

# 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:

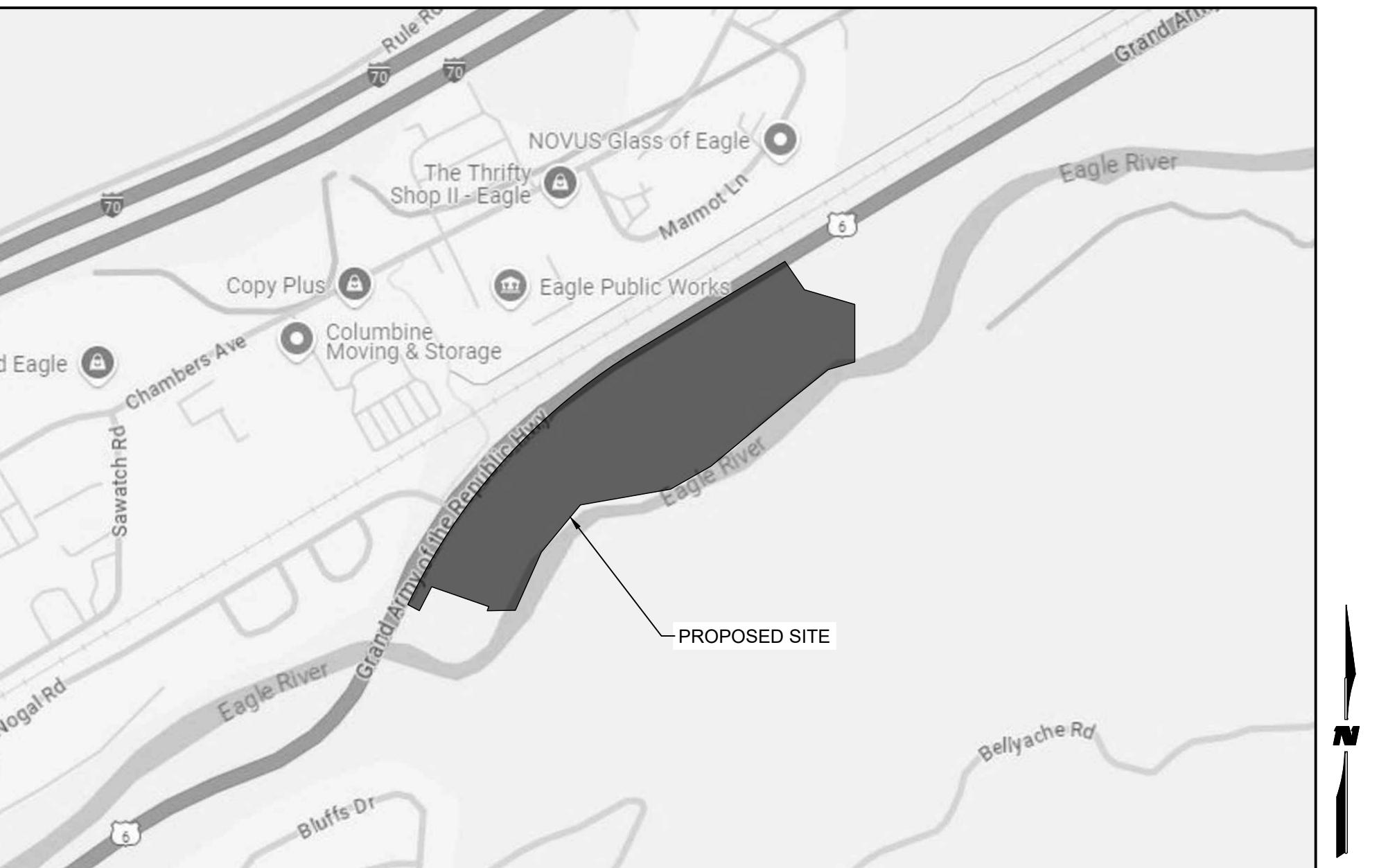
THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE SOUTHERLY  
RIGHT-OF-WAY FOR U.S. HIGHWAY 6, ALSO BEING THE NORTHERLY LINE OF  
PARCEL 3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEIPT NO.  
202020731 BETWEEN A FOUND NO.4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS  
26598" AND A FOUND NO.4 REBAR 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'

