

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
**FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987**

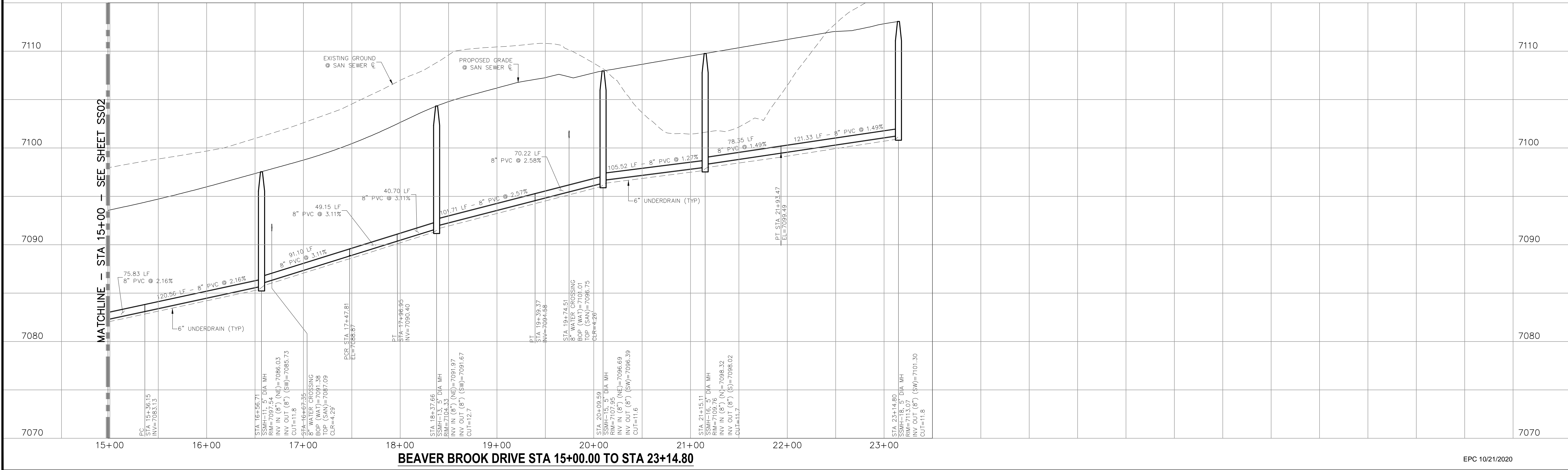
HOMESTEAD AT STERLING RANCH FILING NO. 2
SANITARY SEWER PLANS
 PROJECT NO. 09-007
 DATE: 02/13/2019
 DESIGNED BY: JWP
 DRAWN BY: JWP
 CHECKED BY: GW
 SCALE: HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'
 SHEET 3 OF 5
SS03

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.4485

M&S CIVIL CONSULTANTS, INC.

LINE	LENGTH	DIRECTION
L1	75.83'	N76°55'15"E
L5	121.33'	N39°33'48"E

CURVE	DELTA	RADIUS	LENGTH
C4	19°25'32"	300.00'	101.71'
C5	40°18'23"	150.00'	105.52'
C6	20°52'51"	215.00'	78.35'



