

PHASE BREAKDOWN (CONCEPTUAL)

1. OVERALL SITE RE-GRADING & PLAZA LANDSCAPING, INCL. ALLEY RE-GRADE, REMOVE MODULAR BUILDINGS
2. 'EVENT CENTER' (MULTI-FAMILY RESIDENTIAL, RESTORATION/ADDITION)
3. 'LAKEHOUSE' (MULTI-FAMILY RESIDENTIAL, RESTORATION/ADDITION) - (NO EXISTING COMMERCIAL SPACE)
4. 'TREEHOUSE' (MULTI-FAMILY RESIDENTIAL, RESTORATION/ADDITION) - (NO EXISTING COMMERCIAL SPACE)
5. RETAIL KIOSK OFF GRAND AVE (NEW CONSTRUCTION)
6. CLEAN UP SITE 825, SOUTH OF 'THE HUB' W/ HISTORIC BUILDING - OPEN SPACE COUNTED TOWARDS NEW PROJECT
7. BUILDING #2 (MIXED-USE, NEW CONSTRUCTION)
8. BUILDING #1 (MIXED-USE, NEW CONSTRUCTION)
9. BUILDING #3 (MIXED-USE, NEW CONSTRUCTION)
10. LANDSCAPE/OUTDOOR PUBLIC PLAZA SCOPE AND BOARDWALK EXTENSION TO & ALONG LAKE AVE
11. PRIVATE DOCK EXTENSION AND LAKEFRONT
12. RELOCATE MARINA BUILDING
13. EXTEND BEACHSCAPE AND LAKE-SIDE BOARDWALK(S)
14. RESURFACE/RECONFIGURE LAKE AVENUE FOR PEDESTRIAN-ONLY USE
15. PRIVATE BOAT DOCKS/SLIPS

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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 (REQUIRED) = XXXX SF SNOW STORAGE (PROVIDED) = XXXX SF
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)
	<u>ASSUMPTION:</u> EXISTING REAR ALLEY, PITKIN STREET AND GRAND AVENUE ARE PUBLIC RIGHT OF WAYS (R.O.W.) AND AS SUCH, SNOW REMOVAL WILL BE MAINTAINED BY THE TOWN OF GRAND LAKE.
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.
	CHANGES-IN-USE 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)
	<u>ASSUMPTION:</u> 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)
	<u>ASSUMPTION:</u> 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))
	PER EXTERIOR ELEVATIONS, ALL NEW PAINTED EXTERIOR SURFACES SHALL HAVE COLOR SELECTIONS APPROVED BY TOWN STAFF
	ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B),4.D.
PARKING 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 16' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE
	IN CASES OF AN EXISTING BUILDING BEING ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%), CHANGED IN USE AS DEFINED IN THIS ARTICLE 2, OR REZONED (EXCLUDING TOWN INITIATED REZONING), THE TOTAL FLOOR AREA AND/OR NUMBER OF BEDROOMS OF THE RESULTANT BUILDING AFTER ENLARGEMENT, CHANGE IN USE, OR REZONING (EXCLUDING TOWN INITIATED REZONING) SHALL BE USED TO CALCULATE THE REQUIRED NUMBER OF PARKING SPACES TO BE PROVIDED. 12-2-28(B),2.A
	STUDIO/1 BEDROOM: 1 SPACE 2 BEDROOM: 1.5 SPACES 3 BEDROOM: 2 SPACES 4+ BEDROOM: 2.5 SPACES
	RESTAURANT/Lounge/Bar/Cafe/Grocery/Pharmacy: 1 SPACE/250 S.F. TOTAL FLOOR AREA RECREATIONAL RETAIL: 1 SPACE/300 S.F. TOTAL FLOOR AREA GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES: 1 SPACE/350 S.F. TOTAL FLOOR AREA
ADDITIONAL REQUIREMENTS:	GUEST PARKING: 1 SPACE/5 UNITS ASSEMBLY: 1 SPACE/6 SEATS VEHICLE STACKING (DRIVE THROUGH): 1 SPACE/SERVICE AREA PLUS 1 SPACE/LANE SERVICE BAY/GAS PUMP: 1 SPACE/1 BAY OR PUMP LOADING/UNLOADING AREAS: 1 SPACE/4 UNITS
	<u>CONCLUSIONS:</u> PER TOGL PLANNING COMMISSION MEETING (DATED 2024-XXXX), THE PARKING REQUIREMENTS SHALL BE DETERMINED BASED ON: AT THE FOREMENTIONED MEETING, THE PLANNING COMMISSION APPROVED THE TOGL ZONING DEPT TO ASSESS A \$7,000 PARKING-IN-LIEU FEE TO ALLOW FOR THE OWNER'S INABILITY TO MEET THESE ADDITIONAL PARKING SPACES.
ACCESSIBLE PARKING REQUIRED: EACH 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 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:	X,XXX SF / XXX SF PER SPACE = (XX) REQUIRED SPACES
PARKING COUNT:	55 SPACES (GENERAL ON-STREET PROVIDED, BASED ON 10' PER SPACE ON GRAND AVE, LAKE AVE AND GARFIELD ST FRONTS) 180 SPACES (ACCESSIBLE ON-STREET PROVIDED) 26 SPACES (GENERAL OFF-STREET PROVIDED, TBD) 80 TOTAL SPACES PROVIDED / XXX TOTAL SPACES REQUIRED

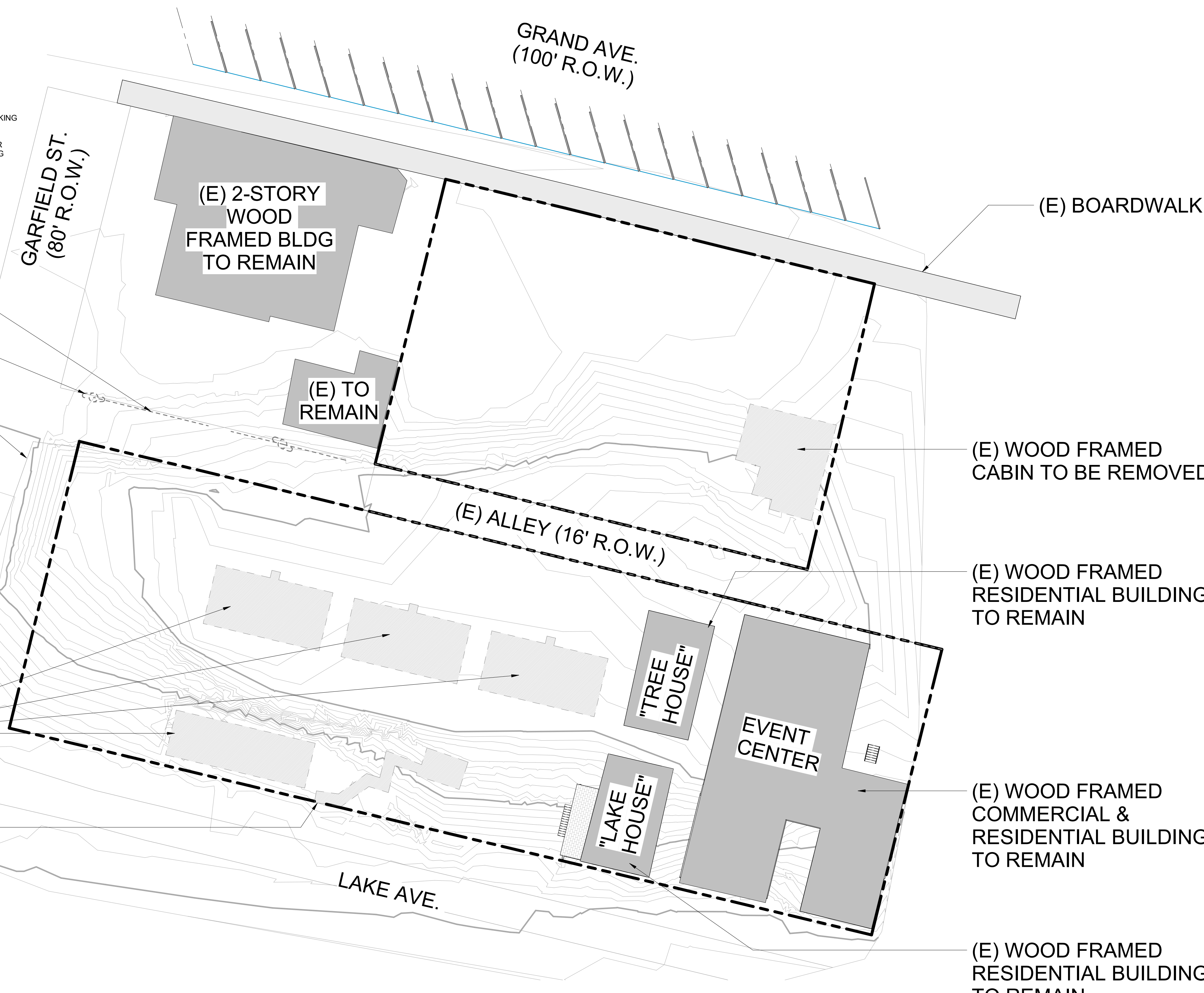
PROJECT ZONING SUMMARY

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 SPRINKLER SYSTEM
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK:	0' - 0"
SIDE YARD SETBACK:	0' - 0"
REAR YARD SETBACK:	0' - 0"
MAX BUILDING HEIGHT:	35' - 00"
EXISTING BUILDING HEIGHT:	30'-8", 29'-2"
HEIGHT (STORIES):	2/3 STORIES EXISTING, NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE BUILDING HEIGHT REQUIREMENTS
GROSS SITE AREA:	1.029 ACRES @ COMBINED PROPERTY LINE

SITE NOTES

- 1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- 2) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY 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.

- OVHD ELEC
- POWER POLE
- (E) TIMBER CURB
- DROP INLET
- HYDRANT
- (E) WOOD FRAMED BUILDINGS TO BE REMOVED
- (E) WOOD FRAMED DECK AND STAIR TO BE REMOVED



Existing Site Plan - Concept

1 PROJECT SITE PLAN - EXISTING
SCALE: 1" = 20'-0" BACK REF:

0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"



315 EAST AGATE AVENUE
GRANDBY, CO 80446
970-887-9366
MAARCHITECTURAL.COM

LEATHERWOOD
SPIRIT LAKE CONDOS, LLC
BLOCK 5, GRAND LAKE, CO
PROJECT #: 2402

ISSUANCE: DATE:
SCHEMATIC DESIGN 2018-MMDD

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

SHEET TITLE:
PROJECT SITE PLAN -
EXISTING

SHEET NUMBER:
A1.00

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RECREATIONAL RETAIL:	1 SPACE/300 S.F. TOTAL FLOOR AREA
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ADDITIONAL REQUIREMENTS:
GUEST PARKING: 1 SPACE/5 UNITS
ASSEMBLY: 1 SPACE/6 SEATS
VEHICLE STACKING (DRIVE THROUGH): 1 SPACE/SERVICE AREA PLUS 1 SPACE/LANE
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CONCLUSIONS: PER TOGL PLANNING COMMISSION MEETING (DATED 2024-XXXX), THE PARKING REQUIREMENTS SHALL BE DETERMINED BASED ON: AT THE FOREMENTIONED MEETING, THE PLANNING COMMISSION APPROVED THE TOGL ZONING DEPT TO ASSESS A \$7,000 PARKING-IN-LIEU FEE TO ALLOW FOR THE OWNER'S INABILITY TO MEET THESE ADDITIONAL PARKING SPACES.

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180 SPACES (ACCESSIBLE ON-STREET PROVIDED)
26 SPACES (GENERAL OFF-STREET PROVIDED, TBD)
80 TOTAL SPACES PROVIDED / XXX TOTAL SPACES REQUIRED

PROJECT ZONING SUMMARY

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 SPRINKLER SYSTEM

ZONING CLASSIFICATION: C - COMMERCIAL

FRONT YARD SETBACK: 0' - 0"
SIDE YARD SETBACK: 0' - 0"
REAR YARD SETBACK: 0' - 0"

MAX BUILDING HEIGHT: 35' - 00"


EXISTING BUILDING HEIGHT: 30'-8", 29'-2"


HEIGHT (STORIES): 2/3 STORIES EXISTING, NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE BUILDING HEIGHT REQUIREMENTS

GROSS SITE AREA: 1.029 ACRES @ COMBINED PROPERTY LINE

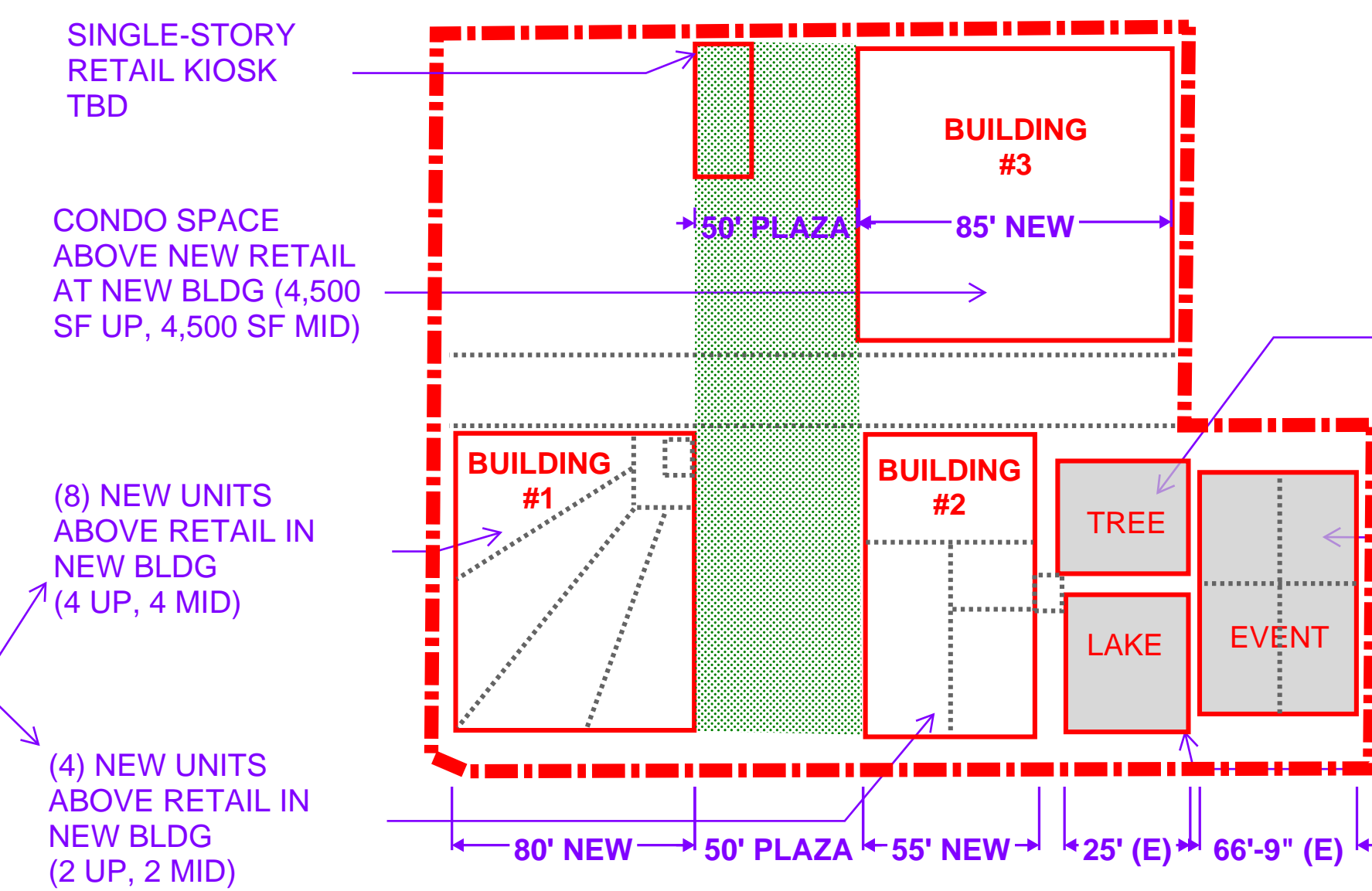
SITE NOTES

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- 7) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.

 COMMERCIAL (RETAIL/PARKING/ETC)

 EXISTING BUILDING (TO REMAIN)

- OVHD ELEC
- POWER POLE
- (E) TIMBER CURB
- DROP INLET
- HYDRANT
- NEW BOARDWALK

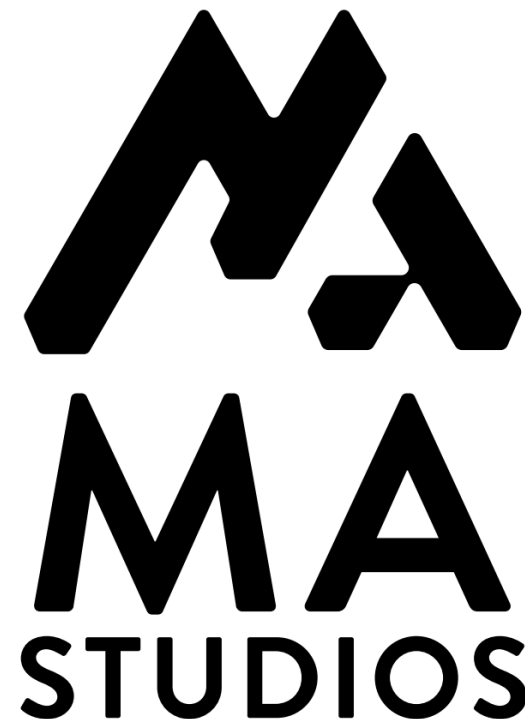


Proposed Site Plan - Concept

1 PROJECT SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"
BACK REF:

0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"

TRUE NORTH



315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-9366
MAARCHITECTURAL.COM

LEATHERWOOD
SPIRIT LAKE CONDOS, LLC
BLOCK 5, GRAND LAKE, CO
PROJECT #: 2402

ISSUANCE: DATE:
SCHEMATIC DESIGN 2018-MMDD

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

SHEET TITLE:
PROJECT SITE PLAN -
PROPOSED

SHEET NUMBER:
A1.01

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