CORE
ENGINEERING GROUP

December 14, 2020

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

Attn.: Project Manager

RE: Residence at Stratmoor Filing No. 2
Private Detention/Stormwater Quality Pond
As-built Certification

Dear Project Manager:

Per the approved construction drawings for Residence at Stratmoor Filing No. 2 improvements were made to an existing detention pond including water quality facilities in compliance with the current El Paso County Drainage Criteria and the approved Final Drainage Report for this project. The pond improvements included updated pond forebays, concrete low flow channel, and a new full spectrum outlet structure. The remainder of the pond did not need modification based on the final drainage report.

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.

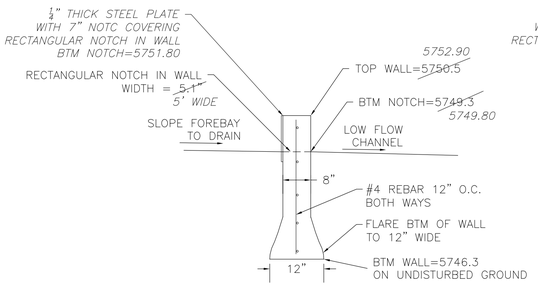
Statement Of Engineer of Record

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.

COLORADO REGISTERED RICHARD L. SCHINDLER 33997 12-14-2020 PROFESSIONAL ENGINEER

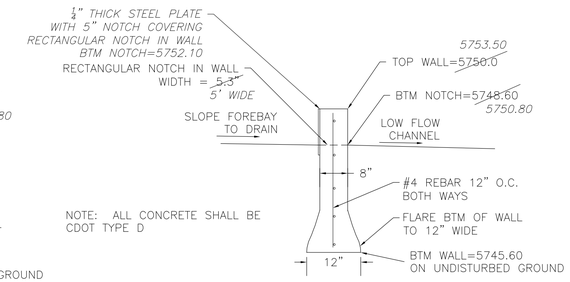
Richard L. Schindler
Colorado P.E. No.33997
For and on behalf of Core Engineering Group, LLC

