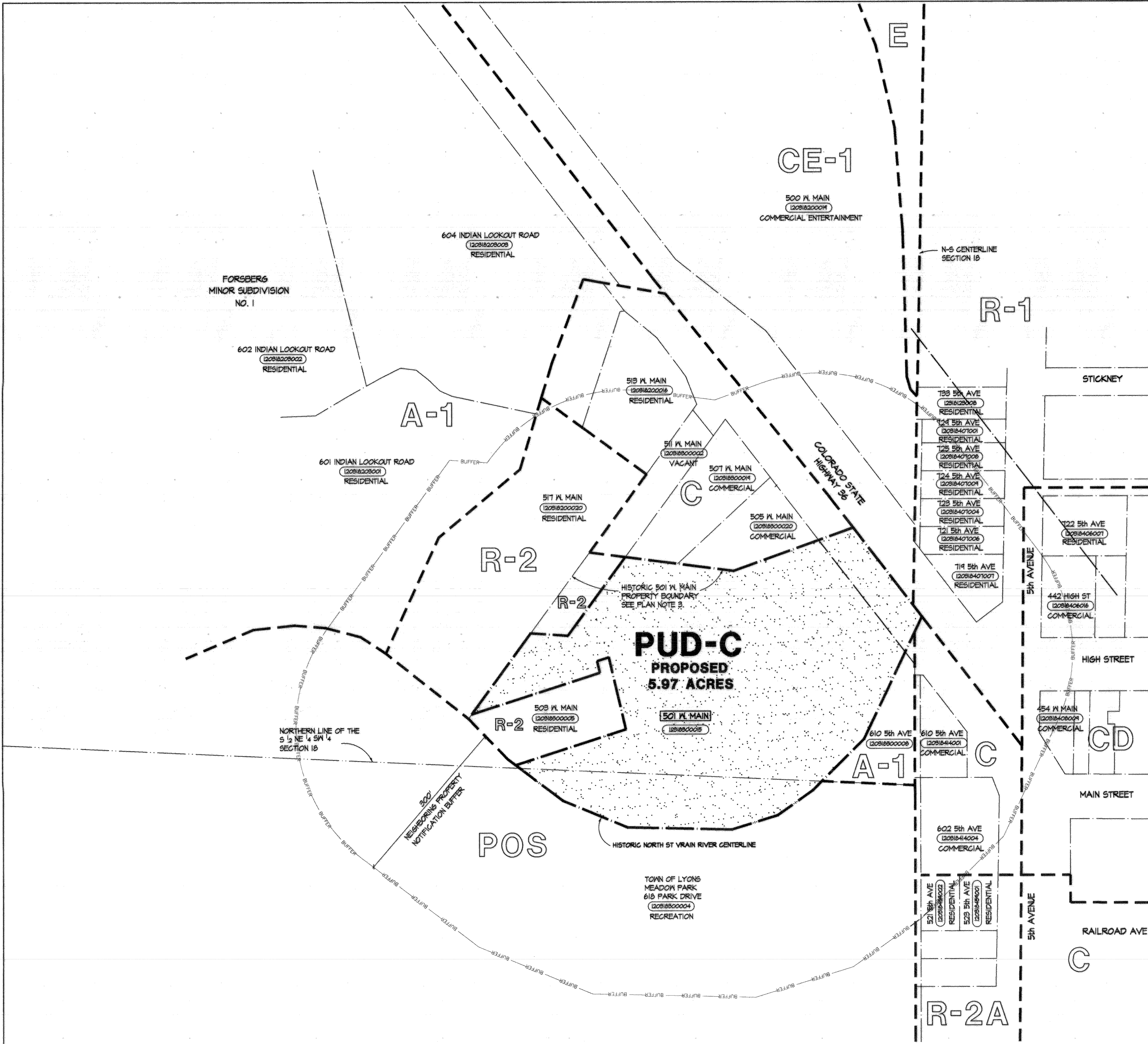


PROJECT AREA
5.646 Acres (Property), 5.973 Acres (Proposed PUD-C Zone District)
PROJECT CONTACT INFO
Owner: Lyons Properties LLC
Planner: JM Associates Inc.
Surveyor: Green Mountain Surveying
Civil: Cornerstone Engineering
[Mike Whipp]
[Jerry Moore]
[Sam Knight]
[Mike Todd]
PO Box 312
PO Box 18390
1195 Edinboro Dr
1692 Big Thompson Ave
Lyons, CO 80540
Boulder, CO 80308
Boulder, CO 80305
Estes Park, CO 80517
(303) 823-9751
(303) 449-1887
(303) 801-8588
(970) 586-2458
PROJECT INTENT
In the long term (5-15 years) Lyons Properties LLC intends on developing a boutique hotel on the subject property which would include: approximately 50 guest lodging rooms, associated residential condominiums, membership based recreation and fitness facilities, restaurant, and ancillary guest convenience retail shopping.
PUD with ZONING AMENDMENT
The Owner requests amendment of the existing R-2 zoning on the Property to PUD-C (Commercial). The PUD would require an amendment approved by both the PCDC and the BOT to add a use not specifically included in the following permitted principal and accessory uses:
1. Accessory building or use.
2. Single family residence in existing residential structure on the Property
3. Automobile sales use, subject to the following conditions:
a. Sales shall be strictly limited to the twenty two (22) proposed RV's located on the Site
b. Sales shall be incidental and accessory to the other principal uses approved herewith.
4. Bed and breakfast.
5. Campground use, subject to the following conditions:
a. Any recreational vehicle used for short term lodging or office use on the Site shall:
i. Be fully licensed and ready for highway use. "Ready for highway use" means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
i. Occupancy for any individual term of lodging shall not exceed thirty (30) days.
b. Tent camping use shall be restricted to Special Events for a total of three (3) weekend tent camping events per year, each operating on the following schedule: Thu - camper arrival and setup; Fri through Sun - festivity; and, Mon - breakdown, cleanup and camper departure.
6. Event center, small use, subject to the following conditions:
a. Outdoor music performed by live entertainment at events shall not include amplified instruments. Horns or percussion are not allowed. Woodwinds (e.g. clarinets, flutes, etc. are allowed. One vocalist may use a microphone with amplification.
b. Outdoor Disc Jockey (DJ) style performance of amplified recorded music is not allowed.
c. Outdoor weddings:
i. During wedding ceremonies: the officiant and other members of wedding parties may use a microphone with amplification for readings, vows. Low level amplified recorded music or unamplified acoustic instruments only are allowed during the ceremony with one vocalist using a microphone with amplification.
ii. During cocktail hour and dinner: unamplified acoustic only instrumental music is allowed. The officiant and other members of wedding parties may use a microphone with amplification for toasts and announcements.
iii. After dinner music: unamplified acoustic only instruments are allowed with one vocalist using a microphone with amplification.
d. All music shall end by 10:00 pm.
e. Outdoor low level amplified recorded music, vocals, and public address system announcements, or any other noise generated at any wedding or other special event conducted on the property shall be limited to the minimum functional sound level. All uses conducted at River Bend shall also comply with the noise restrictions set forth in Sec. 10-11-10 Unreasonable Noise of the Lyons Municipal Code as it may be amended from time to time. The Applicant or any person or entity holding a function on the subject property shall immediately reduce or eliminate any amplified or other sounds when instructed to do so by a member of the Boulder County Sheriff's Office, other law enforcement or emergency services personnel or member of Town Staff.
7. Gallery.
8. Hotel or motel.
9. Parking garage or lot.
10. Personal and business service shop.
11. Professional office.
12. Recreational facility.
13. Restaurant, bar or other eating and drinking place.
14. Retail Establishment
The proposed PUD-C district would incorporate the following dimensional standards:
1. Minimum setbacks:
a. Front yard - twenty-five (25) feet
b. Side yard - ten (10) feet
c. Rear yard - twenty-five (25) feet
2. Maximum building height: forty (40) feet
The PUD would allow for construction of a maximum 4,000 sf single story enclosed Pavilion Structure along with associated site improvements which would require development review approval by the Town of Lyons Planning and Community Development Commission and subject to ratification of this approval by the Town of Lyons Board of Trustees prior to building permit submittal. Construction of the Pavilion Structure would result in removal of the Mobile Restroom Trailer from the Property. Should the Pavilion construction be delayed beyond 5 years from the approval date of this PUD, the Applicant agrees to remove the Restroom Trailer and replace its functionality with a permanent Restroom Structure as noted on the accompanying Site Plan. The development approval process for construction of the Restroom Structure would require the process noted above for the Pavilion Structure.
