

FLITE BANKING CENTERS, LLC  
ADDITION OF ATM DRIVE UP IN EXISTING WALMART # 1689 PARKING LOT

5680 SOUTH CHAMBERS ROAD  
AURORA, CO 80015

8955 Katy Freeway, Suite 106  
Houston, Texas 77024  
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GARCIA DESIGN | ASSOCIATES











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Consultants:

1. WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTMINSTER, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, DESIGN MANUAL, STANDARD CONSTRUCTION SPECIFICATIONS, AND DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING.
2. REINFORCED CONCRETE (C76 CLASS III) STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH THE CITY OF AURORA'S DRAWINGS 02917-04, 022371-05, 02317-06, 02317-07, AND 02317-09 AS APPLICABLE.
3. ALL STORM SEWERS CONSTRUCTED IN SIDE LOT EASEMENTS SHALL BE R.C.P., MINIMUM TWENTY (20') FOOT WIDE EASEMENTS SHALL BE PROVIDED.
4. ALTERNATIVE TO CEMENT STABILIZED SAND BACKFILL FOR PIPES FIFTY-FOUR (54") INCH AND LARGER, FROM 1'-FOOT ABOVE THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, CONTRACTOR MAY BACKFILL WITH SUTTABLE MATERIAL. PROVIDED THE BACKFILL MATERIAL IS PLACED IN EIGHT (8') INCH LIFTS AND MECHANICALLY COMPACTED TO NINETY-FIVE (95%) STANDARD PROCTOR DENSITY. TESTS SHALL BE TAKEN AT ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1') FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT STABILIZED SAND.
5. ALL PROPOSED PIPE SUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH EIGHT (8') INCH LIFTS AND ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1') FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT STABILIZED SAND.
6. THE CONTRACTORS) SHALL NOTIFY ARAPAHOE COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - ENGINEERING DIVISION - PERMIT OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR PAVING CONSTRUCTION AT 303.987-7500 AND WRITTEN NOTIFICATION FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT E. ALMEDA PKWY AURORA, CO 80012.
7. PAVING SHALL BE IN ACCORDANCE WITH THE REGULATIONS OF AURORA COUNTY, COLORADO FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE" AND/OR AMENDMENTS OF SAME.
8. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.
- SWPP CONSTRUCTION NOTES
1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPP) PLANS TO KEEP SILT AND/OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEEP BACK INTO THE EXCAVATED AREA.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT, OR ROCK TRACKED FROM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM, EVEN IF 0.3 INCHES OR GREATER.
- DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROL MEASURES.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE
6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES, WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 STEEPER SHALL BE REPLACED BY BLOCK SODDING.

GENERAL NOTES TO PROJECT:

1. CONTRACTOR SHALL NOTIFY THE OFFICE OF THE CITY ENGINEER, **DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AT 303-739-7300**, FOR INSPECTION AT LEAST 48 HOURS PRIOR TO COMMENCING THE CONSTRUCTION.
2. CONTRACTORS SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS, AND TREES ALONG THE AREA OF EXCAVATION.
3. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATIONS.
4. CONTRACTOR SHALL PREPARE A SET OF "AS-BUILT" DRAWINGS SHOWING ANY FIELD CHANGES MADE TO THE APPROVED ENGINEERING PLANS AND SUBMIT TO THE DESIGN CONSULTANT FOR SUBMISSION TO THE CITY ENGINEER.
5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATERLINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH **CITY OF AURORA, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING, WITH LATEST ADDENDA AND AMENDMENTS HERETO, NO SEPARATE PAY.**
6. CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING IN ACCORDANCE WITH **THE LATEST EDITION OF THE PUBLICATIONS "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING," PUBLISHED BY THE CITY OF AURORA, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.**
7. ALL UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY IN THE FIELD THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY COLORADO ONE CALL AT 800-922-1987/ 303-205-6301 AT LEAST 48 PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DURING TO HIS FAILURE TO REQUEST THE LOCATION AND PRESERVATION OF THESE UNDERGROUND FACILITIES. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY, NO SEPARATE PAY.
8. COLORADO LAW TITLE 9, ARTICLE 2.5, SECTION 9-2.5-102, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN TEN (10) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THESE LAWS. THESE LAWS CARRY BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL **XCEL ENERGY AT 800-481-4700**. NO SEPARATE PAY.
9. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENT OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.
10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE COLORADO NATIONAL POLLUTANT DISCHARGE ELIMINATING SYSTEM (NPDES) REQUIREMENTS.
11. EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO CITY/ COUNTY STANDARDS.
12. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
13. ALL UTILITY TRENCHES TO BE BACKFILLED TO 95 PERCENT STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.
14. IF CONSTRUCTION DOES NOT BEGIN WITHIN A YEAR AFTER PLANS HAVE BEEN APPROVED AND SIGNED, NEW SIGNATURES MUST BE OBTAINED AND LETTERS OF AVAILABILITY MUST BE UPDATED.

