

SAND CREEK RESTORATION

A PORTION OF SAND CREEK CHANNEL STERLING RANCH

LOCATED IN SECTIONS 33, 28, TOWNSHIP 12S, RANGE 65W OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

PCD PROJECT NUMBER: CDR-20-004

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

AGENCIES

OWNER/DEVELOPER: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742

CIVIL ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240

COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300

WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

COMMUNICATIONS: QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

COMMUNICATIONS: QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

GAS: STEPHEN BACON
SR. ROW AGENT II
COLORADO INTERSTATE GAS CO. (KINDER MORGAN)
2 N. NEVADA AVE.
COLORADO SPRINGS, CO 80903
719-659-5936

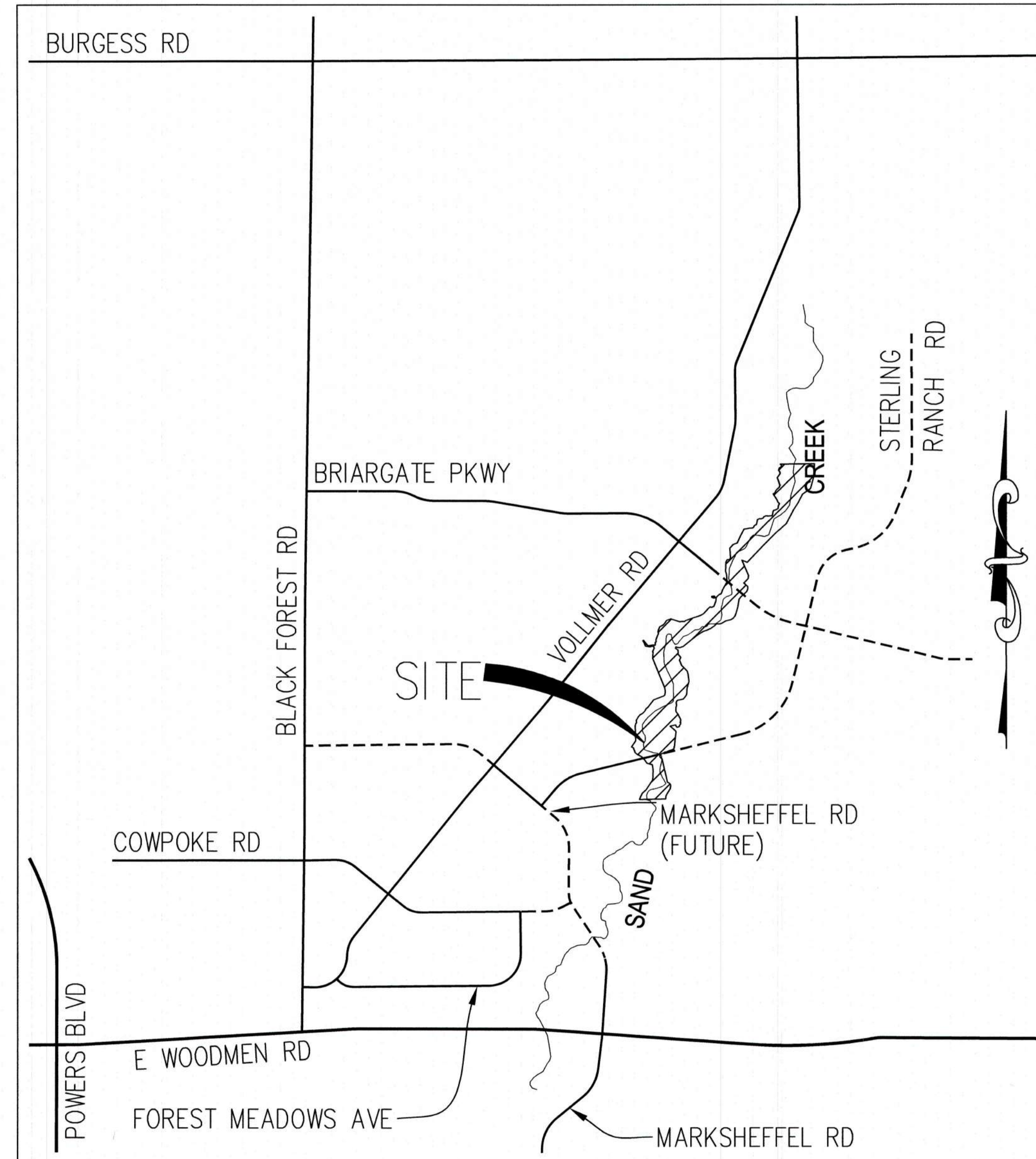
GAS: CRAIG KEIRSEY
REAL ESTATE | MAGELLAN MIDSTREAM PARTNERS, L.P.
ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172
918-574-7986

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 = 233949.817
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.



VICINITY MAP
1" = 1000'



PCD PROJECT NUMBER: CDR-20-004



DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

James Morley 4/18/2023
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT NO.3 DATE

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	LEGEND
4-8	EARTHWORK & PHASING PLAN
9-12	DEMOLITION PLAN
13	TYPICAL SECTIONS
14-19	HORIZONTAL CONTROL PLAN
20-25	CHANNEL PLAN & PROFILE
26-31	CHANNEL STABLE GRADE PLAN AND PROFILE
32-40	CROSS SECTIONS
41-51	POND PLANS
52-67	GSB DETAILS
68-70	STORM PLAN & PROFILE
71-72	CONSTRUCTION DETAILS
73-77	STRUCTURAL DETAILS
78-82	AGRIDRAIN DETAILS
83-95	MAINTENANCE ACCESS PLAN & PROFILE
96	GEC INDEX
97-103	GEC INITIAL
104-110	GEC INTERIM
111-117	GEC FINAL
118-121	GEC DETAILS
121	TOTAL SHEETS

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

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 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 4/18/23
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 ENGINEERING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

JR ENGINEERING
A Weirtec Company
Central 303-740-6888 • Colorado Springs 719-589-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY			
			BY	DATE	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	4/18/23	SCH	SCH	

SAND CREEK RESTORATION
COVER SHEET
SHEET 1 OF 121
JOB NO. 25188.04

GENERAL/ CONSTRUCTION NOTES:

- 1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND EL PASO COUNTY DRAINAGE CRITERIA MANUAL.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK.
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
3.2. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1&2
4. THE CONTRACTOR WILL HOLD A PRE-CONSTRUCTION MEETING WITH THE EL PASO COUNTY ENGINEERING DEPARTMENT REPRESENTATIVE AND THE ENGINEER PRIOR TO CONSTRUCTION OF PUBLIC IMPROVEMENTS.
5. ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT, REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
7. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND EPC.
8. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS.
9. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
10. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
11. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER OR APPLICABLE ENTITY.
13. EL PASO COUNTY SHALL BE NOTIFIED 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
14. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
15. ALL RANGE POINTS, TIES, BENCH MARKS, AND OTHER SURVEY CONTROL POINTS WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION MUST BE PRESERVED.
16. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS AND CROSS SECTIONS.
17. CONSTRUCTION ACTIVITY SHALL BE SCHEDULED WITH MINIMUM IMPACT TO PEDESTRIAN AND VEHICULAR TRAFFIC.
18. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE ENGINEER OR APPLICABLE ENTITY.
19. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION.
20. THE CONTRACTOR SHALL MAINTAIN PAVEMENT MARKINGS ON THE ROADWAYS DURING ALL PHASES OF CONSTRUCTION.
21. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED.
22. THE CONTRACTOR SHALL OBTAIN A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT FOR DISCHARGES TO ANY ROADWAY DITCHES, STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREAM THAT IS TRIBUTARY TO THE FOREMENTIONED FACILITIES, OR ANY WATERS OF THE UNITED STATES.
23. DEWATERING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 107 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
24. CONTRACTOR SHALL NOTIFY ALL BUSINESSES AND RESIDENTS, IN WRITING, PRIOR TO ANY INTERRUPTION IN UTILITY SERVICE.
25. AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO PROJECT CLOSEOUT, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF PLANS MARKED "AS-BUILT".
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SITE SPECIFIC STAGING PLAN FOR ACCESS TO THE WORK AREAS AND FIELD FACILITIES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
27. THE CONTRACTOR SHALL PROTECT EXISTING WETLANDS WITH TEMPORARY FENCING BEFORE ANY GROUND DISTURBANCE BEGINS.
28. ALL INFRASTRUCTURE WITHIN THE PROJECT IS PRIVATELY OWNED AND MAINTAINED BY STERLING RANCH METRO DISTRICT (SRMD) UNLESS LABELED OTHERWISE.

GRADING NOTES:

- 1. SAND CREEK IS AN ACTIVE MAJOR DRAINAGEWAY WITH PERENNIAL BASE FLOWS. CONTRACTOR SHALL ANTICIPATE STORMWATER INFLOWS TO THE SITE DURING CONSTRUCTION AND PROVIDE A MEANS OF CONVEYANCE/REMOVAL OF ANY CONTINUOUS INFLOWS.
2. THERE IS A LIKELIHOOD FOR LARGE FLOW EVENTS IN SAND CREEK WHICH COULD JEOPARDIZE CONSTRUCTION. THE LIKELIHOOD OF THESE EVENTS CHANGES WITH THE SEASONS.
3. DEWATERING.
3.a. DEWATERING/BYPASS PUMPING OF SAND CREEK SHALL OCCUR IN ADVANCE OF CONSTRUCTION ACTIVITIES.
3.b. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION DEWATERING (CDW) PERMIT FROM CDPHE ANYTIME GROUNDWATER, INCLUDING GROUNDWATER THAT IS COMMINGLED WITH STORMWATER OR SURFACE WATER, IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES.
3.c. WATER FROM DEWATERING OPERATIONS SHALL ONLY BE DISCHARGED TO STATE WATERS IF ALLOWED BY A PERMIT.
4. MUCK EXCAVATION IS NOT ANTICIPATED FOR THIS PROJECT.
5. THE MAXIMUM SLOPE FOR EXCAVATION AND PLACEMENT OF FILL IS 4:1 HORIZONTAL:VERTICAL, UNLESS OTHERWISE SHOWN IN THE PLANS.
6. THE EXISTING DROP STRUCTURE, ANY ASSOCIATED FEATURES, AND DEBRIS SHOULD BE REMOVED FROM THE PROPOSED CONSTRUCTION AREA.
7. EXPOSED AREAS WHICH WILL RECEIVE FILL, ONCE PROPERLY CLEARED WHERE NECESSARY, SHOULD BE SCARPED TO A MINIMUM DEPTH OF 8 INCHES.
8. A GEOTECHNICAL ENGINEER SHALL BE PRESENT FOR OVER-EXCAVATION AND FILL OPERATIONS.
9. THE EARTHWORK EFFORTS SHOULD BE MONITORED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
10. EACH LIFT OF COMPACTED FILL SHOULD BE TESTED, EVALUATED, AND REWORKED AS NECESSARY UNTIL APPROVED BY THE GEOTECHNICAL ENGINEER.
11. IN AREAS OF FOUNDATION EXCAVATIONS, THE BEARING SUBGRADE SHOULD BE EVALUATED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
12. THE ON-SITE SOILS ARE GENERALLY CONSIDERED SUITABLE FOR REUSE AS STRUCTURAL AND/OR GENERAL FILL.
13. THE FILL SHALL BE PLACED IN THIN, LOOSE LIFTS OF 8 INCHES OR LESS.
14. A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) WATER QUALITY DIVISION STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED AND A COPY SHALL BE SUBMITTED TO EL PASO COUNTY.
15. PROPOSED SPOT ELEVATIONS REFLECT MEAN FINISHED GROUND GRADES.
16. EXISTING GRADES REFLECT CHANNEL CONDITIONS AS OF AUGUST 1, 2017.
17. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICAL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

ABBREVIATIONS

Table with 4 columns: ABBREVIATION, DESCRIPTION, ABBREVIATION, DESCRIPTION. Includes terms like AC ACRE, AD ALGEBRAIC DIFFERENCE, AH AHEAD, ARCH ARCHITECT, ASCE AMERICAN SOCIETY OF CIVIL, ASSY ASSEMBLY, AVE AVENUE, BB BOX BASE, BK BACK, BNDY BOUNDARY, BOP BOTTOM OF PIPE, BOV BLOW OFF VALVE, BVF BUTTERFLY VALVE, BLVD BOULEVARD, BW BOTTOM OF WALL, C&G CURB & GUTTER, CATV CABLE TELEVISION, CB CATCH BASIN, CBC CONCRETE BOX CULVERT, CDOT COLORADO DEPARTMENT OF TRANSPORTATION, CDS CUL-DE-SAC, CF CUBIC FOOT, CFS CUBIC FEET PER SECOND, CIP CURB IN PLACE, CL CENTER LINE, CLOMR CONDITIONAL LETTER OF MAP REVISION, CLR CLEAR, CMP CORRUGATED METAL PIPE, CO CLEAN OUT, COCS CITY OF COLORADO SPRINGS, CONC CONCRETE, CR CIRCLE, CSP CORRUGATED STEEL PIPE, CSU COLORADO SPRINGS UTILITIES, CT COURT, CTRE CONCRETE THRUST REDUCER BLOCK, CY CUBIC YARD, DBPS DRAINAGE BASIN PLANNING STUDY, DE DRAINAGE EASEMENT, DIA DIAMETER, DIP DUCTILE IRON PIPE, DR DRIVE, DRC DESIGN REVIEW COMMITTEE, DU DWELLING UNITS, AD ALGEBRAIC DIFFERENCE, E EAST, EA EACH, EGL ENERGY GRADE LINE, EL ELEVATION, ELEC ELECTRIC, EOA EDGE OF ASPHALT, EPC EL PASO COUNTY, ERCP ELLIPTICAL RCP, ESMIT EASEMENT, EST ESTIMATE, EX EXISTING, FDP FINAL DEVELOPMENT PLAN, FDR FINAL DRAINAGE REPORT, FES FLARED END SECTION, FF FINISHED FLOOR ELEVATION, FG FINISHED GRADE, FH FIRE HYDRANT, FL FLOWLINE, FILING FILING, FO FIBER OPTIC CABLE, GB GRADE BREAK, GE GAS EASEMENT, GIS GEOGRAPHIC INFORMATION SYSTEM, GL GAS LINE, GPS GLOBAL POSITIONING SYSTEM, GVS GATE VALVE, HBP HOT BITUMINOUS PAVEMENT, HCB HANDICAP, HDC HIGH DEFLECTION COUPLING, HDPE HIGH DENSITY POLYETHYLENE, HGL HYDRAULIC GRADE LINE, HMA HOT MIX ASPHALT, HOA HOME OWNERS ASSOCIATION, HR HOUR, I INLET, IE IRRIGATION EASEMENT, INT INTERSECTION, INV INVERT, IRR IRRIGATION, KB KICK (THRUST) BLOCK, LE LEAD, LF LINEAR FOOT, LN LANE, LMR LETTER OF MAP REVISION, LP LOW POINT, LS LUMP SUM, LT LEFT, MAX MAXIMUM, MDL MASTER DEVELOPMENT DRAINAGE PLAN, MH MANHOLE, MIN MINIMUM, MS MOUNTABLE SIDEWALK, N NORTH, NRCP NON-REINFORCED CONCRETE PIPE, OPD OFFICIAL DEVELOPMENT PLAN, OHE OVERHEAD ELECTRIC, OHE OVERHEAD UTILITY, PCC POINT OF CURVATURE, PCC POINT OF COMPOUND CURVATURE, PCR POINT OF CURB RETURN, PDP PRELIMINARY DEVELOPMENT PLAN, PE PROFESSIONAL ENGINEER, PI POINT OF INTERSECTION, PKWY PARKWAY, PR PROPERTY LINE, PR PROPOSED, PRC POINT OF REVERSE CURVATURE, PT POINT OF TANGENCY, THR THURST, PVR POLYVINYL CHLORIDE, R RADIUS, RCBC REINFORCED CONCRETE BOX CULVERT, RCP REINFORCED CONCRETE PIPE, RD ROAD, ROW RIGHT OF WAY, RT RIGHT, S SOUTH, SE SIDEWALK, SAN SANITARY SEWER, SF SQUARE FOOT, ST STREET, STA STATION, STM STORM SEWER, SY SQUARE YARD, SY-IN SQUARE YARD INCH, TB THRUST BLOCK, TBC TOP BACK OF CURB, TBW TOP BACK OF WALK, TEL TELEPHONE, TN TON, TOA TOP OF ASPHALT, TOB TOP OF BOX, TOC TOP OF CURB OR CONCRETE, TOF TOP OF FOUNDATION, TOP TOP OF PIPE, TW TOP OF WALL, TYP TYPICAL, UDFCD URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, UE UTILITY EASEMENT, U&DE UTILITY & DRAINAGE EASEMENT, UGE UNDERGROUND ELECTRIC, VCP VITRIFIED CLAY PIPE, VPC VERTICAL POINT OF CURVATURE, VPI VERTICAL POINT OF INTERSECTION, VPT VERTICAL POINT OF TANGENCY, VTC VEHICLE TRACKING CONTROL, W WEST, WL WATER LINE, WM WATER MAIN, WRD WATER RESOURCES DEPARTMENT, WS WATER SURFACE, WSE WATER SURFACE ELEVATION, YR YEAR

GRADING, EROSION AND STORMWATER QUALITY NOTES:

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION.
4. ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STATE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES.
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH OR FROM THE EARTH DISTURBANCE AREA SHALL BE STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.

RIPRAP NOTES:

- 1. WHERE SOIL RIPRAP IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH APPROVED FILL.
2. PLACE ALL RIPRAP AND SOIL-RIPRAP TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE.
3. ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ELEVATION TOLERANCES FOR RIPRAP SHALL BE 0.10 FEET THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.

Table with 4 columns: RIPRAP DESIGNATION, INTERMEDIATE ROCK DIMENSION (IN.), PERCENT PASSING (%), D50 (IN.). Includes rows for TYPE VL, TYPE M, and TYPE H.

Table with 4 columns: RIPRAP DESIGNATION, INTERMEDIATE ROCK DIMENSION (IN.), PERCENT PASSING (%), D50 (IN.). Includes rows for TYPE VL, TYPE M, and TYPE H.

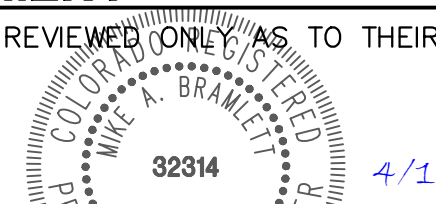


Know what's below. Call before you dig.

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.

Mike Bramlett



MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314

DATE 4/18/23

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



Table with 4 columns: DATE, BY, NO. REVISION, N/A

Table with 4 columns: H-SCALE, V-SCALE, DATE, DESIGNED BY

Table with 4 columns: CHECKED BY, SAND CREEK RESTORATION GENERAL NOTES, SHEET 2 OF 121

Table with 2 columns: JOB NO. 25188.04

LAYER LINETYPE LEGEND

Table listing various layer linetypes for existing and proposed conditions, including PHASE LINE, MATCH LINE, SECTION LINE, BOUNDARY LINE, PROPERTY LINE, EASEMENT LINE, RIGHT OF WAY, R.O.W. A LINE, CENTERLINE, CITY LIMITS, WIRE FENCE, CHAIN LINK FENCE, WOOD FENCE, MASONRY FENCE, GUARDRAIL, CONC. BARRIER, CABLE TV, ELECTRIC, FIBER OPTIC, GAS MAIN, IRRIGATION MAIN, OIL/PETRO. MAIN, OVERHEAD UTILITY, SANITARY SEWER, STORM DRAIN, TELEPHONE, WATER MAIN, RAW WATER LINE, SWALE/WATERWAY FLOWLINE, DIVERSION DITCH, DIVERSION CHANNEL, MAJOR DRAINAGE BASIN, MINOR DRAINAGE BASIN, TOP OF SLOPE, TOE OF SLOPE, EDGE OF WATER, INDEX CONTOUR, INTERMEDIATE CONTOUR, DEPRESSION CONT. (INDEX), DEPRESSION CONT. (INTER), TOP OF CUTS, TOE OF FILLS, CUT AND FILL LINE, SILT FENCE, 100 YEAR FLOODPLAIN, 500 YEAR FLOODPLAIN, FLOODWAY, BASE FLOOD ELEVATION, EDGE OF WETLANDS.

UTILITIES LEGEND

Table listing utility symbols for existing and proposed conditions, categorized into STORM SEWER, SANITARY SEWER, WATER LINE, GAS LINE, and MISC. UTILITIES.

MONUMENTATION LEGEND

Table listing monument symbols for various types such as ALUMINUM CAP - FOUND, BRASS CAP - FOUND, BENCHMARK - FOUND, CROSS - FOUND, MONUMENT - SET, MONUMENT - FOUND (DEFAULT), MONUMENT - FOUND (ALTERNATE 1), MONUMENT - FOUND (ALTERNATE 2), MONUMENT - FOUND (ALTERNATE 3), MONUMENT - FOUND (ALTERNATE 4), MONUMENT - FOUND (ALTERNATE 5), MONUMENT - FOUND (ALTERNATE 6), MONUMENT - FOUND (ALTERNATE 7), NAIL & WASHER - FOUND, PANEL - FOUND, PK NAIL - FOUND, ROW MONUMENT - FOUND, ROW MARKER - FOUND, SECTION CORNER - FOUND, SECTION CORNER - SET, QUARTER-SECTION CORNER - FOUND, QUARTER-SECTION CORNER - SET, SECTION CENTER - FOUND, SECTION CENTER - FOUND, CONTROL/TRAVERSE POINT - SET.

TRAFFIC LEGEND

Table listing traffic symbols for existing and proposed conditions, including PARKING METER, TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, TRAFFIC SIGNAL BARRICADE, GUARD RAIL POST, IMPACT ATTENUATOR, BRIDGE STYLE HIGHWAY SIGN POST, CANTILEVER STYLE HIGHWAY SIGN POST SIGN, RAILROAD MARKER/SIGN, STREET LIGHT, STREET LIGHT - SINGLE, STREET LIGHT - DOUBLE, LUMINAIRE, ALTERNATE LUMINAIRE, SIGNAL MAST ARM W/ LUMINAIRE, PEDESTAL POLE FOUNDATION, TRAFFIC SIGNAL POLE, ROUND PULL BOX, MEDIUM PULL BOX, LARGE PULL BOX (20X33X15), SIGNAL HEAD WITHOUT BACK PLATE, SIGNAL HEAD WITH BACK PLATE, PEDESTRIAN SIGNAL HEAD, VIDEO IMAGE DETECTOR, OPTICOM DETECTOR, VEHICLE DETECTION ZONE.

STORM WATER MANAGEMENT

Table listing storm water management symbols and keys, including CHECK DAM, CONSTRUCTION ROAD STABILIZATION, CURB SOCK INLET PROTECTION, CONCRETE WASHOUT AREA, DIVERSION DITCH AND DIKE, TEMPORARY, DIVERSION CHANNEL, TEMPORARY, DEWATERING, EROSION CONTROL BLANKET, INLET FILTER, INLET PROTECTION, MULCHING, OUTLET PROTECTION, PAVED FLUME, PERMENTENT SEEDING, REINFORCED CONCRETE DAM, ROUGH CUT STREET CONTROL, SEDIMENT BASIN, SEDIMENT CONTROL LOG, SILT FENCE, SURFACE ROUGHENING, STABILIZED STAGING AREA, SEDIMENT TRAP, STRAW BALE BARRIER, TERRACING, TEMPORARY SEEDING, TEMPORARY STREAM CROSSING CULVERT/BRIDGE, TEMPORARY STREAM CROSSING FORD TYPE, TEMPORARY SLOPE DRAIN, VEHICLE TRACKING CONTROL, VEHICLE TRACKING CONTROL WITH WASH RACK.

LANDSCAPE LEGEND

Table listing landscape symbols for existing conditions, including TREE - CONIFEROUS, TREE - DECIDUOUS, SHRUB/BUSH, SHRUBS AND BUSHES, IRRIGATION BOX, IRRIGATION SPRINKLER, IRRIGATION VALVE, BOLLARD, FLAGPOLE.

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

J.R. ENGINEERING A Westman Company Centennial 303-740-8888 • Colorado Springs 719-588-2583 Fort Collins 970-491-8888 • www.jrengineering.com

Table with columns: No., REVISION, BY, DATE.

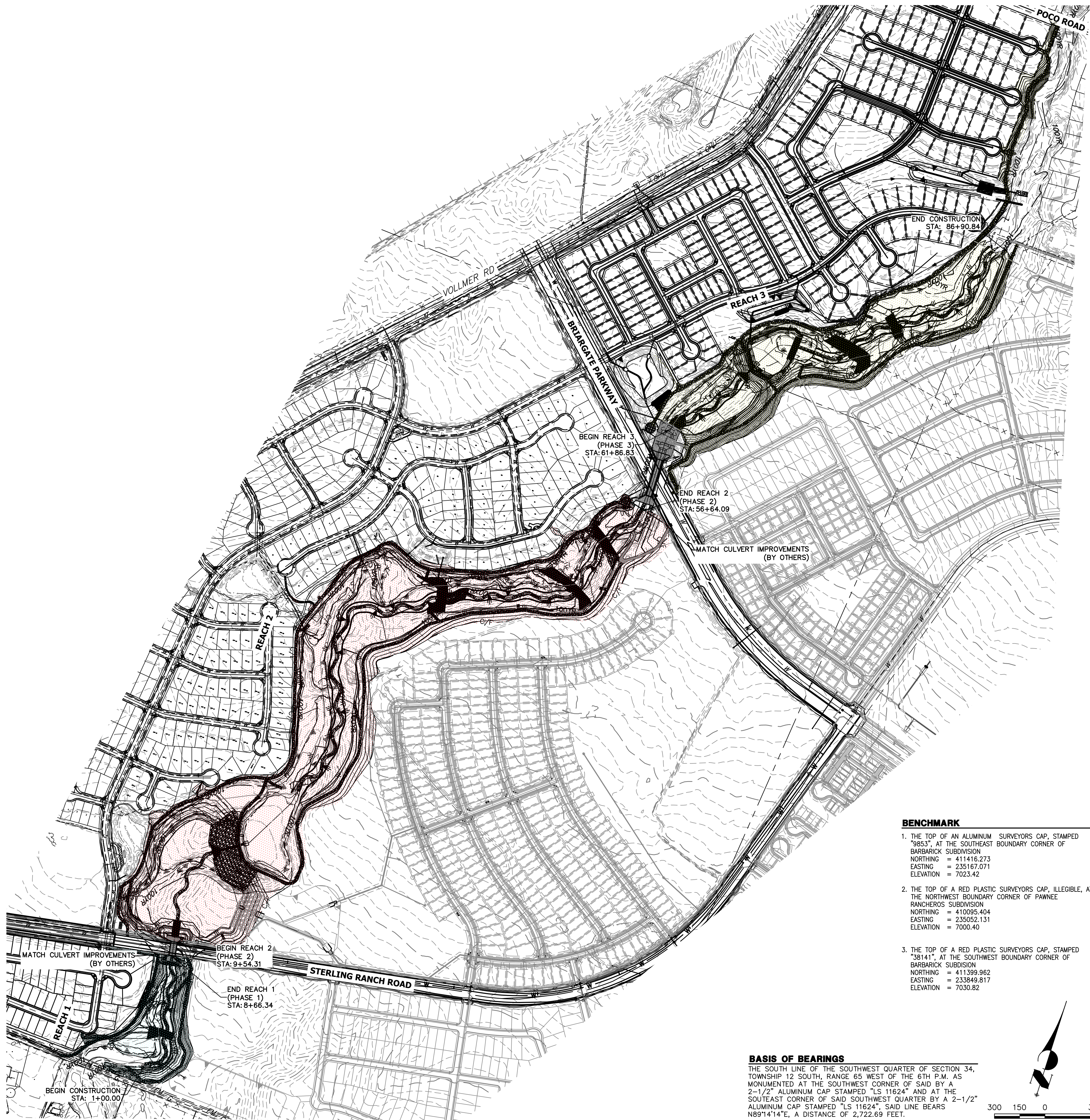
Table with columns: H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY.

SAND CREEK RESTORATION LEGEND SHEET 3 OF 121 JOB NO. 25188.04



ENGINEER'S STATEMENT STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT. Mike Bramlett 32314 4/18/23 DATE FOR AND ON BEHALF OF JR ENGINEERING

X:\25188_04\Drawings\Sheet\Draw\Cover\Sheet2518804C001.dwg, LGR1, 4/17/2023 9:22:38 PM, VlogHD



LEGEND

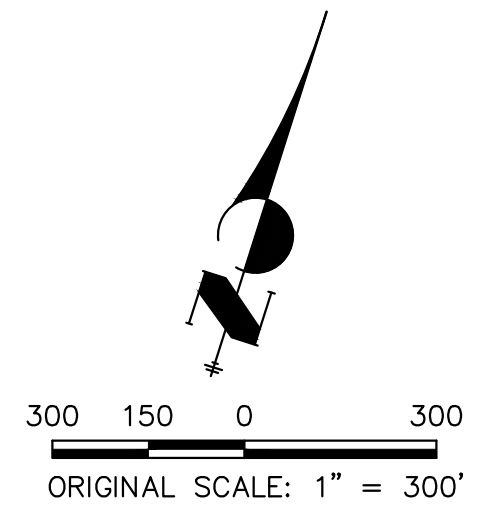
- REACH 1 (PHASE 1)
- REACH 2 (PHASE 2)
- REACH 3 (PHASE 3)

GRADING NOTES:

1. SAND CREEK IS AN ACTIVE MAJOR DRAINAGEWAY WITH PERENNIAL BASE FLOWS. CONTRACTOR SHALL ANTICIPATE STORMWATER INFLOWS TO THE SITE DURING CONSTRUCTION AND PROVIDE A MEANS OF CONVEYANCE/REMOVAL OF ANY CONTINUOUS INFLOWS.
2. THERE IS A LIKELIHOOD FOR LARGE FLOW EVENTS IN SAND CREEK WHICH COULD JEOPARDIZE CONSTRUCTION. THE LIKELIHOOD OF THESE EVENTS CHANGES WITH THE SEASONS. THE CONTRACTOR SHOULD ACCOUNT FOR THE EVENTUALITY OF THESE LARGE FLOW EVENTS BASED ON THE TIMING OF CONSTRUCTION.
3. DEWATERING:
 - 3.a. DEWATERING/BYPASS PUMPING OF SAND CREEK SHALL OCCUR IN ADVANCE OF CONSTRUCTION ACTIVITIES.
 - 3.b. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION DEWATERING (CDW) PERMIT FROM CDPHE PRIOR TO GROUNDWATER, INCLUDING GROUNDWATER THAT IS COMMINGLED WITH STORMWATER OR SURFACE WATER, BEING ENCOUNTERED DURING CONSTRUCTION ACTIVITIES AND THE GROUNDWATER OR COMMINGLED WATER NEEDS TO BE DISCHARGED TO SURFACE WATER.
 - 3.c. WATER FROM DEWATERING OPERATIONS SHALL ONLY BE DISCHARGED INTO STATE WATERS IF ALLOWED BY A PERMIT.
4. MUCK EXCAVATION IS NOT ANTICIPATED FOR THIS PROJECT. IF ENCOUNTERED, CONTRACTOR SHALL REMOVE UNSUITABLE ORGANIC MATERIAL TO THE DEPTH AS DETERMINED BY THE ENGINEER AND REPLACE THE EXCAVATED VOLUME WITH SUITABLE APPROVED FILL MATERIAL PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
5. THE MAXIMUM SLOPE FOR EXCAVATION AND PLACEMENT OF FILL IS 4:1 HORIZONTAL:VERTICAL, UNLESS OTHERWISE SHOWN IN THE PLANS.
6. THE EXISTING DROP STRUCTURE AT BRIARGATE PARKWAY, ANY ASSOCIATED FEATURES, AND DEBRIS SHOULD BE REMOVED FROM THE PROPOSED CONSTRUCTION AREA. EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS WHICH COULD PREVENT UNIFORM COMPACTION.
7. EXPOSED AREAS WHICH WILL RECEIVE FILL, ONCE PROPERLY CLEARED WHERE NECESSARY, SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, CONDITIONED TO NEAR OPTIMUM WATER CONTENT, AND COMPACTED.
8. A GEOTECHNICAL ENGINEER SHALL BE PRESENT FOR OVER-EXCAVATION AND FILL OPERATIONS.
9. THE EARTHWORK EFFORTS SHOULD BE MONITORED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. MONITORING SHOULD INCLUDE DOCUMENTATION OF ADEQUATE REMOVAL OF VEGETATION AND TOP SOIL, PROOF-ROLLING AND MITIGATION OF AREAS DELINEATED BY THE PROOF-ROLL TO REQUIRE MITIGATION.
10. EACH LIFT OF COMPACTED FILL SHOULD BE TESTED, EVALUATED, AND REWORKED AS NECESSARY UNTIL APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ADDITIONAL LIFTS. EACH LIFT OF FILL SHOULD BE TESTED FOR DENSITY AND WATER CONTENT AT A FREQUENCY OF AT LEAST ONE TEST FOR EVERY 2,500 SQUARE FEET OF COMPACTED FILL PLACED BENEATH THE DROP STRUCTURE, OR WITHIN CONSTRUCTED SLOPES.
11. IN AREAS OF FOUNDATION EXCAVATIONS, THE BEARING SUBGRADE SHOULD BE EVALUATED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. IN THE EVENT UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHOULD PRESCRIBE MITIGATION OPTIONS.
12. THE ON-SITE SOILS ARE GENERALLY CONSIDERED SUITABLE FOR REUSE AS STRUCTURAL AND/OR GENERAL FILL. IMPORTED SOILS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF AS DIRECTED. PARTIAL REMOVAL OF THE FILL SOILS SHOULD INCLUDE OVER-EXCAVATING A MINIMUM OF 4 FEET OF THE FILL SOILS, PROCESSING AS REQUIRED, MOISTURE CONDITIONING, AND RECOMPACTING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
13. THE FILL SHALL BE PLACED IN THIN, LOOSE LIFTS OF 8 INCHES OR LESS (WHEN HEAVY SELF-PROPELLED COMPACTION EQUIPMENT IS USED) OR 4-6 INCHES (WHEN HAND-GUIDED EQUIPMENT IS USED). WATER CONTENT SHALL BE WITHIN 3 PERCENT OF OPTIMUM. FILL IS TO BE COMPACTED TO A MINIMUM OF:
 - 13.a. WITHIN 10 FEET OF STRUCTURES, OR IN CONSTRUCTED SLOPES:
95 PERCENT OF MAXIMUM DRY DENSITY.
 - 13.b. GENERAL FILL OUTSIDE OF STRUCTURAL AREAS:
90 PERCENT OF MAXIMUM DRY DENSITY.
14. A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) WATER QUALITY DIVISION STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED AND A COPY SHALL BE SUBMITTED TO EL PASO COUNTY.
15. PROPOSED SPOT ELEVATIONS REFLECT MEAN FINISHED GROUND GRADES IRRESPECTIVE OF VARIATIONS DUE TO PROPOSED GROUT, BOULDER, AND RIPRAP.
16. EXISTING GRADES REFLECT CHANNEL CONDITIONS AS OF AUGUST 1, 2017. CHANNEL SCOUR MAY AFFECT SHOWN ELEVATIONS.
17. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICAL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS. THE MINIMUM THICKNESS OF TOPSOIL SHALL BE 4" AND SHALL BE OBTAINED BY STOCKPILING EXISTING TOPSOIL. THE TOPSOIL SHALL BE APPLIED TO ALL SURFACES REQUIRING SEEDING OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DISPOSE OF EXCESS TOPSOIL IN A DESIGNATED AREA ON SITE.
18. GRADING CONFLICTS WITH EAST SIDE DEVELOPMENT. TO BE ADDRESSED WITH LOT GRADING AND POTENTIALLY WALLS.

