Camp Lake James

Lake James, NC

Project Purpose

The 2.6-acre development was designed with nearly four miles of inline drip tubing, all managed and monitored by ET, rain/freeze sensors and a vigilant site maintenance team.

Camp Lake James uses 35 percent of the water the original design-build system was projected to apply.

Special Factors

All manicured turf has been changed from its original fescue specification to a much more drought-tolerant Zoysia at the irrigation consultant's recommendation.

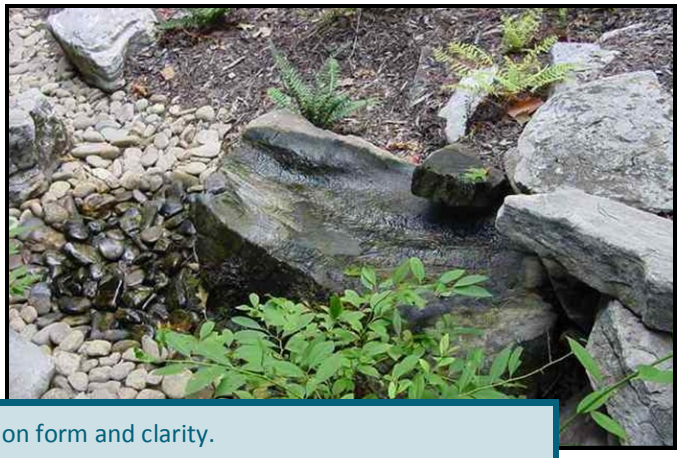
To demonstrate water savings and involve Camp Lake James visitors with local wildlife, a silent atomized mister on a native rock formation is utilized in the butterfly garden.

Applying water in a non-disruptive manor under a heavy canopy reduces evaporative losses, invites wildlife and does not detract from the surrounding serenity.

All of these factors aid in giving the guest a connection to nature and to the water that draws it all together.

Role of Irrigation Consultant

- The Irrigation Consultant worked in conjunction with Civil Engineers and Landscape Architects to size and locate the cistern, in addition to molding the terrain for appropriate site drainage and maximize run off containment.
- The Irrigation Consultant calculated site water runoff, plant material requirements, HVAC condensate production, pool deck and brominated pool back-flush volumes to appropriately determine cistern volume.



Significance

Water may take on several different functions depending on form and clarity.

An extensive Rooftop Garden utilizing rainwater /runoff, A/C condensate and pool-deck runoff was implemented through virtually maintenance-free cisterns.

Topography was modified to boost cistern recharge time; storm-drop inlets were run through hydrocarbon strainers, then plumbed to concrete cisterns; wet well set-up minimized cost and maximized volume.