



November 7, 2022

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

Attn.: Project Manager

RE: Lorson Ranch East Filing No. 1 (SF 20-017)  
Private Detention/Stormwater Quality Pond E2 and Pond J  
As-built Certification

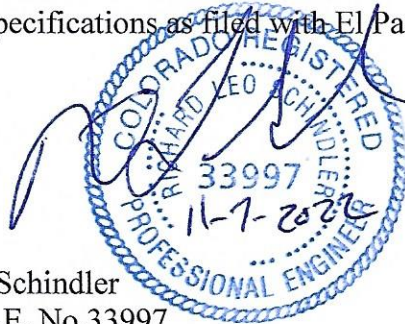
Dear Project Manager:

Per the approved construction drawings for Creekside South at Lorson Ranch Filing No.1 (SF 20-017), improvements were made to construct two full spectrum detention ponds including 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.

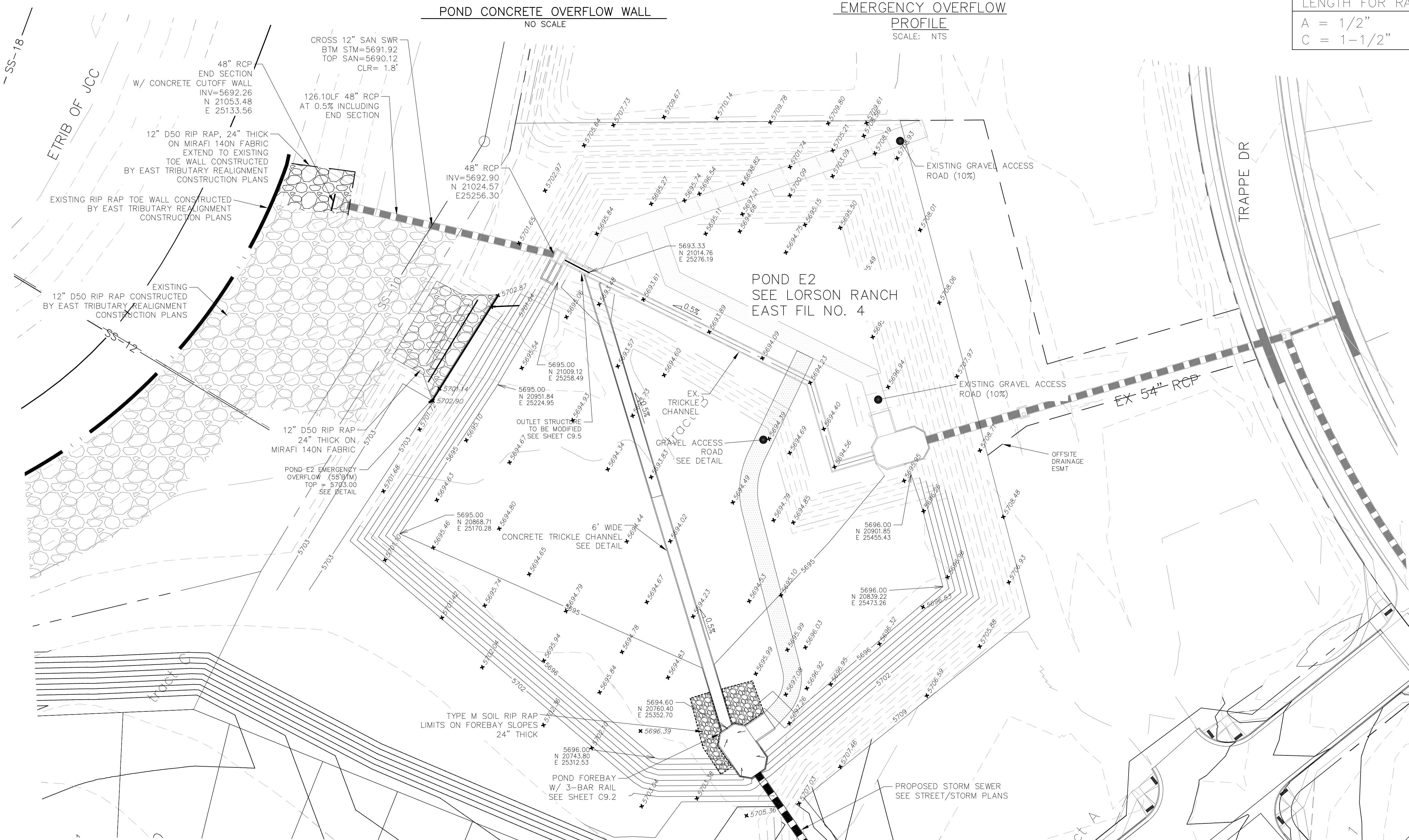
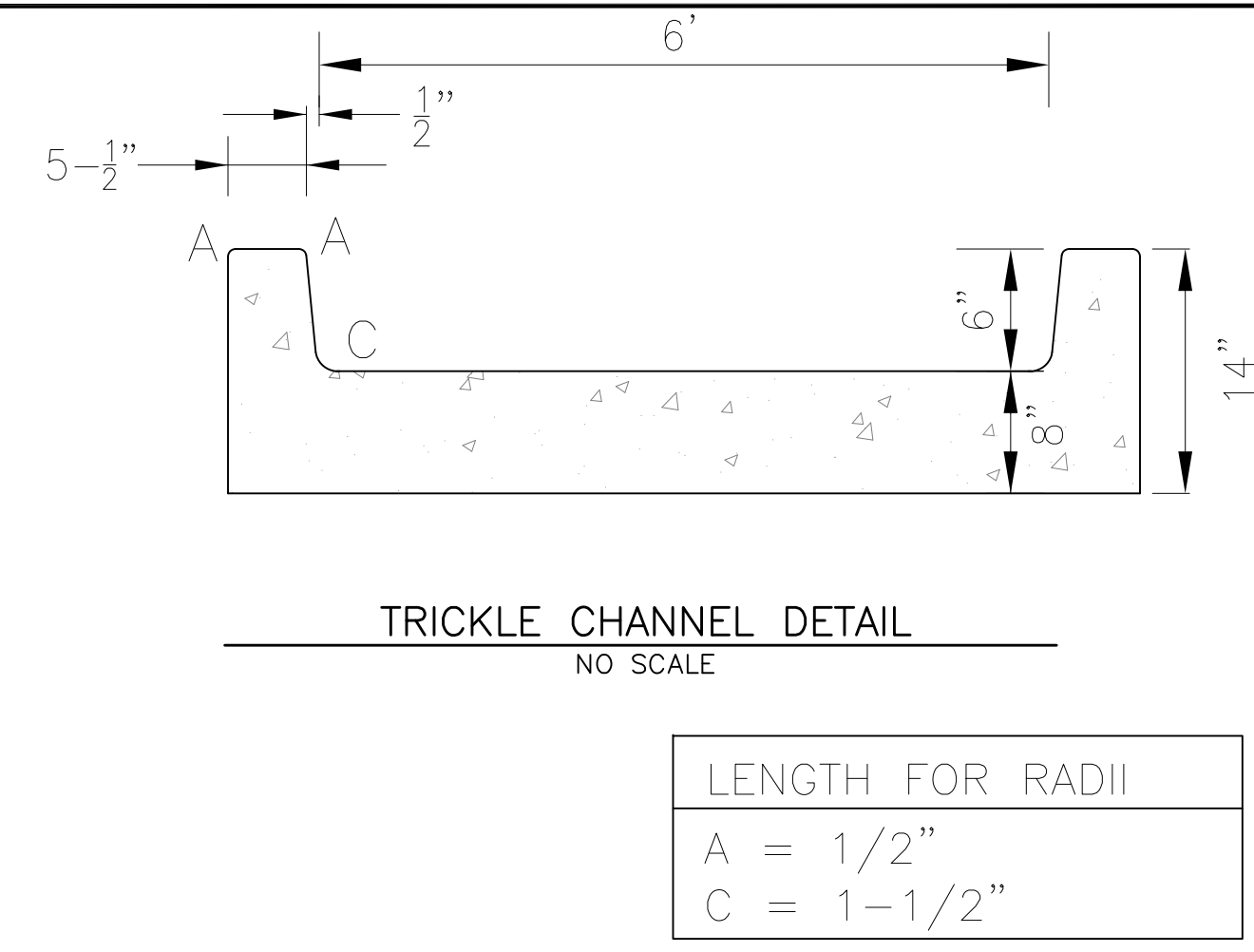
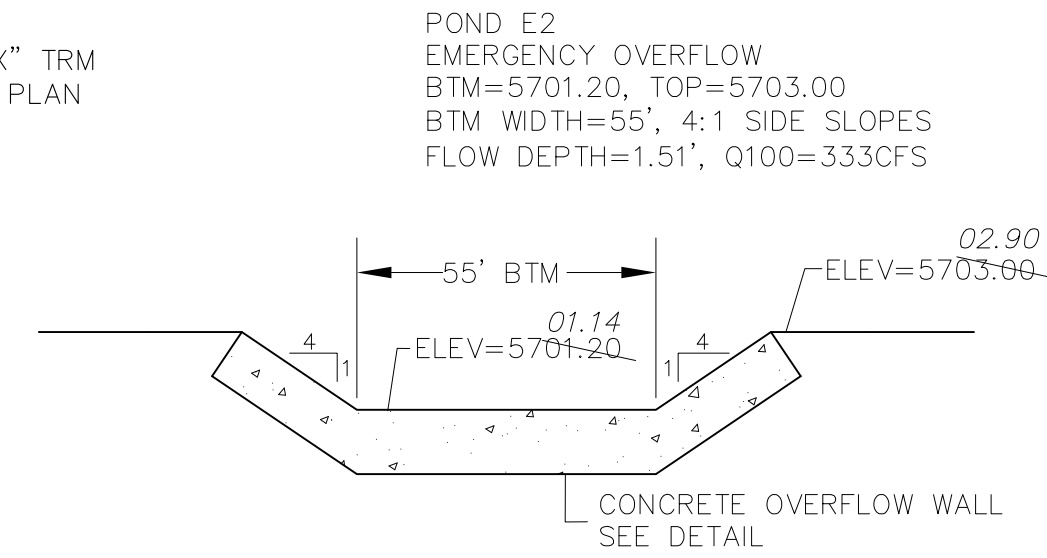
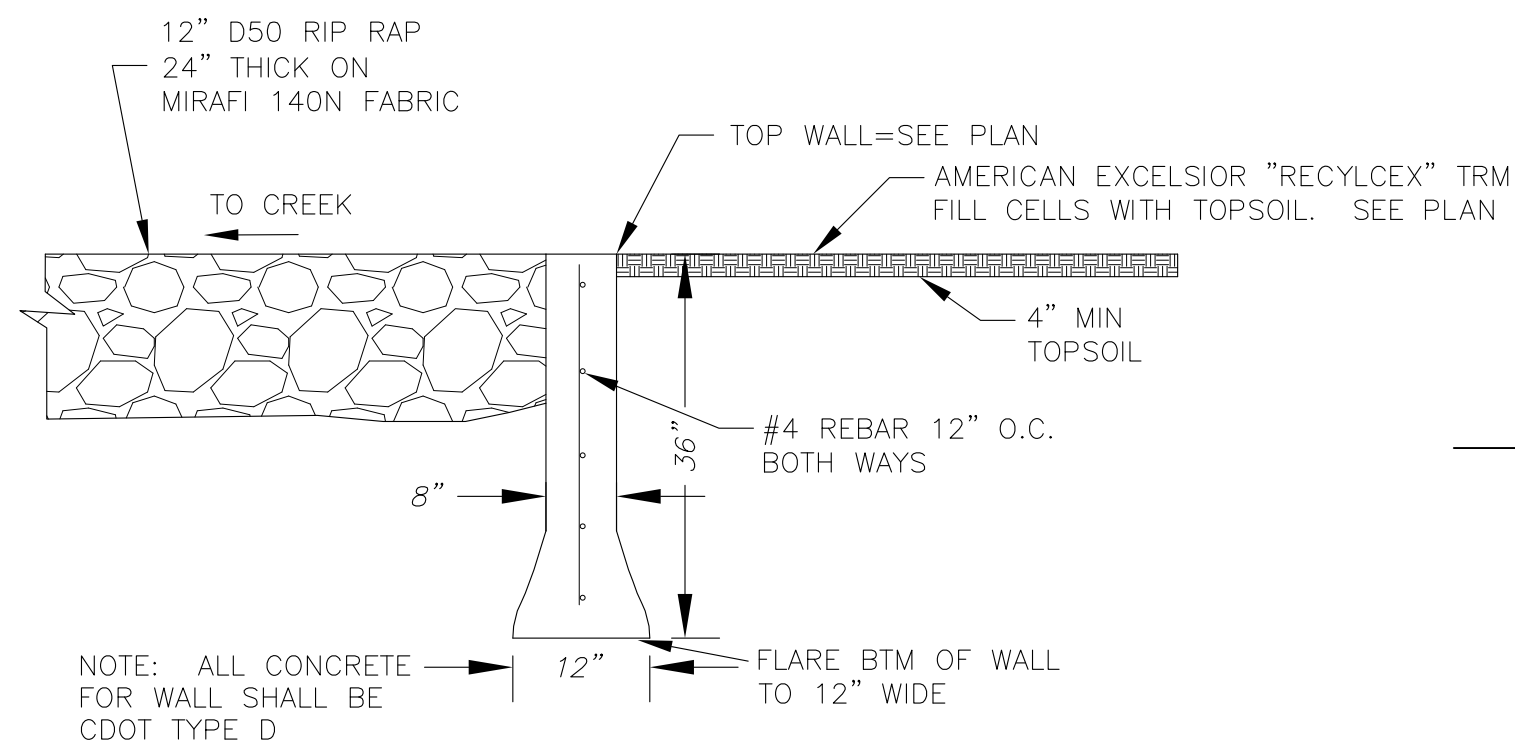
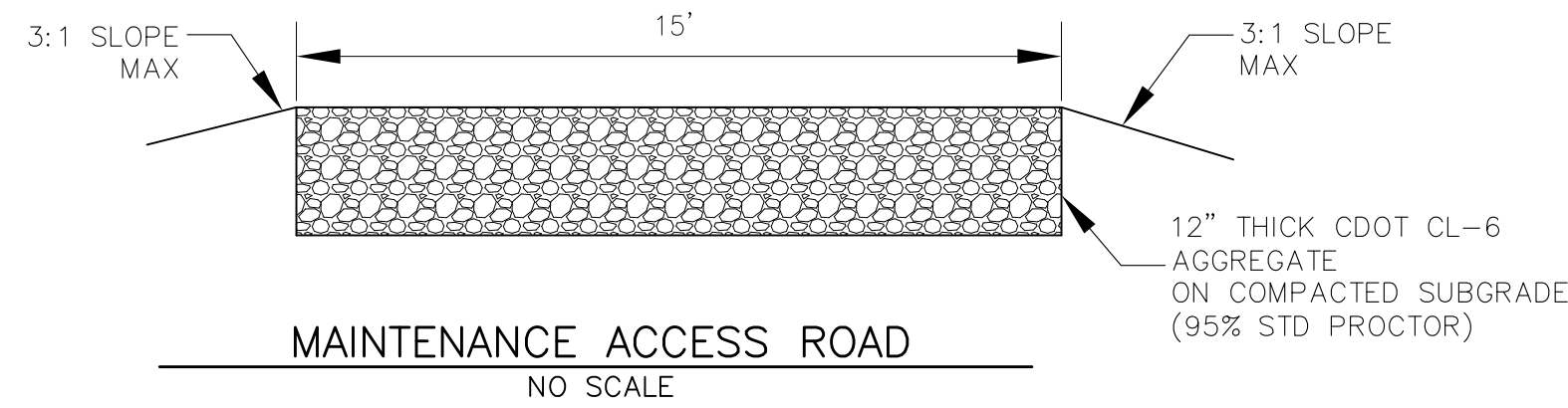
Statement Of Engineer of Record

