

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 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.

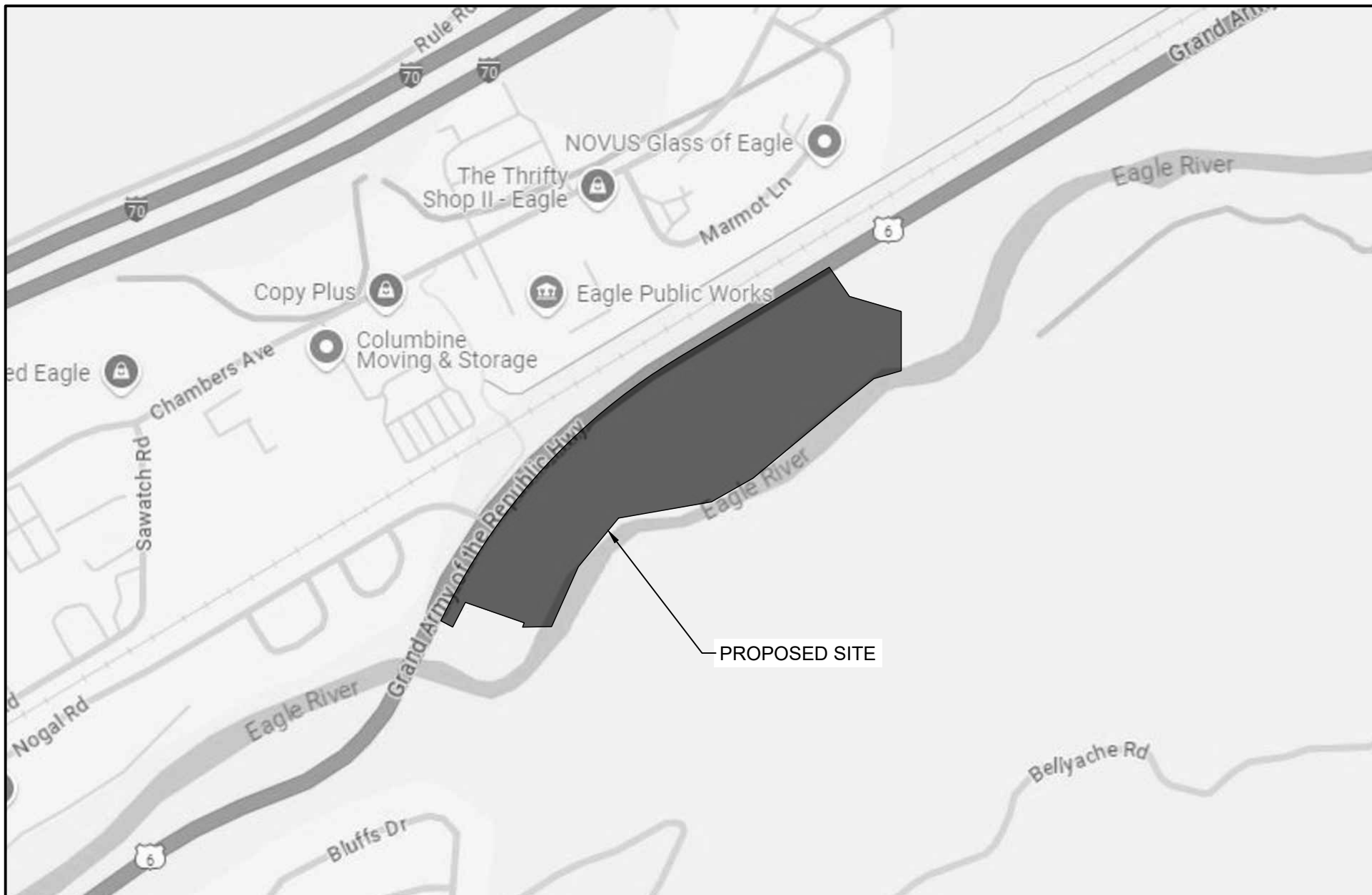
BENCHMARK:

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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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

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.

