

LOCALSCAPING® | IVORYHOMES

“We care about the larger world that we live in and our very own community – it’s ours, it’s where we live and where we raise our children and we know it’s our responsibility to make it better. We all need to conserve the valuable resources of our planet... conserving is also a part of how we design and build communities. Wise planning of open space and landscaping is good for the whole community as well as the environment.” — Ivory Homes Little I Book

Ivory Homes is introducing water-wise, LOCAL landscaping techniques into our neighborhoods across the state. It is the most effective way to save water (and money!) AND it is considered the most attractive way to create a thriving yard that entirely works for YOU.

UTAH IS DIFFERENT – Our weather, precipitation, climate and even culture are unique from other parts of the country. So, it only makes sense that in order to grow right, our landscapes need to be different too. That is why Localscapes® came about – a landscaping approach to help Utah homeowners “localize” their yards and create outdoor spaces that work in harmony with our diverse climates.

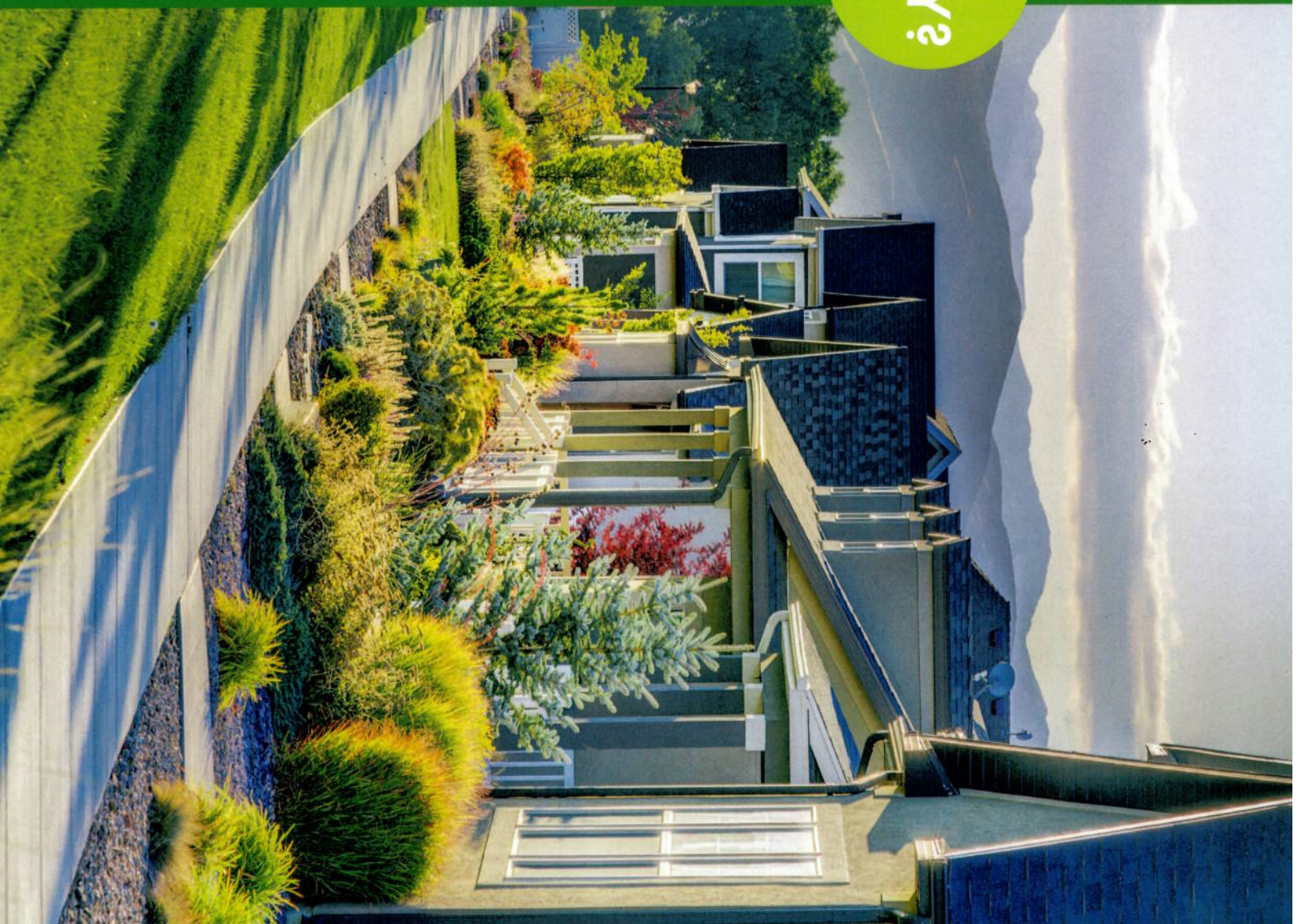
As Ivory homes grows and changes with Utah, we are committed to doing our part to take care of the natural beauty around us. We believe having a water-wise, Localscape® design is a step in the right direction for both the environment and homeowners. Join us in our efforts to be more water-conscious, contributing partners of the environment in saving up to 2/3 of the water used in a traditional Utah landscape by switching to a Localscape® design..

