONTROL PLAN - EAST	08
C1.07	HORIZONTAL CONTROL PLAN TABLES	09
C1.08	OVERALL UTILITY PLAN - WEST	10
C1.09	OVERALL UTILITY PLAN - EAST	11
C1.10	OVERALL UTILITY PLAN - NORTHEAST	12
C1.11	OVERALL GRADING PLAN - WEST	13
C1.12	OVERALL GRADING PLAN - EAST	14
C1.13	DETAILED GRADING - BUILDING 1	15
C1.14	DETAILED GRADING - BUILDING 2	16
C1.15	DETAILED GRADING - BUILDING 3	17
C1.16	DETAILED GRADING - BUILDING 4, 5, & 9	18
C1.17	DETAILED GRADING - BUILDING 6-8	19
C1.18	DETAILED GRADING - BUILDING 15-19	20
C1.19	DETAILED GRADING - BUILDING 10, 11, 20, & 21	21
C1.20	DETAILED GRADING - BUILDING 12, 13, & 22-24	22
C1.21	DETAILED GRADING - BUILDING 14, 25, & 26	23
C2.01	EROSION CONTROL INITIAL - WEST	24
C2.02	EROSION CONTROL INITIAL - EAST	25
C2.03	EROSION CONTROL INTERIM - WEST	26
C2.04	EROSION CONTROL INTERIM - EAST	27
C2.05	EROSION CONTROL INTERIM - NORTHEAST	28
C2.06	EROSION CONTROL FINAL - WEST	29
C2.07	EROSION CONTROL FINAL - EAST	30
C3.01	PRIMARY DRIVE PLAN & PROFILE - STA. 0+00 - 5+00	31
C3.02	PRIMARY DRIVE PLAN & PROFILE - STA. 5+00 - 9+51	32
C3.03	PRIMARY DRIVE PLAN & PROFILE - STA. 8+80 - 13+86	33
C3.04	PRIMARY DRIVE PLAN & PROFILE - STA. 13+86 - 18+77	34
C3.05	SECONDARY DRIVE PLAN & PROFILE - STA. 0+00 - 4+00	35
C3.06	SECONDARY DRIVE PLAN & PROFILE - STA. 4+00 - 8+90	36
C3.07	SECONDARY DRIVE PLAN & PROFILE - STA. 8+90 - 13+50	37
C3.08	TYPICAL STREET SECTIONS	38
C4.01	SANITARY MAIN 1 - PLAN & PROFILE - STA. 0+00 - 4+50	39
C4.02	SANITARY MAIN 1 - PLAN & PROFILE - STA. 4+50 - 9+15	40
C4.03	SANITARY MAIN 1 - PLAN & PROFILE - STA. 9+15-14+00	41
C4.04	SANITARY MAIN 1 - PLAN & PROFILE - STA. 14+00 - 18+82	42
C4.05	SANITARY MAIN 2 - PLAN & PROFILE - STA. 0+00 - 4+50	43
C4.06	SANITARY MAIN 2 - PLAN & PROFILE - STA. 4+50 - 9+61	44
C4.07	SANITARY FORCE MAIN 2 - PLAN & PROFILE	45
C4.08	SANITARY FORCE MAIN 1 - PLAN & PROFILE - STA. 0+00 - 3+25	46
C4.09	SANITARY FORCE MAIN 1 - PLAN & PROFILE - STA. 3+25 - 6+82	47
C4.10	SANITARY LIFT STATION DETAILS	48
C5.01	STORM SWALE EAST	49
C5.02	STORM SWALE WEST	50
C5.03	WQ POND A DETAILED GRADING	51
C5.04	WQ POND B DETAILED GRADING	52
C5.05	WQ POND C DETAILED GRADING	53
C5.07	DRAINAGE MAP - WEST	54
C5.08	DRAINAGE MAP - EAST	55
C6.01	WATER MAIN 1 - PLAN & PROFILE - STA. 0+00 - 4+83	56
C6.02	WATER MAIN 1 - PLAN & PROFILE - STA. 4+83 - 9+50	57
C6.03	WATER MAIN 1 - PLAN & PROFILE - STA. 9+50 - 14+15	58
C6.04	WATER MAIN 1 - PLAN & PROFILE - STA. 14+15 - 19+00	59
C6.05	WATER MAIN 1 - PLAN & PROFILE - STA. 19+00 - 21+00	60
C6.06	WATER MAIN 1 - PLAN & PROFILE - STA. 21+00 - 25+25	61
C6.07	WATER MAIN 1 - PLAN & PROFILE - STA. 25+25 - 30+25	62
C6.08	WATER MAIN 1 - PLAN & PROFILE - STA. 30+25 - 35+25	63
C6.09	WATER MAIN 1 - PLAN & PROFILE - STA. 35+25 - 39+60	64
C6.10	WATER MAIN 2 - PLAN & PROFILE - STA. 0+00 - 5+00	65
C6.11	WATER MAIN 2 - PLAN & PROFILE - STA. 5+00 - 9+84	66
C6.12	WATER MAIN 2 - PLAN & PROFILE - STA. 9+84 - 12+85	67
C6.13	WATER LATERAL 1 - PLAN & PROFILE - STA. 0+00 - 1+71	68
C6.14	WATER SERVICE PLAN - BUILDING 1-2	69
C6.15	WATER SERVICE PLAN - BUILDING 2-5	70
C6.16	WATER SERVICE PLAN - BUILDING 6-8	71
C6.17	WATER SERVICE PLAN - BUILDING 9-12	72
C6.18	WATER SERVICE PLAN - BUILDING 13-17	73
C6.19	WATER SERVICE PLAN - BUILDING 18-22	74
C6.20	WATER SERVICE PLAN - BUILDING 23-26	75

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

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

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

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

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

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025
SHEET TITLE:	COVER PAGE
SHEET DESC. :	C0.01
SHEET NO. :	01 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - Cover Page.dwg

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

14. CONSTRUCTION STAKING SHALL BE PROVIDED BY THE OWNER.

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

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

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

ROADWAY NOTES:

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

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

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

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

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

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

7. ALL DETECTABLE WARNING PADS SHALL BE CAST IRON.

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

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

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

UTILITY NOTES:

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

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

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

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

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

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

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

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

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

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

GRADING AND EROSION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ABBREVIATIONS

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

LEGEND

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

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

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

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

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

REV.	DATE	DESCRIPTION	BY

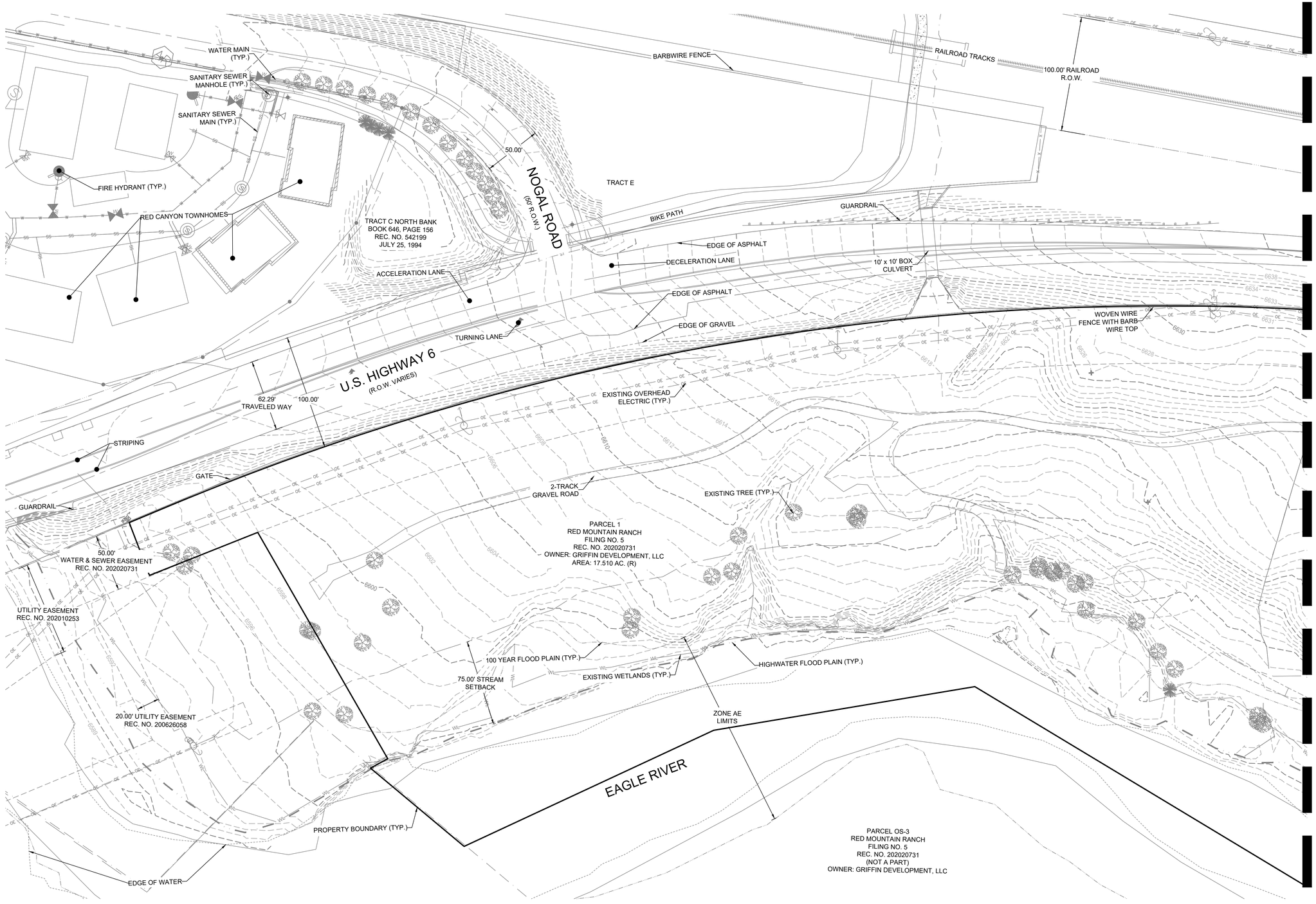
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
GENERAL NOTES & LEGEND

SHEET DESC. : C0.02

SHEET NO. : 02 OF 75

9/22/2025 M:\MSD\23-600-691-0002_Disciplines_SHEETS\PSP\Red Mountain Ranch - Notes Page.dwg



Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

9/22/2025 M:\IMSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Existing Conditions.dwg

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

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

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

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

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EXISTING CONDITIONS - WEST

SHEET DESC. :	C1.01
SHEET NO. :	03 OF 75

BENCHMARK

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

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

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

BASIS OF BEARINGS

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

FEMA

THIS PARCEL LIES PARTIALLY WITHIN ZONE X, ZONE AE, ZONE AE-FLOODWAY, AS SHOWN ON FEMA FIRM MAP NO. 08037CO387D, REVISED 12.04.2007 AND FIRM MAP NO. 08037C0391D, REVISED 12.04.2007

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

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

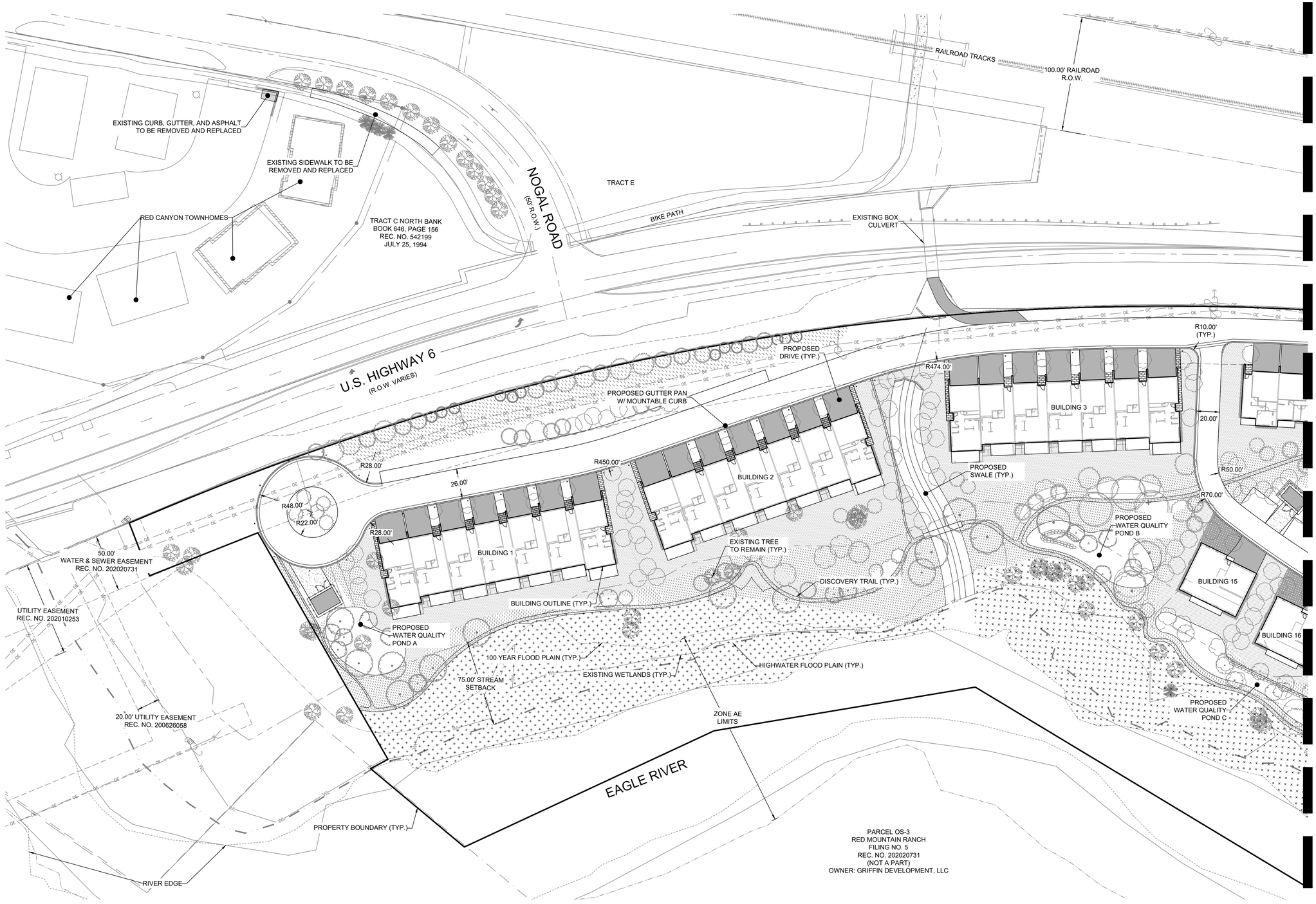
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EXISTING CONDITIONS - EAST

SHEET DESC. :	C1.02
SHEET NO. :	04 OF 75

9/22/2025 M:\MSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Existing Conditions.dwg



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

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
OVERALL SITE PLAN - WEST

SHEET DESC. :	C1.03
SHEET NO. :	05 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Site Plan.dwg

Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

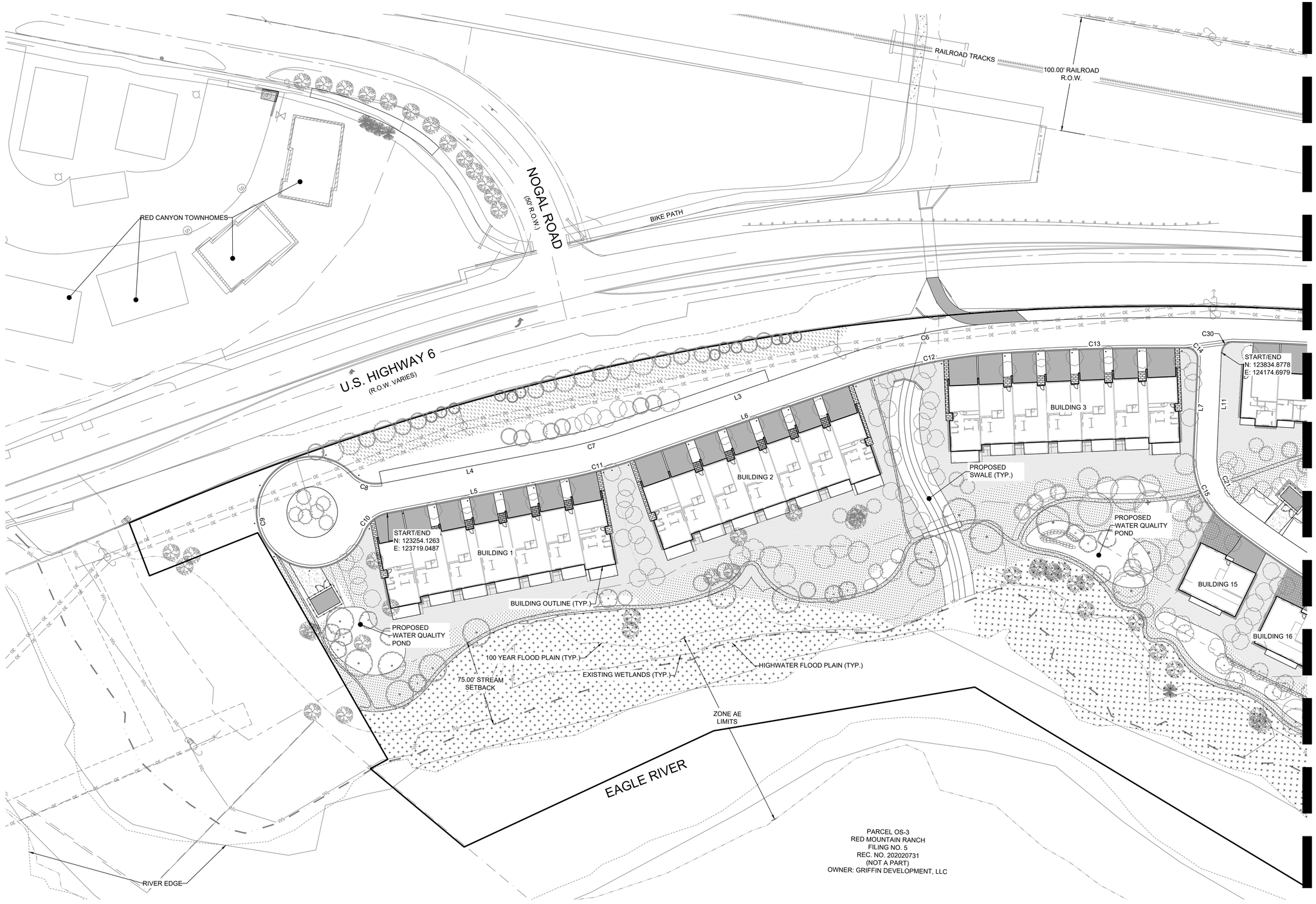
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
OVERALL SITE PLAN - EAST

SHEET DESC. :	C1.04
SHEET NO. :	06 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Site Plan.dwg



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

9/22/2025 M:\WSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Horizontal Control Plan.dwg

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
HORIZONTAL CONTROL PLAN - WEST

SHEET DESC. :	C1.05
SHEET NO. :	07 OF 75

Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
HORIZONTAL CONTROL PLAN - EAST

SHEET DESC. :	C1.06
SHEET NO. :	08 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Horizontal Control Plan.dwg

Line Table		
Line #	Length	Direction
L1	79.66	S68° 20' 53"W
L2	375.55	S59° 02' 03"W
L3	208.11	S29° 54' 49"W
L4	155.02	S38° 01' 07"W
L5	155.02	N38° 01' 07"E
L6	208.11	N29° 54' 49"E
L7	83.13	S38° 30' 53"E
L8	268.00	N57° 39' 23"E
L9	235.00	N46° 55' 42"E
L10	134.23	N34° 28' 41"W
L11	90.17	S38° 30' 53"E
L12	268.00	N57° 39' 23"E
L13	235.00	N46° 55' 42"E
L14	67.86	N47° 58' 13"W
L15	132.20	S68° 20' 53"W
L16	375.55	S59° 02' 03"W

Curve Table			
Curve #	Length	Radius	Delta
C1	36.60	35.00	059.92
C2	41.76	20.00	119.63
C3	39.30	250.00	009.01
C4	81.28	500.00	009.31
C5	534.23	2232.00	013.71
C6	134.44	500.00	015.41
C7	59.98	424.00	008.10
C8	28.03	28.00	057.35
C9	246.89	48.00	294.70
C10	28.03	28.00	057.35
C11	63.65	450.00	008.10
C12	127.45	474.00	015.41
C13	159.95	2206.00	004.15
C14	16.06	10.00	092.01
C15	66.82	70.00	054.69
C16	185.78	902.00	011.80
C17	91.98	304.00	017.34
C18	132.94	710.00	010.73
C19	99.46	70.00	081.41
C20	57.07	35.00	093.43

Curve Table			
Curve #	Length	Radius	Delta
C21	47.73	50.00	054.69
C22	181.66	882.00	011.80
C23	85.93	284.00	017.34
C24	129.20	690.00	010.73
C25	71.04	50.00	081.41
C26	11.78	61.64	010.95
C27	22.23	20.00	063.68
C28	68.48	609.78	006.43
C29	338.23	2275.82	008.52
C30	15.54	10.00	089.04

Know what's below.
Call before you dig.

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

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

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

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

BY	DESCRIPTION	DATE	REV.

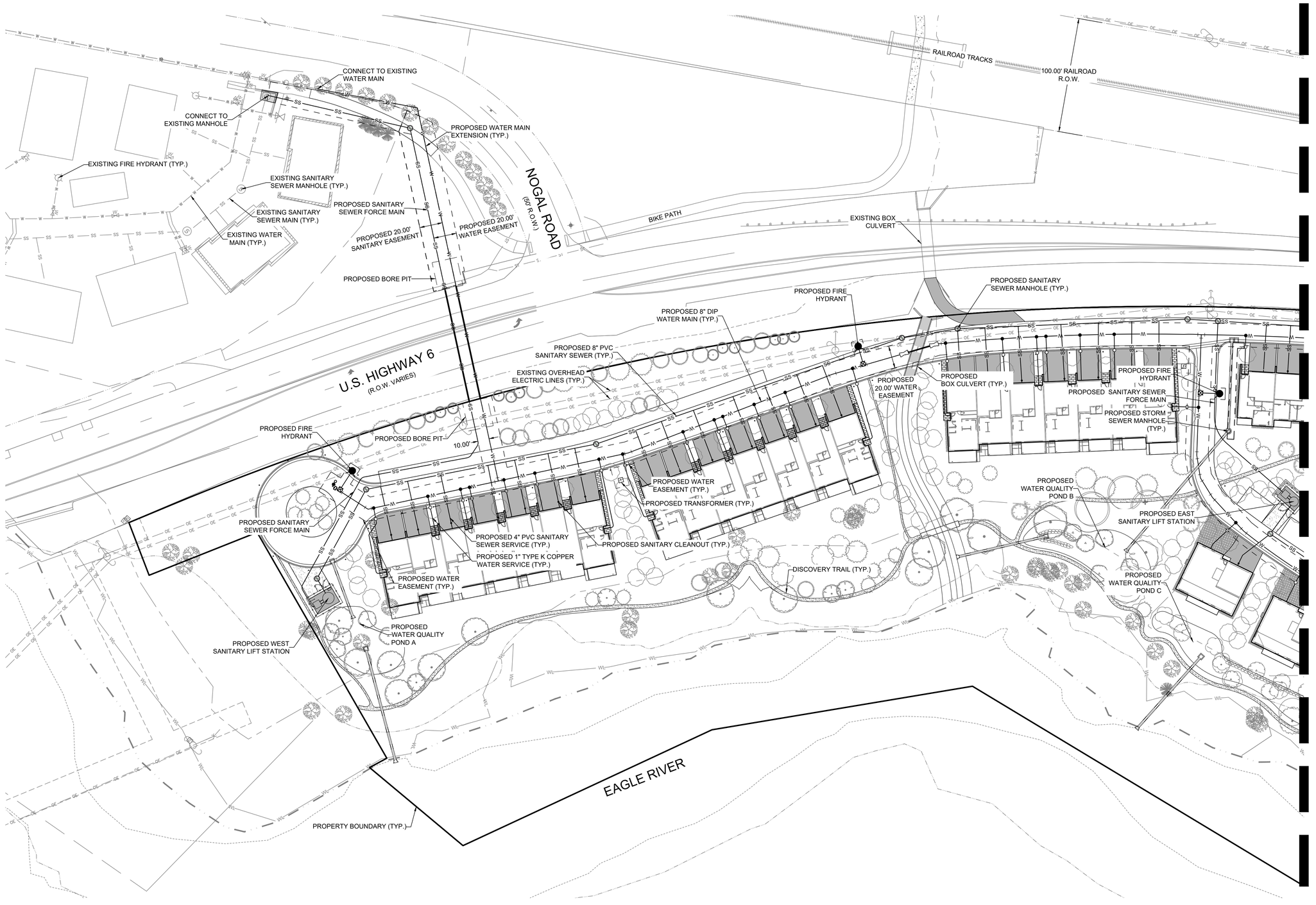
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
HORIZONTAL CONTROL PLAN TABLES

SHEET DESC. : C1.07

SHEET NO. : 09 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Horizontal Control Plan.dwg



Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
OVERALL UTILITY PLAN - WEST

SHEET DESC. :	C1.08
SHEET NO. :	10 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg

MATCHLINE - SEE SHEET C1.08

RAILROAD TRACKS

100.00' RAILROAD R.O.W.

EXISTING SANITARY MANHOLE (TYP.)

EXISTING SANITARY SEWER MAIN (TYP.)

EXISTING STORM CULVERT

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

EXISTING BOX CULVERT

EX 50.00' UTILITY EASEMENT

GUY WIRE TO BE RELOCATED BY HOLY CROSS

RELOCATED GUY WIRE BY HOLY CROSS

PRIVATE DRIVE

EXISTING OVERHEAD ELECTRIC LINES (TYP.)

EXISTING UNDERGROUND COMMUNICATIONS LINE (TYP.)

PROPOSED FIRE HYDRANT

TRANSFORMER (TYP.)

EXISTING CULVERT TO BE REMOVED

PROPOSED 3' RCP STORM SEWER

PROPOSED FIRE HYDRANT

PROPOSED WATER MAIN EXTENSION

DISCOVERY TRAIL (TYP.)

SUPPLEMENTAL IRRIGATION TAP

PROPOSED WATER EASEMENT (TYP.)

PROPOSED 20.00' WATER EASEMENT

PROPOSED FIRE HYDRANT

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED FIRE HYDRANT

PRIVATE DRIVE

PROPOSED 8" DIP WATER MAIN (TYP.)

PROPOSED 8" PVC SANITARY SEWER (TYP.)

PROPOSED 3' RCP STORM SEWER

DISCOVERY TRAIL (TYP.)

IRRIGATION PUMP LINE

EAGLE RIVER

Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg

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

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

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

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

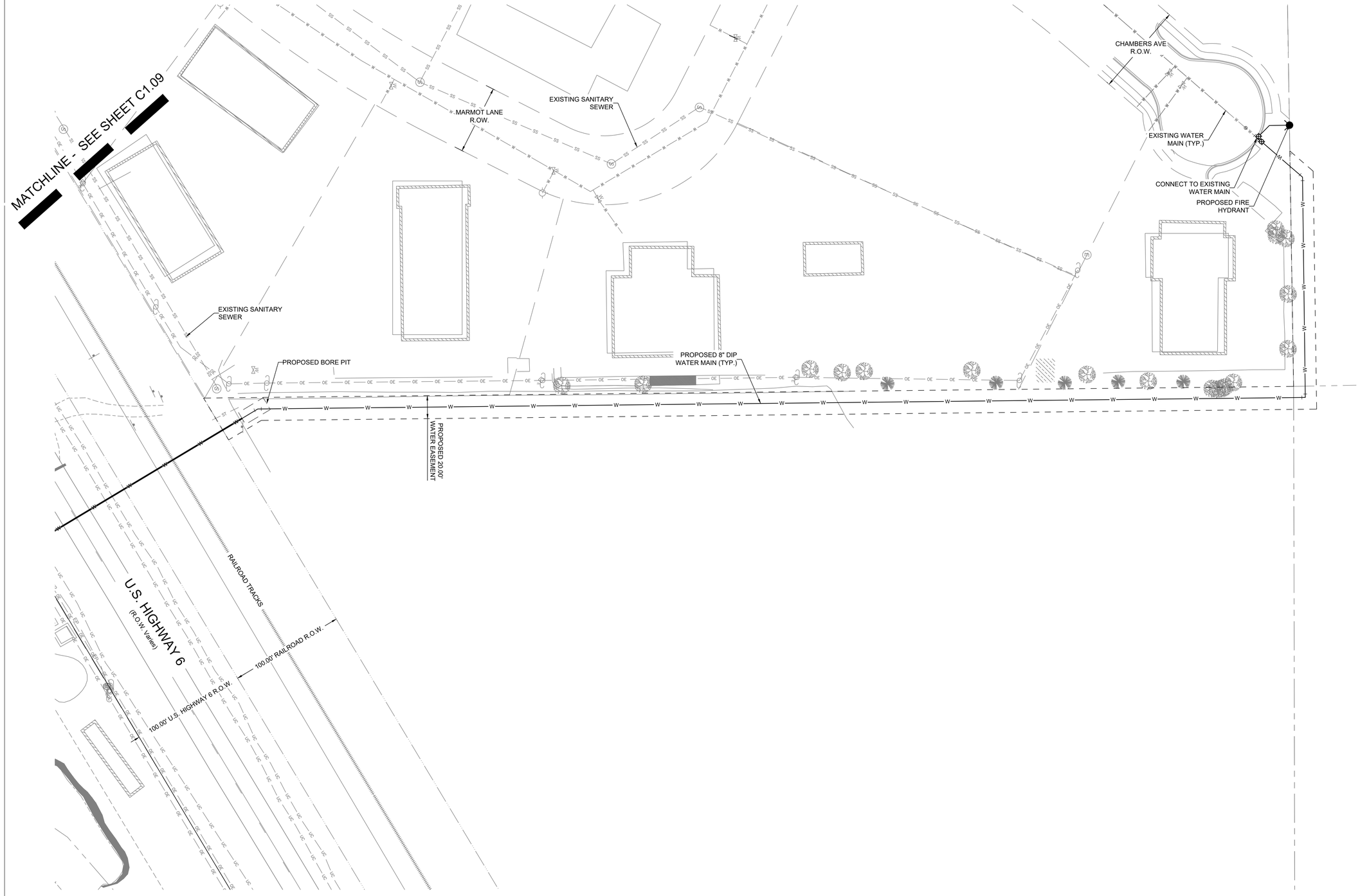
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
OVERALL UTILITY PLAN - EAST

SHEET DESC. : C1.09

SHEET NO. : 11 OF 75



Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

BY	DESCRIPTION	DATE	REV.

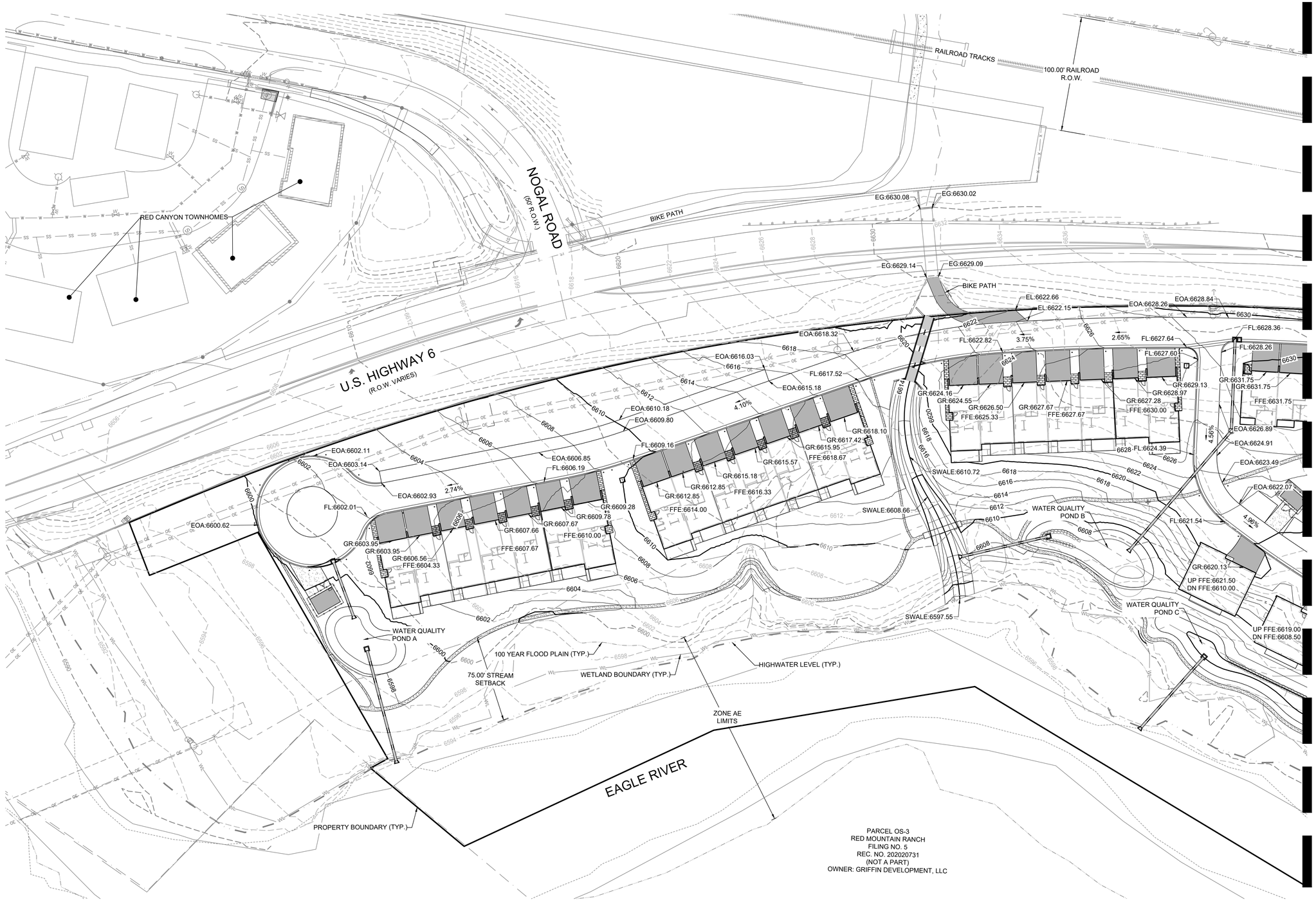
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
OVERALL UTILITY PLAN - NORTHEAST

SHEET DESC. : C1.10

SHEET NO. : 12 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg



Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
OVERALL GRADING PLAN - WEST

SHEET DESC. : C1.11

SHEET NO. : 13 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Grading Plan.dwg

Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
OVERALL GRADING PLAN - EAST

SHEET DESC. :	C1.12
SHEET NO. :	14 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Grading Plan.dwg

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

40 0 40 80
SCALE 1"=40' FEET

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

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 1

SHEET DESC. : C1.13

SHEET NO. : 15 OF 75

A BUILDING 2 - DETAILED GRADING
SCALE: 1" = 10'

40 0 40 80
SCALE 1"=40' FEET

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

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg

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

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

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

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

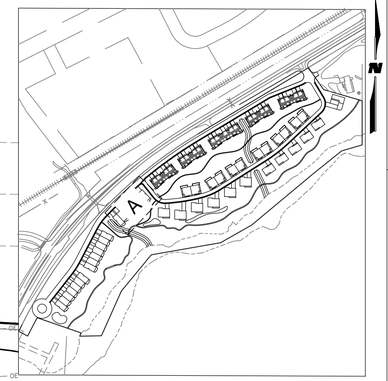
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 2

SHEET DESC. : C1.14

SHEET NO. : 16 OF 75



KEY MAP
SCALE: 1" = 350'

A BUILDING 3 - DETAILED GRADING
SCALE: 1" = 10'

10 0 10 20
SCALE 1"=10' FEET

Know what's below. Call before you dig.

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg

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

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

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

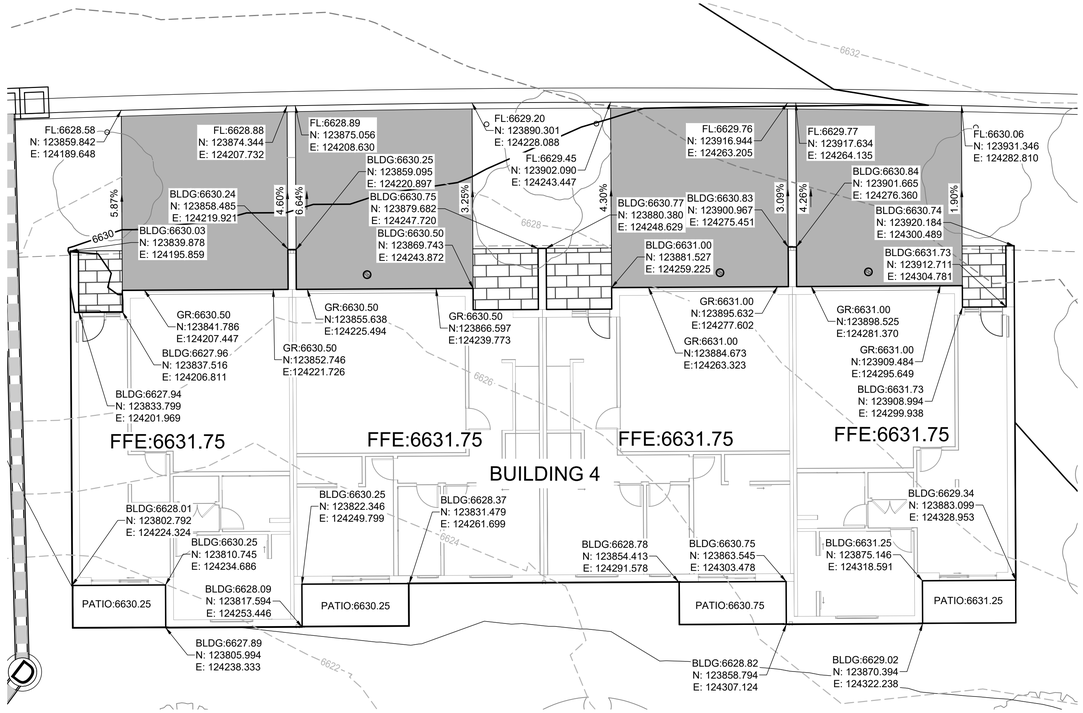
PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

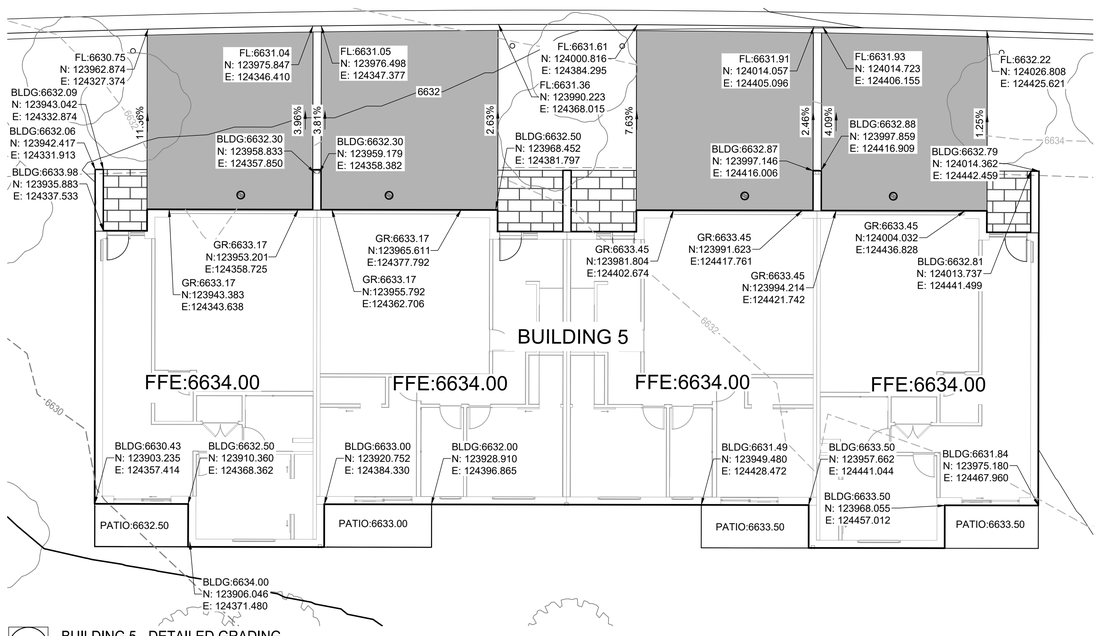
SHEET TITLE:
DETAILED GRADING - BUILDING 3

SHEET DESC. :	C1.15
SHEET NO. :	17 OF 75



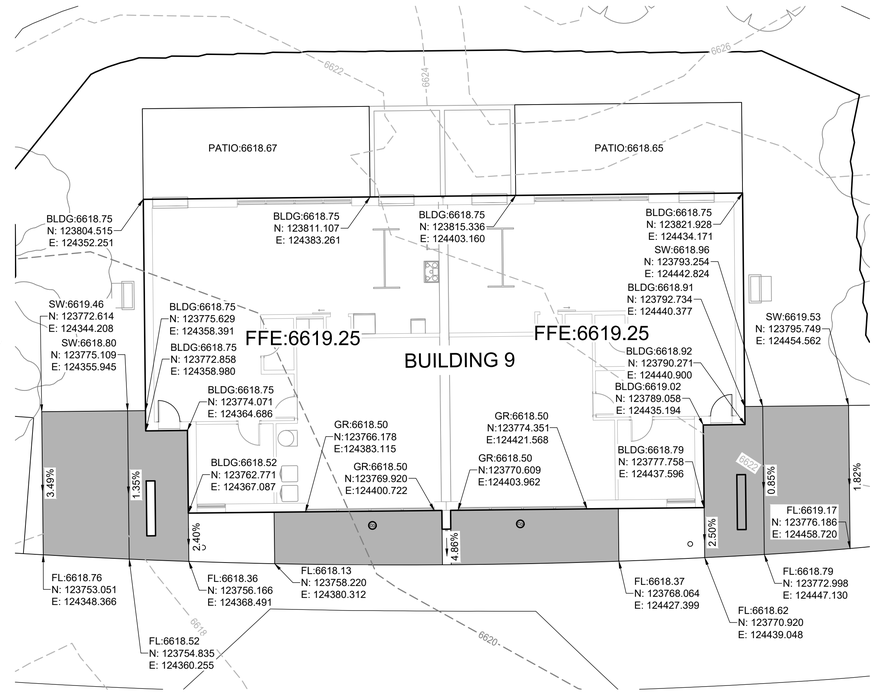
A BUILDING 4 - DETAILED GRADING

SCALE: 1" = 10'



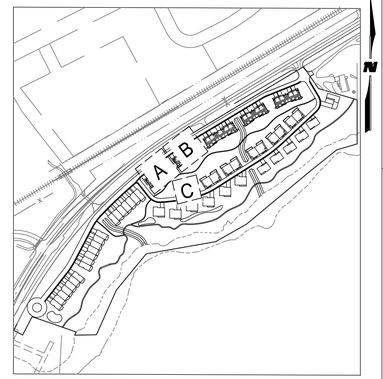
B BUILDING 5 - DETAILED GRADING

SCALE: 1" = 10'



C BUILDING 9 - DETAILED GRADING

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 350'

10 0 10 20

SCALE 1"=10' FEET

Know what's below. Call before you dig.

