

**GEC INDEX SHEET**  
SCALE: 1" = 400'

**BENCHMARK**

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

**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE 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.



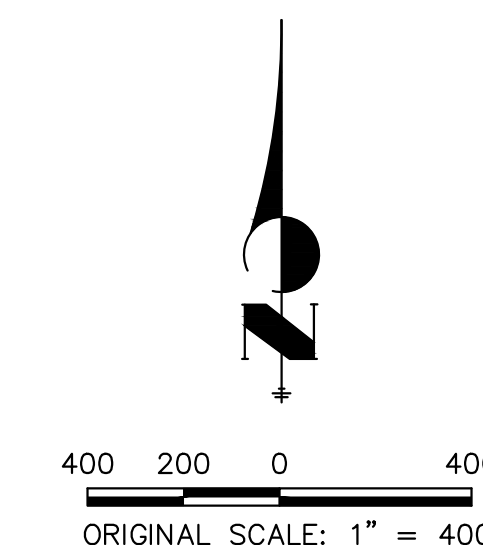
**KEY MAP**  
SCALE: 1"=2000'

**LEGEND**

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

**NOTES**

SEE SHEET 2 FOR VEGETATIVE RESTORATION NOTES.



**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* 4/18/2023  
DATE  
JAMES F. MORLEY

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

**ENGINEER'S STATEMENT**

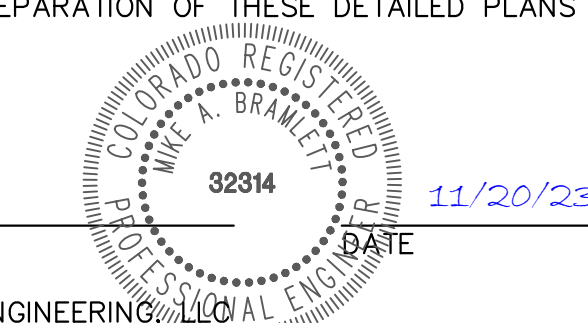
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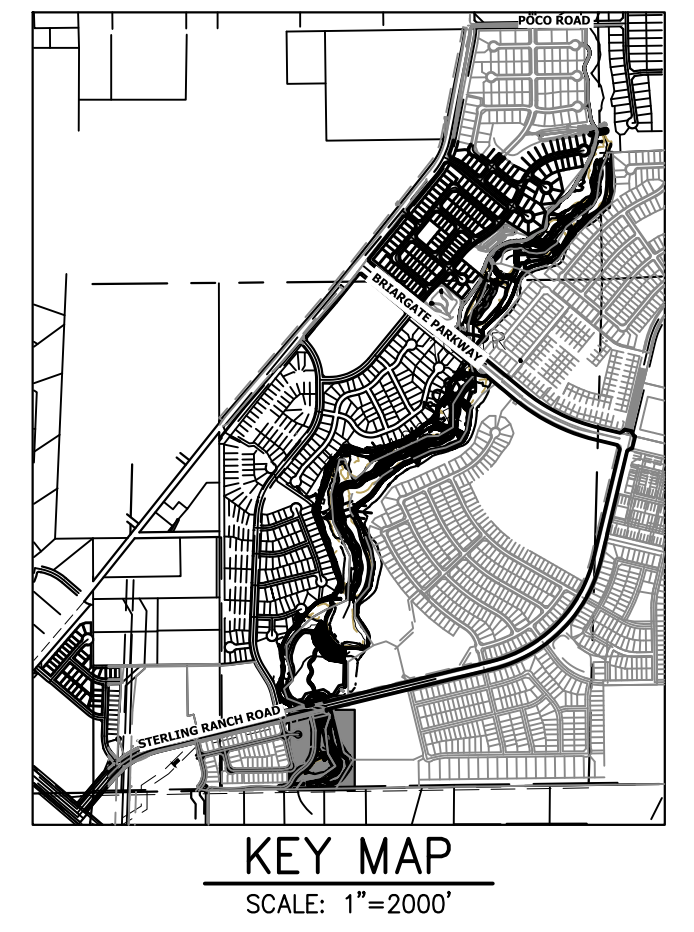
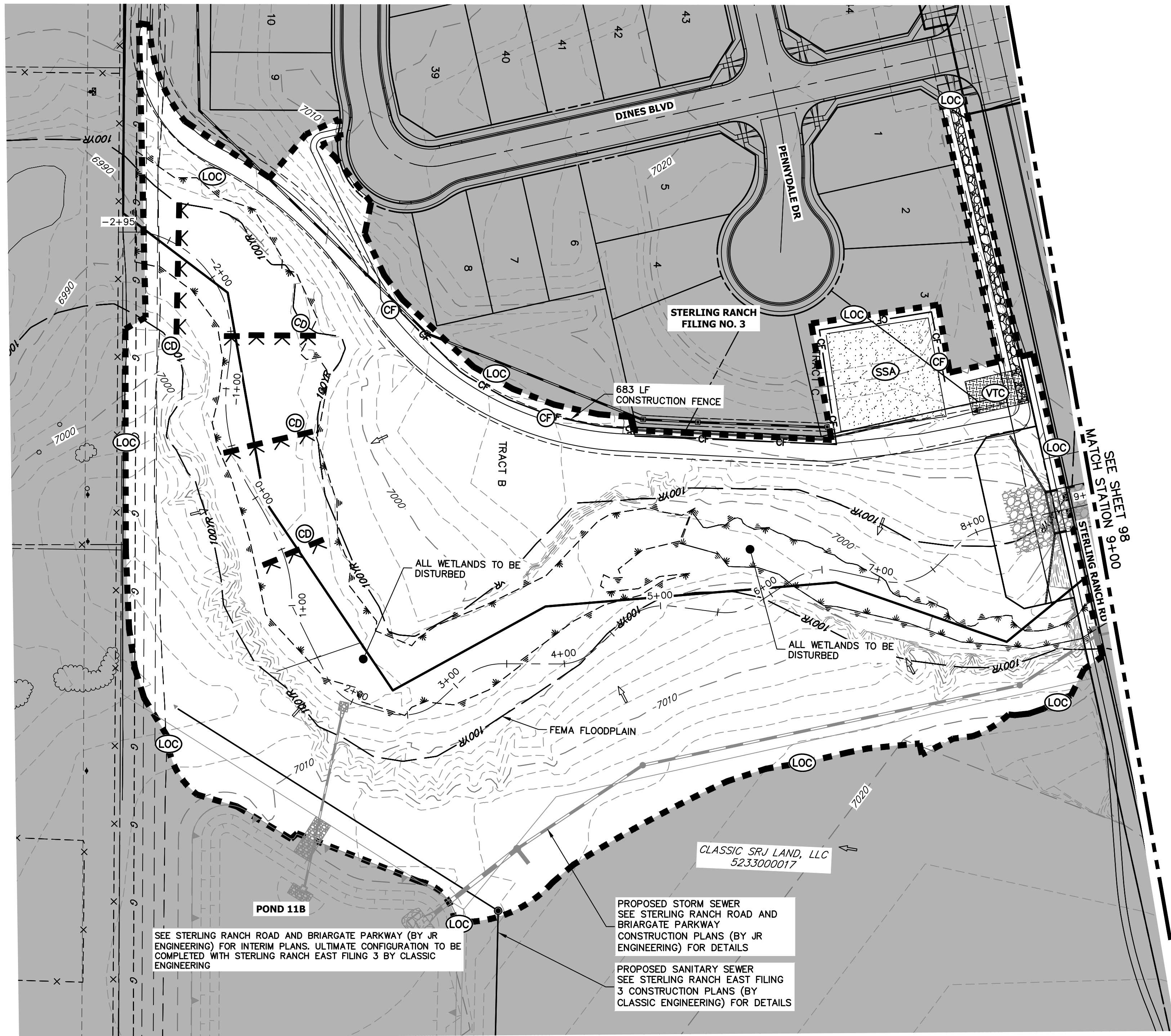
*Mike A. Bramlett* 11/20/23  
DATE  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.	<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE	No.	REVISION					
			BY	DATE	No.	REVISION					
<b>SAND CREEK RESTORATION</b>  <b>GEC PLANS</b>	H-SCALE	1"=400'	V-SCALE	N/A	DATE	11/20/23	DESIGNED BY	DJV	DRAWN BY	WLL	CHECKED BY
	SHEET 96 OF 121 JOB NO. 25188.04										



Know what's below.  
Call before you dig.





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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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BY	DATE	NO.	REVISION

SEE STERLING RANCH ROAD AND BRIARGATE PARKWAY (BY JR ENGINEERING) FOR INTERIM PLANS. ULTIMATE CONFIGURATION TO BE COMPLETED WITH STERLING RANCH EAST FILING 3 BY CLASSIC ENGINEERING

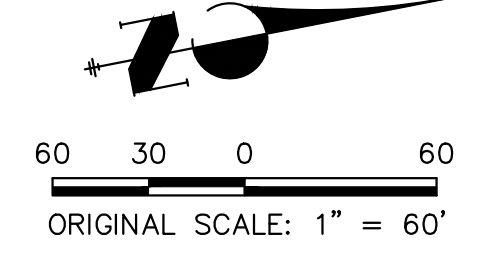
PROPOSED STORM SEWER  
 SEE STERLING RANCH ROAD AND BRIARGATE PARKWAY CONSTRUCTION PLANS (BY JR ENGINEERING) FOR DETAILS

PROPOSED SANITARY SEWER  
 SEE STERLING RANCH EAST FILING 3 CONSTRUCTION PLANS (BY CLASSIC ENGINEERING) FOR DETAILS

CLASSIC SRJ LAND, LLC  
 5233000017

**TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES**

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



**BENCHMARK**

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
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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	CONSTRUCTION FENCE (CF)	PERMANENT LANDSCAPING (LS)	
EXISTING STORM SEWER	SILT FENCE (SF)	GEOTEXTILE (ECB)	
EXISTING CURB & GUTTER	VEHICLE TRACKING CONTROL (VTC)	COIR MATTING (ECB)	
PROPOSED RIGHT OF WAY LINE	VEHICLE TRACKING CONTROL (VTC)	ARTICULATED CONCRETE	
PROPOSED EASEMENT	STABILIZED STAGING AREA (SSA)		
PROPOSED STORM SEWER	STABILIZED STAGING AREA (SSA)		
PROPOSED CURB & GUTTER	CONCRETE WASHOUT AREA (CWA)		
PROPOSED TOP OF SLOPE	CONCRETE WASHOUT AREA (CWA)		
PROPOSED TOE OF SLOPE	STOCK PILE (SP)		
EXISTING DRAINAGE ARROW	TEMP DRAINAGE CHANNEL		
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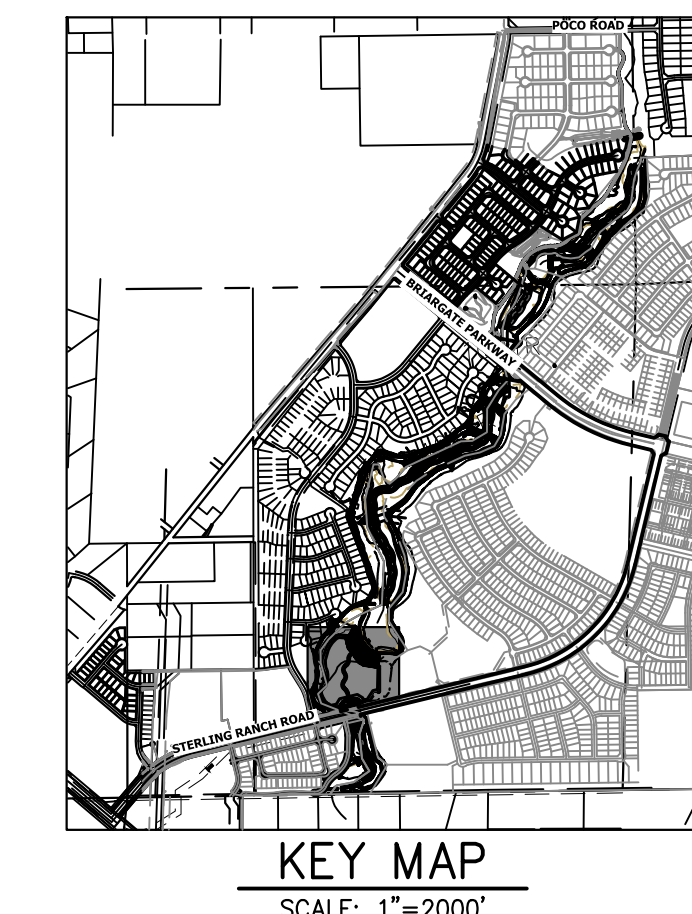
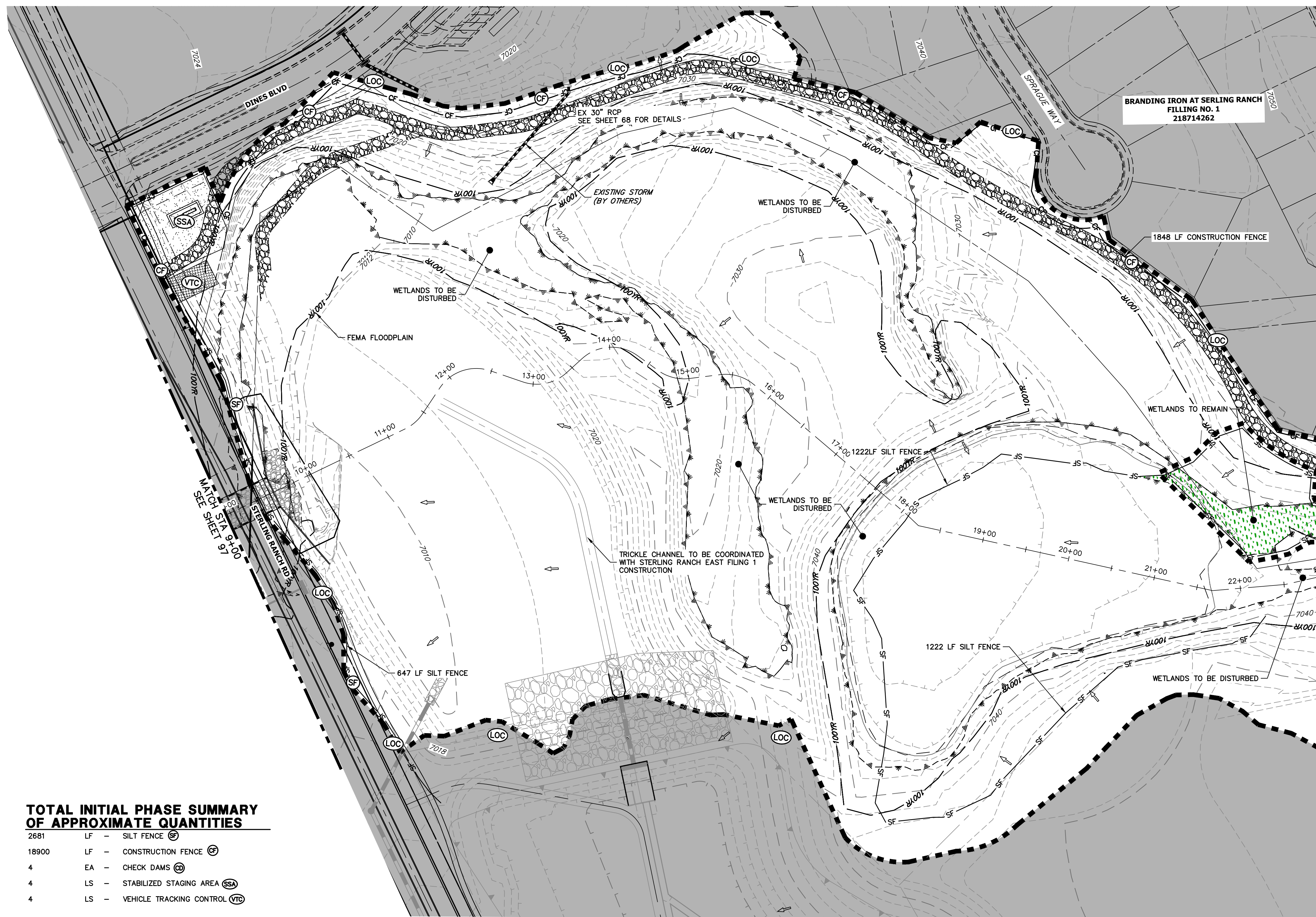
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Mike Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

32314  
 11/20/23

SAND CREEK RESTORATION	GEC INITIAL	SHEET 97 OF 121
JOB NO. 25188.04		



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**LEGEND**

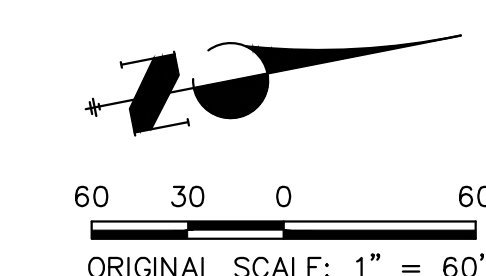
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EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE (DS)	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX (SM)	CHECK DAM (CD)
EXISTING EASEMENT	CONSTRUCTION FENCE (CF)	WETLANDS TO REMAIN (LS)	SURFACE ROUGHENING (SR)
SECTION LINE	SILT FENCE (SF)	PERMANENT LANDSCAPING (LSP)	
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)	ARTICULATED CONCRETE	
PROPOSED EASEMENT	STOCK PILE (SP)		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
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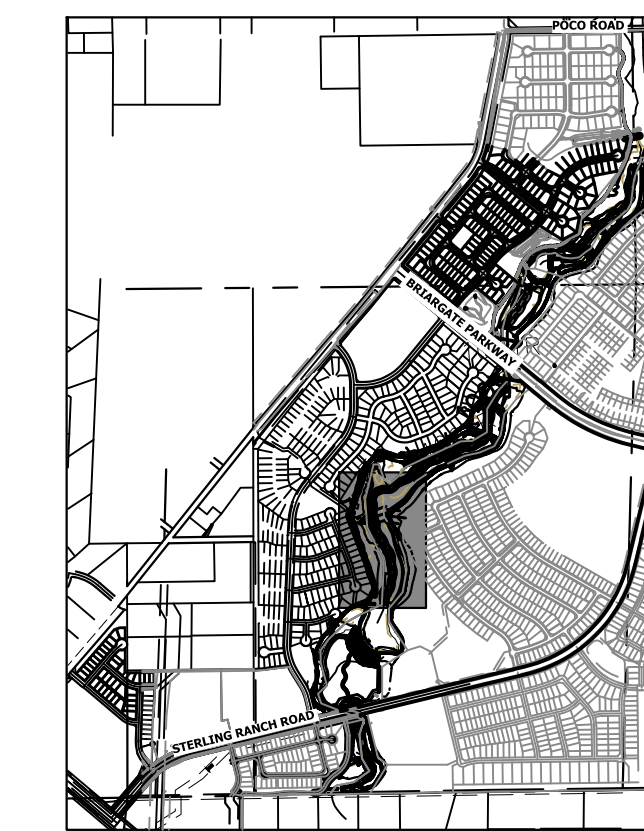
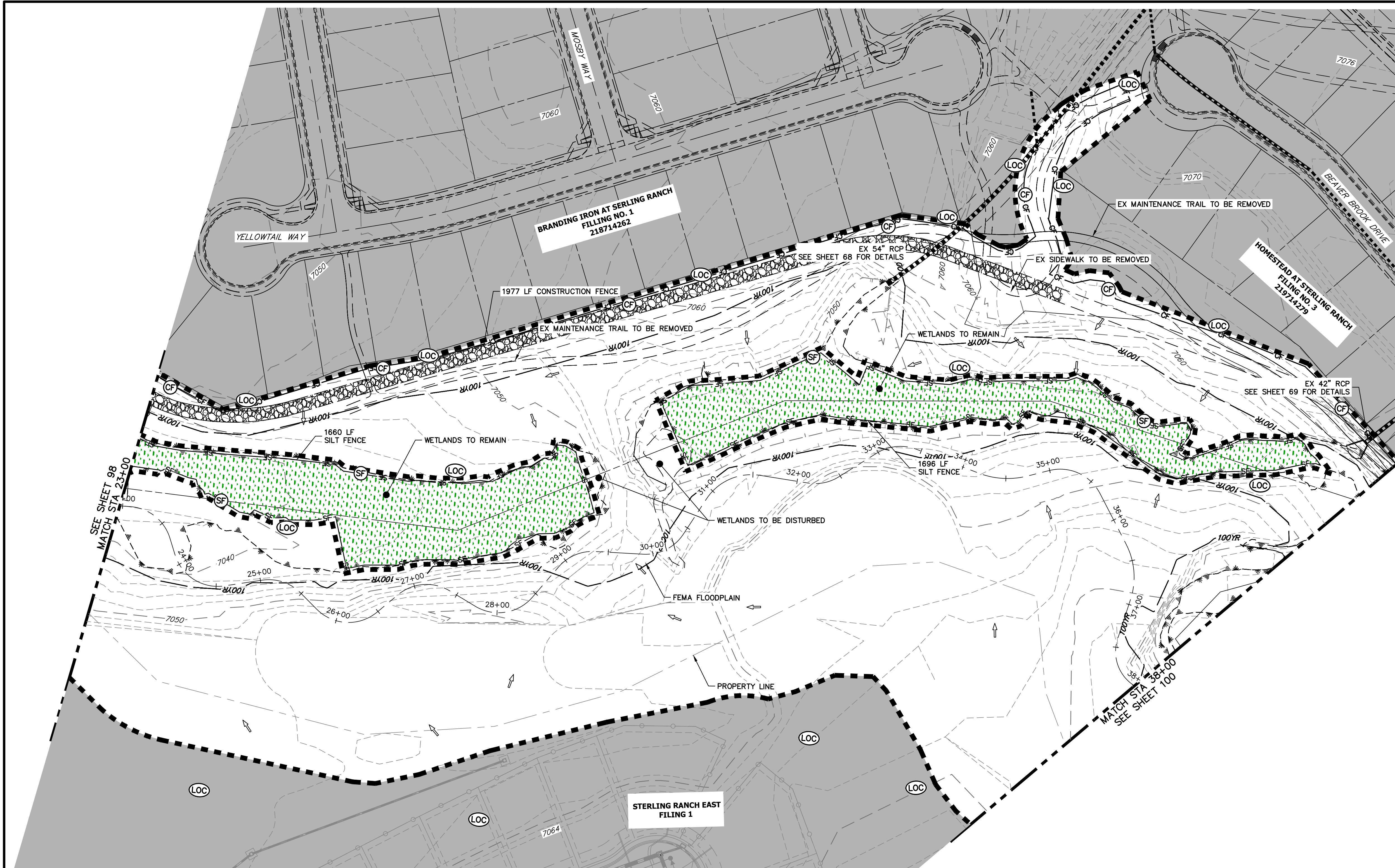
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 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

32314  
 11/20/23

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	
	DATE	11/20/23
No. REVISION	1"=60'	N/A
	V-SCALE	DJV
DESIGNED BY	DRAWN BY	WLL
	CHECKED BY	
SAND CREEK RESTORATION	GEC INITIAL	
	SHEET 98	OF 121
JOB NO.		25188.04



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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	11/20/23	DJW	WLL	

SAND CREEK RESTORATION	GEC INITIAL	SHEET 99 OF 121
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### BENCHMARK

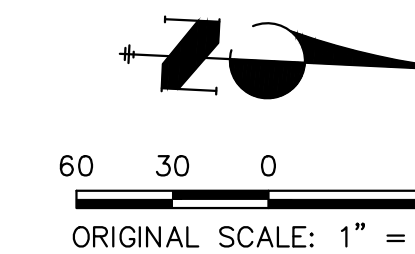
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### LEGEND

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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
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
SECTION LINE	SILT FENCE	PERMANENT LANDSCAPING	
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	GEOTEXTILE	
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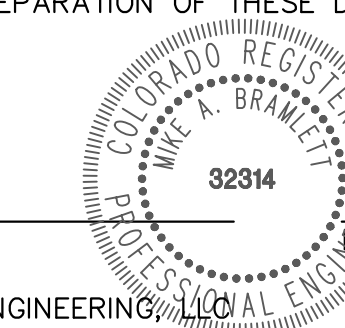


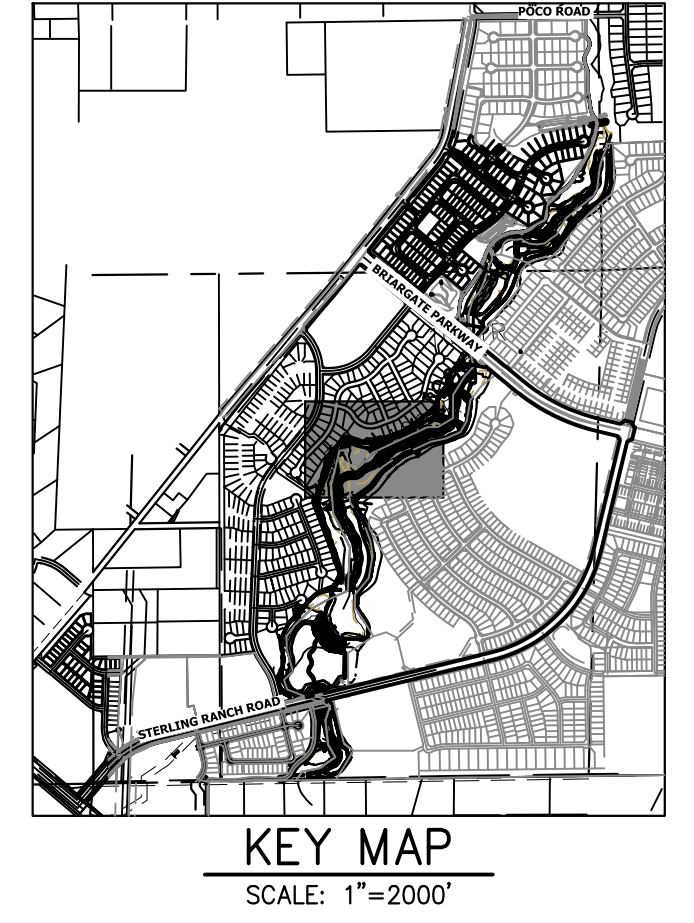
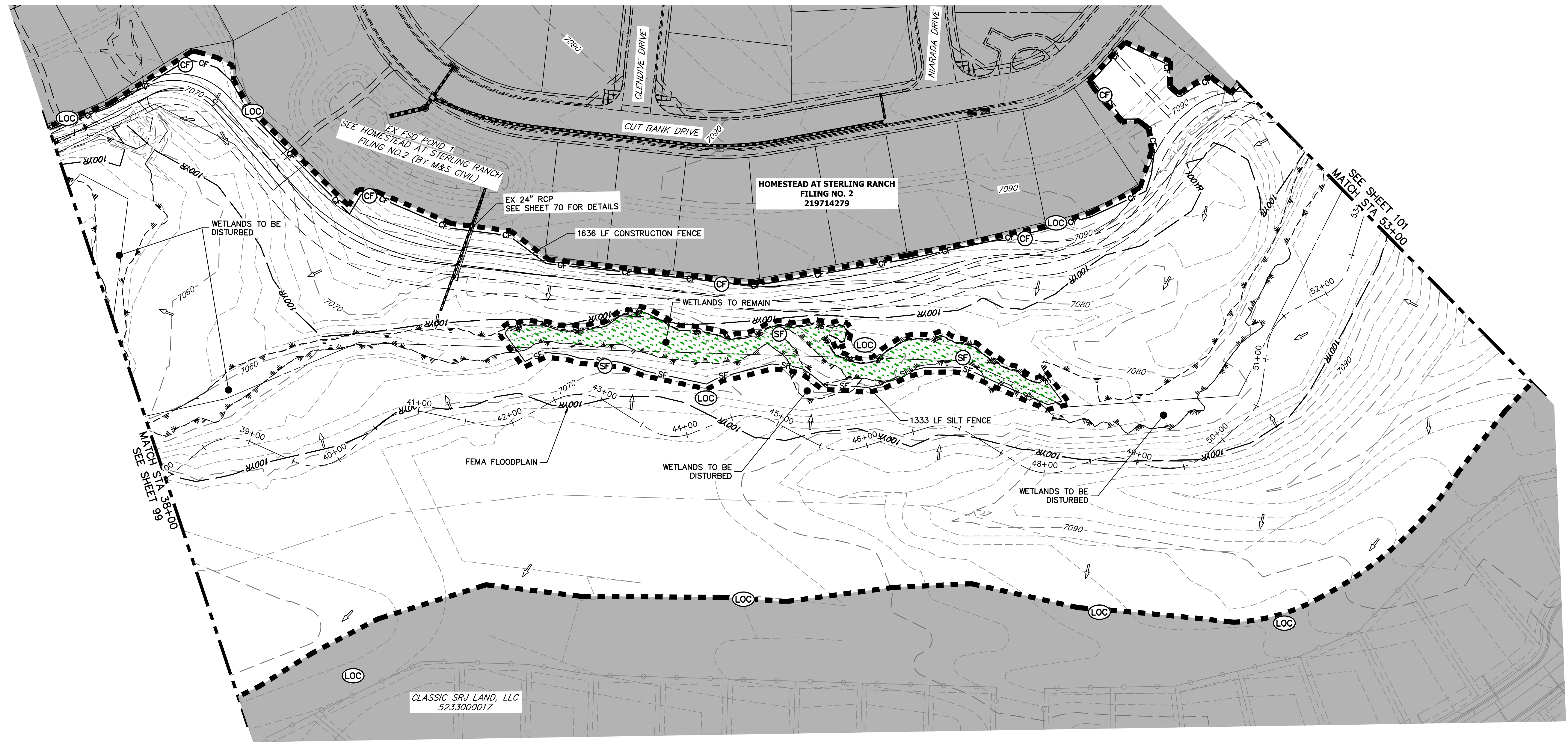
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BY	DATE	NO.	REVISION

LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA
PROPOSED EASEMENT	STOCK PILE
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL
PROPOSED CURB & GUTTER	
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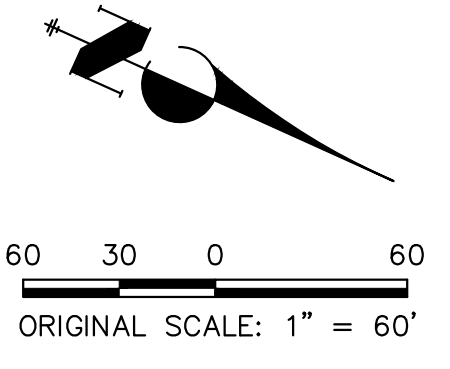
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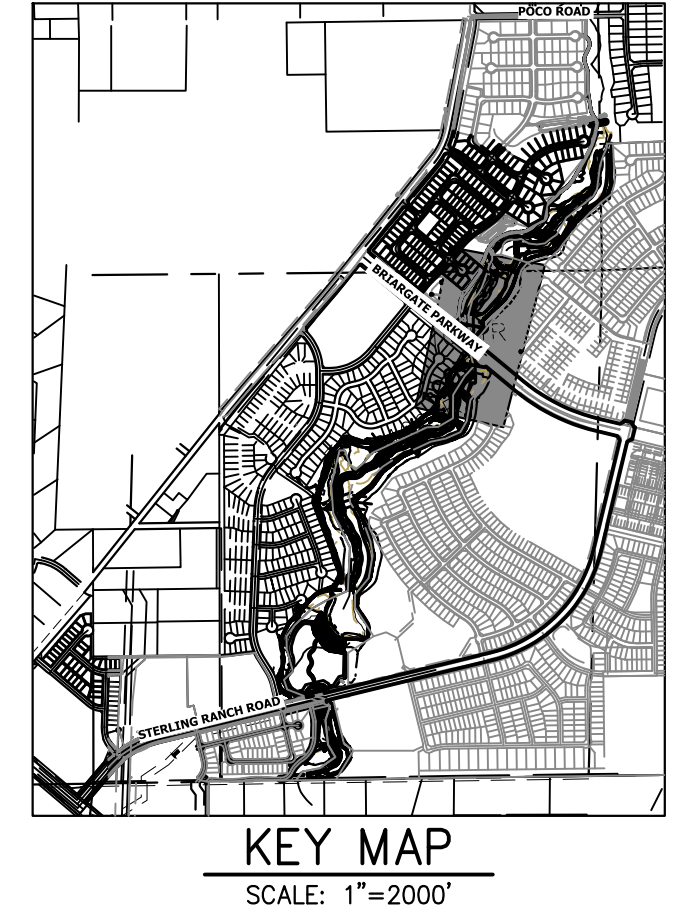
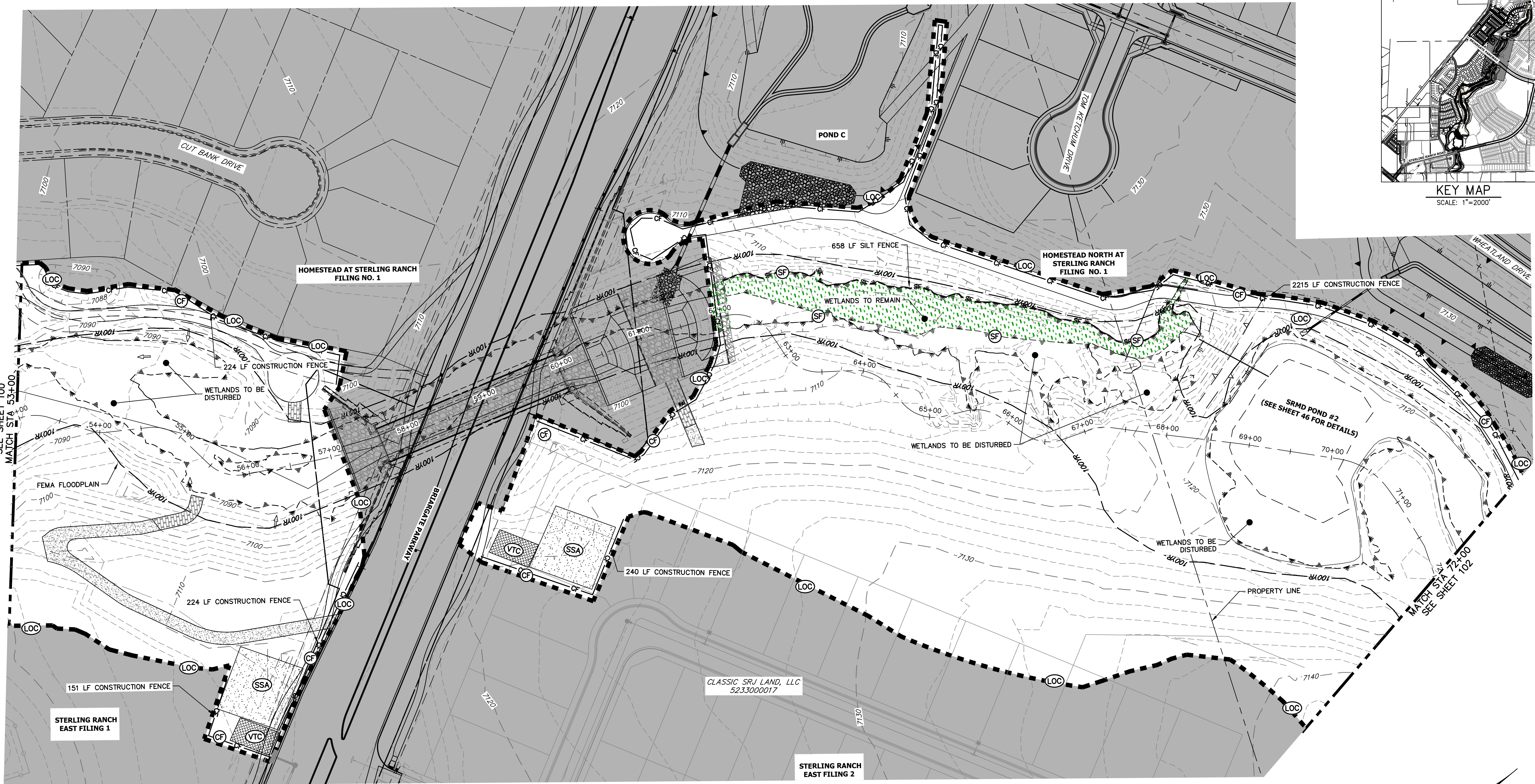
**ENGINEER'S STATEMENT**

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

DATE: 11/20/23

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



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

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

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

**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	ARTICULATED CONCRETE	
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			

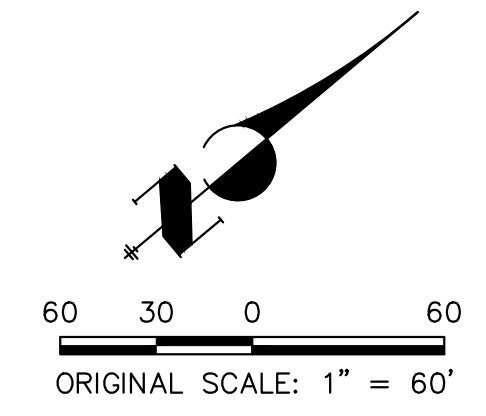
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**TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES**

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

**BENCHMARK**

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9863", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
 NORTHING = 411416.273  
 EASTING = 235167.071  
 ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE RANCHEROS SUBDIVISION  
 NORTHING = 410095.404  
 EASTING = 235052.131  
 ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
 NORTHING = 411399.962  
 EASTING = 233849.817  
 ELEVATION = 7030.82



**ENGINEER'S STATEMENT**

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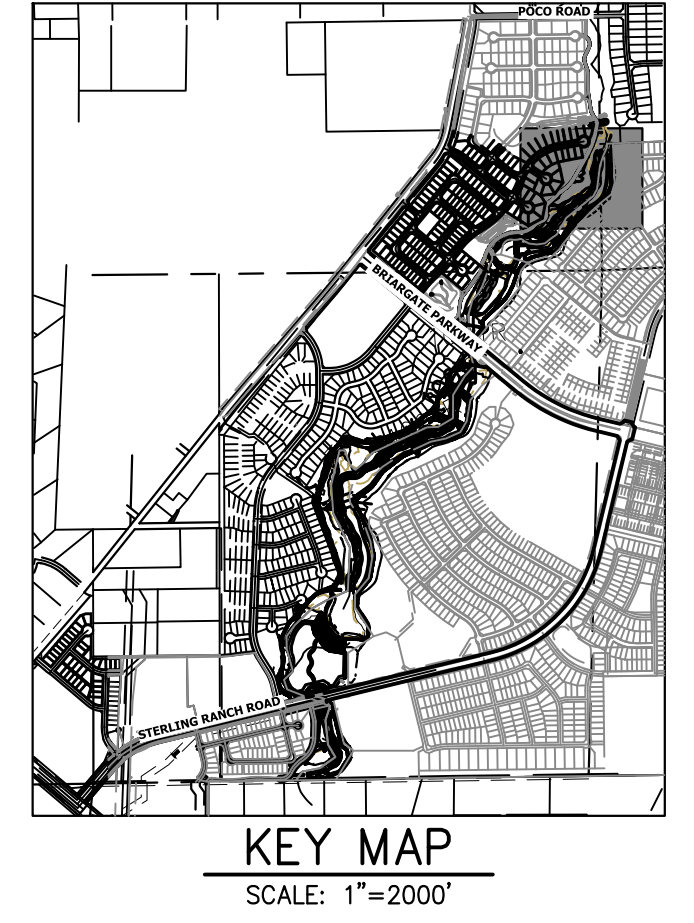
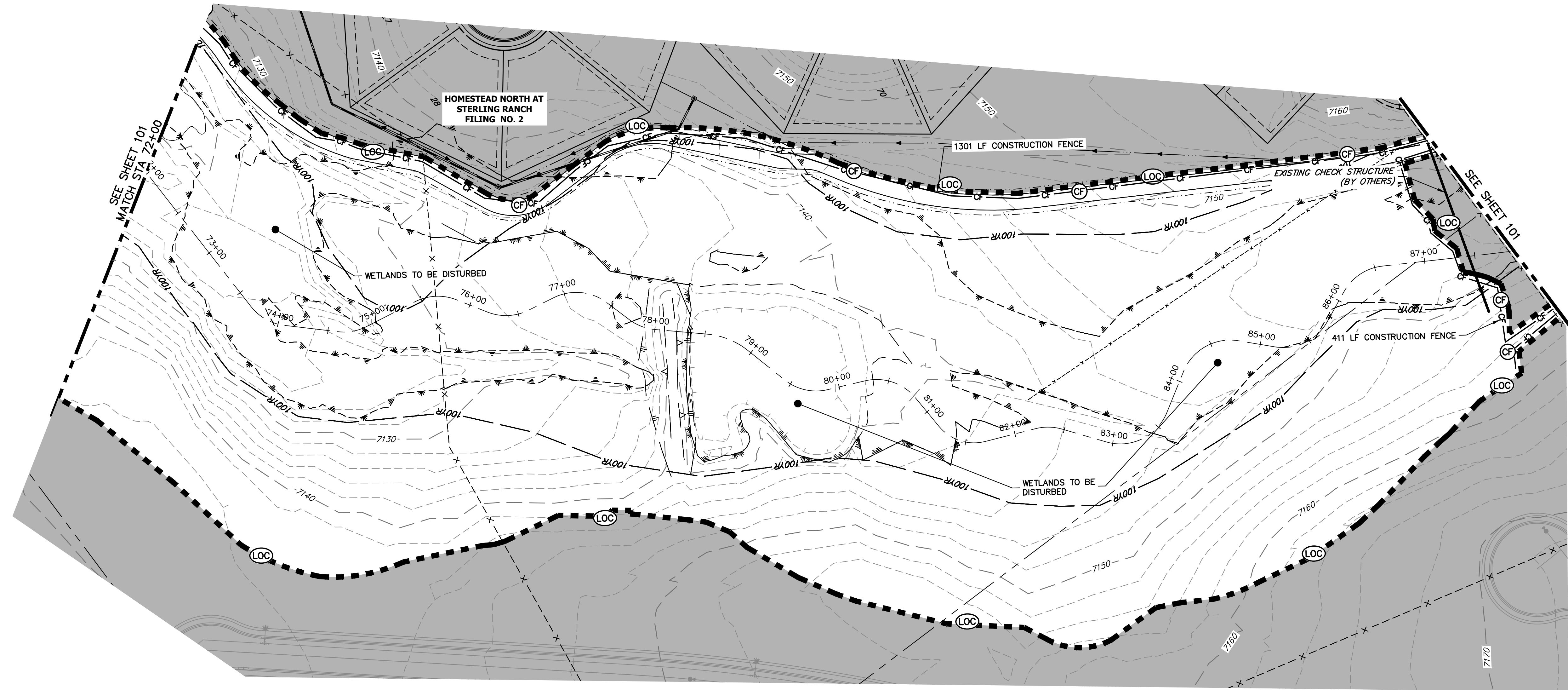
*Mike Bramlett*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

32314  
 11/20/23



SAND CREEK RESTORATION	GEC INITIAL	DESIGNED BY	DJV
		DRAWN BY	WLL
SHEET 101 OF 121		DATE	11/20/23
JOB NO. 25188.04		BY	DATE
		No.	REVISION
		H-SCALE	1"=60'
		V-SCALE	N/A

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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	CONSTRUCTION FENCE	PERMANENT LANDSCAPING	
EXISTING STORM SEWER	SILT FENCE	GEOTEXTILE	
EXISTING CURB & GUTTER	VEHICLE TRACKING CONTROL	COIR MATTING	
PROPOSED RIGHT OF WAY LINE	VEHICLE TRACKING CONTROL	ARTICULATED CONCRETE	
PROPOSED EASEMENT	STABILIZED STAGING AREA		
PROPOSED STORM SEWER	STABILIZED STAGING AREA		
PROPOSED CURB & GUTTER	CONCRETE WASHOUT AREA		
PROPOSED TOP OF SLOPE	CONCRETE WASHOUT AREA		
PROPOSED TOE OF SLOPE	STOCK PILE		
EXISTING DRAINAGE ARROW	TEMP DRAINAGE CHANNEL		
PROPOSED DRAINAGE ARROW	TEMP DRAINAGE CHANNEL		

**TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES**

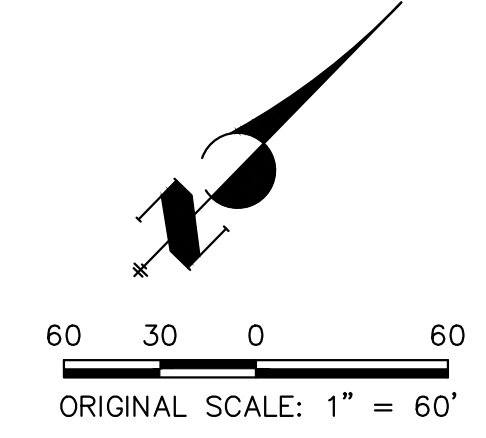
2681	LF	-	SILT FENCE
18900	LF	-	CONSTRUCTION FENCE
4	EA	-	CHECK DAMS
4	LS	-	STABILIZED STAGING AREA
4	LS	-	VEHICLE TRACKING CONTROL

**BENCHMARK**

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

**BASIS OF BEARINGS**

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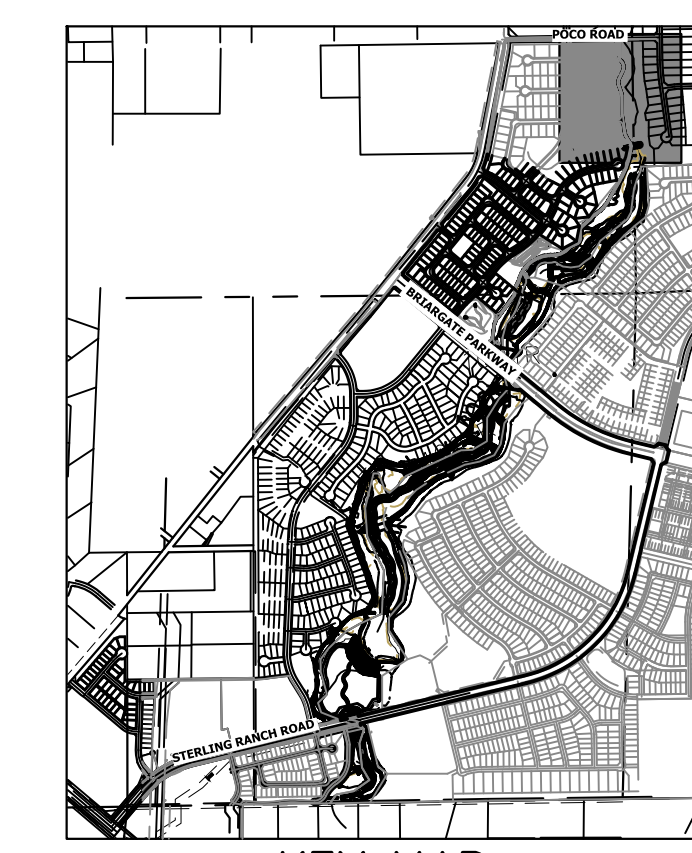
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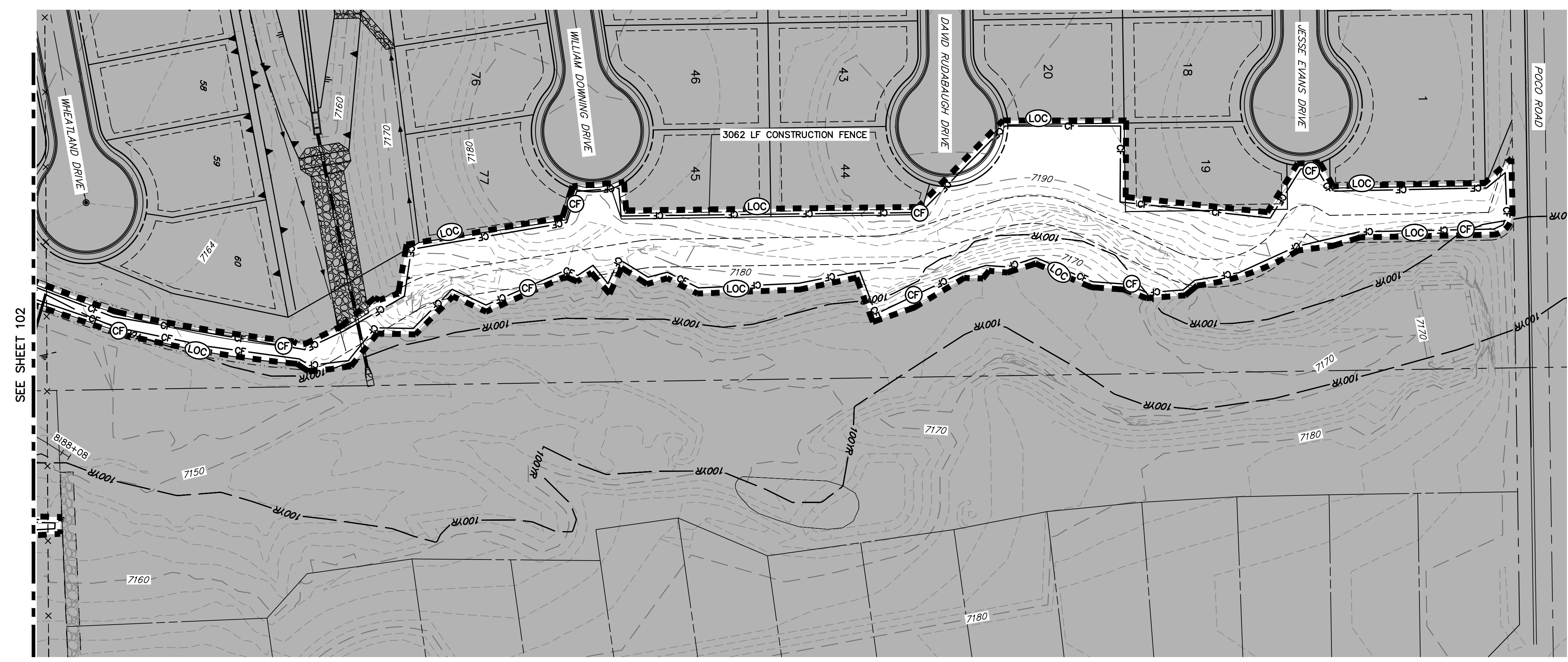
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

11/20/23

SAND CREEK RESTORATION	GEC INITIAL	DESIGNED BY	DJV
		DRAWN BY	WUL
SHEET 102 OF 121	JOB NO. 25188.04	DATE	11/20/23
		CHECKED BY	



KEY MAP  
SCALE: 1"=2000'



**TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES**

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

**BENCHMARK**

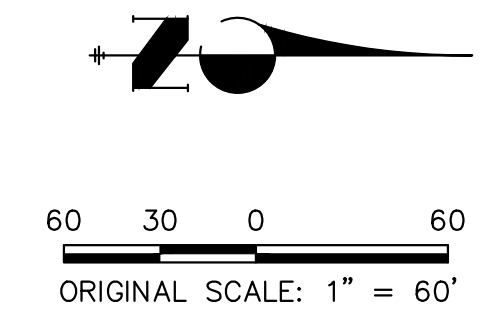
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**LEGEND**

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)	ARTICULATED CONCRETE	
PROPOSED EASEMENT	STOCK PILE (SP)		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			



**ENGINEER'S STATEMENT**

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

11/20/23

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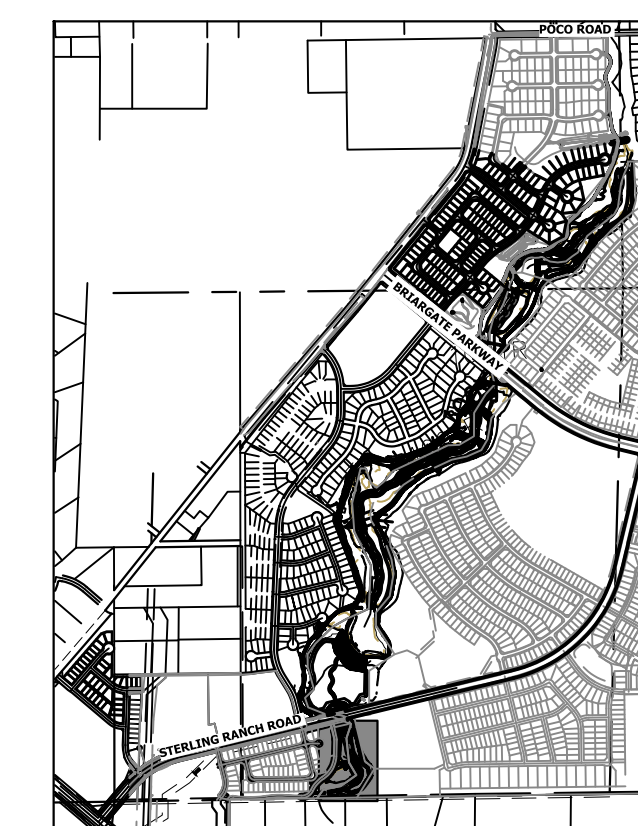
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
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BY	DATE	No.	REVISION

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

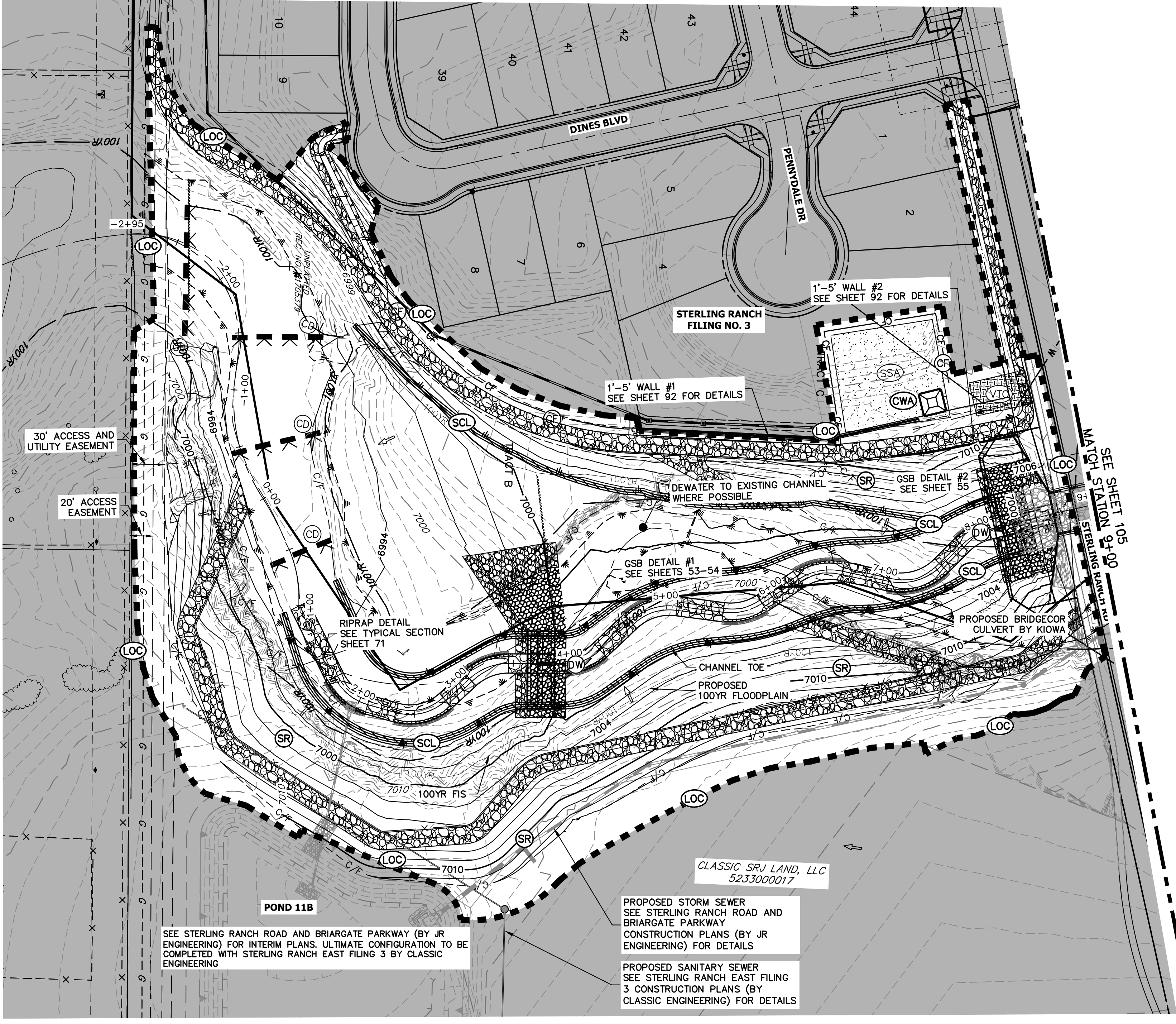




**KEY MAP**  
SCALE: 1" = 2000'

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**TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES**

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

**LEGEND**

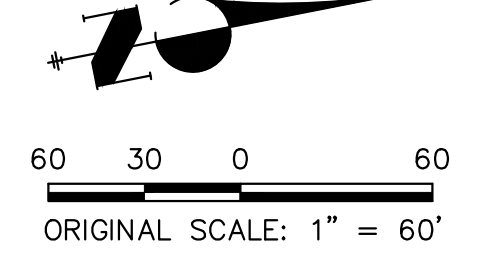
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EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION (LOC)	SEDIMENT CONTROL LOG (SCL)	TEMPORARY SEDIMENT BASIN (SB)
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE (DS)	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX (SM)	CHECK DAM (CD)
EXISTING EASEMENT	CONSTRUCTION FENCE (CF)	WETLANDS TO REMAIN (LS)	SURFACE ROUGHENING (SR)
SECTION LINE	CONSTRUCTION FENCE (CF)	PERMANENT LANDSCAPING (L)	
EXISTING STORM SEWER	SILT FENCE (SF)	GEOTEXTILE (ECB)	
EXISTING CURB & GUTTER	VEHICLE TRACKING CONTROL (VTC)	COIR MATTING (ECB)	
PROPOSED RIGHT OF WAY LINE	VEHICLE TRACKING CONTROL (VTC)	ARTICULATED CONCRETE	
PROPOSED EASEMENT	VEHICLE TRACKING CONTROL (VTC)		
PROPOSED STORM SEWER	STABILIZED STAGING AREA (SSA)		
PROPOSED CURB & GUTTER	STABILIZED STAGING AREA (SSA)		
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PROPOSED TOE OF SLOPE	CONCRETE WASHOUT AREA (CWA)		
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32314 11/20/23



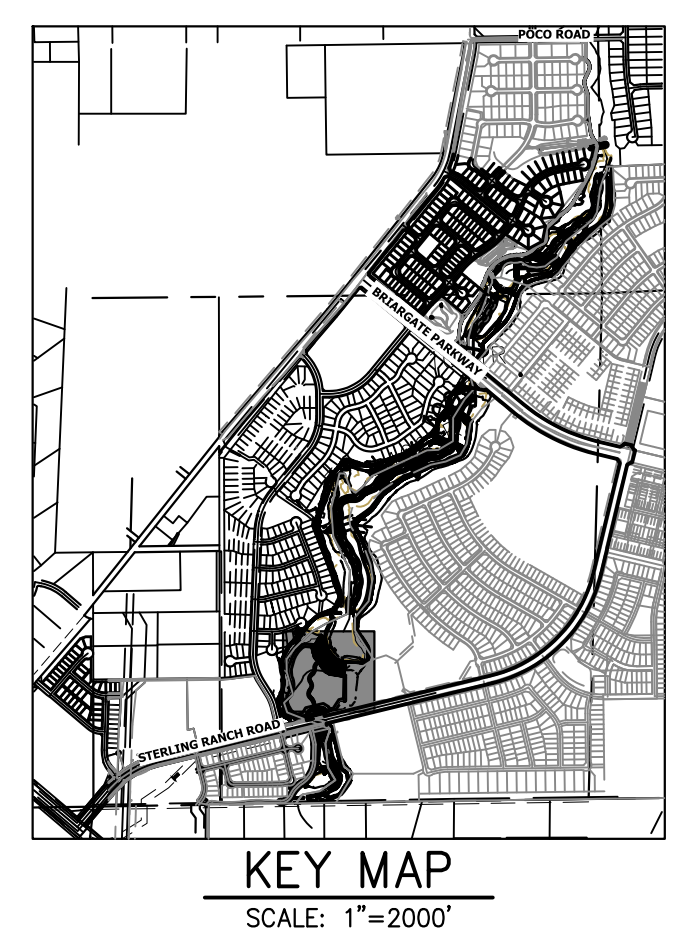
BY	DATE	No. REVISION	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
			1" = 60'	N/A	11/20/23	DJV				

**SAND CREEK RESTORATION**

**GEC INTERIM**

SHEET 104 OF 121

JOB NO. 25188.04



PREPARED FOR  
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**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.

