

CERTIFICATE BLOCKS

State of Colorado
County of _____

Signed and sworn to [or affirmed] before me on _____, 20____
by _____ (name(s) of individual(s) making
statement).

(Notary's official signature)

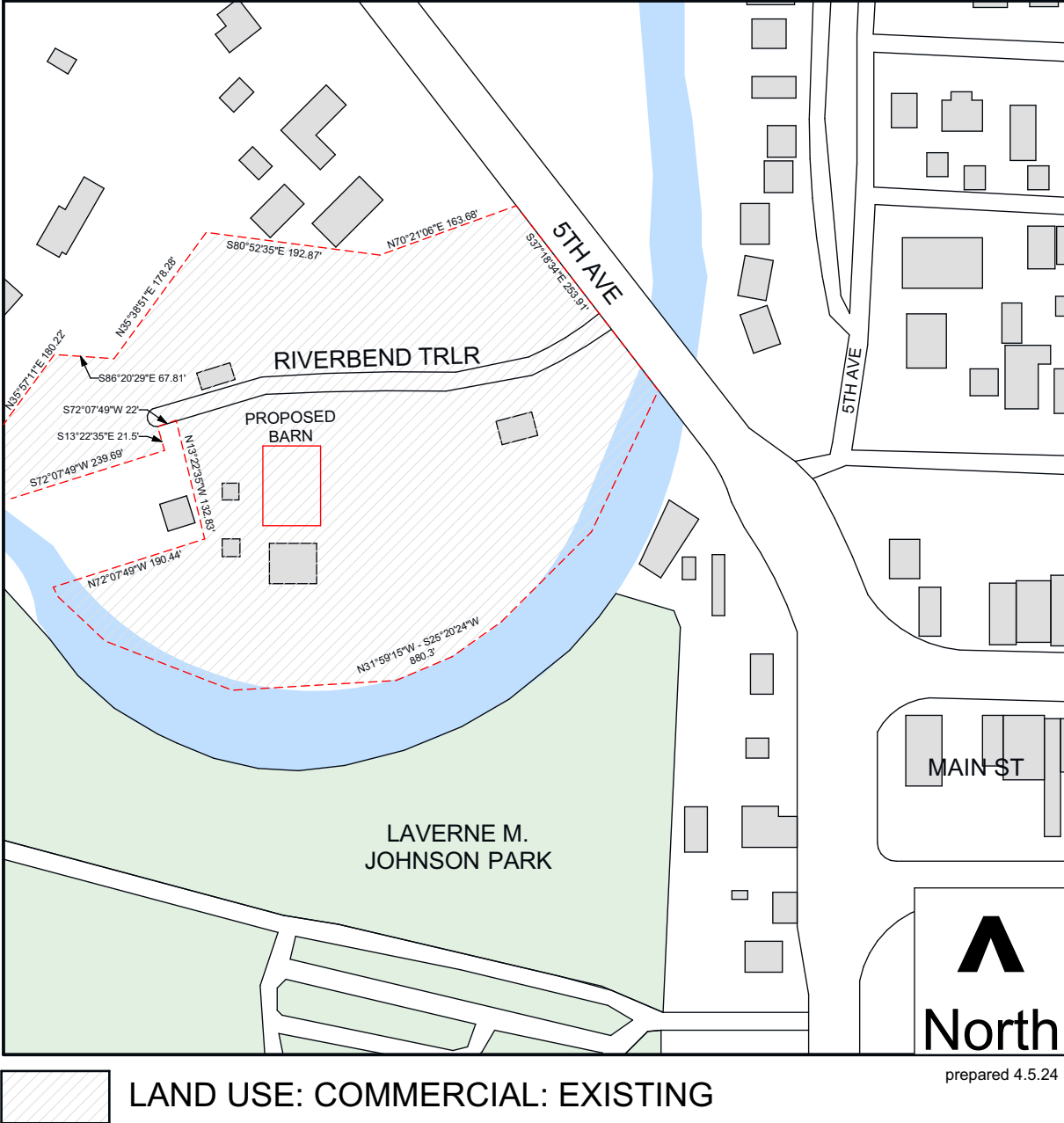
(Title of office)

(Commission Expiration)

MY COMMISSION EXPIRES AUGUST 8, 2016

OWNER SIGNATURE	OWNER PRINT
SURVEYOR SIGNATURE	SURVEYOR PRINT
UTILITY PROVIDER SIGNATURE	UTILITY PROVIDER PRINT
TOWN/COUNTY OFFICIAL SIGNATURE	TOWN/COUNTY OFFICIAL PRINT

Riverbend: Vicinity Plan
1" = 200'



PARKING DATA

1 SPACE PER 6 SEATS REQ

STANDARD (UNENCLOSED)
35

HANDICAP
2

200 PROPOSED SEATS / 6 SEATS = 33.3 REQ SPACES < 35 PROVIDED SPACES

*NOTE: SPOTS INDICATED ARE DEDICATED FOR PROPOSED EVENT STRUCTURE PARKING ONLY. EXCLUDES EXISTING STRUCTURE AND PARKING TO REMAIN

ADJACENT ZONING

Address: 505 W MAIN ST. LYONS, CO 80540
Parcel #: 120318300020
Landowners: NORTH ST VRAIN AUTO & TIRE LLC
Zoned: C - COMMERCIAL
Land Uses: COMMERCIAL

Address: 507 W MAIN ST. LYONS, CO 80540
Parcel #: 120318300019
Landowners: TU MEI WIN & TING LIN
Zoned: C - COMMERCIAL
Land Uses: RESIDENTIAL

Address: 511 MAIN ST. LYONS, CO 80540
Parcel #: 120318300002
Landowners: BARBARA & HOWARD BEALL
Zoned: C - COMMERCIAL
Land Uses: VACANT

Address: 517 W MAIN ST. LYONS, CO 80540
Parcel #: 120318200020
Landowners: LYONS PROPERTIES LLC
Zoned: R-2-MEDIUM DENSITY RESIDENTIAL DISTRICT
Land Uses: RESIDENTIAL

ADJACENT ZONING

Address: 503 W MAIN ST. LYONS, CO 80540
Parcel #: 120318300005
Landowners: LYONS PROPERTIES LLC
Zoned: R-2-MEDIUM DENSITY RESIDENTIAL DISTRICT
Land Uses: OPEN SPACE

Address: 618 PARK DR. LYONS, CO 80540
Parcel #: 120318300004
Landowners: TOWN OF LYONS
Zoned: POS-PARKS AND OPEN SPACE DISTRICT
Land Uses: PARK

Address: 0 3RD AVE. LYONS, CO 80540
Parcel #: 120318300018
Landowners: TOWN OF LYONS
Zoned: POS-PARKS AND OPEN SPACE DISTRICT
Land Uses: PARK

Address: 610 5TH AVE. LYONS, CO 80540
Parcel #: 120318300008
Landowners: JAMES H & IFKAF MORTON
Zoned: A-1 - AGRICULTURAL DISTRICT
Land Uses: RESIDENTIAL

ADJACENT LAND USE / ZONING

PROPERTY	ZONING	LAND USE
NORTH	C-COMMERCIAL	AUTOMOTIVE/COMMERCIAL W/ ACCESSORY RESIDENTIAL
SOUTH	POS-PARKS/OPEN SPACE	PUBLIC PARK
EAST	CE-COMMERCIAL ENTERTAINMENT A-1 AGRICULTURAL	PLANET BLUEGRASS AND SINGLE FAMILY RESIDENTIAL
WEST	A-1 AGRICULTURAL R-2	R2 RESIDENTIAL AND LARGE LOT SINGLE FAMILY RESIDENTIAL

LAND USE CHART

EXISTING STRUCTURES:	USE	GROSS FLR AREA	PARKING (EXIST.)	HEIGHT	SETBACK
PRIMARY DWELLING	SINGLE FAMILY RES	1,140	2	20'	103'
PUMP HOUSE	STORAGE	10	0	5'	49'
SERVICE BLDG	EVENT PRODUCTION	562	0	9'	46'
GLAMPING TENT	EVENT PRODUCTION	160	0	12'	180'
CATERING TENT	EVENT PRODUCTION	320	5	18'	5'
RESTROOM TRAILER	EVENT PRODUCTION	167	0	10'	25'
TINY HOMES (21)	ACCOMMODATIONS	4,200	20	13'	25'
TINY HOMES OFFICE	OFFICE	200	1	13'	15'
OTHER EXISTING			27		
PROPOSED STRUCTURES					
BARN	EVENT PRODUCTION	5,871	35	32'	326'
TOTAL		12,630	90		

GENERAL NOTES

- All work shall conform to the 2021 IBC and any amendments by the Town of Lyons.
- Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
- Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
- All wood in contact with concrete to be pressure treated.
- All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.
- Contractor shall verify all existing conditions prior to initiating any portion of the work.
- Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
- Stair and guardrail openings to be less than 4".
- Tight line all affected drainage to approved drainage system.
- All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
- All (new) smoke detectors to be hardwired to home's electrical system.

ENERGY

Requirements applicable to this project:
(Climate Zone 5)

Vertical glazing: U-0.32 maximum
Exterior wall: R-13 + R-7.5ci or R20 + R3.8Ci
Attic and other: R-30ci or R-49 for attic
Insulation entirely above roof deck: R-30ci
Joists/Framing: R-30
Below Grade Wall: R-7.5 ci
Unheated slabs: R15 for 24" below
Skylights: U-0.5 maximum

ZONING

Zoned: PUD-C -
Commercial Planned Unit
Development District
Setbacks:
Side 10'-0"
Rear 25'-0"
Front 25'-0"
Building Height: N/A

BUILDING CODES

2021 International Energy Conservation Code
2021 International Building Code
2021 International Fuel Gas Code
2021 International Mechanical Code
2021 International Plumbing Code
2021 International Existing Building Code
2021 International Fire Code
2021 International Property Maintenance Code
2023 National Electrical Code

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A202	ELEVATIONS

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RIVERBEND

PROPERTY INFORMATION

PROJECT TYPE: PRIVATE COMMERCIAL EVENT CENTER
OWNER: CHRIS AND SARAH LEGH - LYONS PROPERTIES LLC
SITE ADDRESS: 501 W MAIN ST, LYONS, CO 80540
LEGAL DESCRIPTION: PT NE 1/4 SW1/4 18-3N-70 AKA
RIVERBENDPER DEED 1014907 11/22/89 BCR 5.64 ACS PER
LS-08-0191 & BDY LINE ADJPER REC # 3571838 & 3572943-4
PARCEL NO.: 120318300015
R0050432

Scope of Work

1. NEW COMMERCIAL

PROJECT TEAM

OWNER

LYONS PROPERTIES LLC
CHRIS AND SARAH LEGH
501 W MAIN ST, LYONS, CO 80540
PHONE: 720-938-1715
EMAIL: cplegh@aol.com

ARCHITECT

SHAPE ARCHITECTURE STUDIO
STEVE SCRIBNER
23 LINCOLN ST, SUITE 200
DENVER, CO 80203
PHONE: 970-708-9535
EMAIL: steve@shapearchitect.com

CIVIL ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
JOEL SEAMONS
420 21ST AVE, SUITE 101
LONGMONT, CO 80501
PHONE: 303.651.6626 ext. 1
EMAIL: joel@rockyridgecivil.com

STATISTICAL INFORMATION

Net Project Land Area (w/o roads):	240,658 Sq Ft
Gross Project Land Area (w/ roads):	248,148 Sq Ft
Gross Floor Area: (Event Space Only)	
Main Level:	5,456.5 Sq Ft
Loft:	414.54 Sq Ft
Total:	5,871 Sq Ft
Impervious lot coverage:	125,256 Sq Ft

Land By Use (Event Space):	8,608 Sq Ft
Event Space:	5,456 Sf Ft
Stone Patio:	2,214 Sf Ft
Recycled Asphalt Patio:	938 Sf Ft

NOT FOR
CONSTRUCTION

FOR PCDC REVIEW: 04/05/24

FOR BUILDING PERMIT: XX/XX/24

COVER SHEET

G001

IMPROVEMENT SURVEY PLAT

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 18, Township 3 North, Range 70 West of the 6th Principal Meridian, County of Boulder, State of Colorado

PROPERTY DESCRIPTION
(PROVIDED BY LAND TITLE GUARANTEE COMPANY)

