



Move this Pond Cert Letter to be attached to the Street Cert Letter since the single document slot on EDARP is for "Pond & Road Certification Letter."

This As-Built slot on EDARP should just be the as-built drawings, not this cert letter too.

October 17, 2024

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

ATTN: Inspections Staff

RE: Lot 1 Independence Place at Cheyenne Mountain Filing No. 1A – Ponds A & B

This letter is intended to provide documentation with the County inspection Staff that Ponds A and B facilities in Lot 1 Independence Place at Cheyenne Mountain Filing No. 1A have been constructed in general conformance with the approved pond designs. WestWorks Engineering has reviewed the final construction facilities and survey as-builts by others confirming the appropriate size and design. Based upon this information and information gathered during periodic site visits to the project during construction, WestWorks Engineering is of the opinion that these stormwater BMP's have been constructed in general compliance with the approved construction plans and specifications as filed with El Paso County.

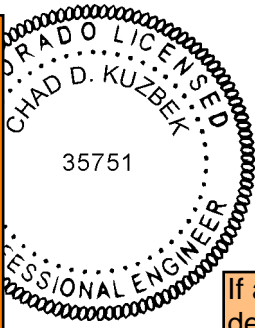
STATEMENT OF ENGINEER IN RESPONSIBLE CHARGE:

To the best of knowledge, information, and belief, the referenced Lot 1 Independence Place at Cheyenne Mountain Filing No. 1A – Ponds A and B improvements have been constructed in general compliance with the approved design plans and specifications as filed with El Paso County.

Revise/provide Pond Certification Letter with required statements listed in ECM Section 5.10.6.B (something similar is even required for Runoff Reduction):

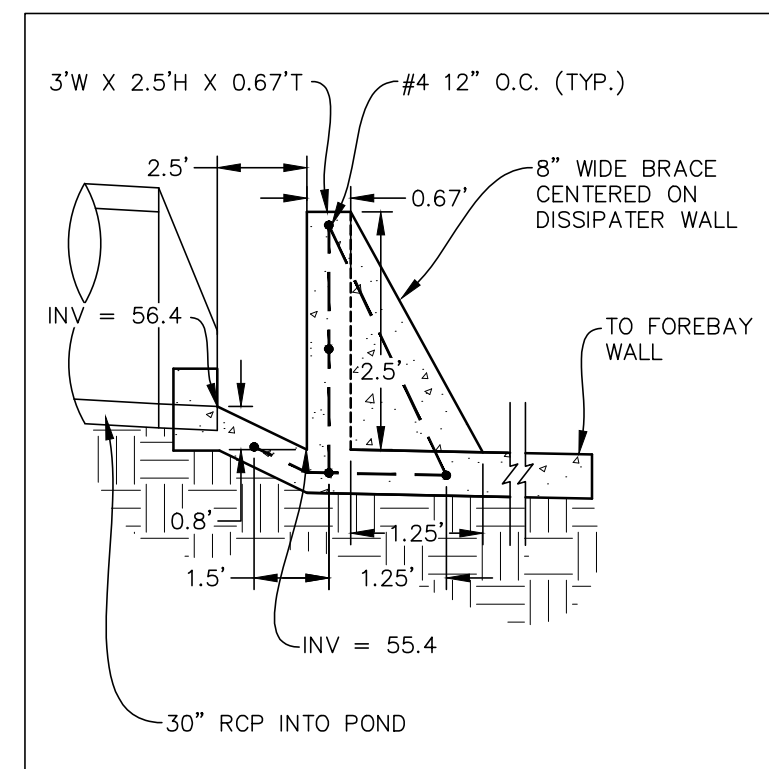
“The site and adjacent properties (as affected by work performed under the County permit) are stable with respect to settlement and subsidence, sloughing of cut and fill slopes, revegetation or other ground cover, and that the improvements (public improvements, common development improvements, site grading and paving) 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 (as documented by an attached MHFD design form submitted with the original application), the stage areas, elevations, and outlet dimensions.

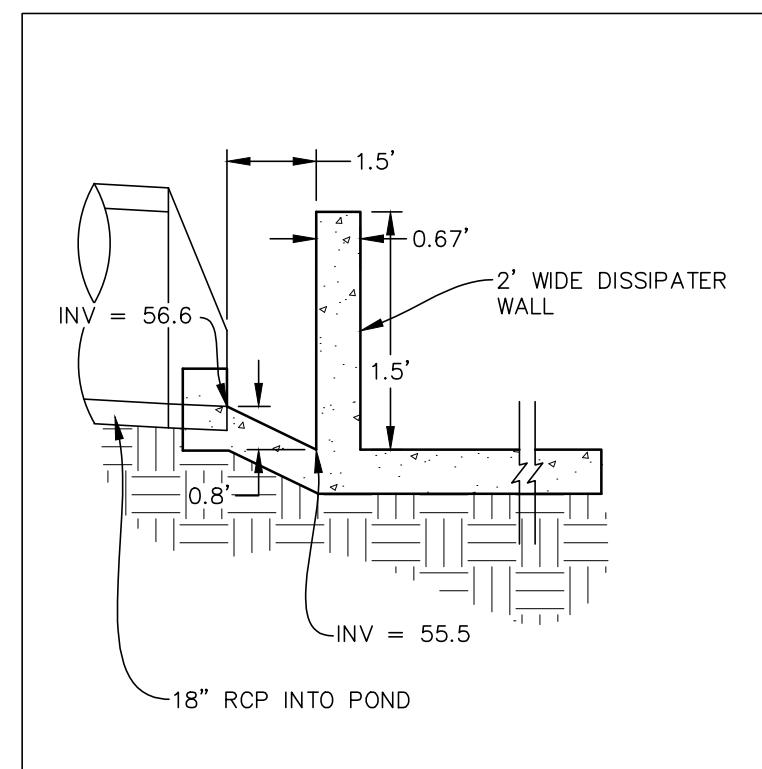


If any of the as-built changes to the pond design will effect the drain time:

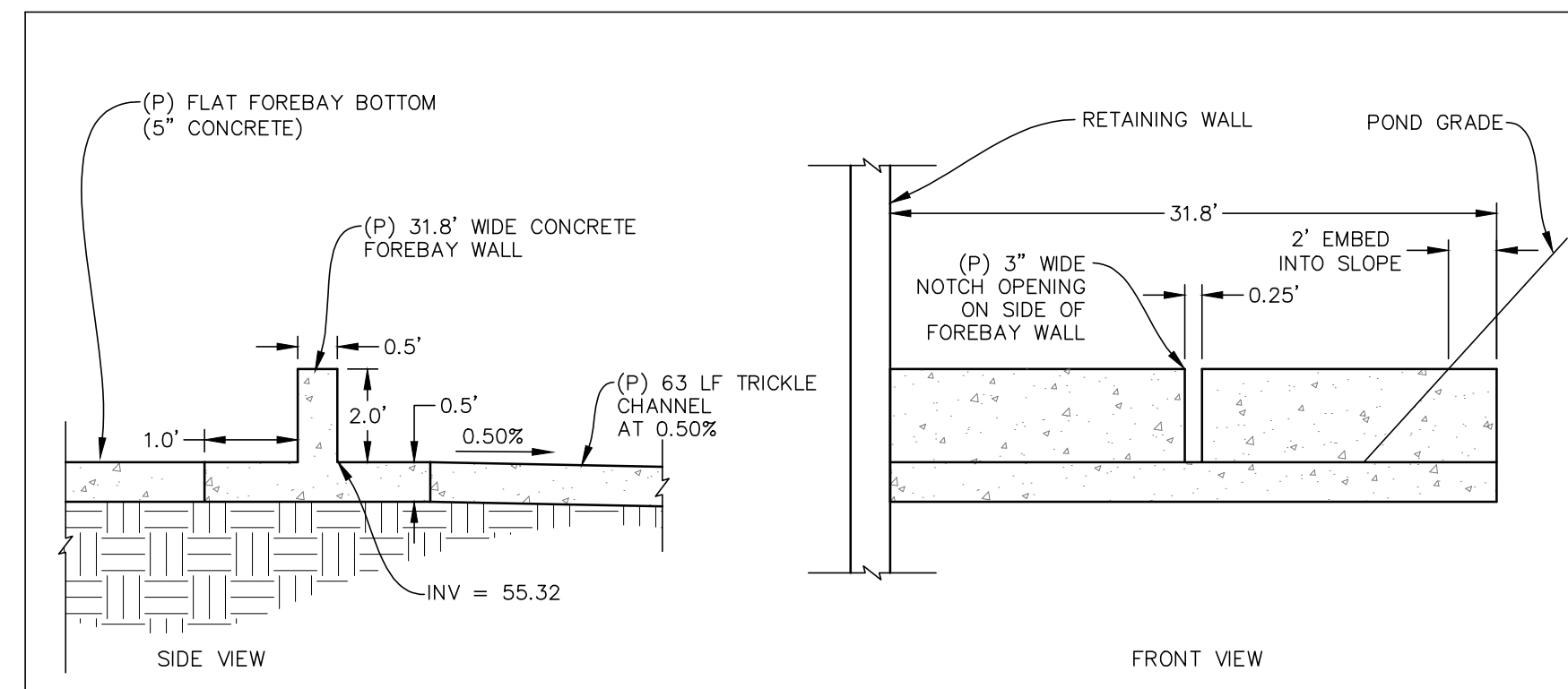
Please update the MHFD-Detention Spreadsheet with the updated as-built information (pond elevations, spillway length, orifice hole elevations, etc.) to confirm that the pond is functioning as intended. The updated Spreadsheet should be attached to the Pond Certification Letter.



