

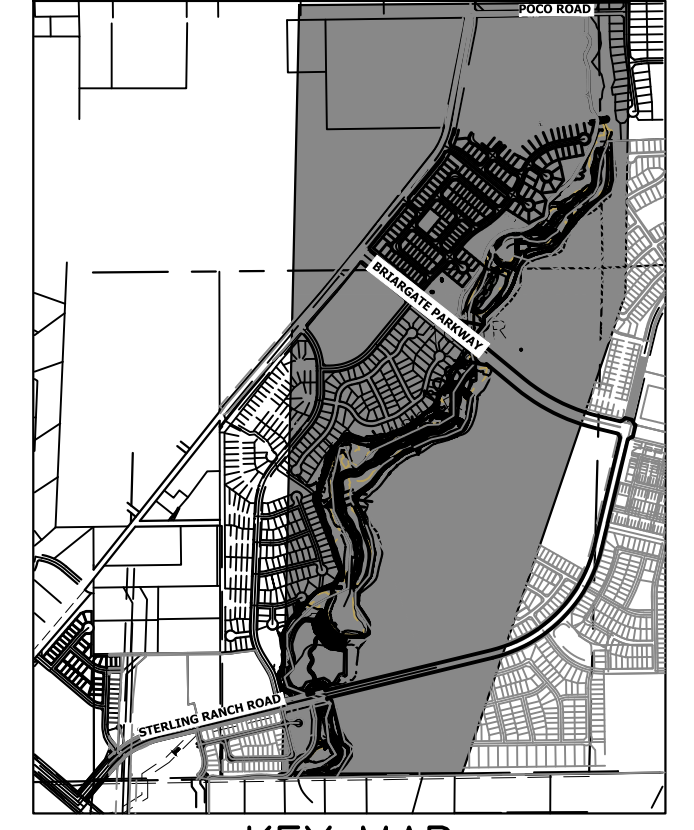
GEC INDEX SHEET

SCALE: 1" = 400'

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

NOTES

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



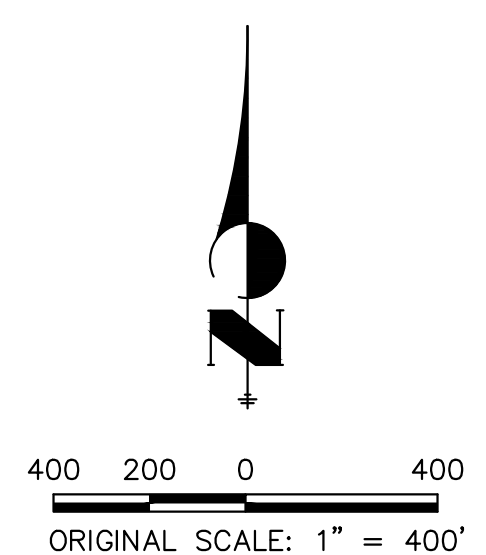
KEY MAP
SCALE: 1"=2000'

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

BASIS OF BEARINGS

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



OWNER/DEVELOPER STATEMENT

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

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

COLORADO REGISTERED PROFESSIONAL ENGINEER
32314
DATE 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

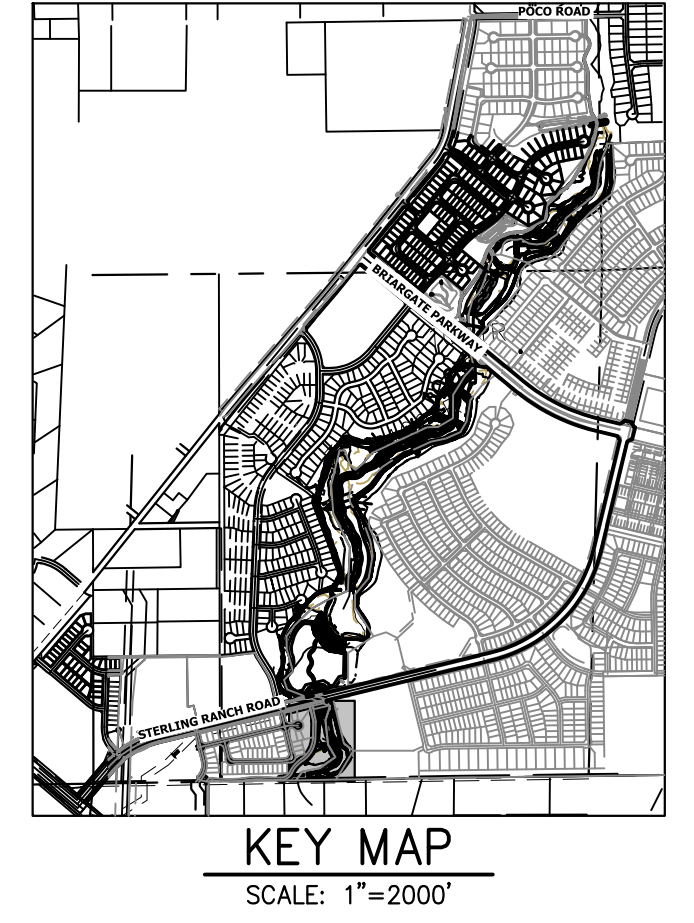
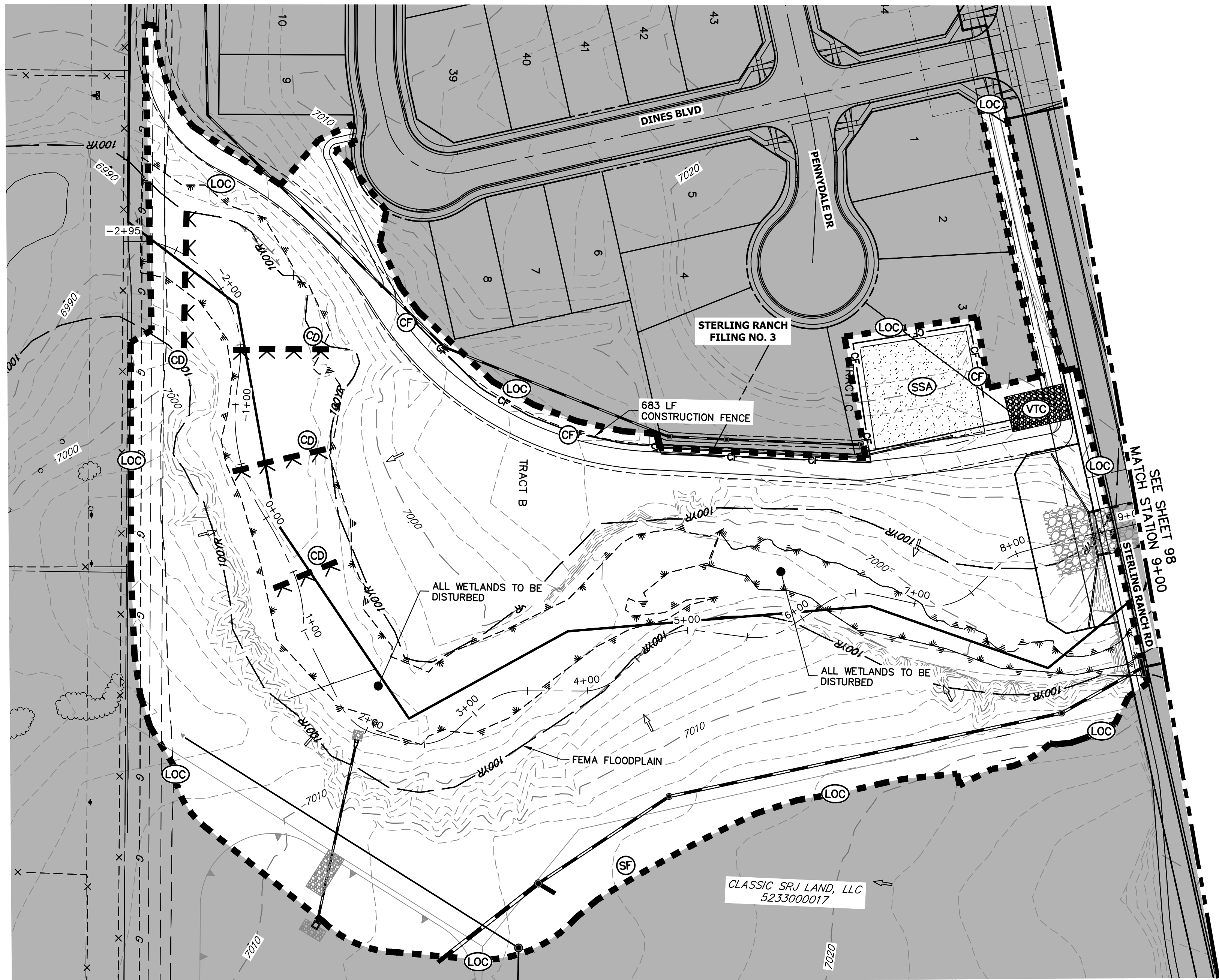
Central: 303-740-9888 • Colorado Springs: 719-583-2583
Fort Collins: 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=400'	N/A	4/18/23	DJV	WLL	

SAND CREEK RESTORATION
GEC PLANS

SHEET 96 OF 121
JOB NO. 25188.04



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

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

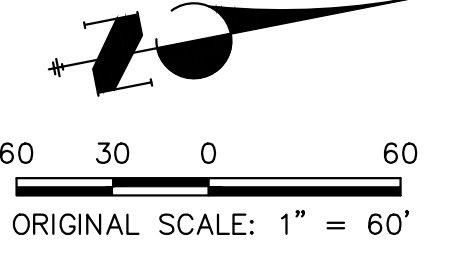
TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

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

BENCHMARK

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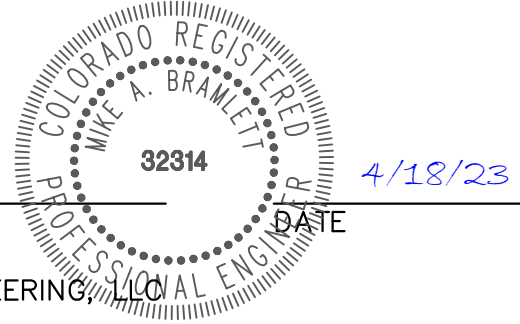
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ENGINEER'S STATEMENT

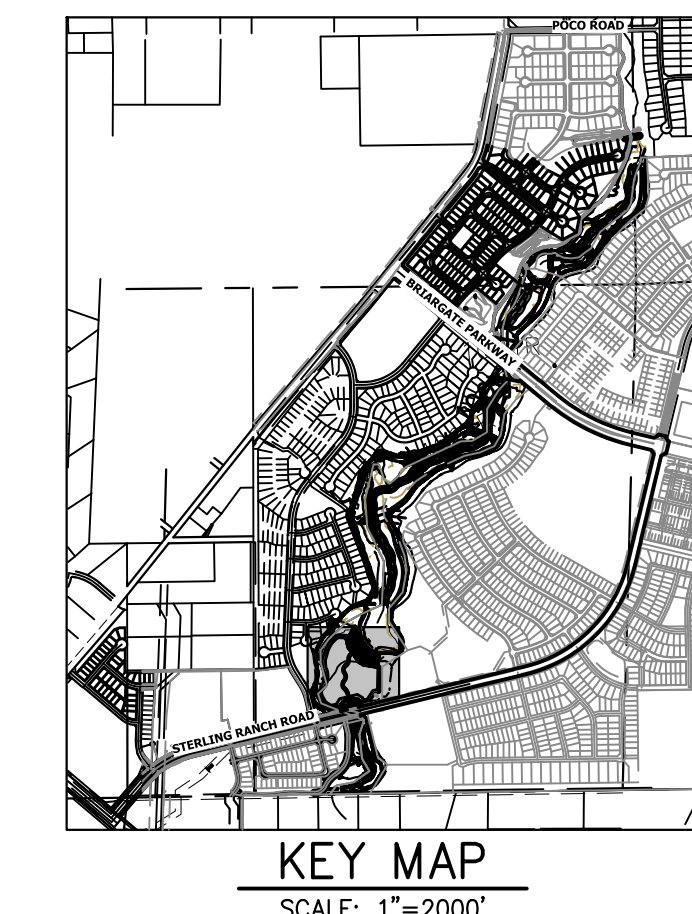
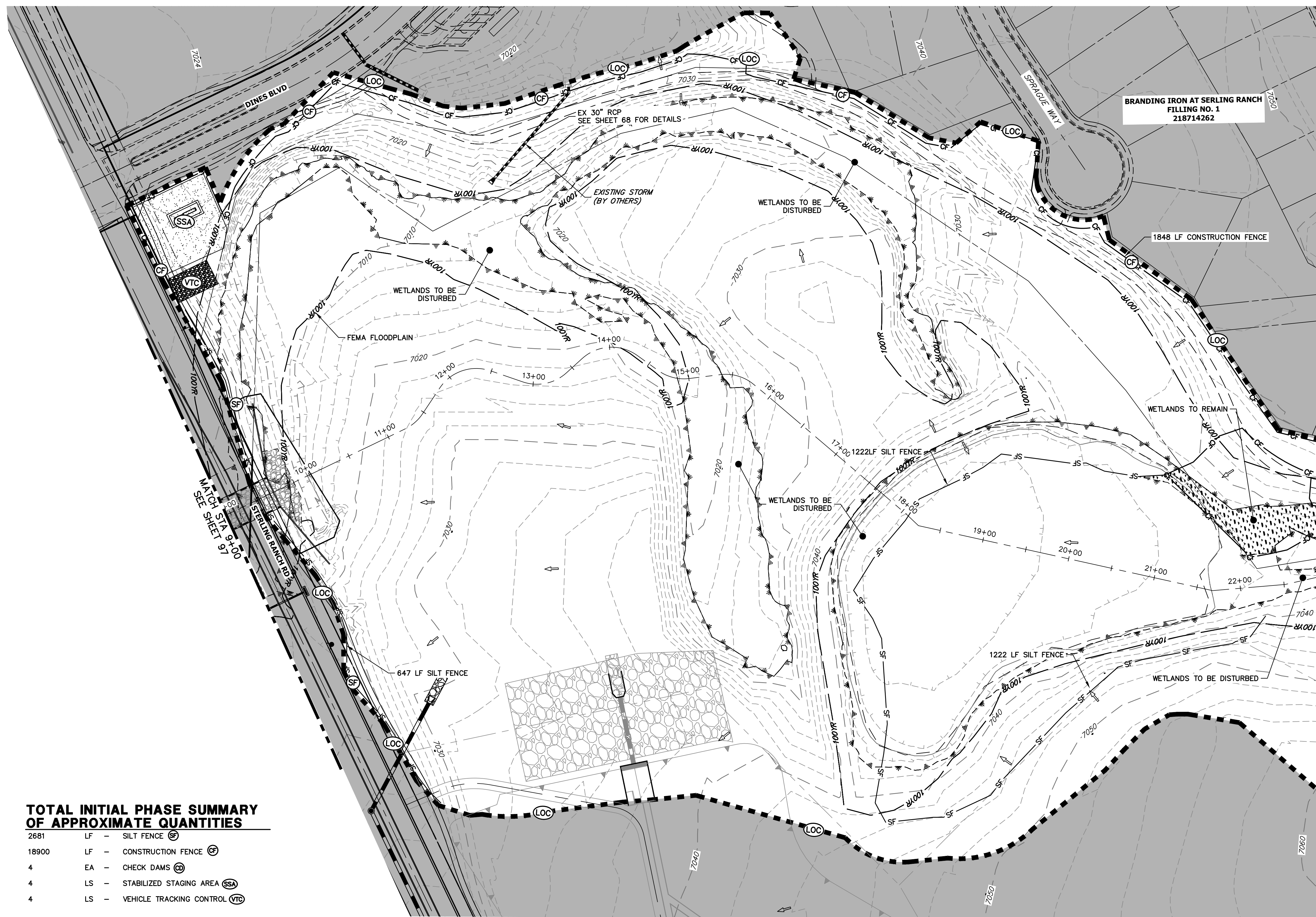
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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



SAND CREEK RESTORATION	GEC INITIAL	DESIGNED BY	DJV	DATE	4/18/23
		DRAWN BY	WLL	CHECKED BY	
SHEET 97 OF 121		JOB NO. 25188.04			





TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

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

LEGEND

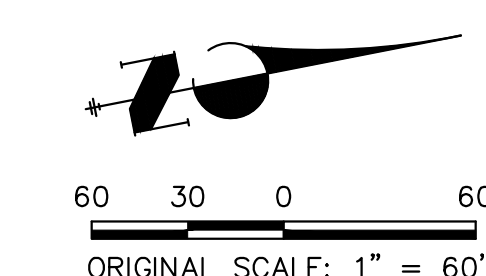
EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION (RRB)	DEWATERING (DW)
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION (LOC)	SEDIMENT CONTROL LOG (SCL)	TEMPORARY SEDIMENTATION BASIN (SB)
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE (DS)	PERMANENT SEEDING AND MULCHING - NATIVE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

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BENCHMARK

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9863", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
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EASTING = 235167.071
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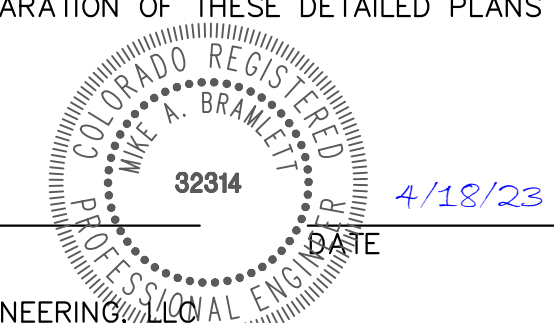


Know what's below.
Call before you dig.

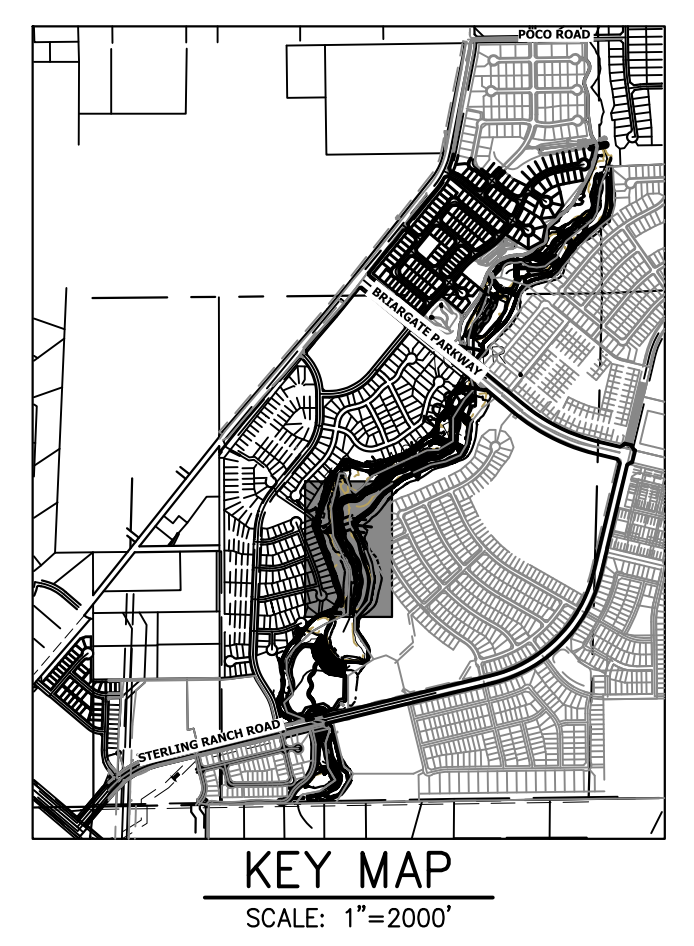
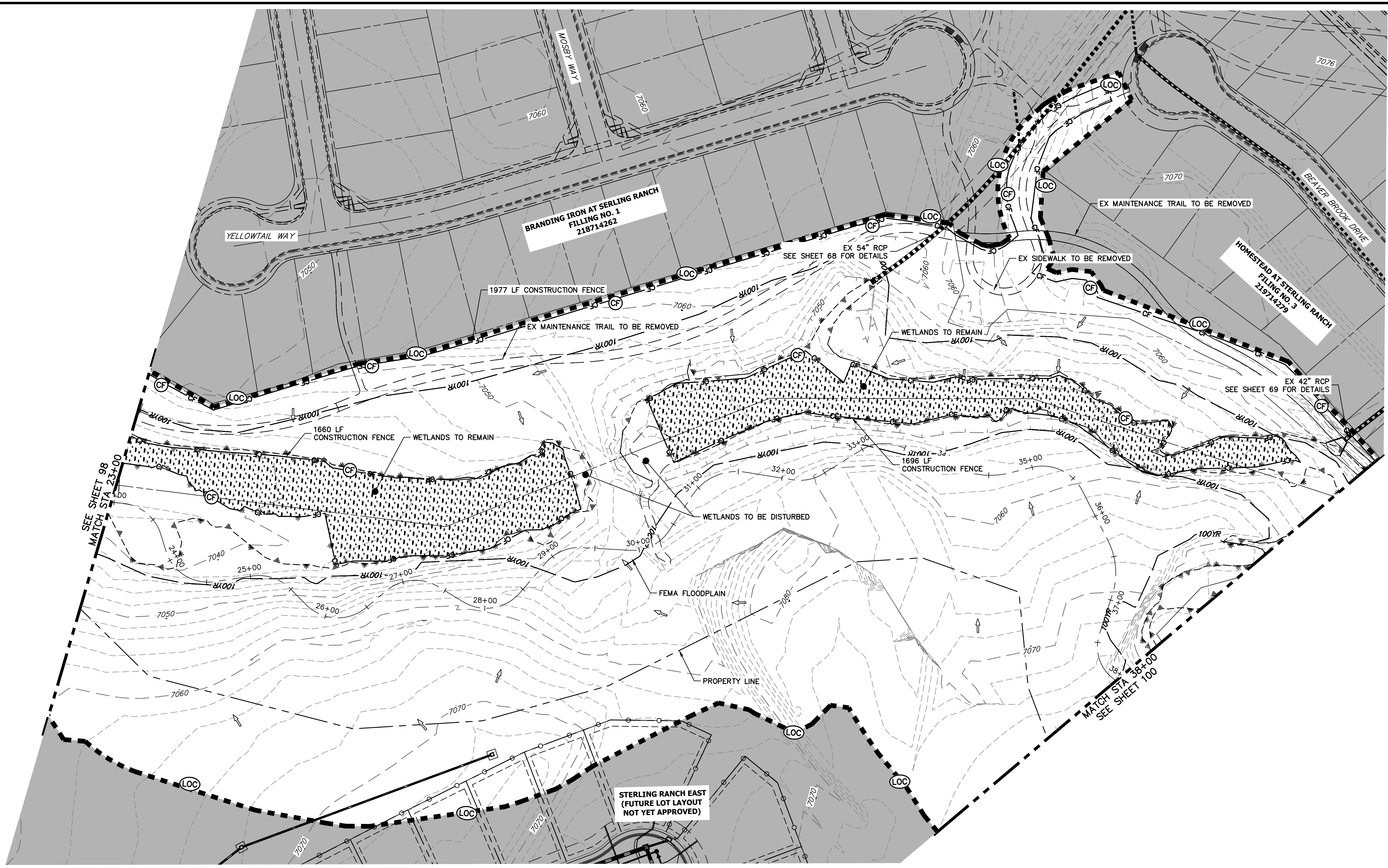
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Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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.								
BY	DATE	No.	REVISION						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=60'	N/A	4/18/23	DJV	WLL	
SAND CREEK RESTORATION		GEC INITIAL		SHEET 98 OF 121		JOB NO. 25188.04			



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PREPARED FOR
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 20 BOULDER CRESCENT
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 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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J.R. ENGINEERING
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 Centennial 303-740-8888 • 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"=60'	N/A	4/18/23	DJV	WLL	

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
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PROPOSED DRAINAGE ARROW			

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

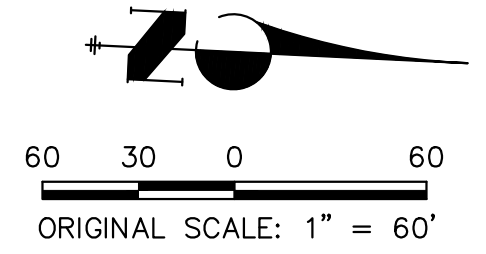
2681	LF - SILT FENCE
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BASIS OF BEARINGS

