



April 10, 2023

El Paso County  
Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Attn.: Project Manager

RE: The Ridge at Lorson Ranch Filing No. 1 (SF 22-004)  
Private Stormwater Quality Pond F  
As-built Certification

Dear Project Manager:

Per the approved construction drawings for The Ridge at Lorson Ranch Filing No.1 (PUD/SP 21-006 and SF 22-004), improvements were made to construct one water quality facility in compliance with the current El Paso County Drainage Criteria and the approved Final Drainage Report for this project.

Based upon this information and periodic site visits by field personnel to the project during significant/key phases of the stormwater BMP installation, Core Engineering Group, LLC is of the opinion that the detention and stormwater BMPs have been constructed in general compliance with the approved design plans and specifications as filed with El Paso County.

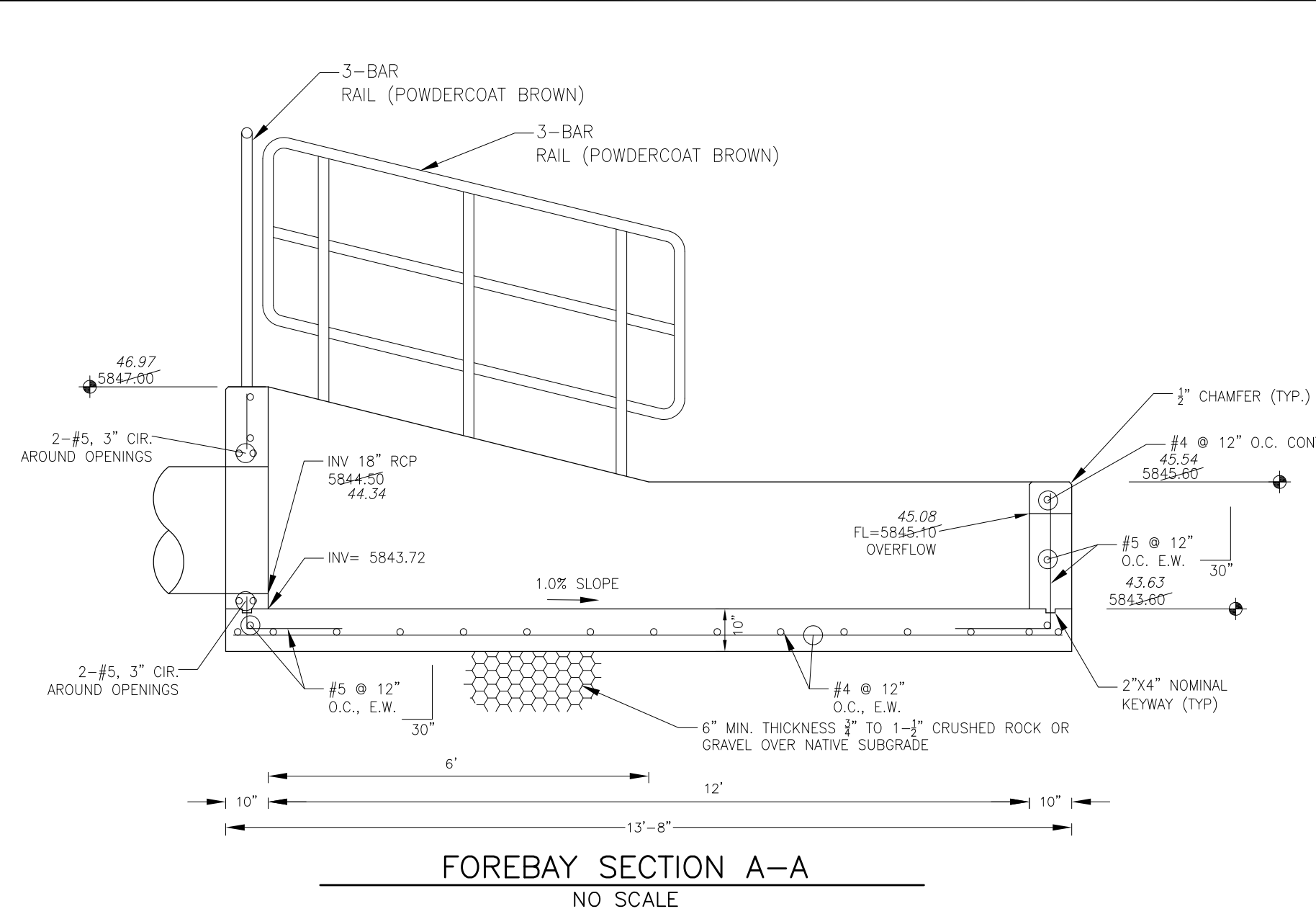
Statement Of Engineer of Record

To the best of my knowledge, information and belief, for the referenced project above, the improvements have been constructed in general compliance with the approved design plans and specifications as filed with El Paso County.

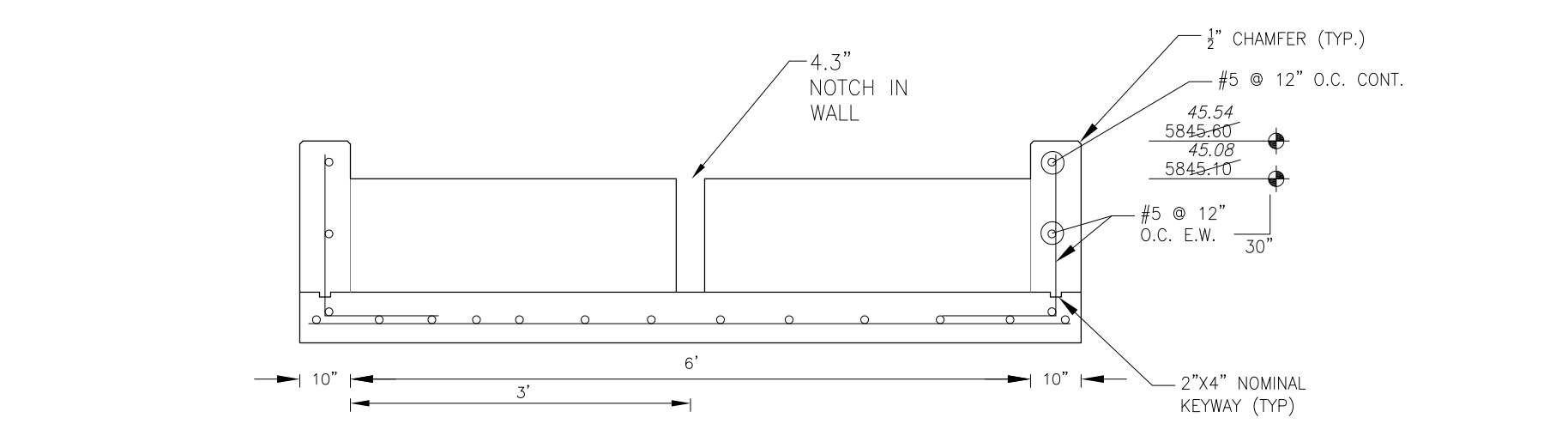


Richard L. Schindler  
Colorado P.E. No.33997  
For and on behalf of Core Engineering Group, LLC

