Planning and Community Development Department

Craig Dossey, Executive Director

PRE-CONSTRUCTION MEETING FILE: SF195

DATE: 7/8/2019

SUBDIVISION: Gardens at N. Carefree

DEVELOPER(S): Mule Deer Investments, LLC.

ENGINEER(S): Stantec Consulting Inc.

CONTRACTOR(S): Chiddix

GEOTECHNICAL :

DEVELOPER CONTACT:

EPC PCD CONTACT: Joe Hill (719)238-8637 cell, (719)520-7949 office

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

|  |  |  |  |
| --- | --- | --- | --- |
| Early Grading  Construction Plans | 12/26/2018 |  |  |
| Preliminary  Final Drainage Report | 12/26/2018 |  |  |
| Financial Assurance Estimate | 12/26/2018 | $105,215.00 |  |
| Surety Posted | date. |  |  |
| Grading Permit Acknowledgement | date. |  |  |
| Grading Permit Right-of-Access | date. |  |  |
| Grading Permit | date. |  |  |
| EPC Construction Permit | date. |  |  |
| CDPHE Construction Permit (APEN) | date. |  |  |
| EPC Health Dept. Air Quality Permit | date. |  |  |
| SWMP | date. |  |  |
| Colorado Discharge Permit | date. |  |  |
| Initial BMP Installation / Inspection | date. |  |  |
| EPC DPW Right-of-Way Permit | date. |  |  |
| ESQCP | date. | ESQ1912 |  |
| Construction Schedule | date. |  |  |
| Correct number of **APPROVED** plan sets | date. |  |  |
| Construction Permit Fee | $1637.00 |  |  |

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

SUBDIVISION: SF195

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 |  |
| Utilities |  |
| Hydrants / Cisterns |  |
| Drainage Facilities |  |
| Off-site Drainage |  |
| Slope / Off-site Easements |  |
| Mail Box / Cluster |  |
| Sub Base / Base |  |
| ABC Surfacing |  |
| HBP Surfacing |  |
| Curb / Gutter / Cross Pans |  |
| Sidewalks |  |
| ADA Ramps |  |
| Signage |  |
| Striping |  |
| Fugitive Dust Control |  |
| Concrete |  |
| Reinforcing Steel |  |

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: SF195

## PRE-CONSTRUCTION MEETING ATTENDANCE LIST

|  |  |  |  |
| --- | --- | --- | --- |
| *Name:***Brad Walters** | *Name:***Joe Hill** |  |  |
| *Company:***El Paso County PCD** | *Company:***El Paso County PCD** |  |  |
| *Address:***2880 Intl. Cir #110** | *Address:***2880 Intl. Cir #110** |  |  |
| *City/St/Z:***Colo. Spgs., CO 80910** | *City/St/Z:***Colo. Spgs., CO 80910** |  |  |
| *Office:***520-6819** | *Office:***520-7949** |  |  |
| *Mobile:***332-3599** | *Mobile:***649-4934** |  |  |
| *Email: Bradwalters@elpasoco.com* | *Email: joehill@elpasoco.com* |  |  |

|  |  |
| --- | --- |
| *Name:* | *Name:* |
| *Company:* | *Company:* |
| *Address:* | *Address:* |
| *City/St/Z:* | *City/St/Z:* |
| *Office:* | *Office:* |
| *Mobile:* | *Mobile:* |
| *Email:* | *Email:* |

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| *Name:* | *Name:* |
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| *City/St/Z:* | *City/St/Z:* |
| *Office:* | *Office:* |
| *Mobile:* | *Mobile:* |
| *Email:* | *Email:* |

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| *Company:* | *Company:* |
| *Address:* | *Address:* |
| *City/St/Z:* | *City/St/Z:* |
| *Office:* | *Office:* |
| *Mobile:* | *Mobile:* |
| *Email:* | *Email:* |

5/1/2013

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.