15. CONTRACTOR TO CONTRACT **PW&E OFFICER(S) @E. ALMEDA PKWY, AURORA CO 80012, AND/OR THE APPROPRIATE ON-LINE C/H PW&E WEBSITE(S)** TO OBTAIN ALL APPROPRIATE **C/H PW&E-TYPE PERMITS** REQUIRED BY THE PROPOSED CONSTRUCTION. REPLACEMENT, RELOCATION, TRAFFIC CONTROL AND/OR UTILITY ABANDONMENT WORK SHOW ON THESE PLANS. FOR ANY TREE-CUTTING PERMITS **IN COMM. B.L. SEBACK AREAS & CITY ROAD(S)/R-O-WS), CONTACT C/H FORESTRY @PARKS & RECREATION @311 OR 303-739-7177.**
16. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE DESIGN CONSULTANT WHO WILL MAKE THE CHANGES ON THE ORIGINAL TRACINGS, LABELING EACH SHEET IN THE SET AS "RECORD DRAWINGS", AND RETURNING SAME TO THE CITY ENGINEER.

CENTURYLINK COLORADO FACILITIES

1. THE LOCATIONS OF CENTURYLINK COLORADO FACILITIES ARE SHOWN IN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL CALL 811 OR 800-922-1987 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE UNDERGROUND LINES FIELD LOCATED.
3. WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTURYLINK COLORADO FACILITIES, ALL EXCAVATIONS MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURE. WHEN BORING, THE CONTRACTOR SHALL EXPOSE THE CENTURYLINK COLORADO FACILITIES.
4. WHEN CENTURYLINK COLORADO FACILITIES ARE EXPOSED, THE CONTRACTOR WILL PROVIDE SUPPORT TO PREVENT DAMAGE TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES, THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.
5. THE PRESENCE OR ABSENCE OF CENTURYLINK COLORADO UNDERGROUND CONDUIT FACILITIES OR BURIED CABLE FACILITIES SHOWN ON THESE PLANS DOES NOT MEAN THAT THERE ARE NO DIRECT BURIED CABLES FOR OTHER CABLES IN CONDUIT IN THE AREA.
6. PLEASE CONTACT THE COLORADO 811 DAMAGE PREVENTION DIRECTOR: MARTY MEAD AT 303-205-6343 OR EMAIL HIM AT [MMead@COB11.ORG](mailto:MMead@COB11.ORG) FOR DAMAGE PREVENTION QUESTIONS. PLEASE CONTACT BOB WALTERS, MANAGER OF CUSTOMER CARE AND ENGINEERING AT 206-733-5272 IF THERE ARE ANY QUESTIONS ABOUT BORING OR EXCAVATING NEAR OUR CENTURYLINK COLORADO FACILITIES.
- WARNING: **OVERHEAD ELECTRICAL LINES**
1. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LOCATION OF OVERHEAD LINES HAS NOT BEEN SHOWN ON THESE DRAWINGS AS THE LINES ARE CLEARLY VISIBLE. BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. COLORADO LAW, TITLE 9, ARTICLE 2.5, SECTION 9-2.5-102, HEALTH & SAFETY CODE FORBIDS ACTIVITIES THAT OCCUR IN CLOSE PROXIMITY TO HIGH VOLTAGE LINES, SPECIFICALLY:
- ANY ACTIVITY WHERE PERSON OR THINGS MAY COME WITHIN TEN (10) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES; AND
- OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING RIG, PILE DRIVER, HOSTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD LINES.

2. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED. CALL XCEL ENERGY AT 800-895-4999.

3. **ACTIVITIES ON OR ACROSS XCEL ENERGY FEE OF EASEMENT PROPERTY**
- NO APPROVAL TO USE, CROSS OR OCCUPY XCEL FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE XCEL PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT-OF-WAY DIVISION AT 800-328-8226.

CAUTION: UNDERGROUND GAS FACILITIES

1. LOCATION OF XCEL ENERGY MAIN LINES TO INCLUDE XCEL ENERGY, INTRASTATE PIPELINE, LLC, WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. OUR SIGNATURE ON THE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 800-922-1987/ 303-205-6301 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

- WHEN XCEL ENERGY PRELINE MARKINGS ARE NOT VISIBLE, CALL SUPERVISOR, KEN STRAUSS AT 970-817-3244 FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
- WHEN EXCAVATING WITHIN EIGHTEEN (18") OF THE INDICATED LOCATION OF XCEL ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING ON-MECHANIZED EXCAVATION PROCEDURES.
- WHEN XCEL ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON PIPING. FOR EMERGENCIES REGARDING GAS LINES CALL 877-712-2288 OR FOR NON EMERGENCIES CALL 713-420-2600.

