



CORE

ENGINEERING GROUP

June 5, 2023

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

RE: Ponderosa at Lorson Ranch Filing No. 3 (SF 20-016)
Certification Letter

Dear El Paso County PCD,

Based upon information gathered from as-built surveys and periodic visits to the project, 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.

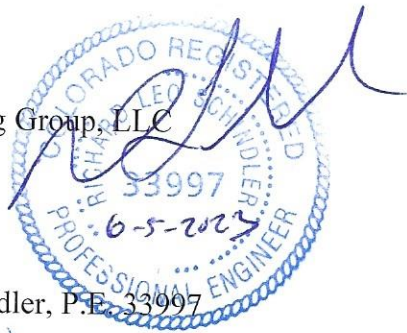
The site and adjacent properties (as affected by work performed under the County permit) appear to be stable with respect to settlement and subsidence, sloughing of cut and fill slopes, revegetation or other ground cover, and the improvements (public improvements, common development improvements, site 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 January 26, 2022 that Extended Detention Basin/WQ Pond A3 meets the volume and elevation requirements and are 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 A3 have been constructed in general accordance with the approved construction documents.

Sincerely,
Core Engineering Group, LLC



Richard L. Schindler, P.E. 33997

Attachments: Pond Certification Letter



CORE

ENGINEERING GROUP

January 26, 2022

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

Attn.: Project Manager

RE: Ponderosa at Lorson Ranch Filing No. 3 (SF 20-016)
Private Detention/Stormwater Quality Pond A3
As-built Certification

Dear Project Manager:

Per the approved construction drawings for Ponderosa at Lorson Ranch Filing No.3 (SF 20-016), improvements were made to construct a full spectrum detention pond 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.

