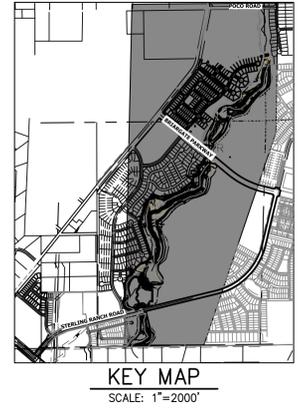


LEGEND

	REACH 1 (PHASE 1)
	REACH 2 (PHASE 2)
	REACH 3 (PHASE 3)

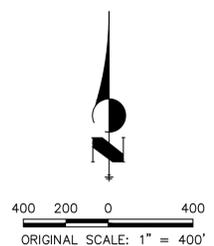
GEC INDEX SHEET
SCALE: 1" = 400'

NOTES
EXISTING VEGETATION IS MINIMAL, CONSISTING PRIMARILY OF LOW LYING WILLOW STANDS AND SPARSE SHRUBS IN THE UPPER RIPARIAN AREAS. EXISTING VEGETATION COVER IS APPROXIMATELY 8%.



- BENCHMARK**
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
 2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
 3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

BASIS OF BEARINGS
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.



OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

James F. Morley 4/18/2023
JAMES F. MORLEY DATE

SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

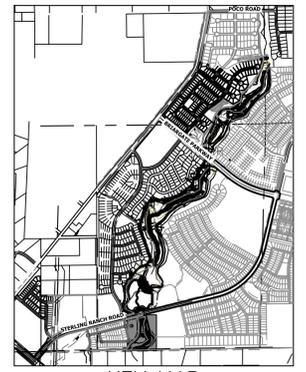
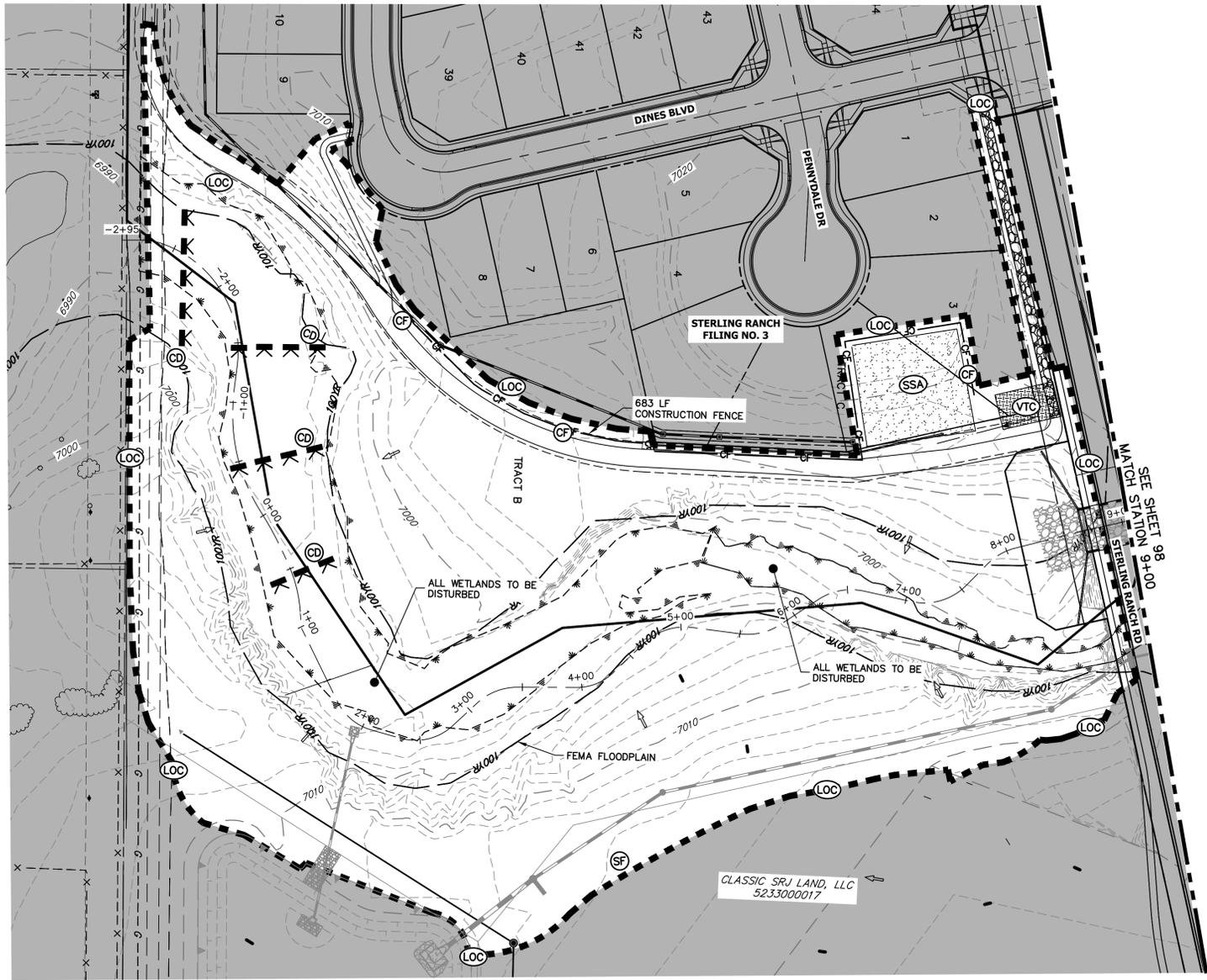
Mike Bramlett 7/18/23
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314 DATE

FOR AND ON BEHALF OF JR ENGINEERING, INC.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024
	DESIGNED BY	DJV
J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	DATE	7/18/23
	CHECKED BY	WLL
SAND CREEK RESTORATION	BY	
	DATE	
GEC PLANS	NO. REVISION	
	DATE	
SHEET 96 OF 121	H-SCALE	1"=400'
	V-SCALE	N/A
JOB NO. 25188.04	DESIGNED BY	DJV
	CHECKED BY	WLL



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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
SECTION LINE	VEHICLE TRACKING CONTROL	PERMANENT LANDSCAPING	
EXISTING STORM SEWER	STABILIZED STAGING AREA	GEOTEXTILE	
EXISTING CURB & GUTTER	CONCRETE WASHOUT AREA	COIR MATTING	
PROPOSED RIGHT OF WAY LINE	STOCK PILE		
PROPOSED EASEMENT	TEMP DRAINAGE CHANNEL		
PROPOSED STORM SEWER			
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

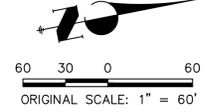
TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

2681	LF	-	SILT FENCE (SF)
18900	LF	-	CONSTRUCTION FENCE (CF)
4	EA	-	CHECK DAMS (CD)
4	LS	-	STABILIZED STAGING AREA (SSA)
4	LS	-	VEHICLE TRACKING CONTROL (VTC)

BENCHMARK

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAMNEE RANCHEROS SUBDIVISION
 NORTHING = 410095.404
 EASTING = 235052.131
 ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411399.962
 EASTING = 233849.817
 ELEVATION = 7030.82

BASIS OF BEARINGS
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624". SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.



ENGINEER'S STATEMENT

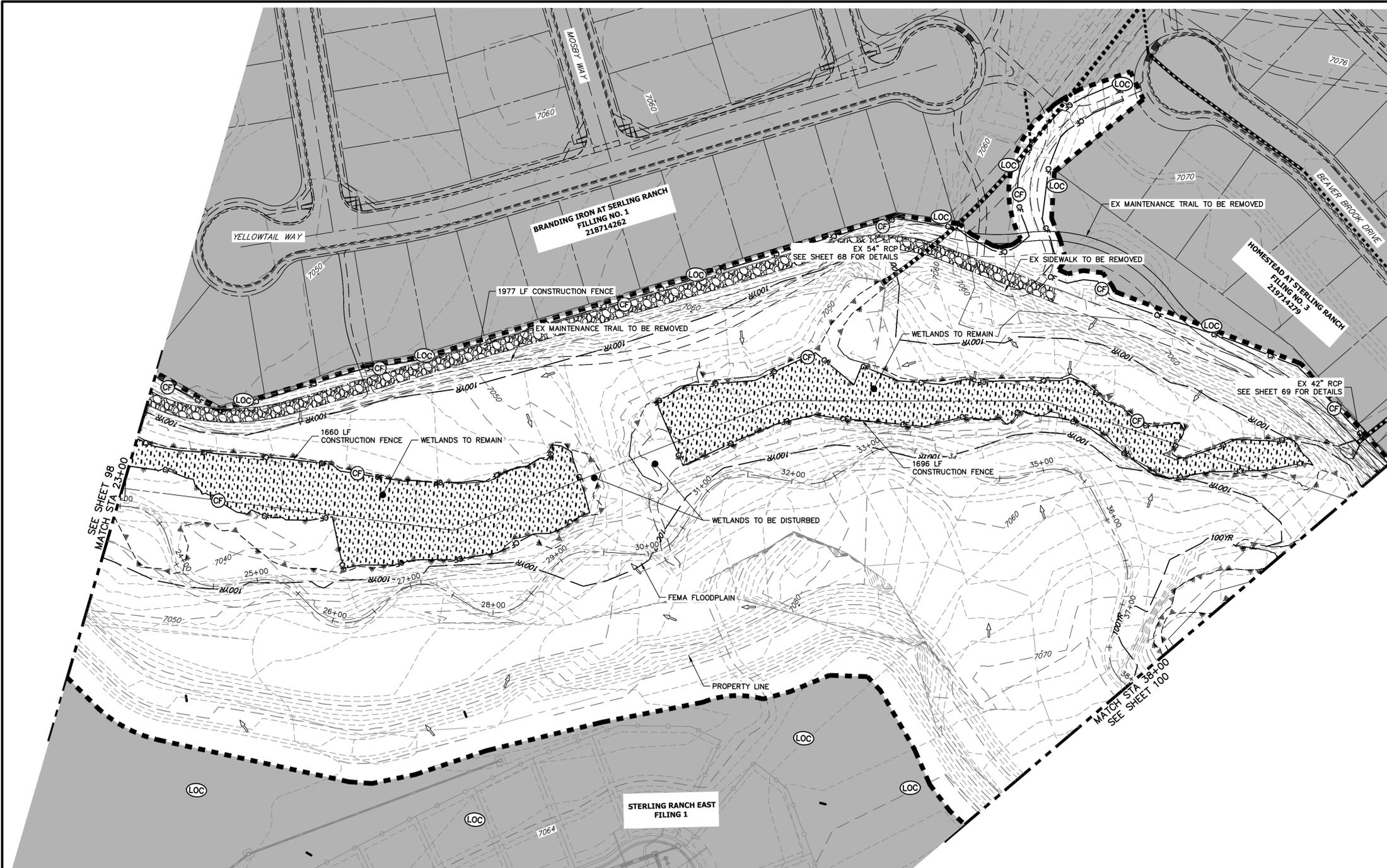
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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

