

DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

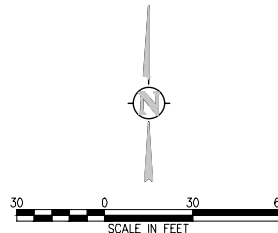
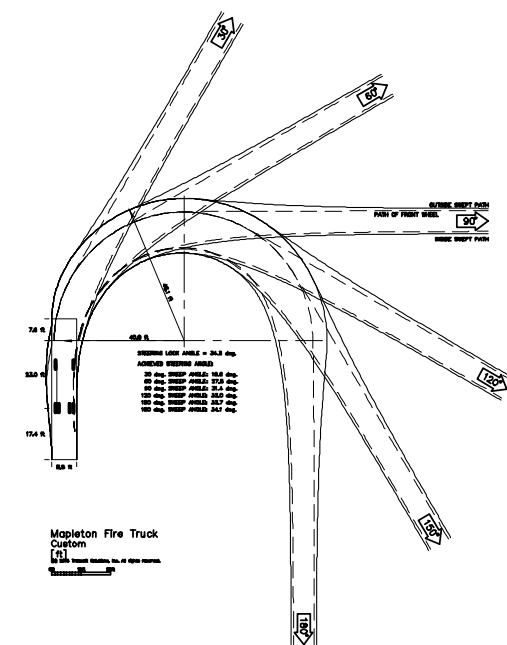
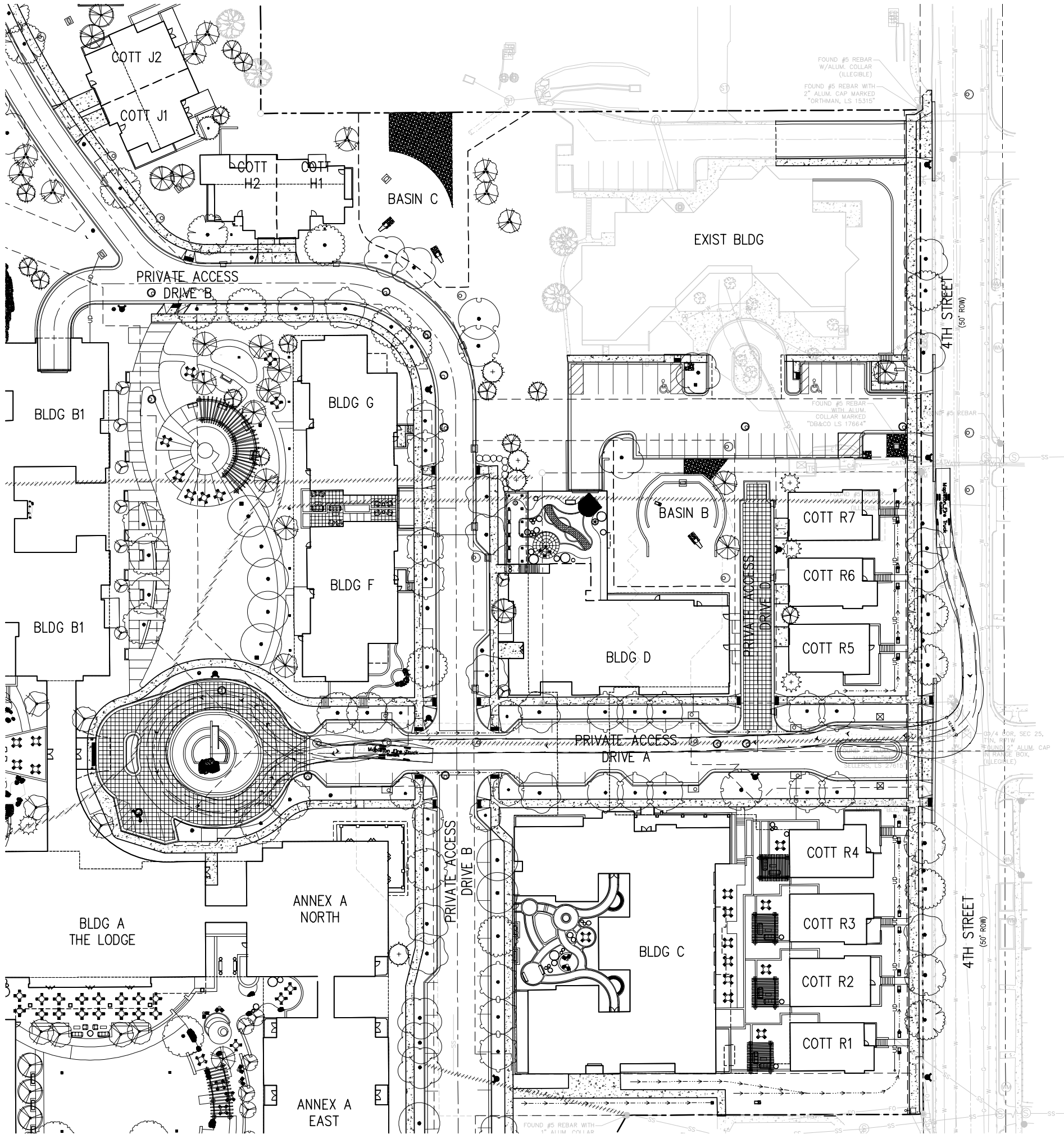
SITE REVIEW SUBMITTAL #4 LUR 2016-00065
THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

| DATE: | REVISION: |
|----------|----------------------|
| 08-01-16 | SITE REVIEW #1 |
| 04-03-17 | SITE REVIEW #2 |
| 07-26-17 | BDAB |
| 11-06-17 | SITE REVIEW #3 |
| 04-04-18 | SITE REVIEW #4 |
| 05-04-18 | S.R.#4 - CORRECTIONS |

SHEET NAME:
PRELIMINARY DETAILED STREET
PLAN AND PROFILE

SHEET NUMBER:

C4.5



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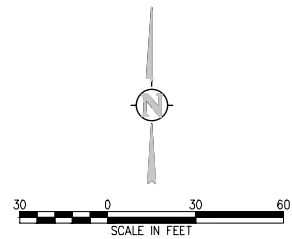
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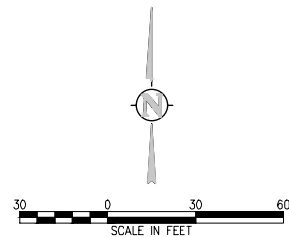
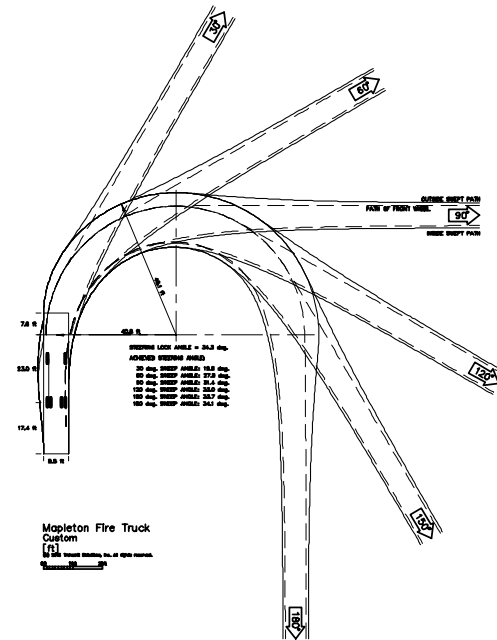
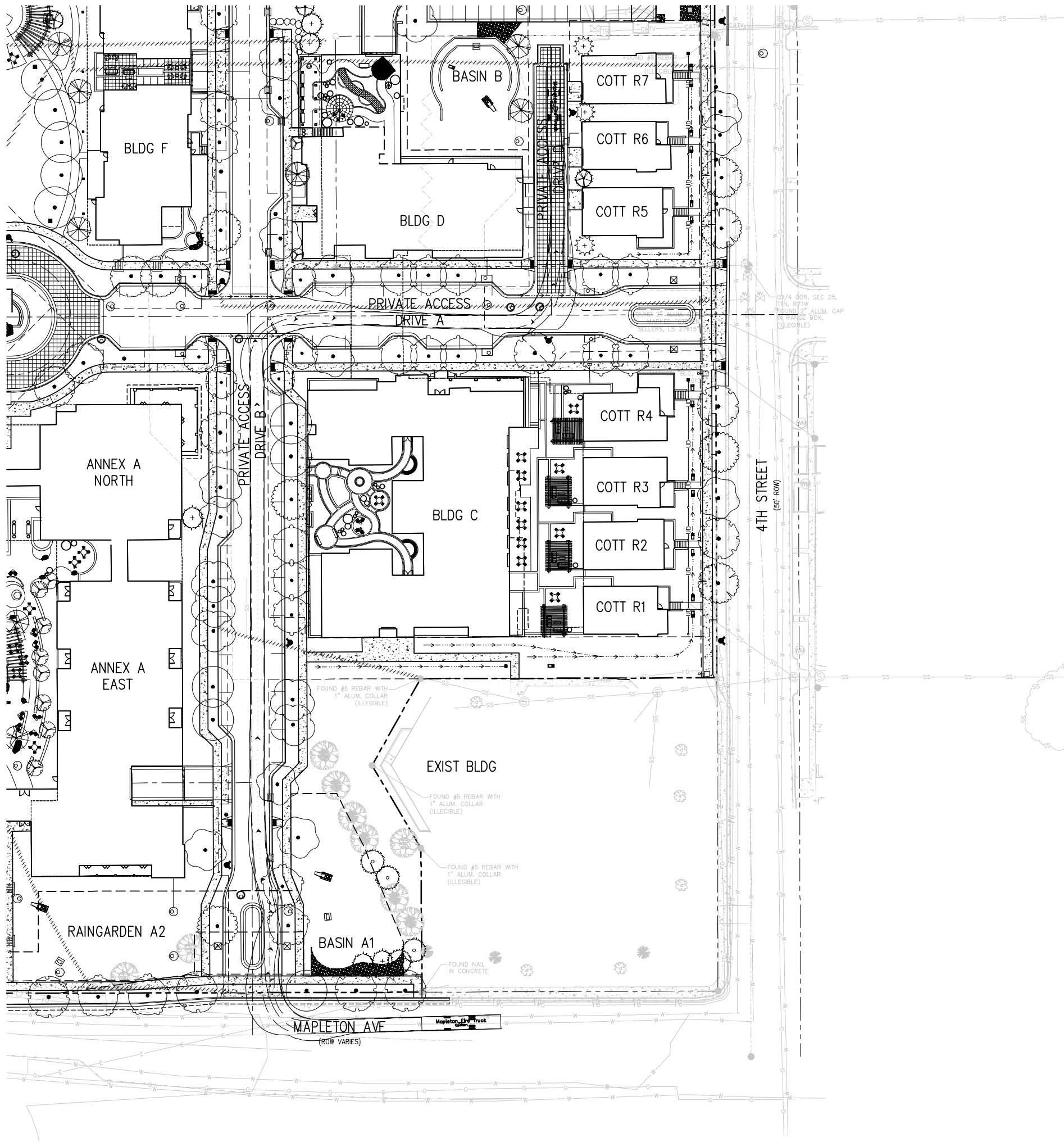
SHEET NAME:

PRELIMINARY TURNING
MOVEMENTS PLAN

SHEET NUMBER:

