



CORE
ENGINEERING GROUP

January 22, 2019

Mr. Paul Wiggs
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Carriage Meadows North at Lorson Ranch Filing No. 1 (SF 17-023)
Substantial Completion and Request for County Maintenance.

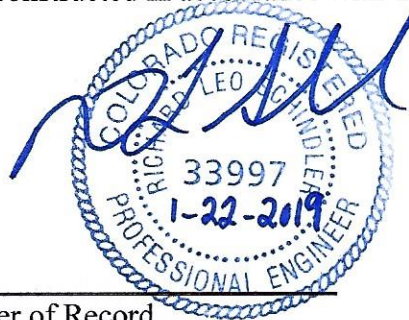
Dear Mr. Wiggs,

On behalf of Lorson, LLC, Core Engineering Group hereby requests the public street and drainage improvements installed as part of Carriage Meadows North at Lorson Ranch Filing No. 1 be accepted for substantial completion and county maintenance.

The public street and drainage improvements for Carriage Meadows North have been constructed in general compliance with the approved plans filed with the county for this project. The public street improvements include curb/gutter, asphalt paving, crosspans, signing/signage, storm sewer. The sanitary and watermain located in the public ROW has also been completed in accordance with Widefield Water and Sanitation Districts criteria.

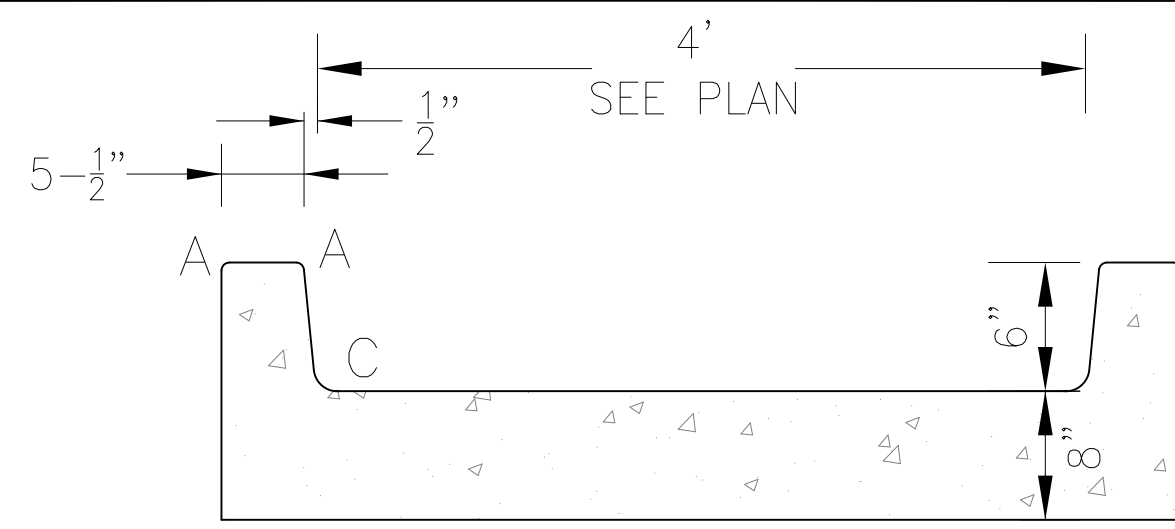
In addition, Core Engineering Group has verified that the Extended Detention Basin/WQ Pond CMN-1 meets the volume and elevation requirements and is constructed in general compliance with the approved construction plans. The pond "as-built" documents are attached to this letter.

Based on information gathered during construction and post-construction, Core Engineering Group is of the opinion that the public streets, storm sewer, and Detention Pond CMN-1 has been constructed in accordance with the approved construction documents.



