

TOWN OF GRAND LAKE
PLANNING COMMISSION
TOWN HALL MEETING (*see details at bottom to join online*) 6:30 P.M.
November 4, 2020

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES (not available)
- IV. UNSCHEDULED CITIZEN PARTICIPATION
(This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.)
- V. CONFLICTS OF INTEREST
- VI. ITEMS OF BUSINESS
- V. a. Recommendation to allow the removal and rebuilding of a boathouse on 536 Cairnes. (pg 2)
- VII. ITEMS OF DISCUSSION
- a. Draft revisions of 2020 Comprehensive Plan Municipal (Pg 34)
- VIII. FUTURE AGENDA ITEMS
- IX. ADJOURNMENT

Online meeting information (please log on 15 min early if you anticipate needing any technical support):

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/662397805>

You can also dial in using your phone.
United States: +1 (872) 240-3311 Access Code: 662-397-805



Date: November 4, 2020

To: Chairman Shockey and the Planning Commissioners

From: Kimberly White, Town Planner

Re: 536 Cairnes Boathouse

Attachments: 536 Cairnes Boathouse construction documents, USACE documents

Background

536 Cairnes has an existing, conforming boathouse. The owners need a larger opening to accommodate their boat, so are requesting approval to construct a boathouse of similar size in place of the existing boathouse.

Analysis

The existing boathouse has 4 existing piers, and the new boathouse has proposed 28 piers. The basic footprint, size, scope and character of the boathouse structure itself is the same and it replaces an existing previously-permitted structure, therefore the standard NWP #3 would be the appropriate permitting mechanism. All other standard permit conditions and requirements have been met so the NWP #3 will automatically apply. The USACE is already in receipt of the PCN notice as required and has granted permit approval for this property.

Recommendation

Staff recommends that the Planning Commission allow the replacement of the current boathouse with the proposed boathouse as attached.

I move that the replacement of the boathouse at 536 Cairnes be approved..

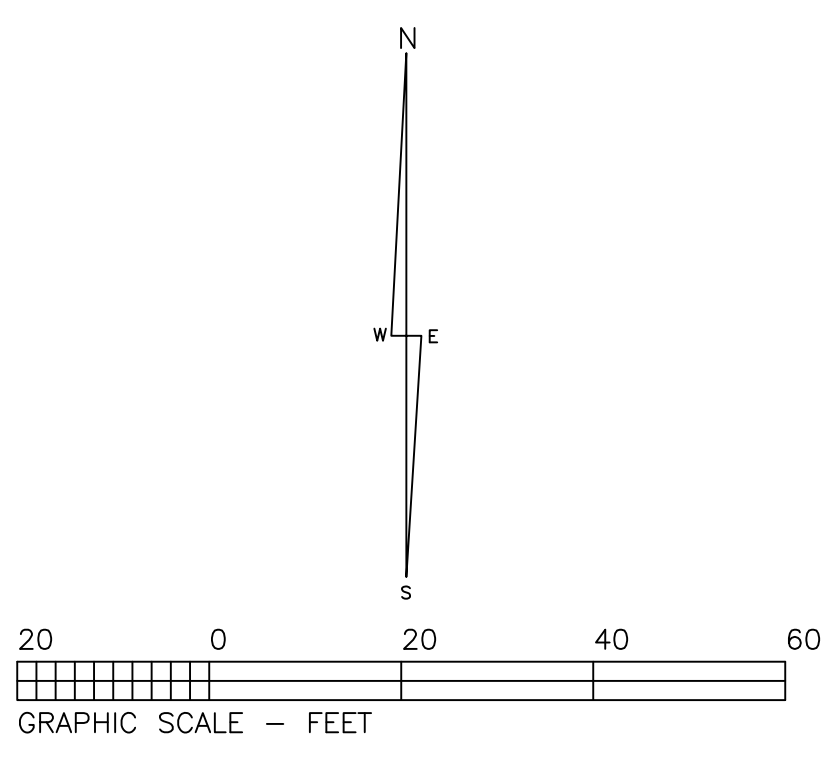
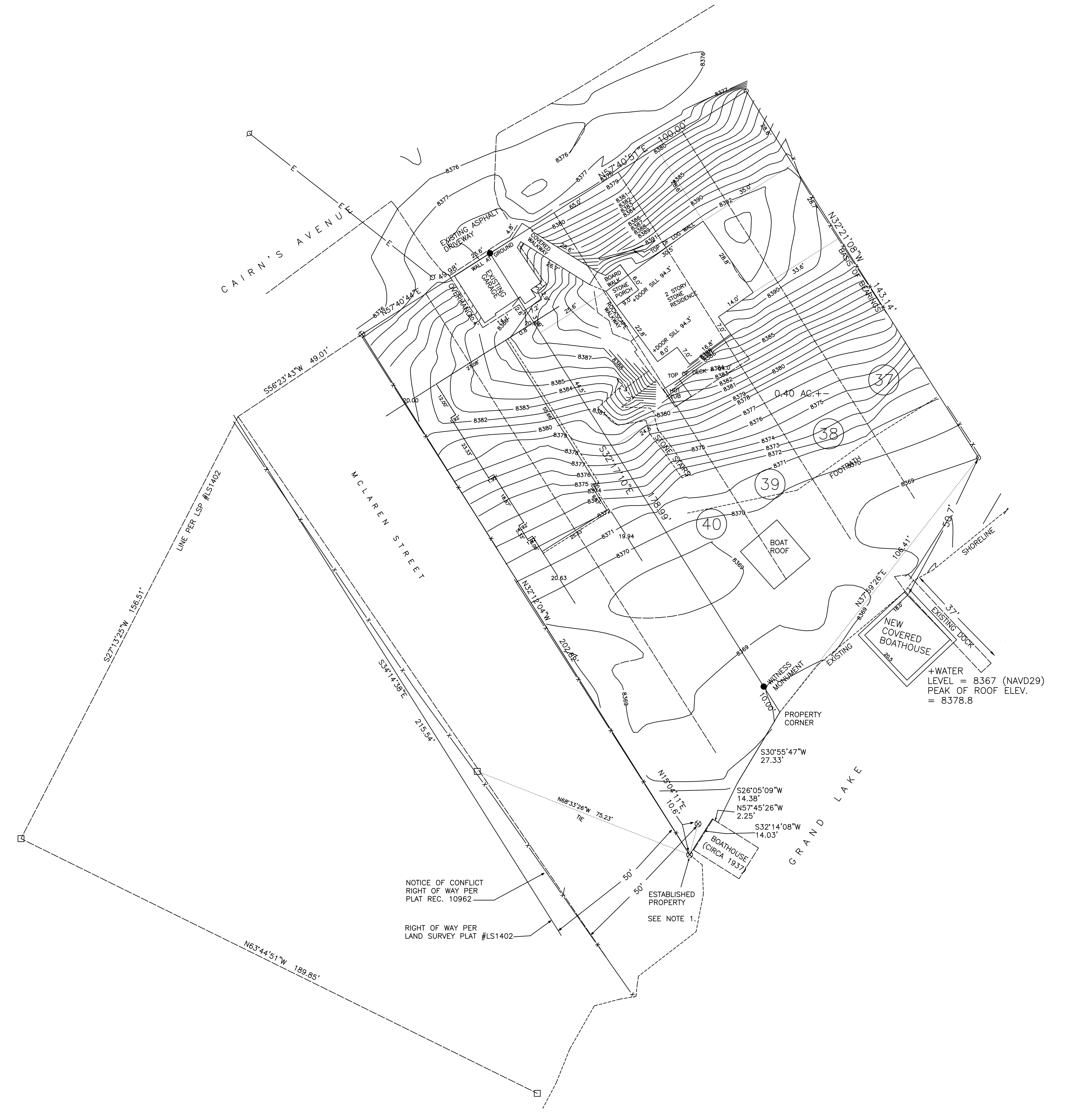
P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099

PH. 970/627-3435

FAX 970/627-9290

E-MAIL: town@townofgrandlake.com

SITE PLAN 536 CAIRNS AVE
 Lots 37-40
 Cairn's Addition to Grand Lake
 Grand County, Colorado



BASIS OF BEARINGS: N32°21'08"W assumed along the northeast line of Lot 37, monumented as shown.

LEGEND:

- ⊙ - Found 2" aluminum capped, 3/4" rebar stamped PLS 11415.
- - Found boat spike, LS 3660
- - Found plastic capped rebar stamped PLS 26950.
- - Set plastic capped, 1/2" rebar stamped PLS 25971.
- - Found 1.5" square bolt in concrete.
- x--- RAIL FENCE

Note 1. The southwest line of Lot 42 is shown as established at least since 1937, and is hereby accepted as established and as sufficiently oriented mathematically by the 1905 record plat of Cairn's Addition to Grand Lake.

Note 2. This land survey plat is not a determination of title by Topo-Graphics, Ltd. Record easements as disclosed by a title insurance policy are not shown.

Note 3. According to Colorado Law, you MUST commence any legal action based upon any defect in this survey within three years from the time you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification hereon.

This land survey plat was produced for Jane Kemp, shows the result of a field survey done by me and under my direction, complies with applicable statutes, and is not a warranty or guarantee, either express or implied.

Warren D. Ward, Colorado PLS 25971.

NOTICE OF CONFLICT
 RIGHT OF WAY PER
 PLAT REC. 10962

RIGHT OF WAY PER
 LAND SURVEY PLAT #LS1402

ESTABLISHED
 PROPERTY

SEE NOTE 1.

Azimuth Survey Company
 P.O. Box 653, Fraser, CO 80442
 phone 970-531-1120 fax 800-725-2734

SITE PLAN - 536 CAIRNS AVE
 Lots 37-40 Cairns Add to the
 Town of Grand Lake
 Grand County, Colorado

10-24-11 job 0907 by ww fba49, 50

ARCHITECTURAL ABBREVIATIONS

&	AND	CA	CONSTRUCTION ADMINISTRATION
@	AT (THE RATE OF)	CAB	CABINET
A	ANGLE	CAP	CAPACITY
A/C, AC	AIR CONDITIONER / CONDITIONING	CAR, CPT, CRPT	CARPET(ED)(ING)
AB	ANCHOR BOLT	CAS	CASEWORK
ABV	ABOVE	CAV	CAVITY
ACC	ACCESS	CB	CATCH BASIN
ACF	ARCHITECTURAL CONCRETE FINISH	CCW	COUNTER CLOCKWISE
ACFL	ACCESS FLOOR(ING)	CD	CONSTRUCTION DOCUMENTS
ACFLR	ACCESS FLOOR(ING)	CEM	CEMENT
ACI	AMERICAN CONCRETE INSTITUTE	CER	CERAMIC
ACL	ACROSS THE LINE	CF	CUBIC FOOT (FEET)
ACSDR	ACCESS DOOR	CFL	COUNTERFLASHING
ACST, ACOUSTICAL	ACOUSTICAL	CG	CORNER GUARD
ACT	ACOUSTICAL CEILING TILE	CH	CEILING HEIGHT
AD	AREA DRAIN	CHAM	CHAMFER
ADA	AMERICANS WITH DISABILITIES ACT	CHAN	CHANNEL
ADD, ADDL	ADDITIONAL	CHBD	CHALKBOARD
ADDM	ADDENDUM	CI	CONTRACTOR INSTALLED
ADH	ADHESIVE	CIN BL	CINDER BLOCK
ADJ	ADJACENT	CIP	CAST IN PLACE
ADMIN	ADMINISTRATION	CIR	CIRCLE / CIRCULAR
AED	AUTOMATED EXTERNAL DEFIBRILLATOR	CIRC	CIRCUMFERENCE
AF	ABOVE THE FLOOR	CJ	CONTROL JOINT
AFC	ABOVE FINISHED COUNTER	CL	CENTER LINE
AFF	ABOVE FINISHED FLOOR	CLG	CEILING
AFG	ABOVE FINISHED GRADE	CLKG	CAULKING
AFS	ABOVE FINISHED SLAB	CLO	CLOSET
AGA	AMERICAN GAS ASSOCIATION	CLR	CLEAR(ANCE)
AGG, AGGR	AGGREGATE	CLR OPG	CLEAR OPENING
AHJ	AUTHORITY HAVING JURISDICTION	CMU	CONCRETE MASONRY UNIT
AHR	ANCHOR	CNTP	COUNTERTOP
AHU	AIR HANDLING UNIT	CNTR	CENTER
AIA	AMERICAN INSTITUTE OF ARCHITECTS	CO	CLEAN/CLEAR OUT
AL, ALUM	ALUMINUM	COEF	COEFFICIENT
ALM	ALARM	COL	COLUMN
ALNMT	ALIGNMENT	COM	COMMON
ALT	ALTERNATE	COMB	COMBINATION
ANOD	ANODIZED	COMP	COMPRESSED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	CONC	CONCRETE
ANT	ANTENNA	CONST, CON	CONSTRUCTION
AP	ACCESS PANEL	CONTIN	CONTINUOUS
APC	ACOUSTICAL PANEL CEILING	COP, CPR	COPPER
APPROX	APPROXIMATE(LY)	COR	CORNER
APPVD	APPROVED	CORR	CORRUGATE(D)
ARCH	ARCHITECT(URAL)	COV	COVER
ASC	ABOVE SUSPENDED CEILING	CSG	CASING
ASPH	ASPHALT	CSK	COUNTERSINK
ASSEMB, ASSY	ASSEMBLY	CSN	CAISSON
ASSOC	ASSOCIATION, ASSOCIATE(D)	CT	CERAMIC TILE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	CTD	COATED
AT	ACCUSTIC TILE / ASPHALT TILE	CTR	COUNTER
ATM	AUTOMATIC TELLER MACHINE	CU FT	CUBIC FOOT (FEET)
ATN	ATTENTION	CU IN	CUBIC INCH(ES)
AUTH	AUTHORIZED	DB	DECIBEL
AUTO	AUTOMATIC	DBL	DOUBLE
AVG	AVERAGE	DD	DESIGN DEVELOPMENT
AX	AXIS	DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM
B-TO-B	BACK TO BACK	DEG	DEGREE
BAF	BAFFLE	DEMO	DEMOLISH / DEMOLITION
BBD	BULLETIN BOARD	DEP	DEPRESSION / DEPRESSED
BC	BROOM CLOSET	DEPT	DEPARTMENT
BD	BOARD	DET	DETAIL
BDRM, BR	BEDROOM	DF	DRINKING FOUNTAIN
BEL	BELOW	DH	DOUBLE HUNG
BET, BETW	BETWEEN	DIA, Ø	DIAMETER
BEV	BEVEL	DIAG	DIAGONAL
BF	BOARD FOOT (FEET)	DIFF	DIFFUSER
BG	BUMPER GUARD	DIM, DIMS	DIMENSION(S)
BITUM	BITUMINOUS	DISL	DISPOSAL
BL	BLACK	DISP	DISPENSER
BLDG	BUILDING	DIV	DIVISION
BLK	BLOCK	DN	DOWN
BLKG	BLOCKING	DPS	DRAPES
BLT-IN	BUILT-IN	DR	DOOR
BM	BEAM	DS	DOWNSPOUT
BMS	BALANCE MAGNETIC SWITCH	DT	DRAIN TILE
BN	BULLNOSE	DTL	DETAIL
BNT	BENT	DWG, DWGS	DRAWING(S)
BO, B/	BOTTOM OF	DWR	DRAWER
BOD	BASIS OF DESIGN	E	EAST
BOS	BOTTOM OF STEEL	EA	EACH
BOT	BOTTOM	EGS	EXTERIOR GLASS SYSTEM
BP	BASE PLATE	EHS	EXTERIOR INSULATION AND FINISH SYSTEM
BPL	BEARING PLATE	EJ	EXPANSION JOINT
BRK	BRICK	EL	ELEVATION, ELEVATOR
BRKR	BREAKER	ELEC, ELECT	ELECTRICAL
BRKT	BRACKET	ELEV	ELEVATION, ELEVATOR
BRZ	BRONZE	EM(ER)	EMERGENCY
BS	BOTH SIDES	ENCL	ENCLOSED / ENCLOSURE
BSMT	BASEMENT	ENG(R)	ENGINEER
BT	BATHTUB	ENT(R)	ENTRANCE
BTR	BETTER	EOD	EDGE OF DECK
BTU	BRITISH THERMAL UNIT(S)	EOS	EDGE OF SLAB
BTUH	BRITISH THERMAL UNITS PER HOUR	EQ	EQUAL(LY)
BUR	BUILT-UP ROOF	EOP, EQPT, EQUIP	EQUIPMENT
BW	BOTH WAYS	ESC	ESCALATOR
C-TO-C, C/C	CENTER TO CENTER	EST	ESTIMATE
		ETC	ETCETERA, AND SO ON
		EW	EXTERIOR WINDOW
		EWA	EXTERIOR WALL ASSEMBLY
		EWC	ELECTRIC WATER COOLER
		EXG, EXIST	EXISTING
		EXP	EXPANSION
		EXT	EXTERIOR
		UNEX, UNEXC	UNEXCAVATED
		FA	FIRE ALARM
		FAB, FABR	FABRICATE(D)

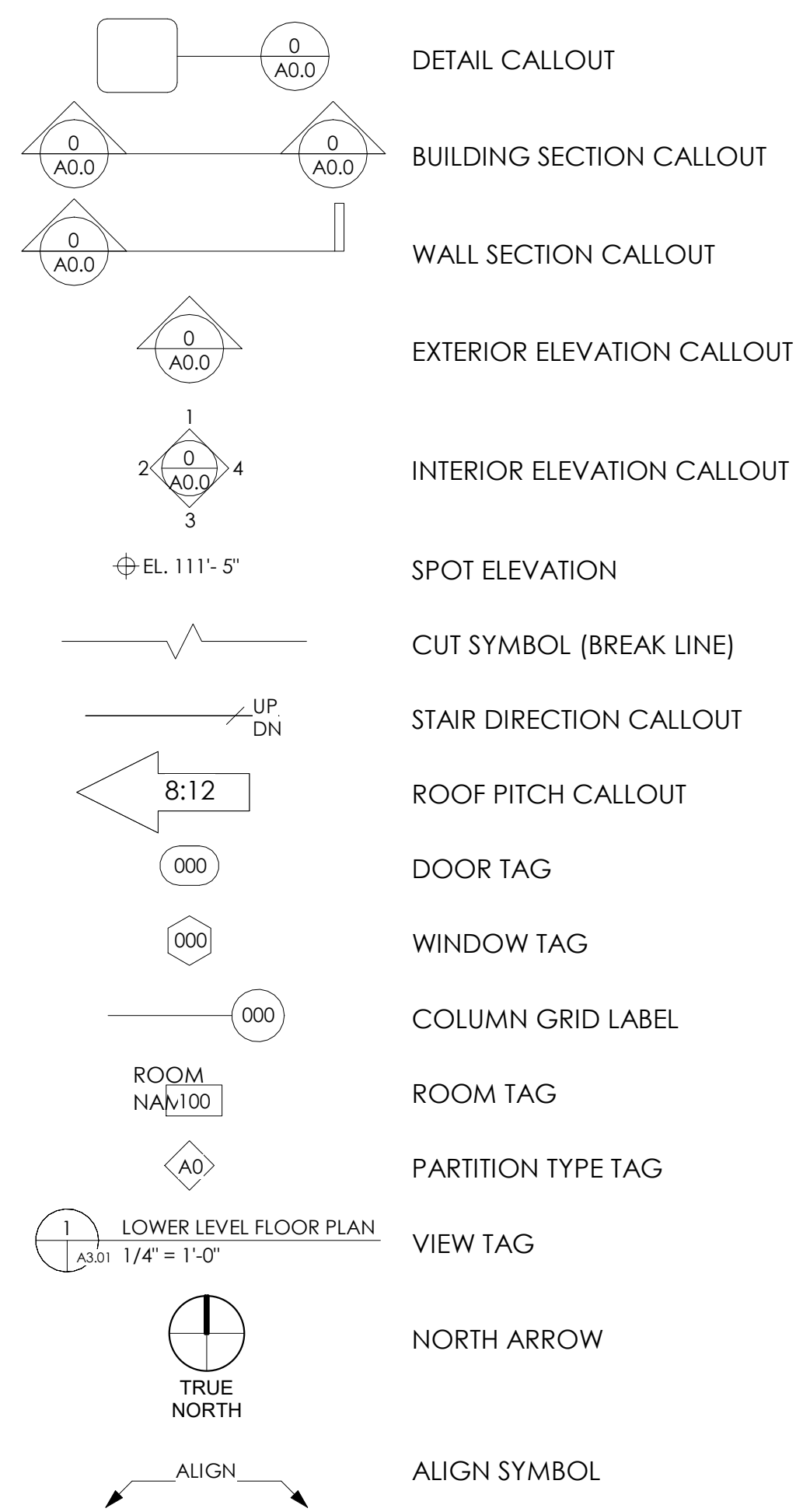
FACP	FIRE ALARM CONTROL PANEL	FAK	FIRST AID KIT
FAR	FLOOR AREA RATIO	FAS	FASTER(ER)
FBD	FIBERBOARD	FBB	FIBERBOARD
FBCB	FIBER CEMENT BOARD	FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN	FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION	FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET	FEC (R)	FIRE EXTINGUISHER CABINET, RECESSED
FEC (SR)	FIRE EXTINGUISHER CABINET, SEMI-RECESSED	FEW	FIRE EXTINGUISHER, WALL MOUNTED
FF	FINISHED FLOOR	FGL	FIBERGLASS
FHC	FIRE HOSE CABINET	FHY	FIRE HYDRANT
FIL	FILLET	FIN	FINISH(ED)
FIX, FIXT	FIXTURE	FL, FLR	FLOOR
FLASH	FLASH(ING)	FLUOR	FLUORESCENT
FLX, FLEX	FLEXIBLE	FOC	FACE OF CONCRETE
FOC	FACE OF CONCRETE	FOS	FACE OF FINISH
FOM	FACE OF MASONRY	FOS	FACE OF STUDS
FOW	FACE OF WALL	FP, PFRF	FIREPROOF
FPL	FIREPLACE	FR, FRM	FRAME
FRC	FIBER REINFORCED CONCRETE	FRGP	FIBER REINFORCED GYPSUM PLASTER
FRP	FIBERGLASS REINFORCED PANEL	FRT	FIRE RETARDANT TREATED
FS	FLOOR SINK	FT, ' "	FOOT / FEET
FTG	FOOTING	FURN	FURNITURE
FURR	FURRING	FUT	FUTURE
GA	GAUGE	GALV, GV	GALVANIZE(D)
GB	GRAB BAR	GC	GENERAL CONTRACTOR
GCB	GYPSUM CEILING BOARD	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GL	GRID LINE	GLS	GLASS / GLAZING
GLS BLK	GLASS BLOCK	GLULAM	GLUED LAMINATED TIMBER
GND, GRND	GROUND	GR	GRADE
GR	GRADE	GRT	GROUT
GRV	GRAVEL	GT	GLASS TILE
GVL	GRAVEL	GWB	GYPSUM WALL BOARD
GYP	GYPSUM	GYP BD	GYPSUM BOARD
HB	HOSE BIB	HC	HOLLOW CORE
HCP, HDPC	HANDICAPPED	HD	HEAVY DUTY
HDR	HEADER	HDW, HDWR	HARDWARE
HI	HIGH	HMI	HOLLOW METAL
HMI	HOLLOW METAL INSULATED	HOR / HORIZ	HORIZONTAL
HP	HIGH POINT	HR	HANDRAIL
HT	HEIGHT	HVAC	HEATING / VENTILATION / AIR CONDITIONING
HW	HARDWARE	HWY	HIGHWAY
HYD	HYDRANT	IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL	ID	INSIDE DIAMETER
IECC	INTERNATIONAL ENERGY CONSERVATION CODE	IFCC	INTERNATIONAL FIRE CODE
IFGC	INTERNATIONAL FUEL GAS CODE	IMC	INTERNATIONAL MECHANICAL CODE
IN, "	INCH(ES)	INC, INCAND	INCANDESCENT
INCL	INCLUDE(D) / INCLUDING	INFO	INFORMATION
INS, INSUL	INSULATE / INSULATION	INT	INTERIOR
INT	INTERIOR	INT	INTERMEDIATE
INT	INTERMEDIATE	INV	INVERT
IPC	INTERNATIONAL PLUMBING CODE	IPD	INTEGRATED PROJECT DELIVERY (METHOD)

IRC	INTERNATIONAL RESIDENTIAL CODE	IR	IRON
IW	INTERIOR WINDOW	JAN	JANITOR
JAN	JANITOR	JB, J-BOX	JUNCTION BOX
JC	JANITOR CLOSET	JF	JANITOR FILLER
JST	JOIST	JT	JOINT
KIT	KITCHEN	KP, KPL	KICK PLATE
KS	KITCHEN SINK	LA	LANDSCAPE ARCHITECT
LAB	LABORATORY, LABOR	LAD	LADDER
LAM	LAMINATE(D)	LAT	LATERAL
LAV	LAVATORY	LB(S)	POUND(S)
LBR	LUMBER	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LF	LINEAR FOOT (FEET)	LH	LEFT HAND
LIB, LIBR	LIBRARY	LIQ	LIQUID
LIN, LINO	LINOLEUM	LKR	LOCKER
LNDG	LANDING	LNS	LINOLEUM SHEET
LNT	LINOLEUM TILE	LP	LOW POINT
LT	LIGHT	LT	LIGHT
LTL, LNTL	LINTEL	LVL	LAMINATED VENEER LUMBER
LVR	LOUVER	LWT	LIGHT WEIGHT
MACH	MACHINE	MAINT	MAINTENANCE
MAR, MARB	MARBLE	MAS	MASONRY
MAT, MATL	MATERIAL	MAX	MAXIMUM
MB	MAIL BOX	MC	MEDICINE CABINET
ME	MECHANICAL ENGINEER	MECH	MECHANICAL
MEMB, MMB	MEMBRANE	MFR, MFG	MANUFACTURE(R), MANUFACTURING
MH	MANHOLE	MIN	MINIMUM
MIR	MIRROR	MISC	MISCELLANEOUS
MKB	MARKER BOARD	MLD, MLDG	MOLDING
MM	MILLIMETER	MO	MASONRY OPENING
MOD	MODULE	MONO	MONOLITHIC
MOV	MOVABLE	MR	MOISTURE RESISTANT
MTD	MOUNTED	MTL	METAL
MUL, MULL	MULLION	MWK	MILLWORK
N	NORTH	NA, N/A	NOT AVAILABLE / APPLICABLE
NEC	NATIONAL ELECTRIC CODE	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NI	NICKEL	NIC	NOT IN CONTRACT
NO, #	NUMBER	NOM	NOMINAL
NR	NOISE REDUCTION	NTS	NOT TO SCALE
OA	OVERALL	OBS	OBSOLETE
OC	ON CENTER	OD	OUTSIDE DIAMETER
OF	OWNER FURNISHED CONTRACTOR INSTALLED	OFF	OFFICE
OH	OPPOSITE HAND / MIRROR IMAGE	OHD	OVERHEAD DOOR
OP	OPAQUE	OPG / OPNG	OPENING
OPP	OPPOSITE	OR	OUTSIDE RADIUS
ORN	ORNAMENTAL	OUT	OUTLET
OVFL	OVERFLOW	OZ	OUNCE
PAR	PARALLEL	PART	PARTIAL
PARTN, PRIN	PARTITION	PAT	PATTERN
PBD	PARTICLE BOARD	PC	POWDER COATED
PCC	PRECAST CONCRETE	PCF	POUNDS PER CUBIC FOOT
PCS	PRE-CAST STONE	PED	PEDESTAL

PER	PEDESTAL	PERF	PERFORATED
PERIM	PERIMETER	PERP	PERPENDICULAR
PREFIN	PRE-FINISHED	PH	PHASE
PIP	POURED-IN-PLACE	PIV	PIVOT
PKG	PARKING	PL	PLATE
PLAM	PLASTIC LAMINATE	PLAS	PLASTER
PLB, PLUMB	PLUMBING	PLTF	PLATFORM
PLWD, PLYWD	PLYWOOD	PMF	PRESSED METAL FRAMES
PNEU	PNEUMATIC	PNL	PANEL
PNT, PT	PAINT	POL	POLISH(ED)
POP	POINT OF PRESENCE	PORC	PORCELAIN
POR	PORCELAIN	PORT	PORTABLE
PR	PAIR	PRC, PRCST	PRE-CAST
PREFAB	PREFABRICATE(D)	PROP	PROPERTY
PROP LN	PROPERTY LINE	PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH	PT	POINT
PTC	POST-TENSIONED CONCRETE	PTD	PAINTED (FINISH)
PTD/WR	PAPER TOWEL DISPENSER & WASTE RECEPTACLE	PTDF	PRESSURE TREATED DOUGLAS FIR
PTL	PRESSURE TREATED LUMBER	PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE	PV	PAVING
PVC	POLYVINYL CHLORIDE	PVMT	PAVEMENT
PWR	POWER	Q	QUARTZ
QA/QC	QUALITY ASSURANCE / QUALITY CONTROL	QT	QUARRY TILE
QTY	QUANTITY	QUAL	QUALITY
QUANT	QUANTITY	R	RISER
RAD	RADIUS	RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN	RD	ROOF DRAIN
RE, REF	REFER TO	RECEP	RECEPTACLE
REFR	REFRIGERATOR	REG	REGISTER
REIN	REINFORCE(D)	REQ, REQ'D	REQUIRED / REQUIREMENT
RESIL	RESILIENT	RESS	RESILIENT SHEET
REST	RESILIENT TILE	RET	RETURN
RETN	RETAINING	REV	REVISE / REVISION
RF, RFG	ROOF(ING)	RFL	REFLECTED
RH	RIGHT HAND	RM	ROOM
RO, RGH	ROUGH OPENING	ROW	RIGHT OF WAY
RR	RAILROAD	RS	RUBBER SHEET FLOORING
RST	RUBBER STAIR TREADS	RSTR	RUBBER STAIR TREADS & RISERS
RT	RUBBER TILE	RWD	REDWOOD
RWL	RAIN WATER LEADER	S	SOUTH
SALV	SALVAGE	SAN	SANITARY
SB	SPLASH BLOCK	SC	SOLID CORE
SCD	SEAT COVER DISPENSER	SCH, SCHED	SCHEDULE(D)
SCN, SCR	SCREEN	SCUP	SCUPPER
SD	SOAP DISPENSER / STORM DRAIN	SD	SCHEMATIC DESIGN
SDC	SEALED CONCRETE	SEAL, SNT	SEALANT
SEC	SECOND(ARY)	SECT	SECTION
SEL	SELECT	SERV	SERVICE
SF	SQUARE FOOT (FEET)	SFGLS	SAFETY GLASS
SH, SHR	SHEET	SHR, SHWR	SHOWER
SHTG, SHTHG	SHEATHING	SIG	SIGNAL
SIM	SIMILAR	SIP	STRUCTURAL INSULATED PANEL

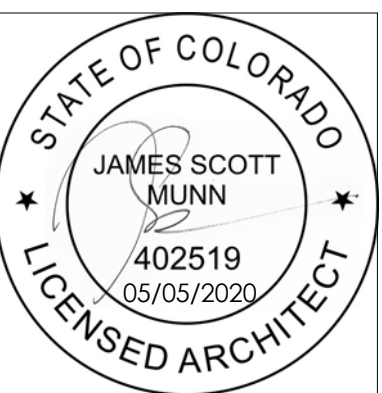
SK	SINK	SKL	SKYLIGHT
SLOT	SLOTTED	SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE	SOG	SLAB ON GRADE
SPC	SPACER	SPEC	SPECIFY, SPECIFICATION
SPK	SPEAKER	SPLR	SPRINKLER
SQ	SQUARE	SQFT	SQUARE FEET
SQIN	SQUARE INCH(ES)	SS	STAINLESS STEEL
SSF	SOLID SURFACE	SSK	SERVICE SINK
ST	STONE	STA	STATION
STC	SOUND TRANSMISSION CLASS	STD	STANDARD
STDS	STUDS	STGR	STAGGER
STIF	STIFFENER	STK	STACK
STL	STEEL	STN	STAINED
STO, STOR	STORAGE	STR, STRUCT	STRUCTURE / STRUCTURAL
STUW	STAIRWAY	STUC	STUCCO
SUPP	SUPPLEMENTARY	SUR	SURFACE
SUSP	SUSPEND(ED)	SW	SWITCH
SYM	SYMMETRICAL	SYN	SYNTHETIC
SYS	SYSTEM	T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE	T, TR, TRD	TREAD
T, TO	TOP OF	TAN	TANGENT
TB	TOWEL BAR	TBD	TO BE DETERMINED
TC	TOP OF CURB	TEL	TELEPHONE
TEMP	TEMPORARY, TEMPERATURE	TERR, TZ	TERRAZZO
TH, THRMST, TSTAT	THERMOSTAT	THK	THICK
THR, THRESH	THRESHOLD	THRU	THROUGH
TIB	TACKBOARD	TLT	TOILET
TOC	TOP OF CONCRETE	TOL	TOLERANCE
TOS, TSL	TOP OF SLAB	TP	TOP OF PAVEMENT
TPD	TOILET PAPER DISPENSER	TPIN	TOILET PARTITION
TRANS	TRANSFORMER, TRANSLUCENT	TST	TOP OF STEEL
TV	TELEVISION	TW, TOW	TOP OF WALL
TYP	TYPICAL	UC	UNDERCUT
UG	UNDERGROUND	UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY	UNF, UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE	UON	UNLESS OTHERWISE NOTED
UPH	UPHOLSTERY	UPS	UNINTERRUPTIBLE POWER SUPPLY
UR	URINAL	USGBC	U.S. GREEN BUILDING COUNCIL
UT	UTILITY	V	VOLT
VAC	VACUUM	VAR	VARNISH
VB	VAPOR BARRIER	VCT	VINYL COMPOSITION TILE
VENT	VENTILATE	VERT	VERTICAL
VEST	VESTIBULE	VIF	VERIFY IN FIELD
VIN	VINYL	VLT	Vault
VNR	VENEER	VOL	VOLUME
VP	VAPOR PROOF	VR	VAPOR RETARDER
VS	VENT STACK	VST	VINYL STAIR TREADS
VSTR	VINYL STAIR TREADS & RISERS	VT	VINYL TILE
VTR	VENT THRU ROOF	VWC	VINYL WALL COVERING
W	WEST	W/	WITH
W/O	WITHOUT		

SYMBOL LEGEND



Munn Architecture, LLC
315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970-887-9366
WWW.MUNNARCH.COM

STAMP :



STRUNA BOATHOUSE
STEPHEN AND SUSAN STRUNA
536 CAIRNS AVE, GRAND LAKE, CO 80447
PROJECT #: 1940

ISSUANCE : DATE :
PERMIT SUBMITTAL 2020-0505

SHEET TITLE :
ARCHITECTURAL ABBREVIATIONS AND SYMBOLS LEGEND

SHEET NUMBER :
A0.01

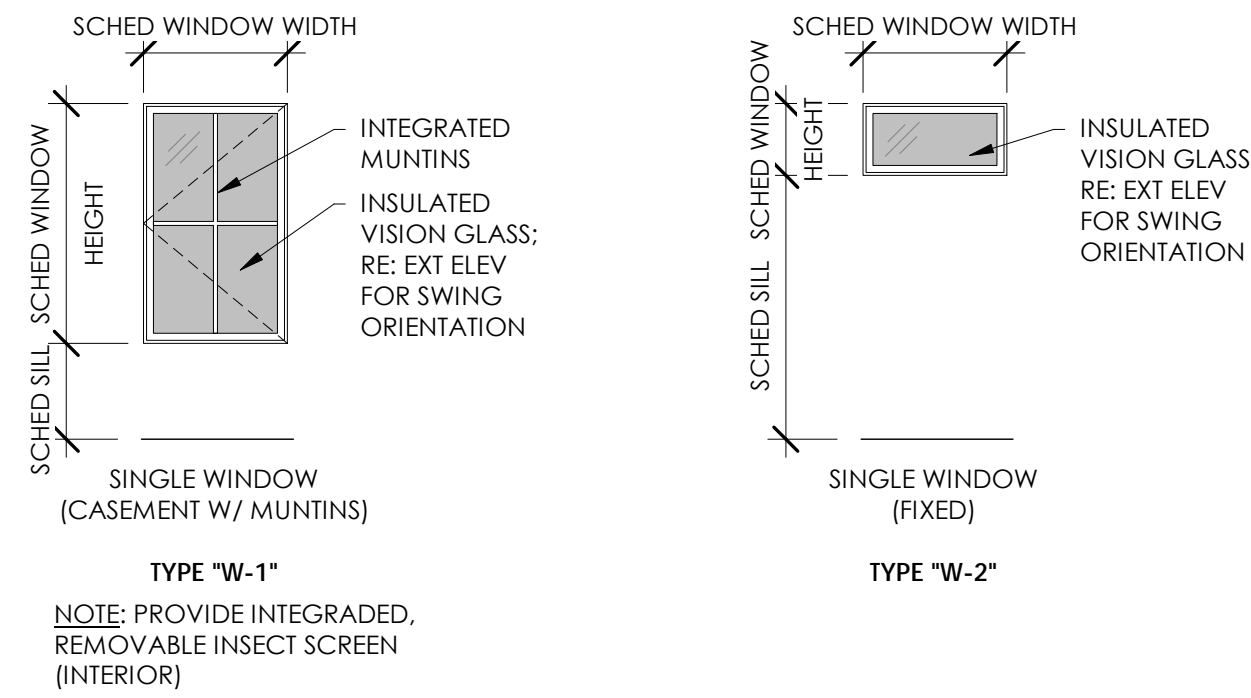


EXISTING BOATHOUSE - PROPOSED EXTERIOR MATERIALS TO MATCH EXISTING

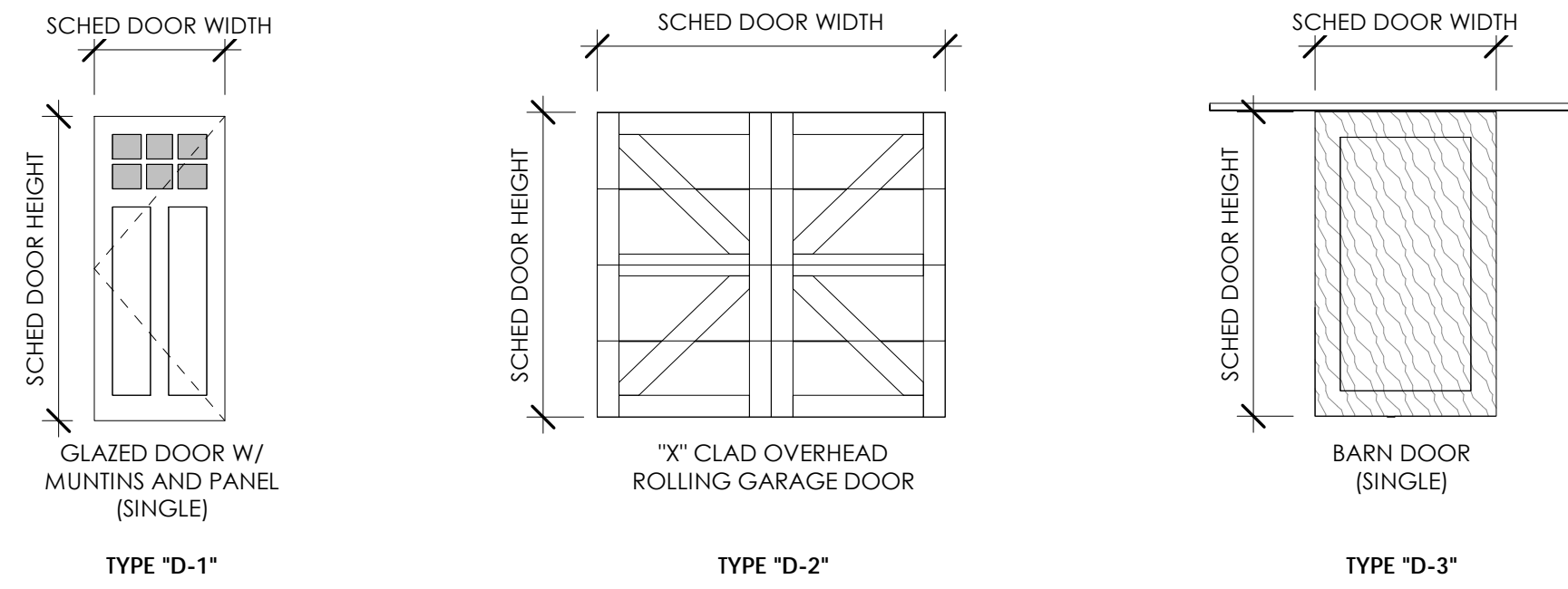


TREX COMPOSITE DECKING - TOASTED SAND

WINDOW TYPES LEGEND

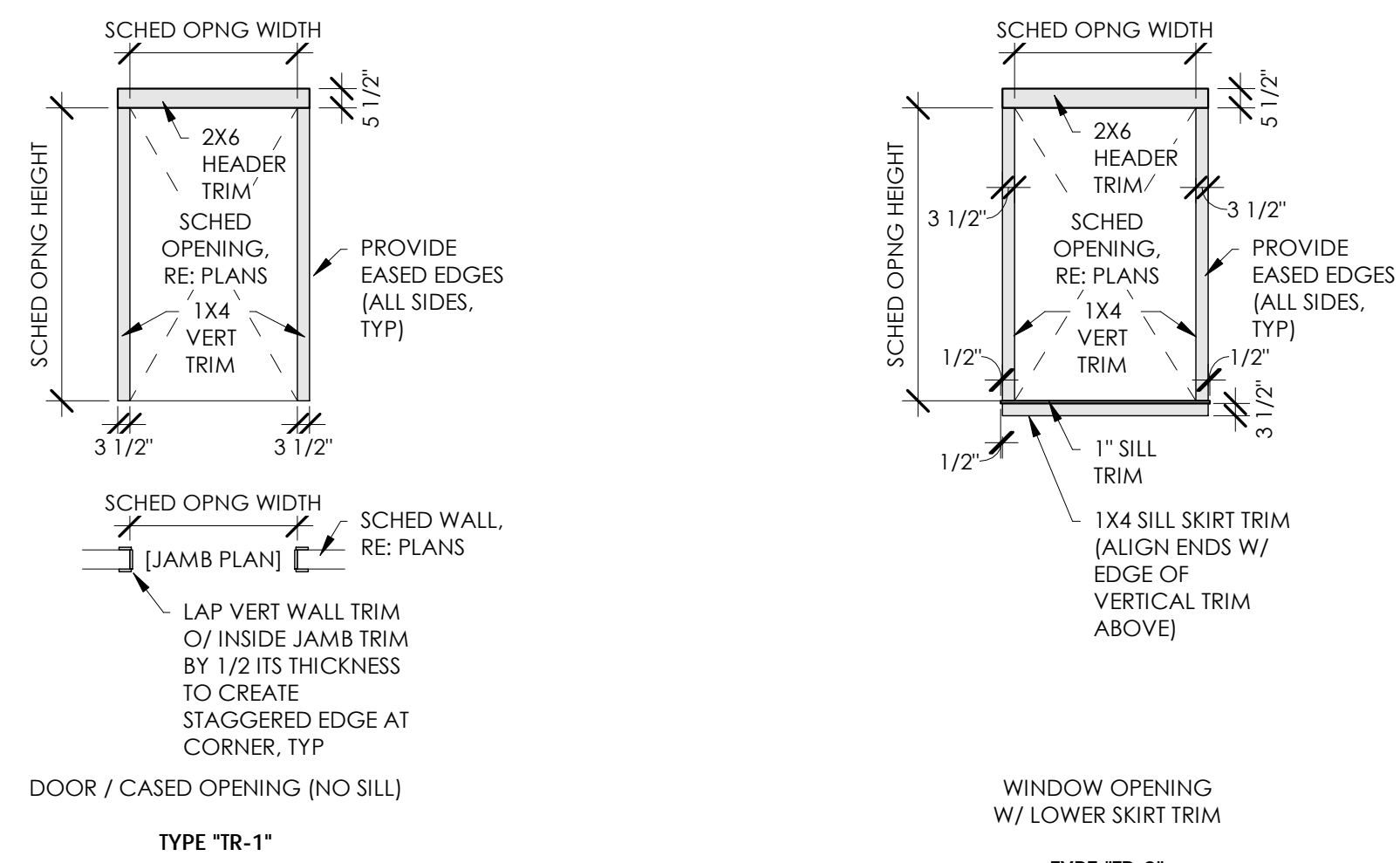


DOOR TYPES LEGEND



NOTE:
DOOR STYLE & PANELING DIMS TBD

TRIM TYPES LEGEND



NOTE: WALL TRIM MAY VARY ON EACH SIDE OF OPENING. RE: DOOR / WINDOW SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR							FRAME / TRIM						COMMENTS
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	UNDER CUT	FIRE RATING	TYPE	MATERIAL	FINISH	JAMB DETAIL	SILL DETAIL	HEAD DETAIL	
T.O. LVL 1															
100A	D-1	3' - 0"	7' - 0"	0' - 1 1/2"	WD	STAIN (TBD)	-	-	TR-1	WD	STAIN (TBD)	-	-	-	1, 2, 3, 4
100B	D-3	4' - 0"	7' - 0"	0' - 1 1/2"	WD	STAIN (TBD)	-	-	TR-1	WD	STAIN (TBD)	-	-	-	HARDWARE BY MANUFACTURER
100C	D-2	10' - 0"	9' - 0"	0' - 1 1/2"	WD	STAIN (TBD)	-	-	TR-1	WD	STAIN (TBD)	-	-	-	5