32314
 7/18/23
 DATE



SAND CREEK RESTORATION	GEC INITIAL	BY	DATE	DESIGNED BY D/JV	DRAWN BY W/JL	CHECKED BY
		No.	REVISION			
SHEET 97	OF 121			JOB NO. 25188.04		



KEY MAP
SCALE: 1"=2000'

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

2681	LF - SILT FENCE	⊙
18900	LF - CONSTRUCTION FENCE	⊕
4	EA - CHECK DAMS	⊗
4	LS - STABILIZED STAGING AREA	⊞
4	LS - VEHICLE TRACKING CONTROL	⊟

BENCHMARK

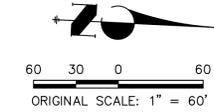
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LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
SECTION LINE	SILT FENCE	PERMANENT LANDSCAPING	
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	GEOTEXTILE	
EXISTING CURB & GUTTER	STABILIZED STAGING AREA	COIR MATTING	
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA		
PROPOSED EASEMENT	STOCK PILE		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			



ENGINEER'S STATEMENT

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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

7/18/23



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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

J.R. ENGINEERING
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Central 303-740-8888 • Colorado Springs 719-583-2583
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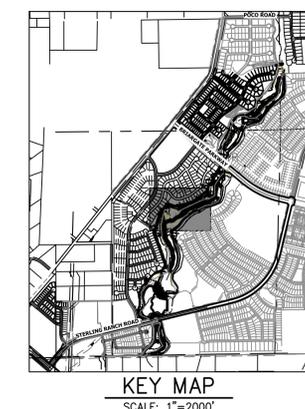
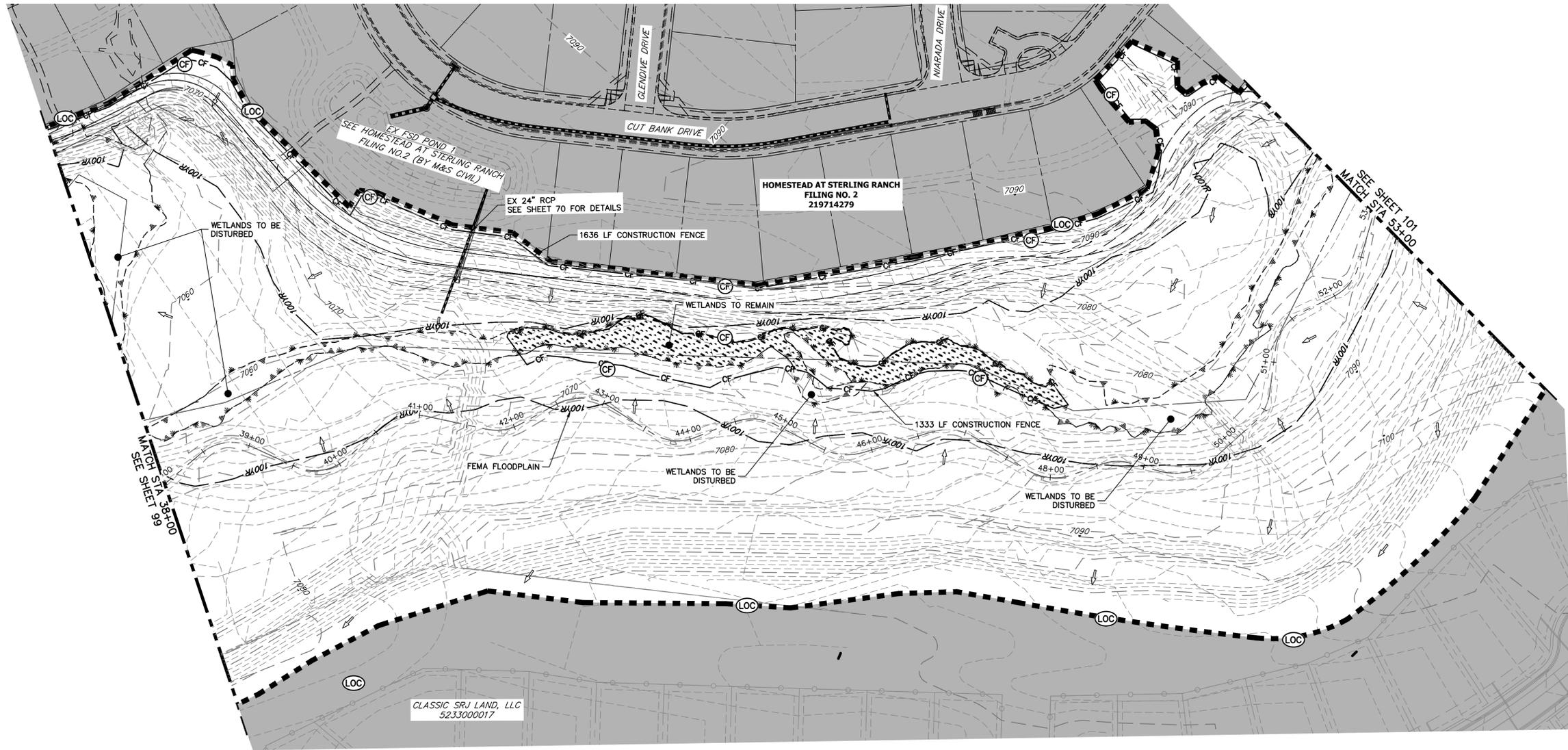
BY	DATE	REVISION

H-SCALE 1"=60'
V-SCALE N/A
DATE 7/18/23
DESIGNED BY DJV
DRAWN BY WLL
CHECKED BY

SAND CREEK RESTORATION

GEC INITIAL

SHEET 99 OF 121
JOB NO. 25188.04



PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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BY	DATE	REVISION

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
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EXISTING CURB & GUTTER	STABILIZED STAGING AREA	STOCK PILE	TEMP DRAINAGE CHANNEL
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA		
PROPOSED EASEMENT			
PROPOSED STORM SEWER			
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

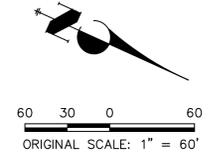
2681	LF	-	SILT FENCE
18900	LF	-	CONSTRUCTION FENCE
4	EA	-	CHECK DAMS
4	LS	-	STABILIZED STAGING AREA
4	LS	-	VEHICLE TRACKING CONTROL

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BASIS OF BEARINGS

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ENGINEER'S STATEMENT

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MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

7/18/23

SAND CREEK RESTORATION	DESIGNED BY	DJV
	DRAWN BY	WJL
GEC INITIAL	CHECKED BY	
SHEET 100 OF 121		
JOB NO. 25188.04		

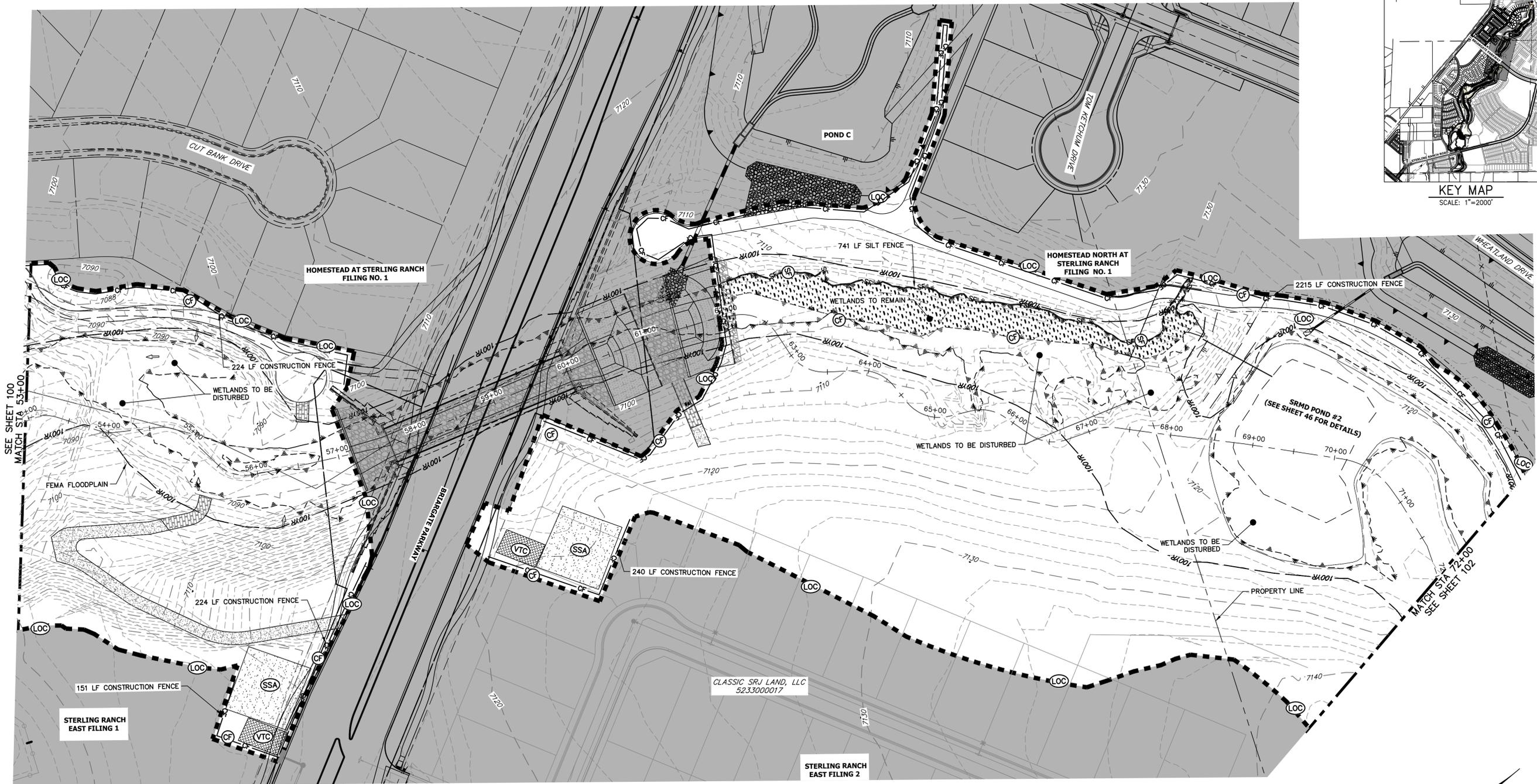


KEY MAP
SCALE: 1"=2000'