Deed Recorded 6/20/2006 at Reception No. 2785072

A tract of land in the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 3 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, conveyed by George W. Boyes to William F. Swedborg and Mabel Bertha Swedborg by Deed recorded July 29, 1946 in Book 788 at Page 67, and described as follows:

Beginning at a point on the North-South centerline of said Section 18, whence the center of said Section 18 bears North 386.4 feet; thence along the South line of the right-of-way of State Highway No. 66, North 38°33' West, 787 feet; thence North 83°56' West, 112.8 feet; thence South 19°35' West, 161.3 feet; thence South 15°41' West, 198.2 feet; thence South 49°06' West, 189.8 feet; thence South 23°34' West, 322 feet; thence South 138 feet, more or less, to the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence East, along the said South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, a distance of 281 feet, more or less to the centerline of the North St. Vrain River; thence Northeasterly, along said centerline of the North St. Vrain River to the Point of Beginning;

Except that tract of land conveyed by William F. Swedborg and Mabel Bertha Swedborg to John Smith, Jr. by Deed recorded April 29, 1949 in Book 843 at Page 103 and described as follows:

Beginning at the center of said Section 18; thence South 85°31' West, 290.7 feet; thence along the South right-of-way of Colorado State Highway No. 66, North 38°33' West, 65 feet to the True Point of Beginning; thence North 38°33' West, 257.0 feet; thence North 83°56' West, 112.8 feet; thence South 19°35' West, 161.3 feet; thence South 15°41' West, 198.2 feet; thence South 49°06' West, 189.8 feet; thence South 23°34' West, 322 feet; thence South 138 feet, more or less to the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, and the True Point of the Beginning; thence East, along the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, 281 feet, more or less, to the centerline of the North St. Vrain River thence along the centerline in a Northwesterly direction, meandering said centerline to a point that intersects the said West property line of the said above described tract of land; thence South along the said property line South to the True Point of Beginning;

And expect that tract of land conveyed by William F. Swedborg and Mabel Bertha Swedborg to L.E. Gereaux and Huga Hildred Chandler Gereaux by Deed recorded March 6, 1953 in Book 923 at Page 124, and described as follows:

Beginning at a point on the centerline of said Section 18, whence the center of said Section 18 bears North 386.4 feet; thence along the South line of the right-of-way of State Highway No. 66, North 38°33' West, 787 feet; thence North 83°56' West, 112.8 feet; thence South 19°35' West, 161.3 feet; thence South 15°41' West, 198.2 feet; thence South 49°06' West, 189.8 feet; thence South 23°34' West, 322 feet; thence South 138 feet, more or less to the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, and the True Point of the Beginning; thence East, along the South line of the North half of the Northeast 1/4 of the Southwest 1/4 of said Section 18, 281 feet, more or less, to the centerline of the North St. Vrain River thence along the centerline in a Northwesterly direction, meandering said centerline to a point that intersects the said West property line of the said above described tract of land; thence South along the said property line South to the True Point of Beginning;

And except that tract of land conveyed by William F. Swedborg and Mabel Bertha Swedborg to John J. Grzezcka and Irene B. Grzezcka, also known as John J. Graske and Irene B. Graske, by Deed recorded August 25, 1954 in Book 958 at Page 62 as corrected by deed recorded November 8, 1958 in Book 1091 at Page 291, and described as follows:

Beginning at a point whence the center of said Section 18 bears South 86°11' East, 332 feet; thence South 38°33' East, 333 feet; thence South 69°08' West, 162.10 feet; thence North 83°32' West, 255 feet; thence North 34°59' East, 346.16 feet to the Point of Beginning;

And except that tract of land conveyed by William F. Swedborg and Mabel Bertha Swedborg to Don J. Fidler and Maxine V. Fidler by Deed recorded November 16, 1962 in Book 1257 at Page 49, and described as follows:

Beginning at a point on the Northeast line of tract described in Book 788 at page 67 from which point the center of said Section 18 bears South 79°20' East, a distance of 367 feet; thence North 38°33' West, a distance of 207 feet; thence North 83°56' West, a distance of 112.8 feet; thence South 19°35' West, a distance of 161.3 feet; thence South 15°41' West, a distance of 198.2 feet, thence South 49°06' West, a distance of 189.8 feet; thence South 23°34' West, a distance of 240 feet, to the center of the North St. Vrain River; thence along the center of the North St. Vrain River to a point South 34°59' West, from the point of beginning; thence North 34°59' East, a distance of 680 feet, more or less, to the Point of Beginning;

And except that tract of land conveyed by Mabel Bertha Swedborg to Huga Hildred Gereaux and Ronald Everett Gereaux by Deed recorded March 23, 1970 on Film 694 as Reception No. 938918, and described as follows:

Beginning at a point whence the West 1/4 corner of said Section 18 bears North 75°01'23" West (bearing referred to true north as determined by solar observation), a distance of 2144.75 feet, said point being a drill steel found in an existing fence line; thence South 13°04'00" East, 132.83 feet; thence South 72°19'20" West, 212.3 feet to the centerline of North St. Vrain Creek; thence along said centerline North 30°55'30" West, 114.01 feet; thence leaving said centerline North 72°19'20" East, 225.38 feet; thence North 13°04'00" West, 21.5 feet; thence North 72°19'20" East, 22.0 feet to the Point of Beginning;

And except that tract of land conveyed by Samuel O. Anderson and Alberta B. Anderson to Boulder County by Deed recorded December 26, 1935 in Book 637 at Page 100 and described as follows:

A strip or parcel of land lying 50 feet on each side of the centerline of proposed highway, said centerline being more particularly described as follows:

Commencing at a point which is the Northwest Corner of said Section 18, Township 3 North, Range 70 West; thence due South along the West line of said Section 18, for a distance of 991.3 feet to the Point of Beginning, being Engineer's Centerline Station 48+07.0; thence North 73°30' East along said centerline for a distance of 186.7 feet to a point which is Engineer's PST Station 46+20.3; thence right on a spiral curve whose central angle is 6°15' and whose rate of change is 2, and whose back tangent bears North 37°30' East, for a distance of 250 feet to a point on centerline which is Engineer's Station PCS 43+70.3; thence right ona 5° curve whose central angle is 56°31', for a distance of 1130.3 feet to a point in which is Engineer's Center Line Station PSC 32+40; thence right on a spiral curve whose central angle is 6°15' and whose rate of change is 2 and whose fore tangent bears South 37°29' East, for a distance of 250 feet to a point on said center line which is Engineer's Station PS 29+90; thence south 37°29' East along said centerline, 1700.0 feet to a point which is Engineer's Centerline Station 12+90 and the Point of Termination.

NOTES:

- Land Title Guarantee Company, Order No. RND70832274, effective 3/4, 2024 at 5:00 p.m. was entirely relied upon for information pertaining to ownership, easements and other encumbrances of record.
- This Improvement Survey Plat was prepared for the exclusive use of Chris Legh, named in this statement hereon. Said statement does not extend to any unnamed person nor additional party without an express statement by the surveyor of record adding said additional party.
- Any person who knowingly removes, alters or defaces any Public Land Survey monument or Land Boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508, C.R.S.
- Basis of Bearings: GPS derived bearings based on a bearing of S01°00'18"W along the North-South centerline of Section 18, Township 3 North, Range 70 West of the 6th Principal Meridian between a found 0.7' by 1.5' stone with a chiseled cross on top and "1/4 S" chiseled on the north face being the North Quarter corner of said Section 18 and a found #5 rebar with a 3-1/4" aluminum cap stamped "M D Johnson LS 6716" being the Center-North-South 1/64 corner of said Section 18 as shown hereon. Colorado State Plane Coordinate System, North Zone, NAD83. All bearings shown hereon are relative thereto.
- Date of field survey : March 19-21, 2024
- Units of measurements are displayed in U.S. Survey Feet.
- Vertical Information: The project benchmark is a set #4 rebar with a punch located near the northeasterly corner of 503 W Main Street as shown hereon with a GPS derived elevation of 5367.59 feet (NAVD88). NGS 7 being a 2" brass disk set in a concrete retaining wall stamped "BUREAU OF RECLAMATION BM7 1936" located 0.81 miles southeasterly from the site on the west side of Ute Highway with a published elevation of 5308.61 feet was checked into with an as-measured elevation of 5308.57 feet.
- Underground utilities locates have been marked by 360 Underground. Paint marks and utility pin flags on the ground surface were surveyed by Eagle Eye Surveying as part of this survey. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities.
- Fences shown hereon have been shown for general reference and do not necessarily depict limits of ownership.
- The found #5 rebar was bent and loose in the ground and is off of the existing fence line southerly 6.47 feet. The bearing of the line was held between the found #5 rebar with a 1-1/2" aluminum cap stamped "R A England PLS 29415" and the found #5 rebar at the corner of the fences. The distance is a close match to the description in Warranty Deed recorded 8/25/1954 in Book 958 at Page 62. The found #5 rebar near the westerly corner of fences is believed to be shown on deposited survey LS-89-0027.

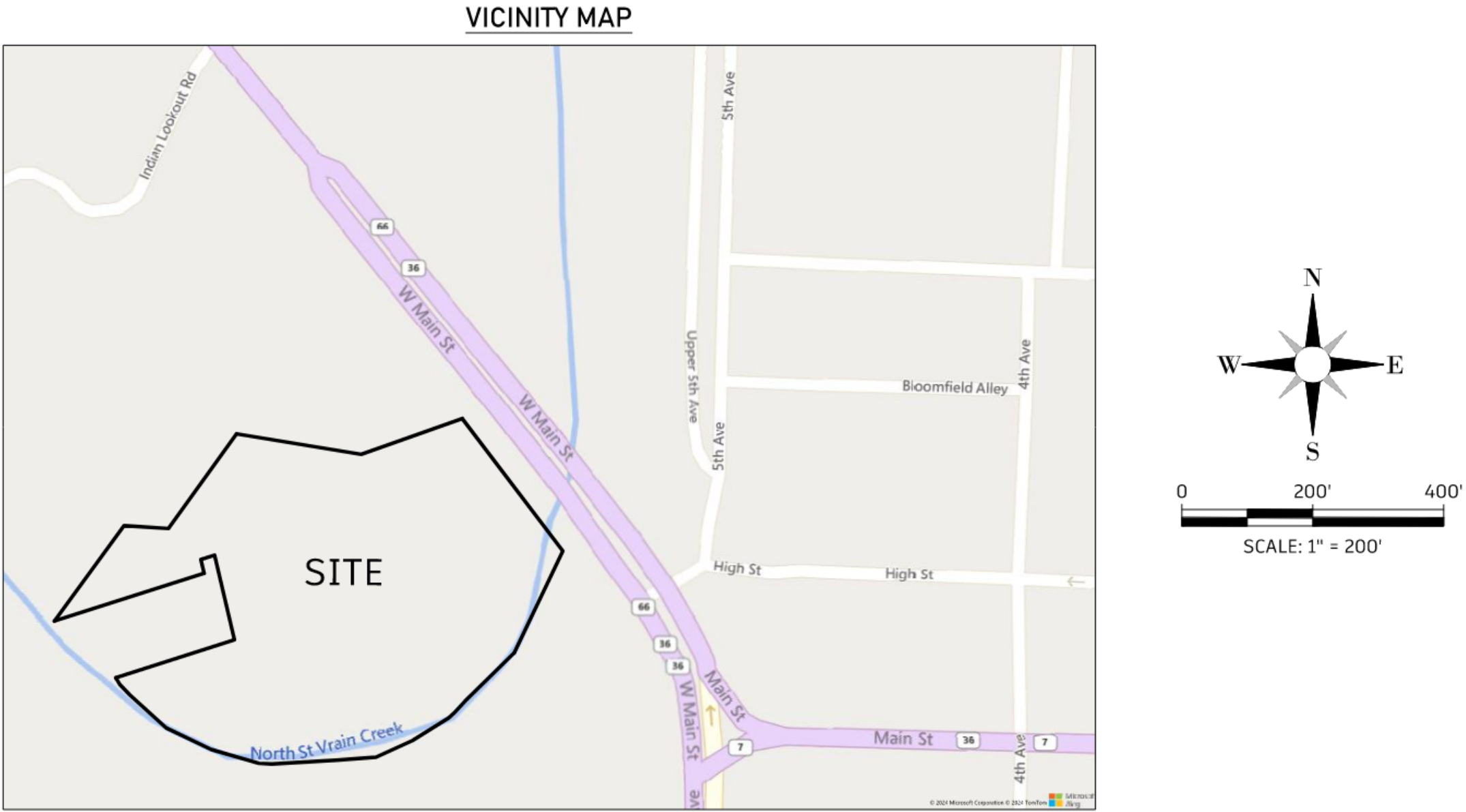
- The Plat of 501 & 503 W. Main Street by England Surveying deposited 11/6/2008 at LS-08-0191 was considered during the preparation of this survey.
- A