WINDOW NUMBER	WINDOW TYPE	WINDOW					HARDWARE SET	TRIM						COMMENTS
		WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	FRAME MATERIAL		EXTERIOR			INTERIOR			
T.O. LVL 1														
100A	W-1	2' - 6"	5' - 0"	2' - 0"	7' - 0"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)	
100B	W-1	2' - 6"	5' - 0"	2' - 0"	7' - 0"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)	
100C	W-1	2' - 6"	5' - 0"	2' - 0"	7' - 0"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)	
100D	W-1	2' - 6"	5' - 0"	2' - 0"	7' - 0"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)	
100E	W-2	4' - 0"	1' - 0"	7' - 4"	8' - 4"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)	

DOOR SCHEDULE COMMENTS / ACCESSORIES LEGEND

- KEYED ENTRY LOCK SET W/ THUMB TURN AT INTERIOR (EXTERIOR GRADE), FINISH TBD
- SINGLE CYLINDER DEADBOLT LOCK SET W/ THUMB TURN AT INTERIOR (BUMP KEY RESISTANT), FINISH TBD
- BASEBOARD-MOUNTED DOOR STOP (SOLID WITH RUBBER TIP - NO SPRINGS), FINISH TO MATCH DOOR HARDWARE
- ALUM THRESHOLD / DOOR TRANSITION (ADA COMPLIANT) W/ BLACK ANODIZED FINISH IN CONTIN BED OF SEALANT
- ELECTRONIC GARAGE DOOR OPERATOR SYSTEM W/ MULTIPLE REMOTES

DOOR NOTES:

- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED PER DOOR MFR.
- ALL ROUGH OPENINGS TO BE PROVIDED BY DOOR MFR AND FIELD VERIFIED BY THE CONTRACTOR.
- DOOR MANUFACTURER SHALL PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- CONTRACTOR SHALL VERIFY DOOR ACCESSORIES AND FINISHES WITH OWNER PRIOR TO ORDERING.
- CONTRACTOR SHALL VERIFY DOOR MODEL NUMBERS / SIZES / QUANTITIES WITH MANUFACTURER PRIOR TO STARTING CONSTRUCTION AND INSTALL PER MFR'S WRITTEN INSTRUCTIONS.
- WHERE TRANSOM WINDOWS ARE SCHEDULED ABOVE DOORS, UNITS / FRAMES SHALL BE MULLED TOGETHER PER WINDOW / DOOR MFR AS A SINGLE CONSTRUCTED UNIT, UON.
- CONTRACTOR SHALL PROVIDE DOOR SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
- DOOR MANUFACTURER SHALL PROVIDE A BLACK ANODIZED SPACER AT ALL INSULATED GLASS ASSEMBLIES WHERE SCHEDULED WITH A WOOD DOOR FINISH, TYP UON. FOR ALL OTHER FRAME FINISHES, PROVIDE CLEAR ANODIZED SPACERS.
- WHERE SCHED DOOR COLOR / STAIN FINISH IS TBD, CONTRACTOR SHALL PROVIDE SAMPLES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL FIELD VERIFY DIMS FOR ALL EXISTING DOORS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.

WINDOW NOTES:

- ALL EXTERIOR WINDOWS SHALL BE WEATHER STRIPPED PER WINDOW MFR.
- ALL ROUGH OPENINGS TO BE PROVIDED BY WINDOW MFR AND FIELD VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER SHALL PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- WINDOW MANUFACTURER SHALL CONFIRM WINDOW SWING / ORIENTATION PER ARCHITECTURAL EXTERIOR ELEVATIONS.
- CONTRACTOR SHALL VERIFY WINDOW MODEL NUMBERS / SIZES / QUANTITIES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION AND INSTALL PER MFR'S WRITTEN INSTRUCTIONS.
- WHERE MULTIPLE WINDOWS ARE SHOWN CONNECTED PER PLANS / ELEVATIONS, UNITS SHALL BE MULLED TOGETHER PER WINDOW MFR AS A SINGLE CONSTRUCTED UNIT, UON.
- CONTRACTOR SHALL PROVIDE WINDOW SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
- REFER TO A0.28 FOR TYPICAL WINDOW JAMB, SILL AND HEAD DETAILS.
- WINDOW MANUFACTURER SHALL PROVIDE A BLACK ANODIZED SPACER AT ALL INSULATED GLASS ASSEMBLIES WHERE SCHEDULED FOR BRONZE WINDOW FRAMES, TYP UON. FOR ALL OTHER FRAME FINISHES, PROVIDE CLEAR ANODIZED SPACERS.
- WHERE SCHED WINDOW FRAME COLOR / STAIN FINISH IS TBD, CONTRACTOR SHALL PROVIDE SAMPLES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL FIELD VERIFY DIMS FOR ALL EXISTING WINDOWS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.

MATERIALS AND FINISHES LEGEND

PAINT COLOR SELECTION KEY

KEY	SHEEN	GLOSS RANGE
A	FLAT	BELOW 15
B	EGGSHELL	15 TO 20
C	SEMI-GLOSS	30 TO 65
D	GLOSS	OVER 65

PAINTING

PT-1 SHERWIN-WILLIAMS - SIMPLE WHITE (SW7021), (TYP INTERIORS, UON)

(FINAL COLOR SELECTION AND ACCENT WALLS TO BE FIELD VERIFIED WITH OWNER AND ARCHITECT PRIOR TO BEGINNING WORK)

COMPOSITE DECKING (EXTERIOR FLOORING)

CDG-1 MFR: TREX (OR APPROVED EQUIVALENT)
PRODUCT: 1" TRANSCEND BRAND COMPOSITE DECKING W/ GROOVED EDGE AND CONCEALED FASTENERS
FINISH: STAIN TBD

GLAZING

EGL-1 MFR: PPG
PRODUCT: 1" INSULATED EXTERIOR GLASS
FINISH: BLACK W/ CLEAR ANODIZED SPACER
(BLACK ANODIZED SPACER IF USING BLACK FRAME COLOR)

SIDING (EXTERIOR)

SDG-1 MFR: TBD
PRODUCT: WOOD SHAKE SIDING TO MATCH EXISTING HOUSE
FINISH: MATCH EXISTING TRANSPARENT STAIN

EPDM SINGLE PLY MEMBRANE ROOFING SYSTEM

EPDM-1 MFR: FIRESTONE
PRODUCT: RUBBERGARD EPDM
FINISH: BLACK

WOOD TRIM & TIMBER ACCENTS (EXTERIOR)

WTR-1 MFR: TBD
PRODUCT: 2X4 EXTERIOR-GRADE CORNER TRIM
FINISH: ROUGH SAWN DF-2 WITH TRANSPARENT LIFETIME WOOD TREATMENT / STAIN (MFR: VALHALLA)

HR-1 MFR: TBD
PRODUCT: HANDRAIL TO MATCH EXTERIOR SIDING
FINISH: TRANSPARENT LIFETIME WOOD TREATMENT / STAIN

TR-1/TR-2 MFR: TBD
PRODUCT: WINDOW AND DOOR TRIM TO MATCH EXTERIOR SIDING
FINISH: TRANSPARENT LIFETIME WOOD TREATMENT / STAIN

FLOOR ASSEMBLIES

FLOOR TYPE	SECTION	DESCRIPTION	FIRE RATING
F-01		2X6 WOOD DECKING FLOOR FRAMING PER STRUCT	N/A

ROOF ASSEMBLIES

ROOF TYPE	SECTION	DESCRIPTION	FIRE RATING
R-01		EPDM ROOFING SYSTEM (EPDM-1) INSTALLED PER MANUFACTURER'S SPECS 5/8" EXTERIOR PLYWOOD SHEATHING ROOF FRAMING PER STRUCTURAL 1/2" GYP WALL BOARD (TAPED, TEXTURED, & PAINTED)	N/A

EXTERIOR WALL ASSEMBLIES

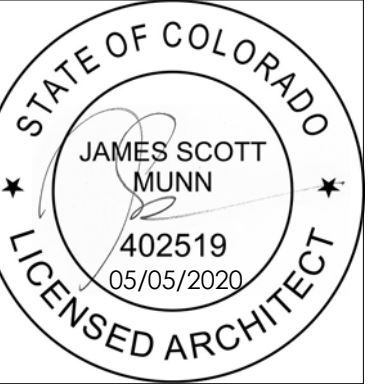
WALL TYPE	SECTION	DESCRIPTION	FIRE RATING
EWA-01		SCHED WD SIDING, RE: EXT ELEV FOR TYPE AND ORIENTATION PT 7/16" CDX PLYWOOD OR OSB SHEATHING 2x6 WD STUD FRAMING PER STRUCTURAL 1/2" GYP WALL BOARD (TAPED, TEXTURED, & PAINTED) OVER VAPOR BARRIER (WARM-SIDE OF WALL)	N/A



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PROJECT #: 1940

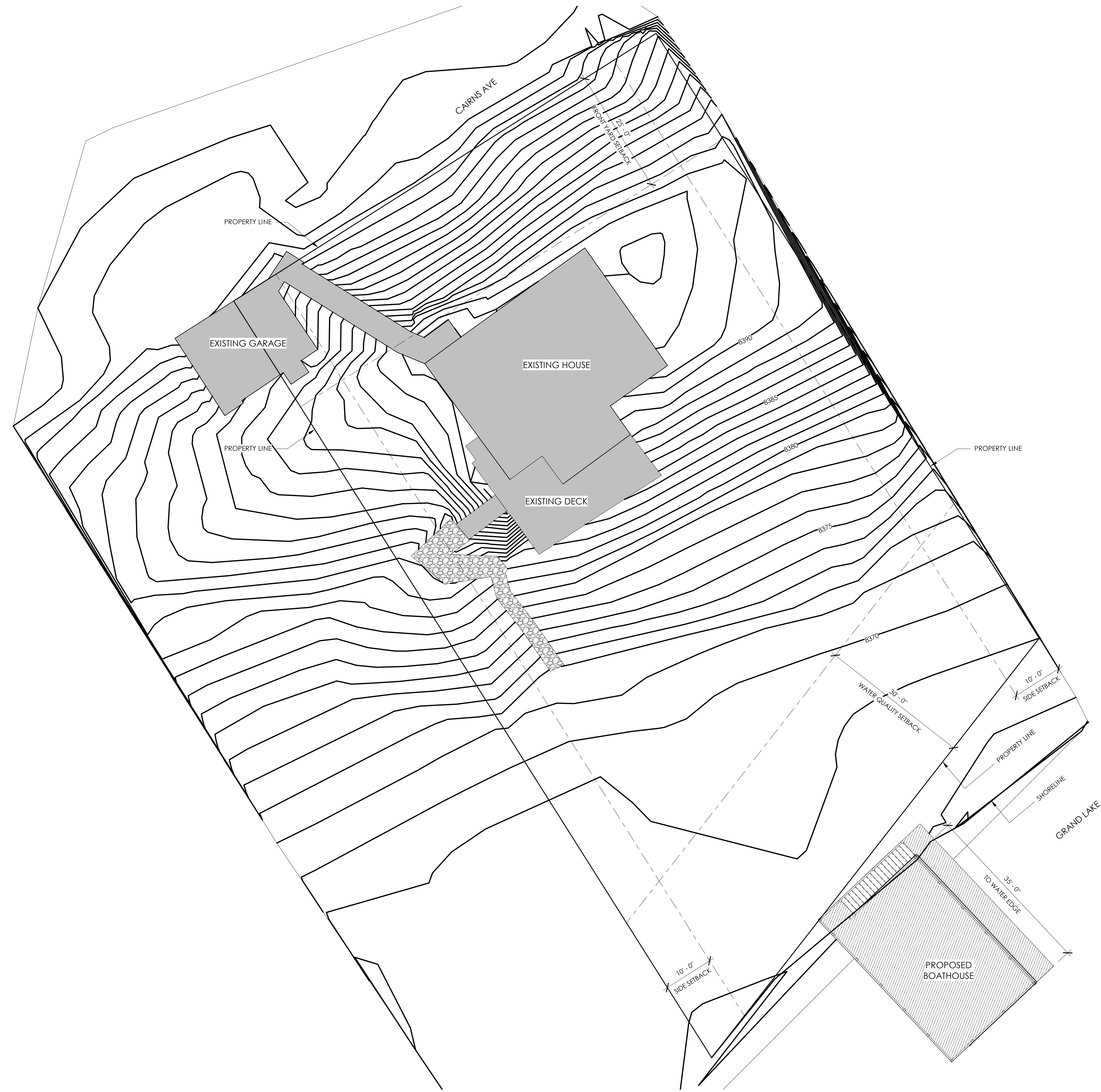
ISSUANCE : DATE :
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SHEET TITLE :
DOOR, WINDOW, AND FINISH SCHEDULE

SHEET NUMBER :
A0.20

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PROJECT ZONING SUMMARY

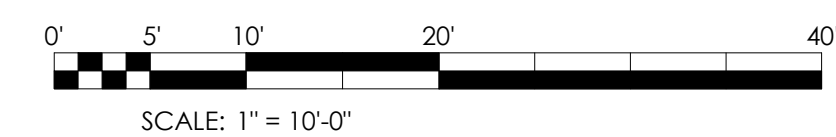
LEGAL DESCRIPTION:	SUBD: CAIRNS ADDITION TO GRAND LAKE LOT: 37 - 40
CONSTRUCTION TYPE:	VB - WOOD FRAMED (NON-FIRE RATED)
ZONING CLASSIFICATION:	SFR_HD - SINGLE FAMILY RES. HIGH DENSITY
FRONT YARD SETBACK:	25' - 0"
SIDE YARD SETBACK:	10' - 0"
REAR YARD SETBACK:	10' - 0"
WATER QUALITY SETBACK:	30' - 0"
MAX BUILDING HEIGHT:	16' - 0" (MEASURED FROM THE WATER LINE TO THE HIGHEST POINT OF THE STRUCTURE)
HEIGHT (STORIES):	1
GROSS SITE AREA:	0.426 ACRES @ PROPERTY LINE
EXTENSION BEYOND SHORELINE:	CANNOT EXTEND MORE THAN 35' - 0" BEYOND THE NATURAL SHORELINE
WIDTH:	CANNOT EXCEED 30' - 0" IN WIDTH (DOESNT INCLUDE ANY UNCOVERED DOCK OR DECKING WITH A PHYSICAL CONNECTION TO THE STRUCTURE)
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)
EXTERIOR MATERIAL REQUIREMENTS:	ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A))

BUILDING AREA SUMMARY

BOATHOUSE:	630 SF
TOTAL FOOTPRINT:	1092 SF

1 PROJECT SITE PLAN
SCALE: 1" = 10'-0"

BACK REF:

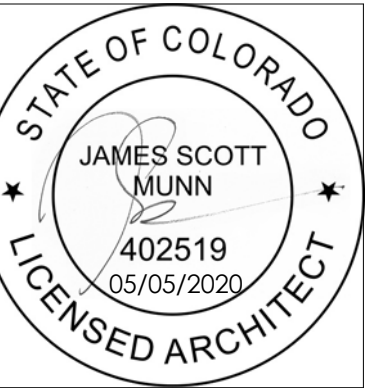


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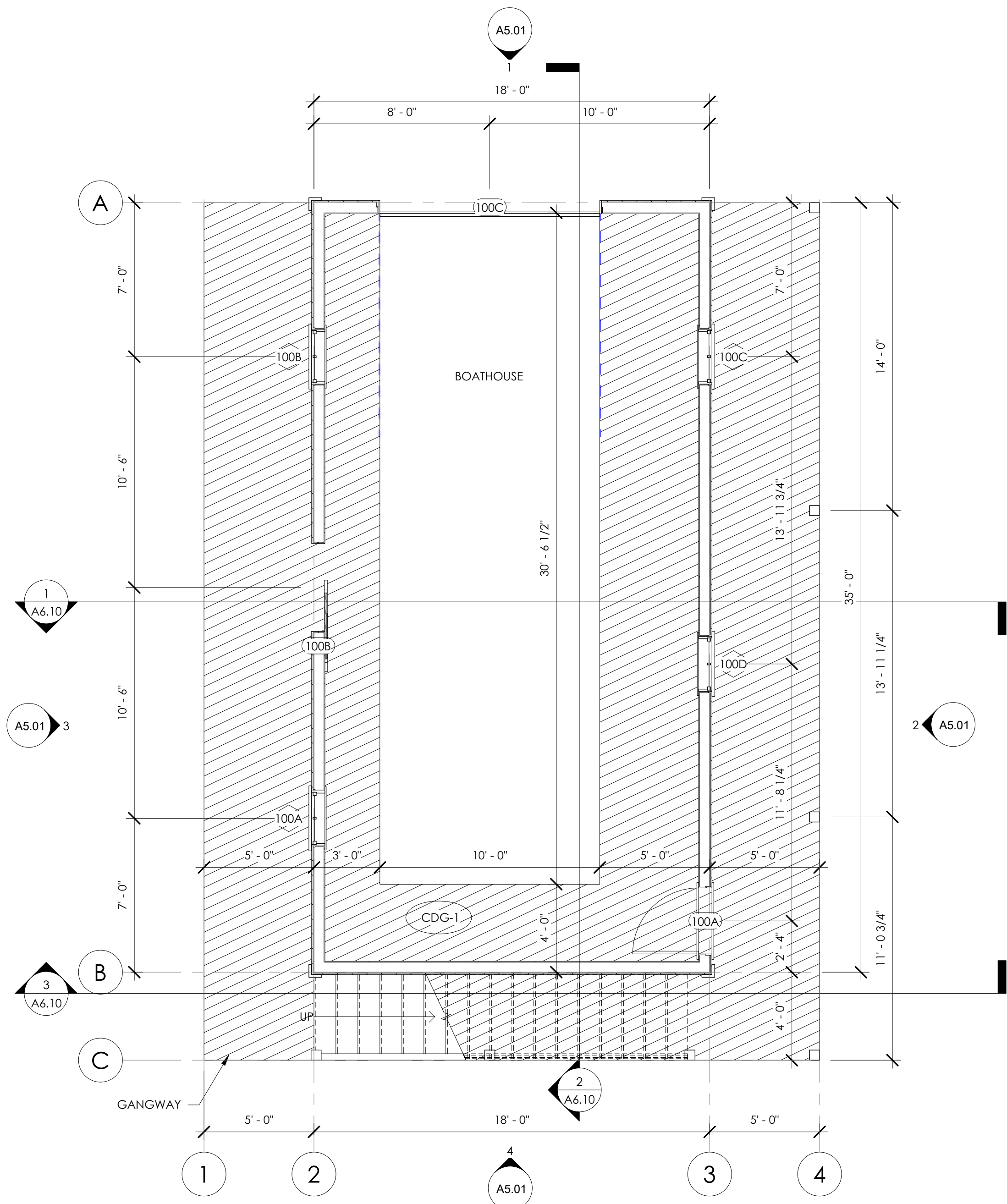
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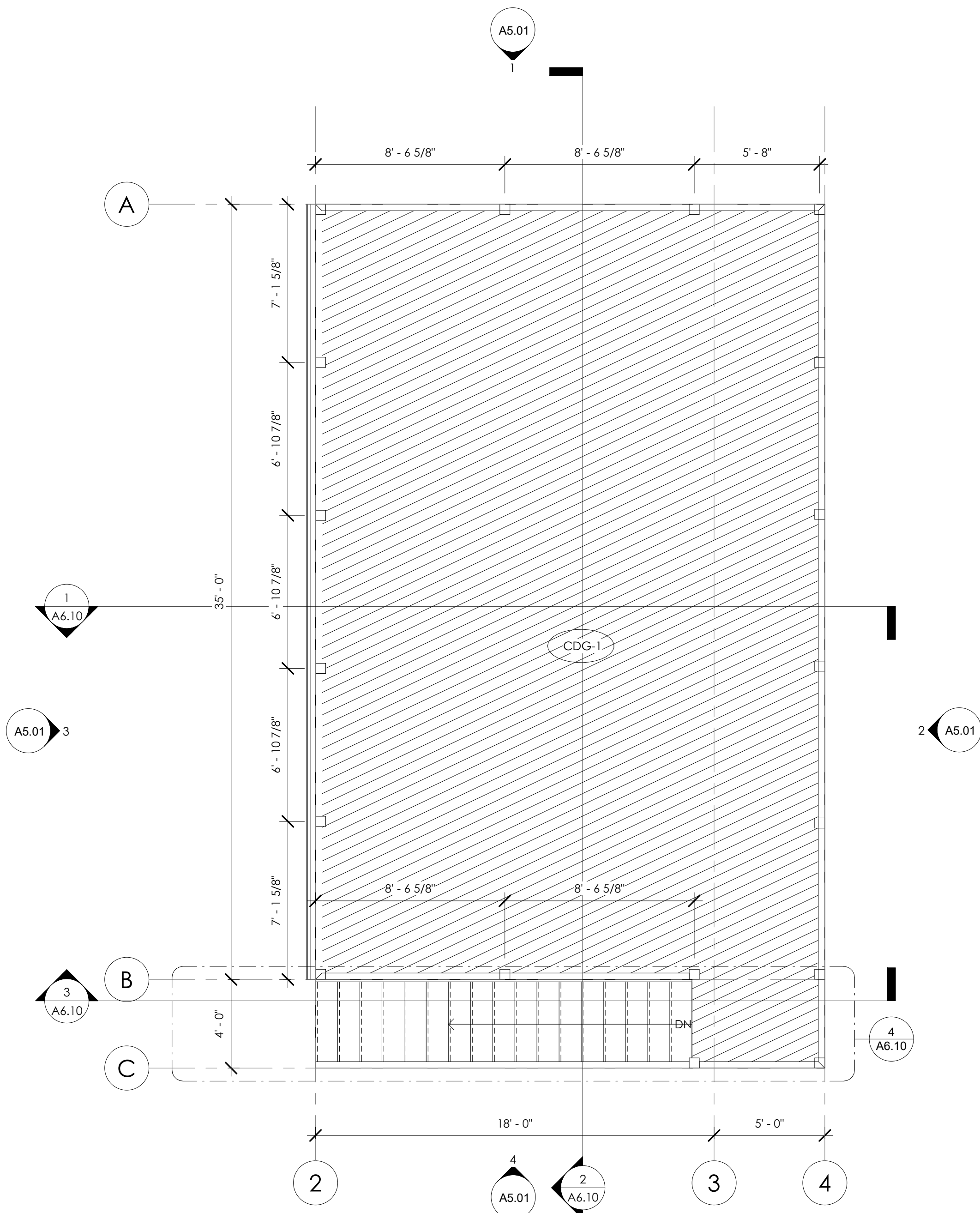
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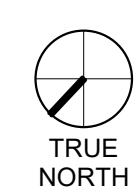
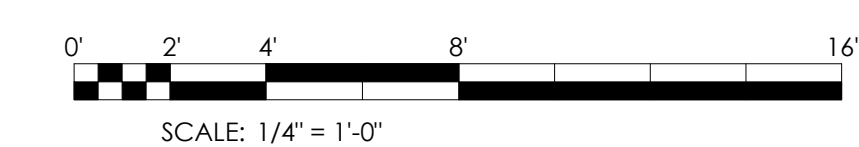
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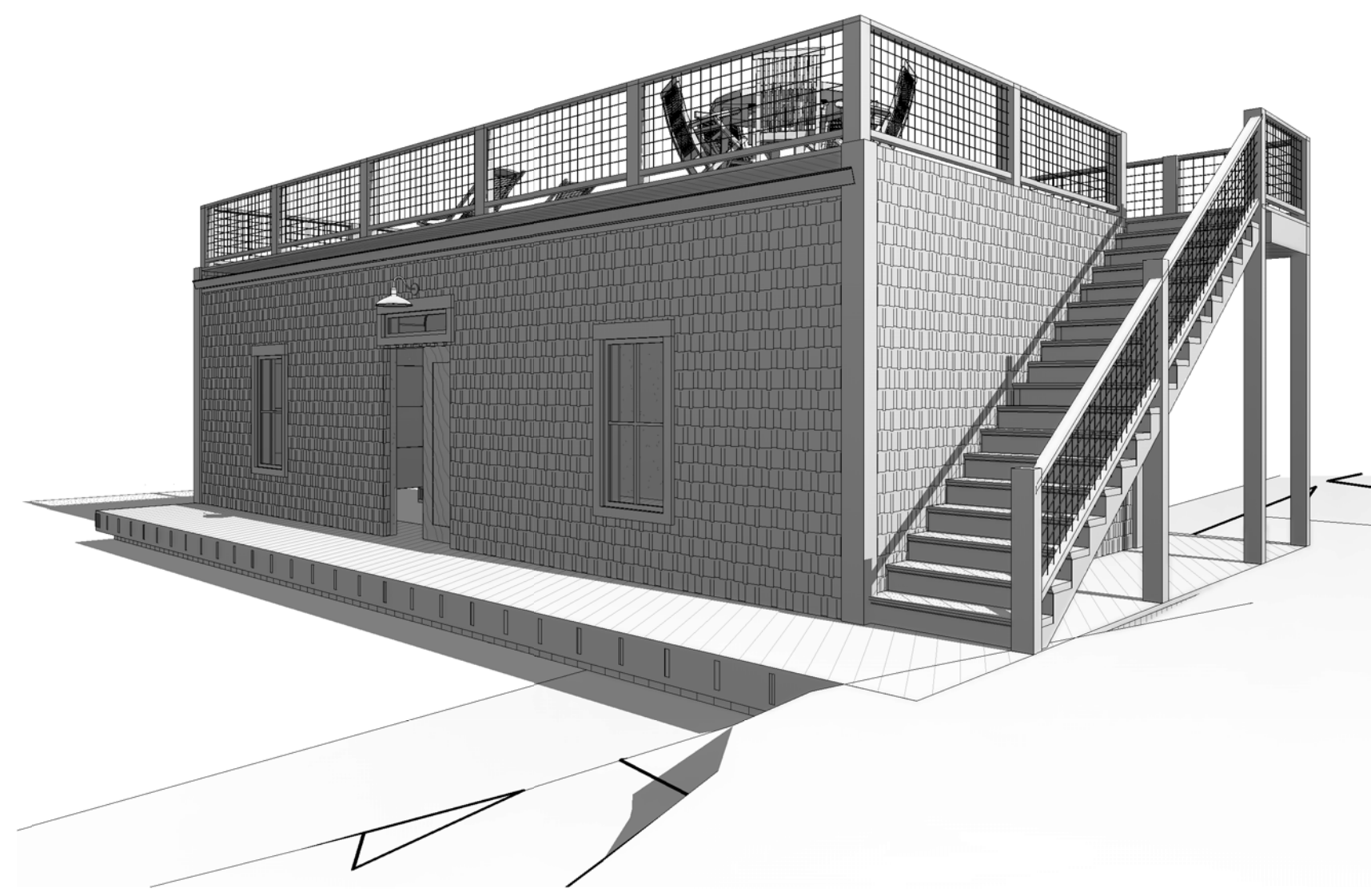
1 OVERALL FLOOR PLAN - LEVEL 01
 SCALE: 1/4" = 1'-0" BACK REF:



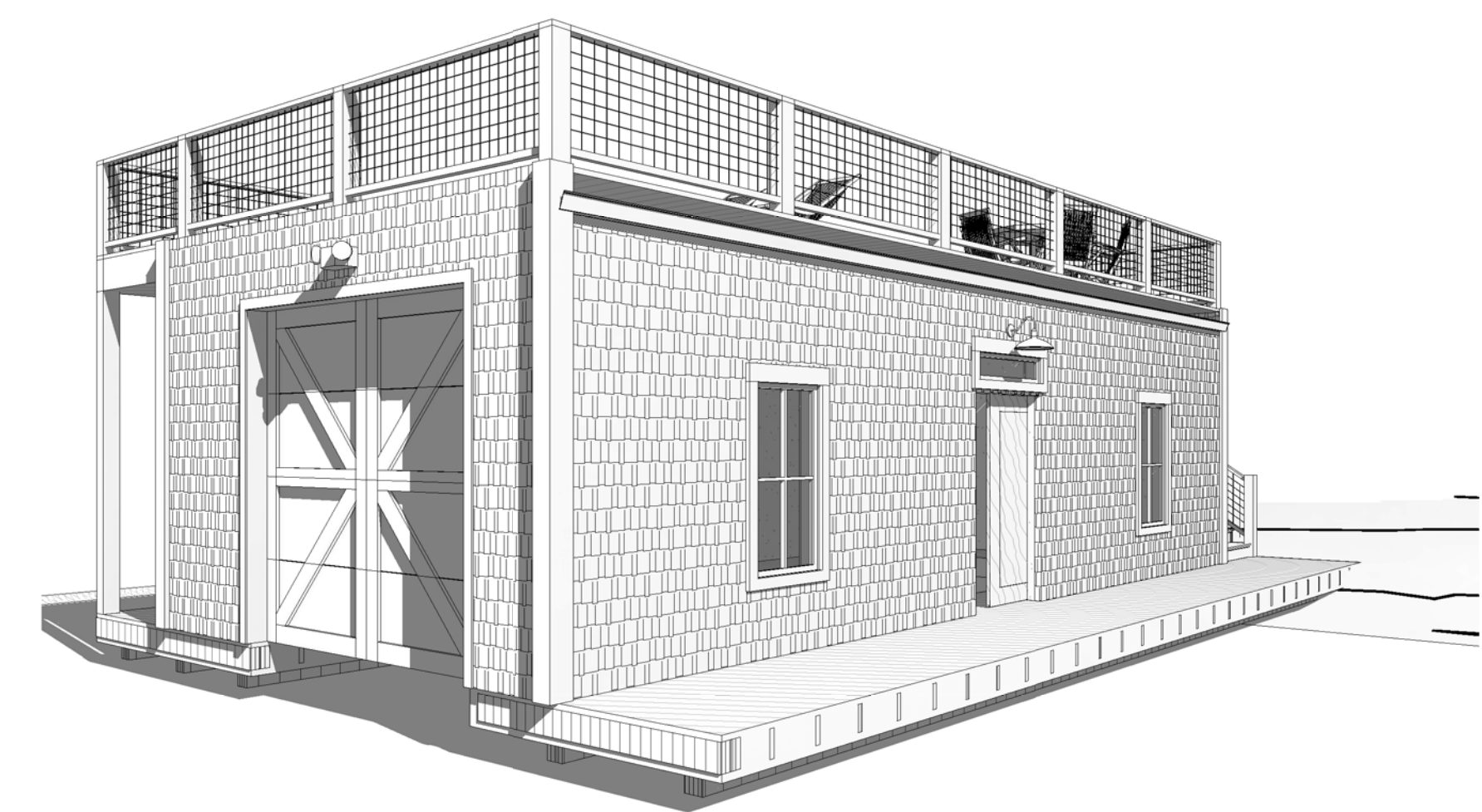
2 ROOF DECK
 SCALE: 1/4" = 1'-0" BACK REF:



4 3D View 2
 SCALE: BACK REF:



5 3D View 3
 SCALE: BACK REF:



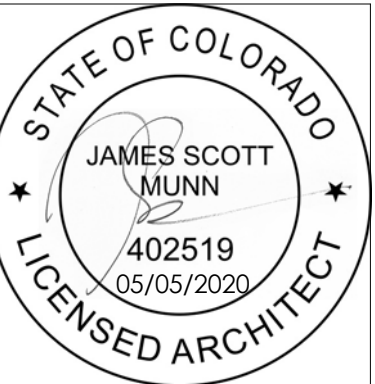
6 3D View 4
 SCALE: BACK REF:

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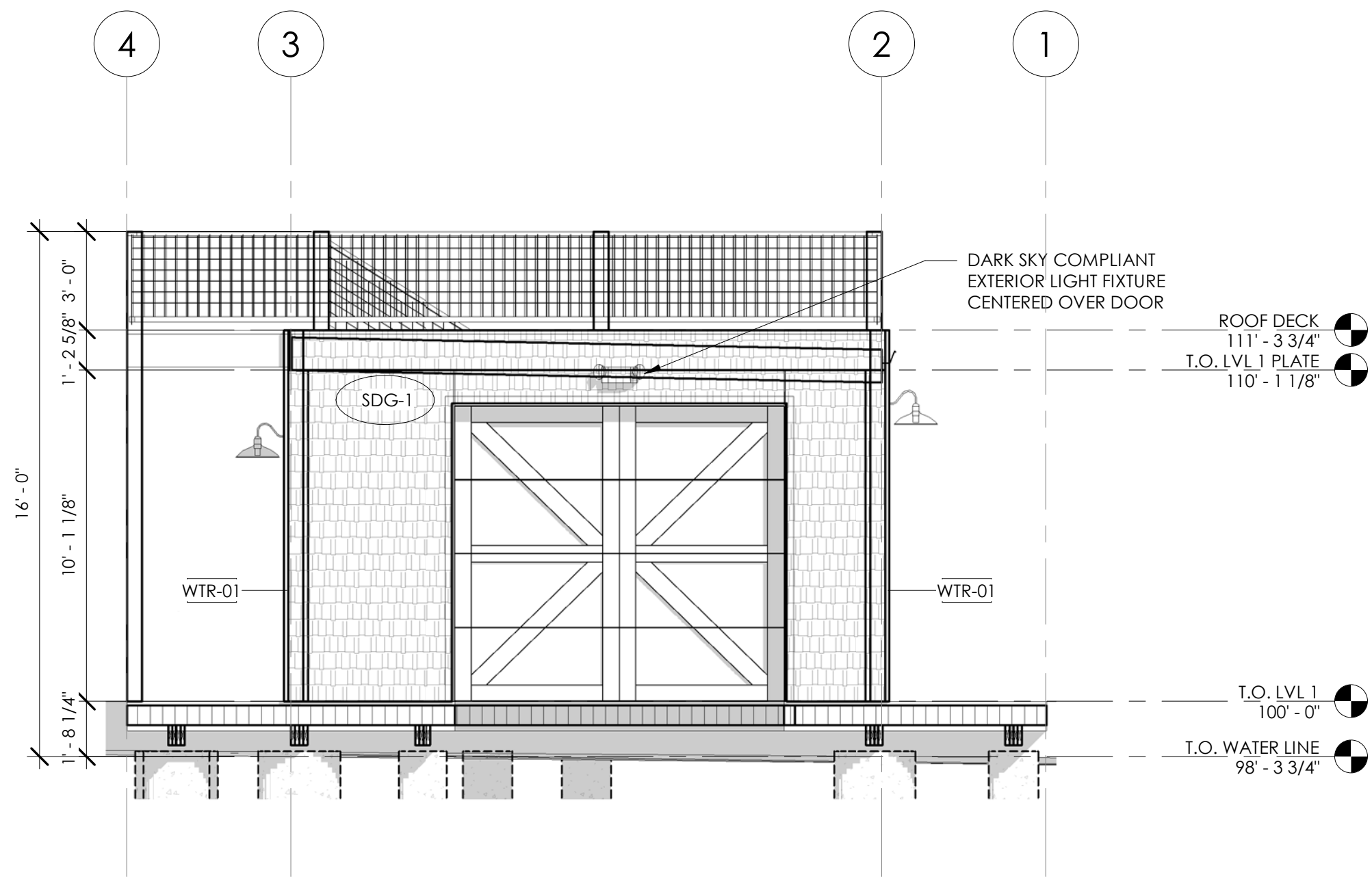
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SHEET TITLE :
 OVERALL FLOOR PLANS