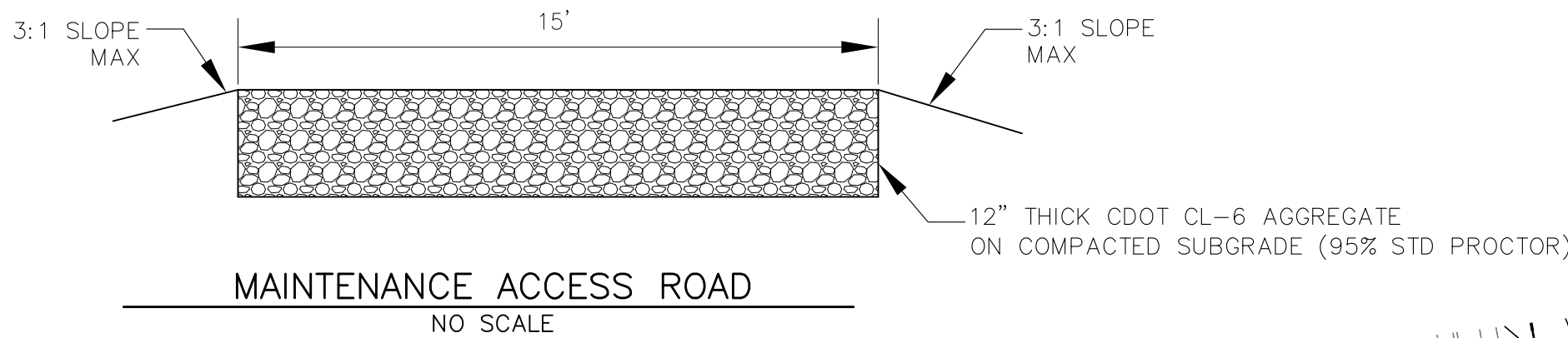
Statement Of Engineer of Record

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

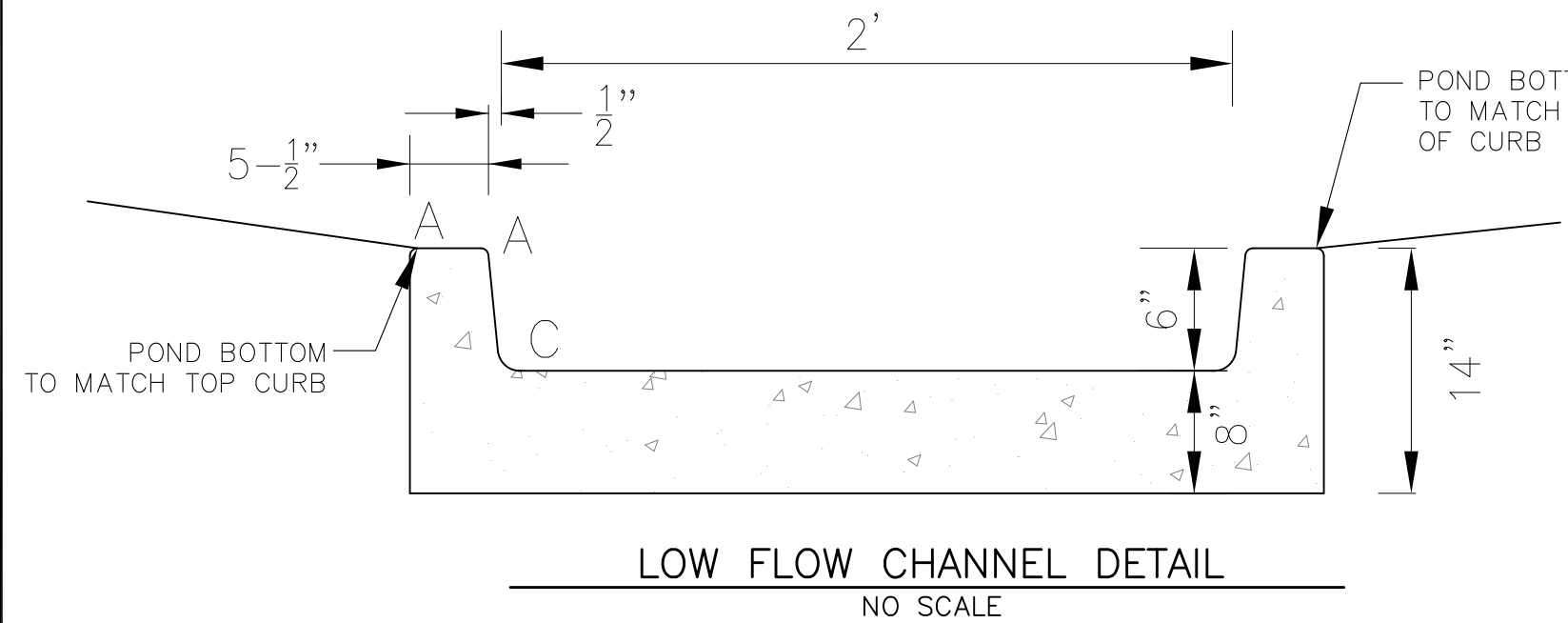
Attachments: Pond A3 As-Built Drawings



CLASSIFICATION FOR AGGREGATE BASE COURSE

Sieve Size	Mass Percent Passing Square Mesh Sieves						
	LL not greater than 35			LL not greater than 30			
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7
150mm (6")			100				
100mm (4")		100					
75mm (3")		95-100					
60mm (2 1/2")	100						
50mm (2")	95-100			100			
37.5mm (1.5")				90-100	100		
25mm (1")				95-100	100	100	
19mm (3/4")				50-90	95-100		
4.75mm (#4)	30-65			30-50	30-70	30-65	
2.36mm (#8)					25-55	20-85	
75 µm (#200)	3-15	3-15	20 max	3-12	3-15	3-12	5-15

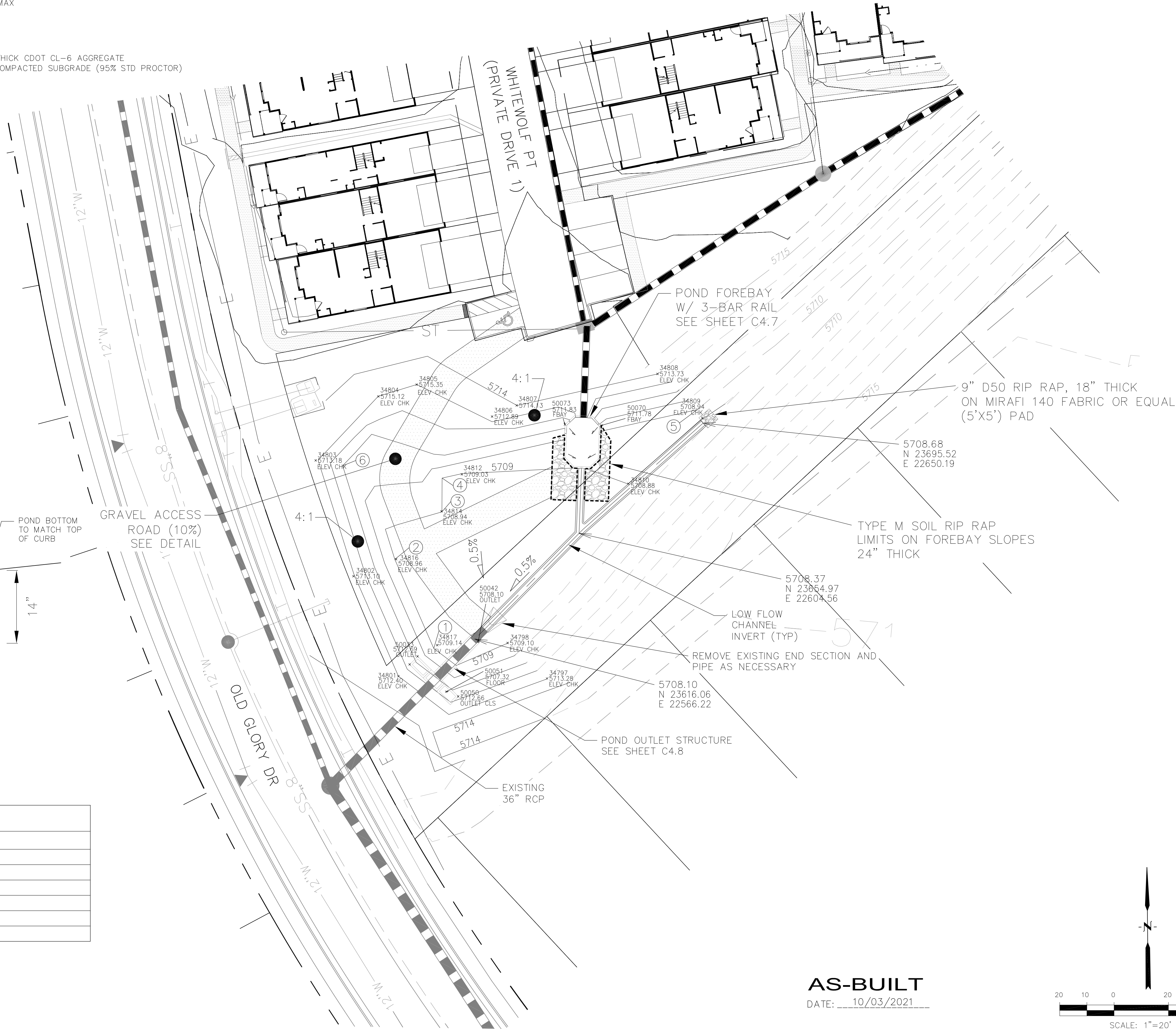
NOTE: Class 3 material shall consist of bank or pit run material.