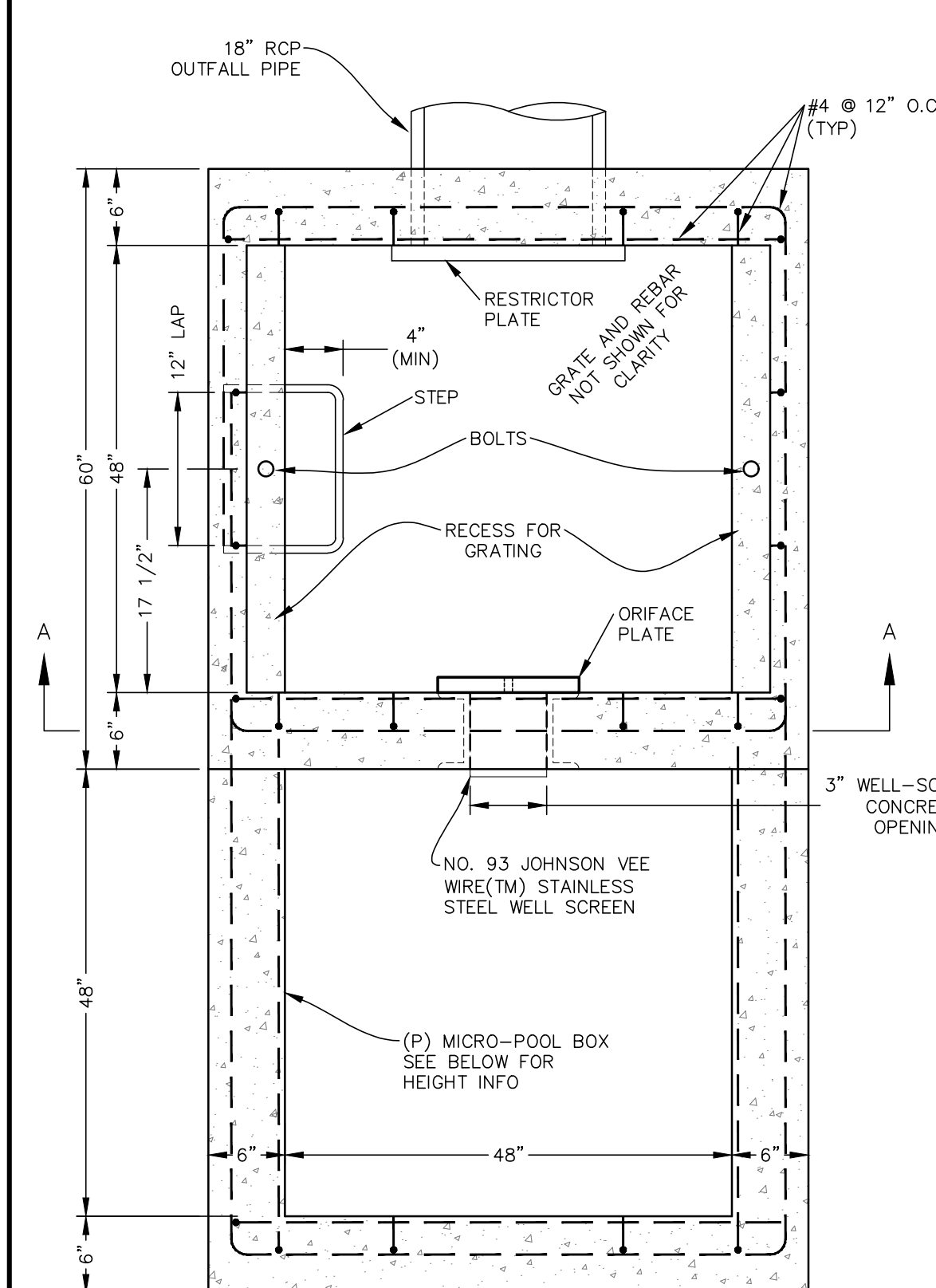
FOREBAY DISSIPATER STM-05
SCALE: N.T.S.



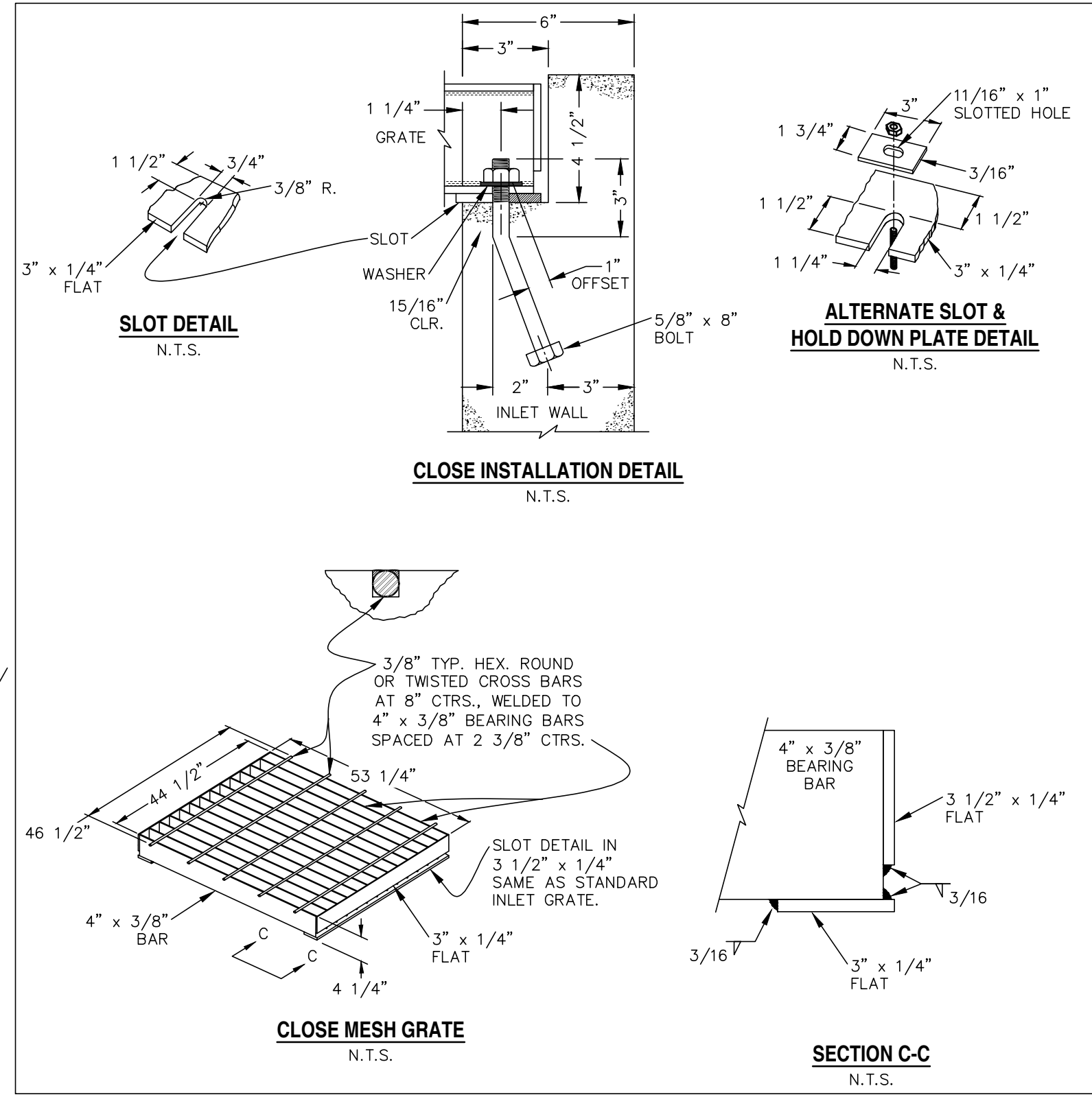
FOREBAY DISSIPATER STM-07
SCALE: N.T.S.



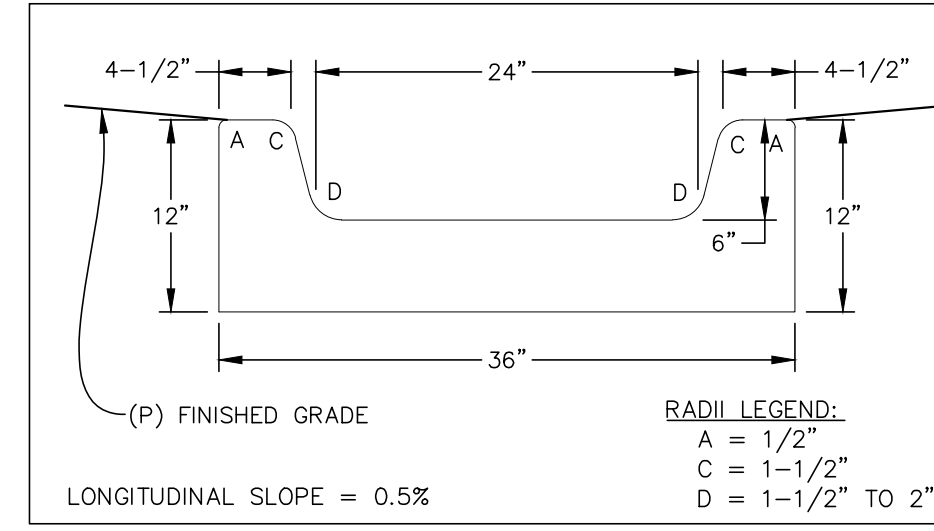
FOREBAY WALL DETAILS - STM-05 DISCHARGE
SCALE: N.T.S.



PLAN VIEW
N.T.S.



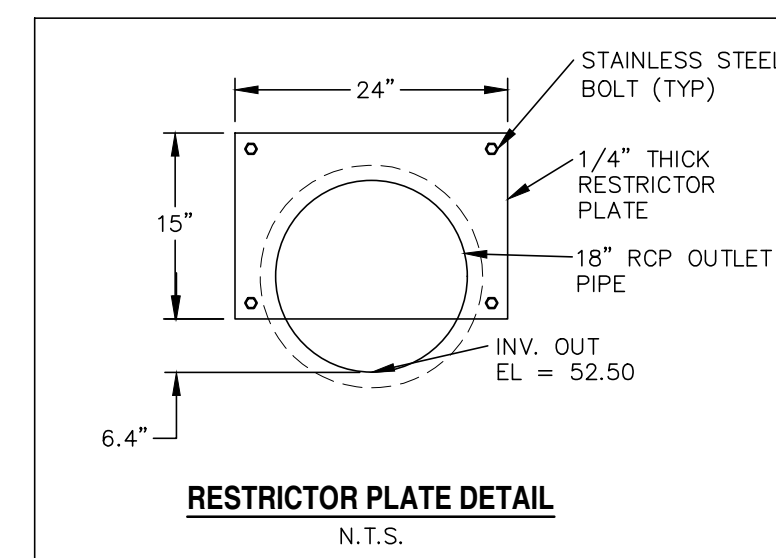
CLOSE MESH GRATE DETAILS
N.T.S.