- 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 PANWEE 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

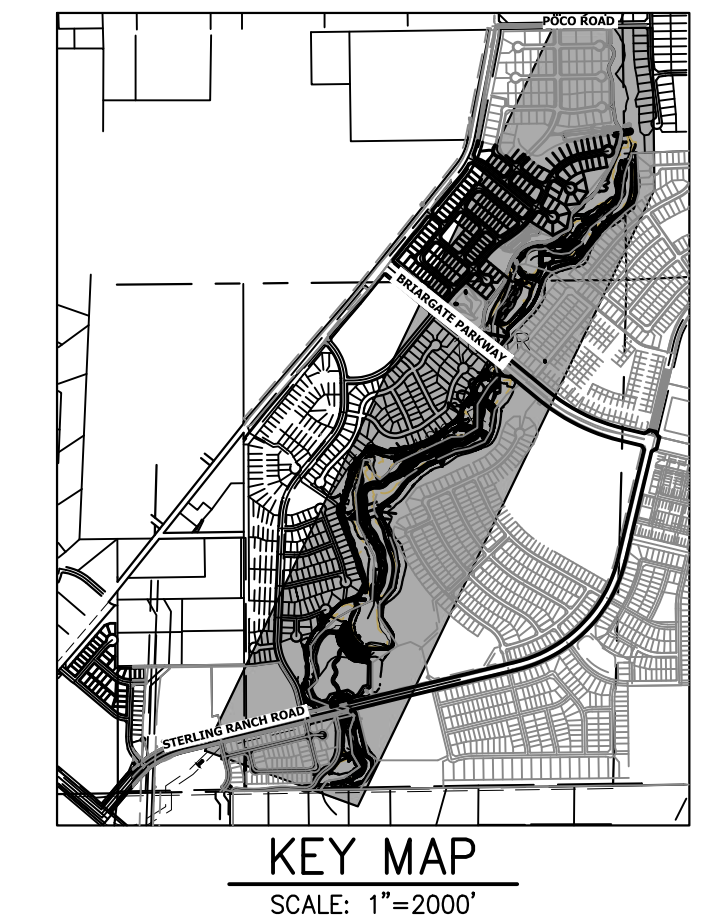
BASIS OF BEARINGS
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED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



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

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

32314 4/18/23



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

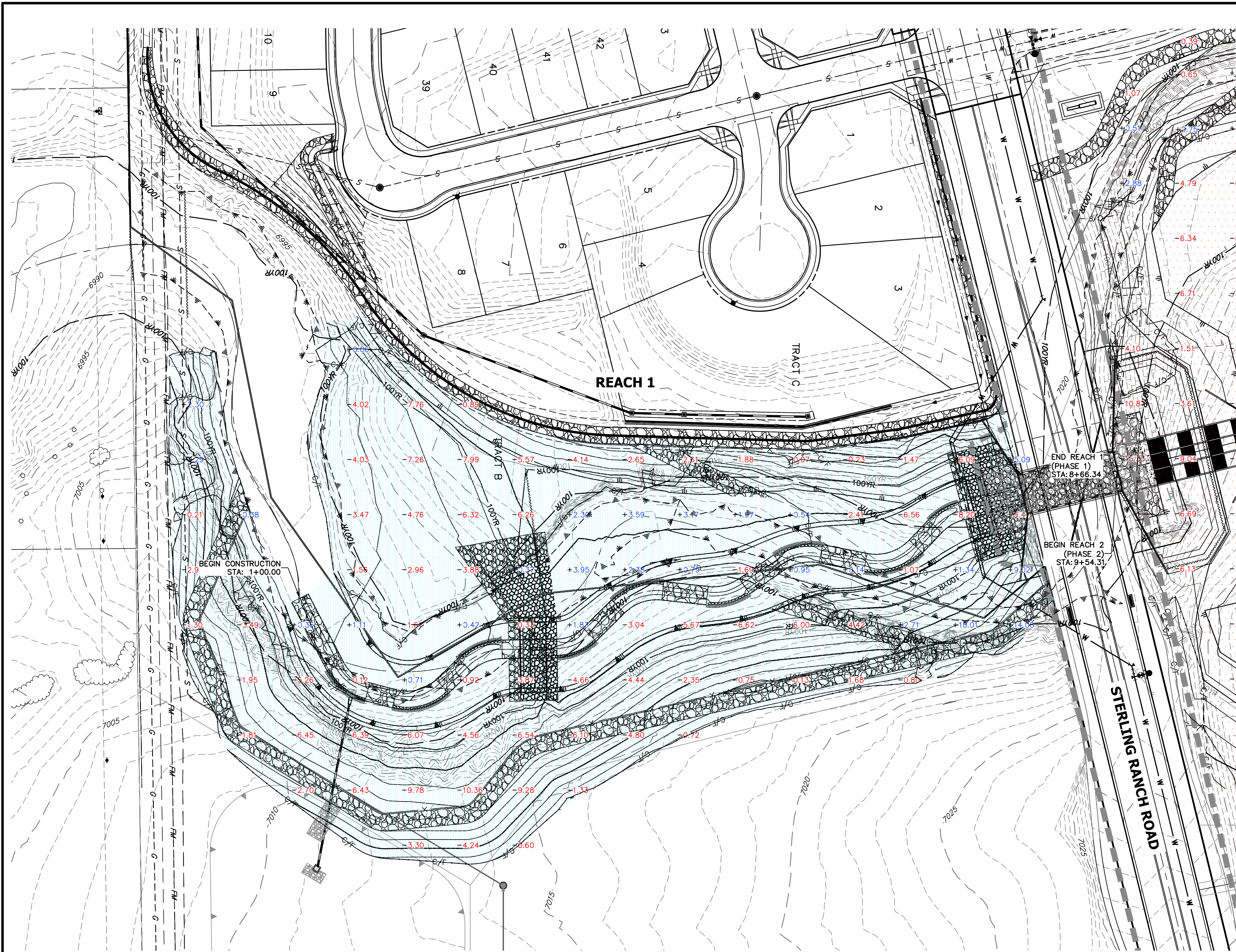
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=300'	N/A	4/18/23	DJV	NEO	

SAND CREEK RESTORATION
EARTHWORK & PHASING PLAN

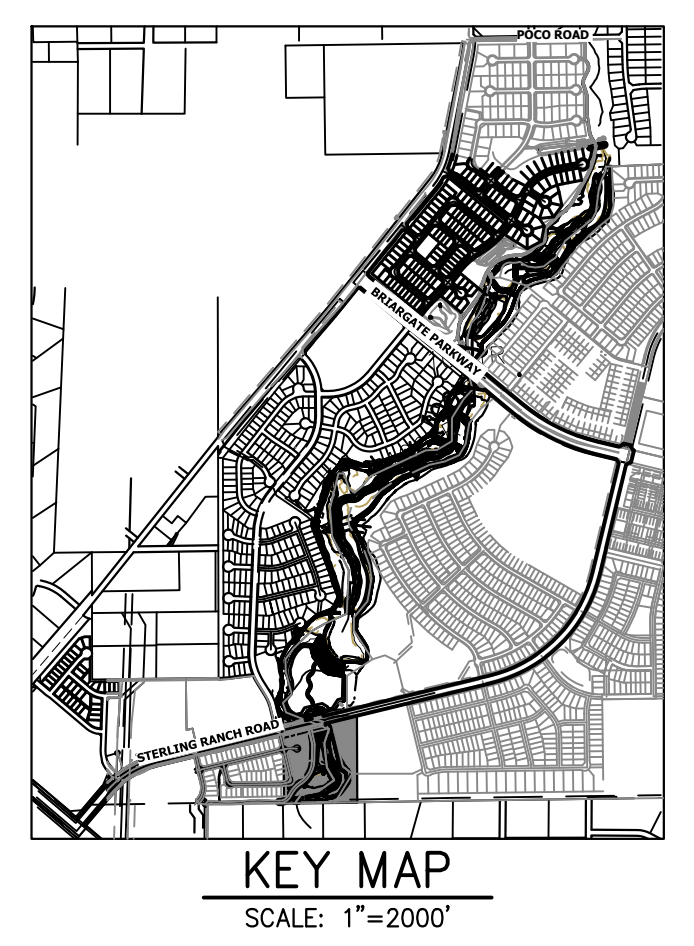
SHEET 4 OF 121
 JOB NO. 25188.04

X:\25188\04\Drawings\Sheet\Degraded\Grading\Plan\2518804.GRD.dwg, GRD1, 4/18/2023, 11:46:46 AM, dhwain



- LEGEND**
- REACH 1 (PHASE 1)
 - REACH 2 (PHASE 2)
 - REACH 3 (PHASE 3)
 - 0.00 CUT HEIGHT (FEET)
 - +0.00 FILL HEIGHT (FEET)

- GRADING NOTES:**
1. SAND CREEK IS AN ACTIVE MAJOR DRAINAGEWAY WITH PERENNIAL BASE FLOWS. CONTRACTOR SHALL ANTICIPATE STORMWATER INFLOWS TO THE SITE DURING CONSTRUCTION AND PROVIDE A MEANS OF CONVEYANCE/REMOVAL OF ANY CONTINUOUS INFLOWS.
 2. THERE IS A LIKELIHOOD FOR LARGE FLOW EVENTS IN SAND CREEK WHICH COULD JEOPARDIZE CONSTRUCTION. THE LIKELIHOOD OF THESE EVENTS CHANGES WITH THE SEASONS. THE CONTRACTOR SHOULD ACCOUNT FOR THE EVENTUALITY OF THESE LARGE FLOW EVENTS BASED ON THE TIMING OF CONSTRUCTION.
 3. DEWATERING:
 - 3.a. DEWATERING/BYPASS PUMPING OF SAND CREEK SHALL OCCUR IN ADVANCE OF CONSTRUCTION ACTIVITIES.
 - 3.b. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION DEWATERING (CDW) PERMIT PRIOR TO GROUNDWATER, INCLUDING GROUNDWATER THAT IS COMINGLED WITH STORMWATER OR SURFACE WATER, BEING ENCOUNTERED DURING CONSTRUCTION ACTIVITIES AND THE GROUNDWATER OR COMINGLED WATER NEEDS TO BE DISCHARGED TO SURFACE WATER.
 - 3.c. WATER FROM DEWATERING OPERATIONS SHALL ONLY BE DISCHARGED INTO STATE WATERS IF ALLOWED BY A PERMIT.
 4. MUCK EXCAVATION IS NOT ANTICIPATED FOR THIS PROJECT. IF ENCOUNTERED, CONTRACTOR SHALL REMOVE UNSUITABLE ORGANIC MATERIAL TO THE DEPTH AS DETERMINED BY THE ENGINEER AND REPLACE THE EXCAVATED VOLUME WITH SUITABLE APPROVED FILL MATERIAL PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 5. THE MAXIMUM SLOPE FOR EXCAVATION AND PLACEMENT OF FILL IS 4:1 HORIZONTAL:VERTICAL, UNLESS OTHERWISE SHOWN IN THE PLANS.
 6. THE EXISTING DROP STRUCTURE AT BRIARGATE PARKWAY, ANY ASSOCIATED FEATURES, AND DEBRIS SHOULD BE REMOVED FROM THE PROPOSED CONSTRUCTION AREA. EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS WHICH COULD PREVENT UNIFORM COMPACTION.
 7. EXPOSED AREAS WHICH WILL RECEIVE FILL, ONCE PROPERLY CLEARED WHERE NECESSARY, SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, CONDITIONED TO NEAR OPTIMUM WATER CONTENT, AND COMPACTED.
 8. A GEOTECHNICAL ENGINEER SHALL BE PRESENT FOR OVER-EXCAVATION AND FILL OPERATIONS.
 9. THE EARTHWORK EFFORTS SHOULD BE MONITORED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. MONITORING SHOULD INCLUDE DOCUMENTATION OF ADEQUATE REMOVAL OF VEGETATION AND TOP SOIL, PROOF-ROLLING AND MITIGATION OF AREAS DELINEATED BY THE PROOF-ROLL TO REQUIRE MITIGATION.
 10. EACH LIFT OF COMPACTED FILL SHOULD BE TESTED, EVALUATED, AND REWORKED AS NECESSARY UNTIL APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ADDITIONAL LIFTS. EACH LIFT OF FILL SHOULD BE TESTED FOR DENSITY AND WATER CONTENT AT A FREQUENCY OF AT LEAST ONE TEST FOR EVERY 2,500 SQUARE FEET OF COMPACTED FILL PLACED BENEATH THE DROP STRUCTURE, OR WITHIN CONSTRUCTED SLOPES.
 11. IN AREAS OF FOUNDATION EXCAVATIONS, THE BEARING SUBGRADE SHOULD BE EVALUATED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. IN THE EVENT UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHOULD PRESCRIBE MITIGATION OPTIONS.
 12. THE ON-SITE SOILS ARE GENERALLY CONSIDERED SUITABLE FOR REUSE AS STRUCTURAL AND/OR GENERAL FILL. IMPORTED SOILS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF AS DIRECTED. PARTIAL REMOVAL OF THE FILL SOILS SHOULD INCLUDE OVER-EXCAVATING A MINIMUM OF 4 FEET OF THE FILL SOILS, PROCESSING AS REQUIRED, MOISTURE CONDITIONING, AND RECOMPACTING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
 13. THE FILL SHALL BE PLACED IN THIN, LOOSE LIFTS OF 8 INCHES OR LESS (WHEN HEAVY SELF-PROPELLED COMPACTION EQUIPMENT IS USED) OR 4-6 INCHES (WHEN HAND-GUIDED EQUIPMENT IS USED). WATER CONTENT SHALL BE WITHIN 3 PERCENT OF OPTIMUM. FILL IS TO BE COMPACTED TO A MINIMUM OF:
 - 13.a. 95 PERCENT OF MAXIMUM DRY DENSITY
 - 13.b. 90 PERCENT OF MAXIMUM DRY DENSITY
 14. A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) WATER QUALITY DIVISION STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED AND A COPY SHALL BE SUBMITTED TO EL PASO COUNTY.
 15. PROPOSED SPOT ELEVATIONS REFLECT MEAN FINISHED GROUND GRADES IRRESPECTIVE OF VARIATIONS DUE TO PROPOSED GROUT, BOULDER, AND RIPRAP.
 16. EXISTING GRADES REFLECT CHANNEL CONDITIONS AS OF AUGUST 1, 2017. CHANNEL SCOUR MAY AFFECT SHOWN ELEVATIONS.
 17. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICAL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS. THE MINIMUM THICKNESS OF TOPSOIL SHALL BE 4" AND SHALL BE OBTAINED BY STOCKPILING EXISTING TOPSOIL. THE TOPSOIL SHALL BE APPLIED TO ALL SURFACES REQUIRING SEEDING OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DISPOSE OF EXCESS TOPSOIL IN A DESIGNATED AREA ON SITE.
 18. GRADING CONFLICTS WITH EAST SIDE DEVELOPMENT. TO BE ADDRESSED WITH LOT GRADING AND POTENTIALLY WALLS.



APPROXIMATE QUANTITY SUMMARY

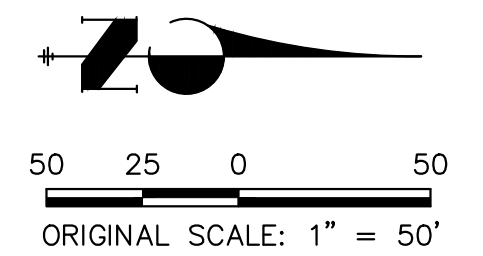
NAME	CUT FILL SUMMARY			CUT (CY)	FILL (CY)	NET (CY)	
	CUT FACTOR	FILL FACTOR	2D AREA (ACRES)				
REACH 1	1	1	5.4254	25288	5650	19638	<CUT>
REACH 2	1	1	45.3389	637946	26261	611686	<CUT>
REACH 3	1	1	16.3302	115994	10638	105356	<CUT>
TOTAL			67.0945	779228	42549	736680	

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

PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett

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

32314 4/18/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEW AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN 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 303-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

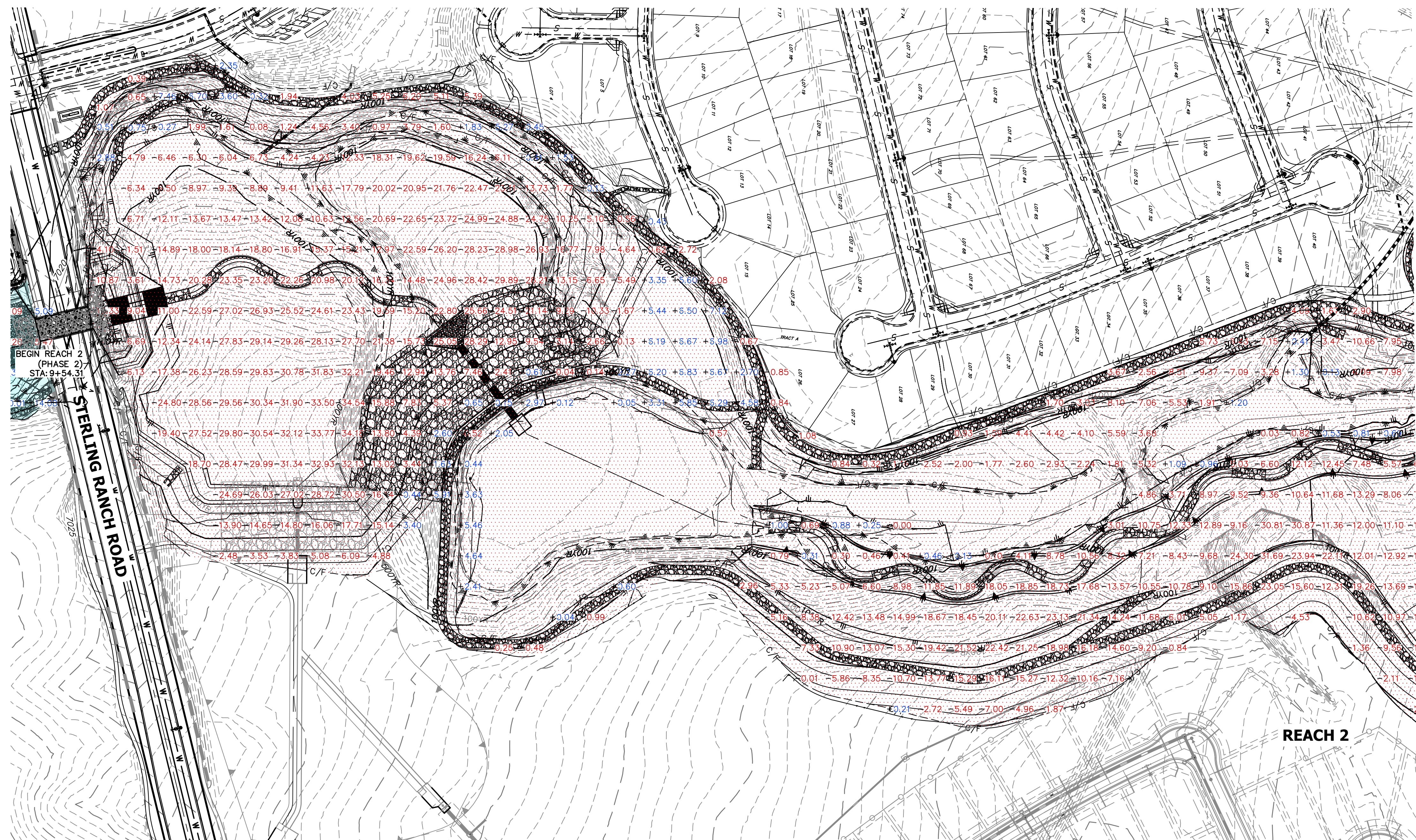
H-SCALE 1"=300'
 V-SCALE N/A
 DATE 4/18/23
 DESIGNED BY DJV
 DRAWN BY NEO
 CHECKED BY

SAND CREEK RESTORATION

EARTHWORK & PHASING PLAN

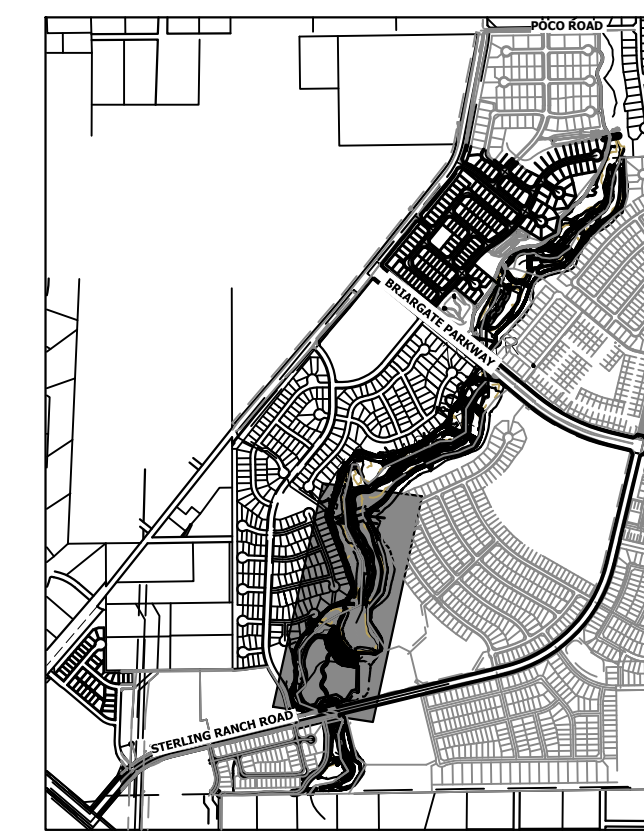
SHEET 5 OF 121

JOB NO. 25188.04



LEGEND

- REACH 1 (PHASE 1)
- REACH 2 (PHASE 2)
- REACH 3 (PHASE 3)
- 0.00 CUT HEIGHT (FEET)
- +0.00 FILL HEIGHT (FEET)



GRADING NOTES:

1. SAND CREEK IS AN ACTIVE MAJOR DRAINAGEWAY WITH PERENNIAL BASE FLOWS. CONTRACTOR SHALL ANTICIPATE STORMWATER INFLOWS TO THE SITE DURING CONSTRUCTION AND PROVIDE A MEANS OF CONVEYANCE/REMOVAL OF ANY CONTINUOUS INFLOWS.
2. THERE IS A LIKELIHOOD FOR LARGE FLOW EVENTS IN SAND CREEK WHICH COULD JEOPARDIZE CONSTRUCTION. THE LIKELIHOOD OF THESE EVENTS CHANGES WITH THE SEASONS. THE CONTRACTOR SHOULD ACCOUNT FOR THE EVENTUALITY OF THESE LARGE FLOW EVENTS BASED ON THE TIMING OF CONSTRUCTION.
3. DEWATERING:
 - 3.a. DEWATERING/BYPASS PUMPING OF SAND CREEK SHALL OCCUR IN ADVANCE OF CONSTRUCTION ACTIVITIES.
 - 3.b. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION DEWATERING (CDW) PERMIT FROM CDPHE PRIOR TO GROUNDWATER, INCLUDING GROUNDWATER THAT IS COMMINGLED WITH STORMWATER OR SURFACE WATER, BEING ENCOUNTERED DURING CONSTRUCTION ACTIVITIES AND THE GROUNDWATER OR COMMINGLED WATER NEEDS TO BE DISCHARGED TO SURFACE WATER.
 - 3.c. WATER FROM DEWATERING OPERATIONS SHALL ONLY BE DISCHARGED INTO STATE WATERS IF ALLOWED BY A PERMIT.
4. MUCK EXCAVATION IS NOT ANTICIPATED FOR THIS PROJECT. IF ENCOUNTERED, CONTRACTOR SHALL REMOVE UNSUITABLE ORGANIC MATERIAL TO THE DEPTH AS DETERMINED BY THE ENGINEER AND REPLACE THE EXCAVATED VOLUME WITH SUITABLE APPROVED FILL MATERIAL PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
5. THE MAXIMUM SLOPE FOR EXCAVATION AND PLACEMENT OF FILL IS 4:1 HORIZONTAL:VERTICAL, UNLESS OTHERWISE SHOWN IN THE PLANS.
6. THE EXISTING DROP STRUCTURE AT BRIARGATE PARKWAY, ANY ASSOCIATED FEATURES, AND DEBRIS SHOULD BE REMOVED FROM THE PROPOSED CONSTRUCTION AREA. EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS WHICH COULD PREVENT UNIFORM COMPACTION.
7. EXPOSED AREAS WHICH WILL RECEIVE FILL, ONCE PROPERLY CLEARED WHERE NECESSARY, SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, CONDITIONED TO NEAR OPTIMUM WATER CONTENT, AND COMPACTED.
8. A GEOTECHNICAL ENGINEER SHALL BE PRESENT FOR OVER-EXCAVATION AND FILL OPERATIONS.
9. THE EARTHWORK EFFORTS SHOULD BE MONITORED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. MONITORING SHOULD INCLUDE DOCUMENTATION OF ADEQUATE REMOVAL OF VEGETATION AND TOP SOIL, PROOF-ROLLING AND MITIGATION OF AREAS DELINEATED BY THE PROOF-ROLL TO REQUIRE MITIGATION.
10. EACH LIFT OF COMPACTED FILL SHOULD BE TESTED, EVALUATED, AND REWORKED AS NECESSARY UNTIL APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ADDITIONAL LIFTS. EACH LIFT OF FILL SHOULD BE TESTED FOR DENSITY AND WATER CONTENT AT A FREQUENCY OF AT LEAST ONE TEST FOR EVERY 2,500 SQUARE FEET OF COMPACTED FILL PLACED BENEATH THE DROP STRUCTURE, OR WITHIN CONSTRUCTED SLOPES.
11. IN AREAS OF FOUNDATION EXCAVATIONS, THE BEARING SUBGRADE SHOULD BE EVALUATED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. IN THE EVENT UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHOULD PRESCRIBE MITIGATION OPTIONS.
12. THE ON-SITE SOILS ARE GENERALLY CONSIDERED SUITABLE FOR REUSE AS STRUCTURAL AND/OR GENERAL FILL. IMPORTED SOILS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF AS DIRECTED. PARTIAL REMOVAL OF THE FILL SOILS SHOULD INCLUDE OVER-EXCAVATING A MINIMUM OF 4 FEET OF THE FILL SOILS, PROCESSING AS REQUIRED, MOISTURE CONDITIONING, AND RECOMPACTING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
13. THE FILL SHALL BE PLACED IN THIN, LOOSE LIFTS OF 8 INCHES OR LESS (WHEN HEAVY SELF-PROPELLED COMPACTION EQUIPMENT IS USED) OR 4-6 INCHES (WHEN HAND-GUIDED EQUIPMENT IS USED). WATER CONTENT SHALL BE WITHIN 3 PERCENT OF OPTIMUM. FILL IS TO BE COMPACTED TO A MINIMUM OF:
 - 13.a. WITHIN 10 FEET OF STRUCTURES, OR IN CONSTRUCTED SLOPES: 95 PERCENT OF MAXIMUM DRY DENSITY.
 - 13.b. GENERAL FILL OUTSIDE OF STRUCTURAL AREAS: 90 PERCENT OF MAXIMUM DRY DENSITY.
14. A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) WATER QUALITY DIVISION STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED AND A COPY SHALL BE SUBMITTED TO EL PASO COUNTY.
15. PROPOSED SPOT ELEVATIONS REFLECT MEAN FINISHED GROUND GRADES IRRESPECTIVE OF VARIATIONS DUE TO PROPOSED GROUT, BOULDER, AND RIPRAP.
16. EXISTING GRADES REFLECT CHANNEL CONDITIONS AS OF AUGUST 1, 2017. CHANNEL SCOUR MAY AFFECT SHOWN ELEVATIONS.
17. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICAL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS. THE MINIMUM THICKNESS OF TOPSOIL SHALL BE 4" AND SHALL BE OBTAINED BY STOCKPILING EXISTING TOPSOIL. THE TOPSOIL SHALL BE APPLIED TO ALL SURFACES REQUIRING SEEDING OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DISPOSE OF EXCESS TOPSOIL IN A DESIGNATED AREA ON SITE.
18. GRADING CONFLICTS WITH EAST SIDE DEVELOPMENT. TO BE ADDRESSED WITH LOT GRADING AND POTENTIALLY WALLS.

BENCHMARK

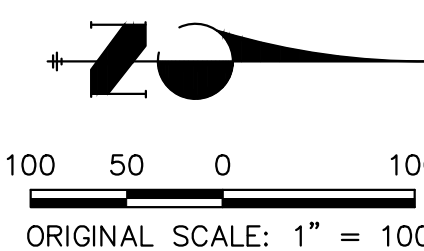
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE RANCHEROS SUBDIVISION
 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

APPROXIMATE QUANTITY SUMMARY

CUT FILL SUMMARY						
NAME	CUT FACTOR	FILL FACTOR	2D AREA (ACRES)	CUT (CY)	FILL (CY)	NET (CY)
REACH 1	1	1	5.4254	25288	5650	19638 <CUT>
REACH 2	1	1	45.3389	637946	26261	611686 <CUT>
REACH 3	1	1	16.3302	115994	10638	105356 <CUT>
TOTAL			67.0945	779228	42549	736680

BASIS OF BEARINGS

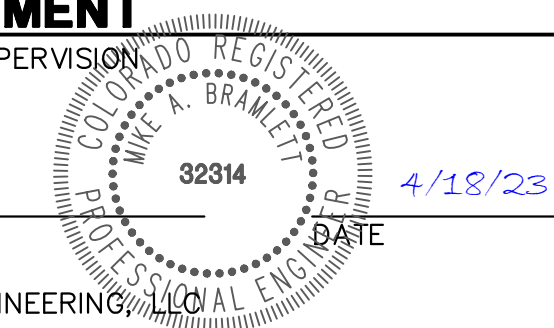
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

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



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

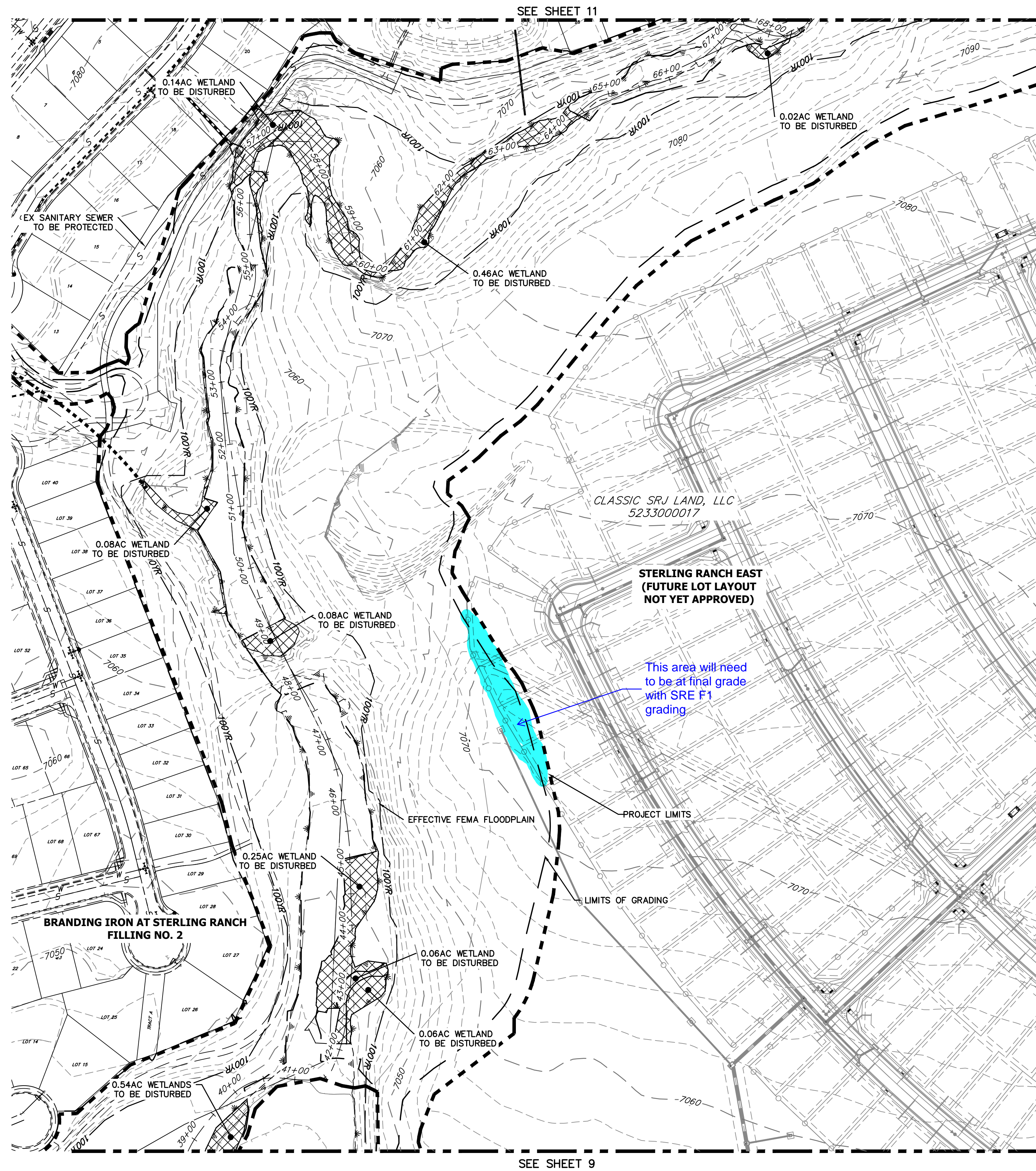
PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=300'	N/A	4/18/23	DJV	NEO			

SAND CREEK RESTORATION
 EARTHWORK & PHASING
 PLAN

SHEET 6 OF 121
 JOB NO. 25188.04



DEMOLITION PLANS
EX STA: 38+00.00 TO 68+00.00
 SCALE: 1"=100'

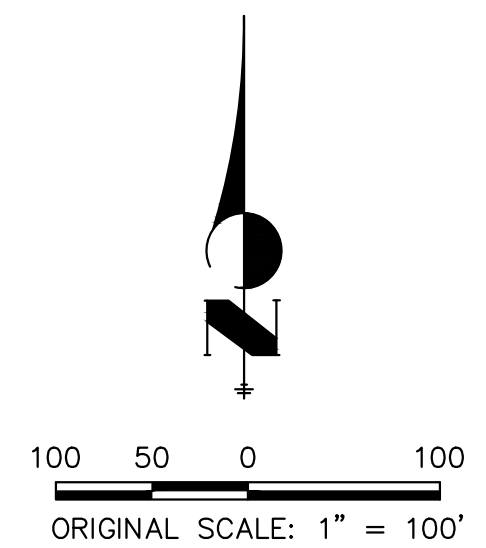
Sand Creek Demolitions		
Totals	Sq Ft	Acres
Reach 1 Permanent Loss	32,636.00	0.74
Reach 2 Permanent Loss	159,695.00	4.28
Reach 3 Permanent Loss	184,711.00	5.44
Total Permanent Loss	377,042.00	10.46

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 PANNER 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

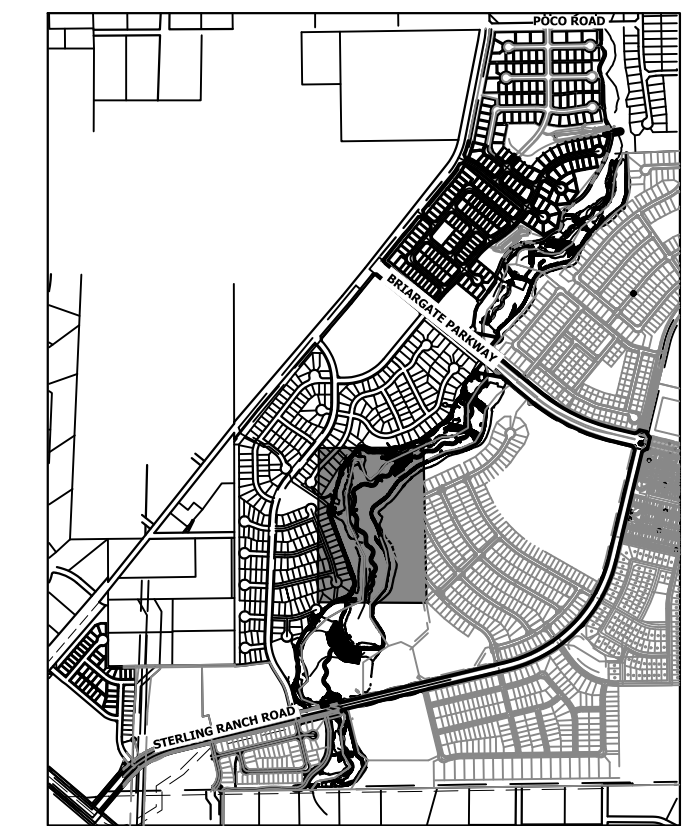
BASIS OF BEARINGS

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.



