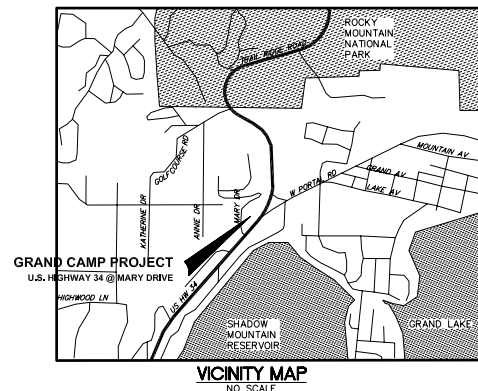


GRAND CAMP SUBDIVISION FINAL PLAT

A PART OF TRACT A, BLOCK 4, SHADOW PARK WEST SUBDIVISION
A PART OF THE EAST HALF, NORTHWEST QUARTER, SECTION 6, T3N, R75W OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
SHEET 1 OF 2



DEDICATION:

THAT _____ IS/ARE THE OWNER AND LIEN HOLDER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF GRAND LAKE, COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PORTION OF TRACT A, BLOCK 4, SHADOW PARK WEST, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

SITUATED IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE SIXTH P.M.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE S14°07'36"W 2128.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 34, AND THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID RIGHT-OF-WAY LINE.

1. THENCE 135.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.92 FEET AND A CENTRAL ANGLE OF 07°23'49", A CHORD WHICH BEARS S36°37'30"W 134.94 FEET;
2. THENCE S40°19'25"W 10.10 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MONUMENT;
3. THENCE S26°17'15"W 103.08 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MONUMENT;
4. THENCE S40°19'25"W 281.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARY DRIVE; THENCE 37.15 FEET ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.10 FEET AND A CENTRAL ANGLE OF 30°21'37", AND A CHORD WHICH BEARS N15°17'03"W 36.71 FEET; THENCE N00°05'35"W ALONG SAID RIGHT-OF-WAY LINE 232.85 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N64°31'41"E 359.90 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.13 ACRES (MORE OR LESS)

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS GRAND CAMP SUBDIVISION, AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS AND OTHER WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT FOR THE USE OF THE HOME OWNERS ASSOCIATION AND THE REAL PROPERTY OWNERS WITHIN THE SUBDIVISION FOREVER, AND IT DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS. ANY UTILITY EASEMENTS INDICATED IN THE ACCOMPANYING PLAT ARE DEDICATED FOR THE USE OF THE PROVIDERS OF PUBLIC UTILITIES.

IN WITNESS WHEREOF GRAND CAMP INC. AND PEAK NATIONAL BANK, NOW KNOWN AS MUTUAL OF OMAHA BANK HAS CAUSED ITS HIS/HER NAMES(S) TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D., 200 .

ATTEST:
GRAND CAMP INC. _____
PEAK NATIONAL BANK, NOW KNOWN AS MUTUAL OF OMAHA BANK _____

STATE OF COLORADO
ss)
COUNTY OF GRAND)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200 , BY _____, AS AUTHORIZED AGENT OF OWNER

DATE
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER

PEAK NATIONAL BANK, NOW KNOWN AS MUTUAL OF OMAHA BANK
BY: _____
AS: _____

STATE OF COLORADO
ss)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200 , BY: _____ OF MUTUAL OF OMAHA BANK

DATE
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER/DEVELOPER:

GRAND CAMP INC.
P.O. BOX 374
GRAND LAKE, CO. 80447
(970) 627-0020 - OFFICE
(303) 618-1911 - CELL
MKG@RKYMTHI.COM

ENGINEERS:

JOHN ENOCHS P.E. NO. 26057
DIAMONDBACK ENGINEERING & SURVEYING
12640 W. CEDAR DR., SUITE C
LAKEWOOD, CO. 80228
(303) 985-4204
JOHNE@DIAMONDBACKENG.COM

SURVEYOR:

JERRY RICHMOND PLS NO. 26298
DIAMONDBACK ENGINEERING & SURVEYING
12640 W. CEDAR DR., SUITE C
LAKEWOOD, CO. 80228
(303) 985-4204
JERRYR@DIAMONDBACKENG.COM

SURVEYOR'S CERTIFICATE:

I, JERALD W. RICHMOND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF GRAND CAMP SUBDIVISION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 33.3-209 CRS 2008, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTES AND BY THE GRAND COUNTY SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND.

FOR AND ON BEHALF OF DIAMONDBACK ENGINEERING AND SURVEYING, INC.
JERALD W. RICHMOND, P.L.S. 26298

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 200 BY THE TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO.

CHAIRMAN - MARV FISCHER

DATE

TOWN BOARD OF TRUSTEES CERTIFICATE:

APPROVED THIS _____ DAY OF _____ A.D., 200 , BY THE BOARD OF TRUSTEES, GRAND LAKE, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT SHALL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, STREET IMPROVEMENTS, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF GRAND LAKE. ALSO, THAT THE TOWN OF GRAND LAKE DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

ATTEST:

TOWN CLERK - RONDA KOLINSKE _____ MAYOR - JUDY M. BURKE _____

CLERK'S CERTIFICATE:

STATE OF COLORADO }
TOWN OF GRAND LAKE }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____, _____, 200 , A.D., AND IS DULY RECORDED

TOWN CLERK - RONDA KOLINSKE

DATE: NOVEMBER 12, 2008

PREPARED BY:

DIAMONDBACK
ENGINEERING & SURVEYING, INC.

12640 W. CEDAR DR., SUITE C • LAKEWOOD, CO 80228
OFFICE 303-985-4204 FAX 303-985-4214

project KING/SHADPK/PLANS/PRE-PLAT/
project manager J. RICHMOND job no.
designed by J. RICHMOND sheet no.
drawn by M. WINGERTER

DIAMONDBACK
ENGINEERING & SURVEYING, INC.
12640 W. CEDAR DR., SUITE C • LAKEWOOD, CO 80228

CAD FILE INFORMATION
main file/path PRE-PLAT.DWG
xref file names/path
plot date 4-22-08 Wingarter

