

# EL PASO COUNTY



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 DENNIS HISEY (VICECHAIR)

SALLIE CLARK  
 DARRYL GLENN  
 PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

PRE-CONSTRUCTION MEETING

FILE: SF-16-0170

DATE: 10/25/2017  
 SUBDIVISION: Gleneagle Golf Course Residential Infill Development  
 DEVELOPER(S): G & S Development, Inc  
 ENGINEER(S): ADP Civil  
 CONTRACTOR(S): TBD  
 GEOTECHNICAL : *KMG*

DEVELOPER CONTACT: Scott S. Gratrix 303-858-0599  
 EPC DSD CONTACT: Gary Gamble (719)-216-6009 cell, (719)-520-7949 office

OTHER PUBLIC ENTITIES(i.e. utilities):

- 1) Mountain View Electric
- 2) Black Hills Energy
- 3) Donala Water and Sanitation District
- 4) Century Link

APPROVAL CHECKLIST:

REQUIREMENT	APPROVED	FORTHCOMING	N/A
<input type="checkbox"/> Early Grading <input checked="" type="checkbox"/> Construction Plans	8/22/2017	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final Drainage Report	8/22/2017	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Estimate of Guaranteed Funds	7/31/2017	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Surety Posted	8/7/2017	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Grading Permit Acknowledgement		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Grading Permit Right-of-Access		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Grading Permit		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> EPC Construction Permit	<i>10/25/2017</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> CDPHE Construction Permit (APEN)	<i>10/16/2017</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> EPC Health Dept. Air Quality Permit		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> SWMP	8/22/2017	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Colorado Discharge Permit	8/22/2017	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Initial BMP Installation / Inspection		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> EPC DOT Right-of-Way Permit		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> ESQCP	8/22/2017	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Construction Schedule		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Correct number of <b>APPROVED</b> plan sets	8/22/2017	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Construction Permit Fee	\$4,437.00	<input 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: Gleaneagle Golf Course Residential Infill Development

TESTING CONTRACTOR: *RMG*

Requirements:

- 1) **Add EPC DSD 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 DSD for review / approval at least 10 working days prior to anticipated date of placement.
- 5) Contact EPC DSD 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	Per plan.
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	Per plan.
Sidewalks	N/A.
ADA Ramps	N/A.
Signage	Per plan.
Striping	N/A
Fugitive Dust Control	
Concrete	N/A
Reinforcing Steel	Per plan. AASHTO M284 epoxy coated reinforcing bars

WHEN ALL ITEMS (Subdivision Improvements) HAVE BEEN COMPLETED:

- 1) Submit written request for inspection punch list from EPC DSD.
- 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 DOT maintenance acceptance may be submitted to EPC.
- 5) Warranty period commences on date of preliminary acceptance by EPC BoCC.

NOTICE TO PROCEED:

SIGNED BY: \_\_\_\_\_  
El Paso County <sup>DSD</sup> <sub>PCD</sub> Representative

SUBDIVISION: Gleaneagle Golf Course Residential Infill Development

PRE-CONSTRUCTION MEETING ATTENDANCE LIST

Name: <b>Paul Wiggs</b>	Name: <b>Gary Gamble</b>
Company: <b>El Paso County DSD</b>	Company: <b>El Paso County DSD</b>
Address: <b>2880 Intl. Cir #110</b>	Address: <b>2880 Intl. Cir #110</b>
City/St/Z: <b>Colo. Spgs., CO 80910</b>	City/St/Z: <b>Colo. Spgs., CO 80910</b>
Office: <b>520-6819</b>	Office: <b>520-7949</b>
Mobile: <b>332-3599</b>	Mobile: <b>216-6009</b>
Email: <i>paulwiggs@elpasoco.com</i>	Email: <i>garygamble@elpasoco.com</i>

