

RED MOUNTAIN RANCH CDOT – UTILITY BORING PLAN

LOCATED TO THE SOUTHEAST OF US-6 AND NOGAL ROAD

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

LEGAL DESCRIPTION:

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

CONTAINING 17.510 ACRES, MORE OR LESS.

BASIS OF BEARING:

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

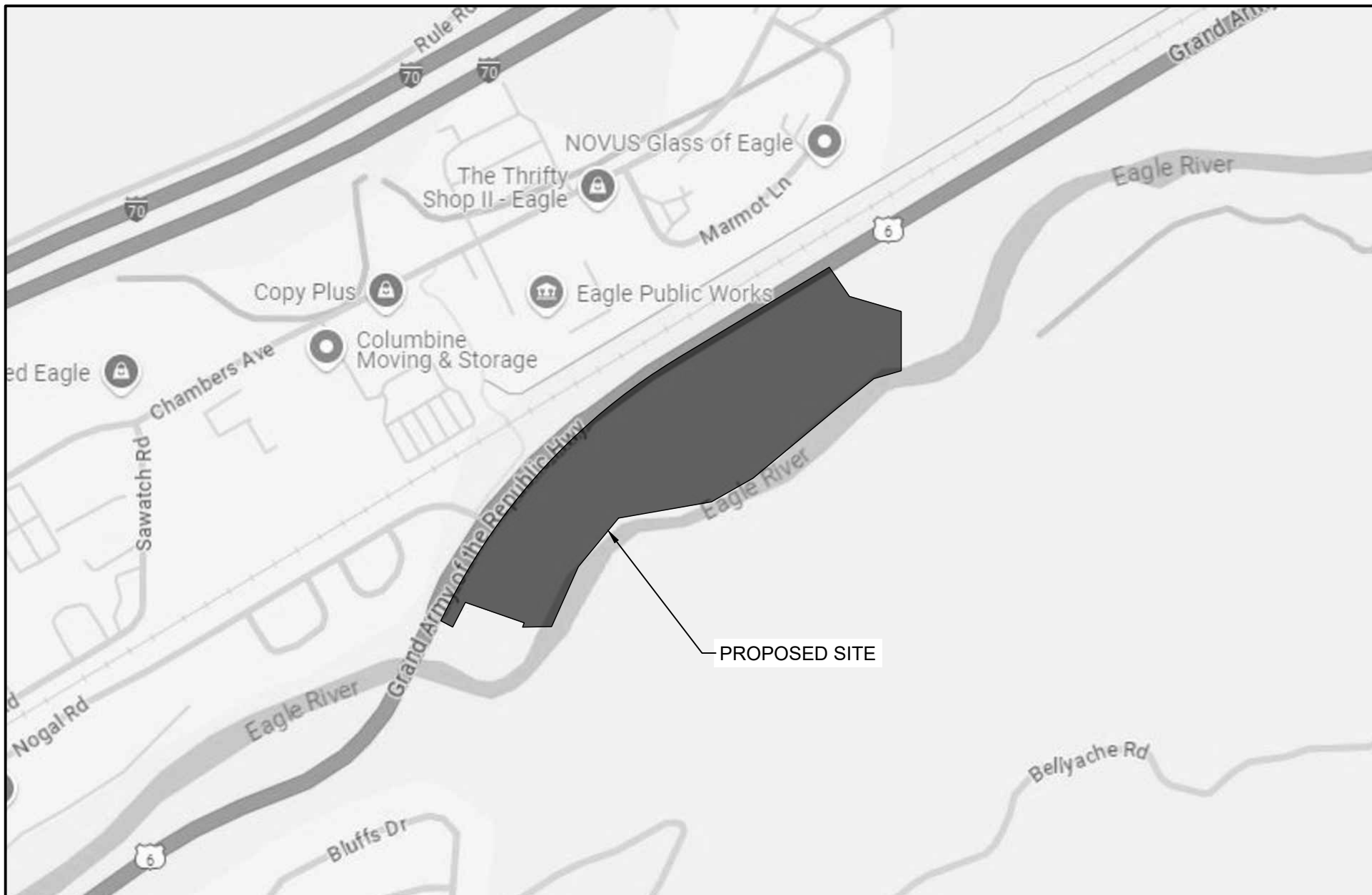
BENCHMARK:

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

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

SITE BENCH MARKS:

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



VICINITY MAP

SCALE 1" = 500'

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**WILSON
& COMPANY**

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PHONE: 303-297-2976
FAX: 303-297-2683
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

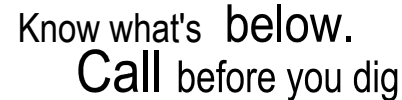
DATE: SEPTEMBER 22, 2025

SHEET TITLE:

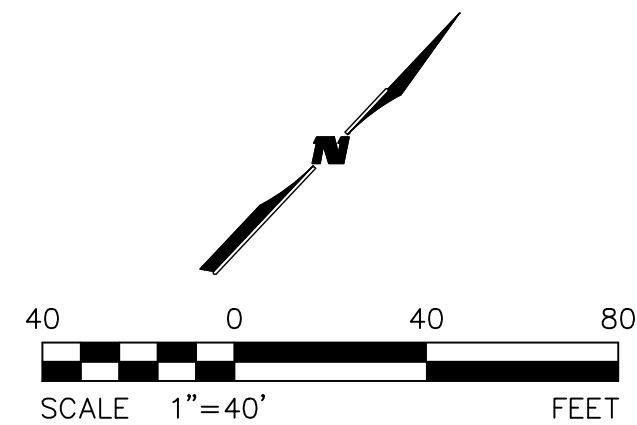
COVER PAGE

SHEET DESC.: 1

SHEET NO.: 1 OF 10



MATCHLINE - SEE SHEET 2



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[illegible]

PROJECT NO:	23-600-691
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DESIGNED BY: _____ E

DRAWN BY:

CHECKED BY: _____ E

DATE: SEPTEMBER 22, 2019

SHEET TITLE:

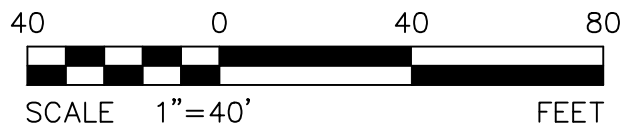
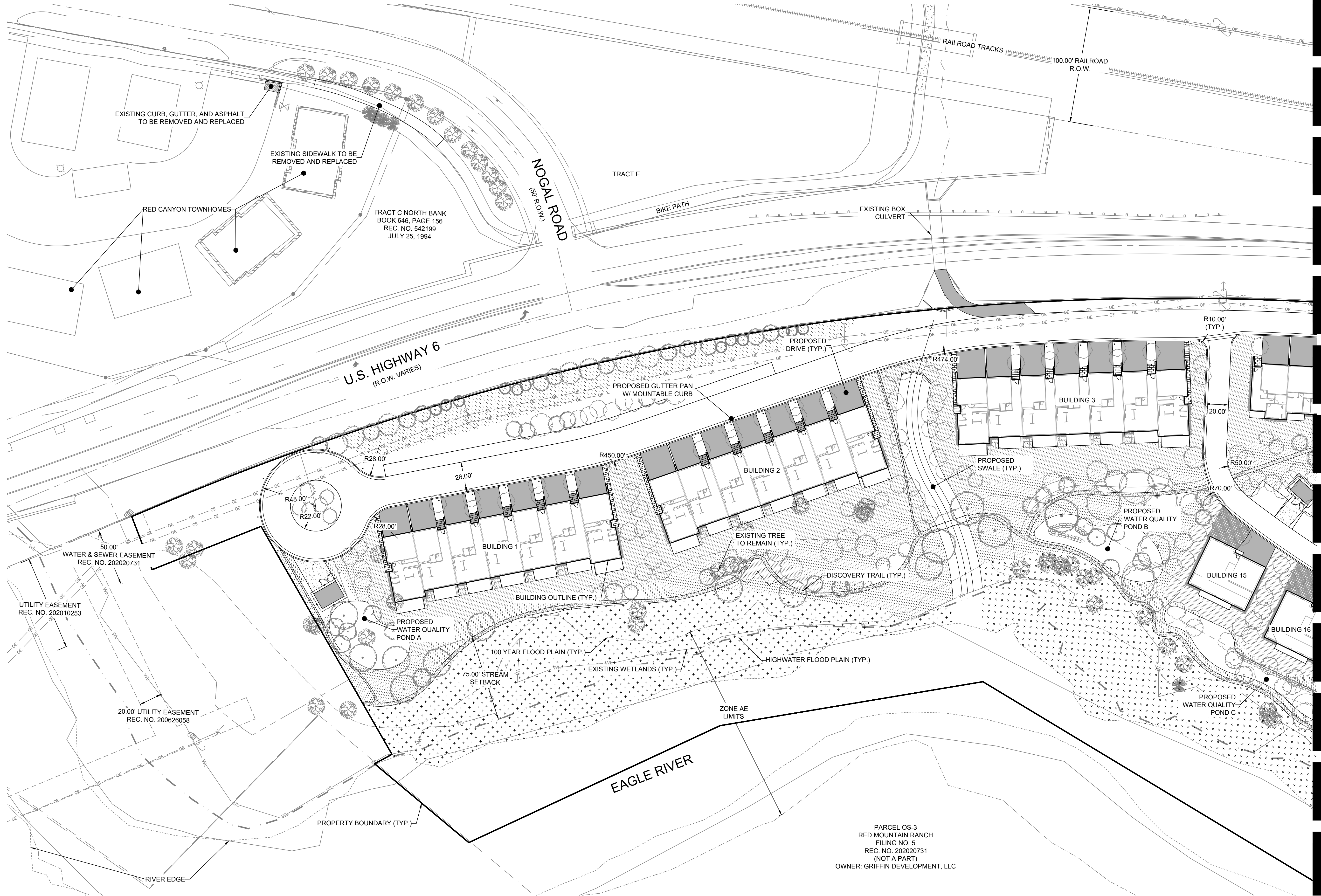
OVERALL SITE
PLAN - EAST

SHEET DESC. :

SHEET NO.: 3 OF 4



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MATCHLINE - SEE SHEET 3

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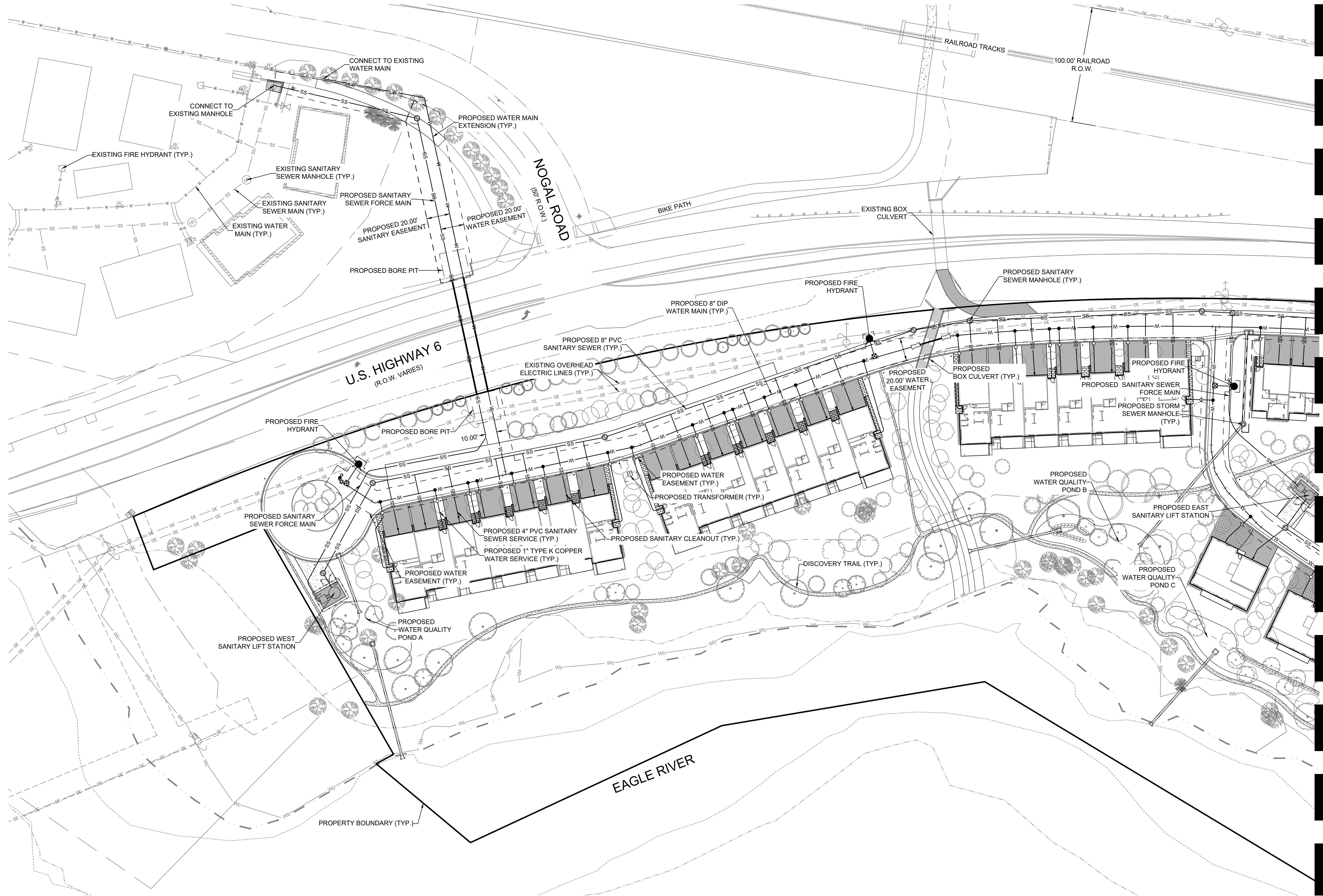
REV.	DATE	DESCRIPTION	BY

PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: SEPTEMBER 22, 2025
SHEET TITLE:
OVERALL SITE PLAN - WEST

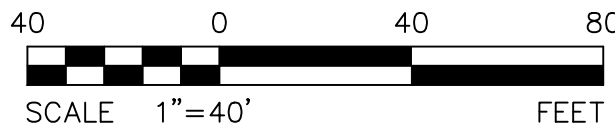
SHEET DESC.: 2
SHEET NO.: 2 OF 10



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MATCHLINE - SEE SHEET 5



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

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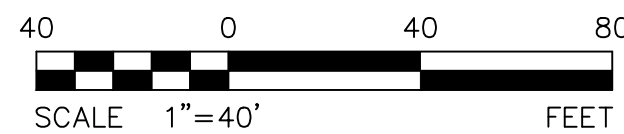
PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
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CHECKED BY: BDB
DATE: SEPTEMBER 22, 2025
SHEET TITLE:
OVERALL UTILITY PLAN - WEST

SHEET DESC.: 4
SHEET NO.: 4 OF 10

MATCHLINE - SEE SHEET 4



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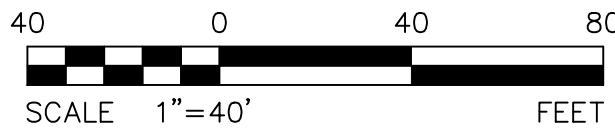
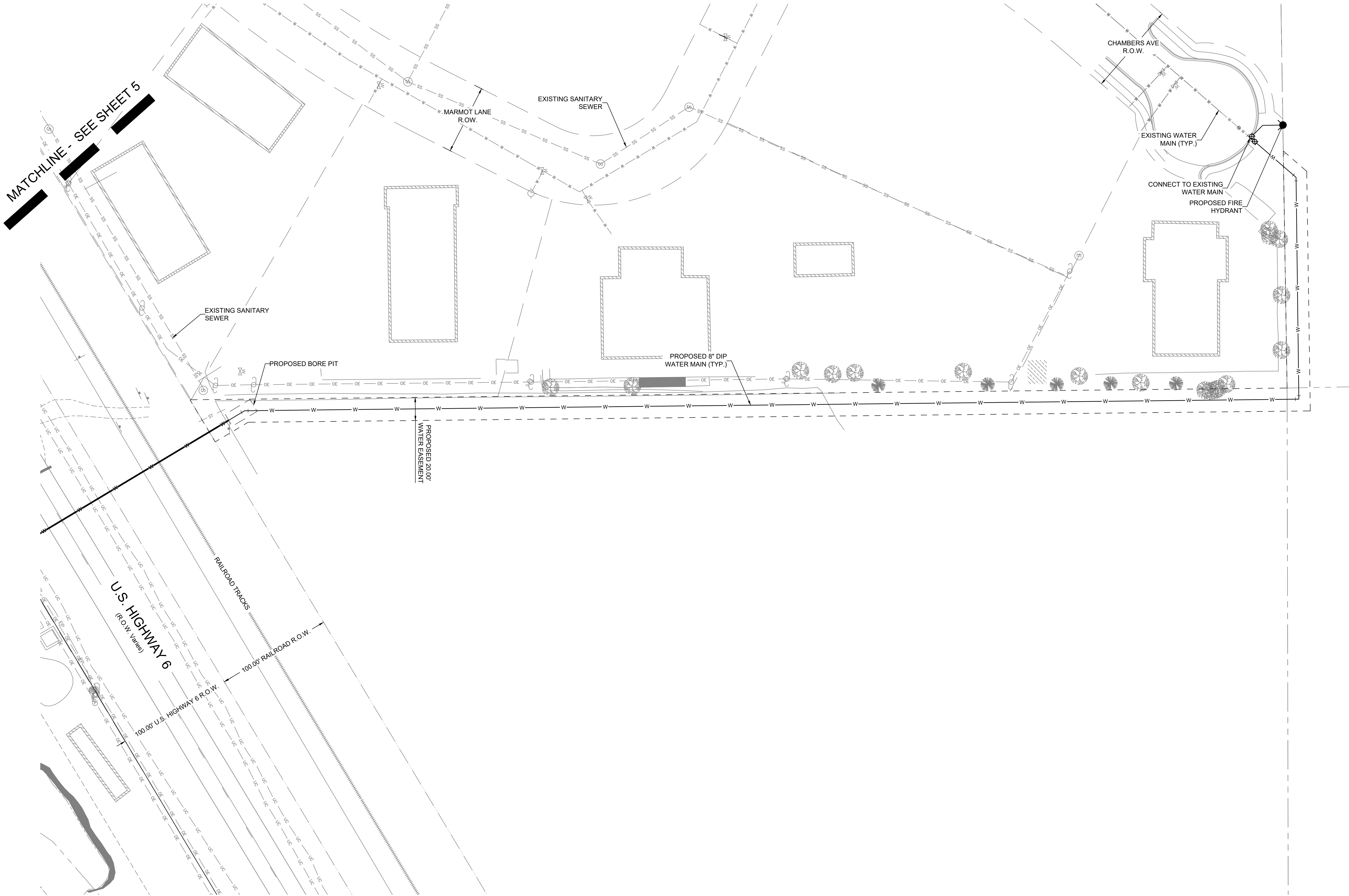
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OVERALL UTILITY PLAN - EAST

SHEET DESC.: 5
SHEET NO.: 5 OF 10



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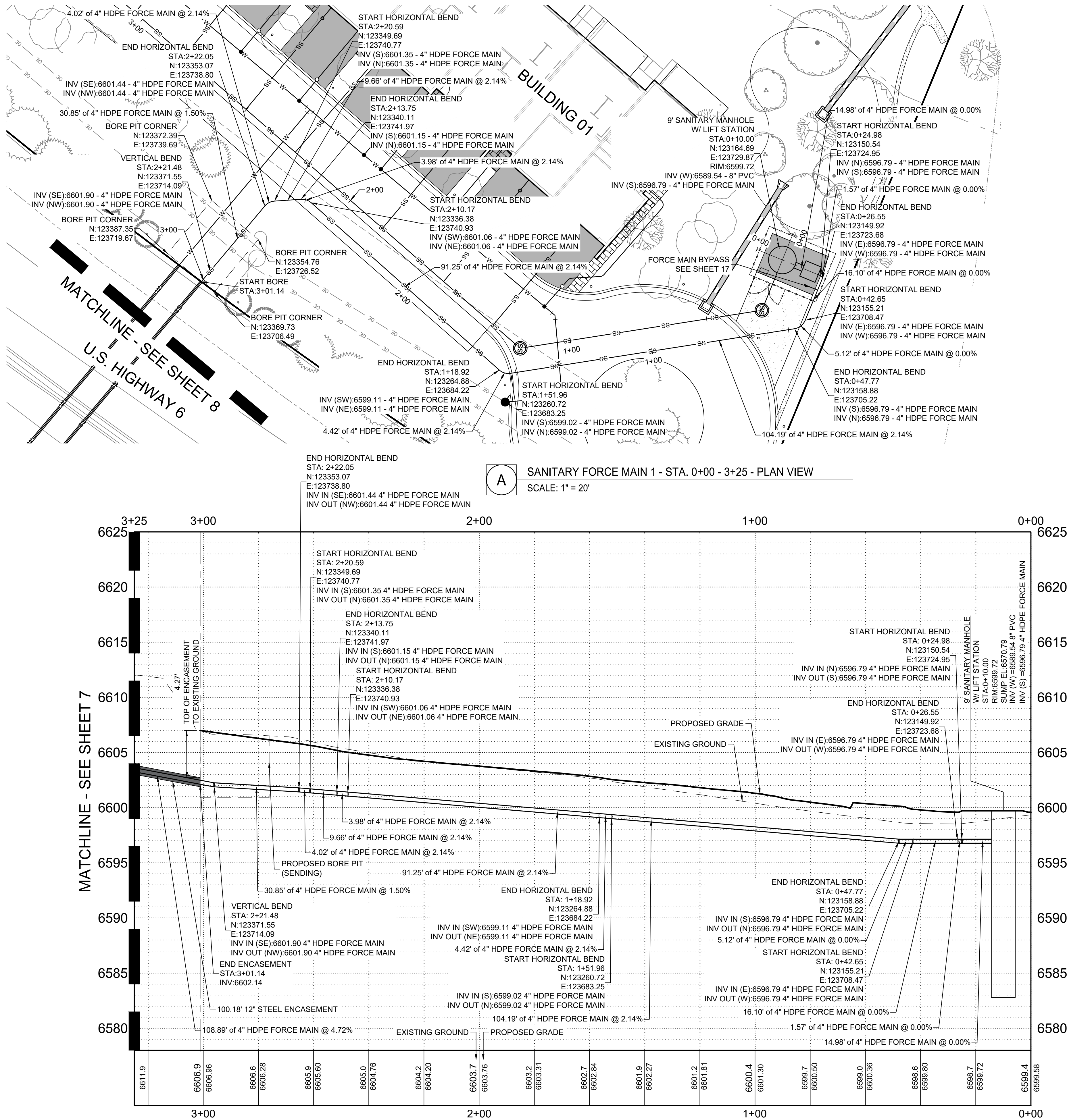
REV.	DATE	DESCRIPTION	BY

PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: SEPTEMBER 22, 2025
SHEET TITLE:
OVERALL UTILITY PLAN - NORTHEAST

SHEET DESC.: 6
SHEET NO.: 6 OF 10

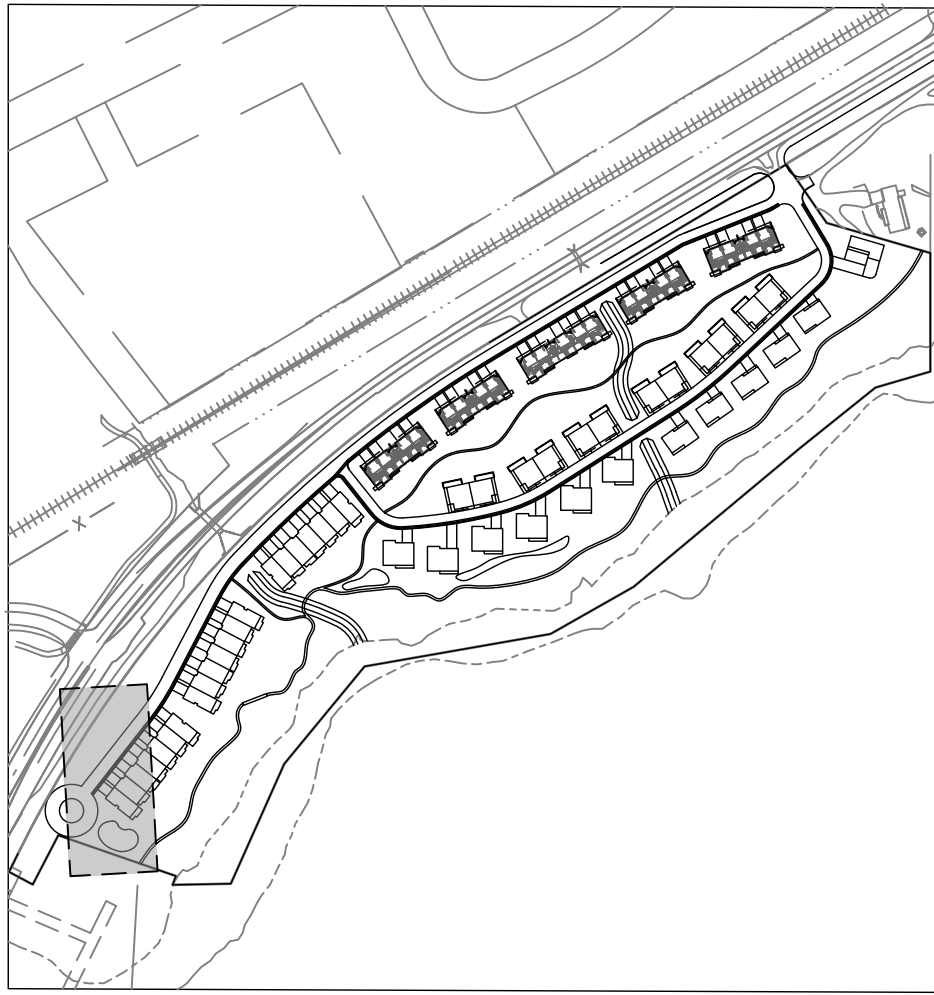


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A SANITARY FORCE MAIN 1 - STA. 0+00 - 3+25 - PLAN VIEW
SCALE: 1" = 20'

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

- 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.
- CONTRACTOR TO ADJUST FITTINGS FOR CONNECTION TO PIPE BENDS USING MAXIMUM JOINT DEFLECTION SPECIFIED BY MANUFACTURER.
- ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
- REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.

REPLACEMENT OF PUBLIC IMPROVEMENTS

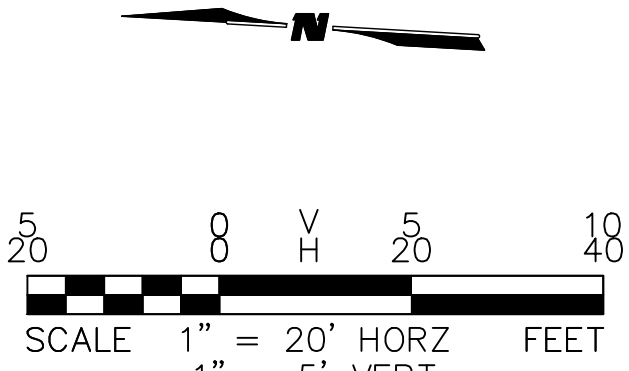
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STATIONING AND PIPE LENGTH NOTE

