TOTAL GROSS AREA:	28.5 acres / 1,245,797 sqft
20% OPEN SPACE REQUIRED:	5.7 acres / 248,292 sqft
PARKWAY SOD:	0.5 acres / 20,050 sqft
SEED AREAS (open space):	5.7 acres / 249,436 sqft
ACTUAL OPEN SPACE:	6.2 acres / 269,466 sqft

GRAY CONCRETE

SOD

LOW-GROW NATIVE GRASS SEED

SHADE TREE
(50) 5" MARSHALL ASH
(50) 5" AUTUMN PURPLE ASH

ORNAMENTAL TREE
(50) 2" FLOWERING CRANAPPLE
(4) 2" CANADA RED CHOKECHERRY

EVERGREEN TREE
(50) 6' PINYON PINE
(50) 6-8' AUSTRIAN PINE
(41) 8-10' COLORADO SPRUCE

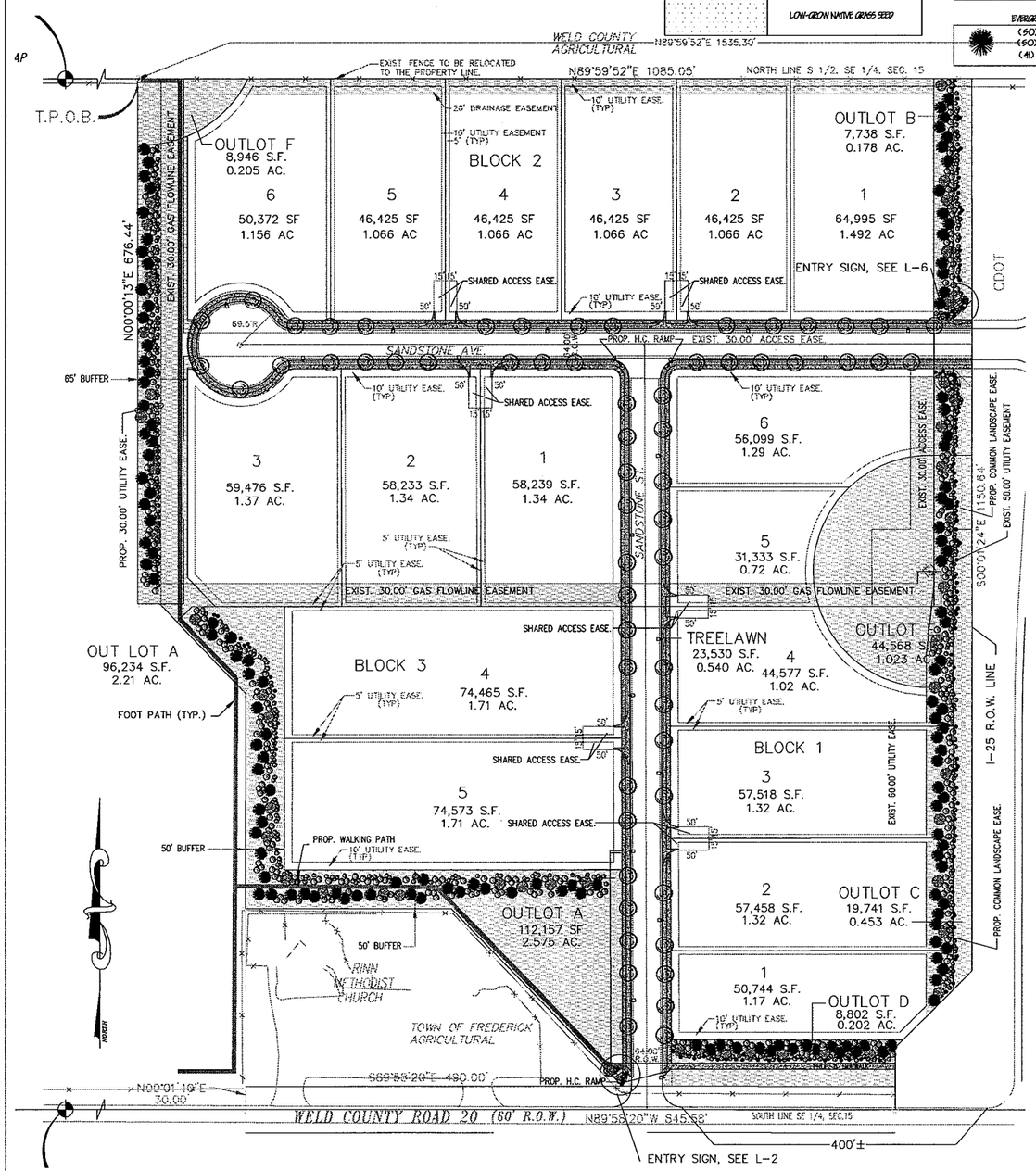
ORNAMENTAL GRASS
() #5 MISCANTHUS GRASS

LARGE DECIDUOUS SHRUBS
() #5 SASKATOON SERVICEBERRY
() #5 RED TWIG DOGWOOD
