



SURROUND

ARCHITECTURE



11.4760 06/04/2019

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ARCHITECTURE

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06/04/2012 Site Review Submittal No. Date

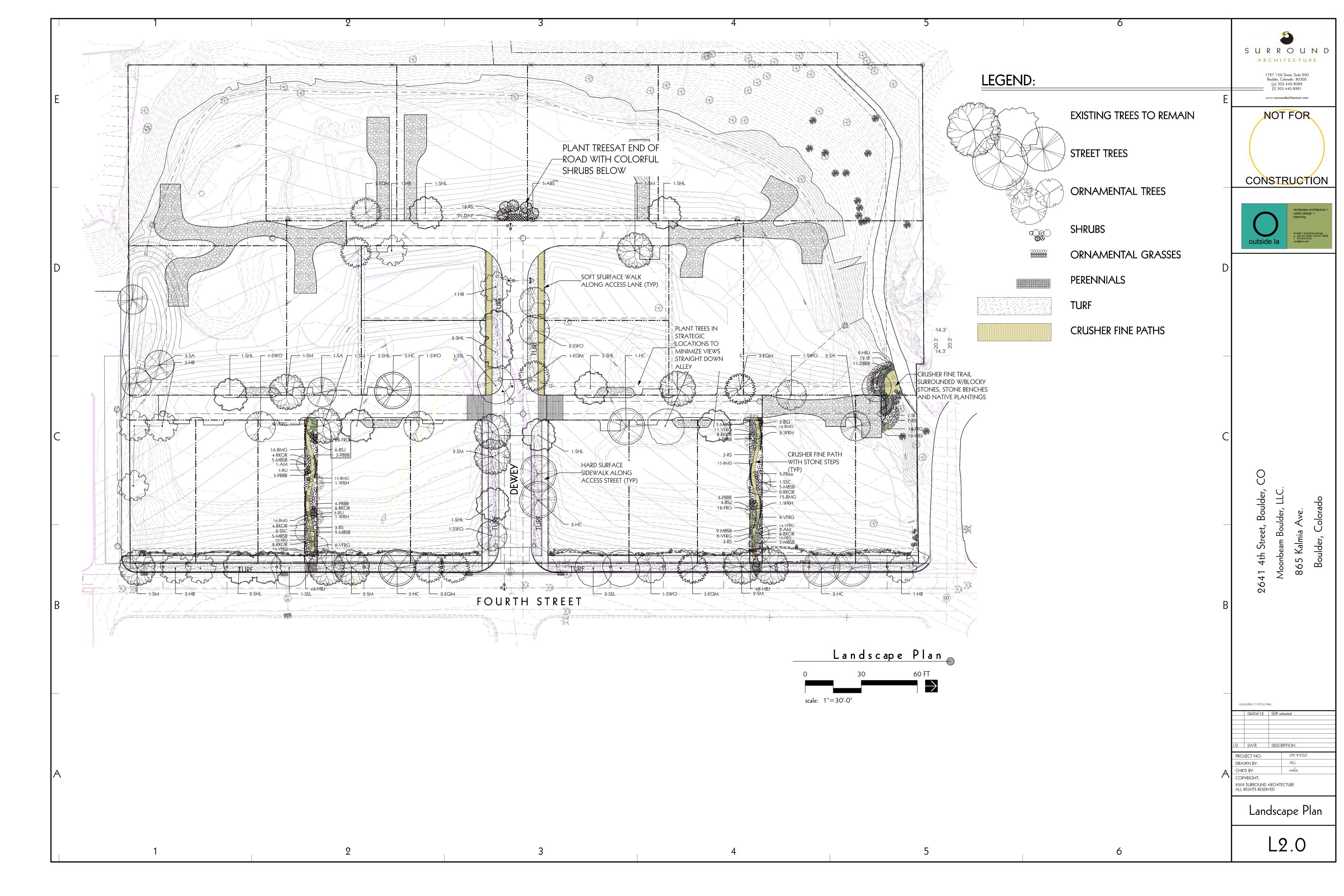
SURROUND ARCHITECTURE UTILIZES OUR ROOFTOP PV ARRAY FOR THE ENERGY NEEDED TO DESIGN AND PRODUCE OUR CONSTRUCTION DOCUMENTS