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

NOTE TO CONTRACTOR

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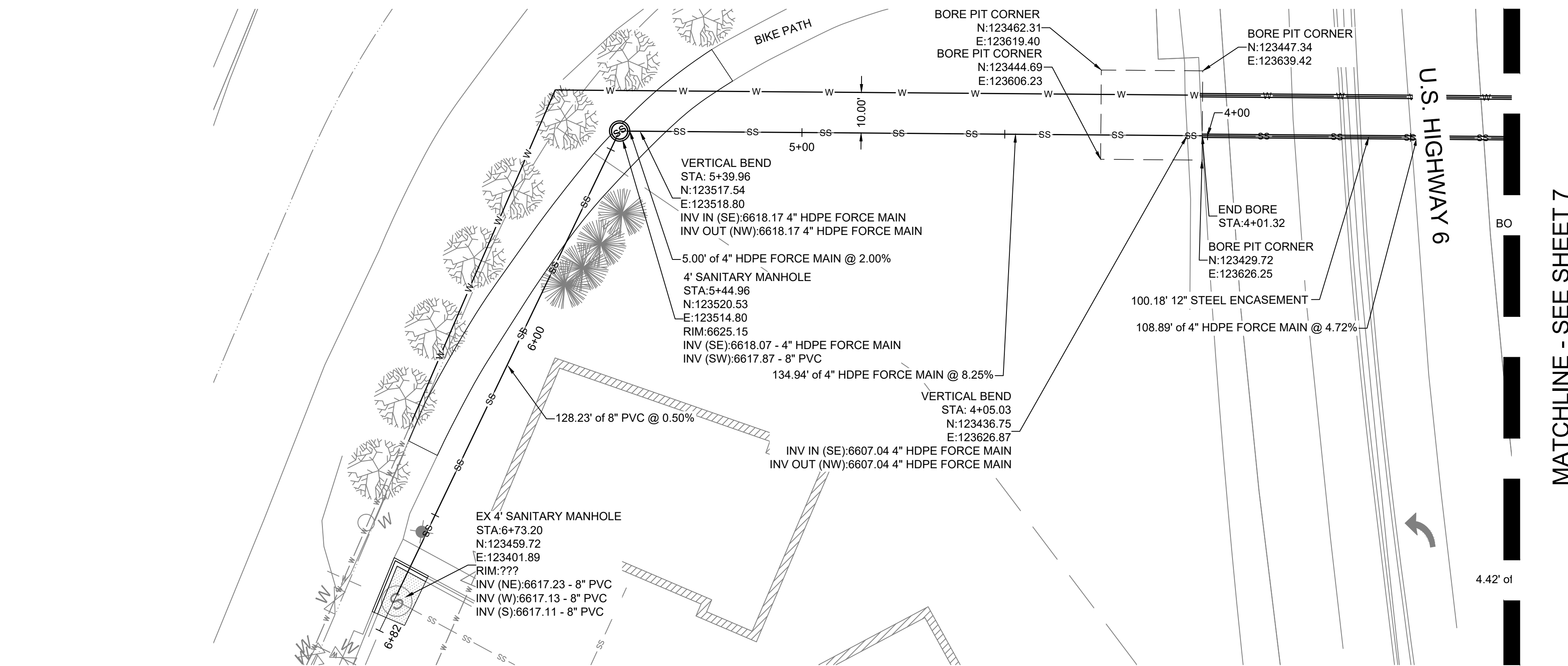
PROJECT NAME:
RED MOUNTAIN RANCH

REV.	DATE	DESCRIPTION	BY

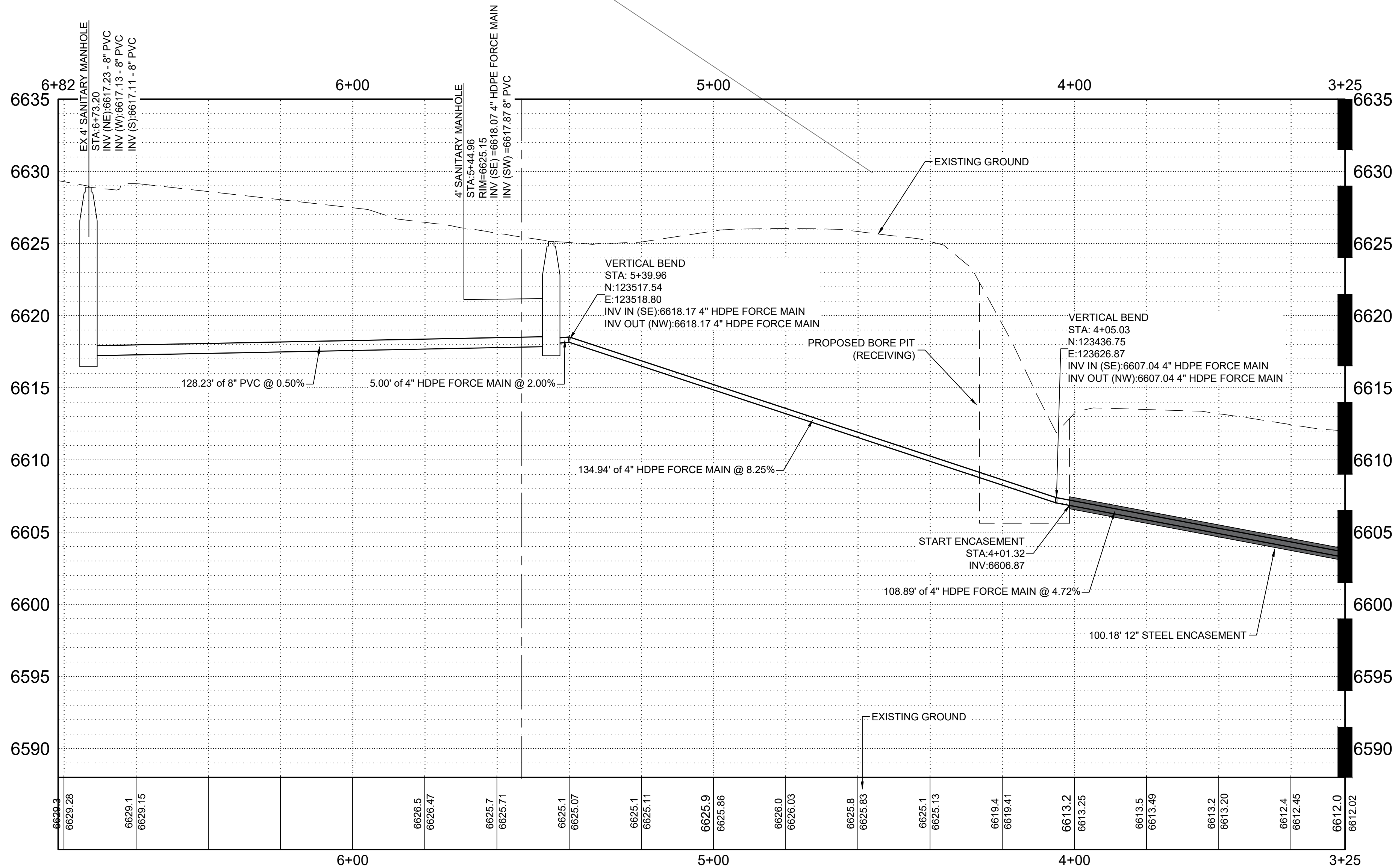
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025
SHEET TITLE:	SANITARY FORCE MAIN 1 - PLAN & PROFILE - STA. 0+00 - 3+25
SHEET DESC.:	7
SHEET NO.:	7 OF 10