WHY?

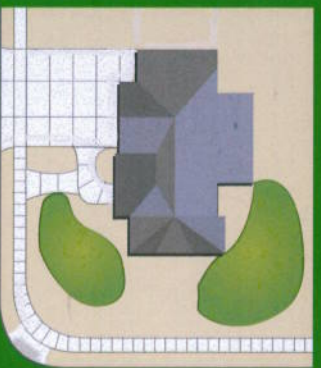
REASONS TO LOCALSCAPE®

Water-Wise landscaping improves the value of your home, allows for effective, functional space usage, makes irrigation easier, uses water efficiently and requires less maintenance.

- Local Utah design
- Effective space usage
- Low maintenance
- Improved home value
- Saves money on water bills
- Easier irrigation
- At-your-own-pace installation



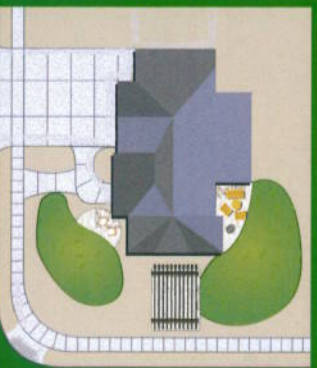
FIVE ELEMENTS OF A LOCALSCAPE® YARD



1

CENTRAL OPEN SHAPE

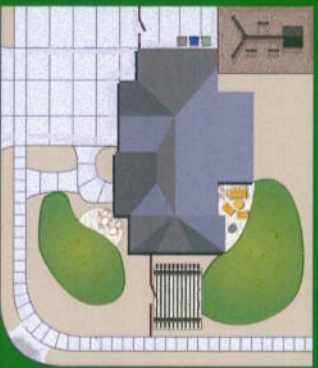
A central open shape creates a focal point that makes your landscape appear organized and well maintained. This central feature is usually grass but can also be formed with gravel, pavement or pavers.



2

GATHERING AREAS

Gathering areas are fun spots in your landscape that can be any size or shape but create an area where you can gather with family and friends or sit by yourself for some quiet time. This could include patio furniture, a sun deck, gazebos or any other sort of sitting area.



3

ACTIVITY ZONES

These areas are exactly what they sound like – areas used for fun activities and increasing your yard's function. They can range from playsets to vegetable gardens, horseshoe pits to sheds, sport courts, hot tubs, pools or trampolines.