PAVING CONSTRUCTION NOTES

1. GENERAL CONSTRUCTION NOTE APPLY TO PAVEMENT CONSTRUCTION.

2. PAVING MATERIALS AND PROCEDURES SHALL BE IN CONFORMANCE WITH THE SOIL REPORTS, PROJECT SPECIFICATIONS, AND DETAIL IN PLANS.
3. ALL ROAD WIDTHS, CURB RADI, AND CURVE ALIGNMENT SHOWN INDICATE FACE OF A CURB. ALL CURB RADI SHALL BE FIFTEEN (15) FEET TO FACE OF CURB UNLESS OTHERWISE NOTED. T.C. INDICATED TOP OF CURB ELEVATION.
4. THE SPACING BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 80'- FEET. THE SPACING BETWEEN CONTRACTION JOINTS SHALL NOT EXCEED 15'- FEET. CONTRACTION JOINTS MUST BE CUT WITHIN 6 TO 12 HOURS OF CONCRETE PLACEMENT. THE MAXIMUM SPACING BETWEEN ANY TWO JOINTS SHALL NOT NOT EXCEED 20 FEET. CONCRETE SURFACE SHALL NOT BE TORN OR DAMAGED BY THE SLADE. JOINT SPACING SHALL NOT EXCEED 36 TIMES THE SLAB THICKNESS. JOINT PATTERNS SHALL BE GENERALLY SQUARED, CONCRETE CURB AND SIDEWALK JOINTS (WHERE SIDEWALK IS ADJACENT TO PAVING) SHALL BE ALIGNED WITH PAVING JOINTS.
5. ISOLATION JOINTS: PROVIDE DEPTH AT ALL LOCATIONS WHERE SLABS ADJOIN WALLS, COLUMNS, FOUNDATIONS, DRAIN PIPING, SPRINKLER MAINS, EXISTING CONCRETE OR PAVEMENT, AND OTHER IMMOVABLE OBJECT, UNLESS SHOWN OTHERWISE ON STRUCTURAL DRAWINGS.
6. ALL CONCRETE PAVEMENT SHALL BE PORTLAND AND CEMENT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS AND A MINIMUM OF 3% ENTRAINED AIR WITH REINFORCING STEEL CONFORMING TO ASTM A-615, GRADE 60, PROVIDE MINIMUM 30 BAR DIAMETERS LAP.
7. CONNECT TO EXISTING PAVEMENT USING HORIZONTAL DOWEL EXPANSION JOINTS, WHERE SHOWN ON PLANS. SAW CUT EXISTING PAVEMENT TO FILL PAVEMENT DEPTH. HORIZONTAL DOWELS SHALL BE NO. 3/4 BARS, 18 INCHES LONG, WITH ONE END TREATED TO SLIP, SPACED 12 INCHES ON CENTER OD EACH JOINT. DRILLED AND EMBEDDED 9 INCHES INO THE CENTER OF THE EXISTING SLAB CENTER WITH "PO" ROD, OR EQUAL, DOWEL SPACING SHALL BE 12 INCHES CENTER TO CENTER, UNLESS OTHERWISE NOTED.
8. WHERE PROPOSED PAVEMENT IS TO BE CONSTRUCTED IN PUBLIC EASEMENTS, CONSTRUCTION JOINTS SHALL BE PLACED ALONG THE ENTIRE EASEMENT LINE OF THE ENCROACHMENT AND TRANSVERSE TO THE EASEMENT AT LEAST EVERY 10 FEET. MANHOLES, CLEANOUT, VALVE BOXES, ETC., SHALL BE ADJUSTED TO FINISH GRADE. SAW CUTS ARE AN ACCEPTABLE ALTERNATIVE TO CONSTRUCTION JOINTS.
9. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENTS, AS APPLICABLE.
10. PORTLAND CEMENT CONCRETE PAVEMENT.
- a. **HEAVY DUTY PAVING: 7 INCHES OF CONCRETE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT. REINFORCING TO BE #3 @18 OR #4 @24" O.C.E.W.**
- b. **LIGHT DUTY PAVING: 5 INCHES OF CONCRETE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT REINFORCING TO BE #3 @18" OR #4 @ 24", O.C.E.W.**
11. SUBGRADE SHALL BE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT.
12. FLEXIBLE PAVEMENT: FLEXIBLE (HOT MIX ASPHALT CONCRETE) PAVEMENT SHALL BE PLACED PER NOTE 1 UNDER, SITE CLEARING AND GRADING CONSTRUCTION NOTES.
13. DRAINAGE OPENINGS ACROSS CURBED ISLANDS TO BE PAVED WITH LIGHT DUTY CONCRETE PAVING.
14. PRIVATE SIDEWALKS SHALL BE MINIMUM 5" THICK WITH #3 REINFORCING BARS (TYPICAL). PUBLIC SIDEWALKS SHALL BE IN WIDTH IN CONFORMANCE WITH CITY OF AURORA REQUIREMENTS.
15. ALL FINISHED GRADES SHALL VARY UNIFORMALY BETWEEN FINISHED ELEVATIONS.

16. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.
17. MAXIMUM CROSS SLOPES FOR SIDEWALKS AND A.D.A. ACCESS ROUTES SHALL NOT EXCEED 2.0%.
18. RAMP SLOPES SHALL NOT EXCEED 1 INCH PER FOOT (8/33%). MAXIMUM SLOPES FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.

AARAPHOE COUNTY PERMIT NOTES

1. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY THE "REGULATIONS OF ARAPAHOE COUNTY, COLORADO FOR FLOOD PLAIN MANAGEMENT" PRIOR TO STARTING CONSTRUCTION.
2. OWNER TO OBTAIN ALL PERMITS REQUIRED BY ARAPAHOE COUNTY, COLORADO PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN ADAMS AND ARAPAHOE COUNTY ROAD.
3. AUTHORIZATION NOTICE ISSUED BY ARAPAHOE COUNTY PUBLIC INFRASTRUCTURE ENGINEERING DEPARTMENT PERMIT OFFICE REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LANES WITHIN ARAPAHOE COUNTY RIGHT-OF-WAY". CONTACT ARAPAHOE COUNTY PERMIT OFFICE 909-739-7300.

SITE CLEARING AND GRADING CONSTRUCTION NOTES

1. **ALL EARTHWORK TO BE DONE IN CONFORMANCE WITH REQUIREMENTS OF GEOTECHNICAL ENGINEERING REPORT.**

2. PROJECT AREA TO BE STRIPPED OF TOP SOIL TO DEPTH AS INDICATED BY SOILS ENGINEER. TOP SOIL, RUBBISH, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL TO BE DISPOSED OF OFF PROJECT SITE.

3. CONTRACTOR TO REMOVE ALL TREES & SHRUBS INDICATED TO BE REMOVED. REMOVE STUMPS, MAIN ROOT BALL, AND ROOT SYSTEMS TO 24-INCHES BELOW EXISTING GRADE. APPLY HERBICIDE TO REMAINING STUMPS TO INHIBIT GROWTH.

4. CONTRACTOR TO CLEAR UNDERGROWTH & DEAD WOOD WITHOUT DISTURBING SUBSOIL.

5. PAVING MATERIALS AND PROCEDURES TO BE IN CONFORMANCE WITH THE SOILS REPORT. PROJECT SPECIFICATIONS, AND DETAILS IN PLANS.

6. CONTRACTOR SHALL CUT AND FILL SITE AS REQUIRED TO OBTAIN FINISHED ELEVATIONS SHOWN ON PLANS. COMPACT SELECT BACKFILL MATERIAL TO 95% STANDARD PROCTOR DENSITY AS PER ASTM D-698 AND IN CONFORMANCE WITH SOILS REPORT REQUIREMENTS. MAXIMUM SIDE SLOPES TO BE 3:1. ALL REQUIREMENTS OF PROJECT SPECIFICATIONS FOR EARTHWORK SHALL BE MET.

7. CONTRACTOR TO PROVIDE TEMPORARY MEASURES TO CONTROL STORM WATER RUN-OFF DURING CONSTRUCTION AS REQUIRED TO MINIMIZE EROSION AND TO MEET NPDES REQUIREMENTS.

8. EXCESS EXCAVATION SHALL BE HAULED OFF SITE AT CONTRACTOR'S EXPENSE. PRIOR TO FILL, THE SURFACE AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL. FILL SURFACE SHALL BE PROOF-ROLLED AT THE TOP 6-INCHES SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D 698.

9. THE FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8-INCHES AN COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM 698. THE MOISTURE CONTENT FOR COMPACTION OF SITE FILL SHALL BE AS DETERMINED BY THE SOILS ENGINEER.

10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE **FINAL DRAFT OF STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES AS PREPARED BY ARAPAHOE COUNTY, AND THE CITY OF AURORA**. ALL IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

11. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE FACILITIES TO DIRECT SURFACE DRAINAGE AWAY FROM TRENCHES AND TOWARDS OFF SITE DRAINAGE FACILITIES. PREVENT WATER FROM PONDING ON SITE AND DO NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ON TO ADJACENT PROPERTY.

ARAPAHOE COUNTY CONSTRUCTION NOTES

1. WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTMINSTER, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, DESIGN MANUAL, STANDARD CONSTRUCTION SPECIFICATIONS, AND DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING.

2. REINFORCED CONCRETE (C76 CLASS III) STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH THE CITY OF AURORA'S DRAWINGS 02917-04, 022371-05, 02317-06, 02317-07, AND 02317-09 AS APPLICABLE.

3. ALL STORM SEWERS CONSTRUCTED IN SIDE LOT EASEMENTS SHALL BE R.C.P., MINIMUM TWENTY (20') FOOT WIDE EASEMENTS SHALL BE PROVIDED.

