

EL PASO COUNTY

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COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

PRE-CONSTRUCTION MEETING

FILE: SF191

DATE: 2/12/2020
 SUBDIVISION: Falcon Marketplace
 DEVELOPER(S): LG HI Falcon, LLC
 ENGINEER(S): Drexel, Barrell and Co.
 CONTRACTOR(S): TBD
 GEOTECHNICAL: TBD

DEVELOPER CONTACT: Ben Hummel 214-416-9821 ben@hummelinvestments.com
 EPC PCD CONTACT: Rick Spears, (719) 238-8637 Cell

OTHER PUBLIC ENTITIES (i.e. utilities):

- 1) Mountain View Electric
- 2) Colorado Springs Utilities
- 3) Woodman Hills Metro District - Water-Sewer
- 4) Falcon Fire Dept.

APPROVAL CHECKLIST:

REQUIREMENT	APPROVED	FORTHCOMING / NOTE	N/A
<input type="checkbox"/> Early Grading <input checked="" type="checkbox"/> Construction Plans	12/19/2019	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final Drainage Report	12/19/2019	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Financial Assurance Estimate	12/19/2019	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Surety Posted	2/12/2020	<input checked="" type="checkbox"/> Pending	<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 checked="" type="checkbox"/> EPC Construction Permit	2/12/2020	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/>
<input checked="" type="checkbox"/> CDPHE Construction Permit (APEN)	2/12/2020	<input checked="" type="checkbox"/> 36 Ac.	<input type="checkbox"/>
<input type="checkbox"/> EPC Health Dept. Air Quality Permit		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> SWMP	date.	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/>
<input checked="" type="checkbox"/> Colorado Discharge Permit	2/12/2020	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/>
<input type="checkbox"/> Initial BMP Installation / Inspection	date.	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/>
<input type="checkbox"/> EPC DPW Right-of-Way Permit	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> ESQCP	2/10/2020	<input type="checkbox"/> ESQ 209	<input type="checkbox"/>
<input type="checkbox"/> Construction Schedule	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Correct number of APPROVED plan sets	12/12/2019	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Construction Permit Fee	\$3437.00	<input checked="" type="checkbox"/> Final Plat Major W/EGC	<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 191

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	N/A
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	Per plan
Concrete	Per Plan
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: SF191

PRE-CONSTRUCTION MEETING ATTENDANCE LIST

<i>Name: Brad Walters</i>	<i>Name: Rick Spears</i>
<i>Company: El Paso County PCD</i>	<i>Company: El Paso County PCD</i>
<i>Address: 2880 Intl. Cir #110</i>	<i>Address: 2880 Intl. Cir #110</i>
<i>City/St/Z: Colo. Spgs., CO 80910</i>	<i>City/St/Z: Colo. Spgs., CO 80910</i>
<i>Office: 520-6819</i>	<i>Office: 719-520-7949</i>
<i>Mobile: 332-3599</i>	<i>Mobile: 719-238-8637</i>
<i>Email: bradwalters@elpasoco.com</i>	<i>Email: rickspears@elpasoco.com</i>

<i>Name: Elizabeth Nijkamp</i>	<i>Name: Jeff Rice</i>
<i>Company: El Paso County PCD</i>	<i>Company: El Paso County PCD</i>
<i>Address: 2880 Intl. Cir #110</i>	<i>Address: 2880 Intl. Cir #110</i>
<i>City/St/Z: Colo. Spgs., CO 80910</i>	<i>City/St/Z: Colo. Spgs., CO 80910</i>
<i>Office: 520-7852</i>	<i>Office:</i>
<i>Mobile:</i>	<i>Mobile:</i>
<i>Email: ElizabethNijkamp@elpasoco.com</i>	<i>Email: Jeffrice@elpasoco.com</i>

<i>Name: Kari Parsons</i>	<i>Name: Gabe Valdez</i>
<i>Company: El Paso County PCD</i>	<i>Company: DPW</i>
<i>Address: 2880 Intl. Cir #110</i>	<i>Address: 3275 Akers Dr</i>
<i>City/St/Z: Colo. Spgs., CO 80910</i>	<i>City/St/Z: Colo. Spgs., CO. 80922</i>
<i>Office 520-6306</i>	<i>Office: 719-520-7393</i>
<i>Mobile:</i>	<i>Mobile: 719-238-7114</i>
<i>Email Kariparsons@elpasoco.com</i>	<i>Email:</i>

<i>Name:</i>	<i>Name:</i>
<i>Company:</i>	<i>Company:</i>
<i>Address:</i>	<i>Address:</i>
<i>City/St/Z:</i>	<i>City/St/Z:</i>
<i>Office:</i>	<i>Office:</i>
<i>Mobile:</i>	<i>Mobile:</i>
<i>Email:</i>	<i>Email:</i>

SUBDIVISION: SF 191

PRE-CONSTRUCTION MEETING ATTENDANCE LIST

Name: Greg Mayfield	Name: Steve Meier
Company: HEI Civil	Company: LG HI Falcon, LLC
Address:	Address: 500 Crescent Court #220
City/St/Z:	City/St/Z: Dallas, Tx 75201
Office:	Office:
Mobile: 303-621-6492	Mobile: (214) 632-9611
Email: greg.mayfield@heicivil.com	Email: steve@hummelinvestments.com

Name: Jimmy Morgan	Name:
Company: HEI Civil	Company:
Address:	Address:
City/St/Z:	City/St/Z:
Office: 720-208-8180	Office:
Mobile:	Mobile:
Email: jimmy.morgan@heicivil.com	Email:

Name: Tim McCannell	Name:
Company: Drexel, Barrell & Co.	Company:
Address: 3 S. 7th St.	Address:
City/St/Z: CO, CO 80905	City/St/Z:
Office: 260-0887	Office:
Mobile: 491-5170	Mobile:
Email: tmccannell@drexelbarrell.com	Email:

Name: Kate Varnum	Name:
Company: Drexel, Barrell + Co.	Company:
Address: 3 S 7th St.	Address:
City/St/Z: CO, CO 80905	City/St/Z:
Office: 260-0887	Office:
Mobile:	Mobile:
Email: kvarnum@drexelbarrell.com	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 limit 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.		