**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
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EXISTING CURB & GUTTER	STABILIZED STAGING AREA	COIR MATTING	
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA	ARTICULATED CONCRETE	
PROPOSED EASEMENT	STOCK PILE		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
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PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

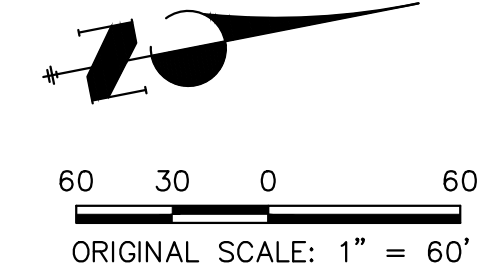
**TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES**

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

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

**BENCHMARK**

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARCK 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 PANWEE RANCHEROS SUBDIVISION  
 NORTHING = 410095.404  
 EASTING = 235052.131  
 ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARCK SUBDIVISION  
 NORTHING = 411399.962  
 EASTING = 233849.817  
 ELEVATION = 7030.82



**ENGINEER'S STATEMENT**

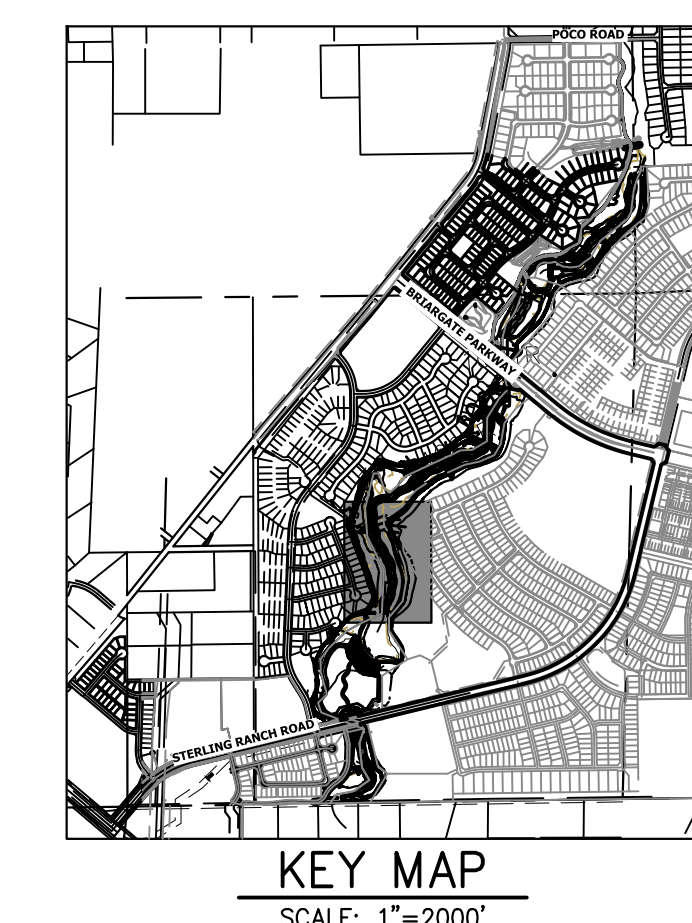
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*Mike Bramlett*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

32314  
 11/20/23



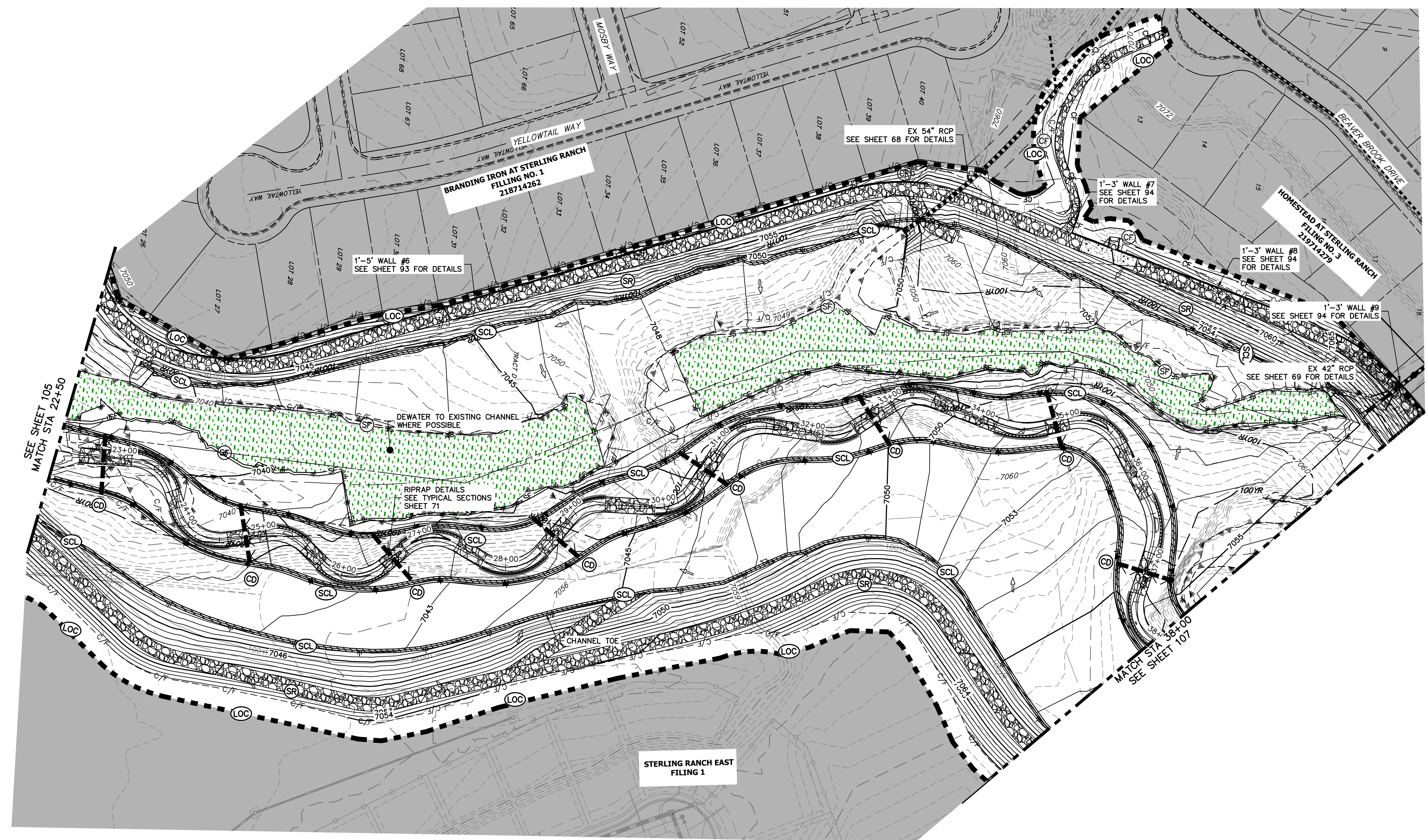
SAND CREEK RESTORATION	GEC INTERIM	BY	DATE
		NO.	REVISION
H-SCALE	1"=60'	DESIGNED BY	DJV
V-SCALE	N/A	DRAWN BY	WLL
DATE	11/20/23	CHECKED BY	
SHEET 105 OF 121		JOB NO. 25188.04	



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

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



**LEGEND**

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

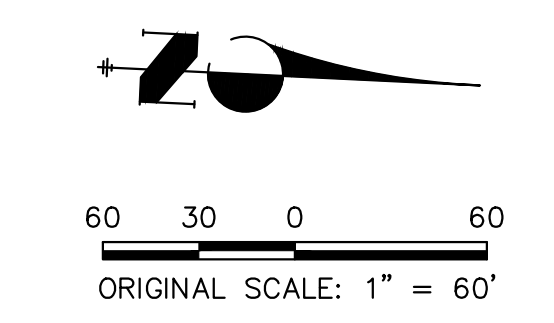
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 FOR AND ON BEHALF OF JR ENGINEERING

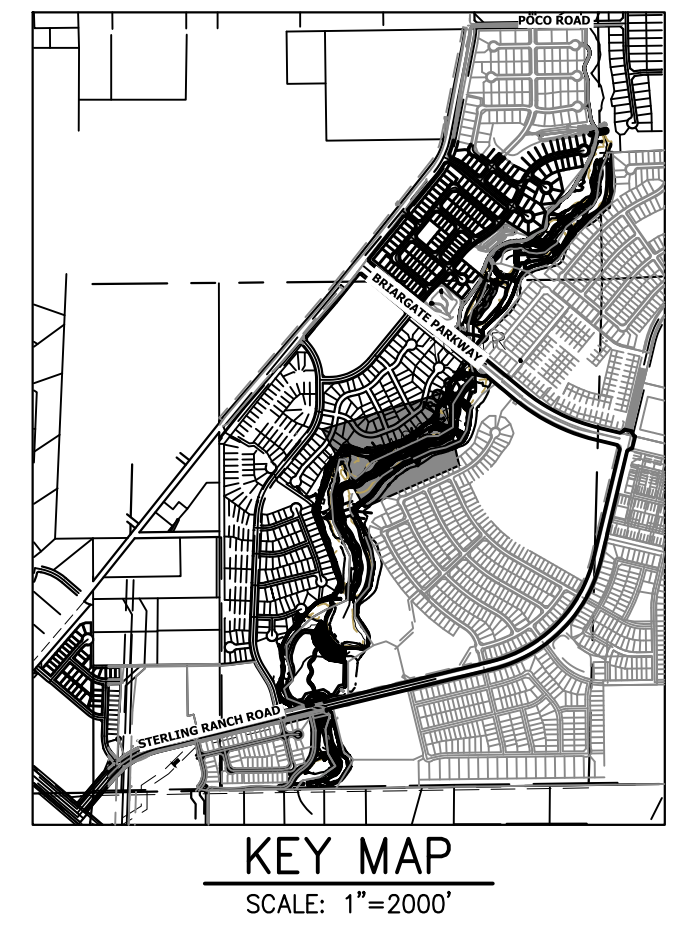
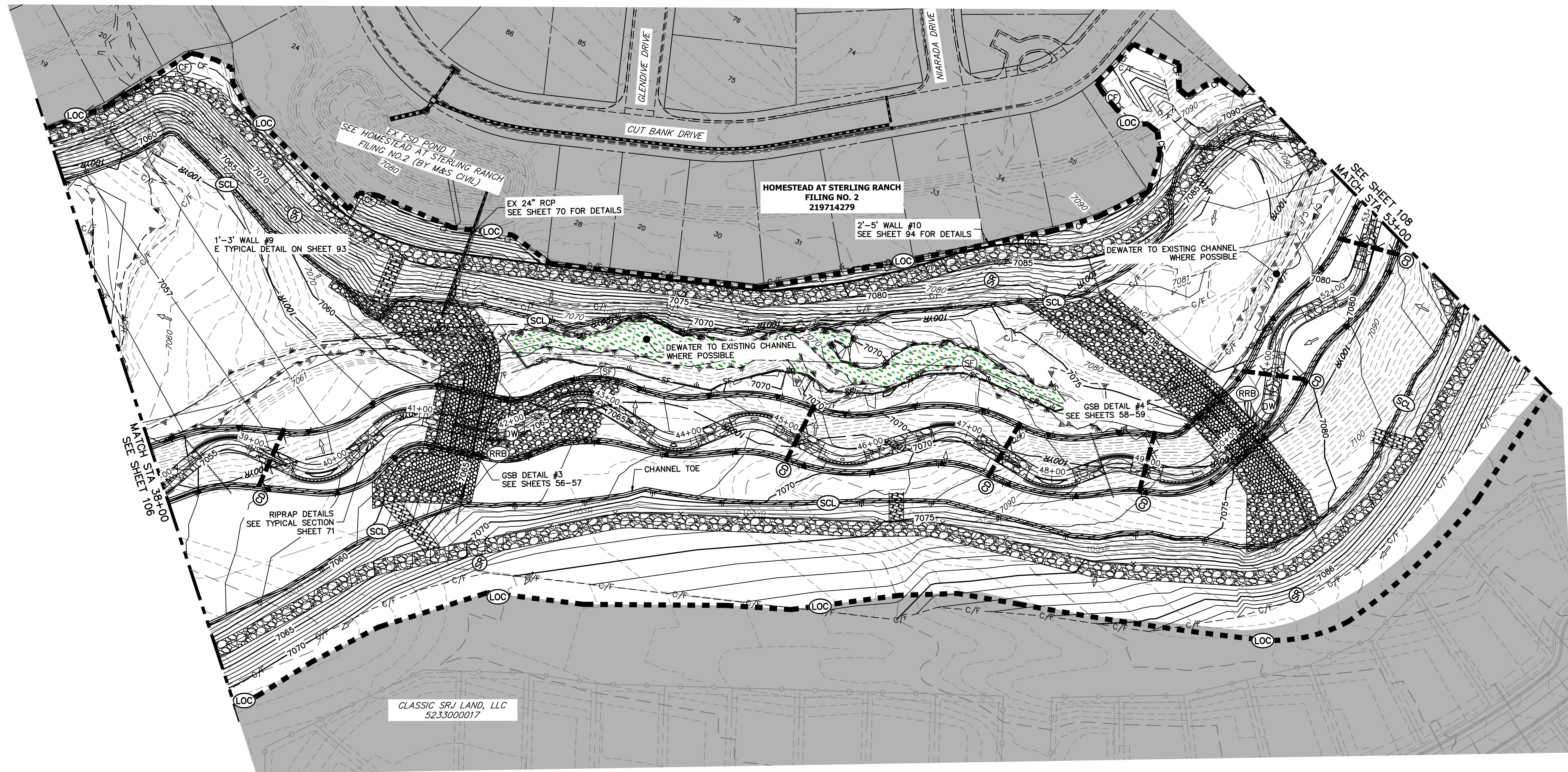
32314  
 11/20/23



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

SAND CREEK RESTORATION  
 GEC INTERIM

SHEET 106 OF 121  
 JOB NO. 25188.04



PREPARED FOR  
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 20 BOULDER CRESCENT  
 2ND FLOOR  
 COLORADO SPRINGS, CO 80903  
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**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	LS		
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	ARTICULATED CONCRETE	AC		
PROPOSED EASEMENT	STOCK PILE				
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL				
PROPOSED CURB & GUTTER					
PROPOSED TOP OF SLOPE					
PROPOSED TOE OF SLOPE					
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PROPOSED DRAINAGE ARROW					

**TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES**

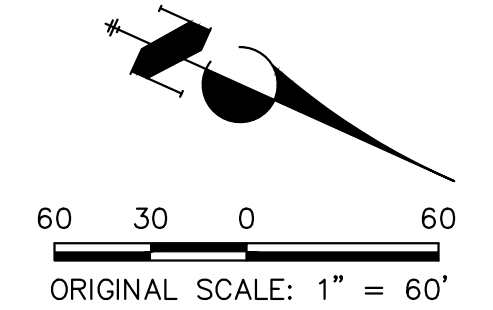
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 EASTING = 233849.617  
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**BASIS OF BEARINGS**

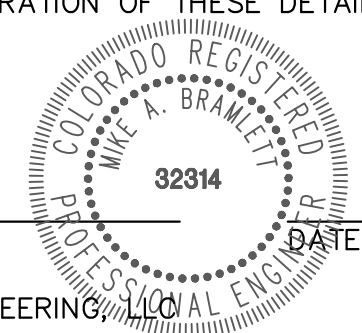
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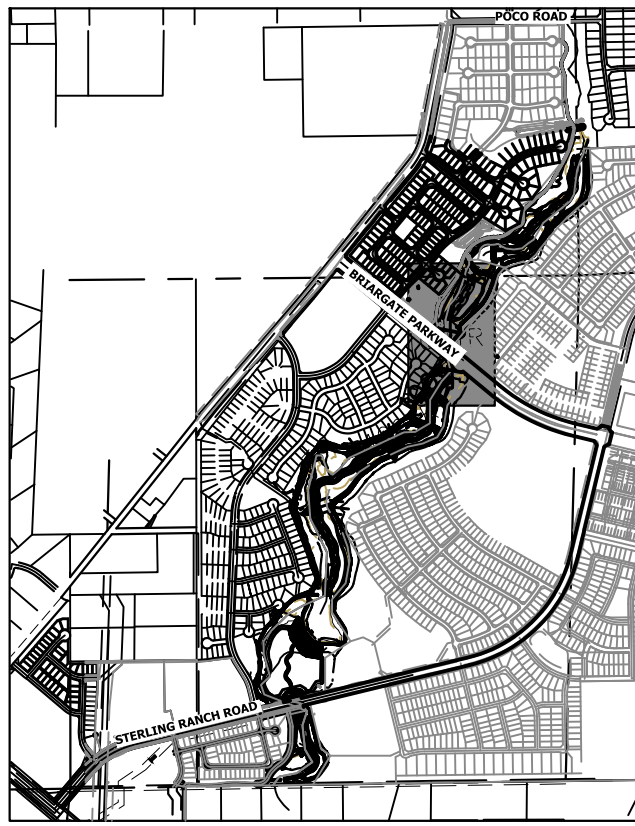
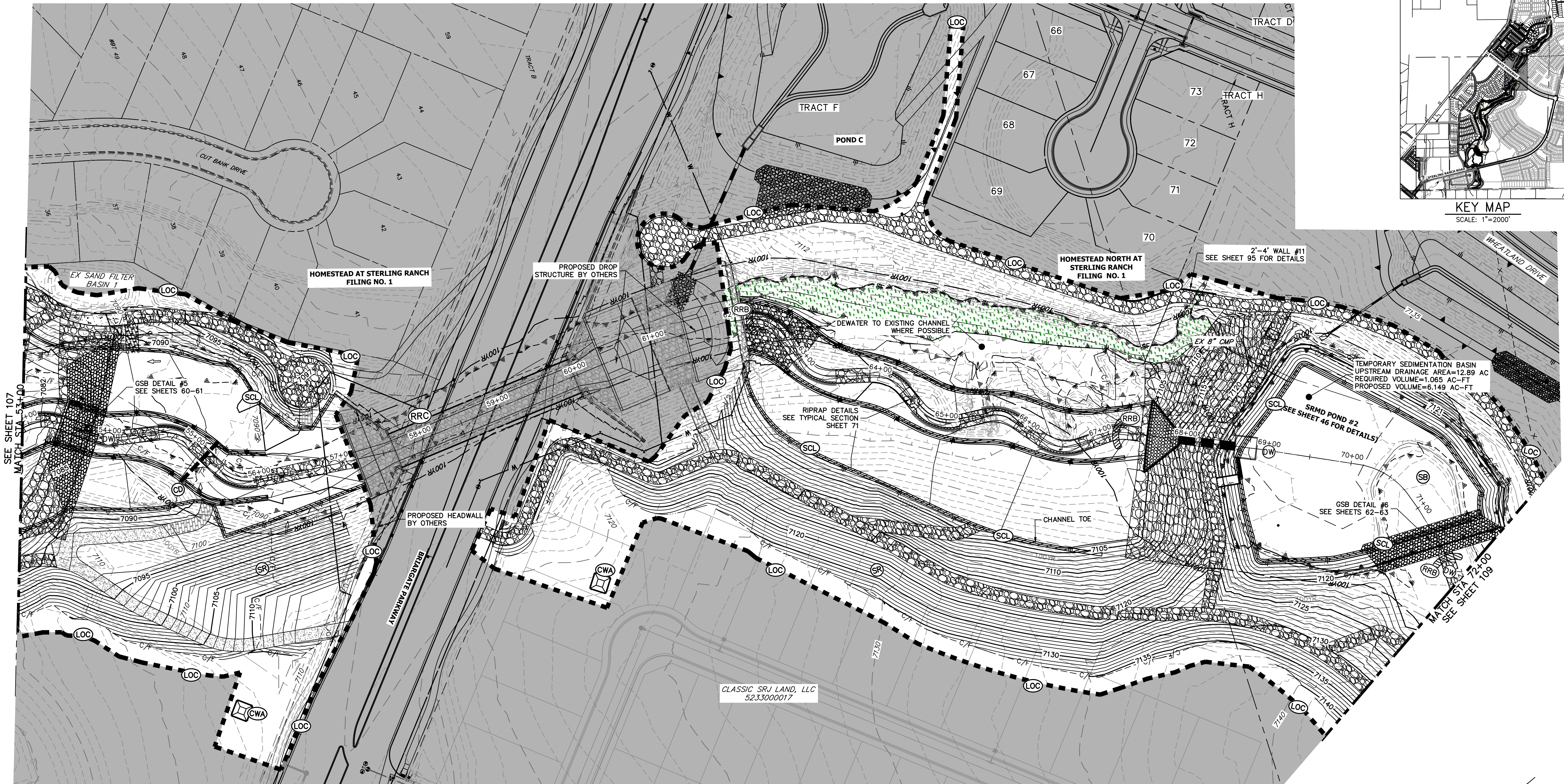
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Mike Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



SAND CREEK RESTORATION	BY	DATE					
	No.	REVISION					
GEC INTERIM	H-SCALE	1"=60'					
	V-SCALE	N/A					
	DATE	11/20/23					
	DESIGNED BY	DJV					
	DRAWN BY	WLL					
	CHECKED BY						
	SHEET	107	OF	121			
	JOB NO.	25188.04					



KEY MAP  
SCALE: 1"=2000'

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Central 303-740-8888 • Colorado Springs 719-583-2583  
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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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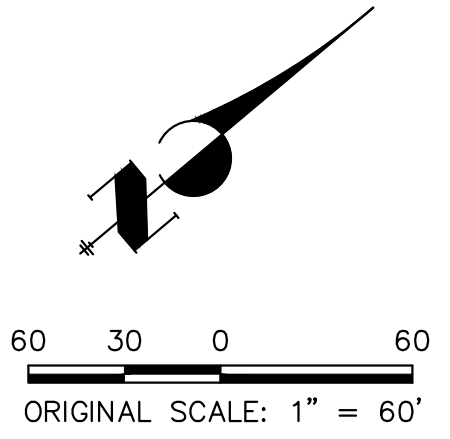
**TEMPORARY SEDIMENT BASIN NOTES:**

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

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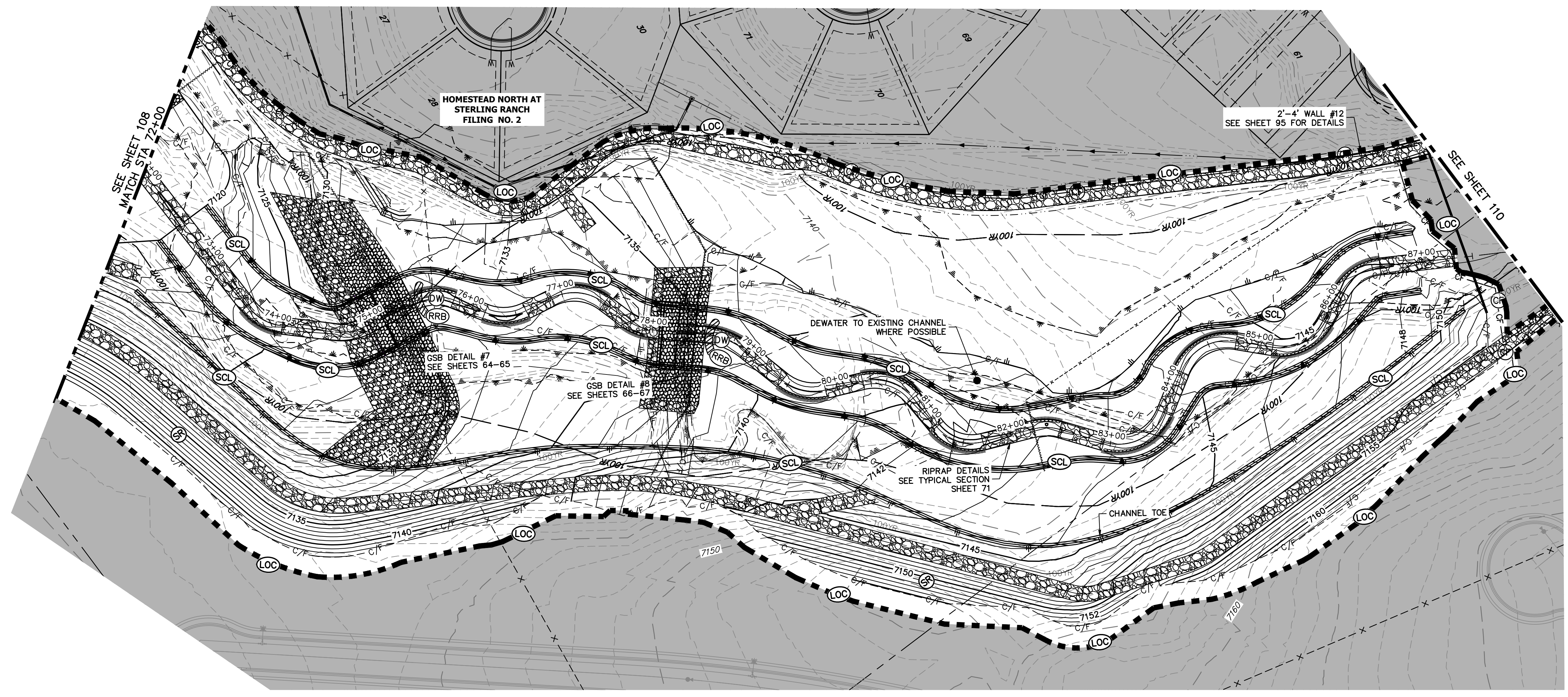
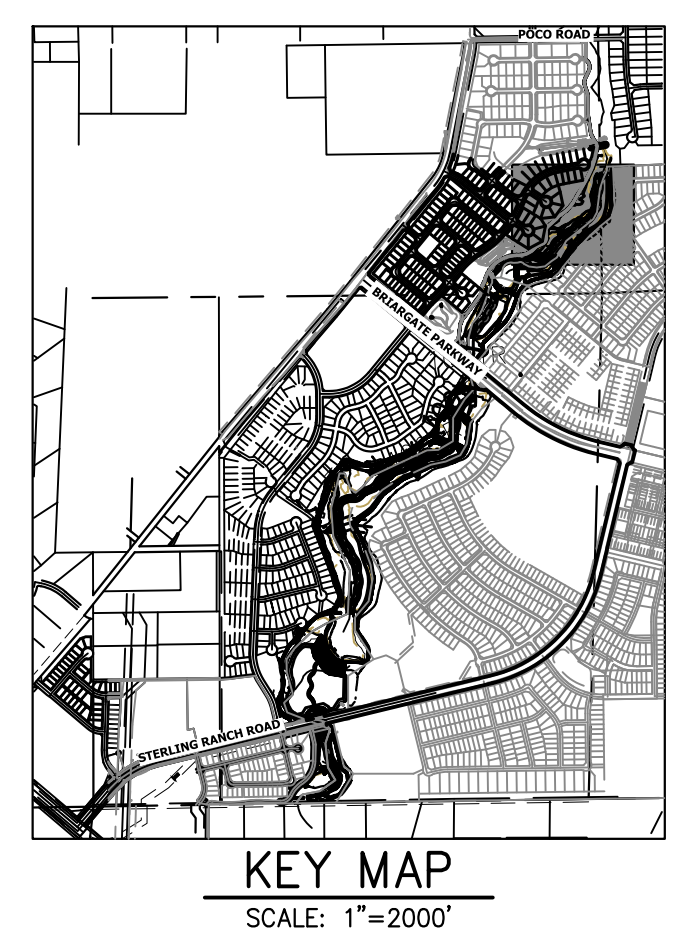