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Illustrative Site Plan

PROJECT NO:	11.4760
DATE:	06/04/2012
DRAWN BY:	TJL
CHECKED BY:	TJI

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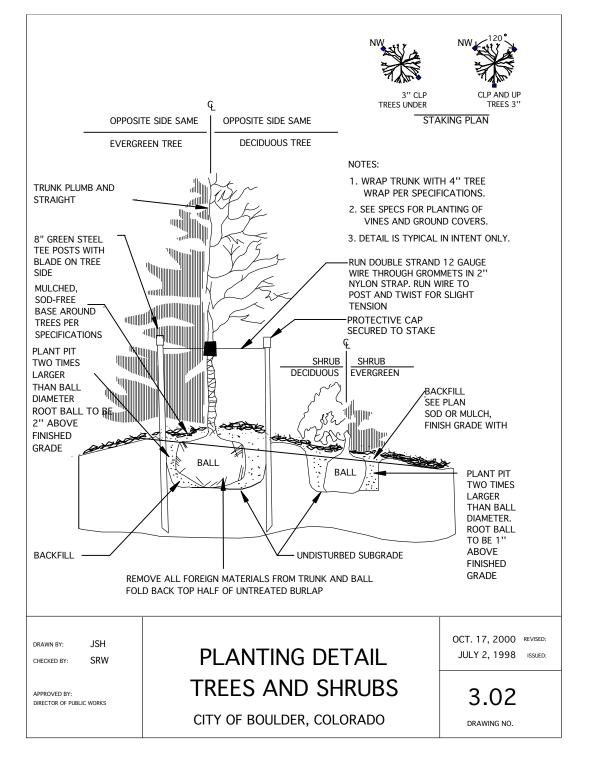


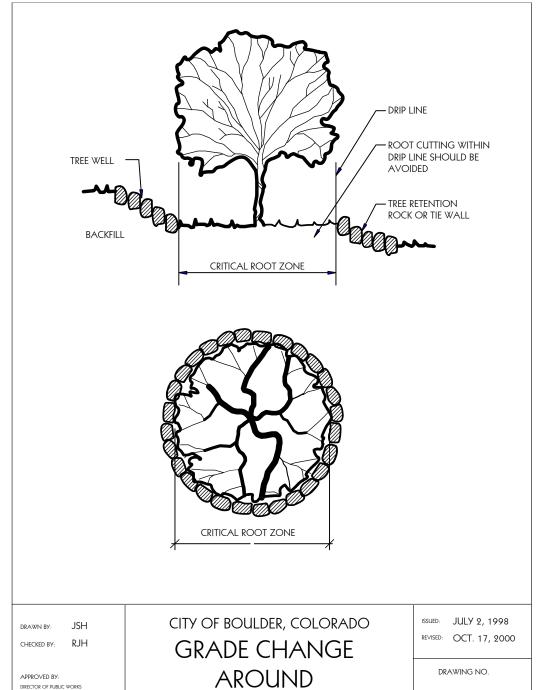
Plant List					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHADE TRE	ES:				
EQM	T 11	Acer platanoides EMERALD QUEEN TM	Emerald Queen(Tm) Norway Maple	2" cal.	as shown
HB		Celtis occidentalis	Hackberry	2" cal.	as shown
HC	11	Aesculus hippocastanum	Horse Chestnut	2" cal.	as shown
SA		Fraxinus pennsylvanica `Summit`	Summit Green Ash	2" cal.	as shown
SHL		Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" cal.	as shown
SM	11	Acer saccharum 'Legacy'	Sugar Maple 'Legacy'	2" cal.	as shown
SSL	5	Tilia tomentosa 'Sterling' P.P.# 6511	Sterling Silver Linden	2" cal.	as shown
SWO	7	Quercus bicolor	Swamp White Oak	2" cal.	as shown
tota	ıl 75				
ORNAMEN	TAL TREE	<u> </u>			
ABD	5	Amelanchier x grandiflora'Autumn Brilliance'	Autumn Brilliance Serviceberry	1-1/2" cal.	as shown
AM		Acer ginnala	Amur Maple	1-1/2" cal.	as shown
SSC		Malus x 'Spring Snow' P.P.# 2667	Spring Snow Crabapple	1-1/2" cal.	as shown
WKH		Crataegus viridis 'Winter King'	Winter King Hawthorn	1-1/2" cal.	as shown
tota					
DECIDUOU:	S SHRUB	S:			
DBRB	11	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	5 gallon	3' o.c.
IB		Aronia melanocarpa Iroquois Beauty	Iroquois Beauty Dwarf Chokeberry	5 gallon	3' o.c.
MBSB		Symphoricarpos x doorenbosii 'Magic Berry'	Magic Berry Snowberry	5 gallon	3' o.c.
PBBB	21	Buddleja davidii nanhoensis `Monum`	Petite Plum(R) Dwarf Butterfly Bush	5 gallon	4' o.c.
RKOR	53	Rosa x 'Radcor' P.P.A.F.	Rainbow Knock Out(R) Rose	5 gallon	2.5' o.c.
RS	34	Perovskia atriplicifolia	Russian Sage	5 gallon	3' o.c.
tota	d 175				
EVERGREEN	SHRUBS):			
BSJ		Juniperus squamata `Blue Star`	Blue Star Juniper	5 gallon	3' o.c.
tota	-			J	
ORNAMEN		ASSES:			
BMG		Ophiopogon japonicus	Mondo Grass	1 gallon	12" o.c.
FRG		Calamagrostis x acutiflora	Feather Reed Grass	1 gallon	18" o.c.
VFRG		Calamagrostis x acutiflora `Overdam`	Overdam Feather Reed Grass	1 gallon	15" o.c.
tota		-	Overdam readict Need Olass	1 Salloll	13 0.0.
PERENNIAL		:			1
PEKEININIAL DAV		Hamana allia fulus	O De lib	1	10"
IIAV	. 05	I Homoorogallia kulua	II Jeango I Javilily	1 711	1 10"