INDEX OF SHEETS	
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WATER MAIN - PLAN & PROFILE - STA. 35+25 - 40+00	7



Know what's below.  
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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 TOWN OF EAGLE APPROVED CIVIL PLANS FOR ADDITIONAL WATER AND SEWER PLAN & PROFILE DESIGN.
5. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LOCATION AND BUILDING INTERIOR.
6. REFERENCE MECHANICAL AND PLUMBING PLANS FOR UTILITY INTO BUILDING.
7. REFERENCE AREMA MRE MANUAL FOR DRY JACK AND BORE METHODS

**WILSON  
& COMPANY**

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

PROPERTY OWNERS:  
GRIFFIN  
DEVELOPMENT,  
LLC

THIS CONSTRUCTION  
DOCUMENT IS FOR  
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APPROVED AND STAMPED  
PLANS BY THE TOWN OF  
EAGLE.

SEAL:  
RED MOUNTAIN RANCH

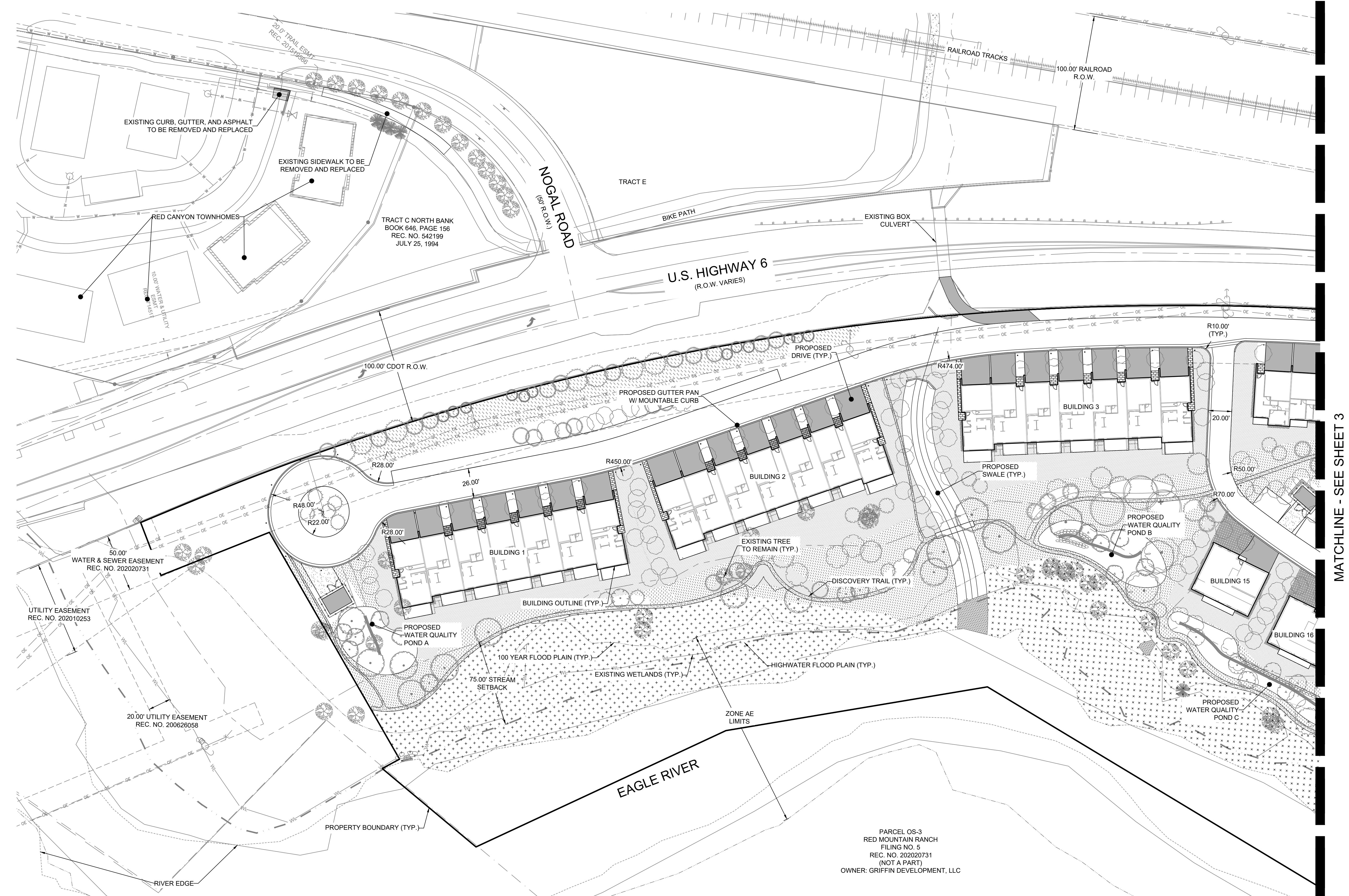
PROJECT NAME:  
RED MOUNTAIN RANCH

17500 US-6  
EAGLE COLORADO 81631