The PUD-C zone district includes waivers / variances from the Town of Lyons development standards as listed below. Other variances may be requested with subsequent review of final design construction documents of the Project and will be processed in accordance with the Town Code as it relates to those specific items.
1. Access roads must be designed and installed to support traffic loads and the fire protection apparatus equipment requirements of the International Fire Code and the Lyons Fire Protection District. A study prepared by a licensed Geotechnical Engineer must be submitted presenting the required preparation of sub-grades, pavement type and pavement thickness for any fire department and town access road. All roads must have an all weather surface and avoid excessive dust and particulates from gravel, or other roads not paved with Portland cement concrete or asphalt concrete, or other more permanent solid surfacing. Water quality runoff from roadways shall be accomplished with standard methods and techniques that can be implemented into the Site design. The Applicant intends to maintain the historic rural park-like character of the Site and requests a waiver of the Town's requirement for hard paving of roads and parking areas. In support of this request the Applicant offers the following rationale for the proposed variance to the paving standards and requirements for this Site:
a. Currently a 20 foot wide paved drive extends from the entrance down into the property approximately 170 feet. The development plan proposes to pave approximately 32 feet additional of the drive to extend past the entrance to the primary parking area. The proposed asphalt paved section recommended in this area is asphalt over aggregate base course.
b. Gravel is proposed for the remainder of the roads and parking areas. Proposed dust control for the roads and parking area include:
i. Gravel paving - The roads are to be surfaced with aggregate base course.
ii. Reduced speed - Traffic movement within the site is typically 15 mph or less. The low speed significantly reduces the emission of dust.
iii. Grading - Below the asphalt paved section of road the typical property slope is only 1%-2%. Due to the minimal site grade the road surface should be mounded to shed surface water to the sides of the road to prevent ponding and deterioration of the road.
iv. Low traffic volume - The maximum daily traffic during the wedding season is 75 vehicles
v. Dust Palliative - Should dust emission become an issue, a Calcium Chloride dust palliative will be used to stabilize the surface.
c. The use of a gravel drive allows for the infiltration of storm water reducing runoff. Even though a compacted gravel would be less pervious than the adjoining lawn area it still offers more absorption than asphalt. In addition, asphalt pavement surfaces contribute significantly to the urban heat island effect. Their relatively high temperature, caused by absorption of solar energy, results in emission of heat to the surrounding air, leading to a rise in its temperature, deterioration of its quality.
2. Parking lot pavement and interior landscaping (See also Waiver Item 1 above).
3. Provide street frontage side walk.
4. Defined separation of internal pedestrian and vehicular circulation.
5. All existing outdoor lighting fixtures that are not cut-off / downcast shielded luminaires shall be immediately replaced with code compliant shielded fixtures, excepting light bulb strings used for minimal decorative, safety and security lighting in event production and camping areas. All of new outdoor lighting fixtures shall be cut-off / downcast shielded luminaires and shall require submission and approval of a photometric lighting plan that depicts the distribution of lighting and fixture types and locations and show any impacts on adjacent properties.
6. 4% slope approach on main entry road is required (Existing approach to be retained is 7.7%).
PROJECT STATISTICS
501 West Main
Primary Dwelling
Pump House
Service Bldg
Canopy Tent
Glamping Tent
Catering Tent
Restroom Trailer
Pavilion (Future)
Tiny Homes (21)
Tiny Homes Office
Property TOTAL
Net developable land area per potential guest room: 245,926/23 = 10,694 sf
Note: [1] Setbacks are measured from point of structure nearest to an external property line.
[2] Owner requests allowing residential use to continue in these structures until converted to lodging
[3] Canopy Tent and Pavilion would not be occupied simultaneously
[4] Required parking based on Institutional, Church, Club use: 1 space per 6 seats
[5] Required parking based on 1 space per staff member