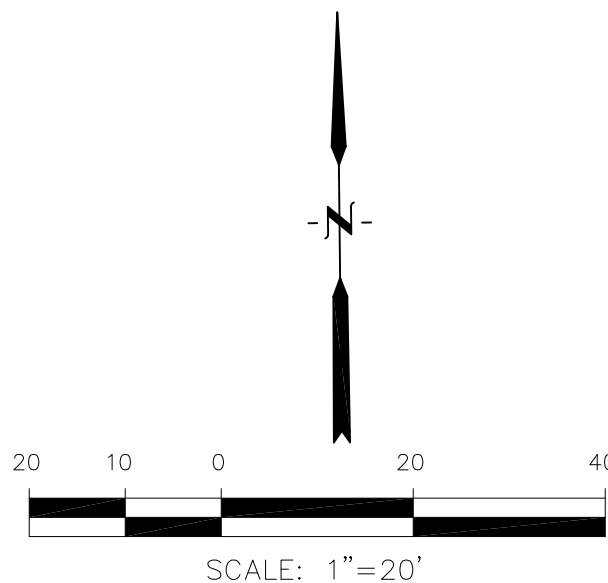
LENGTH FOR RADII

A = 1/2"
C = 1-1/2"

POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	23612.64	22551.12	5709	POND BOTTOM
2	23645.41	22536.78	5709	POND BOTTOM
3	23662.88	22554.12	5709	POND BOTTOM
4	23675.30	22554.19	5709	POND BOTTOM
5	23700.48	22648.05	5710	POND BOTTOM
6	23679.84	22517.59	5711	



AS-BUILT
DATE: 10/03/2021



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNING WOOD, CO 80633
PHONE: 303-759-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO: 1
PROJECT: POND A3
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND A3
GRADING AND
POND DETAILS

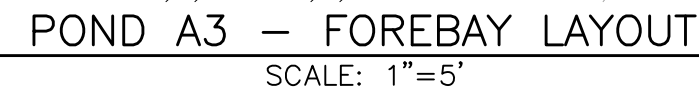


DATE: SEPT 2, 2020

PROJECT NO.
100.050

SHEET NUMBER
C4.6

TOTAL SHEETS: 14



CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719-659-7800
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@eg1.com

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT: PONDEROSA AT LORSON
RANCH FILING NO. 3
LITTLE DOGIE DR - OLD GLORY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