 Mountain States Telephone and Telegraph Co. easement as described in Book 641 at Page 253 does not specify a width of the easement.
- B

 The water line structures are outside of the easement as shown hereon.
- The Boundary Line Agreement recorded 1/27/2017 at Reception No. 03571838 affects the length of the line shown hereon and changes the witness corner distance from 68 feet as shown on said Plat of 501 & 503 W Main Street to a distance of 66.31 feet.
- Many gaps and overlaps were discovered during the review of the Vesting Deed and Title Commitment boundary descriptions. Several of the excepting deed descriptions that are listed in the Vesting Deed call to the southerly right of way of Highway 36 (formerly State Highway No. 66) from the Center of Section 18 but the dimensions do not fit found monuments recovered during the time of this survey. A combination of land use evidence and found monuments were used to determine the location of the legal descriptions as they were intended to convey.
- Area of Concern: There is a gap in the legal descriptions as described in Book 843 at Page 103 recorded 4/29/1949 and Book 1257 at Page 49 recorded 12/16/1962. This area was originally treated as part of the original subject property. Aerial photographs taken from Google Earth show occupation undifferentiated from the subject parcel. Boundary lines were adjusted to match found monuments and lines of occupation as shown hereon.
- It is suggested that the landowners of the affected parcels get a Boundary Line Agreement in order to correct the deed descriptions and clarify ownership.
- The area of the surveyed property is 5.70 Acres (248,288.16 Sq. Ft), more or less.
- Other surveys that were reviewed and considered during the preparation of this survey:
LS-89-0027 by Merle D Johnson of Johnson & Associates Land Surveyors
LS-02-0030 by Douglas Hoos of American West Land Surveying Co, Inc.
LS-17-0242 by Samuel A Knight of Green Mountain Surveying

Title Commitment Schedule B-2 Exceptions:

- Standard Exceptions
- Existing leases and tenancies, if any.
- Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, and a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 10, 1921 in Book 75 at Page 96.
(Does not affect the subject property)
- Easement granted to the Mountain States Telephone and Telegraph Company, for telephone and telegraph lines, and incidental purposes, by Instrument recorded January 08, 1937, in Book 641 at Page 253.
(This description is Blanket in nature)
- Easement granted to Public Service Company of Colorado, for gas distribution main system, and incidental purposes, by Instrument recorded November 15, 1973, under Reception No. 86505.
(This description is Blanket in nature)
- Any tax, lien, fee, or assessment by Reason of Inclusion of subject property in the Lyons Fire Protection District, as evidenced by Instrument recorded April 16, 1976, under Reception No. 173439.
(Not survey related)
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Deed of Easement to Ronald E. Gereaux and Connie Lynn Gereaux for Access Easement recorded July 18, 1986 under Reception No. 774759 and July 21, 1986 under Reception No. 775182.
(Shown hereon)
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Sewer Line Easement Agreement recorded December 30, 1993 under Reception No. 1378250.
(This description is Blanket in nature)
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Permanent Easement granted to the State of Colorado, Department of Transportation recorded February 28, 2006 under Reception No. 2759458.
(Shown hereon)
- Terms, conditions, provisions, burdens and obligations as set forth in Ordinance No. 999 recorded January 27, 2017 under Reception No. 03571837.
(Not survey related)
- Terms, conditions, provisions, burdens and obligations as set forth in Boundary Line Adjustment recorded January 27, 2017 under Reception No. 03571838.
(Shown hereon)
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Permanent Easement recorded October 20, 2017 under Reception No. 03621078.
(Shown hereon)
- Terms, conditions, provisions, burdens and obligations as set forth in Resolution 2016-4 recorded January 30, 2019 under Reception No. 03696030. Any rights, interests or easements in favor of the United States of America, the State of Colorado, or the public, which exist or are claimed to exist in and over the past and present bed, banks or waters of North St. Vrain River. Note: Any changes in area due to the relocation or movement of North St. Vrain River. Said River being described in the legal description of the land referred to herein.
(Shown hereon)
- Easements and notes on the River Bend PUD with Zoning Amendment Final PUD Plan recorded July 26, 2023 under Reception No. 04015916.
(Shown hereon)
- Deed of Trust dated October 01, 2023, from Lyons Properties, LLC, a Colorado Limited Liability Company to the Public Trustee of Boulder County, Colorado for the use of Kenyon Waugh, Brent Hollingshead, Eagle Valley Enterprises, LLC, Jerry Moore, Michael Whipp and Jon Eaton to secure the sum of an unknwn amount recorded October 04, 2023, under Reception No. 04024008.



NOTICE:
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover 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 the certification shown hereon.

SURVEYOR'S CERTIFICATION
I, Anthony L. Fendick, a Professional Land Surveyor licensed in the State of Colorado, hereby certify to Chris Legh, that a survey of the above described property was conducted by me or under my responsible charge during March, 2024 and is in accordance to applicable standards of practice. This survey plat is accurately based on my knowledge, information and belief, and is not a guaranty or warranty, either expressed or implied.

Anthony L. Fendick
Colorado P.L.S. #38616
For, and on behalf of, Eagle Eye Surveying, LLC
Date: April 11, 2024

Web: www.eagleeyesurv.com
Email: info@eagleeyesurv.com
Phone: 970.744.8238

File Name: G:\MY DRIVE\EAGLE EYE SURVEYING\SURVEY PROJECTS\24010 - 501 W MAIN ST_LYONS_ISP-TOP0\DWG\24010-501 W MAIN ST_ISP-TOP0.DWG; Last Saved: 4/2/2024 8:09:11 AM; Plot Date: 4/4/2024

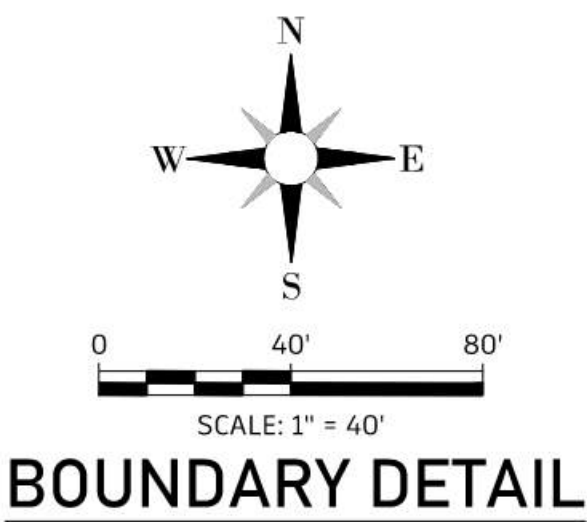
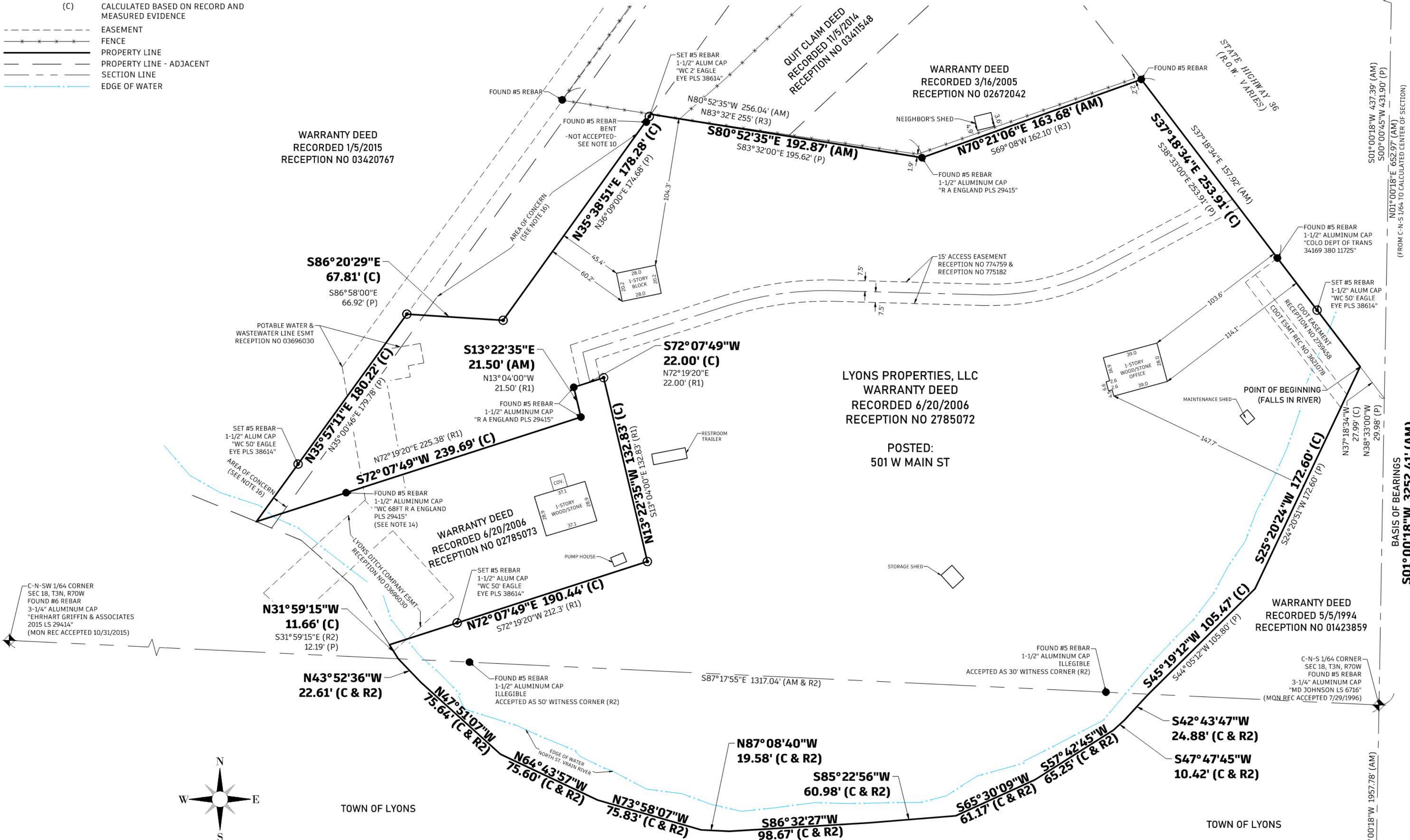
DATE				
REVISION				
Improvement Survey Plat Prepared for:	Chris Legh			
Date:	4/2/2024			
Drawn By:	A. Fendick			
Project Number:	24010			
1				
SHEET 1 OF 3				

IMPROVEMENT SURVEY PLAT

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 18, Township 3 North, Range 70 West of the 6th Principal Meridian, County of Boulder, State of Colorado

- FOUND MONUMENT - AS DESCRIBED
- SECTION CORNER - AS DESCRIBED
- SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EAGLE EYE PLS 38614" -UNLESS DESCRIBED OTHERWISE-
- (P) PER THE PLAT OF 501 & 503 W MAIN STREET BY ENGLAND SURVEYING DEPOSITED 11/6/2008 AT LS-08-0191 IN BOULDER COUNTY RECORDS
- (R1) PER RECORDED WARRANTY DEED RECORDED 6/20/2006 AT RECEPTION NO 2785072
- (R2) PER RECORDED BOUNDARY LINE AGREEMENT RECORDED 1/27/2017 AT RECEPTION NO. 03571838
- (R3) PER RECORDED WARRANTY DEED RECORDED 8/25/1954 IN BOOK 958 AT PAGE 62
- (AM) AS MEASURED AT THE TIME OF THIS SURVEY
- (C) CALCULATED BASED ON RECORD AND MEASURED EVIDENCE

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE - ADJACENT
SECTION LINE
EDGE OF WATER



Web: www.eagleeyesurv.com
Email: info@eagleeyesurv.com
Phone: 970.744.8238

File Name: G:\MY DRIVE\EAGLE EYE SURVEYING_SURVEY PROJECTS\24010 - 501 W MAIN ST_LYONS_TSP-TOPO\DWG\24010-501 W MAIN ST_TSP-TOPO.DWG; Last Saved: 4/4/2024 5:45:55 PM; Plot Date: 4/4/2024