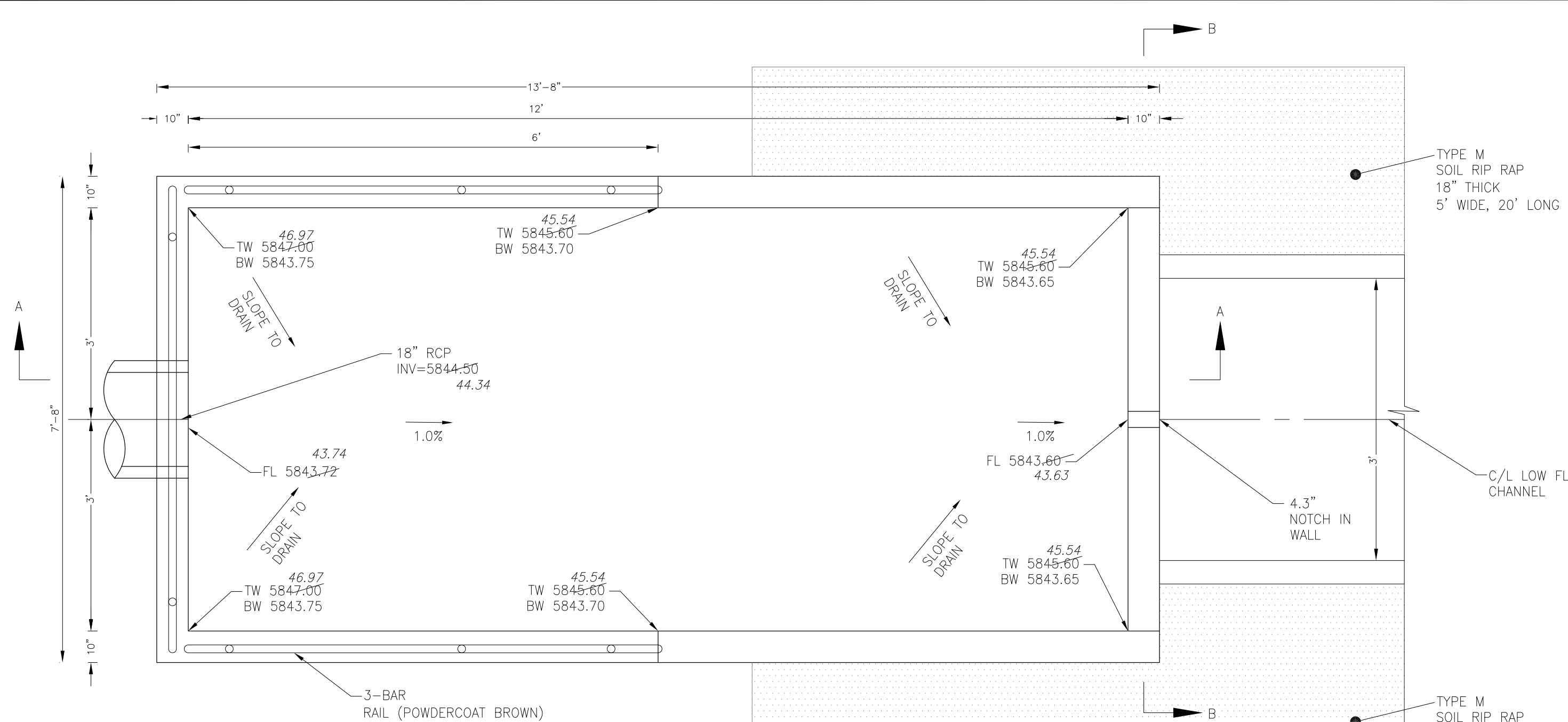
Attachments: Water Quality Pond F As-Built Drawings



