



Preliminary Acceptance Punchlist
El Paso County – Department of Public Works - Stormwater Section

Project Name:	Homestead F2
EDARP Filing Number(s):	SF194, VR234, CDR2012, CON2013
ESQCP Number:	ESQ2229
Attendees:	DPW SW: Ben Jones, Molly Layshock DPW Development Services: Brad Walters, David Parkerson, Spencer Pirzadeh Developer: Pete Morley
Date of Walk-Thru:	11/28/2023
Walk-Thru Number:	3 rd PA walk

Internal Note: Pre-PA walk-thru completed by DPW Stormwater personnel Molly Layshock and Ben Jones on 11/27/2023. Items ~~struck through~~ were verified completed or addressed at the 11/27 site visit. Please note that there were two sets of plans referenced for this Acceptance inspection mentioned throughout the punchlist.

When all items below are completed, please let your inspector know as soon as possible so they can come out to the project to confirm.

Findings to be addressed prior to scheduling a follow-up walk-thru:

Full Spectrum Detention Pond 1 off Cutbank Drive [Homestead at Sterling Ranch F2 Storm Sewer Plans Sheets ST07-ST10 of CDR2012]:

- Discuss with engineer of record need for concrete cutoff wall as undermining has occurred.
- Verify with engineer of record that the orientation of the micro-screen is acceptable in current condition. The dimensions are correct but the vee-wire bars are horizontal and not vertical.
- Pond outfall protection not installed per plans. Plunge pool is what was approved. 8'x30' riprap pad installed. Have engineer reflect this change on the as-builts and confirm via calcs that the as-built condition is acceptable.
- On as-builts, show plain riprap around forebay, instead of soil riprap (Sheet ST09 of CDs).
- Install pond signage (Sheet ST07 of CDs)
- Flat portion of Section A-A (Sheet ST07 of CDs) is installed at less than 20ft wide. Re-grade to match 20ft width shown in plan or update width on as-builts and MHFD calculations.
- Restrictor plate detail (Sheet ST08 of CDs) – dimension is mislabeled on plans but shows height above outlet pipe invert at 21.75". However, the MHFD-Detention calcs on page 57 of the FDR from CDR2012 shows the height at 13.3". And it appears to have been installed at a height of ~15-18" above the invert. Please revise the as-built drawings, as-built calcs, and/or the field condition to fix the discrepancy.
- ~~Rills in maintenance road~~
- ~~Remove sediment and debris from forebay~~
- ~~Backfill curb along trickle channel. Bottom of pond should be flush to trickle channel~~
- ~~Missing well screen~~ Well screen installed, but it is the wrong orientation. Install properly for acceptance by EPC.
- ~~Restrictor plate needs to be installed as per plans~~
- ~~Forebay notch opening is taller and wider than what is shown on plans. Could potentially be ok if revised calcs submitted with as-builts show that this is ok~~

- ~~Address standing water in pond outfall by providing positive drainage and additional riprap. Also consider need for cutoff wall as undermining is occurring~~
- ~~Address erosion occurring around flared end section of outfall~~
- ~~Spray for noxious weeds and re seed/blanket as needed throughout pond (mainly just on the northern embankment)~~

North Sand Filter Basin (Homestead 2 Commons to Sand Filter Storm Plans sheet 3 of 7)

- Verify with Engineer of Record that spillway is acceptable as installed with plain riprap on top of the spillway instead of soil riprap
- Missing Restrictor plate and orifice plate (Reference photos 3 and 4)
- Missing 12" lateral pipe and Nyloplast 12" Drain basin with dome grate at tract between lots 35 and 36 on Cut Bank Drive. This is shown on sheet 3 of 7 of Homestead 2 Commons Sand Filter Storm Plans. EDARP Project File Number VR234.
- Missing cleanout standpipe (ST14 of Storm Sewer Plans)
- Missing 4"x2" orifice on front of outlet structure (Sht 8 of 8 on GEC Plan from VR234).
- Height from top of media to bottom of 30" dome grate shown on Sht 8 of GEC Plans from VR234 is 9", but is closer to ~15" in the field. Update calcs in as-builts to reflect this field condition or regrade pond bottom to meet original design depths. It's unclear if the pond is deeper than intended (likely ok) or if the dome grate was installed too high.
- On as-builts, show plain riprap on spillway, instead of soil riprap (Sheet 3 of CDs from VR234).
- "Backyard berm" (Section A-A on Sheet 3 of GEC Plans from VR234) is not installed per plan.
- Just north of the North Sand Filter, runoff from the backyard berm is not clearly conveyed into the pond. A means of conveyance into the pond is necessary so that runoff does not bypass the pond. All runoff from homes is not conveyed to the 12" nyloplast drains, so the backyard berm conveys more flow than likely intended. Just an FYI as to the importance of needing a conveyance of flows from the berm to the pond.
- Northern-most 12" Nyloplast drain not visible. Either not installed or buried. Field verify its existence or install one if missing.
- On as-builts, show two 12" nyloplast drains (instead of one) in Lot 21 to reflect what was installed.
- ~~Spillway should have 4:1 slopes and be 17 ft wide~~
- ~~Clean out/remove sediment from both incoming pipes~~
- ~~Ensure outlet pipe is installed level with the ground~~