C4.6





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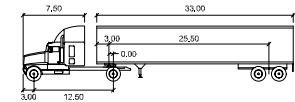
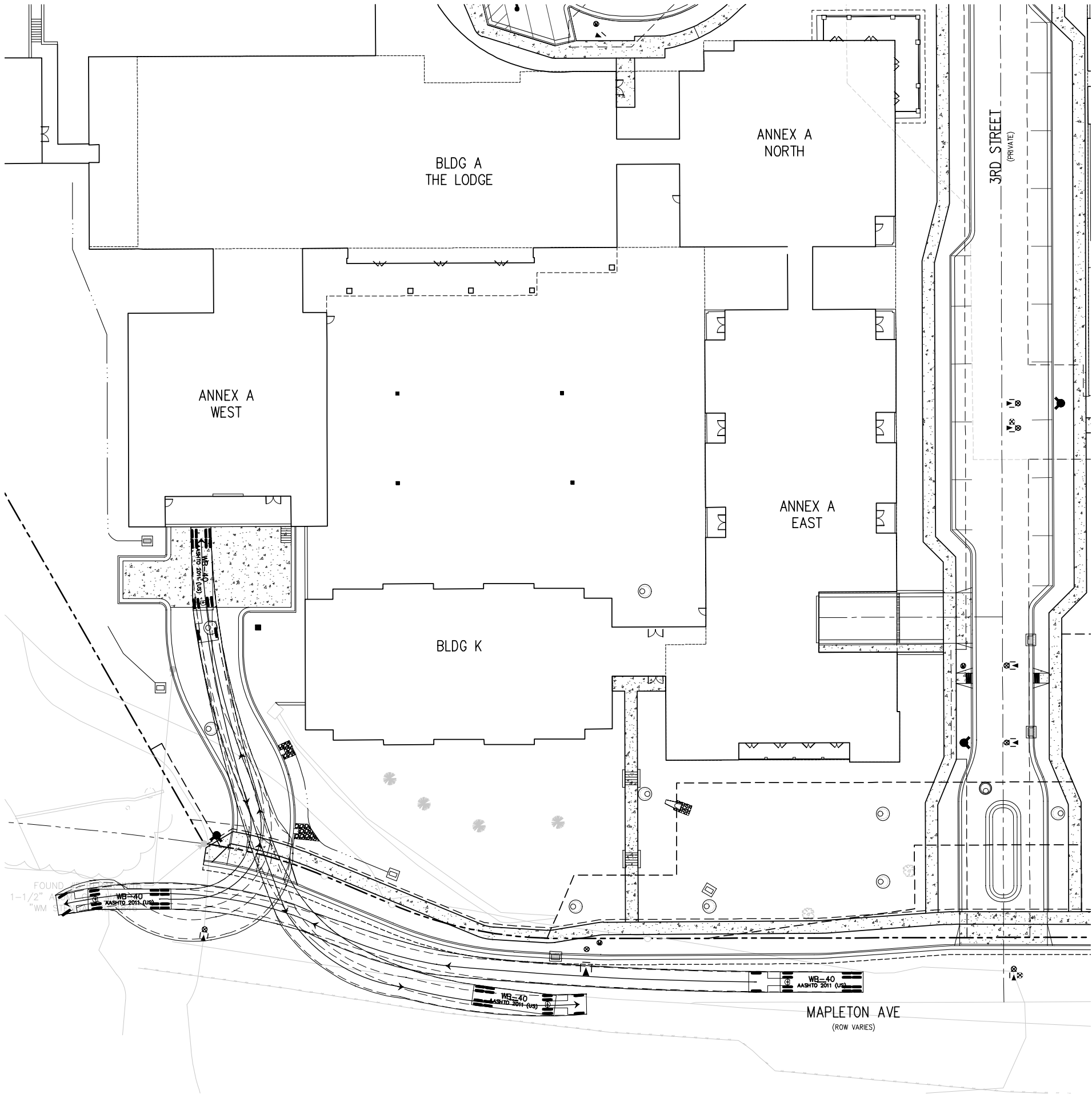
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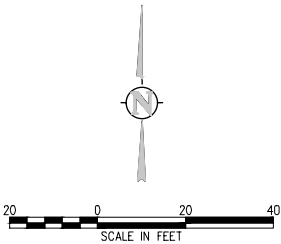
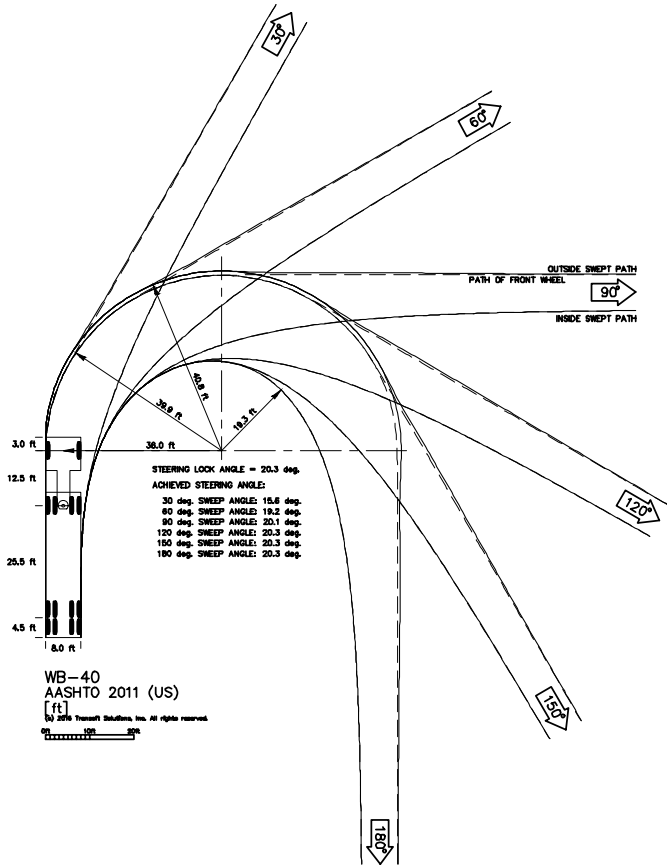
SHEET NAME:
PRELIMINARY TURNING
MOVEMENTS PLAN

SHEET NUMBER:

C4.8



| | | | |
|---------------|--------|--------------------|--------|
| WB-40 | feet | | |
| Tractor Width | : 8.00 | Load to Lock Time | : 6.0 |
| Trailer Width | : 3.00 | Steering Angle | : 20.3 |
| Tractor Track | : 8.00 | Articulating Angle | : 70.0 |
| Trailer Track | : 6.00 | | |



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SHEET NAME:

PRELIMINARY TURNING MOVEMENTS PLAN

SHEET NUMBER:

C4.10



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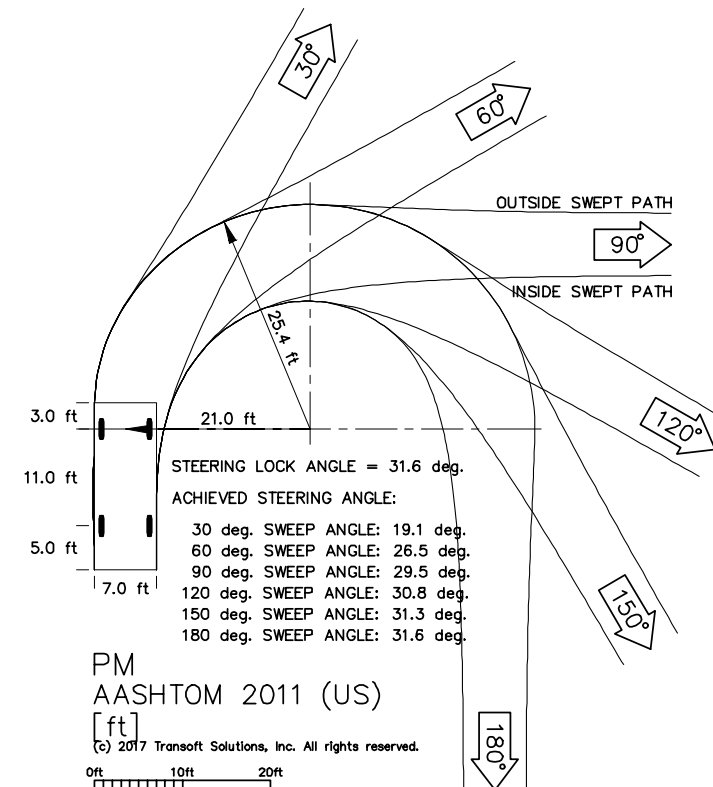
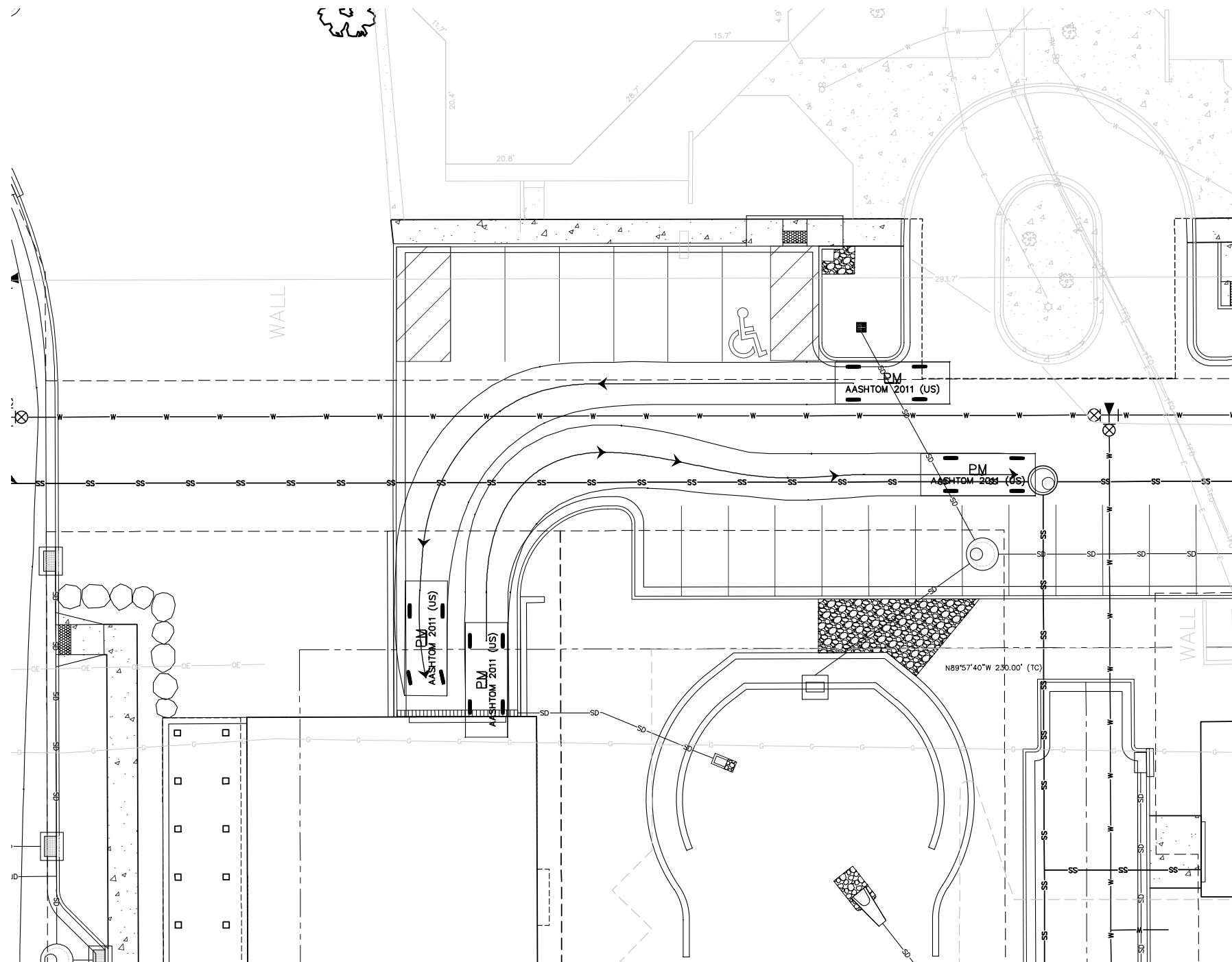
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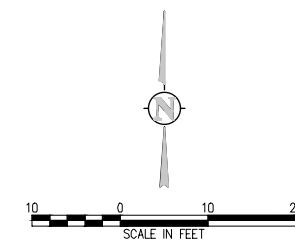
PRELIMINARY TURNING
MOVEMENTS PLAN

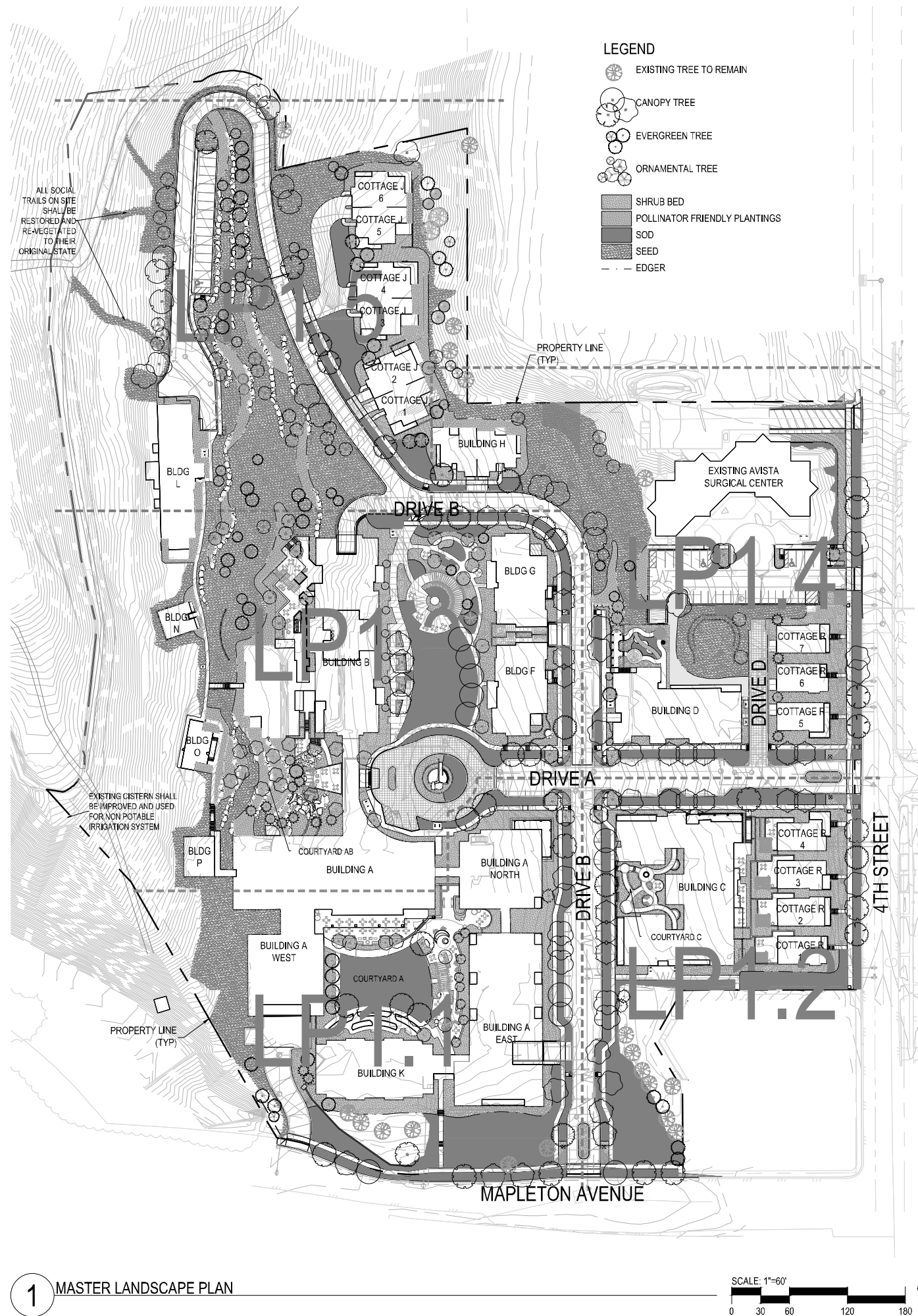
SHEET NUMBER:

C4.11



AASHTO 2011 – PASSENGER VEHICLE PROFILE





LANDSCAPE SUMMARY

| | |
|---|------------|
| TOTAL LOT SIZE | 687,122 SF |
| TOTAL PARKING LOT SIZE (INCLUDING DRIVES / AISLES AND PARKING STALLS) | 0 SF |
| TOTAL AREA NOT COVERED BY A BUILDING, DRIVE / AISLE OR PARKING LOT | 430,459 SF |

PARKING SUMMARY - OFF SITE (EX. REHAB FACILITY)

| | | |
|---|-----------|----------|
| TOTAL PARKING LOT SIZE (INCLUDING DRIVES / AISLES AND PARKING STALLS) | 11,204 SF | |
| | REQUIRED | PROVIDED |
| TOTAL NUMBER OF UNCOVERED SURFACE PARKING STALLS | | 28 |
| TOTAL INTERIOR PARKING LOT LANDSCAPED AREA IN SF | 560 SF | 909 SF |
| TOTAL INTERIOR PARKING LOT LANDSCAPED AREA AS A PERCENTAGE OF TOAL PARKING LOT AREA | 5% | 8% |
| TOTAL NUMBER OF TREES INTERIOR LOT LANDSCAPE AREA | 3 | 3 |
| TOTAL PERIMETER PARKING LOT LANDSCAPE AREA | NA | NA |

REQUIREMENT:
LOTS WITH SIXTEEN TO ONE HUNDRED SPACES: AT LEAST 5% OF THE PARKIGN LOT AREA SHALL CONTAIN INTERIOR PARKIGN LOT LANDSCAPING
1 TREE / 200 SF OF INTERIOR PARKING LOT LANDSCAPED AREA

STREETSCAPE SUMMARY

| STREET | LF | REQUIRED | PROVIDED |
|------------|-----|----------|----------|
| MAPLETON | 364 | 10 | 10 |
| 4TH STREET | 439 | 11 | 12 |
| TOTAL | | 21 | 22 |

| PRIVATE ACCESS DRIVE | LF | REQUIRED | PROVIDED |
|----------------------|------|----------|----------|
| DRIVE A | 779 | 20 | 21 |
| B | 2977 | 81 | 77 |
| D | 224 | 6 | 6 |
| TOTAL | | 107 | 104 |

REQUIREMENT:
STREET: 8' TREE LAWN - 1 TREE / 25-30 LF
8' TREE LAWN - 1 TREE / 30-40 LF
ALLEY: 1 TREE / 40 LF
¹THE QUANTITY OF TREES PROVIDED HAS NOT BEEN MET DUE TO UTILITIES AND UTILITY EASEMENT CONSTRAINTS ALONG PRIVATE ACCESS DRIVE B AND THE LOCATION OF RETAINING WALLS IN CLOSE PROXIMITY TO THE ROADWAY AND ASSOCIATED SOIL STABILIZATION.

| COURTYARD | SF | REQUIRED | PROVIDED |
|-----------|--------|----------|----------|
| A | 22,194 | 23 | 23 |
| AB | 8,747 | 9 | 24 |
| TOTAL | | 32 | 47 |

REQUIREMENT:
1 TREE / 1000 SF

LANDSCAPE TOTALS

| | | |
|--------------------------------------|--------|-------------------|
| TOTAL NUMBER OF STREET TREES | 21 | 22 |
| TOTAL NUMBER OF PRIVATE ACCESS DRIVE | 107 | 104 |
| TOTAL QUANTITY OF PLANT | TREES | 313 ¹ |
| MATERIAL ON SITE PLAN | SHRUBS | 1159 ² |

REQUIREMENT:
1 TREE AND 5 SHRUBS / 1,500 SF
²THE UNDERLAY P ZONING DOES NOT HAVE A MINIMUM LANDSCAPE REQUIREMENT. THE SUMMARY ABOVE ILLUSTRATES THE PROJECT'S COMPATIBILITY WITH ADJACENT LAND USES AND THE INTENT OF THE MUNICIPLE CODE IF THE ZONE DISTRICT WERE RESIDENTIAL.
³THE SHRUB TOTAL PROVIDED IS AN ESTIMATE. SHRUB TOTALS WILL BE REFINED IN SUBSEQUENT SUBMITTALS.
⁴THE PROVIDED AMOUNT OF TREES DOES NOT INCLUDE THE EXISTING TREES BEING PRESERVED ON SITE. THERE ARE APPROXIMATELY 50 ADDITIONAL EVERGREEN AND DECIDUOUS TREES PLANNED TO REMAIN ALONG THE HILLSIDE AND INTERIOR OF THE PROPERTY.

BICYCLE PARKING

| | | |
|------------|----------|----------|
| SHORT TERM | REQUIRED | PROVIDED |
| | 23 | 36 |



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SHEET NAME:

MASTER LANDSCAPE PLAN

SHEET NUMBER:

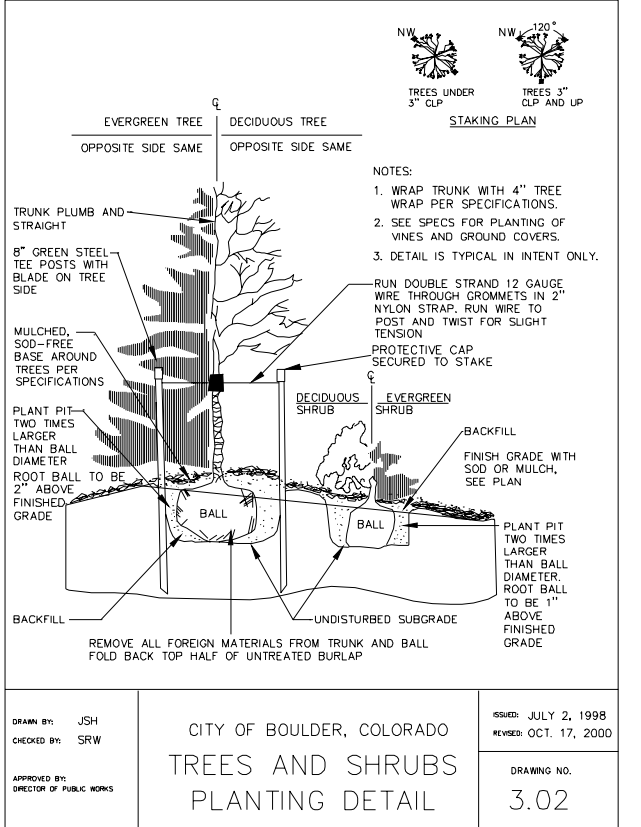
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GENERAL LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO THE CITY OF BOULDER CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT OR OWNER.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED BARK MULCH TO A DEPTH OF 3 INCHES MINIMUM WITHOUT LANDSCAPE FABRIC.
- ROCK MULCH TO BE 1"-2" WHITE RIVER ROCK TO DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 3' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR, APPLY 4" DEPTH OF WOOD MULCH OVER 3' DIAMETER BED FOLLOWING SOD INSTALLATION.
- SOD TO BE A FESCUE/BUEGRASS BLEND 90/10 FROM SINGLE GROWER.
- SEED TO BE LOW GROW SEED MIX FROM ARKANSAS VALLEY SEED INC. PHONE: 877.907.3337.
- THE CITY STANDARD DETAILS AND MANUFACTURE DETAILS DEPICTED IN THESE DRAWINGS SHOULD BE USED AS REFERENCE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERTINENT CONSTRUCTION & INSTALLATION INFORMATION AT TIME OF CONSTRUCTION.
- ALL SHRUB AND SOD AREAS SHALL RECEIVED THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
- THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
- LANDSCAPE EDGER TO BE PERFORATED, GALVANIZED ROLL TOP STEEL EDGER. STEEL EDGER IS TO BE USED WHEREVER THERE IS A CHANGE IN SURFACING TYPE - SEE PLANT LEGEND.
- PLANT LIST DEPICTED TO BE SUBSTITUTIONS AND OMISSIONS BASED ON AVAILABILITY OF LANDSCAPE MATERIAL AND IS DEPICTED FOR INTENT PURPOSES ONLY WHICH SHALL BE FURTHER DEFINED THROUGH THE CONSTRUCTION DOCUMENTS.
- SITE FURNISHINGS ARE DEPICTED TO ILLUSTRATE HOW THE HARDSCAPE AREAS MAY SPATIALLY ACCOMMODATE RESIDENTS AND SHALL BE FURTHER REFINED AND DETAILED WITHIN THE CONSTRUCTION DOCUMENTS, BASED ON PROGRAM AND FUTURE USER.
- THE TREE PRESERVATION PLAN DEPICTS THE PRESERVATION AND RELOCATION OF APPROXIMATELY 25 TREES. THE RELOCATION / TRANSPLANTING OF THE TREES HIGHLIGHTED WILL BE FURTHER STUDIED IN THE TECH DOCUMENTS AND MAY CHANGE DUE TO HEALTH OF PLANT MATERIAL AT TIME OF CONSTRUCTION AND VIABILITY OF PROPOSED LOCATION DUE TO ACCESS, SOILS, AND TOPOGRAPHY AND MAY BE REVISED AT THAT TIME.