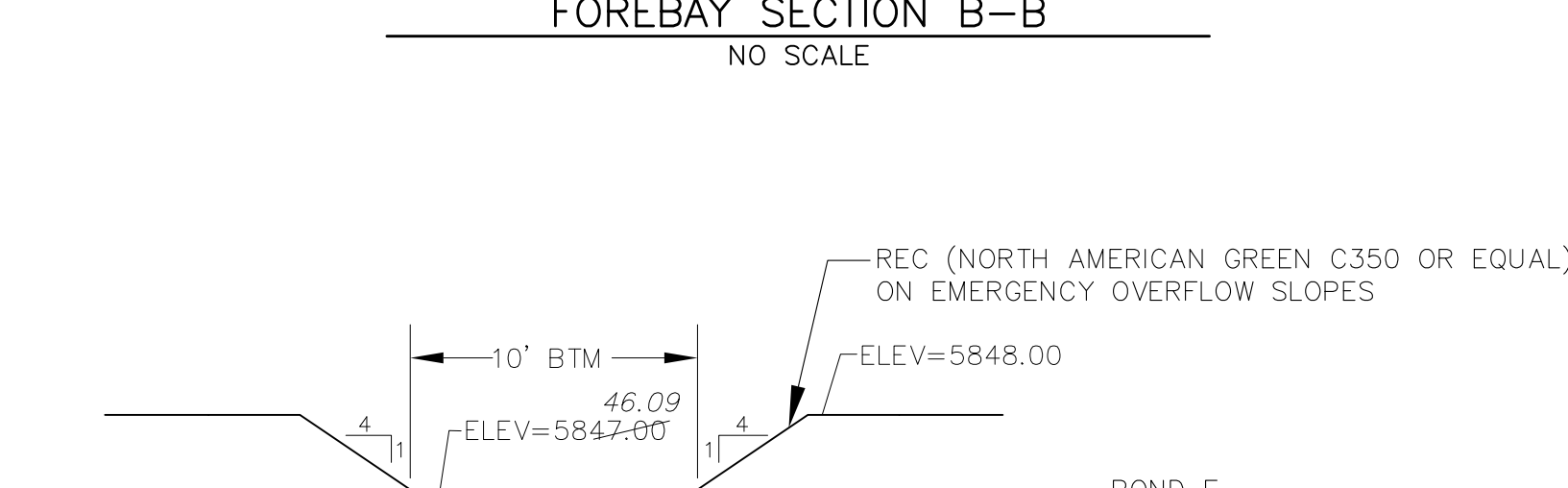
FOREBAY SECTION A-A  
NO SCALE



FOREBAY SECTION B-B  
NO SCALE

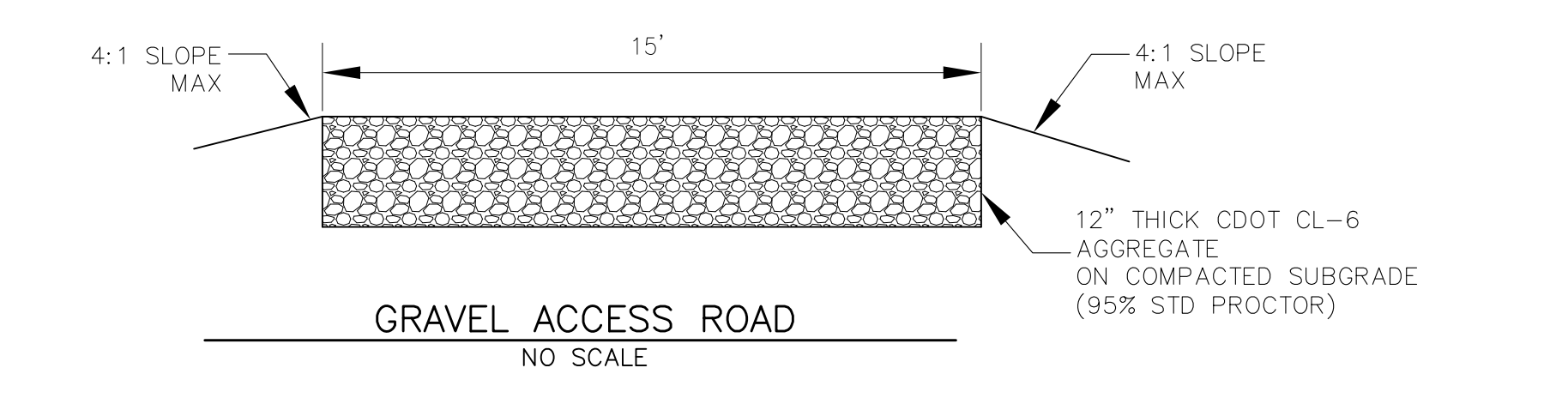


FOREBAY DETAIL  
NO SCALE

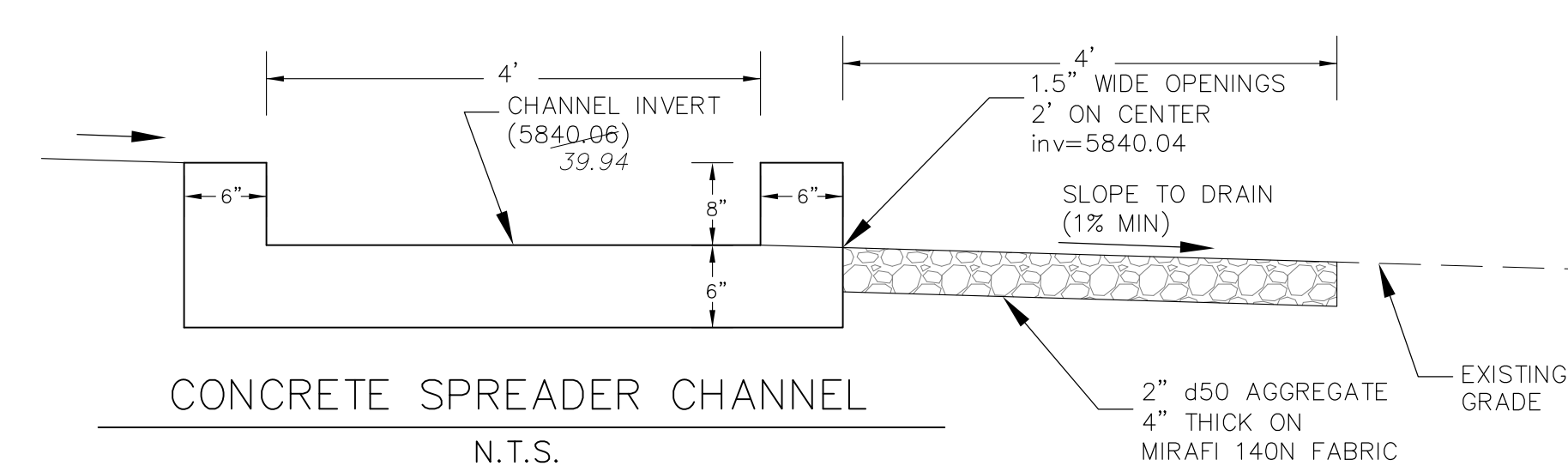


WQ POND F  
EMERGENCY OVERFLOW  
PROFILE  
SCALE: NTS

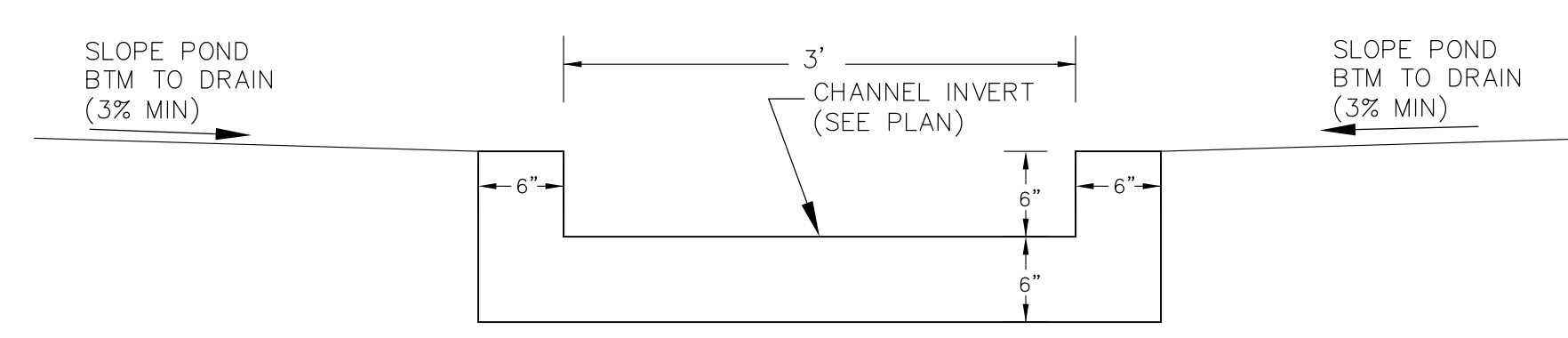
POND F  
EMERGENCY OVERFLOW  
BTM=5847.00, TOP=5848.00  
WIDTH=10', 4:1 SIDE SLOPES  
FLOW DEPTH=0.44', Q100=10.2cfs



