



- Landscape Notes:**
- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specific sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant legend quantities.
  - Contractor shall call 811 before excavation for plant material.
  - Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
  - The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
  - The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
  - See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
  - Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
  - All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
  - The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
  - Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
  - It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain warranty on all plant materials.
  - The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
  - The contractor shall install all landscape material per plan, notes and details.
  - All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
  - Plant names are abbreviated on the drawings, see plant legend for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
  - No grading or soil placement shall be undertaken when soils are wet or frozen.
  - Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing & imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
  - Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
  - Provide a 8 inch depth of stockpiled or imported topsoil in all shrub areas.
  - All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
  - Plant Backfill Mix shall be composed of 3 parts Topsoil to 1 Part Soil Pep, and shall be mixed on-site prior to installation. All plants to receive 20-10-5 Agriform brand 21 gram tablets applied per manufacturer's recommendations. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
  - All new plants to be balled and burlapped or container grown, unless otherwise noted on plant legend.
  - Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a 4 inch depth of specified mulch over Dewitt Pro5 Weed Barrier or equal. Mulch shall be evenly spread on a carefully prepared grade free of weeds. The top of mulch should be slightly below finish grade and concrete areas. Weed barrier and mulch not to be used in seasonal annual beds and groundcover areas.
  - All deciduous trees to be double staked and evergreen trees to be guyed per tree staking details. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Trunks sensitive to winter damage to be wrapped in the fall to protect the tree bark from the winter sun. Tree wrap to be removed the following spring. Deciduous Tree ties to be V.I.T. Cinche Ties #CT32. Evergreen Tree Guying to be Duckbill Tree Support System #68-DTS.
  - Install concrete mowstrip between lawn and planting areas. Curbing to be installed level and uniform and shall match top finish grades of concrete walks and curbs. See concrete mowstrip detail.
  - Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
  - Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
  - All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
  - All trees located in lawn areas shall have a 36 inch diameter sod-free ring with a 4 inch depth of specified mulch. All trees in turf to have a 8" wide x 3' deep augured hole filled with 3/4" crushed gravel. See tree planting details.
  - The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.
  - Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization. In addition to the initial maintenance period, the contractor shall provide a separate price to extend the maintenance period through the one-year warranty period. Maintenance requirements shall be as follows:
    - Weekly mowing of the lawn, including discarding of all grass materials off-site at no cost to Owner.
    - Weekly edging along all sidewalks and concrete mow curbs.
    - Weekly weeding of all planting beds as required.
    - Pre-emergent herbicide application in early spring
    - Fertilization of all lawn areas (5 applications) as follows: Mid-April, End of May, Early July, Early Sept., and End of October.
    - Fertilization of all trees and shrubs (1 application) as follows: End of April
    - Spring clean-up of all planting beds and lawn areas.
    - Aeration of all lawn areas with mechanical aerator.
    - Fall clean-up of all leaves and debris to prepare for winter months.

**Trees**

| Symbol | Qty. | Botanical Name                    | Common Name                | Plant Size/Spacing | Detail |
|--------|------|-----------------------------------|----------------------------|--------------------|--------|
| 6      | 6    | <i>Pyrus c. 'Capitol'</i>         | Capital Flowering Pear     | 2 1/2" Cal., B&B   | 2/L1.1 |
| 5      | 5    | <i>Acer p. 'Crimson Sentry'</i>   | Crimson Sentry Maple       | 2 1/2" Cal., B&B   | 2/L1.1 |
| 8      | 8    | <i>Pyrus c. 'Chanticleer'</i>     | Chanticleer Flowering Pear | 2 1/2" Cal., B&B   | 2/L1.1 |
| 1      | 1    | <i>Prunus s. 'Snow Fountains'</i> | Weeping Flowering Cherry   | 2" Cal., B&B       | 2/L1.1 |
| 3      | 3    | <i>Picea p. 'Bakeri'</i>          | Colorado Green Spruce      | 8" Min Ht., B&B    | 3/L1.1 |
| 9      | 9    | <i>Gleditsia t. 'Skyline'</i>     | Skyline Honeylocust        | 2 1/2" Cal., B&B   | 2/L1.1 |

**Shrubs**

|    |    |   |                         |                            |        |
|----|----|---|-------------------------|----------------------------|--------|
| 28 | 28 | <i>Euonymus alatus 'Compacta'</i>       | Burning Bush            | 5 Gal. Cont., 18" Min. Ht. | 1/L1.1 |
| 15 | 15 | <i>Cornus sericea 'Isanti'</i>          | Isanti Dogwood          | 5 Gal. Cont., 15" Min. Ht. | 1/L1.1 |
| 27 | 27 | <i>Spiraea bumalda 'Limemound'</i>      | Limemound Spirea        | 5 Gal. Cont., 15" Min. Ht. | 1/L1.1 |
| 41 | 41 | <i>Potentilla fruticosa 'Gold Drop'</i> | Gold Drop Potentilla    | 5 Gal. Cont., 18" Min. Ht. | 1/L1.1 |
| 23 | 23 | <i>Barberis t. a. 'Crimson Pygmy'</i>   | Crimson P. Barbary      | 5 Gal. Cont., 15" Min. Ht. | 1/L1.1 |
| 48 | 48 | <i>Pinus m. m. 'Stowmound'</i>          | Stowmound Mugo Pine     | 5 Gal. Cont., 15" Min. Ht. | 1/L1.1 |
| 27 | 27 | <i>Prunus l. 'Otto Luykens'</i>         | Otto Luyken Laurel      | 5 Gal. Cont., 24" Min. Ht. | 1/L1.1 |
| 38 | 38 | <i>Prunus cistena</i>                   | Purple Leaf Sand Cherry | 5 Gal. Cont., 24" Min. Ht. | 1/L1.1 |
| 52 | 52 | <i>Buxus k. 'Wintergreen'</i>           | Wintergreen Boxwood     | 5 Gal. Cont., 18" Min. Ht. | 1/L1.1 |