PROJECT NO: 23-600-691-00  
DESIGNED BY: BDB  
DRAWN BY: TLC  
CHECKED BY: BDB  
DATE: JANUARY 16, 2026

SHEET TITLE: COVER PAGE

SHEET DESC.: 1  
SHEET NO.: 1 OF 7



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

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DATE: JANUARY 16, 2026

SHEET TITLE: **OVERALL SITE PLAN - WEST**

REV. DATE DESCRIPTION BY

40 0 40 80  
SCALE 1"=40' FEET  
SHEET DESC.: 2  
SHEET NO.: 2 OF 7

## MATCHLINE - SEE SHEET 2



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SCALE 1"=40' FEET

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DESIGNED BY: BDB  
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CHECKED BY: BDB  
DATE: JANUARY 16, 2026

SHEET TITLE: OVERALL SITE PLAN - EAST

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

**WILSON & COMPANY**  
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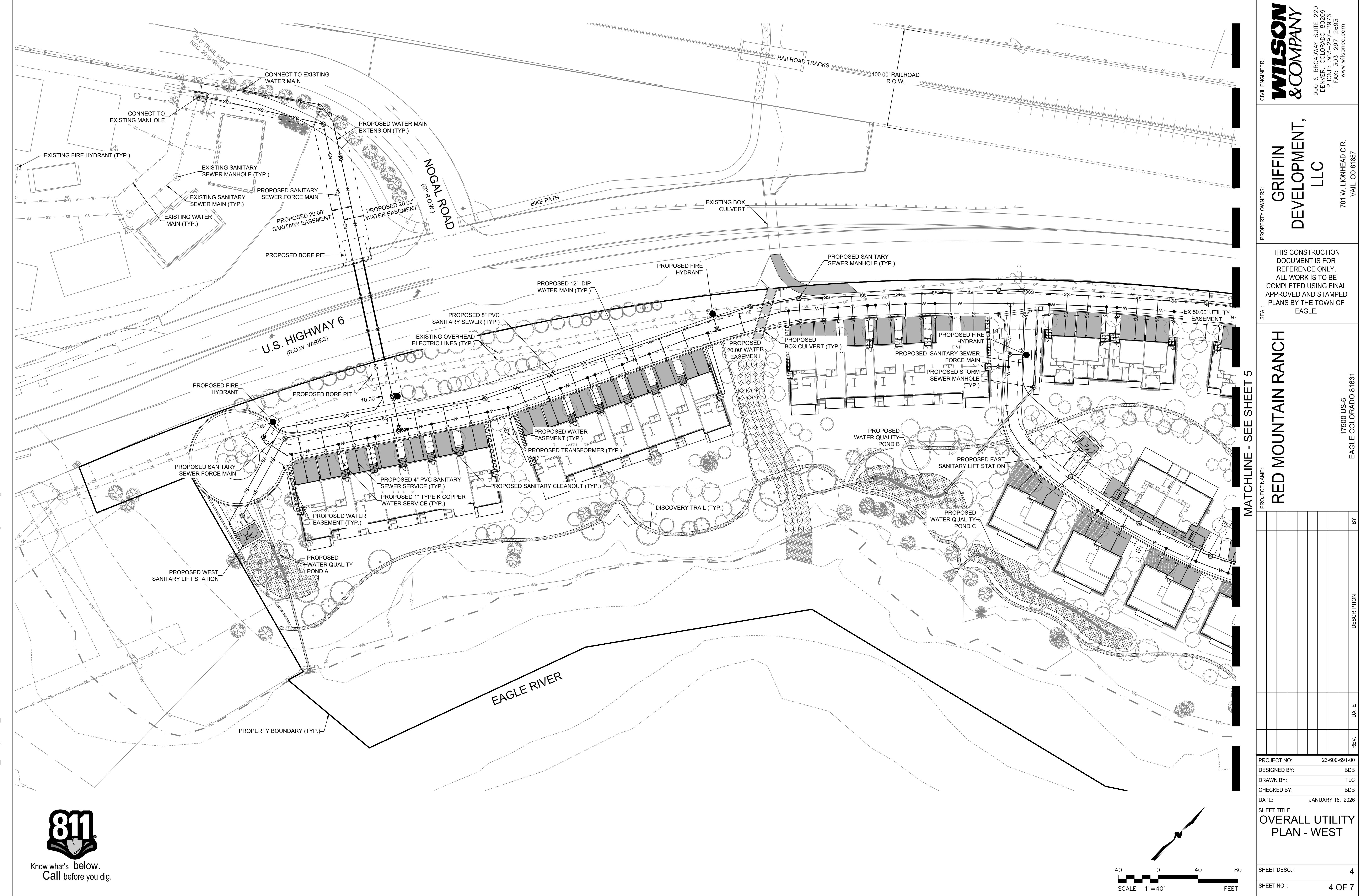
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17500 US-6