H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SAND CREEK RESTORATION									
GEC INTERIM									
SHEET 108 OF 121							JOB NO. 25188.04		

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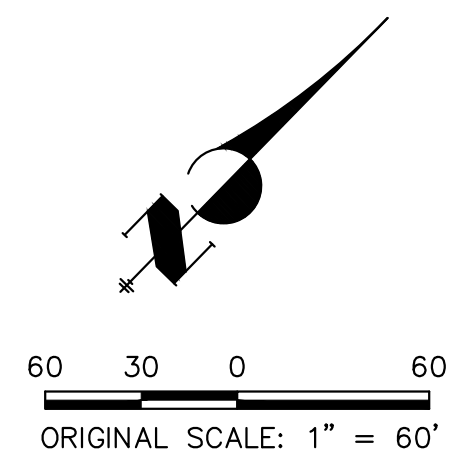
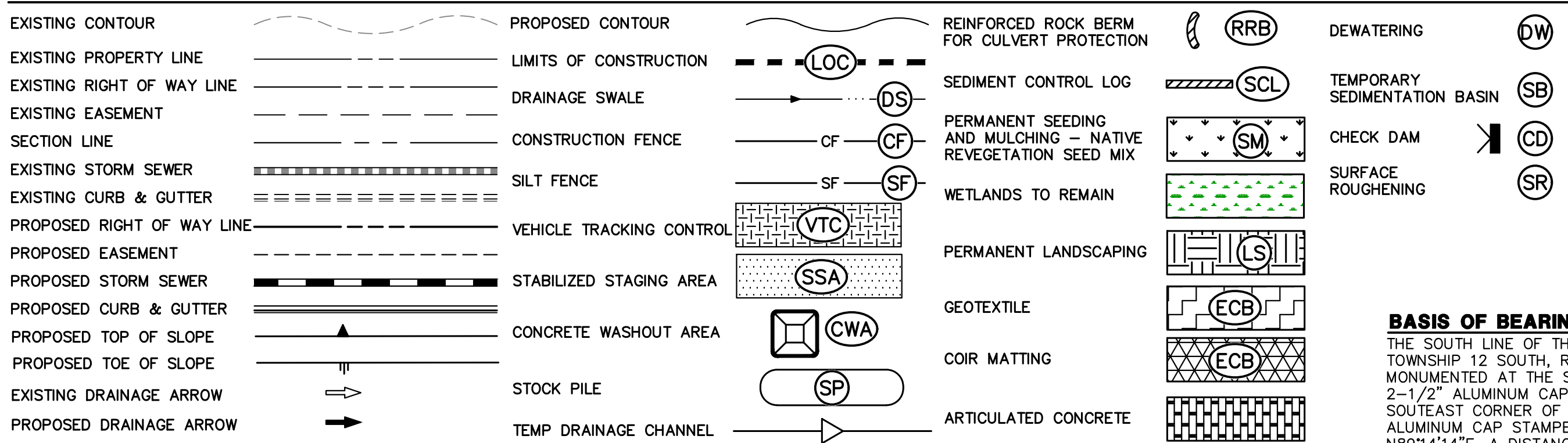
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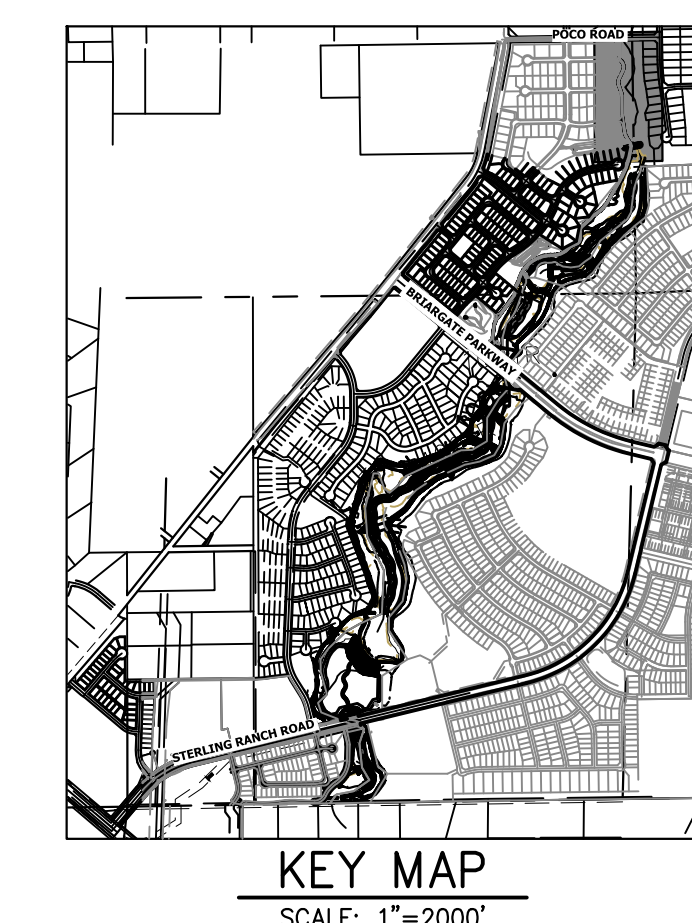


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 DATE 11/20/23

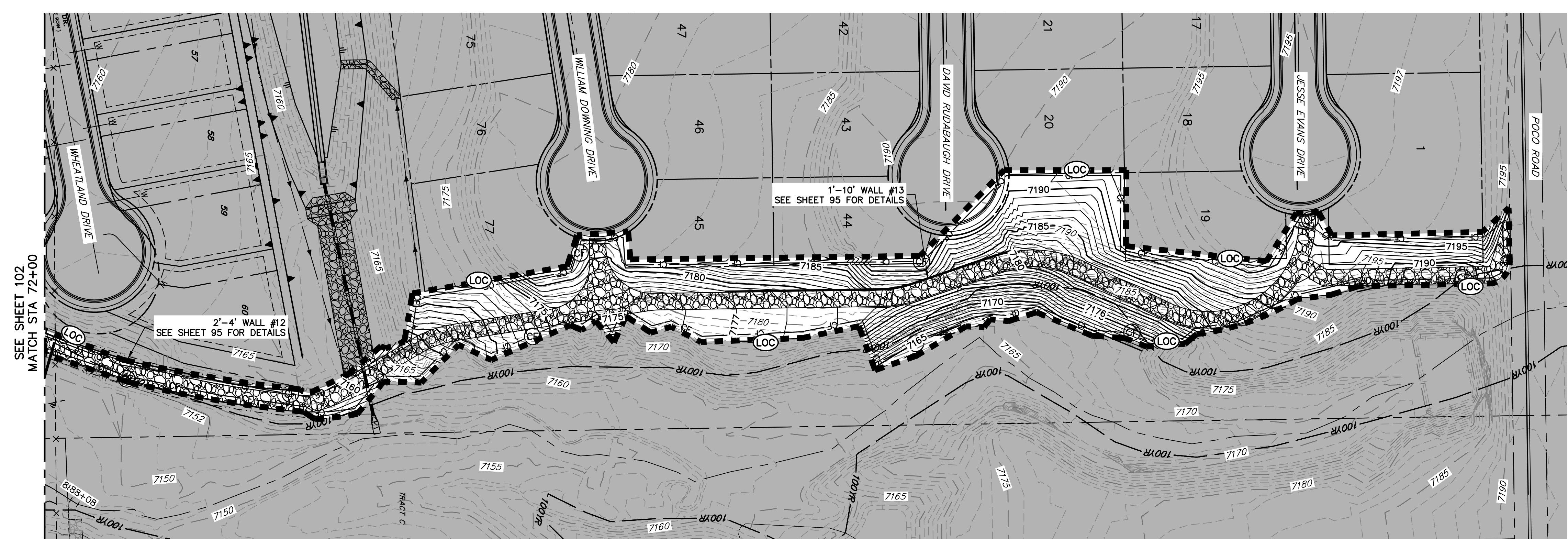
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**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com



**TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES**

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

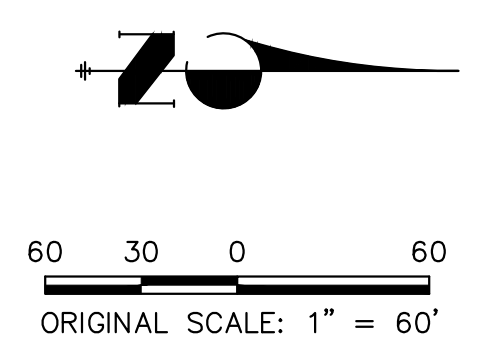
**BENCHMARK**

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

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

**LEGEND**

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



**ENGINEER'S STATEMENT**

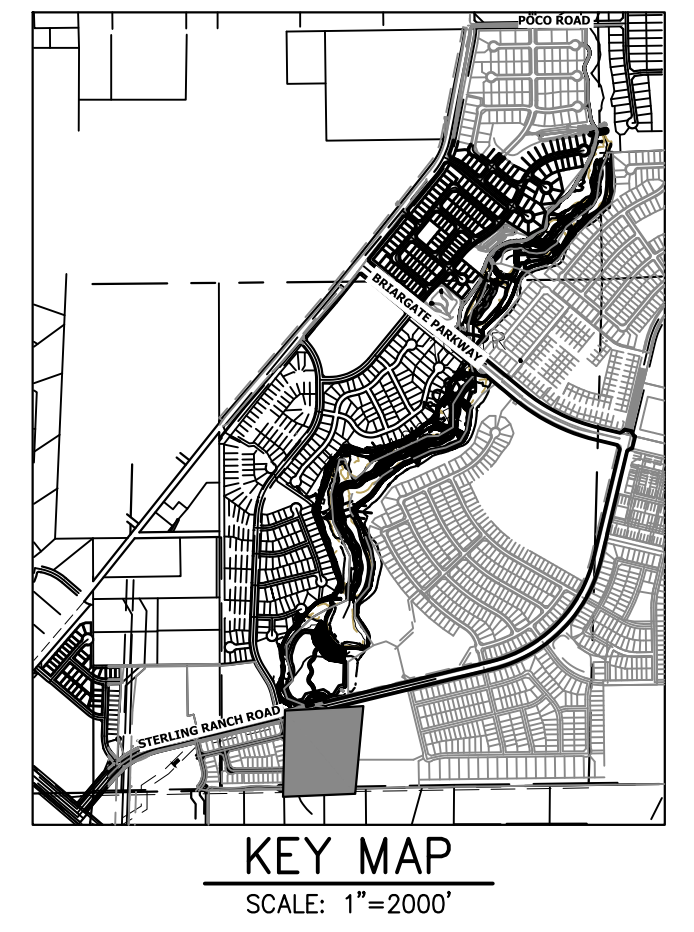
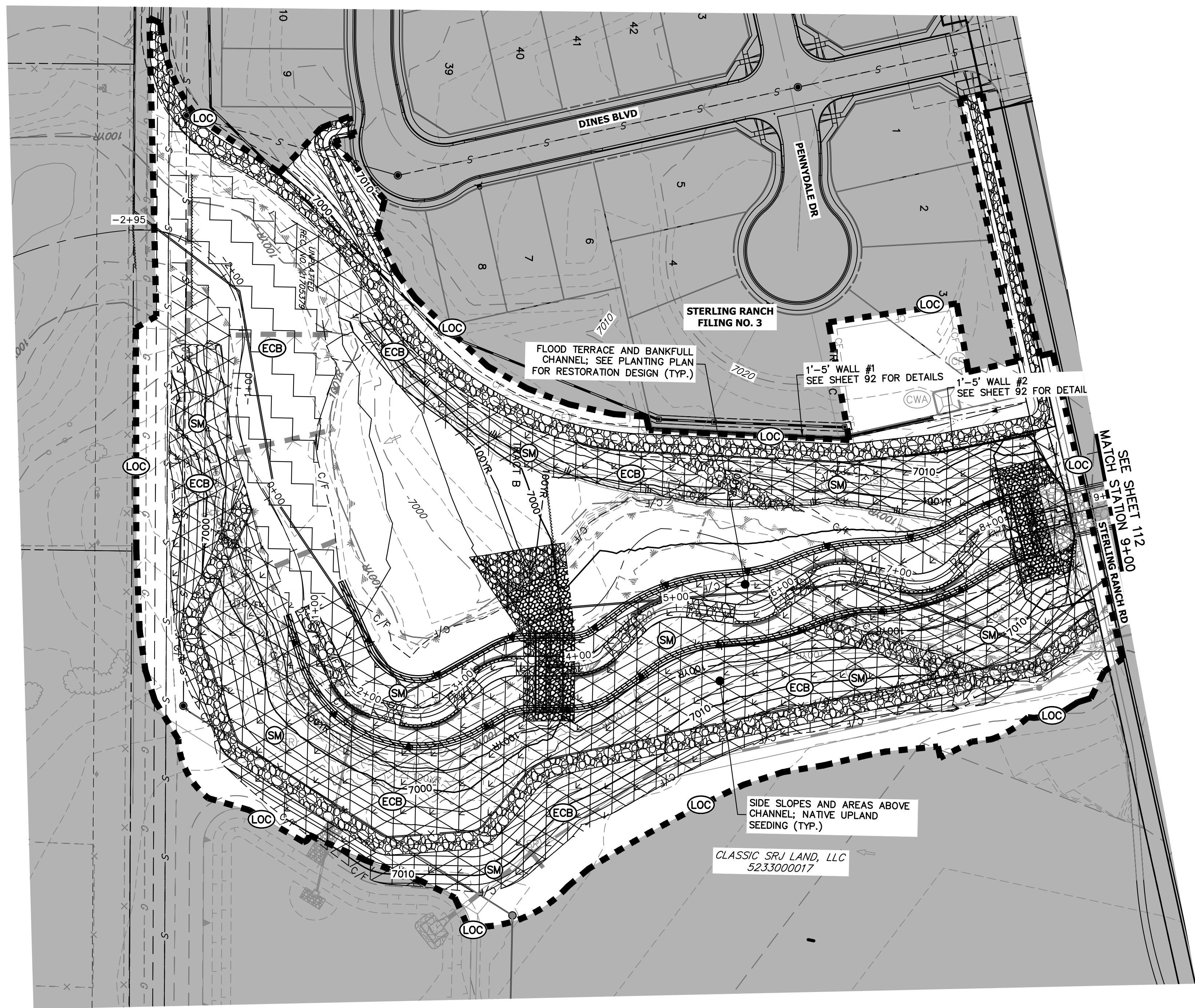
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MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

11/20/23

SAND CREEK RESTORATION	GEC INTERIM	H-SCALE	1"=60'	N/A	DATE	11/20/23	DESIGNED BY	DJV	WUL	BY	DATE
		V-SCALE	N/A		DRAWN BY		CHECKED BY				
SHEET 110 OF 121		JOB NO. 25188.04									

X:\25188\000\25188\04\Drawings\Sheet\Drawings\GEC\25188\04\_GEC\_Interim.dwg, 96 GEC\_Interim.dwg, 97/2024, 3:30:03 PM, VaughnD



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  
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**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
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	ARTICULATED CONCRETE	
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			

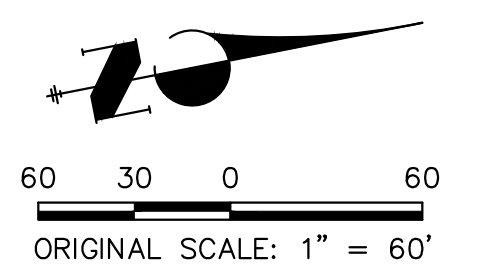
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48.65	AC	- SEEDING & MULCHING (UPLAND)
2.55	AC	- SEEDING & MULCHING (WETLAND)
1.93	AC	- GEOTEXTILE
32.58	AC	- COIR MATTING

**BENCHMARK**

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**ENGINEER'S STATEMENT**

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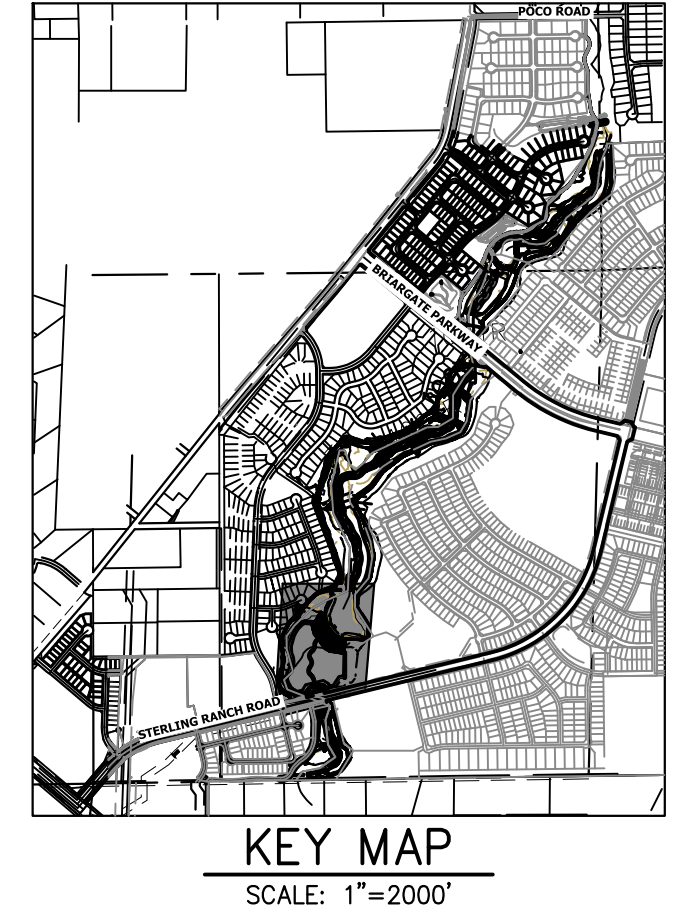
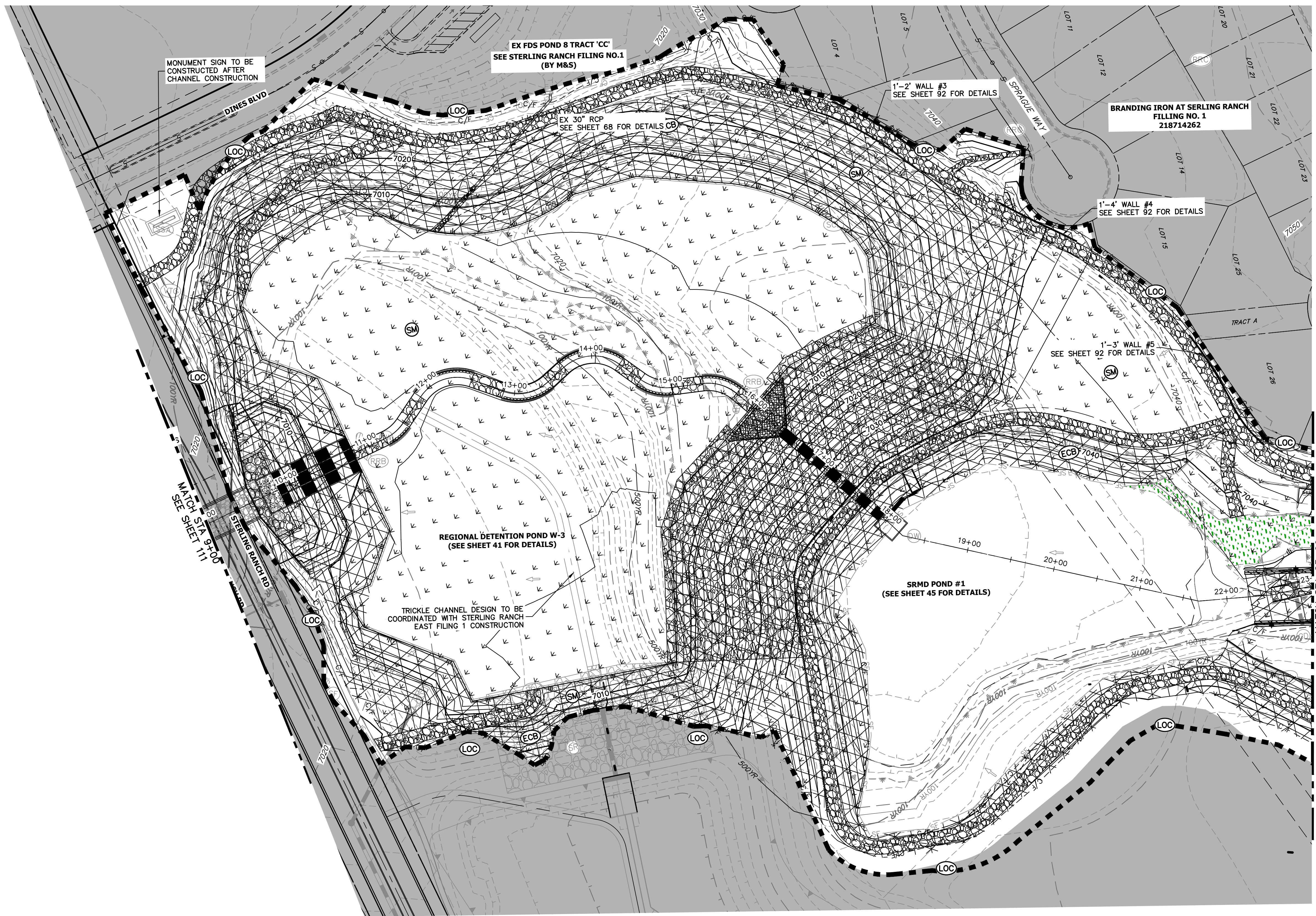
Mike Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

32314  
 11/20/23



SAND CREEK RESTORATION	GEC FINAL	BY	DATE	No.	REVISION	
		1"=60'	11/20/23			
		H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
		N/A	DJV			
			WLL			
SHEET 111	OF 121	JOB NO. 25188.04				





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

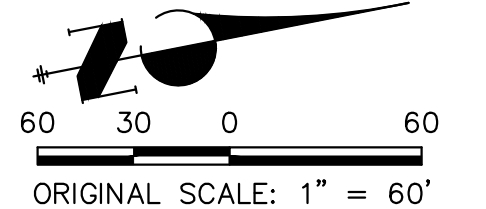
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2.55	AC	- SEEDING & MULCHING (WETLAND)
1.93	AC	- GEOTEXTILE
32.58	AC	- COIR MATTING

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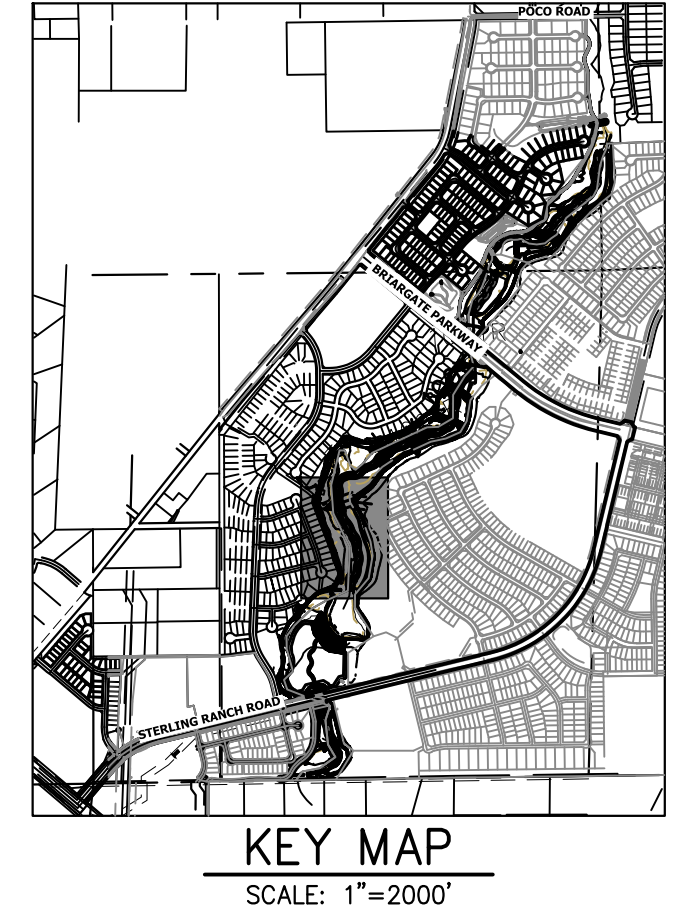
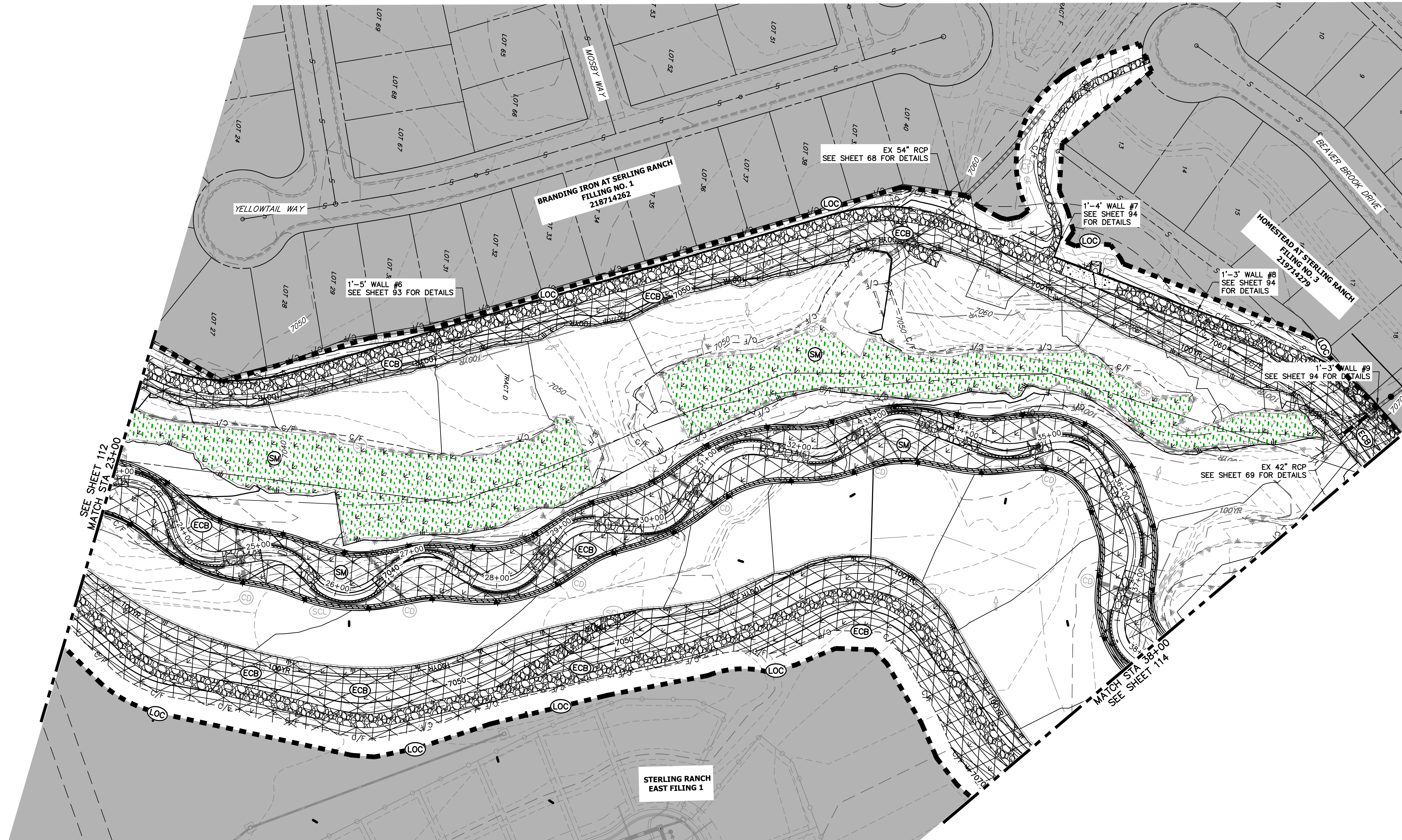
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Mike Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

32314  
 11/20/23



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



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BY	DATE	NO.	REVISION

**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)	ARTICULATED CONCRETE	
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			