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

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

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

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

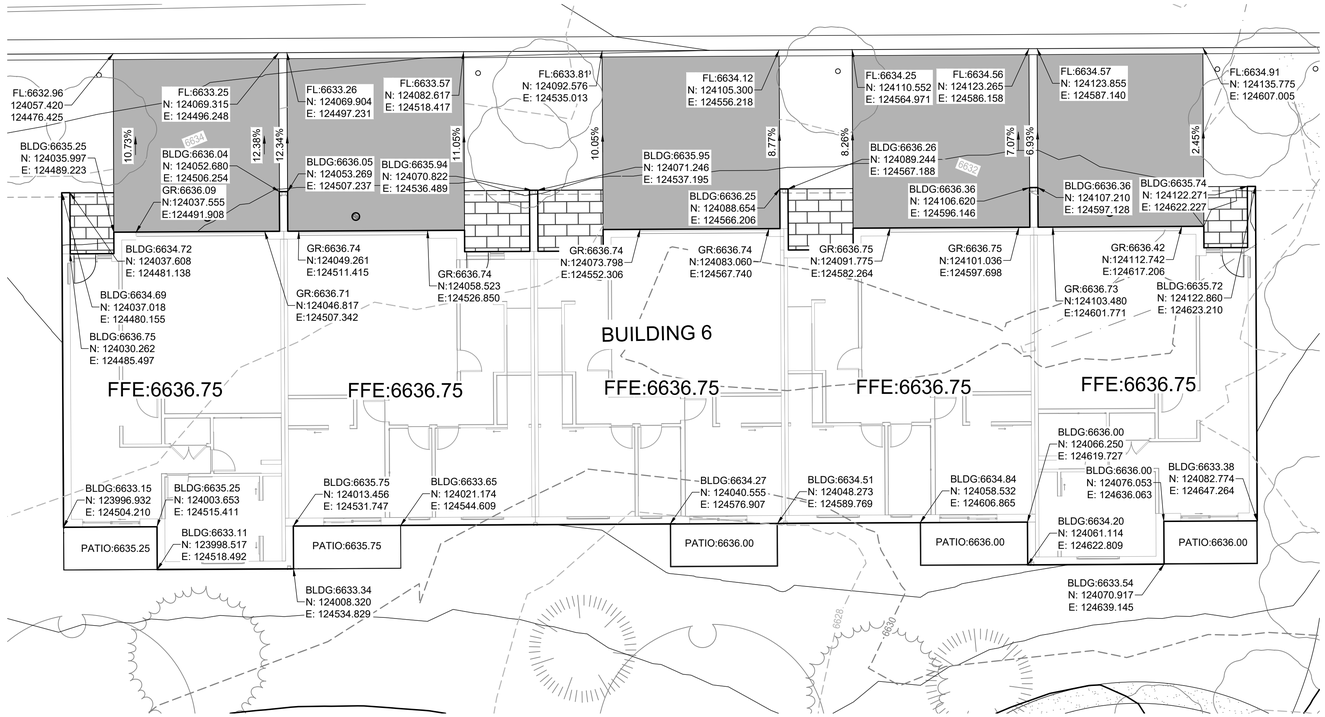
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 4, 5, & 9

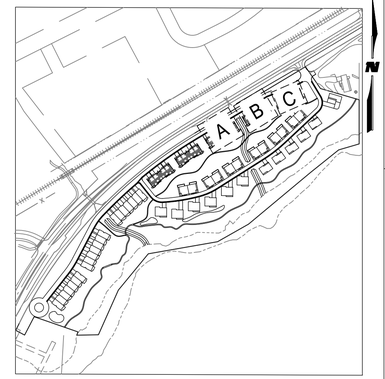
SHEET DESC. :	C1.16
SHEET NO. :	18 OF 75

9/22/2025 M:\MSD23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



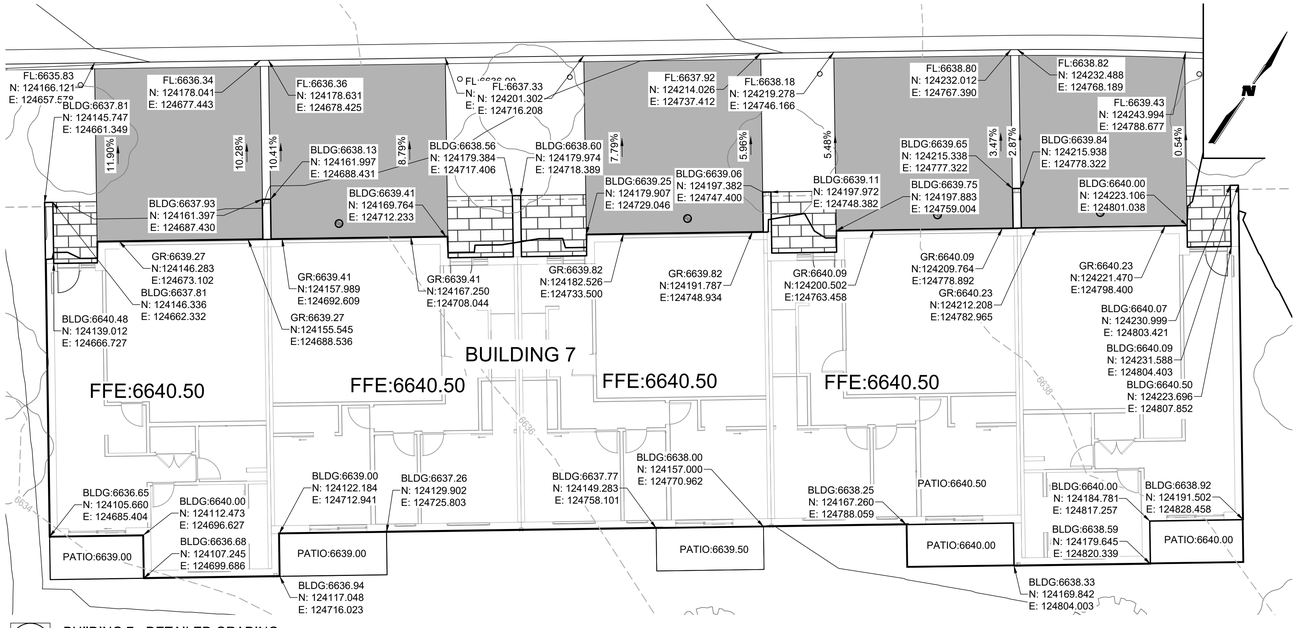
A BUILDING 6 - DETAILED GRADING

SCALE: 1" = 10'



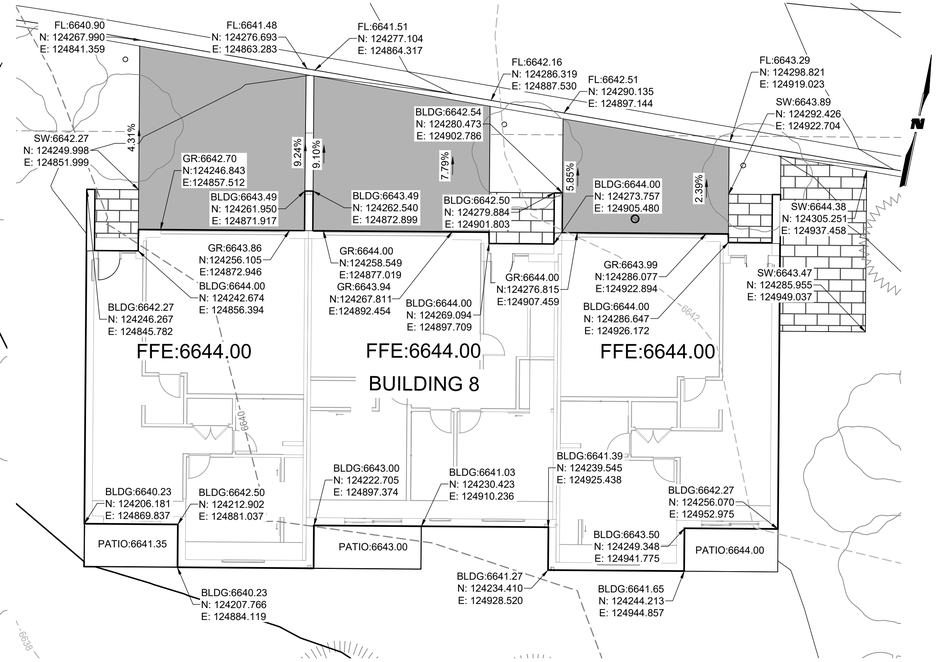
KEY MAP

SCALE: 1" = 350'



B BUILDING 7 - DETAILED GRADING

SCALE: 1" = 10'



C BUILDING 8 - DETAILED GRADING

SCALE: 1" = 10'

10 0 10 20

SCALE 1"=10' FEET

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

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

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

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

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

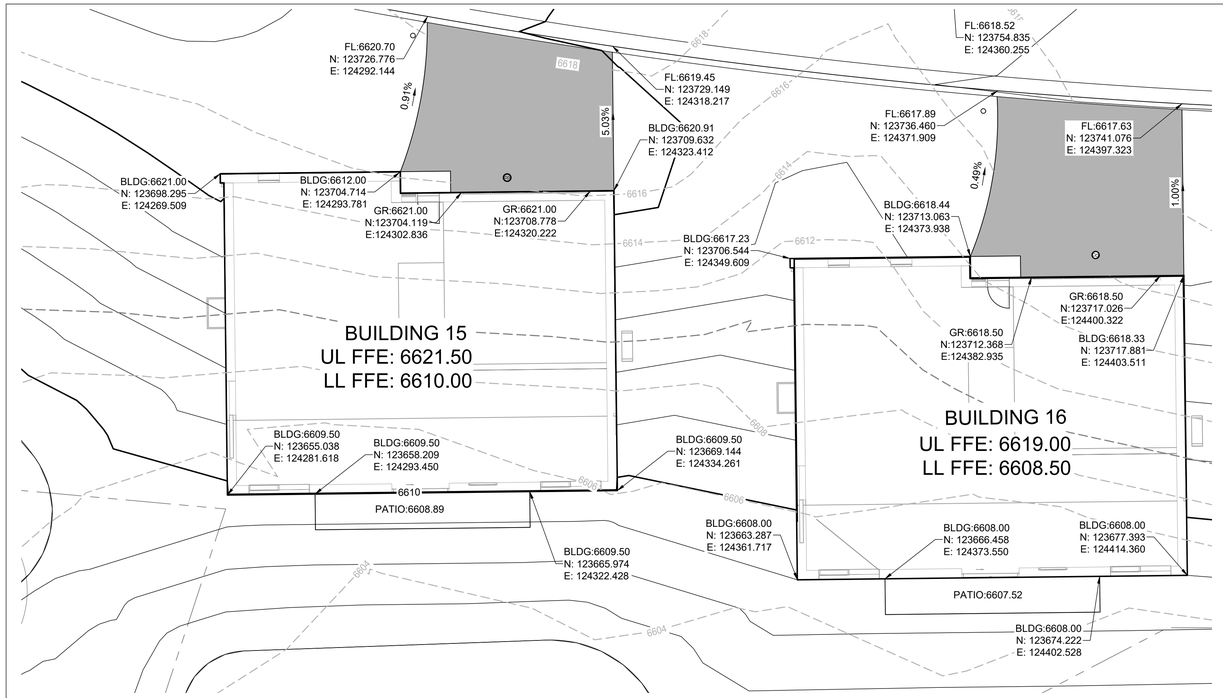
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
DETAILED GRADING - BUILDING 6-8

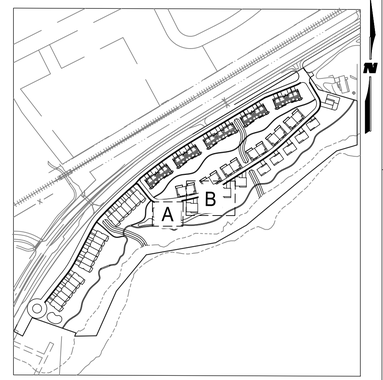
SHEET DESC. :	C1.17
SHEET NO. :	19 OF 75

9/22/2025 M:\MSD23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



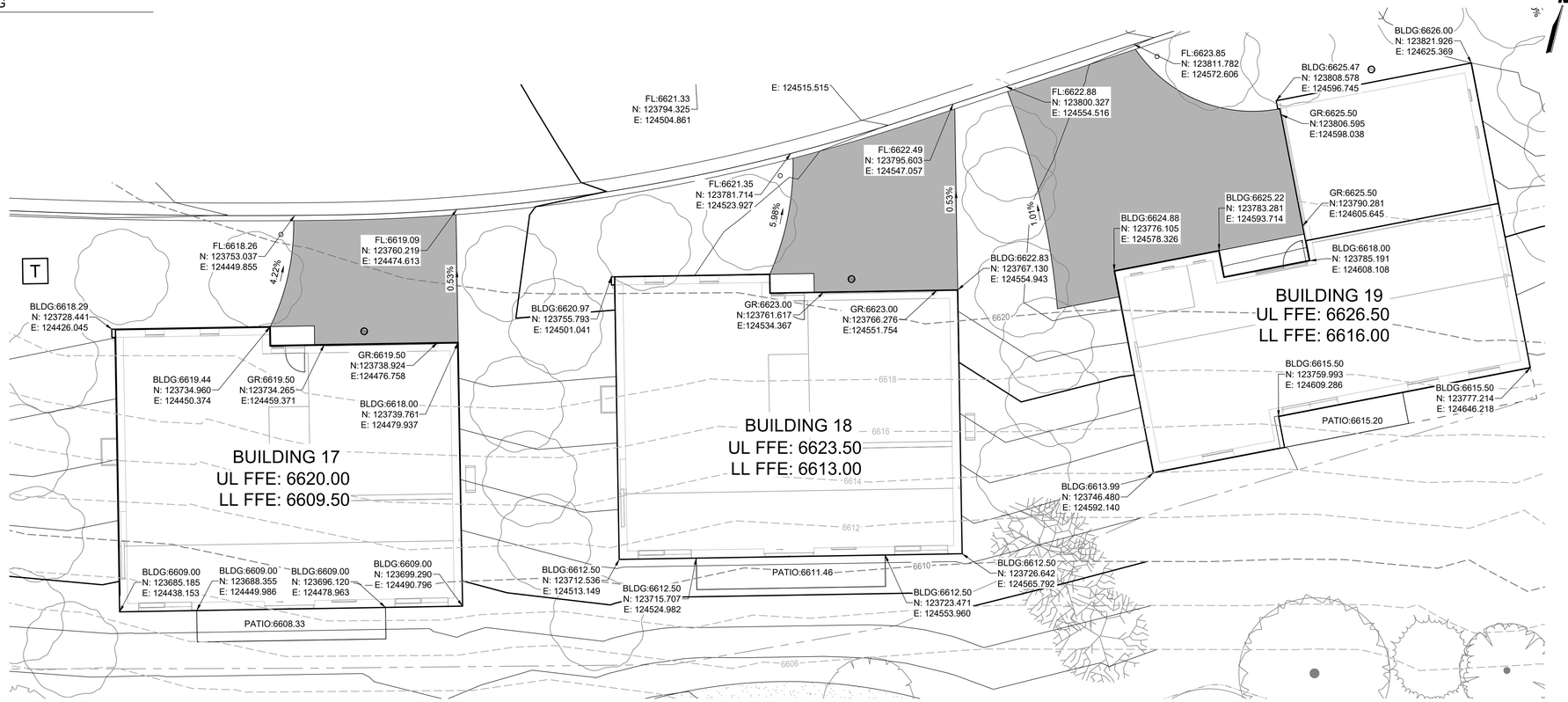
A BUILDING 15 & 16- DETAILED GRADING

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 350'



B BUILDING 17, 18, & 19 - DETAILED GRADING

SCALE: 1" = 10'

10 0 10 20

SCALE 1"=10' FEET

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

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

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

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

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

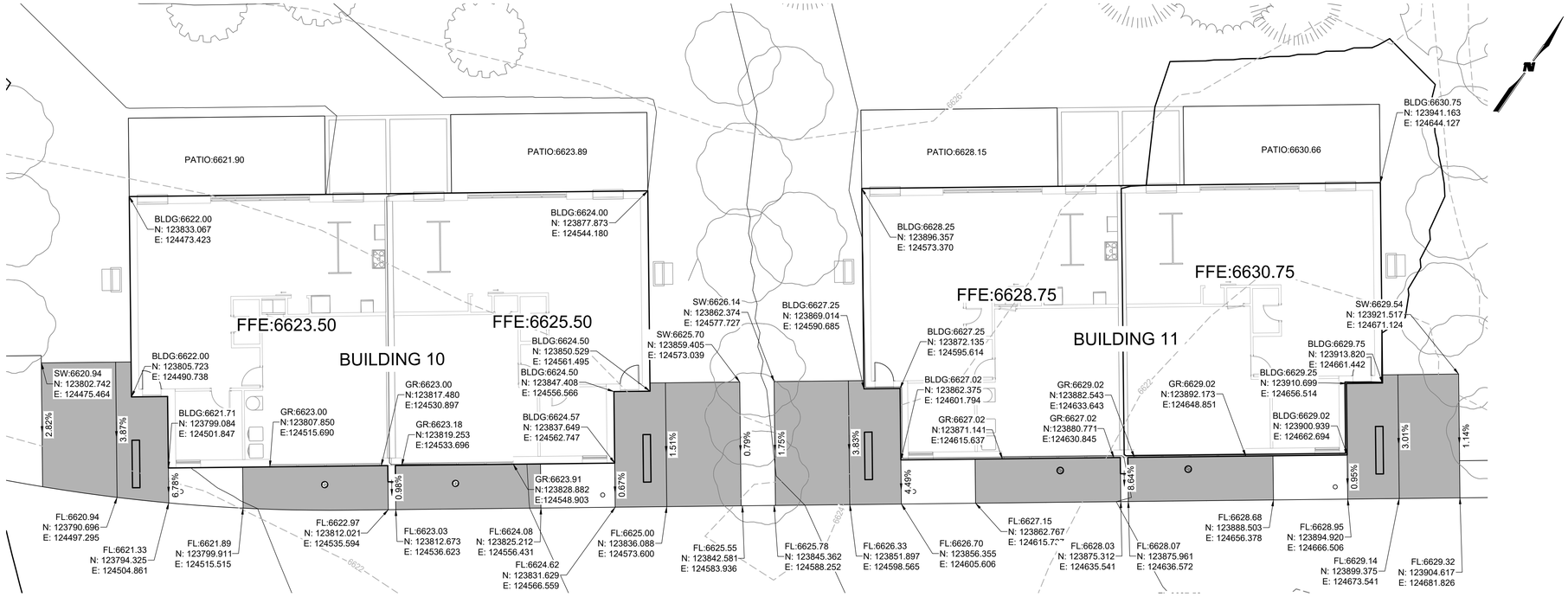
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

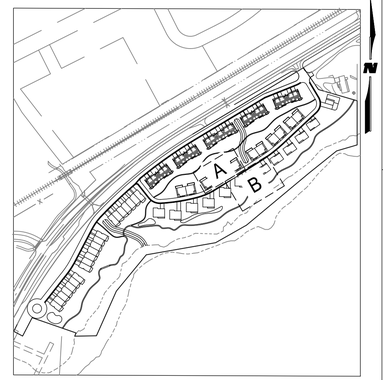
SHEET TITLE:
DETAILED GRADING - BUILDING 15-19

SHEET DESC. :	C1.18
SHEET NO. :	20 OF 75

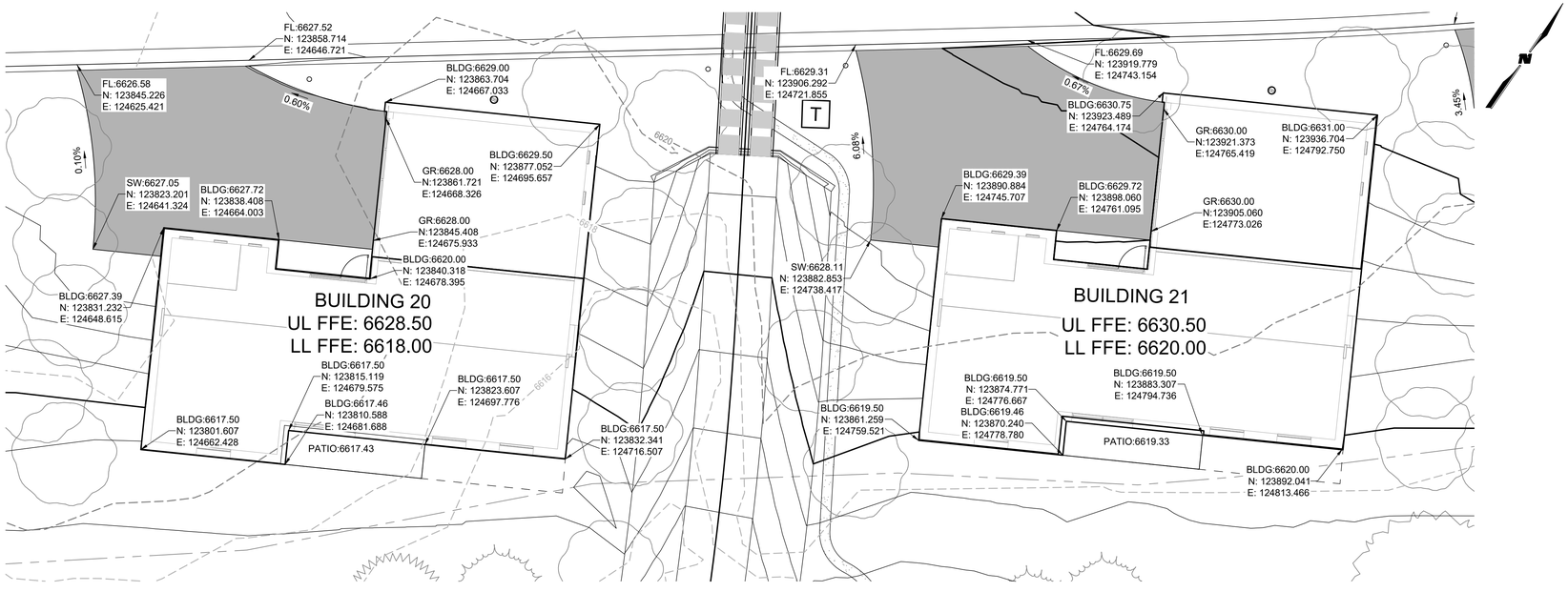
9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



A BUILDING 10 & 11 - DETAILED GRADING
SCALE: 1" = 10'



KEY MAP
SCALE: 1" = 350'



B BUILDING 20 & 21 - DETAILED GRADING
SCALE: 1" = 10'

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

10 0 10 20
SCALE 1"=10' FEET

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

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

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

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

	BY	DESCRIPTION	DATE	REV.

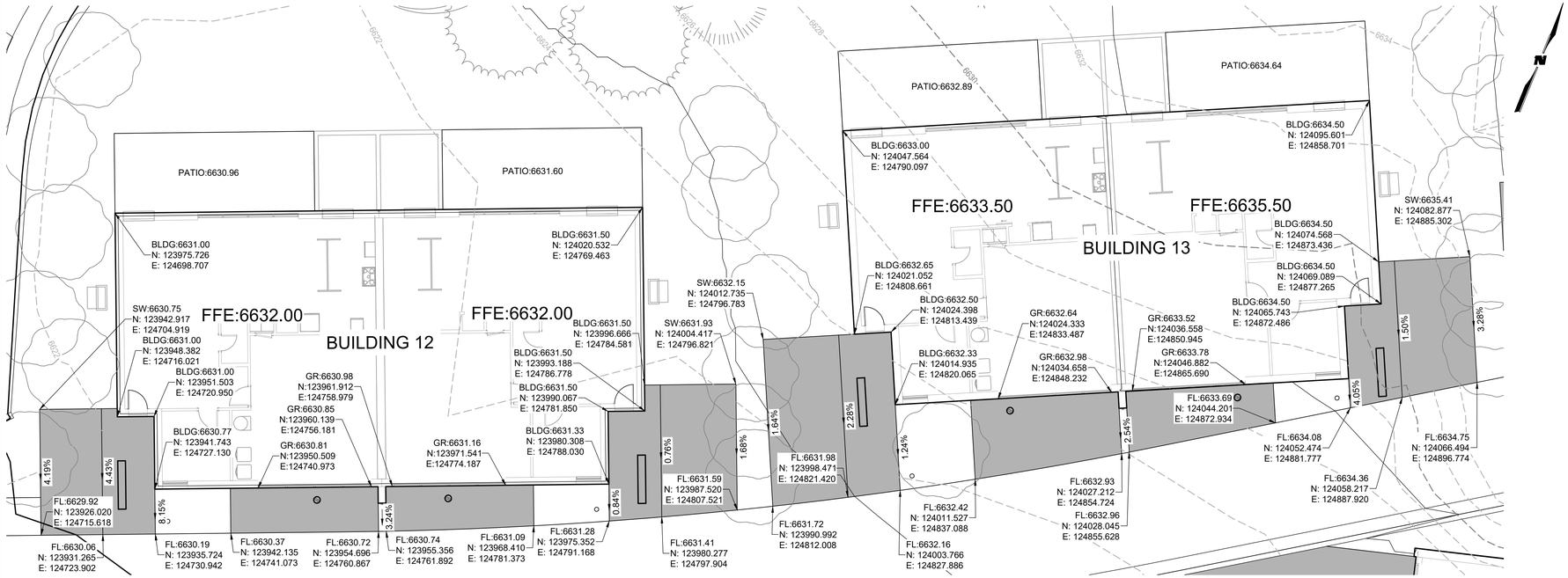
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

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

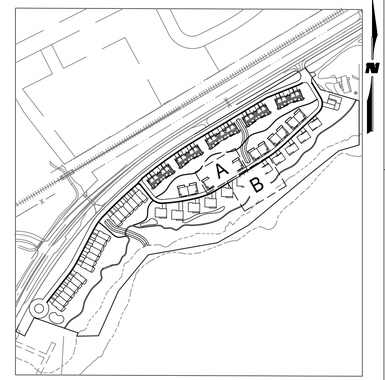
SHEET DESC.: C1.19

SHEET NO.: 21 OF 75

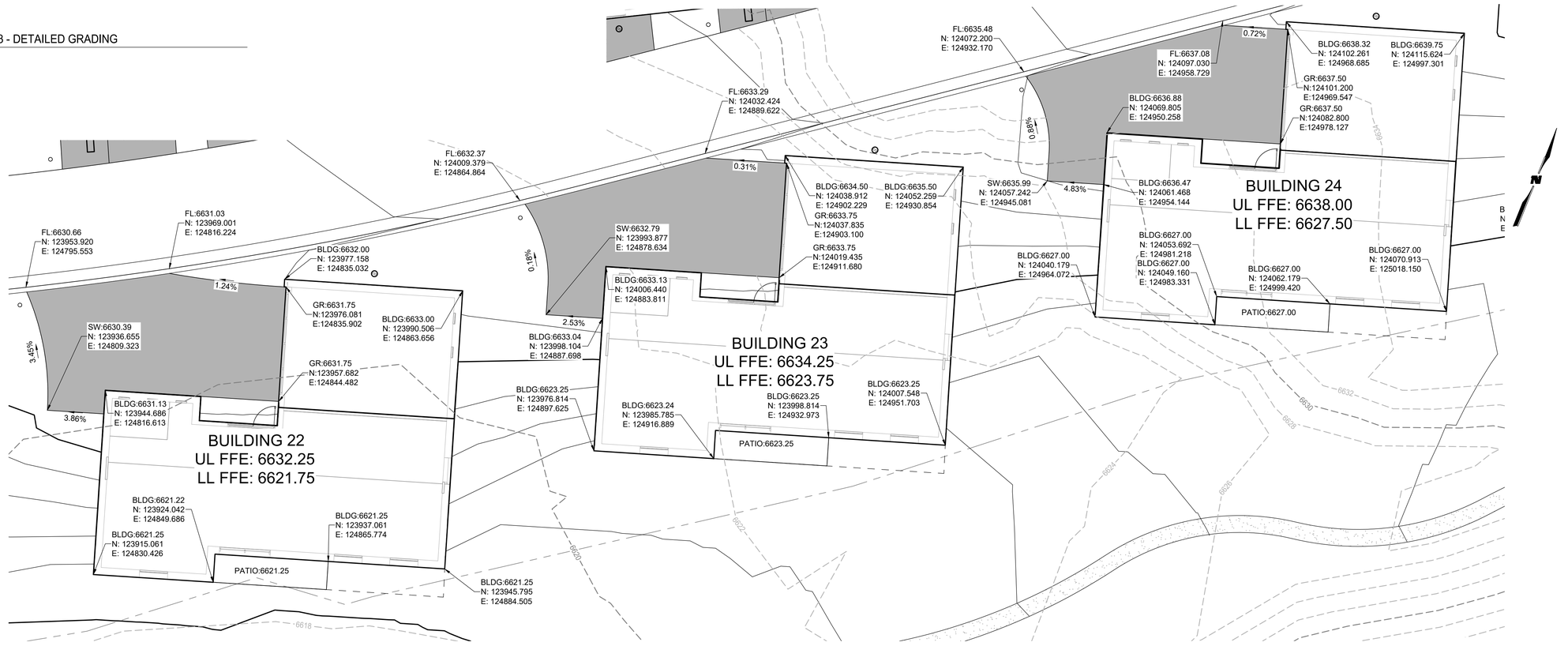
9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



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



KEY MAP
SCALE: 1" = 350'



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

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

9/22/2025 M:\MSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg

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

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

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

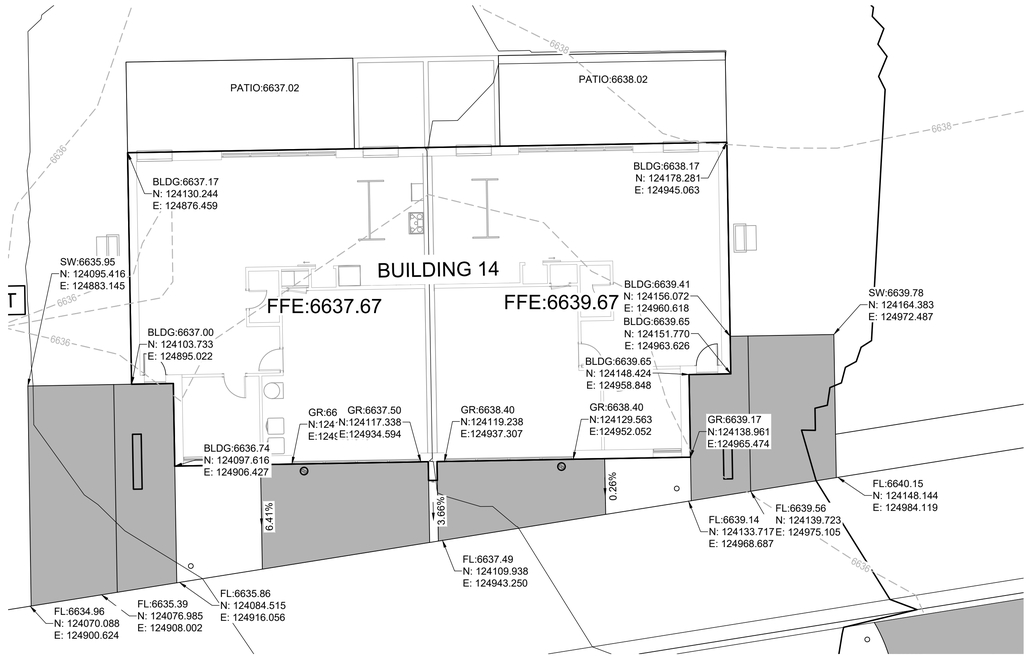
PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

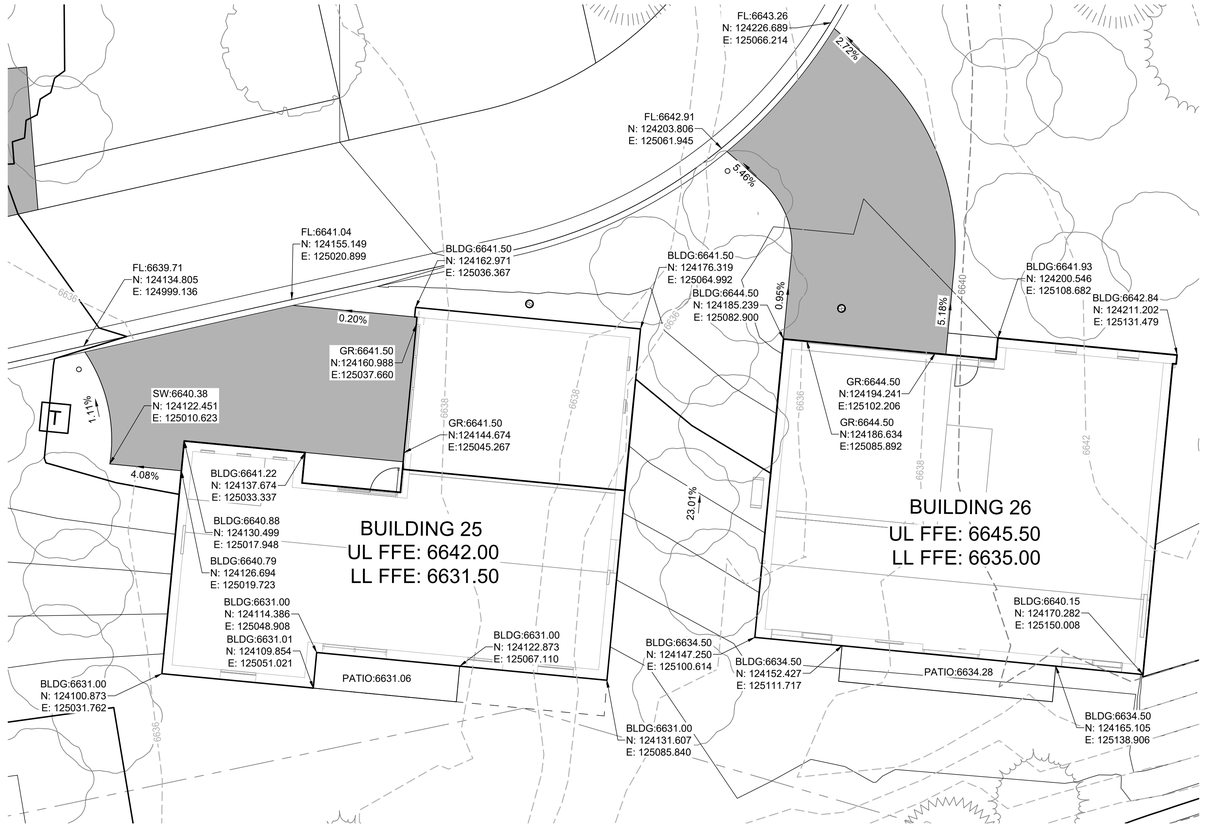
SHEET TITLE:
DETAILED GRADING - BUILDING 12, 13, & 22-24

SHEET DESC. :	C1.20
SHEET NO. :	22 OF 75



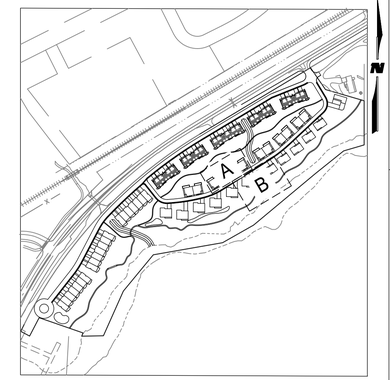
A BUILDING 14 - DETAILED GRADING

SCALE: 1" = 10'



B BUILDING 25 & 26 - DETAILED GRADING

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 350'

Know what's below. Call before you dig.

10 0 10 20

SCALE 1"=10' FEET

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

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

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

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

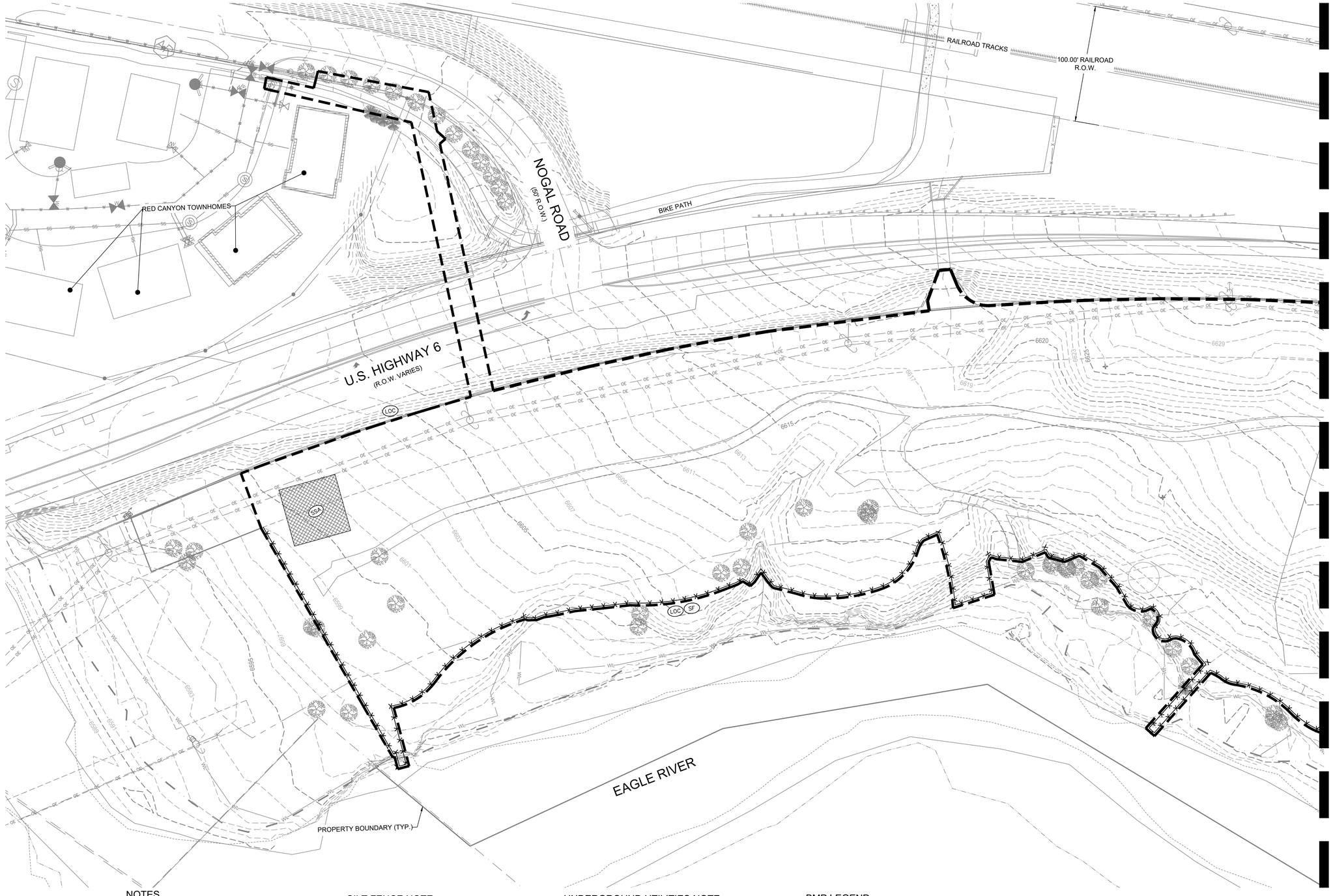
	BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

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

SHEET DESC. :	C1.21
SHEET NO. :	23 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Detailed Grading.dwg



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

NOTES

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

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	ECB	EROSION CONTROL BLANKET
LOC	LIMITS OF CONSTRUCTION	SP	STOCK PILE
RS	ROCK SOCK	VTC	VEHICLE TRACTION CONTROL

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

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

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

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

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

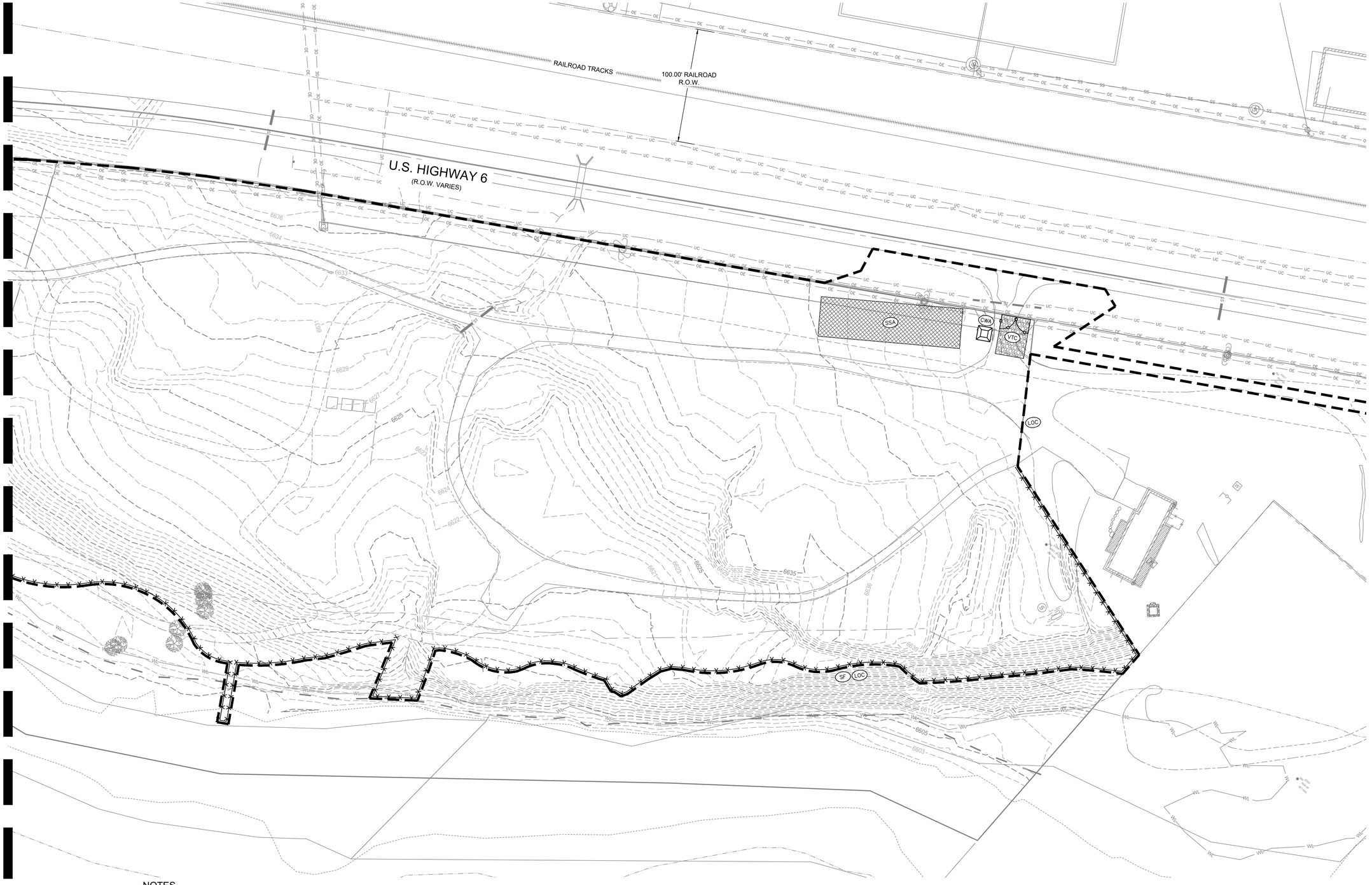
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EROSION CONTROL INITIAL - WEST

SHEET DESC. :	C2.01
SHEET NO. :	24 OF 75

9/22/2025 M:\IMSD\23-600-691-0002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Initial.dwg



Know what's below. Call before you dig.