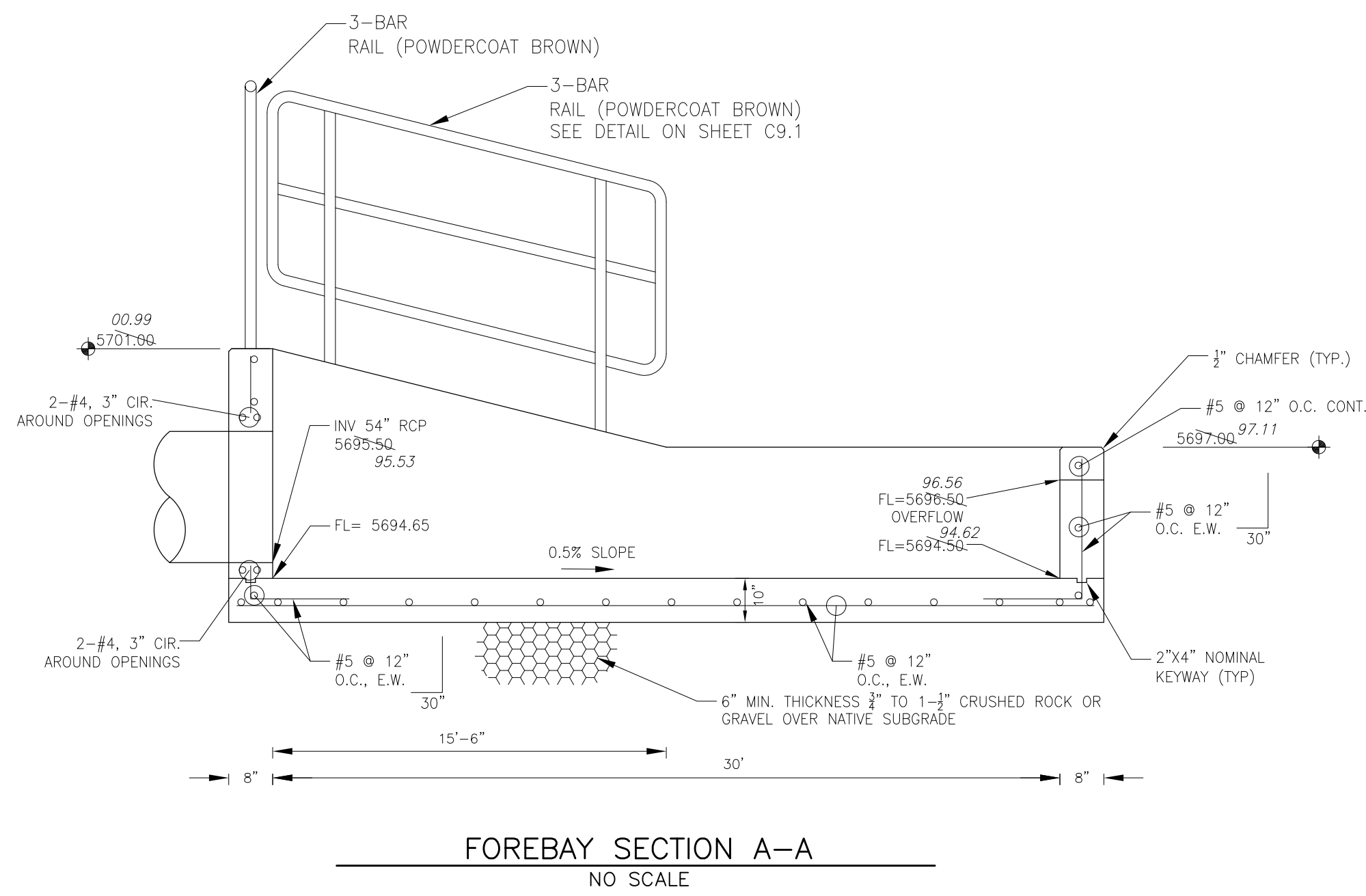
To the best of my knowledge, information and belief, for the referenced project above, the improvements have been constructed in general compliance with the approved design plans and specifications as filed with El Paso County.



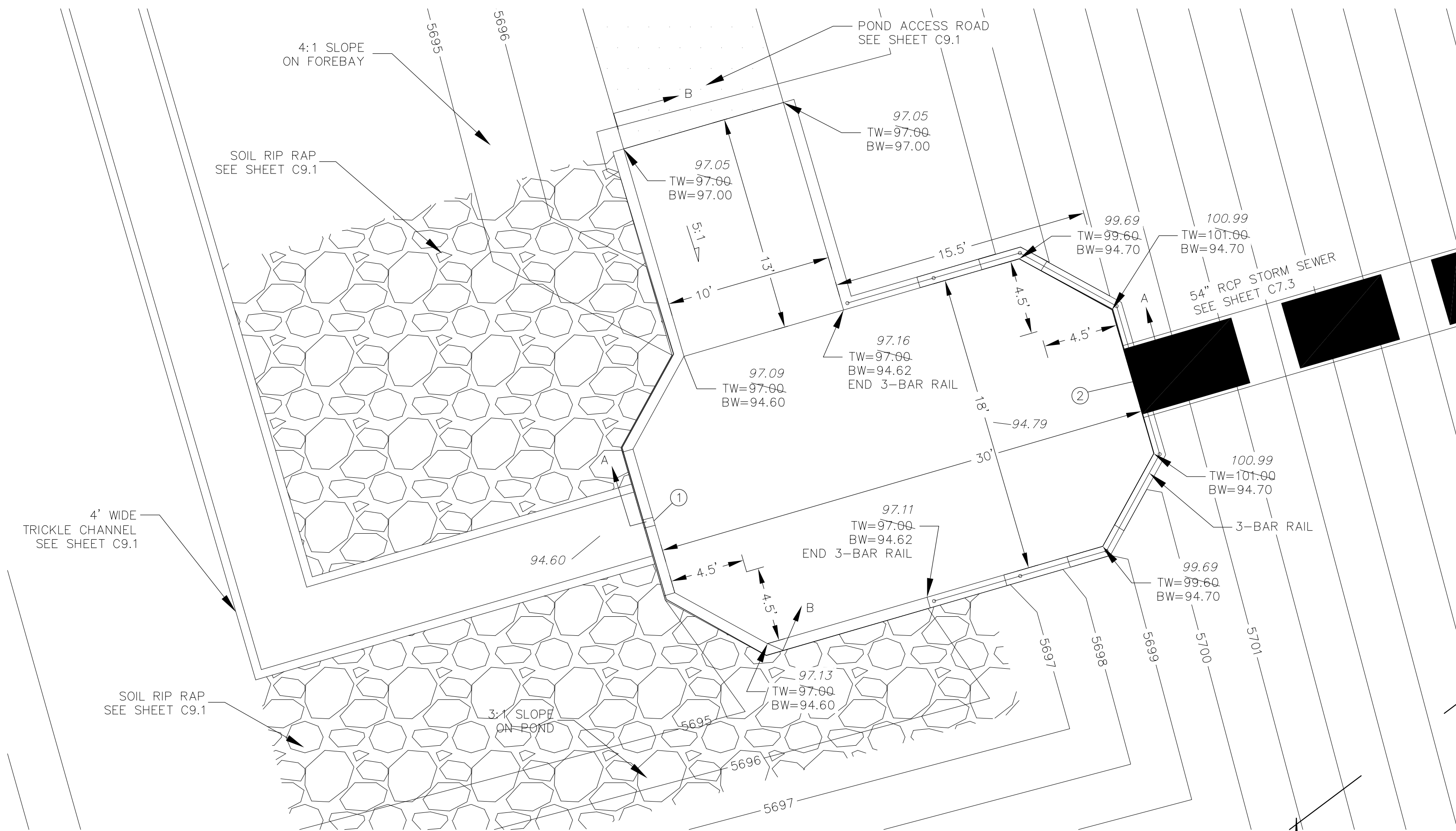
Richard L. Schindler  
Colorado P.E. No.33997  
For and on behalf of Core Engineering Group, LLC