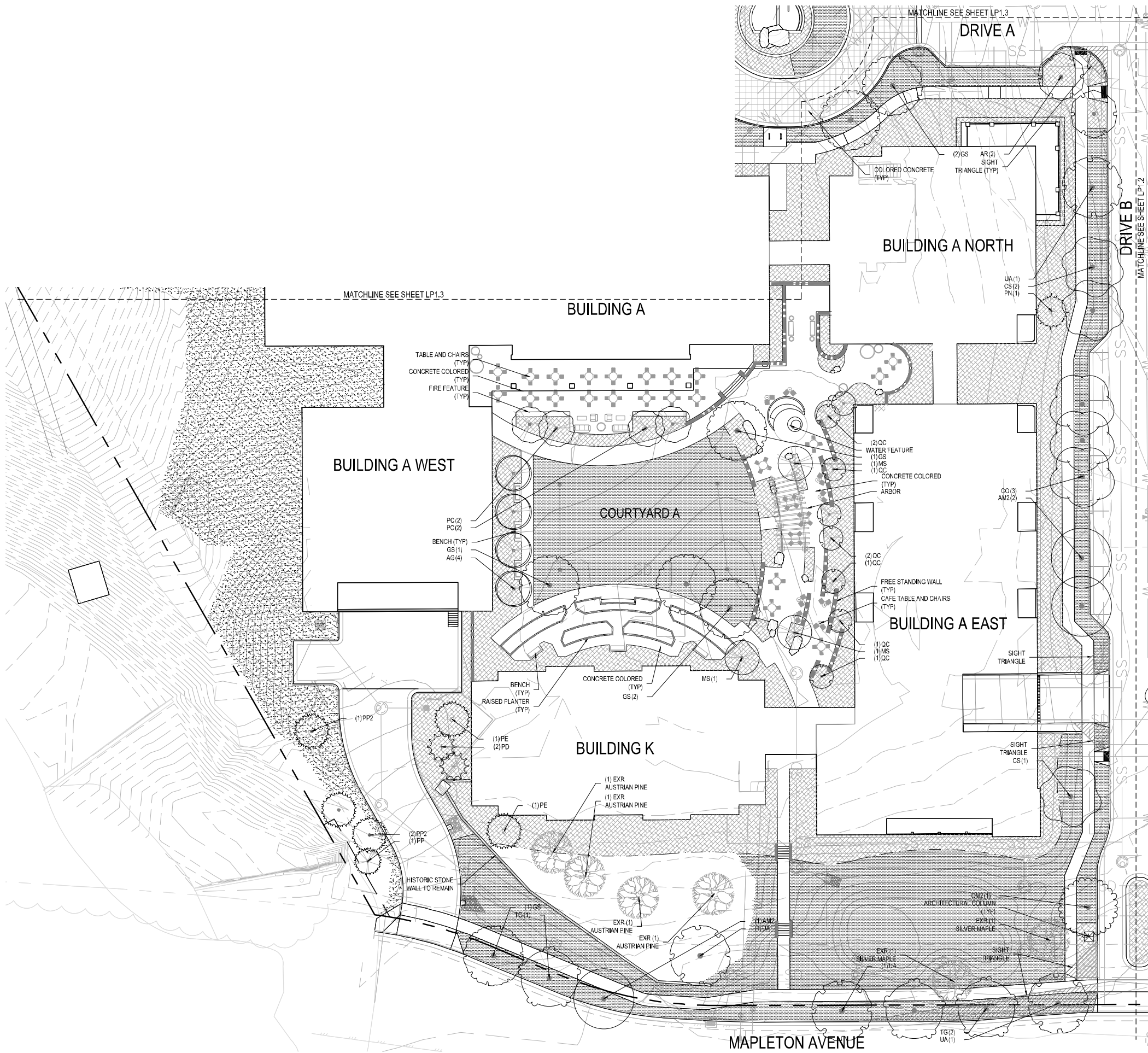
PLANT LIST

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | WATER USAGE | NATIVE | POLLINATOR |
|------------------|-----|--|--------------------------------|-------|-------------|-------------|--------|------------|
| EXISTING TREES | | | | | | | | |
| EXR | 19 | EXISTING TREE TO REMAIN | EXISTING TREE TO REMAIN | NA | NA | NA | | |
| RLS | 1 | EXISTING PICEA PARVENS | EXISTING COLORADO SPRUCE | NA | NA | MEDIUM | YES | |
| RUF | 1 | EXISTING PINUS EDULS | EXISTING PINON PINE | NA | NA | LOW | YES | |
| RLL | 2 | EXISTING TILIA CORDATA | EXISTING LITTLELEAF LINDEN | NA | NA | MEDIUM | | |
| CANOPY TREE | | | | | | | | |
| AR | 8 | ACER PLATANODES ROYAL RED | ROYAL RED MAPLE | 8.8 B | 2' CAL | MEDIUM | | |
| AME | 11 | ACER BACCHARUM GREEN MOUNTAIN | GREEN MOUNTAIN SUGAR MAPLE | 8.8 B | 2' CAL | MEDIUM | | |
| AD | | AESCULUS GLABRA | OHIO BUCKEYE | 8.8 B | 2' CAL | MEDIUM | | |
| AH | | AESCULUS HIPPOCASTANUM | HORSE CHESTNUT | 8.8 B | 2' CAL | MEDIUM | | |
| CS | 13 | CATALPA SPECIOSA | NORTHERN CATALPA | 8.8 B | 2' CAL | LOW | | |
| CO | 19 | CELTIS OCCIDENTALIS | COMMON HACKBERRY | 8.8 B | 2' CAL | LOW | | |
| GO | 9 | GLEDITSIA TRIACANTHOS SKYLINE | SKYLINE HONEY LOCUST | 8.8 B | 2' CAL | LOW | YES | YES |
| GK | 10 | GYMNOCLADUS DIOICA | KENTUCKY COFFEE TREE | 8.8 B | 2' CAL | LOW | | YES |
| QB | 09 | QUERCUS BICOLOR | SHAWN WHITE OAK | 8.8 B | 2' CAL | LOW | | |
| QM | 4 | QUERCUS MACROCARPA | BURR OAK | 8.8 B | 2' CAL | LOW | | |
| QMO | 10 | QUERCUS MUEHLBERGII | CHINKAPII OAK | 8.8 B | 2' CAL | MEDIUM | | |
| QR | 18 | QUERCUS ROBUR | ENGLISH OAK | 8.8 B | 2' CAL | LOW | | |
| TG | 10 | TILIA CORDATA GREENSPIRE | GREENSPIRE LITTLELEAF LINDEN | 8.8 B | 2' CAL | MEDIUM | | YES |
| U | 9 | ULMUS X ACCOLAGE | ACCOLAGE ELM | 8.8 B | 2' CAL | MEDIUM | | YES |
| EVERGREEN TREES | | | | | | | | |
| PE | 7 | PICEA ENGLEMANII | ENGLEMAN SPRUCE | 8.8 B | 8' HT MIN | MEDIUM | YES | |
| PD | 8 | PICEA GLAUCA DENSATA | BLACK HILLS SPRUCE | 8.8 B | 8' HT MIN | MEDIUM | YES | |
| PS | 7 | PICEA PARVENS GLAUCA HOOPRIF | HOOPRIF BLUE SPRUCE | 8.8 B | 8' HT MIN | MEDIUM | YES | |
| PR | 2 | PINUS ARISTATA | BRISTLECONE PINE | 8.8 B | 6' HT MIN | LOW | YES | |
| PP | 14 | PINUS EDULS | PINON PINE | 8.8 B | 8' HT MIN | LOW | YES | |
| PL3 | | PINUS FLEXILIS | LIMBER PINE | 8.8 B | 8' HT MIN | LOW | | |
| PL | 16 | PINUS HELDREICHII LEUCOCERMS | BOSMAN PINE | 8.8 B | 8' HT MIN | LOW | | |
| PN | 6 | PINUS NIGRA | AUSTRIAN BLACK PINE | 8.8 B | 8' HT MIN | LOW | | |
| PP2 | 15 | PINUS PONDEROSA | PONDEROSA PINE | 8.8 B | 8' HT MIN | LOW | YES | |
| PS2 | | PINUS STROBIFORMIS | SOUTHWESTERN WHITE PINE | 8.8 B | 8' HT MIN | LOW | YES | |
| PD2 | | PSEUDOTSUGA MENZIESII | DOUGLAS FIR | 8.8 B | 8' HT MIN | MEDIUM | | |
| ORNAMENTAL TREE | | | | | | | | |
| AG3 | | ACER GLABRUM | ROCKY MOUNTAIN MAPLE | 8.8 B | 2' CAL | LOW | YES | |
| AS | 4 | ACER GRANDIDENTATUM SCHMIDT | ROCKY MOUNTAIN GLOW MAPLE | 8.8 B | 2' CAL | LOW | YES | |
| AG | 12 | ACER TATARICUM GABRAN | HOT WINGS TATARIAN MAPLE | 8.8 B | 2' CAL | LOW | | |
| AA | 6 | AMELANCHIER ALNIFOLIA OBELISK | STANDING OVATION SERVICEBERRY | 8.8 B | 2' CAL | LOW | | YES |
| CR2 | 3 | CRATAEGUS DOUGLASII | RIVER HAWTHORN | 8.8 B | 2' CAL | LOW | | |
| CV | 4 | CRATAEGUS VIRIDIS WINTER KING | WINTER KING HAWTHORN | 8.8 B | 2' CAL | LOW | | YES |
| MI | 9 | MALLUS X INDIAN MAGIC | INDIAN MAGIC CRAB APPLE | 8.8 B | 2' CAL | MEDIUM | | YES |
| MS | 10 | MALLUS X SPRING SNOW | SPRING SNOW CRAB APPLE | 8.8 B | 2' CAL | MEDIUM | | YES |
| PT | 13 | POPULUS TREMULOIDES | QUAKING ASPEN | 8.8 B | 8' HT CLUMP | MEDIUM | | YES |
| PC | 4 | PRUNUS GALEYANA CHANTICLEER | CHANTICLEER PEAR | 8.8 B | 2' CAL | MEDIUM | | |
| OG | 13 | QUERCUS GAMBELII | GAMBEL OAK | 8.8 B | 2' CAL | LOW | YES | YES |
| QC | 8 | QUERCUS ROBUR X ALBA CRIMSON SPIRE | CRIMSON SPIRE OAK | 8.8 B | 2' CAL | MEDIUM | | |
| SI | | SYRINGA RETICULATA IVORY SILK | IVORY SILK JAPANESE TREE LILAC | 8.8 B | 2' CAL | MEDIUM | | |
| DECIDUOUS SHRUB | | | | | | | | |
| AS3 | | ARTEMISIA CANA | SILVER SAGE | CONT | 5 GAL | LOW | YES | |
| AC | | ATRIPLEX CANESCENS | FOURWING SALTBUUSH | CONT | 5 GAL | LOW | | |
| BA | | BERRBERIS THUNBERGII ATROPURPUREA | RED LEAF BARBERY | CONT | 5 GAL | LOW | | |
| CD | | CARYOPTERIS X CLANDONENSIS DARK KNIGHT | BLUE HEST SHRUB | CONT | 5 GAL | LOW | | YES |
| CM2 | | CERCOCARPUS MONTANUS | ALDERLEAF MOUNTAIN MAHOGANY | CONT | 5 GAL | LOW | | |
| CM | | CHAMAEBATHARIA MILLEFOLIUM | FERNBUSH | CONT | 5 GAL | LOW | | YES |
| RB | | CHRYSOETHAMNUS NAUSEOSUS | REDTIDBITCH | CONT | 5 GAL | LOW | YES | YES |
| FP | | FALLUGIA PARADOXA | ARCHER PALME | CONT | 5 GAL | LOW | YES | |
| FN | | FORESTIERA NEOMEXICANA | NEW MEXICAN PRIVET | CONT | 5 GAL | LOW | YES | |
| FS | | FORSYTHIA X SUNRISE | SUNRISE FORSYTHIA | CONT | 5 GAL | MEDIUM | | |
| HD | | HELODENDRUM | ROCK SPIREE | CONT | 5 GAL | LOW | | |
| LI | | LONICERA VIGULGIRATA | TIMBERBERRY | CONT | 5 GAL | MEDIUM | | |
| PL2 | | PHILADELPHUS MICROPHYLLUS | LITTLELEAF MOCKORANGE | CONT | 5 GAL | LOW | | |
| PM | | PHYSCOCARPUS MONOGYNUS | MOUNTAIN NINEBARK | CONT | 5 GAL | LOW | | |
| PD | | PHYSCOCARPUS OPULIFOLIUS DART'S GOLD | DART'S GOLD NINEBARK | CONT | 5 GAL | LOW | | |
| PM2 | | PHYSCOCARPUS OPULIFOLIUS SUMMER WINE | SUMMER WINE NINEBARK | CONT | 5 GAL | LOW | | |
| POT | | POTENTILLA FRUTICOSA CORONATION TRIUMPH | CORONATION TRIUMPH POTENTILLA | CONT | 5 GAL | LOW | | |
| SCH | | PRUNUS BESSEYI PAWNEE BUTTES | PAWNEE BUTTES SAND CHERRY | CONT | 5 GAL | LOW | YES | YES |
| RHJ | | PRUNUS ARNICAUTICA GROLLOW | THREE LEAF SUMAC | CONT | 5 GAL | LOW | | |
| RT | | PRUNUS TRILOBATA | THREE LEAF SUMAC | CONT | 5 GAL | LOW | YES | YES |
| RG | | RIBES AUREUM | GOLDEN CURRANT | CONT | 5 GAL | LOW | YES | YES |
| RC | | RIBES CEREUM | WAX CURRANT | CONT | 5 GAL | LOW | | |
| RE2 | | ROSA MEDIALAND SERIES BONICA | BONICA MEDIALAND ROSE | CONT | 5 GAL | LOW | | YES |
| RP | | ROSA MEDIALAND SERIES PEACH DRIFT | PEACH DRIFT MEDIALAND ROSE | CONT | 5 GAL | LOW | YES | |
| RR | | ROSA MEDIALAND SERIES RED | RED MEDIALAND ROSE | CONT | 5 GAL | LOW | YES | |
| RW | | ROSA MEDIALAND SERIES WHITE | WHITE MEDIALAND ROSE | CONT | 5 GAL | LOW | YES | YES |
| SH | | SPHRAEA JAPONICA SNOWMOUND SPIREA | SNOWMOUND SPIREA | CONT | 5 GAL | MEDIUM | | |
| SA | | SPHRAEA X BUBALDIA ANTHONY WATERER | ANTHONY WATERER SPIREA | CONT | 5 GAL | MEDIUM | | |
| SV | | SPHRAEA X VANHOUTTE | VANHOUTTE SPIREA | CONT | 5 GAL | MEDIUM | | |
| SO | | SYMPHORICARPOS OCCIDENTALIS | WESTERN SNOWBERRY | CONT | 5 GAL | LOW | | |
| SM | | SYRINGA PATULA MESSIAH | MESSIAH LILAC | CONT | 5 GAL | LOW | | |
| SC | | SYRINGA VULGARIS CHARLES JOLY | CHARLES JOLY LILAC | CONT | 5 GAL | LOW | | |
| SP | | SYRINGA X PRESTONAE DONALD WYMAN | DONALD WYMAN LILAC | CONT | 5 GAL | LOW | | |
| MC2 | | MAHONIA AQUIFOLIUM COMPACTA | COMPACT OREGON GRAPE | CONT | 5 GAL | LOW | | |
| BL2 | | SPHRAEA JAPONICA LIMEGLAZED | LIMEGLAZED SPIREA | CONT | 5 GAL | MEDIUM | | |
| SP | | SPHRAEA JAPONICA NEON FLASH | NEON FLASH SPIREA | CONT | 5 GAL | MEDIUM | | |
| MB2 | | SYRINGA X HYACINTHOFLORA MOUNT BAKER | MOUNT BAKER LILAC | CONT | 5 GAL | MEDIUM | | |
| VB | | VIBURNUM CARLISII | KOREAN SPRUCE VIBURNUM | CONT | 5 GAL | MEDIUM | | |
| MR | | WEIGELA FLORIDA RUMBA | RUMBA WEIGELA | CONT | 5 GAL | MEDIUM | | |
| EVERGREEN SHRUB | | | | | | | | |
| AC2 | | ARCTOSTAPHYLOS X COLORADOENSIS CHIEFTAIN | MANZANITA | CONT | 5 GAL | LOW | | |
| AP | | ARCTOSTAPHYLOS X COLORADOENSIS PANCHITO | PANCHITO MANZANITA | CONT | 5 GAL | LOW | | |
| EE | | EPHEDRA EQUSETINA | BLUESTEM JOINT FIR | CONT | 5 GAL | LOW | | |
| JB2 | | JUNIPERUS CHINENSIS BLUE POINT | BLUE POINT JUNIPER | CONT | 10 GAL | LOW | | |
| JH | | JUNIPERUS CHINENSIS HETZI COLUMNARIS | HETZI COLUMN JUNIPER | CONT | 10 GAL | LOW | | |
| JH2 | | JUNIPERUS CHINENSIS HOLBERT | HOLBERT JUNIPER | CONT | 5 GAL | LOW | | |
| JH4 | | JUNIPERUS HORIZONTALIS BAR HARBOR | BAR HARBOR JUNIPER | CONT | 5 GAL | LOW | | |
| JY | | JUNIPERUS HORIZONTALIS YOUNGSTOWN | YOUNGSTOWN JUNIPER | CONT | 5 GAL | LOW | | |
| JB3 | | JUNIPERUS SABINA BUFFALO | BUFFALO JUNIPER | CONT | 5 GAL | LOW | | |
| JT | | JUNIPERUS SABINA TAMARISKIFOLIA | TAMARISK JUNIPER | CONT | 5 GAL | LOW | | |
| J22 | | JUNIPERUS SCOPULORUM COLDOREEN | COLDOREEN JUNIPER | CONT | 10 GAL | LOW | YES | |
| JM | | JUNIPERUS SCOPULORUM MOONGLOW | MOONGLOW JUNIPER | CONT | 10 GAL | LOW | YES | |
| JO | | JUNIPERUS X MEDIA OLD GOLD | OLD GOLD JUNIPER | CONT | 5 GAL | LOW | | |
| JG | | JUNIPERUS X MEDIA SEA GREEN | SEA GREEN JUNIPER | CONT | 5 GAL | LOW | | |
| MA | | MAHONIA AQUIFOLIUM | OREGON GRAPE | CONT | 5 GAL | LOW | | |
| MR2 | | MAHONIA REPENS | CRESPING MAHONIA | CONT | 1 GAL | LOW | YES | |
| PM5 | | PINUS MUGO PALOUSE | PALOUSE MUGO PINE | CONT | 5 GAL | LOW | | |
| ORNAMENTAL GRASS | | | | | | | | |
| BC | | BOUTELOUA CURTIPENDULA | SIDE OATS GRAMA | CONT | 1 GAL | LOW | YES | |
| BB | | BOUTELOUA GRACILIS BLONDE AMBITION | BLONDE AMBITION BLUE GRAMA | CONT | 1 GAL | LOW | YES | YES |
| CK | | CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER | FEATHER REED GRASS | CONT | 1 GAL | LOW | | YES |
| BO3 | | HELODENDRUM SEMPERVIRENS | BLUE OAT GRASS | CONT | 1 GAL | LOW | | |
| VM | | KOELERIA MACRANTHA | RAIRIE JUNEGRASS | CONT | 1 GAL | MEDIUM | | |
| PD3 | | PANICUM VIRGATUM DALLAS BLUES TM | DALLAS BLUES SMITH GRASS | CONT | 1 GAL | LOW | YES | |
| PV | | PANICUM VIRGATUM SHENANDOAH | RED SMITH GRASS | CONT | 1 GAL | LOW | YES | |
| SS | | SCHIZACHYRIUM SCOPARIUM THE BLUES | THE BLUES LITTLE BLUESTEM | CONT | 1 GAL | LOW | YES | YES |
| SN2 | | SCORPASTRUM NUTANS | INDIAN GRASS | CONT | 1 GAL | LOW | | |
| MG | | MISCANTHUS SINENSIS GRACILIAUS | MAIDEN GRASS | CONT | 1 GAL | MEDIUM | | |
| MM | | MISCANTHUS SINENSIS MORNING LIGHT | MORNING LIGHT SILVER GRASS | CONT | 1 GAL | MEDIUM | | |
| MM2 | | MISCANTHUS SINENSIS VARIEGATUS | VARIEGATED MAIDEN GRASS | CONT | 1 GAL | MEDIUM | | |
| MZ | | MISCANTHUS SINENSIS ZEBRINUS | ZEBRA GRASS | CONT | 1 GAL | MEDIUM | | |
| PERENNIAL | | | | | | | | |
| AS2 | | AGASTACHE RUPESTRIS SUNSET | SUNSET HYSSOP | CONT | 1 GAL | LOW | YES | |
| AC3 | | ANEMONA JONESII | JONES BLUESTAR | CONT | 1 GAL | LOW | | |
| AT | | ASCLEPIAS TUBEROSA | BUTTERFLY MILKWEED | CONT | 1 GAL | LOW | YES | YES |
| AM | | ASTER X FRIKARTII MONCH | MONCH ASTER | CONT | 1 GAL | MEDIUM | | |
| CI | | CALLIRHOE VILLOSOLOATA | PURPLE PAPPY MALLOW | CONT | 1 GAL | LOW | | |
| CC | | CAMPANULA ROTUNDFOLIA | COMMON HARBELL | CONT | 1 GAL | LOW | | |
| CR | | CENTRANTHUS RUBER | RED VALERIAN | CONT | 1 GAL | LOW | | |
| CT | | COREOPSIS GRANDIFLORA SUNRAY | SUNRAY TICKSEED | CONT | 1 GAL | LOW | | YES |
| DLE | | DALLIA PURPUREA | PURPLE PRAIRIE CLOVER | CONT | 1 GAL | LOW | | |
| EP | | ECHINACEA PURPUREA | PURPLE CONEFLOWER | CONT | 1 GAL | LOW | | |
| EC2 | | ECHINACEA X CHEYENNE SPIRIT | CHEYENNE SPIRIT CONEFLOWER | CONT | 1 GAL | LOW | | |
| EB | | ERYNGIUM PLATANUM BLAUKAPPE | SEA HOLLY BLUE CAP | CONT | 1 GAL | LOW | | |
| GB | | GALLARDA ARISTATA BURGUNDY | BURGUNDY GALLARDA | CONT | 1 GAL | LOW | YES | |
| GT | | GEUM TRIFLOIUM | PRAIRIE SMOKE | CONT | 1 GAL | LOW | | |
| HS | | HELIANTHEMUM NUMMULARIUM | SUNROSE | CONT | 1 GAL | LOW | | |
| KU | | KUNIPORIA V. ARIA | TORCHLILY | CONT | 1 GAL | LOW | | |
| LA | | LAVALDULA ANGUSTIFOLIA HOCOTE | HOCOTE LAVENDER | CONT | 1 GAL | LOW | | YES |
| LA | | LUPINUS ARGENTUS | LUPINE | CONT | 1 GAL | LOW | | |
| MR | | MARRUBIUM ROTUNDFOLIUM | SILVERY HOREHOUND | CONT | 1 GAL | LOW | | |
| RC2 | | RATIBIDA COLUMNIFERA | YELLOW PRAIRIE CONEFLOWER | CONT | 1 GAL | LOW | | |
| RES | | RUBRODIA PALMICA GOLDSTURN | GOLDSTURN BLACK-EYED SUSAN | CONT | 1 GAL | LOW | | |
| AP2 | | ARTEMISIA X POWIS CASTLE | POWIS CASTLE ARTEMISIA | CONT | 1 GAL | LOW | | |
| CT2 | | CERASTIUM TOMENTOSUM | SNOW IN SUMMER | CONT | 1 GAL | LOW | | |
| ES | | ECHINACEA PURPUREA RUBY STAR | PURPLE CONEFLOWER | CONT | 1 GAL | LOW | | |
| GP | | GAURA LINCHMEIERI PINK CLOUD | PINK CLOUD GAURA | CONT | 1 GAL | LOW | | |
| LM | | LAVALDULA ANGUSTIFOLIA MUNSTEAD | MUNSTEAD ENGLISH LAVENDER | CONT | 1 GAL | LOW | | YES |
| MS2 | | MATTEUCCIA STRUTHIOPTERIS | OSTRICH FERN | CONT | 1 GAL | HIGH | | |



