

# EL PASO COUNTY COLORADO

COMMISSIONERS:  
 MARK WALLER (CHAIR)  
 LONGINOS GONZALEZ, JR. (VICE-CHAIR)

**COLORADO**

HOLLY WILLIAMS  
 STAN VANDERWERF  
 CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**PRE-CONSTRUCTION MEETING**

FILE: SF 197  
 CON 206/ ESQ 2010

DATE: 2/24/2020  
 SUBDIVISION: Midtown at Hannah Ridge Filing No 1  
 DEVELOPER(S): Elite Properties of America Inc.  
 ENGINEER(S): Classic Consulting Engineers and Surveyers  
 CONTRACTOR(S): TBD *Rice & Rice*  
 GEOTECHNICAL: TBD

DEVELOPER CONTACT: James Boulton [jboulton@classichomes.com](mailto:jboulton@classichomes.com) 719-592-9333  
 EPC PCD CONTACT: Rick Spears [rickspears@elpasoco.com](mailto:rickspears@elpasoco.com) 719-238-8637

OTHER PUBLIC ENTITIES (i.e. utilities):  
 N/A

**APPROVAL CHECKLIST:**

REQUIREMENT	APPROVED	FORTHCOMING / NOTE	N/A
<input type="checkbox"/> Early Grading <input checked="" type="checkbox"/> Construction Plans	2/12/2020		<input type="checkbox"/>
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final Drainage Report	12/5/2019		<input type="checkbox"/>
<input checked="" type="checkbox"/> Financial Assurance Estimate	2/12/2020	\$1,706,229.93	<input type="checkbox"/>
<input checked="" type="checkbox"/> Surety Posted	2/24/2020	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/>
<input type="checkbox"/> Grading Permit Acknowledgement	date.		<input checked="" type="checkbox"/>
<input type="checkbox"/> Grading Permit Right-of-Access	date.		<input checked="" type="checkbox"/>
<input type="checkbox"/> Grading Permit	date.		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> EPC Construction Permit	2/24/2020	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/>
<input type="checkbox"/> CDPHE Construction Permit (APEN)			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> EPC Health Dept. Air Quality Permit	2/24/2020	<input checked="" type="checkbox"/> Pending 8.44 Ac.	<input type="checkbox"/>
<input checked="" type="checkbox"/> SWMP	1/14/2020		<input type="checkbox"/>
<input checked="" type="checkbox"/> Colorado Discharge Permit	2/24/2020	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/>
<input checked="" type="checkbox"/> Initial BMP Installation / Inspection	2/24/2020	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/>
<input type="checkbox"/> EPC DPW Right-of-Way Permit	date.		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> ESQCP	2/12/2020		<input type="checkbox"/>
<input type="checkbox"/> Construction Schedule	date.		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Correct number of <b>APPROVED</b> plan sets	2/24/2020		<input type="checkbox"/>
<input checked="" type="checkbox"/> Construction Permit Fee	<del>\$1737.00</del> 4737-	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS, INSURANCE AND BONDING ARE TO BE OBTAINED PRIOR TO START OF CONSTRUCTION.

2880 INTERNATIONAL CIRCLE, SUITE 110  
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
 FAX: (719) 520-6695

SUBDIVISION: SF 197

TESTING CONTRACTOR:

Requirements:

- 1) **Add EPC PCD to the distribution list for all testing reports, in a timely fashion, necessary to comply with the ECM Standards.** A summary sheet of typical requirements is included with this document.
- 2) Minimum testing intervals of 250 LF applicable to trenches, 250 Lane ft. subgrade.
- 3) Testing of trenches / embankments not to exceed 2 foot depth intervals.
- 4) Provide pavement design along with HBP mix design to EPC PCD for review / approval at least 10 working days prior to anticipated date of placement.
- 5) Contact EPC PCD for subgrade inspection / proof roll prior to placement of gravel or pavement.

APPROVED PLAN SPECIFIC DESIGN REVIEW:

ITEM	COMMENTS
Excavation and Embankment	Per plan.
Utilities	Per plan.
Hydrants / Cisterns	N/A
Drainage Facilities	Per plan.
Off-site Drainage	Per plan.
Slope / Off-site Easements	Per plan.
Mail Box / Cluster	Per plan.
Sub Base / Base	Per plan.
ABC Surfacing	Per plan.
HBP Surfacing	Per plan.
Curb / Gutter / Cross Pans	N/A
Sidewalks	N/A
ADA Ramps	N/A
Signage	Per plan.
Striping	N/A
Fugitive Dust Control	Per plan
Concrete	N/A
Reinforcing Steel	N/A AASHTO M284 epoxy coated reinforcing bars

WHEN ALL ITEMS (Subdivision Improvements) HAVE BEEN COMPLETED:

- 1) Submit written request for inspection punch list from EPC PCD.
- 2) Provide letters of acceptance for perpetual maintenance from all utilities providers.
- 3) Provide design engineer's signed and stamped certification letter of substantial compliance.
- 4) Upon satisfactory completion of punch list items and posting of applicable Defect Warranty surety a request for EPC DPW maintenance acceptance may be submitted to EPC.
- 5) Warranty period commences on date of preliminary acceptance by EPC BoCC.

**Notice-to-Proceed will be issued once initial stormwater inspection has been completed.**

SIGNED BY (EPC Representative): \_\_\_\_\_

SUBDIVISION: SF 197

PRE-CONSTRUCTION MEETING ATTENDANCE LIST

Name: <u>Bill Britche</u>	Name: <u>ADAM DOYLE</u>
Company: <u>Classic Homes</u>	Company: <u>CLASSIC HOMES</u>
Address:	Address: <u>6385 CORPORATE DRIVE</u>
City/St/Z: <u>CO, Spring, CO</u>	City/St/Z: <u>COLO SPRGS, CO 80919</u>
Office:	Office: <u>(719) 785-3317</u>
Mobile: <u>719 619 7046</u>	Mobile: <u>(719) 331-6174</u>
Email: <u>britche@classichomes.com</u>	Email: <u>adoyle@classichomes.com</u>

Name: <u>Benjamin Jones</u>	Name: <u>Christina Furchak</u>
Company: <u>EPC DPW Stormwater</u>	Company: <u>EPC DPW STORMWATER</u>
Address:	Address:
City/St/Z:	City/St/Z:
Office: <u>719 520 7734</u>	Office:
Mobile:	Mobile:
Email:	Email:

Name: <u>JACK PATTON</u>	Name: <u>Austin Matheny</u>
Company: <u>PCD</u>	Company: <u>CMS Environmental Solutions</u>
Address:	Address: <u>1778 S Broadway</u>
City/St/Z:	City/St/Z: <u>Denver, CO 80210</u>
Office:	Office:
Mobile:	Mobile: <u>719.551.0733</u>
Email:	Email: <u>amatheny@cmsenvironmental.com</u>

Name:	Name:
Company:	Company:
Address:	Address:
City/St/Z:	City/St/Z:
Office:	Office:
Mobile:	Mobile:
Email:	Email:

Craig Dossey  
Director of PCD