NOTES

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

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	ECB	EROSION CONTROL BLANKET
LOC	LIMITS OF CONSTRUCTION	SP	STOCK PILE
RS	ROCK SOCK	VTC	VEHICLE TRACTION CONTROL

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

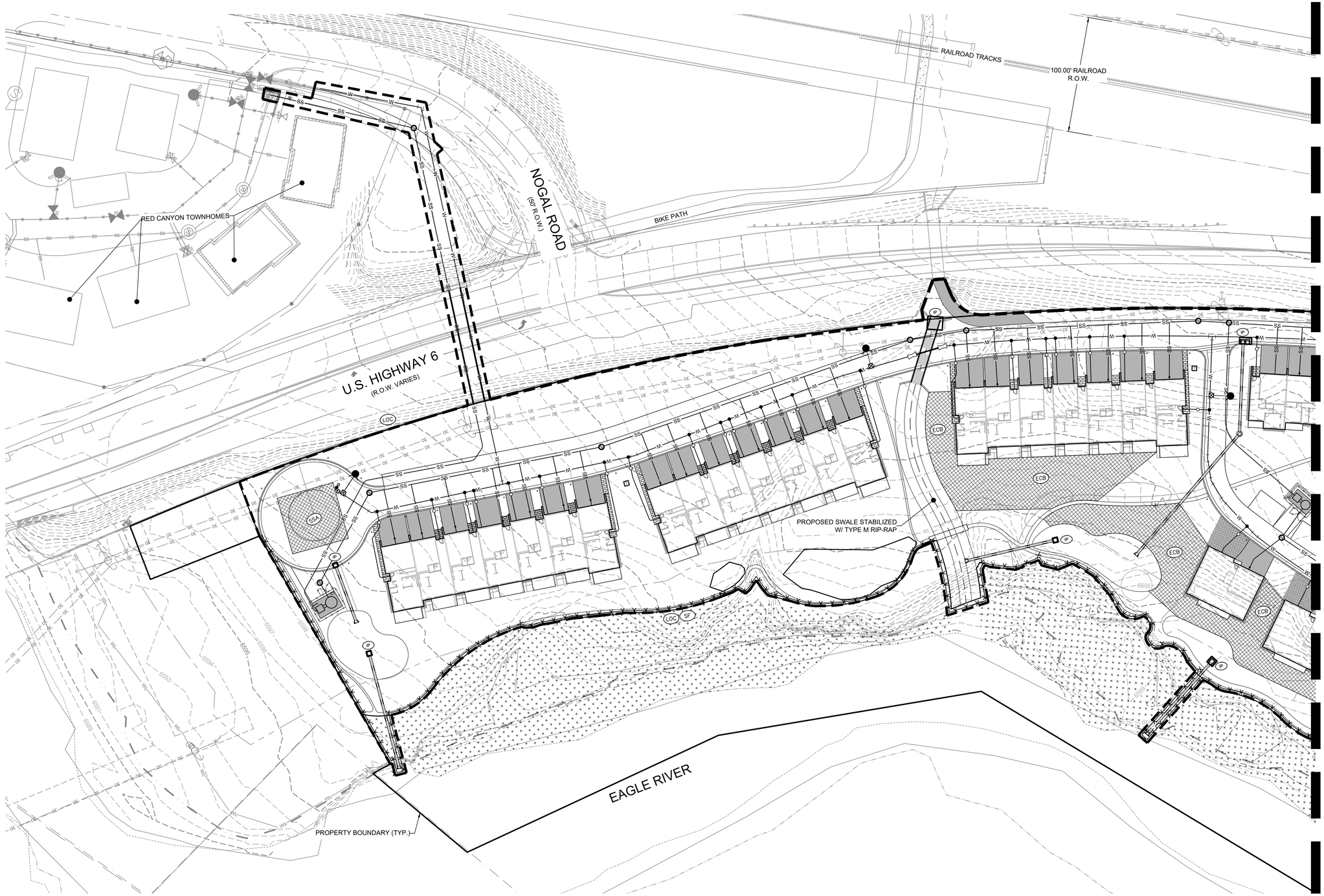
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EROSION CONTROL INITIAL - EAST

SHEET DESC. :	C2.02
SHEET NO. :	25 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Initial.dwg



NOTES

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

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		ECB	EROSION CONTROL BLANKET	
LOC	LIMITS OF CONSTRUCTION		SP	STOCK PILE	
RS	ROCK SOCK		VTC	VEHICLE TRACTION CONTROL	

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

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

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EROSION CONTROL INTERIM - WEST

SHEET DESC. :	C2.03
SHEET NO. :	26 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Interim.dwg

NOTES

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

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

SILT FENCE NOTE

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

SURFACE ROUGHENING NOTE

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

UNDERGROUND UTILITIES NOTE

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

GROUNDWATER NOTE

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

BMP LEGEND

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

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

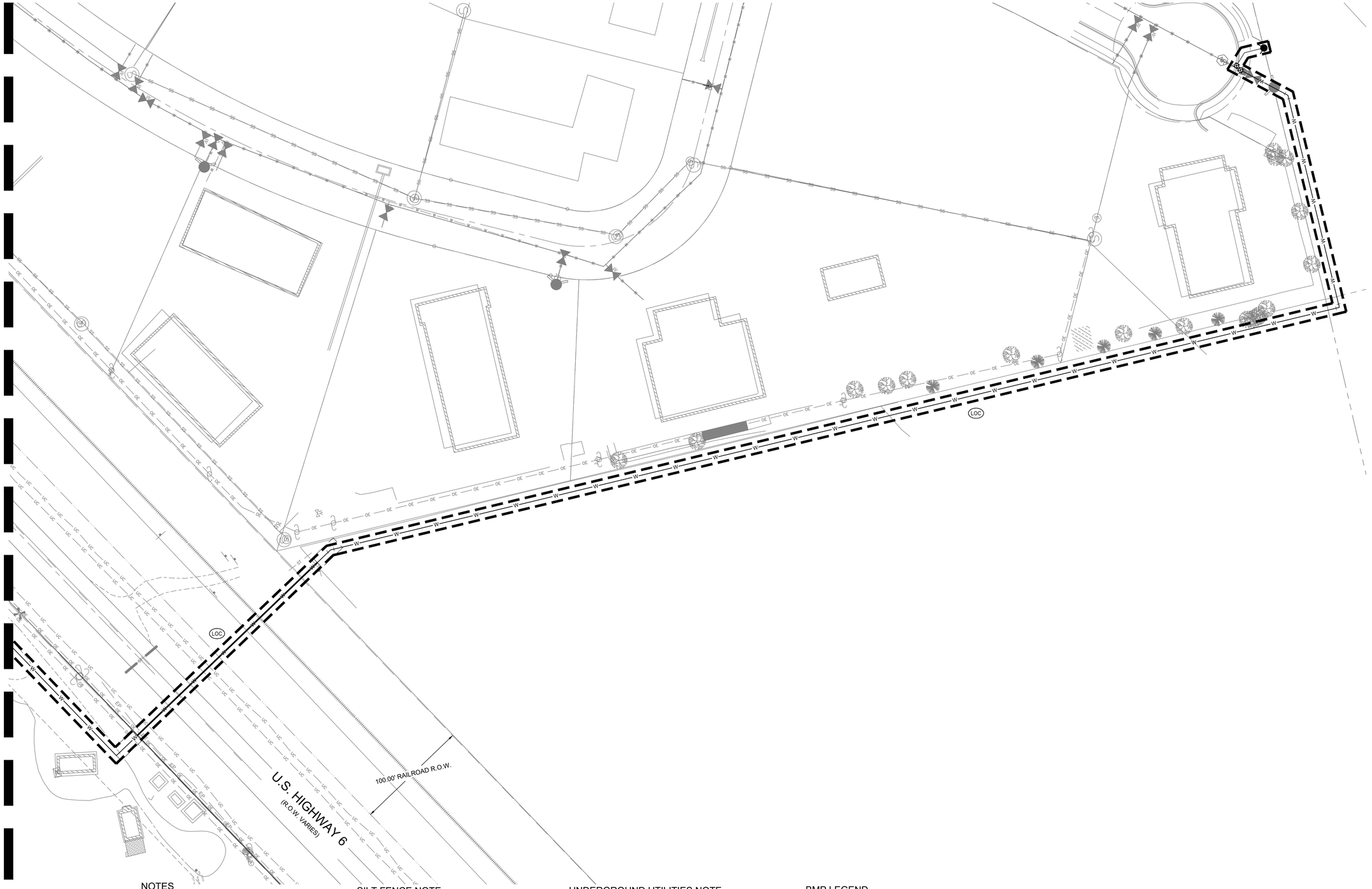
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EROSION CONTROL INTERIM - EAST

SHEET DESC. :	C2.04
SHEET NO. :	27 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Interim.dwg



NOTES

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

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

SILT FENCE NOTE

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

SURFACE ROUGHENING NOTE

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

UNDERGROUND UTILITIES NOTE

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

GROUNDWATER NOTE

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

BMP LEGEND

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

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

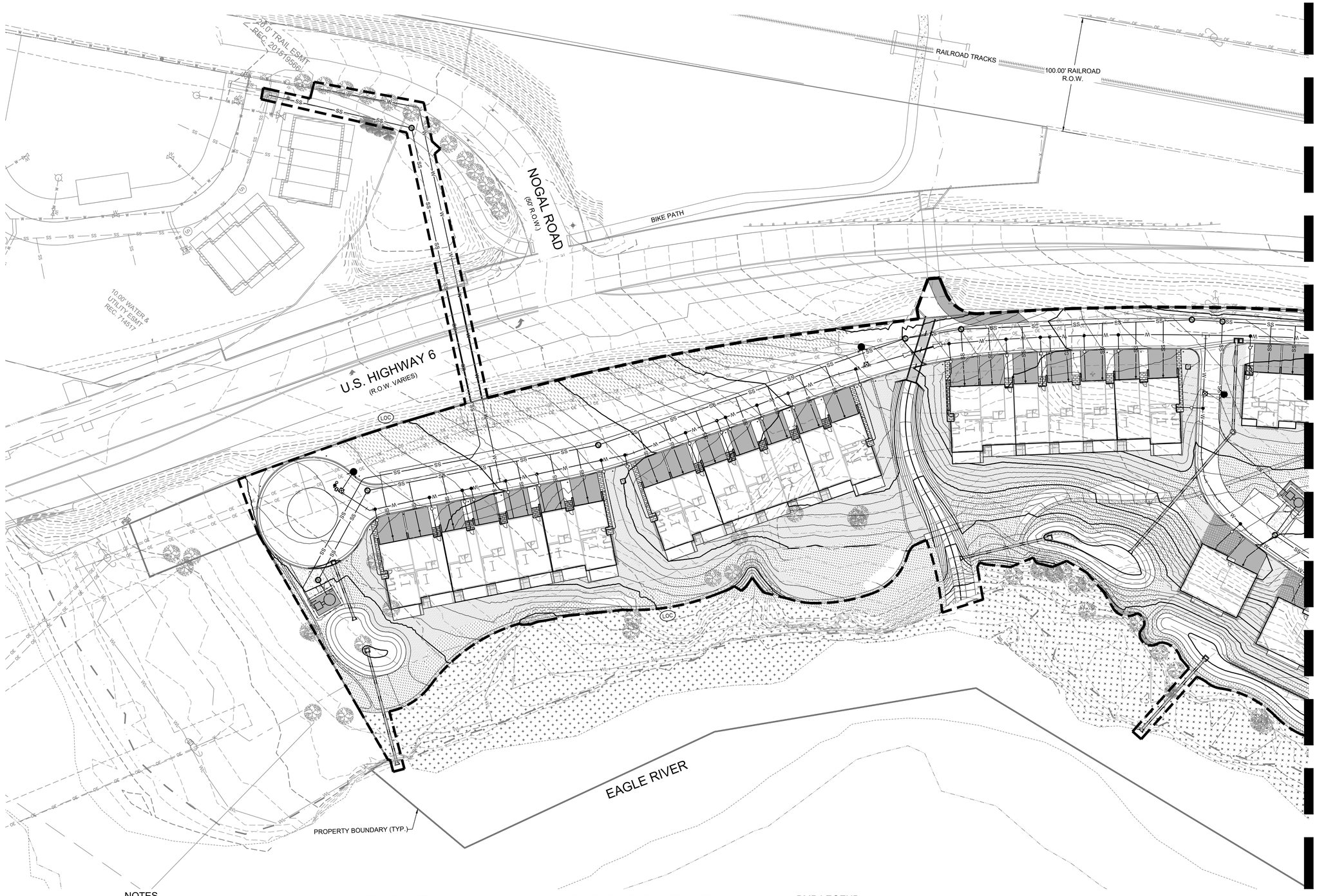
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EROSION CONTROL INTERIM - NORTHEAST

SHEET DESC. :	C2.05
SHEET NO. :	28 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Interim.dwg



NOTES

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

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	ECB	EROSION CONTROL BLANKET
LOC	LIMITS OF CONSTRUCTION	SP	STOCK PILE
RS	ROCK SOCK	VTC	VEHICLE TRACTION CONTROL

SCALE 1"=40' — 40 0 40 80 FEET

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

9/22/2025 M:\WSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Final.dwg

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EROSION CONTROL FINAL - WEST

SHEET DESC. :	C2.06
SHEET NO. :	29 OF 75

NOTES

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

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	ECB	EROSION CONTROL BLANKET
LOC	LIMITS OF CONSTRUCTION	SP	STOCK PILE
RS	ROCK SOCK	VTC	VEHICLE TRACTION CONTROL

40 0 40 80
SCALE 1"=40' FEET

Know what's below. Call before you dig.

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

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

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

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

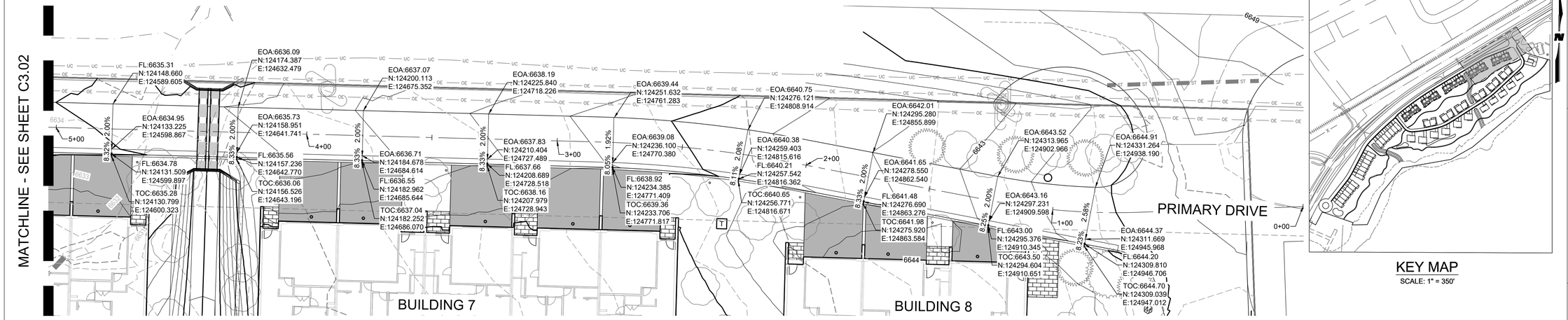
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
EROSION CONTROL FINAL - EAST

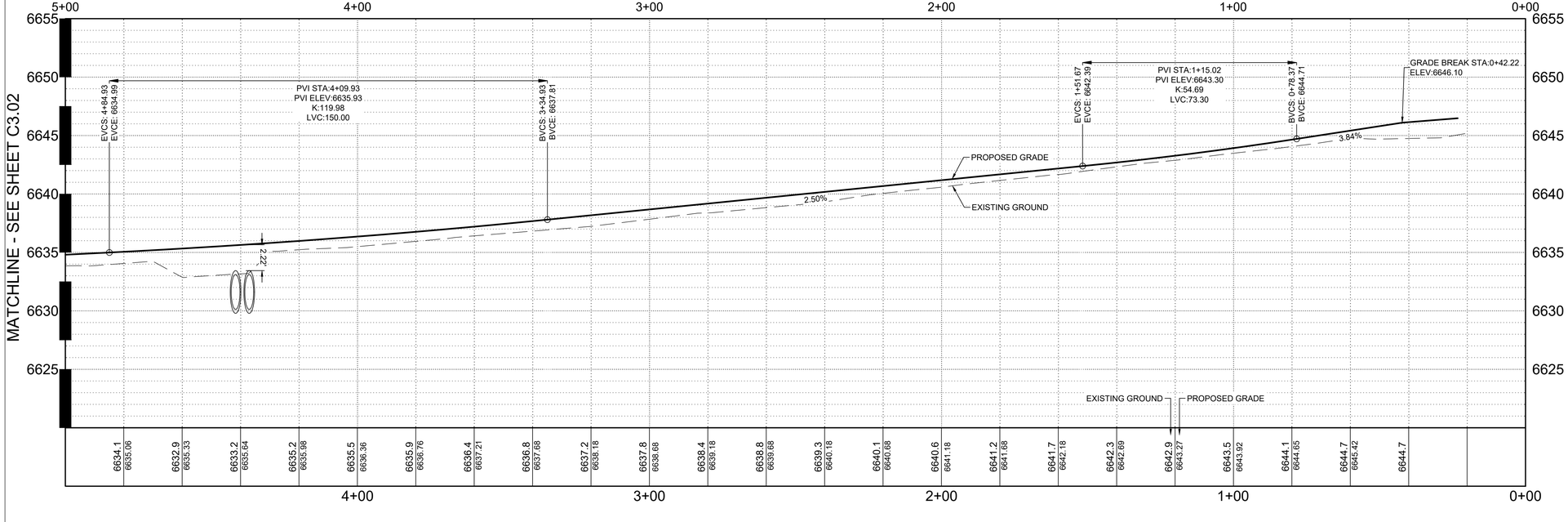
SHEET DESC. :	C2.07
SHEET NO. :	30 OF 75

9/22/2025 M:\IMSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Erosion Control Final.dwg



KEY MAP
SCALE: 1" = 350'

A PRIMARY DRIVE - STA. 0+00 - 5+00 - PLAN VIEW
SCALE: 1" = 20'



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

Know what's below.
Call before you dig.

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

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

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

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

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

REV.	DATE	DESCRIPTION	BY

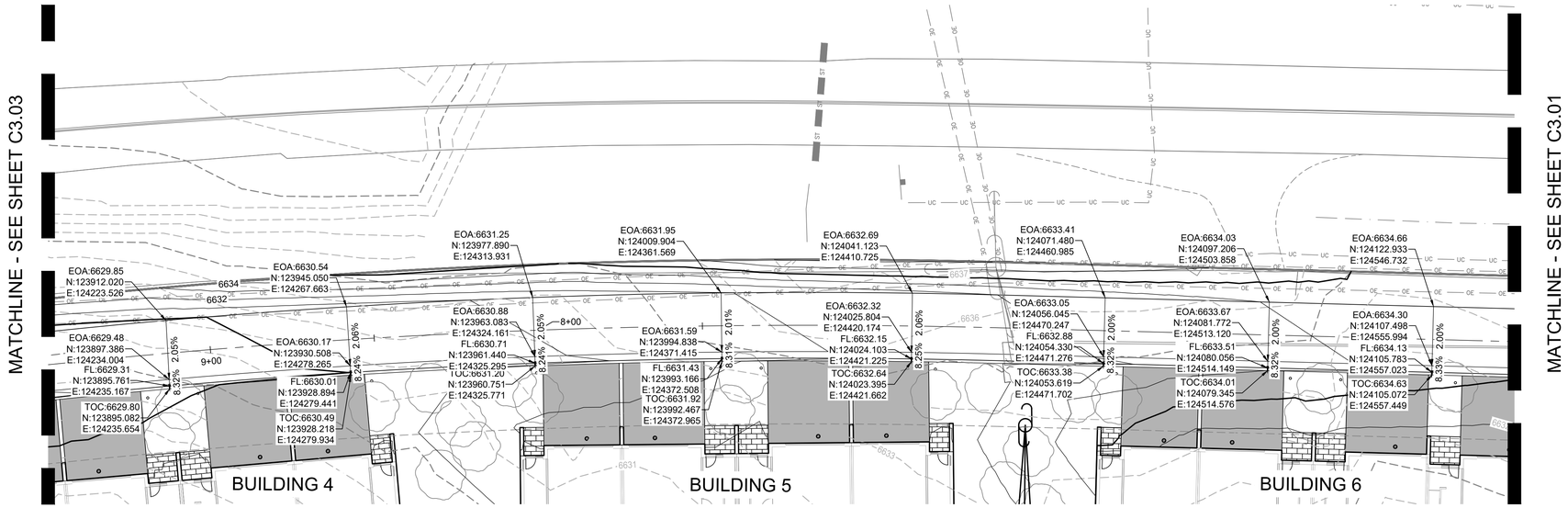
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

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

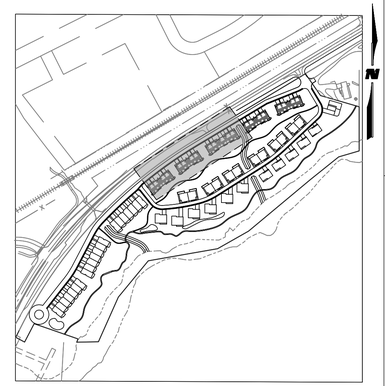
SHEET DESC. : C3.01

SHEET NO. : 31 OF 75

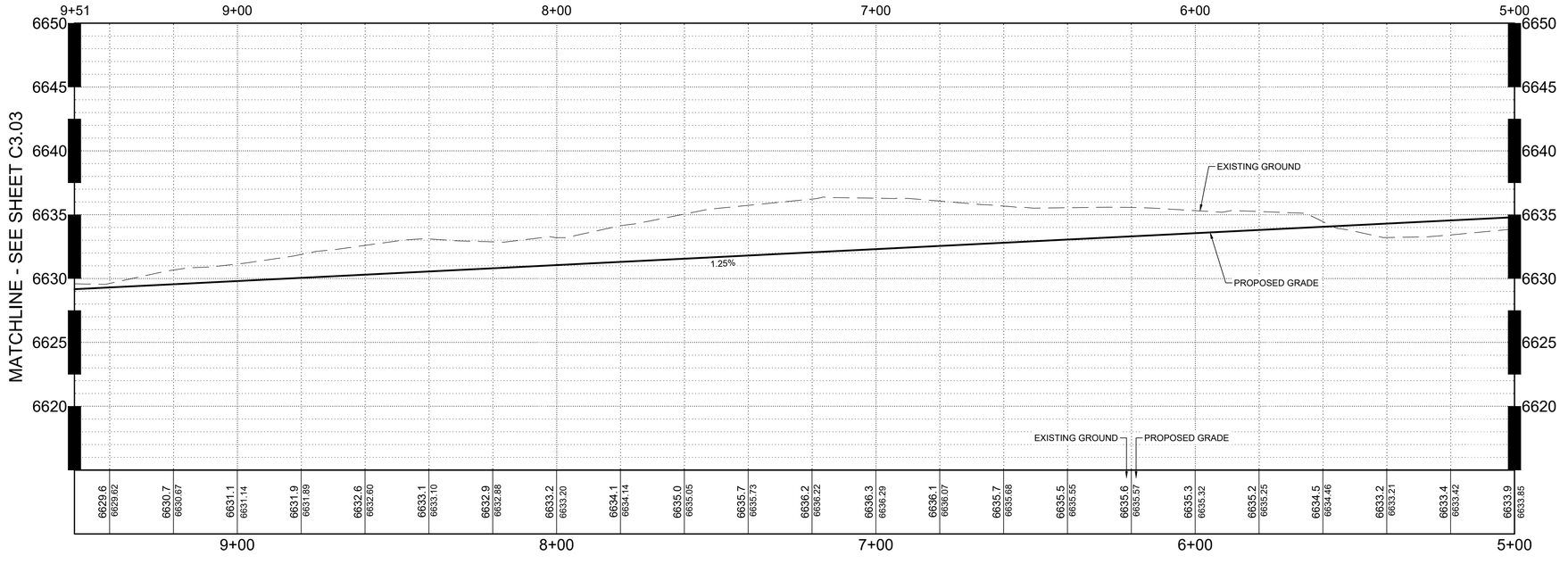
9/22/2025 M:\IMSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Two-Way Private Drive Plan & Profile.dwg



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



KEY MAP
SCALE: 1" = 350'



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

Know what's below. Call before you dig.

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

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

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

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

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

REV.	DATE	DESCRIPTION	BY

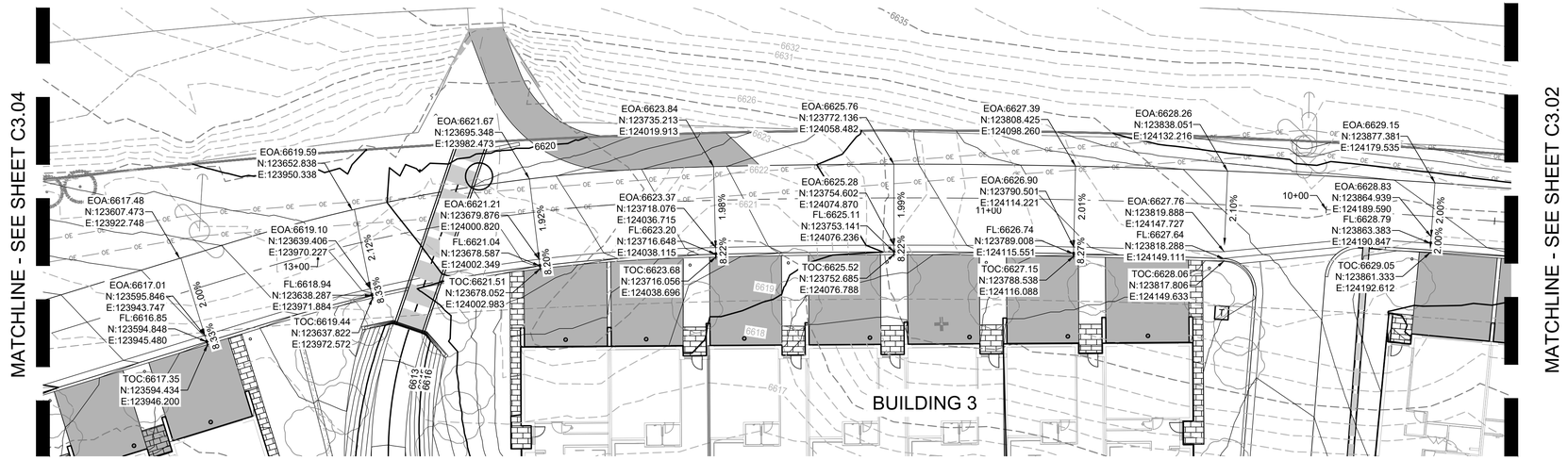
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

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

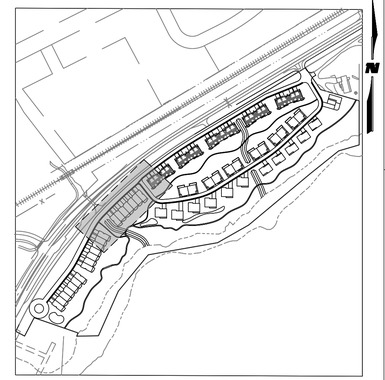
SHEET DESC.: C3.02

SHEET NO.: 32 OF 75

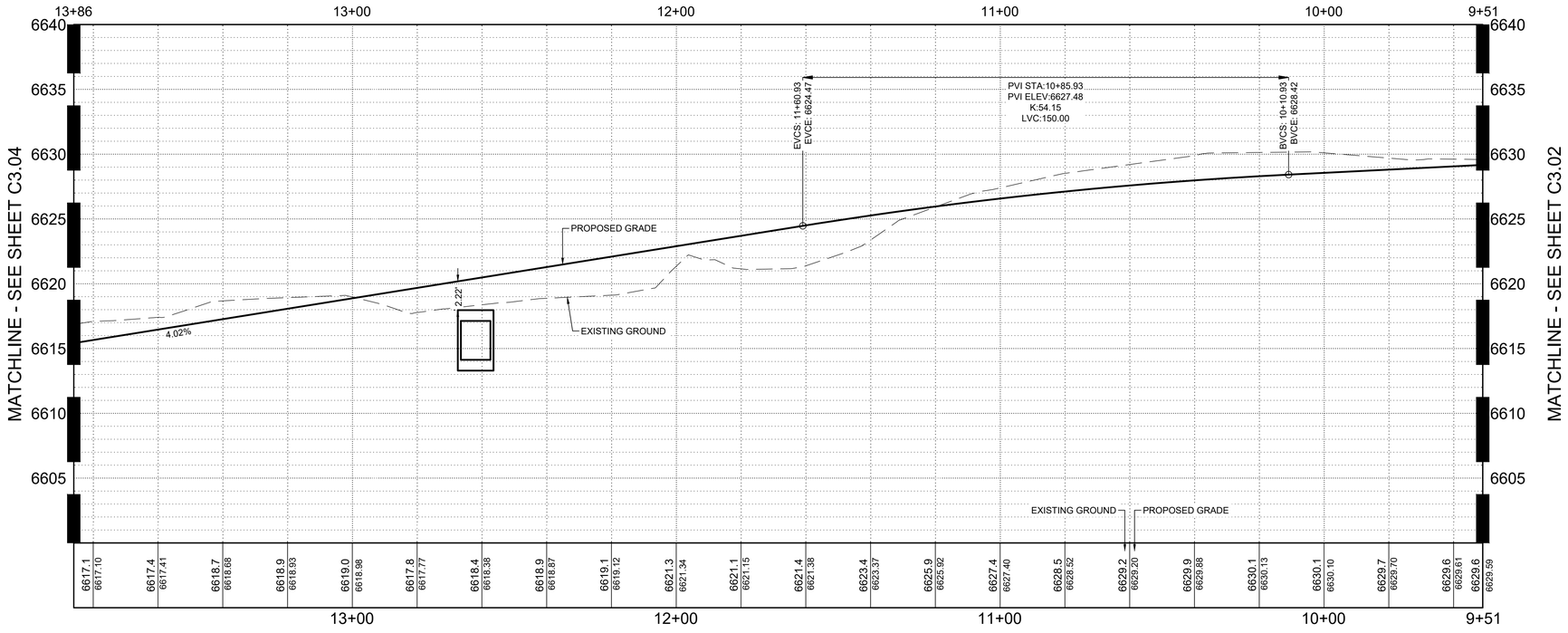
9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Two-Way Private Drive Plan & Profile.dwg



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

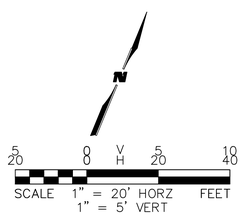


KEY MAP
SCALE: 1" = 350'



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

Know what's below. Call before you dig.



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

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

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

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

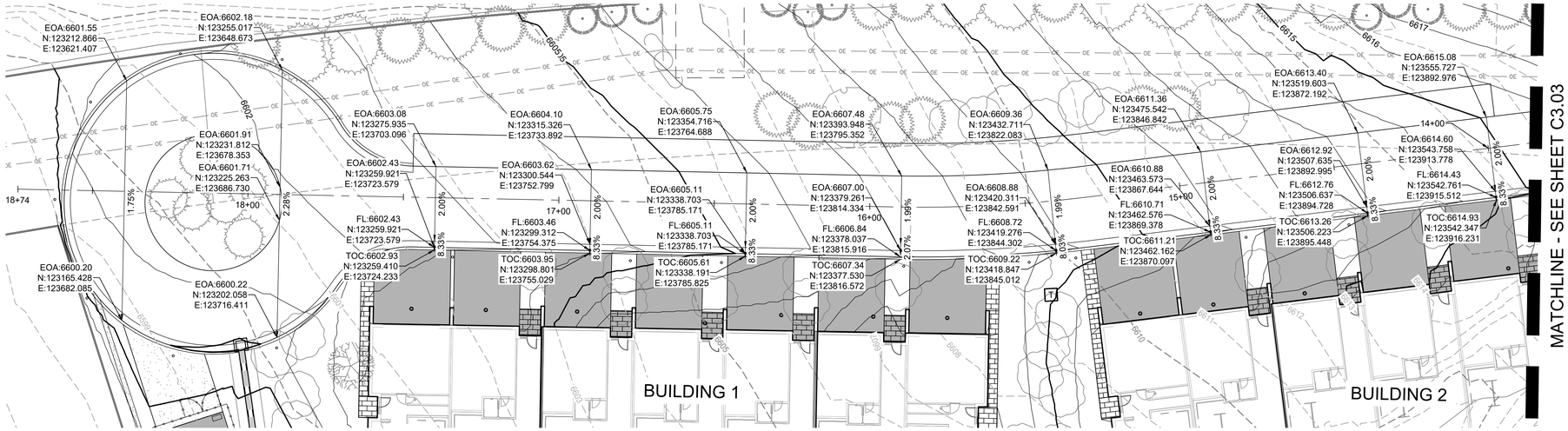
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

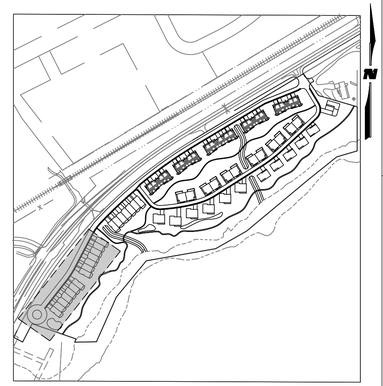
SHEET TITLE:
PRIMARY DRIVE PLAN & PROFILE - STA. 8+80 - 13+86

SHEET DESC. :	C3.03
SHEET NO. :	33 OF 75

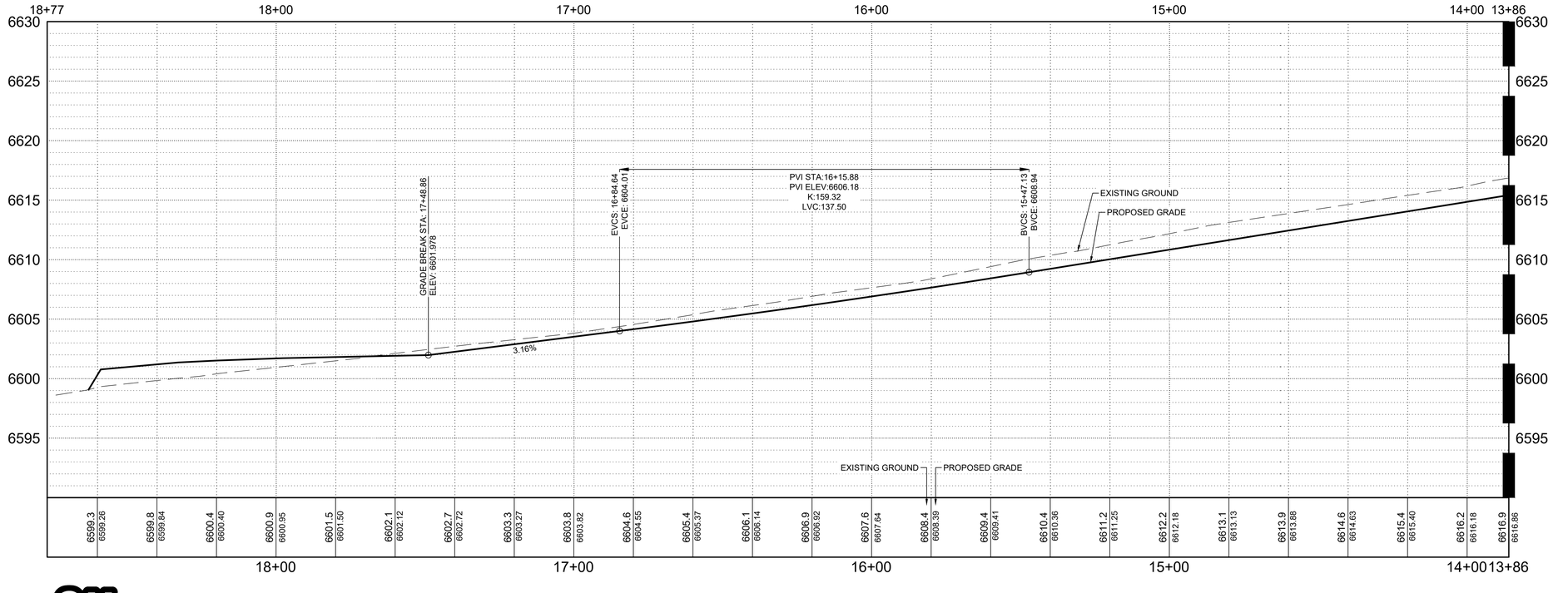
9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Two-Way Private Drive Plan & Profile.dwg



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



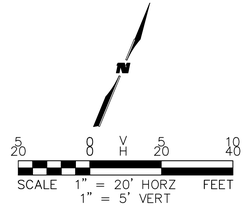
KEY MAP
SCALE: 1" = 350'



MATCHLINE - SEE SHEET C3.03

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

Know what's below.
Call before you dig.



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

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

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

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

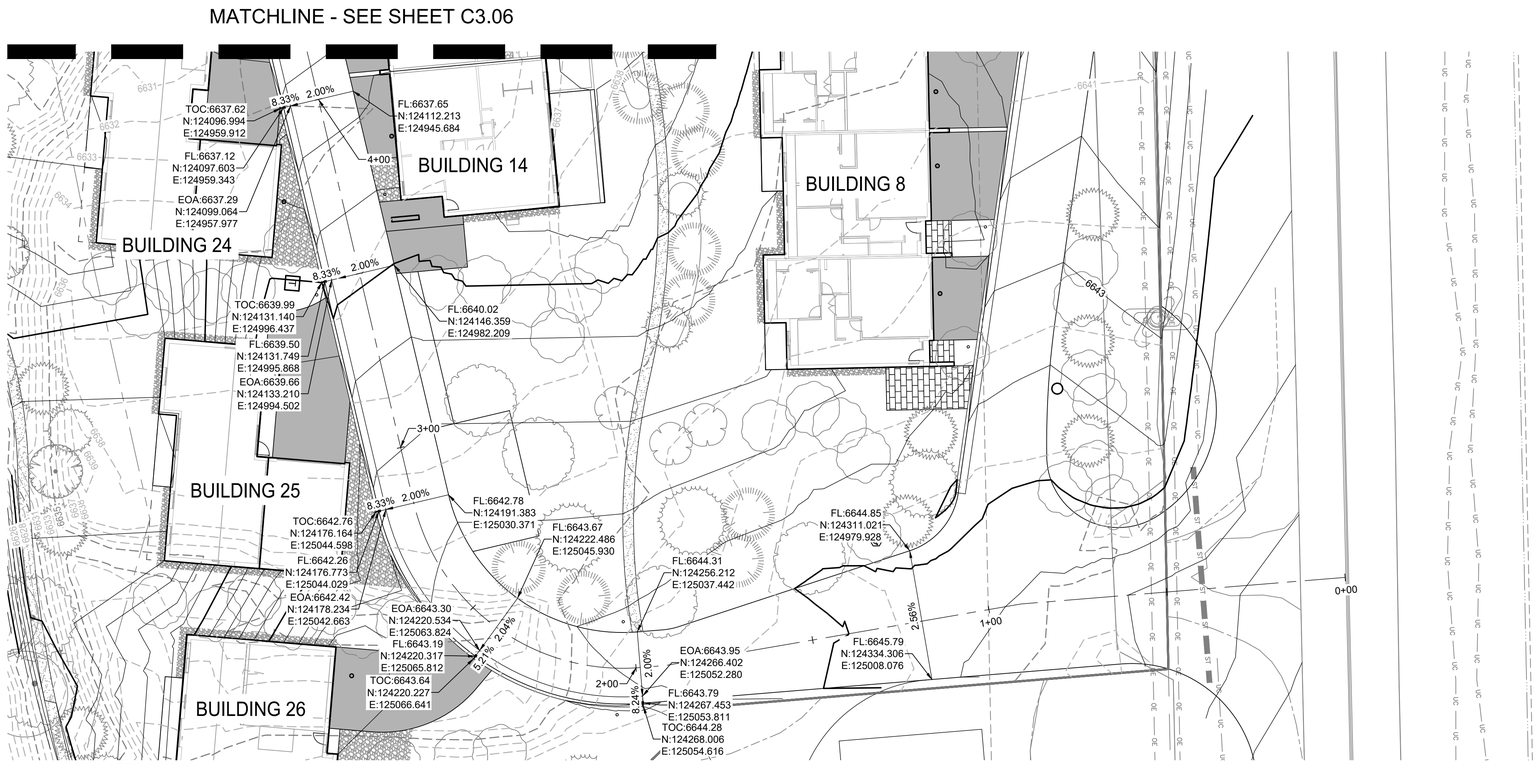
	BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

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

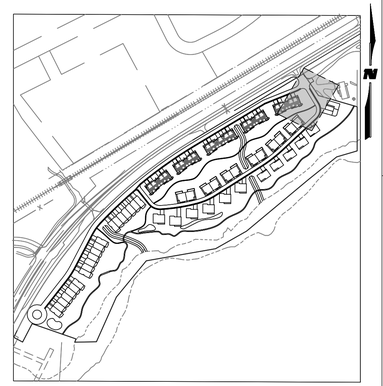
SHEET DESC. :	C3.04
SHEET NO. :	34 OF 75

9/22/2025 M:\IMSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Two-Way Private Drive Plan & Profile.dwg



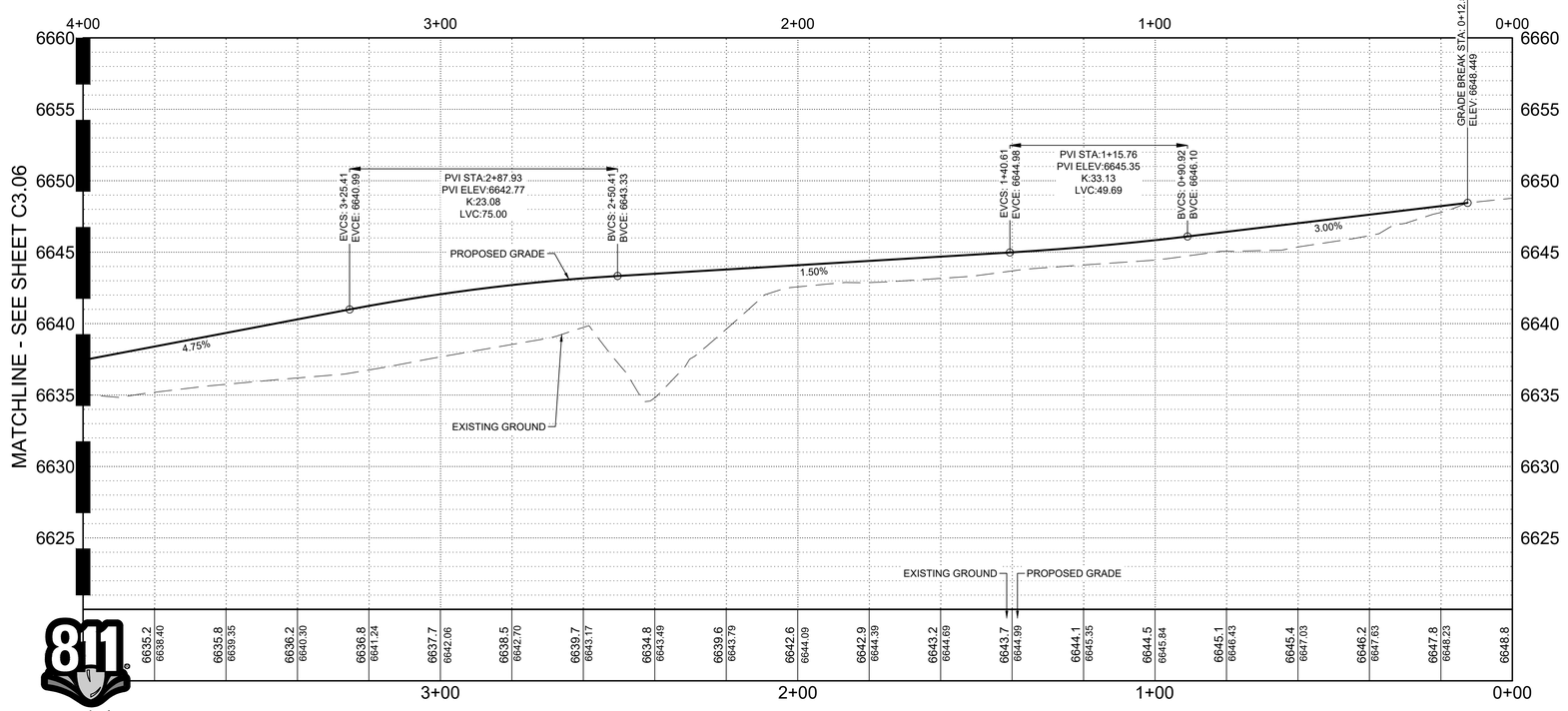
A SECONDARY DRIVE STA. 0+00 - 4+00 - PLAN VIEW

SCALE: 1" = 20'



KEY MAP

SCALE: 1" = 350'



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

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

Know what's below. Call before you dig.

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

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

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

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

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

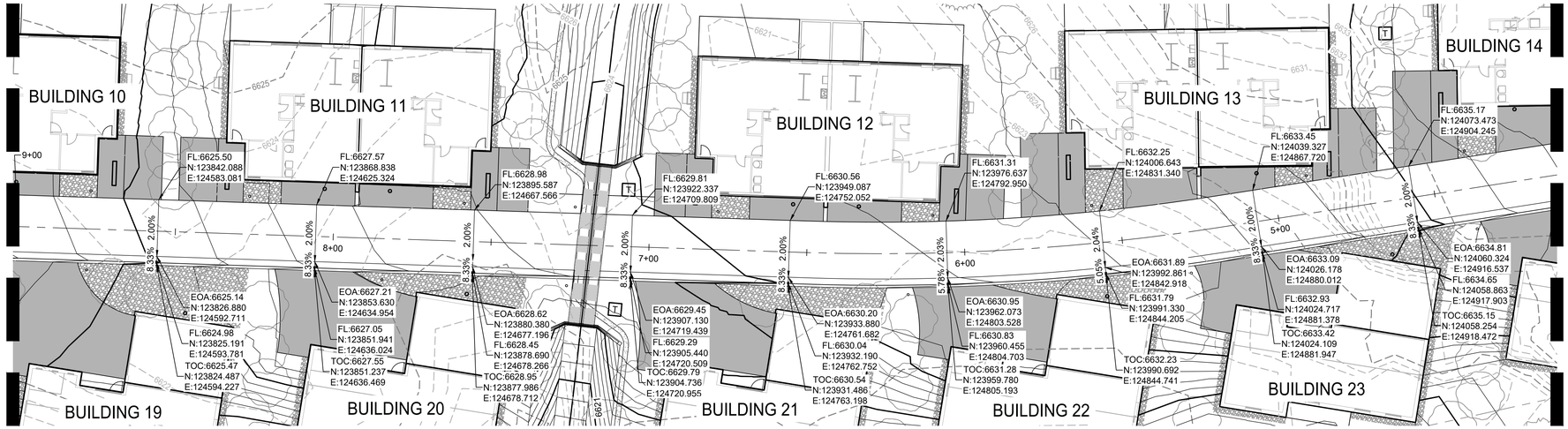
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

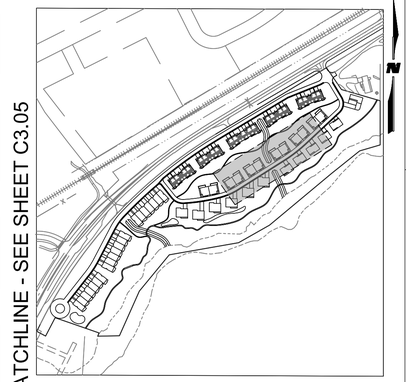
SHEET TITLE:
SECONDARY DRIVE PLAN & PROFILE - STA. 0+00 - 4+00

SHEET DESC. :	C3.05
SHEET NO. :	35 OF 75

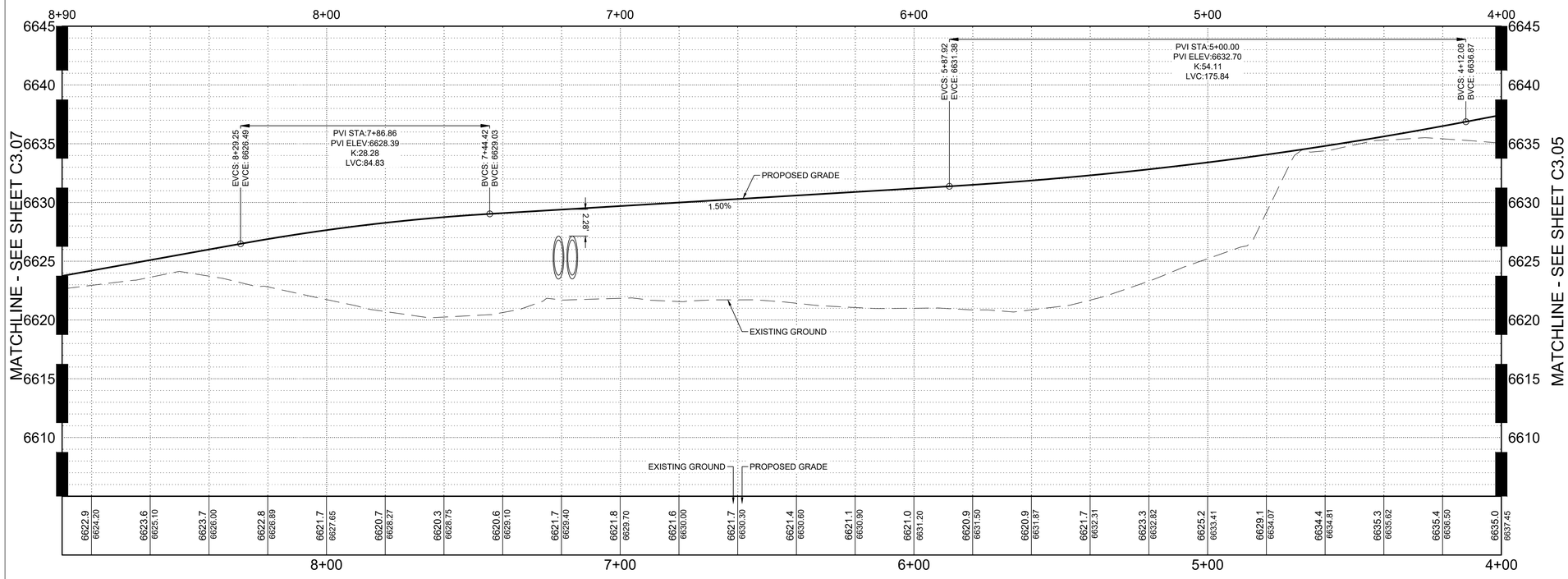
9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - One-Way Private Drive Plan & Profile.dwg



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



KEY MAP
SCALE: 1" = 350'



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

Know what's below. Call before you dig.