River Bend PUD with Zoning Amendment
501 West Main Street
Lyons, Colorado
FINAL PUD PLAN
Vicinity Map
SHEET INDEX
A00 Cover Sheet
A01 Zoning Amendment Map
A02 Site Plan Survey
SITE COVERAGE DATA
Footprint
Paving
Landscape
River
Lot Subtotal
501 West Main
SUBTOTAL
Coverage Ratios
SITE TOTAL
UTILITIES
501 W. Main is currently served by municipal sanitary sewer service via a private lift station that ejects via 4" lines to the pressurized main running parallel to the west side of Highway 36. As part of the proposed improvements, and in cooperation with the Town's reconstruction of Meadow Park, the Project proposes to connect to a new gravity flow sewer sanitary main extending through Meadow Park and crossing the North St. Vrain onto the 501 W. Main property. In addition to allowing abandonment of the lift station, further extension of this main could potentially serve other properties neighboring 501 W. Main. The property currently relies on treated well water for irrigation and potable water. This was supplemented in 2015 with a private "delivered" water system with onsite tanks and pressurization which will be removed upon connection to the Town's potable water system. The Applicant and the Town of Lyons have reached a Memorandum of Agreement regarding, in part, installation of a new 12" transmission line through the property along with an associated short section of 8" water main terminating at a new fire hydrant located on 501 W Main. Natural gas currently serves the Property and no expansion is required. Onsite electrical service can adequately serve including the Phase 1 and Phase 2 additions of Tiny Homes. The Applicant acknowledges that backflow devices may be required by the Town of Lyons upon connection to the potable water system. The existing Utility Building requires no water or sewer service connections.
ACCESSIBILITY
Most of the Site is relatively flat and manageable for patrons with disabilities. The steepest areas occur near the banks of the North St. Vrain. Ramps with ADA compliant slopes provide access to activity centers in these areas (Fire Pit, Stone Patio). The Restroom Trailer is accessibility compliant. There are currently no regulations in effect in Colorado for accessibility to recreational vehicles or campgrounds. In spite of the absence of standards, the Tiny Home operator, Wee Casa LLC, has done extensive research on this matter and is working with their manufacturer to develop to include accommodations suitable for their disabled guests. Prior to completion of Phase 2, we will hard pave accessible parking spaces and adjacent access aislesways at the locations shown on Sheet A02.
GRADING & DRAINAGE
See approved Grading Plans and Drainage Report.
EMERGENCY RESPONSE
The applicant has implemented and will maintain a current numbering system for the Tiny Homes and a map of the layout showing the temporary numbers and the layout of the units to facilitate emergency response.
The applicant has implemented and will maintain a Storm Emergency Plan with a procedure to move RV's with or without tow vehicle at the ready to high ground during flooding or high water. The Plan should include:
a. Enough land/space for a temporary storage area to move and park the vehicles;
b. Permission to use or lease, or ownership of the land;
c. Personnel and Vehicles dedicated and available (qualified drivers) to move RV's on short notice;
d. A primary and secondary route to efficiently move the RV's to high ground temporary storage, both routes avoiding other flood situations;
e. A method to determine the priority of vehicle movement; and,
f. The monitoring of inclement weather conditions.
FIRE PROTECTION
No fire hydrants currently exist on the Property. As a part of the installation of a municipal water transmission line through the site, a new fire hydrant will be installed in the new public utility easement in the northwest corner of the Site adjacent to the proposed alignment of the new 12" water transmission line (see Sheet A02). A new proposed security gate just west of the main entry to the property will include a NOX box for emergency access. Upon completion of work in Phase 2 a 20' wide loop road around the Tiny Home Village will allow for emergency vehicle turn around without backup. A hammerhead extension of the driveway in the vicinity of the proposed fire hydrant provides backup access by emergency vehicles.
SIGNAGE
A single non-illuminated sign with an approximately 4' wide x 3' high face is located on the south side of the main entrance from Highway 36. Prior to completion of Phase 2, we plan on moving it to the north side of the entry, outside of the required sight triangle.
TRAFFIC
Included as an attachment to this submittal is a copy of the documentation which we submitted to CDOT for issuance of an access permit which the Town required before approving the Temporary Special Use Permit under which we've been operating since June 2014. CDOT issued the access permit based on the estimated trips associated with the same scope and intensity of uses that are requested as part of this PUD with Zoning Amendment. The Applicant must provide a copy of a CDOT access permit prior to recordation of the PUD.
PEDESTRIAN CONNECTION
The area along Colorado Highway 36 northwest of the existing entry to the Site will be rough graded to form a bench for a future sidewalk along the CDOT highway frontage. The platform will accommodate future extension of a concrete sidewalk equivalent in width to the existing sidewalk in this area. This grading will require vertical extension of an existing utility manhole and water valve in the vicinity. The current pedestrian connection to the Site occurs via the existing driveway.
PROJECT PHASING
Construction of Phase 1 of the Project will commence immediately upon approval of this PUD with Zoning Amendment. We anticipate completion of Phase 1 improvements by mid May 2016, however if the final approval of the PUD occurs after May 1, 2016, completion of Phase 1 improvements may be delayed until November 30, 2016. We anticipate completion of Phase 2 improvements by mid May 2017, however, completion of this phase is subject to availability of water and sewer service from the Town of Lyons. (see UTILITIES below). Phase 3 (Pavilion or Restroom Structure) timing would be based on necessity but would occur no sooner than mid May 2018. Please refer to Sheet A02 of this submittal for an outline of proposed improvements by Phase.