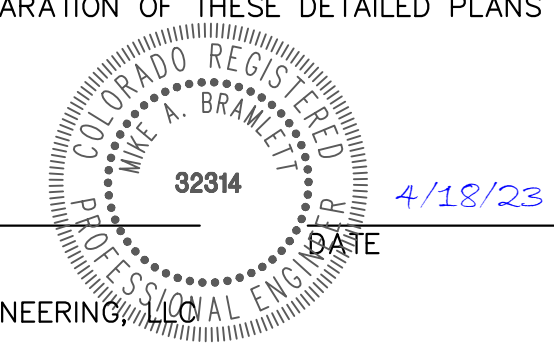
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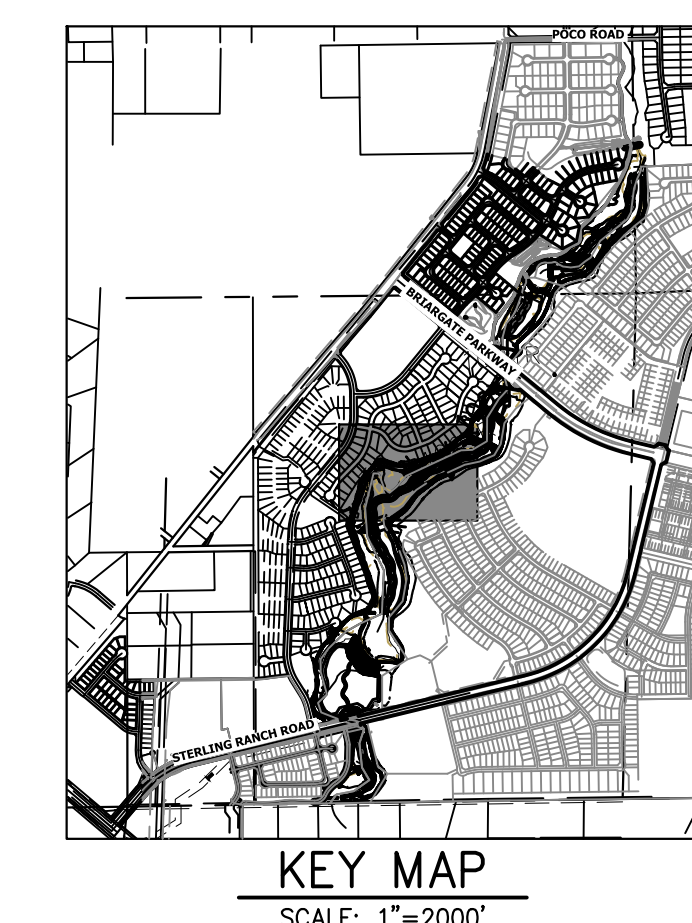
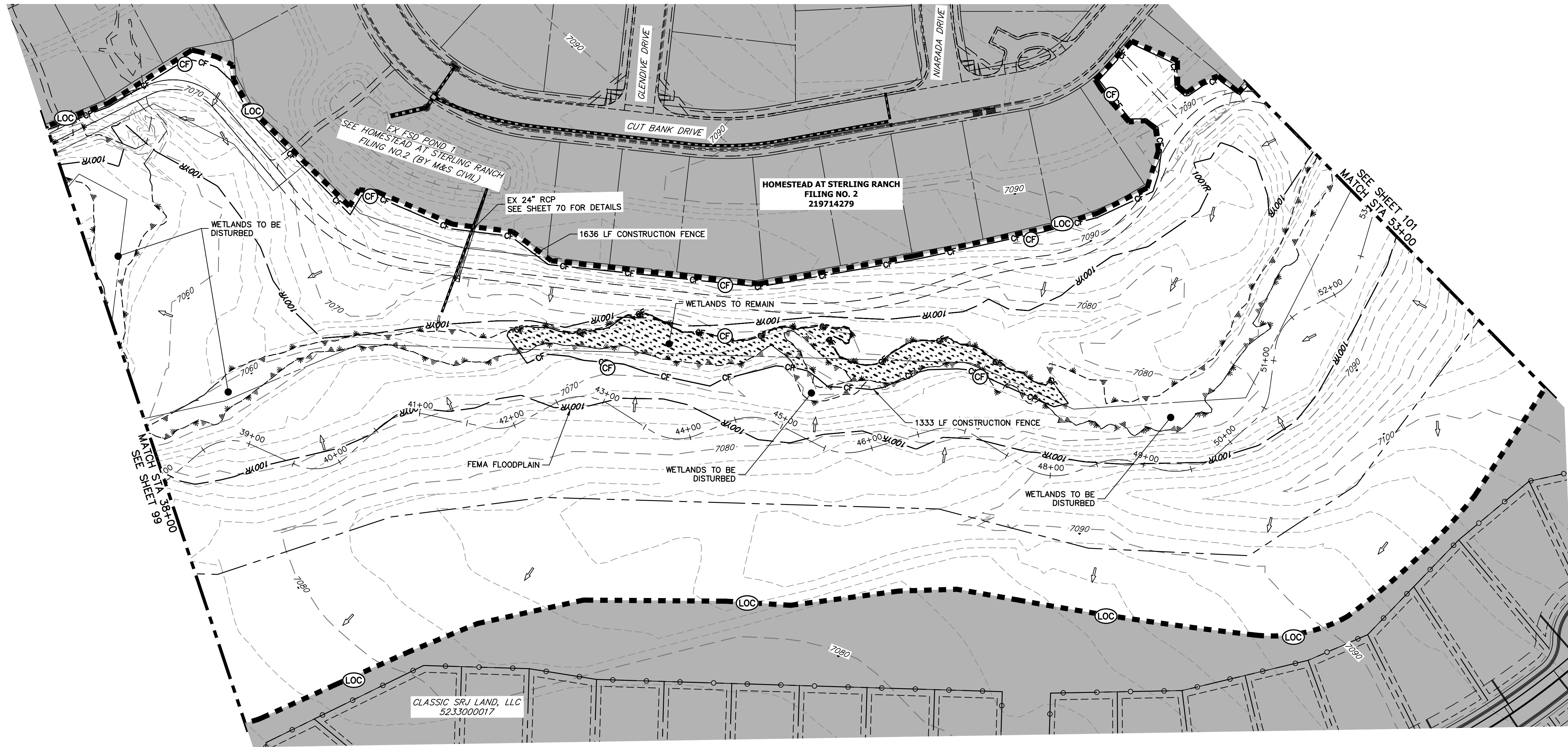
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SAND CREEK RESTORATION	GEC INITIAL	SHEET 99 OF 121
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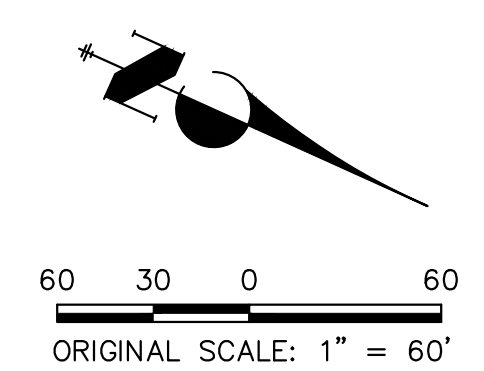
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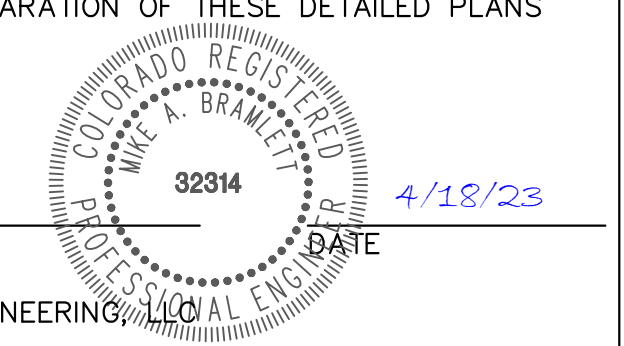
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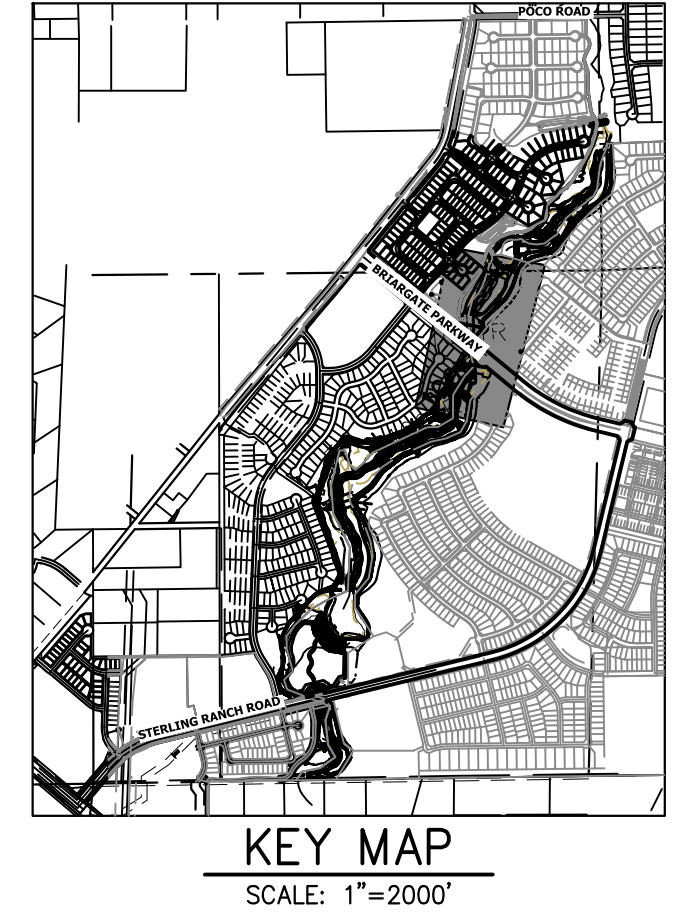
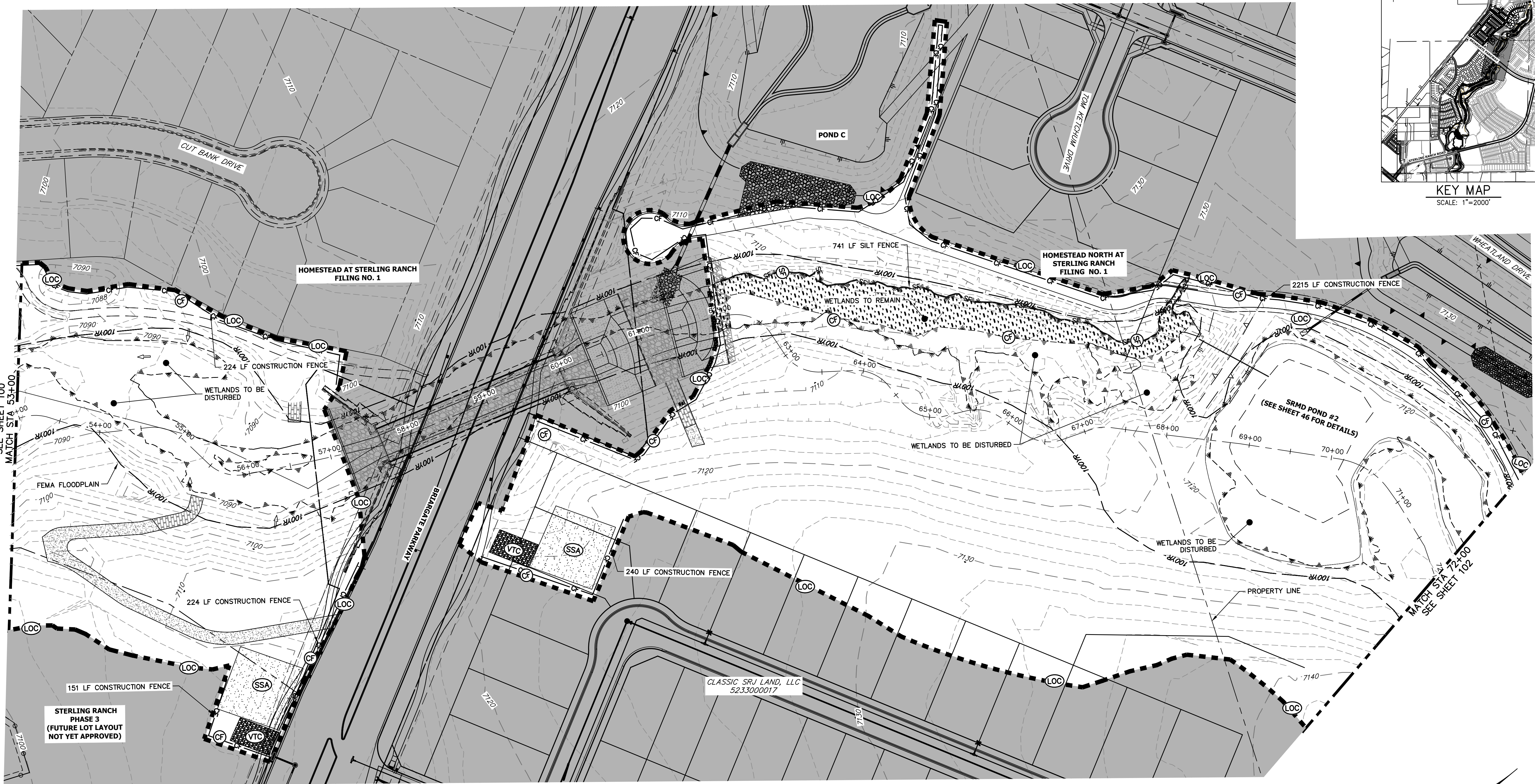
ENGINEER'S STATEMENT

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



SAND CREEK RESTORATION	GEC INITIAL
SHEET 100 OF 121	JOB NO. 25188.04



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

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

LEGEND

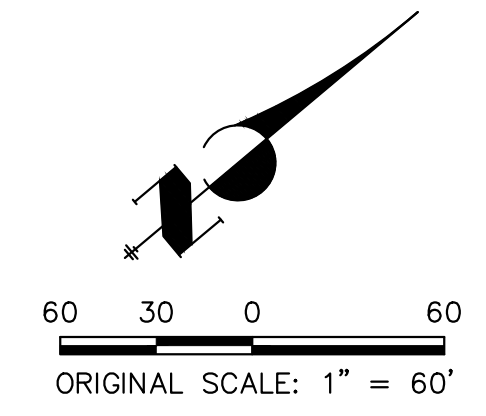
EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING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

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.

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

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

- BENCHMARK**
- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9863", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
 - THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE 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



ENGINEER'S STATEMENT

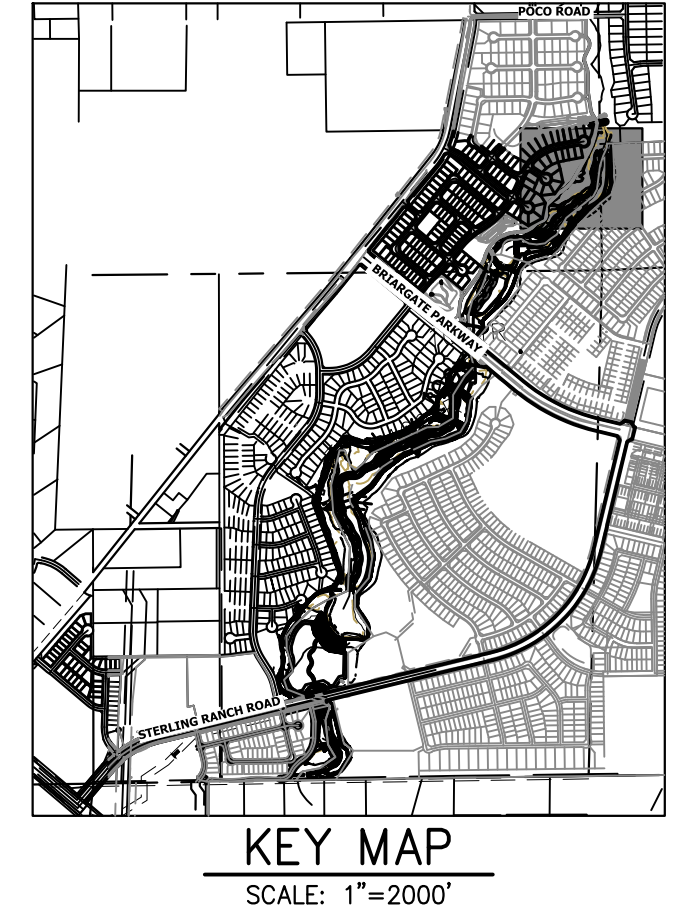
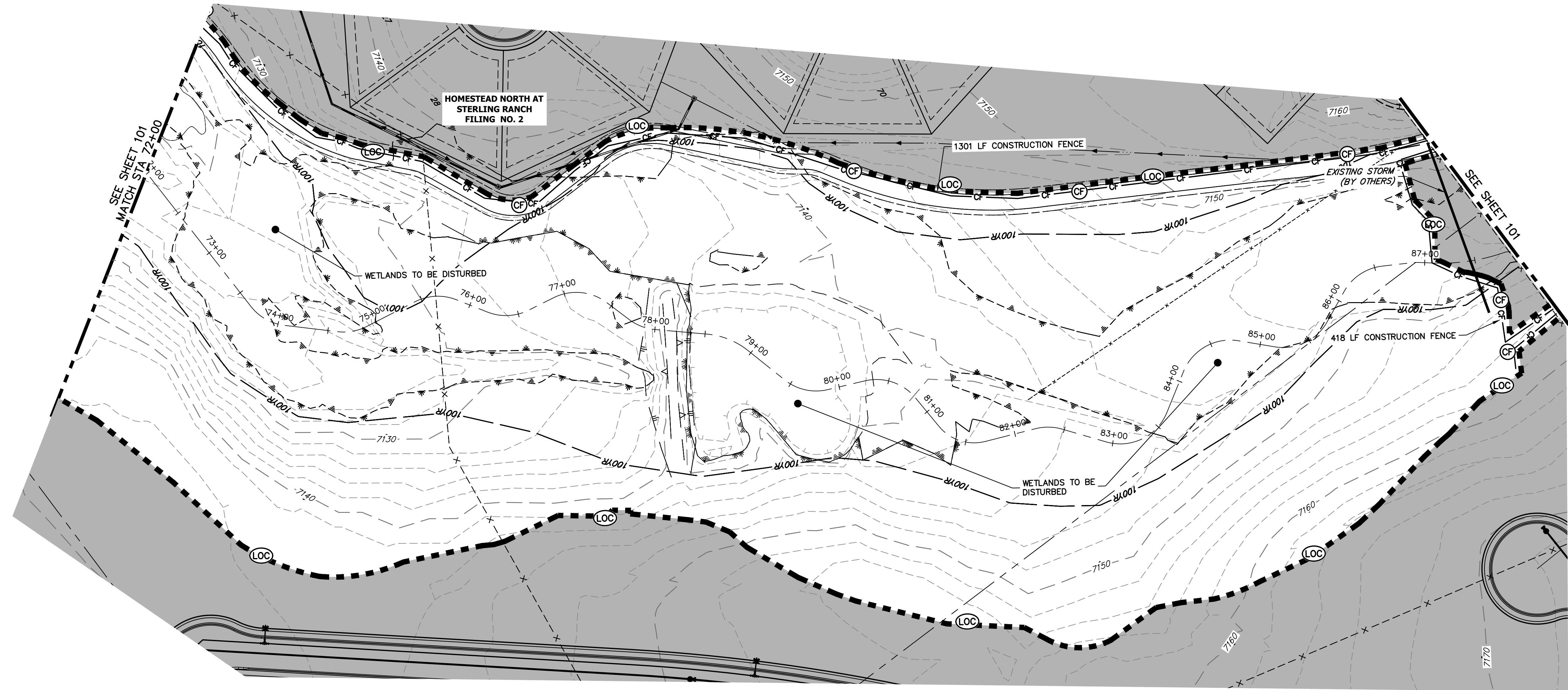
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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

32314
 4/18/23

SAND CREEK RESTORATION	GEC INITIAL	DESIGNED BY	DJV
		DRAWN BY	WLL
SHEET 101 OF 121		DATE	4/18/23
JOB NO. 25188.04		CHECKED BY	

X:\25188\04\25188\Drawings\Sheet\Drawings\25188\04_GEC_Initial.dwg, 88 GEC_Initial.dwg, 4/17/2023 3:31:20 PM, VrajgD



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

PREPARED FOR
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TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

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

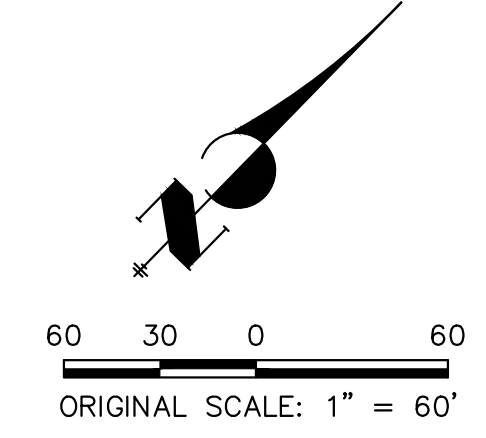
BENCHMARK

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

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



ENGINEER'S STATEMENT

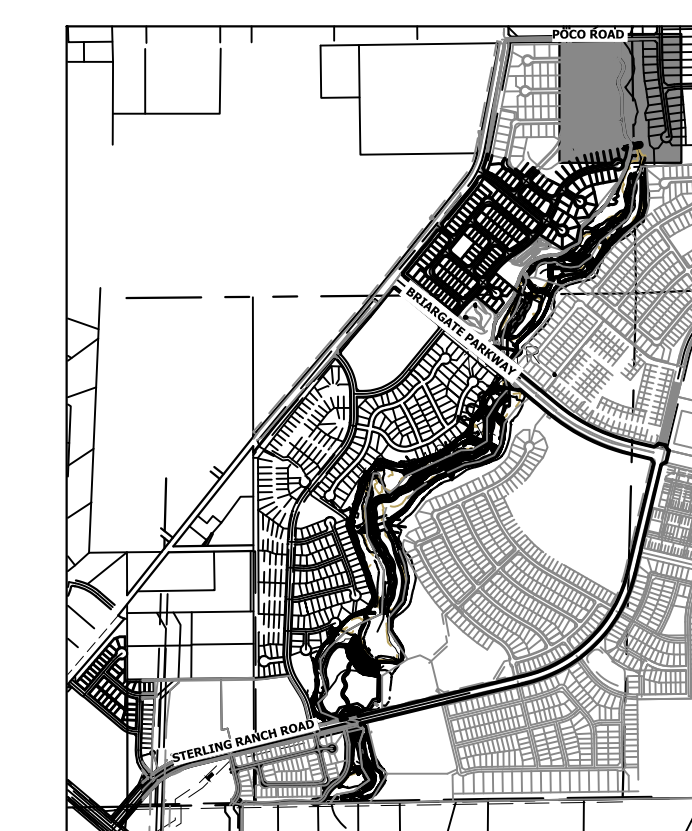
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MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

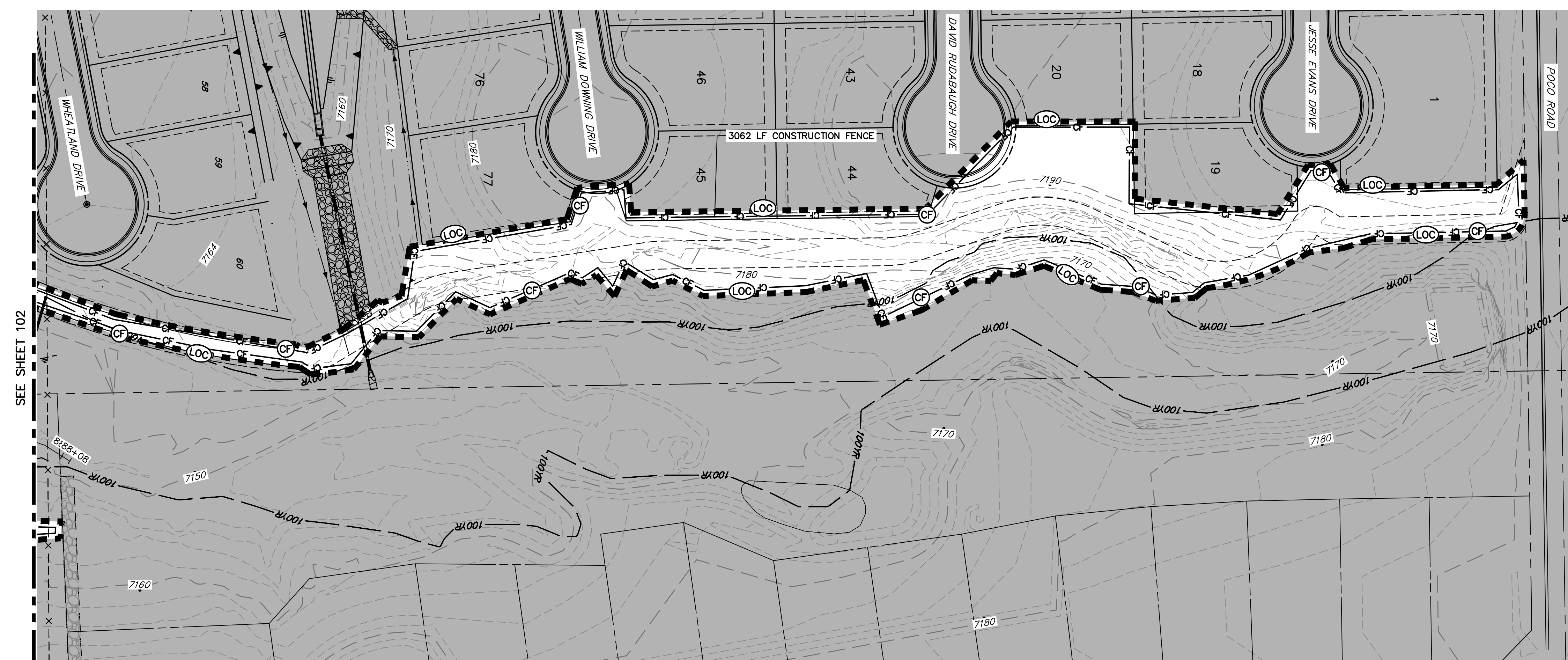
Mike Bramlett
 4/18/23

COLORADO REGISTERED PROFESSIONAL ENGINEER
 MIKE A. BRAMLETT
 32314

SAND CREEK RESTORATION	BY	DATE		
	No.	REVISION		
GEC INITIAL	H-SCALE	1"=60'		
	V-SCALE	N/A		
	DATE	4/18/23		
	DESIGNED BY	DJV		
	DRAWN BY	WLL		
	CHECKED BY			
	SHEET	102	OF	121
	JOB NO.	25188.04		



KEY MAP
SCALE: 1"=2000'



TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

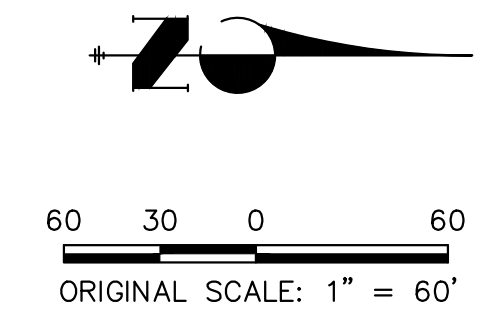
2681	LF	-	SILT FENCE (SF)
18900	EA	-	CONSTRUCTION FENCE (CF)
4	EA	-	CHECK DAMS (CD)
4	LS	-	STABILIZED STAGING AREA (SSA)
4	LS	-	VEHICLE TRACKING CONTROL (VTC)

BENCHMARK

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
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EASTING = 233849.817
ELEVATION = 7030.82

BASIS OF BEARINGS

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LEGEND

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

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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
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Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	4/18/23
DESIGNED BY	DJV
DRAWN BY	WLL
CHECKED BY	

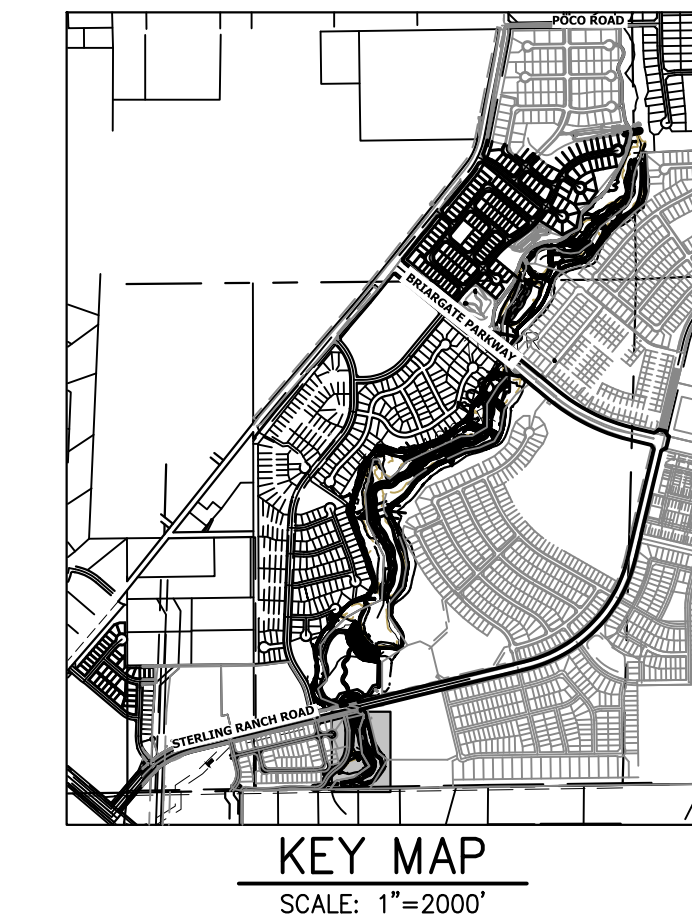
SAND CREEK RESTORATION	GEC INITIAL	SHEET 103 OF 121
		JOB NO. 25188.04

ENGINEER'S STATEMENT

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





TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

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

LEGEND

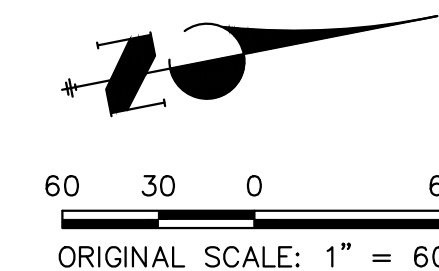
EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)	DEWATERING	(DW)
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION (LOC)	SEDIMENT CONTROL LOG	(SCL)	TEMPORARY SEDIMENT BASIN	(SB)
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE (DS)	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION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

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NORTHING = 411416.273
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ENGINEER'S STATEMENT

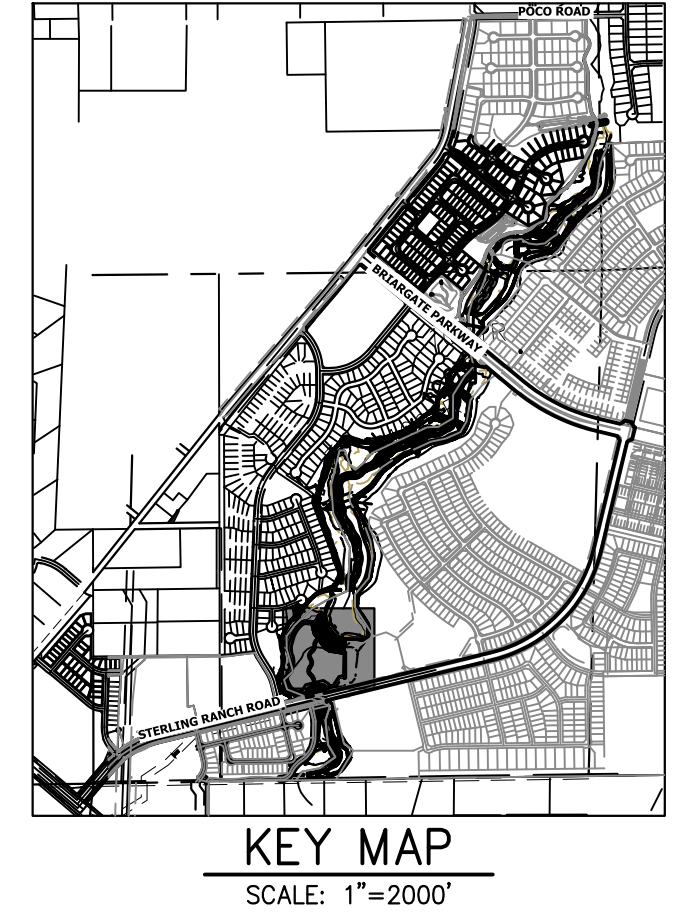
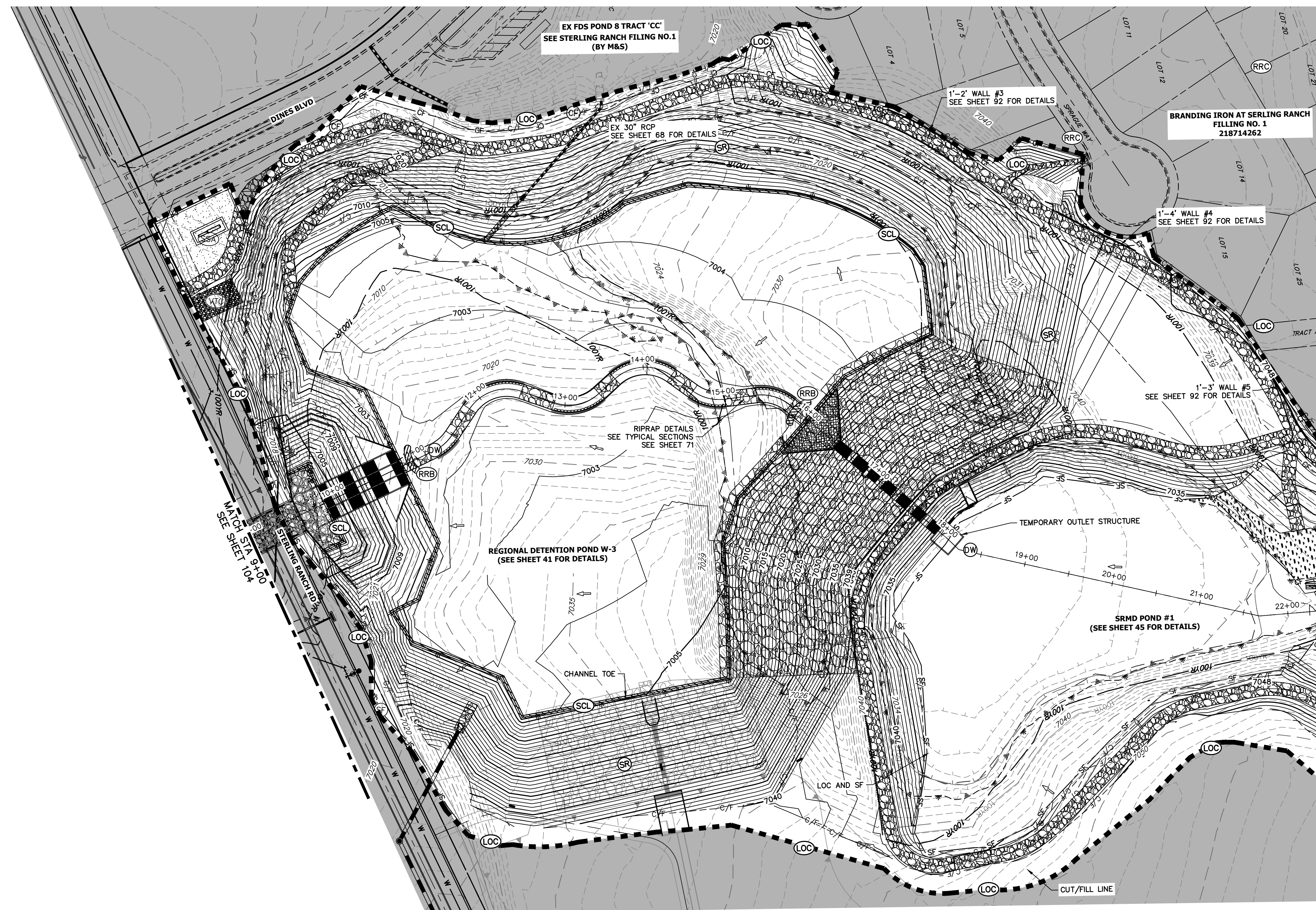
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

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	
BY	DATE	
No.	REVISION	
H-SCALE	1"=60'	
V-SCALE	N/A	
DATE	4/18/23	
DESIGNED BY	DJV	
DRAWN BY	WLL	
CHECKED BY		
SAND CREEK RESTORATION	GEC INTERIM	
SHEET 104	OF 121	
JOB NO.	25188.04	



PREPARED FOR
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BY	DATE	No.	REVISION

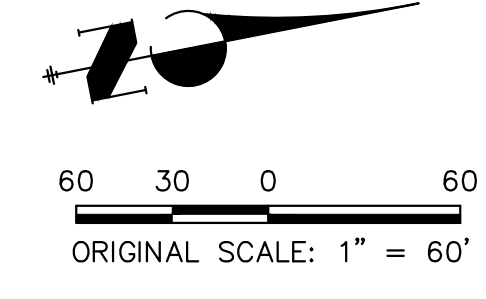
LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
PROPOSED RIGHT OF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

TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

9	EA	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
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 ELEVATION = 7023.42
 - 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
 - THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARCK SUBDIVISION
 NORTHING = 411399.962
 EASTING = 233849.817
 ELEVATION = 7030.82



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.

