



CORE ENGINEERING GROUP

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Date: January 17, 2024

Project Number: 100.048

MEMORANDUM

To: El Paso County PCD **From:** Richard Schindler

Re: Lorson Ranch East Fil. No. 4 As-Built deviation justification

This memorandum is to provide justification for deviating from final construction plans for several items related to construction within Lorson Ranch East Filing No. 4. This as-built deviation memo is in response to a Preliminary Acceptance Punchlist prepared by El Paso County DPW on January 11, 2024.

Pond E1:

1. Missing AEC coconut fibernet on east side: The fibernet was intended to prevent erosion on the east pond slope where concentrated flow might occur. Pond E1 has been constructed for several years and slope erosion does not appear to be an issue. Elimination of the fibernet is requested and the District will monitor the east pond slopes for erosion.
2. Missing gravel access road: This pond is not a permanent structure yet so a gravel access road is not necessary. The access road will be added to the Hillside at Lorson Ranch CD's (PUDSP 221)
3. Missing rip rap check dam: No checkdam is needed since pond bottom is lower than outlet pipe.
4. Missing low flow channel: The pond is currently acting as a TSB and thus a low flow channel is not necessary at this time. Construction of a low flow channel is included in the Hillside at Lorson Ranch CD's.
5. Water retention in Pond: When water accumulates in the pond it will be pumped out as part of the interim pond maintenance. Pond bottom will be filled as part of Hillside at Lorson Ranch.

Swale 67b Missing check dams: SD_3-62 is a sandbag check dam which is a temporary erosion control measure and should be removed after lining the swale with TRM and final stabilization.

Substation Swale 2:

1. Missing 9" rip rap at RCP inlet: In lieu of rip rap we extended the swale TRM to the inlet which appears to be adequate since erosion potential is low due to low stormwater velocities in the swales
2. Missing check dams: SD_3-62 is a sandbag check dam which is a temporary erosion control measure and should be removed after lining the swale with TRM and final stabilization

Att Punchlist from DPW

From: Richard L. Schindler



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

Project Name:	Lorson East F4
EDARP Filing Number(s):	SF198, CON1991
ESQCP Number:	ESQ1814
Attendees:	DPW SW: Natasha Grimaldo and Ben Jones DPW Development Services: Brad Walters Developer: Jeff Mark
Date of Walk-Thru:	01/11/2024
Walk-Thru Number:	5 th

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:

Pond E2:

- ~~Confirm caulk bead around orifice plate.~~
- ~~Remove sediment and debris from outlet structure micropool.~~
- ~~Implement missing bolts on outlet structure top grates.~~
- ~~Confirm installation of 24" thick soil riprap at east forebay. Reference sheet C9.1 of the Construction Plans.~~
- ~~Remove excess sediment from maintenance access road within pond bottom and reestablish road base along trickle channel. Access road should consist of 12" thick class 6 aggregate. Reference sheet C9.1 of the Construction Plans.~~
- ~~Repair rilling along maintenance access road. Rilling could worsen and will be required to be repaired at Final Acceptance.~~

Swale 67a (East end of Trappe):

- ~~Repair minor rilling and stabilize slope adjacent to area drain.~~

Substation Swale 2:

- Remove temporary control measures from swale.

Site Wide:

- Submit a spec sheet and PO/receipt for the seed mix purchased and used.

Stormwater Inlet Structures:

- Inlets that need to be cleaned of sediment and debris are marked with green mark on manhole covers.

As-Builts:

Update As-Builts (or have project engineer send an email approving these deviations from plans since as-builts have already been reviewed & approved)

Pond E1:

- Justify missing AEC perimeter coconut fibernet or equivalent along the east perimeter slope. Reference sheet C5.2 of the Final Grading and Erosion Control Plans.
- Justify missing Gravel Access Road. Reference sheet C5.2 of the Final Grading and Erosion Control Plans.
- Justify missing 12" high riprap check dam with fabric and riprap pad at outlet pipe. Reference sheet C5.2 of the Final Grading and Erosion Control Plans.
- Justify missing low flow channel. Reference sheet C5.2 of the Final Grading and Erosion Control Plans.
- Water retention within pond. Fill pond bottom to be at approved grade to allow for positive drainage.

Swale 67b (East end of Trappe):

- Justify missing check dams (SD-3-62). Reference sheet C4.4 of the Final Grading and Erosion Control Plans.

Substation Swale 2:

- Justify missing 9" D50 riprap 18" thick on fabric at RCP inlet. Reference sheet C7.1 of the Construction Plans.
- Justify missing check dams (SD-3-62). Reference sheet C4.1 of the Final Grading and Erosion Control Plans.