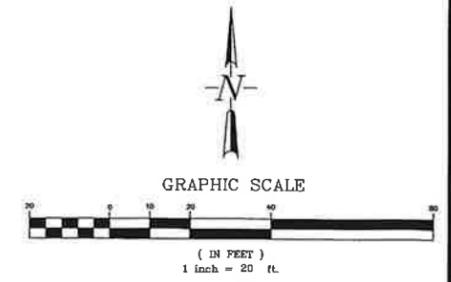


- LEGEND:**
- PROPOSED MAJOR CONTOUR
 - - - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - ⊗ EXISTING WATER VALVES
 - ⊕ EXISTING FIRE HYDRANT
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊗ EXISTING VEHICLE TRACKING CONTROL
 - ⊙ SEDIMENT CONTROL LOG
 - ⊙ STRAW BALE BARRIER
 - ⊙ CONCRETE WASHOUT
 - ⊙ INLET PROTECTION



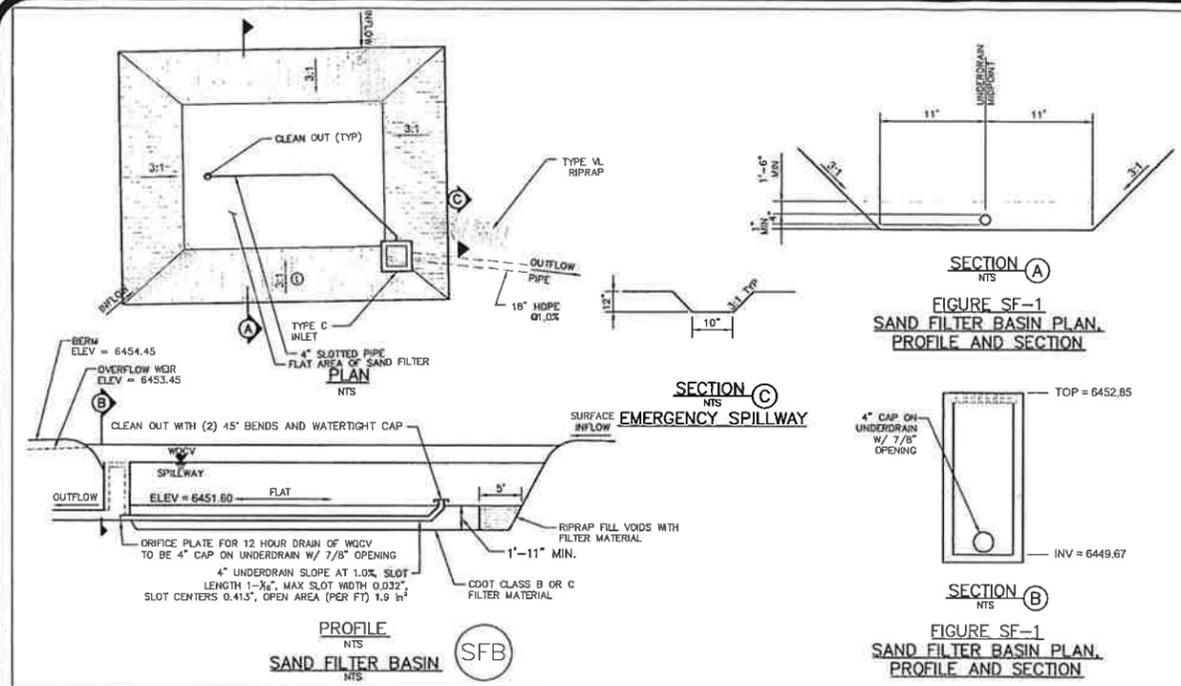
DESIGNED BY: MAB
 PROJECT ENGINEER: MAB
 PROJECT MANAGER: MAB
 DATE: 01/05/18
 JOB NO.: 170602
 CAD FILE NO.: 170602-Bldg
 DRAWN BY: HJG
 SCALE: 1" = 20'
 HORIZ.: 1" = 20'
 VERT.: 1" = 50'