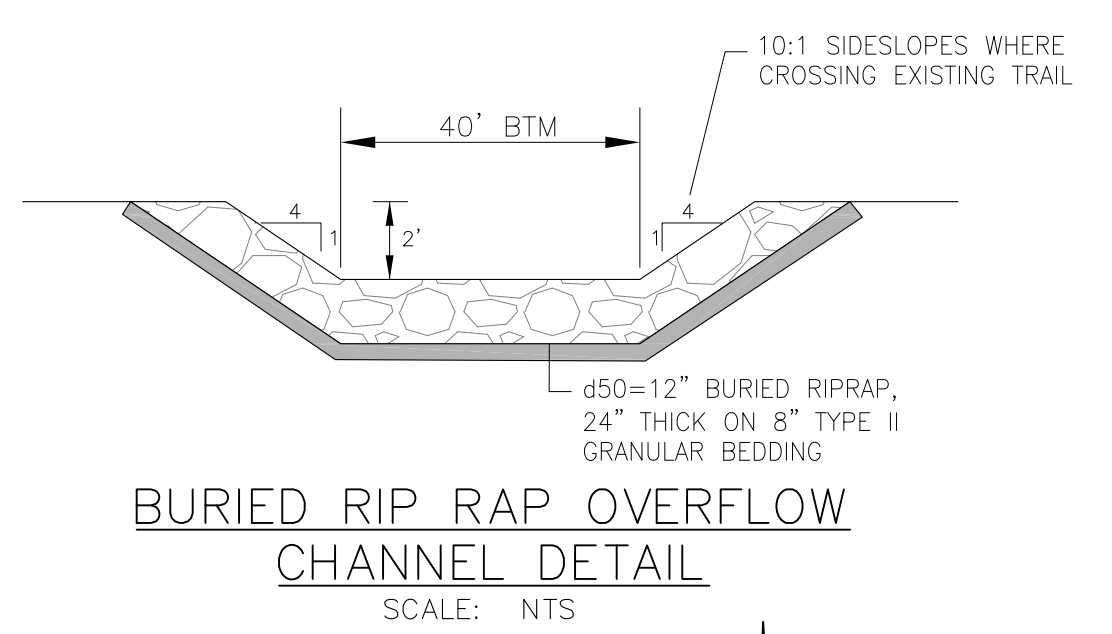
Signature of the Engineer of Record
For and on behalf of Core Engineering Group
Richard L. Schindler, P.E. 33997