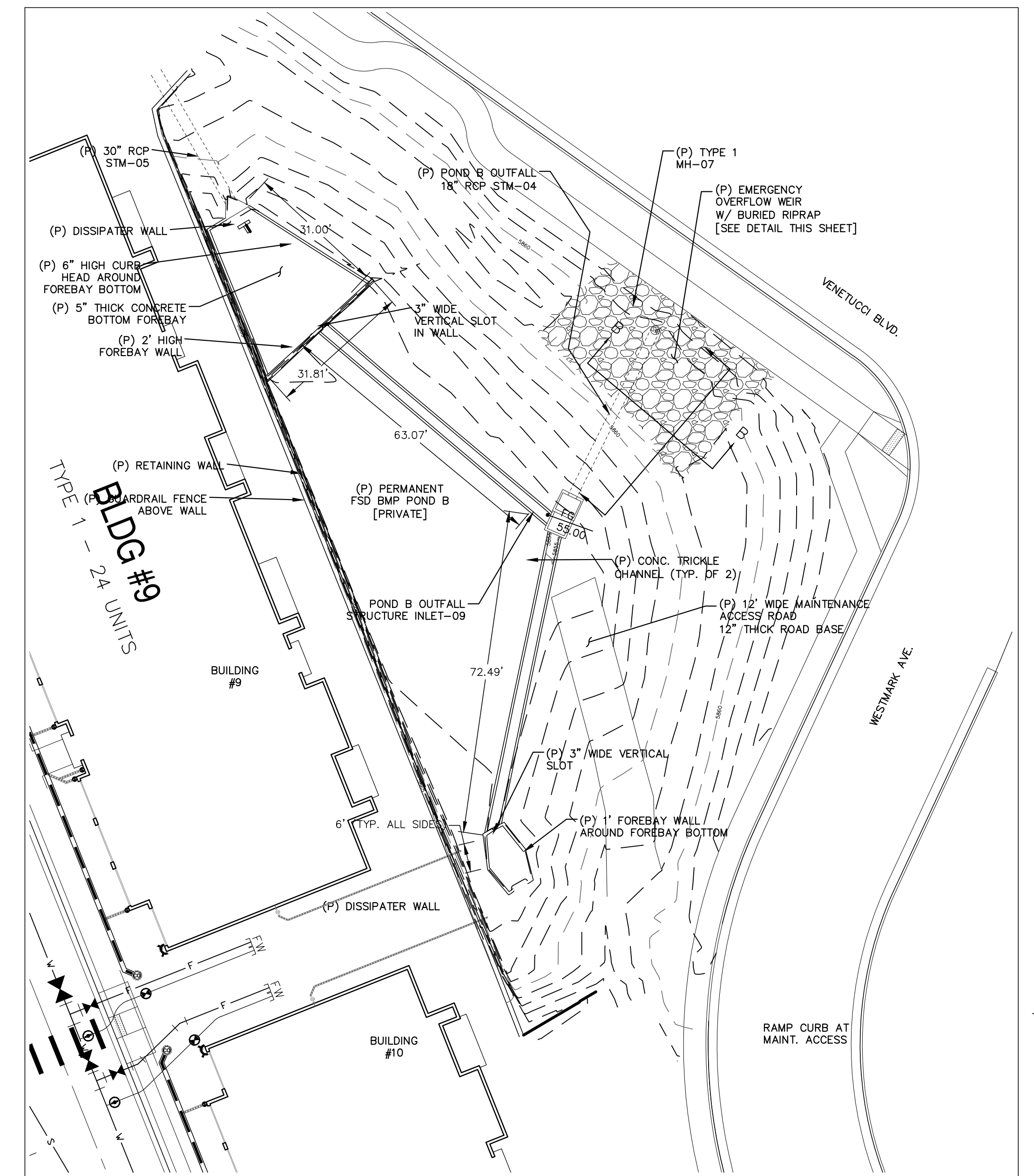
CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.

FOREBAY SIZE (NORTH):
-REQUIRED = 0.03 AC-FT
-PROVIDED = 0.05 AC-FT

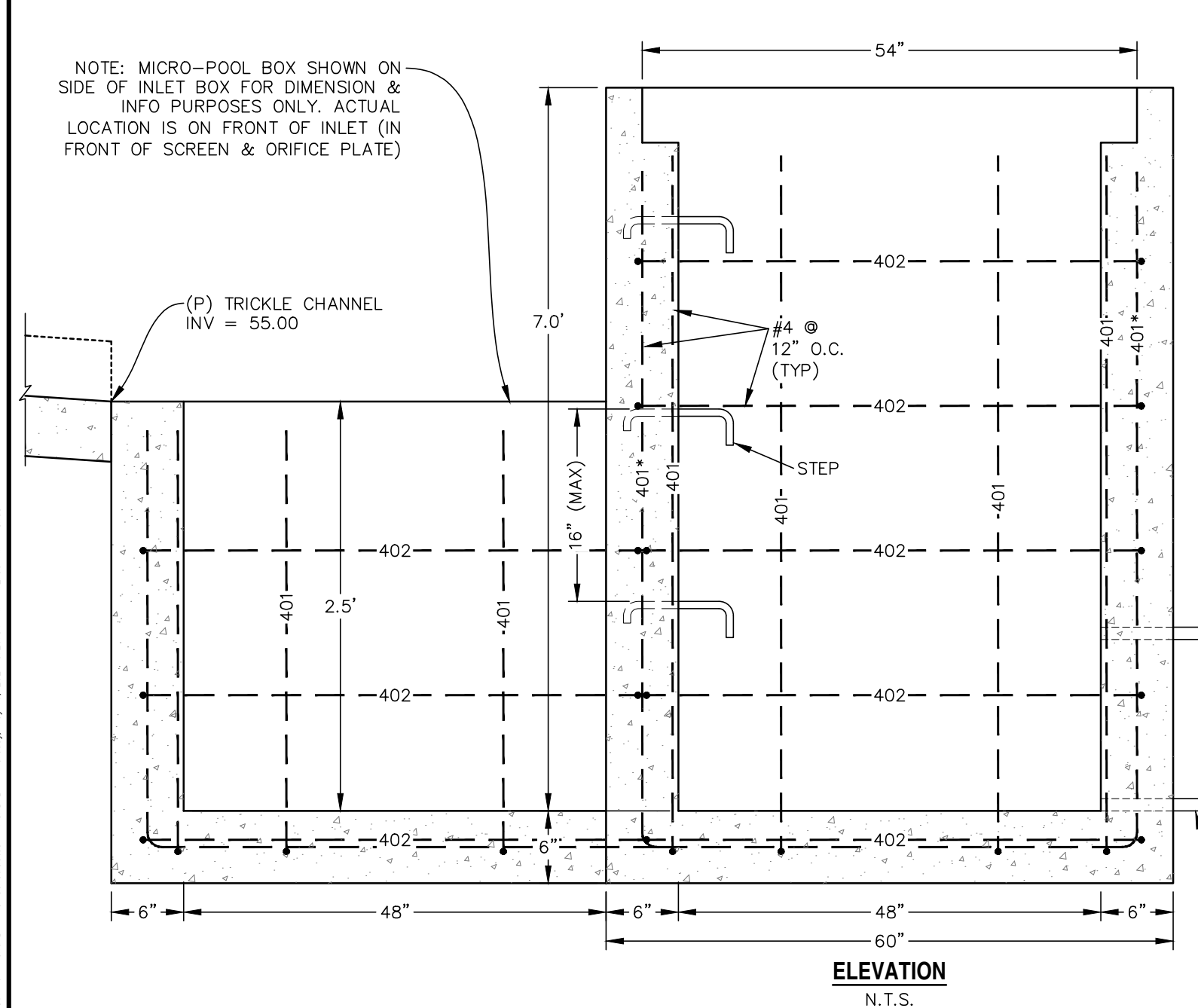
FOREBAY SIZE (SOUTH):
-REQUIRED = 0.005 AC-FT
-PROVIDED = 0.01 AC-FT



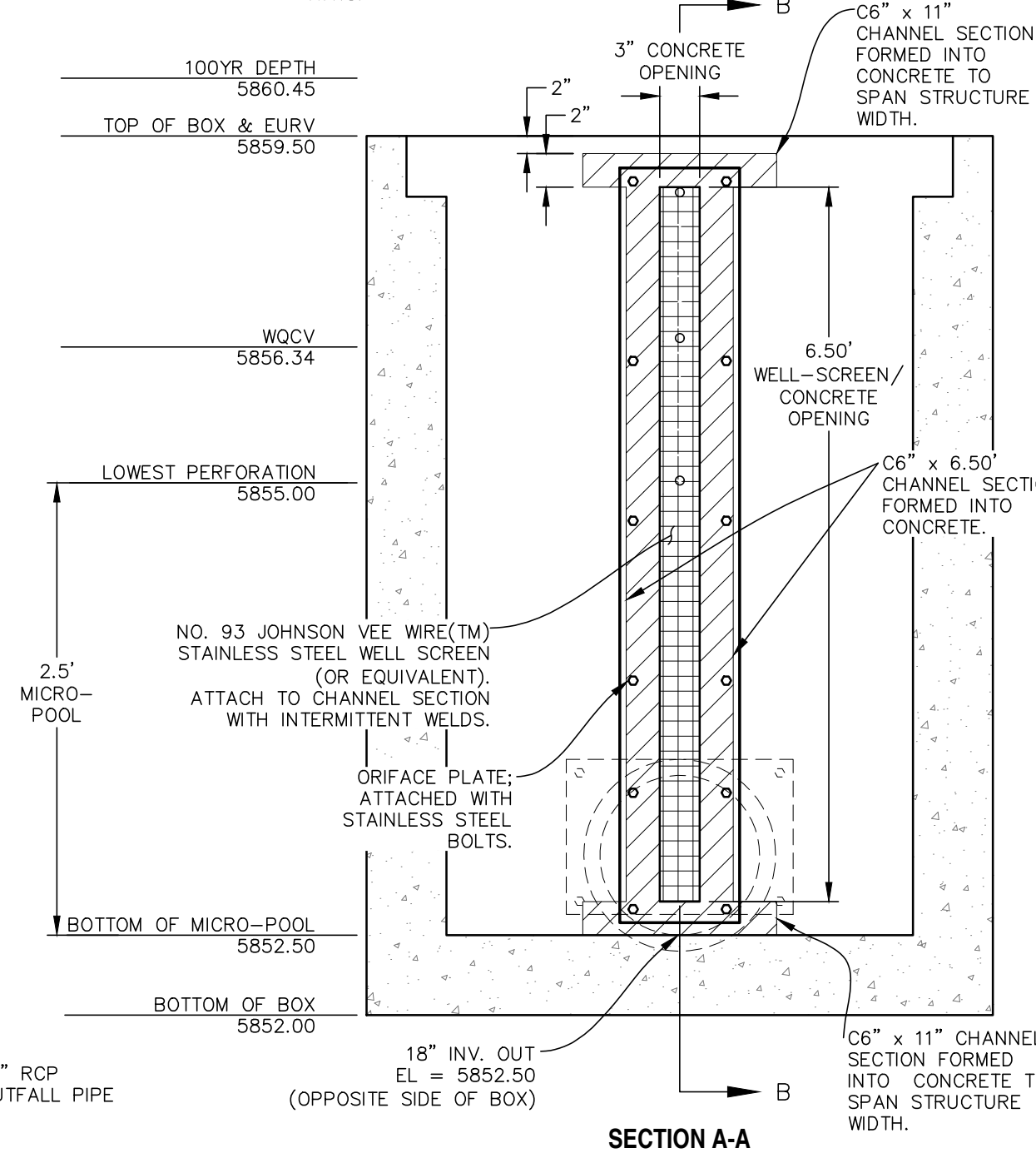
RESTRICTOR PLATE DETAIL
N.T.S.



