GENERAL NOTES

ROCK WALL / RETAINING WALL NOTES
CONTRACTOR MUST BE INSURED AND WILL ACCEPT ALL RESPONSIBILITIES FOR THE STRUCTURAL INTEGRITY OF THE WALLS. ROCK WALL DESIGN IS CONCEPTUAL. WALLS MUST BE INSTALLED TO A STANDARD THAT INSURES THE ENGINEERABILITY OF ALL WALLS AND ACCEPTANCE BY THE GOVERNING BODY.

LIGHTING NOTES
CONTRACTOR SHALL SUBMIT DESIGN AND PRODUCT DATA TO OWNER FOR REVIEW. PRICE LIST AND WARRANTY INFORMATION SHALL BE SUBMITTED ALSO.

WARRANTY NOTES
ALL ELEMENTS OF LANDSCAPE SHALL BE FOR ONE YEAR UNLESS AGREED TO IN WRITING BY OWNER AND APPROVED BY LANDSCAPE ARCHITECT.

WATER FALL NOTES
LANDSCAPE ARCHITECT ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR PERSONAL INJURY, WATER DAMAGE, LEAKS, MAINTENANCE, ETC ASSOCIATED WITH ANY AND ALL WATER FEATURES.

BID PROCESS
1. THE BID FORMAT MUST BE DETAILED AND ITEMIZED WHEN SUBMITTING FOR CONSIDERATION. BIDS WITHOUT SUFFICIENT BREAKDOWNS WILL BE REJECTED.
2. PROOF OF LICENSE AND INSURANCE MUST BE SUBMITTED WITH ALL BIDS. ALL EMPLOYEES MUST BE COVERED BY WORKMAN'S COMPENSATION AND BE COMPLIANT TO LABOR LAWS.
3. PRINTED PRODUCT DATA FOR ANY ELEMENT NOT SPECIFIED BY THE LANDSCAPE ARCHITECT OR SUBSTITUTED BY THE CONTRACTOR MUST BE SUBMITTED WITH THE BID.
4. BIDS ARE SUBJECT TO REJECTION FOR ANY REASON AND WITHOUT JUSTIFICATION. SUBMITTING THE LOWEST BID DOES NOT GUARANTEE THE AWARD OF CONSTRUCTION.

CONSTRUCTION NOTES
1. THE CONTRACTOR MUST INFORM THE LANDSCAPE ARCHITECT AS TO THE CONSTRUCTION STARTING DATE, ONGOING PROGRESS, DELIVERY SCHEDULES AND PROJECT COMPLETION.
2. THE CONTRACTOR MUST SECURE ALL PERMITTING REQUIRED BY ALL LOCAL GOVERNING ENTITIES BEFORE BEGINNING CONSTRUCTION.
3. THE CONTRACTOR MUST CALL BLUE STAKES BEFORE TRENCHING OR EXCAVATION OF ANY KIND.
4. THE CONTRACTOR MUST VERIFY THE LOCATION OF ANY UTILITIES NOT IDENTIFIED BY BLUE STAKES, I.E. SECONDARY WATER, ETC
5. THE CONTRACTOR MUST FOLLOW ON SITE SAFETY STANDARDS THE MEET OR EXCEED O.S.H.A. REQUIREMENTS.
6. THE CONTRACTOR MUST AVOID ANY NEGATIVE IMPACT TO ALL ADJOINING PROPERTIES.
7. THE CONTRACTOR MUST KEEP ALL STREET, DRIVEWAYS AND SIDEWALKS CLEAN AND FREE OF ANY DEBRIS AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
8. UNSCHEDULED INSPECTIONS BY THE LANDSCAPE ARCHITECT MAY OCCUR TO ENSURE COMPLIANCE TO SPECIFICATIONS AND PLAN GRAPHICS.
9. THE CONTRACTOR MUST FIELD VERIFY ALL LOCATIONS, ELEVATIONS AND DIMENSIONS STATED GRAPHICALLY AND IMPLIED BY SCALE. CHECK ALL PROPERTY CORNER MARKERS AND PROPERTY LINES FOR PLAN COMPLIANCE BEFORE BEGINNING CONSTRUCTION.
10. THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR MUST VERIFY PLAN COMPLIANCE WITH ALL STATE, FEDERAL, LOCAL AND ASSOCIATION CODES PRIOR TO CONSTRUCTION.
12. THE LETTERS "L.A." ON PLAN GRAPHICS OR IN WRITTEN MATERIAL RELATED TO THIS PROJECT, REFER TO THE LANDSCAPE ARCHITECT.
13. THE TERM "CONTRACTOR" REFERS TO ANY COMPANY, INDIVIDUAL OR OWNER PARTICIPATING IN THE CONSTRUCTION OF ELEMENTS DEFINED BY PLAN GRAPHICS OR SPECIFICATIONS CREATED BY THE LANDSCAPE ARCHITECT.
14. ALL PLANS AND GRAPHICS ARE CONCEPTUAL ONLY. DISCREPANCIES FROM PLANS TO ACTUAL SITE CONDITIONS MAY EXIST, IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY THESE AREAS AND REPORT THEM TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST ADAPT AS NEEDED TO RESOLVE ANY DISCREPANCIES AND REVISIONS.
15. EXISTING OAK, MAPLE AND OR OTHER NATIVE VEGETATION OVER ONE INCH CALIPER MUST BE PROTECTED. THE CONTRACTOR MUST REMOVE ALL DEAD VEGETATION AND TREES UNDER ONE INCH CALIPER AND CLEAN ALL WEEDS AND HERBACEOUS MATERIALS FROM THE BASE OF EXISTING TREES IN AREAS THAT ARE TO BE MANICURED.