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: JANUARY 16, 2026

SHEET TITLE:

COVER PAGE

SHEET DESC.: 1

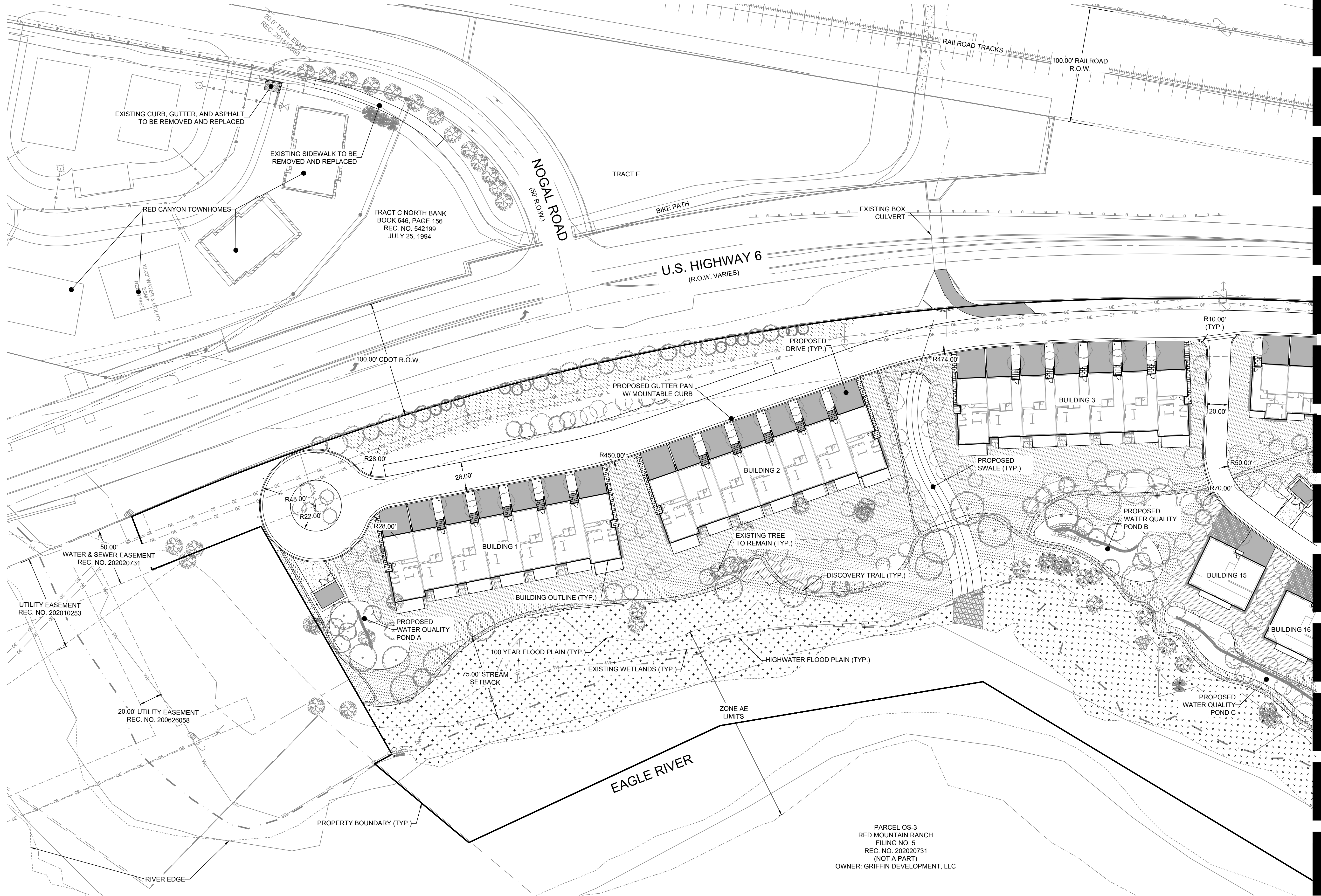
SHEET NO.: 1 OF 7



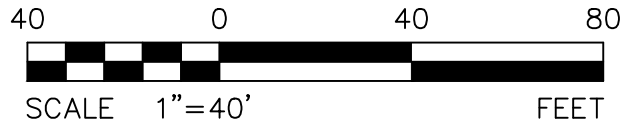
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MATCHLINE - SEE SHEET 3