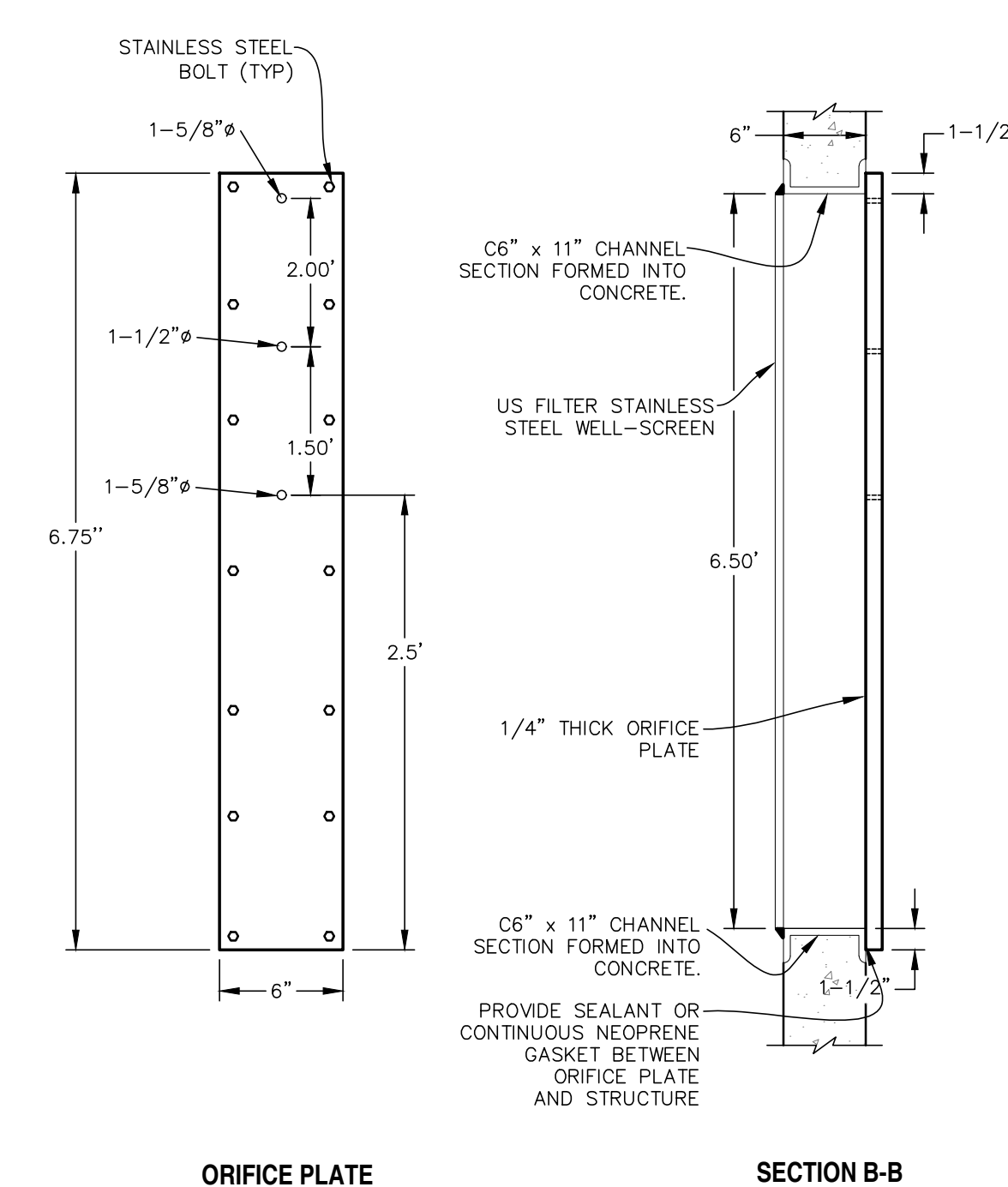
POND B
SCALE: 1" = 20'



ELEVATION
N.T.S.



SECTION A-A
N.T.S.



ORIFICE PLATE
N.T.S.

SECTION B-B
N.T.S.

AS-CONSTRUCTED NOTE:

1. AS-CONSTRUCTED INFORMATION REFLECTED ON THIS PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY LAND DEVELOPMENT CONSULTANTS, INC. ON 5/16/24.

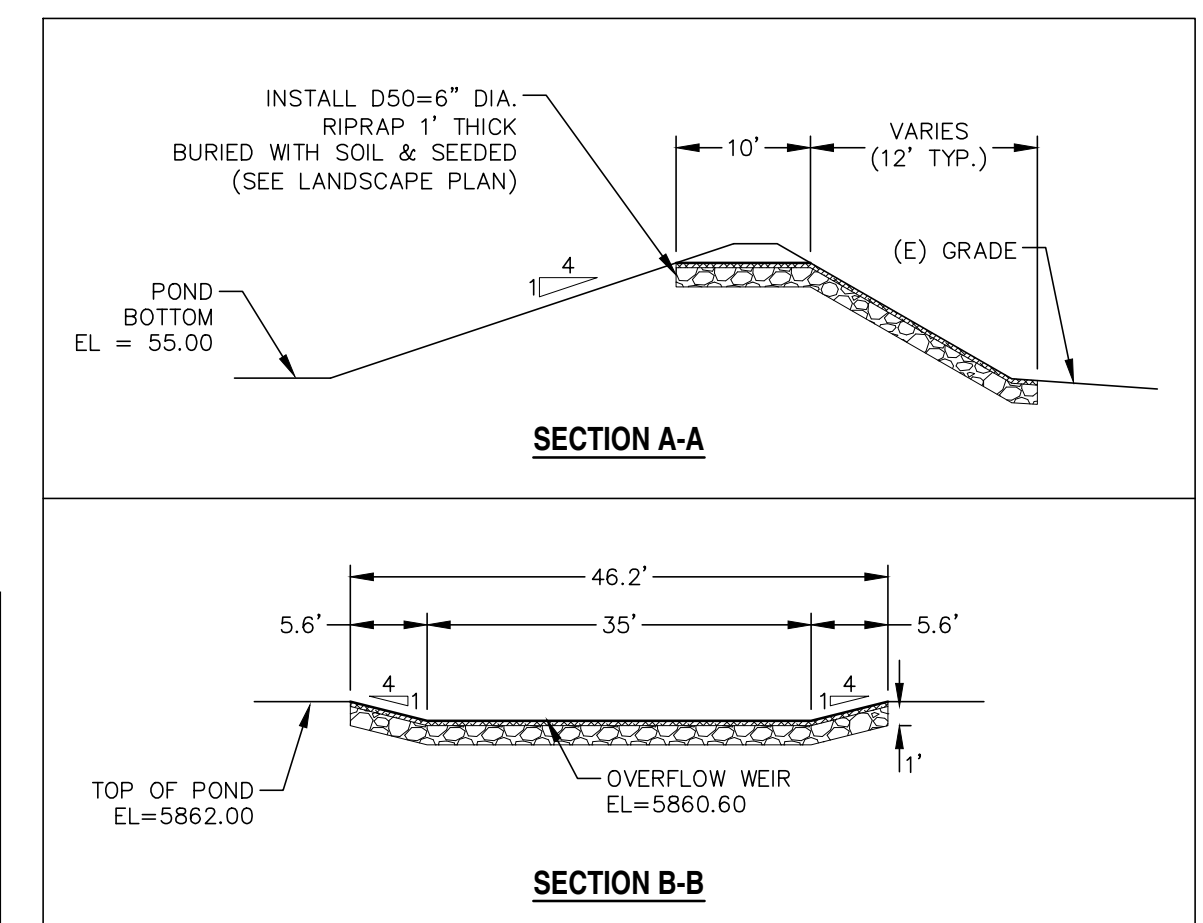
CDOT GENERAL NOTES:

- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
- CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON PLANS.
- STEPS SHALL BE PROVIDED. INLET DIMENSION "H" EXCEEDS FT-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO.
- SEE SHEET M-604-11, INLET D. FOR REINFORCEMENT AND THE PIPE OPENING.
- CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED W/ SHOWN ON PLANS.

Include As-built condition stamp and EOR signature on each sheet. Per ECM 5.10.6 Engineering Record Drawings: Each sheet of the record drawings shall be designated as "Engineering Record Drawings" and signed and dated by the engineer of record.

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.



OVERFLOW WEIR DETAILS
SCALE: N.T.S.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/22/20
2	ADDRESS AGENCY COMMENTS	05/05/20
3	ADDRESS AGENCY COMMENTS	08/18/20
4	ADDRESS AGENCY COMMENTS	03/26/21
5	ADDRESS AGENCY COMMENTS	04/21/21



