

MAVERIK INC. STORE

SITUATED IN THE NORTHWEST ¼ OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

PROJECT NUMBER

21-122-0001

ISSUE DATE:

June 18, 2021

REVISIONS:

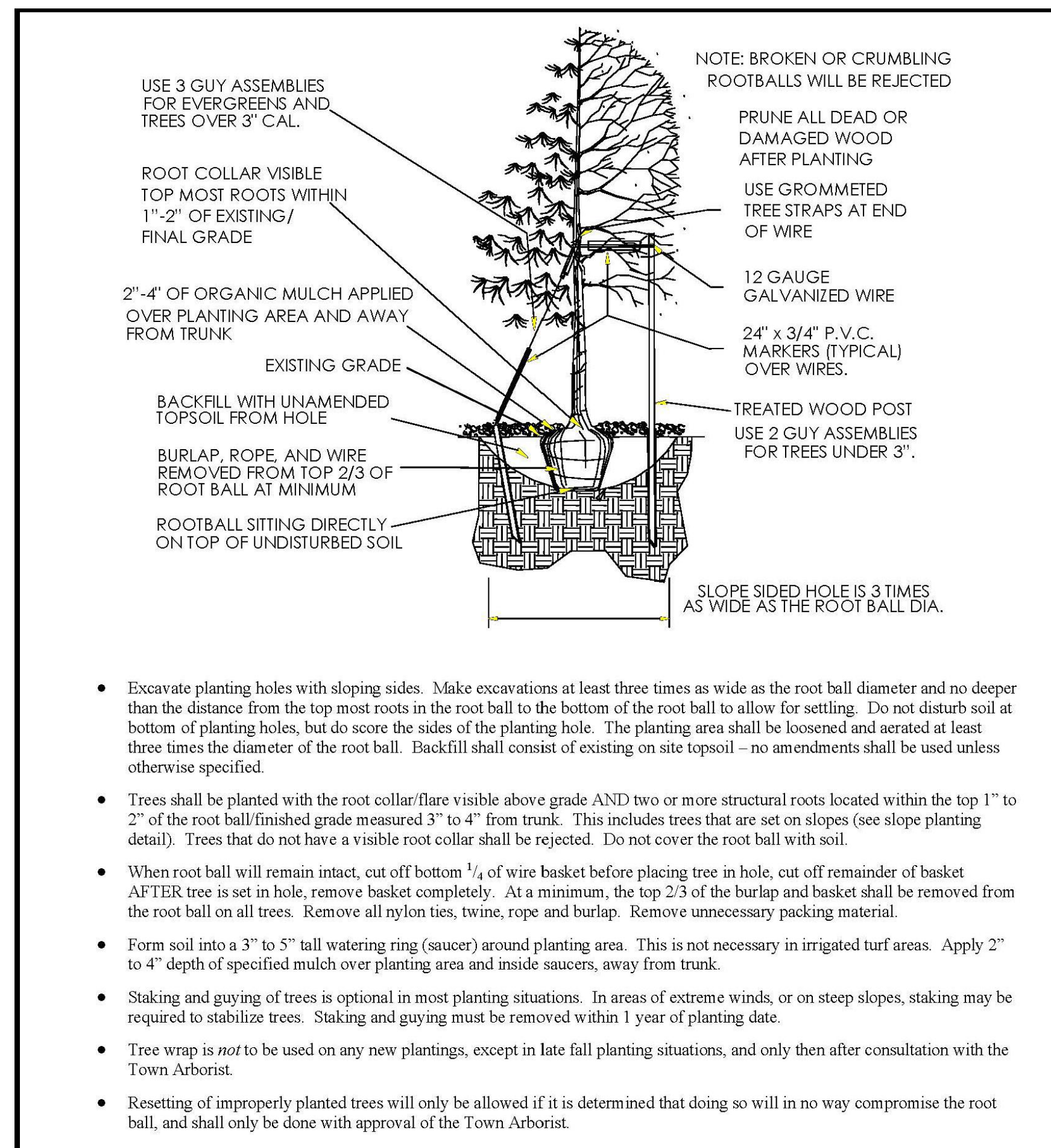
No.	Date	Description

NOTE:
Bid documents should not be separated or issued as partial sets to subcontractors. Bidders are responsible for all portions of the documents that pertain to work covered by sub-bids. Bidder assumes full responsibility for error or misinterpretations resulting from partial sets of Bidding Documents by itself or any sub-bidder.

Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately. In the event of a conflict in the drawings, bidder should not assume the least expensive option will meet the project requirements.

