DEVELOPMENT PLAN

LEGAL DESCRIPTION (FROM COUNTY TAX ASSESSOR RECORDS): LOT 1 PINE VIEW SUBDIVISION, ESTES PARK, COLORADO
PROPERTY ADDRESS: 857 MORAINE AVENUE, ESTES PARK, COLORADO, 80517

CERTIFICATION AND APPROVAL:

THE UNDERSIGNED, BEING THE OWNERS, DO HEREBY AGREE THAT THE REAL PROPERTY AS DESCRIBED IN THE APPLICATION FOR DEVELOPMENT PLAN REVIEW FILED HEREWITH, AND AS SHOWN ON THIS SITE PLAN SHALL BE SUBJECT TO THE PROVISIONS OF TITLE 17 OF THE MUNICIPAL CODE OF THE TOWN OF ESTES PARK, COLORADO AND ANY OTHER ORDINANCES OF THE TOWN OF ESTES PARK, COLORADO PERTAINING THERETO.

_____
BRENDA J. LEMKE

PLANNING COMMISSION CERTIFICATE:

APPROVED AND ACCEPTED BY BOB JOSEPH, COMMUNITY DEVELOPMENT DIRECTOR, ON THIS _____ DAY OF _____, 2009.

_____ _____
COMMUNITY DEVELOPMENT DIRECTOR ATTEST

NOTICE OF APPROVAL:
APPROVAL OF THIS DEVELOPMENT PLAN CREATES A VESTED RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

NOTES:

1. THIS SITE PLAN IS REPRESENTATIONAL ONLY AND SHOULD NOT BE RELIED UPON AS A BOUNDARY SURVEY NOR AN IMPROVEMENT SURVEY.
2. THIS LOT IS ZONED CO-COMMERCIAL OUTLYING, SETBACKS ARE:
   15 FEET = SIDE
   15 FEET = REAR
   25 FEET = EDGE OF ROAD EASEMENT
3. THE CONTOURS SHOWN ARE AT 1 FOOT INTERVALS AND ARE BASED ON CONTROL POINT #1 (NAIL SET FLUSH WITH GROUND) WITH AN ASSUMED ELEVATION OF 7635'. THIS ELEVATION WAS ASSUMED FROM A USGS 7.5' QUADRANGLE MAP.
4. BEARINGS ARE BASED UPON THE EASTERLY LOT LINE THAT BEARS S00°40'50"E AS IS MONUMENTED AND SHOWN HERE ON.
5. THERE ARE MANY MORE TREES ON THIS TRACT OF LAND, ONLY THOSE NEAR POTENTIAL DEVELOPMENT SITES ARE SHOWN HERE.

UTILITIES:

1. SEWER: THE EXISTING LIFT STATION WILL BE ABANDONED AND NEW SEWER LINE WILL BE INSTALLED AND CONNECTED TO THE UPPER THOMPSON SANITATION DISTRICT MANHOLE LOCATED ON THE NORTHEAST SIDE OF ELM ROAD. THE PROPOSED ALIGNMENT IS AS SHOWN ON THIS DEVELOPMENT PLAN AND LINE SIZES ARE AS NOTED.
2. WATER: AN EXISTING 1.5" WATER SERVICE LINE COMES OFF OF THE WATER MAIN IN THE HWY 34 RIGHT OF WAY AS SHOWN. THE PORTION OF THE WATER LINE THAT SERVES THE EXISTING STRUCTURE IS TO BE ABANDONED AND THE REMAINING PORTION, SERVING PINE VIEW COTTAGES IS TO REMAIN. A NEW 2" WATER LINE AND 1.5" WATER LINE CONNECTING TO THE 12" WATER MAIN ALONG THE EAST PROPERTY LINE ARE PROPOSED WITH THIS DEVELOPMENT FOR SPRINKLING AND DOMESTIC WATER SERVICE AS SHOWN ON THIS PLAN (EAST OF THE BUILDING). 18" OF SEPARATION MINIMUM BETWEEN THE SERVICE LINES.
3. COMMUNICATIONS: EXISTING COMMUNICATION LINES ARE AS SHOWN. NO NEW COMMUNICATION LINES ARE PROPOSED WITH THIS DEVELOPMENT.
4. GAS: EXISTING GAS SERVICE LINES ARE AS SHOWN. NO NEW GAS LINES ARE PROPOSED WITH THIS DEVELOPMENT.
5. ELECTRIC: EXISTING OVERHEAD ELECTRIC LINES AND UTILITY POLES ARE AS SHOWN. THE OVERHEAD ELECTRIC LINE CROSSING THE PROPERTY SOUTHWEST TO NORTHEAST IS PROPOSED TO BE RELOCATED AND BURIED IN THE APPROXIMATE ALIGNMENT SHOWN ON THIS DEVELOPMENT PLAN. THE EXISTING UTILITY POLE ON THE PROPERTY WILL BE RELOCATED TO THE APPROXIMATE LOCATION SHOWN ON THIS DEVELOPMENT PLAN WITH AN ANCHOR 10' FROM THE POLE. THE NEW ELECTRIC LINE SHALL BE 3-PHASE, 4" SCHEDULE 40 GRAY ELECTRICAL PVC, TO BE BURIED 2' DEEP WITH CAUTION TAPE AT 1'. A NEW SECONDARY PEDESTAL SHALL ALSO BE INSTALLED.
6. UPON FINALIZATION OF PROPOSED UTILITY LOCATIONS AND PRIOR TO INSTALLATION/ACCEPTANCE, UTILITY EASEMENTS WILL BE FORMALIZED THROUGH SEPARATE RECORDED DOCUMENTS.