PREPARED FOR:
ESH DEVELOPMENT, LLC

5671 NORTH ORACLE ROAD
SUITE #1102
TUSCON, AZ 85704
(520) 742-2114

PREPARED UNDER MY I
WESTWORKS ENGINEER

CHAD D. KUZBEK, COLORADO PE #35751

FOR AND BEHALF OF

04/21/21
DATE

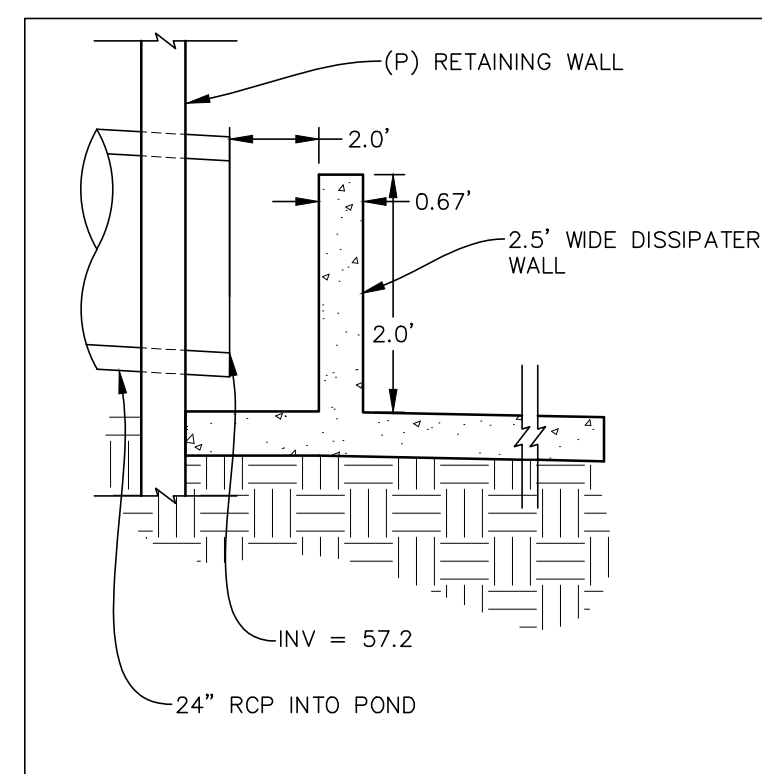


ELDORADO SPRINGS

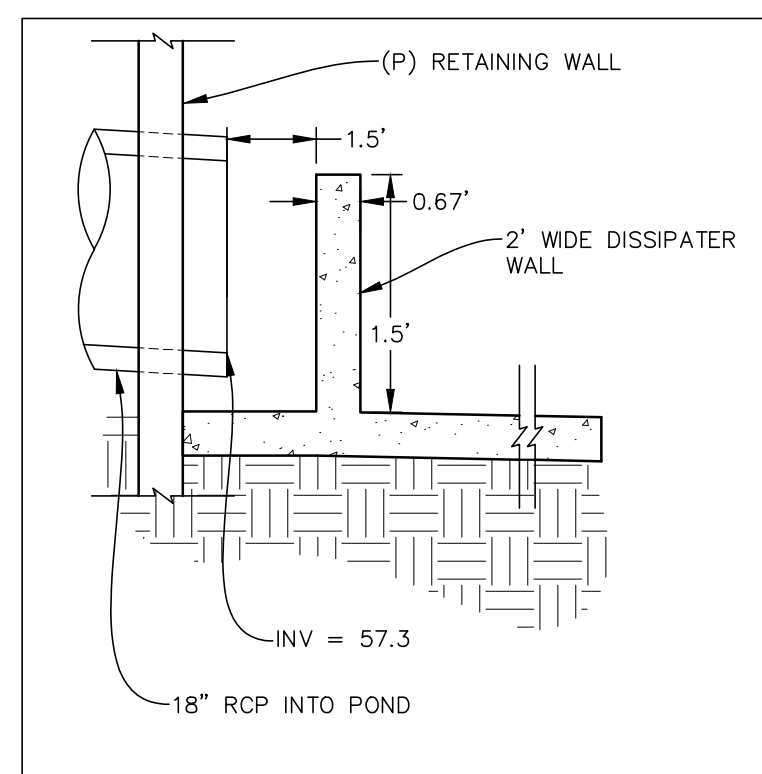
PERMANENT BMP PLANS & DETAILS
POND B - AS-CONSTRUCTED

DESIGNED BY: CDK
SCALE: AS SHOWN
JOB NUMBER: 91807

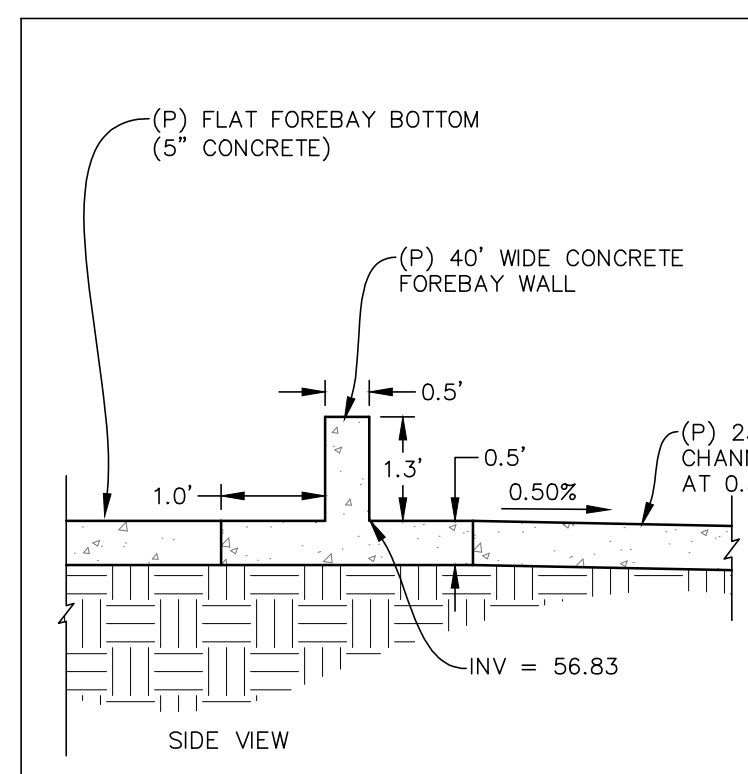
DRAWN BY: CDK
DATE: 04/21/21
SHEET: GR7 OF 10



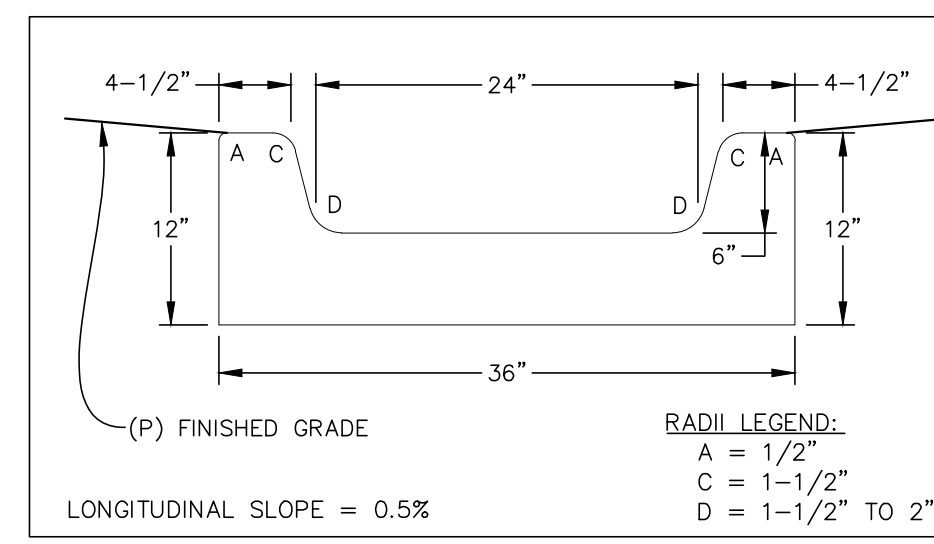
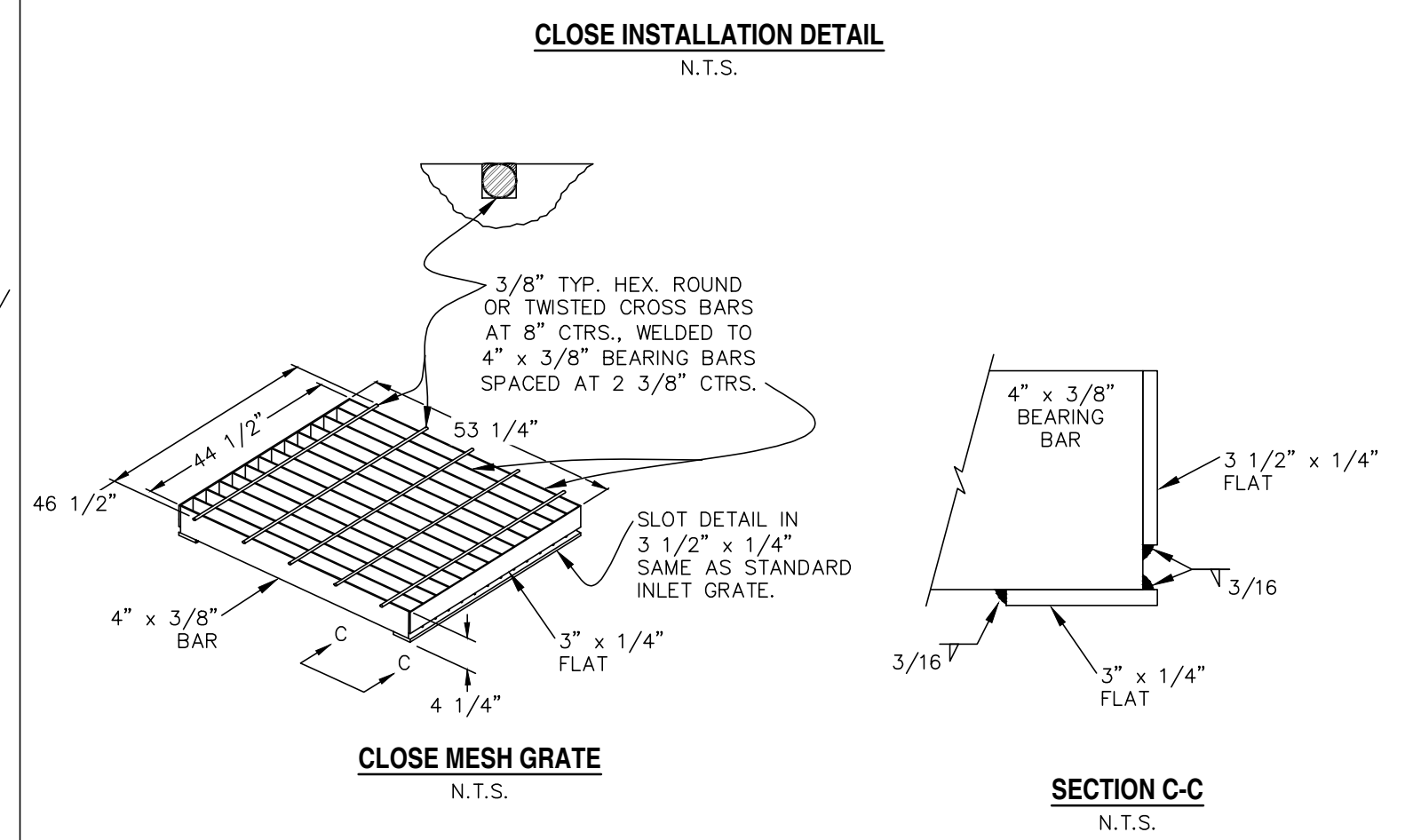
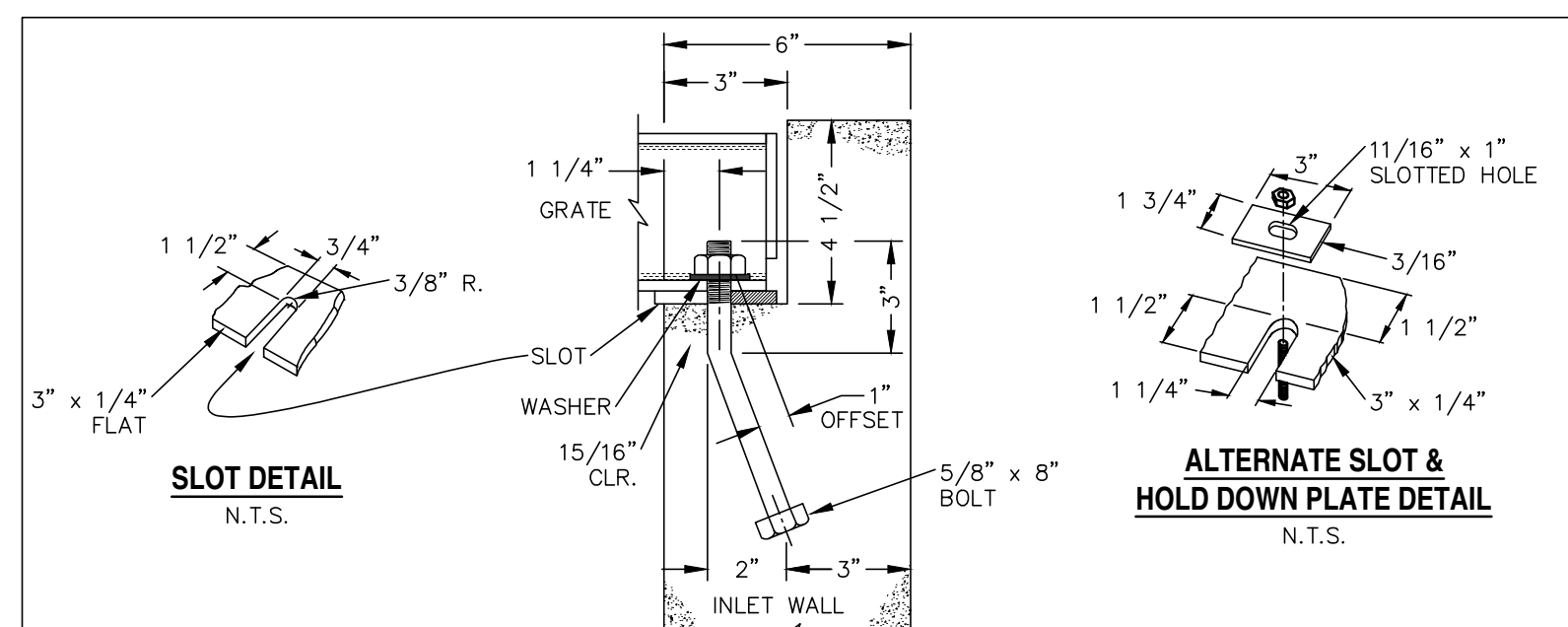
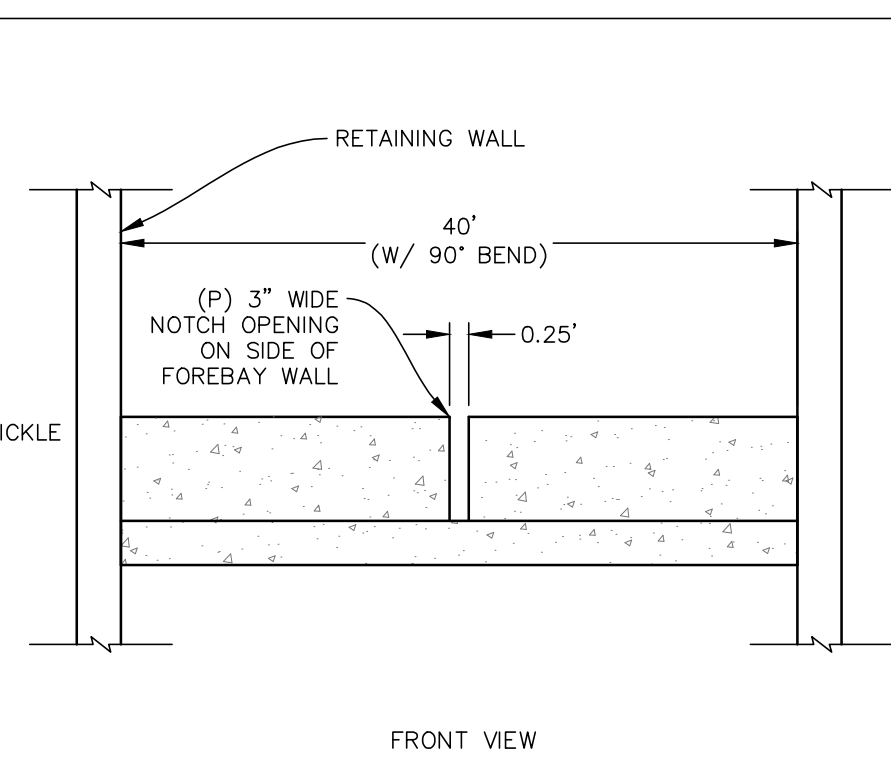
FOREBAY DISSIPATER ST-L3
SCALE: N.T.S.