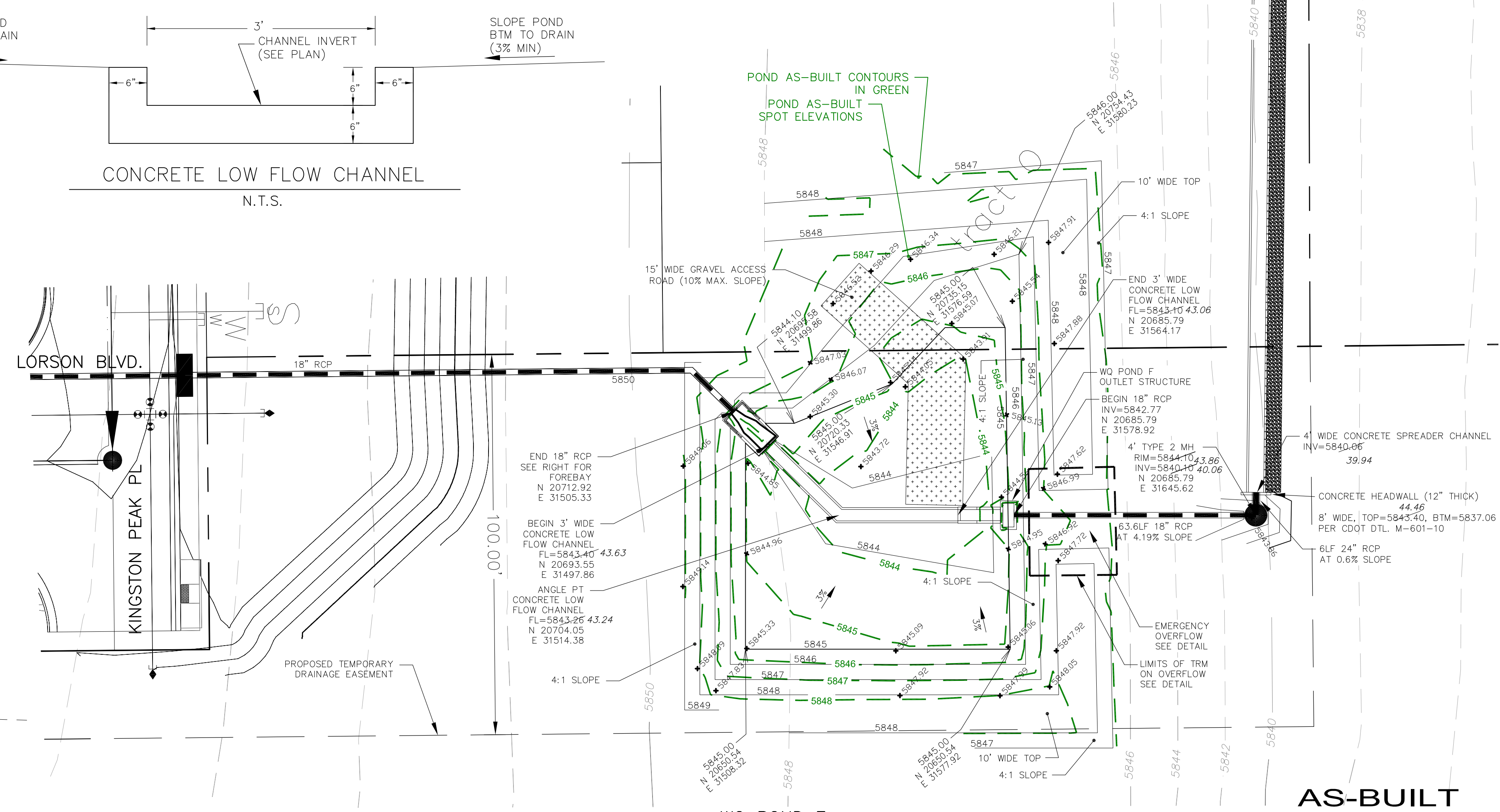
GRAVEL ACCESS ROAD  
NO SCALE



CONCRETE SPREADER CHANNEL  
N.T.S.

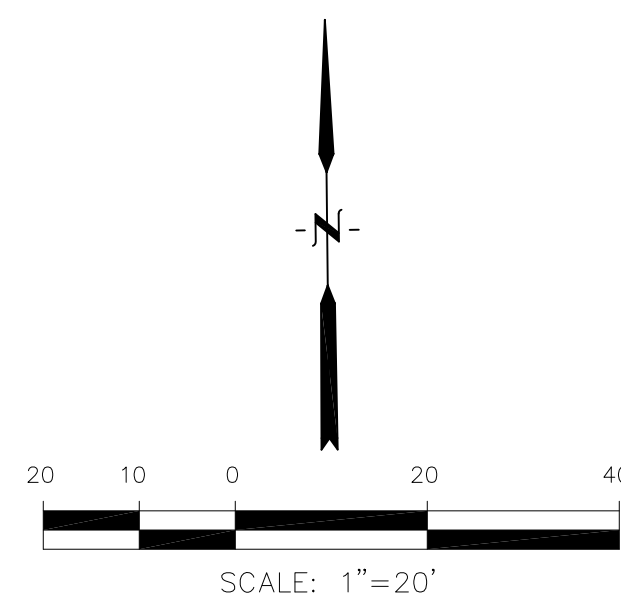


CONCRETE LOW FLOW CHANNEL  
N.T.S.



WQ POND F  
1"=20'

NOTE:  
1. POND SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED  
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



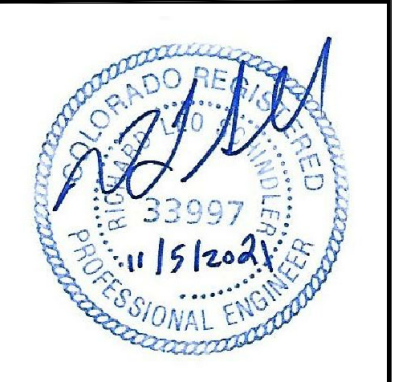
AS-BUILT  
DATE: 04/10/2023

**CORE**  
**ENGINEERING GROUP**  
15004 151<sup>ST</sup> AVENUE, S.  
DENVER, CO 80202  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cegi.com