LEGEND

WETLAND: DISTURBED AREAS



KEY MAP
 SCALE: 1"=2000'

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 DESIGNATED BY WRITTEN AUTHORIZATION.

J.R. ENGINEERING
 A Westman Company



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

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

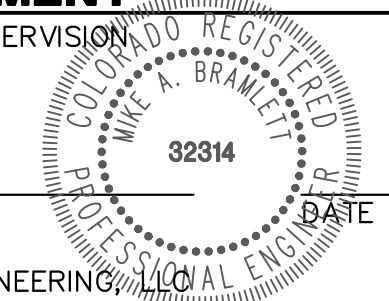
SAND CREEK RESTORATION

DEMOLITION PLAN

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

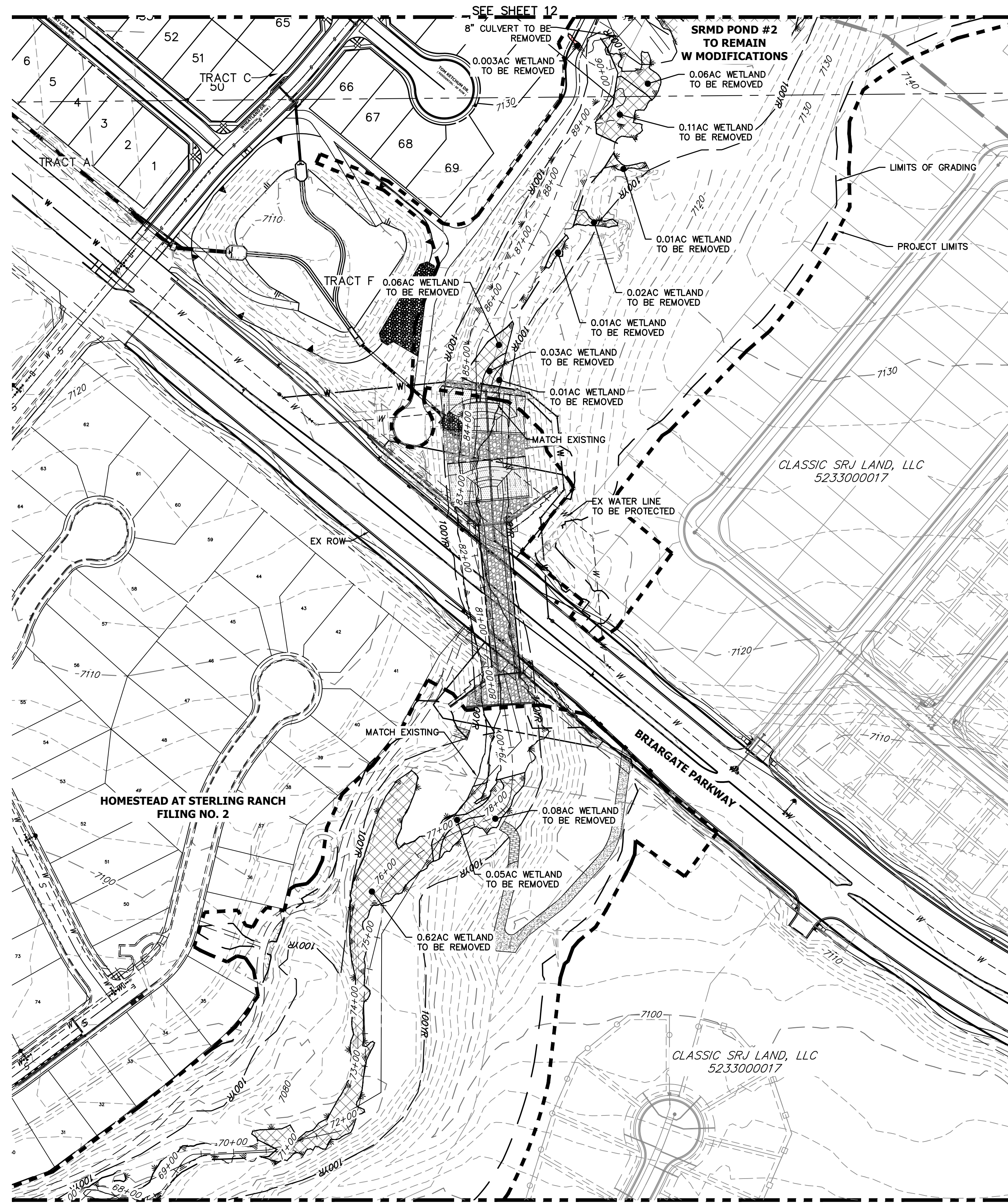
Mike Bramlett



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



Know what's below.
 Call before you dig.



DEMOLITION PLANS
EX STA: 68+00.00 TO 91+00.00
SCALE: 1"=100'

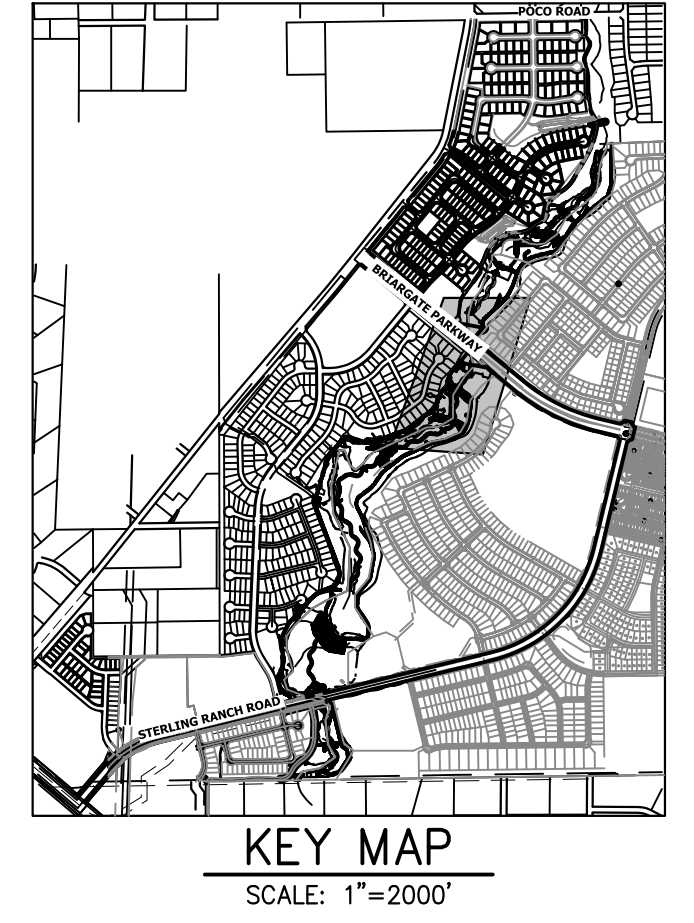
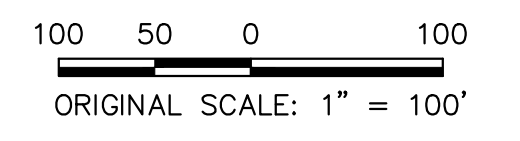
Sand Creek Demolitions		
Totals	Sq Ft	Acres
Reach 1 Permanent Loss	32,636.00	0.74
Reach 2 Permanent Loss	159,695.00	4.28
Reach 3 Permanent Loss	184,711.00	5.44
Total Permanent Loss	377,042.00	10.46

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, STAMPED 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 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.



LEGEND

WETLAND: DISTURBED AREAS

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, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

No.	REVISION	BY	DATE
1"	100'	N/A	
V-SCALE	N/A		
DATE	4/18/23	DJV	
DESIGNED BY		NEO	
DRAWN BY			
CHECKED BY			

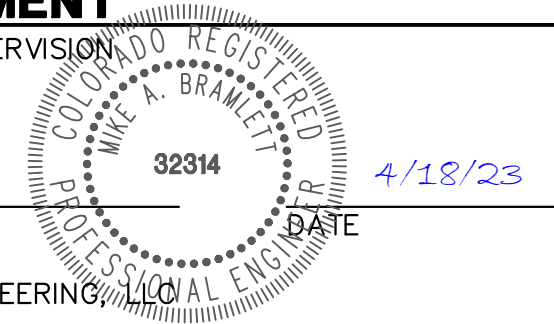
SAND CREEK RESTORATION
DEMOLITION PLAN

SHEET 11 OF 121
JOB NO. 25188.04

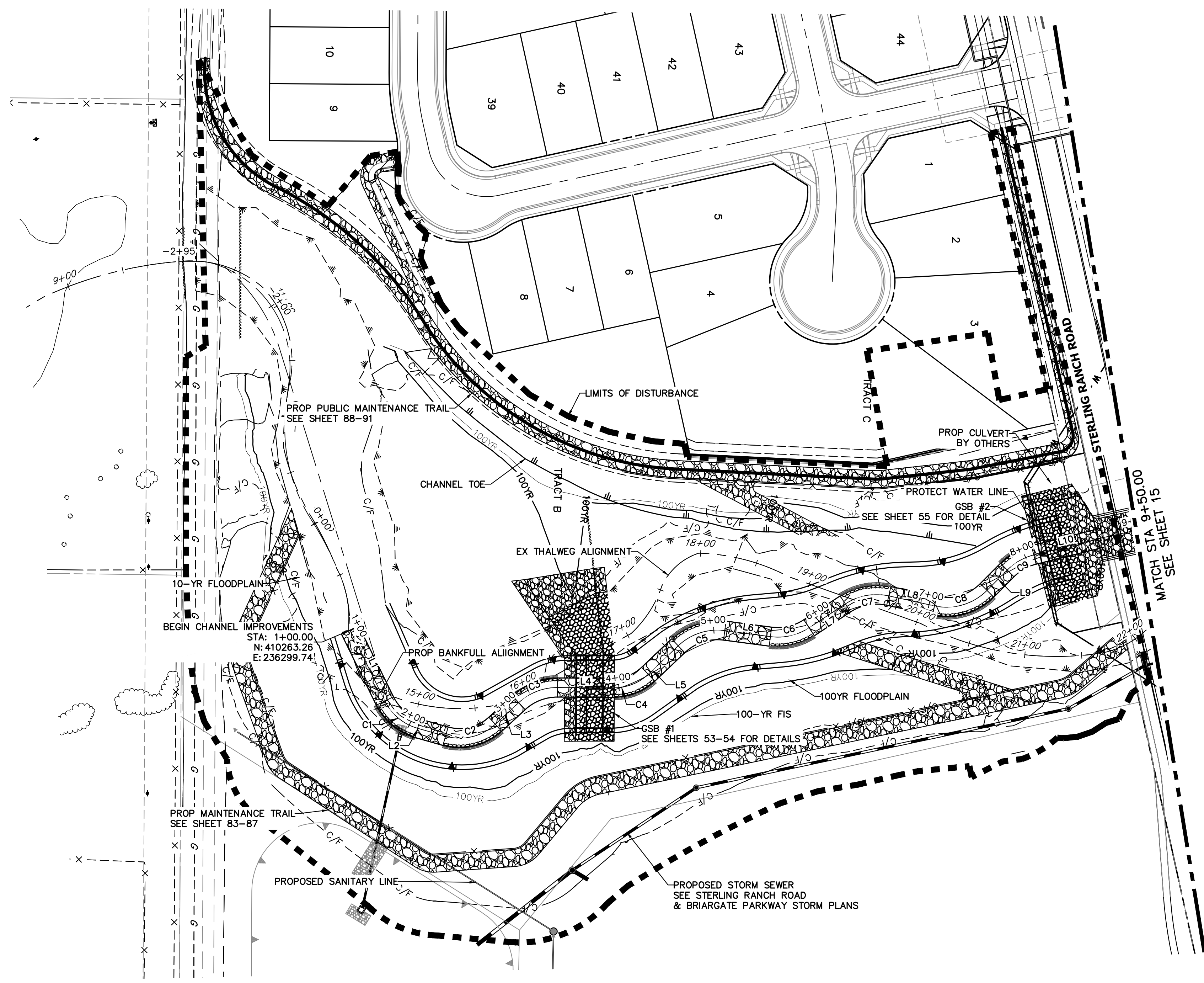


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



X:\25188\04\Drawings\Sheet\Drawings\Demolition Plans\25188-04-Demo1.dwg, 04/18/2023 9:46:50 AM, d:\wman

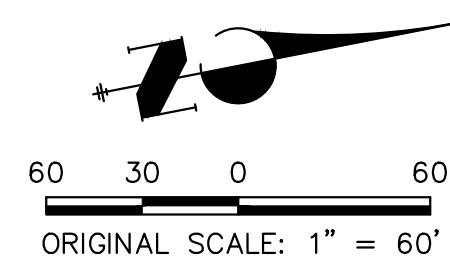


HORIZONTAL CONTROL PLAN - SAND CREEK CHANNEL
SCALE: 1"=60'

LINE AND CURVE TABLES - SAND CREEK FLOOD TERRACE CHANNEL

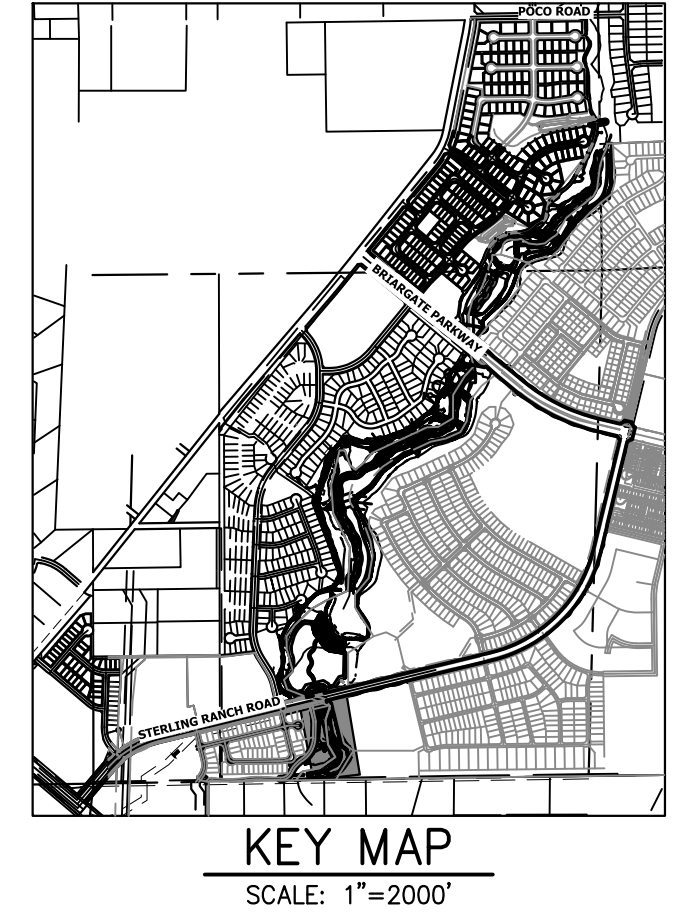
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°37'57"E	69.39'
L2	N14°33'15"E	25.49'
L3	N43°57'43"W	28.06'
L4	N01°00'09"W	49.93'
L5	N44°46'46"W	36.31'
L6	N06°15'46"E	40.46'
L7	S34°33'06"E	38.16'
L8	N11°07'56"E	41.11'
L9	N46°25'49"W	25.24'
L10	N15°18'22"W	61.05'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	48°04'42"	46.00'	38.60'
C2	58°30'58"	46.00'	46.98'
C3	42°57'35"	50.00'	37.49'
C4	43°46'38"	43.00'	32.85'
C5	51°02'32"	50.00'	44.54'
C6	40°48'52"	50.00'	35.62'
C7	45°41'02"	50.00'	39.87'
C8	57°33'46"	50.00'	50.23'
C9	31°07'27"	50.00'	27.16'



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

 Mike A. Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE 4/18/23



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 DESIGNATED BY WRITTEN AUTHORIZATION.

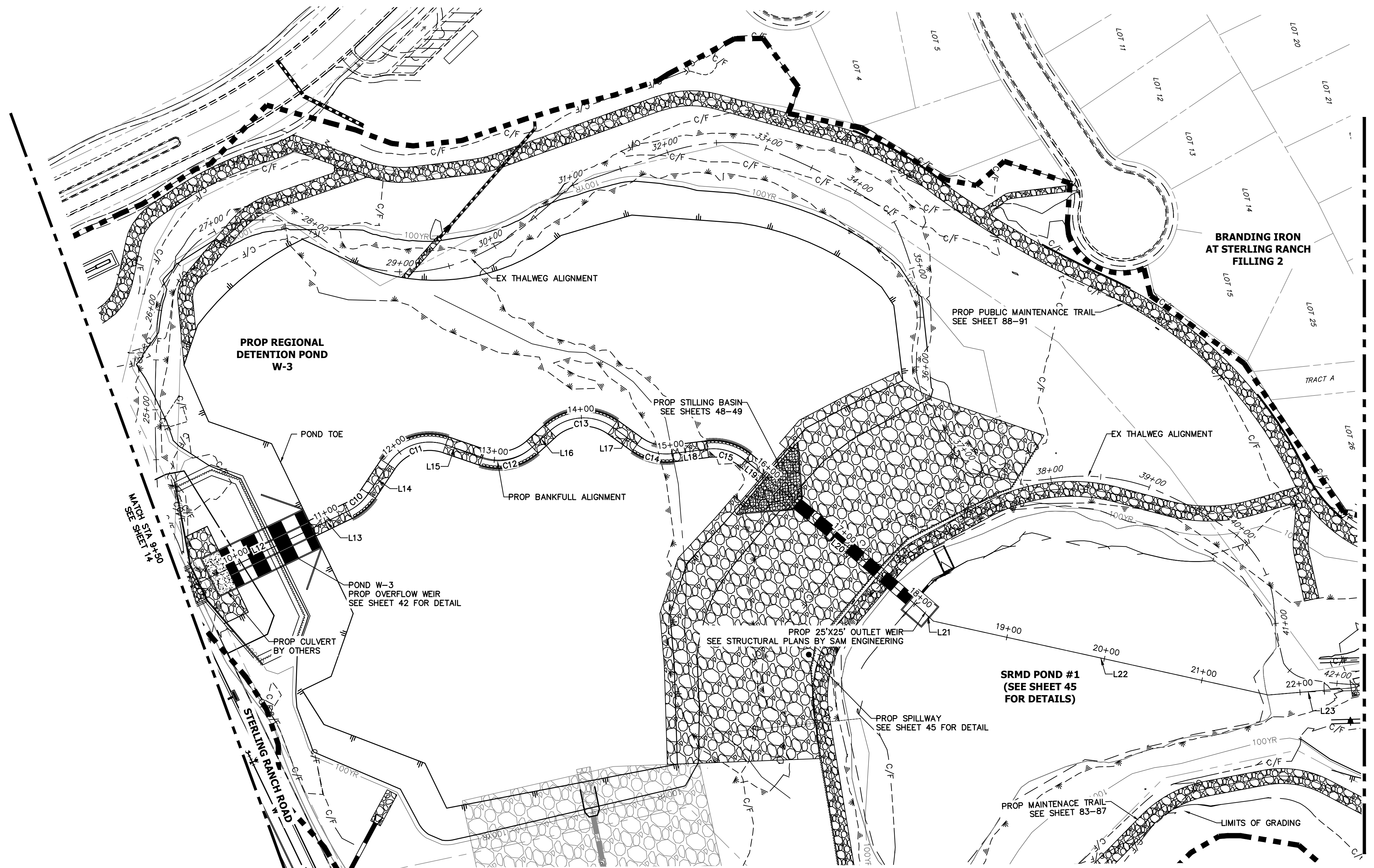
J.R. ENGINEERING
 A Westman Company

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY DATE	
								1"=60'	N/A

SAND CREEK RESTORATION
HORIZONTAL CONTROL PLAN
 SHEET 14 OF 121
 JOB NO. 25188.04

X:\25188\04\25188.dwg, 18-HC01, 4/17/2023 9:38:14 PM, V:\rajhd

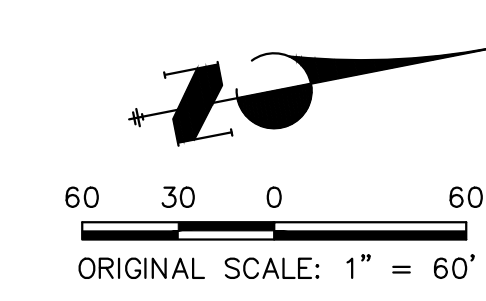


HORIZONTAL CONTROL PLAN - SAND CREEK CHANNEL
SCALE: 1"=60'

LINE AND CURVE TABLES - SAND CREEK FLOOD TERRACE CHANNEL

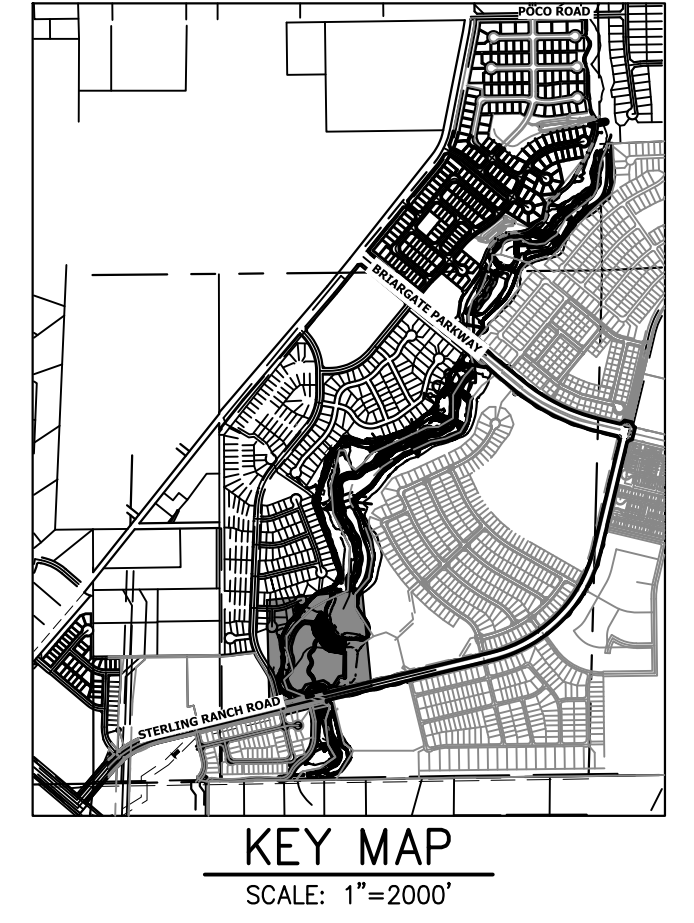
LINE	BEARING	DISTANCE
L12	N13°40'36"W	112.14'
L13	N13°44'44"W	41.29'
L14	N44°17'13"W	35.34'
L15	N30°54'11"E	38.94'
L16	N30°18'24"W	24.14'
L17	N47°41'02"E	29.75'
L18	N04°47'34"E	35.38'
L19	N51°32'30"E	23.98'
L20	N52°27'37"E	205.18'
L21	N55°27'43"E	18.57'
L22	N24°26'44"E	343.60'
L23	N07°07'50"E	83.24'

CURVE	DELTA	RADIUS	LENGTH
C10	30°32'29"	50.00'	26.65'
C11	75°11'23"	50.00'	65.62'
C12	61°12'35"	50.00'	53.42'
C13	77°59'26"	50.00'	68.06'
C14	42°53'28"	50.00'	37.43'
C15	46°44'56"	50.00'	40.80'



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION
 Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

32314
 DATE 4/18/23



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

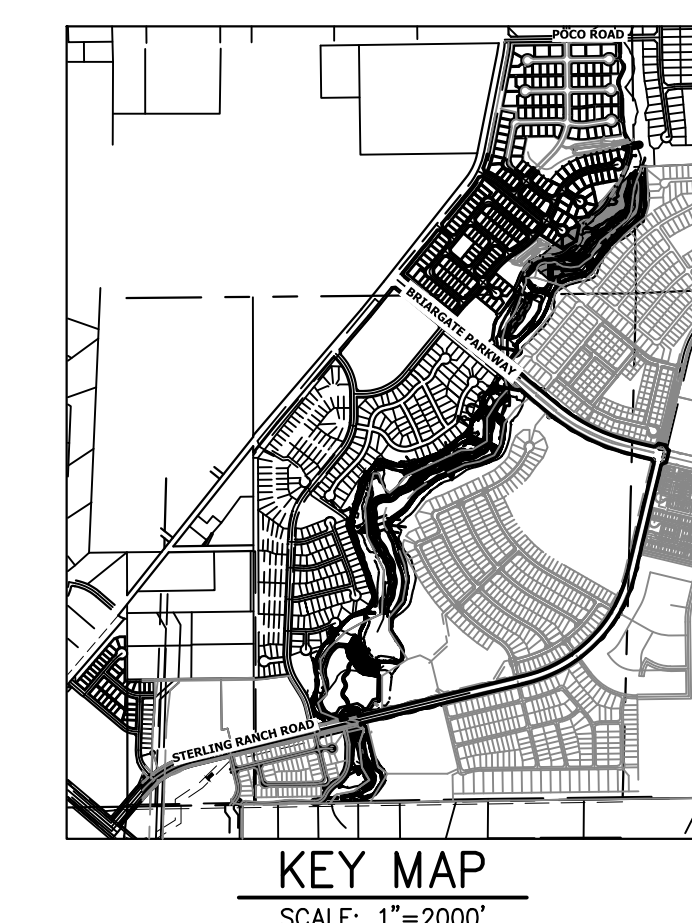
J.R. ENGINEERING
 A Westman Company
 Central 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No. REVISION	
						BY	DATE
1"=60'	N/A	4/18/23	DJV	NEO			

SAND CREEK RESTORATION
HORIZONTAL CONTROL PLAN

SHEET 15 OF 121
 JOB NO. 25188.04

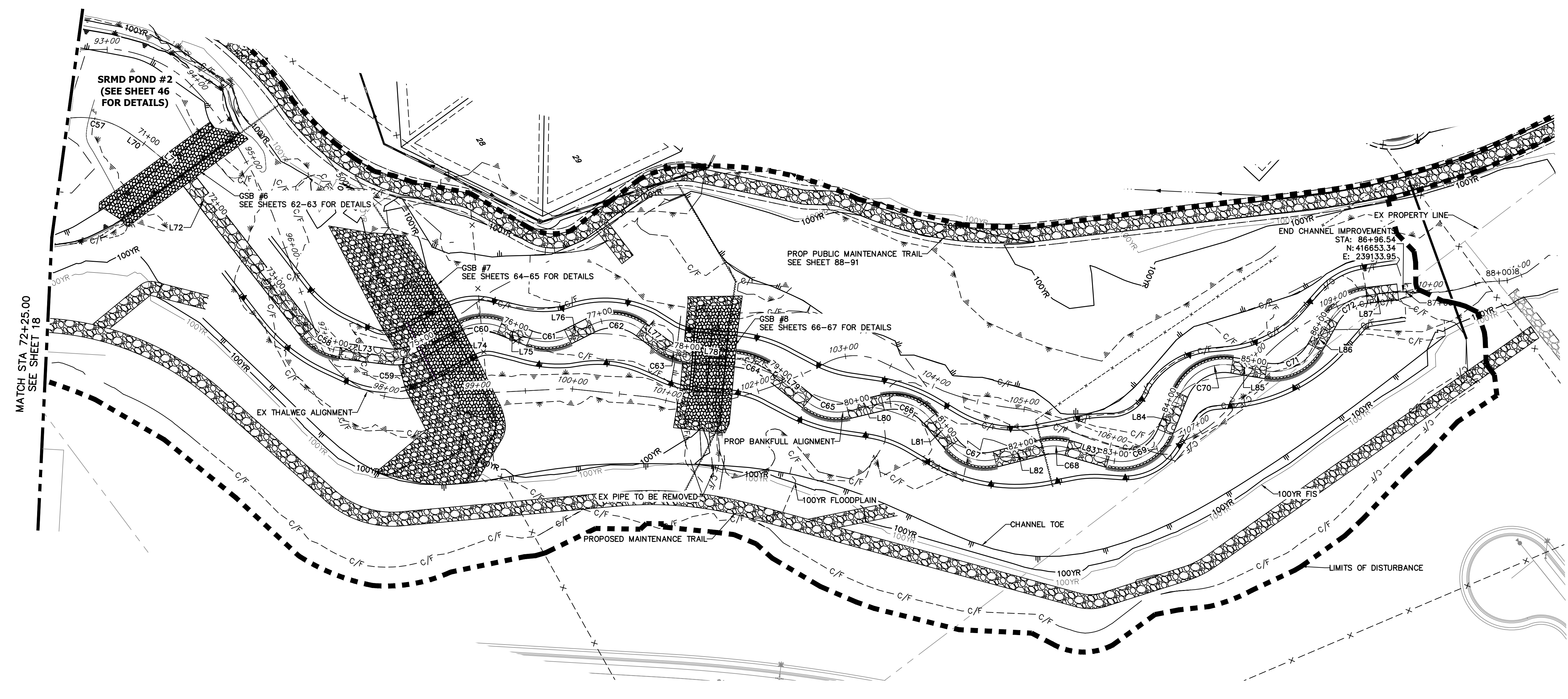
X:\25188.04\Drawings\Sheet\Drawings\Horizontal Control Plan\25188.04_HCP1.dwg, 1"=60', 4/17/2023 9:28:56 PM, vvaughn



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN 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 303-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

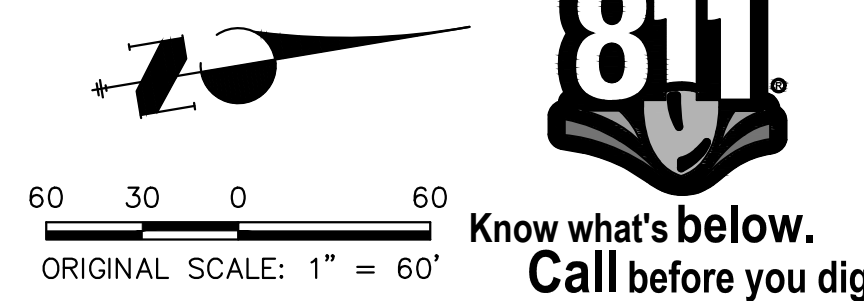


HORIZONTAL CONTROL PLAN - SAND CREEK CHANNEL
 SCALE: 1"=50'

