



**General Landscape Plan Notes:**

1. The property owner is responsible for maintaining all on-site common, and adjacent rights-of-way landscaping as shown on the plan. maintenance includes all reasonable and regular irrigation, weeding, fertilizing, pruning as well as removal of tree wrap and staking, trash removal, and sidewalk snow and ice removal per standard horticultural practices and City code.
2. All rights-of-way, other publicly owned or maintained landscape areas, and required common open space areas, shall have an irrigation system per City standards.
3. Soil must be amended by the application of three cubic yards of organic matter or compost per 1,000 square feet of soil and tilled to a depth of at least six inches on all land not covered by impermeable surfaces.
4. If any undeveloped area on-site is disturbed, the area shall be reseeded to its natural state per City approved seed mixtures and a temporary irrigation system installed providing irrigation to such areas until proper coverage of bare ground is established.
5. The property owner shall be responsible for weed control in all undeveloped areas on site.
6. Installation of the landscaping within the ROW, electric easements and in the vicinity of the on site electric distribution system can not begin until the installation of Longmont Power & Communication's facilities is complete.
7. Location of landscape material may be altered to provide adequate clearance from the final location of the electric distribution facilities to the satisfaction of the Longmont Power & Communications, refer to Section 700 in the City of Longmont Design Standards and Construction Specifications.

**Landscape Materials List**

#	Symbol	Common Name	Botanical Name	Height	Size
3	HL	Honey locust, Imperial	Gleditsia Triacanthos Inermis "Imperial"	35' - 40'	2" cal
5	BP	Bristle cone Pine	Pinus Nigra	15' - 30'	6' tall
2	MA	Marshalls Seedless Ash	Fraxinus Pennsylvanica "Marshalls"	40' - 50'	2" cal
3	QA	Quaking Aspen	Populus Tremuloides	15' - 25'	2" cal
5	PA	Autumn Purple Ash	Fraxinus Americana, "Autumn Ash"	40' - 50'	2" cal
8	RB	Red Leaf Barberry	Berberis Thunbergi Autropurpurea	3' - 5'	5 gal
8	P	Potentilla Gold Drop	Potentilla Fruticosa "Gold Drop"	2' - 3'	5 gal
5	BHJ	Bar Harbor Juniper	Juniperus Horizontalis "Bar Harbor"	8' - 10'	5 gal
21	TJ	Tammy Juniper	Juniperus Sabina Tamariscifolia	2' - 3'	5 gal
40	VD	Variegated Dogwood	Cornus Elegantissima	6' - 8'	5 gal

**Landscape Plan Notes:**

1. On this site, there are no "regulated areas" per the City's Landscape Regulations. The landscaping being provided is required as a result of the 20% landscape area requirement for new non-residential developments in non-residential zones not adjacent to residential uses.
2. The design intent for the landscape treatment is to obscure as much as possible the parking area in the front of the building, to soften the impact of the building on the horizon, and to beautify the areas of the lot adjacent to South Sherman St. and Iowa Ave.
3. The property owner through its tenant will be responsible for installation of all materials and irrigation according to the latest Landscape Regulations and Standards and Specifications in effect at the time of construction. The property owner through its tenant will be responsible for on-going maintenance. There are currently no trees or shrubs on the property.
4. The area of the lot is 44,373 square feet of which 20% of planting 12 trees and 60 shrubs which requirement is 8,875 square feet so dividing that by 750 results in the requirement of 12 trees and 60 shrubs.
5. The area of the lot west of the solid fence is to remain in natural landscaping.
6. The intent is to use City water through the building water service line.
7. Mulch to be used in shrub beds will be pole peelings over geotextile weed barrier.
8. Installation of the landscaping within the ROW, electric easement, and in the vicinity of the on-site electric distribution system can not begin until the installation of Longmont Power and Communication (LPC) facilities is complete.
9. Location of landscape material should be altered to provide adequate clearance from the final location of the electric distribution facilities to the satisfaction of LPC (refer to Section 700 in the City of Longmont Design Standards and Construction Specifications).

CARA INVESTMENTS, LLC  
CONDITIONAL USE SITE PLAN  
LONGMONT, COLORADO

**CONDITIONAL USE SITE PLAN  
LANDSCAPE PLAN**

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REVISIONS

DATE	BY
12/14/06	EW
2/01/07	EW

DATE: 7/20/06 SCALE: NOTED JOB NUMBER: 06.003.00 SHEET: 5 8