() #5 COMMON LILAC
() #5 OSTEEMA PLUM

SMALL - MED. DECIDUOUS SHRUBS
() #5 RUBBAN SAGE
() #5 RABBITBRUSH
() #5 APACHE PLUME
() #5 WESTERN SAGE

EVERGREEN SHRUBS
(20) #5 DWARF MUGO PINE

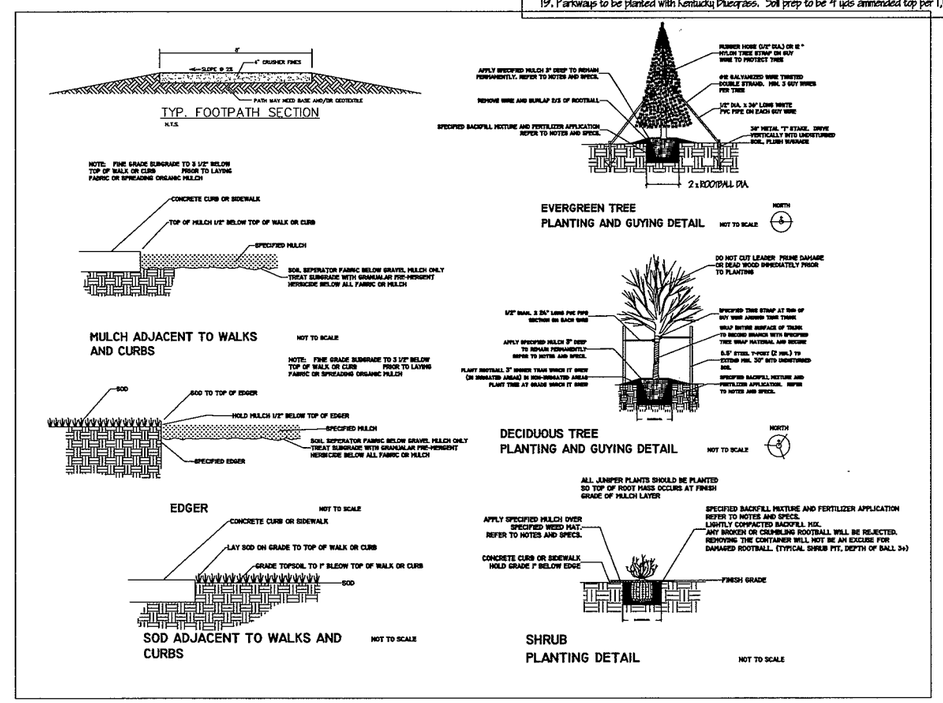
STREET LIGHTS



INTERSTATE 25 LANDSCAPE STANDARDS	REQUIRED	ACTUAL
60,657 sqft		
TOTAL TREES:	61	67
TOTAL SHRUBS:	404	346
TREES TO SUBSTITUTE SHRUBS (1 PER 10)		6
COUNTY RD. 20 LANDSCAPE STANDARDS		
18,943 sqft		
TOTAL TREES:	19	21
TOTAL SHRUBS:	124	102
TREES TO SUBSTITUTE SHRUBS (1 PER 10)		2
RESIDENTIAL LANDSCAPE STANDARDS		
83,597 sqft		
TOTAL TREES:	83	98
TOTAL SHRUBS:	557	413
TREES TO SUBSTITUTE SHRUBS (1 PER 10)		15