4. ALTERNATIVE TO CEMENT STABILIZED SAND BACKFILL FOR PIPES FIFTY-FOUR (54") INCH AND LARGER, FROM 1'-FOOT ABOVE THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, CONTRACTOR MAY BACKFILL WITH SUTTABLE MATERIAL. PROVIDED THE BACKFILL MATERIAL IS PLACED IN EIGHT (8') INCH LIFTS AND MECHANICALLY COMPACTED TO NINETY-FIVE (95%) STANDARD PROCTOR DENSITY. TESTS SHALL BE TAKEN AT ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1') FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT STABILIZED SAND.

5. ALL PROPOSED PIPE SUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH EIGHT (8') INCH LIFTS AND ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1') FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT STABILIZED SAND.

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7. PAVING SHALL BE IN ACCORDANCE WITH THE REGULATIONS OF AURORA COUNTY, COLORADO FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE" AND/OR AMENDMENTS OF SAME.

8. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.

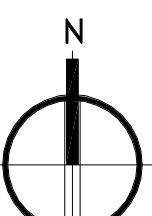
- SWPP CONSTRUCTION NOTES
1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPP) PLANS TO KEEP SILT AND/OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEEP BACK INTO THE EXCAVATED AREA.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT, OR ROCK TRACKED FROM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM, EVEN IF 0.3 INCHES OR GREATER.

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Project Number  
1703

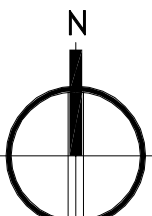
Sheet Name  
GENERAL NOTES

Sheet Number  
S0.1

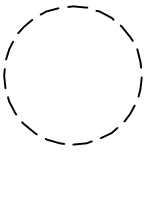


SCALE: 1/4" = 1'-0"

1,500 SQUARE FEET



SCALE: 1/4" = 1'-0"



SEE STRUCTURAL DRAWINGS BY  
OTHERS FOR PIER  
SPECIFICATIONS

-  AREA OF EXISTING ASPHALT  
PAYEMENT TO BE REMOVED

- AREA OF EXISTING CONCRETE TO  
BE REMOVED

- NOTES:

1. CONTRACTOR TO PROVIDE A 6'-0" CHAIN LINK FENCE AROUND CONSTRUCTION AREA.

2. CONTRACTOR TO MATCH ALL EXISTING PAVEMENT ELEVATIONS ALL PROPOSED ISLANDS TO BE 6" ABOVE EXISTING PAVEMENT

ALL PROPOSED ISLANDS TO BE 6" ABOVE EXISTING  
NEW WORK TO BE DONE WITHIN ATM PROPERTY LINE

**NEW WORK TO BE DONE WITHIN ATM PROPERTY LINE**

3. ONE CALL NOTIFICATION SYSTEM. CALL BEFORE YOU DIG!!!!

### 3. ONE CALL NOTIFICATION SYSTEM. CALL BEFORE YOU DIG!!!

4. CONTRACTOR TO SAW CUT, REMOVE AND HAUL OFF

4. CONTRACTOR TO SAW CUT, REMOVE AND HAUL OFF EXISTING ASPHALT AND/OR CONCRETE WITHIN DEMO AREA

— 6 —

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REV.	DATE	ISSUED
	07.20.2017	CLIENT REVIEW
	08.02.2017	CLIENT REVIEW
	08.15.2017	PERMITTING

