

PRE-DEVELOPMENT SITE GRADING ACKNOWLEDGEMENT  
AND RIGHT OF ACCESS FORM

The undersigned (“Applicant”) owns and holds legal title to the real property to be known as Springs at Waterview (“Property”), which Property is legally described on Exhibit A attached hereto and incorporated herein by this reference.

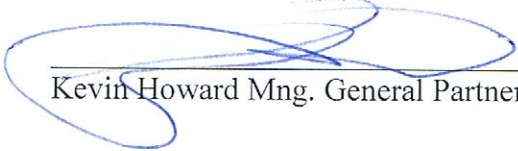
Applicant seeks approval for Pre-Development Site Grading under Section 6.2.6 of the El Paso County Land Development Code. As a condition of approval and issuance of Construction Permit No. \_\_\_\_\_, Applicant must complete and submit this Pre-Development Site Grading Acknowledgement and Right of Access Form. In compliance therewith, by signing below, Applicant hereby acknowledges and agrees as follows:

1. The approval and issuance of the Construction Permit does not guarantee or create a right in, or a right of expectation in, Applicant that the El Paso County Planning Commission will recommend or the Board of County Commissioners of El Paso County will approve Applicant’s final plat for the Property. Applicant may proceed with grading under the Construction Permit at Applicant’s sole risk.
2. The Construction Permit shall be personal to the Applicant and shall not run with the land. Any successors and/or assigns of the Applicant desiring to proceed or continue with the Pre-Development Site Grading approval shall execute their own Pre-Development Site Grading Acknowledgement and Right of Access Form, obtain their own Construction Permit and provide replacement financial guarantees.
3. Applicant hereby grants to El Paso County, its employees, agents, contractors, and/or subcontractors free access to enter upon the Property at all reasonable hours for the following purposes in accordance with requirements of the El Paso County Engineering Criteria Manual (ECM), Section I.5:
  - a. To inspect and investigate for compliance with Construction Permit requirements, including, but not limited to, proper installation and maintenance of erosion and sediment control measures; and
  - b. To inspect and investigate for completion of grading activities and soil stabilization requirements; and
  - c. In the event of noncompliance with either of the above, to identify deficiencies, which may result in issuance of a Letter of Noncompliance which includes such deficiencies to be corrected by Applicant; and
  - d. In the event the Applicant does not correct deficiencies identified in a Letter of Noncompliance, to draw on collateral provided and perform the work in order to correct said deficiencies pursuant to ECM Section I.6.1.H.

4. To the extent allowed by law, Applicant shall indemnify, defend, and forever hold harmless the Board of County Commissioners of El Paso County, their officers, employees, agents, contractors, and subcontractors, from any and all claim, demand, action, cause of action, loss, damage, injury, property damage, personal injury, death, liability, duty, obligation, costs and expenses (including attorney fees) arising out of or related to such entry on the Property. Nothing in this section shall be deemed to waive or otherwise limit the defenses available to the Board of County Commissioners pursuant to the Colorado Governmental Immunity Act or as otherwise provided by law.
5. In accordance with ECM Sections 5.3.15 and I.4.1.A.3, Applicant is obligated to provide security or collateral sufficient to make reasonable provision for completion of the grading, erosion control and final stabilization measures, in the amount set forth on Exhibit B attached hereto.
6. Applicant is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Applicant shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall allow the County to execute on the collateral.
7. All of those certain grading, erosion control and final stabilization measures to be completed as identified on Exhibit B shall be constructed in compliance with the following:
  - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
  - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
8. All grading, erosion control and final stabilization measures shall be completed by the Applicant within 12 (twelve) months from the date of notice to proceed in the Construction Permit. If Applicant determines that the completion date needs to be extended, Applicant shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Construction Permit may be extended at the discretion of the ECM Administrator. Failure to meet the original or extended completion date, as applicable, shall allow the County to execute on the collateral.

IN WITNESS WHEREOF, the Applicant hereby executes this Pre-Development Site Grading Acknowledgement and Right of Access Form this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

APPLICANT: FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLLP

  
Kevin Howard Mng. General Partner

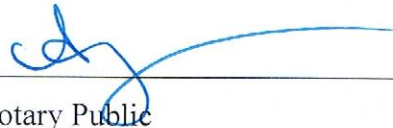
STATE OF COLORADO    )  
  )ss.  
COUNTY OF EL PASO    )

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Kevin Howard.