LINE AND CURVE TABLES - SAND CREEK FLOOD TERRACE CHANNEL

LINE TABLE		
LINE	BEARING	DISTANCE
L70	N71°47'03"E	19.62'
L71	N75°44'54"E	61.12'
L72	N88°15'33"E	204.10'
L73	N43°02'34"E	52.87'
L74	N09°08'25"E	54.02'
L75	N57°53'21"E	33.46'
L76	N09°48'06"E	28.21'
L77	N73°17'31"E	27.67'
L78	N41°18'28"E	51.56'
L79	N74°55'24"E	46.84'
L80	N22°53'04"E	37.83'
L81	N86°42'25"E	36.83'
L82	N22°00'31"E	51.65'
L83	N52°26'30"E	45.59'
L84	N31°41'54"W	43.63'
L85	N45°44'54"E	36.65'
L86	N24°37'06"W	34.08'
L87	N29°45'43"E	33.26'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C57	45°50'10"	90.00'	72.00'
C58	46°32'33"	50.08'	40.68'
C59	34°22'46"	50.02'	30.02'
C60	47°43'06"	50.03'	41.67'
C61	48°17'05"	49.81'	41.98'
C62	63°30'09"	49.99'	55.41'
C63	32°34'55"	50.22'	28.56'
C64	33°32'59"	75.28'	44.08'
C65	52°02'18"	50.00'	45.41'
C66	63°49'22"	50.00'	55.70'
C67	64°37'45"	45.04'	50.81'
C68	30°26'04"	50.00'	26.56'
C69	83°48'51"	50.22'	73.47'
C70	77°26'48"	50.00'	67.59'
C71	70°22'00"	50.00'	61.41'
C72	54°22'49"	50.00'	47.46'



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

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

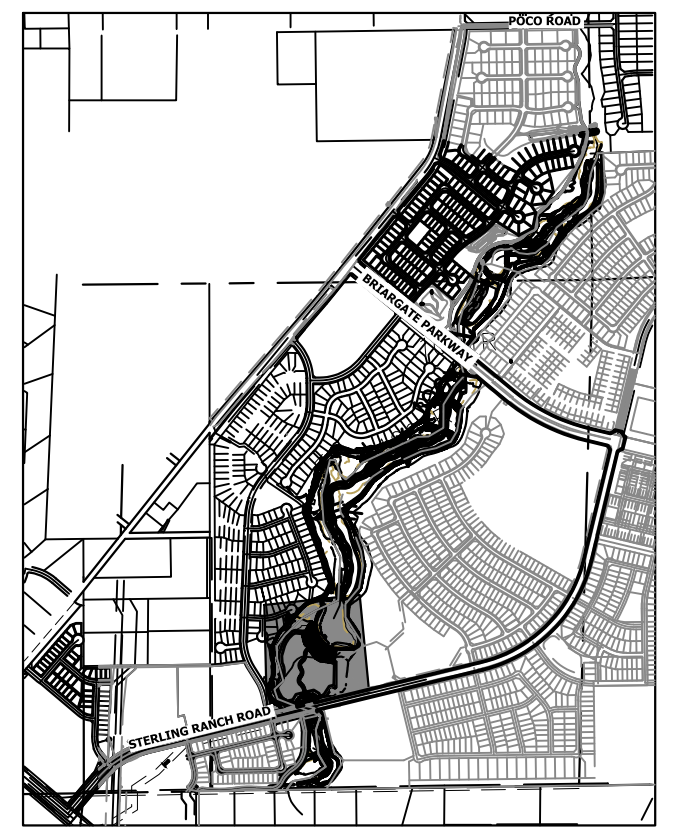
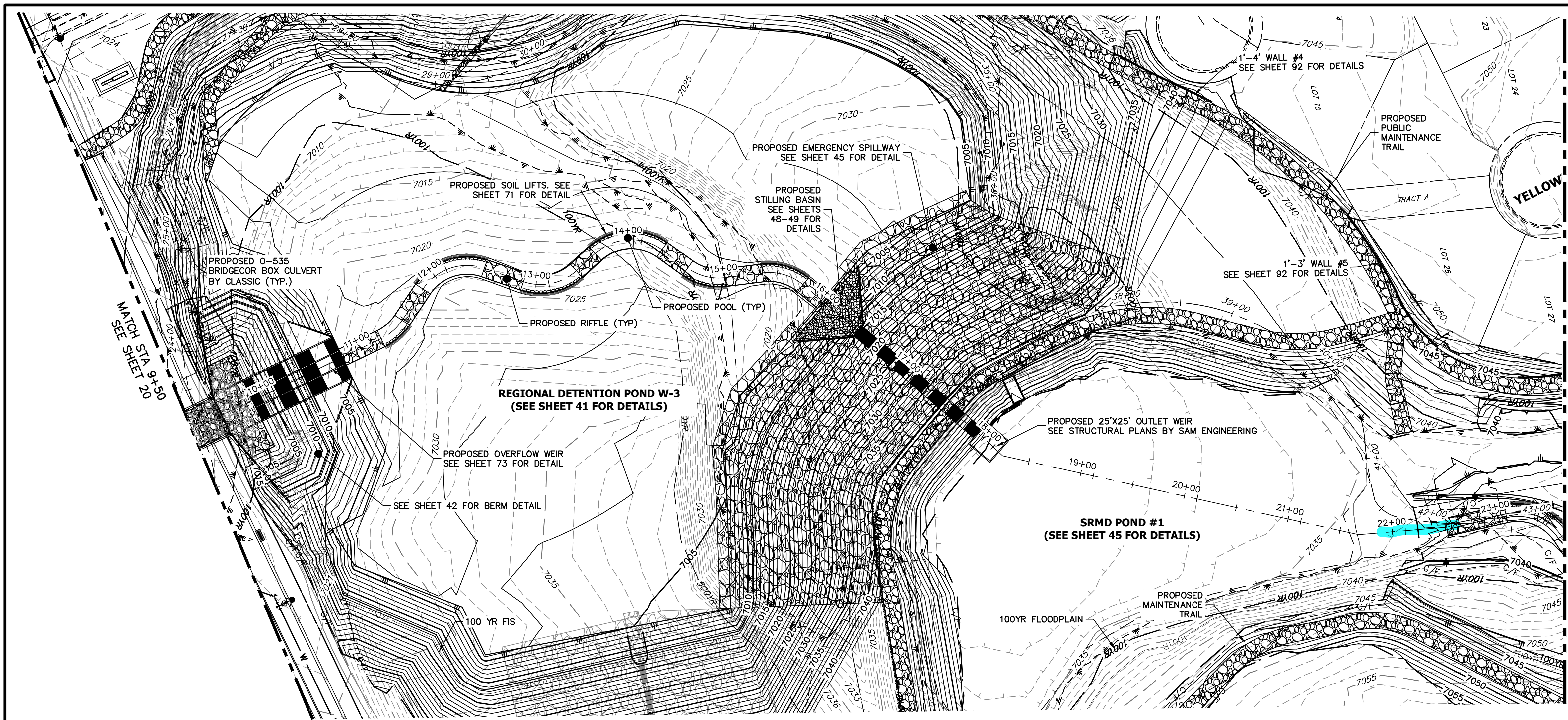
32314
 DATE 4/18/23

No.	REVISION	BY	DATE	1"=60'		4/18/23	
				H-SCALE	V-SCALE	DESIGNED BY	CHECKED BY

SAND CREEK RESTORATION
 HORIZONTAL CONTROL PLAN

SHEET 19 OF 121
 JOB NO. 25188.04

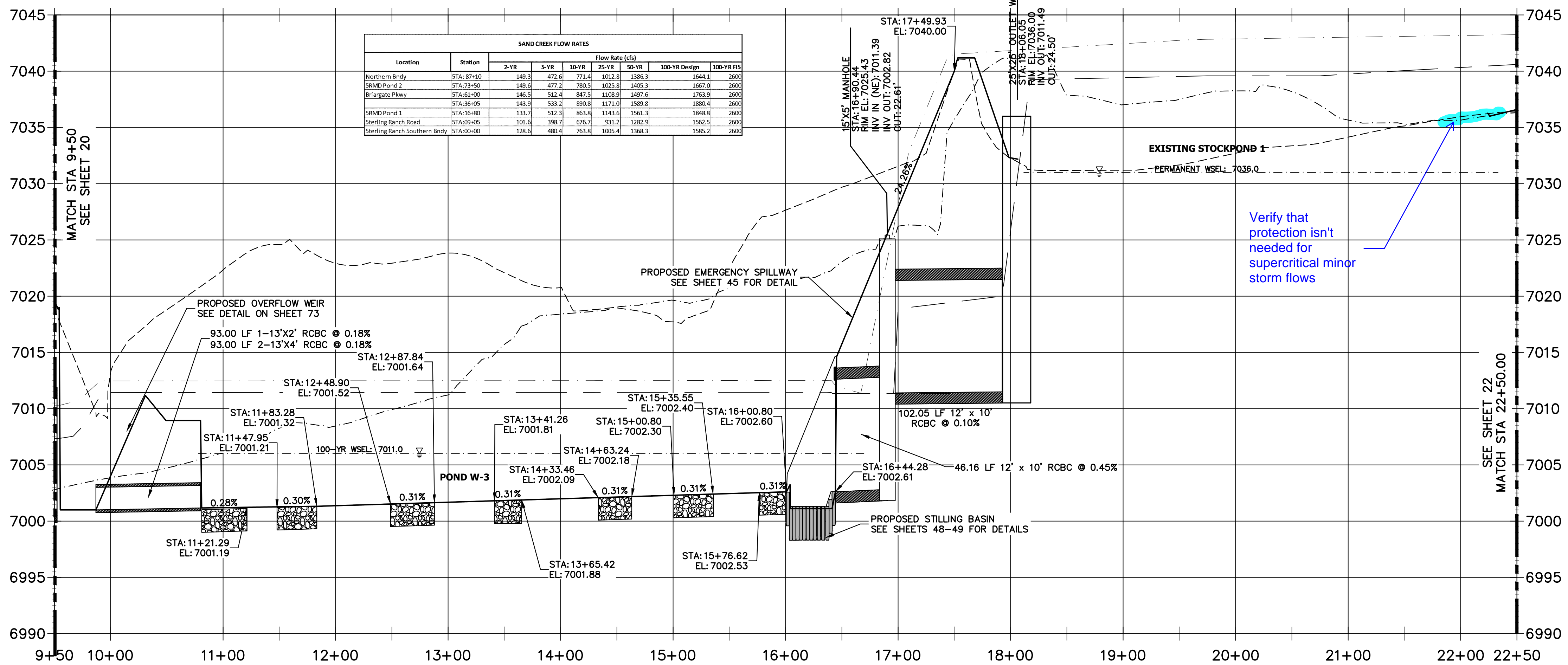
X:\25188.04\Drawings\Sheet\Horizontal Control Plan\25188.04_HCO1.dwg, 21:40:06, 4/17/2023 9:43:03 PM, V:\aughd



LEGEND

- PROPOSED BANKFULL & ALIGNMENT
- - - PROPOSED FLOOD TERRACE & ALIGNMENT
- - - EXISTING & ALIGNMENT
- FINISHED GRADE PROFILE
- ⊙ CHANNEL
- - - THALWEG PROFILE
- - - EXISTING GRADE PROFILE
- ⊙ CHANNEL
- - - EXISTING THALWEG PROFILE
- - - 100-YR FIS WSEL PROFILE
- - - 100-YR MDDP WSEL PROFILE
- - - 100YR
- - - 100-YR FIS FLOODPLAIN
- - - 100YR
- - - 100-YR MDDP FLOODPLAIN

**SAND CREEK - BANKFULL PROFILE 2
STA 9+50.00 TO 22+50.00**



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

32314
4/18/23

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

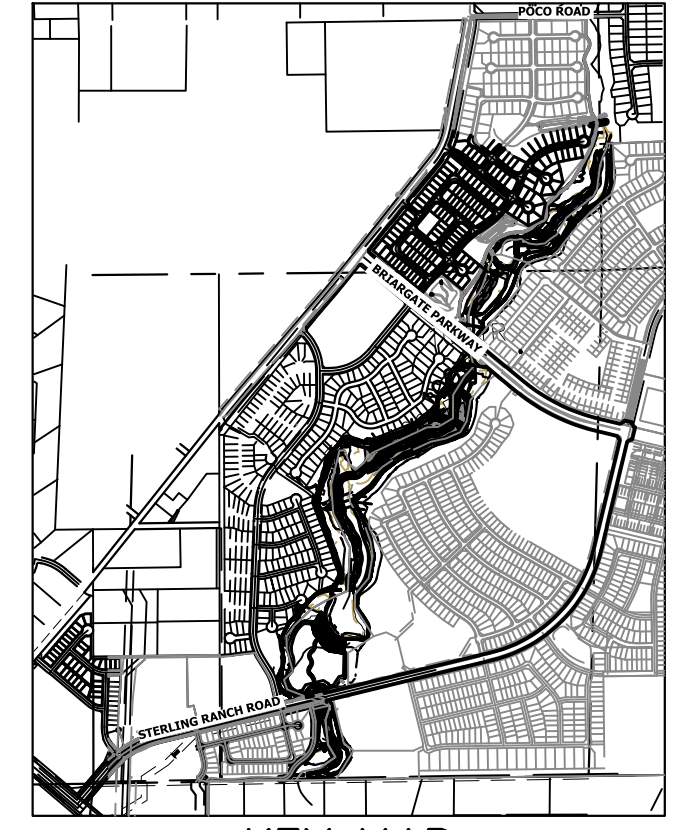
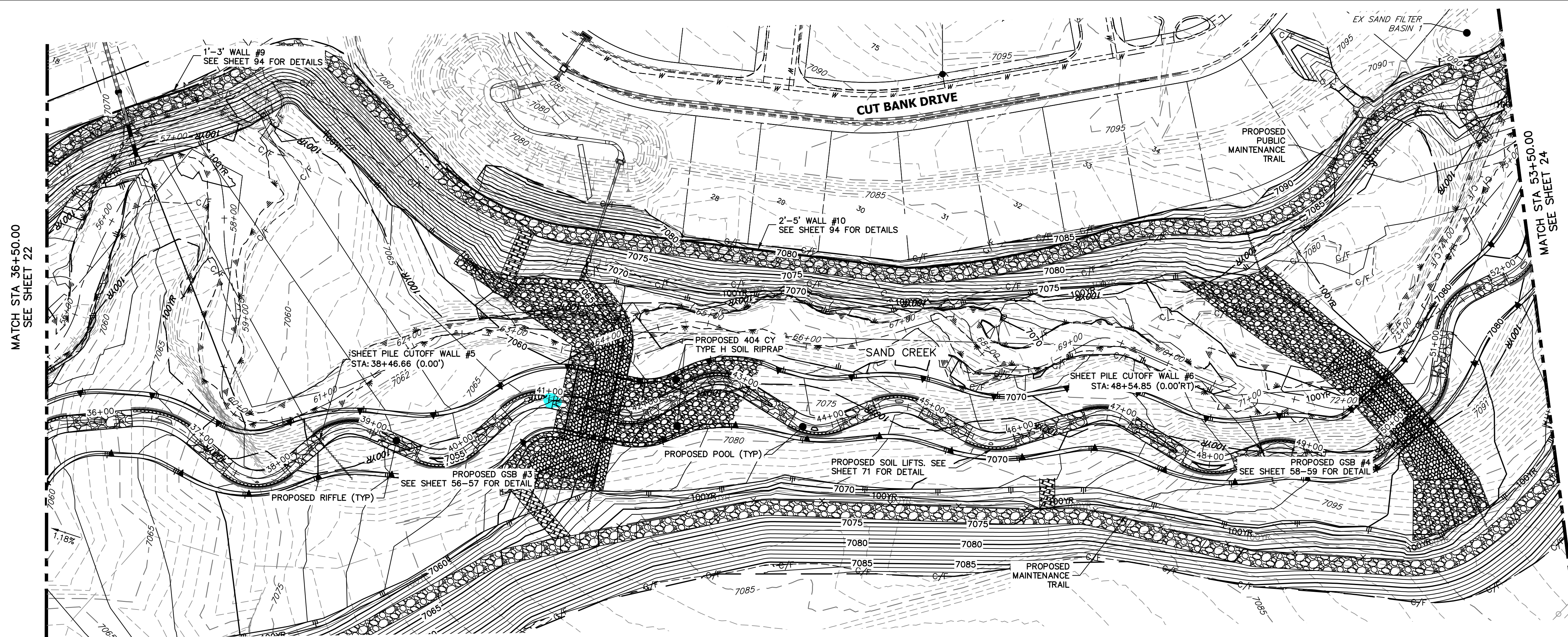
H-SCALE 1"=60'
V-SCALE 1"=6'
DATE 4/18/23
DESIGNED BY DJV
DRAWN BY NEO
CHECKED BY

811
Know what's below.
Call before you dig.

60 30 0 60
HORIZONTAL ORIGINAL SCALE: 1" = 60'
VERTICAL ORIGINAL SCALE: 1" = 6'

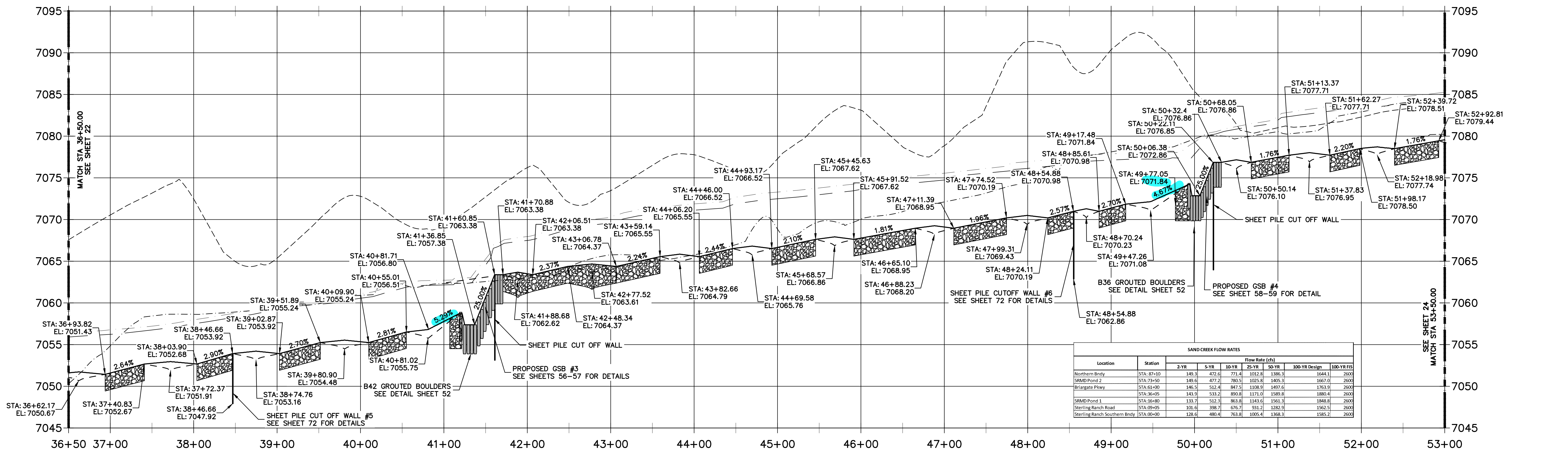
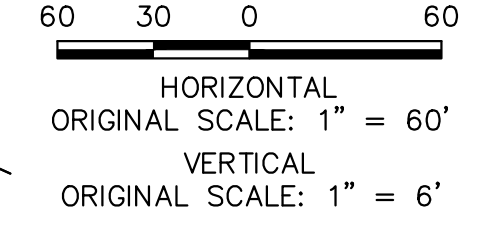
SAND CREEK RESTORATION
CHANNEL PLAN & PROFILE

SHEET 21 OF 121
JOB NO. 25188.04



- LEGEND**
- PROPOSED BANKFULL & ALIGNMENT
 - PROPOSED FLOOD TERRACE & ALIGNMENT
 - EXISTING & ALIGNMENT
 - FINISHED GRADE PROFILE & CHANNEL
 - THALWEG PROFILE
 - EXISTING GRADE PROFILE & CHANNEL
 - EXISTING THALWEG PROFILE
 - 100-YR FIS WSEL PROFILE
 - 100-YR MDDP WSEL PROFILE
 - 100-YR FIS FLOODPLAIN
 - 100-YR MDDP FLOODPLAIN

**SAND CREEK - BANKFULL PROFILE 4
STA 36+50.00 TO 53+00.00**



SAND CREEK FLOW RATES

Location	Station	Flow Rate (cfs)						
		2-YR	5-YR	10-YR	25-YR	50-YR	100-YR Design	100-YR FIS
Northern Body	STA. 37+10	149.5	472.0	771.4	1032.8	1386.5	1644.1	2000
S&M Pond 2	STA. 73+90	149.6	472.0	786.5	1029.8	1405.3	1667.0	2000
Bergrate Pikey	STA. 61+00	146.5	512.4	847.5	1108.9	1497.6	1763.9	2000
SR&M Pond 1	STA. 36+05	141.9	533.2	890.8	1171.0	1589.8	1880.4	2000
Sterling Ranch Road	STA. 09+05	131.7	512.1	863.8	1143.6	1541.3	1848.8	2000
Sterling Ranch Southern Body	STA. 00+00	128.6	480.4	763.8	1026.4	1368.3	1585.2	2000



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

32314
4/18/23
DATE

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

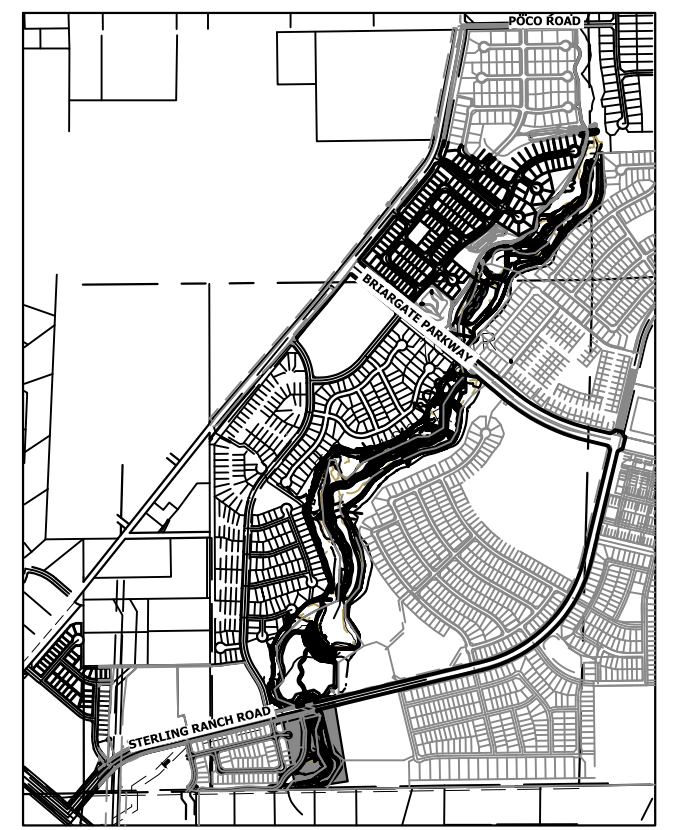
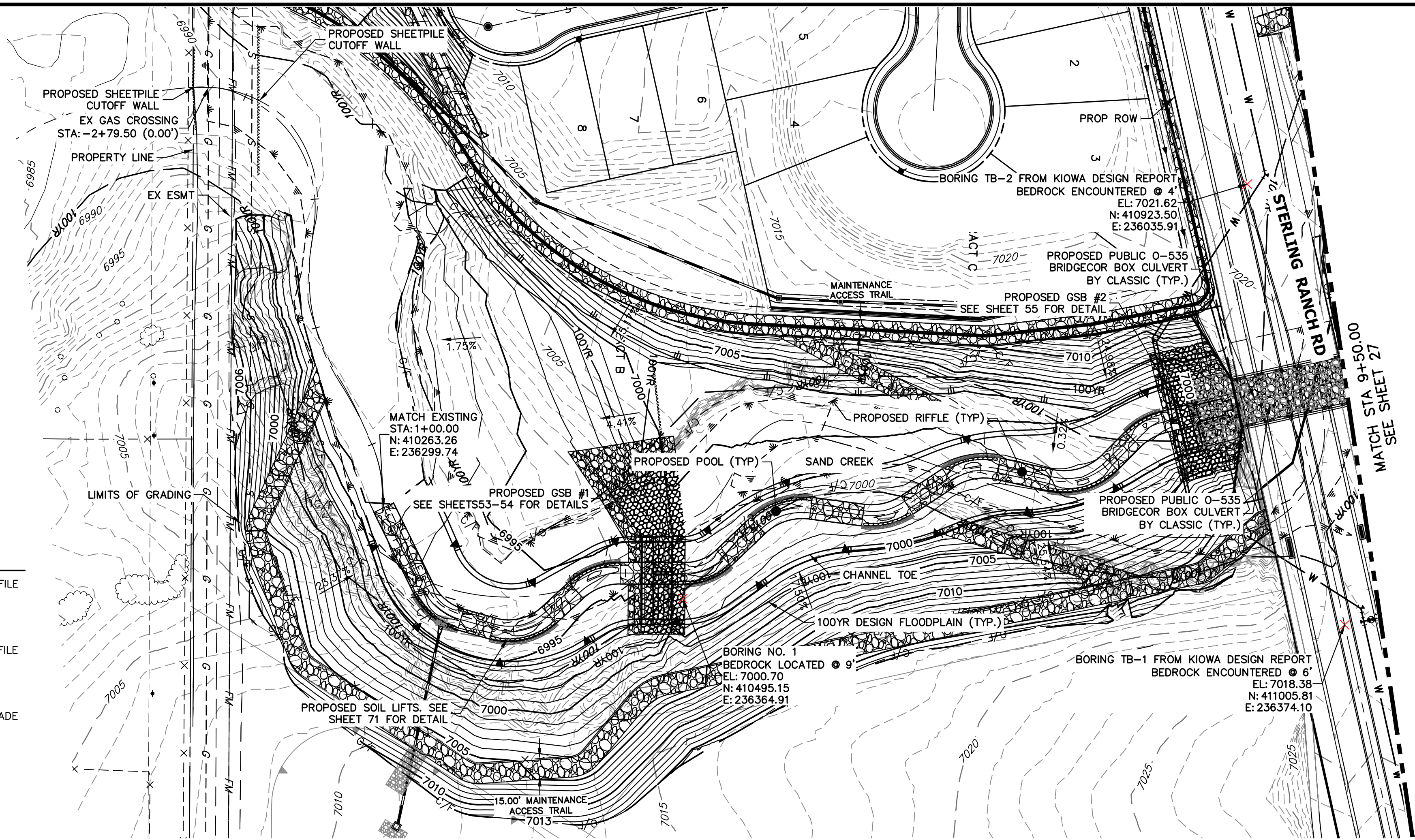
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE 1"=60'
V-SCALE 1"=6'
DATE 4/18/23
DESIGNED BY DJV
DRAWN BY NEO
CHECKED BY

**SAND CREEK RESTORATION
CHANNEL PLAN & PROFILE**

SHEET 23 OF 121
JOB NO. 25188.04



- 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 "381417", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

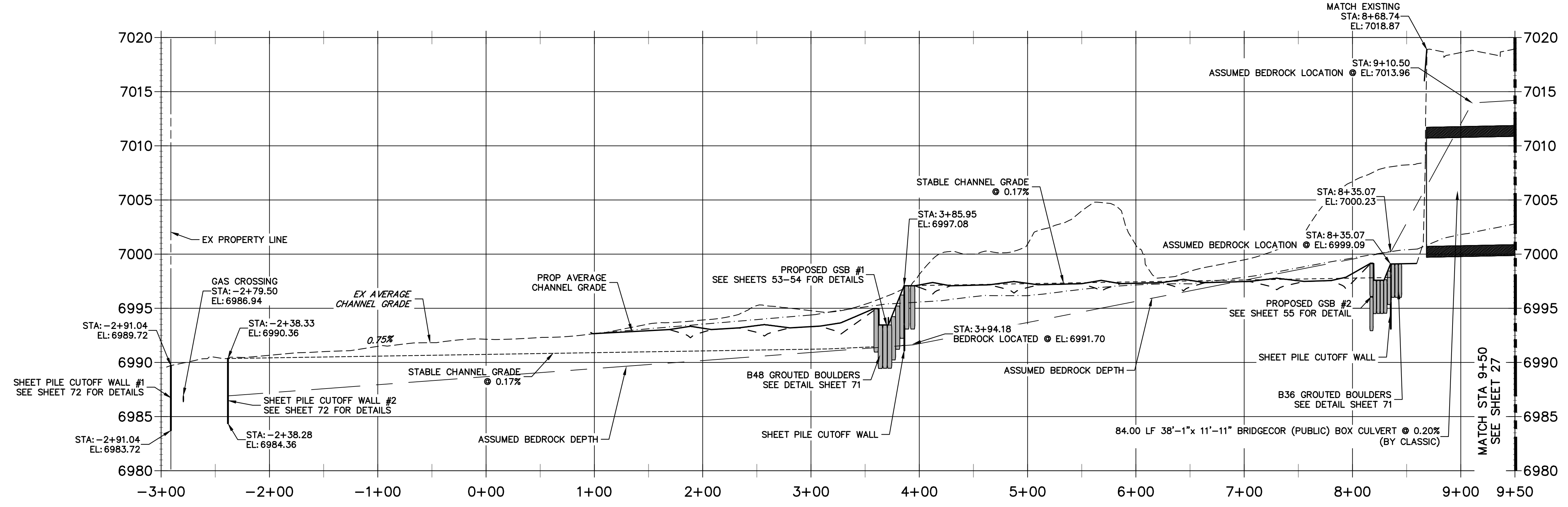
BASIS OF BEARINGS

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.

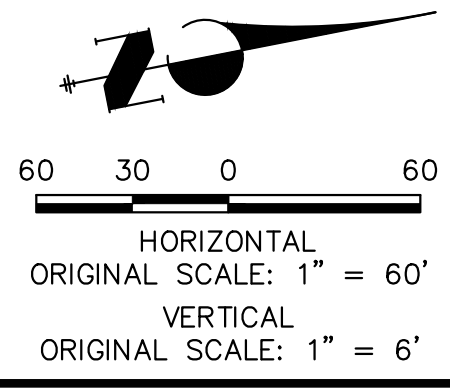
LEGEND

—	FINISHED GRADE PROFILE
⊙	CHANNEL
- - -	THALWEG PROFILE
- - -	EXISTING GRADE PROFILE
⊙	EXISTING CHANNEL
- - -	EXISTING THALWEG PROFILE
- - -	STABLE CHANNEL GRADE PROFILE
- - -	ASSUMED BEDROCK LOCATION PROFILE

**SAND CREEK -STABLE CHANNEL GRADE BANKFULL PROFILE 1
STA -3+00.00 TO 9+50.00**



- NOTE**
1. NO GRADING OR CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY
 2. DRIVE SHEET PILE THROUGH BEDROCK OR MINIMUM OF 6 FEET.