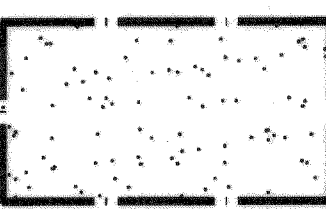
LEGAL DESCRIPTION:
A TRACT OF LAND IN THE SW 1/4 OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO. BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE C. 1/4 OF SAID SECTION 18;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, S00°00'45"W, 431.90 FEET TO A POINT ON THE SOUTH LINE OF THE R.O.W. OF STATE HIGHWAY NO. 66 (AKA HIGHWAY 36);
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID SOUTH R.O.W., N38°33'00"W, 28.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF NORTH ST. VRAIN RIVER;
THENCE ALONG THE CENTERLINE OF SAID NORTH ST. VRAIN RIVER, THE FOLLOWING 7, CALLS:
S24°20'51"W, 172.80 FEET;
S44°05'12"W, 129.92 FEET;
S53°41'34"W, 77.56 FEET;
S71°42'55"W, 86.06 FEET;
N89°39'29"W, 187.06 FEET;
N88°22'42"W, 125.54 FEET;
N53°39'31"W, 122.97 FEET;
THENCE LEAVING SAID CENTERLINE, N71°07'35"E, 207.70 FEET;
THENCE N14°15'45"W, 132.83 FEET;
THENCE S71°07'35"W, 22.00 FEET;
THENCE S14°15'45"E, 21.50 FEET;
THENCE S71°07'35"W, 241.31 FEET;
THENCE N35°00'46"E, 189.59 FEET;
THENCE S86°58'00"E, 66.92 FEET;
THENCE N35°09'00"E, 174.68 FEET;
THENCE S83°32'00"E, 186.82 FEET;
THENCE N88°08'00"E, 162.09 FEET TO A POINT ON SAID SOUTH R.O.W. OF STATE HIGHWAY NO. 66 (AKA: HIGHWAY 36);
THENCE ALONG SAID SOUTH R.O.W., S38°33'00"E, 253.91 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 5.646 ACRES, MORE OR LESS.
BOARD OF TRUSTEES APPROVAL:
The Board of Trustees of the Town of Lyons, by Ordinance No. 999 approved this PUD with Zoning Amendment for 501 West Main Street, Lyons, Colorado, on the 9th day of May, 2016.
Hollie Rogers, Mayor
Dolores Vasquez, Town Clerk
OWNERSHIP SIGNATURE BLOCK:
By signature below, the owner acknowledges and accepts all the requirements and intent set forth in this PUD with Zoning Amendment for 501 West Main Street, Lyons, Colorado.
Jerry Moore, Manager, Lyons Properties LLC
State of Colorado
County of Boulder
The foregoing instrument was acknowledged before me this 20th day of July, 2023, by Jerry Moore.
Witness my hand and official seal.
My commission expires: 12-24-2026
TERRY A GUSHIKEN
Notary Public
State of Colorado
Notary ID # 18944020204
My Commission Expires 12-24-2026
LIENHOLDER SUBORDINATION CERTIFICATE:
As a mortgagee or lienholder of certain real property addressed as 501 West Main, Lyons, Colorado, and recorded by the Boulder County Clerk at Reception No. 2910351, the undersigned hereby subordinates said lien to the terms, conditions and restrictions of this PUD with Zoning Amendment.
Terry Gushiken
Mortgagee/Lienholder:
State of Colorado
County of Boulder
The foregoing instrument was acknowledged before me this 30 day of July, 2023, by Terry Gushiken.
Witness my hand and official seal.
My commission expires: 4/28/2027
SHELLIE A. POSNIEWSKI
Notary Public
State of Colorado
Notary ID # 20014018587
My Commission Expires 04-28-2027
CLERK AND RECORDER CERTIFICATE:
STATE OF COLORADO )
COUNTY OF BOULDER ) ss.
I hereby certify that this instrument was filed in my office at o'clock, M., this day, 2023 and
is duly recorded in Plan File
County Clerk or Deputy County Clerk





