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DEVELOPMENT

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October 6, 2026

El Paso County Department of Public Works & Stormwater Department
ATTN: Dylan Finley, Brad Waters, Spencer Prizadeh, Glenn Reese
3275 Akers Drive
Colorado Springs, CO 80922

Re: **Flying Horse North Filing No. 3 Preliminary Acceptance Punchlist Items**

A Redlined As-built set of Construction Drawings sealed and stamped by a licensed Colorado Professional Engineer has been supplied to the County for review as a part of this filing's request for preliminary acceptance. The content below are the supplied construction punchlist items as developed by DPW and Stormwater via a walk-through completed on June 11, 2026. The Developer has since remediated and proposed acceptable alternatives approved by the Engineer of Record to satisfy the County's listed requirements. Responses are provided below after each listed item.

Pond A [Construction Drawings Plan Sheets 22-27]:

- Forebay
  - Reestablish riprap on south side of forebay. Riprap on north side of forebay might be buried when plans call for exposed riprap. Install riprap in accordance with the approved plans or consult the Engineer of Record (see Note 1). ***This is now buried soil rip-rap and has been stabilized with permanent seeding. This has been approved by the Engineer of Record and was discussed with Stormwater Engineering in July of 2026.***
  - Remove sediment from forebay. ***Sediment now removed.***
- Outlet Structure
  - Upper orifice hole doesn't match the approved plans. Size of the hole is 2.0" diameter and plans show 2.5" diameter. Install per approved plans or consult the Engineer of Record (see Note 1). ***The project for the Flying Horse Clubhouse CDR259 is the most up to date set of design plans for a retrofit of Pond A in Filing 3, as it is the detention facility for a portion of the Clubhouse projects tributary area. The MHFD Detention As-Built documents are provided.***
  - Distance between orifice holes doesn't match the plans. The installed distance from the bottom to top orifice hole is 2' not the 2.6' shown on the plans. Install per approved plans or consult the Engineer of Record (see Note 1). ***The project for the Flying Horse Clubhouse CDR259 is the most up to date set of design plans for a retrofit of Pond A in Filing 3, as it is the detention facility for a portion of the Clubhouse projects tributary area. The MHFD Detention As-Built documents are provided.***
  - No gasket is installed between orifice plate and outlet structure. ***Watertight gasket has been installed.***
  - Micropool is missing the "ladder steps". Install per approved plans or consult the Engineer of Record (see Note 1). ***Ladder steps now installed.***
  - Micropool is 100% full of sediment, please remove. ***Sediment now removed.***
  - A bar grate type trash rack was installed in the field, but the plans call for a Johnson Vee Wire type. The bar grate is acceptable so please as-built this discrepancy. ***Bar grate type track rack has been approved by the Engineer of Record. Notes are revised in the redlined as-built CD's.***
- Downstream End of Outlet Pipe
  - Riprap at the pond outfall is not shown on approved plans (see Note 1). ***Exposed rip-rap is now redlined and verified by the Engineer of Record.***
  - Undermining observed at downstream end of outlet pipe. Repair such that this doesn't get worse or continue to happen. ***This has been field repaired with a more defined V shape exposed rip-rap swale. The as-built redlines now show the revised pathway that is more suitable to conveying the stormwater to the existing culvert pipe within the Golf Course.***

- Spillway
    - Plans call for plain riprap (on plan view of pond and in one pond detail. Soil riprap is shown in a third location), but no riprap is visible on the surface. Verify if any was installed and then buried and then as- built what was installed or install per plan. ***Soil rip-rap was installed and has been verified by the Engineer of Record. Redlined as-builts provided.***
    - Spillway was measured at 16' and the approved plans call for 23' across the crest. Install per approved plans or consult the Engineer of Record (see Note 1). ***This was modified to 44.8' total width with a 8' flat section per correspondences with State Department of Water Resources. Redlined as-builts are provided.***
- Pond bottom slopes on north side do not match grading plans. Provide calculations showing pond still has capacity or address in field. Install per approved plans or consult the Engineer of Record (see Note 1). ***Engineer of Record approves the as-built condition of the pond. The project for the Flying Horse Clubhouse CDR259 is the most up to date set of design plans for a retrofit of Pond A in Filing 3, as it is the detention facility for a portion of the Clubhouse projects tributary area. The MHFD Detention As-Built documents are provided.***
- Spray for weeds throughout pond bottom and embankments. ***Weed removal has been completed.***
- Maintenance access road installed with crushed concrete, which per direction from CDPHE is not an acceptable means of Final Stabilization, nor was that material on the approved plans. Please remove and install access road material per plans. ***Crushed concrete now specified and redlines on the as-builts. This is approved by the Engineer of Record and was discussed with Stormwater Engineering in July of 2026.***

