ATTACHMENT 3

Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

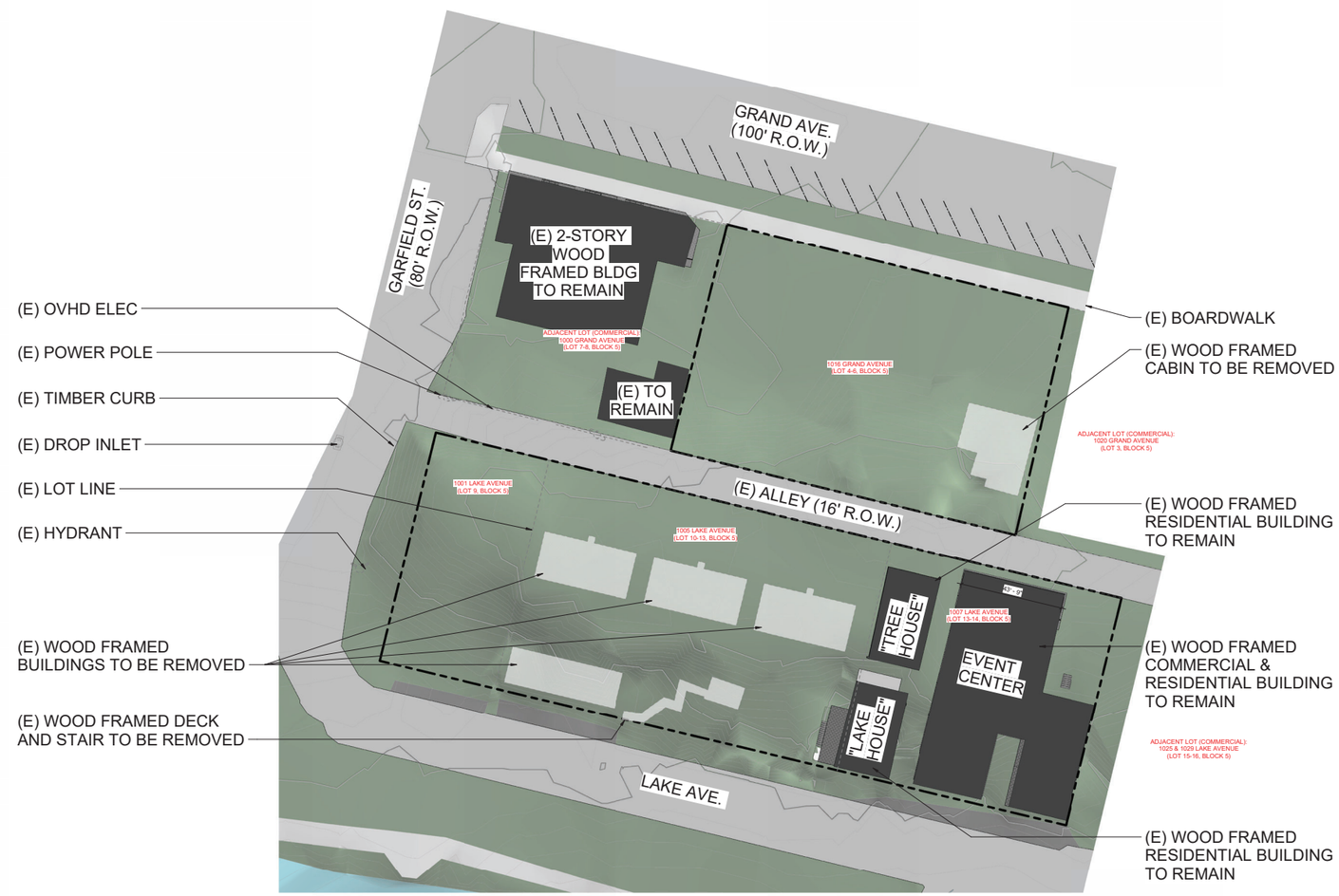
Spirit Lake Condos, LLC

Preliminary Development Plans

10/22/2024

SITE PLAN LEGEND:

- EXISTING BUILDING (TO REMAIN)
- EXISTING ASPHALT (TO REMAIN)
- SNOW STORAGE
- COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE)
- PHASE SEPARATION (APPROX)



SITE PLAN: EXISTING

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Preliminary Development Plans

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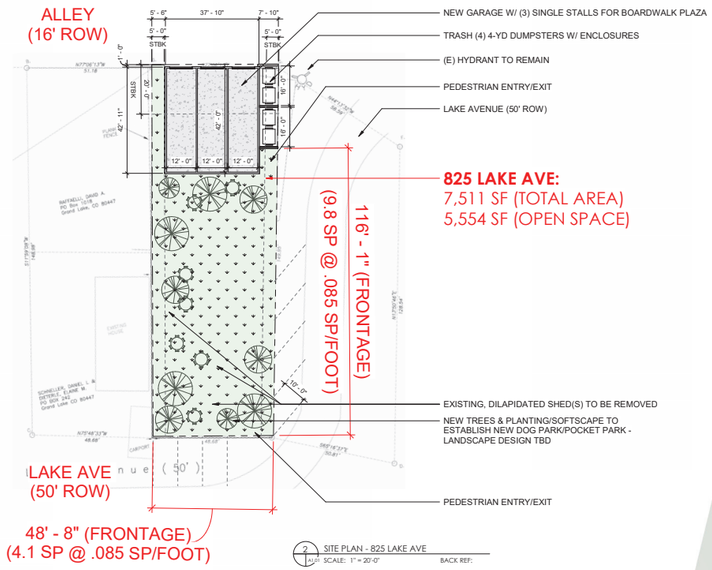
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447