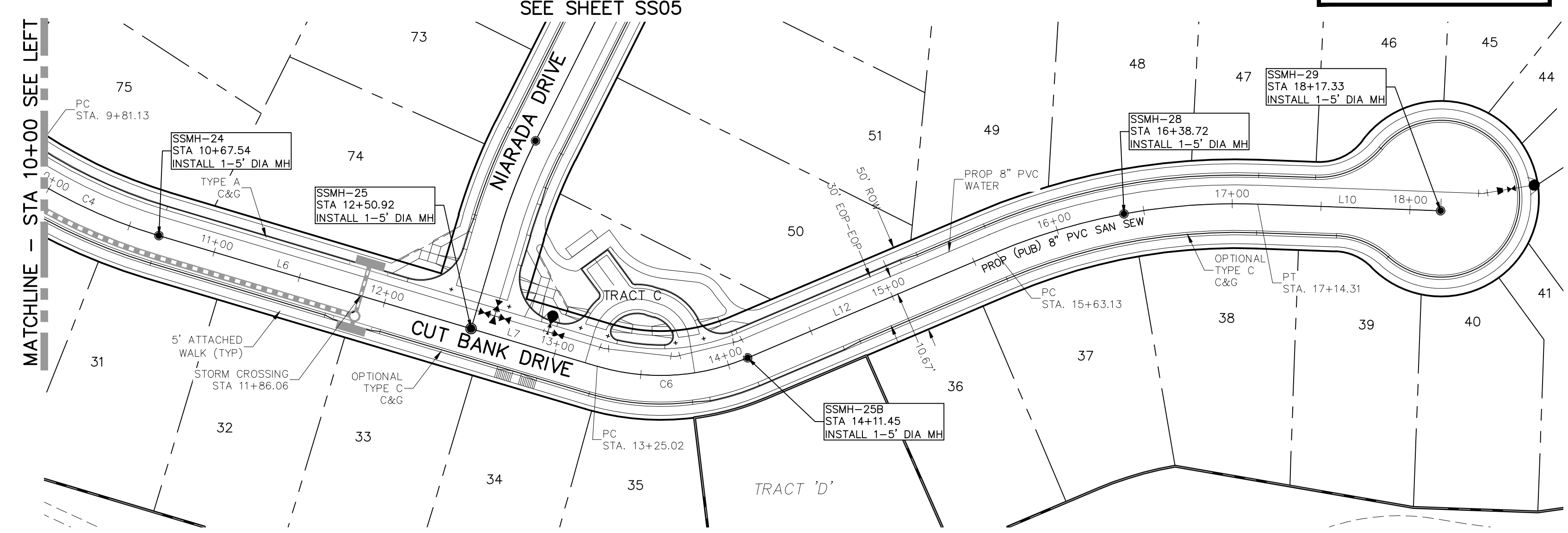
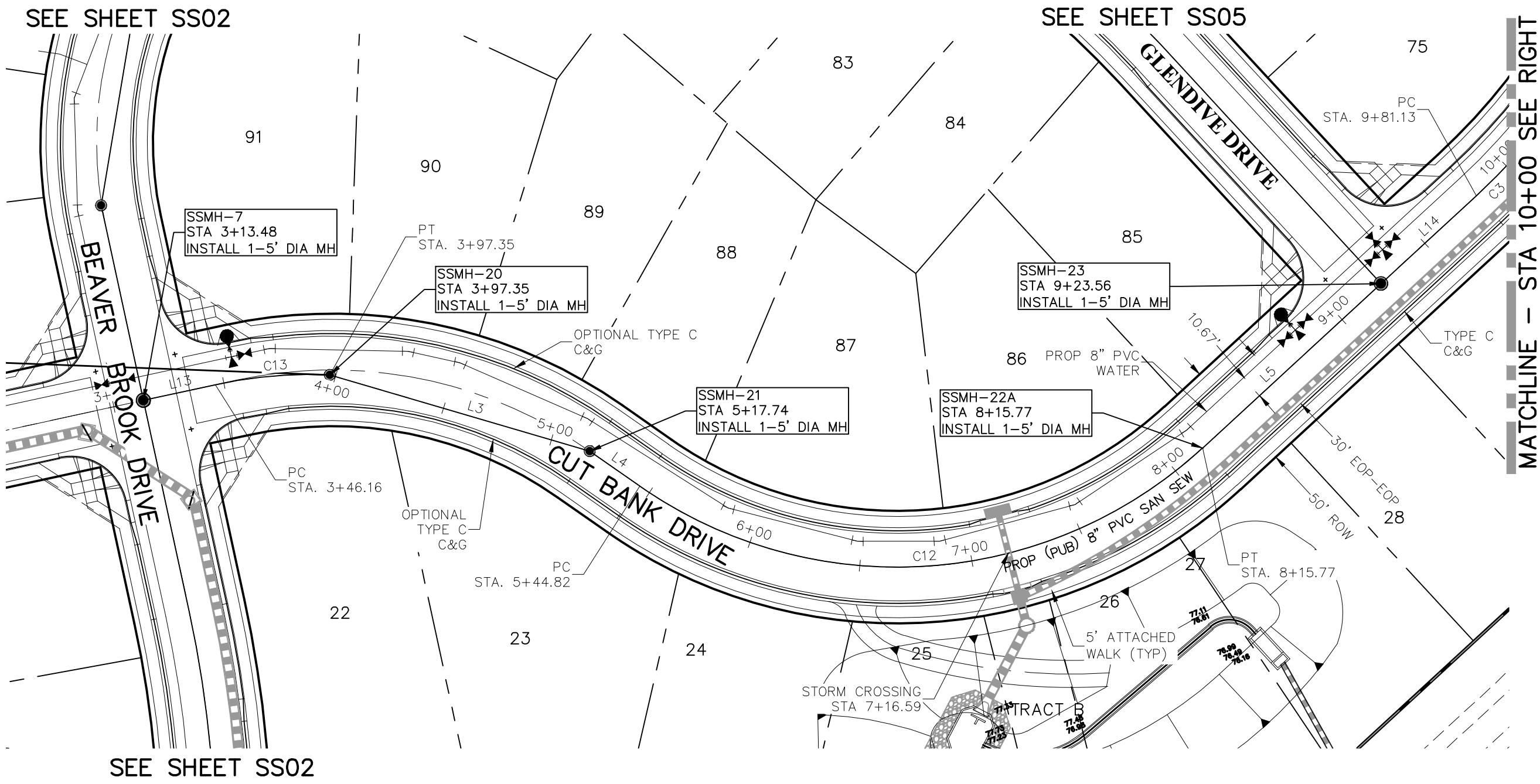
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



**CUT BANK DRIVE
STA 3+13.48 TO STA 18+17.33**

***NOTE:**
SLOPES LESS THAN 1.0% WILL REQUIRE SELECT BEDDING AND SPECIAL COMPACTION METHODS. THE FOLLOWING PRACTICES SHALL BE USED.