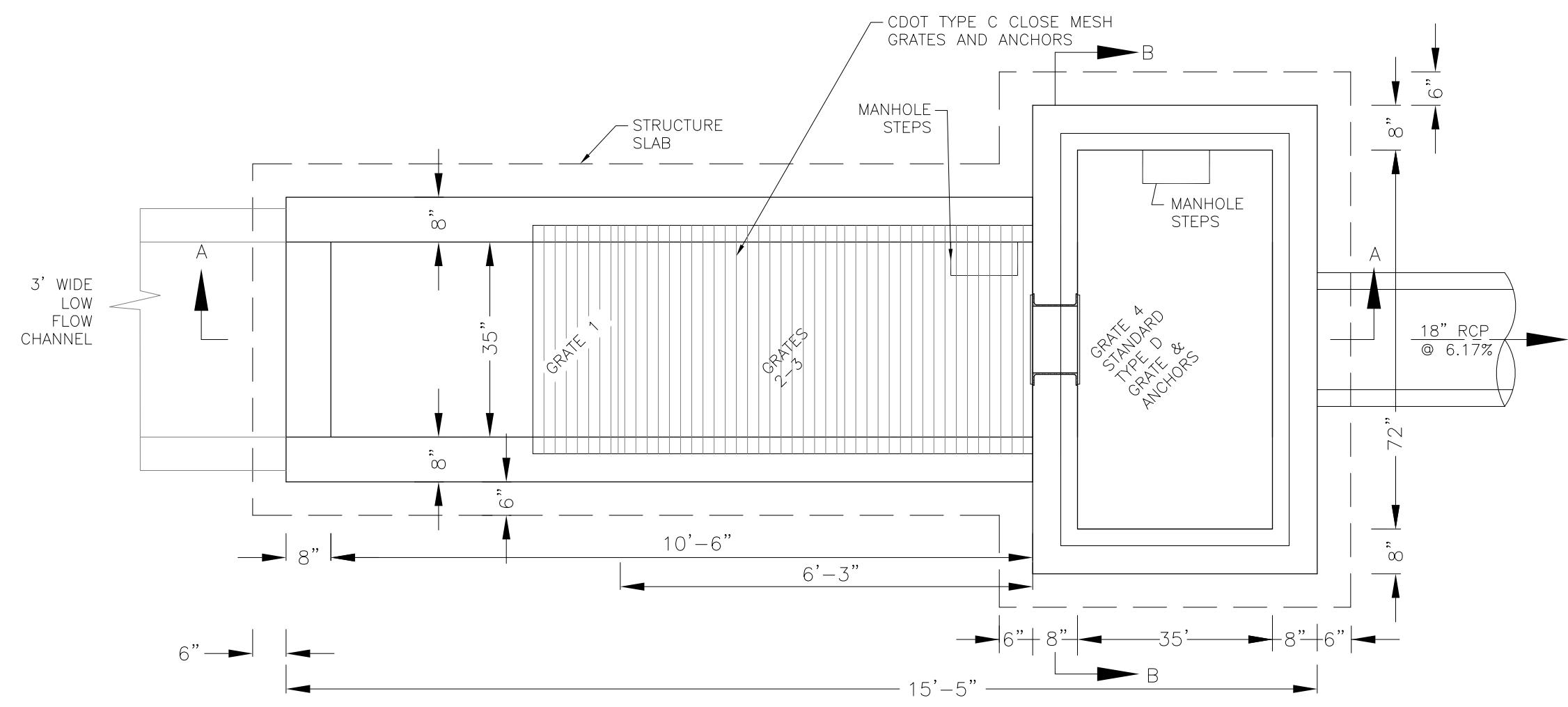
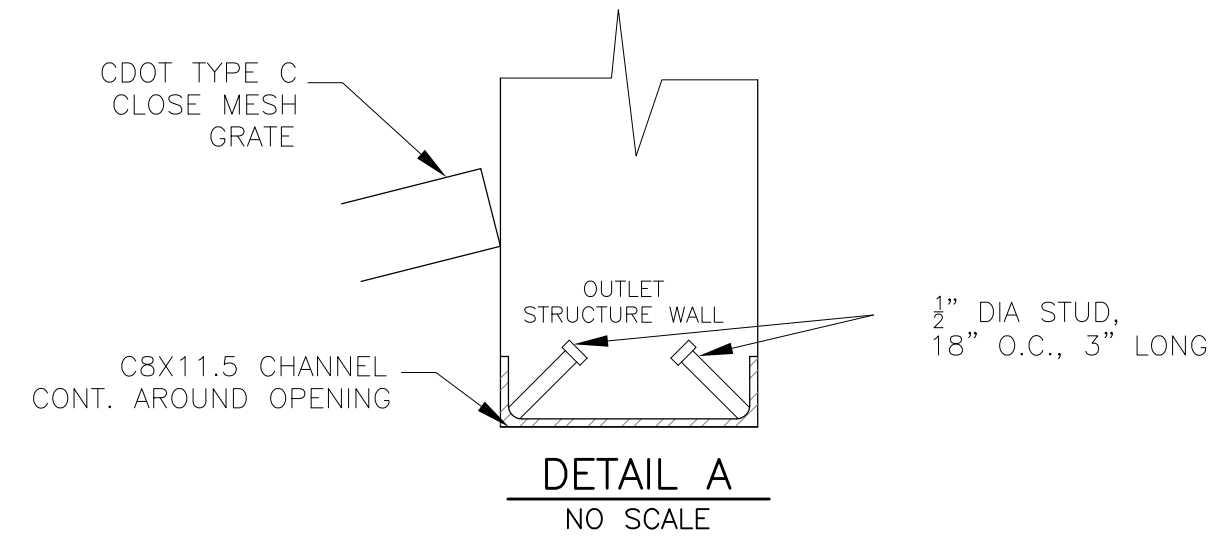
DATE: NOV 30, 2021  
DESCRIPTION: MODIFY CONCRETE SPREADER CHANNEL  
NO. 1.  
PROJECT: THE RIDGE AT LORSON RANCH  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
(719) 635-3200  
CONTACT: JEFF MARK  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

