



DEVELOPMENT

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September 24, 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. 4 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 9, 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 21-25]:

- Inflow Riprap Upstream of Forebay
 - The riprap inflow is inundated with sediment and is not installed per the approved plans. Buried riprap is shown on the approved plans. Install per approved plans or consult the Engineer of Record. See Note 1. **All exposed rip-rap is now buried soil rip-rap with top soil and permanent seeding for stabilization.**
 - Also, the riprap has no low-flow conveyance, such that as it has accumulated sediment in the middle of the width, the flows have been pushed to the outside of the riprap and is eroding around the sides of the riprap. Installing riprap with a V shape (per plans) or U shape would better prevent flows from causing erosion of the swale side slopes, and/or install riprap on side slopes. **A more defined V-shaped swale has been constructed. The rip-rap pad is revised per the as-built redlines and the remaining channelized section is TRM lined with permanent seeding for stabilization.**
- Forebay
 - Remove sediment from the forebay. **Sediment removed.**
- Trickle Channel
 - Remove sediment from the trickle channel. **Sediment removed.**
- Outlet Structure
 - The distance between orifice holes is not installed per the approved plans. The holes are 12in apart and should be 10.8in apart. Install per approved plans or consult the Engineer of Record. See Note 1. **As-built redlines supplied to reflect the revision to the orifice plate. MHFD Detention calculations supplied with the Pond Certification letter support the change.**
 - Gasket appears to be leaking. Ensure the gasket is watertight and does not allow water to leak out the sides. **New gasket fittings installed to ensure watertight condition.**
 - Remove sediment and debris from the outlet structure. **Sediment removed.**
 - Ladder steps missing in micro pool. Install per approved plans or consult the Engineer of Record. See Note 1. **Ladder steps installed to match Construction Drawings.**
- Outfall Riprap
 - Outfall riprap is not installed per the approved plans. Plans show buried riprap and in the field it is installed as exposed riprap. Install per approved plans or consult the Engineer of Record. See Note 1. **Outfall/spillway rip-rap is exposed rip-rap and is now reflected on the as-builts, as approved by the Engineer of Record.**

- Also, the riprap apron is not shaped to convey flows. It is piled up such that there is no positive drainage and flows will just bypass the riprap and cause erosion. So please reconfigure riprap to properly convey flows. ***A more defined conveyance V-shape swale has been constructed.***
- 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, so please remove and install access road material per plans. ***As-built plans and redlines now call out crushed concrete as approved by the Engineer of Record. This was discussed with Stormwater staff in July 2026 and is to be allowable for this filing.***

Pond B [Construction Drawings Plan Sheets 26-29]:

- Forebay
 - Remove sediment from forebay. ***Sediment removed.***
- Trickle Channel
 - Remove sediment from trickle channel. ***Sediment removed.***
- Outlet Structure
 - “Ladder” steps are missing from micro pool. Install per approved plans. ***Ladder steps installed to match Construction Drawings.***
- Outfall Riprap
 - Outfall riprap is not installed per the approved plans. Plans show buried riprap and in the field it is installed as exposed riprap. Install per approved plans or consult the Engineer of Record. See Note 1. ***Outfall/spillway rip-rap is exposed rip-rap and is now reflected on the as-builts, as approved 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. ***A more defined conveyance swale shape is constructed to contain flows and minimize undermining. Exposed rip-rap allowed by Engineer of Record, as-built redlines address the change.***
- 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, so please remove and install access road material per plans. ***As-built plans and redlines now call out crushed concrete as approved by the Engineer of Record. This was discussed with Stormwater staff in July 2026 and is to be allowable for this filing.***

Pond C [Construction Drawings Plan Sheets 30-34]:

- Inflow Riprap Upstream of Forebay
 - Riprap at the forebay inflow is not shown on the approved plans. Consult the Engineer of Record and provide supporting documentation as needed. See Note 1. ***As-built redlines have added this condition.***
- Forebay
 - Remove sediment from forebay. ***Sediment removed.***
- Trickle Channel
 - Remove sediment from trickle channel. ***Sediment removed.***
- Outlet Structure
 - Remove sediment from the outlet structure. ***Sediment removed.***
 - “Ladder” steps missing from micro pool and outlet structure. ***Ladder steps installed to match Construction Drawings.***

- Outfall Riprap
 - Riprap at the pond outfall is not installed per the approved plans. Plans show buried riprap and in the field it is installed as exposed riprap. Install per approved plans or consult the Engineer of Record. See Note 1. **Outfall/spillway rip-rap is exposed rip-rap and is now reflected on the as-builts, as approved by the Engineer of Record.**
 - Also, the riprap apron is not shaped to convey flows. It is piled up such that there is no positive drainage and flows will just bypass the riprap and cause erosion. So please reconfigure riprap to properly convey flows. **A more defined conveyance V-shape swale has been constructed.**
- 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, so please remove and install access road material per plans. **As-built plans and redlines now call out crushed concrete as approved by the Engineer of Record. This was discussed with Stormwater staff in July 2026 and is to be allowable for this filing.**

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

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