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MATCHLINE - SEE SHEET 4

H MATCHLINE - SEE SHEET 5

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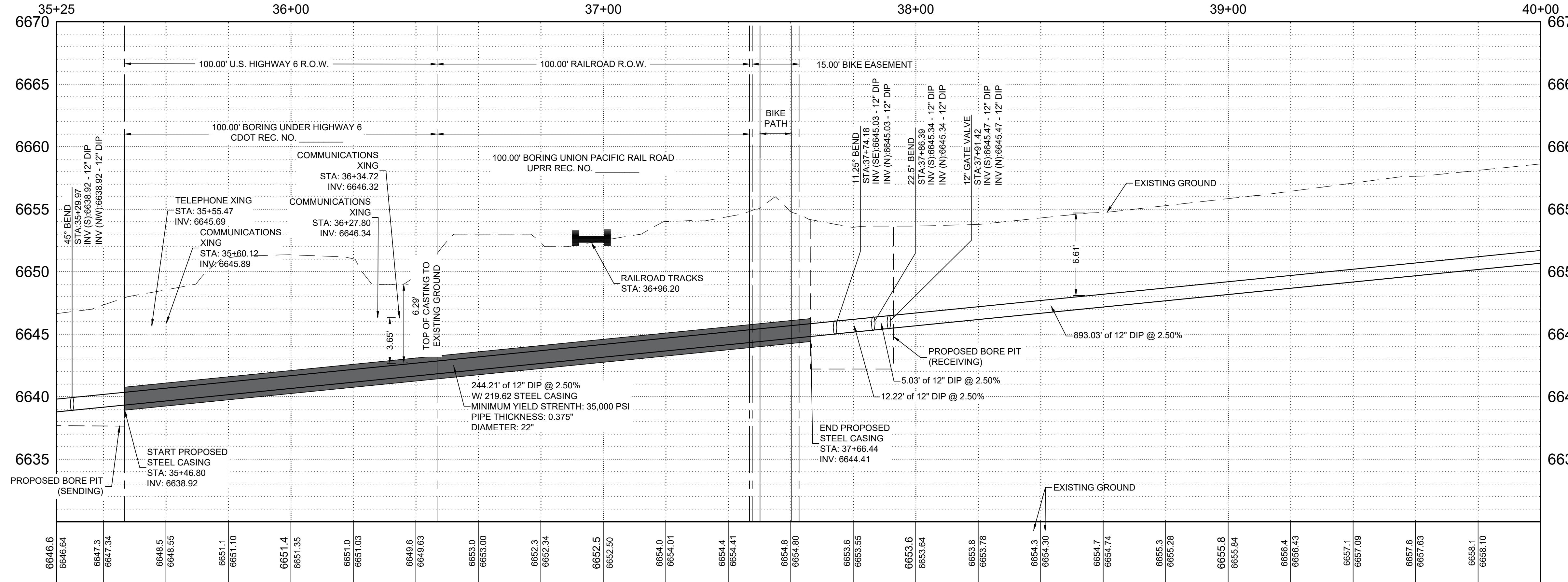
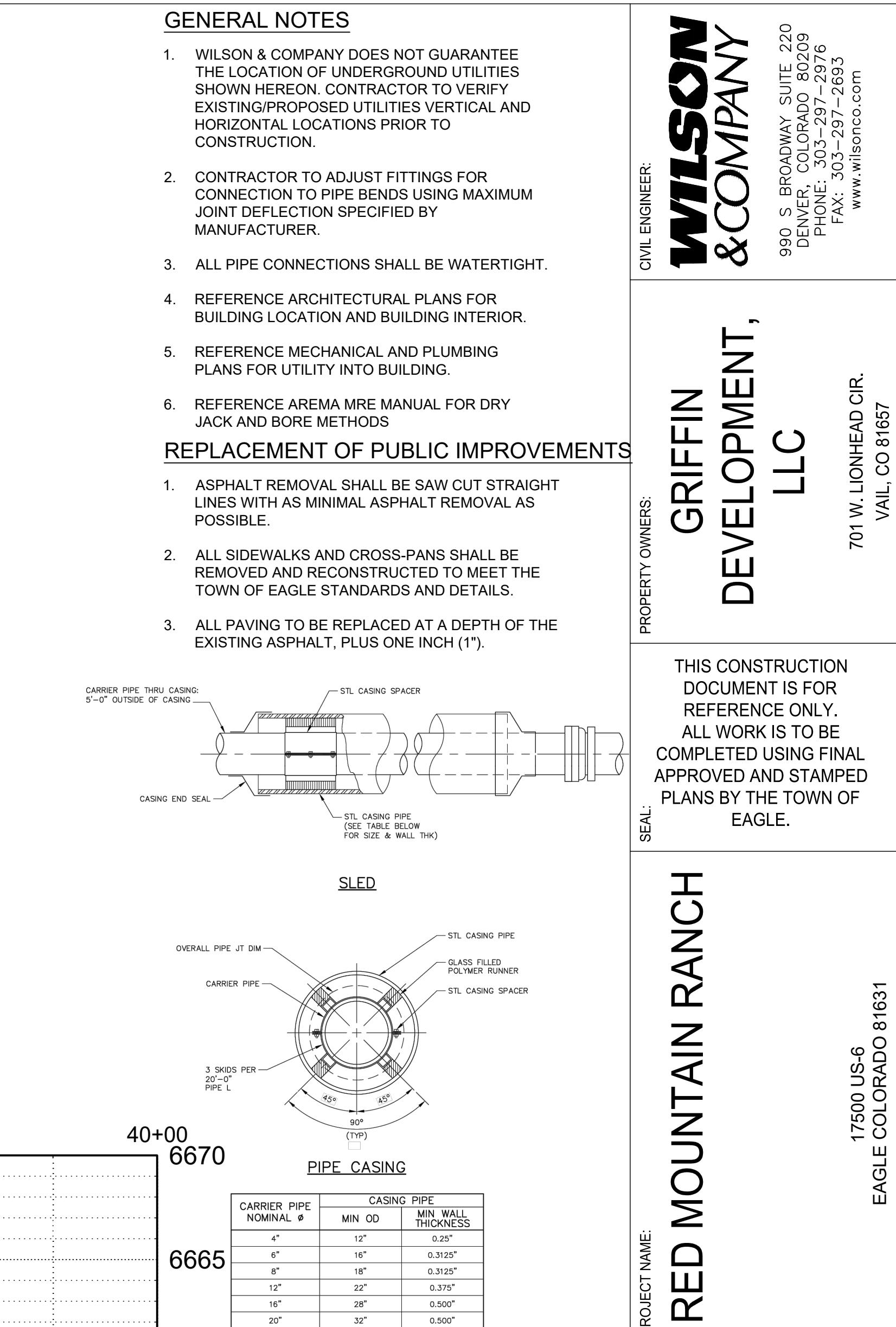