Landscape and Maintenance General Notes

1. Rough grade to ½" of finish shall be coordinated between contractor and the owner.
2. Finish grade entire landscaped area for positive drainage.
3. All seed areas as designed on the plan shall receive hydro seed and shall be irrigated. Prior to actual seeding installation, the contractor shall disc the area to be seeded. The contractor shall provide a clean and firm soil bed to allow for good soil to hydroseed contact. Remove all debris, rocks, etc. That is 1" diameter or larger in size.
4. All plant material shall be guaranteed for one year after preliminary acceptance date and maintained and watered for a period of 2 weeks. Final acceptance by the owner or representative is marked by a final walk through inspection prior to the end of one year guarantee. At this time the contractor shall be instructed to replace any dead plant material prior to final acceptance.
5. Guy and stake deciduous trees and large coniferous trees. Three (3) guys per tree.
6. All plantings shall be inspected after final planting and must be approved by the owner's representative to receive final payment.
7. The contractor shall protect the owner and the work of other contractors. The contractor shall be directly responsible for all damaged caused by the activities and for the daily removal of all trash and debris from his work area to the satisfaction withstood.
8. All seed areas shall be hydroseed unless noted otherwise. Fertilize all seed and qrand cover areas with (18-8-8) at the rate of 15 lbs/ 1000 sqft.
9. Plans are diagrammatic only. Installer shall verify all dimensions, quantities and material used.
10. All landscaped areas to be irrigated with an underqround single coverage automatic sprinkler systems, throughout the landscaped areas.
11. Place trees a minimum of 10' from sewer, water and storm sewer lines.
12. Large deciduous trees shall be located a minimum of 30' large evergreens a minimumof 20' and ornamental trees 15' from street lights and parking lot lights.
13. Seed mix shall be as follows: 80% "Baron" bluegrass and 20% "Pennfine" rye grass application rate shall be 22.9 lbs/ acre.
14. All landscape plantings and procedures shall comply with the the town of Fredericks standards and specifications.
15. Curb to meet the town of Frederick's specifications.
16. The property owner or professional maintenance service will maintain proposed landscaping. Maintenance plan to include:
    a. Mowing and qeneral weekly maintenance
    b. Fall and spring cleanup, trimming and continues plant replacement
    c. Sprinkler maintenance, start up, winterizing and repair
17. Entry sign to be raised rod iron lettering on buff flagstone. Rustic tractor behind sign as shown on plan.
18. Sidewalk and curb ramps shall comply with the applicable requirements established at the time of construction.
19. Parkways to be planted with Kentucky Bluegrass. Soil prep to be 4 yds ammended top per 1,000 sqft.



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SANDSTONE RIDGE BUSINESS PARK