Attachments: Pond E2 and J As-Built Drawings





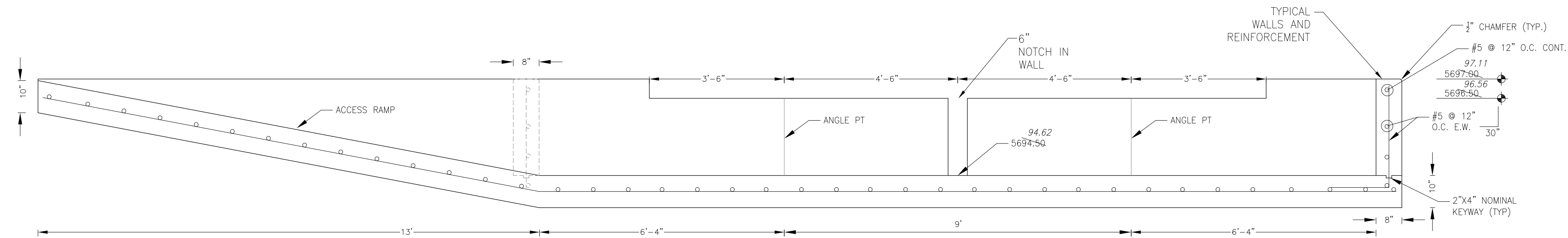
FOREBAY SECTION A-A  
NO SCALE



POND E2 - FOREBAY LAYOUT  
SCALE: 1"=5'

| POINT TABLE (FOREBAY) |          |          |           |                                 |
|-----------------------|----------|----------|-----------|---------------------------------|
| NUMBER                | NORTHING | EASTING  | ELEVATION | NOTES                           |
| 1                     | 20912.52 | 25435.24 | 5694.50   | FOREBAY BOTTOM                  |
| 2                     | 20920.89 | 25464.05 | 5694.65   | FOREBAY BOTTOM, INV 54"=5695.50 |

FOREBAY AT TRAPPE DR



FOREBAY SECTION B-B  
NO SCALE

NOTE: ALL CONCRETE FOR FOREBAY SHALL BE CDOT TYPE D

AS-BUILT  
DATE: 09/29/2022

**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_  
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

PROJECT:  
**LORSON RANCH EAST**  
FILING NO. 4  
LORSON BLVD. - LAMPREY DR.  
COLORADO SPRINGS, COLORADO

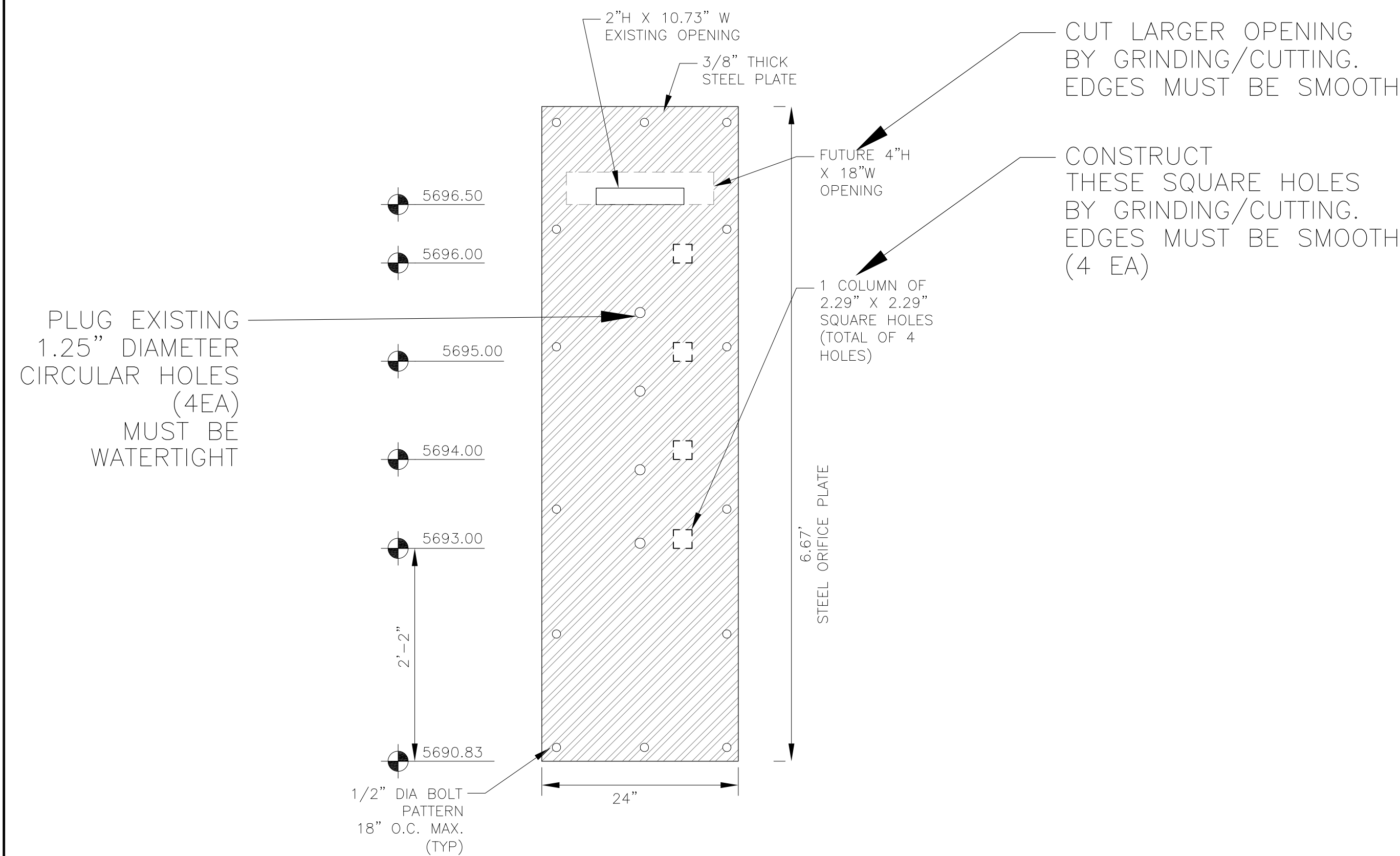
DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