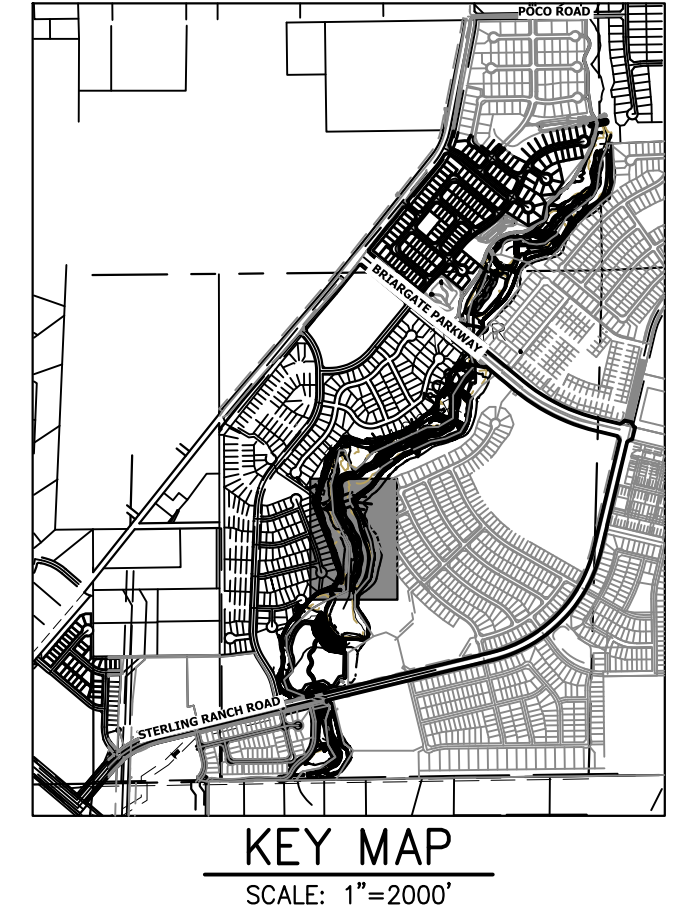
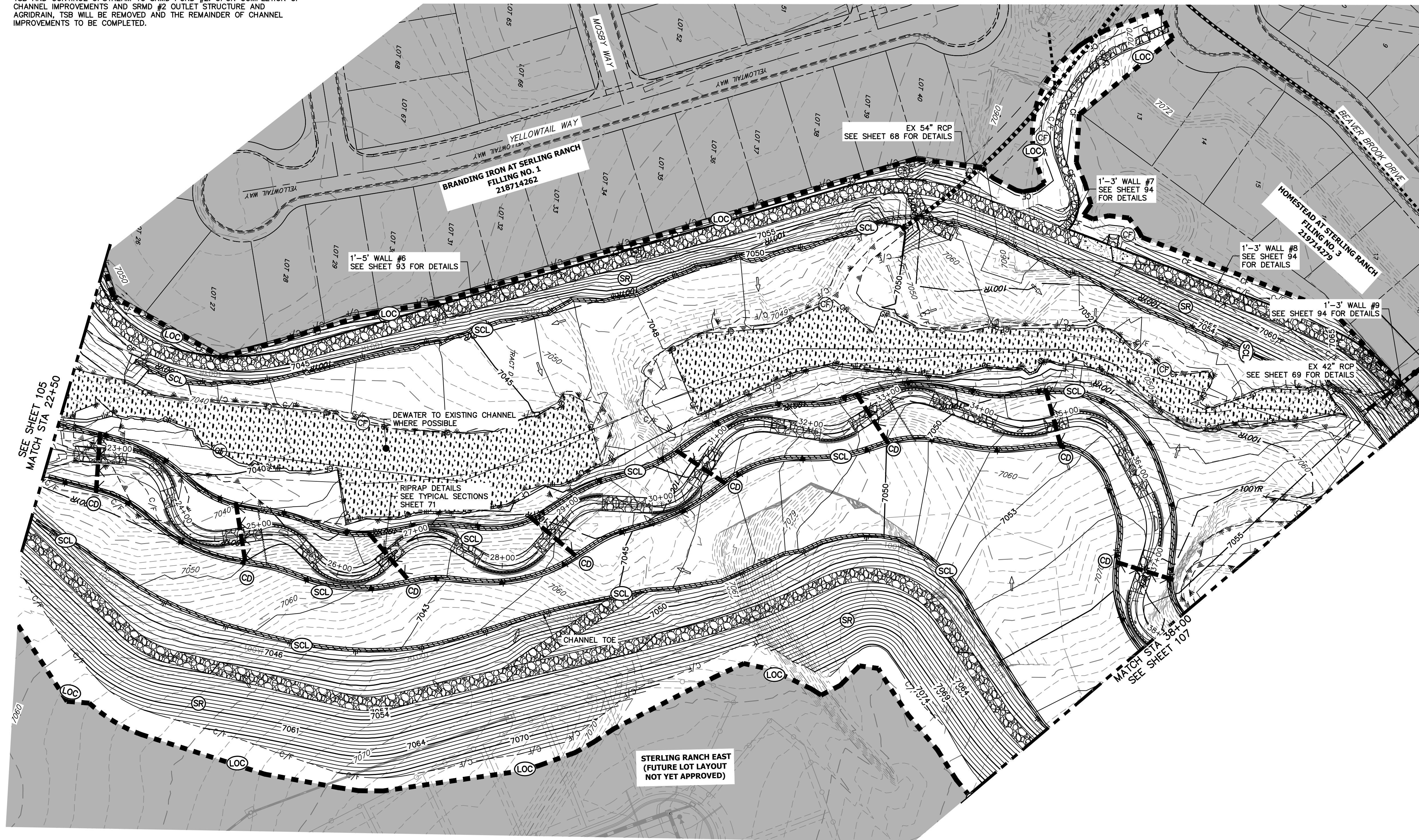
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

32314
 DATE 4/18/23

SAND CREEK RESTORATION	GEC INTERIM
SHEET 105	OF 121
JOB NO.	25188.04

TEMPORARY SEDIMENT BASIN NOTES:

TEMPORARY SEDIMENT BASIN TO BE CONSTRUCTED PRIOR TO BEGINNING OF CHANNEL GRADING. CHANNEL IMPROVEMENTS WILL START UPSTREAM OF TSB AND CONTINUE UPSTREAM TO SRMD POND #2. UPON COMPLETION OF CHANNEL IMPROVEMENTS AND SRMD #2 OUTLET STRUCTURE AND AGRIDRAIN, TSB WILL BE REMOVED AND THE REMAINDER OF CHANNEL IMPROVEMENTS TO BE COMPLETED.



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

NO.	REVISION	BY	DATE

LEGEND

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

TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

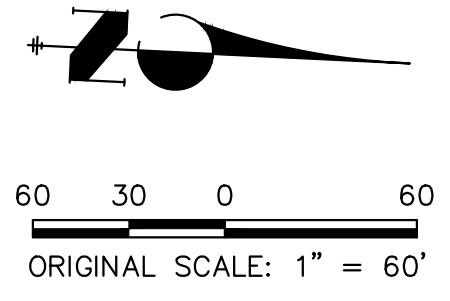
9	EA	-	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
3	EA	-	CONCRETE WASHOUT AREA	(CWA)
15	EA	-	CHECK DAMS	(CD)
1990	LF	-	SEDIMENT CONTROL LOGS	(SCL)
1	EA	-	TEMPORARY SEDIMENT BASIN	(SB)

BENCHMARK

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
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 ELEVATION = 7023.42
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 ELEVATION = 7000.40
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 EASTING = 233849.817
 ELEVATION = 7030.82

BASIS OF BEARINGS

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



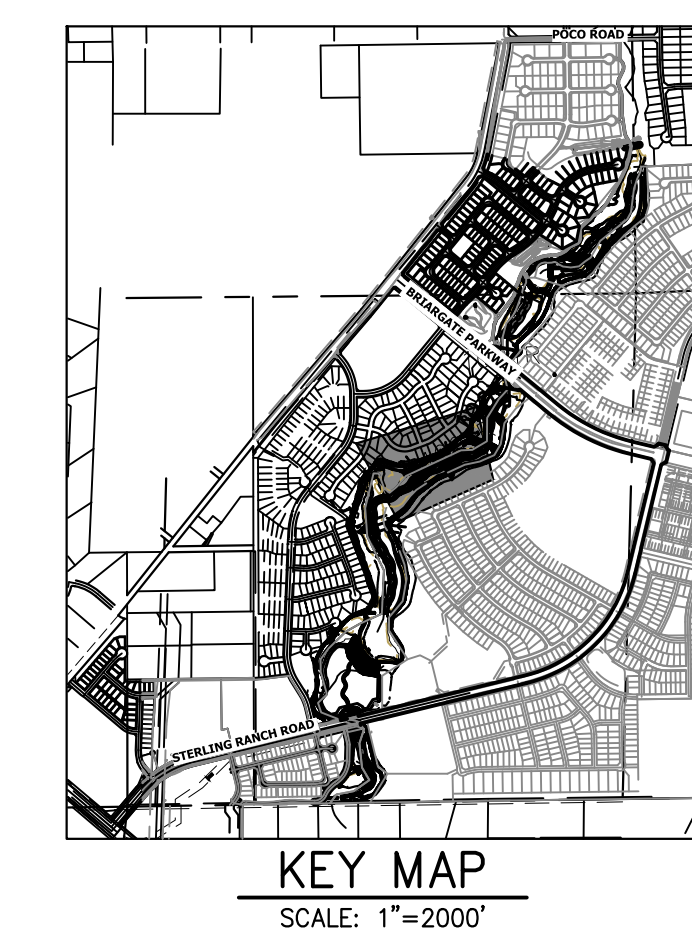
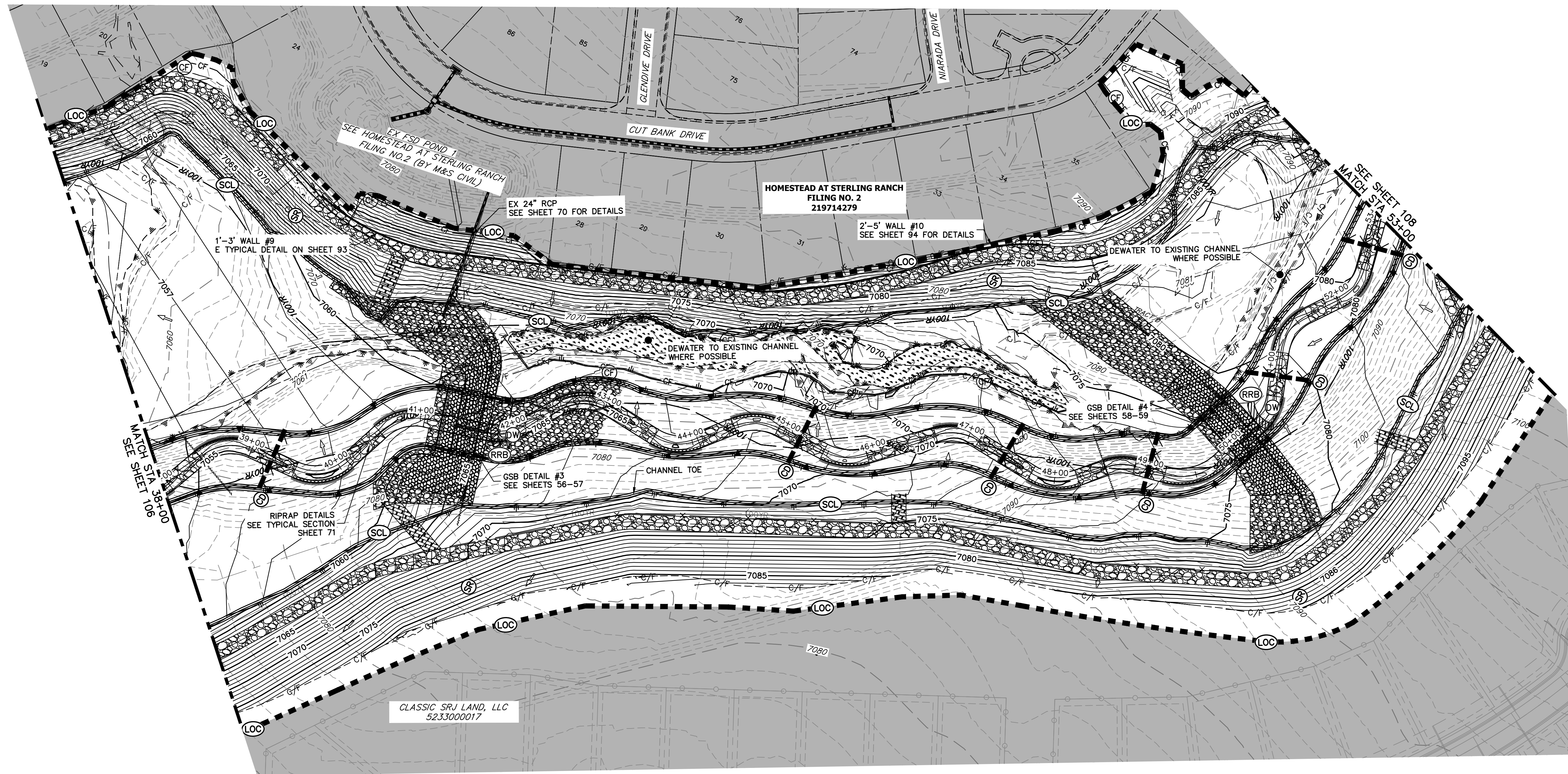
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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 4/18/23



SAND CREEK RESTORATION	GEC INTERIM	H-SCALE	1"=60'
		V-SCALE	N/A
		DATE	4/18/23
		DESIGNED BY	DJV
		DRAWN BY	WLL
		CHECKED BY	
		SHEET	106 OF 121
		JOB NO.	25188.04



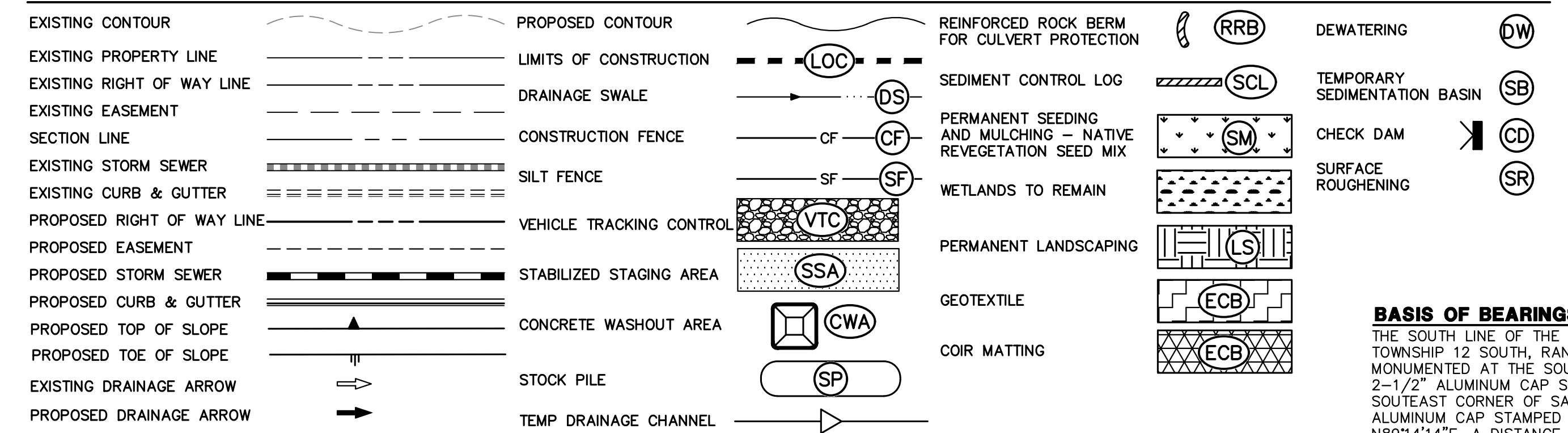
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

UNTIL SUCH TIME AS
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APPROVES THEIR USE,
DESIGNATED BY WRITTEN
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BY	DATE	NO.	REVISION

LEGEND



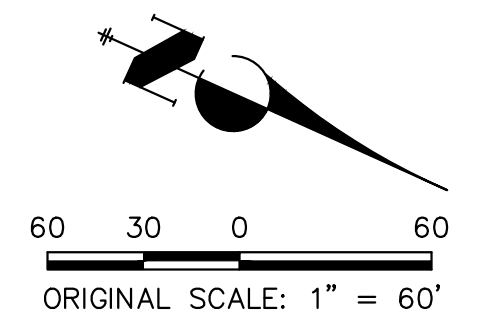
TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

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

BASIS OF BEARINGS
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ENGINEER'S STATEMENT

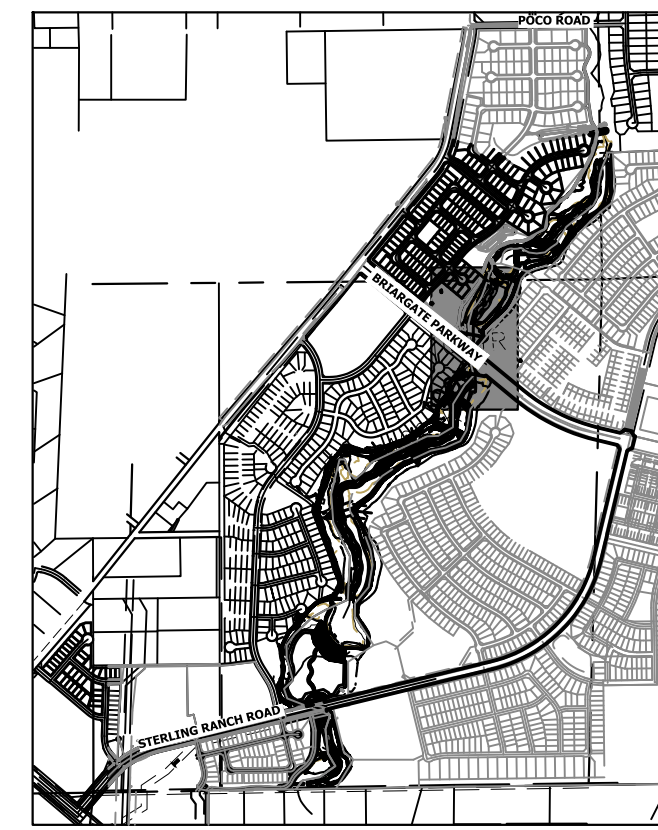
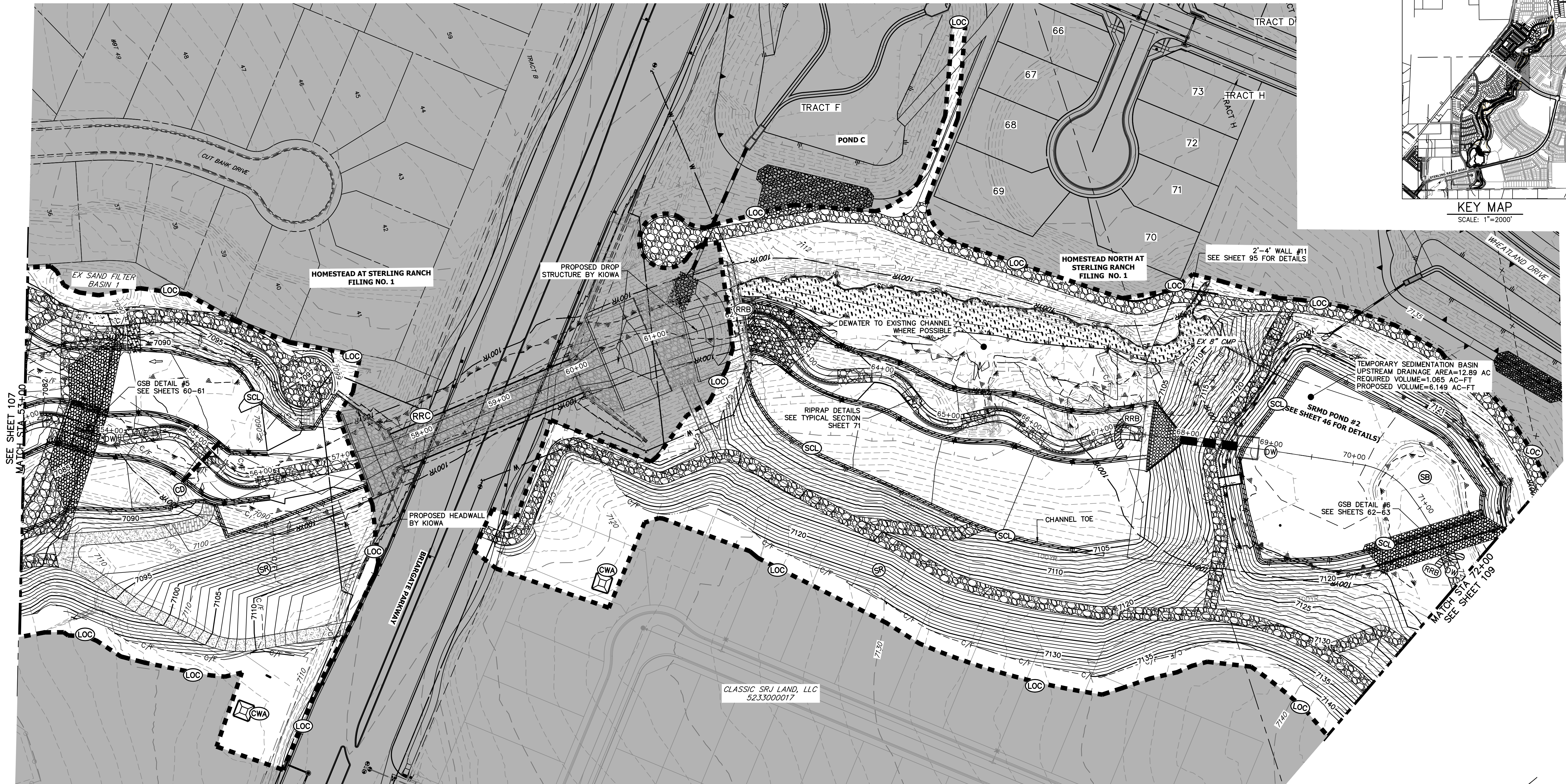
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Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314
4/18/23



SAND CREEK RESTORATION	GEC INTERIM
SHEET 107	OF 121
JOB NO.	25188.04



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

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
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 Centennial 300-740-8888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
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PROPOSED CURB & GUTTER	
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PROPOSED TOE OF SLOPE	
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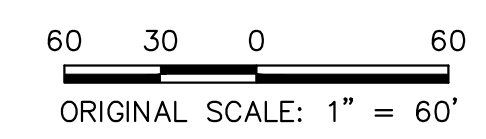
TEMPORARY SEDIMENT BASIN NOTES:

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

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

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

32314
 DATE 4/18/23

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

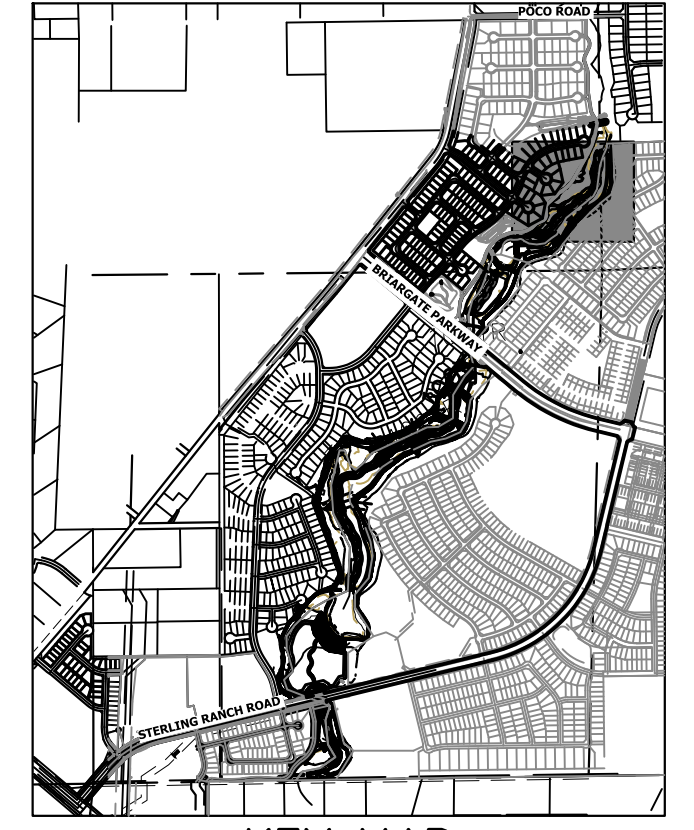
SAND CREEK RESTORATION
 GEC INTERIM

SHEET 108 OF 121
 JOB NO. 25188.04

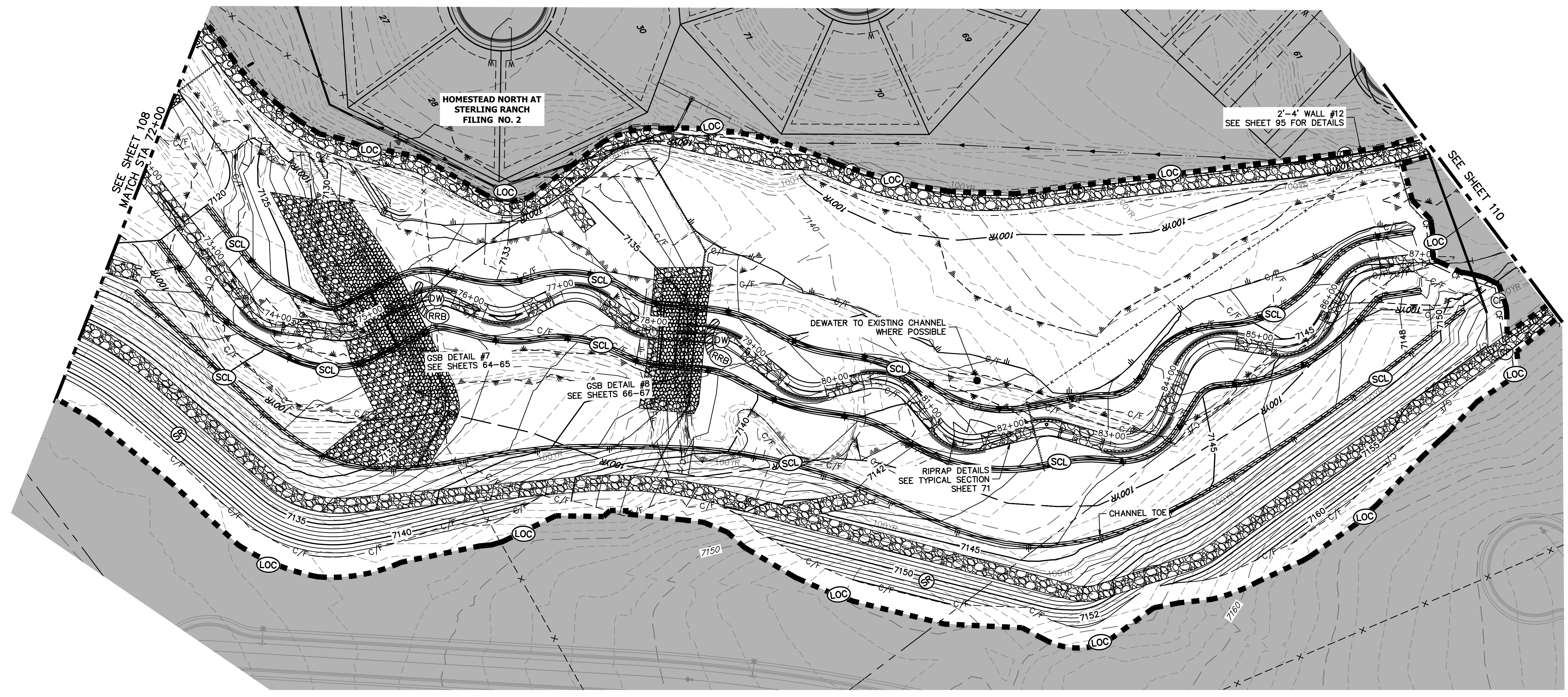
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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
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 Centennial 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com



KEY MAP
 SCALE: 1"=2000'



TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

9	EA	-	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
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1	EA	-	TEMPORARY SEDIMENT BASIN	(SB)

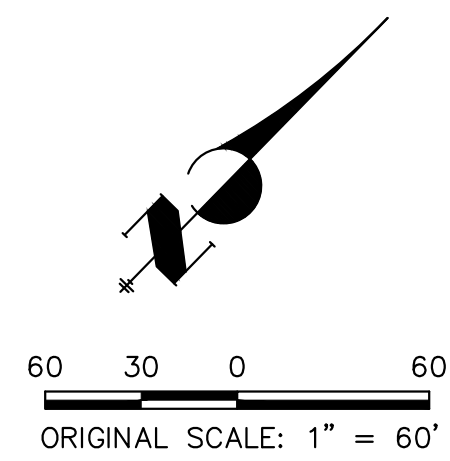
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LEGEND

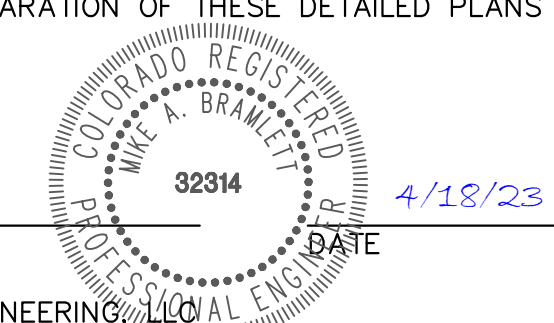
EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
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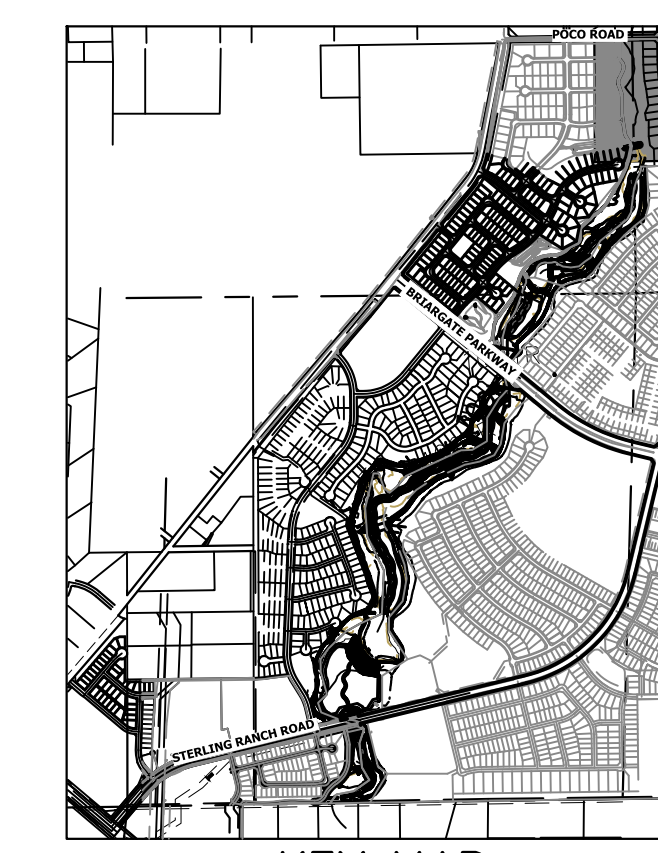
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



BY	DATE	No.	REVISION

H-SCALE	1"=60'
V-SCALE	N/A
DATE	4/18/23
DESIGNED BY	DJV
DRAWN BY	WLL
CHECKED BY	

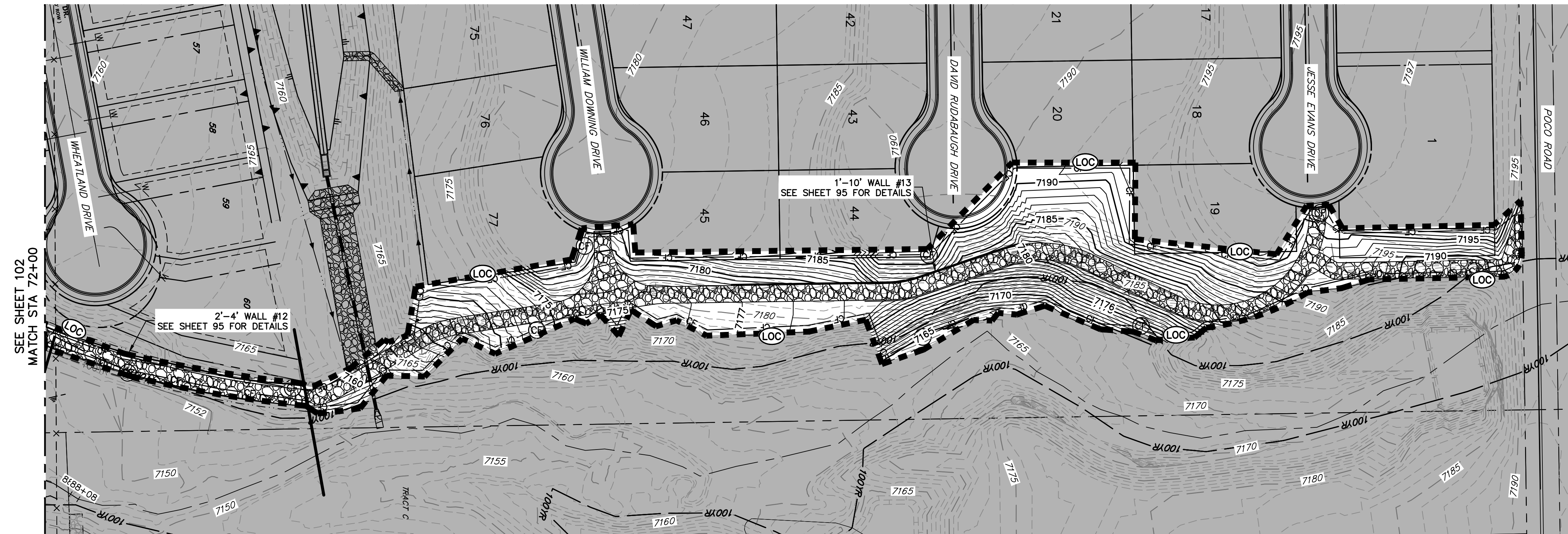
SAND CREEK RESTORATION
 GEC INTERIM



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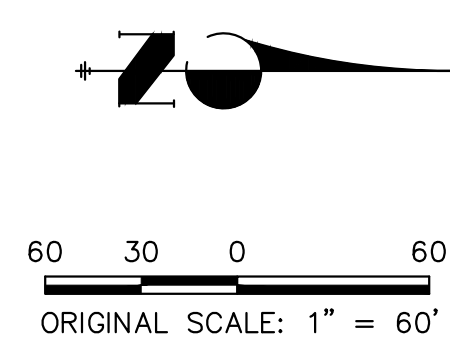
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EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENT BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING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



ENGINEER'S STATEMENT

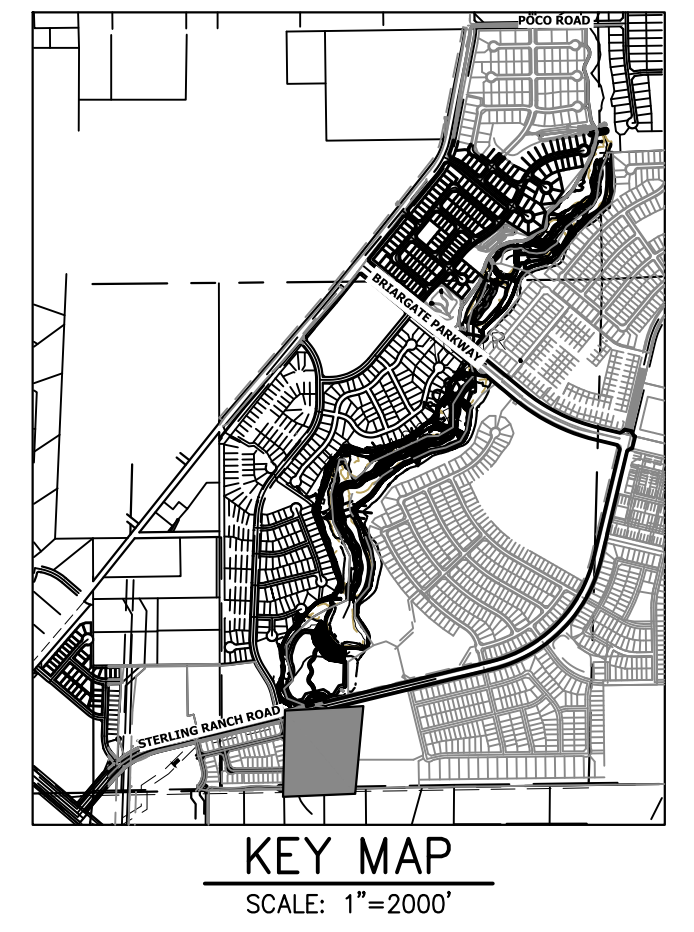
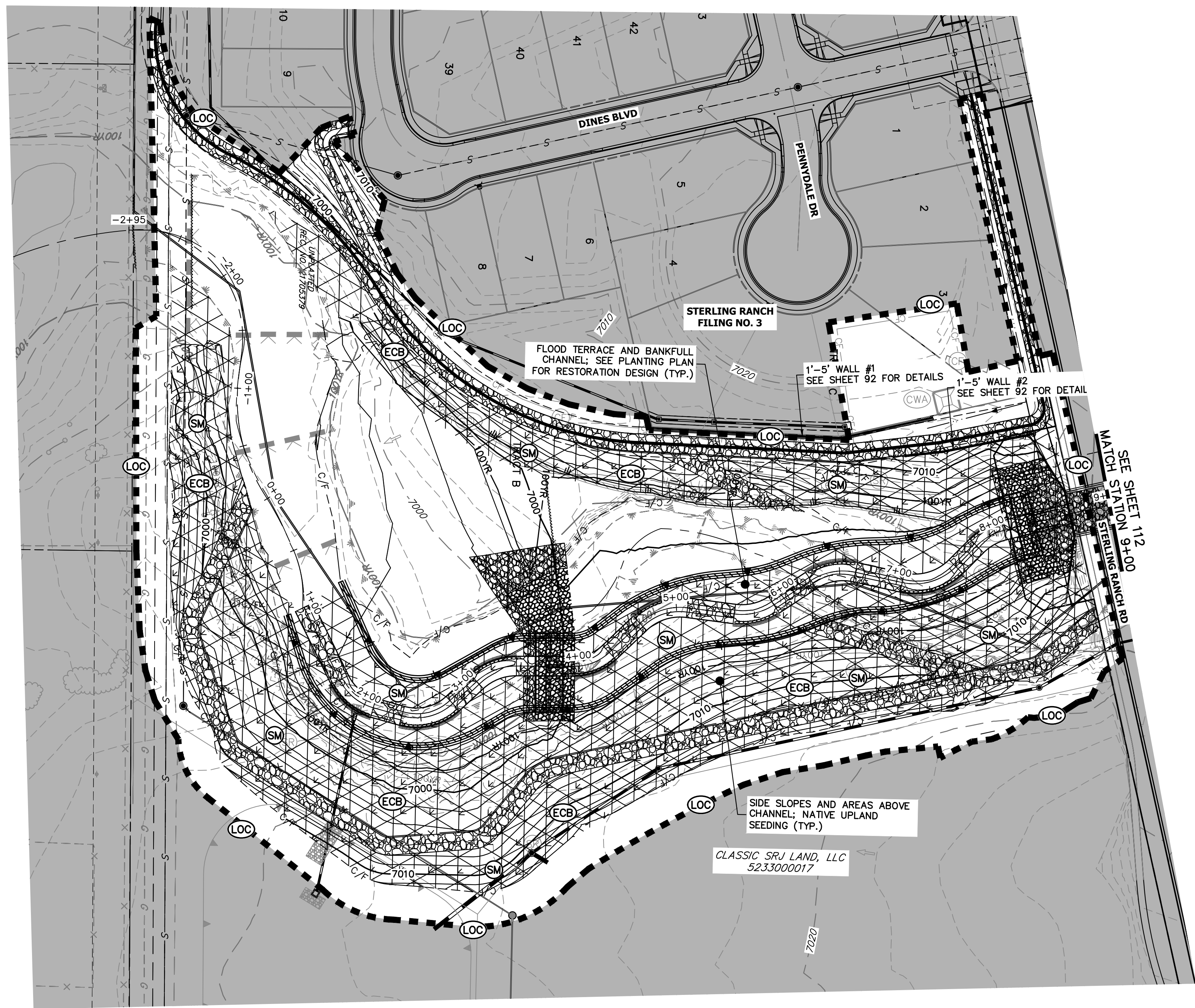
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MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

32314
 4/18/23



SAND CREEK RESTORATION	BY	DATE	DESIGNED BY DJV	DRAWN BY WUL	CHECKED BY
	No.	REVISION			
	H-SCALE	1"=60'			
	V-SCALE	N/A			
DATE		4/18/23			
SHEET		110	OF		121
JOB NO.		25188.04			



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

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

BY	DATE	No.	REVISION

LEGEND

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

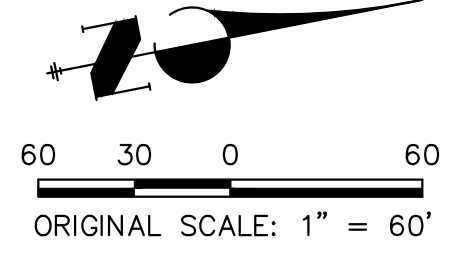
TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

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

BENCHMARK

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

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



ENGINEER'S STATEMENT

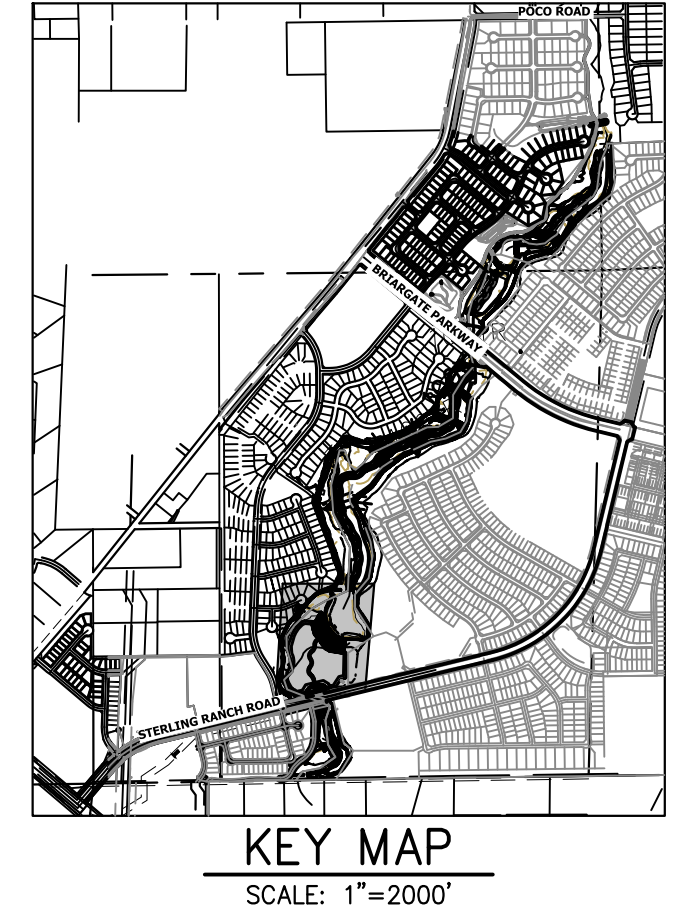
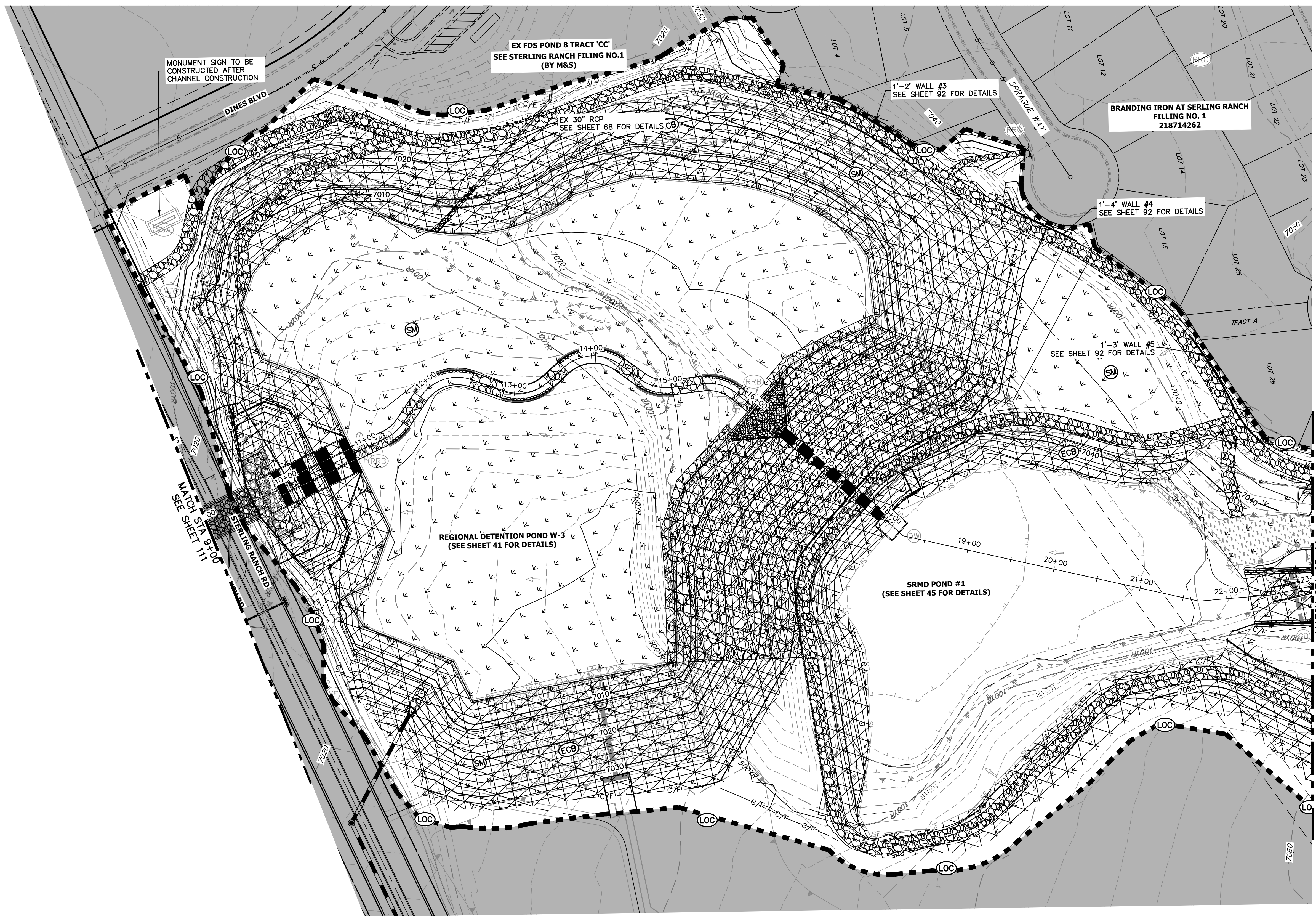
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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

32314
 4/18/23
 DATE



SAND CREEK RESTORATION	GEC FINAL	H-SCALE	1"=60'
		V-SCALE	N/A
		DATE	4/18/23
DESIGNED BY	DJV	CHECKED BY	WLL
SHEET 111 OF 121		JOB NO. 25188.04	



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LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA
PROPOSED EASEMENT	STOCK PILE
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PROPOSED TOP OF SLOPE	
PROPOSED TOE OF SLOPE	
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PROPOSED DRAINAGE ARROW	
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SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
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WETLANDS TO REMAIN	SURFACE ROUGHENING
PERMANENT LANDSCAPING	
GEOTEXTILE	
COIR MATTING	

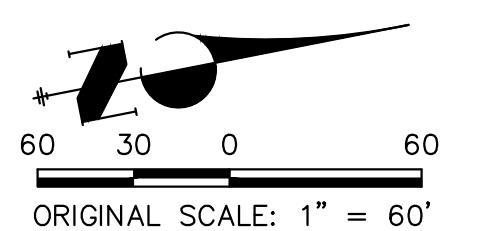
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BENCHMARK

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ENGINEER'S STATEMENT

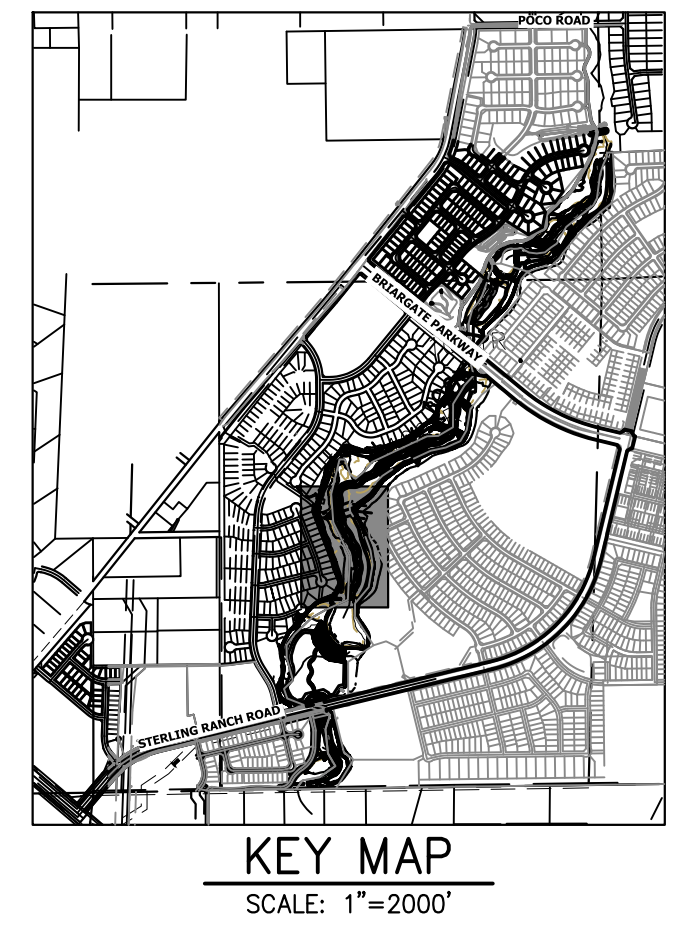
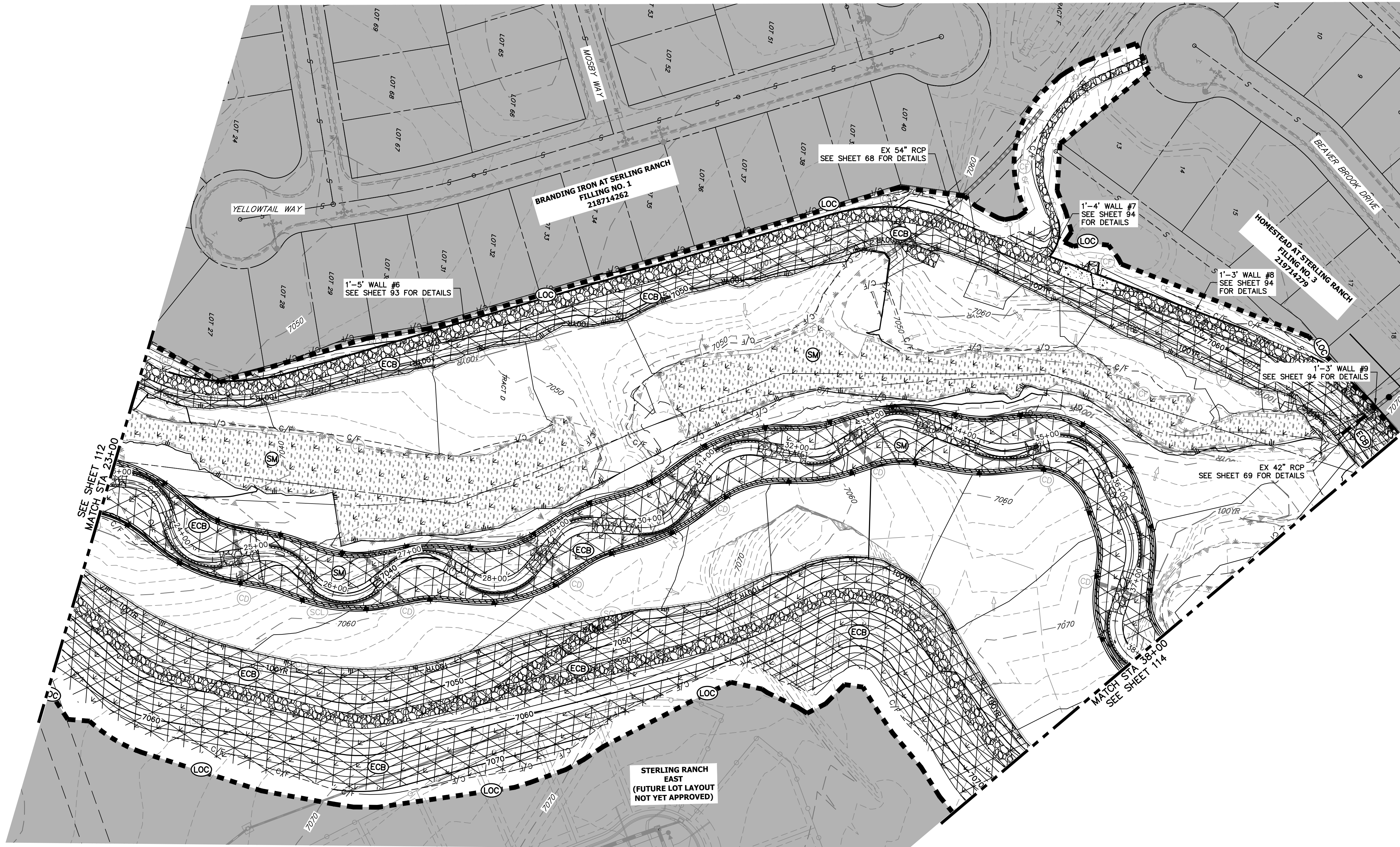
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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
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32314
 4/18/23



