

# EPC DPW Stormwater\_2026-06-10\_004 - GEC Plans.pdf Markup Summary

## [45] G-1 GEC Cover Sheet (3)

FINAL EROSION CONTROL PLAN NORTH  
 FINAL EROSION CONTROL PLAN SOUTH  
 P DETAILS 1  
 P DETAILS 2  
 P DETAILS 3  
 P DETAILS 4

**Subject:** SW - Textbox  
**Page Label:** [45] G-1 GEC Cover Sheet

Include the off-site GEC sheets in the CDs in this set

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TAIT Response:  
Offsite GEC sheets have been added to this set.

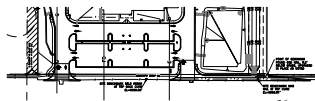
2 YEARS FROM THE DATE SIGNED BY TH  
 YEARS, THE PLANS WILL NEED TO BE RE  
 COMMUNITY DEVELOPMENT DIRECTOR'S DI  
 COUNTY PROJECT ENGINEER SIGNATURE

**Subject:** SW - Textbox with Arrow  
**Page Label:** [45] G-1 GEC Cover Sheet

Joshua J. Palmer, P.E.  
 County Engineer/ECM  
 Administrator

Joshua J. Palmer, P.E.  
 County Engineer/ECM Administrator

TAIT Response:  
Engineers name has been added.



**Subject:** SW - Textbox with Arrow  
**Page Label:** [45] G-1 GEC Cover Sheet

Use signature blocks for stand-alone GEC plans.

**WATER:**  
 BOULDER HILLS METRO DISTRICT  
 8046 EASTWILLE ROAD  
 FALCON, CO 80521  
 719-498-2500

**GAS:**  
 COLORADO SPRINGS UTILITIES (CSU)  
 7710 DURANT DRIVE, P.O. BOX 1104,  
 WALKER COSE 2150  
 COLORADO SPRINGS, CO 80947-2150  
 719-498-2513

**SEWER:**  
 BOULDER HILLS METRO DISTRICT  
 8046 EASTWILLE ROAD  
 FALCON, CO 80521  
 719-498-2500

**ELECTRIC:**  
 WESTERN NEW ELECTRIC  
 11140 E. WOODMEN RD  
 FALCON, CO 80525  
 719-498-2283

STORM DRAIN

TAIT Response:  
Engineers statement has been revised.

**Engineer's Statement:**  
 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 liability caused by any negligent acts, errors or omissions on my part in preparing this plan.

**Owner's Statement:**  
 I, the owner/developer, have read and will comply with the requirements of the Grading and Erosion Control Plan.

[46] G-2 GEC General Notes (2)

**Subject:** SW - Textbox  
**Page Label:** [46] G-2 GEC General Notes

Provide

Provide

TAIT Response:  
provided.

N FOR  
CH

**Subject:** SW - Textbox  
**Page Label:** [46] G-2 GEC General Notes

Use current notes for EPC grading and erosion control plans (attached or found in GEC Checklist)

IRE

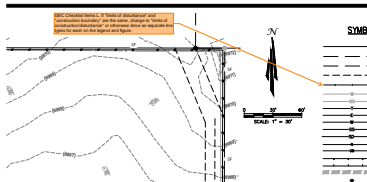
Use current notes for EPC grading and erosion control plans (attached or found in GEC Checklist)

TAIT Response:  
Notes have been updated to current.

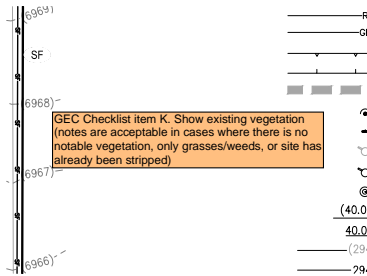
[47] G-3 Initial Erosion Control Plan North (2)

**Subject:** SW - Textbox with Arrow  
**Page Label:** [47] G-3 Initial Erosion Control Plan North

GEC Checklist Items L. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.



TAIT Response: Limits of Disturbance and construction boundary have been combined



**Subject:** SW - Textbox  
**Page Label:** [47] G-3 Initial Erosion Control Plan North

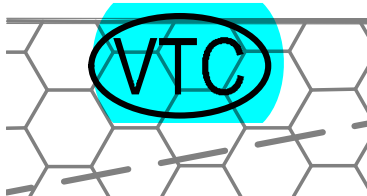
GEC Checklist item K. Show existing vegetation (notes are acceptable in cases where there is no notable vegetation, only grasses/weeds, or site has already been stripped)

TAIT Response:  
Note of existing vegetation has been added.