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Project Number  
1703

**Sheet Name**  
**EXISTING SITE PLAN**

Sheet Number

# S1.0





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REV.	DATE	ISSUED

07.20.2017	CLIENT REVIEW
08.02.2017	CLIENT REVIEW
08.15.2017	PERMITTING

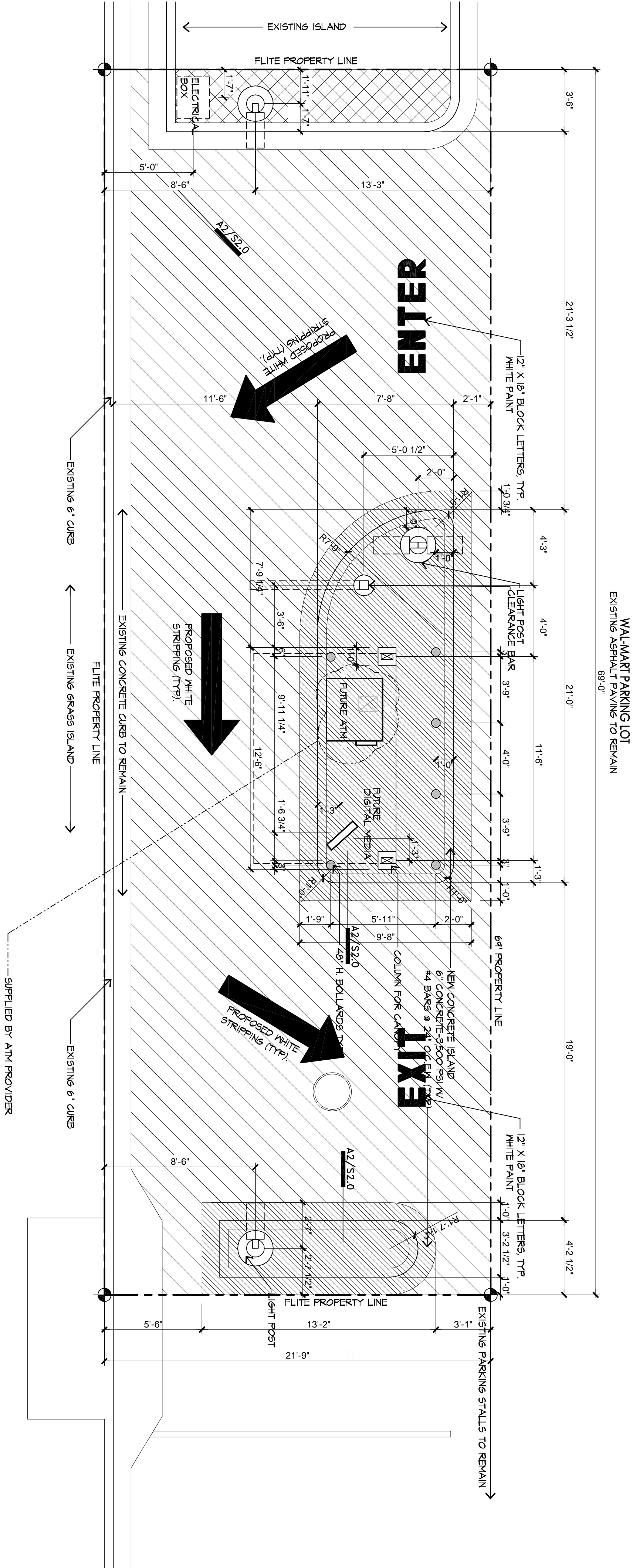
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**Project Number**  
1703

**Sheet Name**  
PROPOSED SITE PLAN

**Sheet Number**  
S2.0

NOTE: PROJECT REQUIRES POSITIVE DRAINAGE TO EXISTING INLETS. PROJECT DOES NOT EFFECT EXISTING DRAINAGE TO SITE. THEREFORE DRAINAGE PLAN IS NOT REQUIRED.