Attachments: Pond As-built elevations

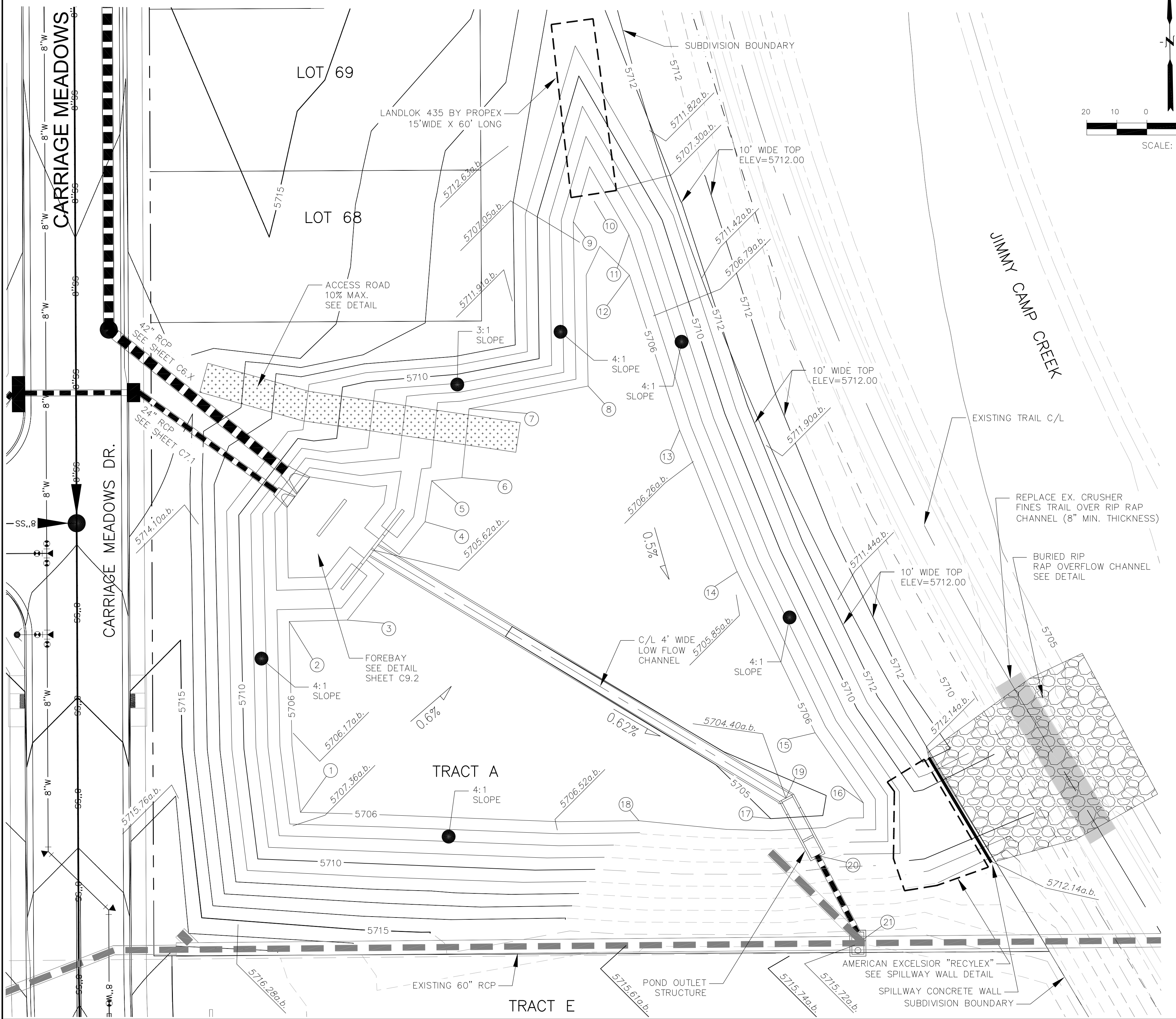
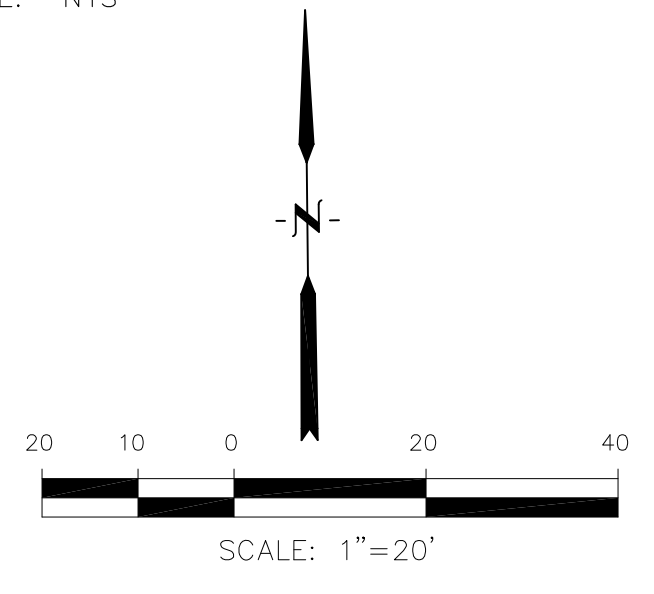