Witness my hand and official seal.

My commission expires: June 26, 2019

**AMBER A. GRIEGO**  
**NOTARY ID #20154025233**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
My Commission expires June 26, 2019

  
Notary Public

\_\_\_\_\_  
Craig Dossey, Executive Director  
Planning and Community Development Department

\_\_\_\_\_  
Date

Approved as to Content and Form:

\_\_\_\_\_  
Assistant County Attorney

**Exhibit A**  
**Legal Description**  
**Springs at Waterview**

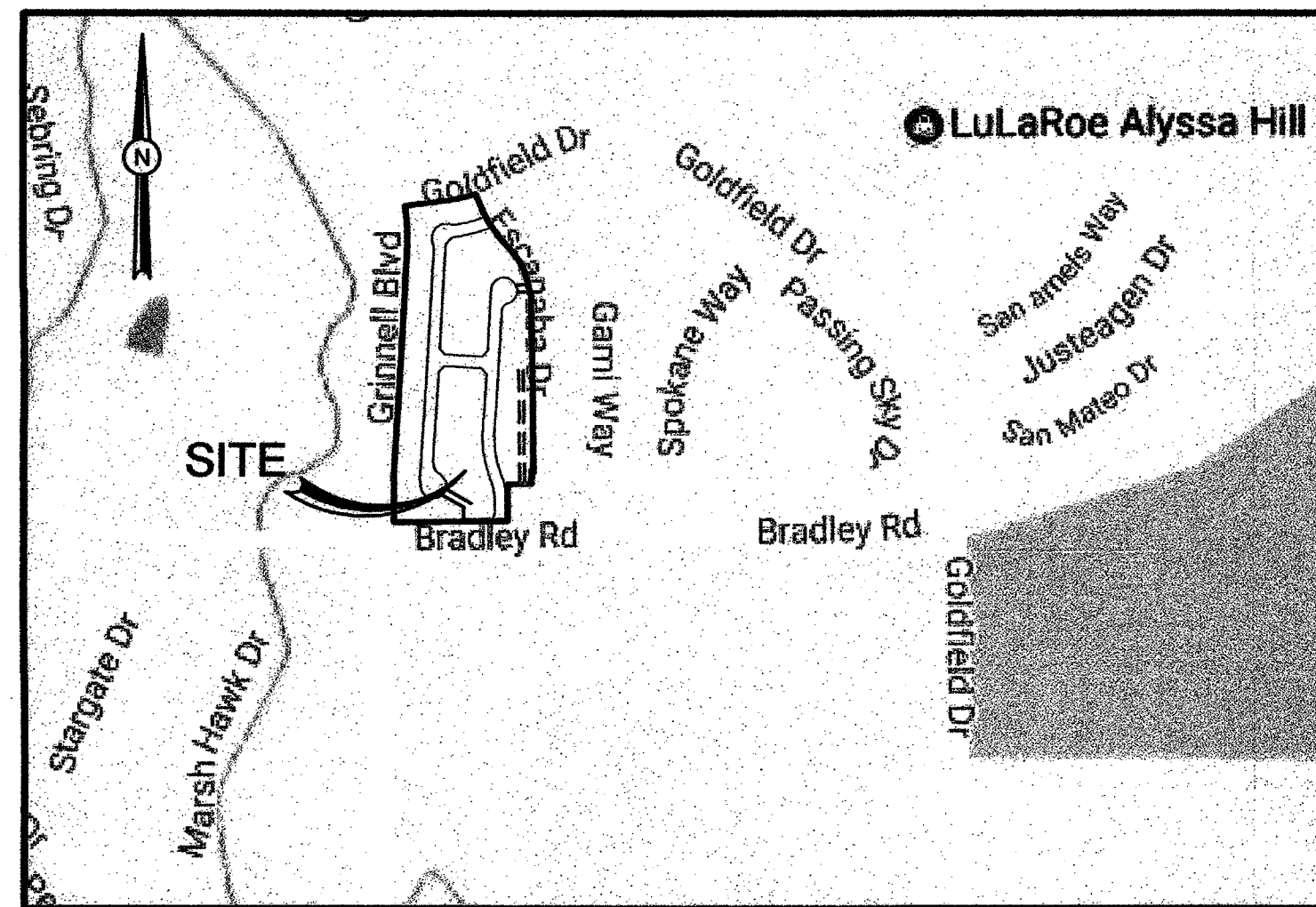
Tax Schedule Nos.: 5507206036

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN  
EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING  
NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY  
OF EL PASO, STATE OF COLORADO