Weld County Road 20 and I-25
Frontage Road West
Frederick, Colorado

Drawn By:	R. WILLE
Approved By:	
Scale:	1"/ 20'
Date Issued:	08 / 15 / 08

Date	Revision
01 / 13 / 09	R. WILLE
04 / 20 / 09	R. WILLE

Project #

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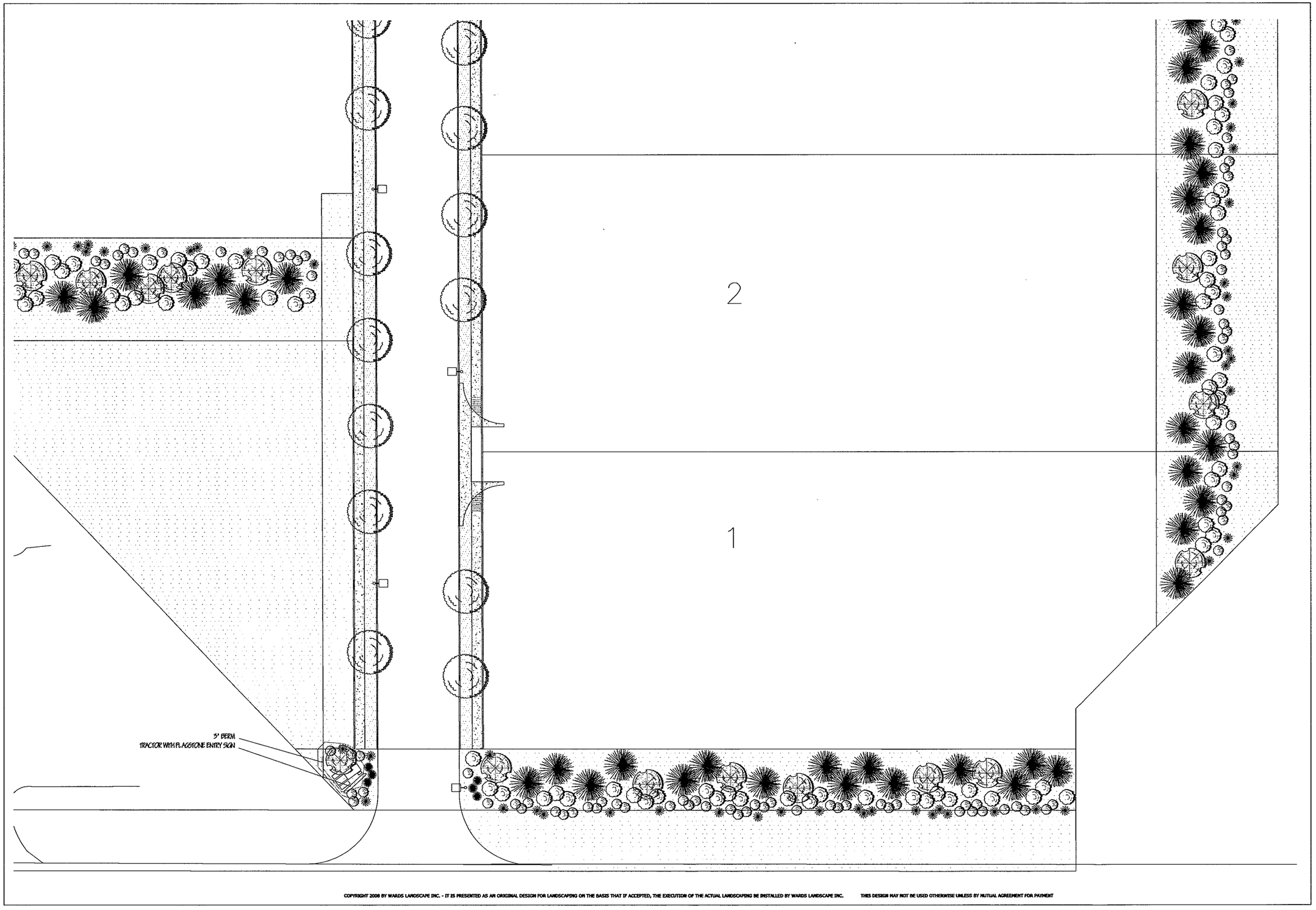

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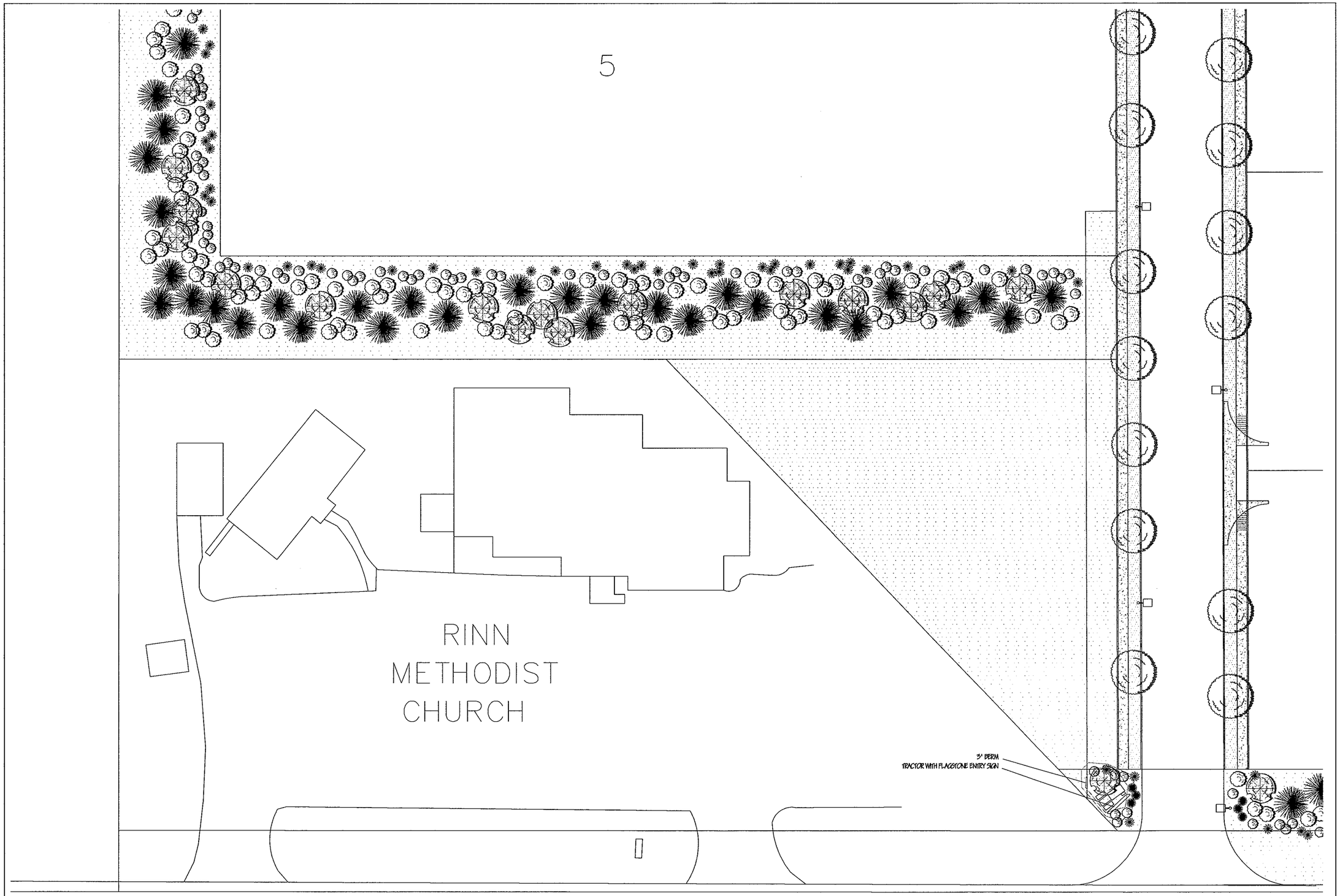