PREPARED BY:
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NO.	DATE	REVISION

JACKSON OFFICE WAREHOUSE & STORAGE BLDGS
8140 SANDY COURT
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN





Sediment Basin (SB)

1. SEE PLAN VIEW FOR:
- LOCATION OF SEDIMENT BASIN
- TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN)
- FOOT CASTER DESIGN BOTTOM WITH 1/4" GREET LENGTH CL. AND 1/2" DIA. HOLES
- FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING TYPICAL HEIGHT, NUMBER OF COLUMNS, HOLE QUANTITY AND PIPE DIAMETER E.

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.

4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 FEET AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. OVERBANK MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS Pertain TO THROUGH SEDIMENT BASINS FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR SUBSTANTIAL, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDICATED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. 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.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (E. I. TWO FEET BELOW THE SPILLWAY CREST).

5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

8.0 Sand Filters
Sand filters have relatively low routine maintenance requirements. Maintenance frequency depends on pollutant loads in runoff; the amount of construction activity within the tributary watershed; the erosion control measures implemented; the slope of the watershed; and the design of the facility.

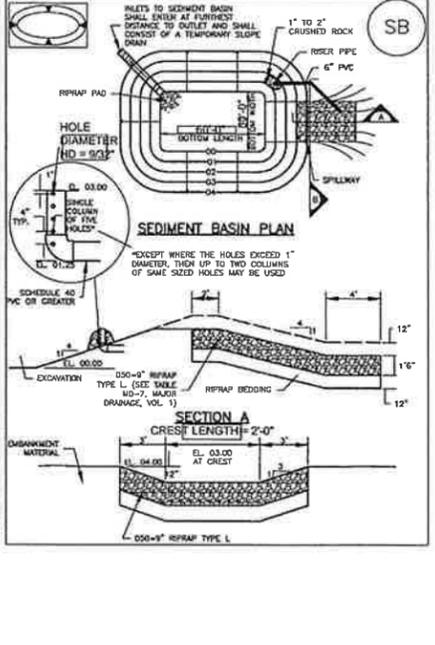
8.1 Inspection
Inspect the sediment area once or twice weekly following precipitation events to determine if the sand filter is providing acceptable infiltration. Also check for erosion and repair as necessary.

8.2 Debris and Litter Removal
Remove debris and litter from detention area to minimize clogging of the media. Remove debris and litter from the overflow structure.

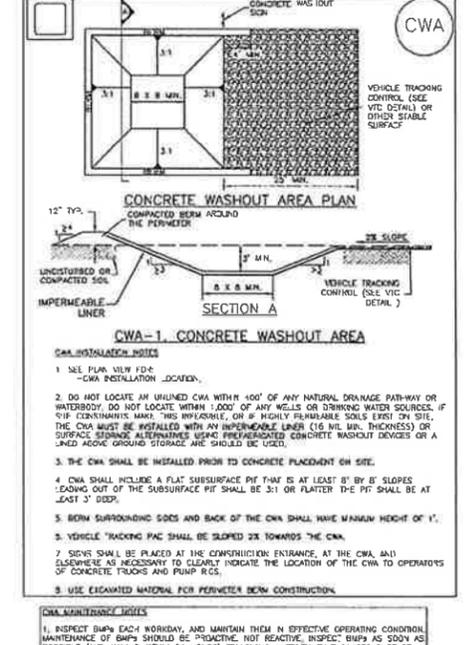
8.3 Filter Surface Maintenance
Scarf the top 2 inches of sand on the surface of the filter. This may be required once every two to five years depending on observed drain times. After this has been done two or three times, refresh the top few inches of the filter with clean coarse sand (ASTM D-33 or C102 Class C filter material) to the original elevation. Maintain a minimum sand depth of 12 inches. Eventually, the entire sand layer may require replacement.

