

EL PASO

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COUNTY

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PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

PRE-CONSTRUCTION MEETING

FILE: SF-17-015

DATE: Click here to enter a date. 8/9/18
SUBDIVISION: The Beach at Woodmoor F1
DEVELOPER(S): Lake Woodmoor Holdings, LLC
ENGINEER(S): Kiowa Engineering Corp.
CONTRACTOR(S): Dwire / Frazee / Pyramin
GEOTECHNICAL: CTL

DEVELOPER CONTACT: Thomas Taylor (719) 867-2250
EPC PCD CONTACT: Matt Arcidiacono (719)425-7088 cell, (719)520-6314 office

OTHER PUBLIC ENTITIES (i.e. utilities):

- 1) Mountain View Electric
- 2) Choose a utility. Woodmoor Water & Sanitation District
- 3) Choose a utility.
- 4) Choose a utility.

APPROVAL CHECKLIST:

REQUIREMENT	APPROVED	FORTHCOMING / NOTE	N/A
<input type="checkbox"/> Early Grading <input checked="" type="checkbox"/> Construction Plans	5/17/2018	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final Drainage Report	3/5/2018	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Financial Assurance Estimate	2/6/2018	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Surety Posted	date.	<input checked="" type="checkbox"/> \$79,939.20 (GEC)	<input type="checkbox"/>
<input type="checkbox"/> Grading Permit Acknowledgement	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Grading Permit Right-of-Access	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Grading Permit	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> EPC Construction Permit	date.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> CDPHE Construction Permit (APEN)	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> EPC Health Dept. Air Quality Permit	date.	<input checked="" type="checkbox"/> 12.30 AC	<input type="checkbox"/>
<input checked="" type="checkbox"/> SWMP	date.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Colorado Discharge Permit	7/25/18	<input checked="" type="checkbox"/> Pre-Con	<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 type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> ESQCP	3/6/2018	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Construction Schedule	date.	<input checked="" type="checkbox"/> Pre-Con	<input type="checkbox"/>
<input checked="" type="checkbox"/> Correct number of APPROVED plan sets	5/17/2018	<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

WWW.ELPASOCO.COM

SUBDIVISION: The Beach at Woodmoor F1

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	N/A
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	Per Plan.
Fugitive Dust Control	
Concrete	Per Plan.
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: The Beach at Woodmoor F1

PRE-CONSTRUCTION MEETING ATTENDANCE LIST

Name: Paul Wiggs	Name: Matt Arcidiacono
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: 520-6314
Mobile: 332-3599	Mobile: 719-425-7088
Email: paulwiggs@elpasoco.com	Email: mattarcidiacono@elpasoco.com

Name: Elizabeth Nijkamp	Name: Gilbert LaForce
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: 520-7852	Office: 520-7945
Mobile:	Mobile:
Email: ElizabethNijkamp@elpasoco.com	Email: gilbertlaforce@elpasoco.com

Name: Neil McLeod, Jr Holdings	Name: Steve Rossell
Company: Lake Woodmoor Development	Company: Lake Woodmoor Holdings
Address: 1755 Telstar Suite 211	Address: 1755 Telstar, Suite 211
City/St/Z: Colorado Springs, CO 80904	City/St/Z: Colorado Springs / CO / 8090720
Office:	Office:
Mobile: 719-240-7315	Mobile: 719-491-6564
Email: Nmcleod@laplatallc.com	Email: srossell@laplatallc.com

Name: Ryan Ruebeson	Name:
Company: Lake Woodmoor Holdings	Company:
Address: 1755 Telstar, Suite 211	Address:
City/St/Z: CS / CO / 80920	City/St/Z:
Office:	Office:
Mobile: 719	Mobile:
Email: ruebeson@laplatallc.com	Email:

SUBDIVISION:

PRE-CONSTRUCTION MEETING ATTENDANCE LIST

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

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

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

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.

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.		

Appendix J Roadway Inspections and Testing
 Adopted: 1/9/2006
 Revised: 7/28/2015
 REVISION 5

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.		