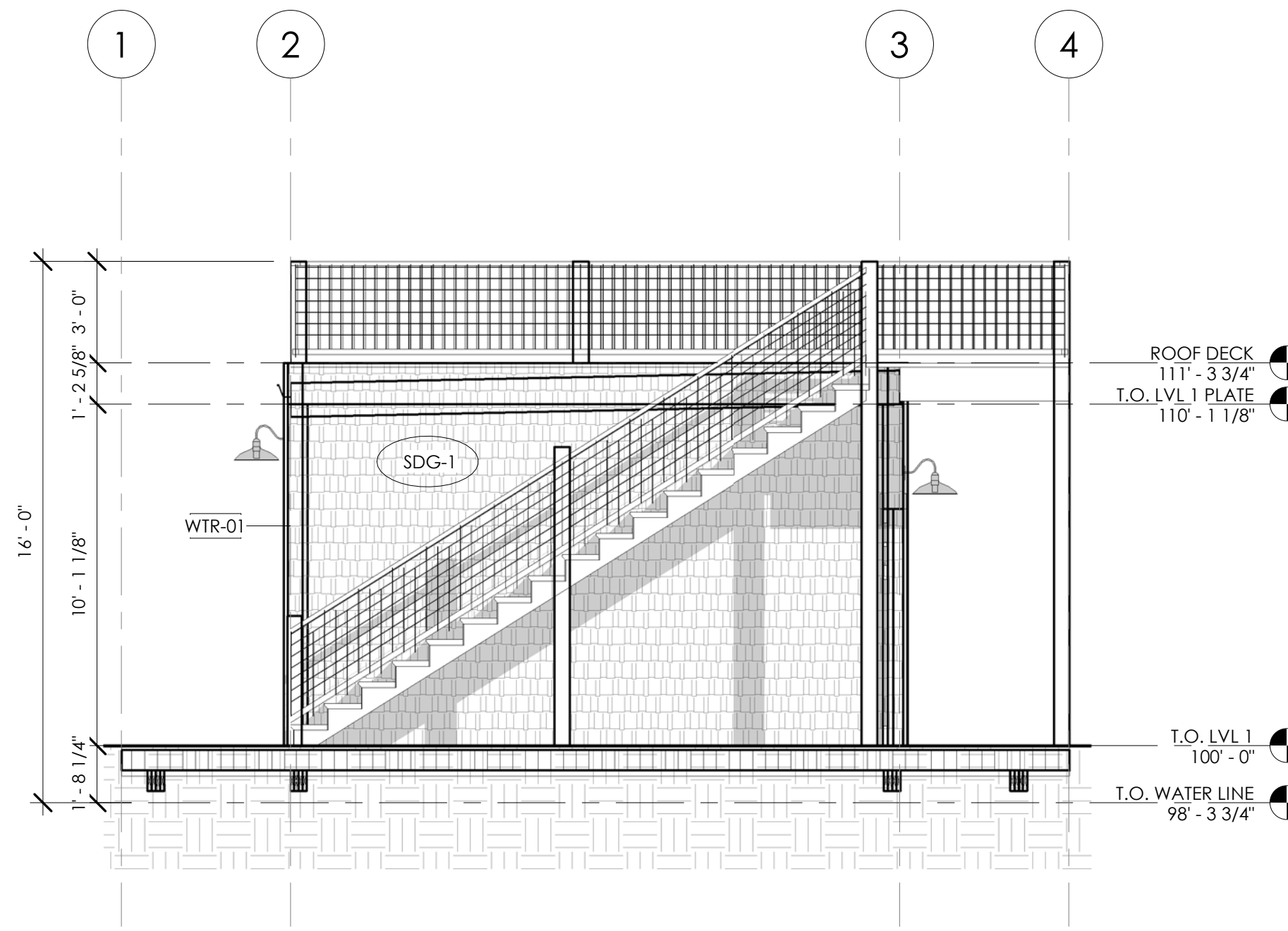
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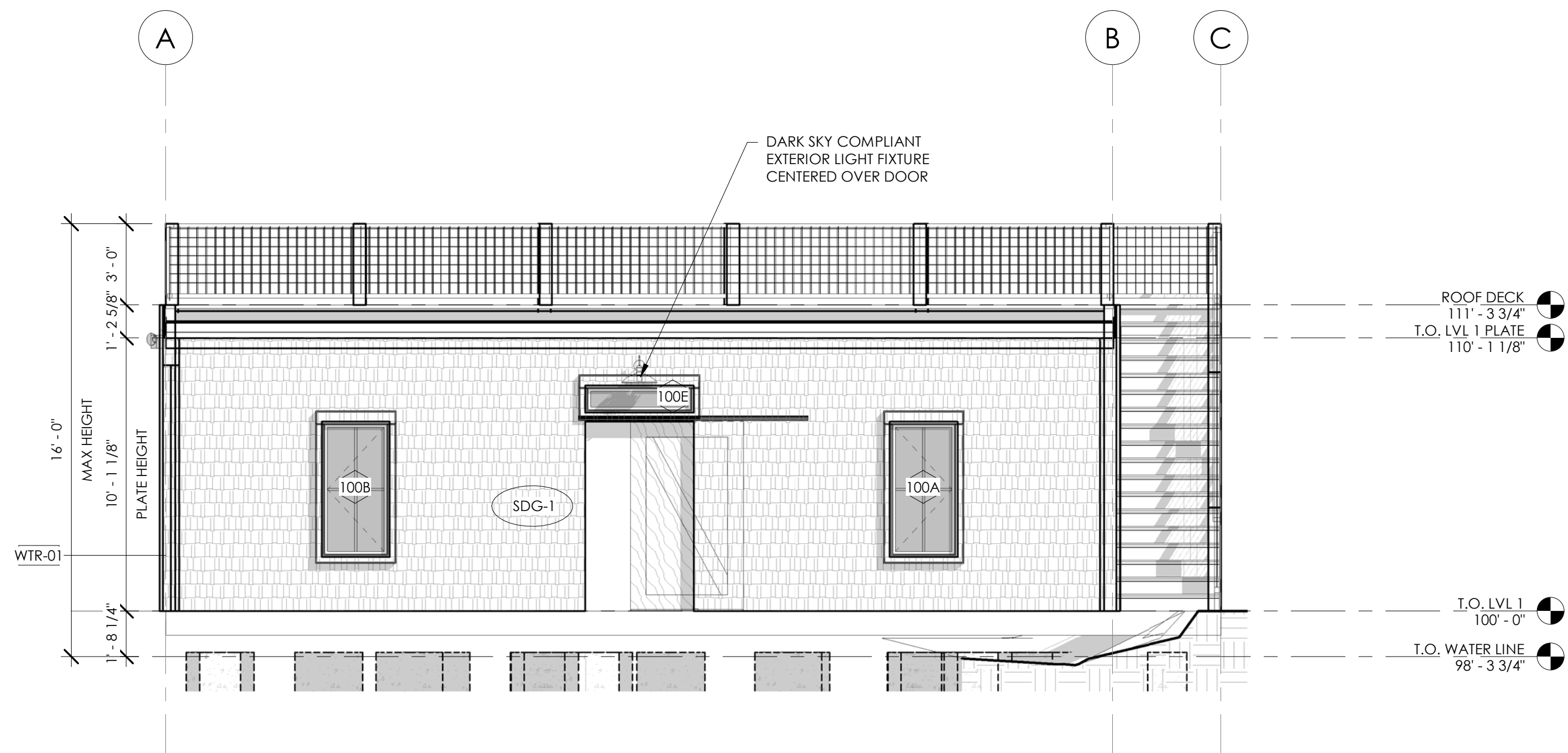
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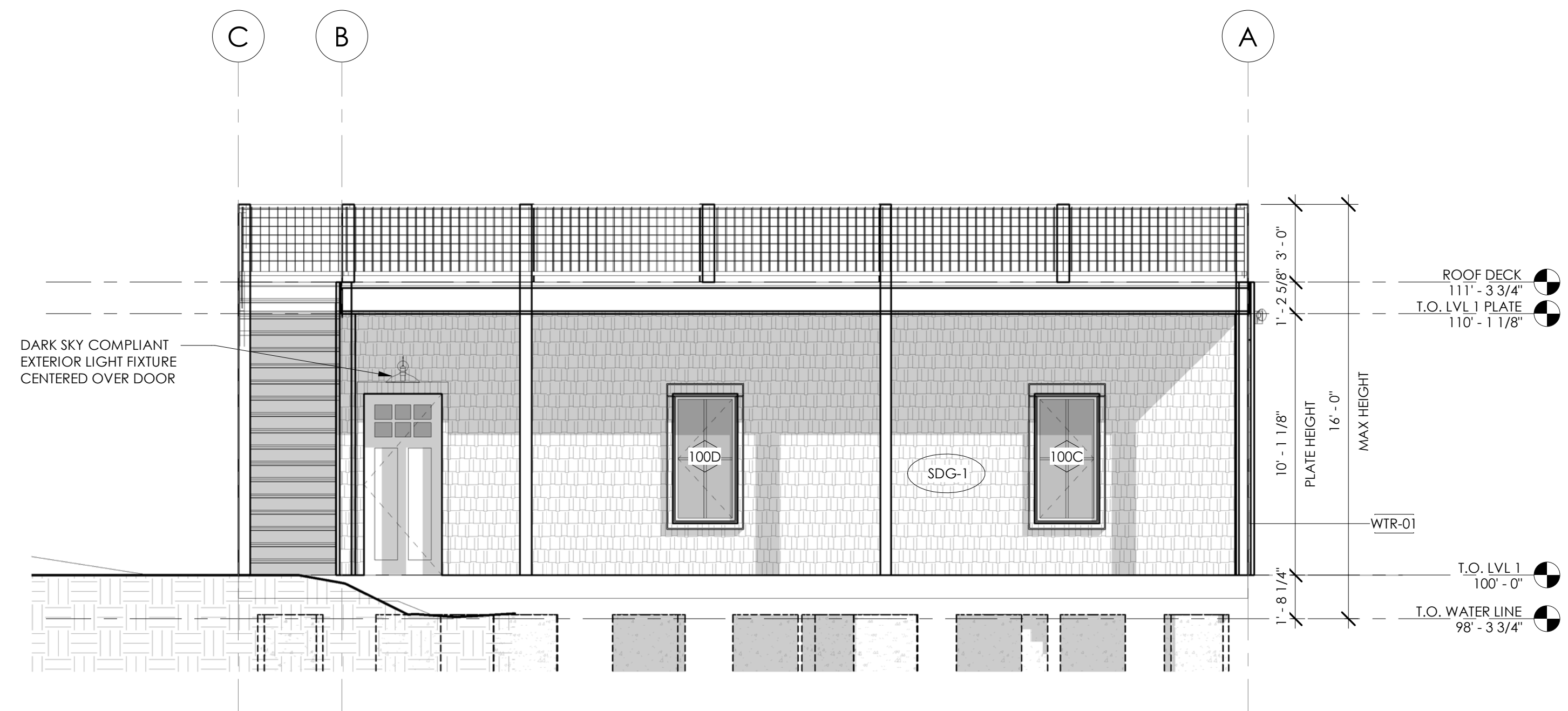
1 OVERALL BUILDING ELEVATION - SOUTH
 A5.01 SCALE: 1/4" = 1'-0" BACK REF: A3.01



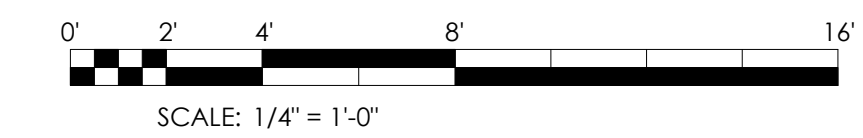
4 OVERALL BUILDING ELEVATION - NORTH
 A5.01 SCALE: 1/4" = 1'-0" BACK REF: A3.01



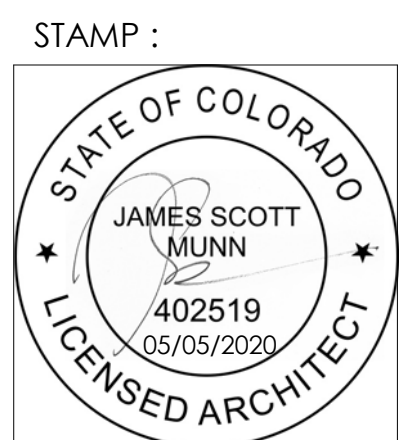
3 OVERALL BUILDING ELEVATION - EAST
 A5.01 SCALE: 1/4" = 1'-0" BACK REF: A3.01



2 OVERALL BUILDING ELEVATION - WEST
 A5.01 SCALE: 1/4" = 1'-0" BACK REF: A3.01



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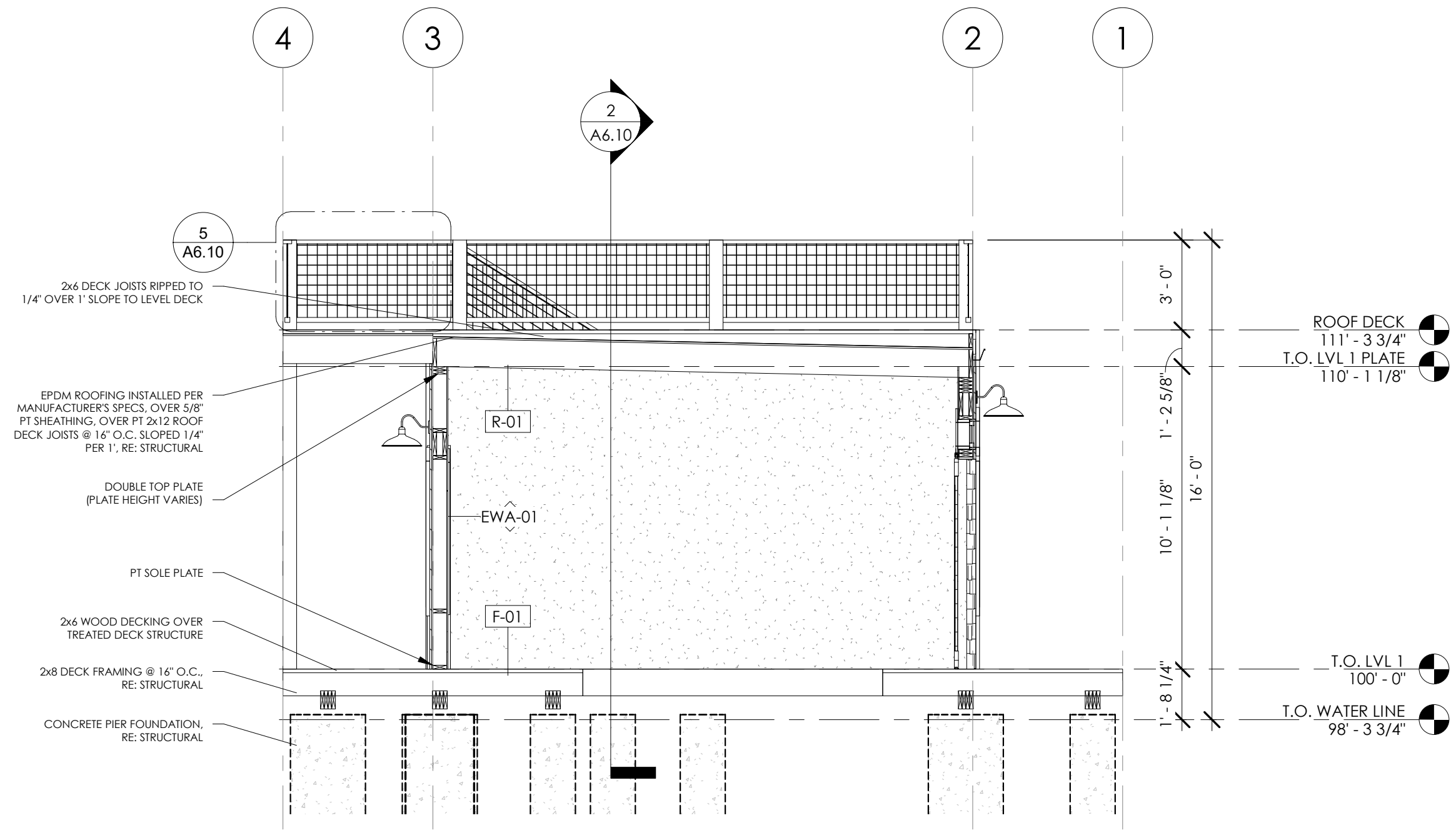


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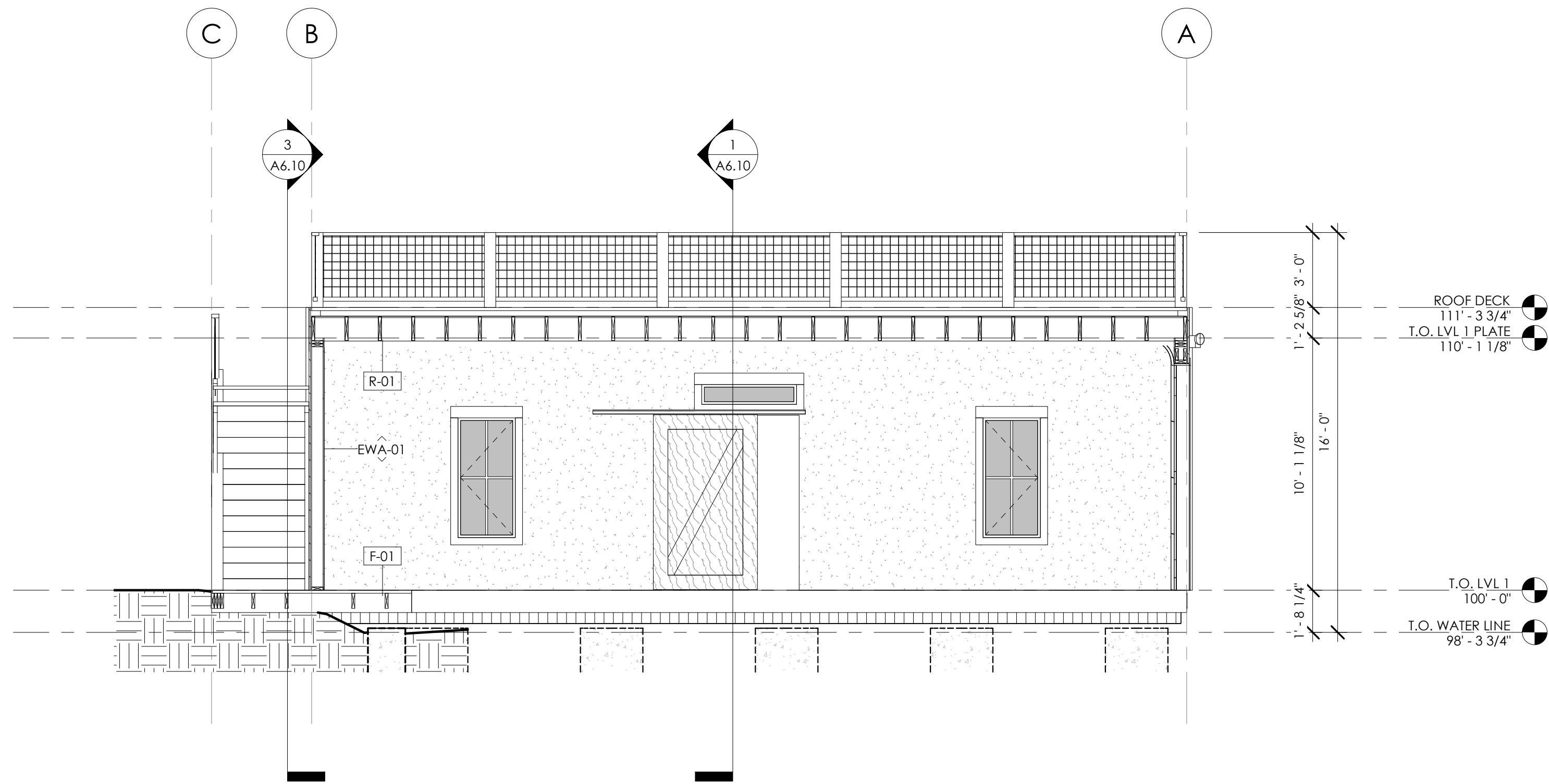
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 OVERALL EXTERIOR ELEVATIONS

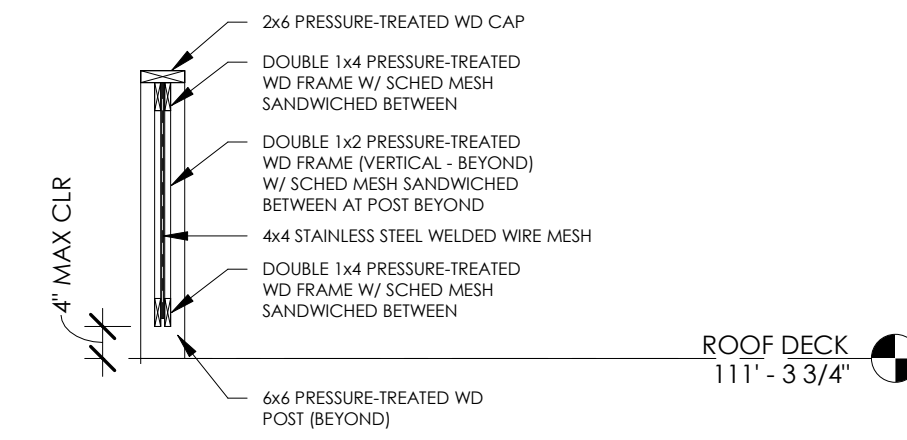
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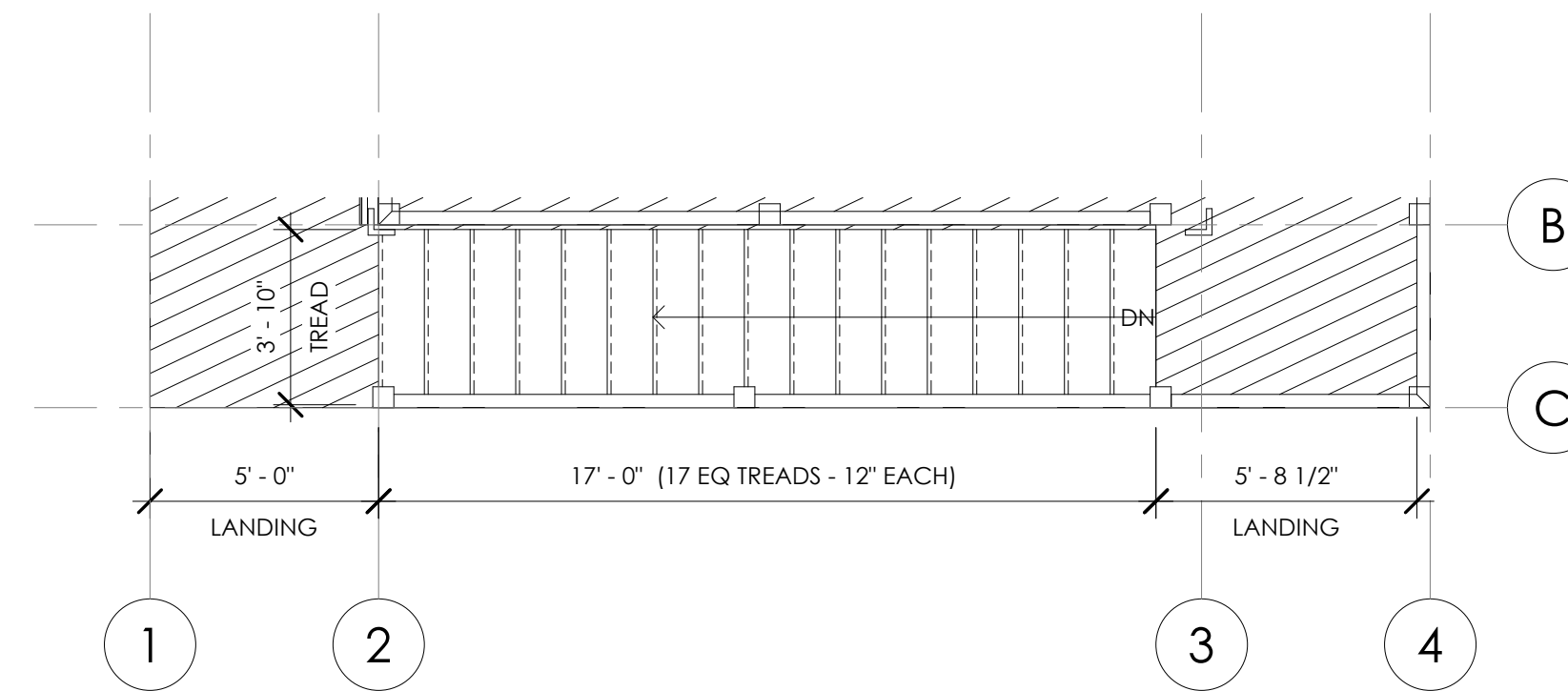
1 SECTION 1
 A6.10 SCALE: 1/4" = 1'-0" BACK REF:



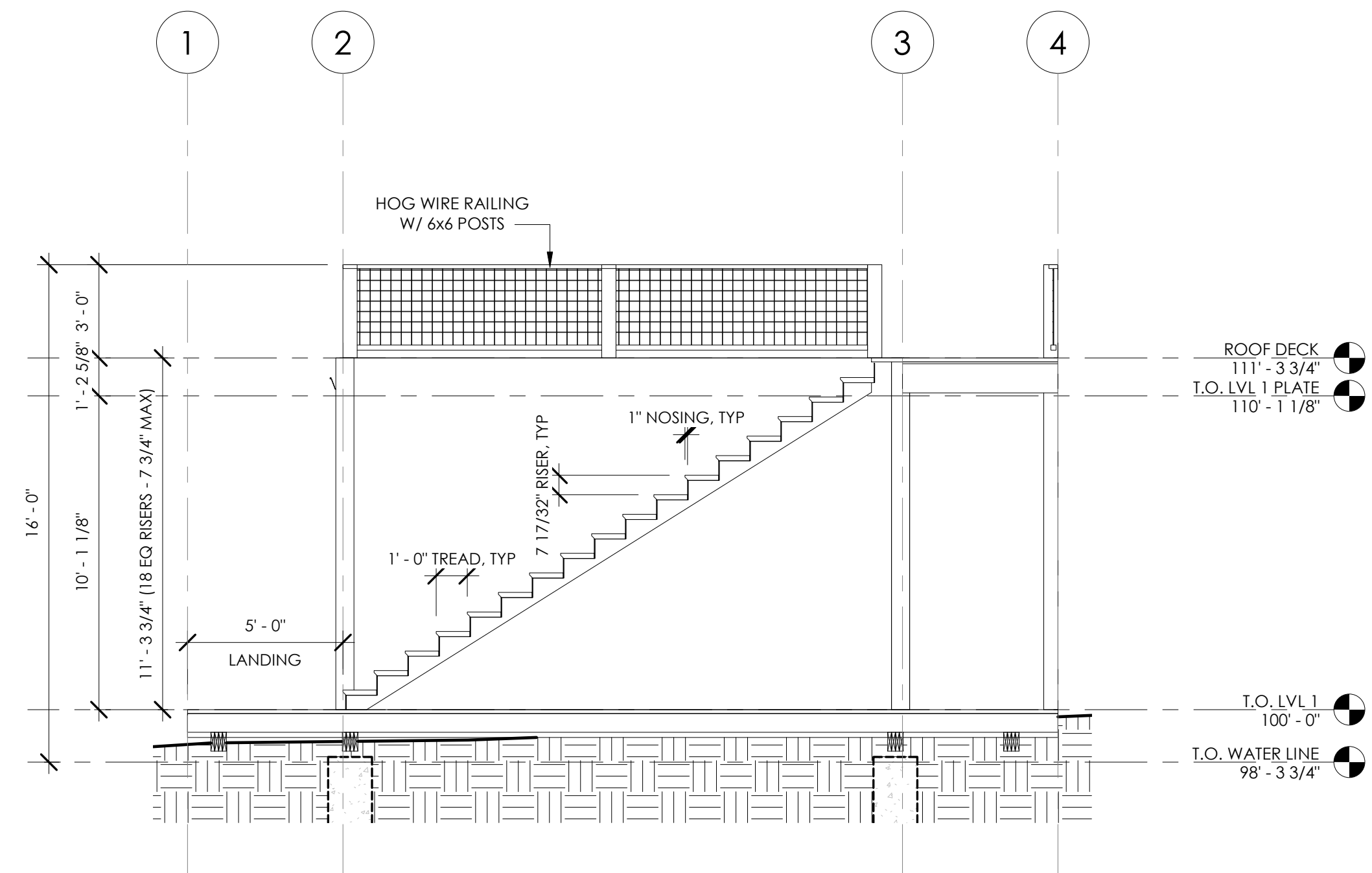
2 SECTION 2
 A6.10 SCALE: 1/4" = 1'-0" BACK REF:



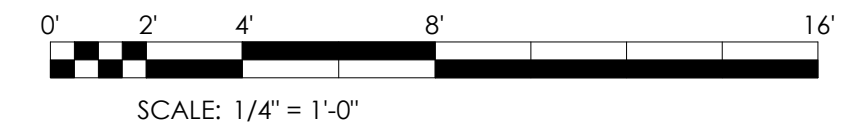
5 SECTION 1 - Callout 1
 A6.10 SCALE: 1/2" = 1'-0" BACK REF:



4 STAIR PLAN
 A6.10 SCALE: 1/4" = 1'-0" BACK REF:



3 STAIR SECTION
 A6.10 SCALE: 1/4" = 1'-0" BACK REF:





STRUCTURAL GENERAL NOTES

- DESIGN LOADS:**
- DESIGN LOADS: 2015 INTERNATIONAL BUILDING CODE, ASCE 7-10
 - RISK CATEGORY: II STANDARD
 - ROOFS:
 - ROOF DEAD LOAD 20 PSF
 - FLAT-ROOF SNOW LOAD, Pf 68 PSF

OCCUPANCY OR USE	UNIFORMLY DISTRIBUTED (PSF)	CONCENTRATED LOAD (LBS)	LIVE LOAD REDUCTION
RESIDENTIAL	40	N/A	NO
BALCONIES & DECKS (COVERED)	60	N/A	NO
BALCONIES & DECKS (UNCOVERED)	Pf	N/A	NO

4. WIND:
- ULTIMATE DESIGN WIND SPEED, V_{ult} , (3-SECOND GUST) 115 MPH
 - NOMINAL DESIGN WIND SPEED, V_{ASD} , (3-SECOND GUST) 90 MPH

FOUNDATION DESIGN:

1. FOUNDATIONS ARE DESIGNED WITHOUT AN ENGINEER'S SOIL INVESTIGATION. THE DESIGN CRITERIA IS ASSUMED FOR PURPOSES OF FOUNDATION DESIGN.

2. GEOTECHNICAL ENGINEER SHALL VERIFY SOIL CONDITIONS AND TYPES DURING EXCAVATION AND PRIOR TO PLACEMENT OF FORMWORK OR CONCRETE.

- FOOTINGS:**
- DESIGN OF FOOTINGS IS BASED ON
 - MAXIMUM ALLOWABLE BEARING PRESSURE 2000 PSF

- REINFORCED CONCRETE:**
- DESIGN IS BASED ON ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
 - CONCRETE WORK SHALL CONFORM TO ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE."
 - STRUCTURAL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

INTENDED USE	EXPOSURE CLASS	f _c PSI 28 DAYS	MAX W/CM RATIO	MAXIMUM AGGREGATE	SLUMP, INCHES (+/- 1")	AIR CONTENT PERCENT (+/- 1.5%)	CEMENT TYPE	ADMIXTURES / COMMENTS
PIER	F2-S0-W0-C1	4500	0.45	3/4" STONE	4	6%	III	

- DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT TIES OR BARS SHOWN TO BE FIELD-BENT, WHICH SHALL BE GRADE 40.
- BARS TO BE WELDED SHALL CONFORM TO ASTM A706.
- UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, LAP BARS 50 DIAMETERS (MINIMUM).
- AT CORNERS AND INTERSECTIONS, MAKE HORIZONTAL BARS CONTINUOUS OR PROVIDE MATCHING CORNER BARS FOR EACH LAYER OF REINFORCEMENT.
- TRIM OPENINGS IN WALLS AND SLABS WITH (2)#5 FOR EACH LAYER OF REINFORCEMENT, FULLY DEVELOPED BY EXTENSION OR HOOK.
- IN CONTINUOUS MEMBERS, SPLICE TOP BARS AT MID-SPAN AND SPLICE BOTTOM BARS OVER SUPPORTS.
- FORM INTERMITTENT SHEAR KEYS AT ALL CONSTRUCTION JOINTS AND AS SHOWN ON THE STRUCTURAL DRAWINGS.
- EXCEPT AS NOTED ON THE DRAWINGS, CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:
 - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - EXPOSED TO EARTH OR WEATHER: 1-1/2"
 - NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 3/4"
- FIBER ADMIXTURE SHALL BE 100% VIRGIN POLYPROPYLENE, FIBRILLATED FIBERS, TYPE III 4.1.3, PERFORMANCE LEVEL ONE, PER ASTM C1116

POST-INSTALLED ANCHORS

- ALL CAST IN PLACE ANCHORS DESIGNED IN ACCORDANCE WITH ACI 318.
- POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
- CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. EXISTING REINFORCING BARS SHALL NOT BE CUT UNLESS APPROVED BY THE EOR.
- ALL ANCHORS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INFORMATION (MPI) IN CONJUNCTION WITH EDGE DISTANCE, SPACING, AND EMBEDMENT DEPTH AS INDICATED ON THE DRAWINGS. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MPI.
- SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. REGISTRATION MUST BE IN THE STATE IN WHICH THE PROJECT IS LOCATED. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL ARRANGE FOR A MANUFACTURER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED, PRIOR TO THE ANCHOR INSTALLATION. A RECORD OF TRAINING SHALL BE KEPT ON SITE AND MADE AVAILABLE TO THE EOR/SPECIAL INSPECTOR AS REQUESTED.
- ADHESIVE ANCHORS INSTALLED IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION THAT SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH AIC/CRSI (ACI 318-11 D 9.2.2, ACI 318-14 17.8.2.2). PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
- ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS (ACI 318-11 D 2.2, ACI 318-14 17.1.2).
- ALL POST INSTALLED ANCHORS SHALL BE INSTALLED IN DRY HOLES THAT HAVE BEEN DRILLED, CLEANED, AND PREPARED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INFORMATION AND THE RESPECTIVE ICC-ES EVALUATION REPORTS.
- PROVIDE SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE BUILDING CODE AND PER THE CURRENT ICC-ES REPORT (IBC 2012/2015 TABLE 1705.3 NOTE B).

GN-CONCRETE POST INSTALLED ANCHORS				
ANCHOR TYPE	DEWALT	HILTI	SIMPSON	
EXPANSION	POWER-STUD+ SD2 (ICC ESR-2502)	KWIK BOLT TZ (ICC ESR-1917)	STRONG-BOLT 2 (ICC ESR-3037)	
CONCRETE SCREW	SCREW-BOLT+ (ICC ESR 3889)	KWIK HUS-EZ (ICC ESR-3027)	TITEN HD (ICC ESR 2713)	
ADHESIVE	AC208+ (ICC ESR-4027)	HIT-HY 200 (ICC ESR-3187)	AT-XP (UES ER-263)	

WOOD SHEATHING:

- PLYWOOD AND ORIENTED STRAND BOARD (OSB) FLOOR AND ROOF SHEATHING SHALL BE APA RATED WITH STAMP INCLUDING APA TRADEMARK AND PANEL SPAN RATING.
 - MINIMUM FLOOR SHEATHING: 23/32" APA STURD-I-FLOOR RATED 24 INCH O.C. TONGUE & GROOVE, GLUED AND NAILED
 - MINIMUM ROOF SHEATHING: 15/32" OSB OR CDX PLYWOOD, APA 32/16, NAILED.
 - MINIMUM WALL SHEATHING: 7/16" OSB OR CDX PLYWOOD, APA 24/16, BLOCKED AND NAILED.
- NAIL WALL SHEATHING WITH MINIMUM 8D COMMON OR 10D BOX AT 6" AT PANEL EDGES, AND 12" AT INTERMEDIATE FRAMING EXCEPT AS NOTED. BLOCK AND NAIL ALL EDGES BETWEEN STUDS.
- MINIMUM (3) 8D NAILS PER STUD. NAIL ALL PLATES USING EDGE NAIL SPACING INDICATED.
- SHEATH ALL EXTERIOR WALLS. SHEATH INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS.
- SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN "L" AND "T" SHAPES AROUND OPENINGS. LAP SHEATHING OVER SINGLE 2X PLATE MEMBER AT RIM JOIST. AT RIM JOIST PROVIDE A MINIMUM OF 3" BETWEEN SHEATHING EDGE AND TOP/BOTTOM EDGE OF RIM.
- MINIMUM HEIGHT OF SHEATHING PANELS SHALL BE 16" TO ENSURE THAT PLATES ARE TIED TO STUDS.
- ALL SHEATHING SHEETS SHALL HAVE 1/8" GAP AT ALL EDGES AND JOINTS.
- FULLY NAIL FLOOR SHEATHING IMMEDIATELY AFTER GLUING (DO NOT SPOT NAIL).
- PROVIDE (1) PANEL SHEATHING CLIP AT ALL UNSUPPORTED ROOF SHEATHING PANEL EDGES. WHERE SPANS ARE GREATER THAN 32" PROVIDE (2) CLIPS.

CORROSION CONTROL:

- ALL STEEL MEMBERS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED PER ASTM A123.
- FASTENERS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR ASTM B695 CLASS 50 (A490 BOLTS SHALL NOT BE HOT DIPPED GALVANIZED). STAINLESS STEEL FASTENERS AND HARDWARE MAY ALSO BE USED.
- ALL FIELD CUT OR DAMAGED SURFACES, FIELD WELDED AREAS AND AUTHORIZED NON-GALVANIZED MEMBERS AS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE REPAIRED WITH (2) COATS OF A 95% ZINC RICH PAINT PER ASTM A780 (ZRC PREFERRED).

STRUCTURAL WOOD FRAMING:

- IN-GRADE BASE VALUES HAVE BEEN USED FOR DESIGN.
- DIMENSIONAL LUMBER FRAMING SHALL BE S4S HEM FIR NO. 2 AND BETTER UNO.
- SOLID TIMBER BEAMS AND POSTS SHALL BE DOUGLAS FIR-LARCH NO. 1 AND BETTER UNO.
- STUDS SHALL BE HEM FIR NO. 2 AND BETTER UNO.
- TOP AND BOTTOM PLATES SHALL BE HEM-FIR NO. 2 AND BETTER UNO.
- ALL LUMBER SHALL BE 19% MAXIMUM MOISTURE CONTENT AT THE TIME OF INSTALLATION UNO.
- ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE. PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARDS U1 AND M4. TREATMENTS SHALL HAVE NO AMMONIA ADDED AND SHALL BE THE FOLLOWING USE CATEGORY:
 - UC2 AT INTERIOR
 - UC3B AT EXTERIOR WITH NO GROUND CONTACT
 - UC4B AT EXTERIOR WITH GROUND CONTACT
- FASTENERS FOR USE WITH TREATED WOOD SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH IBC SECTION 2304.9.5.
- ALL CONNECTORS USED WITH PRESSURE-TREATED MATERIAL SHALL BE STAINLESS STEEL ASTM 304 OR 316, OR HAVE A SIMPSON Z-MAX (G185) OR HDG COATING. STANDARD COATING (G90) IS ACCEPTABLE AT INTERIOR CONDITIONS WITH NON PRESSURE-TREATED LUMBER ONLY. CONNECTORS ARE TO BE IN ACCORDANCE WITH ASTM A653 OR ASTM 123.
- ALL IRON AND STEEL PRODUCTS ATTACHED TO TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 OR SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED ON THE STRUCTURAL DRAWINGS.
- ALL BOLTS SHALL BE RETIGHTENED PRIOR TO CLOSING IN OF WALLS, FLOORS, AND ROOFS.
- ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND/OR NUT. UNO.
- METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR EQUAL CODE APPROVED CONNECTORS AND INSTALLED WITH ALL HOLES FILLED (ROUND AND TRIANGULAR) WITH THE MAXIMUM SIZE NAIL RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM RATED CAPACITY.
- CONNECTOR BOLTS AND LAG SCREWS SHALL CONFORM TO ANSII/ASME B18.2.1 AND ASTM SAE J429 GRADE 1.
- NAILS AND SPIKES SHALL CONFORM TO ASTM F1667.
- WOOD SCREWS SHALL CONFORM TO ANSII/ASME B18.5.1.
- LEAD HOLES FOR LAG SCREWS SHALL BE 40%-70% OF THE SHANK DIAMETER AT THE THREADED SECTION AND EQUAL TO THE SHANK DIAMETER AT THE UNTHREADED SECTION.
- CONVENTIONAL LIGHT FRAMING SHALL COMPLY WITH IBC SECTION 2308.
- COLUMNS / MULTIPLE STUDS IN BEARING WALLS SUPPORTING ALL BEAMS AND HEADERS SHALL OCCUR CONTINUOUSLY THROUGH EACH FLOOR LEVEL DOWN TO THE FOUNDATION OR ANOTHER SUPPORT BEAM. SOLID SQUASH BLOCKING EQUIVALENT IN AREA TO THE COLUMN/MULTIPLE STUDS ABOVE SHALL BE PROVIDED WITHIN THE JOIST SPACE BENEATH THE COLUMN/MULTIPLE STUDS.
- ALL BEAMS AND TRUSSES SHALL BE BRACED AGAINST ROTATION AT POINTS OF BEARING.
- 2X BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS, UNO.
- CROSS-BRIDGING OR SOLID BLOCKING SHALL BE PROVIDED AT 6'-0" MAX. FOR ALL JOISTS AND RAFTERS MORE THAN 10' IN DEPTH, 2X3 OR APPROXIMATE METAL MAY BE USED.
- PROVIDE A MINIMUM OF (3) STUDS AT EACH CORNER, UNO.
- ALL JOISTS AND BEAMS (EXCLUDING I-JOISTS) SHALL BE SEAT-CUT FOR FULL UNIFORM BEARING AT SUPPORTS, SEATS, CAPS, ETC.
- VENTING IS REQUIRED IN ALL ENCLOSED ROOF AND CRAWL SPACE FRAMING CAVITIES, SEE ARCHITECTURAL DRAWINGS.
- EXCEPT AS NOTED OTHERWISE, MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN IBC TABLE 2304.9.1.
- ALL MULTIPLE MEMBER BEAMS SHALL BE NAILED TOGETHER WITH MAX NUMBER OF 10D NAILS VERTICALLY @ 3" AND HORIZONTALLY @ 12" PER PLY.
- TONGUE AND GROOVE DECKING SHALL BE INSTALLED IN ACCORDANCE WITH THE "STANDARD FOR TONGUE AND GROOVE HEAVY TIMBER ROOF DECKING", AITC 112, WHERE DECKING MUST BE NAILED FROM THE BOTTOM SIDE, USE (2) 16D GALVANIZED FINISH NAILS AT EACH SUPPORT, COUNTERSUNK AND FILLED.
- ALL ROOF RAFTERS, JOISTS, TRUSSES, AND BEAMS SHALL BE ANCHORED TO SUPPORTS WITH #2.5A METAL FRAMING ANCHORS UNO. PROVIDE (2) WITHIN 4'-0" OF ALL CORNERS.

FIELD VERIFICATION OF EXISTING CONDITIONS

- THE GENERAL CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY THE EXISTING STRUCTURE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REPORT ANY VARIATIONS OR DISCREPANCIES TO THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:

- THE STRUCTURAL DRAWINGS ILLUSTRATE AND DESCRIBE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED, CONNECTED, AND/OR BRACED.
- THE STRUCTURAL DRAWINGS ILLUSTRATE TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE GENERAL CONTRACTOR. DETAILS SHOWN APPLY AT ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED. ALTHOUGH DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT EVERY DETAIL IS ILLUSTRATED AND NOT EVERY EXCEPTIONAL CONDITION IS ADDRESSED.
- ALL PROPRIETARY CONNECTIONS AND ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.
- ALL WORK SHALL BE ACCOMPLISHED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE APPLICABLE CODES AND LOCAL ORDINANCES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, INCLUDING LAYOUT AND DIMENSION VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF SUBCONTRACTORS. ANY DISCREPANCIES OR OMISSIONS DISCOVERED IN THE COURSE OF THE WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR RESOLUTION.
- CONTINUATION OF WORK WITHOUT NOTIFICATION OF DISCREPANCIES RELIEVES THE ARCHITECT AND STRUCTURAL ENGINEER FROM ALL CONSEQUENCES.
- UNLESS OTHERWISE SPECIFICALLY INDICATED, THE STRUCTURAL DRAWINGS DO NOT DESCRIBE METHODS OF CONSTRUCTION.
- THE GENERAL CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO TEMPORARY BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.
- TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND ANY OTHER SUPPORTING ELEMENTS ARE IN PLACE.
- THE ARCHITECT AND STRUCTURAL ENGINEER BEAR NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTIONS OF THESE ITEMS.

PRECAUTIONARY NOTES ON STRUCTURAL BEHAVIOR:

- INTERIOR ARCHITECTURAL FINISH DETAILING MUST ACCOMMODATE THE RELATIVE DIFFERENTIAL MOVEMENTS OF SUPPORTING STRUCTURAL ELEMENTS.
- WHERE THE ROOF FRAMING ELEMENT SPANS ARE LONG, APPLIED LOADING WILL NATURALLY CAUSE SUBSTANTIAL DEFLECTION. INTERIOR ELEMENTS HUNG FROM THE ROOF STRUCTURE WILL DEFLECT WITH THE ROOF.
- THE FLOOR IS A FLOATING CONCRETE SLAB-ON-GRADE AND MAY EXPERIENCE MOVEMENTS INDEPENDENT OF THE STRUCTURAL FOUNDATIONS. INTERIOR ELEMENTS SUPPORTED ON THE SLAB-ON-GRADE FLOOR WILL MOVE WITH THE FLOOR. INTERIOR ELEMENTS SUPPORTED ON FOUNDATIONS AND COLUMNS WILL NOT EXPERIENCE SIMILAR OR MEASURABLE MOVEMENTS.
- EXTERIOR/PERIMETER WALL ASSEMBLIES HUNG FROM THE EDGE OF THE BUILDING STRUCTURE WILL BE DIRECTLY AFFECTED (TO SOME DEGREE) BY CHANGES IN EXTERNAL TEMPERATURE AND FLOOR DEFLECTION.
- EXTERIOR/PERIMETER AND INTERIOR ARCHITECTURAL FINISH DETAILS SHOULD ALLOW FOR RELATIVE MOVEMENTS BETWEEN ELEMENTS WITH DIFFERENT SUPPORT CONDITIONS.

LETTERS OF CONSTRUCTION COMPLIANCE:

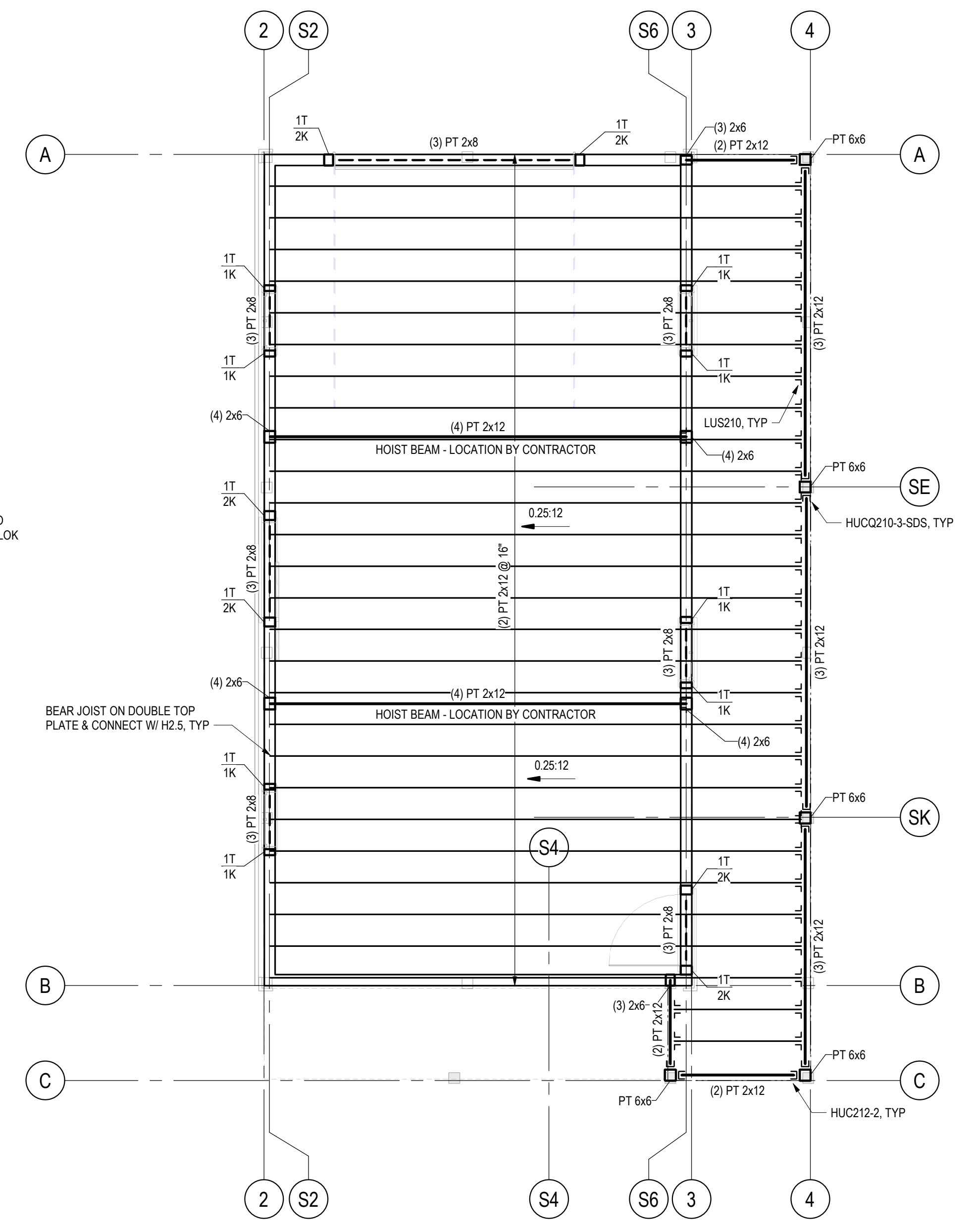
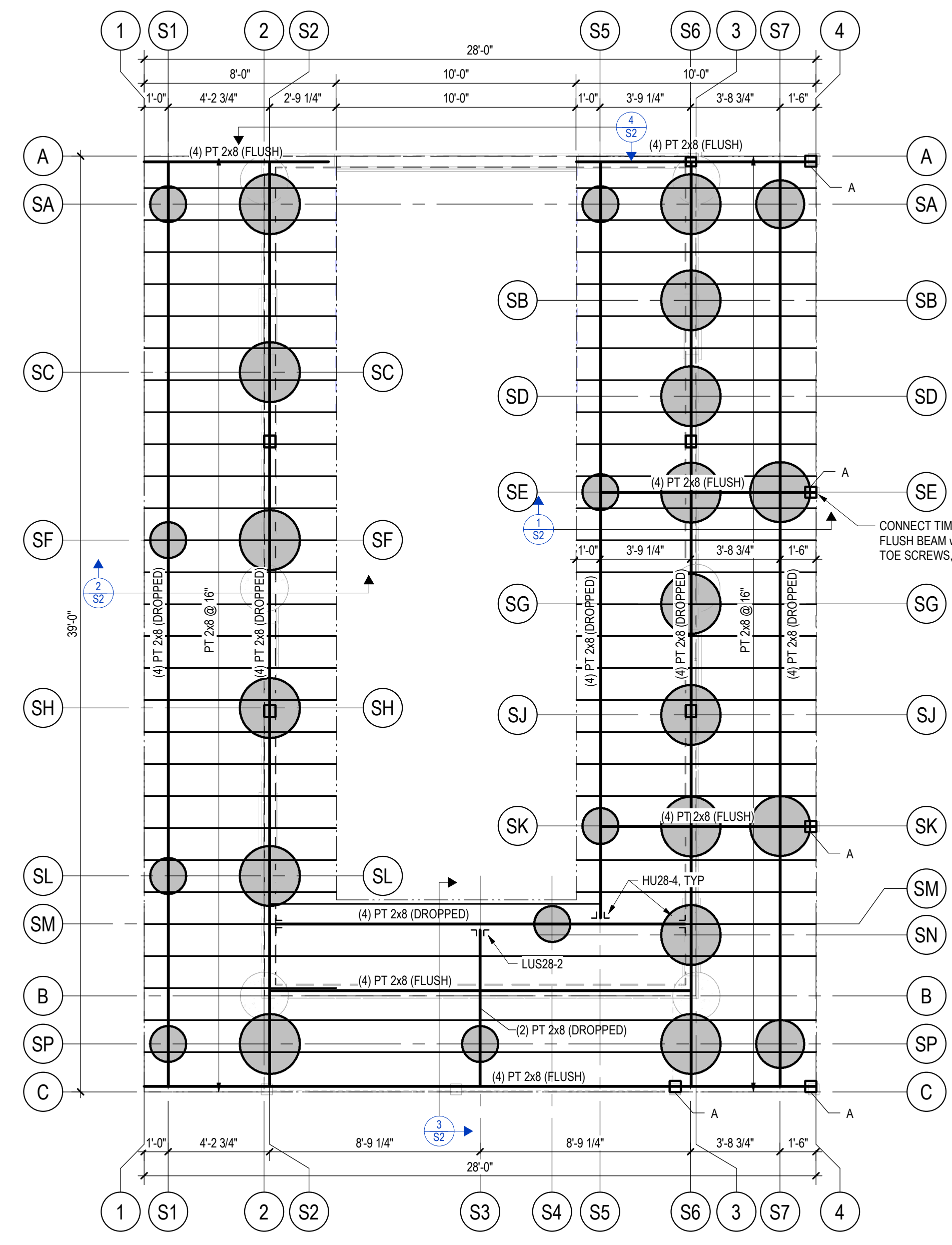
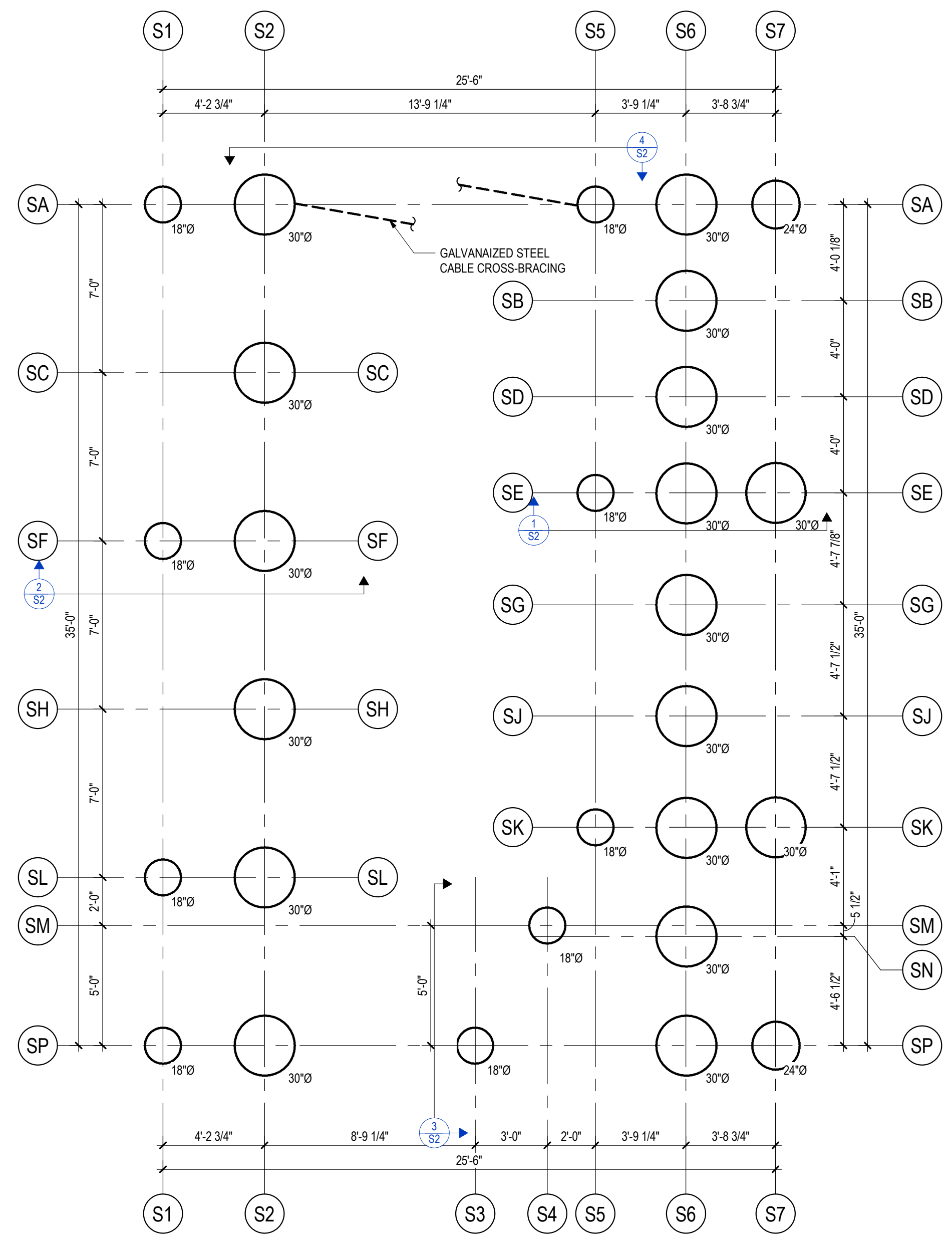
- THE GENERAL CONTRACTOR SHALL DETERMINE FROM THE LOCAL BUILDING AUTHORITY, AT THE TIME THE BUILDING PERMIT IS OBTAINED, WHETHER ANY LETTERS OF CONSTRUCTION COMPLIANCE WILL BE REQUESTED FROM THE STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ALL SUCH REQUIREMENTS IN WRITING PRIOR TO THE START OF CONSTRUCTION.
- TWO-DAY ADVANCE NOTICE SHALL BE GIVEN WHEN REQUESTING SITE VISITS NECESSARY AS THE BASIS FOR THE COMPLIANCE LETTER.
- THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF ALL THIRD-PARTY TESTING AND INSPECTION REPORTS TO THE ARCHITECT AND STRUCTURAL ENGINEER A MINIMUM OF ONE WEEK PRIOR TO THE DATE THAT THE COMPLIANCE LETTER IS NEEDED.

No.	Date	Issued by	Revision Description



Designed by	ETV
Checked by	CMK
Job #	20079
Date	4/22/20
Issue	CONSTRUCTION

STRUNA BOATHOUSE
 536 Cairns Ave.
 Grand Lake, CO 80447

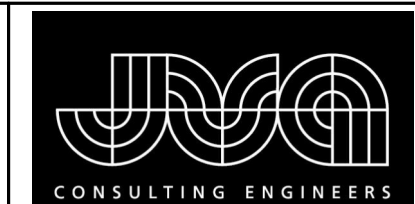


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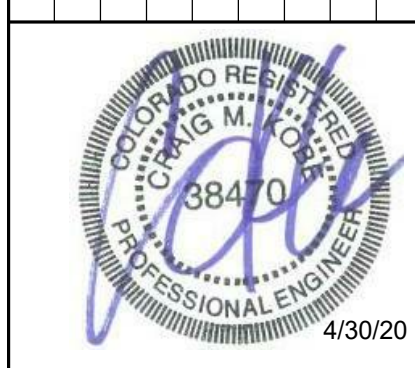
JVA, Incorporated Post Office Box 1860
47 Cooper Creek Way Winter Park, CO
Zip Code 80482 Phone: 970.722.7677
Fax: 970.722.7679 E-mail: info@jvajva.com

Revision Description

Issued by

Date

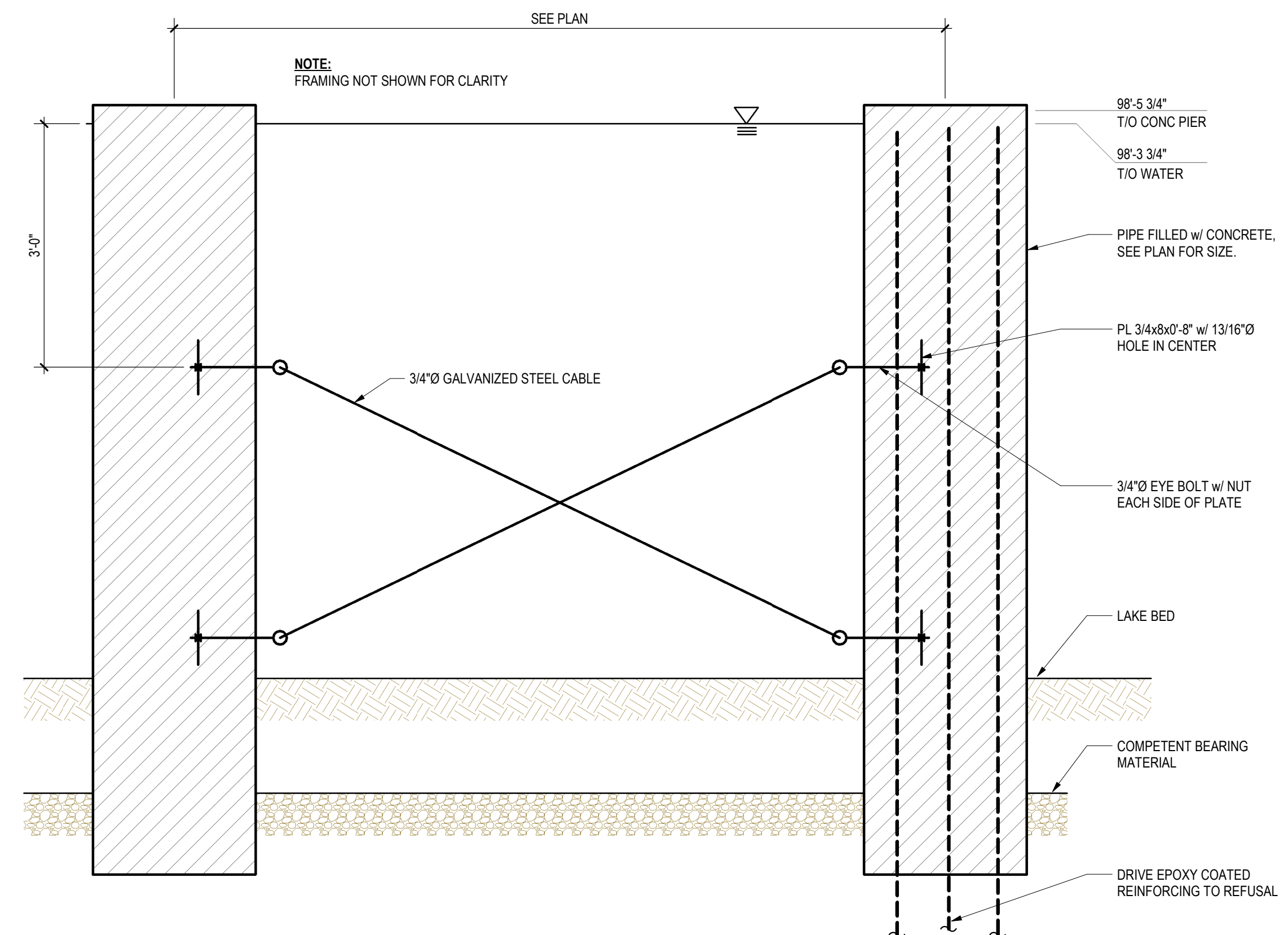
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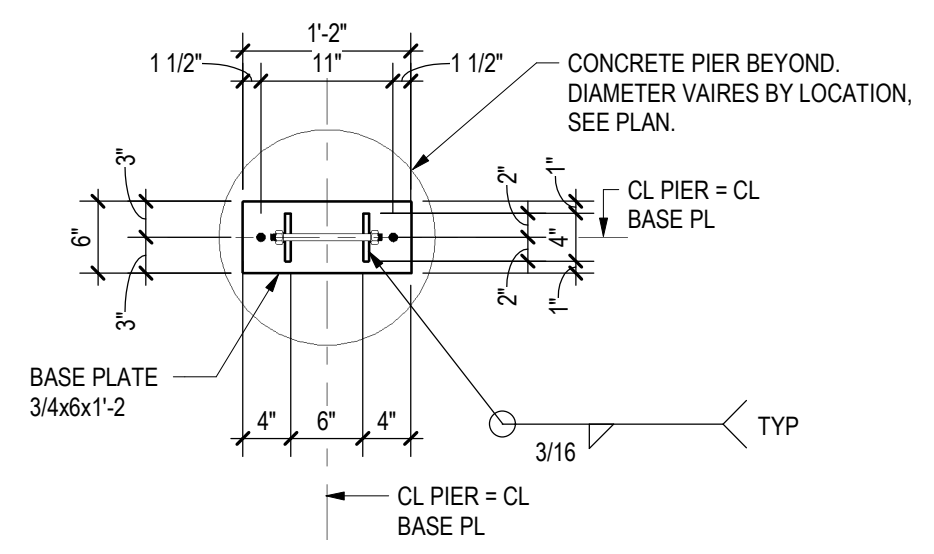
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Checked by CMK
Job # 20079
Date 4/22/20
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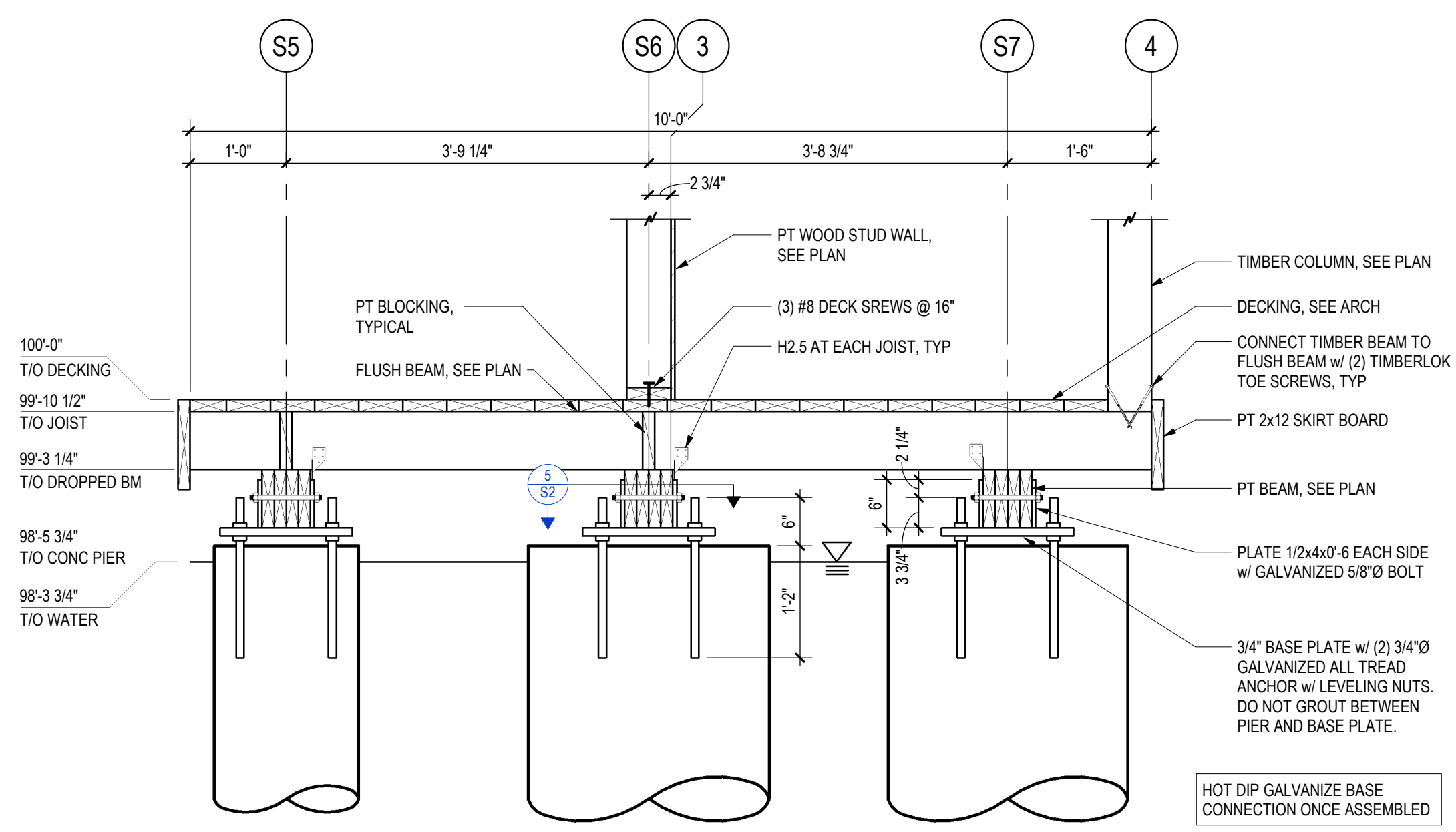
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S2



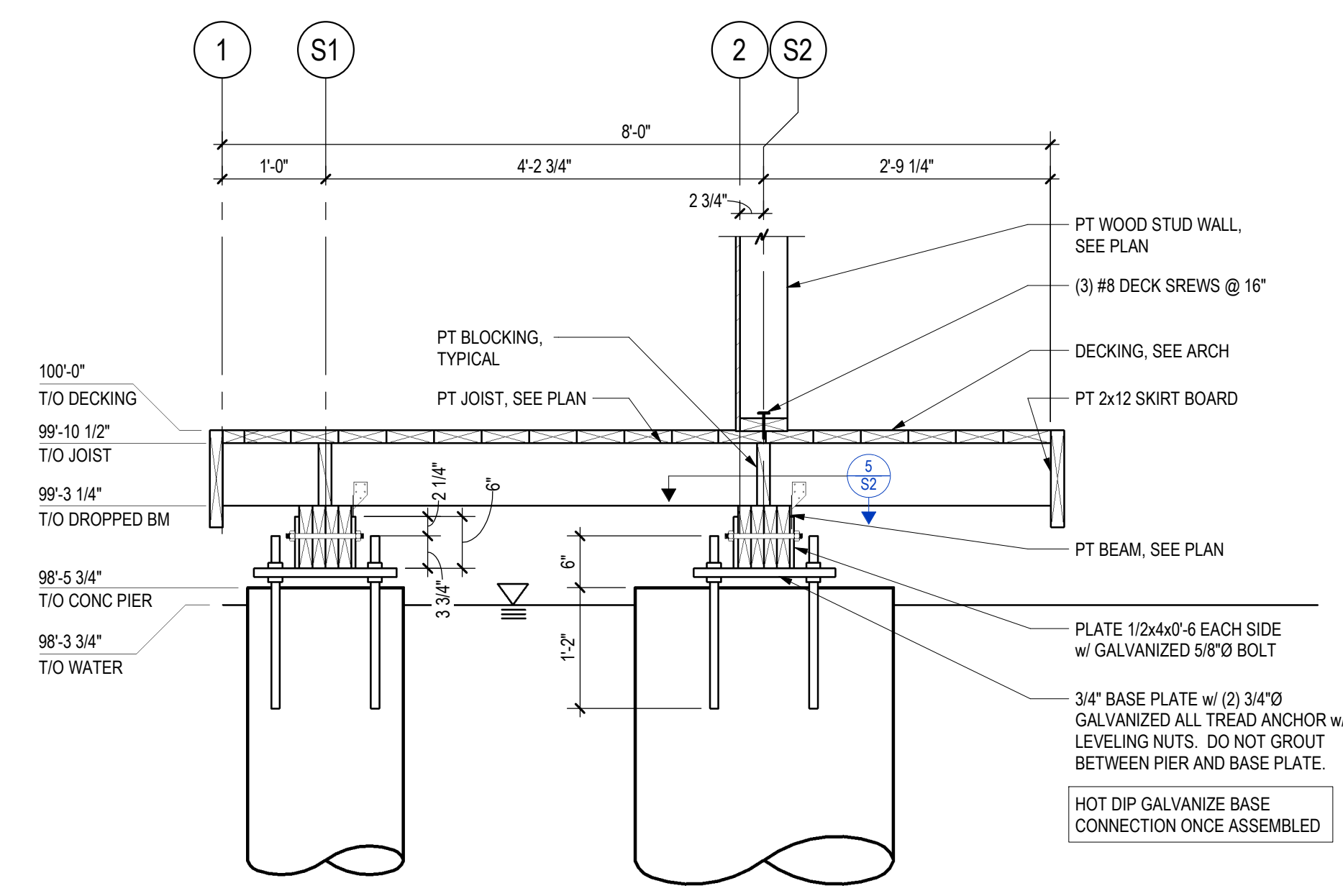
4 SECTION
S2 3/4" = 1'-0"
0 6" 1' 2' 3'



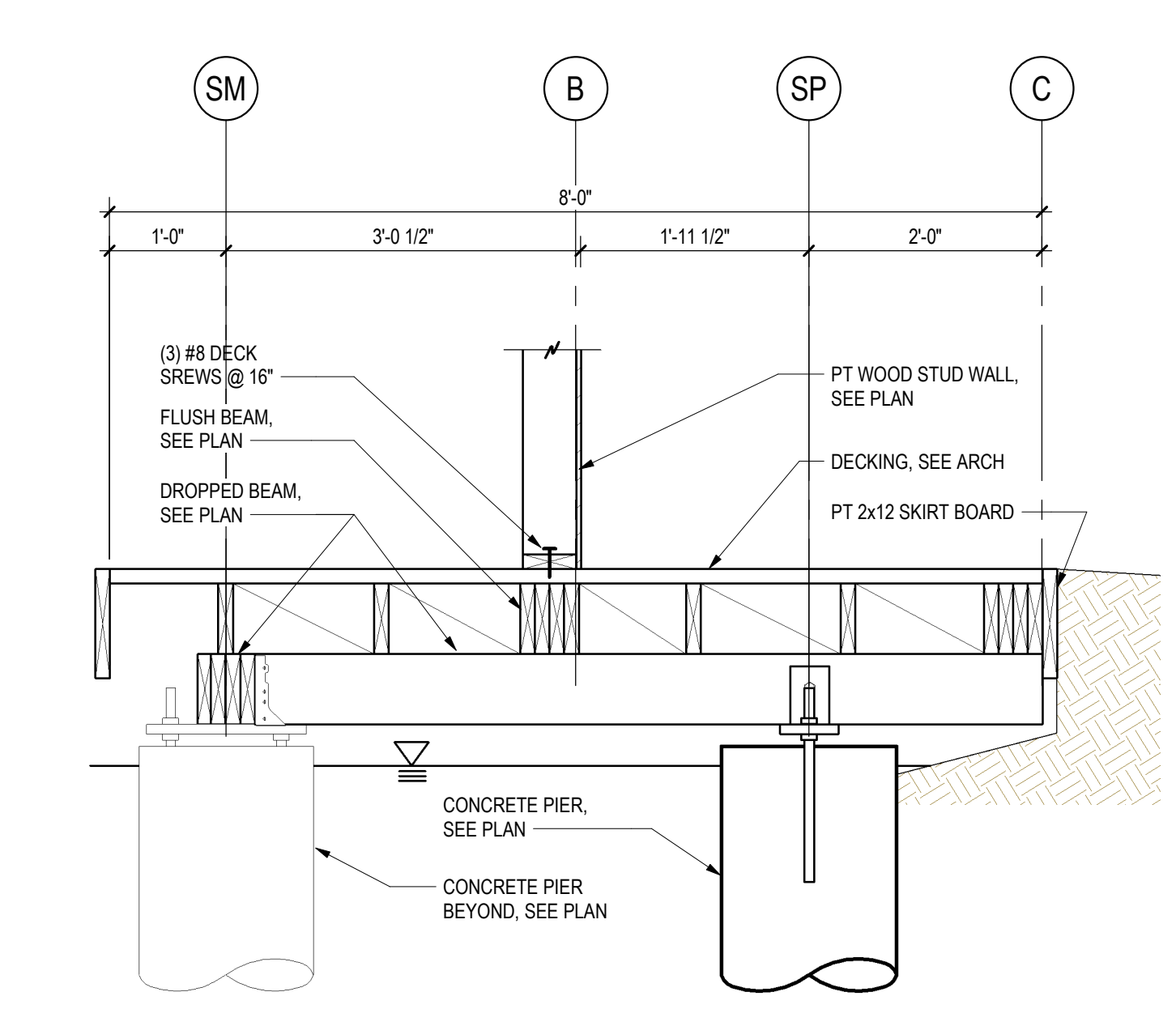
5 SECTION
S2 3/4" = 1'-0"
0 6" 1' 2' 3'



1 SECTION
S2 3/4" = 1'-0"
0 6" 1' 2' 3'



2 SECTION
S2 3/4" = 1'-0"
0 6" 1' 2' 3'



3 SECTION
S2 3/4" = 1'-0"
0 6" 1' 2' 3'



2017 Regional Conditions to Nationwide Permits in the State of Colorado

**U.S. Army Corps of Engineers
Albuquerque District
Omaha District
Sacramento District**

Regional Conditions Applicable to Specific Nationwide Permits within the State of Colorado

1. Nationwide Permit No. 12: Utility Line Activities. Notification to the District Engineer (DE) in accordance with General Condition (GC) No. 32, pre- construction notification (PCN) is required for utility line activities that propose open trenching in perennial waters or for the purpose of creating a water intake.
2. Nationwide Permit No. 13: Bank Stabilization. PCN is required for bank stabilization activities that are necessary for erosion prevention in streams with an average width of less than 20 feet (measured between the ordinary high water marks (OHWM)). Bank stabilization activities in these small streams are limited to the placement of no more than $\frac{1}{4}$ cubic yard of fill material per linear foot below the plane of the OHWM unless the Corps determines on a case-by-case basis that the use of larger or greater quantities of material is appropriate.
3. Nationwide Permit No. 23: Approved Categorical Exclusions. PCN is required for all projects utilizing Categorical Exclusions.
4. Nationwide Permit No. 27: Aquatic Habitat Restoration, Establishment, and Enhancement Activities. This permit is revoked for activities in which the project purpose is fishery enhancement in perennial streams. These types of projects may qualify for authorization under Regional General Permit No. 12 for Aquatic Habitat Improvement for Stream Channels in Colorado.
 - a. Channel realignment is not authorized by this permit unless it is demonstrated that the realignment is consistent with the natural morphological evolution of the stream.
 - b. The use of concrete/grouting is not allowed in perennial streams unless waived in writing by the DE.
 - c. The construction of water parks (e.g. kayak courses) and flood control projects are not authorized by this permit.

Regional Conditions Applicable to All Nationwide Permits within the State of Colorado

5. Important Spawning Areas. Activities are not authorized by any nationwide permit except after case-by-case review and consultation with Colorado Parks and Wildlife (CPW) if the activities would adversely affect important spawning areas or would be conducted in these waters during trout and Kokanee spawning seasons. Bio-engineering techniques, such as native riparian shrub plantings, are required for all bank protection activities that exceed 50 linear feet in important spawning areas. For activities located in these important spawning areas, PCN is required and consultation with CPW must be conducted in accordance with the timeframes established in GC 32 (Pre-Construction Notification). Important spawning areas are considered Gold Medal Waters in Colorado (Attachment 2).

NOTE: Pre-application consultation with the CPW, preferably on-site, is highly recommended. Providing documentation of pre-application consultation with CPW, stating that CPW has reviewed the proposed project and has no concerns, will be helpful in project evaluation by the Corps. Please visit the following state website to determine the appropriate CPW office for coordination: <http://cpw.state.co.us>.

6. Fens. All nationwide permits, with the exception of 3, 5, 6, 20, 27, 32, 37, and 38, are revoked for activities located in fens and wetlands adjacent to fens. PCN is required for activities proposed for authorization by Nationwide Permits. The PCN will address potential adverse effects to fen hydrology. The permittee may not begin the activity until the Corps determines the adverse environmental effects are minimal.

A fen is defined as a groundwater-fed wetland with saturated organic soil (greater than or equal to 16 inches in thickness) that is classified as a histosol in the Natural Resources Conservation Service (NRCS) Field Indicators of Hydric Soils in the United States (Version 8.0, 2016). A copy of the document can be obtained from the NRCS at http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_053171.pdf.

Note: A fen may be part of a larger aquatic system (fen complex) where wetlands and other waters adjacent to the fen may provide a critical source of hydrology necessary for sustaining the fen.

7. Springs. PCN is required for all Nationwide Permits if the activities occur within 100 feet of the discharge point of a spring. The Corps will determine if the proposed project will have more than a minimal effect to the spring and may require an Individual Permit or project modification to reduce/eliminate the spring impacts. For the purposes of this regional condition, a spring is defined as any location where groundwater flow emanates from a distinct point. Springs do not include seeps or other groundwater discharge areas where there is no distinct point source.

8. Suitable Fill. A PCN is required for the use of broken concrete as fill material within the State of Colorado. Permittees must demonstrate that soft engineering methods utilizing native or non-man made materials are not practicable (with respect to cost, existing technology, and logistics), before broken concrete is allowed as suitable fill. Use of broken concrete with exposed rebar is prohibited.

ADDITIONAL INFORMATION

The following additional information relates to minimization of impacts to jurisdictional waters of the United States and compliance with the General Conditions:

1. **Permittees are reminded** that appropriate erosion and sediment controls are required in accordance with GC No. 12 in order to properly stabilize the site and prevent erosion and siltation into wetlands and other waters downstream. Streambed material or other small aggregate material placed alone for bank stabilization will not meet GC No. 12.

2. **Permittee best management practices.** In order to prevent the spread of invasive and/or nuisance species (e.g., Asian Clam, Grand Valley Asian Tapeworm, Green River Mud Snail, New Zealand Mud Snail), the permittee is strongly encouraged to clean heavy equipment prior to and after construction if the equipment was previously used in another stream, river, lake, pond or wetland within 10 days of initiating work. The following are recommended methods for preventing the spread of invasive aquatic organisms:

Remove all mud and debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment with a 1:15 solution of disinfection solution containing the following ingredients:

- Dialkyl dimethyl ammonium chloride (5-10% by weight);

- Alkyl dimethyl benzyl ammonium chloride (5-10% by weight);
- Nonyl phenol ethoxylate (5-10% by weight);
- Sodium sesquicarbonate (1-5%); and,
- Tetrasodium ethylene diaminetetraacetate (1-15%)

The equipment should be kept moist for at least 10 minutes, and rinsate should be managed as a solid waste in accordance with local, county, state, or federal regulations. Alternately, equipment, hand tools, boots and any other equipment that was previously used in a river, stream, lake, pond, or wetland prior to moving the equipment to another water body may be disinfected using the following methods:

- Spray/soak equipment with water greater than 140 degrees Fahrenheit for at least 10 minutes.
- Sanitize water suction hoses and water transportation tanks (using methods described above) and discard rinse water at an appropriately permitted disposal facility.

3. Designated Critical Resource Waters. Within the State of Colorado, the waters listed in **Attachment 1** are designated as Critical Resource Waters. In accordance with GC 22, the discharge of dredged or fill material is not authorized by the following nationwide permits in these waters or their adjacent wetlands: NWP's 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, A and B. In addition, in accordance with GC 32, notification to the DE is required for the use of the following nationwide permits in these waters and their adjacent wetlands: NWP's 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37 and 38.

4. Gold Medal Waters. Within the State of Colorado, the waters listed in **Attachment 2** are designated as Gold Medal Waters. Requirements for projects located in these waters and their adjacent wetlands are set forth in RC 5 above.

ATTACHMENT 1

DESIGNATED CRITICAL RESOURCE WATERS

The Colorado Water Quality Control Division designates Critical Resource Waters (Outstanding Waters) within the State of Colorado. Please note that the following list is subject to change and typically changes on an annual basis. For the most current list, or for more information on specific designations within these watersheds and their tributaries, please refer to the Colorado Water Quality Control Commission website: <https://www.colorado.gov/pacific/cdphe/wqcc> or Water Quality Control Division's website: <https://www.colorado.gov/pacific/cdphe/clean-water-gis-maps>

Animas and Florida River Basins. All tributaries to the Animas River and Florida River, including all wetlands, which are within the Weminuche Wilderness Area.

Hermosa Creek, including all tributaries, from the source to immediately below the confluence with Long Hollow, except for the East Fork of Hermosa Creek.

All lakes and reservoirs tributary to the Animas River and Florida River which are within the Weminuche Wilderness Area. This segment includes Lillie Lake, Castilleja Lake, City Reservoir, Emerald Lake, Ruby Lake, Balsam Lake, Garfield Lake, Vestal Lake, Eldorado Lake, Highland Mary Lakes, Verde Lakes, Lost Lake, and Crater Lake.

Bear Creek Basin. The main stem of Bear Creek and all tributaries, lakes, and reservoirs, including wetlands, within the Mt. Evans Wilderness Area.

Big Thompson River Basin. The main stem of the Big Thompson River, including all tributaries, lakes, reservoirs, and wetlands, located within Rocky Mountain National Park (RMNP).

Blue River Basin. North Fork of the Swan River, including all tributaries and wetlands, from the source to the confluence with the Swan River.

All tributaries to the Blue River, including wetlands within the Eagle Nest and Ptarmigan Peak Wilderness Areas.

All lakes and reservoirs within the Eagle Nest and Ptarmigan Peak Wilderness Areas.

Boulder Creek Basin. All tributaries to Boulder Creek, including lakes, reservoirs, and wetlands, located within the Indian Peaks Wilderness Area.

Cache la Poudre River Basin. All tributaries to the Cache La Poudre River, including lakes, reservoirs, and wetlands, located within RMNP and Rawah, Neota, Comanche Peak, and Cache La Poudre Wilderness Areas.

Clear Creek Basin. All tributaries to Clear Creek, including lakes, reservoirs, and wetlands, located within Mt. Evans Wilderness Area.

San Luis Valley (Closed Basin). All tributaries in the Closed Basin, including wetlands, lakes, and reservoirs, located within the La Garita Wilderness Area.

The main stem of Sand Creek, including all tributaries and wetlands, from the source to the mouth.

The main stem of Medano Creek, including all tributaries and wetlands, from the source to the mouth

Colorado River Basin. The main stem of the Colorado River, including all tributaries and wetlands, located within or flowing into RMNP.

All tributaries to the Colorado River and Frasier River within RMNP and within the Never Summer, Indian Peaks, Byers, Vasquez, Eagles Nest, and Flat Top Wilderness Areas.

Main stem of Northwater Creek and Trapper Creek, including all tributaries and wetlands, from their source to the confluence with the East Fork of Parachute Creek. East Middle Fork of Parachute Creek, including all tributaries and wetlands from the source to the confluence with Middle Fork of Parachute Creek.

Battlement Creek, including all tributaries and wetlands, from its source to a point immediately downstream boundary of BLM lands.

Main stem of Rapid Creek, including all tributaries and wetlands, from the source to a point immediately below the confluence with Cottonwood Creek including Kruzen Springs.

Dolores River Basin. All tributaries to the Dolores River and West Dolores River, including all wetlands, tributaries, which are within the Lizard Head Wilderness area. main stem of Rio Lado from the source to the confluence with the Dolores River. Main stem of Spring Creek from the source to the confluence with Stoner Creek. Main stem of Little Taylor Creek from the source to the confluence with Taylor Creek. All lakes, and reservoirs tributary to the Dolores River and West Dolores River, which are within the Lizard Head Wilderness area. This segment includes Navajo Lake.

Eagle River Basin. All tributaries to the Eagle River system, including lakes, reservoirs, and wetlands, located within the Eagle Nest and Holy Cross Wilderness Areas of the Gore Range. Abrams Creek, including all tributaries and wetlands, from the source to the eastern boundary of the BLM lands.

Fountain Creek Basin. Severy Creek, including all tributaries, from the source to a point just upstream of where the Forest Service Road 330 crosses the stream.

Bear Creek, including all tributaries, from the source to a point upstream of GPS coordinated N3847682, W10454917 (this location is at elevation 8,200 feet above sea level at a 250 degree angle and 3,000 feet from the trailhead of the Mount Buckhorn Trail off High Drive).

Upper Gunnison River Basin. All tributaries to the Gunnison River, including and wetlands, within the La Garita, Powderhorn, West Elk, Collegiate Peaks, Maroon Bells, Fossil Ridge, or Uncompahgre Wilderness Areas.

All tributaries and wetlands from North Beaver Creek to Meyers Gulch, from the West Elk Wilderness boundary to their confluences with Blue Mesa Reservoir, Morrow Point Reservoir, or the Gunnison River, excluding Steuben Creek, North Willow Creek, and Soap Creek.

All lakes and reservoirs that are tributary to the Gunnison River and within the La Garita, Powderhorn, West Elk, Collegiate Peaks, Maroon Bells, Raggeds, Fossil Ridge, or Uncompahgre Wilderness Areas.

Lower Gunnison River Basin. All tributaries to the Smith Fork, including all wetlands, which are within the West Elk Wilderness Area.

All lakes and reservoirs tributary to the Smith Fork, and are within the West Elk Wilderness Area.

North Fork of the Gunnison River Basin. All tributaries to North Fork of the Gunnison River, including all wetlands, within the West Elk or Raggeds Wilderness Areas.

All lakes and reservoirs that are tributary to the North Fork of the Gunnison River and within the West Elk or Raggeds Wilderness areas.

Laramie River Basin. All tributaries to the Laramie River system, including lakes, reservoirs, and wetlands, located within the Rawah Wilderness Area.

Los Pinos River Basin. All tributaries to the Los Pinos River, including all wetlands, which are within the Weminuche Wilderness Area.

All lakes and reservoirs tributary to the Los Pinos River which are within the Weminuche Wilderness Area. This includes Granite Lake, Divide Lakes, Elk Lake, Flint Lakes, Moon Lake, Rock Lake, Betty Lake, Lost Lake, Hidden Lake, Vallecito Lake, Eldorado Lake, Trinity Lake, Leviathan Lake, Sunlight Lake, Hazel Lake, Columbine Lake, and Emerald Lake.

Mancos River Basin. All tributaries of the Mancos River located within Mesa Verde National Park.

North Fork of the Gunnison River Basin. All tributaries to North Fork of the Gunnison River, including lakes, reservoirs, and wetlands, located within the West Elk and Raggeds Wilderness Areas.

North Platte River Basin. All tributaries to the North Platte River and Encampment Rivers, including lakes and reservoirs.

All wetlands located within the Mount Zirkle, Never Summer, and Platte River Wilderness Areas.

Piedra River Basin. All tributaries to the Piedra River, including all wetlands, which are within the Weminuche Wilderness Area.

All lakes and reservoirs tributary to the Piedra River which are within the Weminuche Wilderness Area. This segment includes Window Lake, Monument Lake, Hossick Lake, and Williams Lakes.

Rio Grande Basin. All tributaries to the Rio Grande, including lakes, reservoirs, and wetlands, located within the Weminuche Wilderness Area.

Roaring Fork River. All tributaries of the Roaring Fork River system, including lakes and reservoirs, located within the Maroon Bells/Snowmass, Holy Cross, Raggeds, Collegiate Peaks, and Hunter/Fryingpan Wilderness Areas.

San Juan River Basin. All tributaries to the San Juan River, Rio Blanco, and Navajo River including all wetlands which are within the Weminuche Wilderness area and South San Juan Wilderness Area.

All lakes and reservoirs which are tributary to the San Juan River, Rio Blanco, and Navajo River and located within the Weminuche Wilderness Area and South San Juan Wilderness Area.

This segment includes Archuleta Lake, Spruce Lakes, Turkey Creek Lake, Fourmile Lake, Upper Fourmile Lake, Crater Lake, Quartz Lake, Fish Lake, and Opal Lake.

San Miguel River Basin. All tributaries, including wetlands, to the San Miguel River, and within the boundaries of the Lizard Head, or Mount Sneffels Wilderness Areas.

All lakes and reservoirs tributary to the San Miguel River and within the boundaries of the Lizard Head, or Mount Sneffels Wilderness Areas.

South Platte River Basin. All tributaries to the South Platte River, including lakes, reservoirs, and wetlands, located within the Lost Creek and Mt. Evans Wilderness Areas.

St. Vrain Creek Basin. All tributaries to St. Vrain Creek, including lakes, reservoirs, and wetlands, located within the Indian Peaks Wilderness Areas and RMNP.

Uncompahgre River Basin. All tributaries to the Uncompahgre River, including all wetlands, which are within the Mt. Sneffels or Uncompahgre Wilderness Areas.

All lakes and reservoirs tributary to the Uncompahgre River and within the Mt. Sneffels or Uncompahgre Wilderness Areas.

White River Basin. All tributaries to the White River, including lakes, reservoirs, and wetlands, located within the Flat Tops Wilderness Area, including Trapper's Lake.

Yampa River Basin. All tributaries to the Yampa River, including lakes, reservoirs, and wetlands, located within Zirkle, Flat Tops, and Sarvis Creek Wilderness Areas.

ATTCHMENT 2

GOLD MEDAL WATERS

The following list of important spawning areas has been defined as Gold Medal Waters by the State of Colorado. As a reminder, according to RC 5 above, PCN is required for all proposed nationwide permit activities in these waters; consultation with CPW must be conducted in accordance with the timeframes established in GC 32.

NOTE: This list of Gold Medal Waters is subject to change. For the most current list, please refer to the Colorado Parks and Wildlife (CPW) Colorado Fishing Brochure available on the CPW website (<http://cpw.state.co.us/aboutus/Pages/RegulationsBrochures.aspx>) Fishing Brochure or contact any CPW or Corps office in Colorado.

GOLD MEDAL LAKES:

North Delaney Butte Lake in Jackson County.

Spinney Mountain Reservoir in Park County.

Steamboat Lake in Routt County.

GOLD MEDAL STREAMS:

Animas River from Lightner Creek to Rivera Crossing Bridge.

Arkansas River from the confluence with the Lake Fork of the Arkansas, near Leadville, downstream to Parkdale at the Hwy. 50 bridge crossing above the Royal Gorge.

Blue River from Dillon Reservoir Dam to Green Mountain Reservoir inlet; and From Green Mountain Reservoir dam to Colorado River confluence.

Colorado River from Fraser River to Troublesome Creek confluence. Also, the 24 mile reach from the confluence with Canyon Creek, at the mouth of Gore Canyon, downstream to the confluence of Rock Creek, near the town of McCoy.

Fryingpan River from Ruedi Reservoir dam to Roaring Fork River Confluence.

Gore Creek from Red Sandstone Creek to Eagle River confluence.

Gunnison River from the upper boundary of the Black Canyon of the Gunnison National Monument downstream to the confluence with the North Fork of the Gunnison River.

North Platte River from the Routt National Forest boundary to the Wyoming border.

Rio Grande from Farmer's Union Canal upstream to the upper boundary of Collier State Wildlife Area.

Roaring Fork River from the confluence with the Crystal River downstream to the confluence with the Colorado River.

South Platte River: The **Middle Fork** of the South Platte River downstream from U.S. Highway 285, the **South Fork** of the South Platte River downstream from the outlet at Antero Reservoir, and from the confluence of the **Middle and South Forks** of the South Platte River downstream to the inlet of Spinney Mountain Reservoir.



U S Army Corps of
Engineers
Sacramento District

Nationwide Permit Summary

33 CFR Part 330; Issuance of Nationwide
Permits – March 19, 2017

from canals associated with outfall and intake structures. All dredged or excavated materials must be deposited and retained in an area that has no waters of the United States unless otherwise specifically approved by the district engineer under separate authorization.

(c) This NWP also authorizes temporary structures, fills, and work, including the use of temporary mats, necessary to conduct the maintenance activity. Appropriate measures must be taken to maintain normal downstream flows and minimize flooding to the maximum extent practicable, when temporary structures, work, and discharges, including cofferdams, are necessary for construction activities, access fills, or dewatering of construction sites. Temporary fills must consist of materials, and be placed in a manner, that will not be eroded by expected high flows. After conducting the maintenance activity, temporary fills must be removed in their entirety and the affected areas returned to preconstruction elevations. The areas affected by temporary fills must be revegetated, as appropriate.

(d) This NWP does not authorize maintenance dredging for the primary purpose of navigation. This NWP does not authorize beach restoration. This NWP does not authorize new stream channelization or stream relocation projects.

Notification: For activities authorized by paragraph (b) of this NWP, the permittee must submit a preconstruction notification to the district engineer prior to commencing the activity (see general condition 32). The preconstruction notification must include information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals. (Authorities: Section 10 of the Rivers and Harbors Act of 1899 and section 404 of the Clean Water Act (Sections 10 and 404))

Note: This NWP authorizes the repair, rehabilitation, or replacement of any previously authorized structure or fill that does not qualify for the Clean Water Act section 404(f) exemption for maintenance..

3. Maintenance.

(a) The repair, rehabilitation, or replacement of any previously authorized, currently serviceable structure or fill, or of any currently serviceable structure or fill authorized by 33 CFR 330.3, provided that the structure or fill is not to be put to uses differing from those uses specified or contemplated for it in the original permit or the most recently authorized modification. Minor deviations in the structure's configuration or filled area, including those due to changes in materials, construction techniques, requirements of other regulatory agencies, or current construction codes or safety standards that are necessary to make the repair, rehabilitation, or replacement are authorized. This NWP also authorizes the removal of previously authorized structures or fills. Any stream channel modification is limited to the minimum necessary for the repair, rehabilitation, or replacement of the structure or fill; such modifications, including the removal of material from the stream channel, must be immediately adjacent to the project. This NWP also authorizes the removal of accumulated sediment and debris within, and in the immediate vicinity of, the structure or fill. This NWP also authorizes the repair, rehabilitation, or replacement of those structures or fills destroyed or damaged by storms, floods, fire or other discrete events, provided the repair, rehabilitation, or replacement is commenced, or is under contract to commence, within two years of the date of their destruction or damage. In cases of catastrophic events, such as hurricanes or tornadoes, this two-year limit may be waived by the district engineer, provided the permittee can demonstrate funding, contract, or other similar delays.

(b) This NWP also authorizes the removal of accumulated sediments and debris outside the immediate vicinity of existing structures (e.g., bridges, culverted road crossings, water intake structures, etc.). The removal of sediment is limited to the minimum necessary to restore the waterway in the vicinity of the structure to the approximate dimensions that existed when the structure was built, but cannot extend farther than 200 feet in any direction from the structure. This 200 foot limit does not apply to maintenance dredging to remove accumulated sediments blocking or restricting outfall and intake structures or to maintenance dredging to remove accumulated sediments

A. Regional Conditions

1. Regional Conditions for California, excluding the Tahoe Basin

http://www.spk.usace.army.mil/Portals/12/documents/regulatory/nwp/2017_nwps/Final_SPK_Regional_Conditions_for_California.pdf?ver=2017-03-23-120307-207

2. Regional Conditions for Nevada, including the Tahoe Basin

http://www.spk.usace.army.mil/Portals/12/documents/regulatory/nwp/2017_nwps/Final_SPK_Regional_Conditions_for_Nevada.pdf?ver=2017-03-23-120306-910

3. Regional Conditions for Utah

[http://www.spk.usace.army.mil/Portals/12/documents/regulatory/nwp/2017_nwps/Final SPK Regional Conditions for Utah.pdf?ver=2017-03-23-120303-503](http://www.spk.usace.army.mil/Portals/12/documents/regulatory/nwp/2017_nwps/Final_SPK_Regional_Conditions_for_Utah.pdf?ver=2017-03-23-120303-503)

4. Regional Conditions for Colorado.

[http://www.spk.usace.army.mil/Portals/12/documents/regulatory/nwp/2017_nwps/Final 2017 Regional Conditions in Colorado.pdf?ver=2017-03-23-133821-047](http://www.spk.usace.army.mil/Portals/12/documents/regulatory/nwp/2017_nwps/Final_2017_Regional_Conditions_in_Colorado.pdf?ver=2017-03-23-133821-047)

B. Nationwide Permit General Conditions

Note: To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

1. Navigation.

- (a) No activity may cause more than a minimal adverse effect on navigation.
- (b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.
- (c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. **Aquatic Life Movements.** No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic

species. If a bottomless culvert cannot be used, then the crossing should be designed and constructed to minimize adverse effects to aquatic life movements.

- 3. **Spawning Areas.** Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.
- 4. **Migratory Bird Breeding Areas.** Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.
- 5. **Shellfish Beds.** No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.
- 6. **Suitable Material.** No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act).
- 7. **Water Supply Intakes.** No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.
- 8. **Adverse Effects From Impoundments.** If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.
- 9. **Management of Water Flows.** To the maximum extent practicable, the preconstruction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization, storm water management activities, and temporary and permanent road crossings, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the preconstruction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).
- 10. **Fills Within 100-Year Floodplains.** The activity must comply with applicable FEMA-approved state or local floodplain management requirements.
- 11. **Equipment.** Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.
- 12. **Soil Erosion and Sediment Controls.** Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow, or during low tides.

13. **Removal of Temporary Fills.** Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

14. **Proper Maintenance.** Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district engineer to an NWP authorization.

15. **Single and Complete Project.** The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. **Wild and Scenic Rivers.**

(a) No NWP activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a “study river” for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.

(b) If a proposed NWP activity will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a “study river” for possible inclusion in the system while the river is in an official study status, the permittee must submit a pre-construction notification (see general condition 32). The district engineer will coordinate the PCN with the Federal agency with direct management responsibility for that river. The permittee shall not begin the NWP activity until notified by the district engineer that the Federal agency with direct management responsibility for that river has determined in writing that the proposed NWP activity will not adversely affect the Wild and Scenic River designation or study status.

(c) Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service). Information on these rivers is also available at: <http://www.rivers.gov/>.

17. **Tribal Rights.** No NWP activity may cause more than minimal adverse effects on tribal rights (including treaty rights), protected tribal resources, or tribal lands.

18. **Endangered Species.**

(a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify the critical habitat of such species. No activity is authorized under any NWP which “may affect” a listed species or critical habitat, unless ESA section 7 consultation addressing the effects of the proposed activity has been

completed. Direct effects are the immediate effects on listed species and critical habitat caused by the NWP activity. Indirect effects are those effects on listed species and critical habitat that are caused by the NWP activity and are later in time, but still are reasonably certain to occur.

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA. If preconstruction notification is required for the proposed activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation has not been submitted, additional ESA section 7 consultation may be necessary for the activity and the respective federal agency would be responsible for fulfilling its obligation under section 7 of the ESA.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species or designated critical habitat might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species or designated critical habitat, the pre-construction notification must include the name(s) of the endangered or threatened species that might be affected by the proposed activity or that utilize the designated critical habitat that might be affected by the proposed activity. The district engineer will determine whether the proposed activity “may affect” or will have “no effect” to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps’ determination within 45 days of receipt of a complete pre-construction notification. In cases where the non-Federal applicant has identified listed species or critical habitat that might be affected or is in the vicinity of the activity, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification that the proposed activity will have “no effect” on listed species or critical habitat, or until ESA section 7 consultation has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(d) As a result of formal or informal consultation with the FWS or NMFS the district engineer may add species specific permit conditions to the NWPs.

(e) Authorization of an activity by an NWP does not authorize the “take” of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with “incidental take” provisions, etc.) from the FWS or the NMFS, the Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where “take” means to harass, harm, pursue, hunt, shoot, wound, kill,

trap, capture, or collect, or to attempt to engage in any such conduct. The word “harm” in the definition of “take” means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) If the non-federal permittee has a valid ESA section 10(a)(1)(B) incidental take permit with an approved Habitat Conservation Plan for a project or a group of projects that includes the proposed NWP activity, the non-federal applicant should provide a copy of that ESA section 10(a)(1)(B) permit with the PCN required by paragraph (c) of this general condition. The district engineer will coordinate with the agency that issued the ESA section 10(a)(1)(B) permit to determine whether the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation conducted for the ESA section 10(a)(1)(B) permit. If that coordination results in concurrence from the agency that the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation for the ESA section 10(a)(1)(B) permit, the district engineer does not need to conduct a separate ESA section 7 consultation for the proposed NWP activity. The district engineer will notify the non-federal applicant within 45 days of receipt of a complete pre-construction notification whether the ESA section 10(a)(1)(B) permit covers the proposed NWP activity or whether additional ESA section 7 consultation is required.

(g) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS and NMFS or their world wide Web pages at <http://www.fws.gov/> or <http://www.fws.gov/ipac> and <http://www.nmfs.noaa.gov/pr/species/esa/> respectively.

19. **Migratory Birds and Bald and Golden Eagles.** The permittee is responsible for ensuring their action complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting appropriate local office of the U.S. Fish and Wildlife Service to determine applicable measures to reduce impacts to migratory birds or eagles, including whether “incidental take” permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.

20. **Historic Properties.**

(a) In cases where the district engineer determines that the activity may have the potential to cause effects to properties listed, or eligible for listing, in the National Register of Historic Places, the activity is not authorized, until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

(b) Federal permittees should follow their own procedures for complying with the requirements of section 106 of the National Historic Preservation Act. If pre-construction notification is required for the proposed NWP activity, the Federal permittee must provide the

district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation is not submitted, then additional consultation under section 106 may be necessary. The respective federal agency is responsible for fulfilling its obligation to comply with section 106.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if the NWP activity might have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the preconstruction notification must state which historic properties might have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic properties. Assistance regarding information on the location of, or potential for, the presence of historic properties can be sought from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or designated tribal representative, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts, which may include background research, consultation, oral history interviews, sample field investigation, and field survey. Based on the information submitted in the PCN and these identification efforts, the district engineer shall determine whether the proposed NWP activity has the potential to cause effects on the historic properties. Section 106 consultation is not required when the district engineer determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)). Section 106 consultation is required when the district engineer determines that the activity has the potential to cause effects on historic properties. The district engineer will conduct consultation with consulting parties identified under 36 CFR 800.2(c) when he or she makes any of the following effect determinations for the purposes of section 106 of the NHPA: no historic properties affected, no adverse effect, or adverse effect. Where the non-Federal applicant has identified historic properties on which the activity might have the potential to cause effects and so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects to historic properties or that NHPA section 106 consultation has been completed.

(d) For non-federal permittees, the district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA section 106 consultation is required. If NHPA section 106 consultation is required, the district

engineer will notify the non-Federal applicant that he or she cannot begin the activity until section 106 consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(e) Prospective permittees should be aware that section 110k of the NHPA (54 U.S.C. 306113) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

21. Discovery of Previously Unknown Remains and Artifacts. If you discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by this permit, you must immediately notify the district engineer of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. Designated Critical Resource Waters. Designated Critical Resource Waters. Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment, additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

(a) Discharges of dredged or fill material into waters of the United States are not authorized by NWP 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, and 52 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

(b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, 38, and 54, notification is required in accordance with general condition 32, for any activity proposed in the designated critical resource waters

including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after it is determined that the impacts to the critical resource waters will be no more than minimal.

23. Mitigation. The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal:

(a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).

(b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal.

(c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre and require preconstruction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. For wetland losses of 1/10-acre or less that require preconstruction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects.

(d) For losses of streams or other open waters that require pre-construction notification, the district engineer may require compensatory mitigation to ensure that the activity results in no more than minimal adverse environmental effects. Compensatory mitigation for losses of streams should be provided, if practicable, through stream rehabilitation, enhancement, or preservation, since streams are difficult-to-replace resources (see 33 CFR 332.3(e)(3)).

(e) Compensatory mitigation plans for NWP activities in or near streams or other open waters will normally include a requirement for the restoration or enhancement, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, the restoration or maintenance/protection of riparian areas may be the only compensatory mitigation required. Restored riparian areas should consist of native species. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to restore or maintain/protect a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or maintaining/protecting a riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer

will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of minimization or compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

- (f) Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.
 - (1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in no more than minimal adverse environmental effects. For the NWP, the preferred mechanism for providing compensatory mitigation is mitigation bank credits or in-lieu fee program credits (see 33 CFR 332.3(b)(2) and (3)). However, if an appropriate number and type of mitigation bank or in-lieu credits are not available at the time the PCN is submitted to the district engineer, the district engineer may approve the use of permittee-responsible mitigation.
 - (2) The amount of compensatory mitigation required by the district engineer must be sufficient to ensure that the authorized activity results in no more than minimal individual and cumulative adverse environmental effects (see 33 CFR 330.1(e)(3)). (See also 33 CFR 332.3(f)).
 - (3) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, aquatic resource restoration should be the first compensatory mitigation option considered for permittee-responsible mitigation.
 - (4) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2) through (14) must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)).
 - (5) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan only needs to address the baseline conditions at the impact site and the number of credits to be provided.
 - (6) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the

NWP authorization, instead of components of a compensatory mitigation plan (see 33 CFR 332.4(c)(1)(ii)).

- (g) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2-acre, it cannot be used to authorize any NWP activity resulting in the loss of greater than 1/2- acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that an NWP activity already meeting the established acreage limits also satisfies the no more than minimal impact requirement for the NWPs.
 - (h) Permittees may propose the use of mitigation banks, in-lieu fee programs, or permittee-responsible mitigation. When developing a compensatory mitigation proposal, the permittee must consider appropriate and practicable options consistent with the framework at 33 CFR 332.3(b). For activities resulting in the loss of marine or estuarine resources, permittee-responsible mitigation may be environmentally preferable if there are no mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.
 - (i) Where certain functions and services of waters of the United States are permanently adversely affected by a regulated activity, such as discharges of dredged or fill material into waters of the United States that will convert a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse environmental effects of the activity to the no more than minimal level.
- 24. Safety of Impoundment Structures.** To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state dam safety criteria or have been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.
 - 25. Water Quality.** Where States and authorized Tribes, or EPA where applicable, have not previously certified compliance of an NWP with CWA section 401, individual 401 Water Quality Certification must be obtained or waived (see 33 CFR 330.4(c)). The district engineer or State or Tribe may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.
 - 26. Coastal Zone Management.** In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal

zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). The district engineer or a State may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

27. Regional and Case-By-Case Conditions. The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. Use of Multiple Nationwide Permits. The use of more than one NWP for a single and complete project is prohibited, except when the acreage loss of waters of the United States authorized by the NWPs does not exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

29. Transfer of Nationwide Permit Verifications. If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature:

When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(Transferee)

(Date)

30. Compliance Certification. Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

(a) A statement that the authorized activity was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;

(b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(1)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and

(c) The signature of the permittee certifying the completion of the activity and mitigation. The completed certification document must be submitted to the district engineer within 30 days of completion of the authorized activity or the implementation of any required compensatory mitigation, whichever occurs later.

31. Activities Affecting Structures or Works Built by the United States. If an NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers (USACE) federally authorized Civil Works project (a "USACE project"), the prospective permittee must submit a preconstruction notification. See paragraph (b)(10) of general condition 32. An activity that requires section 408 permission is not authorized by NWP until the appropriate Corps office issues the section 408 permission to alter, occupy, or use the USACE project, and the district engineer issues a written NWP verification.

32. Pre-Construction Notification.

(a) **Timing.** Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

(1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

(2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that listed

species or critical habitat might be affected or are in the vicinity of the activity, or to notify the Corps pursuant to general condition 20 that the activity might have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is “no effect” on listed species or “no potential to cause effects” on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)) has been completed. Also, work cannot begin under NWP 21, 49, or 50 until the permittee has received written approval from the Corps. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee’s right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

- (b) Contents of Pre-Construction Notification: The PCN must be in writing and include the following information:
- (1) Name, address and telephone numbers of the prospective permittee;
 - (2) Location of the proposed activity;
 - (3) Identify the specific NWP or NWP(s) the prospective permittee wants to use to authorize the proposed activity;
 - (4) A description of the proposed activity; the activity’s purpose; direct and indirect adverse environmental effects the activity would cause, including the anticipated amount of loss of wetlands, other special aquatic sites, and other waters expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; a description of any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed activity; and any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity, including other separate and distant crossings for linear projects that require Department of the Army authorization but do not require pre-construction notification. The description of the proposed activity and any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or other mitigation measures. For single and complete linear projects, the PCN must include the quantity of anticipated losses of wetlands, other special aquatic sites, and other

waters for each single and complete crossing of those wetlands, other special aquatic sites, and other waters. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the activity and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

- (5) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;
- (6) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.
- (7) For non-Federal permittees, if any listed species or designated critical habitat might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat, the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed activity or utilize the designated critical habitat that might be affected by the proposed activity. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with the Endangered Species Act;
- (8) For non-Federal permittees, if the NWP activity might have the potential to cause effects to a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, the PCN must state which historic property might have the potential to be affected by the proposed activity or include a vicinity map indicating the location of the historic property. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with section 106 of the National Historic Preservation Act;

- (9) For an activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a “study river” for possible inclusion in the system while the river is in an official study status, the PCN must identify the Wild and Scenic River or the “study river” (see general condition 16); and
- (10) For an activity that requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, the pre-construction notification must include a statement confirming that the project proponent has submitted a written request for section 408 permission from the Corps office having jurisdiction over that USACE project.
- (c) Form of Pre-Construction Notification: The standard individual permit application form (Form ENG 4345) may be used, but the completed application form must clearly indicate that it is an NWP PCN and must include all of the applicable information required in paragraphs (b)(1) through (10) of this general condition. A letter containing the required information may also be used. Applicants may provide electronic files of PCNs and supporting materials if the district engineer has established tools and procedures for electronic submittals.
- (d) Agency Coordination:
 - (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity’s compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the activity’s adverse environmental effects so that they are no more than minimal.
 - (2) Agency coordination is required for: (i) All NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States; (ii) NWP 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52 activities that require pre-construction notification and will result in the loss of greater than 300 linear feet of stream bed; (iii) NWP 13 activities in excess of 500 linear feet, fills greater than one cubic yard per running foot, or involve discharges of dredged or fill material into special aquatic sites; and (iv) NWP 54 activities in excess of 500 linear feet, or that extend into the waterbody more than 30 feet from the mean low water line in tidal waters or the ordinary high water mark in the Great Lakes.
 - (3) When agency coordination is required, the district engineer will immediately provide (e.g., via email, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (FWS, state natural resource or water quality agency, EPA, and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to notify the

district engineer via telephone, facsimile transmission, or email that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse environmental effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the preconstruction notification. The district engineer will fully consider agency comments received within the specified time frame concerning the proposed activity’s compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure the net adverse environmental effects of the proposed activity are no more than minimal. The district engineer will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies’ concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(4) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act.

(4) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of preconstruction notifications to expedite agency coordination.

C. District Engineer’s Decision

1. In reviewing the PCN for the proposed activity, the district engineer will determine whether the activity authorized by the NWP will result in more than minimal individual or cumulative adverse environmental effects or may be contrary to the public interest. If a project proponent requests authorization by a specific NWP, the district engineer should issue the NWP verification for that activity if it meets the terms and conditions of that NWP, unless he or she determines, after considering mitigation, that the proposed activity will result in more than minimal individual and cumulative adverse effects on the aquatic environment and other aspects of the public interest and exercises discretionary authority to require an individual permit for the proposed activity. For a linear project, this determination will include an evaluation of the individual crossings of waters of the United States to determine whether they individually satisfy the terms and conditions of the NWP(s), as well as the cumulative effects caused by all of the crossings authorized by NWP. If an applicant requests a waiver of the 300 linear foot limit on impacts to streams or of an otherwise applicable limit, as

provided for in NWP 13, 21, 29, 36, 39, 40, 42, 43, 44, 50, 51, 52, or 54, the district engineer will only grant the waiver upon a written determination that the NWP activity will result in only minimal individual and cumulative adverse environmental effects. For those NWPs that have a waivable 300 linear foot limit for losses of intermittent and ephemeral stream bed and a 1/2-acre limit (i.e., NWPs 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52), the loss of intermittent and ephemeral stream bed, plus any other losses of jurisdictional waters and wetlands, cannot exceed 1/2- acre.

□ 2. When making minimal adverse environmental effects determinations the district engineer will consider the direct and indirect effects caused by the NWP activity. He or she will also consider the cumulative adverse environmental effects caused by activities authorized by NWP and whether those cumulative adverse environmental effects are no more than minimal. The district engineer will also consider site specific factors, such as the environmental setting in the vicinity of the NWP activity, the type of resource that will be affected by the NWP activity, the functions provided by the aquatic resources that will be affected by the NWP activity, the degree or magnitude to which the aquatic resources perform those functions, the extent that aquatic resource functions will be lost as a result of the NWP activity (e.g., partial or complete loss), the duration of the adverse effects (temporary or permanent), the importance of the aquatic resource functions to the region (e.g., watershed or ecoregion), and mitigation required by the district engineer. If an appropriate functional or condition assessment method is available and practicable to use, that assessment method may be used by the district engineer to assist in the minimal adverse environmental effects determination. The district engineer may add case-specific special conditions to the NWP authorization to address site-specific environmental concerns.

□ 3. If the proposed activity requires a PCN and will result in a loss of greater than 1/10-acre of wetlands, the prospective permittee should submit a mitigation proposal with the PCN. Applicants may also propose compensatory mitigation for NWP activities with smaller impacts, or for impacts to other types of waters (e.g., streams). The district engineer will consider any proposed compensatory mitigation or other mitigation measures the applicant has included in the proposal in determining whether the net adverse environmental effects of the proposed activity are no more than minimal. The compensatory mitigation proposal may be either conceptual or detailed. If the district engineer determines that the activity complies with the terms and conditions of the NWP and that the adverse environmental effects are no more than minimal, after considering mitigation, the district engineer will notify the permittee and include any activity-specific conditions in the NWP verification the district engineer deems necessary. Conditions for compensatory mitigation requirements must comply with the appropriate provisions at 33 CFR 332.3(k). The district engineer must approve the final mitigation plan before the permittee commences work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation. If the prospective permittee elects to submit a compensatory mitigation plan with the PCN, the district engineer will

expeditiously review the proposed compensatory mitigation plan. The district engineer must review the proposed compensatory mitigation plan within 45 calendar days of receiving a complete PCN and determine whether the proposed mitigation would ensure the NWP activity results in no more than minimal adverse environmental effects. If the net adverse environmental effects of the NWP activity (after consideration of the mitigation proposal) are determined by the district engineer to be no more than minimal, the district engineer will provide a timely written response to the applicant. The response will state that the NWP activity can proceed under the terms and conditions of the NWP, including any activity-specific conditions added to the NWP authorization by the district engineer.

□ 4. If the district engineer determines that the adverse environmental effects of the proposed activity are more than minimal, then the district engineer will notify the applicant either: (a) That the activity does not qualify for authorization under the NWP and instruct the applicant on the procedures to seek authorization under an individual permit; (b) that the activity is authorized under the NWP subject to the applicant's submission of a mitigation plan that would reduce the adverse environmental effects so that they are no more than minimal; or (c) that the activity is authorized under the NWP with specific modifications or conditions. Where the district engineer determines that mitigation is required to ensure no more than minimal adverse environmental effects, the activity will be authorized within the 45-day PCN period (unless additional time is required to comply with general conditions 18, 20, and/or 31, or to evaluate PCNs for activities authorized by NWPs 21, 49, and 50), with activity-specific conditions that state the mitigation requirements. The authorization will include the necessary conceptual or detailed mitigation plan or a requirement that the applicant submit a mitigation plan that would reduce the adverse environmental effects so that they are no more than minimal. When compensatory mitigation is required, no work in waters of the United States may occur until the district engineer has approved a specific mitigation plan or has determined that prior approval of a final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation.

D. Further Information

1. District Engineers have authority to determine if an activity complies with the terms and conditions of an NWP.
2. NWPs do not obviate the need to obtain other federal, state, or local permits, approvals, or authorizations required by law.
3. NWPs do not grant any property rights or exclusive privileges.
4. NWPs do not authorize any injury to the property or rights of others.
5. NWPs do not authorize interference with any existing or proposed Federal project (see general condition 31).

E. Definitions

Best management practices (BMPs): Policies, practices, procedures, or structures implemented to mitigate the adverse environmental effects on surface water quality resulting from

development. BMPs are categorized as structural or non-structural.

Compensatory mitigation: The restoration (re-establishment or rehabilitation), establishment (creation), enhancement, and/or in certain circumstances preservation of aquatic resources for the purposes of offsetting unavoidable adverse impacts which remain after all appropriate and practicable avoidance and minimization has been achieved.

Currently serviceable: Useable as is or with some maintenance, but not so degraded as to essentially require reconstruction.

Direct effects: Effects that are caused by the activity and occur at the same time and place.

Discharge: The term “discharge” means any discharge of dredged or fill material into waters of the United States.

Ecological reference: A model used to plan and design an aquatic habitat and riparian area restoration, enhancement, or establishment activity under NWP 27. An ecological reference may be based on the structure, functions, and dynamics of an aquatic habitat type or a riparian area type that currently exists in the region where the proposed NWP 27 activity is located. Alternatively, an ecological reference may be based on a conceptual model for the aquatic habitat type or riparian area type to be restored, enhanced, or established as a result of the proposed NWP 27 activity. An ecological reference takes into account the range of variation of the aquatic habitat type or riparian area type in the region.

Enhancement: The manipulation of the physical, chemical, or biological characteristics of an aquatic resource to heighten, intensify, or improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

Ephemeral stream: An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.

Establishment (creation): The manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist at an upland site. Establishment results in a gain in aquatic resource area.

High Tide Line: The line of intersection of the land with the water’s surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by

strong winds such as those accompanying a hurricane or other intense storm.

Historic Property: Any prehistoric or historic district, site (including archaeological site), building, structure, or other object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (36 CFR part 60).

Independent utility: A test to determine what constitutes a single and complete non-linear project in the Corps Regulatory Program. A project is considered to have independent utility if it would be constructed absent the construction of other projects in the project area. Portions of a multi-phase project that depend upon other phases of a project do not have independent utility. Phases of a project that would be constructed even if the other phases were not built can be considered as separate single and complete projects with independent utility.

Indirect effects: Effects that are caused by the activity and are later in time or farther removed in distance, but are still reasonably foreseeable.

Intermittent stream: An intermittent stream has flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow.

Loss of waters of the United States: Waters of the United States that are permanently adversely affected by filling, flooding, excavation, or drainage because of the regulated activity. Permanent adverse effects include permanent discharges of dredged or fill material that change an aquatic area to dry land, increase the bottom elevation of a waterbody, or change the use of a waterbody. The acreage of loss of waters of the United States is a threshold measurement of the impact to jurisdictional waters for determining whether a project may qualify for an NWP; it is not a net threshold that is calculated after considering compensatory mitigation that may be used to offset losses of aquatic functions and services. The loss of stream bed includes the acres or linear feet of stream bed that are filled or excavated as a result of the regulated activity. Waters of the United States temporarily filled, flooded, excavated, or drained, but restored to pre-construction contours and elevations after construction, are not included in the measurement of loss of waters of the United States. Impacts resulting from activities that do not require Department of the Army authorization, such as activities eligible for exemptions under section 404(f) of the Clean Water Act, are not considered when calculating the loss of waters of the United States. Navigable waters: Waters subject to section 10 of the Rivers and Harbors Act of 1899. These waters are defined at 33 CFR part 329.

Non-tidal wetland: A non-tidal wetland is a wetland that is not subject to the ebb and flow of tidal waters. Nontidal wetlands contiguous to tidal waters are located landward of the high tide line (i.e., spring high tide line).

Open water: For purposes of the NWPs, an open water is any area that in a year with normal patterns of precipitation has water flowing or standing above ground to the extent that an ordinary high water mark can be determined. Aquatic vegetation within the area of flowing or standing water is either non-emergent, sparse, or absent. Vegetated shallows are considered to be open waters. Examples of “open waters” include rivers, streams, lakes, and ponds.

Ordinary High Water Mark: An ordinary high water mark is a line on the shore established by the fluctuations of water and indicated by physical characteristics, or by other appropriate means that consider the characteristics of the surrounding areas.

Perennial stream: A perennial stream has flowing water year-round during a typical year. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

Practicable: Available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.

Pre-construction notification: A request submitted by the project proponent to the Corps for confirmation that a particular activity is authorized by nationwide permit. The request may be a permit application, letter, or similar document that includes information about the proposed work and its anticipated environmental effects. Preconstruction notification may be required by the terms and conditions of a nationwide permit, or by regional conditions. A pre-construction notification may be voluntarily submitted in cases where preconstruction notification is not required and the project proponent wants confirmation that the activity is authorized by nationwide permit.

Preservation: The removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Protected tribal resources: Those natural resources and properties of traditional or customary religious or cultural importance, either on or off Indian lands, retained by, or reserved by or for, Indian tribes through treaties, statutes, judicial decisions, or executive orders, including tribal trust resources.

Re-establishment: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former aquatic resource. Reestablishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: Reestablishment and rehabilitation.

Riffle and pool complex: Riffle and pool complexes are special aquatic sites under the 404(b)(1) Guidelines. Riffle and pool complexes sometimes characterize steep gradient sections of streams. Such stream sections are recognizable by their hydraulic characteristics. The rapid movement of water over a coarse substrate in riffles results in a rough flow, a turbulent surface, and high dissolved oxygen levels in the water. Pools are deeper areas associated with riffles. A slower stream velocity, a streaming flow, a smooth surface, and a finer substrate characterize pools.

Riparian areas: Riparian areas are lands next to streams, lakes, and estuarine-marine shorelines. Riparian areas are transitional between terrestrial and aquatic ecosystems, through which surface and subsurface hydrology connects riverine, lacustrine, estuarine, and marine waters with their adjacent wetlands, non-wetland waters, or uplands. Riparian areas provide a variety of ecological functions and services and help improve or maintain local water quality. (See general condition 23.)

Shellfish seeding: The placement of shellfish seed and/or suitable substrate to increase shellfish production. Shellfish seed consists of immature individual shellfish or individual shellfish attached to shells or shell fragments (i.e., spat on shell). Suitable substrate may consist of shellfish shells, shell fragments, or other appropriate materials placed into waters for shellfish habitat.

Single and complete linear project: A linear project is a project constructed for the purpose of getting people, goods, or services from a point of origin to a terminal point, which often involves multiple crossings of one or more waterbodies at separate and distant locations. The term “single and complete project” is defined as that portion of the total linear project proposed or accomplished by one owner/developer or partnership or other association of owners/developers that includes all crossings of a single water of the United States (i.e., a single waterbody) at a specific location. For linear projects crossing a single or multiple waterbodies several times at separate and distant locations, each crossing is considered a single and complete project for purposes of NWP authorization. However, individual channels in a braided stream or river, or individual arms of a large, irregularly shaped wetland or lake, etc., are not separate waterbodies, and crossings of such features cannot be considered separately.

Single and complete non-linear project: For non-linear projects, the term “single and complete project” is defined at 33 CFR 330.2(i) as the total project proposed or accomplished by one owner/developer or partnership or other association of owners/developers. A single and complete non-linear project must have independent utility (see definition of “independent utility”). Single and complete non-linear projects may not be “piecemealed” to avoid the limits in an NWP authorization.

Stormwater management: Stormwater management is the mechanism for controlling stormwater runoff for the purposes

of reducing downstream erosion, water quality degradation, and flooding and mitigating the adverse effects of changes in land use on the aquatic environment.

Stormwater management facilities: Stormwater management facilities are those facilities, including but not limited to, stormwater retention and detention ponds and best management practices, which retain water for a period of time to control runoff and/or improve the quality (i.e., by reducing the concentration of nutrients, sediments, hazardous substances and other pollutants) of stormwater runoff.

Stream bed: The substrate of the stream channel between the ordinary high water marks. The substrate may be bedrock or inorganic particles that range in size from clay to boulders. Wetlands contiguous to the stream bed, but outside of the ordinary high water marks, are not considered part of the stream bed.

Stream channelization: The manipulation of a stream's course, condition, capacity, or location that causes more than minimal interruption of normal stream processes. A channelized stream remains a water of the United States.

Structure: An object that is arranged in a definite pattern of organization. Examples of structures include, without limitation, any pier, boat dock, boat ramp, wharf, dolphin, weir, boom, breakwater, bulkhead, revetment, riprap, jetty, artificial island, artificial reef, permanent mooring structure, power transmission line, permanently moored floating vessel, piling, aid to navigation, or any other manmade obstacle or obstruction.

Tidal wetland: A tidal wetland is a jurisdictional wetland that is inundated by tidal waters. Tidal waters rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no longer be practically measured in a predictable rhythm due to masking by other waters, wind, or other effects. Tidal wetlands are

Tribal lands: Any lands title to which is either: (1) Held in trust by the United States for the benefit of any Indian tribe or individual; or (2) held by any Indian tribe or individual subject to restrictions by the United States against alienation.

Tribal rights: Those rights legally accruing to a tribe or tribes by virtue of inherent sovereign authority, unextinguished aboriginal title, treaty, statute, judicial decisions, executive order or agreement, and that give rise to legally enforceable remedies.

Vegetated shallows: Vegetated shallows are special aquatic sites under the 404(b)(1) Guidelines. They are areas that are permanently inundated and under normal circumstances have rooted aquatic vegetation, such as seagrasses in marine and estuarine systems and a variety of vascular rooted plants in freshwater systems.

Waterbody: For purposes of the NWP, a waterbody is a jurisdictional water of the United States. If a wetland is adjacent to a waterbody determined to be a water of the United States, that waterbody and any adjacent wetlands are considered together as a single aquatic unit (see 33 CFR 328.4(c)(2)). Examples of "waterbodies" include streams, rivers, lakes, ponds, and wetlands.



TOWN OF GRAND LAKE

Comprehensive Plan



October 2020 Draft

Table of Contents



Introduction

Plan Organization	1
Purpose & Authority	2
Planning Process	3
Prior Plan Accomplishments	4



Plan Influences

Setting	5
Community Profile	6
Relevant Plans and Studies	7
Planning Influences Map	8,9



Policy Framework

Overview	10
Vision Statement	11
Plan Themes and Guiding Principles	11
Plan Theme: A Natural Environment	
Background	12, 13
Achievable goals, key strategies and priority actions	14, 15
Plan Theme: An Authentic Place	
Background	16, 17
Achievable goals, key strategies and priority actions	18, 19
Future Land Use Map	20, 21
Plan Theme: A Healthy Economy	
Background	22, 23
Achievable goals, key strategies and priority actions	24, 25
Plan Theme: A Connected Community	
Background	26, 27
Achievable goals, key strategies and priority actions	28, 29
Community Connections Map	30, 31



Implementation

Overview	32
Implementation Matrix	33-37



Introduction

The Introduction section discusses the plan’s purpose and authority, the process of updating the plan, and the plan’s organization. A table of prior plan accomplishments is also included.



Plan Influences

The Plan Influences section provides context for updating the comprehensive plan, including: a description of the Town’s setting; a community profile depicting noteworthy demographic data; a list of relevant plans and studies; and the Planning Influences Map depicting existing land use.



Policy Framework

The Policy Framework section outlines the plan’s vision and themes. Four plan themes serve as the plan’s unifying elements: A Natural Environment, An Authentic Place, A Healthy Economy and A Connected Community. Each plan theme summarizes relevant background information followed by a table that contains the theme’s overarching guiding principle and sets of achievable goals, key strategies and priority actions organized by topic. The updated Grand Lake Land Use Plan Map is housed within the An Authentic Place plan theme, and should be used to guide growth and land use decisions.



Implementation

The Plan Implementation section organizes and prioritizes the action items from the four plan themes into a matrix with priority levels, timeframes for completion, cost estimates, and potential Town partnerships. The Plan Implementation matrix is a tool for monitoring and evaluating progress toward achieving the plan’s vision and goals.

Plan Organization

The 2020 Grand Lake Comprehensive Plan is designed to provide guidance for decision making in an easy to navigate, summary-style format structured around four lettered sections: Introduction, Plan Influences, Policy Framework and Plan Implementation. The entire plan document is searchable with hyperlinks embedded into the Table of Contents. Page numbers within each plan section are highlighted with a “pinecone” symbol using a different color shade for ease of reference.

APPENDICES

In addition to this plan document, there are two separate, stand-alone appendices:

- 1. Three Mile Area Plan (Draft).** The Town of Grand Lake Three Mile Area Plan is prepared to comply with Section 31-12-105(1)(e)(I) of the Colorado Revised Statutes. The Three Mile Area Plan is formatted as a two-sided 11” x 17” document, with sections addressing: the location, extent and character of the three-mile area; proposed land use; annexation policies; and annexation criteria.
- 2. Design Guidelines for the Central Business District (Draft).** These design guidelines are extracted from the 2006 Comprehensive Land Use Plan and formatted as a stand-alone planning document. The design guidelines address architecture, landscaping, signage, and lighting in Grand Lake’s Central Business District and potentially could be used to inform the update of the Town’s adopted design review standards.

PROJECT MATERIALS

Large format versions of the planning maps in this document, along with other project support materials created during the planning process, are available for viewing at the Town Hall.

An electronic version of the Comprehensive Plan and its appendices can be found on the Town website at www.townofgrandlake.com.

Introduction

Purpose and Authority

The Colorado Revised Statutes, Title 31, Article 23, Part 2, outline the authority and duties of the Town of Grand Lake’s Planning Commission to make, amend and carry out a comprehensive plan for the physical development of Grand Lake, Colorado. Per C.R.S. 31-23-207, the Town of Grand Lake Comprehensive Plan is considered necessary for “guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs.”

The 2020 Town of Grand Lake Comprehensive Plan builds upon and updates the Town’s 2006 Comprehensive Land Use Plan to guide the physical development of Grand Lake. The 2006 version of the comprehensive plan was used as an aid to create a more focused strategic planning document.



The 2020 Town of Grand Lake Comprehensive Plan should be considered a “targeted” update to the 2006 plan, with two major priorities:

1. Simplify the plan’s layout for enhanced legibility and navigability; and
2. Make the plan more practical from both a contextual standpoint and from an implementation standpoint.

This 2020 Town of Grand Lake Comprehensive Plan update will continue to provide Town officials, residents, businesses, land owners, project applicants and developers with a broad policy tool for guiding decisions concerning land use and future growth, and serve as the foundation for land development regulations, capital improvement programming, and more detailed functional plans and studies.

GRAND LAKE COMPREHENSIVE PLAN



These words from the Grand Lake 2006 Comprehensive Land Use Plan still ring true today:

“A comprehensive plan is an attempt to take a look into the future. It represents the collective vision of all who participated in the process, as to how Grand Lake should evolve as it approaches build-out. Is the vision perfect? Probably not. But it represents a starting point. This plan provides a guide to help unify decisions we make toward common objectives. As our needs change, and new opportunities occur, we may want to adjust our course and modify the plan. Every effort has been made to base the plan on real community needs and Grand Lake values. If we now use it for all our land-use decisions, we will have a blueprint for our future that will focus our collective efforts.”

Introduction

Planning Process

The Grand Lake 2006 Comprehensive Land Use Plan served the Town well for a number of years, as reflected in the list of accomplishments shown on page 4. As with any comprehensive plan, there is a need to periodically review and update the document. In 2017, Town representatives and a group of local citizens began the process of reviewing the 2006 plan document and considering options for an update.

In October 2019, the Town Board of Trustees formally appointed the Grand Lake Comprehensive Plan Task Force. The purpose of the Task Force is to “facilitate the update of the Town’s Comprehensive Plan from initial selection of consultant to final adoption.” The Task Force includes a Town Board member, two members of the Town’s Planning Commission, the Town Planner and several members of the community.

A matching grant awarded for the project by the Colorado Department of Local Affairs led to the selection of a consultant team in December 2019 to prepare the plan update. Multiple Task Force meetings were held during 2020, providing representative community input and public outreach assistance for the project.

Task Force members helped publicize and staff two “Winter Bingo” exhibit events in early 2020, along with a public workshop held at the Grand Lake Community House on February 25, 2020. The public workshop - structured as a one-half day open house event - provided community participants an opportunity to complete several exercises relating to updating the plan’s vision, goals and objectives, and confirming value statements created by Grand Lake Heart & Soul, a community initiative supported by the Orton Family Foundation.



Community Workshop 1

The Covid-19 pandemic that began in March 2020 resulted in state-mandated Stay at Home and Safer at Home orders, forcing the cancellation of several in-person meetings and a pivot to on-line engagement. On-line meetings were held with the Task Force, which created a list of potential stakeholders for supplemental public outreach. A dedicated website established at the onset of the project provided up-to-date information on public event exercise results, Task Force meeting presentations, draft documents and other project materials, with a contact page for public inquiries and feedback.

The planning process culminated with the presentation of the draft 2020 Town of Grand Lake Comprehensive Plan for adoption at Planning Commission and Town Board public hearings in November, 2020.

Vision 2020
Grand Lake Comprehensive Plan Update

Winter Bingo Exhibit
February 15, 2020
4:00 pm - 7:00 pm
Grand Lake Center
301 Marina Drive

Community Open House
February 25th, 2020
3:00 pm - 7:00 pm
Grand Lake Community House
Grand Lake Town Square

We want to hear from you!
Refreshments Provided

For more information please visit:
www.plan-tools.com/Projects/GrandLake

Introduction

Prior Plan Accomplishments

2006 Comprehensive Plan Action Item	Accomplishments Since 2006 Plan Adoption
Conduct a detailed analysis of providing affordable housing using other mountain resort communities as guidelines.	Multiple updates to Town land use code's affordable housing requirements (12-10) in 2008 and 2011, regarding affordable housing fees, individual studies, and inclusionary zoning.
Research provision to provide developer incentives for inclusionary zoning.	
Establishing an ordinance to proactively rehabilitate storefronts.	Commercial Enhancement Grant Program established.
Update land use code to include open space land use designation.	Adopted ordinances 05-2006 creating open space district and 06-2006 creating public district.
Incentives to create an "upper story" program in the central business district for residential/office.	Adopted ordinance 03-2007 amending multiple code sections for commercial zoned properties (12-2-6; 12-2-9 through 12-2-12(A); 12-2-17&a) & 12-2-18(A)).
Solicit applications for members to form a Central Business District Design Advisory Board (CBDDAB).	In 2007 a citizens advisory committee formed to review current Design Review Standards. In 2013, a Design Committee was formed as a result of the DCI Downtown Assessment, w/ recommendations that led to the Town's adoption of the Streetscape Masterplan in 2015.
Work with CBDDAB members to review and prioritize A, B, and C district guidelines.	Land use code 12-7 Design Review Standards apply to all districts.
Establish design guideline package for architecture, landscape, signage and lighting.	Adopted ordinance 23-2009 amending existing design review regulations.
BID to explore benefits of corporate sponsorship for special events.	Completed; Chamber of Commerce responsible for special events.
BID to discuss goals, and collaboration of Sol Vista Marina boat tours.	Adopted ordinance 28-2006 to create Grand Lake Marina Enterprise. Headwaters Marina town run enterprise.
Creation of a low-interest pool to finance building rehabilitation projects.	Low-interest business loans are available via USDA revolving loan program.
Eliminate fences, walls & permanent structures within the established 30' buffer along river and lake boundaries.	12-2-29 Stream & setbacks, variance rules; 12-7-4(e) Site Design Standards for fences & walls.
Establish guidelines for development in wetlands & wildlife habitat areas.	12-2-2029 Shoreline & Surface Water Regulations.
Establish guidelines for Mountain Pine Beetle management, coordinate with regional efforts.	2009 adoption of Ch. 13 of "Urban Forestry Management" which addresses "undesirable plant control".
Establishment of a hillside development ordinance for steep slopes.	Accomplished with update to Town land use code (12-9-11 and 12-2-29)
Design and implementation of a waterfront rowing/kayaking center.	Headwaters Marina leases to Mountain Paddlers. The Grand Lake Rowing Club runs Spirit Lake Regatta; Stand Up Paddlers leases waterfront space.
Boat ramp reconstruction.	Project completed.
Evaluate costs and implementation of conceptual monument signage sketches.	Cost estimates and sketches completed.
Cost/feasibility of purchasing Lot 9, Block 5 (corner of Lake & Garfield) to be part of Lakefront Park development.	Cost analysis completed, property purchased, resold and rezoned.
Conduct a study to evaluate boardwalk extension alignments and waterfront program uses.	2015 Grand Avenue Streetscape Masterplan adopted as Resolution 06-2015. A 2018 waterfront feasibility project was conducted by CU Denver's Colorado Center for Community Development.
Workshop with business owners to develop boardwalk design, landscaping, lighting and identify funding.	
Establish town trail signage for way finding along West Portal Rd.	2014 Town adopted Wayfinding Master Plan.

Plan Influences

Setting

Grand Lake is a small, rural mountain community located in northeast Grand County, Colorado at an elevation of 8,369 feet. Incorporated in 1944, the Town of Grand Lake is currently 671 acres in size. The town's namesake, Grand Lake, is Colorado's largest and deepest natural water body. Grand Lake is characterized by its scenic lake setting, an historic downtown with wooden boardwalks, and its access to outdoor recreation.

HISTORIC CONTEXT

Prior to its settlement beginning in the late 1860's, native American Indian tribes including the Ute, Northern Cheyenne and Arapaho hunted in the area. The large body of water now known as Grand Lake was originally called Spirit Lake based on a Native American legend. With the arrival of trappers and homesteaders, a frontier town known as Grand Lake City emerged on the west shore of Grand Lake. The mining boom in the 1870's brought outfitters to supply the region's mining towns, and, in 1881, the Grand Lake Townsite was platted on Grand Lake's flatter, broader north shore.

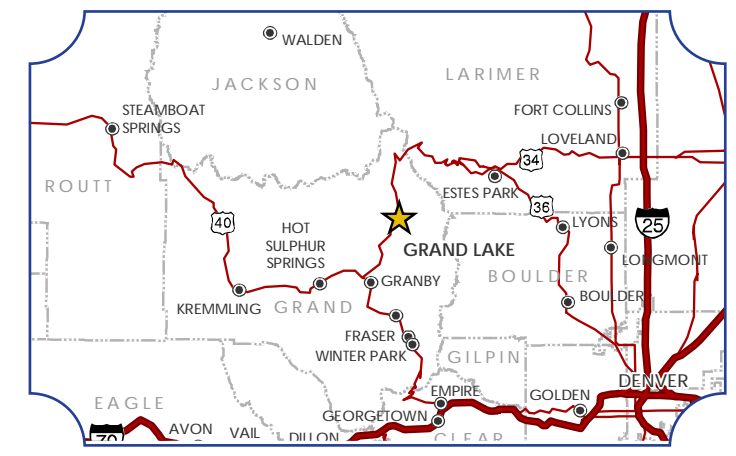
Since the late 1800's Grand Lake has evolved as a tourist destination. By 1900 more than 1,000 people migrated to the Town every summer, and the Grand Lake Yacht Club was organized in 1902. In 1915, Rocky Mountain National Park was established, bordering Grand Lake on three sides. The completion of Trail Ridge Road in 1939 brought more summer visitors and cemented Grand Lake as a gateway community.

With Trail Ridge Road closed from approximately the first major snowfall of the season through Memorial Day, Grand Lake sits at the end of the road near the western entrance for the remaining portion of the year. As a result, the town's population and its economy fluctuate dramatically in the winter and its shoulder seasons. Despite its limited accessibility, an increasing number of sport enthusiasts travel from the Colorado Front Range, through the Fraser Valley and up from Granby to enjoy Grand Lake's abundant passive and active winter recreational opportunities.

Grand Lake today is a reflection of its history, with a rustic mountain character, a resilient population of year-round residents, and second homeowners and visitors who flock to the area for its beauty, culture and charm.

REGIONAL CONTEXT

Grand Lake is situated along US Highway 34 north of Granby, Colorado in the "Three Lakes" area: Lake Granby, Shadow Mountain Reservoir, and Grand Lake. US 34 becomes the Trail Ridge Road Scenic Byway as it runs from Grand Lake through Rocky Mountain National Park to Estes Park and the Colorado Front Range. Open only in the summer and fall, Trail Ridge Road is the highest continuously paved road in the U.S. The town serves as the western gateway to Rocky Mountain National Park, the third most visited national park in the nation.



Regional Context Map



Historic Grand Lake 2

Plan Influences

Community Profile

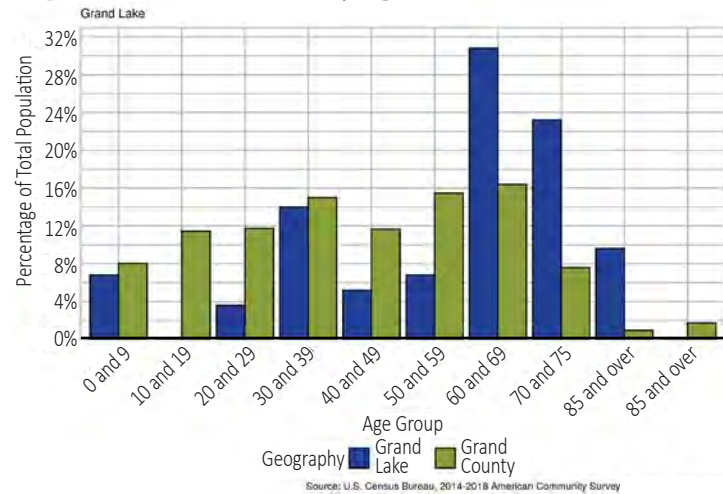
Population Growth		
Year	Population	Growth Rate
1990	259	
1995	337	5.4%
2000	418	4.4%
2005	407	-0.5%
2010	469	2.9%
2015	483	0.6%
2018	505	1.5%

Source: State Demography Office

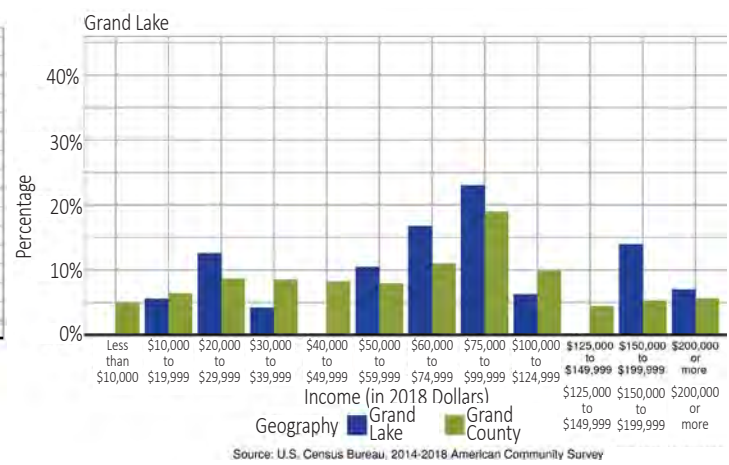
Grand Lake Housing Units: 2018	
Housing Category	# Units
Total Housing Units	995
Occupied Housing Units	256
Vacant Housing Units	739
Vacancy Rate	74.3%
Total Population	505
Household Population	502
Group Quarters Population	3
Persons per Household	1.96

Source: State Demography Office

Population Distribution by Age for 2018



Household Income Distribution



Grand Lake: All Jobs, 2017

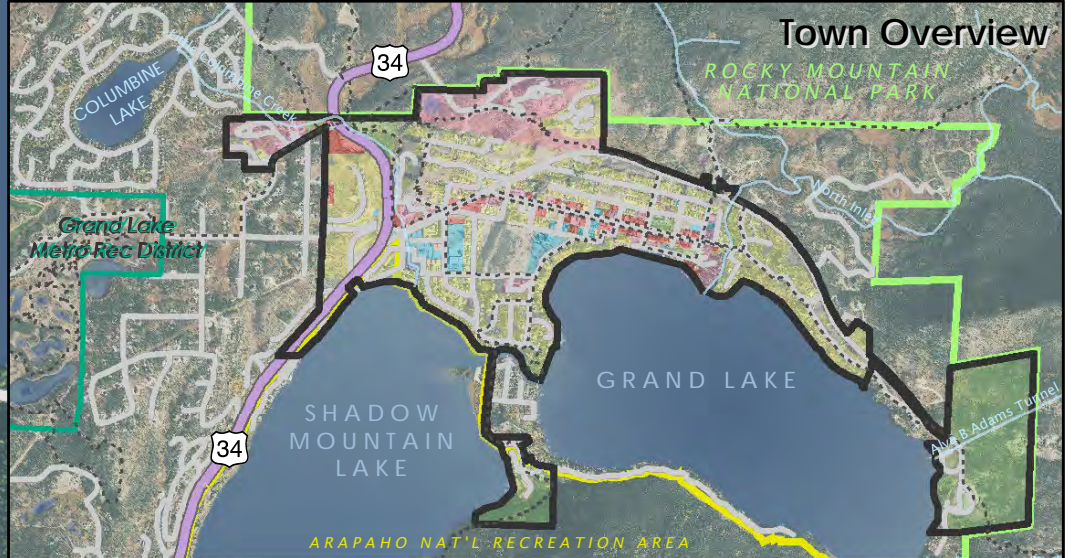
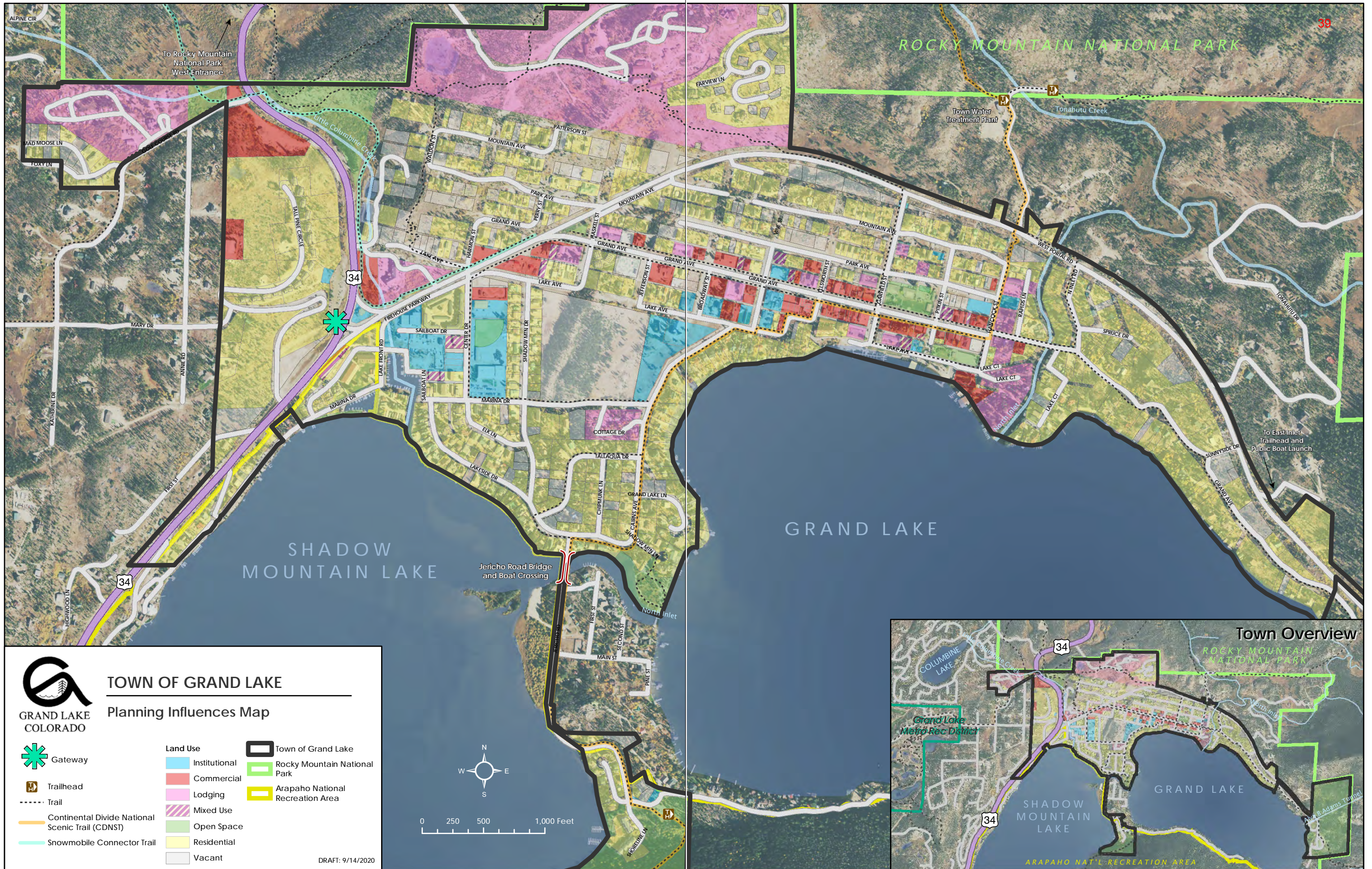


Plan Influences

Relevant Plans and Studies

Date	Short Title	Description
Various	Grand Lake Municipal Code	Relevant chapters include Chapter 11: Municipal Property Regulations; Chapter 12 Land Use Regulations; Chapter 13: Urban Forestry Management; and Chapter 6, Article 3: Sign Regulations.
2002	Traffic Design Concept	This document provides an overview and design concepts associated with creating a roundabout at West Portal Rd., Lake Ave. and Center Dr.
2003	3-Mile Plan (Draft)	
2003	Grand Lake Trails: The Northwest Passage	
2004	Traffic Analysis for Future Improvements	A preliminary analysis of future improvements to the roadway network on the west side of Grand Lake. Particular attention is focused on improving traffic flow at the connection of Town roads and US 34.
2006	Comprehensive Land Use Plan	The Town's current adopted comprehensive plan.
2009	Parks, Open Space and Trail Plan (Draft)	This draft supplement to the 2006 comprehensive plan document provides a detailed inventory of the Town's existing parks, trails and open space, along with recommendations for park improvements.
2011	Grand County Master Plan	This is a policy document for making orderly and desirable decisions concerning the future use of land in the County.
2012	Grand Lake Zoning Map	The Town of Grand Lake's Zoning Map.
2012-2014	Rocky Mountain Repertory Theater Economic Impact Study	
2013	Downtown Grand Lake Community Assessment	This report provides an overview of the downtown assessment process, a list of observations, and recommendations for downtown improvement.
2014	Gateway Community Livability Assessment	This report evaluates the natural, cultural, physical and economic health of the community, relative to six principles of livability.
2014	Wayfinding Master Plan	This document creates a wayfinding signage masterplan that includes conceptual signage designs, preliminary signage locations, probable costs for sign fabrication and installation, and an action plan.
2015	Community Fire Protection Plan	This strategic plan identifies specific wildland fire risks and provides prioritized mitigation recommendations designed to reduce those risks.
2015	Grand Avenue Streetscape Plan	This is a streetscape plan for Grand Avenue from Portal Road to Hancock Street. The plan identifies existing street conditions and suggests design measures to benefit street function, safety, walkability, and appearance.
2016	Grand Lake Clarity Stakeholders MOU	This MOU formalizes an adaptive management approach focused on achieving numeric water clarity goals (instead of standards) for Grand Lake.
2016	Northwest Coordinated Transportation & Human Services Plan	This plan serves as the Regional Coordinated Transit and Human Services Plan for the Northwest Transportation Region, identifying projects to enable transit and human service providers to improve mobility.
2017	Policy Summary Analysis	An analysis conducted by various community members of policies associated with the 2006 Grand Lake Comprehensive Land Use Plan.
2018	Grand County Housing Study	This study focuses on strategies to develop housing that will be affordable for County residents, with specific application to Grand Lake.
2018	Grand Lake Shoreline Expansion	A set of conceptual design drawings for the expansion and improvement of Gene Stover Lakeside Park, and includes parking and transit options.
2019	Preliminary Feasibility Study and Arts Market Survey	This preliminary feasibility study is the first step in determining how an affordable arts development project can move forward in the context of Grand Lake's unique needs, assets, and resources.
2019	Headwaters Trails Alliance Strategic Trails Plan	This document is an update to the 2014 Headwaters Master Trails, with a more specific, geographic regional approach to defining specific priorities and goals, with specific application for the Granby-Grand Lake Sub-Area.
2019	2020 -2024 Draft CIP	Proposed capital improvements for the Town of Grand Lake and their projected cost over the next five years.





Policy Framework

Overview

The Policy Framework is the heart of the comprehensive plan, and outlines the Plan’s vision, themes, guiding principles, achievable goals, key strategies and priority actions. The following graphic depicts the policy framework hierarchy:



* Informed by Heart & Soul Value Statements

VISION STATEMENT

A statement of a community’s vision for its future. The vision statement from the 2006 Comprehensive Land Use Plan was reviewed by the Task Force and remains relatively unchanged, retaining its timeless core community values of protecting the natural environment, preserving the town’s history, and enhancing the economic vitality of Grand Lake.

PLAN THEMES

The principal areas of focus and organizing elements of the Comprehensive Plan. Each plan theme contains background information, a guiding principle, and a set of achievable goals, key strategies and priority actions.

GUIDING PRINCIPLES

Each plan theme is framed by a guiding principle. A guiding principle reflects the community’s values for each plan theme, and begins with the words “We value”. The guiding principles are informed by several value statements prepared by Grand Lake Heart & Soul and public input.

ACHIEVABLE GOALS

An achievable goal is a qualitative statement of a desired direction or future condition that is attainable. Achievable goals read like directives for the community at-large and start with the word “To”. Each plan theme is limited to a few carefully crafted achievable goals to emphasize their importance. Achievable goals are informed by a review of existing documents including the 2006 plan’s multiple vision statements, goals and objectives; the 2020 SWON (Strengths, Weakness, Opportunities and Needs) analysis; and Town staff, Task Force and public input.

KEY STRATEGIES

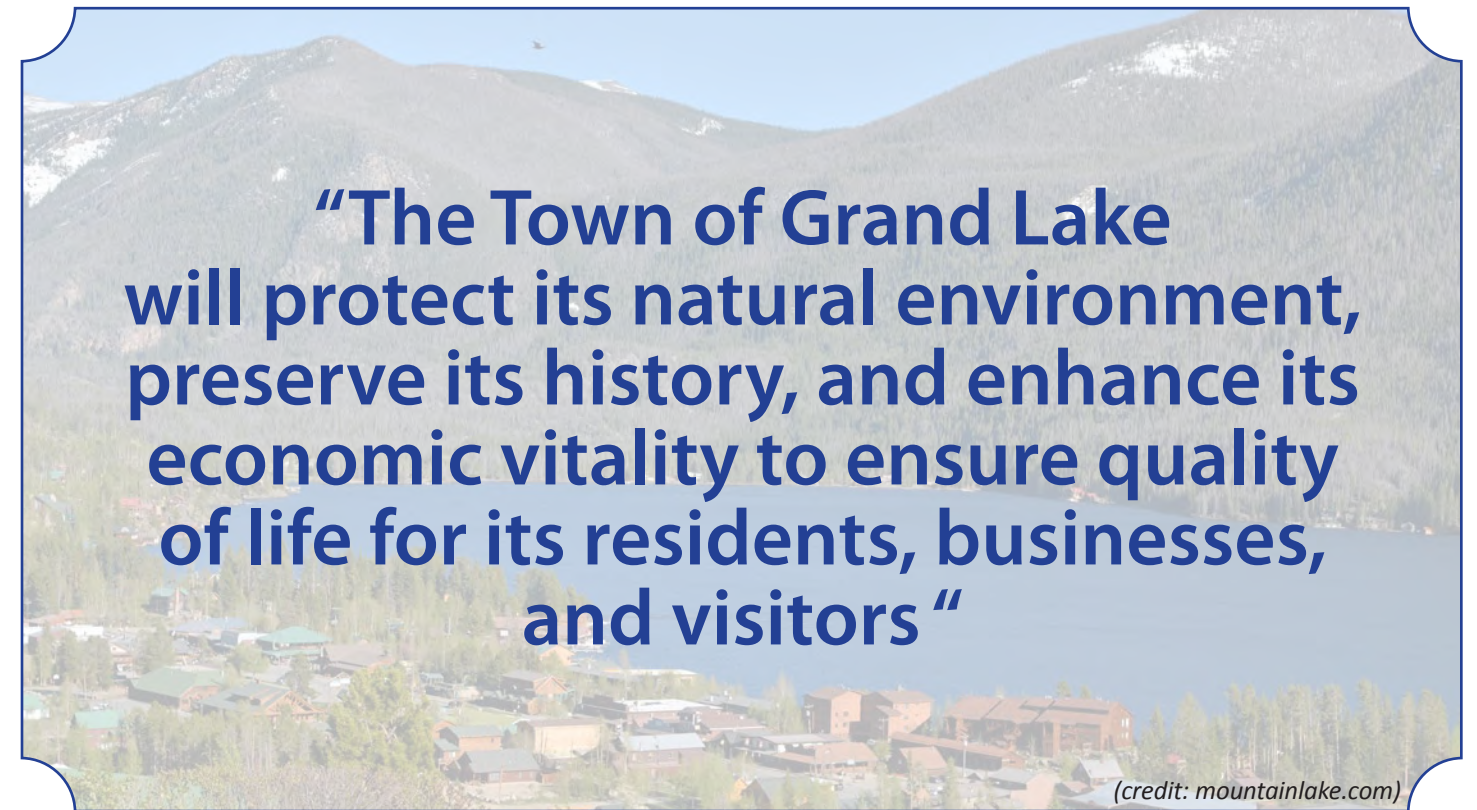
A statement of collaboration, linking achievable goals with priority actions. Each Key Strategy begins with the words “Work with...”. Key strategies are informed by a Stakeholder Identification Worksheet prepared by the Task Force.

PRIORITY ACTIONS

A statement of an initiative based on its potential to make substantive progress toward achieving a goal. Actions are prioritized for completion in short-term (1-3 year), mid-term (3-5 year), and long-term (> 5 year) time frames. Priority actions are informed by a review of the 2006 plan’s policies and action items, other existing plans and studies, the 2020 SWON analysis, and Town staff, Task Force and public input.

Policy Framework

Vision Statement



Plan Themes and Guiding Principles

The following are the four plan themes for the 2020 Grand Lake Comprehensive Plan, followed by their guiding principles.

A NATURAL ENVIRONMENT

Guiding Principle:

We value the Grand Lake area’s unique natural surroundings, the water, trails, forests, wildlife, and mountains. We appreciate those organizations that work to protect our wonderful natural resources and provide access to them.

AN AUTHENTIC PLACE

Guiding Principle:

We value the historical character and serenity of our small-town community that support the quality of life in and around Grand Lake.

A HEALTHY ECONOMY

Guiding Principle:

We value the businesses providing quality services, employment opportunities and an economic base for our community. Grand Lake is noted for the casual, historical, western character of its shops, restaurants and lodgings, even more convenient as our year-round economy is strengthening. We welcome current and future business opportunities like Grand Lake’s designation as a Creative District and award of Space to Create.

A CONNECTED COMMUNITY

Guiding Principle:

We value positive, transparent collaboration between Town, surrounding community and other contributing organizations to provide quality services.

Plan Theme: A Natural Environment

Background

Grand Lake is surrounded by thousands of acres of public lands and has an abundance of scenic and natural resources. With a vast amount of open lands come a number of regional and local trails for hikers, mountain bikers, horseback riders, cross-country skiers and snowmobilers. Several of these trails connect directly to Grand Lake with trailheads located on the edge of town, including the Continental Divide Trail, a 3,100-mile trail traveling from Mexico to Canada. Maintaining and enhancing accessibility to this trail system is vital to the enjoyment of Grand Lake’s pristine natural environment.

Many of the local creeks and streams feeding both Grand Lake and Shadow Mountain Reservoir feed the headwaters of the Colorado River system. The Colorado River basin is the primary source of water for Colorado and a number of states in the western U.S. The Colorado - Big Thompson (CBT) project was designed to collect and deliver up to 310,000 acre-feet of water annually from the Colorado River Basin.

The CBT project pumps the water uphill to Grand Lake, through a series of reservoirs including Shadow Mountain and Lake Granby. Grand Lake is Colorado’s largest and deepest natural lake at 507 acres and 265 feet deep. From an outlet on the east side of Grand Lake, water diversions flow through the Alva B. Adams Tunnel to Colorado’s Front Range. The CBT project requires that the water level in Grand Lake not fluctuate more than 6 inches annually. Due to this regulated water level, Grand Lake is not subject to drought conditions (extreme water level fluctuations) as are many Colorado reservoirs. Regulating Grand Lake’s water level and maintaining its clarity plays an important role in the desirability of Grand Lake for year-round recreation.



Local trail 3

A diverse array of wildlife can be seen in Town and on nearby trails, including moose, bear, bobcat, deer, elk, raptors, fox and songbirds. The creeks and streams throughout the area serve as wildlife corridors. Ample setbacks and vegetative buffering of these drainages are key to remaining useful as wildlife movement corridors.



Moose near Grand Lake 4



Grand Lake water clarity 5

Plan Theme: A Natural Environment

Grand Lake’s environmental character is also strongly influenced by its topography. The area’s mountainous terrain yields outstanding views, yet also harbors potential geologic hazards. These geologic hazards include rockfall, avalanche, and mudslides on unstable or steep slopes. Various pockets of steep slopes – defined as slopes over 30% in grade – exist within the Town boundary and in the surrounding unincorporated area.

The heavily forested steep slopes surrounding Grand Lake also contribute to the potential for wildfire from lightning strikes, campfires or arson. The area is especially vulnerable due to a past infestation of Mountain Pine Beetles, which, since 2006, caused mortality in over 90% of large diameter Lodgepole pine in and around the Grand Lake Fire Protection District. The Community Wildfire Protection Plan for the Grand Lake Fire Protection District identifies specific wildland fire risks and provides prioritized mitigation recommendations designed to reduce those risks.

In addition to public safety concerns, development on steep or unstable slopes creates a significant negative impact on the important visual character that defines the community. The lakeshore and adjoining mountain views are valuable assets which are vulnerable to obstruction from development along US 34. Preserving the high-quality views of Shadow Mountain and Shadow Mountain Reservoir from the U.S. 34 corridor is critical for maintaining Grand Lake’s rich environmental character.

Reducing the risks of natural hazards and conserving Grand Lake’s abundant environmental attributes is vitally important to sustaining the lifeblood of Grand Lake’s economy - outdoor recreation. Maintaining and expanding outdoor recreation opportunities will be dependent on sound environmental stewardship.



View of Mount Craig, a.k.a. “Mount Baldy” 6



View of Shadow Mountain Reservoir 7



Sailing on Grand Lake 8





Plan Theme: A Natural Environment

Guiding Principle:
We value the Grand Lake area's unique natural surroundings, the water, trails, forests, wildlife, and mountains. We appreciate those organizations that work to protect our wonderful natural resources and provide access to them.

ACHIEVABLE GOALS, STRATEGIES AND PRIORITY ACTIONS

Open Space & Trails	
Achievable Goal: To conserve public open lands and their abundant natural resources.	Priority Action:
Key Strategy: Work with national, state and local agencies and organizations where necessary to effectively manage public open lands for natural area protection and/or recreational use.	Update and adopt the draft Parks, Trails and Open Space Master Plan to include all lands designated as Open Space on the Land Use Plan and an evaluation of potential pocket parks on Town properties.
	Update Chapter 12 Article 9 of the Town's Land Use Regulations to clarify land dedication requirements for open space.
Achievable Goal: To improve access to, and interconnectivity with, designated open lands.	Priority Action:
Key Strategy: Work with national, state and local agencies and organizations to improve access to permanently reserved designated open lands for passive and active recreational uses.	Update the proposed trail network section in the draft Parks, Trails and Open Space Master Plan to be consistent with recommendations in the HTA Strategic Trails Plan.
	Implement directional signage for locating and identifying trailheads in accordance with the Wayfinding Master Plan.
	Develop a multi-use trail from Grand Lake to the Arapaho-Roosevelt National Forest/Arapaho National Recreation Area.
	Design a cross-country ski trail on Grand Lake.
Viewshed Protection	
Achievable Goal: To preserve scenic vistas.	Priority Action:
Key Strategy: Work with Grand County to ensure the preservation of key lake and mountain view corridors.	Negotiate an intergovernmental agreement with Grand County that provides for joint review of land development proposals where necessary.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to create a scenic overlay zoning district and associated supplemental regulations for viewshed protection.
	Update Chapter 12 Article 7 of the Town's Land Use Regulations to discourage flat roofs.
	Update Chapter 12 Article 9 of the Town's Land Use Regulations with "Dark Sky" compliant lighting standards for protecting the natural quality of the night sky.
Watershed Protection	
Achievable Goal: To keep Grand Lake blue.	Priority Action:
Key Strategy: Work with federal, state and local agencies to monitor and improve water clarity in Grand Lake.	Update and/or extend the 2016 Grand Lake Clarity Stakeholders Memorandum of Understanding (MOU) prior to its expiration in 2021.
	Update Chapter 12 Article 2 of the Town's Land Use Regulations to clarify and enhance the shoreline and surface water regulations.
Hazard Mitigation	
Achievable Goal: To reduce the risks of natural hazards.	Priority Action:
Key Strategy: Work with national, state and local agencies to reduce the risk and/or mitigate the impacts of wildland fires, flood damage and other natural hazards.	Update Chapter 12 Article 9 of the Town's Land Use Regulations to integrate the recommendations of the Colorado Water Conservation Board for flood damage prevention.
	Update the Town's Fire Mitigation Regulations to integrate the recommendations of the Grand Lake Fire Protection District for increasing defensible space and reducing structural ignitability.
	Educate residents on Ready-Set-Go and other evacuation plans prepared by the Grand Lake Fire Protection District and the Grand County Office of Emergency Management.



Plan Theme: An Authentic Place

Background

Grand Lake is distinguished by its authenticity as a Colorado mountain town. It has retained its rustic character through the efforts of an actively engaged community that strongly values its history and local culture.

Grand Lake’s “Rustic Style” of architecture is reflected in several buildings listed on the Colorado Historic Register, including:

- The Grand Lake Community House built in 1922 in the center of the historic town square. The Community House is used for a variety of public and private events.
- The Grand Lake Lodge, completed in 1920, continues to service visitors to Rocky Mountain National Park and Grand Lake.
- The Kauffman House, built in 1892 as a hotel to accommodate summer tourists. The Kauffman House currently serves as a museum.
- The Smith Eslick Cottage Camp, a motor court built in 1915. The GLAHS is working to preserve the Cottage Camp site dedicated to Grand Lake’s early auto tourism history.

With the exception of the Grand Lake Community House, these properties are also listed on the National Register of Historic Places.



Kauffman House 10



Grand Lake Lodge 11



Grand Lake Community House 9



Smith Eslick Cottage Camp 12

Plan Theme: An Authentic Place

The Town’s geographic setting – bordered by Rocky Mountain National Park, Grand Lake, Shadow Mountain Reservoir, the Arapaho National Forest, and United States Bureau of Reclamation land – strongly influences its development pattern and compact form. Like many towns originally settled in the late 1800’s, Grand Lake was platted in a grid pattern of wide streets. The original grid pattern is interrupted by a glacial moraine and West Portal Road, most notably in the steep hillside of the Woodpecker Hill residential neighborhood.

Grand Avenue – Grand Lake’s “Main Street” – is the central spine of the original grid with a 100-foot wide right-of-way. Grand Avenue’s major cross streets, from Pitkin Street to Walden Street, are 80 feet wide. Mountain Avenue and Park Avenue also have 100-foot right-of-ways. The wide street rights-of-way contribute to Grand Lake’s unique character, most notably in the form of the boardwalks that line Grand Avenue within the town’s commercial core.



Grand Lake’s Modified Grid Pattern

In 2015, a study to enhance the function and appearance of Grand Avenue was completed. The Grand Avenue Streetscape Master Plan identified four major “interventions” for Grand Avenue, as follows:

1. Define the blocks of the first four blocks of Grand Avenue (Portal Rd. to Vine St.) with a driving lane, bike/snowmobile lane, greenway, and sidewalk.
2. Enhance the corners from Vine St. to Hancock St. with curb extensions to gain pedestrian space and safety.
3. Create seasonal mid-block extensions to bring pedestrian space and activity to the street.
4. Create and clarify greenway regulations, maintenance plan, and development strategies to fully utilize this pedestrian space.

In addition to prioritizing multiple short, mid and long-term action items, the Grand Avenue Streetscape Master

Plan included recommendations from several other plans and studies completed since 2006, including the original 2006 Grand Lake Comprehensive Land Use Plan, the Grand Lake Community Assessment, and the Gateway Community Livability Assessment. As such, the Grand Avenue Streetscape Plan is a valuable community design tool for maintaining and enhancing the heart of Grand Lake, its central business district.

The Town and its residents place a high value on quality, controlled growth for the entire community. The Land Use Plan Map on pages 20 and 21 identifies twelve land use designations that are intended to provide guidance for ensuring a balance of residential, commercial, resort and institutional development.

The Land Use Plan Map also identifies three potential future Town growth areas:

1. A number of residences south of the Wescott / Jericho bridge commonly called “Rainbow” Bridge and east along Jericho road. This “Old Grand Lake” area is largely built-out yet may desire Town services in the future and, if so, would need to petition for an annexation election.
2. Multiple residential lots along and accessed from West Portal Road, between the existing Town boundary and Rocky Mountain National Park. Potential residential estate development is also possible in three locations that have a flat to rolling terrain condition and are outside of sensitive drainages.
3. Numerous residential and commercial parcels along US Highway 34 to the North Fork of the Colorado River. Commercial development in this area should complement, and not directly compete with, businesses in Grand Lake’s central business district.

In addition to these three growth areas, there may be individual parcels contiguous to current Town boundaries that could be incorporated into Grand Lake with minimal impact.

The Town does not currently have an adopted Three Mile Area Plan. A Three Mile Area Plan could provide policy direction and review criteria for considering future annexation petitions. A Three Mile Area Plan should be adopted and annually updated in accordance with state annexation statutes. A draft Three Mile Area Plan is included as an appendix to this comprehensive plan.

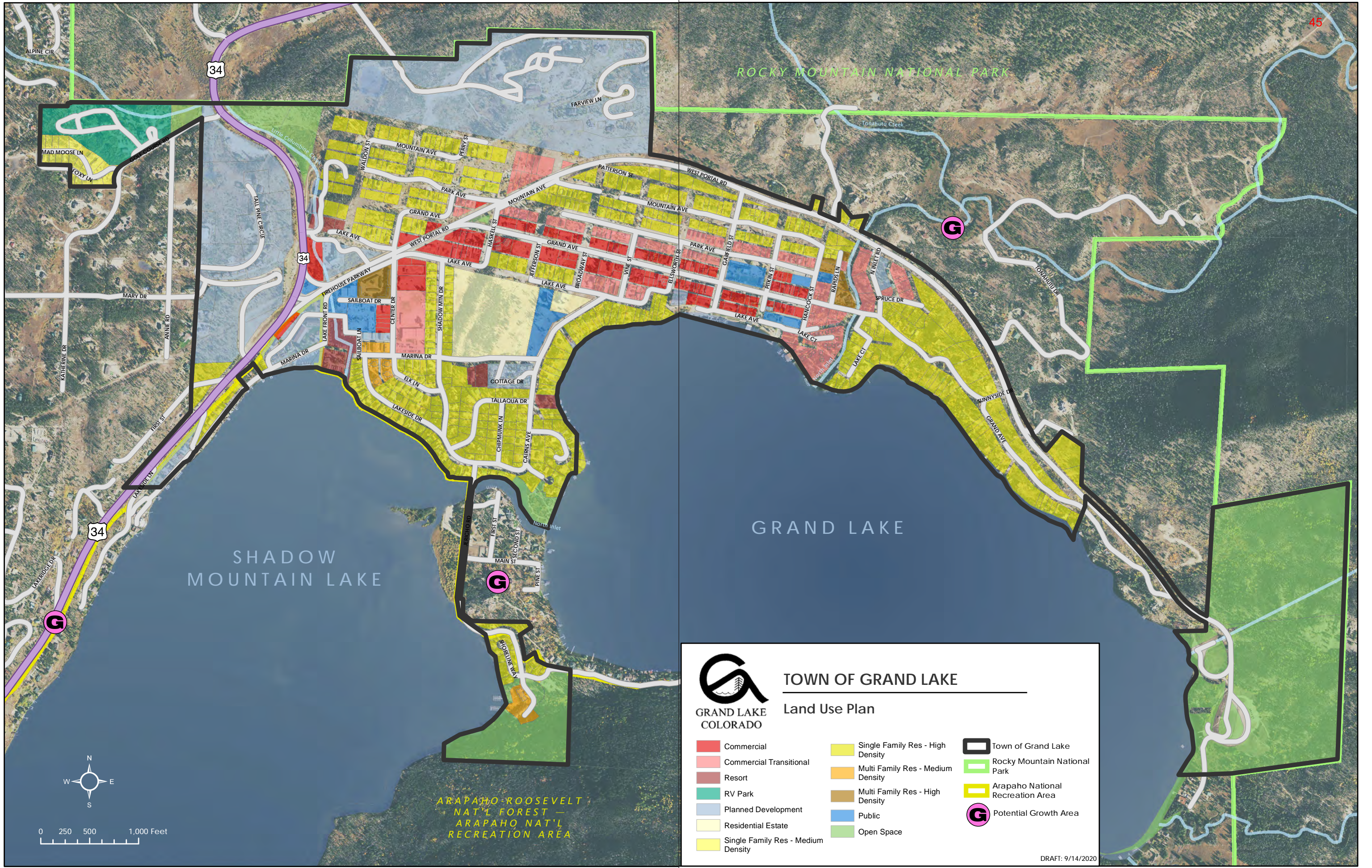
Plan Theme: An Authentic Place

Guiding Principle:
We value the historical character and serenity of our small-town community that supports the quality of life in and around Grand Lake.

ACHIEVABLE GOALS, STRATEGIES AND PRIORITY ACTIONS

Community Design	
Achievable Goal: To preserve Grand Lake’s unique rustic small-town character.	Priority Action:
Key Strategy: Work with national, state and local agencies and organizations to protect Grand Lake’s historic resources.	Update the Design Review Standards in Chapter 12 Article 7 of the Town’s Land Use Regulations to include recommendations from the Design Guidelines for the Central Business District and the Streetscape Master Plan.
	Continue to implement the Action Items listed in the Streetscape Master Plan.
	Explore opportunities to revitalize existing building frontages in the central business district that are inconsistent with the Town’s rustic western style.
	Update and implement Lake Front Park design concepts.
Land Use	
Achievable Goal: To foster quality development.	Priority Action:
Key Strategy: Work with local stakeholders to update the Town’s land development regulations.	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to add purpose and intent statements for each of the eighteen zoning districts, and consolidate permitted uses into a single table for ease of reference.
	Update Chapter 12 Article 9 of the Town’s Land Use Regulations to streamline development review procedures and consolidate application types into a single table for ease of reference.
	Update Chapter 6 Article 2 of the Town’s Sign Code to be legally compliant with content-neutrality standards.
	Integrate all relevant Articles from Chapters 6, 11, 12 and 13 of the Town Municipal Code into a unified land development code and resolve any discrepancies or redundancies.
	Update the Town’s Official Zoning Map consistent with the Land Use Plan’s color code and any rezoning or other corrections since 2012.
Managing Growth	
Achievable Goal: To maintain control of local land use decisions.	Priority Action:
Key Strategy: Work with Grand County and others to direct growth into appropriate locations.	Adopt a Three Mile Area Plan in accordance with CRS 31-12-105.
	Annually adopt a resolution updating the Town’s Three Mile Area Plan in accordance with CRS 31 -12-105.
	Prepare an extraterritorial Major Street Plan in accordance with CRS 31-23 212 and 213.





TOWN OF GRAND LAKE

Land Use Plan

GRAND LAKE COLORADO

<ul style="list-style-type: none"> Commercial Commercial Transitional Resort RV Park Planned Development Residential Estate Single Family Res - Medium Density 	<ul style="list-style-type: none"> Single Family Res - High Density Multi Family Res - Medium Density Multi Family Res - High Density Public Open Space 	<ul style="list-style-type: none"> Town of Grand Lake Rocky Mountain National Park Arapaho National Recreation Area G Potential Growth Area
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DRAFT: 9/14/2020

Plan Theme: A Healthy Economy

Background

Since the turn of the twentieth century, Grand Lake’s economy has been strongly linked to tourism and outdoor recreation. Grand Lake’s location as the western gateway to Rocky Mountain National Park is a significant economic asset for the community. Over 4.5 million tourists visited Rocky Mountain National Park (RMNP) in 2018, although the majority of park visitors travel through RMNP’s eastern gateway, Estes Park, and do not make the journey to Grand Lake. In addition, the vast majority of trips to RMNP are between June and September.



Western RMNP Entrance 13

Likewise, Grand Lake’s economy is largely seasonal, yet includes many other unique attractions besides RMNP: hiking, ATV and mountain biking trails on US Forest Service land; a historic, walkable downtown on the shore of Grand Lake; rowing, paddling, boating and fishing on Grand Lake and Shadow Mountain Reservoir; an annual Regatta Week hosted by the Grand Lake Yacht Club; the long-standing Buffalo Days Weekend festival and other local cultural events, notably performances by the Rocky Mountain Repertory Theatre.



Grand Lake Festival 14

Mid-October through Memorial Day is Grand Lake’s “secondary season.” Those visitors that make the journey and access RMNP trails from the edge of town are treated to a winter wonderland. The Grand Lake Golf Course becomes the Grand Lake Nordic Center, available for cross-country skiing and snowshoeing. Two downhill ski resorts (Winter Park/Mary Jane and Granby Ranch) are within one hour drive of Grand Lake. And with access to hundreds of miles of snowmobile trails, Grand Lake is known as the “Snowmobile Capital of Colorado.”



Snowmobiling in Grand Lake area 15

The sustainability of year-round tourism and outdoor recreation opportunities is vitally important to Grand Lake’s local economy. Grand Lake is committed to outdoor recreation in all seasons. Monthly and annual sales tax revenue from retail, restaurant, and lodging has been steadily increasing for the last several years.

One recent challenge is the Covid-19 pandemic which resulted in a dramatic reduction in tourism-related visits during the spring of 2020. Seasonal workers from foreign countries were also not able to travel to Grand Lake during the pandemic. High school students also typically leave the summer workforce in mid-August to return to school. Communities such as Grand Lake that are gateways to national parks can anticipate short-term fluctuations in business stability and revenue. Long-term economic resiliency may become dependent on retaining a year-round workforce that will create additional demand for local goods and services. An expanding workforce will also need to be supported with myriad social and human services in order to live year round in Grand Lake.

Plan Theme: A Healthy Economy



Attracting more workforce housing is therefore vital to sustaining a healthy economy. The 2018 Housing Plan for the Study Areas of Granby, Grand Lake, Kremmling, and Hot Sulphur Springs identified the following potential housing unit goal by 2023: 20 homes and apartments deed restricted at or below 120% of the Area Median Income (AMI) for owners and 100% AMI for renters. The plan noted that accomplishing this goal would address 67% of the gap, in the Grand Lake area.

In 2018, Colorado Creative Industries (CCI) certified Grand Lake as a creative district, with access to the resources of “Space to Create”, a workforce housing program. A preliminary feasibility report completed in 2019 identified multiple sites in Grand Lake for a potential Artspace workforce housing project. A market study is underway and funding opportunities are currently being explored for this exceptional public private partnership opportunity.

Grand Lake has several other tools available for promoting affordable housing development, including an inclusionary housing ordinance, a housing fund, and residential and commercial linkage (impact) fees. Additional funding sources include tax credits, state and federal grant programs, debt financing with favorable terms, and local philanthropy such as the Grand Foundation.

Short-term rentals by owners (STR’s) offer a more frequent use of otherwise unoccupied single-family homes and condominium units within the Town. In 2019, nightly short-term rentals added approximately 860 pillows (assuming 6 to a unit) to the nightly rental inventory. While adding to the nightly rental lodging base and bringing in additional tax revenue, careful consideration should be taken with how the Town moves forward with regard to the short-term rental policy.

Providing an array of community services for workers is also key. Such services should include day care and medical and mental health services for younger populations.

Note: Colorado Statutes require inclusion of a Recreation and Tourism element within a comprehensive plan. The above information is intended to serve as the Recreation and Tourism plan element pursuant to C.R.S. 31-23-207 (5).





Plan Theme: A Healthy Economy

Guiding Principle:
We value the businesses providing quality services, employment opportunities and an economic base for our community. Grand Lake is noted for the casual, historical, western character of its shops, restaurants and lodgings, even more convenient as our year-round economy is strengthening. We welcome current and future business opportunities.

ACHIEVABLE GOALS, STRATEGIES AND PRIORITY ACTIONS

Economic Recovery & Development	
Achievable Goal: To recover from the economic impact of the Covid-19 pandemic.	Priority Action:
Key Strategy: Work with state agencies, community development organizations and local business owners and tenants to stabilize the economic impacts of the Covid-19 pandemic.	Encourage property owners to animate any vacant storefronts using pop-ups and other shared retail concepts.
	Create temporary parklets on Grand Avenue between Hancock Street and Vine Street to add usable outdoor space and expand business capacity working within specified design guidelines.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to create an administrative temporary use permit with specified temporary use provisions for commercial zoning districts.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to expand vehicle stacking space design requirements for commercial drive-through and pickup services.
	Update Chapter 6 Article 2 of the Town’s Sign Regulations to provide greater flexibility for the commercial use of temporary signage, including addressing of the seven consecutive day limitation.
Achievable Goal: To foster a sustainable year-round local economy.	Priority Action:
Key Strategy: Work with local businesses to target market needs along with associated improvements to the Town’s land development regulations.	Create a strategic plan for diversifying the local employment base, increasing the retail mix and making other long-term adjustments to improve economic resiliency.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to reduce obstacles associated with attracting new businesses by streamlining development review and permitting procedures.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to create a Historic District zoning category along Grand Avenue between Hancock Street and Vine Street.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to combine the Commercial Transition and Commercial Zoning districts into a new Commercial Mixed-Use Zoning District that provides for developing a full range of retail, office, artisan industry, high density residential, institutional and civic uses.
	Update the Town’s Zoning Map to reflect the new Historic District and Mixed-Use Commercial zoning categories.
Attainable Housing	
Achievable Goal: To increase the number of housing units available for Grand Lake’s workforce.	Priority Action:
Key Strategy: Work with federal, state and local agencies and the private sector to develop new workforce housing in Grand Lake.	Update Chapter 12 Article 10 of the Town’s Land Use Regulations to clarify and enhance the affordable housing requirements.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to lessen restrictions that create a disincentive for the development of Accessory Dwelling Units (ADU’s) and tiny homes.
	Update Chapter 12 Article 2 of the Town’s Land Use Regulations to provide density bonuses for deed-restricted multi-family housing development.
	Adopt criteria and funding priorities for use of the Town’s Housing Fund.
	Develop and purchase land as needed for workforce housing.
	Explore public/private partnerships to develop rent-restricted multifamily housing.



Plan Theme: A Connected Community

Background

The Town of Grand Lake is a connected community; socially, physically and technologically. The Town’s social infrastructure consists of civic, cultural and religious institutions and public spaces, all of which serve as community gathering points. Grand Lake is extraordinary in that it is empowered with a spirit of community pride and volunteerism. Maintaining Grand Lake’s exceptional community spirit is in no small part dependent on fostering a high level of effective communication and information flow between community leaders and area residents.

Grand Lake is further connected by its physical “mobility” infrastructure: its roadways, pathways, and signature downtown boardwalks. The Community Connections Map on pages 30 and 31 identifies civic/arts/cultural facilities, park and recreation facilities, trails and trailheads, and four functional classes of roadways: highway, arterial, collector and local roads. Improvements to the Town’s roadway network will be needed to enhance safety for pedestrians and cyclists.

The Colorado Department of Transportation (CDOT) is responsible for maintaining and improving US 34 that transects the western edge of Grand Lake. The intersection of US 34 and West Portal Road is the Town’s sole major access point, and was designed to handle relatively low traffic volumes. Enhancing traffic circulation during peak travel conditions in the summer and fall begins with improvements to this intersection, as well as two other intersections along West Portal Road: one at Center Drive and one at Grand Avenue. Options for improving traffic circulation include intersection redesign, road re-alignments, and/or a system of roundabouts that continuously moves traffic without stop signs or traffic lights. Detailed engineering analysis is needed and a comprehensive traffic study should be funded to determine preferred design alternatives to these three existing intersection configurations.

Transit service is limited in Grand Lake to an airport shuttle to Denver International Airport (DIA) and a regional taxi service. On-call ride sharing services such as Uber and Lyft are currently unavailable. Granby, located 16 miles south of Grand Lake via US 34, has a general aviation airport and access to commercial bus and passenger train services.

Transportation Service Providers

General Aviation	Emily Warner Field (Granby)
Airport Shuttle	Home James (To DIA)
Bus	Bustang Outrider
Taxi	Valley Taxi
Train	Amtrak (Granby)

Communication, power, and water and wastewater services in Grand Lake are provided by a variety of public and private utilities and a special district. It is significant that the Town of Grand Lake is a water utility. The Town has adequate water sources and treatment capacity for accommodating new growth and development, which may become a consideration for annexation for unincorporated property owners that are reliant on water wells.

Utility Service Providers

Communication	
Internet	Centurylink Comcast Direct TV Viasat Internet HughesNet Rkymtnhi.com
Telephone	Centurylink Comcast Vonage
Power	
Electric	Mountain Parks Electric Sunpower
Gas - Natural	Xcel Energy
Sewer & Water	
Sewer	Three Lakes Water and Sanitation District
Water	Town of Grand Lake

Plan Theme: A Connected Community

The Town of Grand Lake contracts with Grand County for law enforcement and emergency medical service (EMS). The Grand Lake Fire Protection District provides emergency medical response along with fire protection services, with one of its three district fire stations located in Grand Lake at 201. N. Portal Road. The closest hospital is located in Granby. Middle Park Heath operates a medical clinic at the Grand Lake Center four days a week.

Emergency Service Providers

Emergency Medical	Grand County EMS Grand Lake Fire Protection District
Fire Protection	Grand Lake Fire Protection District
Law Enforcement	Grand County Sheriff Department

The Grand Lake Center is a multi-purpose recreation, activity and meeting facility located at 301 Marina Drive. A former elementary school, the Grand Lake Center is owned by the Town of Grand Lake. With the conversion of the elementary school into the Grand Lake Center, all students are bused to schools in Granby.

Public Education

Pre-K	Granby Elementary School (Granby)
Elementary School (K-5)	Granby Elementary School (Granby)
Middle School (6-8)	East Grand Middle School (Granby)
High School (9-12)	Middle Park High School (Granby)



Local bridge 16



Lake Front Park 17



Grand Lake Center 18

Plan Theme: A Connected Community

Guiding Principle:
We value positive, transparent collaboration between Town, surrounding community and other contributing organizations to provide quality services.

ACHIEVABLE GOALS, STRATEGIES AND PRIORITY ACTIONS

Mobility	
Achievable Goal: To develop a safe and efficient traffic circulation system.	Priority Action:
Key Strategy: Work with federal, state, and county agencies to enhance local and regional mobility.	Update design concepts for a pedestrian crossing at Highway 34 and West Portal Road.
	Prepare a multi-modal transportation master plan for Grand Lake and its surrounding area.
	Update design concepts for a system of coordinated intersection improvements from US 34 and West Portal Road to Grand Avenue.
	Upgrade alleys to improve functionality.
	Connect the East Inlet Trail and East Shore (Shadow Mountain Lake) Trail.
	Improve the multi-use trail from Highway 34 to boardwalk.
Wayfinding	
Achievable Goal: To create an effective and cohesive system of wayfinding signage.	Priority Action:
Key Strategy: Work with grant agencies to leverage existing CIP funding and expedite wayfinding signage improvements.	Update the Wayfinding Master Plan and develop bid documents for the fabrication and installation of wayfinding signage consistent with the Wayfinding Master Plan.
	Update Chapter 6 Article 2 of the Town's sign regulations consistent with recommendations in the Wayfinding Master Plan.
Parking	
Achievable Goal: To provide adequate parking for the travelling public.	Priority Action:
Key Strategy: Work with local businesses to address customer parking needs.	Prepare a parking study that addresses expanding on-street and off-street parking capacity, RV parking and turnarounds, employee parking, and shared parking opportunities.
	Update design concepts for converting surface parking at Hancock Street and Park Avenue into a parking garage , multi-use parking facility, and/or transit center.
Community Services and Facilities	
Achievable Goal: To provide adequate community services and facilities that support existing and projected areas of population and growth.	Priority Action:
Key Strategy: Work with public and private partners on civic/arts/cultural facilities, parks and recreation facilities, communications, power, water and sewer facilities, law enforcement and medical services.	Upgrade existing performance and gathering spaces.
	Evaluate the use and potential expansion of outdoor spaces and venues for sculptures, performances and other cultural activities.
	Provide on-going, sustained opportunities for in-town outdoor recreational activities, including a skate-ski track, a tubing hill, and sledding.
	Establish a local designation process to work with local landowners and Town government to protect important historic properties.
	Facilitate access to specialized human services, including child care, senior care and mental health care.
	Enhance internet and telecommunications service coverage, speed, and strength within the community.





TOWN OF GRAND LAKE

Community Connections Map

- Public Parking
 - Public Restroom
 - Potential Roundabout
 - Bridge
- Road Classification**
- Highway
 - Arterial
 - Collector
 - Local
- Trail**
- Continental Divide National Scenic Trail (CDNST)
 - Snowmobile Connector Trail
- Town of Grand Lake
- Water Treatment Plant



DRAFT: 9/14/2020

- Civic Facilities**
- 1 Town Hall
 - 2 Community House
 - 3 Juniper Library
 - 4 Pitkin Annex
 - 5 Chamber of Commerce
 - 6 Post Office
 - 7 Fire Station
 - 8 Kaufmann Museum
 - 9 Rocky Mountain Repertory Theatre
 - 10 Grand Lake Center
- Parks and Recreation**
- 11 Lakefront Park
 - 12 Headwaters Marina
 - 13 Appelhans Gazebo
 - 14 James Cairns Open Space
 - 15 Town Park
 - 16 Pioneer Park
 - 17 Point Park
 - 18 Triangle Park
 - 19 Thomasson Park
 - 20 East Inlet Boat Launch
 - 21 Grand Lake Metro Rec. Center
- Trailheads**
- 22 Dog Friendly Off-Leash Trails
 - 23 North Inlet Trailhead
 - 24 Tonahutu Trailhead
 - 25 East Inlet/Adams Falls Trailhead
 - 26 East Shore/Shadow Mountain Lake Trailhead



Implementation

Overview

The 2020 Grand Lake Comprehensive Plan provides a framework for guiding growth, development and redevelopment in Grand Lake in the foreseeable future. Grand Lake’s comprehensive plan serves as an overarching planning policy document closely linked to numerous other planning tools, including intergovernmental agreements, land use regulations, capital improvement programming and other plans and studies.

The success of the 2020 Grand Lake Comprehensive Plan is dependent upon the implementation of a variety of action items. The primary responsibility for leadership in implementing the plan will be borne by the Town of Grand Lake. As the principal authority and champion for the comprehensive plan, the Town has the capacity to update land use regulations, provide funding assistance, and leverage staff resources.

Fortunately, the Town will not be alone in carrying the workload for implementing the comprehensive plan. The realization of the comprehensive plan’s vision and goals hinges on the Town’s ability to forge effective partnerships. The Town intends to actively engage multiple stakeholders - landowners, businesses, developers, government agencies, funding institutions, community organizations, second home owners, and interested citizens - in the implementation of the comprehensive plan.

The Colorado Department of Local Affairs compiled the following list of potential uses for an adopted comprehensive plan:

1. **A basis for regulatory actions:** The plan serves as a foundation and guide for the provisions of the zoning regulations, subdivision regulations, the official map, flood hazard regulations, annexation decisions and other decisions made under these regulations.
2. **A basis for community programs and decision making:** The plan is a guide and resource for the recommendations contained in a capital budget and program, for a community development program, and for direction and content of other local initiatives, such as for water protection, recreation or open space land acquisition and housing.
3. **A source for planning studies:** Few plans can address every issue in sufficient detail. Therefore, many plans will recommend further studies to develop courses of action on a specific need.
4. **A standard for review at the County and State level:** Other regulatory processes identify the municipal plan as a standard for review of applications. Master plans are important to the development of regional plans or inter-municipal programs, i.e., a regional trail network or valley-wide transit program.
5. **A source of information:** The plan is a valuable source of information for local boards, commissions, organizations, citizens and business.
6. **A long-term guide:** The plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social and economic environment of the community.

Implementation

Implementation Matrix

The Implementation Matrix on the following pages identifies action items by plan theme, with each action item assigned a priority level and timeframe for completion, an estimated cost range, and one or more agencies to serve as resources and potential Town partners.