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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
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LEGEND

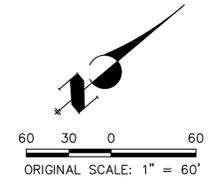
EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
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TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

2681	LF - SILT FENCE
18900	LF - CONSTRUCTION FENCE
4	EA - CHECK DAMS
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4	LS - VEHICLE TRACKING CONTROL

- BENCHMARK**
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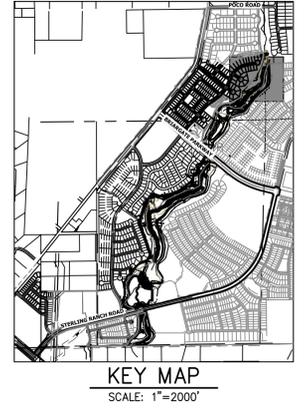
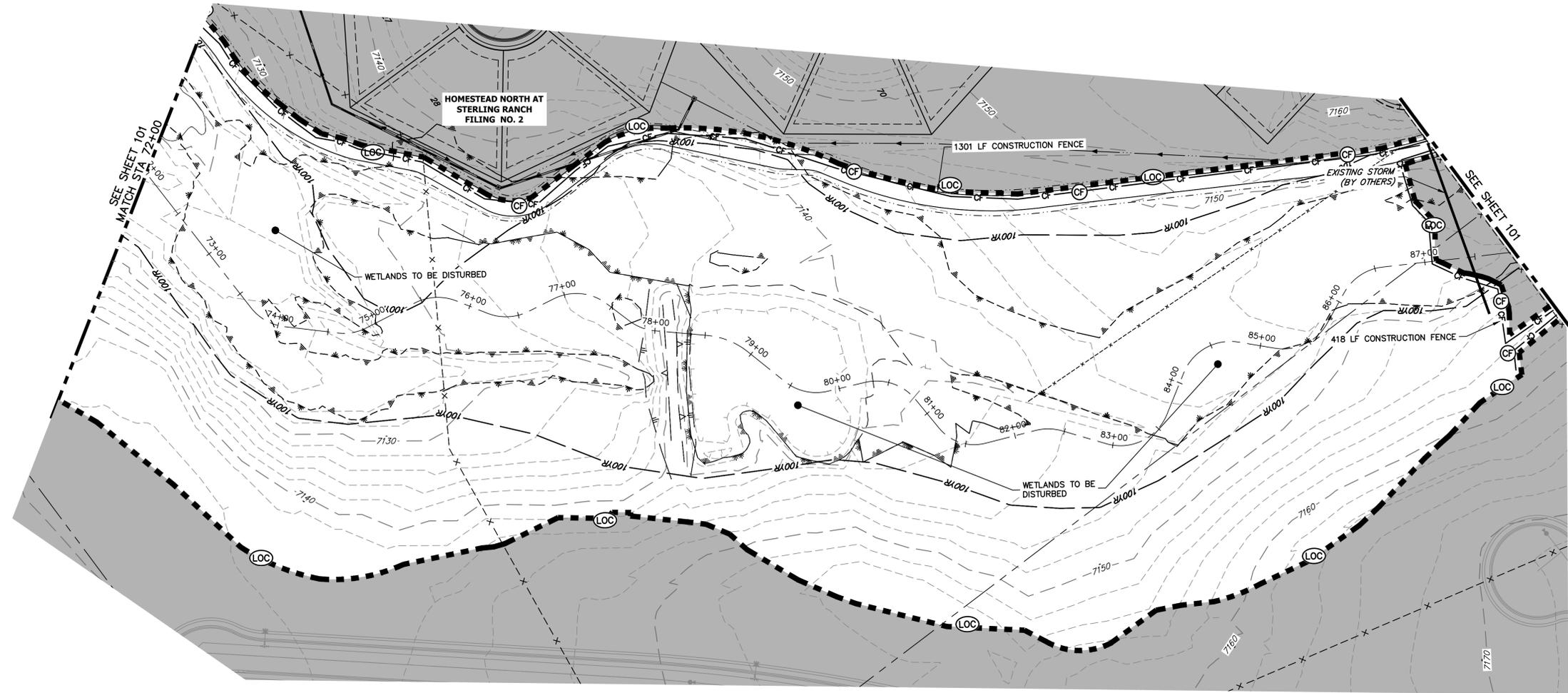
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 7/18/23

SAND CREEK RESTORATION	GEC INITIAL	DESIGNED BY	DJV
		DRAWN BY	WLL
SHEET 101	OF 121		
JOB NO.	25188.04		



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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
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 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION (RRB)	DEWATERING (DW)
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION (LOC)	SEDIMENT CONTROL LOG (SCL)	TEMPORARY SEDIMENTATION BASIN (SB)
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE (DS)	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX (SM)	CHECK DAM (CD)
EXISTING EASEMENT	CONSTRUCTION FENCE (CF)	WETLANDS TO REMAIN	SURFACE ROUGHENING (SR)
SECTION LINE	SILT FENCE (SF)	PERMANENT LANDSCAPING (LS)	
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL (VTC)	GEOTEXTILE (ECB)	
EXISTING CURB & GUTTER	STABILIZED STAGING AREA (SSA)	COIR MATTING (ECB)	
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA (CWA)		
PROPOSED EASEMENT	STOCK PILE (SP)		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

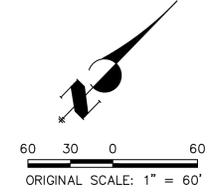
2681	LF	-	SILT FENCE (SF)
18900	LF	-	CONSTRUCTION FENCE (CF)
4	EA	-	CHECK DAMS (CD)
4	LS	-	STABILIZED STAGING AREA (SSA)
4	LS	-	VEHICLE TRACKING CONTROL (VTC)

BENCHMARK

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE RANCHEROS SUBDIVISION
 NORTHING = 410095.404
 EASTING = 235052.131
 ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411399.962
 EASTING = 233849.817
 ELEVATION = 7030.82

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.



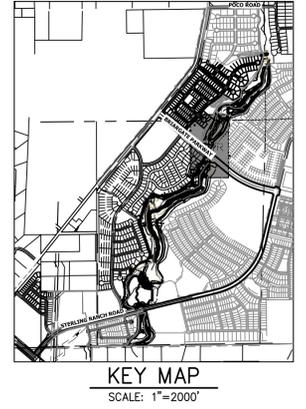
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MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

7/18/23

SAND CREEK RESTORATION	BY	DATE	No.	REVISION
GEC INITIAL	H-SCALE	1"=60'	V-SCALE	N/A
	DATE	7/18/23	DESIGNED BY	DJV
SHEET 102 OF 121	DRAWN BY	WJL	CHECKED BY	
	JOB NO.	25188.04		



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE WRITTEN BY AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA
PROPOSED EASEMENT	STOCK PILE
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL
PROPOSED CURB & GUTTER	
PROPOSED TOP OF SLOPE	
PROPOSED TOE OF SLOPE	
EXISTING DRAINAGE ARROW	
PROPOSED DRAINAGE ARROW	

TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

9	EA	-	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
3	EA	-	CONCRETE WASHOUT AREA	(CWA)
15	EA	-	CHECK DAMS	(CD)
1990	LF	-	SEDIMENT CONTROL LOGS	(SCL)
1	EA	-	TEMPORARY SEDIMENT BASIN	(SB)

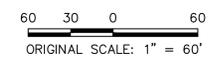
TEMPORARY SEDIMENT BASIN NOTES:

SRMD POND #2 TO BE USED AS A TEMPORARY SEDIMENT BASIN WITH NO RISER PIPE ONCE THE OUTLET STRUCTURE AND AGRIDRAIN HAVE BEEN CONSTRUCTED. UPON COMPLETION OF UPSTREAM CHANNEL IMPROVEMENTS, SRMD POND #2 WILL BE DREGGED OF SEDIMENT AND RETURNED TO PROPOSED GRADING.

BASIS OF BEARINGS
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.

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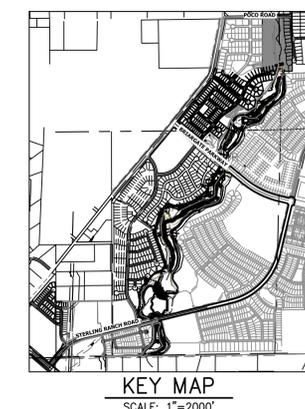
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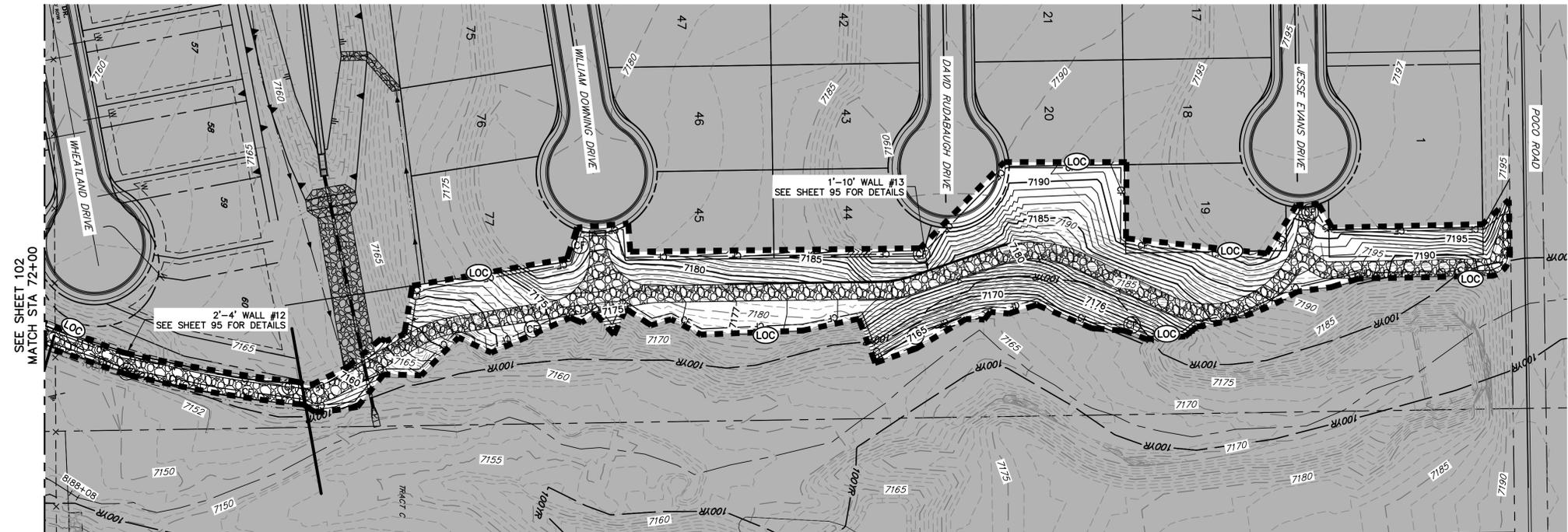
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