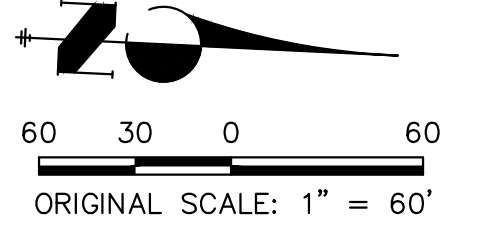
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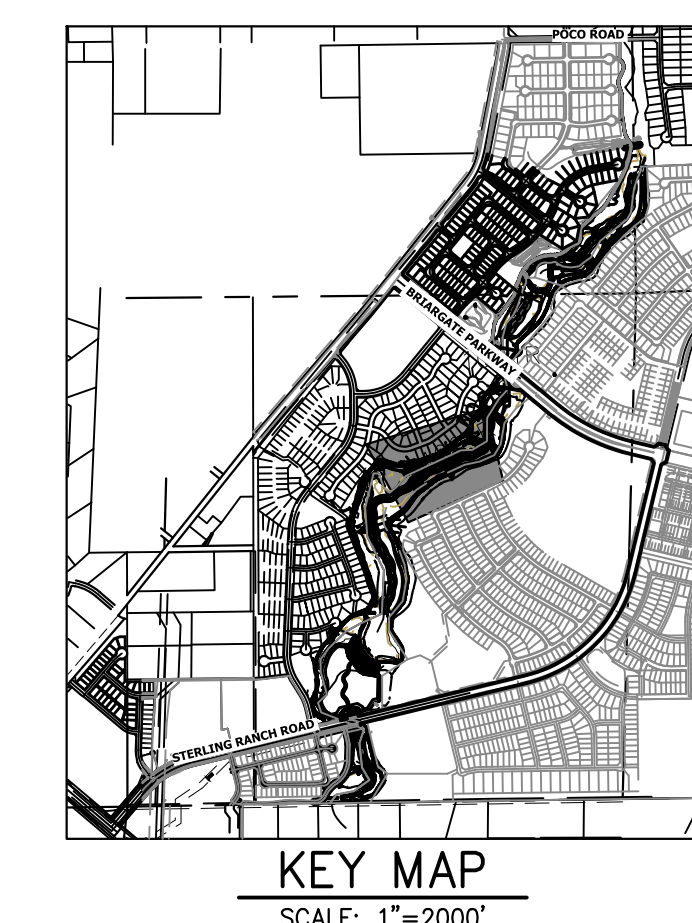
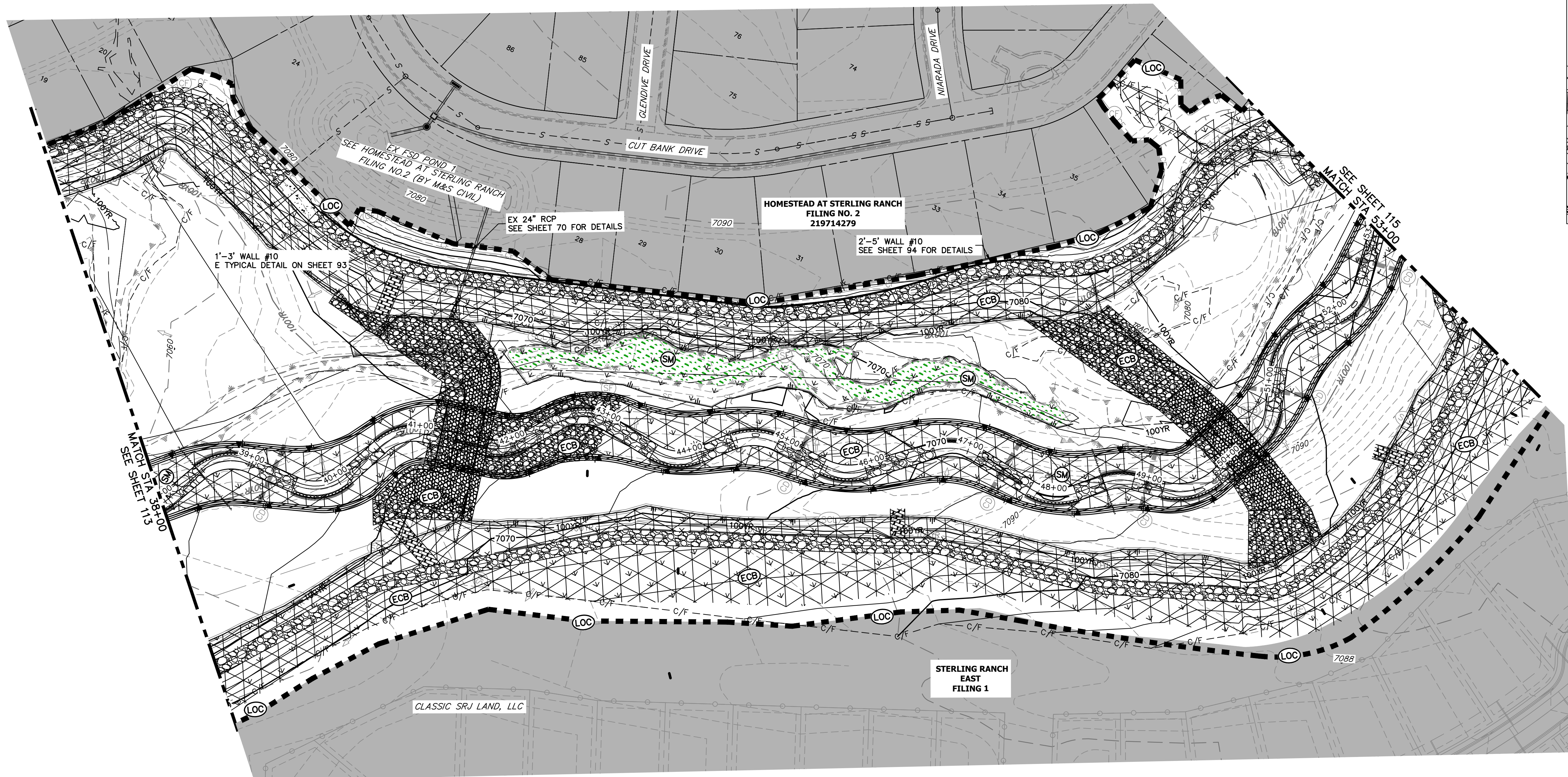
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32314  
 11/20/23  
 DATE

SAND CREEK RESTORATION	GEC FINAL	SHEET 113 OF 121
		JOB NO. 25188.04



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BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	11/20/23	DJV	WLL	

**LEGEND**

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EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
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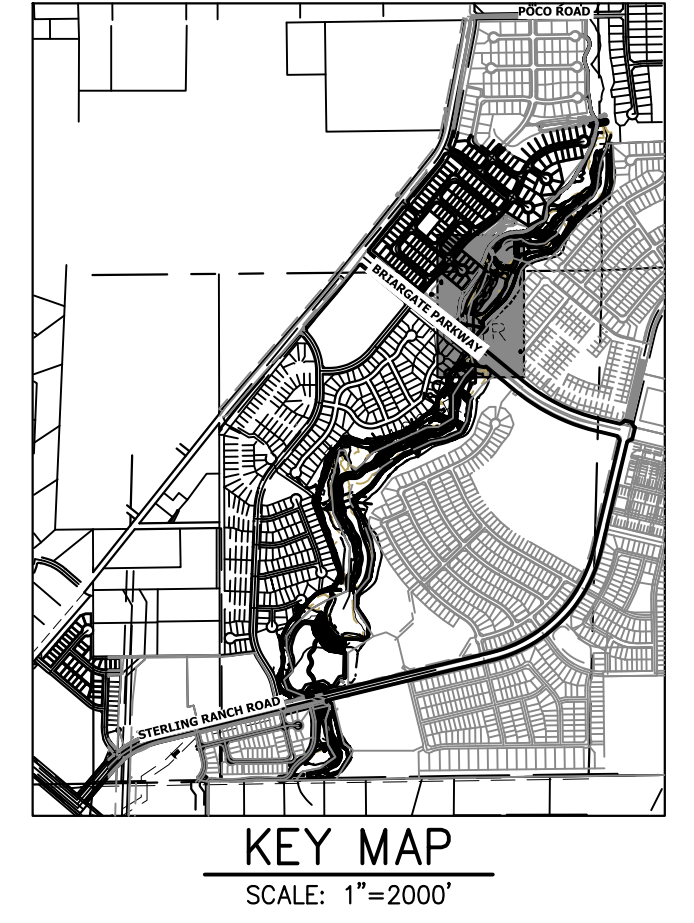
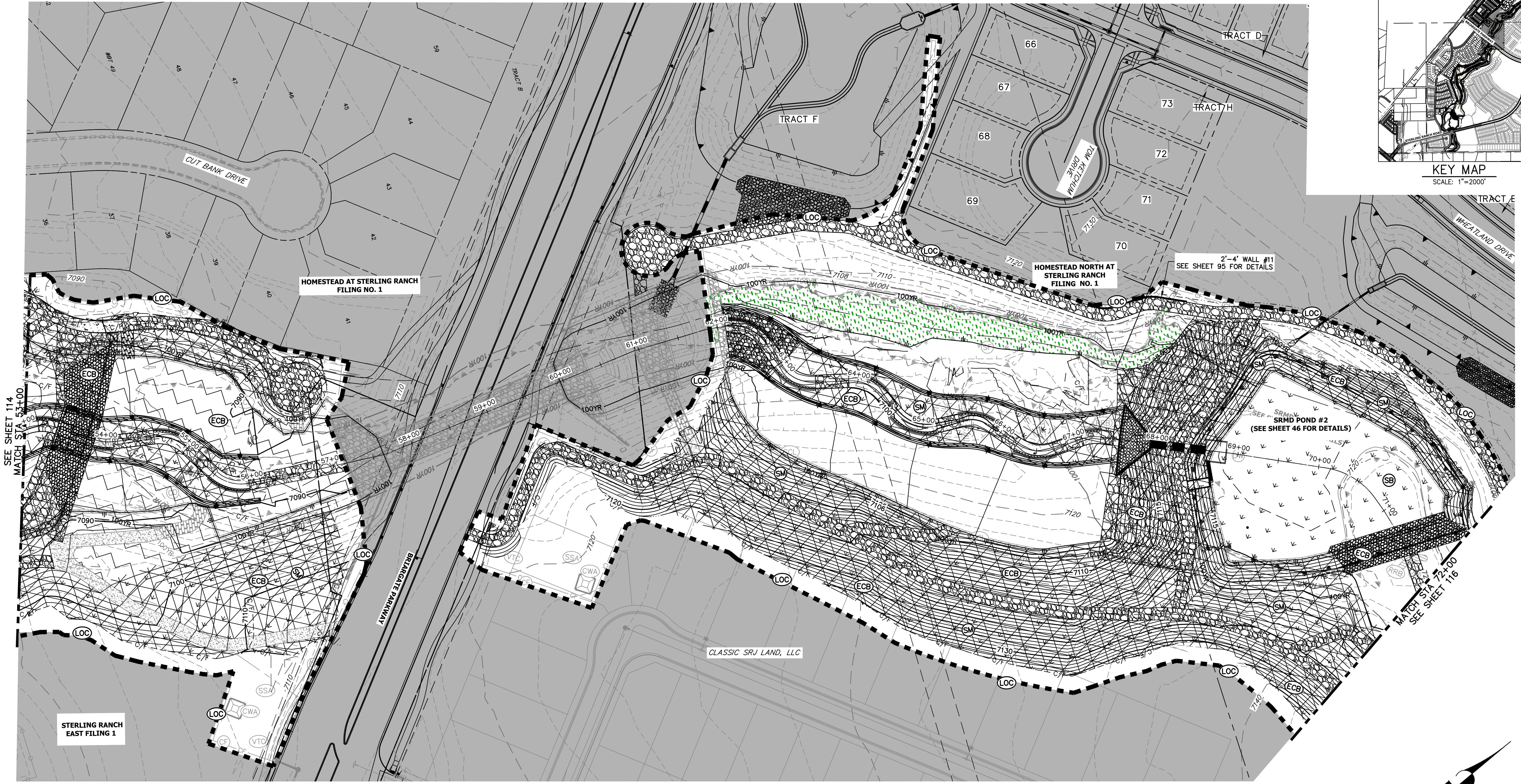


**ENGINEER'S STATEMENT**

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

32314  
 11/20/23



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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-8888 • Colorado Springs 719-583-2583  
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BY	DATE	REVISION

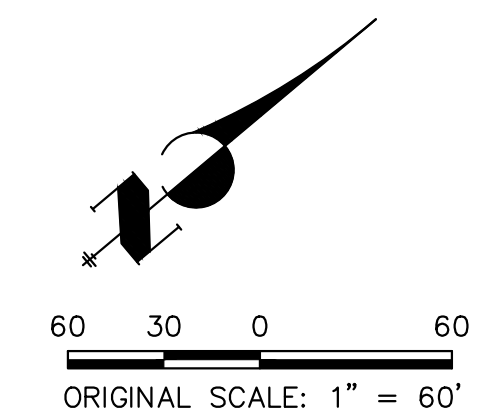
LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
PROPOSED RIGHT OF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

**BENCHMARK**

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARACK 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 BARBARACK 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.



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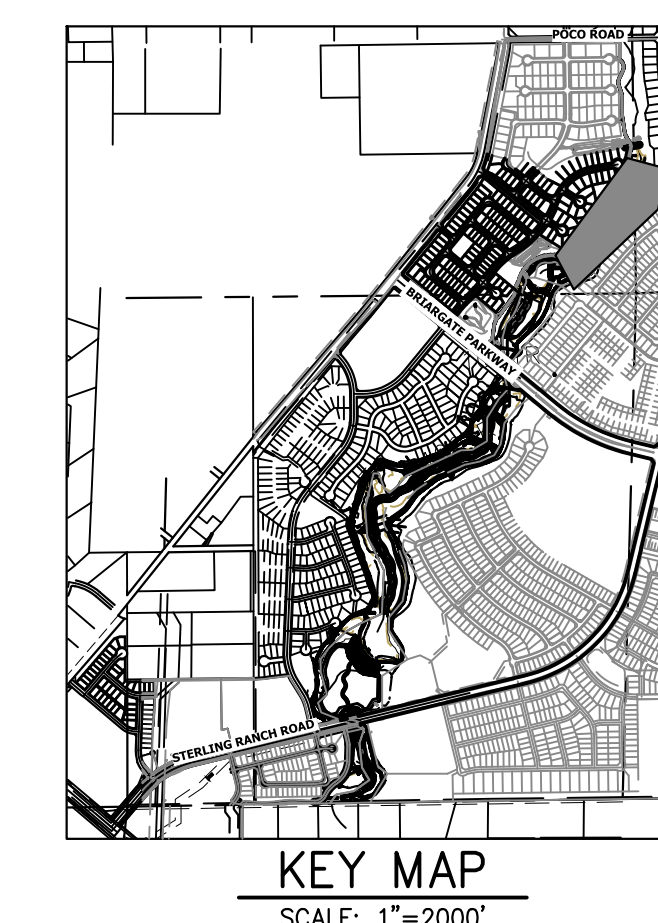
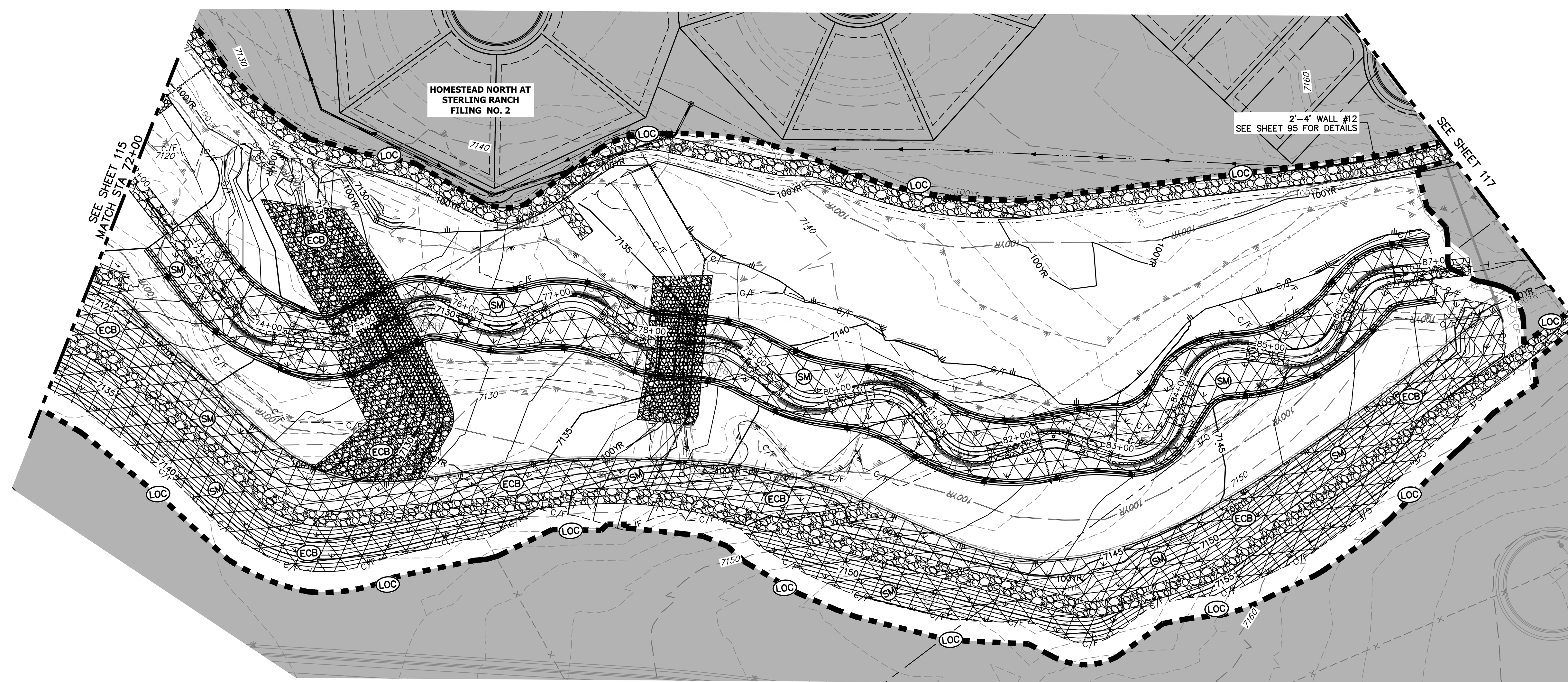
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*Mike Bramlett*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

DATE: 11/20/23

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

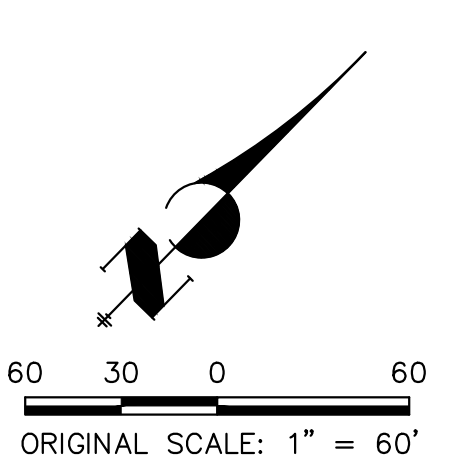
SAND CREEK RESTORATION	GEC FINAL
SHEET 115 OF 121	JOB NO. 25188.04



PREPARED FOR  
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 20 BOULDER CRESCENT  
 2ND FLOOR  
 COLORADO SPRINGS, CO 80903  
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No.	REVISION	BY	DATE



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

**TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES**

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

**BENCHMARK**

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
 NORTHING = 411416.273  
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**ENGINEER'S STATEMENT**

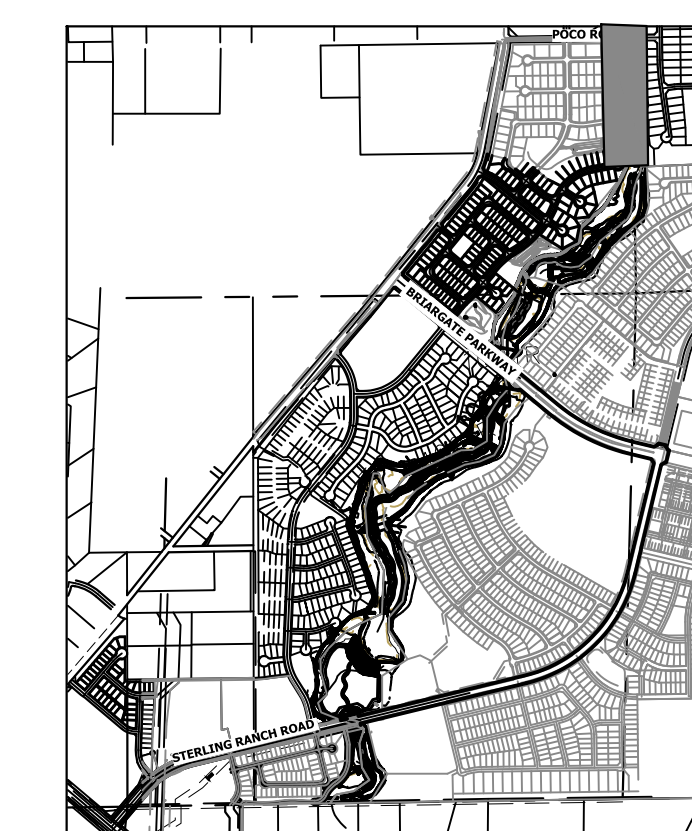
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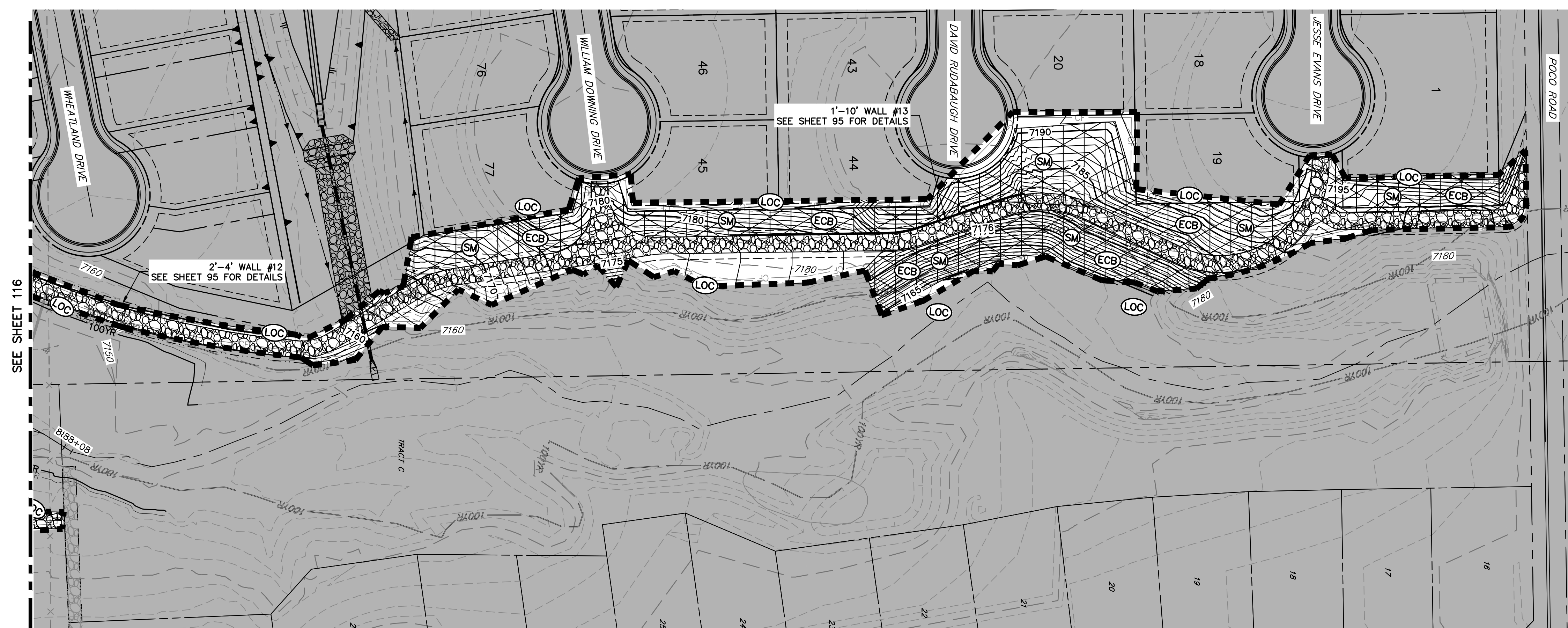
32314  
 11/20/23

SAND CREEK RESTORATION	GEC FINAL	H-SCALE	1"=60'
		V-SCALE	N/A
		DATE	11/20/23
DESIGNED BY	DJV	CHECKED BY	WUL
SHEET 116 OF 121		JOB NO. 25188.04	

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KEY MAP  
SCALE: 1"=2000'



SEE SHEET 116

**LEGEND**

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

**TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES**

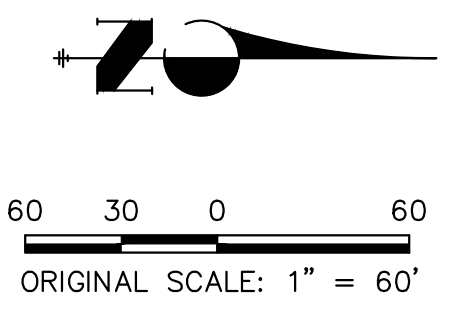
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
2ND FLOOR  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
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No.	REVISION	BY	DATE

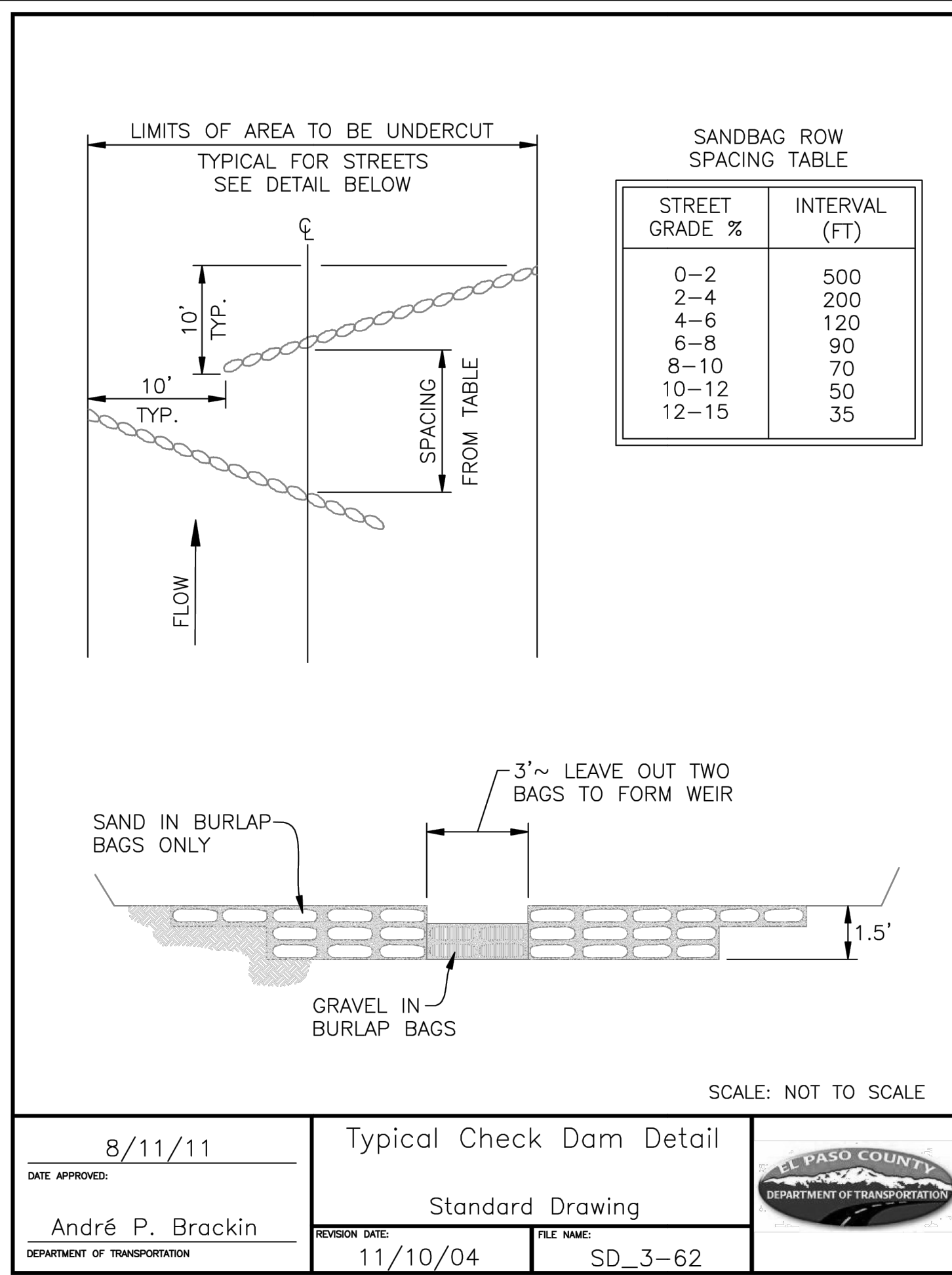
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V-SCALE	N/A
DATE	11/20/23
DESIGNED BY	DJV
DRAWN BY	WLL
CHECKED BY	