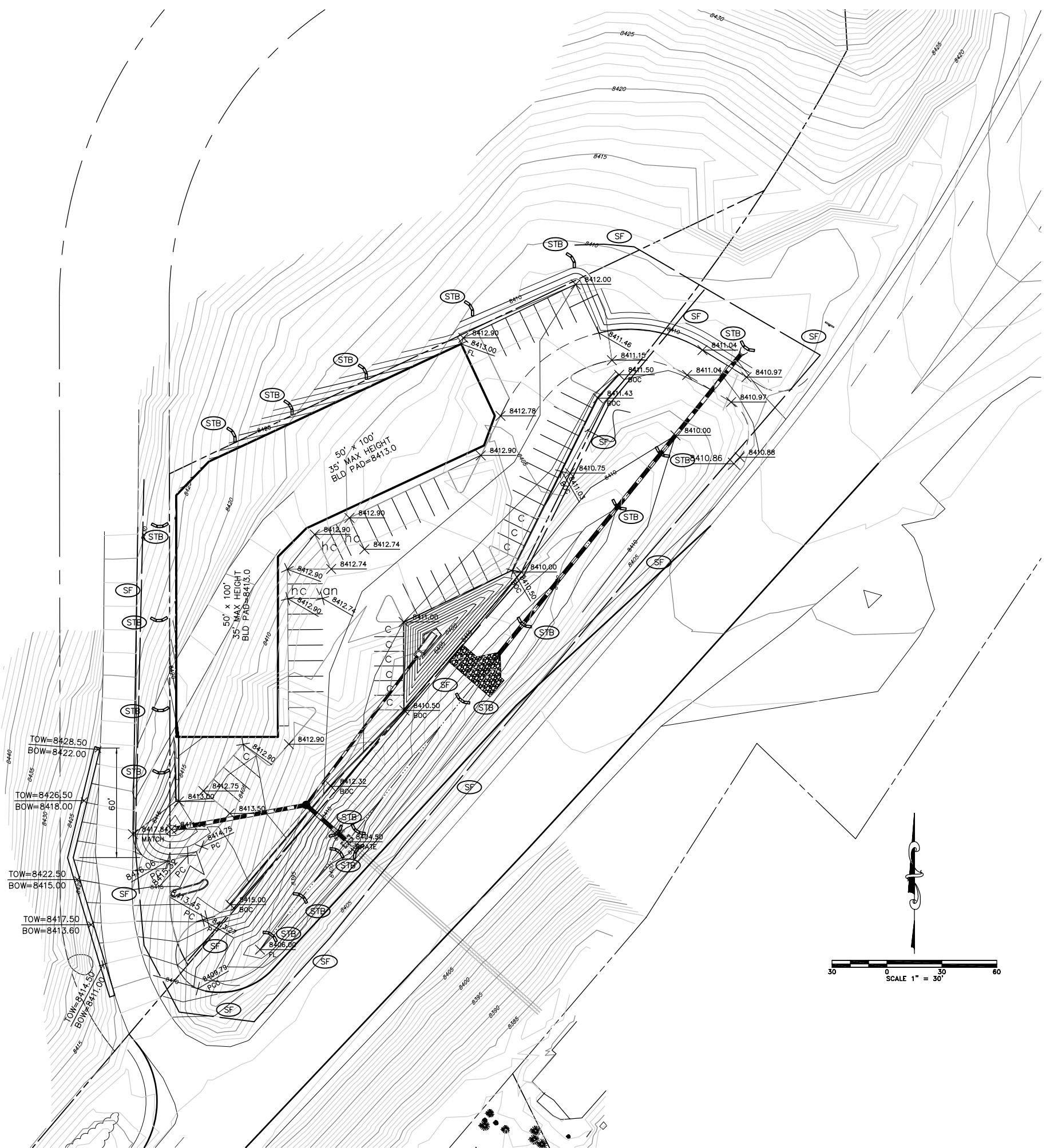
MORRIS KING

GRAND CAMP SUBDIVISION
 A PART OF TRACT A, BLOCK 4, SHADOW PARK WEST SUBDIVISION
 A PART OF THE EAST HALF, NORTHWEST QUARTER, SECTION 6, T3N, R75W OF THE 6TH P.M.
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

- NOTES:
1. SURFACE ROUGHEN ALL SLOPES TO PROVIDE HORIZONTAL GROOVES IN SLOPE.
 2. SEED/MULCH ALL DISTURBED/EXPOSED AREAS. PROVIDE EROSION CONTROL MATS OR NETTING ON ALL SLOPES EXCEEDING 10:1 TO PREVENT SLOPE EROSION UNTIL VEGETATION IS ESTABLISHED. CONTRACTOR TO PROVIDE SEED MIX WHICH MEETS LOCAL JURISDICTIONAL REQUIREMENTS.
 3. STOCK PILE ANY EXCESS SOIL ON-SITE AS NECESSARY TO NORTHWEST PROPOSED GRADING ACTIVITIES. SPECIFIC LOCATION TO BE DETERMINED IF NECESSARY.
 4. ALL STOCK PILE AREAS MUST HAVE SILT FENCE INSTALLED AROUND PERIMETER OF STOCKPILE PRIOR TO GRADING ACTIVITIES.

BMP LEGEND

- (W) WATTLE
- (STB) STRAW BALES
- (SF) SILT FENCE
- (DD) DIVERSION DITCH
- (VTC) VEHICLE TRACKING CONTROL



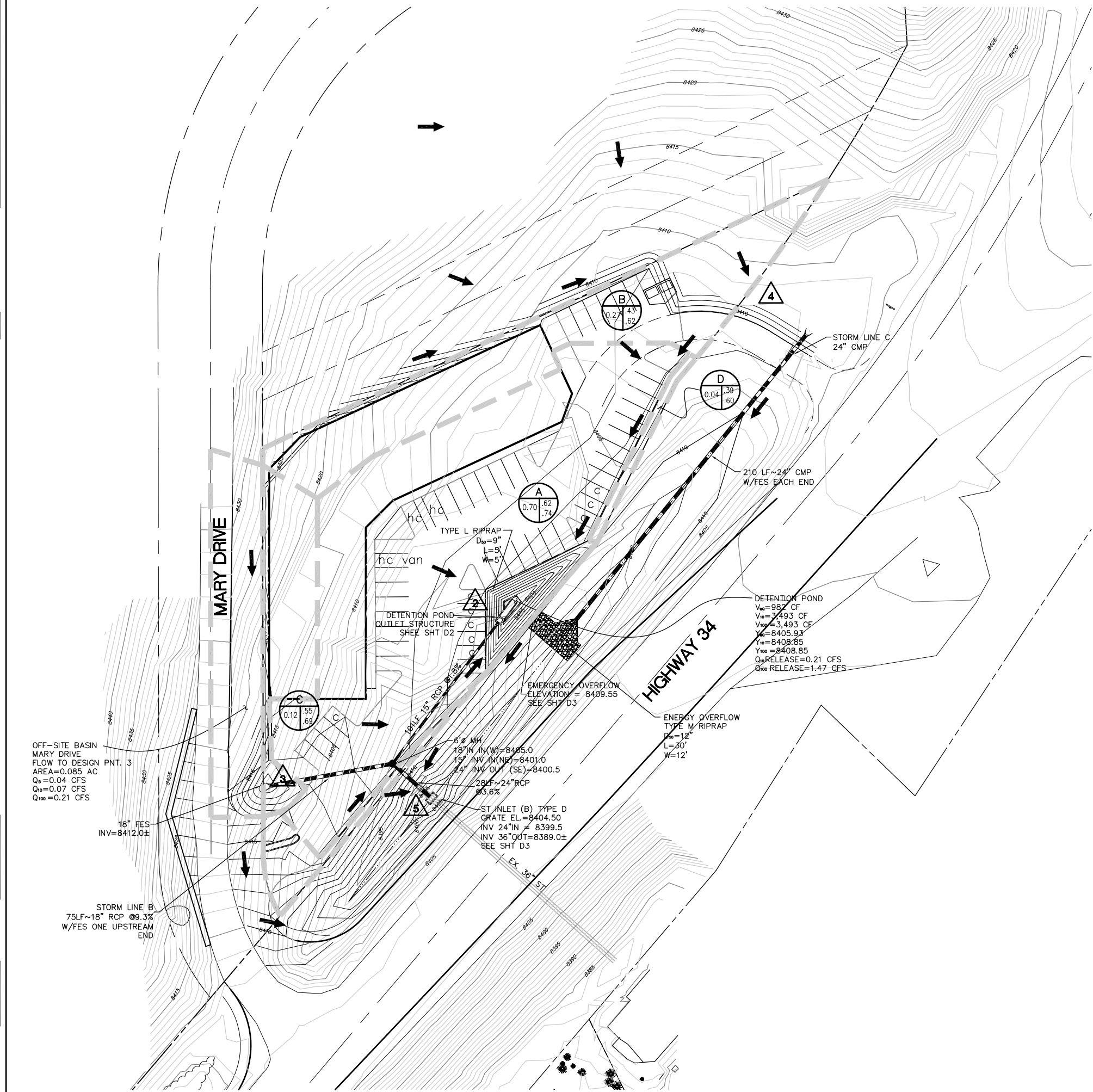
DIAMONDBACK
 ENGINEERING & SURVEYING, INC.
 12840 W. CEDAR DR., STE. C
 LAKEWOOD, CO. 80228
 (303) 985-4204