Anthony L. Fendick
38614
Colorado, P.L.S. #38614

For, and on behalf of, Eagle Eye Surveying, LLC
Date: April 4, 2024

REVISION	DATE



Improvement Survey Plat
Prepared for:
Chris Legh

Date:
4/2/2024

Drawn By:
A. Fendick

Project Number:
24010

2

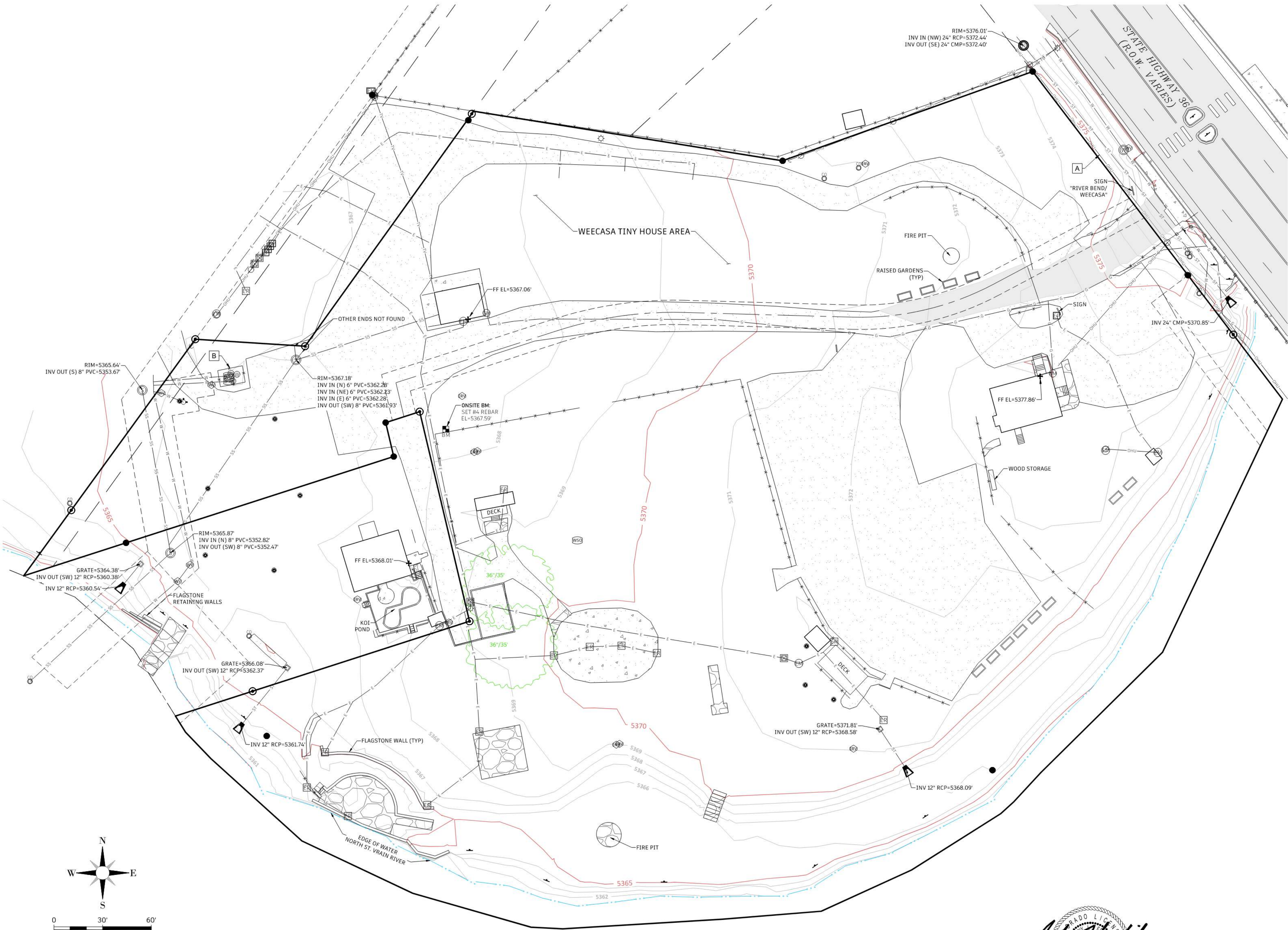
SHEET 2 OF 3

LEGEND

- FOUND MONUMENT - AS DESCRIBED ON SHEET 2 OF 3
- SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EAGLE EYE PLS 38614"
- ONSITE BENCHMARK - SET #4 REBAR
- FINISHED FLOOR ELEVATION LOCATION
- DECIDUOUS TREE - TRUNK/DRIP LINE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC PANEL
- ELECTRIC VAULT
- GUY ANCHOR
- LIGHT POLE
- POWER POLE
- TRANSFORMER
- FO RISER
- GAS METER
- SANITARY CLEANOUT
- SANITARY MANHOLE
- FES (FLARED END SECTION)
- STORM MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- WATER SHUTOFF
- WATER VALVE
- IRRIGATION VALVE
- SPRINKLER HEAD
- POST
- SIGN
- CONCRETE
- FLAGSTONE WALK
- GRAVEL
- ASPHALT
- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE - ADJACENT
- UNDERGROUND - CABLE TV
- UNDERGROUND - ELECTRIC
- UNDERGROUND - FIBER OPTIC
- UNDERGROUND - GAS
- UNDERGROUND - WATER LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER
- STORM SEWER
- EDGE OF WATER

IMPROVEMENT SURVEY PLAT

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 18, Township 3 North, Range 70 West of the 6th Principal Meridian, County of Boulder, State of Colorado



TOPOGRAPHIC DETAIL

Web: www.eagleeyesurv.com
Email: info@eagleeyesurv.com
Phone: 970.744.8238

File Name: G:\MY DRIVE\EAGLE EYE SURVEYING\SURVEY PROJECTS\24010 - 501 W MAIN ST_LYONS_TSP-TOPO\DWG\24010-501 W MAIN ST_TSP-TOPO.DWG; Last Saved: 4/2/2024 8:09:11 AM; Plot Date: 4/4/2024

DATE

REVISION

Improvement Survey Plat

Prepared for:

Chris Legh

Date:

4/2/2024

Drawn By:

A. Fendick

Project Number:

24010

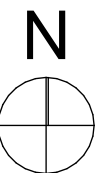
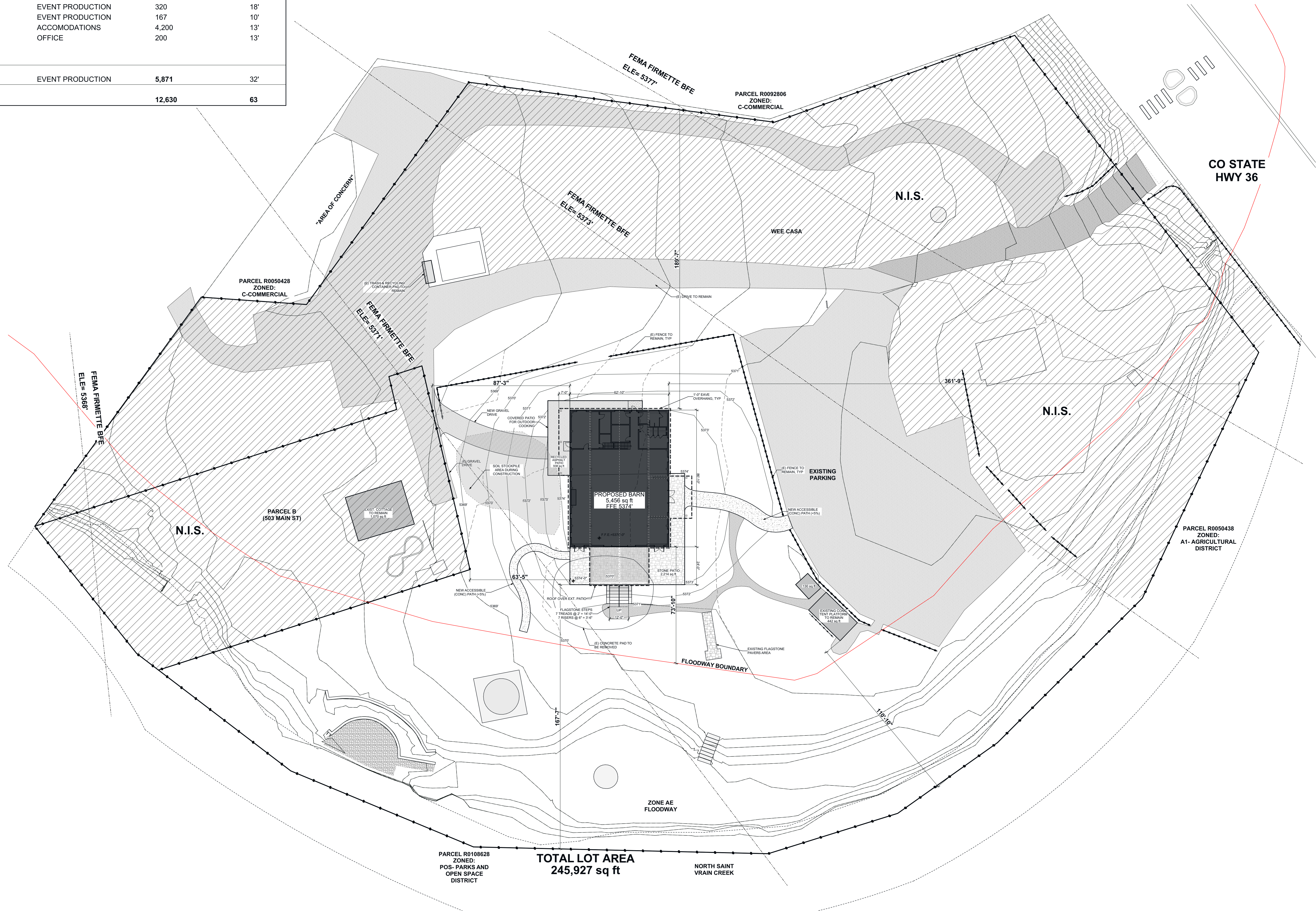
3

SHEET 3 OF 3



ARTIST'S IMPRESSION
A. Fendick
Colorado P.L.S. #39514
For and on behalf of Eagle Eye Surveying, LLC
Date: April 1, 2024

LAND USE CHART			
EXISTING STRUCTURES:	USE	GROSS FLR AREA	HEIGHT
PRIMARY DWELLING	SINGLE FAMILY RES	1,140	20'
PUMP HOUSE	STORAGE	10	5'
SERVICE BLDG	EVENT PRODUCTION	562	9'
GLAMPING TENT	EVENT PRODUCTION	160	12'
CATERING TENT	EVENT PRODUCTION	320	18'
RESTROOM TRAILER	EVENT PRODUCTION	167	10'
TINY HOMES (21)	ACCOMODATIONS	4,200	13'
TINY HOMES OFFICE	OFFICE	200	13'
PROPOSED STRUCTURES:			
BARN	EVENT PRODUCTION	5,871	32'
TOTAL		12,630	63



shape
ARCHITECTURE

steve@shapearchitecturestudio.com
Steve Scribner, Architect
970.708.9535

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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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RIVERBEND

501 W MAIN ST, LYONS, CO 80540

NOT FOR CONSTRUCTION

FOR PCDC REVIEW: 04/05/24
FOR BUILDING PERMIT: XX/XX/24

SITE PLAN

A003

Printed: 4/4/2024

LANDSCAPE REQUIREMENTS:

