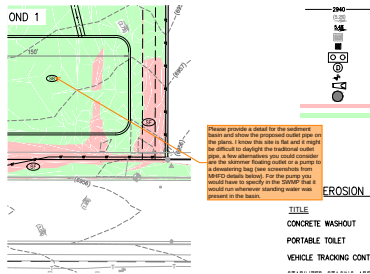


Stormwater GEC Plan comments.pdf Markup Summary

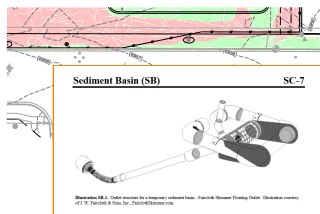
[4] G-4 Initial Erosion Control Plan South (4)



Subject: SW - Textbox with Arrow
Page Label: [4] G-4 Initial Erosion Control Plan South
Author: EPC Stormwater- Zachary

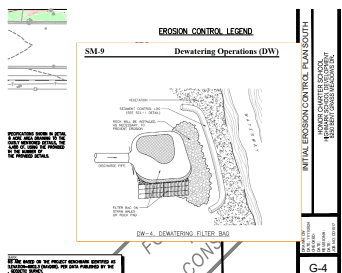
TAIT Response:
A detail for the sediment pond and outlet was provided on sheet G-14. The sediment basin note has been updated to allow for a pump/dewatering process should the site prove to be too flat for a gravity outlet.

Please provide a detail for the sediment basin and show the proposed outlet pipe on the plans. I know this site is flat and it might be difficult to daylight the traditional outlet pipe, a few alternatives you could consider are the skimmer floating outlet or a pump to a dewatering bag (see screenshots from MHFD details below). For the pump you would have to specify in the SWMP that it would run whenever standing water was present in the basin.



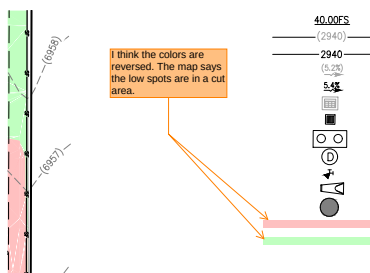
Subject: Image
Page Label: [4] G-4 Initial Erosion Control Plan South
Author: EPC Stormwater- Zachary

TAIT Response:
A detail for the sediment pond and outlet was provided on sheet G-14. The sediment basin note has been updated to allow for a pump/dewatering process should the site prove to be too flat for a gravity outlet.



Subject: Image
Page Label: [4] G-4 Initial Erosion Control Plan South
Author: EPC Stormwater- Zachary

TAIT Response:
A detail for the sediment pond and outlet was provided on sheet G-14. The sediment basin note has been updated to allow for a pump/dewatering process should the site prove to be too flat for a gravity outlet.

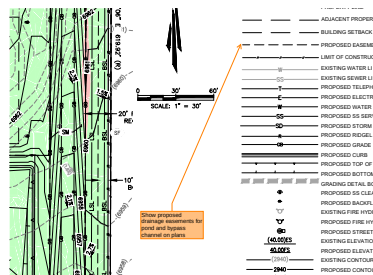


Subject: SW - Textbox with Arrow
Page Label: [4] G-4 Initial Erosion Control Plan South
Author: EPC Stormwater- Zachary

TAIT Response:
The legend has been updated

I think the colors are reversed. The map says the low spots are in a cut area.

[8] G-8 Final Erosion Control Plan South (1)



Subject: SW - Textbox with Arrow
Page Label: [8] G-8 Final Erosion Control Plan South
Author: EPC Stormwater- Zachary

Show proposed drainage easements for pond and bypass channel on plans

TAIT Response:
Proposed drainage easement has been shown on the plans. Callouts have been added for the easement but it underlaying other linework for the fence. Please see attached Page below from Subdivision Exemption Plat for the proposed easement.

