





**LEGEND:**

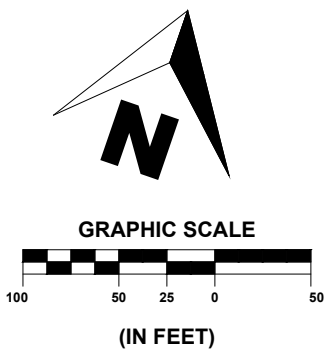
-  DECIDUOUS TREE - 1.5-IN CALIPER
-  WOOD MULCH
-  TURF GRASS
-  NATIVE GRASS (PERMANENT)

**GENERAL NOTES:**

1. ALL DISTURBED AREAS THAT WILL NOT BE DEVELOPED WITHIN 1-YEAR SHALL BE RESEEDED WITH NATIVE GRASS MIX
2. SEE PHASE 1 PLANS FOR LOT 6 LANDSCAPING
3. LOTS 3 & 4-7 TO HAVE LANDSCAPING PLANS FOR FUTURE DEVELOPMENT
4. LOT 1 (EXISTING RESIDENCE) WILL HAVE NO LANDSCAPING IMPROVEMENTS
5. ALL SHRUBS SHALL BE 5 GALLON MINIMUM
6. ALL PLANT MATERIALS SHALL MEET SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR NUMBER 1 GRADE. PLANT MATERIALS SHALL HAVE NORMAL, WELL-DEVELOPED, BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE HEALTHY AND FREE FROM DEFECTS, DECAY, SUNSCALD INJURIES, ABRASIONS OF THE BARK, INSECT PESTS, AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS.
7. PLANT MATERIALS SHALL BE TRUE TO NAME AND TYPE AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETIES.
8. WITHIN EACH CATEGORY OF REQUIRED LANDSCAPING (IE. DECIDUOUS TREES, EVERGREENS, SHRUBS):
  - 8.1. NOT MORE THAN 40 PERCENT SHALL BE OF ANY ONE GENUS; AND
  - 8.2. NOT MORE THAN 20 PERCENT SHALL BE OF ANY ONE SPECIES
9. TEMPORARY ABOVE GROUND IRRIGATION SYSTEM TO BE ADDED, IF NEEDED, TO GET NATIVE GRASSES ESTABLISHED
10. UNDERGROUND DRIP IRRIGATION TO BE ADDED FOR ALL PERMANENT PLANTINGS.
11. ALL PLANT MATERIAL SHRUBS AND TREES TO BE DROUGHT TOLERANT

**TREE PLANTING NOTES**

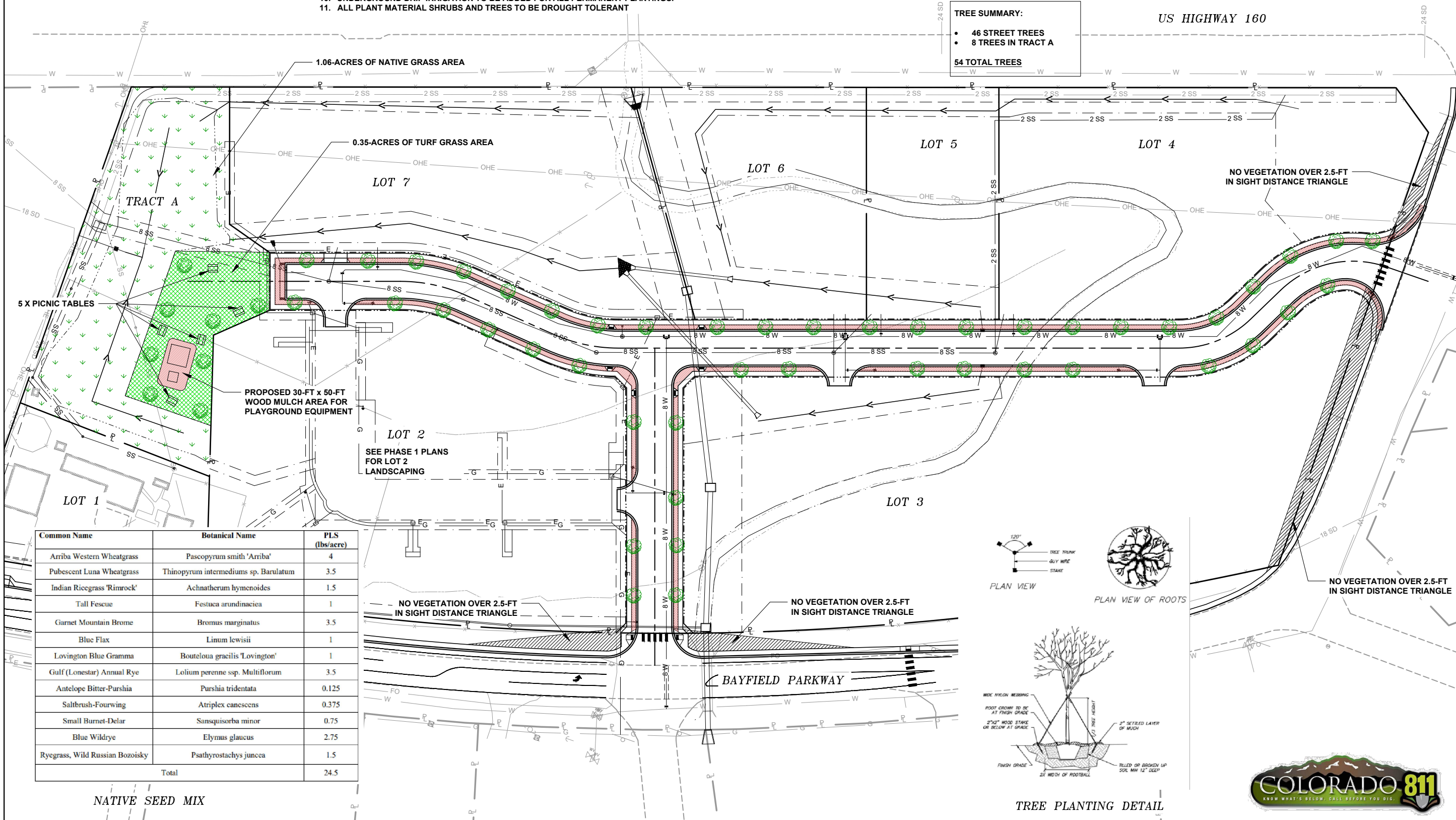
1. INSTALL 20-FT LENGTH OF TREE ROOT BARRIER CENTERED ON TREE FOR ALL TREES INSTALLED ADJACENT TO SIDEWALK.
2. TREES SHALL BE SPACED 50-FT MINIMUM
3. TREES SHALL BE PLANTED NO CLOSER THAN 10-FT TO ANY UTILITY
4. TREES SHALL BE MINIMUM 1.5-IN CALIPER
5. TREE LOCATIONS ARE PRELIMINARY AND MAY BE RELOCATED DEPENDING ON FINAL ACCESS LOCATIONS OF LOTS
6. LANDSCAPER SHALL BE CONSULTED ON SELECTION OF TREES
7. TREES SHALL BE EITHER CONTAINERIZED OR BALLED AND BURLAPPED, WITH THE BURLAP WRAPPED IN A METAL WIRE BASKET. CONTAINERIZED TREES SHOULD HAVE NO ROOT GIRDLING INSIDE THE CONTAINER AND THE ROOTS SHOULD BE SCARIFIED WITH A CLEAN KNIFE BEFORE PLANTING.