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

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

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

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

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

BY	DESCRIPTION	DATE	REV.

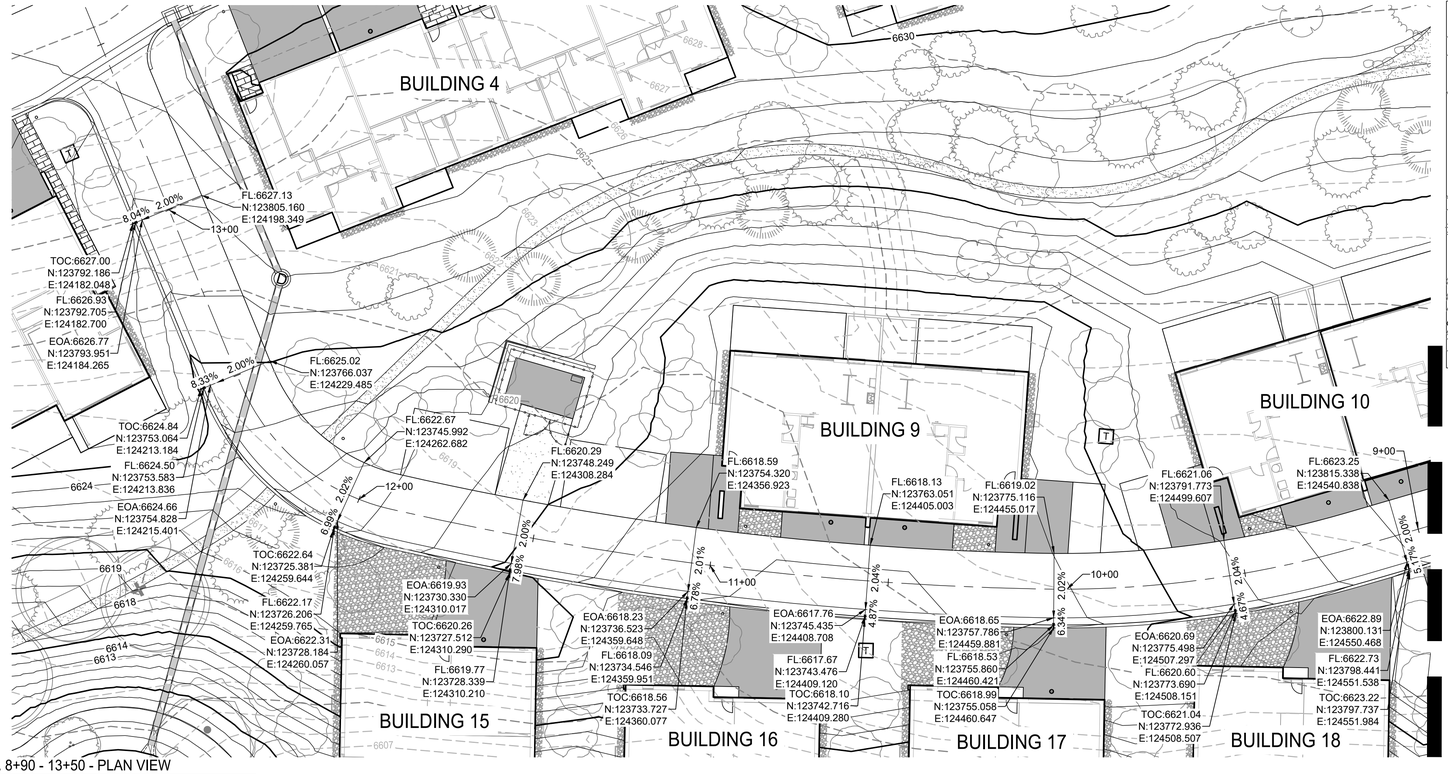
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

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

SHEET DESC. : C3.06

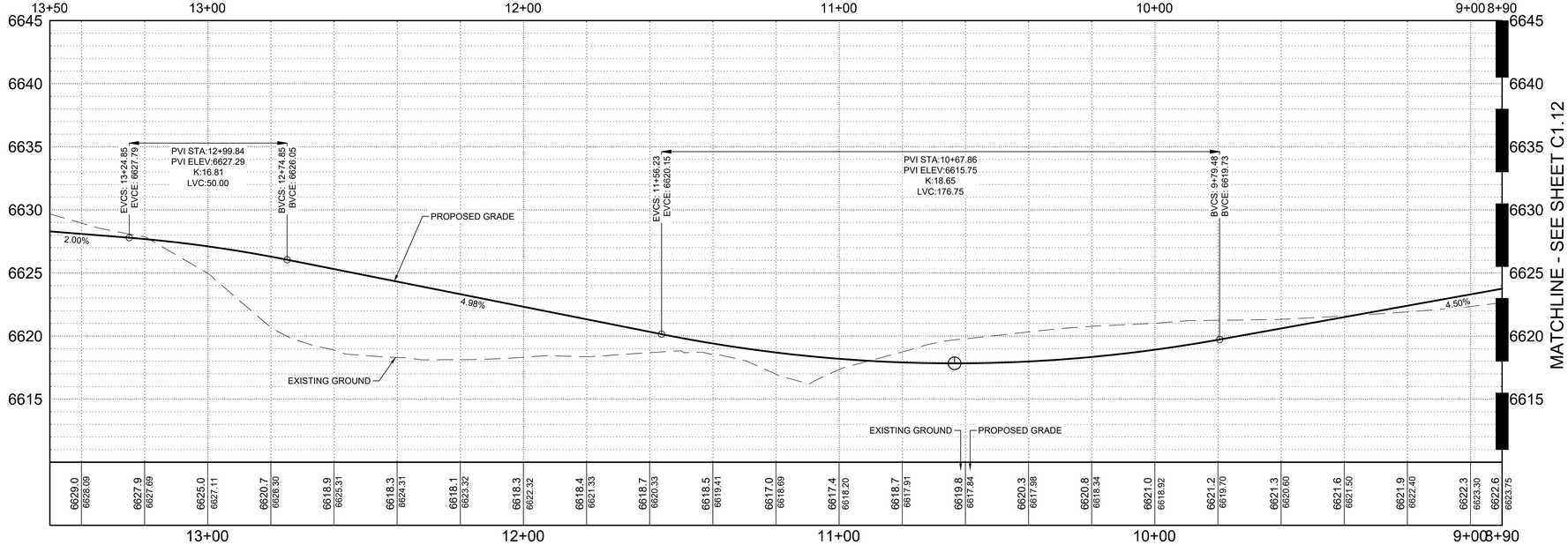
SHEET NO. : 36 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - One-Way Private Drive Plan & Profile.dwg



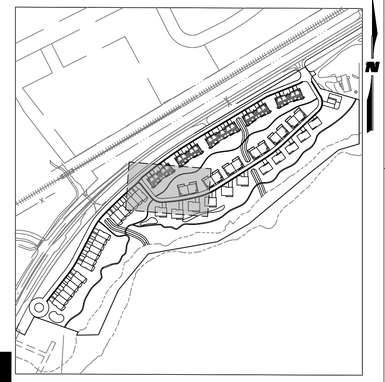
A SECONDARY DRIVE STA. 8+90 - 13+50 - PLAN VIEW

SCALE: 1" = 20'



B SECONDARY DRIVE STA. 8+90 - 13+50 - PROFILE VIEW

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



KEY MAP

SCALE: 1" = 350'

Know what's below. Call before you dig.

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

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

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

SEAL:

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

PROJECT NAME: RED MOUNTAIN RANCH

17500 US-6
EAGLE COLORADO 81631

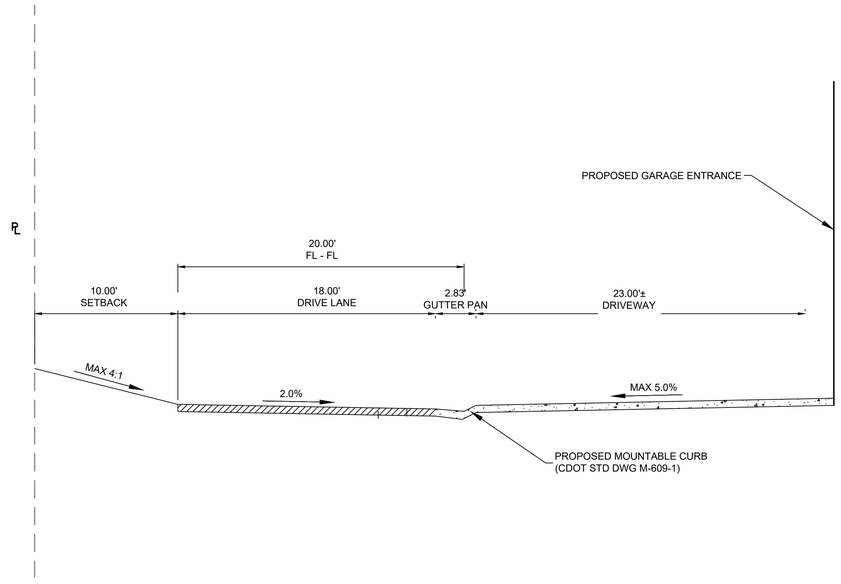
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

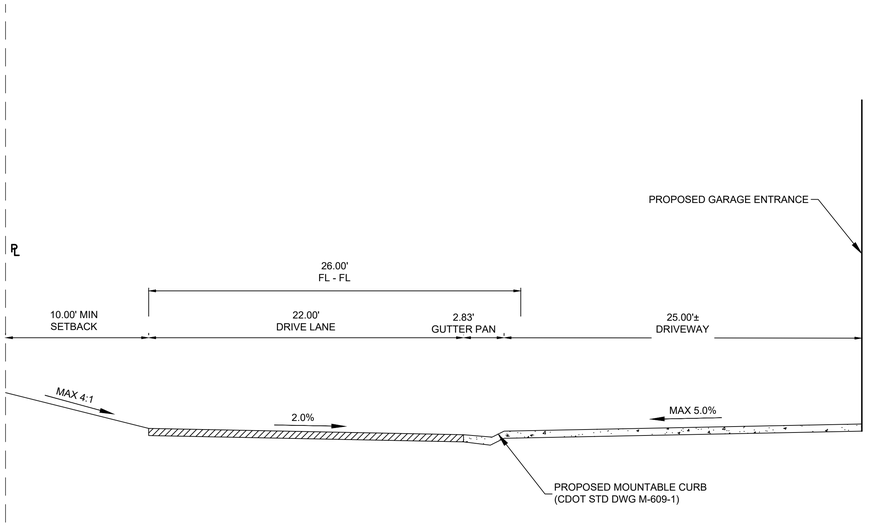
SHEET TITLE: SECONDARY DRIVE PLAN & PROFILE - STA. 8+90 - 13+50

SHEET DESC. :	C3.07
SHEET NO. :	37 OF 75

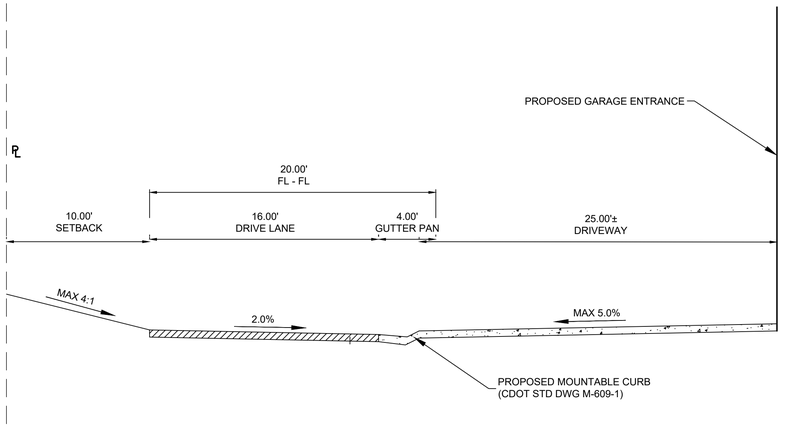
9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - One-Way Private Drive Plan & Profile.dwg



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



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



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

5 0 5 10
SCALE 1"=5' FEET

Know what's below. Call before you dig.

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

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

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

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

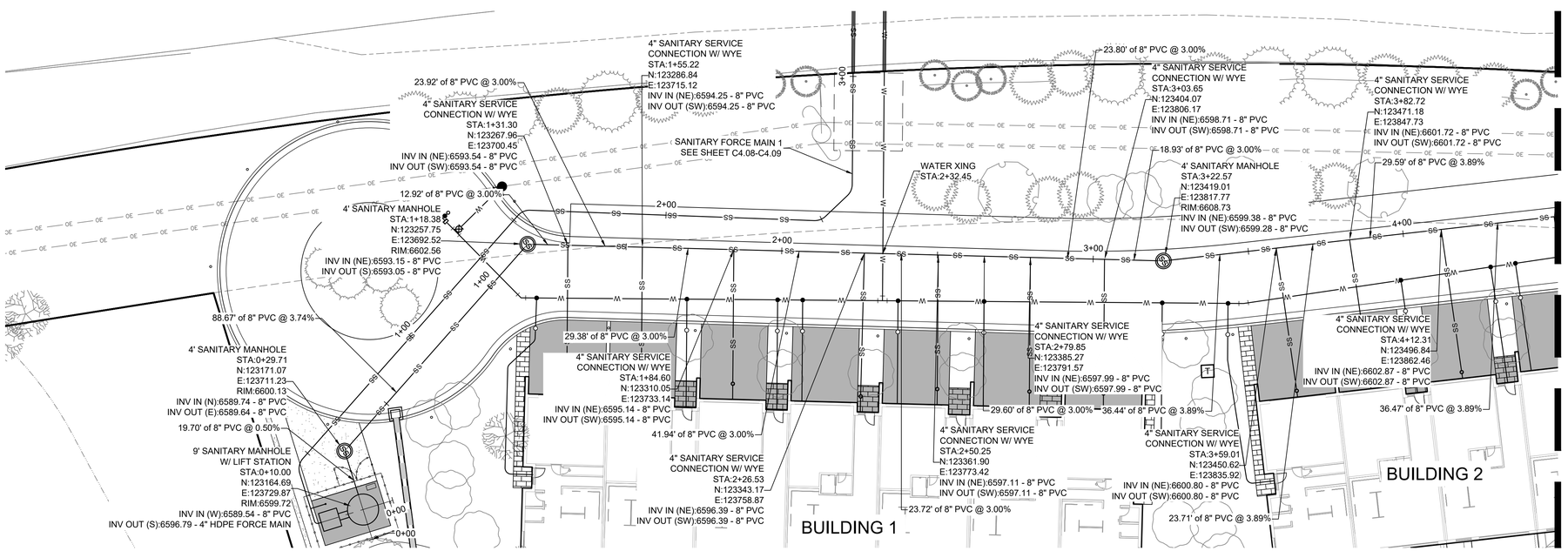
	BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
TYPICAL STREET SECTIONS

SHEET DESC. : C3.08
SHEET NO. : 38 OF 75

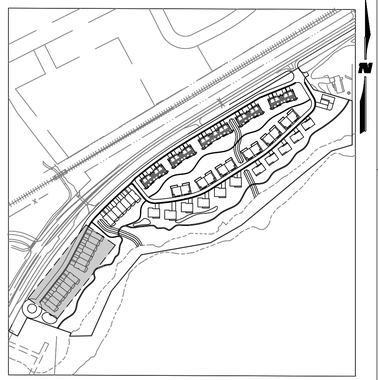
9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Typical Street Sections.dwg



A SANITARY MAIN 1 - STA. 0+00 - 4+50 - PLAN VIEW

SCALE: 1" = 20'

MATCHLINE - SEE SHEET C4.02



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE 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

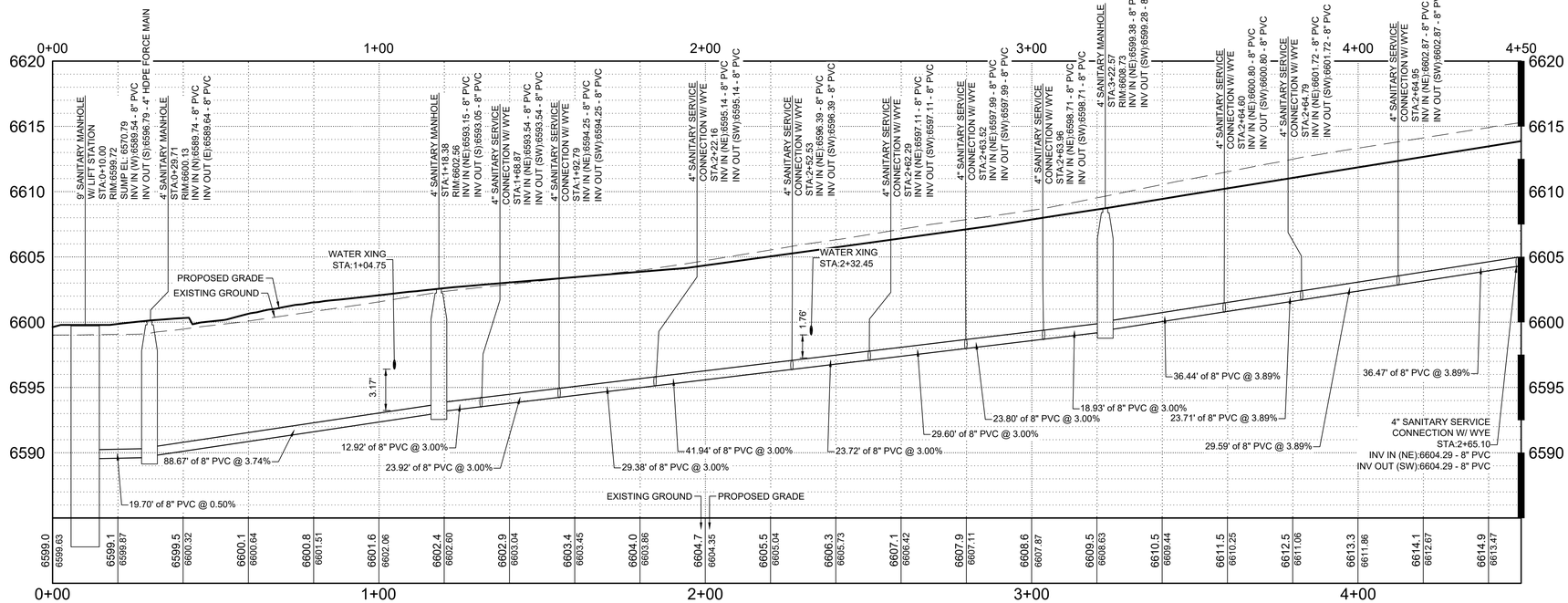
STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.

NOTE TO CONTRACTOR

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

SSWR NOTE

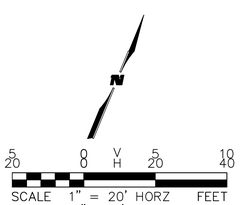
IMPROVEMENTS SHOWN ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR SUBSEQUENT PROPERTY OWNERS/ ENTITIES PER THE PUD APPROVALS.



B SANITARY MAIN 1 - STA. 0+00 - 4+50 - PROFILE VIEW

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

MATCHLINE - SEE SHEET C4.02



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

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

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

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

SEAL:

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

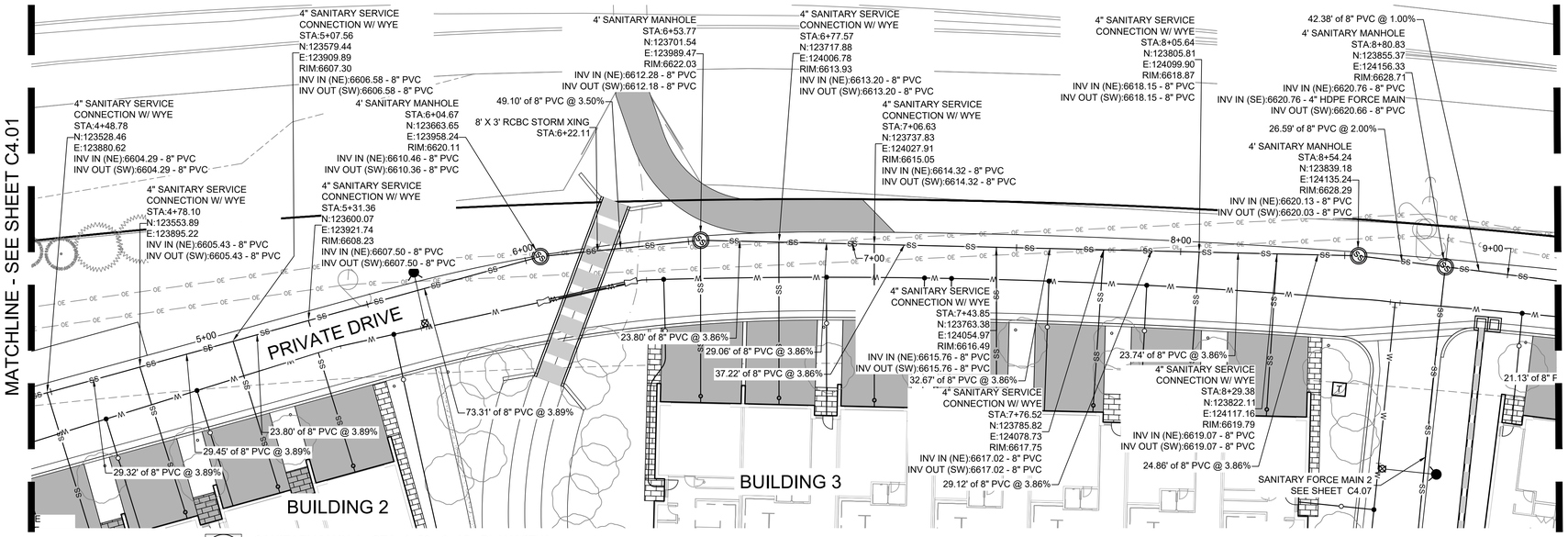
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE: SANITARY MAIN 1 - PLAN & PROFILE - STA. 0+00 - 4+50

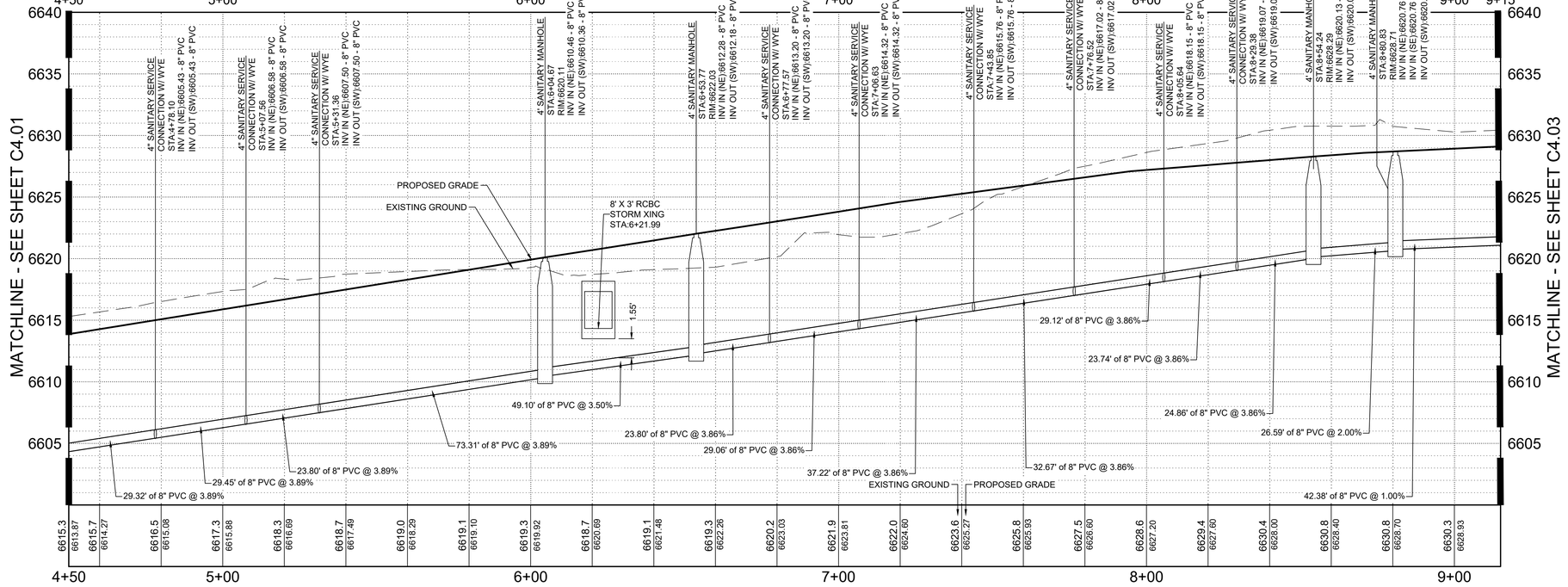
SHEET DESC. :	C4.01
SHEET NO. :	39 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Plan and Profile .dwg



A SANITARY MAIN 1 - STA. 4+50 - 9+15 - PLAN VIEW

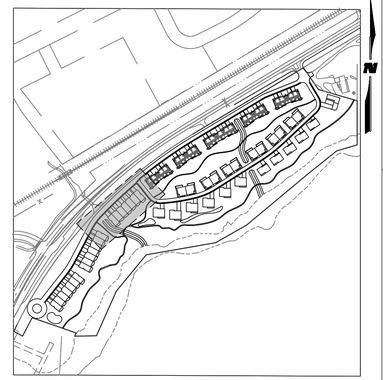
SCALE: 1" = 20'



B SANITARY MAIN 1 - STA. 4+50 - 9+15 - PROFILE VIEW

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

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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 TOWN OF EAGLE 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.

SSWR NOTE

IMPROVEMENTS SHOWN ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR SUBSEQUENT PROPERTY OWNERS/ ENTITIES PER THE PUD APPROVALS.

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

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

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

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

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

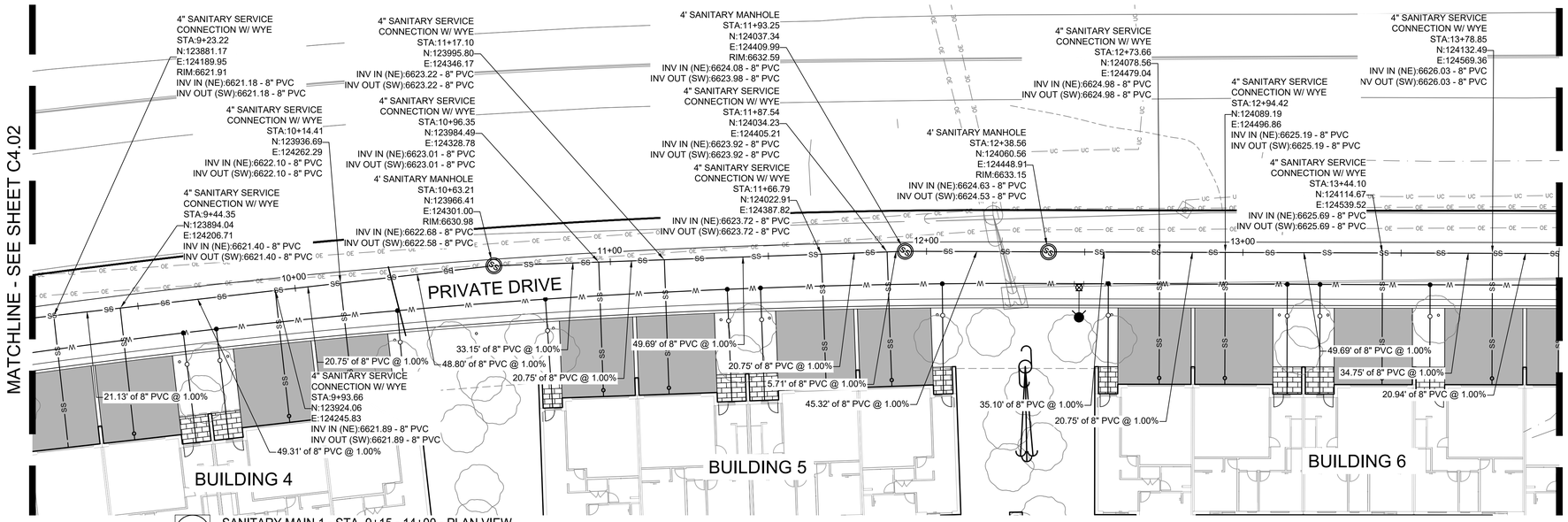
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

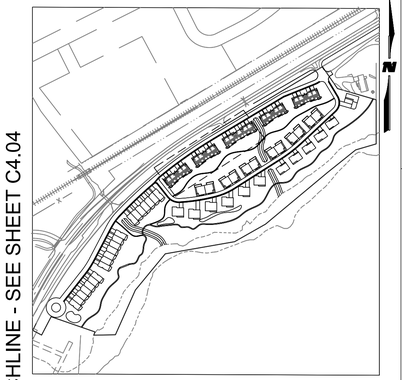
SHEET TITLE:
SANITARY MAIN 1 - PLAN & PROFILE - STA. 4+50 - 9+15

SHEET DESC. :	C4.02
SHEET NO. :	40 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Plan and Profile .dwg



A SANITARY MAIN 1 - STA. 9+15 - 14+00 - PLAN VIEW
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 350'

GENERAL NOTES

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

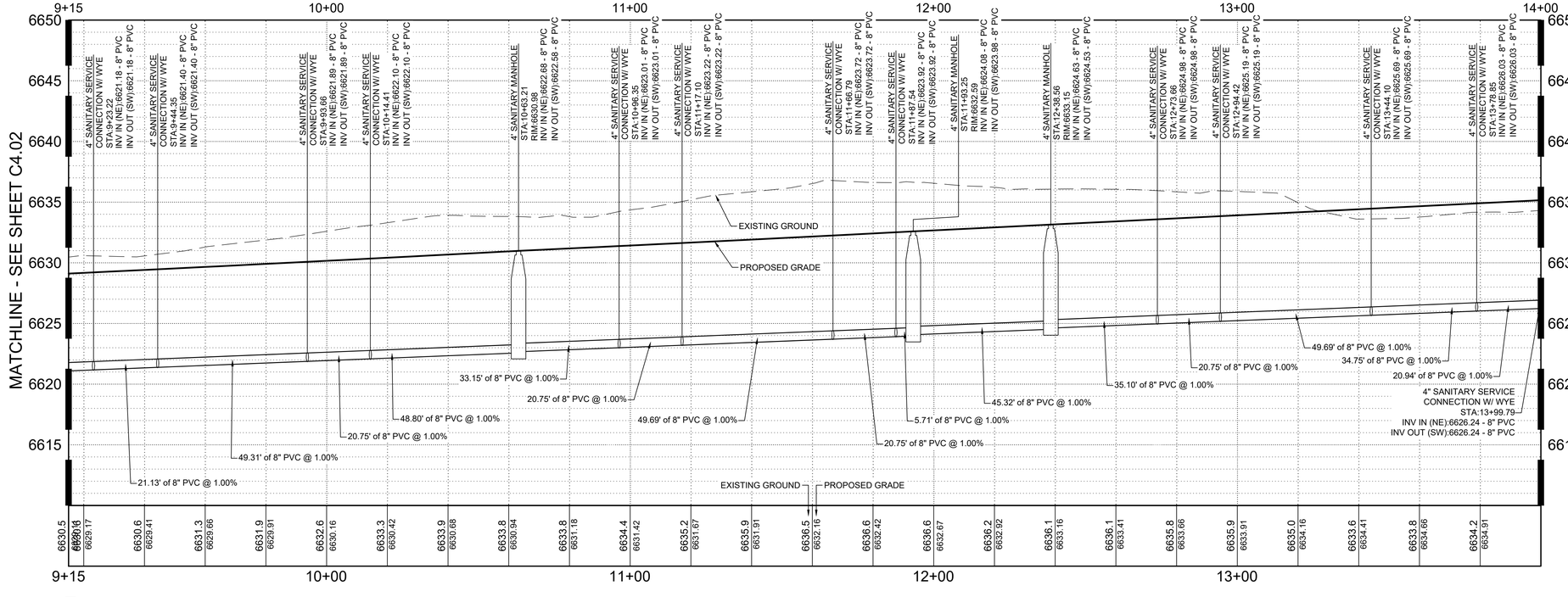
STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.

NOTE TO CONTRACTOR

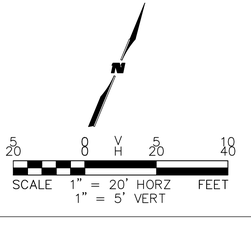
CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.

SSWR NOTE

IMPROVEMENTS SHOWN ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR SUBSEQUENT PROPERTY OWNERS/ ENTITIES PER THE PUD APPROVALS.



B SANITARY MAIN 1 - STA. 9+15 - 14+00 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'



Know what's below. Call before you dig.

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

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

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

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

BY	DESCRIPTION	DATE	REV.

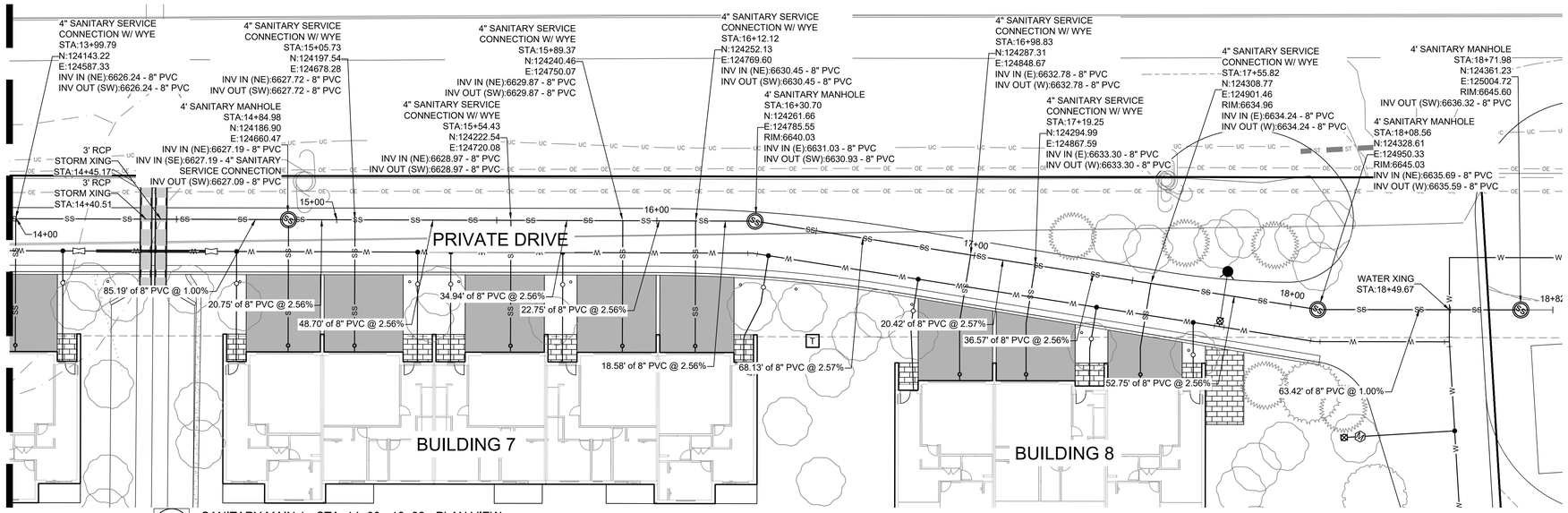
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
SANITARY MAIN 1 - PLAN & PROFILE - STA. 9+15-14+00

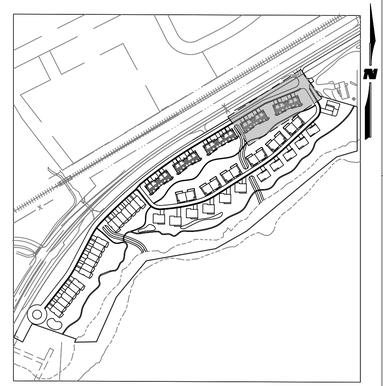
SHEET DESC. :	C4.03
SHEET NO. :	41 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Plan and Profile .dwg

MATCHLINE - SEE SHEET C4.04



A SANITARY MAIN 1 - STA. 14+00 - 18+82 - PLAN VIEW
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 350'

GENERAL NOTES

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

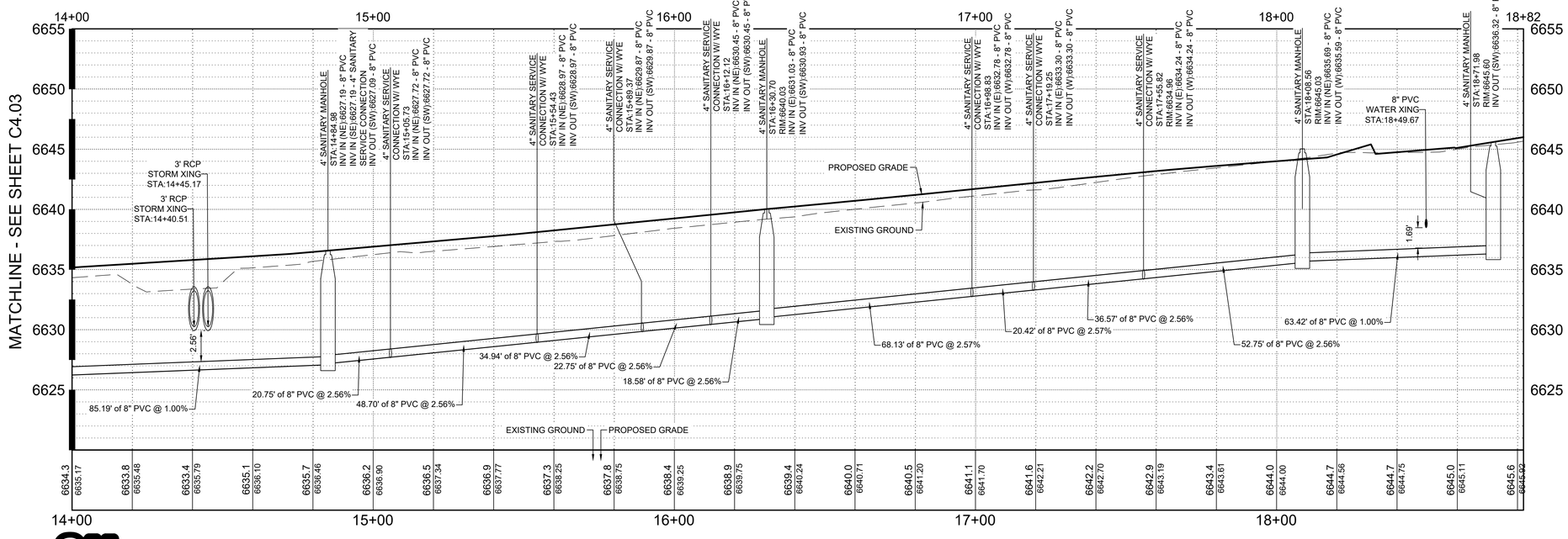
STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.

NOTE TO CONTRACTOR

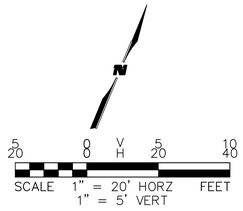
CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.

SSWR NOTE

IMPROVEMENTS SHOWN ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR SUBSEQUENT PROPERTY OWNERS/ ENTITIES PER THE PUD APPROVALS.



B SANITARY MAIN 1 - STA. 14+00 - 18+82 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'



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

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

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

SEAL

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

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

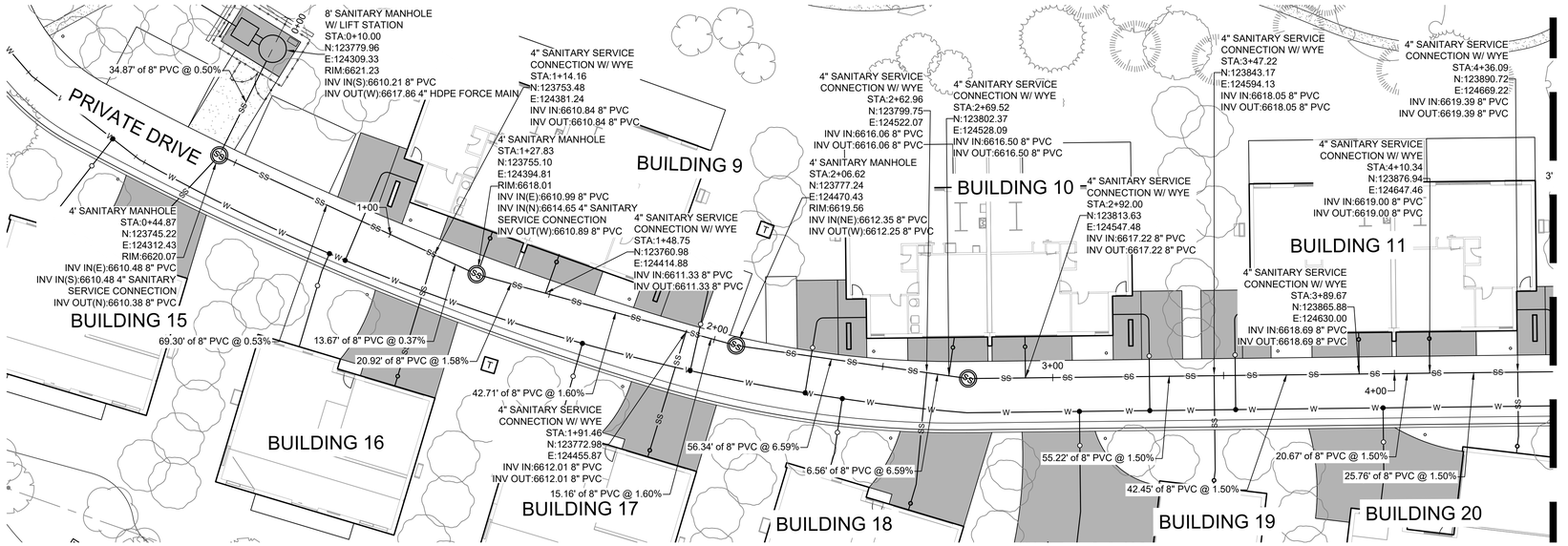
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

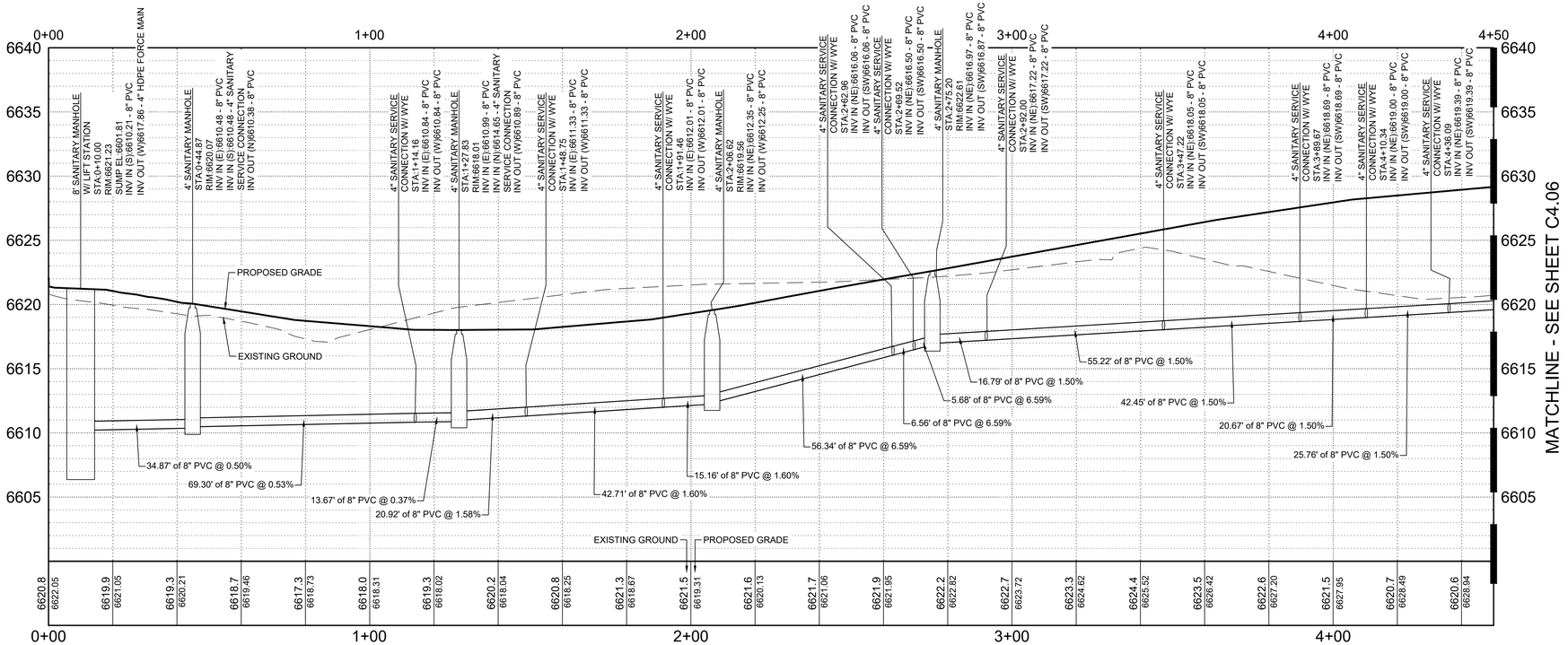
SHEET TITLE:
SANITARY MAIN 1 - PLAN & PROFILE - STA. 14+00 - 18+82

SHEET DESC. :	C4.04
SHEET NO. :	42 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Plan and Profile .dwg

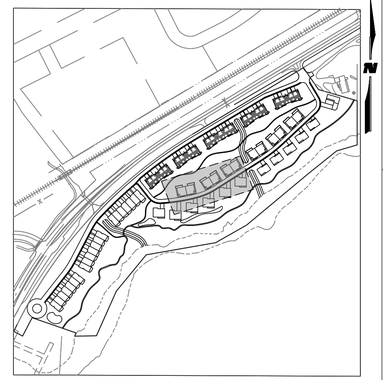


A SANITARY MAIN 2 - STA. 0+00 - 4+50 - PLAN VIEW
SCALE: 1" = 20'



B SANITARY MAIN 2 - STA. 0+00 - 4+50 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.