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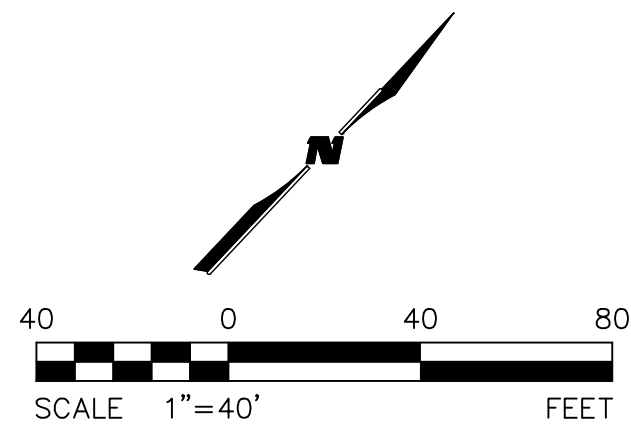
PROJECT NO: 23-600-691-00
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SHEET TITLE:
OVERALL SITE PLAN - WEST

SHEET DESC.: 2
SHEET NO.: 2 OF 7

MATCHLINE - SEE SHEET 2



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SHEET TITLE:	OVERALL SITE PLAN - EAST
SHEET DESC. :	3
SHEET NO. :	3 OF 7

40 0 40 80

SCALE 1" = 40' FEET

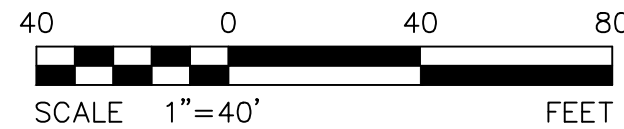
SHEET DESC. :	4
SHEET NO. :	4 OF 7

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5



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SEAL:
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EAGLE COLORADO 81631