Name: <b>Elizabeth Nijkamp</b>	Name: <i>SLATT GZATRIX</i>
Company: <b>El Paso County DSD</b>	Company: <i>G&amp;S DEVELOPMENT</i>
Address: <b>2880 Intl. Cir #110</b>	Address: <i>9800 PYRAMID CT. #310</i>
City/St/Z: <b>Colo. Spgs., CO 80910</b>	City/St/Z: <i>Englewood CO 80112</i>
Office: <b>520-7852</b>	Office: <i># 720-490-4250</i>
Mobile:	Mobile: <i>(3) 210-9831</i>
Email: <i>Elizabeth Nijkamp@elpasoco.com</i>	Email: <i>sgzatrix@gsdevelopment.com</i>

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

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SUBDIVISION: Gleaneagle Golf Course Residential Infill Development

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<i>Office:</i>	<i>Office:</i>
<i>Mobile:</i>	<i>Mobile:</i>
<i>Email:</i>	<i>Email:</i>

Signing and Striping Notes:

1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Development Services.
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs"
8. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10. All signs shall be single sheet aluminum with 0.100" minimum thickness.
11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
12. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
13. The contractor shall notify El Paso County Development Services (719) 520-6819 prior to and upon completion of signing and striping.
14. The contractor shall obtain a work in the right of way permit from the El Paso County Public Service Department (PSD) prior to any signage or striping work within an existing El Paso County roadway.

**J.5 TESTING SUMMARY**

Table J-3 and Table J-4 summarize the testing requirements outlined in Appendix J.

**Table J-3. Summary Minimum Testing Requirements**

No.	Item	Type Of Test	Minimum Frequency	Min. #	Act. #
1	Utilities: Water, Sewer, Gas, Electric, Phone and Cable Trenches	Moisture/Density	1 per every 250 L.F. or fraction thereof, every 2' elevation. Each structure (manhole, valve, etc.) every 2' elevations. This requirement also applies to every service.		
2	Storm Sewer Trench	Moisture/Density	Same as above. Each structure (manhole, inlet, etc.) every 2' elevations.		
3	Inlets Concrete Testing	Air Slump	First load or until compliance. Minimum 1 per day.		
		Cylinders	1 set (4) per project for every 100 C.Y. or fraction thereof.		
		Steel	Visual and Documentation		
4	Curb and Gutter	Moisture/Density	1 per every 250 L.F. or fraction thereof.		
		Proof-Roll	All final subgrade.		
		Air/Slump	First load or until compliance. Minimum 1 per every 2,000 L.F. or fraction thereof.		
		Cylinders	1 set (4) per day every 2,000 L.F. or fraction thereof.		

**Table J-4. Summary of Minimum Testing Requirements**

No.	Item	Type of Test	Minimum Frequency	Min. #	Act. #
5	Sidewalk	Moisture/Density	1 per every 250 L.F. or fraction thereof.		
		Air/Slump	First load or until compliance. Minimum 1 per every 1,000 S.Y. or fraction thereof.		
		Cylinders	1 set (4) per day 1,000 S.Y. or fraction thereof.		
6	Roadway Subgrade: Fills and Cuts	Moisture/Density	1 per every 500 Lane Ft. or fraction thereof, every 2' elevation. Cuts to be scarified to a depth of 1', recondition as needed and recompact.		
			All final subgrade.		
7	Roadway (Concrete)	Air/Slump	First 3 loads or until compliance, then every 1,250 C.Y. or fraction thereof.		
		Cylinders	1 set (4) per project for every 1,250 C.Y. or fraction thereof.		

No.	Item	Type of Test	Minimum Frequency	Min. #	Act. #
8	Roadways (Base Coarse)	Moisture/Density	1 per 500 Lane Ft. or fraction thereof.		
		Gradation & Atterberg Limits	1 per 2,000 Tons or fraction thereof.		
		Proof-Roll	Subgrade prior to Base Coarse placement. Base Coarse prior to placement of asphalt.		
9	Roadways (Asphalt)	Density	1 per 500 Lane Ft. or fraction thereof, per lift.		
		Extraction/Gradation	1 per 1,000 Tons or fraction thereof.		
10	Roadways (Asphalt & Concrete)	Cores	1 per 1,000 Lane Ft. or fraction thereof.		
		Profil-O-Graph	Collector classification and above.		