



Preliminary Acceptance Punchlist

El Paso County – Department of Public Works - Stormwater Section

Project Name:	Monument Academy CDR (road & roundabout)
EDARP Filing Number(s):	CDR201, CON2025 Also Reference: PPR199, CDR191, & MS2110
ESQCP Number:	ESQ1930 (Shared with school construction)
Attendees:	DPW SW: Shannon Mustoe, Joshua Augustenborg, Benjamin Jones DPW Development Services: N/A Developer: Matt Dunston
Date of Walk-through:	09-16-2024
Walk-through Number:	3 rd (First was 07/21/22, second was 01/25/2024)

A pre-walk-through was completed by DPW Stormwater on 09-16-2024 And the following personnel were in attendance: Joshua Augustenborg 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

Pond M3 [Reference sheets C2.0, C2.2 and C3.1 of Grading and Erosion Control Plan]:

- Outlet Structure
 - Bottom orifice hole clogged on orifice plate
 - Clean out outlet structure and outlet pipe
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 - Tubular trash rack not installed on angled front of outlet structure
 - Consider need for safety rail around outlet structure to prevent safety incidents
 - Install orifice plate gasket.
 - Install Johnson Vee Wire trash track.
- Forebay
 - Clean out sediment that has accumulated in the forebay.
 - Regrade around forebay and re-install riprap to fix bypassing.
- Outfall
 - Extend riprap apron from outfall to Hwy 83 culvert per plan
 - Install flared-end section per plan
- Trickle Channel
 - Trickle Channel is not installed or is 100% buried and will need to be cleaned to verify installation/condition.
 - 15'x6' riprap pad at bottom of trickle channel not visible due to sediment accumulation. Excavate sediment and reestablish riprap.
- The maintenance access road was rerouted to be from the north instead of from the southeast. However, the new northern access does not connect to the ramp that leads down the pond embankment to the forebay. Connect the new northern road to the existing southern ramp or cut in a new ramp down to the pond bottom since it is likely infeasible to cross channel M2.3A.

- Remove sediment from pond bottom and stabilize. Estimated sediment depth to be 12-18" deep based on forebay being completely buried.
 - Regrade to have positive drainage into forebay, trickle channel, and outlet structure.
- Remove sediment that has accumulated at the toe of the northeastern slope from erosion of that embankment and repair and stabilize slope erosion.
- 2ft curb chase at Jane Lundeen adjacent to the upstream end of Channel M2.3A See Sheet PP2.
 - Due to sediment accumulation, there is no positive drainage into the curb chase so it is being bypassed. And the runoff must make a >90deg turn to make it to the channel, so recommend installing the rundown at a more gradual angle
- Repair blowout on western slope of pond.

Pond C14 [Reference sheets C2.0 and C3.2 of Grading and Erosion Control Plan]

- Forebay:
 - Remove sediment and riprap where washed in from inlet above..
- Outlet structure:
 - Tubular trash rack not installed on angled front of outlet structure
 - Install orifice plate gasket
 - Install Johnson Vee Wire trash rack
- Outfall Pipe:
 - Install flared-end section and riprap apron and ensure that there is positive drainage.
- Repair erosion on southwestern embankment of pond
- Maintenance access road
 - Clean sediment from upstream side of 8" culverts

Temporary Water Quality Pond M4 (Sheets C2.0 and C3.3)

- Install riser pipe and buried riprap spillway per plan.

Temporary Water Quality Pond M5 (Sheets C2.0 and C3.3)

- Pond not installed. This pond was intended to provide water quality for a portion of Pinehurst Cir. Discuss this with JPS and EPC staff. Since a project has not come in for additional development in this area, the pond needs to be installed.
- Ditch from Pinehurst Cir to Pond M5 not installed.
 - Instead, a curb cut was placed along the southern curb of Pinehurst Cir about halfway between Hwy 83 and the roundabout. A swale was installed from there at a southwestern angle towards Hwy 83. The swale ties into CDOT's ditch along Hwy 83, instead of as designed into a new swale that was supposed to run parallel to the Hwy 83 ditch and into Pond M5. Discuss this with JPS and EPC staff.
 - FYI: There is some erosion in this swale where it ties into CDOT's swale.
- The 18-inch culvert under Pinehurst Cir adjacent to Hwy 83 does not have the riprap apron or FES that is shown on the plans.
- Remove sediment from concrete rundown.

Rain Garden OM3 (Sheets C2.1 and C3.4)

- Install curb chase and concrete rundown per plan.
- Remove straw wattles in and around the rain garden.

- Riprap pads need to be installed per plan, footprint is undersized as currently installed.
- Install check dam in swale downstream of rain garden spillway.

