



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

Project Name:	The Ridge at Lorson Ranch Filing No. 1
EDARP Filing Number(s):	SF224, PUDSP216, CON2231
ESQCP Number:	ESQ2345
Attendees:	DPW SW: Natasha Grimaldo and Ben Jones DPW Development Services: N/A Developer: Chris Ewen
Date of Walk-Thru:	01/17/2024
Walk-Thru Number:	1 st

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:

Defect Warranty Items for FA

Tract F:

- Fine grade and seed with mulch the Runoff Reduction Area Open Space.

Items for Preliminary Acceptance

Pond F:

- Install 3-Bar Rail at back of forebay per the approved plans. Reference sheet C9.3 of the Early Grading Plans.
- Confirm Installation of Type M Soil Riprap. Reference sheet C9.3 of the Early Grading Plans.
- Concrete Spreader Channel: Remove sediment to match the top of channel curb along the western/upstream side with a 3% slope towards the channel for positive drainage.
- Concrete Spreader Channel: Remove obstructing concrete to allow for positive drainage.

Stormwater Inlet Structures:

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

Site Wide:

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

As-Built Drawings and Pond Certification

- 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. 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.
- Differences from design to as-built conditions to be shown in red text with red clouds/bubbles.
- 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.
 - 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 including detention and/or water quality facilities, the Certification Letter shall include a statement that the facilities provide the required storage volume and will meet the required release rates.
- Re-submit UD-Detention spreadsheet per changes from the original design to the as-built condition. Can be included with Cert Letter.
 - If significant changes, would need to also submit an updated SDI Form.

Photos:



Photo 1: Tract F: Fine grade and seed with mulch the Runoff Reduction Area Open Space.



Photo 2: Pond F: Install 3-Bar Rail at back of forebay per the approved plans. Reference sheet C9.3 of the Early Grading Plans.



Photo 3: Pond F: Confirm Installation of Type M Soil Riprap. Reference sheet C9.3 of the Early Grading Plans.



Photo 4: Pond F Concrete Spreader Channel: Remove sediment to match the top of channel curb along the western/upstream side with a 3% slope towards the



Photo 5: Pond F Concrete Spreader Channel: Remove obstructing concrete to allow for positive drainage.