GRAND CAMP
COMMERCIAL PROJECT
GRADING/EROSION CONTROL PLAN

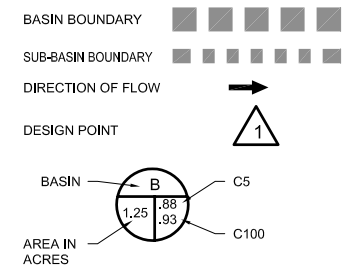
no	description of revisions	date	name

date	NOVEMBER 12, 2008
job number	
design by	M. RAHL
drawn by	M. RAHL
checked by	J. ENOCHS

sheet number
C2



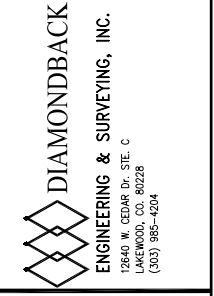
LEGEND



DESIGN POINT SUMMARY

DESIGN POINT	CONTRIBUTING BASINS	Q5 CFS	Q100 CFS
1	NOT USED		
2	A	1.31	2.62
3	MARY DRIVE, C	0.25	0.64
4*	B	0.35	0.85
5*	B, C, D, MARY DRIVE POND OUTFALL	0.65	3.09

GRAND CAMP SUBDIVISION
 A PART OF TRACT A, BLOCK 4, SHADOW PARK WEST SUBDIVISION
 A PART OF THE EAST HALF, NORTHWEST QUARTER, SECTION 6, T3N, R75W OF THE 6TH P.M.
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

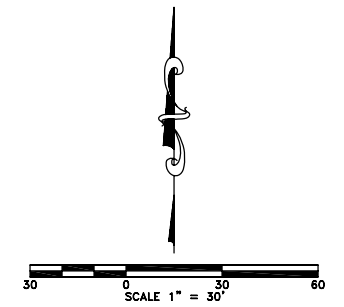


**GRAND CAMP
 COMMERCIAL PROJECT
 DRAINAGE PLAN**

no	description of revisions	date	name

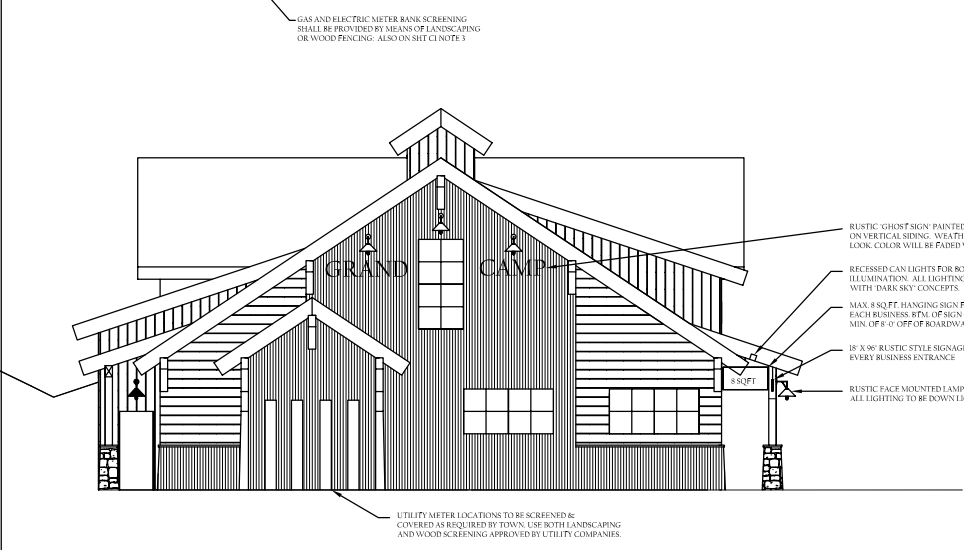
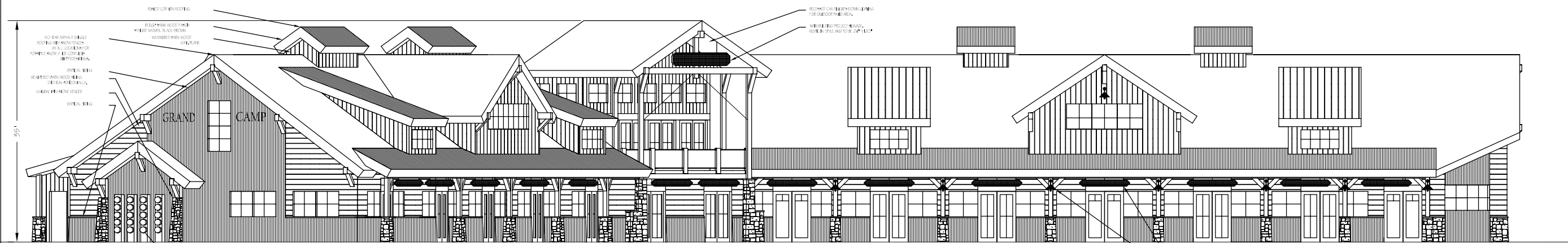
date	NOVEMBER 12, 2008
job number	
design by	M. RAHL
drawn by	M. RAHL
checked by	J. ENOCHS

sheet number
D1

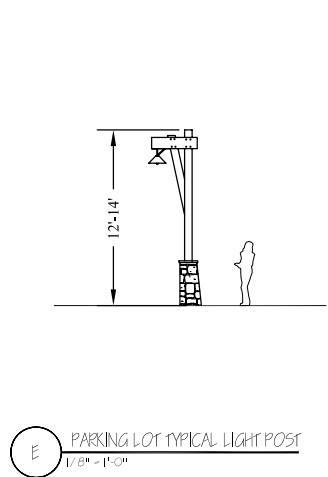




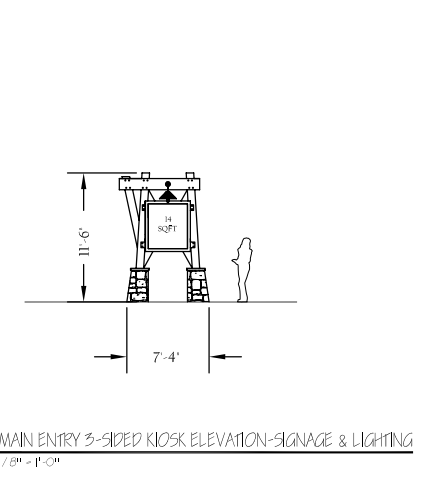
MUNN ARCHITECTURE, LLC.
 70 EAST AGATE AVENUE
 SUITE 70-D / PO BOX 21
 GRANBY, CO 80446
 970-887-9366
 WWW.MUNNARCH.COM