SEED MIX

| FOOTHILLS SEED MIX | | | | |
|---------------------|-------------------------|--------------------------|----------|-----------|
| COMMON NAME | SPECIES NAME | VARIETY | % OF MIX | #PLS/ACRE |
| SIDE OATS GRAMA | BOUTELOUA CURTIPENDULA | VAUGHN | 10% | 1.82 |
| BLUE GRAMA | BOUTELOUA GRACILIS | NATIVE, ALMA, OR HACHITA | 15% | 0.63 |
| SLENDER WHEAT GRASS | ELYMUS TRACHYCAULUS | SAN LUIS | 20% | 4.38 |
| JUNE GRASS | KOELERIA MACRANTHA | NATIVE | 10% | 0.15 |
| WESTERN WHEATGRASS | PASCOPYRUM SMITHII | ARRIBA | 10% | 3.17 |
| WESTERN WHEAT GRASS | PASCOPYRUM SMITHII | NATIVE | 10% | 3.17 |
| SWITCHGRASS | PANICUM VIRGATUM | BLACKWELL OR NEBRASKA 28 | 7% | 0.63 |
| LITTLE BLUESTEM | SCHIZACHYRIUM SCOPARIUM | CMARRON OR PASTURA | 8% | 1.07 |
| GREEN NEEDLEGRASS | STIPA VIRIDULA | LODORM OR NATIVE | 10% | 1.93 |



LEGEND

EXISTING TREE TO REMAIN

CANOPY TREE

EVERGREEN TREE

ORNAMENTAL TREE

SHRUB BED

POLLINATOR FRIENDLY PLANTINGS

SOD

SEED

EDGER

RETAINING WALL

BOULDER WALL

PLANTER WALL

FREE STANDING WALL

6' CURB

BENCH

TABLE AND CHAIRS

CAFE TABLE AND CHAIRS

GROUPED SEATING

KEY MAP



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:

CONSULTANT:

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

| DATE: | REVISION: |
|----------|----------------------|
| 08-01-16 | SITE REVIEW #1 |
| 04-03-17 | SITE REVIEW #2 |
| 07-26-17 | BOAB |
| 11-06-17 | SITE REVIEW #3 |
| 04-04-18 | SITE REVIEW #4 |
| 05-04-18 | S.R.#4 - CORRECTIONS |

SHEET NAME:

LANDSCAPE PLAN


SHEET NUMBER:

LP1.1





SCALE: 1"=20'

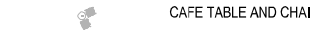
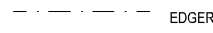
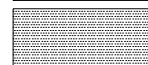
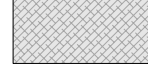
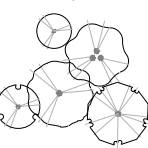
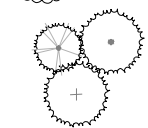
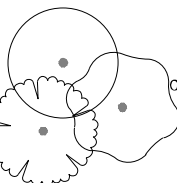


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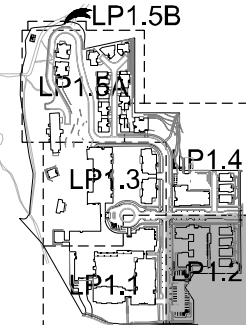
NORTH



LEGEND



KEY MAP



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:



ENGINEER:



CONSULTANT:



SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

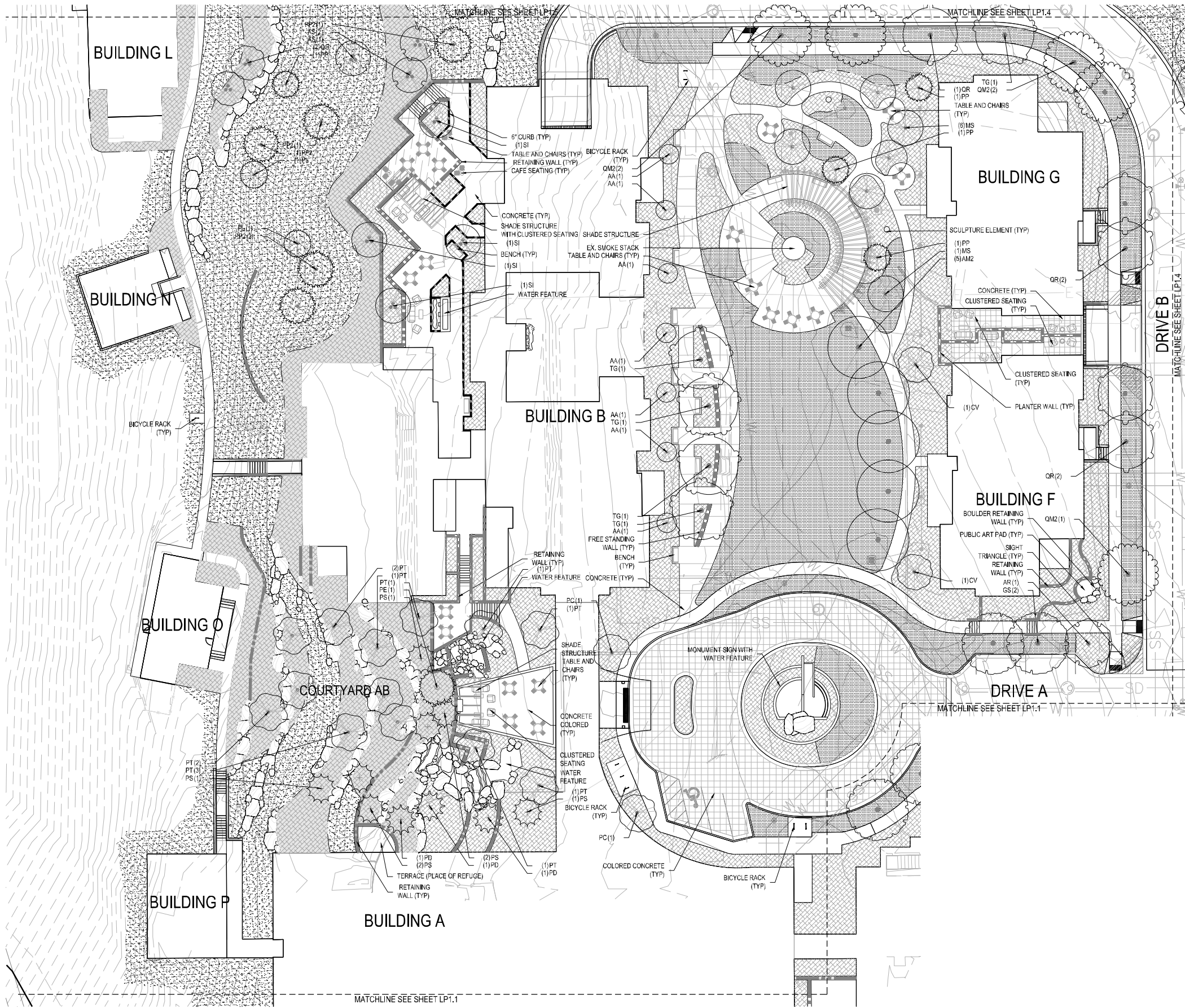
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| 04-04-18 | SITE REVIEW #4 |
| 05-04-18 | S.R.#4 - CORRECTIONS |