Attachments: Pond As-Built Drawings



CONCRETE WALL NO. 1 DETAIL

NO SCALE



NOTE: ALL CONCRETE SHALL BE CDOT TYPE D

CONCRETE WALL NO. 2 DETAIL

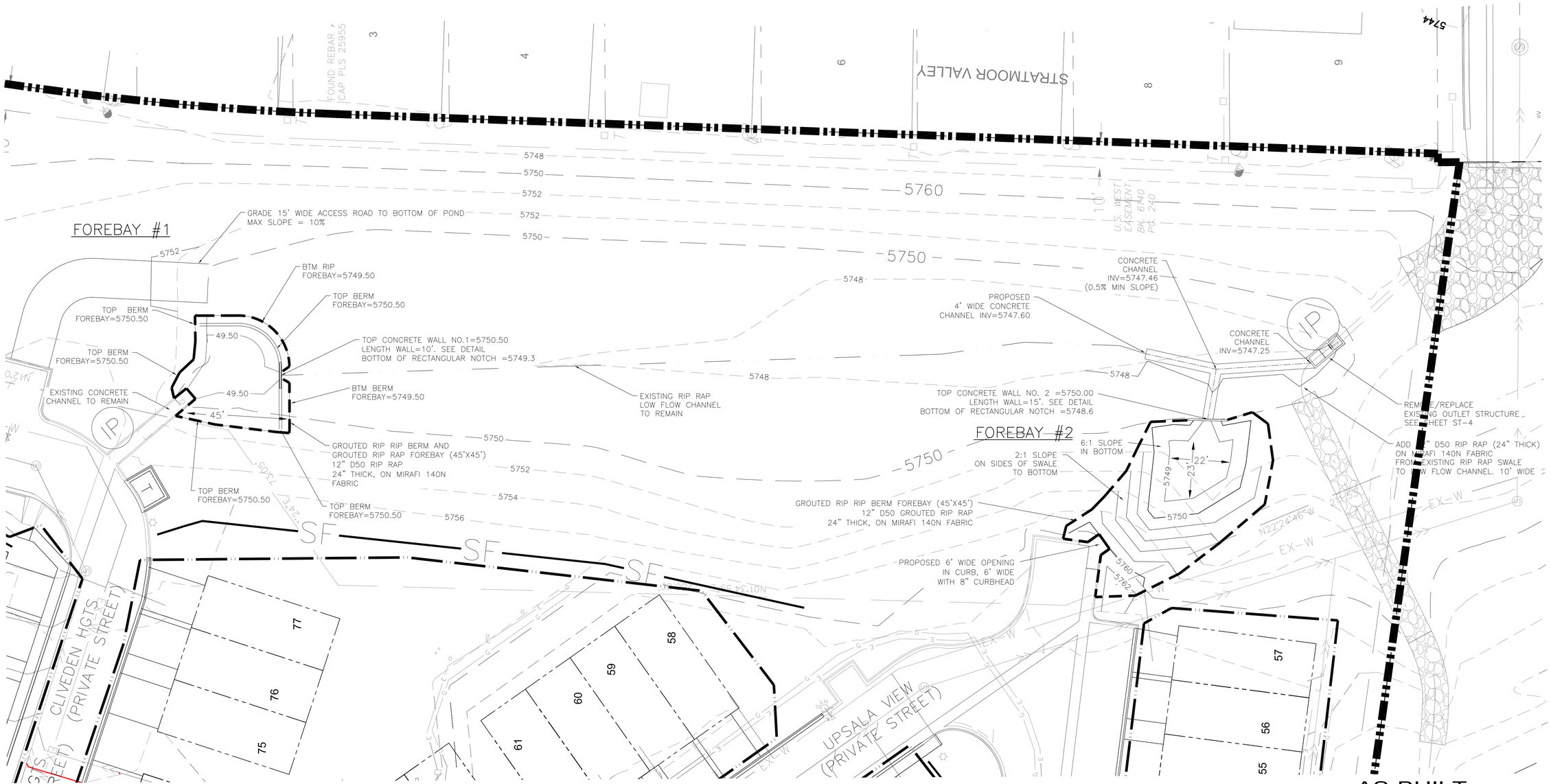
NO SCALE

AS-BUILT NOTES:

1. SEE AS-BUILT SURVEY BY LWA LAND SURVEYING FOR FOREBAY AS-BUILT CONTOURS AND LAYOUT
2. FOREBAY #1: TOP=5752.90, BTM=5751.80
   DESIGN VOLUME: 130cf
   AS-BUILT VOLUME: 542cf
3. FOREBAY #2: TOP=5753.50, BTM=5752.10
   DESIGN VOLUME: 130cf
   AS-BUILT VOLUME: 202cf

20 10 0 20 40

SCALE: 1"=20'



AS-BUILT

DATE: 12/14/2020

CORE ENGINEERING GROUP
15004 1ST AVE. SOUTH
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rlschindler@ceg1.com

NO.	DESCRIPTION	DATE

PREPARED FOR:
IGD INVESTMENTS, LLC
337 E. PIKES PEAK AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: MATT CRADDOCK

PROJECT:
RESIDENCE AT STRATMOOR HILLS
FILING NO. 2
HARTFORD STREET/WILSHIRE DRIVE
COLORADO SPRINGS, COLORADO

DRAWN: DLM
DESIGNED: RLS
CHECKED: RLS

DETENTION POND MODIFICATIONS

DATE
APRIL 22, 2016

PROJECT NO.
311.006

SHEET NUMBER
ST-3

TOTAL SHEETS: 6

- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER MANHOLE
- ELECTRIC SERVICE
- CABLE TELEVISION RISER
- TELECOMMUNICATIONS RISER

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DETAIL 1' = 20'

DETAIL 1' = 20'

PROPERTY DESCRIPTION:

THE RESIDENCE AT STRATMOOR TOWNHOMES FILING NO. 2, EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 216713814 OF THE EL PASO COUNTY RECORDS.

PLATTED EASEMENTS ARE SHOWN. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF TRACT A, N47°08'11"W - 1040.90'. THE DIRECTION IS BASED ON THE RECORDED PLAT AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

VERTICAL DATUM IS BASED ON THE SANITARY SEWER MANHOLE AT THE INTERSECTION OF WILSHIRE DRIVE AND HARTFORD ROAD. THE ELEVATION, 5773.41 IS BASED ON THE ORIGINAL DESIGN FOR THIS PROJECT. (IT APPEARS THE DATUM IS BASED ON THE CSDU FIMS NETWORK, HOWEVER, THIS WAS NOT VERIFIED.)