1. AFTER COMPLETION OF THE TRENCH EXCAVATION AND PROPER PREPARATION OF THE FOUNDATION, SIX INCHES (6") OF BEDDING MATERIAL SHALL BE PLACED ON THE TRENCH BOTTOM FOR SUPPORT UNDER THE PIPE AND COMPACTED.
2. BELL HOLES SHALL BE DUG DEEP ENOUGH TO PROVIDE A MINIMUM OF TWO INCHES (2") BETWEEN THE BELL AND THE BEDDING MATERIAL.
3. AFTER THE PIPE IS ADJUSTED FOR LINE AND GRADE, AND THE JOINT IS MADE, THE BEDDING MATERIAL SHALL BE CAREFULLY PLACED AND TAMPED UNDER THE HAUNCHES OF THE PIPE AND IN THE PREVIOUSLY DUG BELL HOLES.
4. LIMITS OF BEDDING SHALL BE FROM SIX INCHES (6") BELOW THE BOTTOM OF PIPE TO TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE.
5. BEDDING MATERIAL SHALL BE A CLEAN SQUEEGEE SAND FREE OF CORROSIVE PROPERTIES AND SHALL CONFORM TO THE FOLLOWING GRADATION LIMITS.
6. FOUNDATION MATERIAL SHALL BE UNIFORMLY GRADED WASHED ROCK CONFORMING TO THE FOLLOWING SIEVE ANALYSIS. A MINIMUM OF TWELVE INCHES (12") OF FOUNDATION MATERIAL SHALL BE PLACED BELOW THE PIPE TO THE TRENCH BOTTOM.

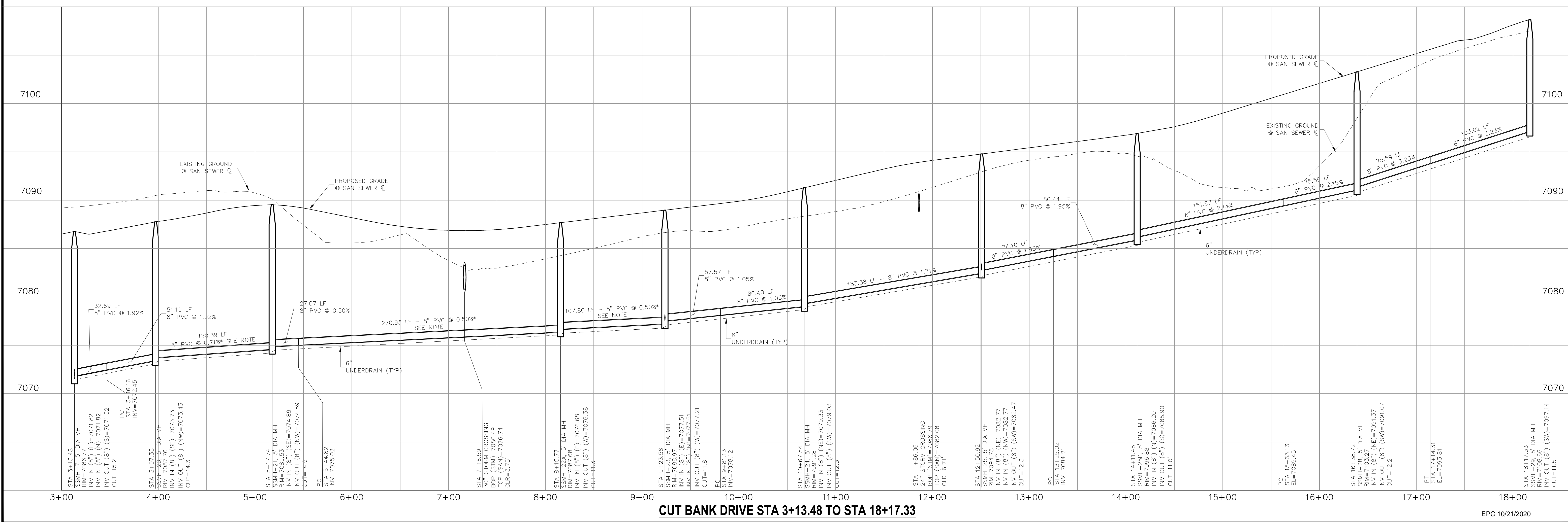
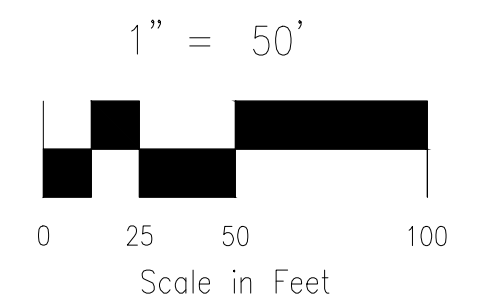
NOTE:
NO SERVICES SHALL BE ALLOWED ON ANY DEAD END SANITARY SEWER STUBS

LINE	LENGTH	DIRECTION
L6	183.38'	N53°13'24"E
L7	74.10'	N53°13'24"E
L10	103.02'	N38°42'46"E
L12	151.67'	N13°36'16"E
L13	32.69'	S79°51'55"E
L14	57.57'	N69°43'31"E

CURVE	DELTA	RADIUS	LENGTH
C3	16°30'07"	300.00'	86.40'

LINE	LENGTH	DIRECTION
L6	183.38'	N53°13'24"E
L7	74.10'	N53°13'24"E
L10	103.02'	N38°42'46"E
L12	151.67'	N13°36'16"E
L13	32.69'	S79°51'55"E
L14	57.57'	N69°43'31"E

CURVE	DELTA	RADIUS	LENGTH
C4	16°30'07"	300.00'	86.40'
C6	39°37'09"	125.00'	86.44'
C12	77°37'14"	200.00'	270.95'
C13	14°40'43"	199.81'	51.19'



