

**SAND CREEK CHANNEL DESIGN CDs  
CONSTRUCTION DRAWING REVIEW - LETTER OF INTENT  
10-27-2021**

**OWNER:**

SR Land, LLC  
20 Boulder Crescent Street  
Colorado Springs, CO 80903  
(719) 471-1742

**APPLICANT/CONSULTANT:**

JR Engineering  
5475 Tech Center Dr., Ste. 235  
Colorado Springs, CO 80919  
(719) 593-2593

**SITE LOCATION:**

Sand Creek channel alignment through Sterling Ranch development in El Paso County.

**REQUEST:**

A request by SR Land, LLC for approval of construction plans for the Sand Creek channel restoration from the south property line of Sterling Ranch then north to the downstream limit of the Sand Creek channel improvements constructed by Classic for the Retreat at Timber Ridge Development (SF-19-009).

**DESCRIPTION:**

This channel improvement project is part of the larger Sterling Ranch development that is occurring across multiple phases and filings adjacent to the channel. Improvements to the channel will include a re-alignment of the channel with a new high-performance, low maintenance design utilizing a meandering bankfull section with a wide flood terrace. Due to the grades on-site, 5 grouted boulder drop structures are also being proposed. The design also includes the construction of the Regional Pond W-3 as proposed in the 2021 Sterling Ranch MDDP Amendment by JR Engineering, and improvements to two existing on-site stock ponds.

Bridge crossings at both Briargate Parkway and Sterling Ranch Road are being designed by Kiowa Engineering under separate CDR submittals.

**JUSTIFICATION:**

Construction of these channel improvements will stabilize Sand Creek.