# EARLY GRADING AND EROSION CONTROL PLANS

## SPRINGS AT WATERVIEW

EL PASO COUNTY, STATE OF COLORADO



**LOCATION MAP**  
NTS

**SHEET LIST**

- |            |  |
|------------|--|
| <b>NO.</b> | <b>TITLE</b>                               |
| 1          | TITLE SHEET                                |
| 2          | NOTES                                      |
| 3          | GENERAL DETAILS                            |
| 4          | GRADING & EROSION CONTROL PLAN             |
| 5          | GRADING & EROSION CONTROL DETAILS (1 OF 2) |
| 6          | GRADING & EROSION CONTROL DETAILS (2 OF 2) |

**LEGAL DESCRIPTION**

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.

TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.

**BASIS OF BEARING**

BEARINGS ARE BASED IN THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED ON THE EAST END BY A 3 1/4" ALUMINUM CAP, LS# 17496 AND ON THE WEST END BY A 3 1/4" ALUMINUM CAP, LS# 17496 AND IS ASSUMED TO BEAR S89°01'29"W.

**BENCHMARK**

BENCHMARK FOR THIS SITE IS CSU FIMS MONUMENT "5501V", A RAILROAD SPIKE SET IN CONCRETE NEXT TO A RAILROAD RAIL FENCE POST SOUTHWEST OF A 90° CURVE IN POWERS BOULEVARD. SAID POINT APPARENTLY MONUMENTS THE CORNER COMMON TO SECTIONS 6 AND 7, T15S, R65W, AND SECTIONS 1 AND 12, T15S, R66W OF THE 6TH P.M.

ELEVATION = 5905.44

**TRAFFIC CONTROL NOTE**

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID FOR SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

**OWNER/DEVELOPER**

SWV, LLC  
31 N. TEJON STREET, SUITE 500  
COLORADO SPRINGS, CO 80903  
719-377-0244  
CONTACT: P.A. KOSCIELSKI

**ENGINEER/PLANNER**

DAKOTA SPRINGS ENGINEERING, LLC  
31 N. TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903  
719-227-7388  
CONTACT: CHARLES K. COTHERN, P.E.

**EL PASO COUNTY**

PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, COLORADO 80910  
719-520-6695

**SECURITY FIRE PROTECTION DISTRICT**

400 SECURITY BOULEVARD  
SECURITY, COLORADO 80911  
719-392-7121

**WATER/SANITARY**

SECURITY WATER AND SANITATION DISTRICTS  
231 SECURITY BOULEVARD  
COLORADO SPRINGS, COLORADO 80921  
719-392-3475

**GAS**

COLORADO SPRINGS UTILITIES  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, COLORADO 80903  
719-668-8111

**ELECTRIC**

COLORADO SPRINGS UTILITIES  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, COLORADO 80903  
719-668-8111

**TELEPHONE**

CENTURYLINK  
7925 INDUSTRY ROAD  
COLORADO SPRINGS, COLORADO 80939  
719-278-4651

**CABLE**

COMCAST  
P.O. BOX 173838  
DENVER, COLORADO 80217  
970-641-4774

**DEVELOPER'S STATEMENT**

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

BUSINESS NAME: SWV, LLC

*[Signature]*

BY: P.A. KOSCIELSKI

TITLE: MANAGER

ADDRESS: 31 N. TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903

**EL PASO COUNTY**

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

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

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

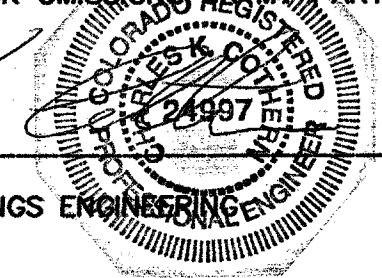
JENNIFER IRVINE, P.E.  
COUNTY ENGINEER/ECM ADMINISTRATOR

**ENGINEER'S APPROVAL**

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS RELYING PART IN PREPARING THIS PLAN.