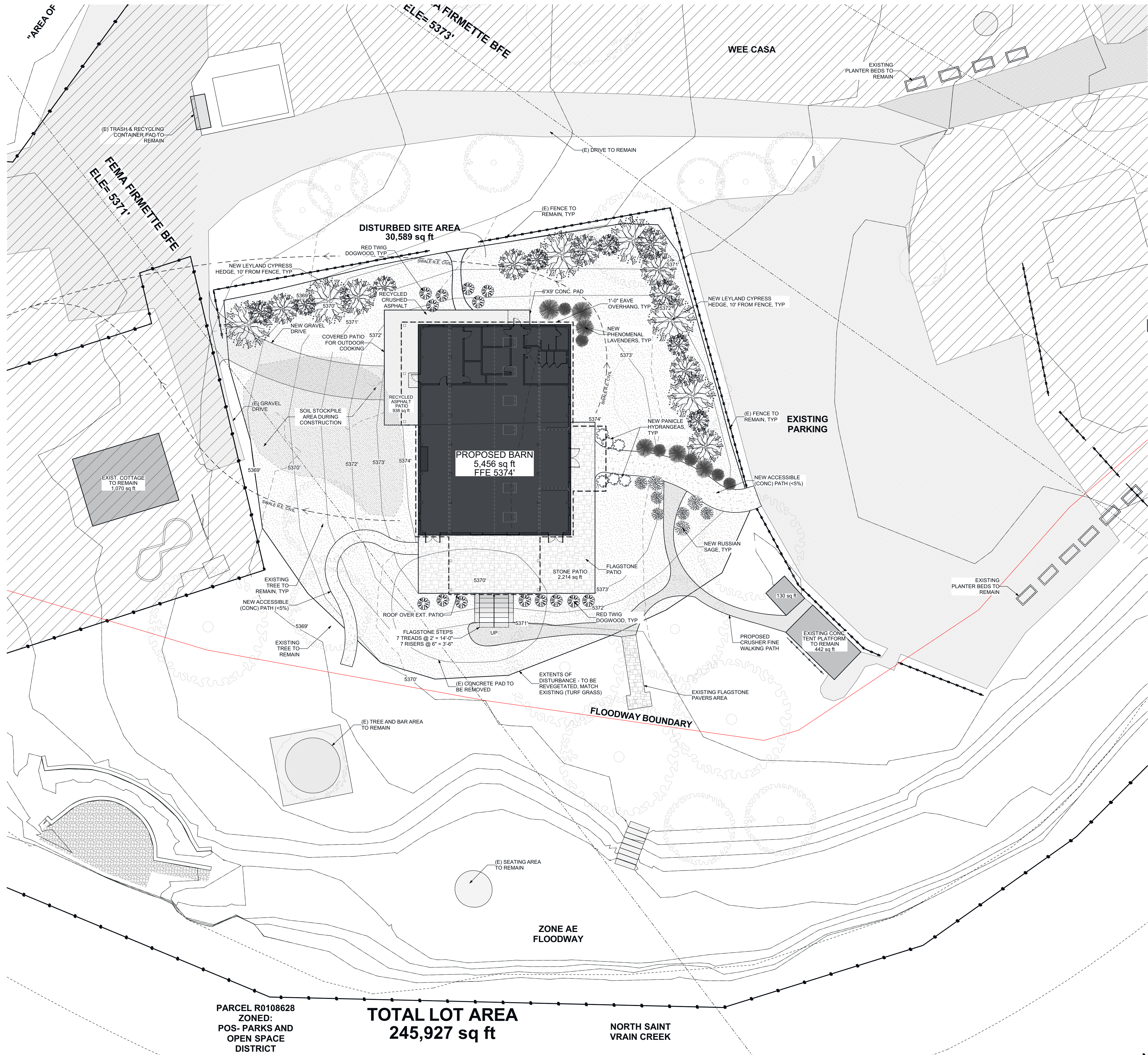
OPEN SPACE REQUIRED:	N/A SQ FT
OPEN SPACE PROVIDED:	236,600 SQ FT
TREES/SHRUBS REQ:	N/A
TREES/SHRUBS PROVIDED:	104

LEGEND

TYPE	QTY
 LEYLAND CYPRESS <i>CYPRESSES X LEYLANDII</i>	38
 PANICLE HYDRANGEAS <i>HYDRANGEA PANICULATA</i>	4
 PHENOMENAL LAVENDERS <i>LAVENDULA X INTERMEDIA</i>	24
 RUSSIAN SAGE <i>PERVOSKIA ATRIPLICIFOLIA</i>	8
 RED TWIG DOGWOOD <i>CORNUS SERICEA</i>	30
 EXISTING TREES TO REMAIN	
 GRADE- EXISTING	
 GRADE - PROPOSED	

IRRIGATION NOTE:

Entire property is currently irrigated, and will continue to be irrigated.



1
A004

LANDSCAPE PLAN
SCALE: 1" = 20'

shape
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RIVERBEND
501 W MAIN ST., LYONS, CO 80540

NOT FOR
CONSTRUCTION

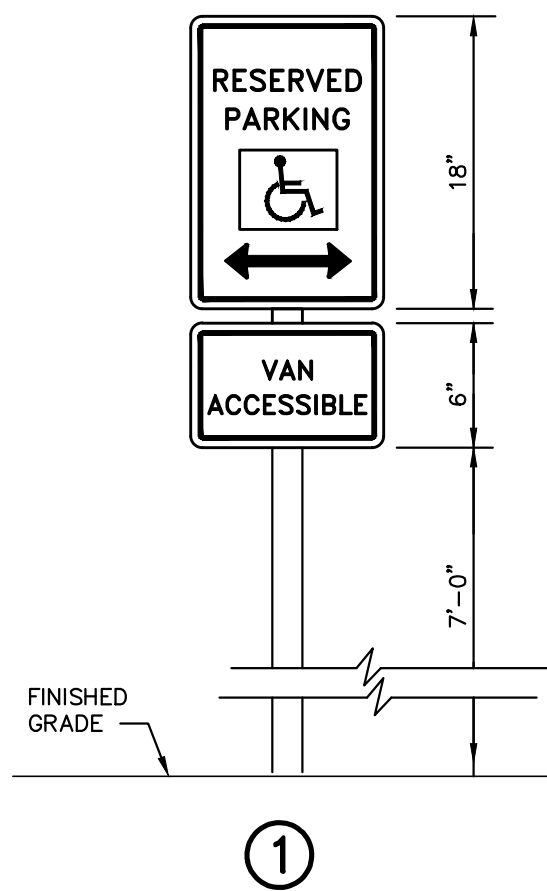
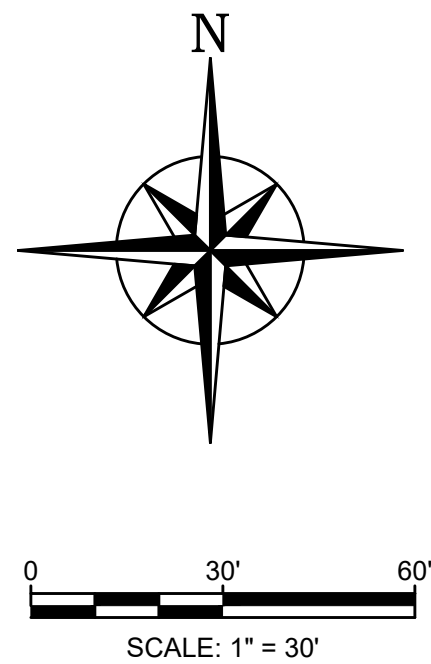
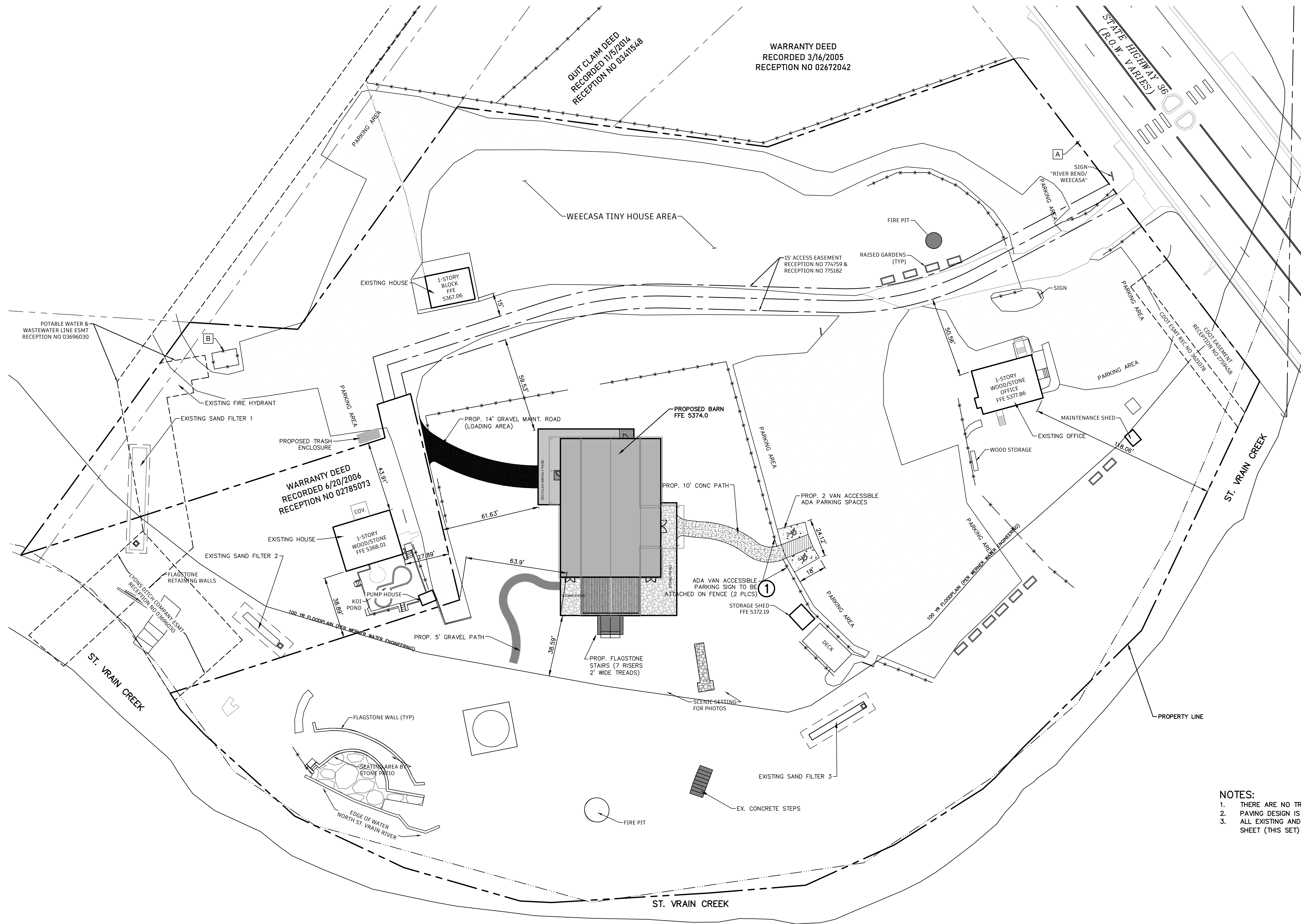
FOR PCDC REVIEW: 04/05/24

FOR BUILDING PERMIT: XX/XX/24

LANDSCAPE &
BUFFERING PLAN

A004

Printed: 4/4/2024



- NOTES:
1. THERE ARE NO TRAFFIC SIGNALS OR STRIPING ON THIS SITE.
 2. PAVING DESIGN IS PER GEOTECHNICAL REPORT (CONCRETE, GRAVEL, ETC).
 3. ALL EXISTING AND PROPOSED BUILDINGS ARE 1 STORY. SEE ELEVATION SHEET (THIS SET) FOR DETAILS OF EXACT HEIGHT OF BARN.