POND A3

FOREBAY DETAILS

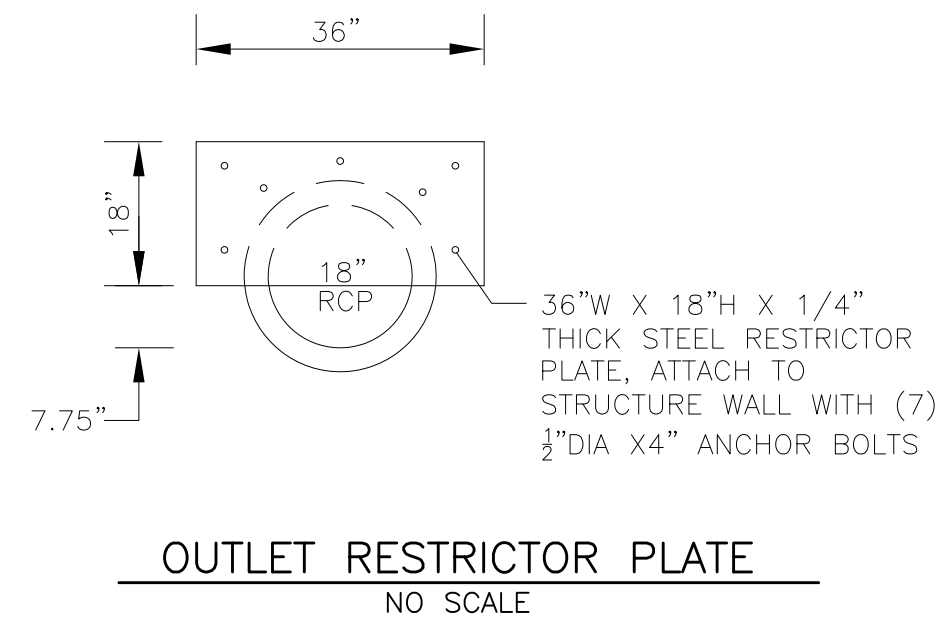
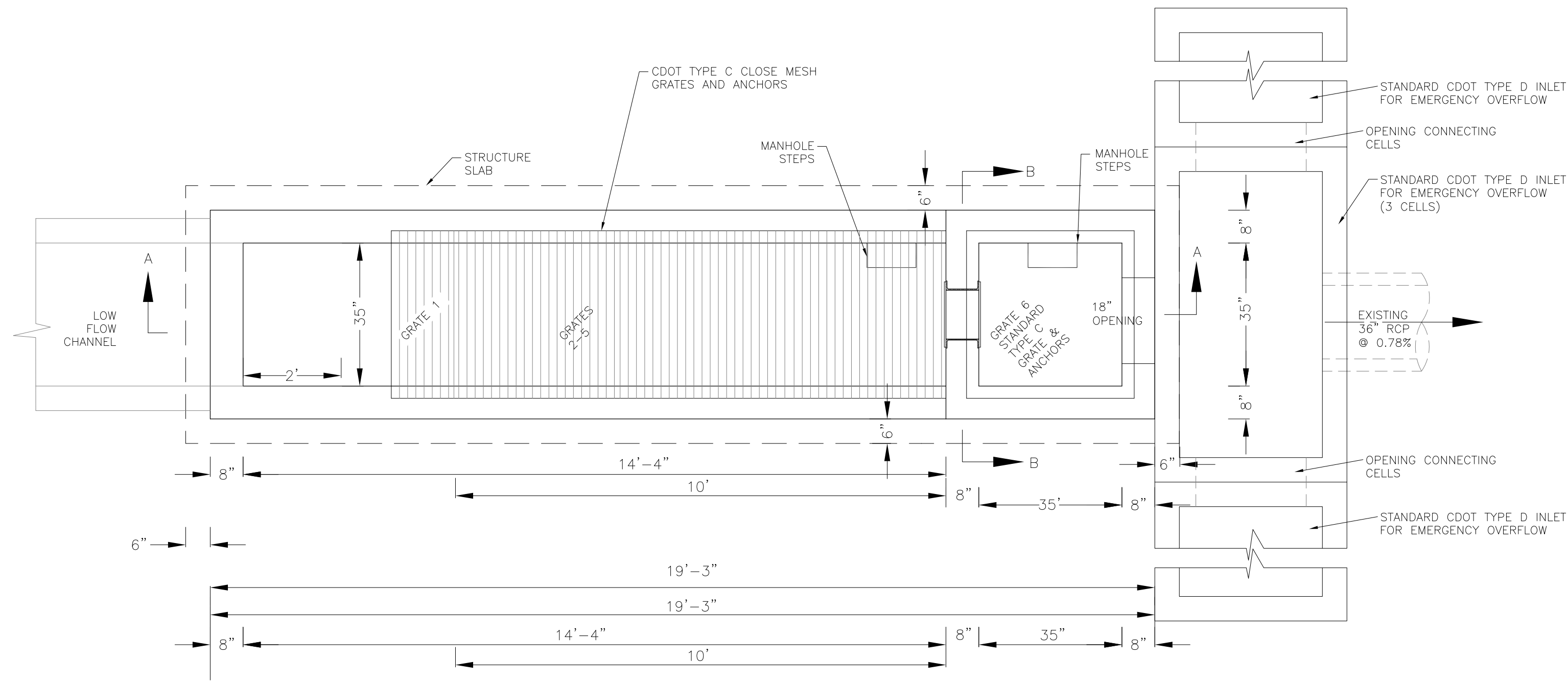
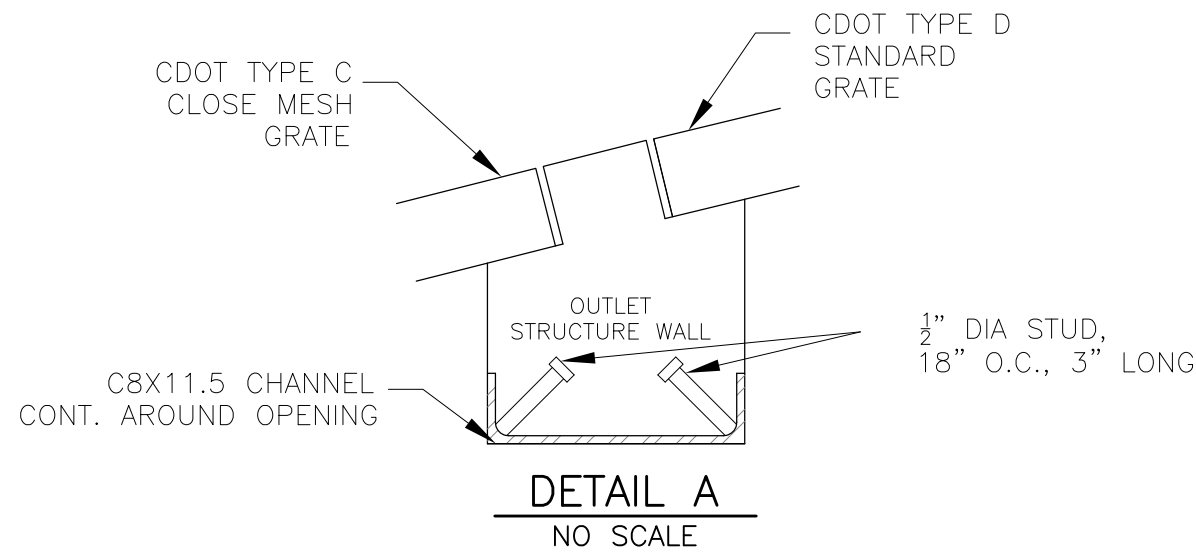


