



February 13, 2024

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

RE: Ridge at Lorson Ranch Filing No.  
Certification Letter

Dear El Paso County PCD,

Based upon information gathered from as  
Core Engineering Group is of the opinion that the subdivision improvements have been  
constructed in general conformance with the approved design plans as filed with El Paso  
County.

The site and adjacent properties (as affected by work performed under the County permit)  
appear to be stable with respect to settlement and subsidence, sloughing of cut and fill  
slopes, revegetation or other ground cover, and the improvements (public improvements,  
common development improvements, site grading and paving) visually appear to meet or  
exceed the minimum design requirements.

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 in a separate certification letter dated  
May 4, 2023 that Extended Detention Basin/WQ Pond C2.1 and WQ Pond F (April 10,  
2023) which serve this site, meets the volume and elevation requirements and are  
constructed in general compliance with the approved construction plans.

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 C2.1 and WQ Pond F have been constructed in general accordance with the approved  
construction documents.

Sincerely,  
Core Engineering Group, LLC



Richard L. Schindler, P.E. 33997

Attachments:

Rich, it is my understanding that the 4 PCMs that I have listed below are the ones that were constructed or modified with The Ridge. There was only 1 combined final drainage report for all 3 filings of The Ridge and the design drawings for these 4 PCMs were included in the GEC Plans for PUDSP216 (which was for all 3 filings).

- Pond C2.1 (Ult)
- Pond C4 (Ult)
- Pond F
- Runoff Reduction

So please include all 4 PCMs in this letter and in the as-builts. Currently you have only included C2.1 and F in this letter and neither in the as-builts.

And then for the ASB files for Filing 2 & 3, you could just submit single page blank documents for the as-built and pond cert letter that just say "see Filing 1" to avoid having duplicate documents floating around.

Give me a call if you'd like to discuss, because The Ridge is a bit unique, so you might be able to correct some of my comments above if you see things differently. Thanks.

Cell = 719-675-2654

that the subdivision improvements have been constructed in general conformance with the approved design plans as filed with El Paso County.

This letter was for the as-builts for SF2110 & CDR207, which was only the partial/interim condition of Pond C2.1. And then SF224 included the ultimate condition of the pond. So please clarify that here.

Note: this also applies to Pond C4.

Remember that if the as-built conditions include any significant changes to the ponds, you will need to submit revised MHFD-Detention calcs that reflect the differences.