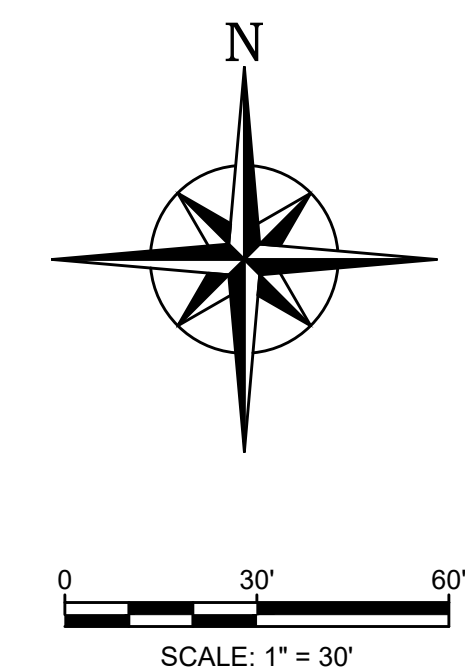
NO.	DATE	DESCRIPTION	BY

Rocky Ridge
Civil Engineering


420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

RIVER BEND DEVELOPMENT	DATE	JOB NO	884-2	SHEET NO
SITE PLAN				2

PRELIMINARY
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NOT FOR CONSTRUCTION



NO.	DATE	DESCRIPTION	BY



**Rocky Ridge
Civil Engineering**

420 21st Ave, Suite 101
 303.651.6626
 303.651.6626
www.rockyridgecivil.com

RIVER BEND DEVELOPMENT		CAD NO 8842BASE	JOB NO 884-2
UTILITY PLAN		DATE 04/08/24	

SHEET NO

—

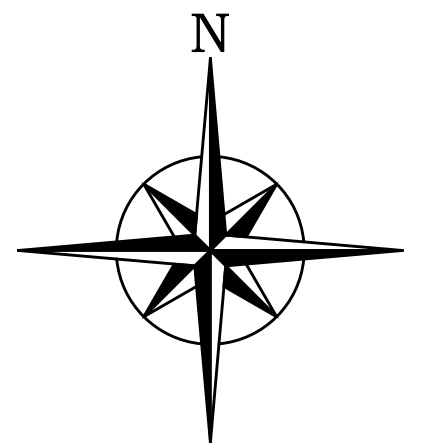
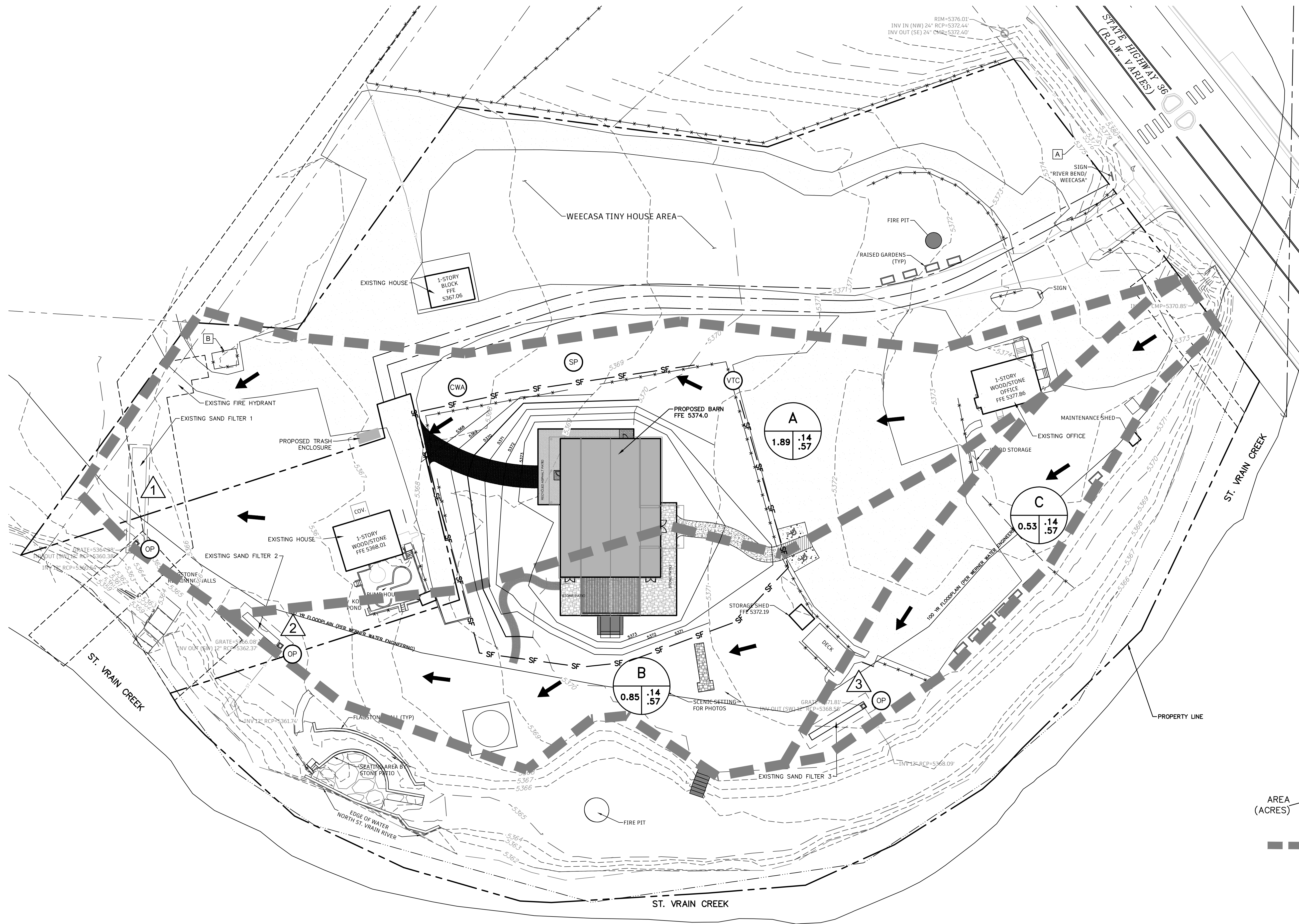
NOTES:

1. EXISTING DOMESTIC WATER TAP TO THE SITE IS 1.5"
2. FIRE SUPPRESSION ENGINEER TO SIZE COMBINATION DOMESTIC/FIRE LINE COMING INTO THE PROPOSED BARN.
3. THERE IS EXISTING IRRIGATION INFRASTRUCTURE ON THE SOUTH END OF THE PROPERTY ALONG THE PERIMETER OF THE RIVER. THERE IS AN EXISTING BACKFLOW PREVENTOR FOR THE IRRIGATION SYSTEM.
4. ELECTRIC TRANSFORMER HAS NOT BEEN SIZED YET FOR THE PROPOSED BARN.



Know what's **below**.
Call before you dig.

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION



0 30' 60'
SCALE: 1" = 30'

GRADING & EROSION
CONTROL LEGEND

- SP STOCKPILE MANAGEMENT
- CWA CONCRETE WASHOUT AREA
- VTC VEHICLE TRACKING CONTROL
- OP OUTLET PROTECTION
- SF SILT FENCE
- SF SILT FENCE
- 5075 EXISTING 1' CONTOUR
- 5074 EXISTING 1' CONTOUR
- 5075 PROPOSED 1' CONTOUR
- 5074 PROPOSED 1' CONTOUR
- PROPERTY BOUNDARY

DRAINAGE LEGEND

- A BASIN OR SUB-BASIN
- C VALUE 2-YR STORM
- C VALUE 100-YR STORM
- 1 DESIGN POINT
- AREA (ACRES)
- BASIN LIMIT
- GENERAL SLOPE DIRECTION

NOTES:
1. EXISTING TOPOGRAPHIC SURVEY COMPLETED BY EAGLE EYE SURVEYING LLC IN MARCH OF 2024.
2. 100 YEAR FLOODPLAIN DETERMINED BY WERNER WATER ENGINEERING.

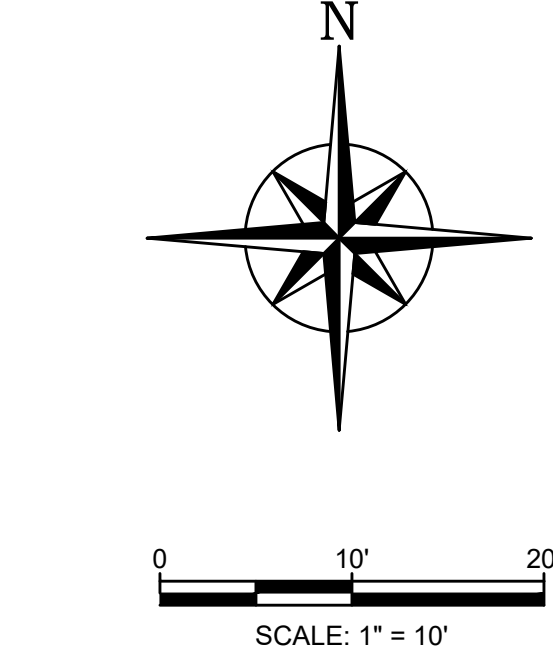
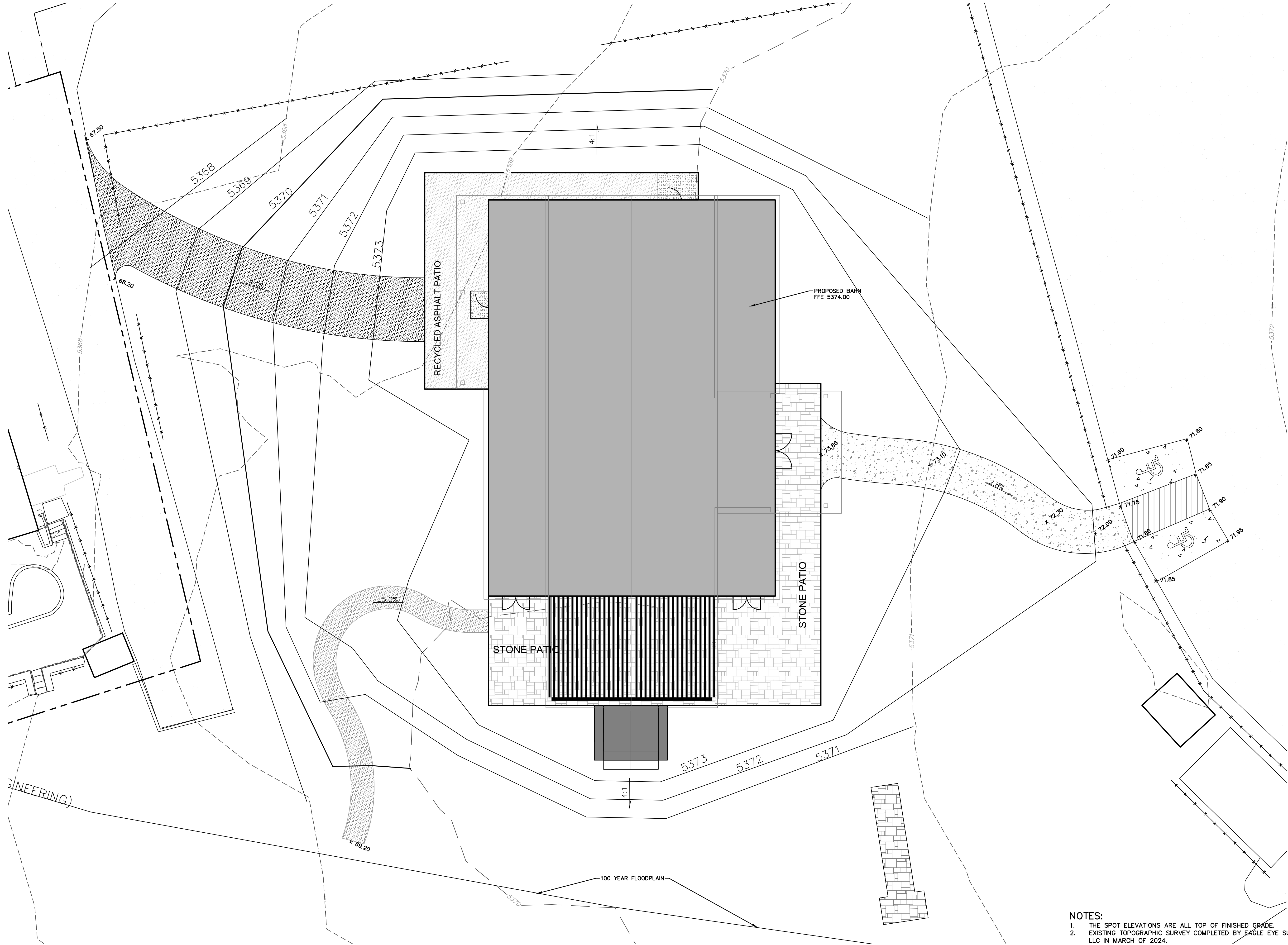
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NO.	DATE	DESCRIPTION	BY

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Civil Engineering

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

RIVER BEND DEVELOPMENT	CAD NO	JOB NO
	8842BASE	884-2
GRADING, STORMWATER, AND DRAINAGE PLAN	DATE	
	04/08/24	
SHEET NO		
4		




GRADING LEGEND	
	EXISTING 1' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 1' CONTOUR
	PROPERTY BOUNDARY
	SPECIFIC SLOPE DATA

- NOTES:
1. THE SPOT ELEVATIONS ARE ALL TOP OF FINISHED GRADE.
 2. EXISTING TOPOGRAPHIC SURVEY COMPLETED BY EAGLE EYE SURVEYING LLC IN MARCH OF 2024.
 3. 100 YEAR FLOODPLAIN DETERMINED BY WERNER WATER ENGINEERING.