PROJECT #2402



OPEN SPACE CALCS:

TOTAL AREA WITHIN PROPERTY LINE:	1.03 ACRES (44,877 SF)
TOTAL BUILDING FOOTPRINTS:	31,557 SF
ON-SITE OPEN SPACE:	13,320 SF
OFF-SITE OPEN SPACE (@ 825 LAKE AVE):	5,554 SF
TOTAL OPEN SPACE:	18,874 SF
PERCENTAGE (TOTAL OPEN/LOT AREA):	18,874/52,388 = **36.0%**
PER GL CODE (TABLE 12-2-26-3):	**GROUP III**
REQUIRED OPEN SPACE:	**35% MINIMUM**
TOTAL COMMERCIAL/OFFICE:	17,054 SF
TOTAL RESIDENTIAL:	50,117 SF
TOTAL GROSS SF/FLOOR AREA	67,171 SF
PERCENTAGE (COMMERCIAL/TOTAL):	17,054/67,171 = **25.4%**
REQUIRED COMMERCIAL %:	**25-50%**

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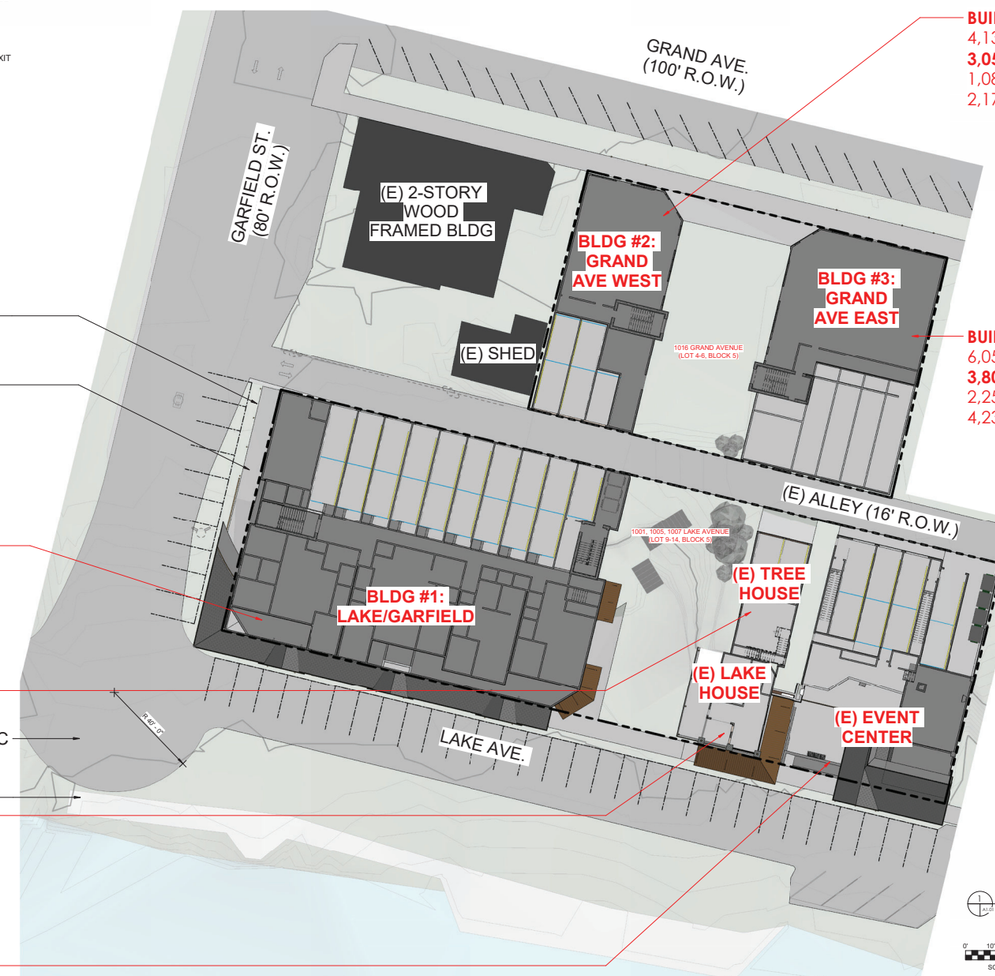

BUILDING #2:
4,138 SF (TOTAL FP)
3,058 SF (RETAIL - L1)
1,080 SF (LEVEL 1 - PARKING)
2,175 SF (LEVEL 2 - RESIDENTIAL)

