



**Preliminary Acceptance (PA) Punchlist**  
**EPC - DPW - Stormwater Section**

Project Name:	Hills at Lorson Ranch
EDARP Filing Number(s):	SF2110, PUDSP203, CDR207, PUDSP216
ESQCP Number:	ESQ2033
Attendees:	DPW SW: Natasha Grimaldo, Ben Jones, and Glen Reese DPW Planning: N/A Developer: Jeff Mark/Lorson LLC
Date of Walk-Thru:	11-06-2023
Walk-Thru Number:	4 <sup>th</sup>

*Please have all items completed within six months of the date on this punchlist. If all items are not completed within six months, a new punchlist will be created. When all items 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: Items that still need to be addressed are highlighted in yellow.

**Pond C1 (CDR207):**

- ~~Orifice plate was not properly installed. Invert of the bottom most hole should be at the same elevation as the invert of the outlet pipe.~~ – Item to be verified in the As-builts
- ~~Remove sediment and debris from forebay 1 (SF 2110).~~
- **Repair crack in concrete where forebay 1 meets the trickle channel.** – Item to be verified once pond is cleaned.
- **Repair cracking at south forebay pipe entrance.** – Item to be verified once pond is cleaned.
- **Remove debris and sediment from trickle channel, outlet structure, micropool, and forebay.**
- **Grade pond bottom to match approved specs.**
- **Reinstall maintenance access road per plans. Plans call for 12" deep road base.**
- ~~Remove excess sediment and old straw wattles from trickle channel.~~
- ~~Raise pond bottom to top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.~~
- ~~Remove sediment to match the top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.~~
- ~~Remove old/damaged straw wattles from pond bottom.~~

**Pond C2.1 (CDR207 & PUDSP216):**

- ~~Orifice plate was not properly installed. Invert of the bottom most hole should be approximately ¼" higher than the invert of the outlet pipe per detail on sheet C9.4.~~ – Item to be verified in the As-builts
- **Repair crack in concrete where forebay meets the trickle channel.** – Item to be verified once the pond is cleaned.
- **Remove debris and sediment from trickle channel, outlet structure, micropool, and forebay.**
- **Grade pond bottom to match approved specs.**
- **Reinstall maintenance access road per plans. Plans call for 12" deep road base.**
- ~~Remove sediment to match the top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.~~
- ~~Remove sediment and debris in forebay.~~
- ~~Remove debris and sediment from outfall structure micropool.~~

Pond C2.2 (CDR207):

- ~~Remove excess sediment and road base from the trickle channel.~~
- ~~Remove sediment to match the top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.~~
- Remove debris and sediment from trickle channel, outlet structure, micropool, and forebay.
- Notch on Forebay 'A' should be cut to 8". Reference sheet C9.6 on the CD's. – Item to be verified once pond is cleaned.
- Repair crack in concrete where the forebay meets the trickle channel. – Item to be verified once pond is cleaned.
- ~~Remove debris and sediment from outfall structure micropool.~~
- ~~Remove debris and sediment from forebays.~~
- ~~Clean out spillway inlet structure.~~
- Repair damage to trickle channel curb approximately 30 feet from Forebay 'B'. – Item to be verified once pond is cleaned.
- Install spillway inlet bars per detail. Approved detail calls for #4 epoxy rebar welded to existing vertical rods. The current installation of U-bolts and tied wire is not adequate.
- Grade pond bottom to match approved specs.
- Reinstall maintenance access road per plans. Plans call for 12" deep road base.
- ~~Remove old/damaged straw wattle.~~

Pond C2.3 (CDR207):

- ~~Orifice plate was not properly installed. Invert of the bottom most hole should be at the same elevation as the invert of the outlet pipe. – Item to be verified in the As-builts~~
- ~~Remove excess sediment and damaged straw wattles around outlet structure.~~
- ~~Remove excess sediment and damaged straw wattles around forebay.~~
- ~~Remove sediment to match the top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.~~
- Install spillway inlet bars per detail. Approved detail calls for #4 epoxy rebar welded to existing vertical rods. The current installation of U-bolts and tied wire is not adequate.
- Reinstall maintenance access road per plans. Plans call for 12" deep road base. Current road base does not meet minimum specs.
- ~~Remove sediment from trickle channel.~~
- Remove debris and sediment from outlet structure micropool.
- Backfill and stabilize erosion behind outlet structure.
- ~~Grade the entire pond bottom to achieve a 3% slope towards trickle channel for positive drainage.~~
- ~~Repair crack in concrete where the forebay meets the trickle channel.~~

Pond C3 (CDR207):

- ~~Remove excess sediment from trickle channel and match grade at top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.~~
- ~~Remove road base from east perimeter of trickle channel near outlet structure.~~
- ~~Orifice plate was not properly installed. Invert of the bottom most hole should be at the same elevation as the invert of the outlet pipe. – Item to be verified in the As-builts~~
- ~~Remove old/damaged straw wattles.~~
- ~~Remove debris and sediment from the outfall structure micropool.~~
- ~~Remove debris and sediment from trickle channel.~~
- ~~Remove sediment to match the top of trickle channel curb with a 3% slope towards trickle channel for positive drainage (near outlet structure only).~~

- Remove debris and sediment from forebays, trickle channel and outlet structure micropool.
- Reestablish the 15'x10' riprap pad at the outfall of the 18" HDPE FES. Reference sheet C9.8 of the Construction Plans.

