

SITE DEVELOPEMENT LEGEND			
--- 4262 ---	EXISTING CONTOURS		DROUGHT TOLERANT TREE
--- 4262 ---	PROPOSED CONTOURS		CONCRETE SLAB
---	PROPERTY LINE		MULCH PLANTER - BARK
---	PROJECT LIMIT LINE		NATIVE OPEN SPACE - NOT IN CONTRACT
---	SETBACK LIMIT LINE		ASPHALT
---	UTILITY EASEMENT		EXISTING TREE - TO REMAIN
---	UTILITY LINE - GAS		PROPOSED TREE
---	UTILITY LINE - POWER		DECORATIVE BOULDERS
---	UTILITY LINE - SEWER		BOULDERS - TO REMAIN (PROTECT DURING CONSTRUCTION)
---	UTILITY LINE - WATER		
30%	SLOPE PERCENTAGE		
	RETAINING WALL - BOULDER		
	RETAINING WALL		

GRADING NOTES	SITE DEVELOPEMENT GENERAL NOTES
1. COORDINATE GRADES WITH LAYOUT AND FIELD STAKING PREVIOUS TO CONSTRUCTION, AND COMMUNICATE ANY DISCREPANCIES TO OWNER PRIOR TO CONSTRUCTION. 2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR STORM DRAIN AND SEWER CONSTRUCTION, AT CONTRACTOR'S EXPENSE.	1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC. 2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING RELATED WORK. 3. COORDINATE GRADES WITH LAYOUT AND FIELD STAKING PREVIOUS TO CONSTRUCTION, AND COMMUNICATE ANY DISCREPANCIES TO OWNER PRIOR TO CONSTRUCTION. 4. THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES. 5. PROVIDE SMOOTH TRANSITIONS BETWEEN ALL SLOPES AND GRADIENT CHANGES.



SITE LAYOUT NOTES
1. CONTRACTOR SHALL REVIEW LAYOUT AND REPORT DISCREPANCIES IN WRITING TO PROJECT MANAGER PRIOR TO CONSTRUCTION. 2. CONTRACTOR SHALL STAKE ALL LAYOUT FOR OWNER APPROVAL PRIOR TO CONSTRUCTION. 3. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NEEDED TO ALLOW FOR SITE CONDITIONS, E. TREES AND TO PROVIDE FOR THE REVIEW OF THE DESIGN. 4. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. 5. ALL CLEARING OF DEBRIS, WASTE EXCAVATION AND CONSTRUCTION MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL ORDINANCES. 6. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO OBTAIN ALL PERMITS AND LICENSES FOR ANY PHASE OF CONSTRUCTION PRIOR TO COMMENCING THAT CONSTRUCTION. 7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO JURISDICTIONAL DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, STANDARD DRAWINGS, AND TO CONTRACT DOCUMENTS PREPARED FOR THIS PROJECT. 8. AS-BUILT DRAWINGS FOR ALL UTILITY AND IRRIGATION IMPROVEMENTS CONSTRUCTED FOR THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL CONSTRUCTION APPROVAL. HARD COPIES AND AUTOCAD FILES ARE REQUIRED. 9. COOPERATION WITH UTILITY COMPANIES: THE CONTRACTOR WILL NOTIFY ALL OWNERS OF UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND TELEVISION CABLE OF PROPOSED CONSTRUCTION WITHIN THEIR AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED FOR FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATION. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY OWNERS TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, THE OWNERS MUST BE NOTIFIED IN WRITING. 10. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SAFETY SIGNS AND SAFETY PERSONNEL. ALL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND COMPLY WITH OWNER REQUIREMENTS. 11. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE AREAS DESIGNATED ON PLAN. UTILITY EASEMENTS AND DESIGNATED STORAGE, STAGING ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN AND AS REQUIRED BY STATE, COUNTY AND LOCAL LAWS.

Revisions:
1 23.02.01 RV GARAGE + POOL DECK ADDED

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Sheet: ARCH - SITE PLAN
Project:
Project No: 21080
Date: 2022.08.24

AS101
BUILD SET
SHEET SIZE: 36x48