[13] G-13 ECP Details 3 (1)

- MULCH, HYDRAULIC, MULCHABLE, AND COMBINED MULCHABLE MULCH MAY BE USED. MULCHING APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
- CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
- TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
- HYDRAULIC MULCHING
- HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
- IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND STEP.
- WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 3,000 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
- EROSION CONTROL BLANKET
- EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

Subject: SW - Textbox
Page Label: [13] G-13 ECP Details 3
Author: EPC Stormwater- Zachary

Add a note stating the name of the seed mix and that full seeding details can be found in the landscaping plan

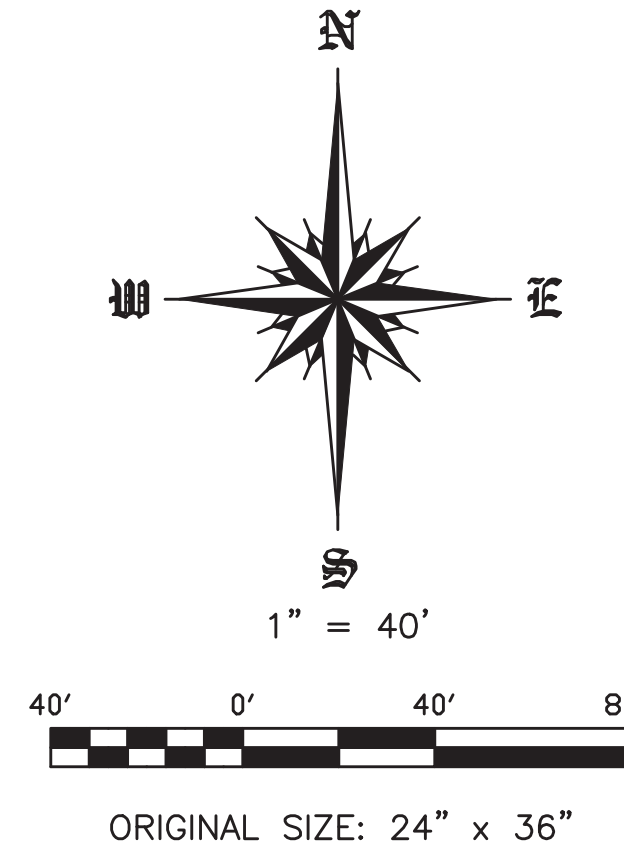
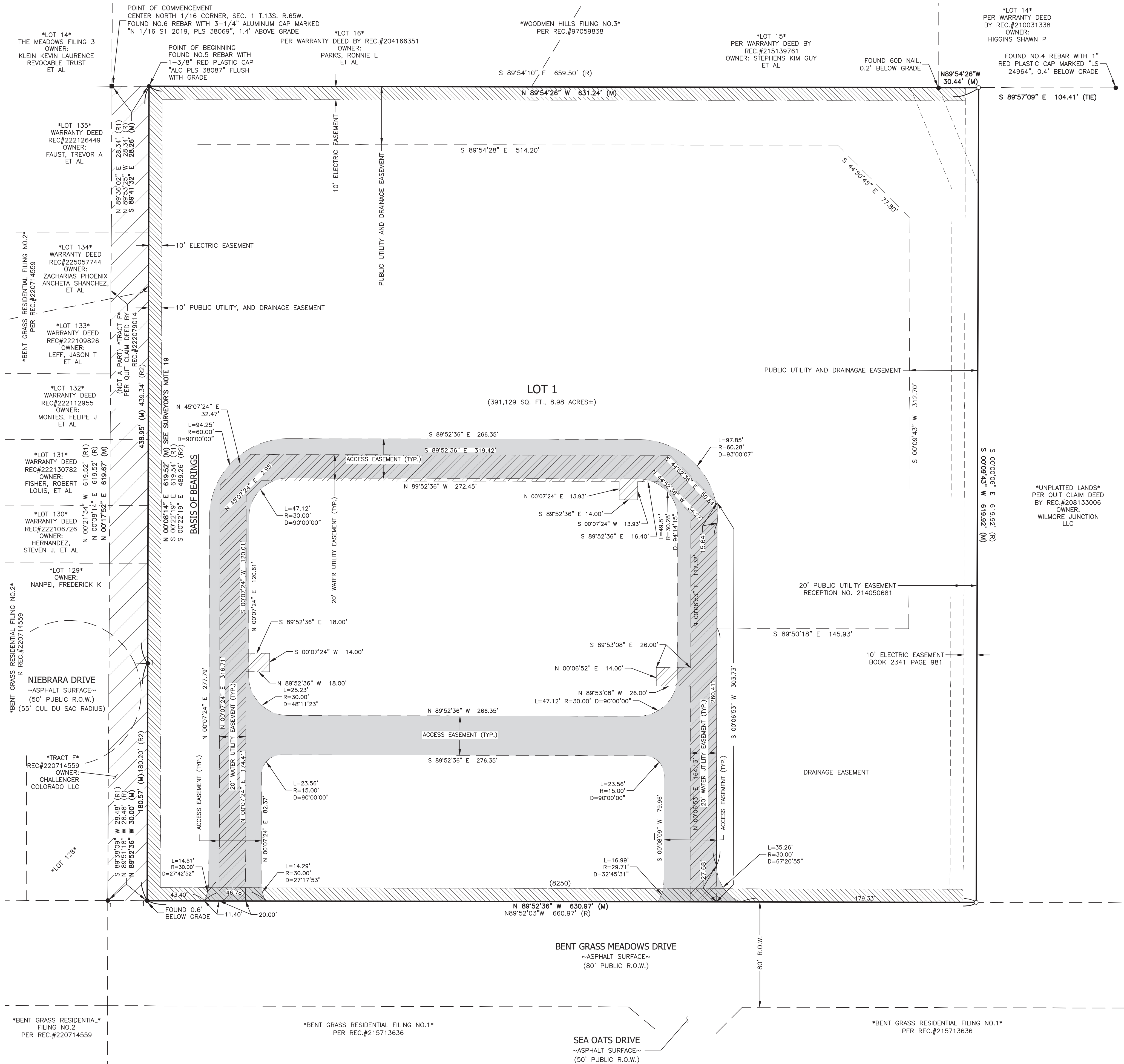
Add a note stating the name of the seed mix and that full seeding details can be found in the landscaping plan

