Preliminary Acceptance Punchlist

El Paso County – Department of Public Works - Stormwater Section

Project Name:	Struthers Ranch Polaris
EDARP Filing Number(s):	PPR2248, CON2319
ESQCP Number:	ESQ2315
Attendees:	DPW SW: Shannon Mustoe, Benjamin Jones DPW Development Services: Spencer Pirzadeh Developer: Contractor was present (Todd Jeffers and one other)
Date of Walk-through:	06/17/2024
Walk-through Number:	1st

A pre-walk-through was completed by DPW Stormwater on 06-17-2024 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

Water Quality Pond A (Sheet C3.1):

- Forebay A1 (North): Currently 8'L x 6'W. There is a discrepancy in the plans and shows 8'L but also 10'L. Please clarify.
    - Dissipator Baffle: Is 2'Lx2'H. Plans call for 3'Lx2'H. 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 2.
- Forebay B1 (South): Currently 8'L x 6'W. There is a discrepancy in the plans and shows 8'L but also 10'L. Please clarify.
    - Dissipator Baffle: Is 2'Lx2'H. Plans call for 3'Lx2'H. 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 2.
- Trickle Channel: Appears to be about 1" in depth. Plans call for 6". 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 3.
- Outlet Structure:
    - Outfall structure is 3'9" tall, as opposed to 6' on the 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 6.
    - Orifice plate: Cannot see bottom two holes. Assess elevations. As mentioned above, the entire structure appears to be smaller than what is on the approved plans. Distance from outfall pipe invert to trash rack is 2.2'. Plans call for 3.5'.
    - 12" Concrete opening width is covered with Johnson Vee Wire with ½" gap. Show on as-builts. Reference Photo 5.

    - Vertical Trash Screen: Plans call for Amico-Klemp Bar screen. Johnson Vee Wire is installed. Show on as-builts.
    - Install trash rack above micro pool.
    - Add lock/hinge at top of safety grate.
- Access Ramp/Maintenance Access Road:
    - Plans call for Class 5 or 6 road base. 2-4" stone was installed. Show on as-builts. Reference Photo 4.
- Pond Bottom
    - Pond bottom below grade of trickle channel curb. Fill to match top of trickle channel. Reference Photo 3.
- 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: we need to have the County Attorney first review what was submitted to EDARP and then we will email any comments and eventually all parties will sign it. So no action is needed on the developer's part at the moment.

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 (***Currently under review with ASB2428***):

- 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:

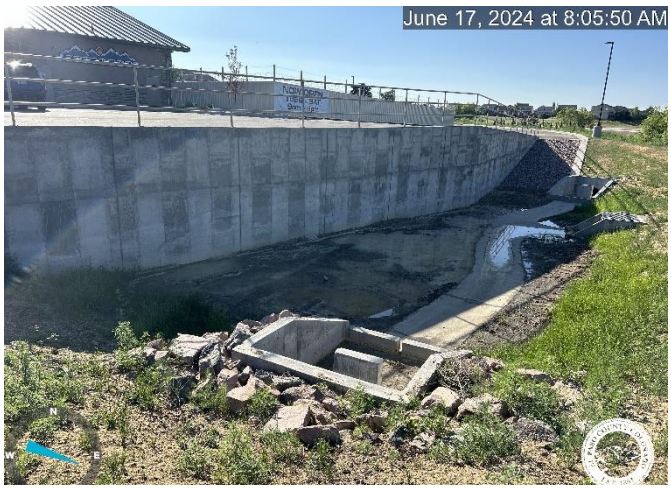	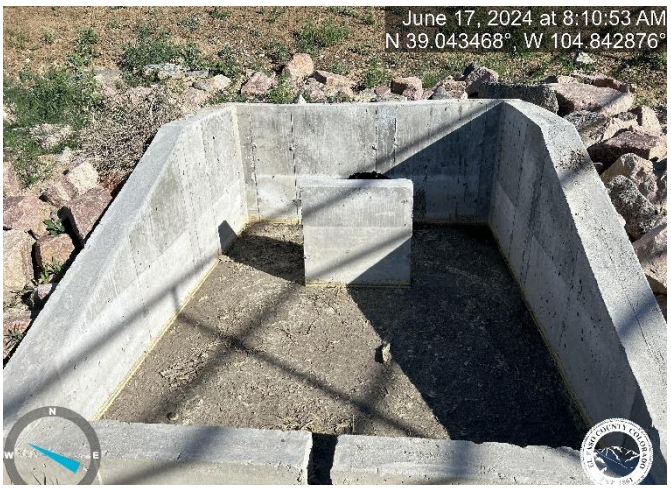
Photo 1: Photo to illustrate overall condition of pond.	**Photo 2:** Dissipator Baffle: Is 2'Lx2'H. Plans call for 3'Lx2'H.