PLAN NOTES

1. THIS MAP IS ILLUSTRATIVE ONLY AND IS INTENDED FOR REVIEW AND COMMENT BY TOWN OF LYONS ADMINISTRATION, PLANNING AND COMMUNITY DEVELOPMENT COMMISSION, AND BOARD OF TRUSTEES. THE APPLICANT HAS ADDRESSED THE ISSUES BELOW WITH TOWN STAFF AND, UPON CLARIFICATION AND RESOLUTION OF THEM, WILL SUBMIT FOR APPROVAL A FINAL ZONING AMENDMENT MAP FULLY COMPLIANT WITH THE REQUIREMENTS OF SECTION 16-15-30 (b) (5) OF THE TOWN OF LYONS MUNICIPAL CODE.
2. IN RECOGNITION OF THE AVULSIVE FLOOD EVENT WHICH OCCURRED IN SEPTEMBER 2019, THE APPLICANT AND THE TOWN OF LYONS HAVE ENTERED INTO A MEMORANDUM OF AGREEMENT DATED JANUARY 12, 2016, WHICH ADDRESSES A PROCESS TO ALIGN THE MUTUAL PROPERTY BOUNDARIES OF THE PARTIES IN A MANNER CONSISTENT WITH BEST SURVEYING PRACTICE AND REGULATORY STANDARDS OF THE STATE OF COLORADO AND BOULDER COUNTY.
3. THE PARCEL ADDRESSED AS 511 N MAIN REPRESENTS A CLAIM OF TITLE BY BARBARA AND HOWARD BEALL [PARCEL NUMBER 120318300002] CONVEYED BY A BOULDER COUNTY TREASURER'S DEED IN 1991 [RECEPTION NO. 2010140]. AS CURRENTLY INDICATED BY THE BOULDER COUNTY ASSESSOR'S MAPPING DATABASE, THIS PARCEL APPROXIMATES 0.56 ACRES IN SIZE AND SPANS THE BOUNDARY BETWEEN THE EXISTING R-2 ZONE DISTRICT AND THE ADJACENT C ZONE DISTRICT. THE GRANTING TREASURER'S DEED INDICATES THE ORIGINAL PARCEL SIZE AS 0.24 ACRES. THIS IS FURTHER SUPPORTED BY THE ASSESSOR'S ACCOUNT [80250485] WHICH INDICATES A 0.25 ACRE CURRENT SIZE OF THE PARCEL, AS REDUCED FROM 0.24 ACRE BY THE 2006 TRANSFER OF 0.04 ACRE TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR ADDITIONAL R.O.M. ALONG HWY 36. AT APPLICANT'S REQUEST THE BOULDER COUNTY TREASURER AND ASSESSOR OFFICES HAVE RECENTLY REVIEWED THE ACCOUNT FOR THIS PARCEL AND HAVE CONFIRMED THAT THE CORRECT SIZE OF THE PARCEL IS 0.25 ACRE. A PARCEL OF THIS AREA HAVING A WIDTH CORRESPONDING TO THE HWY 36 FRONTAGE WOULD EXTEND NO MORE THAN 200' SOUTHWEST OF THE HIGHWAY R.O.M. WELL SHORT OF THE NORTH BOUNDARY OF THE FORMER "RIVERBEND MOBILE HOME PARK". THE APPLICANT DISPUTES THE VALIDITY OF THE BEALL CLAIM AND ITS EXTENSION OVERLAYING THE PROPERTY THAT HAS BEEN POSSESSED, OCCUPIED, MAINTAINED AND IDENTIFIED AS 501 N MAIN FOR OVER 80 YEARS. NEVERTHELESS, BECAUSE OF THE LACK OF CLARITY IN TITLE CREATED BY THIS CLAIM, THE APPLICANT HAS EXCLUDED IT FROM THIS REZONING REQUEST, THIS RESULTING IN THE APPROXIMATELY 0.23 ACRE "ISLAND" REMNANT OF EXISTING R-2 ZONING AS SHOWN.