POND E2  
FOREBAY DETAILS

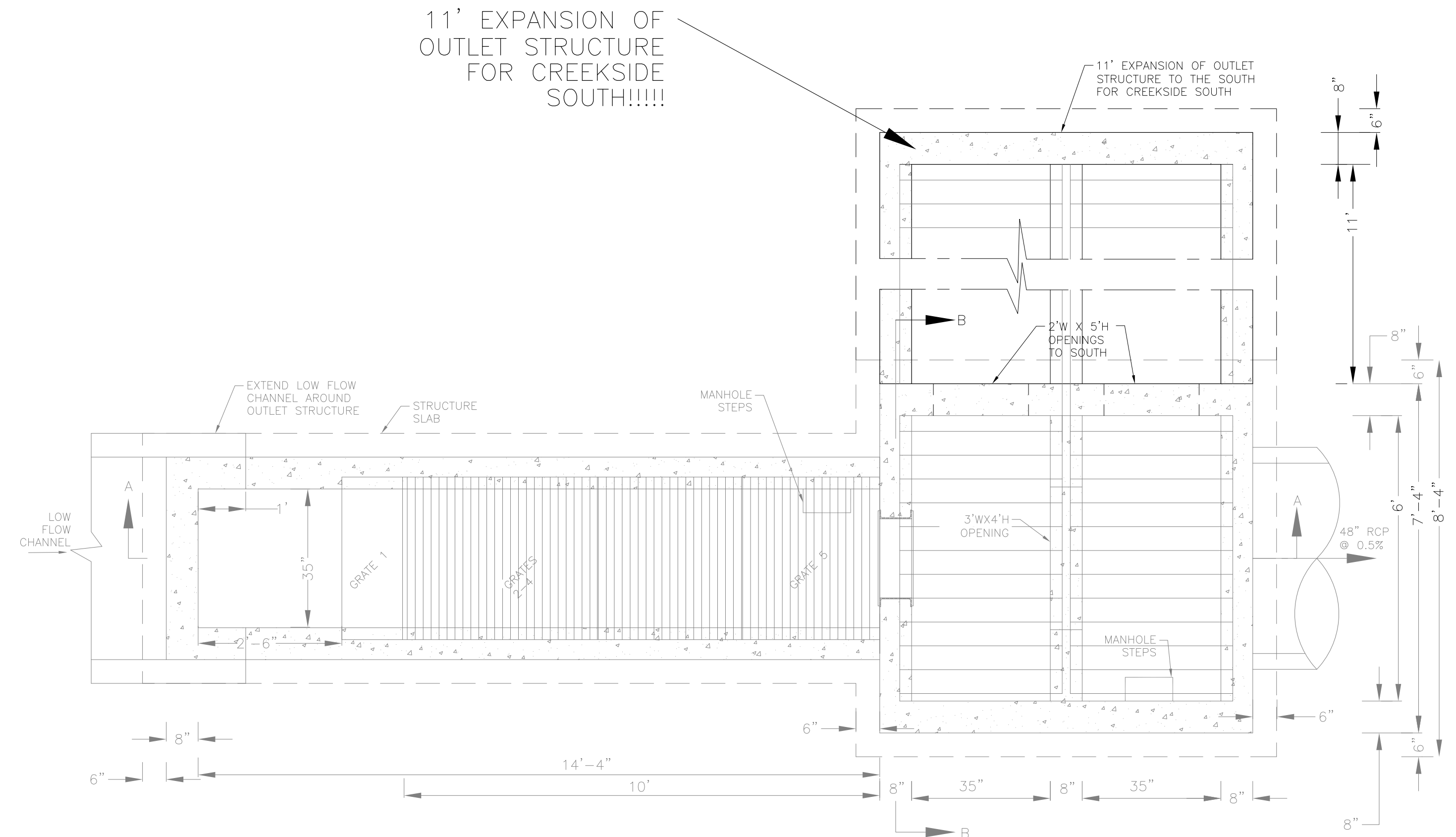


DATE: JUNE 1, 2019  
PROJECT NO. 100.048  
SHEET NUMBER C9.2  
TOTAL SHEETS: 40

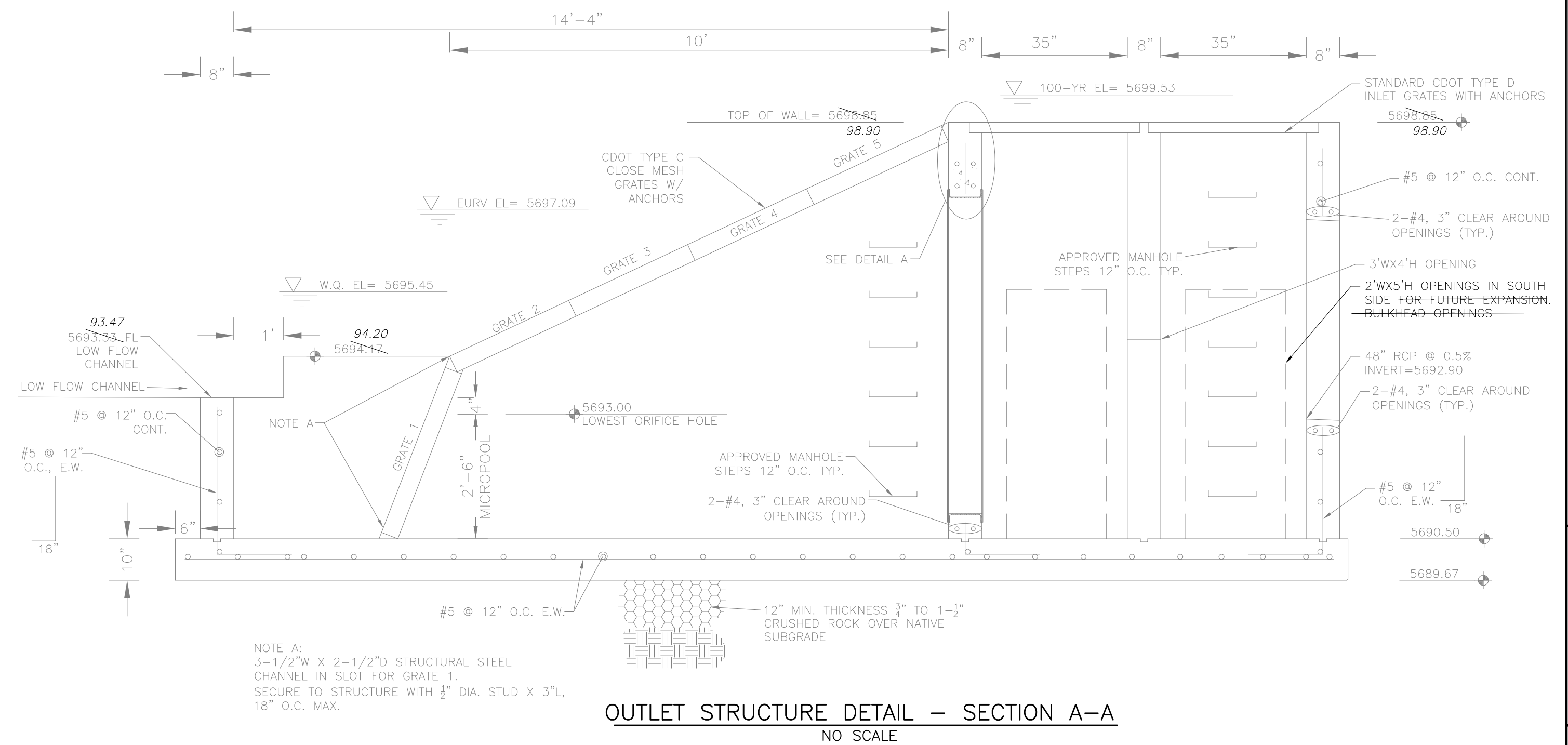




**ORIFICE PLATE DETAIL**  
NO SCALE



**OUTLET STRUCTURE DETAIL - PLAN VIEW**  
NO SCALE



**OUTLET STRUCTURE DETAIL - SECTION A-A**  
NO SCALE

**AS-BUILT**  
DATE: 09/29/2022

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CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO: \_\_\_\_\_

PREPARED FOR: **LORSON, LLC**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
CONTACT: JEFF MARK

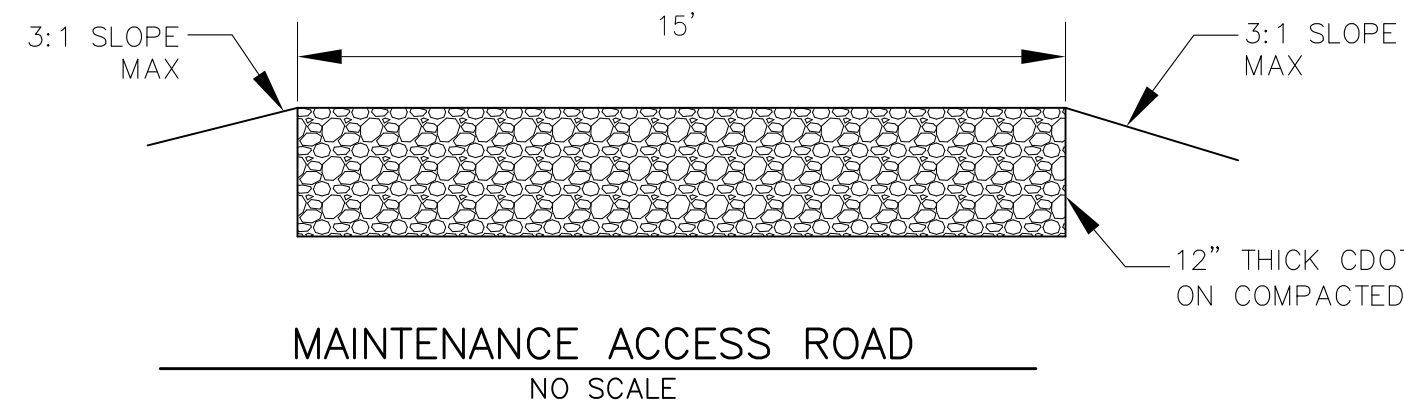
PROJECT: **CREEKSIDE SOUTH AT LORSON RANCH**  
TRAPPE DR. - HORTON DR.  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

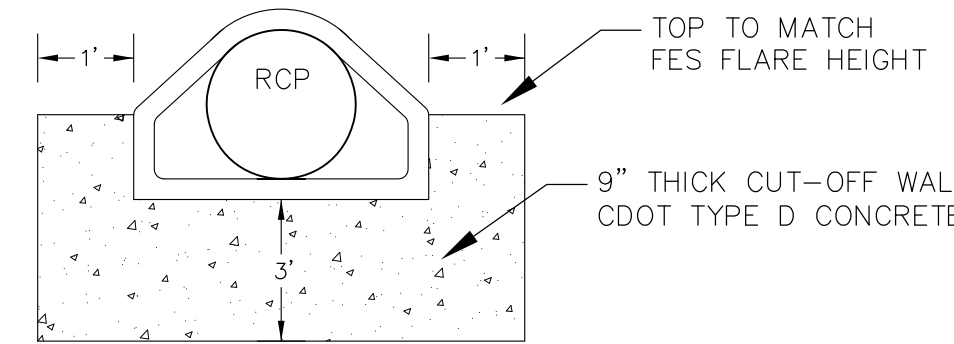
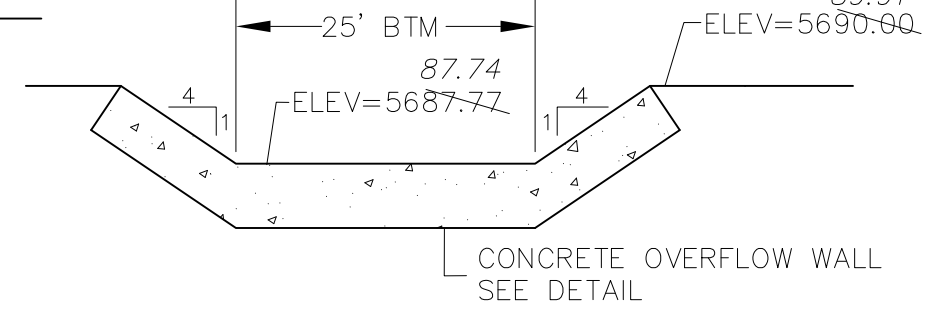
**CREEKSIDE SOUTH AT LORSON RANCH**  
**FULL SPECTRUM POND E2**  
**OUTLET STRUCTURE MODIFICATIONS**



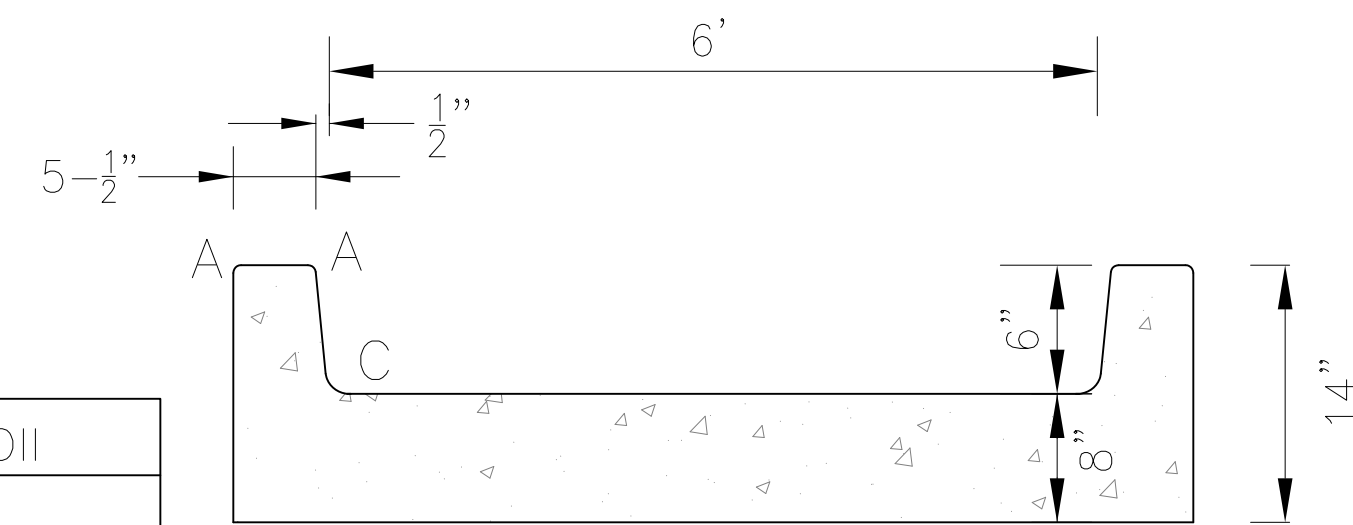
DATE: MAY 12, 2020  
PROJECT NO. 100.051  
SHEET NUMBER **C9.5**  
TOTAL SHEETS: 15



POND J  
EMERGENCY OVERFLOW  
BTM=5687.77, TOP=5690.00  
BTM WIDTH=25', 4:1 SIDE SLOPES  
FLOW DEPTH=1.20', Q100=115CFS

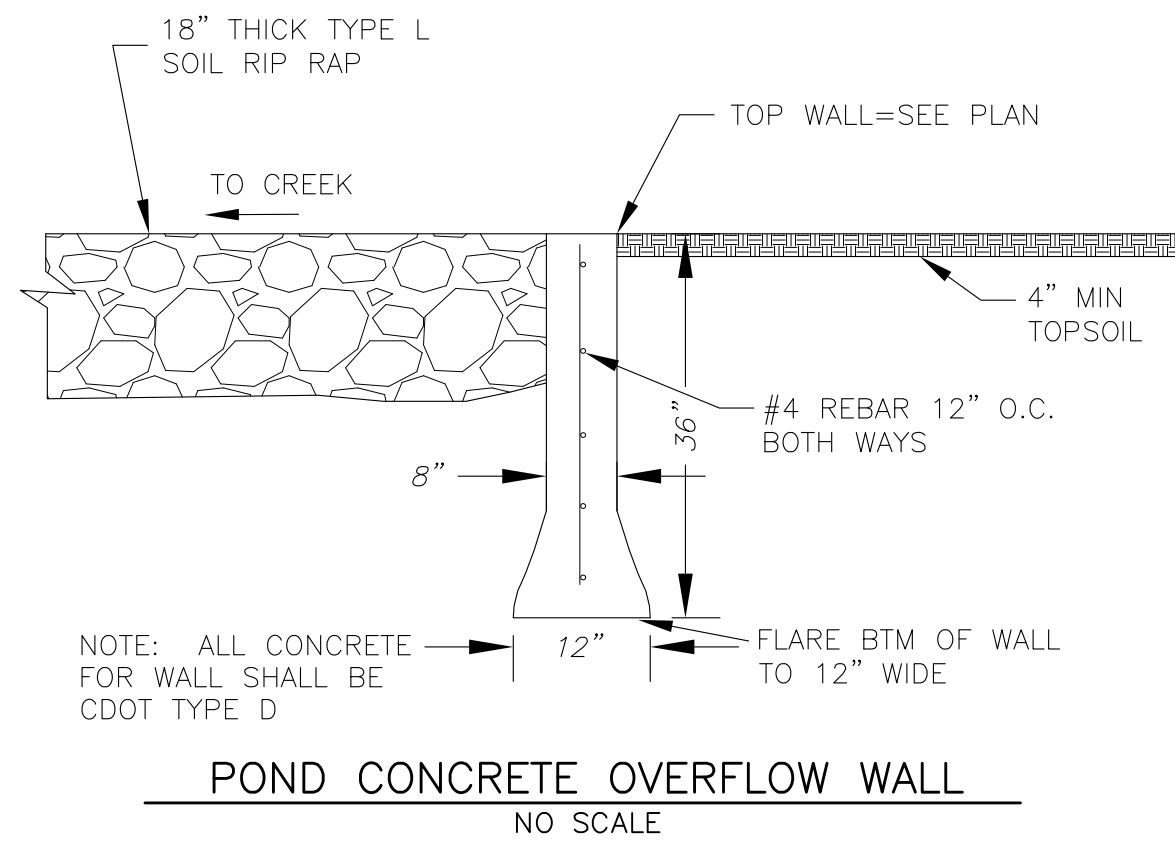


CONCRETE CUT-OFF WALL  
N.T.S.