**PROPOSED SITE PLAN**  
SCALE: 1/4" = 1'-0"

**APPROXIMATE SQUARE FOOTAGE**

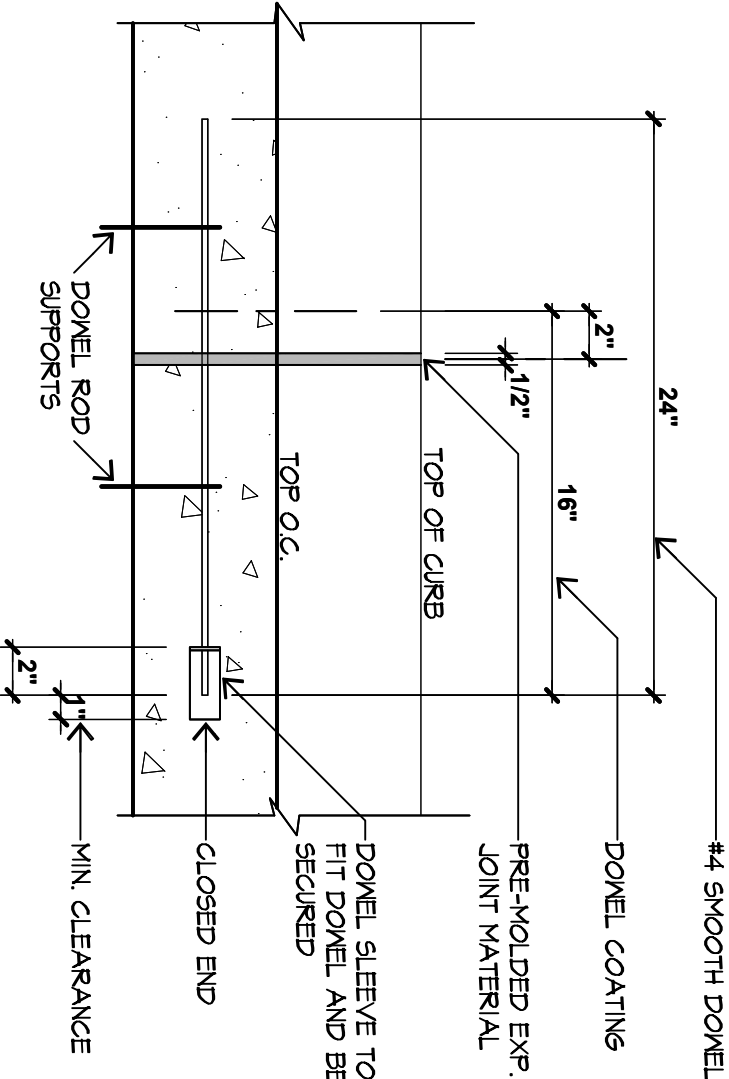
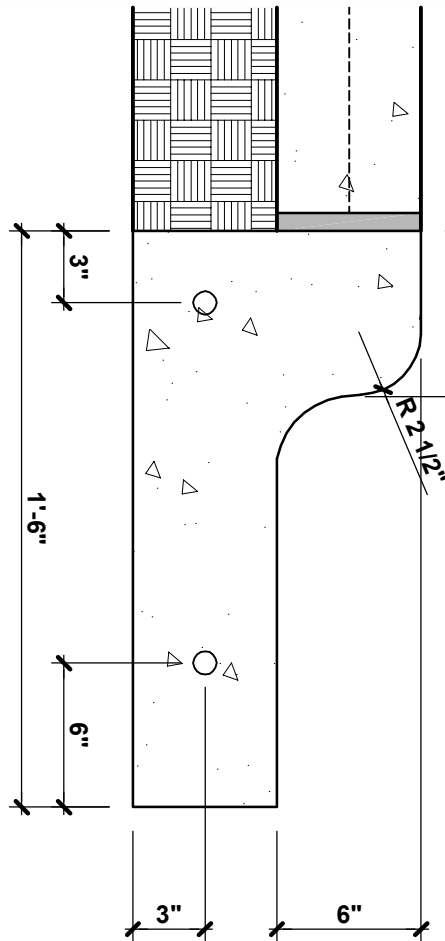
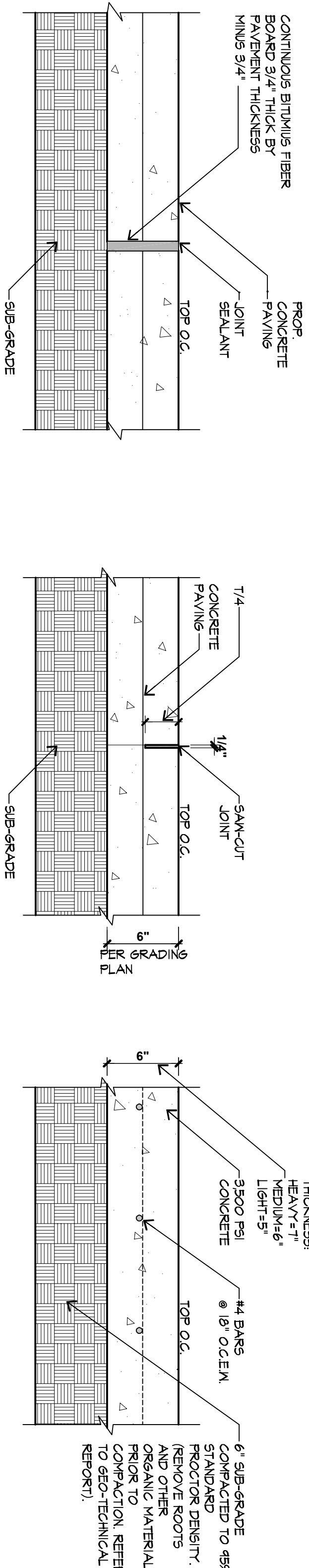
1,500 SQUARE FEET

**LEGEND**

- NEW CONCRETE
- CURB AND ISLAND
- NEW CONCRETE PAVING
- REPLACE/ADD GRASS AS REQUIRED

**NOTES**

- CONTRACTOR TO MATCH ALL EXISTING PAVEMENT ELEVATIONS. ALL PROPOSED ISLANDS TO BE 6" ABOVE EXISTING PAVEMENT. NEW WORK TO BE DONE WITHIN ATM PROPERTY LINE.
- ONE CALL NOTIFICATION SYSTEM: CALL BEFORE YOU DIG!!
- PROJECT REQUIRES MEETS AND BOUNDS SURVEY BY OTHERS WHEN PROJECT HAS BEEN LOCATED IN FIELD.



