



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

Project Name:	Retreat at TimberRidge F2
EDARP Filing Number(s):	SF2121 CON2229
ESQCP Number:	ESQ2224
Attendees:	DPW SW: Ben Jones, Glenn Reese, Mikayla Hartford, Dylan Finley DPW Dev Services: David Parkerson Developer: Adam Doyle
Date of Walk-Thru:	05/23/2023
Walk-Thru Number:	1

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:

Site Wide:

- Rill erosion occurring where utility lines were bored into the ground (West Portion of Site). Reference Photos 1-7.

Falcon Nest Court:

- Significant erosion at outlet of culvert lot 10 where the Temporary Sediment Basin is shown on plans (Page 3 of CD's). Reference Photo 6.
- Regrade ditch at Lot 10 (8872 Falcon Nest Court) to promote positive drainage. Currently standing water in ditch. Reference Photo 11

Stormwater Inlet Structures [Owl Perch]:

- Inlet marked with green paint. Inlet requires maintenance and a form needs to be removed.

Pond A [Page 21 of CD's]:

- Soil riprap around forebay not installed per specification. Photos 9 and 10
- Re-grade pond bottom to top of trickle channel curb with a 3% slope towards trickle channel for positive drainage.
 - Pond appears to have insufficient capacity with higher elevations between trickle channel and access road than what is shown on plans. We will verify this on as-builts.
- Erosion/undercutting around inlet pipe
- Soil riprap at pond spillway not installed per plan. Soil riprap needs to be installed to existing grade.
- Erosion at northeast corner of pond embankment.
- Maintenance access road not installed per plans. Does not extend to outlet structure.

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.

Notes:

- Channel work not completed per plan. To be done before Final Acceptance.

Photos:



Photo 1: Rill erosion occurring under straw mat where utilities were bore into the ground.

Photo 2: Rill erosion occurring near check dams on Aspen Valley Rd.



Photo 3: Rill erosion occurring under straw mat where utilities were bore into the ground.

Photo 4: Rill erosion occurring under straw mat where utilities were bore into the ground.



Photo 5: Rill erosion occurring under straw mat where utilities were bore into the ground.



Photo 6: Rill erosion occurring underneath straw mat.



Photo 7: Rill erosion occurring. Regrade and temporary stabilize.



Photo 8: Soil riprap at pond spillway not installed per plan. Soil riprap needs to be installed to existing grade. (Page 21 of CD's)



Photo 9: Soil riprap around forebay not installed per spec. (Page 21 of CD's)



Photo 10: Soil riprap around forebay not installed per spec. (Page 21 of CD's)



Photo 11: Regrade ditch at 8872 Falcon Nest Court where standing water is present.



Photo 12: Remove silt fence and address erosion around riprap