FOREBAY DISSIPATER ST-L5
SCALE: N.T.S.

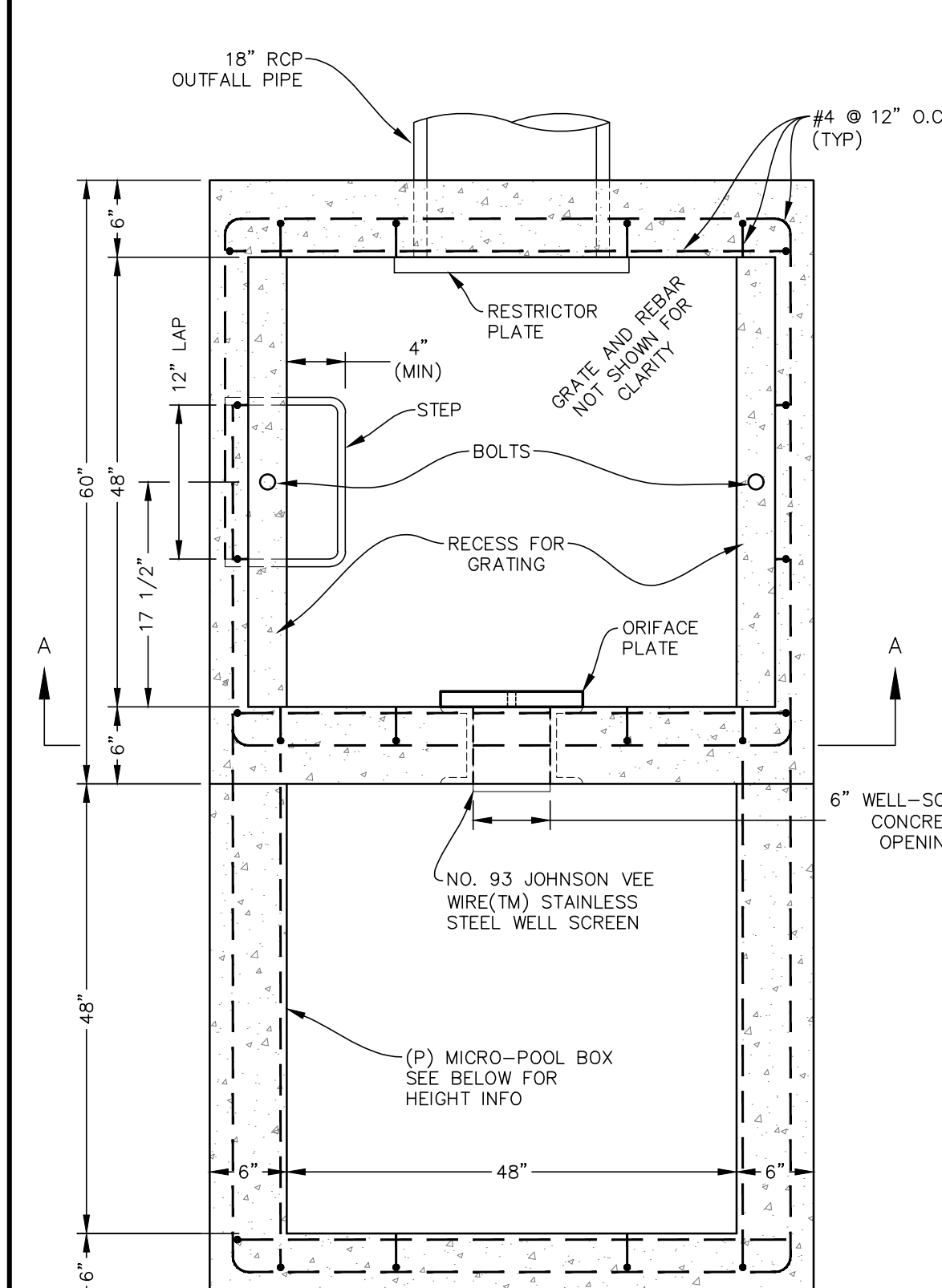


FOREBAY WALL DETAILS
SCALE: N.T.S.