SHADED AREA INDICATES EXTENT OF THE EXISTING R-2 ZONE DISTRICT PROPOSED TO BE AMENDED TO PUD-C. THE PUD-C DISTRICT BOUNDARY ALIGNS WITH: DESIGNATED CENTERLINE OF COLORADO HIGHWAY 36; HISTORIC CENTERLINE OF THE NORTH ST. VRAIN RIVER; EXISTING ADJACENT PROPERTY LINES; AND, THE EXTENSIONS OF ADJACENT PROPERTY LINES TO THE NOTED R.O.M. CENTERLINES.

JM Associates, Inc.

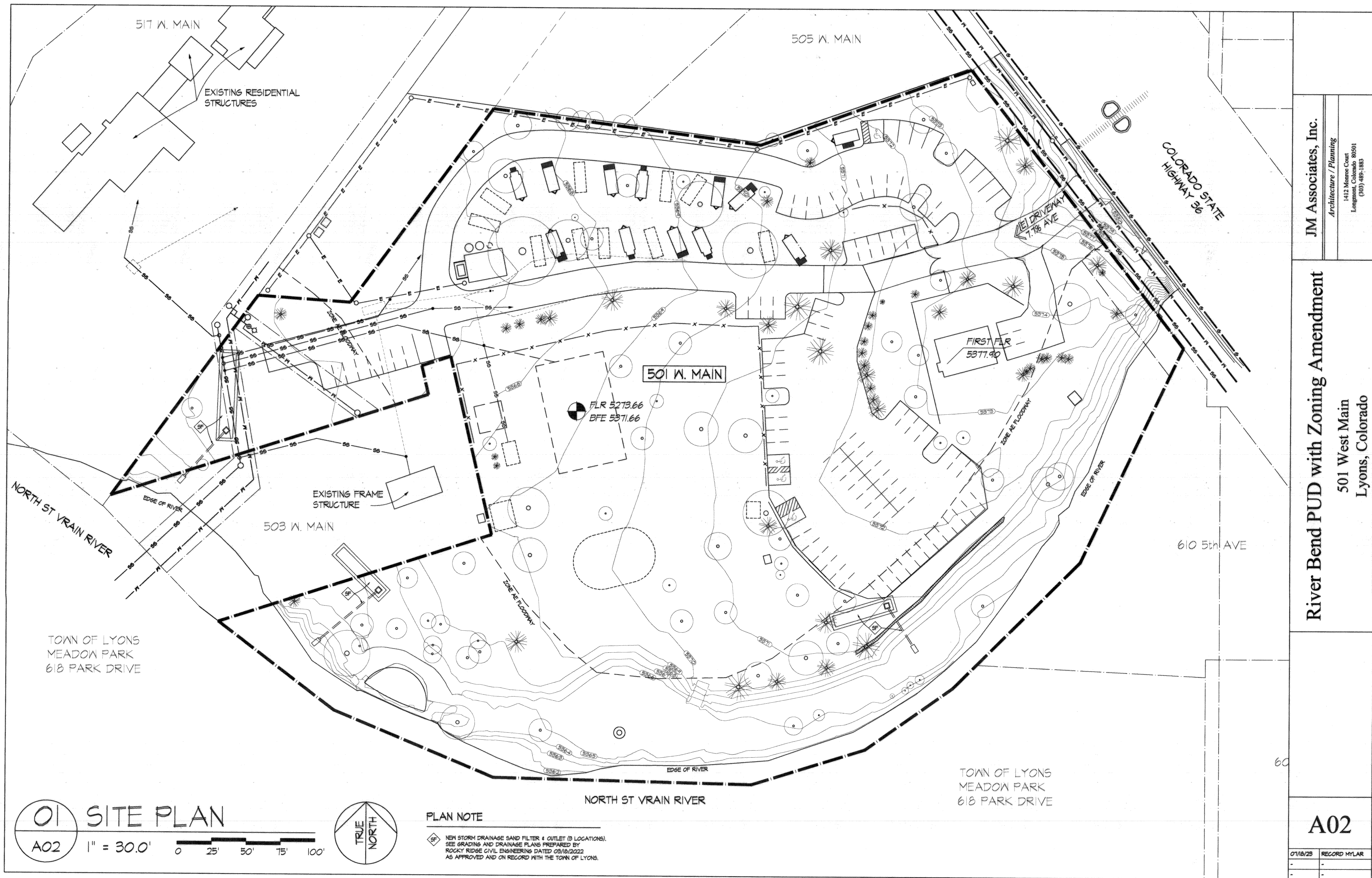
Architecture / Planning  
1412 Monroe Court  
Longmont, Colorado 80501  
(303) 489-1883