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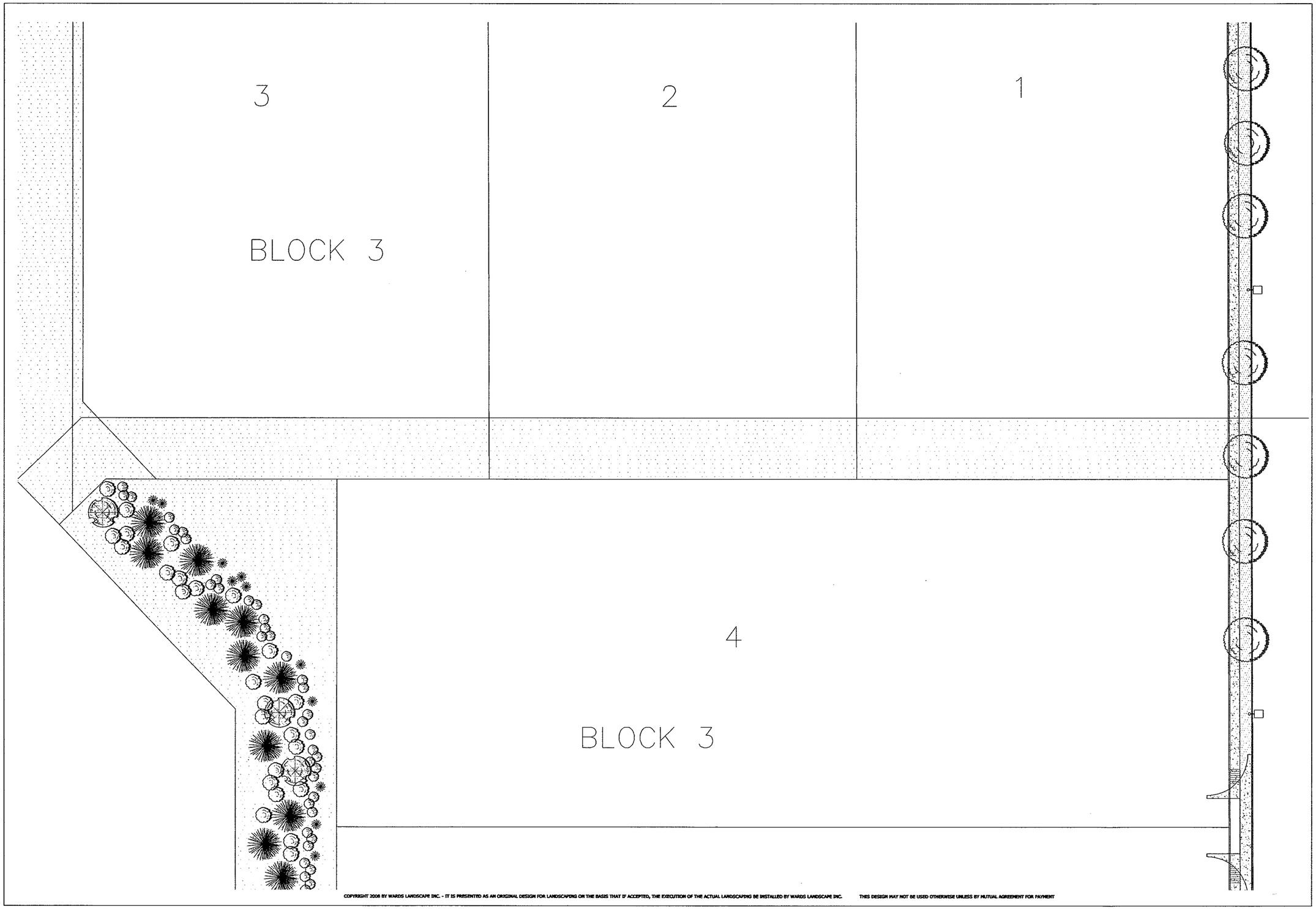