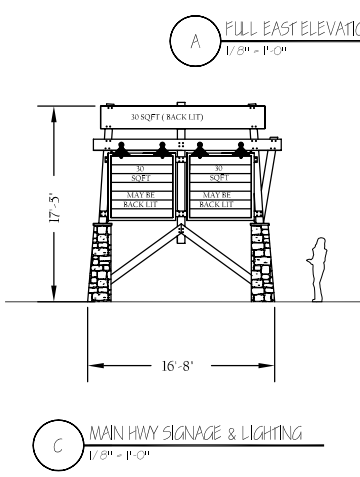
F PARTIAL EAST ELEVATION-SIGNAGE & LIGHTING
 1/8" = 1'-0"



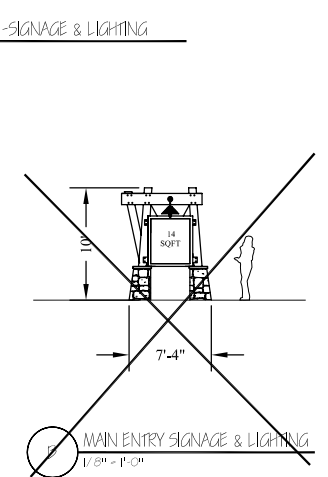
E PARKING LOT TYPICAL LIGHT POST
 1/8" = 1'-0"



D MAIN ENTRY 3-SIDED KIOSK ELEVATION-SIGNAGE & LIGHTING
 1/8" = 1'-0"



C MAIN HWY SIGNAGE & LIGHTING
 1/8" = 1'-0"



A FULL EAST ELEVATION-SIGNAGE & LIGHTING
 1/8" = 1'-0"

MAIN ENTRY SIGNAGE & LIGHTING TO BE REMOVED FROM THE PROJECT

I. Purpose
 The intent of this LIGHTING PLAN is to maintain the rural character of Grand Lake, in part by preserving the visibility of night-time skies, and to minimize the impact of artificial lighting on nocturnal wildlife. This LIGHTING PLAN recognizes the importance of lighting for safety and security while encouraging energy efficiency, and promotes good neighborly relations by preventing glare from outdoor lights from intruding on nearby properties or posing a hazard to pedestrians or drivers.

II. Definitions

Direct Light - Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

Fixture - The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Lamp - The component of a luminaire that produces the actual light.

Luminaire - A complete lighting assembly that includes the fixture and its lamp or lamps.

Flood or Spotlight - Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Glare - Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see and, in extreme cases, causing momentary blindness.

Height of Luminaire - The height of a luminaire shall be the vertical distance from the ground directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

IESNA - Illuminating Engineering Society of North America.

Indirect Light - Direct light that has been reflected or has scattered off of other surfaces.

Light Trespass - The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Lumen - A unit of luminous flux. One foot candle is one lumen per square foot. For the purposes of this lighting plan, the lumen-output values shall be the initial lumen output rating of a lamp.

Outdoor Lighting - The night-time illumination of an outside area or object by any manmade device located outdoors that produces light by any means.

Temporary Outdoor Lighting - The specific illumination of an outside area or object by any manmade device located outdoors that produces light by any means for a period of less than seven days with at least 180 days passing before being used again.

III. Outdoor Lighting Design

A. Any luminaire emitting more than 1800 lumens (with 1,700 lumens being the typical output of a 100-watt incandescent bulb) shall be fully shielded so as to produce no light above a horizontal plane through the lowest direct light-emitting part of the luminaire. (Such fixtures usually are labeled Dark-Sky Certified or Compliant.)

B. Any luminaire with a lamp or lamps rated at a total of more than 1800 lumens, and all flood or spot lights with a lamp or lamps rated at a total of more than 900 lumens, shall be mounted at a height equal to or less than the value $3 + (D/3)$ where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire shall not exceed 20 feet.

C. Any luminaire with a lamp or lamps rated at 1800 lumens or less, and all flood or spot lights with a lamp or lamps rated at 900 lumens or less, may be used without restriction to light distribution or mounting height, except that, to prevent light trespass, if any flood or spot light is aimed,

directed or focused so as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to pedestrians or persons operating motor vehicles on public ways, the luminaire shall be redirected, or its light output reduced or shielded, as necessary to eliminate such conditions. (Note: This exempts most residential front-door lights, but not so-called yard-blaster wide-area flood lighting.)

D. Any luminaire used to illuminate a public area such as a street or walkway shall utilize an energy efficient lamp such as a low pressure sodium lamp, high pressure sodium lamp or metal halide lamp. Mercury vapor lamps shall not be used due to their inefficiency and high operating costs and toxic mercury content. (Optional: New or replacement installation of mercury vapor lighting shall not be permitted after the effective date of this ordinance, and the public shall be encouraged to remove and safely dispose of existing mercury vapor bulbs as soon as practicable.) (Note: Compact fluorescent lamps are not yet commercially available for roadway or wide-area lighting.)

E. Luminaires used in public areas such as roadway lighting, parking lots and for exterior building illumination shall be designed to provide the minimum illumination recommended by the IESNA in the most current edition of the IESNA Lighting Handbook.

F. To protect light-sensitive wildlife habitats such as Pine Marten, artificial lighting in or on the periphery of areas identified as such by the Colorado Division of Wildlife shall be minimized and fully shielded to prevent any emission above a horizontal plane through the lowest light-emitting part of a luminaire.

G. Whenever practicable, outdoor lighting installations shall include timers, dimmers, and/or motion-sensors to reduce overall energy consumption and eliminate unneeded lighting, particularly after 11 p.m.

Moving, fluttering, blinking, or flashing, neon or tubular lights or signs shall not be permitted, except as temporary seasonal holiday decorations. Signs may be illuminated only by continuous direct white light with illumination confined to the area of the sign and directed downward. (Note: A requirement for direct white light would prohibit internally-lit signs, which are inherently impossible to shield.)

Exemptions

A. Luminaires used for public-roadway illumination may be installed at a maximum height of 25 feet and may be positioned at that height up to the edge of any bordering property.

B. All temporary emergency lighting needed by the police, fire or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this ordinance.

C. All hazard warning luminaires required by federal regulatory agencies are exempt from the requirements of this article, except that all such luminaires used must be red and must be shown to be as close as possible to the federally required minimum lumen output requirement for the specific task.

D. Luminaires used primarily for signal illumination may be mounted at any height required to ensure roadway safety, regardless of lumen rating.

E. Seasonal holiday lighting and illumination of the American and State flags shall be exempt from the requirements of this ordinance, providing that such lighting does not produce glare on roadways and neighboring residential properties.

F. Installations existing prior to the enactment of this ordinance are exempt from its requirements. However, any changes to an existing lighting system, fixture replacements, or any grandfathered lighting system that is moved, must meet these standards.

Temporary Lighting

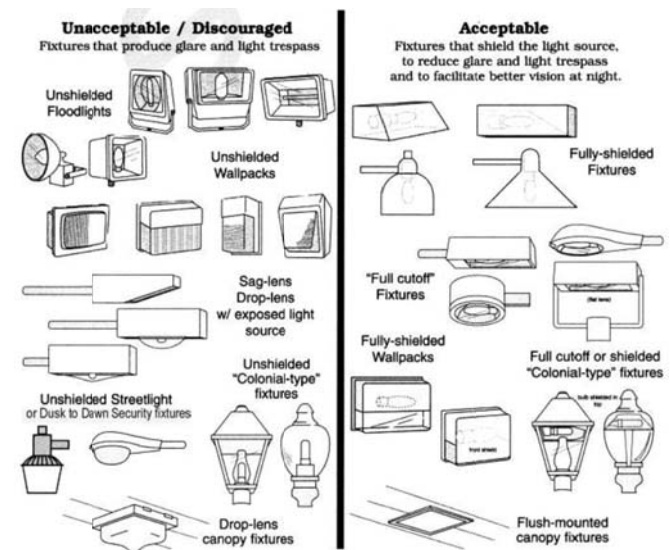
A. Any temporary outdoor lighting for construction or other purposes that conforms to these requirements shall be allowed. Non-conforming temporary outdoor lighting may be permitted by the planning board after considering:

- The public and/or private benefits that will result from the temporary lighting.
- Any annoyance or safety problems that may result from the use of the temporary lighting.
- The duration of the temporary non-conforming lighting.