8.4 Erosion and Structural Repairs
Repair basin inlets, outlets, and all other structural components required for the BMP to operate as intended. Repair and vegetate any eroded side slopes as needed following inspection.

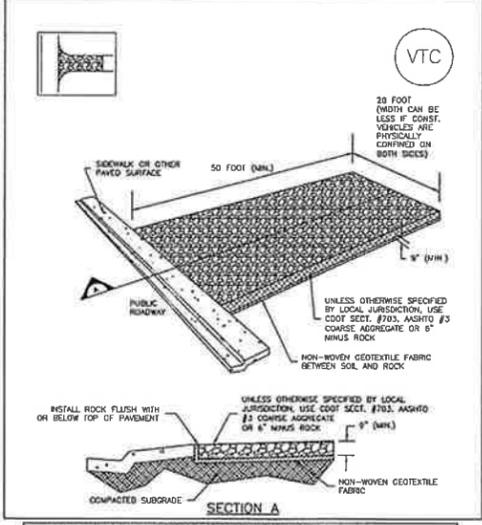
SC-7



MM-1 Concrete Washout Area (CWA)



Vehicle Tracking Control (VTC) SM-4



STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S)
- TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM)

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED ROADS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. 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.

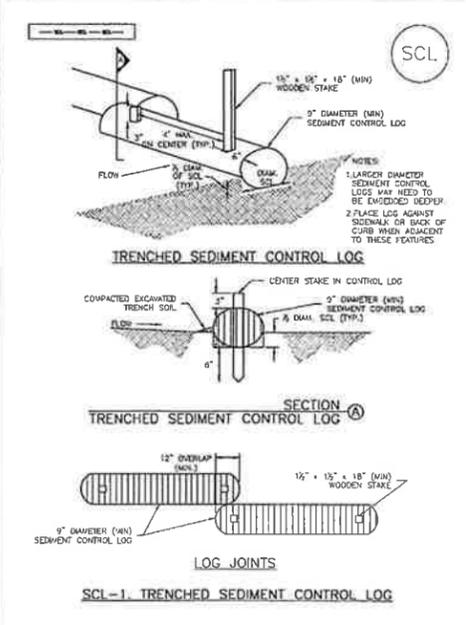
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REPLACED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

Sediment Control Log (SCL) SC-2



SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY EXCAVATION AND IS APPROXIMATE.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISOR, OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEBRIS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/2 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR UNDESIRABLE (SHOWY FROM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STRAW, COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPBELL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOOM IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND SHEDDED A MINIMUM OF 5° INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. 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.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION/COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(SCLs SHALF BE FREE FROM INERTS, COLLOIDS, PETROLEUM OILS, COLORED, GASEOUS, OR OTHER HAZARDOUS SUBSTANCES AND CITY OF ALBUQUERQUE, NEW MEXICO IS NOT AVAILABLE IN ALBUQUERQUE.)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LISTED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS ENGINEERING SPECIFICATIONS.

2. THE CONTRACTOR SHALL NOTIFY COLORADO STATE UTILITIES CENTRAL LOCATING (1-800-922-1987 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEY MAY LOCATE THEIR FACILITIES. THE LOCATION OF FACILITIES SHOWN ON THE DRAWINGS IS FROM AVAILABLE RECORDS AND IS APPROXIMATE.

3. ALL EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS REFLECT THE AVAILABLE INFORMATION AND DO NOT NECESSARILY INDICATE THE ACTUAL LOCATIONS. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES THAT MAY CONFLICT WITH OR OBSTRUCT THE NEW CONSTRUCTION. ANY REQUIRED RELOCATIONS THAT ARE NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE COORDINATED WITH AND HAVE PRIOR APPROVAL OF COLORADO SPRINGS UTILITIES.

4. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF ASPHALT OR FLOWLINE OF PAV.