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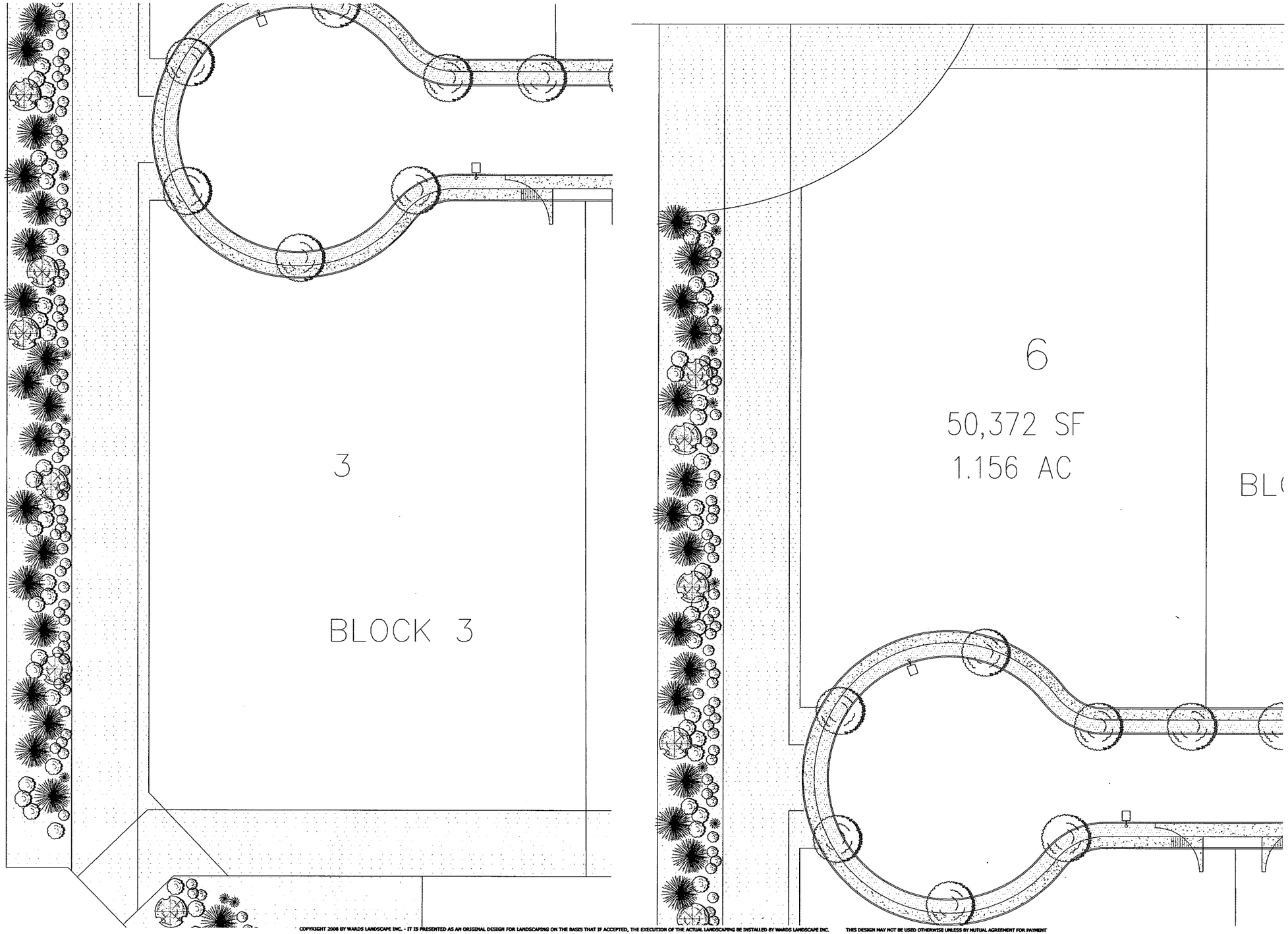