LENGTH FOR RADII
 A = 1/2"
 C = 1-1/2"

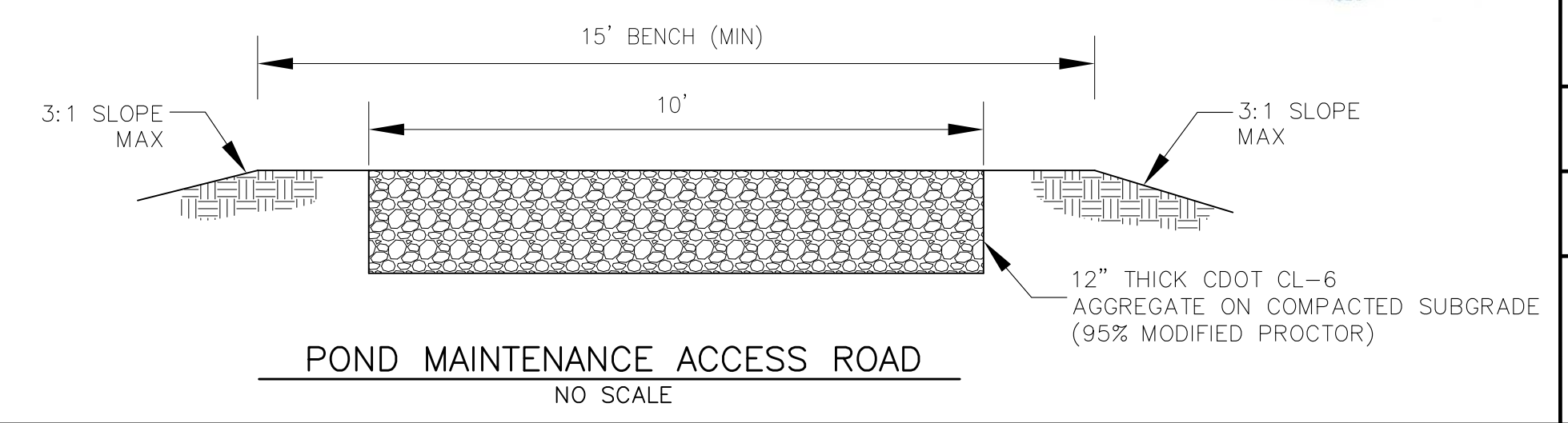
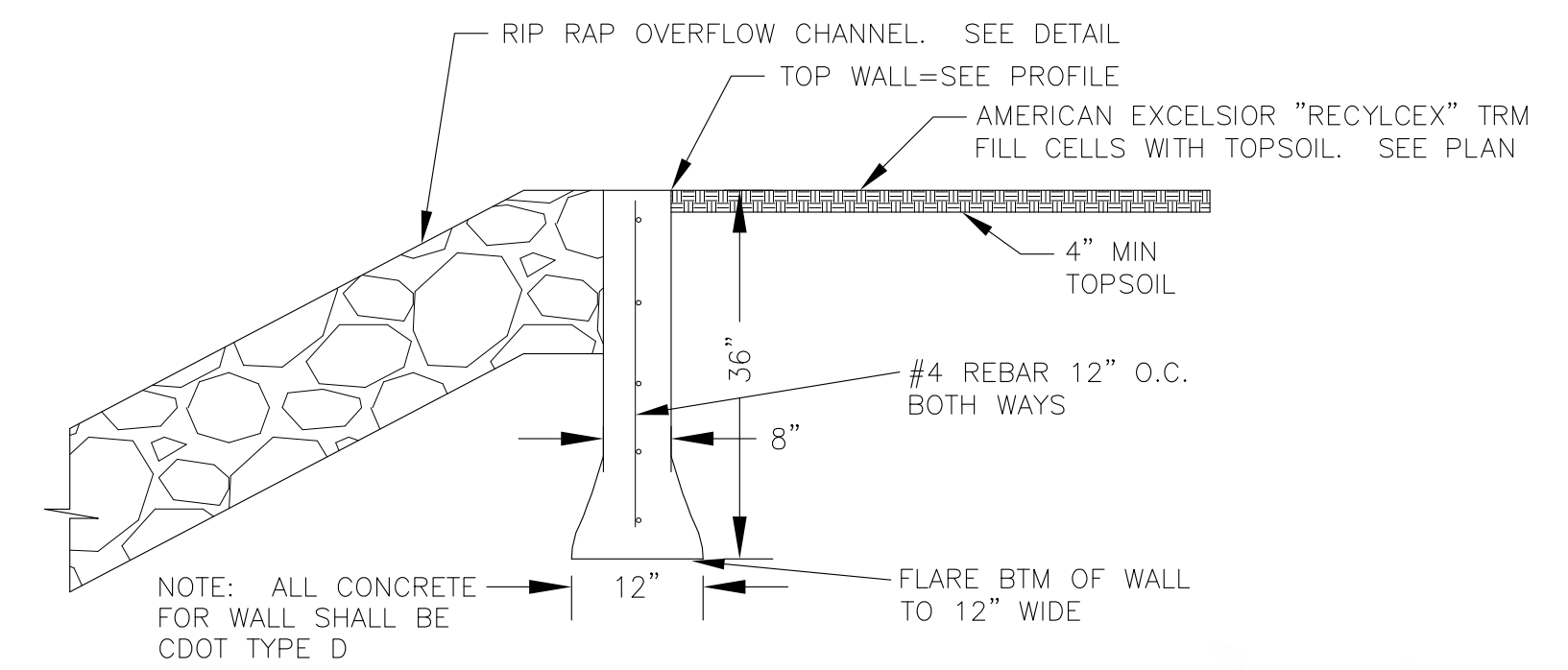
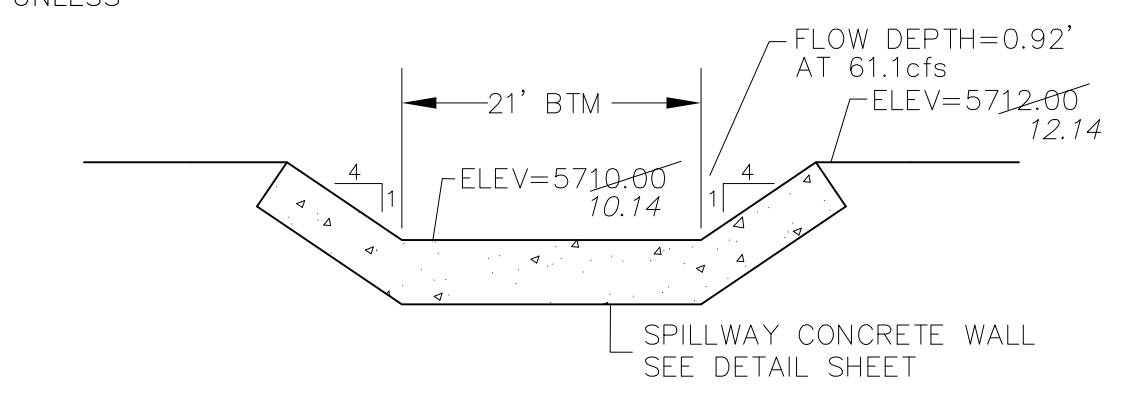
GRADATION FOR TYPE II GRANULAR BEDDING	
U.S. STANDARD SIEVE SIZE	SQUARE MESH SIEVES TYPE II
3"	90-100
1-1/2"	-
3/4"	20-90
3/8"	-
#4	0-20
#16	-
#50	-
#100	-
#200	0-3



POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	23309.85	21085.12	5706.00	POND BOTTOM
2	23373.31	21081.41	5706.00	POND BOTTOM
3	23373.76	21100.72	5706.00	POND BOTTOM
4	23406.46	21126.59	5706.00	POND BOTTOM
5	23420.10	21128.79	5706.00	POND BOTTOM
6	23421.15	21138.84	5706.00	POND BOTTOM
7	23444.02	21141.20	5706.00	POND BOTTOM
8	23451.59	21180.81	5706.00	POND BOTTOM
9	23506.19	21175.88	5707.00	POND BOTTOM
10	23513.05	21182.83	5706.10	POND BOTTOM
11	23501.91	21194.40	5707.00	POND BOTTOM
12	23488.48	21194.54	5706.00	POND BOTTOM
13	23436.93	21211.23	5706.00	POND BOTTOM
14	23389.88	21230.39	5706.00	POND BOTTOM
15	23336.27	21256.31	5706.00	POND BOTTOM
16	23312.97	21272.36	5706.00	POND BOTTOM
17	23307.74	21241.54	5705.00	POND BOTTOM
18	23307.05	21197.72	5706.00	POND BOTTOM
19	23314.55	21246.56	5704.33	LOW FLOW CHANNEL INVERT
20	23295.51	21256.92	5704.00	INV 24" RCP, 28.9 LF 24" RCP AT 0.5%
21	23266.32	21270.52	RIM=5716.00	REM. EX. WYE, INSTALL TYPE 1 MH, INV 60"=5701.81 INV 24"=5703.86



NOTE:
 1. ALL POND SLOPES TO INCLUDE STRAW ECB UNLESS NOTED OTHERWISE
 2.



AS-BUILT
 DATE: JANUARY 22, 2019



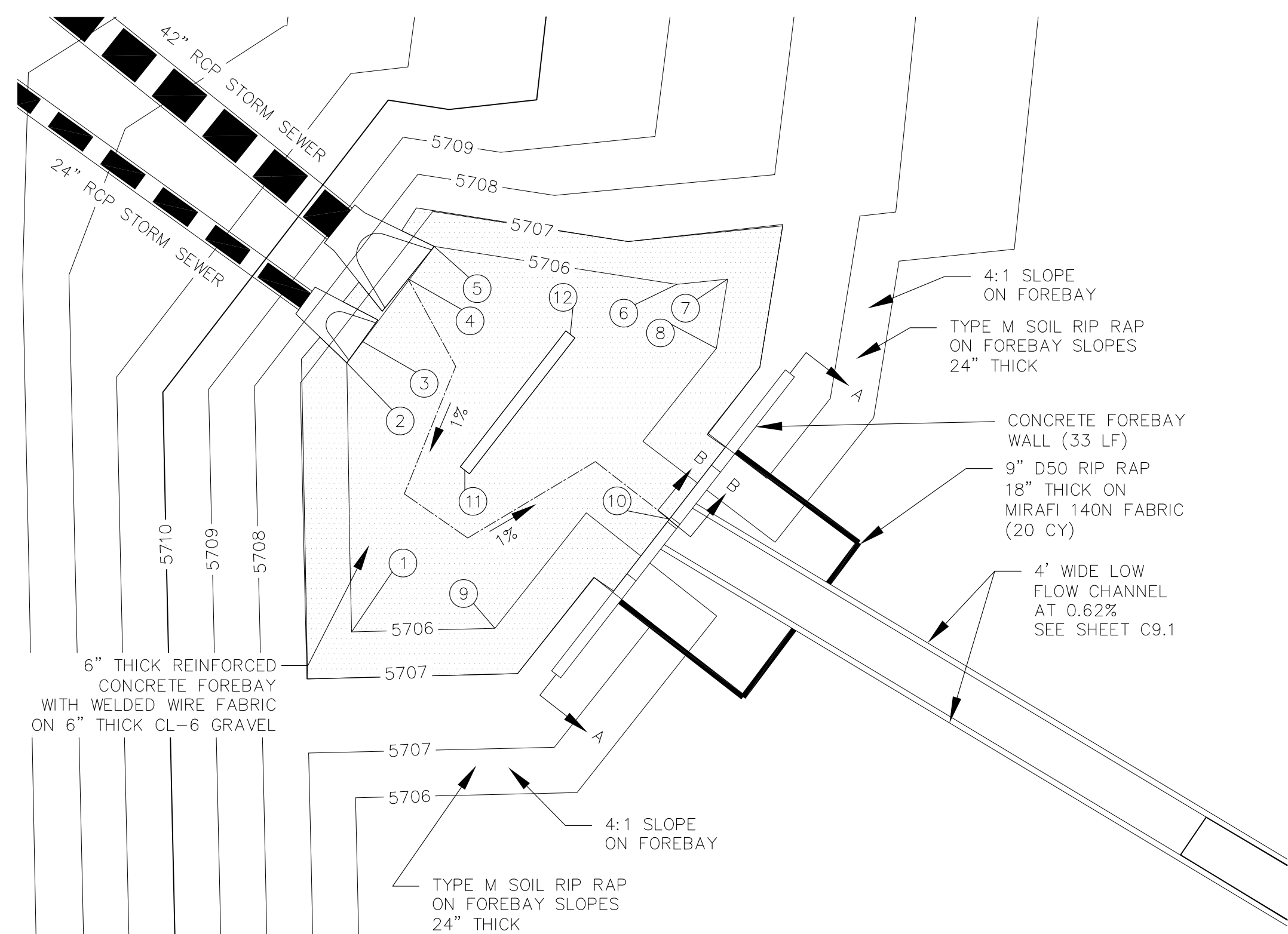
CORE ENGINEERING GROUP
 15004 1/2" L AVENUE S.
 SUITE 100
 P.O. BOX 5506
 PHOENIX, AZ 85016
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: X
 DESCRIPTION: X
 NO.: 1
 PROJECT: CARRIAGE MEADOWS NORTH FILING NO. 1
 PREPARED FOR: LORSON LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK
 EL PASO COUNTY, COLORADO