4

PATHS

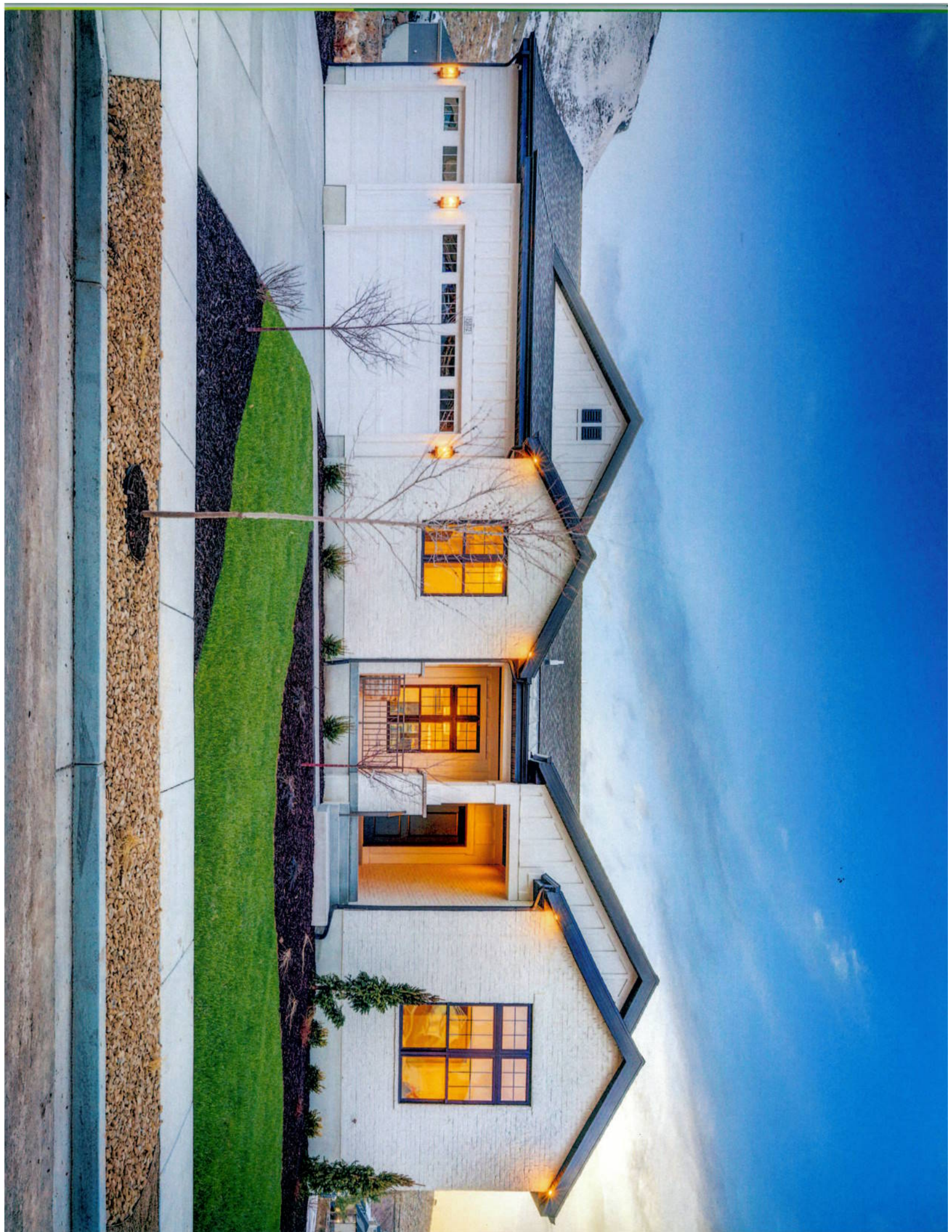
Your path features are meant to connect the features and zones of your yard to create a cohesive look and feel, as well as allowing easy access to any area. Paths can be made of stone, pavers, flagstone or other textured surfaces, but should not be made of grass.



5

PLANTING BEDS

Fill the rest of your yard with Utah-friendly plants that do well tolerating the extreme climates and use minimal water. With proper placement and irrigation, your yard can efficiently have plenty of shade, privacy and beauty.



LOCALSCAPE® IDEAS

- Generous paved **PATIOS** and **TERRACES** provide outdoor living spaces, and they reduce the amount of watering needed. *Remember: it's important to shade these paved surfaces.*
- Place **SHADE TREES** in planting areas (not in grass) to maximize shade and protect from the wind.
- Consider making utility areas or side yards a pavement or gravel surface.
- Consider using additional **PAVEMENTS** in the front yard. They can provide an inviting entry space.
- Space plants to provide, at maturity, coverage and shade for the soil.
- **BARK MULCH** in newly planted beds can help condition soil and reduce evaporation.
- Consider alternate surfaces in play areas such as sand or wood chips made especially for play areas.

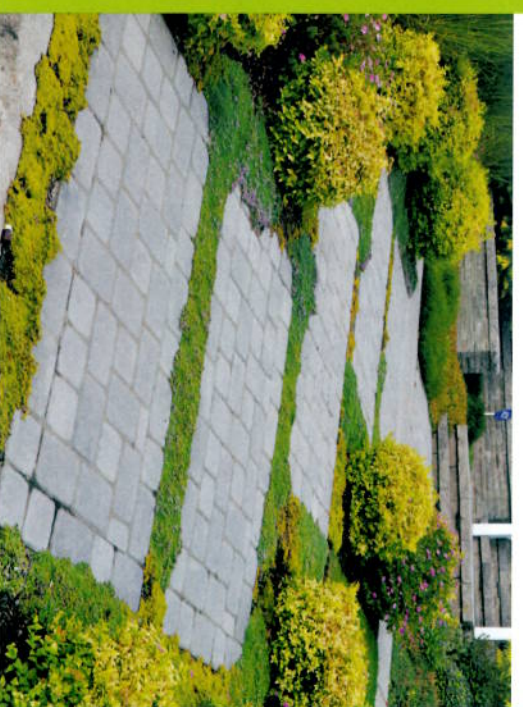
PARK STRIPS

- Check with your city and/or Homeowners Association for any codes or regulations before making changes to your park strip. Irrigate park strips with drip systems rather than overhead spray to reduce weeds and water use.
- Create pathways through the park strip to allow easy access to the sidewalk for guests parked in front of your home. Mulch used in park strips should be a heavy material like gravel, so it doesn't drift into street drains.
- To increase curb appeal, plant density should be at least 50 percent at maturity, not including tree canopies.