TAIT Response:
Seed mix note has been added



EDUCATIONAL INSTITUTION SUBDIVISION EXEMPTION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



LEGEND

- PLSS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- FOUND NO.4 REBAR WITH 1" ORANGE PLASTIC CAP MARKED "PLS 38141" FLUSH UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, PLS 38759 FLUSH WITH GRADE
- (R) RECORD VALUE
- (R1) RECORD VALUE PER QUIT CLAIM DEED (AKA TRACT F) BY RECEPTION # 222079014. SEE SURVEYORS NOTE #8
- (R2) RECORD VALUE PER BENT GRASS RESIDENTIAL FILING NO.2* PER RECEPTION#220714559 SEE SURVEYORS NOTE #19
- (M) MEASURED VALUE
- * NOT A PART
- ± MORE OR LESS
- R.O.W. RIGHT OF WAY
- EXCEPTED PARCEL AREA (*TRACT F*) (NOT A PART) SEE SURVEYORS NOTE #8
- ELECTRIC AND DRAINAGE EASEMENT
- WATER UTILITY EASEMENT
- ACCESS EASEMENT



Danny Rodic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC

PDC File No: EX-26-001

DATE: May 14, 2026			REVISIONS		APEX LAND SURVEYING AND MAPPING LLC	
No.	Remarks	Date	By			
1.	Revise per County Comments	07-07-2026	DDR	6130 Spunwood Drive Colorado Springs, CO 80918 Phone: 719-318-0377 E-mail: info@apexsurveyor.com Website: www.apexsurveyor.com		
2.	Revise per County Comments	07-09-2026	DDR			
Field: TJM		Drawn: TJM/DDR		Checked: DDR		
				PROJECT NO: 25075-A1-R2		
				SHEET 2 OF 2		