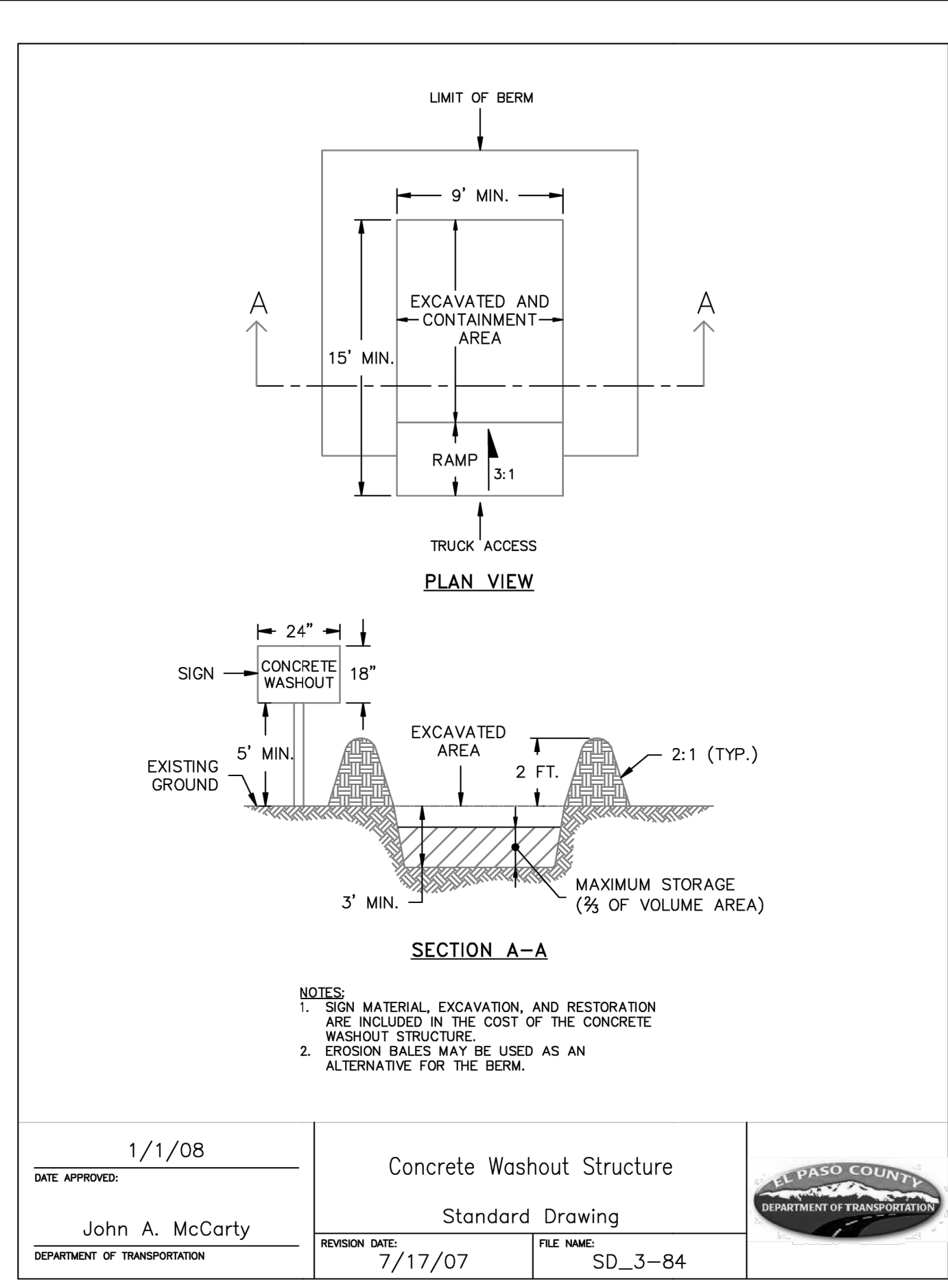
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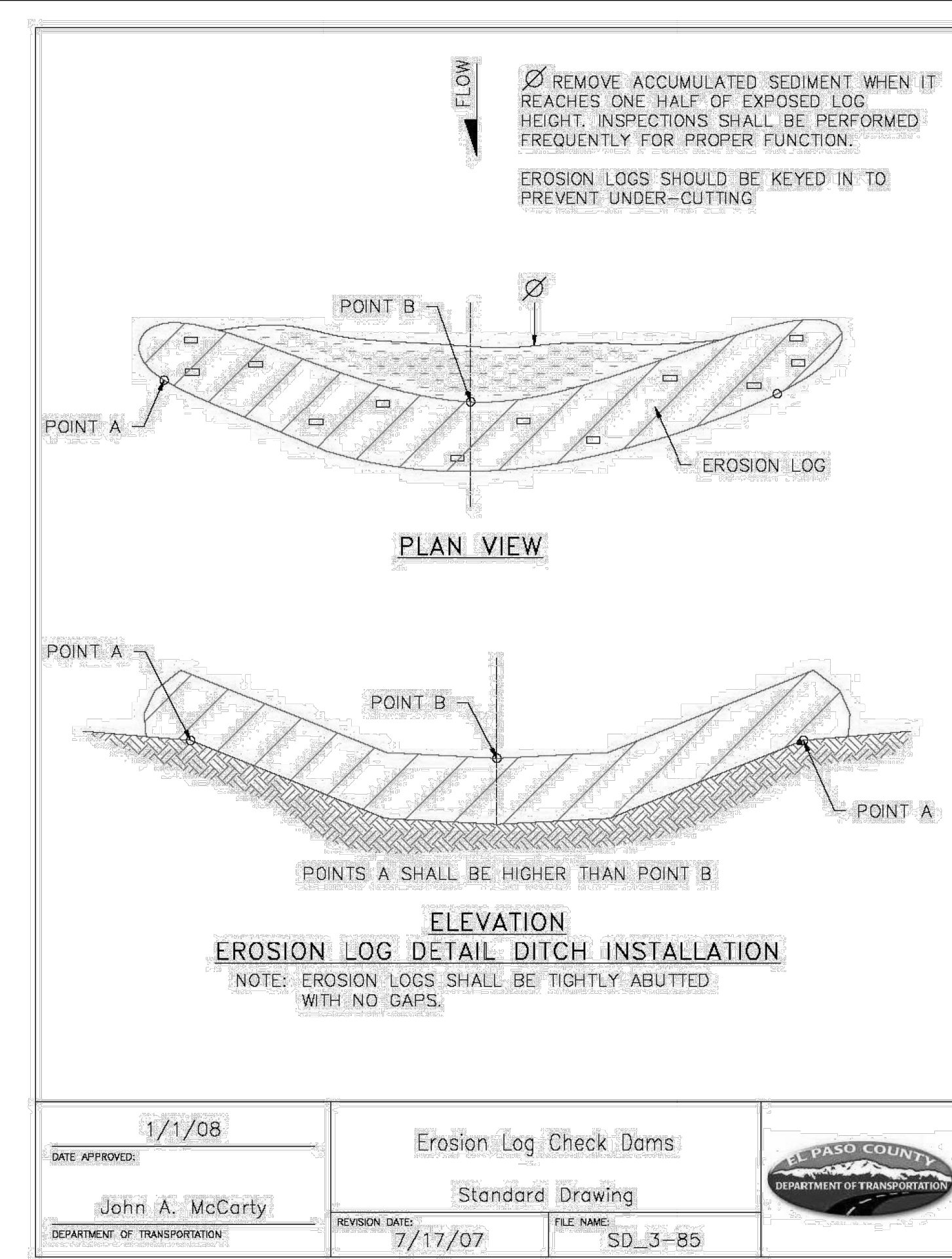
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



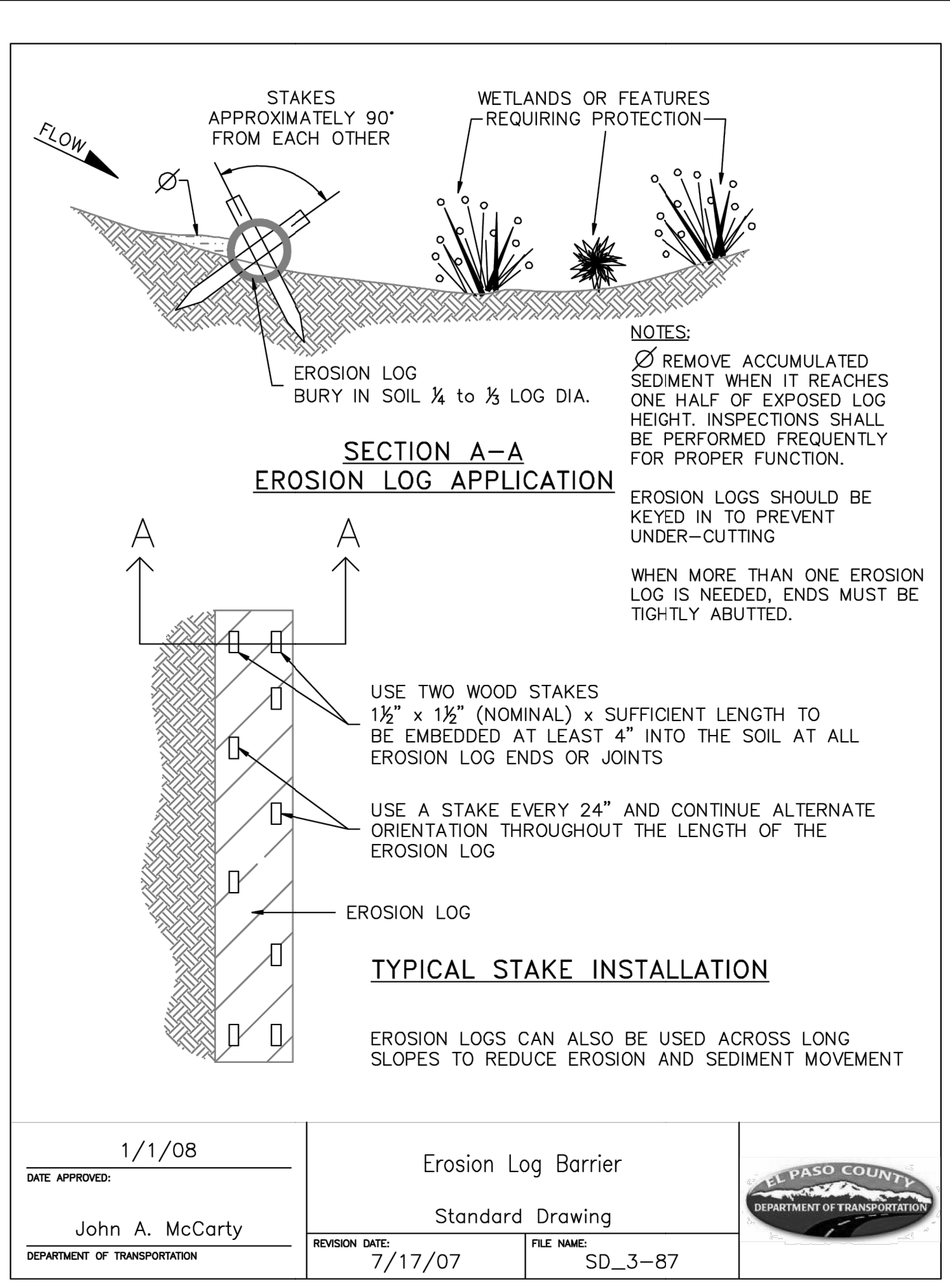
DATE APPROVED: 8/11/11	TITLE: Typical Check Dam Detail	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: André P. Brackin	STANDARD DRAWING	FILE NAME: SD_3-62
REVISION DATE: 11/10/04	REVISION: 1	FILE NAME: SD_3-62



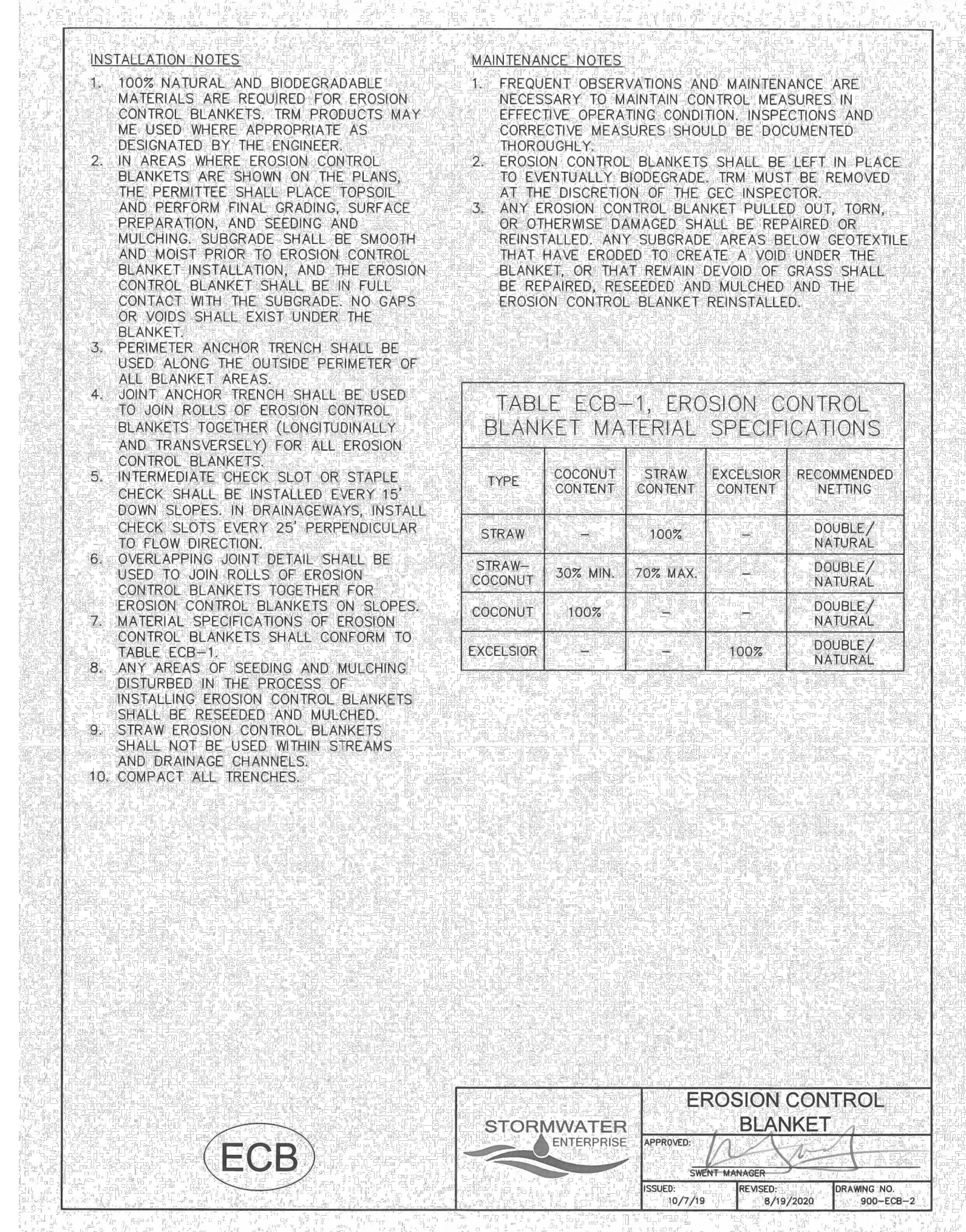
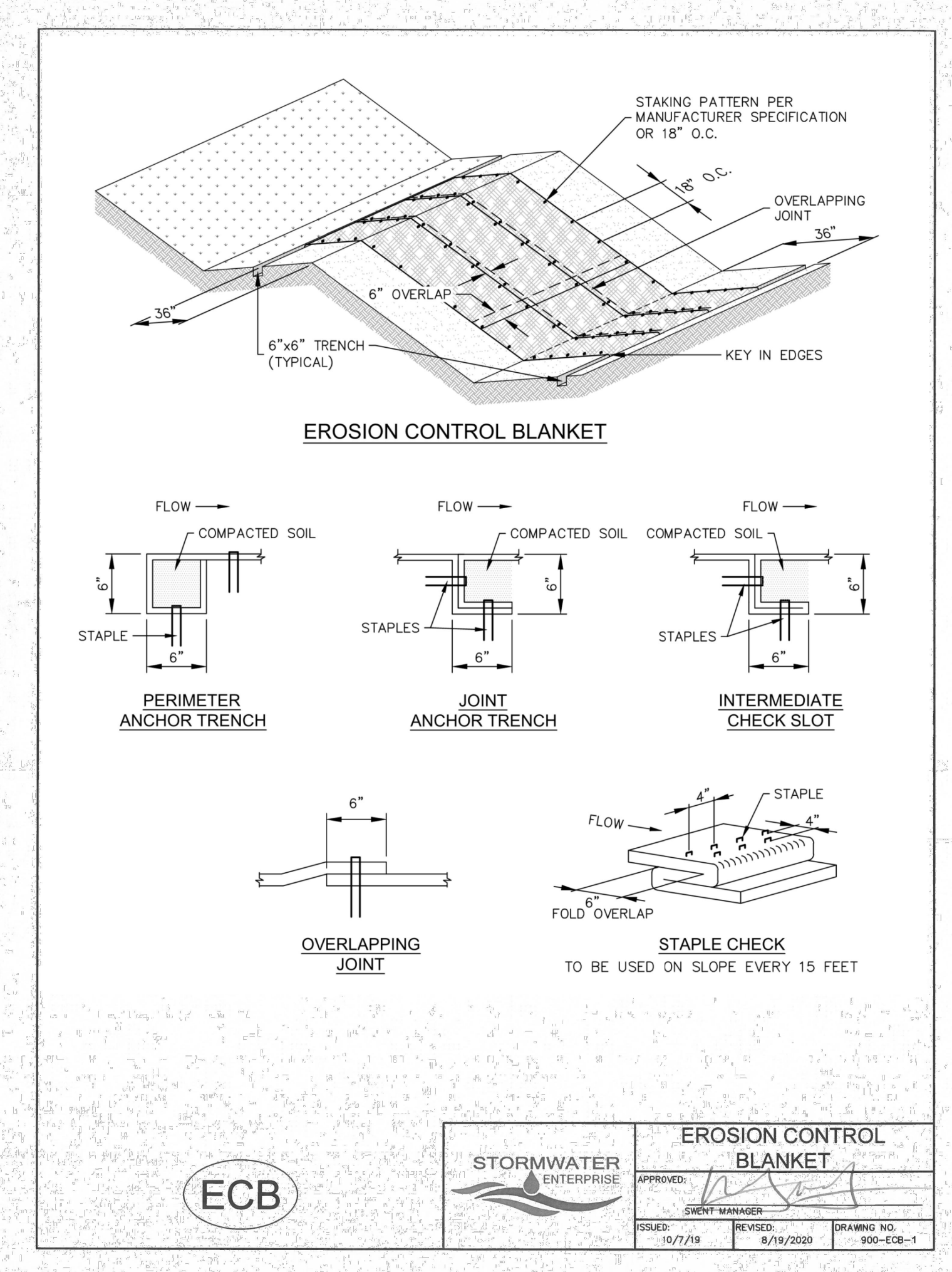
DATE APPROVED: 1/1/08	TITLE: Concrete Washout Structure	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: John A. McCarty	STANDARD DRAWING	FILE NAME: SD_3-84
REVISION DATE: 7/17/07	REVISION: 1	FILE NAME: SD_3-84



DATE APPROVED: 1/1/08	TITLE: Erosion Log Check Dams	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: John A. McCarty	STANDARD DRAWING	FILE NAME: SD_3-85
REVISION DATE: 7/17/07	REVISION: 1	FILE NAME: SD_3-85



DATE APPROVED: 1/1/08	TITLE: Erosion Log Barrier	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: John A. McCarty	STANDARD DRAWING	FILE NAME: SD_3-87
REVISION DATE: 7/17/07	REVISION: 1	FILE NAME: SD_3-87