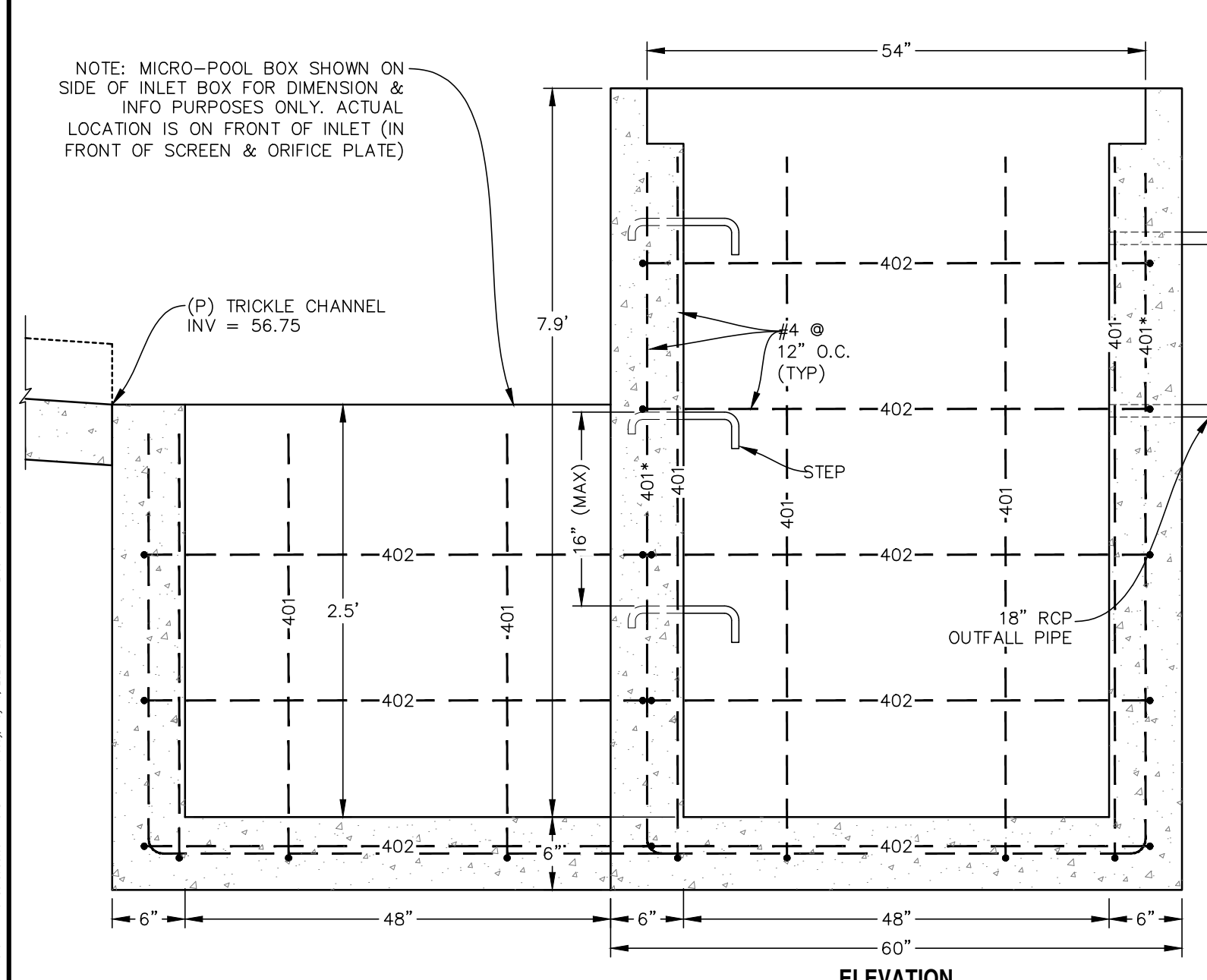


CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.

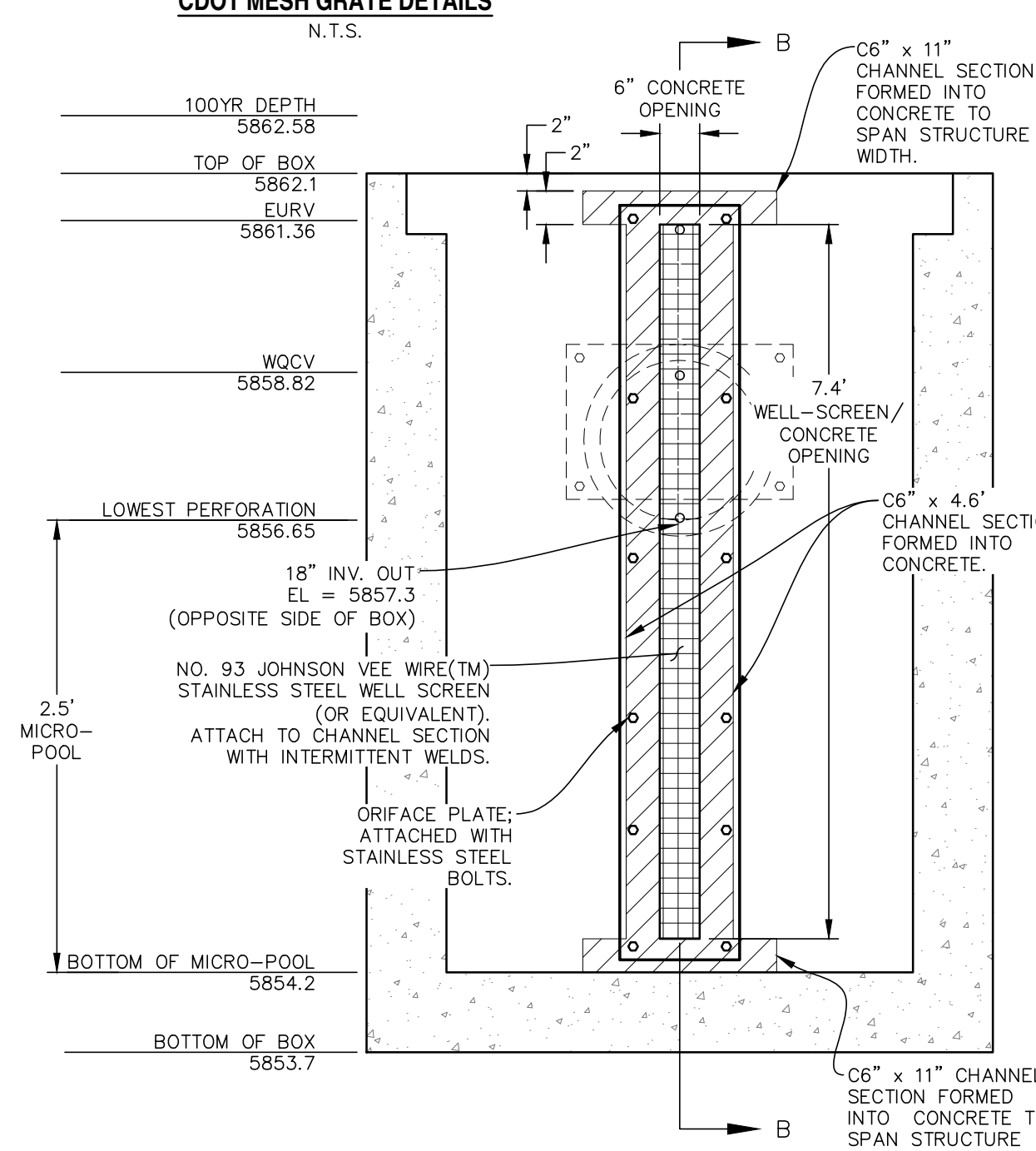
FOREBAY SIZE:
-REQUIRED = 0.01 AC-FT
-PROVIDED = 0.01 AC-FT



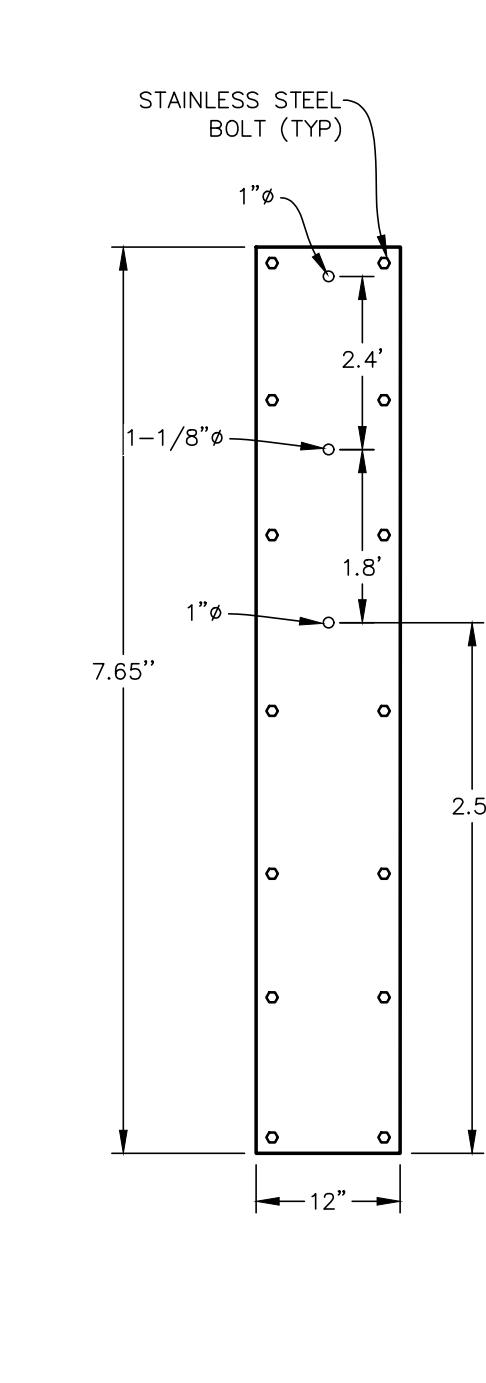
PLAN VIEW
N.T.S.



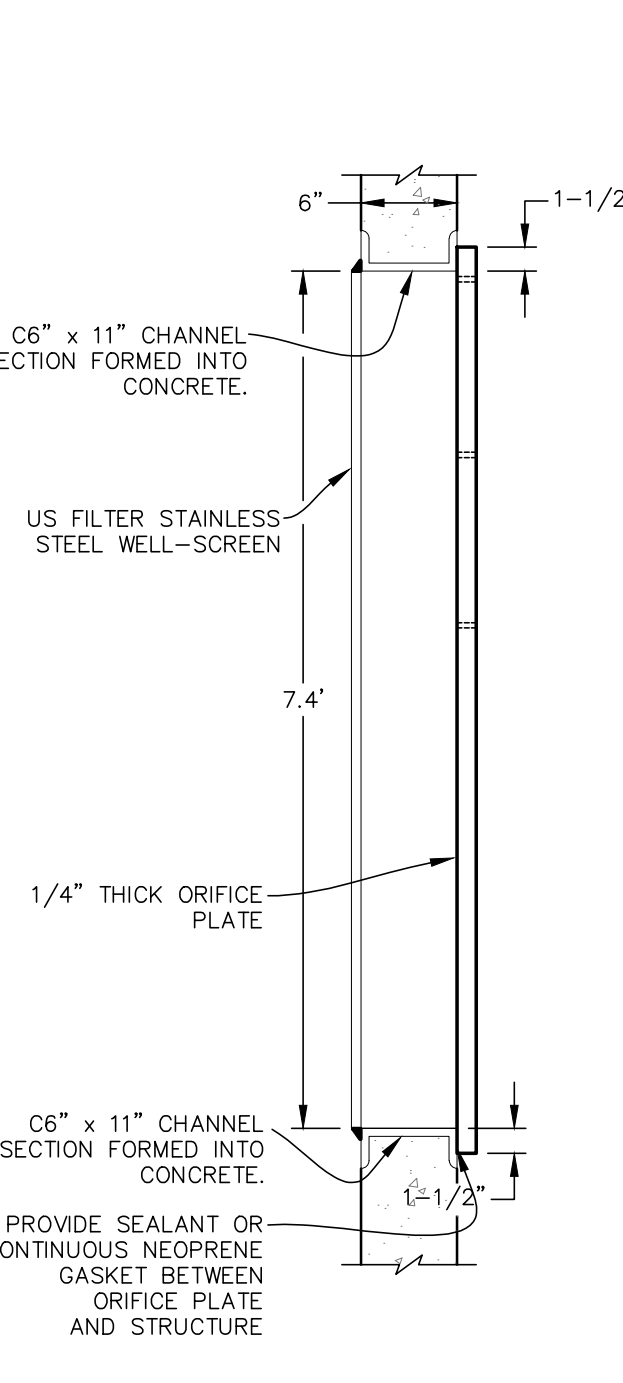
ELEVATION
N.T.S.