DATE:
SEPT 2, 2020

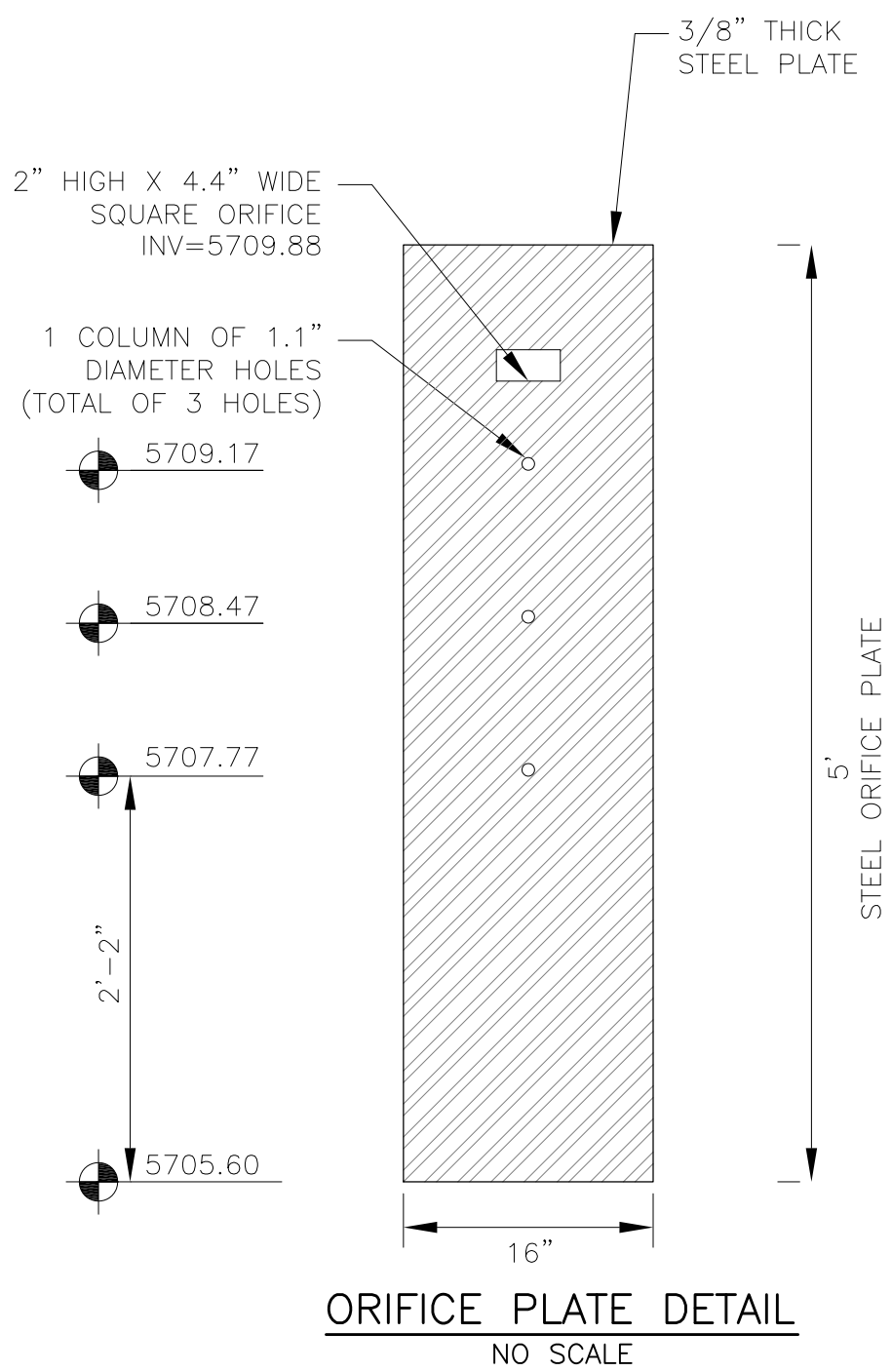
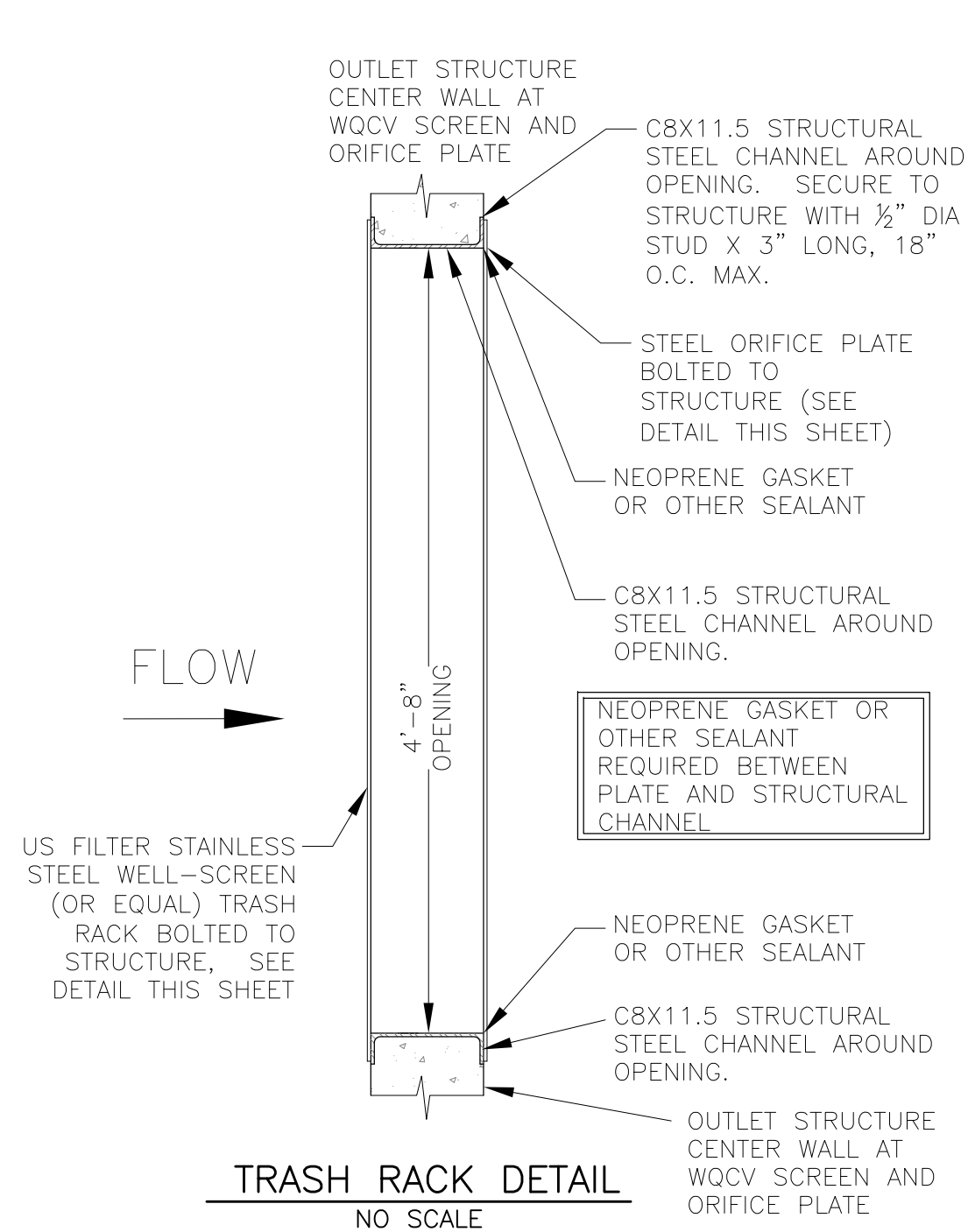