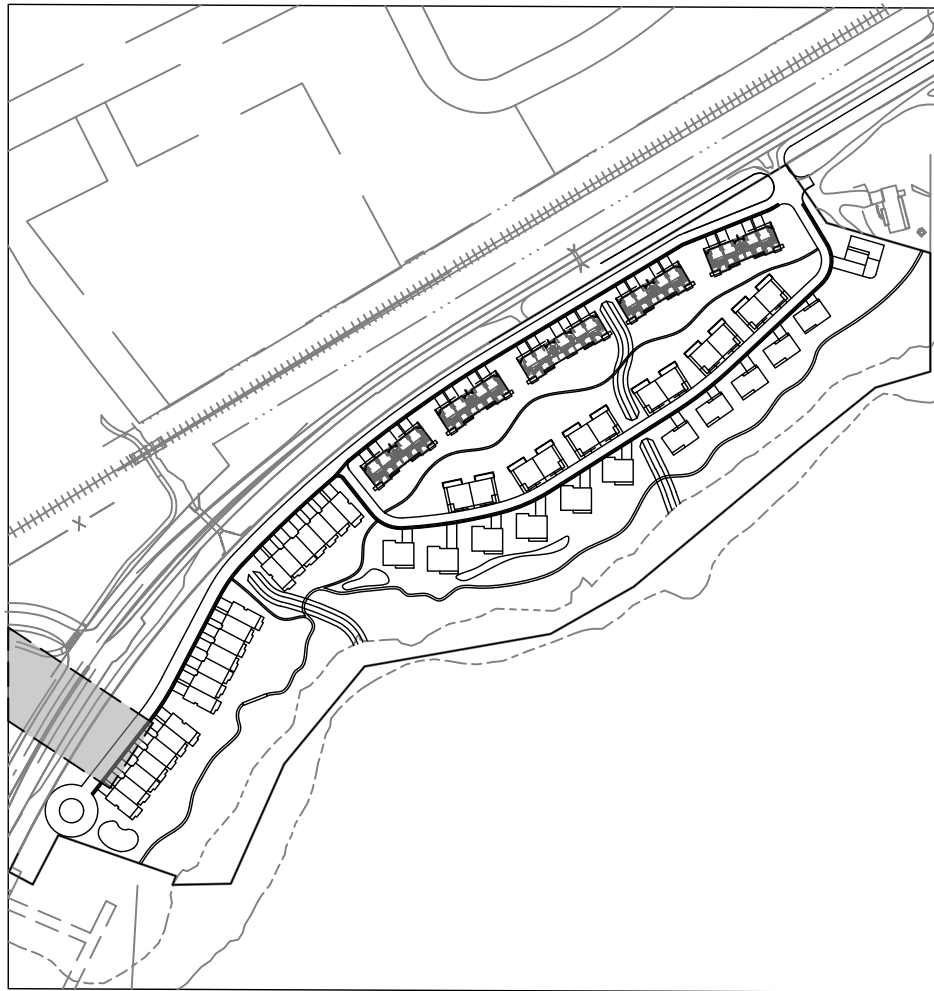
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A SANITARY FORCE MAIN 1 - STA. 3+25 - 6+82 - PLAN VIEW
SCALE: 1" = 20'



B SANITARY FORCE MAIN 1 - STA. 3+25 - 6+82 - PROFILE VIEW
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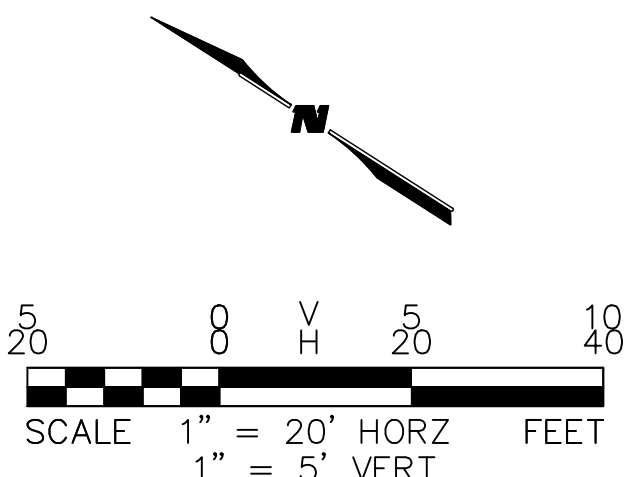
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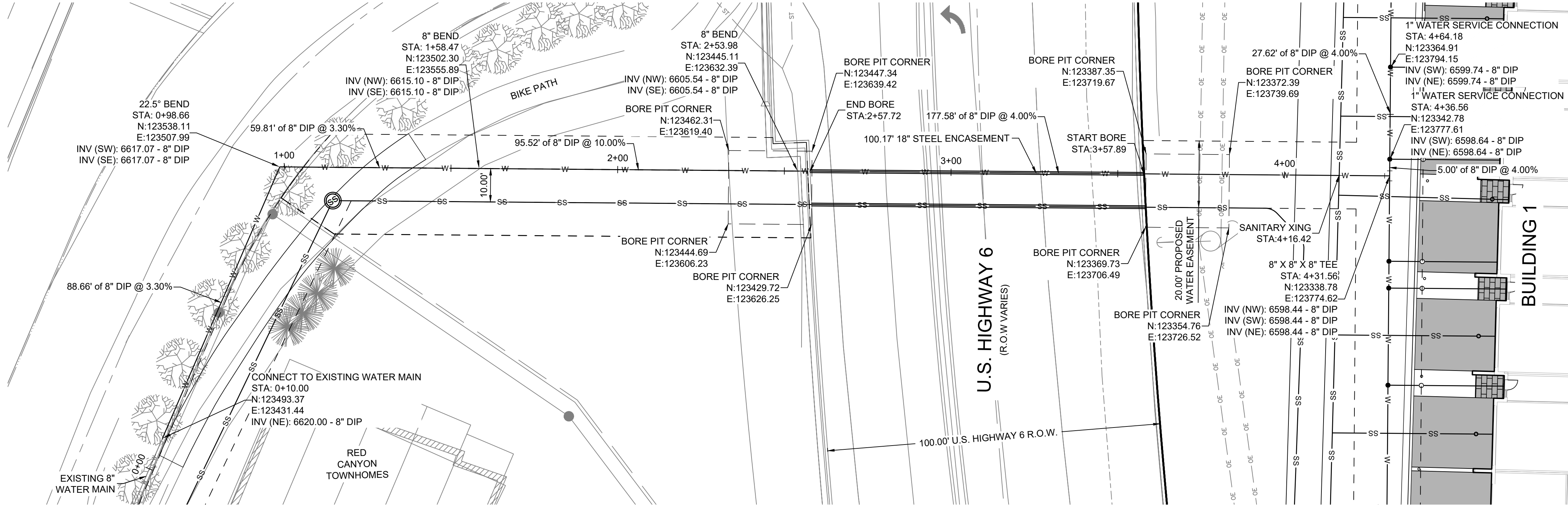
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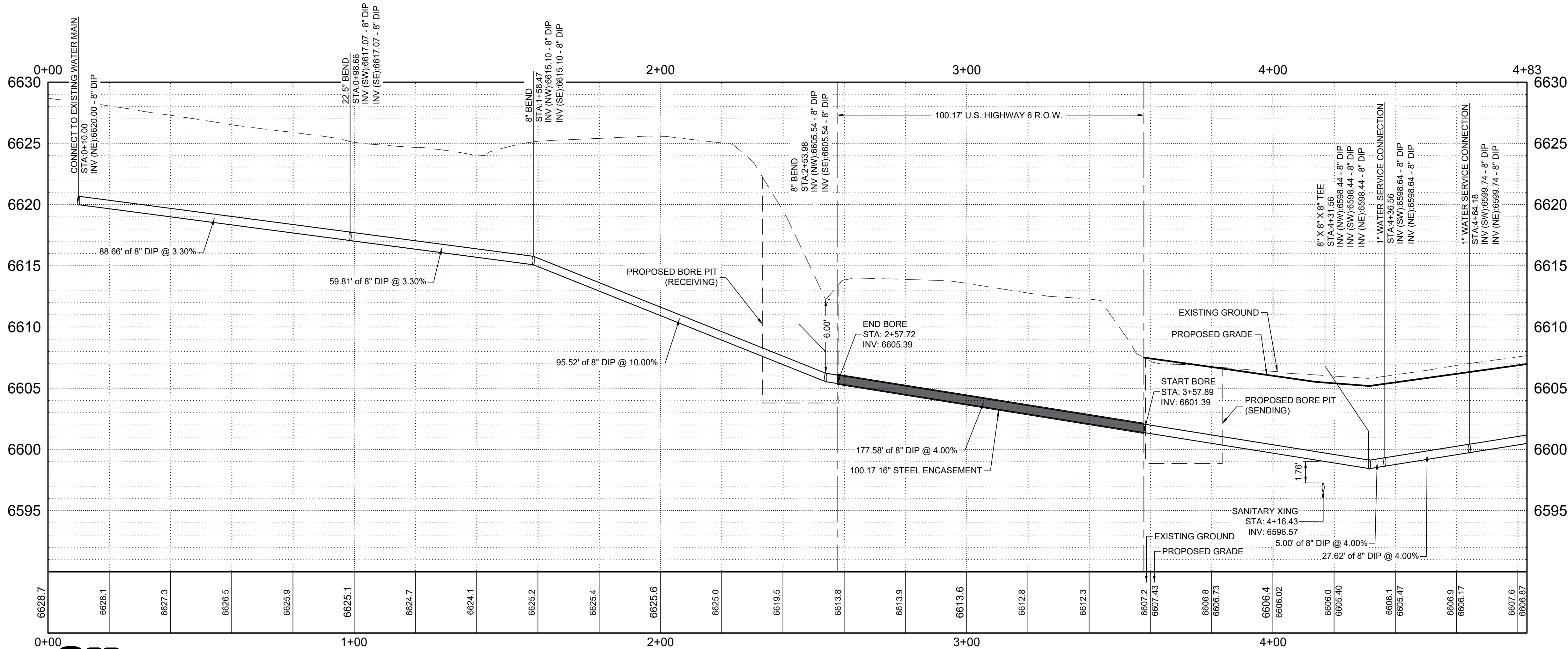
PROJECT NAME:
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REV.	DATE	DESCRIPTION	BY

