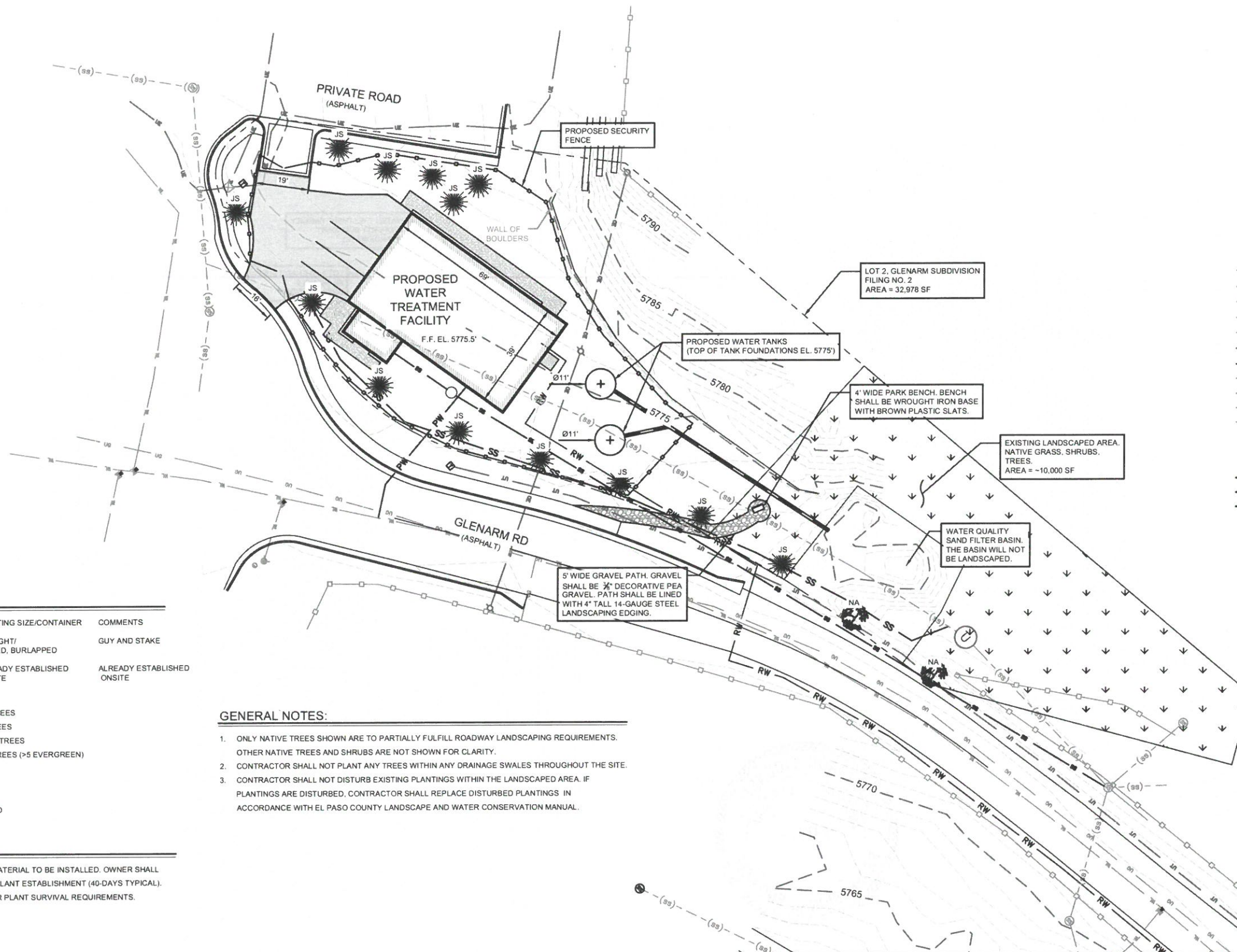


STRATMOOR HILLS WATER DISTRICT - CENTRALIZED WATER TREATMENT

SITE DEVELOPMENT PLANS
 LOT 2, GLENARM SUBDIVISION FILING NO. 2
 PCD Filing No. PPR2026



EXISTING LEGEND	
~A~	ASPHALT SURFACE
~C~	CONCRETE SURFACE
FL	FLOW LINE
TBC	TOP/BACK OF CURB
ROW	RIGHT-OF-WAY
~LS~	LANDSCAPING
⊠	FIBER OPTIC VAULT
P	GAS SIGN
☆	LIGHT POLE
⊠	MAILBOX
⊙	SANITARY SEWER MANHOLE
⊙	TRAFFIC BOLLARD
⊠	TRAFFIC SIGN
⊠	TELEPHONE PEDESTAL
⊙	UNKNOWN MANHOLE
→	UTILITY GUY WIRE
⊙	UTILITY POLE
⊙	VENT PIPE
⊙	WATER HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	WATER MANHOLE
—	OVERHEAD UTILITY LINE(S)
—	UNDERGROUND ELECTRICAL LINE(S)
—	UNDERGROUND FIBER OPTIC LINE(S)
—	UNDERGROUND GAS LINE(S)
—	UNDERGROUND SANITARY SEWER LINE(S)
—	UNDERGROUND TELEPHONE LINE(S)
—	UNDERGROUND WATERMAIN LINE(S)
—	CHAIN-LINK FENCE
—	WOOD FENCE
—	PLASTIC FENCE
—	WIRE STRAND FENCE
—	EXISTING LANDSCAPED AREA
PROPOSED LEGEND	
— PW	POTABLE WATER LINE
— RW	RAW WATER LINE
— SS	SANITARY SEWER LINE
—	GRAVEL AREA
—	EVERGREEN TREE
—	DECIDUOUS TREE

GENERAL LANDSCAPE NOTES:

SYMBOL	#	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/CONTAINER	COMMENTS
JS	13	JUNIPERUS SCOPULORUM	UPRIGHT JUNIPER	4' HEIGHT/ BALLED, BURLAPPED	GUY AND STAKE
NA	2	UNKNOWN	UNKNOWN (NATIVE DECIDUOUS) ONSITE	ALREADY ESTABLISHED	ALREADY ESTABLISHED ONSITE

ROADWAY TREE LANDSCAPING CALCULATIONS:
 310 LF ON GLENARM ROAD (1 TREE PER 30 FEET) = 10 TREES
 140 LF ON PRIVATE ROAD (1 TREE PER 30 FEET) = 5 TREES
 *33% OF TREES PLANTED SHALL BE EVERGREEN TREES
