Preliminary Acceptance Punchlist

El Paso County – Department of Public Works - Stormwater Section

Project Name:	El Dorado Springs Apartments
EDARP Filing Number(s):	CON2144, PPR1932
ESQCP Number:	ESQ2128
Attendees:	DPW SW: Benjamin Jones and Shannon Mustoe DPW Development Services: Brad Walters and Todd Lindgren Developer: Contractor Frazee (Justice)
Date of Walk-through:	06/20/2024
Walk-through Number:	1st

A pre-walk-through was completed by DPW Stormwater on 06-20-2024 And the following personnel were in attendance: Benjamin Jones and Shannon Mustoe.

The following items are to be addressed prior to scheduling a follow-up walk-through. Once all Punchlist items are completed, please contact the Stormwater Inspector to request a follow-up walk-through.

Preliminary Acceptance (PA) Items:

An approved "PCM Maintenance Agreement" (formerly the "Private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement and Easement") has not yet been signed by the responsible party and uploaded to EDARP. Please work with EPC Stormwater Staff to resolve.

- More specifically: the PCM Maintenance Agreement on EDARP was signed by the previous owner but then never officially recorded. So, we need the new owner to sign one before we can record it.

Pond A (Grading Plans Sheet GR6)

- Concrete Driveway Apron is gravel instead of concrete as described on plans. Install per approved plans or confirm with your project engineer that this change from the plans is acceptable and then reflect the change on the as-builts. Reference Photo #1.
- Outfall Structure
  - Well-Screen: Install No. 93 Johnson Vee Wire stainless steel well screen. Reference Photo #4.
  - Standing water is pond bottom. Outlet Pipe is not visible due to it being covered in water. Possible clog somewhere between outlet structure and first manhole box along Venetucci. Reference Photo 6.
  - Steps are missing from inside the outlet structure. Install per approved plans. Reference Photo 5.
  - Regrade slope adjacent to micro pool to slope per plans. Remove silt fence. Reference Photo 3.
- Warning Sign missing
- Remove rock socks from bottom of pond and regrade so that ground is flush with trickle channel. Add rock sock to weir notch at forebay to help filter out sediment.
- The elevation measured in the field from the top orifice hole to the bottom hole is 21", plans call for 4'. Install per approved plans.

- Raise pond bottom to top of trickle channel curb with a 3% slope towards trickle channel for positive drainage. Reference photo 2.

Pond B (Grading Plans Sheet GR7)

- Eliminate gap above trash rack. Reference photo 8.
- Outfall Structure
  - Orifice holes are too small. Install per approved plans or show current hole sizes on as builts.
  - Steps are not visible in the outlet structure. Install per plans or show on as builts.
- Raise pond bottom to top of trickle channel curb with a 3% slope towards trickle channel for positive drainage. Reference photo 9.
- Warning sign missing
- Water bypassing north forebay. Reference photo 10.
- Either add topsoil to overspill rip rap per approved plans or cut down soil to slope stated on plans. Reference photo 11.
- Clean out sediment from manhole. Reference photo 12.

- Fill in low spot in front of south outlet structure to allow positive drainage. Reference photo 7.

As-Built Drawings and Pond Certification Information

- Per ECM Chapter 5.10.6 As-Builts shall be submitted at the initiation of the Preliminary Acceptance process. Approved As-Builts are not required to enter the 2-yr defect warranty period (Final Acceptance). As-Builts must be approved by the ECM Administrator prior to Final Acceptance.

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.
  - Changes from design to as-built conditions are to be shown in red text with red clouds/bubbles.
- Volume Certification Letter(s) for PCM(s). See ECM Chap 5.10.6.B for details on what type of statement should be included in the letter. A summary of these requirements is provided below:
  - Letter to be stamped by Engineer.
  - State in the Certification 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.
  - For sites that include PCM(s), the Certification Letter shall include a statement that the facilities provide the required storage volume and will meet the required release rates.
- Re-submit the UD-Detention spreadsheet per changes from the original design to the as-built condition. This can be included with Volume Certification Letter.
  - When applicable, if significant changes, EPC staff will need to submit the updated UD-Detention calcs to the SDI Facility Notification website.
- These documents are to be submitted to and reviewed on EDARP under an "ASB" project type. The request must be made to the Development Services Inspection Supervisor (Brad Walters).

Photos:

	
Photo 1: Concrete Driveway Apron is gravel instead of concrete as described on plans. Install per approved plans or confirm with your project engineer that this change from the plans is acceptable and then reflect the change on the as-builts.	**Photo 2:** Raise pond bottom to top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.

	
Photo 3: Regrade slope adjacent to micro pool to slope per plans. Remove silt fence.	**Photo 4:** Install No. 93 Johnson Vee Wire stainless steel well screen.

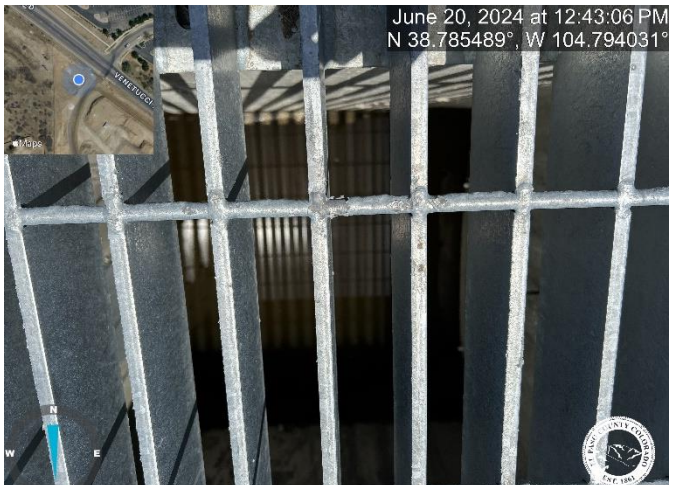	
Photo 5: Steps are missing from inside the outlet structure. Install per approved plans	**Photo 6:** Standing water is pond bottom. Outlet Pipe is not visible due to it being covered in water. Possible clog somewhere between outlet structure and first manhole box along Venetucci.

	
Photo 7: Fill in low spot near south outlet structure to allow positive drainage.	**Photo 8:** Eliminate gap above trash rack.

	
Photo 9: Raise pond bottom to top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.	**Photo 10:** Water is bypassing.

	
Photo 11: Either add top soil to rip rap per approved plans, or cut down soil to slope stated on plans.	**Photo 12:** Clean out sediment from manhole.