32314
 7/18/23

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SAND CREEK RESTORATION									
GEC INTERIM									
SHEET 108 OF 121									
JOB NO. 25188.04									



KEY MAP
SCALE: 1"=2000'



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PREPARED FOR
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BY	DATE	No.	REVISION

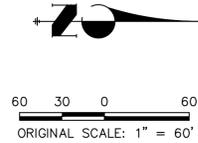
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9	EA	-	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
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LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENT BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
SECTION LINE	CONSTRUCTION FENCE	PERMANENT LANDSCAPING	
EXISTING STORM SEWER	SILT FENCE	GEOTEXTILE	
EXISTING CURB & GUTTER	VEHICLE TRACKING CONTROL	COIR MATTING	
PROPOSED RIGHT OF WAY LINE	VEHICLE TRACKING CONTROL		
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PROPOSED CURB & GUTTER	STABILIZED STAGING AREA		
PROPOSED TOP OF SLOPE	CONCRETE WASHOUT AREA		
PROPOSED TOE OF SLOPE	CONCRETE WASHOUT AREA		
EXISTING DRAINAGE ARROW	STOCK PILE		
PROPOSED DRAINAGE ARROW	TEMP DRAINAGE CHANNEL		



ENGINEER'S STATEMENT

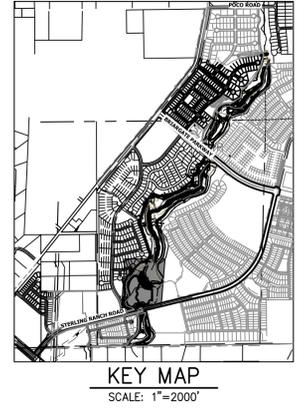
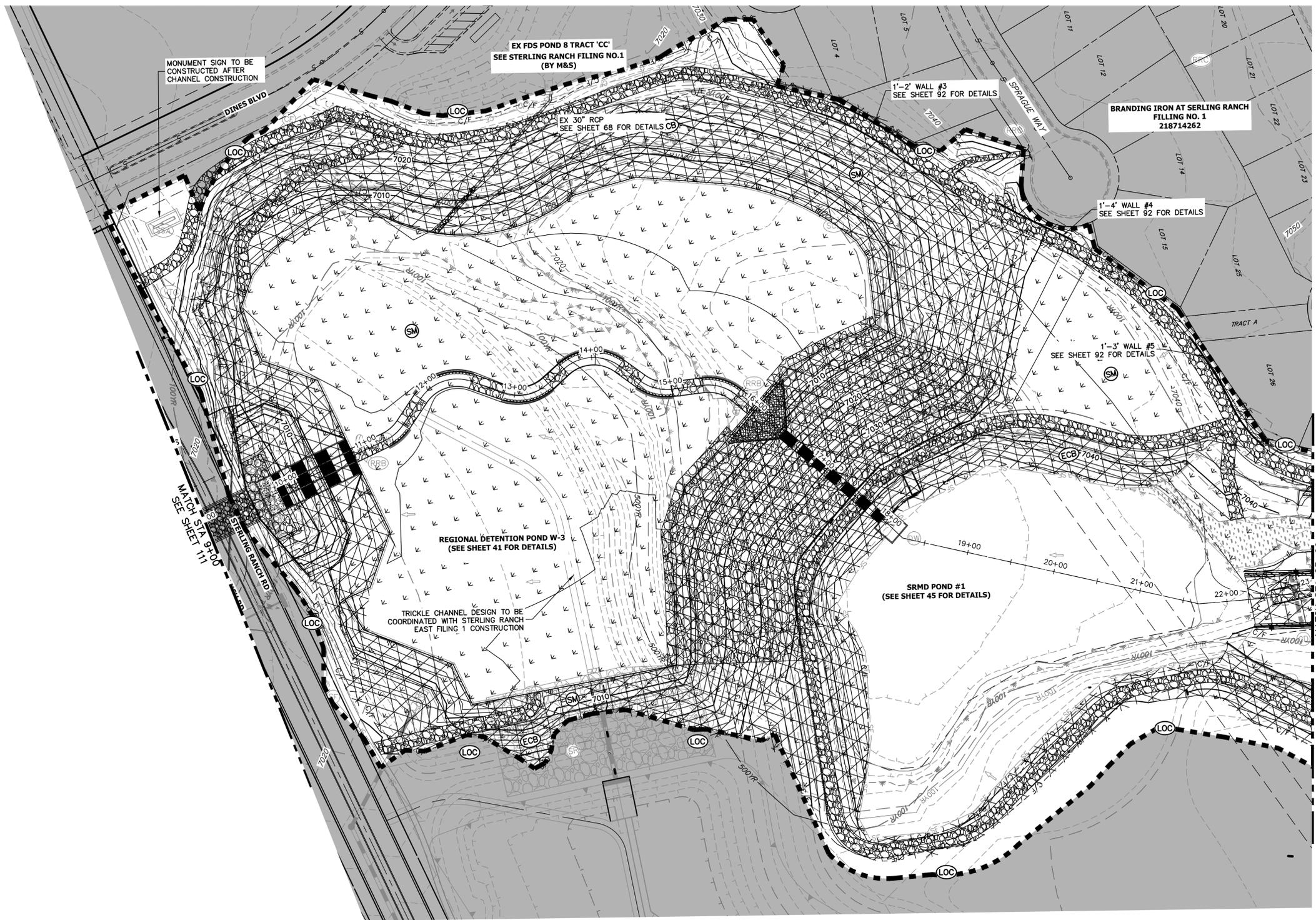
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

7/18/23

SAND CREEK RESTORATION	GEC INTERIM	SHEET 110 OF 121
		JOB NO. 25188.04

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PREPARED FOR
SR LAND, LLC
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 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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 Centennial 303-740-8888 • Colorado Springs 719-583-2683
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LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
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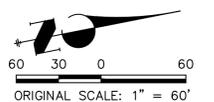
TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

48.65	AC	- SEEDING & MULCHING (UPLAND)
2.55	AC	- SEEDING & MULCHING (WETLAND)
1.93	AC	- GEOTEXTILE
32.58	AC	- COIR MATTING

BENCHMARK

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ENGINEER'S STATEMENT

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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
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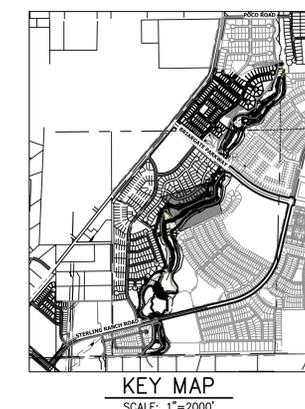
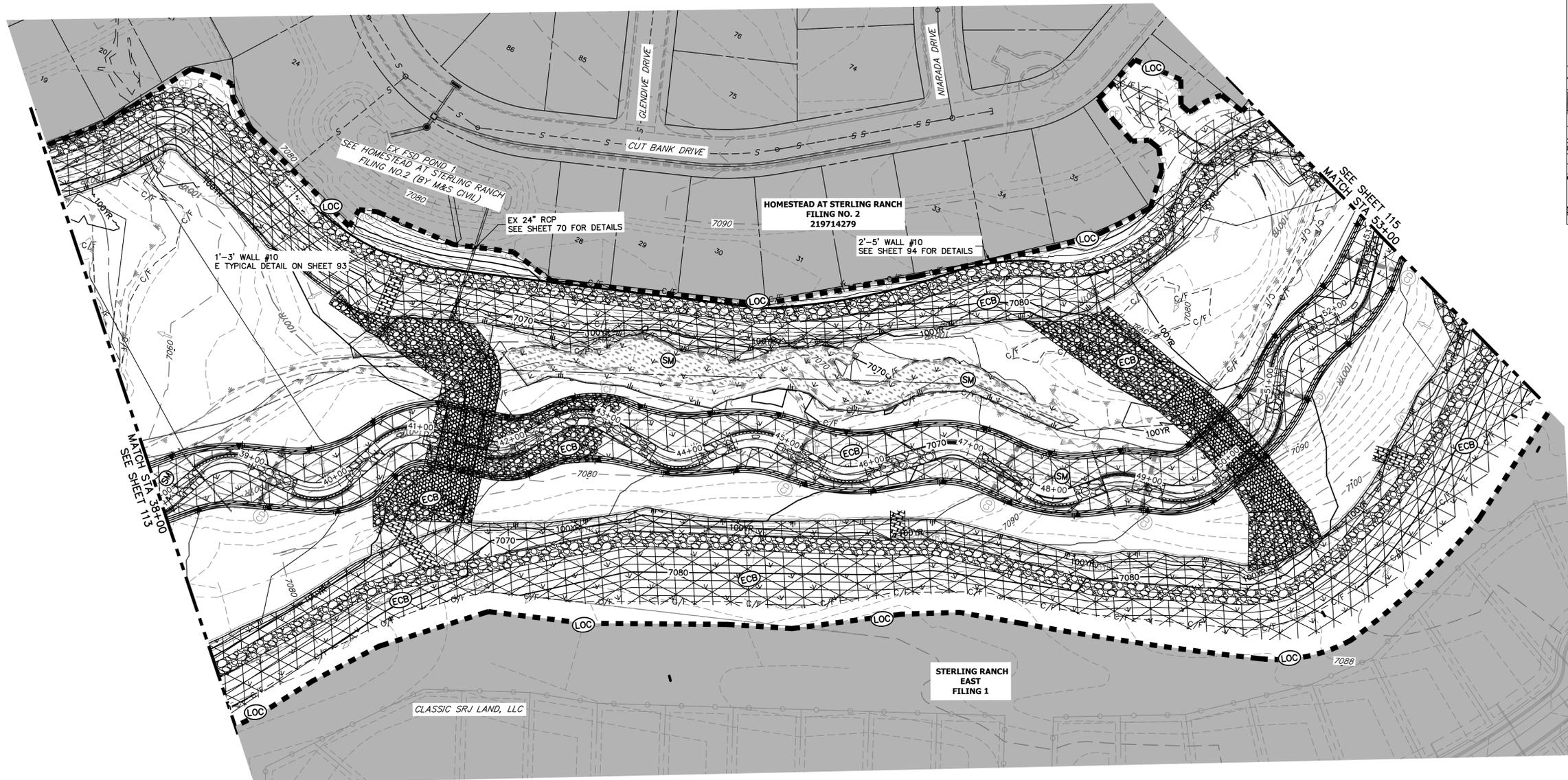
32314
 7/18/23