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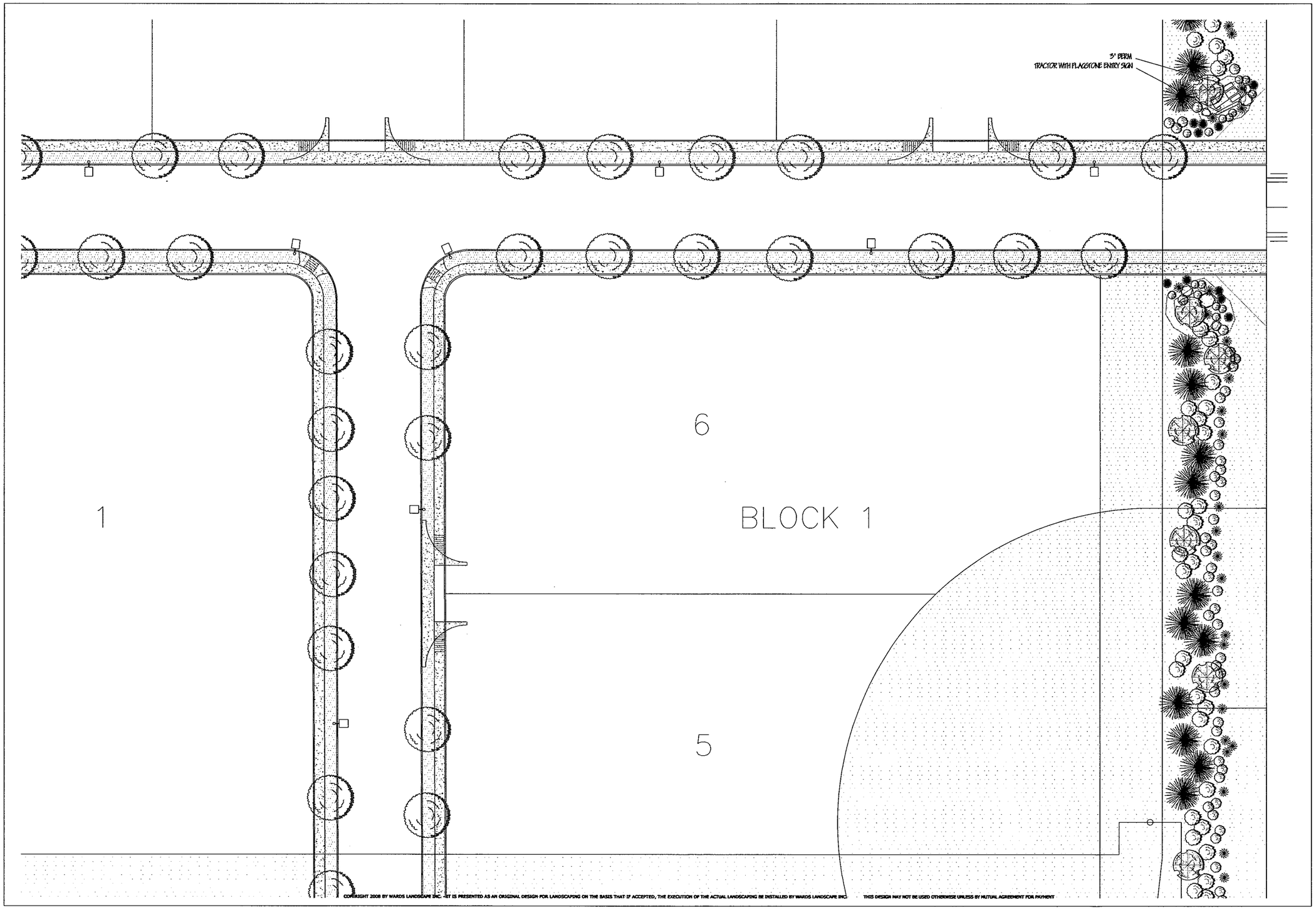