KEY MAP
SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

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

STATIONING AND PIPE LENGTH NOTE

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

NOTE TO CONTRACTOR

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

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

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

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

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

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

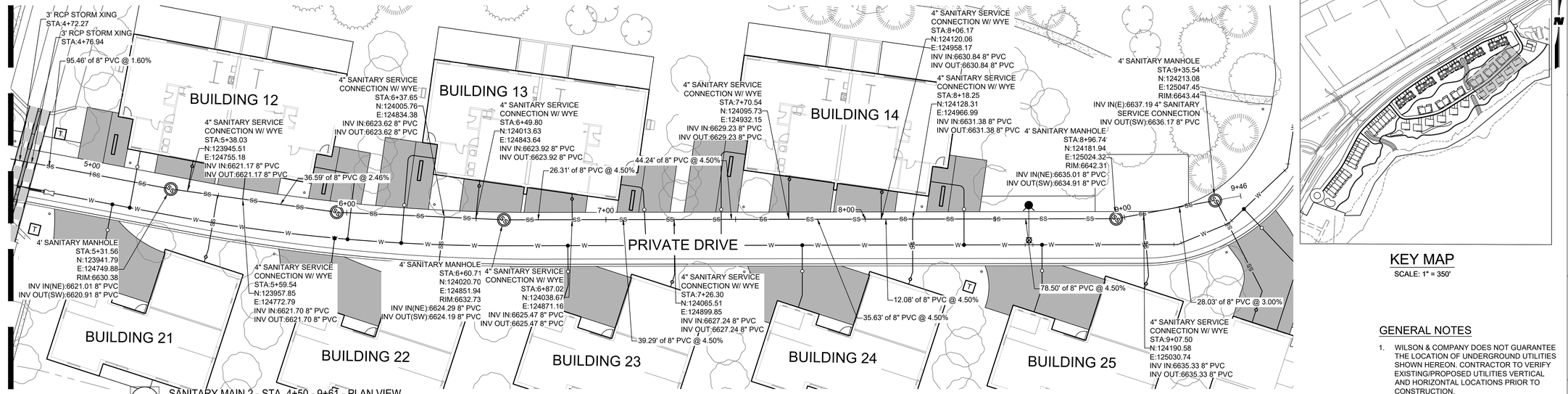
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
SANITARY MAIN 2 - PLAN & PROFILE - STA. 0+00 - 4+50

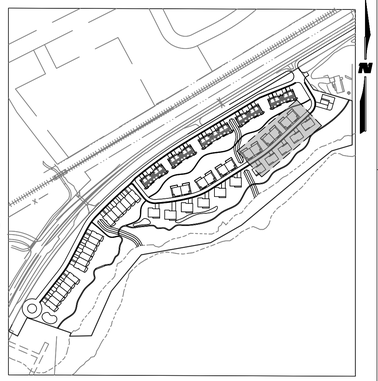
SHEET DESC. :	C4.05
SHEET NO. :	43 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Lateral Plan and Profile.dwg



A SANITARY MAIN 2 - STA. 4+50 - 9+61 - PLAN VIEW

SCALE: 1" = 20'



KEY MAP

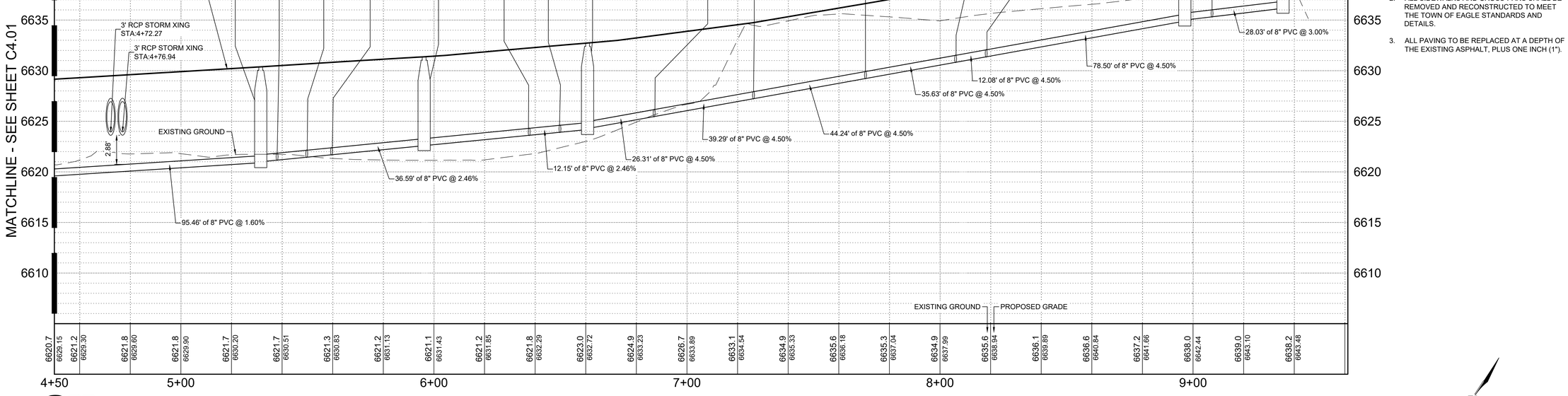
SCALE: 1" = 350'

GENERAL NOTES

1. WILSON & COMPANY DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO VERIFY EXISTING/PROPOSED UTILITIES VERTICAL AND HORIZONTAL LOCATIONS PRIOR TO CONSTRUCTION.
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 TOWN OF EAGLE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").



B SANITARY MAIN 2 - STA. 4+50 - 9+61 - PROFILE VIEW

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

Know what's below. Call before you dig.

STATIONING AND PIPE LENGTH NOTE

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

NOTE TO CONTRACTOR

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

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

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

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

SEAL:

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

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

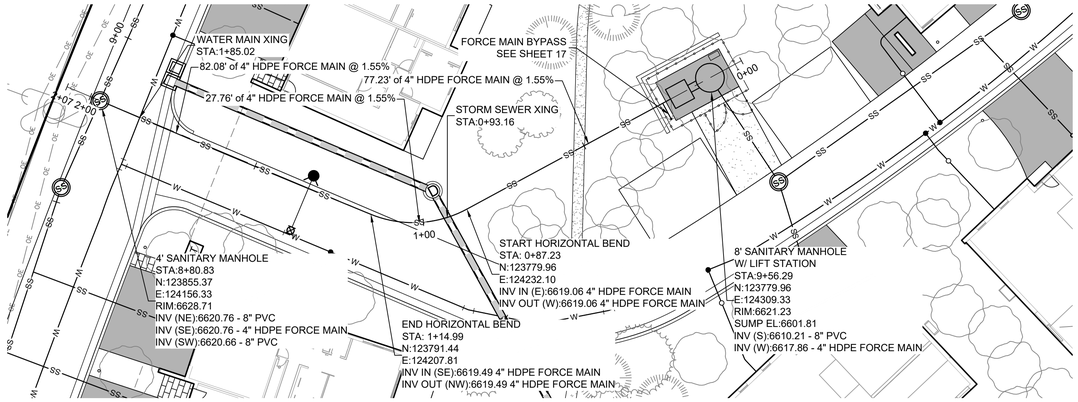
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
SANITARY MAIN 2 - PLAN & PROFILE - STA. 4+50 - 9+61

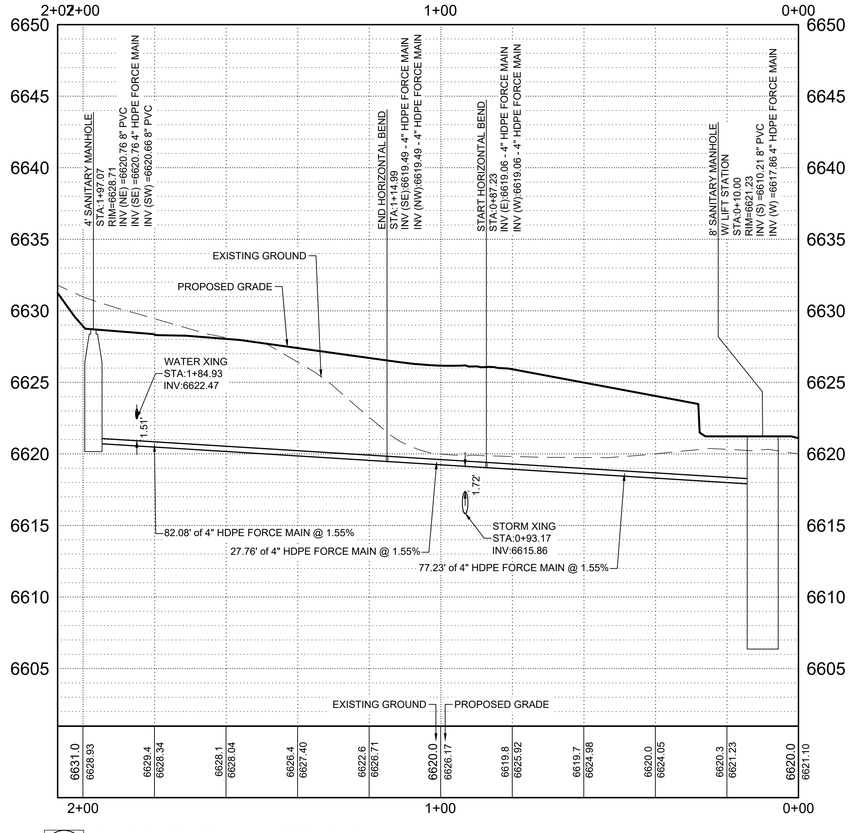
SHEET DESC. :	C4.06
SHEET NO. :	44 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Lateral Plan and Profile.dwg



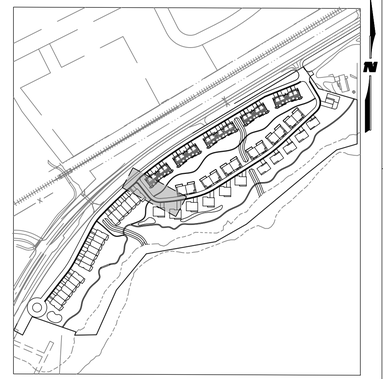
A SANITARY FORCE MAIN 2 - PLAN VIEW

SCALE: 1" = 20'



B SANITARY FORCE MAIN 2 - PROFILE VIEW

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



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

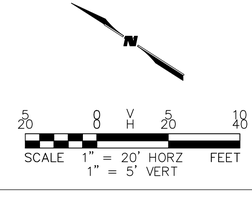
1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE CITY OF EAGLE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

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.



Know what's below. Call before you dig.

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

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

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

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

REV.	DATE	DESCRIPTION	BY

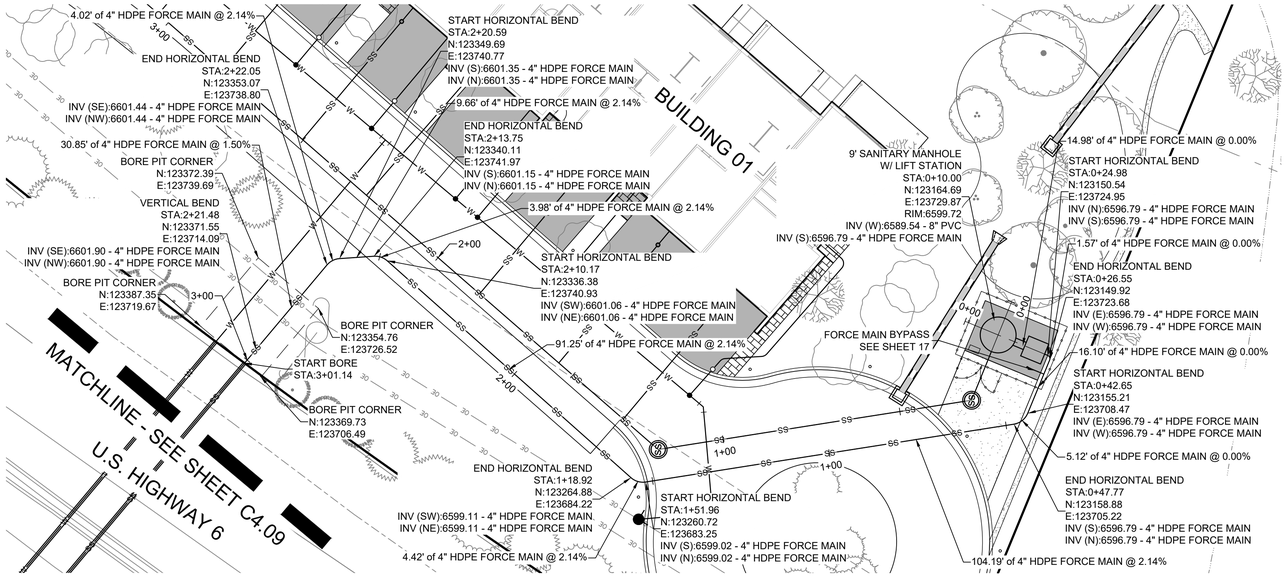
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
SANITARY FORCE MAIN 2 - PLAN & PROFILE

SHEET DESC. : C4.07

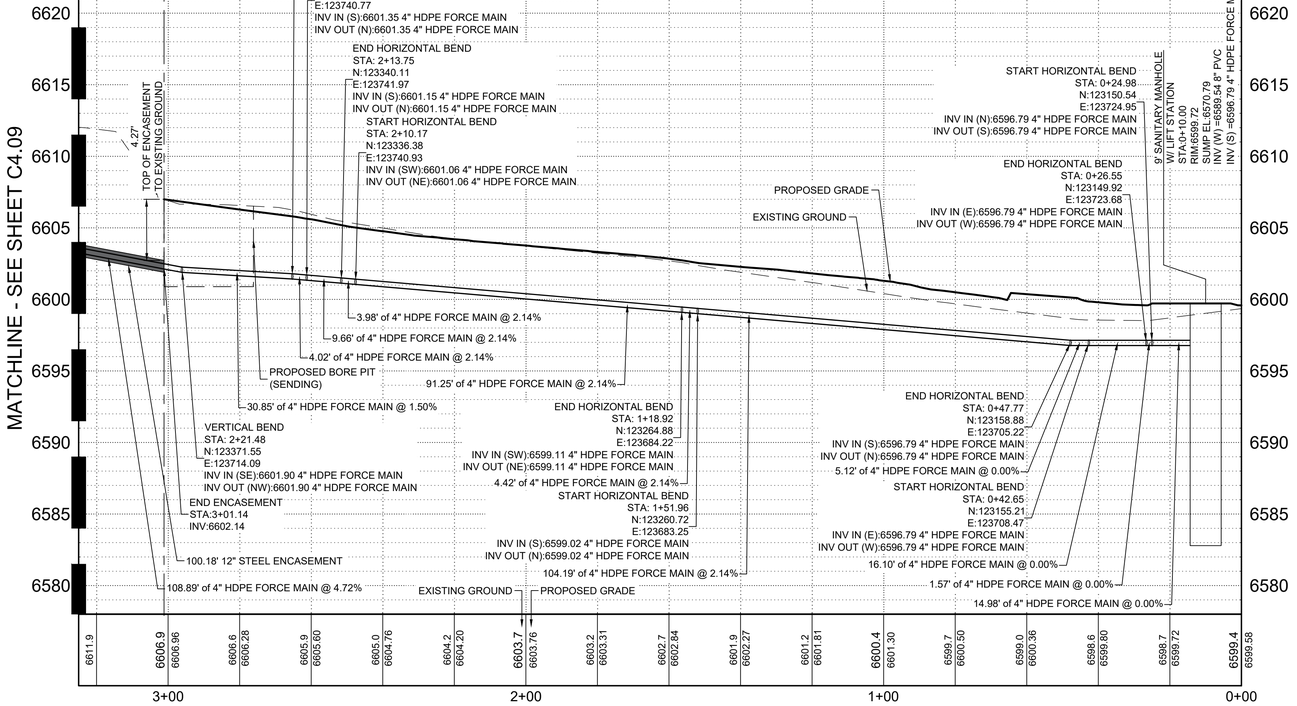
SHEET NO. : 45 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Force Main 1 Plan and Profile.dwg



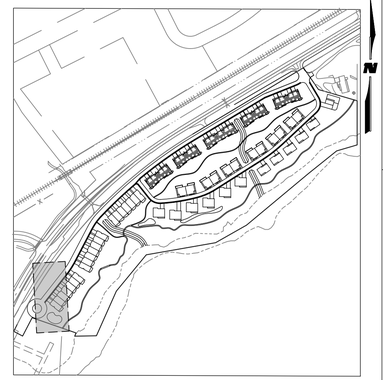
A SANITARY FORCE MAIN 1 - STA. 0+00 - 3+25 - PLAN VIEW

SCALE: 1" = 20'



B SANITARY FORCE MAIN 1 - STA. 0+00 - 3+25 - PROFILE VIEW

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



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE 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.

Know what's below. Call before you dig.

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

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

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

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

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

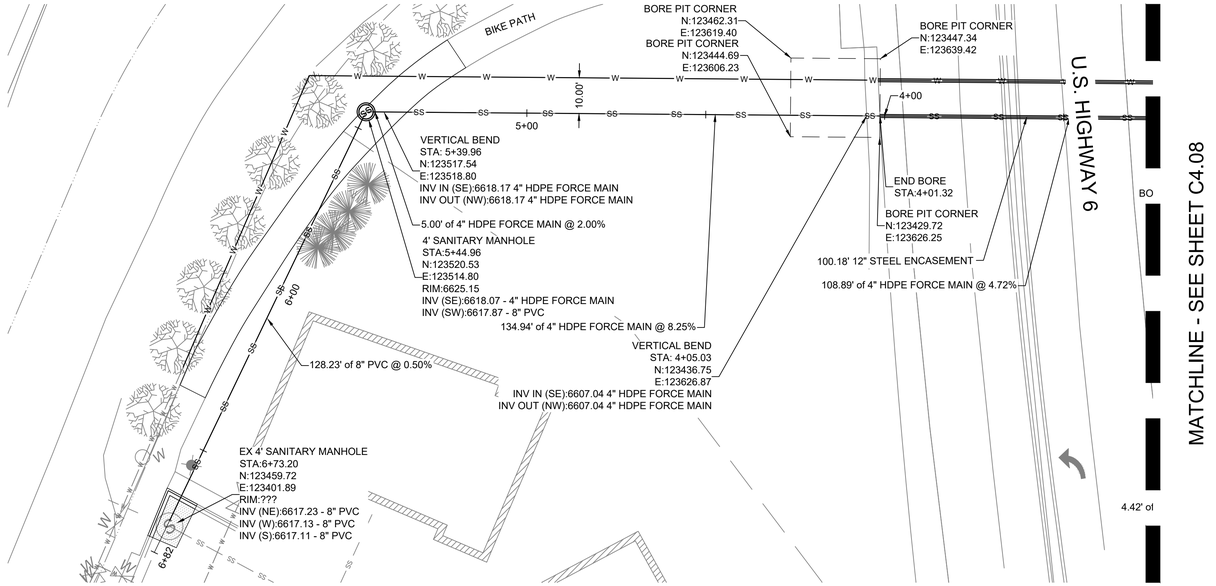
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
SANITARY FORCE MAIN 1 - PLAN & PROFILE - STA. 0+00 - 3+25

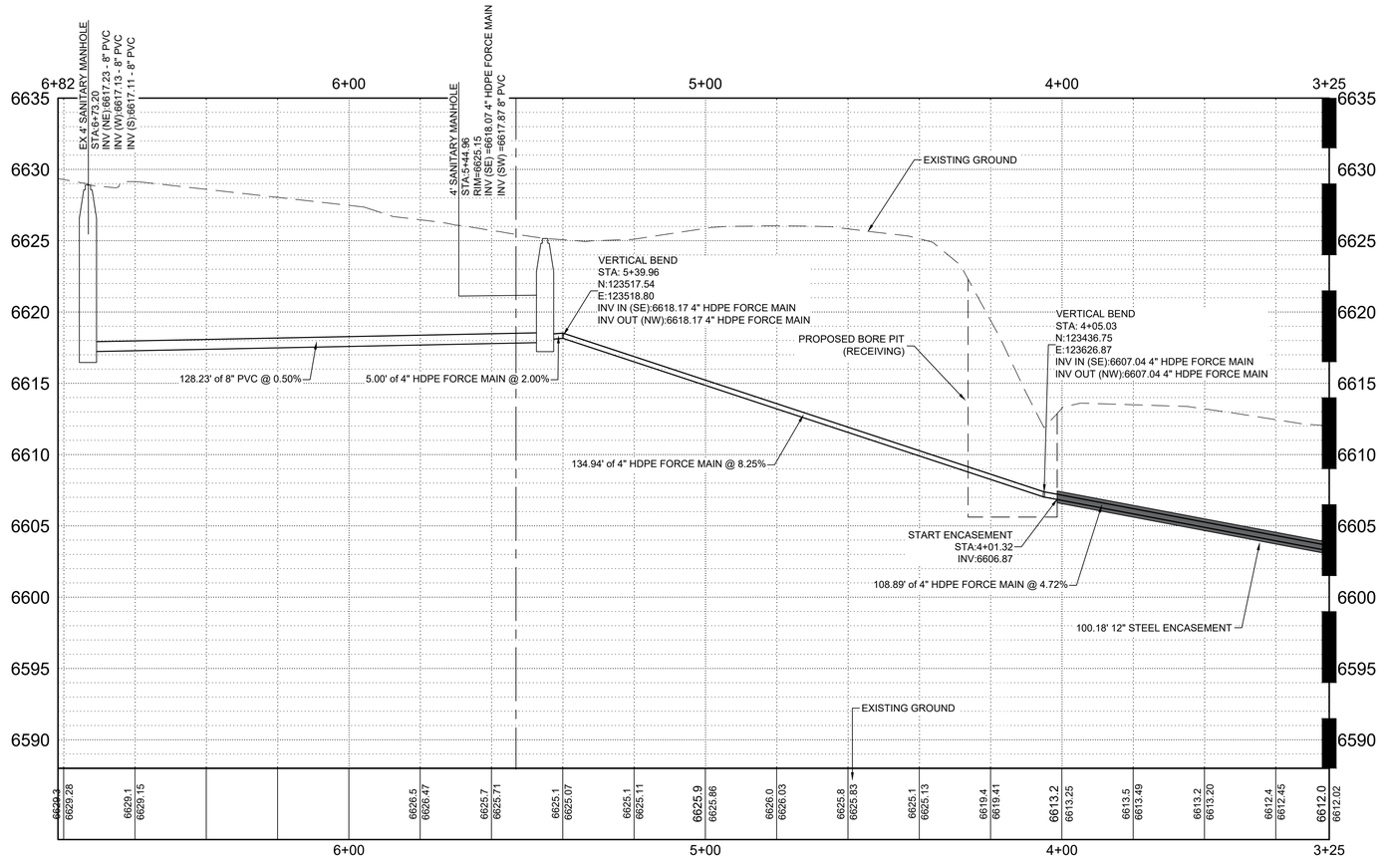
SHEET DESC. :	C4.08
SHEET NO. :	46 OF 75

9/22/2025 M:\IMSD\23-600-691-001\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Force Main 1 Plan and Profile.dwg



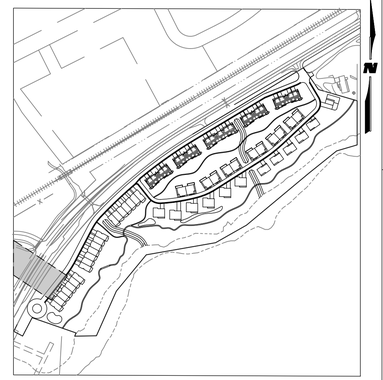
A SANITARY FORCE MAIN 1 - STA. 3+25 - 6+82 - PLAN VIEW

SCALE: 1" = 20'



B SANITARY FORCE MAIN 1 - STA. 3+25 - 6+82 - PROFILE VIEW

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



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

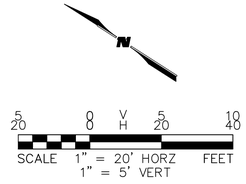
1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

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.



Know what's below. Call before you dig.

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

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

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

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

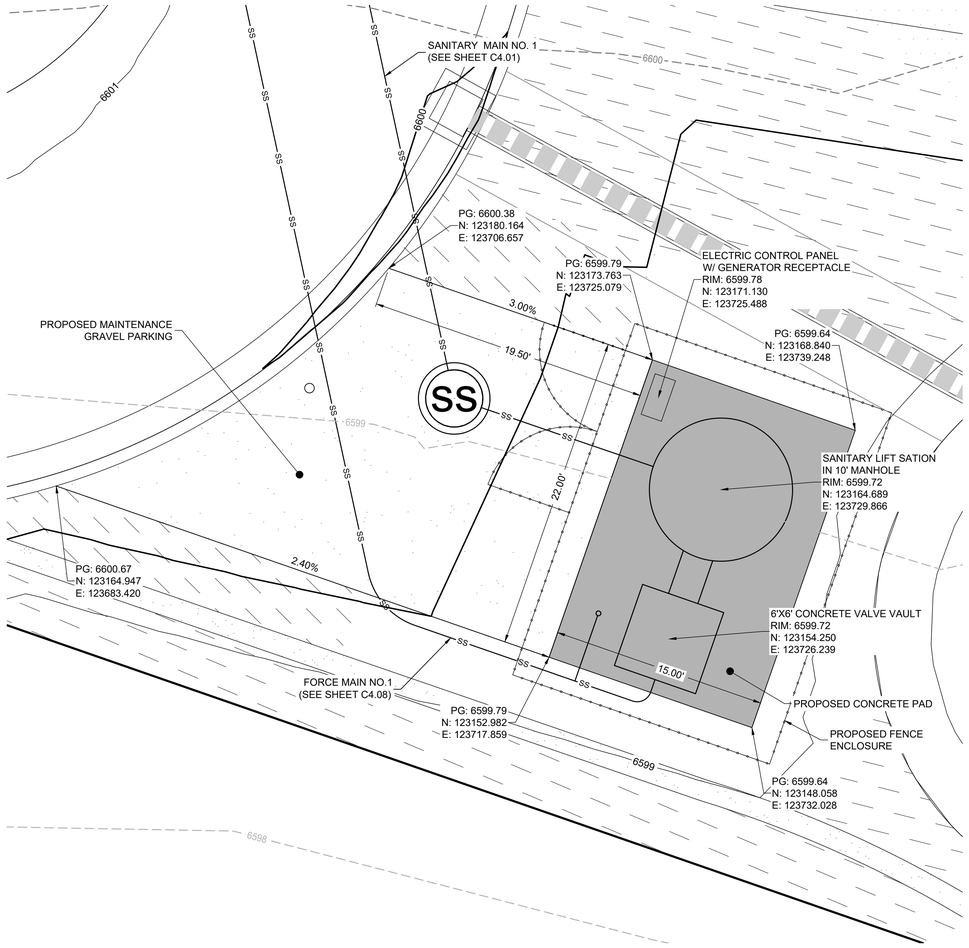
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

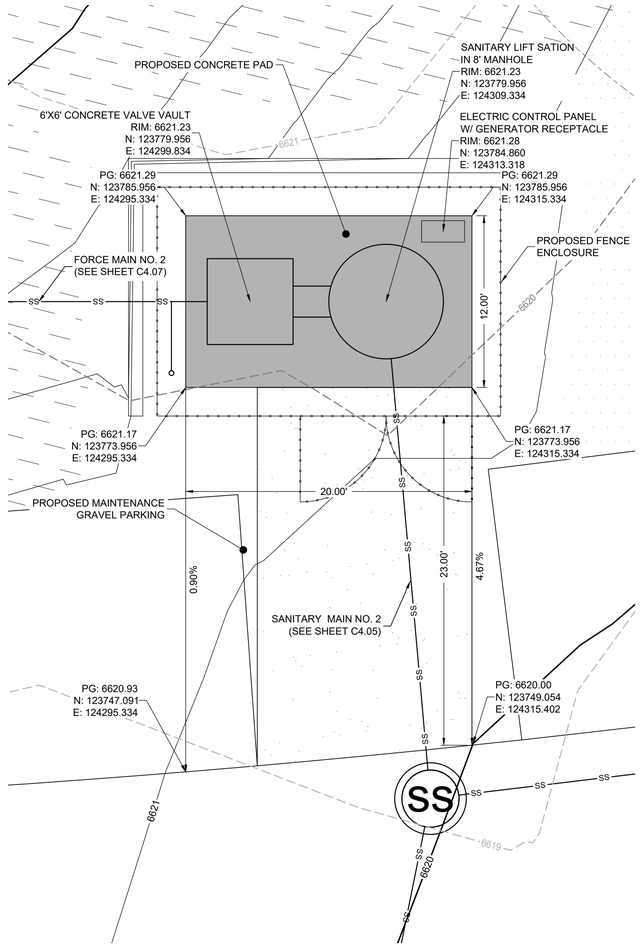
SHEET TITLE:
SANITARY FORCE MAIN 1 - PLAN & PROFILE - STA. 3+25 - 6+82

SHEET DESC. :	C4.09
SHEET NO. :	47 OF 75

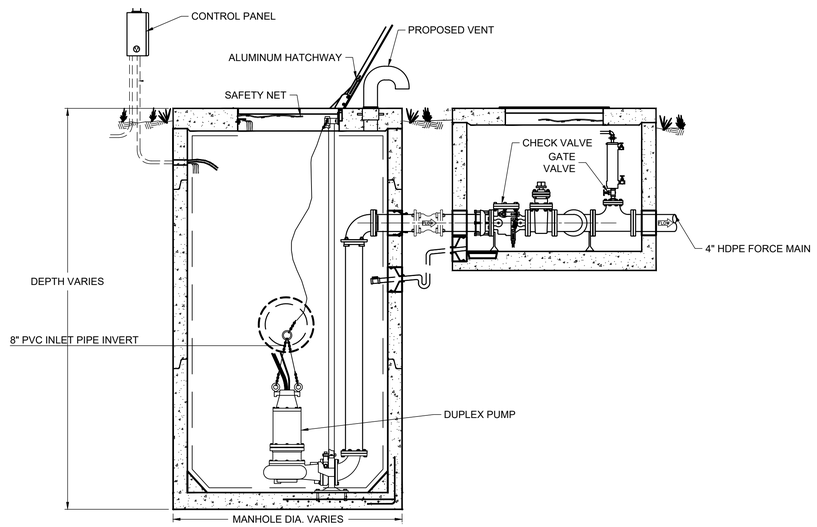
9/22/2025 M:\IMSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Force Main 1 Plan and Profile.dwg



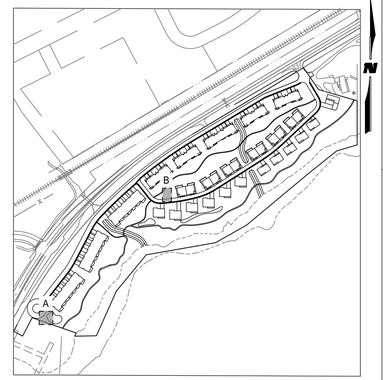
A WEST SANITARY LIFT STATION - DETAILED PLAN VIEW
SCALE: 1" = 5'



B EAST SANITARY LIFT STATION - DETAILED PLAN VIEW
SCALE: 1" = 5'



C SANITARY LIFT STATION - TYPICAL SECTION
SCALE: NTS



KEY MAP
SCALE: 1" = 350'

Know what's below.
Call before you dig.

N
5 0 5 10
SCALE 1"=5' FEET

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

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

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

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

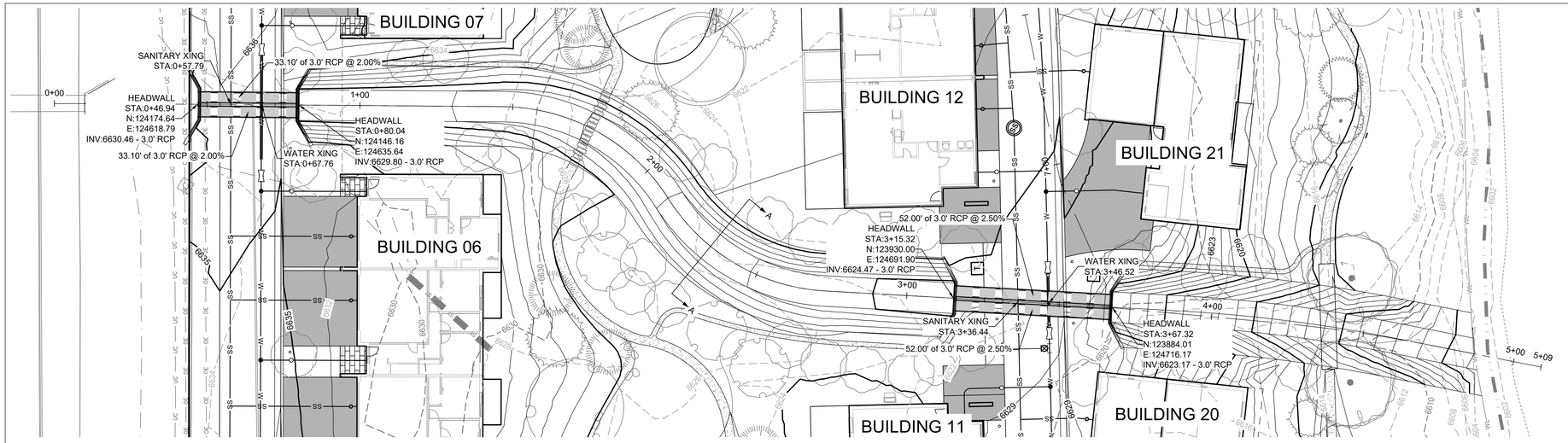
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

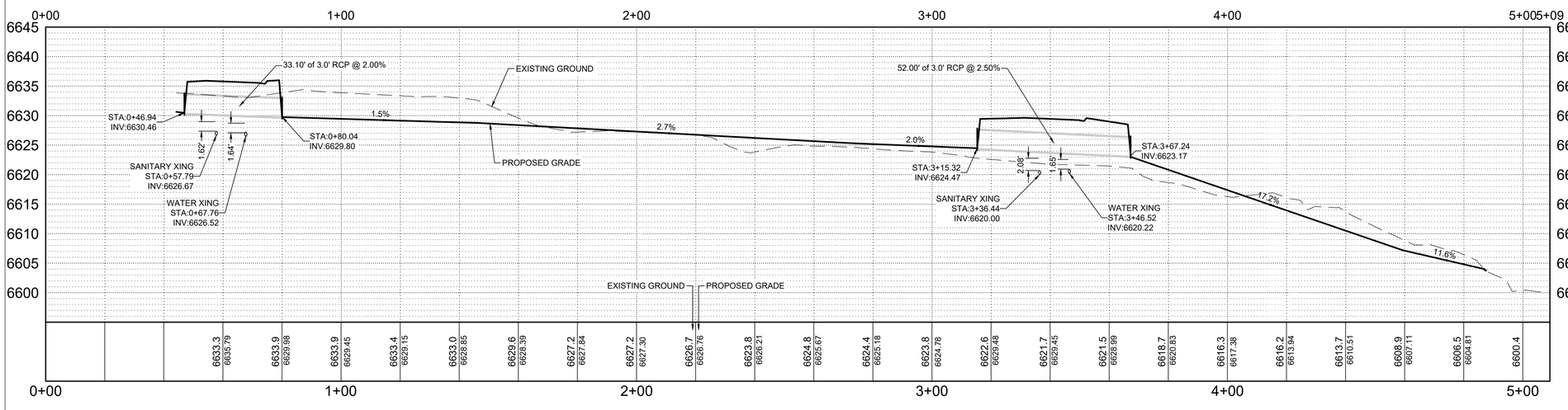
SHEET TITLE:
SANITARY LIFT STATION DETAILS

SHEET DESC. : C4.10
SHEET NO. : 48 OF 75

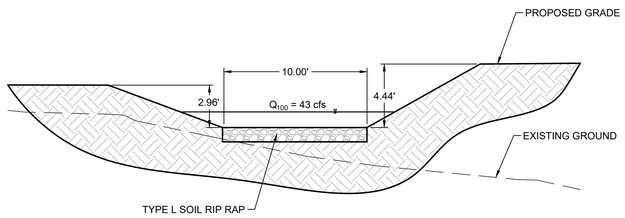
9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Sanitary Lift Station Pad Detail.dwg



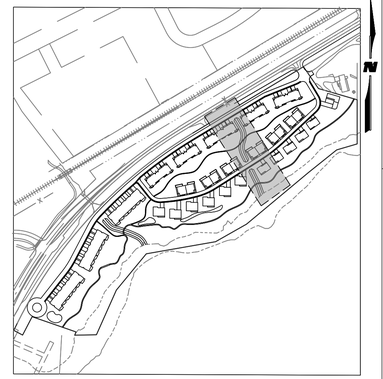
A STORM SWALE EAST - PLAN VIEW
SCALE: 1" = 20'



B STORM SWALE EAST - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 10'



C STORM SWALE EAST - SECTION A-A
SCALE: 1" = 5'



KEY MAP
SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

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

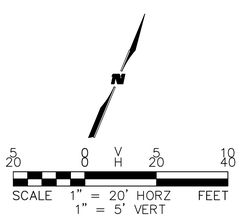
STATIONING AND PIPE LENGTH NOTE

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.

Know what's below. Call before you dig.



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

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

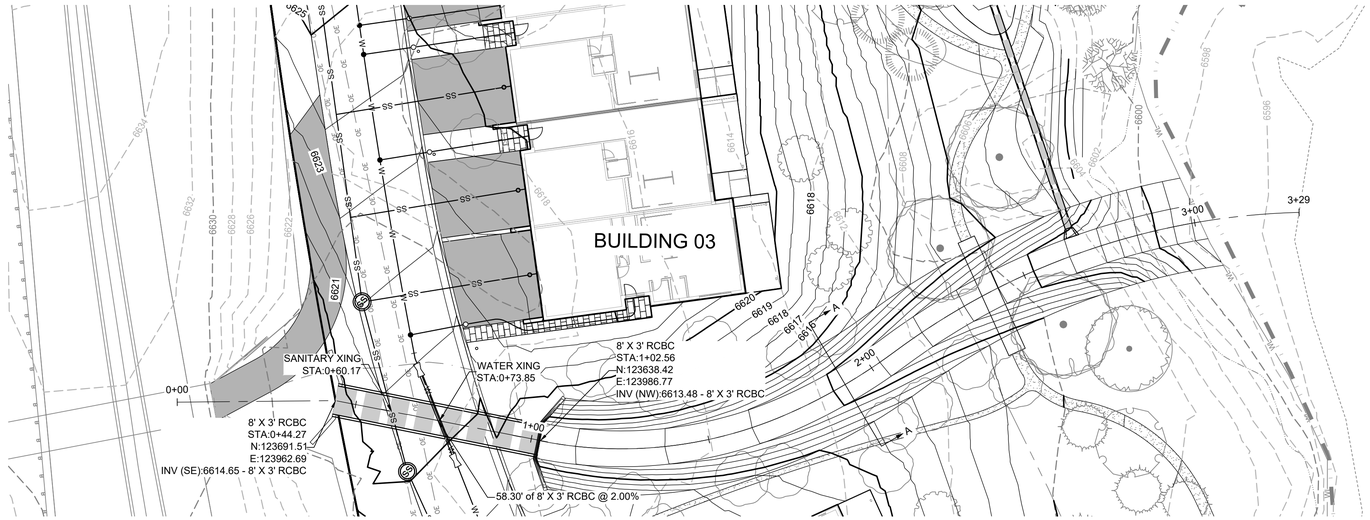
SEAL:
THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY. ALL WORK IS TO BE COMPLETED USING FINAL APPROVED AND STAMPED PLANS BY THE TOWN OF EAGLE.

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

REV.	DATE	DESCRIPTION	BY

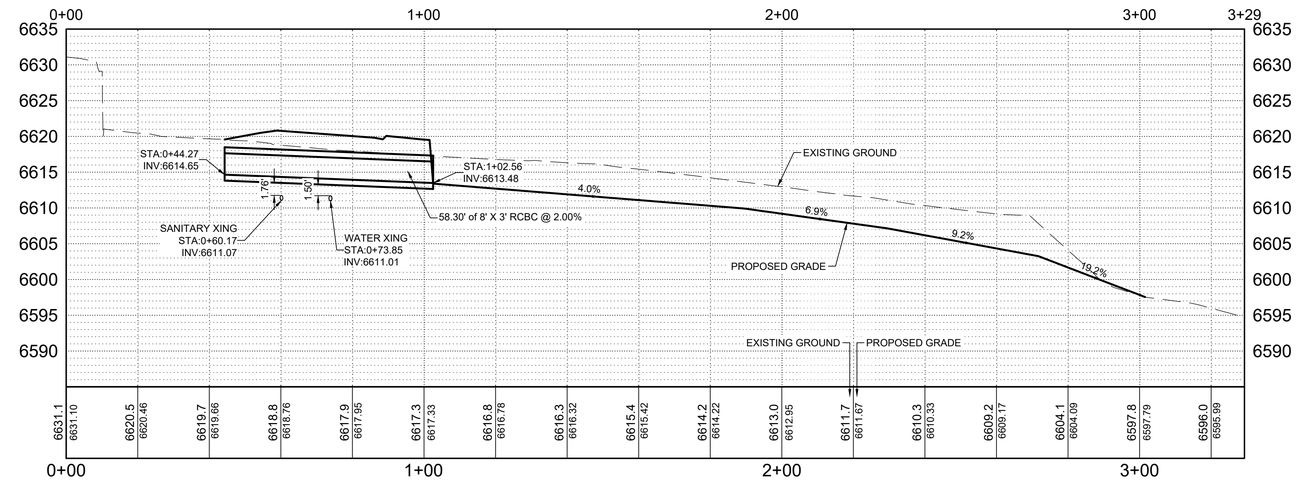
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025
SHEET TITLE:	STORM SWALE EAST
SHEET DESC. :	C5.01
SHEET NO. :	49 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Plan and Profile .dwg



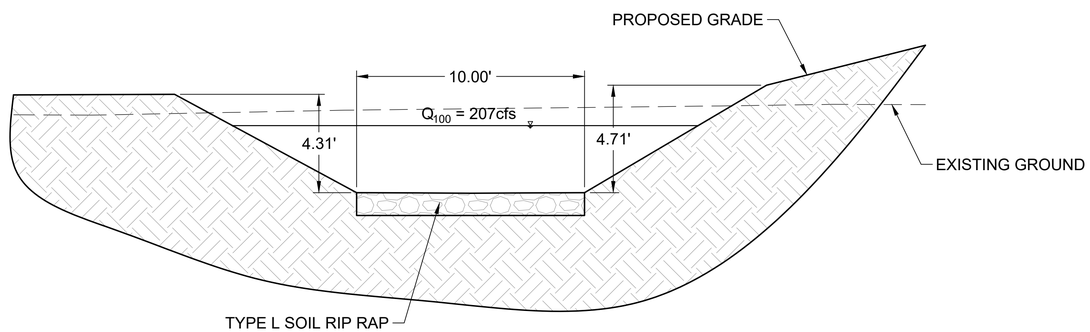
A STORM SWALE WEST - PLAN VIEW

SCALE: 1" = 20'



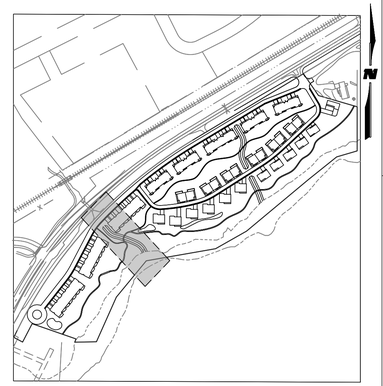
B STORM SWALE WEST - PROFILE VIEW

SCALE: H 1" = 20' V 1" = 10'



C STORM SWALE WEST - SECTION A-A

SCALE: 1" = 5'



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

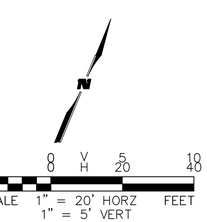
1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

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.