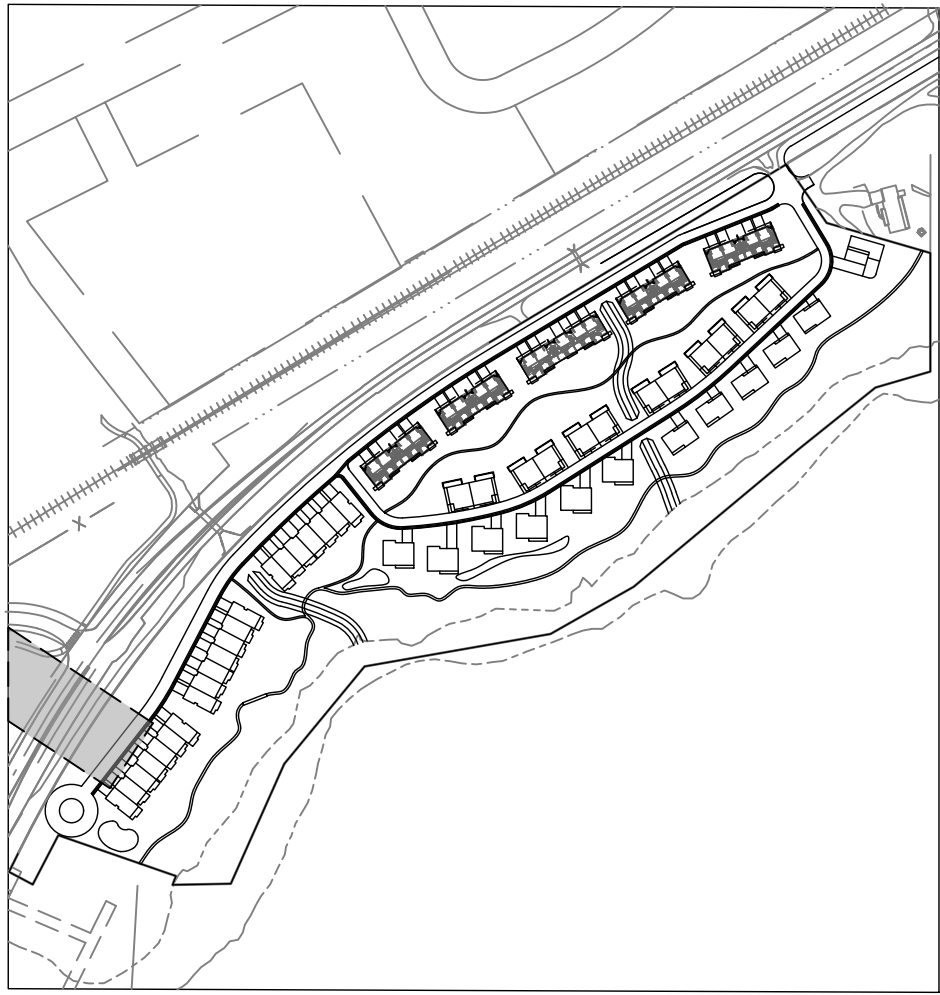
PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	SEPTEMBER 22, 2025
SHEET TITLE:	SANITARY FORCE MAIN 1 - PLAN & PROFILE - STA. 3+25 - 6+82
SHEET DESC.:	8
SHEET NO.:	8 OF 10



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'



KEY MAP
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STATIONING AND PIPE LENGTH NOTE