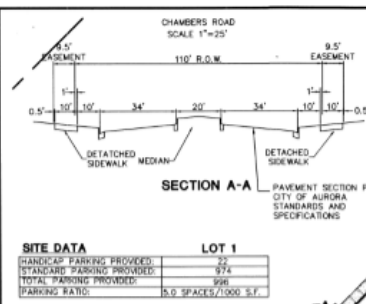
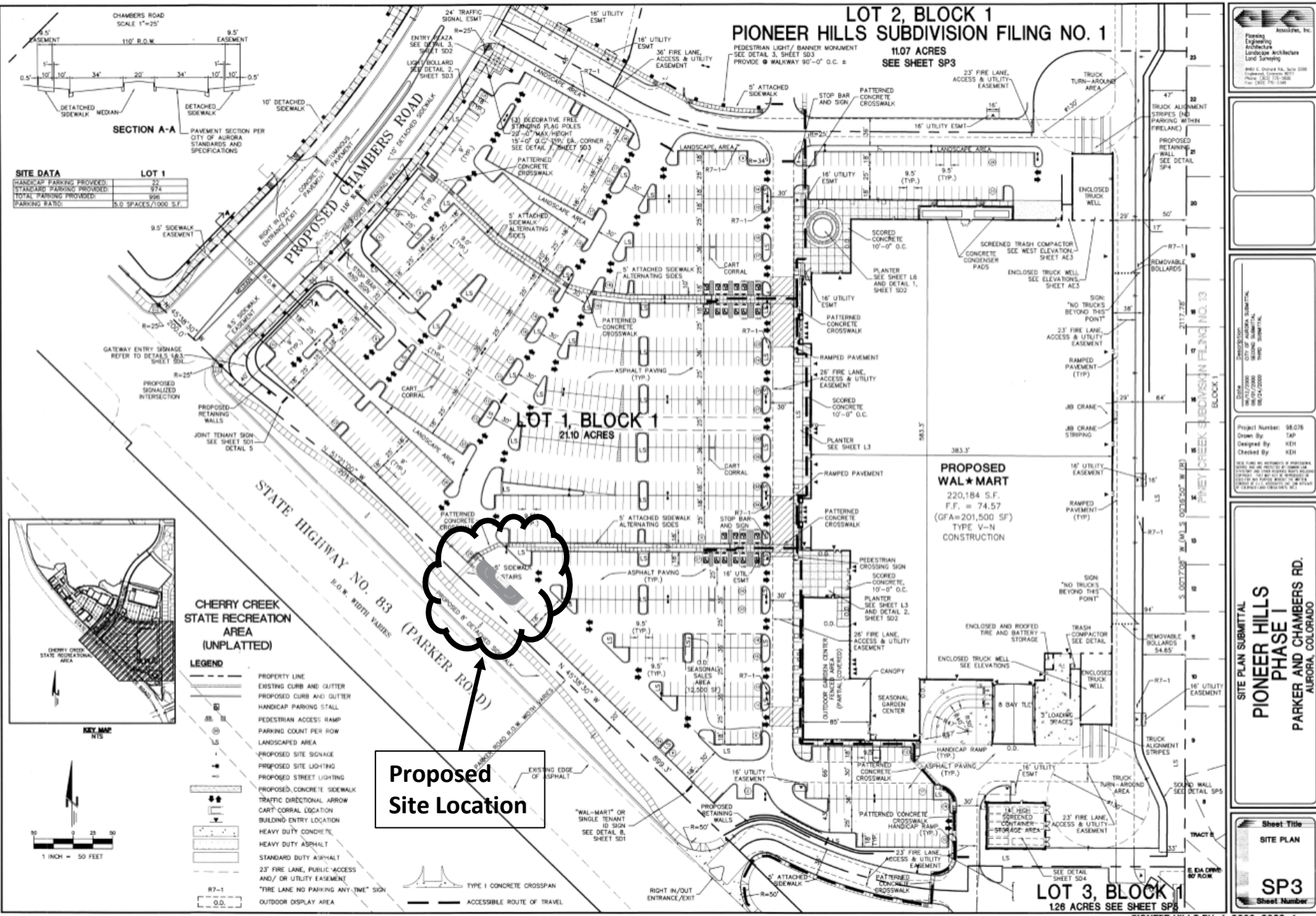
**A5**  
SCALE: 1 1/2" = 1'-0"

**A4**  
SCALE: 1 1/2" = 1'-0"

**A3**  
SCALE: 1 1/2" = 1'-0"

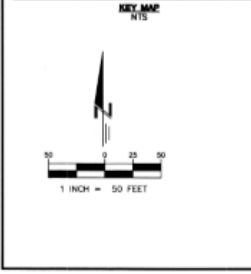
**A2**  
SCALE: 1 1/2" = 1'-0"

**A1**  
SCALE: 1 1/2" = 1'-0"



**SITE DATA**

	LOT 1
HANDICAP PARKING PROVIDED	22
STANDARD PARKING PROVIDED	22
TOTAL PARKING PROVIDED	44
PARKING RATIO	5.0 SPACES/1000 S.F.



Pioneer Hills Subdivision, Inc.  
Planning  
Engineering  
Architecture  
Landscape Architecture  
Land Surveying  
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Fax: (303) 741-1001

Project Number: 98-076  
Drawn By: SAP  
Designed By: KDH  
Checked By: KDH

**SITE PLAN SUBMITTAL**  
**PIONEER HILLS**  
**PHASE I**  
**PARKER AND CHAMBERS RD.**  
**AURORA, COLORADO**

**Sheet Title**  
**SITE PLAN**  
**SP3**  
Sheet Number