

RED MOUNTAIN RANCH

UPRR - 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:

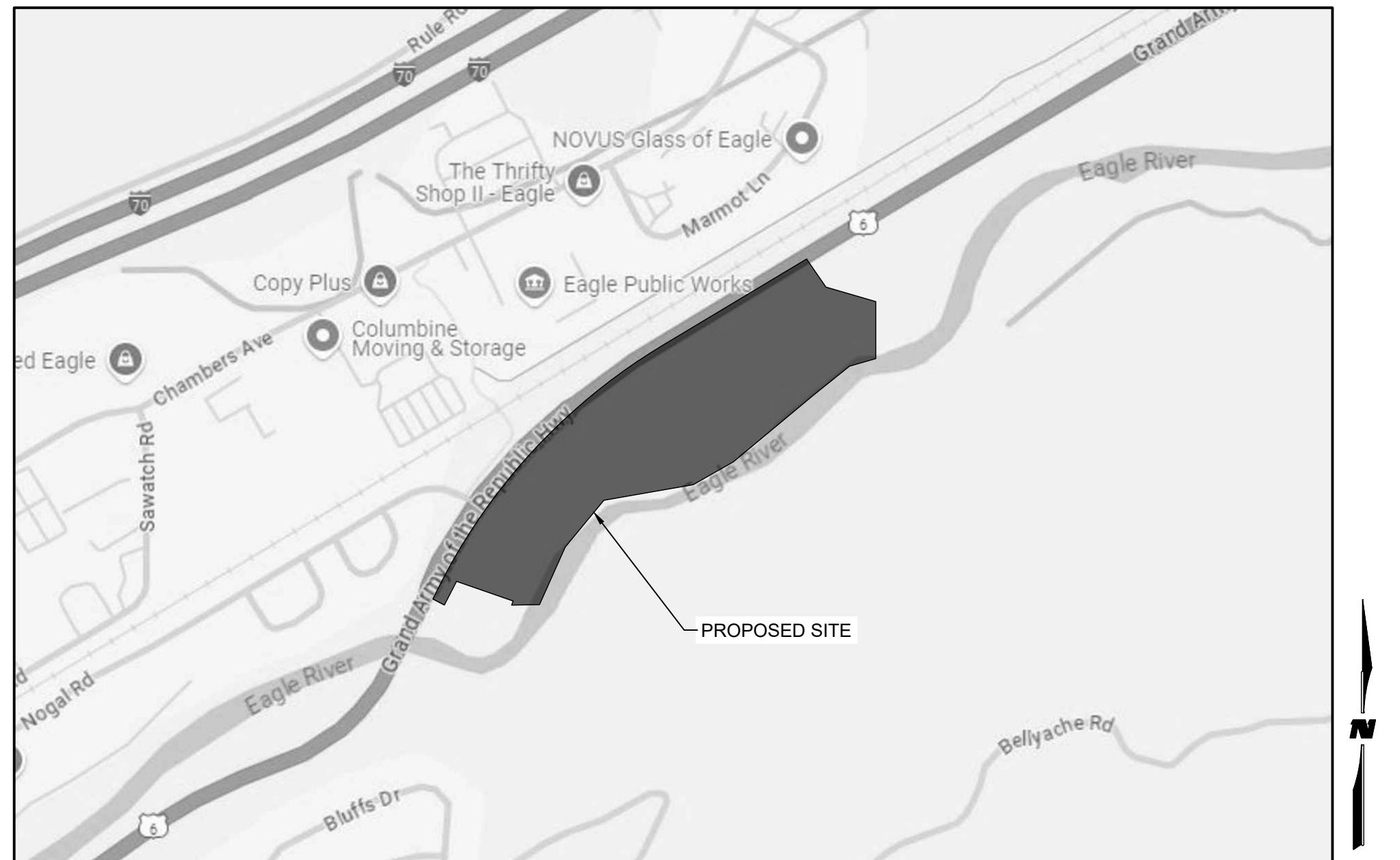
THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE SOUTHERLY
RIGHT-OF-WAY FOR U.S. HIGHWAY 6, ALSO BEING THE NORTHERLY LINE OF
PARCEL 3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEIPT NO.
202020731 BETWEEN A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS
26598" AND A FOUND NO.4 REBAR WITH 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 ARCHIBEEQUE LAND CONSULTING, LTD. IN WHICH THE
ELEVATION IS STATED FOR THE FOLLOWING BENCHMARK IS 6687.35 (NAVD88).