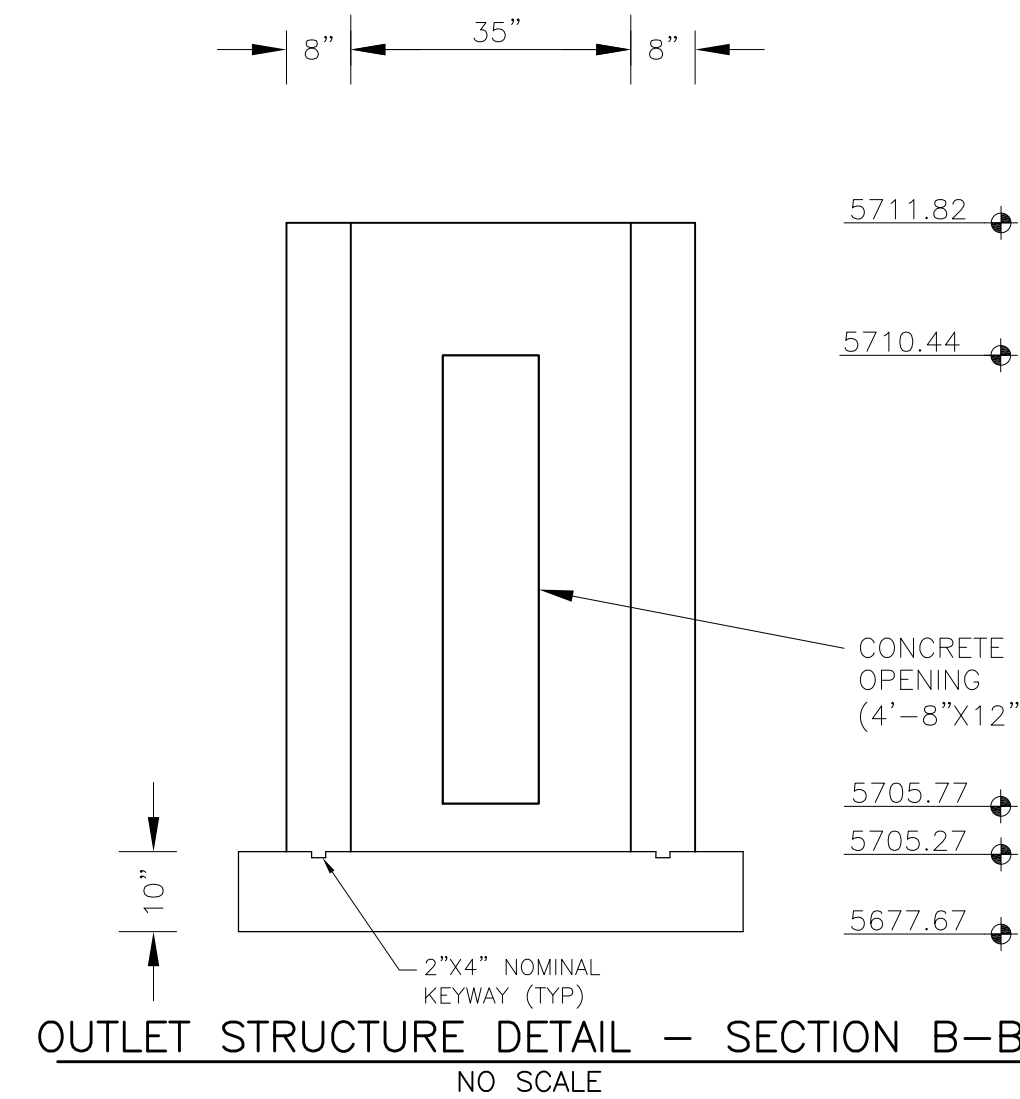
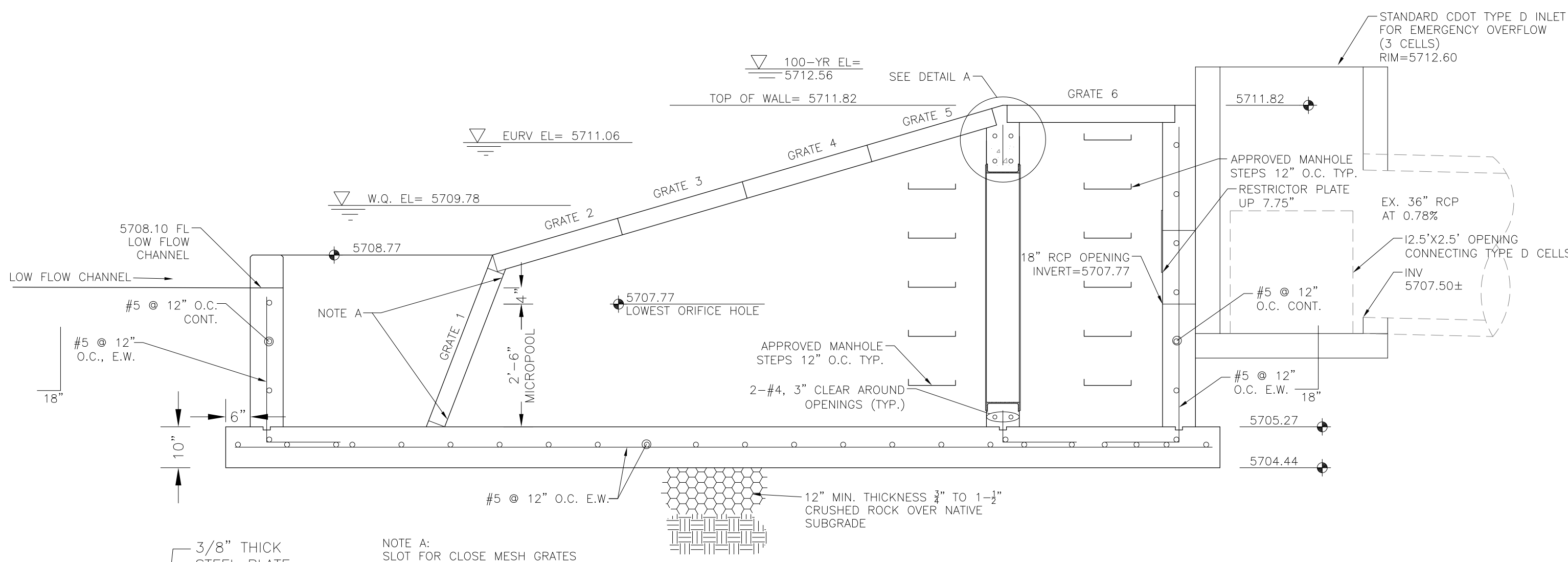