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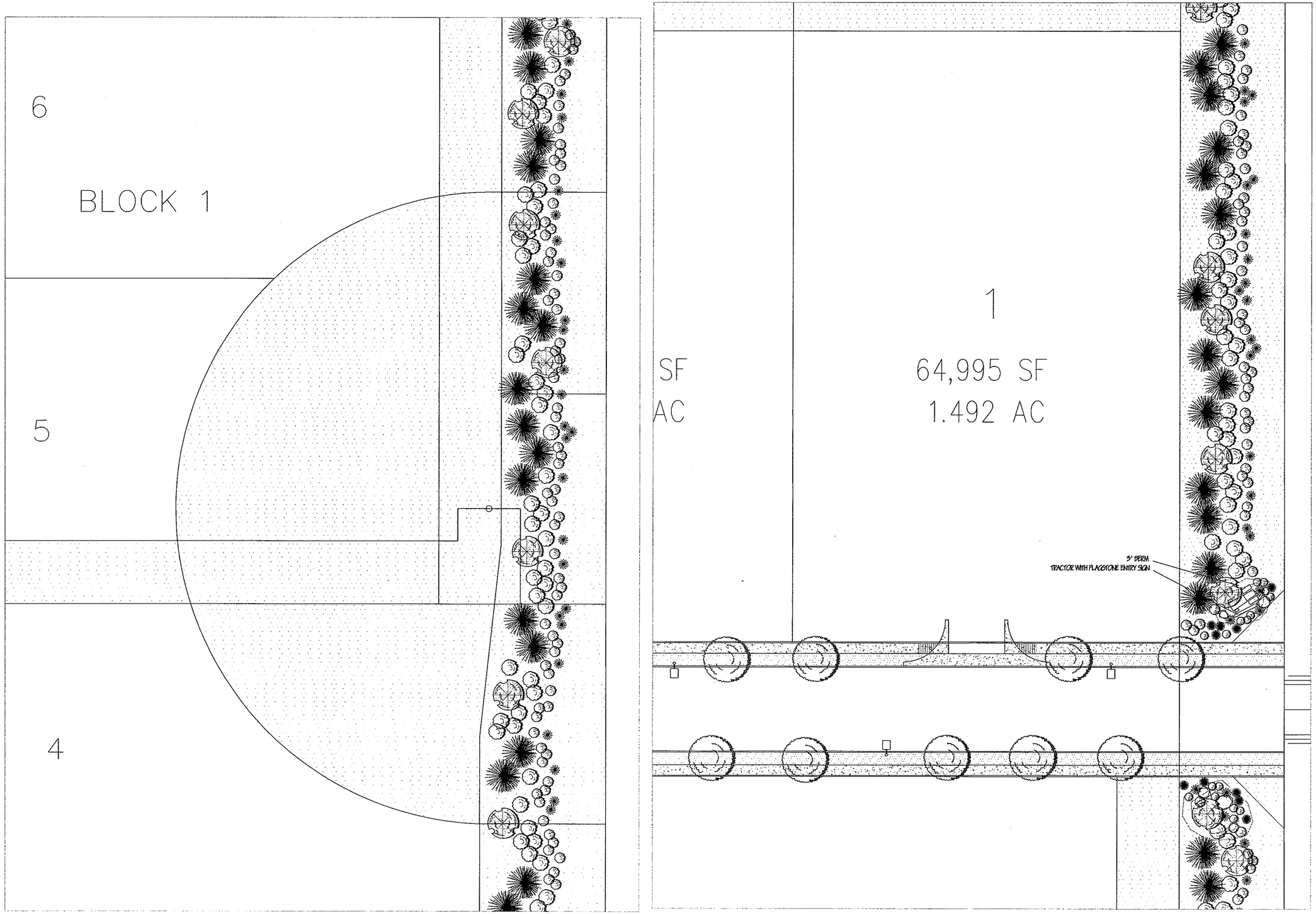

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