ELEVATIONS SHOWN HEREON ARE BASED UPON A POST PROCESSED STATIC
GNSS TIE UTILIZING GEOD 18B TO MODEL THE ELLIPOIDAL 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

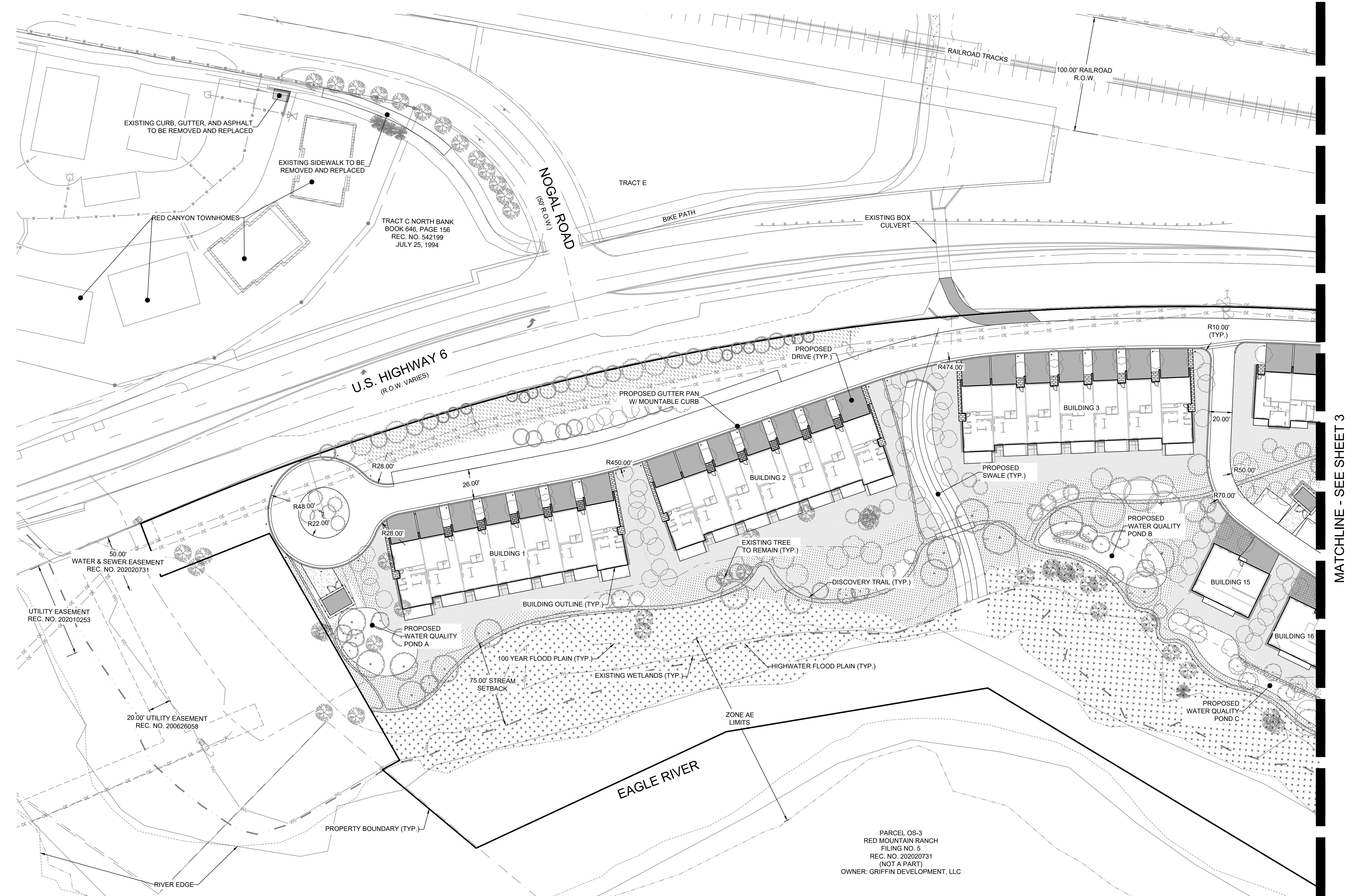
SCALE 1" = 500'

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PROJECT NAME:	RED MOUNTAIN RANCH	
	PROPERTY OWNERS:	GRiffin DEVELOPMENT, LLC
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 NO.:	17500 US-6	EAGLE COLORADO 81631
DESIGNED BY:	BDB	
DRAWN BY:	TLC	
CHECKED BY:	BDB	
DATE:	SEPTEMBER 22, 2025	
SHEET TITLE:	COVER PAGE	
SHEET DESC.:	1	
SHEET NO.:	1 OF 7	



Know what's below.
Call before you dig.