<u>Pond B [Construction Drawings Plan Sheets 28-32]:</u>

- Outlet Structure
    - Restrictor plate is installed approximately 1' too low. Install per approved plans. ***A revised, redlined as-built is now provided for the installed condition and verification that the pond functions as intended and per criteria is verified by the Engineer of Record.***
    - "Ladder steps" not installed per approved plans. Install per approved plans. ***Ladder steps now installed..***
    - A bar grate type trash rack was installed in the field, but the plans call for a Johnson Vee Wire type. The bar grate is acceptable so please as-built this discrepancy. ***Bar grate type track rack has been approved by the Engineer of Record. Notes are revised in the redlined as-built CD's.***
    - Lowest orifice is ~10" too high. 2nd orifice is likely too high. Fix the orifice hole elevations to match plans or have an engineer re-run the calcs with the orifice holes as-is to see if the calcs work. ***A revised, redlined as-built is now provided for the installed condition and verification that the pond functions as intended and per criteria is verified by the Engineer of Record.***
    - Orifice plate not flush with wall, therefore a watertight seal is not present. Install a wider plate and new gasket or propose an alternative solution. ***Watertight gasket has been installed.***
- Spillway
    - Spillway is two feet short in length along the crest. Install per approved plans or consult the Engineer of Record (see Note 1). ***A revised, redlined as-built is now provided for the installed condition and verification that the pond functions as intended and per criteria is verified by the Engineer of Record.***
    - Plans call for plain riprap (on plan view of pond and in one pond detail. Soil riprap is shown in a third location), but no riprap is visible on the surface. Verify if any was installed and then buried and then as- built what was installed or install per plan. ***Redlined as-builts now show soil rip-rap section as approved by Engineer of Record.***

- Pond signage not installed. Install per approved plan. ***Signage has now been installed.***
- Implement stabilization measures on bare areas throughout pond. ***Stabilization has been completed.***
- Maintenance road was not installed. Install maintenance road per plan. Plans on page 28 show concrete maintenance path access but page 29 show an aggregate base course on the typical section for the maintenance path. Pick one of these approved materials or propose an alternative to EPC for approval. ***Crushed concrete now specified and redlines on the as-builts. This is approved by the Engineer of Record and was discussed with Stormwater Engineering in July of 2026.***

General side wide notes]

- Submit a spec sheet and PO/receipt for the grass seed mix that was purchased and used. ***Submitted by Construction Manager and Owner.***

Note:

1. For Punchlist items that are not installed in conformance with the approved plans, please either install per approved plans or work with the Engineer of Record (EOR) to determine if the field change is acceptable. The EOR must submit Engineering Record Drawings (As-Builts) reflecting any deviations from the approved plans and provide revised calculations, to be reviewed and approved by the ECM Administrator prior to Preliminary Acceptance. ***Acknowledged. Field changes and installations to be in conformance explicitly stated and verified via this document and to be inspected for sufficiency. All other revisions are redlined on as-built plans provided by the Engineer of Record, stamped and sealed with date of approval.***

As-Built Drawings and PCM Certification:

Per ECM Chapter 5.10.6 As-Builts shall be submitted at the initiation of the Preliminary Acceptance process. Please have the Engineer of Record (EOR) submit the following items:

- Engineering Record Drawings (As-Builts)
  - As-Builts should be uploaded in an electronic PDF format (.pdf) and base drawing file(s) should be uploaded in electronic DWG format (.dwg). ***An updated set for October 2026 now provided.***
- PCM Certification Letter
  - Include revised MHFD calculations reflecting any changes from the original design to the as-built condition. ***An updated letter for October 2026 now provided.***

Thank you to the County for the comprehensive and clear set of punchlist items to resolve in order to be in compliance and meet Preliminary Acceptance standards. Should any of the responses or as-built conditions be inaccurate or have omissions, please notify the Engineer of Record and Developer of any such concerns and we will work diligently to resolve the matter.

Sincerely,

HR Green Development, LLC





Richard D. Lyon, PE – Senior Project Manager

Colorado PE License: 53921