*[Signature]*

CHARLES K. COTHERN, P.E. 24997  
FOR OR ON BEHALF OF DAKOTA SPRINGS ENGINEERING



PCD NO. SP-16-005

<p><b>REVISIONS:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CITY REVIEW COMMENTS</td> <td>1/5/18</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	CITY REVIEW COMMENTS	1/5/18													<p>ENGINEER: DESIGNED BY: <i>[Signature]</i> DATE: 3/1/18 DRAWN BY: <i>[Signature]</i> DATE: 3/1/18 CHECKED BY: <i>[Signature]</i> DATE: 5/8/18</p> <p style="text-align: center;">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER</p>	<p><b>DSE</b> Dakota Springs Engineering 31 N. TEJON, SUITE 500 COLORADO SPRINGS, CO 80903 P: (719) 227-7388 F: (719) 227-7392</p> <p>PROJECT: SPRINGS AT WATERVIEW</p> <p>SHEET TITLE: TITLE SHEET</p> <p>FROM: _____ TO: _____</p> <p>JOB NO. 0102.1 SHEET 1 OF 6</p>
NO.	DESCRIPTION	DATE																		
1	CITY REVIEW COMMENTS	1/5/18																		

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION GRADING AND EROSION CONTROL PLANS

- 1. PRE-CONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
2. STORMWATER DRAINAGE CONSTRUCTION NOTES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATER AND CATCH BASIN DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ONE-SIDE OR OFF-SITE WATER, INCLUDING NEIGHBORS.
3. PONDING SHALL BE PREVENTED BY PROPER SLOPE AND ELEVATION. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE STANDARD AND SPECIFICATIONS. STORMWATER DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS. STORMWATER DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS. STORMWATER DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS.
4. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS. STORMWATER DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS. STORMWATER DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS.
5. THE EROSION CONTROL PLAN (ECP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN (ESCP) SHALL BE HELD TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
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STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION GRADING AND EROSION CONTROL PLANS

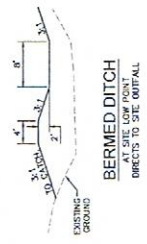
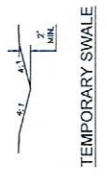
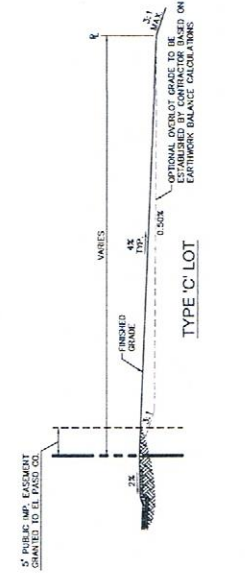
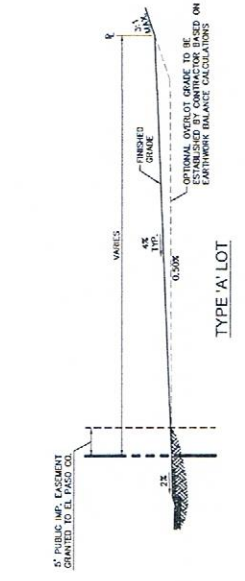
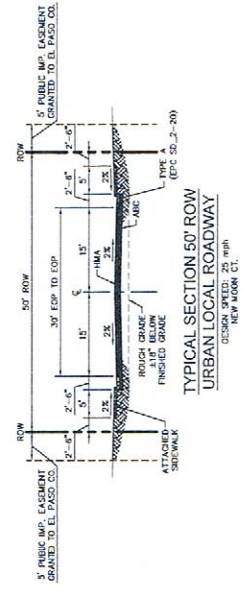
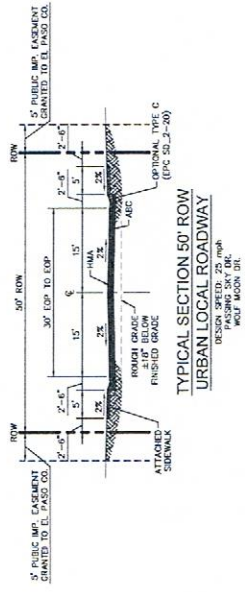
- 1. STORMWATER DRAINAGE CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATIONS OF ALL EXISTING UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNOC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE EROSION AND SEDIMENT CONTROL PLAN, THE STORMWATER DRAINAGE DESIGN MANUAL, THE EROSION CONTROL MANUAL, AND THE STORMWATER DRAINAGE DESIGN MANUAL VOLUME 1 AND VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY CHANGES TO THESE APPROVED PLANS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
4. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY AMBIGUOUS INFORMATION SHALL BE CLARIFIED AND APPROVED, IN WRITING, BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. ALL STORM DRAIN PIPES SHALL BE CLASS B RCP UNLESS OTHERWISE NOTED AND APPROVED BY POB.
6. SOFT UNSUBSTRY BANKS AS SHOWN IN THE PLANS SHALL BE PROTECTED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SOFT TRIANGLES.
7. SLOPING AND STRIPPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTED OTHERS. (IF APPLICABLE, ADDITIONAL SLOPING AND STRIPPING NOTES WILL BE PROVIDED.)
8. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC SERVICES DEPARTMENT, INCLUDING WORK IN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
9. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE LIMITS OF CONSTRUCTION SHALL BE SHOWN ON THE PLANS. IF ANY ADDITIONAL PERMITS ARE REQUIRED, FROM ADJOINING PROPERTY OWNERS) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