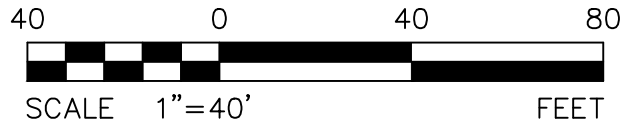
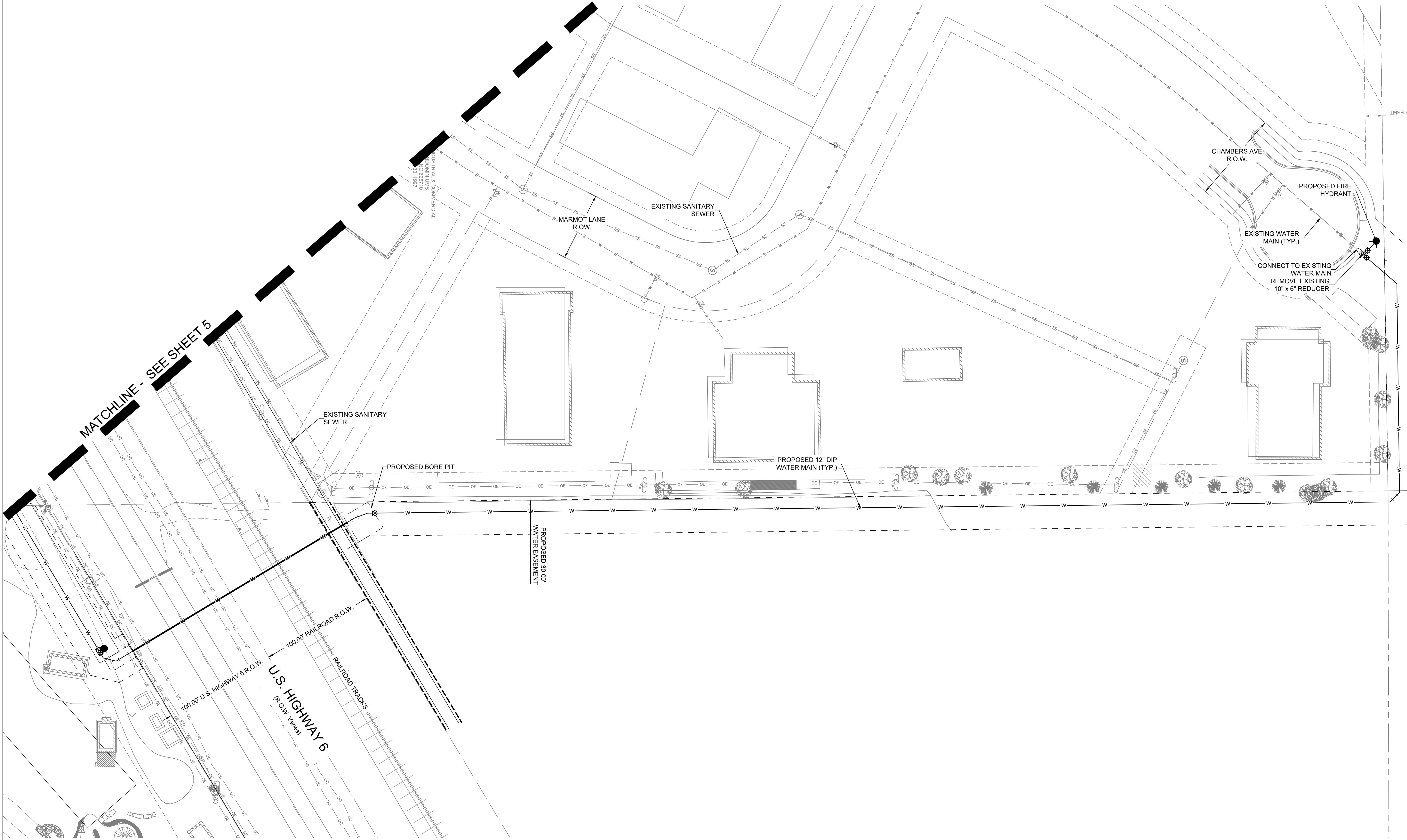
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OVERALL UTILITY PLAN - EAST