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

SAND CREEK RESTORATION
 GEC FINAL

SHEET 112 OF 121
 JOB NO. 25188.04



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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	7/18/23	DJV	WLL	

LEGEND

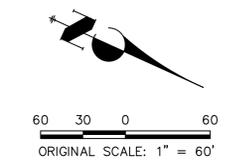
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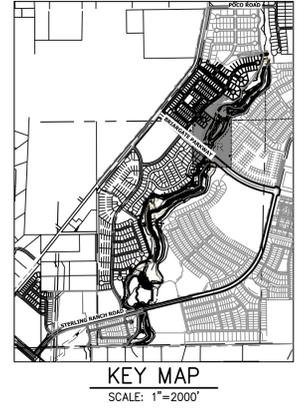
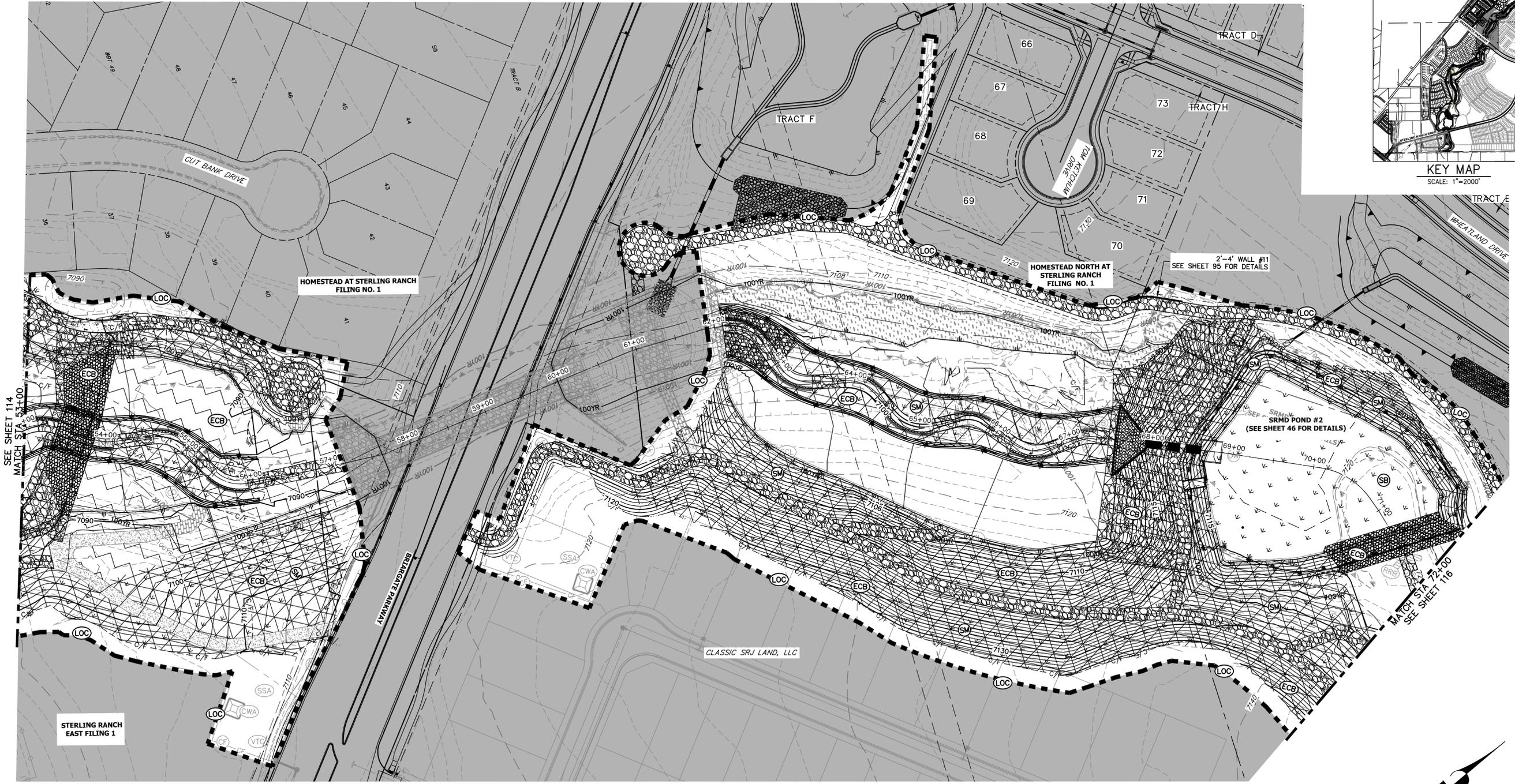
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 7/18/23

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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-8888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA
PROPOSED EASEMENT	STOCK PILE
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL
PROPOSED CURB & GUTTER	
PROPOSED TOP OF SLOPE	
PROPOSED TOE OF SLOPE	
EXISTING DRAINAGE ARROW	
PROPOSED DRAINAGE ARROW	
REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
WETLANDS TO REMAIN	SURFACE ROUGHENING
PERMANENT LANDSCAPING	
GEOTEXTILE	
COIR MATTING	

BENCHMARK

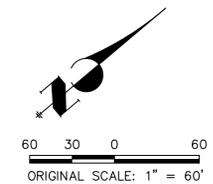
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42

2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE RANCHEROS SUBDIVISION
 NORTHING = 410095.404
 EASTING = 235052.131
 ELEVATION = 7000.40

3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411399.962
 EASTING = 233849.817
 ELEVATION = 7030.82

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.



ENGINEER'S STATEMENT

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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

32314
 7/18/23

811
 Know what's below.
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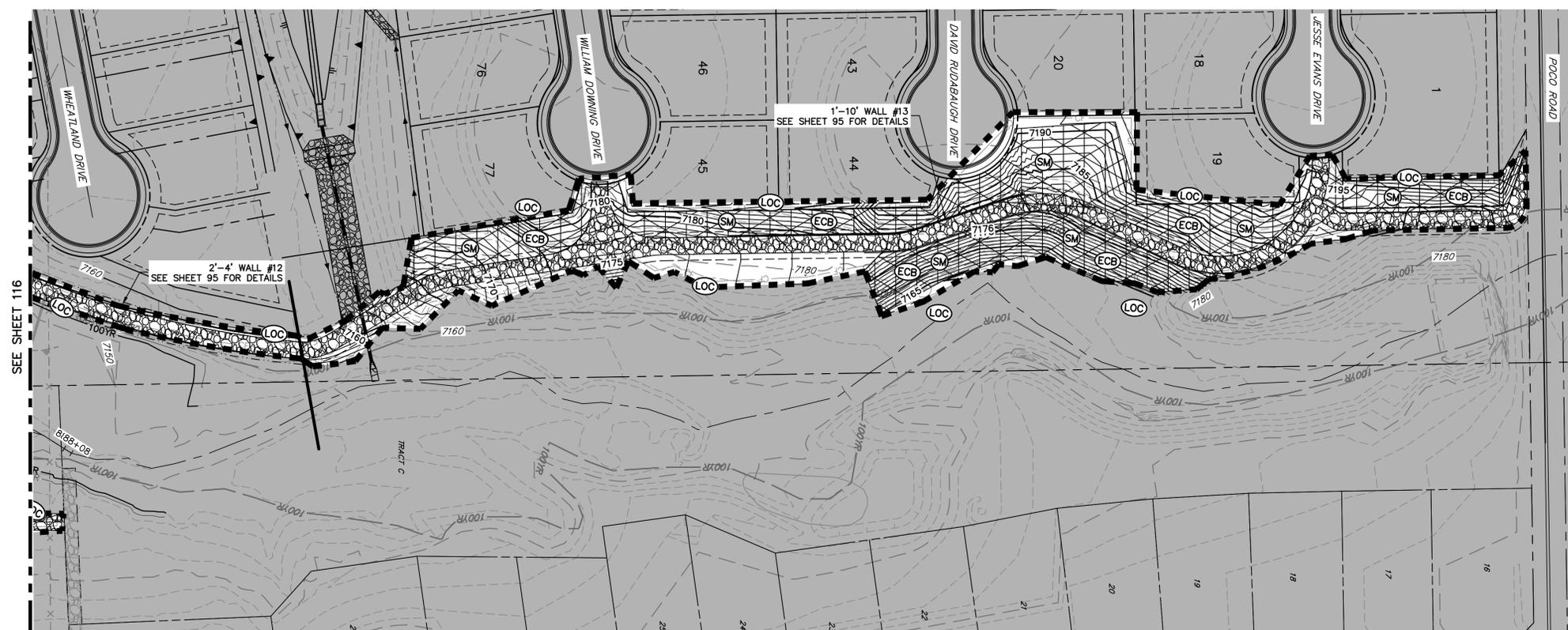
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

SAND CREEK RESTORATION
 GEC FINAL

SHEET 115 OF 121
 JOB NO. 25188.04



KEY MAP
SCALE: 1"=2000'



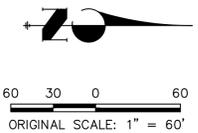
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Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	7/18/23
DESIGNED BY	DJV
DRAWN BY	WLL
CHECKED BY	



LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
SECTION LINE	SILT FENCE	PERMANENT LANDSCAPING	GEOTEXTILE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	COIR MATTING	
EXISTING CURB & GUTTER	STABILIZED STAGING AREA		
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA		
PROPOSED EASEMENT	STOCK PILE		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

48.65	AC	-	SEEDING & MULCHING (UPLAND)
2.55	AC	-	SEEDING & MULCHING (WETLAND)
1.93	AC	-	GEOTEXTILE
32.58	AC	-	COIR MATTING