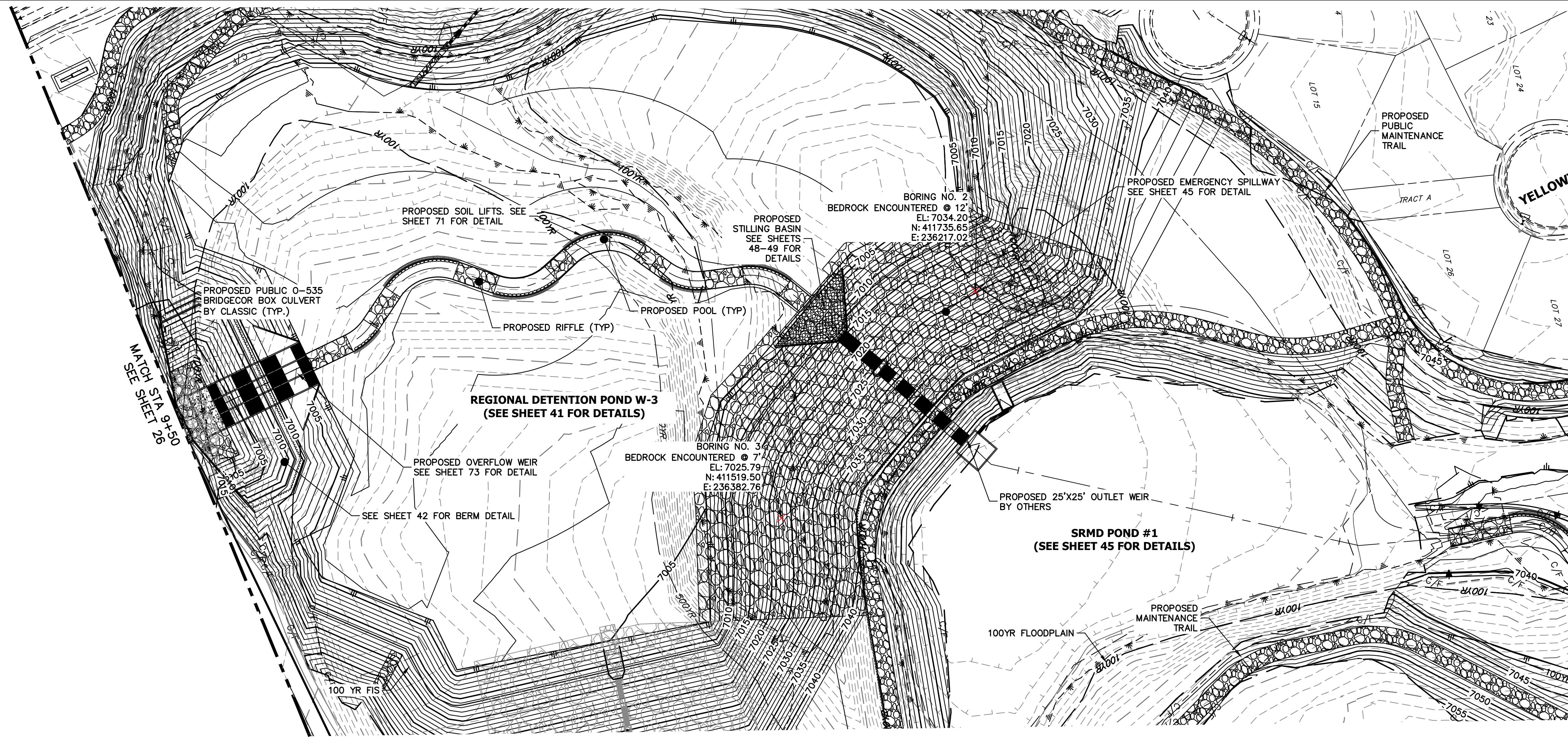
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett

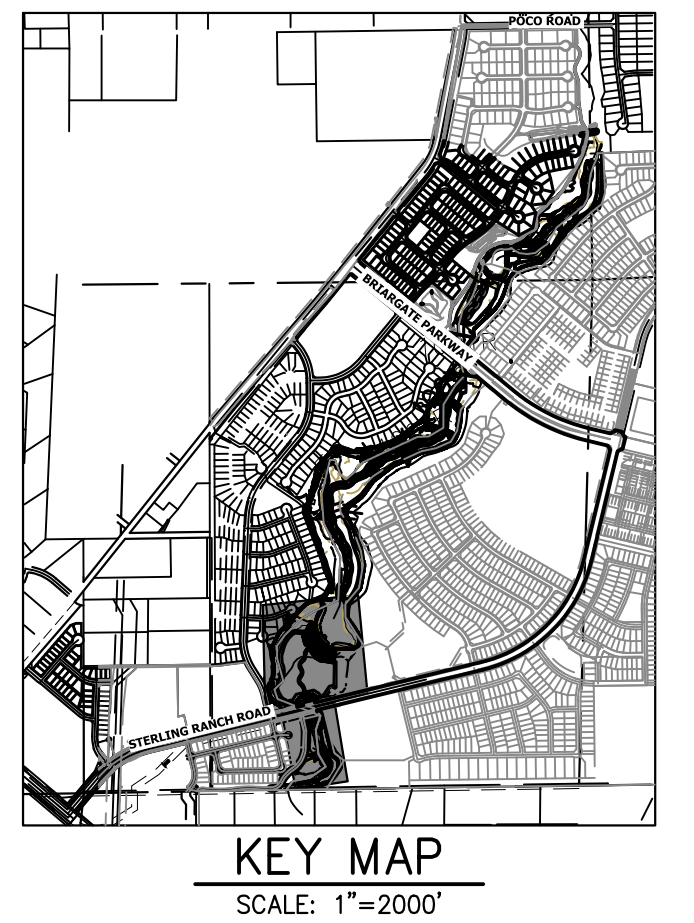
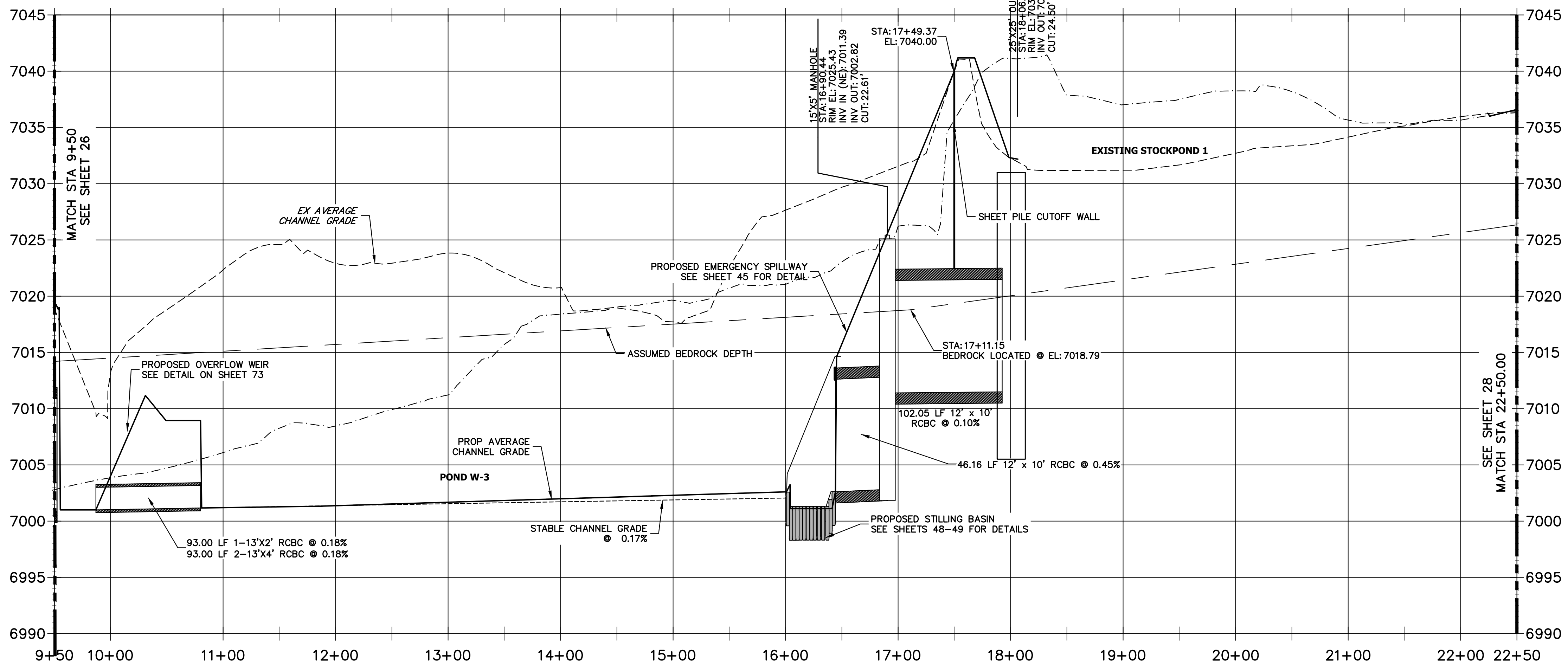
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

32314
4/18/23

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 Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
			No.	REVISION
SAND CREEK RESTORATION CHANNEL STABLE GRADE PLAN AND PROFILE	H-SCALE	1"=60'	DESIGNED BY	DJV
	V-SCALE	1"=6'	DRAWN BY	NEO
SHEET 26 OF 121	JOB NO. 25188.04			



**SAND CREEK - STABLE CHANNEL GRADE BANKFULL PROFILE 2
STA 9+50.00 TO 22+50.00**

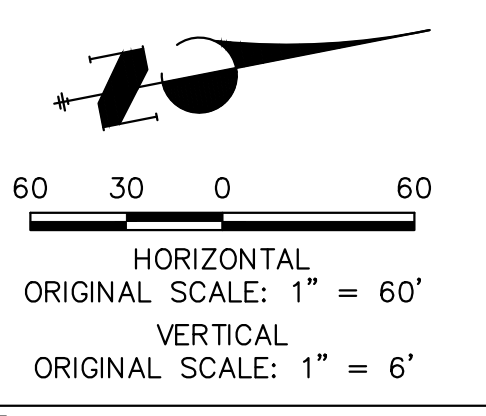


MATCH STA. 22+50.00
SEE SHEET 28

LEGEND

	FINISHED GRADE PROFILE
	CHANNEL
	THALWEG PROFILE
	EXISTING GRADE PROFILE
	EXISTING THALWEG PROFILE
	STABLE CHANNEL GRADE PROFILE
	ASSUMED BEDROCK LOCATION PROFILE

- NOTE**
- NO GRADING OR CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY
 - DRIVE SHEET PILE THROUGH BEDROCK OR MINIMUM OF 6 FEET.

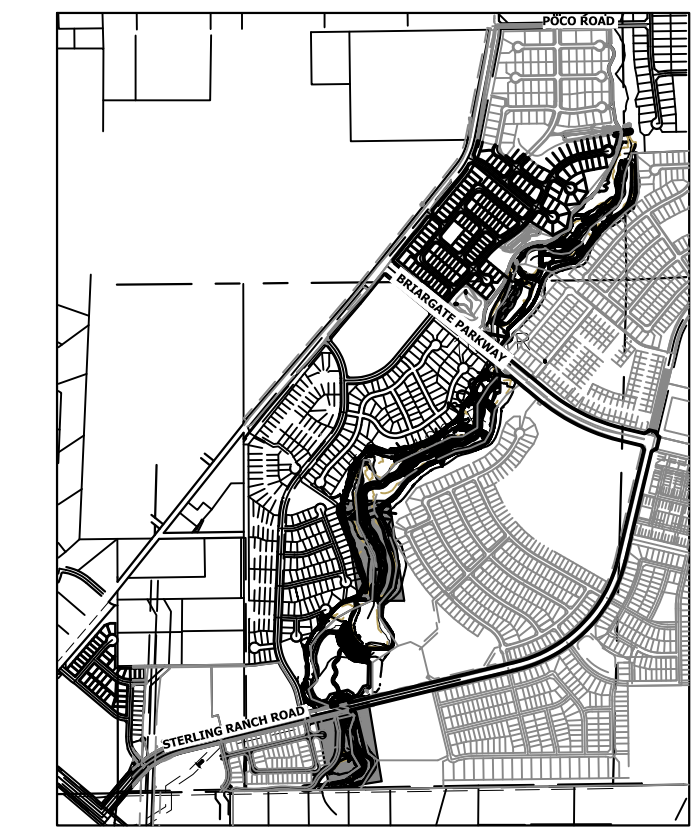


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

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

32314
 4/18/23

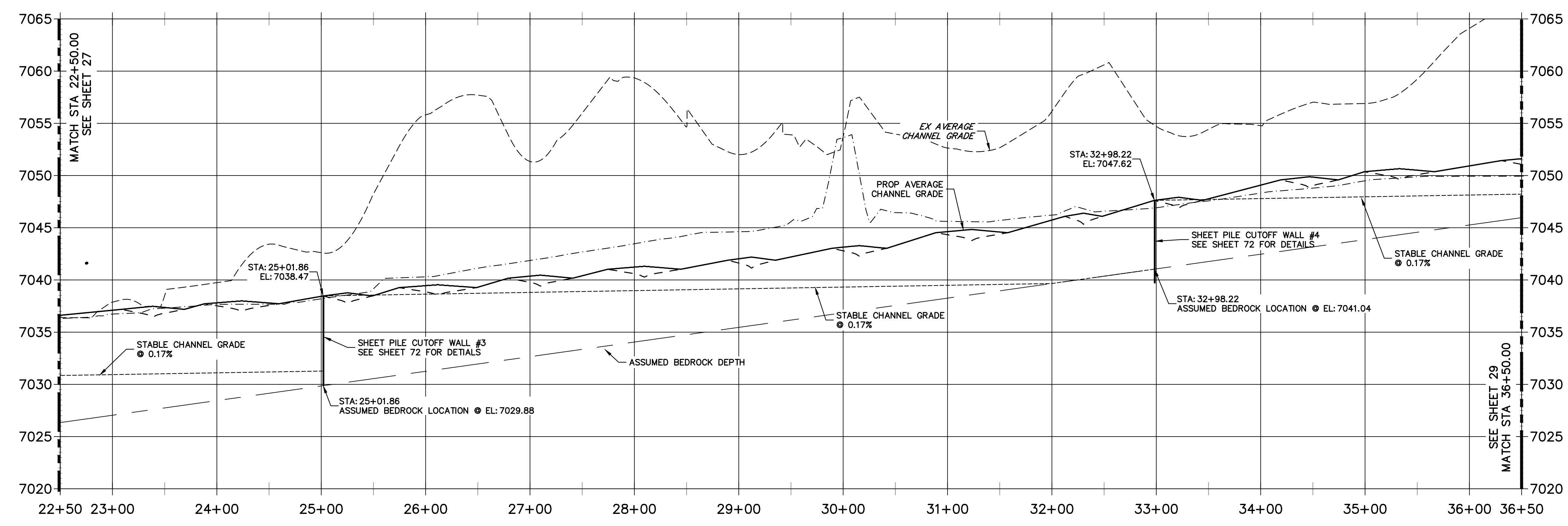
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
BY DATE No. REVISION H-SCALE 1"=60' V-SCALE 1"=6' DATE 4/18/23 DESIGNED BY DJV DRAWN BY NEO CHECKED BY	SAND CREEK RESTORATION CHANNEL STABLE GRADE PLAN AND PROFILE
SHEET 27 OF 121 JOB NO. 25188.04	



LEGEND

—	FINISHED GRADE PROFILE
⊙	CHANNEL
- - -	THALWEG PROFILE
---	EXISTING GRADE PROFILE
⊙	EXISTING CHANNEL
- - -	EXISTING THALWEG PROFILE
---	STABLE CHANNEL GRADE PROFILE
- - -	ASSUMED BEDROCK LOCATION PROFILE

**SAND CREEK - STABLE CHANNEL GRADE BANKFULL PROFILE 3
STA 22+50.00 TO 36+50.00**



811
Know what's below.
Call before you dig.

HORIZONTAL
ORIGINAL SCALE: 1" = 60'
VERTICAL
ORIGINAL SCALE: 1" = 6'

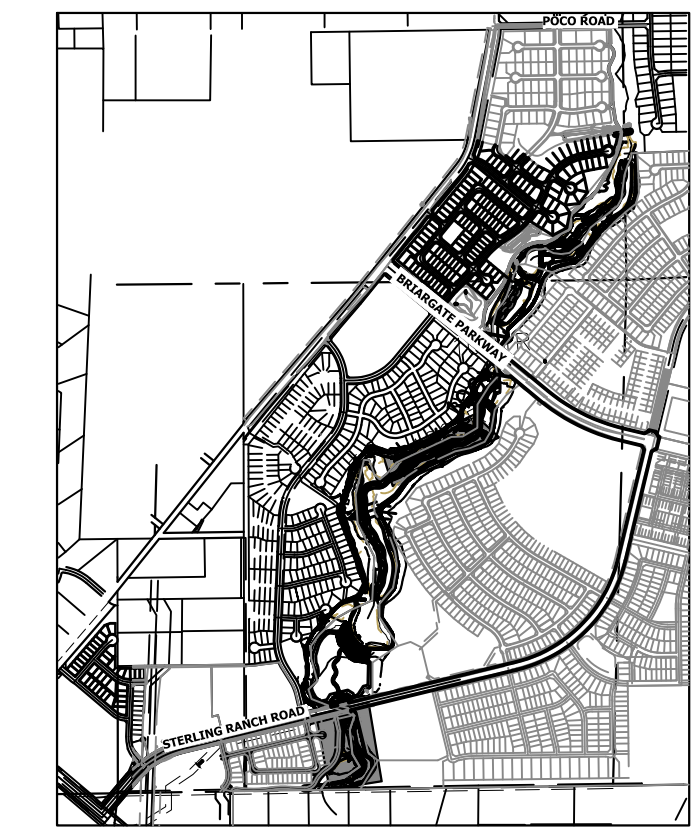
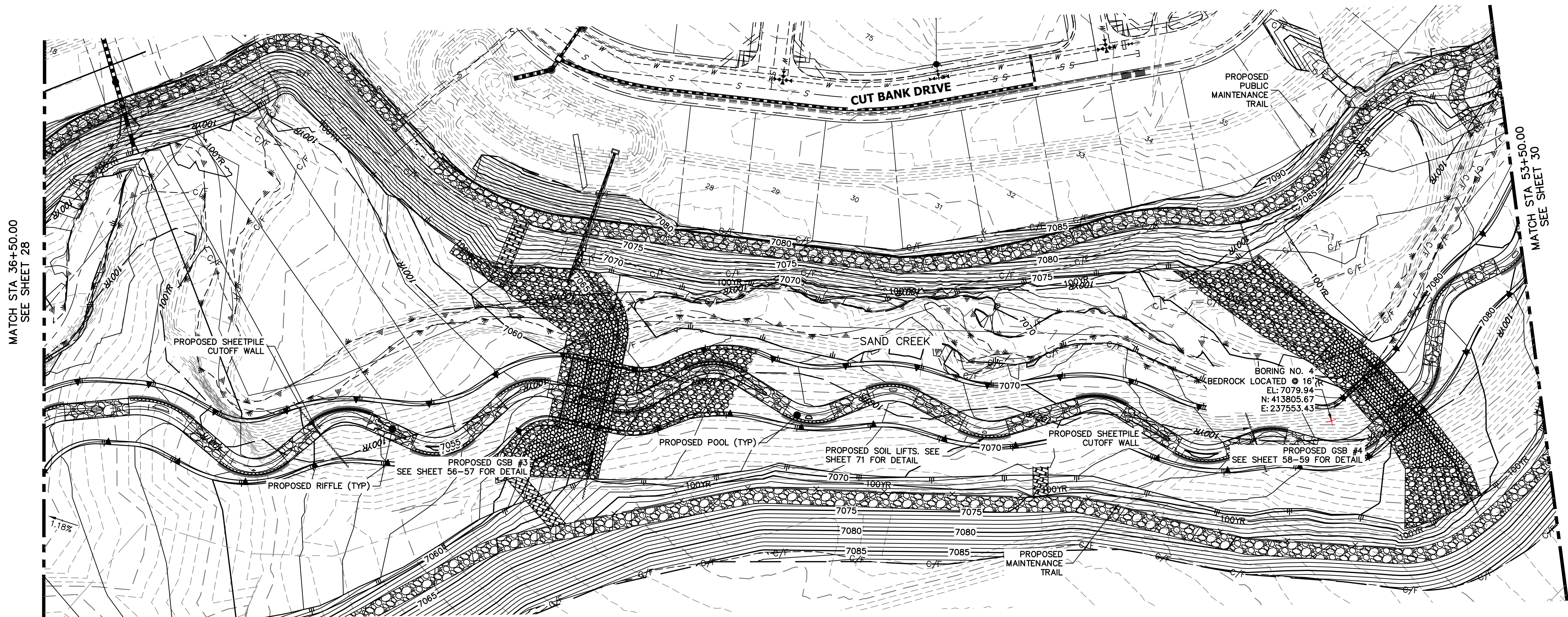
- NOTE**
- NO GRADING OR CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY
 - DRIVE SHEET PILE THROUGH BEDROCK OR MINIMUM OF 6 FEET.

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

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

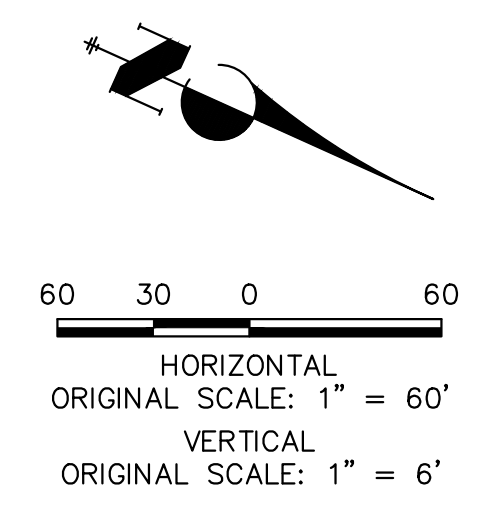
DATE: 4/18/23

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, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2683 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE						
			No.	REVISION						
H-SCALE	1"=60'	V-SCALE	1"=6'	DATE	4/18/23	DESIGNED BY	DJV	DRAWN BY	NEO	CHECKED BY
SAND CREEK RESTORATION CHANNEL STABLE GRADE PLAN AND PROFILE		ENGINEER'S STATEMENT PREPARED UNDER MY DIRECT SUPERVISION		SHEET 28 OF 121 JOB NO. 25188.04						

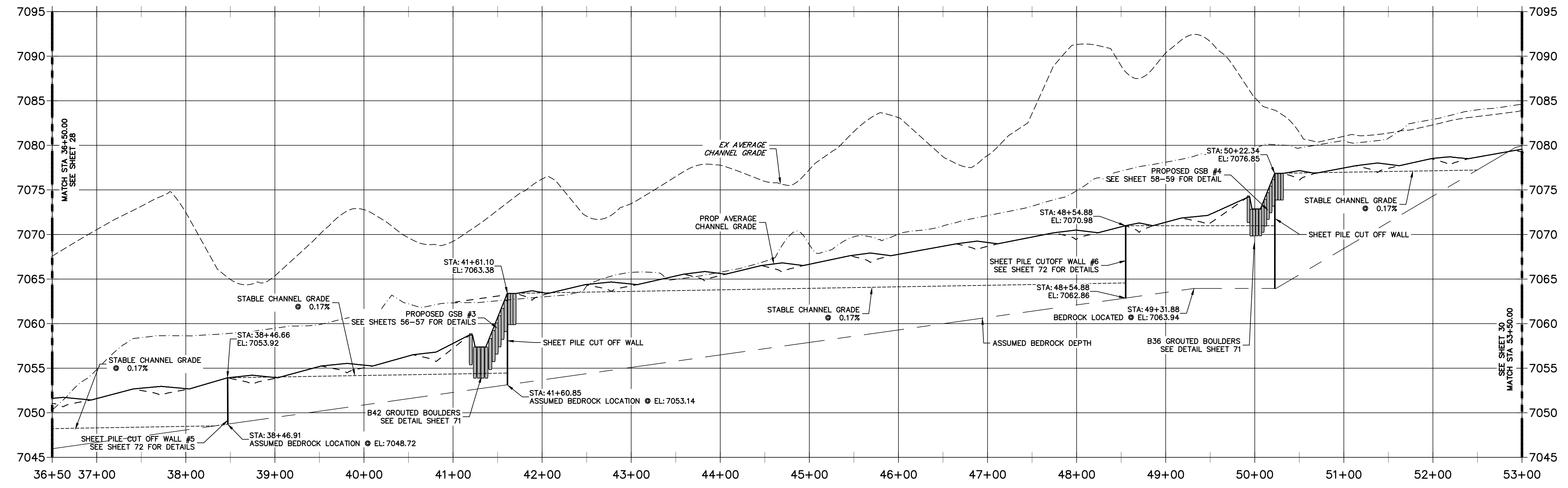


LEGEND

- FINISHED GRADE PROFILE @ CHANNEL
- THALWEG PROFILE
- EXISTING GRADE PROFILE @ CHANNEL
- EXISTING THALWEG PROFILE
- STABLE CHANNEL GRADE PROFILE
- ASSUMED BEDROCK LOCATION PROFILE



**SAND CREEK - STABLE CHANNEL GRADE BANKFULL PROFILE 4
STA 36+50.00 TO 53+00.00**



NOTE

- NO GRADING OR CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY.
- DRIVE SHEET PILE THROUGH BEDROCK OR MINIMUM OF 6 FEET.

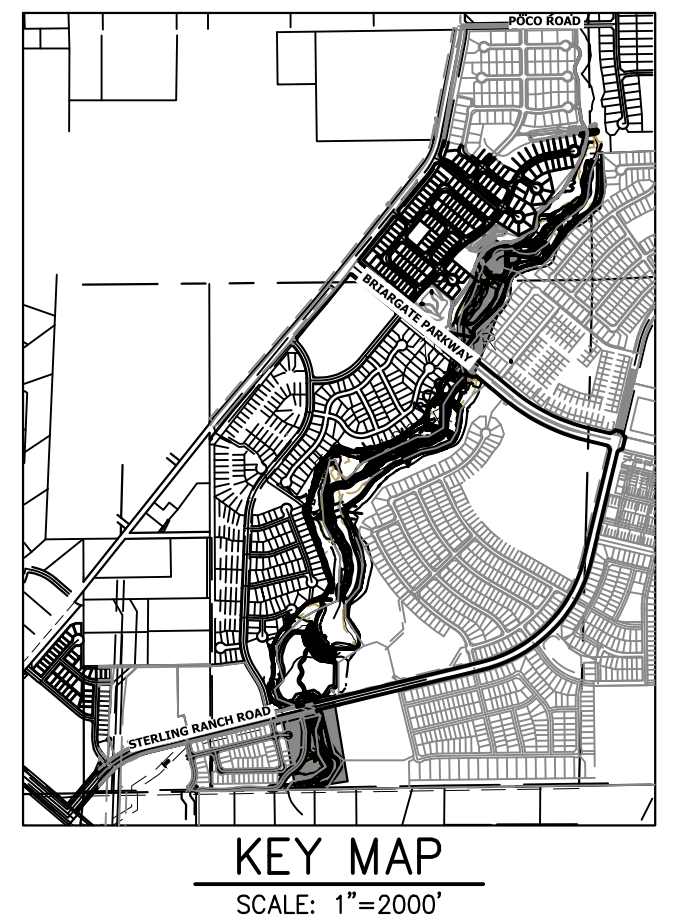
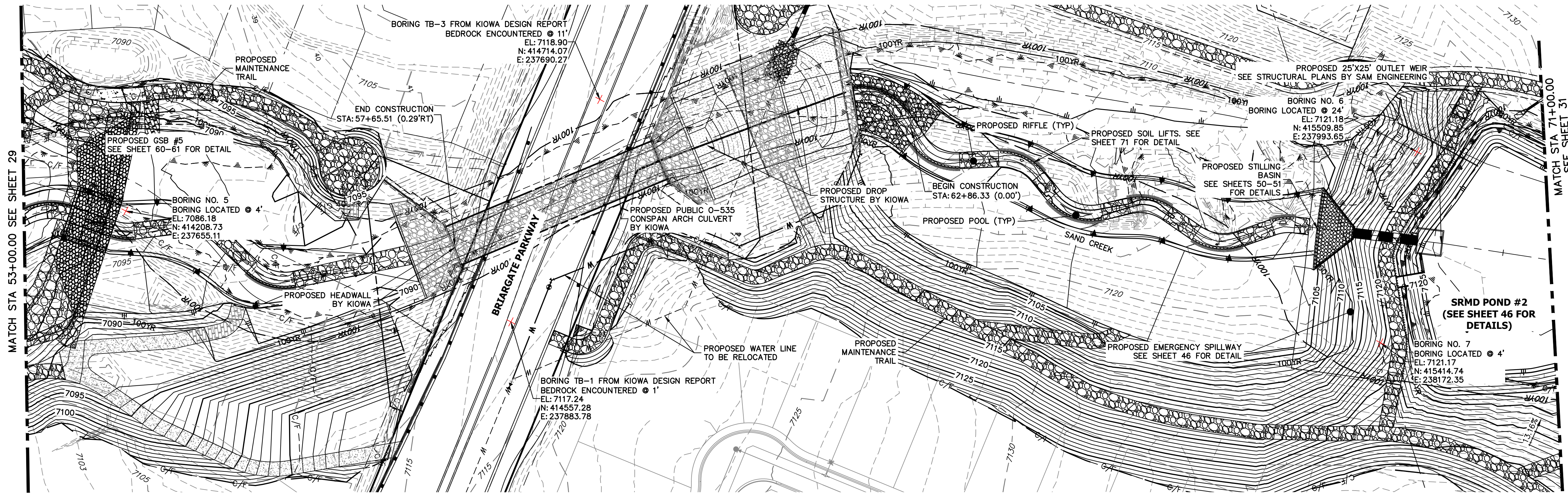


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

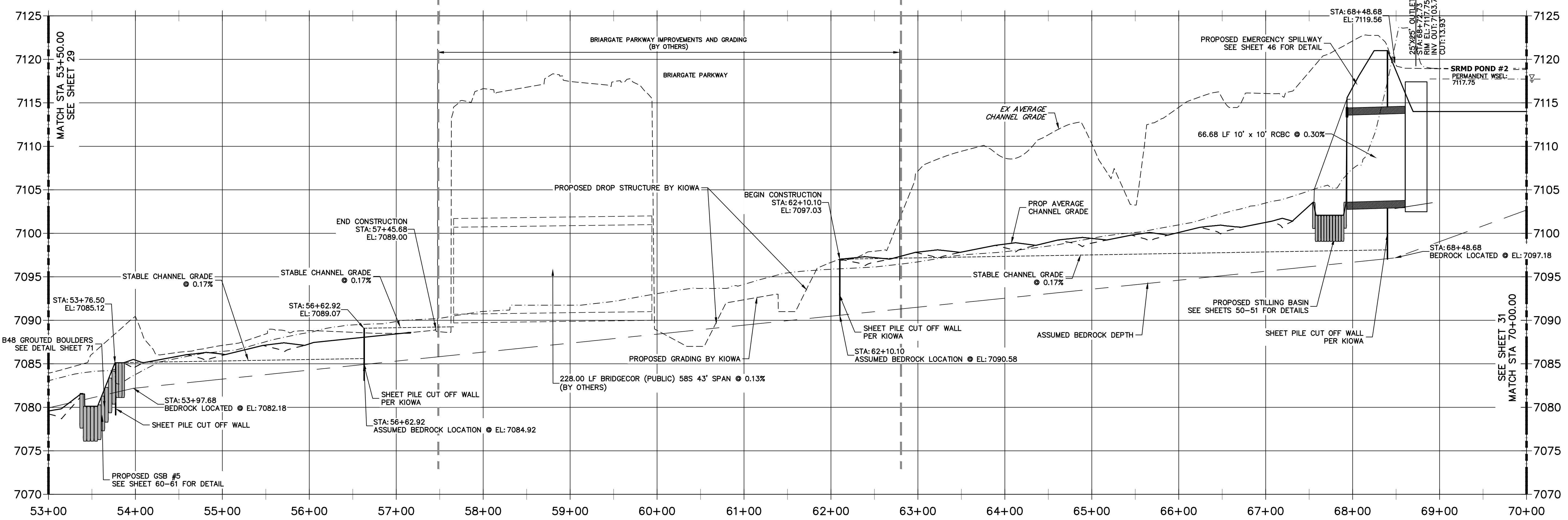
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

32314
4/18/23

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 DESIGNATED BY WRITTEN AUTHORIZATION.
BY DATE No. REVISION H-SCALE 1"=60' V-SCALE 1"=6' DATE 4/18/23 DESIGNED BY DJV DRAWN BY NEO CHECKED BY	SAND CREEK RESTORATION CHANNEL STABLE GRADE PLAN AND PROFILE
SHEET 29 OF 121 JOB NO. 25188.04	



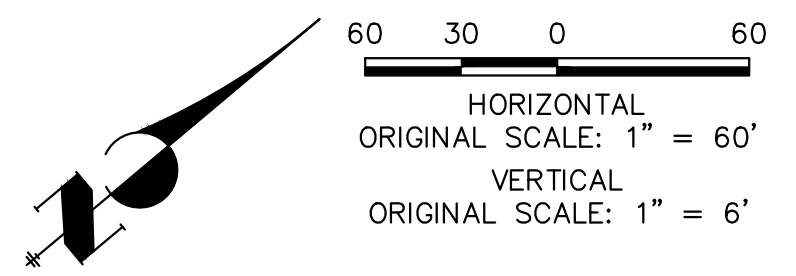
**SAND CREEK -STABLE CHANNEL GRADE BANKFULL PROFILE 5
STA 53+00.00 TO 70+00.00**



LEGEND

—	FINISHED GRADE PROFILE
—●—	CHANNEL
- - -	THALWEG PROFILE
- - -	EXISTING GRADE PROFILE
- - -	EXISTING THALWEG PROFILE
- - -	STABLE CHANNEL GRADE PROFILE
- - -	ASSUMED BEDROCK LOCATION PROFILE

NOTE
1. NO GRADING OR CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY.
2. DRIVE SHEET PILE THROUGH BEDROCK OR MINIMUM OF 6 FEET.



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett
32314
4/18/23

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

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, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

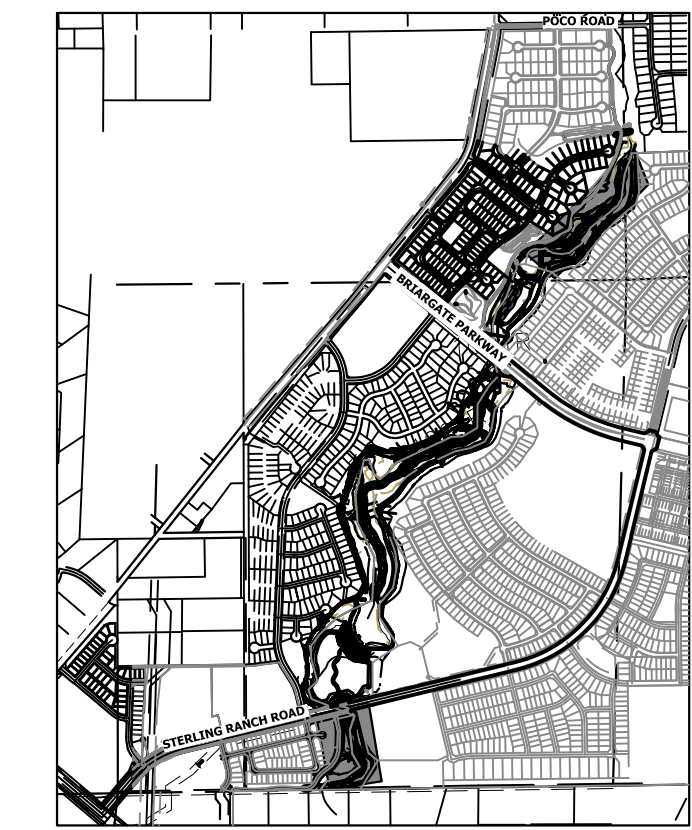
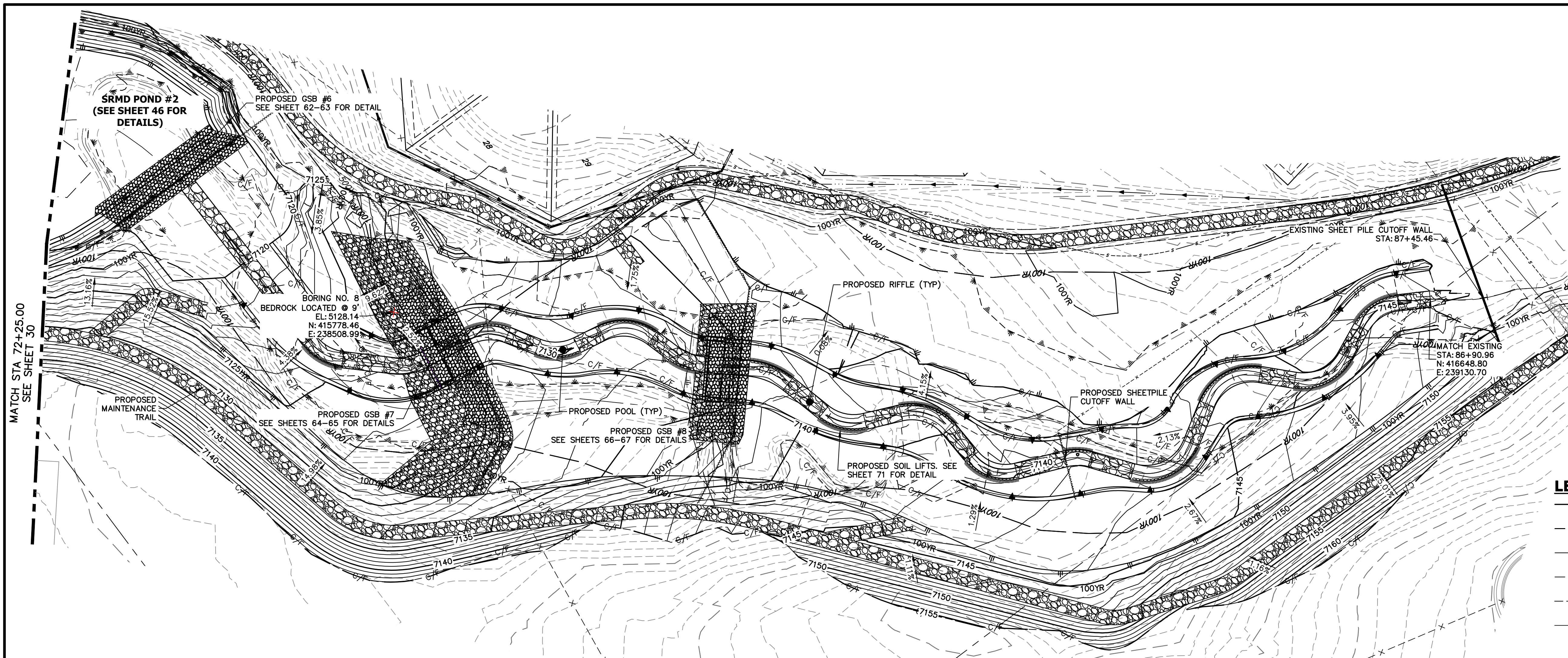
J.R. ENGINEERING
A Westman Company
Central 303-740-8888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=60'
V-SCALE 1"=6'
DATE 4/18/23
DESIGNED BY DJV
DRAWN BY NEO
CHECKED BY

SAND CREEK RESTORATION
CHANNEL STABLE GRADE
PLAN AND PROFILE

SHEET 30 OF 121
JOB NO. 25188.04



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

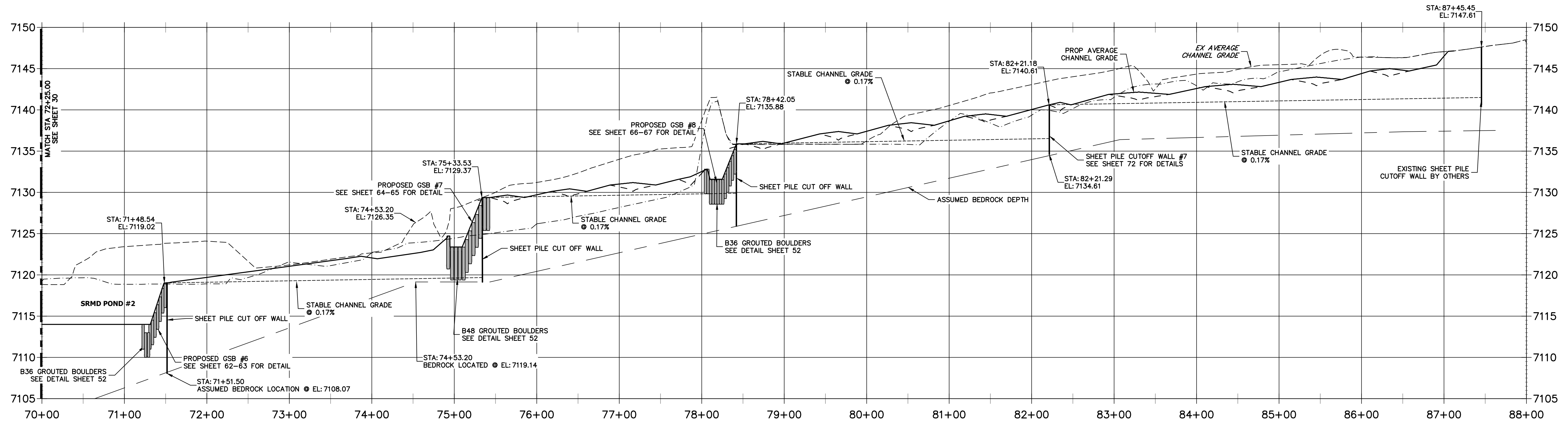
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

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

LEGEND

—	FINISHED GRADE PROFILE
⊙ CHANNEL	CHANNEL
- - -	THALWEG PROFILE
- - -	EXISTING GRADE PROFILE
- - -	EXISTING THALWEG PROFILE
- - -	STABLE CHANNEL GRADE PROFILE
- - -	ASSUMED BEDROCK LOCATION PROFILE

**SAND CREEK - STABLE CHANNEL GRADE BANKFULL PROFILE 6
STA 70+00.00 TO 88+00.00**



- NOTE**
- NO GRADING OR CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY
 - DRIVE SHEET PILE THROUGH BEDROCK OR MINIMUM OF 6 FEET.