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



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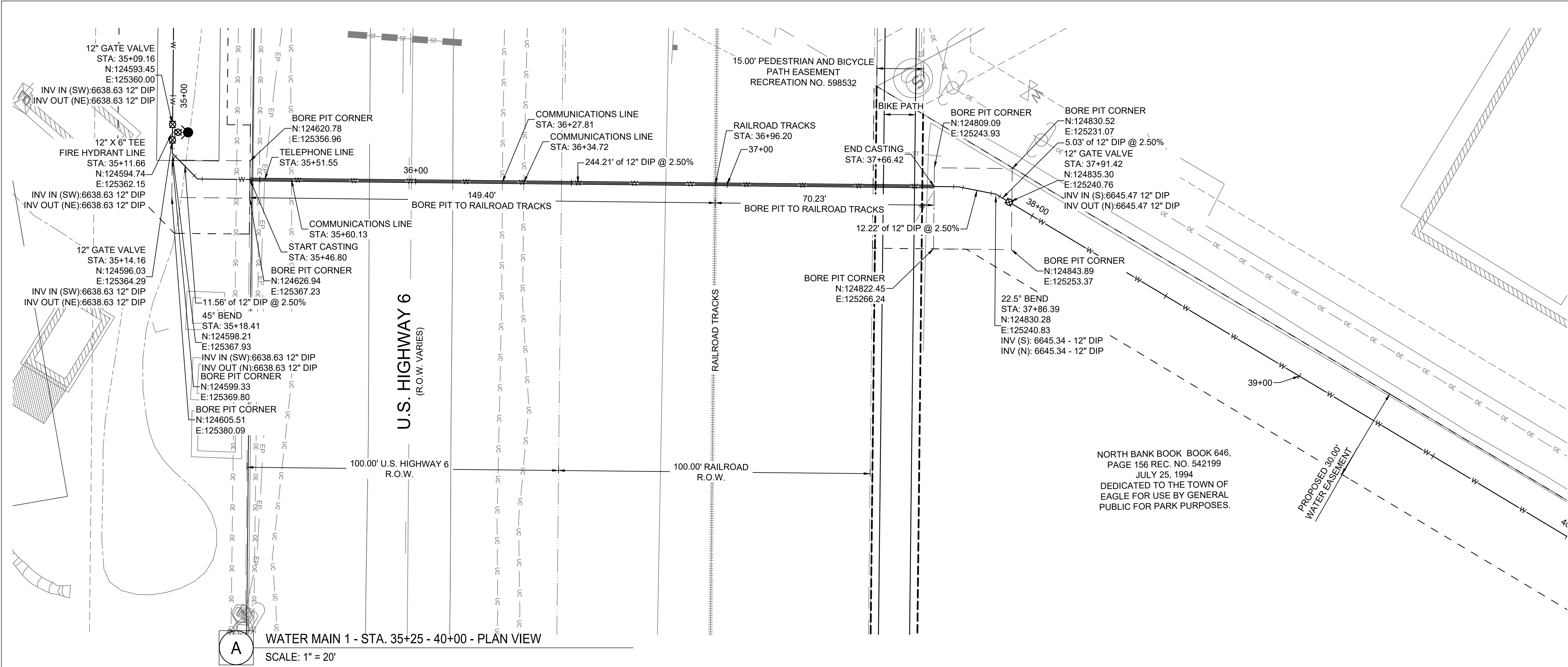
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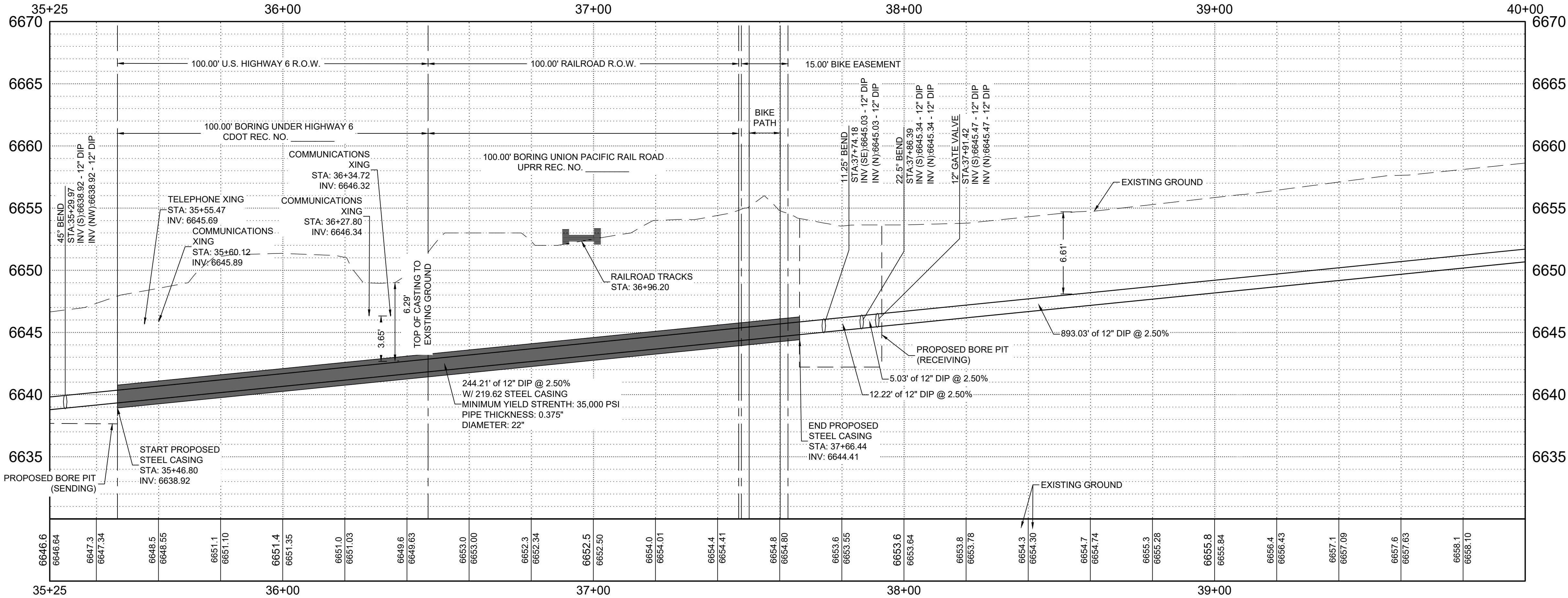
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SHEET TITLE:
OVERALL UTILITY - NORTHEAST