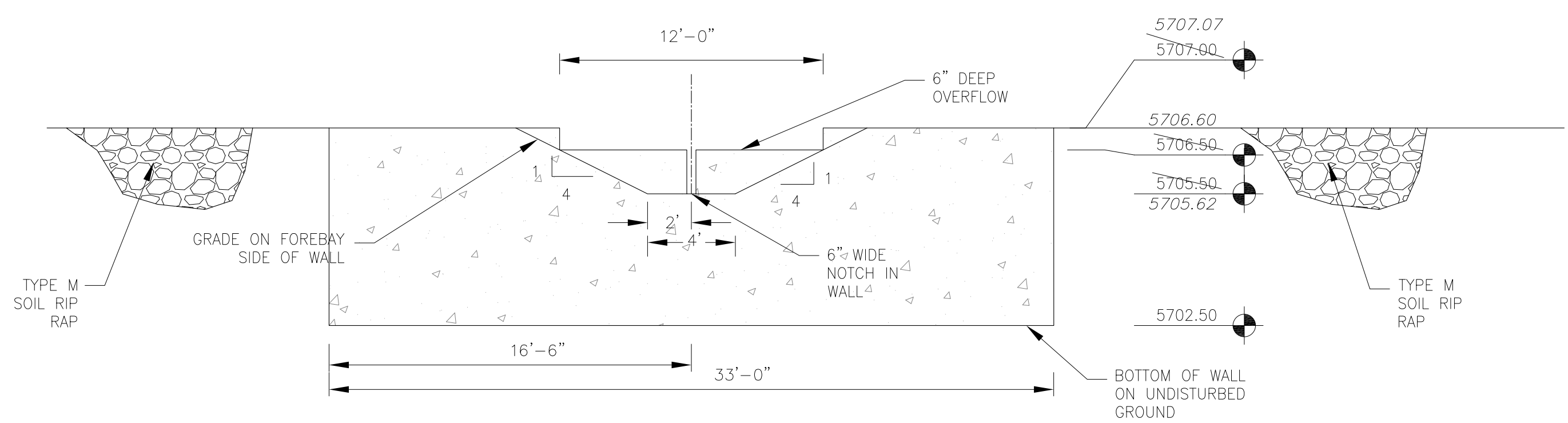
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

