

A PORTION OF SAND CREEK CHANNEL STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

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

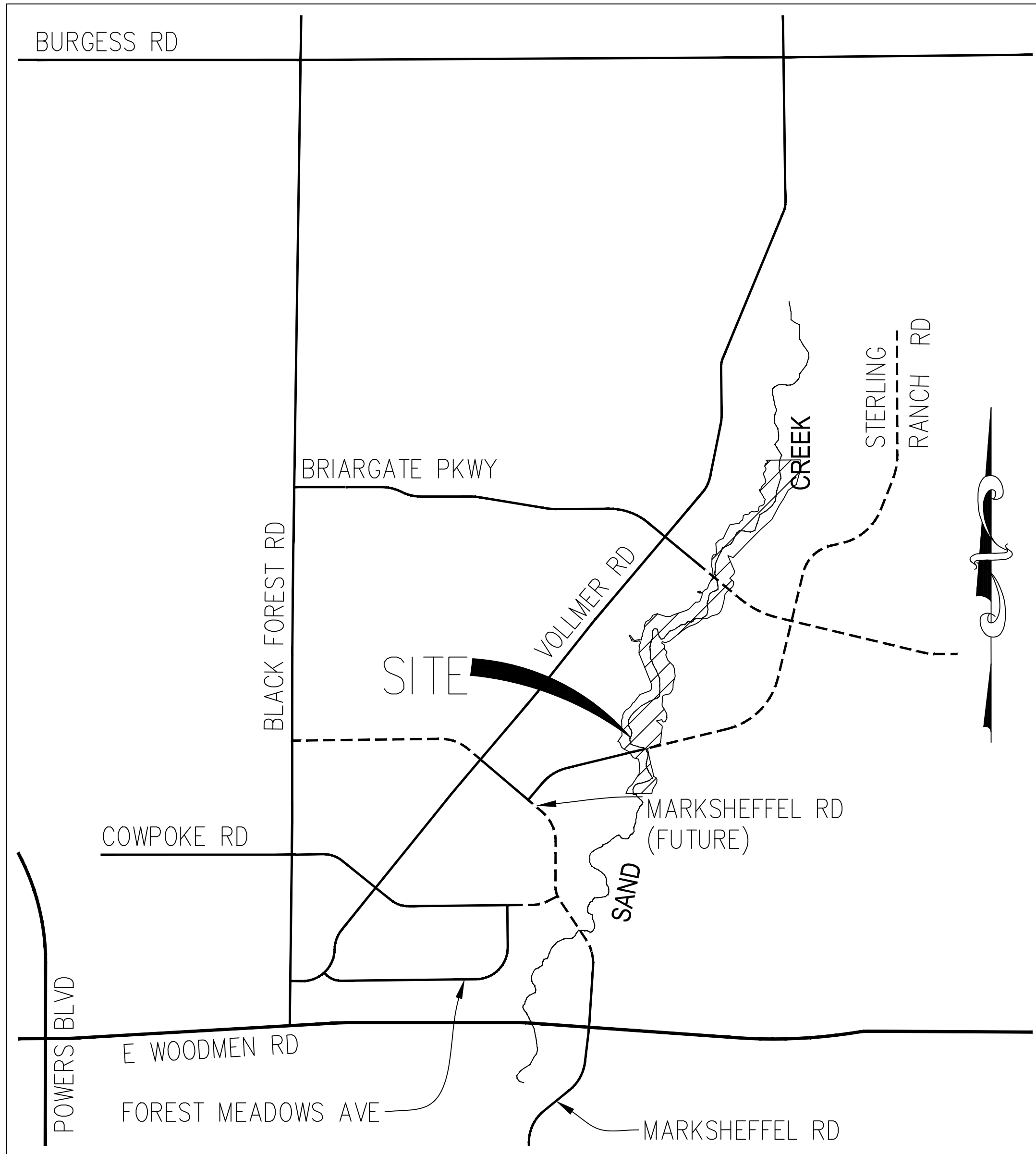
COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

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

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 "36141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

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.



VICINITY MAP
1" = 1000'



PCD PROJECT NUMBER: CDR-20-004

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT NO.3

Structural Detail Drawings by
SAM Engineering for, pond outlets
structures not yet complete.

1	-	COVER SHEET
2	-	GENERAL NOTES
3	-	LEGEND
4-8	-	EARTHWORK & PHASING PLAN
9-14	-	DEMOLITION PLAN
15	-	TYPICAL SECTIONS
16-21	-	HORIZONTAL CONTROL PLAN
22-27	-	CHANNEL PLAN & PROFILE
28-36	-	CROSS SECTIONS
37-47	-	POND PLANS
48-63	-	GSB DETAILS
64	-	CONSTRUCTION DETAILS
65-68	-	STRUCTURAL DETAILS
69-77	-	MAINTENANCE ACCESS PLAN & PROFILE
78	-	GEC INDEX
79-84	-	GEC INITIAL
85-90	-	GEC INTERIM
91-96	-	GEC FINAL
97-99	-	GEC DETAILS
99	-	TOTAL SHEETS

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.

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

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 WERE PREPARED FOR THE PURPOSES OF 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 A. BRAMLETT, P.E.

COLORADO P.E. 32314
FOR AND ON BEHALF OF

FOR AND ON BEHALF OF JR ENGINEERING

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

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

J·R ENGINEERING
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

No.	REVISION	BY	DATE
H-SCALE	N/A		
V-SCALE	N/A		
DATE	9/1/22		
DESIGNED BY	SCH		
DRAWN BY	SCH		
CHECKED BY			

SAND CREEK RESTORATION

COVER SHEET

SHEET 1 OF 99

JOB NO. 25188.04

LAYER LINETYPE LEGEND

EXISTING

PROPOSED

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

EXISTING

PROPOSED

STORM SEWER

MANHOLE

STORM INLET

AREA INLET - SQUARE

AREA INLET - ROUND

FLARED END SECTION

RIPRAP

SANITARY SEWER

LINE MARKER

SERVICE MARKER

CLEAN-OUT

MANHOLE W/ DIRECTIONAL FLOW ARROW

WATER LINE

LINE MARKER

SERVICE MARKER

FIRE HYDRANT

FIRE CONNECTION

MANHOLE

BEND

BLOW-OFF VALVE

WELL

METER

VALVE

REDUCER

THRUST BLOCK

CROSS

PLUG W/ THRUST BLOCK

TEE

REVERSE ANCHOR

ANODE

AIR & VACUUM VALVE ASSEMBLY

TRANSMISSION BLOW-OFF ASSEMBLY

GAS LINE

MARKER

SERVICE MARKER

METER

VALVE

PLUG

TEE

DRY UTILITIES

CABLE TV MARKER

CABLE TELEVISION PEDESTAL

ELECTRIC MARKER

ELECTRIC SERVICE MARKER

ELECTRICAL PEDESTAL

ELECTRICAL METER

ELECTRICAL MANHOLE

FIBER-OPTIC MARKER

IRRIGATION PEDESTAL

TELEPHONE MARKER

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

UTILITY POLE

GUY ANCHOR

GUY POLE

MISC. UTILITIES

VENT PIPE

TEST HOLE DESIGNATOR

MONUMENTATION LEGEND

EXISTING

PROPOSED

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

STORM WATER MANAGEMENT

KEY

SYMBOL

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

TRAFFIC LEGEND

EXISTING

PROPOSED

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

LANDSCAPE LEGEND

EXISTING

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 USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

2ND FLOOR

COLORADO SPRINGS, CO 80903

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Fort Collins 970-491-9888 • www.jrengineering.com

BY

DATE

REVISION

No.

N/A

H-SCALE

V-SCALE

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

SAND CREEK RESTORATION

LEGEND

SHEET 3 OF 99

JOB NO. 25188.04

811

Know what's below.

Call before you dig.

ENGINEER'S STATEMENT

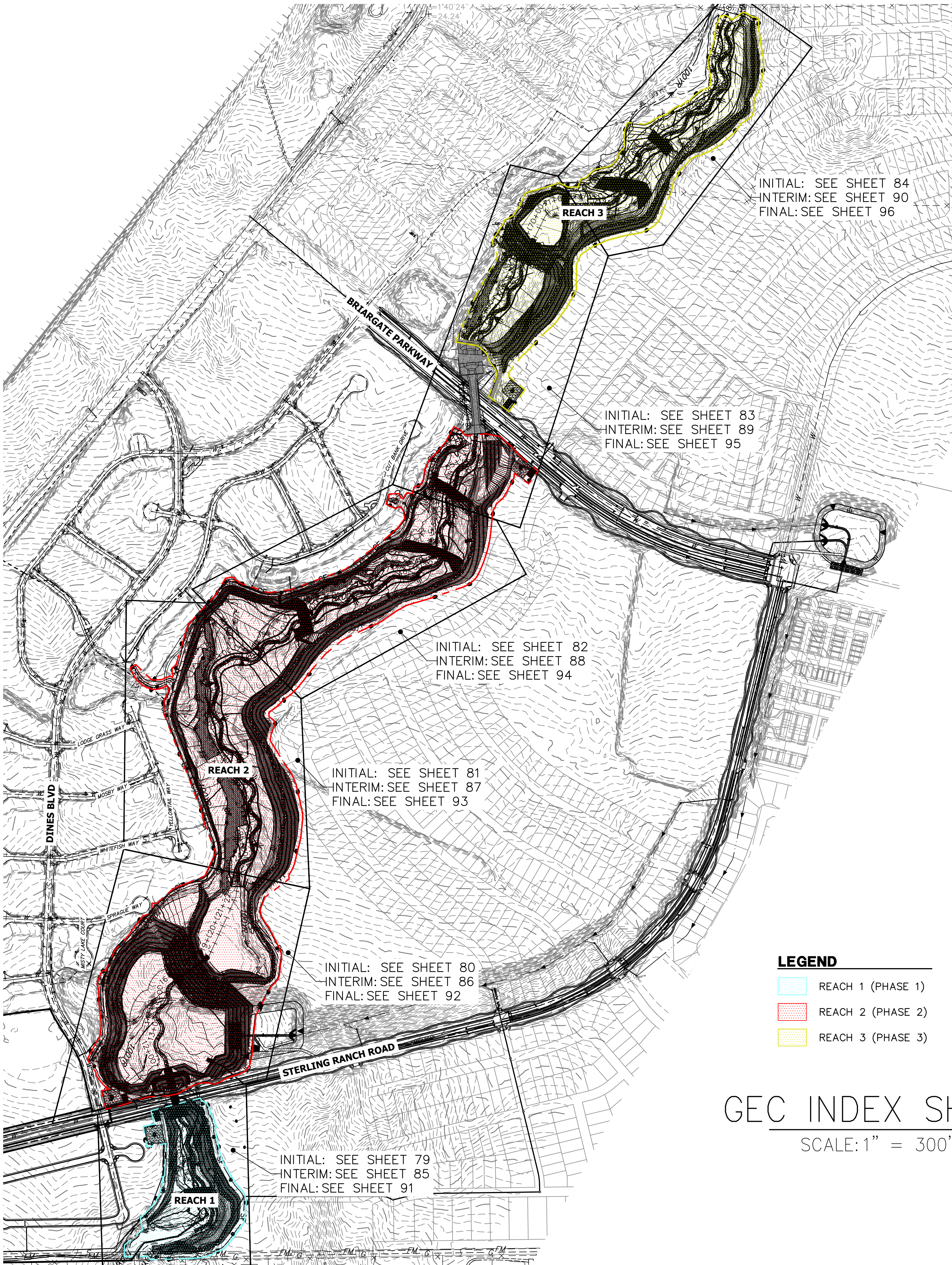
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.

MIKE A. BRAMLETT, P.E.

COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC.

DATE



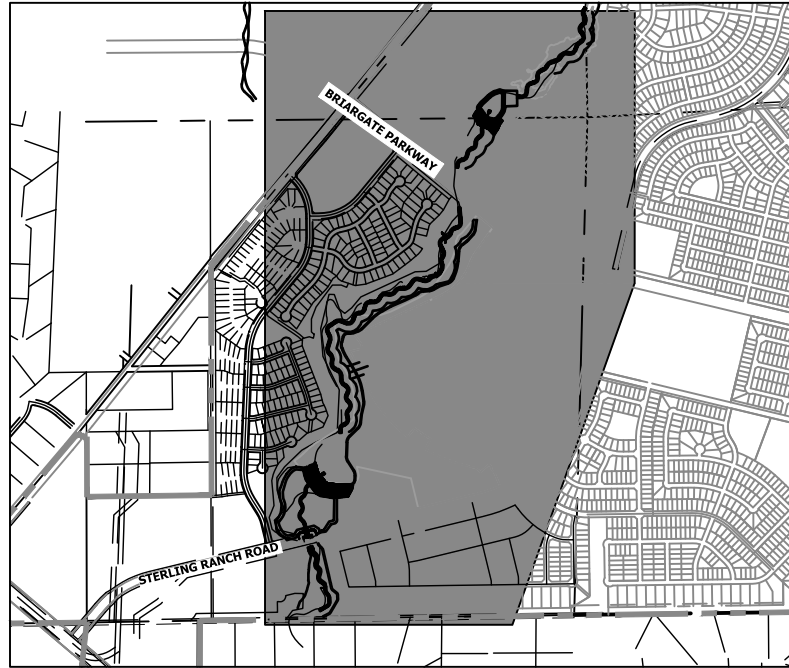
- LEGEND**
- REACH 1 (PHASE 1)
 - REACH 2 (PHASE 2)
 - REACH 3 (PHASE 3)

GEC INDEX SHEET

SCALE: 1" = 300'

STANDARD EPC GRADING AND EROSION CONTROL NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- 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. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 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. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED PRIOR TO THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
- EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 AND AREAS OTHERWISE INDICATED BY WITHIN THESE PLANS. SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDED.
- IF THE PROJECT IS CONSTRUCTED DURING THE SUMMER WHEN SEEDING IS NOT ALLOWED, APPLY 1-1/2 TONS OF CERTIFIED WEED FREE MULCH PER ACRE MECHANICALLY CRIMPED INTO THE SOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHOWN ON THE EROSION CONTROL SHEET SHALL BE CONSTRUCTED. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURV OR WQCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITIES SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT



KEY MAP

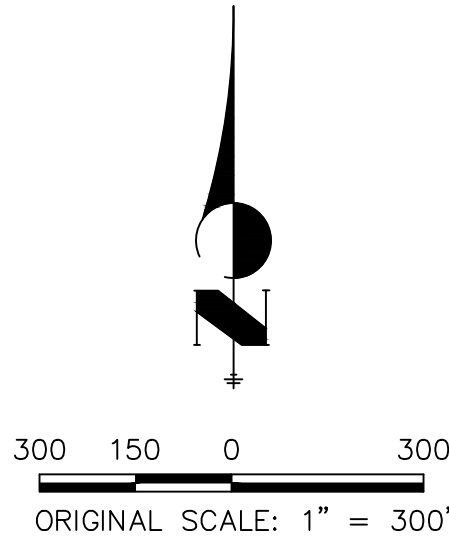
SCALE: 1" = 2000'

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 PAWNEE RANCHEROS SUBDIVISION
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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 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

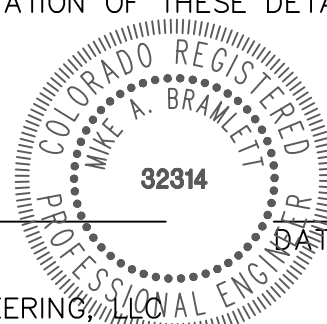
DATE

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

ENGINEER'S STATEMENT

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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

J.R. ENGINEERING

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BY

DATE

REVISION

No.

1"=300'

H-SCALE

V-SCALE

N/A

9/1/22

DATE

DESIGNED BY

DJV

DRAWN BY

WLL

CHECKED BY

SAND CREEK RESTORATION

GEC PLANS

SHEET 78 OF 99

JOB NO. 25188.04

TOTAL INITIAL PHASE SUMMARY
OF APPROXIMATE QUANTITIES

5173	LF	-	SILT FENCE (SF)
18440	LF	-	CONSTRUCTION FENCE (CF)
4	LS	-	STABILIZED STAGING AREA (SSA)
4	LS	-	VEHICLE TRACKING CONTROL (VTC)

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	CONTINUOUS GRADE INLET PROTECTION	(IP)	DEWATERING	(DW)
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)	TEMPORARY SEDIMENTATION BASIN	(SB)
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	CONSTRUCTION MARKERS	(CM)	CHECK DAM	(CD)
EXISTING EASEMENT	CONSTRUCTION FENCE	SEDIMENT CONTROL LOG	(SCL)	SURFACE ROUGHENING	(SR)
SECTION LINE	SILT FENCE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	(SM)		
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	PERMANENT LANDSCAPING	(LS)		
EXISTING CURB & GUTTER	STABILIZED STAGING AREA	GEOTEXTILE	(ECB)		
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA	COIR MATTING	(ECB)		
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

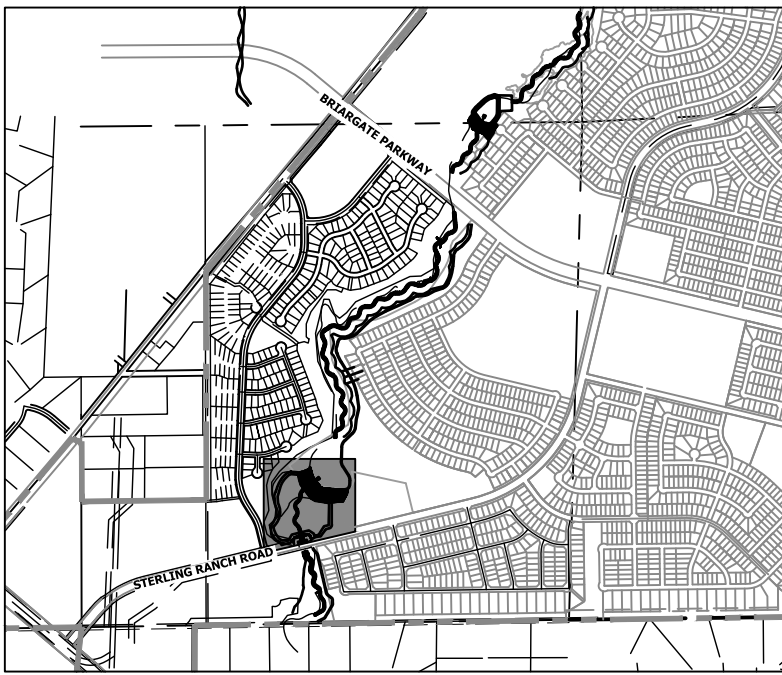
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BENCHMARK

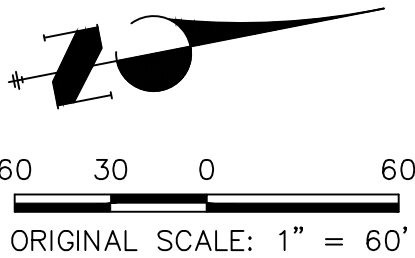
- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING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



Know what's below.
Call before you dig.



KEY MAP
SCALE: 1" = 2000'



ENGINEER'S STATEMENT

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



SAND CREEK RESTORATION

GEC INITIAL

SHEET 80 OF 99

JOB NO. 25188.04

PREPARED FOR

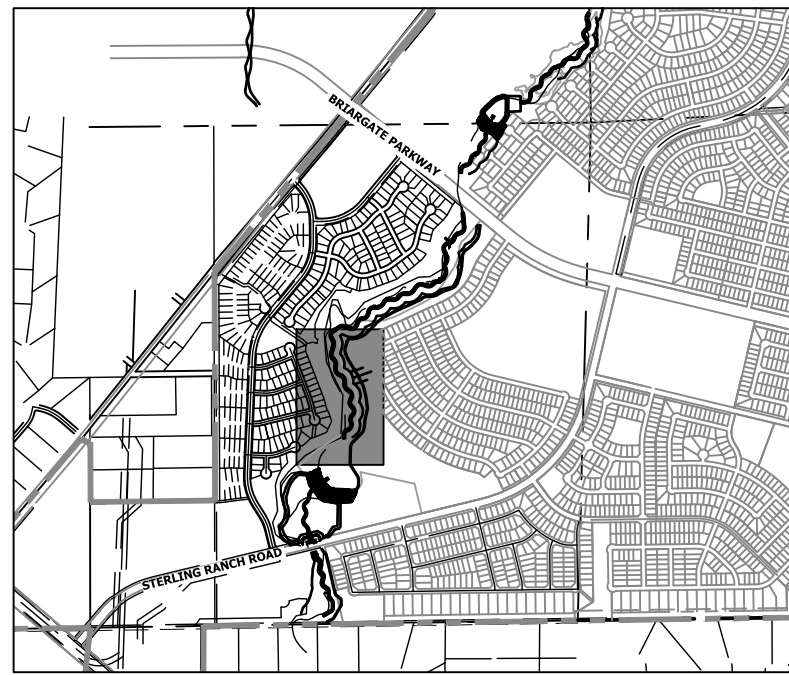
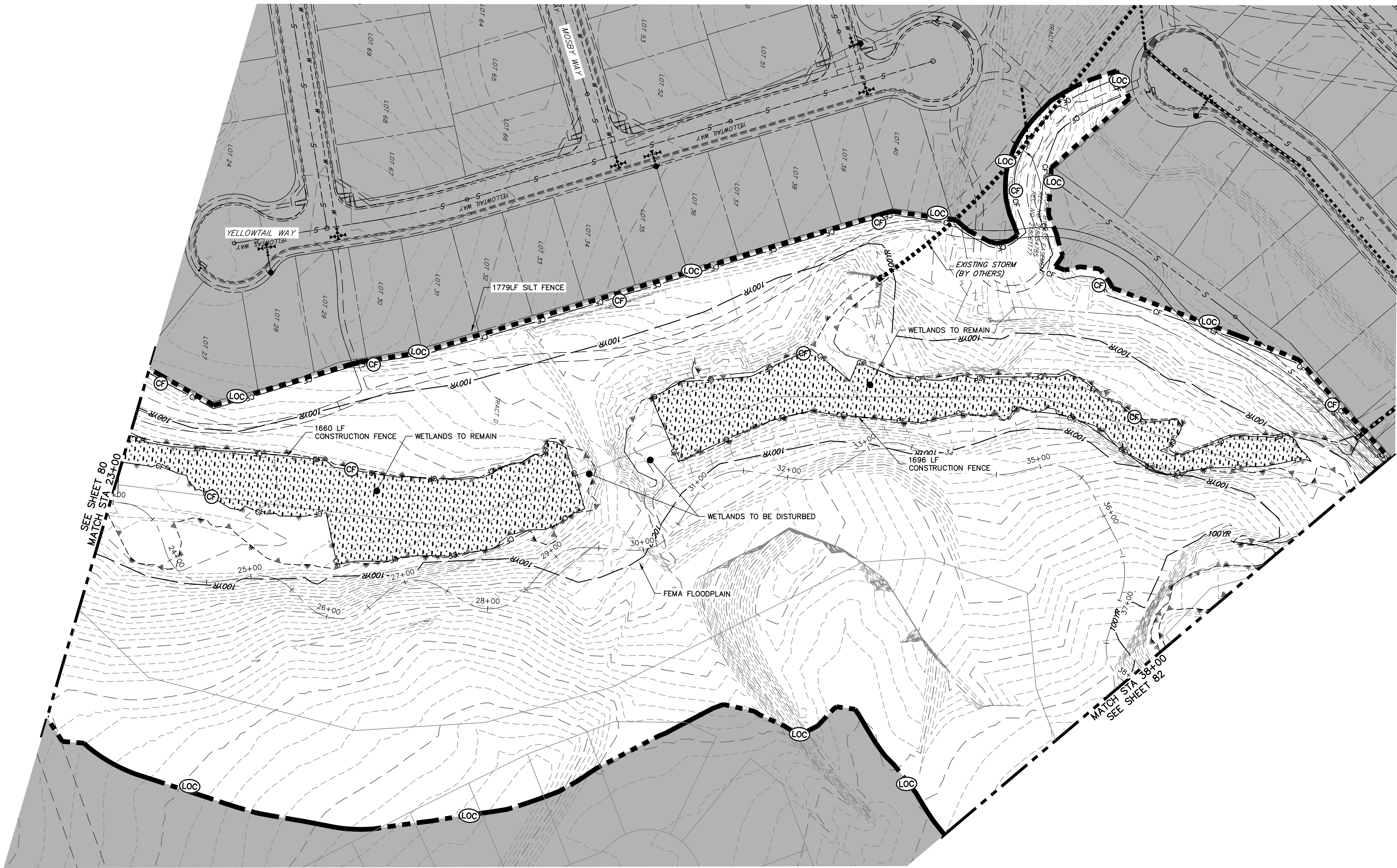
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AUTHORIZATION.



KEY MAP
SCALE: 1"=2000'

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	CONTINUOUS GRADE INLET PROTECTION	IP	DEWATERING	DW
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	REINFORCED ROCK BERM FOR CULVERT PROTECTION	RRB	TEMPORARY SEDIMENTATION BASIN	SB
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	CONSTRUCTION MARKERS	CM	CHECK DAM	CD
EXISTING EASEMENT	CONSTRUCTION FENCE	SEDIMENT CONTROL LOG	SCL	SURFACE ROUGHENING	SR
SECTION LINE	SILT FENCE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	SM		
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	PERMANENT LANDSCAPING	LS		
EXISTING CURB & GUTTER	STABILIZED STAGING AREA	GEOTEXTILE	ECB		
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA	COIR MATTING	ECB		
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 INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

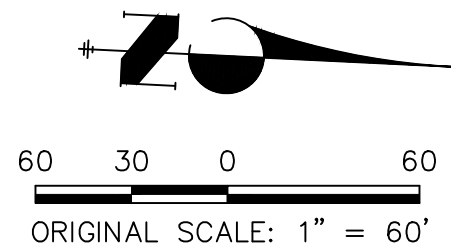
5173	LF	SILT FENCE	IP
18440	LF	CONSTRUCTION FENCE	CF
4	LS	STABILIZED STAGING AREA	SSA
4	LS	VEHICLE TRACKING CONTROL	VTC

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NORTHING = 411416.273
EASTING = 235167.071
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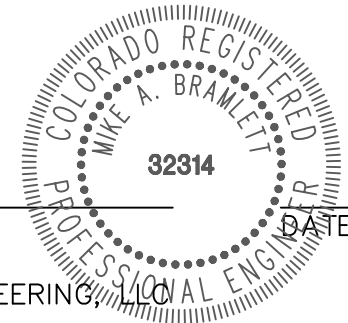
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

SAND CREEK RESTORATION

GEC INITIAL

SHEET 81 OF 99

JOB NO. 25188.04

PREPARED FOR

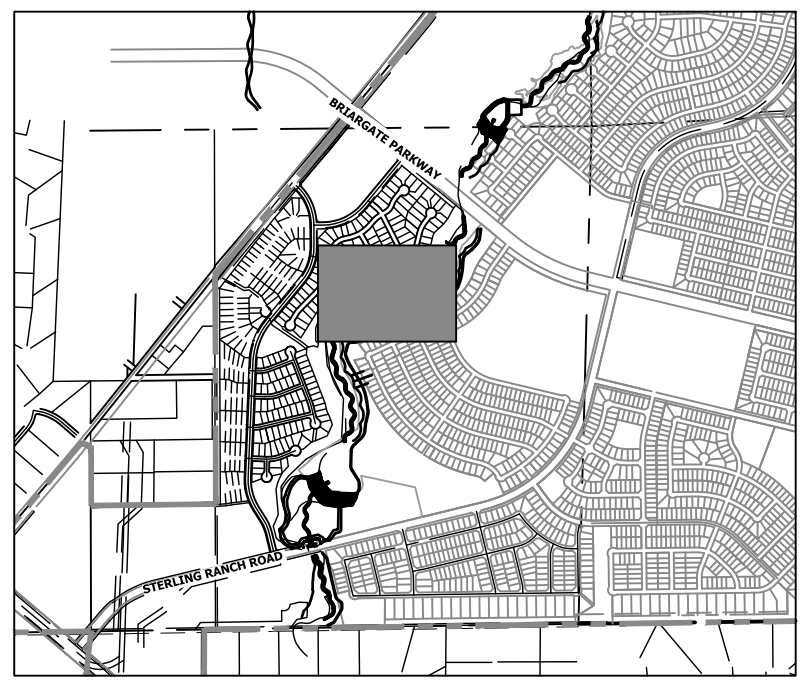
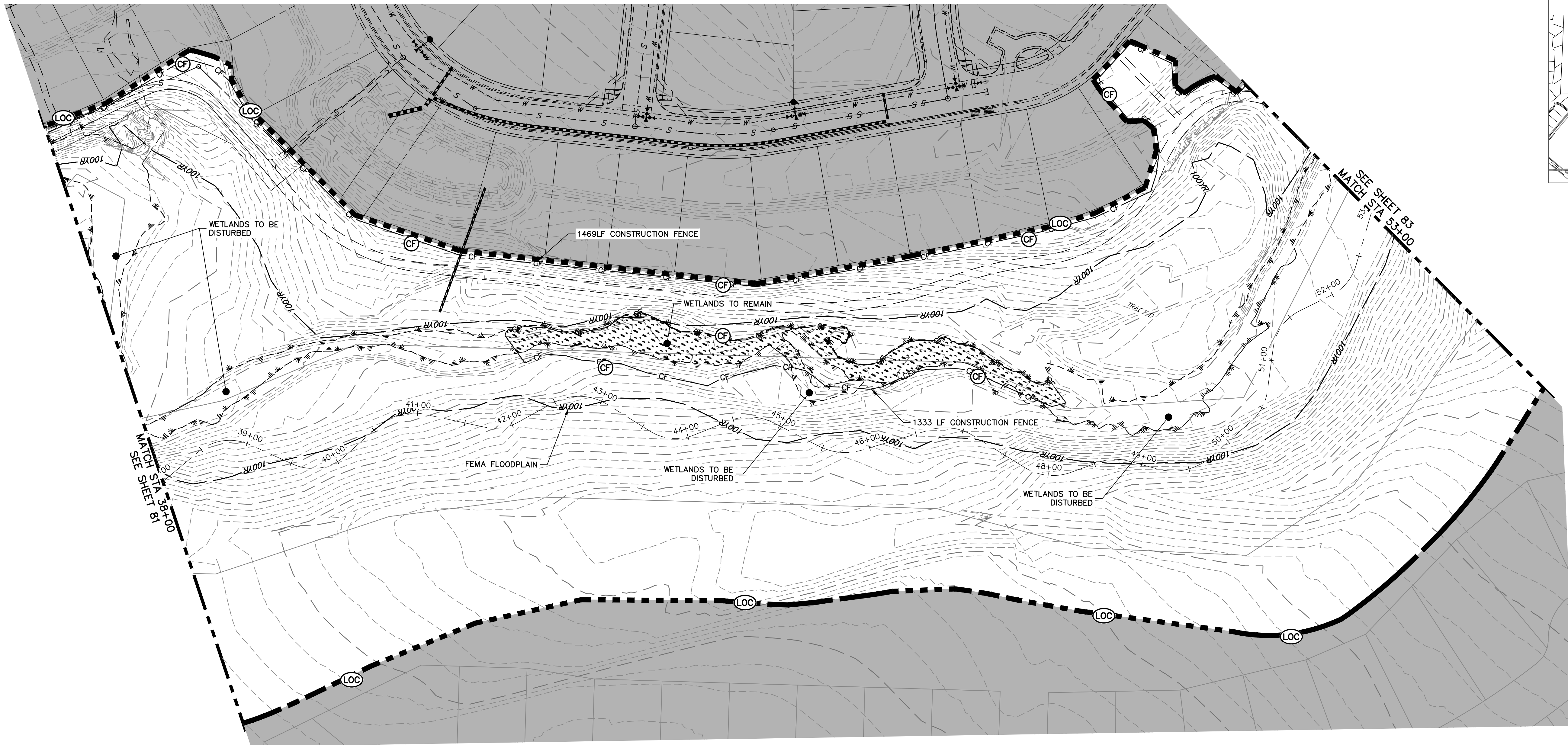
SR LAND, LLC
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Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	9/1/22				
DESIGNED BY	DJY				
DRAWN BY	WJL				
CHECKED BY					

SAND CREEK RESTORATION

GEC INITIAL

SHEET 82 OF 99

JOB NO. 25188.04

LEGEND

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

BASIS OF BEARING
 THE SOUTH LINE OF TOWNSHIP 12 SOUTH, R. 1E, MONUMENTED AT THE 2-1/2" ALUMINUM CAP, SOUTHEAST CORNER OF ALUMINUM CAP STAMP

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

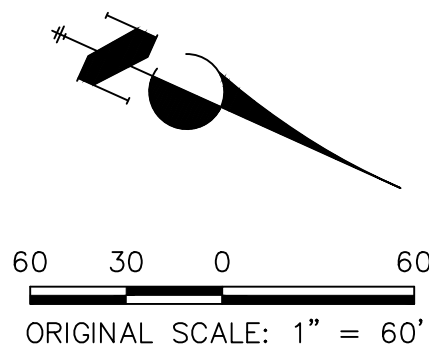
5173	LF	-	SILT FENCE (SF)
18440	LF	-	CONSTRUCTION FENCE (CF)
4	LS	-	STABILIZED STAGING AREA (SSA)
4	LS	-	VEHICLE TRACKING CONTROL (VTC)

BENCHMARK

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ELEVATION = 7023.42
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NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
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NORTHING = 411389.962
EASTING = 233949.817
ELEVATION = 7030.82

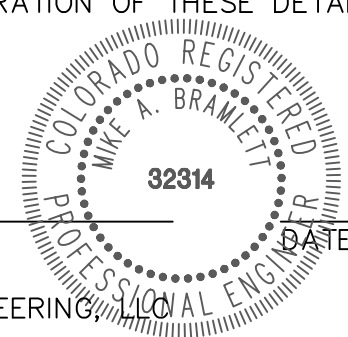
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ENGINEER'S STATEMENT

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



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X:\2510000\25118804\Drawings\Sheet\Drawings\GEC\25118804_GEC_Interim.dwg, 90 GEC_Interim_1, 9/14/2022 5:57:28 PM, VnagHD

TOTAL INTERIM PHASE SUMMARY
OF APPROXIMATE QUANTITIES

9	EA	-	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
3	EA	-	CONCRETE WASHOUT AREA	(CWA)
2	EA	-	CHECK DAMS	(CD)

LEGEND

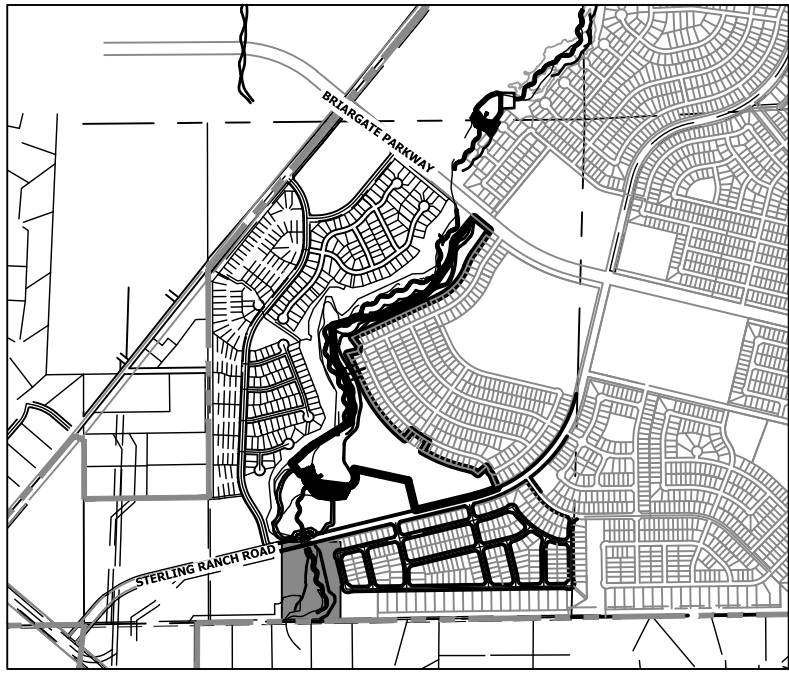
EXISTING CONTOUR	PROPOSED CONTOUR	CONTINUOUS GRADE INLET PROTECTION	(IP)	DEWATERING	(DW)
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EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	CONSTRUCTION MARKERS	(CM)	CHECK DAM	(CD)
EXISTING EASEMENT	CONSTRUCTION FENCE	SEDIMENT CONTROL LOG	(SCL)	SURFACE ROUGHENING	(SR)
SECTION LINE	SILT FENCE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	(SM)		
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EXISTING CURB & GUTTER	STABILIZED STAGING AREA	GEOTEXTILE	(ECB)		
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KEY MAP
SCALE: 1"=2000'

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESCENT
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COLORADO SPRINGS, CO 80903
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BY DATE

No. REVISION

H-SCALE 1"=60'

V-SCALE N/A

DATE 9/1/22

DESIGNED BY DJV

DRAWN BY WUL

CHECKED BY

SAND CREEK RESTORATION

GEC INTERIM

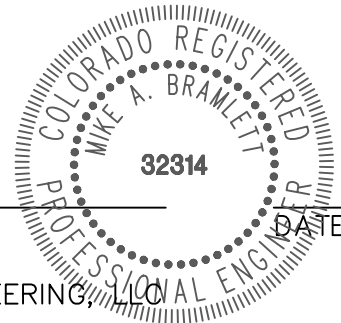
SHEET 85 OF 99

JOB NO. 25188.04

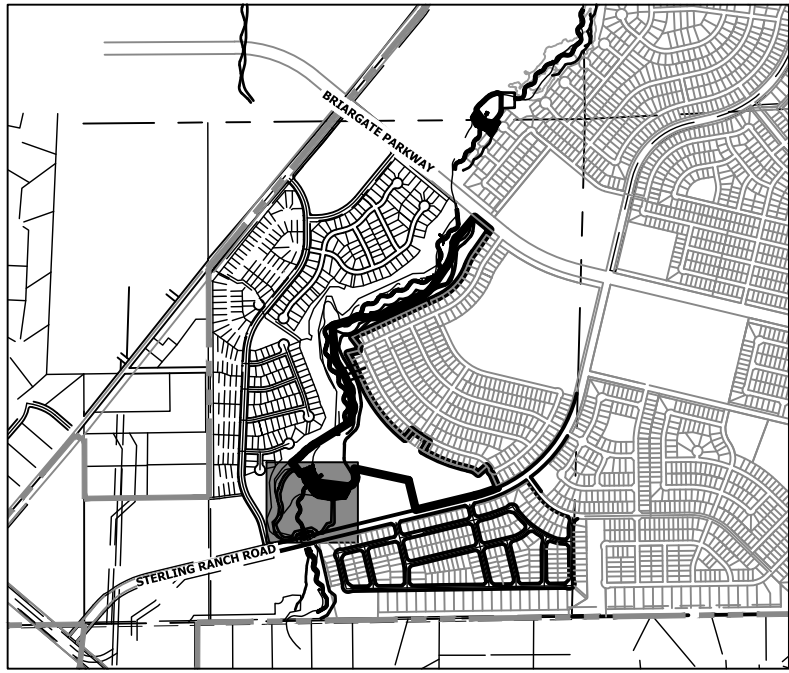
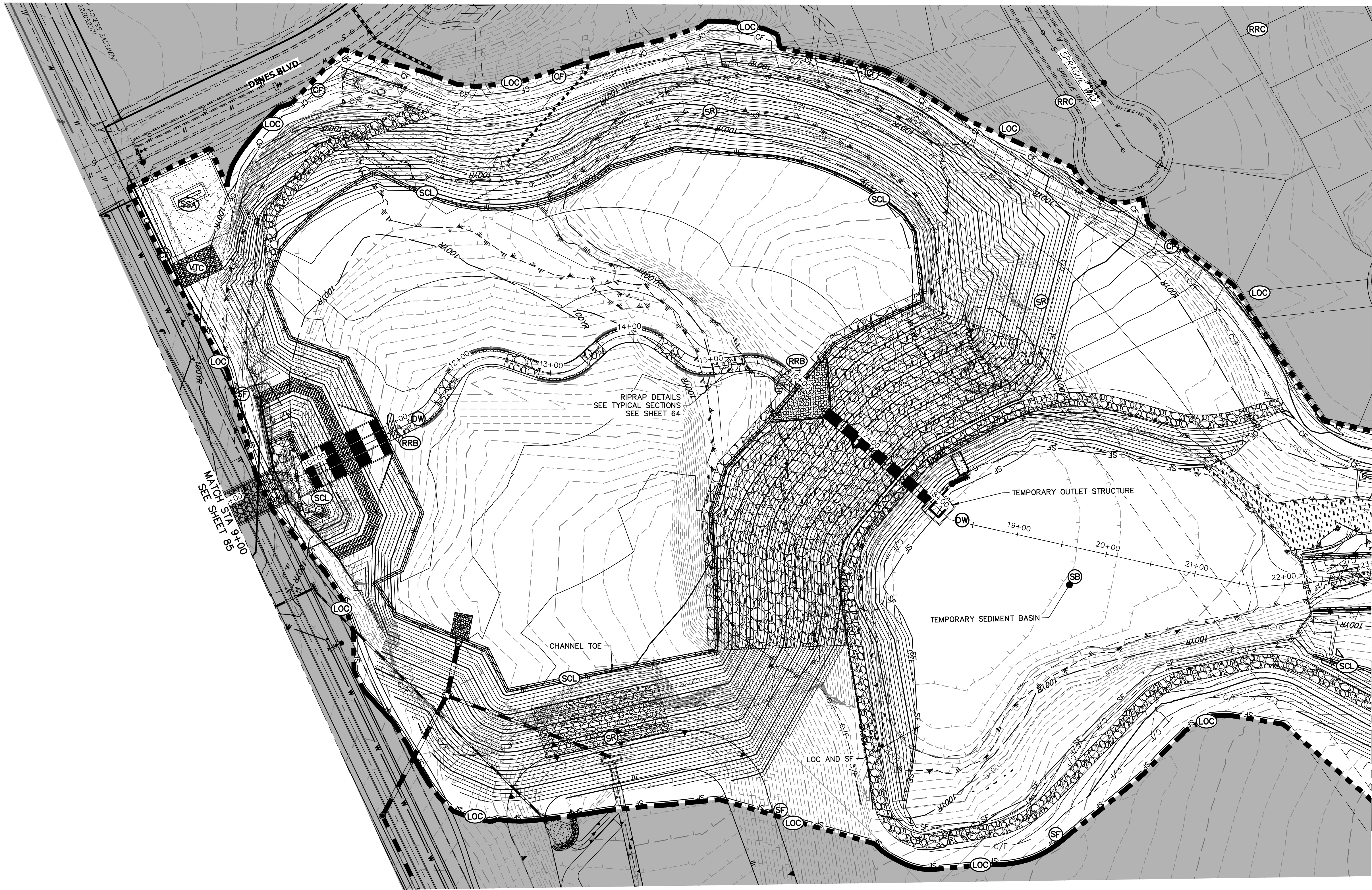
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LEGEND

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PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA	COIR MATTING	ECB		
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

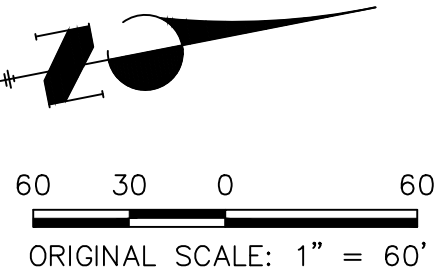
9	EA	-	REINFORCED ROCK BERM FOR CULVERT PROTECTION	RRB
3	EA	-	CONCRETE WASHOUT AREA	CWA
2	EA	-	CHECK DAMS	CD

BENCHMARK

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
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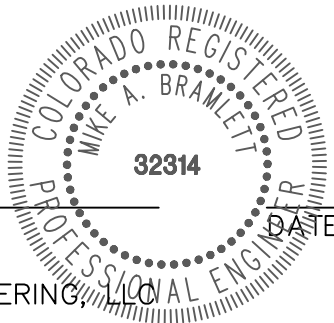
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COLORADO P.E. 32314
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SAND CREEK RESTORATION

GEC INTERIM

SHEET 86 OF 99

JOB NO. 25188.04

PREPARED FOR

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COLORADO SPRINGS, CO 80903
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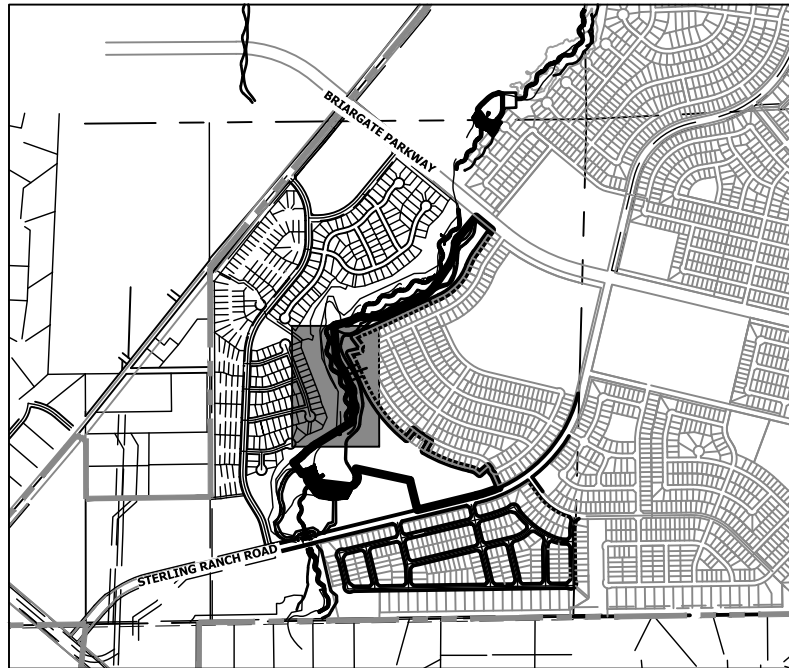
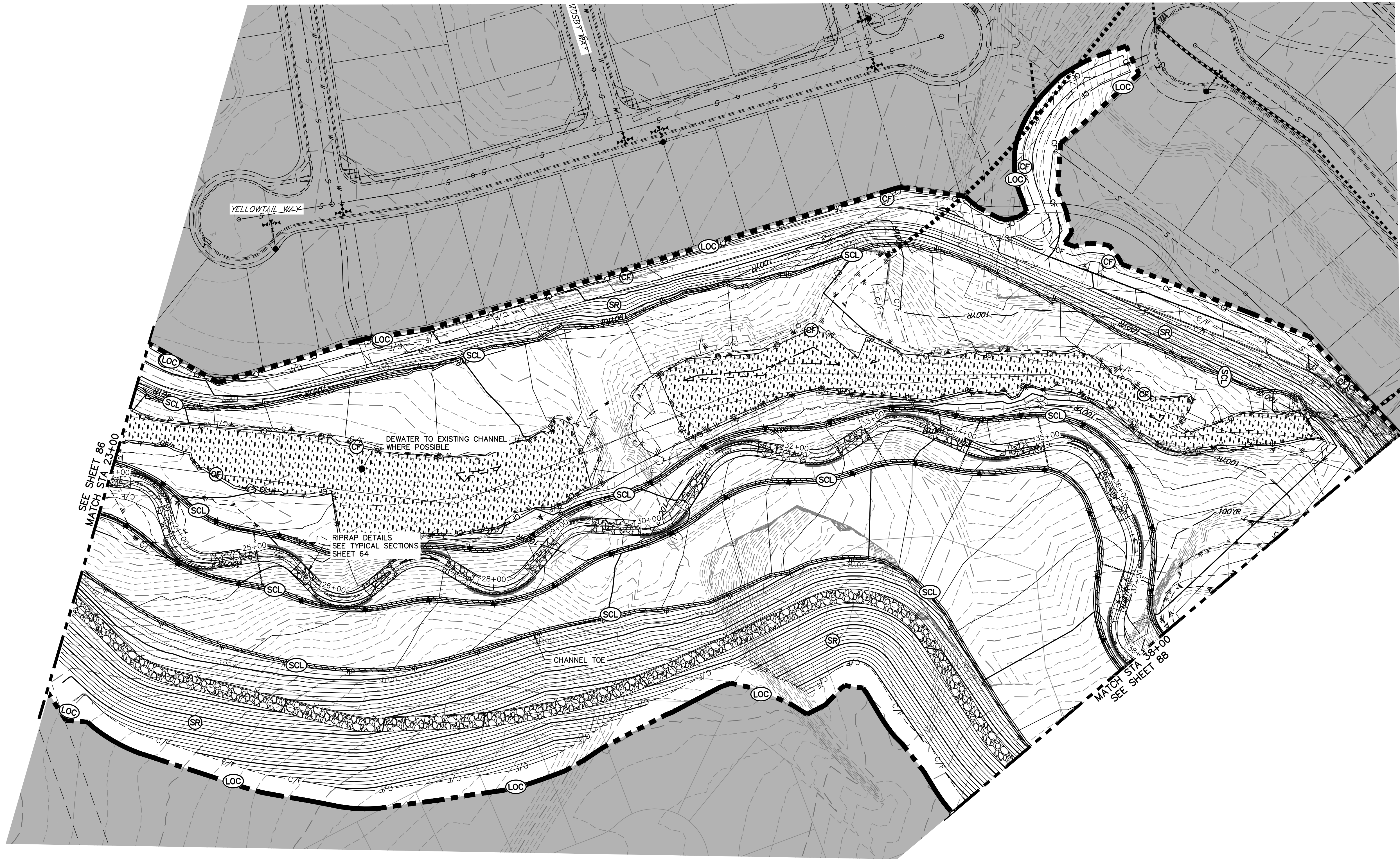


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KEY MAP
SCALE: 1"=2000'

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	CONTINUOUS GRADE INLET PROTECTION	IP	DEWATERING	DW
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	REINFORCED ROCK BERM FOR CULVERT PROTECTION	RRB	TEMPORARY SEDIMENTATION BASIN	SB
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SECTION LINE	SILT FENCE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	SM		
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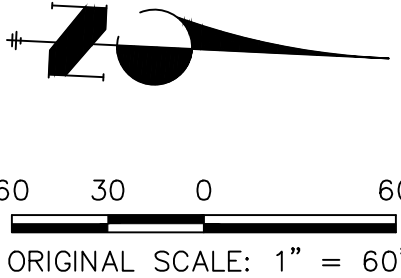
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SAND CREEK RESTORATION

GEC INTERIM

SHEET 87 OF 99

JOB NO. 25188.04

PREPARED FOR

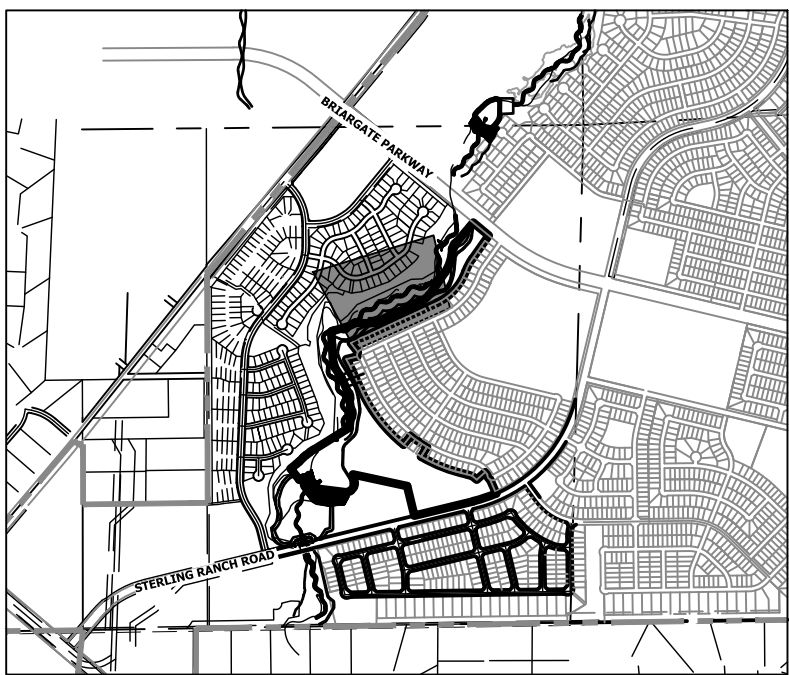
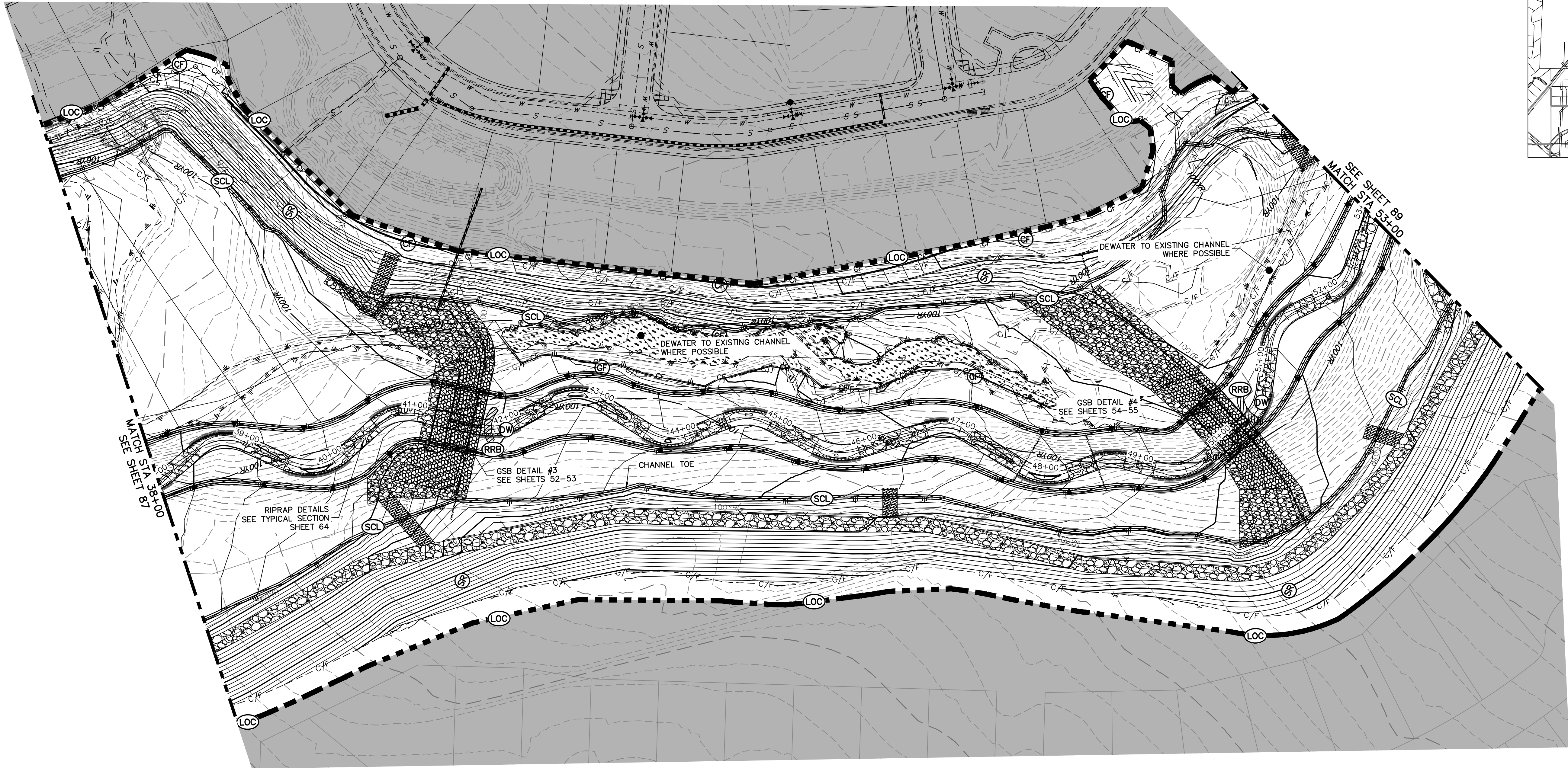
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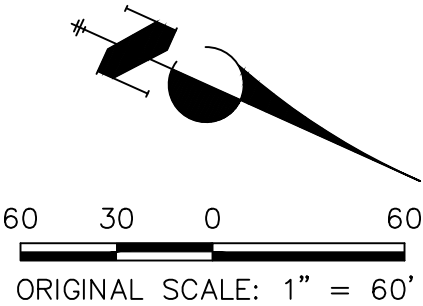
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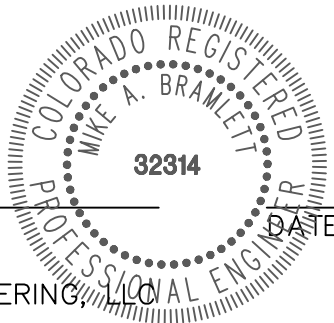
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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	9/1/22	DJV	WUL	

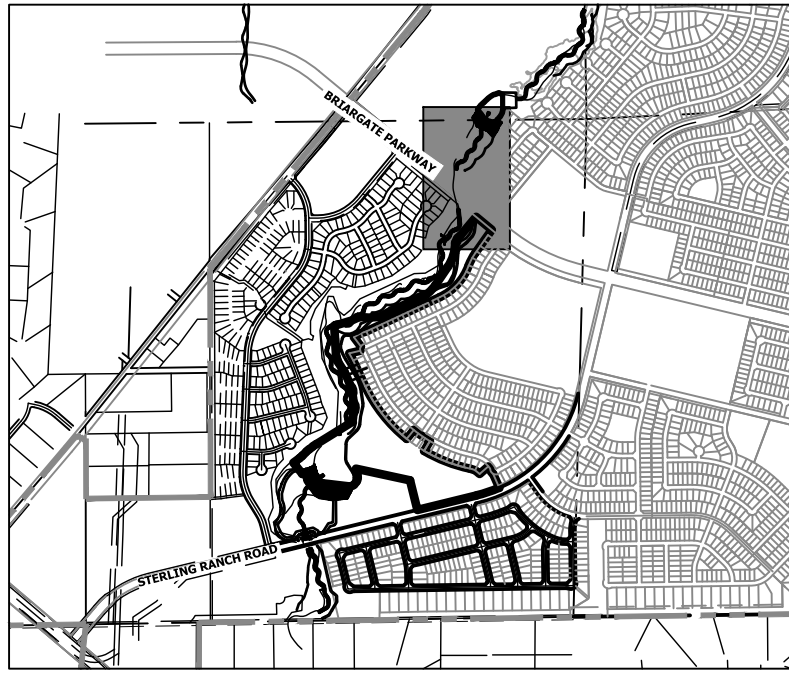
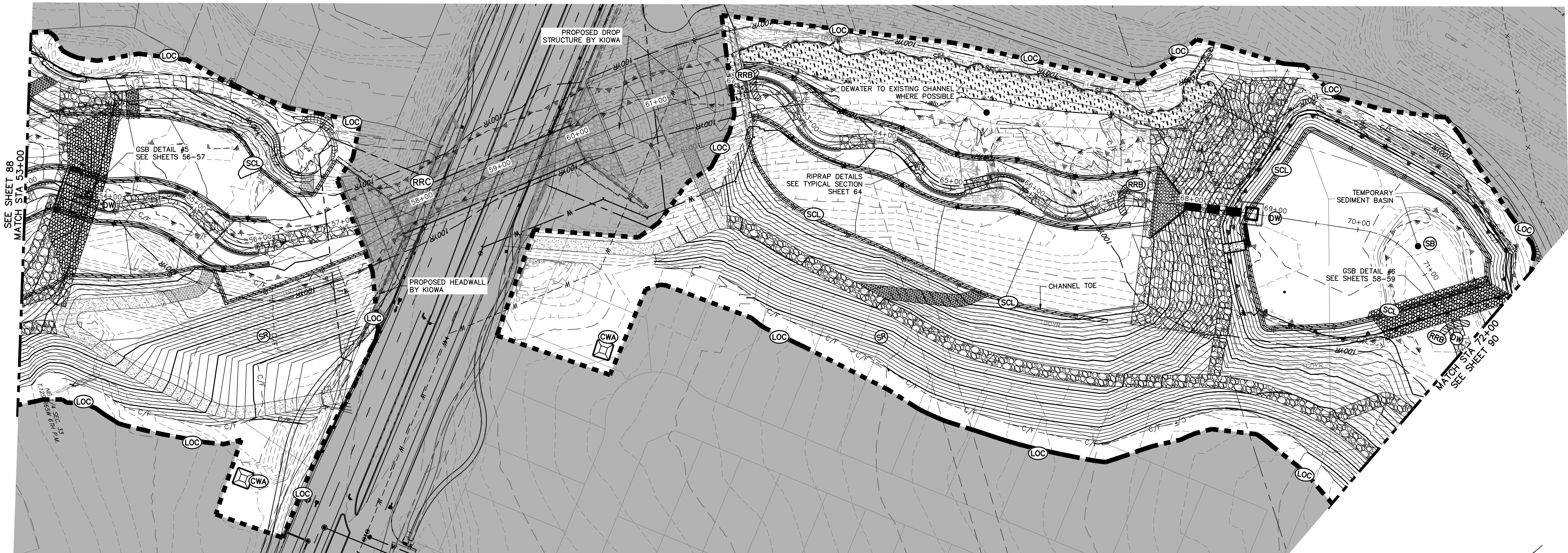
SAND CREEK RESTORATION

GEC INTERIM

SHEET 88 OF 99

JOB NO. 25188.04

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KEY MAP
SCALE: 1"=2000'

LEGEND

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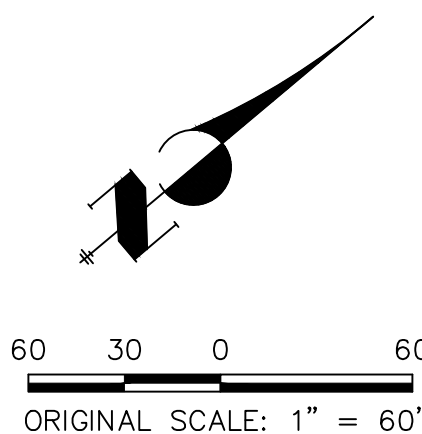
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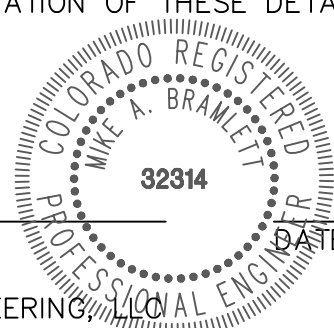
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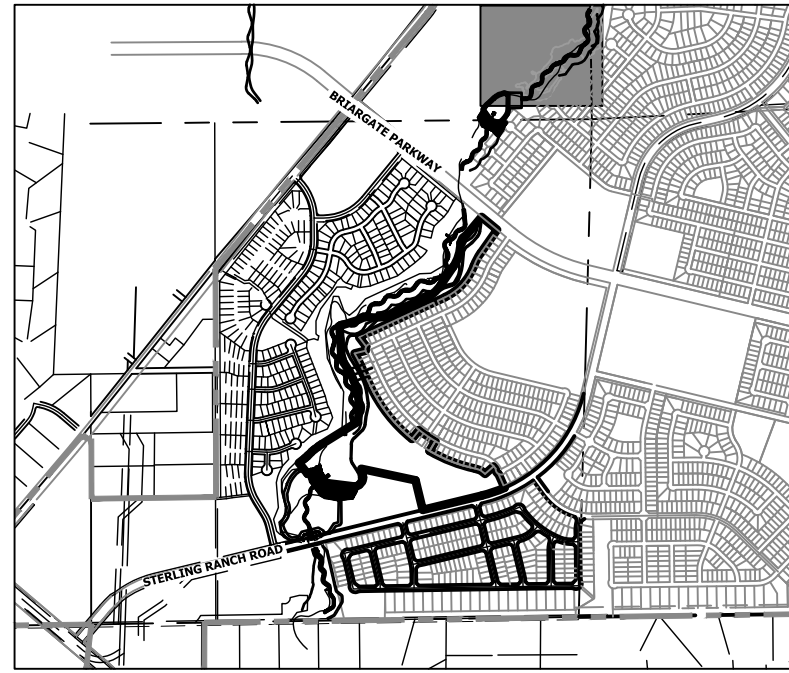
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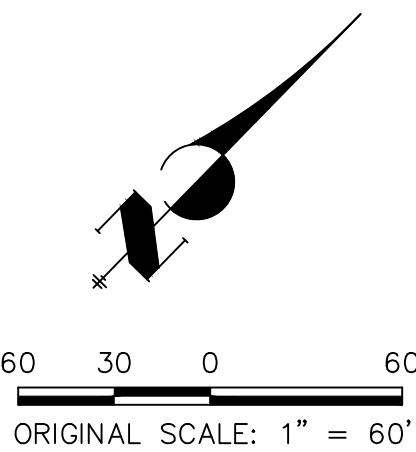
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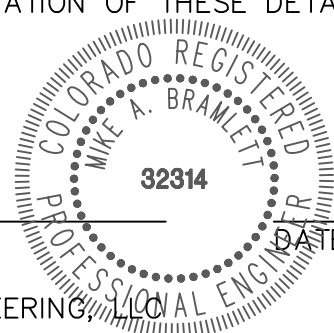


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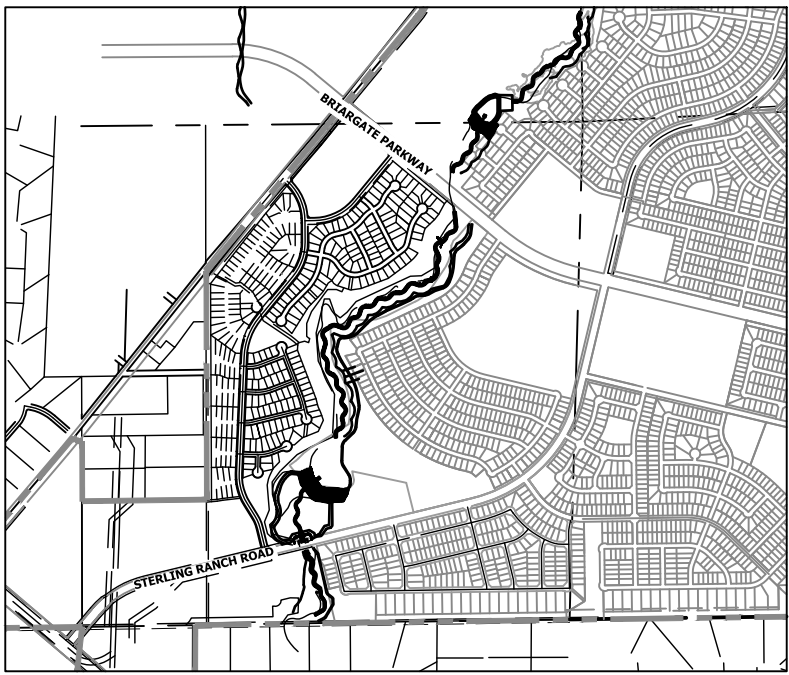
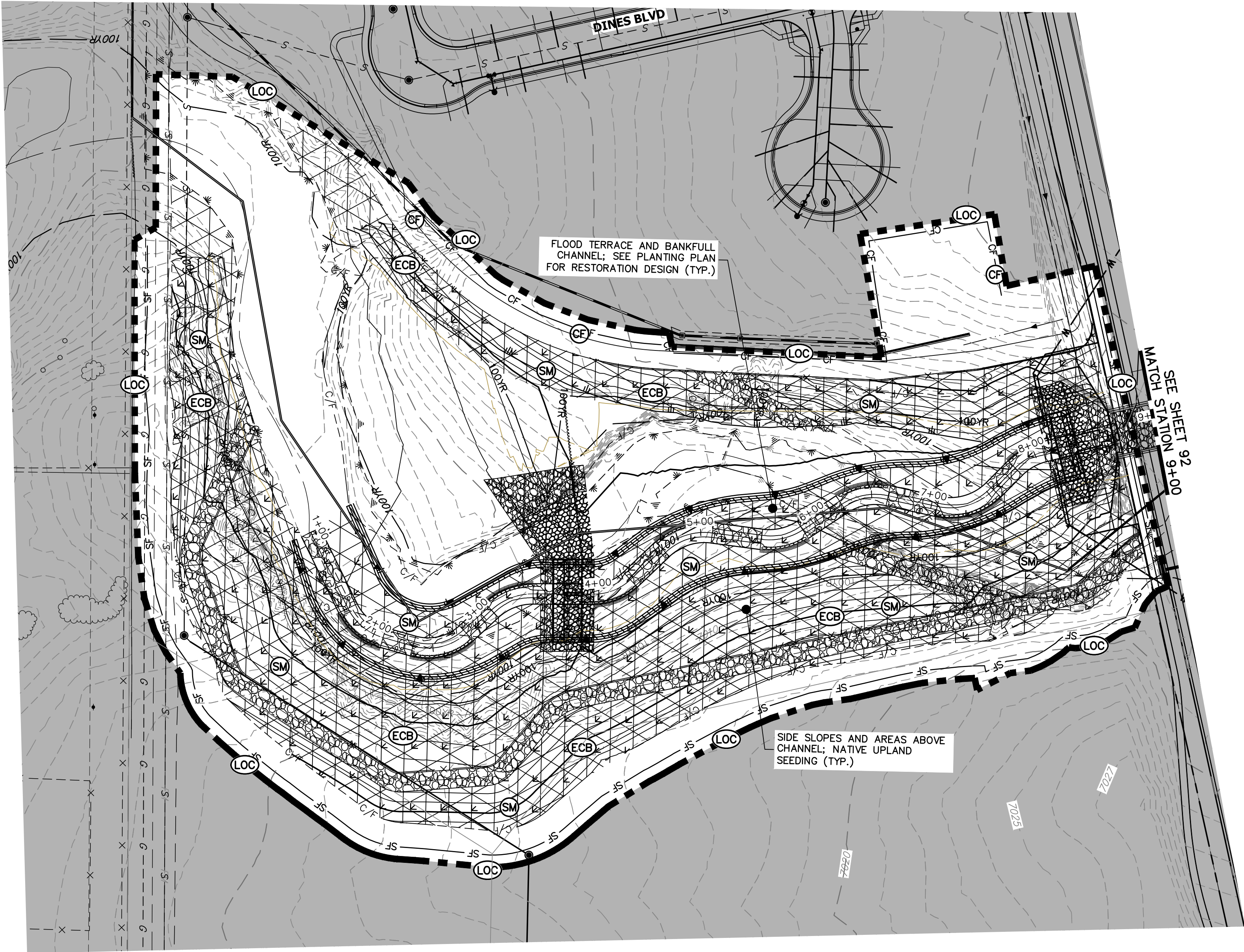
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LEGEND

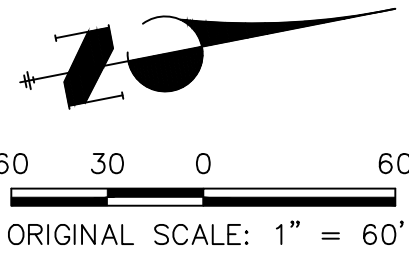
EXISTING CONTOUR	PROPOSED CONTOUR	CONTINUOUS GRADE INLET PROTECTION	IP	DEWATERING	DW
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	REINFORCED ROCK BERM FOR CULVERT PROTECTION	RRB	TEMPORARY SEDIMENTATION BASIN	SB
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	CONSTRUCTION MARKERS	CM	CHECK DAM	CD
EXISTING EASEMENT	CONSTRUCTION FENCE	SEDIMENT CONTROL LOG	SCL	SURFACE ROUGHENING	SR
SECTION LINE	SILT FENCE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	SM		
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	PERMANENT LANDSCAPING	LS		
EXISTING CURB & GUTTER	STABILIZED STAGING AREA	GEOTEXTILE	ECB		
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA	COIR MATTING	ECB		
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					

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

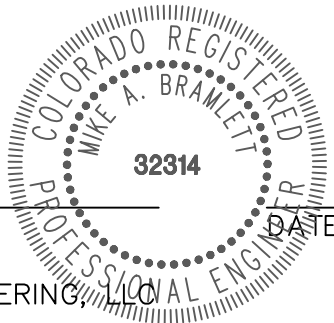
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ENGINEER'S STATEMENT

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



SAND CREEK RESTORATION

GEC FINAL

SHEET 91 OF 99

JOB NO. 25188.04

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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BY DATE

No. REVISION

H-SCALE 1"=60'

V-SCALE N/A

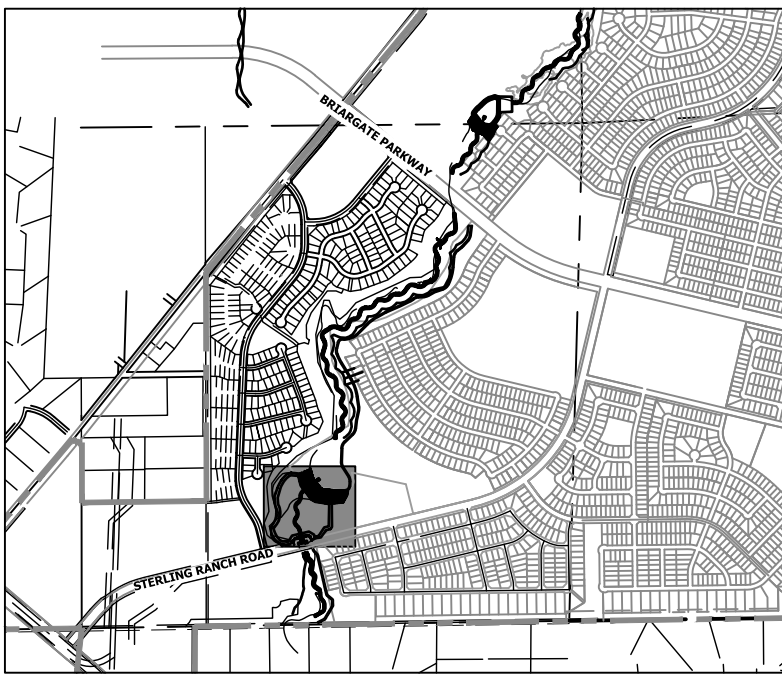
DATE 9/1/22

DESIGNED BY DJV

DRAWN BY WUL

CHECKED BY

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.



KEY MAP
SCALE: 1"=2000'

LEGEND

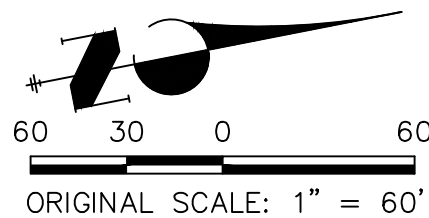
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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



SAND CREEK RESTORATION

GEC FINAL

SHEET 92 OF 99

JOB NO. 25188.04

PREPARED FOR

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

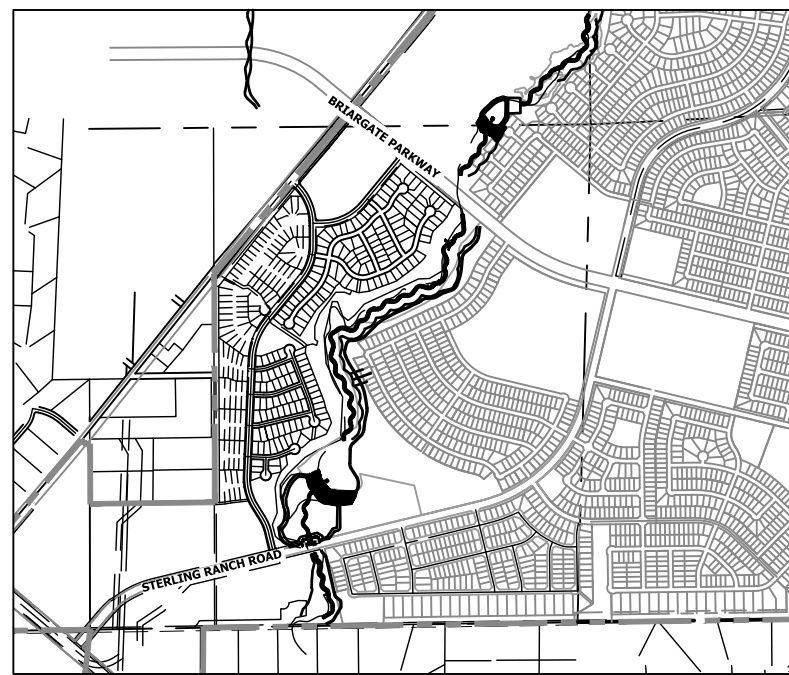
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KEY MAP
SCALE: 1" = 2000'

LEGEND

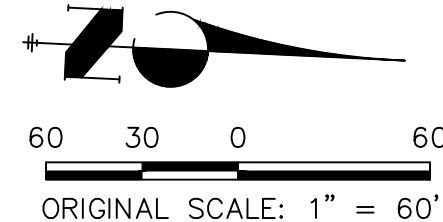
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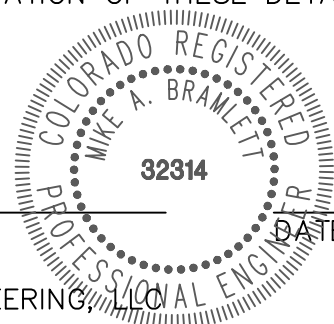
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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



Know what's below.
Call before you dig.

SAND CREEK RESTORATION

GEC FINAL

SHEET 93 OF 99

JOB NO. 25188.04

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

2ND FLOOR

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 419-3024

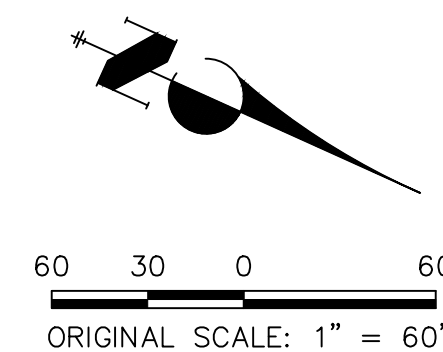
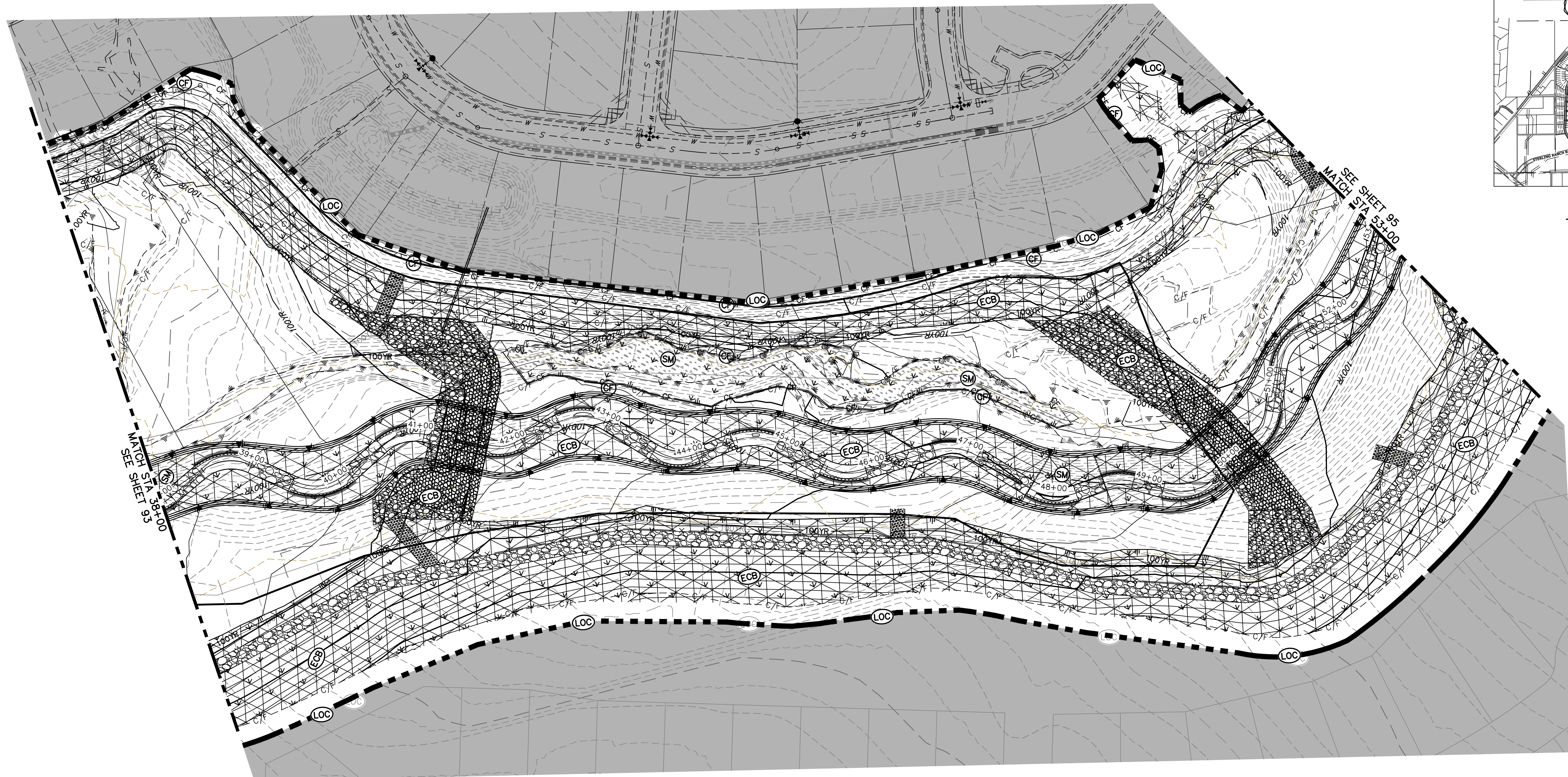
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LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	CONTINUOUS GRADE INLET PROTECTION	IP	DEWATERING	DW
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	REINFORCED ROCK BERM FOR CULVERT PROTECTION	RRB	TEMPORARY SEDIMENTATION BASIN	SB
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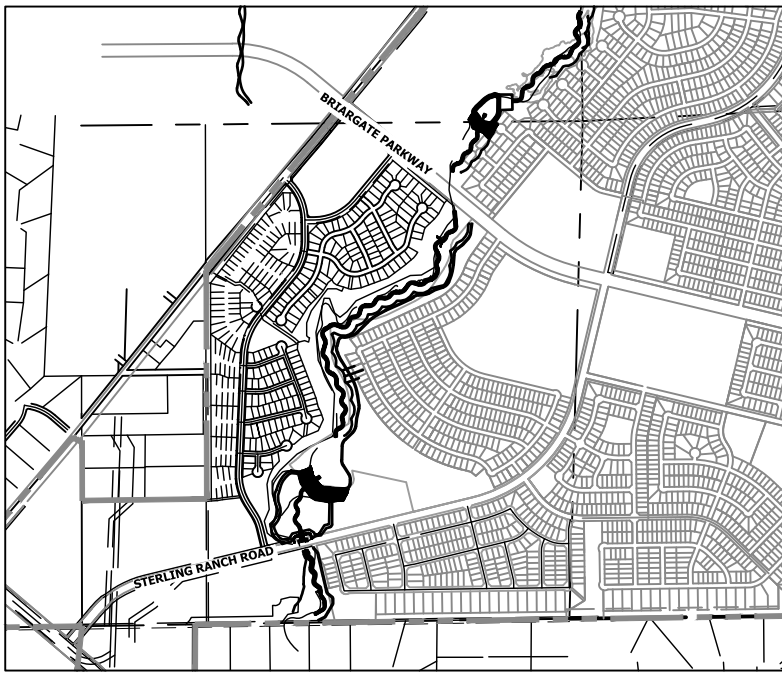
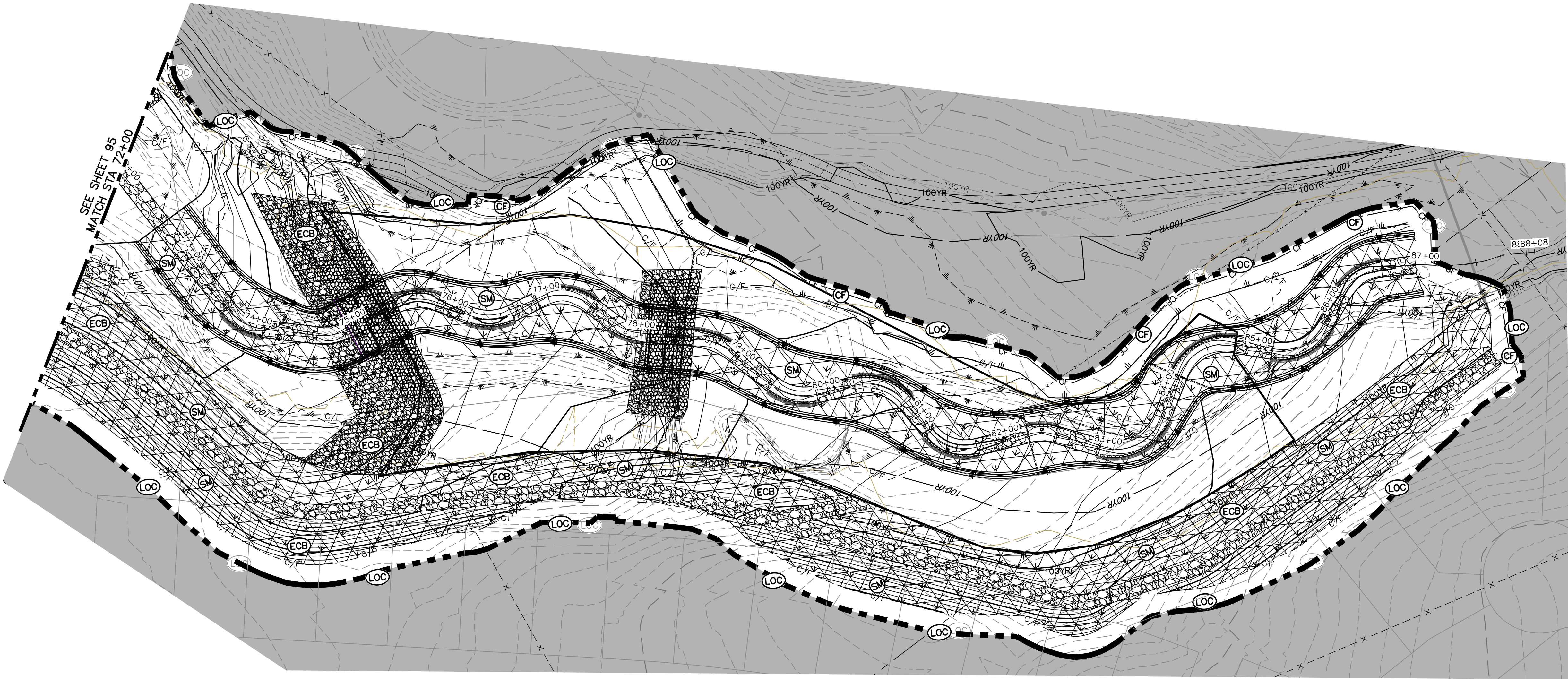
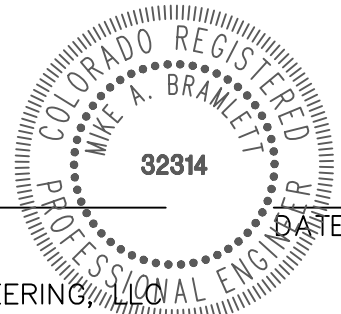
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60 30 0 60
ORIGINAL SCALE: 1" = 60'

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



KEY MAP
SCALE: 1"=2000'

SAND CREEK RESTORATION

GEC FINAL

SHEET 96 OF 99

JOB NO. 25188.04

BY DATE

REVISION

H-SCALE 1"=60'

V-SCALE N/A

DATE 9/1/22

DESIGNED BY DJV

DRAWN BY WLL

CHECKED BY

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

2ND FLOOR

COLORADO SPRINGS, CO 80903

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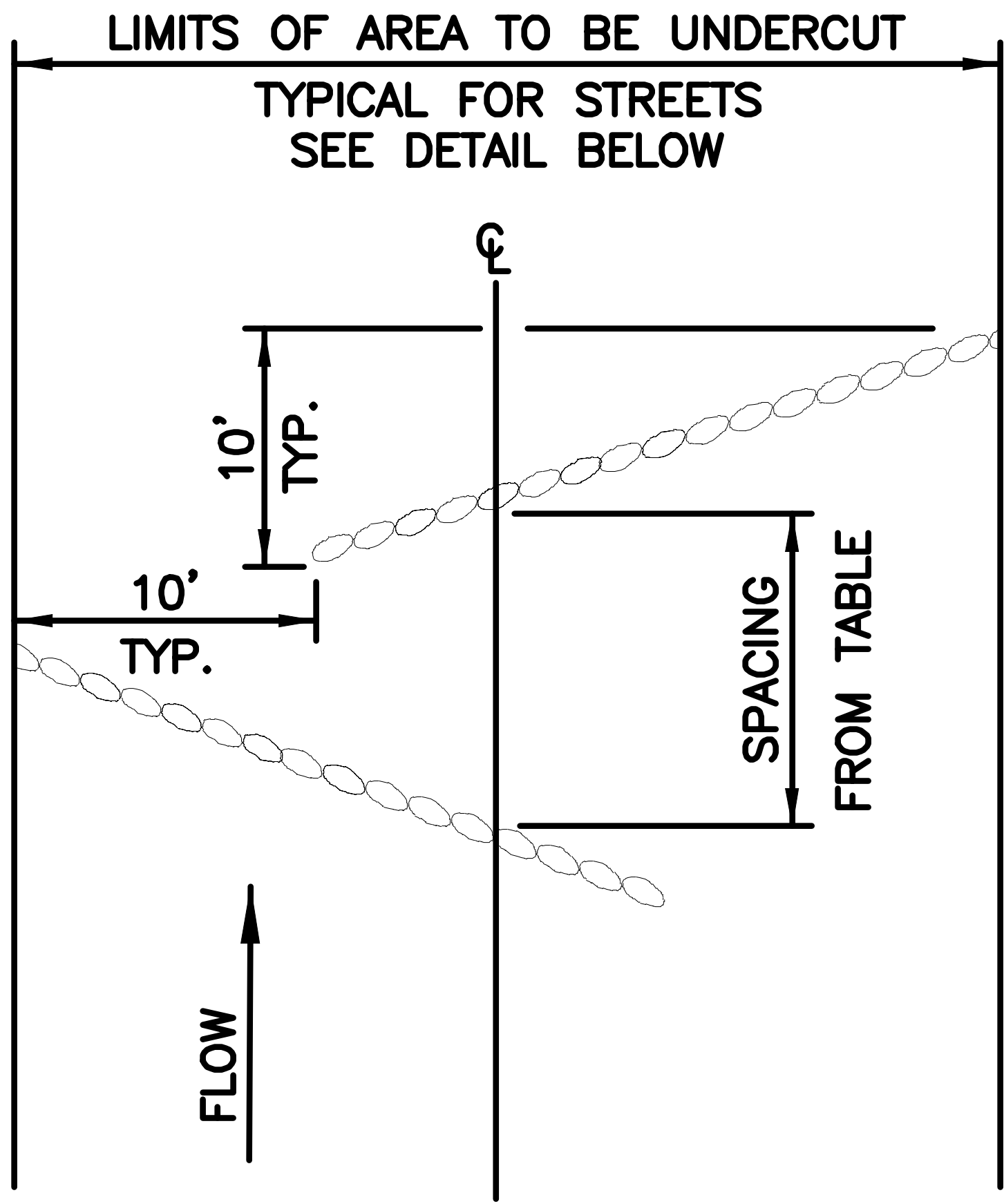
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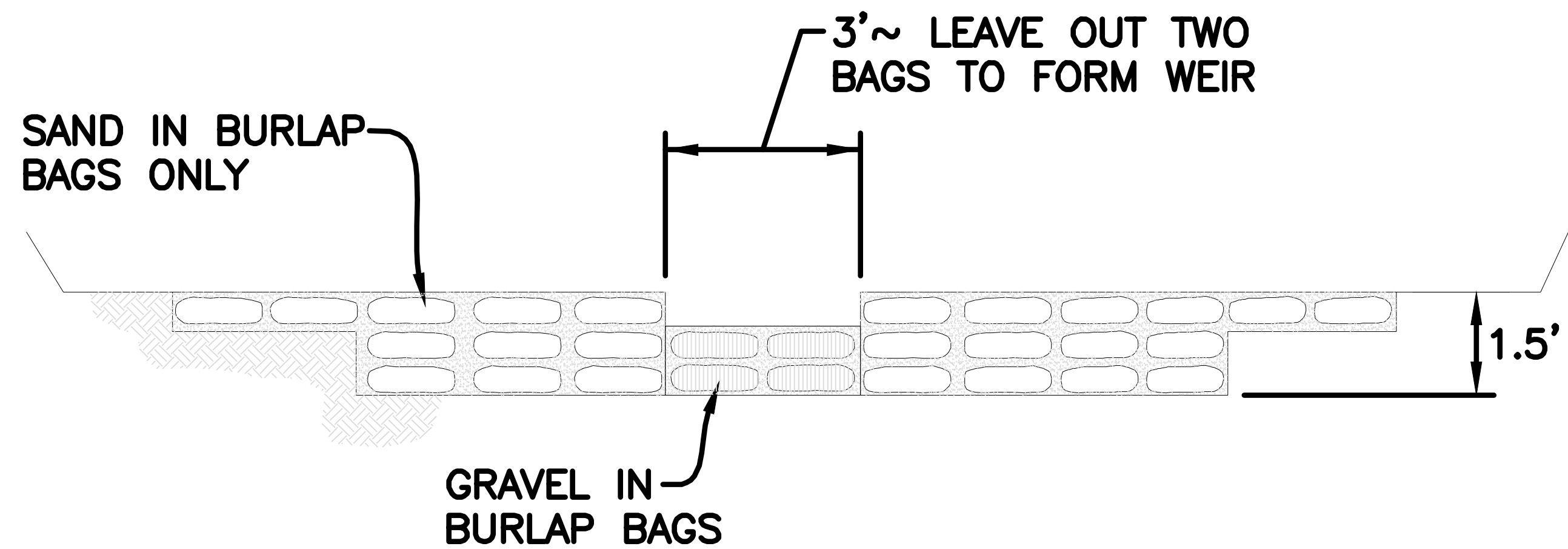
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SANDBAG ROW
SPACING TABLE

STREET GRADE %	INTERVAL (FT)
0-2	500
2-4	200
4-6	120
6-8	90
8-10	70
10-12	50
12-15	35



SCALE: NOT TO SCALE

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



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BASIS OF BEARINGS

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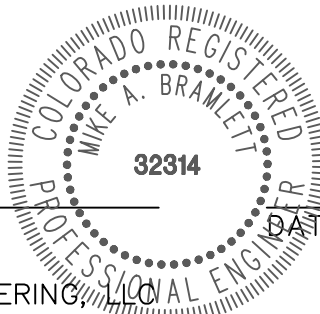
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BY	DATE	REVISION	No.	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
								9/1/22	SCH	SCH	

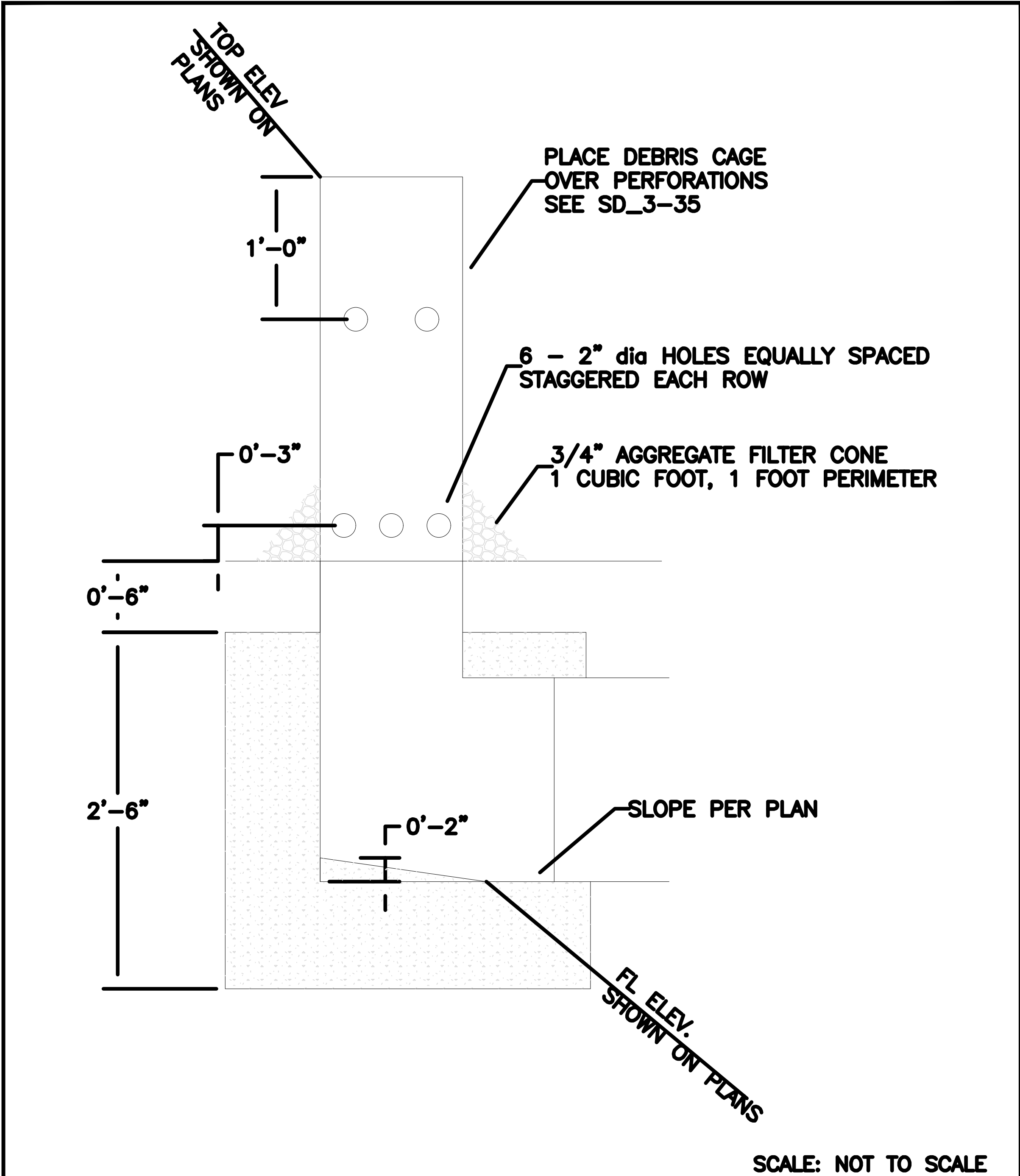
SAND CREEK RESTORATION
GEC DETAILS

SHEET 97 OF 99

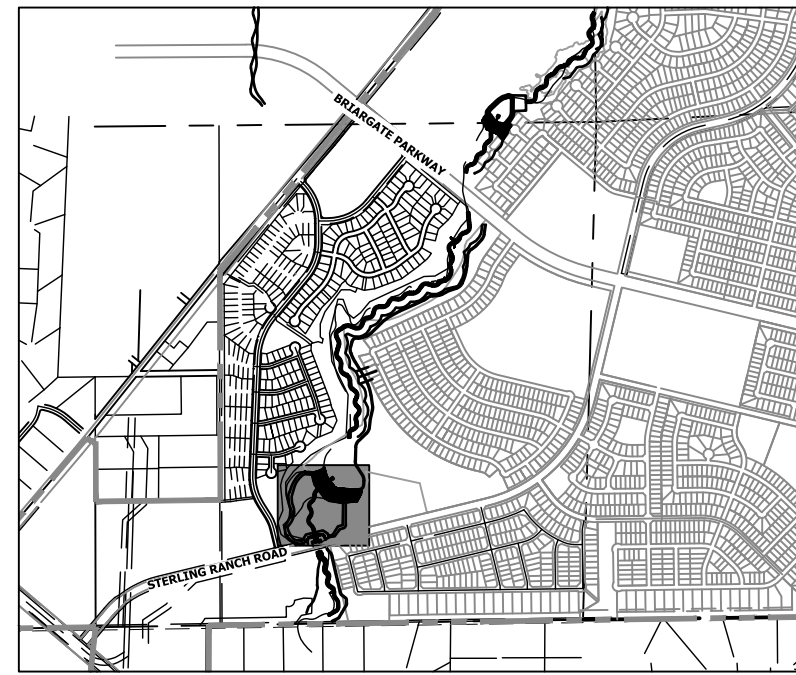
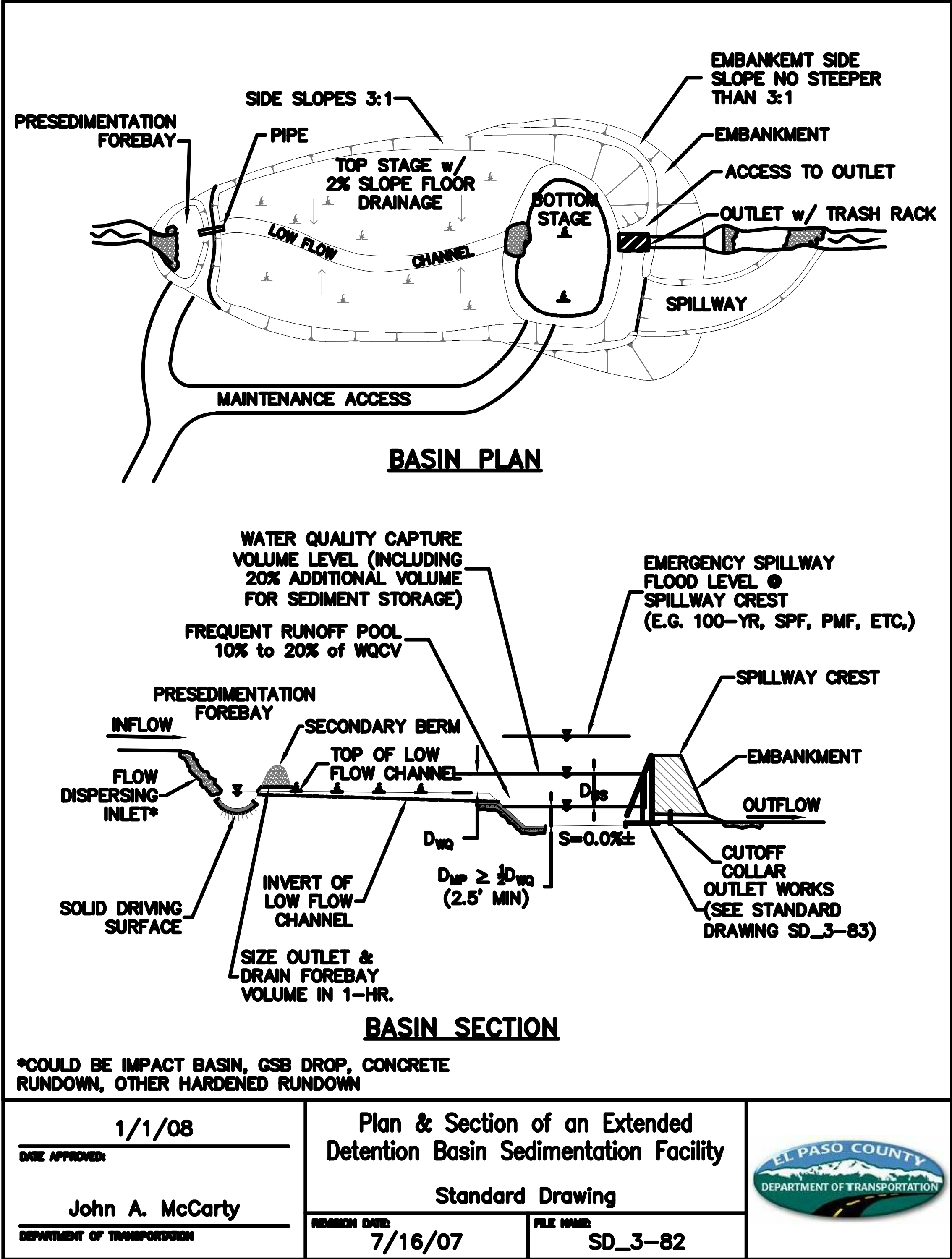
JOB NO. 25188.04



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8/11/11	Desilting Basin Riser Detail		
DATE APPROVED:	Standard Drawing		
André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_3-36	
DEPARTMENT OF TRANSPORTATION			



KEY MAP
SCALE: 1"=2000'

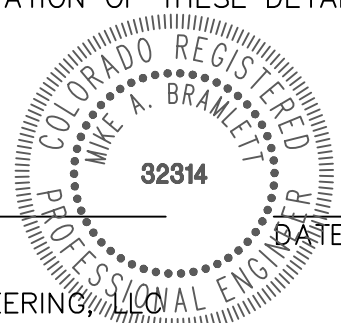
BASIS OF BEARINGS
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS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

- 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

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



SAND CREEK RESTORATION	SHEET	98	OF	99
	GEC DETAILS			
	H-SCALE	N/A	BY	DATE
	V-SCALE	N/A		
	DATE	9/1/22		
	DESIGNED BY	SCH		
	DRAWN BY	SCH		
	CHECKED BY			

SM-9



JAMES F. MORLEY
(719) 419-3024

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Fort Collins 970-491-9888 • www.jrengineering.com

AS SHOWN	REVISION	BY	DATE
H-Scale			
V-Scale			
DATE			
DESIGNED BY			
DRAWN BY			
CHECKED BY			

GEC DETAILS

JOB NO. 25188.04

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