South Sand Filter (Homestead 2 Commons to Sand Filter Storm Plans sheet 6 of 7)

- Verify with Engineer of Record that spillway is acceptable as installed with plain riprap on top of the spillway instead of soil riprap
- Missing restrictor plate and orifice plate (Reference photos 3 and 4)
- Missing cleanout standpipe (ST14 of Storm Sewer Plans)
- Missing 4"x2" orifice on front of outlet structure (Sht 8 of 8 on GEC Plan from VR234).
- Height from top of media to bottom of 30" dome grate shown on Sht 8 of GEC Plans from VR234 is 12", but is closer to ~7" in the field. Update calcs in as-builts to reflect this field condition or regrade pond bottom to meet original design depths.
- On as-builts, show plain riprap on spillway, instead of soil riprap (Sheet 6 of CDs from VR234).

- Erosion of “backyard berm” (Section A-A on Sheet 3 of GEC Plans from VR234), mostly around Lots 17-20. But check entire length of backyard berm between the North and South Sand Filters and repair as needed. ~~Clean out underdrain to ensure there is no blockage~~
- ~~Missing riprap apron on inflow pipe~~
- ~~Clean out/remove sediment from inlet pipe~~

Maintenance Items for ESQCP Closure

- Remove sediment and debris from forebay at FSD 1
- Additional stabilization on northern inflow point of northern Sand Filter Basin pond slopes where bare spots are visible.

As-Builts

Please have your engineer submit the following items (if they haven’t already):

- Engineering Record Drawings (as-builts) consistent with Section 5.10.6 of the ECM.
 - Even if everything was built exactly per plan, we need an electronic PDF of the original drawings to be signed, dated, and stamped with “As-Built” on each sheet.
 - Differences from design to as-built conditions to be shown in red text with red clouds/bubbles.
- Volume Certification Letter(s) for pond(s), see ECM Chap 5.10.6.B for details on what type of statement should be included in the letter.
 - Letter to be stamped by Engineer.
 - State in the letter that the site and adjacent properties (as affected by work performed under the County permit) are stable with respect to settlement and subsidence, sloughing of cut and fill slopes, revegetation or other ground cover, and that the improvements (public improvements, site grading) meet or exceed the minimum design requirements.
- Re-submit UD-Detention spreadsheet per changes from the original design to the as-built condition. Can be included with Cert Letter.
 - If significant changes, would need to also submit an updated SDI Form.

- Photos:



Photo 1: Well screen has been installed, but it is the wrong orientation. Note this is acceptable on the as-builts.



Photo 2: Missing restrictor plate on North and South Sand Filter Basins. Not installed as per Homestead 2 Sand Filter GEC Plans sheet 8 of 8.

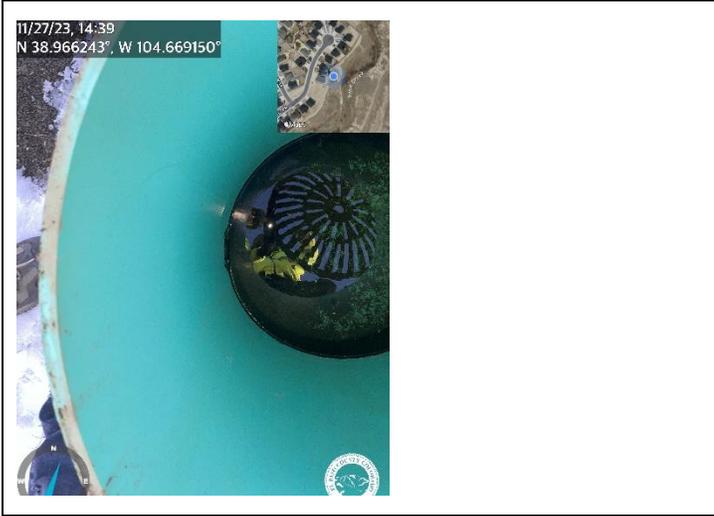


Photo 3: Missing orifice plate on North and South Sand Filter Basins. Not installed as per Homestead 2 Sand Filter GEC Plans sheet 8 of 8.