POND CMN-1 (DISTRICT) IN TRACT "A"
CARRIAGE MEADOWS NORTH FIL. NO. 1
POND LAYOUT

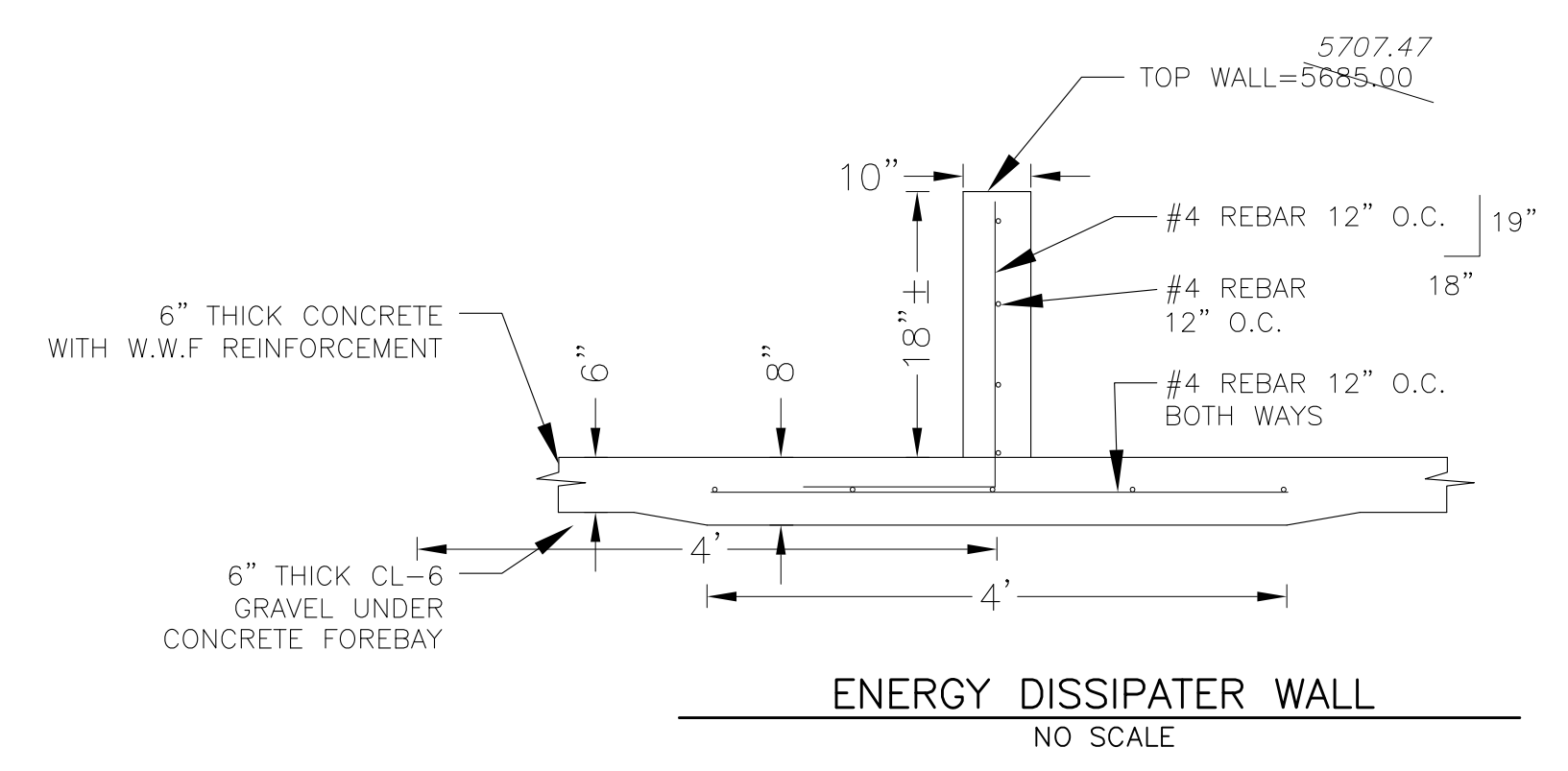
DATE: MARCH 7, 2018
 PROJECT NO.: 100.002
 SHEET NUMBER: C9.1
 TOTAL SHEETS: 9



