

Project Memo

Kiowa: 19016 – Glen at Widefield Filing No 12 Preliminary Acceptance Punch List

Ref: EDARP Filing Number(s): SF2224, CON2348, PL2523 ESQCP Number: ESQ2344

Date: 06-29-25

By: MJK

RE: Kiowa Responses to Punch List Items (Outlet Structure)

In preparation of this memo Kiowa has reviewed; the approved CDs, Field As-Built Information, and the approved Final Drainage Report related to analyzing and responding to the County's *Preliminary Acceptance Punch List*. Relevant portions of the list have been excerpted and responded to below in **RED** in reference to the May 1st Walkthrough:

- Implement seeding and mulching at unsold inactive areas per grading plans. Reference sheet 14 of the Construction Drawings plans. (Photo 1)
- **Response: Inactive Areas have been seeded and mulched.**
- Lots sold to builders are to be surface roughened or seeded and strawed prior to Acceptance. Per ECM Appendix I, at the time of sale, the developer is required to inform the builder in writing of their requirement to obtain a BESQCP and maintain temporary stormwater control measures. (Photo 1)
- **Response: Owner's Rep had previous discussions with then inspector Ben Johnson where it was agreed these portions would be surface roughened to stabilize them to prevent rivules from forming until such time as each lot is sold for individual development. The rationale given was that each site requires custom overexcavation and this leads to the need to relandscape these zones due to individual lot development.**
- Remove restrictor plate from Pond D. Refer to page 19 of the Construction Drawings. (Photo 2)
- **Response: Restrictor Plate has been removed, per comment. The discharge side of the outlet structure is free flowing.**
- Width of orifice plate is 24" when plans call for 1' 7", install per approved plans or show deviation on as-builts.
- **Response: A Dimensional Update has been noted on the detail sheet to reflect the wider plate.**
- Distance from second to last orifice hole to top of orifice plate was measured at 14" when plans call for 12", either install per approved plans or show deviation on as built. Refer to page 19 on Construction Drawings. (Photo 3)
- **Response: This Dimension is intended to show the maximum bolt spacing as 12". Additional clarifying text has been added to the detail on Sheet 19. The 14" Dimension is correct.**
- Pond not draining out due to recent work near outfall. Roadside ditch along Marksheffel has been filled in with the installation of a turn lane. Reditch to allow for positive drainage. (Photo 4)
- **Response: The ditch has been reditched at the outflow and along Mesa Ridge Parkway recently. It appears substantially more open with the debris and vegetation removed.**

As-Built (ERD) Drawings are current and ready for ECM Administrator Review.

Please contact Me with further questions.

Sincerely,

Mick Kahnke



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