River Bend PUD with Zoning Amendment

501 West Main  
Lyons, Colorado

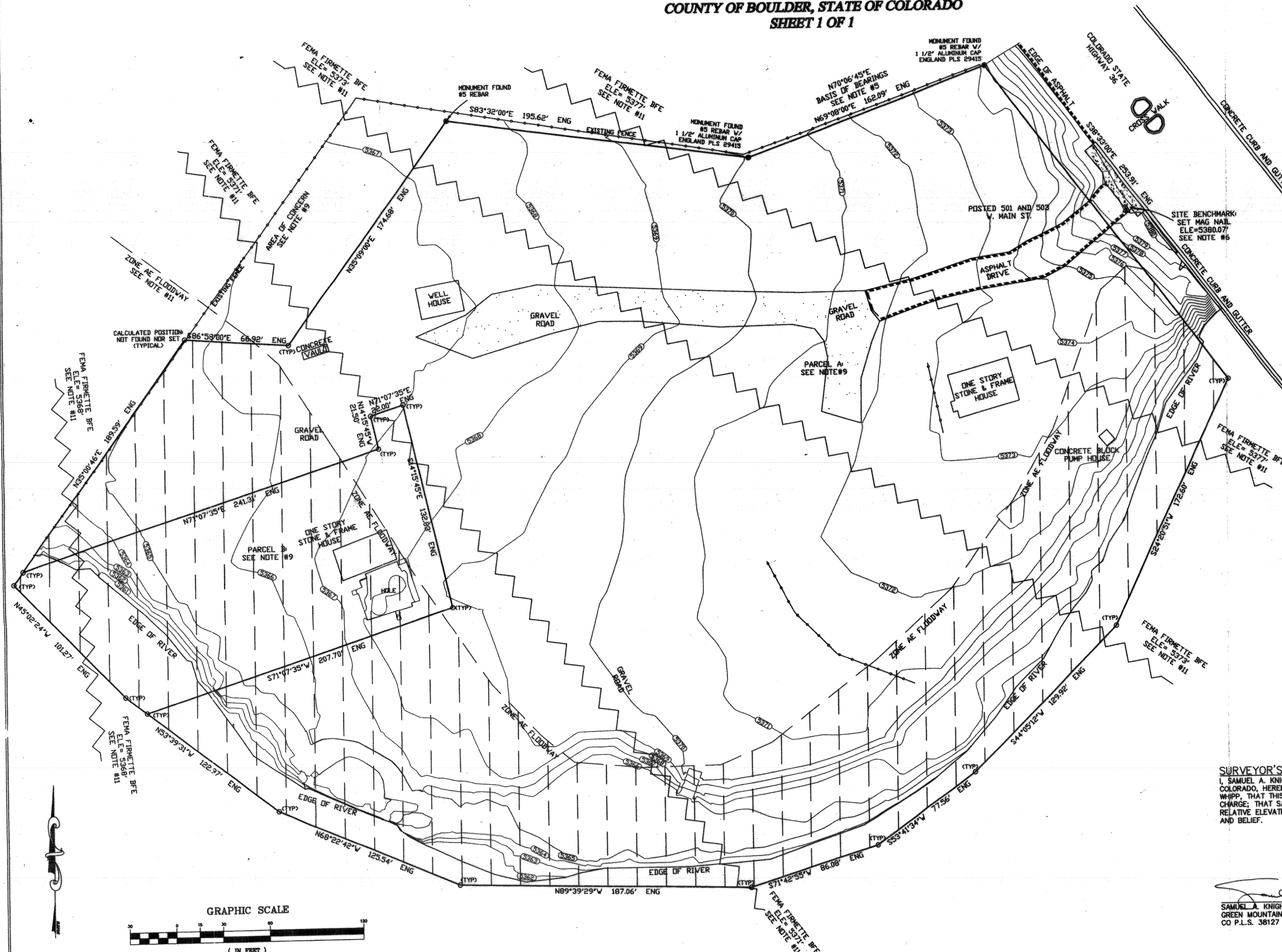
A01







**TOPOGRAPHIC EXHIBIT**  
**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,**  
**TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,**  
**COUNTY OF BOULDER, STATE OF COLORADO**  
**SHEET 1 OF 1**