CUT BANK DRIVE STA 3+13.48 TO STA 18+17.33

EPC 10/21/2020

HOMESTEAD AT STERLING RANCH FILING NO. 2

SANITARY SEWER PLANS

DATE: 02/13/2019

PROJECT NO. 09-007

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: JWP

DRAWN BY: JWP

CHECKED BY: GW

SS04

SHEET 4 OF 5

20 BOULDER CRESCENT SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.4485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

PROFESSIONAL REGISTERED ENGINEER
NO. 31160
P.E. VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

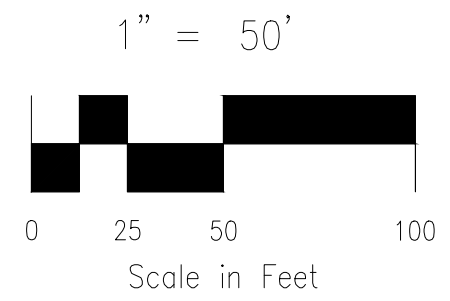
NO.	DATE	BY	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

File: C:\08007A\Sterling Ranch No. 6\Map\Const Draw\Sewer Plans\SS04.dwg Plot Date: 7/30/2019 1:11 PM

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987



HOMESTEAD AT STERLING RANCH FILING NO. 2
SANITARY SEWER PLANS
 PROJECT NO. 09-007
 DATE: 02/13/2019
 SCALE: HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'
 DESIGNED BY: JWP
 DRAWN BY: JWP
 CHECKED BY: GW
 SHEET 5 OF 5
 SS05

20 BOULDER CRESCENT SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

 CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

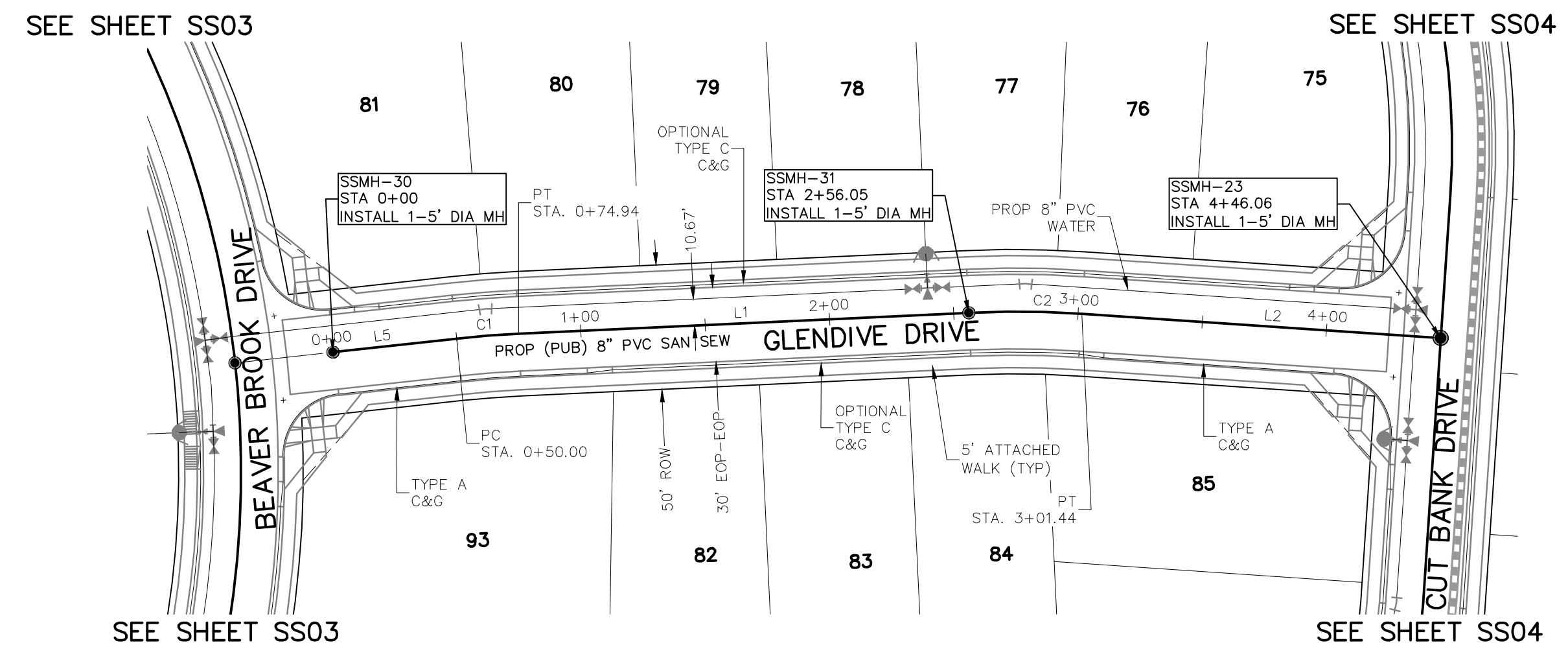
 MARGIE A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION

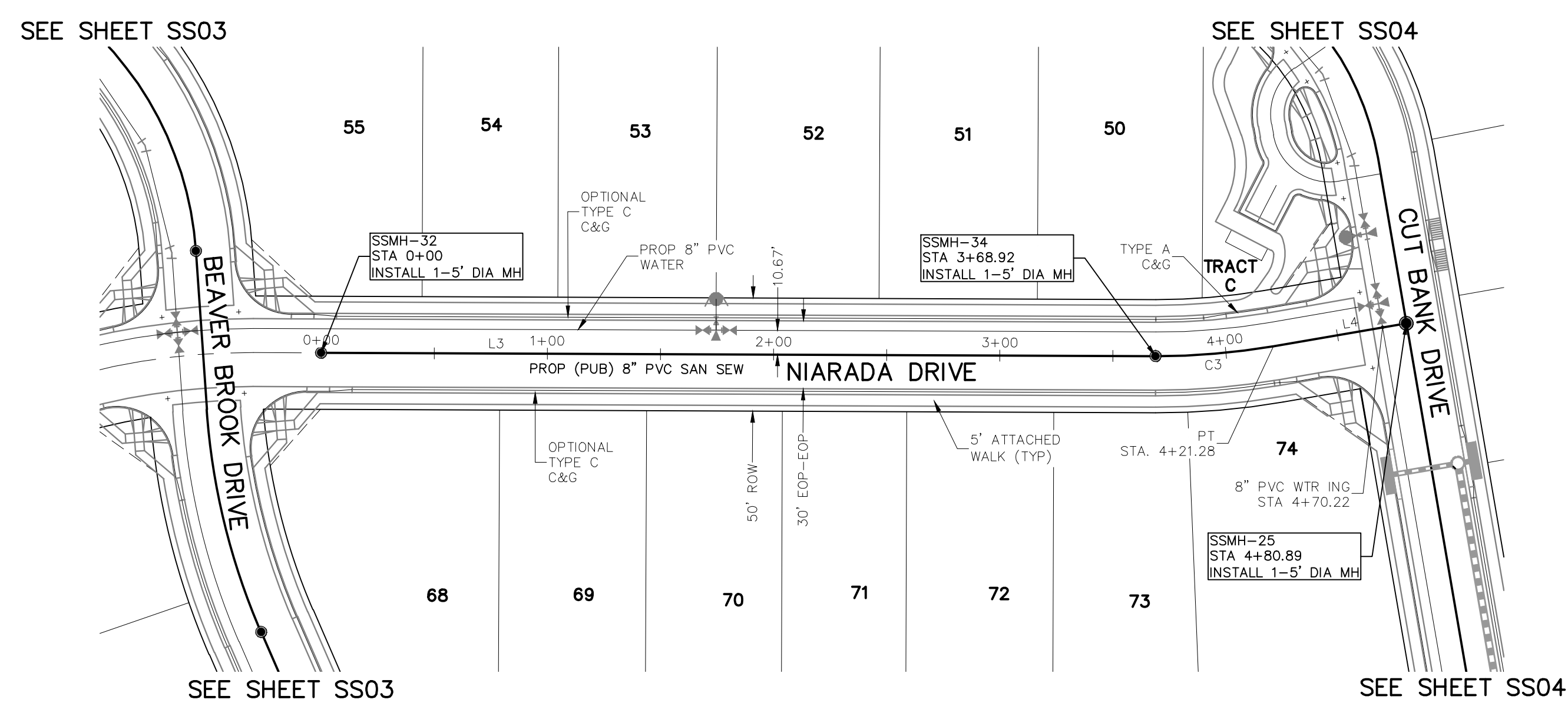
APPROVED BY: _____ DATE: _____

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



**GLENDIVE DRIVE
 STA 0+00.00 TO STA 4+46.06**



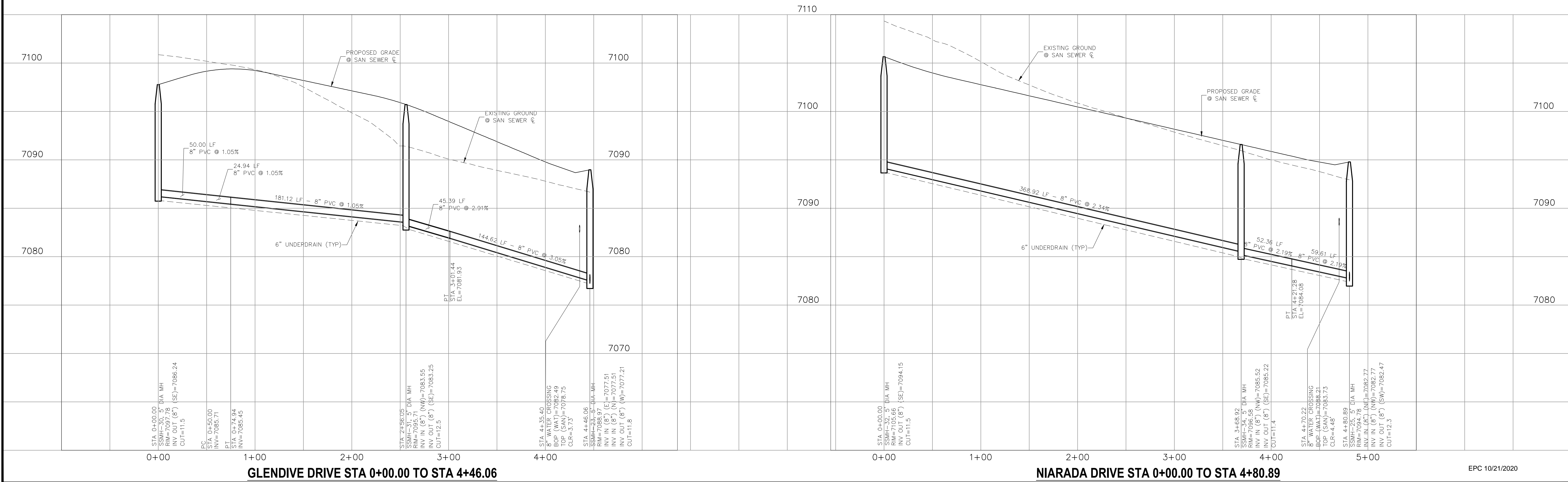
**NIARADA DRIVE
 STA 0+00.00 TO STA 4+80.89**