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER

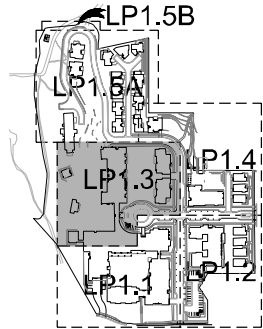
LP1.2



LEGEND

- EXISTING TREE TO REMAIN
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED
- POLLINATOR FRIENDLY PLANTINGS
- SOD
- SEED
- EDGER
- RETAINING WALL
- BOULDER WALL
- PLANTER WALL
- FREE STANDING WALL
- 6" CURB
- BENCH
- TABLE AND CHAIRS
- CAFE TABLE AND CHAIRS
- GROUPED SEATING

KEY MAP



DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

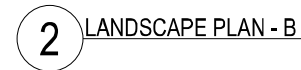
SITE REVIEW SUBMITTAL #4 LUR 2016-00065
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

| DATE: | REVISION: |
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SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

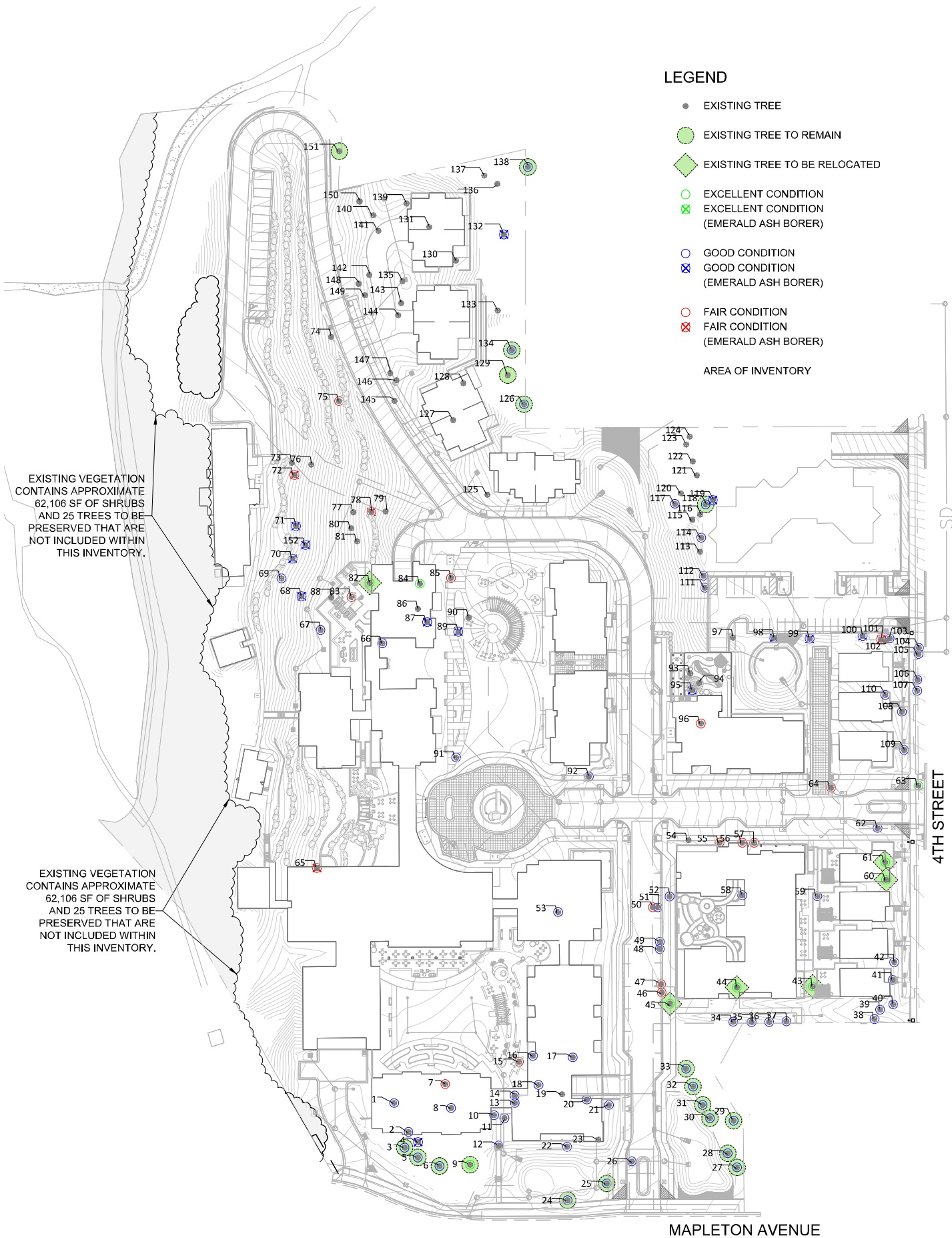
LP1.3



THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

SHEET NUMBER:

LP1.5



1 EXISTING TREE INVENTORY PLAN



LEGEND

- EXISTING TREE
- EXISTING TREE TO REMAIN
- ◆ EXISTING TREE TO BE RELOCATED
- EXCELLENT CONDITION
- ⊗ EXCELLENT CONDITION (EMERALD ASH BORER)
- GOOD CONDITION
- ⊗ GOOD CONDITION (EMERALD ASH BORER)
- FAIR CONDITION
- ⊗ FAIR CONDITION (EMERALD ASH BORER)

AREA OF INVENTORY

| Table 1. Tree Inventory Results | | | | | | |
|---------------------------------|------|----------------------|-------------------------------|----------------|-----------|---|
| | ID # | Common Name | Scientific Name | DBH (in) | Condition | Comments or Recommendations |
| REMAIN | 1 | Austrian pine | <i>Pinus nigra Arnold</i> | 21 | Good | -Non-native species |
| | 2 | Austrian pine | <i>Pinus nigra Arnold</i> | 19.5 | Good | -Non-native species |
| | 3 | Austrian pine | <i>Pinus nigra Arnold</i> | 18 | Good | -Non-native species |
| | 4 | Green ash | <i>Fraxinus pennsylvanica</i> | 15 | Good | -Native species -EAB concern |
| REMAIN | 5 | Austrian pine | <i>Pinus nigra Arnold</i> | 19 | Good | -Non-native species |
| REMAIN | 6 | Austrian pine | <i>Pinus nigra Arnold</i> | 18 | Good | -Non-native species |
| REMAIN | 7 | Crabapple | <i>Malus</i> spp. | 13 | Fair | -Non-native species -Some maintenance required |
| | 8 | Black birch | <i>Betula nigra</i> | 12.5 | Good | -Non-native species |
| | 9 | Austrian pine | <i>Pinus nigra Arnold</i> | 15.5 | Excellent | -Non-native species |
| | 10 | Two-needle pinyon | <i>Pinus edulis</i> | 9.5 | Good | -Native species |
| REMAIN | 11 | Upright juniper | <i>Juniperus</i> spp. | 12 | Good | -Native species |
| | 12 | Silver maple | <i>Acer saccharinum</i> L. | 30 | Good | -Native species |
| | 13 | Upright juniper | <i>Juniperus</i> spp. | 9.5 | Good | -Native species |
| | 14 | Upright juniper | <i>Juniperus</i> spp. | 9 | Good | -Native species |
| REMAIN | 15 | Crabapple | <i>Malus</i> spp. | 7.5, 10, 10 | Fair | -Non-native species -Some maintenance required |
| | 16 | Crabapple | <i>Malus</i> spp. | 10, 8 | Good | -Non-native species |
| | 17 | Blue spruce | <i>Picea pungens</i> | 25 | Good | -Native species |
| | 18 | Northern Catalpa | <i>Catalpa speciosa</i> | 36 | Good | -Native species |
| REMAIN | 19 | Northern Catalpa | <i>Catalpa speciosa</i> | 29 | Poor | -Native species -Recommend removal |
| | 20 | Northern Catalpa | <i>Catalpa speciosa</i> | 30 | Good | -Native species |
| | 21 | Northern Catalpa | <i>Catalpa speciosa</i> | 42 | Good | -Native species |
| | 22 | Silver maple | <i>Acer saccharinum</i> L. | 12 | Good | -Non-native species |
| REMAIN | 23 | Silver maple | <i>Acer saccharinum</i> L. | 12 | Poor | -Non-native species -Recommend removal |
| REMAIN | 24 | Silver maple | <i>Acer saccharinum</i> L. | 29 | Good | -Non-native species |
| REMAIN | 25 | Silver maple | <i>Acer saccharinum</i> L. | 19 | Good | -Non-native species |
| REMAIN | 26 | Blue spruce | <i>Picea pungens</i> | 20 | Good | -Native species |
| REMAIN | 27 | Blue spruce | <i>Picea pungens</i> | 20 | Good | -Native species |
| REMAIN | 28 | Blue spruce | <i>Picea pungens</i> | 19 | Good | -Native species |
| REMAIN | 29 | Honeylocust | <i>Gleditsia triacanthos</i> | 34 | Good | -Non-native species |
| REMAIN | 30 | Blue spruce | <i>Picea pungens</i> | 20 | Good | -Native species |
| REMAIN | 31 | Blue spruce | <i>Picea pungens</i> | 20 | Good | -Native species |
| REMAIN | 32 | White fir | <i>Abies concolor</i> | 19 | Good | -Native species |
| REMAIN | 33 | White fir | <i>Abies concolor</i> | 20 | Good | -Native species |
| REMAIN | 34 | Blue spruce | <i>Picea pungens</i> | 21 | Good | -Native species |
| REMAIN | 35 | Blue spruce | <i>Picea pungens</i> | 10 | Good | -Native species |
| REMAIN | 36 | Blue spruce | <i>Picea pungens</i> | 17.5 | Good | -Native species |
| REMAIN | 37 | White fir | <i>Abies concolor</i> | 19 | Good | -Native species |
| REMAIN | 38 | Blue spruce | <i>Picea pungens</i> | 20 | Good | -Native species |
| REMAIN | 39 | Blue spruce | <i>Picea pungens</i> | 20 | Good | -Native species |
| REMAIN | 40 | Blue spruce | <i>Picea pungens</i> | 19 | Good | -Native species |
| REMAIN | 41 | Scotch pine | <i>Pinus sylvestris</i> | 18 | Good | -Non-native species |
| REMAIN | 42 | Scotch pine | <i>Pinus sylvestris</i> | 22 | Good | -Non-native species |
| REMAIN | 43 | Two-needle pinyon | <i>Pinus edulis</i> | 12.5 | Excellent | -Native species |
| LOCATED | 44 | Two-needle pinyon | <i>Pinus edulis</i> | 12.7 | Excellent | -Native species |
| LOCATED | 45 | Two-needle pinyon | <i>Pinus edulis</i> | 11 | Excellent | -Native species |
| REMAIN | 46 | Crabapple | <i>Malus</i> spp. | 8, 6.5, 6 | Fair | -Non-native species -Some maintenance required |
| | 47 | Crabapple | <i>Malus</i> spp. | 8, 8, 6, 6 | Fair | -Non-native species -Some maintenance required |
| | 48 | Crabapple | <i>Malus</i> spp. | 13 | Good | -Non-native species |
| | 49 | Crabapple | <i>Malus</i> spp. | 7 | Good | -Non-native species |
| REMAIN | 50 | Honeylocust | <i>Gleditsia triacanthos</i> | 16 | Fair | -Non-native species -Some maintenance required |
| | 51 | Honeylocust | <i>Gleditsia triacanthos</i> | 13, 13 | Good | -Non-native species |
| | 52 | Two-needle pinyon | <i>Pinus edulis</i> | 12 | Good | -Native species |
| | 53 | Blue spruce | <i>Picea pungens</i> | 24 | Good | -Native species |
| REMAIN | 54 | Silver maple | <i>Acer saccharinum</i> L. | 43 | Poor | -Non-native species -Recommend removal |
| | 55 | Amur maple | <i>Acer ginnala</i> | 10 | Fair | -Non-native species -Some maintenance required |
| | 56 | Amur maple | <i>Acer ginnala</i> | 10 | Fair | -Non-native species -Some maintenance required |
| | 57 | Amur maple | <i>Acer ginnala</i> | 10 | Fair | -Non-native species -Some maintenance required |
| REMAIN | 58 | Two-needle pinyon | <i>Pinus edulis</i> | 8.5, 10, 9 | Good | -Native species |
| REMAIN | 59 | Two-needle pinyon | <i>Pinus edulis</i> | 10, 8 | Good | -Native species |
| LOCATED | 60 | Little leaf linden | <i>Tilia cordata</i> | 8.5 | Excellent | -Non-native species |
| LOCATED | 61 | Little leaf linden | <i>Tilia cordata</i> | 7 | Excellent | -Non-native species |
| REMAIN | 62 | Silver maple | <i>Acer saccharinum</i> L. | 13 | Good | -Non-native species |
| | 63 | Upright juniper | <i>Juniperus</i> spp. | 16 | Excellent | -Native species |
| | 64 | Silver maple | <i>Acer saccharinum</i> L. | 29 | Fair | -Non-native species -Some maintenance required |
| | 65 | Green ash | <i>Fraxinus pennsylvanica</i> | 11 | Fair | -Native species -EAB concern -Some maintenance required |
| REMAIN | 66 | Silver maple | <i>Acer saccharinum</i> L. | 14.5 | Good | -Non-native species |
| | 67 | Eastern black walnut | <i>Juglans nigra</i> | 8 | Good | -Non-native species |
| | 68 | Green ash | <i>Fraxinus pennsylvanica</i> | 20 | Good | -Native species -EAB concern |
| | 69 | Upright juniper | <i>Juniperus</i> spp. | 26.5 | Good | -Native species |
| REMAIN | 70 | Green ash | <i>Fraxinus pennsylvanica</i> | 18, 14 | Good | -Native species -EAB concern |
| | 71 | Green ash | <i>Fraxinus pennsylvanica</i> | 24 | Good | -Native species -EAB concern |
| | 72 | Green ash | <i>Fraxinus pennsylvanica</i> | 12 | Fair | -Native species -EAB concern -Some maintenance required |
| | 73 | Siberian elm | <i>Ulmus pumila</i> | 7, 7, 3 | Very Poor | -Non-native species -Dead-recommend removal |
| REMAIN | 74 | Siberian elm | <i>Ulmus pumila</i> | 30 | Very Poor | -Non-native species -Dead-recommend removal |
| | 75 | Siberian elm | <i>Ulmus pumila</i> | 8 | Fair | -Non-native species -Some maintenance required |
| | 76 | Green ash | <i>Fraxinus pennsylvanica</i> | 7 | Very Poor | -Native species -EAB concern -Dead-recommend removal |
| | 77 | Siberian elm | <i>Ulmus pumila</i> | 7, 8, 8.5, 8.5 | Very Poor | -Non-native species -Dead-recommend removal |
| REMAIN | 78 | Green ash | <i>Fraxinus pennsylvanica</i> | 7 | Fair | -Native species -EAB concern -Some maintenance required |
| REMAIN | 79 | Siberian elm | <i>Ulmus pumila</i> | 14 | Very Poor | -Non-native species |