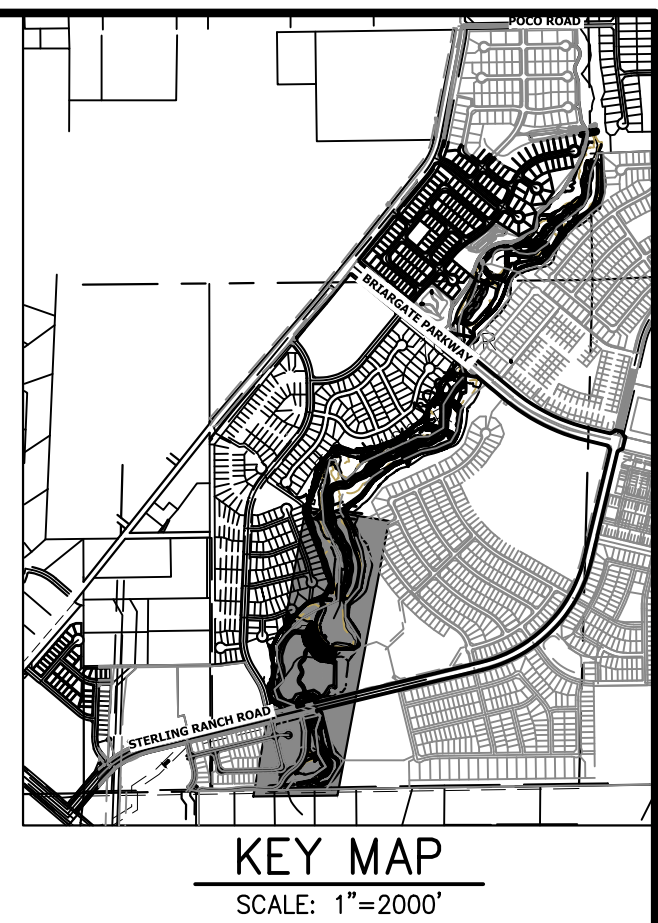
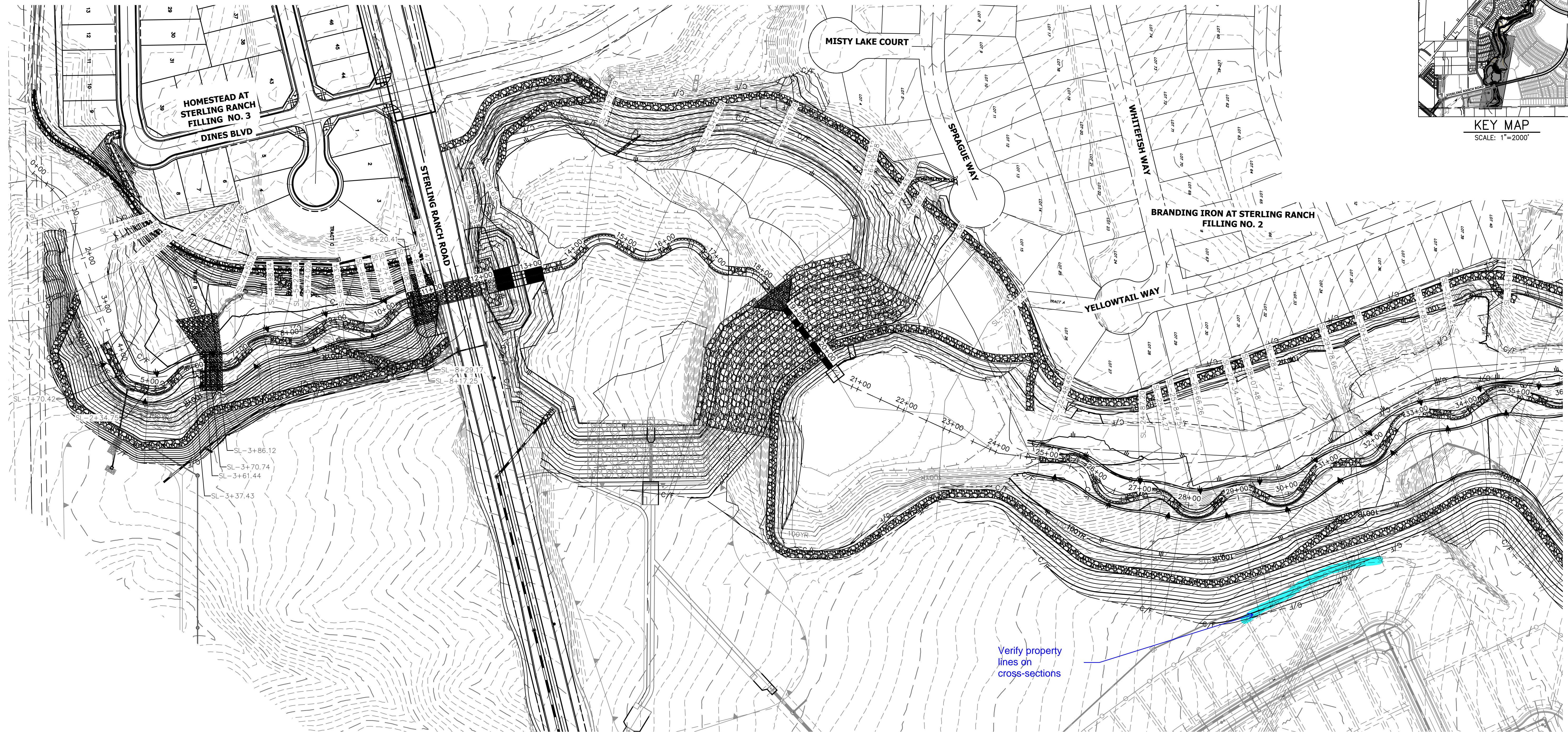
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett

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

32314 4/18/23

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=60'	1"=6'	4/18/23	DJV	NEO	
SAND CREEK RESTORATION									
CHANNEL STABLE GRADE PLAN AND PROFILE									
SHEET 31 OF 121									
JOB NO. 25188.04									

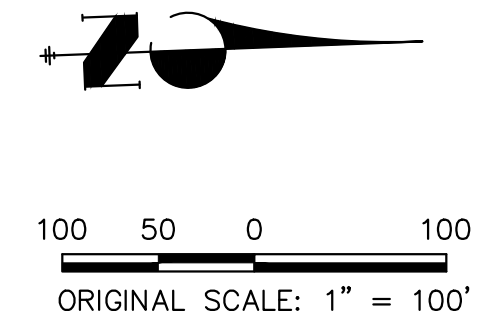


BANKFULL CROSS SECTION – SAND CREEK
 STA: 1+00 TO 35+00
 SCALE: 1"=100'

- 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

NOTE
 SEE SHEETS 35-40 FOR CROSS SECTIONS

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.



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	4/18/23	DJV	NEO	

SAND CREEK RESTORATION	CROSS SECTIONS	SHEET 32 OF 121
		JOB NO. 25188.04



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

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

32814
 DATE 4/18/23

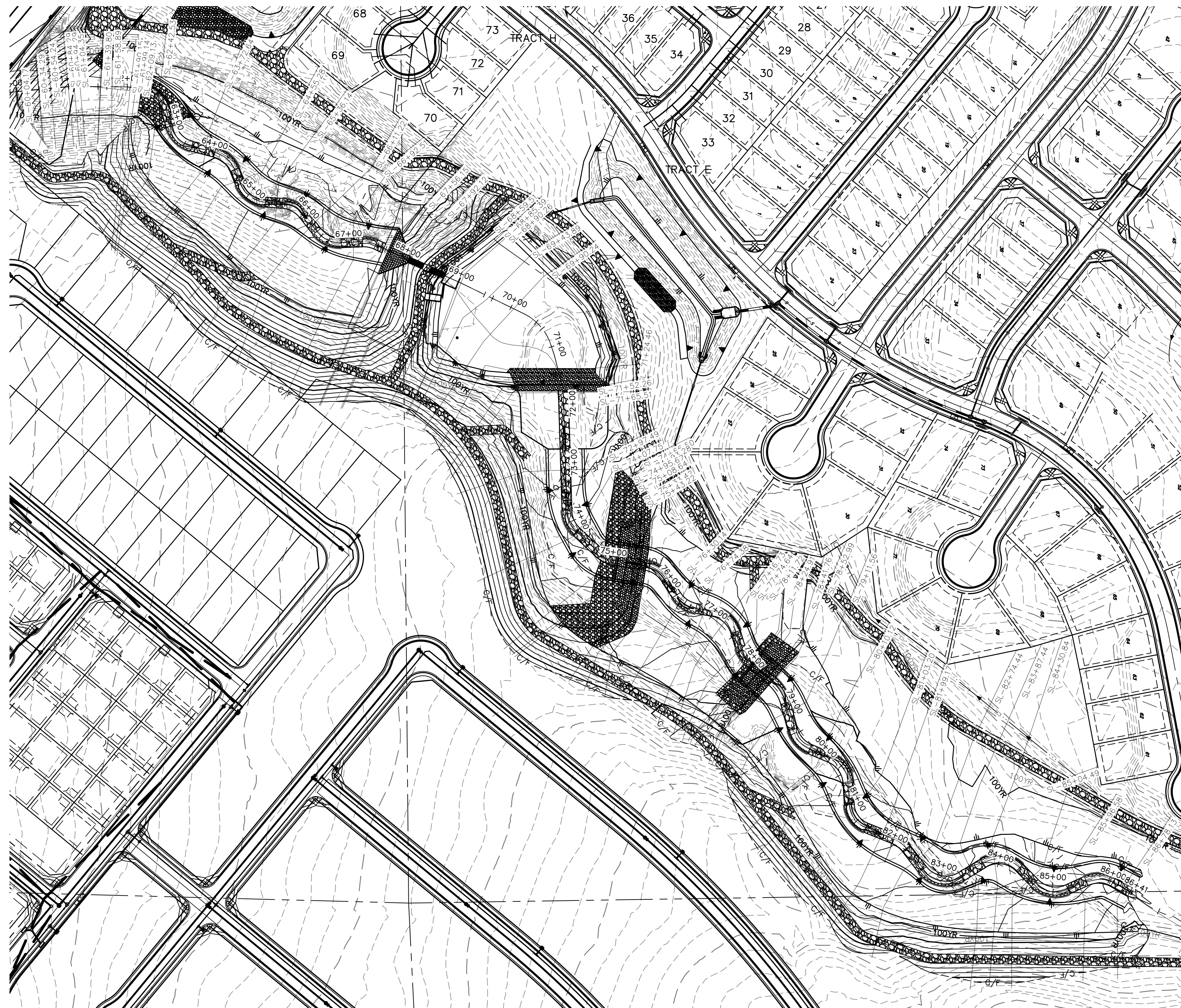
PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

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

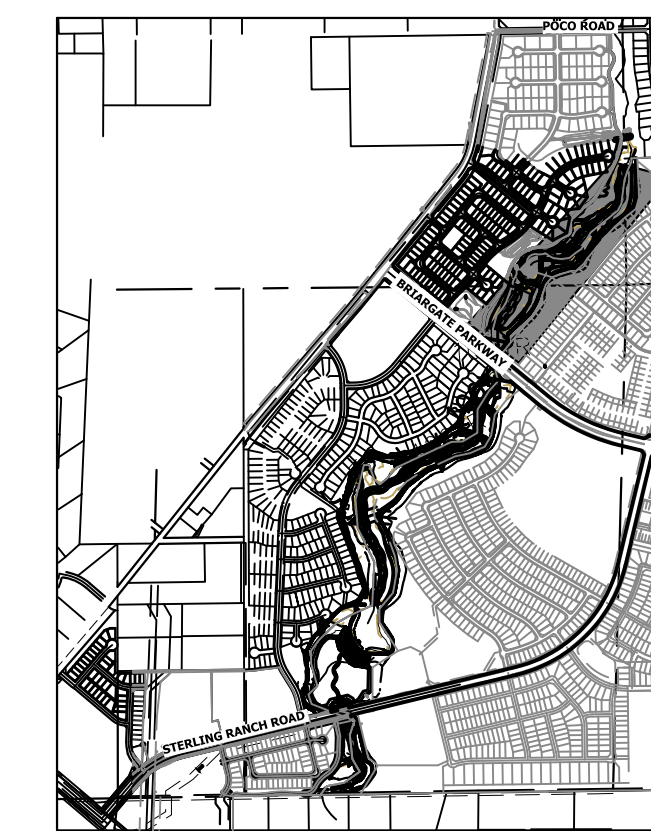
J.R. ENGINEERING
 A Westman Company

Central 303-740-8888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

X:\25188\04\25188\04\Drawings\Sheet\Draw/Cross Sections\25188_04_32.dwg, 28 XS301, 4/18/2023 9:10:39 AM, c:\winram



BANKFULL CROSS SECTION – SAND CREEK
 STA: 60+00 TO 88+60
 SCALE: 1"=100'



KEY MAP
 SCALE: 1"=2000'

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

NOTE

SEE SHEETS 35-40 FOR CROSS SECTIONS

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.



100 50 0 100
 ORIGINAL SCALE: 1" = 100'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN 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 303-740-8888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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

SAND CREEK RESTORATION
 CROSS SECTIONS
 SHEET 34 OF 121
 JOB NO. 25188.04

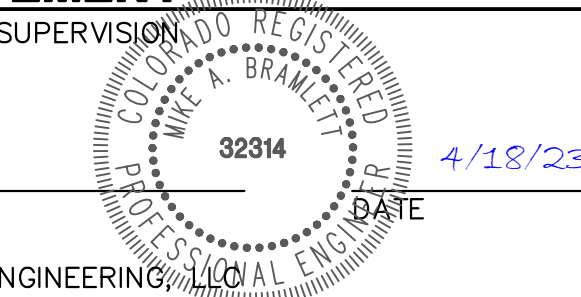


ENGINEER'S STATEMENT

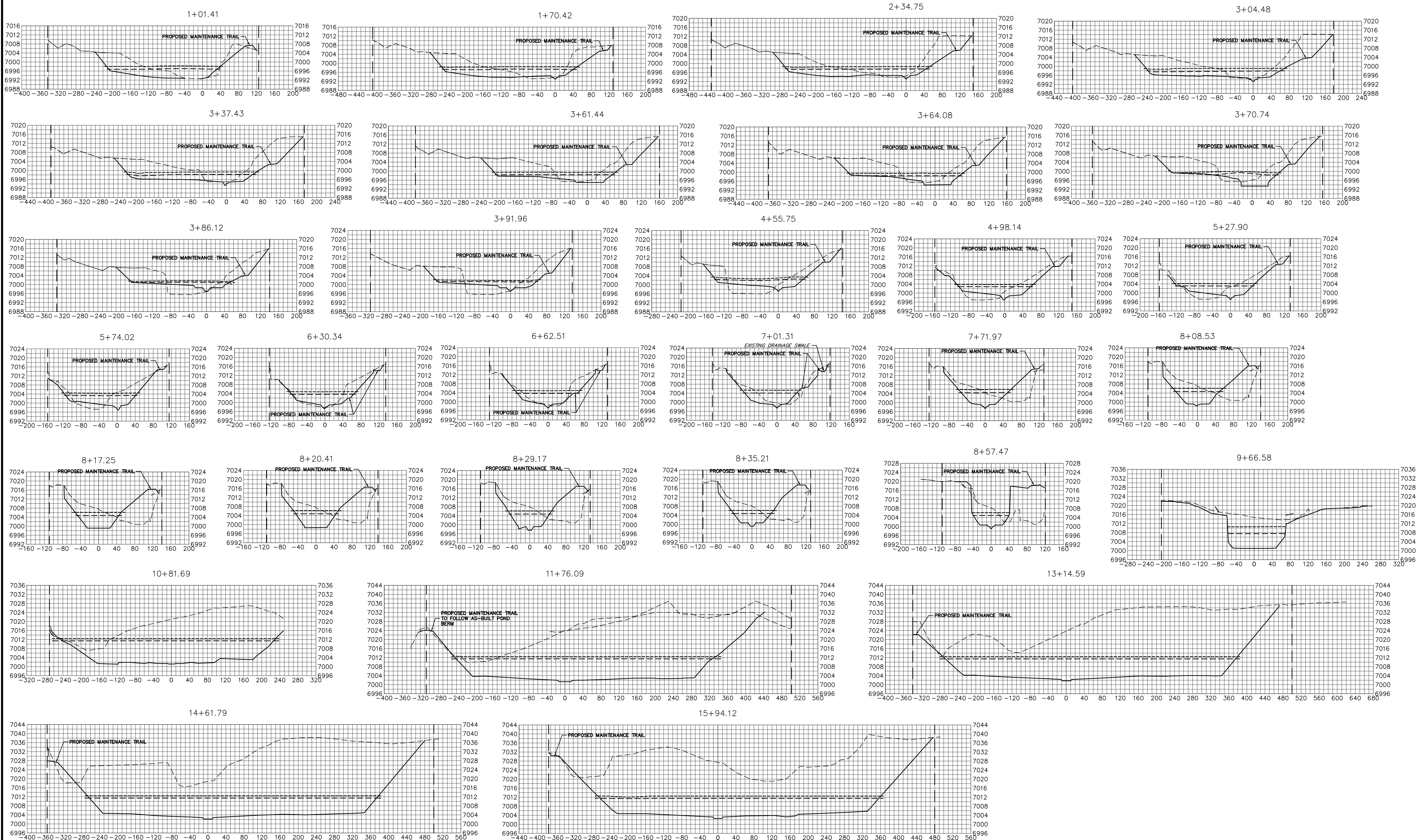
PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett

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



X:\25188\04\Drawings\Sheet\Draw/Cross Sections\25188_04_CS01.dwg, 30 XS03, 4/17/2023 9:26:05 PM, VvaughnD

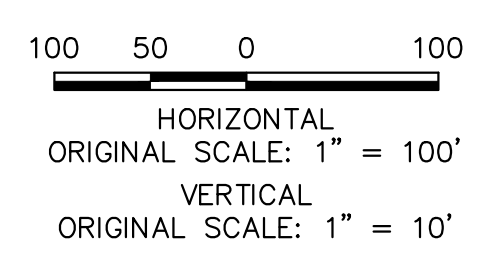


BENCHMARK

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHWEST 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 SOUTHWEST 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.



LEGEND

- PROP GROUND SURFACE
- - - EX GROUND SURFACE
- - - - 100YR FIS WSEL
- - - - 100YR DESIGN WSEL
- - - - PROPERTY LINE



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION
 Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 4/18/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