5. ALL ELEVATIONS ARE TO TOP OF ASPHALT & FLOWLINE/CURB UNLESS OTHERWISE NOTED. ALL STORM SEWER PIPE AND SANITARY SEWER PIPE LENGTHS AND SLOPES ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

GENERAL NOTES:

- Do not prepare or seed frozen soils.
- Do not seed when wind exceeds 5 mph.
- Plantings seeding only after grading work affecting ground surface is completed.
- Do not mulch over seeded areas when wind exceeds 15 mph.
- Seed on disturbed areas.
- Seed to be a blend of native prairie grasses.
- Watering shall be provided in the form of watering trucks and spray bars.

MULCH MATERIALS:

- HAY OR STRAW MULCH
 - Chopped of oats, wheat or rye grass hay.
 - Free from noxious weed seeds.
 - Rotted, brittle or moldy hay is not acceptable.
 - 50% by weight greater than 10" inch length.
- FIBER
 - Short wood fiber.
 - "Conweed", "Silver Fiber" or equivalent.

BED PREPARATION:

- Prepare to a minimum depth of 4" with disc harrow or chiseling tools.
- Remove all competitive vegetation.
- Work soil uniformly to a smooth surface free of clods, stones over 2" in any dimension or any material which will interfere seeding equipment.
- Till across slopes.
- Do not till when soil moisture is unsuitable.
 - Soil texture after tillage shall be uniform, free of wet clumps and or clay balls.
- Do not prepare seed bed more than twenty four hours in advance of seeding.
- Fertilize at a rate of 1.0 lb. N, 0.5 lb. P, 0.5 lb. K per 1000 sq. ft.
 - Till fertilizer into soil a minimum of two (2) inches.

Species	Passiflora vitifera	3.0	5.0/6.0 drilled
Western Wheat Grass	Passiflora vitifera	3.0	
Sideoats Gramma	Bouteloua curtipendula	2.0	
Slender Wheat Grass	Schizachyrium scoparium	0.5	2.0
Lute Bluegrass	Bouteloua gracilis	2.0	
Switch Grass	Panicum virgatum	2.0	
Sand Dropseed	Sporobolus cryptanthus		

EROSION CONTROL PLAN NOTES:

- All disturbed areas are to be re-seeded.
- Schedule of Seeding - approximate time frame of one month to complete grading and installation of erosion control measures.
- Temporary Sediment Barriers shall be kept in place and maintained until the vegetation has been reestablished. Removal of sediment is required once it reaches half the height of the hay bale.

NOTES:

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME 2. (SEC. 3.2)

2. NO CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM CITY ENGINEERING.

3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER DISTRICTS, 385-5860, 48 HOURS PRIOR TO CONSTRUCTION.

4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.

5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOPSICLES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 30 DAYS SHALL ALSO BE SEEDDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN 12 MONTHS OF THE CITY ENGINEERING'S ACCEPTANCE OF THE PLAN; A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMITTED FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERUM ACCESS IS THE APPLICANTS EXPENSE.

9. INVESTIGATION OF THE SOIL CONSERVATION SERVICE SOIL SURVEY FOR EL PASO COUNTY REVEALS THAT THE SOIL IS RAZOR-MIDWAY COMPLEX, HYDROLOGIC GROUP "C/D".

TIMING:

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
April 1, 2018

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:
November 1, 2018

AREAS:

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED:
1.8 ACRES

RECEIVING WATERS:
NAME OF RECEIVING WATERS: SAND CREEK

DESIGNED BY: MAB
PROJECT ENGINEER: MAB
JOB NO: 17802
PROJECT MANAGER: MAB
CAD FILE NO: 17802-000
SCALE: 1/4" = 1'-0"
DRAWN BY: HJG
DATE: 10/25/15

PREPARED BY: **ADPCIVIL** ENGINEERING FOR THE FUTURE

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NO. DATE REVISION

JACKSON CREEK WAREHOUSE & STORAGE BLDGS
8140 SANDY COUNTRY
EL PASO COUNTY, COLORADO
EROSION CONTROL DETAILS

SHEET
3 of 3