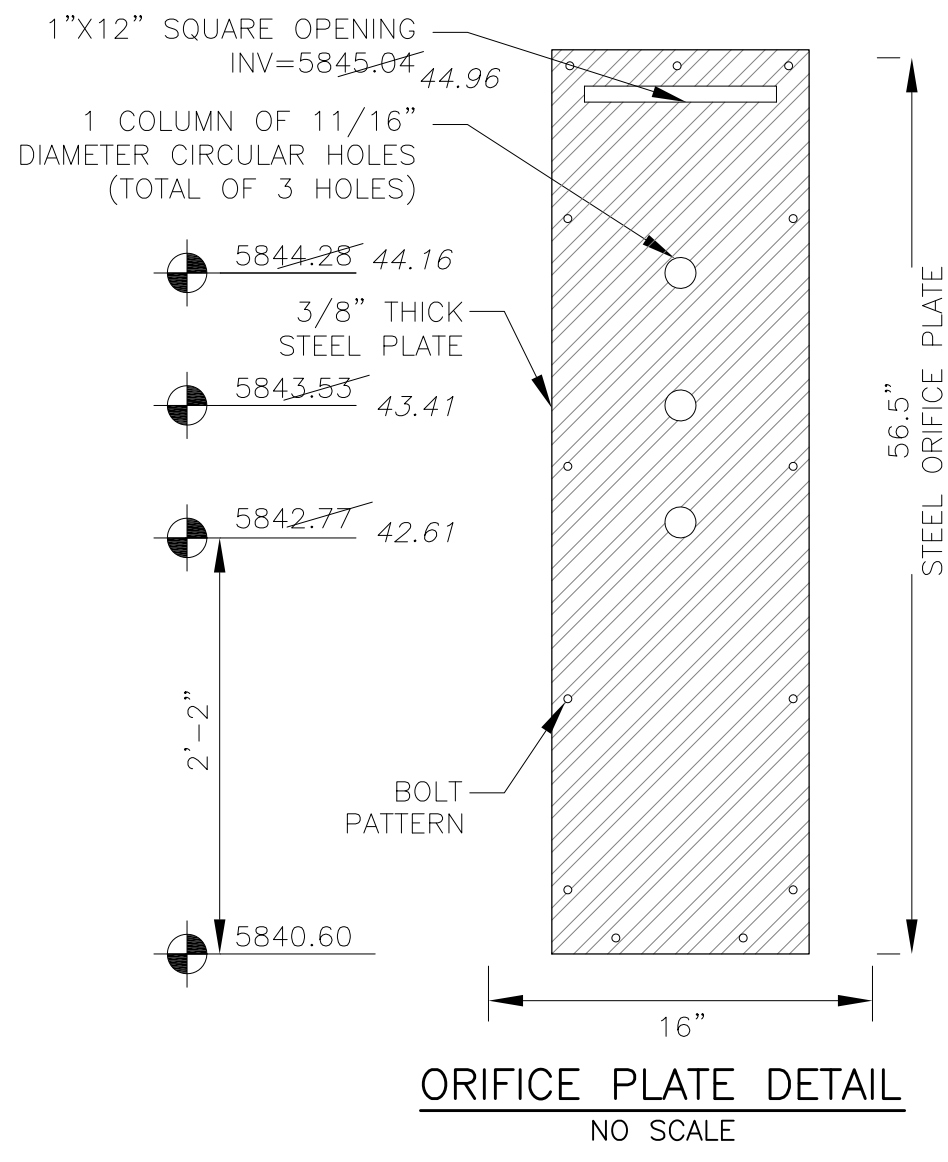
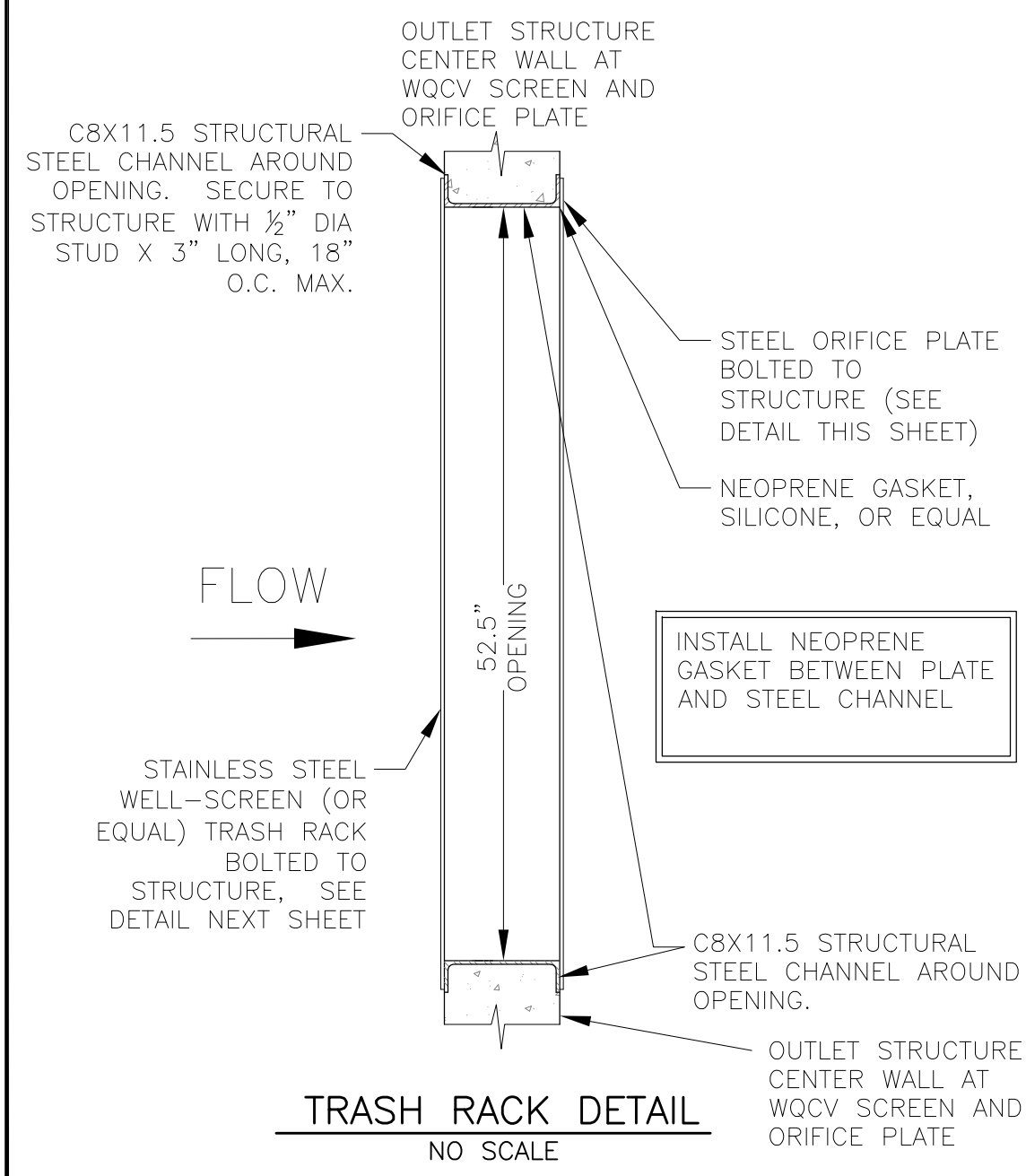
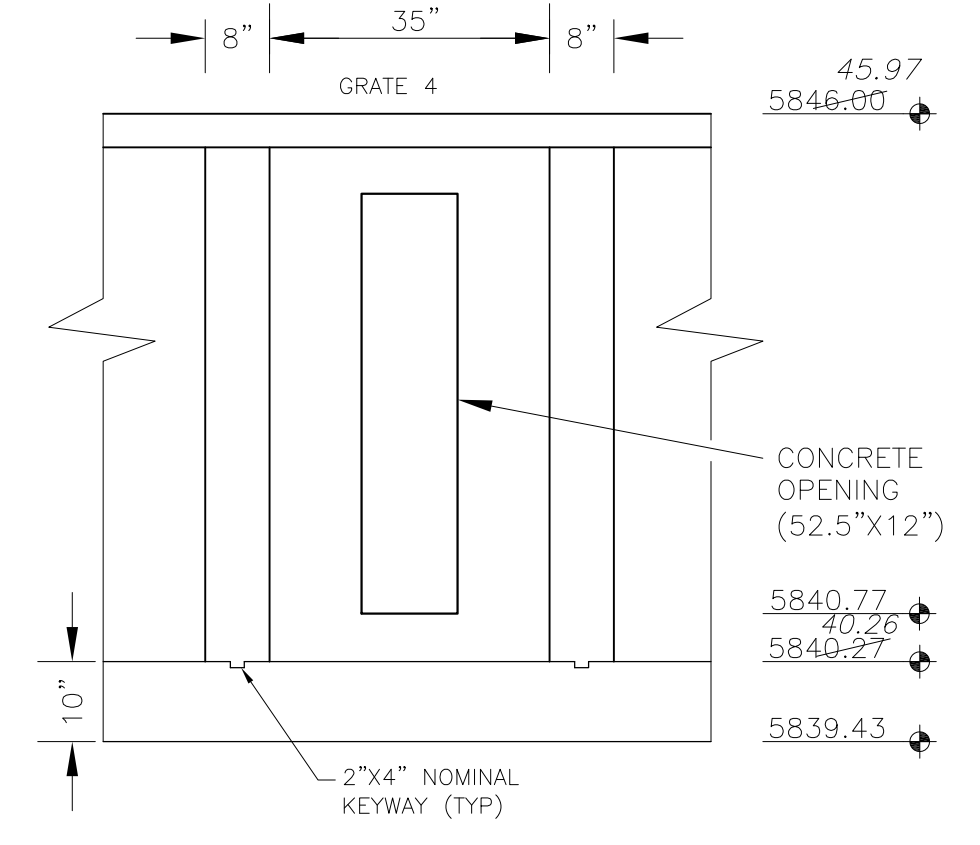
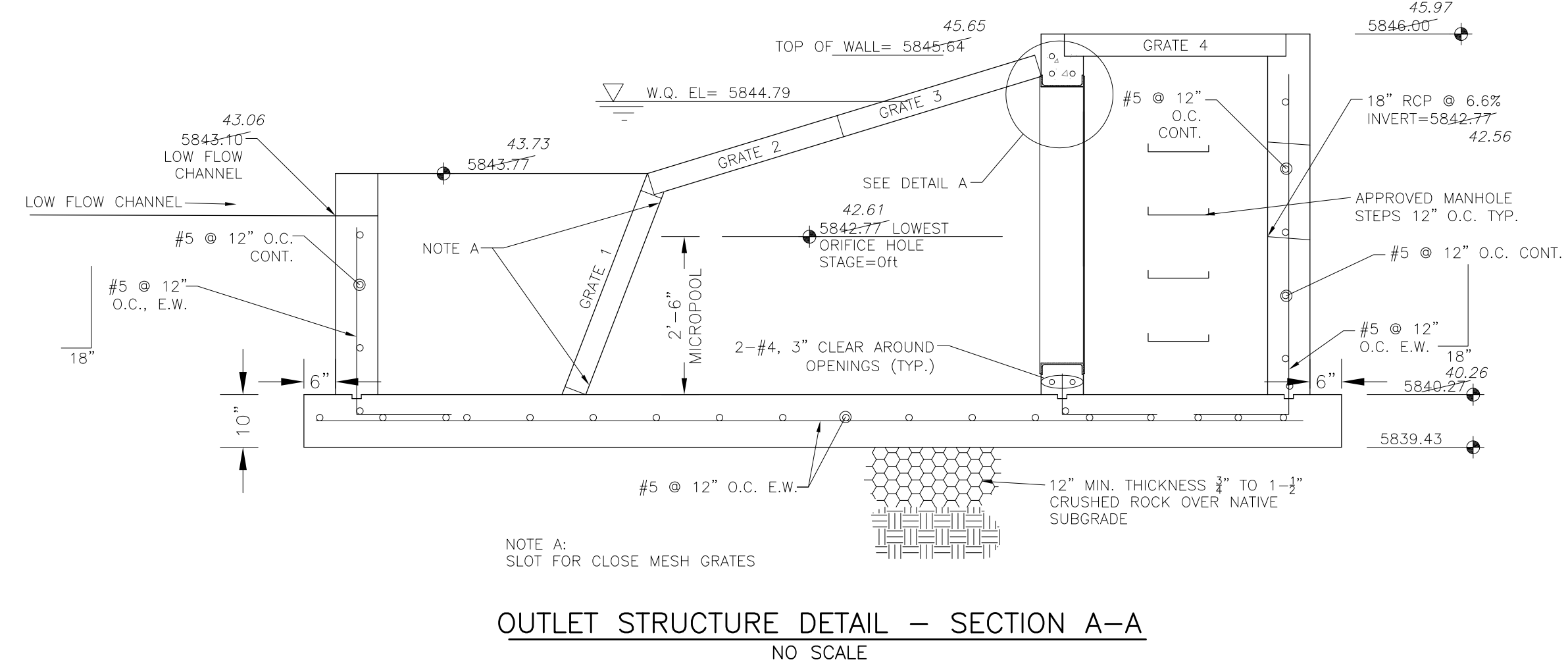