CONSTRUCTION NOTES

- 1. ALL WORK SHALL COMPLY WITH THE ORDINANCES AND POLICES OF EL PASO COUNTY.
2. BEFORE TPO/GRADING INFORMATION SHALL BE OBTAINED FROM A TOPOGRAPHIC SURVEY AND FUNDAMENTAL PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF EXISTING UTILITY LOCATIONS FOR THIS PROJECT SHALL BE AS INDICATED BY THE GEOLOGIC HAZARD STUDY PREPARED BY ENTEN ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
4. PROJECT LIMITS IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. SOIL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS. STORMWATER DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SITE SHALL BE INSPECTED IN ACCORDANCE WITH THE GEOLOGIC HAZARD STUDY PREPARED BY ENTEN ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE GEOLOGIC HAZARD STUDY PREPARED BY ENTEN ENGINEERING CONSULTANTS, INC. DATED 3/15/17 SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN ACCORDANCE WITH THE GEOLOGIC HAZARD STUDY PREPARED BY ENTEN ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSIDERING EROSION DESIGN CONSIDERATIONS. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS.
10. FINISHED CONDITIONS/SPOT ELEVATIONS HEREON REPRESENT FINISHED GRADES. ALL EROSION CONTROL MEASURES ARE BASED ON THE FINISHED GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL STUDY FOR THIS PROJECT.
11. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS. STORMWATER DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARD AND SPECIFICATIONS.
12. THERE MAY BE SOME TOPSOIL WITHIN SPINGS AT WATERWET THAT IS NOT SUITABLE FOR RE-USE. CONTRACTOR SHALL AMEND THE TOPSOIL AS NECESSARY AND RE-SPEAD IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS IF TOPSOIL CANNOT BE AMEND IT SHALL BE USED AS FILL WHERE NO FUTURE STRUCTURES OR ROADS WILL BE BUILT.

Includes project title 'SERVICES AT WATERMEW', DSE logo, and a table with columns for REVISIONS (NO., DESCRIPTION, DATE) and a table for PERMITS (ISSUANCE, EXPIRATION, DATE).