BENCHMARK

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9863", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
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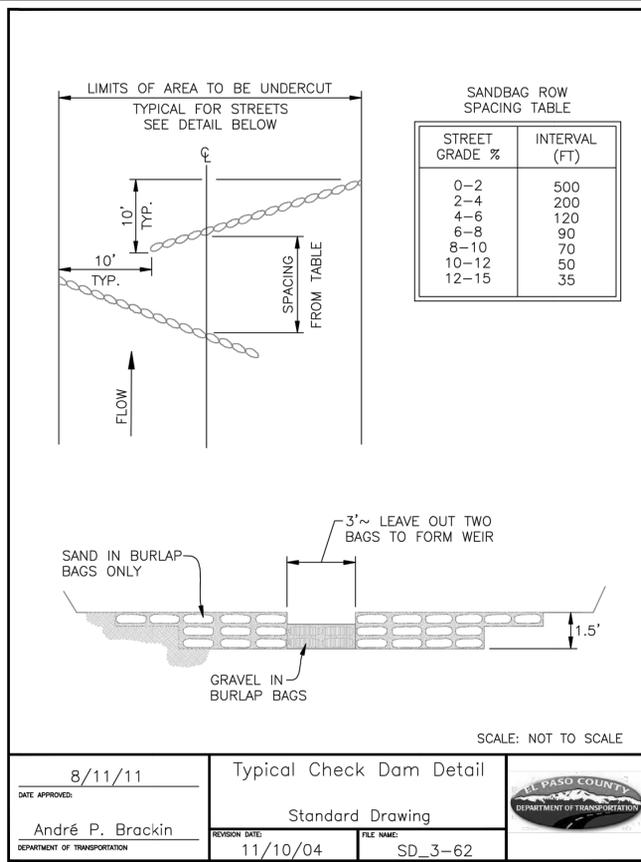
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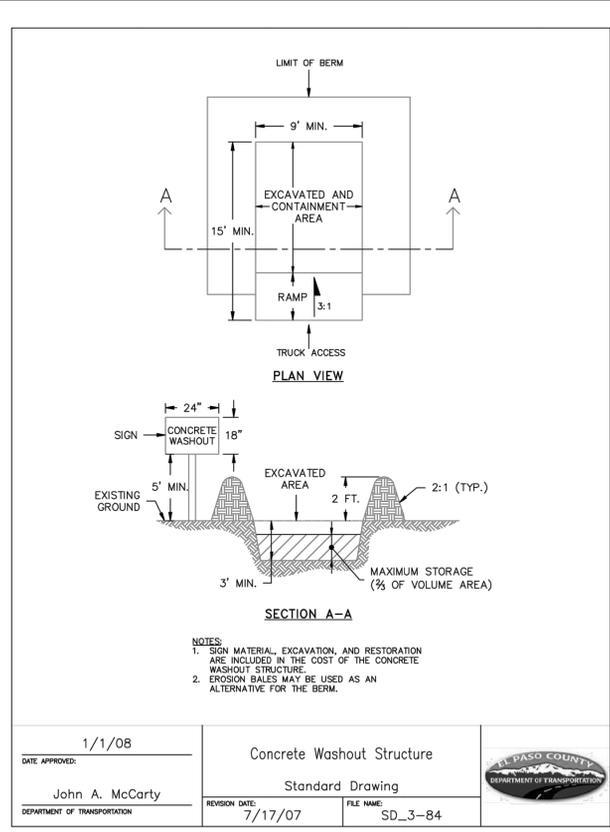
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

7/18/23

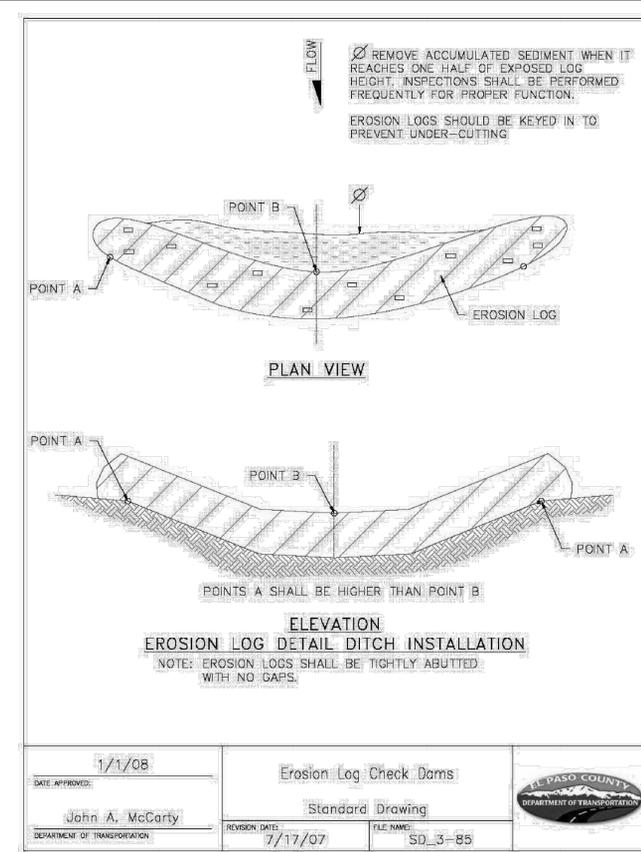
SAND CREEK RESTORATION	GEC FINAL
SHEET 117	OF 121
JOB NO.	25188.04



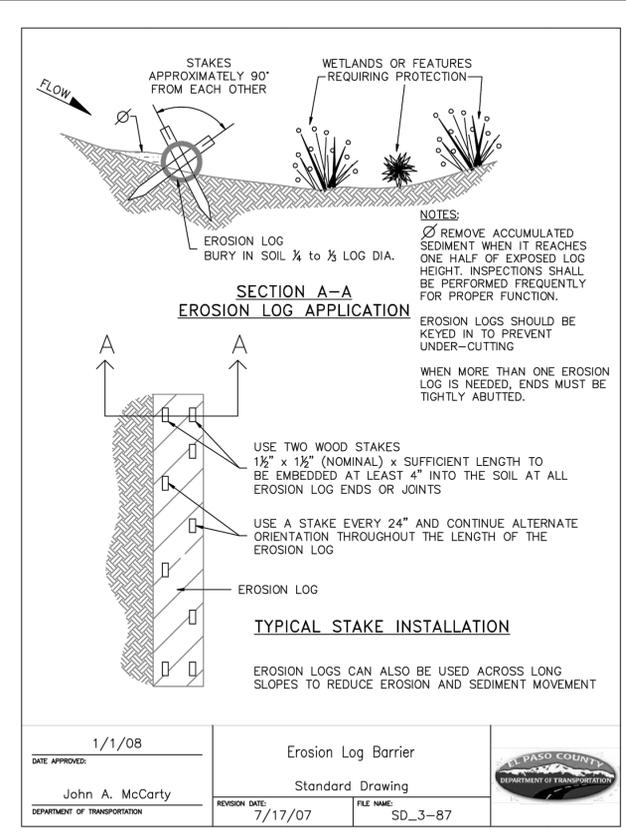
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APPROVED: André P. Brackin	Standard Drawing	
REVISION DATE: 11/10/04	FILE NAME: SD_3-62	



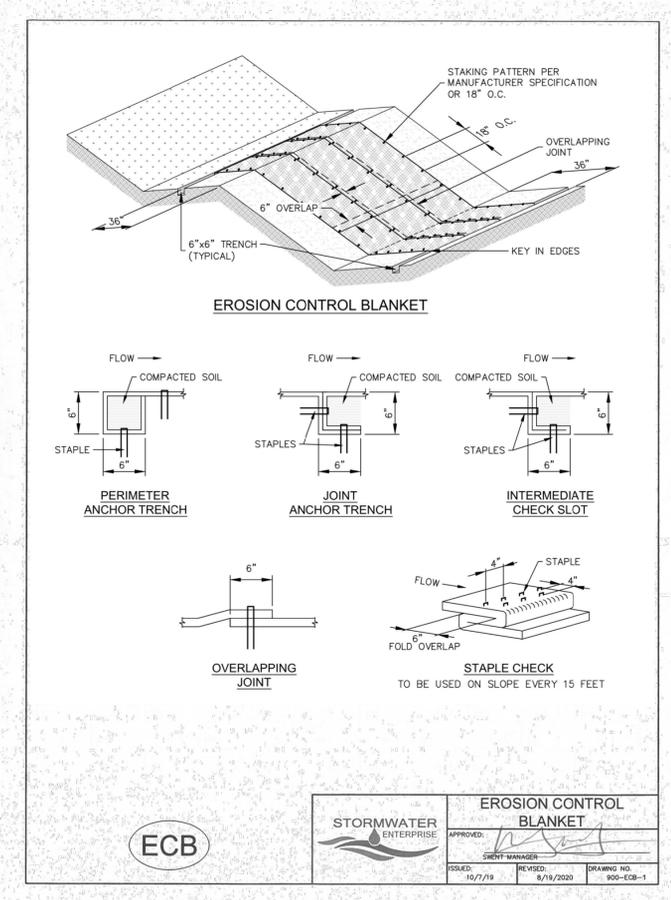
DATE APPROVED: 1/1/08	CONCRETE WASHOUT STRUCTURE	
APPROVED: John A. McCarty	Standard Drawing	
REVISION DATE: 7/17/07	FILE NAME: SD_3-84	



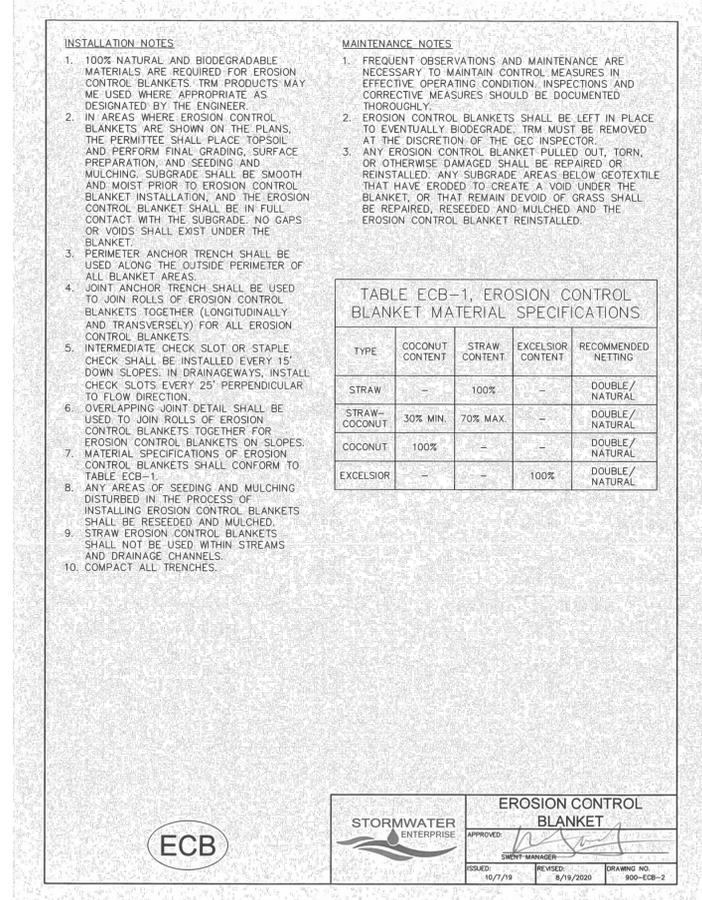
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APPROVED: John A. McCarty	Standard Drawing	
REVISION DATE: 7/17/07	FILE NAME: SD_3-85	