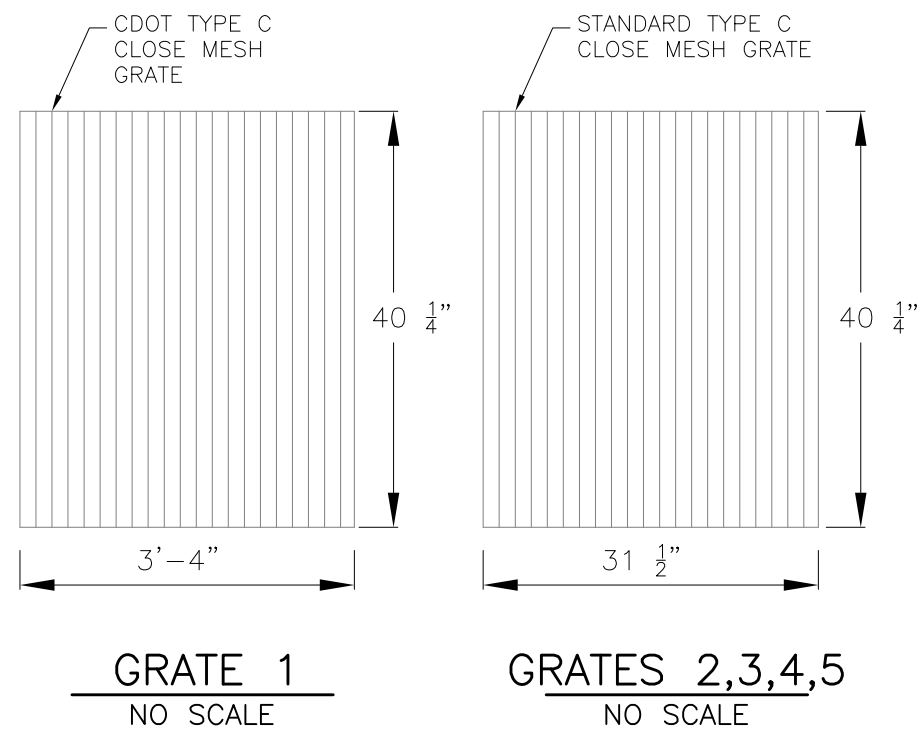
PROJECT NO.
100.050