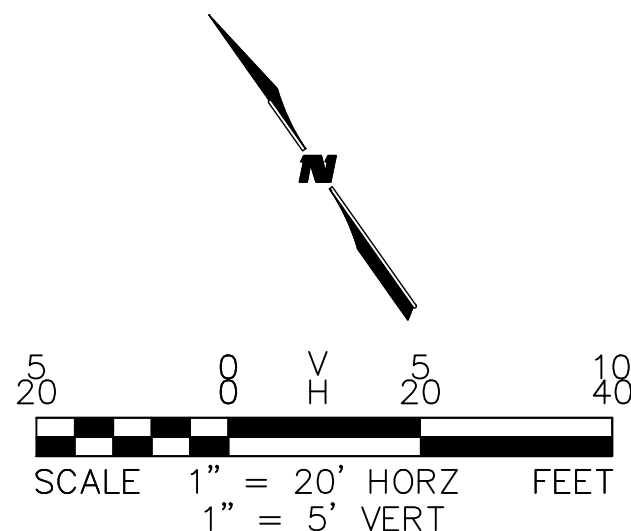
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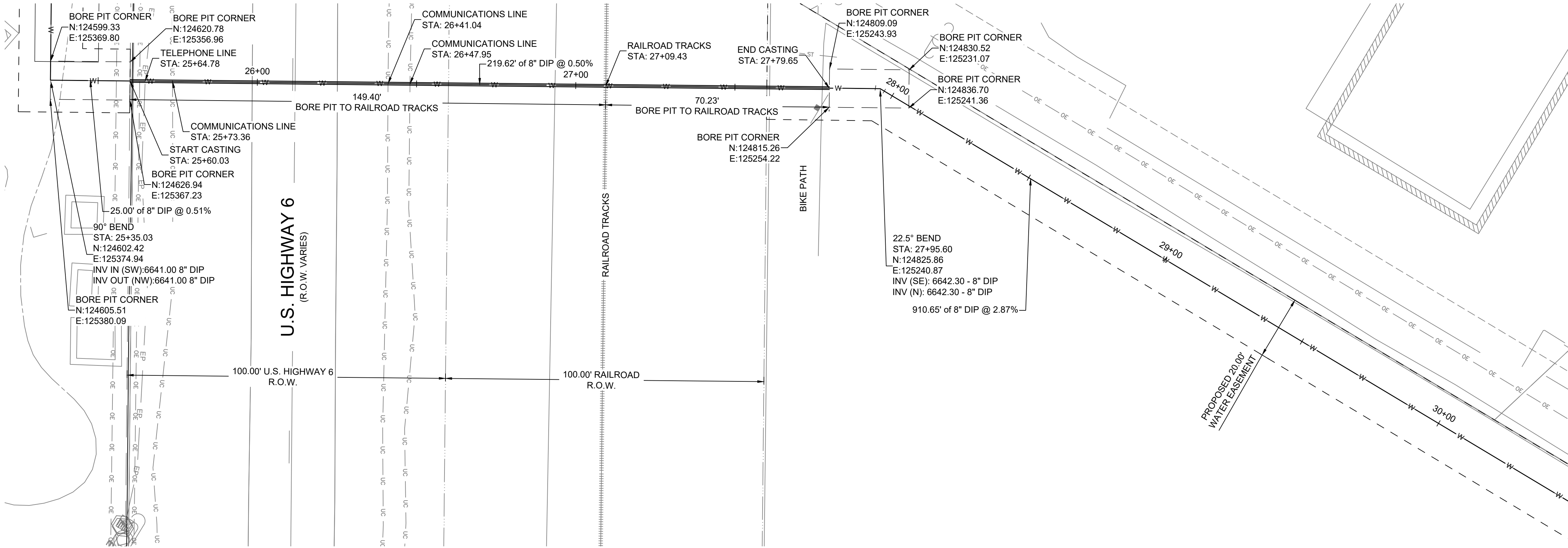
PROJECT NAME:
RED MOUNTAIN RANCH

REV.	DATE	DESCRIPTION	BY

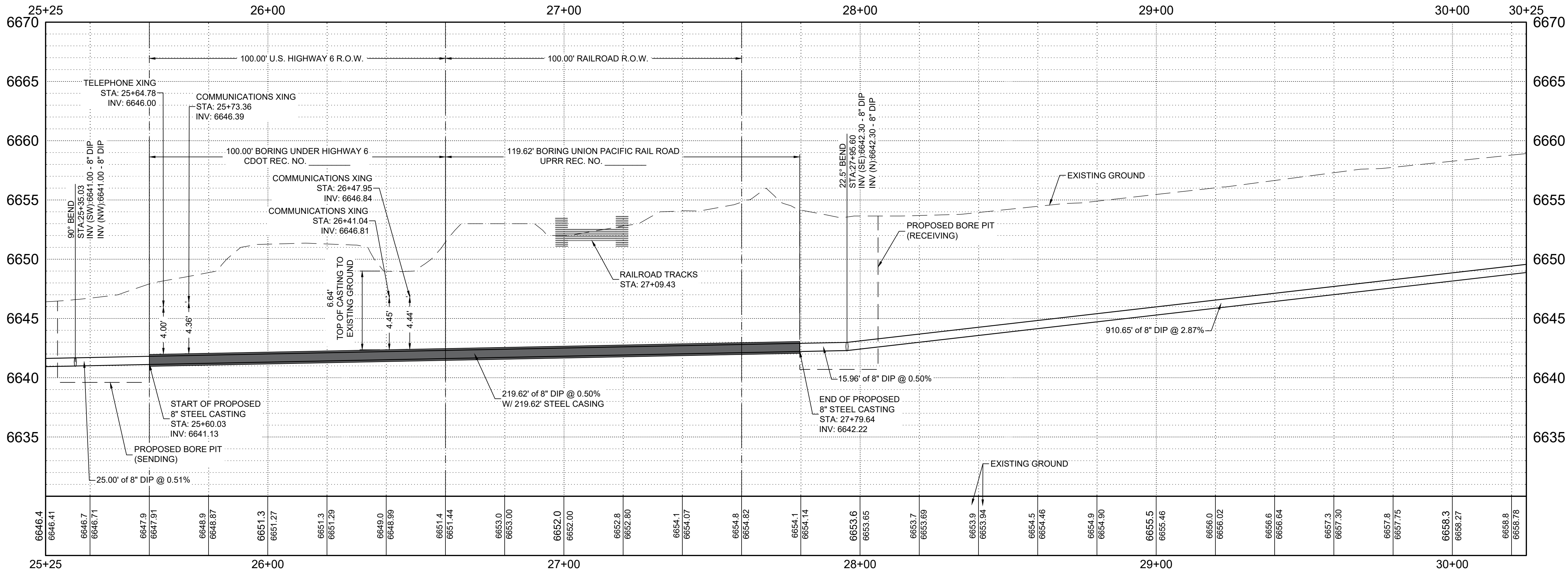
PROJECT NO: 23-600-691-00
DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: SEPTEMBER 22, 2025
SHEET TITLE:
WATER MAIN 1 - PLAN & PROFILE - STA. 0+00 - 4+83

SHEET DESC.: 9
SHEET NO.: 9 OF 10

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



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'



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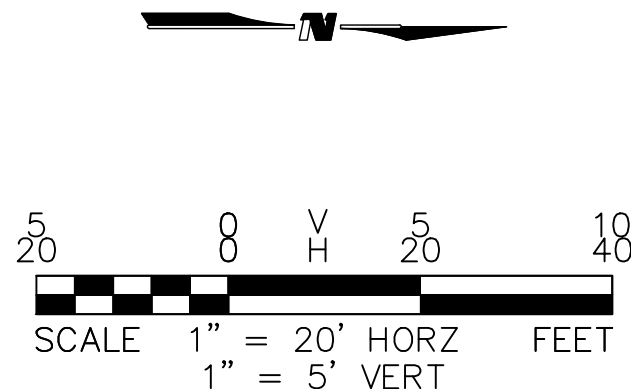
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WATER MAIN 1 - PLAN & PROFILE - STA. 25+25 - 30+25

SHEET DESC.: 10
SHEET NO.: 10 OF 10



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