SANITARY SEWER LINE TABLE

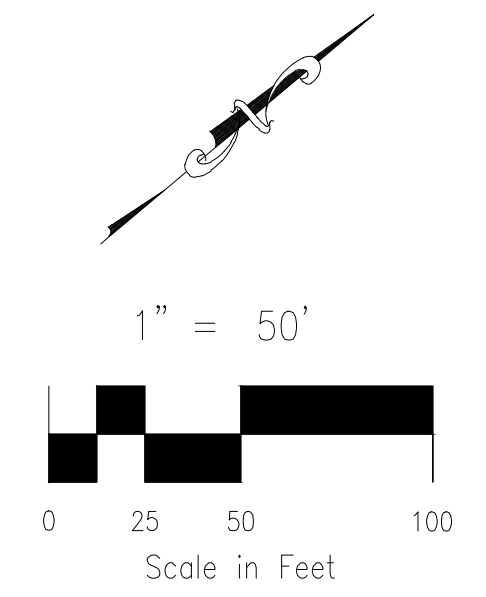
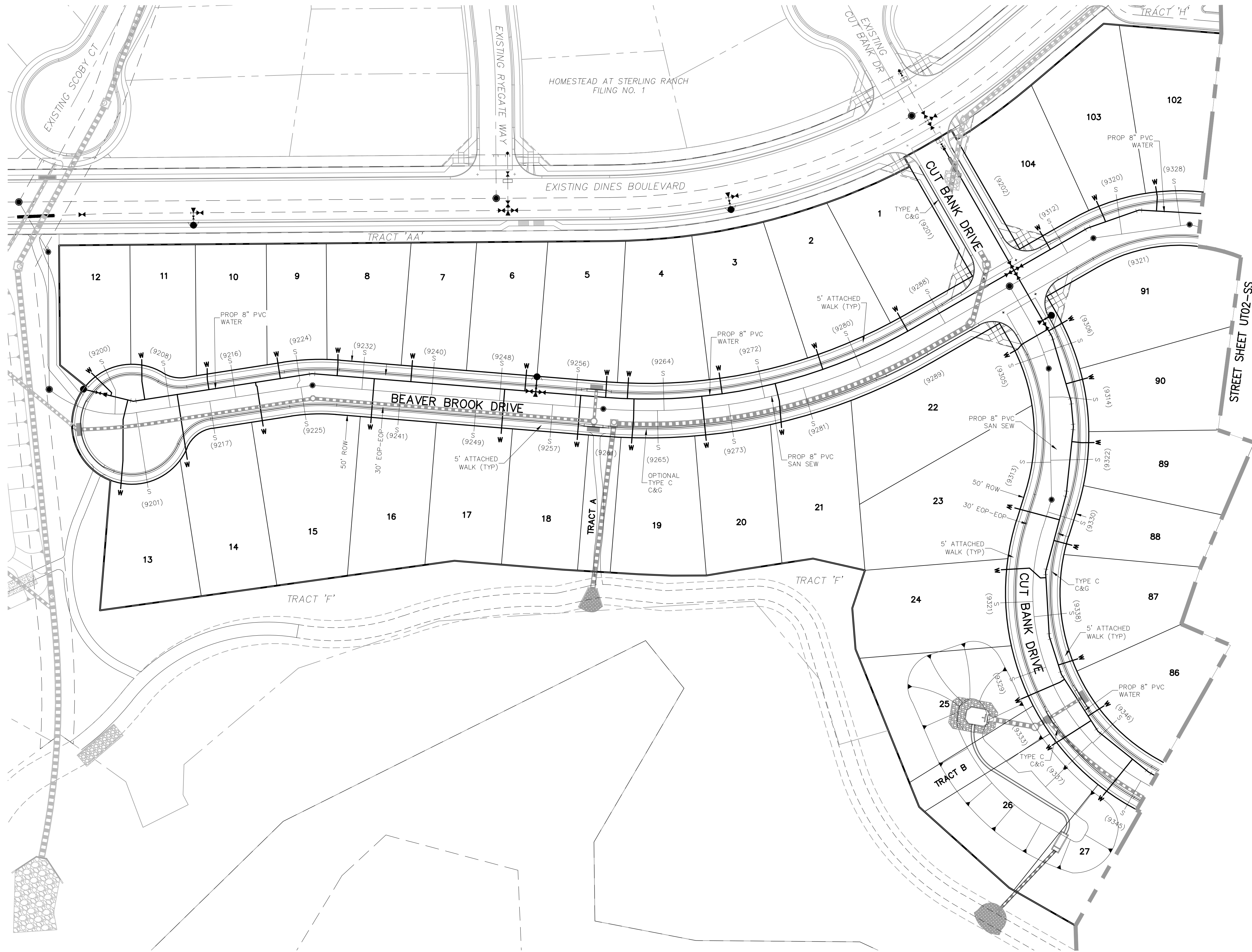
LINE	LENGTH	DIRECTION
L1	181.12'	S26°46'34"E
L2	144.62'	S20°16'29"E
L3	368.92'	S26°46'34"E
L4	59.61'	S36°46'36"E
L5	50.00'	S30°20'54"E