VI. Public Area and Roadway Lighting

Installation of any new public area or roadway lighting fixtures other than for traffic control shall be permitted only by decision of the planning board, following a duly noticed public hearing.

ALL LIGHTING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE TOWN OF GRAND LAKE'S LIGHTING AND SIGNAGE CODES.
 INDIVIDUAL BUSINESS SIGNS SHALL ADHERE TO THE DIMENSIONS OUTLINED ON THE FINAL PLAN.

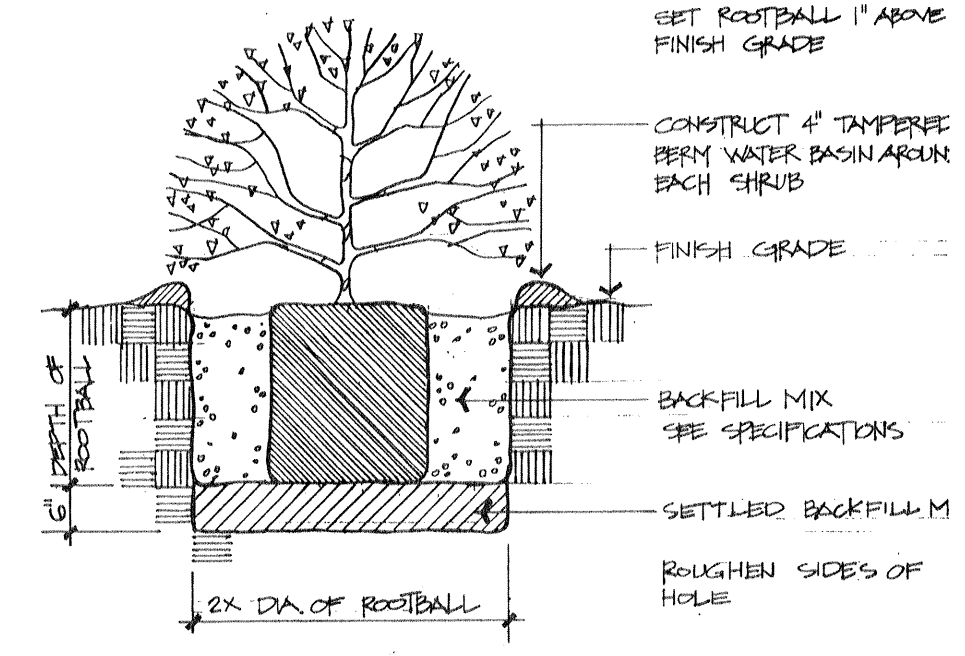
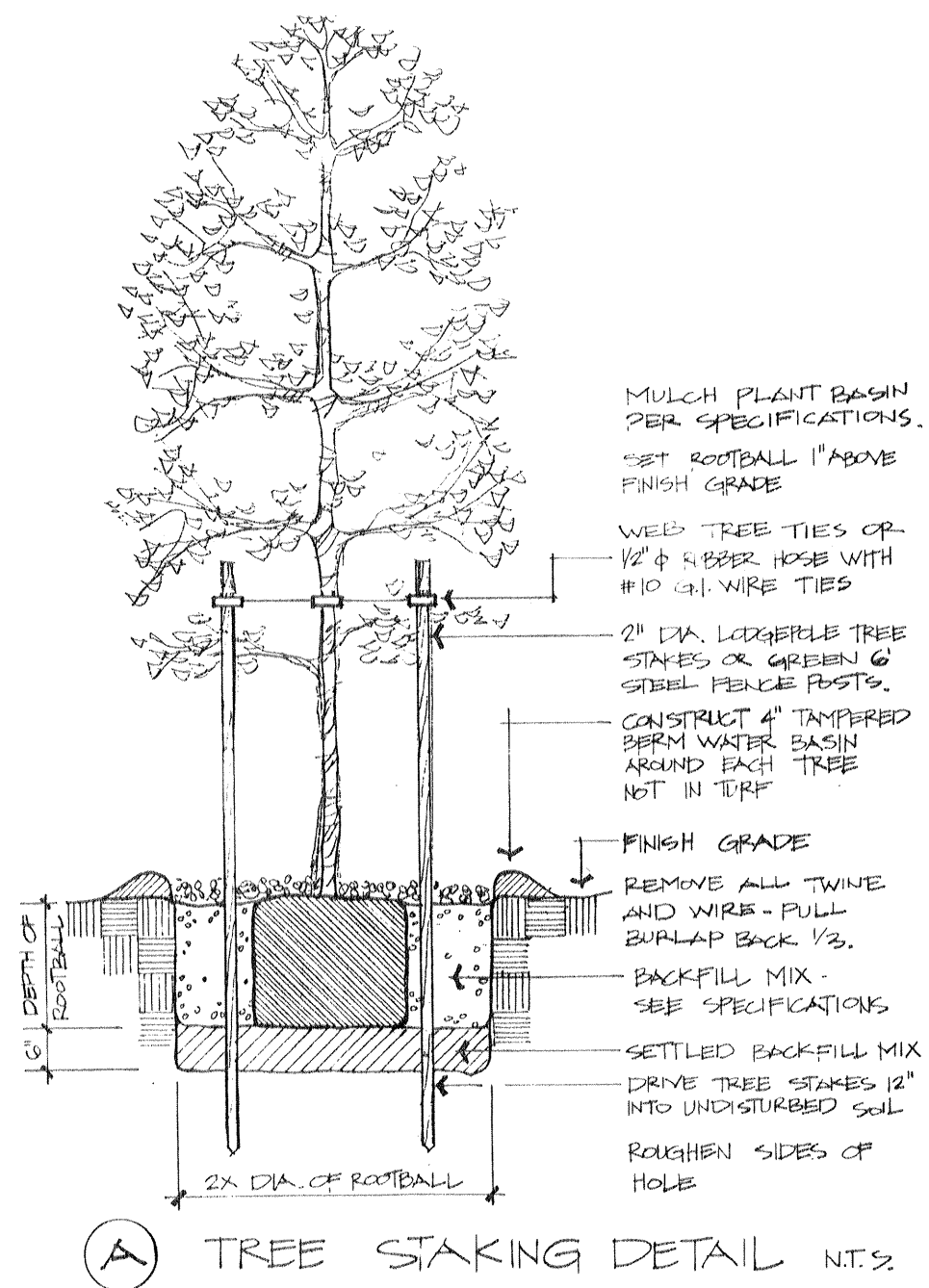


I LIGHTING & SIGNAGE PLAN
 1/8" = 1'-0"

GRAND CAMP
 COMMERCIAL PROJECT
 LIGHTING/SIGNAGE

job #:0713
design by: J.S.M
DATE: 1-31-08
REV #3: 10-15-08
REV #4: 11-12-08
BID SET:
PERMIT SET:

L1



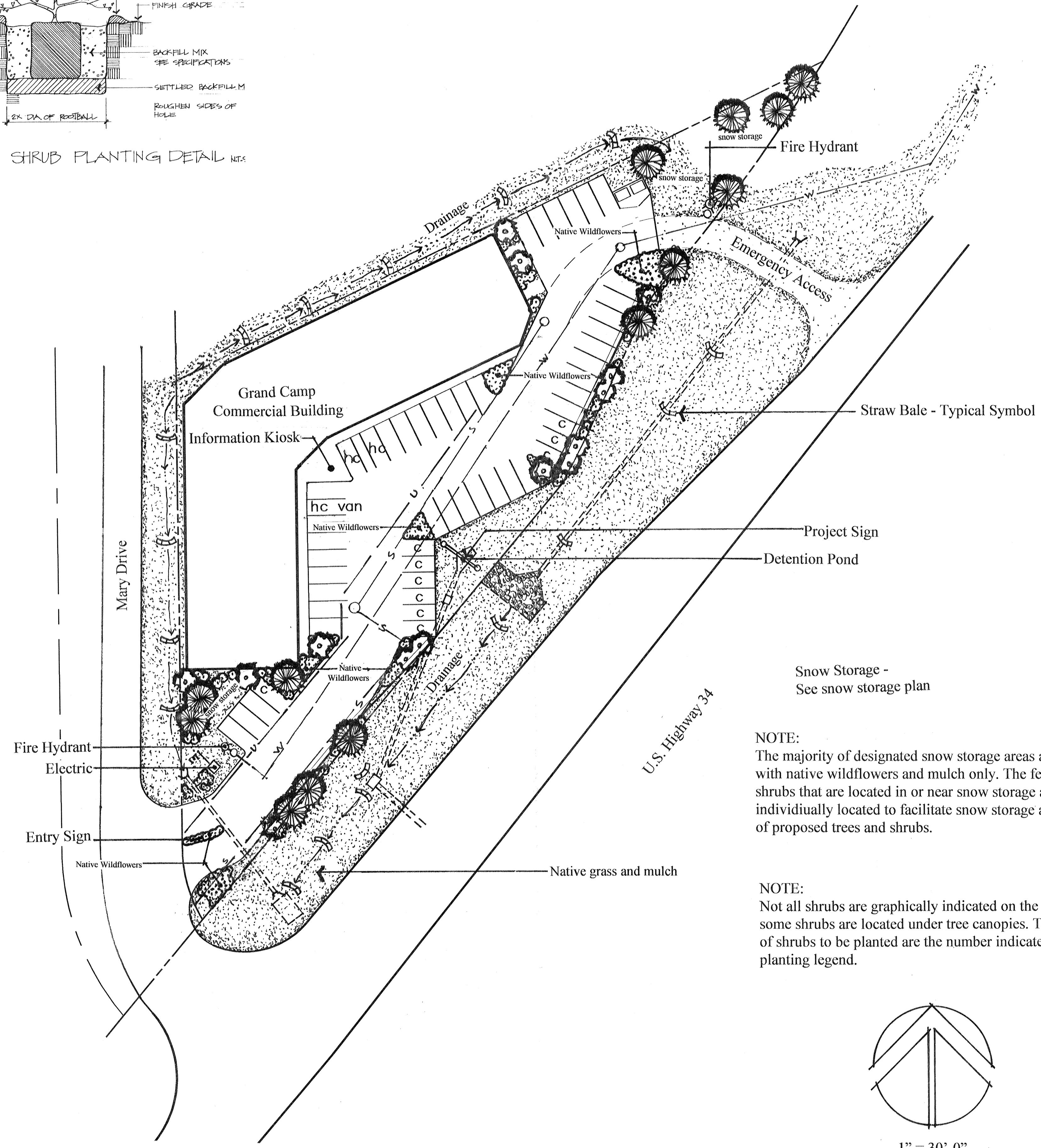
(B) SHRUB PLANTING DETAIL N.T.S.

Planting Specifications

- The work to be performed under this contract shall include furnishing all labor, materials, tools, and machinery necessary to install the plant materials as indicated on the planting plan.
- The contractor shall comply with all state and local codes, ordinances, and regulations having jurisdiction over this project. The contractor to call for utility locates for all proposed tree locations.
- All plant material shall be healthy, well established, vigorous, of normal growth form, and be free of disease and insect infestation.
- All plants shall have normal, healthy root systems filling their containers but without being rootbound.
- All plants which do not comply with the above criteria shall be rejected and removed from the site immediately. Plants shall be replaced at no additional cost to the owner.
- Plants shall not be installed until the soil preparation has been completed.
- Soil preparation for shrub and tree backfill mix shall consist of:
 - 33% well rotted barnyard manure, coarse sphagnum peat moss, or approved equal.
 - 67% native soil of site.
 Mix the above materials thoroughly outside the planting pit. After setting the plants in the planting pit, the backfill materials shall be soaked to settle. After the plant has settled, the top of the rootball shall be approximately 1" above the surrounding finish grade. Construct a 4" tapered berm water basin around the plant and add 2"-3" layer of mulch over the root zone.
- The contractor shall remove excess waste material daily when planting in an area is complete. Clear the area of debris, spoil piles, and containers.
- Project acceptance: Within 10 days of contractor's notification that the entire project is complete, owner will inspect the installation and if final acceptance is not given, will prepare a "punch list" which, upon completion by contractor, will signify final acceptance by the owner. The "punch list" must be completed within 20 calendar days from the date issued. Acceptance is based on furnishing by the contractor, a complete as-built plan which reflects all approved changes made during installation.
- All plant materials shall be guaranteed for 2 years after project acceptance, unless otherwise agreed prior to commencement of work.

Note:
All trees not in the construction zone shall be saved and protected throughout the construction process. All dead trees and pines with pine beetle infestation shall be removed. All pines with extensive mistletoe shall be removed. All pines with minor mistletoe shall be pruned at the direction of the Landscape Architect.

Wildfire Mitigation:
All flammable vegetation to be removed within 15' of structure. All dead vegetation within 75' - 125' of structure to be removed and all dead limbs pruned to a height of 10' minimum.



Planting Legend

Common Name	Botanical Name	Size	Quantity
Trees			
Aspen	Populus tremuloides	12' - 14' minimum height (1-1/2" cal. B&B)	11
Balsam Poplar	Populus balsamifera	12' - 14' minimum height (1-1/2" cal. B&B)	3
Colorado Spruce	Picea pungens	6' - 7' average (B&B)	10
Englemann Spruce	Picea engelmannii		3
Shrubs			
Colorado Redtwig Dogwood	Cornus sericea	5 gal	5
Native Wild Rose	Rosa woodsii	5 gal	5
Alpine Currant	Ribes alpinum	5 gal	5
Mountain Stowberry	Symphoricarpos oreoph.	5 gal	3
Serviceberry	Amelanchier alnifolia	5 gal	3
Bush Cinquefoil	Potentilla fruticosa	5 gal	5
Twinberry Honeysuckle	Lonicera involucrata	5 gal	3
Chokecherry	Prunus virginiana	5 gal	3
Buffaloberry	Shepherdia canadensis	5 gal	4
Native Wildflowers (Columbine, Indian Paintbrush, Lupine, etc.)		2-1/4" pots	150

Ground Covers
All soil areas disturbed during construction must conform to the Grand County Noxious Weed Control Plan, and must be revegetated to blend with the existing landscape.
As recommended by the Natural Resource Conservation Service (Middle Park Soil Conservation District)
All disturbed soil areas to be revegetated by seeding with 10 lbs./acre of sheep fescue bunch grass and mulching with 1/2" of shredded bark mulch, natural forest duff, or chopped weed-free hay. Apply seed within 14 days of final finished grade. If required for complete germination, hand broadcast additional seed as required in fall after October 15th, or in spring before May 15th.