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PROJECT NAME:	RED MOUNTAIN RANCH		
DESIGNED BY:	BDB		
DRAWN BY:	TLC	REV.	DATE
CHECKED BY:	BDB	REV.	DATE
DATE:	SEPTEMBER 22, 2025	REV.	DATE
SHEET TITLE:	OVERALL SITE PLAN - WEST		
PROJECT NO.:	23-600-691-00	REV.	DATE
DESIGNED BY:	BDB	REV.	DATE
DRAWN BY:	TLC	REV.	DATE
CHECKED BY:	BDB	REV.	DATE
DATE:	SEPTEMBER 22, 2025	REV.	DATE
SHEET DESC.:	2	REV.	DATE
SHEET NO.:	2 OF 7	REV.	DATE

40 0 40 80
SCALE 1"=40' FEET

WILSON
& COMPANY

990 S BROADWAY SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2936
FAX: 303-297-2933
www.wilsonco.com

GRAFFIN
DEVELOPMENT,
LLC

701 W. LIONHEAD CIR.
VAIL, CO 81657

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PROJECT NAME: RED MOUNTAIN RANCH

17500 US-6

EAGLE COLORADO 81631

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 2



9/22/2025 M:\MSDI23-600-691-001_002_Disciplines\Sheets\PSP\Red Mountain Ranch - PSP - Overall Site Plan.dwg

40 0 40 80
SCALE 1"=40' FEET

SHEET DESC.: 3
SHEET NO.: 3 OF 7

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

WILSON & COMPANY
CIVIL ENGINEER:
990 S BROADWAY SUITE 220
DENVER, COLORADO 80229
PHONE: 303-297-2966
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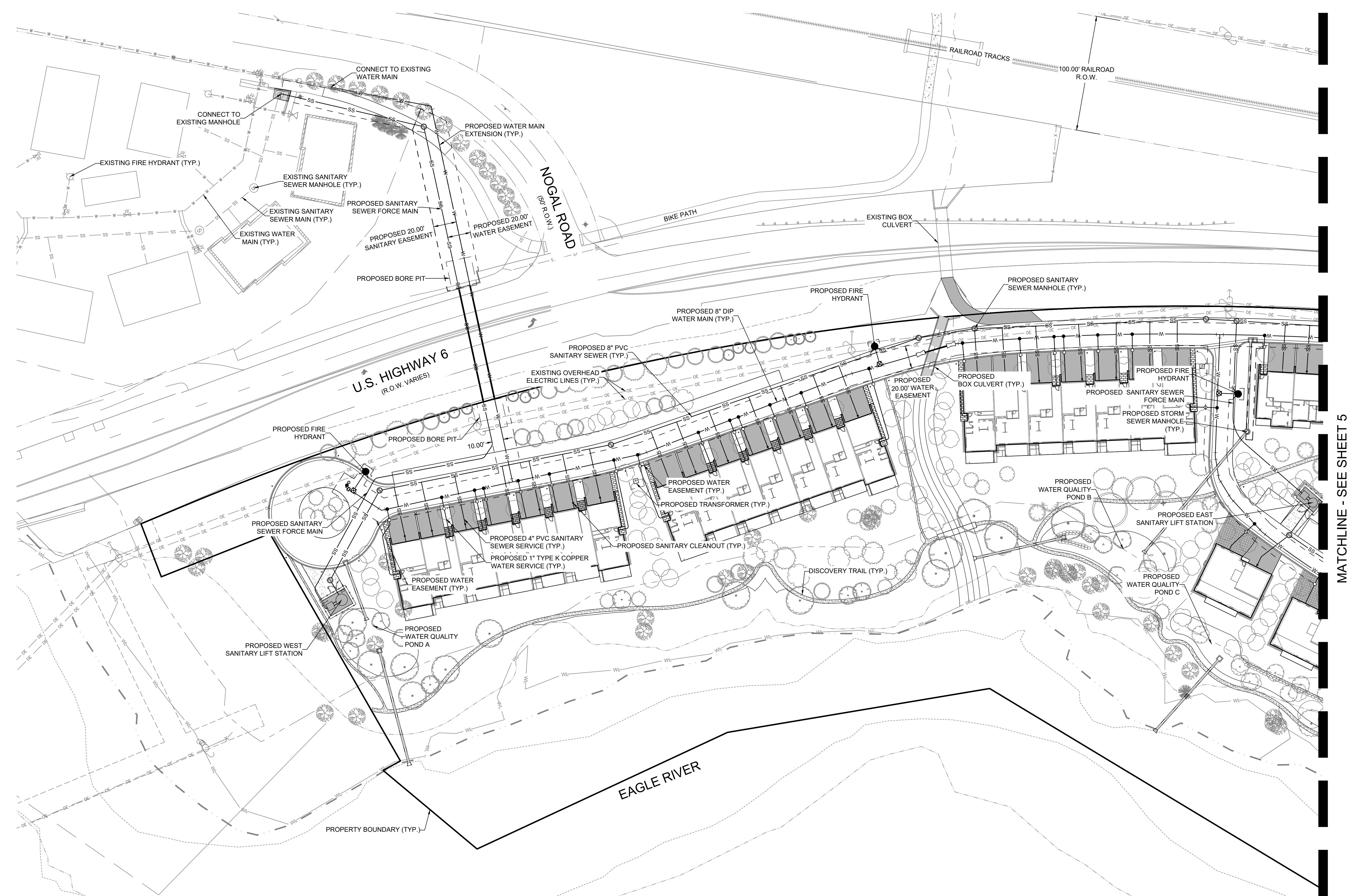
PROPERTY OWNERS:
GRIFFIN DEVELOPMENT, LLC
701 W. LIONHEAD CIR.
VAIL, CO 81657