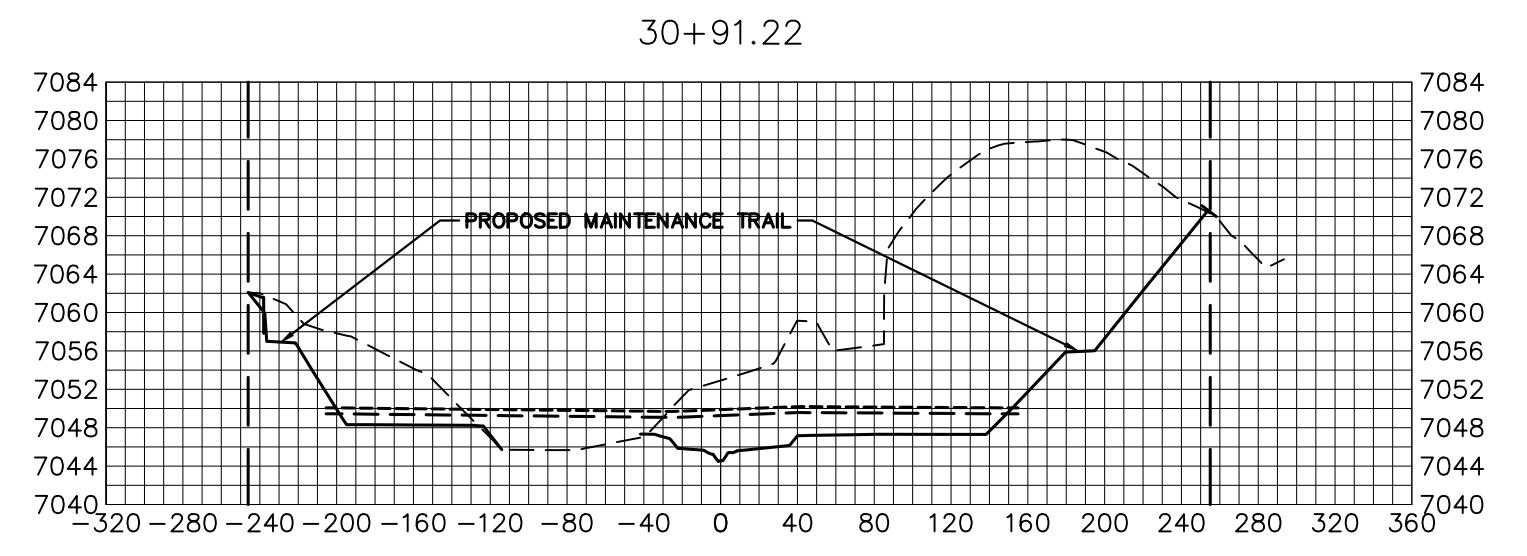
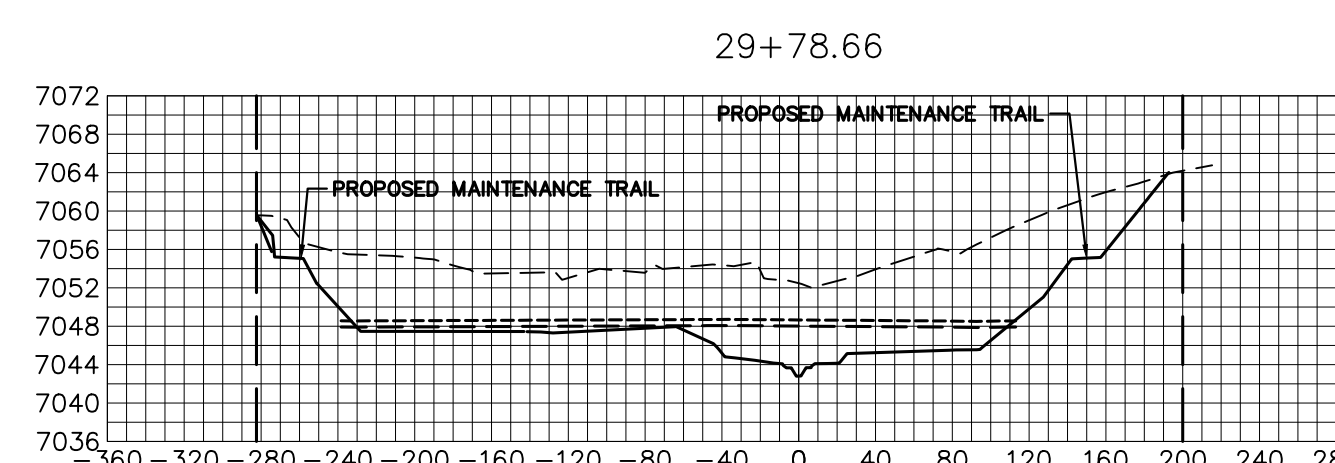
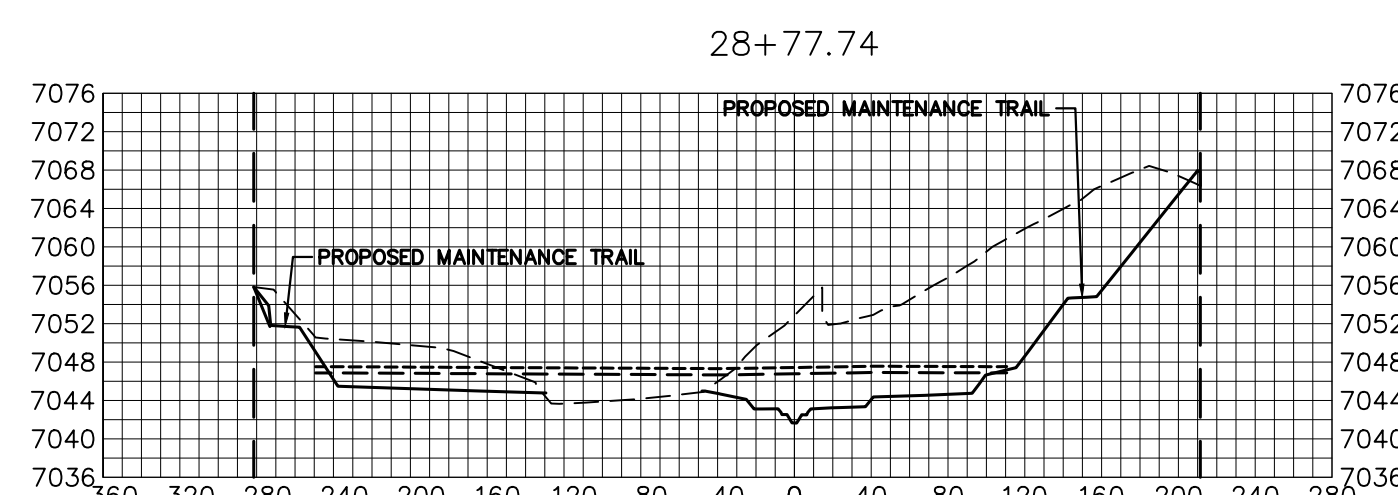
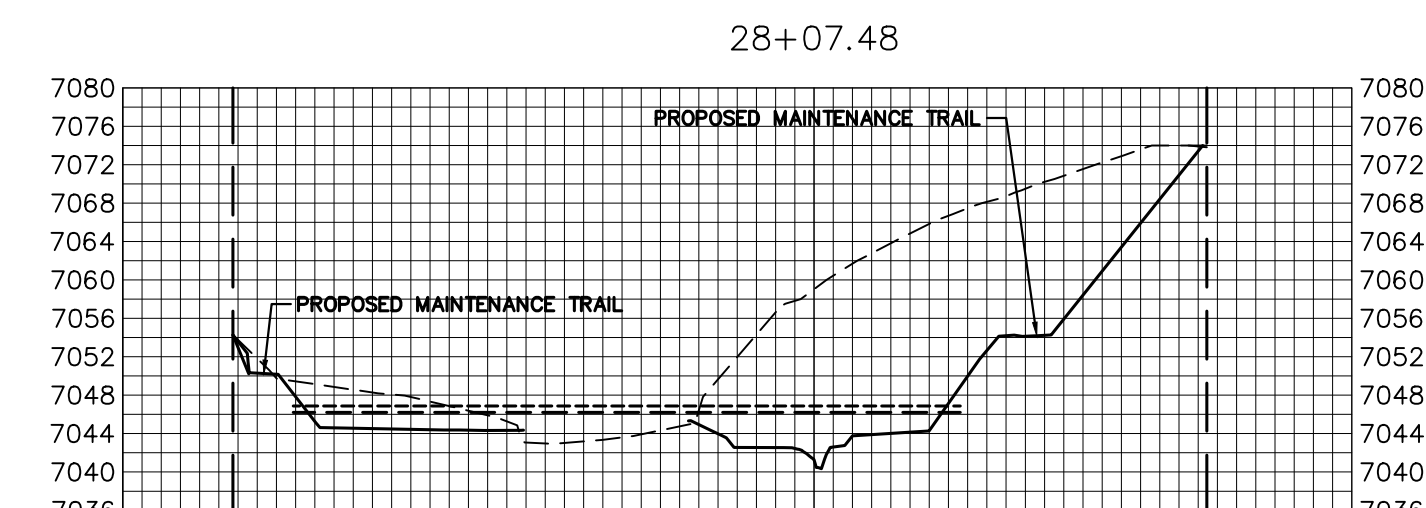
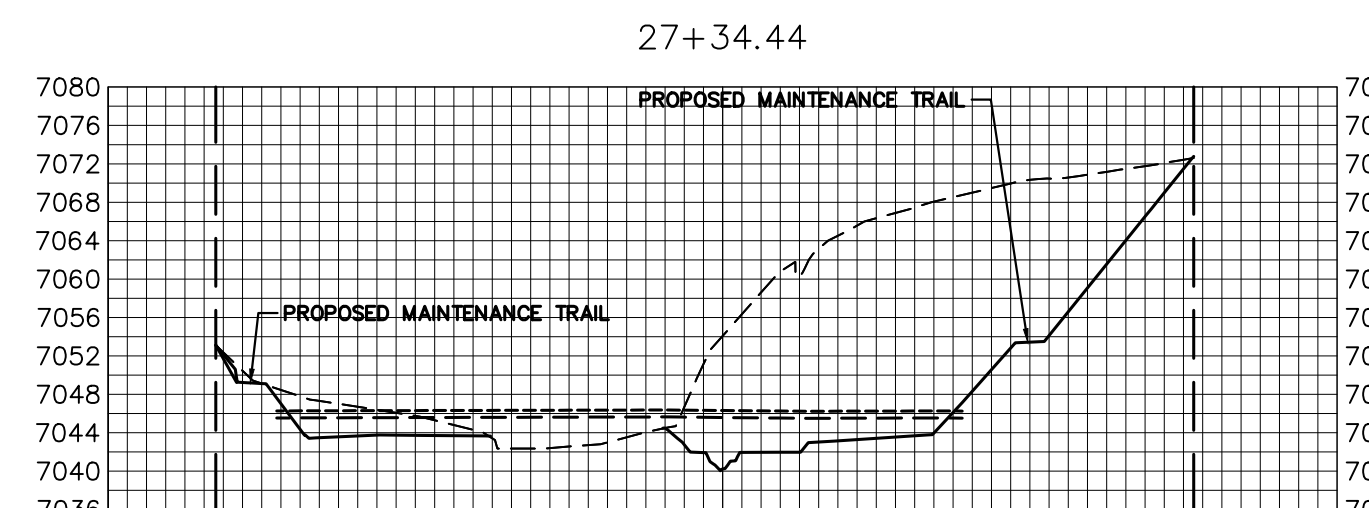
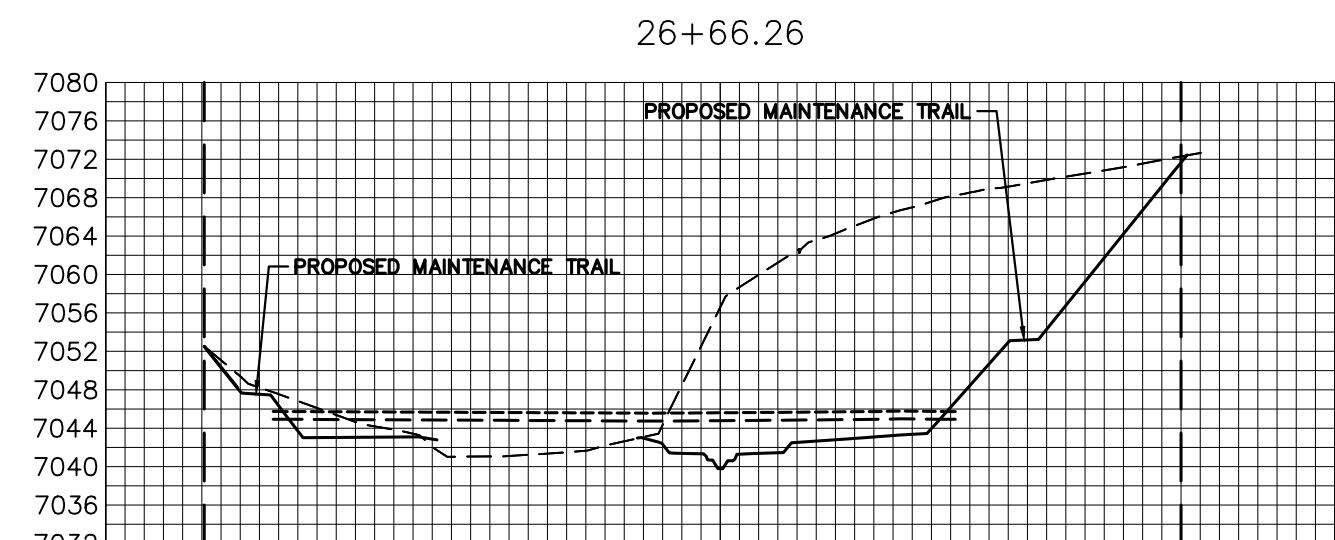
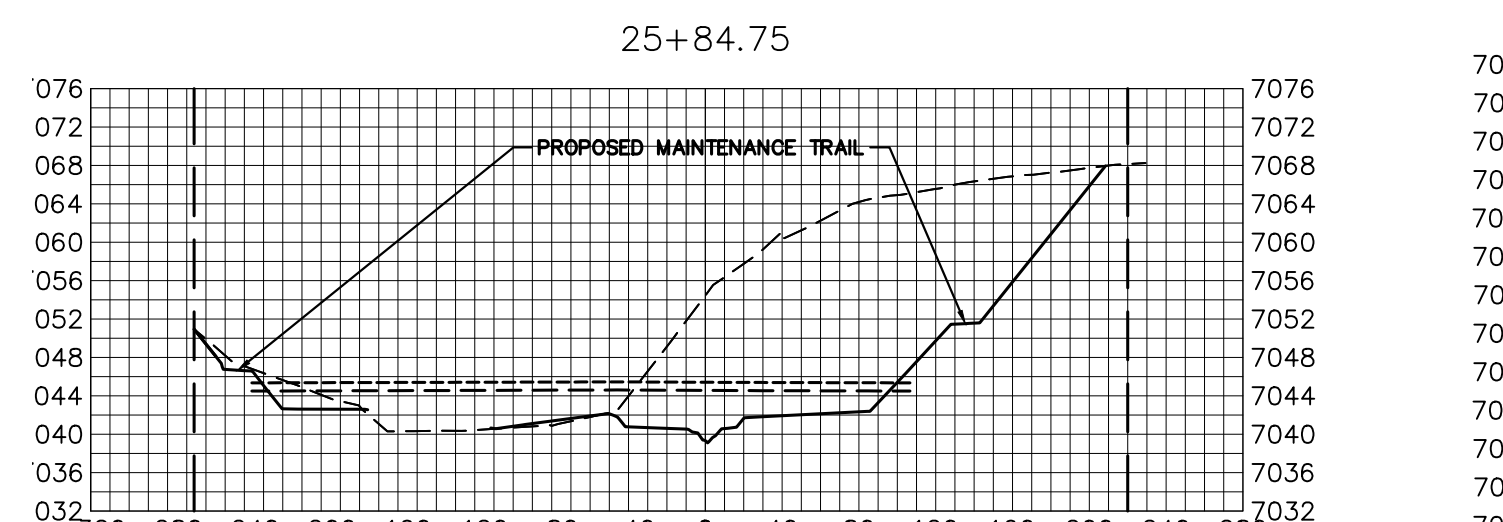
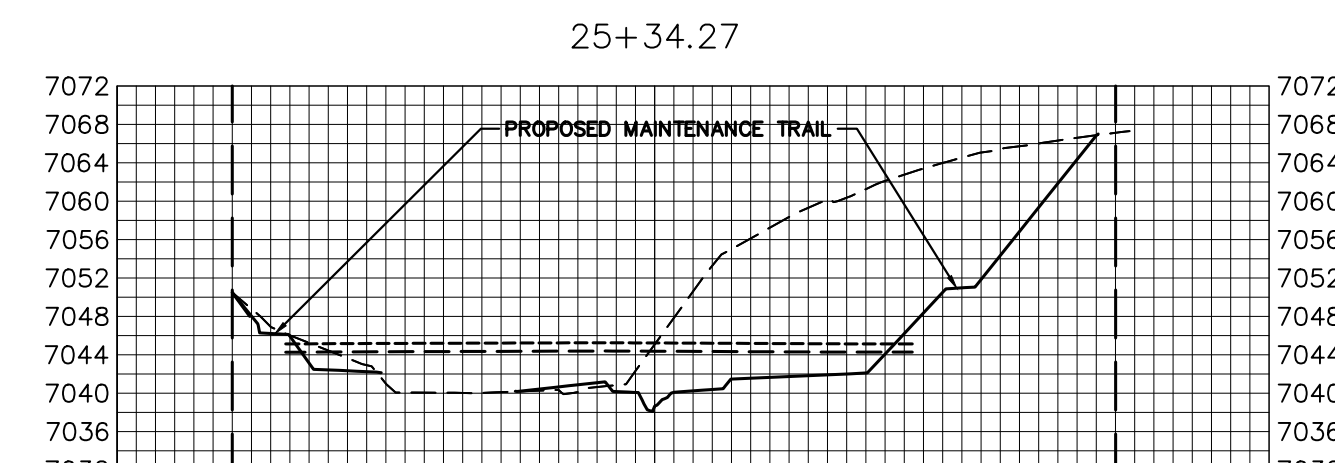
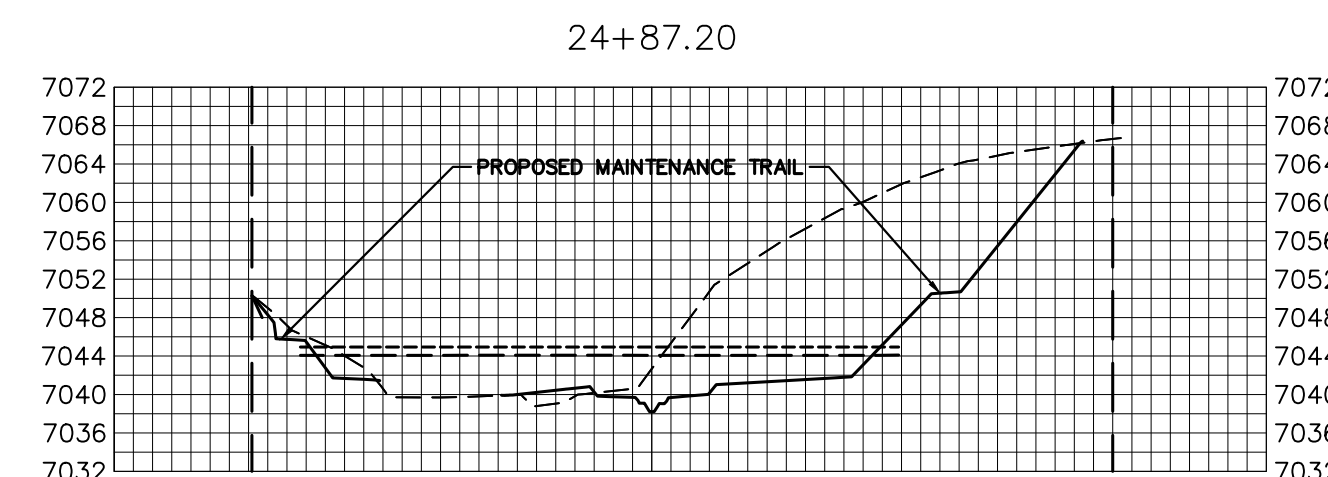
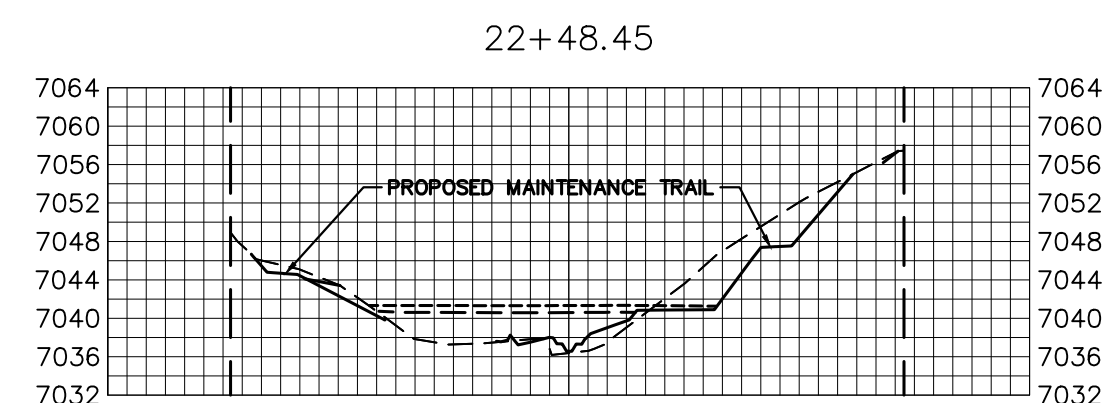
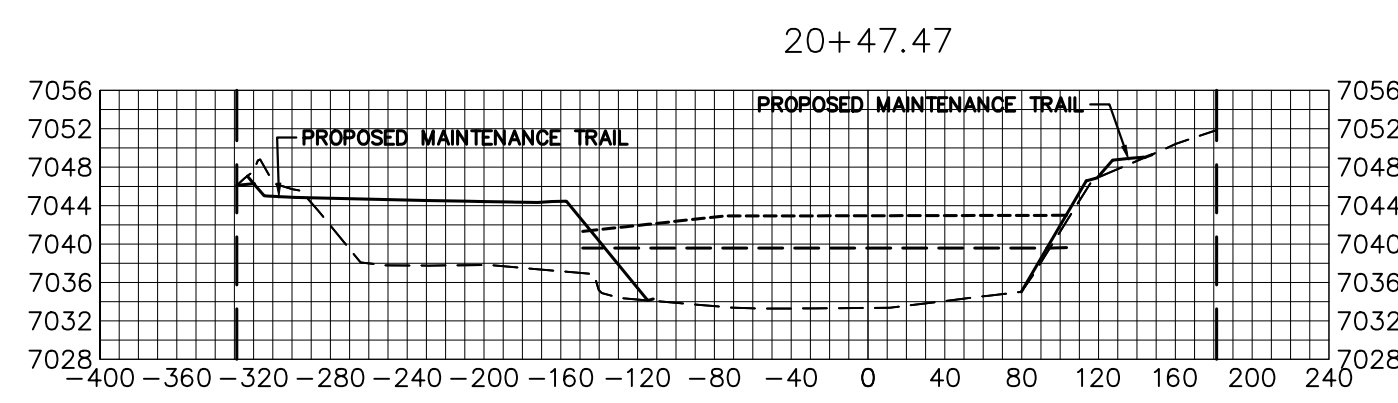
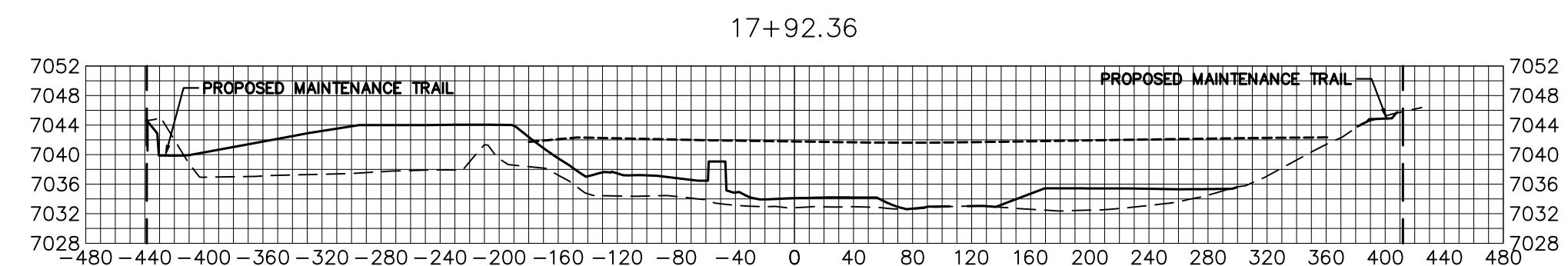
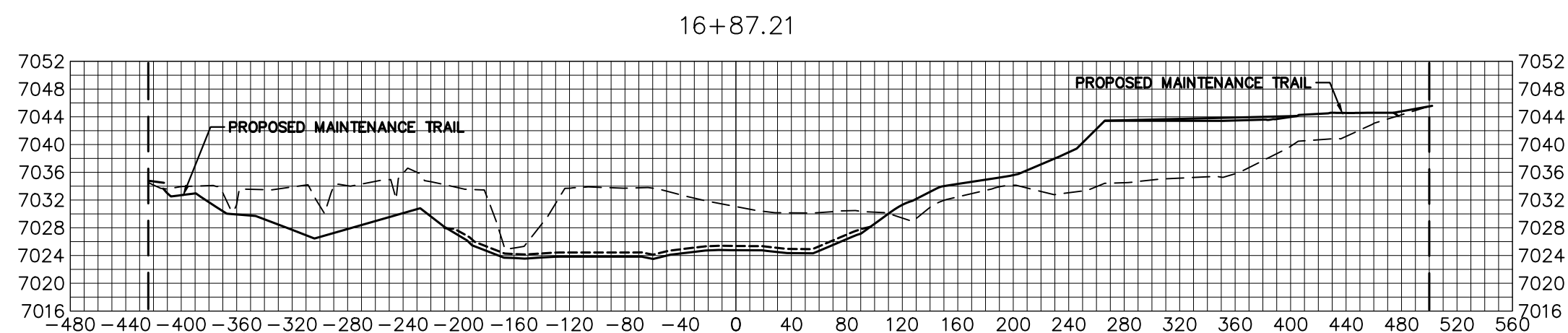
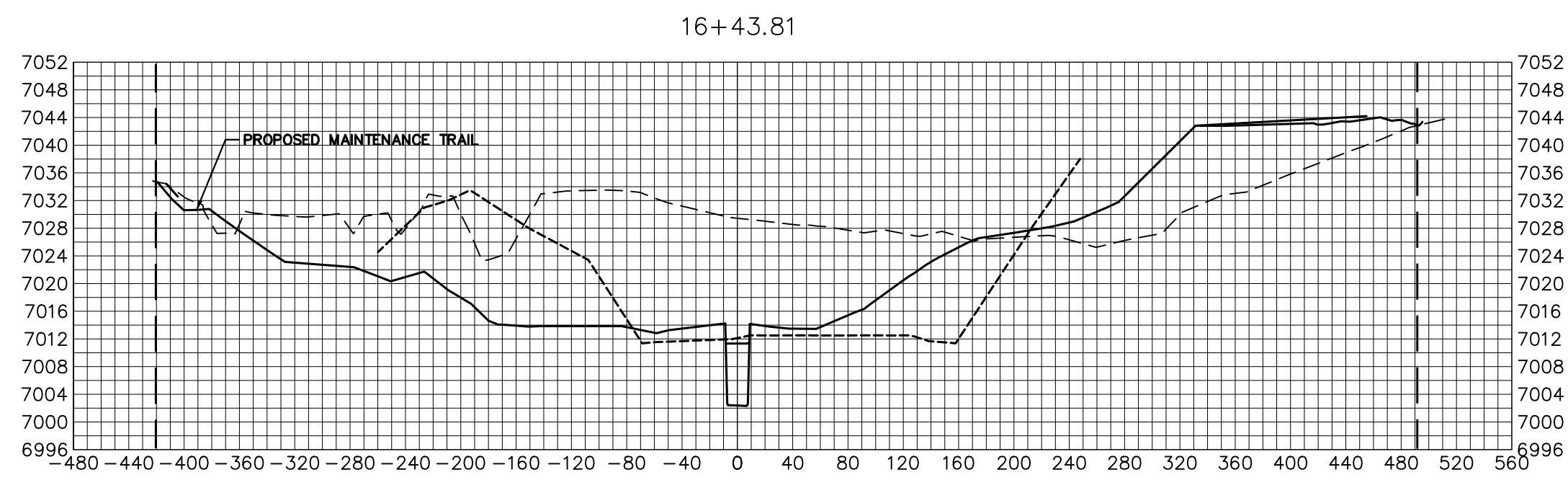
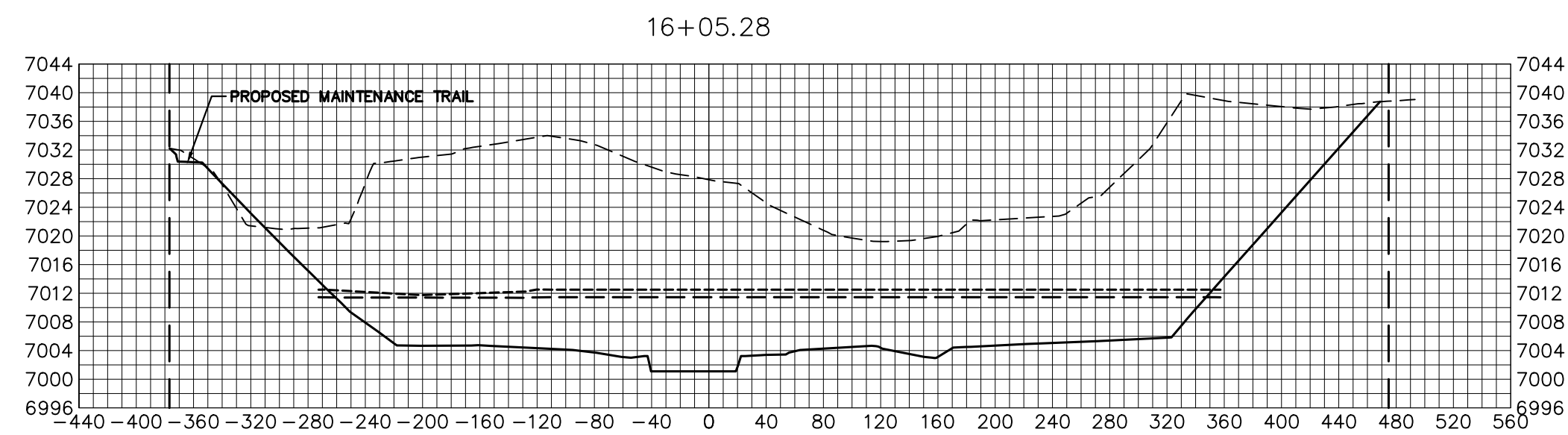
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=100'
 V-SCALE 1"=10'
 DATE 4/12/23
 DESIGNED BY DJV
 DRAWN BY NEO
 CHECKED BY

SAND CREEK RESTORATION
CROSS SECTIONS

SHEET 35 OF 121
 JOB NO. 25188.04



Verify property line locations

BENCHMARK

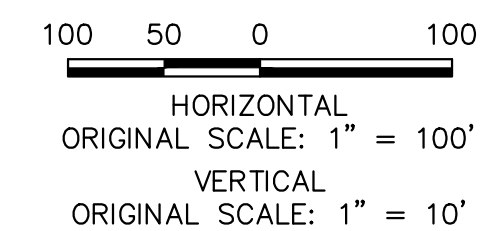
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
 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

LEGEND

- PROP GROUND SURFACE
- - - EX GROUND SURFACE
- - - - 100YR FIS WSEL
- - - - 100YR DESIGN WSEL
- - - - PROPERTY LINE

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.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
 Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE 4/18/23

SAND CREEK RESTORATION

CROSS SECTIONS

SHEET 36 OF 121

JOB NO. 25188.04

BY DATE

No. REVISION

H-SCALE 1"=100'

V-SCALE 1"=10'

DATE 4/18/23

DESIGNED BY DJV

DRAWN BY NEO

CHECKED BY

PREPARED FOR

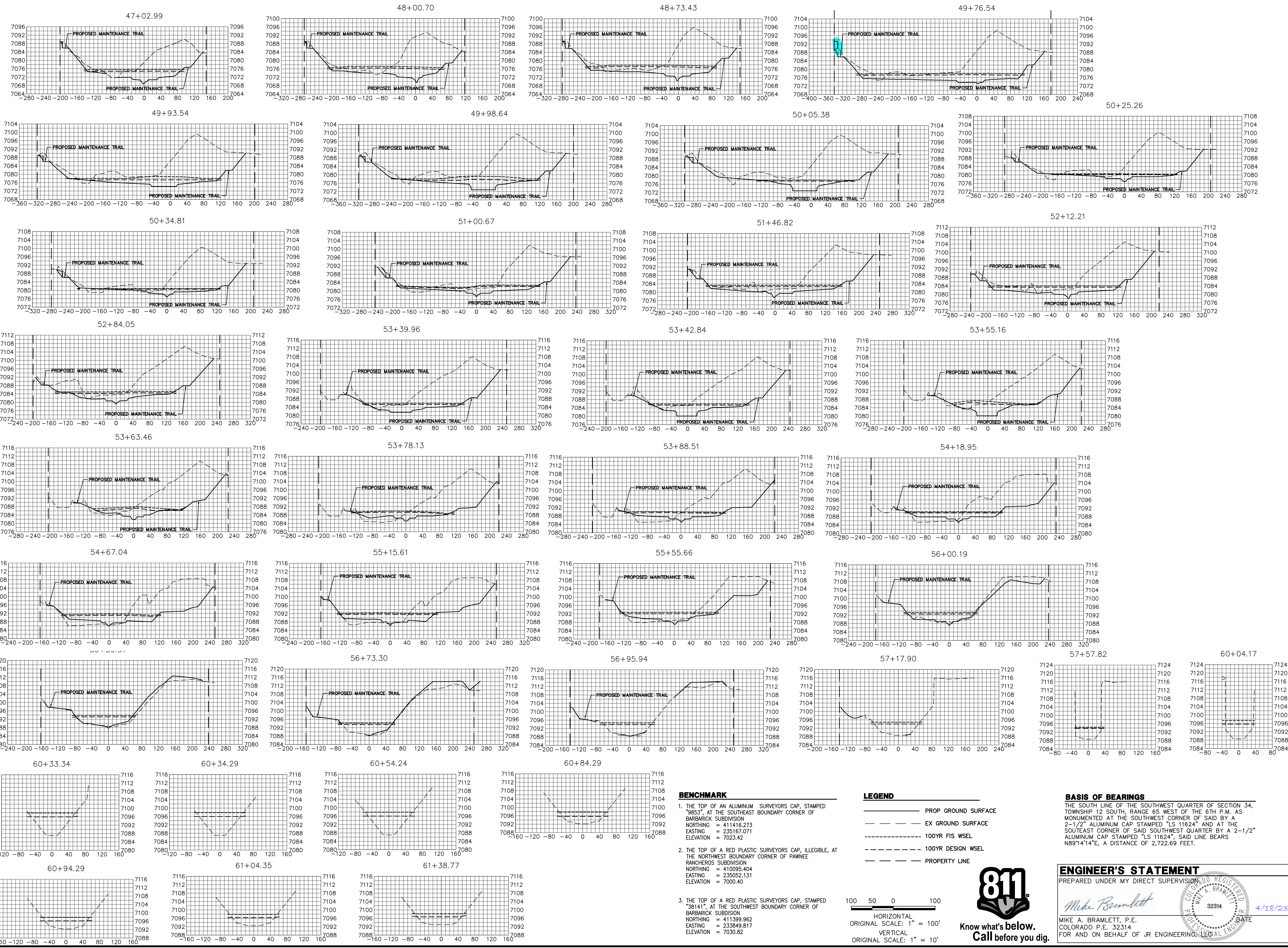
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024



Central 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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

X:\25188\04\25188.dwg 3/23/23 10:28:30 AM 32 X305 4/17/2023 9:28:03 PM V.aughd

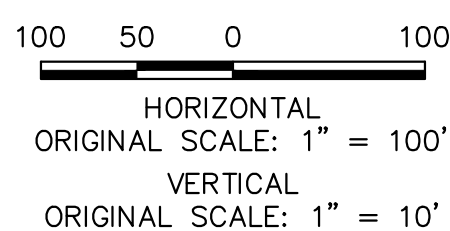


BENCHMARK

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 PANWEE 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 = 235349.817
 ELEVATION = 7030.82

LEGEND

- PROP GROUND SURFACE
- - - EX GROUND SURFACE
- - - - 100YR FIS WSEL
- - - - 100YR DESIGN WSEL
- - - - PROPERTY LINE

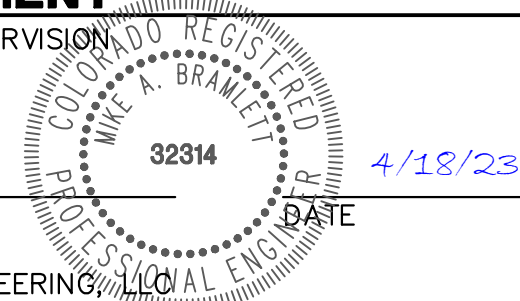


BASIS OF BEARINGS

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.

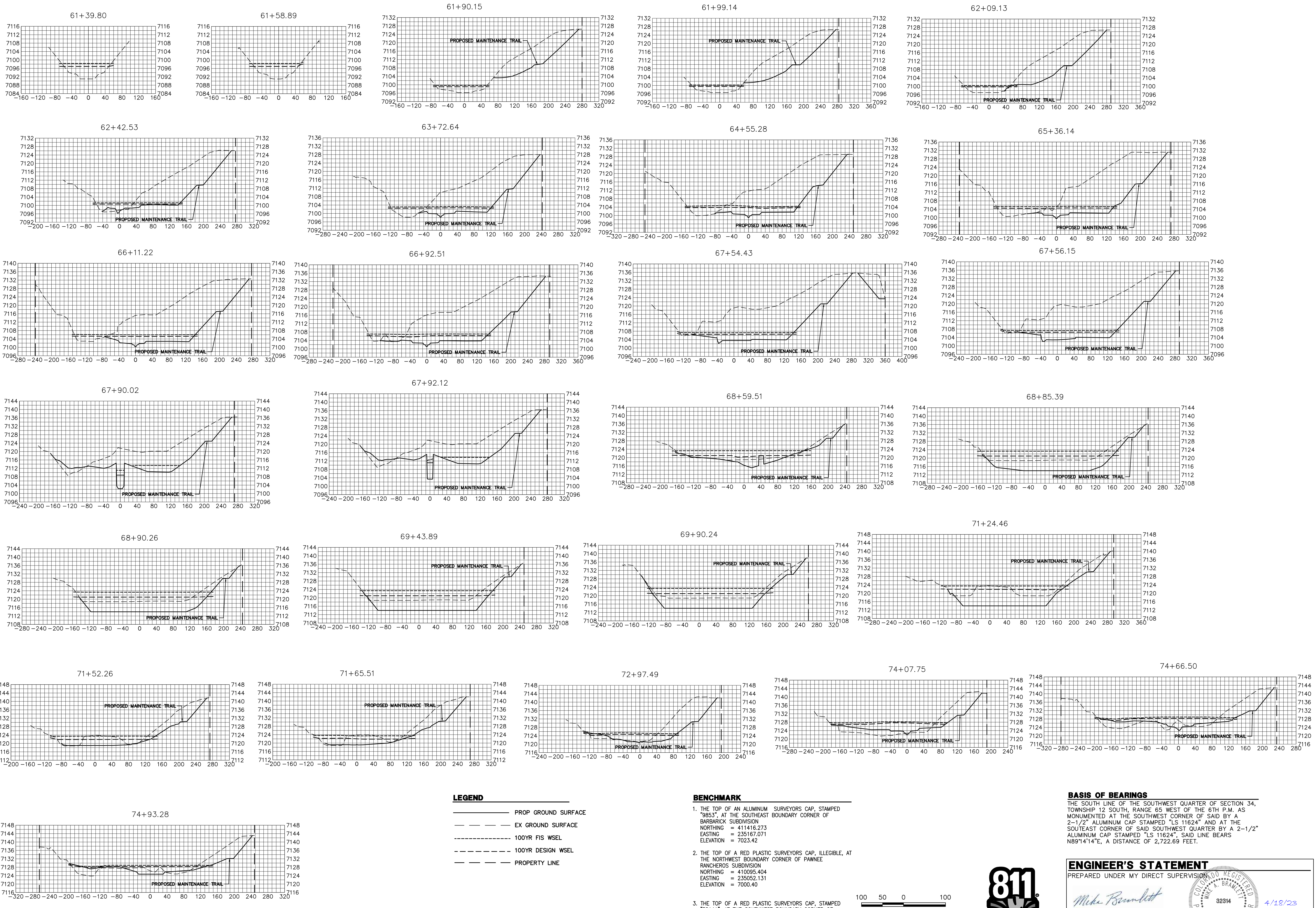
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEW AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN 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, Central 300-740-9888, Colorado Springs 719-583-2583, Fort Collins 970-491-9888, www.jrengineering.com
 SAND CREEK RESTORATION CROSS SECTIONS
 SHEET 38 OF 121
 JOB NO. 25188.04

BY	DATE	No.	REVISION

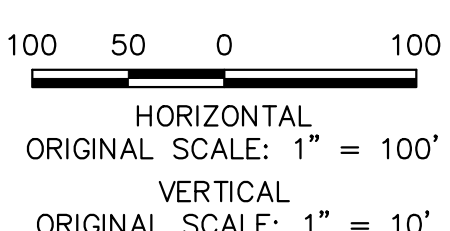


LEGEND

- PROP GROUND SURFACE
- - - EX GROUND SURFACE
- - - - 100YR FIS WSEL
- - - - 100YR DESIGN WSEL
- - - - PROPERTY LINE

BENCHMARK

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "3853", AT THE SOUTHWEST 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 PAWNEE 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