WEED CONTROL BASICS

- 1 Use Mulch
- 2 Avoid Soil Compaction/Disruption
- 3 Water with Drip Irrigation
- 4 Use Herbicides as a Last Resort



LOCALSCAPE® PLANTS

Here are just a few suggestions of Localscape® plants. Consult with a nursery worker or landscape architect to explore the many possibilities.

TREES

- *Abies concolor* – White Fir
- *Acer grandidentatum* – Bigtooth Maple
- *Koeleruteria paniculata* – Goldenrain Tree
- *Picea abies* – Norway Spruce
- *Zelkov serra ata* – Zelkova, City Sprite

WOODY SHRUBS

- *Cotoneaster* sp. – Cotoneaster
- *Philadelphus* sp. – Mockorange
- *Pinus mugo* – Mugo Pine
- *Syringa vulgaris* – Lilac
- *Viburnum rhytidophyllum* – Leather-leaf Viburnum



HERBACEOUS PERENNIALS

- *Centranthus ruber* – Jupiter's Beard / Red Valerian
- *Gaura lindheimeri* – Whirling Butterflies
- *Rudbeckia fulgida* 'Goldsturm' – Black Eyed Susan
- *Salvia* sp. – Sage / Salvia
- *Sedum spectabile* 'Autumn Joy' – Autumn Joy Sedum

GROUNDCOVER

- *Cerastium tomentosum* – Snow-in-Summer
- *Cerastogma plumbaginoides* – Hardy Plumbago
- *Stach bys yzantina* – Lamb's Ear
- *Thymus praecox* – Creeping Thyme

ORNAMENTAL GRASSES

- *Bouteloua gracilis* – Blue Gramma Grass
- *Calamagrostis acutiflora* – Feather Reed Grass
- *Festuca ovina glauca* – Blue Fescue
- *Miscanthus sinensis* – Maiden Grass
- *Nassella (Stipa) tenuissima* – Mexican Feather Grass
- *Pennisetum alopecuroides* – Fountain Grass



LOCALSCAPE® BEST PRACTICES

LAWN

- Water lawn with rotary nozzles or rotor sprinklers and run irrigation system with a smart sprinkler clock.
- Mow to a length not less than 3 inches and aerate lawn areas once per year.
- Fertilize three times per year: early spring (March-April), late spring (May-June), and fall (Sep-Oct).

PATIOS AND HARDSCAPE

- When space allows, follow the three patio system: **A)** Front yard patio big enough for 2-3 people. **B)** Main backyard patio for social gathering and entertaining of larger groups. **C)** Secondary backyard patio located away from the house for smaller groups.
- Patios should use flat hardscape materials that provide a stable base for chairs and tables.

PATHS

- Use paths to connect areas of your Localscape.
- Primary paths should use flat, uniform surface materials that are easily cleared of snow and provide safe access to your home (EX: concrete, stamped concrete, pavers).
- Secondary paths that are used only occasionally or seasonally may use less uniform surface materials (EX: gravel, flagstone, stepping stones, mulch).





- If you are installing your own landscaping or are working with a professional, please find resources for creating a great water-wise design: localscapes.com
- You may also be eligible for rebates if you are installing your own landscaping after closing. Check here to see if you are eligible: utahwatersavers.com
- If your area doesn't currently offer rebates contact your local water district to encourage them to create an incentive plan for you.
- You can visit your local water districts' display gardens or attend their landscaping classes to help you with your design planning. To register for classes at NO CHARGE, use promo code IVORYHOMES when registering: localscapes.com/classes. (Promo code valid for classes offered at JWCD in Salt Lake County).
- Other resources:
weberbasin.com/Conservation/ClassCalendar
cuwcd.com/classes

Water-wise landscaping is completely customizable to any yard, shape, size or location. It is also flexible for any budget or timeframe.

Go at your own pace, taking it one step at a time and as the budget allows. Being water-wise makes it possible for those without a green thumb to turn any yard into a beautiful, functional space to be enjoyed by all.

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ivoryhomes.com