Notes:

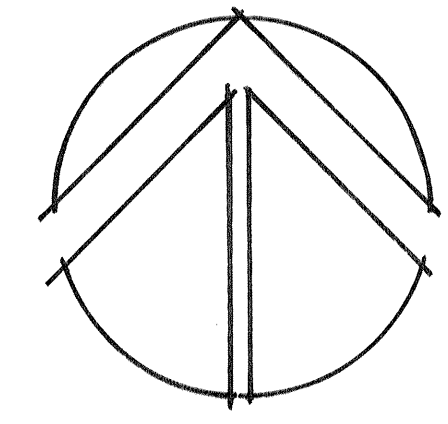
- The exact location of all trees and shrubs to be flagged by the Landscape Architect.
- All existing trees not in the construction zone shall be protected throughout the construction process.
- Natural forest duff mulch to be stockpiled from within the proposed construction zone for use as landscape material.
- Topsoil from within the proposed construction zone shall be stockpiled for landscape purposes.
- See landscape specifications for additional information.

All new native trees and shrubs shall irrigated with a drip irrigation system until they have become established and can survive on their own with natural precipitation. All drip irrigation components shall be drained and blown dry by October 1st each fall.

See sheet 2 for Drip Irrigation Plan

NOTE:
The majority of designated snow storage areas are planted with native wildflowers and mulch only. The few trees and shrubs that are located in or near snow storage areas will be individually located to facilitate snow storage and survival of proposed trees and shrubs.

NOTE:
Not all shrubs are graphically indicated on the plans, as some shrubs are located under tree canopies. The number of shrubs to be planted are the number indicated on the planting legend.



1" = 30'-0"
November 24, 2008

Landscape Plan

Gary Roessler
Landscape Architecture / Site Planning
P.O. Box 1681
Grand Lake, Colorado 80447
Phone and Fax: 970-627-9423

Sheet
1 of 2

Gary Roessler
Landscape Architecture / Site Planning
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Grand Lake, Colorado

A PART OF TRACT A, BLOCK 4, SHADOW PARK WEST SUBDIVISION
A PART OF THE EAST HALF, NORTHWEST QUARTER, SECTION 10, T13N, R75W OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

**Grand Camp
Commercial Project
Landscape Plan**











Irrigation Specifications

- The work to be performed under this contract shall include furnishing all labor, materials, tools, machinery, and equipment necessary to install the complete irrigation system as indicated on the plans and details.
- All materials and workmanship shall conform to the Uniform Plumbing Code and all state and local codes.
- The contractor shall apply and pay for all permits, if required, for installation of this irrigation system.
- The contractor shall be responsible for conditions as they exist on the site and shall visit the site prior to submitting bid.
- The irrigation drawings are diagrammatic. Mainlines and lateral lines may share trenches wherever possible.
- It is the intention of these documents to indicate a complete irrigation system ready for use without further cost to the owner.
- Do not willfully install the irrigation system as indicated on the plans when it is obvious in the field that unknown obstructions or grade differences exist that were not known during design. When such discrepancies exist, the contractor shall immediately notify the Landscape Architect prior to proceeding with the work.
- The contractor shall coordinate piping and sleeving with the hardscape installation and avoid major trees and shrubs with the irrigation system installation.
- The contractor to record all approved changes on a set of "as-built" plans. Plans shall be submitted to the owner.
- A guarantee of one full year beyond the project acceptance shall be granted by the contractor on the irrigation system as installed excluding obvious acts of vandalism.
- The irrigation system shall not be considered complete until all valves, heads, emitters, drip lines, controllers, and related equipment have been individually adjusted and fine tuned for maximum coverage with minimum overspray of buildings, fences, walkways, or site furnishings.
- Trenches shall be backfilled and compacted to dry density equal to the adjacent undisturbed soil and shall be flush with adjacent grades without slumps and other irregularities.
- The entire system shall conform to the design layout, details, legends, product manufacturers, and schedules in both installation and materials. Design changes or substitutions are not permitted without approval of the Landscape Architect.
- At the end of each workday the site shall be cleaned and made safe from excess waste materials. At the end of work all such materials shall be removed from the site.
- An irrigation plan shall be reduced in size, color coded, and installed on the inside door of the controller for future operation and understanding of the system.
- All the control wires shall be 14 gauge direct burial wire, installed in the mainline trench adjacent to the under side of the mainline.
- Project acceptance: See planting specifications note 9.