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SEAL:

PROJECT NAME: RED MOUNTAIN RANCH

17500 US-6
EAGLE COLORADO 81631



9/22/2025 M:\MSDI23-600-691-0012_Disciplines\Sheets\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg

40 0 40 80
SCALE 1"=40' FEET

PROJECT NAME:	RED MOUNTAIN RANCH		
DESIGNED BY:	BDB		
DRAWN BY:	TLC	DATE:	SEPTEMBER 22, 2025
CHECKED BY:	BDB	REV.:	
DATE:		DATE:	
SHEET TITLE: OVERALL UTILITY PLAN - WEST			
SHEET DESC.:	4	FEET	
SHEET NO.:	4 OF 7		

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MATCHLINE - SEE SHEET 4



9/22/2025 M:\MSDI23-600-691-001_2_Disciplines_SHEETS\PSP\Red Mountain Ranch - PSP - Overall Utility Plan.dwg

40 0 40 80
SCALE 1"=40' FEET

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 - EAST

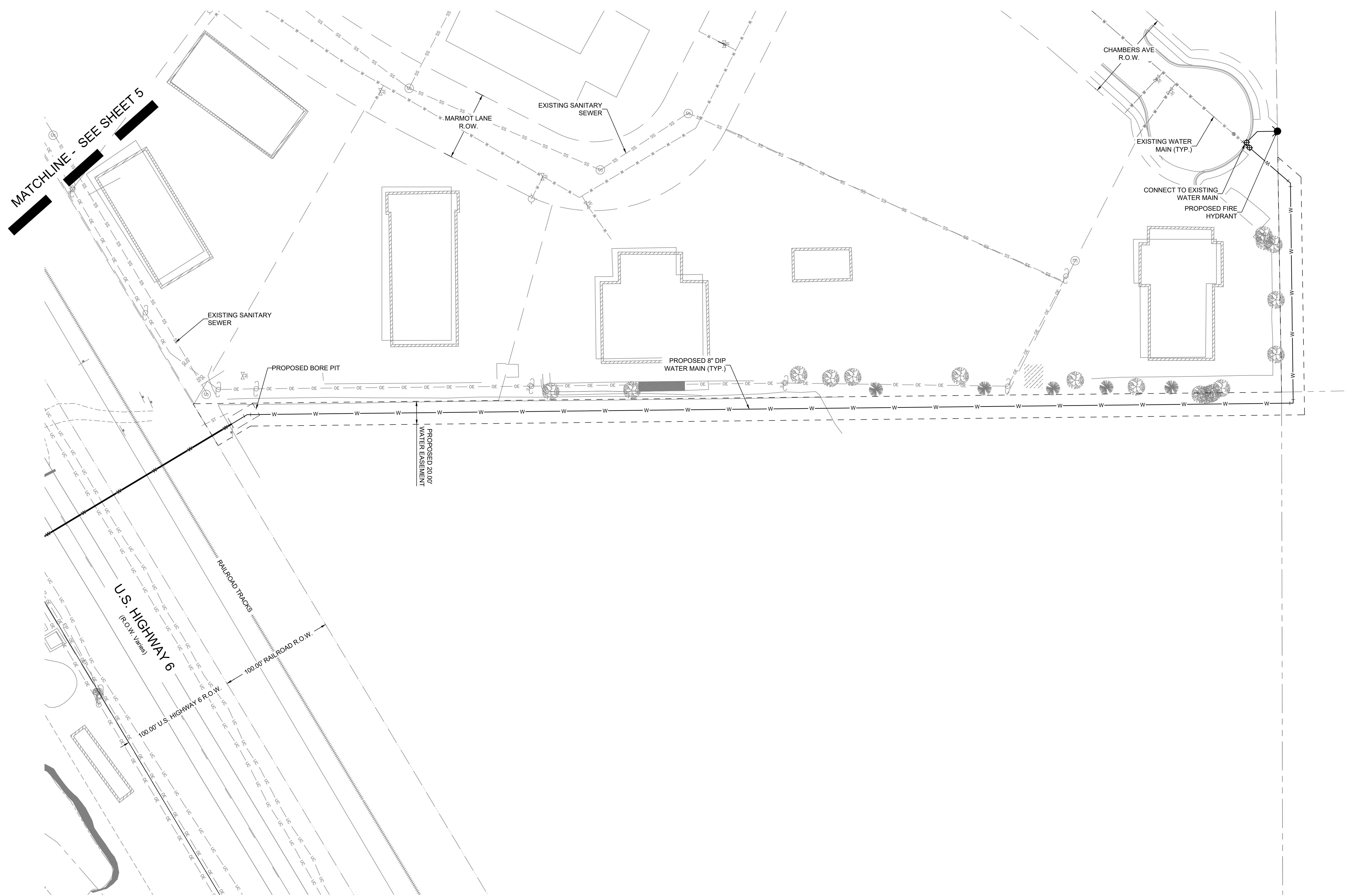
SHEET DESC.: 5
SHEET NO.: 5 OF 7

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PROPERTY OWNERS:
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VAIL, CO 81657

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PROJECT NO: 17500 US-6
BY: EAGLE COLORADO 81631



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40 0 40 80
SCALE 1"=40' FEET

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DESIGNED BY: BDB
DRAWN BY: TLC
CHECKED BY: BDB
DATE: SEPTEMBER 22, 2025
SHEET TITLE: OVERALL UTILITY - NORTHEAST
SHEET DESC.: 6
SHEET NO.: 6 OF 7