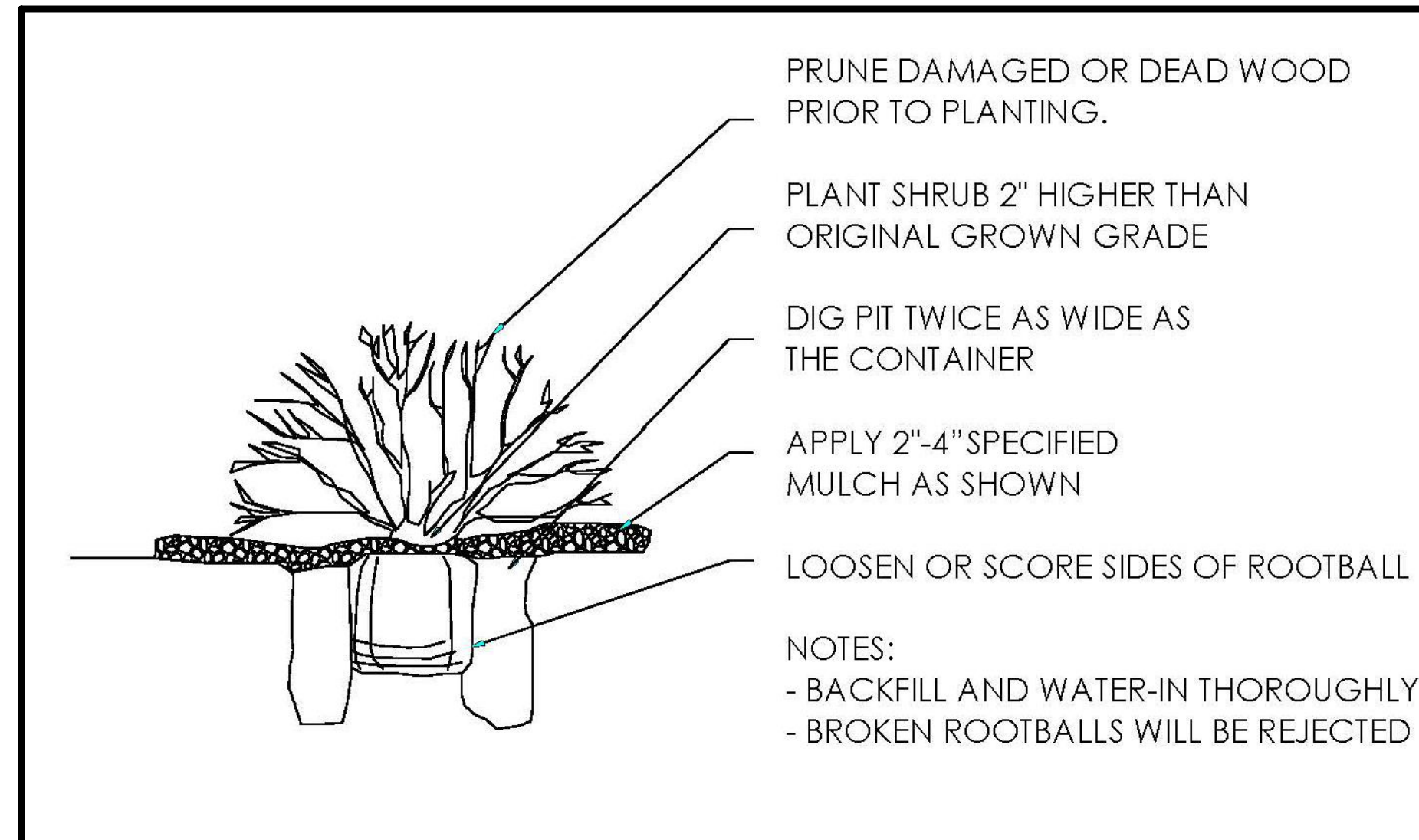
GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SITE CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, CONTRACTOR SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS PRACTICABLE, AT OWN EXPENSE.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE JOB IS ACCEPTED, IN FULL, BY THE LANDSCAPE ARCHITECT AND OWNER.
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. ALL PLANTS SHALL BE ANA #1 OR BETTER (ACCORDING TO "AMERICAN STANDARDS FOR NURSERY STOCK") AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. CONTRACTOR TO STAKE BED LINES IN FIELD FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
8. ALL PLANTED AREAS SHALL BE MULCHED WITH 3" LOOSE MEASURE OF APPROVED MULCH.
9. CONTRACTOR TO GUARANTEE PLANT MATERIAL THRU WRITTEN WARRENTY TO OWNER FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
10. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE LANDSCAPE ARCHITECT SHALL DECLARE THE PROJECT SUBSTANTIALLY COMPLETE.
11. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN TWO WEEKS OF NOTICE. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS. OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
12. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
13. STAKE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
14. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, SOIL PREPARATION TESTING, MATERIALS, EXECUTION, AND MAINTENANCE.
15. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS. TREE STAKING SHALL BE REMOVED 1 YEAR POST WARRENTY.
16. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
17. ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
18. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
19. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING BED AS SHOWN ON THE DRAWINGS.
20. PLANT CROWN ELEVATIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND SHALL BE STRICTLY ADHERED TO. PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT SHALL BE REQUIRED.
21. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ONSITE.
22. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
23. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A WATER EFFICIENT IRRIGATION SYSTEM. ALL TURF GRASS AREAS WILL BE ON SPRINKLED WITH STREAM-SPRAY WATER SAVING SPRINKLER ZONES, AND ALL PLANTING AREAS WILL BE WATERED WITH A POINT-SOURCE DRIP IRRIGATION SYSTEM. ALL IRRIGATION WILL BE CONTROLLED BY A MASTER CONTROL VALVE WITH A RAIN-SENSOR MODULE.
24. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH THE BUILDING PERMIT SUBMITTAL, AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
25. LANDSCAPE IMPROVEMENT AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS



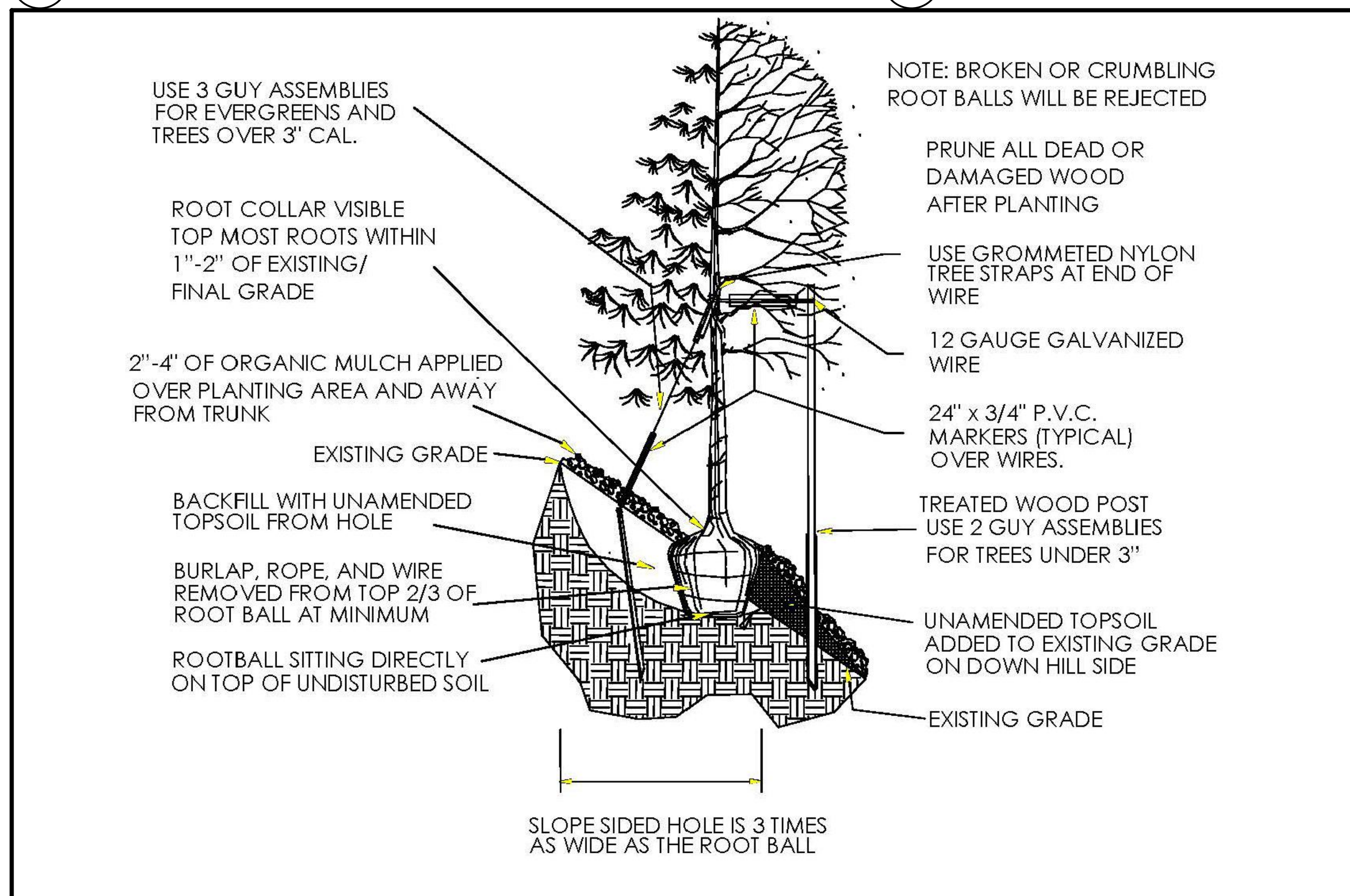
A TOWN OF PARKER TREE PLANTING DETAIL

Scale: NTS



B TOWN OF PARKER SHRUB PLANTING DETAIL

Scale: NTS



C TOWN OF PARKER TREE PLANTING ON SLOPE DETAIL

Scale: NTS

MAVERIK INC. STORE
 LINCOLN AVE. AND DRANSFELDT RD.
 PARKER, CO

EDCI
 ENGINEERS
 1331 17TH STREET • SUITE 605
 DENVER, COLORADO 80202
 PHONE: (720) 439-4700
 WEBSITE: www.edc-engineers.com
 CIVIL / STRUCTURAL
 Google Earth Photo Decoded by Ed D'Amico