BUILDING #3:
6,050 SF (TOTAL FP)
3,800 SF (COMMERCIAL - L1)
2,250 SF (LEVEL 1 - PARKING)
4,234 SF (LEVEL 2 - RESIDENTIAL)

BUILDING #1:
14,305 SF (TOTAL FP)
7,950 SF (LEVEL 0 - COMMERCIAL)
1,006 SF (LEVEL 1 - COMMERCIAL)
5,193 SF (LEVEL 1 - PARKING)
6,487 SF (LEVEL 1 - RESIDENTIAL UNITS - 4)
10,310 SF (LEVEL 2 - RESIDENTIAL UNITS - 4)
6,928 SF (LEVEL 3 - RESIDENTIAL UNITS - 3)

TREEHOUSE (0 SF COMMERCIAL):
1,146 SF (TOTAL FP)
573 SF (LEVEL 1 PARKING)
573 SF (UNIT LEVEL 1 ENTRIES)
1,496 SF (UPPER LEVEL UNIT)

LAKEHOUSE (0 SF COMMERCIAL):
1,093 SF (TOTAL FP)
866 SF (LEVEL 0 UNIT)
744 SF (LEVEL 1 UNIT)
747 SF (LEVEL 2 UNIT)

EVENT CENTER:
4,825 SF (TOTAL FP)
1,240 SF (LAKE AVE - COMMERCIAL)
2,365 SF (LEVEL 1 - PARKING)
1,104 SF (LEVEL 1 - RESIDENTIAL UNIT - 1)
2,992 SF (LEVEL 2 - RESIDENTIAL UNITS - 2)

SITE PLAN: OPEN SPACE

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TOGL COMMERCIAL REGULATIONS:

MAX LOT COVERAGE: THE FIRST FLOOR OF MULTI-STORY BUILDINGS MAY COVER ONE HUNDRED (100%) PERCENT OF THE LOT OR PARCEL, BUT ALL ITEMS CALLED FOR IN THE ON-SITE UTILITY USE AREA DESCRIBED BELOW SHALL STILL BE PROVIDED ON THE LOT OR PARCEL. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D).9)

ON-SITE UTILITY USE AREA: EACH LOT OR PARCEL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES AND A TRASH STORAGE AREA ON THE LOT. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D).10)

SNOW STORAGE: CONVENIENT AND ACCESSIBLE SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-28(C)2)

SNOW STORAGE

TOTAL DRIVE/PARKING SF: 11,000 SF
SNOW STORAGE (REQUIRED) = **3,667** SF
SNOW STORAGE (PROVIDED) = **3,750** SF (INCL. SOME FLAT ROOF ON BUILDING #1/2/3)

LIGHTING (EXTERIOR): LIGHTING SHALL BE CONSISTENT WITH THE 'DARK-SKY CONCEPT' THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE: SKY GLOW GLARE, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-6).

LOADING/UNLOADING AREAS: CHANGES IN STRUCTURE (ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%) IN ANY GIVEN TWO-YEAR PERIOD) SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS.

BUSINESS SIGNAGE: NO SIGN SHALL BE ERECTED, PLACED, OR MODIFIED EXCEPT AS PERMITTED BY THIS SIGN CODE. (TOGL ARTICLE 2: SIGN CODE 6-2-3)

ASSUMPTION: SIGNAGE REVISIONS / NEEDS ARE YET TO BE DETERMINED AND WILL BE SUBMITTED SEPARATELY AS REQUIRED.

DRAINAGE REQUIREMENTS: THE SITE PLAN MUST INDICATE FACILITIES FOR ADEQUATE DRAINAGE REQUIRED THAT ARE PROPOSED TO CONNECT TO THE TOWN'S DRAINAGE SYSTEM. NATURAL EROSION CONTROL OR RETENTION PROVISIONS MUST BE LOCATED ON THE LANDSCAPE PLAN. (TOGL ARTICLE 1: BUILDING REGULATIONS 9-1-1(B).7)

ASSUMPTION: N/A - NO EXISTING TOWN DRAINAGE / SEWER SYSTEMS EXIST TO CONNECT WITH AT THIS TIME. AS A RESULT, ALL ROOFS AND DOWNSPOUTS ARE DAYLIT AS INDICATED.

EXTERIOR MATERIALS: ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A)

ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B).4.D.

PARKING DESIGN REQUIREMENTS: 12-2-28(B).2.A

STANDARD PARKING SPACE, UNCOVERED:	10' - 0" (WIDE) x 20' - 0" (LENGTH)
STANDARD PARKING SPACE, COVERED/INDOOR:	10' - 0" (WIDE) x 18' - 0" (LENGTH)
ACCESSIBLE PARKING SPACE:	8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

STUDIO/1 BEDROOM:	1 SPACE
2 BEDROOM:	1.5 SPACES
3 BEDROOM:	2 SPACES
GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES:	1 SPACE/350 S.F. TOTAL FLOOR AREA

ACCESSIBLE PARKING REQUIRED: 12-2-28(B).6 ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR EACH TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE PRINCIPAL BUILDING MAIN PEDESTRIAN INGRESS/EGRESS.