PREPARED UNDER MY DIRECT SUPERVISION

Mike Bramlett

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

32314 4/18/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY

H-SCALE 1"=100'
 V-SCALE 1"=10'
 DATE 4/18/23
 DESIGNED BY DJV
 DRAWN BY NEO
 CHECKED BY

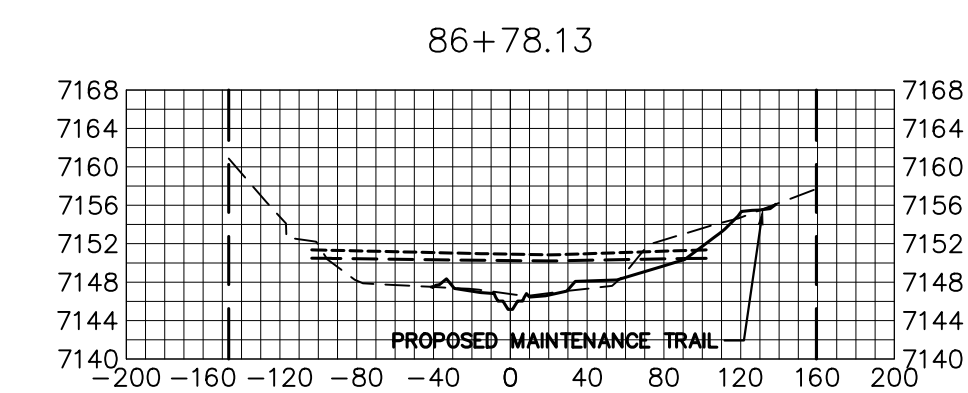
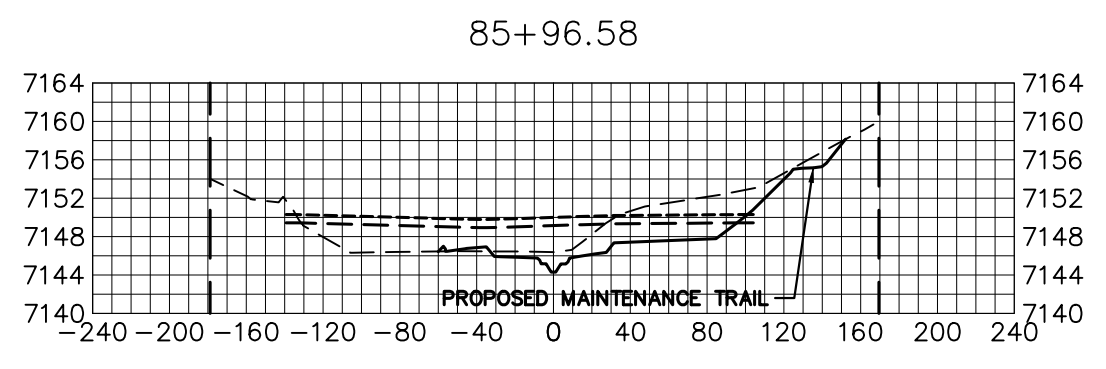
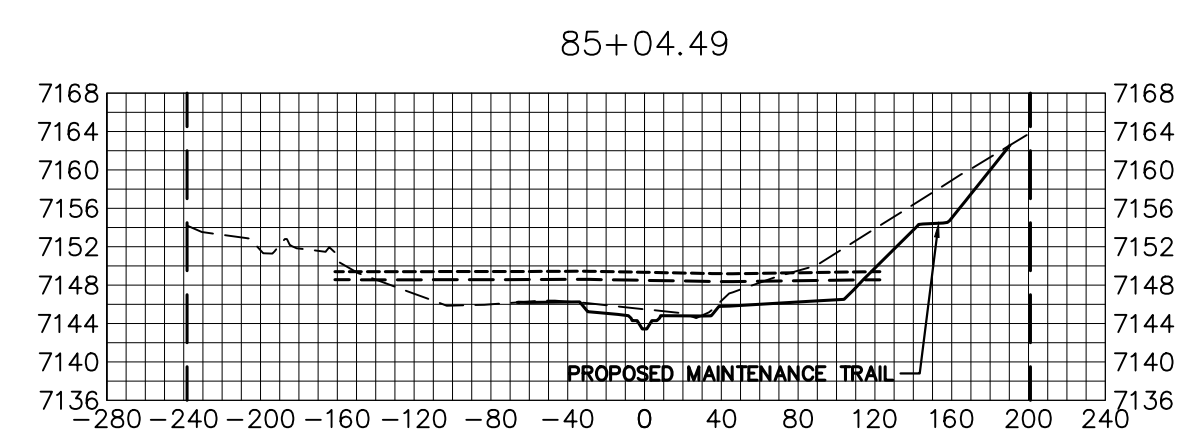
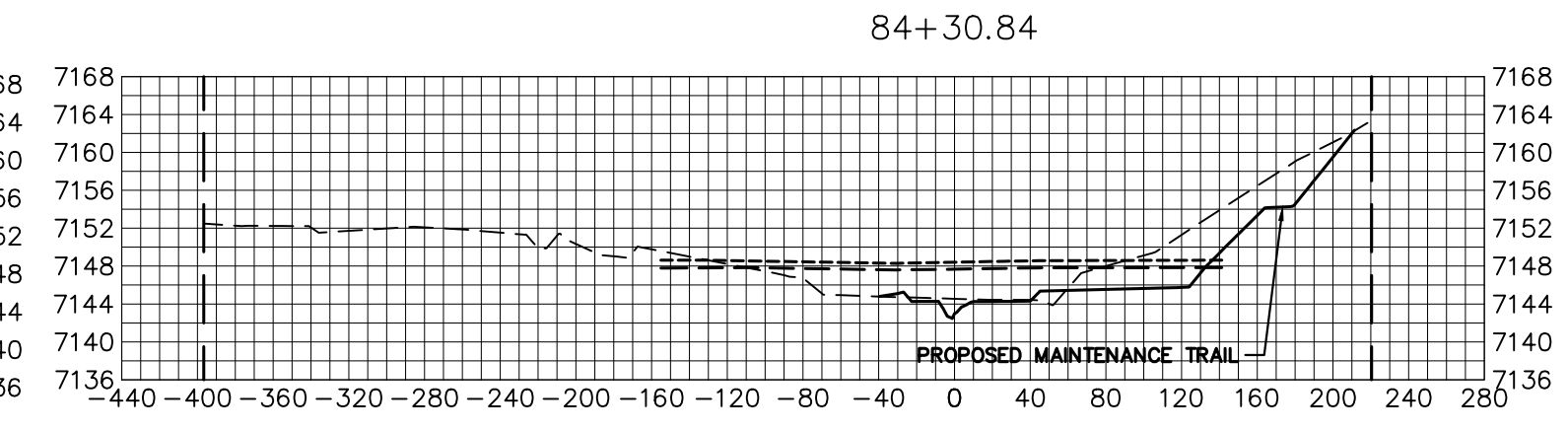
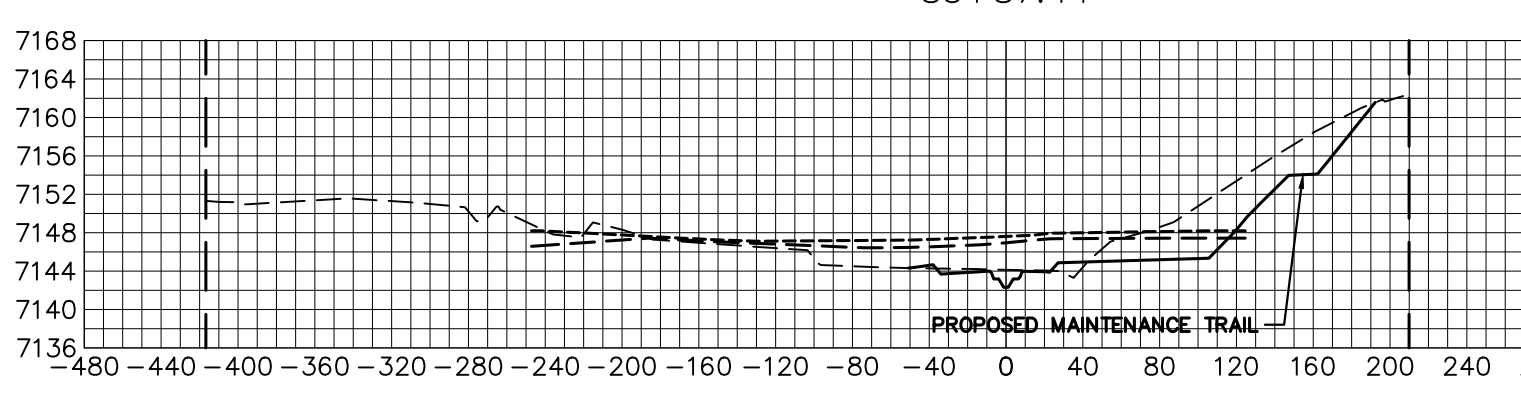
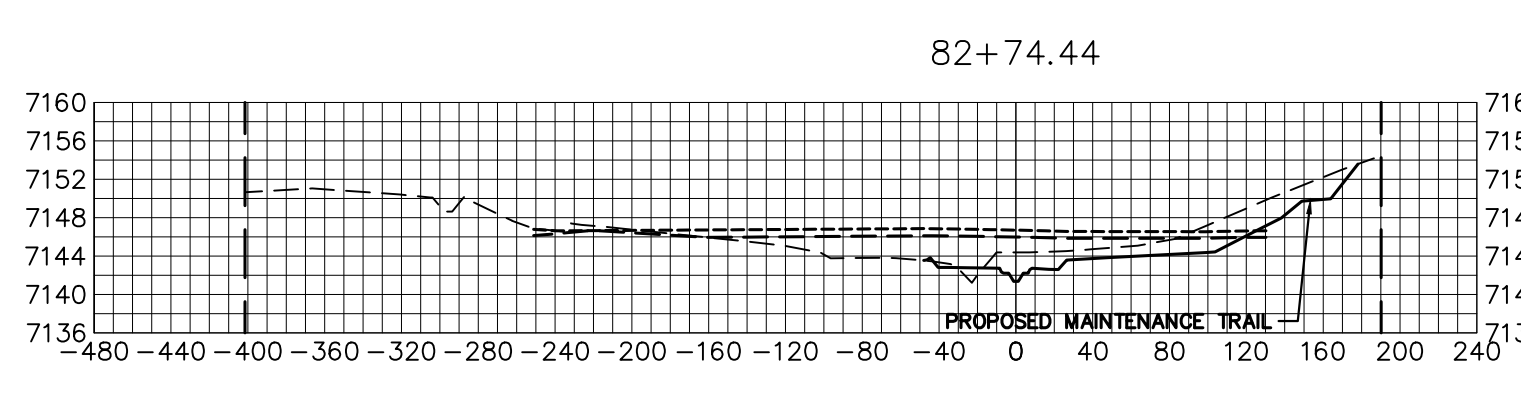
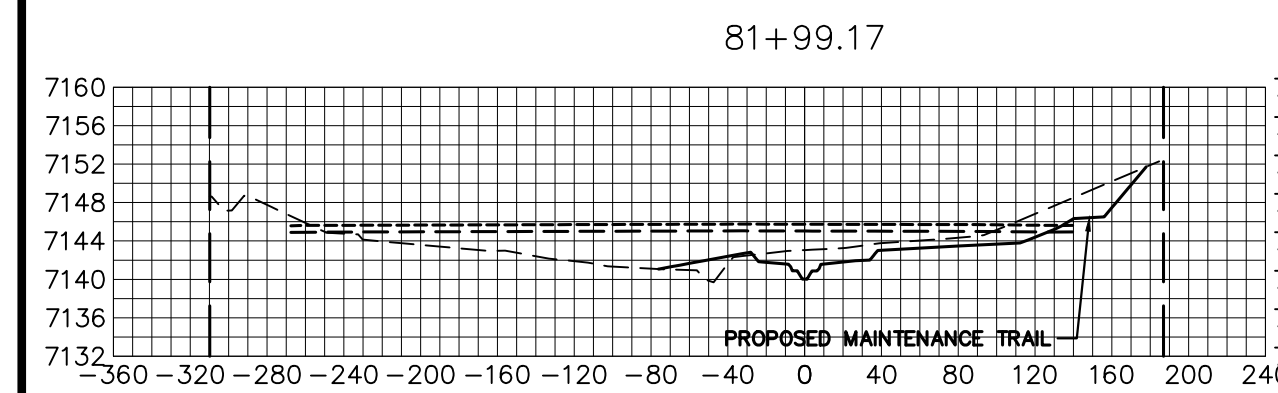
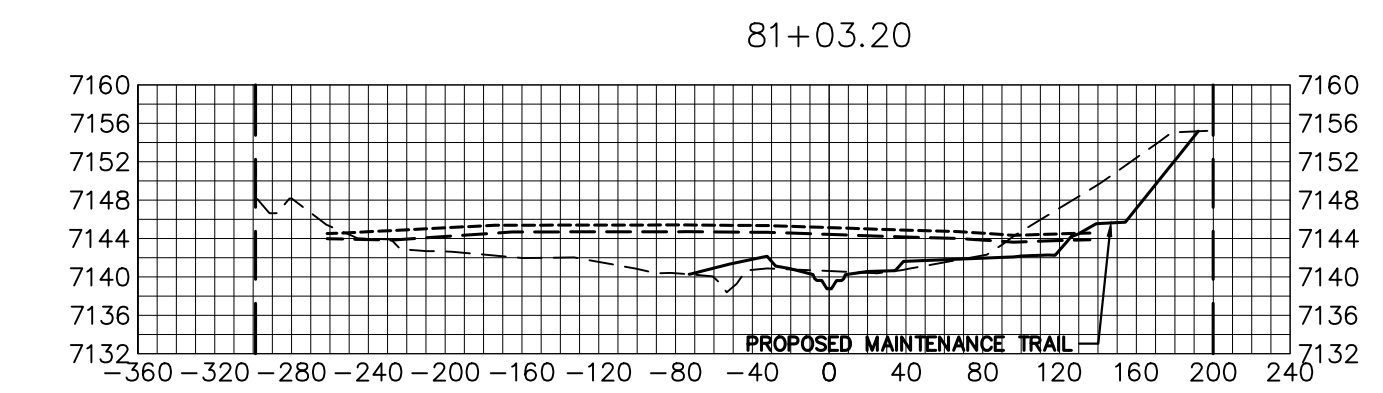
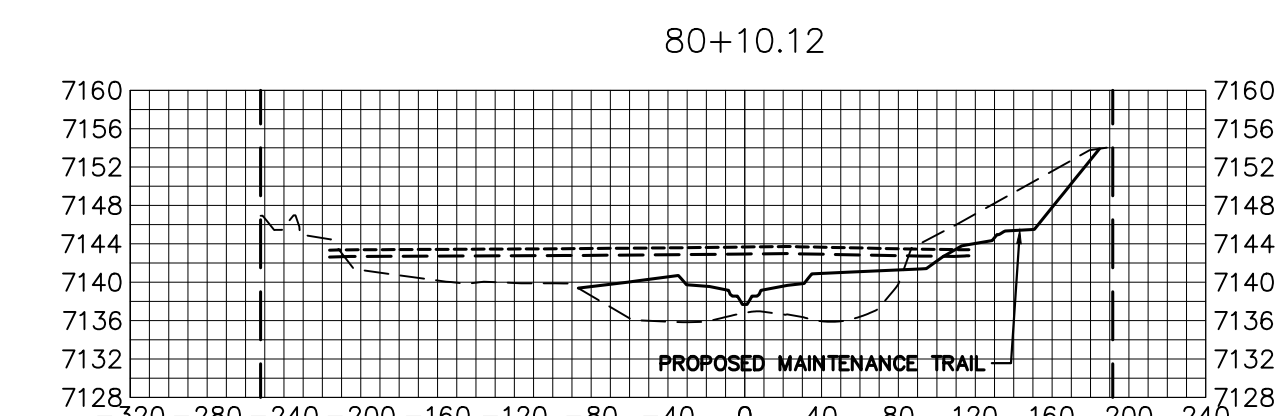
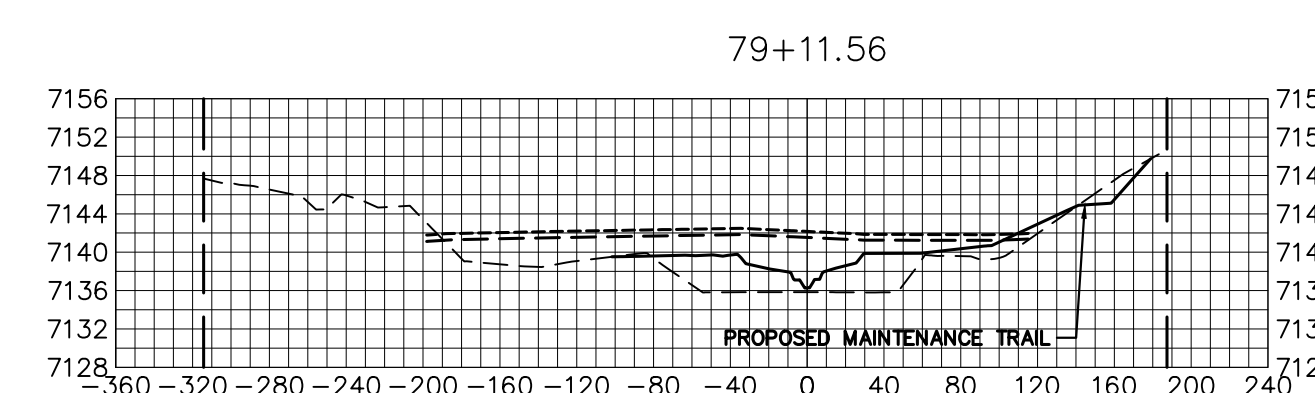
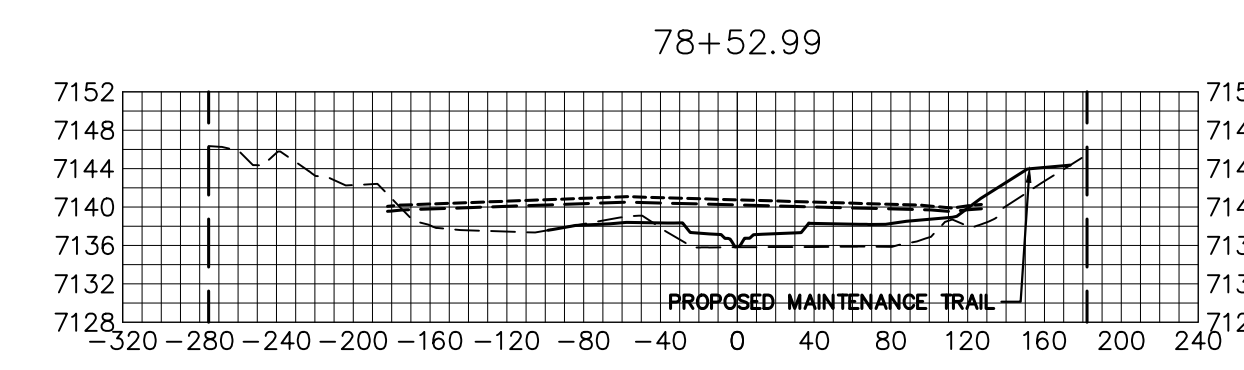
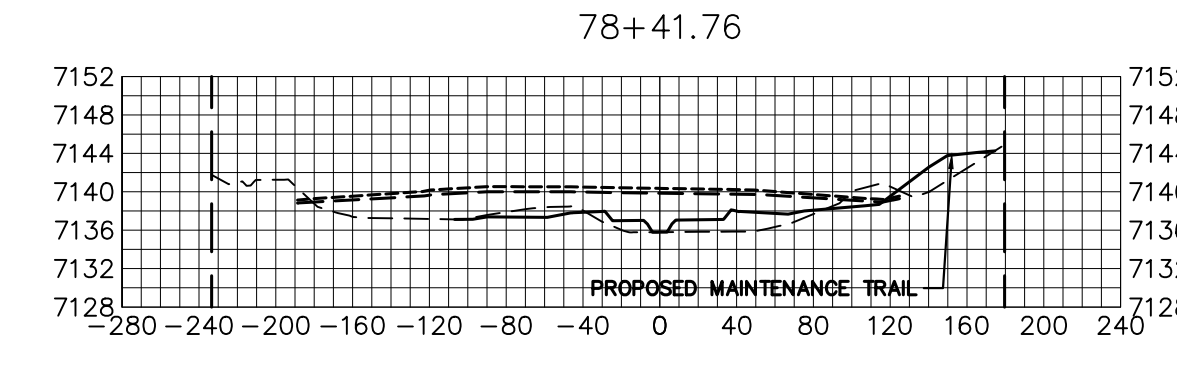
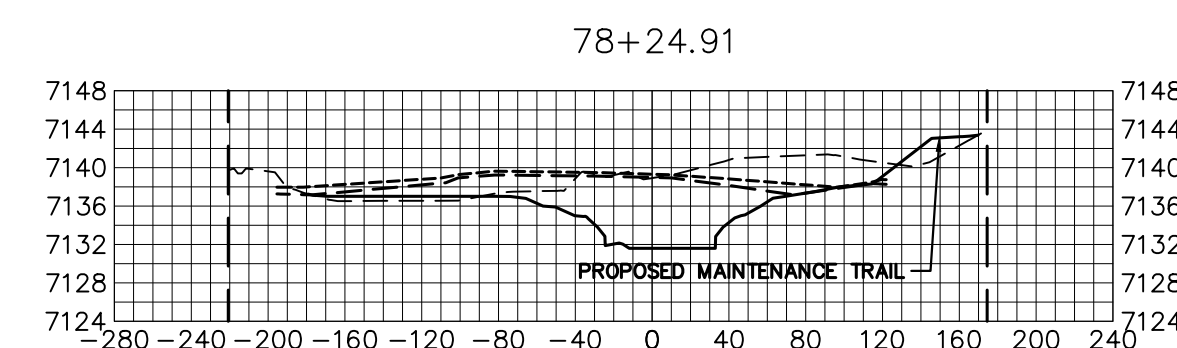
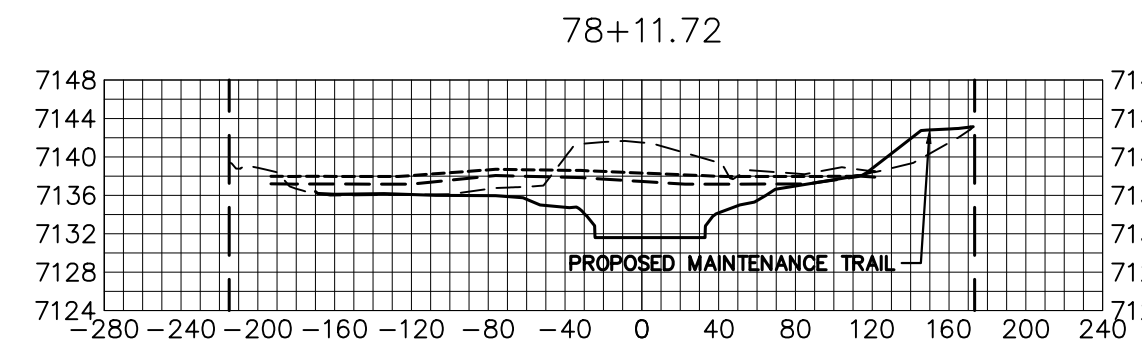
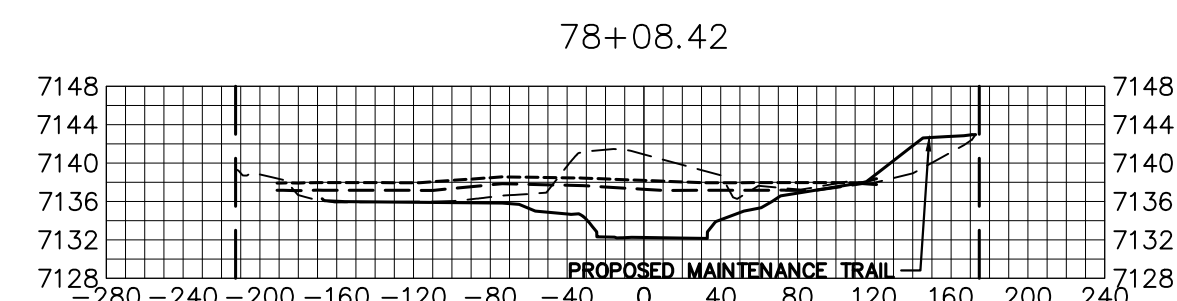
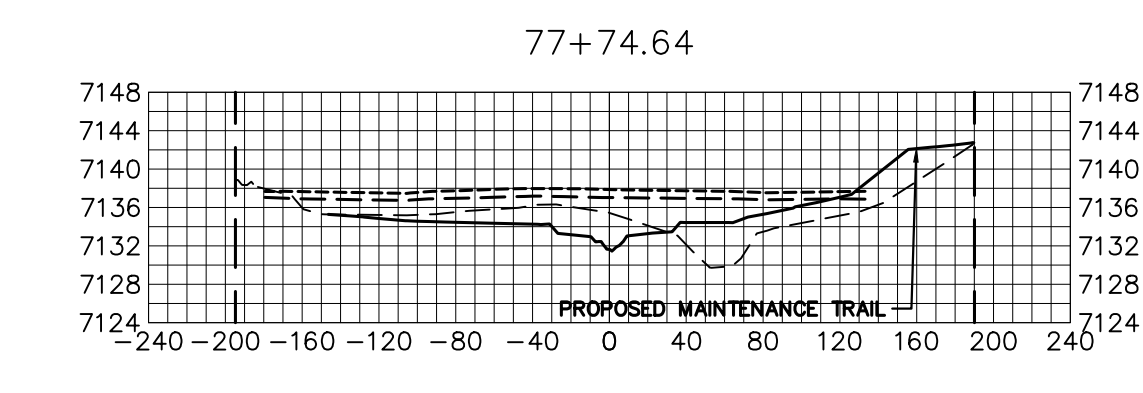
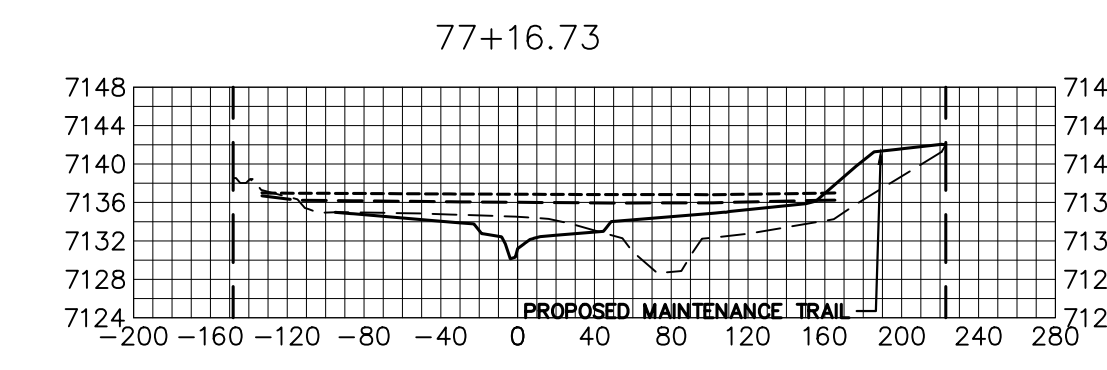
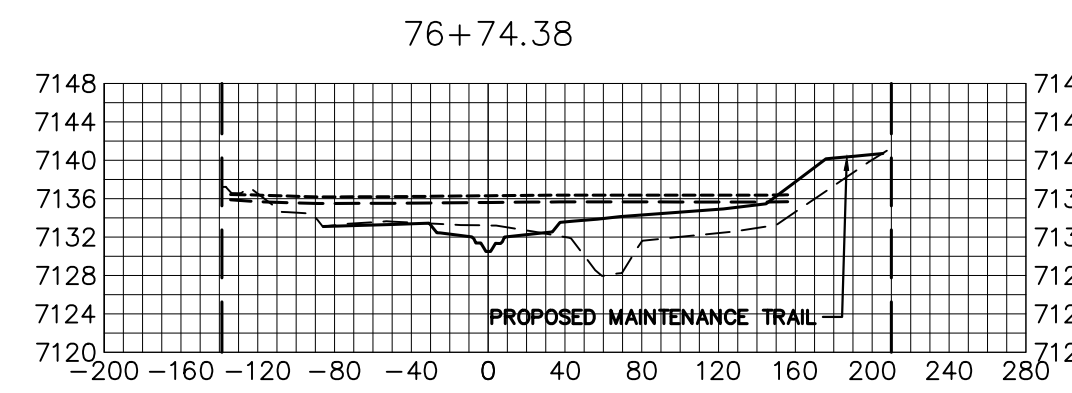
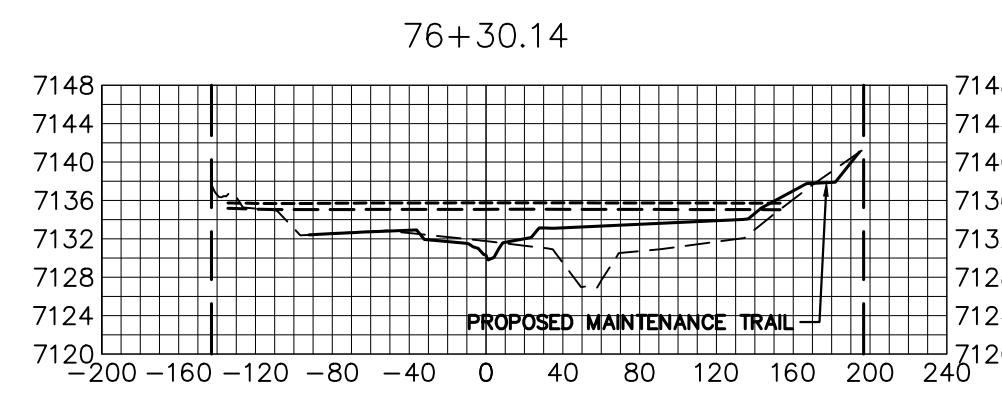
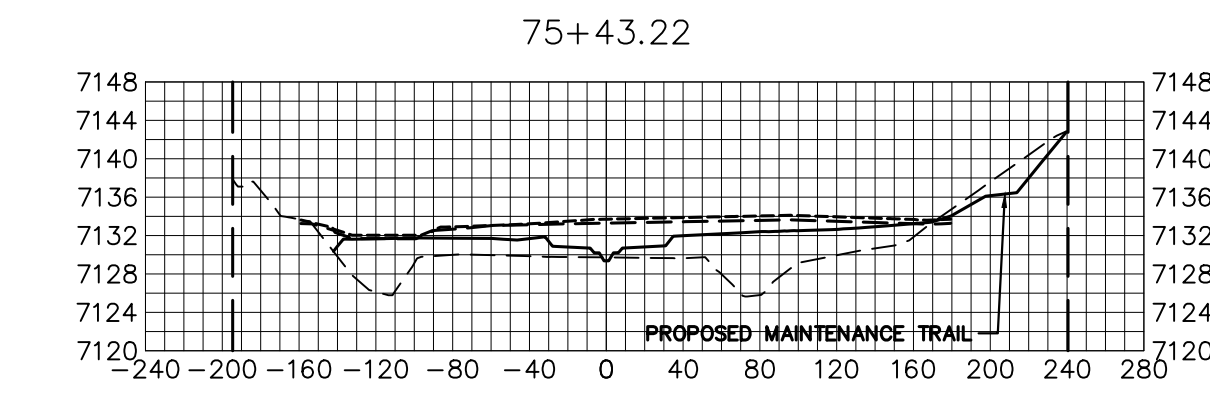
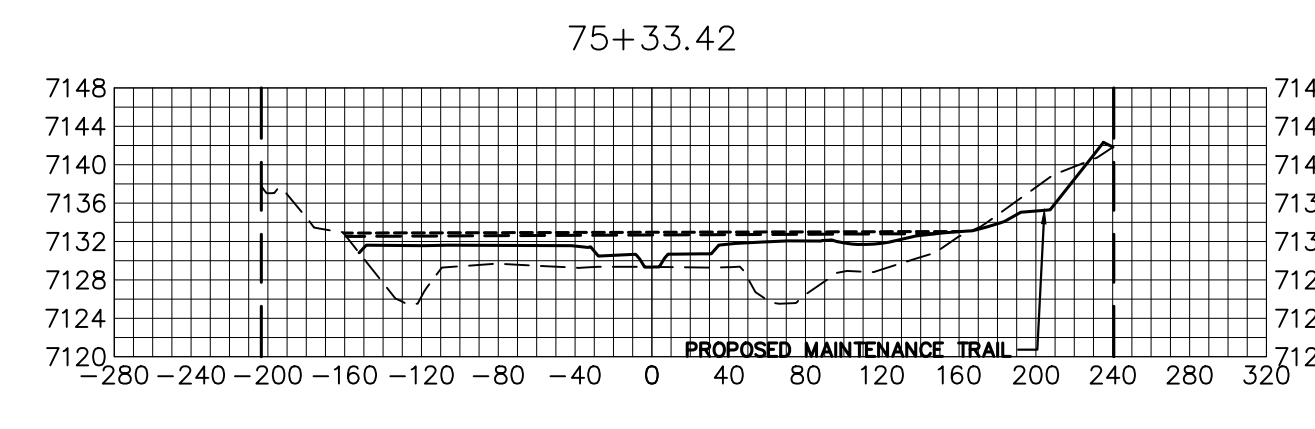
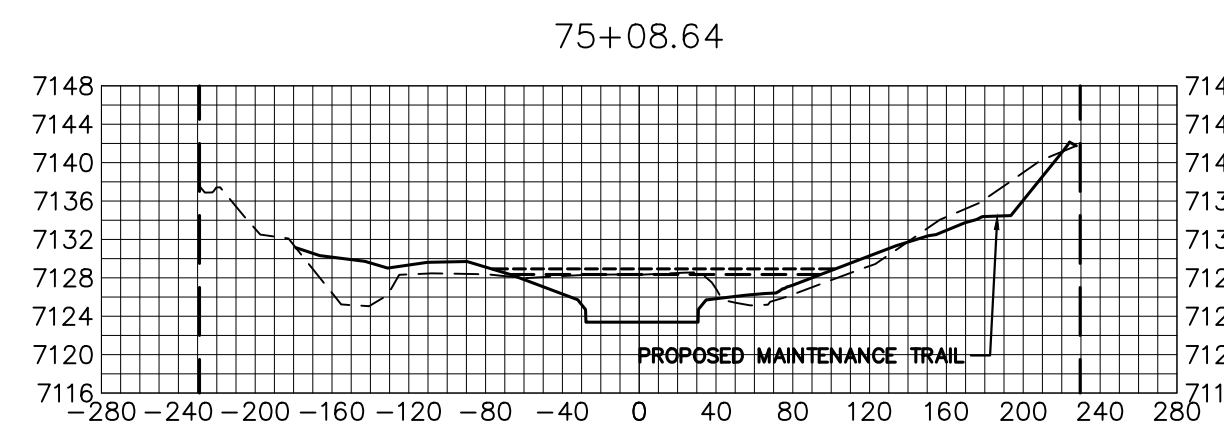
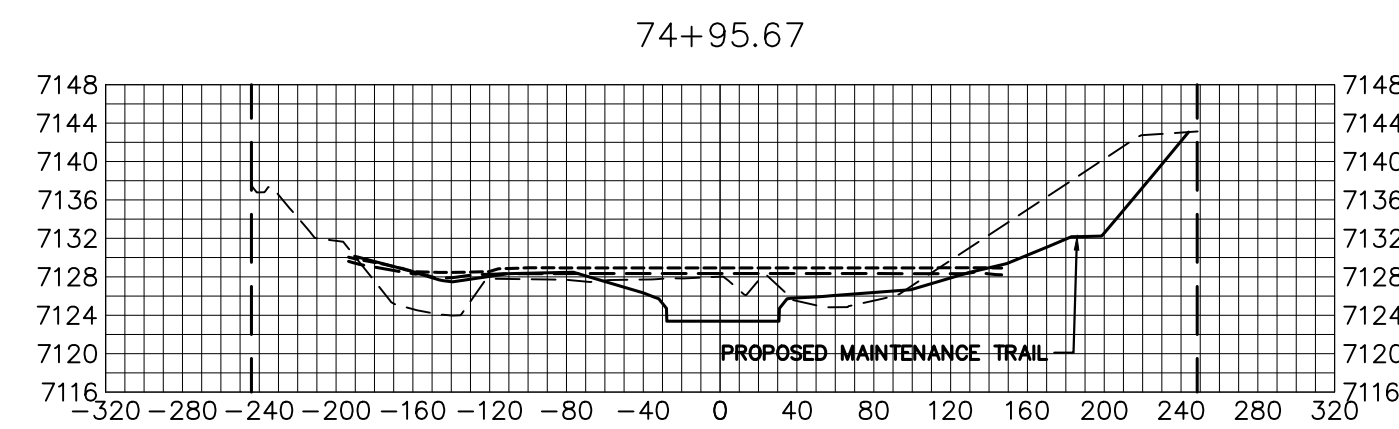
SAND CREEK RESTORATION

CROSS SECTIONS

SHEET 39 OF 121

JOB NO. 25188.04

X:\25188\04\Drawings\Sheet\Drawings\Cross Sections\25188_04_39.dwg, 39.XSB, 4/17/2023 9:34:29 PM, V.aughd

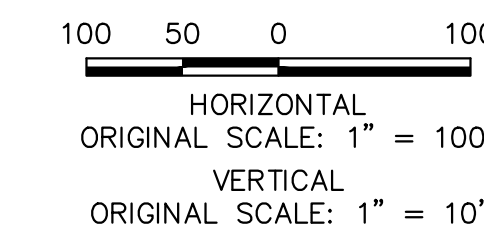


LEGEND

- PROP GROUND SURFACE
- - - EX GROUND SURFACE
- - - - 100YR FIS WSEL
- - - - 100YR DESIGN WSEL
- - - - PROPERTY LINE

BENCHMARK

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHWEST 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



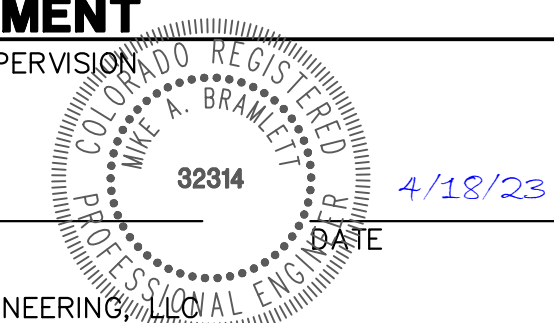
BASIS OF BEARINGS

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 SOUTHWEST 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

PREPARED UNDER MY DIRECT SUPERVISION

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



SAND CREEK RESTORATION
 CROSS SECTIONS

SHEET 40 OF 121
 JOB NO. 25188.04

BY DATE

No. REVISION

H-SCALE 1"=100'
 V-SCALE 1"=10'
 DATE 4/18/23
 DESIGNED BY DUV
 DRAWN BY NEO
 CHECKED BY

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 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

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

X:\25188\04\Drawings\Sheet\Drawn\Drawn.dwg, 38 XS300, 4/17/2023 9:38:29 PM, VaughnD