CONTOUR INTERVAL IS ONE FOOT

SPOT ELEVATIONS SHOWN ARE FLOWLINE OF EITHER THE CURB OR PAN, EXCEPT AS NOTED.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

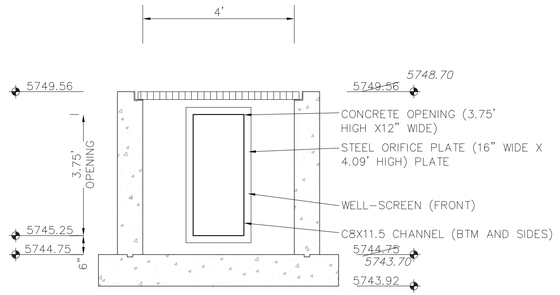
"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

REVISIONS:
12-11-20

LWA LAND SURVEYING, INC.
953 EAST FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199

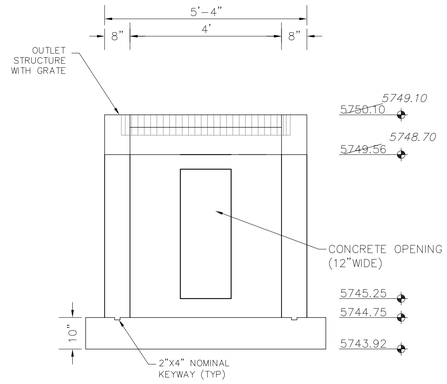
DWG: STRATMOOR
SCALE: 1"=30'
DATE: 12/10/2020
DRAWN BY: KMO/THK
CHECKED BY: THK/KMO
PROJECT NO. 15111

AS-BUILT TOPOGRAPHIC SURVEY
NEW STORMWATER FACILITIES
THE RESIDENCE AT STRATMOOR
TOWNHOMES FILING NO. 2



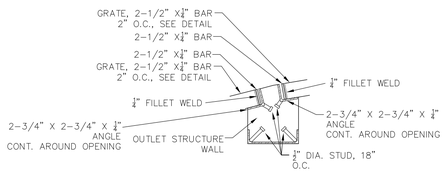
OUTLET STRUCTURE DETAIL SECTION B–B

N.T.S.



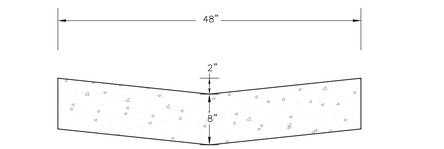
OUTLET STRUCTURE DETAIL SECTION B–B

N.T.S.



DETAIL A

N.T.S.



CONCRETE LOW FLOW CHANNEL

N.T.S.

OUTLET STRUCTURE, FOREBAY AND DRAIN CHANNEL NOTES:

1. Prior to construction, Contractor shall provide Shop Drawings for all components of the outlet structure.

2. 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"

3. Concrete for the outlet structure and forebay shall be CDOT Class D concrete.

4. Concrete for drain channels sball be CDOT Class B concrete

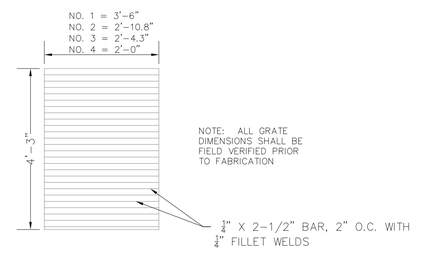
5. Expansion joint material shall meet AASHTO Specification M–213. Expansion joint material shall be 1/2" thick, shall extend the full depth of contact surface and the joint shall be sealed, refer to details

6. All exposed concrete comers shall have 34/" chamfer unless otherwise noted

7. Subgrade to be 12" thick clean fill compacted to 95% Standard Proctor Density per ASTM M698 under structure

8. Refer to Sheet 16 for Presedimentation Basin/ Forebay design

9. Engineer shall be notified prior to beginning construction of outlet structure to schedule observation visits for structures.