SANITARY SEWER CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	3°34'20"	400.00'	24.94'
C2	6°30'05"	400.00'	45.39'
C3	10°00'02"	300.00'	52.36'

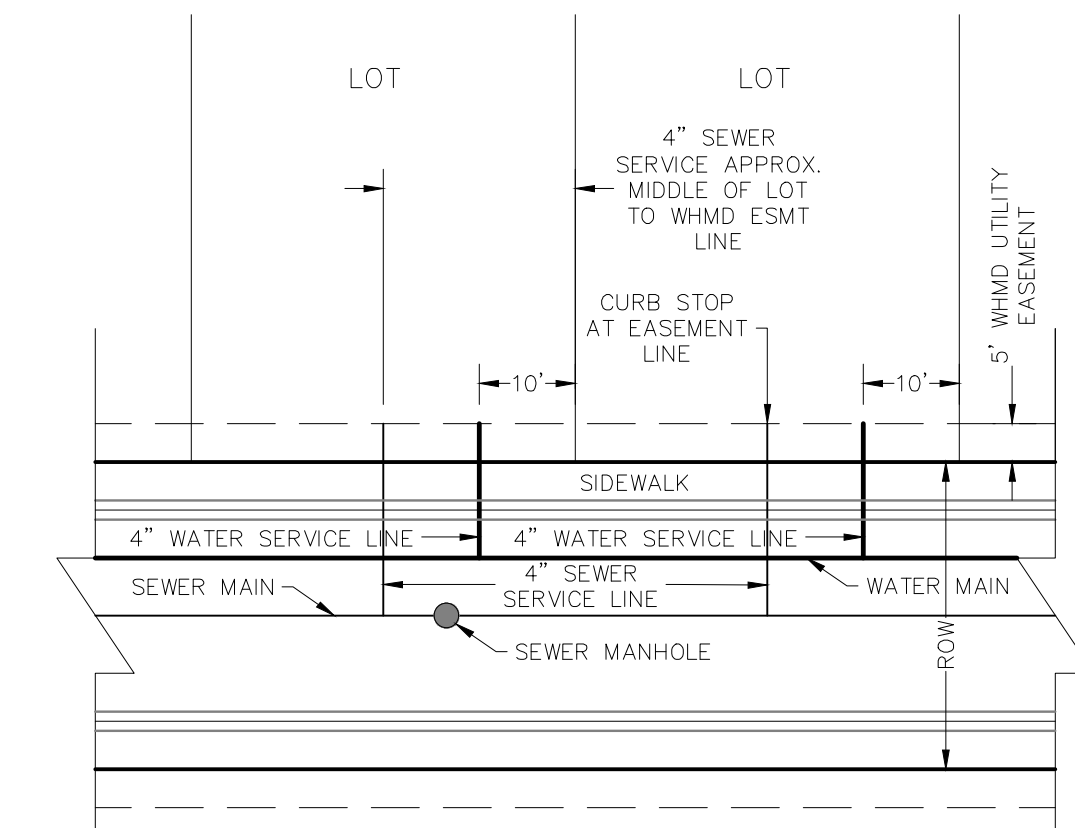


File: 0:\08007A\Sterling Ranch No 6\dwg\Const\Draw\Sewer Plans\SS05.dwg PlotStamp: 7/30/2019 5:25 PM



NOTES:

1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.



UTILITY SERVICE LOCATION
NTS

STREET ABBREVIATIONS

- CBD CUT BANK DRIVE
- BBD BEAVER BROOK DRIVE
- GDD GLENDIVE DRIVE
- ND NIARADA DRIVE



FOR LOCATING & MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

EPC 10/21/2020

PROJECT NO. 09-007

DESIGNED BY: JWP

DRAWN BY: JWP

CHECKED BY: GW

DATE: 04/01/2018

SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

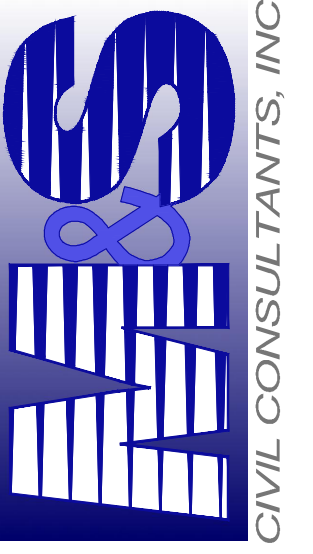
SHEET 6 OF 7

UT01-SS

HOMESTEAD AT STERLING RANCH FILING NO. 2

WATER PLANS

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



M&S
CIVIL CONSULTANTS, INC.

MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS,
INC.