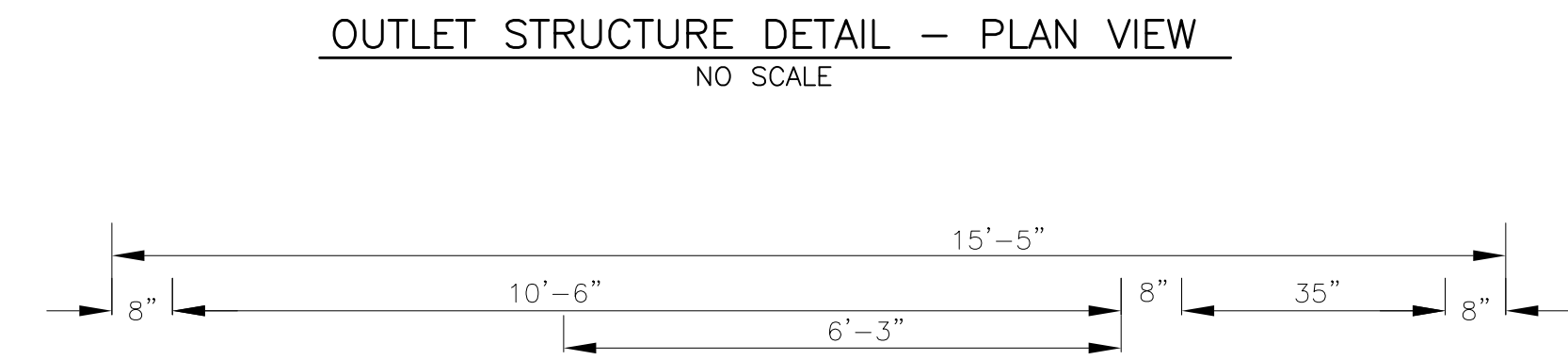
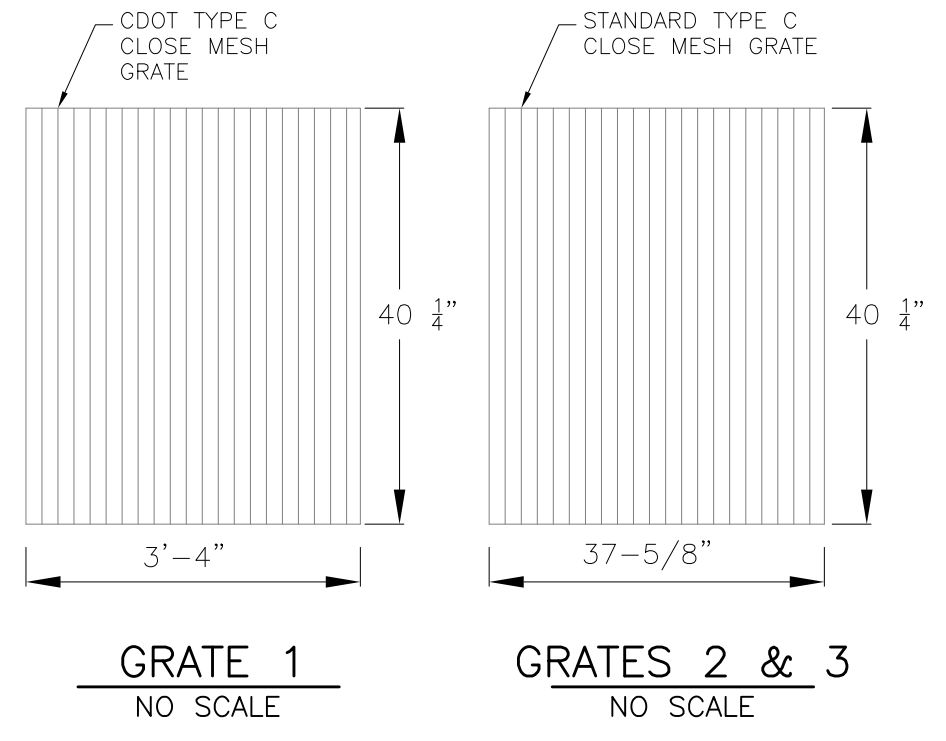
WQ POND F  
POND STRUCTURES  
AND TRICKLE CHANNEL



DATE: NOV 5, 2021  
PROJECT NO. 100.064  
SHEET NUMBER C9.3  
TOTAL SHEETS: 23



NOTE:  
AFTER CONCRETE STRUCTURE HAS BEEN POURED  
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED  
PRIOR TO GRATE CONSTRUCTION

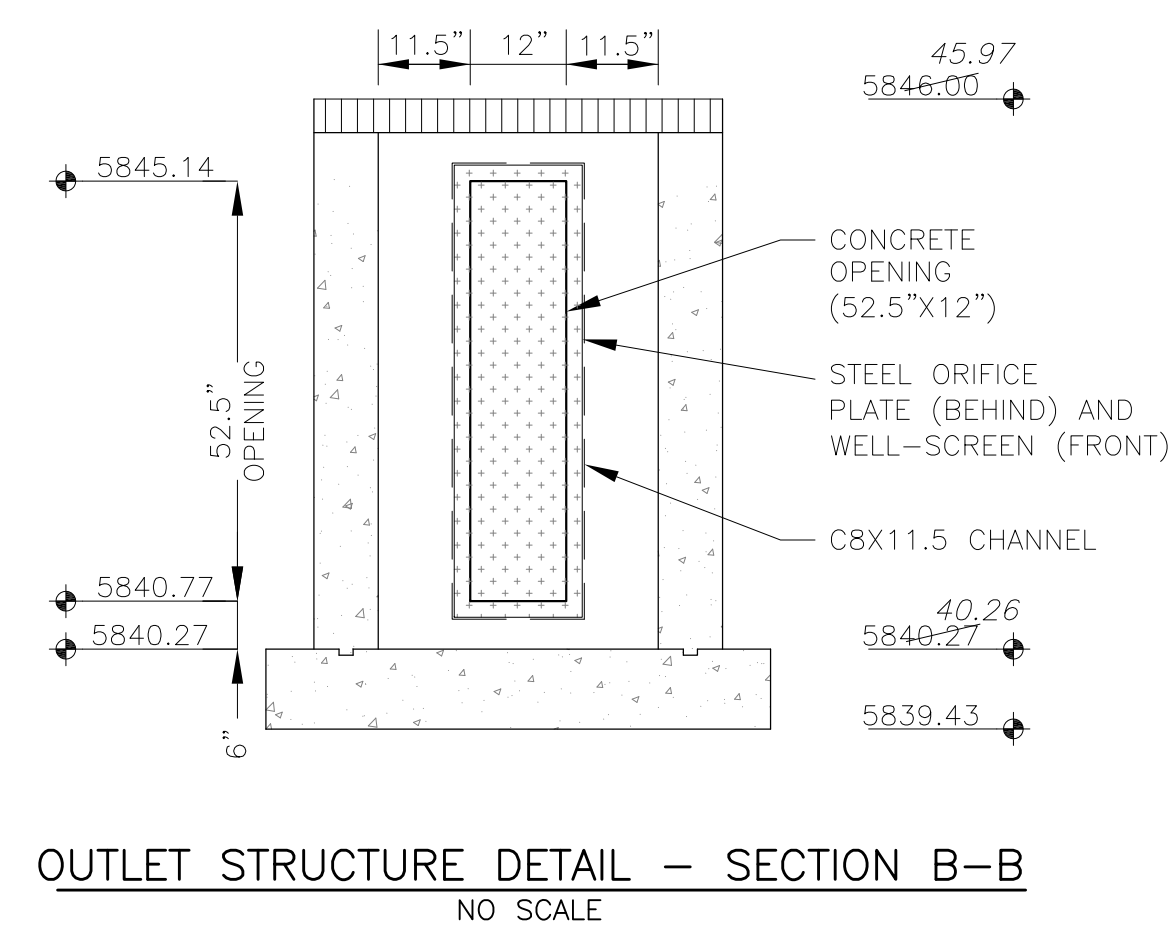


OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
  - GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- | BAR SIZE           | #4    | #5    | #6    |
|--------------------|-------|-------|-------|
| MIN. SPLICE LENGTH | 1'-3" | 1'-7" | 2'-0" |
- CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
  - CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
  - EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
  - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
  - SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
  - REFER TO POND DETAILS FOR PRESEDIMENTATION/FOREBAY DESIGN.
  - ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.

- WQCV WELL-SCREEN NOTES:
- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
  - WQCV Well Screen
    - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
    - Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
    - Type and Size of Support Rod: TE 0.074"x0.50"
    - Spacing of Support Rod (O.C.): 1.0 Inch
    - Total Screen Thickness: 0.655"
    - Carbon Steel Holding Frame Type: 3/4" x 1.0" angle

**AS-BUILT**  
DATE: 04/10/2023



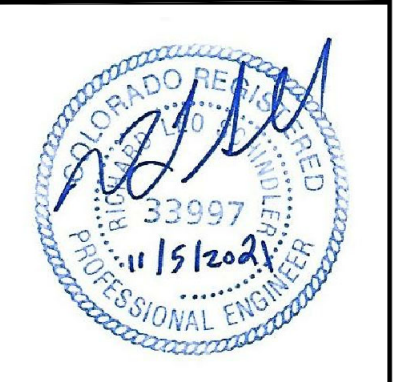
**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@cog1.com

DATE: NOV 30, 2021  
DESCRIPTION: MODIFY CIRCULAR HOLES IN ORIFICE PLATE  
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

PROJECT: THE RIDGE AT LORSON RANCH  
FONTAINE BLVD. - WALLEYE DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**POND F**  
**WQ POND**  
**OUTLET STRUCTURE DETAILS**



DATE: NOV 5, 2021  
PROJECT NO: 100.064  
SHEET NUMBER: C9.6  
TOTAL SHEETS: 23