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SAND CREEK RESTORATION									
GEC FINAL									
SHEET 112 OF 121									
JOB NO. 25188.04									



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No.	REVISION	BY	DATE

LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
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PROPOSED TOE OF SLOPE	
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PROPOSED DRAINAGE ARROW	
REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
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GEOTEXTILE	
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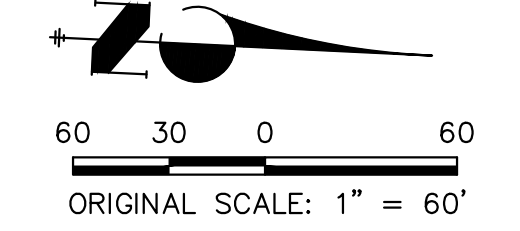
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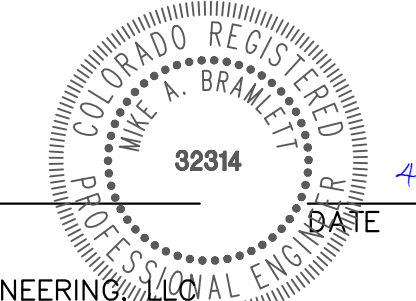
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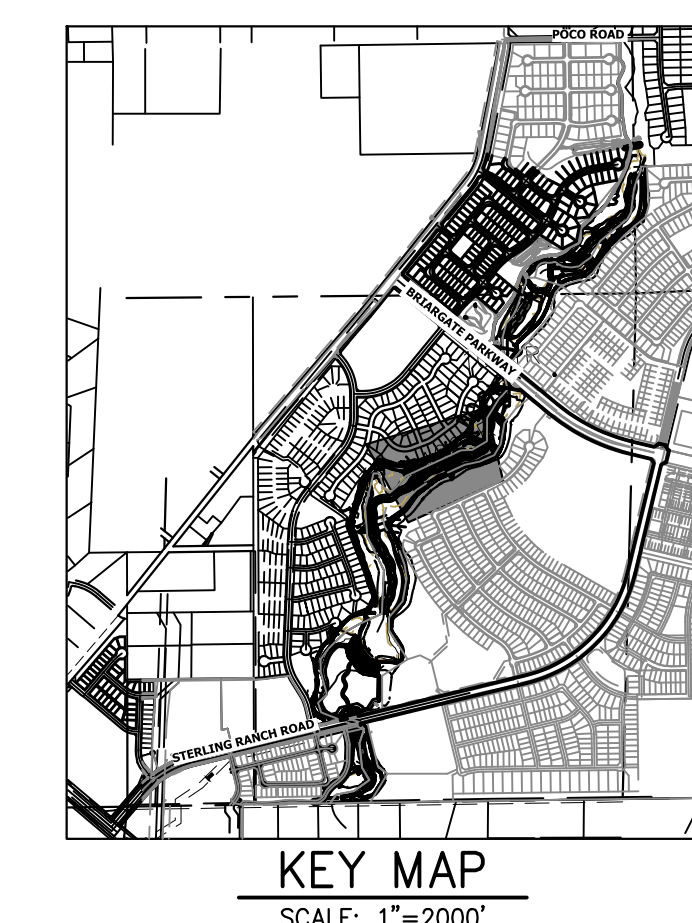
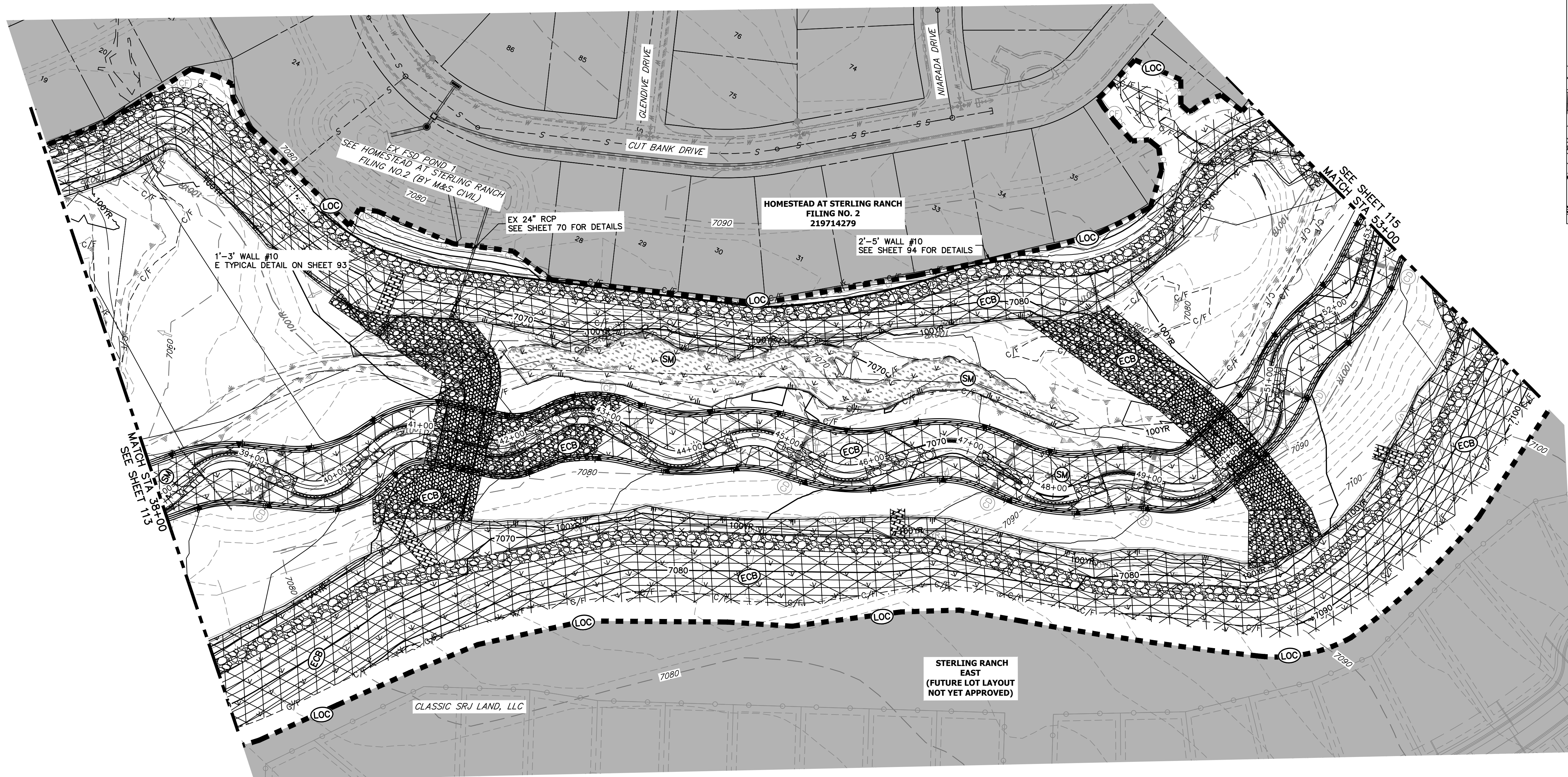
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SAND CREEK RESTORATION	GEC FINAL	SHEET 113 OF 121
		JOB NO. 25188.04



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BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	4/18/23	DJV	WLL	

LEGEND

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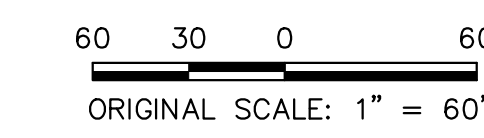
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BENCHMARK

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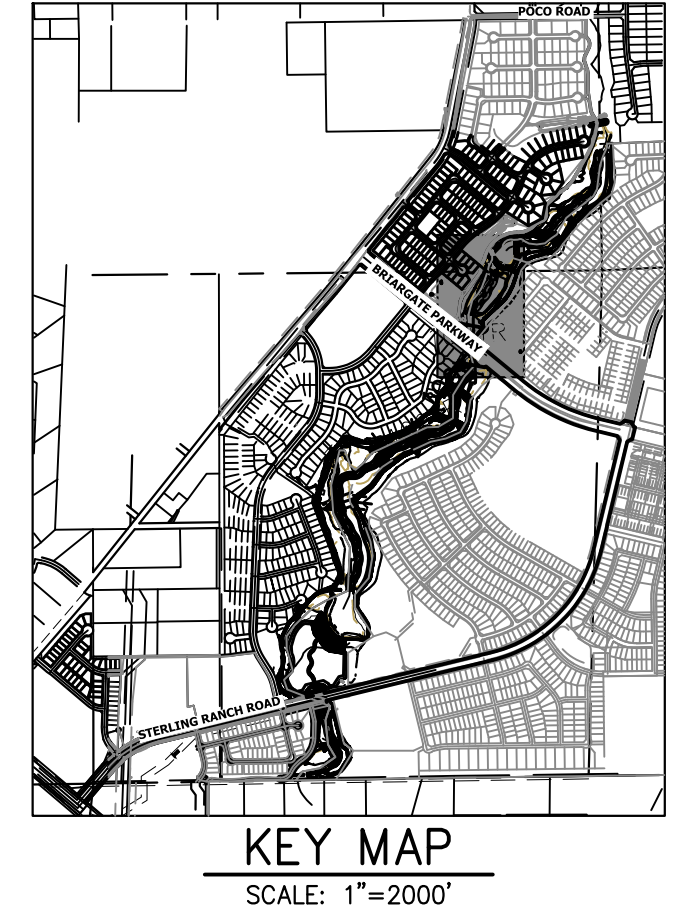
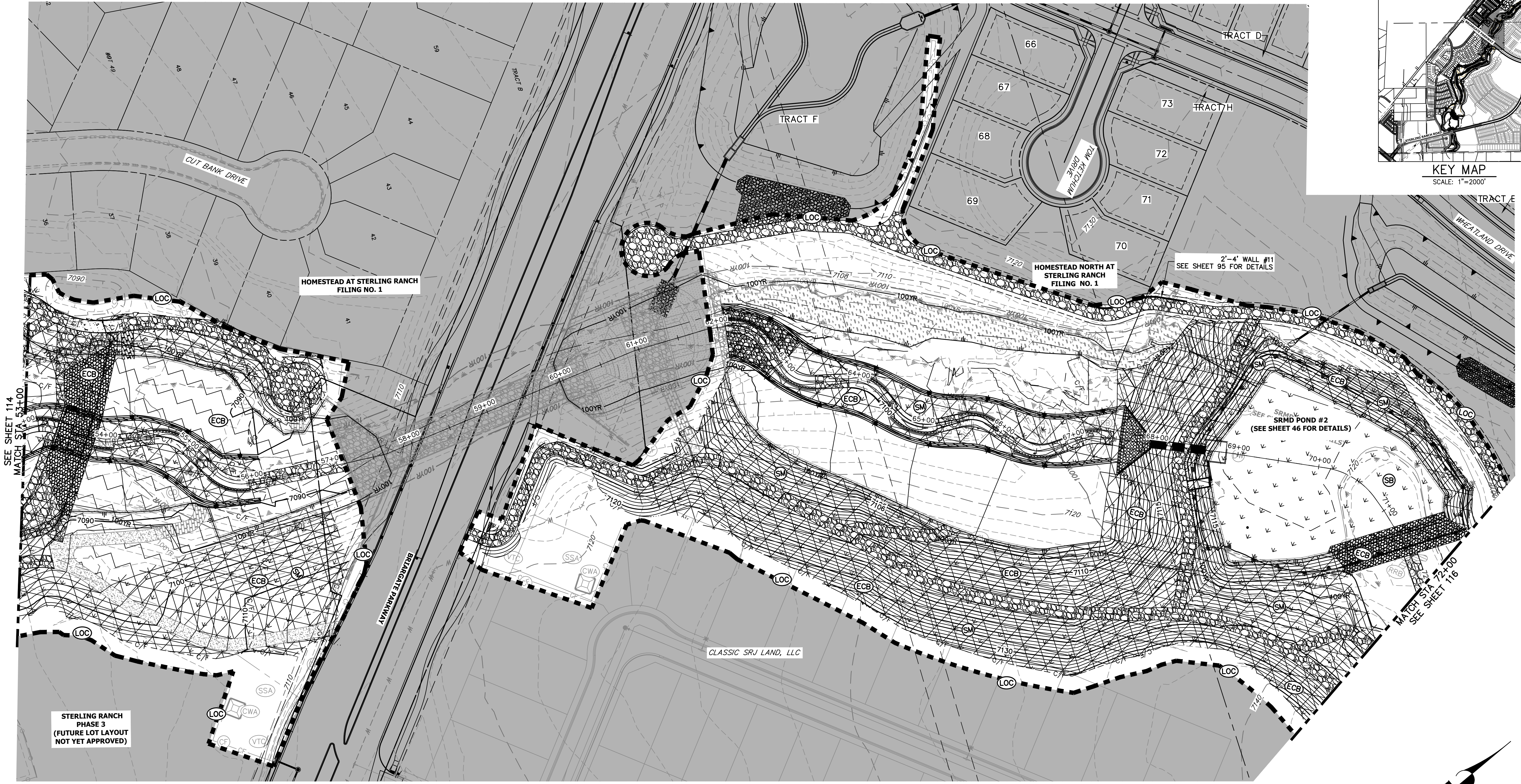


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 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

DATE: 4/18/23



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LEGEND

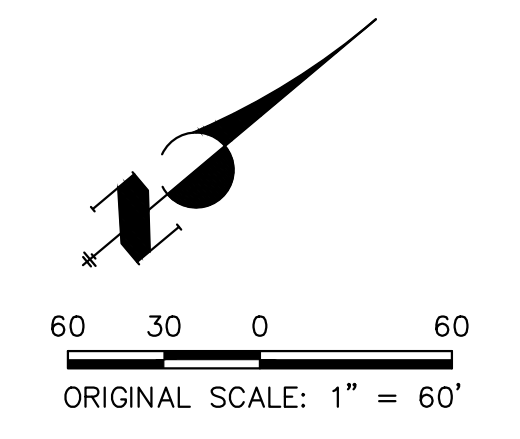
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 ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE RANCHEROS SUBDIVISION
 NORTHING = 410095.404
 EASTING = 235052.131
 ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED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

BASIS OF BEARINGS

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



ENGINEER'S STATEMENT

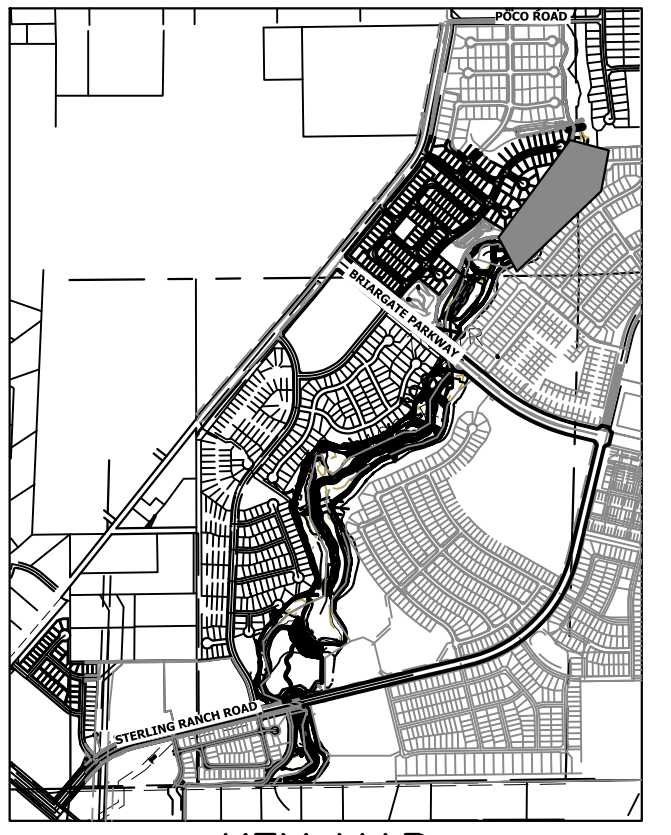
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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

DATE: 4/18/23



SAND CREEK RESTORATION	BY	DATE				
	No.	REVISION				
GEC FINAL	H-SCALE	1"=60'				
	V-SCALE	N/A				
	DATE	4/18/23				
	DESIGNED BY	DJV				
	DRAWN BY	WLL				
	CHECKED BY					
	SHEET	115	OF	121		
	JOB NO.	25188.04				

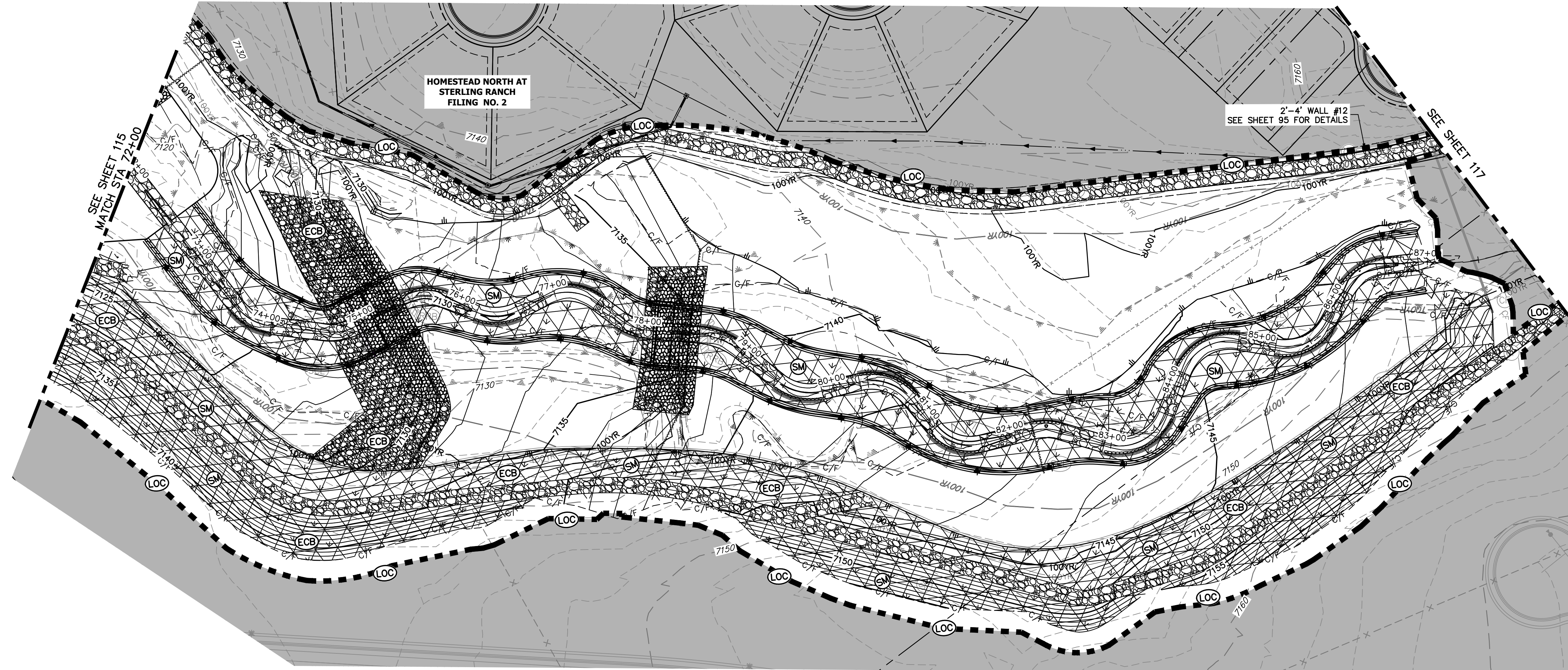


KEY MAP
SCALE: 1"=2000'

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.

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



SEE SHEET 115
MATCH STA 72+00

2'-4" WALL #12
SEE SHEET 95 FOR DETAILS

SEE SHEET 117

HOMESTEAD NORTH AT
STERLING RANCH
FILING NO. 2

LEGEND

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

TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

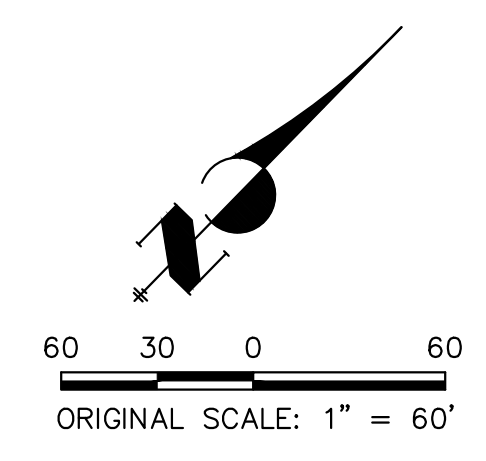
48.65	AC	- SEEDING & MULCHING (UPLAND)
2.55	AC	- SEEDING & MULCHING (WETLAND)
1.25	AC	- GEOTEXTILE
32.58	AC	- COIR MATTING

BENCHMARK

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

BASIS OF BEARINGS

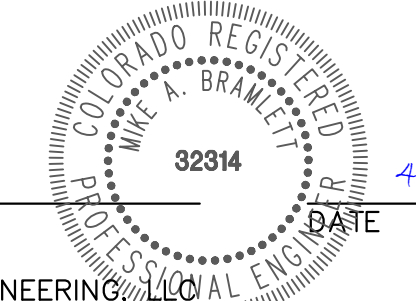
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ENGINEER'S STATEMENT

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Mike Bramlett

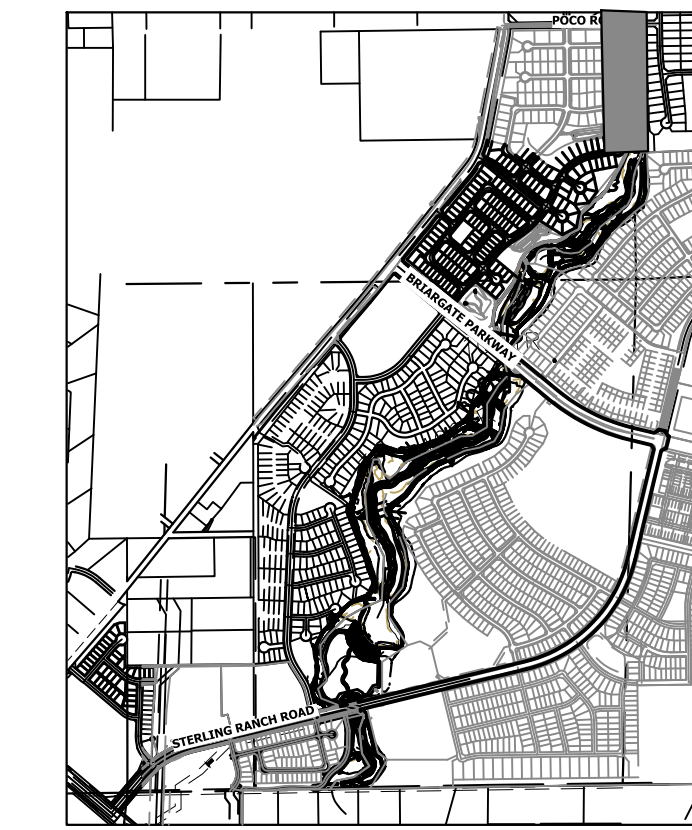


MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	4/18/23	DJV	WLL	

SAND CREEK RESTORATION	GEC FINAL	No.	REVISION	BY	DATE
		SHEET 116	OF 121		
		JOB NO.	25188.04		



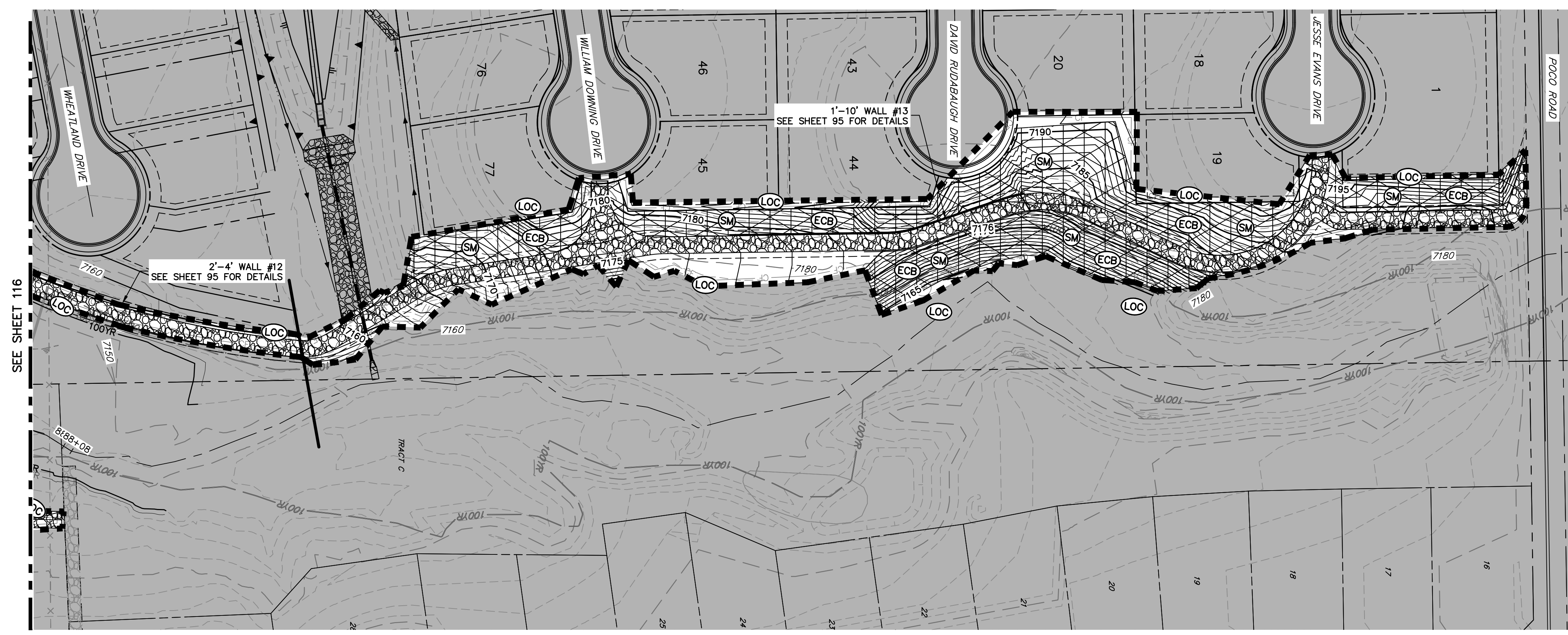
KEY MAP
SCALE: 1"=2000'

