

# 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: PPR1846

DATE: 6/6/2019  
 SUBDIVISION: Townhomes at Bradley Crossroads  
 DEVELOPER(S): J. Elliott Homes, Inc  
 ENGINEER(S): MVE, Inc  
 CONTRACTOR(S): J. Elliott Homes,  
 GEOTECHNICAL :

DEVELOPER CONTACT: Jordan Guinane 719-499-8214  
 EPC PCD CONTACT: David Parkerson

OTHER PUBLIC ENTITIES (i.e. utilities):

- 1) Choose a utility.
- 2) Choose a utility.
- 3) Choose a utility.
- 4) Choose a utility.

**APPROVAL CHECKLIST:**

REQUIREMENT	APPROVED	FORTHCOMING / NOTE	N/A
<input checked="" type="checkbox"/> Early Grading <input type="checkbox"/> Construction Plans	5/30/2019	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final Drainage Report	5/30/2019	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Financial Assurance Estimate	5/30/2019	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Surety Posted	date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Grading Permit Acknowledgement	date.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Grading Permit Right-of-Access	date.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Grading Permit	date.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> EPC Construction Permit	date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> CDPHE Construction Permit (APEN)	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> EPC Health Dept. Air Quality Permit	date 6-19	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> SWMP	date 6-19	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Colorado Discharge Permit	date.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Initial BMP Installation / Inspection	date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> EPC DPW Right-of-Way Permit	date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> ESQCP	date.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Construction Schedule	date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Correct number of <b>APPROVED</b> plan sets	date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Construction Permit Fee	\$1,737.00	<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

[www.ELPASOCO.com](http://www.ELPASOCO.com)

SUBDIVISION: Townhomes at Bradley Crossroads

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	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	Per plan.
ADA Ramps	Per plan.
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 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: Click a date.

SIGNED BY: \_\_\_\_\_  
El Paso County PCD Representative

SUBDIVISION: Townhomes at Bradley Crossroads

PRE-CONSTRUCTION MEETING ATTENDANCE LIST

PPR-1846

Name: <b>Paul Wiggs</b>	Name: <b>David Parkerson</b>
Company: <b>El Paso County PCD</b>	Company: <b>El Paso County PCD</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>520-7848</b>
Mobile: <b>332-3599</b>	Mobile: <b>425-7075</b>
Email: <i>paulwiggs@elpasoco.com</i>	Email: <i>davidparkerson@elpasoco.com</i>

Name: <b>Elizabeth Nijkamp</b>	Name: <b>Kari Parson</b>
Company: <b>El Paso County PCD</b>	Company: <b>El Paso County PCD</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>520-7852</b>	Office: <b>520-6306</b>
Mobile:	Mobile:
Email: <i>ElizabethNijkamp@elpasoco.com</i>	Email: <i>kariparsons@elpasoco.com</i>

Name: <i>Brad Walters</i>	Name: <i>JORDAN GUINANE</i>
Company: <b>El Paso County PCD</b>	Company: <i>J. ELLIOTT HOMES, J. Elliott constr.</i>
Address: <b>2880 Intl. Cir #110</b>	Address: <i>12218 CRYSTAL Downs Lincoln Commons HOA</i>
City/St/Z: <b>Colo. Spgs., CO 80910</b>	City/St/Z: <i>Pyton, CO 80831</i>
Office: <b>520-6819</b>	Office:
Mobile:	Mobile: <i>719-499-8214</i>
Email: <i>bradwalters@elpasoco.com</i>	Email: <i>j.elliottconstruct@gmail.com</i>

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

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 Planning and Community Development.
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 15 mil 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 PCD (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 Department of Works (DPW) prior to any signage or striping work within an existing El Paso County roadway.