DATE APPROVED: 1/1/08	EROSION LOG BARRIER	
APPROVED: John A. McCarty	Standard Drawing	
REVISION DATE: 7/17/07	FILE NAME: SD_3-87	



		EROSION CONTROL BLANKET APPROVED: [Signature] SHEET MANAGER: [Signature] ISSUED: 10/7/19 REVISED: 6/19/2020 DRAWING NO.: 900-ECB-1
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		EROSION CONTROL BLANKET APPROVED: [Signature] SHEET MANAGER: [Signature] ISSUED: 10/7/19 REVISED: 6/19/2020 DRAWING NO.: 900-ECB-2
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811
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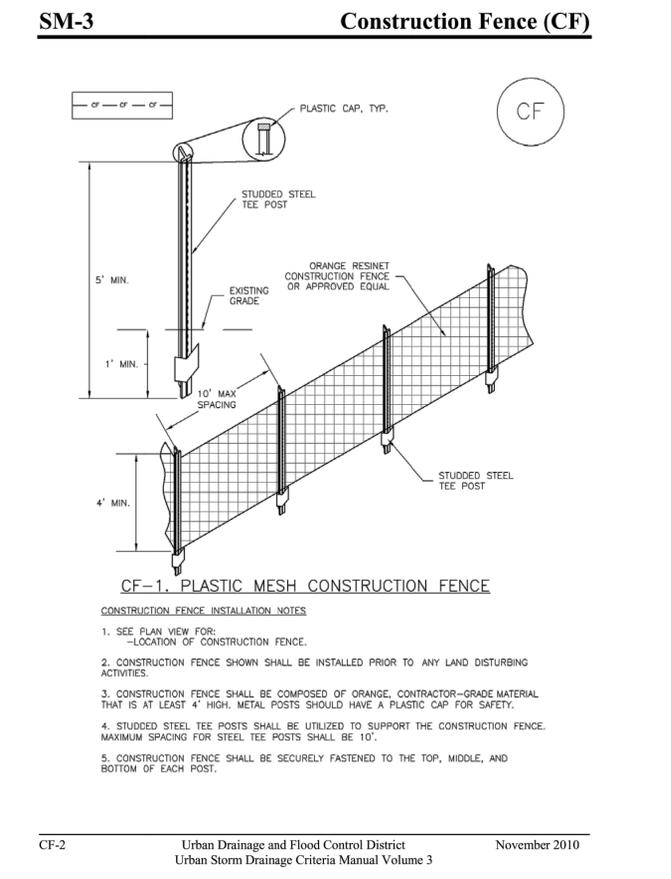
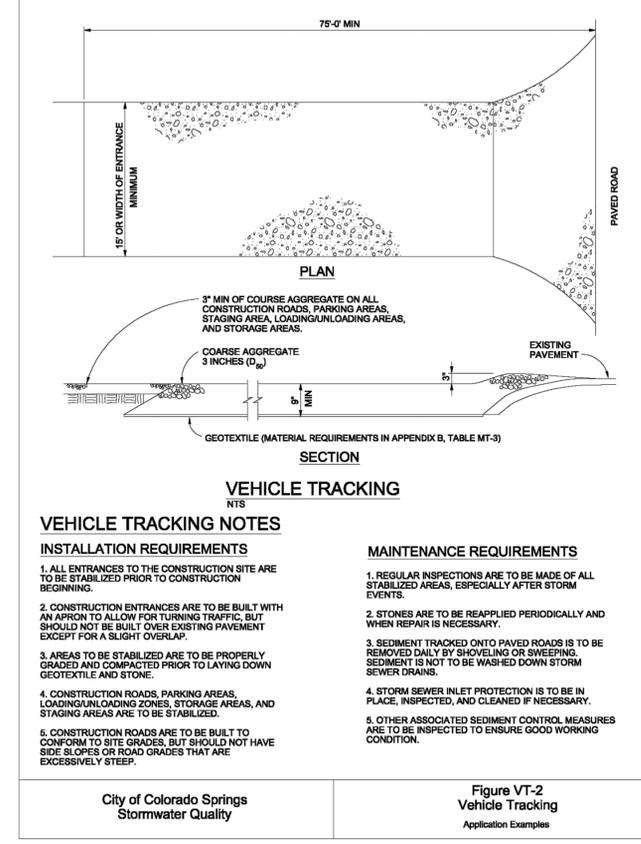
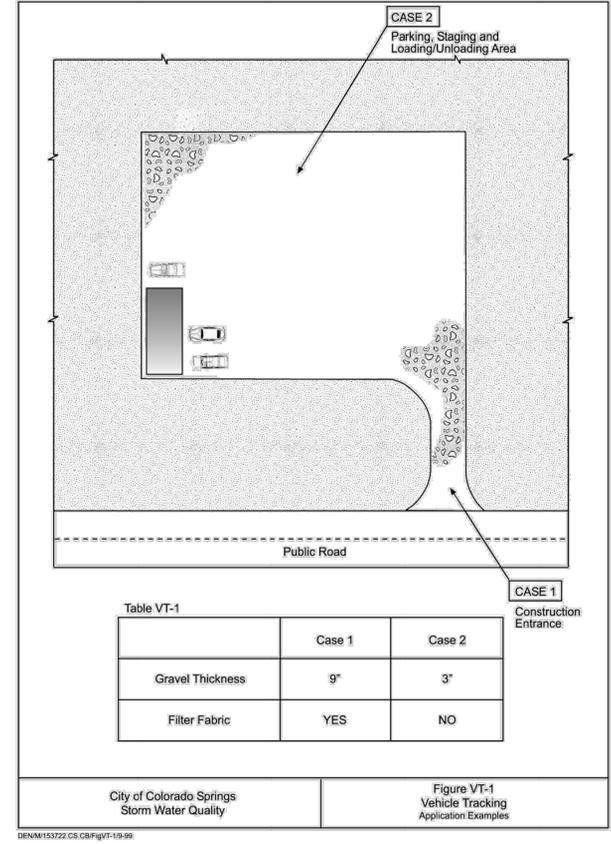
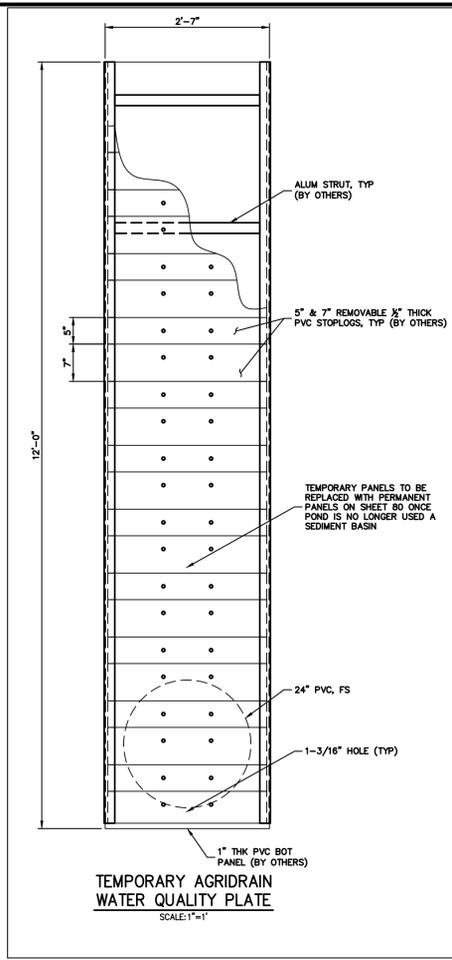
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Mike Bramlett