LEGEND

	UTILITY POLE		STORM DRAINAGE
	PROPOSED UTILITY POLE		EXISTING PONDEROSA PINE TREES (PINUS PONDEROSA)
	LIGHT POLE		PROPOSED JUNIPER TREE (JUNIPERUS SCOPULORUM)
	TELEPHONE PEDESTAL		PROPOSED PONDEROSA PINE (PINUS PONDEROSA)
	FIRE HYDRANT		PROPOSED SHRUBBY CINQUEFOIL (PENTAPHYLOIDES FLORIBUNDA)
	MANHOLE		PROPOSED WAX CURRANT (RIBES CEREUM)
—S—	EXISTING SEWER LINE (WITH LIFT STATION)		PROPOSED WOOD'S ROSE (ROSA WOODSII)
—W—	EXISTING WATER LINE		FOUND MONUMENTATION
—OHE—	EXISTING OVERHEAD ELECTRIC LINE	00.00	MEASURED OR CALCULATED DIMENSIONS
—C—	EXISTING COMMUNICATIONS LINE	(00.00)	PLATTED OR DEEDED DIMENSIONS
—G—	EXISTING GAS LINE (TO REMAIN)		PROPOSED BUILDING ADDITION
—C—	PROPOSED BURIED COMMUNICATION LINES		EXISTING PAVEMENT
—W—	PROPOSED BURIED WATER LINE		PROPOSED AREA TO BE RESEEDED (REFER TO RECOMMENDED SEED MIX)
—UTS—	PROPOSED 8" SEWER SERVICE LINE		
—E—	PROPOSED BURIED ELECTRIC LINE		
	ROCK OUTCROPPING		
	BUILDING SETBACK		
	EASEMENT (EXISTING AND PROPOSED)		
—o—o—	FENCE	—SF—	SILT FENCE

SEED MIX AND SPECIFICATIONS

COMMON NAME	SCIENTIFIC NAME	% OF MIX
BLUE GRAMA	*BOUTELOUA GRACILIS*	25
CANADA WILDRYE	*ELYMUS CANADENSIS*	20
SLENDER WHEATGRASS	*ELYMUS TRACHYCAULUS*	20
IDAHO FESCUE	*FESTUCA IDAHOENSIS*	15
SAND DROPSEED	*SPOROBOLUS CRYPTANDRUS*	10
ROCKY MOUNTAIN FESCUE	*FESTUCA SAXIMONTANA*	5
INDIAN RICEGRASS	*ACHNATHERUM HYMENOIDES*	5
		100

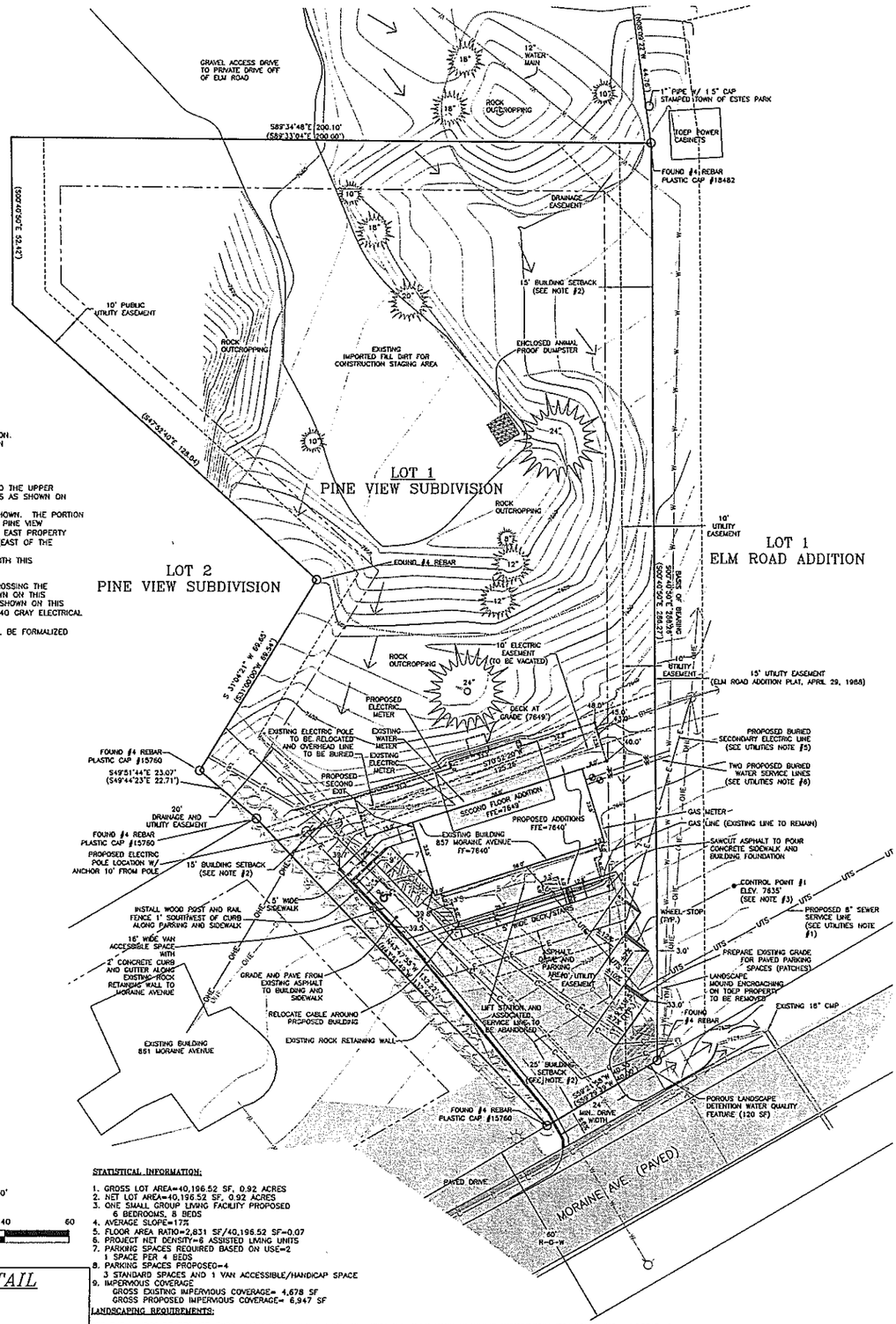
RATE LBS PLS/ACRE=25.0

FERTILIZER

BIOSOIL FERTILIZER IS THE RECOMMENDED FERTILIZER FOR THIS PROJECT. RAKE IN 1 LB. PER 100 SF WITH SEED.

QUANTITY SUMMARY

SEEDING (NATIVE)	0.1 ACRE (2.5 LBS WEED-FREE SEED MIX)
EROSION CONTROL BLANKET	BIONET S150BN OR NEDIA S300B (WITH WOOD OR BIO-DEGRADABLE STAPLES)
STRAW WATTLES	9"X25 FEET LONG (WEED-FREE)
FERTILIZER (BIOSOIL MIX)	18 LBS (1 LB/1000SF)
SOIL PREPARATION	0.1 ACRE



STATISTICAL INFORMATION:

1. GROSS LOT AREA=40,196.52 SF, 0.92 ACRES
2. NET LOT AREA=40,196.52 SF, 0.92 ACRES
3. ONE SMALL GROUP LIVING FACILITY PROPOSED
   6 BEDROOMS, 8 BEDS
4. AVERAGE SLOPE=17%
5. FLOOR AREA RATIO=2,831 SF/40,196.52 SF=0.07
6. PROJECT NET DENSITY=8 ASSISTED LIVING UNITS
7. PARKING SPACES REQUIRED BASED ON USE=2
   1 SPACE PER 4 BEDS
8. PARKING SPACES PROPOSED=4
   3 STANDARD SPACES AND 1 VAN ACCESSIBLE/HANDICAP SPACE
9. IMPERVIOUS COVERAGE
   GROSS EXISTING IMPERVIOUS COVERAGE= 4,678 SF
   GROSS PROPOSED IMPERVIOUS COVERAGE= 6,947 SF

LANDSCAPING REQUIREMENTS:

PER THE LANDSCAPE REQUIREMENTS WORKSHEET PROVIDED BY THE TOWN OF ESTES PARK PLANNING DEPARTMENT, THE FOLLOWING LANDSCAPING IS REQUIRED:

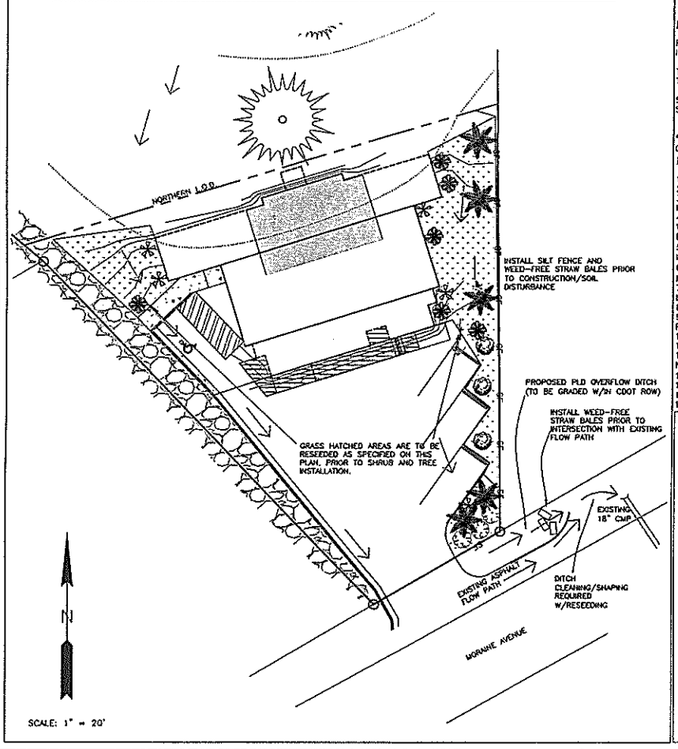
TREES REQUIRED FOR IMPERVIOUS COVER = 5
TREES REQUIRED FOR ARTERIAL FRONTAGE BUFFER = 2
   TOTAL TREES REQUIRED = 7
SHRUBS REQUIRED FOR IMPERVIOUS COVER = 17
SHRUBS REQUIRED FOR ARTERIAL FRONTAGE BUFFER = 4
   TOTAL SHRUBS REQUIRED = 21

*THE TOTAL NUMBER OF EXISTING TREES AND SHRUBS CURRENTLY WITHIN PROPERTY BOUNDARIES IS GREATER THAN THE TOTAL REQUIRED NUMBER OF TREES AND SHRUBS (ONLY TREES 8" DIA. OR LARGER ARE SHOWN ON THIS PLAN)

LANDSCAPING NOTES:

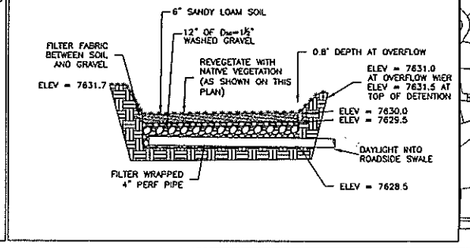
1. ALL REQUIRED IMPROVEMENTS SHALL BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE OWNER SHALL BE REQUIRED TO PROVIDE FOR HANDICAP ACCESSIBILITY IN ACCORDANCE WITH THE A.D.A. AND U.B.C.
3. LIMITS OF DISTURBANCE SHALL BE DESIGNATED IN THE FIELD PRIOR TO COMMENCEMENT OF EXCAVATION, GRADING, OR CONSTRUCTION WITH CONSTRUCTION BARRIER FENCING OR SOME OTHER METHOD APPROVED BY STAFF.
4. ALL PORTIONS OF THE SITE WHERE EXISTING VEGETATIVE COVER IS DAMAGED OR REMOVED, THAT ARE NOT OTHERWISE COVERED WITH NEW IMPROVEMENTS, SHALL BE SUCCESSFULLY REVEGETATED WITH NATIVE SPECIES RECOMMENDED WITH THIS DEVELOPMENT PLAN. THE DENSITY OF THE REESTABLISHED GRASS VEGETATION AFTER ONE GROWING SEASON SHALL BE ADEQUATE TO PREVENT SOIL EROSION AND INVASION OF WEEDS.
5. THE UPPER 6" OF SOILS TO BE RESEEDED SHALL BE LOOSENED, SEED MIX SHALL BE BROADCAST (25 LBS./ACRE) AND RAKED INTO THE UPPER 4" OF LOOSENED SOIL, AND IMMEDIATELY IRRIGATED.
6. SEEDED AREAS ARE TO BE MULCHED (WEED FREE STRAW OR WEED FREE WOOD CHIPS) OR COVERED WITH EROSION CONTROL FABRIC UPON SEEDING (USE STRAW BALES OR WATTLES WHERE NEEDED TO AVOID EROSION AND ENHANCE GROWTH POTENTIAL).
7. TOPSOIL SHALL BE STRIPPED IN AREAS OF DISTURBANCE AND STOCKPILED TO BE REDISTRIBUTED WHEN REVEGETATION EFFORTS BEGIN. STOCKPILING SHALL NOT OCCUR OUTSIDE OF DELINEATED LIMITS OF DISTURBANCE.
8. ALL LANDSCAPED AREAS SHALL BE AUTOMATIC DRIP IRRIGATED.
9. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR IRRIGATING, PRUNING, WEEDING, MOWING, FERTILIZING AND REPLACEMENT OF PLANTS IN POOR CONDITION AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED.
10. CONIFER TREES SHALL BE SIZED AS 50% EIGHT FEET TALL AND 50% SIX FEET TALL AT PLANTING.
11. SHRUBS SHALL BE 5 GALLON CONTAINER OR LARGER AT PLANTING.
12. ALL PLANT MATERIAL SHALL MEET THE AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATIONS FOR NUMBER 1 GRADE AND SHALL COMPLY WITH THE QUALITY STANDARDS OF THE COLORADO NURSERY ACT, TITLE 35, ARTICLE 26, C.R.S., AS AMENDED.
13. ALL SEED MIXES AND EROSION CONTROL MATERIALS (I.E., BLANKET, STRAW BALES) SHALL BE CERTIFIED WEED-FREE.
14. DEPARTMENT OF WILDLIFE SHALL NOT BE RESPONSIBLE FOR DAMAGE BY WILDLIFE.
15. NO TREES SHALL BE PLANTED WITHIN 5 FEET OF WATER AND SEWER MAINS.
16. NO PLANTS THAT GROW TALLER THAN 6 INCHES SHALL BE LOCATED WITHIN 3 FEET OF FIRE HYDRANTS.

LANDSCAPING AND EROSION CONTROL DETAIL

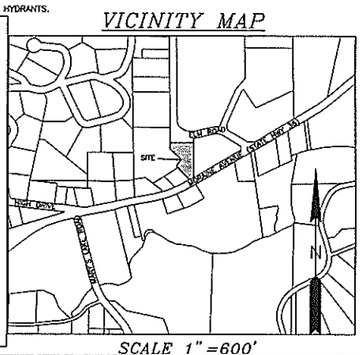


POROUS LANDSCAPE DETENTION CROSS-SECTION

NTS



VICINITY MAP



SCALE 1" =600'

PROPERTY OWNER:
BRENDA J. LEMKE
PO BOX 547
ESTES PARK, CO 80517
970-586-3101

CONTACT PERSON/ENGINEER:
CHUNG H. LEGAL
VAN HORN ENGINEERING AND SURVEYING, INC.
1043 FISH CREEK ROAD
ESTES PARK, CO 80517
970-586-9388

DESIGNER:
BASSER ARCHITECTURE
1492 BIG THOMPSON AVENUE
SUITE 100
P.O. BOX 2421
ESTES PARK, CO 80517
970-586-8140

PROJ. NO.	SHEET OF	DATE	SCALE	CHECKED BY	DRAWN BY
2007-09-18	1 1	05-22-09	1"=20'	LAS	CHL

SHEET
PROJECT

DEVELOPMENT PLAN

857 MORAINE AVENUE
ESTES PARK, COLORADO

VAN HORN ENGINEERING AND SURVEYING
1043 FISH CREEK RD. * ESTES PARK, COLORADO 80517
PHONE: (970) 586-9388 * FAX: (970) 586-8101

DATE	REVISION	BY