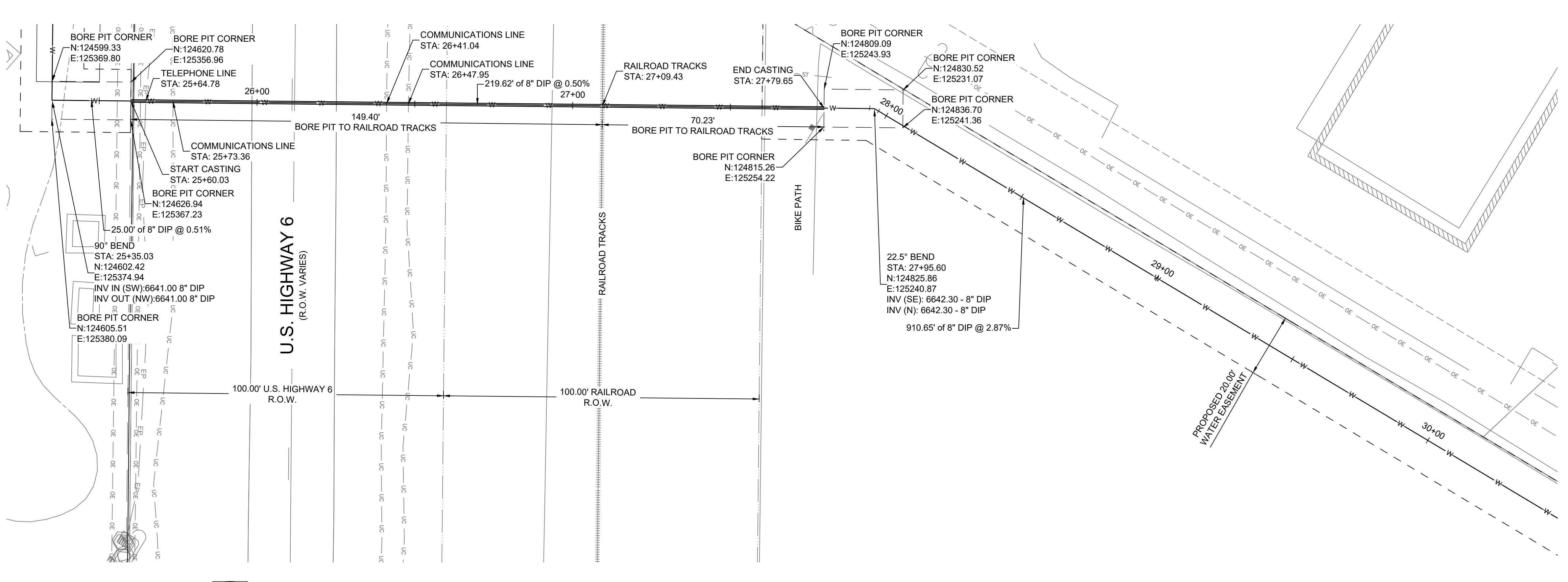
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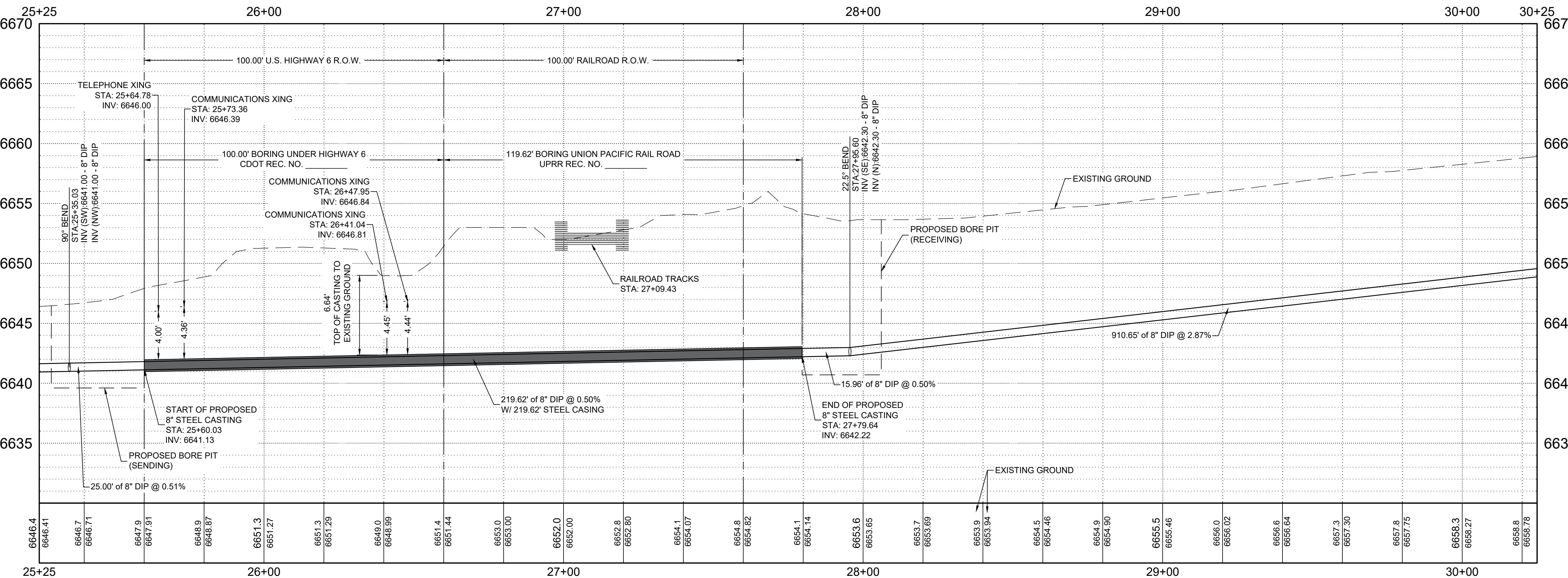
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EAGLE COLORADO 81631



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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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.

SEAL:

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RED MOUNTAIN RANCH

PROJECT NO: 23-600-691-00

DESIGNED BY: BDB

DRAWN BY: TLC

CHECKED BY: BDB

DATE: SEPTEMBER 22, 2025

SHEET TITLE:

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

SHEET DESC.:

7

SHEET NO.:

7 OF 7

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