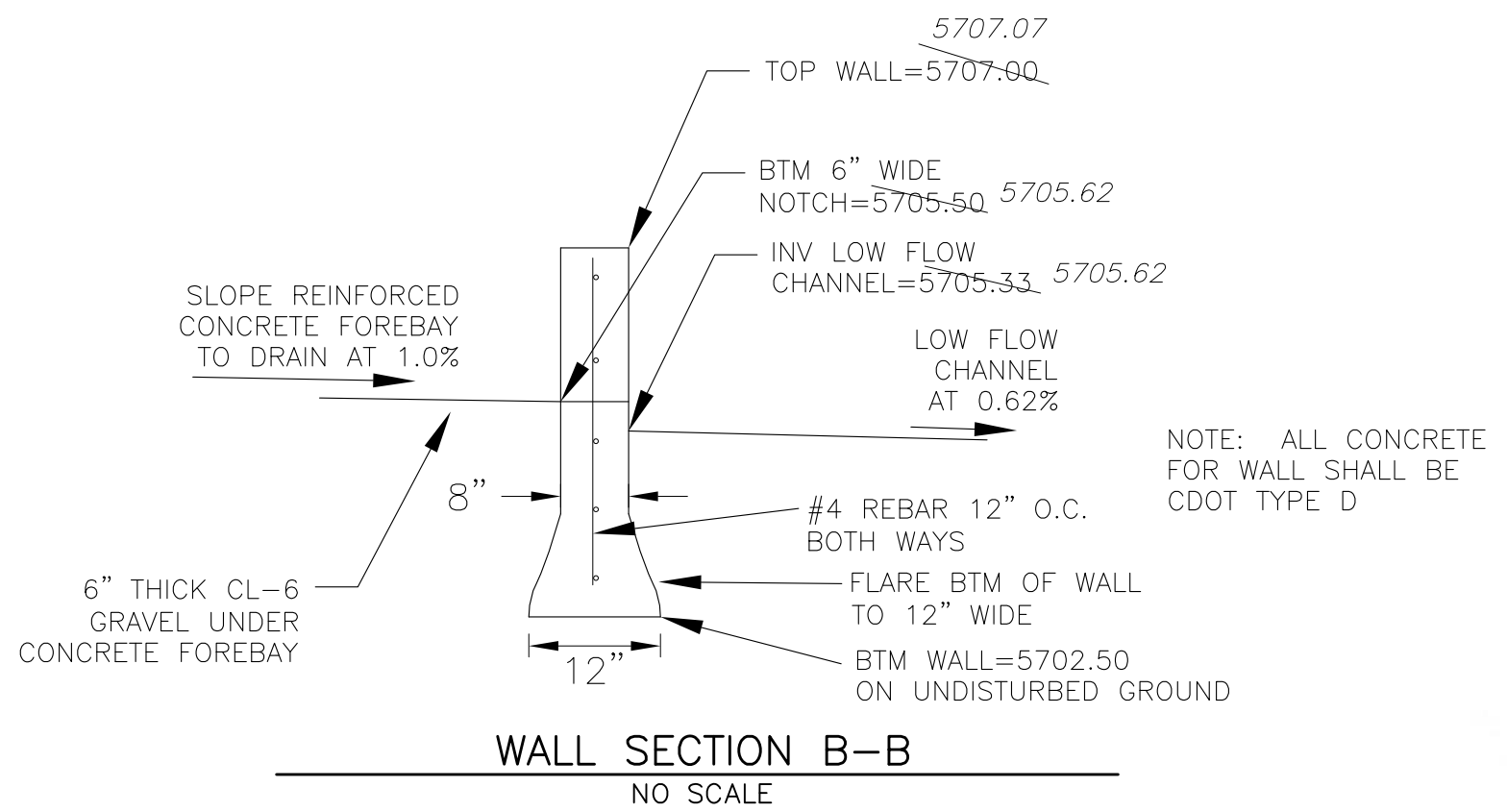
FOREBAY DETAIL
1"=10'



WALL SECTION A-A
1"=10'



ENERGY DISSIPATER WALL
NO SCALE



WALL SECTION B-B
NO SCALE

POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	23387.77	21081.07	5706.00	FOREBAY BOTTOM
2	23411.23	21080.65	5706.00	FOREBAY BOTTOM <i>bottom = 5706.06</i>
3	23413.11	21082.00	5706.00	24" RCP INVERT = 5706.30 5706.33
4	23418.56	21086.01	5706.00	42" RCP INVERT = 5706.30 5706.40
5	23421.39	21088.27	5706.00	FOREBAY BOTTOM <i>bottom = 5706.07</i>
6	23418.08	21109.41	5706.00	FOREBAY BOTTOM <i>bottom = 5706.11</i>
7	23418.55	21113.85	5706.00	FOREBAY BOTTOM <i>bottom = 5706.12</i>
8	23412.50	21112.87	5706.00	FOREBAY BOTTOM <i>bottom = 5706.12</i>
9	23388.09	21093.56	5706.00	FOREBAY BOTTOM <i>bottom = 5706.12</i>
10	23397.61	21108.78	5705.50	FOREBAY BOTTOM <i>bottom = 5705.62</i>
11	23401.87	21090.94	5705.90	FOREBAY BOTTOM - AT ENERGY DISSIPATER WALL
12	23413.71	21100.14	5705.90	FOREBAY BOTTOM - AT ENERGY DISSIPATER WALL

NOTE: ALL CONCRETE FOR WALL SHALL BE CDOT TYPE D

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AS-BUILT
DATE: JANUARY 22, 2019



CORE ENGINEERING GROUP
15004 1/2 AVENUE S.
PHOENIX, AZ 85006
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: X
DESCRIPTION: X
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COLORADO SPRINGS, COLORADO 80903
EL PASO COUNTY, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**POND CMN-1 (DISTRICT) IN TRACT "A"
CARRIAGE MEADOWS NORTH FILING NO. 1
POND FOREBAY DETAILS**

DATE: MARCH 7, 2018
PROJECT NO: 100.002
SHEET NUMBER: C9.2
TOTAL SHEETS: 9