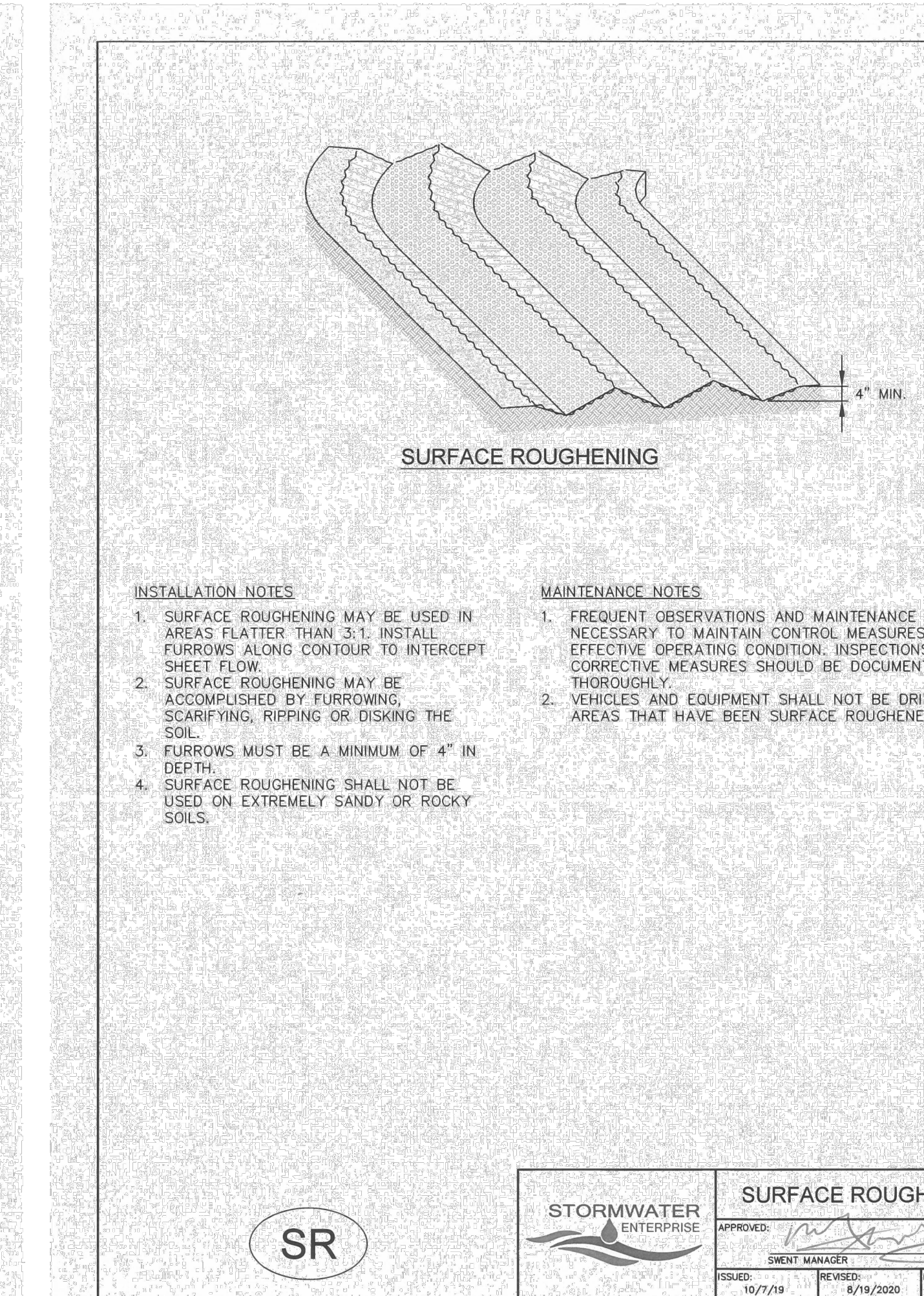
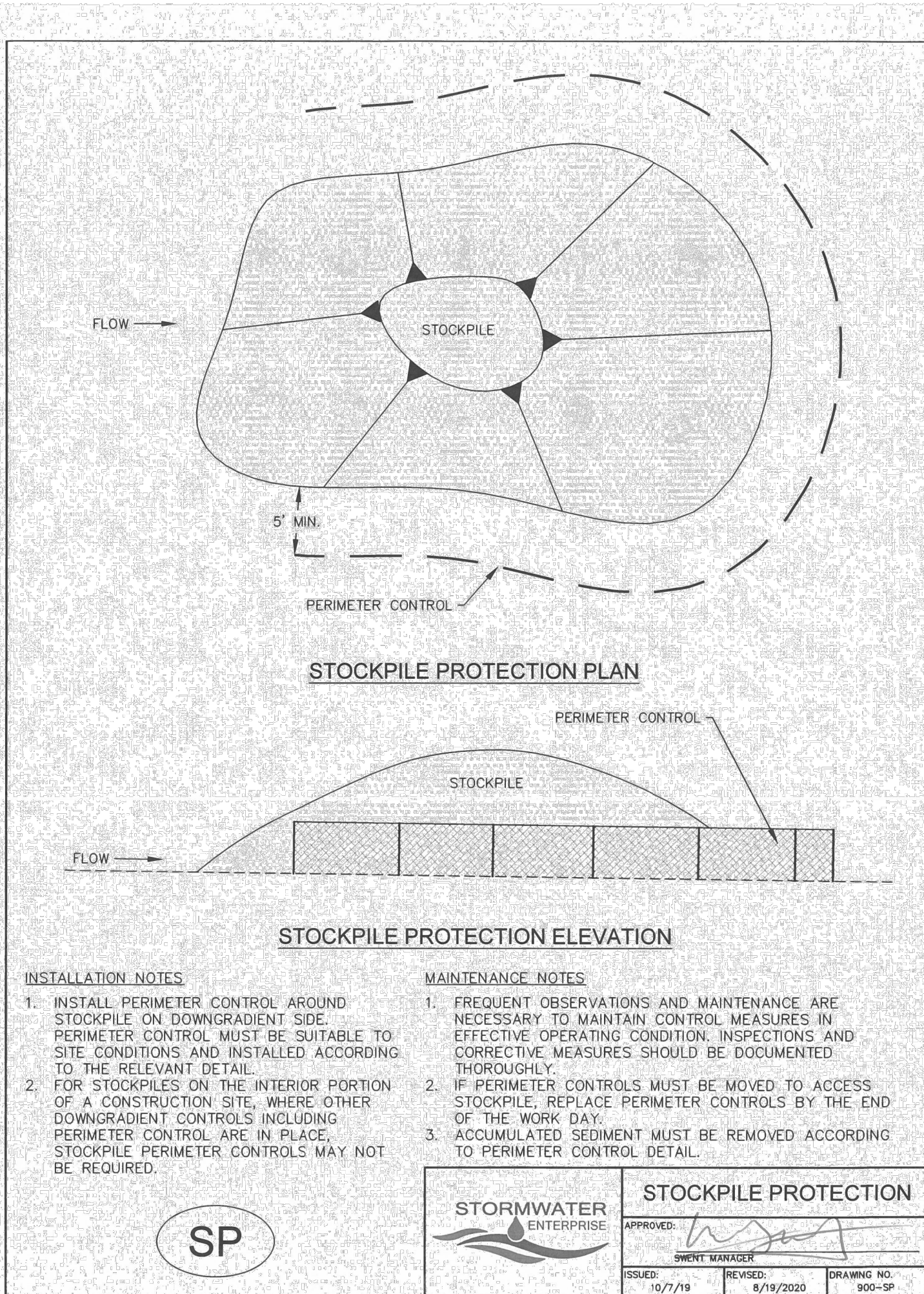
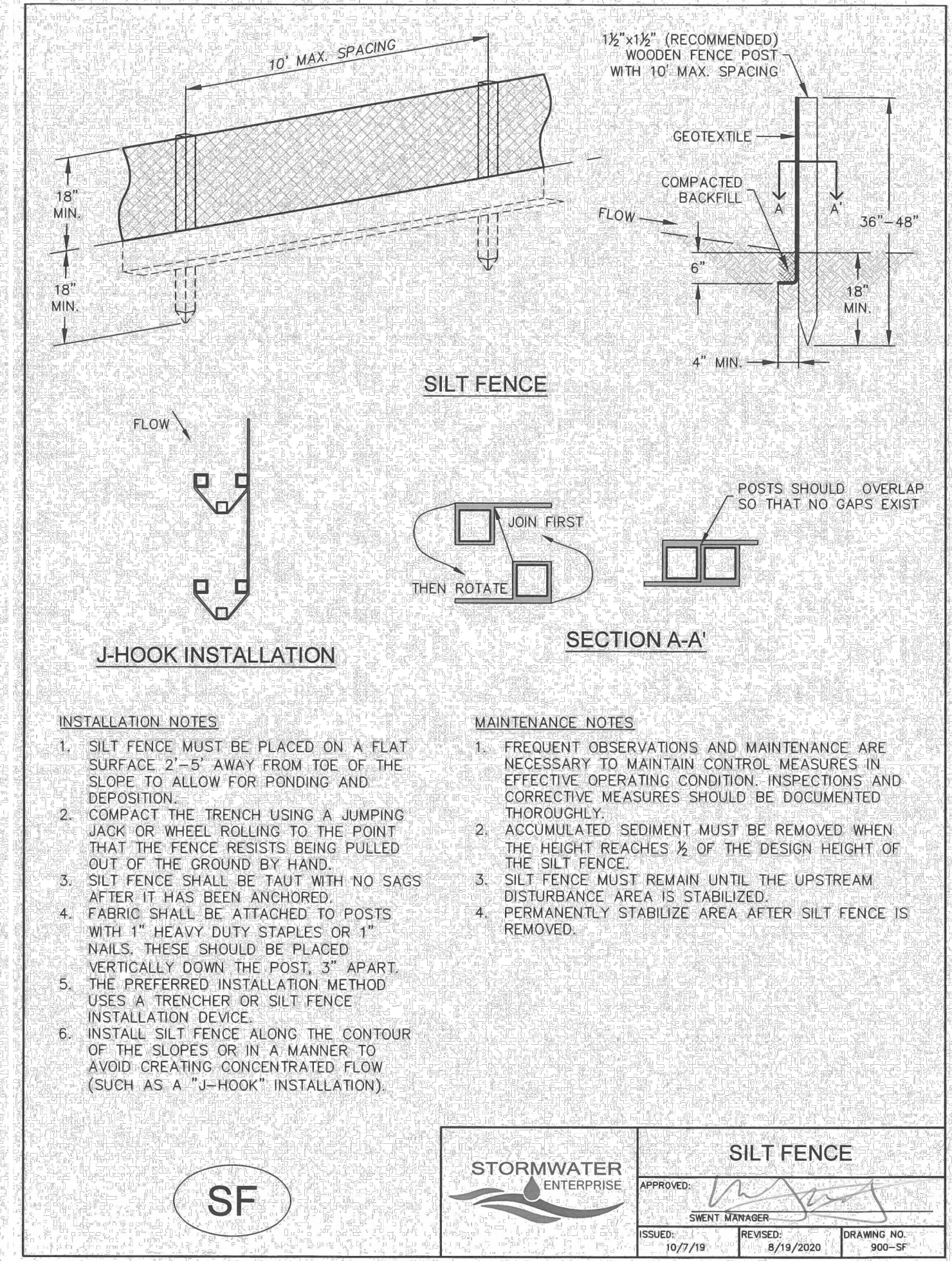
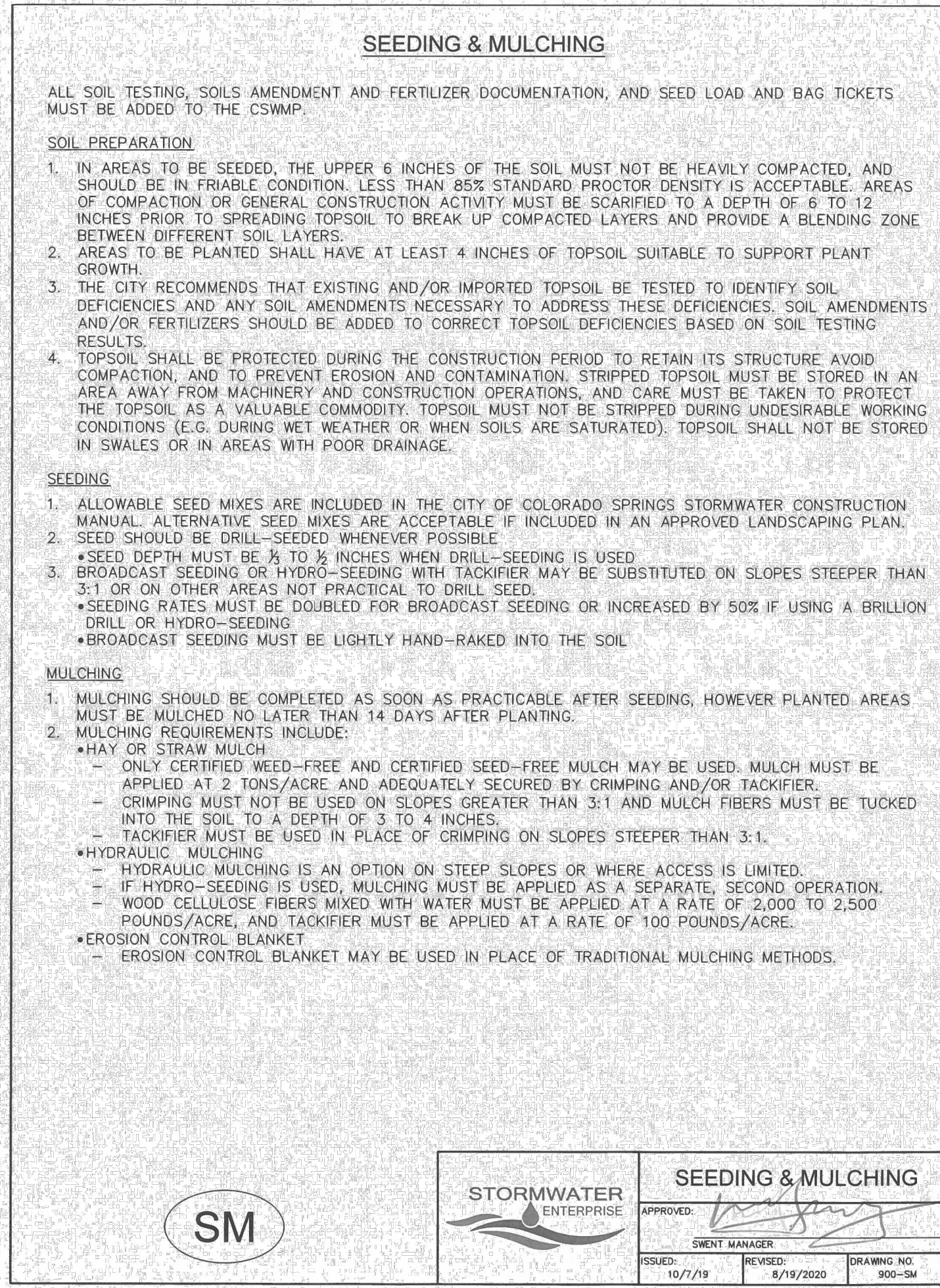
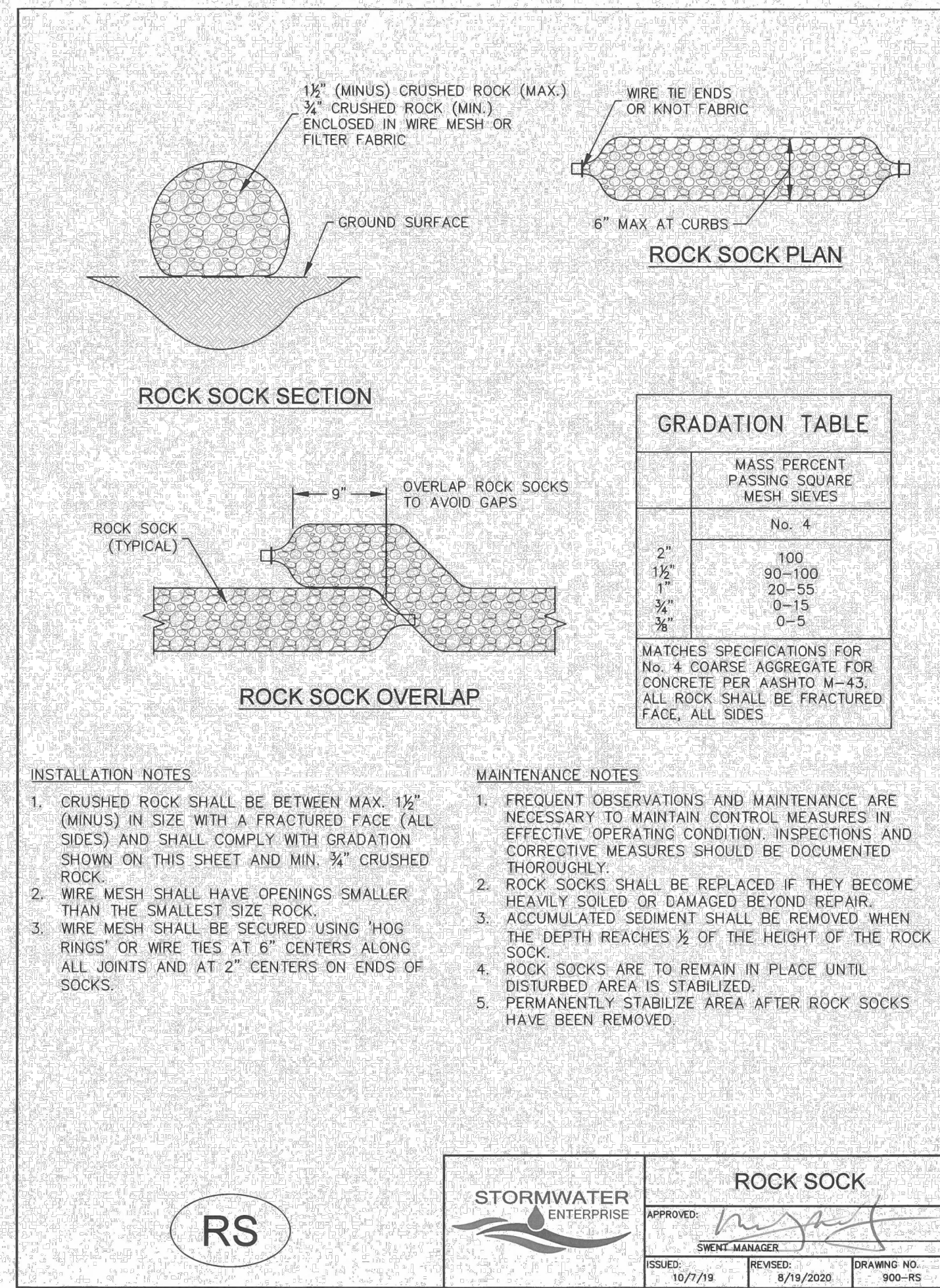
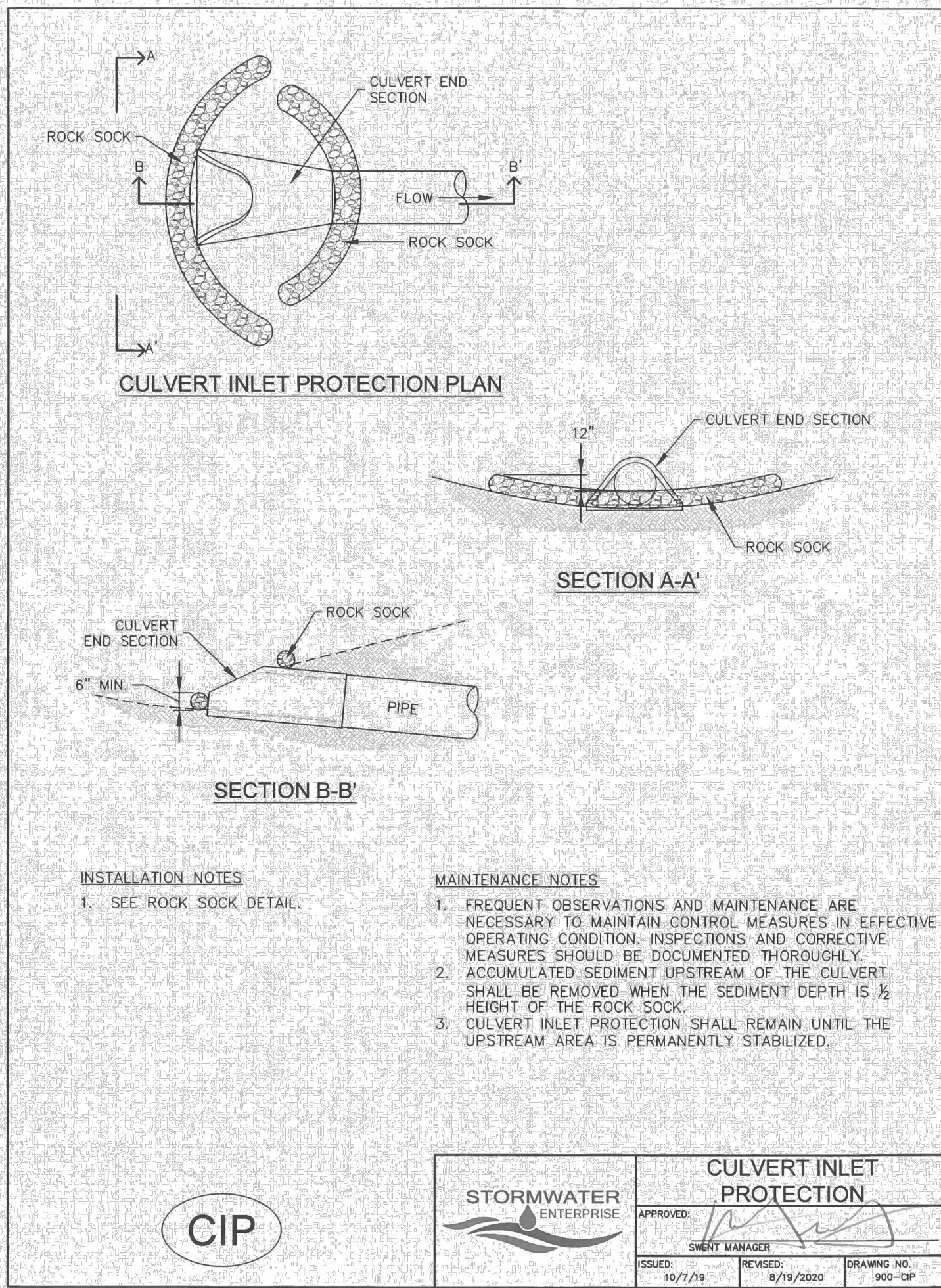
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MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

32314 11/20/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. USES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024
	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
	BY DATE	
NO. REVISION		
H-SCALE	N/A	
V-SCALE	N/A	
DATE	11/20/23	
DESIGNED BY	SCH	
DRAWN BY	SCH	
CHECKED BY		
SAND CREEK RESTORATION	GEC DETAILS	
SHEET 118	OF 121	
JOB NO.	25188.04	



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

COLORADO REGISTERED PROFESSIONAL ENGINEER  
MIKE A. BRAMLETT  
32314  
DATE 11/20/23

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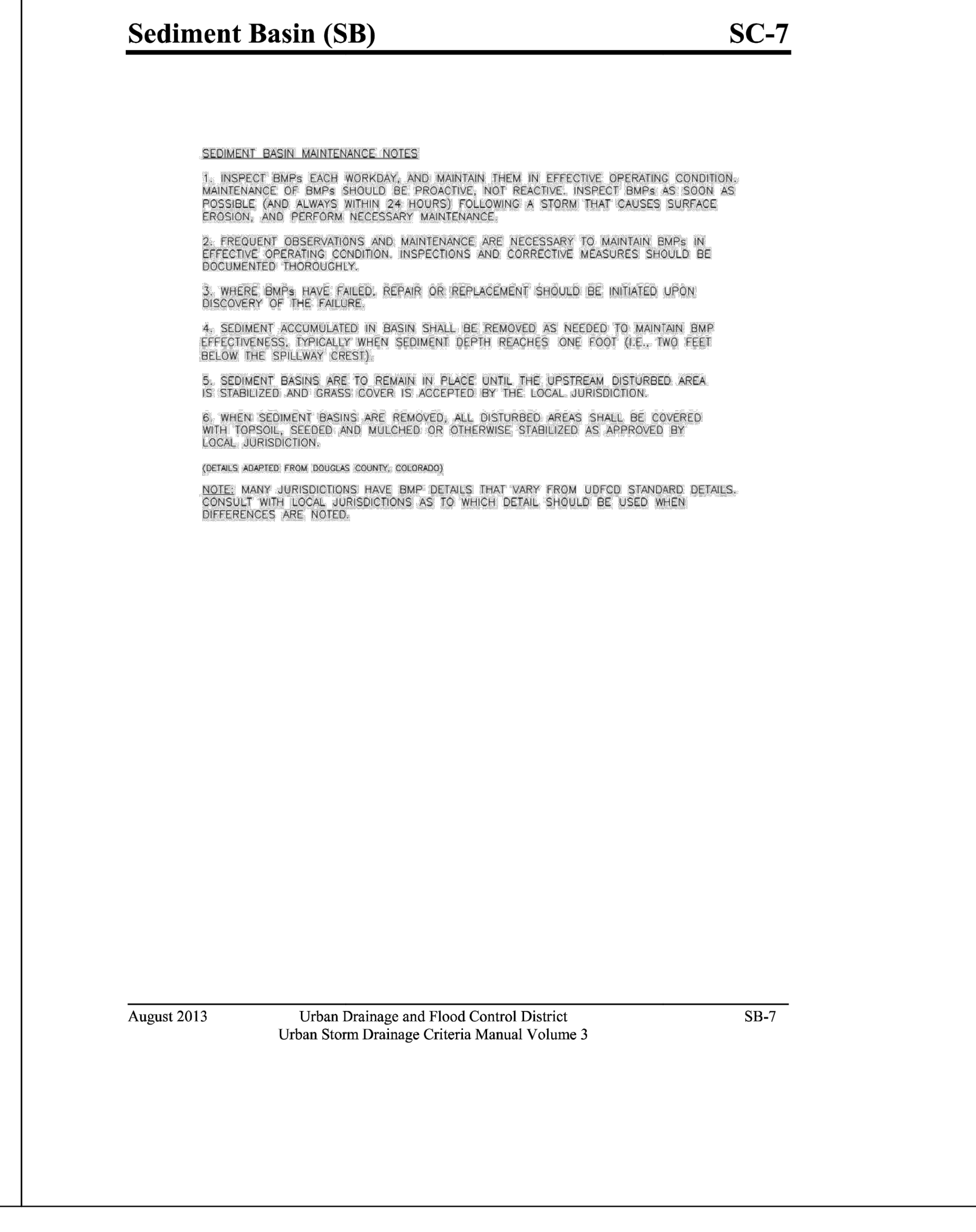
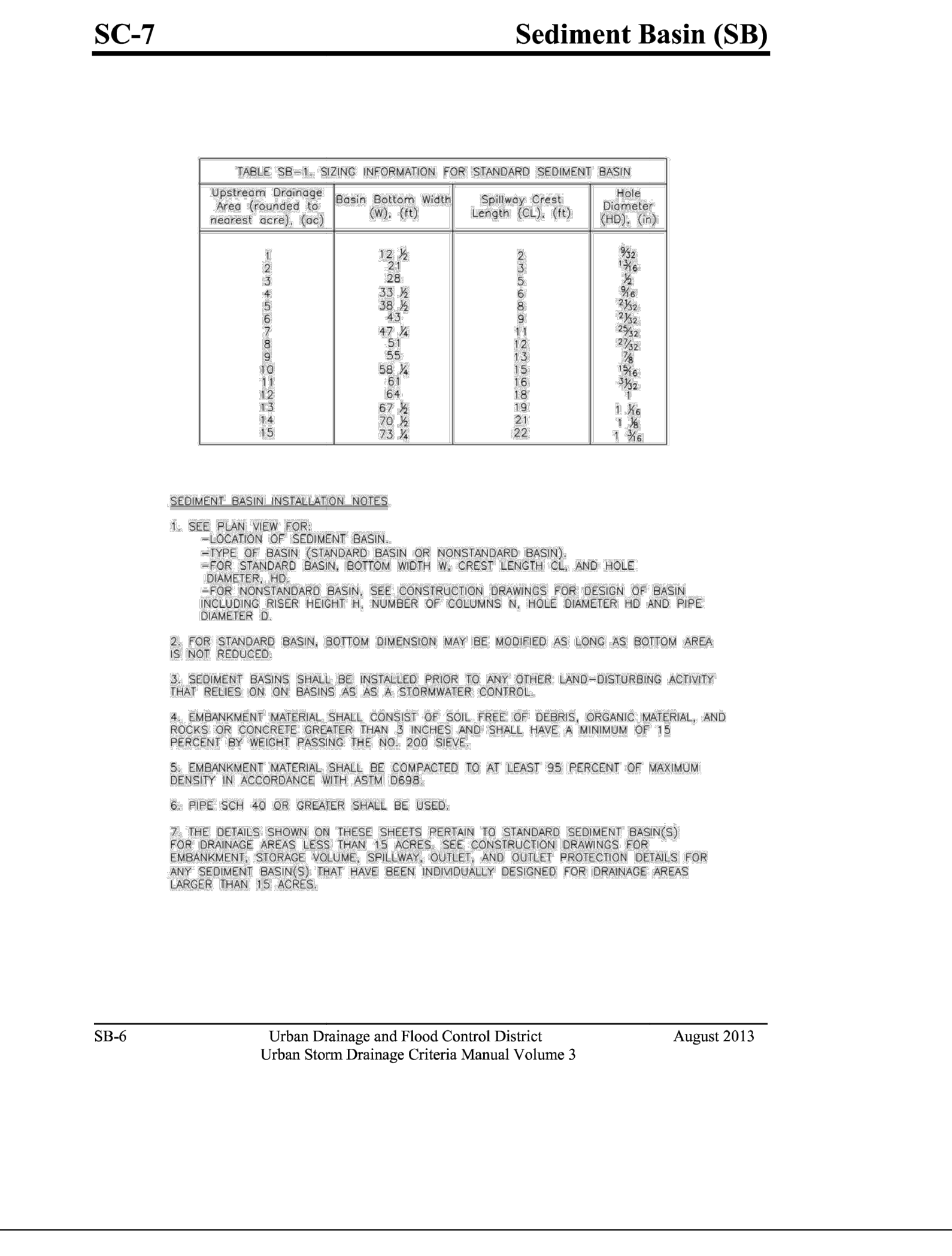
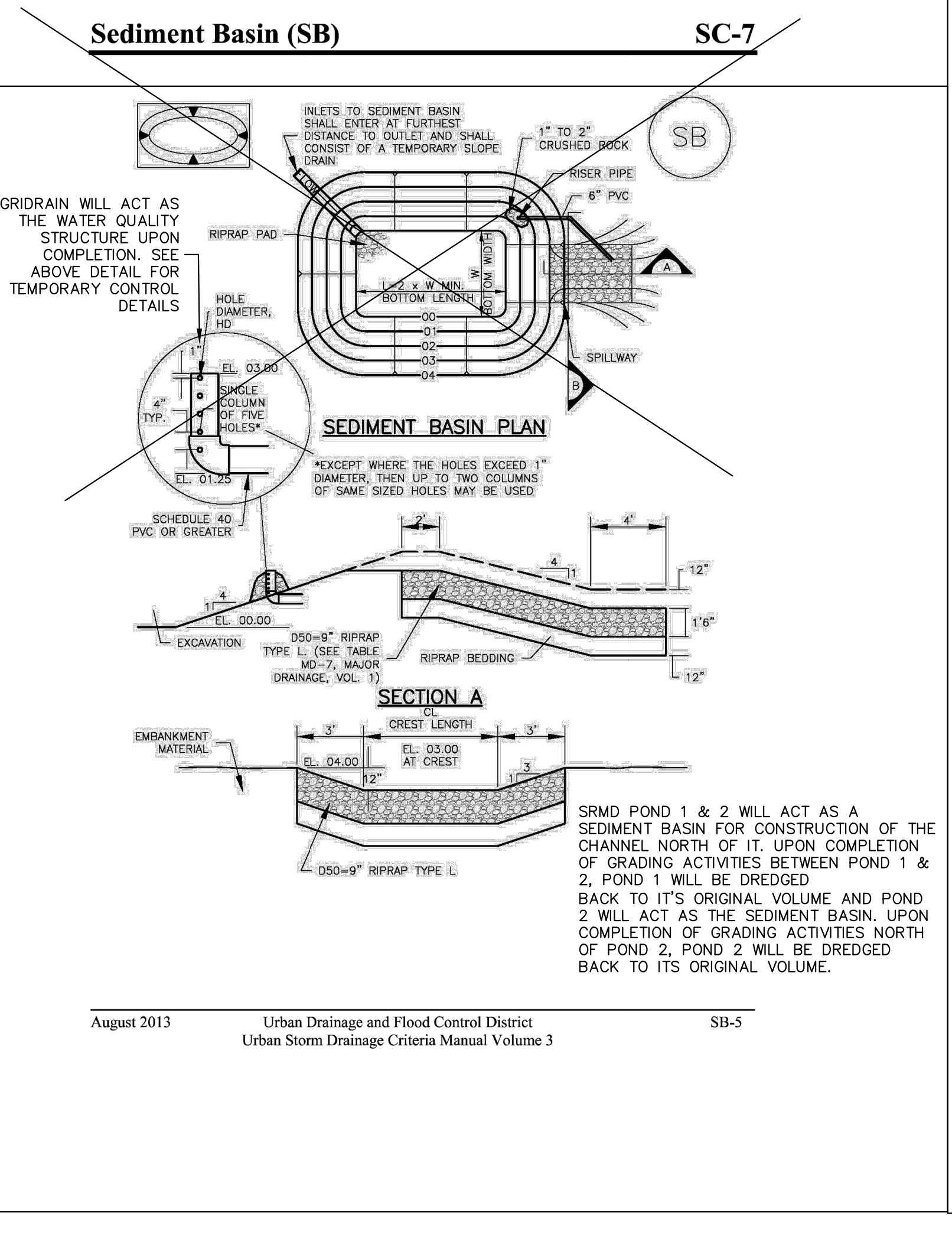
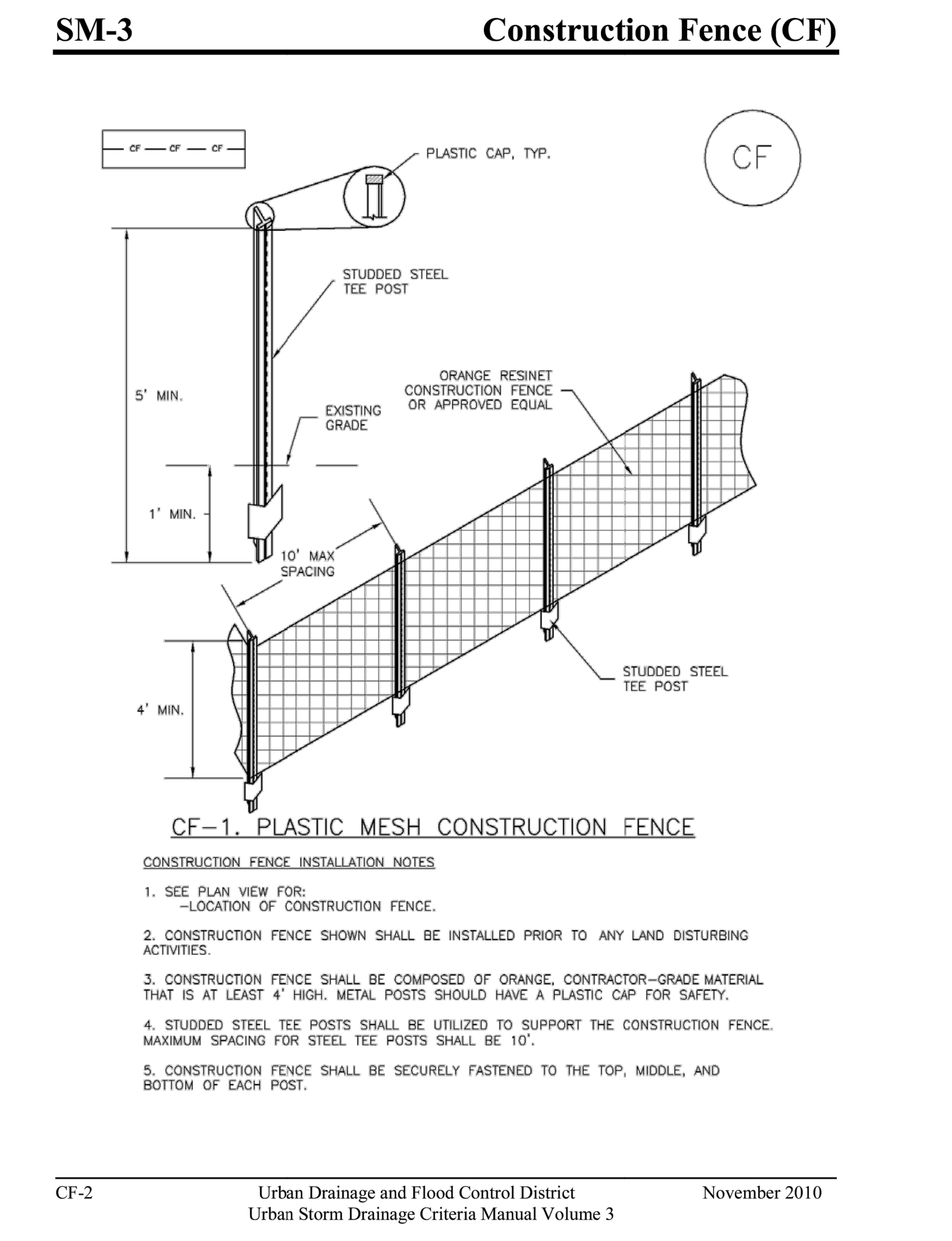
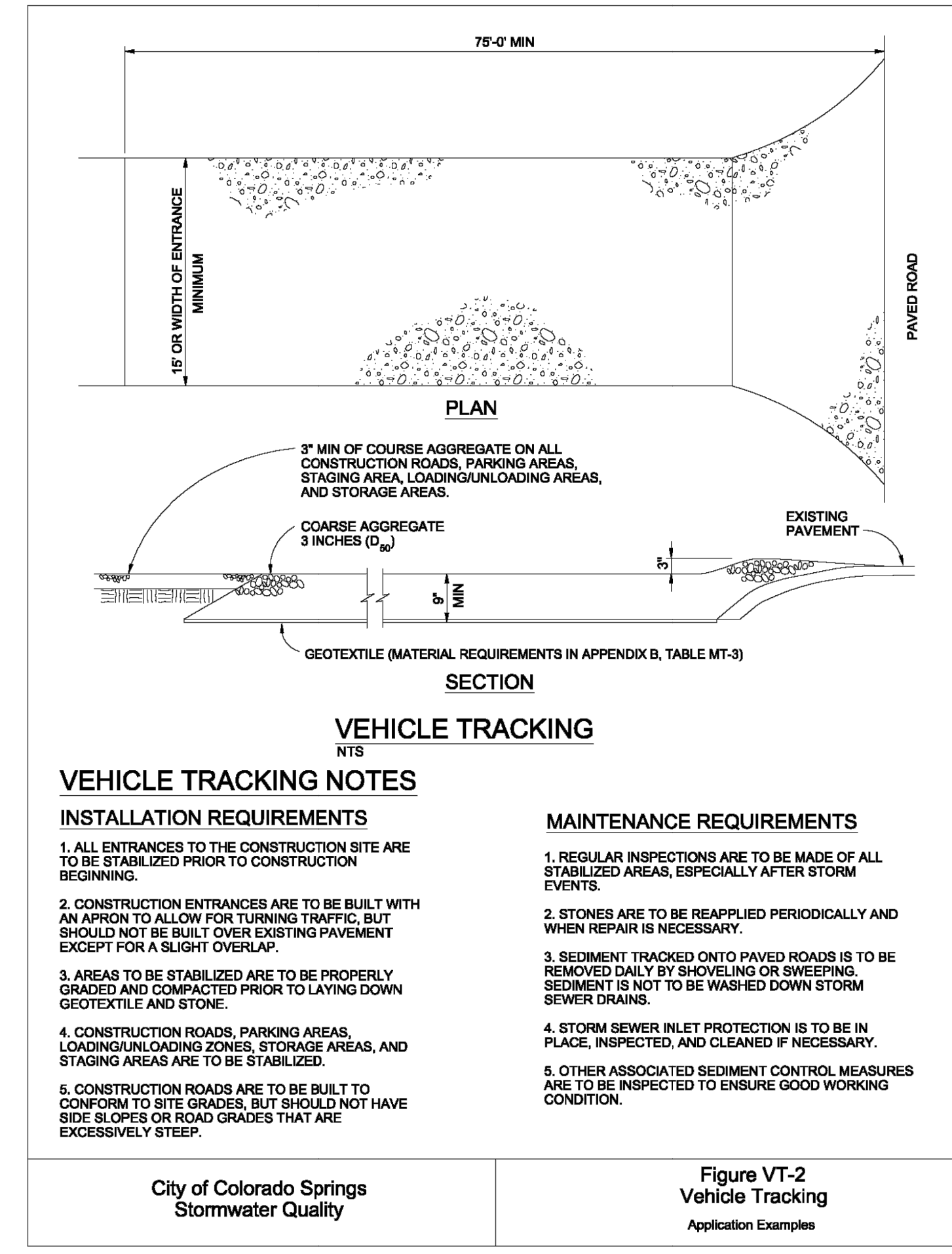
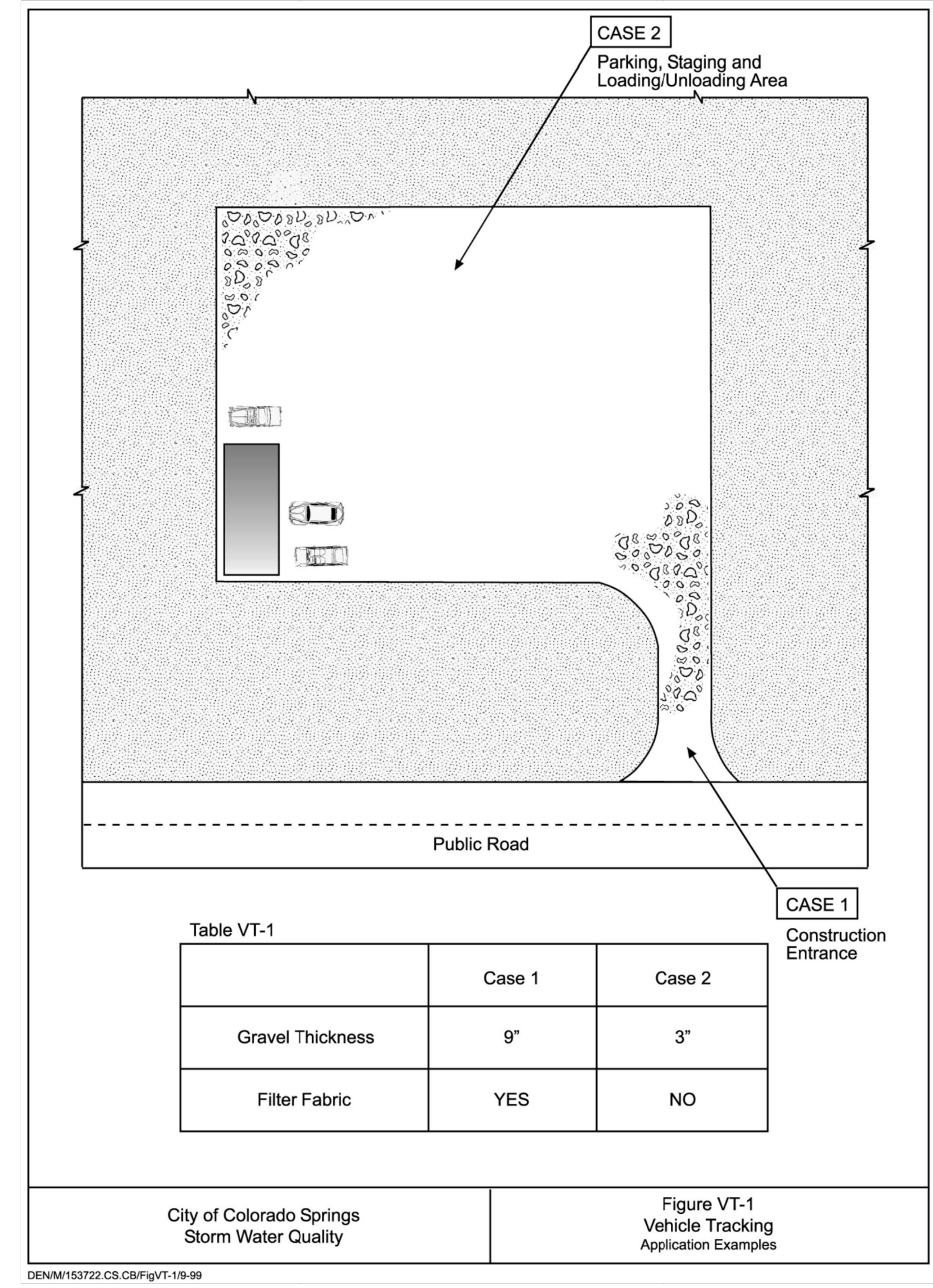
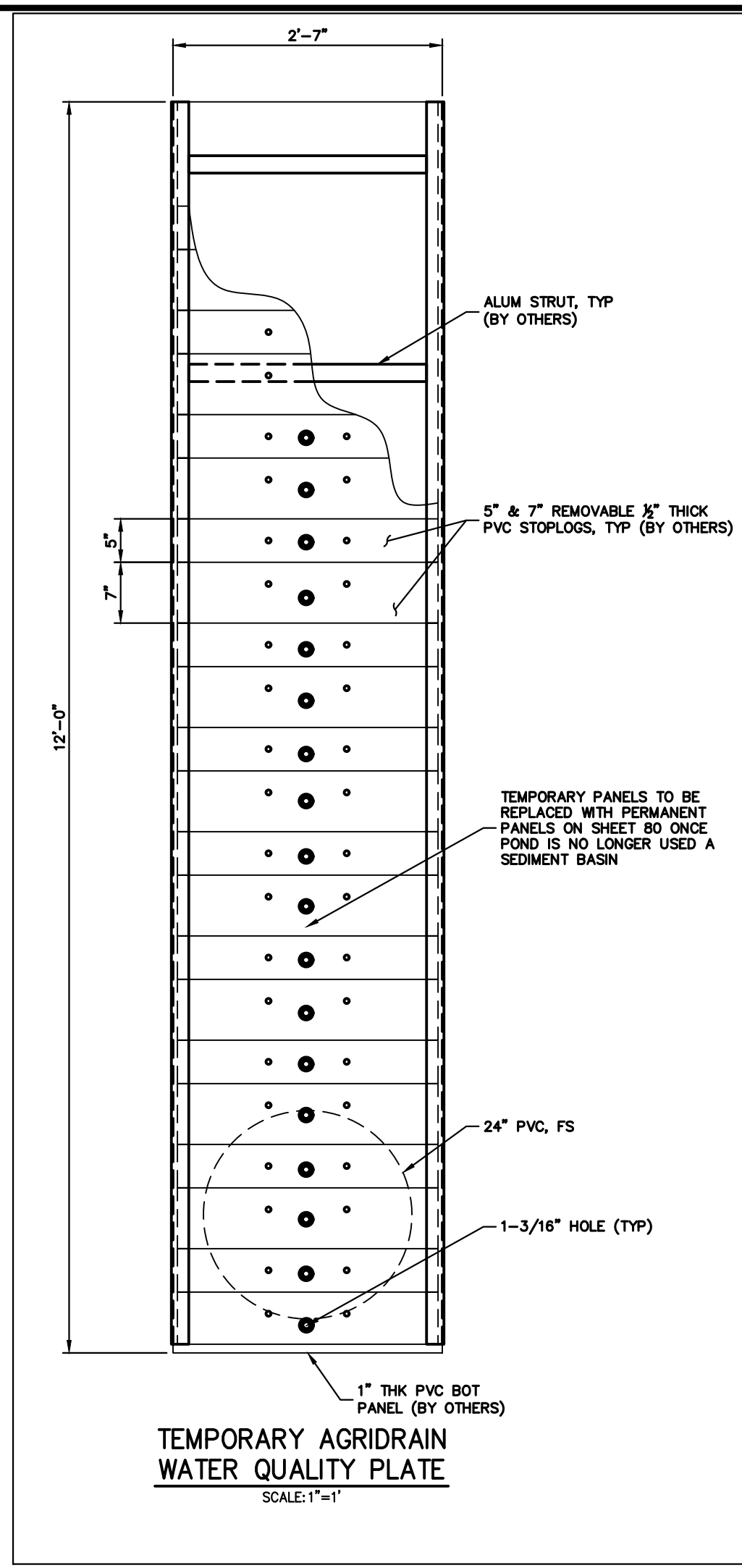
BY	DATE	No.	REVISION

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DATE 11/20/23  
DESIGNED BY SCH  
DRAWN BY SCH  
CHECKED BY

**SAND CREEK RESTORATION**  
**GEC DETAILS**

SHEET 119 OF 121  
JOB NO. 25188.04





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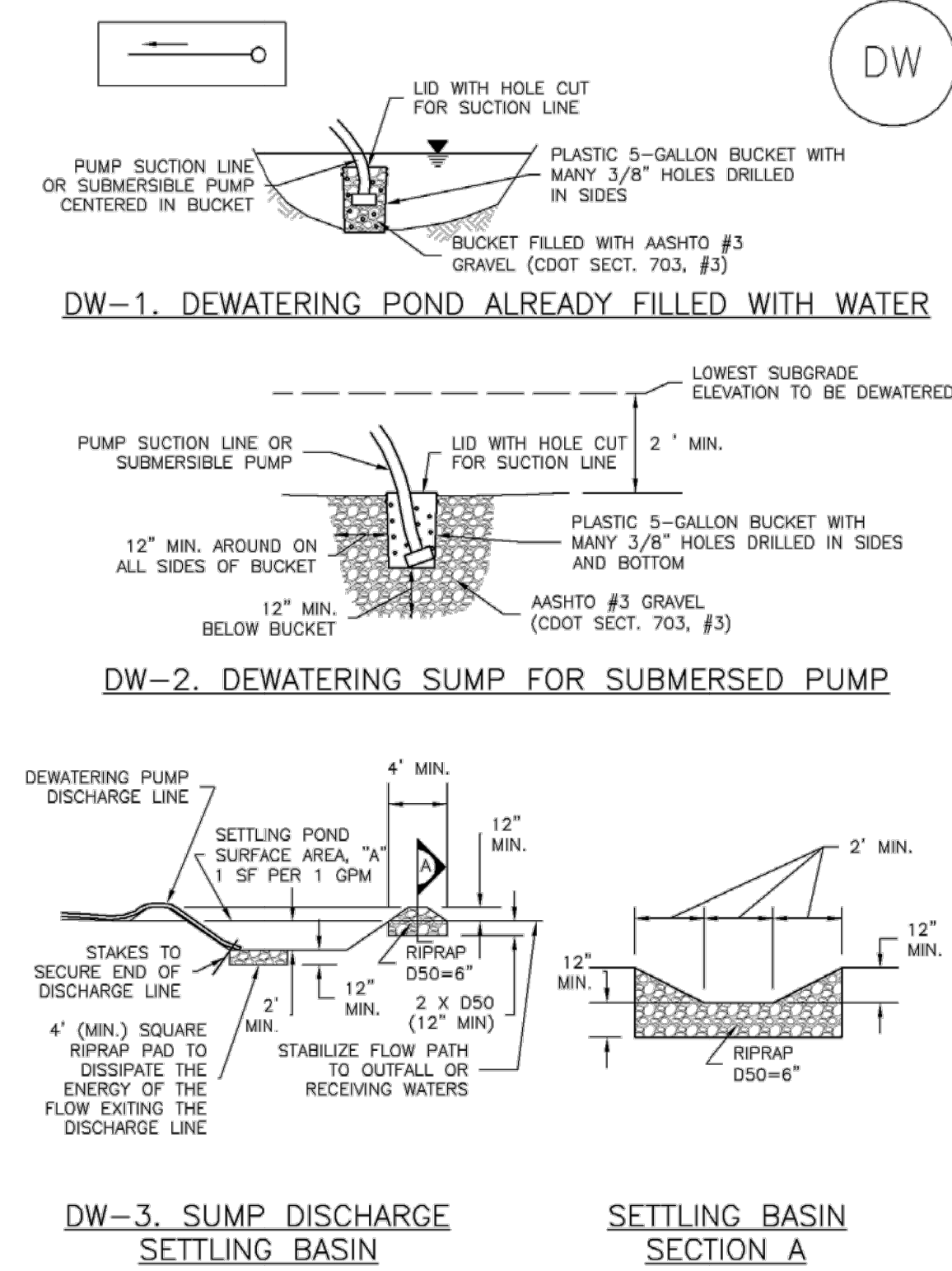
**ENGINEER'S STATEMENT**

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

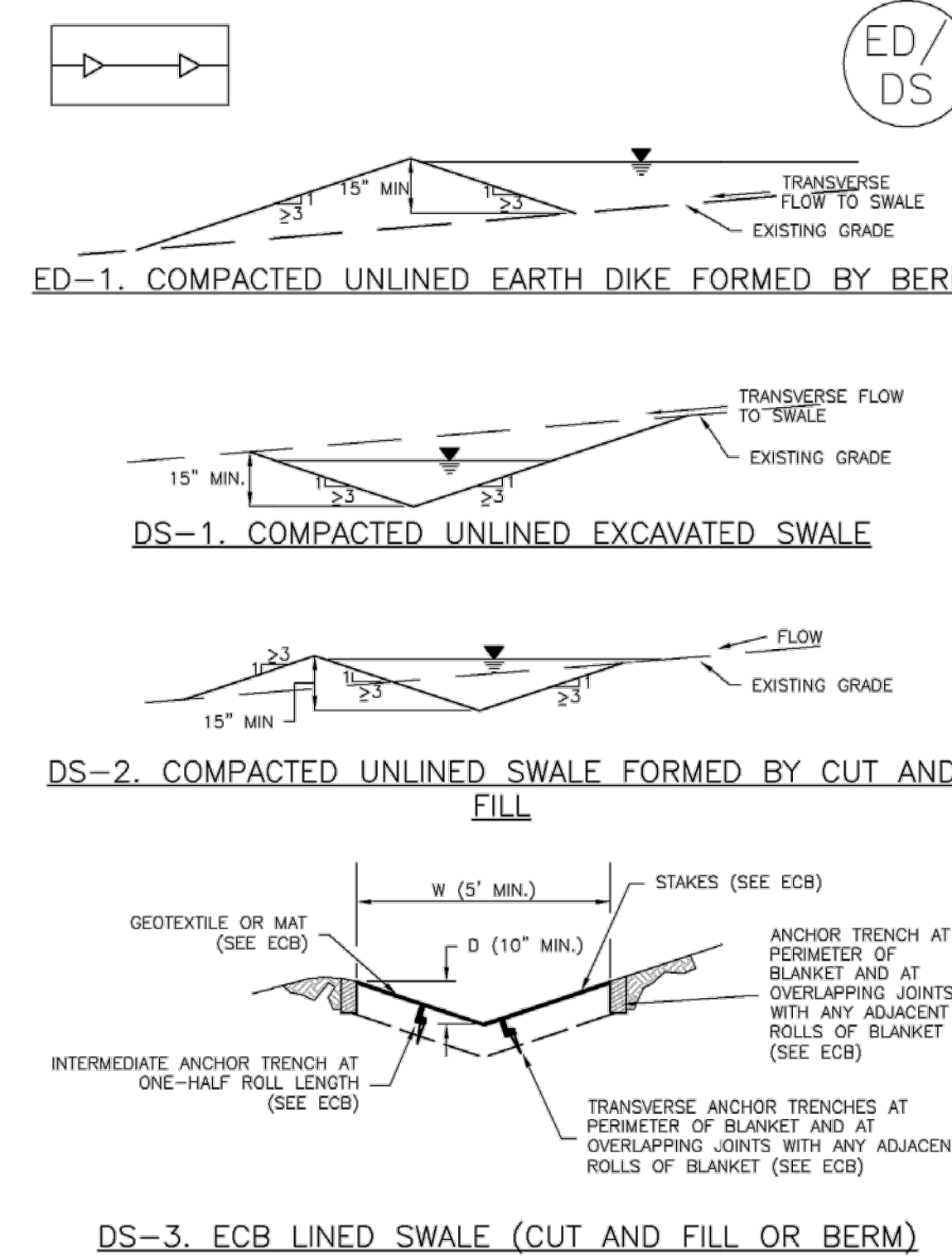
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 419-3024	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	BY DATE REVISION H-SCALE AS SHOWN V-SCALE AS SHOWN DATE 11/20/23 DESIGNED BY SCH DRAWN BY SCH CHECKED BY
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August 2013    Urban Drainage and Flood Control District    SB-5 Urban Storm Drainage Criteria Manual Volume 3		August 2013    Urban Drainage and Flood Control District    SB-6 Urban Storm Drainage Criteria Manual Volume 3	August 2013    Urban Drainage and Flood Control District    SB-7 Urban Storm Drainage Criteria Manual Volume 3
SHEET 120 OF 121 JOB NO. 25188.04			

**Dewatering Operations (DW) SM-9**



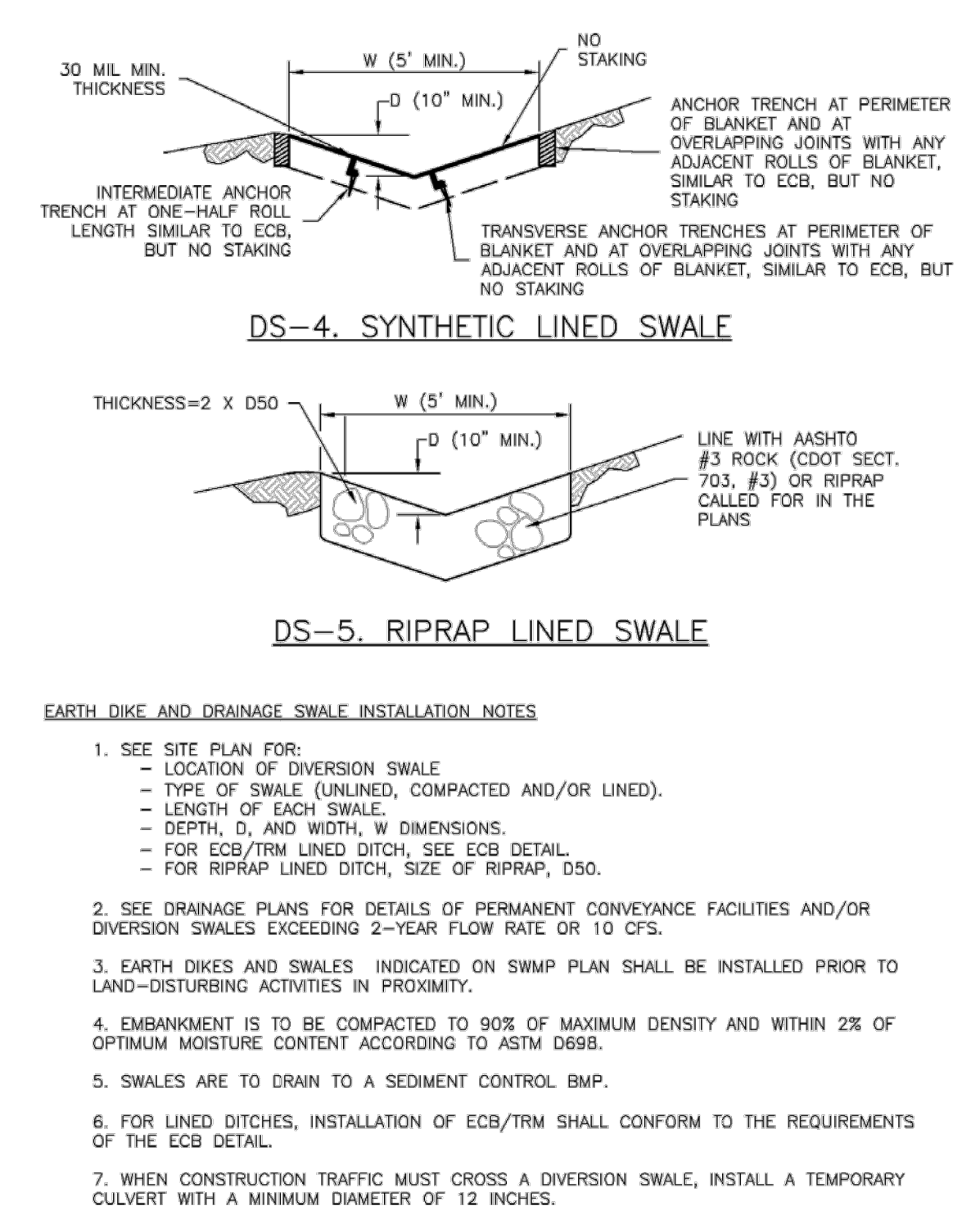
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**Earth Dikes and Drainage Swales (ED/DS) EC-10**



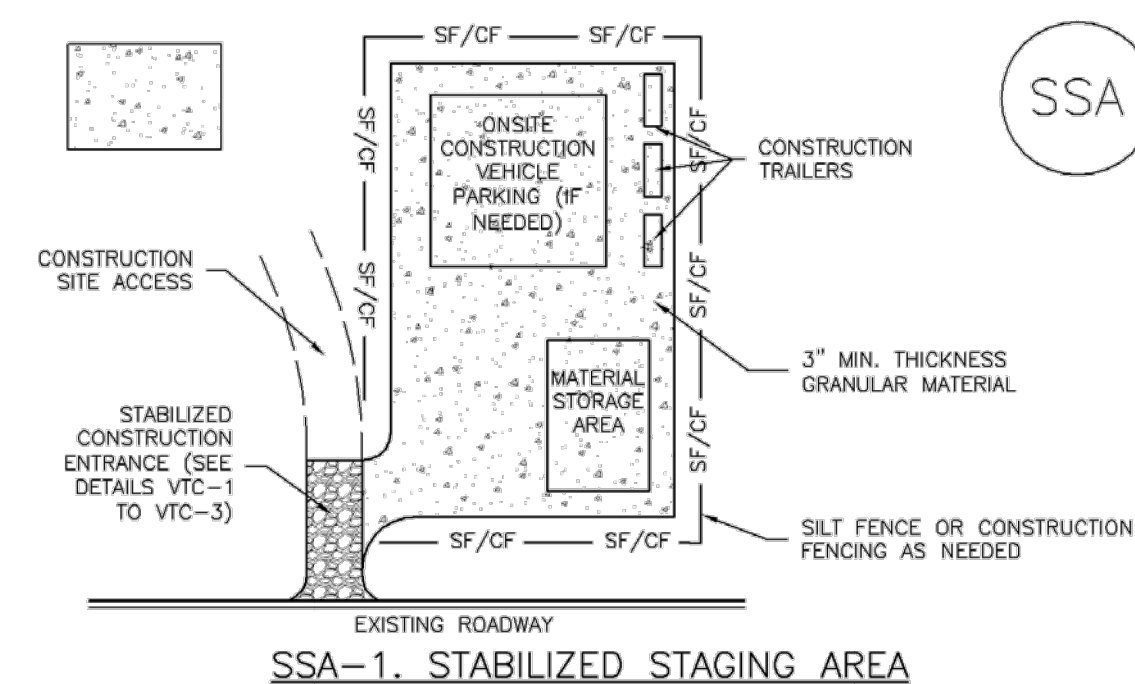
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**EC-10 Earth Dikes and Drainage Swales (ED/DS)**



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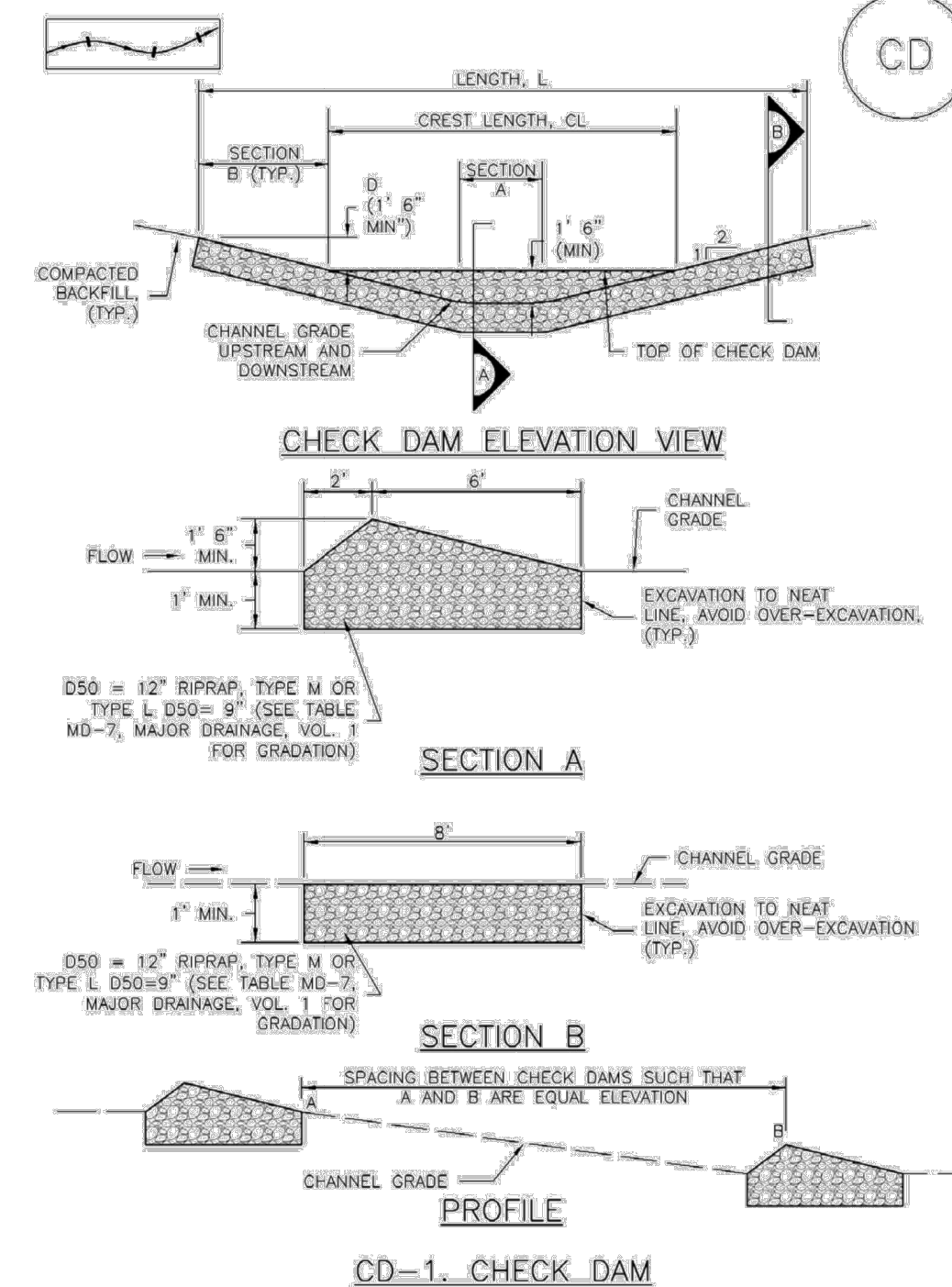
**Stabilized Staging Area (SSA) SM-6**



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

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**Check Dams (CD) EC-12**



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**EC-12 Check Dams (CD)**

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

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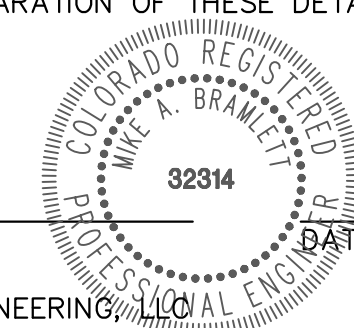


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SAND CREEK RESTORATION			GEC DETAILS			SHEET 121 OF 121
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