SHEET DESC.: 6
SHEET NO.: 6 OF 7



WATER MAIN 1 - STA. 35+25 - 40+00 - PLAN VIEW

SCALE: 1" = 20'



WATER MAIN 1 - STA. 35+25 - 40+00 - PROFILE VIEW

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

STATIONING AND PIPE LENGTH NOTE

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

TERMINATION OF CASING NOTE

FOR THE TERMINATION OF CASING LINK-SEAL MODULAR SEALS, BY GPT WILL BE USED.

BELL NOTE

BELLS ON PIPE SHOULD BE LAID UPHILL.

CASING SPACERS NOTE

FOR CASING SPACERS POLYETHYLENE RUNNERS WILL BE USED PER ASTM F2306.

BORE PIT NOTE

EDGE OF BORE PIT WILL BE SHORED TO AVOID IMPACTS TO NEIGHBORING PROPERTY.

JOINT TYPE

JOINTS AND FITTINGS SHALL CONFORM TO ASTM F2562.

NOTE TO CONTRACTOR

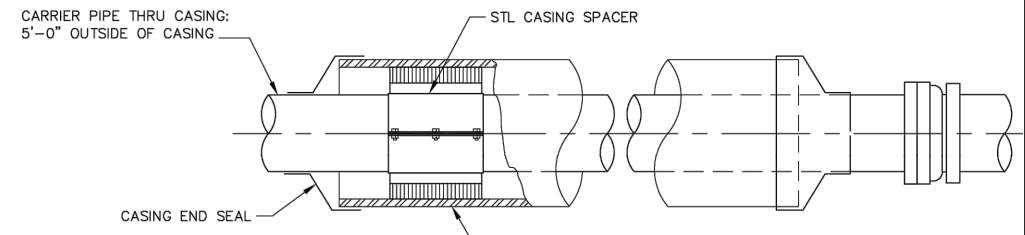
CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES PRIOR TO CONSTRUCTION OF WATER LINES.

GENERAL NOTES

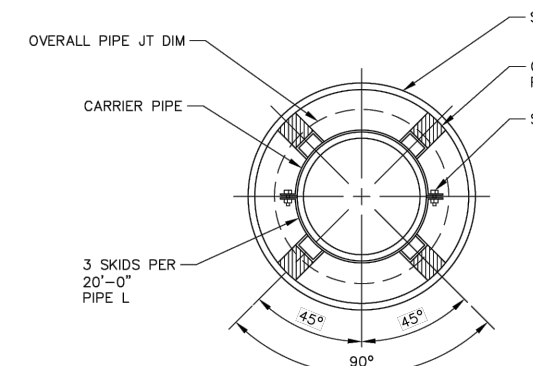
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REPLACEMENT OF PUBLIC IMPROVEMENTS

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



SLED



PIPE CASING

CARRIER PIPE NOMINAL Ø	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"

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WATER MAIN - PLAN & PROFILE - STA. 35+25 - 40+00

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SHEET NO.: 7 OF 7



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