PARKING CALCULATIONS: COMMERCIAL (1SP/350 SF FLOOR AREA) = 17,054 SF/350 SF = **(49) SPACES REQUIRED**

1-BEDROOM UNITS:
- LAKEHOUSE - (3) 1-BED UNITS — **(3) REQUIRED SPACES**
- EV. CENTER - (1) 1-BED UNIT — **(1) REQUIRED SPACES**
- BUILDING #1 - (2) 1-BED UNITS — **(2) REQUIRED SPACES**

2-BEDROOM UNITS:
- TREEHOUSE - (1) 2-BED UNIT — **(2) REQUIRED SPACES**
- BUILDING #1 - (7) 2-BED UNITS — **(11) REQUIRED SPACES**
- BUILDING #2 - (2) 2-BED UNITS — **(3) REQUIRED SPACES**
- BUILDING #3 - (4) 2-BED UNITS — **(6) REQUIRED SPACES**

3-BEDROOM UNITS:
- EV. CENTER - (2) 3-BED UNITS — **(4) REQUIRED SPACES**
- BUILDING #1 - (2) 3-BED UNIT — **(4) REQUIRED SPACES**

TOTAL RESIDENTIAL PARKING REQUIRED: **(36) SPACES REQUIRED**

PARKING COUNT: ALL RESIDENTIAL UNITS ARE PARKED WITHIN THEIR RESPECTIVE BUILDING.

OFF STREET PARKING REQUIRED/PROVIDED:
36 SPACES REQUIRED/44 SPACES PROVIDED (OFF ALLEY) FOR RESIDENTIAL UNITS.

ON STREET PARKING PROVIDED:
(49) SPACES REQUIRED/60 SPACES PROVIDED (ON-STREET TOTAL INCL. ADA)
BASED ON 0.085 SPACES/1 FOOT OF FRONTAGE FOR GRAND AVE, LAKE AVE, GARFIELD ST - **12-2-28(B).3.B**)
3+ PROVIDED SPACES TO BE ACCESSIBLE (ACCESSIBLE ON-STREET - 1 PER 25 SPACES)

85 TOTAL SPACES REQUIRED -- 104 TOTAL SPACES PROVIDED

PARKING CALCS

PROJECT ZONING SUMMARY

ZONING

LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND, STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VB TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLERING
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	0' - 0" 0' - 0" 0' - 0"
MAX BUILDING HEIGHT:	35' - 00" TYP, (40' - 00" WHERE GRADE CHANGE IS GREATER THAN 5')
EXISTING BUILDING HEIGHT:	30'-8", 29'-2"
HEIGHT (STORIES):	2/3 STORIES EXISTING, ALL NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE CODES
GROSS SITE AREA:	1.029 ACRES (44,877 SF) @ COMBINED PROPERTY LINE

SITE NOTES

1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
2) VERIFY ALL UTILITY LOCATES PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE COMPANY - ALL UTILITIES TO BE UNDERGROUND.
3) PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
4) REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
5) PROVIDE 4-6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
6) STAKE BUILDING LOCATIONS FOR OWNER, ARCHITECT, AND CONSULTANT ENGINEER REVIEW PRIOR TO ANY WORK.
7) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.

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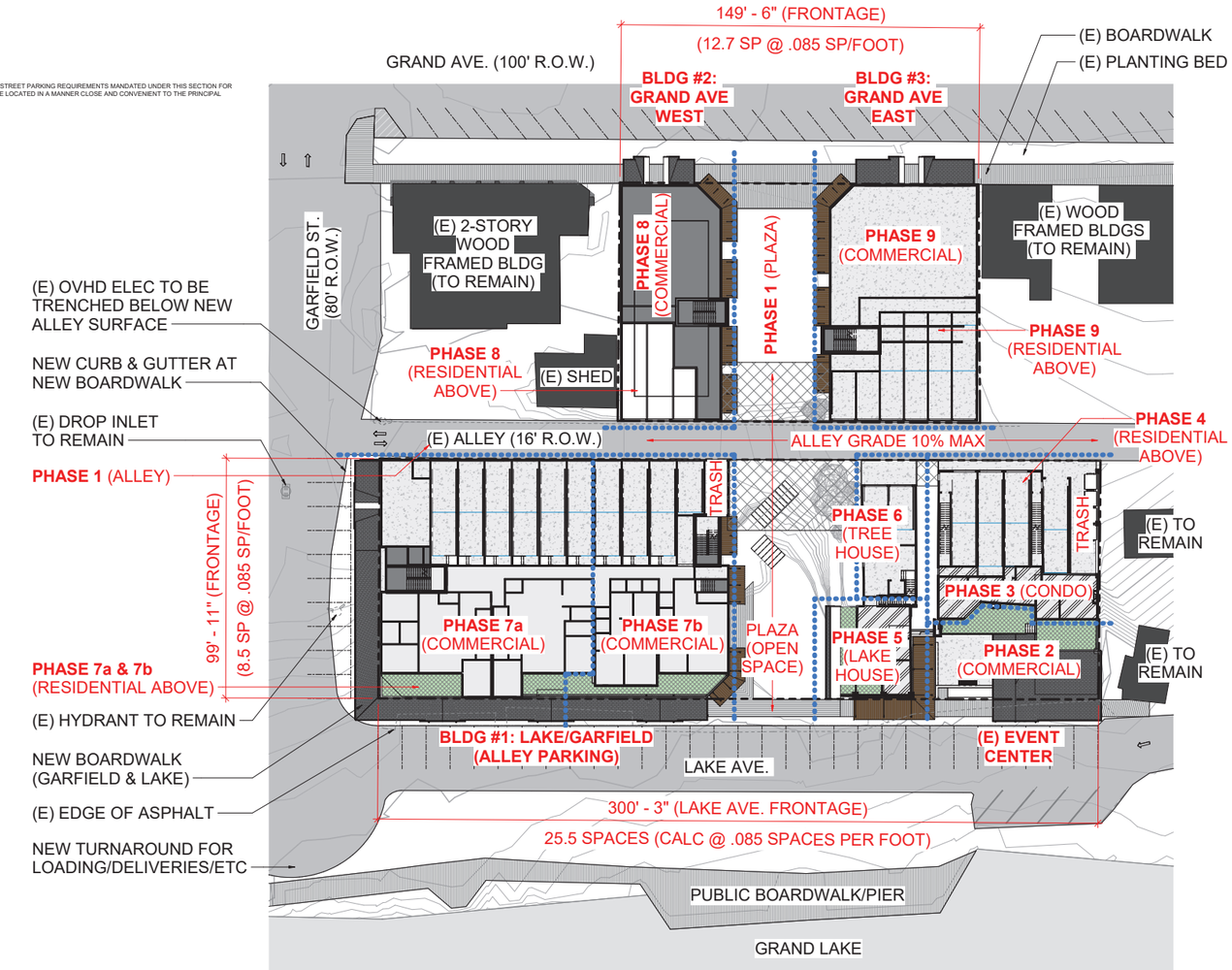

PROJECT SITE PLAN - GROUND FLOOR CONCEPT
SCALE: 1" = 20'-0"
BACK REF:
0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"
TRUE NORTH

PHASE/PARCEL BREAKDOWN:

1. SITE RE-GRADE & PLAZA LANDSCAPING
2. EVENT CENTER LAKE AVENUE RESTAURANT AND PLAZA
3. EVENT CENTER MAIN FLOOR CONDO UNIT (1)
4. EVENT CENTER UPPER LEVEL CONDO UNITS (2)
5. (3) CONDOS IN LAKE HOUSE
6. (1) CONDO IN TREE HOUSE
7. B1 (POTENTIALLY 2 PHASES, PENDING)
8. B2
9. B3

SITE PLAN: GROUND FLOOR CONCEPT

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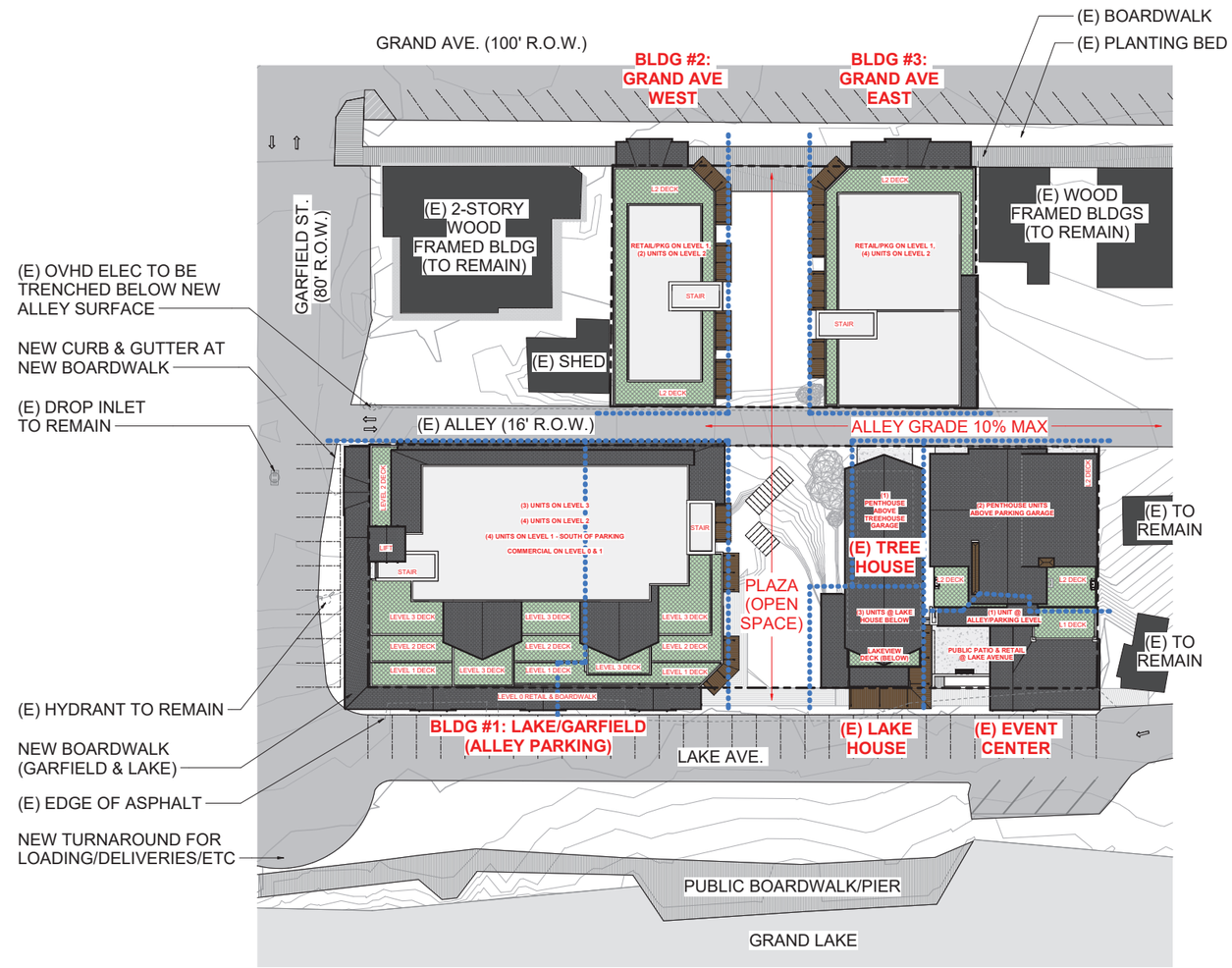

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SITE PLAN: PLAN CONCEPT

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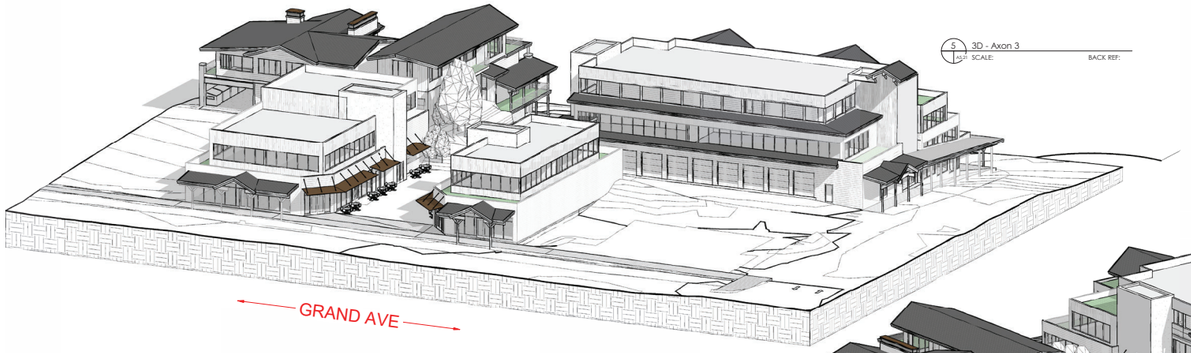
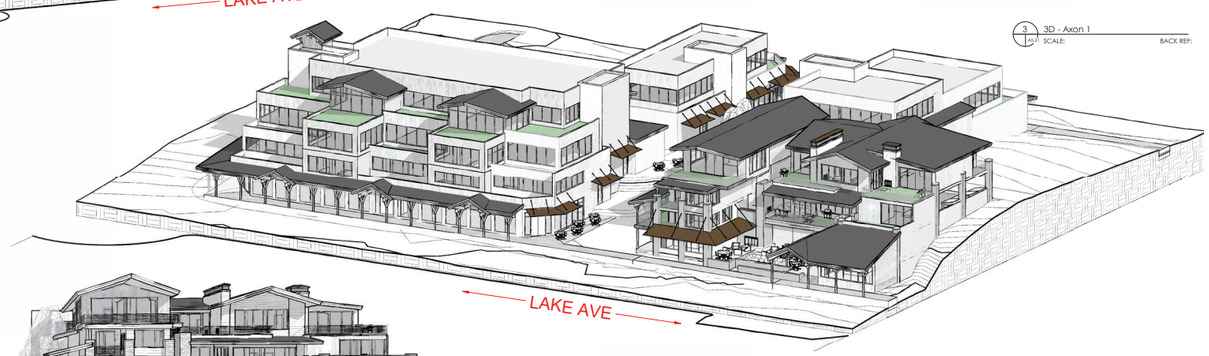
NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY . SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