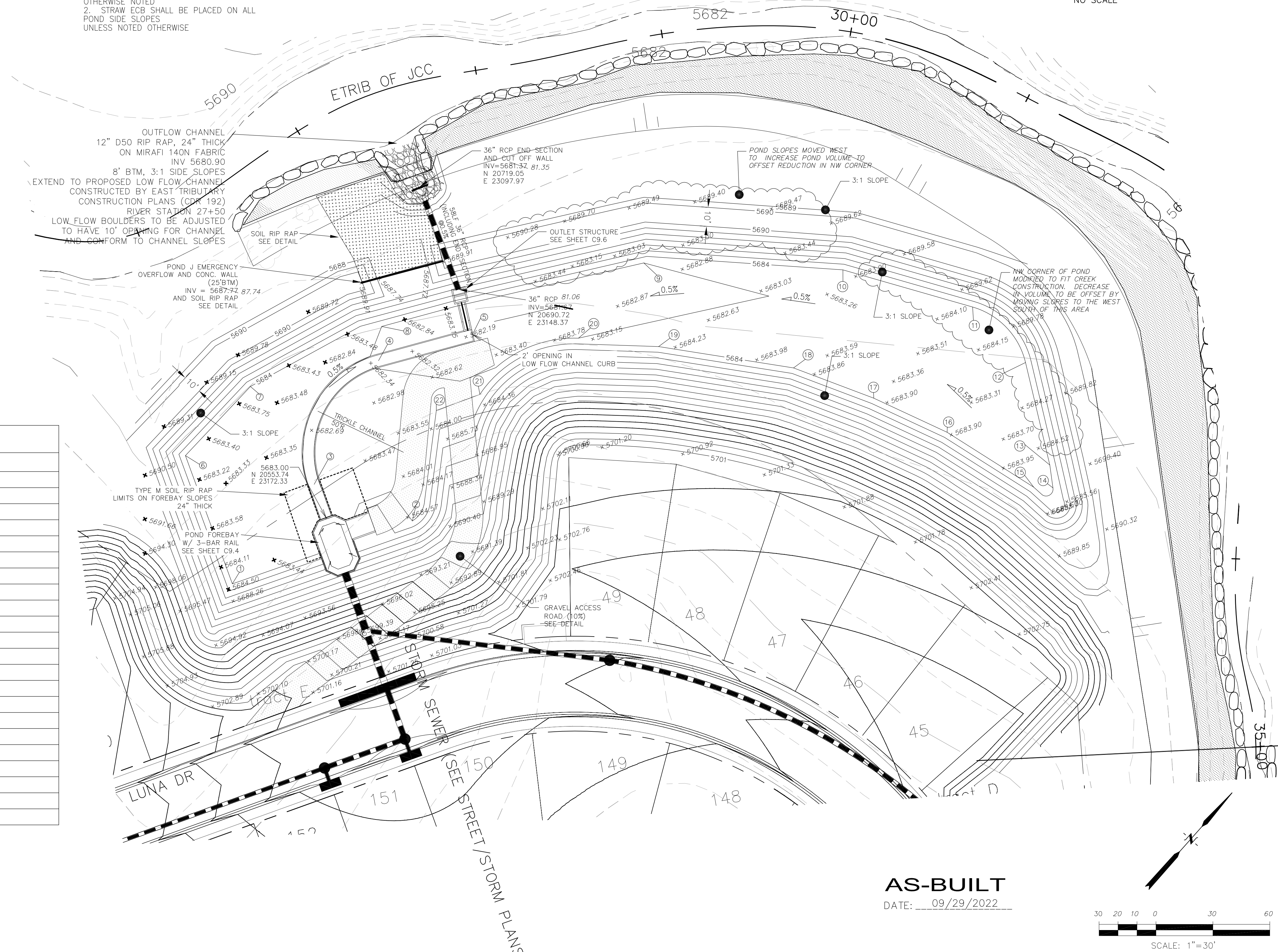
TRICKLE CHANNEL DETAIL  
NO SCALE

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



POND CONCRETE OVERFLOW WALL  
NO SCALE

NOTE:  
1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED  
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



| POINT TABLE |          |          |           |                        |
|-------------|----------|----------|-----------|------------------------|
| NUMBER      | NORTHING | EASTING  | ELEVATION | NOTES                  |
| 1           | 20495.27 | 23156.87 | 5684.00   | POND BOTTOM            |
| 2           | 20581.64 | 23208.23 | 5684.00   | POND BOTTOM            |
| 3           | 20581.06 | 23097.31 | 5682.90   | TRICKLE CHANNEL INVERT |
| 4           | 20634.87 | 23140.28 | 5682.47   | TRICKLE CHANNEL INVERT |
| 5           | 20676.89 | 23169.46 | 5682.10   | TRICKLE CHANNEL INVERT |
| 6           | 20531.16 | 23094.47 | 5684.00   | POND BOTTOM            |
| 7           | 20581.06 | 23097.31 | 5684.00   | POND BOTTOM            |
| 8           | 20649.78 | 23129.96 | 5683.00   | POND BOTTOM            |
| 9           | 20764.22 | 23214.29 | 5683.00   | POND BOTTOM            |
| 10          | 20828.89 | 23297.02 | 5684.00   | POND BOTTOM            |
| 11          | 20857.82 | 23361.97 | 5684.00   | POND BOTTOM            |
| 12          | 20853.36 | 23402.14 | 5684.00   | POND BOTTOM            |
| 13          | 20820.19 | 23446.66 | 5684.00   | POND BOTTOM            |
| 14          | 20812.02 | 23455.68 | 5684.00   | POND BOTTOM            |
| 15          | 20805.80 | 23447.70 | 5684.00   | POND BOTTOM            |
| 16          | 20798.61 | 23394.12 | 5684.00   | POND BOTTOM            |
| 17          | 20787.54 | 23352.97 | 5684.00   | POND BOTTOM            |
| 18          | 20772.57 | 23310.30 | 5684.00   | POND BOTTOM            |
| 19          | 20735.49 | 23248.59 | 5684.00   | POND BOTTOM            |
| 20          | 20711.70 | 23213.38 | 5683.00   | POND BOTTOM            |
| 21          | 20655.59 | 23192.65 | 5684.00   | POND BOTTOM            |
| 22          | 20634.46 | 23180.98 | 5684.00   | POND BOTTOM            |

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DATE: \_\_\_\_\_  
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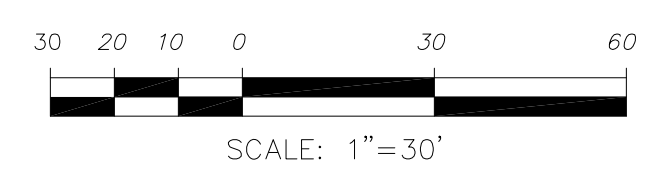
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DESIGNED: RLS  
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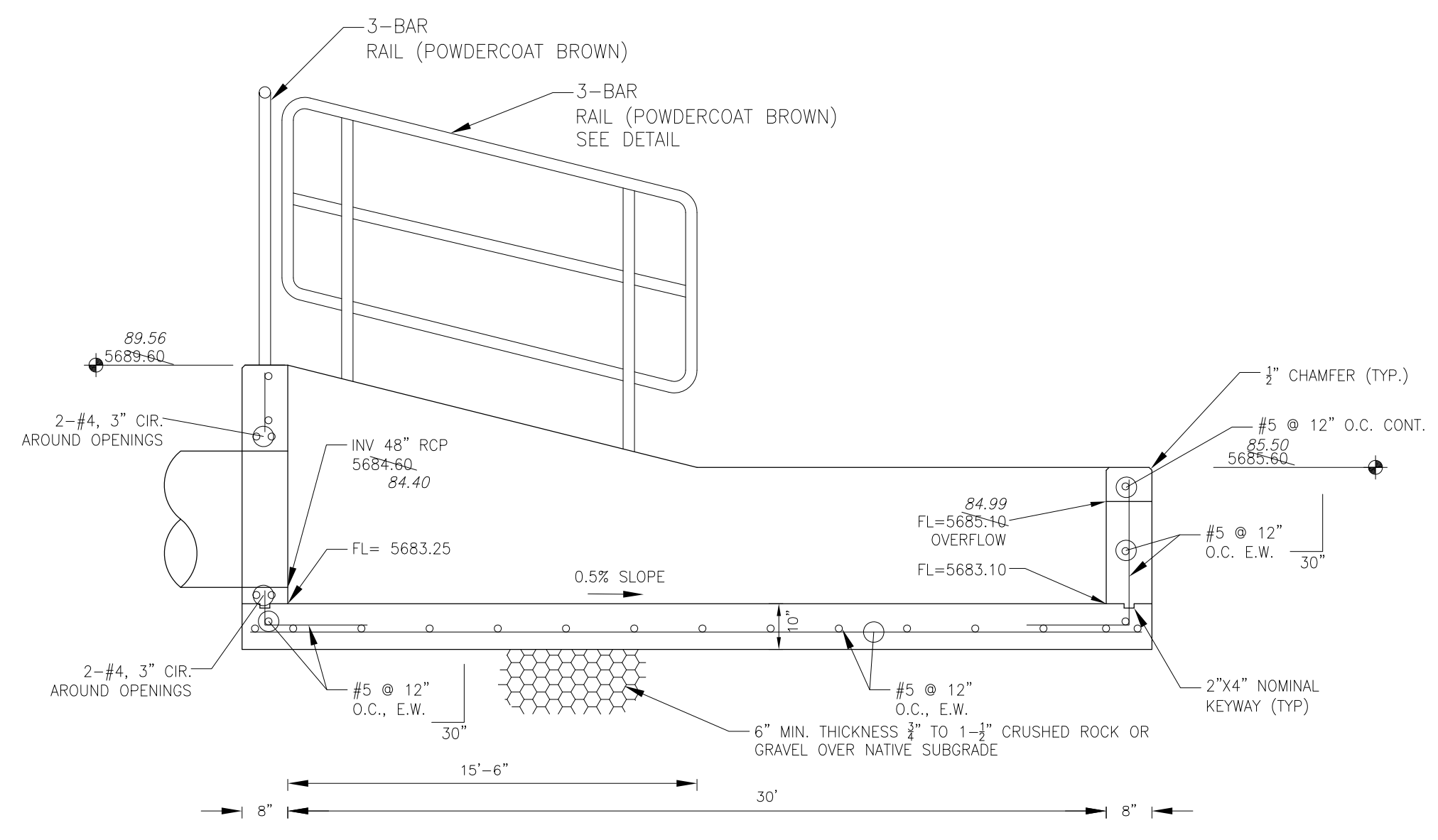
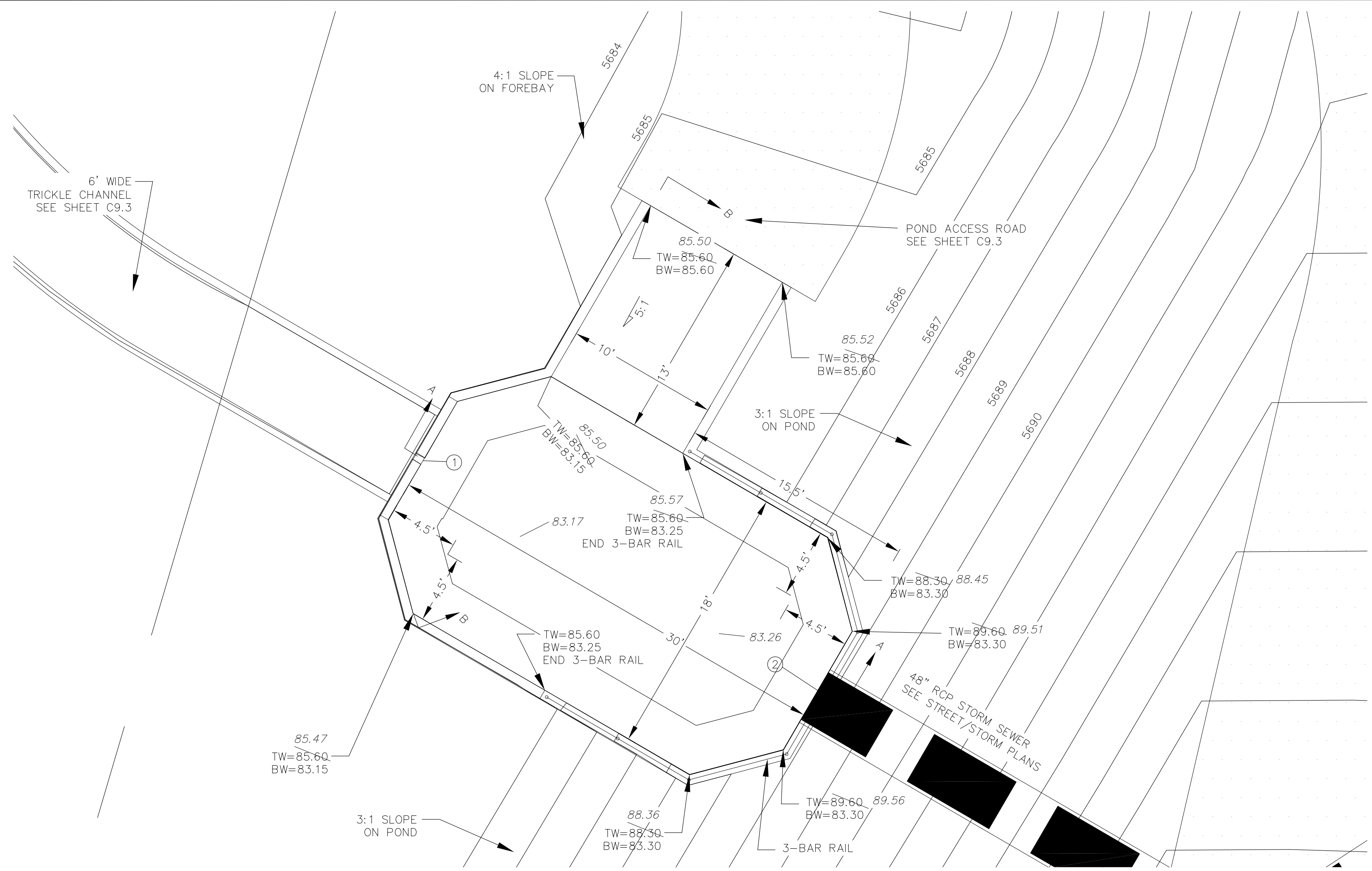
**POND J  
POND J OUTFALL AND  
TRICKLE CHANNEL**