LANDSCAPE REQUIREMEN			
	required	PROVIDED	COMMENTS
OVERALL SITE LANDSCAPING	Proposed Zoning: RL1		
	total Site Area = 254,485 sf		
STREETSCAPE			
4th Street - Detached Sidewalk	1 tree/ 30-40 LF - 633 LF=16-21trees required	20 street trees	
Dewy Ave Detached Sidewalk	1 tree/ 30-40 LF - 500 LF=14-18 trees required	14 street trees	both side of the lane
Eastern Alley	1 tree/40 LF - 536 LF=14trees required	18 street trees	
Western Alley	1 tree/40 LF - 258 LF=7-9 trees required	20 street trees	
MINIMUM PLANT SIZES			
Deciduous Trees	2" caliper	2" caliper - 75 provided	
Ornamental Trees	1 1/2" caliper	1 1/2" caliper - 16 provided	
Evergreen Trees	6' ht.	6' ht 0 provided	
Shrubs	5 gallon container	5 gallon container - 175 provided	
Ornamental Grasses/Perennials		1 gallon container - 242 provided	
		1	
PARKING LOT SCREENING			
FROM THE STREET			
Height and Opacity	Landscape Material 42" high	N/A	no surface parking
Width	6'	N/A	
PARKING LOT SCREENING			
FROM ADJACENT PROPERTIES			
Height and Opacity	Landscape Material 42" high	N/A	no surface parking
Width	6'	N/A	
Trees	1 tree/ 25-35 LF = 36 trees	N/A	
INTERIOR PARKING LOT			
LANDSCAPING			
Amount	10% of parking lot (xxx spaces)	N/A	no surface parking
Trees	1 tree/200 SF landscaped area = 57 trees	N/A	
Coverage	shrub or groundcover to cover w/in 5 yrs	provided	

Plant Notes:

- 1. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.
- 2. Trees shall not be planted closer 10 feet to any sewer or water line. Tree planting shall be coordinated with Public Service Company. Locations of all utilities shall be verified in the field prior to planting.
- 3. All shrubs shall be planted no less than 3' from any sidewalk or curb. All street trees in planting strips to be centered between curb and sidewalk. unless in "bump-out' areas.
- 4. Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.
- 5. Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.
- 6. All shrub beds adjacent to turf areas shall be edged with Ryerson or approved equivalent steel edger.
- 7. All shrub bed areas shall be mulched with a 4" layer of wood bark mulch. (No weed barrier fabric to be installed). Perennials and groundcover areas shall be mulched with a 4" layer of shredded bark mulch.
- 8. Prior to installation of plant materials, areas that have been compacted or disturbed by constr ffort possible to protect trees within the site using the same standards. Contractor to provide adequate tree protection, prune roots when adjacent new curbs and sidewalks, and water trees frequently during construction. If in the event an existing tree does not survive construction activities, the owners of the parcel will install a new tree in the approximate location of the existing tree. The tree species and size will be choosen from the City's approved tree list.
- 9. All tree lawn areas will be sodded with low-water demand bluegrass blend (including but not limited to the following blends: Eclipse, Touchdown, Preakness, Blacksburg and Liberty as grown by OK Doke Sod Farms). All slopes steeper than 3:1 will have erosion control fabric. Seeded areas will be seeded with Low Grow Foothills Mix provided by Arkansas Valley Seed or equal.
- 10. All landscape (plant materials and grass) will be irrigated with an automatic system. Turf areas will have a spray zone, shrubs and trees in grates will have a drip zone and perennials/groundcovers (part of the drip zone) will have micro-jet sprays. Plants with like water requirements are shown together in order to have an efficient use of water. Irrigation plans will be submitted during TEC Doc that meet the City's requirements.
- 11. Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.
- 12. Refer to the City of Boulder Design and Construction Streetscaping Standards for all work within public areas, including tree protection standards. The developer will make every effort possible to protect trees within the site using the same standards. Contractor to provide adequate tree protection, prune roots when adjacent new curbs and sidewalks, and water trees frequently during construction. IF in the event an existing tree does not survive construction activities, the owners of the parcel will install a new tree in the approximate location of the existing tree. The tree species and size will be choosen from the City's approved tree list.
- 13. Refer to the Civil Engineer Drawings for Grading and Utility information. The retaining wall located in the south east corner of the property shall be constructed of tan colored block by Pavestone (Diamond Pro Vertica Wall) or equal.
- 14. This plan meets or exceeds City of Boulder landscape code requirements.
- 15. The common landscaped areas and it's associated irrigation system will be run and maintained by the Master HOA. Each individual lot owner is required to install irrigation and landscape in the adjacent Right-of-Way area.
- 16. Any existing tree with limbs lower the 8' extending into the ROW will be trimmed back to provide clear access.





EXISTING TREES