5 A5.01 3D - Axon 3
SCALE: BACK REF:

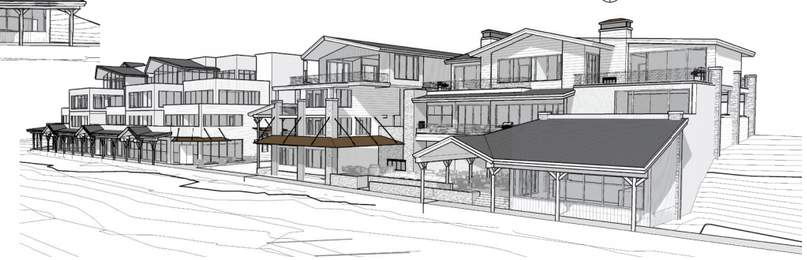
6 A5.01 3D - Axon 4
SCALE: BACK REF:

4 A5.01 3D - Axon 2
SCALE: BACK REF:



3 A5.01 3D - Axon 1
SCALE: BACK REF:

2 A5.01 3D - Vignette from Lake
SCALE: BACK REF: A3.01



1 A5.01 3D - Vignette from Marina
SCALE: BACK REF: A3.01

CONCEPTUAL MASSING - EARLY DEVELOPMENT

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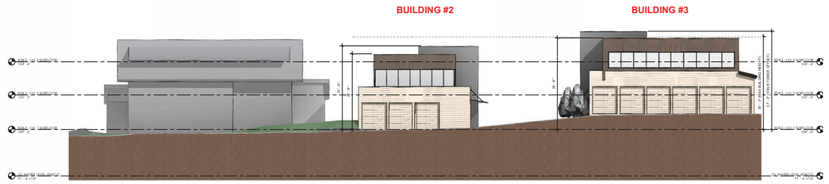
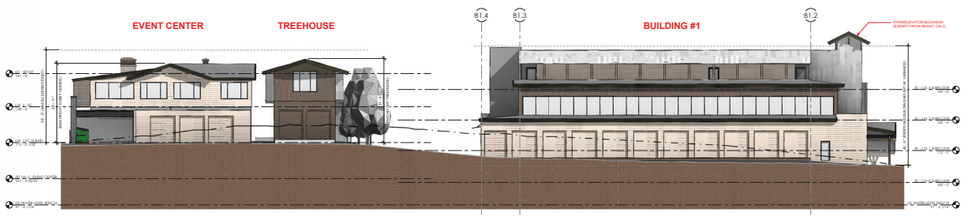
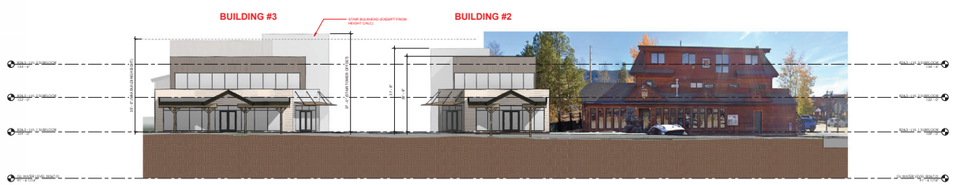


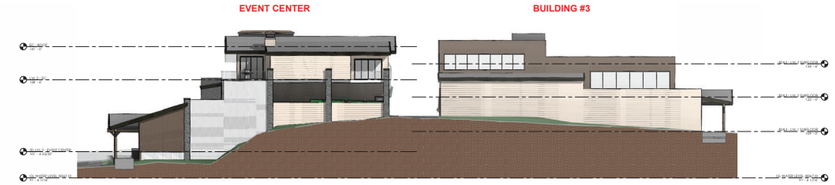
ELEVATION - FROM ALLEY LOOKING NORTH



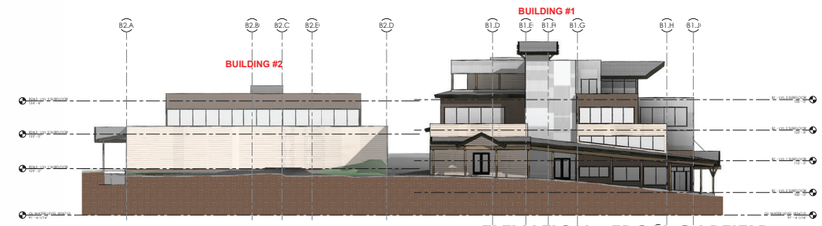
ELEVATION - FROM ALLEY LOOKING SOUTH



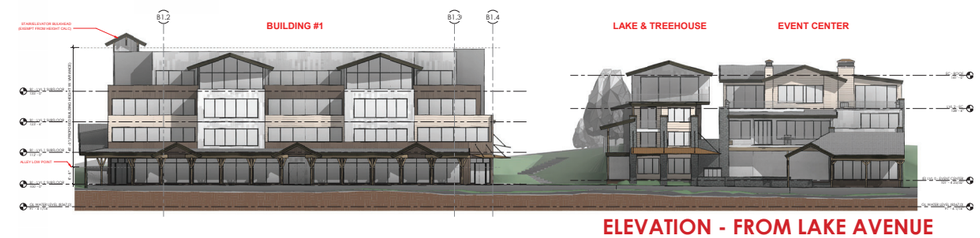
ELEVATION - FROM GRAND AVENUE



ELEVATION - FROM EAST



ELEVATION - FROM GARFIELD



ELEVATION - FROM LAKE AVENUE

ALL ELEVATIONS ARE SCHEMATIC & REPRESENT GENERALIZED MASSING & MATERIALS. EXTERIOR MATERIALS, ROOFLINES, WINDOWS AND STYLE/DETAILS ARE IN-PROGRESS, FLEXIBLE & OPEN TO FEEDBACK.