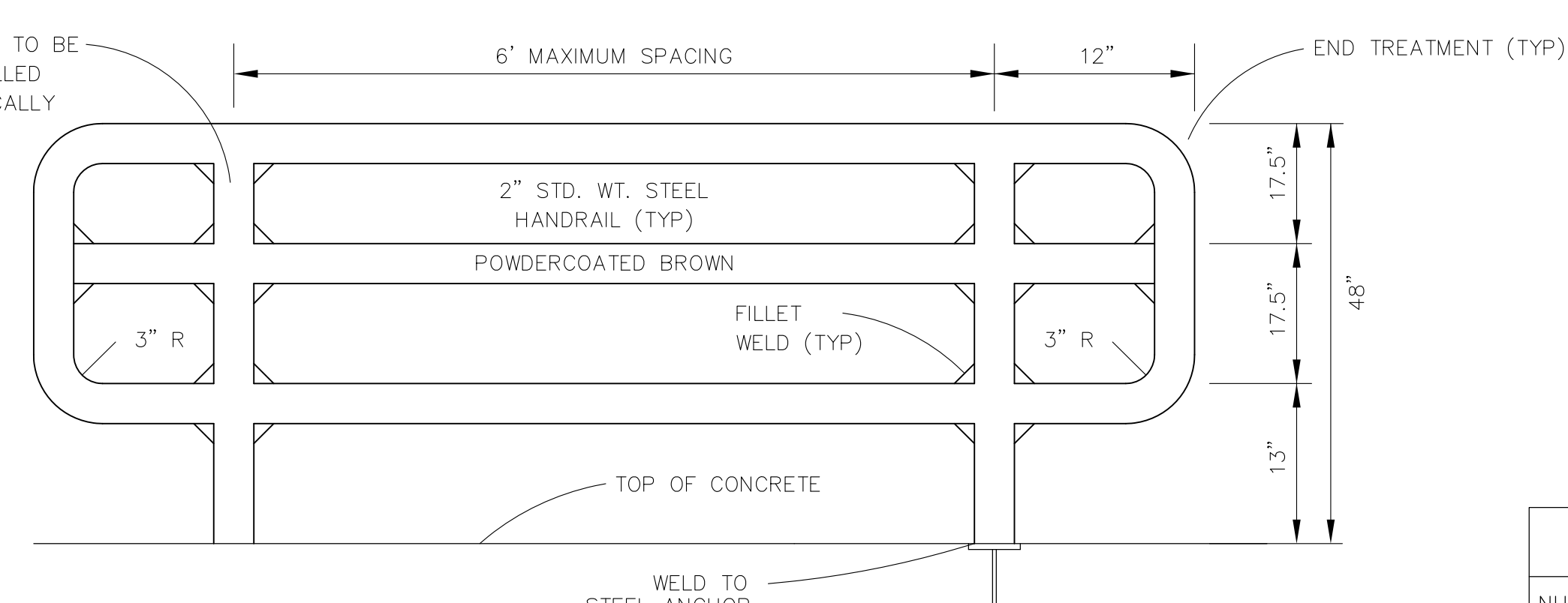
DATE: MAY 12, 2020  
PROJECT NO. 100.051  
SHEET NUMBER **C9.3**  
TOTAL SHEETS: 15

**AS-BUILT**  
DATE: 09/29/2022





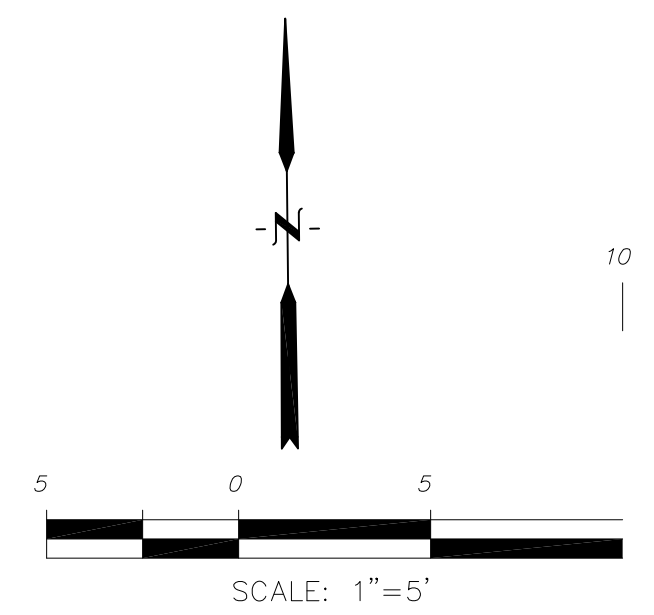
**FOREBAY SECTION A-A**  
NO SCALE



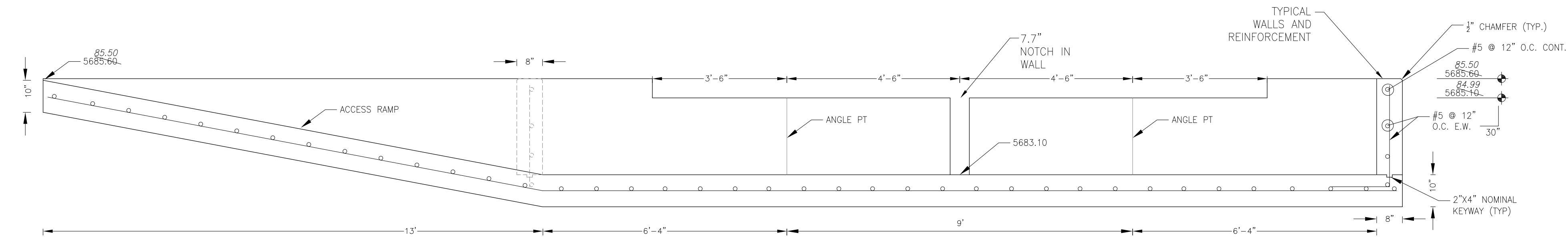
**3-BAR RAIL DETAIL**  
NO SCALE

| POINT TABLE (FOREBAY) |          |          |           |                            |
|-----------------------|----------|----------|-----------|----------------------------|
| NUMBER                | NORTHING | EASTING  | ELEVATION | NOTES                      |
| 1                     | 20553.40 | 23172.91 | 5683.10   | FOREBAY BOTTOM             |
| 2                     | 20538.31 | 23198.84 | 5683.25   | FOREBAY BOTTOM, INV 48\"/> |