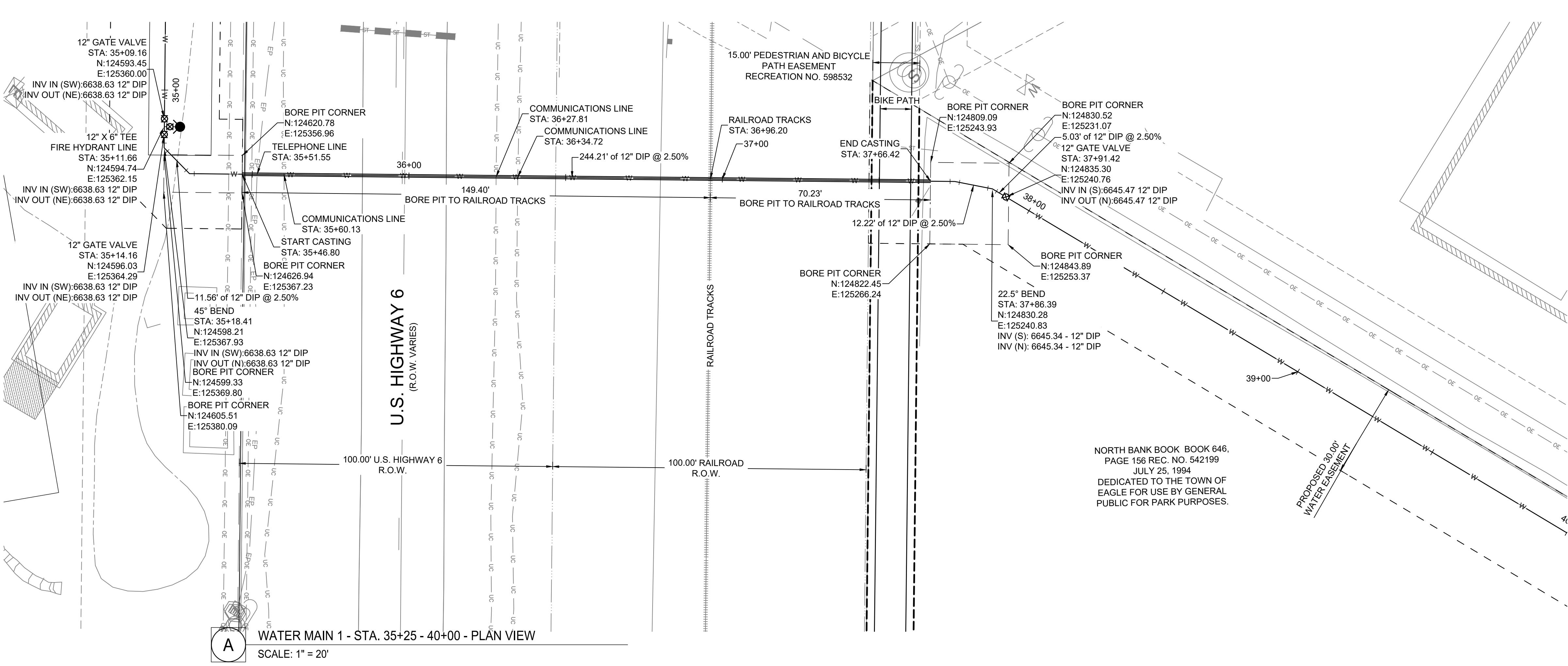
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SHEET TITLE:  
OVERALL UTILITY  
PLAN - EAST

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

40 0 40 80  
SCALE 1"=40' FEET





PROJECT NO:	23-600-691-00
DESIGNED BY:	BDB
DRAWN BY:	TLC
CHECKED BY:	BDB
DATE:	JANUARY 16, 2026
SHEET TITLE:	WATER MAIN - PLAN & PROFILE - STA. 35+25 - 40+00
SHEET DESC.:	7
SHEET NO.:	7 OF 7



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