Know what's below. Call before you dig.

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

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

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

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

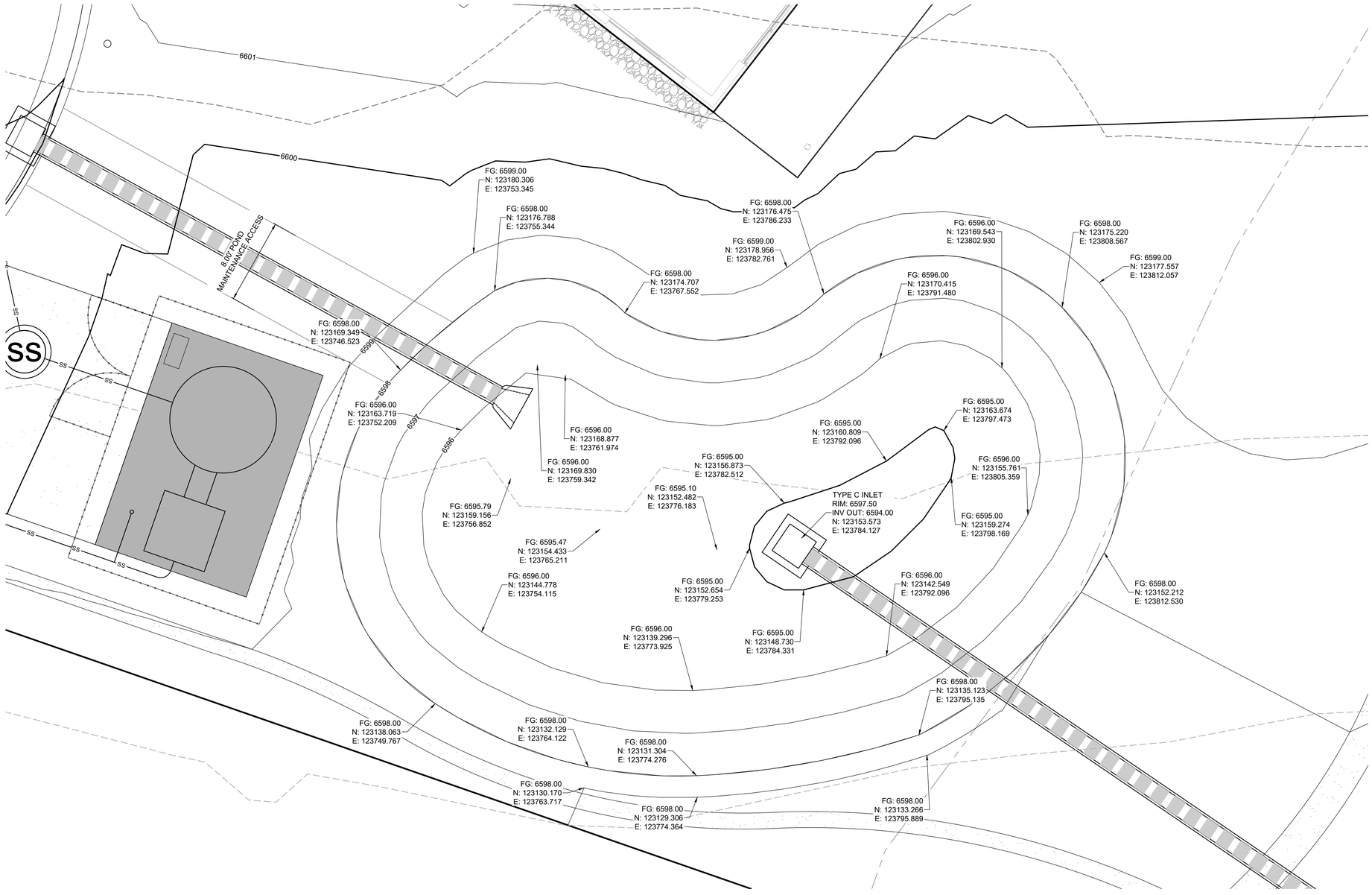
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
STORM SWALE WEST

SHEET DESC. :	C5.02
SHEET NO. :	50 OF 75

9/22/2025 M:\MSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Plan and Profile .dwg



KEY MAP
SCALE: 1" = 350'

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

N

5 0 5 10
SCALE 1"=5' FEET

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Pond Grading.dwg

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

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

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

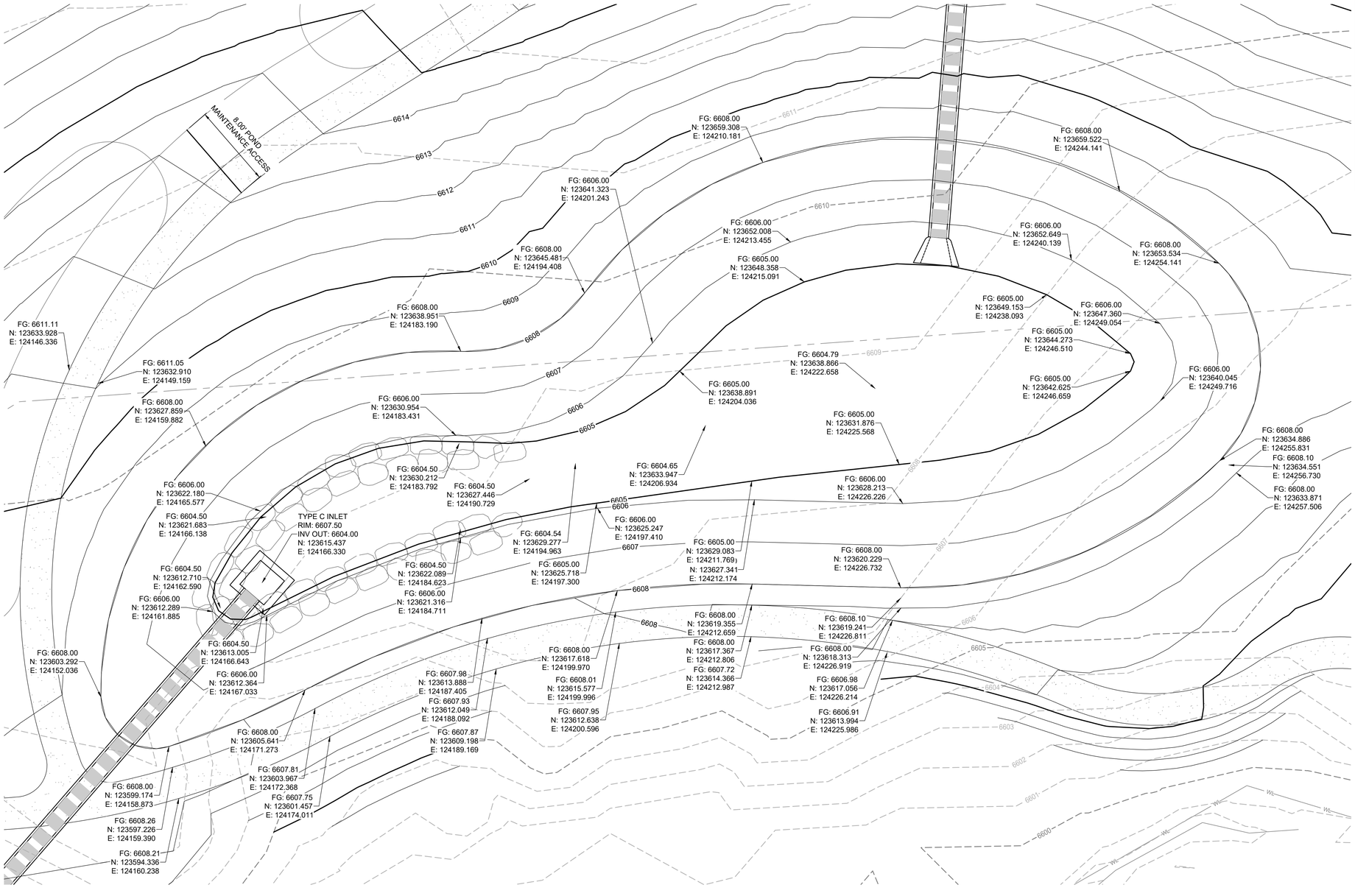
PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WQ POND A DETAILED GRADING

SHEET DESC. :	C5.03
SHEET NO. :	51 OF 75



KEY MAP
SCALE: 1" = 350'

Know what's below. Call before you dig.

5 0 5 10
SCALE 1"=5' FEET

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

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

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

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

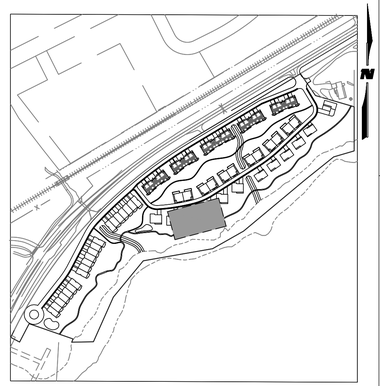
	BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

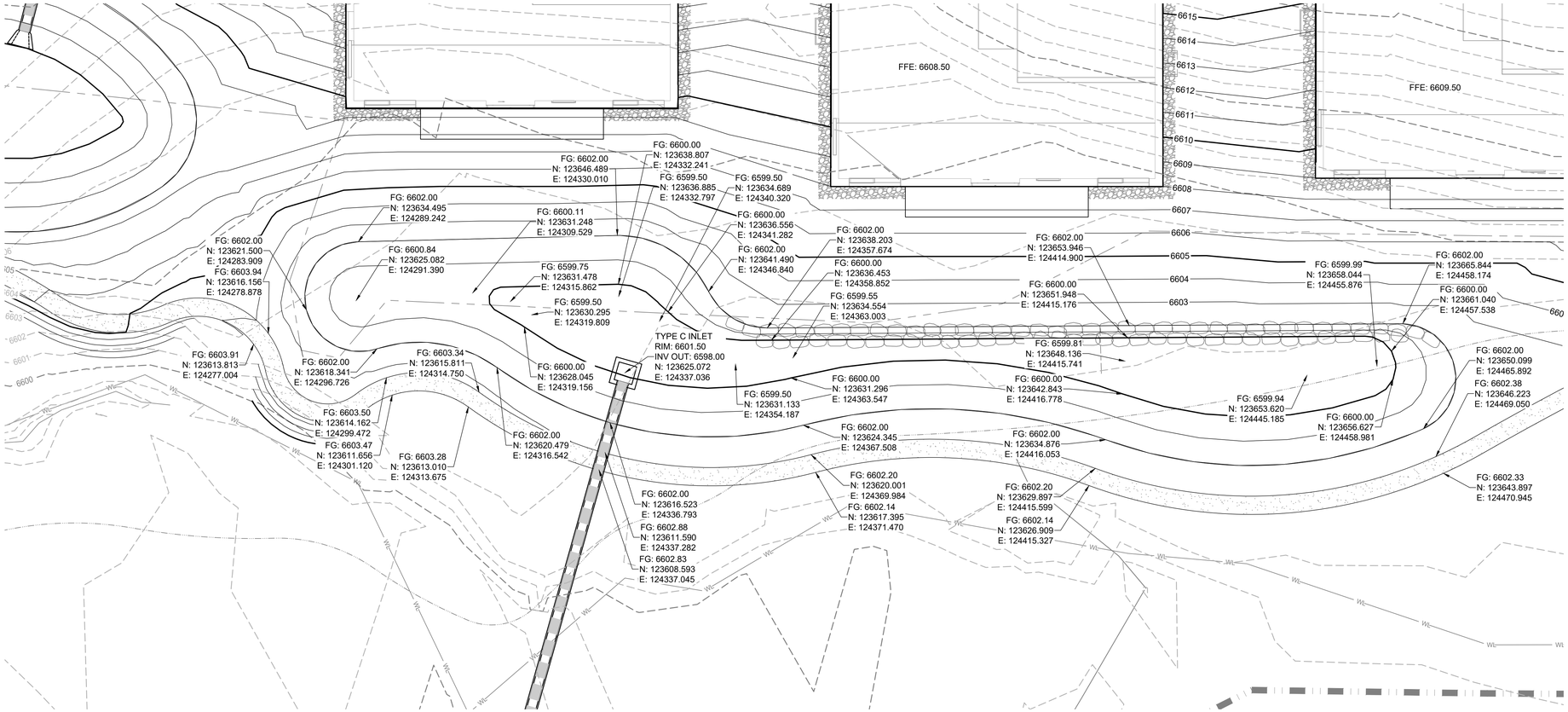
SHEET TITLE:
WQ POND B DETAILED GRADING

SHEET DESC. :	C5.04
SHEET NO. :	52 OF 75

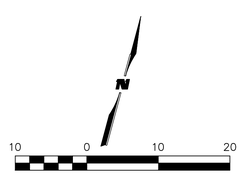
9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Pond Grading.dwg



KEY MAP
SCALE: 1" = 350'



Know what's below.
Call before you dig.



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

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

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

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

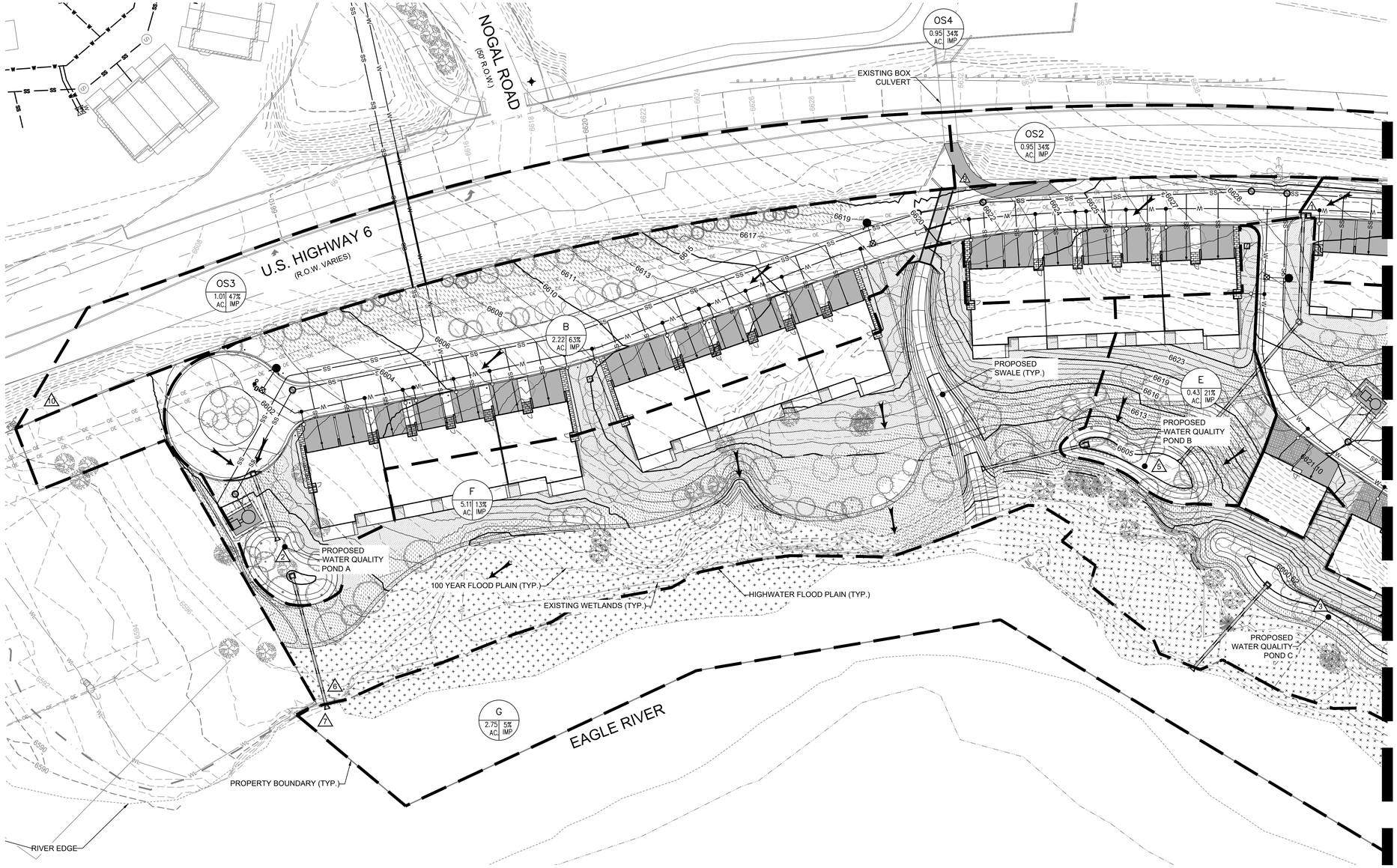
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WQ POND C DETAILED GRADING

SHEET DESC. :	C5.05
SHEET NO. :	53 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Storm Pond Grading.dwg



LEGEND

- EXISTING CONTOUR MAJOR (4915)
- EXISTING CONTOUR MINOR (4914)
- PROPOSED CONTOUR MAJOR (4915)
- PROPOSED CONTOUR MINOR (4917)
- BASIN BOUNDARY
- CURB AND GUTTER
- PROPERTY BOUNDARY
- DIRECTION OF DRAINAGE
- SURFACE FLOW DESIGN POINT (1)

SUB-BASIN ID
BASIN IDENTIFIER — A — IMPERVIOUSNESS
AREA IN ACRES — 0.50 AC. — 90% IMP.

RUNOFF SUMMARY DATA

BASIN ID	DESIGN POINT	AREA (AC)	I (%)
A	1	1.61	63.8%
B	2	2.22	62.7%
C	3	5.19	45.6%
D	4	0.18	20.0%
E	5	0.43	21.4%
F	6	5.11	12.5%
G	7	2.75	5.0%
TOTAL ON-SITE		17.50	32.5%
OS-1	8	0.48	27.6%
OS-2	9	0.95	34.2%
OS-3	10	1.01	46.9%
OS-4	9	1.9 sq mi	10.0%
OS-5	8	0.23 sq mi	10.0%

POND SUMMARY TABLE

POND	WATER QUALITY VOLUME		DRAIN TIME
	REQUIRED (CU-FT)	PROVIDED (CU-FT)	(HRS)
POND A	1,960.2	3,427.0	38
POND B	1,393.9	4,865.0	43
POND C	3,684.0	3,684.0	43
TOTAL SITE	10,105.9	11,976.0	43

Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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

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

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

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

BY	DESCRIPTION	DATE	REV.

PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: SEPTEMBER 22, 2025
SHEET TITLE: DRAINAGE MAP - WEST
SHEET DESC. : C5.07
SHEET NO. : 54 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Drainage Map.dwg

RUNOFF SUMMARY DATA

BASIN ID	DESIGN POINT	AREA (AC)	I (%)
A	1	1.61	63.8%
B	2	2.22	62.7%
C	3	5.19	45.6%
D	4	0.18	20.0%
E	5	0.43	21.4%
F	6	5.11	12.5%
G	7	2.75	5.0%
TOTAL ON-SITE		17.50	32.5%
OS-1	8	0.48	27.6%
OS-2	9	0.95	34.2%
OS-3	10	1.01	46.9%
OS-4	9	1.9 sq mi	10.0%
OS-5	8	0.23 sq mi	10.0%

POND SUMMARY TABLE

POND	WATER QUALITY VOLUME		DRAIN TIME
	REQUIRED (CU-FT)	PROVIDED (CU-FT)	(HRS)
POND A	1,960.2	3,427.0	38
POND B	1,393.9	4,865.0	43
POND C	3,684.0	3,684.0	43
TOTAL SITE	10,105.9	11,976.0	43

Know what's below. Call before you dig.

40 0 40 80
SCALE 1"=40' FEET

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

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

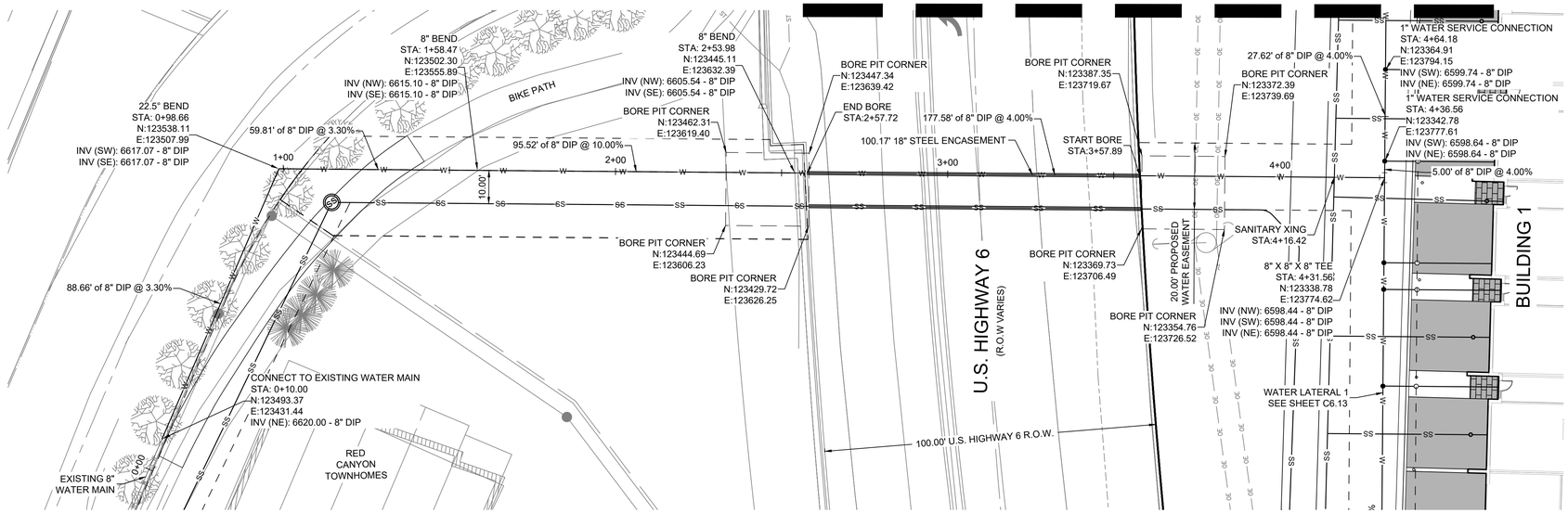
SEAL:
THIS CONSTRUCTION DOCUMENT IS FOR REFERENCE ONLY. ALL WORK IS TO BE COMPLETED USING FINAL APPROVED AND STAMPED PLANS BY THE TOWN OF EAGLE.

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

REV.	DATE	DESCRIPTION	BY

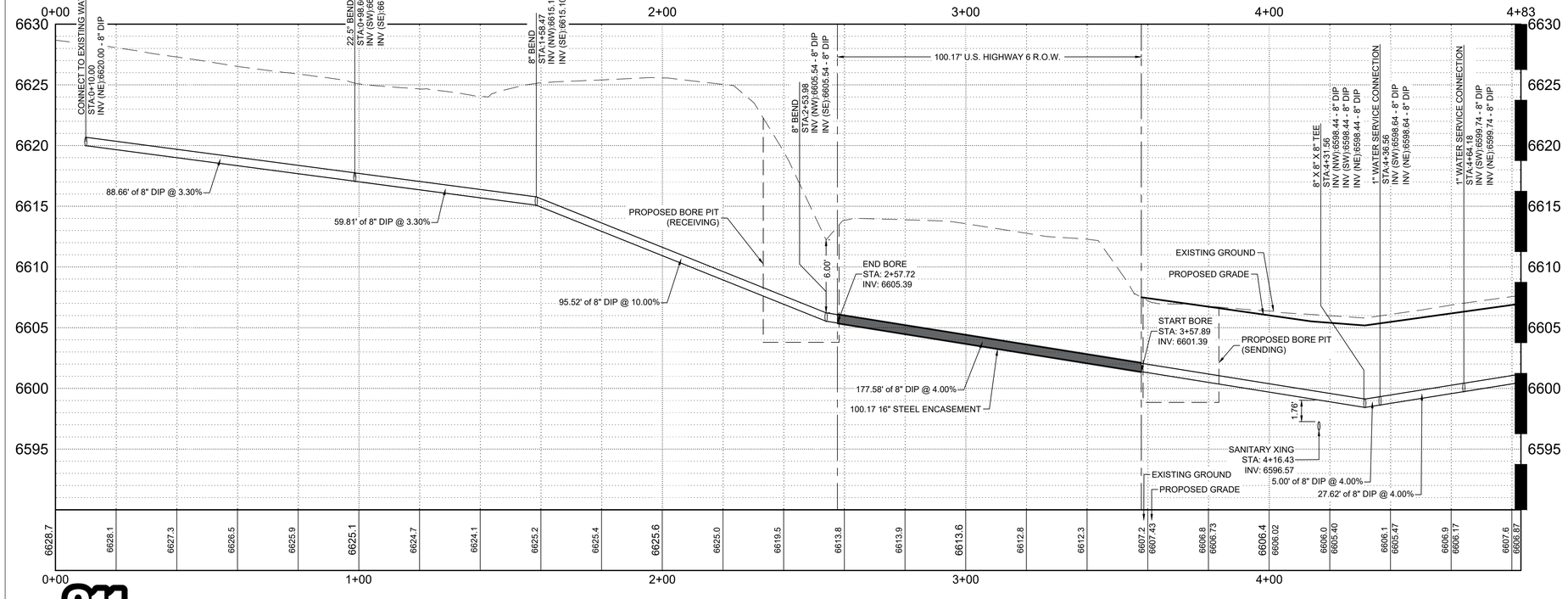
PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: SEPTEMBER 22, 2025
SHEET TITLE: DRAINAGE MAP - EAST
SHEET DESC. : C5.08
SHEET NO. : 55 OF 75

9/22/2025 M:\MSD\23-600-691-0012_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Drainage Map.dwg



A WATER MAIN 1 - STA. 0+00 - 4+83 - PLAN VIEW

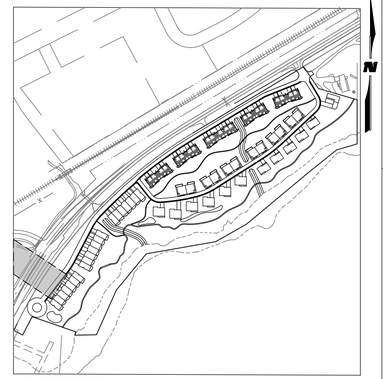
SCALE: 1" = 20'



B WATER MAIN 1 - STA. 0+00 - 4+83 - PROFILE VIEW

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

MATCHLINE - SEE SHEET C6.02



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE CITY OF EAGLE 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.

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

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

SEAL:

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

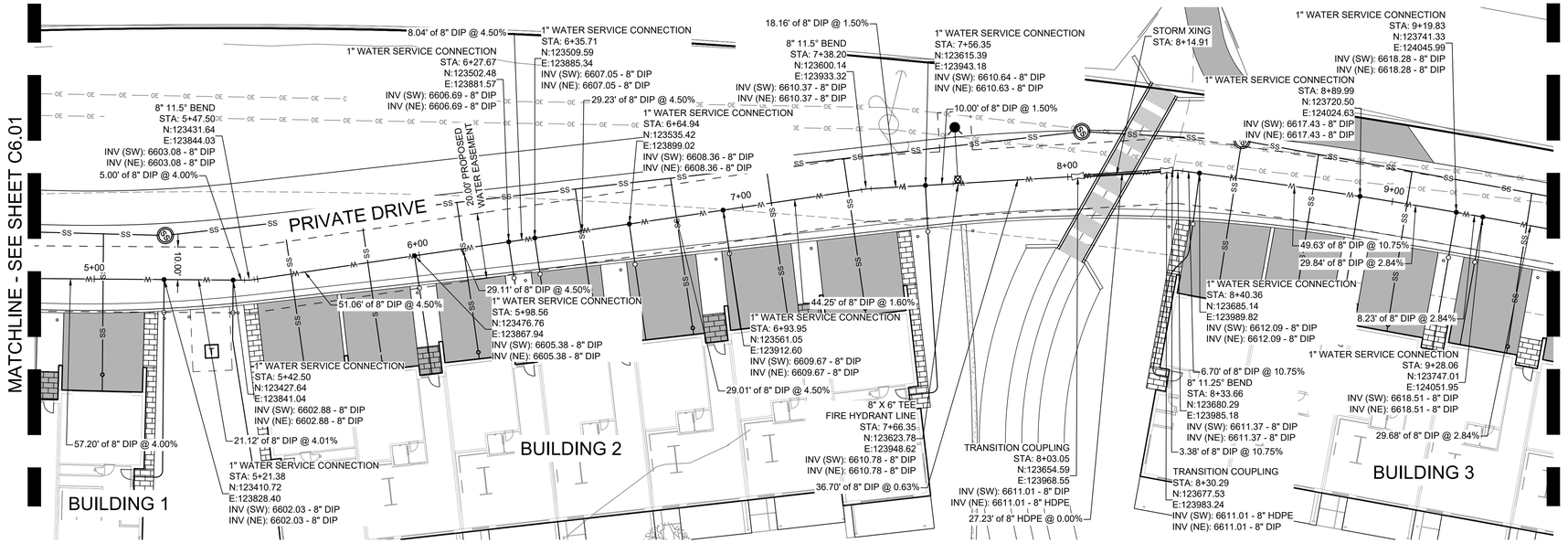
SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 0+00 - 4+83

SHEET DESC. :	C6.01
SHEET NO. :	56 OF 75

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

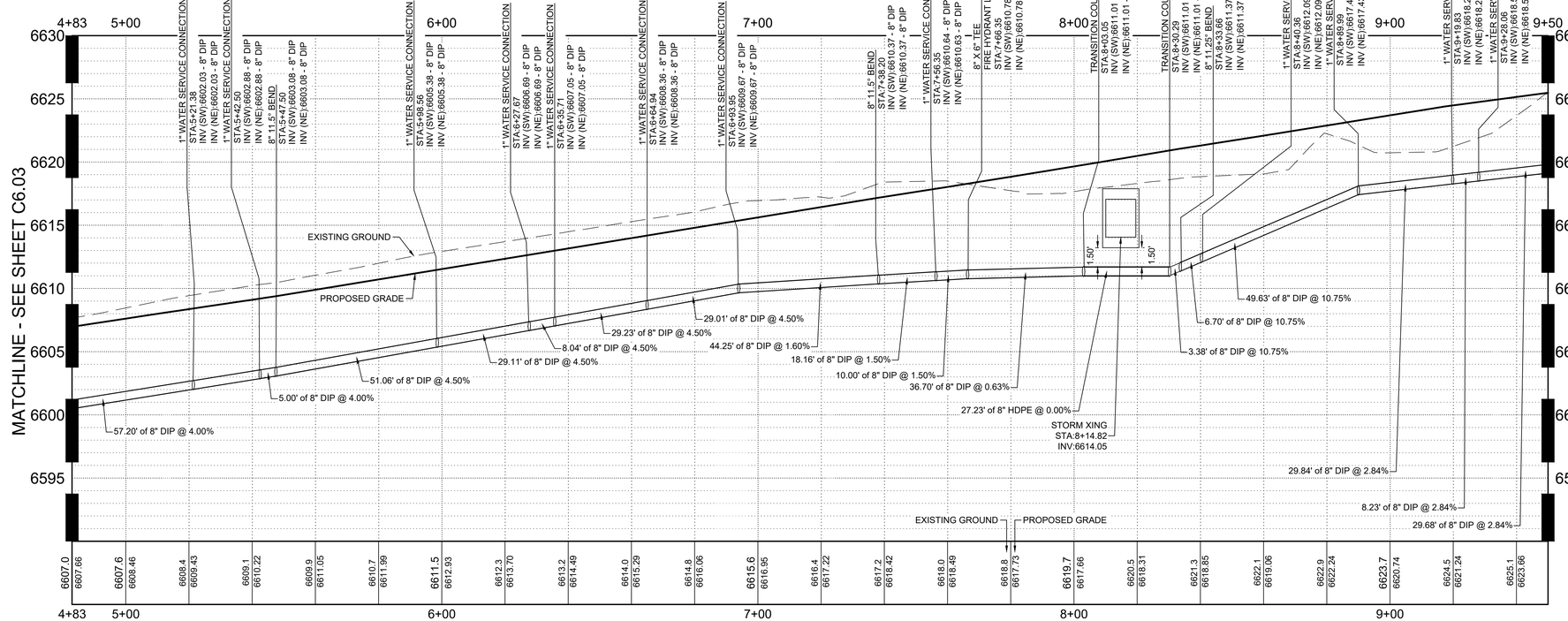
Know what's below. Call before you dig.

9/22/2025 M:\IMSD\23-600-691-0002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg



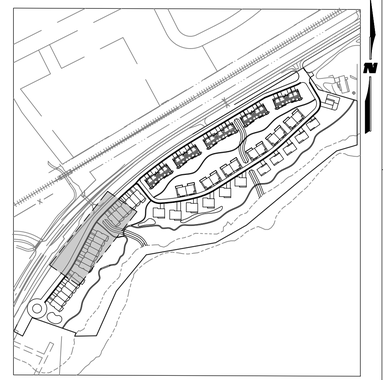
A WATER MAIN 1 - STA. 4+83 - 9+50 - PLAN VIEW

SCALE: 1" = 20'



B WATER MAIN 1 - STA. 4+83 - 9+50 - PROFILE VIEW

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



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE CITY OF EAGLE 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.

N

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

Know what's below. Call before you dig.

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

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

SEAL:

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

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

REV.	DATE	DESCRIPTION	BY

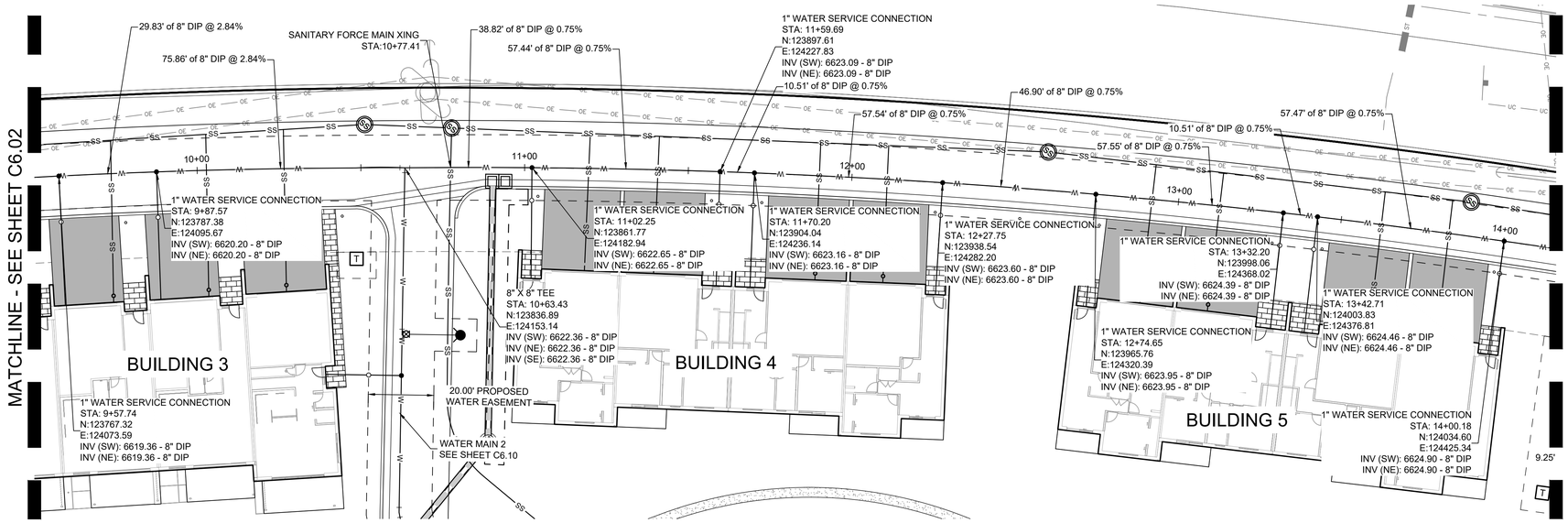
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 4+83 - 9+50

SHEET DESC. : C6.02

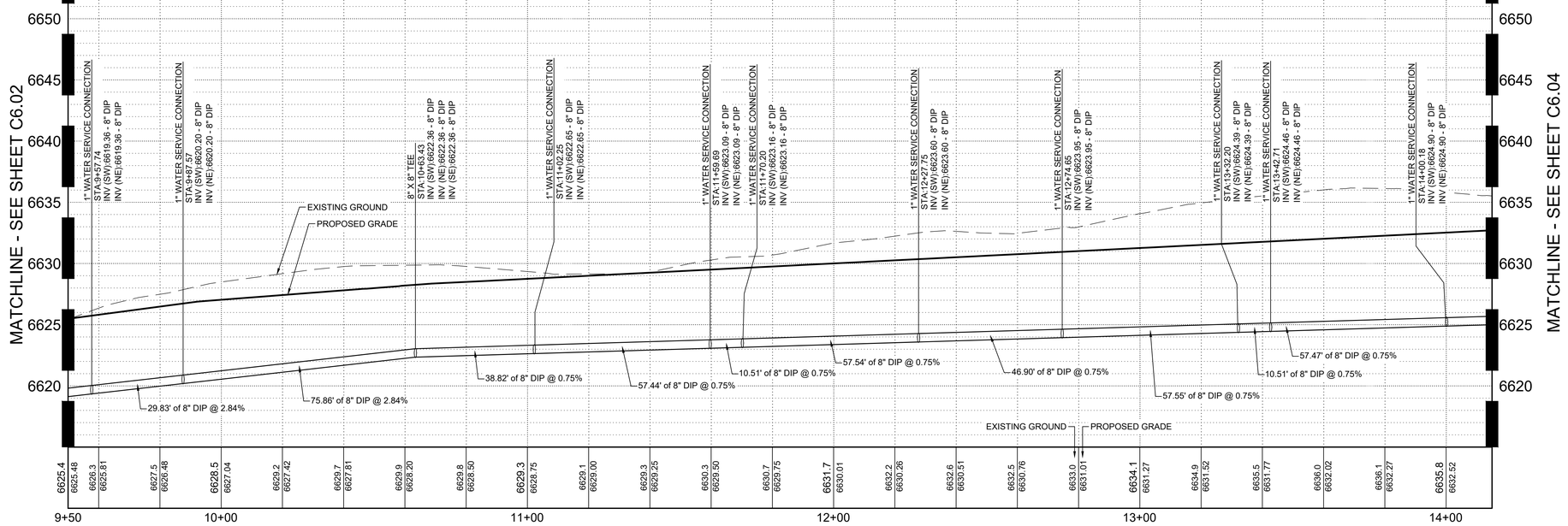
SHEET NO. : 57 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg



A WATER MAIN 1 - STA. 9+50 - 14+15 - PLAN VIEW

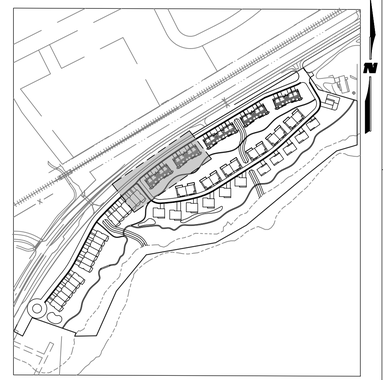
SCALE: 1" = 20'



B WATER MAIN 1 - STA. 9+50 - 14+15 - PROFILE VIEW

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

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

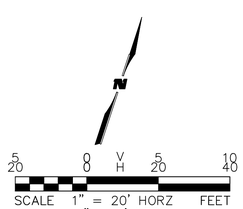
1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

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.