**POND J - FOREBAY LAYOUT**  
SCALE: 1\"/>

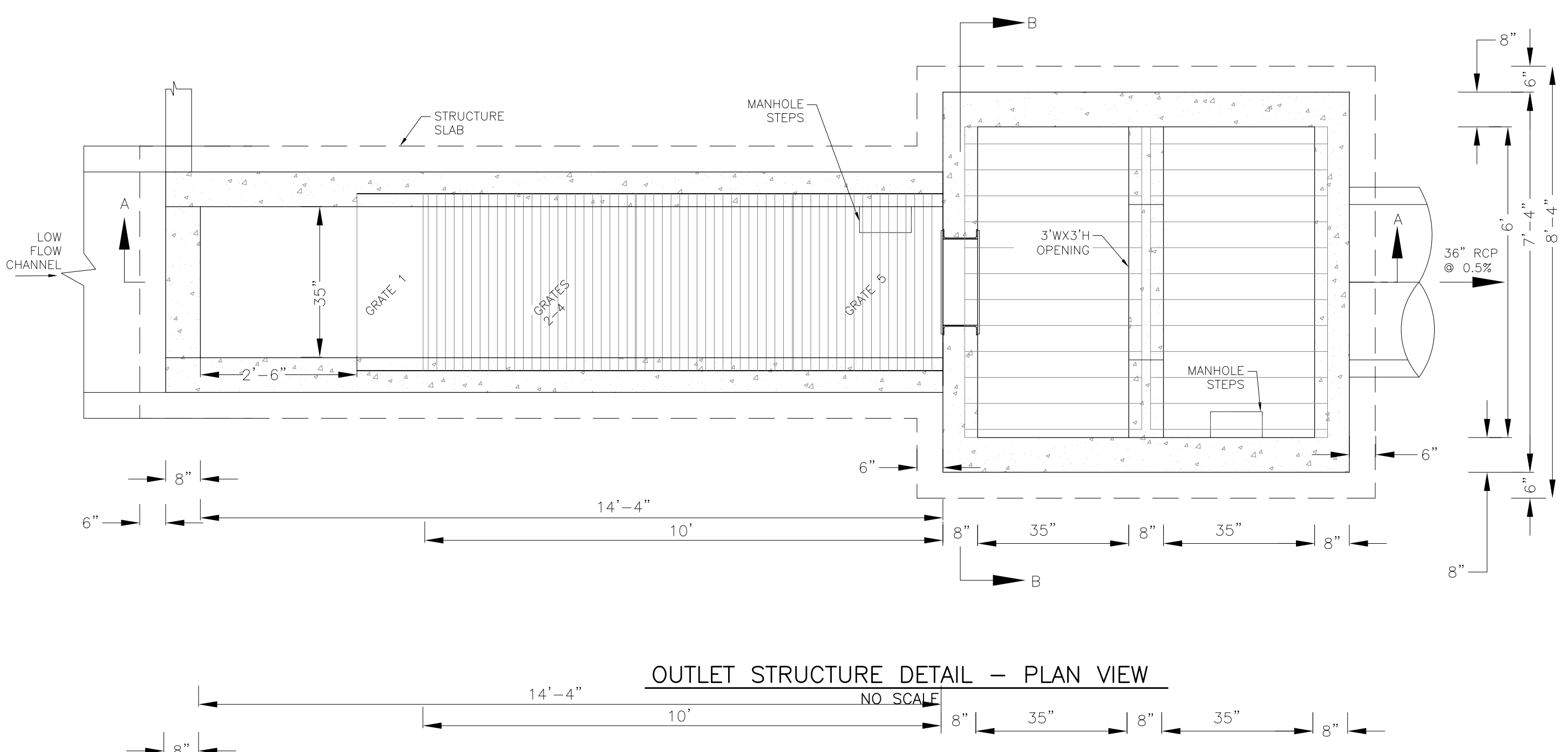
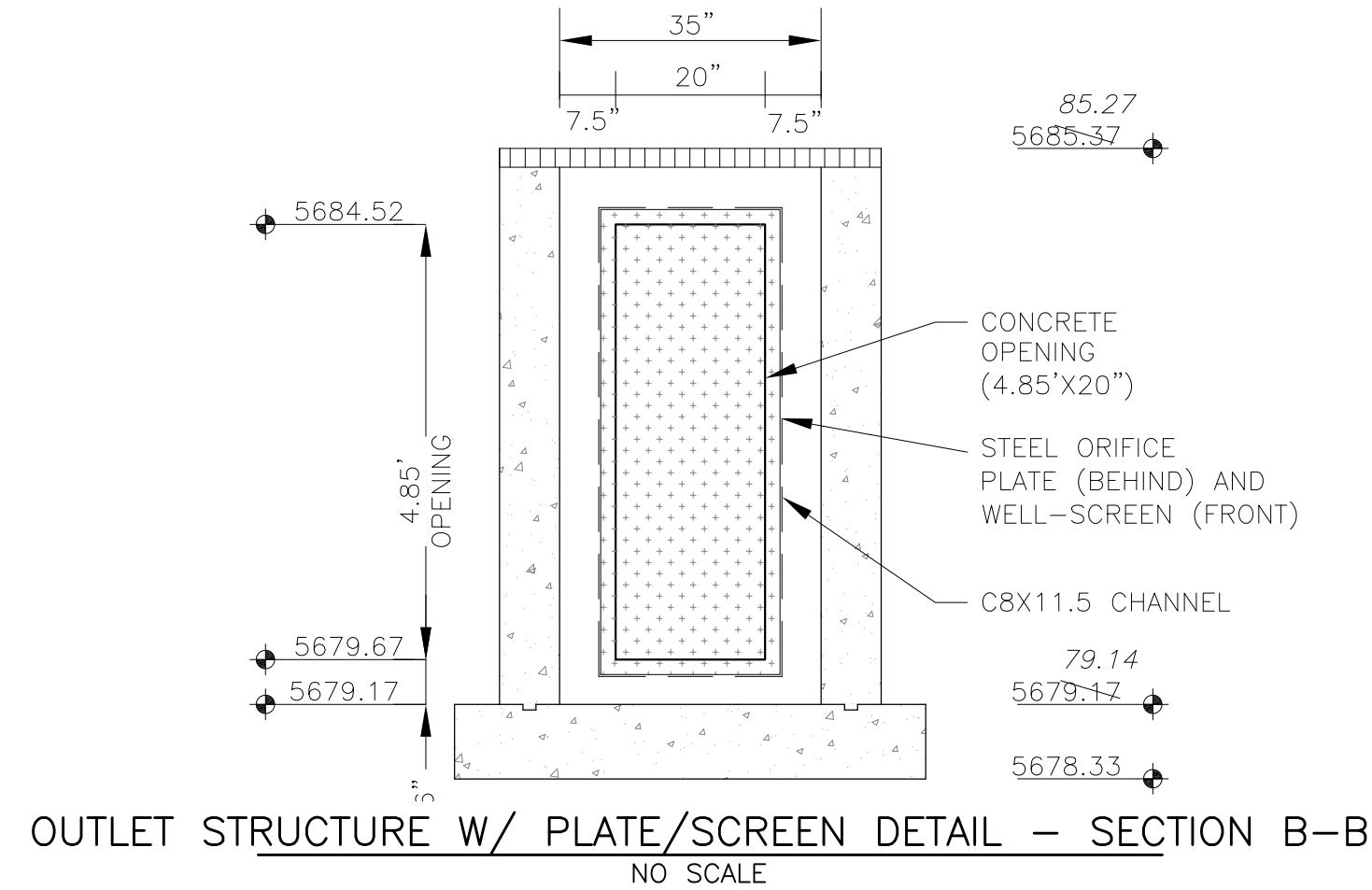
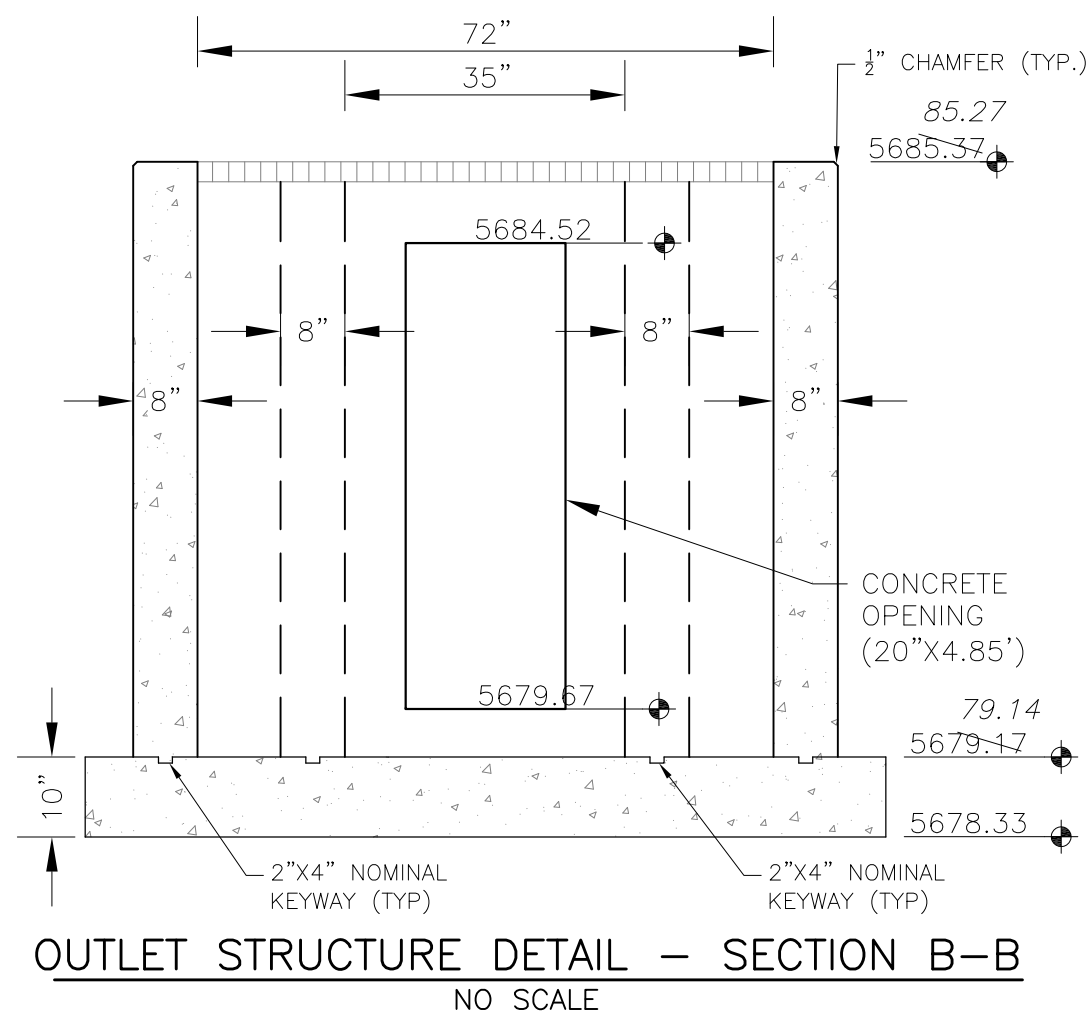