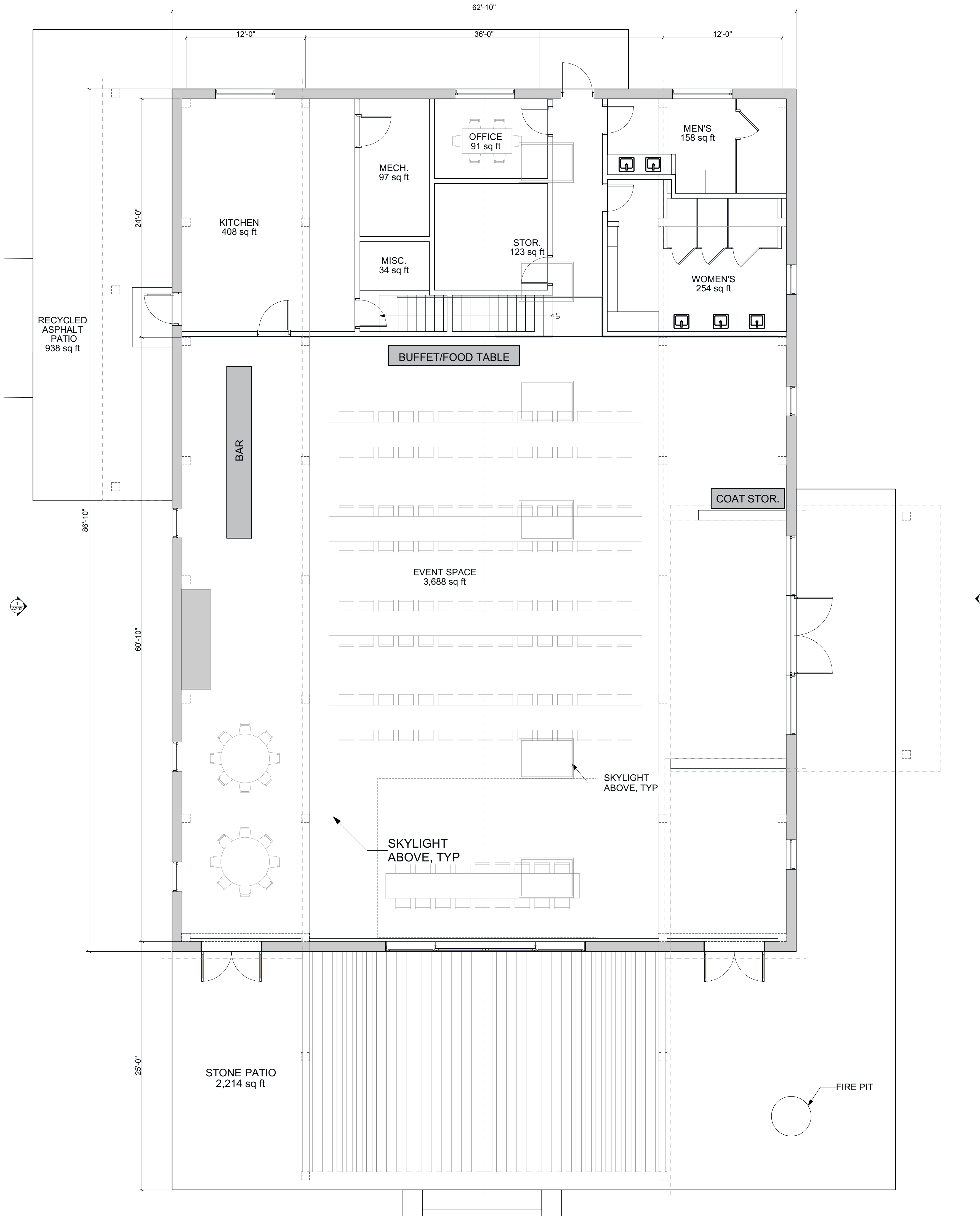
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NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.631.6626
www.rockyridgecivil.com



RIVER BEND DEVELOPMENT		JOB NO 884-2
DATE 04/08/24	CAD NO 8842BASE	
DETAILED GRADING PLAN		
SHEET NO 5		





steve@shapearchitecturestudio.com
Steve Scribner, Architect
970.708.9535

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RIVERBEND

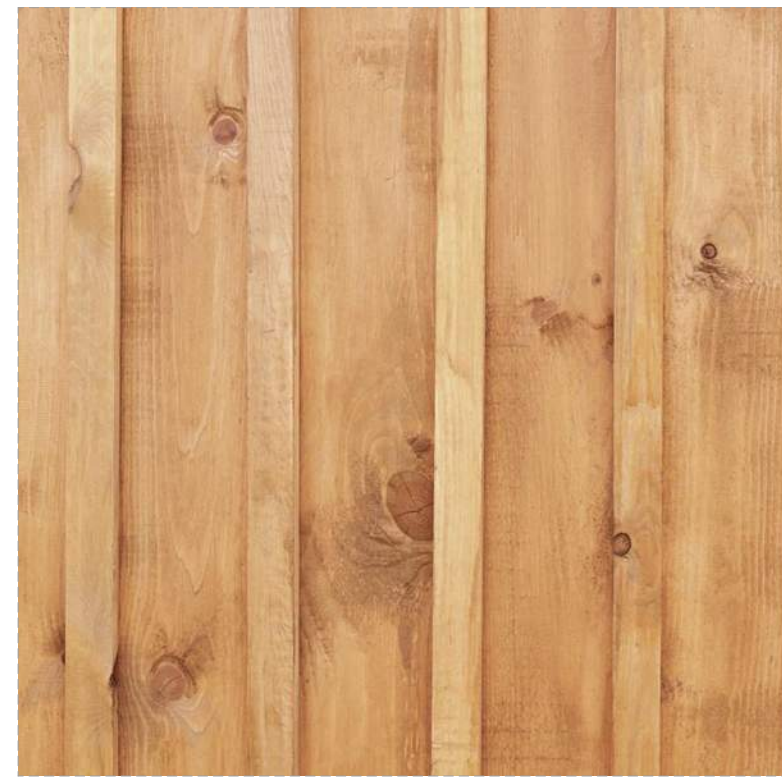
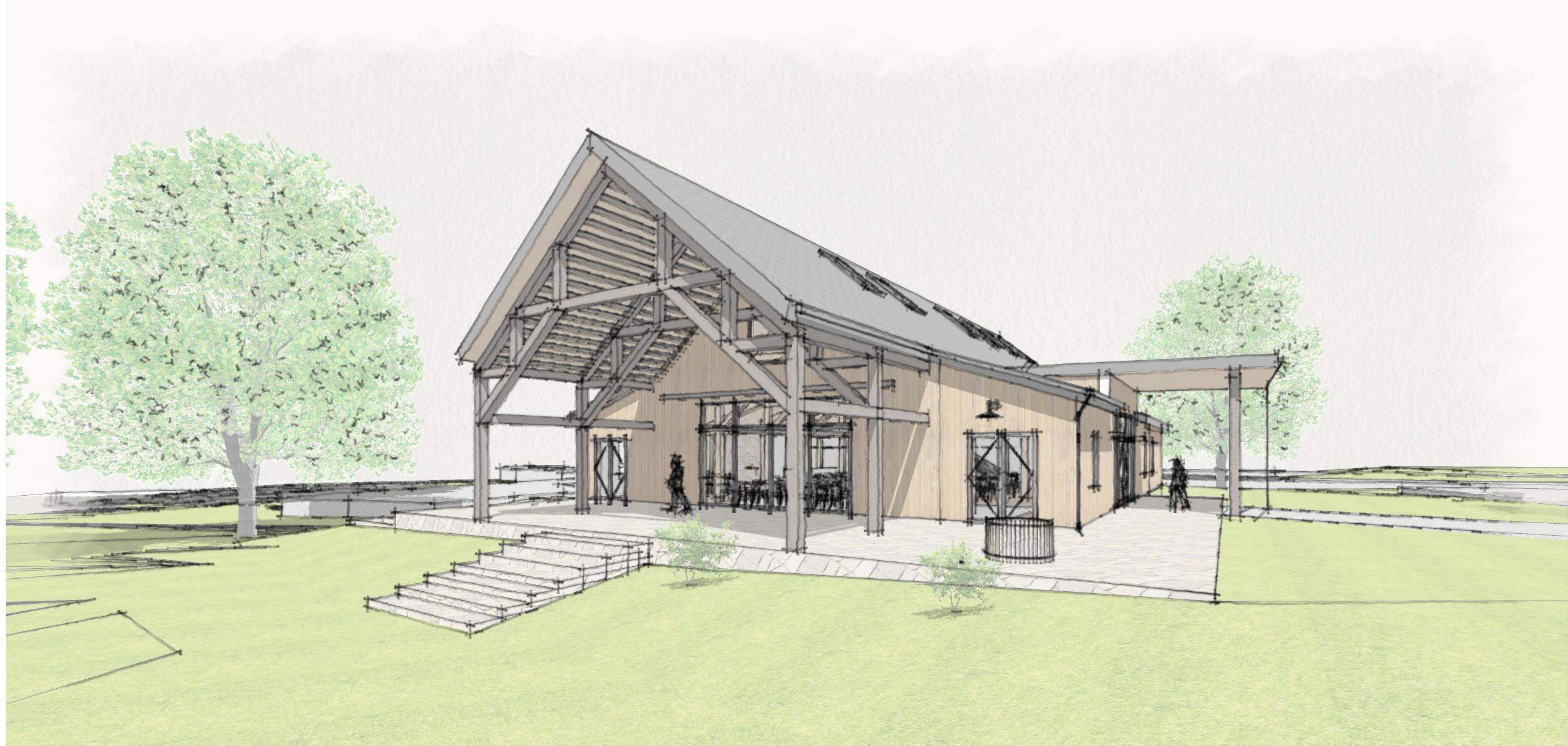
501 W MAIN ST., LYONS, CO 80540