[48] G-4 Initial Erosion Control Plan South (5)

**Subject:** Engineer  
**Page Label:** [48] G-4 Initial Erosion Control Plan South

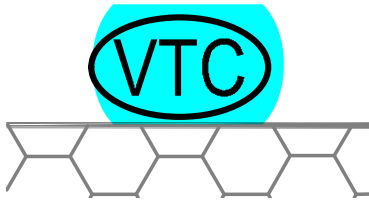
VTC



TAIT Response: Left VTC has been removed.

**Subject:** Engineer  
**Page Label:** [48] G-4 Initial Erosion Control Plan South

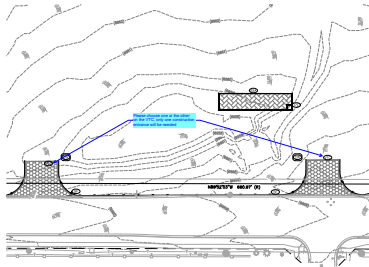
VTC



TAIT Response: Left VTC has been removed.

**Subject:** Engineer  
**Page Label:** [48] G-4 Initial Erosion Control Plan South

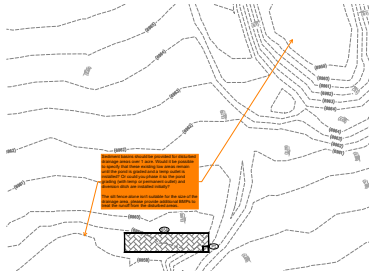
Please choose one or the other on the VTC, only one construction entrance will be needed



TAIT Response: Left VTC has been removed.

**Subject:** SW - Textbox with Arrow  
**Page Label:** [48] G-4 Initial Erosion Control Plan South

Sediment basins should be provided for disturbed drainage areas over 1 acre. Would it be possible to specify that these existing low areas remain until the pond is graded and a temp outlet is installed? Or could you phase it so the pond grading (with temp or permanent outlet) and diversion ditch are installed initially?

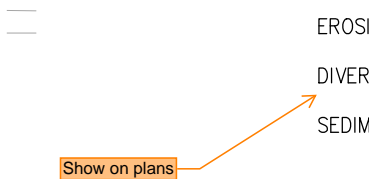


TAIT Response: Left Sediment basins and related items have been added.

The silt fence alone isn't suitable for the size of the drainage area, please provide additional BMPs to treat the runoff from the disturbed areas.

**Subject:** SW - Textbox with Arrow  
**Page Label:** [48] G-4 Initial Erosion Control Plan South

Show on plans

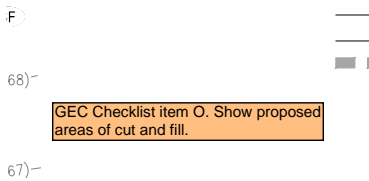


TAIT Response: Diversion ditches added to plans.

[49] G-5 Interim Erosion Control Plan North (1)

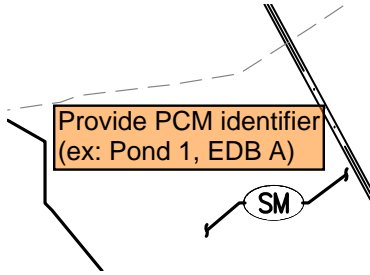
**Subject:** SW - Textbox  
**Page Label:** [49] G-5 Interim Erosion Control Plan North

GEC Checklist item O. Show proposed areas of cut and fill.



TAIT Response: Added hatched area to show cut and fill.

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



**Subject:** SW - Textbox  
**Page Label:** [52] G-8 Final Erosion Control Plan South

Provide PCM identifier (ex: Pond 1, EDB A)

**TAIT Response:** Left Sediment basins and related items have been added.

[55] G-11 ECP Details 3 (1)

... INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES. TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN RAUBIC MULCHING. HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS I IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE. WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUND SON CONTROL BLANKET. EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULC

Final Stabilization Seed Mix: Need to specify a seed mix & application rate specific to those species appropriate for this project location. See COS SCM Table 5-1 and 5-2 for recommended mixes for the area.

**Subject:** SW - Textbox  
**Page Label:** [55] G-11 ECP Details 3

Final Stabilization Seed Mix: Need to specify a seed mix & application rate specific to those species appropriate for this project location. See COS SCM Table 5-1 and 5-2 for recommended mixes for the area.

**TAIT Response:** Seed and mixing shown on Landscaping plan.



[56] G-12 ECP Details 4 (1)



**Subject:** SW - Textbox  
**Page Label:** [56] G-12 ECP Details 4

: Replace with EPC approved VTC detail (VT-1 and VT-2 in DCMv2, Chap 3.3) or revise to be 75ft min length.

**TAIT Response:** Replaced VTC detail.