**TREE SUMMARY:**

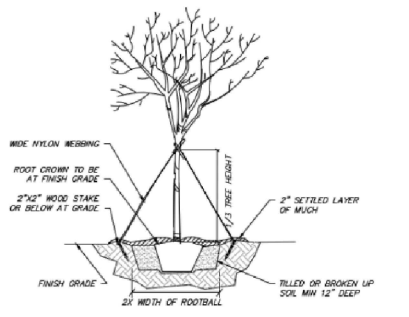
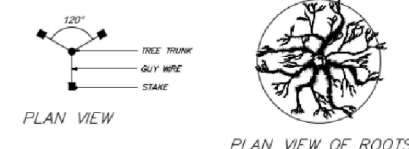
- 46 STREET TREES
- 8 TREES IN TRACT A

**54 TOTAL TREES**



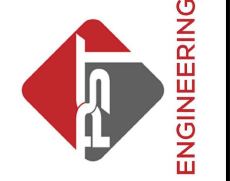
Common Name	Botanical Name	PLS (lbs/acre)
Arriba Western Wheatgrass	Pascopyrum smith 'Arriba'	4
Pubescent Luna Wheatgrass	Thinopyrum intermediums sp. Barulatum	3.5
Indian Ricegrass 'Rimrock'	Achnatherum hymenoides	1.5
Tall Fescue	Festuca arundinacea	1
Garnet Mountain Brome	Bromus marginatus	3.5
Blue Flax	Linum lewisii	1
Lovington Blue Gramma	Bouteloua gracilis 'Lovington'	1
Gulf (Lonestar) Annual Rye	Lolium perenne ssp. Multiflorum	3.5
Antelope Bitter-Purshia	Purshia tridentata	0.125
Saltbrush-Fourwing	Atriplex canescens	0.375
Small Burnet-Delar	Sansquisorba minor	0.75
Blue Wildrye	Elymus glaucus	2.75
Ryegrass, Wild Russian Bozoiisky	Psathyrostachys juncea	1.5
Total		24.5

**NATIVE SEED MIX**



**SHEET**  
1 OF 1

**PST ENGINEERING, LLC**  
3520 BENNETT ST.  
DURANGO, CO 81301  
970-403-5492



**HAGA PROPERTY**  
**MASTER PLAN**  
**2107 BAYFIELD PARKWAY**  
**BAYFIELD, CO 81122**  
**LANDSCAPING PLAN**

#	DATE	DESCRIPTION	SHEET

DATE: 09/14/2023  
DRAWN BY: HR  
CHECKED BY: SP

FINAL

