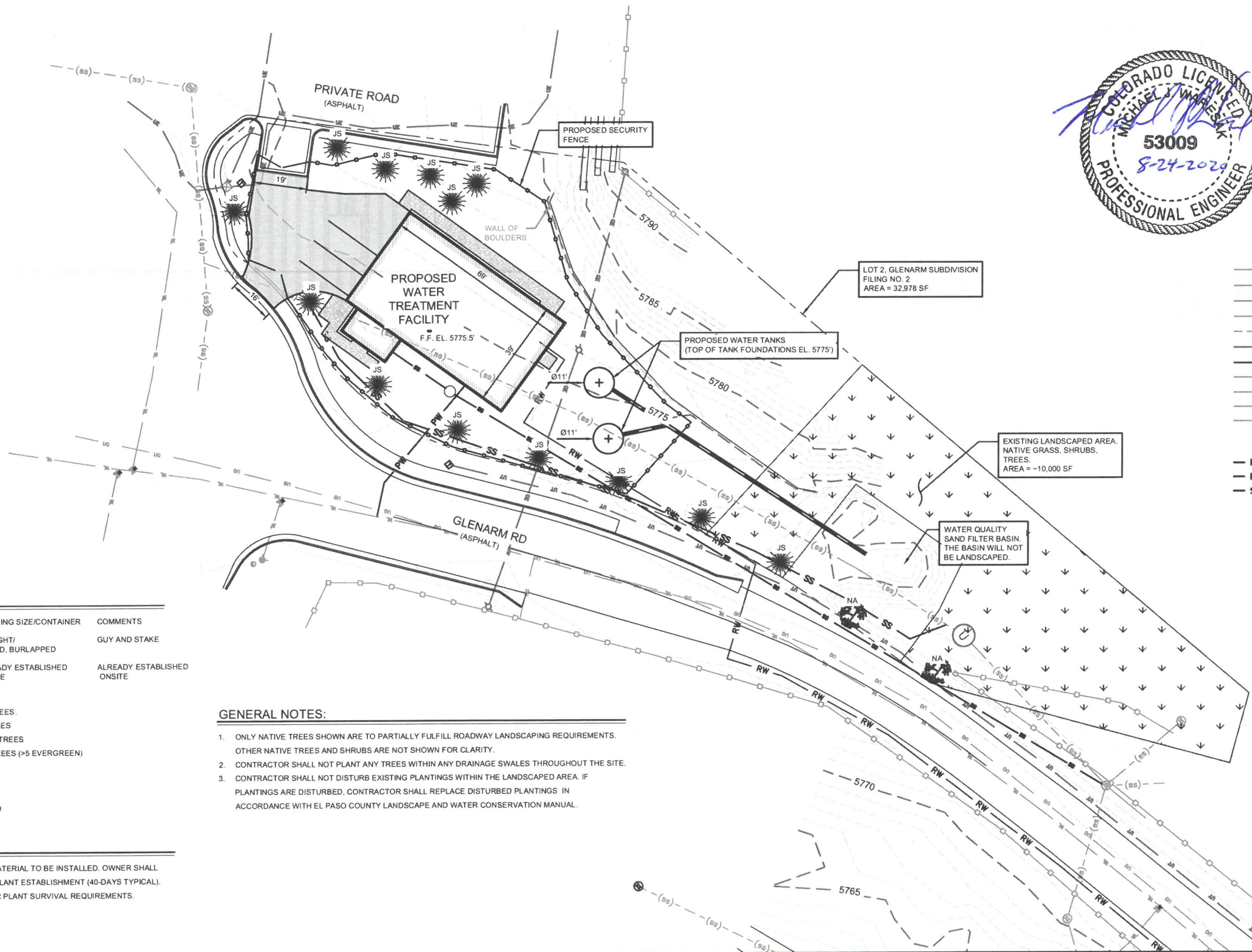


STRATMOOR HILLS WATER DISTRICT - CENTRALIZED WATER TREATMENT

SITE DEVELOPMENT PLANS
LOT 2, GLENARM SUBDIVISION FILING NO. 2



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
- ⊞ 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
- CE — CE — OVERHEAD UTILITY LINE(S)
- UE — UE — UNDERGROUND ELECTRICAL LINE(S)
- FO — FO — UNDERGROUND FIBER OPTIC LINE(S)
- US — US — UNDERGROUND GAS LINE(S)
- (SS) — (SS) — UNDERGROUND SANITARY SEWER LINE(S)
- UF — UF — UNDERGROUND UTILITY LINE(S)
- WL — WL — UNDERGROUND WATER MAIN LINE(S)
- CL — CL — CHAIN-LINK FENCE
- W — W — WOOD FENCE
- X — X — PLASTIC FENCE
- □ — □ — WIRE STRAND FENCE

PROPOSED LEGEND

- PW — PW — POTABLE WATER LINE
- RW — RW — RAW WATER LINE
- SS — SS — SANITARY SEWER LINE

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)	ALREADY ESTABLISHED ONSITE	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.

NO.	REVISIONS	BY	DATE

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DRAWN	S. CALE
DESIGNED	C. KOCH
APPROVED	M. WARESAK
QA	QA BY

ATTENTION
LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

STRATMOOR HILLS
WATER DISTRICT

FORSGREN
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PH: 720-214-5884

CENTRALIZED WATER TREATMENT

LANDSCAPING PLAN

PROJECT NO:	04-18-0103
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DATE:	AUG, 2020
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