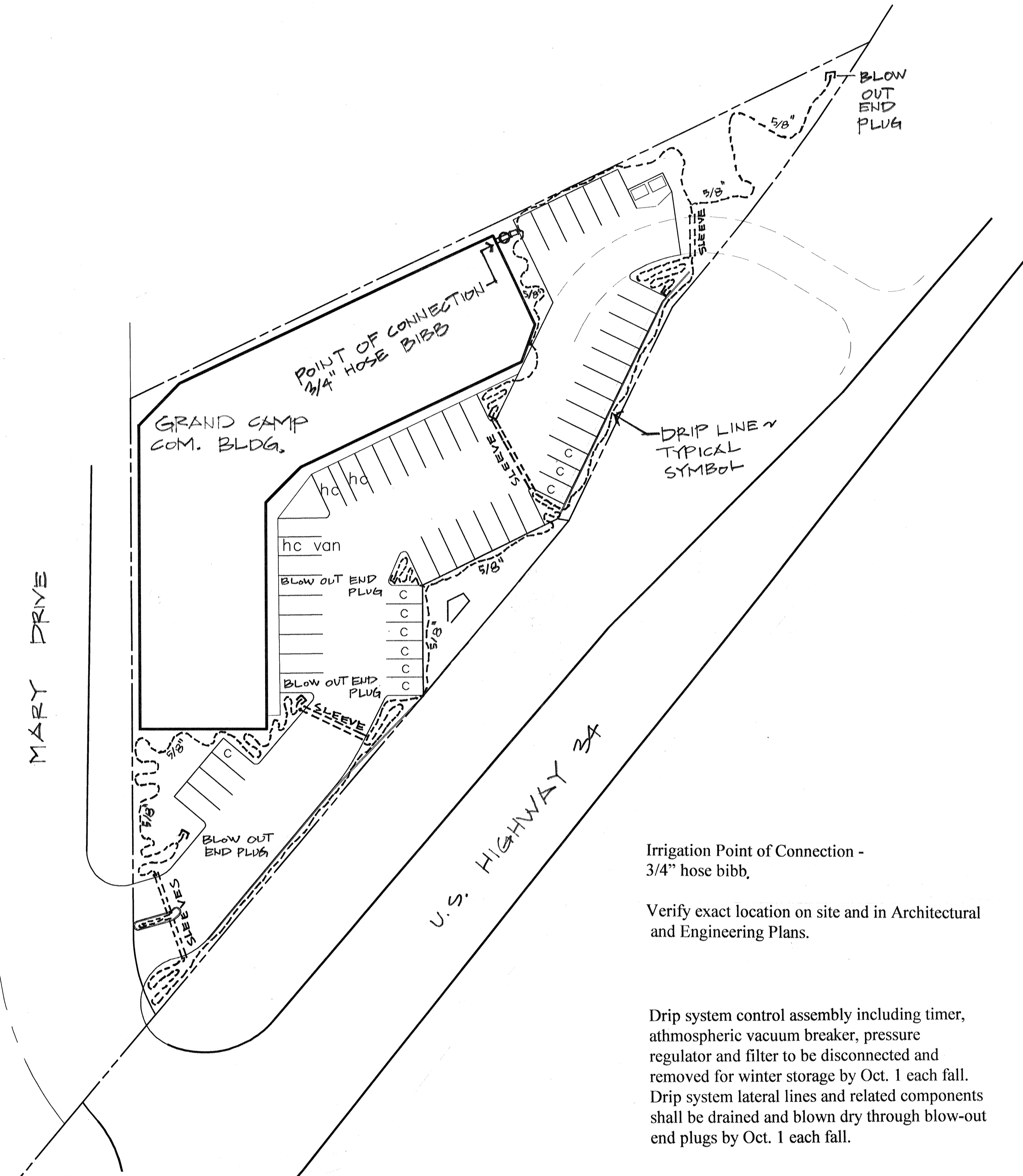
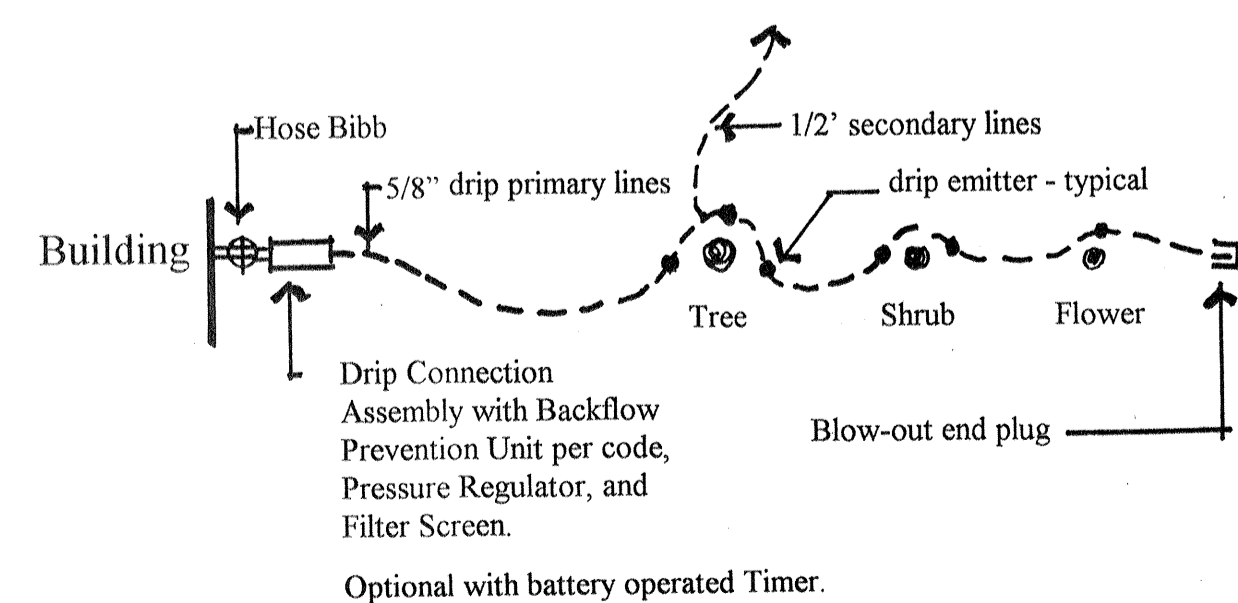
Drip Irrigation System

All introduced native trees, shrubs, and wildflowers shall be irrigated with a temporary drip irrigation system for two growing seasons. The drip system shall comply with the following criteria.

DRIP IRRIGATION PRODUCT INFORMATION:

	Hose Bibb	3/4" weather-proff hose bibb by others.
	Control Timer	Raindrip 1 or 2 zone timer as required. (Screw onto weather-proff hose bibb.)
	Anti-syphon valve	Raindrip 3/4" anti-syphon valve with filter.
	Pressure Regulator	Raindrip 3/4" pressure regulator (preset to 25-30 psi.)
	Hose Adaptor	Raindrip 3/4" to 5/8" swivel hose adaptor.
	Drip Lines	Bluestripe or approved equal Polyethylene 5/8" or as sized on plans.
	Irrigation Sleeve	2" Sch. 40 PVC or as sized on plan. Bury 18".
	Drip Emitters	Raindrip .5 and 1.0 GPH pressure compensating Drip Emitters.
	Blow-out end plugs	Raindrip or equal (At all end runs) (with screw cap)
	Ground Staples	Raindrip 8" or approved equal.

DRIP IRRIGATION SCHEMATIC



Drip-system Notes

- Install drip irrigation lines only after all trees, shrubs, and flowers have been planted, staked as required, and fine grading has been completed.
- After all drip components including driplines and emitters have been installed and tested, cover with 1-1/2" to 2" of approved mulch.
- See Irrigation specifications for additional information.
- All drip-system components, including the backflow prevention unit, valves, pressure regulators, filters, mainlines, drip lateral lines, and emitters shall be drained and blown dry by Oct. 1st each fall.

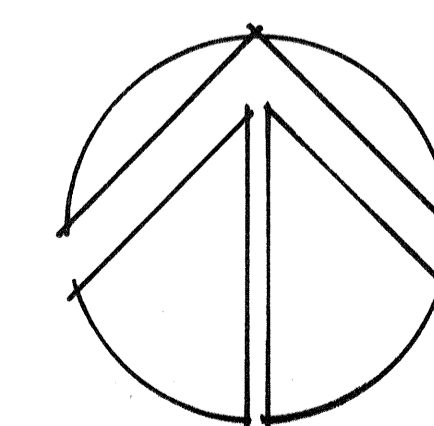
DRIP IRRIGATION SYSTEM NOTES:

- Each shrub to receive 2 - .5 gallon per hour emitters. Each tree to receive 3 - 1.0 gallon per hour emitters. Each wildflower to receive 1 - .5 gallon per hour emitter. Flower beds shall receive in-line emitter drip tubing.
- In shrub planting beds lay blue-stripe or U.V. resistant polyethylene drip lines on surface and cover with 1-1/2" to 2" of shredded bark mulch. Use ground staples as required. Use blow-out end plugs at each end run. When running drip lines under turf or paths bury 12". Under driveways, sidewalks, or asphalt bury 18" deep in Sch. 40 PVC sleeves, size as specified on plans.
- Connect backflow prevention unit to location approved by plumber and owner.
- Entire drip system to be drained and blown dry by October 1st each fall.

NOTE: All drip-system components, including the backflow prevention unit, mainlines, drip lateral lines, control valves, pressure regulators, filters, and emitters, shall be drained and completely blown dry by October 1st each fall.

Irrigation Water Demand Calculations

Aspen Trees	14 @ 3.0 gph =	42 gph
Spruce Trees	13 @ 3.0 gph =	39 gph
Native Shrubs	36 @ 1.0 gph =	36 gph
Native Wildflowers	150 @ .5 gph =	75 gph
Total (Gallons per hour)		= 192 gph
Total (Gallons per minute)		= 3.2 gpm



1" = 30'-0"
November 24, 2008

Drip Irrigation Plan

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