MATRIX KEY

Priority Level

1. Critical
2. Vital
3. Desirable

Timeframe

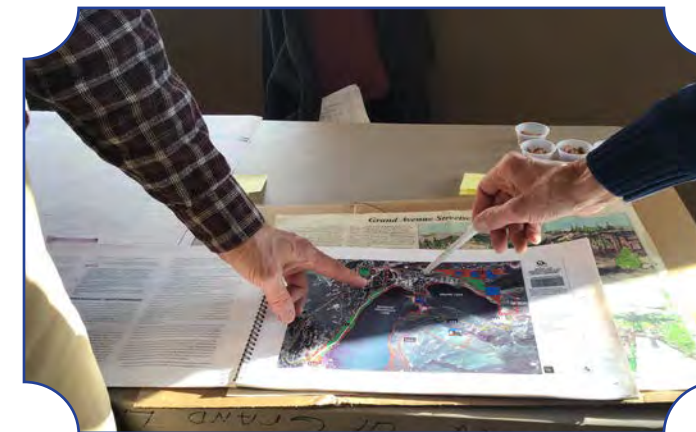
- Short Term (ST): 1 - 3 years
 Mid Term (MT): 3 - 5 years
 Long Term (LT): 5+ years

Cost

- \$: \$0-\$100K
 \$\$: \$100-\$500K
 \$\$\$: \$500K+

Partner Acronym

- ANRA Arapaho National Recreation Area
- CCI Colorado Creative Industries
- CCCD Colorado Center for Community Development
- CDOT Colorado Department of Transportation
- CDTC Continental Divide Trail Coalition
- CHFA Colorado Housing and Finance Authority
- CHLT Colorado Headwaters Land Trust
- COEDIT Colorado Office of Economic Development and International Trade
- COHVC Colorado Off Highway Vehicle Coalition
- CPW Colorado Parks and Wildlife
- CRHSB Colorado River Headwaters Scenic Byway
- CRWCD Colorado River Water Conservation District
- CWCB Colorado Water Conservation Board
- DCI Downtown Colorado, Inc.
- DOLA Colorado Department of Local Affairs
- FHWA Federal Highway Administration
- GAC Grand Arts Council
- GC Grand County
- GCAB Grand County Association of Builders
- GCBR Grand County Board of Realtors
- GCCOA Grand County Council on Aging
- GCED Grand County Economic Development
- GCHA Grand County Housing Authority
- GCNB Grand County New Beginnings
- GCTB Grand County Tourism Board
- GF Grand Foundation
- GLAHS Grand Lake Area Historical Society
- GLC Grand Lake Center
- GLCC Grand Lake Chamber of Commerce
- GLCD Grand Lake Creative District
- GLDC Grand Lake Design Committee
- GLFPD Grand Lake Fire Protection District
- GLMRD Grand Lake Metropolitan Recreation District
- GLRC Grand Lake Rotary Club
- GLTG Grand Lake Trail Groomers
- GLYC Grand Lake Yacht Club
- GOCO Great Outdoors Colorado
- HTA Headwaters Trail Alliance
- MPH Middle Park Health
- NCWCD Northern Colorado Water Conservancy District
- NWCCOG Northwest Colorado Council of Government
- RMNP Rocky Mountain National Park
- TLWA Three Lakes Watershed Association
- TLWSD Three Lakes Water and Sanitation District
- UP Utility Providers
- USBR US Bureau of Reclamation
- USDA USDA Rural Development
- USFS US Forest Service- Arapaho National Forest



Plan monitoring 19





Theme: A Natural Environment	Priority	Timeframe	Cost	Partners
Open Space & Trails				
Update and adopt the draft Parks, Trails and Open Space Master Plan to include all lands designated as Open Space on the Land Use Plan and an evaluation of potential pocket parks on Town properties.	1	ST	\$	CHLT, GLMRD, HTA
Update Chapter 12 Article 9 of the Town’s Land Use Regulations to clarify land dedication requirements for open space.	2	ST	\$	DOLA
Update the proposed trail network section in the draft Parks, Trails and Open Space Master Plan to be consistent with recommendations in the HTA Strategic Trails Plan.	2	MT	\$	CDTC, GLMRD, HTA
Implement directional signage for locating and identifying trailheads in accordance with the Wayfinding Master Plan.	2	MT	\$	CDTC, HTA, GLDC, RMNP
Develop a multi-use trail from Grand Lake to the Arapaho-Roosevelt National Forest/Arapaho National Recreation Area.	3	LT	\$\$\$	ANRA, COHVC, CPW, GLMRD, GLTG, HTA, , GLDC, RMNP, USFS
Design a cross-country ski trail on Grand Lake.	3	LT	\$	GLRD
Viewshed Protection				
Negotiate an intergovernmental agreement with Grand County that provides for joint review of land development proposals where necessary.	2	MT	\$	GC, NWCOG
Update Chapter 12 Article 2 of the Town’s Land Use Regulations to create a scenic overlay zoning district and associated supplemental regulations for viewshed protection.	1	ST	\$	CDOT, DOLA, GC
Update Chapter 12 Article 7 of the Town’s Land Use Regulations to discourage flat roofs.	2	MT	\$	DOLA
Update Chapter 12 Article 9 of the Town’s Land Use Regulations with “Dark Sky” compliant lighting standards for protecting the natural quality of the night sky.	2	ST	\$	DOLA, RMNP
Watershed Protection				
Update and/or extend the 2016 Grand Lake Clarity Stakeholders Memorandum of Understanding (MOU) prior to its expiration in 2021.	1	ST	\$	CRWCD, GC, NCWCD, TLWA, USBR, USFS
Update Chapter 12 Article 2 of the Town’s Land Use Regulations to clarify and enhance the shoreline and surface water regulations.	2	ST	\$	DOLA, GLYC, TLWA
Hazard Mitigation				
Update Chapter 12 Article 9 of the Town’s Land Use Regulations to integrate the recommendations of the Colorado Water Conservation Board for flood damage prevention.	2	ST	\$	CWCB, DOLA, GLFPD
Update the Town’s Fire Mitigation Regulations to integrate the recommendations of the Grand Lake Fire Protection District for increasing defensible space and reducing structural ignitability.	1	ST	\$	GLFPD
Educate residents on Ready-Set-Go and other evacuation plans prepared by the Grand Lake Fire Protection District and the Grand County Office of Emergency Management.	1	ST	\$	GC, GLFPD
Theme: An Authentic Place				
Community Design				
Update the Design Review Standards in Chapter 12 Article 7 of the Town’s Land Use Regulations to include recommendations from the Design Guidelines for the Central Business District and the Streetscape Master Plan.	2	ST	\$	DOLA
Continue to implement the Action Items listed in the Streetscape Master Plan.	1	ST	\$\$\$	DOLA, GLDC
Explore opportunities to revitalize existing building frontages in the central business district that are inconsistent with the Town’s rustic western style.	3	LT	\$\$	DCI, DOLA, GLAHS, GLDC
Update and implement Lake Front Park design concepts.	2	MT	\$\$	DCI, DOLA, GOCO
Land Use				
Update Chapter 12 Article 2 of the Town’s Land Use Regulations to add purpose and intent statements for each of the eighteen zoning districts, and consolidate permitted uses into a single table for ease of reference.	2	ST	\$	DOLA
Update Chapter 12 Article 9 of the Town’s Land Use Regulations to streamline development review procedures and consolidate application types into a single table for ease of reference.	2	ST	\$	DOLA
Update Chapter 6 Article 2 of the Town’s Sign Code to be legally compliant with content-neutrality standards.	1	ST	\$	DOLA
Integrate all relevant Articles from Chapters 6, 11, 12 and 13 of the Town Municipal Code into a unified land development code and resolve any discrepancies or redundancies.	2	ST	\$	DOLA
Update the Town’s Official Zoning Map consistent with the Land Use Plan’s color code and any rezoning or other corrections since 2012.	2	ST	\$	DOLA
Managing Growth				
Adopt a Three Mile Area Plan in accordance with CRS 31-12-105.	1	ST	\$	GC, TLWSD
Annually adopt a resolution updating the Town’s Three Mile Area Plan in accordance with CRS 31 -12-105.	1	ST	\$	GC, TLWSD
Prepare an extraterritorial Major Street Plan in accordance with CRS 31-23 212 and 213.	3	ST	\$	CDOT, GC, NWCCOG





Theme: A Healthy Economy	Priority	Timeframe	Cost	Partners
Economic Recovery				
Encourage property owners to animate any vacant storefronts using pop-ups and other shared retail concepts.	1	ST	\$	DCI, GLCC, GLRC
Create temporary parklets on Grand Avenue between Hancock Street and Vine Street to add usable outdoor space and expand business capacity working within specified design guidelines.	1	ST	\$	CCCD, DCI, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to create an administrative temporary use permit with specified temporary use provisions for commercial zoning districts.	1	ST	\$	DOLA, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to expand vehicle stacking space design requirements for commercial drive-through and pickup services.	1	ST	\$	DOLA, GLCC
Update Chapter 6 Article 2 of the Town's Sign Regulations to provide greater flexibility for the commercial use of temporary signage, including addressing of the seven consecutive day limitation.	1	ST	\$	DOLA, GLCC
Economic Development				
Create a strategic plan for diversifying the local employment base, increasing the retail mix and making other long-term adjustments to improve economic resiliency.	1	MT	\$	COEDIT, DCI, GCED, GCTB, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to reduce obstacles associated with attracting new businesses by streamlining development review and permitting procedures.	2	ST	\$	DOLA, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to create a Historic District zoning category along Grand Avenue between Hancock Street and Vine Street.	2	ST	\$	DOLA, GLAHS, GLCC
Update Chapter 12 Article 2 of the Town's Land Use Regulations to combine the Commercial Transition and Commercial Zoning districts into a new Commercial Mixed-Use Zoning District that provides for developing a full range of retail, office, artisan industry, high density residential, institutional and civic uses.	2	ST	\$	DOLA, GLCC
Update the Town's Zoning Map to reflect the new Historic District and Mixed-Use Commercial zoning categories.	1	ST	\$	DOLA
Attainable Housing				
Update Chapter 12 Article 10 of the Town's Land Use Regulations to clarify and enhance the affordable housing requirements.	2	ST	\$	DOLA
Update Chapter 12 Article 2 of the Town's Land Use Regulations to lessen restrictions that create a disincentive for the development of Accessory Dwelling Units (ADUs) and tiny homes.	1	ST	\$	DOLA
Update Chapter 12 Article 2 of the Town's Land Use Regulations to provide density bonuses for deed-restricted multi-family housing development.	2	ST	\$	DOLA
Adopt criteria and funding priorities for use of the Town's Housing Fund.	1	ST	\$	GCHA
Develop and purchase land as needed for workforce housing.	1	ST	\$\$	CCI, CHAFA, GAC, GCBR, GCHA, GF, GLCD, USDA
Explore public/private partnerships to develop rent-restricted multifamily housing.	1	ST	\$\$\$	CCI, CHAFA, GCAB, GCBR, GCCOA, GCHA, USDA
Theme: A Connected Community				
Mobility				
Update design concepts for a pedestrian crossing at Highway 34 and West Portal Road.	2	ST	\$\$	CDOT, FHWA, GC, RMNP, USFS
Prepare a multi-modal transportation master plan for Grand Lake and its surrounding area.	3	LT	\$	ANRA, CCCD, CDOT, FHWA, RMNP
Update design concepts for a system of coordinated intersection improvements from US 34 and West Portal Road to Grand Avenue.	2	MT	\$\$\$	CDOT
Upgrade alleys to improve functionality.	3	LT	\$\$\$	CCCD
Connect the East Inlet Trail and East Shore (Shadow Mountain Lake) Trail.	3	LT	\$\$\$	ANRA, CDOT, GC, HTA, RMNP, USFS
Improve the multi-use trail from Highway 34 to boardwalk.	2	LT	\$\$	CCCD, CDOT
Wayfinding				
Update the Wayfinding Master Plan and develop bid documents for the fabrication and installation of wayfinding signage consistent with the Wayfinding Master Plan.	2	MT	\$	CDOT, DOLA, HTA
Update Chapter 6 Article 2 of the Town's sign regulations consistent with recommendations in the Wayfinding Master Plan.	2	MT	\$	DOLA
Parking				
Prepare a parking study that addresses expanding on-street and off-street parking capacity, RV parking and turnarounds, employee parking, and shared parking opportunities.	1	ST	\$	CCCD, CDOT, GLCC
Update design concepts for converting surface parking at Hancock Street and Park Avenue into a parking garage, multi-use parking facility, and/or transit center.	3	LT	\$	CCCD
Community Services and Facilities				
Upgrade existing performance and gathering spaces.	2	MT	\$	GAC, RMRT
Evaluate the use and potential expansion of outdoor spaces and venues for sculptures, performances and other cultural activities.	2	MT	\$	GAC
Provide on-going, sustained opportunities for in-town outdoor recreational activities, including a skate-ski track, a tubing hill, and sledding.	2	MT	\$\$	DOLA
Establish a local designation process to work with local landowners and Town government to protect important historic properties.	2	MT	\$	DCI, DOLA, GLAHS
Facilitate access to specialized human services, including child care, senior care and mental health care.	2	MT	\$	GCCOA, GCHA, DOLA, CCCD
Enhance internet and telecommunications service coverage, speed, and strength within the community.	1	ST	\$\$\$	UP



Acknowledgements

Grand Lake Town Board

Steve Kudron, *Mayor*
Jonah Landy, *Mayor Pro-Tem*
Michael Arntson
Ernie Bjorkman
Tom Bruton
Melissa Ratzmann
Cindy Southway

Grand Lake Planning Commission

Hayden (Hoppe) Southway, *Chairperson*
Robert Canon, *Vice Chairperson*
Ernie Bjorkman
Judy Burke
Diane Mahoney
John Murray
James Shockey

Grand Lake Comprehensive Plan Task Force

Ginny Wilkinson, *Chairperson*
Jim Cervenka, *Vice Chairperson*
Jennifer Brown
Tom Bruton
Judy Burke
Elin Capps
Cindi Cunningham
John Murray
Donna Ready
Alan Walker

Town Staff

John Crone, *Town Manager*
Kimberly White, *Town Planner*

Project Consultants

Martin Landers, AICP	Plan Tools
Paul Mills, RLA	Russell + Mills Studios
Shelley La Mastra, RLA	Russell + Mills Studios
Colleen Hannon	West Slope Resource Development

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Special Thanks

Special thanks to: the Colorado Department of Local Affairs for its generous grant assistance; Grand Lake Heart and Soul; Scott Ready at MountainLake.com; Nate Shull, former Town planner; and everyone in Grand Lake who participated in one or more of the community events associated with the project. The Town wishes to acknowledge the contributions of those citizens and consultants involved in the original 2006 Grand Lake Comprehensive Plan that preceded this 2020 Grand Lake Comprehensive Plan update.

TOWN OF GRAND LAKE NOTICE OF PUBLIC HEARING

COMPREHENSIVE PLAN ADOPTION

The Planning Commission for the Town of Grand Lake will hold a public hearing on December 2nd, 2020, for the purpose of taking public comment on adoption of the proposed “**2020 Town of Grand Lake Comprehensive Plan.**” The hearing will begin at 6:30 p.m. at Town Hall, 1026 Park Ave., Grand Lake, Colorado.

A copy of the complete plan amendment document is available for inspection at the Town offices, 1026 Park Ave., Grand Lake, Colorado, during normal business hours and at <http://www.townofgrandlake.com/town-plans-and-community-assessments.htm> Interested parties are encouraged to attend the public hearing and make their opinions known. Written comments may be submitted to the Commission at P.O. Box 99 Grand Lake, CO 80447 any time before the hearing. For further information, call 970-327-3435 or email planner@toglco.com

GIVEN THIS 29th DAY OF OCTOBER, 2020.

Kim White,
Town Planner

Posted at the Town Hall and GL Post office on November 30th, 2020.
Published in the Middle Park Times on Nov. 12th, 2020.

From: [Ginny](#)
To: [Town Plan](#)
Cc: [Martin Landers](#); [Kim White](#); [John Crone](#)
Subject: All Comprehensive Plan Materials
Date: Monday, September 28, 2020 10:38:13 AM

I approve of all drafts. Thanks, Martin, Kim, John, & CPTF for a terrific job!
Ginny

From: [Crandall, Dana](#)
To: [Town Plan](#)
Subject: Feedback on the plan
Date: Monday, October 5, 2020 9:23:13 AM

Thank you for the work you have done on the 2020 Tow of Grand Lake Comprehensive Plan. I appreciate the focus on maintaining our natural environment and the charter of the old town. Personally I would like to find a way to limit housing growth other than the affordable housing. I don't want Grand Lake to become another Summit County. We must consider traffic/congestion on highways.

I do believe that direct access for ATV/snowmobiles from the town to Arapahoe National Forest is a critical part of developing tourism in our area. I was glad to see it on the plan but we must move quickly. Those are both outdoor sporting activities that can grow during these COVID times.

Thank you
Dana Crandall
515 Portal Rd.

From: mlanders@plan-tools.com
To: [Kim White](#)
Subject: FW: A Grand Lake project portal inquiry from Eric Biller
Date: Monday, September 21, 2020 2:45:43 PM

Kim,
 See comment below received on the project website for your file.

Martin

Martin J. Landers, AICP
 Principal
 Plan Tools LLC
 970.622.9811 (O)
 970.988.8180 (C)

<https://us-west-2.protection.sophos.com?d=plan-tools.com&u=d3d3LnBsYW4tdG9vbHMuY29t&e=a3doaXRIQHRvZ2xiYy5ib20-&t=SDIvM2lckl2YVZRRVBIQUUnRuSWMwZlhzUXpNS0FPMFEeV2U0dGZEMD0=&h=d6477efa64a34a24ac94e1fef50ec1ff>

-----Original Message-----

From: ericbiller@yahoo.com <ericbiller@yahoo.com>
 Sent: Tuesday, September 1, 2020 8:27 AM
 To: mlanders@plan-tools.com
 Subject: A Grand Lake project portal inquiry from Eric Biller

Name: Eric Biller
 E-mail: ericbiller@yahoo.com
 Phone: 816-617-5206

My name is Eric Biller,

I just purchased a property to be used seasonally in the near future for my family. The reasons are obvious. I would like to make some suggestions to further improve quality of life and health of the Grand Lake community. First a story. About 20 yrs ago National teamed up with scientist to visit/study the 5 places on earth with the highest concentration of healthy centenarians to bring it back to the US. What they found was incredibly healthy/happy people.

Since then they have done pilot projects in cities across the mid west paid for by insurance industry and grants. If using them they come in evaluate, make suggestions, find funding, etc. Then communities choose what fits. Here's a couple of examples.

1. Instead of parking in front of stores expand patio pavers for outside dining, community, vendors, native landscaping/trees, games, etc (this will reduce benzene/diesel exposure and the native plants not only smell incredible but put off phytoncides for numerous health benefits.
2. Put parking at the beginning/middle around the back with landscaping to capture run off, particulates, etc
3. Paved biking connecting neighborhoods to town, pedestrian bridge over hwy
4. A designation for restaurants that offer 4 or more things that fit and if instead of canola oils or vegetable oils they use unfiltered olive oils or avocado oils
5. Adopt a dark sky policy using special lighting fixtures (circadian biology) Lessons from the study

1. Move naturally
2. offer community connection for all ages including students, volunteer opportunities
3. Red wine and music
4. faith
5. family
6. purpose
7. They spent most of the day outside (gardening, walking, biking, etc)
8. Clean water/air
9. Organic food
10. They are not exposed to led lighting or phones/screens after dark

Thanks for reading, Please share and feel free to discuss Eric Biller
 816-617-5206

From: mlanders@plan-tools.com
To: [Kim White](#)
Subject: FW: A Grand Lake project portal inquiry from Eric Biller
Date: Monday, September 21, 2020 2:46:16 PM

Kim,
See comments below received on the project website for your file.

Martin

Martin J. Landers, AICP

Principal

Plan Tools LLC

970.622.9811 (O)

970.988.8180 (C)

<https://us-west-2.protection.sophos.com?d=plan-tools.com&u=d3d3LnBsYW4tdG9vbHMuY29t&e=a3doaXRIQHRvZ2xiby5ib20=&t=SDIvM2tlckI2YVZRRVBiQUUnUnRuSWMwZlhzUXpNS0FPMFExV2U0dGZEMD0=&h=c0c1243b984641d792c991734eb0e76>

-----Original Message-----

From: ericbiller@yahoo.com <ericbiller@yahoo.com>
Sent: Saturday, September 19, 2020 10:42 AM
To: mlanders@plan-tools.com
Subject: A Grand Lake project portal inquiry from Eric Biller

Name: Eric Biller
E-mail: ericbiller@yahoo.com
Phone: 18166175206

Hello, I took a look at the 2020 plan and it looks great, is there updated drawings for the main drag front and back and a proposed trail map?
Couple of ideas I'd like to share too

A few parking areas that capture Storm water with native trees on the back side to reduce benzyne exposure/ capture participants. (Leaving plenty of room for walking, back access to businesses and outside dinning in the back)
Take parking off the street for boardwalk patios, dinning and native landscaping

Paved bike trails connecting neighborhoods to town and lake Bike rack parking, Recycle bins.

A health certification for restaurants that use healthy oils, organic options, etc

Partner with Granby to have a trail system to connect and to join your light pollution/ health efforts.

Thank you for reading please share with planning committee meeting and give me an update.

ank you for taking the time to read this

From: [Eric Biller](#)
To: [Town Plan](#)
Subject: Traffic idea
Date: Monday, September 28, 2020 3:41:36 PM

Even if we put parking lots a
On the backside of the main drag but allow parking on the main drag most vehicles will drive the main drag, however if we totally take parking off the main street I think we could reap the benefits of less traffic. (Better air quality noise safety etc)

Love the idea of expanding streetscape for walking/outdoor dining/game's etc

A paved bicycle road or trail along grand lake to shadow connecting neighborhoods would probably reduce traffic during busy season.

Another option could be allow only walking on the main drag. Delivery trucks/EMS exception

We should consider implementing blue zone strategies for health and longevity. I believe this service is paid for by insurance industry/Grant's.

Organic community garden space, a designation for restaurants that use organic olive oil vs canola/vegetable/safflower oil.

And offer 5 healthy options (organic, plant based,etc)

[Sent from Yahoo Mail on Android](#)

From: [Eric Biller](#)
To: [Town Plan](#)
Subject: Town ideas
Date: Friday, October 2, 2020 4:15:00 PM

About 20 yrs ago national geographic studied the five places where people live longest and we'll. They brought concepts learned back to the US and began pilot studies in midwest.

They found by changing the environment and doing it as a community was key to success. They now offer services to communities paid for by insurance industry Grant's. (I believe) They found plant based diet with organic meat, community interaction, family, movement, faith, outdoors much of the day, clean air water, and more.

Here's a few ideas I'd like to share

Take the parking off the street and expand outdoor dining games and walkways. This would improve air quality, reduce benzyne exposure, noise and spur community.

Put parking lot on the backside of the main drag leaving room for walkways, business expansion rear entry native trees for aroma and storm water gsrden.

Paved bike trails connecting neighborhoods to the business districts and along the lakes.

Dark sky community.

Designation for restaurants that offer meals with organic ingredients.

Fitness center with raquel ball salt pool etc

Interpretive history lessons throughout Town and around the area.

Parking lot towards the front and middle on the backside would remove traffic during busy season. But if parking is allowed on the street most will drive in looking for a spot.

Another option would be to make the main street pedestrian only.

Please send me any updates

Thank you

Eric Biller

[Sent from Yahoo Mail on Android](#)

From: [Eric Biller](#)
To: [Town Plan](#)
Subject: RE: Town ideas
Date: Monday, October 5, 2020 2:00:00 PM

Thank you

[Sent from Yahoo Mail on Android](#)

On Mon, Oct 5, 2020 at 12:27 PM, Town Plan
<townplan@toglco.com> wrote:

Hello Eric,

Thank you for your input. These will be assessed with all other input received.

Kind Regards,

Kim

Kimberly G. White

Town Planner

Town of GrandLake

O 970-627-3435

C 970-673-3486

planner@townofgrandlake.com

From: Eric Biller
Sent: Friday, October 2, 2020 4:15 PM
To: Town Plan <townplan@toglco.com>
Subject: Town ideas

About 20 yrs ago national geographic studied the five places where people live longest and we'll. They brought concepts learned back to the US and began pilot studies in midwest.

They found by changing the environment and doing it as a community was key to

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Parking lot towards the front and middle on the backside would remove traffic during busy season. But if parking is allowed on the street most will drive in looking for a spot.

Another option would be to make the main street pedestrian only.

Please send me any updates

Thank you

Eric Biller

[Sent from Yahoo Mail on Android](#)

From: [Ginny Wilkinson](#)
To: [Town Plan](#)
Subject: Fwd: feedback
Date: Wednesday, October 7, 2020 7:39:48 AM

-----Original Message-----

From: sara moran <lucycally@yahoo.com>
To: Ginny Wilkinson <houlding@aol.com>
Sent: Tue, Oct 6, 2020 12:07 pm
Subject: feedback

I just looked at the comprehensive plan. What a lot of work! Bravo and kudos to those who worked on this over the years. While I "read" the plan I read it quickly.

I am assuming any and ALL signage will reflect the rustic nature of our town?

Hmmm stop light at 34 and W Portal? That doesn't seem like anything that is needed at this time?

You say, "Explore opportunities to revitalize existing building frontages in the central business district that are inconsistent with the Town's rustic western style."

I have been told that some buildings in GL are grandfathered in re the color scheme. Is there any way to change that so that all buildings fit the rustic nature of the town color-wise?

Further, there are some landscaping areas along main street that are all weeds and look horrible. Are there any thoughts on addressing these areas?

Thanks for all you do, Ginny and committee. Lots of work!

Sara Moran

From: [Ginny Wilkinson](#)
To: [Town Plan](#)
Subject: Fwd: See the latest post from Grand Lake Chamber of Commerce on Google
Date: Wednesday, October 7, 2020 4:49:30 PM

-----Original Message-----

From: John Murray <johncmurray.jm@gmail.com>
To: Ginny Wilkinson <houlding@aol.com>
Sent: Wed, Oct 7, 2020 3:46 pm
Subject: Fwd: See the latest post from Grand Lake Chamber of Commerce on Google

Hi Ginny:

There were lots of interesting ideas last night for the GLC land. Glad you made it!

Take a look at the attached Chamber photo. I think it may be better on the front of the Comp Plan. What do you think?

John

----- Forwarded message -----

From: **John Murray** <johncmurray.jm@gmail.com>
Date: Tue, Oct 6, 2020, 8:31 PM
Subject: See the latest post from Grand Lake Chamber of Commerce on Google
To: John Murray <johncmurray.jm@gmail.com>

<https://posts.gle/wFBM4>

From: [kris tait](#)
To: [Town Plan](#)
Subject: Questions on the Town Plan
Date: Friday, October 9, 2020 8:43:16 AM

Hello!

Thank you for giving us the opportunity to review the 2020 Plan. As a second home owner and rental property owner who hopes to spend much more time in the community I appreciate the chance to see where the future is headed in beautiful Grand Lake.

I've reviewed the town plan online and narrowed my focus to three areas: low income housing, Main Street improvements and internet accessibility. These three areas all share critical, short term, \$\$\$ status in the plan.

Low income housing-As a landlord for over 25 years in Denver I certainly understand the need for housing that is affordable to all. I pride myself on keeping very reasonable rents preferring to keep my tenants for long periods of time. I recently purchased a cabin on Portal in hopes of offering it as long term rental. After my futile attempts I went with Grand Mountain Rentals (who have been amazing) to use it as a STR. I'm going to go through the winter to see how it works.

Can you tell me more about the plan to offer low income housing? Who will pay for it? Where will it be located? Will it be private or city owned? What will the qualifications be to live there? How will ongoing residence be determined and monitored? How will the program and properties be managed?

Main Street improvements- I have noticed all of the work the town is putting into Main Street and I think it's great. Obviously, it's the focal point of town for both tourists and residents.

Can you tell me what is left to do that is going to cost over \$500,000?
And how will the proposed projects be paid for?

Internet- After years of being off line in Columbine I finally succumbed to the pressure of others and got internet. I get it.

Can you explain the issues with internet accessibility in Grand Lake? Is it more areas of coverage that are needed?

It looks like the utility providers are the only organization involved in this project. Are they bearing the brunt of the \$500,000+ cost? Or is the town expected to contribute?

Thank you very much for your time and I look forward to your reply. You may respond to this email or call me directly, whichever is easier for you. We can set up a time to chat if you'd like.

Best regards,

Kris
720.253.5200 (no voicemail)

Sent from my iPad

From: [David Freeman](#)
To: [Town Plan](#)
Subject: Gravel areas
Date: Friday, October 9, 2020 8:43:47 AM

I believe the Town and businesses would greatly benefit from allowing restaurants to use the gravel areas for outside seating. We are a summer town until this year we have not had enough outside seating. I believe the design review board should have to approve of the design of any outside seating areas, we can make it look appealing as well as utilitarian. This year has been a dress rehearsal for outside seating lets not blow this opportunity lets figure out what we did right and what we did wrong and improve on it.

From: [Elwin Crabtree](#)
To: [Town Plan](#)
Subject: Plan comments
Date: Friday, October 9, 2020 10:59:42 AM

I am really pleased that the Comprehensive Plan is moving along and generally I like what I discern from the online material. Just a few suggestions:

1. The gravel needs to go away in favor of a more attractive ground cover which can be more than one type of material. I think the public anticipated this when they approved the bond issue.
2. Visual harmony needs to be employed in the Historic District in a way that gives it a "WOW" appearance. Does not necessarily mean "sameness".
3. Formal pedestrian walkways need to connect Grand Avenue to Park at Ellsworth, Garfield, and Pitkin. These will not only promote pedestrian friendly ambiance but is also a safety issue.

Again, thanks for all the hard work!

Elwin Crabtree



Elwin Crabtree

The Crabtree Company

elwin@crabtreeproperties.com

Office 970.627.3433

Cell 970.531.1256

From: mlanders@plan-tools.com
To: [Kim White](#)
Subject: FW: A Grand Lake project portal inquiry from Jeff Metzger
Date: Monday, October 12, 2020 8:03:45 AM

Hi Kim,
Please see comments below received on the project website for your file.

Thanks,

Martin

Martin J. Landers, AICP

Principal

Plan Tools LLC

970.622.9811 (O)

970.988.8180 (C)

[https://us-west-2.protection.sophos.com?d=plan-](https://us-west-2.protection.sophos.com?d=plan-tools.com&u=d3d3LnBsYW4tdG9vbHMuY29t&e=a3doaXRIQHRvZ2xjby5jb20=&t=SDlyM2lckl2YYZR RVBjQUUNuUnRuSWMwZlhzUXpNS0FPMFEvV2U0dGZEMD0=&h=957c00b5495148fb2c4cc6d0cd5a329)

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-----Original Message-----

From: jrmetzger36@gmail.com <jrmetzger36@gmail.com>

Sent: Saturday, October 10, 2020 11:17 AM

To: mlanders@plan-tools.com

Subject: A Grand Lake project portal inquiry from Jeff Metzger

Name: Jeff Metzger

E-mail: jrmetzger36@gmail.com

Phone: 3038989190

Greetings,

We like the additional planning and input going on with the Town of Grand Lake.

With regards to the Streetscape part of the plan, I'd like to suggest something other than gravel between the sidewalks and the street. Not slightly at all, grass or flowers sooo much easier on the eye and feet.

With regards to building elevations in town, the 3 story buildings right up to Grand Avenue are hideous and very out of character for our "village" look. Please do not allow any more.

With Best Regards and keep up the good work, Jeff and Barbara Metzger, 40 years in the hood

From: mlanders@plan-tools.com
To: [Kim White](#)
Subject: FW: A Grand Lake project portal inquiry from Steve Loo
Date: Monday, October 12, 2020 3:16:19 PM

Hi Kim,
Please see comments below received on the project website for your file.

Thanks,

Martin

Martin J. Landers, AICP

Principal

Plan Tools LLC

970.622.9811 (O)

970.988.8180 (C)

<https://us-west-2.protection.sophos.com?d=plan->

[tools.com&u=d3d3LnBsYW4tdG9vbHMuY29t&e=a3doaXRIQHRvZ2xjby5jb20=&t=SDlyM2tlckI2YVZR RVBiOUUNuUnRuSWMwZlhzUXpNS0FPMFExV2U0dGZEMD0=&h=db6c29c949dd4ce09b3323cc9de52fdd](https://us-west-2.protection.sophos.com?d=plan-tools.com&u=d3d3LnBsYW4tdG9vbHMuY29t&e=a3doaXRIQHRvZ2xjby5jb20=&t=SDlyM2tlckI2YVZR RVBiOUUNuUnRuSWMwZlhzUXpNS0FPMFExV2U0dGZEMD0=&h=db6c29c949dd4ce09b3323cc9de52fdd)

-----Original Message-----

From: loosends1@comcast.net <loosends1@comcast.net>

Sent: Monday, October 12, 2020 3:00 PM

To: mlanders@plan-tools.com

Subject: A Grand Lake project portal inquiry from Steve Loo

Name: Steve Loo

E-mail: loosends1@comcast.net

Phone: 303-941-1829

I am a property owner in Town for the last 30 years. We bought The Bottlehouse on the hill at 605 Grand Ave. Just west of the Bighorn Lodge as a private getaway. We've added to that purchase over the years. It now is a family heirloom. It is a seasonal cabin as the water main is not winterized.

Recently I feel the town is becoming "gentrified" somewhat e.g. Park Ave and some recent construction on downtown Grand. We also have a nightly rental that has been constructed directly north of us on Park and presents loud noises sometimes on summer weekends. I do hope Park ave doesn't become paved. I call the recent development an "economic pressure" being placed on the town and the towns "Rustic" character seems to be in jeopardy. This comment is more a style comment. It does touch on policy (nightly rental) and Architectural styles of construction. (comprehensive plan). Some of the other areas of concern for me would be the 'workforce housing'. I think of the development near Granby, called River Run. Couldn't that be considered work force housing for Grand Lake in some commuter/bus route way? Perhaps the Town could buy a few of the tiny homes there. The 'Streetscape' project seems to have stalled at Vine St. I know there were other funding areas like the North Inlet bridge, which is great.

These are a couple of comments.

Thanks for all your efforts and the chance for input...sincerely Steve Loo

From: [Jim Cervenka](#)
To: [Town Plan](#); [Ginny Wilkinson](#)
Subject: Comp Plan
Date: Monday, October 12, 2020 1:57:46 PM

My additional thoughts/suggestions -

On page 24, recovering from Covid - add "Coordinate with RMNP regarding their Reservation Policy" (if there will be 1 next year). Maybe 1/6 of all reservations must be through the West Entrance. 1/6 since that's the historical ratio of East/West entrances

On page 26, Service Providers - apparently Bustang will serve Grand County (replacing Greyhound??) via Granby. An additional need for a transportation link between Grand Lake and Granby.

On page 35, develop multi-use trail - Add GLMRD to the Partners list.

On page 37, multi-use trail from 34 into Town - raise Priority from 3 to 1; implement Wayfinding - raise Priority from 2 to 1; existing and outdoor spaces - add RMRT to Partners; and local designation of historic properties - raise Priority from 2 to 1.

From: [Ginny Wilkinson](#)
To: [Town Plan](#)
Subject: Fwd: Comp Plan
Date: Monday, October 12, 2020 5:25:37 PM

Thanks Jim! Your comments have been forwarded to the repository for compilation. And thanks for all your hard work on the CPTF!
Ginny

-----Original Message-----

From: Jim Cervenka <jim.liza.cervenka@gmail.com>
To: townplan@toglco.com; Ginny Wilkinson <houlding@aol.com>
Sent: Mon, Oct 12, 2020 1:57 pm
Subject: Comp Plan

My additional thoughts/suggestions -

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From: [Erik Stenbakken](#)
To: [Kim White](#)
Subject: Town Comprehensive Plan & housing needs
Date: Thursday, October 15, 2020 12:50:35 PM

Hi, Kimberly,

We've not met, but I hope you've seen my work! I made the Chamber's video promoting Grand Lake as CDT Gateway City. I worked with Emily Hagen on that.

I read through the Town's Comprehensive Plan recently. Very readable and clear. I own a single family home there in town at 612 Park Ave. We enjoy it as a family whenever we can and rent it to guests visiting the area when we cannot be there. I've been actively looking for more ways to invest in the future of Grand Lake and noted a short line on P. 4 fourth item down on the Plan: "Incentives to create an "upper story" program in the central business district for residential/office."

Is there more information available on that? I'm wondering if there is an opportunity there. I'm primarily interested in buying or developing property for rental (short term or long term). Not interested in retail. I see there is also a lot of need/desire for long-term affordable housing in the area. I'm interested in that too, but given the prohibitive cost of building in the area -- that may be a challenge. But I'm open to hearing about where you see opportunity!

If you see any promise in these areas, I'd like to visit by phone when you have an opportunity.

Thank you!

Erik

Erik Stenbakken
Stenbakken Media
Stenbakken.com
[Instagram personal: @erik.stenbakken](#)
[Instagram Real Estate Investing @reiforthewin](#)

Cell: 970-978-6937
6700 W 21st Street RD
Greeley, CO 80634



From: [Town Shared](#)
To: [John Crone](#); [Kim White](#)
Subject: FW: Draft Plan Feedback
Date: Friday, October 16, 2020 8:42:28 AM

From: John Skinner <familyskinner@msn.com>
Sent: Thursday, October 15, 2020 9:33 AM
To: Town Shared <town@toglco.com>
Cc: John Skinner <familyskinner@msn.com>
Subject: Draft Plan Feedback

Hi,

First thank you for giving us the opportunity to review the draft plan. Both my wife and I reviewed it, in short we felt it is a very high quality document and are impressed with the content and the process of getting input. We liked the clarity of the Plan Theme sections and the Implementation section complete with priorities and timeframe. Specifically, really liked the Plan Theme “An Authentic Place” and the goal to preserve Grand Lake’s unique rustic small town character. This is really important to us. We have owned a second home for 20 years there, and absolutely love the rustic small town character, we feel this priority is absolutely on point. There really wasn’t anything in it that we felt was heading in the wrong direction.

Well done,

John & Lisa Skinner

From: [Bradley Hilton](#)
To: [Town Plan](#)
Subject: GL Plan Comments
Date: Friday, October 16, 2020 11:34:33 AM

Hello,

The following comments are in regards to the new draft of the town plan. Thank you.

Housing

- Affordable housing, especially in the seasonal to long term rental market, is of utmost importance. This town will simply not flourish without affordable housing, for young people and families to move here and build the next generation of locals.
- Subsidize homeowners to encourage them to provide long term rentals, instead of leaving their homes vacant or on the short term rental market.

Natural Environment Plan Theme

- This portion of the plan should directly address **climate change**. There is no use in side-stepping around the actual issue. Here are just a few examples -
- Protecting our ground and surface water resources from pollution or depletion.
- Managing our forest to mitigate effects of potential wildfire.
- Reducing co2 emissions from transportation/ recreation.
- Providing public and private recycling options.
- Single use plastic bans.

Parks / Open Spaces

- Place strong emphasis on developing town park space, especially lakefront, to embrace the natural beauty of the lake itself. That's why people visit. Create boardwalk access / trails to each public lake access point of the lake, with clear signage.

--

Bradley Hilton
970.531.7330

From: [Donna Ready](#)
To: [Martin Landers](#); [cc: Colleen Hannon](#); [Ginny Wilkinson](#); [Kim White](#)
Subject: Comp Plan Adjustment Suggestions by Donna Ready
Date: Monday, October 19, 2020 5:28:01 AM
Attachments: [1 of 2 Donna notes are in color.pdf](#)
[2 of 2 Donna notes are in color.pdf](#)

Thank you for the photo credits. Instead of putting **credit:** every time, it is OK with us if you simply put in parentheses (MountainLake.com). It looks nicer with the two capital letters and is less to look at... Mountain and Lake are a big part of the comprehensive plan. Thanks again.

Attached is the September version with my notes, scanned in 2 parts; please watch the page numbers. This is the best I could do. A few items are noted below:

Page 5 - West shore, not south shore, was and still is the site of the original Grand Lake City.

"confirmed" sounds more pleasant than "cemented"

Page 6 - The Age by Gender might need a bit of tweaking for boys under the age of 20. People with school age children should be able to let us know whether any boys live within the town limits.

Page 7 - Rocky Mountain Repertory Theater's **Economic Impact Study** from 2012 to 2014 is also of great value. On their site, rockymountainrep.com, go to About and to Economic Impact, or:

<https://www.rockymountainrep.com/about-rmrt/economic-impact-2/>

Page 12 The north shore of Shadow Mountain Lake is all within the town limits, so please add that its level does not fluctuate either; see note on page 12.

Also, please add **fox** to the wonderful list of wildlife on page 12.

Page 13 Lightning does not need the **e** in the middle.

Having a view is nice yet private property rights must be maintained

Page 16 - no **gh** in Sky Hi News' credit

Page 17 I have not heard the bridge referred to as Jericho Bridge. However, almost anyone would know what you meant if you say **Rainbow** Bridge. Perhaps that could be the word? (and then you can go "**along Jericho Road**")

Page 22 Saying that Winter Park and Granby Ranch are 40 and 25 minutes away sound a lot better than "within an hour". Closer is better for those who do not know.

Last time I asked, 100 miles of snowmobile trails were being groomed due to funding, and saying **100 miles of groomed snowmobile trails** still sounds really good!

Everyone I know has had a fabulous summer, so I suggest, when talking about increasing sales

tax revenue, leave off the words **through February, 2020**

Page 23 It seems important to note that the STR's can rarely provide long term housing because **most owners want part time enjoyment for themselves throughout the year so STR's would not be available as seasonal workforce housing.**

Please take just a few minutes and refer to my notes on the attached, specifically Pages 14, 15, 25, 26, 28, 29 and 34 through 37.

Page 27 grade school to me means elementary so please leave out **grade** and **note that East Grand Middle School is the name** (not East Granby).

Page 32 Just the way I wrote out a check to partly pay for the Grand Lake billboard as you leave the National Park, **many second home owners have told me that they would be happy to pay for a way-finding sign. I will coordinate this for you** if you just tell me what each sign will say and give a ballpark cost. Please, no more grants for things like this... Let's just get them done!

Pages 35 and 37 It was a relief to see that by far most of the action items can be done by town staff with some help from the board of trustees so most will not cost anything! The town is already paying staff and winter is coming - time to catch up and tackle these, one at a time. Staff can consider it Job Security!

Some tweaking needs to be done to the maps. That can be a separate conversation.

I will drop off my original of this attachment with the easy-to-read notes to Kim at Town Hall on Monday.

Thank you for your patience with me getting this to you.

Donna Ready
970-531-3333