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

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

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

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

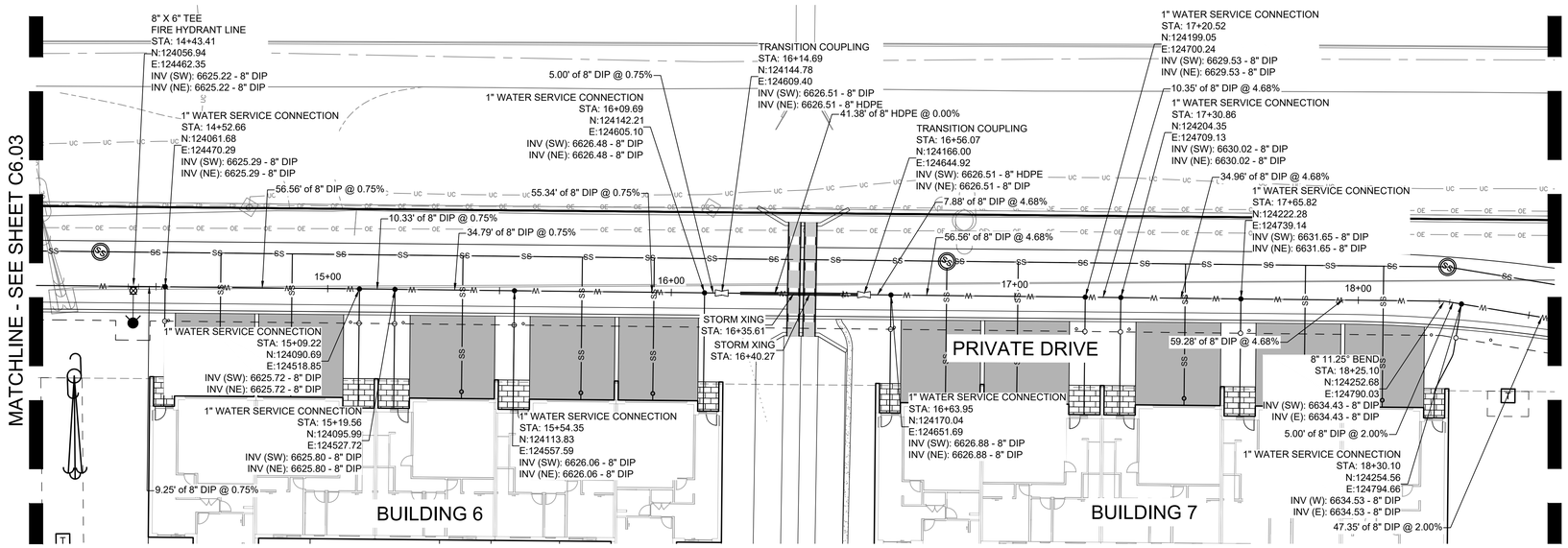
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 9+50 - 14+15

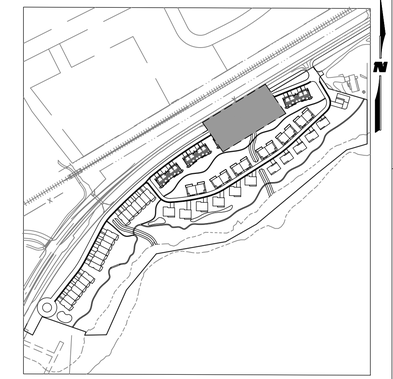
SHEET DESC. :	C6.03
SHEET NO. :	58 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg



A WATER MAIN 1 - STA. 14+15 - 19+00 - PLAN VIEW

SCALE: 1" = 20'



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

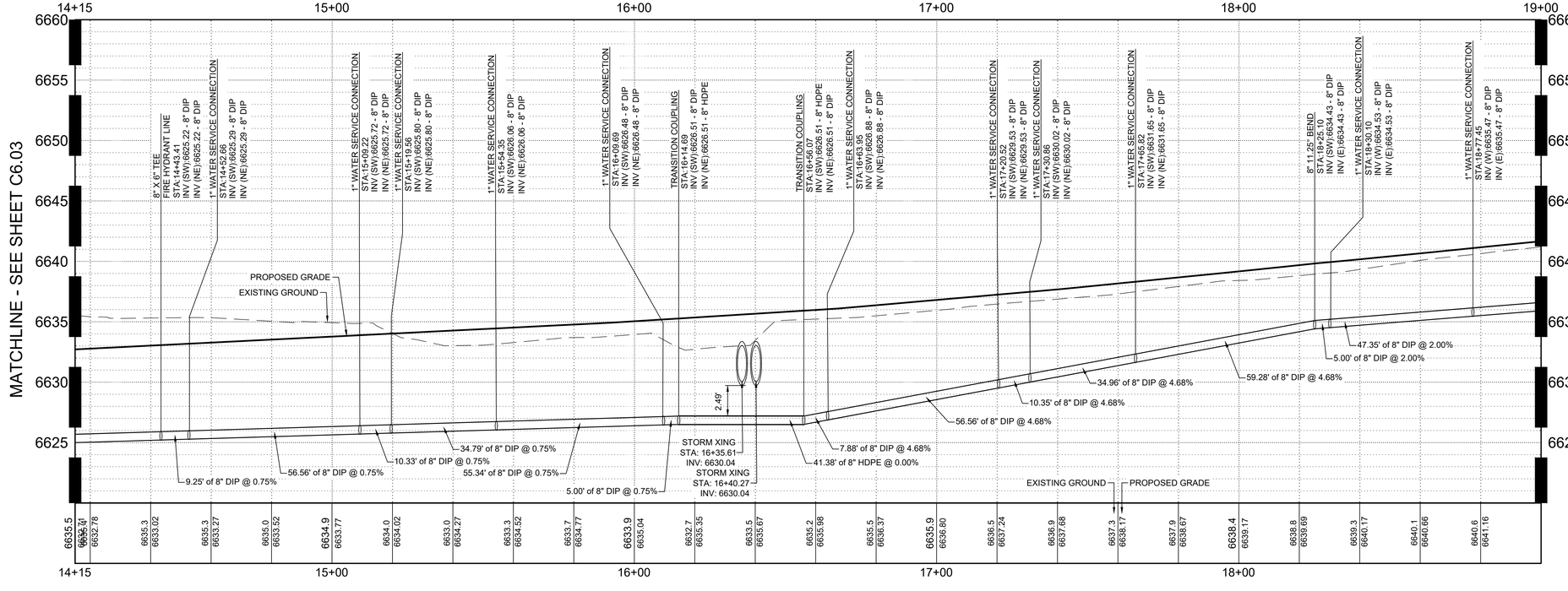
1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

STATIONING AND PIPE LENGTH NOTE

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

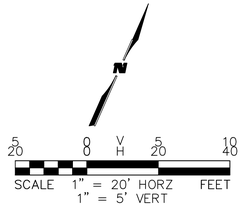
NOTE TO CONTRACTOR

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



B WATER MAIN 1 - STA. 14+15 - 19+00 - PROFILE VIEW

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



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

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

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

SEAL

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

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

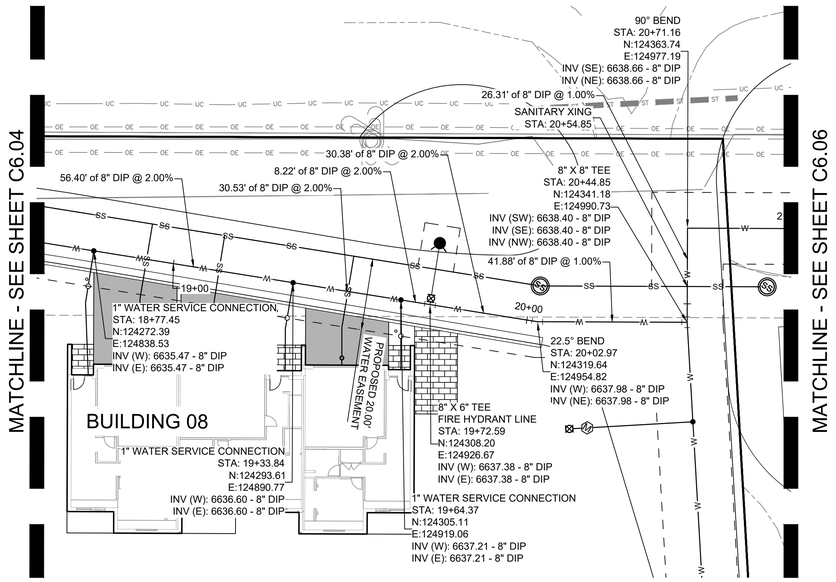
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 14+15 - 19+00

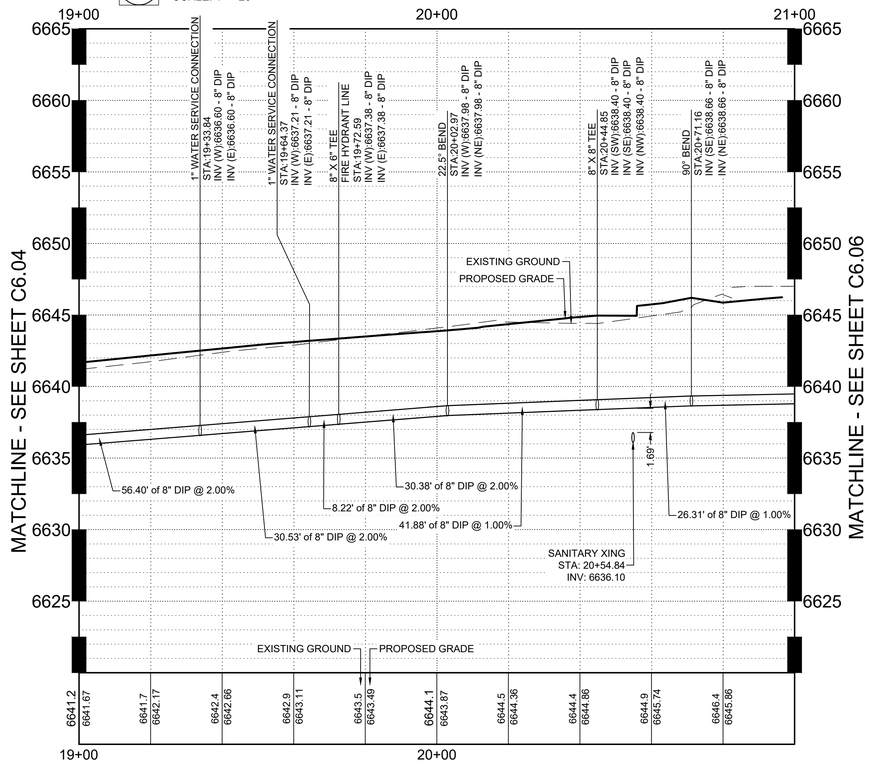
SHEET DESC. :	C6.04
SHEET NO. :	59 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg



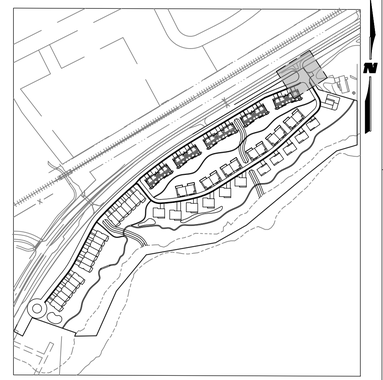
A WATER MAIN 1 - STA. 19+00 - 21+00 - PLAN VIEW

SCALE: 1" = 20'



B WATER MAIN 1 - STA. 19+00 - 21+00 - PROFILE VIEW

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



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE 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.

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

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

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

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

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

REV.	DATE	DESCRIPTION	BY

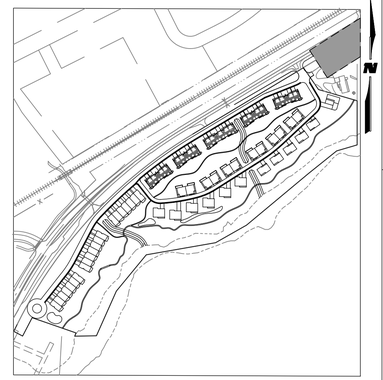
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 19+00 - 21+00

SHEET DESC. :	C6.05
SHEET NO. :	60 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg

A WATER MAIN 1 - STA. 21+00 - 25+25 - PLAN VIEW
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 350'

GENERAL NOTES

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

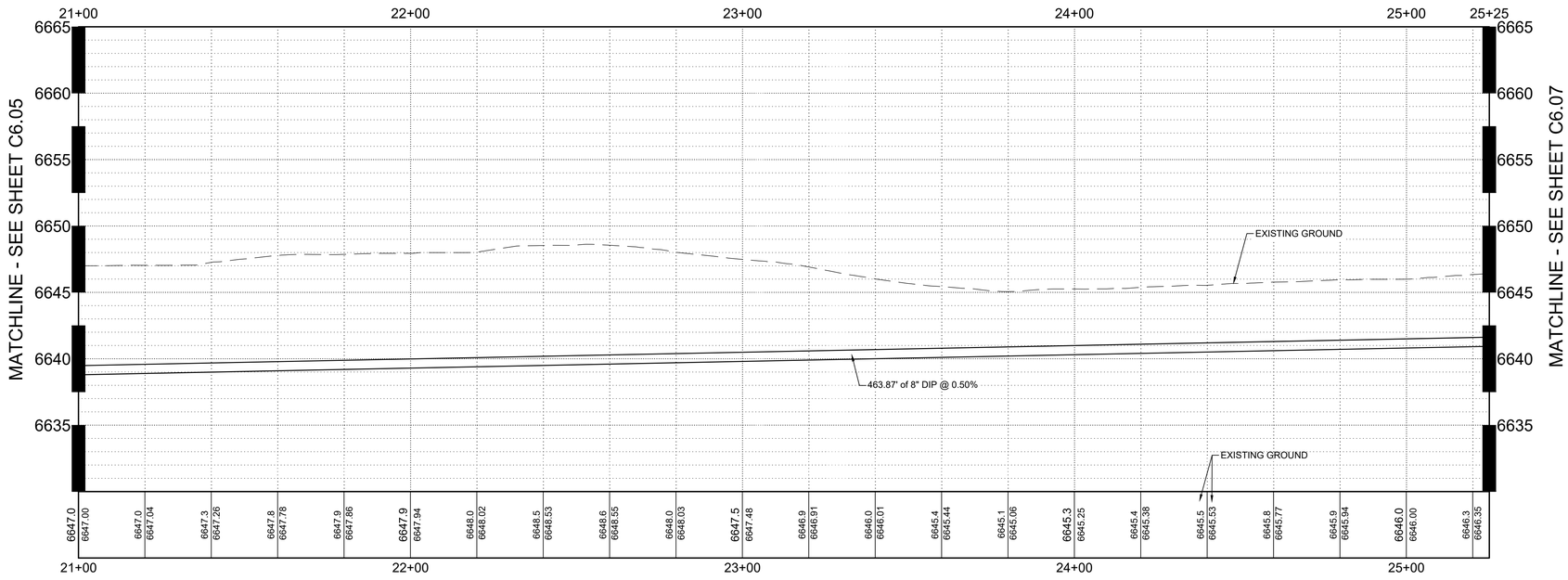
1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

STATIONING AND PIPE LENGTH NOTE

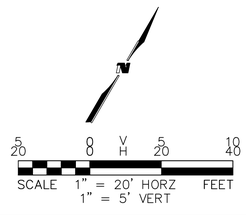
STATIONING AND LENGTHS ARE LABELED FROM CENTER TO CENTER OF BOTH MANHOLES/INLETS. CONTRACTOR SHOULD COMPENSATE FOR TRUE LENGTHS.

NOTE TO CONTRACTOR

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



B WATER MAIN 1 - STA. 21+00 - 25+25 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'



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

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

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

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

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

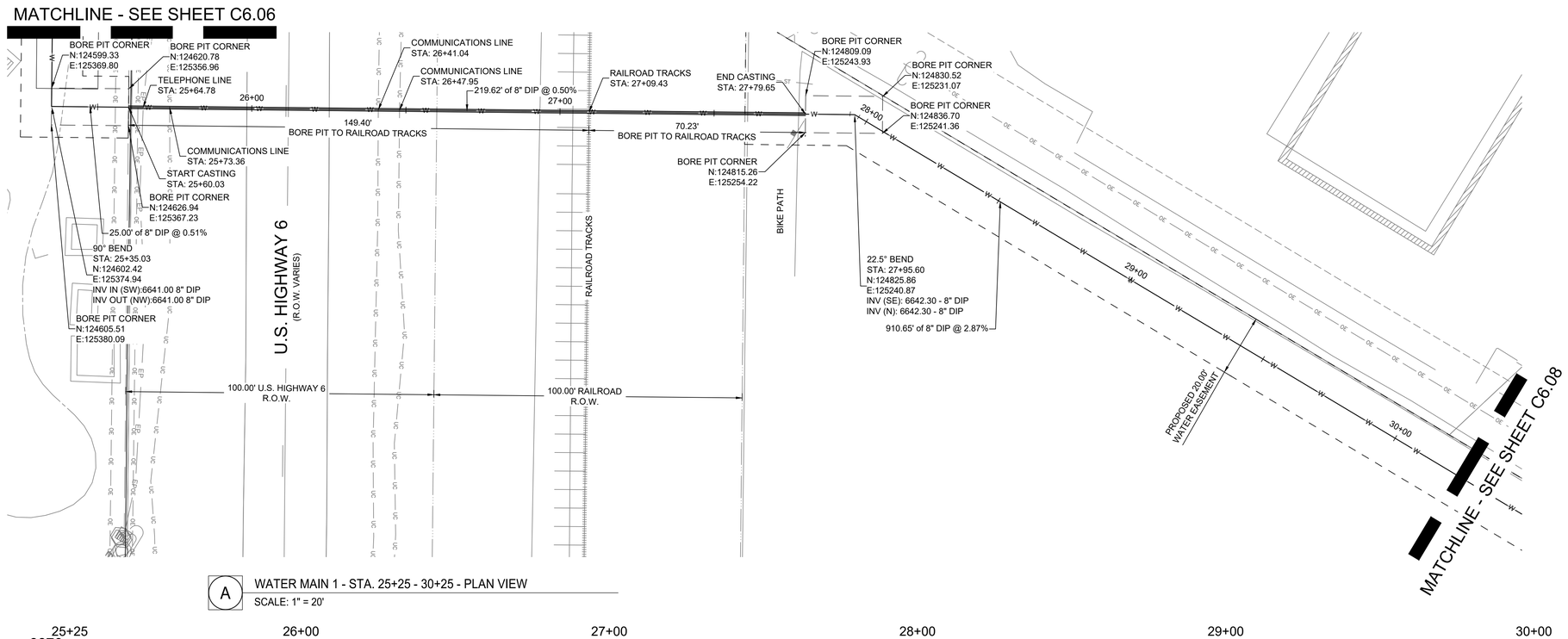
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 21+00 - 25+25

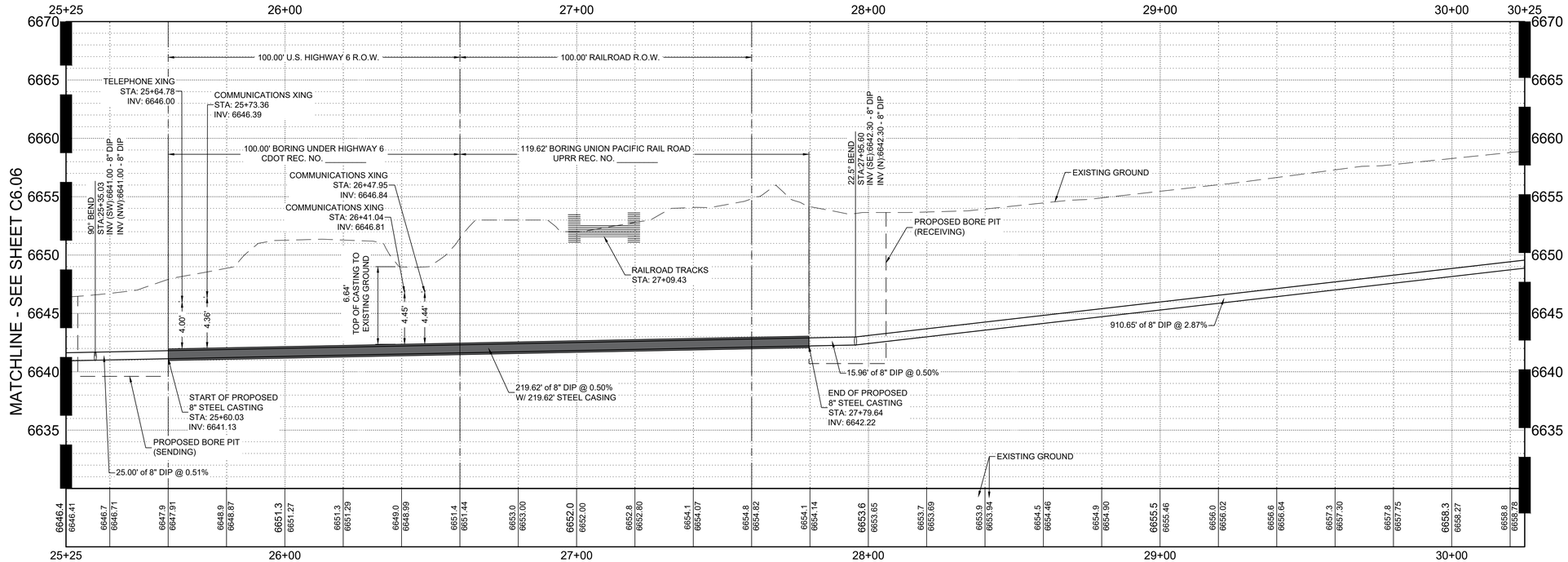
SHEET DESC. :	C6.06
SHEET NO. :	61 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg



A WATER MAIN 1 - STA. 25+25 - 30+25 - PLAN VIEW

SCALE: 1" = 20'



B WATER MAIN 1 - STA. 25+25 - 30+25 - PROFILE VIEW

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

Know what's below. Call before you dig.

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE 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.

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

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

SEAL:

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

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

REV.	DATE	DESCRIPTION	BY

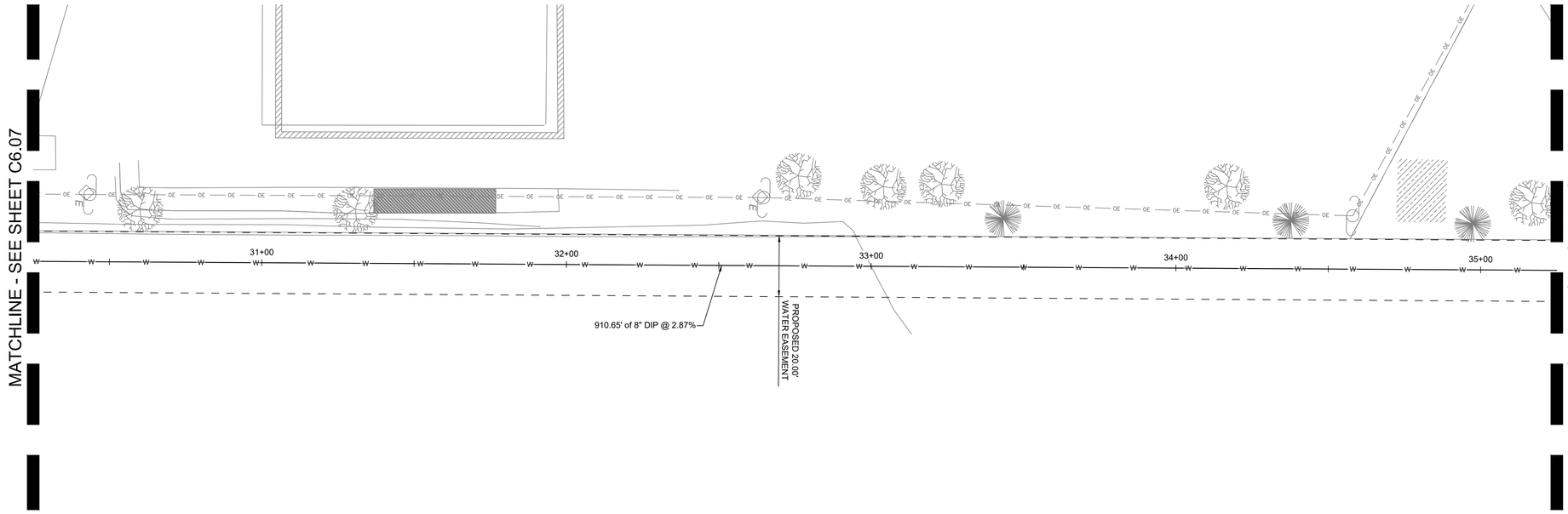
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE: WATER MAIN 1 - PLAN & PROFILE - STA. 25+25 - 30+25

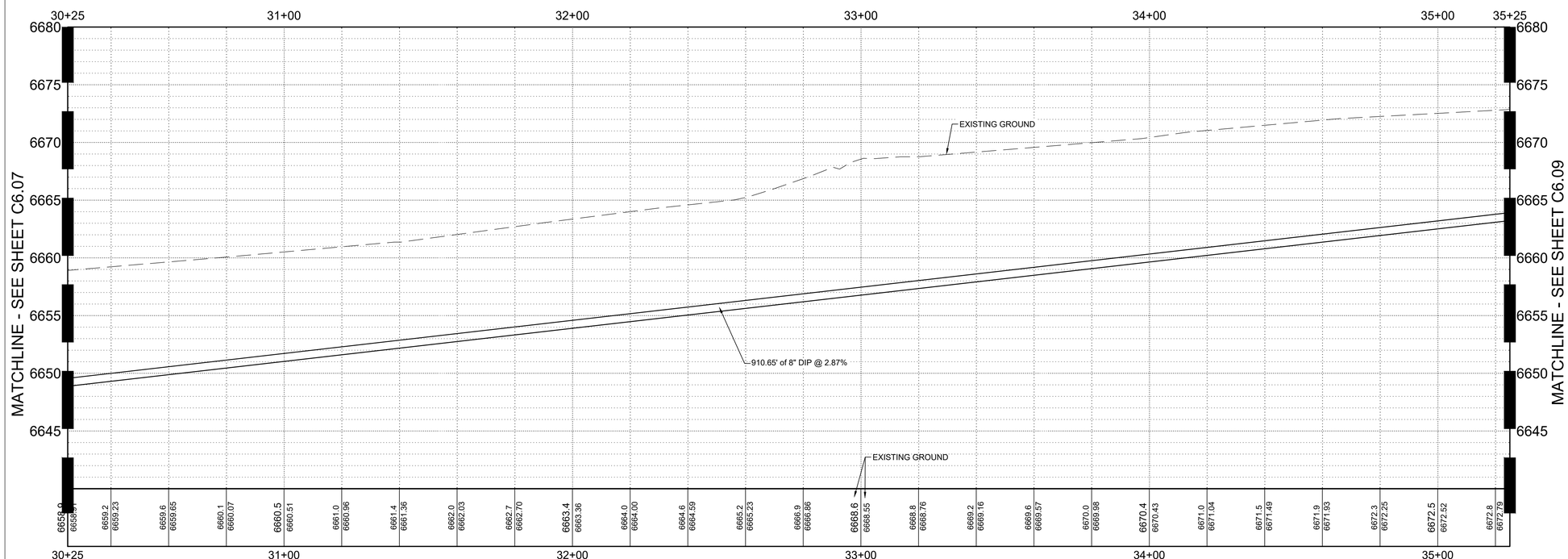
SHEET DESC. :	C6.07
SHEET NO. :	62 OF 75

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

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg



A WATER MAIN 1 - STA. 31+00 - 35+50 - PLAN VIEW
SCALE: 1" = 20'



B WATER MAIN 1 - STA. 30+25- 35+25 - PROFILE VIEW
SCALE: H 1" = 20' V 1" = 5'

Know what's below. Call before you dig.

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE 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.

N

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

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

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

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

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

REV.	DATE	DESCRIPTION	BY

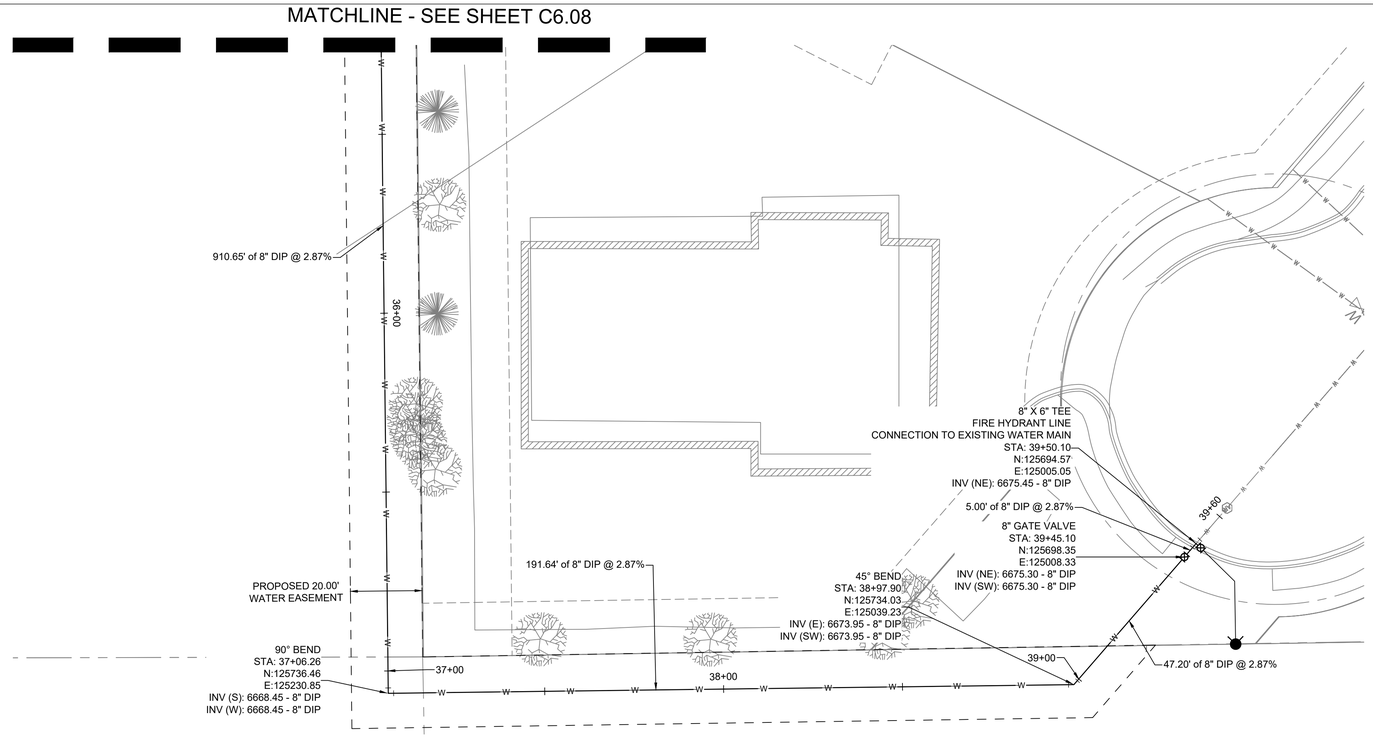
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 30+25 - 35+25

SHEET DESC. : C6.08

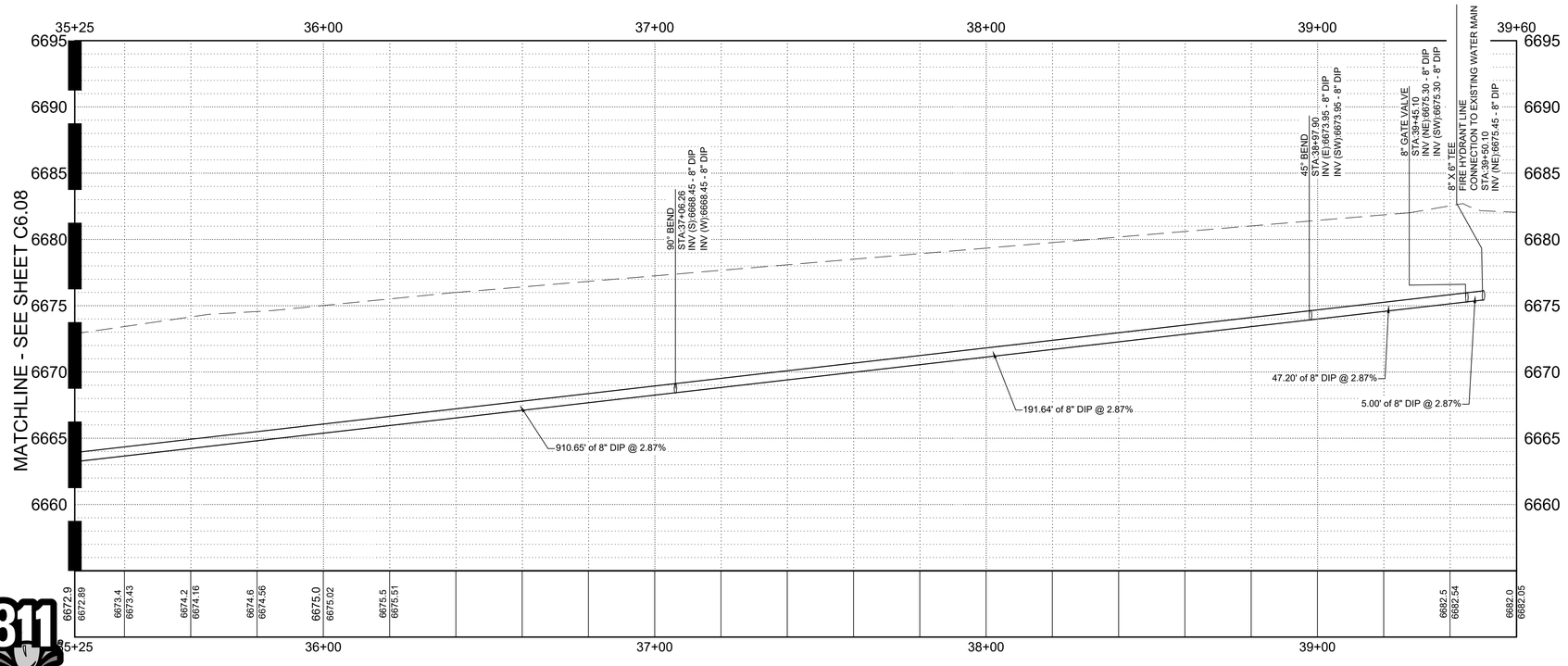
SHEET NO. : 63 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg



A WATER MAIN 1 - STA. 35+25 - 39+60 - PLAN VIEW

SCALE: 1" = 20'



B WATER MAIN 1 - STA. 35+25 - 39+60 - PROFILE VIEW

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

Know what's below. Call before you dig.

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE TOWN OF EAGLE 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.

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

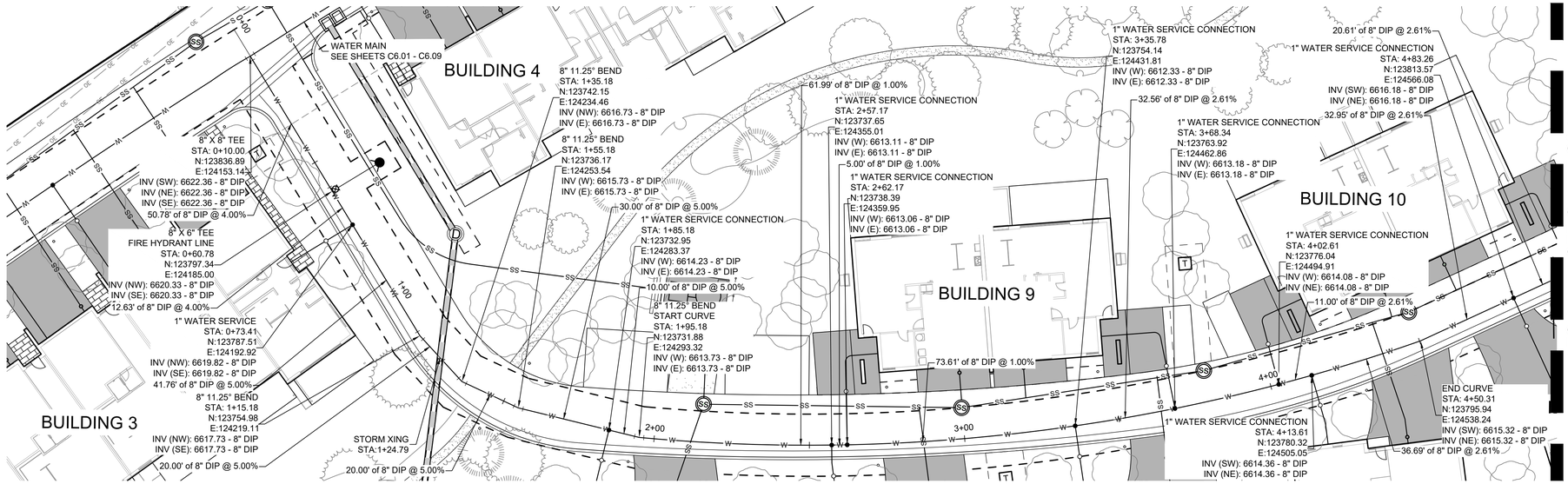
SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 35+25 - 39+60

SHEET DESC.: C6.09

SHEET NO.: 64 OF 75

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

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Water Main 1 Plan and Profile .dwg



A WATER MAIN 2 - STA. 0+00 - 5+00 - PLAN VIEW

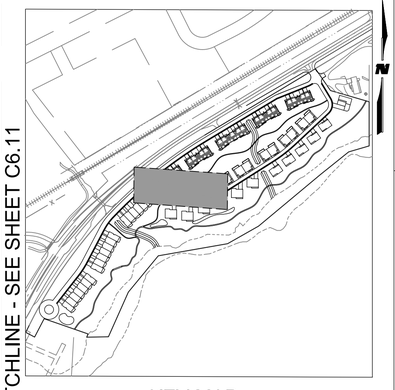
SCALE: 1" = 20'

MATCHLINE - SEE SHEET C6.11

B WATER MAIN 2 - STA. 0+00 - 5+00 - PROFILE VIEW

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

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE CITY OF EAGLE 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.

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

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

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

SEAL:

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

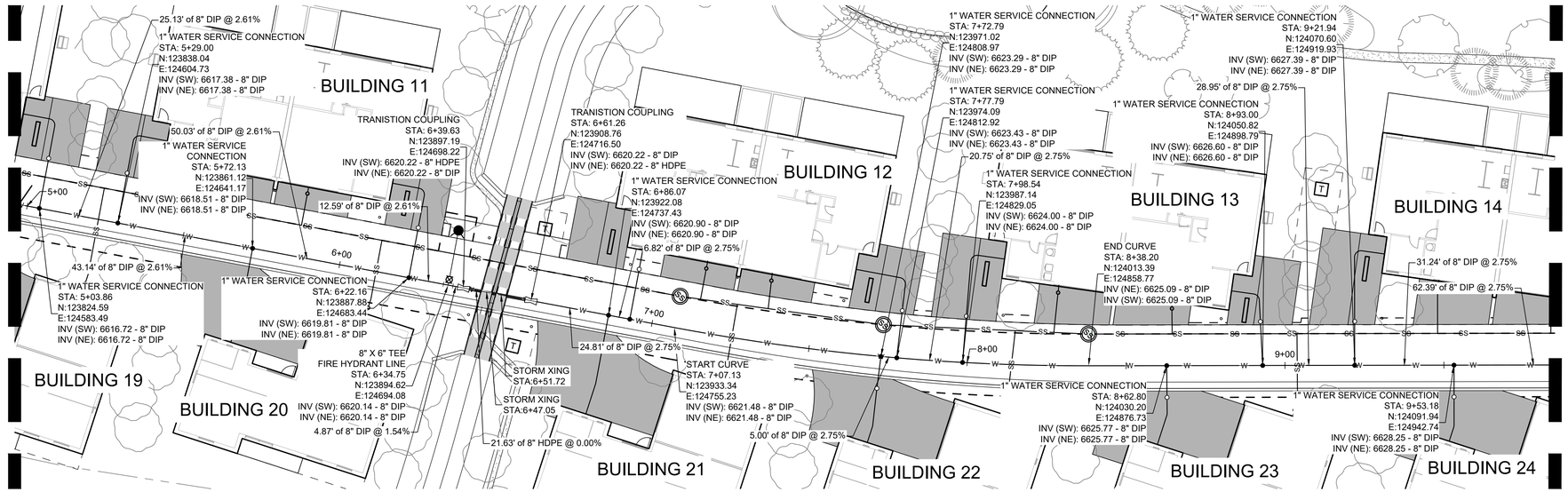
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 2 - PLAN & PROFILE - STA. 0+00 - 5+00

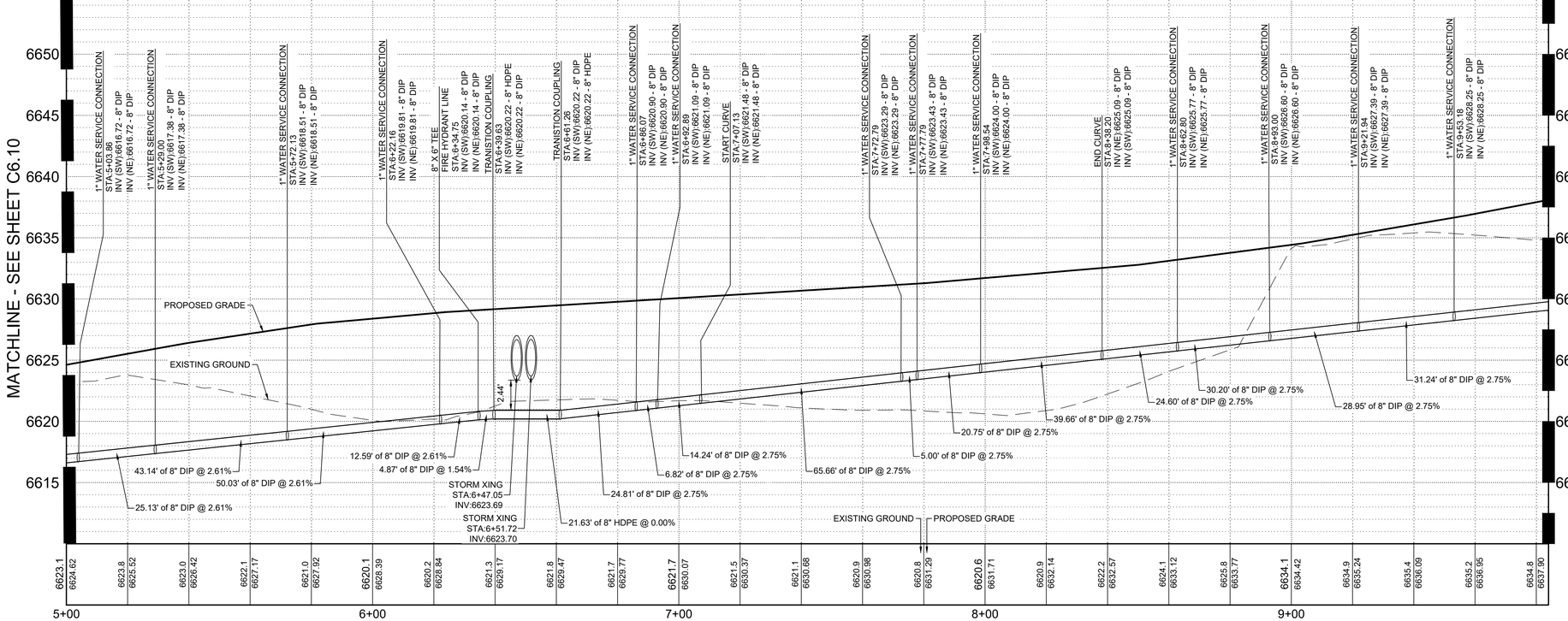
SHEET DESC. :	C6.10
SHEET NO. :	65 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain - PSP - Water Main 2 - Plan and Profile.dwg



A WATER MAIN 2 - STA. 5+00 - 9+84 - PLAN VIEW

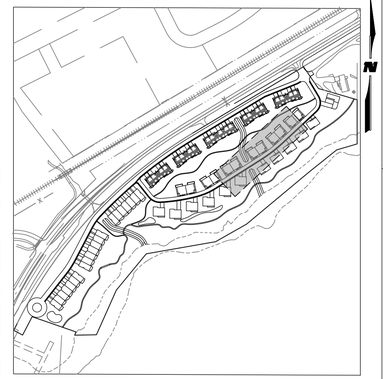
SCALE: 1" = 20'



B WATER MAIN 2 - STA. 5+00 - 9+84 - PROFILE VIEW

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

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

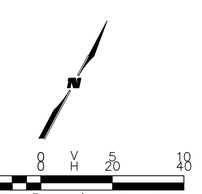
1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE CITY OF EAGLE STANDARDS AND DETAILS.
3. ALL PAVING TO BE REPLACED AT A DEPTH OF THE EXISTING ASPHALT, PLUS ONE INCH (1").

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.



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

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

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

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

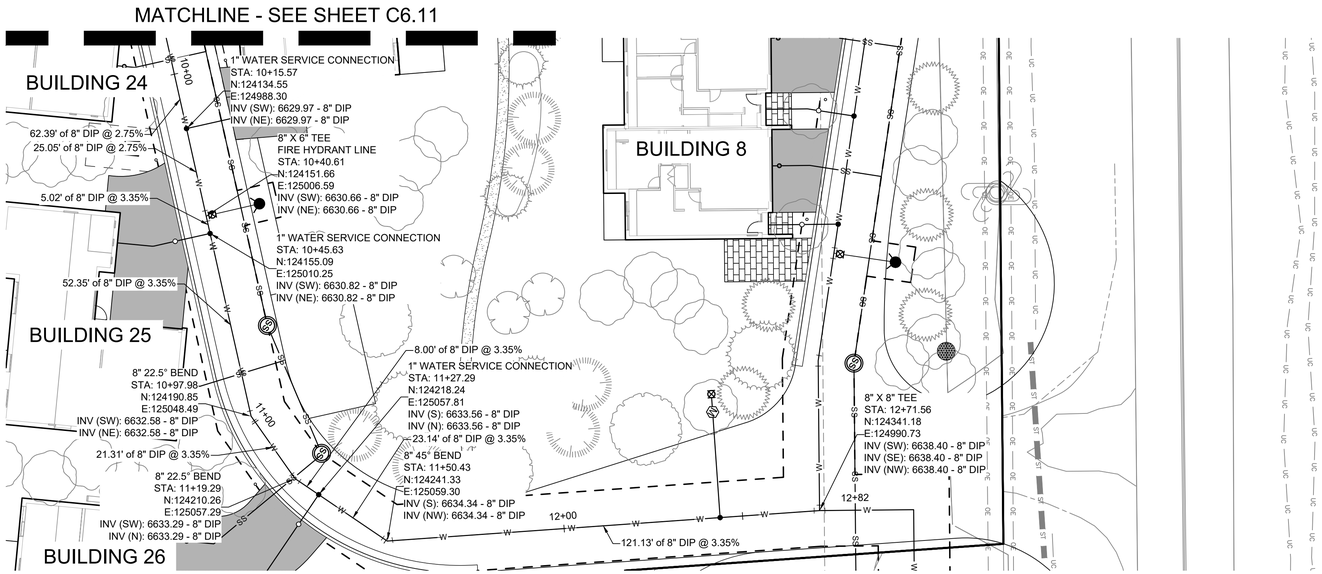
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 2 - PLAN & PROFILE - STA. 5+00 - 9+84

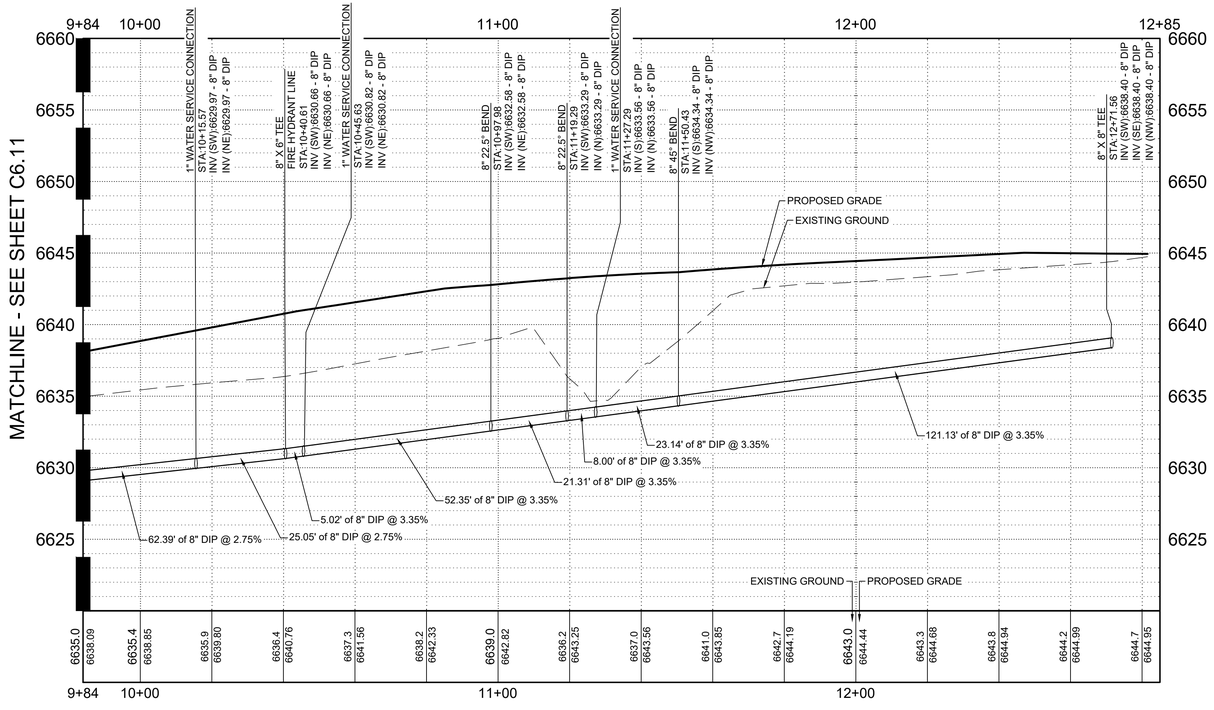
SHEET DESC. :	C6.11
SHEET NO. :	66 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain - PSP - Water Main 2 - Plan and Profile.dwg



A WATER MAIN 2 - STA. 9+84 - 12+85 - PLAN VIEW

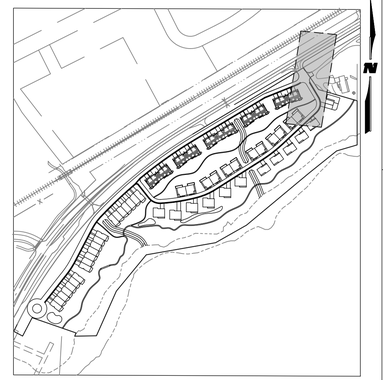
SCALE: 1" = 20'



B WATER MAIN 2 - STA. 9+84 - 12+85 - PROFILE VIEW

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

Know what's below. Call before you dig.