**JROAD**  
CONSTRUCTION, INC.  
3100 S. W. 101st ST.  
MCKINNEY, TX 75069

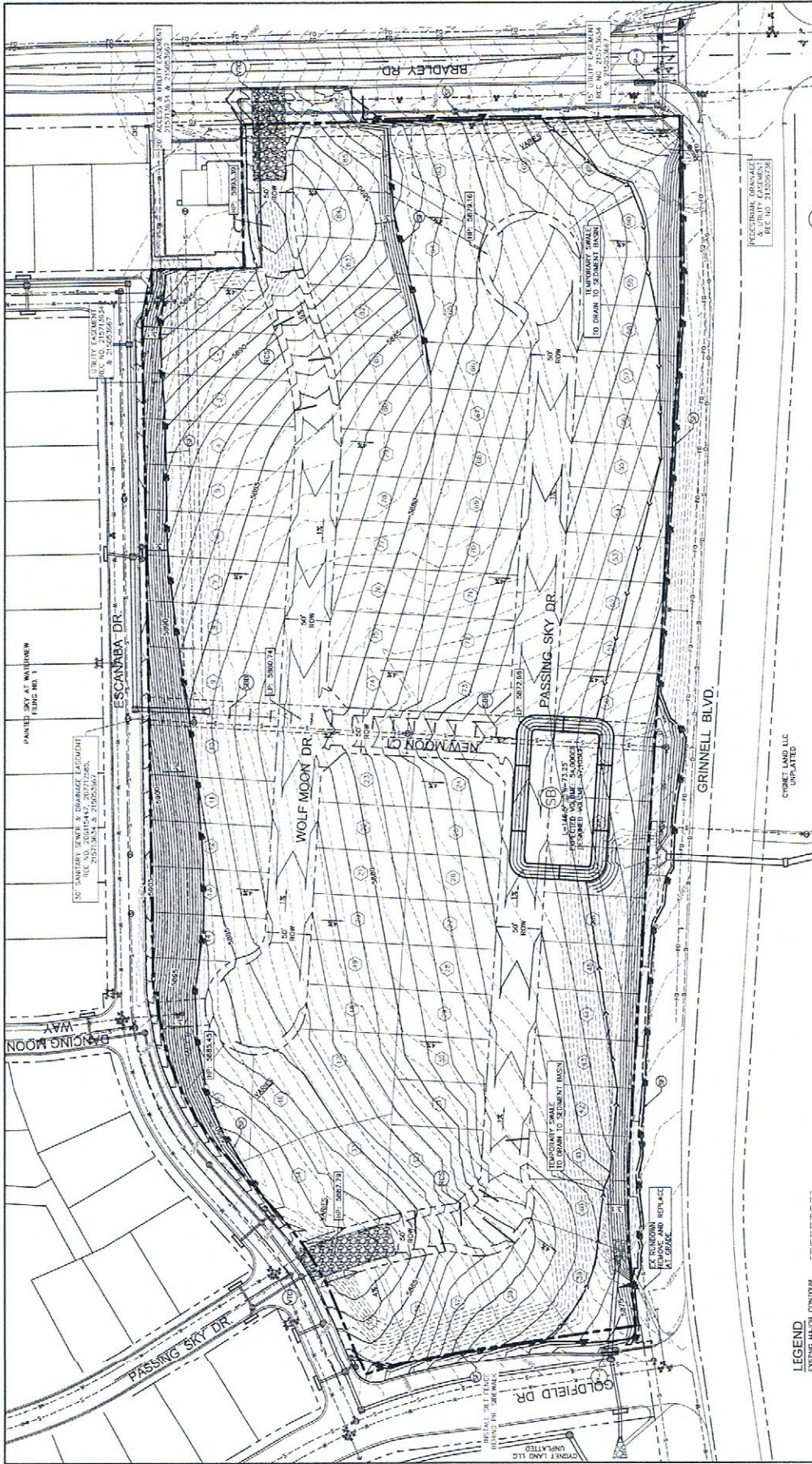
**DSE** Dallas Springs Engineering  
31 N. WOOD ST. 300  
CRAWFORD SPRINGS, CO 80003  
P. (703) 277-7282

PROJECT: SPRINGS AT WATERVIEW  
SHEET TITLE: GENERAL DETAILS  
FROM: \_\_\_\_\_ TO: \_\_\_\_\_  
JOB NO. 01021 SHEET 3 OF 6

NO.	DESCRIPTION	DATE

ENGINEER: \_\_\_\_\_  
DESIGNED BY: JUN DATE: 3/2/01  
DRAWN BY: \_\_\_\_\_ DATE: 2/27/01  
CHECKED BY: \_\_\_\_\_ DATE: 2/27/01

4100 W. WYATT BLVD.  
DALLAS, TEXAS 75247  
1-800-922-1987  
OFFICE: (214) 343-1987 FAX: (214) 343-1988



**DSE** Dallas Springs  
 Engineering  
 PROJECT SPRINGS AT WATERVIEW  
 SHEET TITLE GRADING & EROSION CONTROL PLAN  
 FROM \_\_\_\_\_ TO \_\_\_\_\_ SHEET 4 OF 6  
 JOB NO. 00021