REFERRAL LIST
ROCK WALLS:

LANDSCAPING & IRRIGATION:

IRRIGATION DESIGN:

DECORATIVE CONCRETE:

PAVERS:

DECKS - SHADE SYSTEM:

EXTERIOR STRUCTURES:

GRADING:

POOLS - HOT TUBS:

TRAMPOLINE & INSERTS:

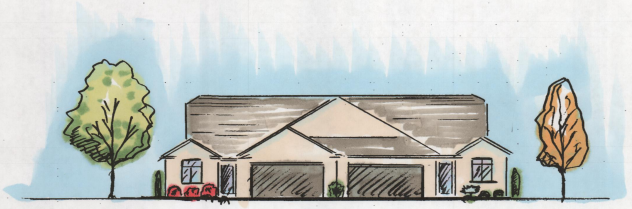
FLAGSTONE:

FENCING: VINYL INDUSTRIES 801-768-4744 (15% DISCOUNT)

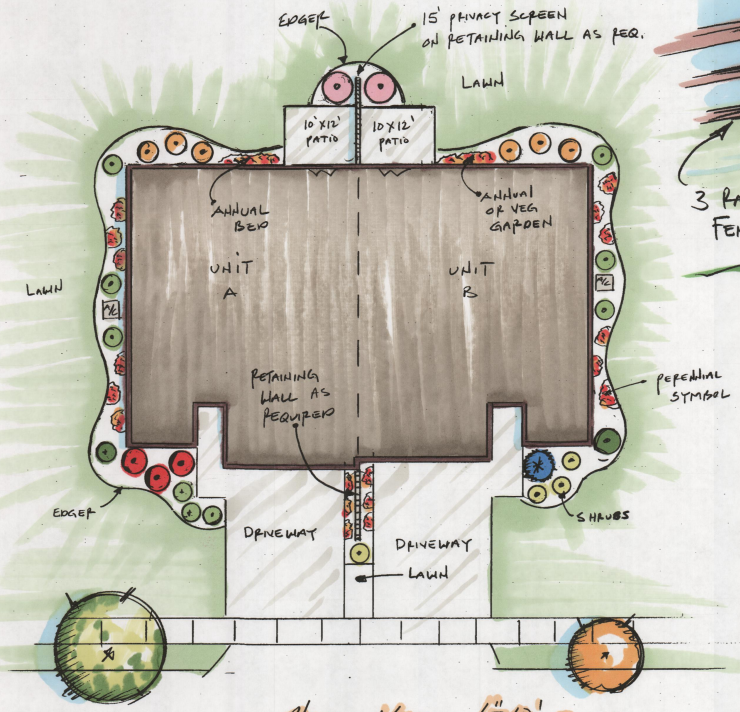
SOD:

ORNTL. IRON:

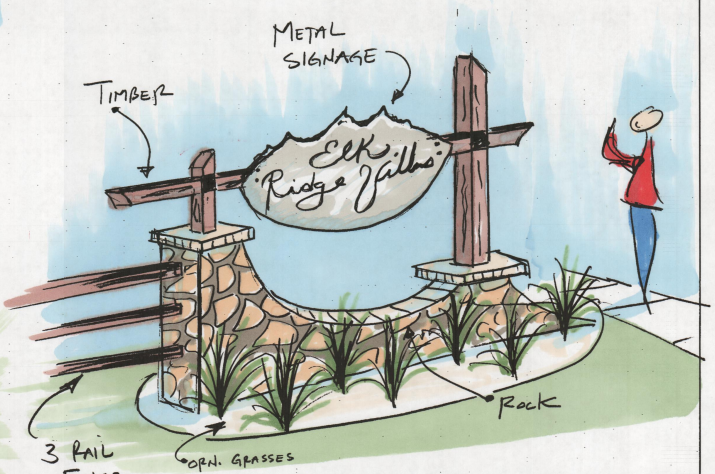
HYDROSEED:



CONCEPT ELEVATION (NO SCALE)



PLAN VIEW 1"=10' SCALE



SIGNAGE CONCEPT (NO SCALE)

BLUE STAKES
Call TOLL FREE
1-800 662-4111
TWO WORK DAYS BEFORE YOU DIG

ISSUE DATE:		
SYM	REV. DATE	DESCRIPTION

NORTH

Scale: 1" =

CLIENT: ELK RIDGE VILLAS

TYPICAL UNIT PLANTING

ADDRESS:

PHONE:

ENVISION LAND DESIGN

DRAWN BY:
DARREN BURNETT
801-791-9079

LICENSED LANDSCAPE ARCHITECT
NO. 5400001
DARREN F. BURNETT
STATE OF UTAH