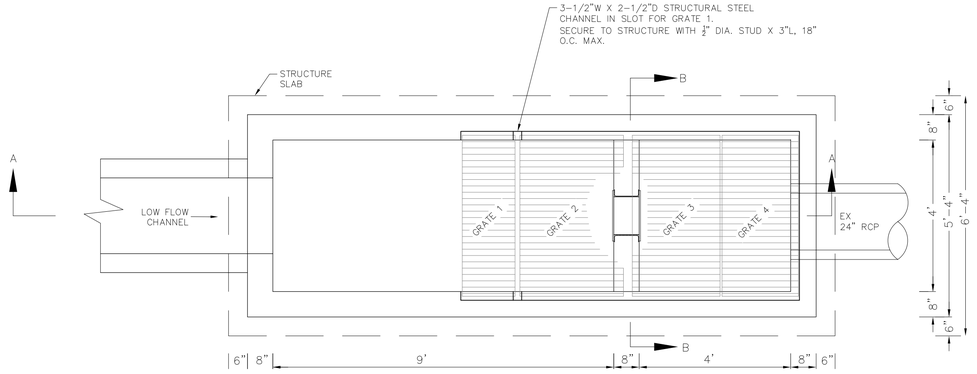
GRATES 1–4 DETAIL

N.T.S.

WQCV WELL–SCREEN NOTES:

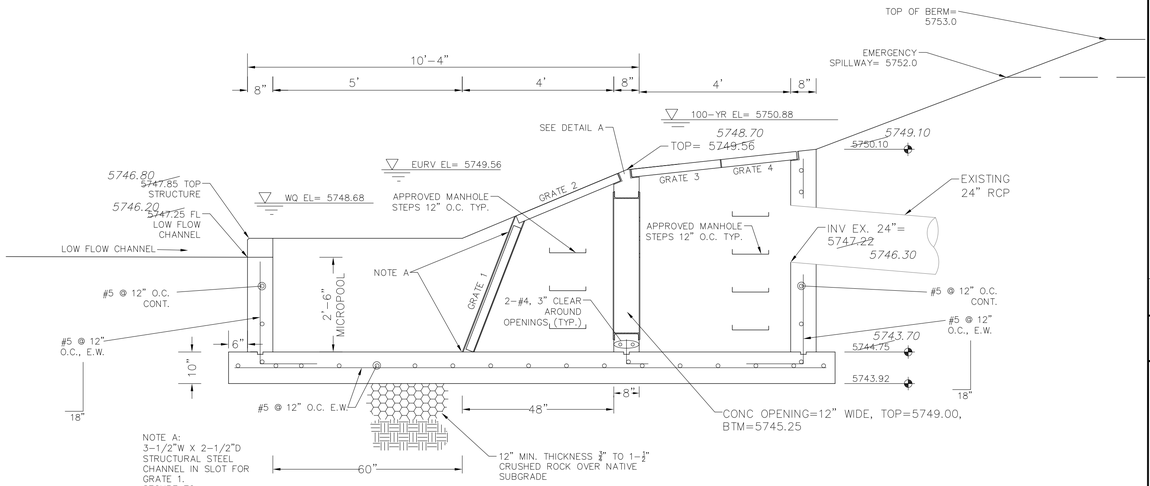
1. Well–Screen shall be stainless steel and attached by intermitant welds or stainless steel bolts along edge of the mounting frame.

2. 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



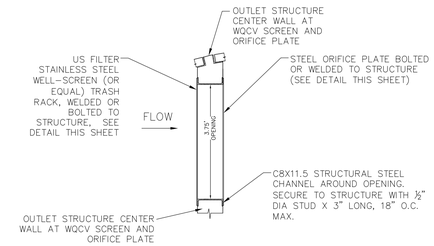
OUTLET STRUCTURE DETAIL PLAN VIEW

N.T.S.



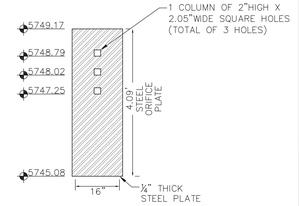
OUTLET STRUCTURE DETAIL SECTION A–A

N.T.S.



TRASH RACK DETAIL

N.T.S.



ORIFICE PLATE DETAIL

N.T.S.

SEAL ALL EDGES OF PLATE TO CONCRETE OUTLET STRUCTURE W/ SILICONE CAULK BEAD

AS-BUILT

DATE: 12/14/2020

CORE ENGINEERING GROUP
15004 1ST AVE. SOUTH
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rlcs@ecegi.com

DATE

DESCRIPTION

NO.

PREPARED FOR:
IGD INVESTMENTS, LLC
337 E. PIKES PEAK AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: MATT CRADDOCK

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FILING NO. 2
HARTFORD STREET/WILSHIRE DRIVE
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DETENTION PONDI MODIFICATIONS OUTLET STRUCTURE

DATE
APRI 22, 2016

PROJECT NO.
311.006

SHEET NUMBER
ST-4

TOTAL SHEETS: 6