KEY MAP

SCALE: 1" = 350'

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 EAGLE 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.

N

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

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

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

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

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

REV.	DATE	DESCRIPTION	BY

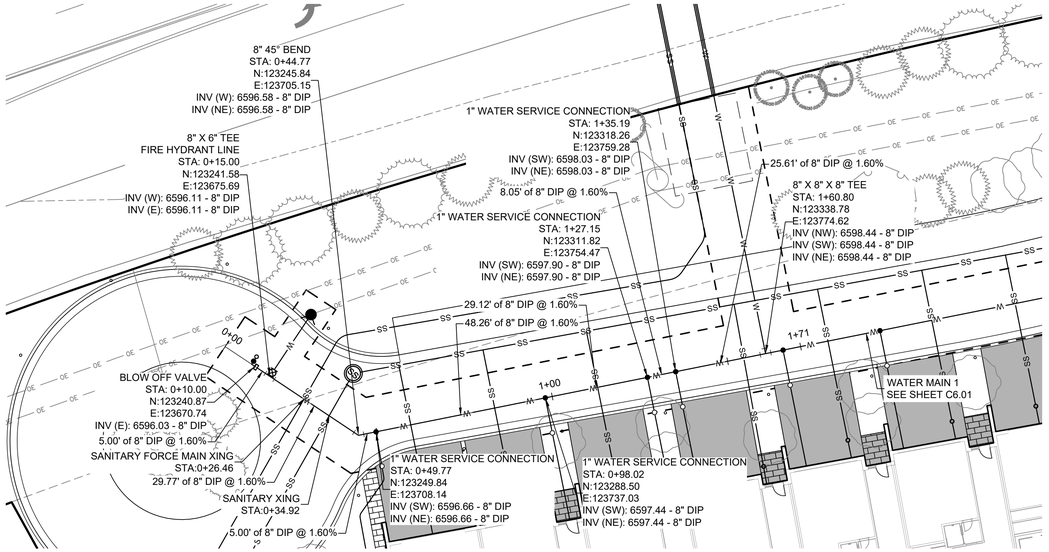
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER MAIN 2 - PLAN & PROFILE - STA. 9+84 - 12+85

SHEET DESC. : C6.12

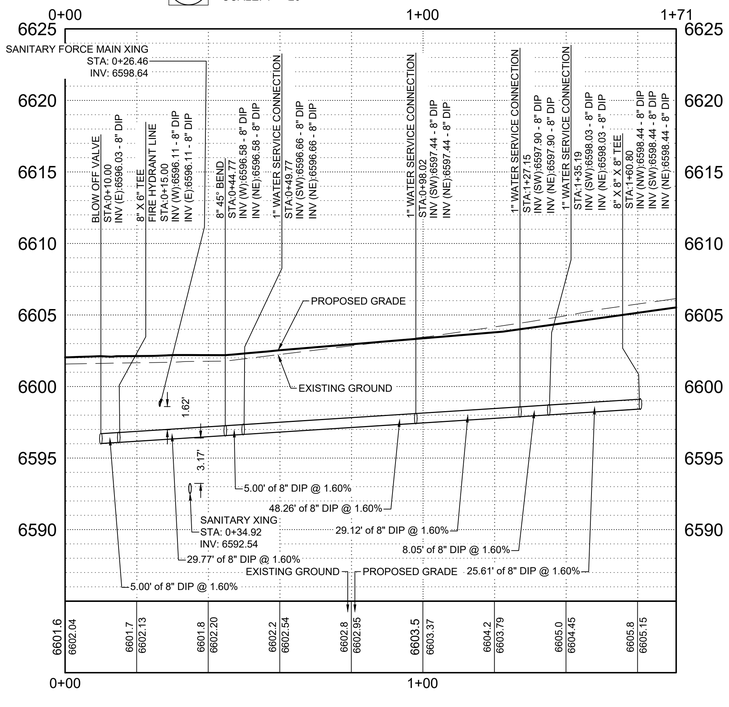
SHEET NO. : 67 OF 75

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain - PSP - Water Main 2 - Plan and Profile.dwg



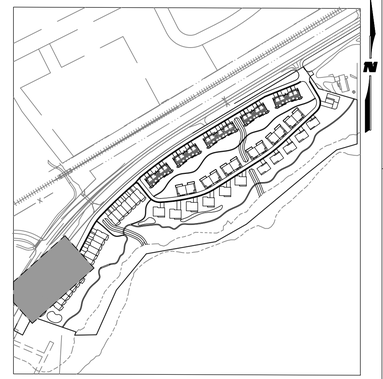
A WATER LATERAL 1 - STA. 0+00 - 1+71 - PLAN VIEW

SCALE: 1" = 20'



B WATER LATERAL 1 - STA. 0+00 - 1+71 - PROFILE VIEW

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



KEY MAP

SCALE: 1" = 350'

GENERAL NOTES

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

REPLACEMENT OF PUBLIC IMPROVEMENTS

1. ASPHALT REMOVAL SHALL BE SAW CUT STRAIGHT LINES WITH AS MINIMAL ASPHALT REMOVAL AS POSSIBLE.
2. ALL SIDEWALKS AND CROSS-PANS SHALL BE REMOVED AND RECONSTRUCTED TO MEET THE CITY OF EAGLE 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.

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

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

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

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

REV.	DATE	DESCRIPTION	BY

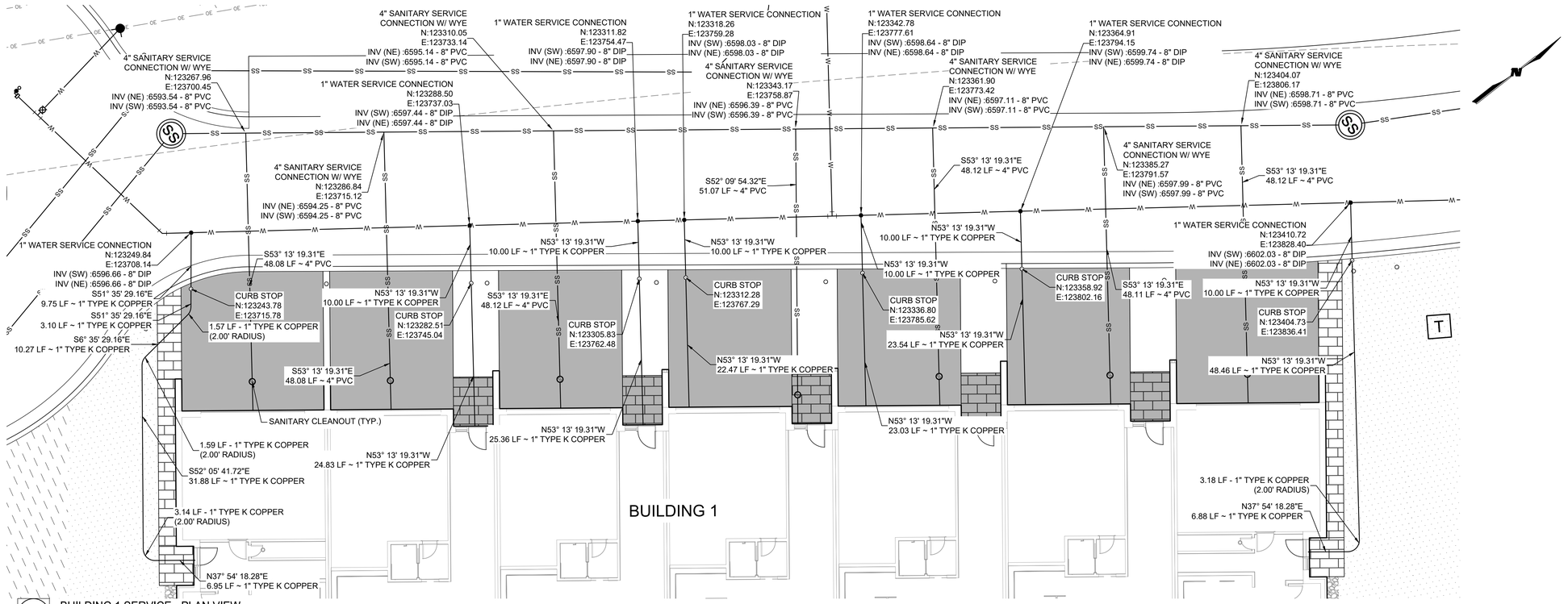
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
WATER LATERAL 1 - PLAN & PROFILE - STA. 0+00 - 1+71

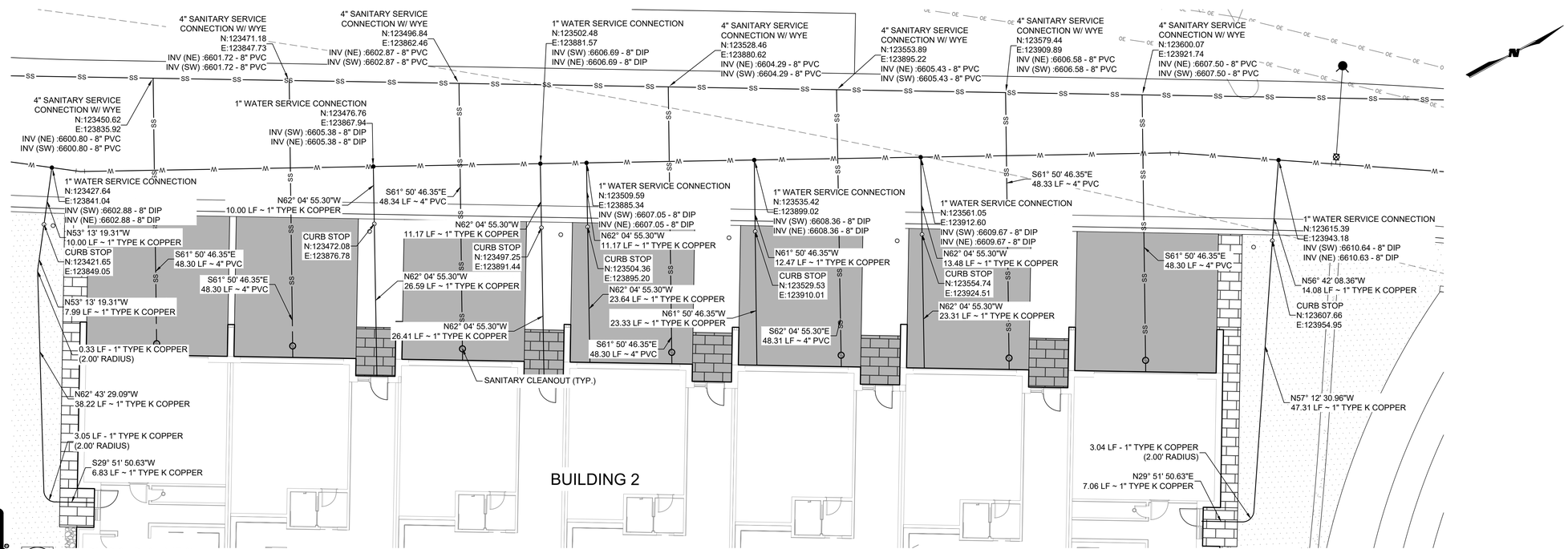
SHEET DESC. :	C6.13
SHEET NO. :	68 OF 75

Know what's below. Call before you dig.

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain - PSP - Water Main 2 - Plan and Profile.dwg



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



B BUILDING 2 - PLAN VIEW
SCALE: H 1" = 10'

20 0 20 40
SCALE 1"=20' FEET

Know what's below. Call before you dig.

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg

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

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

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

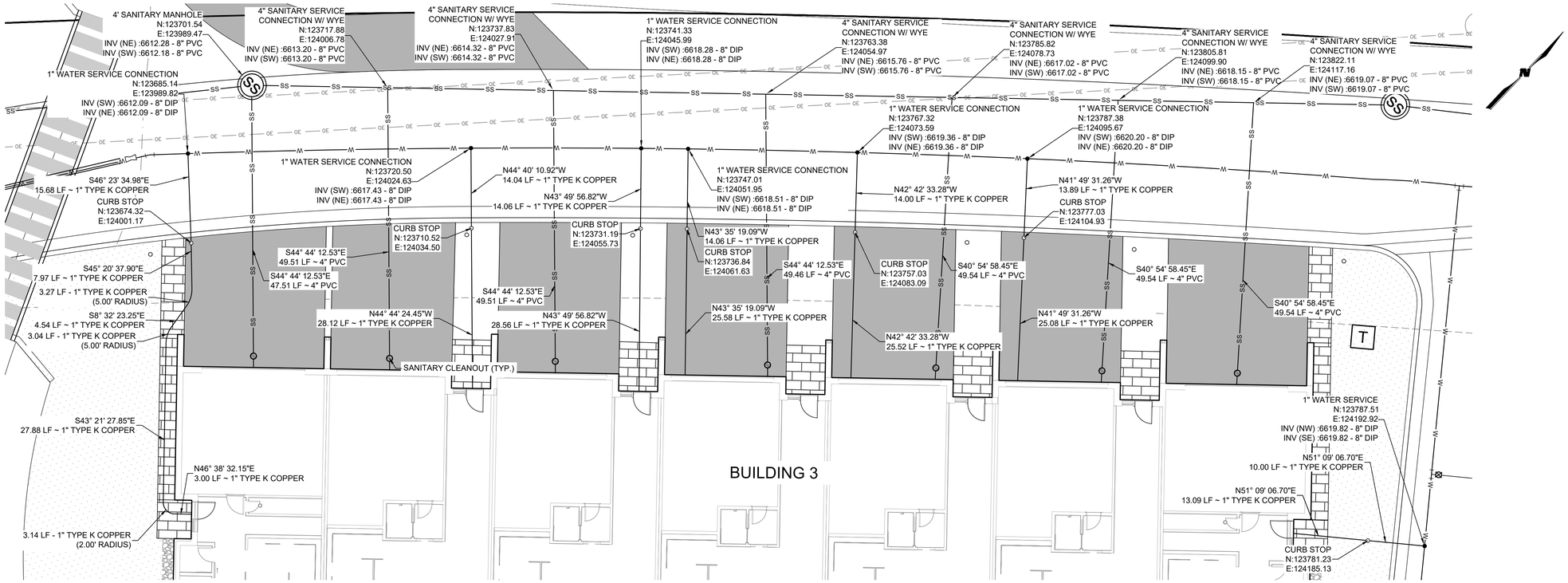
PROJECT NAME:
RED MOUNTAIN RANCH
17500 US-6
EAGLE COLORADO 81631

REV.	DATE	DESCRIPTION	BY

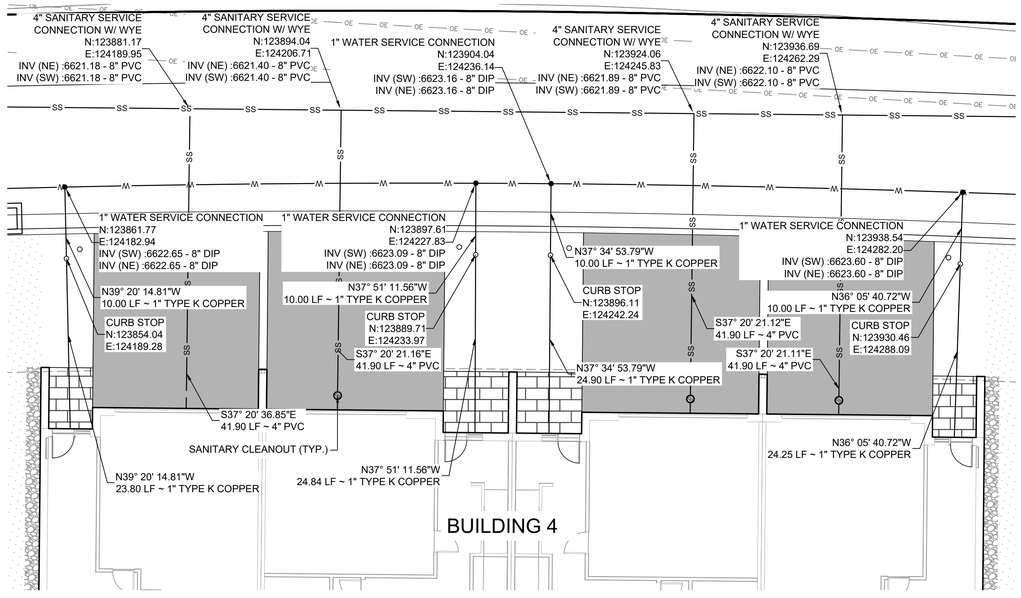
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
UTILITY SERVICE PLAN - BUILDING 1-2

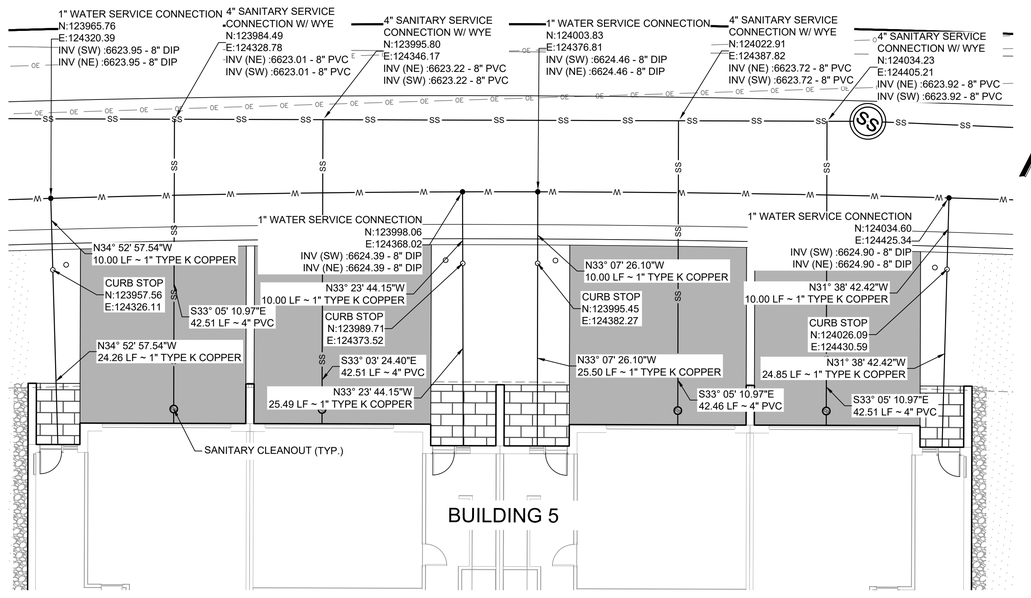
SHEET DESC. : C6.14
SHEET NO. : 69 OF 75



A BUILDING 3 - PLAN VIEW
SCALE: H 1" = 10'



B BUILDING 4 - PLAN VIEW
SCALE: H 1" = 10'



C BUILDING 5 - PLAN VIEW
SCALE: H 1" = 10'

10 0 10 20
SCALE 1"=10' FEET

Know what's below. Call before you dig.

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

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

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

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

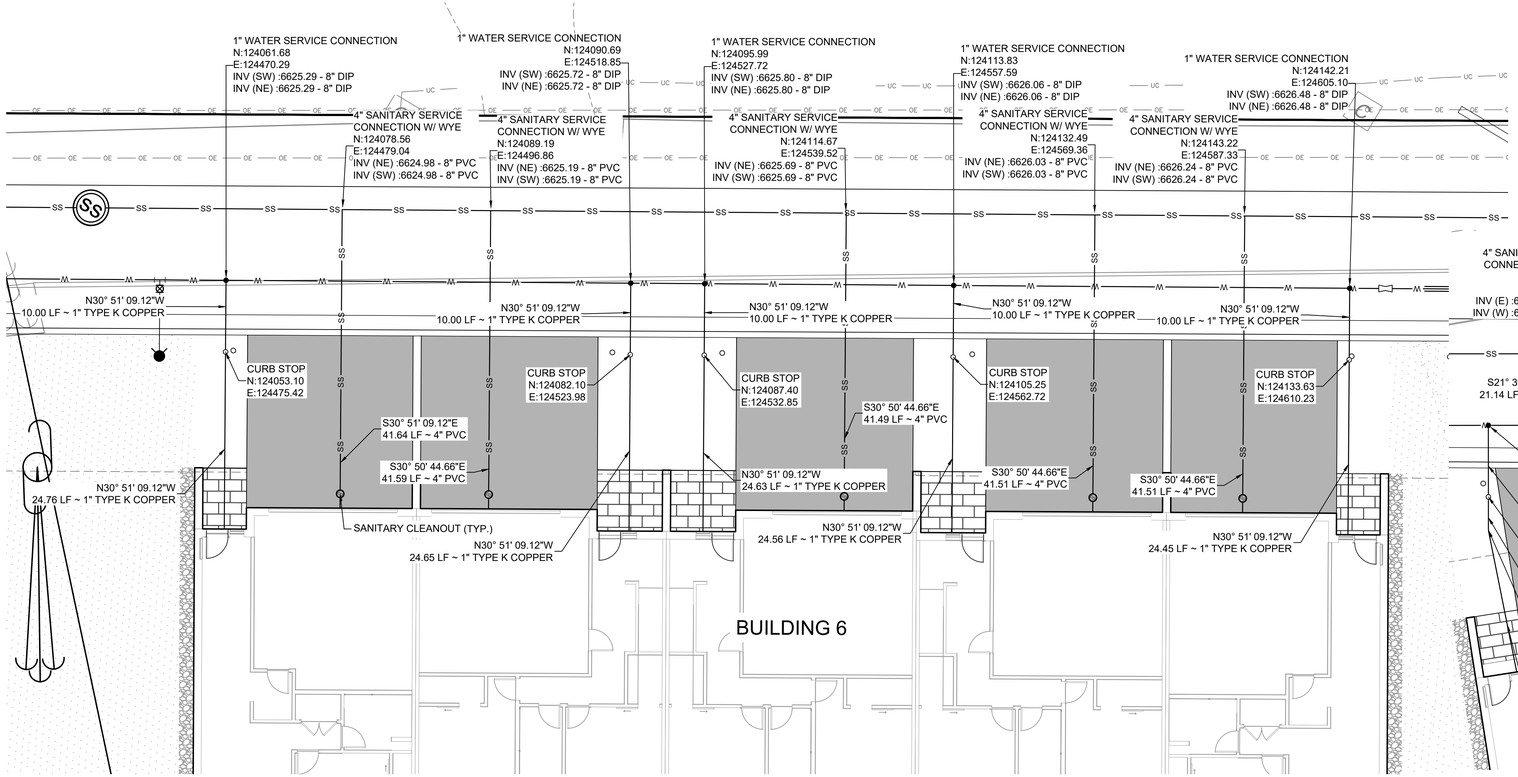
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
UTILITY SERVICE PLAN - BUILDING 2-5

SHEET DESC. :	C6.15
SHEET NO. :	70 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg



A BUILDING 6 - PLAN VIEW
SCALE: H 1" = 10'

C BUILDING 8 - PLAN VIEW
SCALE: H 1" = 10'

B BUILDING 7 - PLAN VIEW
SCALE: H 1" = 10'

Know what's below. Call before you dig.

10 0 10 20
SCALE 1"=10' FEET

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

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

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

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

REV.	DATE	DESCRIPTION	BY

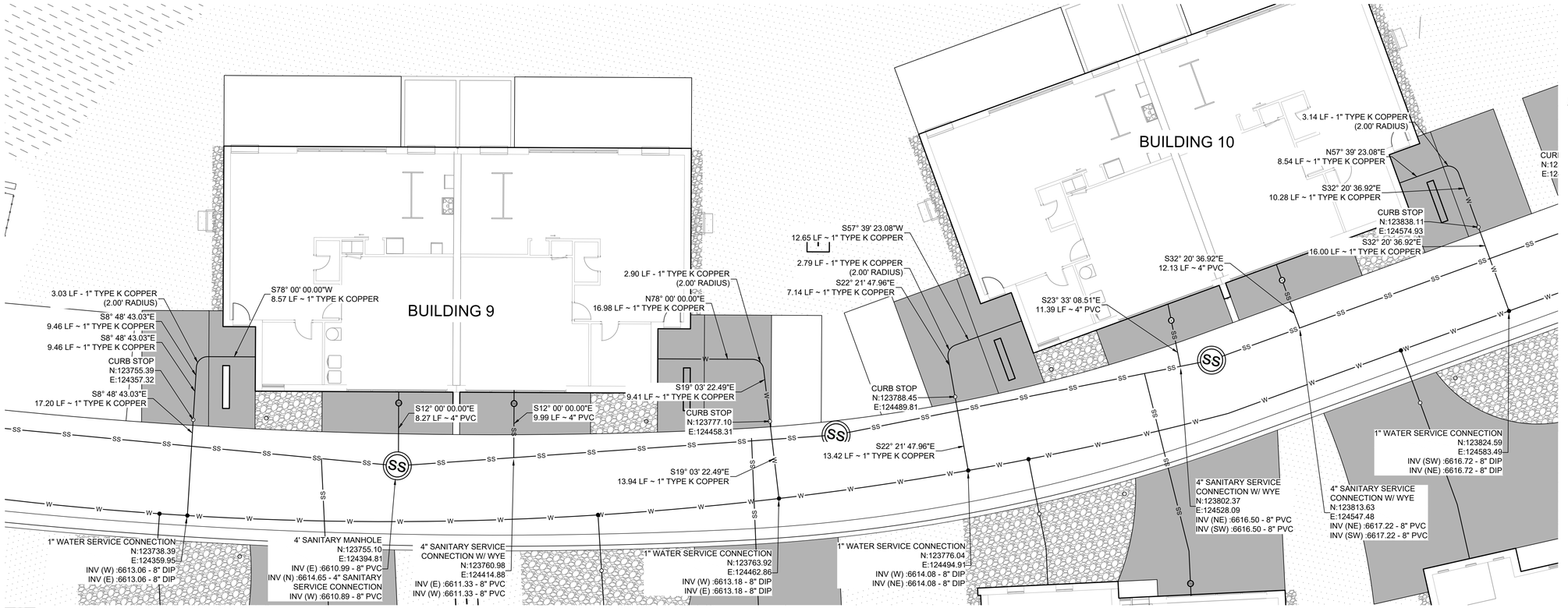
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
UTILITY SERVICE PLAN - BUILDING 6-8

SHEET DESC. : C6.16

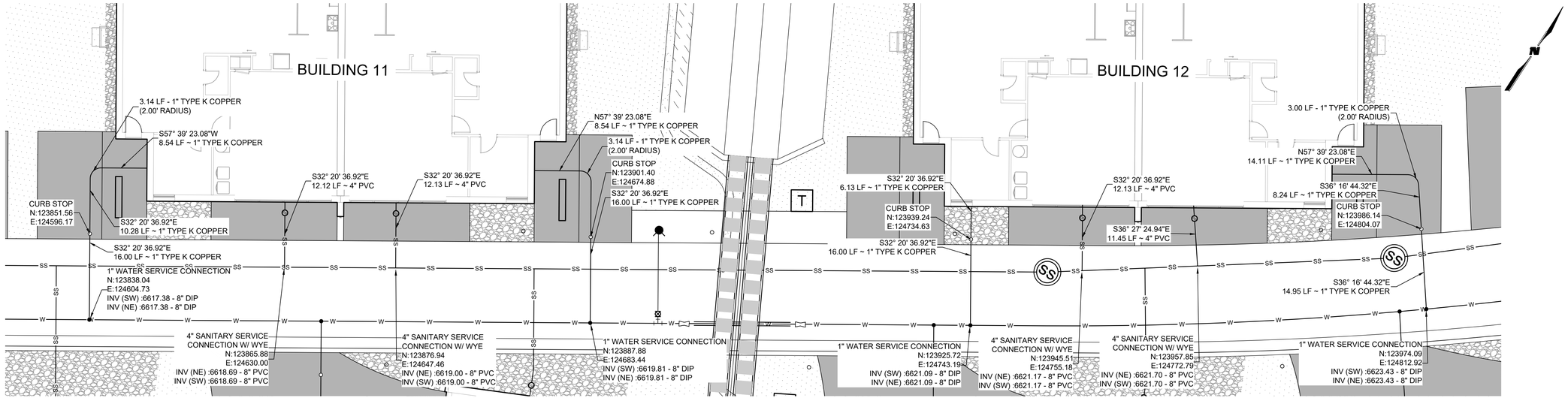
SHEET NO. : 71 OF 75

9/22/2025 M:\IMSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg



A BUILDING 9 & 10 - PLAN VIEW

SCALE: H 1" = 10'



B BUILDING 11 & 12 - PLAN VIEW

SCALE: H 1" = 10'

Know what's below. Call before you dig.

10 0 10 20

SCALE 1"=10' FEET

CIVIL ENGINEER:
WILSON &COMPANY
990 S. BROADWAY SUITE. 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
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 TOWN OF EAGLE.

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

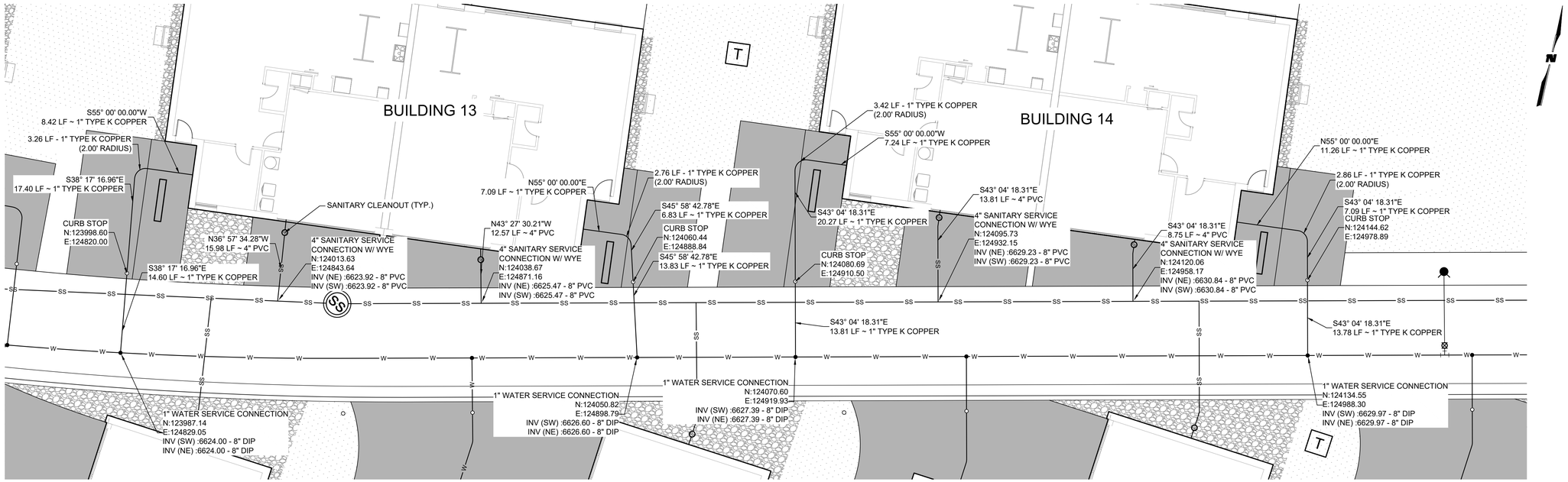
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
UTILITY SERVICE PLAN - BUILDING 9-12

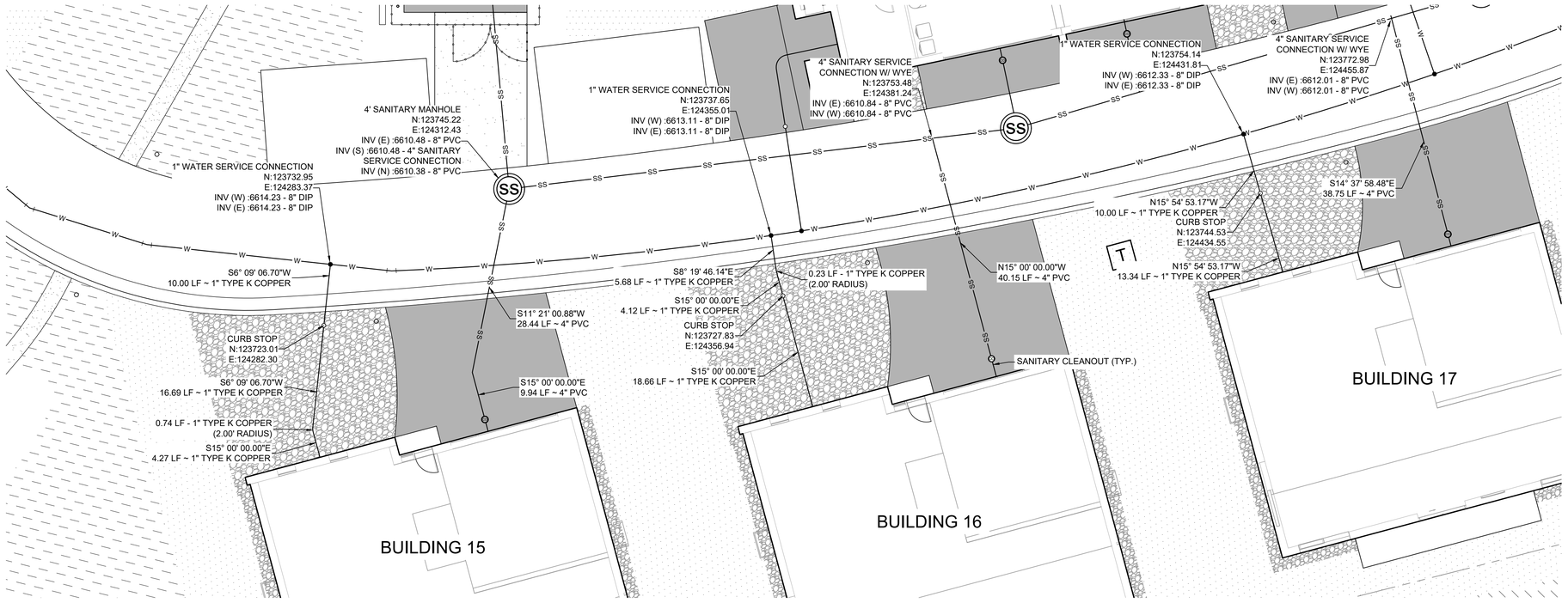
SHEET DESC. :	C6.17
SHEET NO. :	72 OF 75

9/22/2025 M:\IMSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg



A BUILDING 13 & 14 - PLAN VIEW

SCALE: H 1" = 10'



B BUILDING 15, 16, & 17 - PLAN VIEW

SCALE: H 1" = 10'

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

10 0 10 20

SCALE 1"=10' FEET

9/22/2025 M:\MSD\23-600-691-0002_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg

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

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

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

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

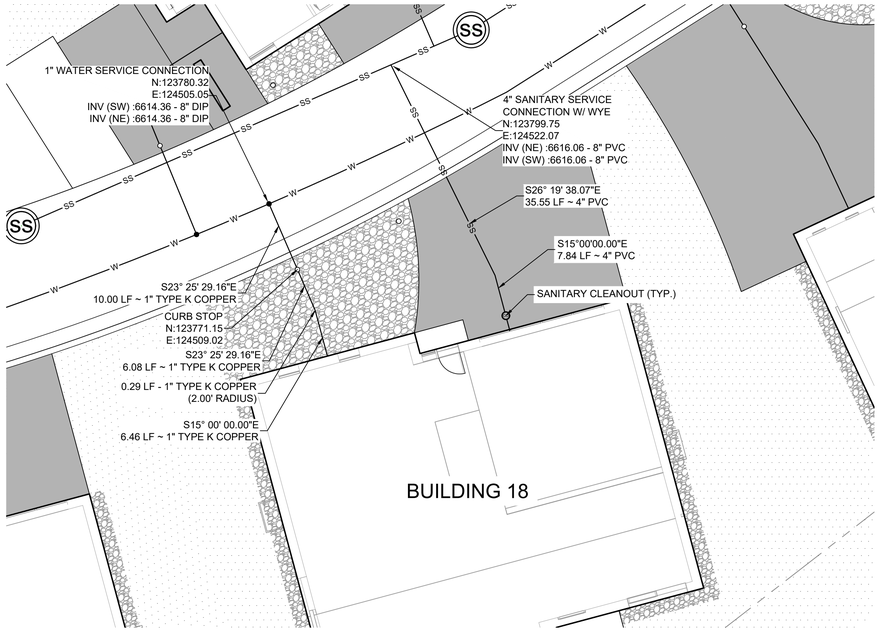
BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
UTILITY SERVICE PLAN - BUILDING 13-17

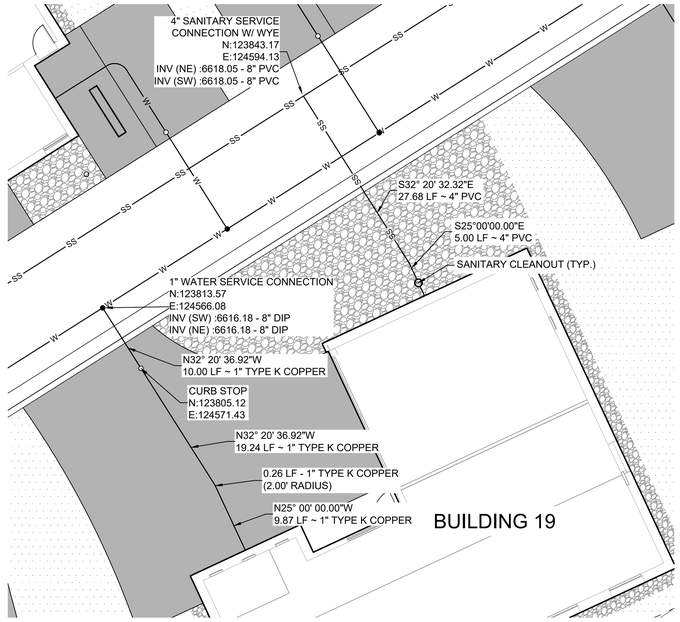
SHEET DESC. : C6.18

SHEET NO. : 73 OF 75



A BUILDING 18 - PLAN VIEW

SCALE: H 1" = 10'



B BUILDING 19 - PLAN VIEW

SCALE: H 1" = 10'

C BUILDING 20 - PLAN VIEW

SCALE: H 1" = 10'

D BUILDING 21 & 22 - PLAN VIEW

SCALE: H 1" = 10'

10 0 10 20

SCALE 1"=10' FEET

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

9/22/2025 M:\MSD\23-600-691-00\2_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg

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

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

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

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

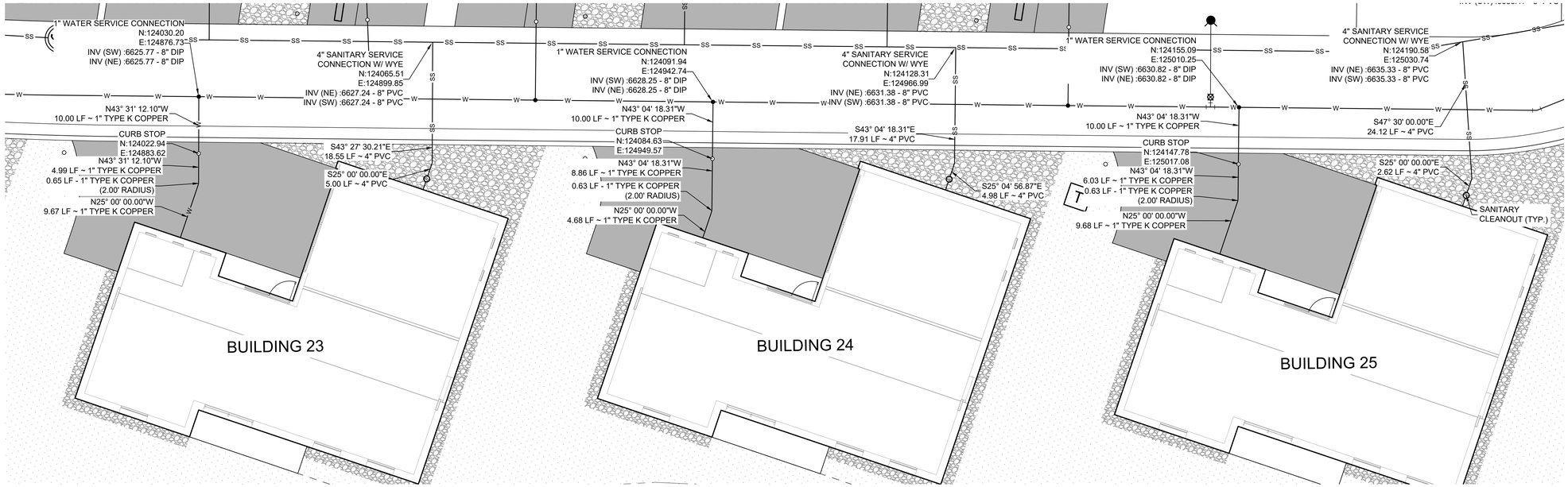
REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
UTILITY SERVICE PLAN - BUILDING 18-22

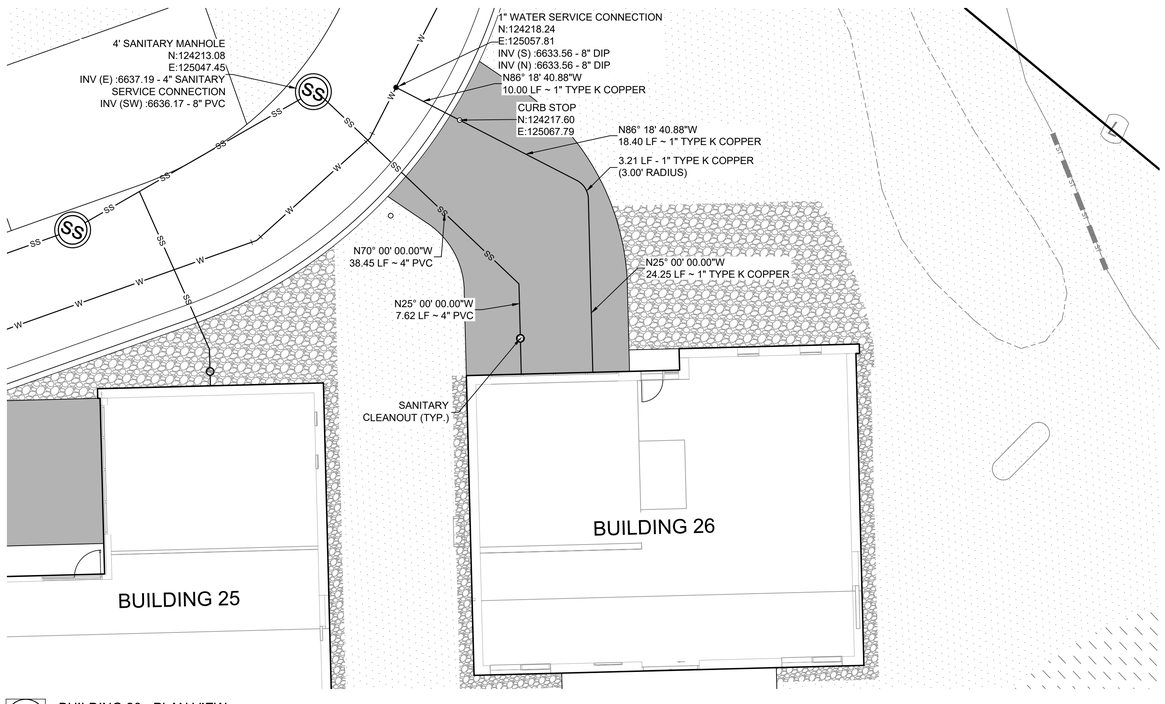
SHEET DESC. : C6.19

SHEET NO. : 74 OF 75



A BUILDING 23, 24, & 25 - PLAN VIEW

SCALE: H 1" = 10'



B BUILDING 26 - PLAN VIEW

SCALE: H 1" = 10'

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

10 0 10 20
SCALE 1"=10' FEET

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

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

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

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

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025

SHEET TITLE:
UTILITY SERVICE PLAN - BUILDING 23-26

SHEET DESC. : C6.20

SHEET NO. : 75 OF 75

9/22/2025 M:\MSD\23-600-691-002_Disciplines_SHEETS\PSP\Red Mountain Ranch -PSP - Water Service Plan.dwg