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

J.R. ENGINEERING
 A Westman Company

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



NO.	REVISION	BY	DATE

LEGEND

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

TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

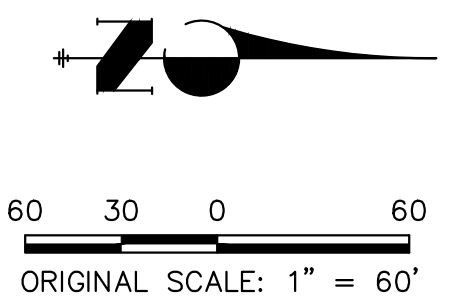
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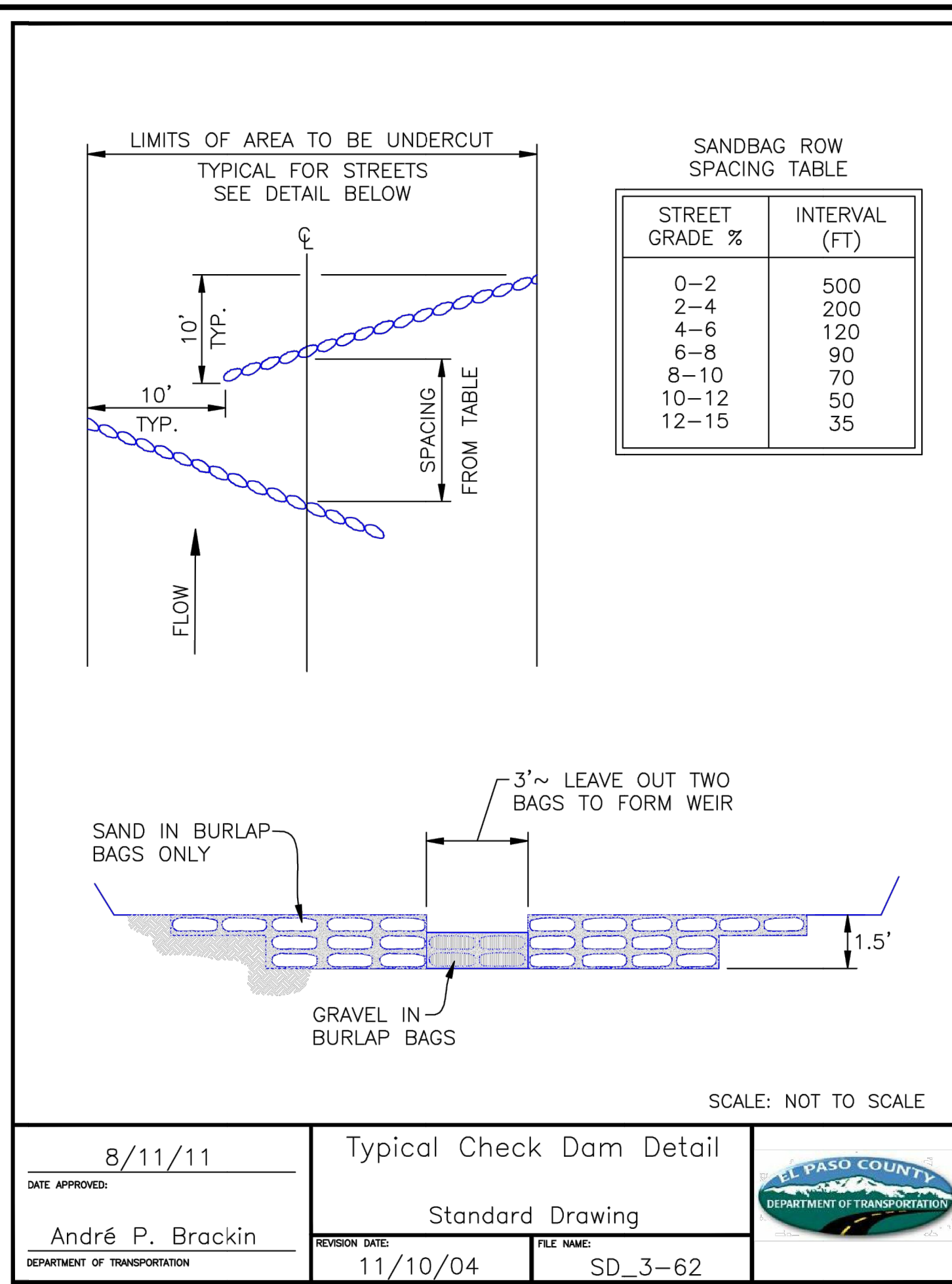
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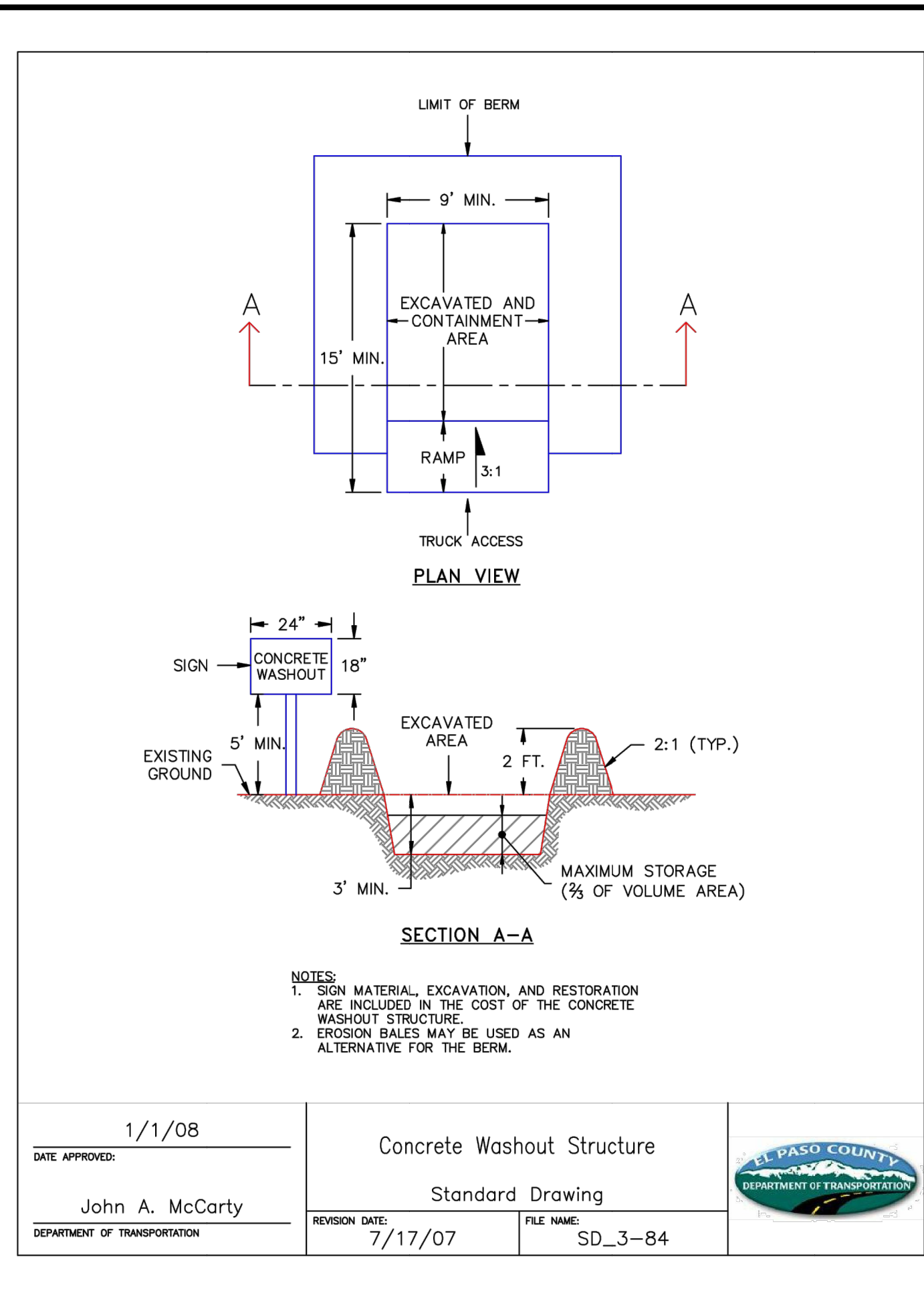
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 4/18/23

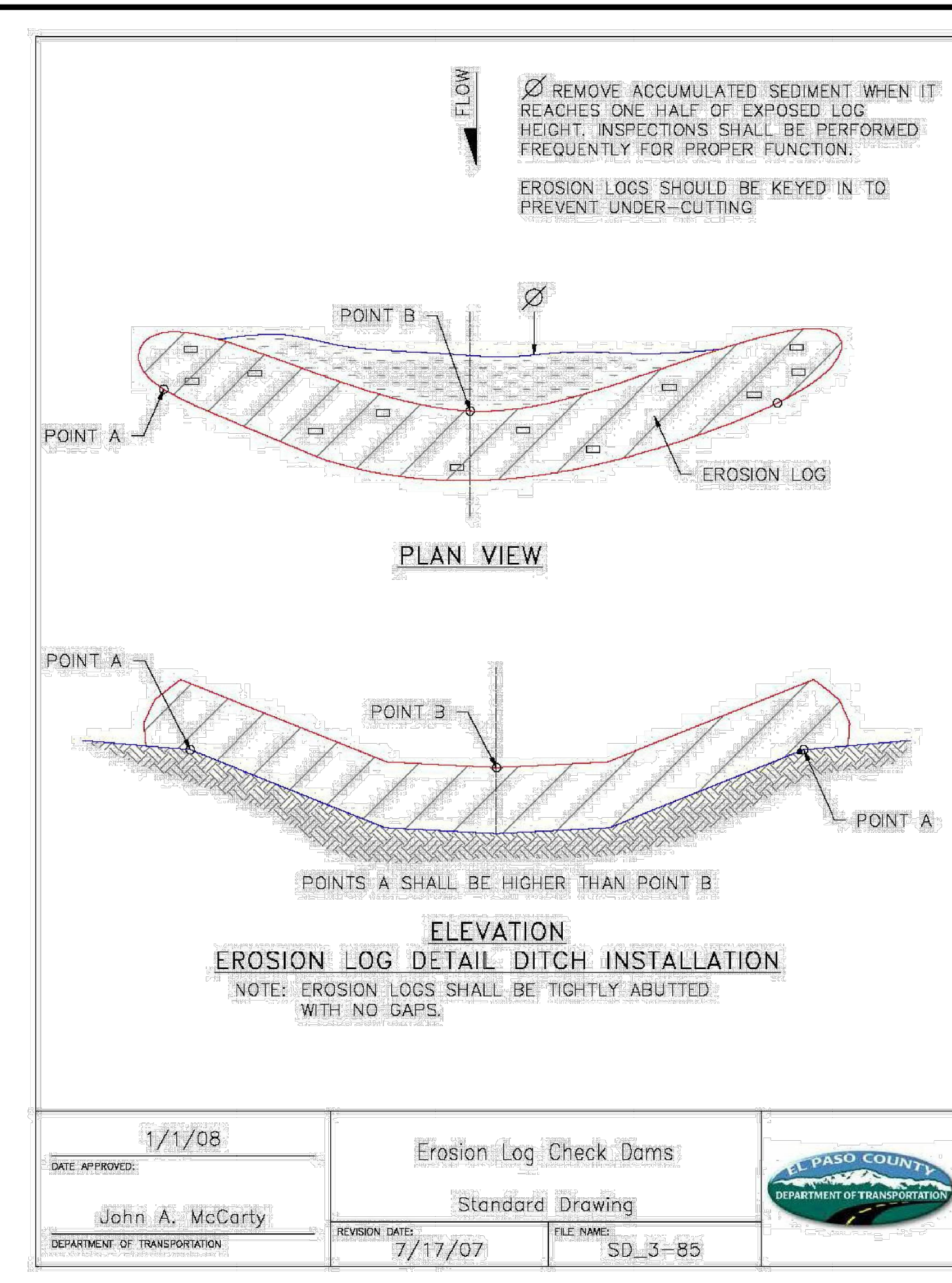
SAND CREEK RESTORATION	GEC FINAL
SHEET 117	OF 121
JOB NO.	25188.04



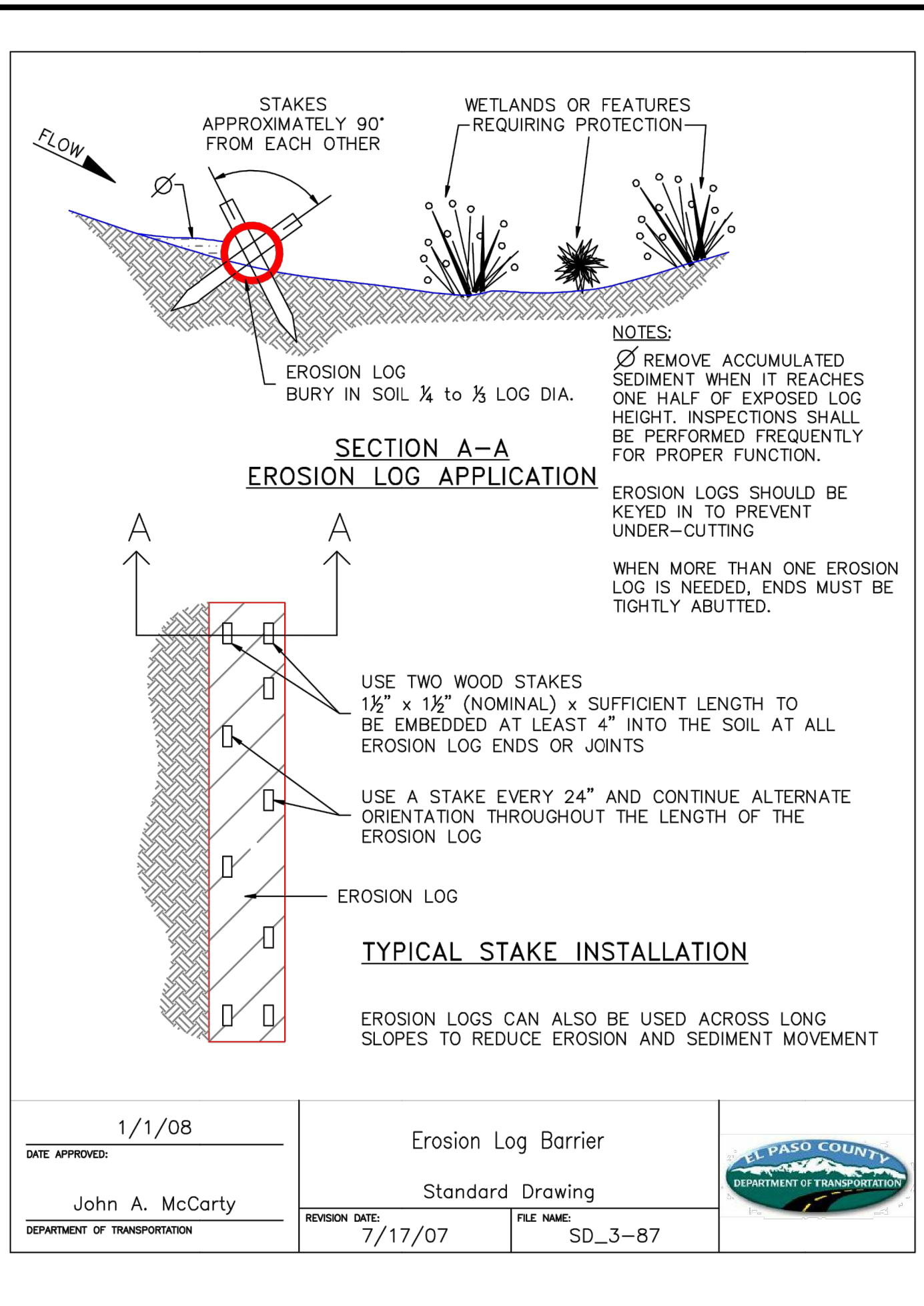
DATE APPROVED: 8/11/11	John A. McCarty	DEPARTMENT OF TRANSPORTATION
REVISION DATE: 11/10/04	FILE NAME: SD_3-62	Standard Drawing
Typical Check Dam Detail		



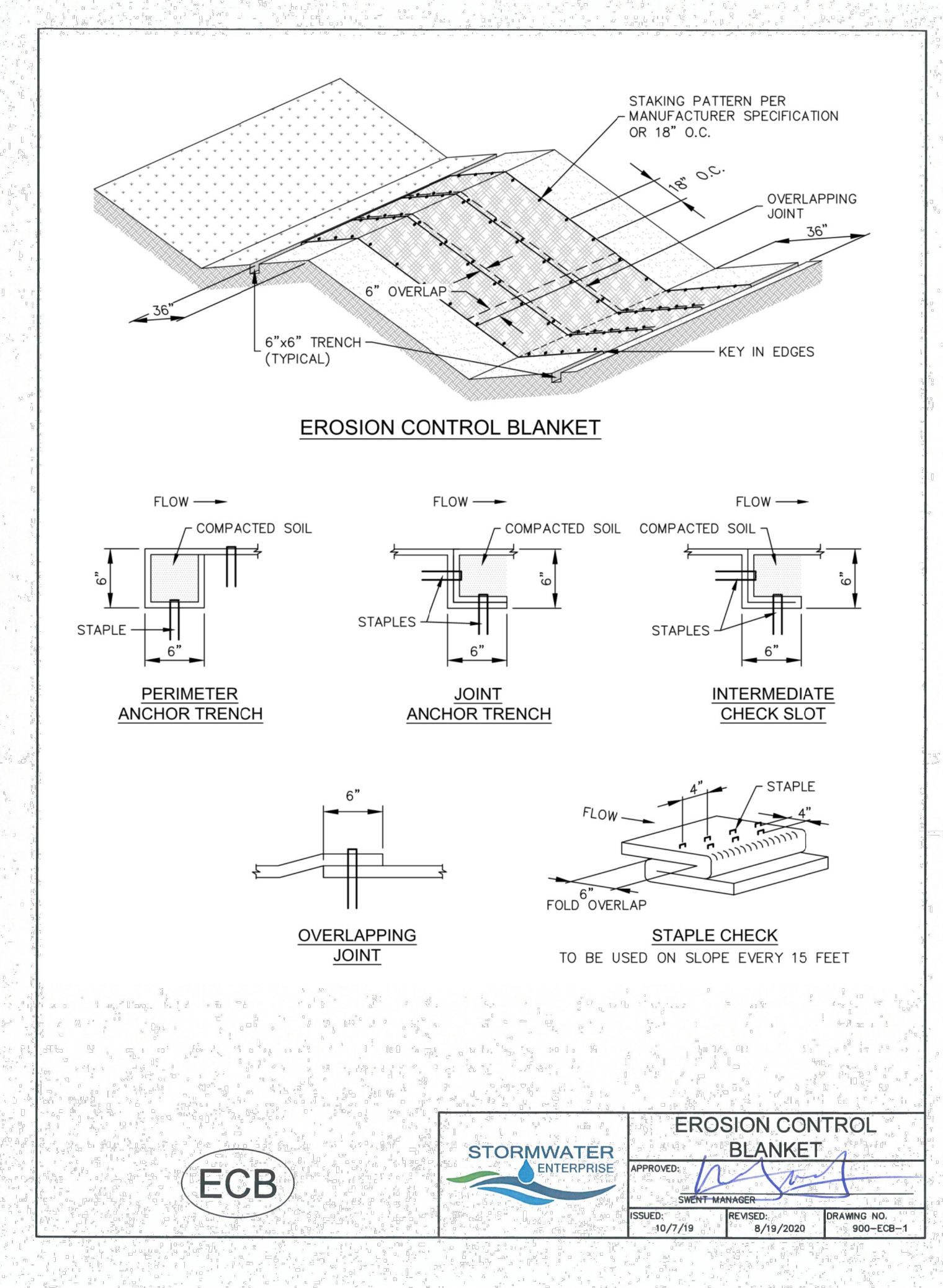
DATE APPROVED: 1/1/08	John A. McCarty	DEPARTMENT OF TRANSPORTATION
REVISION DATE: 7/17/07	FILE NAME: SD_3-84	Standard Drawing
Concrete Washout Structure		



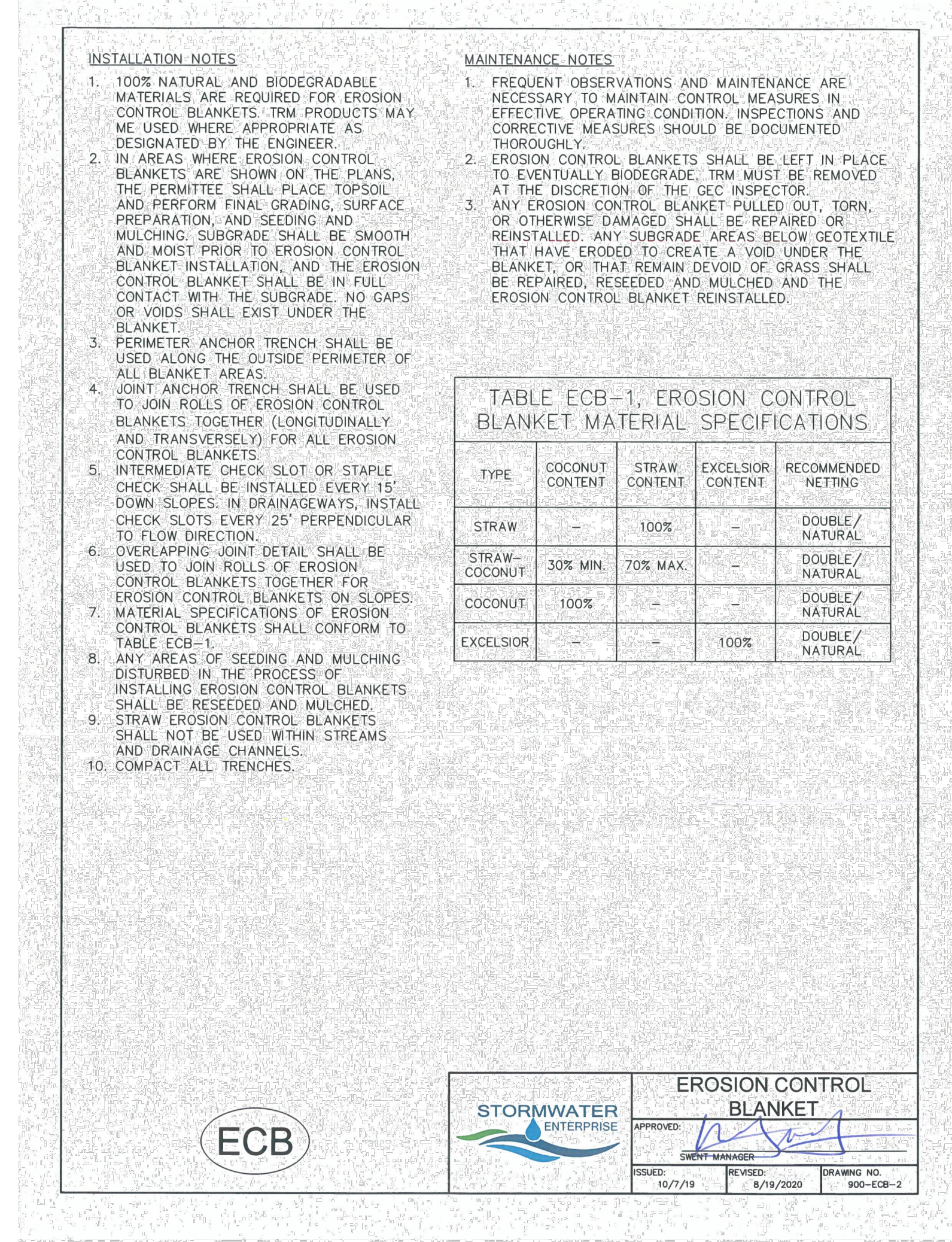
DATE APPROVED: 1/1/08	John A. McCarty	DEPARTMENT OF TRANSPORTATION
REVISION DATE: 7/17/07	FILE NAME: SD_3-85	Standard Drawing
Erosion Log Check Dams		



DATE APPROVED: 1/1/08	John A. McCarty	DEPARTMENT OF TRANSPORTATION
REVISION DATE: 7/17/07	FILE NAME: SD_3-87	Standard Drawing
Erosion Log Barrier		



ECB	STORMWATER ENTERPRISE	APPROVED: [Signature]	EROSION CONTROL BLANKET
ISSUED: 10/7/19	REVISED: 6/19/2020	DRAWING NO. 900-ECB-1	



ECB	STORMWATER ENTERPRISE	APPROVED: [Signature]	EROSION CONTROL BLANKET
ISSUED: 10/7/19	REVISED: 6/19/2020	DRAWING NO. 900-ECB-2	



Know what's below.
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ENGINEER'S STATEMENT