CONCEPTUAL MASSING - EARLY DEVELOPMENT

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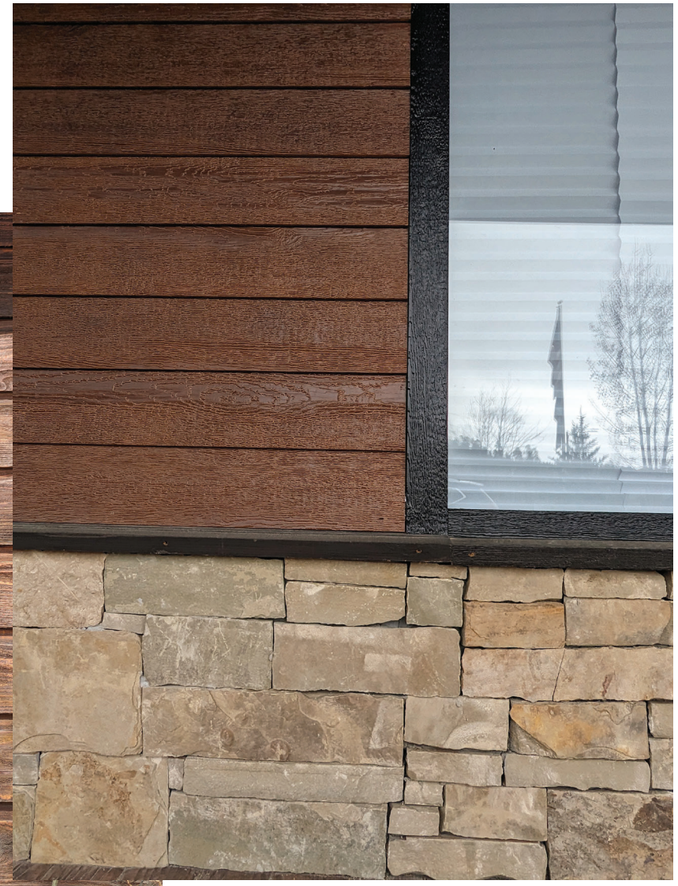

GRAND LAKE PALETTE

MA STUDIOS

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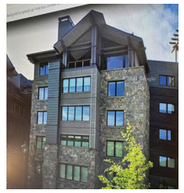

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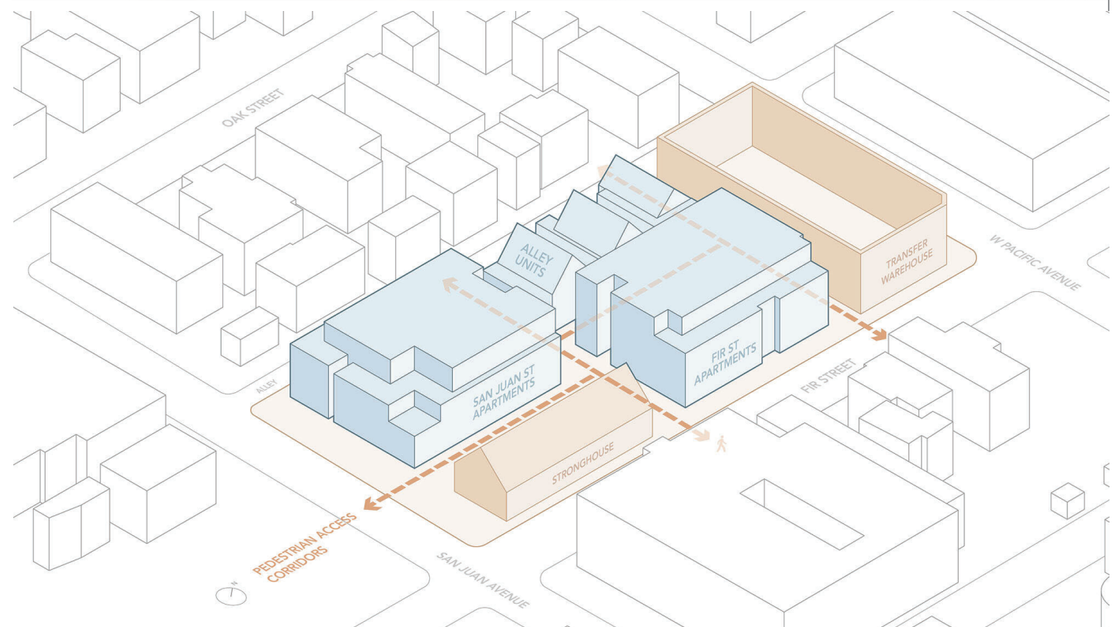

"TELLURIDE TRANSFER"

CONCEPT DESIGN - PRECEDENT

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