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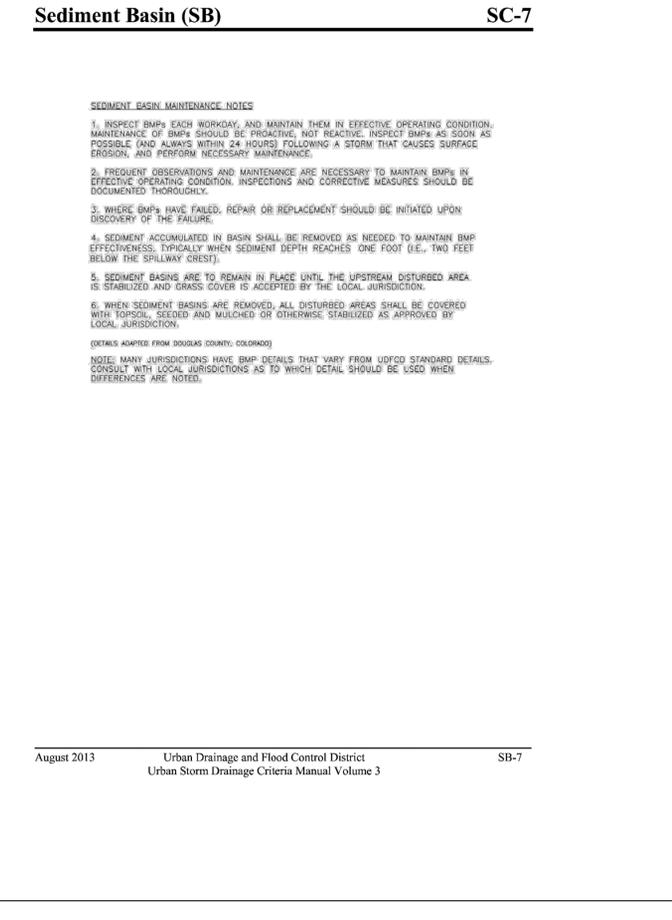
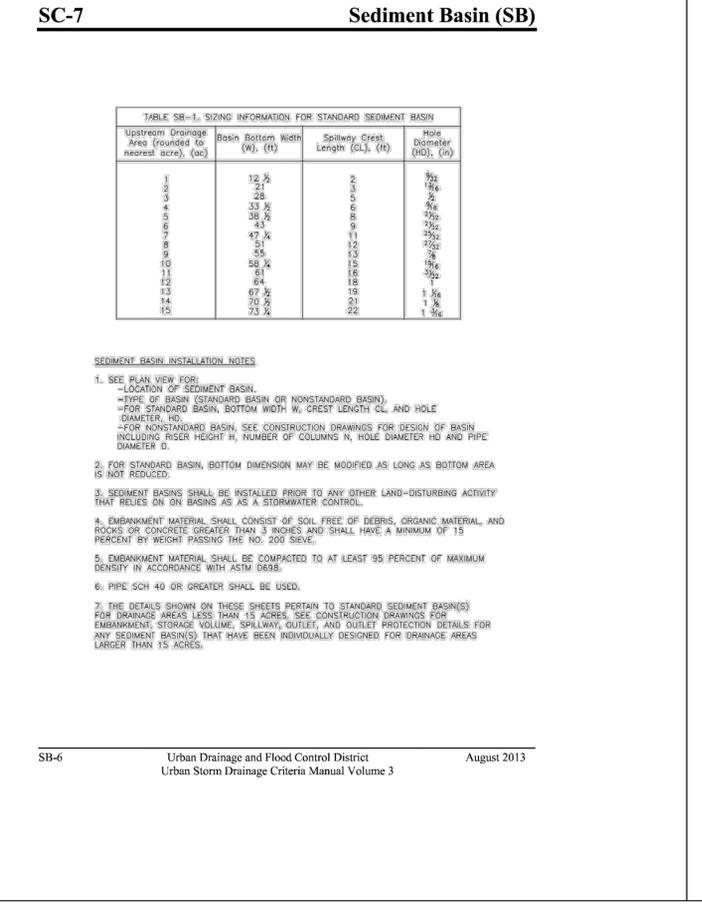
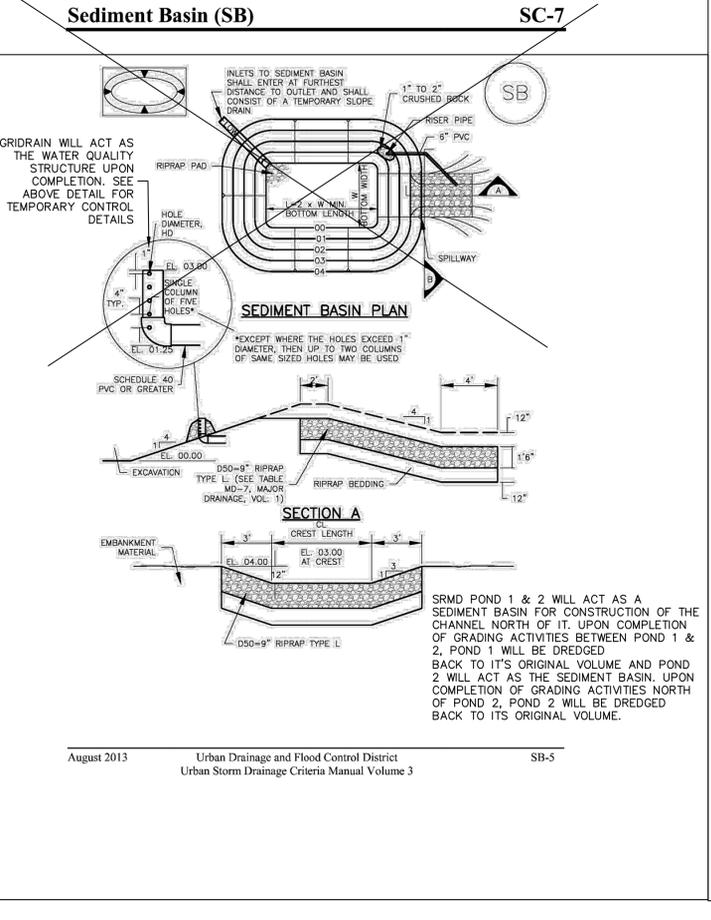
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE	REVISION
			No.	DATE	REVISION
SAND CREEK RESTORATION GEC DETAILS	H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	N/A	N/A	7/18/23
			SCH	SCH	SCH
SHEET 118	OF 121	JOB NO. 25188.04			



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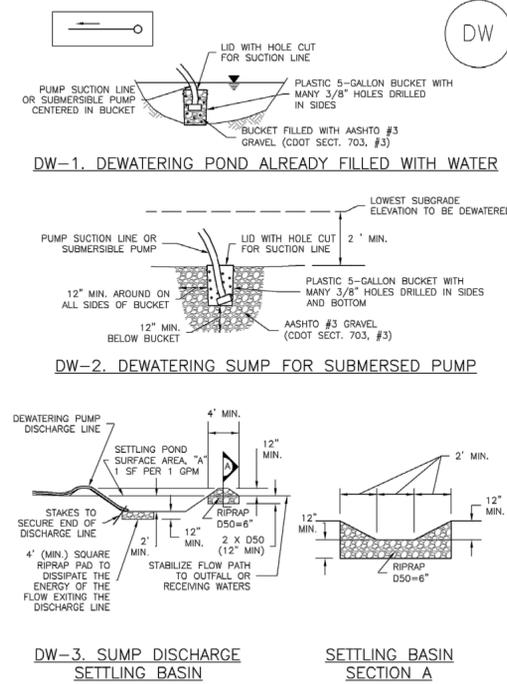
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

7/18/23

BY	DATE	REVISION	No.	AS SHOWN	H-SCALE	AS SHOWN	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SAND CREEK RESTORATION	GEC DETAILS
								7/18/23	SCH	SCH			

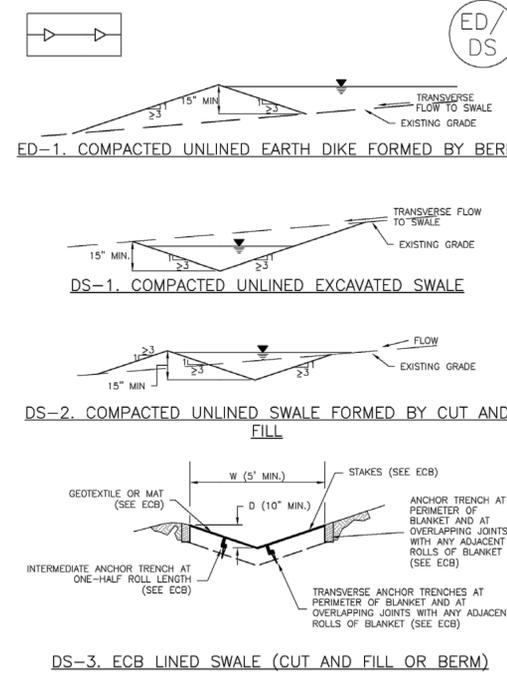
SHEET 120 OF 121
JOB NO. 25188.04

Dewatering Operations (DW) SM-9



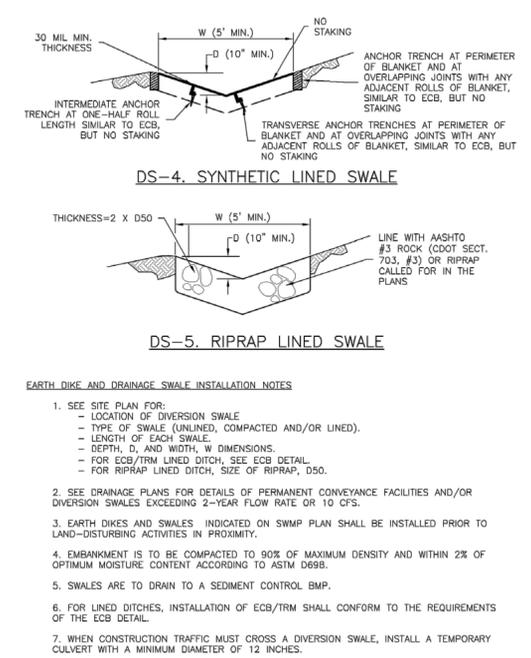
November 2010 Urban Drainage and Flood Control District DW-3
Urban Storm Drainage Criteria Manual Volume 3

Earth Dikes and Drainage Swales (ED/DS) EC-10



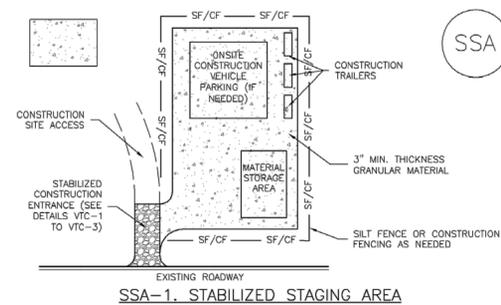
November 2010 Urban Drainage and Flood Control District ED/DS-3
Urban Storm Drainage Criteria Manual Volume 3

EC-10 Earth Dikes and Drainage Swales (ED/DS)



ED/DS-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

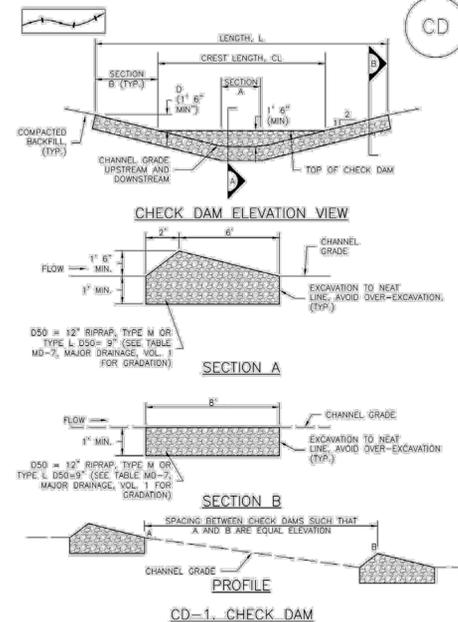
Stabilized Staging Area (SSA) SM-6



- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District SSA-3
Urban Storm Drainage Criteria Manual Volume 3

Check Dams (CD) EC-12



November 2010 Urban Drainage and Flood Control District CD-3
Urban Storm Drainage Criteria Manual Volume 3

EC-12 Check Dams (CD)

- CHECK DAM INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF CHECK DAMS.
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
 - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
 - CHECK DAMS INDICATED ON INITIAL SWAMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
 - RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
 - RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1".
 - THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.
- CHECK DAM MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
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 - SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
 - CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDGCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CD-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3



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Mike Bramlett
MICHAEL A. BRAMLETT
32314
7/18/23
COLORADO REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO
DATE

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			H-SCALE	AS SHOWN	V-SCALE	AS SHOWN	DATE	DESIGNED BY	DRAWN BY
SAND CREEK RESTORATION	GEC DETAILS	DESIGNED BY	DRAWN BY	CHECKED BY	DATE	7/18/23	SCH	SCH	SCH
SHEET 121	OF 121	JOB NO.	25188.04						