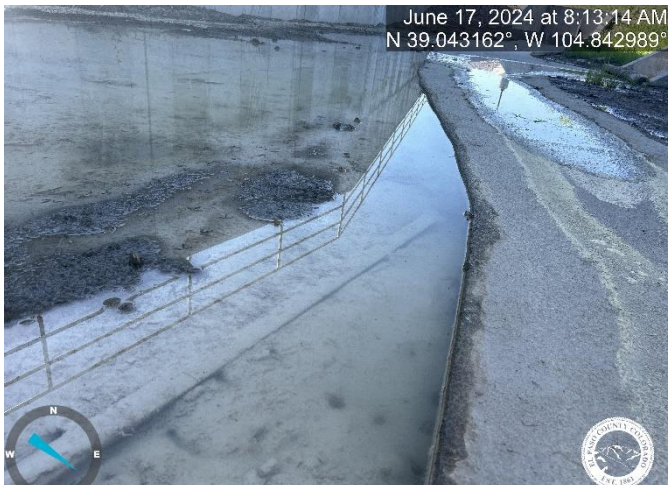	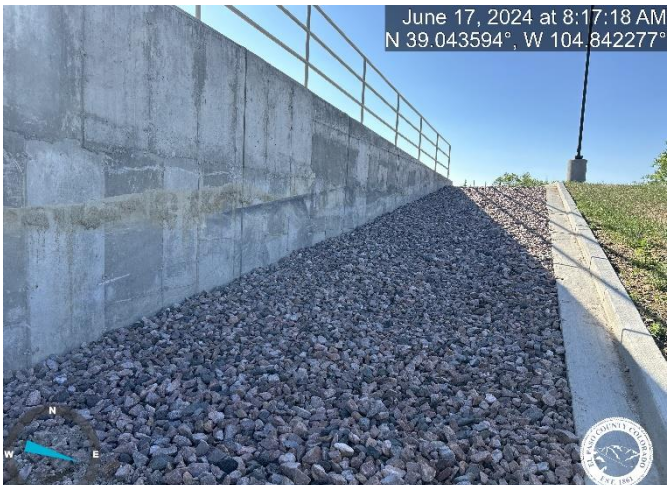
Photo 3: Trickle Channel: Appears to be about 1" in depth. Plans call for 6". Fill in pond bottom to match top of trickle channel.	**Photo 4:** Plans call for Class 5 or 6 road base. 2-4" stone was installed. Show on as-builts.

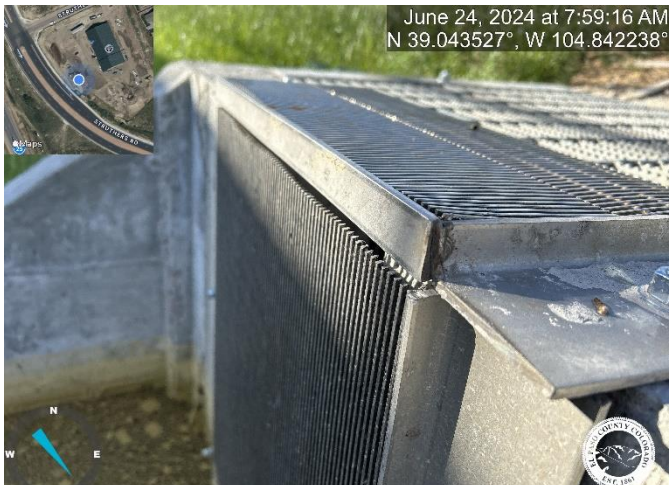	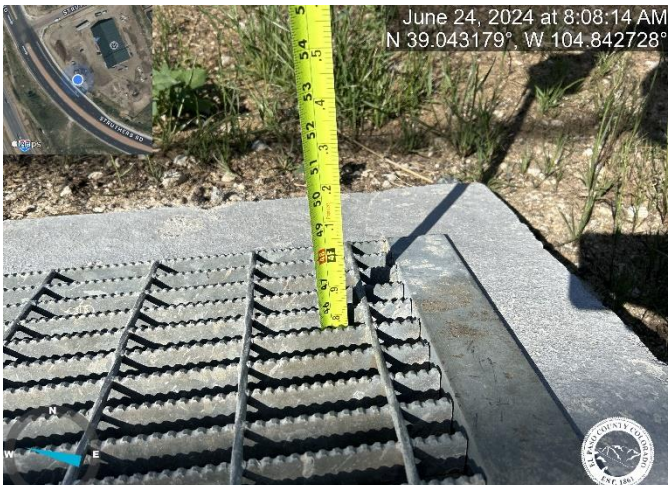
Photo 5: 12“ Concrete opening width is covered with Johnson Vee Wire with ½” gap. Show on as-builts.	**Photo 6:** Outfall structure is 3’9” tall, as opposed to 6’ on the plans. Install per approved plans or confirm with your project engineer that this change from the plans is acceptable and then reflect the change on the as-builts.