Pond C4 (CDR207 & PUDSP216):

- ~~Raise pond bottom to top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.~~
- ~~Remove excess sediment from trickle channel and old/damaged straw wattles.~~
- ~~Reinstall erosion control blankets along pond slopes behind Skyline Forebay.~~
- ~~Remove debris and sediment from the trickle channel.~~
- ~~Remove debris from the outfall structure micropool.~~
- ~~Orifice plate was not properly installed. Invert of the bottom most hole should be at the same elevation as the invert of the outlet pipe. – Item to be verified in the As-builts~~
- ~~Repair damage to trickle channel curb in various places throughout the trickle channel.~~
- Remove debris and sediment from outlet structure micropool.

Emergency Overflow form pond C2.2 and C2.3:

- ~~Raise grade to be flush with the lip of the overflow structure.~~

East perimeter of Area 'B':

- ~~Failure to implement permanent seeding.~~

Inlets:

- All inlets will be checked during the next follow-up inspection.
- Remove sediment and debris from inlets throughout site. Inlets are marked with a green dot on the lid (approximately 23 inlets).

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.~~
- ~~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.~~
- ~~Re-submit UD Detention spreadsheet per changes shown in as-builts. Can be included with Cert Letter.~~
  - ~~If significant changes, would need to also submit an updated SDI Form.~~



**Photos:**



Photo 1: Pond C1: Repair cracking at south forebay pipe entrance. Item will be checked once pond is cleaned.



Photo 2: Pond C1: Remove debris and sediment from outfall structure micropool.



Photo 3: Pond C1: Remove debris and sediment from trickle channel, outlet structure, micropool, and forebay.



Photo 4: Pond C1: Repair crack in concrete where forebay 1 meets the trickle channel. Item will be checked once pond is cleaned.





Photo 5: Pond C1: Grade pond bottom to match approved specs and Reinstall maintenance access road per plans. Plans call for 12" deep road base.

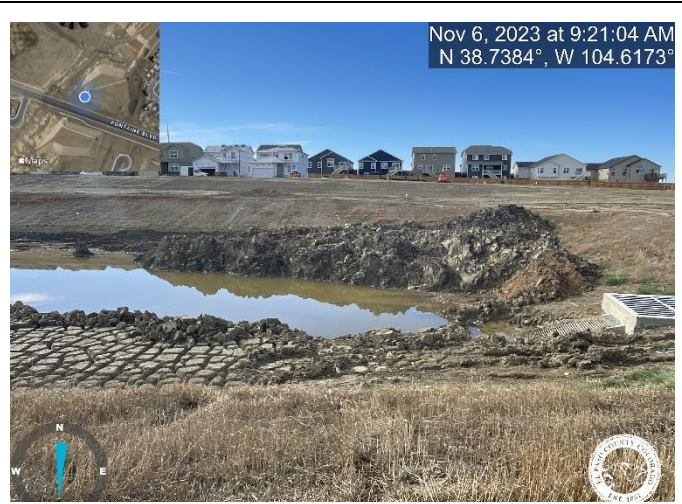


Photo 6: Pond C2.1: Repair crack in concrete where forebay meets the trickle channel.



Photo 7: Pond C2.1: Remove debris and sediment from trickle channel, outlet structure, micropool, and forebay.



Photo 8: Pond C2.1: Grade pond bottom to match approved specs and Reinstall maintenance access road per plans. Plans call for 12" deep road base.



Nov 6, 2023 at 9:13:16 AM  
N 38.7394°, W 104.6188°

Photo 9: Pond C2.2: Notch on Forebay 'A' should be cut to 8". Reference sheet C9.6 on the CD's. Item will be checked once pond is cleaned.



Nov 6, 2023 at 9:13:16 AM  
N 38.7394°, W 104.6188°

Photo 10: Pond C2.2: Repair crack in concrete where the forebay meets the trickle channel. Item will be checked once pond is cleaned.



Nov 6, 2023 at 9:13:16 AM  
N 38.7394°, W 104.6188°

Photo 11: Pond C2.2: Repair damage to trickle channel curb approximately 30 feet from Forebay 'B'. Item will be checked once pond is cleaned.



Nov 6, 2023 at 9:13:16 AM  
N 38.7394°, W 104.6188°

Photo 12: Pond C2.2: Grade pond bottom to match approved specs and Reinstall maintenance access road per plans. Plans call for 12" deep road base.





Photo 13: Pond C2.2: Remove debris and sediment from trickle channel, outlet structure, micropool, and forebay.



Photo 14: Pond C2.2: Install spillway inlet bars per detail. Approved detail calls for #4 epoxy rebar welded to existing vertical rods. The current installation of U-bolts and tied wire is not adequate.



Photo 15: Pond C2.3: Install spillway inlet bars per detail. Approved detail calls for #4 epoxy rebar welded to existing vertical rods. The current installation of U-bolts and tied wire is not adequate.



Photo 16: Pond C2.3: Reinstall maintenance access road per plans. Plans call for 12" deep road base. Current road base does not meet minimum specs.





Photo 17: Pond C2.3: Remove debris and sediment from outfall structure micropool.



Photo 18: Pond C2.3: Backfill and stabilize erosion behind outlet structure.



Photo 19: Pond C3: Remove debris and sediment from forebays, trickle channel and outlet structure micropool.



Photo 20: Pond C3: Remove debris and sediment from forebays, trickle channel and outlet structure micropool.





Photo 21: Pond C3: Remove debris and sediment from forebays, trickle channel and outlet structure micropool.



Photo 22: Pond C3: Remove debris and sediment from forebays, trickle channel and outlet structure micropool.



Photo 23: Pond C3: Reestablish the 15'x10' riprap pad at the outfall of the 18" HDPE FES. Reference sheet C9.8 of the Construction Plans.



Photo 24: Pond C4: Remove debris and sediment from outlet structure micropool.