ENGINEER: \_\_\_\_\_ DATE: 3/2/06  
 DESIGNED BY: AMW DATE: 3/2/06  
 DRAWN BY: JLD DATE: 3/2/06  
 CHECKED BY: \_\_\_\_\_ DATE: 3/2/06  
 4010 W. HUNTER BLVD.  
 SUITE 100  
 FORT WORTH, TEXAS 76116  
 TEL: 800-922-1987  
 FAX: 817-335-4545

NO.	REVISIONS	DATE
1	CITY REVIEW COMMENTS	1/2/06
2	CITY REVIEW COMMENTS	1/2/06

- LEGEND**
- EXISTING MAJOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED WATER CONTOUR
  - ROUGH CUT STREET CONTROL
  - SE FENCE
  - STAMP WALL BARRIERS
  - SWALE
  - VEHICLE TRACKING





Vehicle Tracking Control (VTC)

Silt Fence (SF)

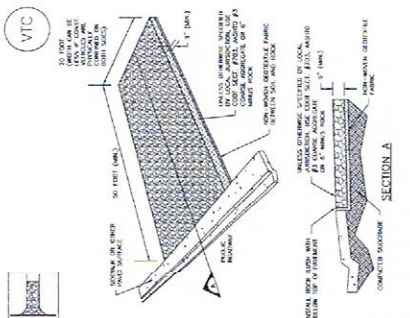
SC-1

EC-9

Rough Cut Street Control (RCS)

SC-5

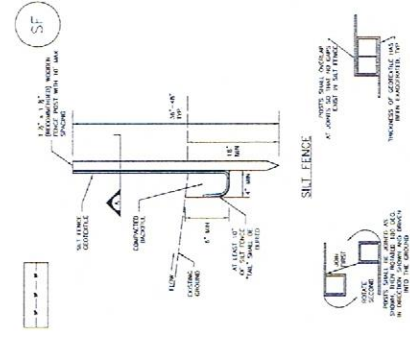
Rock Sock (RS)



**VTC-1. AGGREGATE VEHICLE TRACKING CONTROL**

**INSTALLATION INSTRUCTIONS:**

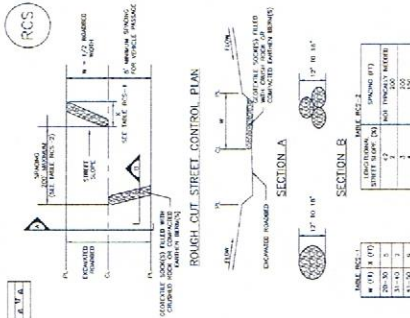
- SEE PLAN FOR
- CONSTRUCTION OF THE TRACKING CONTROL SHALL BE DONE TO THE
- TRACKING CONTROL SHALL BE CONSTRUCTED TO THE POINT WHERE IT
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**SF-1. SILT FENCE**

**INSTALLATION INSTRUCTIONS:**

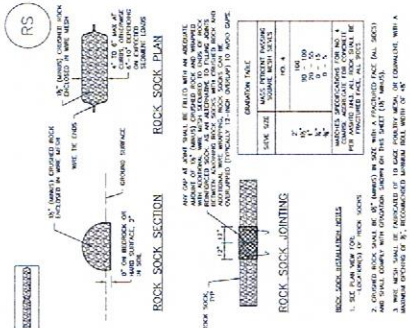
- SEE PLAN FOR
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**RCS-1. ROUGH CUT STREET CONTROL**

**INSTALLATION INSTRUCTIONS:**

- SEE PLAN FOR
- CONSTRUCTION OF THE ROUGH CUT STREET CONTROL SHALL BE DONE TO THE
- ROUGH CUT STREET CONTROL SHALL BE CONSTRUCTED TO THE POINT WHERE IT
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**RS-1. ROCK SOCK PERIMETER CONTROL**

**INSTALLATION INSTRUCTIONS:**

- SEE PLAN FOR
- CONSTRUCTION OF THE ROCK SOCK PERIMETER CONTROL SHALL BE DONE TO THE
- ROCK SOCK PERIMETER CONTROL SHALL BE CONSTRUCTED TO THE POINT WHERE IT
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**DSEA** ENGINEERING

31 N. STATE ST. SUITE 200  
 CHICAGO, ILLINOIS 60610  
 P: (773) 327-7262  
 F: (773) 327-7262

PROJECT: SPRINGFIELD WATERVIEW  
 SHEET TITLE: GRADING & EROSION CONTROL DETAILS (1 OF 2)  
 FROM: \_\_\_\_\_ TO: \_\_\_\_\_ SHEET: 5 OF 6  
 JOB NO. 010521