SHEET NUMBER
C4.7

TOTAL SHEETS: 14



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



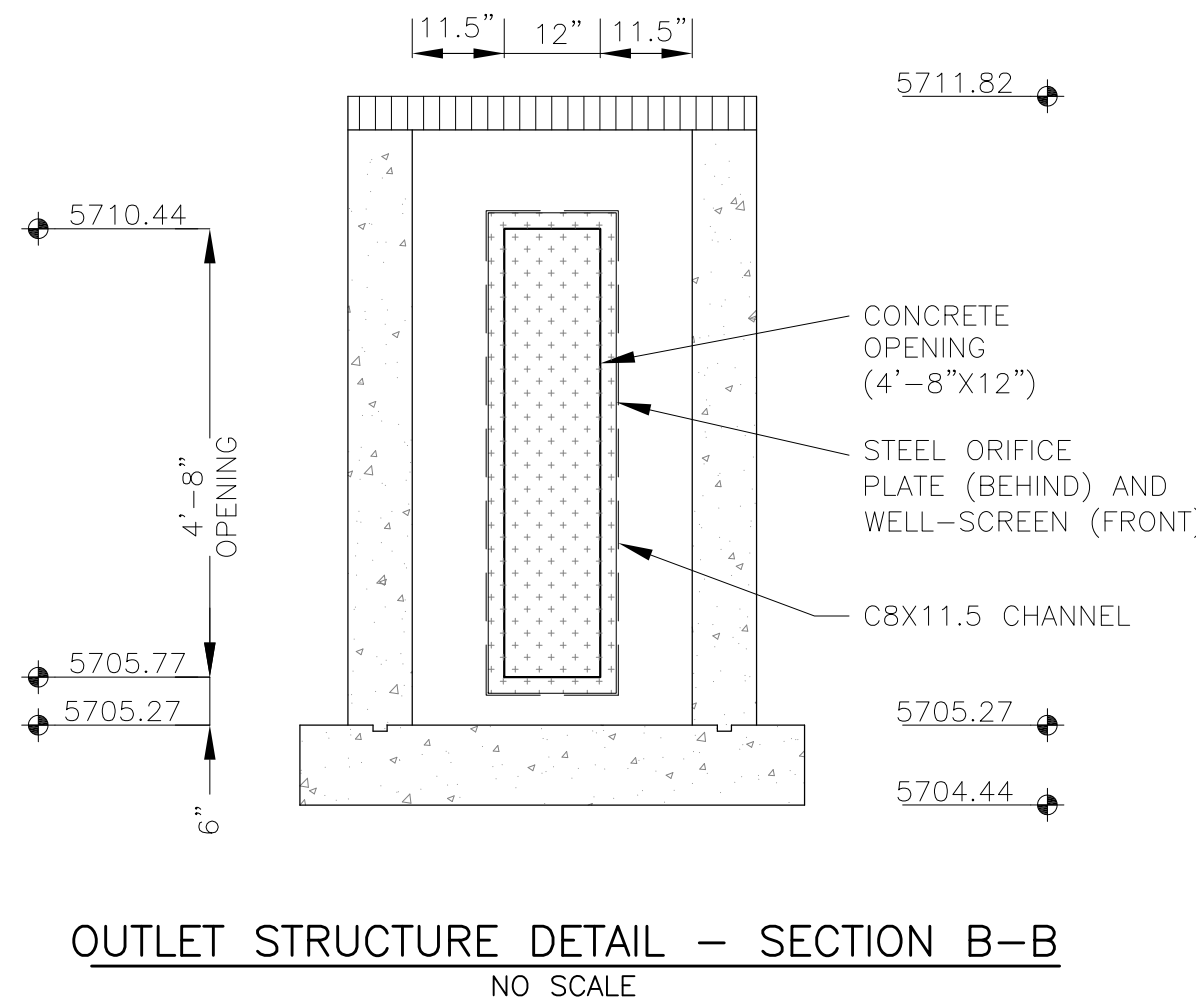
OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

- 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 POND DETAILS FOR PRESEDIMENTATION/FOREBAY DESIGN.
- ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.

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

AS-BUILT
DATE: 10/03/2021



CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNING WOODS, CO 80015 PHONE: 303-780-7800 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	DESCRIPTION
NO.	PROJECT: PONDEROSA AT LORSON RANCH FILING NO. 3 LITTLE DOGIE DR - OLD GLORY DR COLORADO SPRINGS, COLORADO
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	PREPARED FOR: LORSON, LLC 212 N. WAHSATCH AVE. SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
POND A3 FULL SPECTRUM OUTLET STRUCTURE DETAILS	
DATE: SEPT 2, 2020	
PROJECT NO. 100.050	
SHEET NUMBER C4.8	
TOTAL SHEETS: 14	