 TOTAL # TREES REQUIRED = 15 TREES (>5 EVERGREEN)

INTERNAL LANDSCAPING CALCULATIONS:
 5% OF PARCEL SHALL BE LANDSCAPED.
 32,978 SF (5%) = 1,649 SF OF PARCEL TO BE LANDSCAPED

PLANT ESTABLISHMENT NOTES:

- NO IRRIGATION PIPING IS PROPOSED FOR THE PLANT MATERIAL TO BE INSTALLED. OWNER SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED FOR PLANT ESTABLISHMENT (40-DAYS TYPICAL). ONCE ESTABLISHED, OWNER SHALL WATER PLANTS PER PLANT SURVIVAL REQUIREMENTS.

GENERAL NOTES:

- ONLY NATIVE TREES SHOWN ARE TO PARTIALLY FULFILL ROADWAY LANDSCAPING REQUIREMENTS. OTHER NATIVE TREES AND SHRUBS ARE NOT SHOWN FOR CLARITY.
- CONTRACTOR SHALL NOT PLANT ANY TREES WITHIN ANY DRAINAGE SWALES THROUGHOUT THE SITE.
- CONTRACTOR SHALL NOT DISTURB EXISTING PLANTINGS WITHIN THE LANDSCAPED AREA. IF PLANTINGS ARE DISTURBED, CONTRACTOR SHALL REPLACE DISTURBED PLANTINGS IN ACCORDANCE WITH EL PASO COUNTY LANDSCAPE AND WATER CONSERVATION MANUAL.



P:\Clients\Stratmoor Hills WSD\04-18-0103 - Centralized Treatment\CAD\SHETS\Site Development Plans\2 LANDSCAPING PLAN.dwg - 10/19/2020 9:17 AM

	DRAWN _____ S. CALE	ATTENTION LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" SCALE ACCORDINGLY)	STRATMOOR HILLS WATER DISTRICT	FORSGREN <i>Associates Inc.</i> <small>56 INVERNESS DRIVE EAST #112, ENGLEWOOD, CO 80112 PH: 720-214-5884</small>	CENTRALIZED WATER TREATMENT	PROJECT NO: 04-18-0103
	DESIGNED _____ C. KOCH				LANDSCAPING PLAN	SHEET NO: 2
NO. REVISIONS BY DATE	APPROVED _____ M. WARESAK				DATE: AUG, 2020	PAGE NO: 2 OF 7
		QA _____ QA BY _____				