**Shrubs**

|    |    |  |                  |                            |        |
|----|----|--|------------------|----------------------------|--------|
| 27 | 27 | <i>Caryopteris x. c. 'Dark Knight'</i> | Blue Mist Spirea | 5 Gal. Cont., 24" Min. Ht. | 1/L1.1 |
| 14 | 14 | <i>Cornus s. 'Kelsey'</i>              | Kelsey Dogwood   | 5 Gal. Cont., 12" Min. Ht. | 1/L1.1 |
| 34 | 34 | <i>Juniperus s. 'Scandia'</i>          | Scandia Juniper  | 5 Gal. Cont., 12" Min. Ht. | 1/L1.1 |

**Perennials/Ornamental Grasses**

|    |    |  |                     |                            |        |
|----|----|--|---------------------|----------------------------|--------|
| 3  | 3  | <i>Hosta 'Pizzazz'</i>                   | Hosta               | 2 Gal. Cont., 12" Min. Ht. | 1/L1.1 |
| 23 | 23 | <i>Hemerocallis x. 'Happy Returns'</i>   | Daylily             | 1 Gal. Cont., 12" Min. Ht. | 1/L1.1 |
| 23 | 23 | <i>Calamagrostis 'Karl Forester'</i>     | Karl Forester Grass | 2 Gal. Cont., 18" Min. Ht. | 1/L1.1 |
| 11 | 11 | <i>Lavandula angustifolia 'Munstead'</i> | English Lavender    | 2 Gal. Cont., 18" Min. Ht. | 1/L1.1 |

**Misc. Materials**

|        |  |
|--------|--|
| 6/L1.1 | Shredded Bark Mulch - Install a 3 inch depth over Dewitt Pro5 Weed Barrier or equal. Mulch to be used in all Planting Areas. Mulch to be a dark color. Submit Sample for Approval.             |
| 6/L1.1 | 4" x 6" Concrete Mowstrip - Install Flush to all Concrete Edges between Lawn and Planting Areas.   |
| 4/L1.1 | 2-3" Dia. Minimum Decorative Landscape Boulder. Boulders to Match Stone Veneer on Bldg. Boulders to be flat or buried in the ground at a Max. Ht. of 24". Submit Sample or Photo for Approval. |

Plant Quantities Provided for Bidding Purposes Only. If there is a Discrepancy between Plant Legend Quantities and Plants Shown on the Plan, Plans take Precedence over Plant Legend.

**Groundcovers**

|        |  |
|--------|--|
| 6/L1.1 | Kentucky Bluegrass Blend from a Local Source. Install over a 4 inch depth of Topsoil. Mix in a 2 inch depth of Soil Pep. |
|--------|--|

**Colorful Annual Flowers:**

**Fall Annual Flower Plantings:**

- 60% Pansy Mix w/ 40% Tulip Mix; Mixes to consist of blue(85%) & white(15%) colors w/ white being the accent color.
- Tulip Bulbs to remain in planting area for next year while Pansy's are to be discarded and replaced w/ summer annual flowers.
- Annuals & bulbs to be planted and grouped @ 10" o.c. to fill planter. 3" depth of Shredded Bark mulch to be used around annual flowers.

**Summer Annual Flower Plantings:**

- Summer annuals to consist of a Petunia Mix. (85% of mix to be a blue color & (15%) to be white w/ white being the accent color.
- Fill a 4 inch depth of Soil Pep into the top 8 inches of topsoil. Annuals to be planted using triangular spacing at 10 inches o.c.

**Landscape Keynotes**

|   |                               |
|---|-------------------------------|
| 1 | New Lawn                      |
| 2 | New Planting Bed              |
| 3 | Concrete Mowstrip             |
| 4 | Decorative Landscape Boulder  |
| 5 | Annual Plantings              |
| 6 | Pylon Sign by Separate Permit |
| 7 | Future Landscape by Others    |
| 8 | 60' Clear View Triangle       |

**Site Data**

Zone = SC-1 Commercial  
 Site Area = 114,219 s.f. (2.62 ac.)  
 Landscape Area Required = 34,266 s.f. (30%)  
 Landscape Area Provided = 41,294 s.f. (36.2%)

**811**  
Know what's below. Call before you dig.

**Scale: 1" = 20'**

**13 Mar, 2014**

**SHEET NO. L1.1**

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