**NOTES:**

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS NOT TO BE CONSTRUED AS A TITLE SEARCH PERFORMED BY GREEN MOUNTAIN SURVEYING. IT DOES NOT REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL SUCH AS EASEMENTS, ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER PERTINENT INFORMATION THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 2) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE INITIATED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION AS SHOWN HEREON.
- 3) THIS TOPOGRAPHIC EXHIBIT WAS PREPARED FOR THE EXCLUSIVE USE OF MICHAEL WHIPP, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY ADDITIONAL PERSON OR ENTITY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD INCLUDING SAID ENTITY OR PERSON.
- 4) THIS SURVEY IS ONLY VALID IF IT HAS AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
- 5) BASIS OF BEARINGS: GPS DERIVED NORTH 70°06'45" EAST BETWEEN TWO MONUMENTS FOUND ALONG THE NORTHERLY LINE OF PARCEL A, BEING FOUND #5 REBARS WITH 1 1/2" ALUMINUM CAP L.S. 29415 'ENGLAND' AS SHOWN AND DESCRIBED HEREON.
- 6) BENCHMARK INFORMATION: GPS DERIVED ELEVATIONS BASED ON THE POINT 'LYONS' HAVING A BOULDER COUNTY PUBLISHED NAVD 88 ELEVATION OF 5485.20'. AN ON SITE BENCHMARK WAS ESTABLISHED BEING A SET MAG NAIL HAVING AN NAVD 88 ELEVATION OF 5380.07' AS SHOWN AND DESCRIBED HEREON. WITH ALL OTHER ELEVATION INFORMATION SHOWN HEREON RELATED THERETO.
- 7) THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTODESK LAND DESKTOP VERSION 2007 SOFTWARE BETWEEN FIELD OBSERVED SPOT ELEVATIONS. DEPENDING UPON THE DISTANCE FROM THE NEAREST SPOT ELEVATION AND REGIONAL TOPOGRAPHY, THE CONTOUR INFORMATION SHOWN WILL NOT BE AN EXACT REPRESENTATION OF THE SITE. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN.
- 8) DATE OF FIELDWORK: OCTOBER 2013. THIS TOPOGRAPHIC EXHIBIT WAS PREPARED AFTER THE MAJOR FLOODING EVENT OF SEPTEMBER, 2013. THE SITE WAS IN MAJOR DISARRAY, WITH TRAILERS HAVING BEEN DESTROYED, MOVED OFF OF THEIR FOUNDATIONS, CARS BURIED HOOD DEEP, AND NUMEROUS PILES OF DEBRIS.
- 9) BOUNDARY DETERMINATION IS NOT A PART OF THIS TOPOGRAPHIC EXHIBIT. A COMBINATION OF FOUND MONUMENTATION, LINES OF OCCUPATION AND THE RECORDED LAND SURVEY LS-08-0191 HAS BEEN USED FOR THE BOUNDARY CONFIGURATION AS SHOWN HEREON. ALL BEARINGS AND DISTANCES LABELED "ENG" THE "AREA OF CONCERN" AS WELL AS THE CONFIGURATION OF THE TWO PARCELS ARE FROM SAID RECORDED SURVEY. THIS IS NOT A "LAND SURVEY PLAT" NOR AN "IMPROVEMENT SURVEY PLAT", AND THIS EXHIBIT IS NOT INTENDED FOR THE PURPOSES OF THE TRANSFER OF TITLE OR THE SUBDIVISION OF LAND.
- 10) THE PURPOSE OF THIS TOPOGRAPHIC EXHIBIT IS FOR THE EVALUATION OF CURRENT SITE CONDITIONS WITH RESPECT TO THE FEMA PUBLISHED FLOOD PLAIN.
- 11) THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE. FEMA FIRMETTE MAP NUMBER 0801300232A, REVISED DECEMBER 18, 2012, HAS BEEN SCALED UPON THE PARCEL TO CREATE THE RELATIONSHIP OF THE FLOOD PLAIN, AND FLOOD WAY AS SHOWN HEREON. FLOOD INFORMATION SUBJECT TO CHANGE.
- 12) THE LOCATIONS OF SPECIFIC IMPROVEMENTS HAVE BEEN SHOWN HEREON AT THE REQUEST OF THE CLIENT. ADDITIONAL IMPROVEMENTS DO EXIST, AND ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY FOR DESIGN WITHIN PARTICULAR AREAS OF INTEREST.

**SURVEYOR'S STATEMENT**

I, SAMUEL A. KNIGHT, BEING A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF GREEN MOUNTAIN SURVEYING, TO MICHAEL WHIPP, THAT THIS TOPOGRAPHIC EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE; THAT SAID EXHIBIT, THE POSITIONAL RELATIONSHIPS OF THE IMPROVEMENTS AND THE RELATIVE ELEVATIONS SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SAMUEL A. KNIGHT  
 GREEN MOUNTAIN SURVEYING  
 CO P.L.S. 38127

38127

8/2014

AND 503 W. MAIN, LYONS