**AS-BUILT**  
 DATE: 09/29/2022

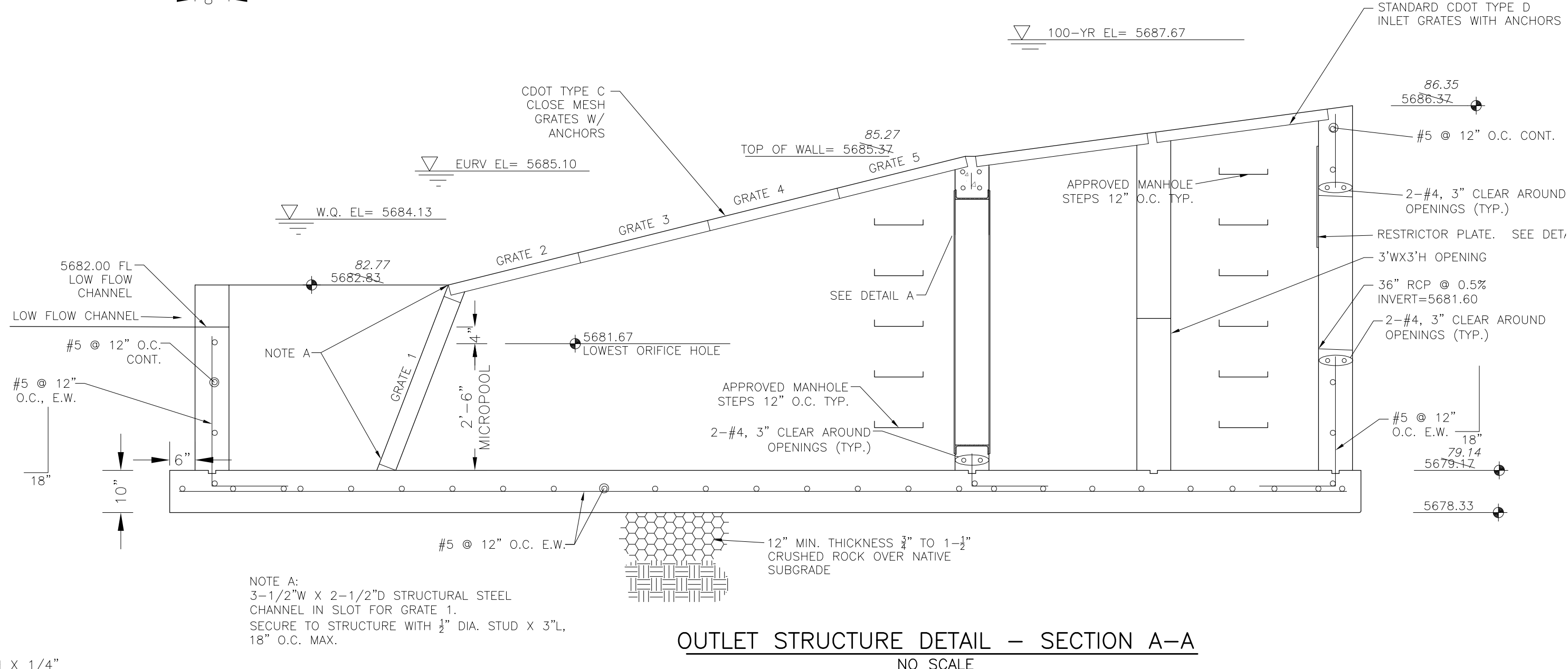
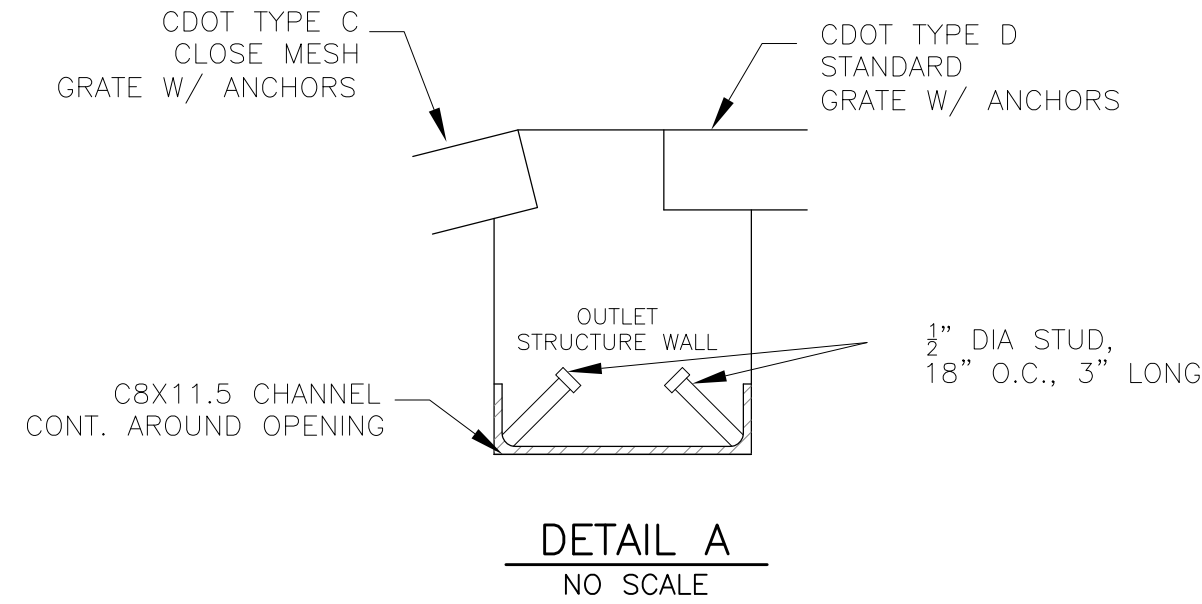
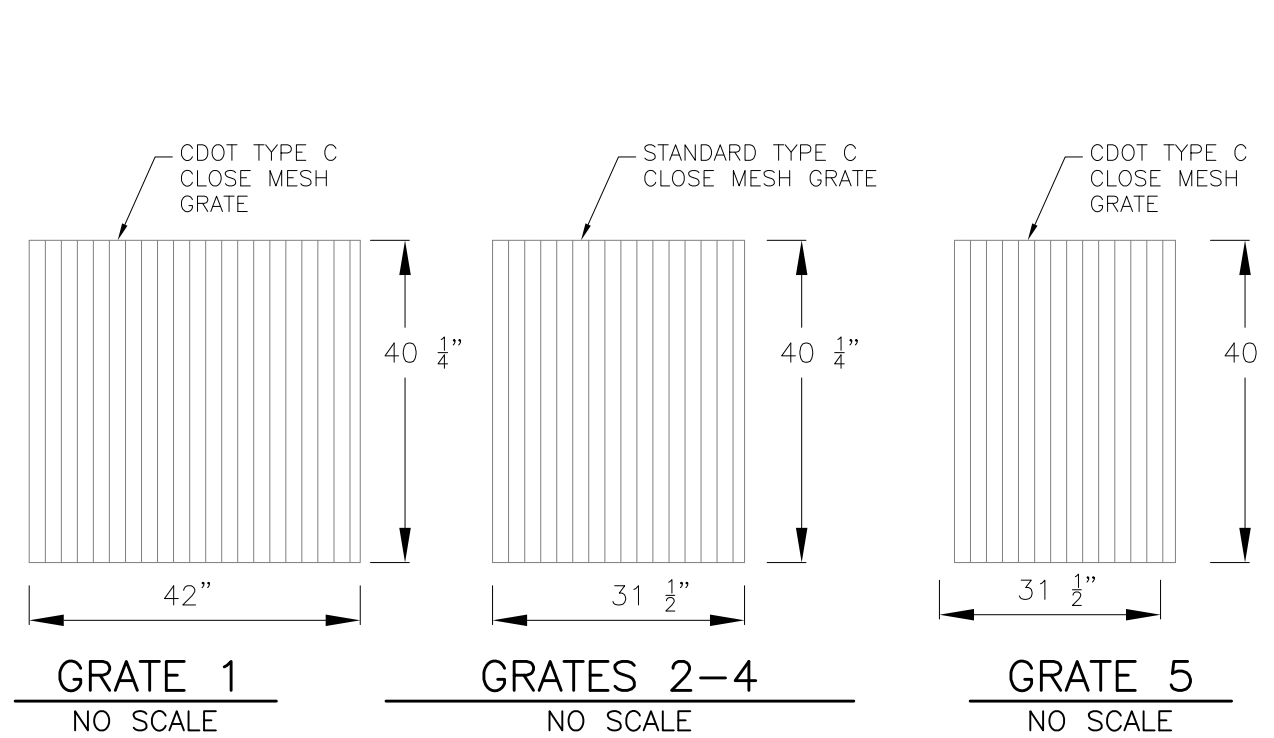


**FOREBAY SECTION B-B**  
NO SCALE

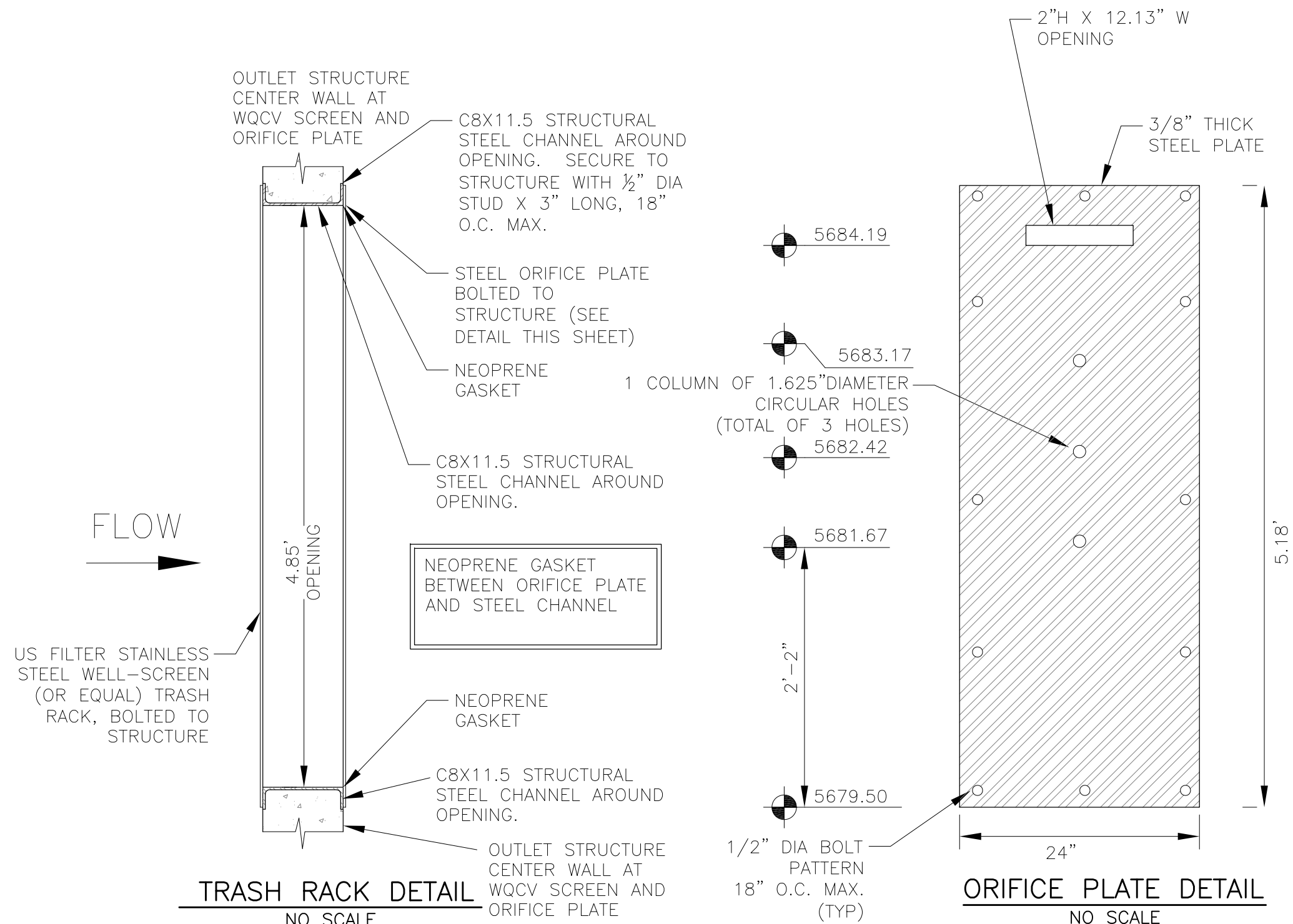
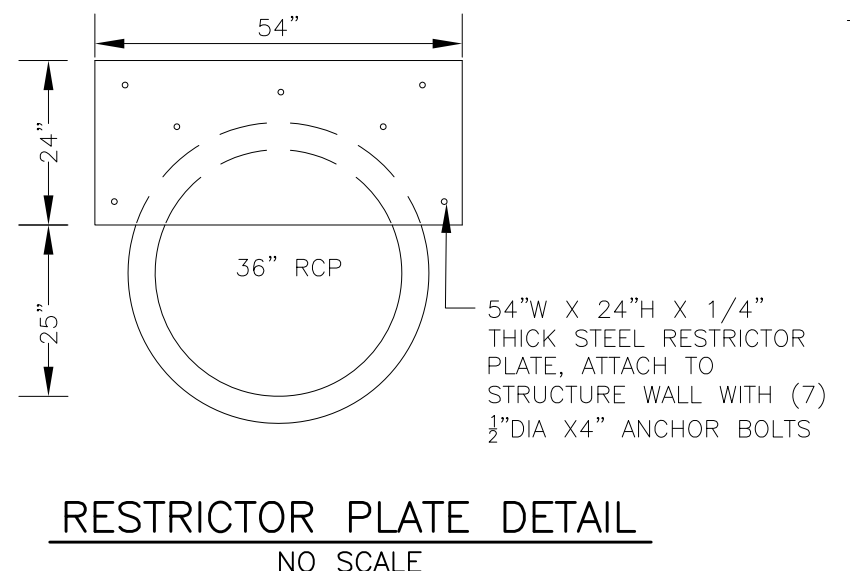
NOTE: ALL CONCRETE FOR FOREBAY SHALL BE CDOT TYPE D



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



NOTE A:  
3-1/2" W X 2-1/2" D STRUCTURAL STEEL CHANNEL IN SLOT FOR GRATE 1.  
SECURE TO STRUCTURE WITH 1/2" DIA. STUD X 3" L, 18" O.C. MAX.



- 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.
  - 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 SHEET C9.1 FOR PRESEDIMENTATION/FOREBAY DESIGN.
  - ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.
  - SEE RIGHT FOR WELL-SCREEN DESIGN NOTES
- | BAR SIZE           | #4    | #5    | #6    |
|--------------------|-------|-------|-------|
| MIN. SPLICE LENGTH | 1'-3" | 1'-7" | 2'-0" |

- 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

**CORE ENGINEERING GROUP**  
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P.O. BOX 719 570 1100  
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EMAIL: Rich@cge.com

**CREEKSIDE SOUTH AT LORSON RANCH**  
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(719) 635-3200  
CONTACT: JEFF MARK

**CREEKSIDE SOUTH AT LORSON RANCH**  
FULL SPECTRUM POND J  
OUTLET STRUCTURE

DATE: MAY 12, 2020  
PROJECT NO: 100.051  
SHEET NUMBER: C9.6  
TOTAL SHEETS: 15

**AS-BUILT**  
DATE: 09/29/2022