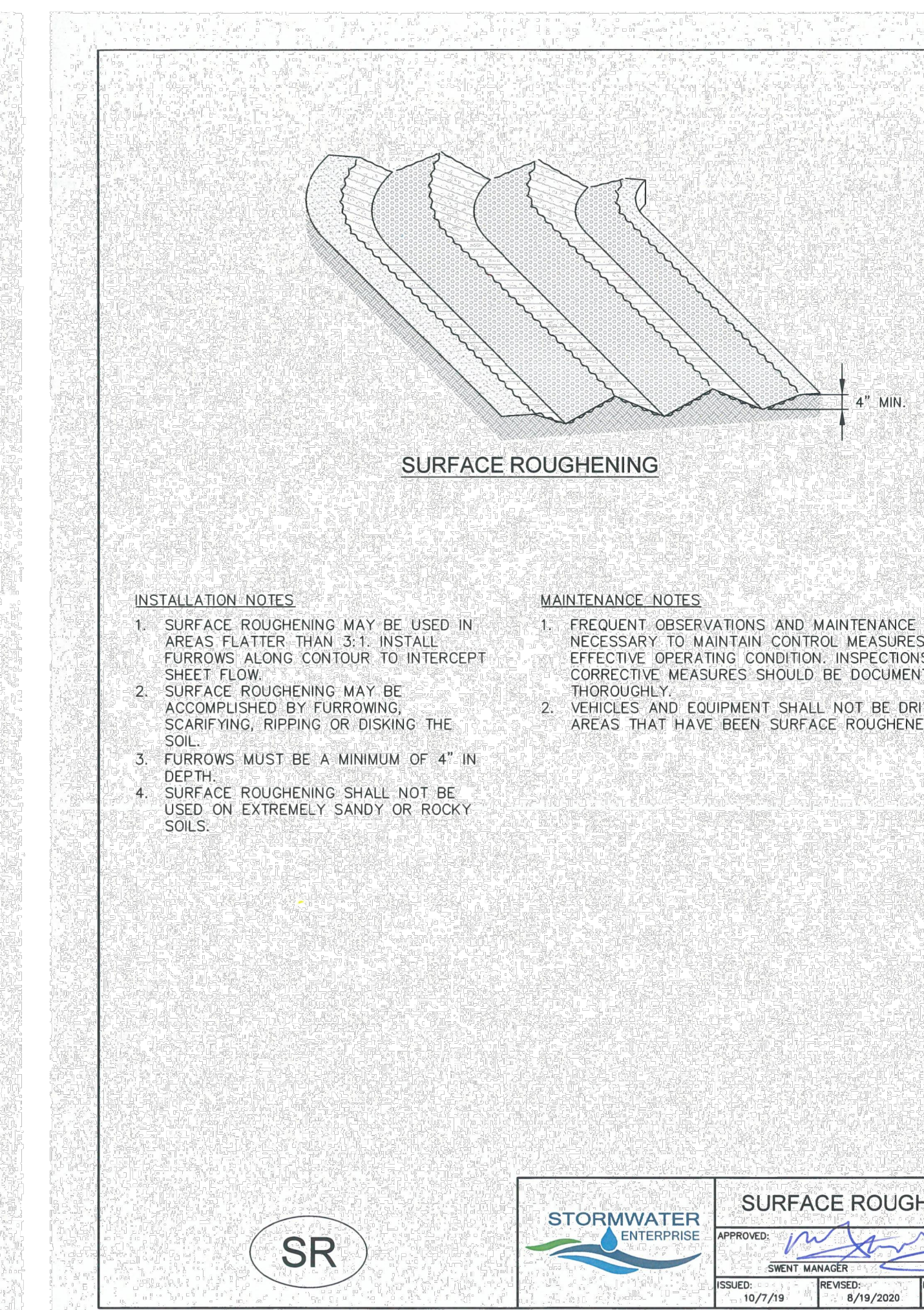
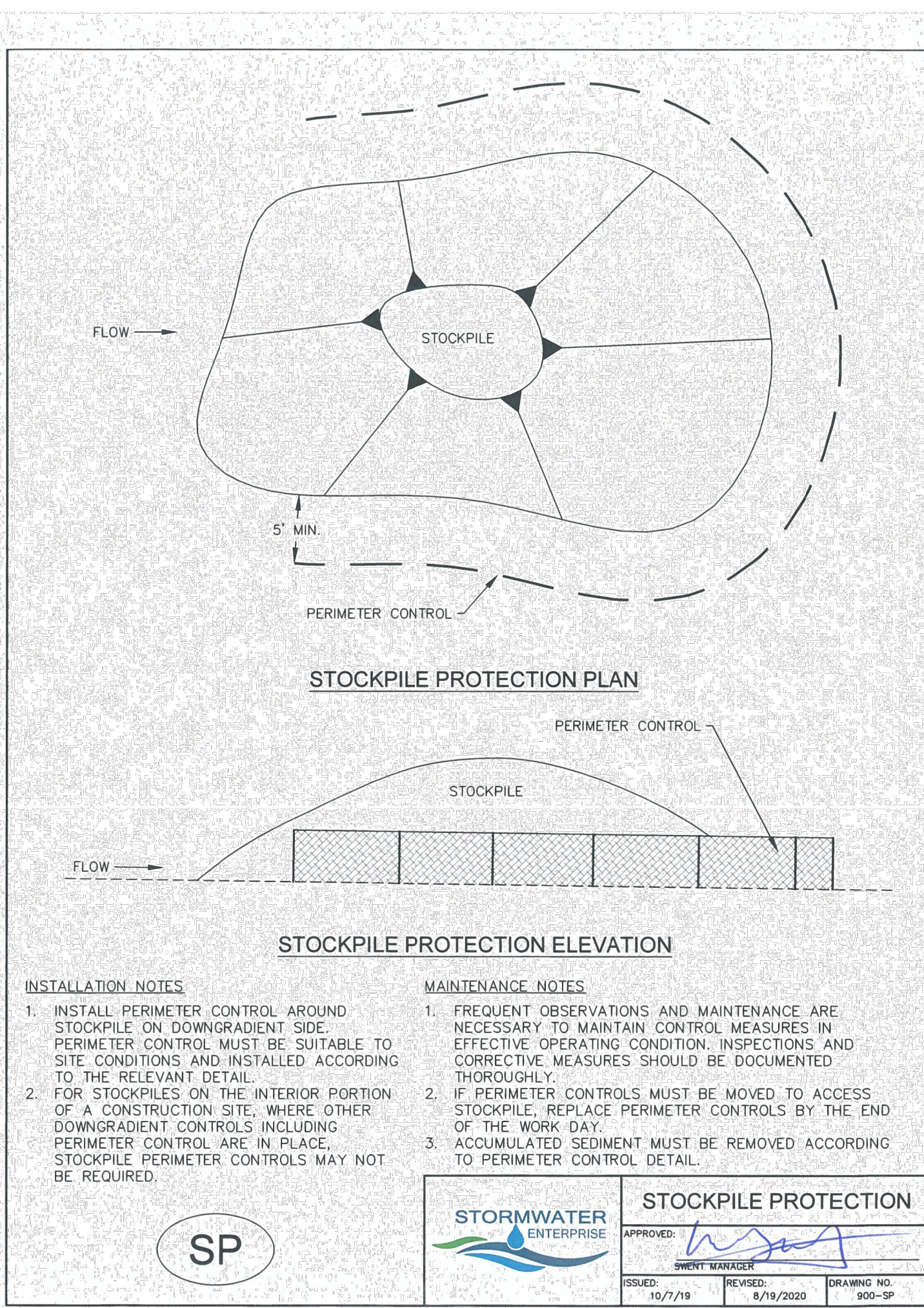
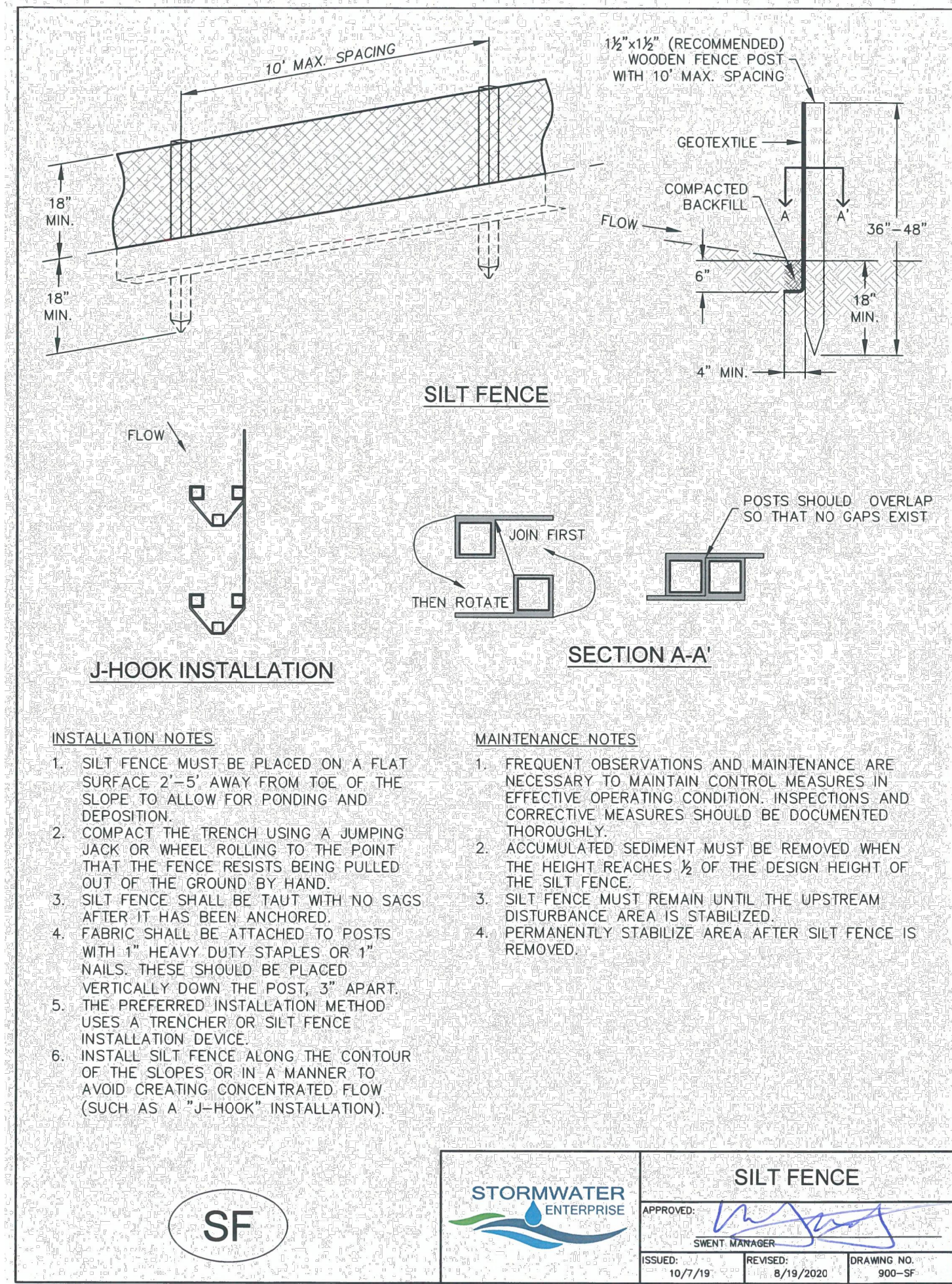
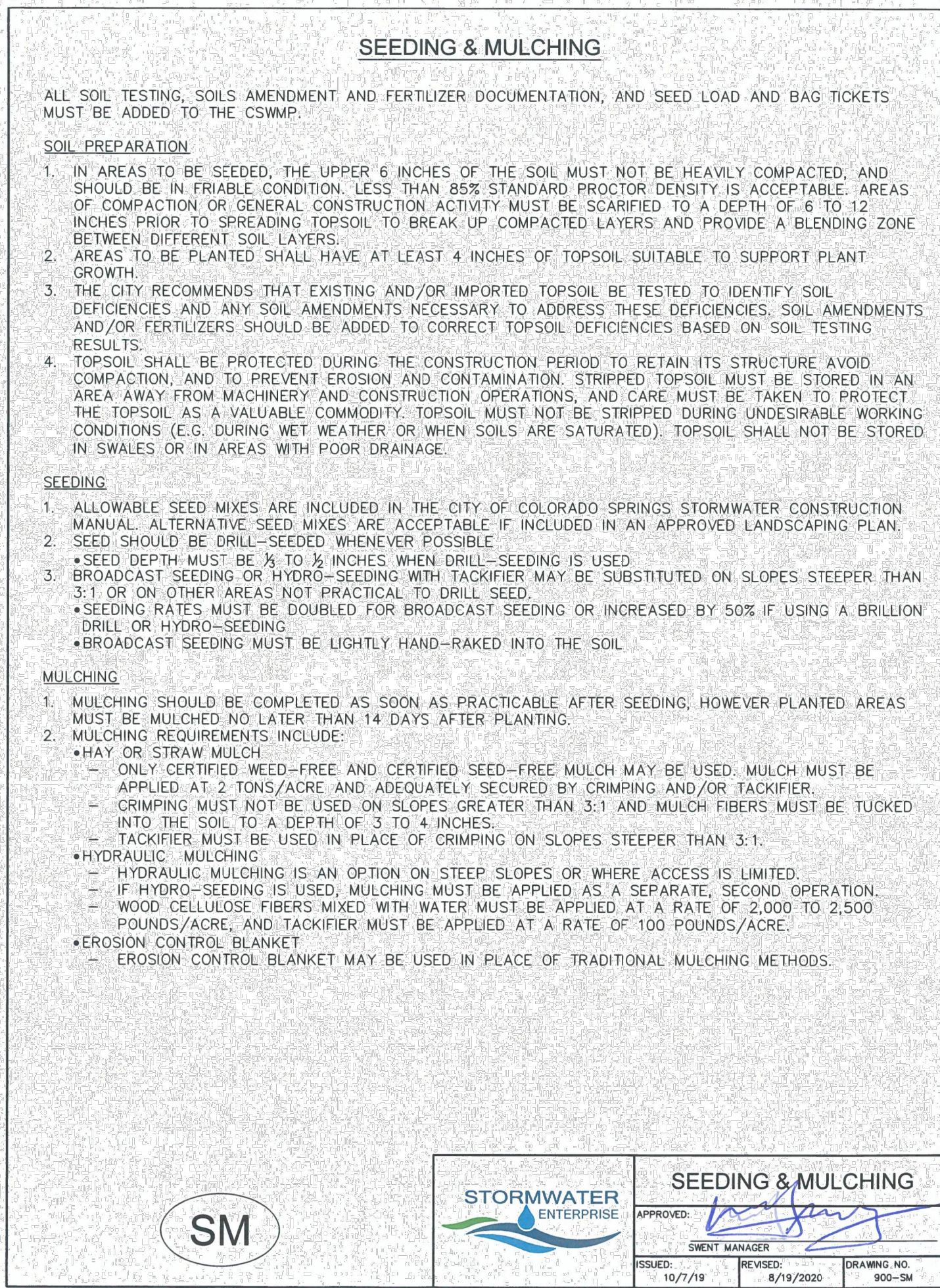
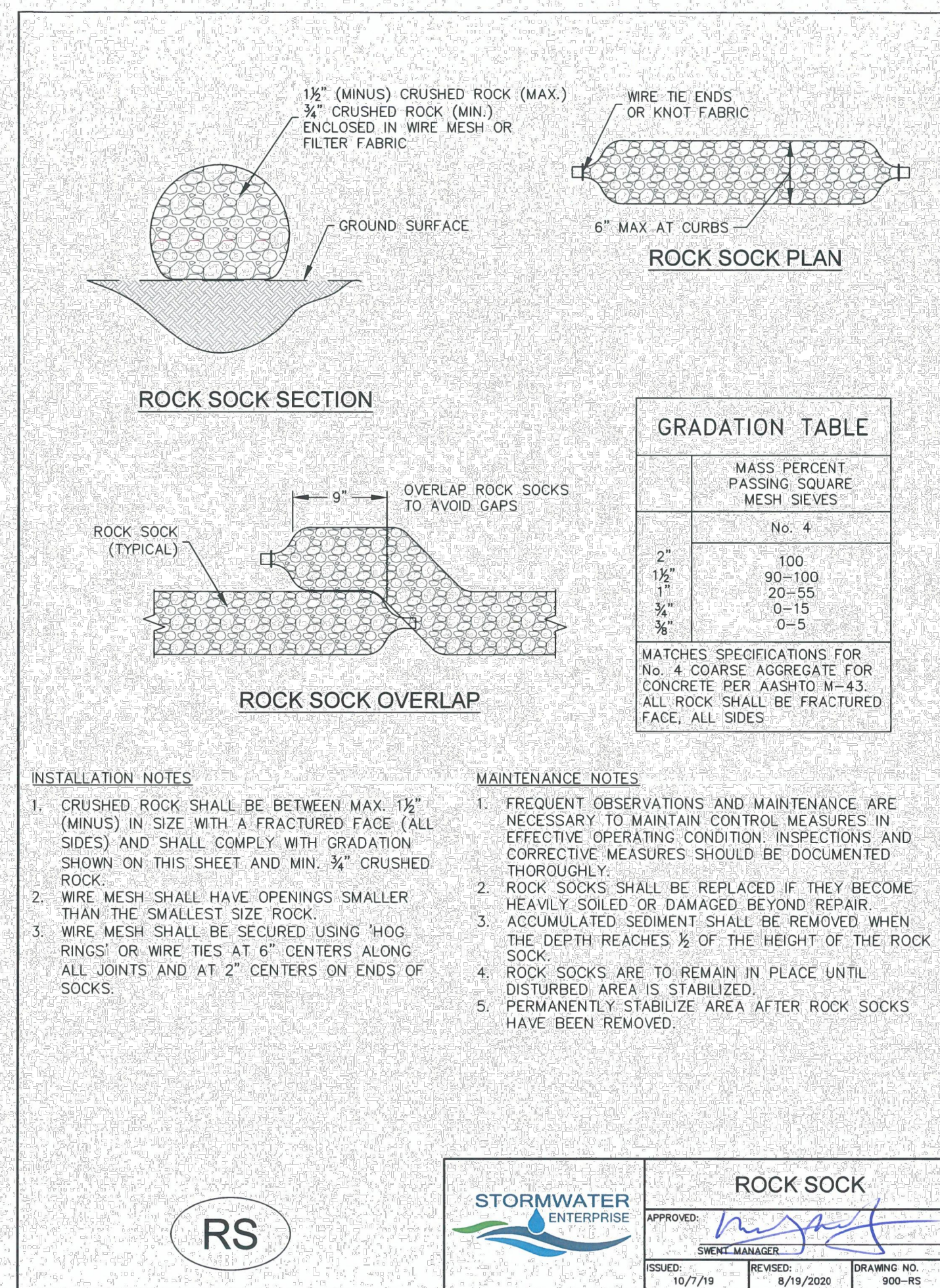
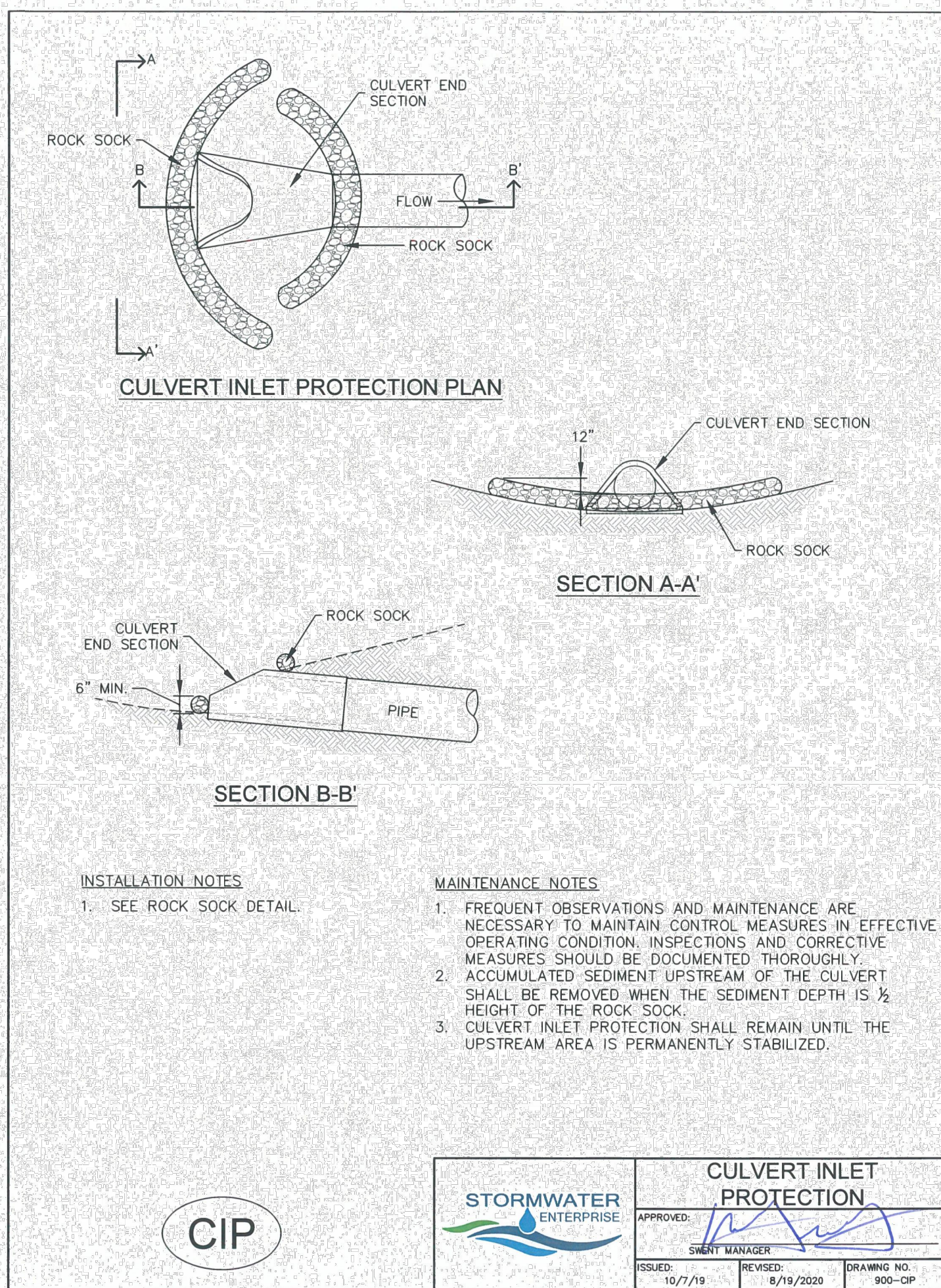
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Mike Bramlett

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

32314
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
BY	DATE	
No.	REVISION	
H-SCALE	N/A	
V-SCALE	N/A	
DATE	4/18/23	
DESIGNED BY	SCH	
DRAWN BY	SCH	
CHECKED BY		
SAND CREEK RESTORATION		
GEC DETAILS		
SHEET 118	OF 121	
JOB NO.	25188.04	



811

Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

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DATE: 4/18/23

32314

SAND CREEK RESTORATION

GEC DETAILS

SHEET 119 OF 121

JOB NO. 25188.04

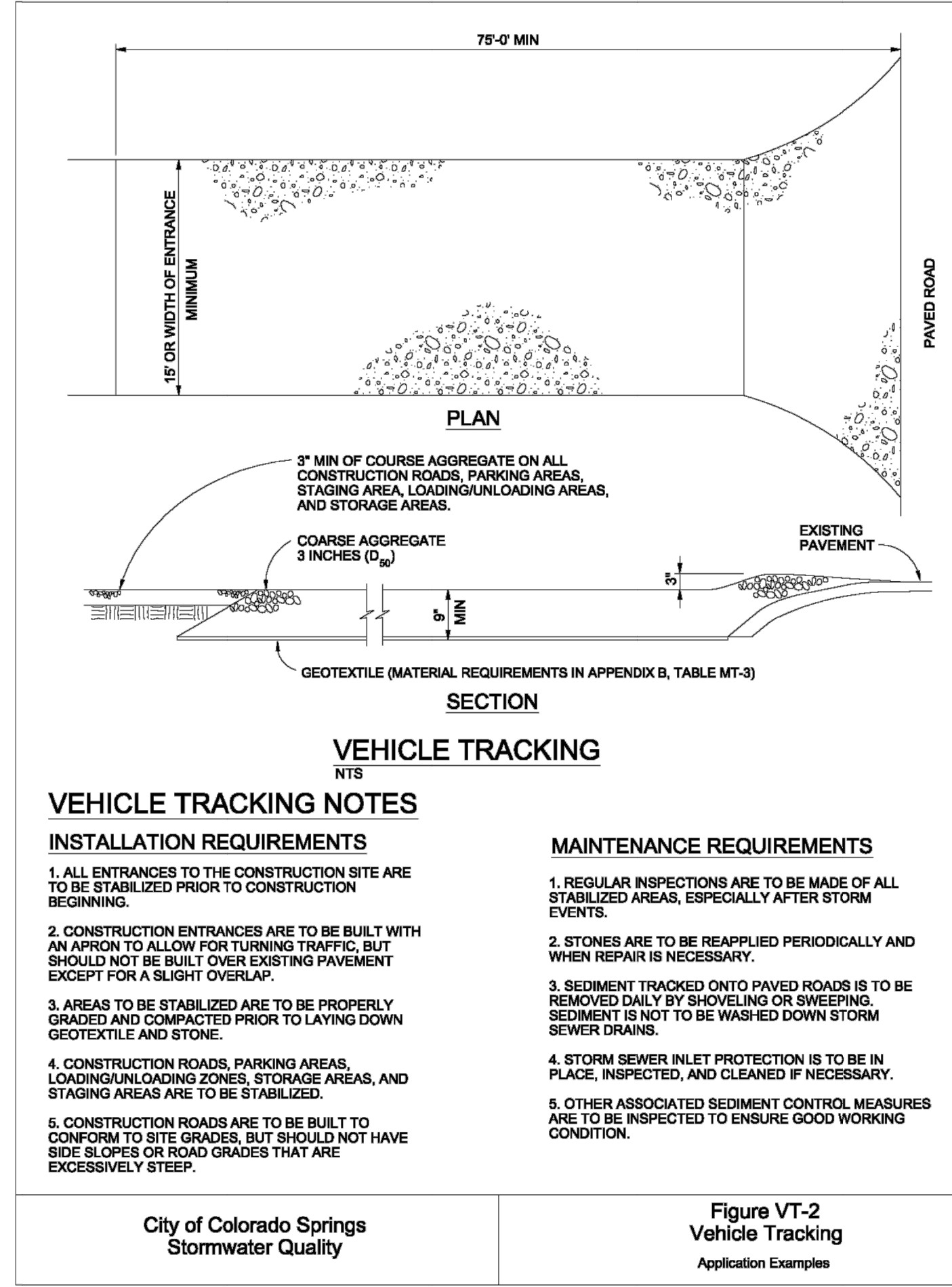
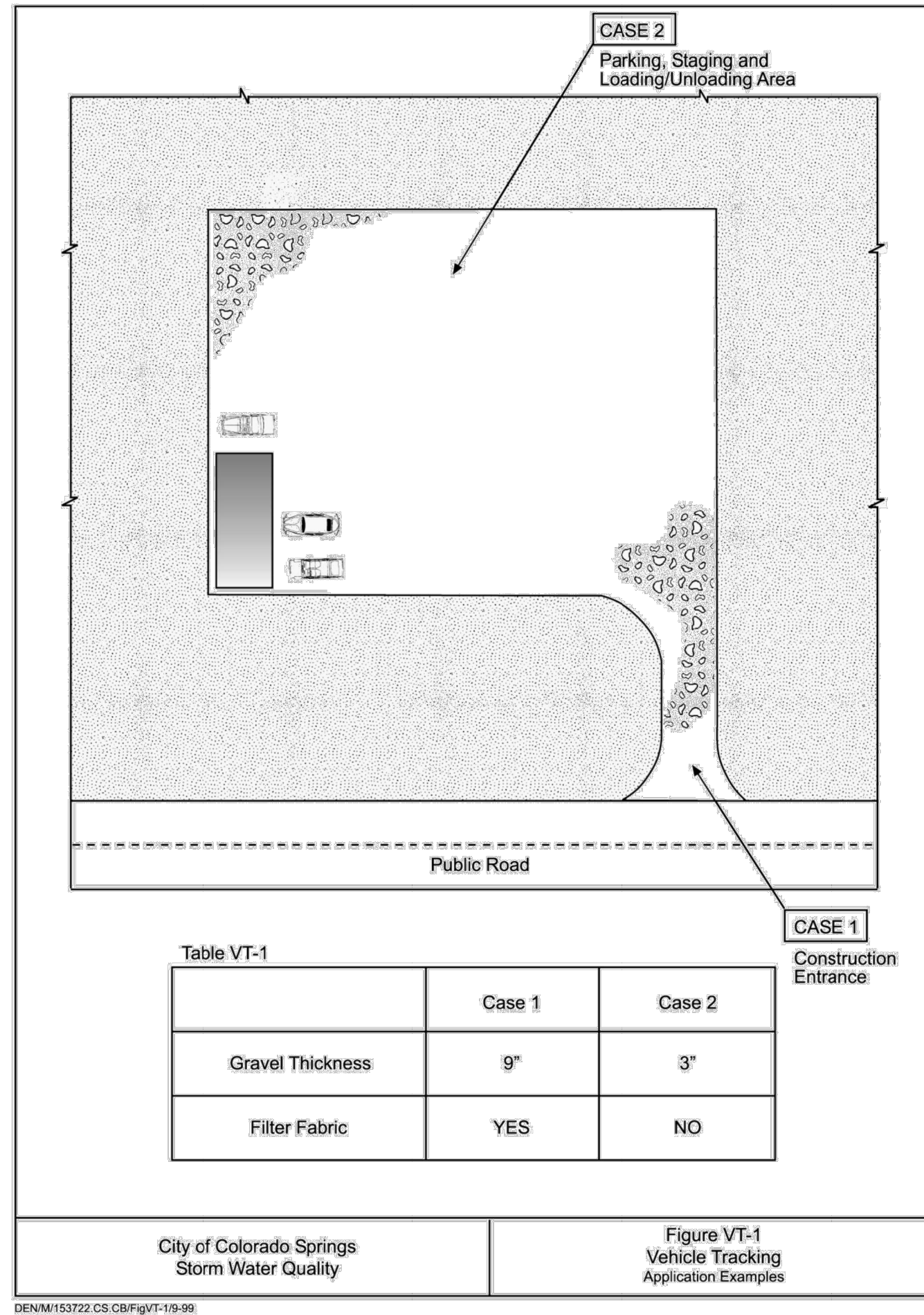
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PREPARED FOR

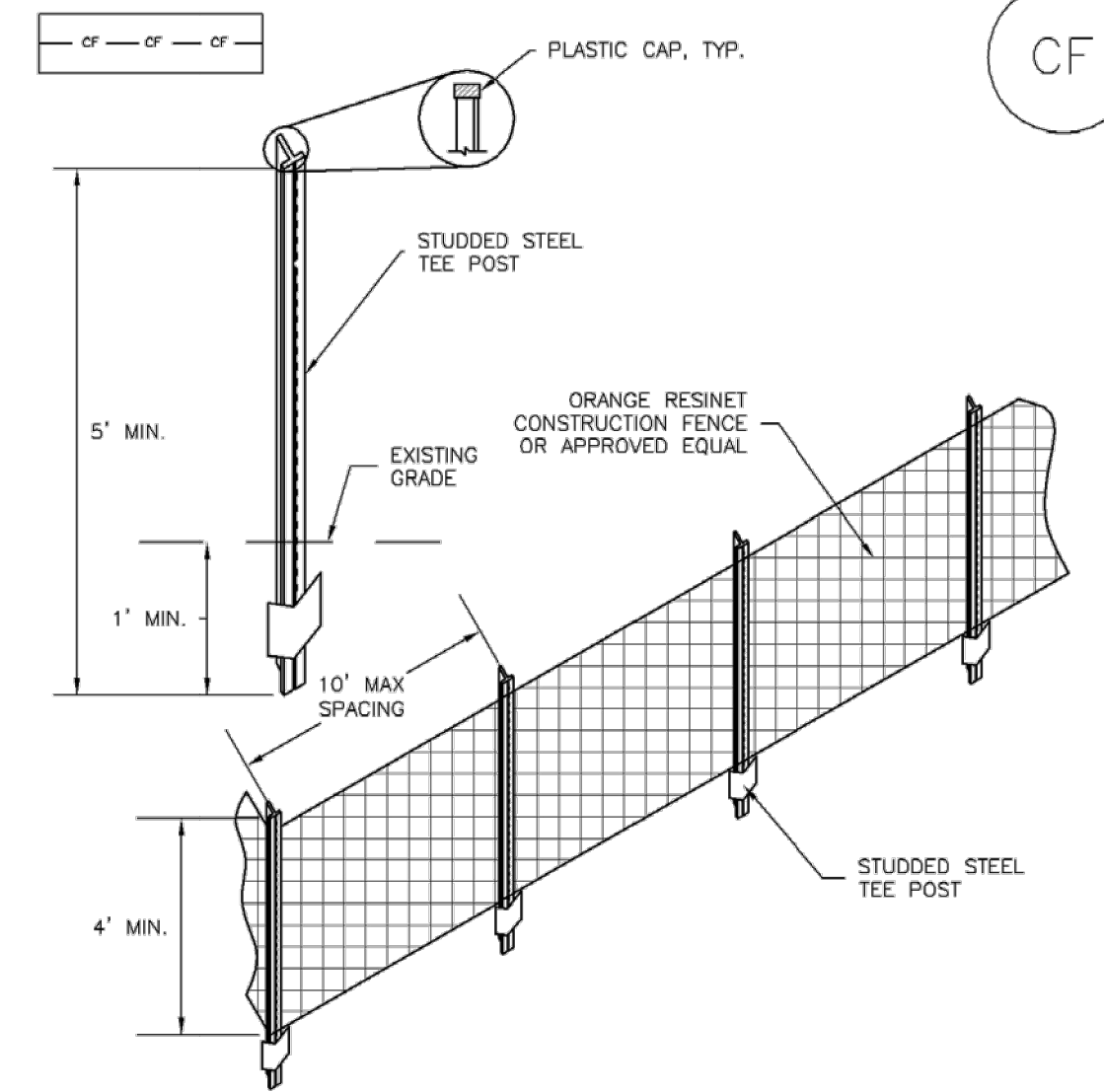
SR LAND, LLC
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2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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BY	DATE	NO.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
								4/18/23	SCH	SCH	