| ID # | Common Name | Scientific Name | Diameter (in) | Condition | Comments or Recommendations |
|------|----------------------|------------------------|------------------|-----------|---|
| 80 | Siberian elm | Ulmus pumila | 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 81 | Siberian elm | Ulmus pumila | 11 | Very Poor | -Non-native species -Dead-recommend removal |
| 82 | Blue spruce | Picea pungens | 10 | Excellent | -Native species |
| 83 | Upright juniper | Juniperus spp. | 13 | Fair | -Native species -Some maintenance required |
| 84 | Douglas-fir | Pseudotsuga menziesii | 27.5 | Excellent | -Native species |
| 85 | Sugar maple | Acer saccharum | 25 | Fair | -Non-native species -Some maintenance required |
| 86 | Siberian elm | Ulmus pumila | 8, 8 | Very Poor | -Non-native species -Dead-recommend removal |
| 87 | Green ash | Fraxinus pennsylvanica | 21 | Good | -Native species -EAB concern |
| 88 | Green ash | Fraxinus pennsylvanica | 7, 6 | Very Poor | -Native species -EAB concern -Dead-recommend removal |
| 89 | Green ash | Fraxinus pennsylvanica | 16 | Good | -Native species -EAB concern |
| 90 | Lambardy poplar | Populus nigra | 21 | Very Poor | -Non-native species -Dead-recommend removal |
| 91 | Honeylocust | Gleditsia triacanthos | 14 | Good | -Non-native species |
| 92 | English oak | Quercus robur | 6 | Good | -Non-native species |
| 93 | American elm | Ulmus americana L. | 13, 6 | Poor | -Native species -Recommend removal |
| 94 | Green ash | Fraxinus pennsylvanica | 19 | Poor | -Native species -Recommend removal |
| 95 | Green ash | Fraxinus pennsylvanica | 7 | Good | -Native species -EAB concern |
| 96 | Siberian elm | Ulmus pumila | 31 | Fair | -Non-native species -Some maintenance required |
| 97 | Siberian elm | Ulmus pumila | 10 | Very Poor | -Non-native species -Dead-recommend removal |
| 98 | Green ash | Fraxinus pennsylvanica | 13.5 | Good | -Native species -EAB concern |
| 99 | Green ash | Fraxinus pennsylvanica | 11 | Good | -Native species -EAB concern |
| 100 | Green ash | Fraxinus pennsylvanica | 14 | Good | -Native species -EAB concern |
| 101 | Green ash | Fraxinus pennsylvanica | 15 | Fair | -Native species -EAB concern -Some maintenance required |
| 102 | Siberian elm | Ulmus pumila | 9, 6, 9, 14, 16 | Very Poor | -Non-native species -Dead-recommend removal |
| 103 | Crabapple | Malus spp. | 6 | Good | -Non-native species |
| 104 | Upright juniper | Juniperus spp. | 6 | Good | -Native species |
| 105 | Upright juniper | Juniperus spp. | 6 | Good | -Native species |
| 106 | Upright juniper | Juniperus spp. | 9 | Good | -Native species |
| 107 | Upright juniper | Juniperus spp. | 9 | Good | -Native species |
| 108 | Crabapple | Malus spp. | 10, 11, 14, 9, 8 | Good | -Non-native species |
| 109 | Crabapple | Malus spp. | 8, 15, 6, 10 | Good | -Non-native species |
| 110 | Upright juniper | Juniperus spp. | 9 | Good | -Native species |
| 111 | Two-needle pinyon | Pinus edulis | 6.5 | Good | -Native species |
| 112 | Crabapple | Malus spp. | 7, 7, 7 | Good | -Non-native species |
| 113 | Green ash | Fraxinus pennsylvanica | 6, 2 | Very Poor | -Native species -EAB concern -Dead-recommend removal |
| 114 | Two-needle pinyon | Pinus edulis | 6 | Good | -Native species |
| 115 | Siberian elm | Ulmus pumila | 6, 6, 6, 6, 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 116 | Siberian elm | Ulmus pumila | 6, 8 | Very Poor | -Non-native species -Dead-recommend removal |
| 117 | Siberian elm | Ulmus pumila | 8 | Good | -Non-native species |
| 118 | American elm | Ulmus americana L. | 9, 11, 11, 9 | Good | -Native species |
| 119 | Green ash | Fraxinus pennsylvanica | 15 | Good | -Native species -EAB concern |
| 120 | Siberian elm | Ulmus pumila | 6, 8 | Fair | -Non-native species -Some maintenance required |
| 121 | Siberian elm | Ulmus pumila | 10, 12 | Poor | -Non-native species -Recommend removal |
| 122 | Siberian elm | Ulmus pumila | 7, 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 123 | Siberian elm | Ulmus pumila | 8, 8 | Very Poor | -Non-native species -Dead-recommend removal |
| 124 | Siberian elm | Ulmus pumila | 10 | Very Poor | -Non-native species -Dead-recommend removal |
| 125 | Siberian elm | Ulmus pumila | 19 | Very Poor | -Non-native species -Dead-recommend removal |
| 126 | Crack willow | Salix fragilis | 17, 9, 10, 9, 8 | Good | -Non-native species |
| 127 | Silver maple | Acer saccharinum L. | 25 | Very Poor | -Non-native species -Dead-recommend removal |
| 128 | Eastern cottonwood | Populus deltoides | 26 | Very Poor | -Native species -Dead-recommend removal |
| 129 | Eastern cottonwood | Populus deltoides | 26, 25 | Very Poor | -Native species -Dead-recommend removal |
| 130 | Eastern cottonwood | Populus deltoides | 29 | Very Poor | -Native species |
| 131 | Silver maple | Acer saccharinum L. | 36 | Very Poor | -Non-native species -Dead-recommend removal |
| 132 | Green ash | Fraxinus pennsylvanica | 12 | Good | -Native species -EAB concern |
| 133 | Siberian elm | Ulmus pumila | 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 134 | Eastern black walnut | Juglans nigra | 7 | Good | -Non-native species |
| 135 | Siberian elm | Ulmus pumila | 13, 11, 9, 6 | Poor | -Non-native species -Dead-recommend removal |
| 136 | Siberian elm | Ulmus pumila | 12, 7 | Very Poor | -Non-native species -Dead-recommend removal |
| 137 | Siberian elm | Ulmus pumila | 7 | Very Poor | -Non-native species -Dead-recommend removal |
| 138 | Eastern cottonwood | Populus deltoides | 11 | Good | -Native species |
| 139 | Siberian elm | Ulmus pumila | 10 | Very Poor | -Non-native species -Dead-recommend removal |
| 140 | Siberian elm | Ulmus pumila | 10 | Very Poor | -Non-native species -Dead-recommend removal |
| 141 | Siberian elm | Ulmus pumila | 10, 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 142 | Siberian elm | Ulmus pumila | 10 | Very Poor | -Non-native species -Dead-recommend removal |
| 143 | Siberian elm | Ulmus pumila | 9, 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 144 | Siberian elm | Ulmus pumila | 8, 8 | Very Poor | -Non-native species -Dead-recommend removal |
| 145 | Siberian elm | Ulmus pumila | 7, 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 146 | Siberian elm | Ulmus pumila | 9, 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 147 | Siberian elm | Ulmus pumila | 8 | Very Poor | -Non-native species -Dead-recommend removal |
| 148 | Siberian elm | Ulmus pumila | 8, 7, 6 | Very Poor | -Non-native species -Dead-recommend removal |
| 149 | Siberian elm | Ulmus pumila | 11 | Very Poor | -Non-native species -Dead-recommend removal |
| 150 | Siberian elm | Ulmus pumila | 13, 13 | Very Poor | -Non-native species -Dead-recommend removal |
| 151 | Siberian elm | Ulmus pumila | 36 | Very Poor | -Non-native species -Dead-recommend removal |
| 152 | Green ash | Fraxinus pennsylvanica | 14 | Good | -Native species -EAB concern |



DEVELOPER:

MAPLETON HILL INVESTMENT GROUP

ARCHITECT:



ENGINEER:



CONSULTANT:



ERC Ecological Resource Consultants, Inc. 6472 Juniper Drive Boulder, CO 80301 303.679.4820

