

SAND CREEK RESTORATION

A PORTION OF SAND CREEK CHANNEL STERLING RANCH

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

COUNTY OF EL PASO, STATE OF COLORADO

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

Please include completed GEC checklist with next submittal. Checklists can be found at:
<https://publicworks.elpasoco.com/stormwater/>

AGENCIES

- OWNER/DEVELOPER:** SR LAND, LLC
 20 BOULDER CRESCENT, SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER:** JR ENGINEERING, LLC
 5475 TECH CENTER DRIVE
 COLORADO SPRINGS, CO 80919
 MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING:** EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
 3275 AKERS DRIVE
 COLORADO SPRINGS, CO 80922
 JENNIFER IRVINE, P.E. (719) 520-6460
- 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-B, TULSA, OK 74172
 918-574-7986

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
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- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411399.962
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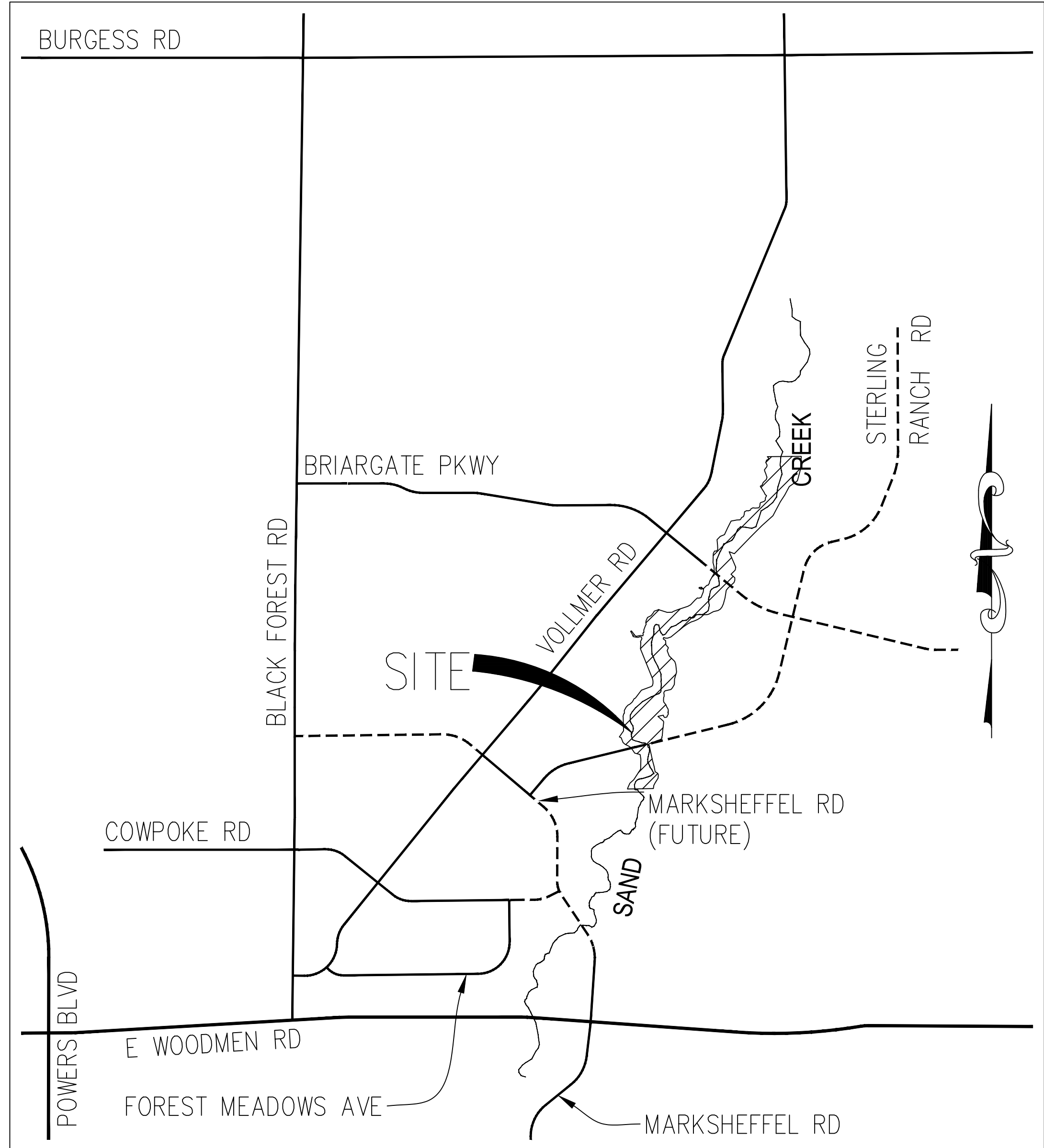
BASIS OF BEARINGS

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.

PCD-ENGINEERING REVIEW COMMENTS IN BLUE BOXES WITH BLUE TEXT

Engineering Review
 12/14/2021 2:32:23 PM
 dsdrice
 JeffRice@elpasoco.com
 (719) 520-7877
 EPC Planning & Community Development Department

See comment letter also.



VICINITY MAP
 1" = 1000'

Add PCD Project Number: CDR-20-004

Replace with Statements for GEC Plan within Construction Drawing Set (GEC Checklist Item gg andd ii)

Incorporate GEC Plans into CDs or update GEC_v2 to match CD proposed design

SHEET INDEX

1	-	COVER SHEET
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15-20	-	CHANNEL PLAN & PROFILE
21-31	-	CROSS SECTIONS
32-39	-	POND PLANS
40-45	-	GSB DETAILS
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52	-	TOTAL SHEETS

EL PASO COUNTY STATEMENT

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

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

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

JENNIFER IRVINE, P.E. _____ DATE _____
 COUNTY ENGINEER/ECM ADMINISTRATOR

OWNER/DEVELOPER STATEMENT

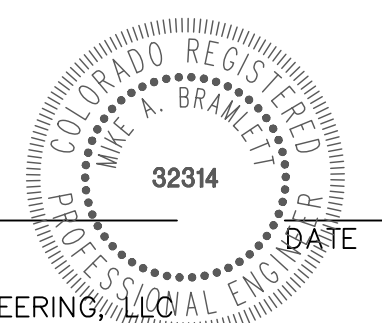
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

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 DIRECT 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 PLAN 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. _____ DATE _____
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



DISTRICT APPROVALS

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 _____ DATE _____



PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-3024	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.
No.	REVISION	DATE
H-SCALE	N/A	N/A
V-SCALE	N/A	10/21/21
DESIGNED BY	SCH	SCH
DRAWN BY	SCH	SCH
CHECKED BY	SCH	SCH
SHEET	1	OF 52
JOB NO.	25188.04	

J.R. ENGINEERING
 A Westman Company

Central 303-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

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	A --- A	A --- A
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	X - - - X	X - - - X
CHAIN LINK FENCE	o - - - o	o - - - o
WOOD FENCE	o - - - o	o - - - o
MASONRY FENCE	o - - - o	o - - - o
GUARDRAIL	o - - - o	o - - - o
CONC. BARRIER	o - - - o	o - - - o
CABLE TV	TV - - - TV	TV - - - TV
ELECTRIC	E - - - E	E - - - E
FIBER OPTIC	FO - - - FO	FO - - - FO
GAS MAIN	G - - - G	G - - - G
IRRIGATION MAIN	IRR - - - IRR	IRR - - - IRR
OIL/PETRO. MAIN	O - - - O	O - - - O
OVERHEAD UTILITY	OHU - - - OHU	OHU - - - OHU
SANITARY SEWER	S - - - S	S - - - S
STORM DRAIN	---	---
TELEPHONE	T - - - T	T - - - T
WATER MAIN	W - - - W	W - - - W
RAW WATER LINE	RWL - - - RWL	RWL - - - RWL
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	6100 ---	6100 ---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	6100 ---	6100 ---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	SF --- SF	C/F --- C/F
SILT FENCE	SF --- SF	SF --- SF
100 YEAR FLOODPLAIN	100YR ---	100YR ---
500 YEAR FLOODPLAIN	500YR ---	500YR ---
FLOODWAY	FLDWY ---	FLDWY ---
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	Mr San	---
SERVICE MARKER	△	---
CLEAN-OUT	○	---
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
LINE MARKER	Mr W	---
SERVICE MARKER	△	---
FIRE HYDRANT	α	α
FIRE CONNECTION	---	---
MANHOLE	⊙	●
BEND	⋈	⋈
BLOW-OFF VALVE	⋈	⋈
WELL	Well	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	Mr G	---
SERVICE MARKER	△	---
METER	⊙	●
VALVE	⋈	⋈
PLUG	⋈	⋈
TEE	⋈	⋈
DRY UTILITIES		
CABLE TV MARKER	Mr TV	---
CABLE TELEVISION PEDESTAL	⊙	---
ELECTRIC MARKER	Mr E	---
ELECTRIC SERVICE MARKER	△	---
ELECTRICAL PEDESTAL	⊙	---
ELECTRICAL METER	⊙	---
ELECTRICAL MANHOLE	⊙	---
FIBER-OPTIC MARKER	Mr FO	---
IRRIGATION PEDESTAL	⊙	---
TELEPHONE MARKER	Mr T	---
TELEPHONE PEDESTAL	⊙	---
TELEPHONE MANHOLE	⊙	---
UTILITY POLE	○	○
GUY ANCHOR	○	○
GUY POLE	○	○
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH#	TH#
FIRM/AGENCY	---	---

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	●	AC
BRASS CAP - FOUND	●	BC
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	●	NAIL & WASHER
PANEL - FOUND	⊕	⊕
PK NAIL - FOUND	●	PK NAIL
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	CD
CONSTRUCTION ROAD STABILIZATION	CRS
CURB SOCK INLET PROTECTION	CS
CONCRETE WASHOUT AREA	CWA
DIVERSION DITCH AND DIKE, TEMPORARY	DD
DIVERSION CHANNEL, TEMPORARY	DV
DEWATERING	DW
EROSION CONTROL BLANKET	ECB
INLET FILTER	IF
INLET PROTECTION	IP
MULCHING	ML
OUTLET PROTECTION	OP
PAVED FLUME	PF
PERMENENT SEEDING	FS
REINFORCED CONCRETE DAM	RCD
ROUGH CUT STREET CONTROL	RCS
SEDIMENT BASIN	SB
SEDIMENT CONTROL LOG	SCL
SILT FENCE	SF
SURFACE ROUGHENING	SR
STABILIZED STAGING AREA	SSA
SEDIMENT TRAP	ST
STRAW BALE BARRIER	STB
TERRACING	TER
TEMPORARY SEEDING	TS
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	TSC C
TEMPORARY STREAM CROSSING FORD TYPE	TSC F
TEMPORARY SLOPE DRAIN	TSD
VEHICLE TRACKING CONTROL	VTC
VEHICLE TRACKING CONTROL WITH WASH RACK	WR

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	⊕
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	V

LANDSCAPE LEGEND

EXISTING	
TREE - CONIFEROUS	⊙
TREE - DECIDUOUS	⊙
SHRUB/BUSH	⊙
SHRUBS AND BUSHES	⊙
IRRIGATION BOX	⊙
IRRIGATION SPRINKLER	⊙
IRRIGATION VALVE	⊙
BOLLARD	⊙
FLAGPOLE	⊙



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

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

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No.	REVISION	BY		DATE	
		DATE	REVISION	DATE	REVISION

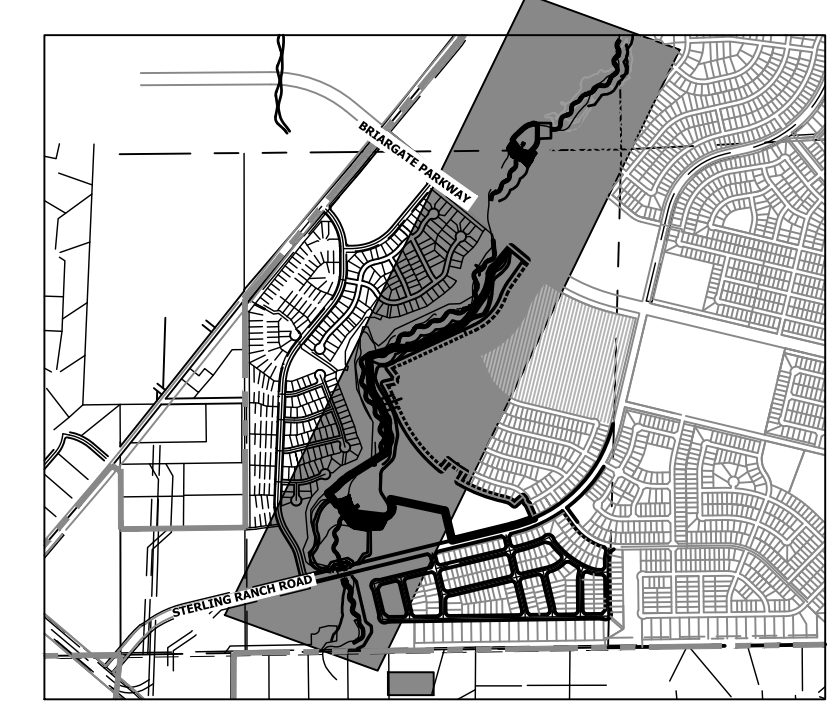
H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				10/21/21	SCH	SCH	

SAND CREEK RESTORATION

LEGEND

SHEET **3** OF **52**

JOB NO. 25188.04



KEY MAP
SCALE: 1" = 2000'

Prior to (they won't issue a permit if work has already started)

GRADING NOTES:

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

BENCHMARK

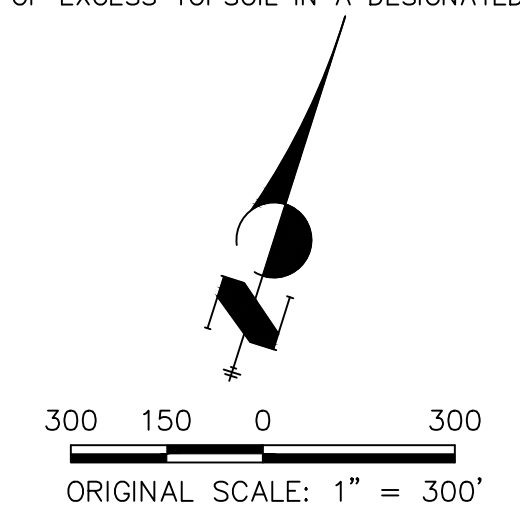
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 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE RANCHEROS SUBDIVISION
 NORTHING = 410095.404
 EASTING = 235052.131
 ELEVATION = 7000.40
- 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

APPROXIMATE QUANTITY SUMMARY

718,750 CY CUT
18,666 CY FILL
700,084 CY NET

BASIS OF BEARINGS

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



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAMLEY
COLORADO P.E. NO. 10212
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR THESE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024
	BY	DATE
No.	REVISION	
H-SCALE 1"=300'	V-SCALE N/A	DATE 10/21/21
DESIGNED BY DUV	DRAWN BY SCH	CHECKED BY
SAND CREEK RESTORATION		EARTHWORK & PHASING PLAN
SHEET 4 OF 52		JOB NO. 25188.04

A:\25188\04\Drawings\sheet.dwg:Overall Grading Plan:25188.dwg:01, 10/21/2021, 4:19:36 PM, Vaughn



DEMOLITION PLANS
EX STA 11+00.00 TO 38+00.00
SCALE: 1"=100'

Sand Creek Demolitions		
Totals	Sq Ft	Acres
Reach 1 Loss	136,986.84	3.14
Reach 2 Loss	136,406.07	3.82
Reach 3 Loss	152,410.55	3.55
Total Permanent Loss	425,803.46	10.51

BENCHMARK

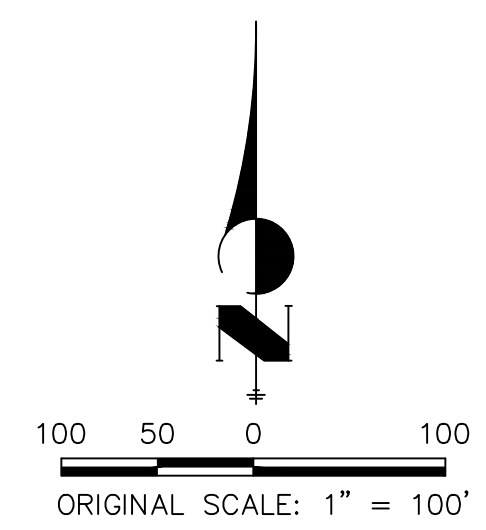
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING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



Know what's below.
Call before you dig.

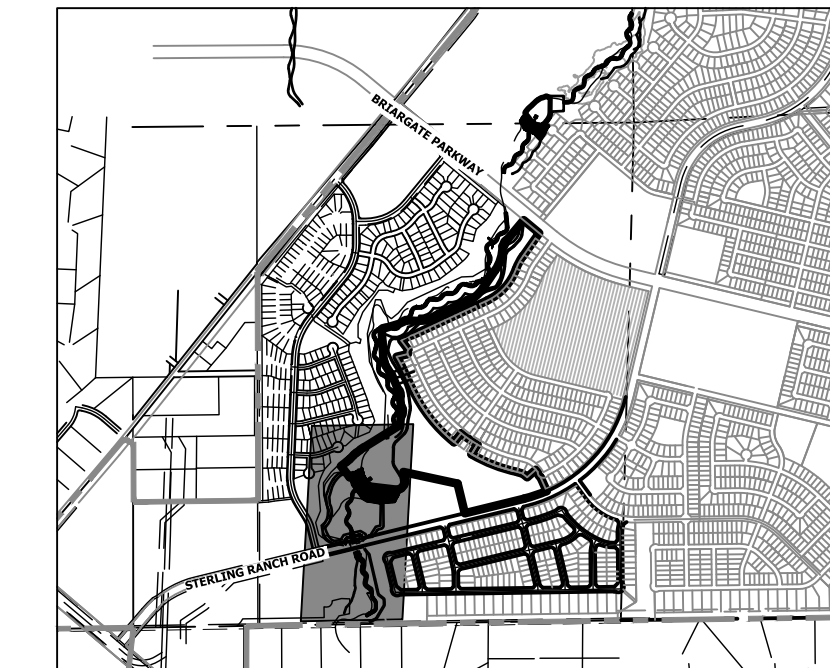
BASIS OF BEARINGS

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LEGEND

- WETLAND: DISTURBED AREAS
- DISTURBED BY OTHERS



KEY MAP
SCALE: 1"=2000'

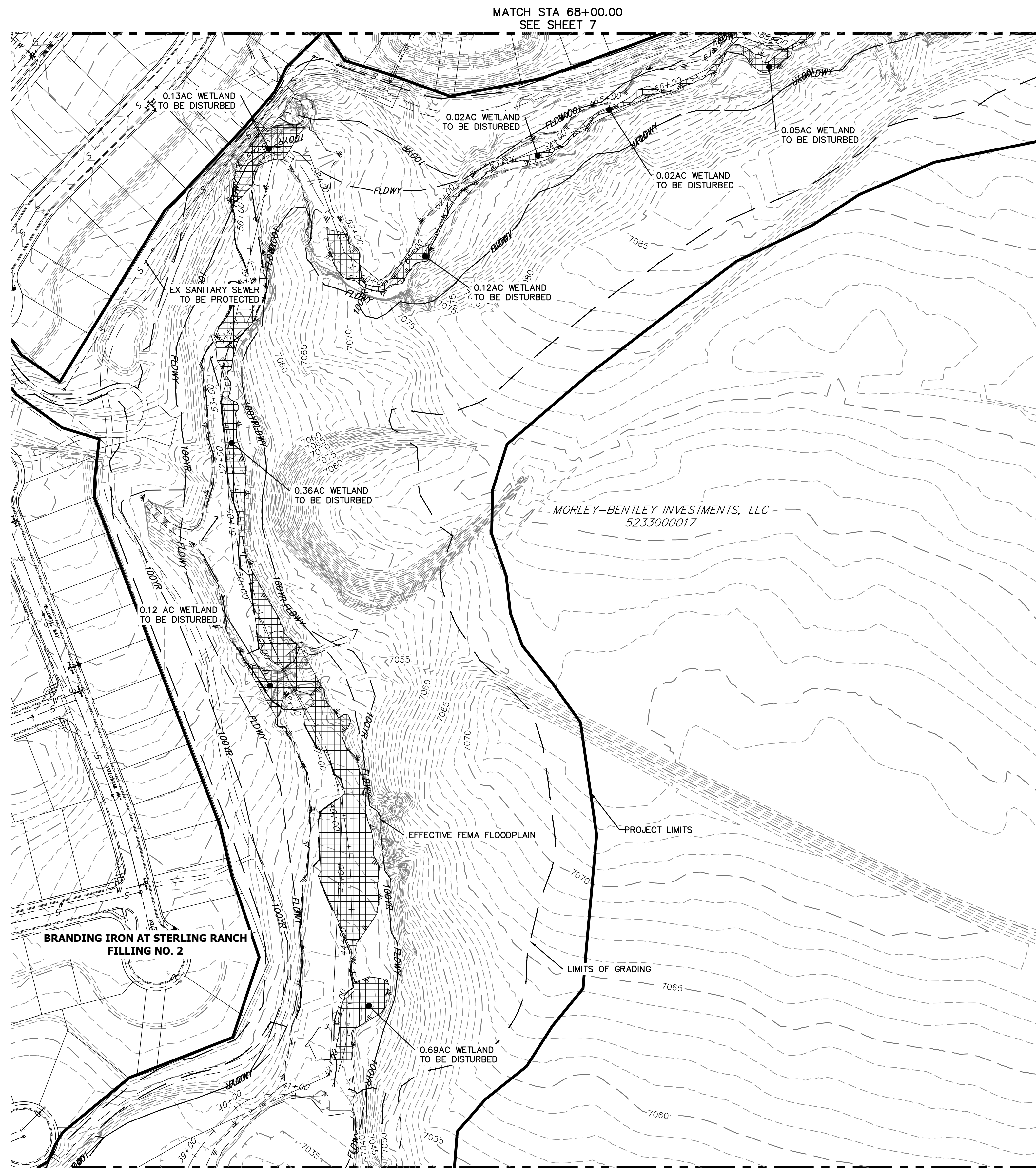
<p>PREPARED FOR</p> <p>SR LAND, LLC</p> <p>20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>BY DATE</p>	<p>REVISION</p>	1"=100'	N/A	10/21/21	DJV	SCH
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY
<p>SAND CREEK RESTORATION</p> <p>DEMOLITION PLAN</p>							<p>SHEET 5 OF 52</p>	<p>JOB NO. 25188.04</p>

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

MIKE A. BRAMBLE
COLORADO P.E. 33211
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

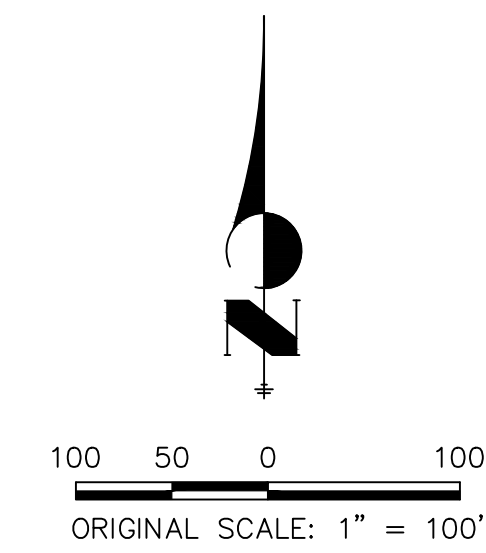
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 EASTING = 233849.817
 ELEVATION = 7030.82

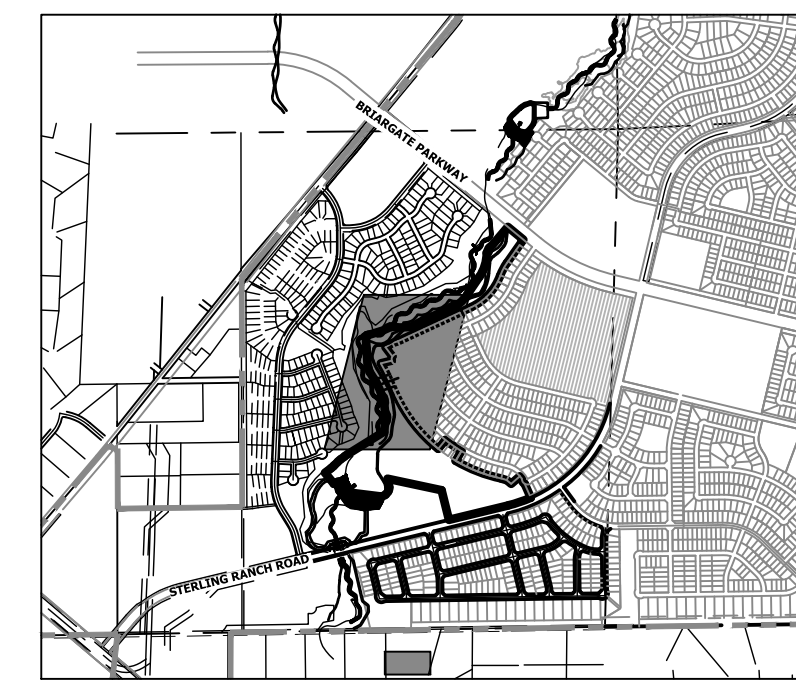
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LEGEND

- WETLAND: DISTURBED AREAS
- DISTURBED BY OTHERS



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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

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

SAND CREEK RESTORATION
DEMOLITION PLAN
 SHEET 6 OF 52
 JOB NO. 25188.04

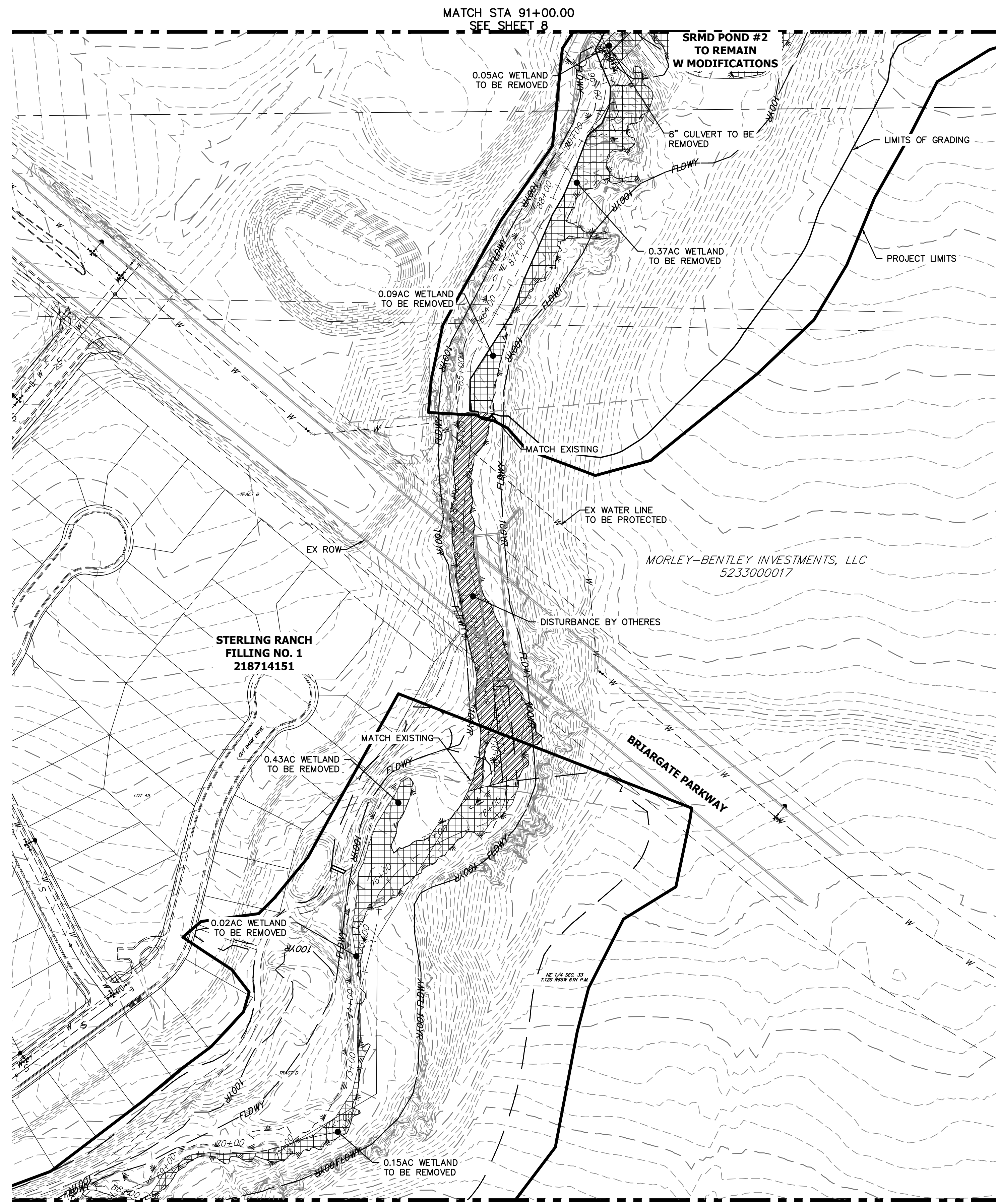
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

 MIKE A. BRAMLEY
 COLORADO P.E. 30110
 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC



A:\25188.04\Drawings\sheet.dwg (Demolition Plans) 10/21/21 4:22:01 PM, VaugheyD



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

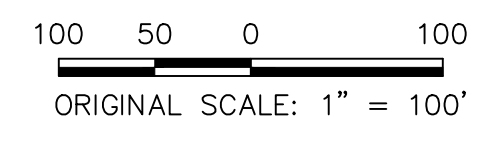
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EASTING = 233849.817
ELEVATION = 7030.82

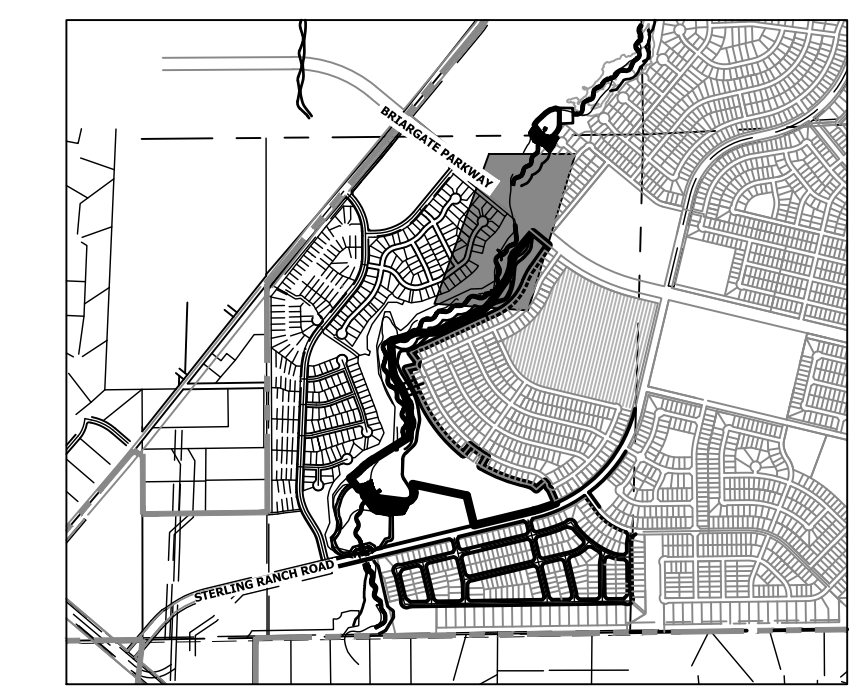
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LEGEND

- WETLAND: DISTURBED AREAS
- DISTURBED BY OTHERS



KEY MAP
SCALE: 1"=2000'

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

No.	REVISION	BY	DATE	1"=100'		DESIGNED BY		CHECKED BY	
				H-SCALE	V-SCALE	DATE	DATE	DATE	DATE
				N/A	N/A	10/21/21	DJV	SCH	

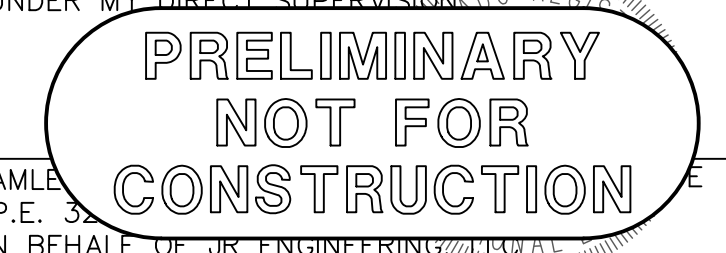
SAND CREEK RESTORATION
DEMOLITION PLAN
SHEET 7 OF 52
JOB NO. 25188.04



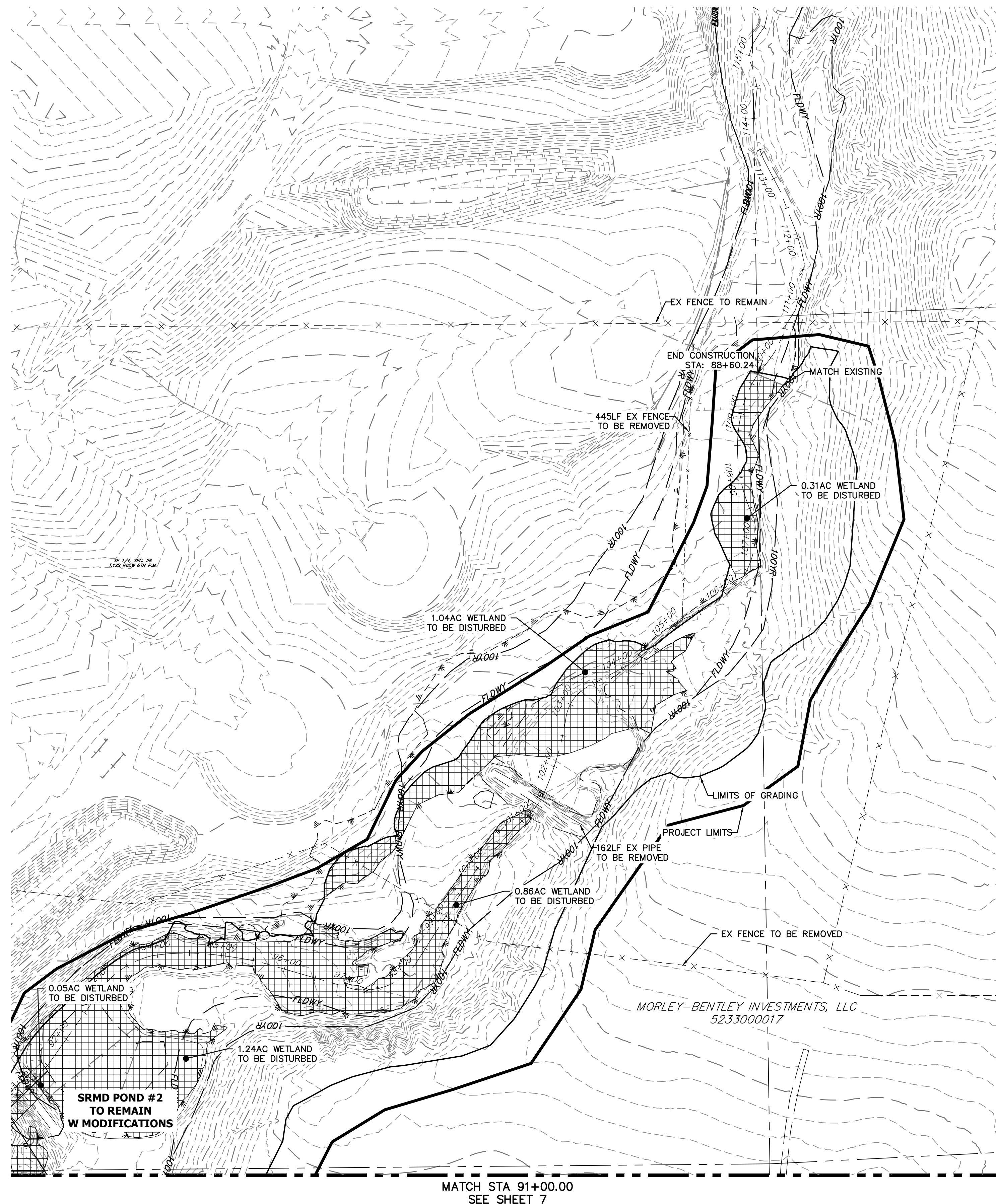
Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL BY
MIKE A. BRAMLEY
REGISTERED PROFESSIONAL ENGINEER
NO. 100000000
COLORADO P.E. 3000000000
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC



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DEMOLITION PLANS
EX STA 91+00.00 TO 110+00.00
SCALE: 1"=100'

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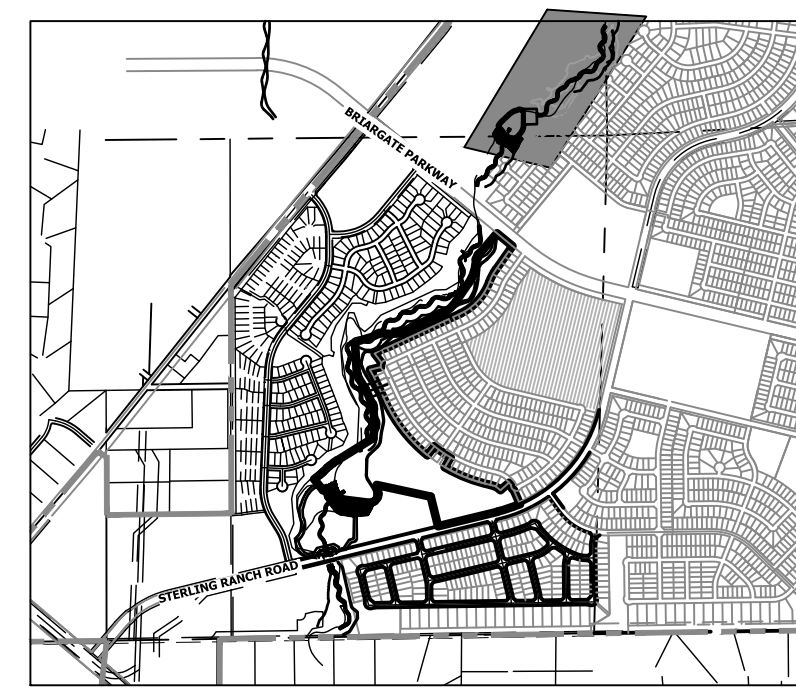
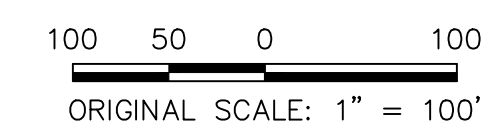
- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "98537", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL BY
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMBLE
COLORADO P.E. 31111
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC



LEGEND

- WETLAND: DISTURBED AREAS [Hatched pattern]
- DISTURBED BY OTHERS [Diagonal line pattern]

SAND CREEK RESTORATION
DEMOLITION PLAN

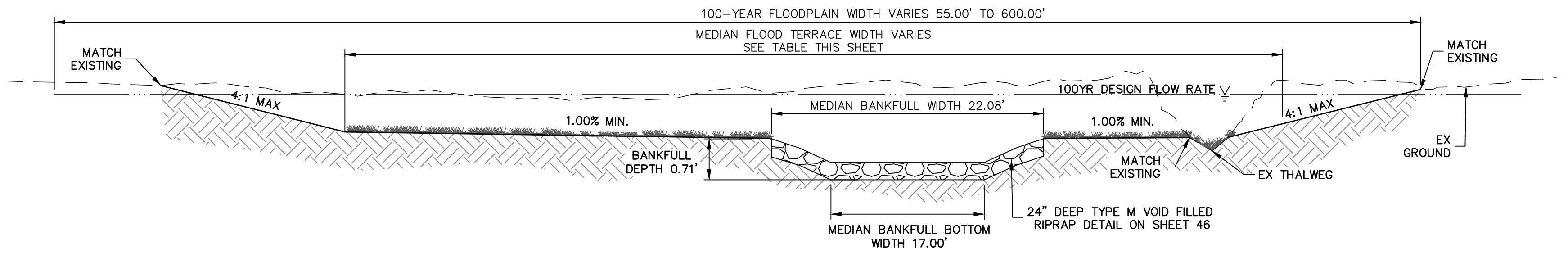
SHEET 8 OF 52
JOB NO. 25188.04

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

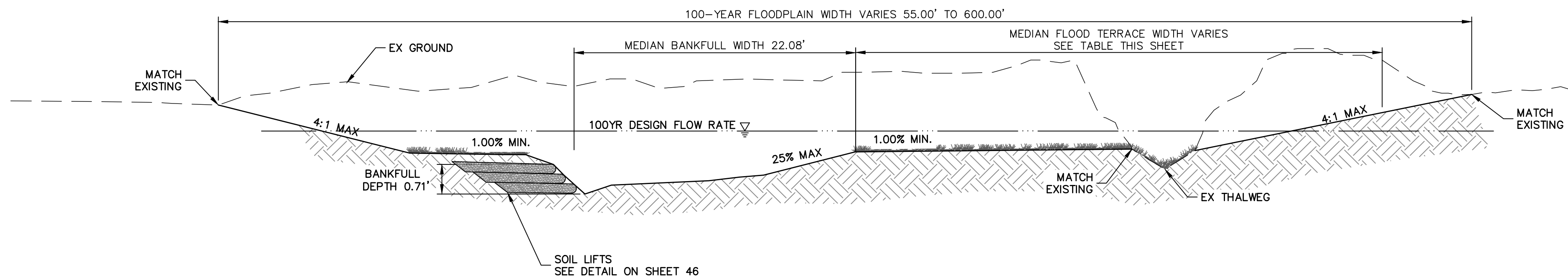
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

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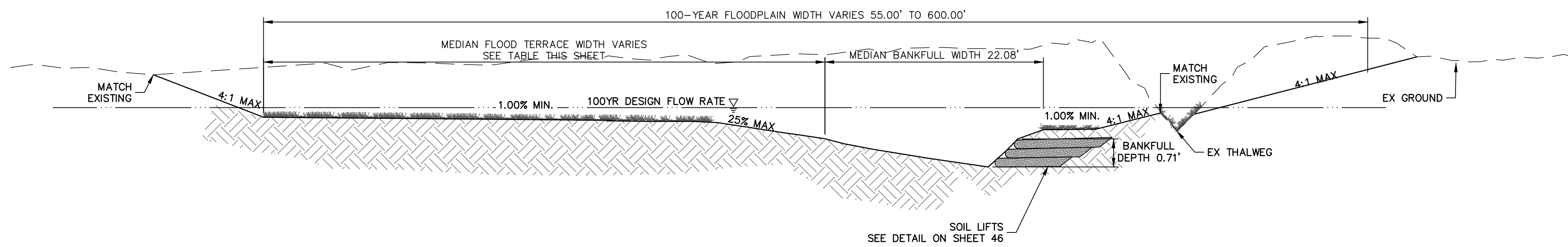




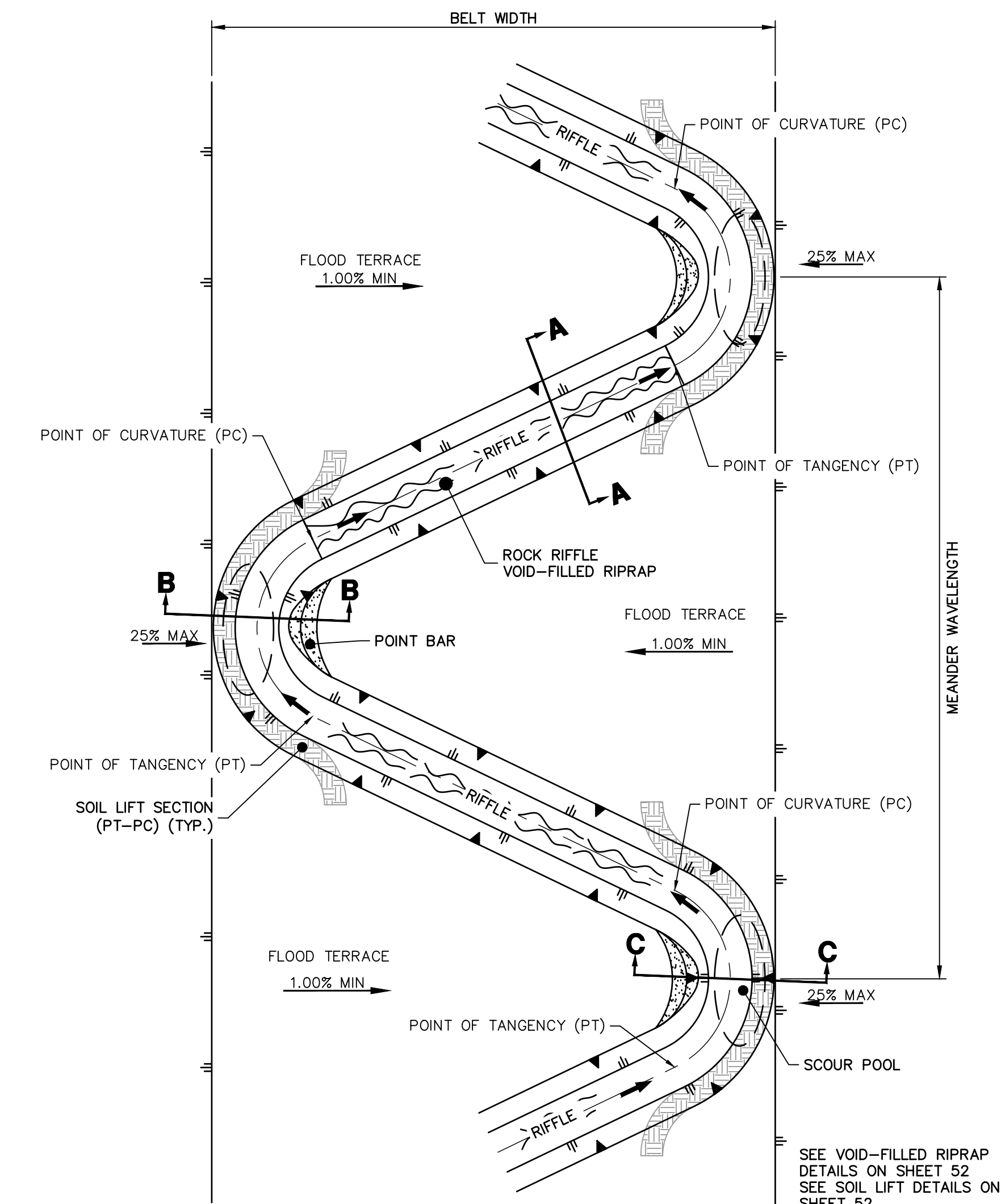
RIFFLE TYPICAL SECTION A-A
SCALE: N.T.S.



LEFT POOL TYPICAL SECTION B-B
SCALE: N.T.S.



RIGHT POOL TYPICAL SECTION C-C
SCALE: N.T.S.



SAND CREEK STREAM LAYOUT TYPICAL - PLAN
SCALE: N.T.S.

Sand Creek Performance Standards			Alternative 2
Parameter	Measurement Method	Functioning	
Hydrology			
Low Flow Channel (B) Discharge (cfs)	Drainage Area Relationship		
Bankfull Channel Discharge (cfs)	Regional Curve and Existing Condition		
Floodplain Terrace Discharge (cfs)	Drainage Area Relationship		
100-year Discharge (cfs)	F15		
Hydraulics			
Flow Dynamics (Bankfull Velocity)		<9.0 fps	
Floodplain Shear Stress		< 1.2 psf	
Geometry (Refer to typical section)			
Proposed Stream Type	Stream Classification		C4
Valley Type	Stream Classification		Terraced Alluvial
Floodplain Connectivity	Bank Height Ratio (BHR)	1.0	1.1
	Entrenchment Ratio (ER)	6.0	8.0
Low Flow Channel (B)			
Width, ft			
Mean Depth, ft			
Max Depth, ft			
Inner Bank Bench Width, ft			
Area (33% Bankfull Area), sqft		4.6	
Bankfull Channel			
Width, ft		17.0	
Mean Depth, ft		0.71	
Max Depth, ft		14.0	
Area, sqft		77	102
Bend to Bend Spacing, ft	4.5 - 6 times Bankfull Width	43	60
Radius of Curvature (ROC), ft	2.5 - 3.5 times Bankfull Width	26	43
Tangent Lengths, ft	1.5 - 2.5 times Bankfull Width	153	204
Meander Wavelength, ft	9 - 12 times Bankfull Width	34	60
Meander Beltwidth, ft	2 - 3.5 times Bankfull Width		
Flood Terrace			
Width, ft			
Area (300% of Bankfull Area), sqft			
Bend to Bend Spacing, ft	Same as Bankfull Pattern	0	0
Radius of Curvature, ft	2 - 4 times the Flood Terrace Width	17	34
Tangent Riffle Lengths, ft	1 - 2 times the Bankfull Width	0	0
Meander Beltwidth, ft	1.5 - 2 times the Flood Terrace Width		
Expansion and Contraction Ratios	greater than 10:1		
100-year Floodplain			
Width, ft			
Radius of Curvature, ft	2 - 50 times the Floodplain Width	0	0
Tangent Lengths, ft	1 - 2 times the Bankfull Width	17	34
Meander Beltwidth, ft	1.0 - 2 times the Floodplain Width	0	0
Expansion and Contraction Ratios	greater than 10:1		

Add a note addressing what is proposed where this is not met

Add Froude No. standard (to be subcritical except at drops/riffles)

Add the capacity of 2, 10, and 100-year flows and criteria used (see drainage report redlines)

REACH STA	MDDP (100YR)	MEDIAN FLOOD TERRACE WIDTH
1+00.00 TO 10+05.89	1591 cfs	52.00' TO 270.00'
11+18.00 TO 59+27.25	2036 cfs	160.00' TO 410.00'
61+54.83 TO 88+62.94	1834 cfs	180.00' TO 255.00'

SAND CREEK TYPICAL SECTIONS
REACH 1: STA: 1+00.00 TO 10+05.89
REACH 2: STA: 11+18.00 TO 59+27.25
REACH 3: STA: 61+54.83 TO 88+62.94



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30000
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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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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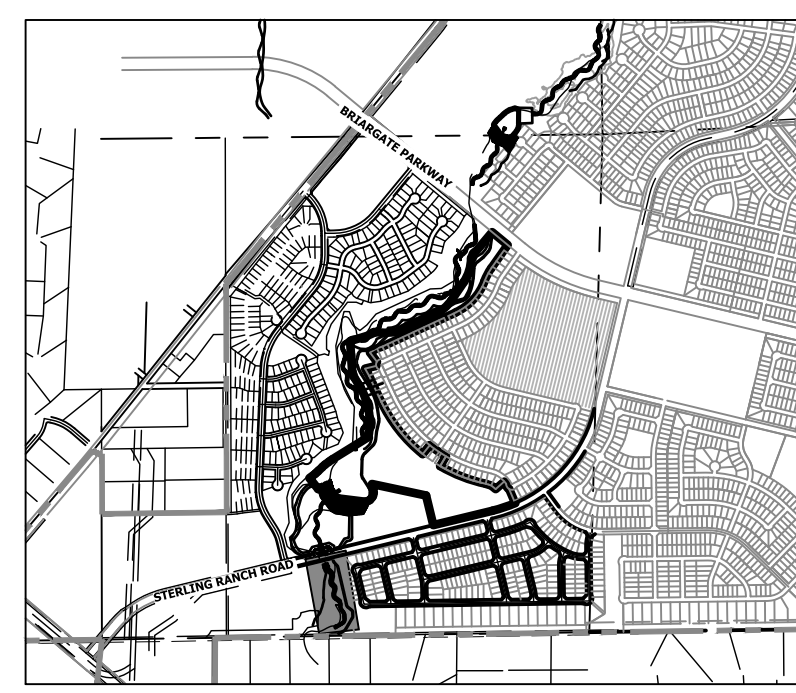
BY	DATE	REVISION

SAND CREEK RESTORATION
TYPICAL SECTIONS

SHEET 9 OF 52
JOB NO. 25188.04



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

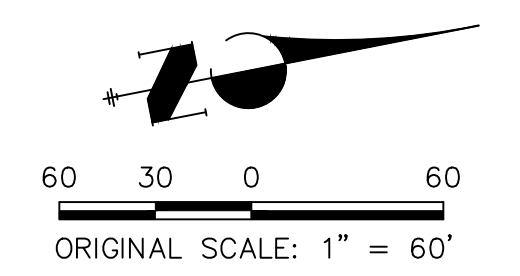


KEY MAP
SCALE: 1"=2000'

LINE AND CURVE TABLES - SAND CREEK FLOOD TERRACE CHANNEL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°40'39"E	21.32'
L2	N77°25'27"E	49.47'
L3	N28°06'10"W	38.95'
L4	N09°33'17"E	44.06'
L5	N21°47'54"W	106.34'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°44'47"	200.00'	180.63'
C2	105°31'37"	200.00'	368.36'
C3	37°39'27"	200.00'	131.45'
C4	31°21'11"	200.00'	109.44'



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COLORADO SPRINGS, CO 80903
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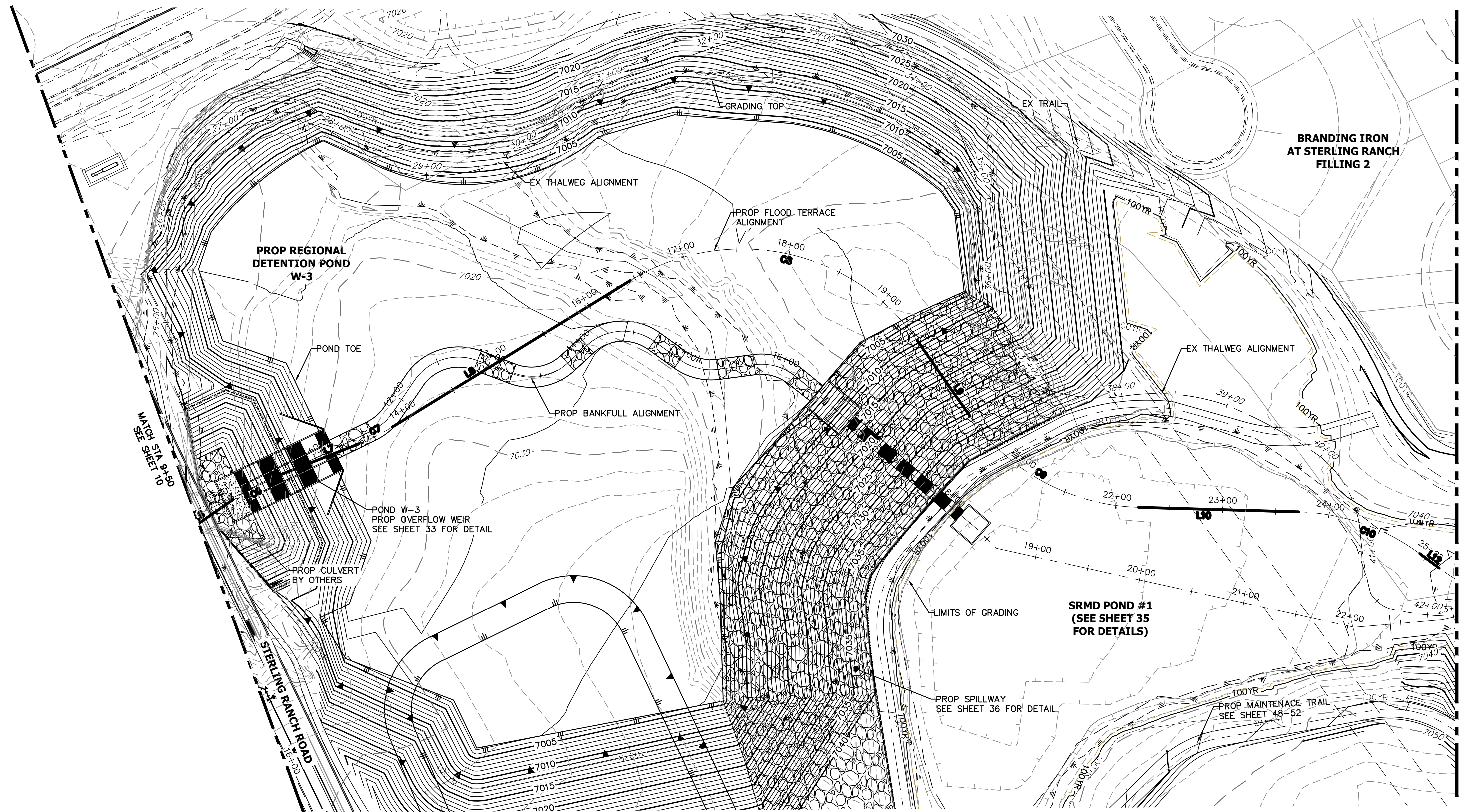
H-SCALE	V-SCALE	DATE	DESIGNED BY		DRAWN BY		CHECKED BY	
			N/A	DJV	DJV	SCH		
1"=60'	N/A	10/21/21						

SAND CREEK RESTORATION
HORIZONTAL CONTROL PLAN

SHEET 10 OF 52
JOB NO. 25188.04



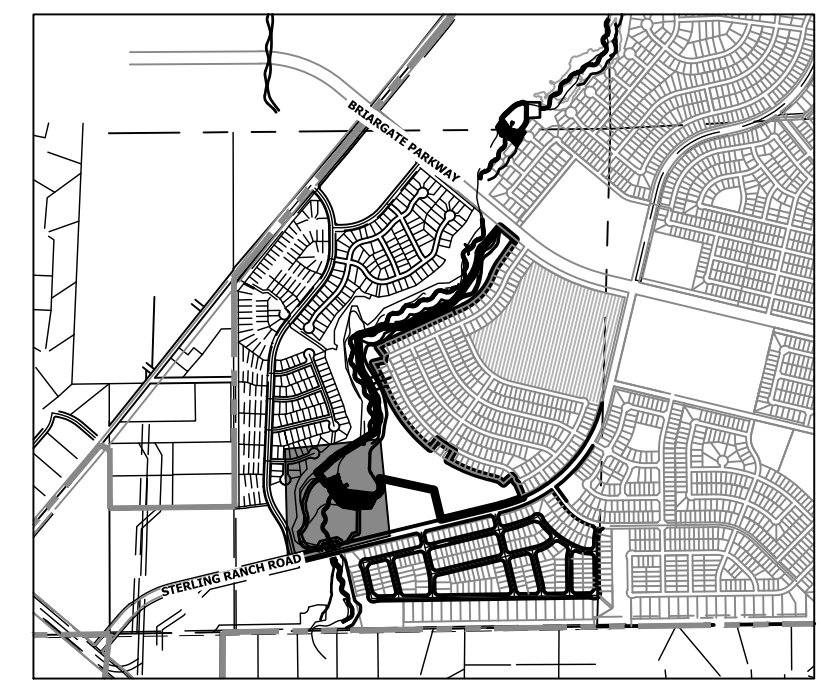
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 31111
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

LINE AND CURVE TABLES - SAND CREEK FLOOD TERRACE CHANNEL

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L6	N22°48'27"W	65.27'	C5	1°00'33"	200.00'	3.52'
L7	N09°27'45"W	82.45'	C6	13°20'42"	200.00'	46.58'
L8	N19°37'18"W	261.89'	C7	10°09'33"	200.00'	35.46'
L9	N67°06'17"E	86.71'	C8	86°43'35"	200.00'	302.73'
L10	S13°36'47"W	150.22'	C9	53°29'30"	200.00'	186.72'
L12	N48°33'18"E	22.55'	C10	34°56'31"	200.00'	121.97'



KEY MAP
SCALE: 1"=2000'

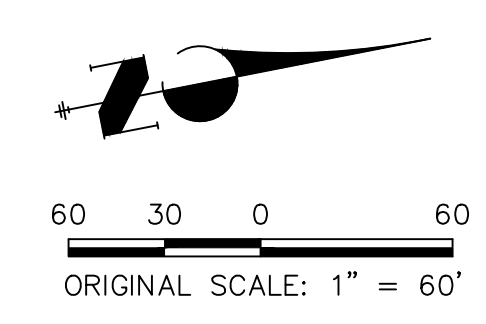
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

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2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

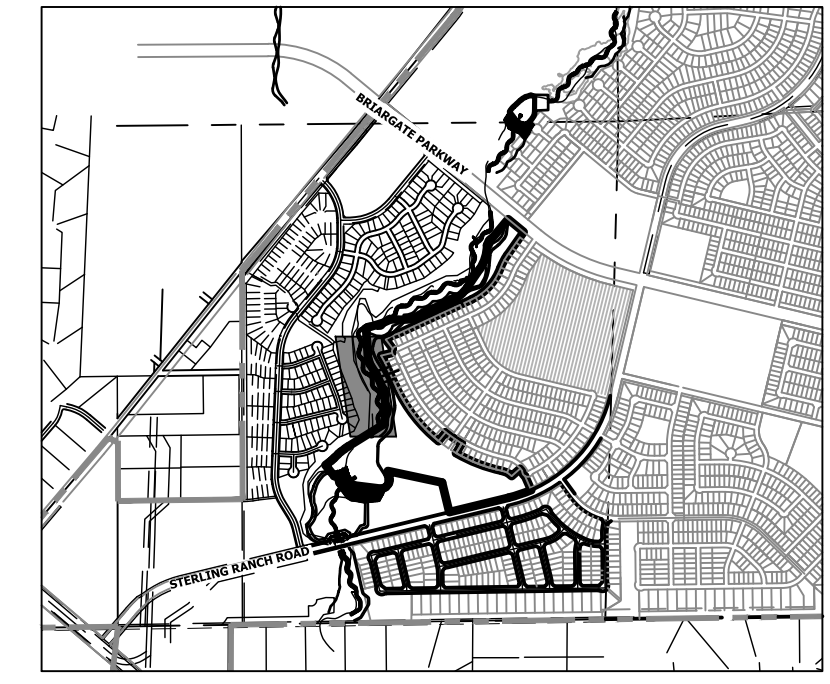
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			No.	DATE
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DESIGNED BY	DJV			
DRAWN BY	SCH			
CHECKED BY				

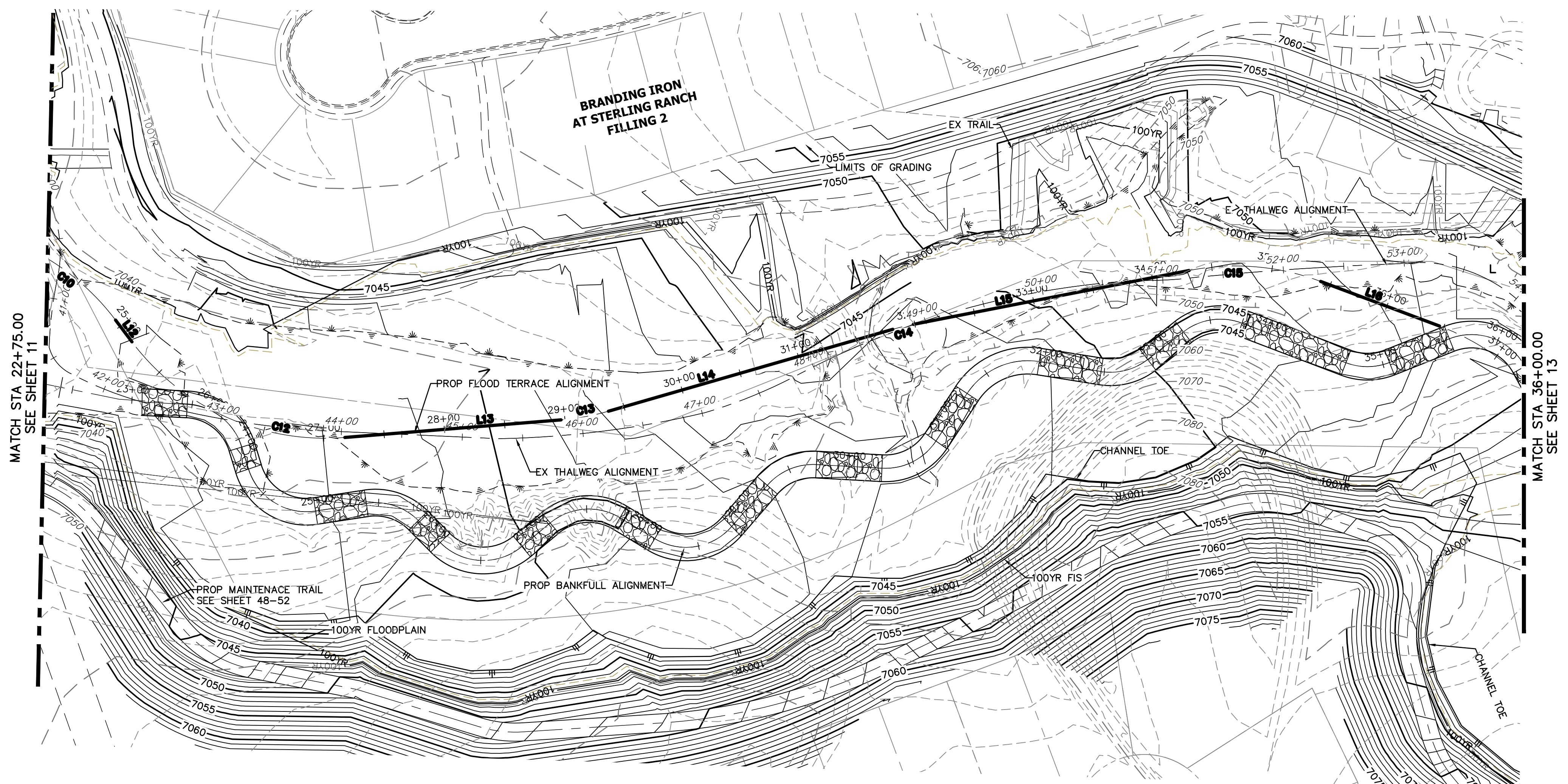
SAND CREEK RESTORATION
HORIZONTAL CONTROL PLAN
SHEET 11 OF 52
JOB NO. 25188.04



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30000
FOR AND ON BEHALF OF JR ENGINEERING, LLC



KEY MAP
SCALE: 1"=2000'

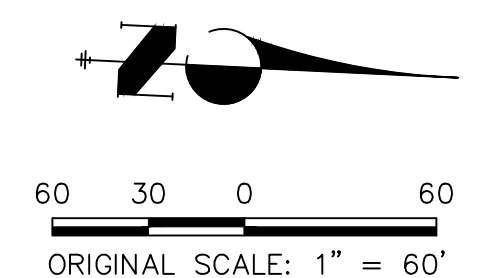


HORIZONTAL CONTROL PLAN - SECOND CREEK CHANNEL
SCALE: 1"=60'

LINE AND CURVE TABLES - SAND CREEK FLOOD TERRACE CHANNEL

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N48°33'18"E	22.55'
L13	N09°07'34"W	179.29'
L14	N20°33'37"W	244.58'
L15	N15°32'30"W	232.30'
L16	N16°06'36"E	105.01'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C12	57°40'52"	200.00'	201.34'	
C13	11°26'04"	200.00'	39.91'	
C14	5°01'08"	200.00'	17.52'	
C15	31°39'06"	200.00'	110.48'	



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL BY
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. No. 25188
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

SAND CREEK RESTORATION
HORIZONTAL CONTROL PLAN
SHEET 12 OF 52
JOB NO. 25188.04

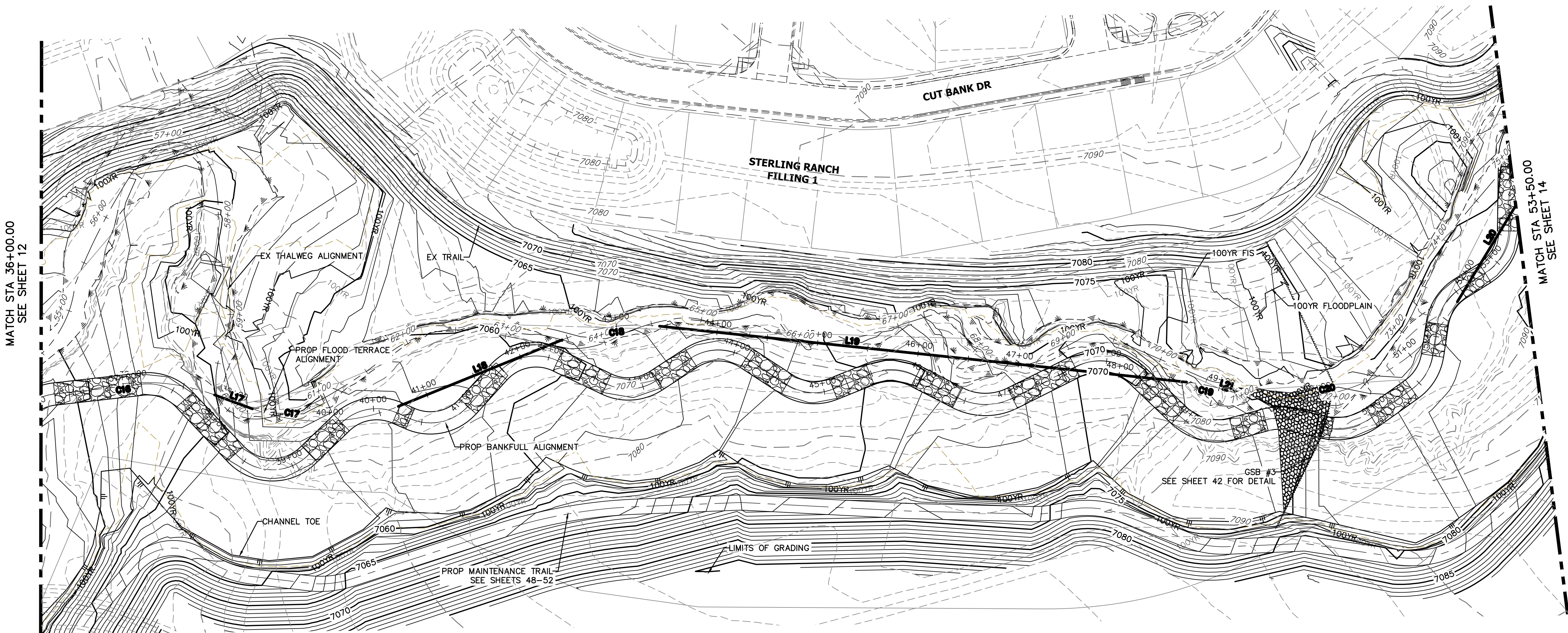
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1"=60'	N/A	10/21/21	DJV	SCH	

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2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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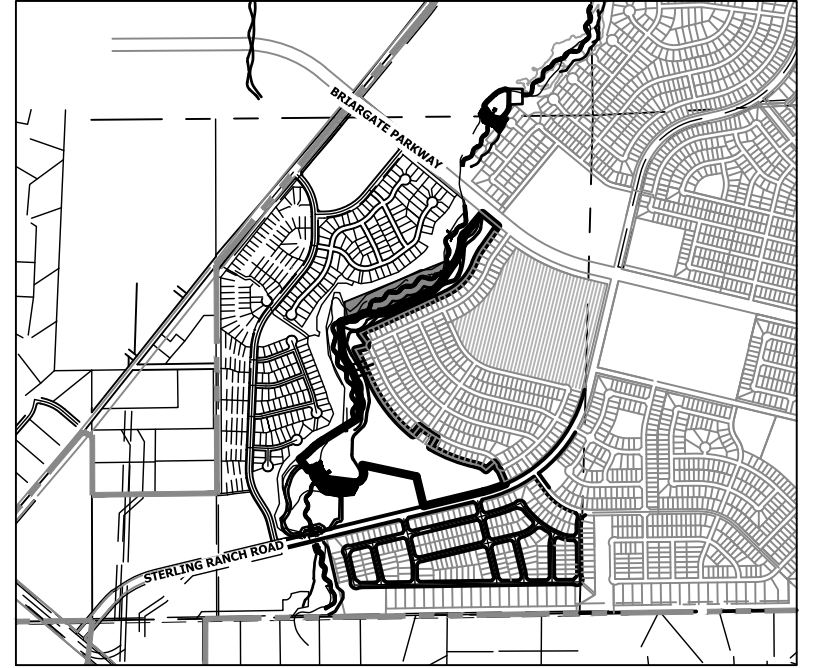
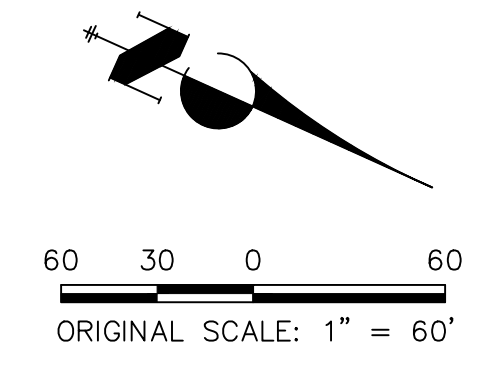


HORIZONTAL CONTROL PLAN - SECOND CREEK CHANNEL
SCALE: 1"=60'

LINE AND CURVE TABLES - SAND CREEK FLOOD TERRACE CHANNEL

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N83°30'44"E	39.99'
L18	N41°12'49"E	174.99'
L19	N69°22'36"E	524.37'
L20	N04°34'45"E	280.81'
L21	N79°52'04"E	4.37'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	67°24'08"	200.00'	235.28'
C17	42°17'55"	200.00'	147.65'
C18	28°09'48"	200.00'	98.31'
C19	10°29'27"	200.00'	36.62'
C20	75°17'19"	200.00'	262.81'



KEY MAP
SCALE: 1"=2000'

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2ND FLOOR
COLORADO SPRINGS, CO 80903
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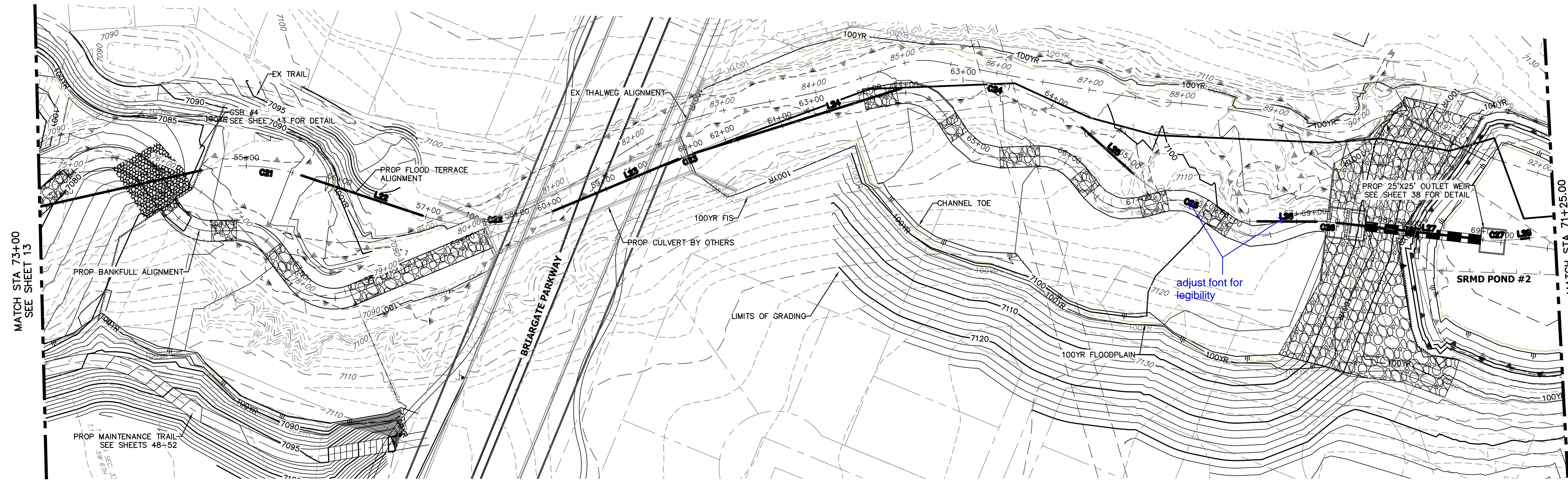
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SAND CREEK RESTORATION
HORIZONTAL CONTROL PLAN

SHEET 13 OF 52
JOB NO. 25188.04



ENGINEER'S STATEMENT
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MIKE A. BRAMLEY
COLORADO P.E. 30000
FOR AND ON BEHALF OF JR ENGINEERING

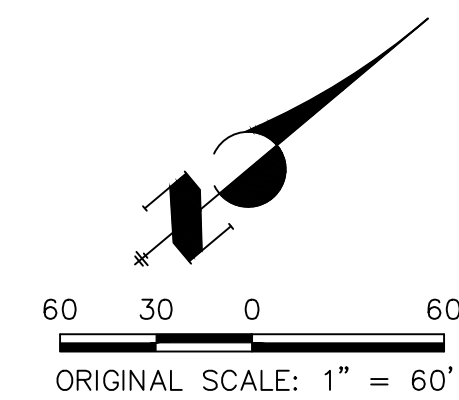


HORIZONTAL CONTROL PLAN - SECOND CREEK CHANNEL

SCALE: 1"=60'

LINE AND CURVE TABLES - SAND CREEK FLOOD TERRACE CHANNEL

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L22	N35°34'23"E	136.50'	C21	30°59'37"	200.00'	108.19'
L23	N05°20'40"W	144.08'	C22	40°55'03"	200.00'	142.83'
L24	N00°08'15"W	231.64'	C23	5°12'25"	200.00'	18.18'
L25	N59°00'59"E	73.58'	C24	59°09'14"	200.00'	206.49'
L26	N17°28'01"E	63.10'	C25	41°32'58"	200.00'	145.04'
L27	N23°44'28"E	151.64'	C26	6°16'26"	200.00'	21.90'
L28	N10°35'12"E	8.46'	C27	13°09'16"	200.00'	45.92'



Know what's below.
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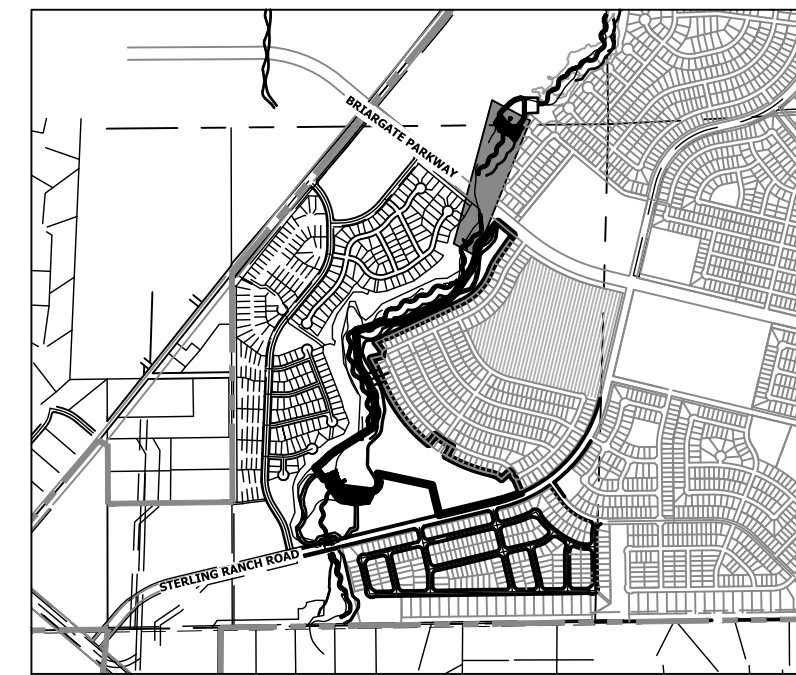
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NOT FOR
CONSTRUCTION**

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COLORADO P.E. # 31111
FOR AND ON BEHALF OF JR ENGINEERING, LLC

JOB NO. 25188.04



KEY MAP
SCALE: 1"=2000'

SAND CREEK RESTORATION

HORIZONTAL CONTROL PLAN

SHEET 14 OF 52

JOB NO. 25188.04

No. REVISION

H-SCALE 1"=60'
V-SCALE N/A

DATE 10/21/21

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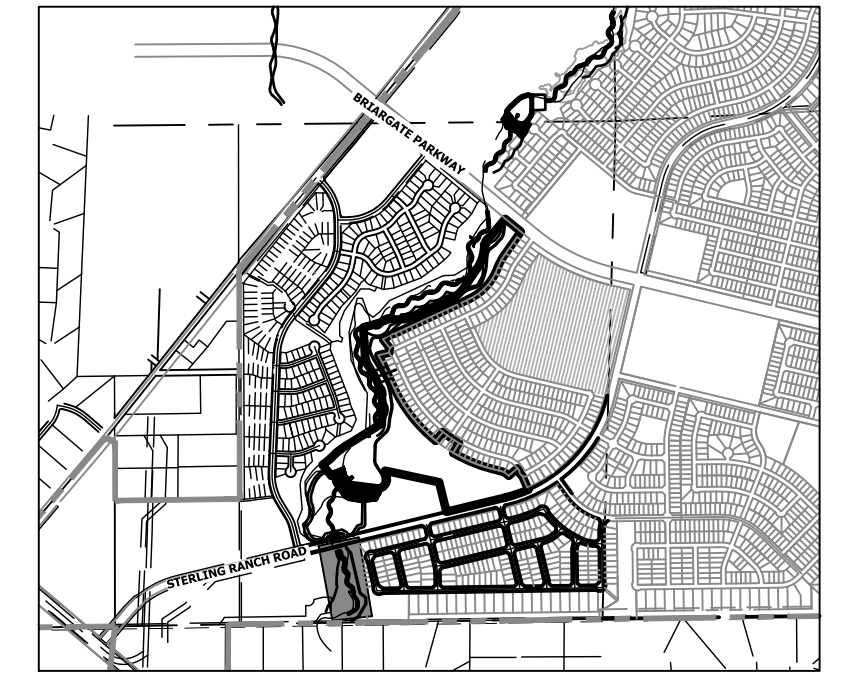
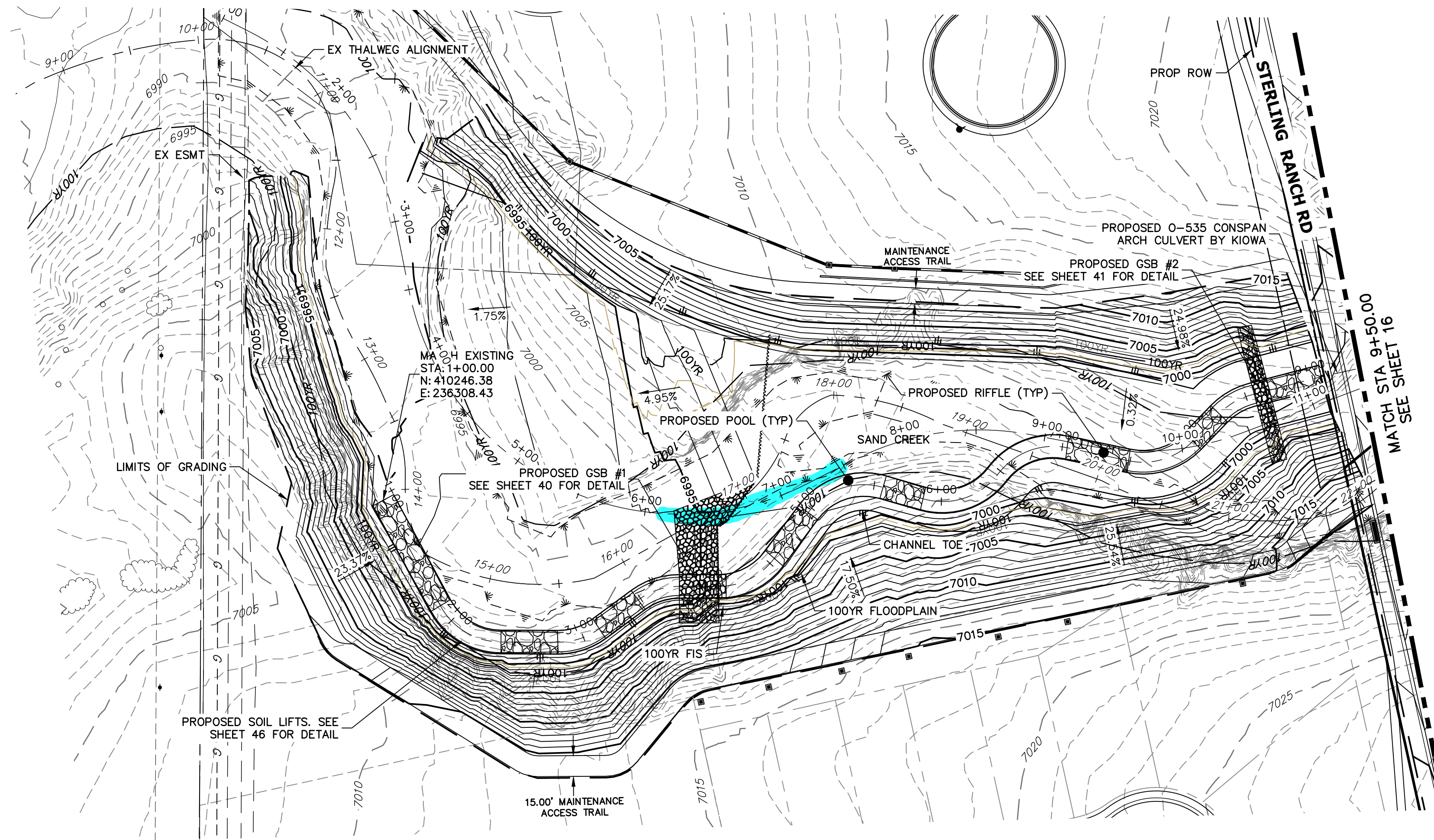
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PREPARED FOR

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

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AUTHORIZATION.

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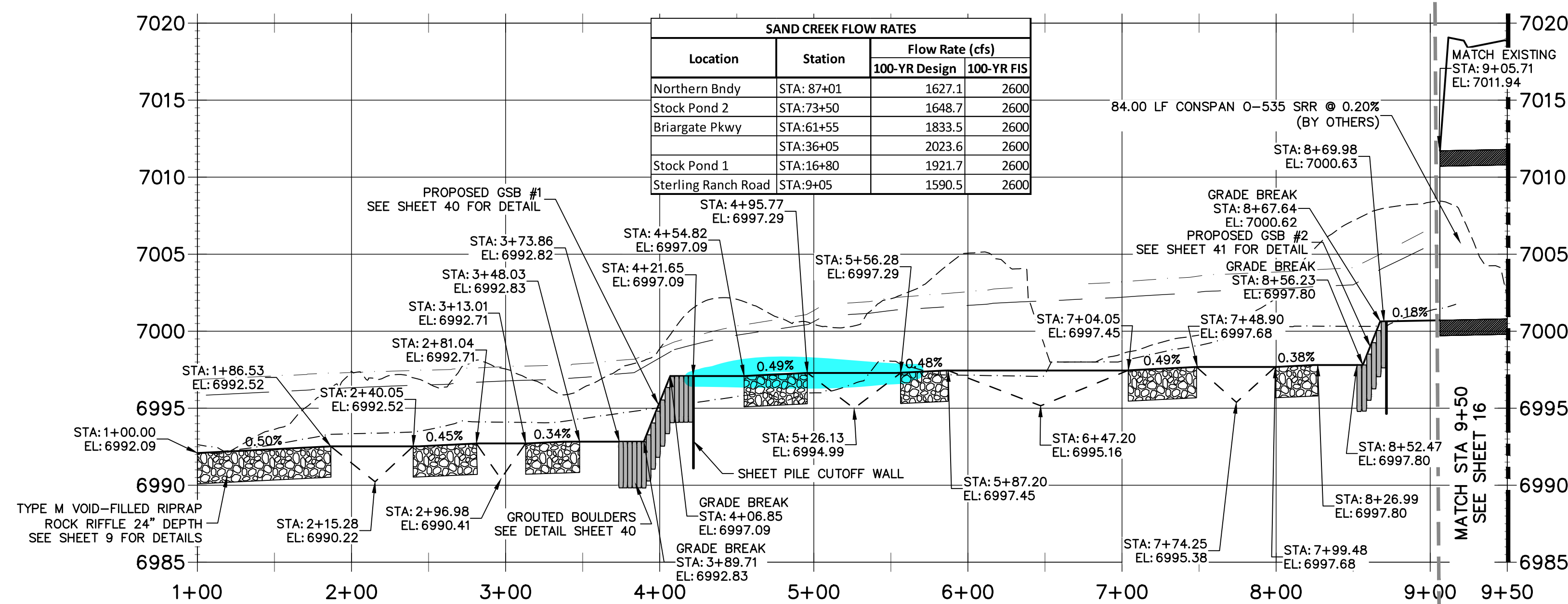
KEY MAP
SCALE: 1"=2000'

LEGEND

- FINISHED GRADE @ CHANNEL ☉
- THALWEG
- EXISTING GRADE @ CHANNEL ☉
- EXISTING THALWEG
- 100-YR HGL
- 100-YR FIS
- 100-YR DESIGN WSEL

(Areas of concern are highlighted)

**SAND CREEK - BANKFULL PROFILE 1
STA 1+00.00 TO 9+50.00**



BENCHMARK

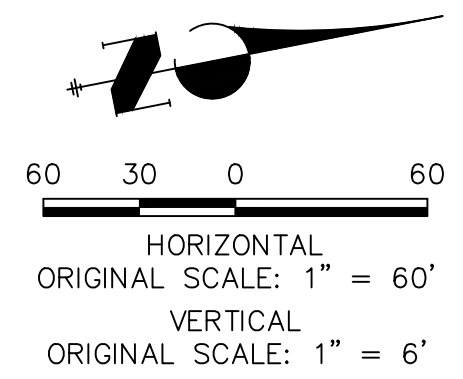
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EASTING = 235167.071
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411389.962
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.

NOTE

NO GRADING OR CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. NO. 30877
FOR AND ON BEHALF OF JR ENGINEERING, INC.

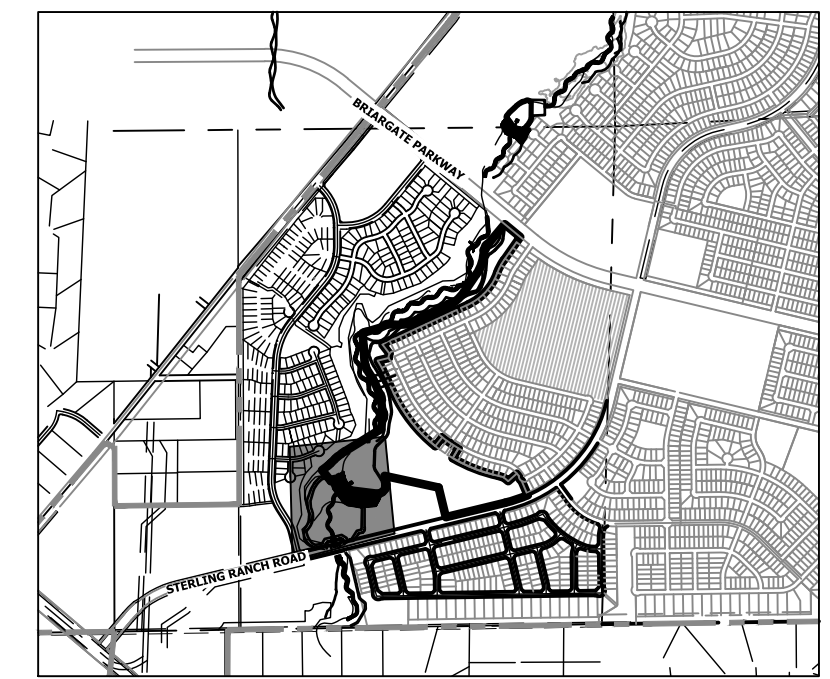
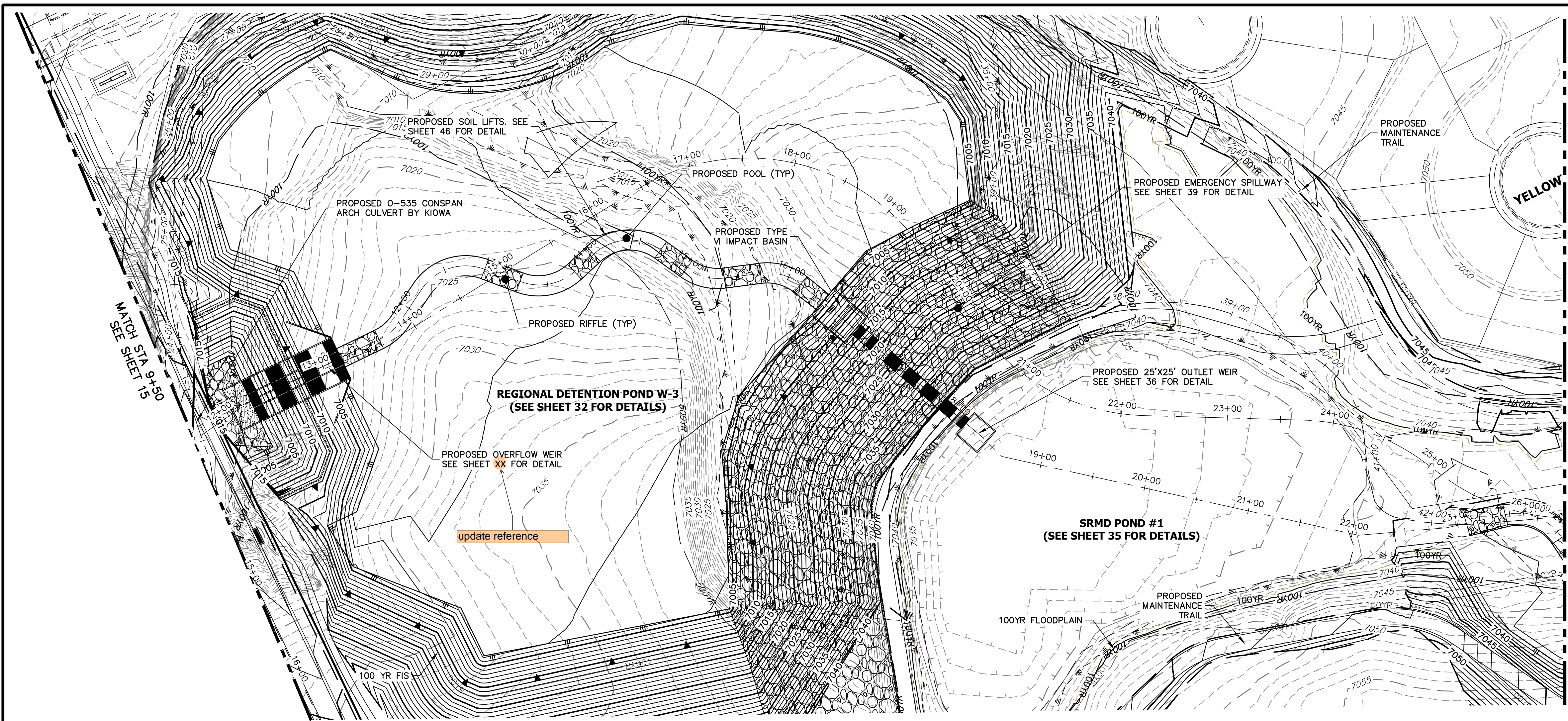
PREPARED FOR
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20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

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No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	D/W	SCH	CHECKED BY
				1"=60'	1"=6'	10/21/21	DJV					

SAND CREEK RESTORATION
CHANNEL PLAN & PROFILE
SHEET 15 OF 52
JOB NO. 25188.04

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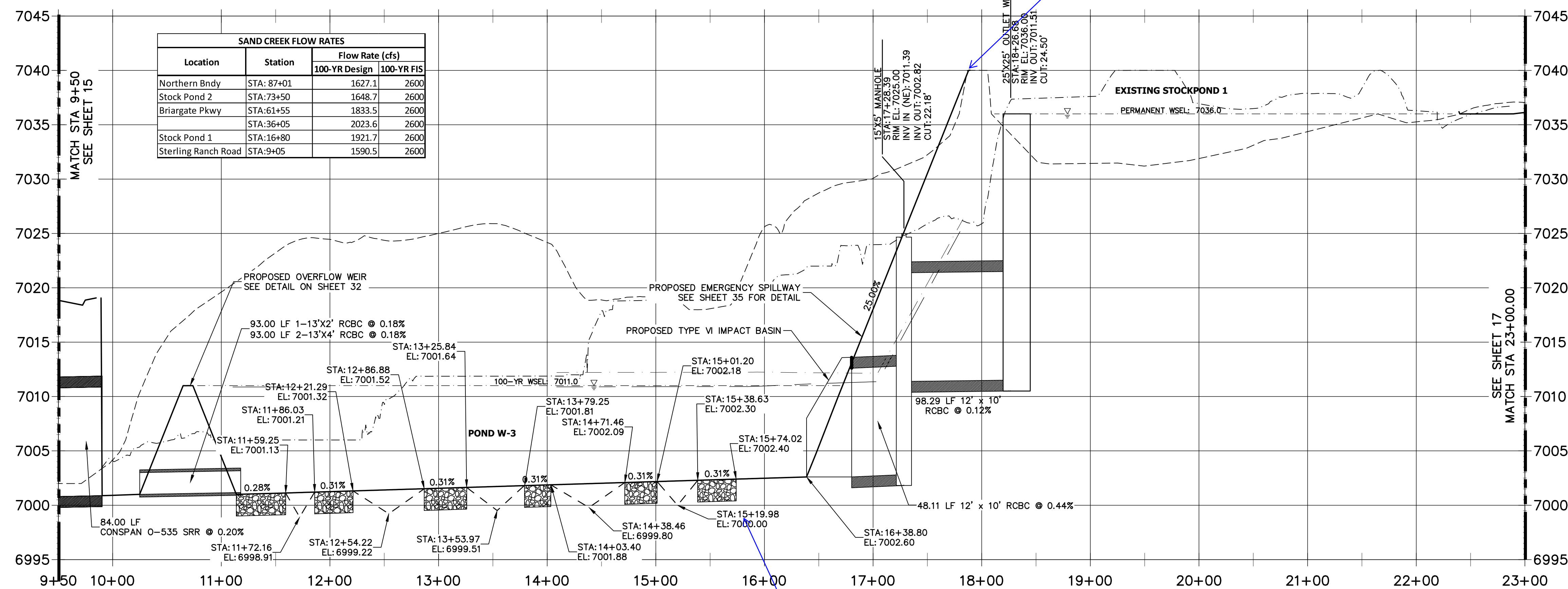


KEY MAP
SCALE: 1"=2000'

LEGEND

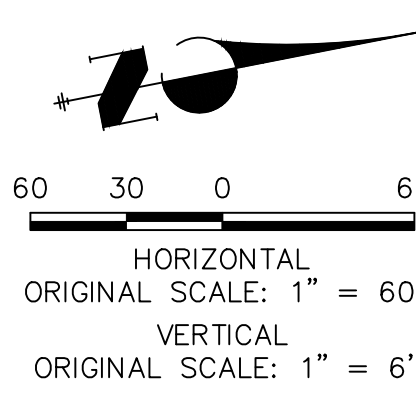
- FINISHED GRADE @ CHANNEL ☉
- - - THALWEG
- - - EXISTING GRADE @ CHANNEL ☉
- - - EXISTING THALWEG
- 100-YR HGL
- - - 100-YR FIS
- 100-YR DESIGN WSEL

**SAND CREEK - BANKFULL PROFILE 2
STA 9+50.00 TO 23+00.00**



label spillway elev., reference detail sheets

are these labels needed?



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMBLE
COLORADO P.E. NO. 30101
FOR AND ON BEHALF OF JR ENGINEERING, INC.

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

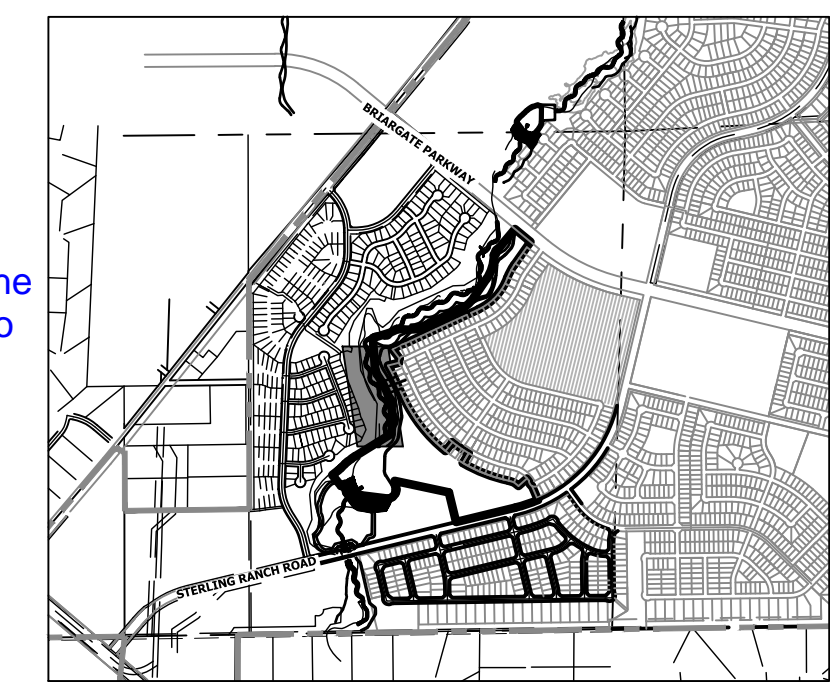
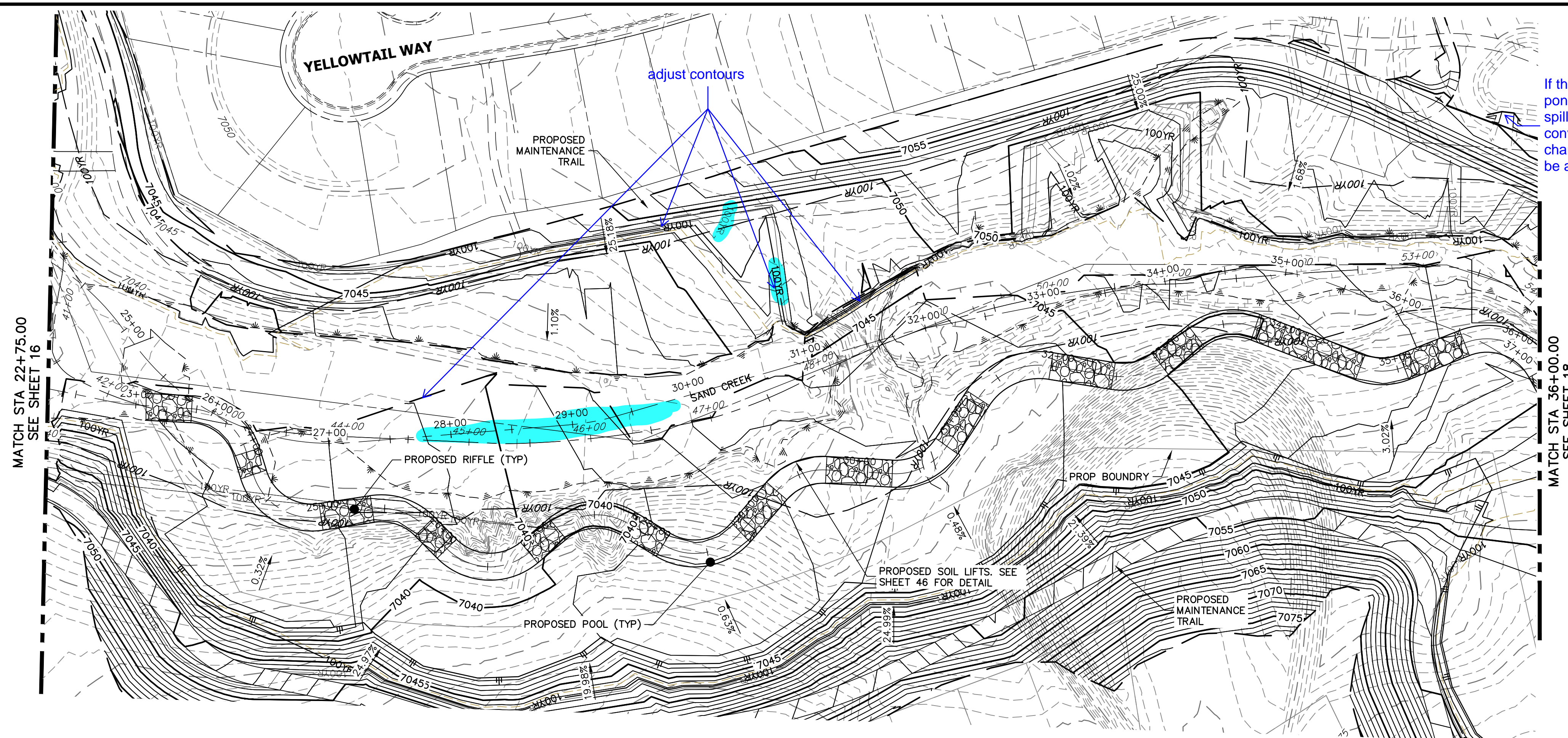
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BY	DATE	No.	REVISION

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V-SCALE 1"=6'
DATE 10/21/21
DESIGNED BY DJV
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CHECKED BY

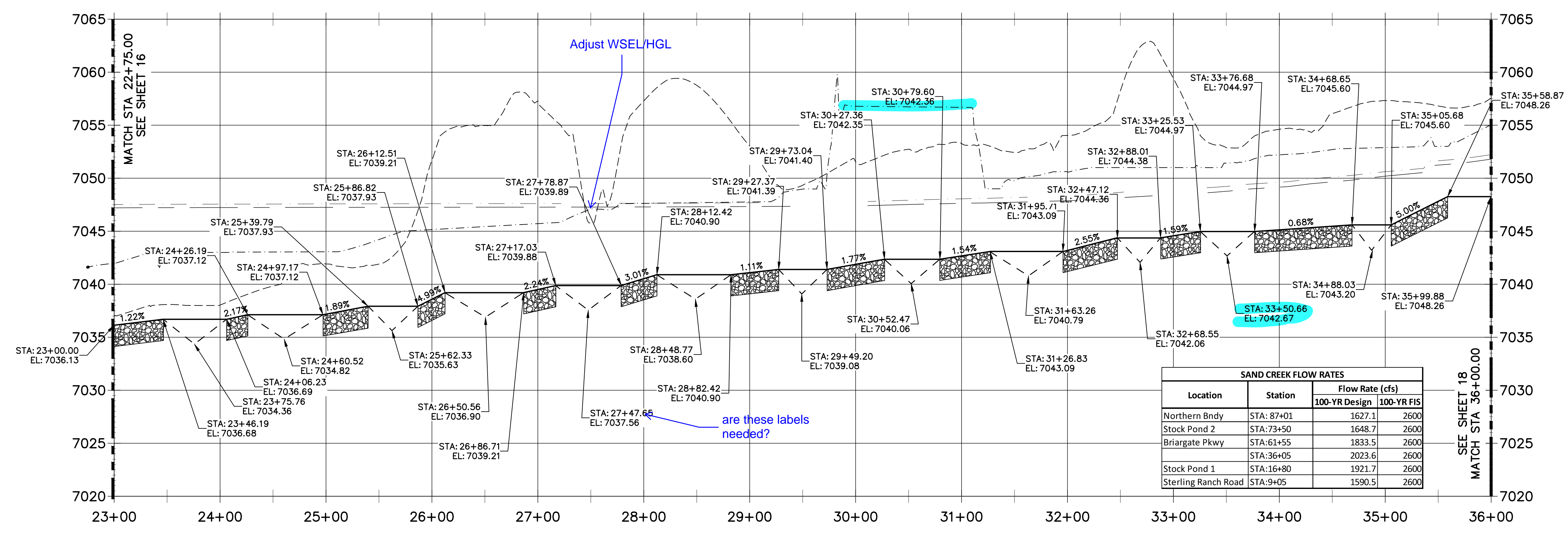
SAND CREEK RESTORATION
CHANNEL PLAN & PROFILE

SHEET 16 OF 52
JOB NO. 25188.04



- LEGEND**
- FINISHED GRADE @ CHANNEL
 - - - THALWEG
 - - - EXISTING GRADE @ CHANNEL
 - - - EXISTING THALWEG
 - 100-YR HGL
 - 100-YR FIS
 - 100-YR DESIGN WSEL

**SAND CREEK - BANKFULL PROFILE 3
STA 23+00.00 TO 36+00.00**



811
Know what's below.
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HORIZONTAL ORIGINAL SCALE: 1" = 60'
VERTICAL ORIGINAL SCALE: 1" = 6'

ENGINEER'S STATEMENT
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PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. No. 30101
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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2ND FLOOR
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JAMES F. MORLEY
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BY	DATE	No.	REVISION

H-SCALE 1"=60'
V-SCALE 1"=6'
DATE 10/21/21
DESIGNED BY DJV
DRAWN BY SCH
CHECKED BY

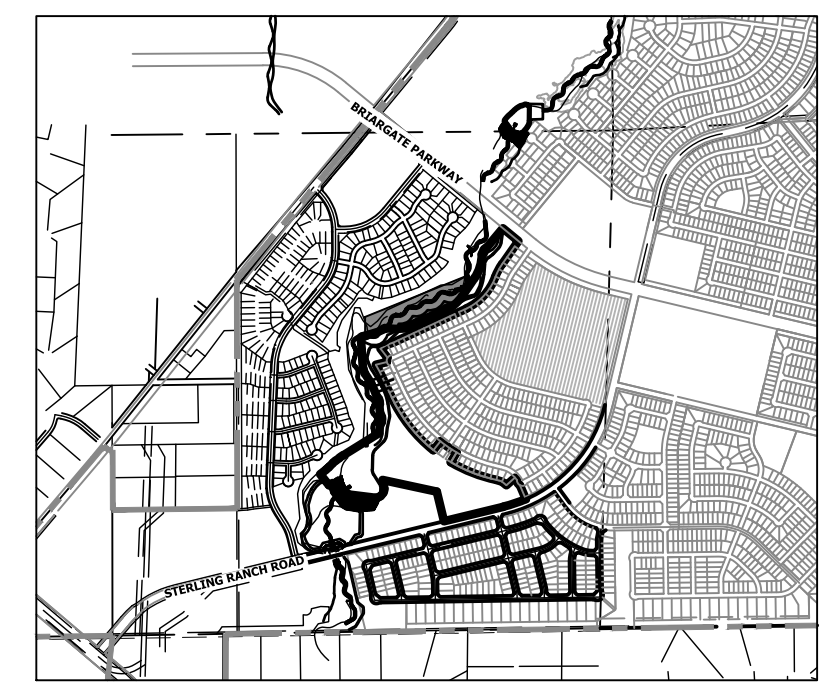
**SAND CREEK RESTORATION
CHANNEL PLAN & PROFILE**

SHEET 17 OF 52
JOB NO. 25188.04

MATCH STA 36+00.00
SEE SHEET 17



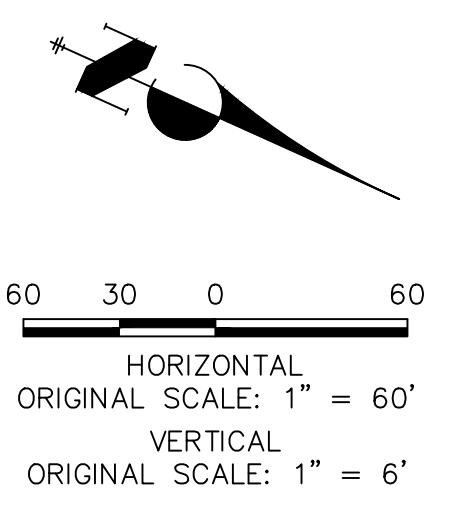
MATCH STA 53+50.00
SEE SHEET 19



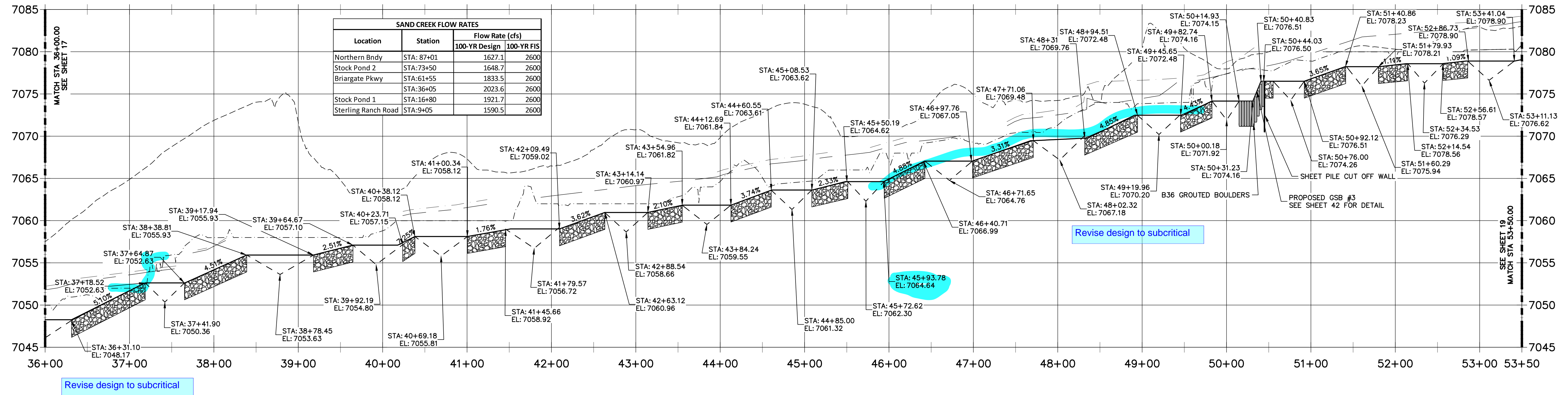
KEY MAP
SCALE: 1"=2000'

LEGEND

- FINISHED GRADE @ CHANNEL C
- - - THALWEG
- - - EXISTING GRADE @ CHANNEL C
- - - EXISTING THALWEG
- 100-YR HGL
- 100-YR FIS
- 100-YR DESIGN WSEL



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



Revise design to subcritical

Revise design to subcritical



ENGINEER'S STATEMENT

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**PRELIMINARY
NOT FOR
CONSTRUCTION**

MIKE A. BRAMBLE
COLORADO P.E. # 10000
FOR AND ON BEHALF OF JR ENGINEERING

BY	DATE				
	REVISION	No.	DATE	DESIGNED BY	DRAWN BY
H-SCALE	1"=60'				
V-SCALE	1"=6'				
DATE	10/21/21				
DESIGNED BY	DJV				
DRAWN BY	SCH				
CHECKED BY					
SAND CREEK RESTORATION					
CHANNEL PLAN & PROFILE					
SHEET 18 OF 52					
JOB NO. 25188.04					

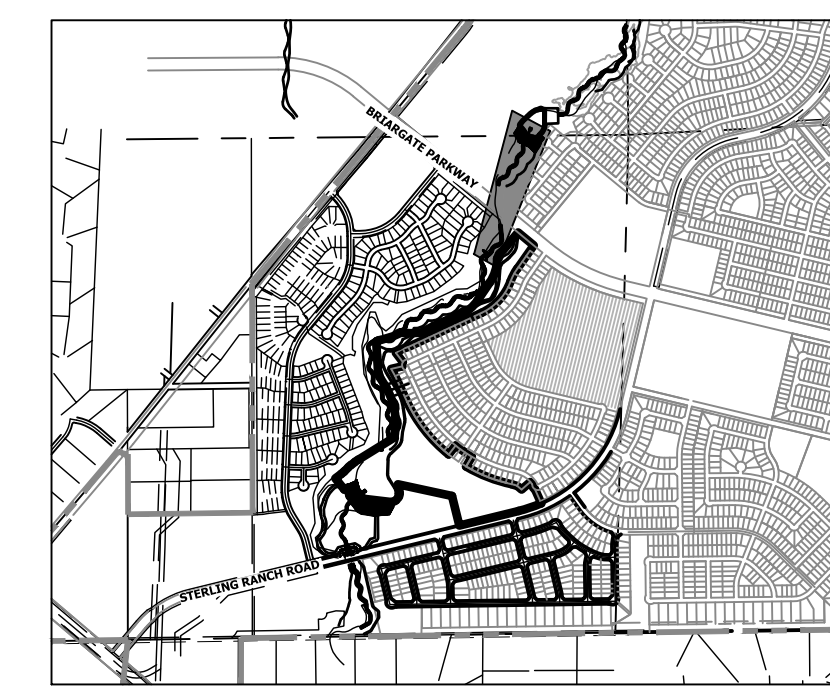
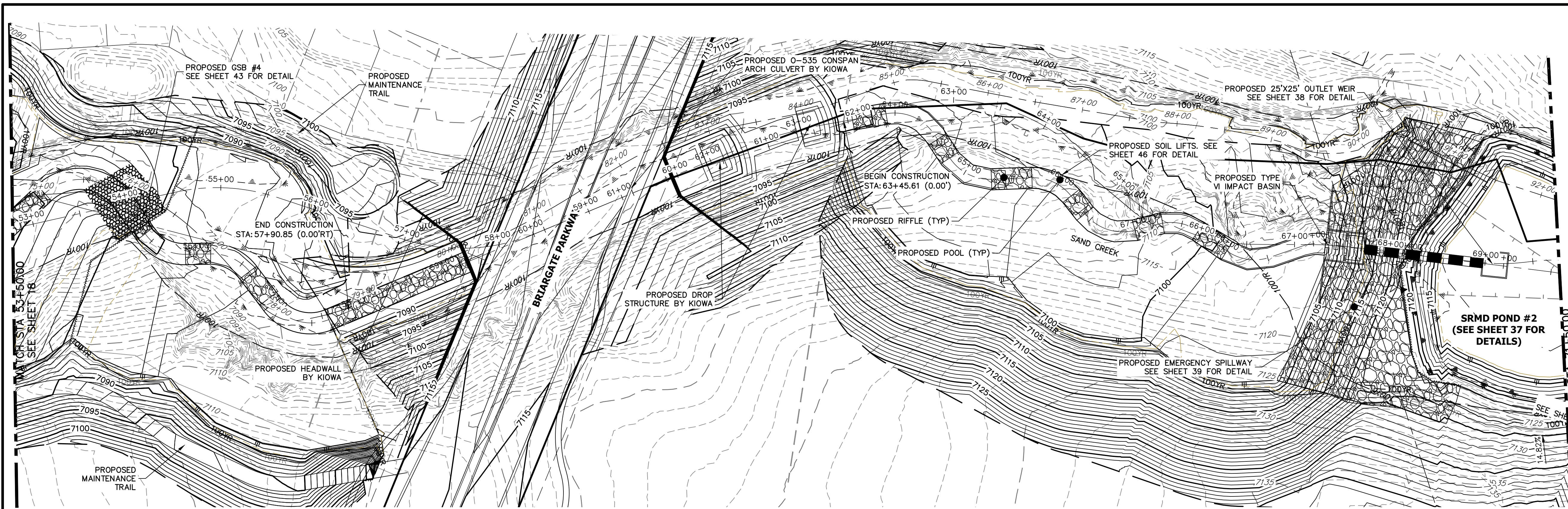
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JAMES F. MORLEY
(719) 419-3024

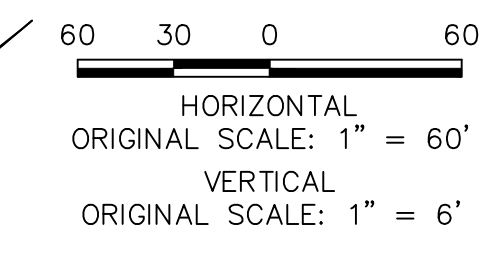
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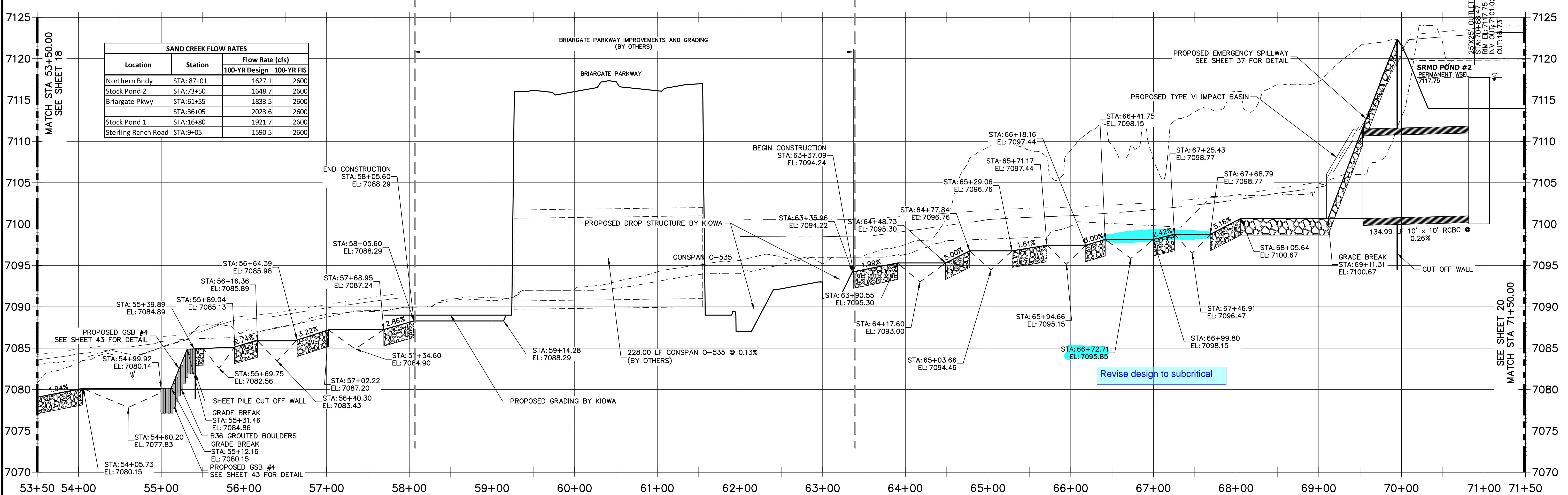
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- LEGEND**
- FINISHED GRADE @ CHANNEL
 - THALWEG
 - EXISTING GRADE @ CHANNEL
 - EXISTING THALWEG
 - 100-YR HGL
 - 100-YR FIS
 - 100-YR DESIGN WSEL



**SAND CREEK - BANKFULL PROFILE 5
STA 53+50.00 TO 71+50.00**



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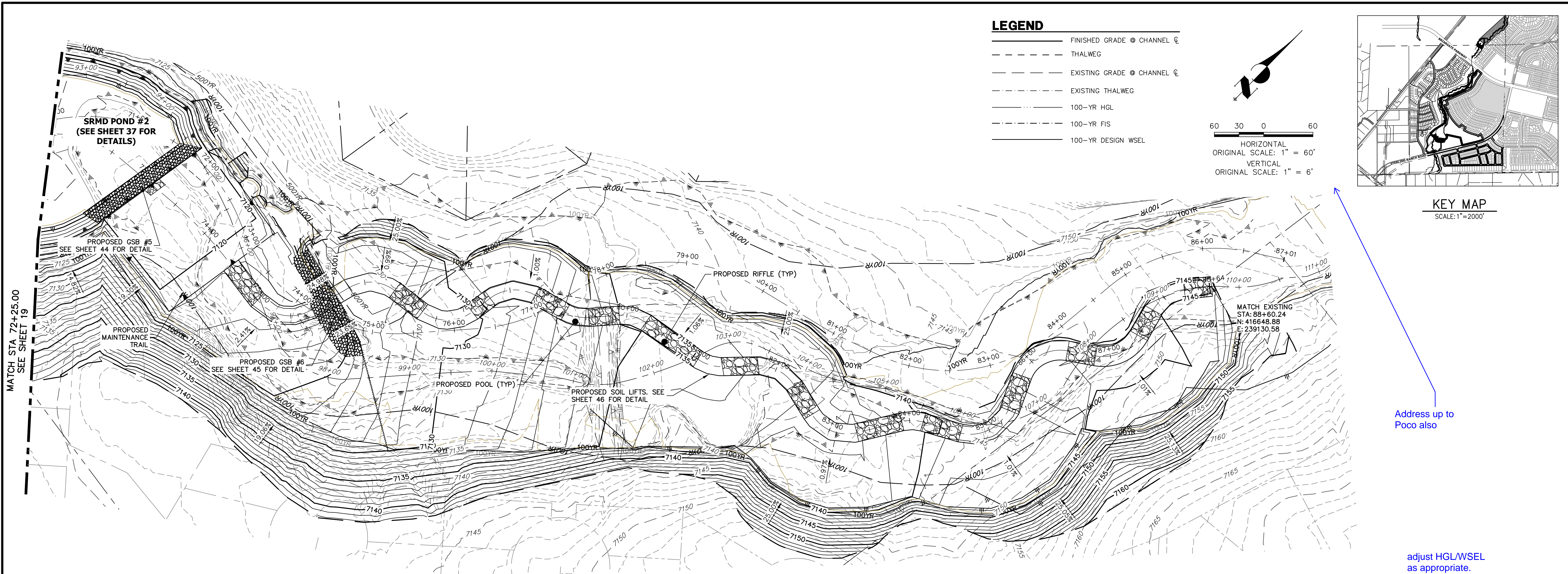
No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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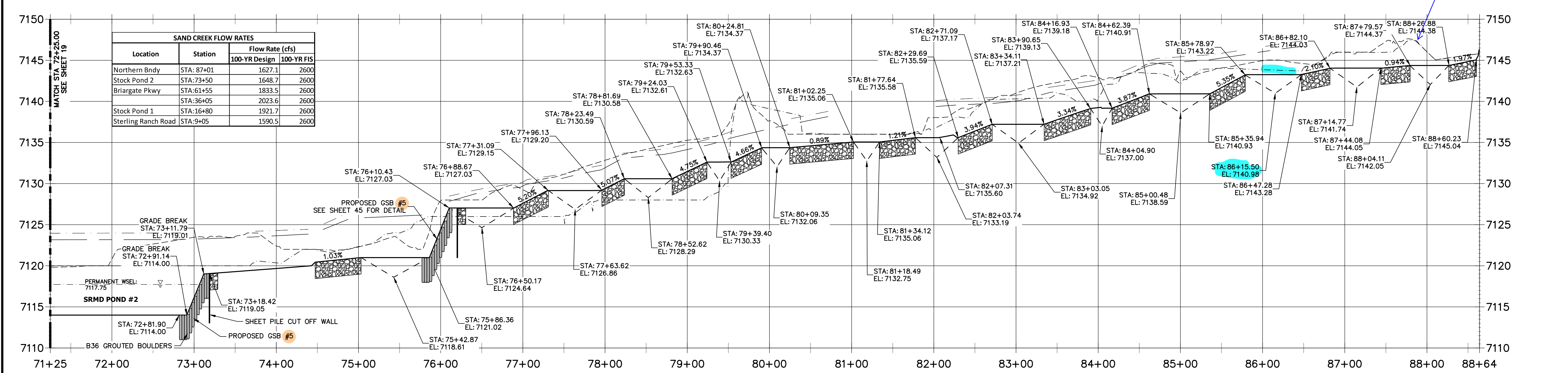
SAND CREEK RESTORATION
CHANNEL PLAN & PROFILE
SHEET 19 OF 52
JOB NO. 25188.04



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL.
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. NO. 1000000000
FOR AND ON BEHALF OF JR ENGINEERING, INC.



**SAND CREEK - BANKFULL PROFILE 6
STA 71+25.00 TO 88+64.00**



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2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

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No.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	1"=6'	10/21/21	DJV	SCH	

SAND CREEK RESTORATION
CHANNEL PLAN & PROFILE

ENGINEER'S STATEMENT
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PRELIMINARY
NOT FOR CONSTRUCTION

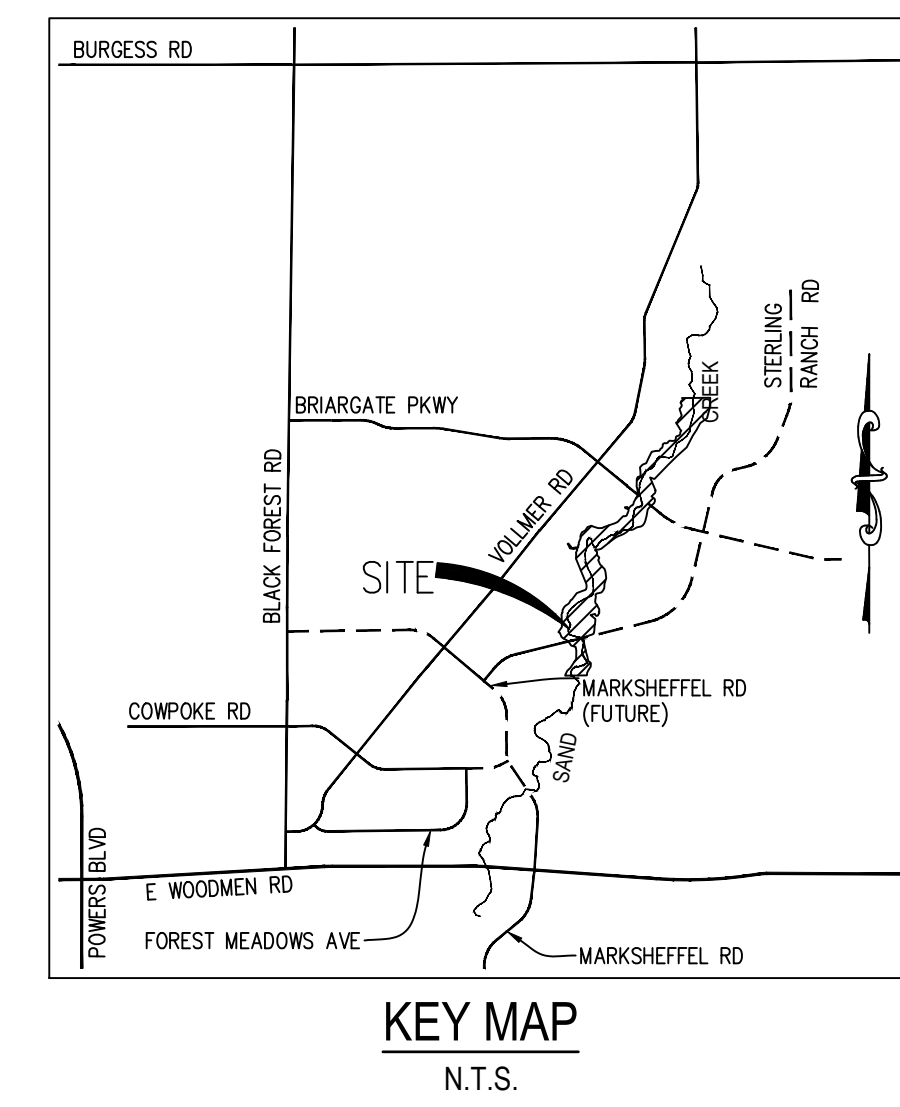
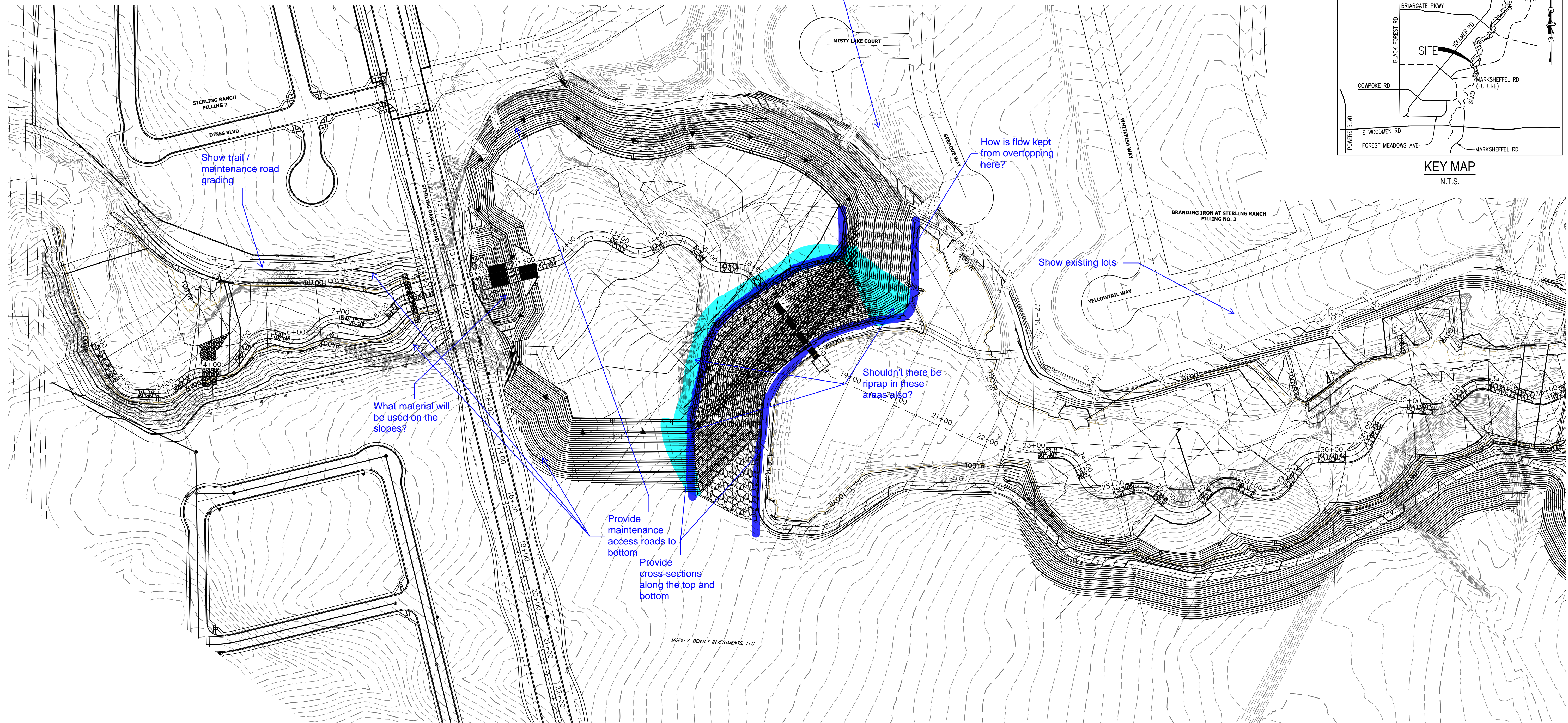
MIKE A. BRAMBLE
COLORADO P.E. No. 31217
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

SHEET 20 OF 52
JOB NO. 25188.04

Address up to Poco also

adjust HGL/WSEL as appropriate. Extend model to the north

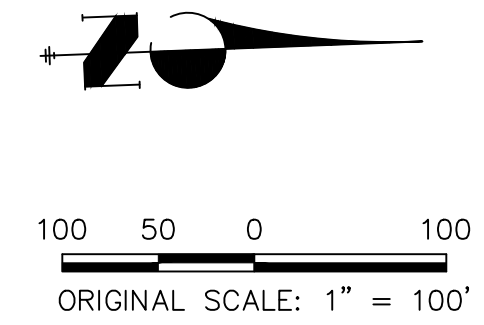


CROSS SECTION – SAND CREEK
 STA: 1+00 TO 35+00
 SCALE: 1"=100'

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

NOTE
 SEE SHEETS 24-30 FOR CROSS SECTIONS


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



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 719-583-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=100'	N/A	10/21/21	DJV	SCH					

SAND CREEK RESTORATION

CROSS SECTIONS

SHEET 21 OF 52

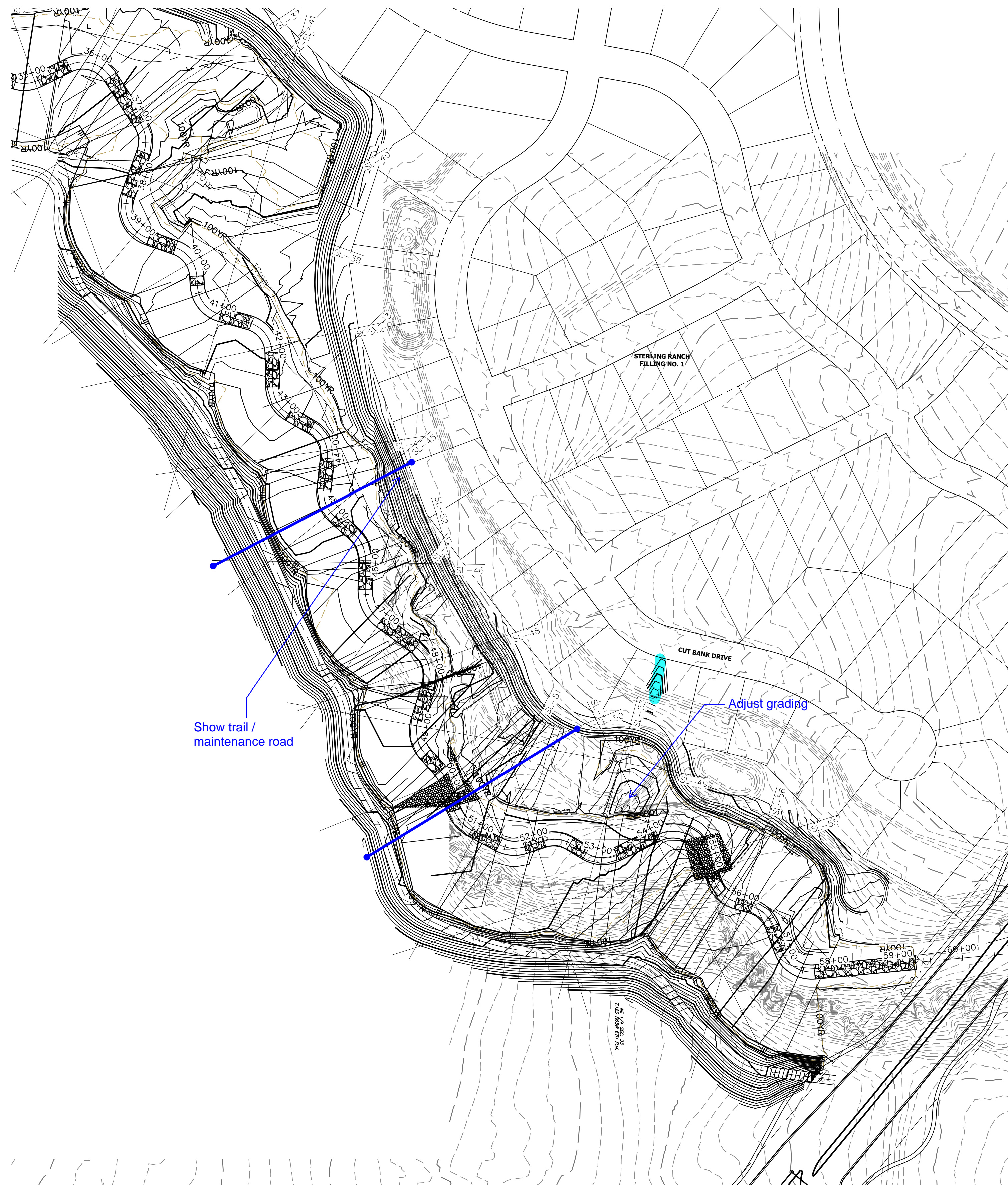
JOB NO. 25188.04



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAMBLE
 COLORADO P.E. # 30000
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



CROSS SECTION - SAND CREEK
 STA: 35+00 TO 60+00
 SCALE: 1"=100'

BENCHMARK

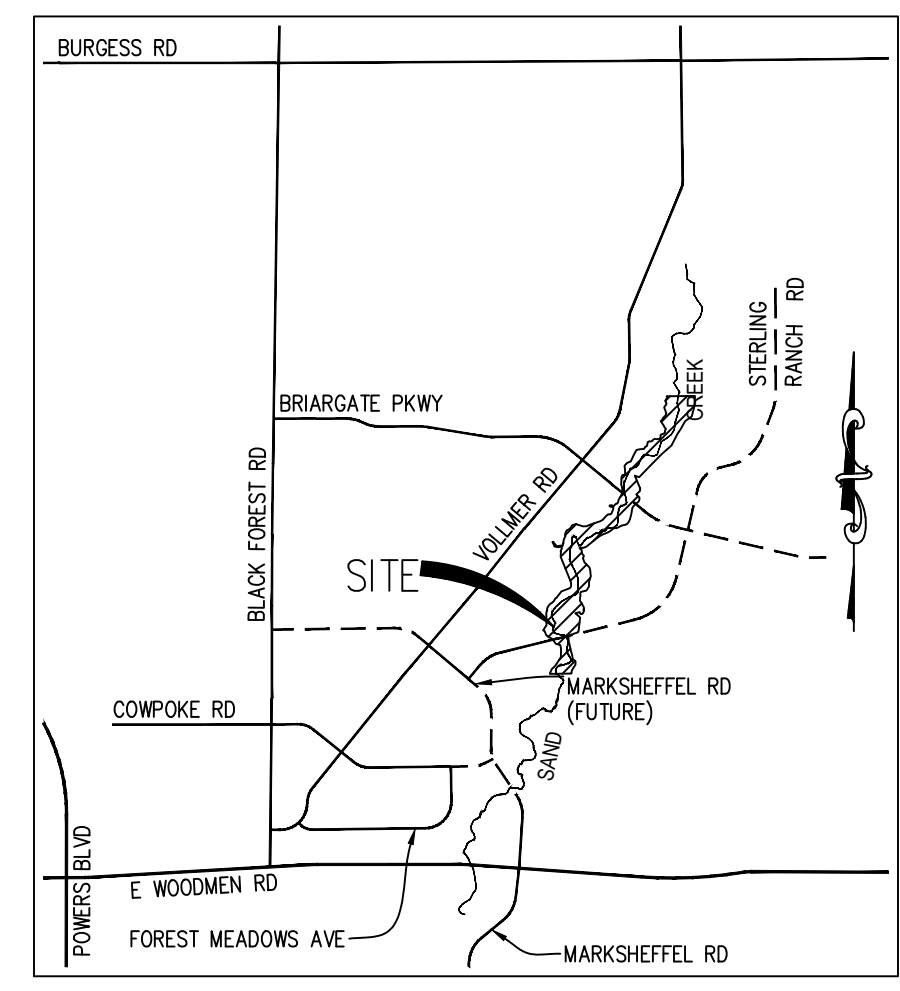
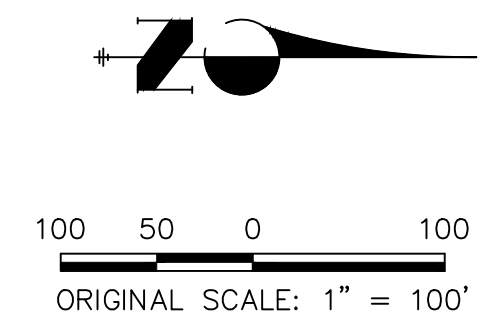
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
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 ELEVATION = 7000.40
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 EASTING = 233849.817
 ELEVATION = 7030.82

NOTE

SEE SHEETS 24-30 FOR CROSS SECTIONS

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KEY MAP
 N.T.S.

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

BY	DATE	REVISION

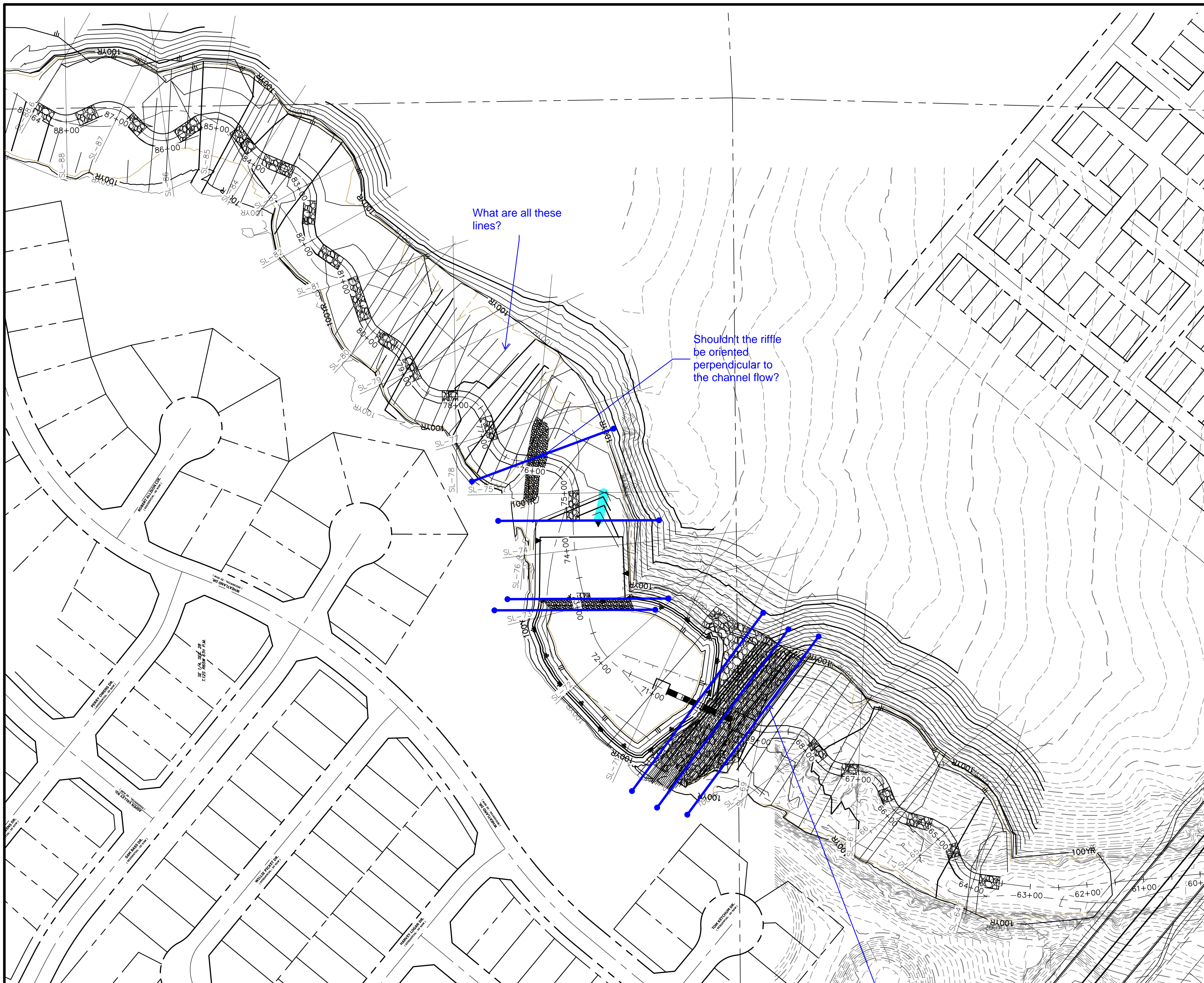
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	10/21/21	DJV	SCH	

SAND CREEK RESTORATION	SHEET 22 OF 52
CROSS SECTIONS	JOB NO. 25188.04



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
 MIKE A. BRAMLEY
 COLORADO P.E. No. 35127
 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

A:\2510000\2518804\Drawings\sheet.dwg\Cross_Section_2518804_X351.dwg, X352, 10/21/2021, 4:16:08 PM, jmorley



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

BENCHMARK

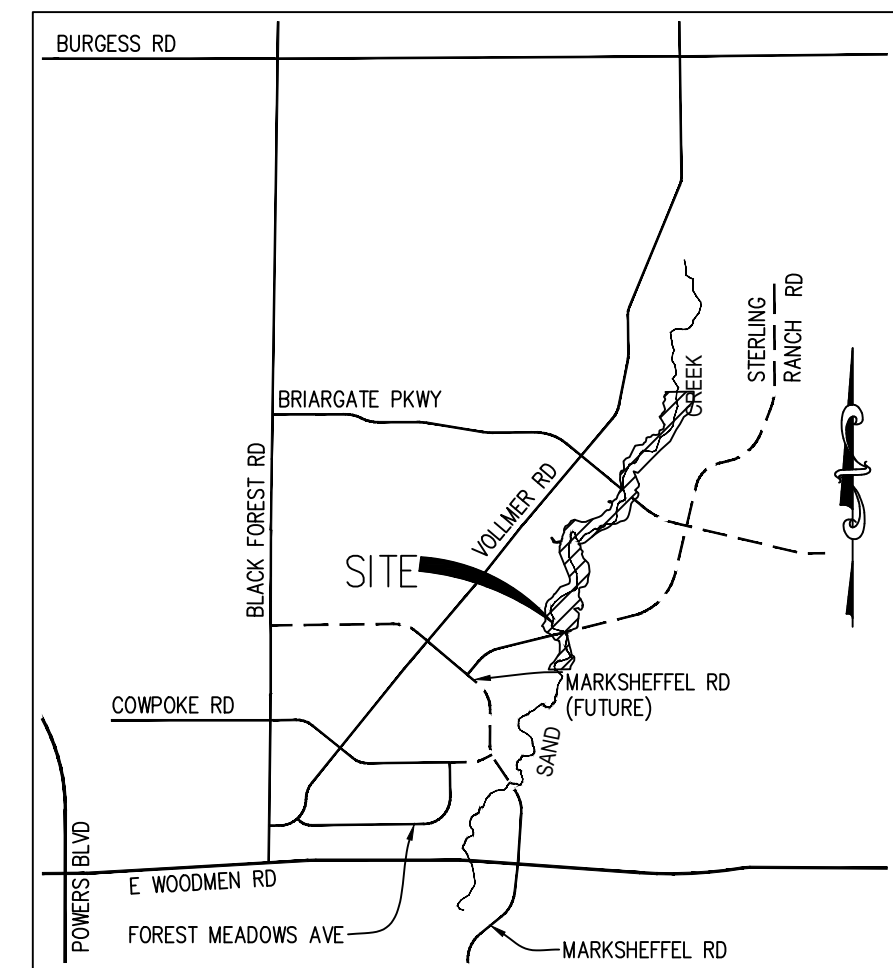
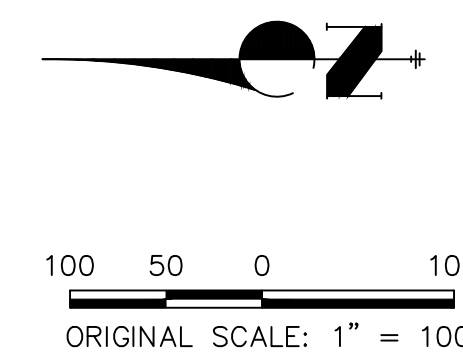
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ELEVATION = 7030.82

NOTE

SEE SHEETS 24-30 FOR CROSS SECTIONS

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

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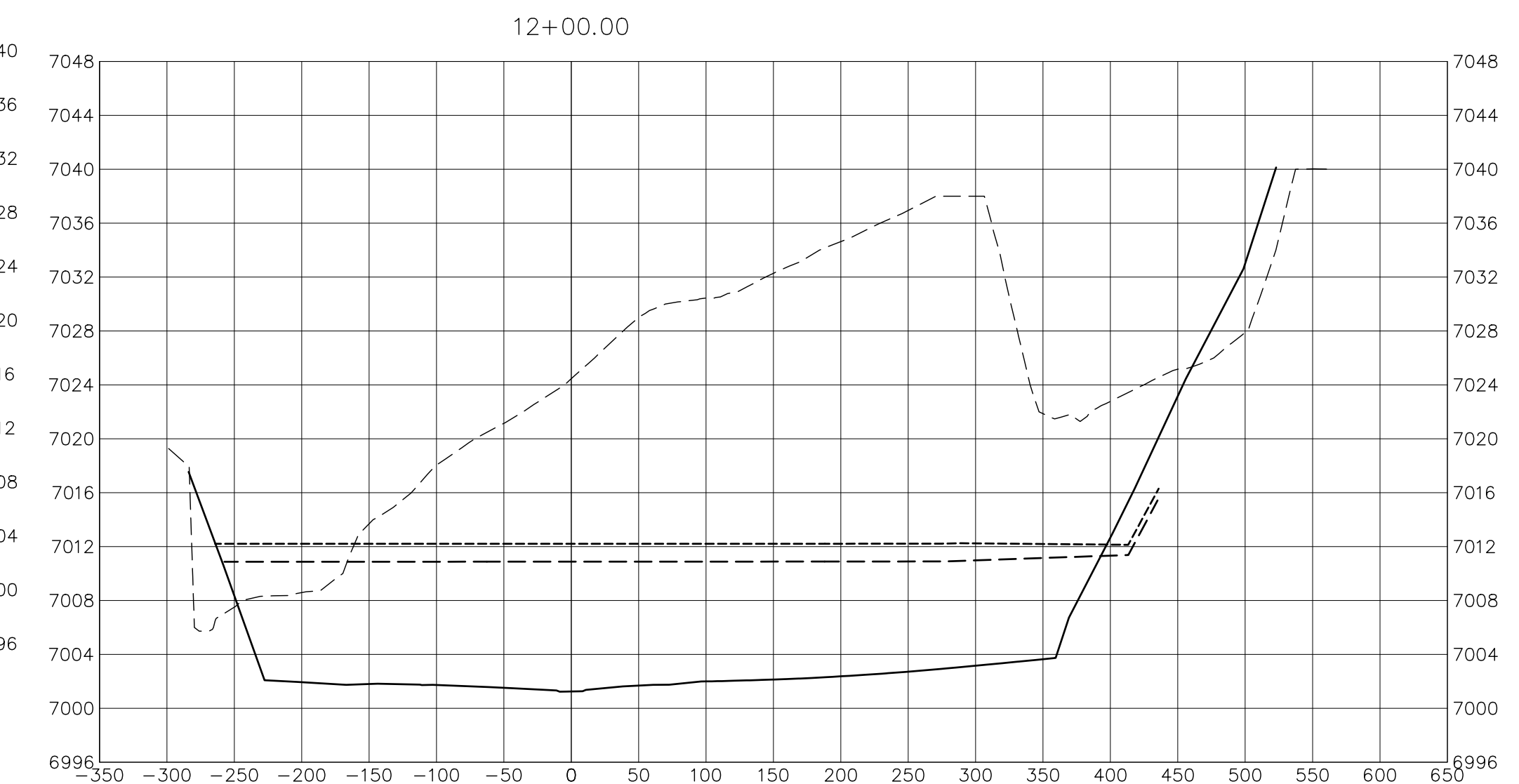
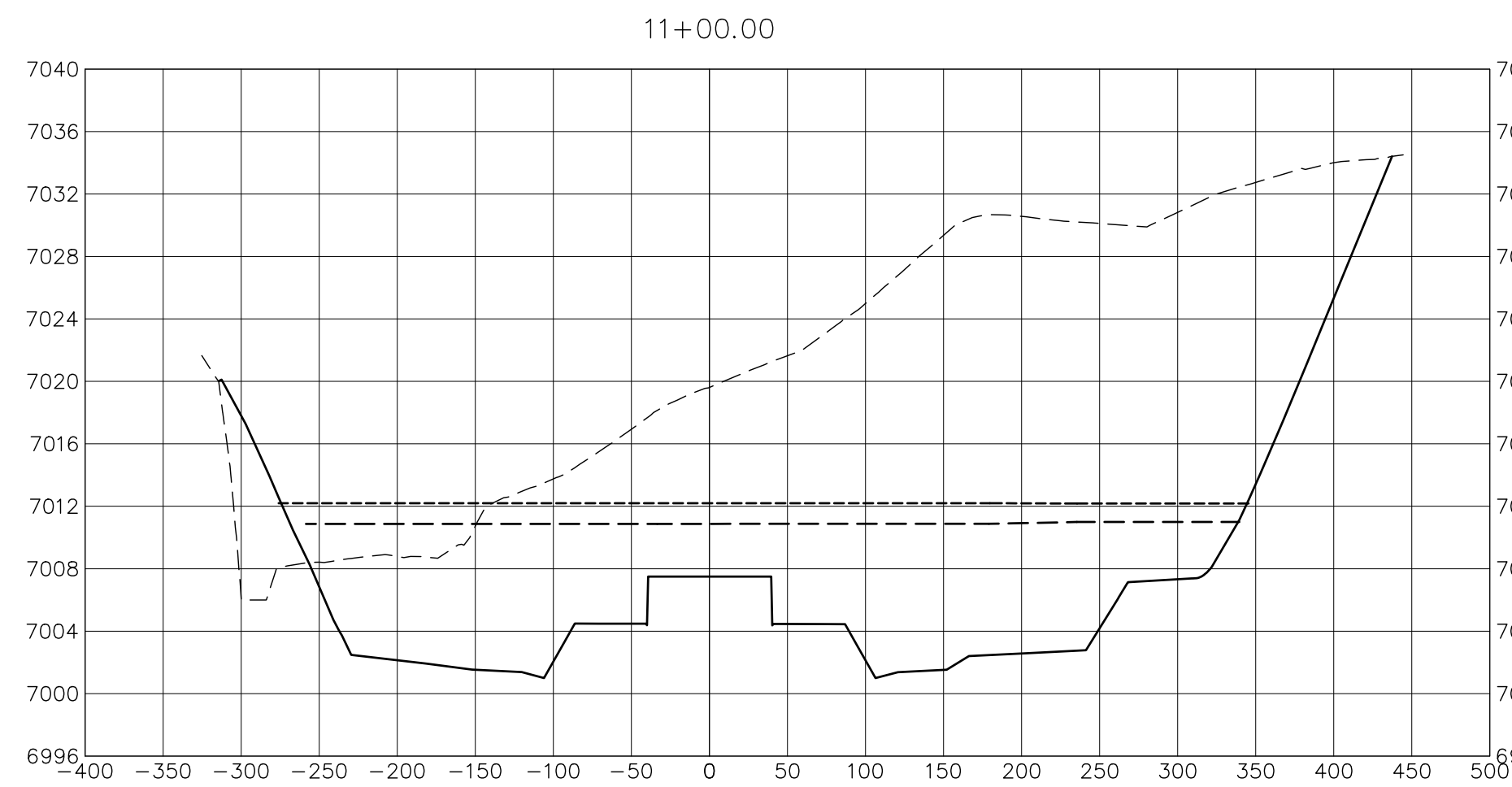
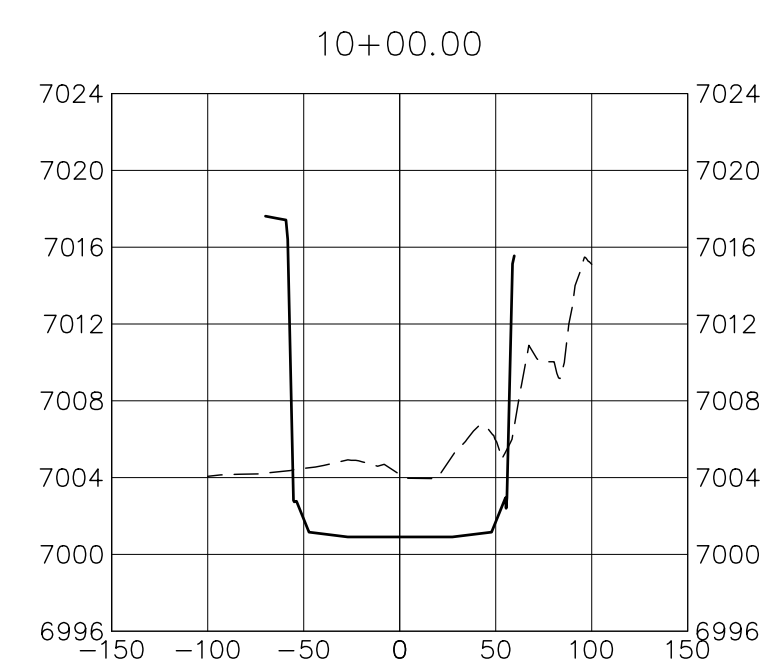
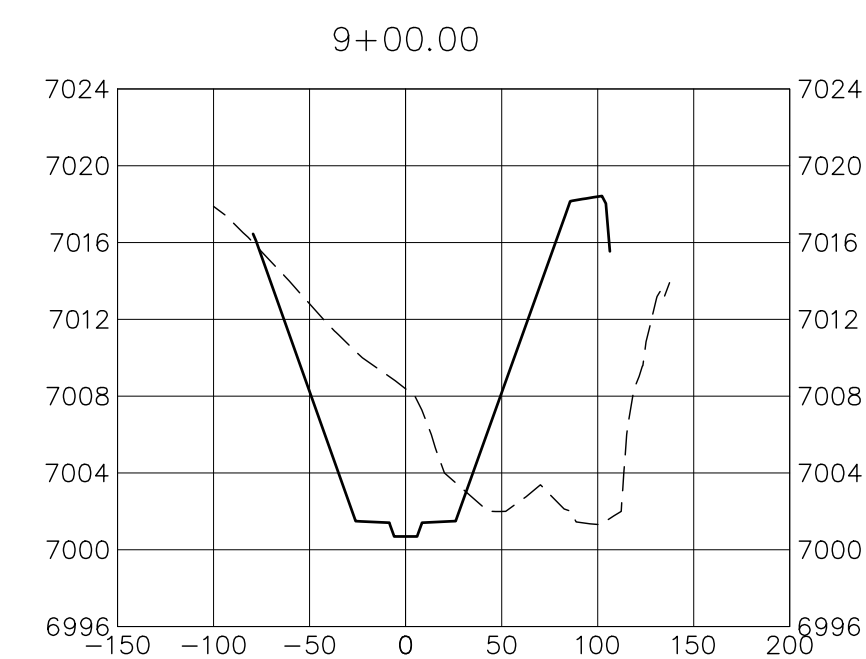
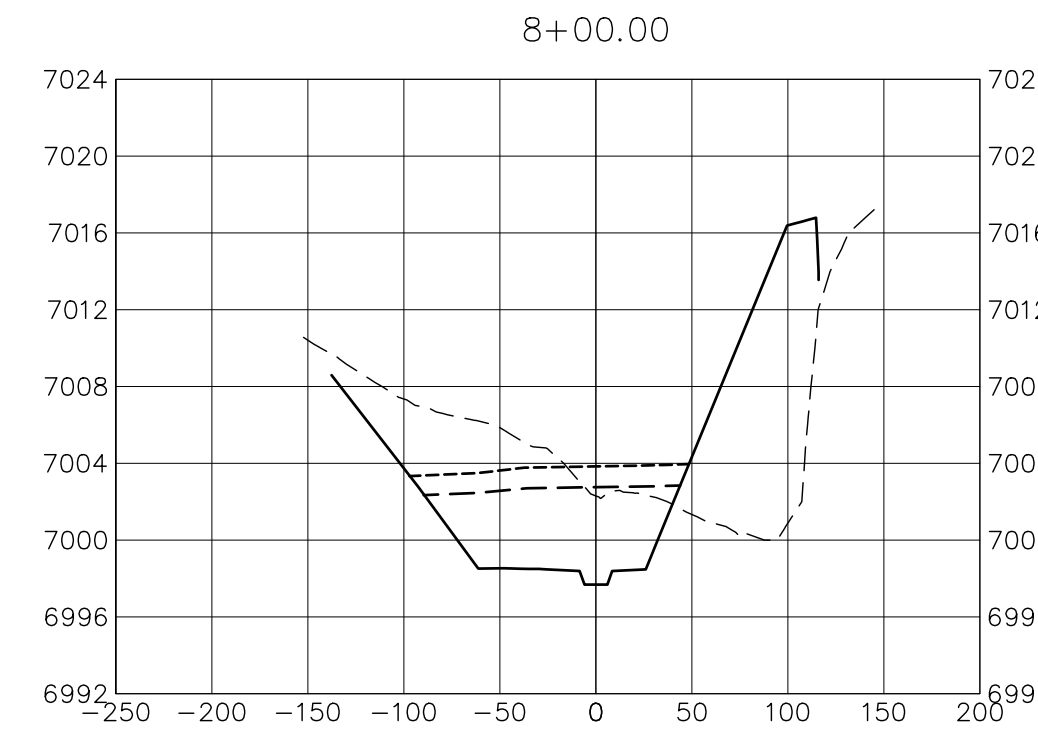
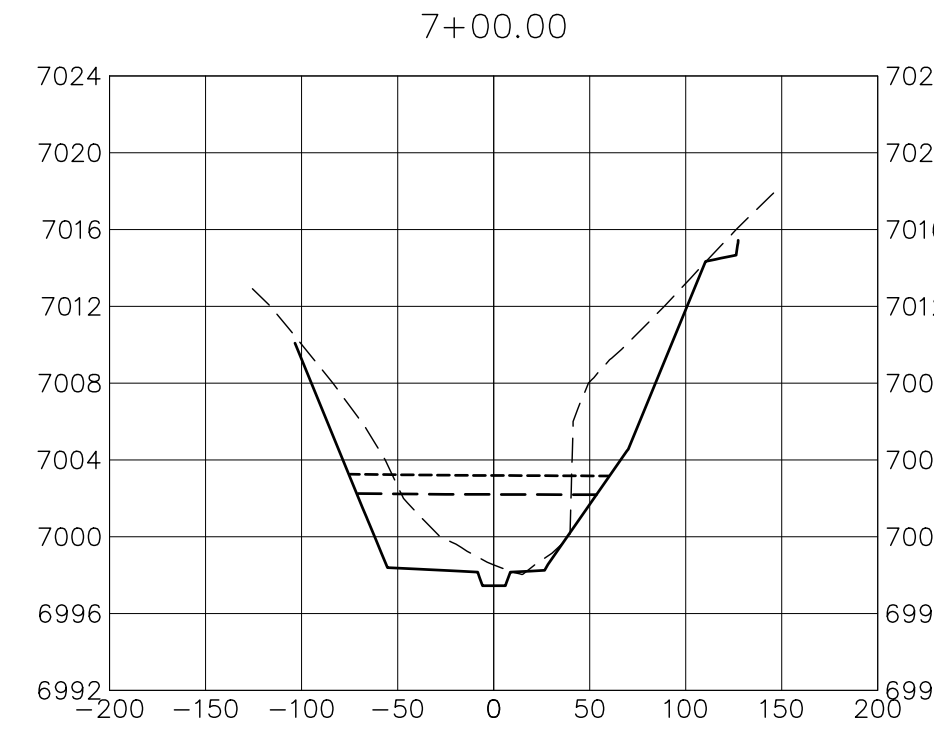
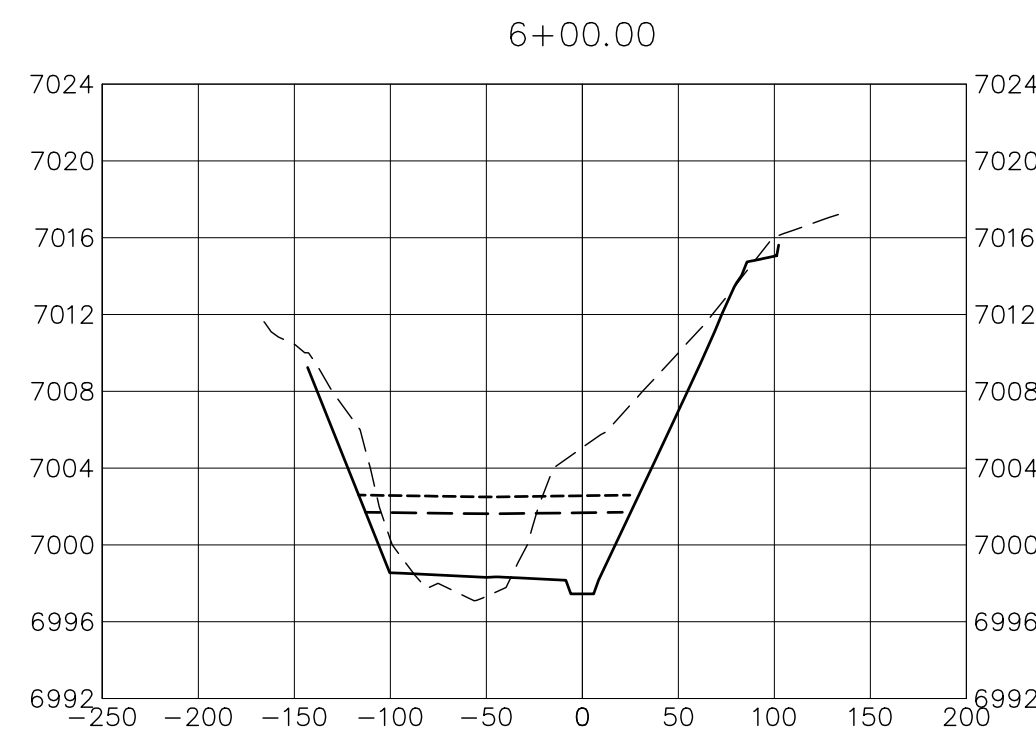
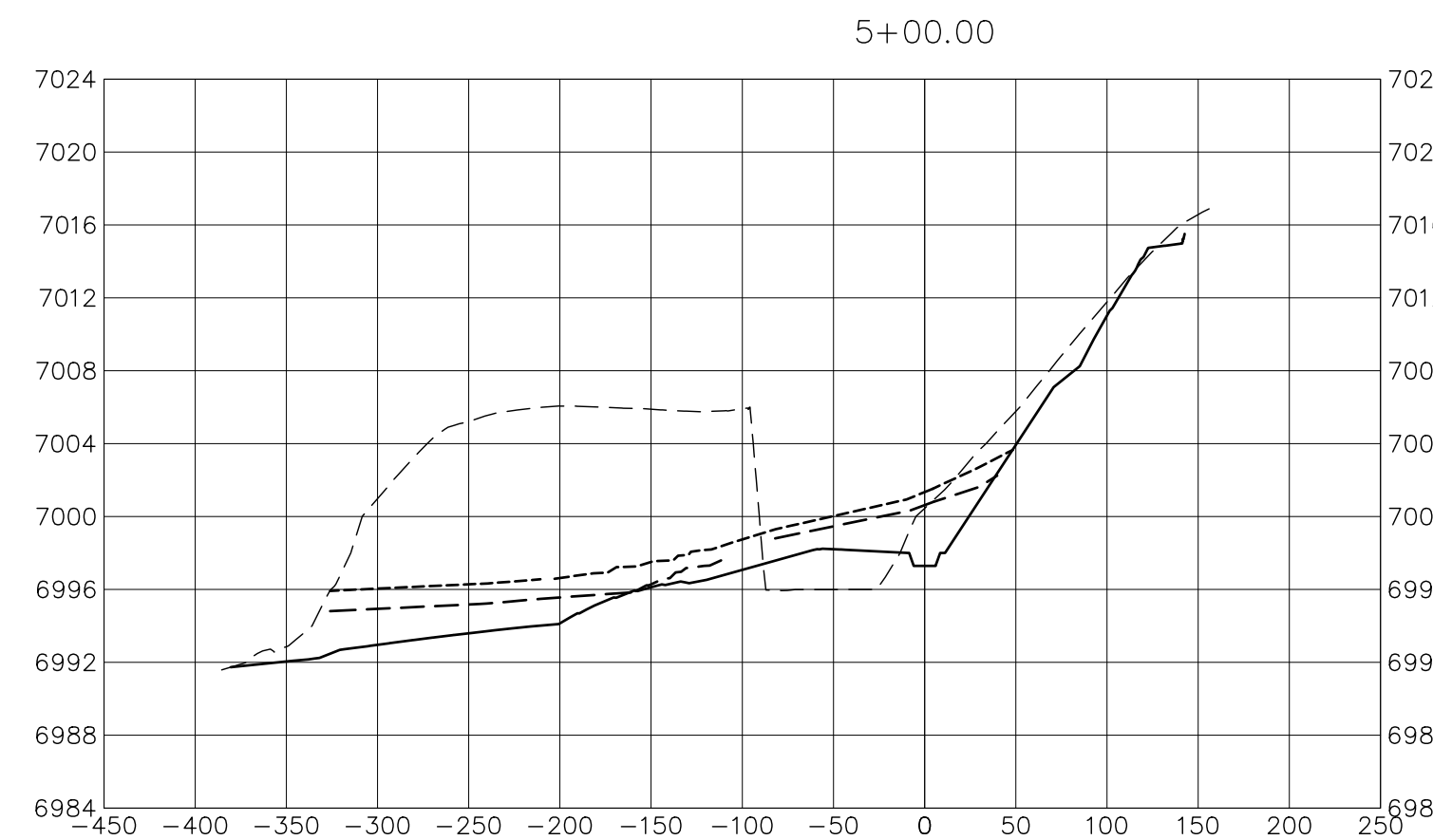
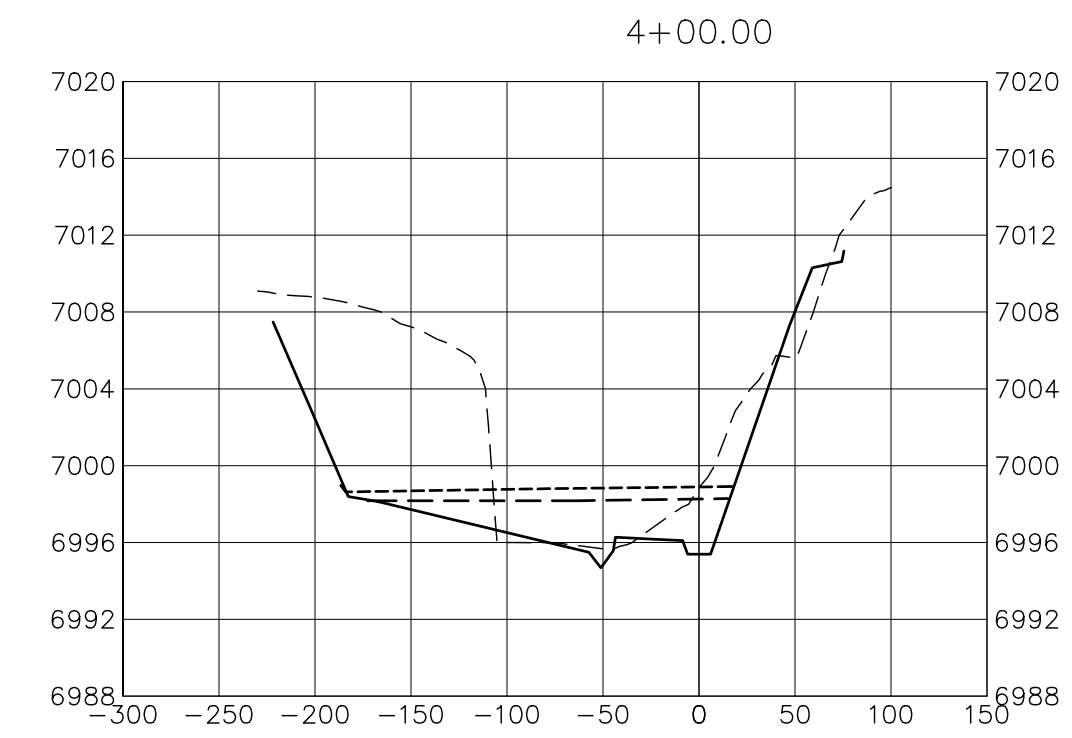
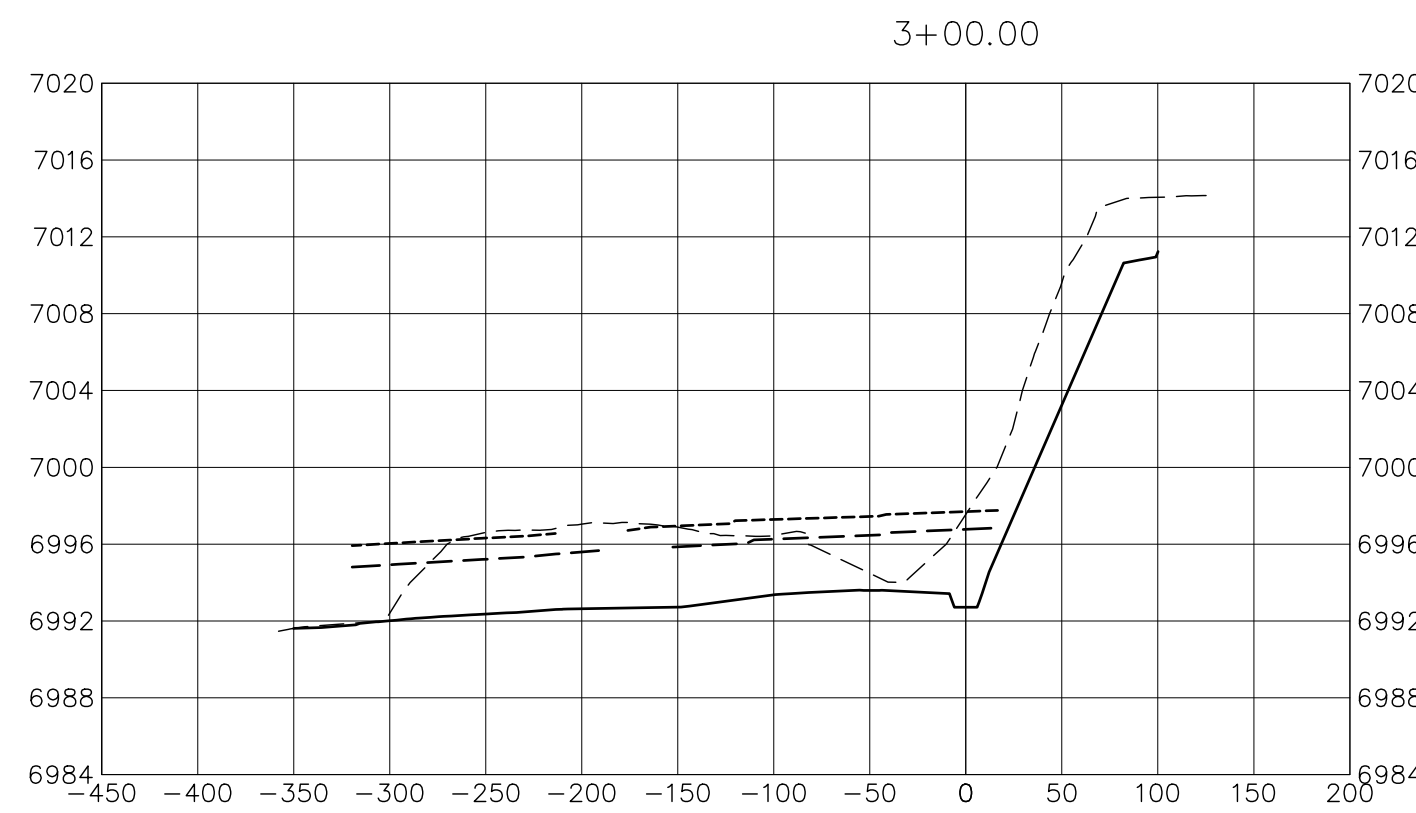
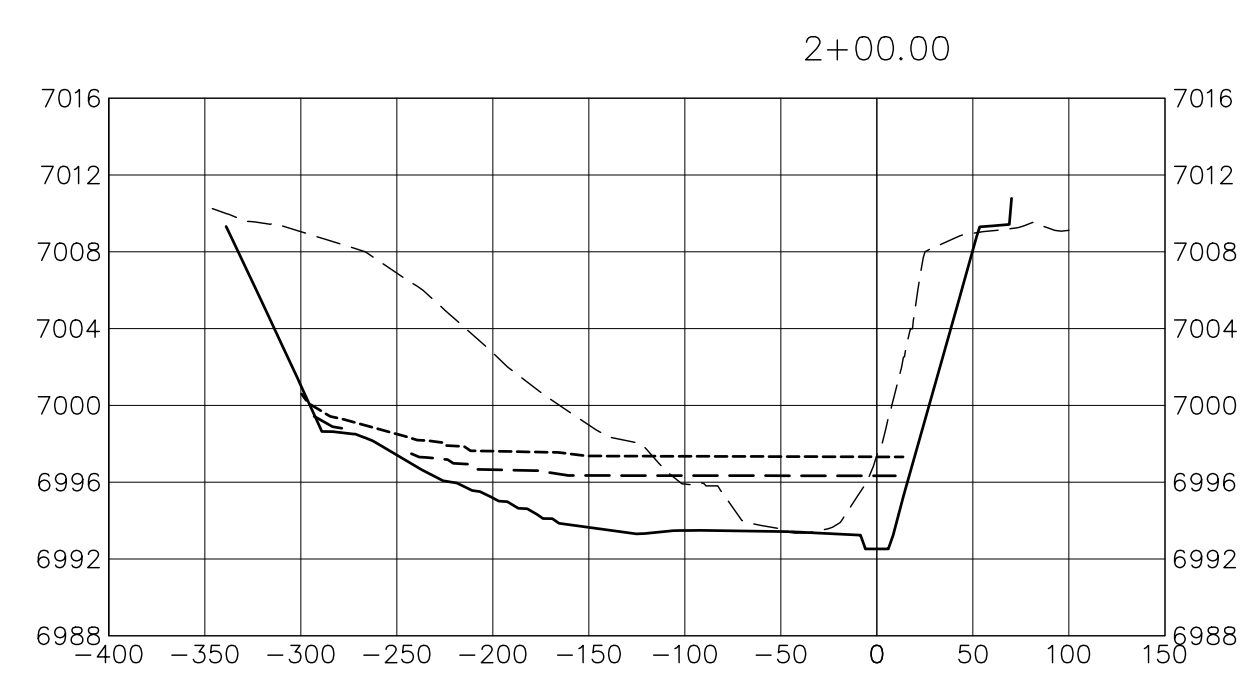
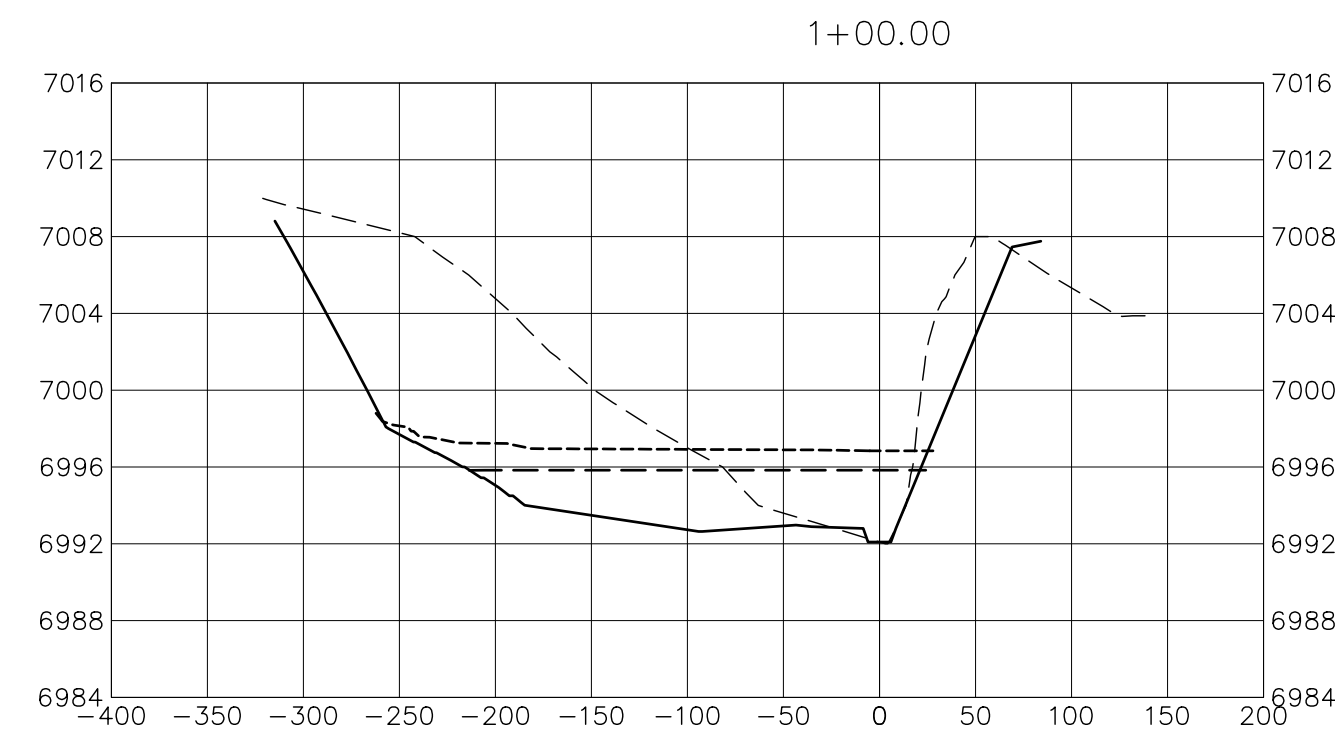
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

SAND CREEK RESTORATION	H-SCALE	1"=100'	N/A	DATE	10/21/21	DESIGNED BY	DJV	DRAWN BY	SCH	CHECKED BY
	V-SCALE	N/A	N/A							
CROSS SECTIONS										



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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
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 ELEVATION = 7000.40

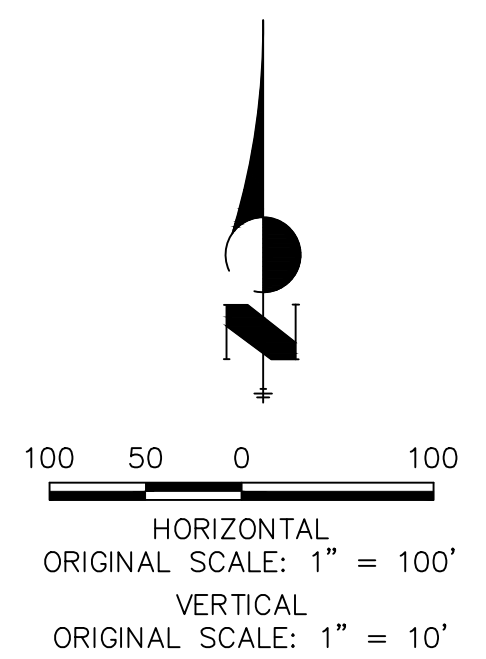
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411399.962
 EASTING = 233849.817
 ELEVATION = 7030.82

BASIS OF BEARINGS

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

LEGEND

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



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

MIKE A. BRAMLEY
 COLORADO P.E. # 30000
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

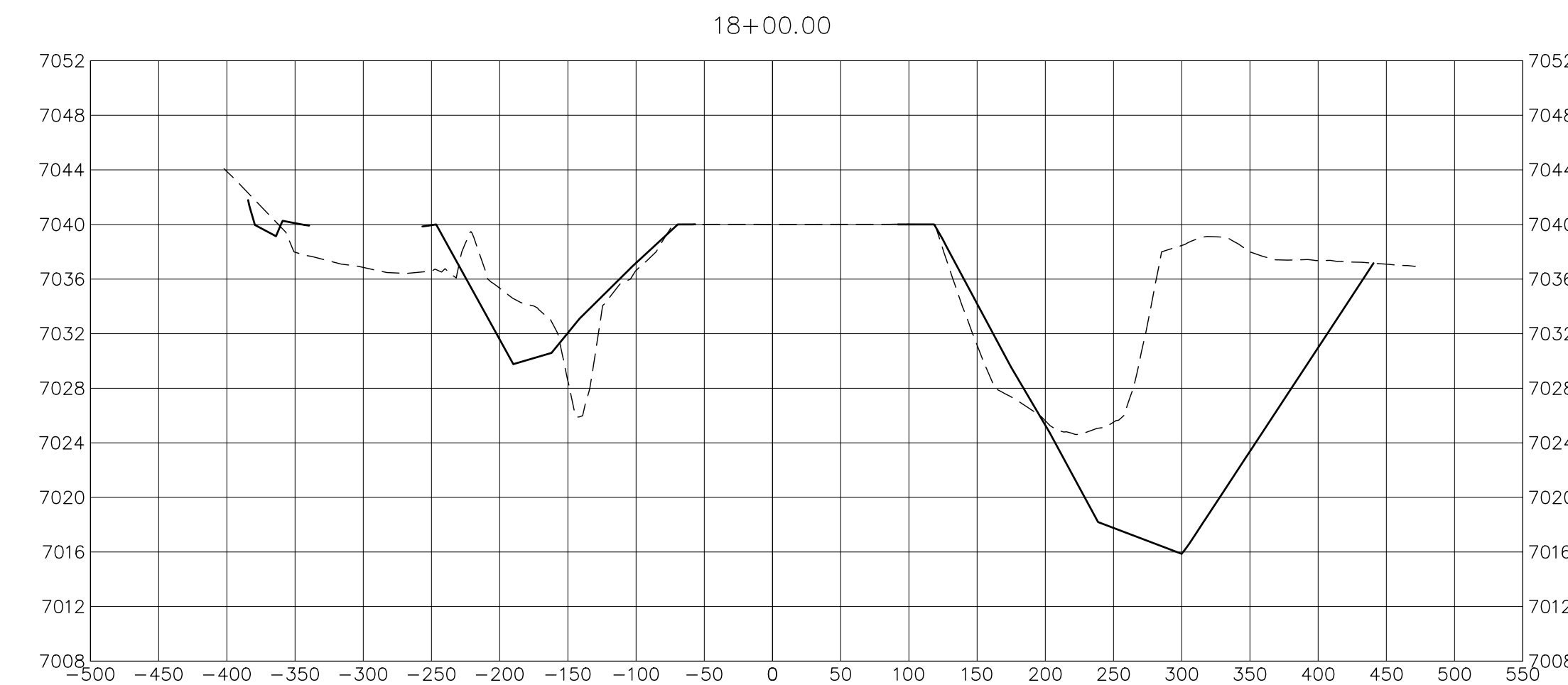
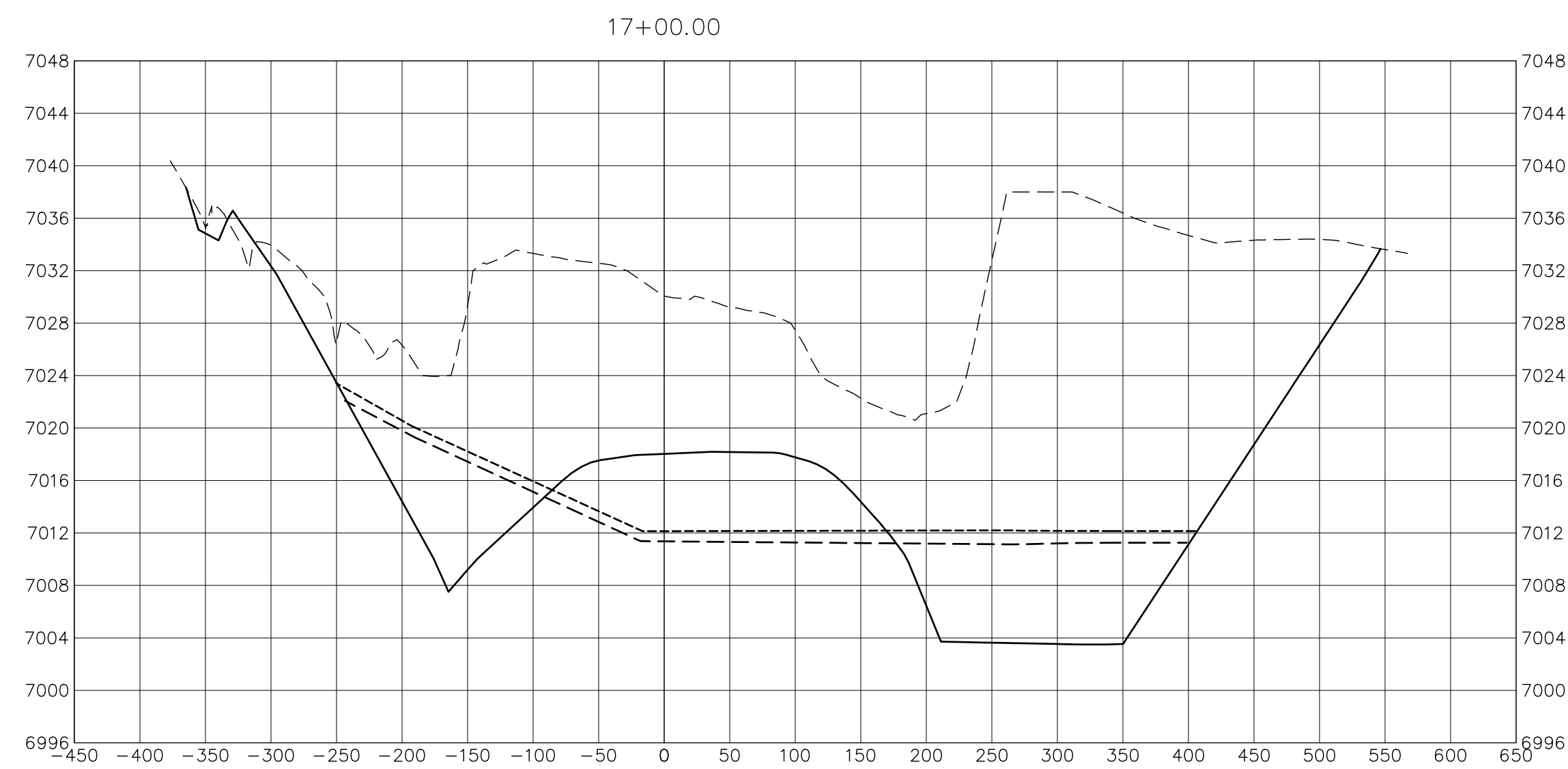
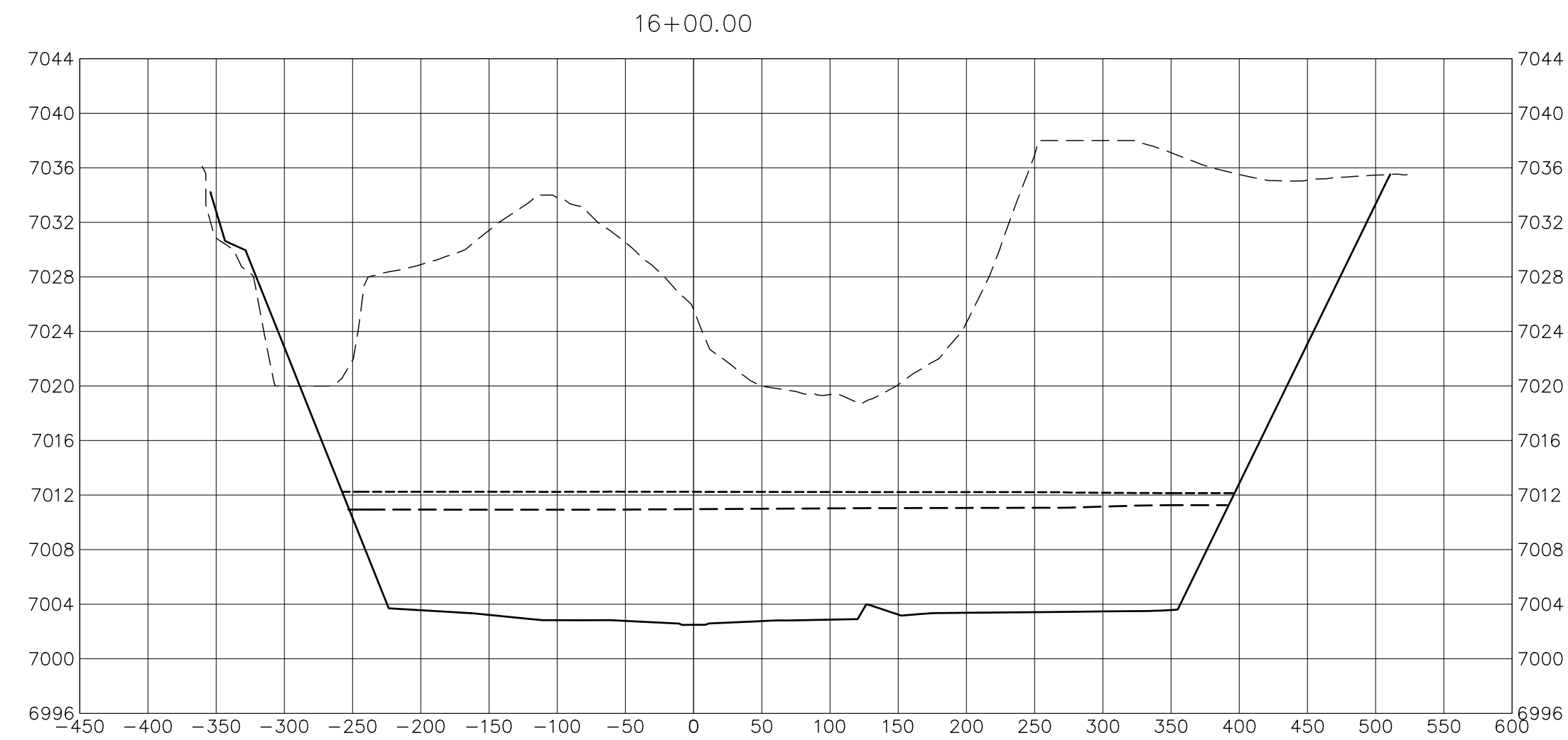
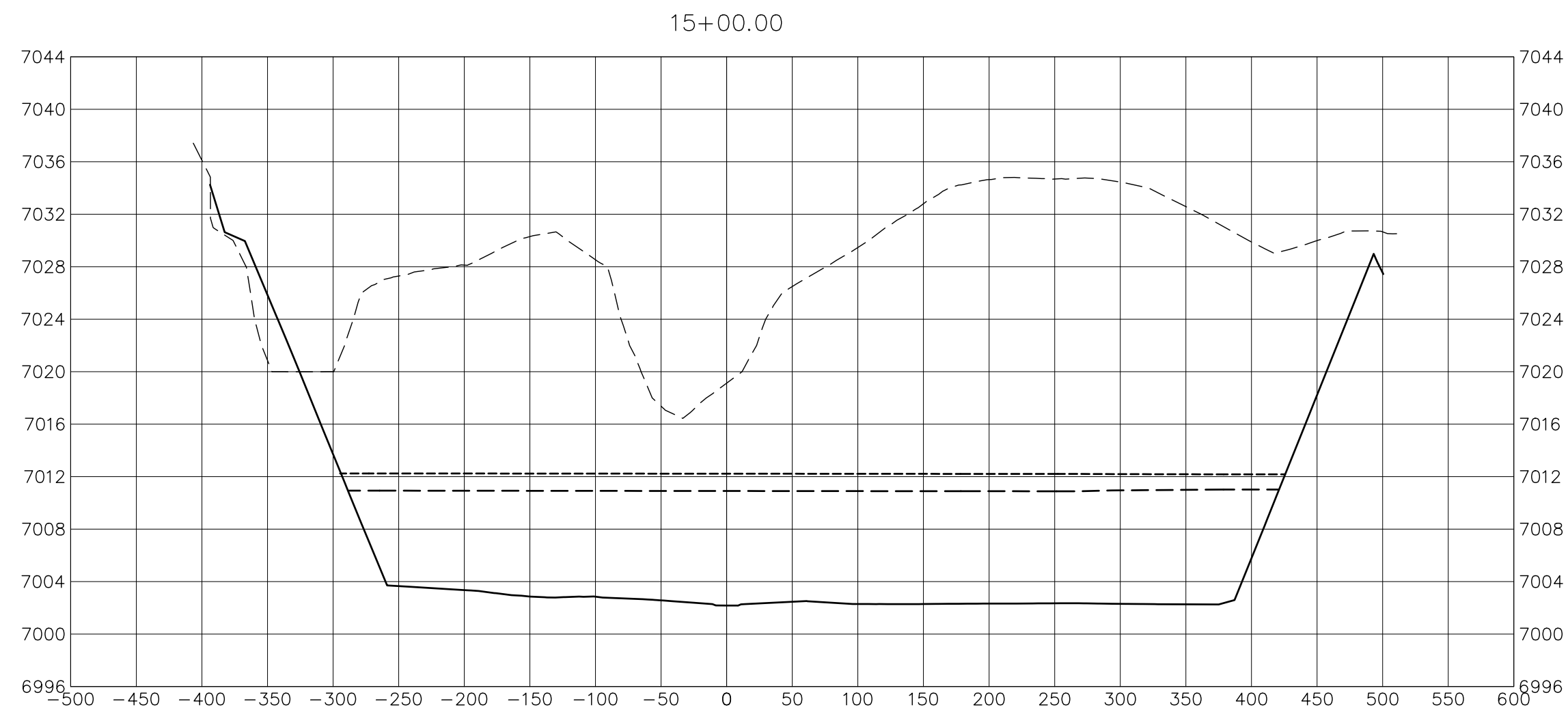
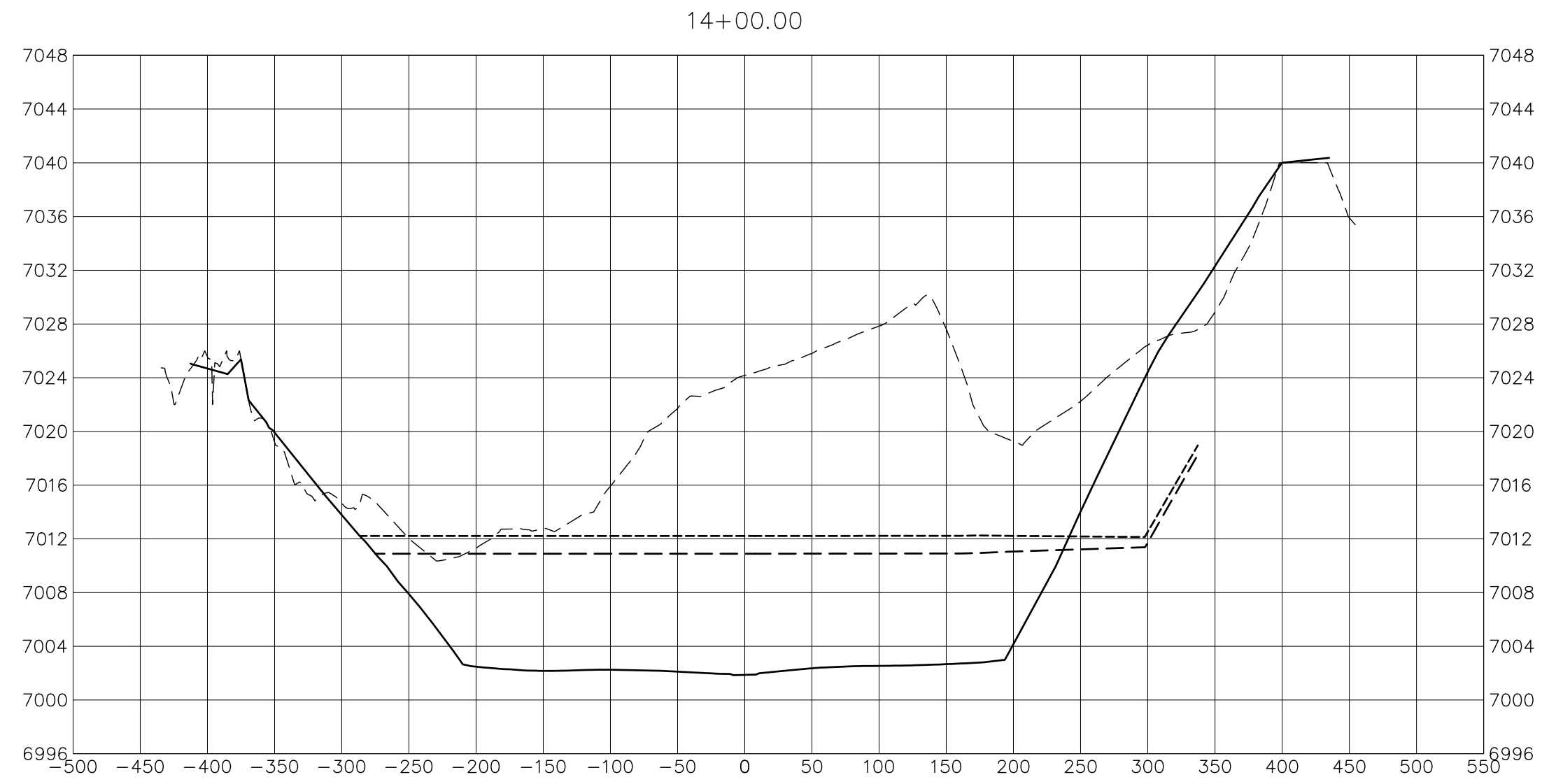
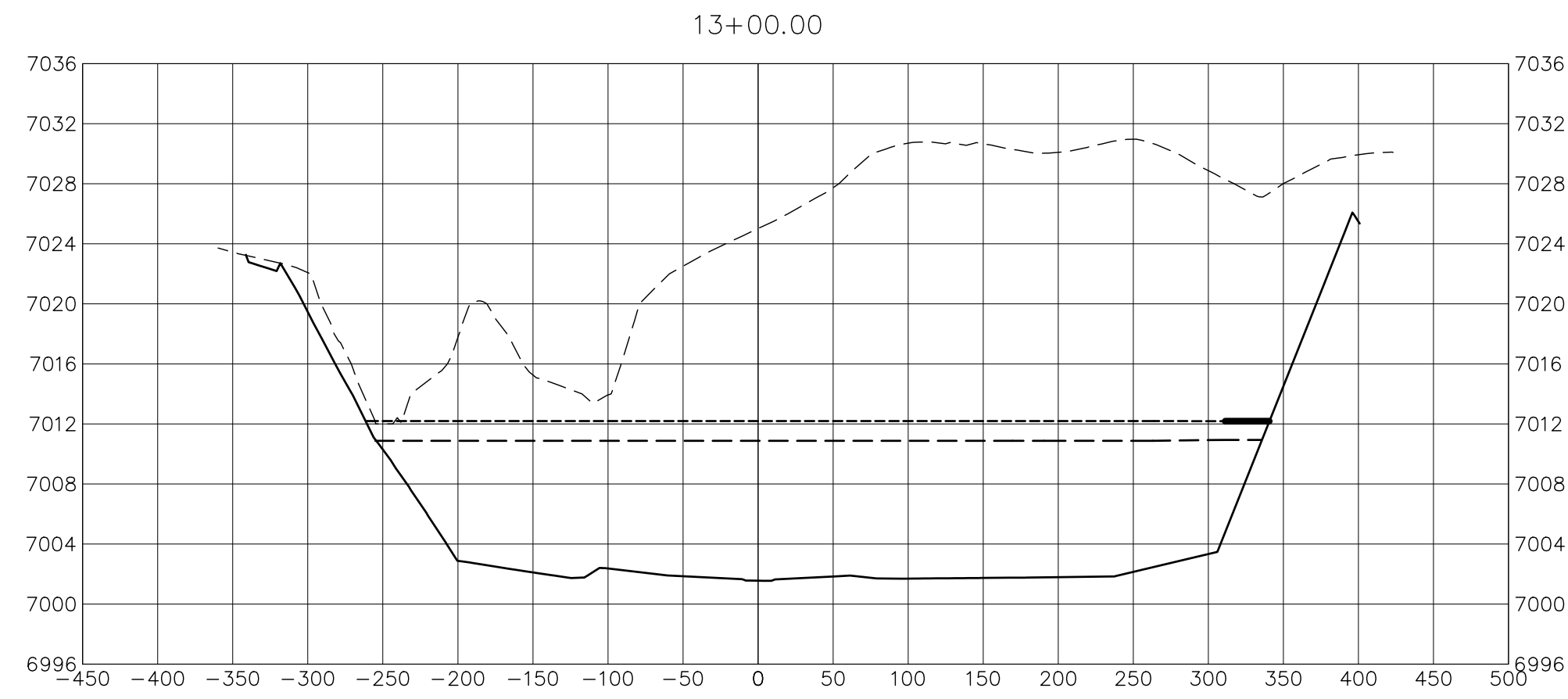
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • 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"=100'	1"=10'	10/21/21	DJV	SCH	

SAND CREEK RESTORATION
CROSS SECTIONS
 SHEET 24 OF 52
 JOB NO. 25188.04



BENCHMARK

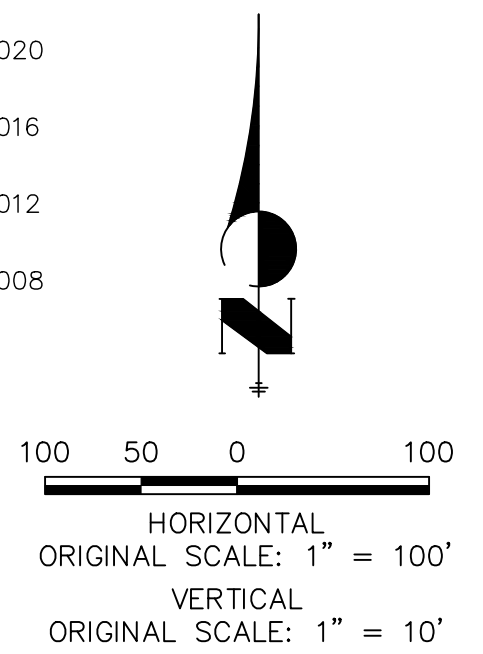
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ELEVATION = 7030.82

LEGEND

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

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.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

MIKE A. BRAMLEY
COLORADO P.E. 30112
FOR AND ON BEHALF OF JR ENGINEERING

PRELIMINARY
NOT FOR
CONSTRUCTION

SAND CREEK RESTORATION

CROSS SECTIONS

SHEET 25 OF 52

JOB NO. 25188.04

BY DATE

No. REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	1"=10'	10/21/21	DJV	SCH	

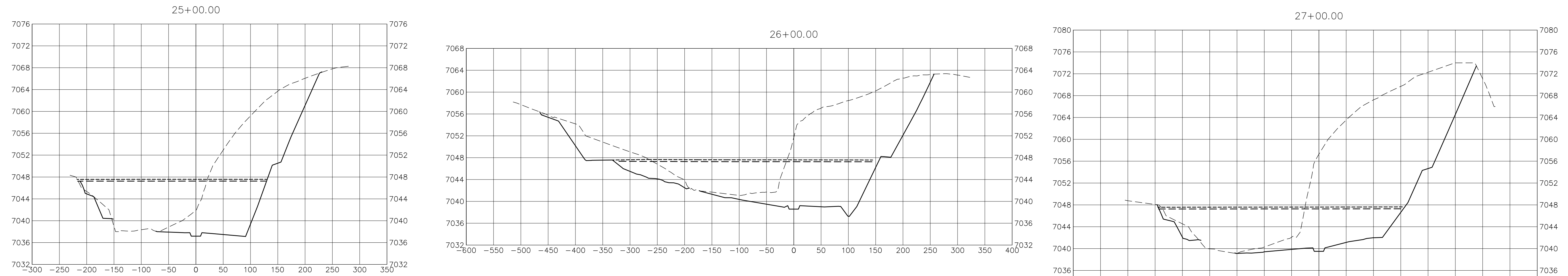
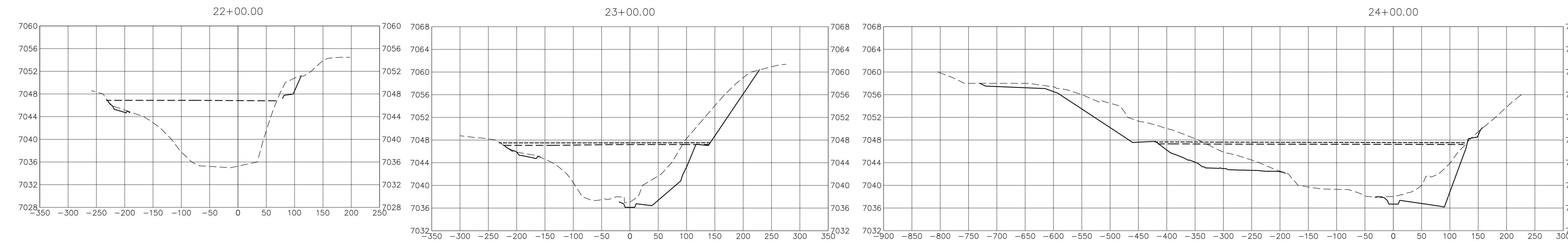
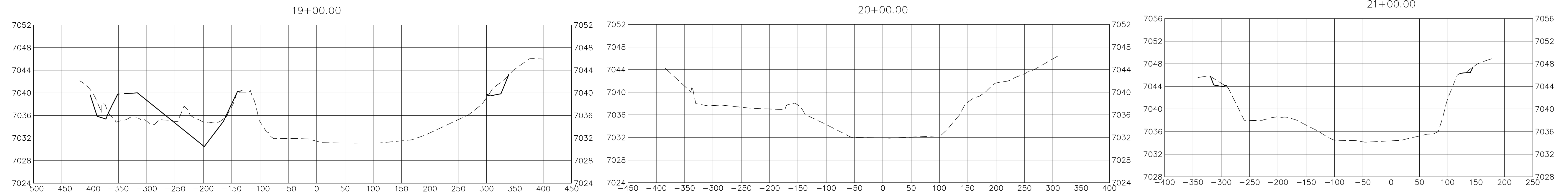
PREPARED FOR

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

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

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BENCHMARK

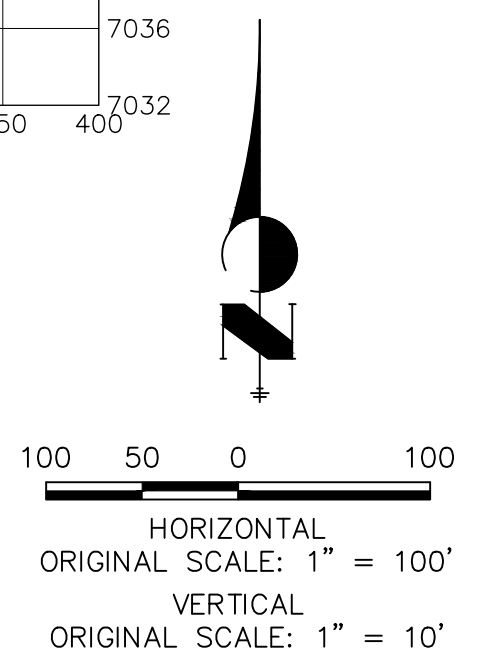
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LEGEND

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30001
FOR AND ON BEHALF OF JR ENGINEERING

SAND CREEK RESTORATION

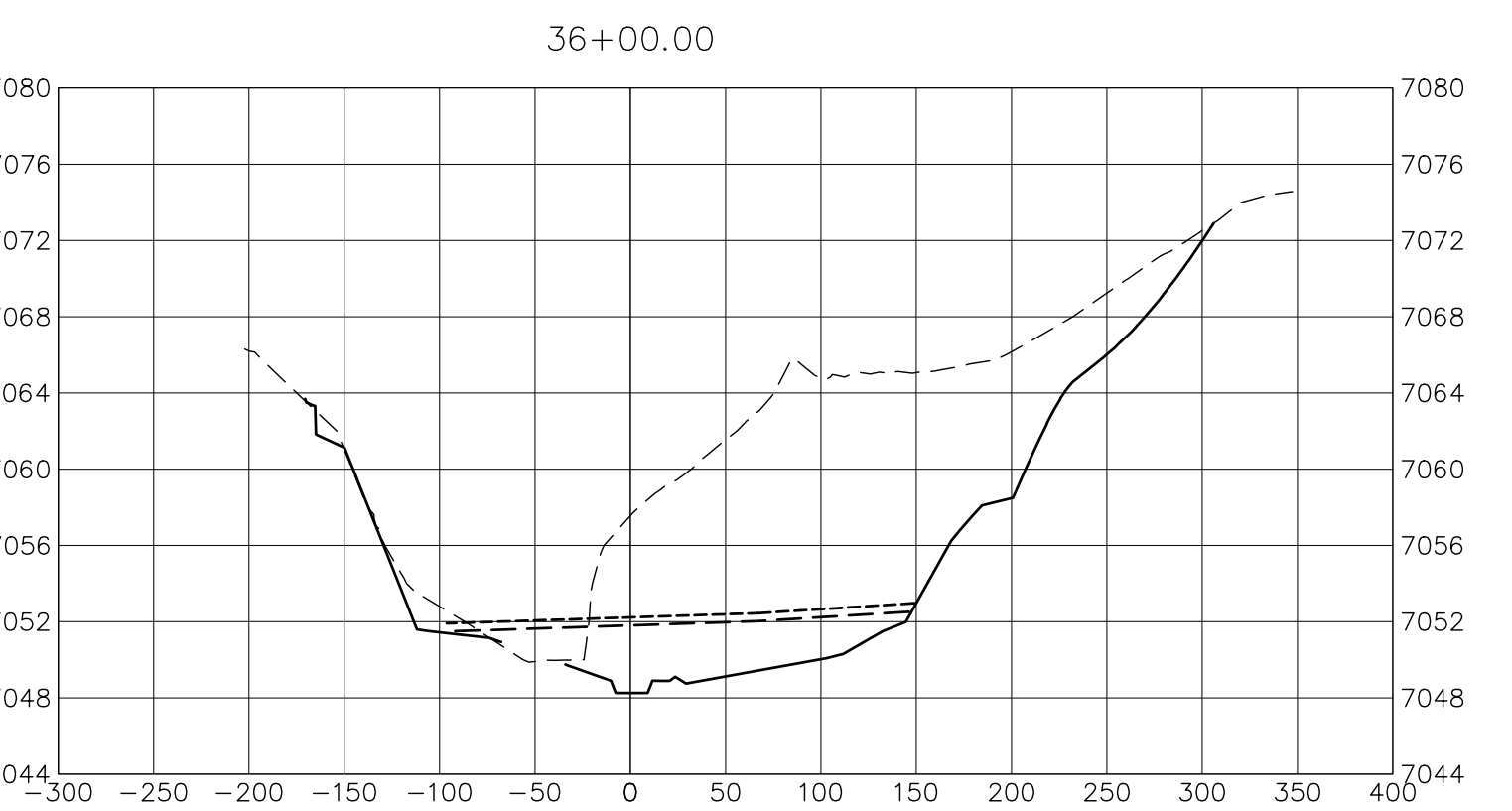
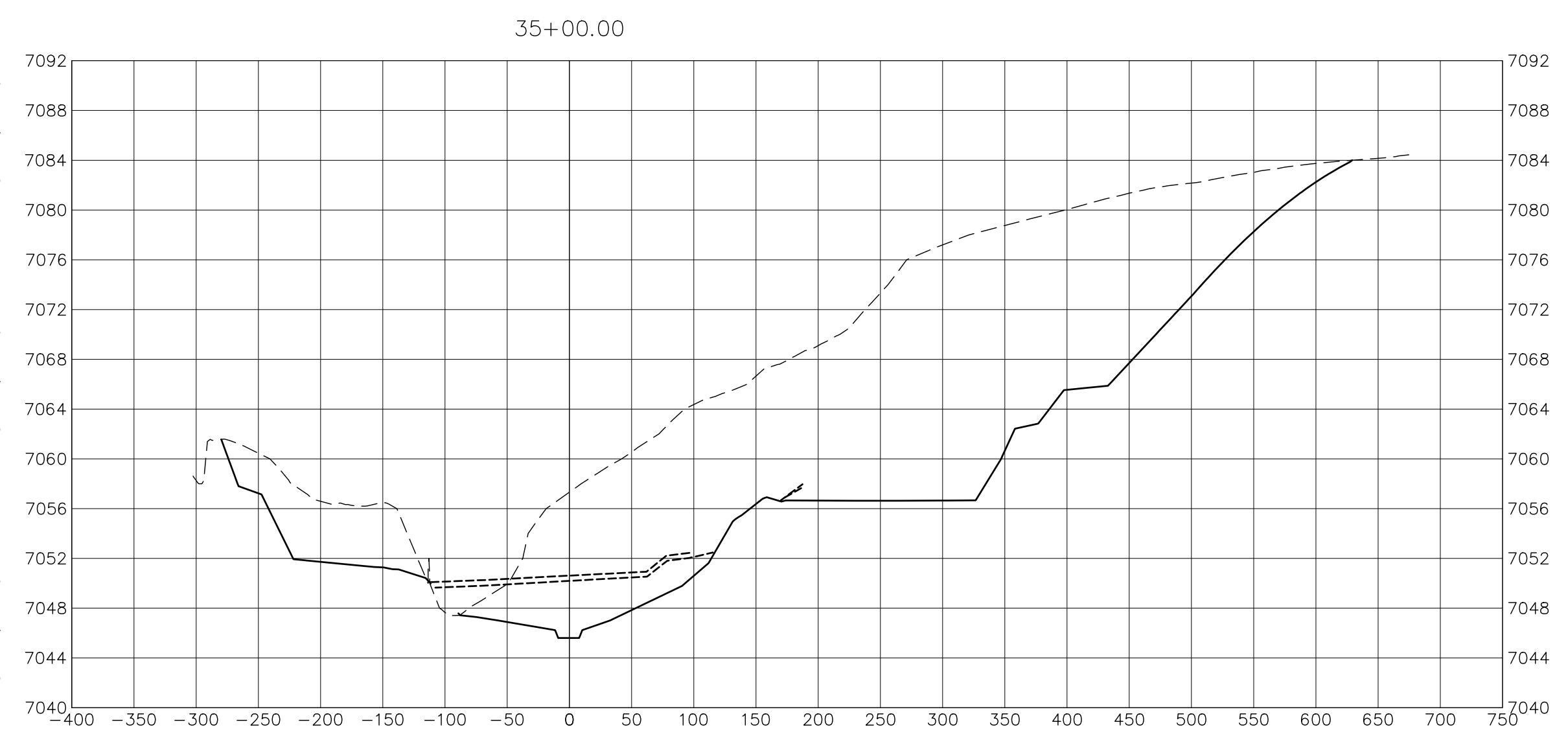
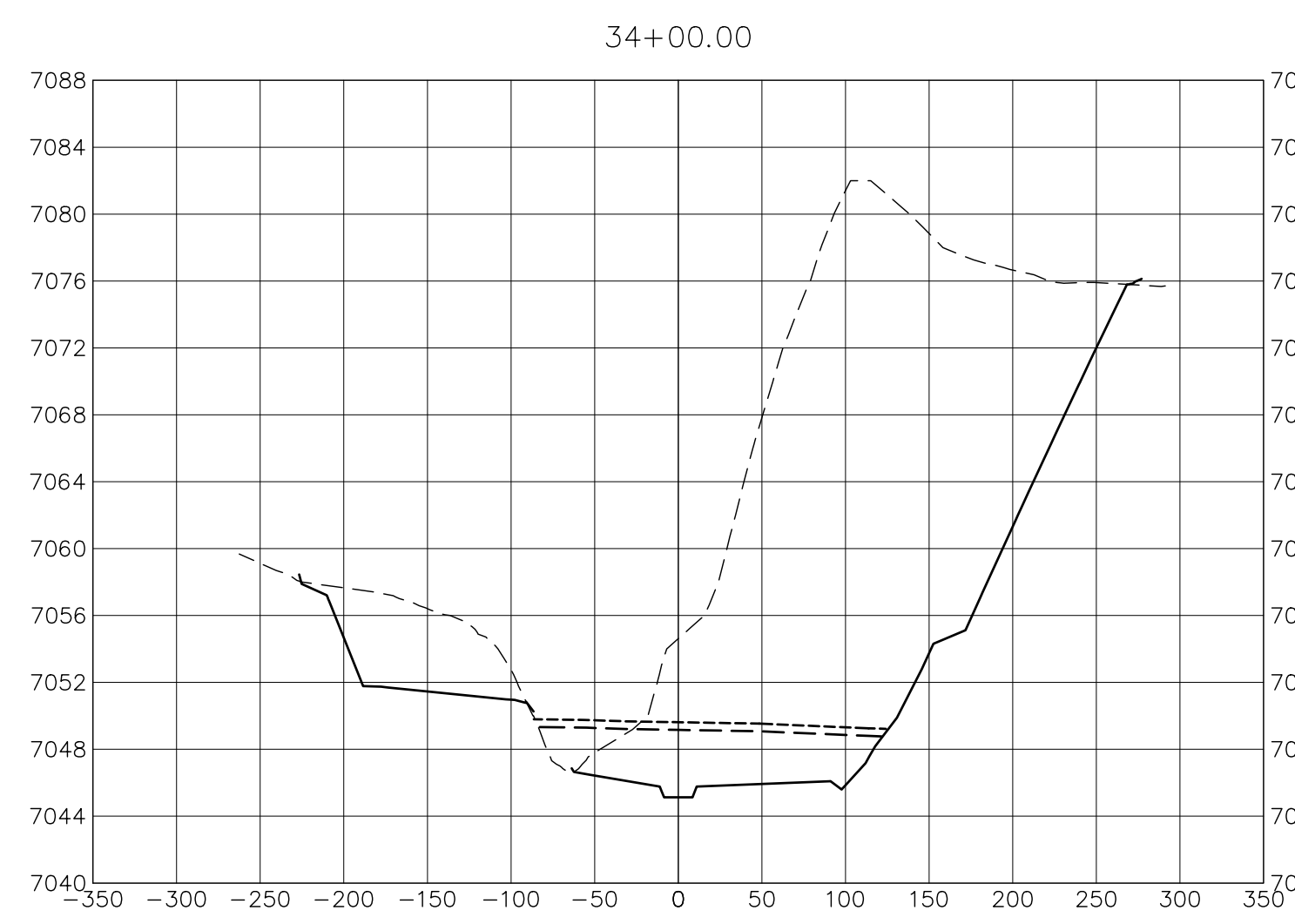
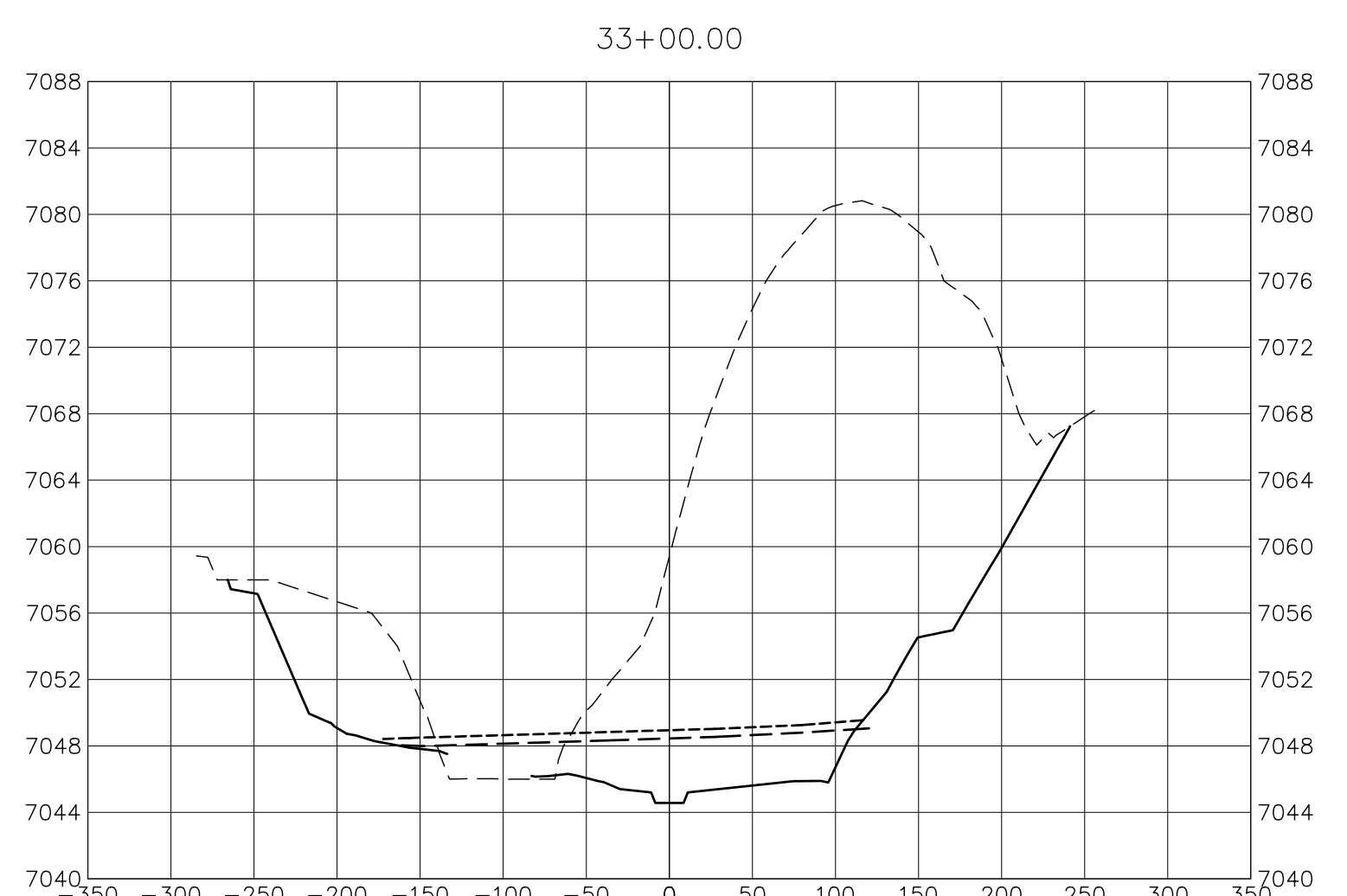
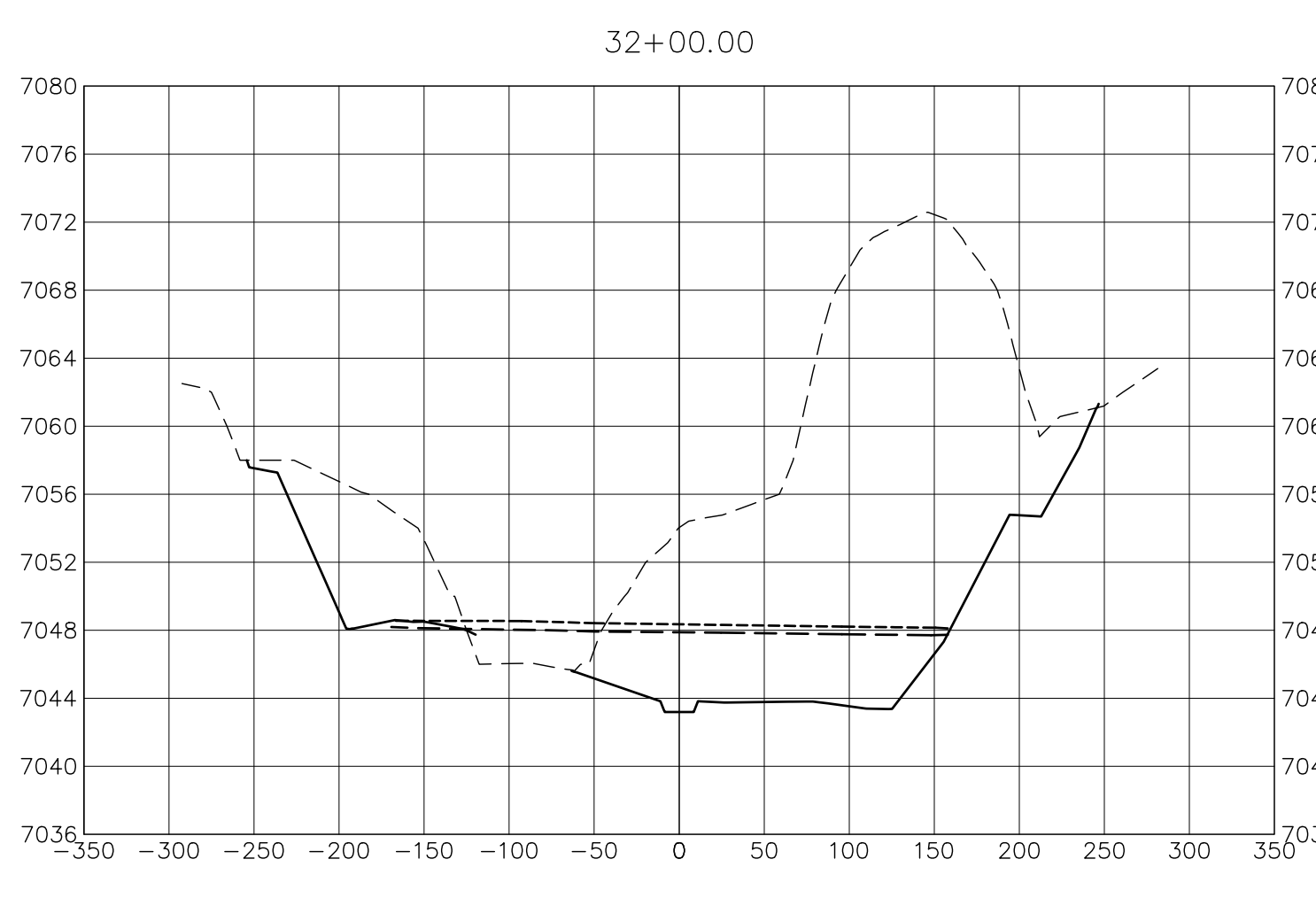
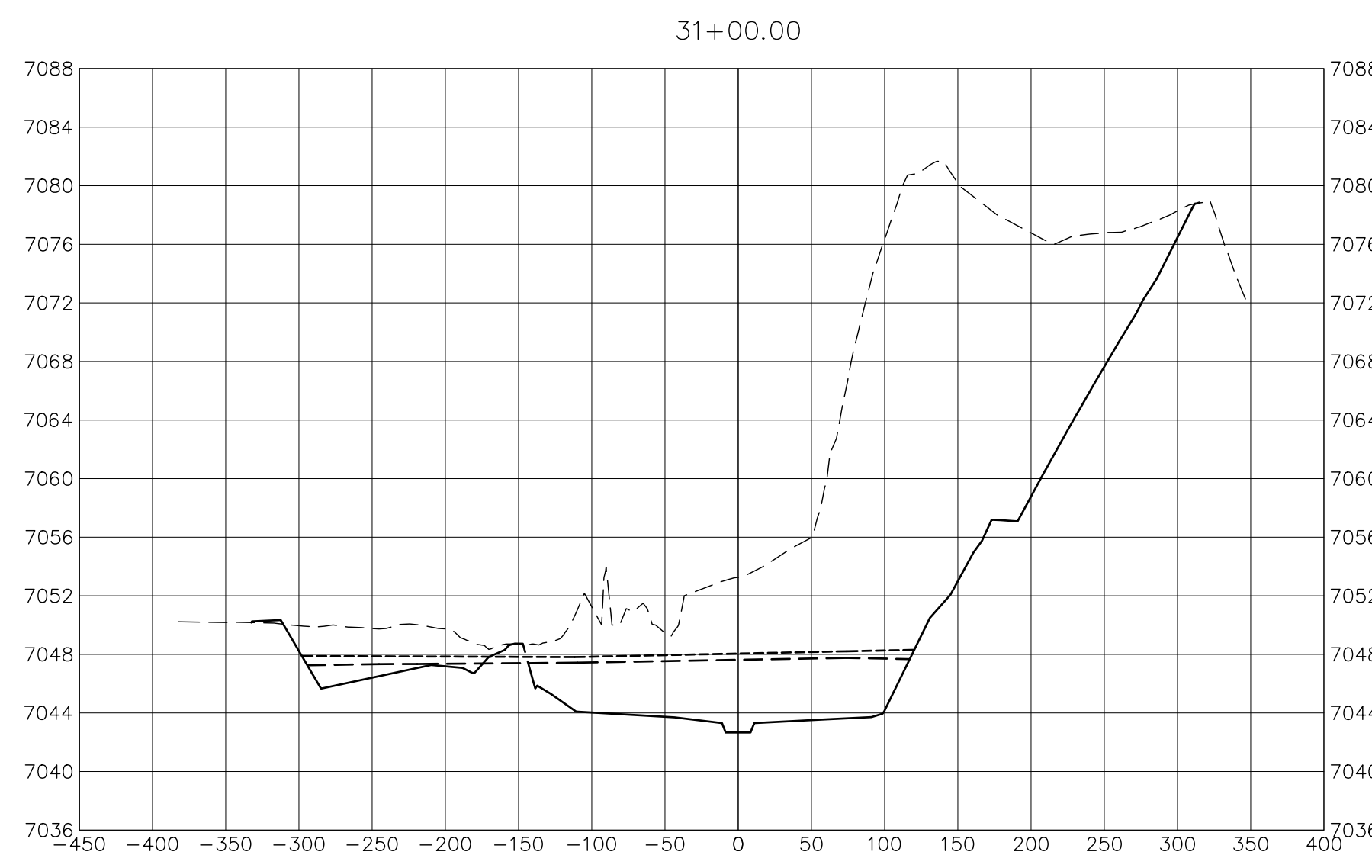
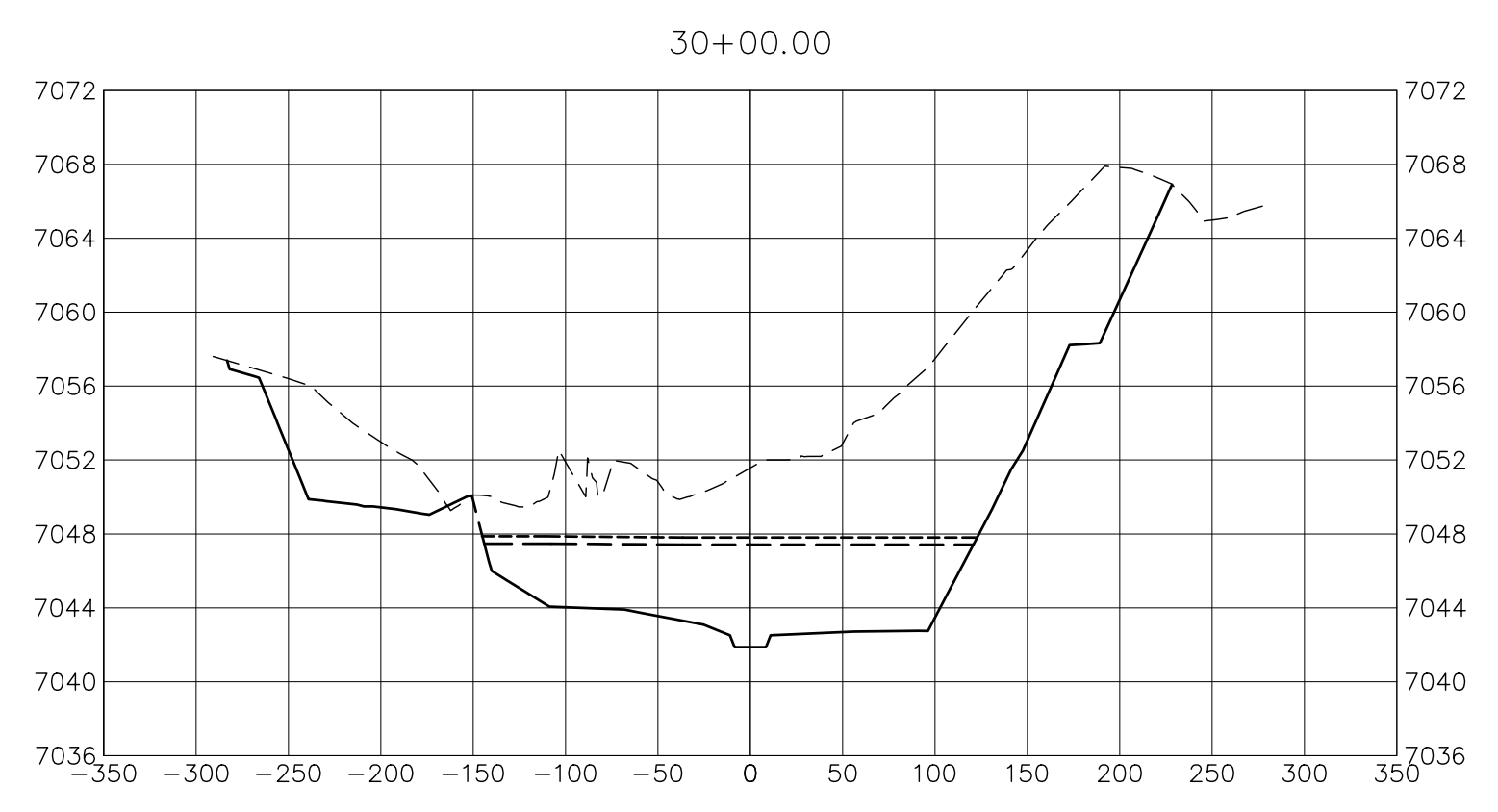
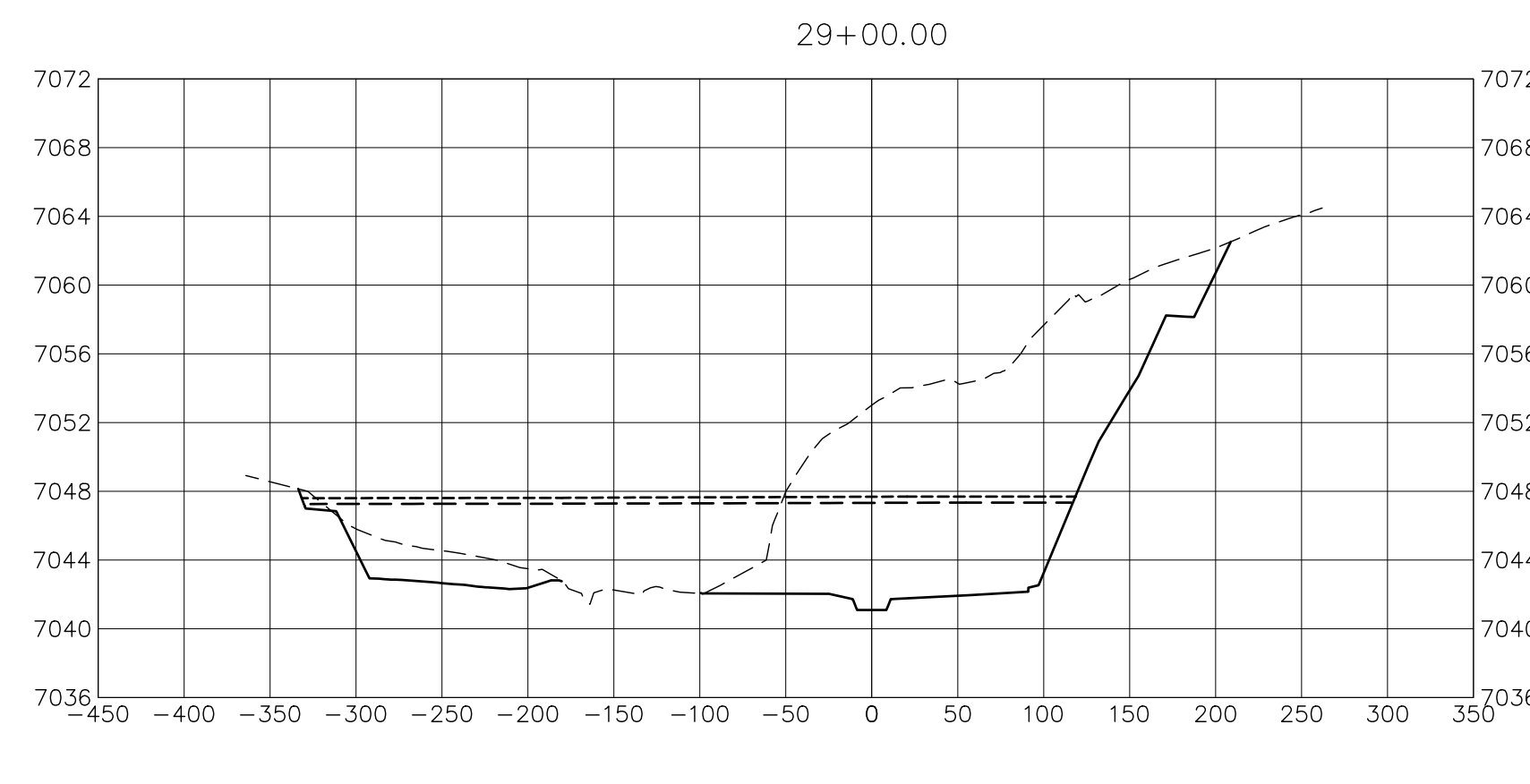
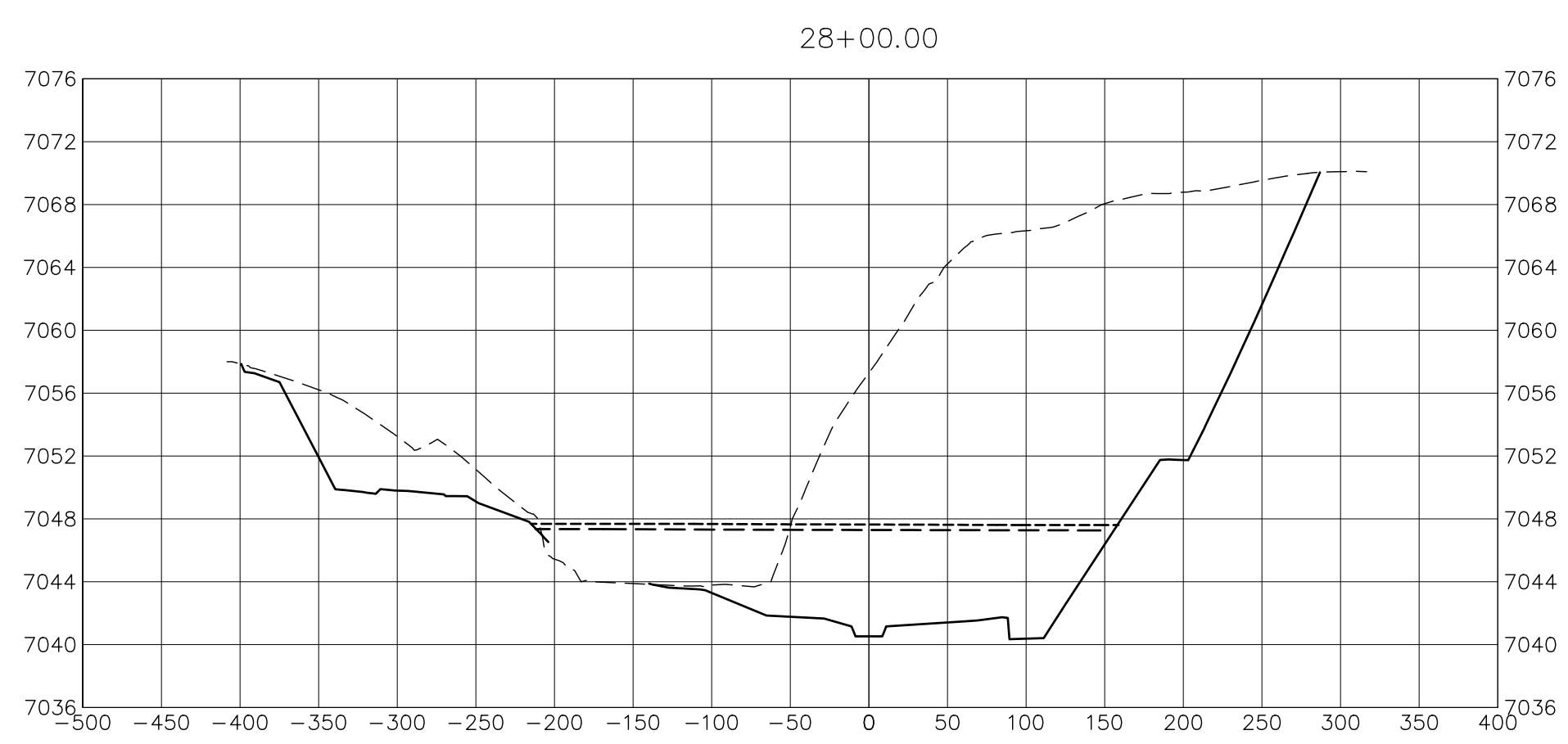
CROSS SECTIONS

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 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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

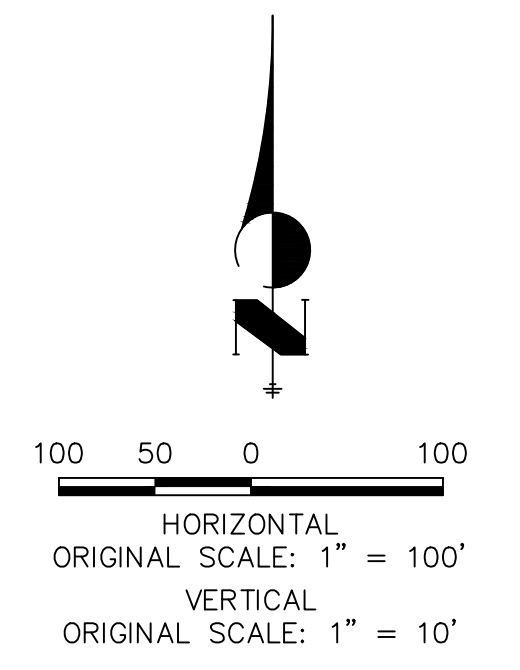
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- LEGEND**
- PROP GROUND SURFACE
 - EX GROUND SURFACE
 - - - 100YR FIS WSEL
 - - - 100YR DESIGN WSEL

- BENCHMARK**
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
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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
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAMLEY
COLORADO P.E. #3000
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SAND CREEK RESTORATION
CROSS SECTIONS

SHEET 27 OF 52
JOB NO. 25188.04

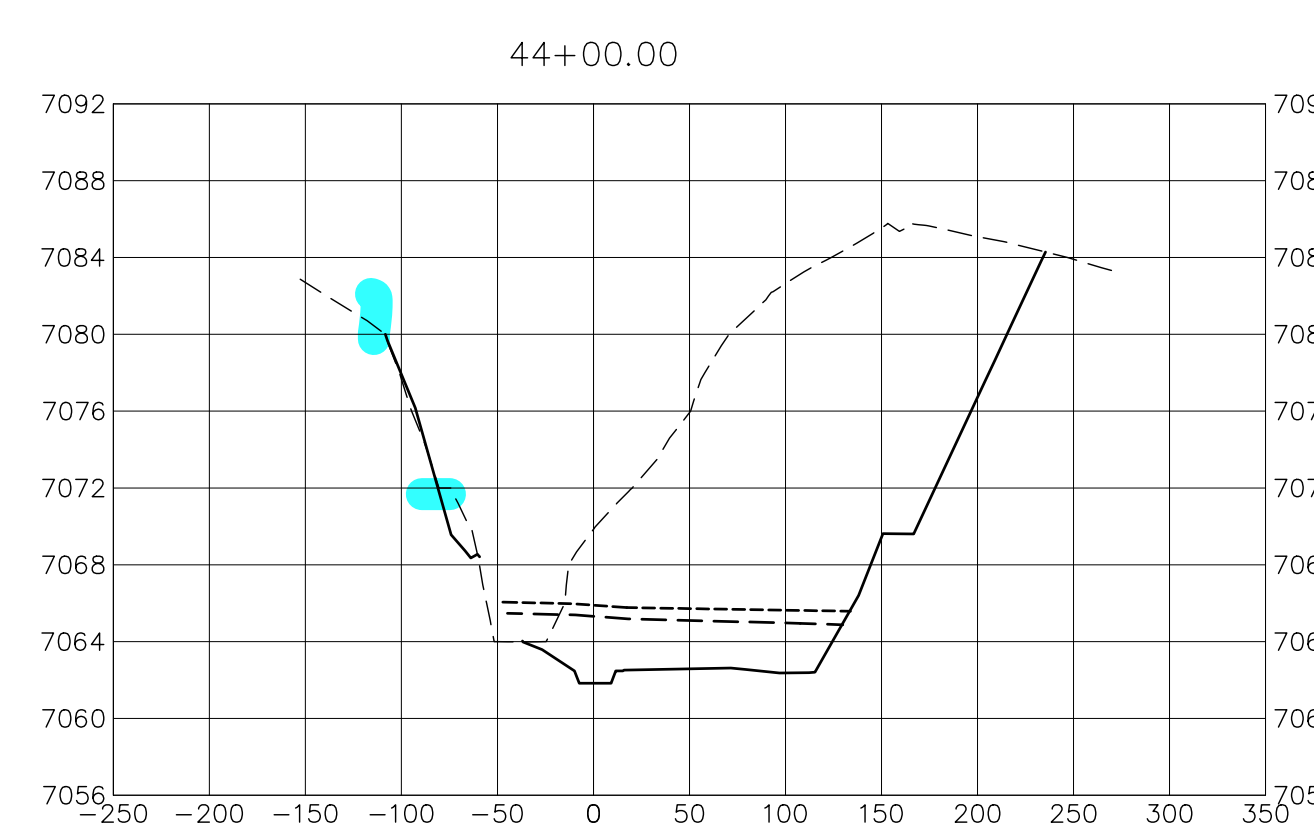
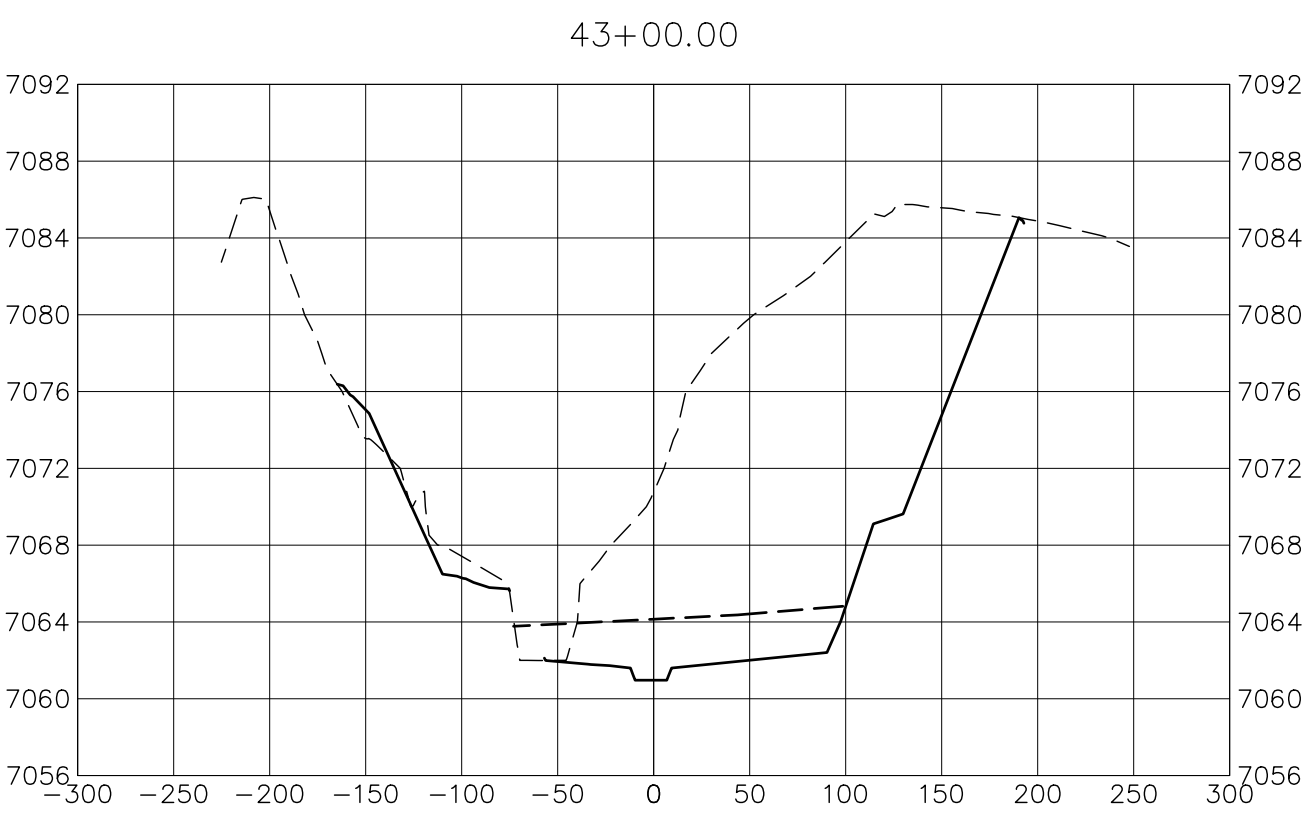
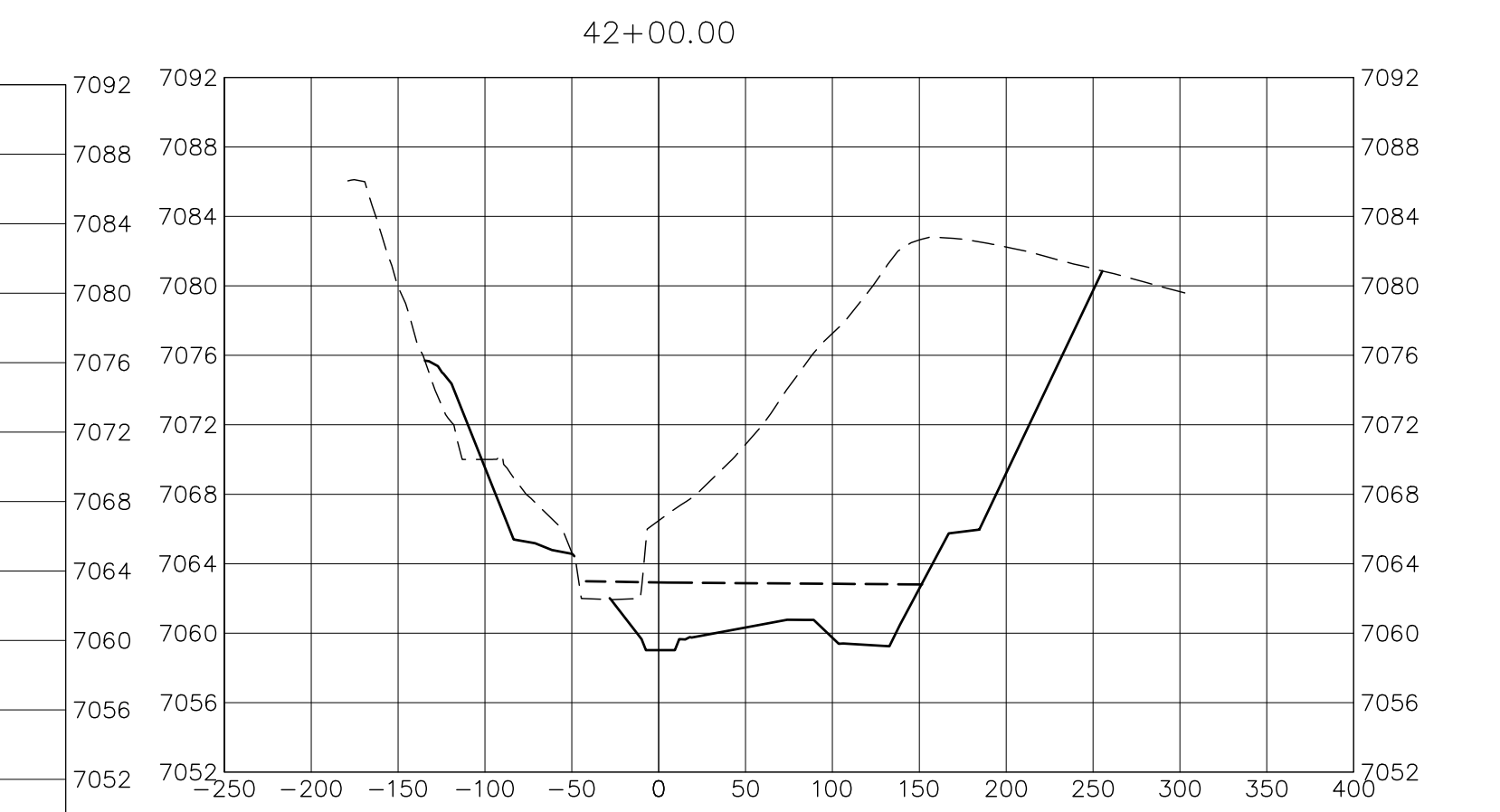
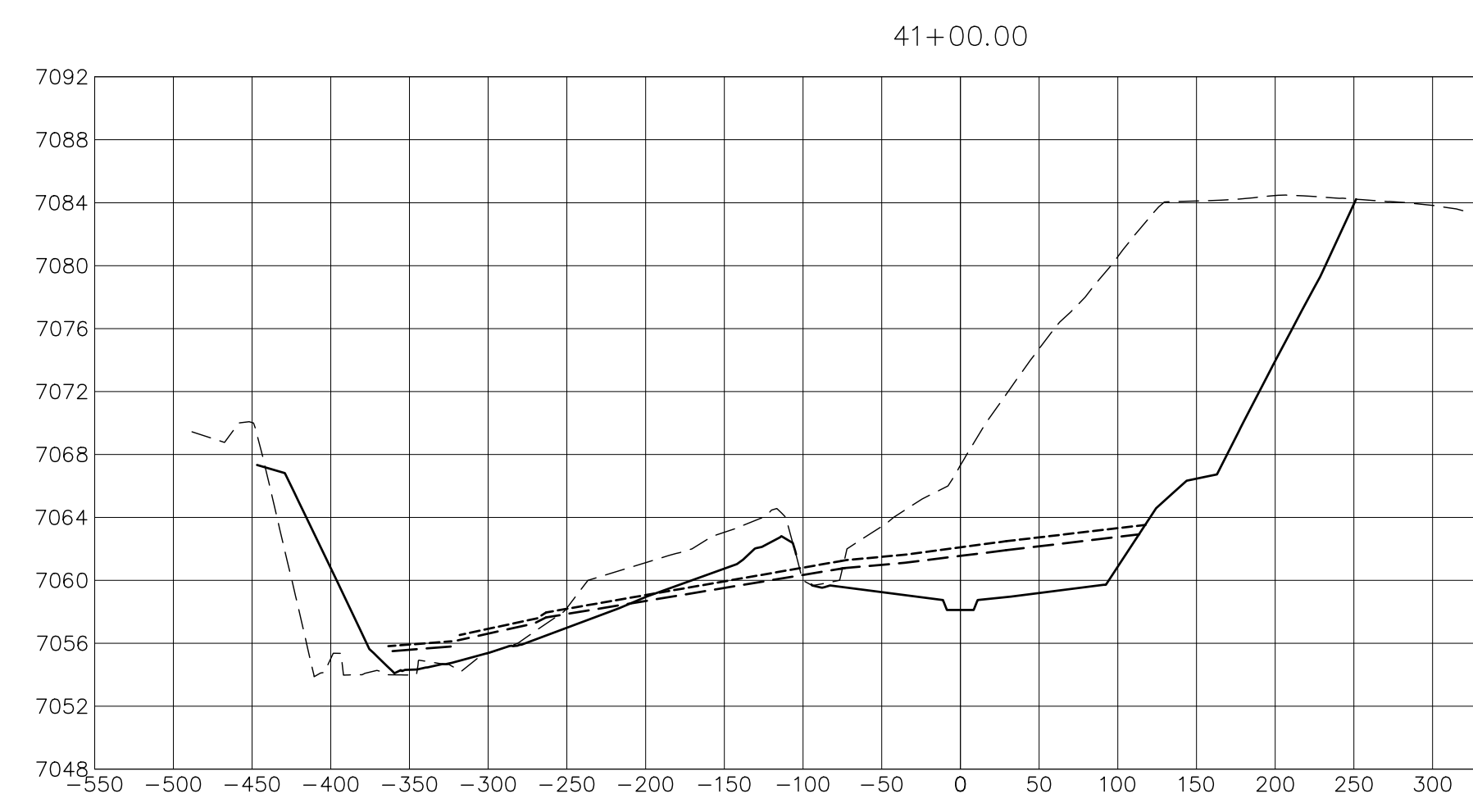
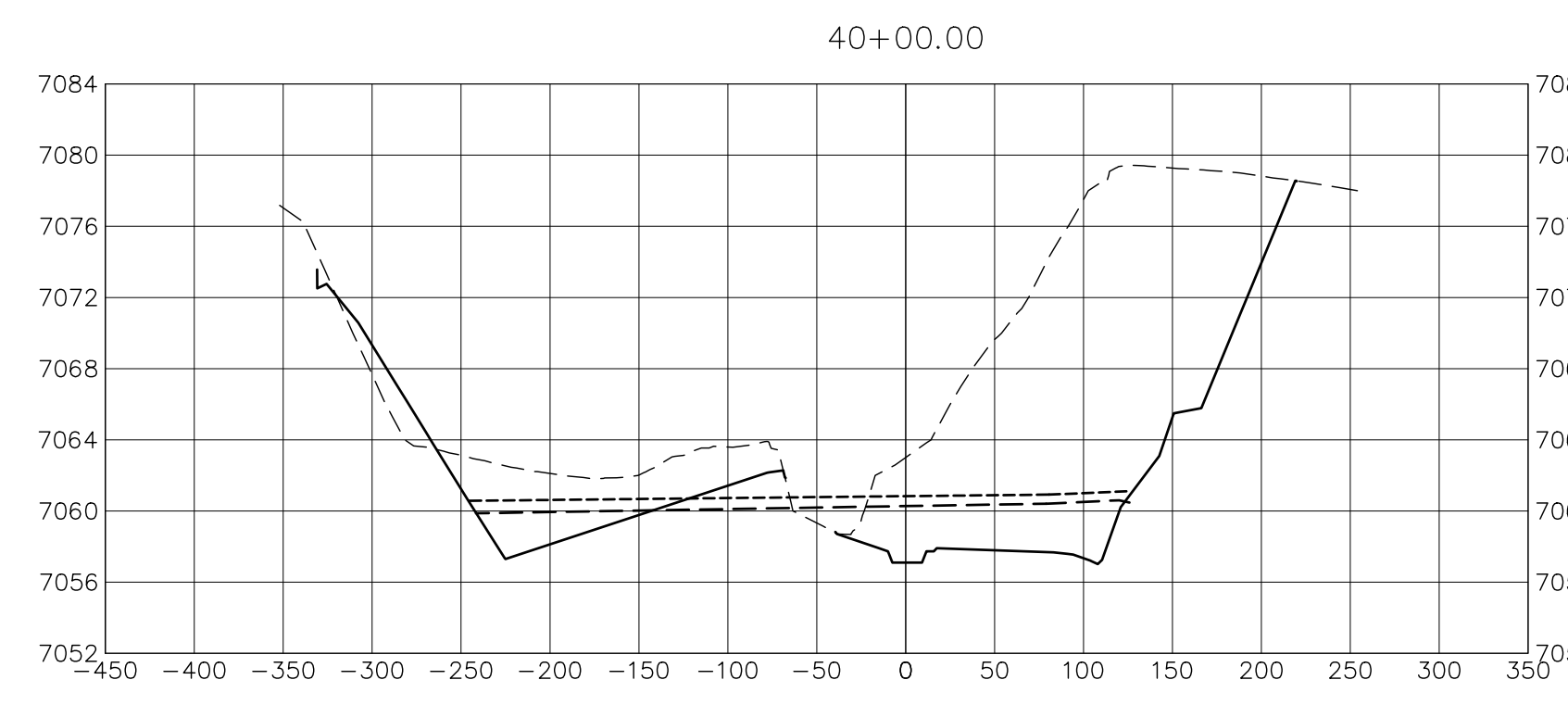
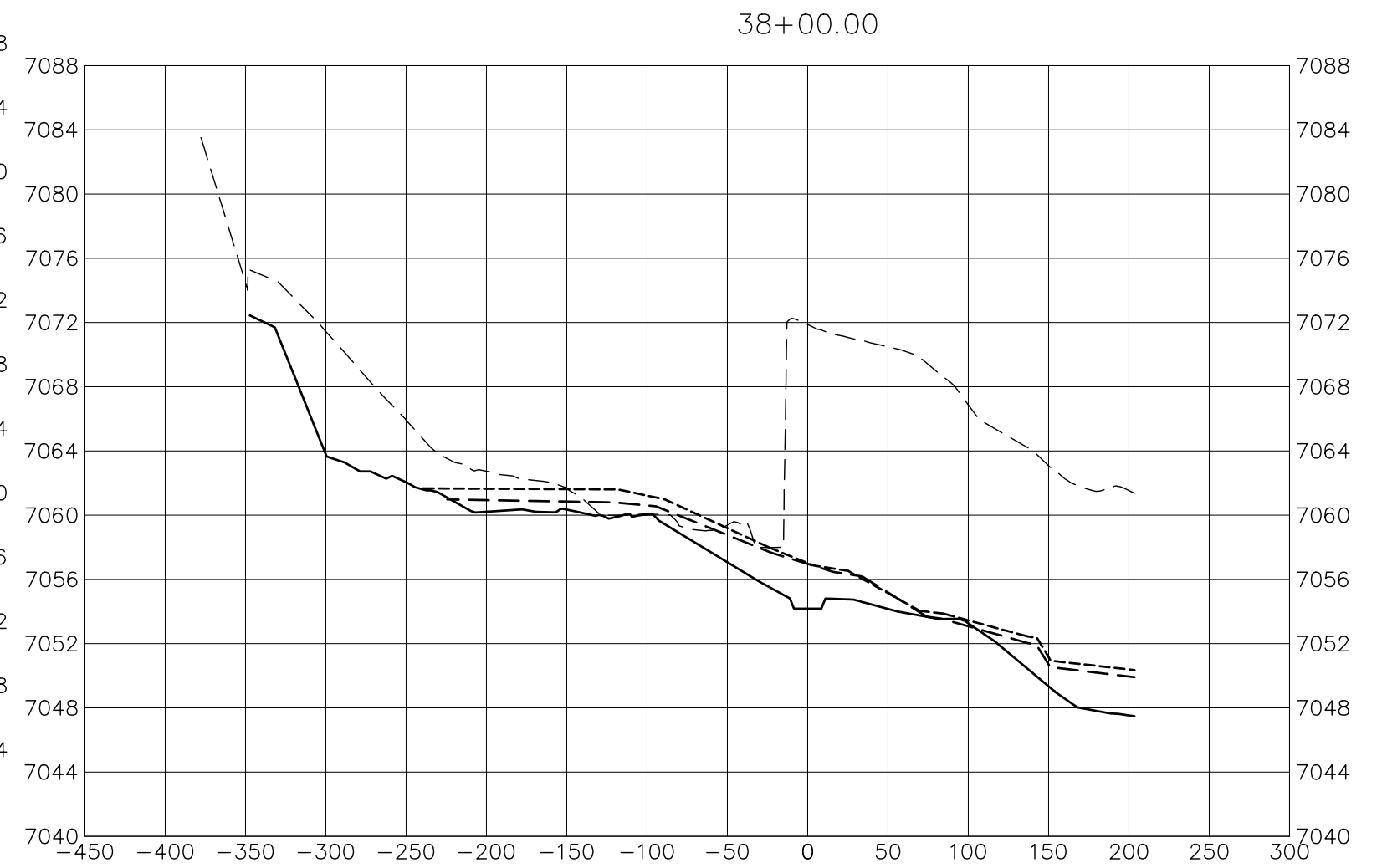
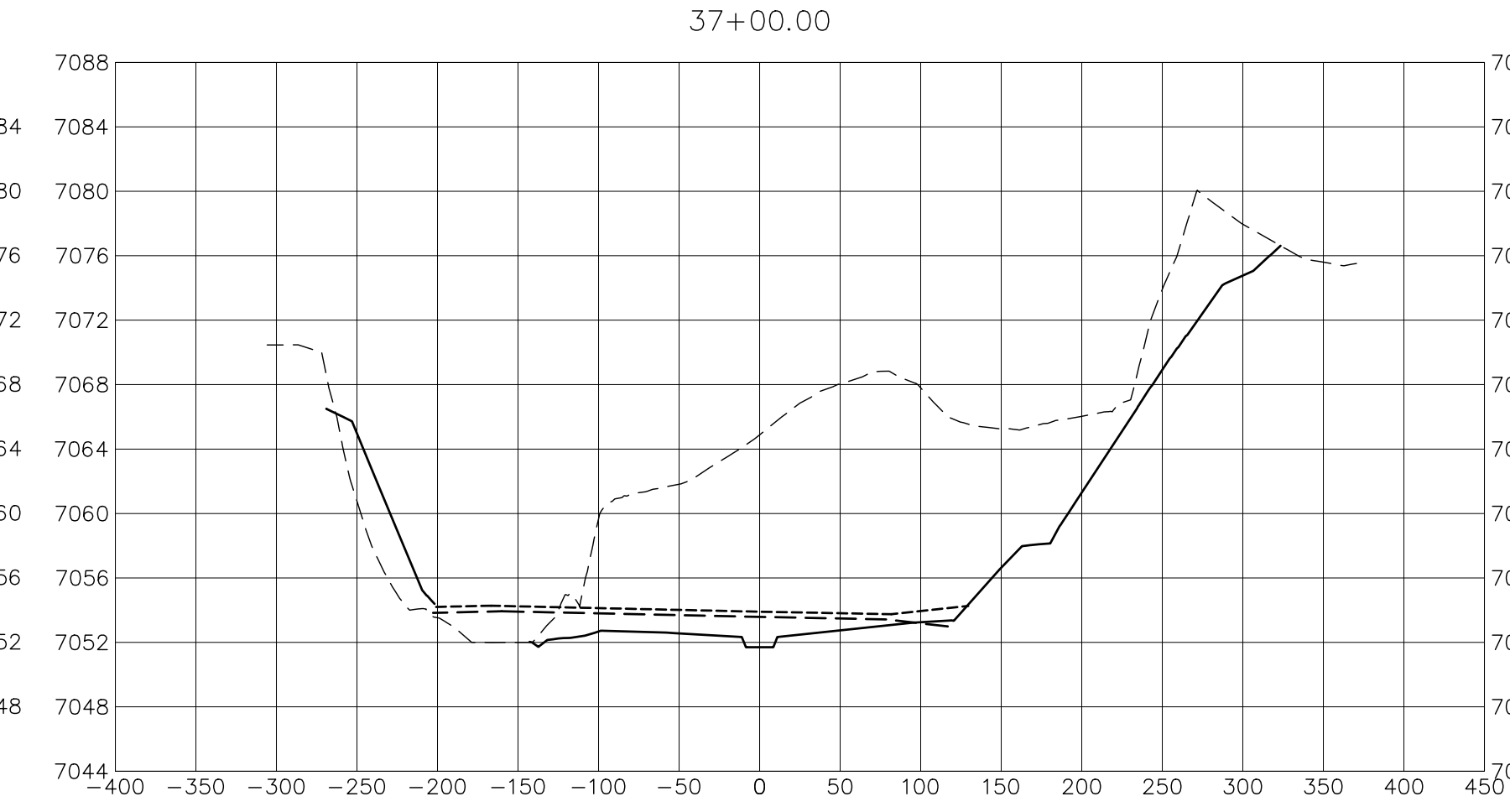
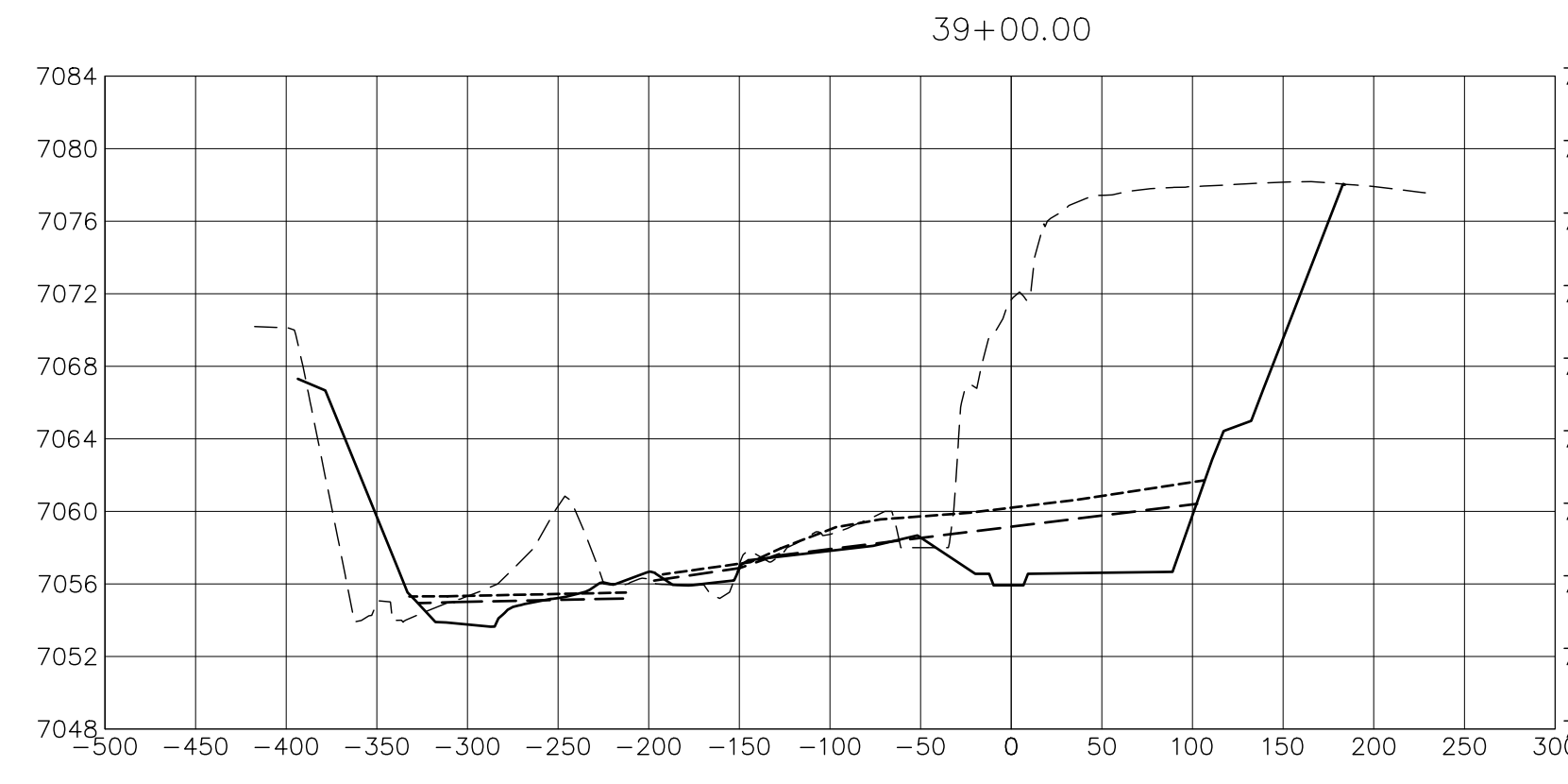
J.R. ENGINEERING
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2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

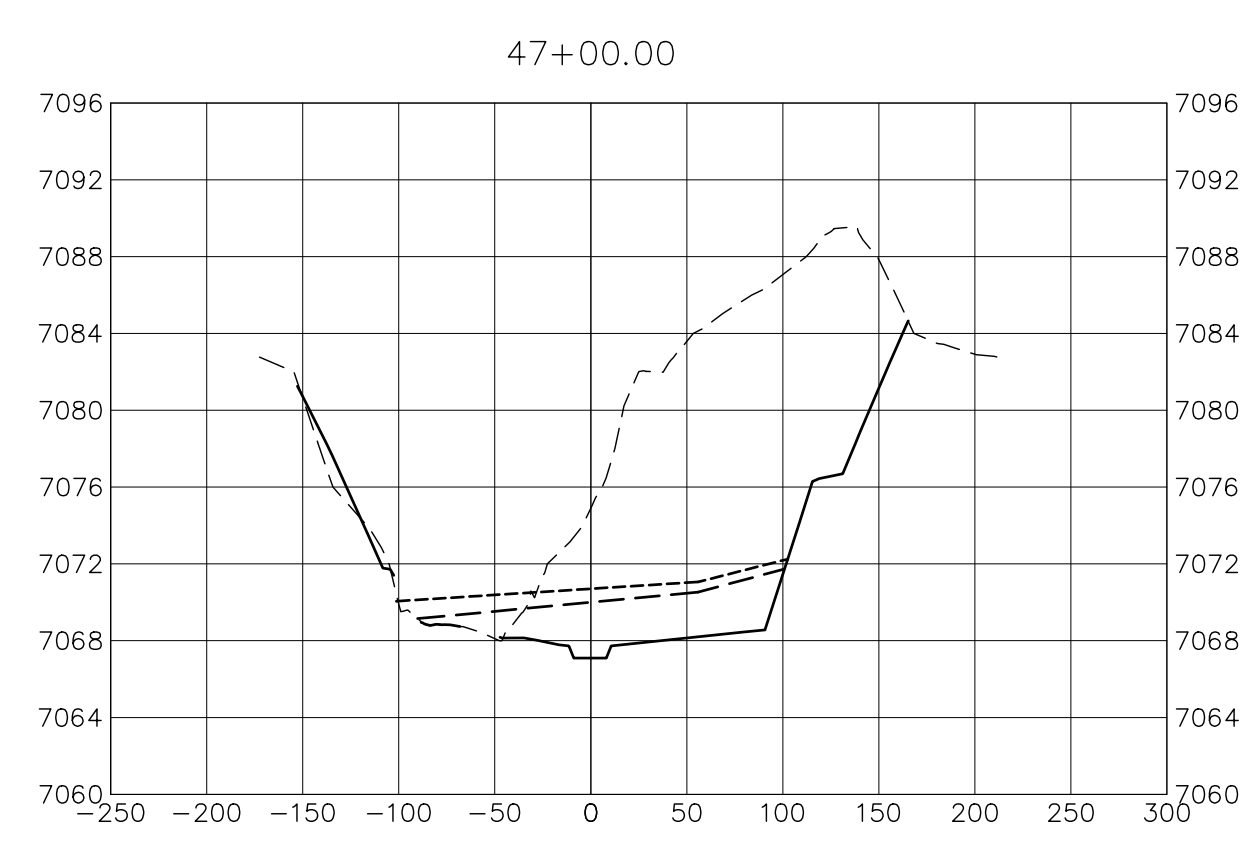
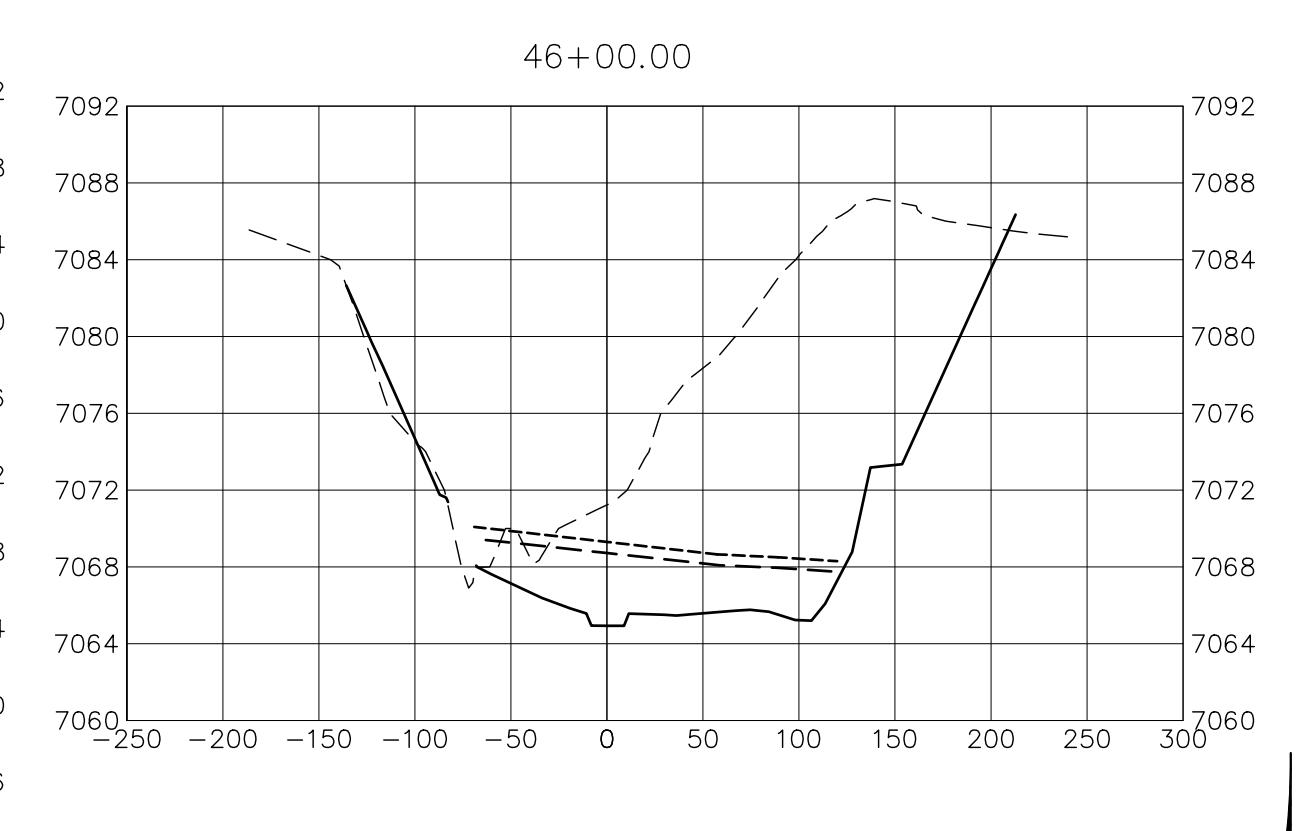
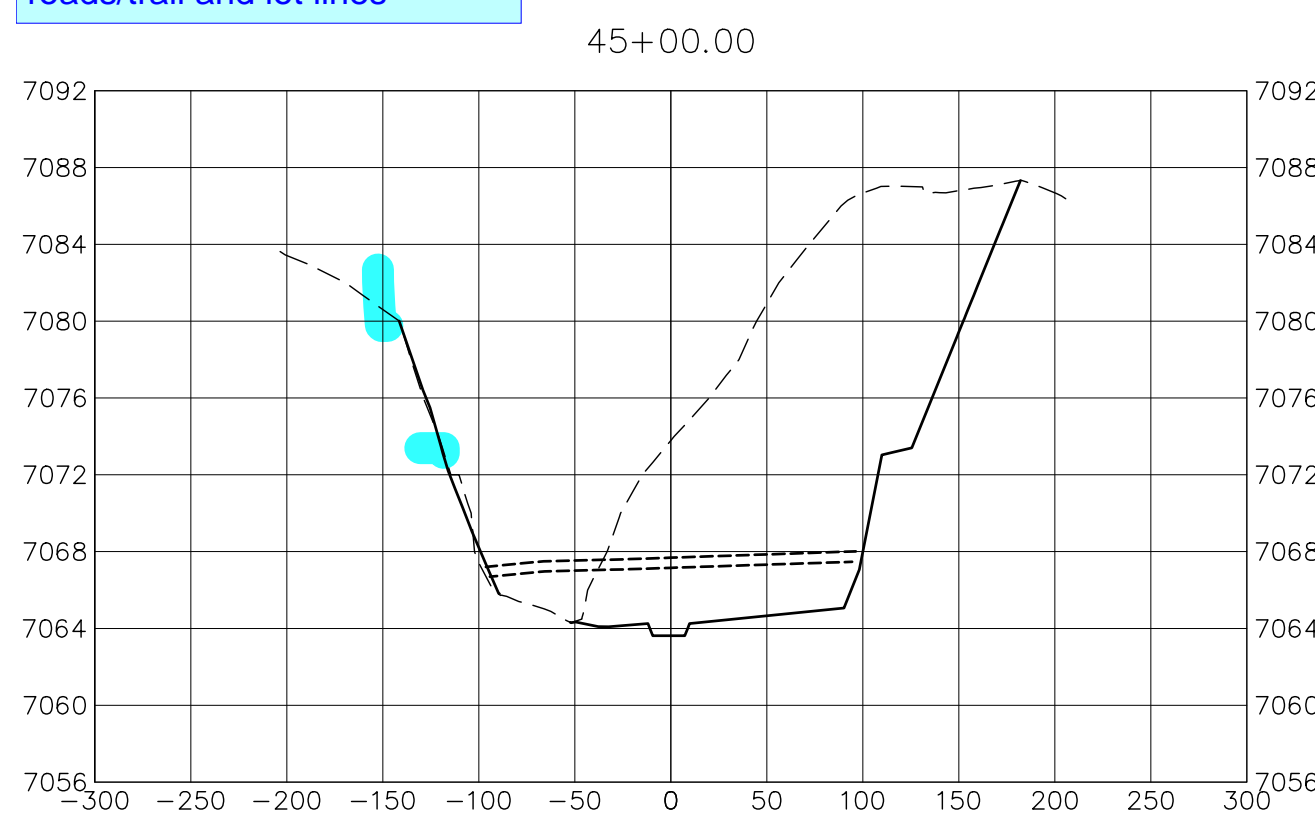
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

BY	DATE

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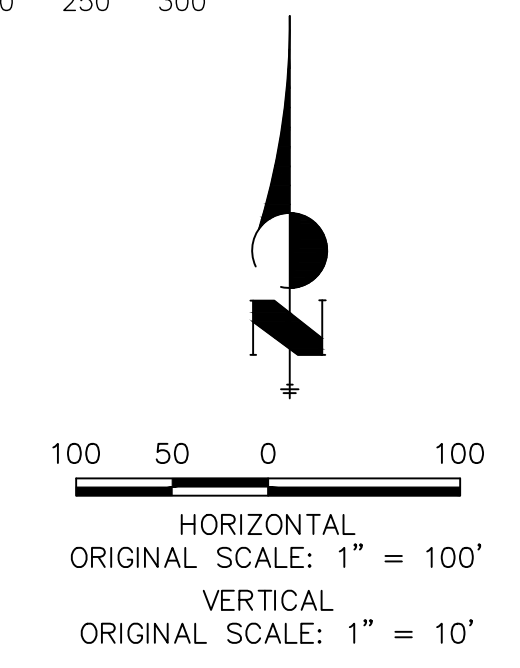
Show both maintenance roads/trail and lot lines



LEGEND
 ——— PROP GROUND SURFACE
 - - - - EX GROUND SURFACE
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
PRELIMINARY NOT FOR CONSTRUCTION
 MIKE A. BRAMLEY
 COLORADO P.E. 30100
 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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

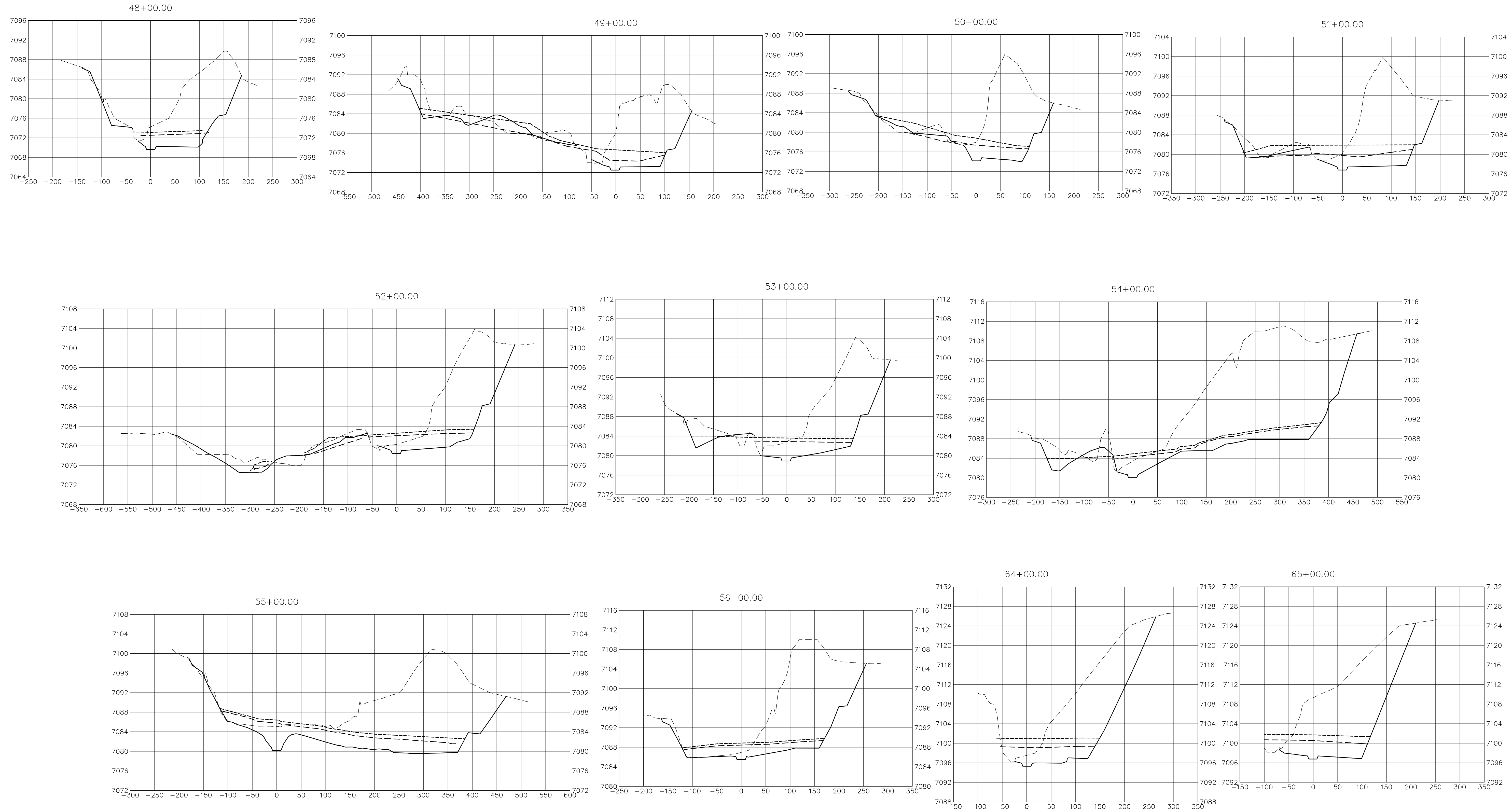
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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SAND CREEK RESTORATION
CROSS SECTIONS

SHEET 28 OF 52
 JOB NO. 25188.04



BENCHMARK

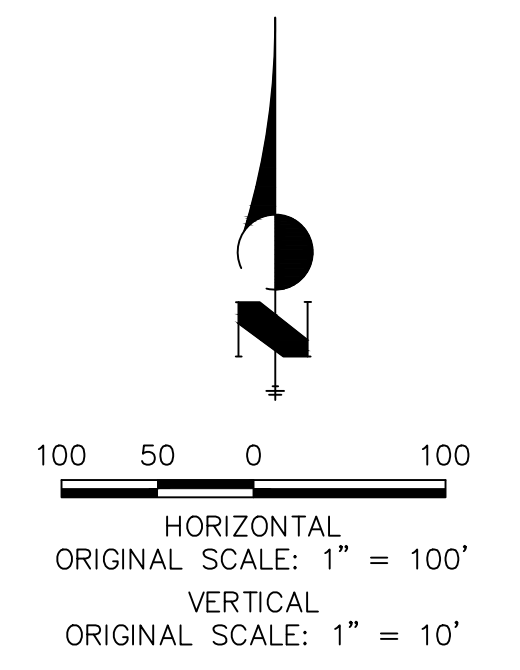
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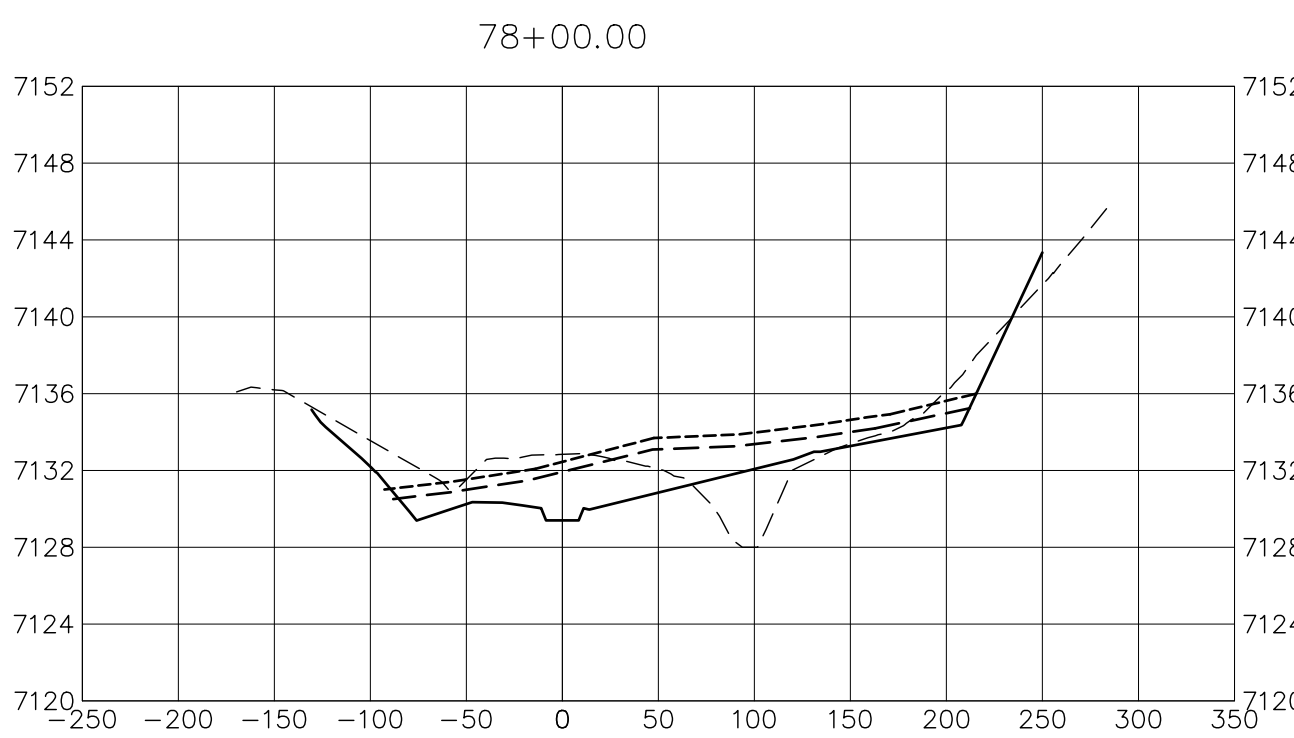
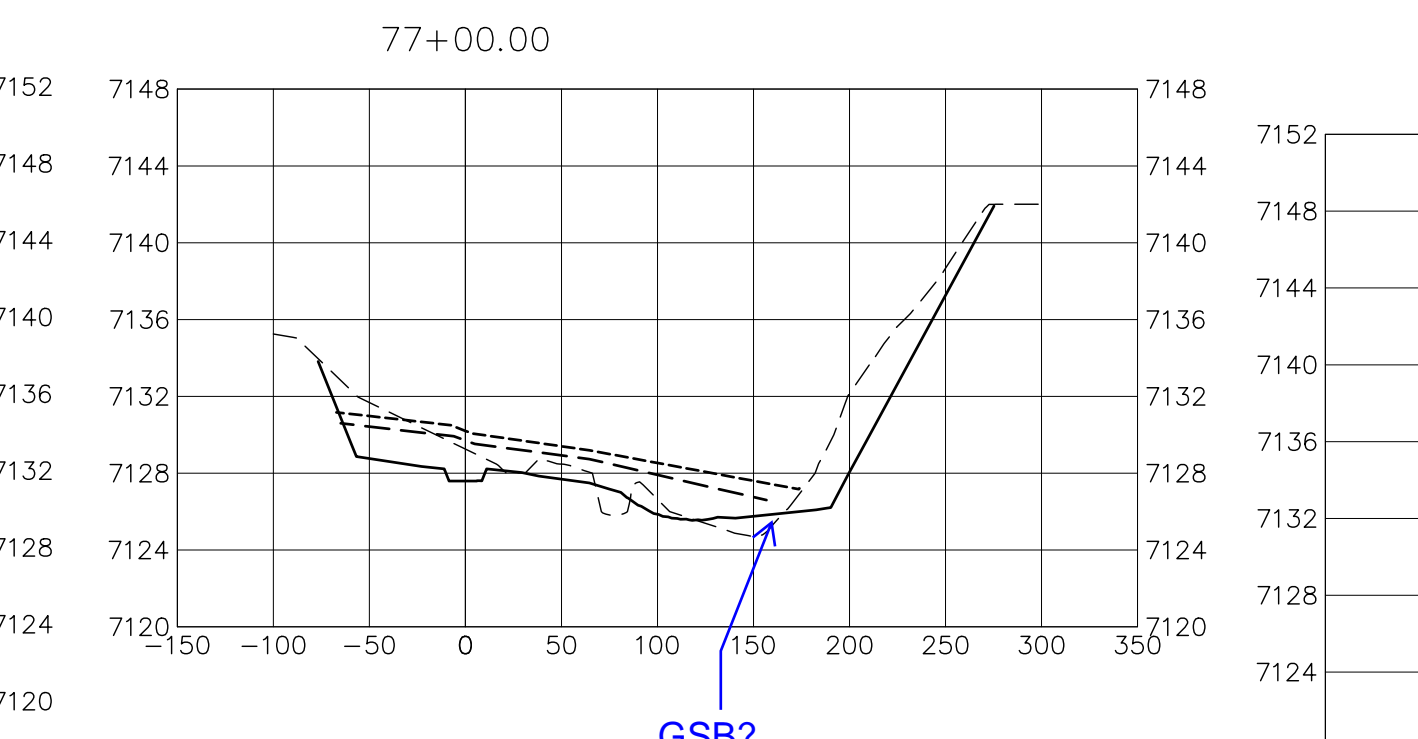
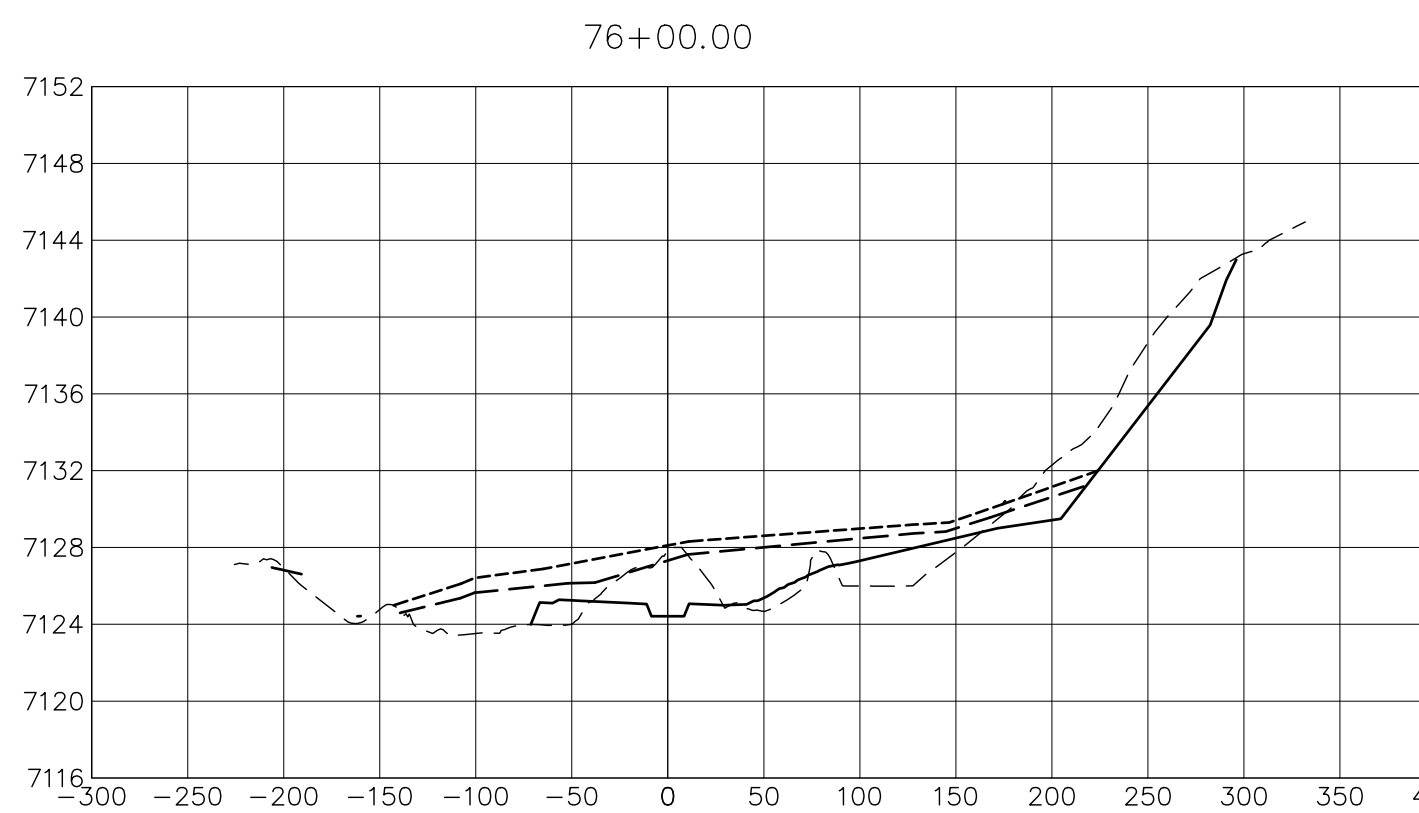
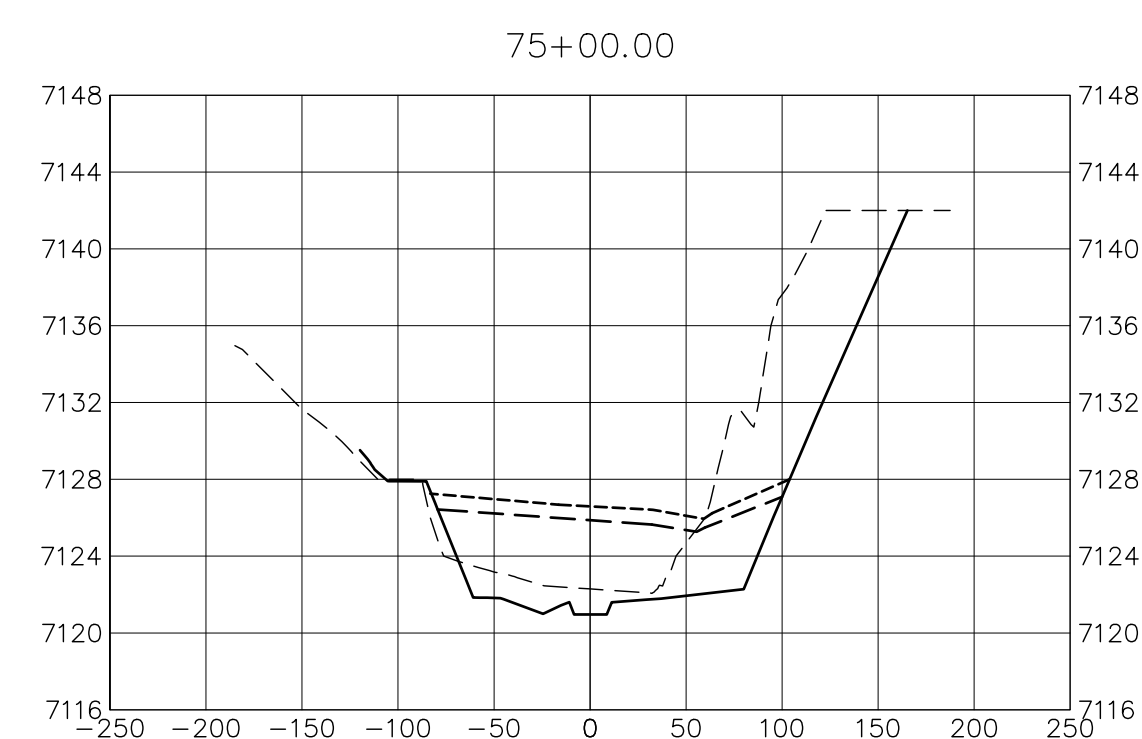
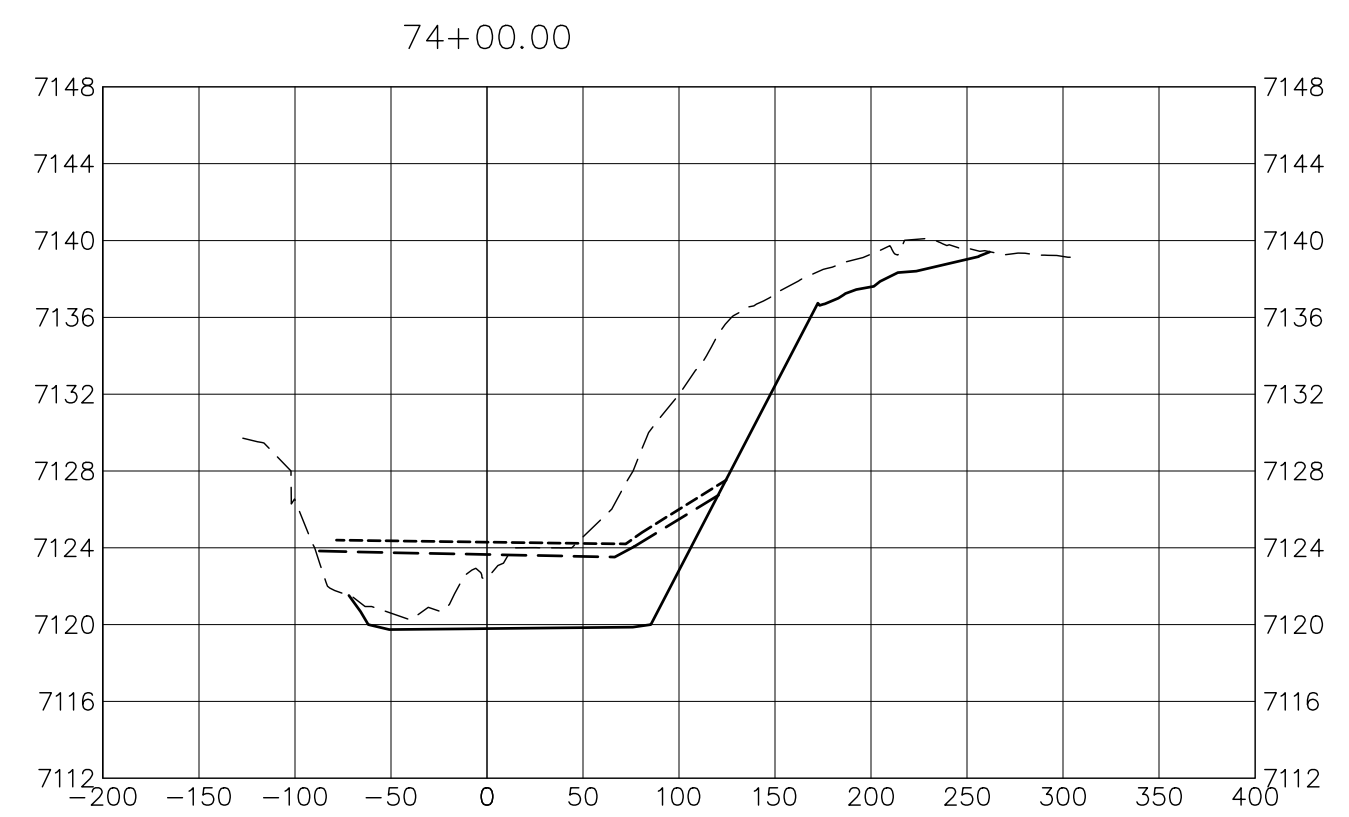
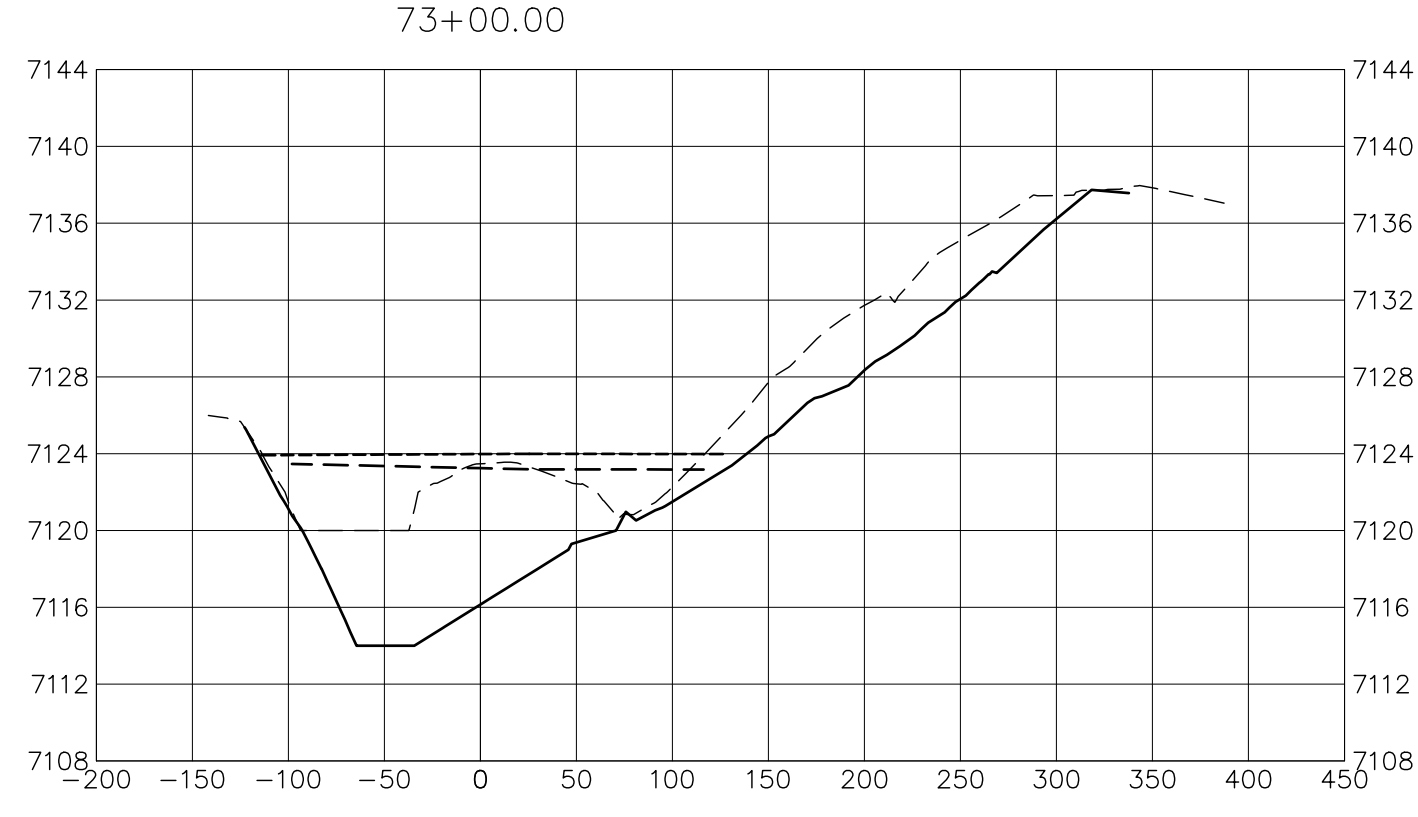
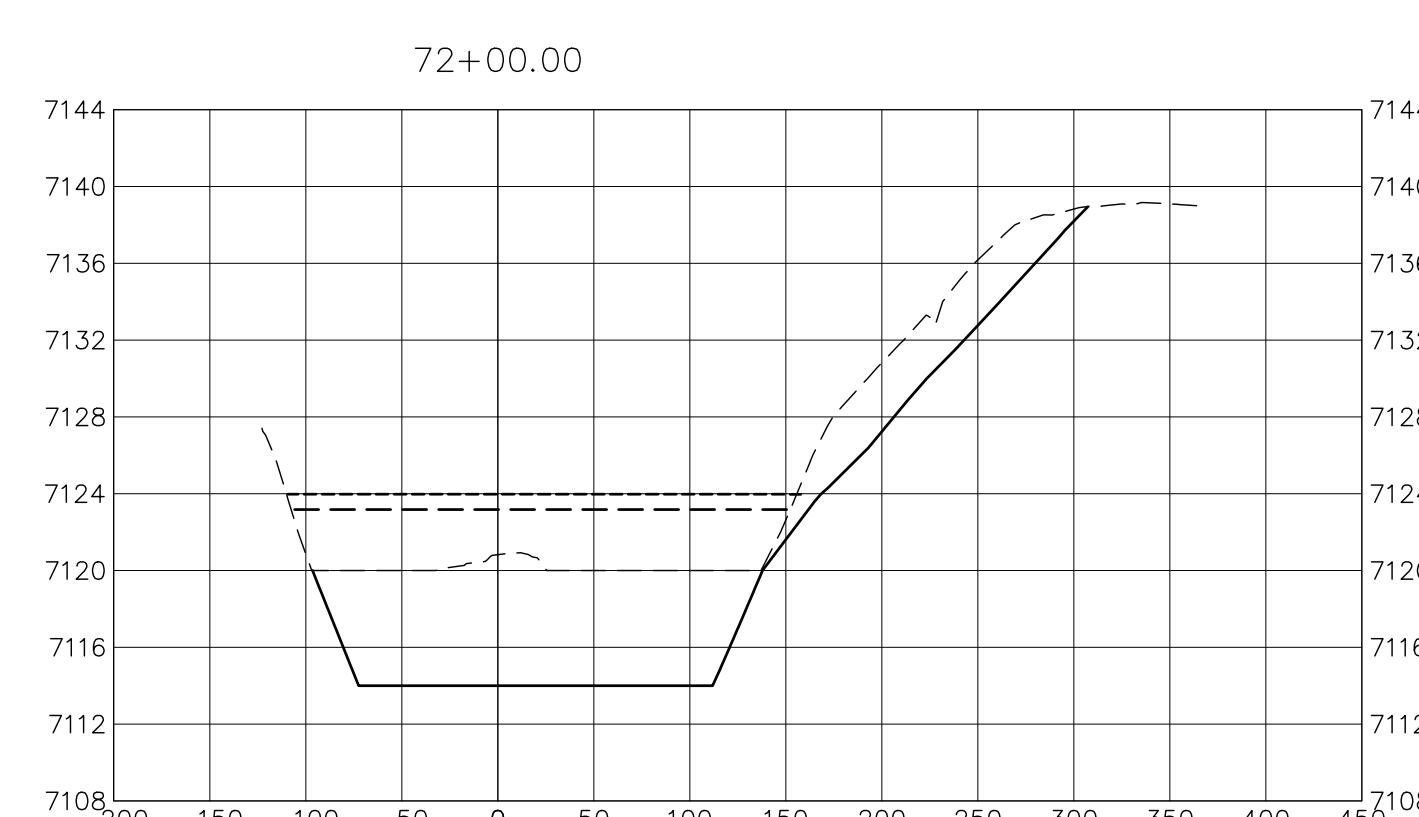
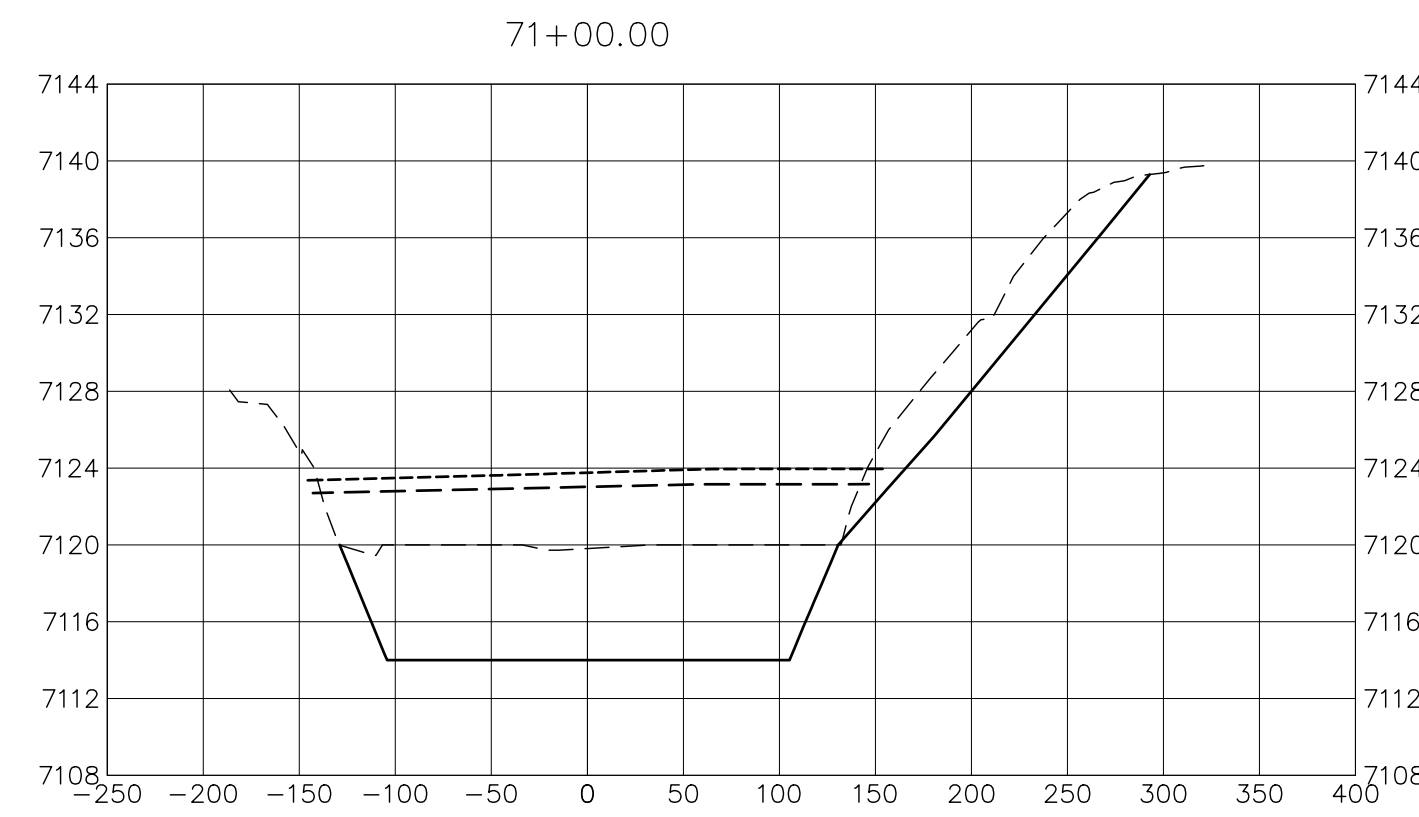
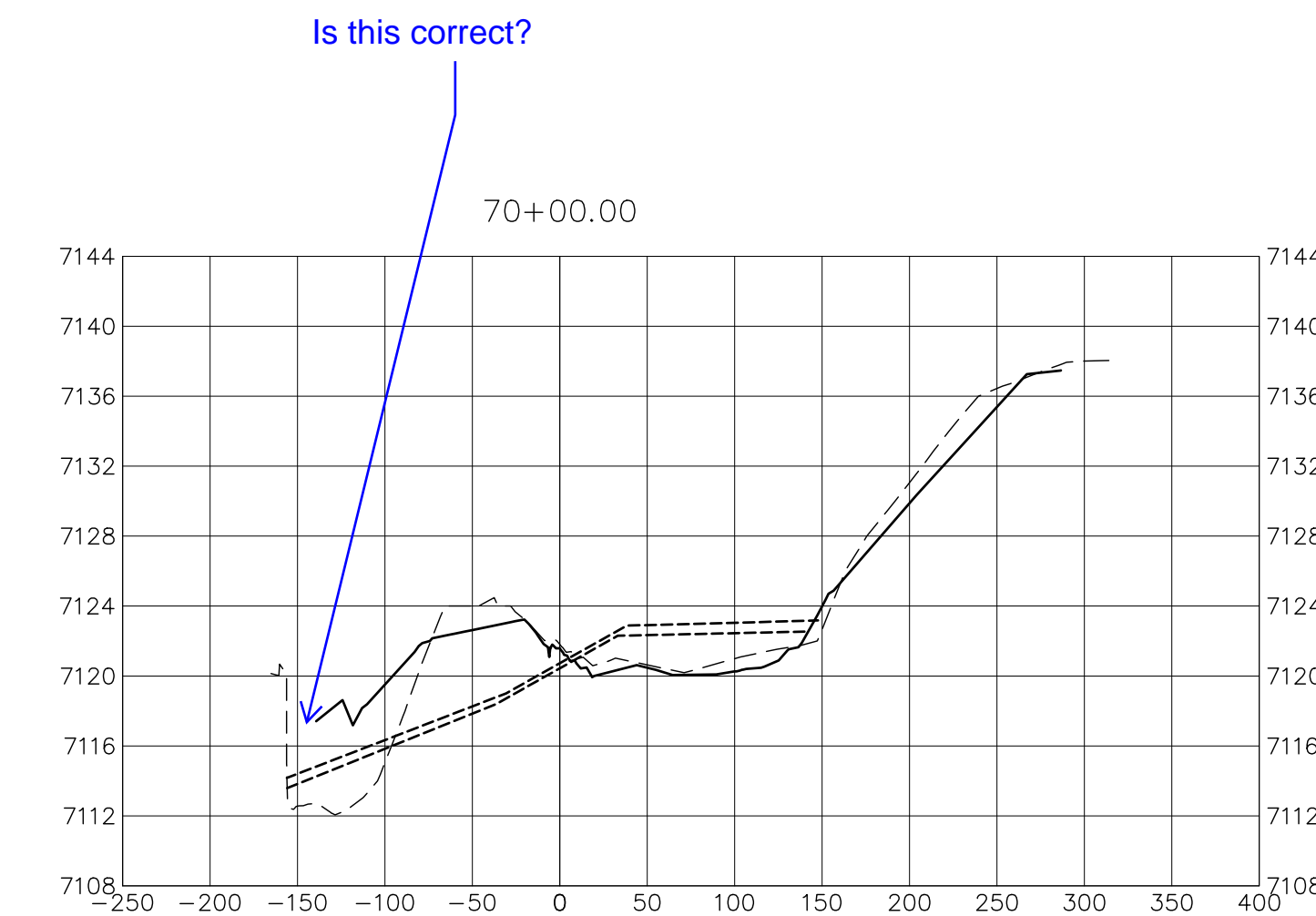
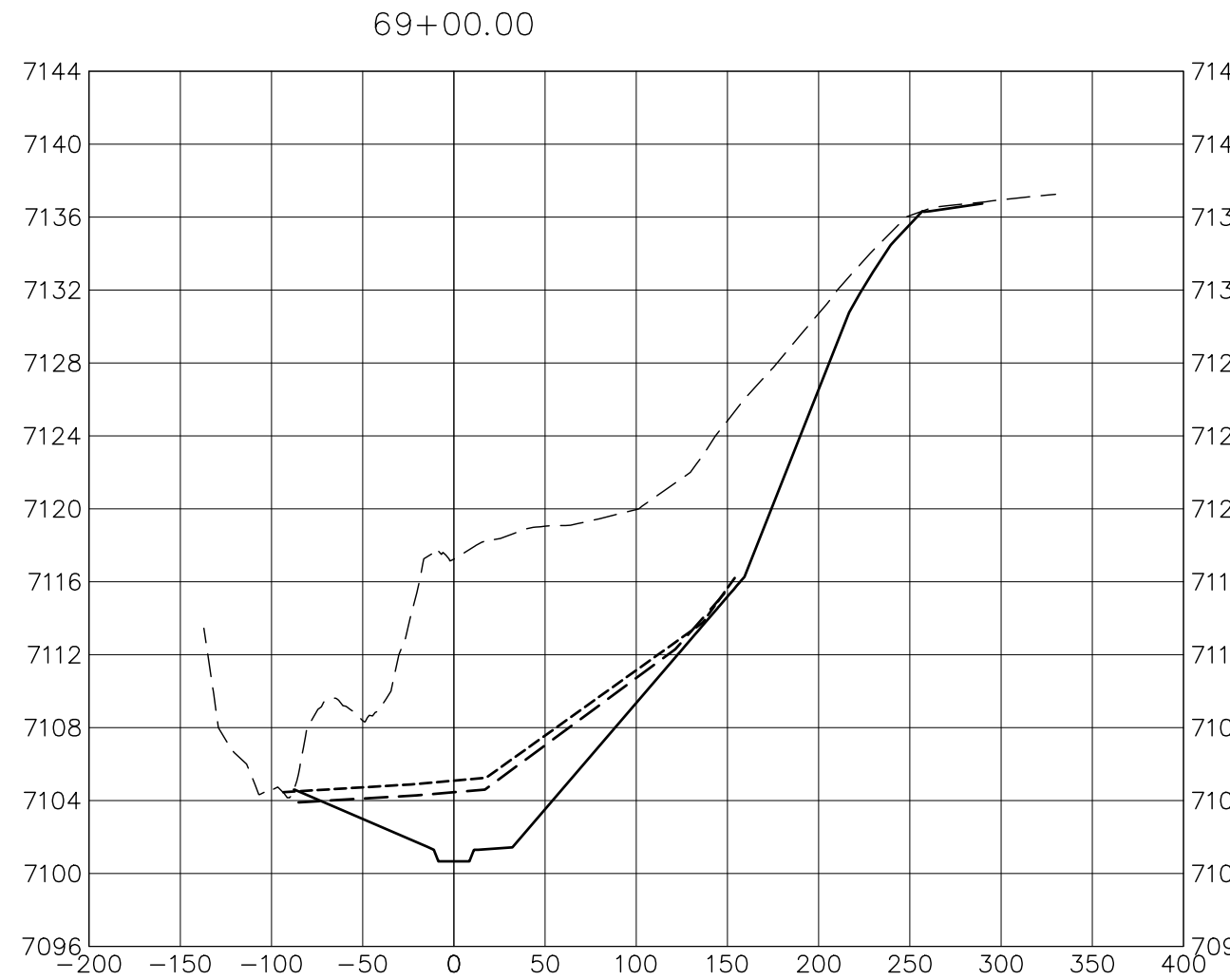
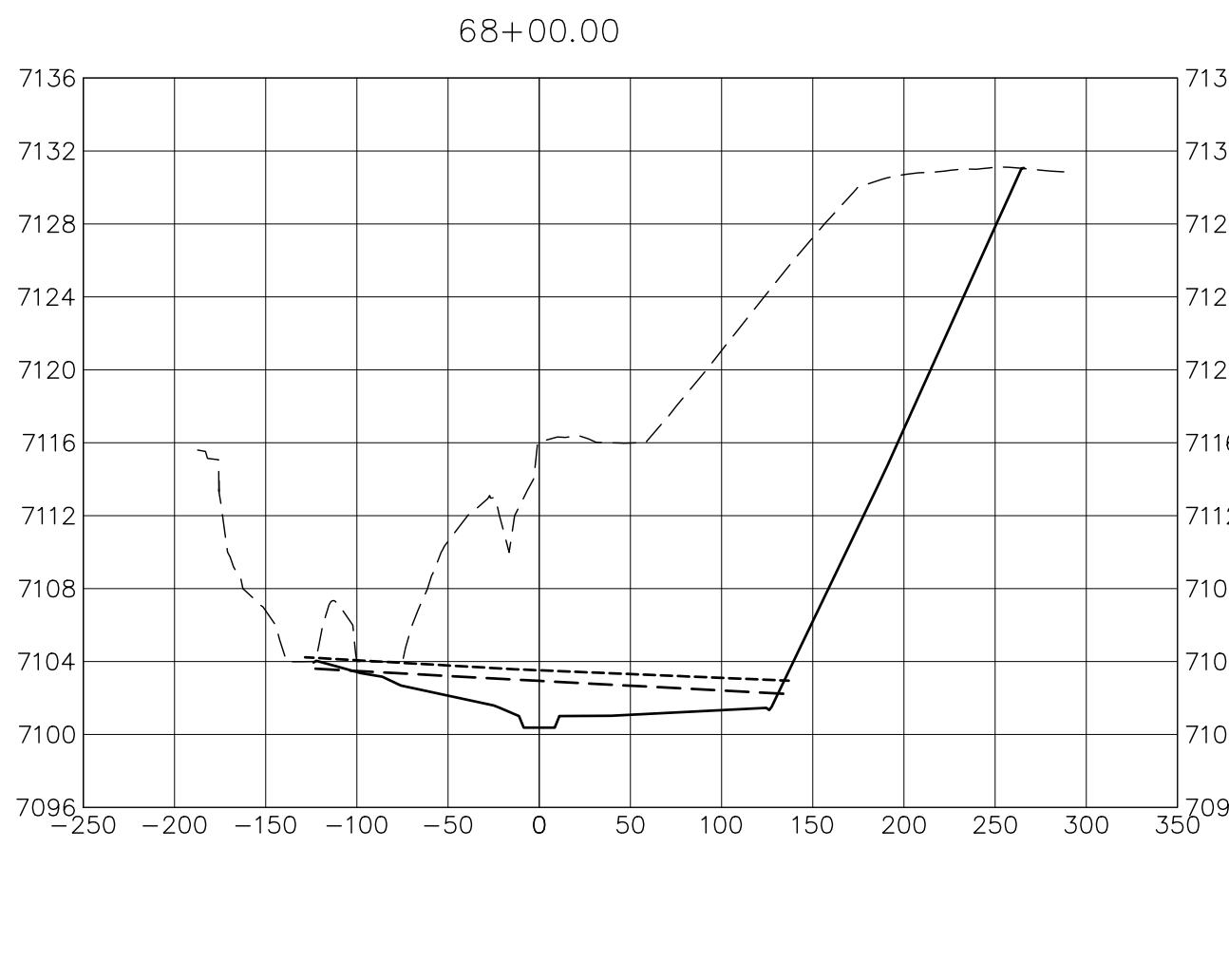
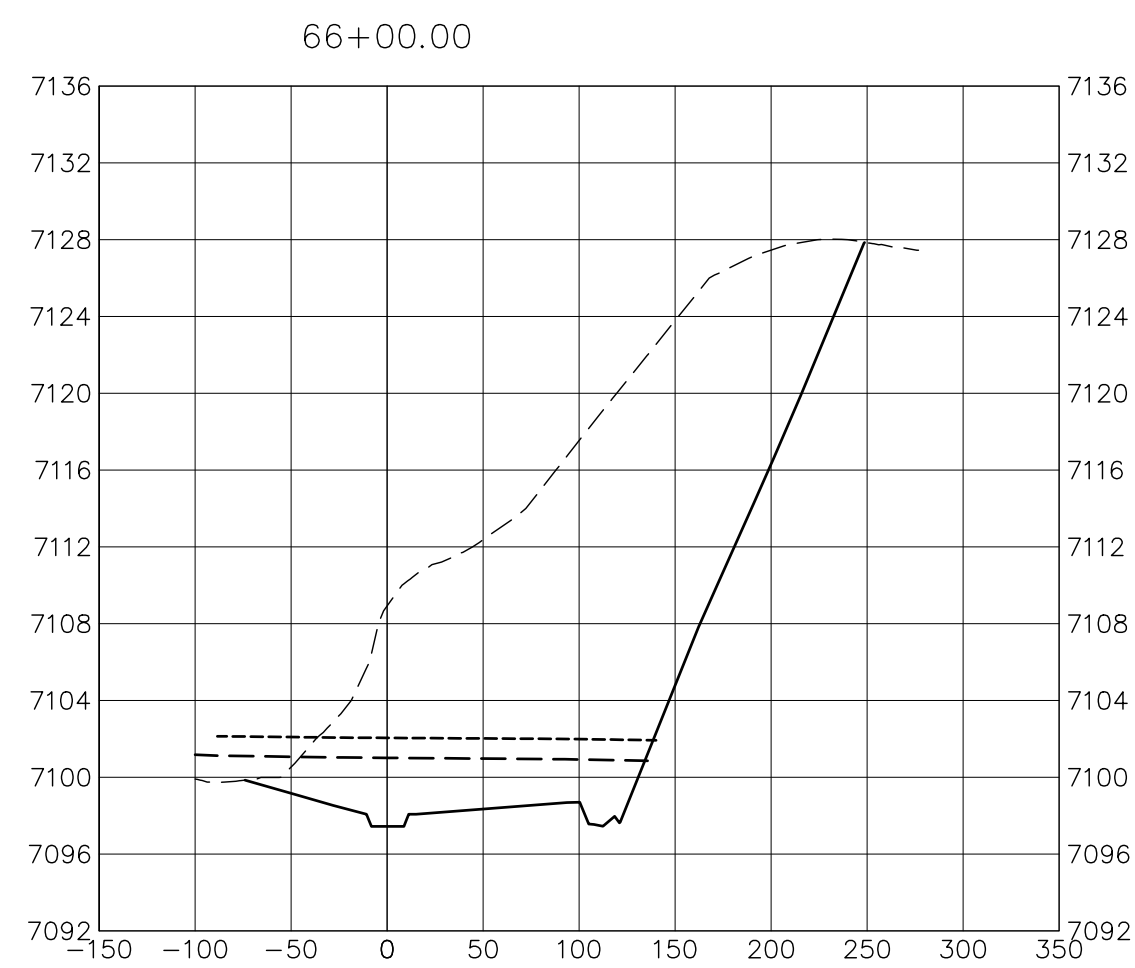
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

MIKE A. BRAMLEY
 COLORADO P.E. 30112
 FOR AND ON BEHALF OF J.R. ENGINEERING

<p>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.</p>	<p>PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024</p>	<p>J.R. ENGINEERING A Western Company Centennial 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>No.</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 15%;">H-SCALE</td> <td style="width: 15%;">1"=100'</td> <td style="width: 15%;">V-SCALE</td> <td style="width: 15%;">1"=10'</td> <td style="width: 15%;">DATE</td> <td style="width: 15%;">10/21/21</td> <td style="width: 15%;">DESIGNED BY</td> <td style="width: 15%;">DJV</td> <td style="width: 15%;">DRAWN BY</td> <td style="width: 15%;">SCH</td> <td style="width: 15%;">CHECKED BY</td> </tr> </table>	BY	DATE	No.	REVISION													H-SCALE	1"=100'	V-SCALE	1"=10'	DATE	10/21/21	DESIGNED BY	DJV	DRAWN BY	SCH	CHECKED BY
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<p>SAND CREEK RESTORATION</p>		<p>CROSS SECTIONS</p>																												
<p>SHEET 29 OF 52</p>		<p>JOB NO. 25188.04</p>																												

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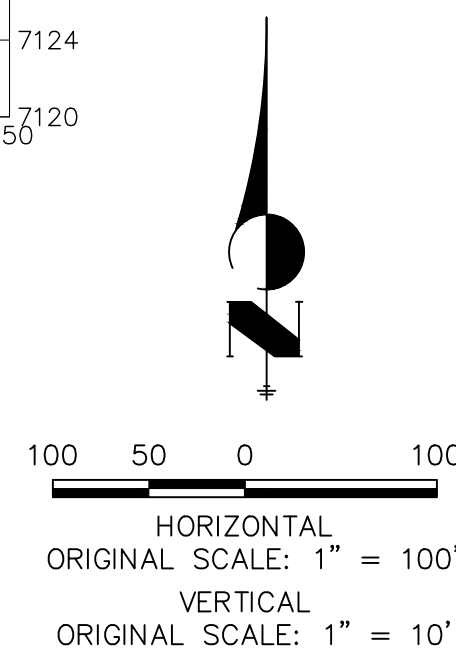
LEGEND

- PROP GROUND SURFACE
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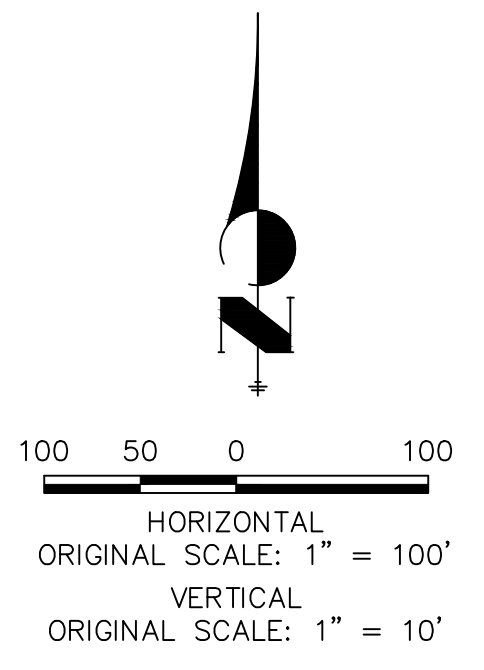
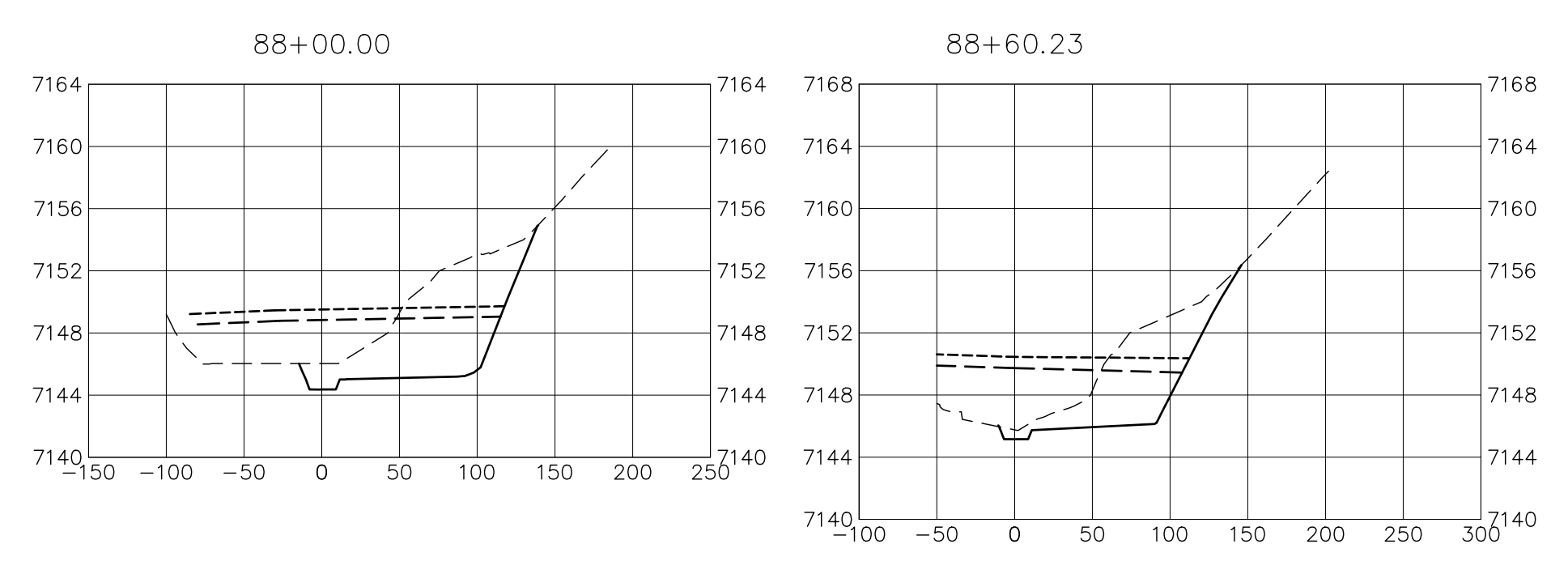
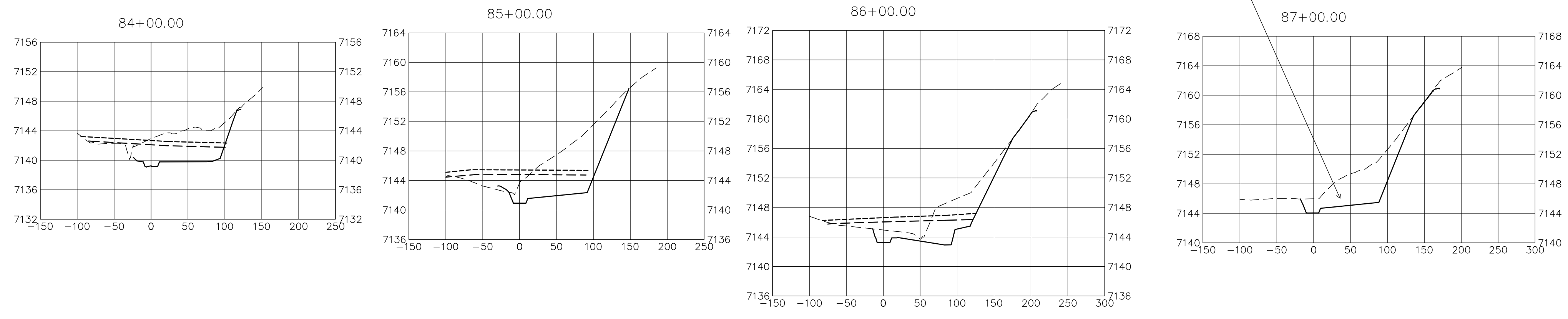
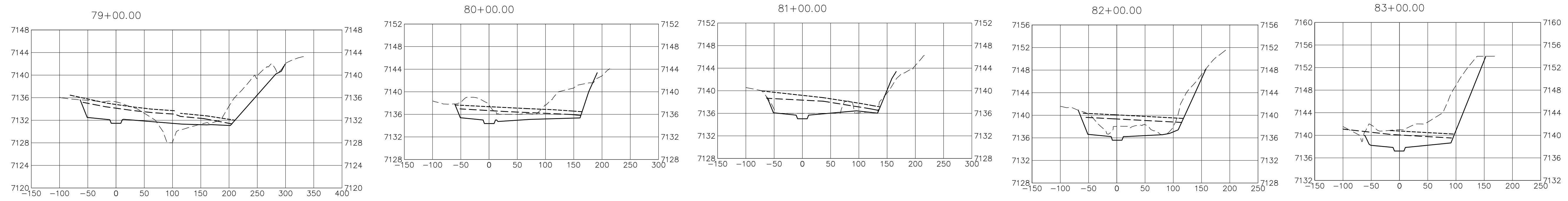
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
PRELIMINARY NOT FOR CONSTRUCTION
 MIKE A. BRAMLEY
 COLORADO P.E. # 33333
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024</p>	<p>J.R. ENGINEERING A Western Company Centennial 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
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SAND CREEK RESTORATION		CROSS SECTIONS	
SHEET 30 OF 52		JOB NO. 25188.04	



LEGEND

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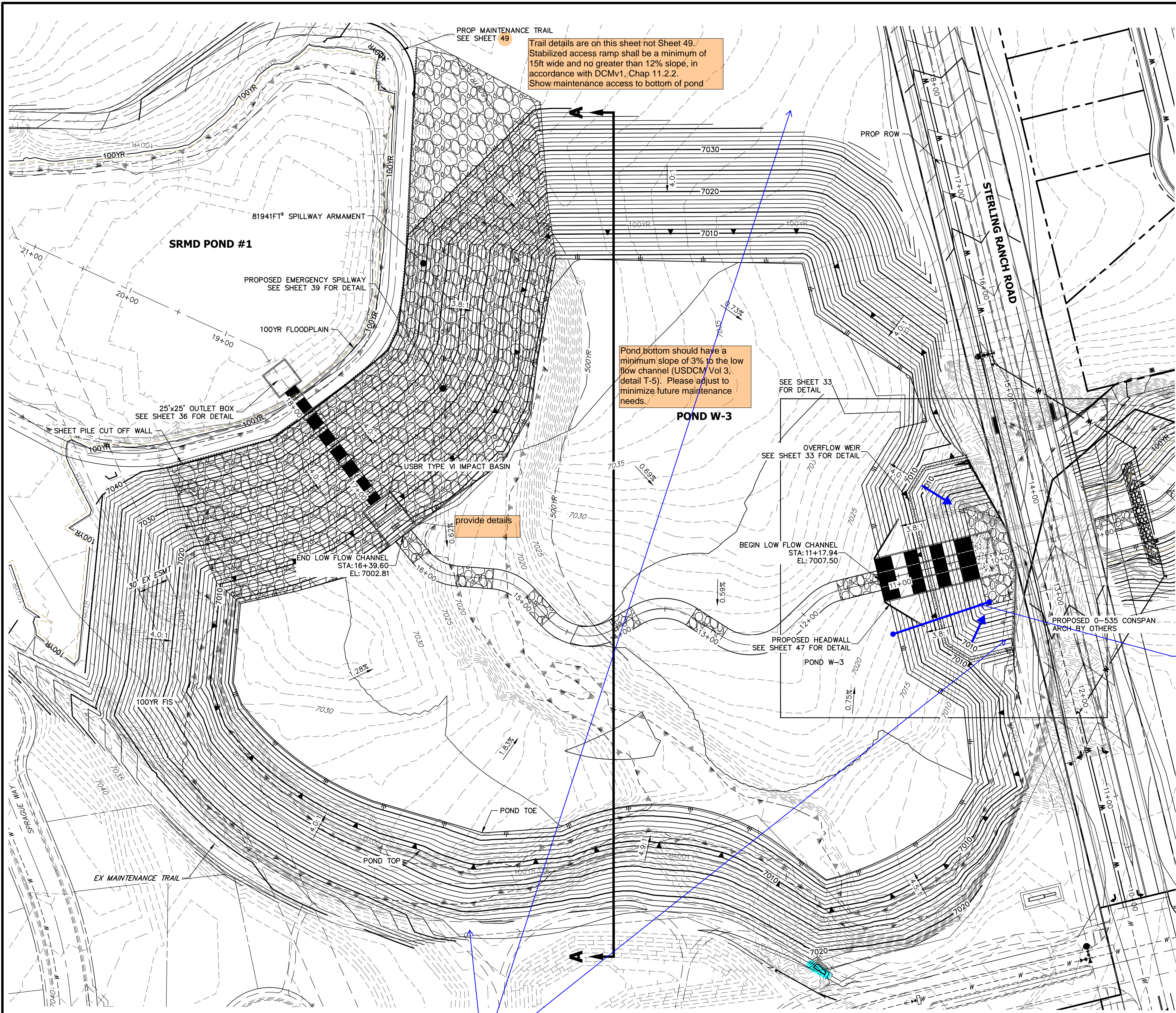
No.	REVISION	BY	DATE

J.R. ENGINEERING
 A Western Company

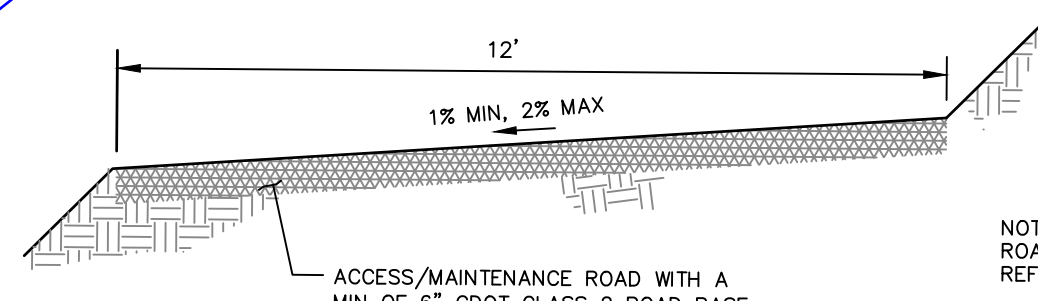
Central 303-740-9888 • Colorado Springs 719-583-2583
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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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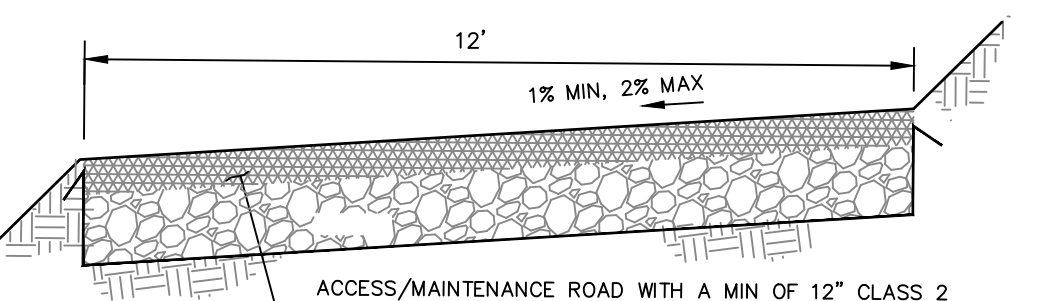
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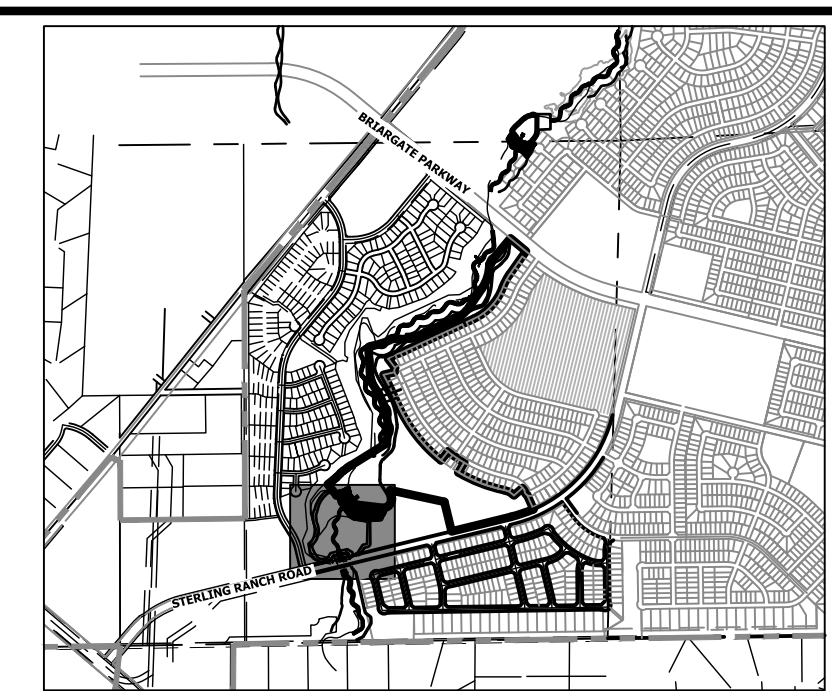
POND W-3 PLAN
SCALE: 1"=100'



MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION
SCALE: N.T.S.



MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION
SCALE: N.T.S.

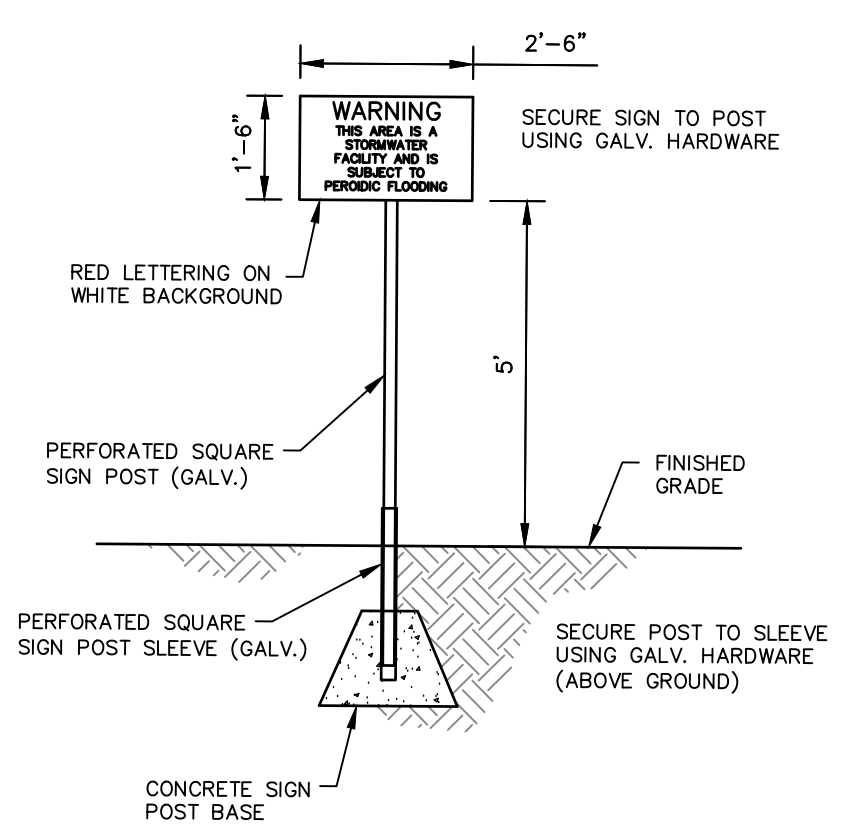


KEY MAP
SCALE: 1"=2000'

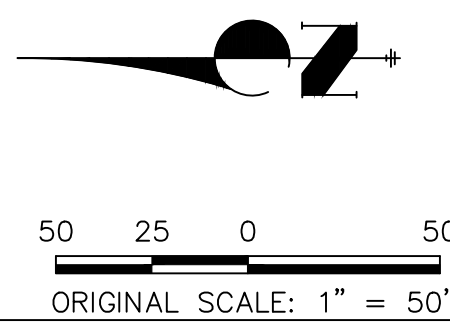
GRADING NOTES:

- 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 SEEDS.
- 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.
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Provide cross-section



POND WARNING SIGN
SCALE: N.T.S.



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND REVIEW

PRELIMINARY NOT FOR CONSTRUCTION

MIKE A. BRAMLEY
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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

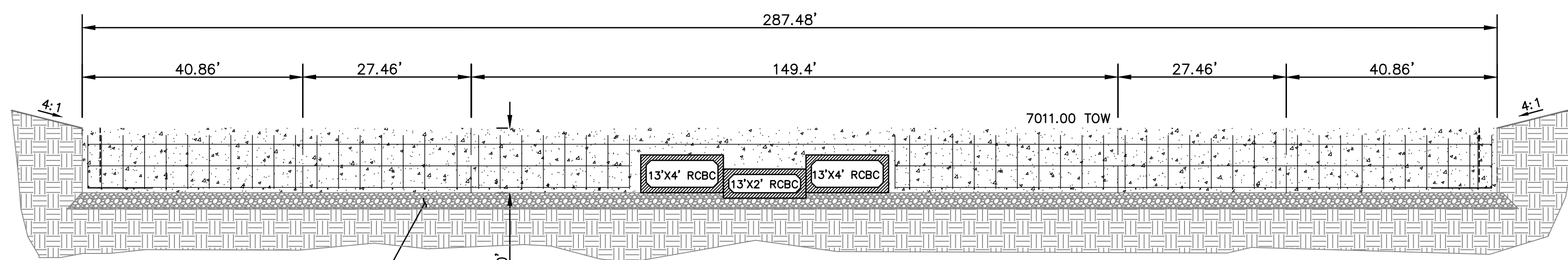
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	10/21/21
DESIGNED BY	DV
DRAWN BY	SCH
CHECKED BY	



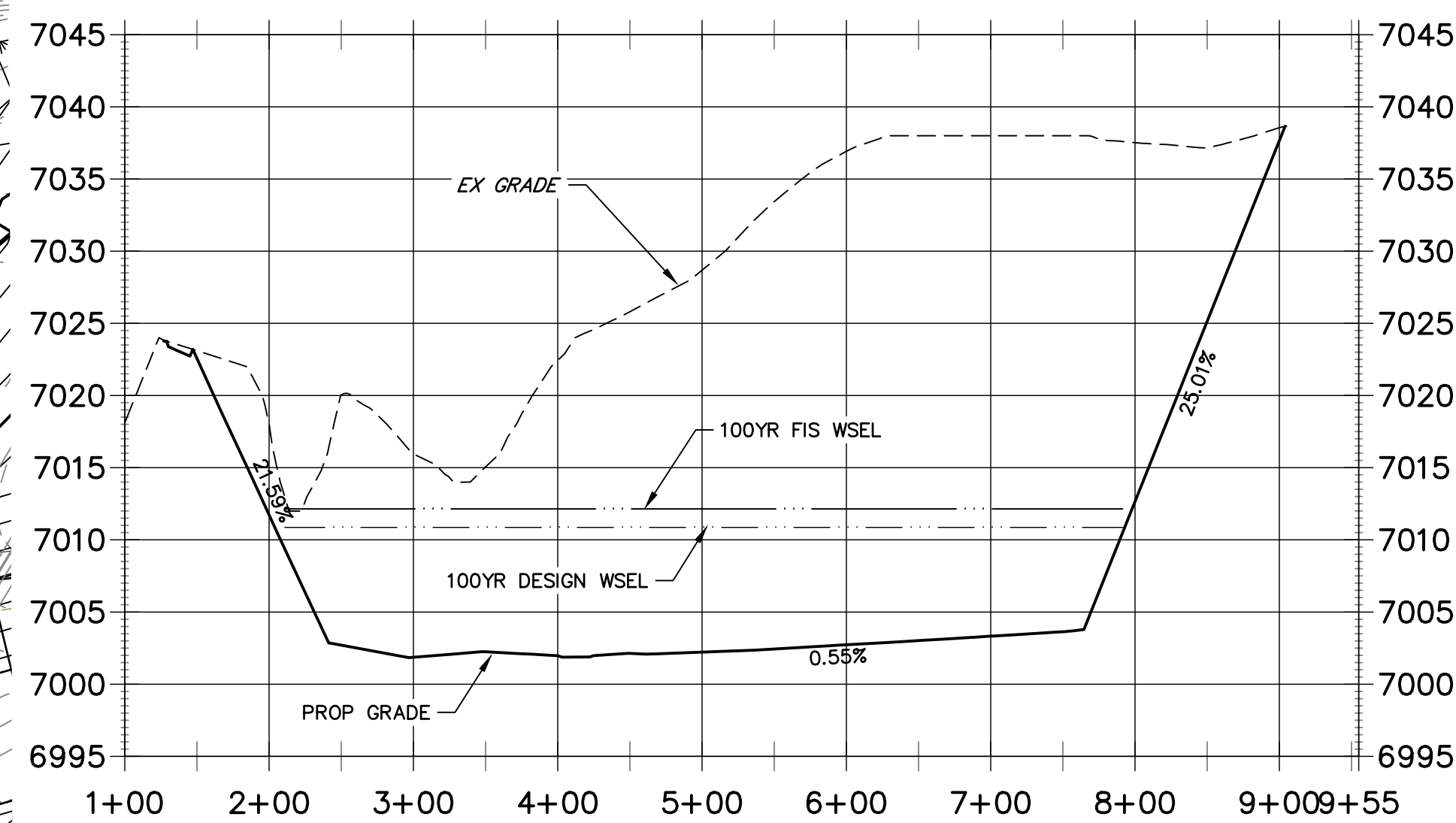
POND W-3 OVERFLOW WEIR
SCALE: 1"=20'



PLACE FLOOR ATOP 6" OF AGGREGATE BASE
BASE COARSE AND COMPACTED SUBGRADE. IF
MUCK IS ENCOUNTERED, USE MAX. OF 1-1/2"
TO 3" ROCK ATOP 12" OF 3"-5" ROCK
(DEPENDANT UPON FIELD CONDITIONS)

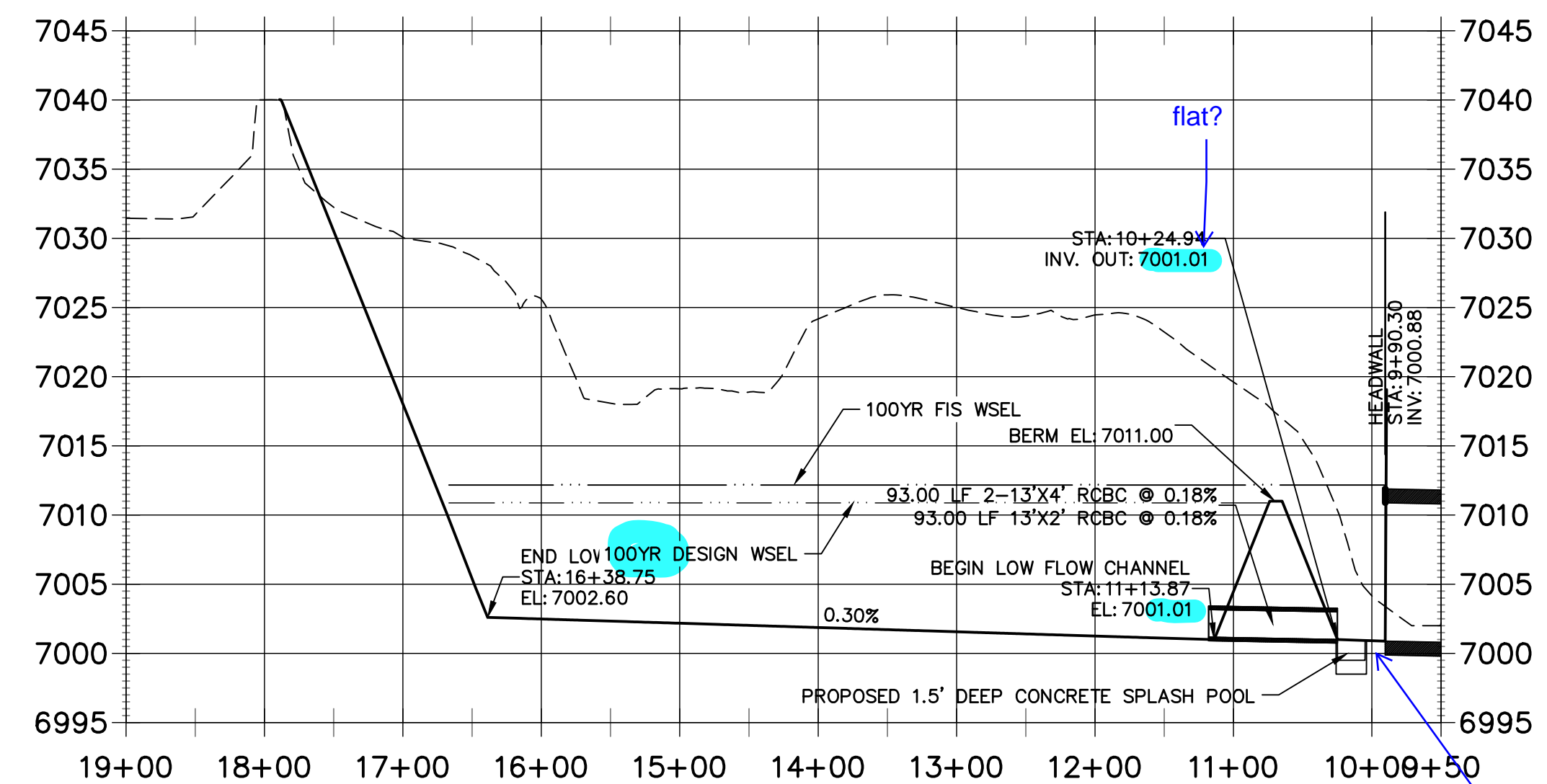
BERM DETAIL
SCALE: N.T.S.

**CROSS SECTION A-A
STA 1+00.00 TO 9+55.00**

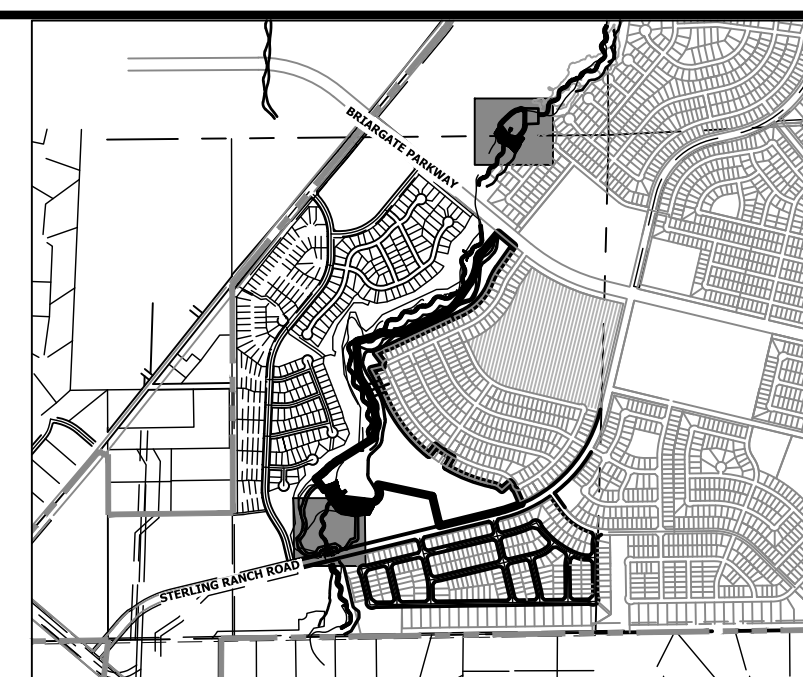


**POND W-3
CROSS SECTION A-A**
HORIZONTAL SCALE: 1"=100'

**LOW FLOW CHANNEL 1
STA 9+50.00 TO 19+00.00**



POND W-3 LOW FLOW CHANNEL
HORIZONTAL SCALE: 1"=100'



KEY MAP
SCALE: 1"=2000'

UNTIL SUCH TIME AS
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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
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No.	REVISION	BY	DATE

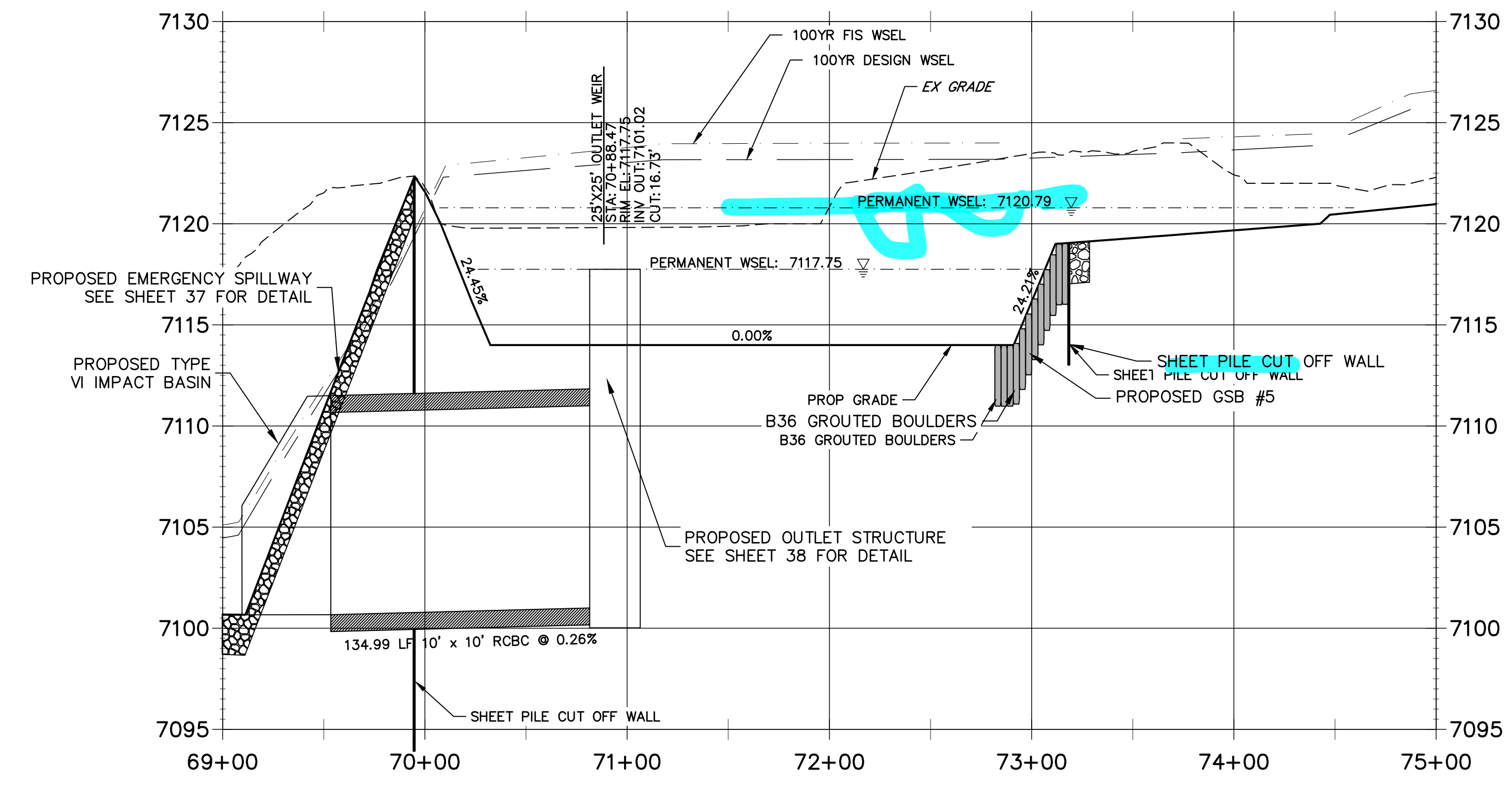
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
VARIES	1"=5'	10/21/21	DV	SCH	

SAND CREEK RESTORATION
POND PLANS

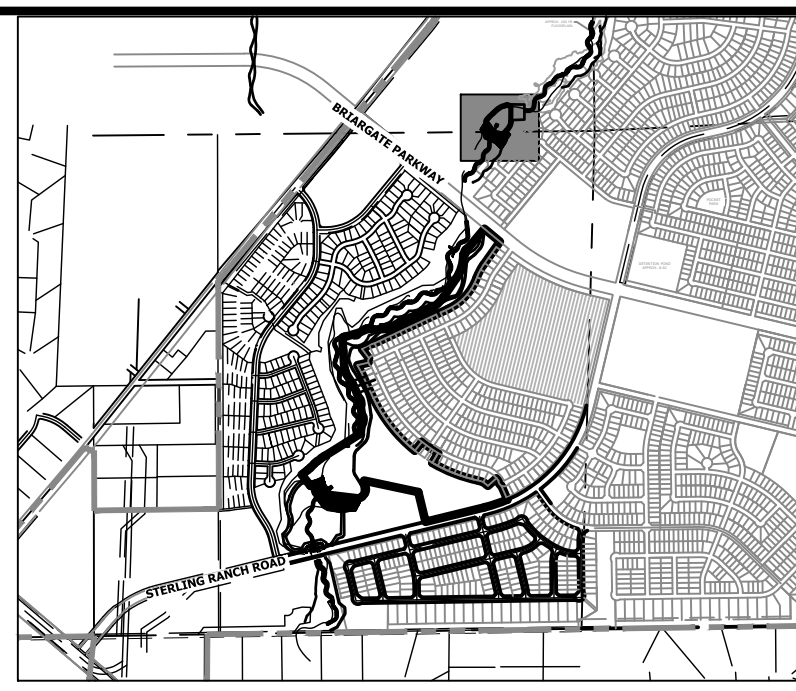
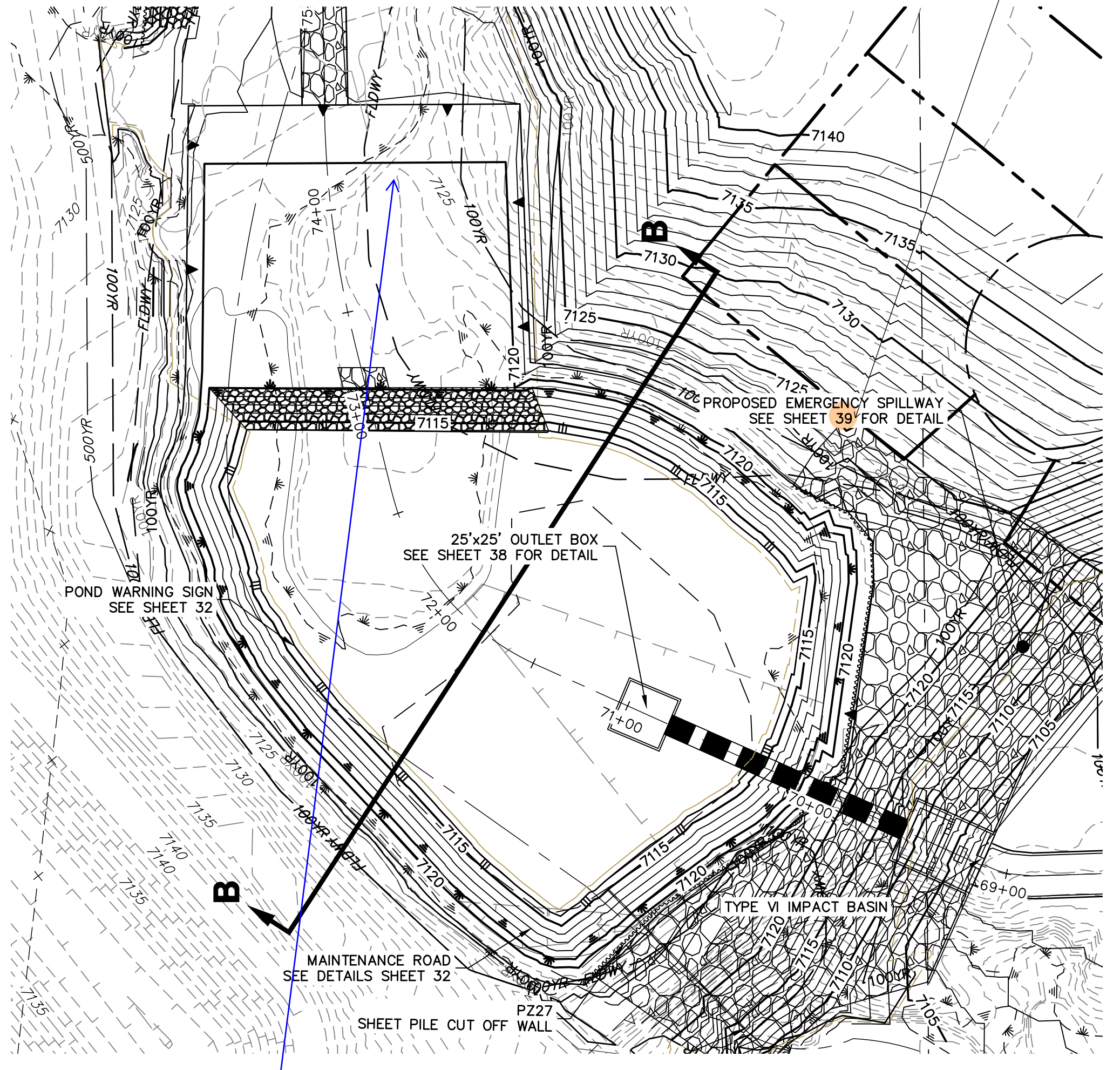
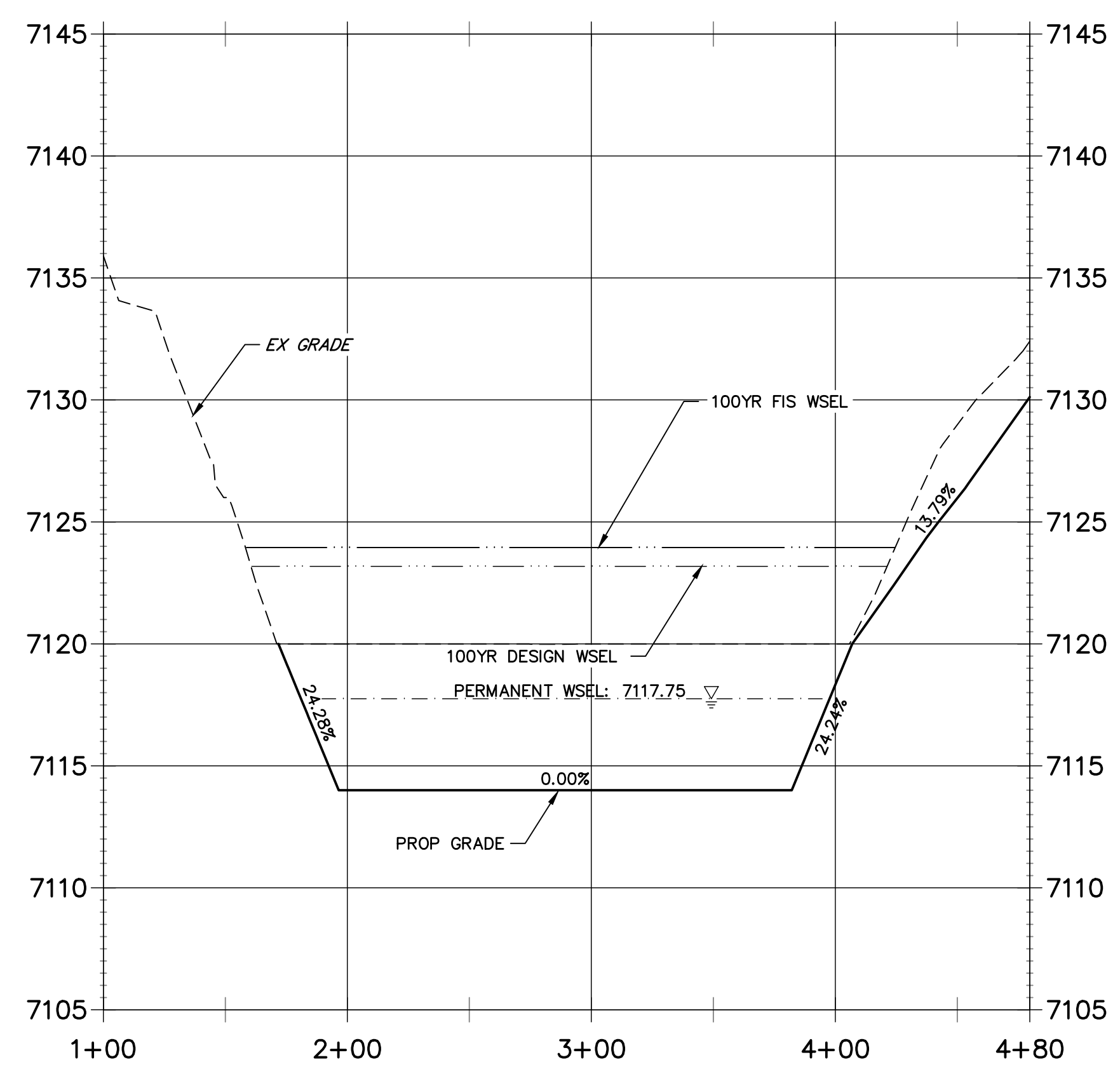


Know what's below.
Call before you dig.

STOCK POND 2 PROFILE STA 69+00.00 TO 75+00.00



CROSS SECTION B-B STA 1+00.00 TO 4+79.69



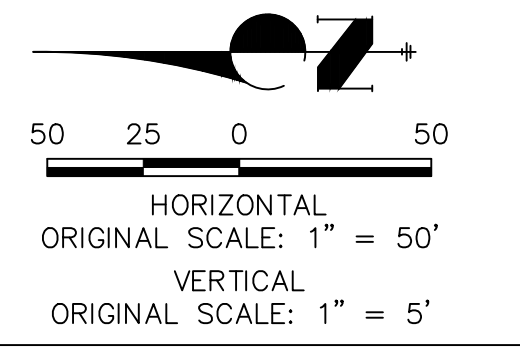
KEY MAP
SCALE: 1"=2000'

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
 Centennial 300-740-9888 • Colorado Springs 719-583-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	10/21/21	DV	SCH	



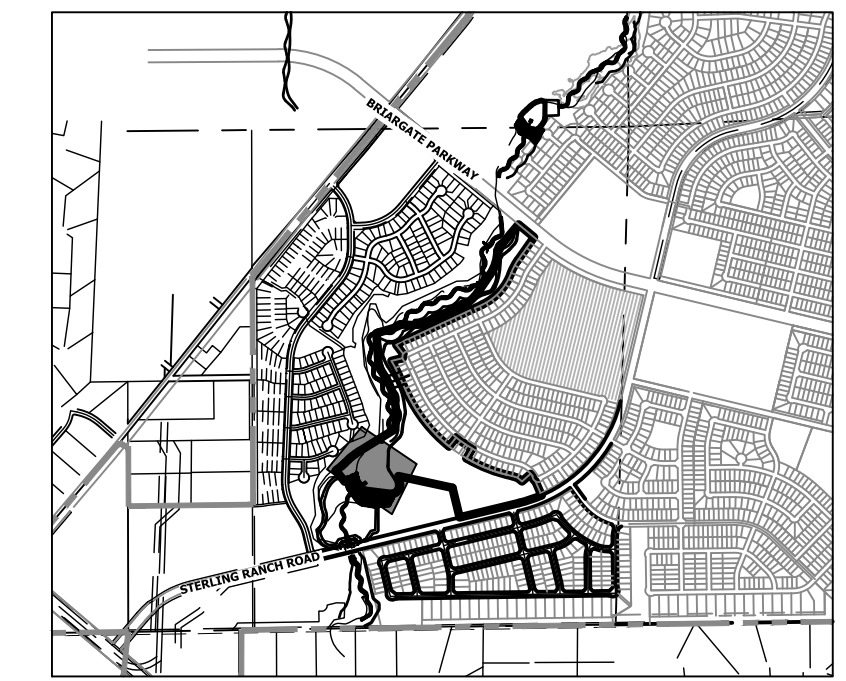
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND REVIEW
PRELIMINARY NOT FOR CONSTRUCTION
 MIKE A. BRAMLEY
 COLORADO P.E.
 FOR AND ON BEHALF OF JR ENGINEERING



X:\2518804\Drawings\sheet.dwg:StockPond Plans\2518804P01.dwg, P002, 10/27/2021 4:21:09 PM, hmnens

GRADING NOTES:

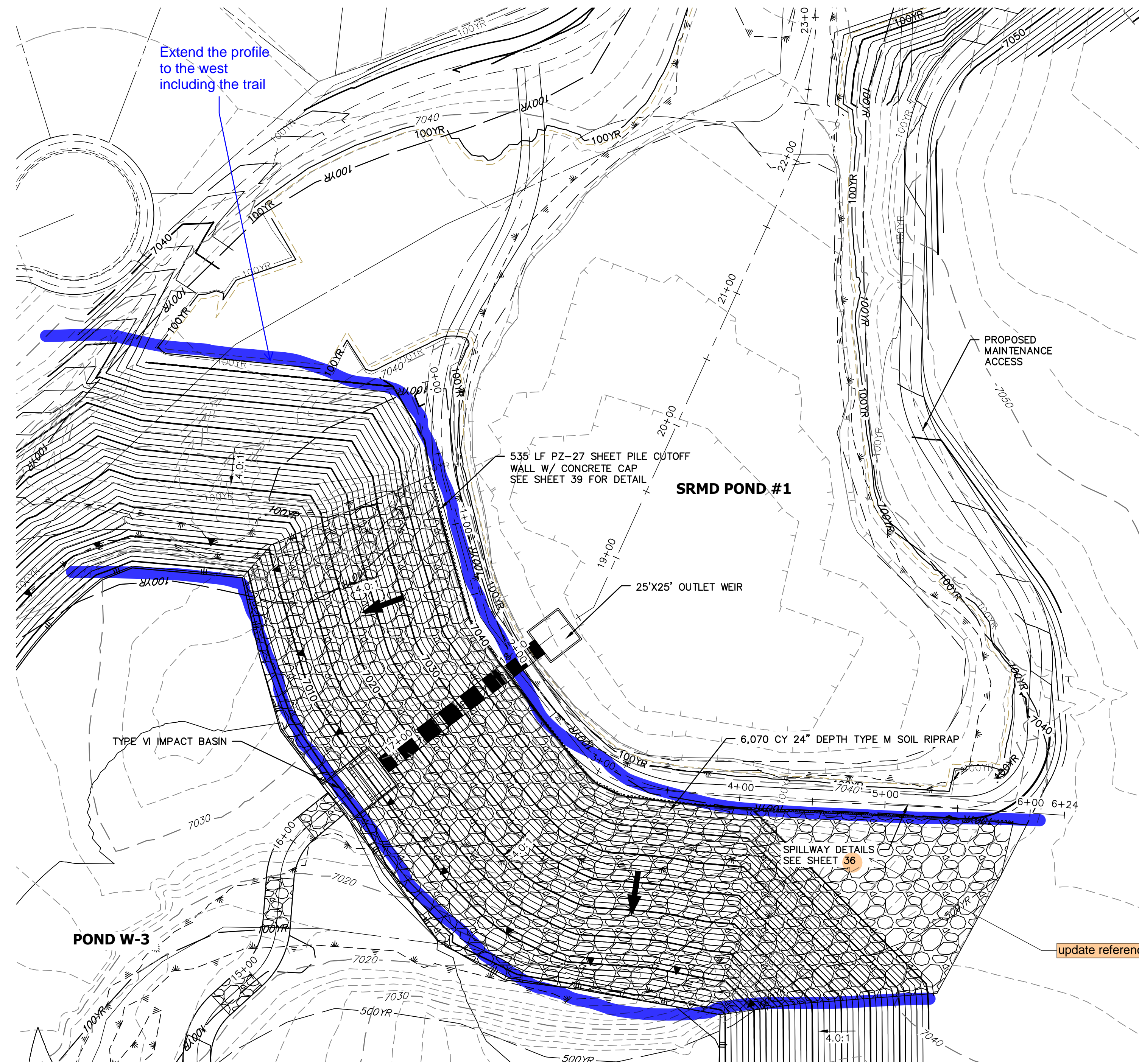
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KEY MAP
SCALE: 1"=200'

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

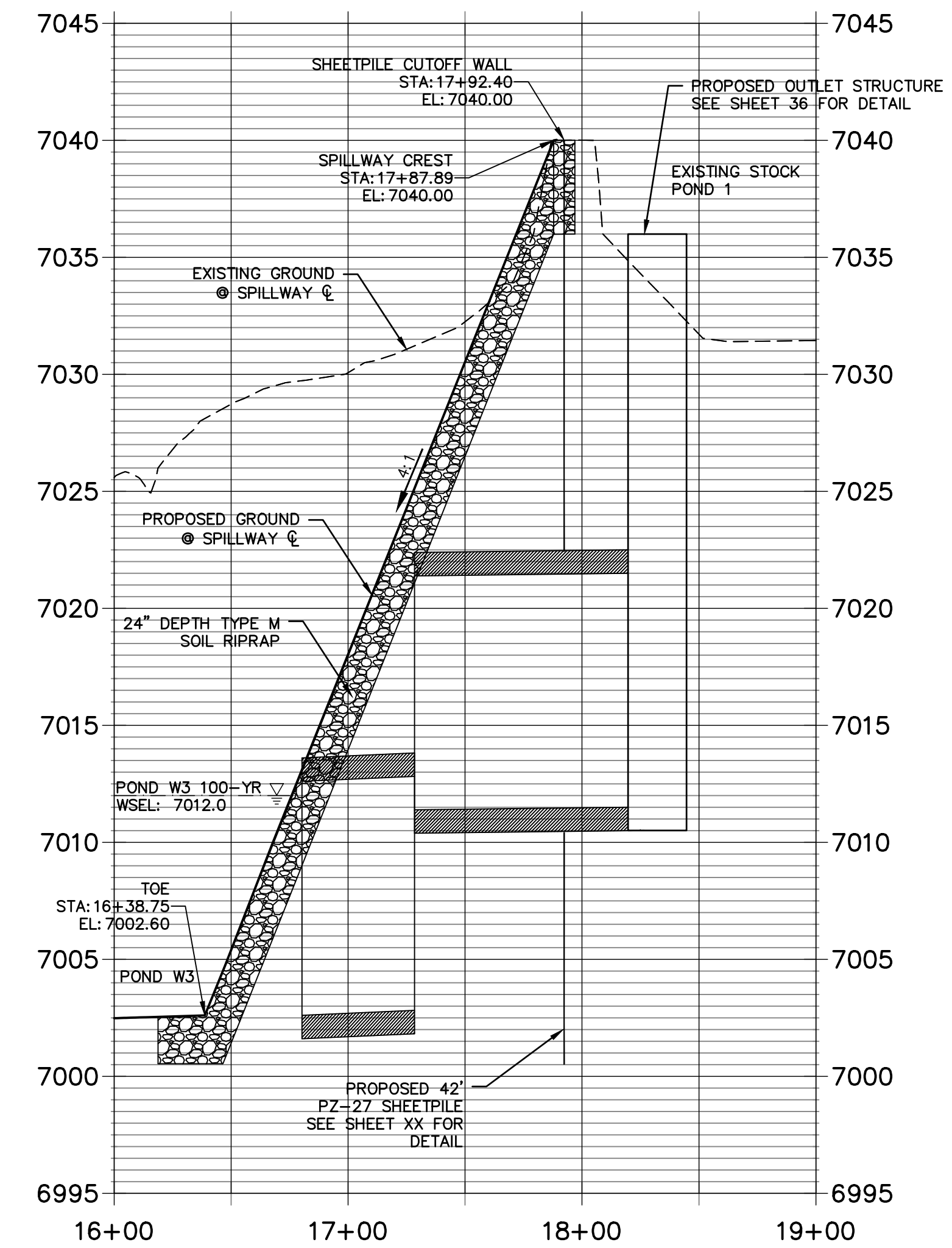
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Fort Collins 970-491-9888 • www.jrengineering.com



Extend the profile to the west including the trail

Update reference

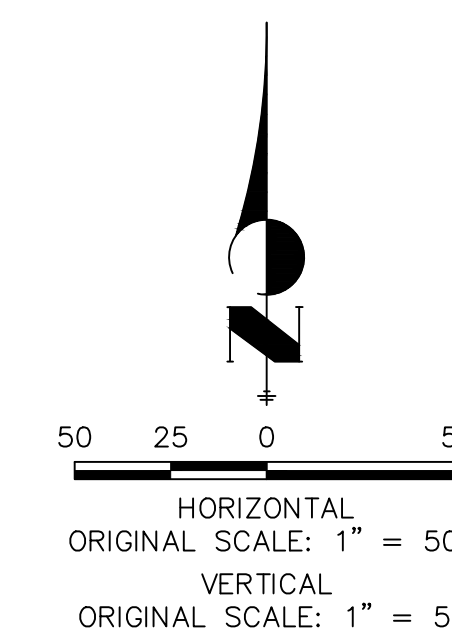
**STOCK POND 1 EMERGENCY SPILLWAY PROFILE
STA 16+00.00 TO 19+00.00**



EXISTING STOCK POND EMERGENCY SPILLWAY
SCALE: 1"=50'



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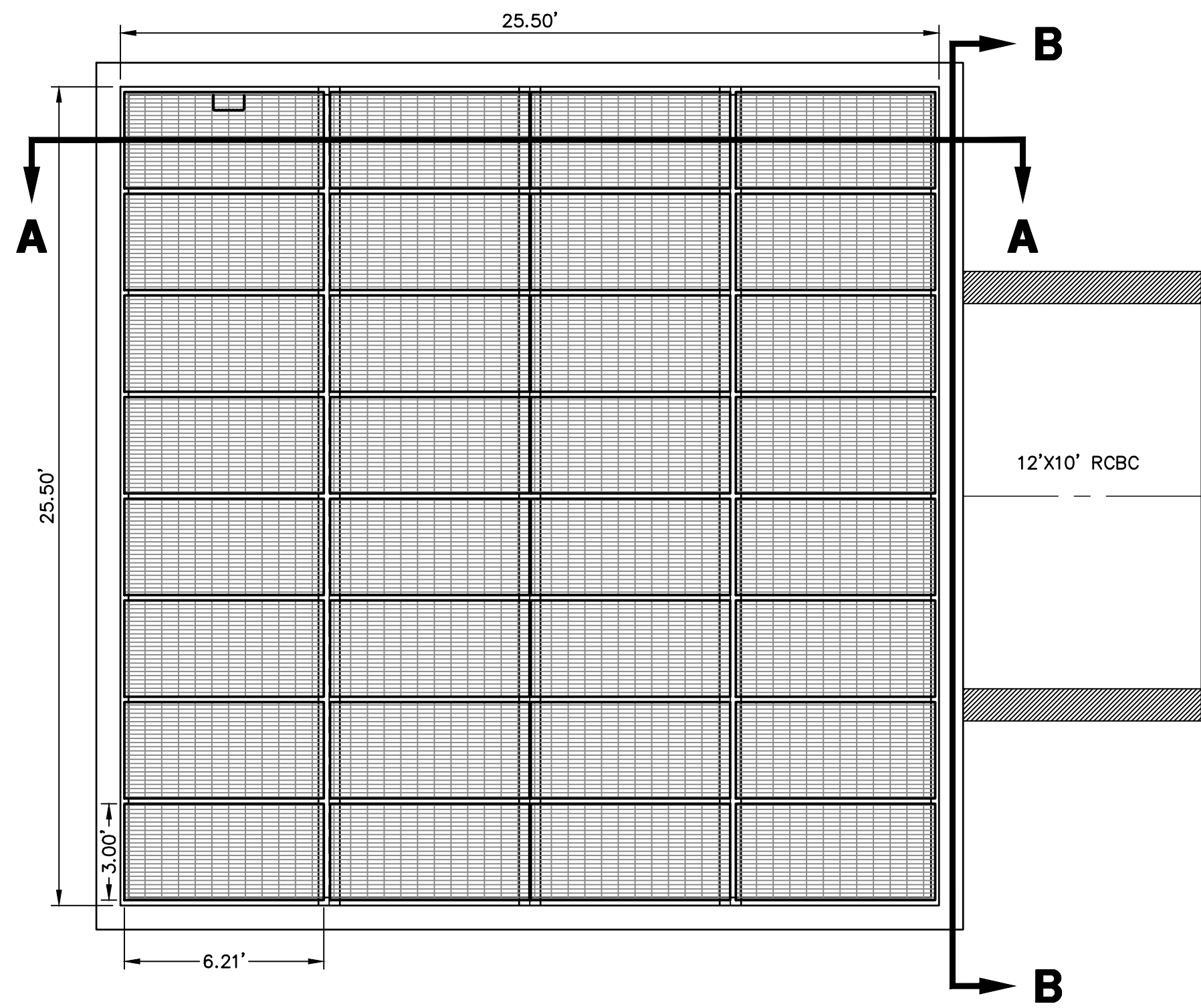


ENGINEER'S STATEMENT

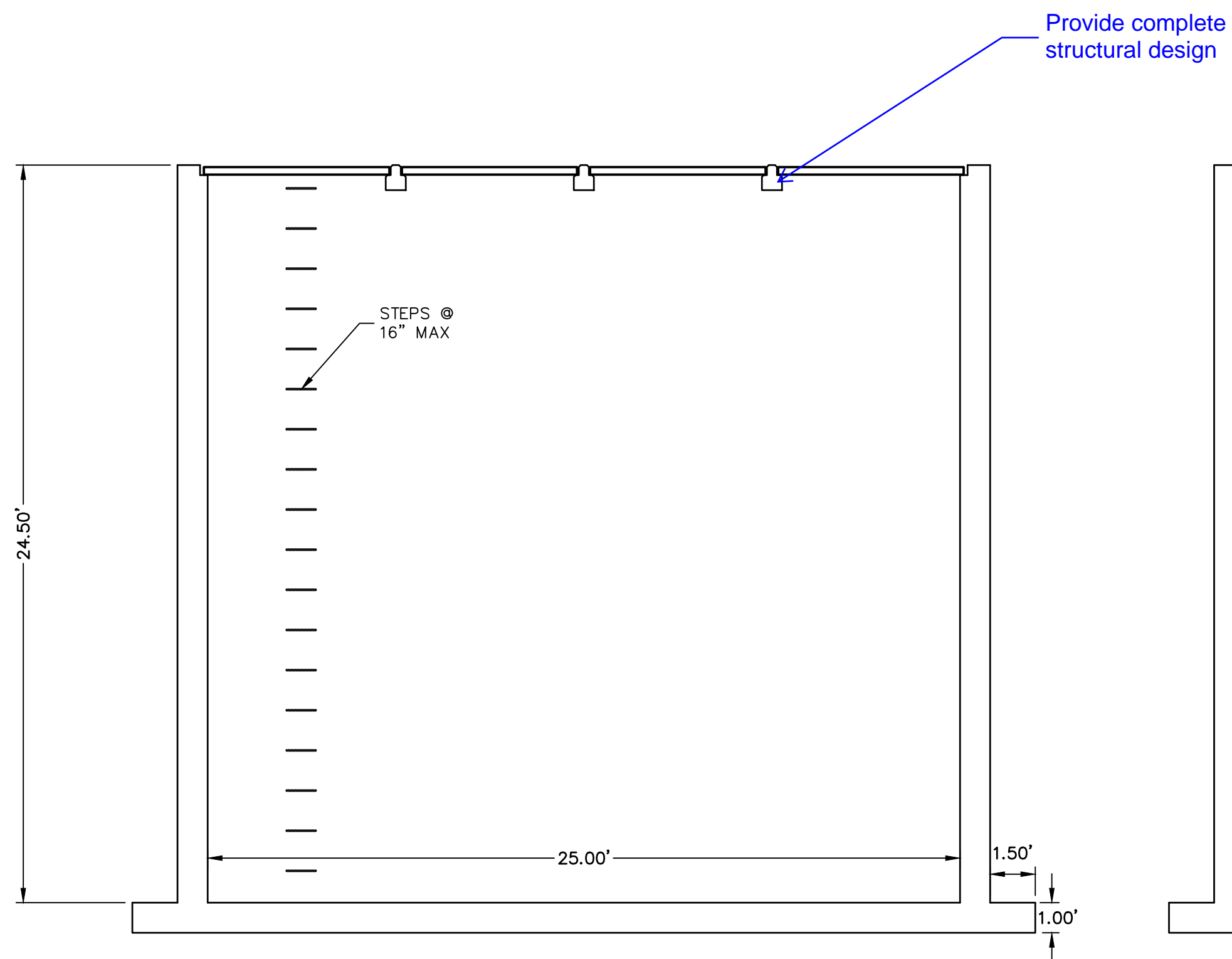
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30000
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

NO.	REVISION	BY	DATE

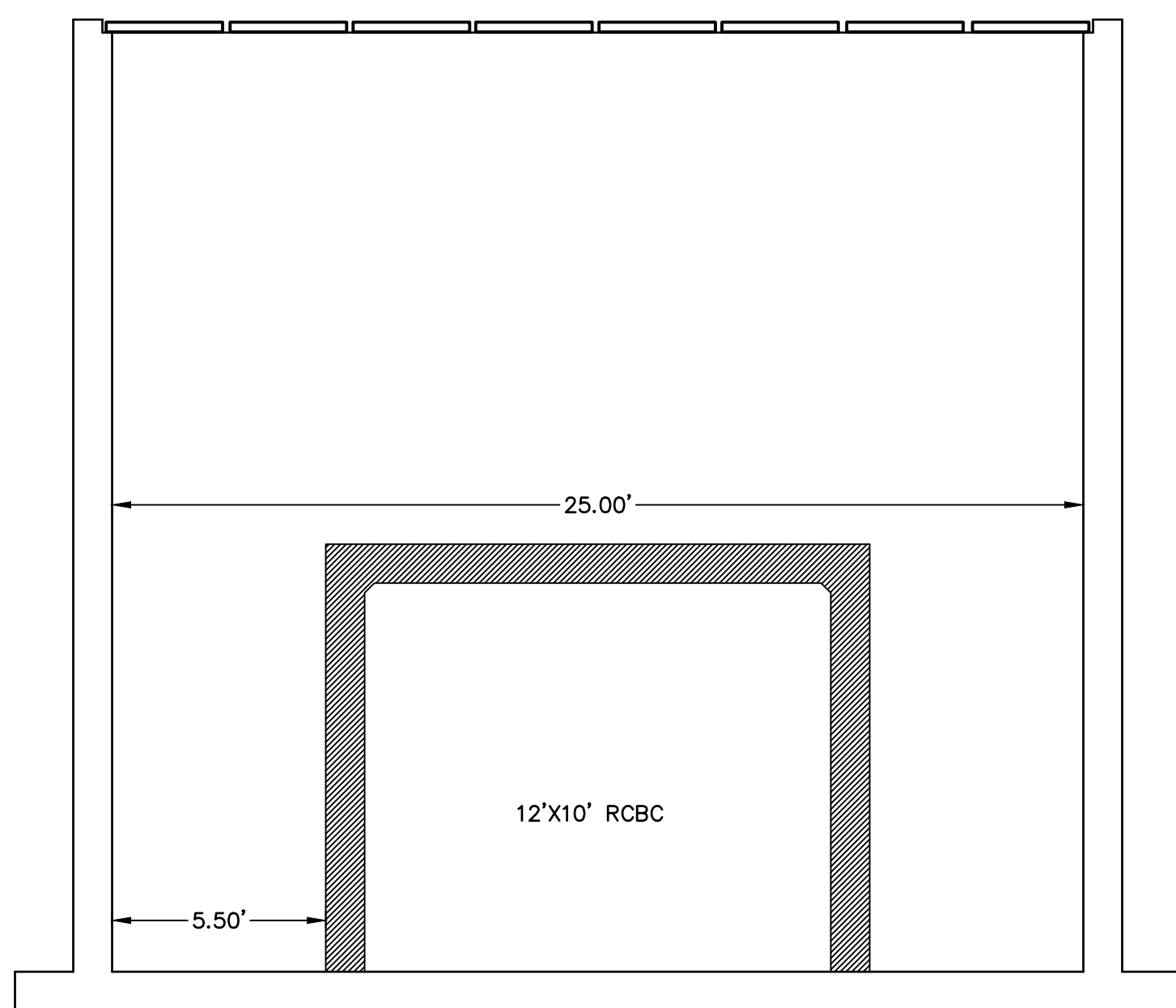
SAND CREEK RESTORATION
POND PLANS
SHEET 35 OF 26
JOB NO. 25188.04



STOCK POND 1 OUTLET STRUCTURE PLAN
SCALE: 1/4"=1'




SECTION A-A
SCALE: 1/4"=1'



SECTION B-B
SCALE: 1/4"=1'

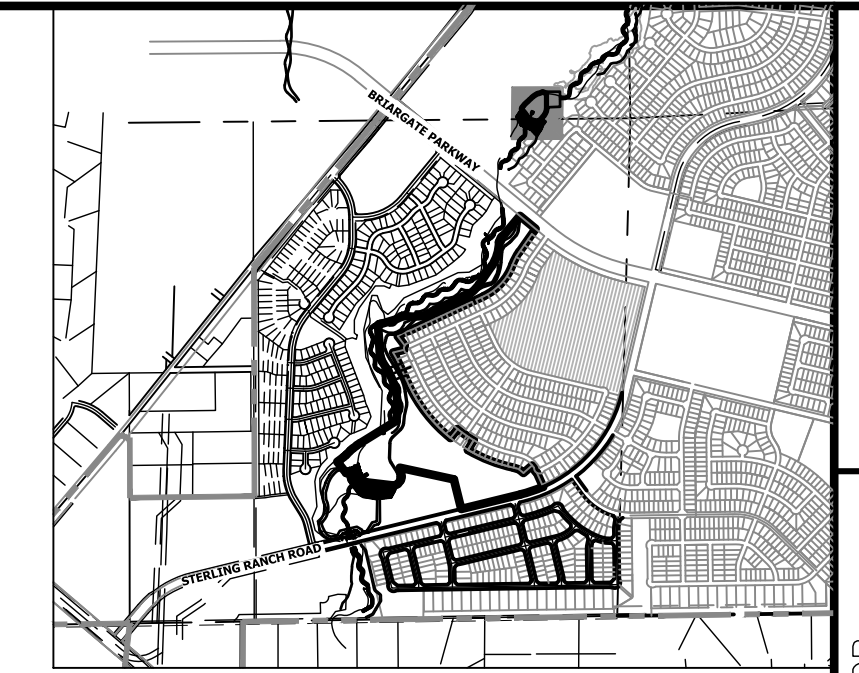
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION BY
**PRELIMINARY
NOT FOR
CONSTRUCTION**
MIKE A. BRAMLEY
COLORADO P.E. 30112
FOR AND ON BEHALF OF JR ENGINEERING, INC.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THIS STATEMENT IS WRITTEN AND AUTHORIZED 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 Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE 1/4"=1'	1/4"=1'
V-SCALE 1/4"=1'	1/4"=1'
DESIGNED BY	DATE
DRAWN BY	10/21/21
CHECKED BY	DJV
	DJV
SAND CREEK RESTORATION	
POND PLANS	
SHEET	36 OF 52
JOB NO.	25188.04

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GRADING NOTES:

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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

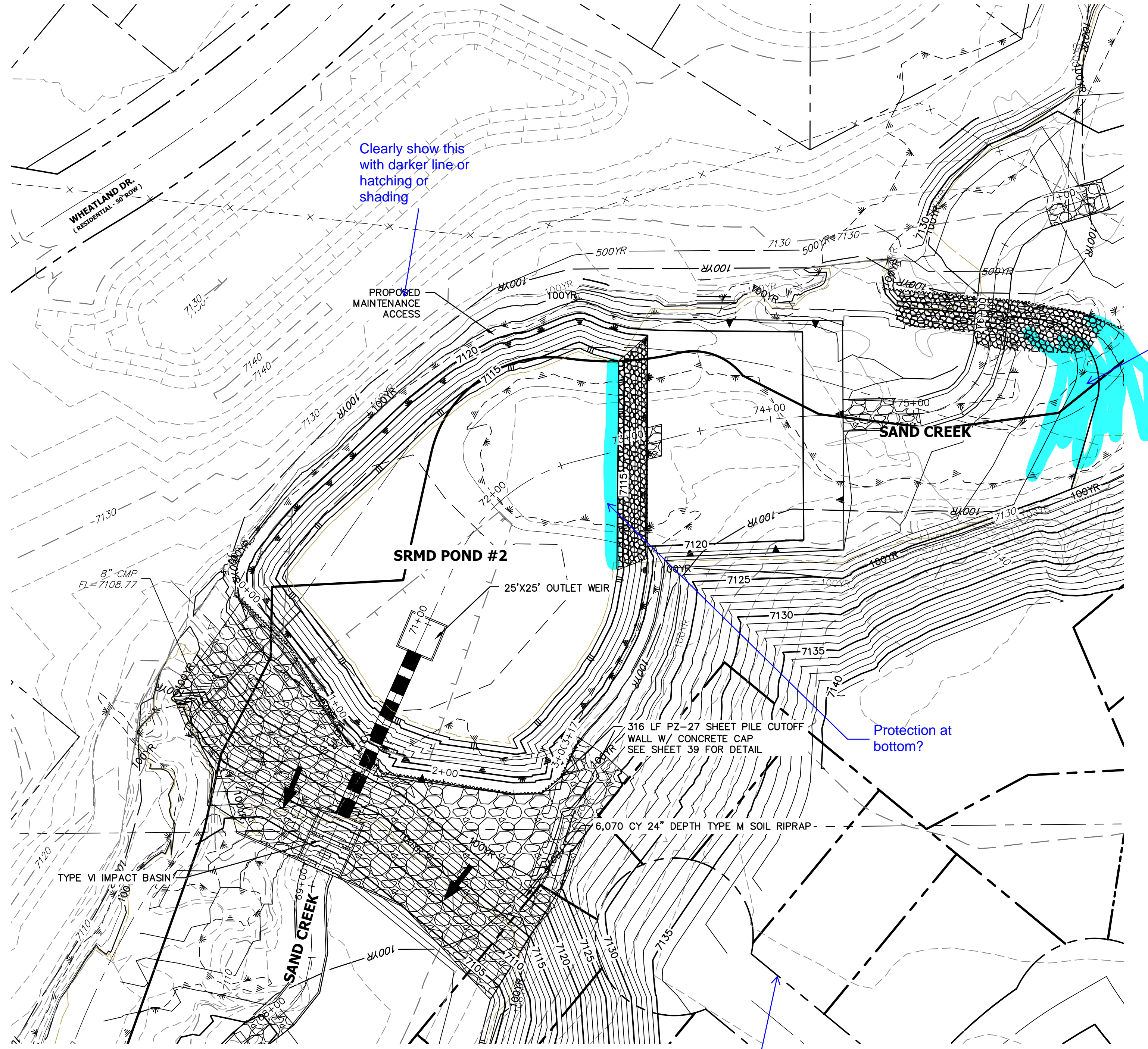
J.R. ENGINEERING
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BY	DATE

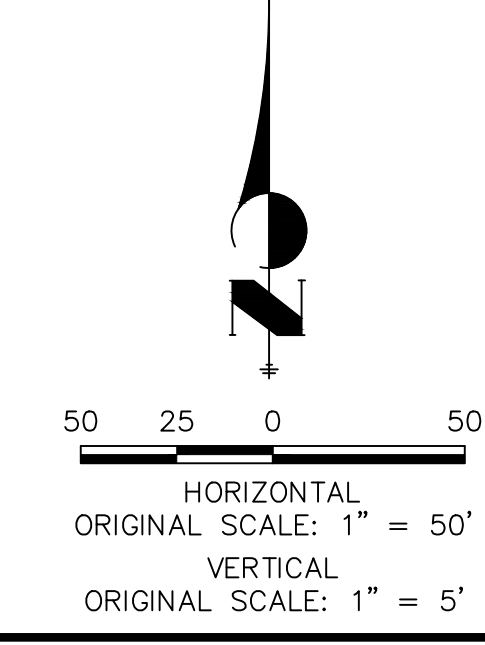
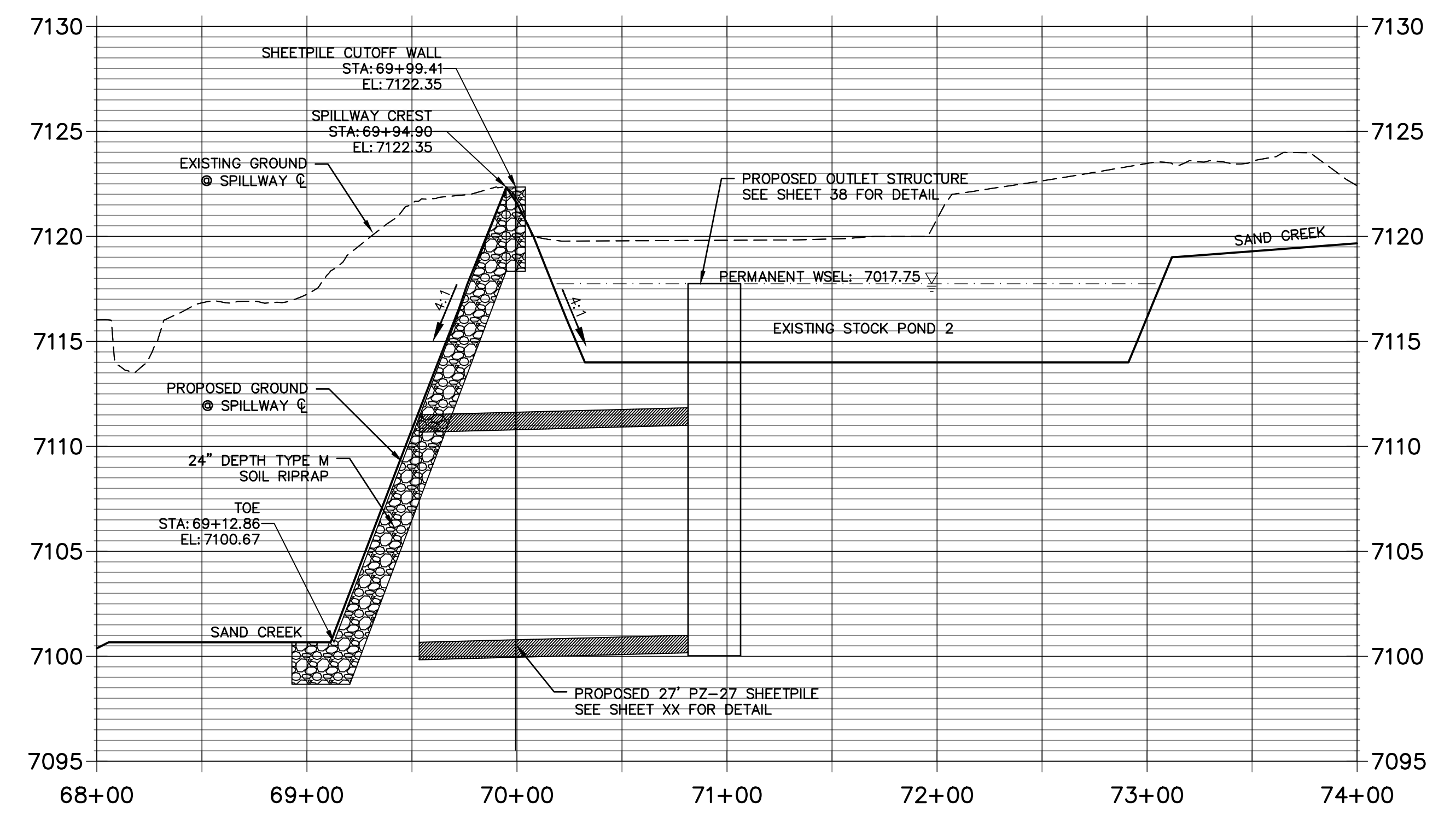
No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	10/21/21	DJV	DJV	DJV

SAND CREEK RESTORATION
POND PLANS
SHEET 37 OF 26
JOB NO. 25188.04

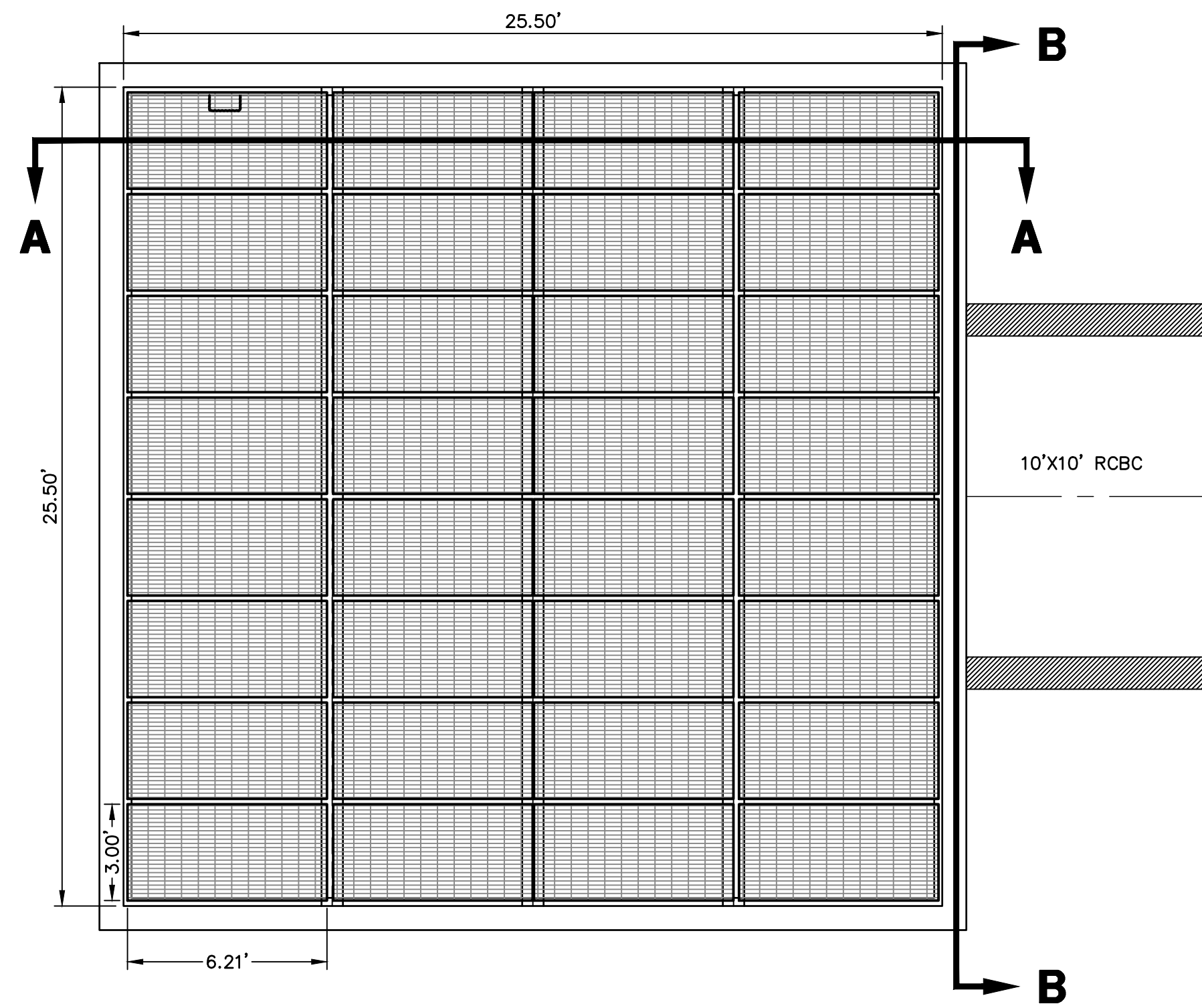


**STOCK POND 2 EMERGENCY SPILLWAY PROFILE
STA 68+00.00 TO 74+00.00**



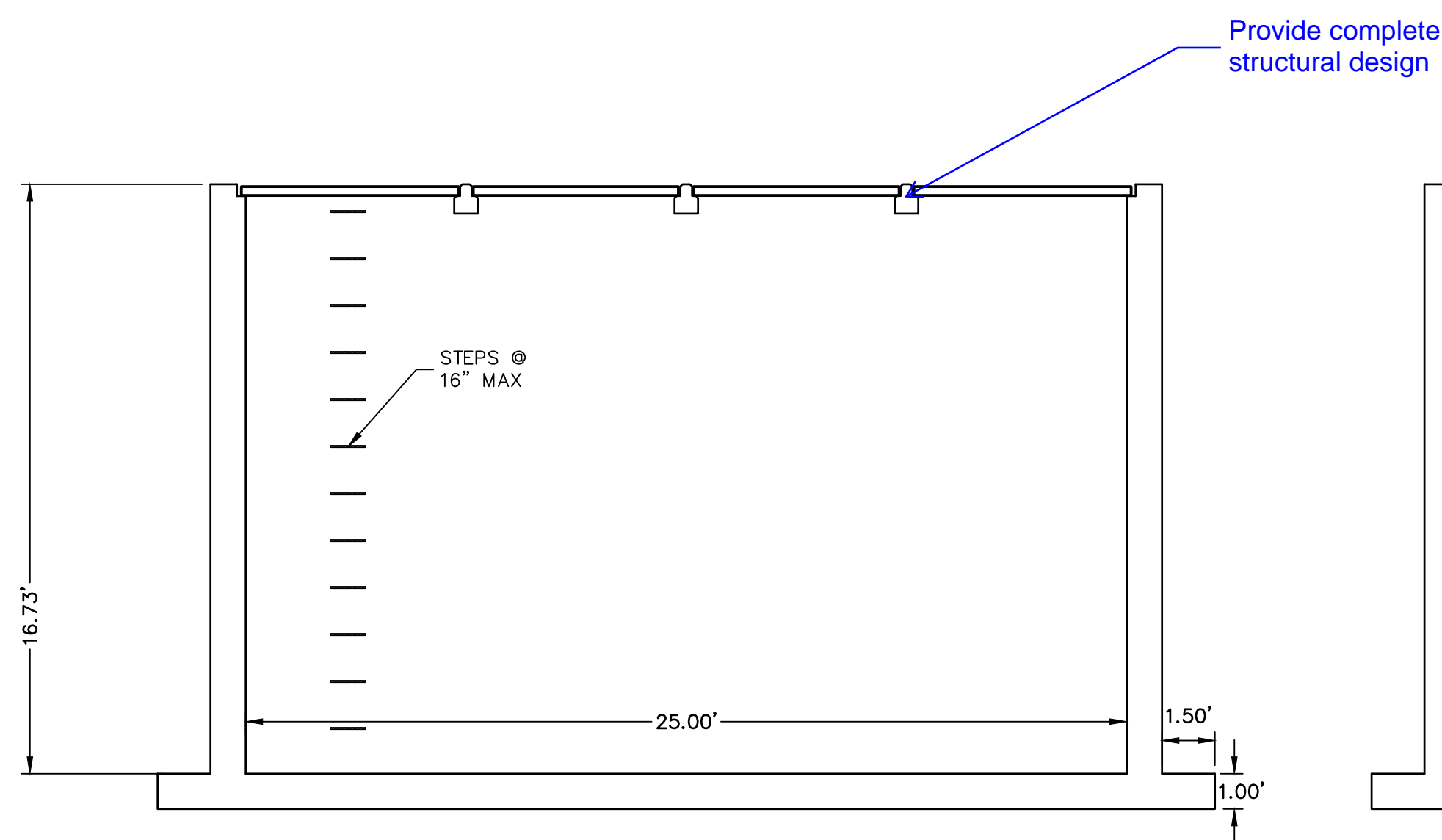
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30112
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

X:\25188\04\Drawings\sheet.dwg\Stock Pond 2 POND PLANS SHEET 37 OF 26.dwg, 10/21/2021, 4:24:58 PM, hrmans



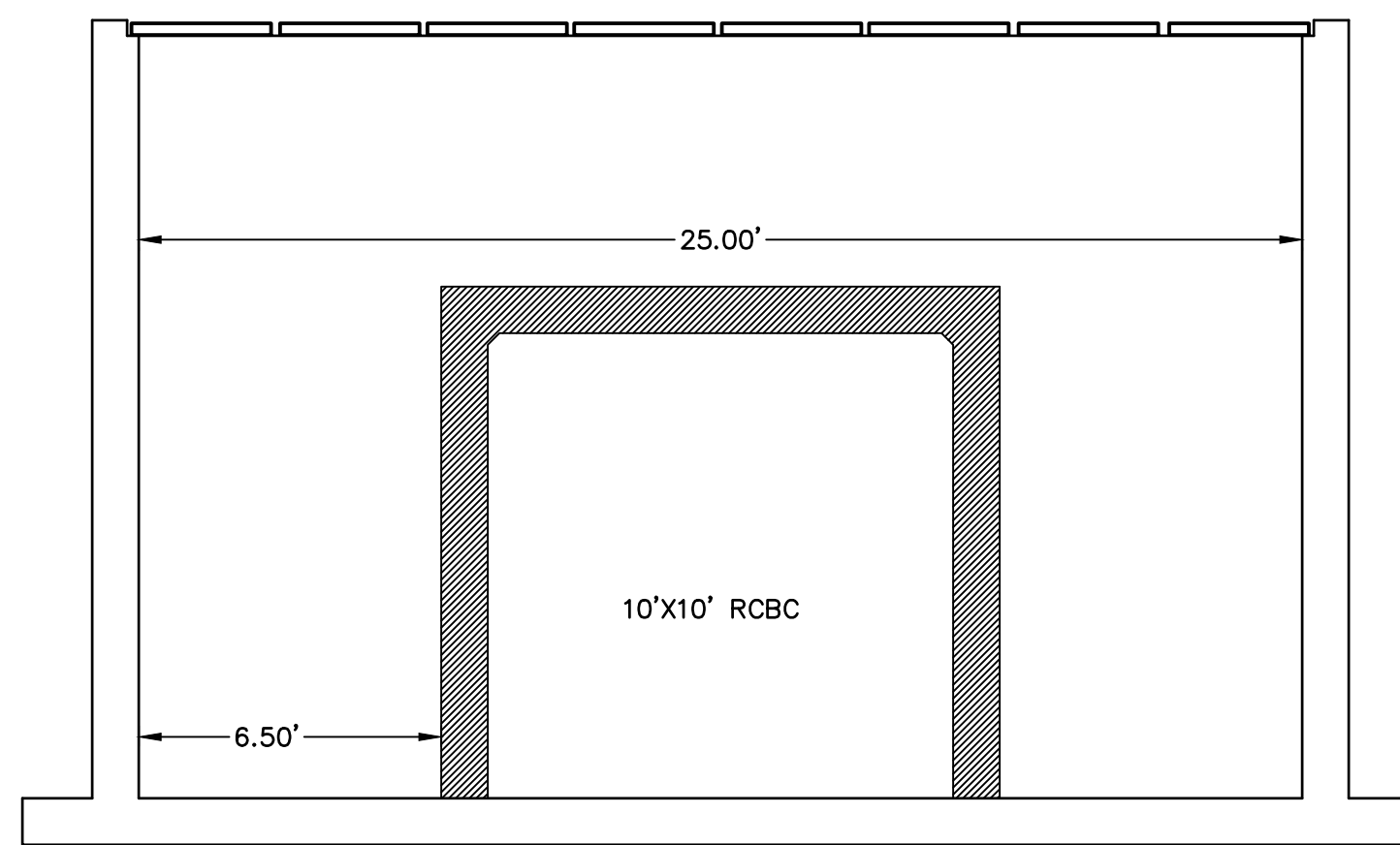
STOCK POND 2 OUTLET STRUCTURE PLAN

SCALE: 1/4"=1'



SECTION A-A

SCALE: 1/4"=1'



SECTION B-B

SCALE: 1/4"=1'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION BY

MIKE A. BRAMLEY
 COLORADO P.E. NO. 10107
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SAND CREEK RESTORATION

POND PLANS

SHEET 38 OF 52

JOB NO. 25188.04

BY DATE

No. REVISION

H-SCALE 1/4"=1'
 V-SCALE 1/4"=1'

DATE 10/21/21

DESIGNED BY DJV

DRAWN BY DJV

CHECKED BY

PREPARED FOR

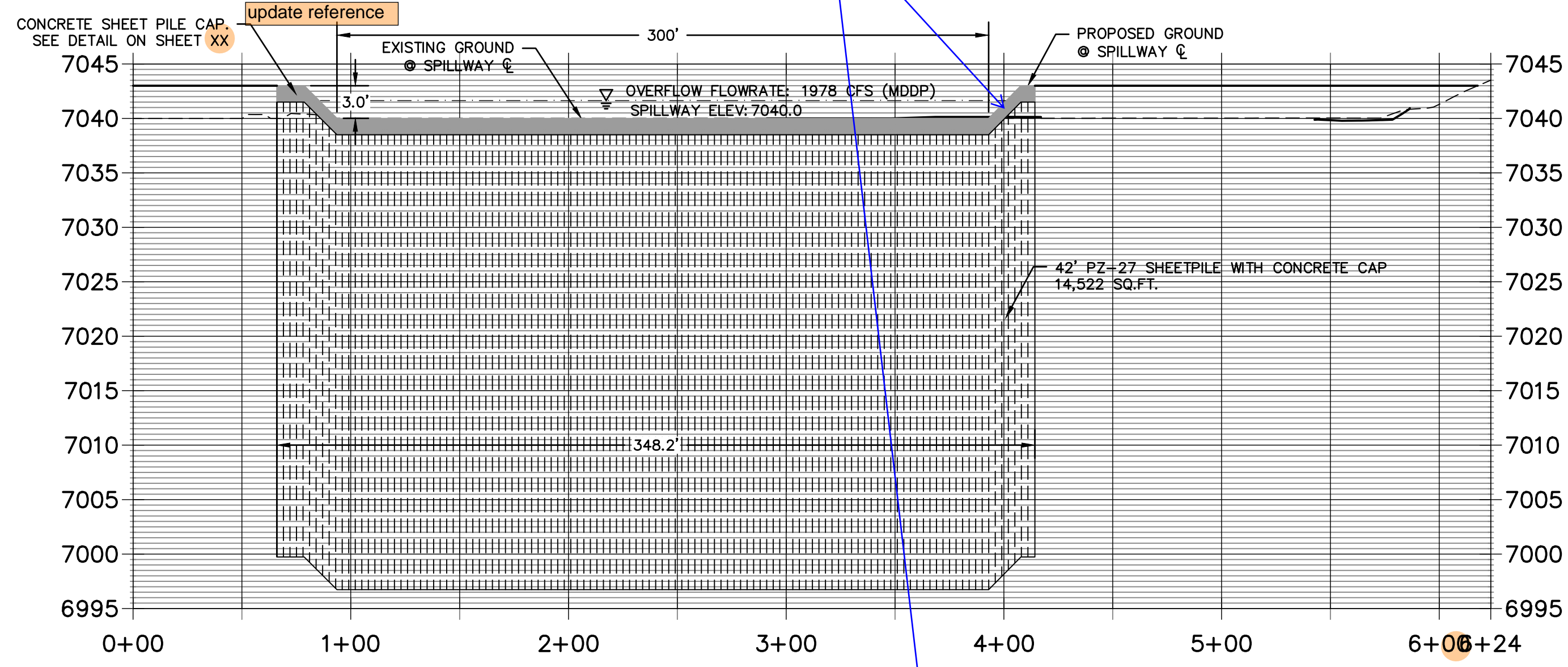
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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 AGENCIES, JR ENGINEERING
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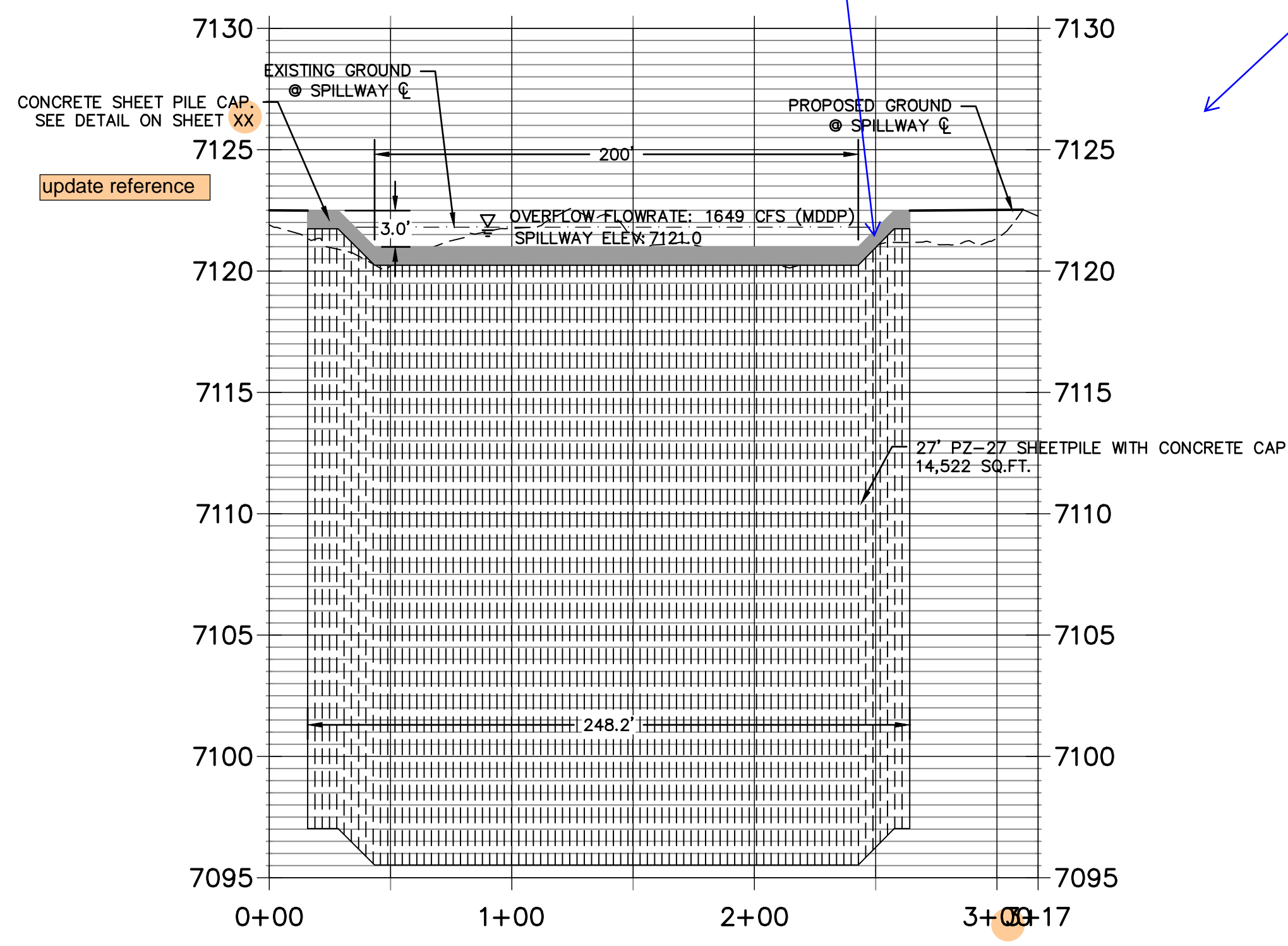
A:\2510000\2518804\Drawings\sheet.dwg\Detail2\18804-Outlet Structure Details.dwg, Pond 2, 10/21/2021 4:25:05 PM, Irmens

**POND 1 SECTION AA PROFILE
STA 0+00.00 TO 6+23.64**

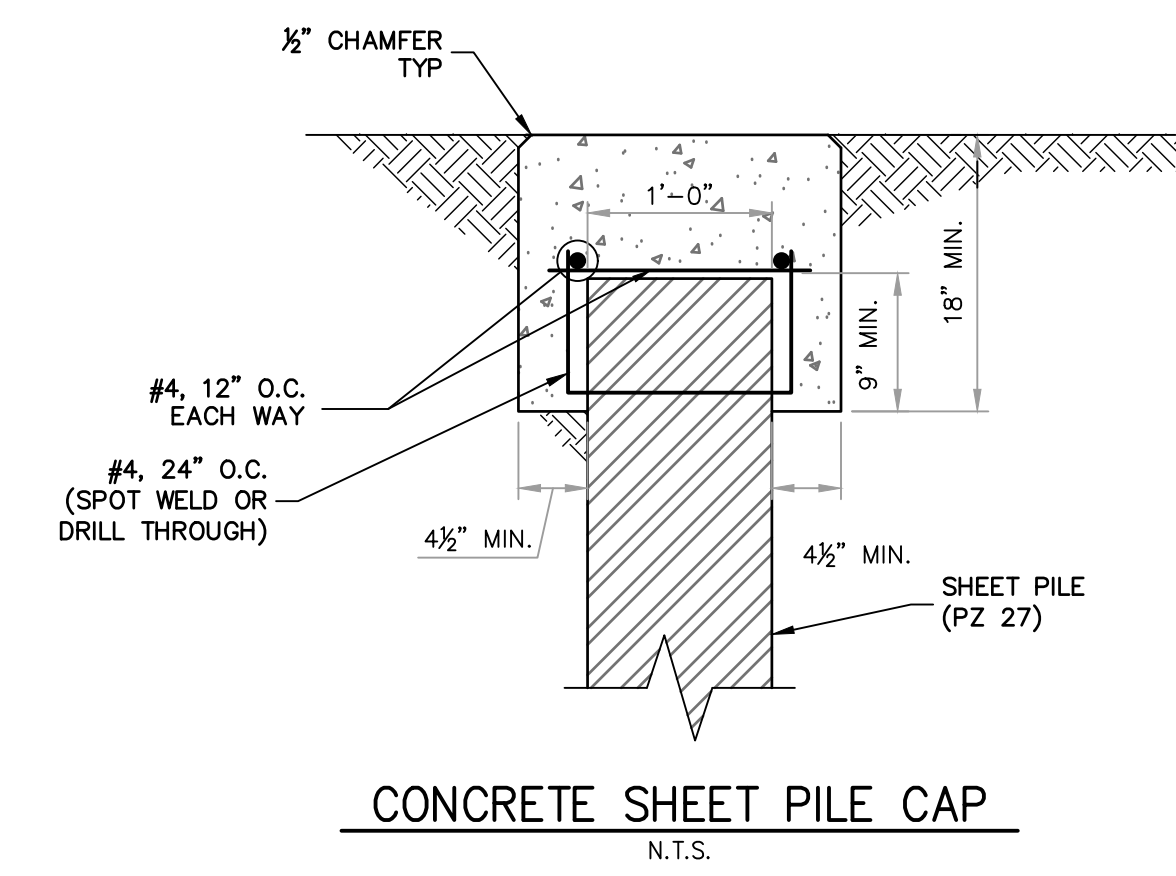


STOCK POND 1 SPILLWAY PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=10'

**POND 2 SPILLWAY PROFILE
STA 0+00.00 TO 3+16.95**

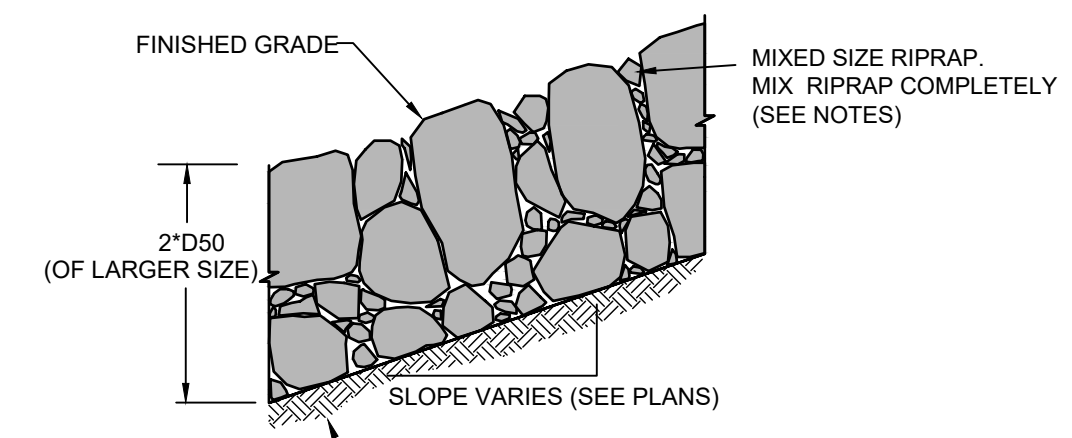


STOCK POND 2 SPILLWAY PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

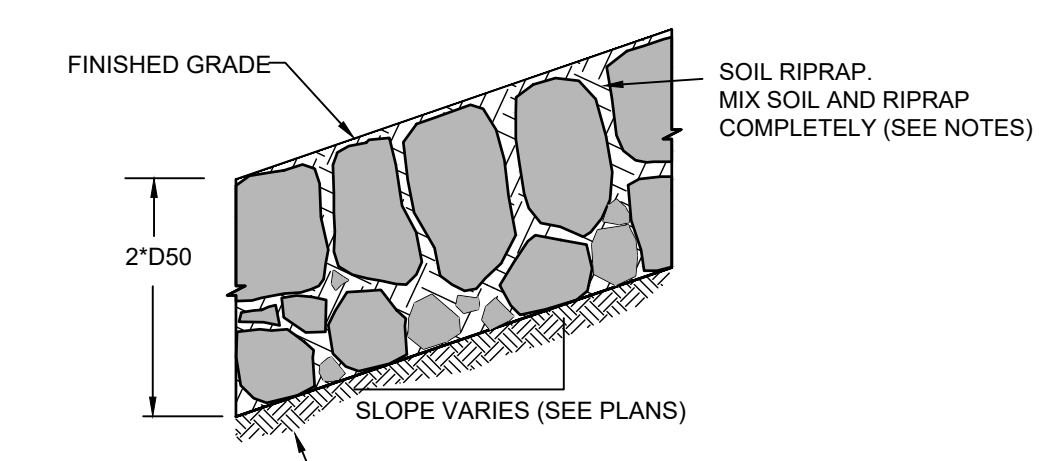


RIPRAP NOTES:

- WHERE "SOIL RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH APPROVED FILL. THE RIPRAP SHALL BE PRE-MIXED WITH THE APPROVED FILL AT THE FOLLOWING PROPORTIONS BY VOLUME: 65 PERCENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
- PLACE ALL RIPRAP AND SOIL-RIPRAP TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND ALL LEVEL TO ELIMINATE VOIDS AND ROCKS PROJECTING DESIGN ABOVE RIPRAP TOP GRADE.
- ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.
- CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- ELEVATION TOLERANCES FOR RIPRAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.



TYPICAL SECTION - MIXED SIZE RIPRAP



TYPICAL SECTION - SOIL RIPRAP

RIPRAP DESIGNATION	INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)	D50 (IN.)
TYPE VL	12	70-100	6
	9	50-70	
	6	35-50	
	2	2-10	
TYPE M	21	70-100	12
	18	50-70	
	12	35-50	
	4	2-10	
TYPE H	30	70-100	18
	24	50-70	
	18	35-50	
	6	2-10	



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30000
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

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.

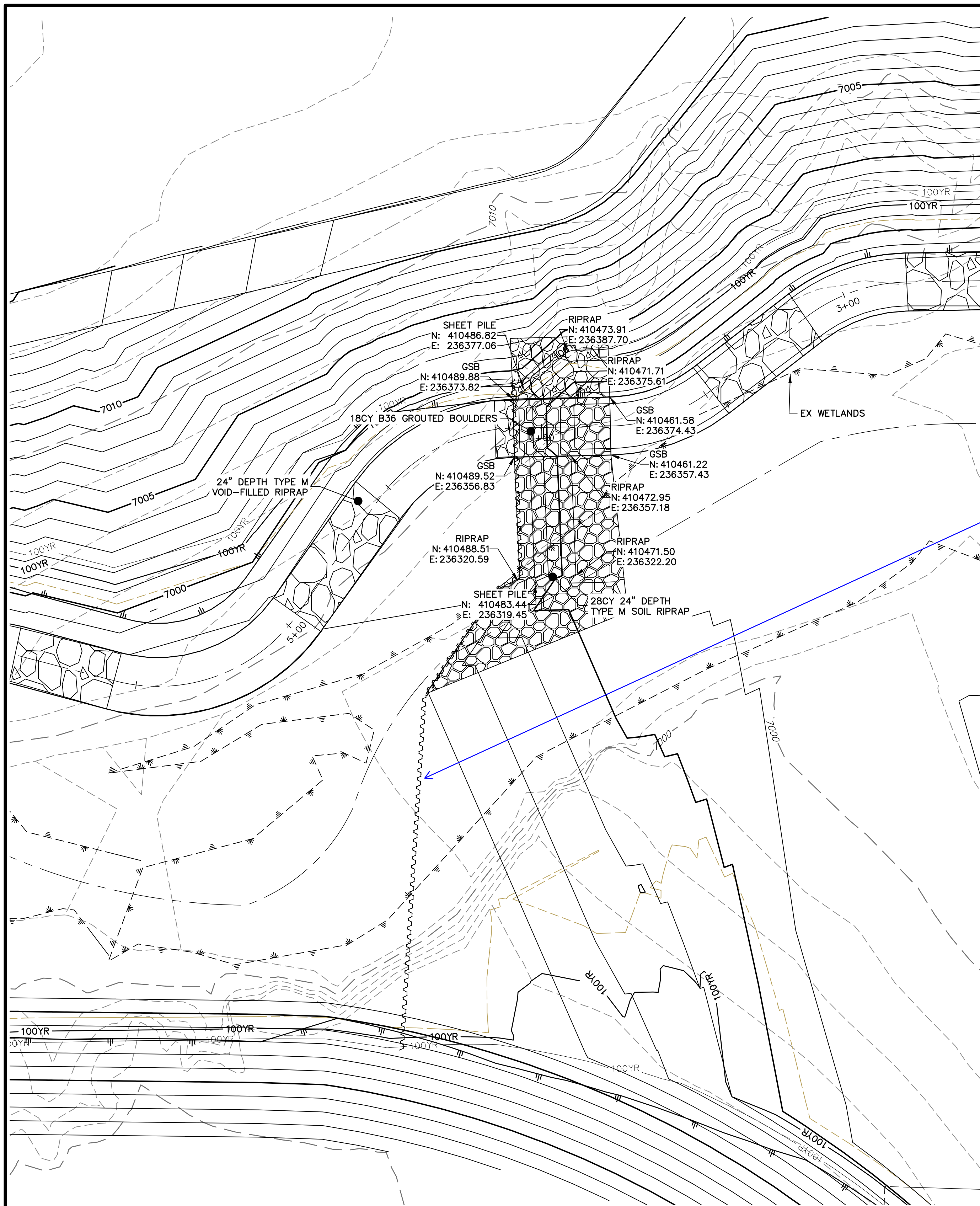
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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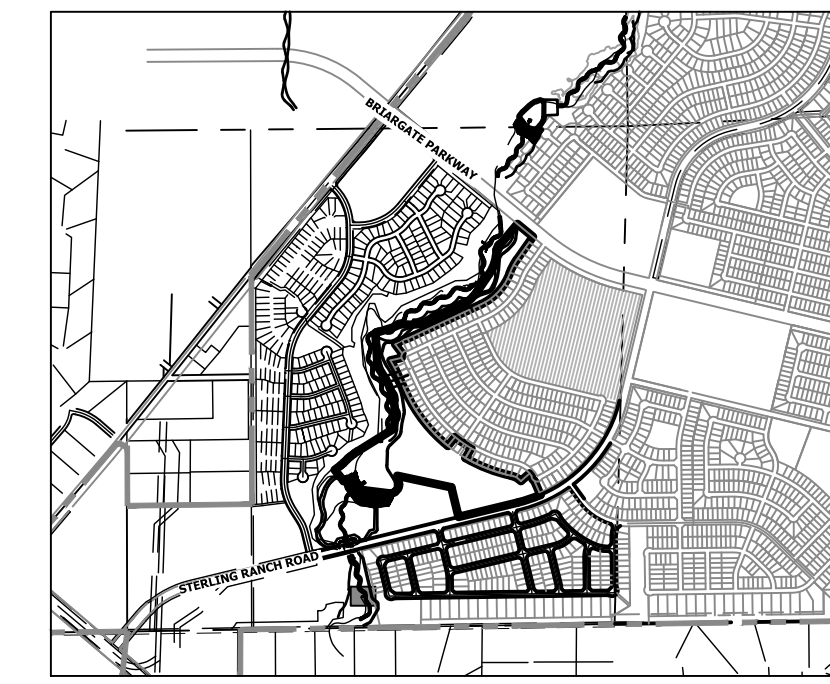
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	VARIES	10/21/21	DJV	DJV	DJV

SAND CREEK RESTORATION
POND PLANS

SHEET 39 OF 26
JOB NO. 25188.04



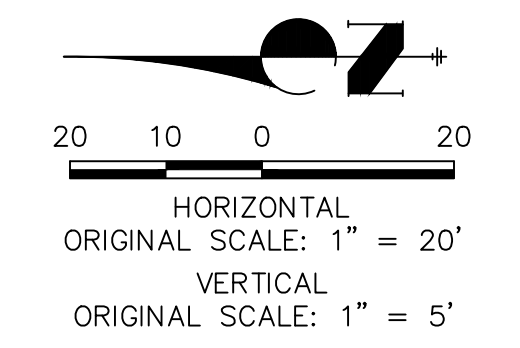
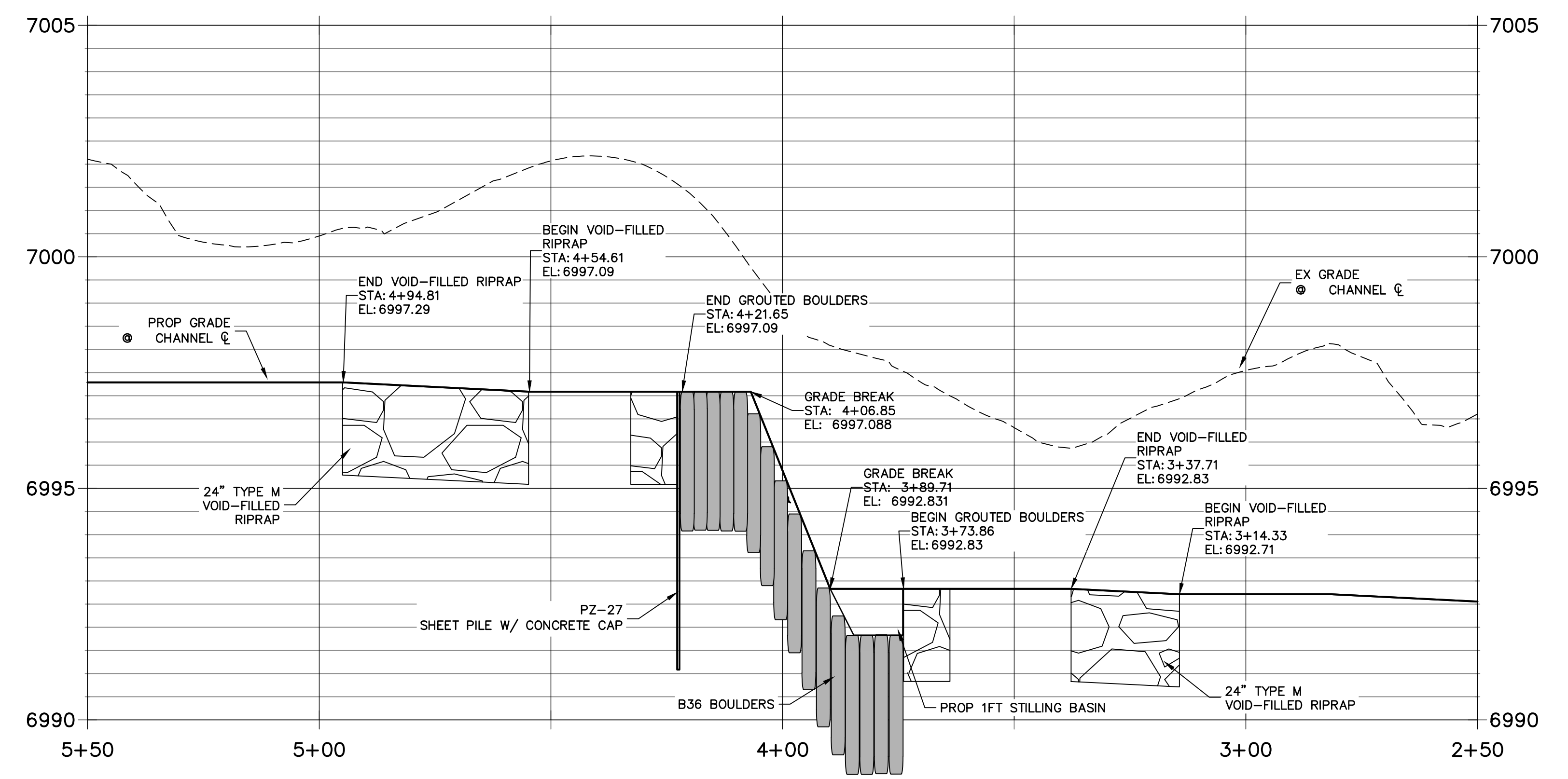
GRouted STEPPED BOULDER DROP #1 DETAIL
PLAN VIEW
SCALE: 1"=20"



KEY MAP
SCALE: 1"=2000'

Provide profile of the sheet pile structure

GSB DETAIL 1
STA 2+50.00 TO 5+50.00



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30000
FOR AND ON BEHALF OF JR ENGINEERING

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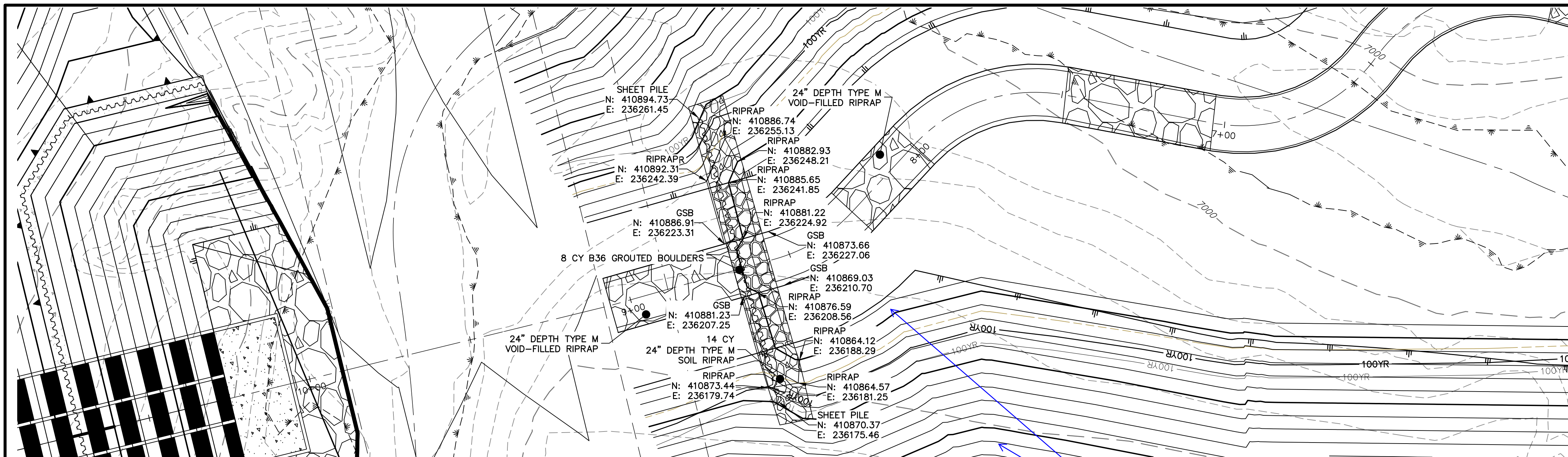
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2593
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No.	REVISION	BY	DATE

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V-SCALE	1"=5'
DATE	10/21/21
DESIGNED BY	DV
DRAWN BY	SCH
CHECKED BY	

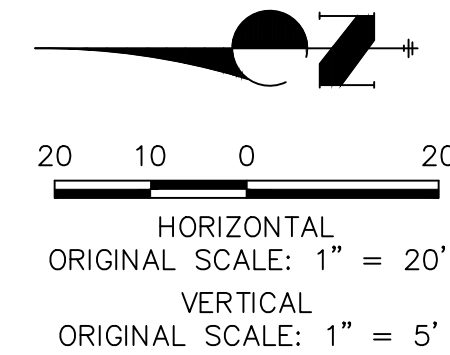
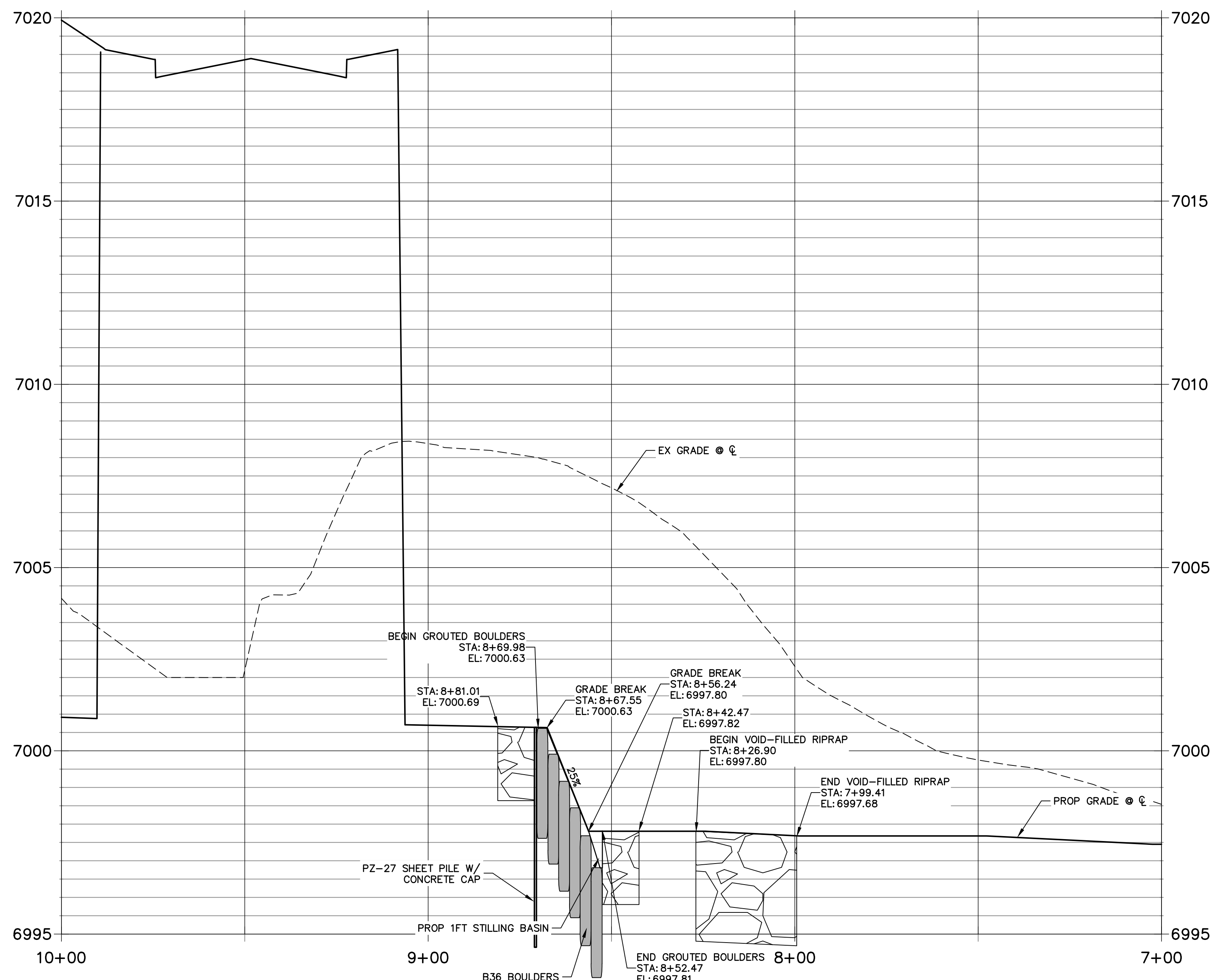
SAND CREEK RESTORATION
GSB DETAILS
SHEET 40 OF 52
JOB NO. 25188.04



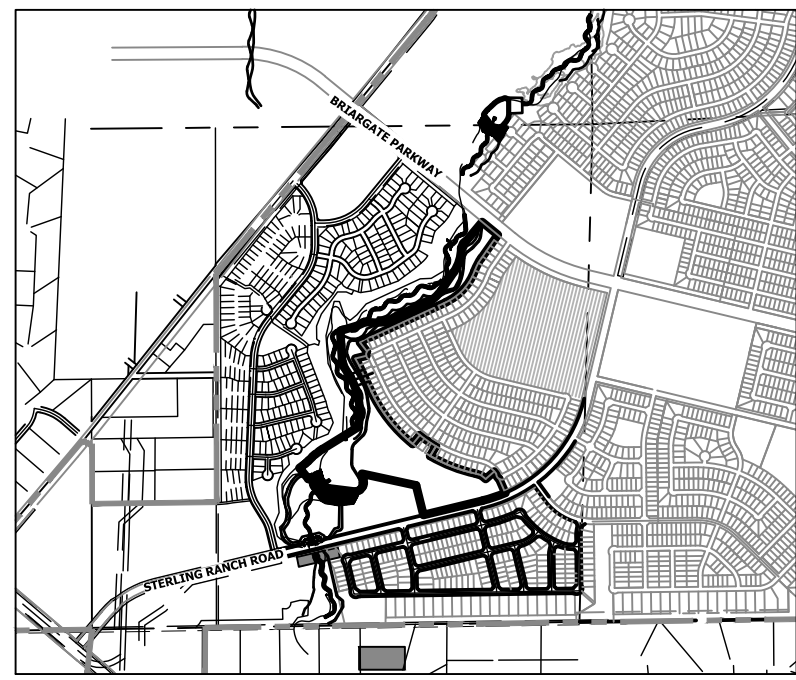
GRouted STEPPED BOULDER DROP #2 DETAIL
PLAN VIEW
SCALE: 1"=20'

Show maintenance access

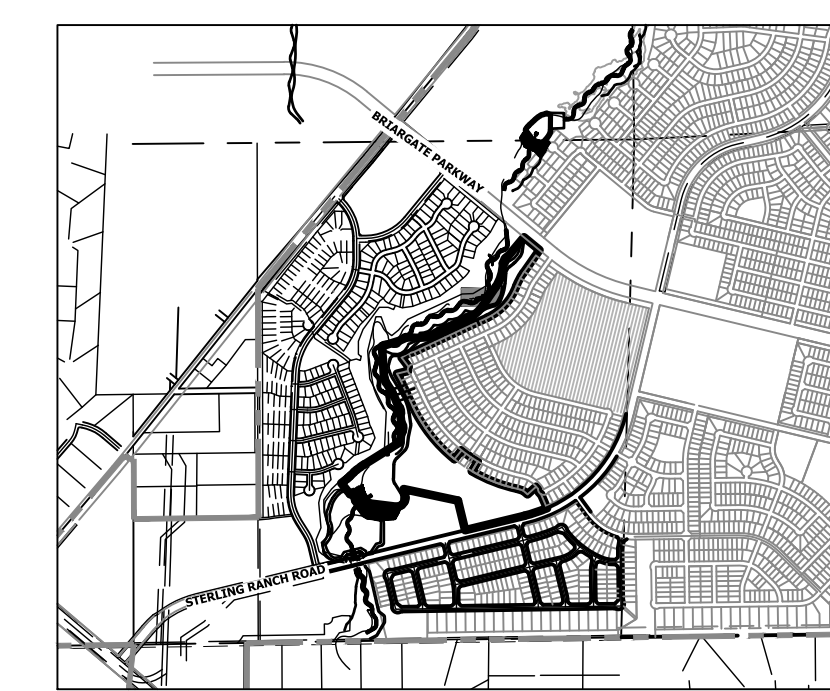
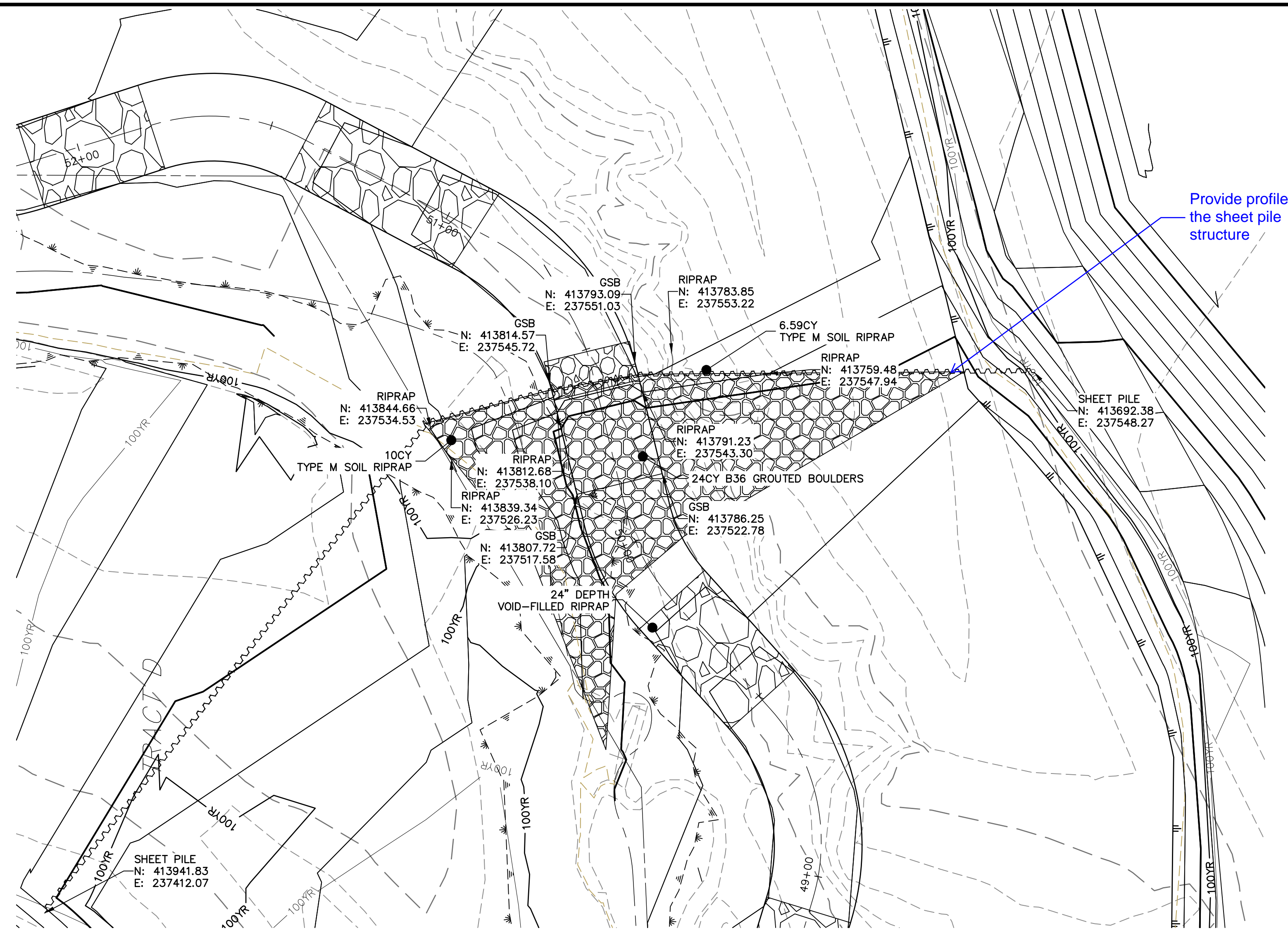
GSB PROFILE 2
STA 7+00.00 TO 10+00.00



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MIKE A. BRAMLEY
COLORADO P.E. 30874
FOR AND ON BEHALF OF JR ENGINEERING, INC.



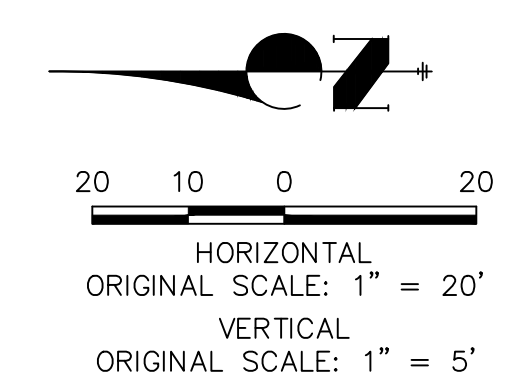
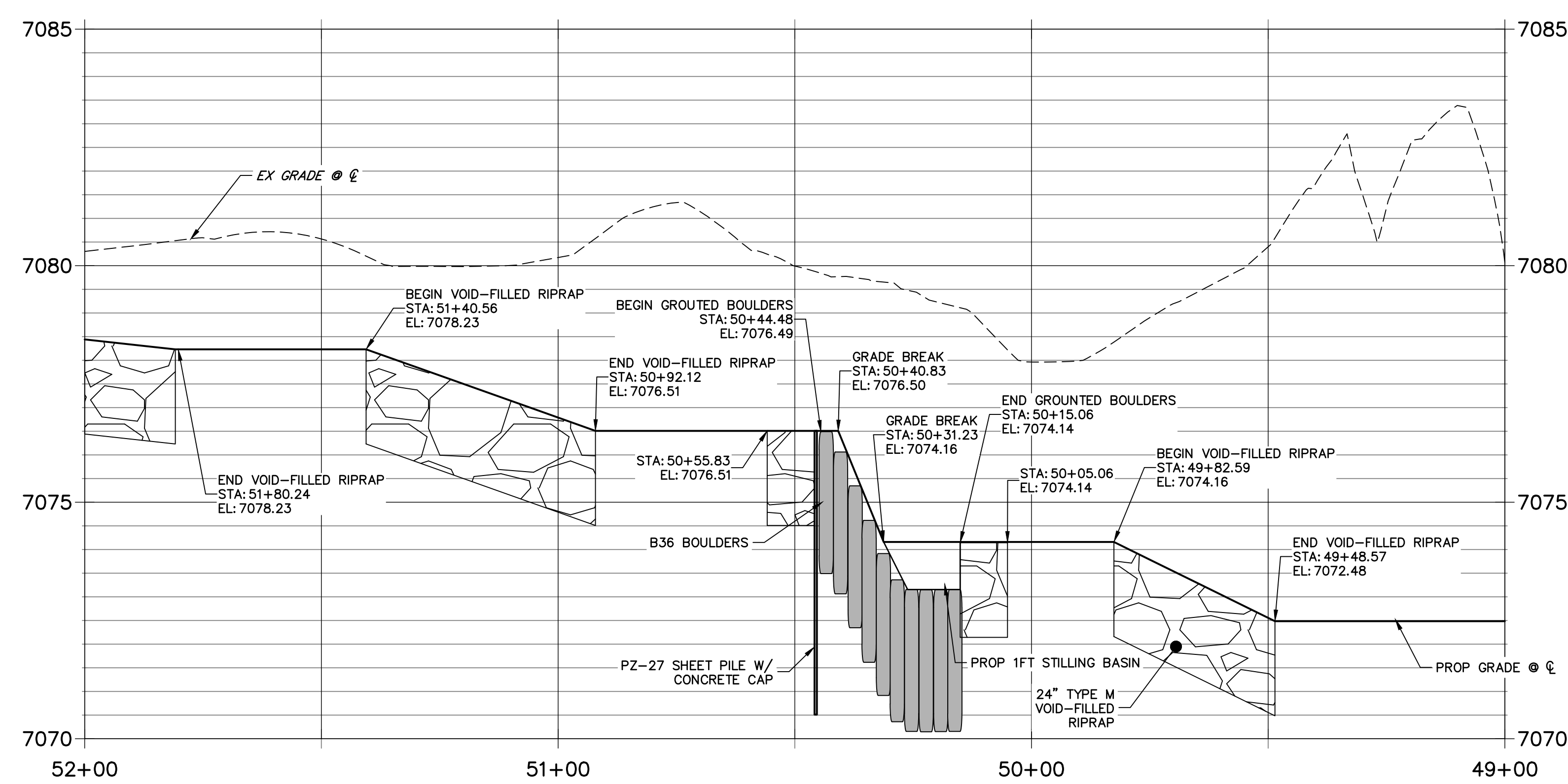
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PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024
 A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=20'
V-SCALE	1"=20'
DATE	10/21/21
DESIGNED BY	DV
DRAWN BY	SCH
CHECKED BY	
SAND CREEK RESTORATION	
GSB DETAILS	
SHEET	41 OF 52
JOB NO.	25188.04



Provide profile of the sheet pile structure

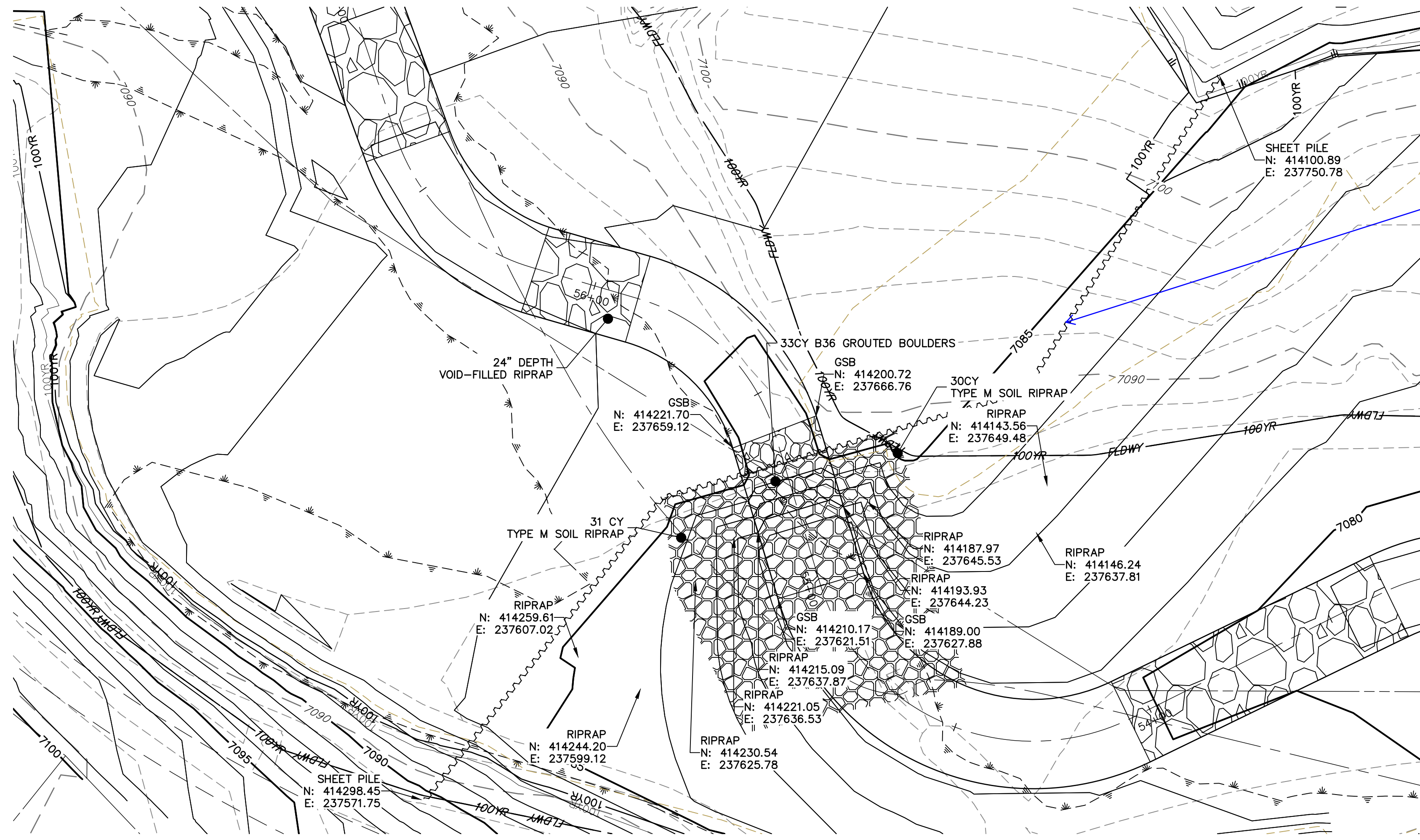
**GSB PROFILE 3
STA 49+00.00 TO 52+00.00**

**GROUTED STEPPED BOULDER DROP #3 DETAIL
PLAN VIEW**
SCALE: 1"=20'



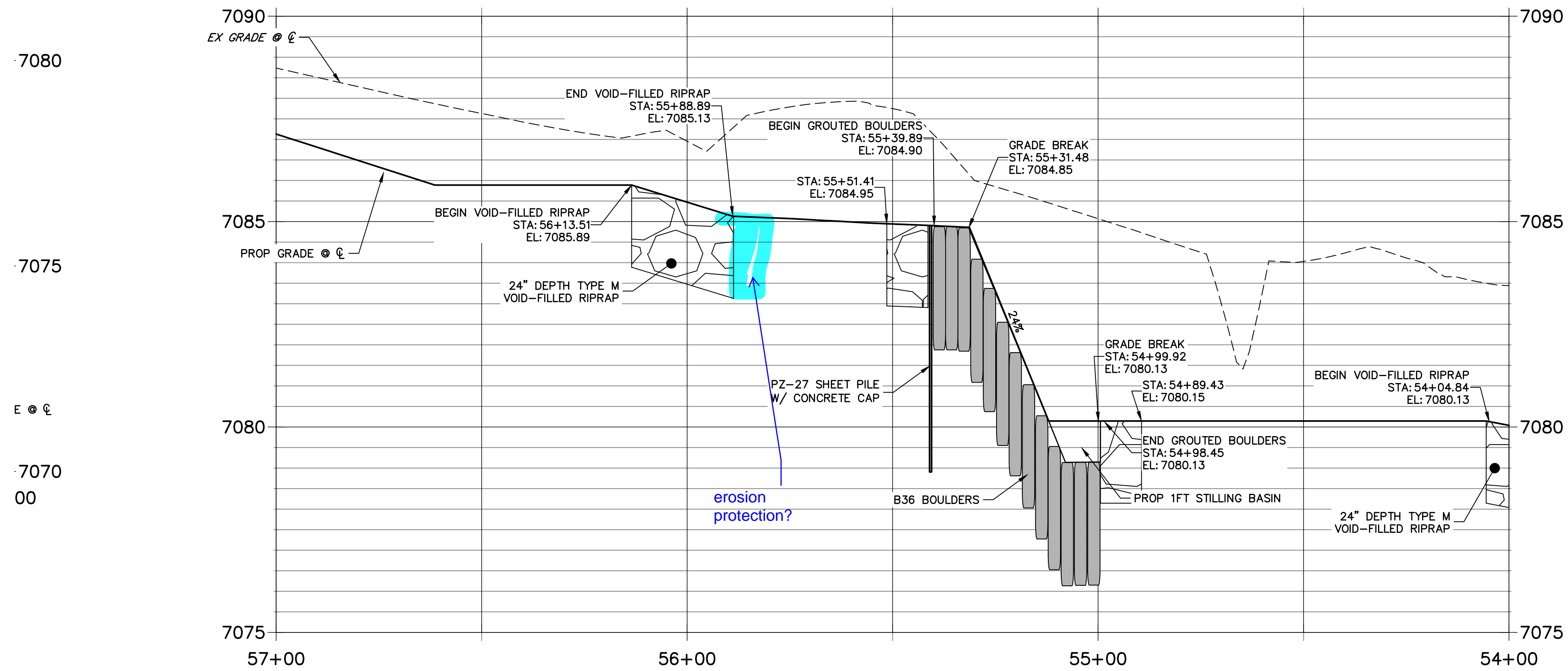
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30100
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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	UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.								
BY	DATE	No.	REVISION	H-SCALE 1"=20'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
SAND CREEK RESTORATION									
GSB DETAILS									
SHEET 42 OF 52									
JOB NO. 25188.04									

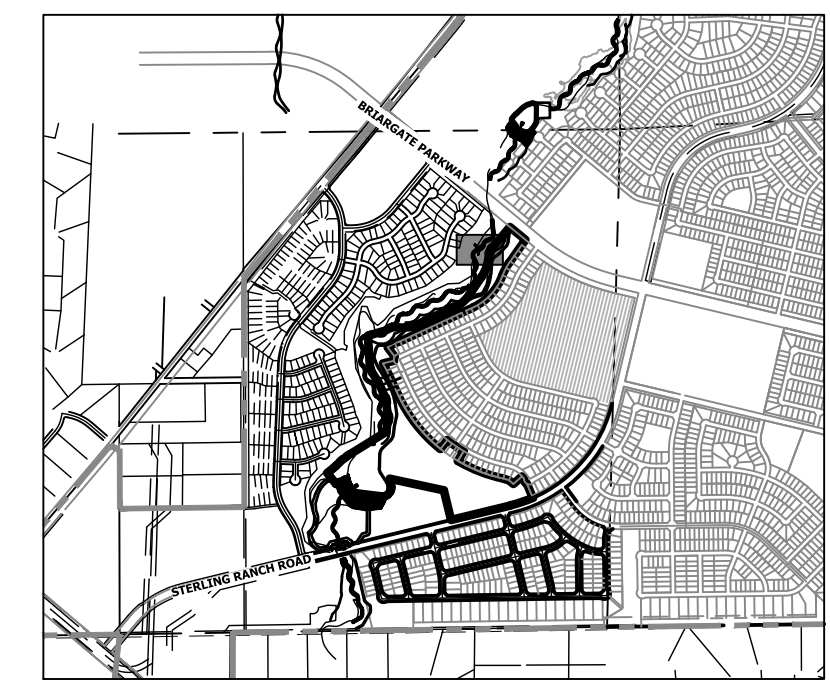


GRouted STEPPED BOULDER DROP #4 DETAIL
PLAN VIEW
SCALE: 1"=20'

**GSB PROFILE 4
STA 54+00.00 TO 57+00.00**



erosion protection?



KEY MAP
SCALE: 1"=2000'

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2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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SAND CREEK RESTORATION
GSB DETAILS

H-SCALE 1"=20'
V-SCALE 1"=5'
DATE 10/21/21
DESIGNED BY DJV
DRAWN BY SCH
CHECKED BY

SHEET 43 OF 52
JOB NO. 25188.04

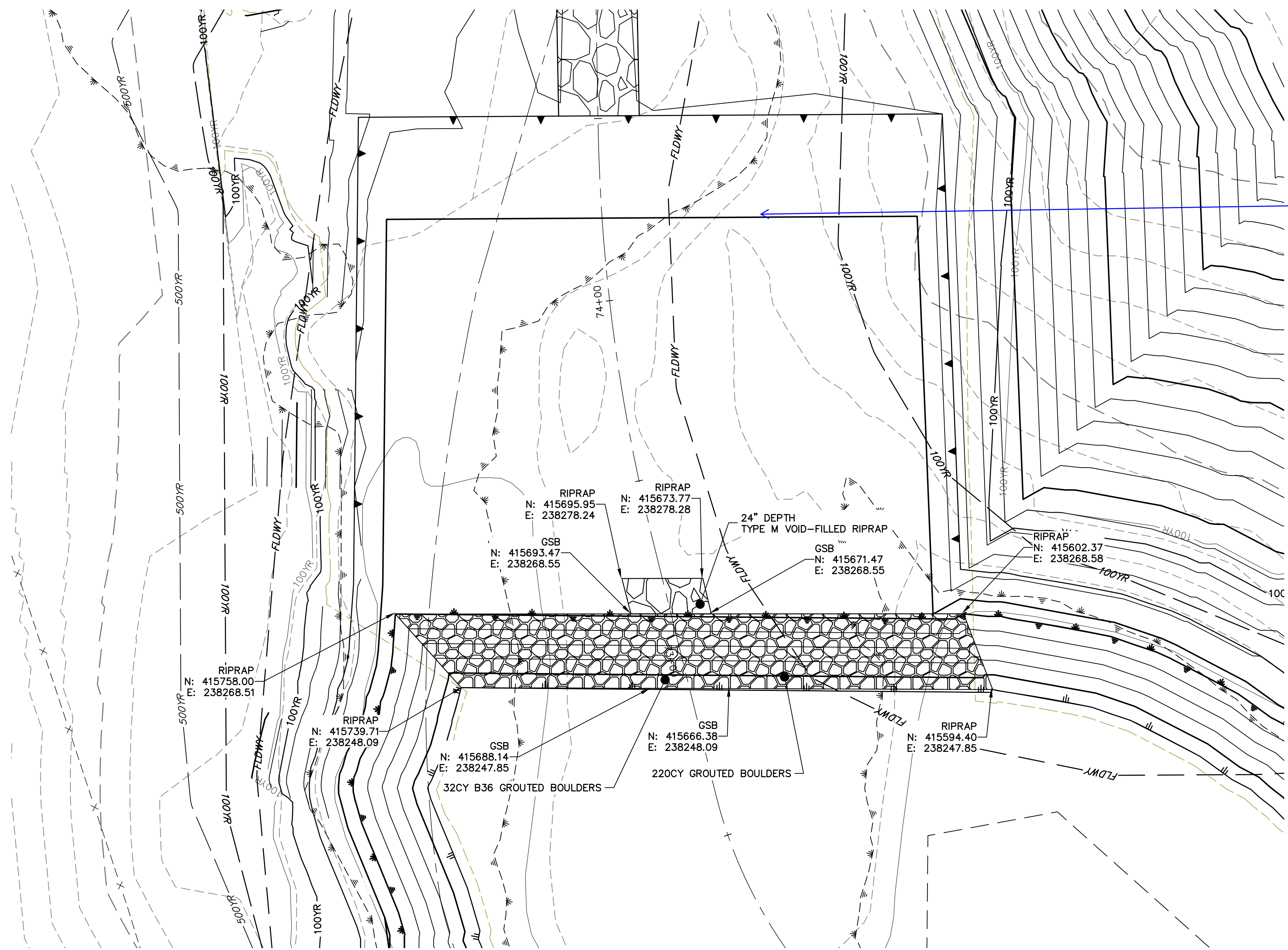


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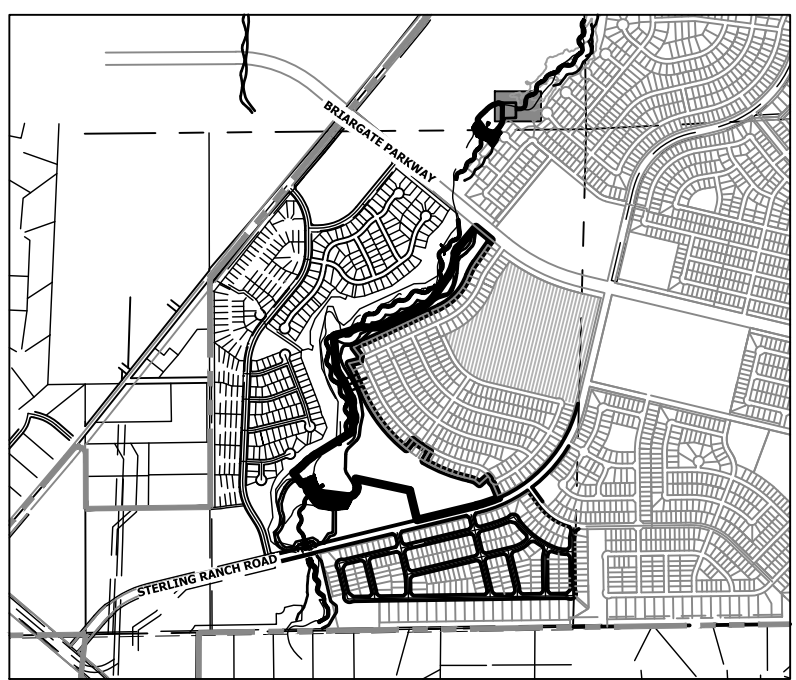
MIKE A. BRAMLEY
COLORADO P.E. NO. 30000
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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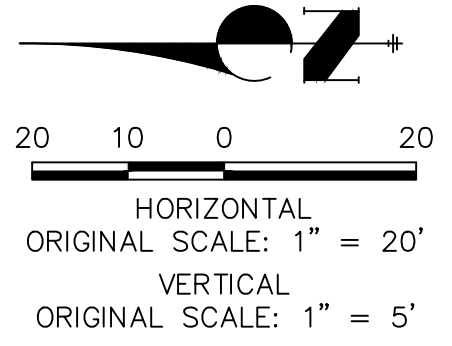
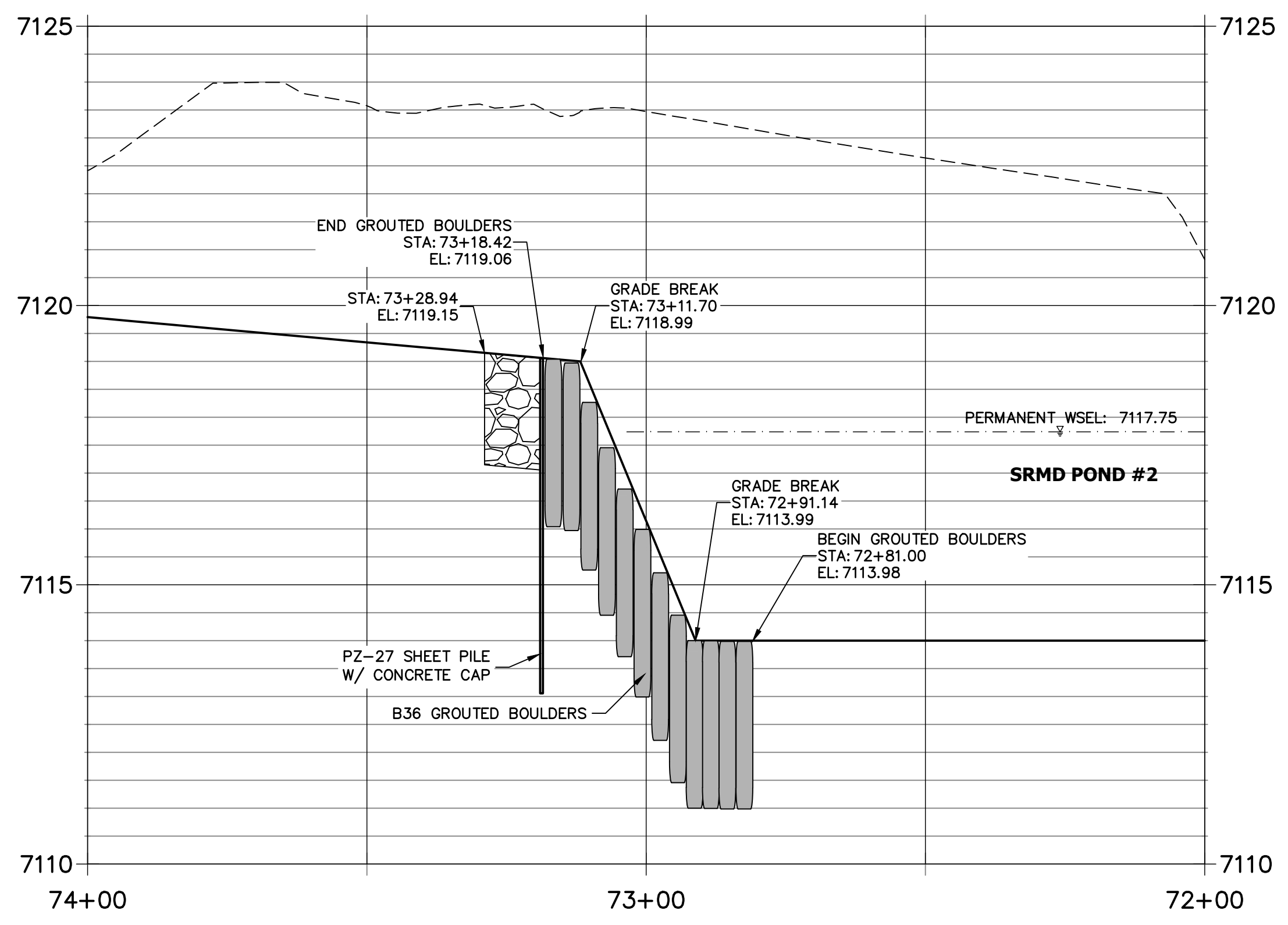
**GRouted STEPPED BOULDER DROP #4 DETAIL
PLAN VIEW**
SCALE: 1"=20'

adjust grading?



KEY MAP
SCALE: 1"=2000'

**GSB PROFILE 5
STA 72+00.00 TO 74+00.00**



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

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MIKE A. BRAMLEY
COLORADO P.E. 30000
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

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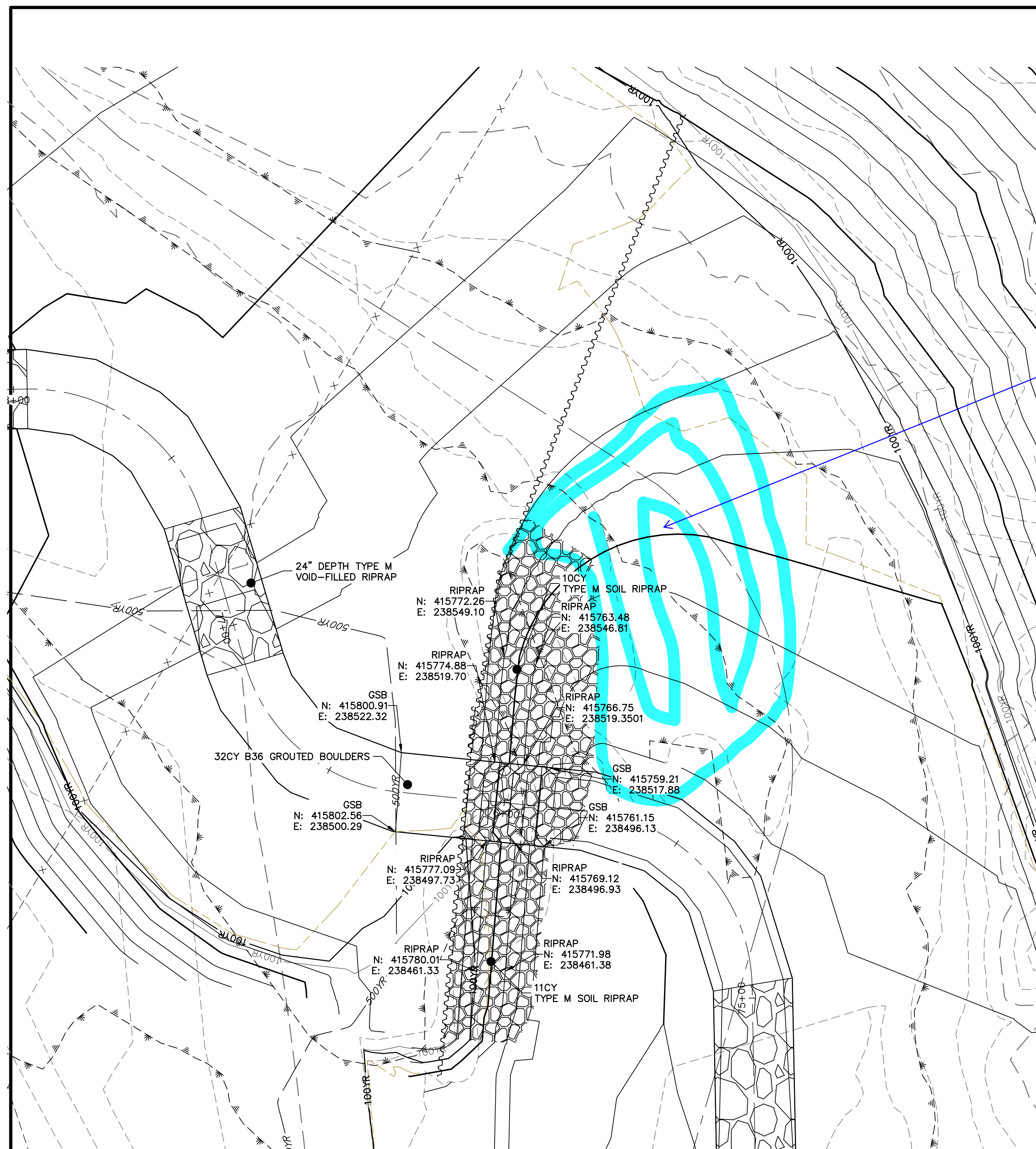
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

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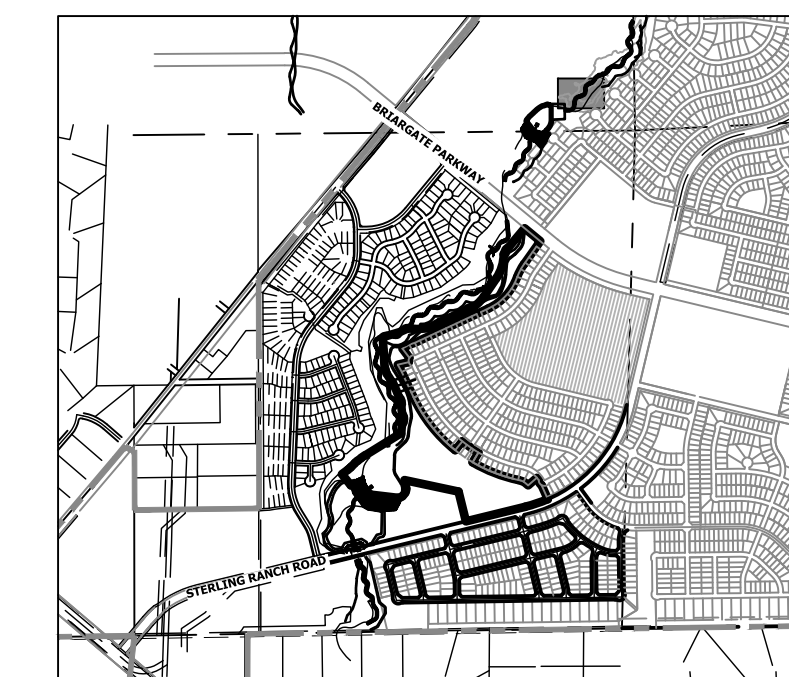
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=5'	10/21/21	DJV	SCH	

SAND CREEK RESTORATION
GSB DETAILS
SHEET 44 OF 52
JOB NO. 25188.04

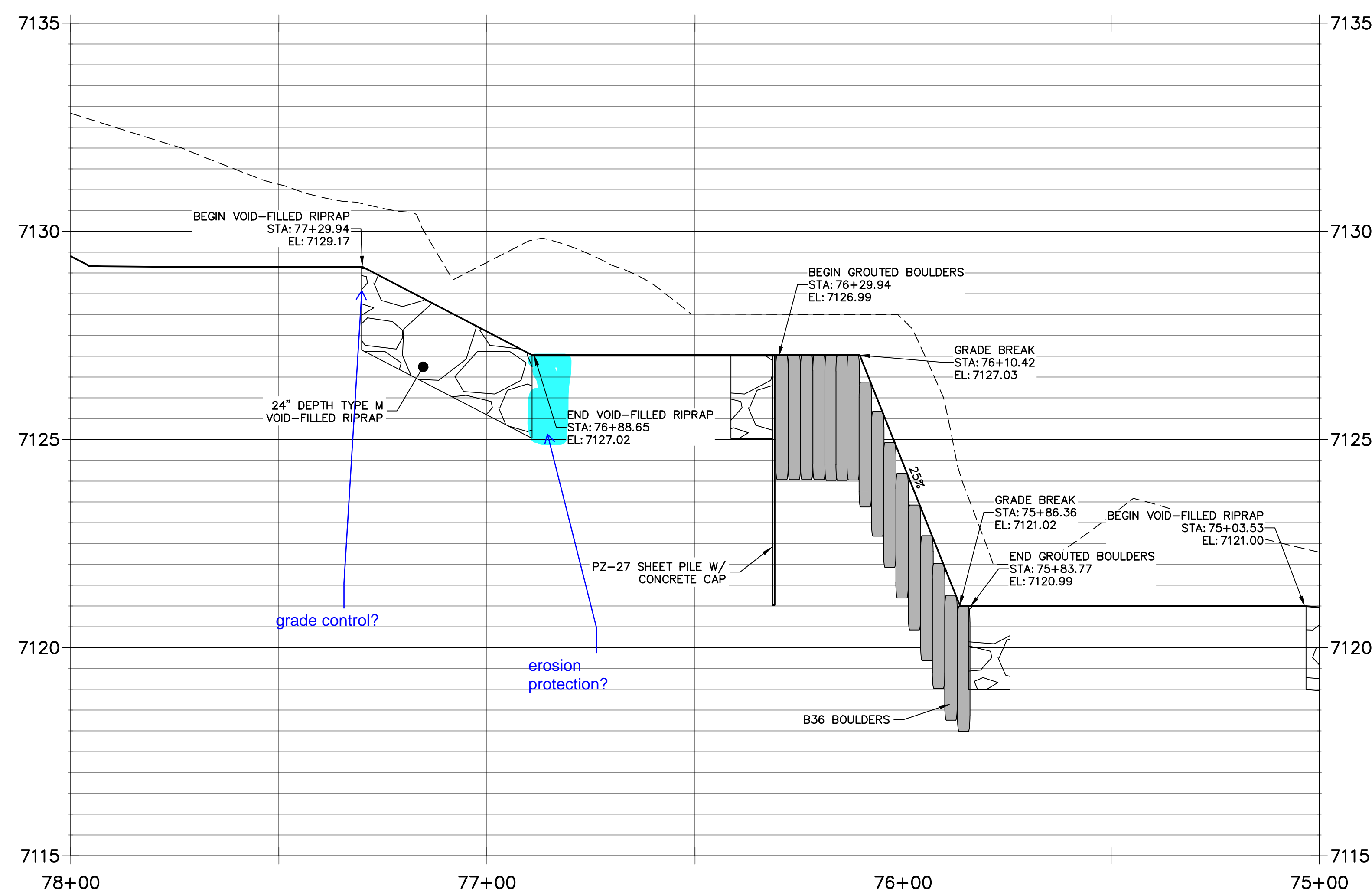


**GRouted STEPPED BOULDER DROP #5 DETAIL
PLAN VIEW**
HORIZONTAL SCALE: 1"=5"



KEY MAP
SCALE: 1"=2000'

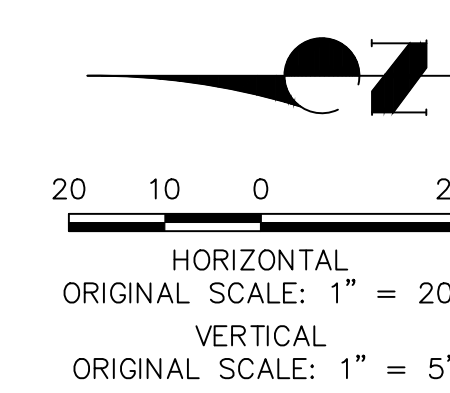
**GSB PROFILE 6
STA 75+00.00 TO 78+00.00**



extend to channel flow area?

grade control?

erosion protection?



ENGINEER'S STATEMENT

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MIKE A. BRAMLEY
COLORADO P.E. 30101
FOR AND ON BEHALF OF JR ENGINEERING

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2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

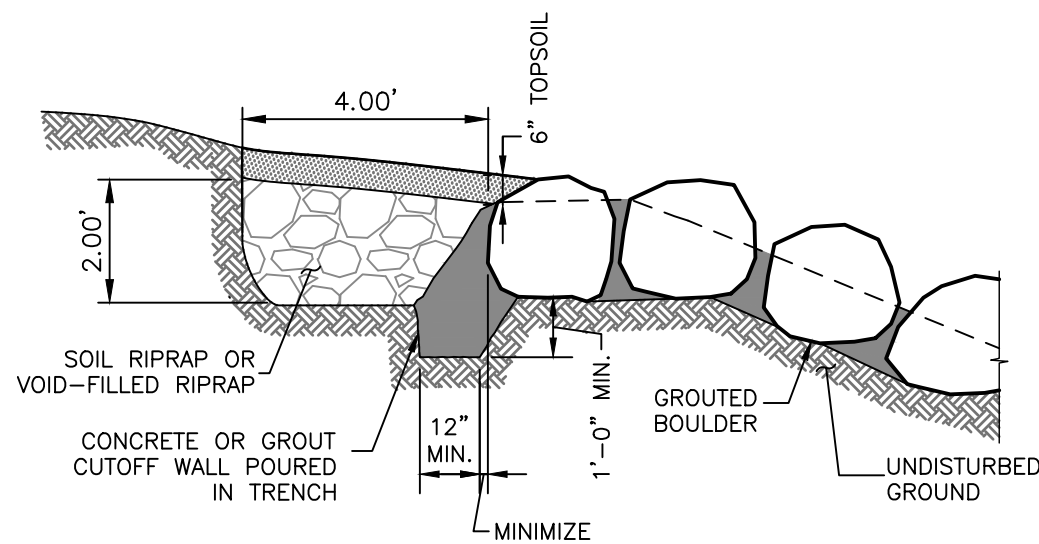
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No.	REVISION	BY	DATE

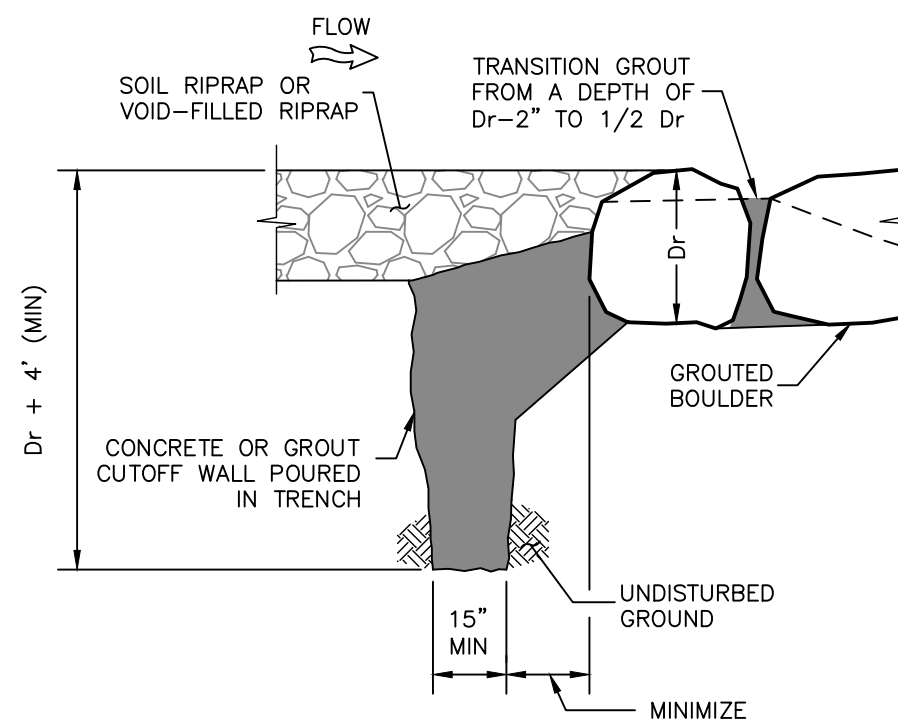
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SAND CREEK RESTORATION	GSB DETAILS
SHEET 45 OF 52	JOB NO. 25188.04

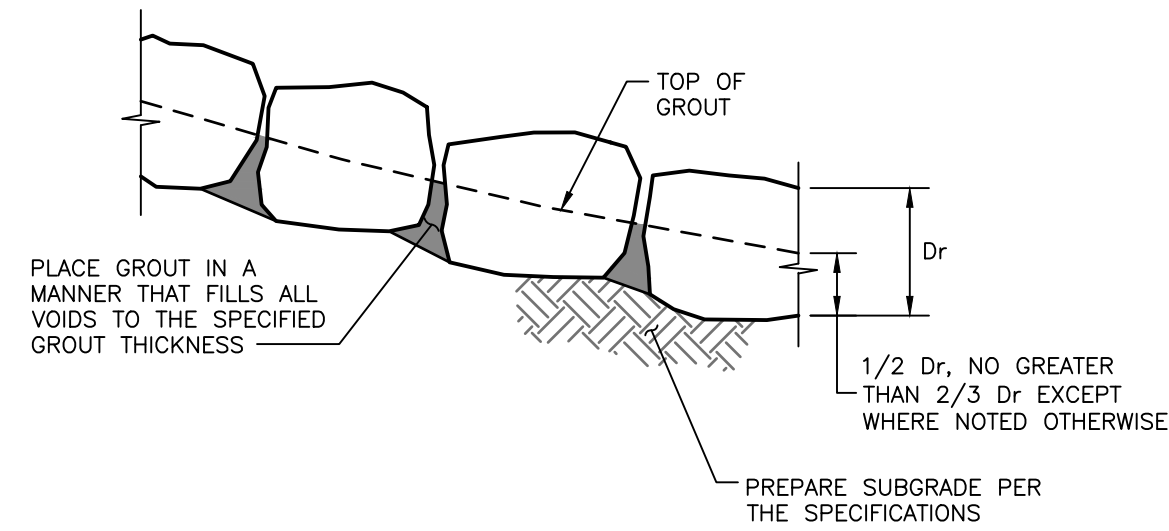
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STRUCTURE EDGE WALL DETAIL (GSB)
NTS



**GROUT WALL CONNECTION
TRENCHED VERTICAL WALL
UPSTREAM OF DROP**



BOULDER PLACEMENT NOTES:

1. PLACE BOULDERS WITH THE REQUIRED BOULDER HEIGHT VERTICAL. PLACE BOULDERS AS TIGHTLY TOGETHER AS POSSIBLE (WITHOUT TOUCHING) WHILE PROVIDING ENOUGH ROOM BETWEEN THEM TO THOROUGHLY VIBRATE THE GROUT AND TO ENSURE NO GAPS IN THE GROUT. THE SMALL DIMENSION OF A 2x4 CAN BE USED AS A GUIDE TO CHECK MINIMUM SPACING.
2. BEFORE GROUTING, CLEAN ALL DIRT AND MATERIAL FROM ROCK THAT COULD PREVENT THE GROUT FROM BINDING TO THE ROCK. KEEP BOULDERS FROM TOUCHING. AVOID SLIDING BOULDERS AGAINST SUBGRADE TO PROPERLY POSITION.

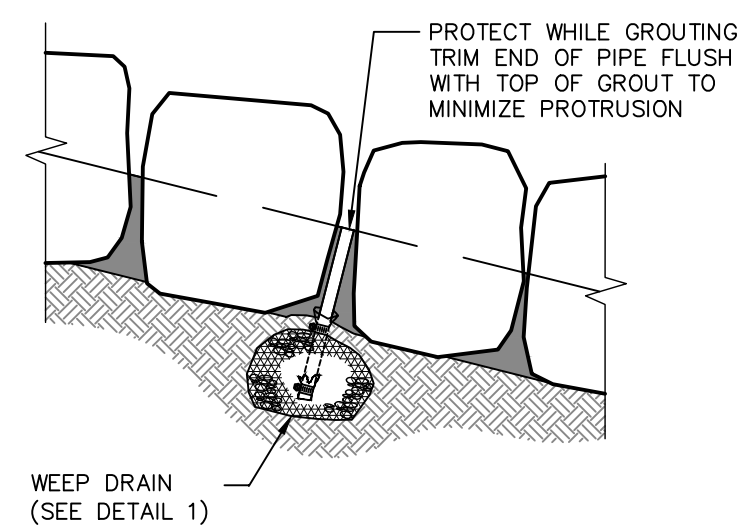
MATERIAL SPECIFICATIONS:

1. ALL GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH EQUAL TO 3200 PSI.
2. ONE CUBIC YARD OF GROUT SHALL HAVE A MINIMUM OF SIX (6) SACKS OF TYPE II PORTLAND CEMENT.
3. A MAXIMUM OF 25% TYPE F FLY ASH MAY BE SUBSTITUTED FOR THE PORTLAND CEMENT.
4. THE AGGREGATE SHALL BE COMPRISED OF 70% NATURAL SAND (FINES) AND 30% 3/8-INCH ROCK (COARSE).
5. THE GROUT SLUMP SHALL BE BETWEEN 4-INCHES TO 6-INCHES.
6. AIR ENTRAINMENT SHALL BE BETWEEN 5.5% AND 7.5%.
7. TO CONTROL SHRINKAGE AND CRACKING, 1.5 POUNDS OF FIBERMESH, OR EQUIVALENT, SHALL BE USED PER CUBIC YARD OF GROUT.
8. COLOR ADDITIVE IN REQUIRED AMOUNTS SHALL BE USED WHEN SO SPECIFIED BY CONTRACT.

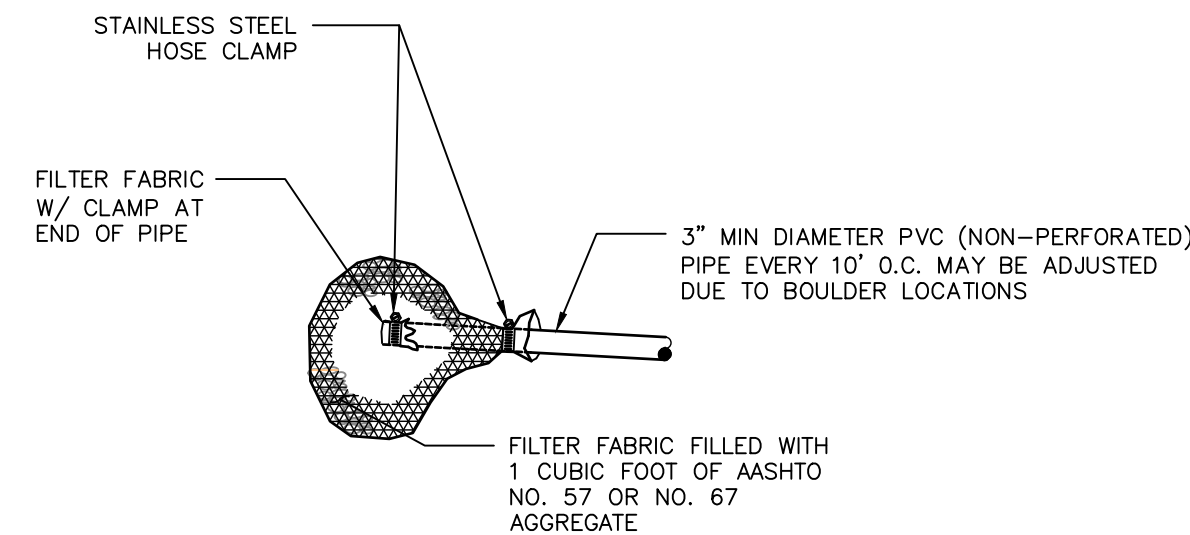
GROUT PLACEMENT SPECIFICATIONS:

1. SPECIAL PROCEDURES SHALL BE REQUIRED FOR GROUT PLACEMENT WHEN THE AIR TEMPERATURES ARE LESS THAN 40°F OR GREATER THAN 90°F. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER OF THE PROCEDURES TO BE USED FOR PROTECTING THE GROUT.
2. GROUT SHALL BE DELIVERED BY MEANS OF A LOW PRESSURE (LESS THAN 10 PSI) GROUT PUMP USING A 2-INCH DIAMETER (MAXIMUM) NOZZLE.
3. FULL DEPTH PENETRATION OF THE GROUT INTO THE BOULDER VOIDS SHALL BE ACHIEVED BY INJECTING GROUT STARTING WITH THE NOZZLE NEAR THE BOTTOM AND RAISING IT AS THE GROUT FILLS, WHILE VIBRATING GROUT INTO PLACE USING A PENCIL VIBRATOR.
4. ALL GROUT BETWEEN BOULDERS SHALL BE TREATED WITH A BROOM FINISH.
5. AFTER GROUT PLACEMENT, EXPOSED BOULDER FACES SHALL BE CLEANED AND FREE OF GROUT.
6. ALL FINISHED GROUT SURFACES SHALL BE SPRAYED WITH A CLEAR LIQUID MEMBRANE CURING COMPOUND AS SPECIFIED IN ASTM C309.

GROUTED BOULDER PLACEMENT DETAIL
NTS



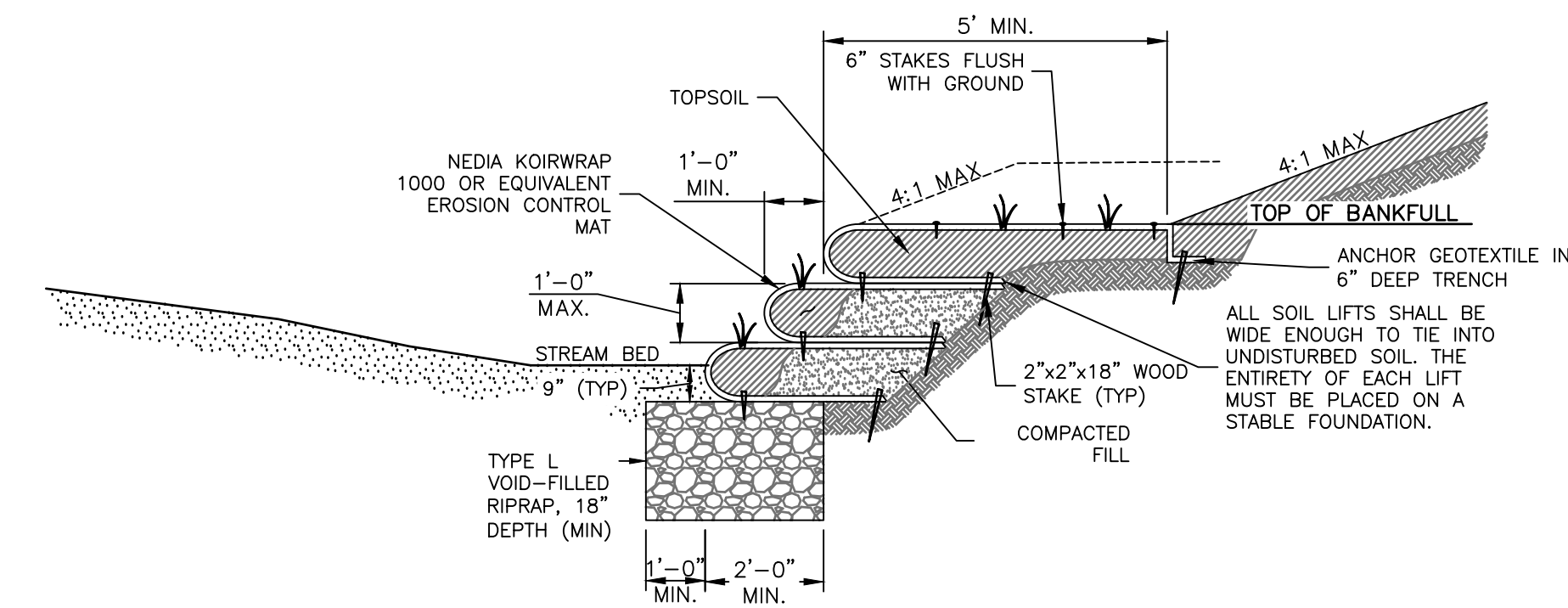
GROUTED BOULDERS



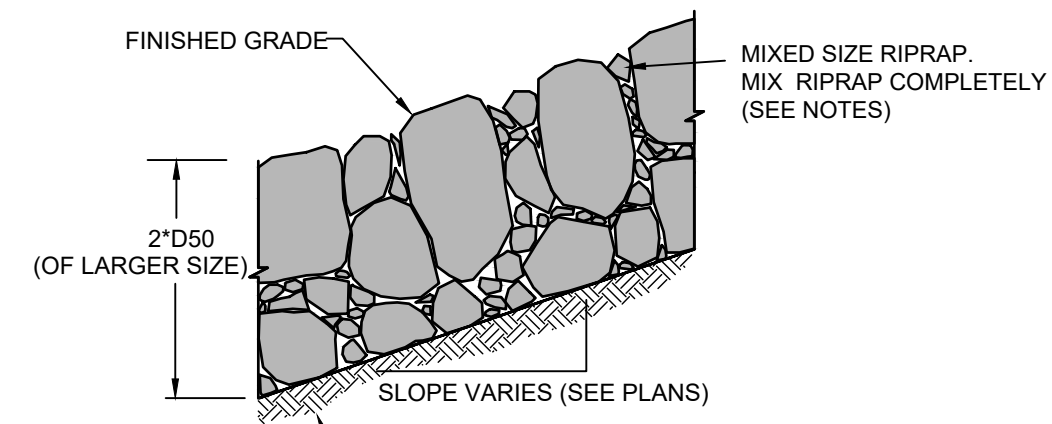
**DETAIL 1
WEEP DRAIN**

NOTE: INSTALL WEEP DRAINS FOR DROPS AND WALLS 5' AND GREATER AT 10' O.C. AT ELEVATIONS AND LOCATIONS SHOWN ON THE DRAWINGS

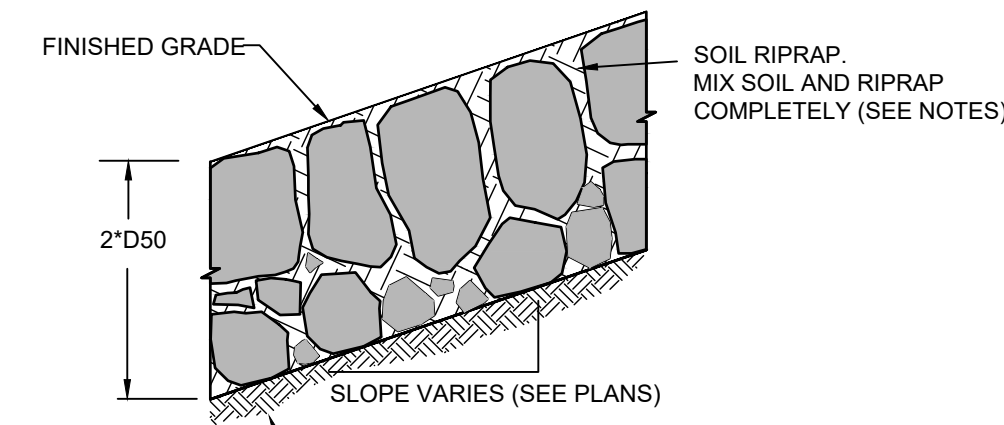
WEEP DRAINS



SOIL LIFT TYPICAL SECTION



TYPICAL SECTION - MIXED SIZE RIPRAP



TYPICAL SECTION - SOIL RIPRAP

GROUTED BOULDER NOTES:

1. BOULDERS USED FOR GROUTING SHOULD MEET ALL THE PROPERTIES OF ROCK FOR ORDINARY RIPRAP, AND ROCK OF UNIFORM SIZE SHOULD BE USED.
2. ROCK SHALL BE HARD, DURABLE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
3. GROUTED BOULDERS SHALL BE PLACED DIRECTLY ON STABILIZED, COMPACTED SUBGRADE WITHOUT GRANULAR BEDDING.
4. THE TOP ONE-THIRD OF THE BOULDERS SHALL BE LEFT UNGROUTED AND EXPOSED.
5. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHALL ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.
6. WEEP HOLES SHALL BE PROVIDED AT THE CHANNEL SLOPES AND CHANNEL DROPS AS SHOWN TO REDUCE UPLIFT FORCES ON THE GROUTED CHANNEL LINING.
7. PLACEMENT AND GROUTING OF BOULDERS SHALL GENERALLY CONFORM TO THE SPECIFICATIONS AND DETAILS FOR GROUTED BOULDER DROPS. SEE DETAILS AND NOTES FOR GROUTED BOULDER DROPS ON THIS SHEET.
8. BOULDERS SHALL BE SET IN A STEPPED MANNER. BOULDERS SHALL NOT BE ORIENTED INTO A SMOOTH SLOPING FACE.
9. BOULDERS SHALL BE GROUTED TO 3/8 THE ROCK HEIGHT.
10. BOULDERS OF DIFFERENT SOURCES AND/OR COLORS SHALL BE MIXED WITH THE OTHER ROCK AND EVENLY DISPERSED THROUGHOUT THE PROJECT TO AVOID HAVING AREAS OF NON-UNIFORMITY.
11. THE BOULDER SIZES SHOWN ON THE PLANS ARE MINIMUM DIMENSIONS. LARGER ROCK MAY BE SUBSTITUTED AS LONG AS THE TOP OF BOULDER ELEVATIONS SHOWN ON THE PLANS ARE MET AND THE MINIMUM OVER-EXCAVATION REQUIREMENTS ARE MET AT EACH BOULDER LOCATION.

UDFCD CONSTRUCTION OBSERVATION.

THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) MAY CONDUCT SITE VISITS DURING PROJECT CONSTRUCTION TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ALL GROUTED BOULDER INSTALLATIONS MUST HAVE A PRE-GROUT INSPECTION. COORDINATION WITH UDFCD CONSTRUCTION MANAGER IS REQUIRED 48 HOURS PRIOR TO ANY CONSTRUCTION AND AHEAD OF ANY GROUT OPERATIONS. CONTACT MIKE SARMENTO, UDFCD CONSTRUCTION MANAGER, 303-455-6277, MSARMENTO@UDFCD.ORG.

RIPRAP NOTES:

1. WHERE "SOIL RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH APPROVED FILL. THE RIPRAP SHALL BE PRE-MIXED WITH THE APPROVED FILL AT THE FOLLOWING PROPORTIONS BY VOLUME: 65 PERCENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL. THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
2. PLACE ALL RIPRAP AND SOIL-RIPRAP TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND ALL LEVEL TO ELIMINATE VOIDS AND ROCKS PROJECTING DESIGN ABOVE RIPRAP TOP GRADE.
3. ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ELEVATION TOLERANCES FOR RIPRAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.

RIPRAP DESIGNATION	INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)	D50 (IN.)
TYPE VL	12	70-100	6
	9	50-70	
	6	35-50	
	2	2-10	
TYPE M	21	70-100	12
	18	50-70	
	12	35-50	
	4	2-10	
TYPE H	30	70-100	18
	24	50-70	
	18	35-50	
	6	2-10	

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL

PRELIMINARY
NOT FOR
CONSTRUCTION

MIKE A. BRAMLEY
COLORADO P.E. No. 30107
FOR AND ON BEHALF OF JR ENGINEERING

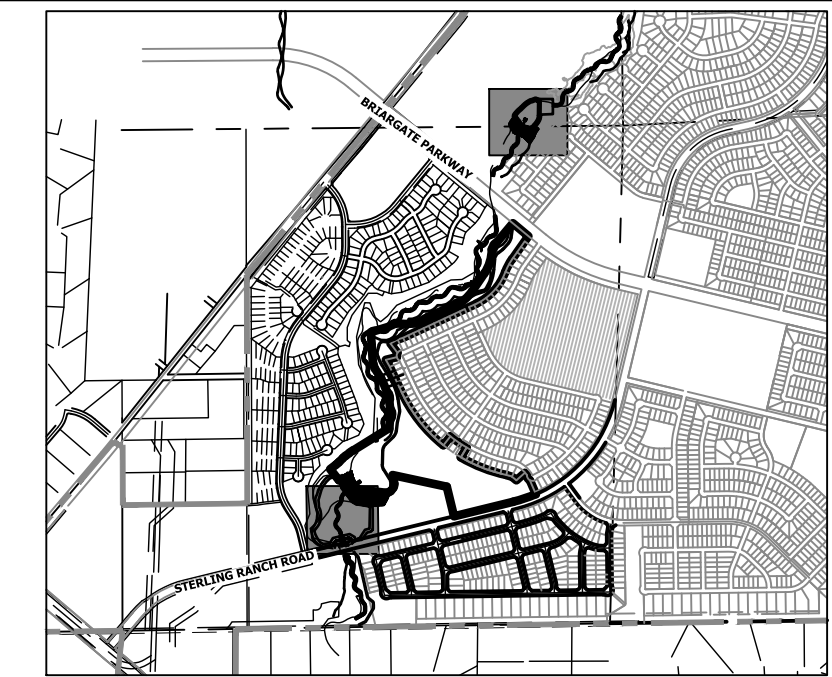
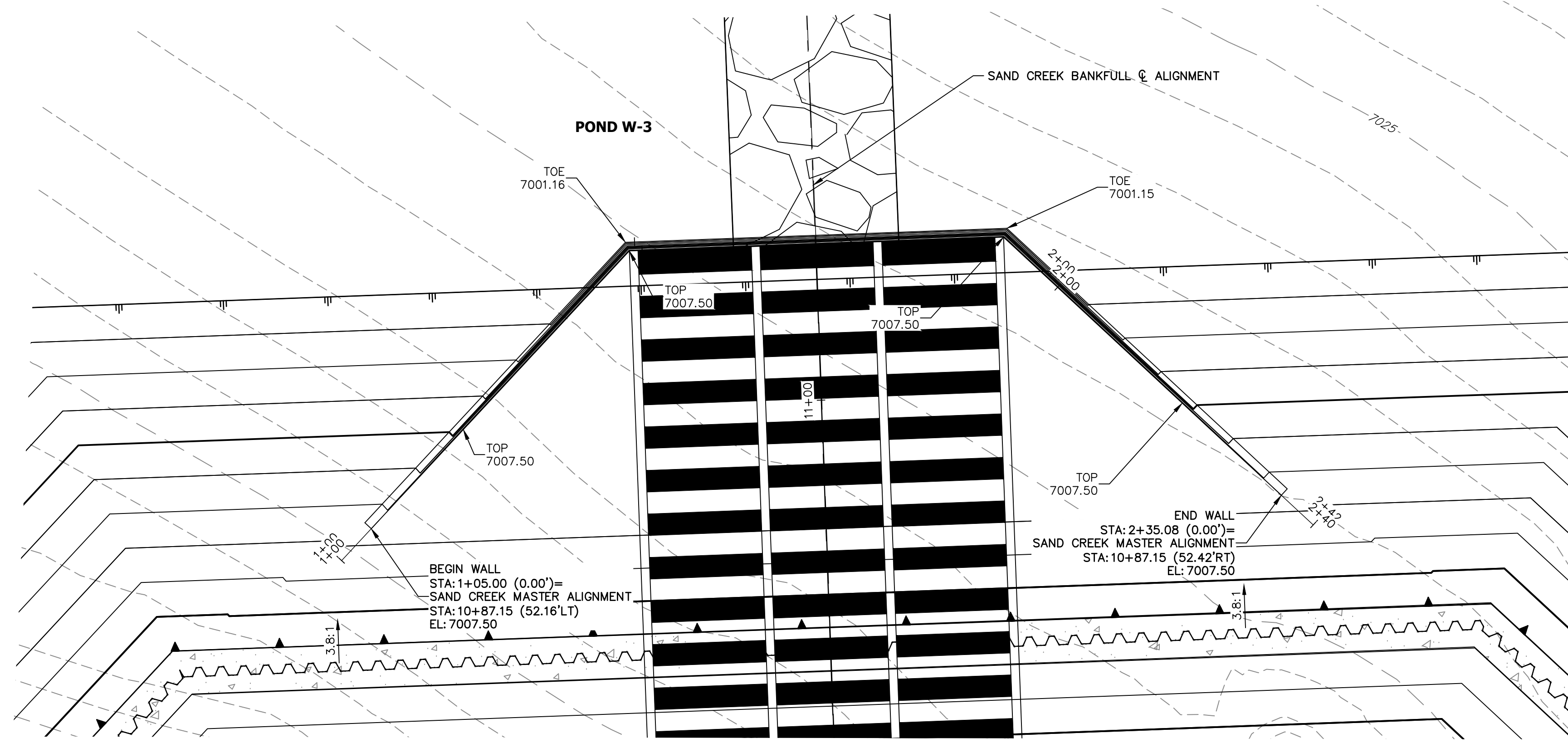
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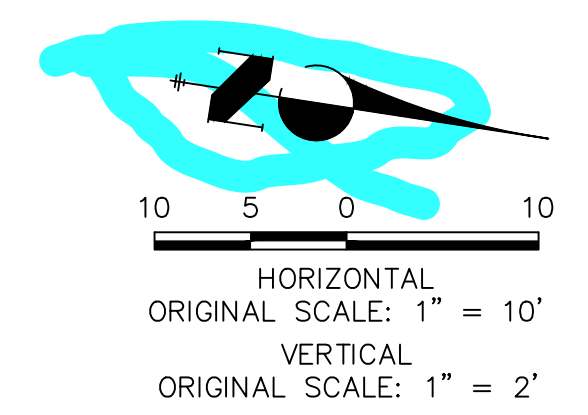
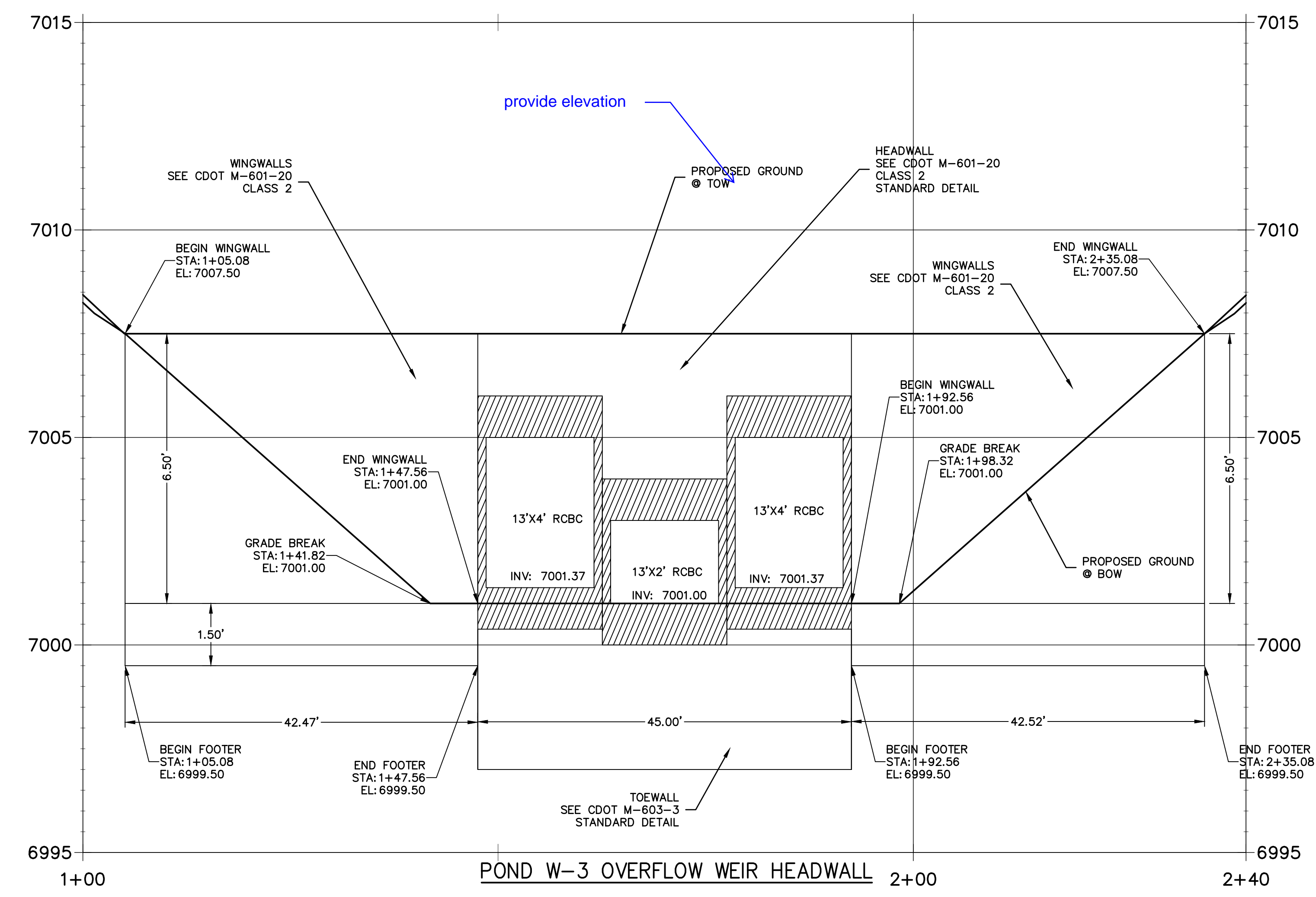
No.	REVISION	DATE	BY	DATE
H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY


SAND CREEK RESTORATION
CONSTRUCTION DETAILS

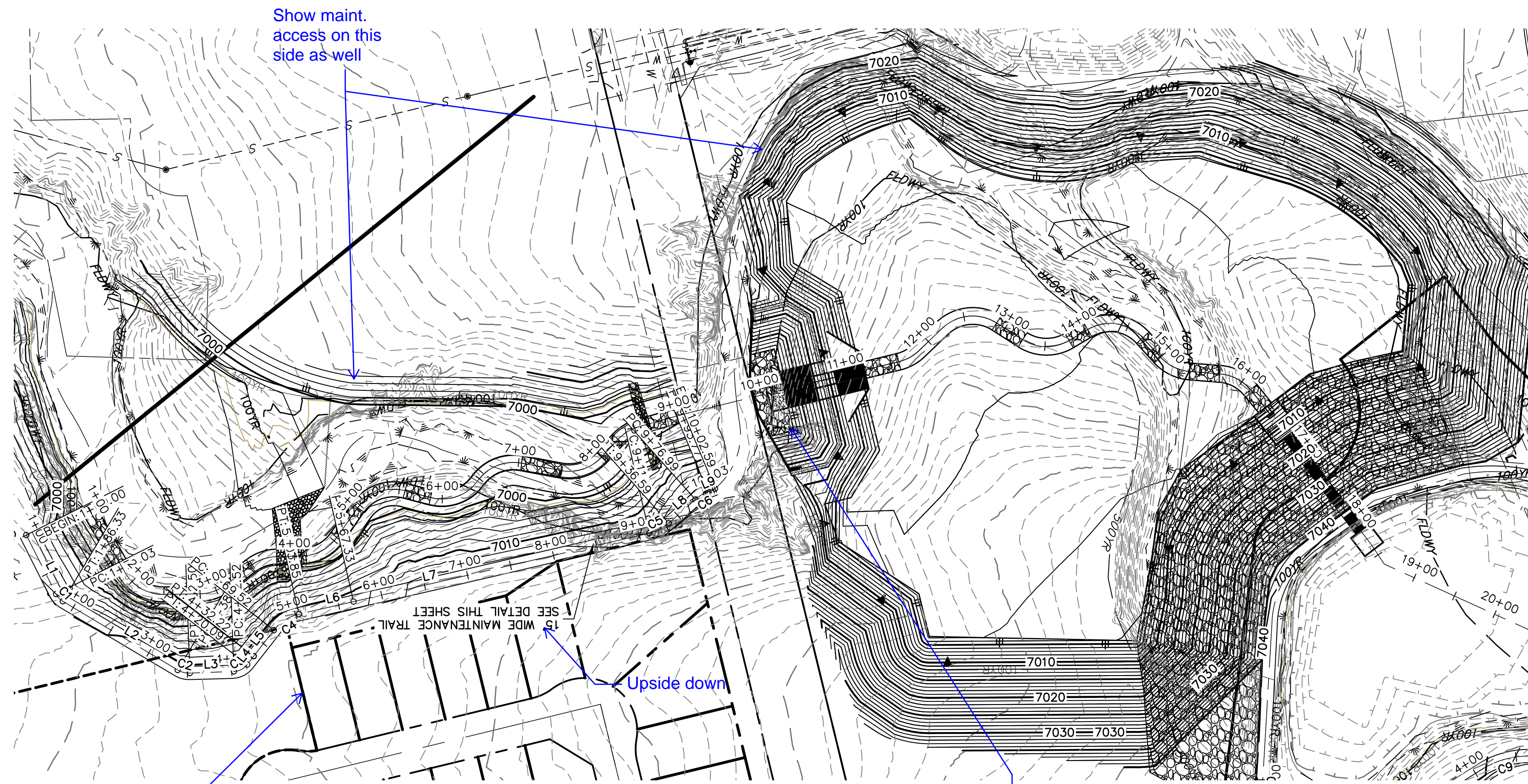


KEY MAP
SCALE: 1"=2000'

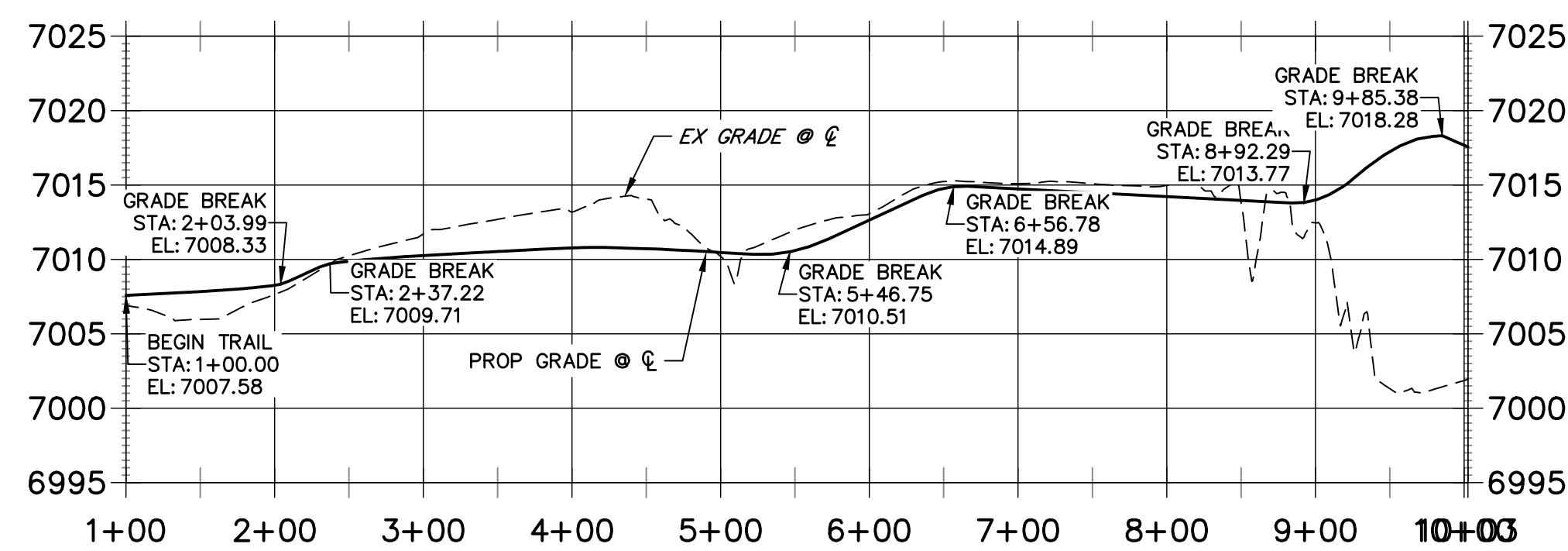
**HW TOW PROFILE
STA 1+00.00 TO 2+40.08**



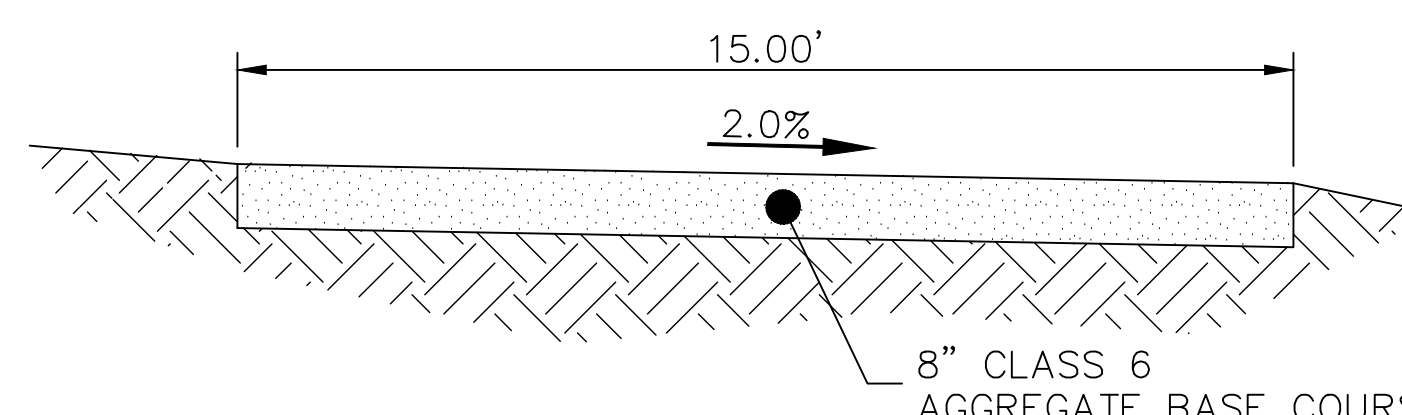
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024
	J.R. ENGINEERING A Westman Company  Centennial 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE	No. REVISION
H-SCALE VARIES V-SCALE 1"=5' DATE 10/21/21 DESIGNED BY DV DRAWN BY SCH CHECKED BY	SAND CREEK RESTORATION STRUCTURAL DETAILS
SHEET 47 OF 52 JOB NO. 25188.04	



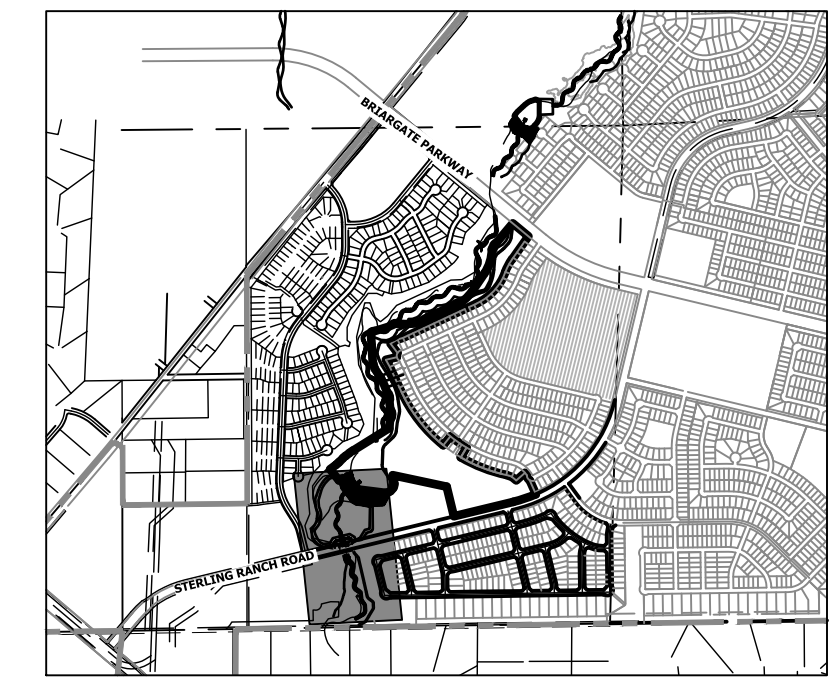
MAINTENANCE TRAIL PROFILE 1
STA 1+00.00 TO 10+02.59



LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N63°13'50"E	75.03'	C1	32°21'33"	20.00'	11.30'
L2	N30°52'17"E	151.77'	C2	33°00'53"	25.00'	14.41'
L3	N02°08'36"W	50.01'	C3	50°20'03"	20.00'	17.57'
L4	N52°28'39"W	11.91'	C4	39°20'42"	50.00'	34.34'
L5	N52°13'37"W	37.30'	C5	28°43'51"	50.00'	25.07'
L6	N12°52'54"W	63.47'	C6	19°13'25"	50.00'	16.78'
L7	N13°01'28"W	344.19'				
L8	N41°45'19"W	40.40'				
L9	N22°31'54"W	8.82'				



SAND CREEK MAINTENANCE TRAIL
 N.T.S.



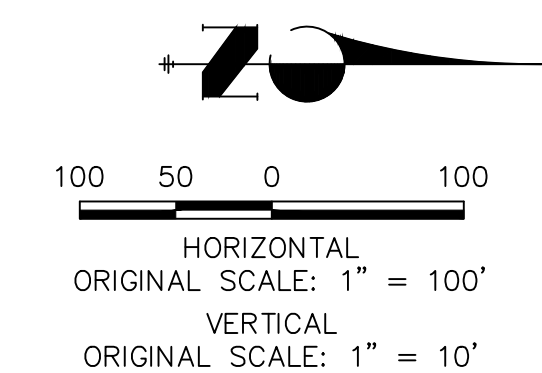
KEY MAP
 SCALE: 1"=2000'

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 SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL BY
PRELIMINARY NOT FOR CONSTRUCTION
 MIKE A. BRAMLEY
 COLORADO P.E. 35114
 FOR AND ON BEHALF OF JR. ENGINEERING, LLC

SAND CREEK RESTORATION
 MAINTENANCE ACCESS PLAN
 & PROFILE

BY DATE

No. REVISION

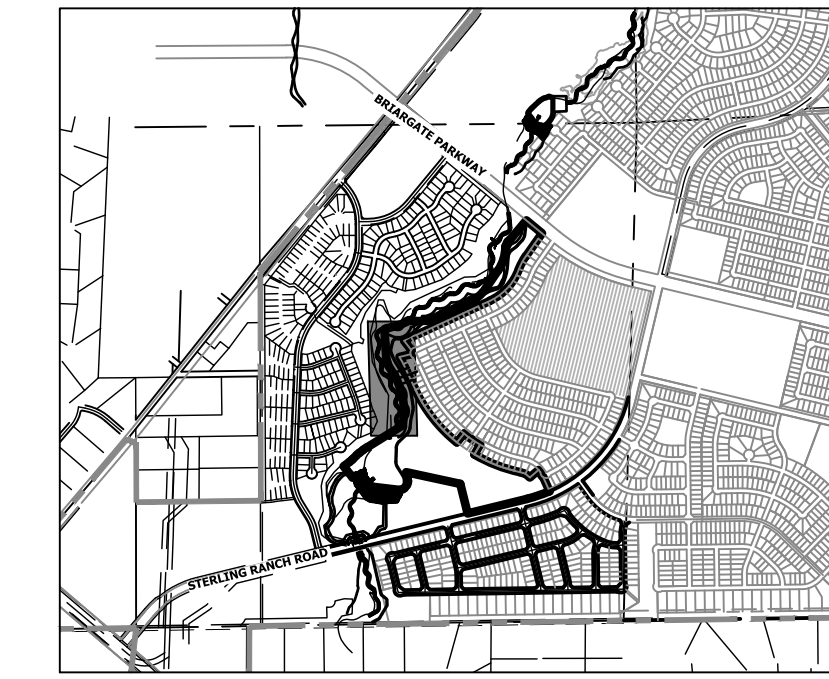
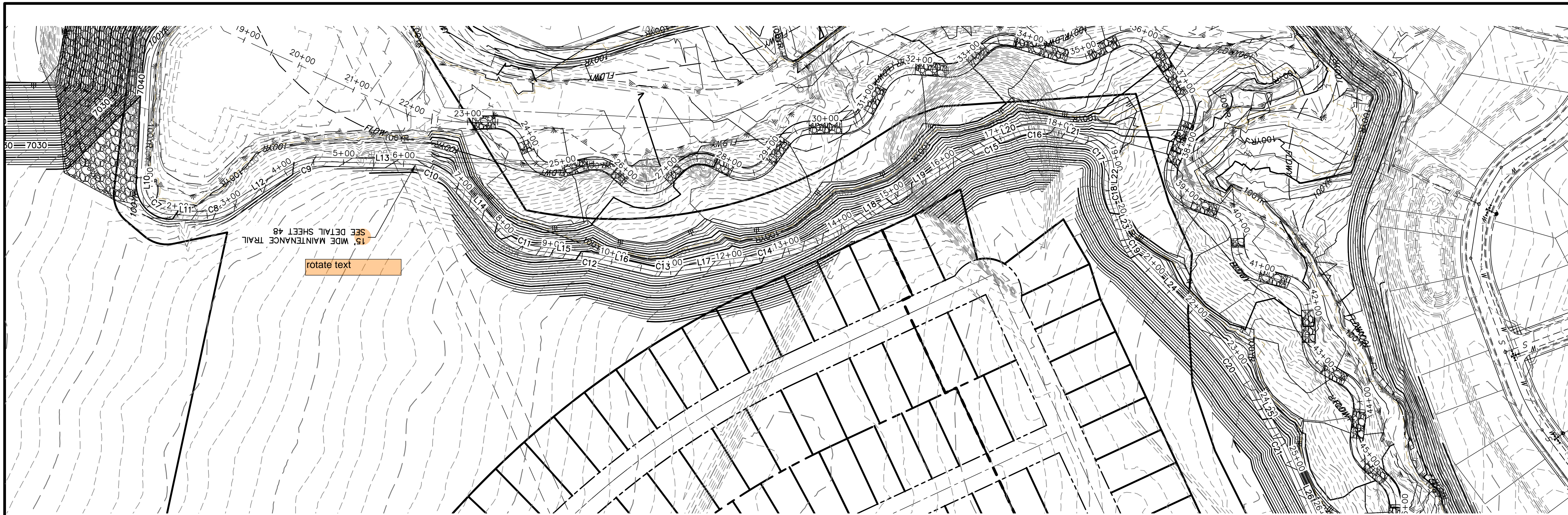
H-SCALE 1"=100'
 V-SCALE 1"=50'
 DATE 10/21/21
 DESIGNED BY SCH
 DRAWN BY SCH
 CHECKED BY

PREPARED FOR

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

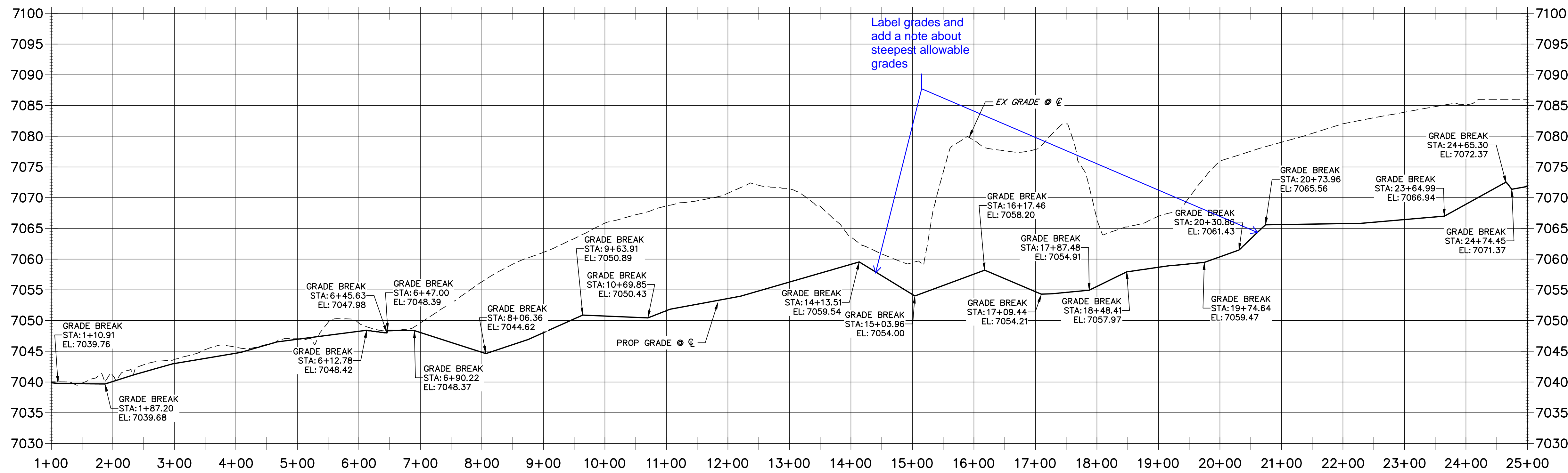
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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



KEY MAP
SCALE: 1"=2000'

**MAINTENANCE ACCESS TRAIL 2
STA 1+00.00 TO 25+00.00**



LINE TABLE		
LINE	BEARING	DISTANCE
L10	S89°44'41"E	10.91'
L11	N02°49'40"E	48.18'
L12	N32°23'27"W	110.68'
L13	N01°43'21"E	145.71'
L14	N46°05'22"E	116.15'
L15	N06°32'16"E	78.16'
L16	N12°28'20"E	95.59'
L17	N08°10'55"W	114.81'
L18	N30°16'31"W	88.30'
L19	N31°30'35"W	111.34'
L20	N20°58'09"W	15.83'
L21	N14°40'22"E	60.94'
L22	S85°34'27"E	14.09'
L23	N70°03'19"E	56.22'
L24	N45°21'50"E	154.36'
L25	N61°01'32"E	100.32'

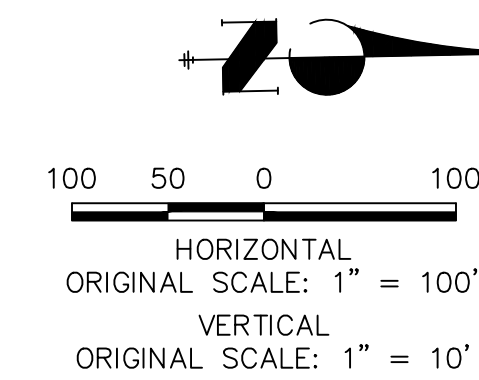
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	87°25'39"	50.00'	76.29'
C8	35°13'07"	100.00'	61.47'
C9	34°06'48"	100.00'	59.54'
C10	44°22'02"	100.00'	77.44'
C11	39°33'06"	100.00'	69.03'
C12	5°56'04"	200.00'	20.71'
C13	20°39'16"	100.00'	36.05'
C14	22°05'36"	500.00'	192.80'
C15	10°32'27"	500.00'	91.98'
C16	35°38'31"	100.00'	62.21'
C17	79°45'11"	50.00'	69.60'
C18	24°22'14"	100.00'	42.53'
C19	24°41'30"	100.00'	43.09'
C20	15°39'42"	500.00'	136.67'
C21	5°14'24"	100.00'	9.15'

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

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
**PRELIMINARY
NOT FOR
CONSTRUCTION**
MIKE A. BRAMLEY
COLORADO P.E. #30147
FOR AND ON BEHALF OF JR. ENGINEERING, LLC

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

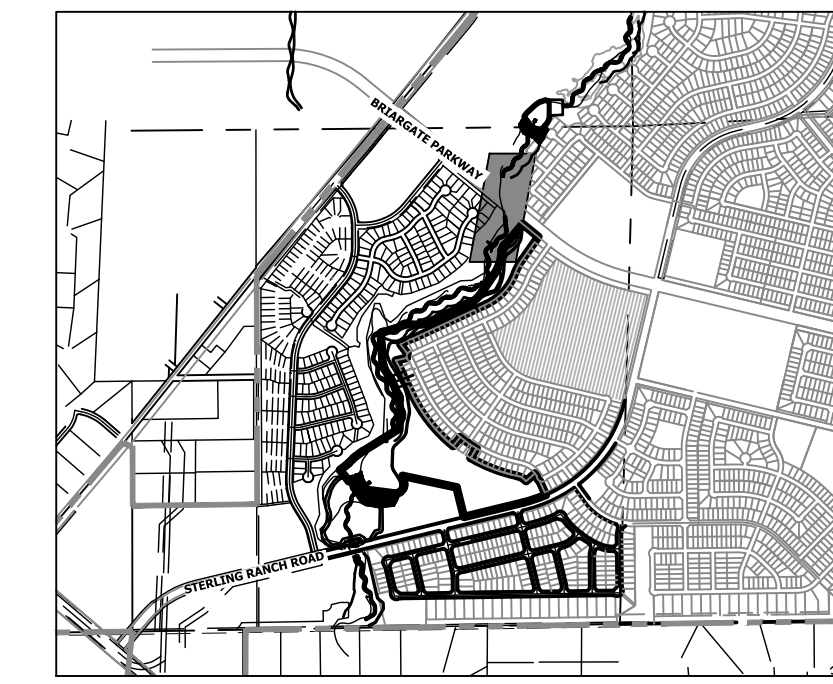
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 419-3024

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

DATE: 10/21/21
DESIGNED BY: SCH
DRAWN BY: SCH
CHECKED BY: SCH

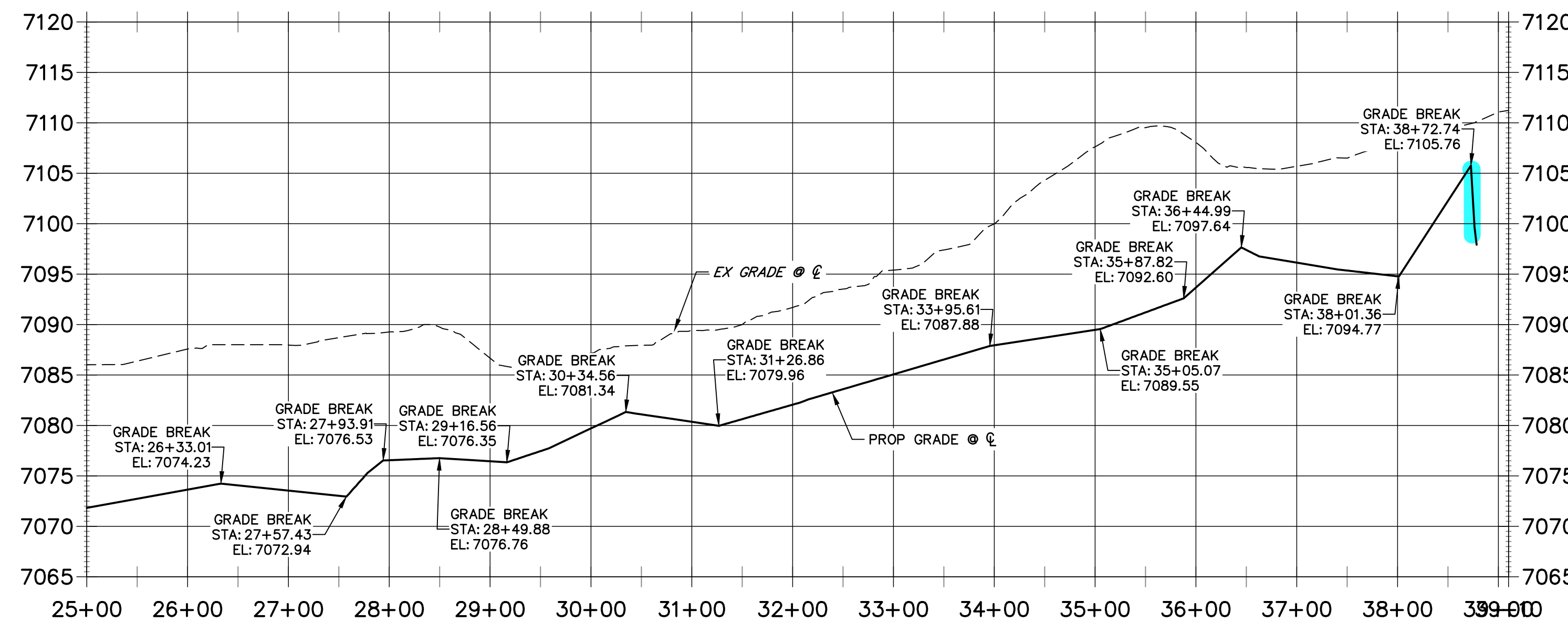
SAND CREEK RESTORATION
**MAINTENANCE ACCESS PLAN
& PROFILE**

SHEET 49 OF 52
JOB NO. 25188.04



KEY MAP
SCALE: 1"=2000'

MAINTENANCE ACCESS TRAIL PROFILE 3 STA 25+00.00 TO 39+10.11



LINE	BEARING	DISTANCE
L26	N66°15'56"E	155.92'
L27	N64°45'17"E	121.79'
L28	N52°48'26"E	15.63'
L29	N84°52'30"E	66.68'
L30	N60°57'38"E	57.45'
L31	N71°44'16"E	73.49'
L32	N04°45'00"E	109.46'
L33	N52°09'57"E	57.17'
L34	N42°07'31"E	78.55'
L35	N07°34'36"E	108.74'

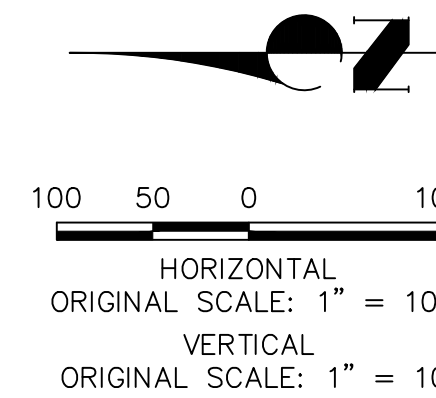
CURVE	DELTA	RADIUS	LENGTH
C22	1°30'39"	200.00'	5.27'
C23	11°56'50"	100.00'	20.85'
C24	32°04'04"	100.00'	55.97'
C25	23°54'52"	100.00'	41.74'
C26	10°46'38"	200.00'	37.62'
C27	46°22'41"	100.00'	80.94'
C28	20°36'34"	500.00'	179.85'
C29	47°24'56"	100.00'	82.76'
C30	10°02'25"	100.00'	17.52'
C31	34°32'55"	100.00'	60.30'

BENCHMARK

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ELEVATION = 7000.40
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ELEVATION = 7030.82

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811
Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. NO. 31147
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

BY DATE

No. REVISION

H-SCALE 1"=100'

V-SCALE 1"=10'

DATE 10/21/21

DESIGNED BY SCH

DRAWN BY SCH

CHECKED BY

SAND CREEK RESTORATION

MAINTENANCE ACCESS PLAN & PROFILE

SHEET 50 OF 52

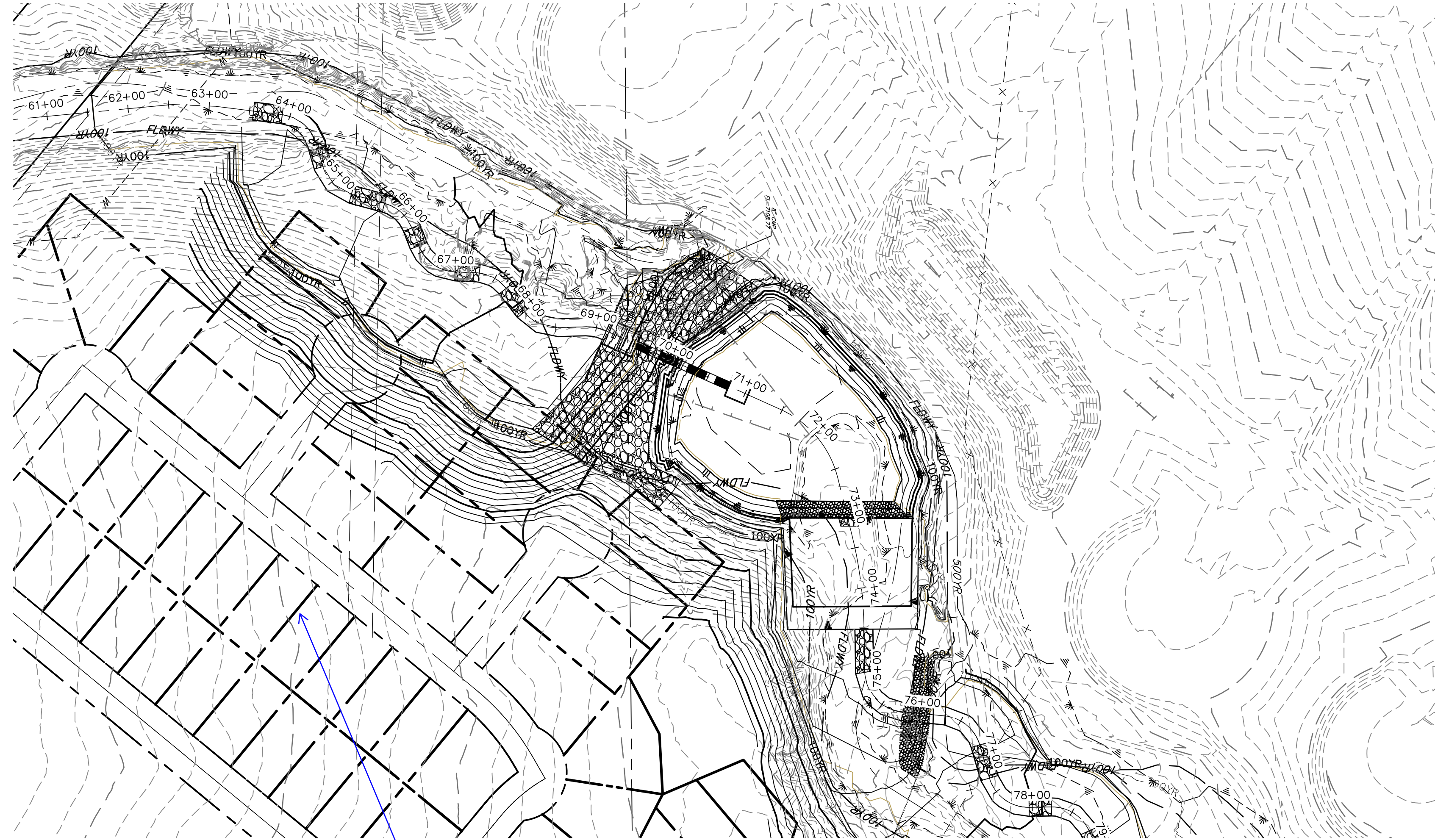
JOB NO. 25188.04

PREPARED FOR

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

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

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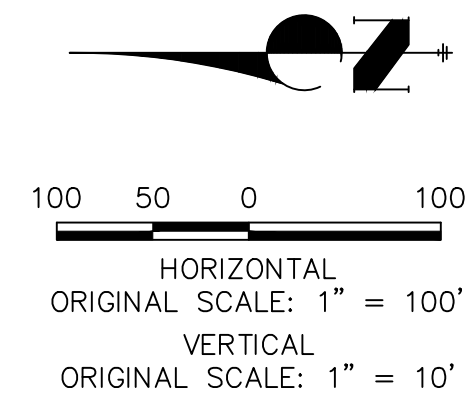
Don't show future lots or roads

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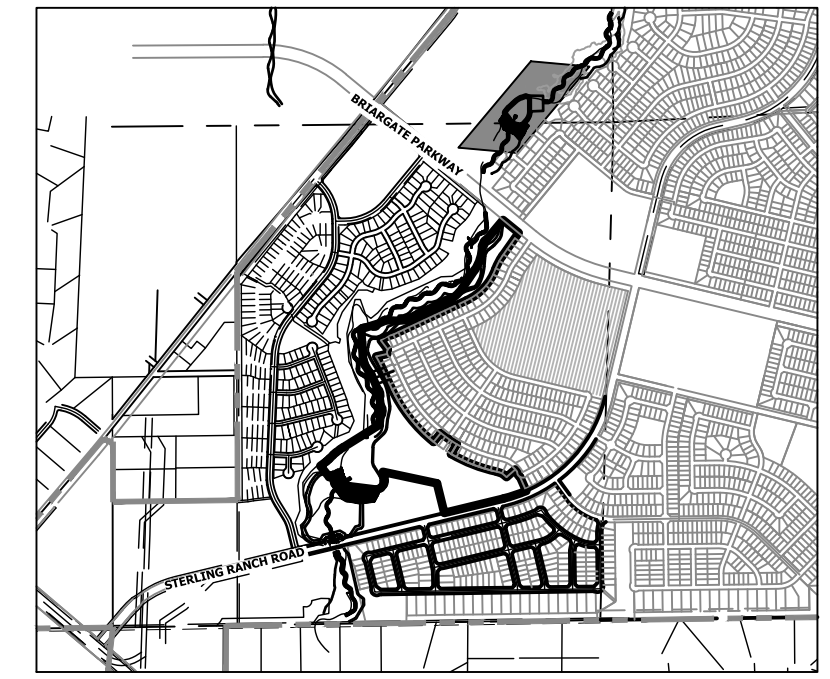
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PRELIMINARY NOT FOR CONSTRUCTION
 MIKE A. BRAMLEY
 COLORADO P.E. 30110
 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC



KEY MAP
SCALE: 1"=2000'

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

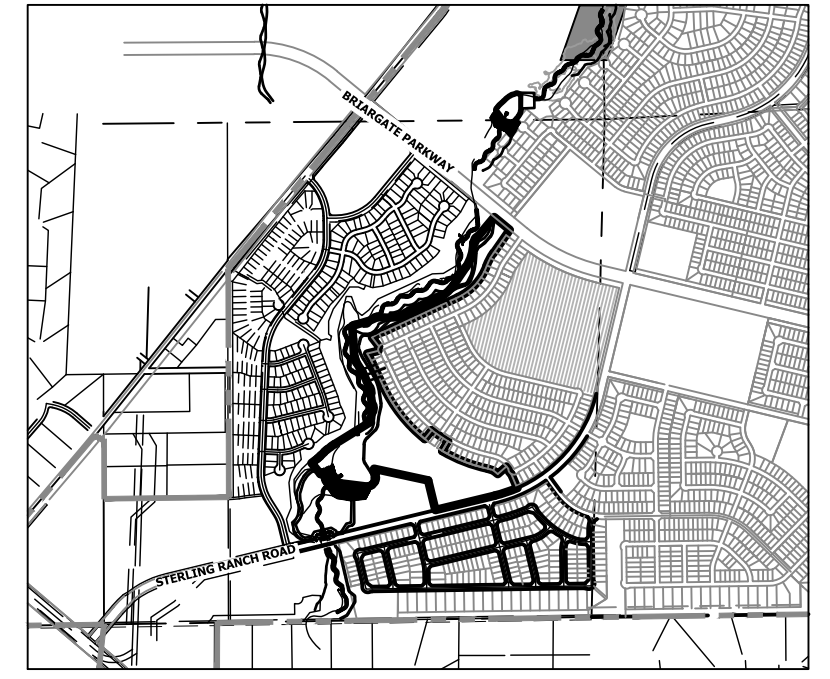
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	1"=10'	10/21/21	SCH	SCH	

SAND CREEK RESTORATION
MAINTENANCE ACCESS PLAN & PROFILE

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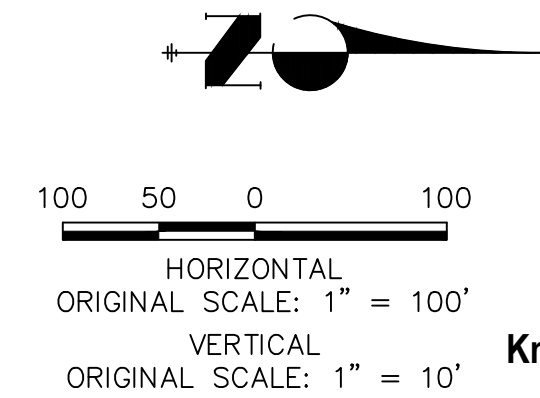
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PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
PRELIMINARY NOT FOR CONSTRUCTION
MIKE A. BRAMLEY
COLORADO P.E. 30824
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

SAND CREEK RESTORATION
MAINTENANCE ACCESS PLAN
& PROFILE

SHEET 52 OF 52
JOB NO. 25188.04

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	1"=10'	10/21/21	SCH	SCH	

No.	REVISION	BY	DATE

J.R. ENGINEERING
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PREPARED FOR
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20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903
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