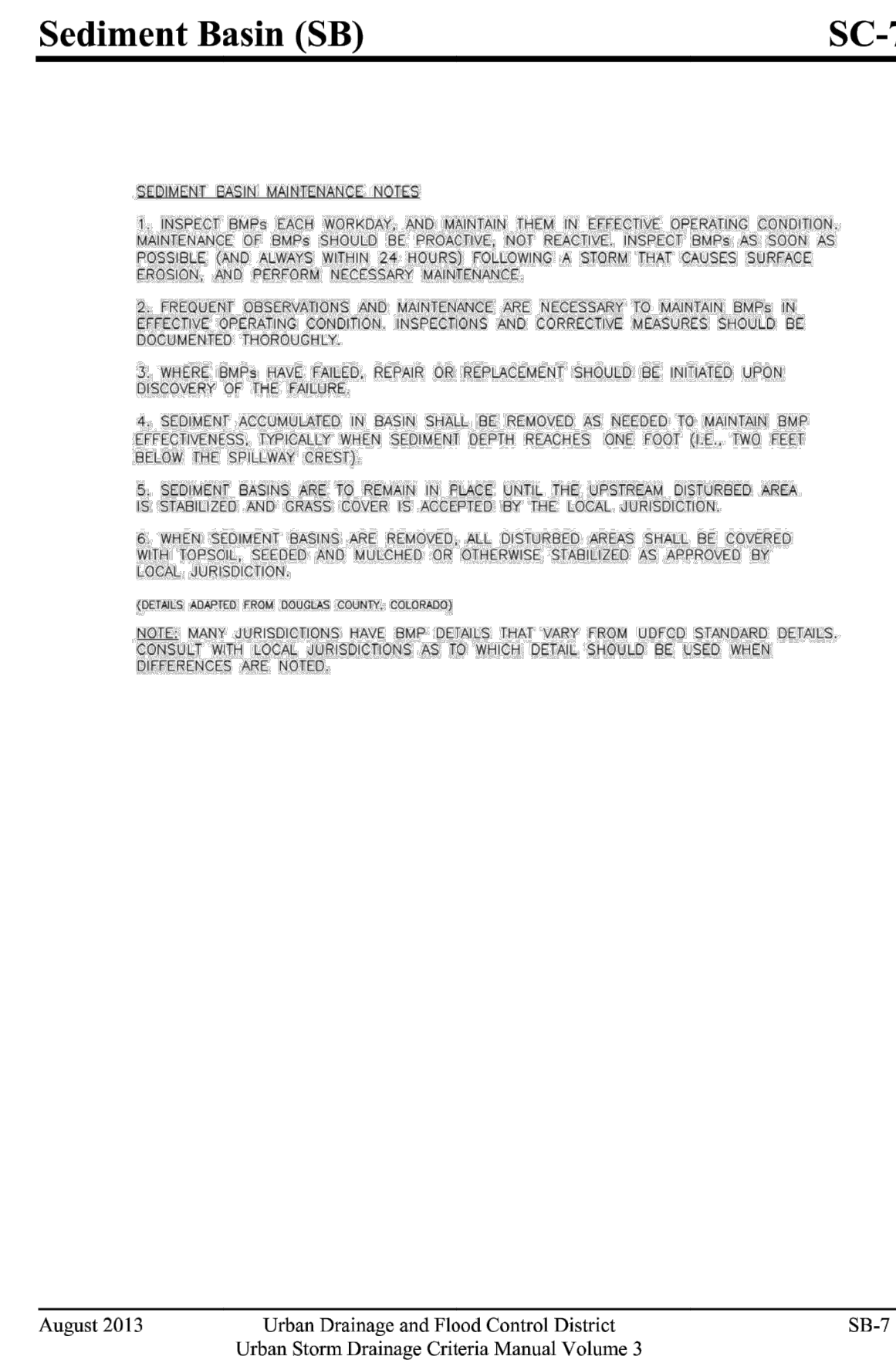
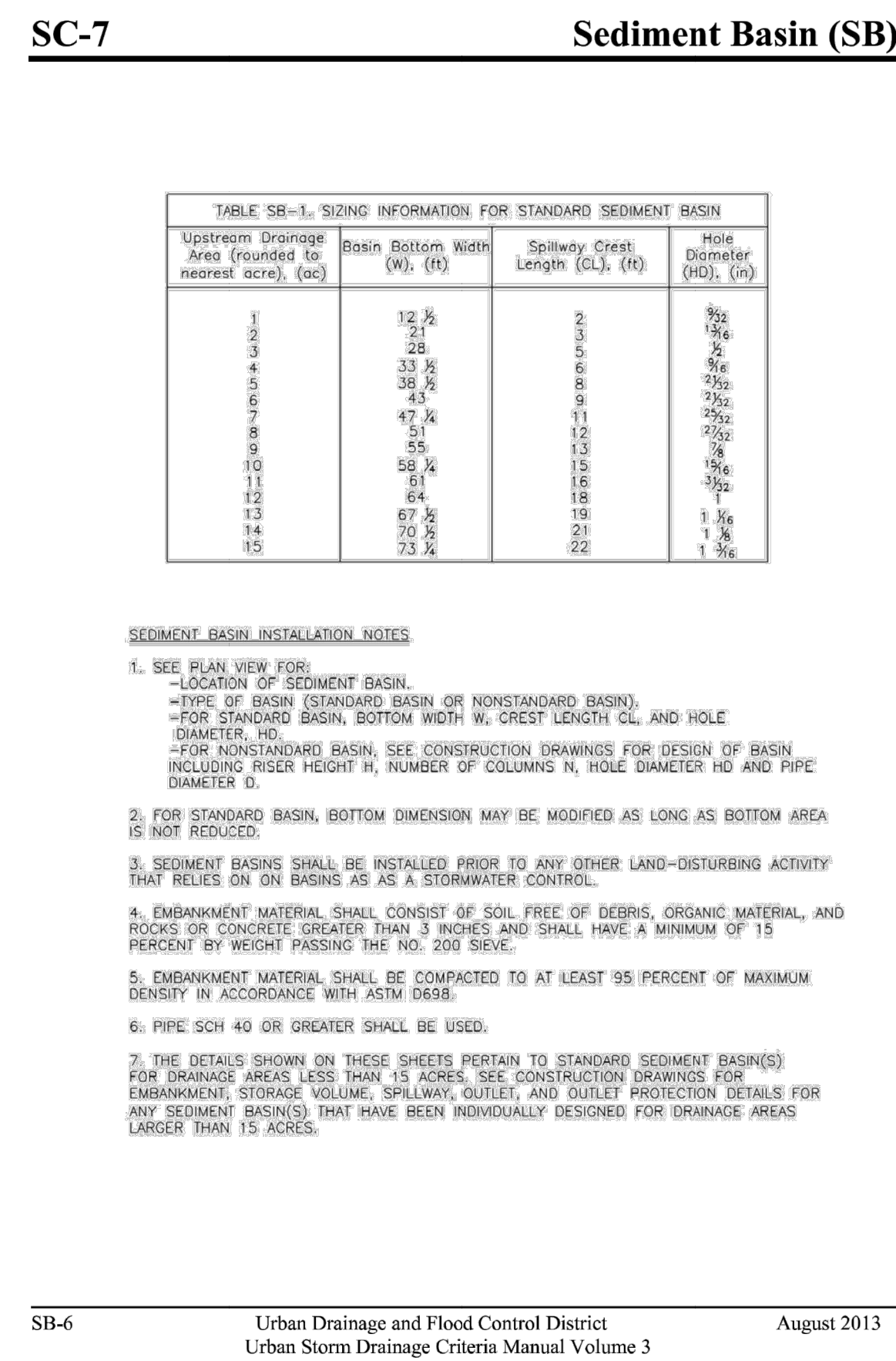
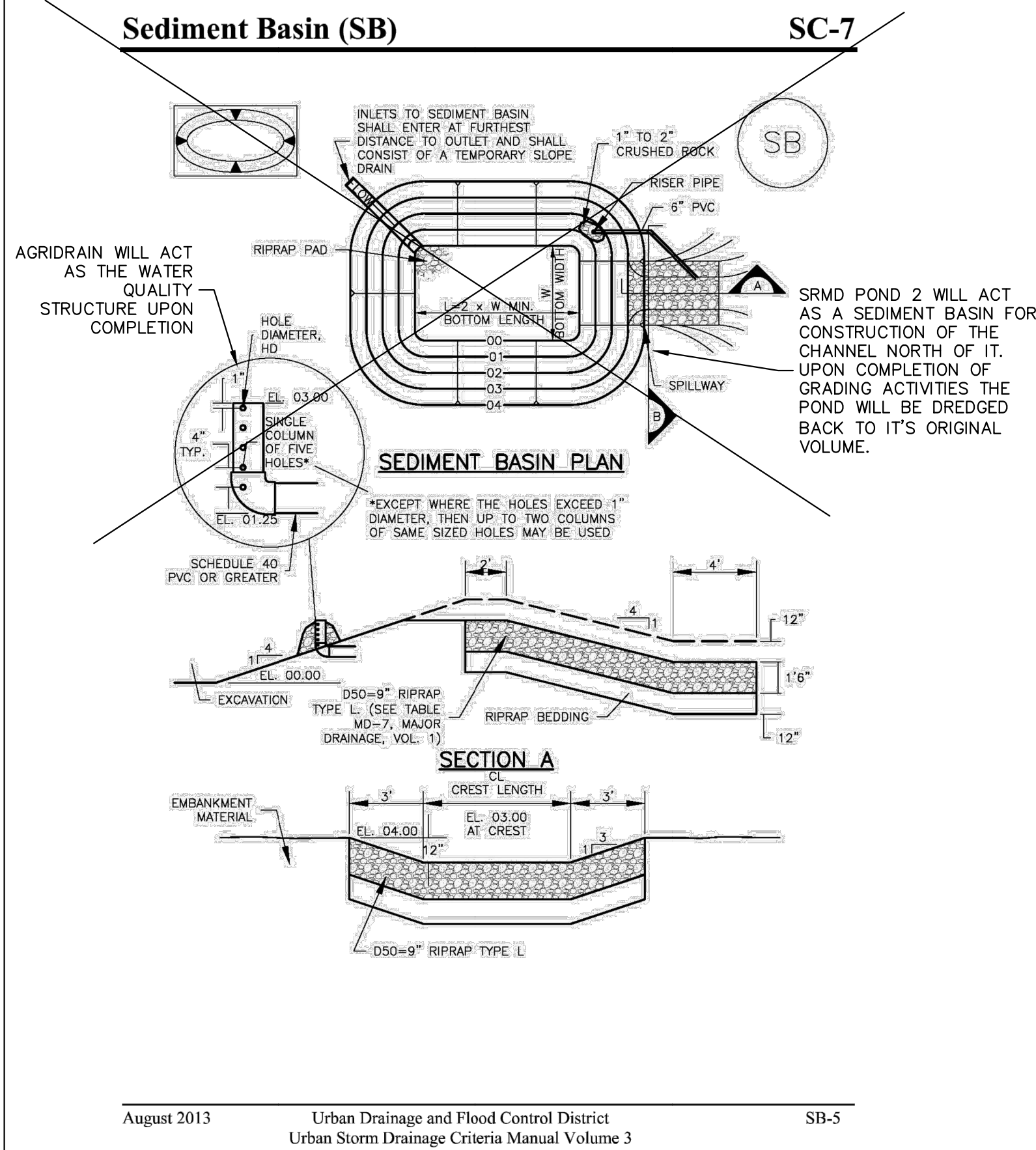
SM-3 Construction Fence (CF)



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

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



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ENGINEER'S STATEMENT

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Mike Bramlett
 COLORADO REGISTERED PROFESSIONAL ENGINEER
 32314
 4/18/23

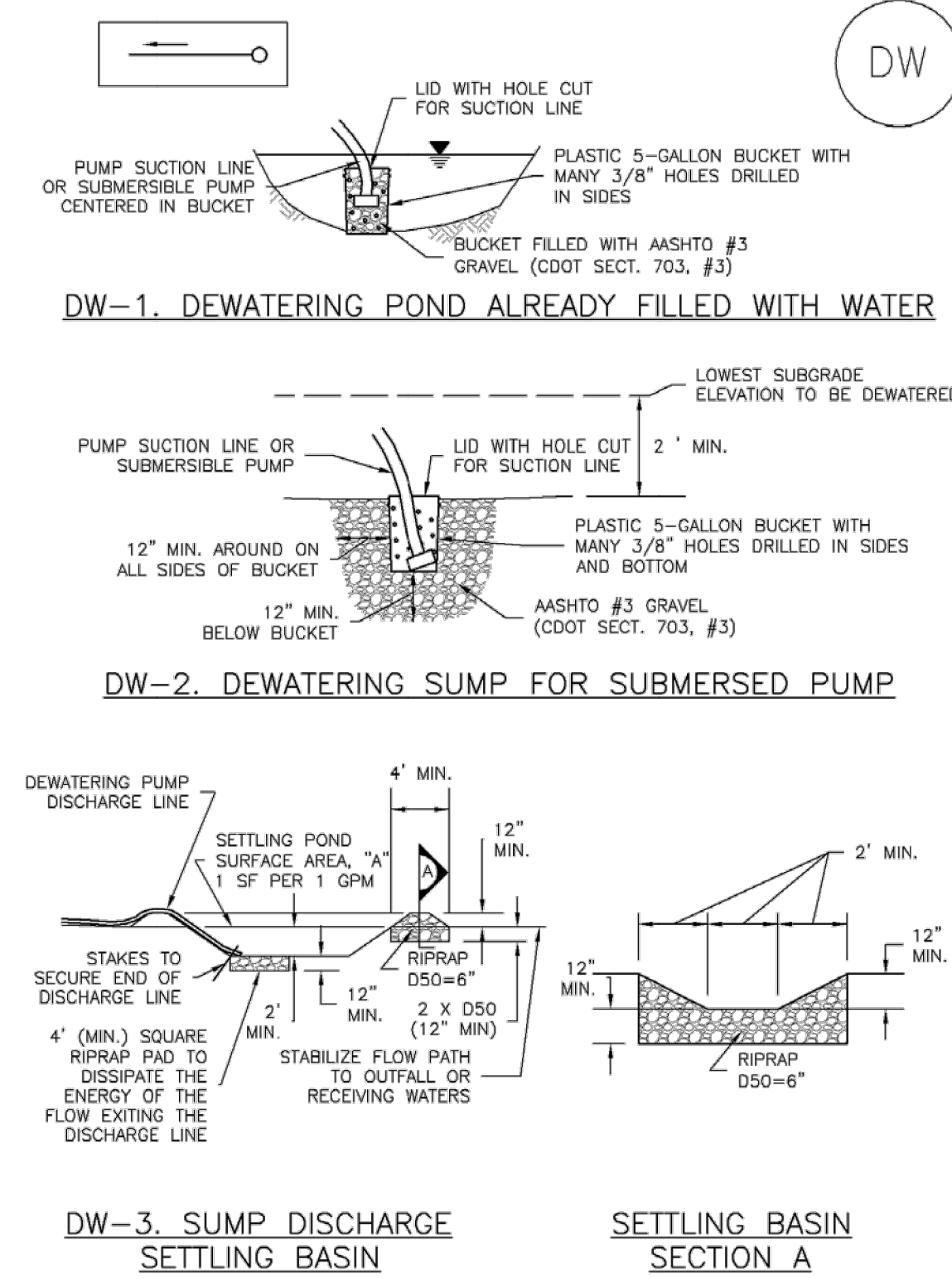
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

SAND CREEK RESTORATION
 GEC DETAILS

SHEET 120 OF 121
 JOB NO. 25188.04

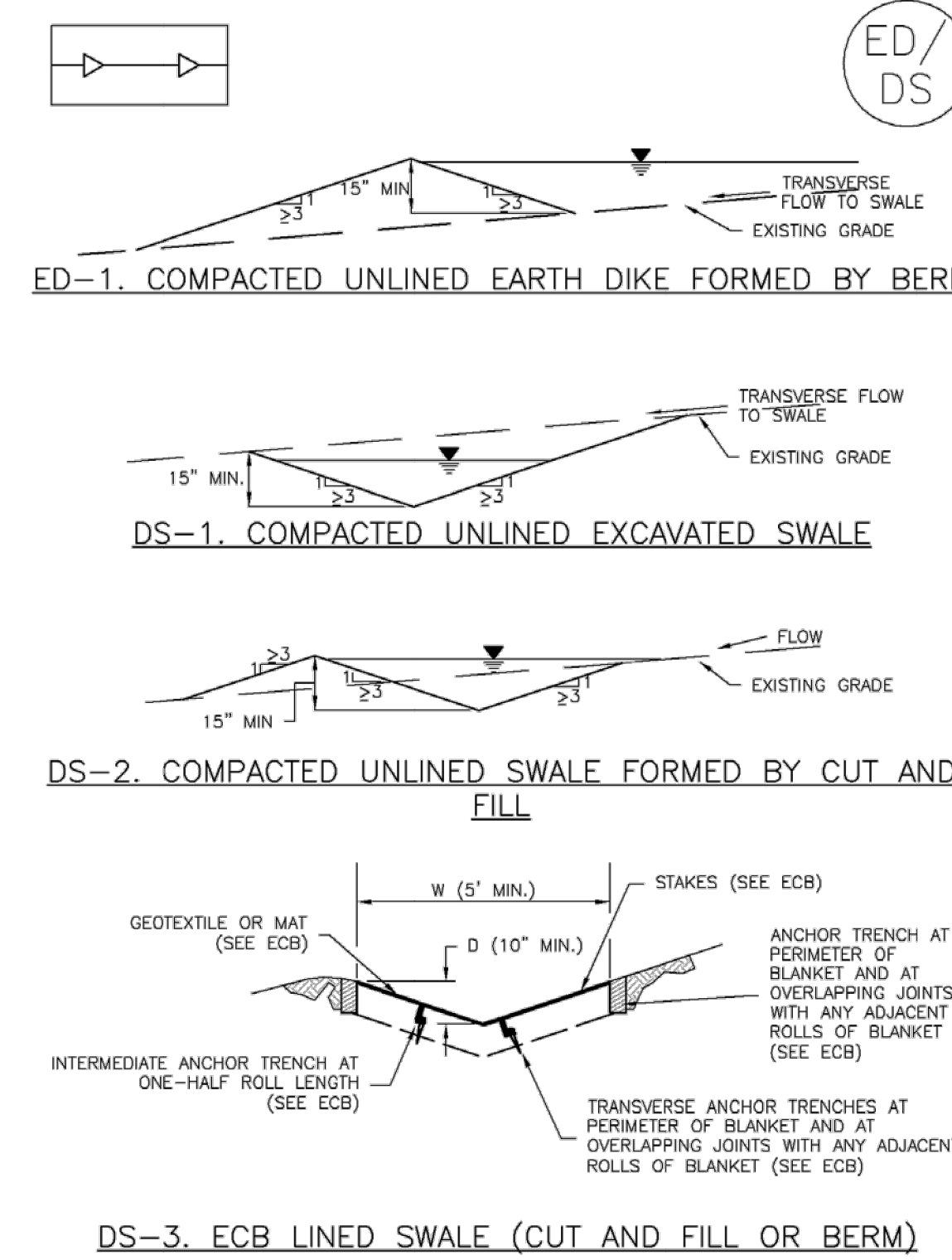
BY	DATE	REVISION	H-SCALE AS SHOWN	V-SCALE AS SHOWN	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
					4/18/23	SCH	SCH	

Dewatering Operations (DW) SM-9



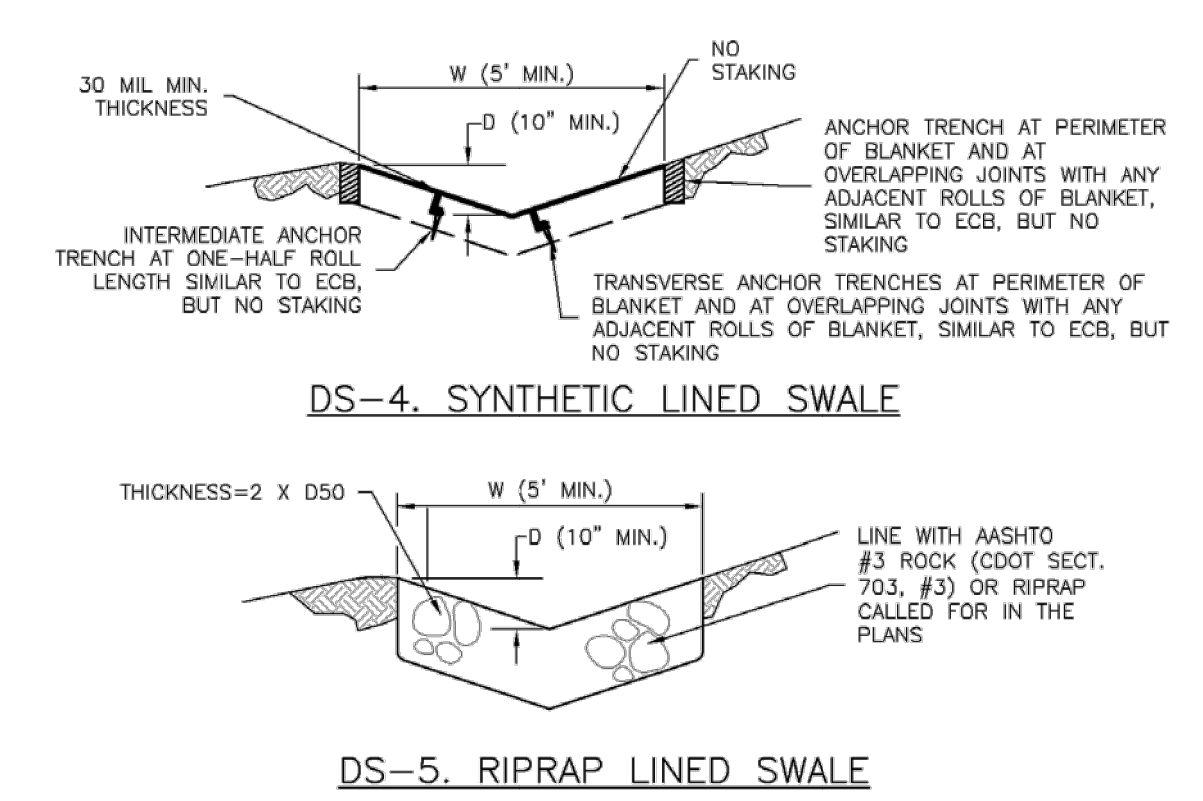
November 2010 Urban Drainage and Flood Control District DW-3
Urban Storm Drainage Criteria Manual Volume 3

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



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

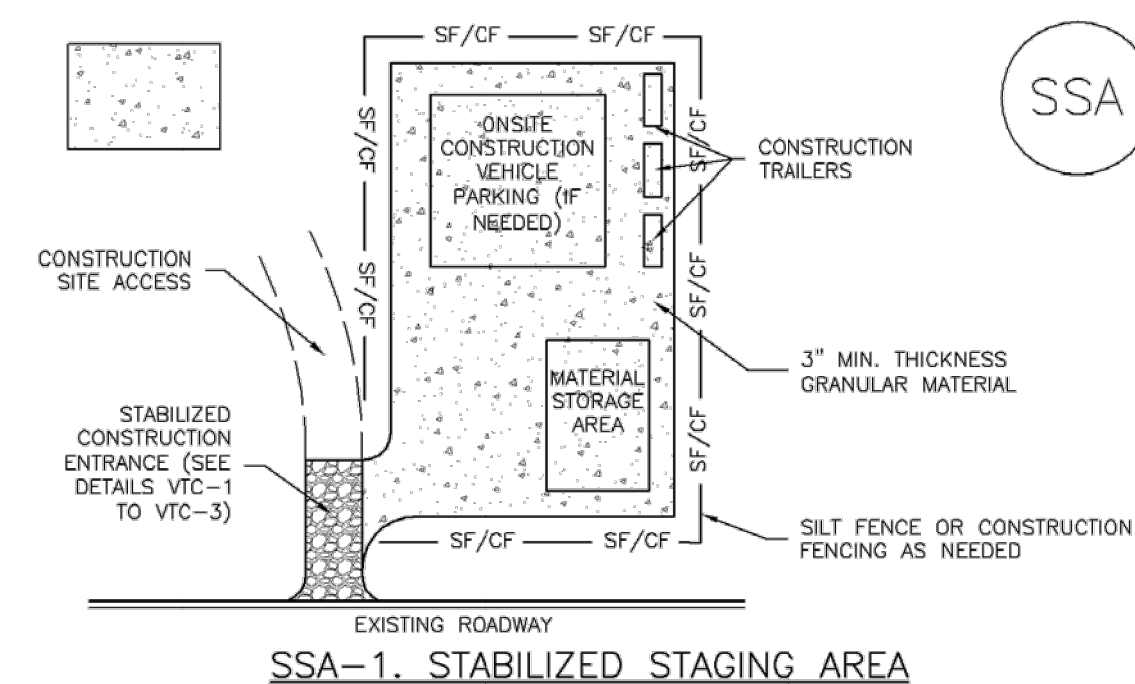
EC-10 Earth Dikes and Drainage Swales (ED/DS)



- EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES**
- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR UNLINED)
 - LENGTH OF EACH SWALE
 - DEPTH, D, AND WIDTH, W DIMENSIONS
 - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL
 - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50
 - SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
 - EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
 - EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
 - SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
 - FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
 - WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

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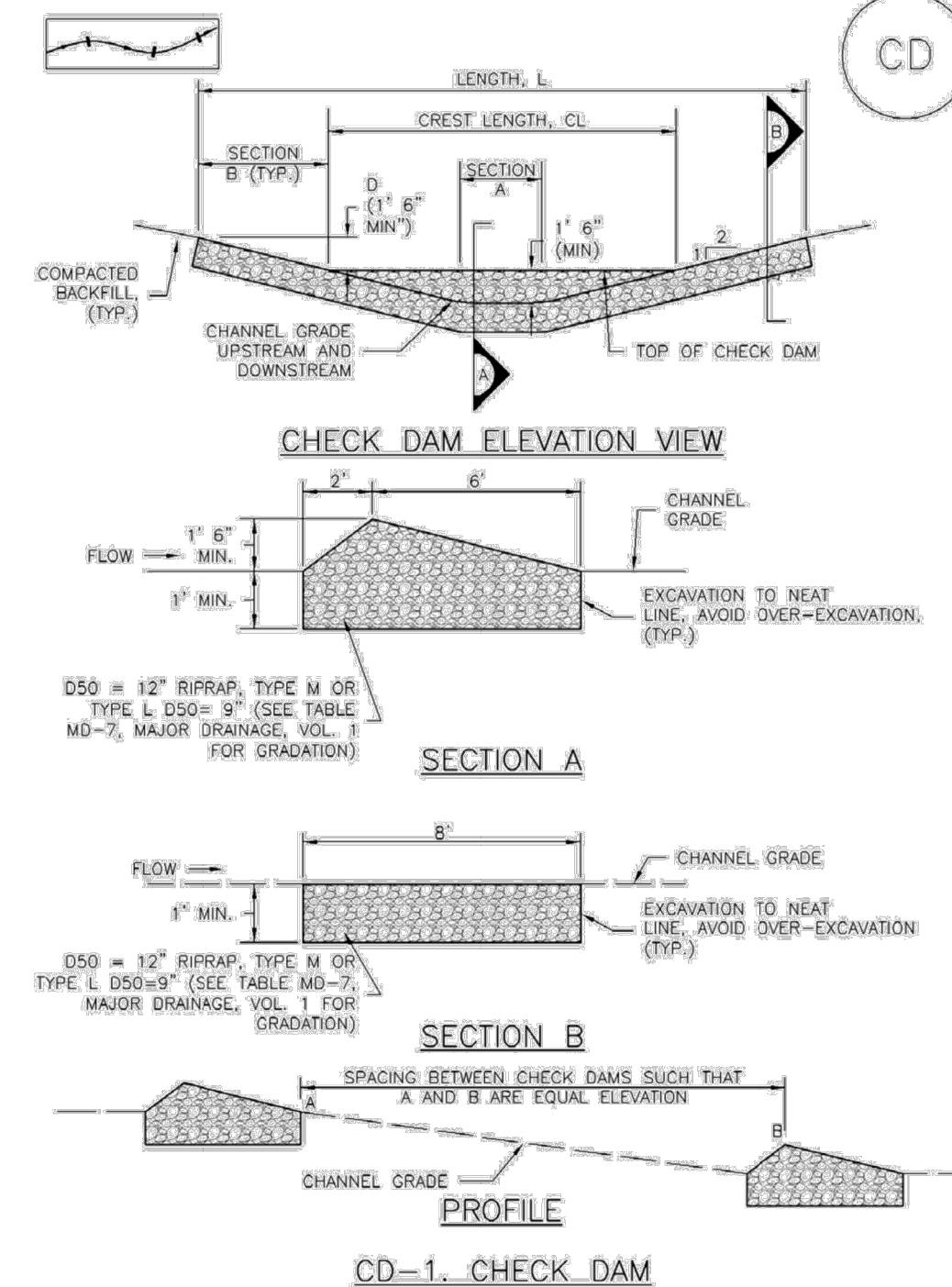
Stabilized Staging Area (SSA) SM-6



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

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Check Dams (CD) EC-12



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EC-12 Check Dams (CD)

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

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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
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 APPROPRIATE REVIEWING 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 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE	REVISION	NO.	
			AS SHOWN	AS SHOWN	DATE	DESIGNED BY	DRAWN BY
SAND CREEK RESTORATION			GEC DETAILS			SHEET 121 OF 121	
JOB NO. 25188.04							