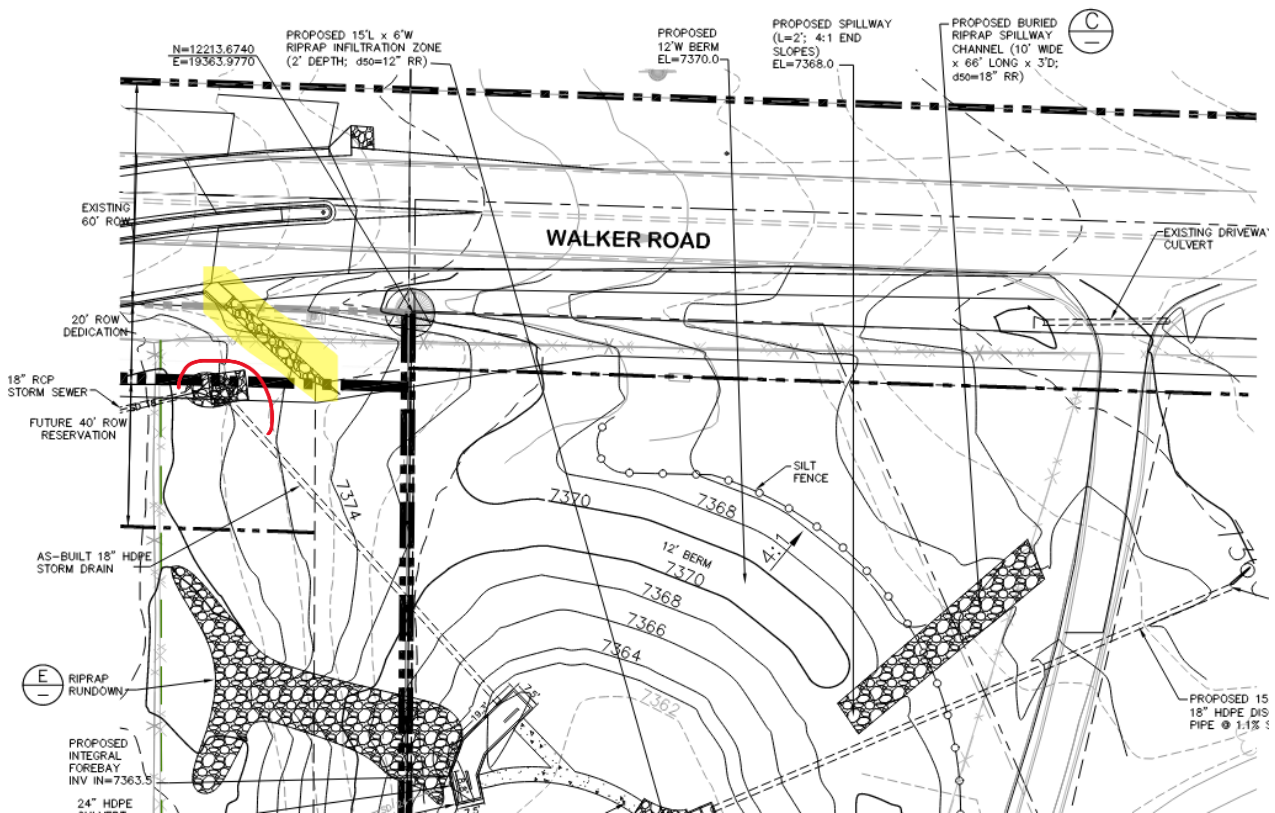
Shannon Road (Sheet PP4)

- Install riprap apron at culvert.

Walker Rd (Sheet C2.1 of As Builts)

- Extend riprap rundown from curbside inlet off Walker Rd. and extend to pond. Currently, the flow from the street is not making its way into the pond. See markup below.
- Install berm around 18" HDPE storm drain. See markup below.

ENGINEERING RECORD DRAWINGS



HWY 105 (Sheet C2.1-HW)

- Install riprap check dam on east side per plan.
- Re-install riprap rundown on west side.
- Include installation of FES pipe on east side on as-builts.

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 Erica Rylander (EricaRylander@elpasoco.com) to resolve.

- <https://epcdpw.maps.arcgis.com/apps/mapviewer/index.html?webmap=6c23fbe8cb5a4c0e869b498cbcdf46df>

As-Built Drawings and Pond Certification Information

Per ECM Chapter 5.10.6 As-Built drawings shall be submitted at the initiation of the Preliminary Acceptance process. Approved As-Built drawings are not required to enter the 2-yr defect warranty period (Final Acceptance). As-Built drawings 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-Built drawings) 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: Install No. 93 Johnson Vee Wire stainless steel well screen and tubular trash rack.



Photo 2: Re-install riprap rundown and install FES pipe to allow for positive drainage.



Photo 3: Clean out riprap and sediment from forebay at pond C14.



Photo 4: Regrade and re-install riprap to ensure positive drainage.



Photo 5: Install FES pipe at pond C14 outfall.



Photo 6: Clean sediment from 8" culvert pipe at maintenance road at pond C14.



Photo 7: Install riprap rundown from Walker Rd.



Photo 8: Install berm around 18" HDPE storm drain near Walker Rd.



Photo 9: Install riser pipe and buried riprap spillway per plan at temporary water quality pond M4.



Photo 10: Install curb chase at Rain Garden OM3



Photo 11: Install riprap apron at culvert off Shannon Rd.



Photo 12: Clean concrete pan near Rain Garde OM2.



Photo 13: Install rock check dam per plans near Hwy 105.



Photo 14: Re-install riprap rundown from curb of Hwy 105.

Subdivision/Business: _____

For sites with PCM(s), please complete and return as much of this table as possible for the PCM(s):

<u>Contact Info</u>	<u>Owner</u>	<u>Responsible Maintenance Entity</u> (if different from Owner)
Company/Business Name:		
Entity Type: (HOA, Metro District, Trust, Individual, Contractor, Business, etc)		
Mailing Address:		
Primary Contact Name(s):		
Primary Phone Number:		
Primary Email Address:		
Additional Email Addresses to Add to Distribution List:		
Additional Information / Comments:		