APPROVED BY: _____ DATE: _____

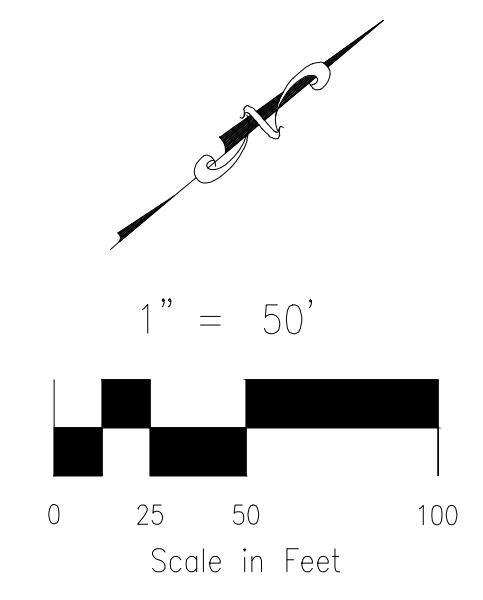
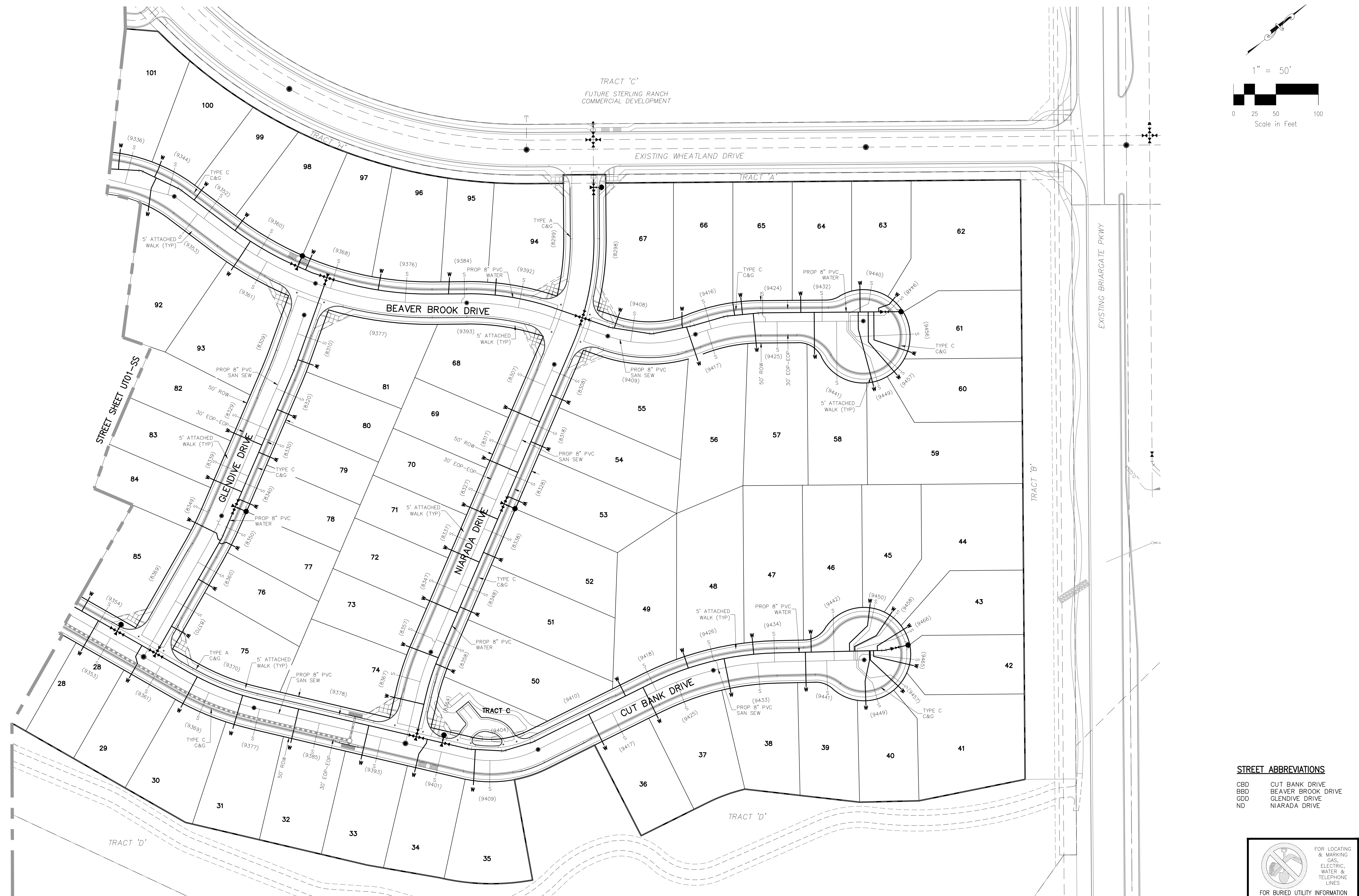
DESCRIPTION: _____

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



STREET ABBREVIATIONS

CBD	CUT BANK DRIVE
BBD	BEAVER BROOK DRIVE
GDD	GLENDIVE DRIVE
ND	NIARADA DRIVE

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

EPC 10/21/2020

HOMESTEAD AT STERLING RANCH FILING NO. 2

WATER PLANS

PROJECT NO. 09-007
 DATE: 04/01/2018

DESIGNED BY: JWP
 DRAWN BY: JWP
 CHECKED BY: GW

SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.4485

M&S CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

Virgil A. Sanchez, Colorado P.E. No. 37160

NO.	DATE	BY	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION