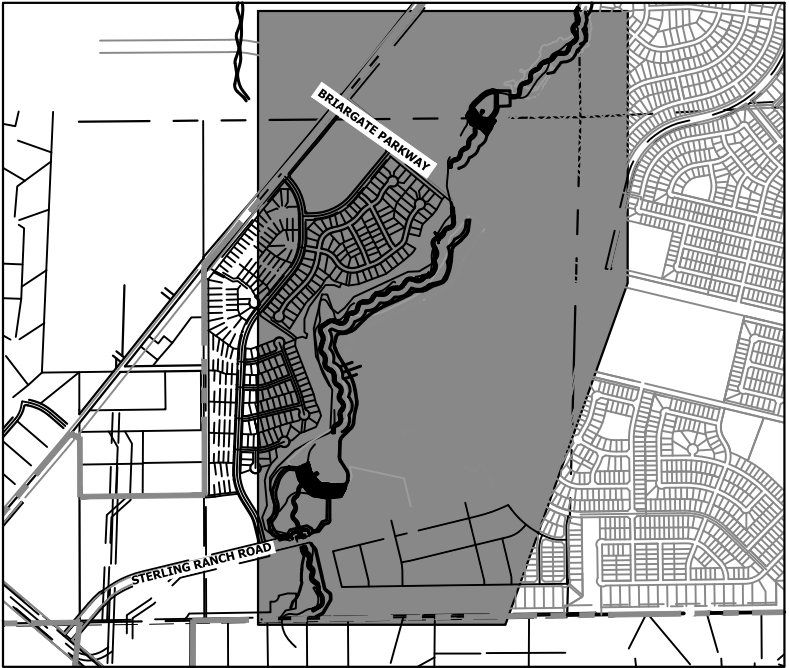


**NOTES**

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



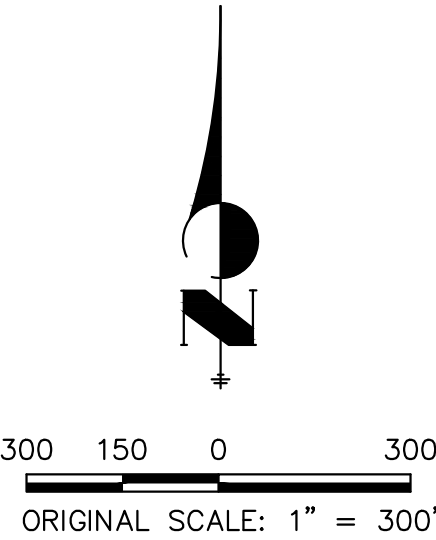
**KEY MAP**  
SCALE: 1" = 2000'

**BENCHMARK**

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

**BASIS OF BEARINGS**

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



**OWNER/DEVELOPER STATEMENT**

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

JAMES F. MORLEY

DATE

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

**ENGINEER'S STATEMENT**

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

**J.R. ENGINEERING**  
A Western Company



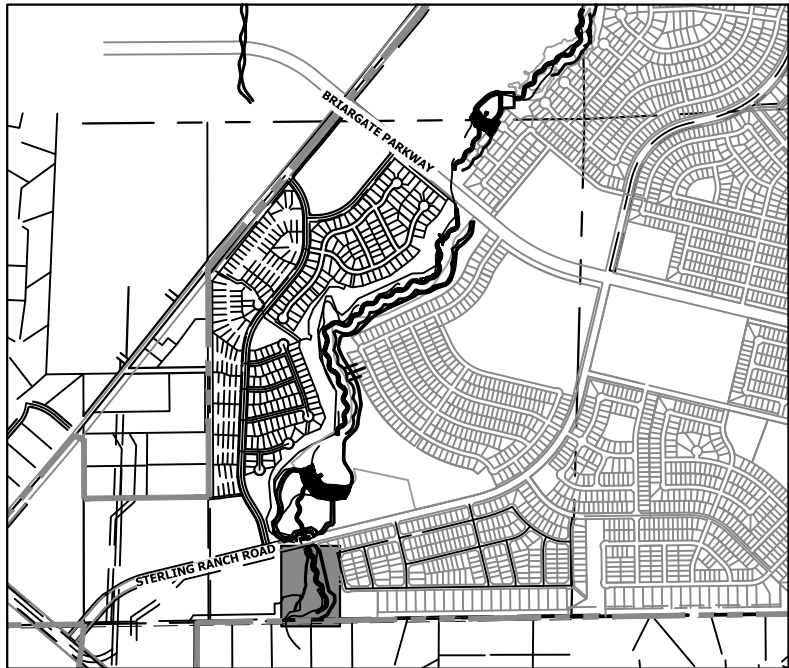
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	H-SCALE 1"=300'	V-SCALE N/A	DATE 1/23/23	DESIGNED BY DJV	DRAWN BY WUL	CHECKED BY	SAND CREEK RESTORATION	GEC PLANS	SHEET 90 OF 111	JOB NO. 25188.04

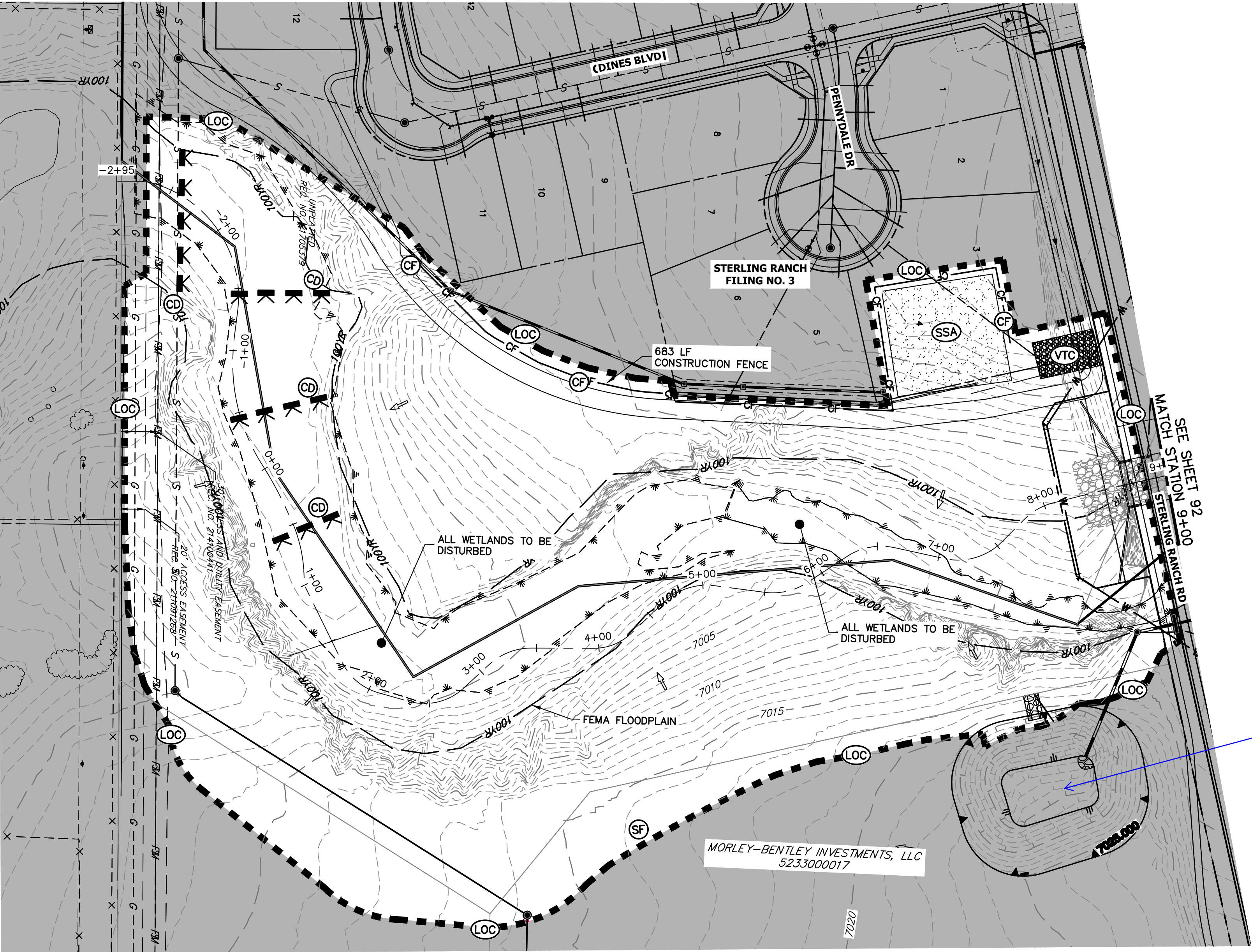


Know what's below.  
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KEY MAP  
SCALE: 1"=2000'



Label  
(delete?)

TOTAL INITIAL PHASE SUMMARY  
OF APPROXIMATE QUANTITIES

2681	LF	-	SILT FENCE (SF)
18440	LF	-	CONSTRUCTION FENCE (CF)
4	EA	-	CHECK DAMS (CD)
4	LS	-	STABILIZED STAGING AREA (SSA)
4	LS	-	VEHICLE TRACKING CONTROL (VTC)

BENCHMARK

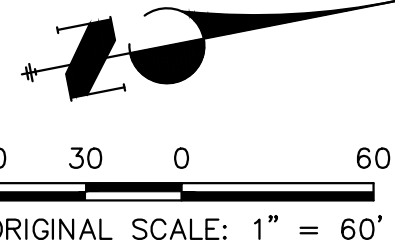
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EASTING = 233849.817  
ELEVATION = 7030.82

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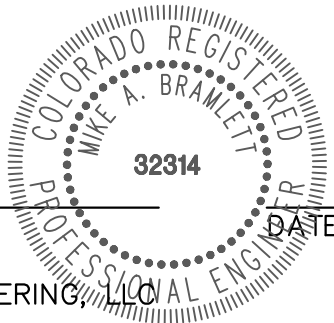
LEGEND

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



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

SAND CREEK RESTORATION

GEC INITIAL

SHEET 91 OF 111

JOB NO. 25188.04

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

2ND FLOOR

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

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4	LS	-	VEHICLE TRACKING CONTROL (VTC)

LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION (RRB)	DEWATERING (DW)
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION (LOC)	SEDIMENT CONTROL LOG (SCL)	TEMPORARY SEDIMENTATION BASIN (SB)
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PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

BASIS OF BEARINGS

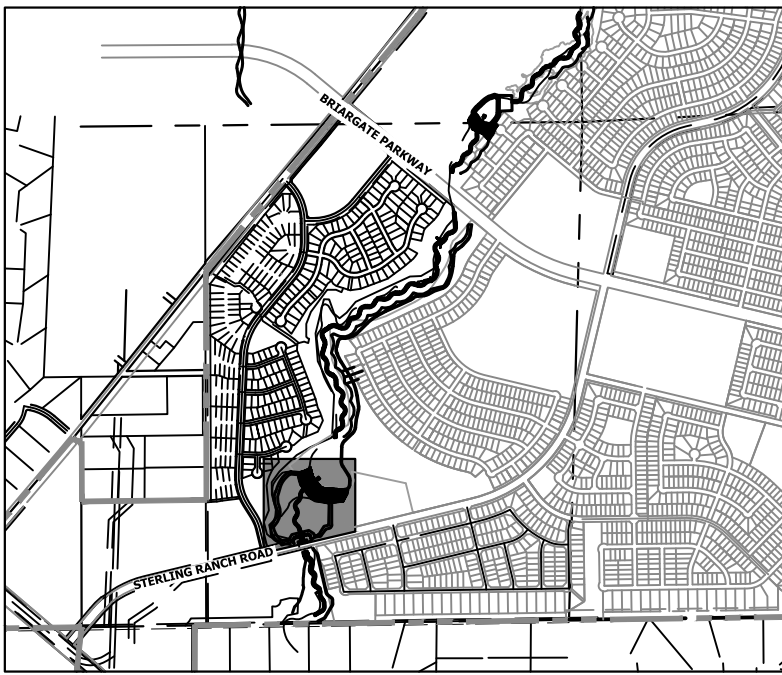
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BENCHMARK

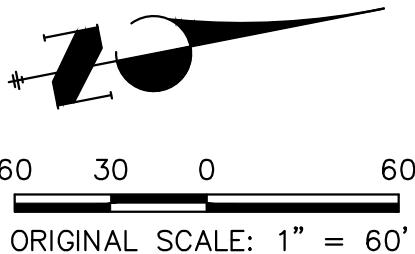
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Know what's below.  
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KEY MAP  
SCALE: 1" = 2000'



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



SAND CREEK RESTORATION

GEC INITIAL

SHEET 92 OF 111

JOB NO. 25188.04

PREPARED FOR

SR LAND, LLC  
20 BOULDER CRESCENT  
2ND FLOOR  
COLORADO SPRINGS, CO 80903  
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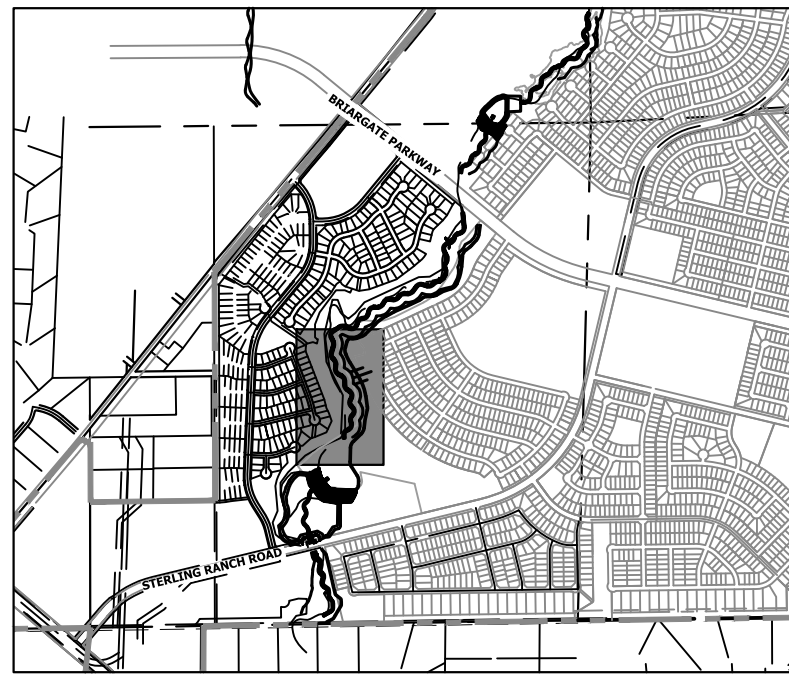
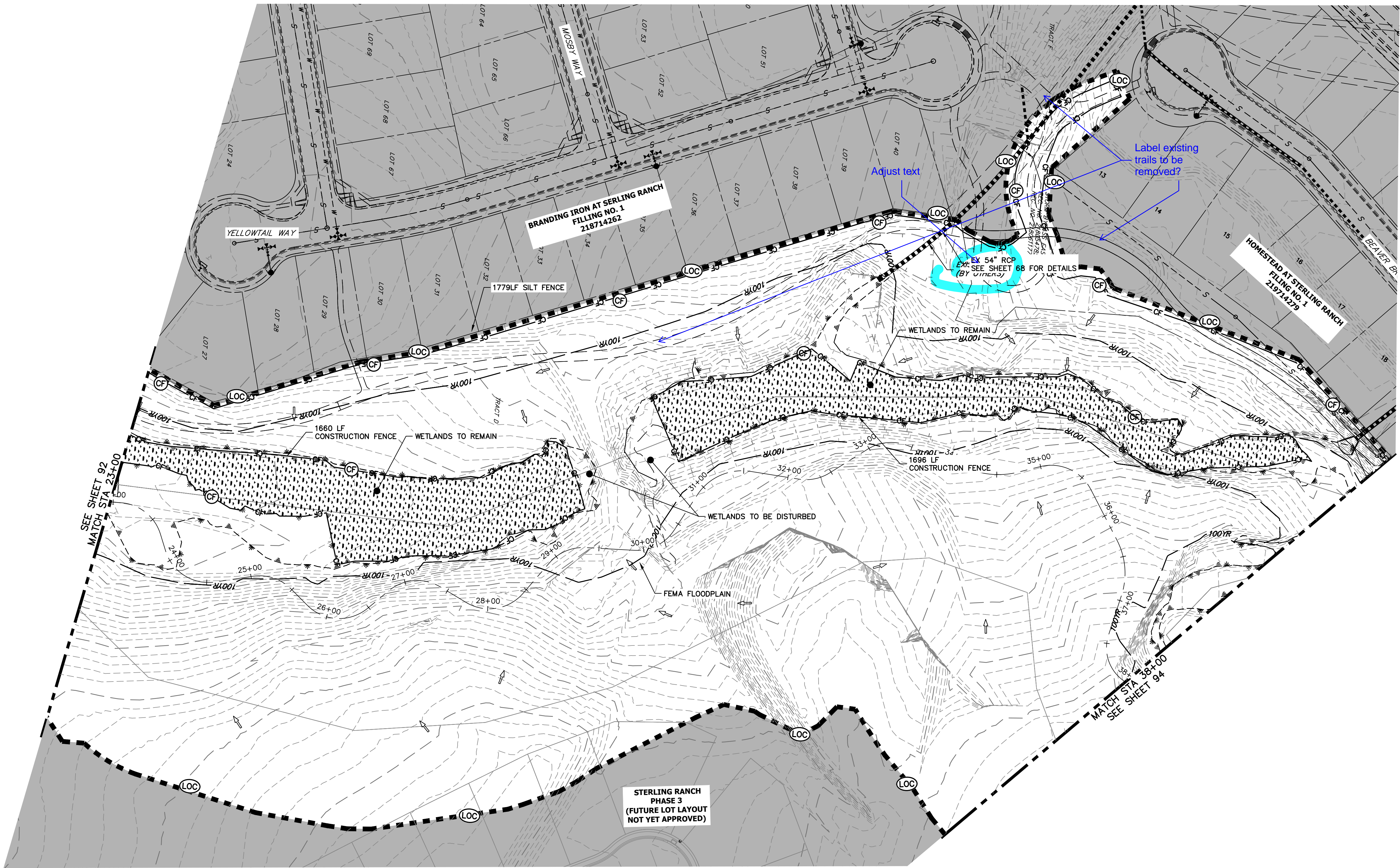
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AGENCIES, JR ENGINEERING  
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KEY MAP  
SCALE: 1"=2000'

### LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
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PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

### TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

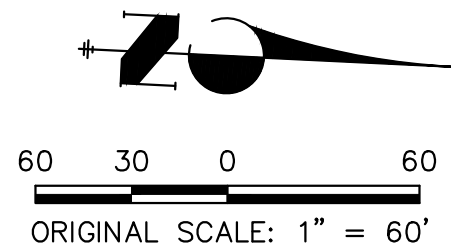
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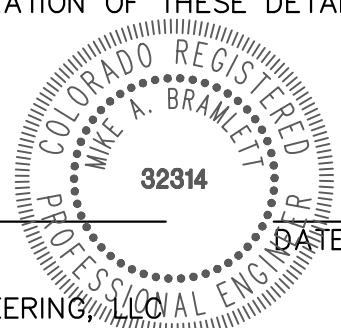
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MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



SAND CREEK RESTORATION

GEC INITIAL

SHEET 93 OF 111

JOB NO. 25188.04

PREPARED FOR

SR LAND, LLC

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2ND FLOOR

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BY

DATE

No. REVISION

1"=60'

N/A

1/23/23

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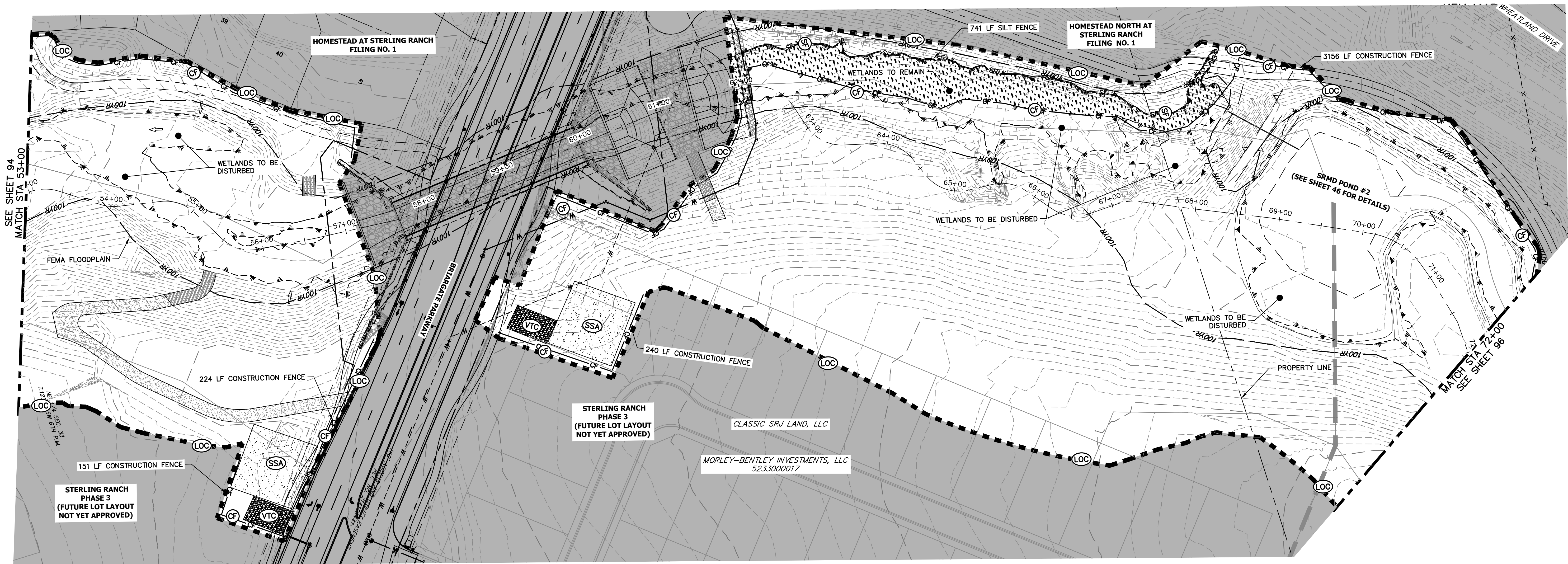
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#### LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
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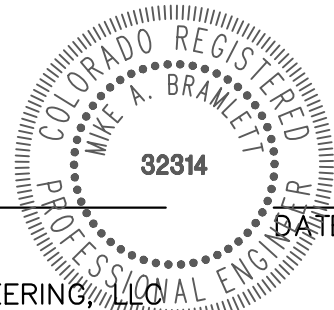


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SAND CREEK RESTORATION

GEC INITIAL

SHEET 95 OF 111

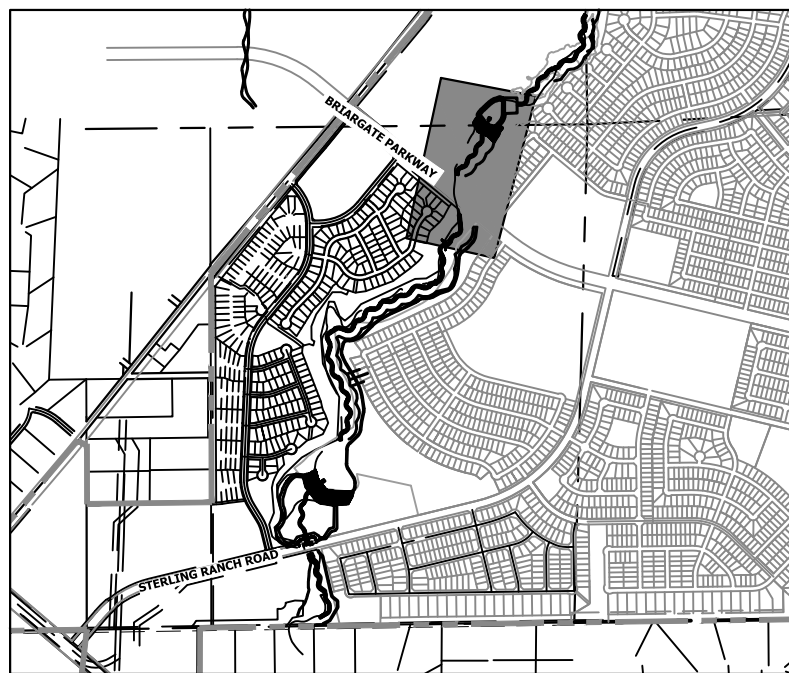
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BY	DATE	REVISION	No.	1"=60'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			1/23/23	DJV	WUL	





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LEGEND

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

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

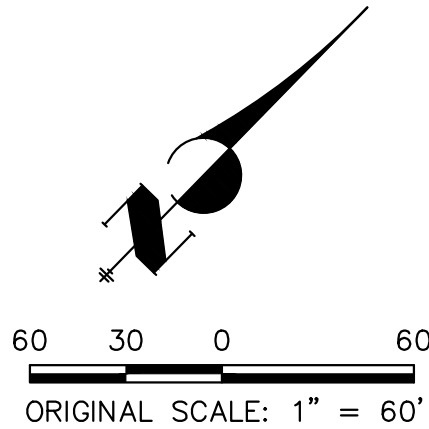
2681	LF	-	SILT FENCE	
18440	LF	-	CONSTRUCTION FENCE	
4	EA	-	CHECK DAMS	
4	LS	-	STABILIZED STAGING AREA	
4	LS	-	VEHICLE TRACKING CONTROL	

BENCHMARK

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

BASIS OF BEARINGS

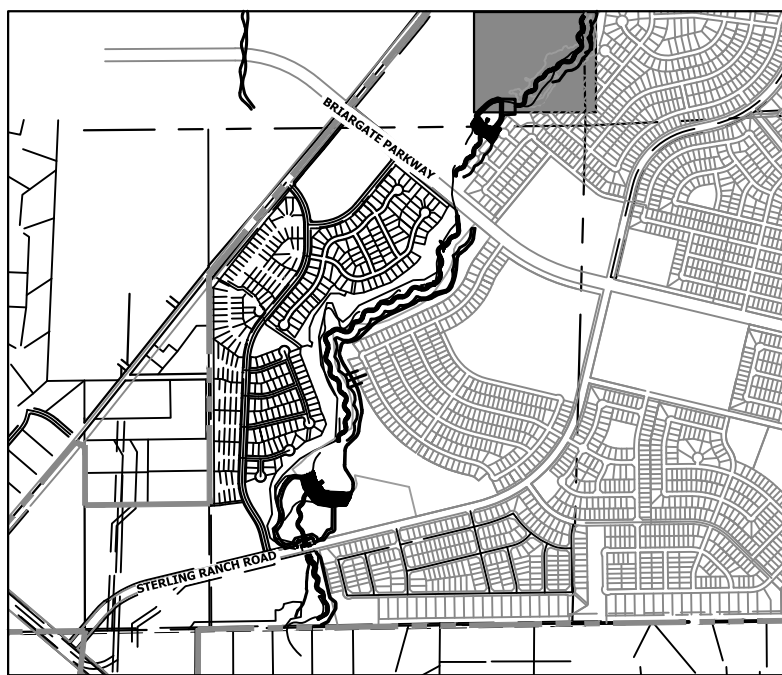
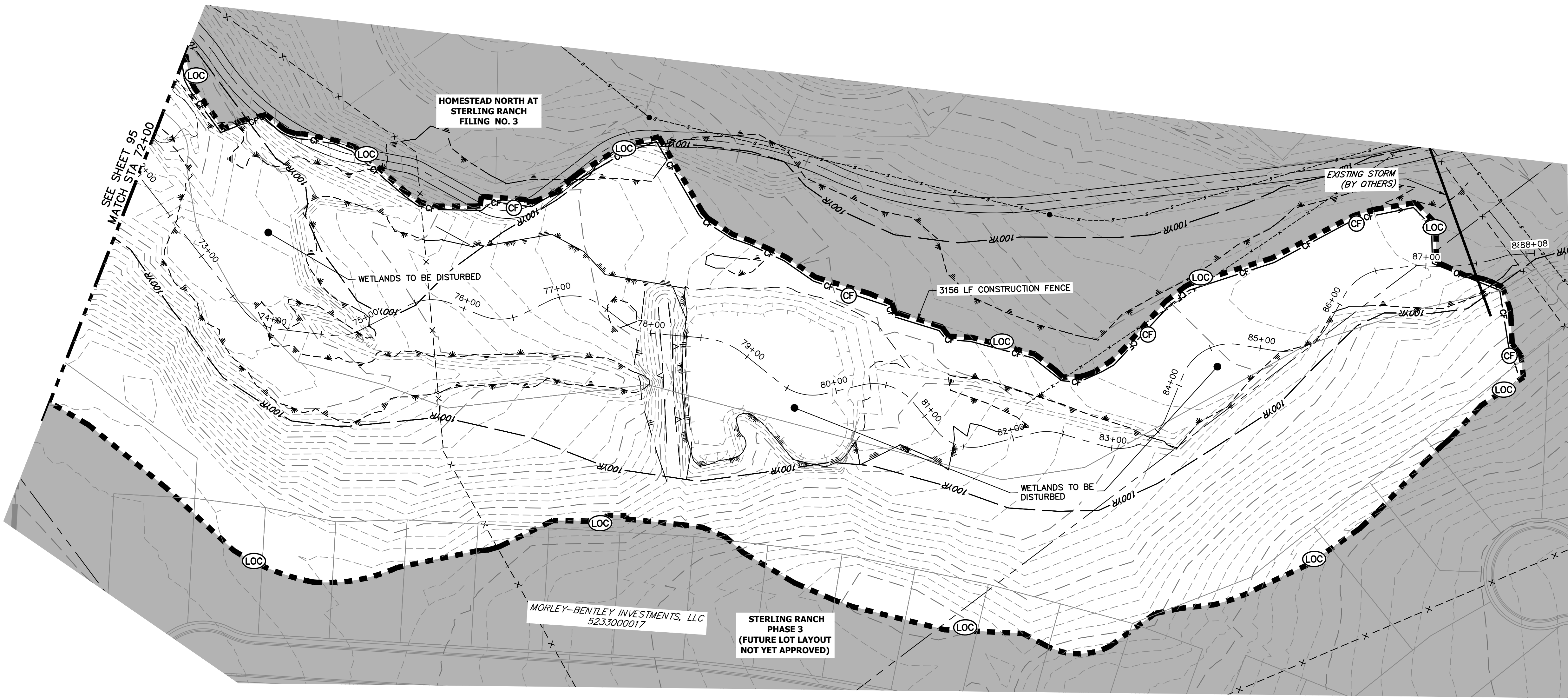
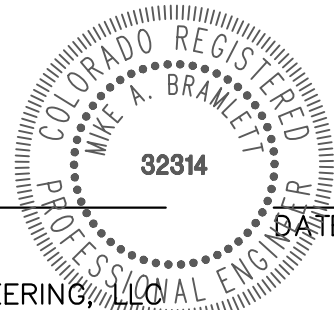
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE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



ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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



KEY MAP  
SCALE: 1"=2000'

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=60'	N/A	1/23/23	DJV	WUL					
SAND CREEK RESTORATION									
GEC INITIAL									
SHEET 96 OF 111									
JOB NO. 25188.04									

**J.R. ENGINEERING**  
A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

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

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





9	EA	—	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
3	EA	—	CONCRETE WASHOUT AREA	(CWA)
1990	LF	—	SEDIMENT CONTROL LOGS	
2	EA	—	TEMPORARY SEDIMENT BASIN	(SB)

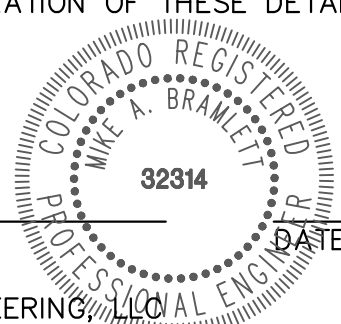
EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION		DEWATERING		
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION					
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE		SEDIMENT CONTROL LOG		TEMPORARY SEDIMENTATION BASIN	
EXISTING EASEMENT			PERMANENT SEEDING AND MULCHING - NATIVE VEGETATION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

**BASIS OF BEARING**  
 THE SOUTH LINE OF THE TOWNSHIP 12 SOUTH, 6 EAST MONUMENTED AT THE 2-1/2" ALUMINUM CAP SOUTHEAST CORNER OF ALUMINUM CAP STAMP

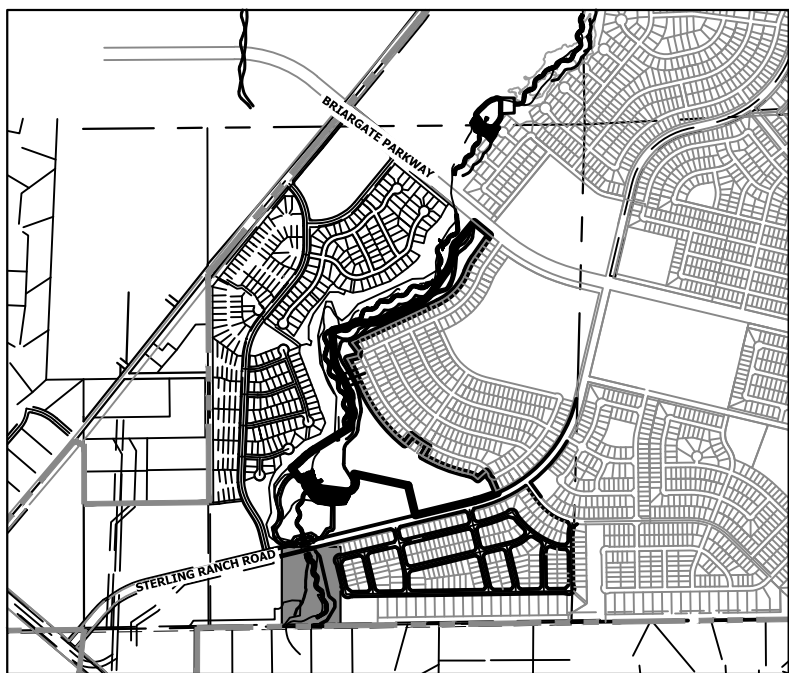
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANWEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411389.962  
EASTING = 233849.817  
ELEVATION = 7030.82

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



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



KEY MAP

---

SCALE: 1"=2000'

PREPARED FOR

SR LAND, LLC

20 DOUGLASS CRESCENT  
2ND FLOOR  
COLORADO SPRINGS, CO 80903

JAMES F. MORLEY  
(719) 419-3024

# I·R ENGINEERING

**A Westrian Company**



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jirengineering.com](http://www.jirengineering.com)

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BY	DATE
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No.	REVISION
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H-SCALE	1"=60'
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SAND CREEK RESTORATION

GEC INTERIM

SHEET 97 OF 111

JOB NO. 25188.04



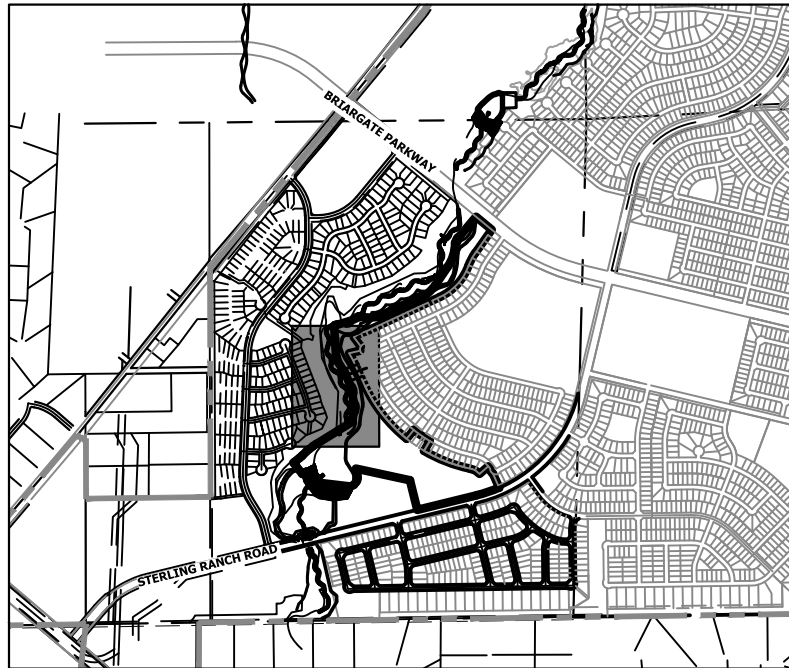




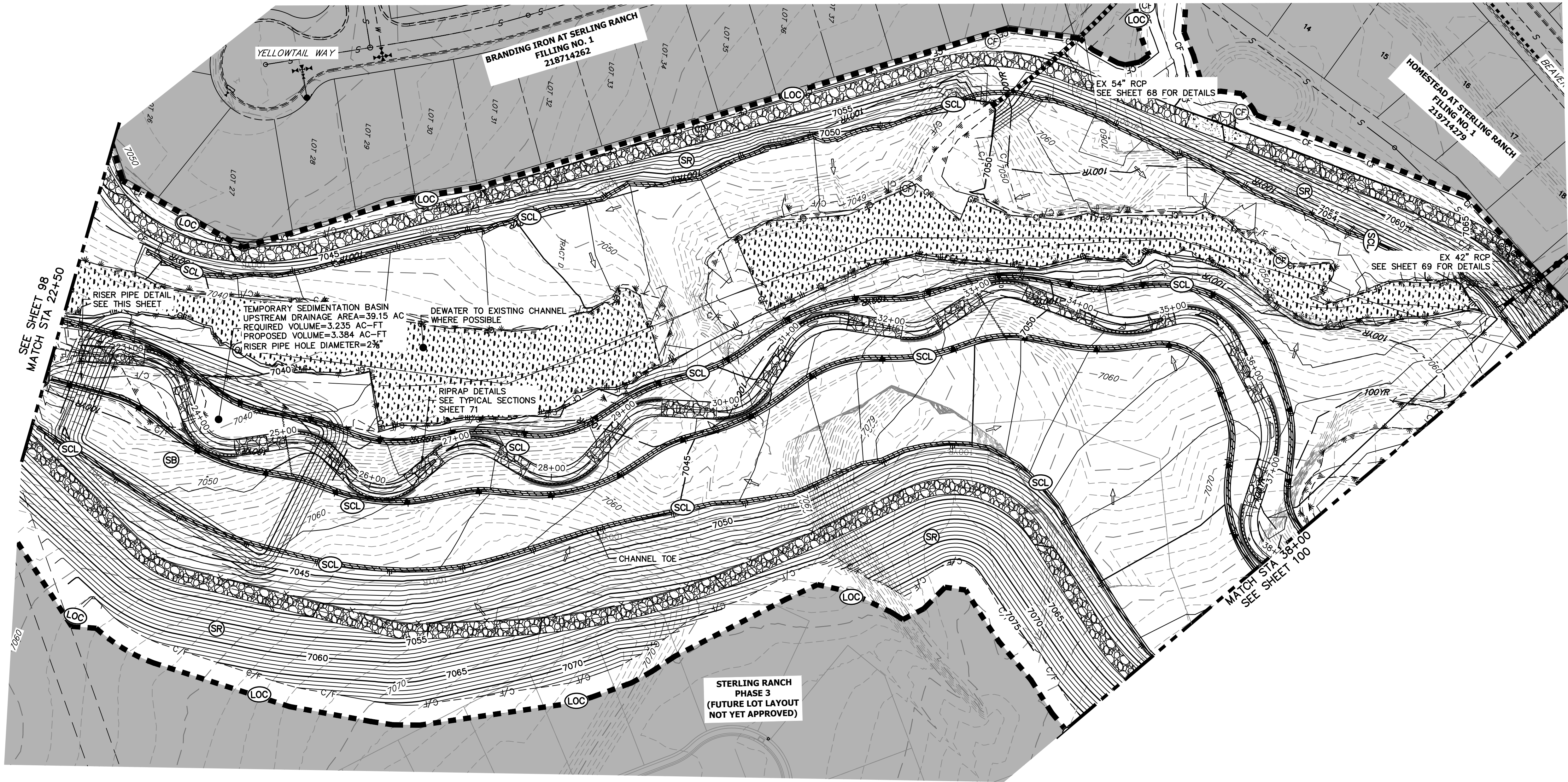
TEMPORARY SEDIMENT BASIN NOTES:

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

Expand viewport



KEY MAP  
SCALE: 1"=2000'



LEGEND

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

TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

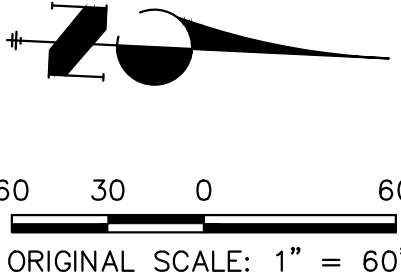
9	EA	REINFORCED ROCK BERM FOR CULVERT PROTECTION
3	EA	CONCRETE WASHOUT AREA
1990	LF	SEDIMENT CONTROL LOGS
2	EA	TEMPORARY SEDIMENT BASIN

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
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NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
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NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

BASIS OF BEARINGS

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ENGINEER'S STATEMENT

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



SAND CREEK RESTORATION

GEC INTERIM

SHEET 99 OF 111  
JOB NO. 25188.04

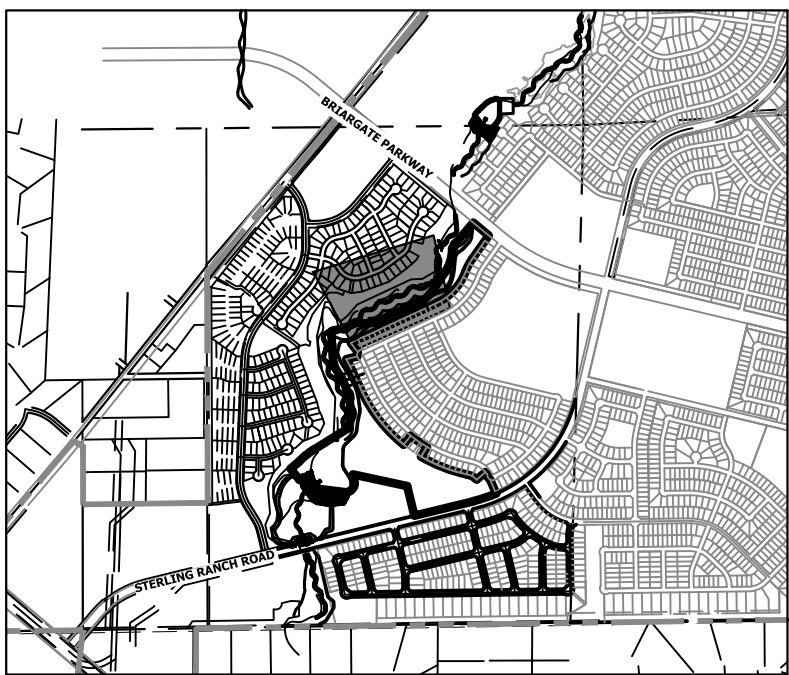
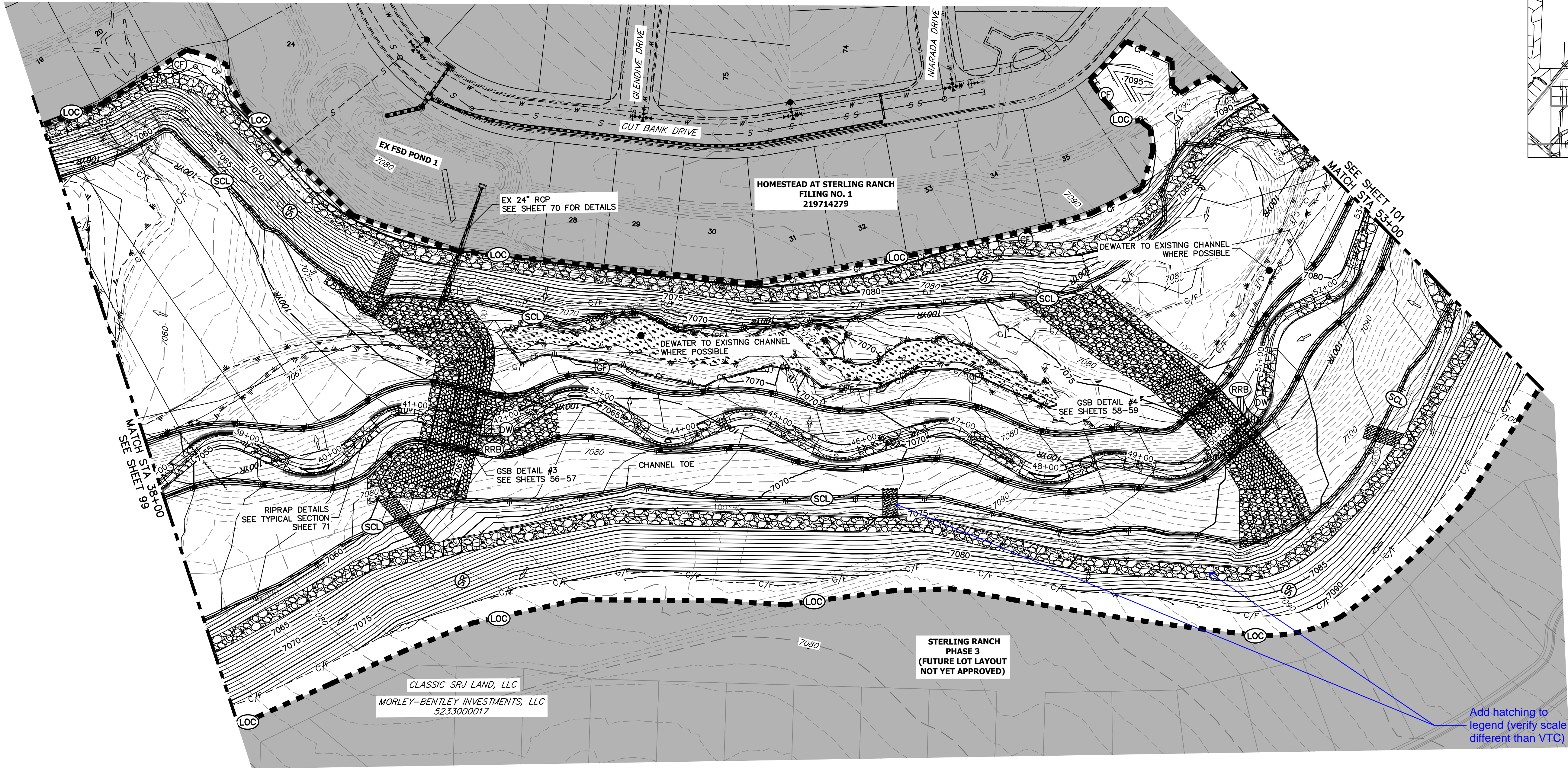
J.R. ENGINEERING  
A Westman Company

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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

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





KEY MAP  
SCALE: 1"=2000'

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

SAND CREEK RESTORATION	GEC INTERIM
SHEET 100 OF 111	JOB NO. 25188.04

### LEGEND

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

### TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

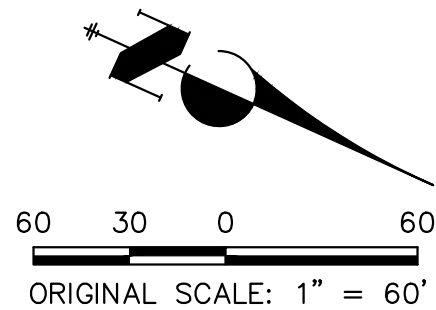
9	EA	REINFORCED ROCK BERM FOR CULVERT PROTECTION	RRB
3	EA	CONCRETE WASHOUT AREA	CWA
1990	LF	SEDIMENT CONTROL LOGS	SCL
2	EA	TEMPORARY SEDIMENT BASIN	SB

#### BENCHMARK

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "3863", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
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EASTING = 235052.131  
ELEVATION = 7000.40
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NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

#### BASIS OF BEARINGS

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



### ENGINEER'S STATEMENT

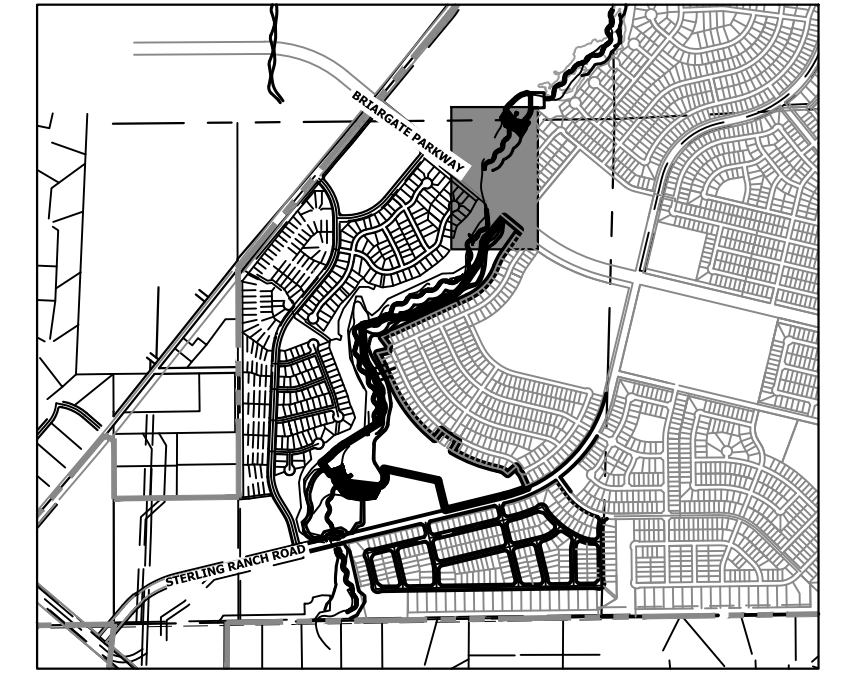
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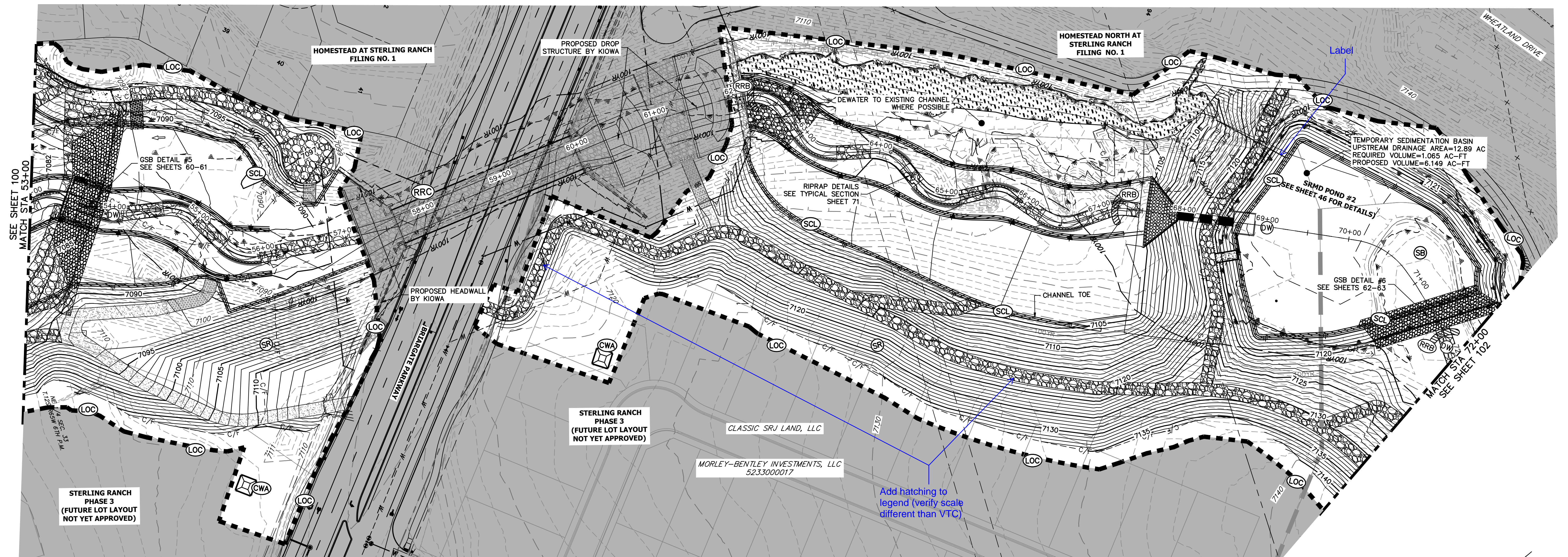
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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



KEY MAP  
SCALE: 1"=2000'



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

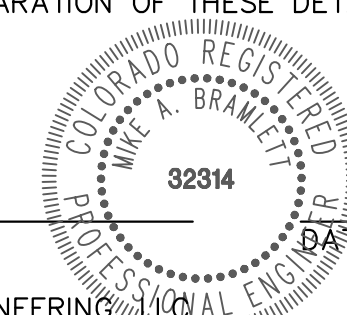
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3	EA	-	CONCRETE WASHOUT AREA	(CWA)
1990	LF	-	SEDIMENT CONTROL LOGS	(SCL)
2	EA	-	TEMPORARY SEDIMENT BASIN	(SB)

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9653", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
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NORTHING = 411380.962  
EASTING = 233849.817  
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Know what's **below**.  
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MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING,

[illegible]



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## LEGEND

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

## TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

9	EA	-	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
3	EA	-	CONCRETE WASHOUT AREA	(CWA)
1990	LF	-	SEDIMENT CONTROL LOGS	
2	EA	-	TEMPORARY SEDIMENT BASIN	(SB)

## BENCHMARK

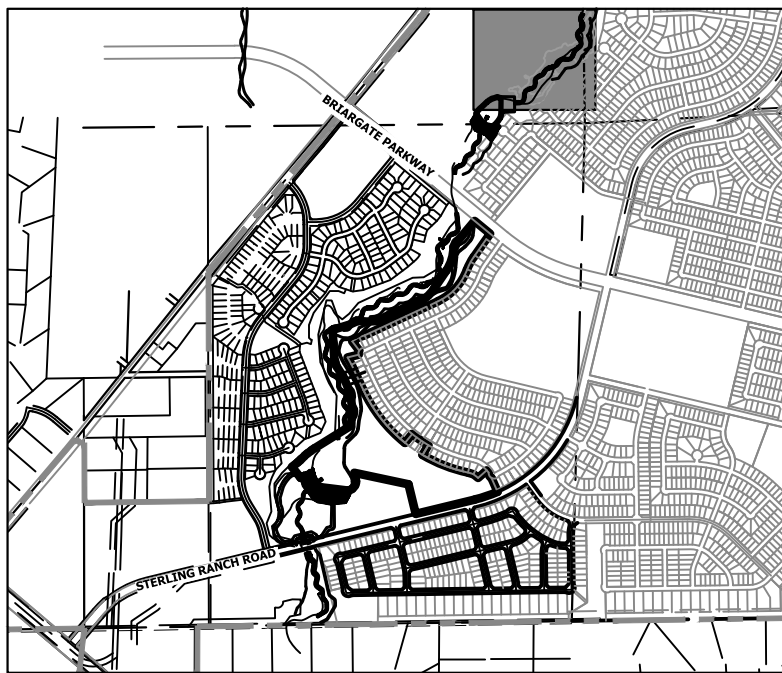
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANTEE RANCHEROS SUBDIVISION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

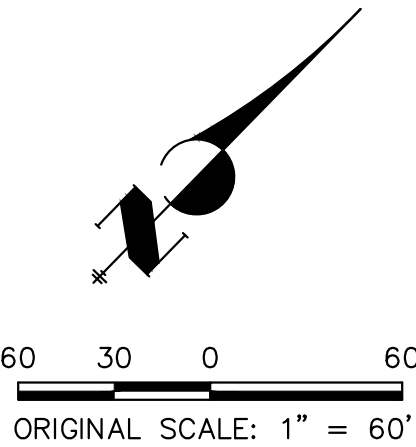
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Know what's below.  
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KEY MAP  
SCALE: 1"=2000'



SAND CREEK RESTORATION

GEC INTERIM

SHEET 102 OF 111

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



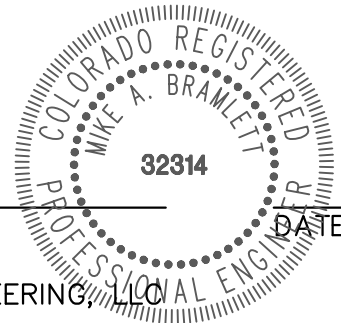
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Fort Collins 970-491-9888 • www.jrengineering.com

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## ENGINEER'S STATEMENT

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

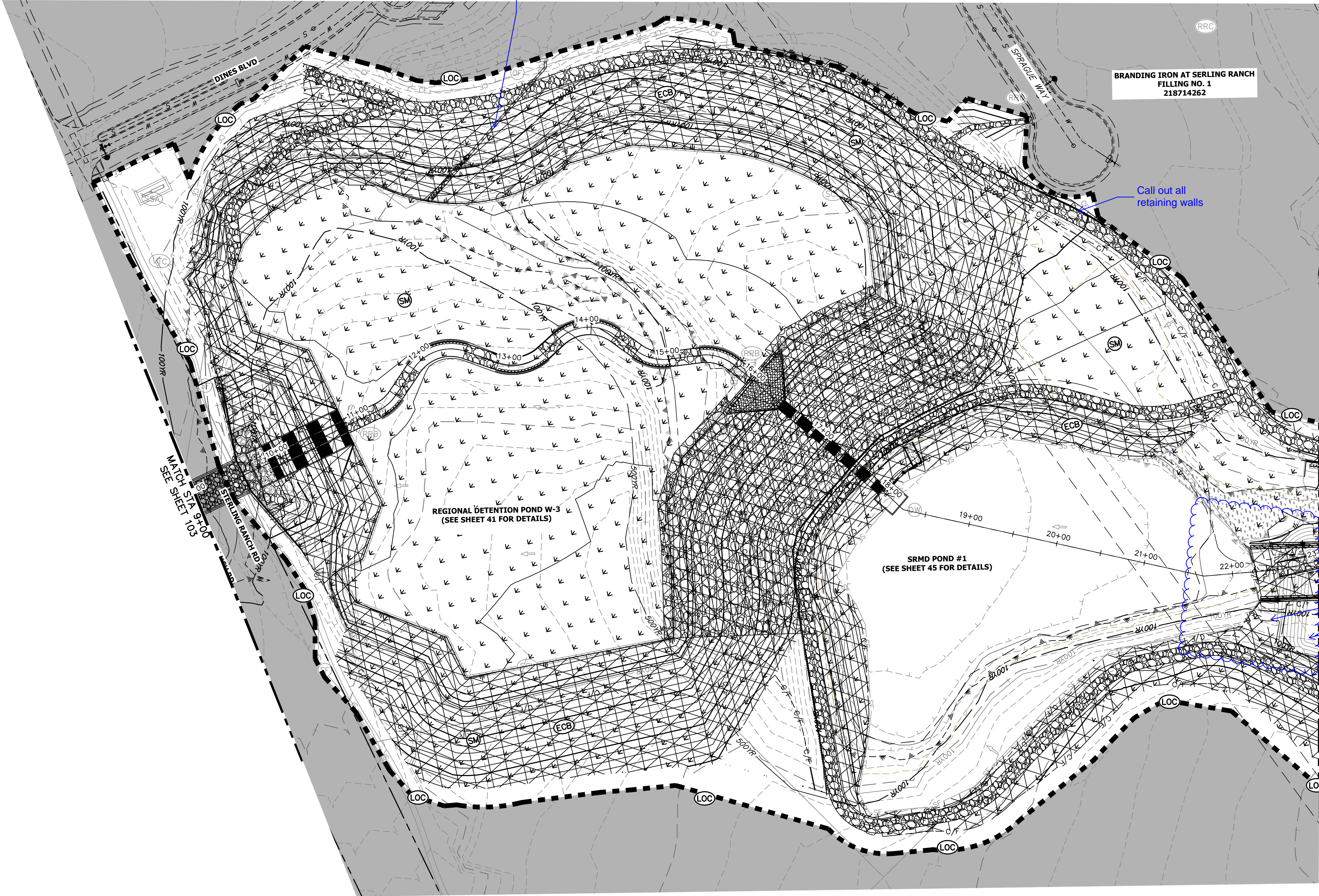








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KEY MAP  
SCALE: 1"=2000'

#### LEGEND

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EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
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PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

#### TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

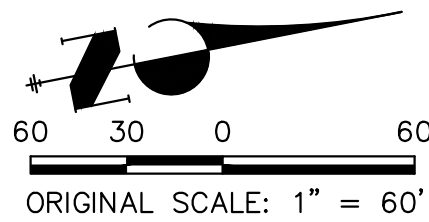
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2.55	AC	-	SEEDING & MULCHING (WETLAND)
1.25	AC	-	GEOTEXTILE
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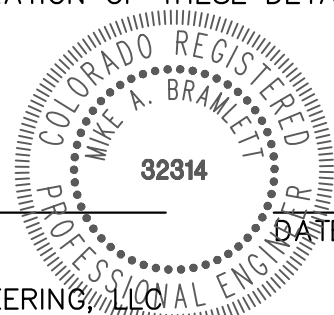
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MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.



SAND CREEK RESTORATION

GEC FINAL

SHEET 104 OF 111

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



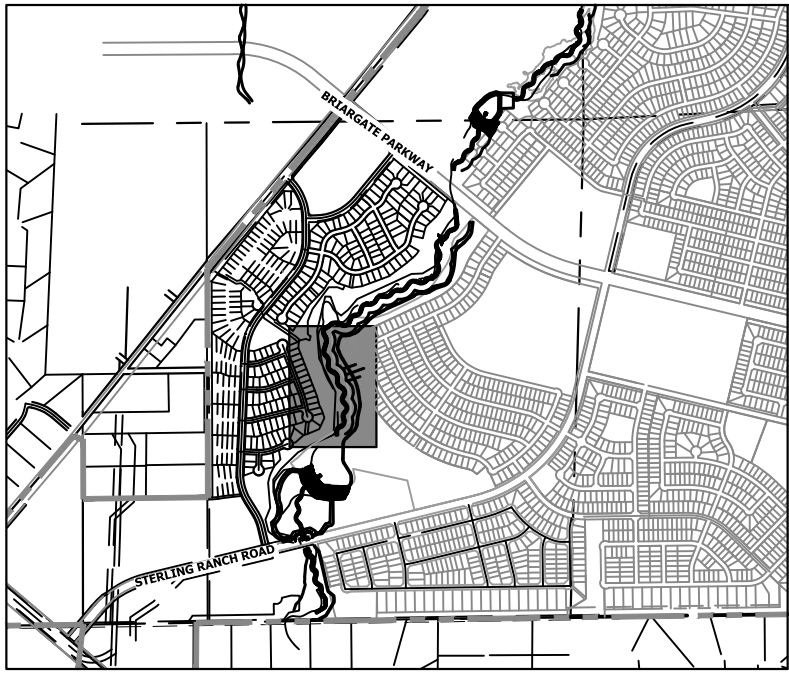
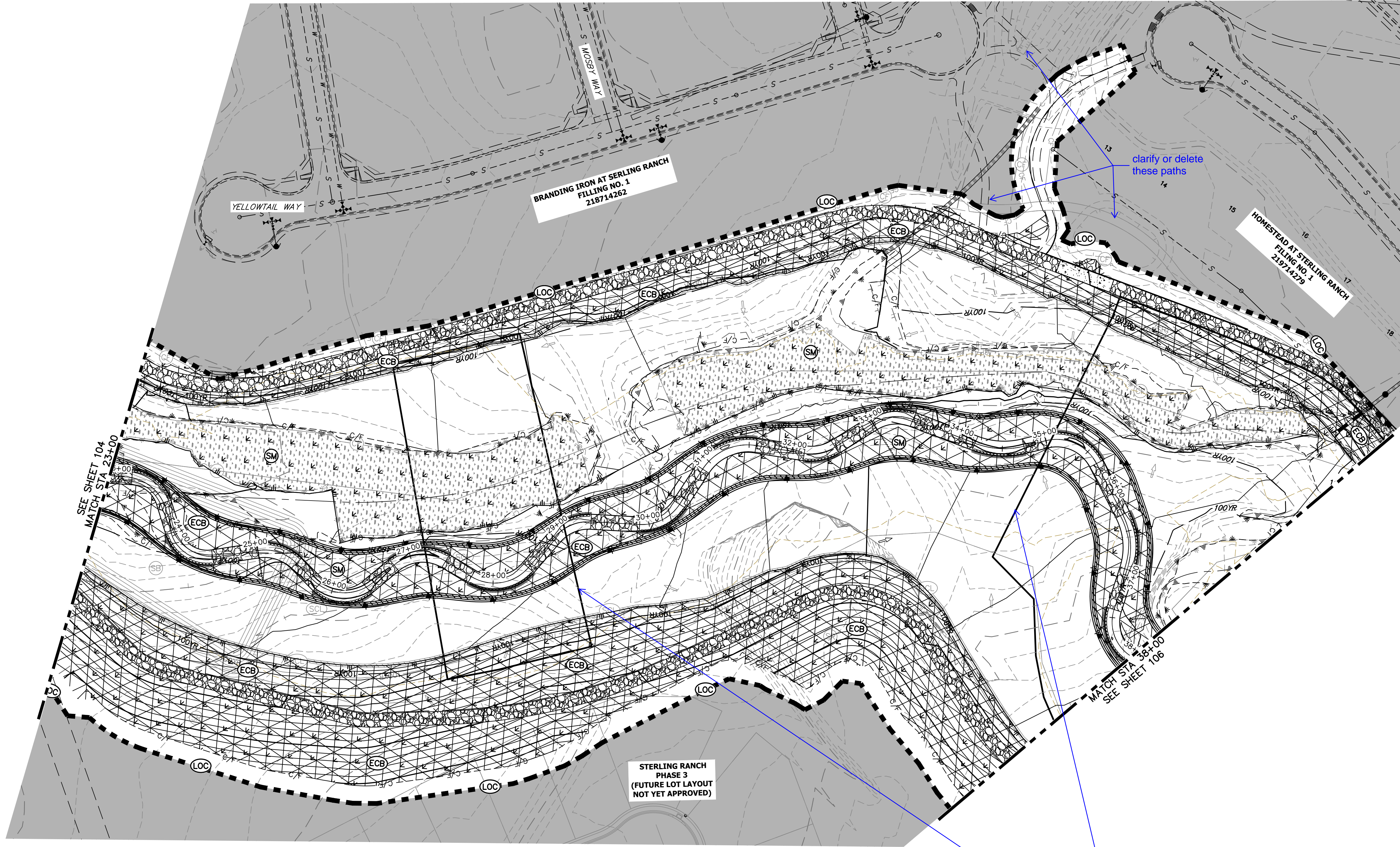
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KEY MAP  
SCALE: 1"=2000'

### LEGEND

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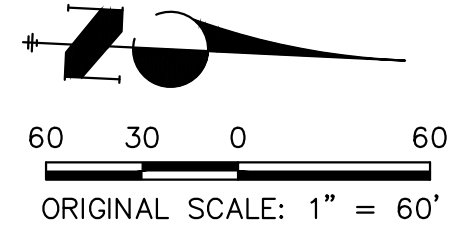
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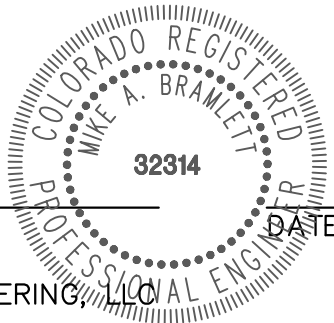
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MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



SAND CREEK RESTORATION

GEC FINAL

SHEET 105 OF 111

JOB NO. 25188.04

PREPARED FOR

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

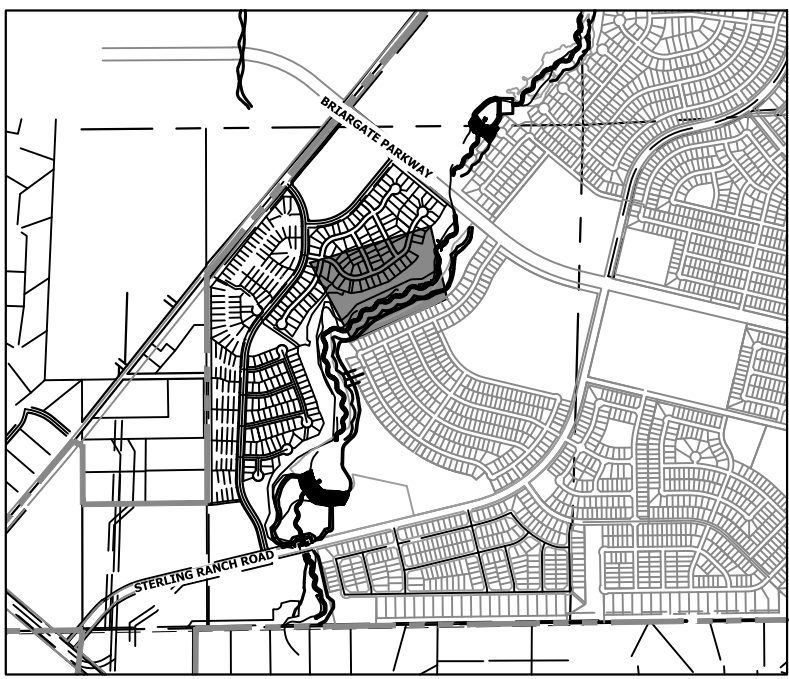
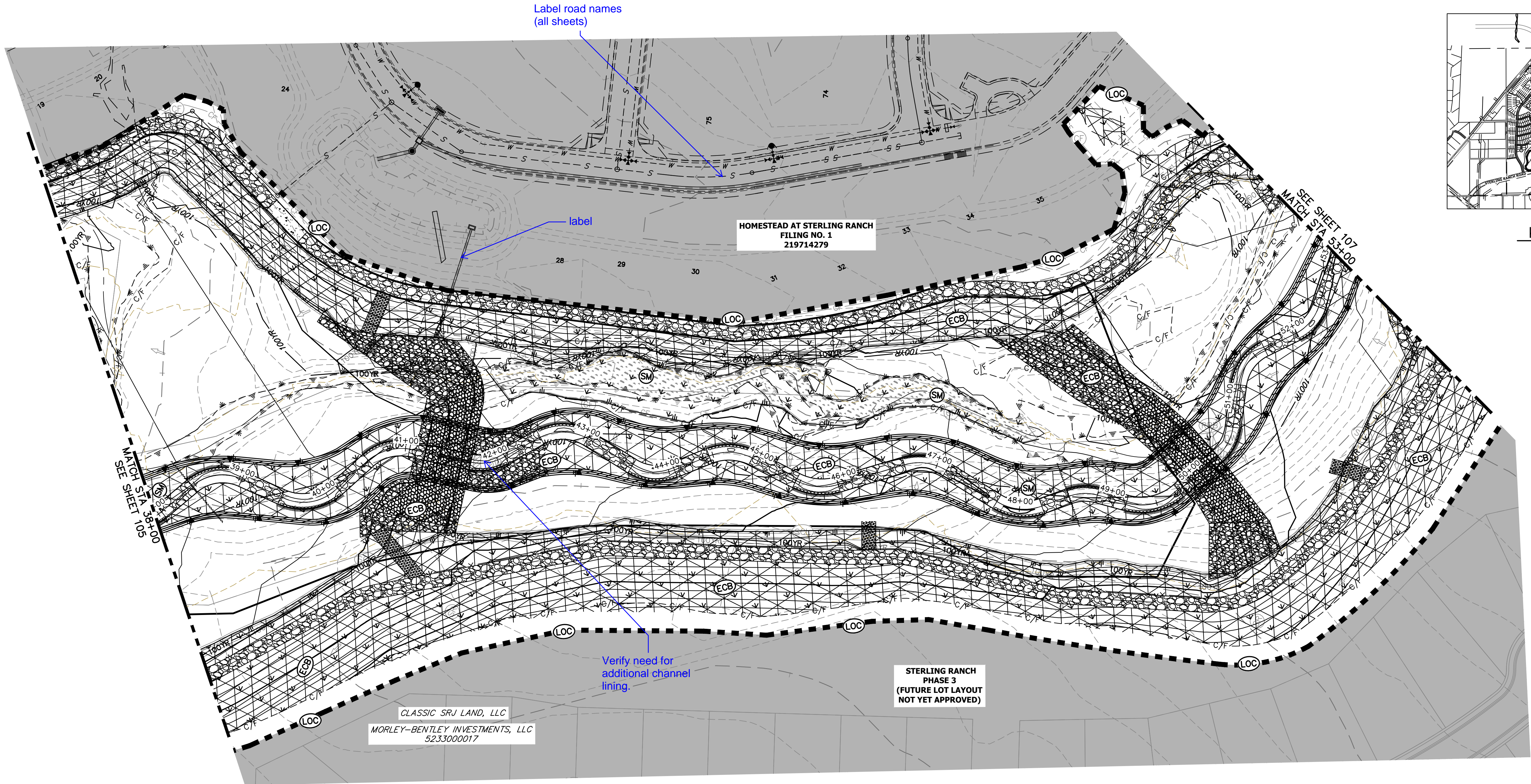
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=60'	N/A	1/23/23	DJV	WUL					

## LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX
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RRB	DW
SCL	SB
SM	CD
LS	SR
ECB	
ECB	

## BASIS OF BEARINGS

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

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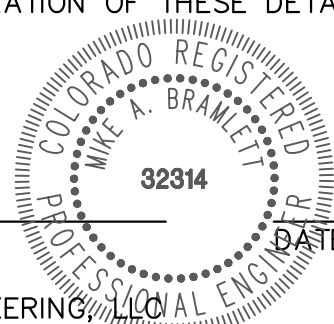


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COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



SAND CREEK RESTORATION

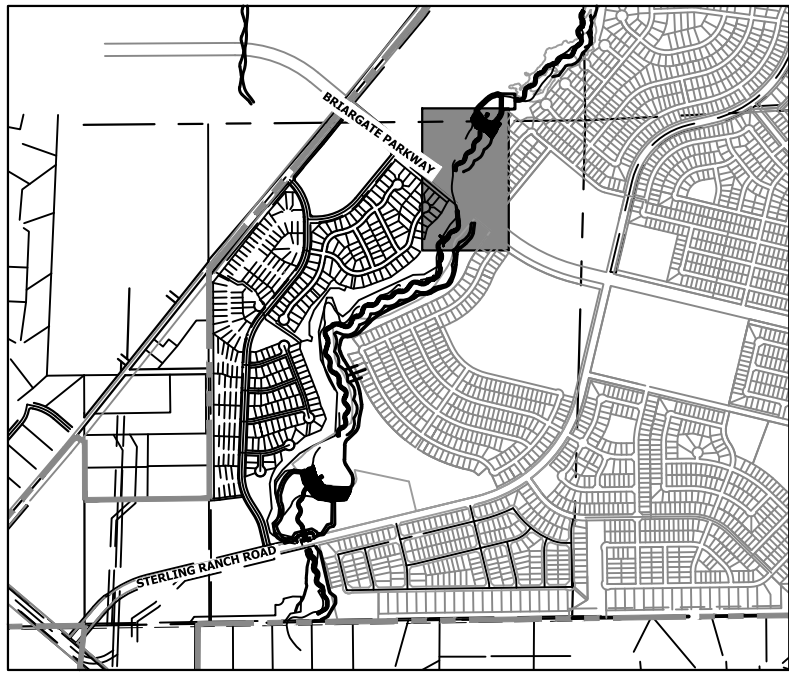
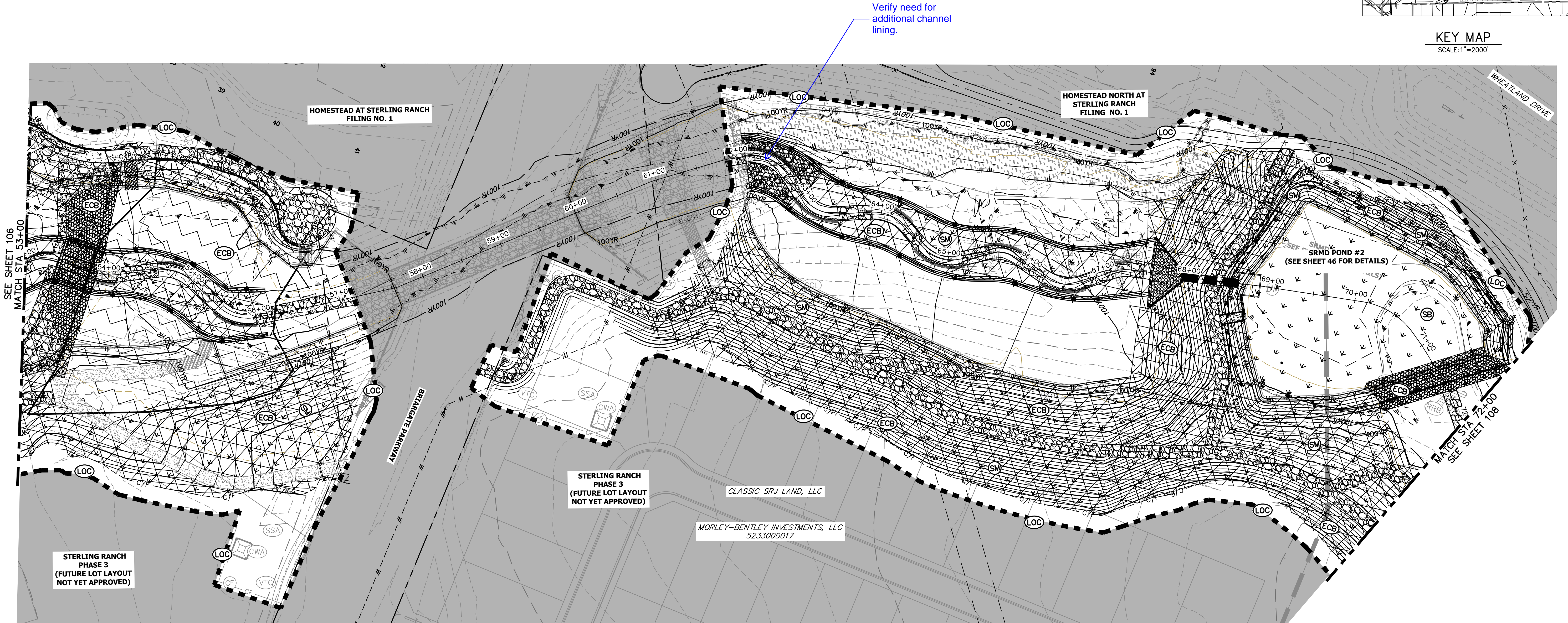
GEC FINAL

SHEET 106 OF 111

JOB NO. 25188.04



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KEY MAP  
SCALE: 1" = 2000'

## LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
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## BASIS OF BEARINGS

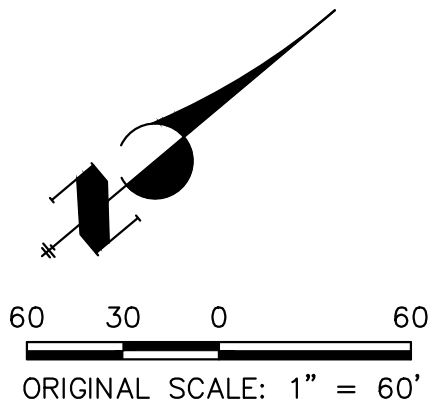
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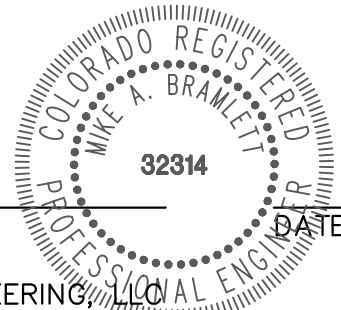
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MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



SAND CREEK RESTORATION

GEC FINAL

SHEET 107 OF 111

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



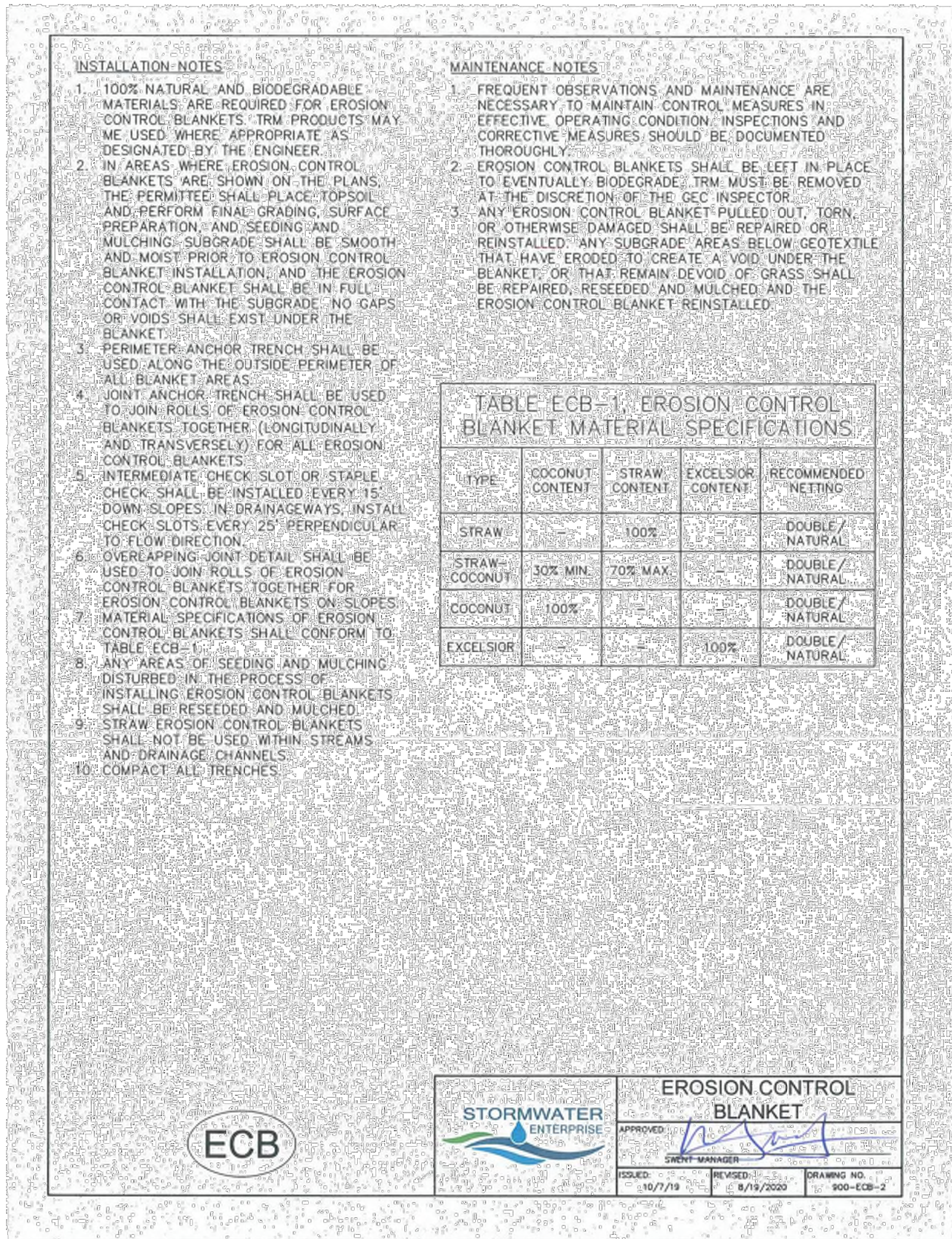
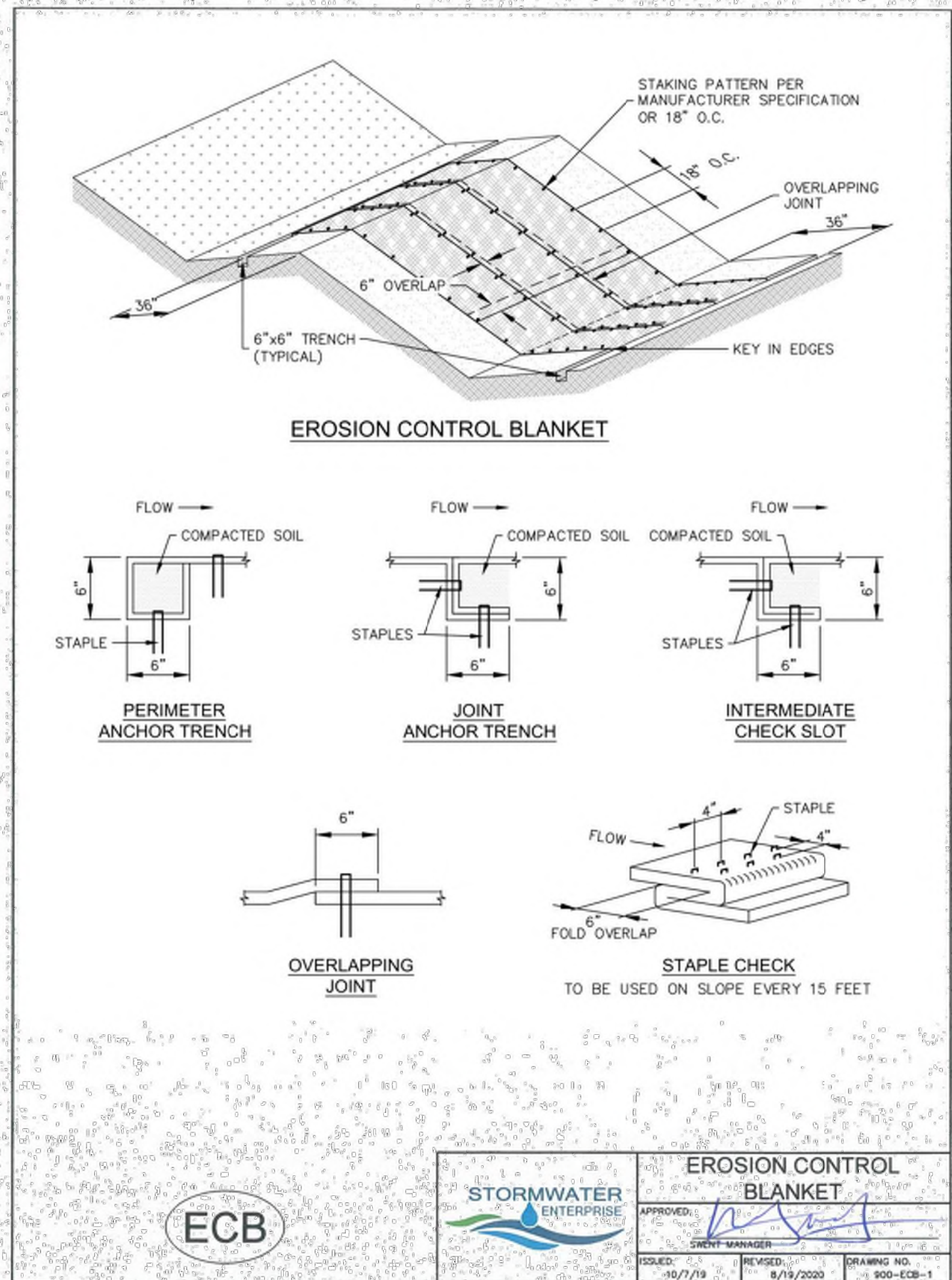
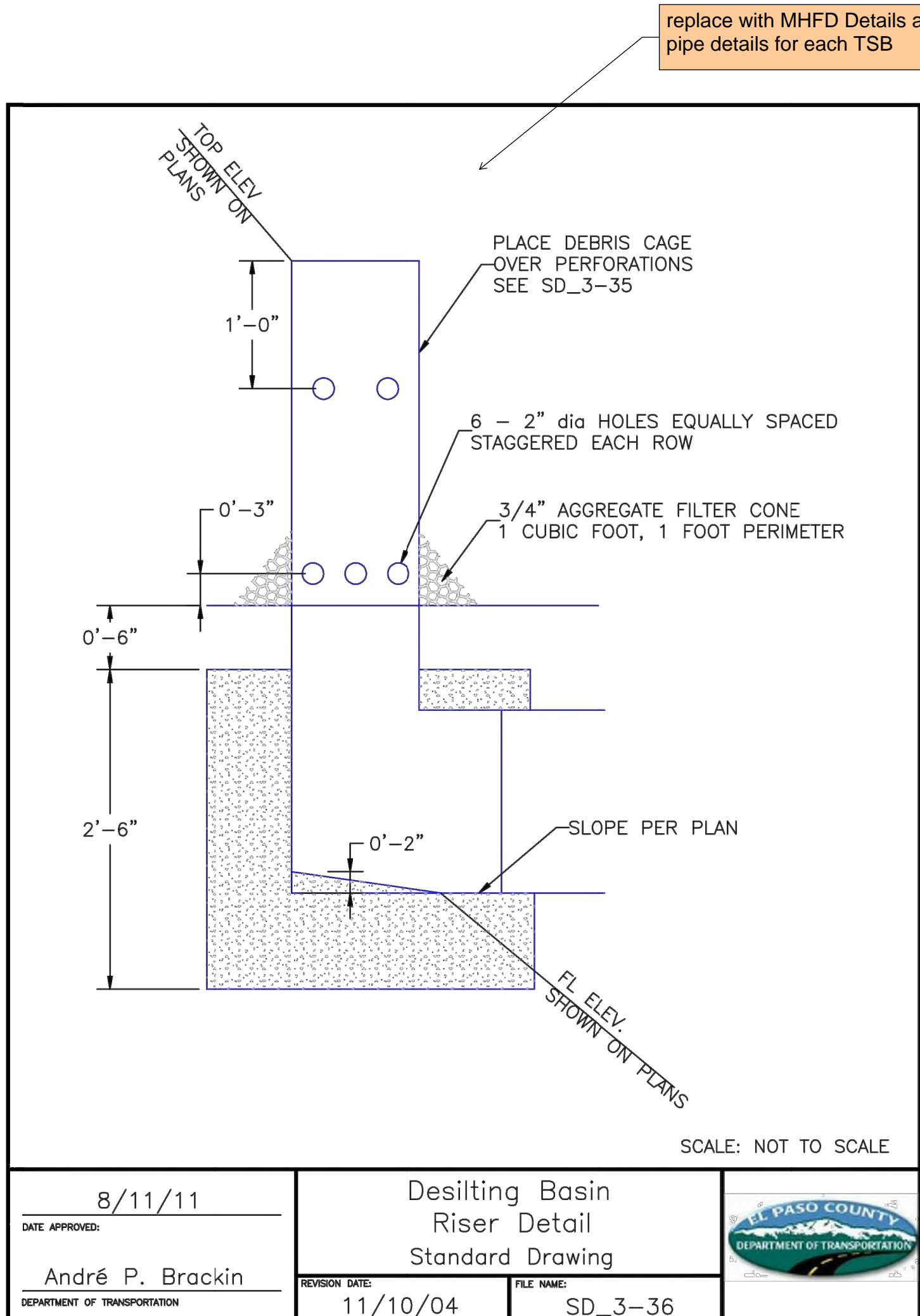
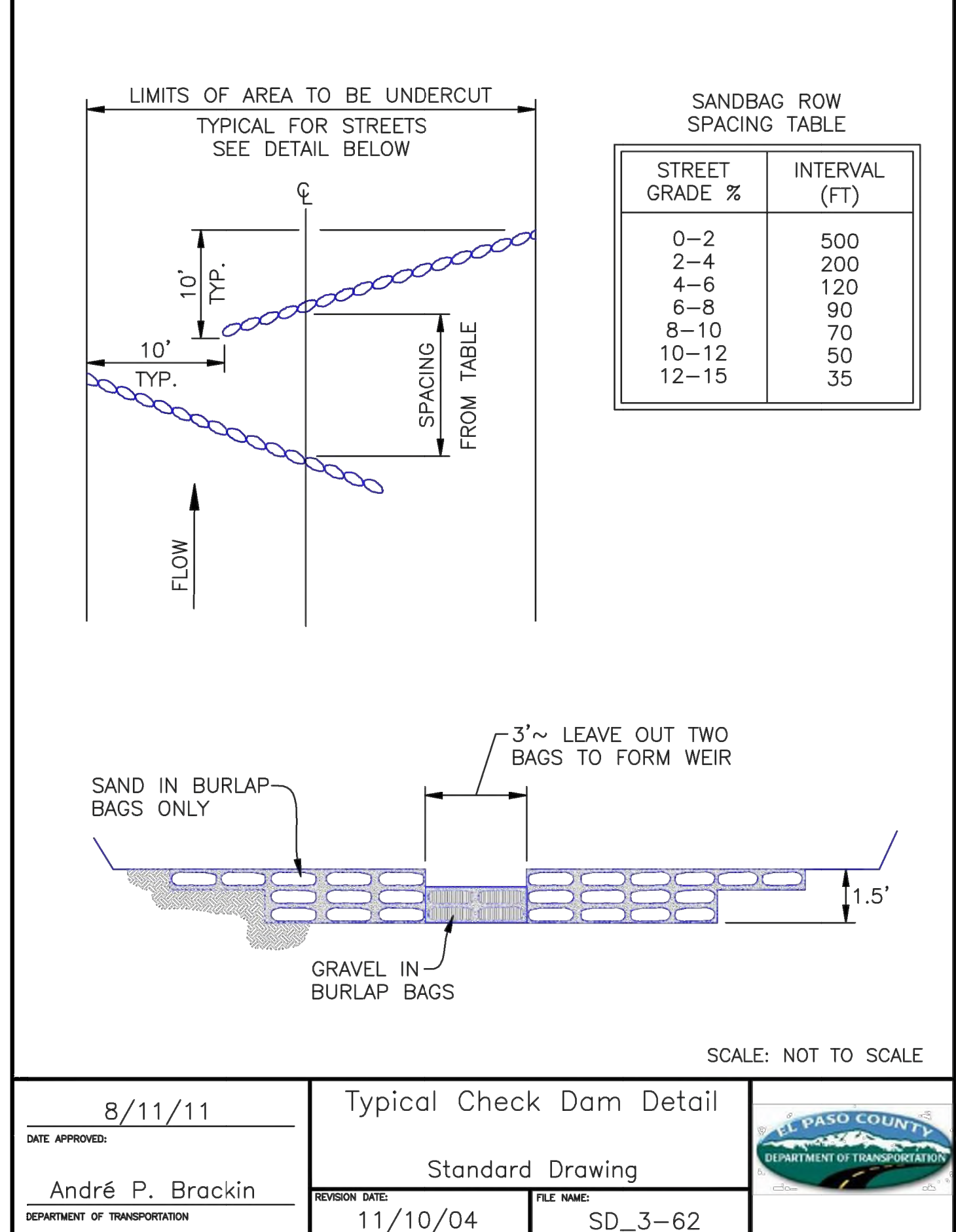
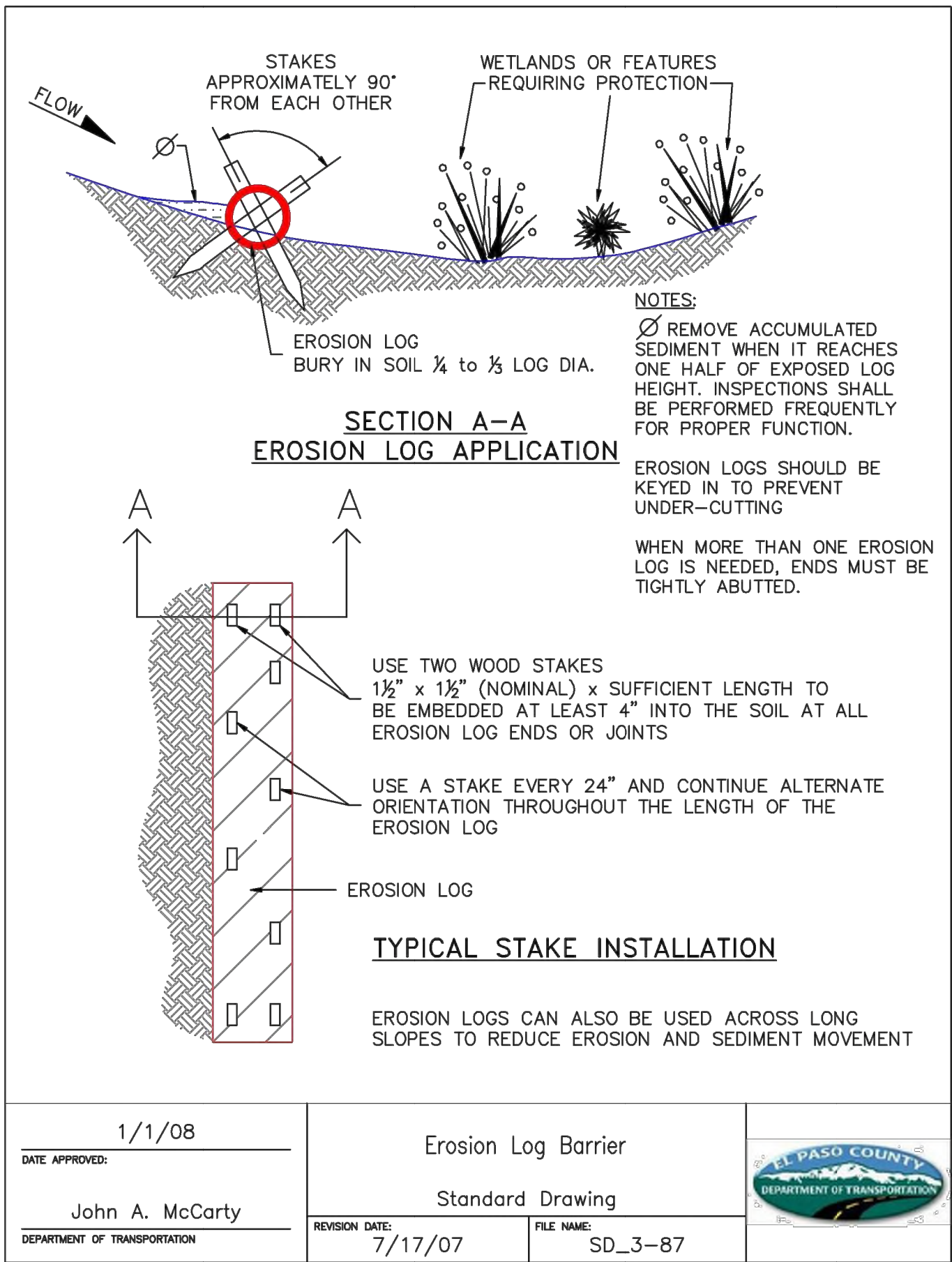
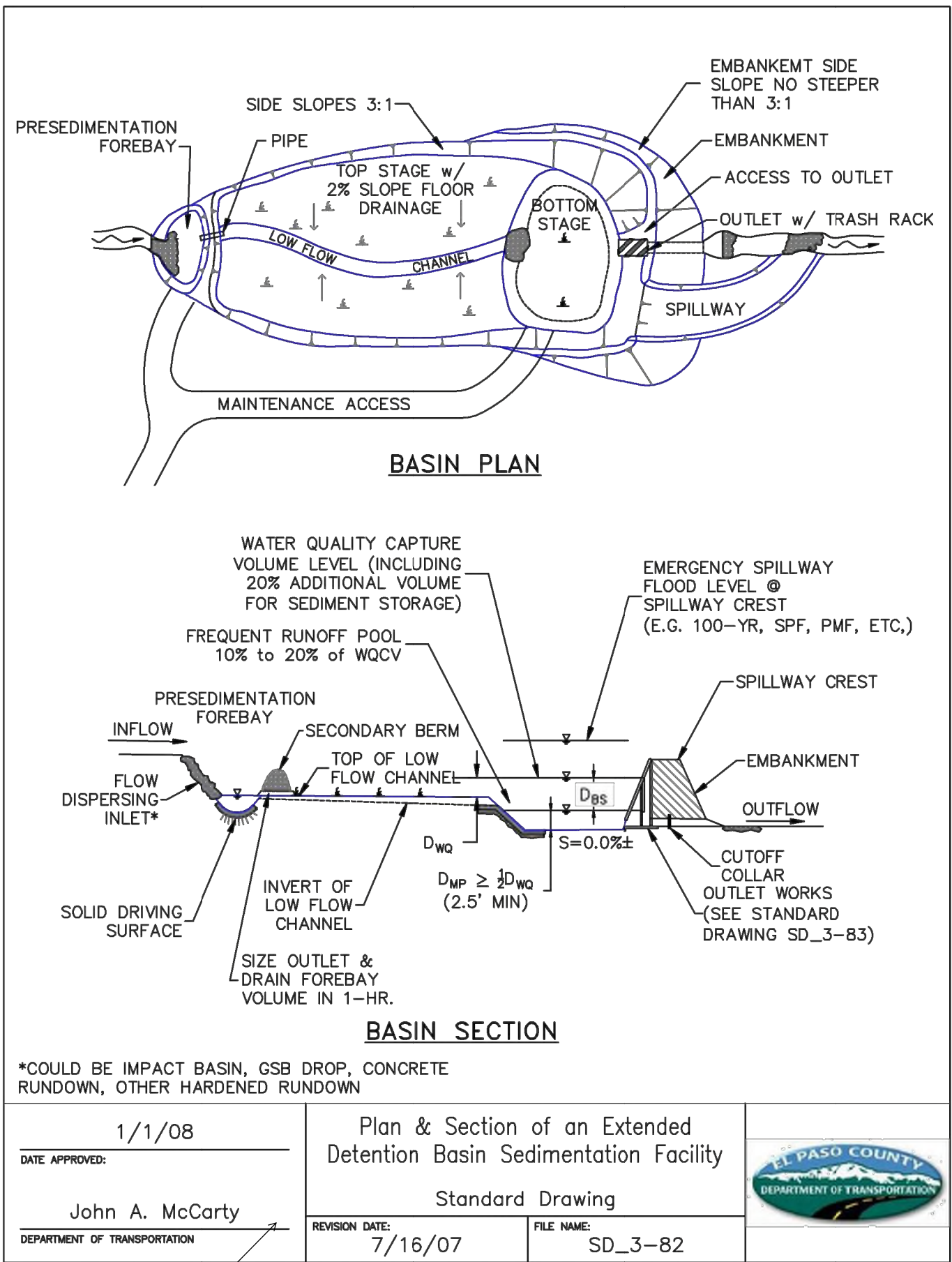
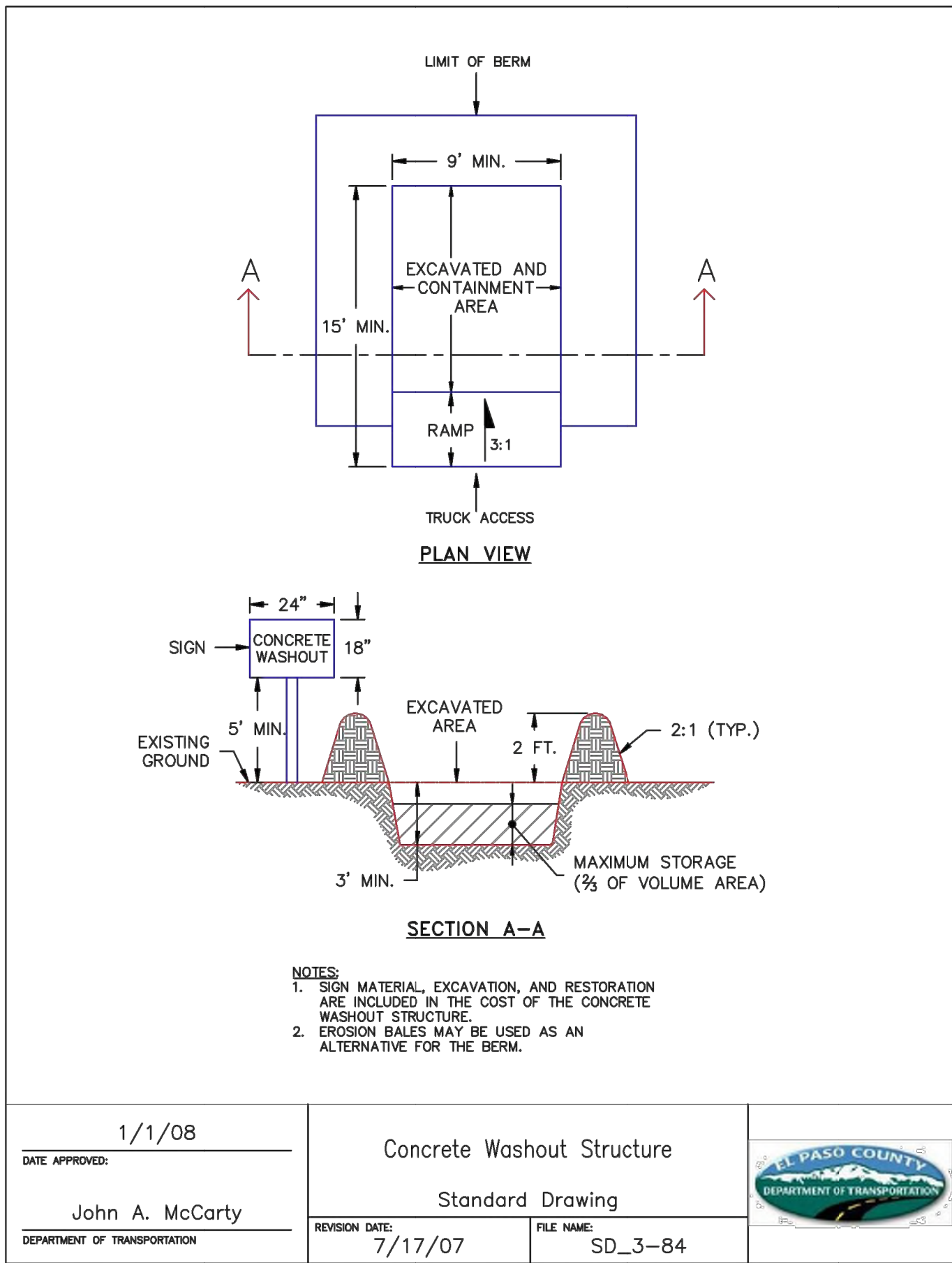
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, THEIR USE APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.









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Know what's below.  
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**ENGINEER'S STATEMENT**

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

**SAND CREEK RESTORATION**

**GEC DETAILS**

SHEET 109 OF 111  
JOB NO. 25188.04

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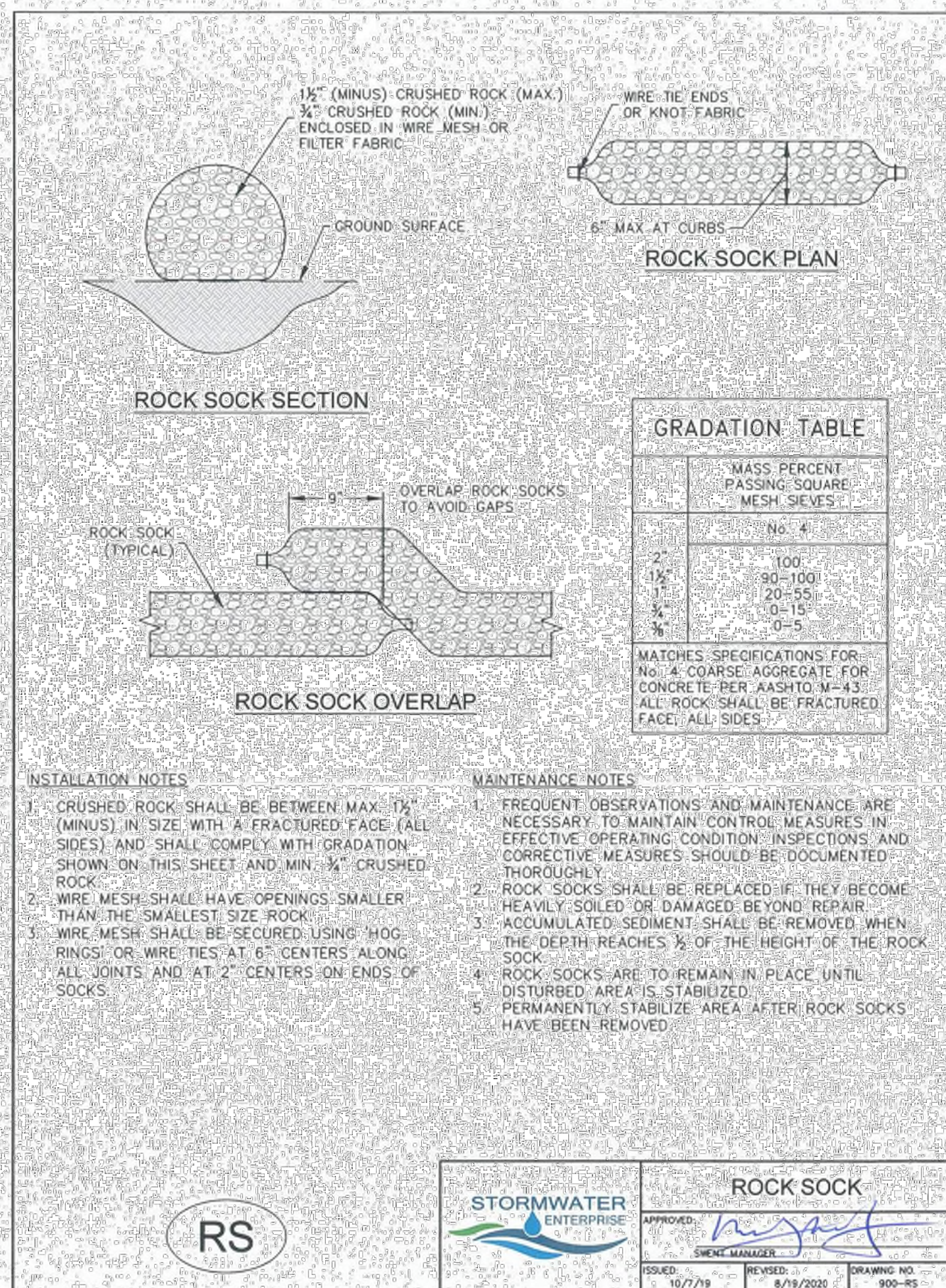
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DATE  
BY  
REVISION  
No.  
H-SCALE  
V-SCALE  
DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY

1/23/23  
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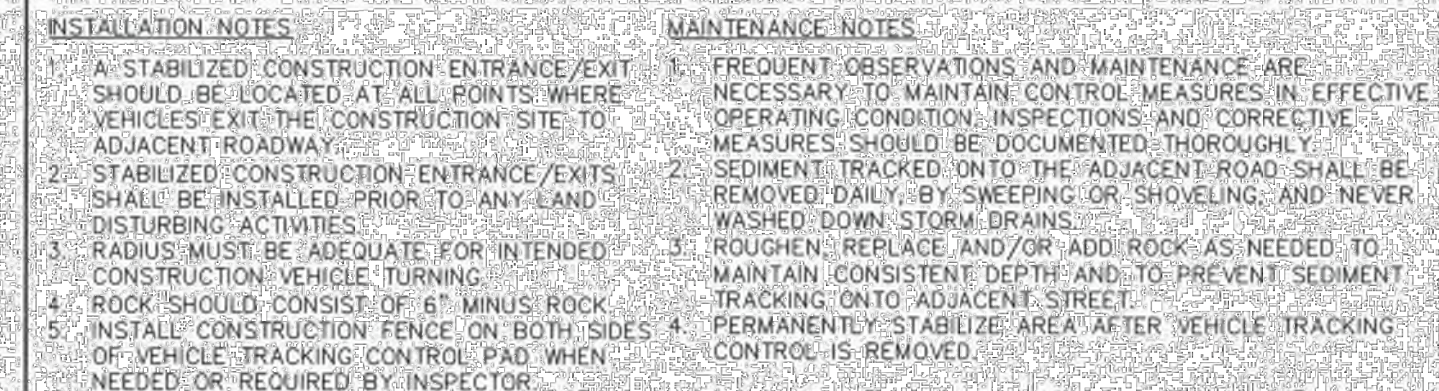
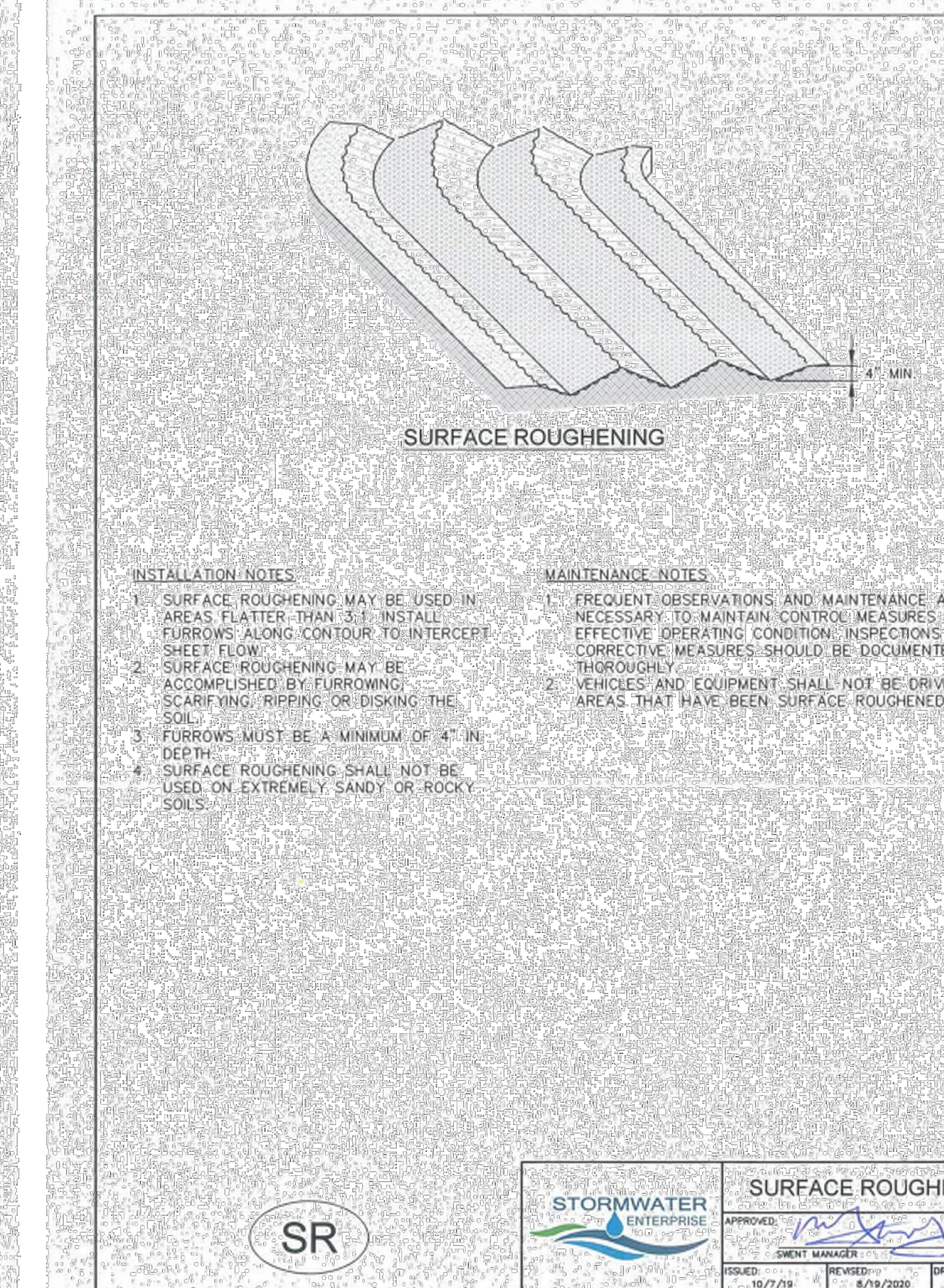
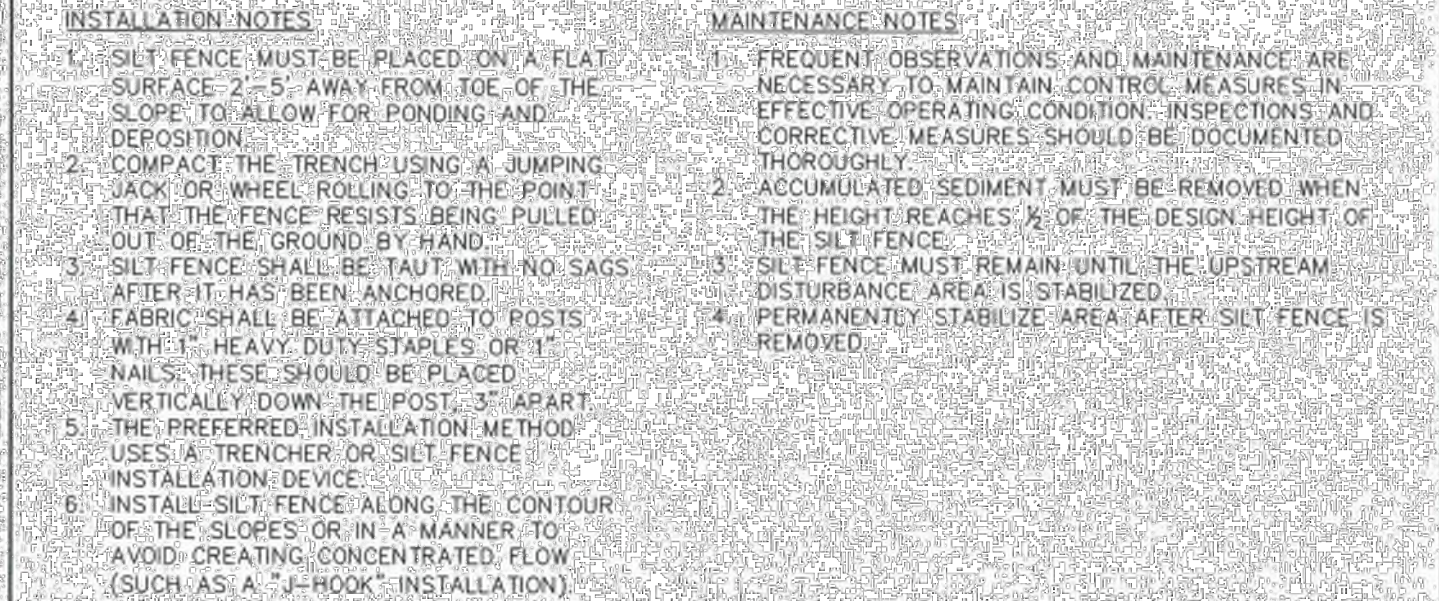


## SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN. SEED MIX SHOULD BE DRILL-SEEDING, WHENEVER POSSIBLE.
2. SEED DEPTH MUST BE  $\frac{1}{2}$  TO  $\frac{3}{4}$  INCHES WHEN DRILL-SEEDING IS USED.
3. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT COVERED BY THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING.
4. BROADCAST SEEDING MUST BE LIGHTLY HAND-RAVED INTO THE SOIL.

## MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
  - a. ONLY OR STRAW MULCH
  - b. ONLY CERTIFIED 100% FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
  - c. CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1, AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
  - d. TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
3. HYDRAULIC MULCHING
4. HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
  - a. HYDRO-SEEDING OR HYDRO-MULCHING MUST BE APPLIED AS A SEPARATE SECOND OPERATION.
  - b. WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
5. EROSION CONTROL BLANKET
6. EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.



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SAND CREEK RESTORATION	H-SCALE	N/A	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	1/23/23				
	DESIGNED BY	SCH				
GEC DETAILS	DRAWN BY	SCH				
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