SECTION A-A
N.T.S.

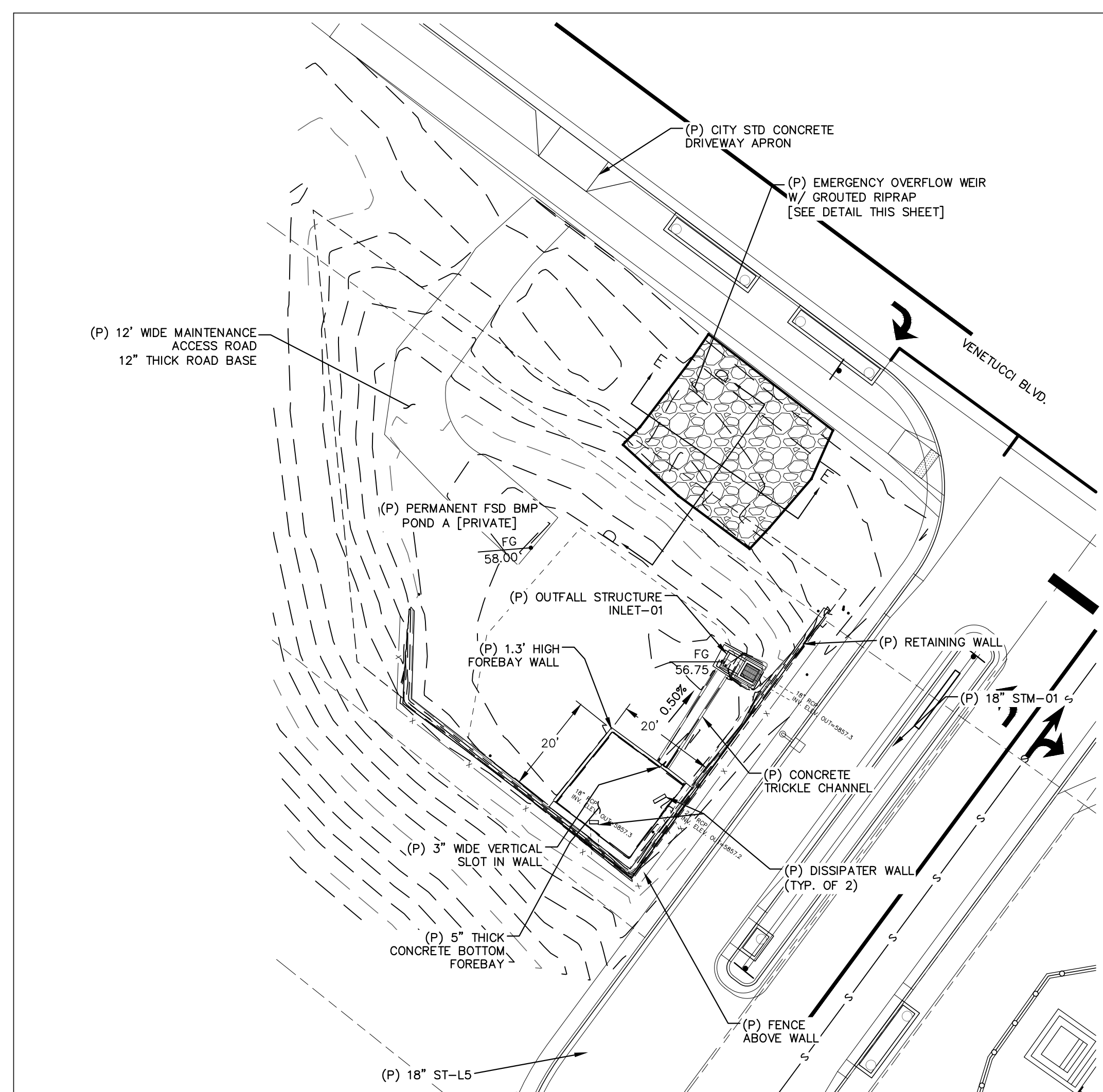


ORIFICE PLATE
N.T.S.



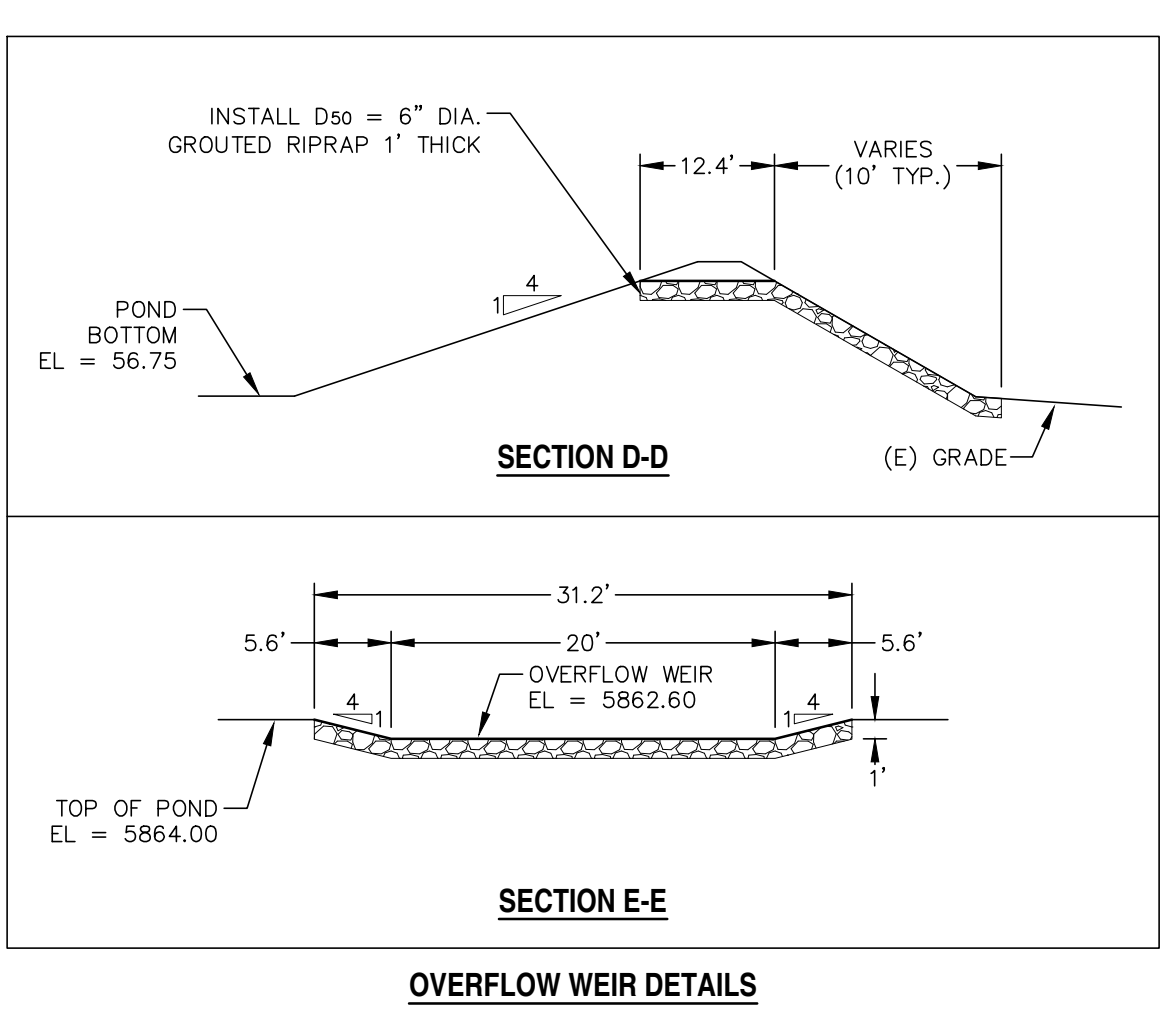
SECTION B-B
N.T.S.

- CDOT GENERAL NOTES:**
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 - STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 - SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.
 - CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.



POND A
SCALE: 1" = 20'

AS-CONSTRUCTED NOTE:
1. AS-CONSTRUCTED INFORMATION REFLECTED ON THIS PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY LAND DEVELOPMENT CONSULTANTS, INC. ON 5/14/24.



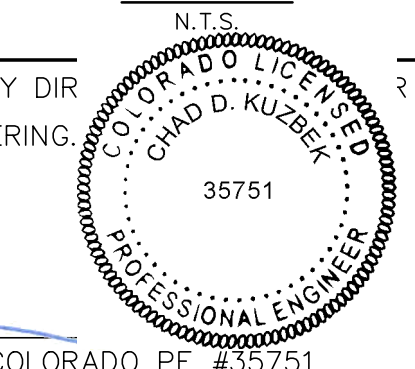
OVERFLOW WEIR DETAILS
SCALE: N.T.S.

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/22/20	△	MOVE OVERFLOW WEIR / ADJUST PROPOSED GRADING	11/18/21
2	ADDRESS AGENCY COMMENTS	05/05/20			
3	ADDRESS AGENCY COMMENTS	08/18/20			
4	ADDRESS AGENCY COMMENTS	03/26/21			
5	ADDRESS AGENCY COMMENTS	04/21/21			



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ESH DEVELOPMENT, LLC
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PREPARED UNDER MY DIR
WESTWORKS ENGINEERING
CHAD D. KUZBEK, COLORADO PE #35751



AND BEHALF OF
DATE: 04/21/21



ELDORADO SPRINGS		DESIGNED BY: CDK	DRAWN BY: CDK
PERMANENT BMP PLANS & DETAILS		SCALE: AS SHOWN	DATE: 04/21/21
POND A - AS-CONSTRUCTED		JOB NUMBER: 91807	SHEET: GR6A OF 10