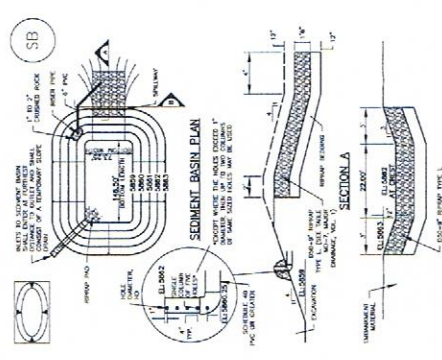
REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**Sediment Basin (SB)**

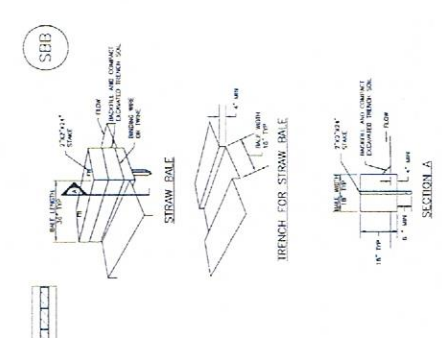
SC-7



- GENERAL INSTALLATION INSTRUCTIONS**
1. SEE PLAN AND SECTION FOR DIMENSIONS AND MATERIALS.
  2. THE BASIN SHALL BE CONSTRUCTED ON A COMPACTED SUBGRADE.
  3. THE INLET SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN AND SECTION.
  4. THE OUTLET SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN AND SECTION.
  5. THE BASIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  6. THE BASIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  7. THE BASIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  8. THE BASIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  9. THE BASIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  10. THE BASIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.

**Straw Bale Barrier (SBB)**

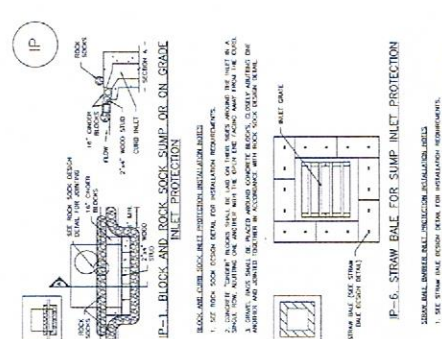
SC-3



- GENERAL INSTALLATION INSTRUCTIONS**
1. SEE PLAN AND SECTION FOR DIMENSIONS AND MATERIALS.
  2. THE BARRIER SHALL BE CONSTRUCTED ON A COMPACTED SUBGRADE.
  3. THE BARRIER SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  4. THE BARRIER SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  5. THE BARRIER SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  6. THE BARRIER SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
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  8. THE BARRIER SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  9. THE BARRIER SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  10. THE BARRIER SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.

**Inlet Protection (IP)**

SC-6



- GENERAL INSTALLATION INSTRUCTIONS**
1. SEE PLAN AND SECTION FOR DIMENSIONS AND MATERIALS.
  2. THE INLET SHALL BE CONSTRUCTED ON A COMPACTED SUBGRADE.
  3. THE INLET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  4. THE INLET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  5. THE INLET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  6. THE INLET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  7. THE INLET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  8. THE INLET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  9. THE INLET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.
  10. THE INLET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF FREEBOARD ABOVE THE DESIGN WATER LEVEL.



**DSE** *Delaware Springs Engineering*  
PROJECT: SPRINGS AT WATERVIEW  
SHEET TITLE: GRADING & EROSION CONTROL DETAILS (2 OF 2)  
FROM: \_\_\_\_\_ TO: \_\_\_\_\_  
JOB NO. 01021 \_\_\_\_\_ SHEET 6 OF 6

NO.	DESCRIPTION	DATE

ENGINEER: \_\_\_\_\_  
DESIGNED BY: JHM DATE: 5/2/20  
DRAWN BY: JHM DATE: 5/2/20  
CHECKED BY: JHM DATE: 5/2/20  
4400 DELAWARE SPRINGS ROAD  
CALL CITY LOCATIONS  
1-800-922-1987  
OFFICE: DELAWARE SPRINGS, PA  
PROJECT: SPRINGS AT WATERVIEW