SITE REVIEW SUBMITTAL #4 LUR 2016-0006 THE ACADEMY ON MAPLETON HILL BOULDER, COLORADO

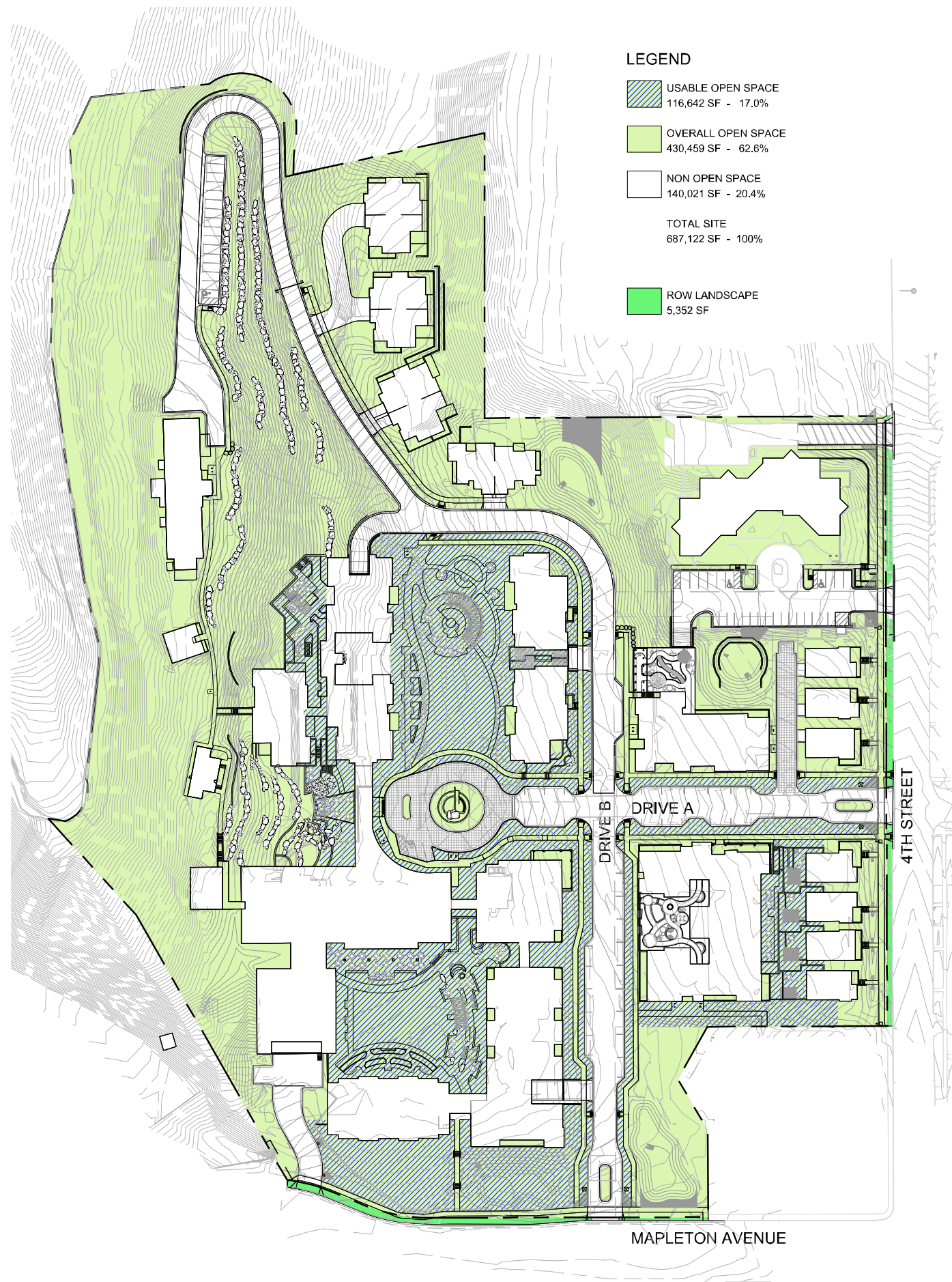
| DATE: | REVISION: |
|----------|----------------------|
| 08-01-16 | SITE REVIEW #1 |
| 04-03-17 | SITE REVIEW #2 |
| 07-26-17 | 3DAB |
| 11-06-17 | SITE REVIEW #3 |
| 04-04-18 | SITE REVIEW #4 |
| 05-04-18 | S.R.#4 - CORRECTIONS |

SHEET NAME:

TREE INVENTORY PLAN

SHEET NUMBER:

T10.1



LEGEND

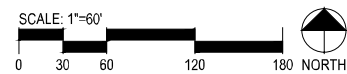
- USABLE OPEN SPACE
116,642 SF - 17.0%
 - OVERALL OPEN SPACE
430,459 SF - 62.6%
 - NON OPEN SPACE
140,021 SF - 20.4%
 - ROW LANDSCAPE
5,352 SF
- TOTAL SITE
687,122 SF - 100%

MAPLETON AVENUE

4TH STREET

DRIVE A

DRIVE B



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:



ENGINEER:



CONSULTANT:



SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

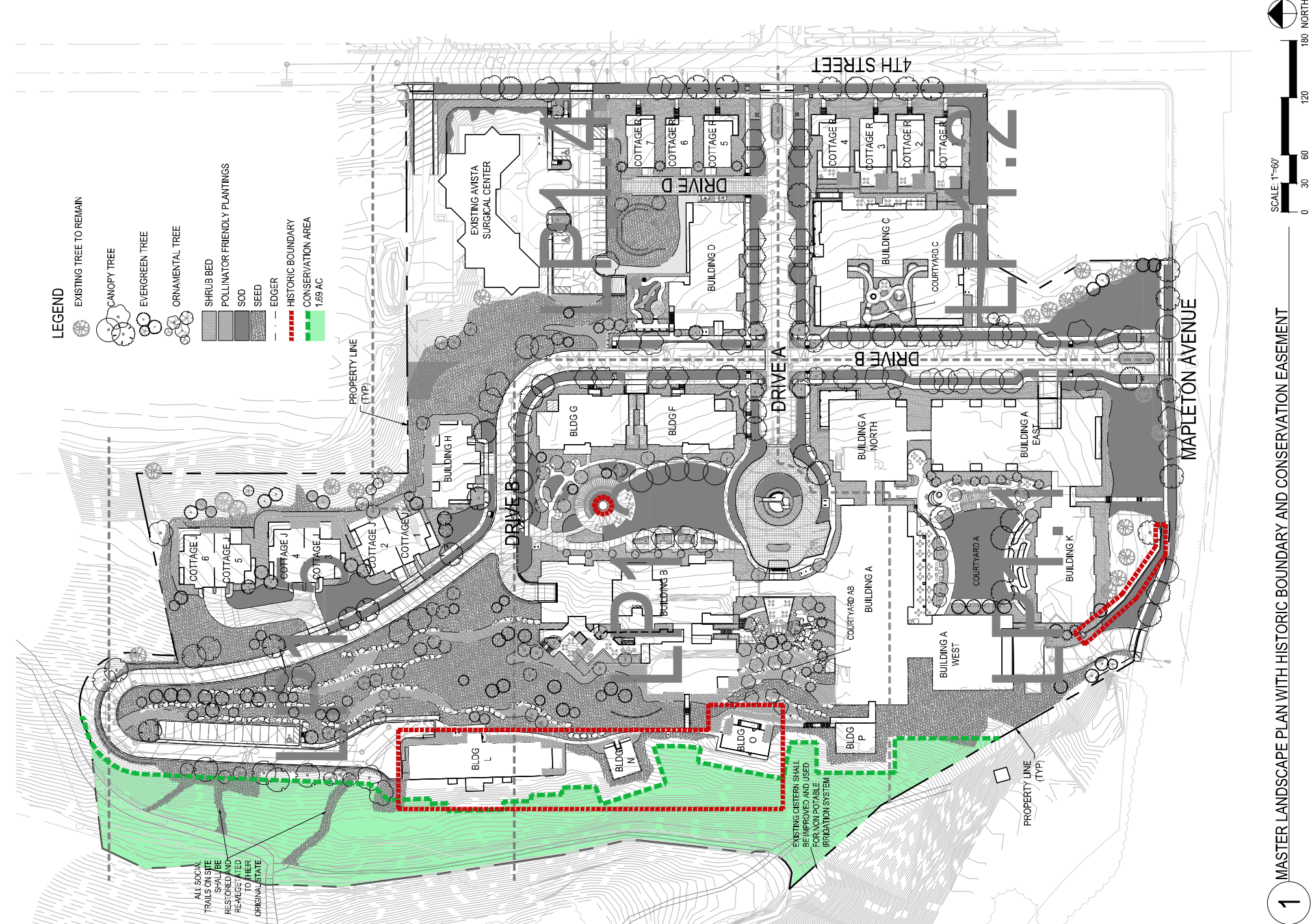
| DATE: | REVISION: |
|----------|----------------------|
| 08-01-16 | SITE REVIEW #1 |
| 04-03-17 | SITE REVIEW #2 |
| 07-26-17 | BOAB |
| 11-06-17 | SITE REVIEW #3 |
| 04-04-18 | SITE REVIEW #4 |
| 05-04-18 | S.R.#4 - CORRECTIONS |

SHEET NAME:

OPEN SPACE PLAN

SHEET NUMBER:

OS0.1



LEGEND

- EXISTING TREE TO REMAIN
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED
- POLLINATOR FRIENDLY PLANTINGS
- SOD
- SEED
- EDGER
- HISTORIC BOUNDARY
- CONSERVATION AREA
- 1.69 AC

LANDSCAPE SUMMARY

| | |
|--|------------|
| TOTAL LOT SIZE | 687,122 SF |
| TOTAL PARKING LOT SIZE (INCLUDING DRIVES/ASLES AND PARKING STALLS) | 0 SF |
| TOTAL AREA NOT COVERED BY A BUILDING, DRIVE / ASLE OR PARKING LOT | 430,459 SF |

| | |
|--|-----------|
| PARKING SUMMARY - OFF SITE (EX. REHAB FACILITY) | |
| TOTAL PARKING LOT SIZE (INCLUDING DRIVES) ASLES AND PARKING STALLS | 11,204 SF |
| TOTAL NUMBER OF UNCOVERED SURFACE PARKING STALLS | 28 |
| TOTAL INTERIOR PARKING LOT LANDSCAPED AREA IN SF | 908 SF |
| TOTAL INTERIOR PARKING LOT LANDSCAPED AREA AS A PERCENTAGE OF TOTAL PARKING LOT AREA | 5% |
| TOTAL NUMBER OF TREES INTERIOR LOT LANDSCAPE AREA | 3 |
| TOTAL PERIMETER PARKING LOT LANDSCAPE AREA | NA |
| | NA |

REQUIREMENT:
LOTS WITH SIXTEEN TO ONE HUNDRED SPACES AT LEAST 5% OF THE PARKING LOT AREA SHALL CONTAIN INTERIOR PARKING LOT LANDSCAPING.
1 TREE / 200 SF OF INTERIOR PARKING LOT LANDSCAPED AREA

STREET ISCAPE SUMMARY

| STREET TREES | | LF | REQUIRED | PROVIDED |
|--------------|--|-----|----------|----------|
| MAPLETON | | 384 | 10 | 10 |
| 4TH STREET | | 439 | 11 | 12 |
| TOTAL | | | 21 | 22 |

| PRIVATE ACCESS DRIVE TREES | | LF | REQUIRED | PROVIDED |
|----------------------------|--|------|----------|----------|
| DRIVE A | | 779 | 20 | 21 |
| B | | 2977 | 81 | 77.1 |
| D | | 224 | 6 | 6 |
| TOTAL | | | 107 | 104 |

REQUIREMENT:
STREET: 6 TREE LAWN - 1 TREE / 25-30 LF
8 TREE LAWN - 1 TREE / 30-40 LF
ALLEY: 1 TREE / 40 LF
*THE QUANTITY OF TREES PROVIDED HAS NOT BEEN MET DUE TO UTILITIES AND UTILITY EASEMENT CONSTRAINTS ALONG PRIVATE ACCESS DRIVE B AND THE LOCATION OF RETAINING WALLS IN CLOSE PROXIMITY TO THE ROADWAY AND ASSOCIATED SOIL STABILIZATION.

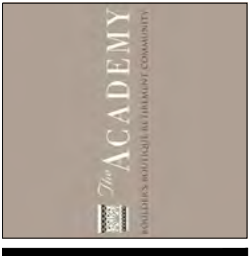
| LANDSCAPED COURTYARD | | SF | REQUIRED | PROVIDED |
|----------------------|--|--------|----------|----------|
| COURTYARD A | | 27,194 | 23 | 23 |
| AB | | 8,147 | 9 | 24 |
| TOTAL | | | 32 | 47 |

REQUIREMENT:
1 TREE / 1000 SF

| LANDSCAPE TOTALS | | REQUIRED | PROVIDED |
|--|--|------------------|--------------------|
| TOTAL NUMBER OF STREET TREES | | 21 | 22 |
| TOTAL NUMBER OF PRIVATE ACCESS DRIVE TREES | | 111 | 104 |
| TOTAL QUANTITY OF PLANT TREES | | 313 ² | 308 ¹ |
| MATERIAL ON SITE PLAN | | SHRUBS | 1,159 ² |
| | | | 1275 ³ |

REQUIREMENT:
1 TREE AND 5 SHRUBS / 1500 SF
*THE UNDERLAY P ZONING DOES NOT HAVE A MINIMUM LANDSCAPE REQUIREMENT. THE SUMMARY ABOVE ILLUSTRATES THE PROJECTS COMPATIBILITY WITH ADJACENT LAND USES AND THE INTENT OF THE MUNICIPAL CODE IF THE ZONE DISTRICT WERE RESIDENTIAL
*THE SHRUB TOTAL PROVIDED IS AN ESTIMATE. SHRUB TOTALS WILL BE REFINED IN SUBSEQUENT SUBMITTALS
*THE PROVIDED AMOUNT OF TREES DOES NOT INCLUDE THE EXISTING TREES BEING PRESERVED ON SITE. THERE ARE APPROXIMATELY 50 ADDITIONAL EVERGREEN AND DECIDUOUS TREES PLANNED TO REMAIN ALONG THE HILLSIDE AND INTERIOR OF THE PROPERTY.

| BICYCLE PARKING | | REQUIRED | PROVIDED |
|-----------------|--|----------|----------|
| SHORT TERM | | 23 | 36 |



DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4
LUR 2016-00065
THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

| DATE: | REVISION: |
|----------|----------------------|
| 08-01-16 | SITE REVIEW #1 |
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| 07-26-17 | BOAB |
| 11-06-17 | SITE REVIEW #3 |
| 04-04-18 | SITE REVIEW #4 |
| 05-04-18 | S.R.#4 - CORRECTIONS |

SHEET NAME:
MASTER LANDSCAPE PLAN
WITH HISTORIC BOUNDARY AND
CONSERVATION EASEMENT

SHEET NUMBER:
LP0.1.A