DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.

3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

1. DRAINAGE ARROWS: CONCRETE CONTRACTOR TO SLOPE CONCRETE IN DIRECTIONS SHOWN BY THE ARROWS. CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE. LANDSCAPE CONTRACTOR TO SLOPE ALL LANDSCAPE AREAS IN DIRECTIONS SHOWN. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM HOUSE AND TO THE STREET.

2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.

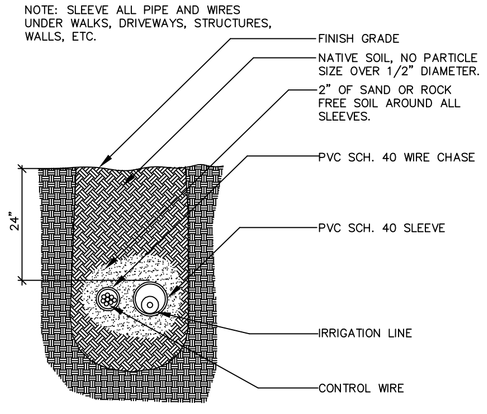
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

ROCK MULCH NOTE:

1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF 3/4" CRUSHED ROCK IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. ROCK TO MATCH COLOR AND SIZE OF EXISTING PHASE 1 ROCK. KEEP TOP OF ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

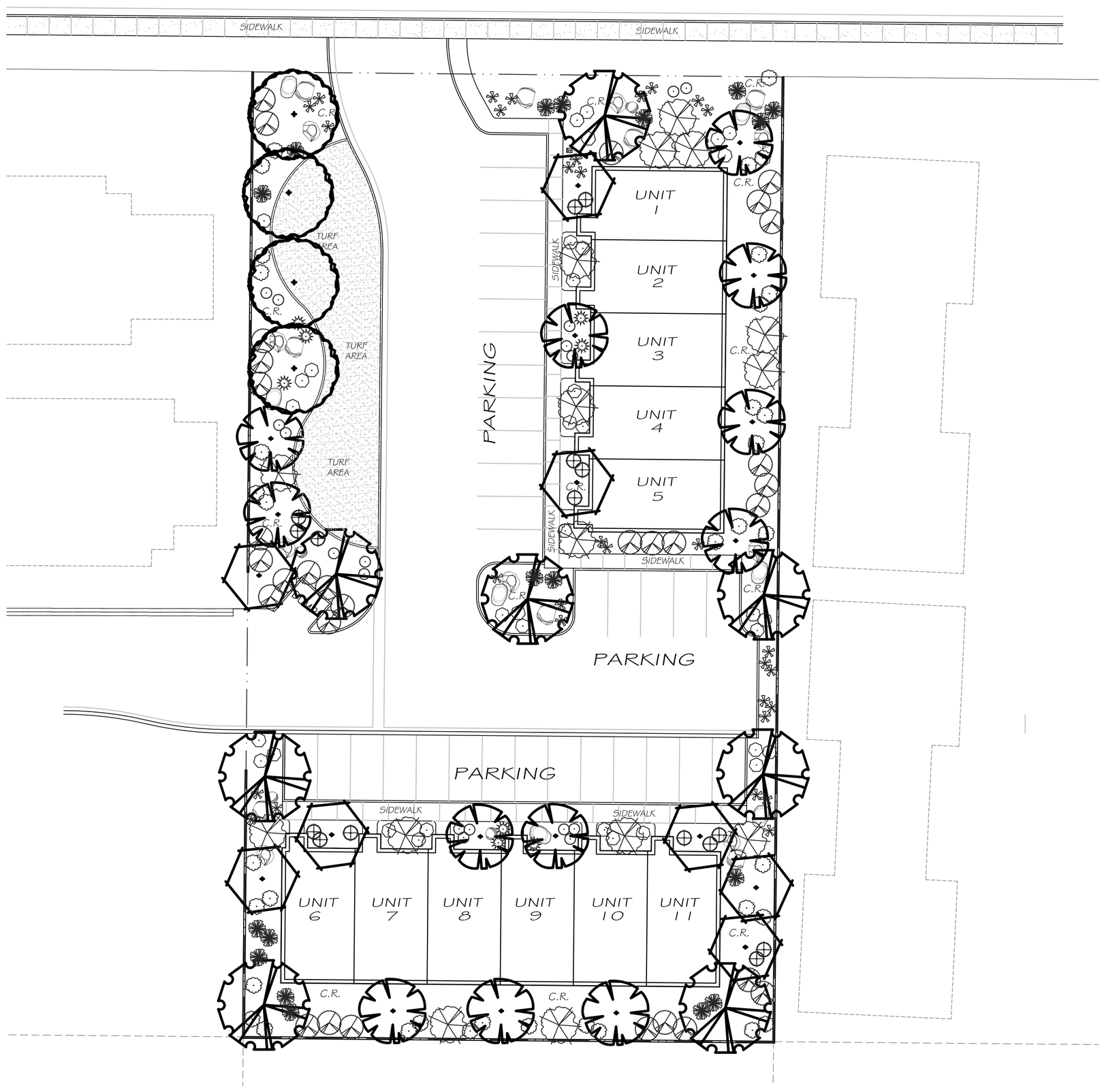
SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.



SLEEVE SECTION

CENTER STREET



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME
	EXISTING TREE TO REMAIN		LAGERSTROEMIA INDICA CRAPE MYRTLE		LAGERSTROEMIA INDICA CRAPE MYRTLE		LANDSCAPE BOULDERS VARY IN SIZE: 33% - 3' X 3' 33% - 2' X 3' 33% - 2' X 1'
			PHOTINIA FRASERI RED TIP PHOTINIA		PHOTINIA FRASERI RED TIP PHOTINIA		
	PISTACHE CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE		LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER		LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER		
			NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA		NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA		6" CONCRETE MOWCURB
			RAPHIOLEPIS INDICA 'PINKIE HAWTHORN' DWARF PINK HAWTHORN		RAPHIOLEPIS INDICA 'PINKIE HAWTHORN' DWARF PINK HAWTHORN		
	QUERCUS VIRGINIANA 'SOUTHERN LIVE' SOUTHERN LIVE OAK		DASYLIRION WHEELERI GREEN DESERT SPOON		DASYLIRION WHEELERI GREEN DESERT SPOON		
	FRAXINUS OXYCARPA ' RAYWOODII' RAYWOOD ASH						

NOTES:

1.) PLANT LAYOUT IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE AND ADJUST PLANT QUANTITIES, AS NECESSARY, TO ACHIEVE SUFFICENT 50% COVERAGE OF LANDSCAPE AREA AS LIVE GREEN PLANT MATERIAL.

2.) KEEP ALL OBJECTS (30" OR MORE) OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY BLOCK DRIVER'S VIEWS. PLANT MATERIAL THAT SHALL BE PLANTED WITHIN A SIGHT DISTANCE CORRIDOR SHALL BE 30" OR LESS AT MATURE GROWTH.

0 20'-0" 40'-0" 60'-0"

SCALE: 1" - 20'-0"

STATE OF UTAH
Cody R. Schmitt
7164969-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

PARK PLACE TOWNHOMES

IVINS UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
PARK PLACE TOWNHOMES

SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
02-11-2014
JOB NO.:
02112014

SHEET:
L1.01