NOT FOR CONSTRUCTION

FOR PCDC REVIEW:	04/05/24
FOR BUILDING PERMIT:	XX/XX/24

MAIN LEVEL PLAN

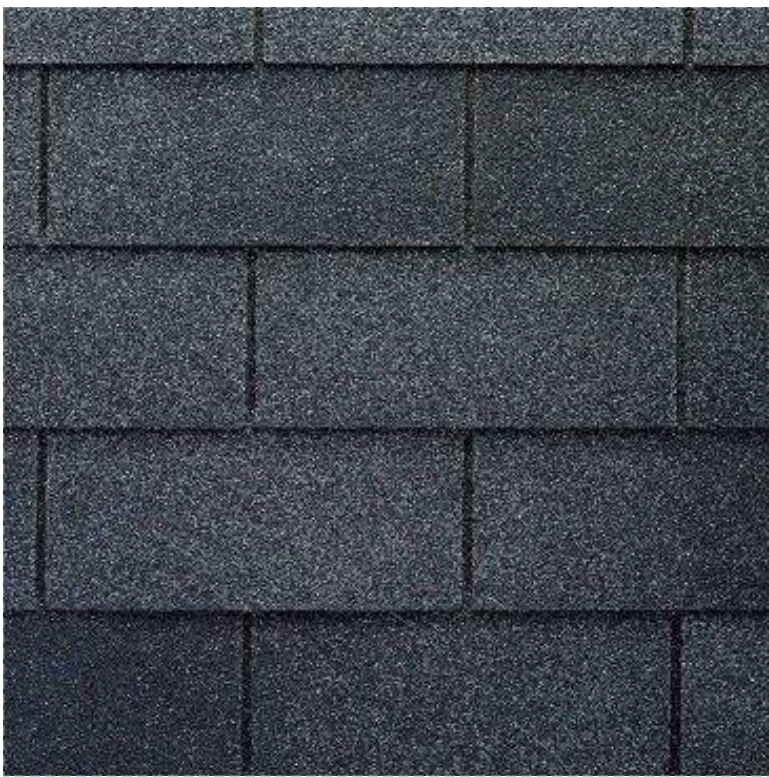
A100



1. WOOD SIDING



2. STAINED WOOD STRUCTURE



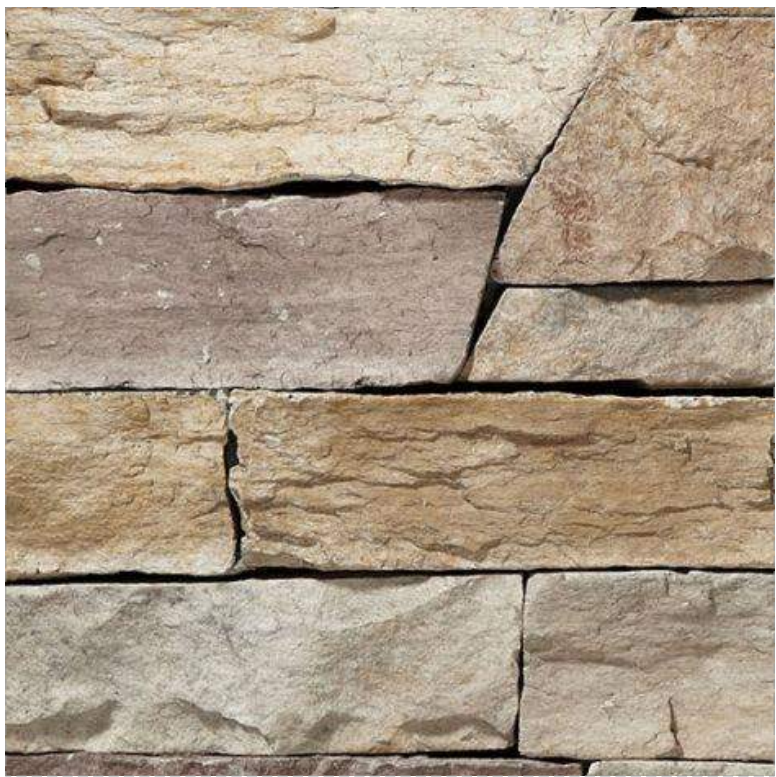
3. ASPHALT SHINGLE ROOF



4. FLAGSTONE PAVERS



5. GRASS AND PLANTINGS



5. STONE CLADDING

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FOR PCDC REVIEW:	04/05/24
FOR BUILDING PERMIT:	XX/XX/24
3D VIEWS	
A200	

7
A200

IMG_3646 (1)

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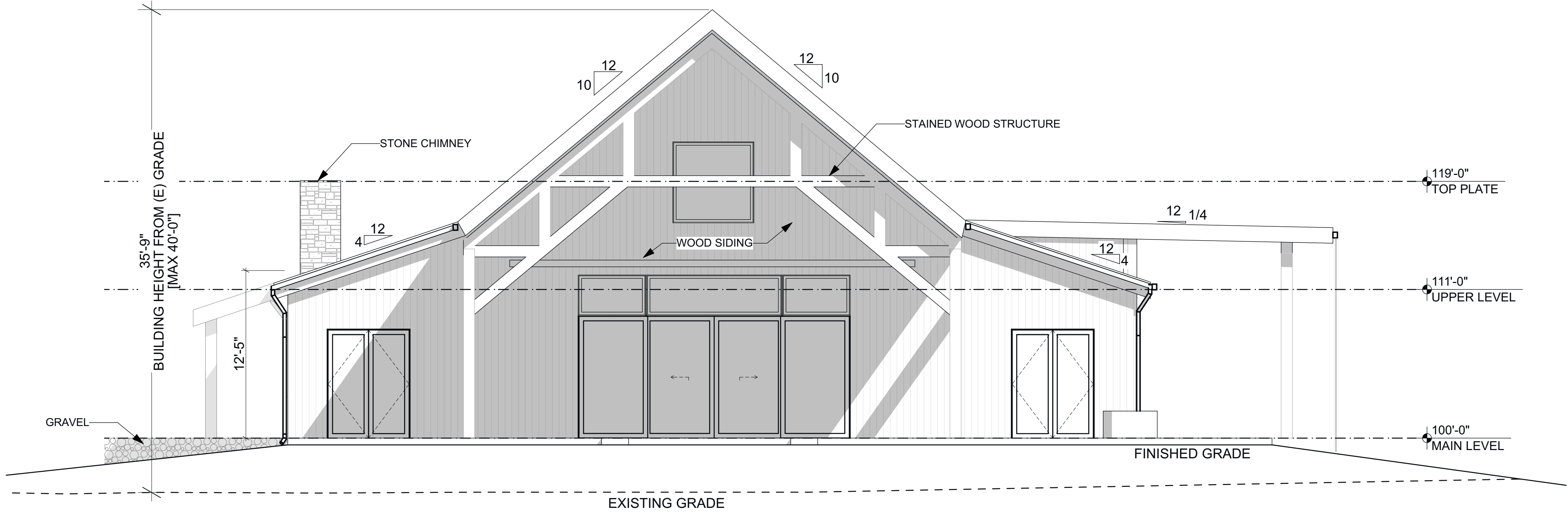
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FOR PCDC REVIEW:	04/05/24
FOR BUILDING PERMIT:	XX/XX/24

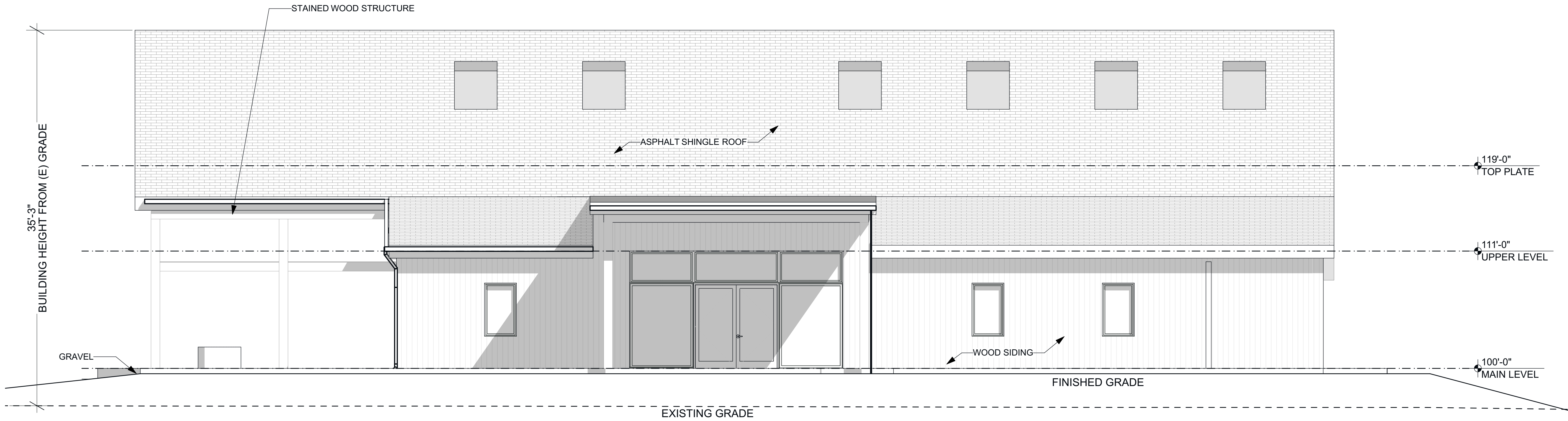
ELEVATIONS

A201

Printed: 4/4/2024



1 SOUTH ELEVATION
A201 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
A201 SCALE: 3/16" = 1'-0"



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970.708.9535

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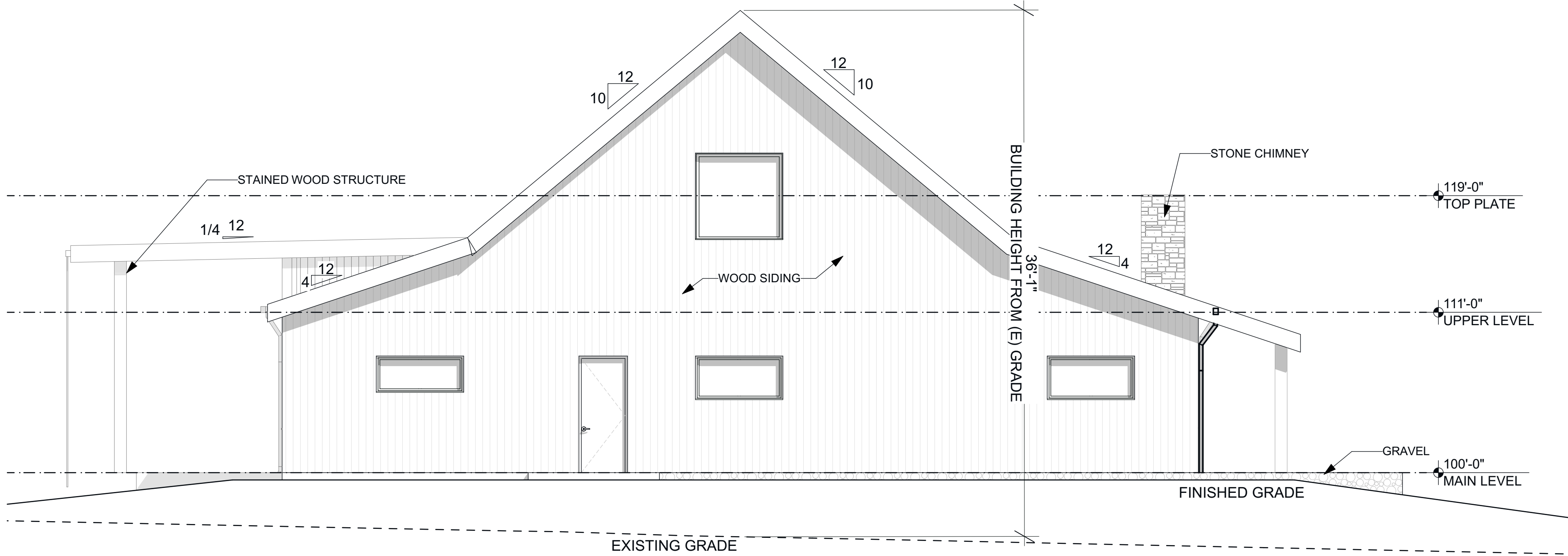
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FOR PCDC REVIEW:	04/05/24
FOR BUILDING PERMIT:	XX/XX/24

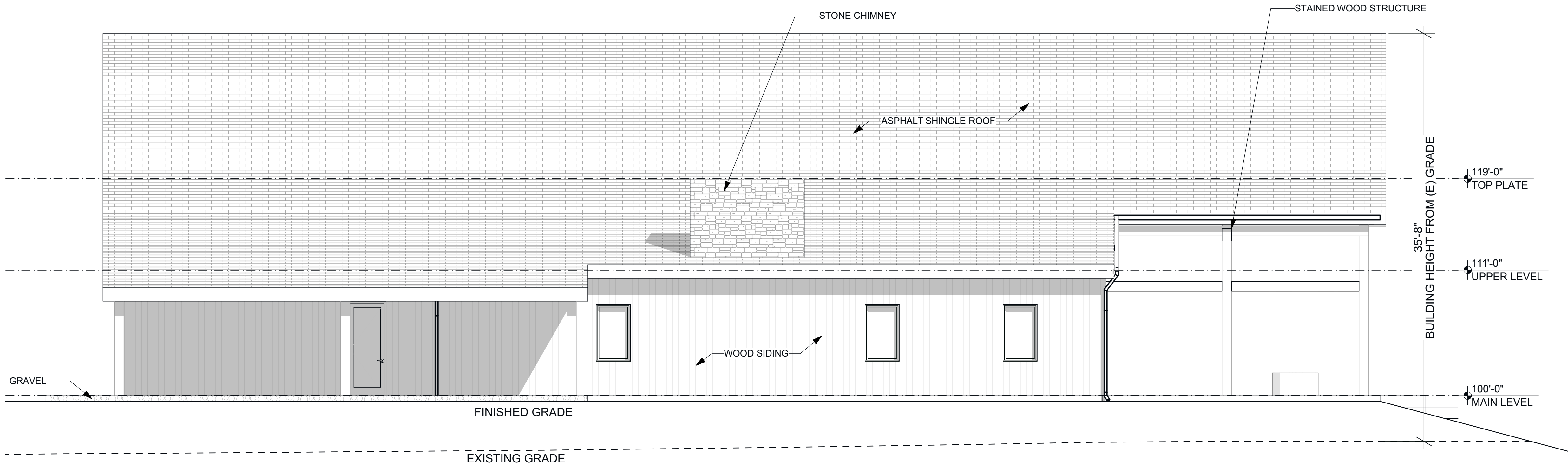
ELEVATIONS

A202

Printed: 4/4/2024

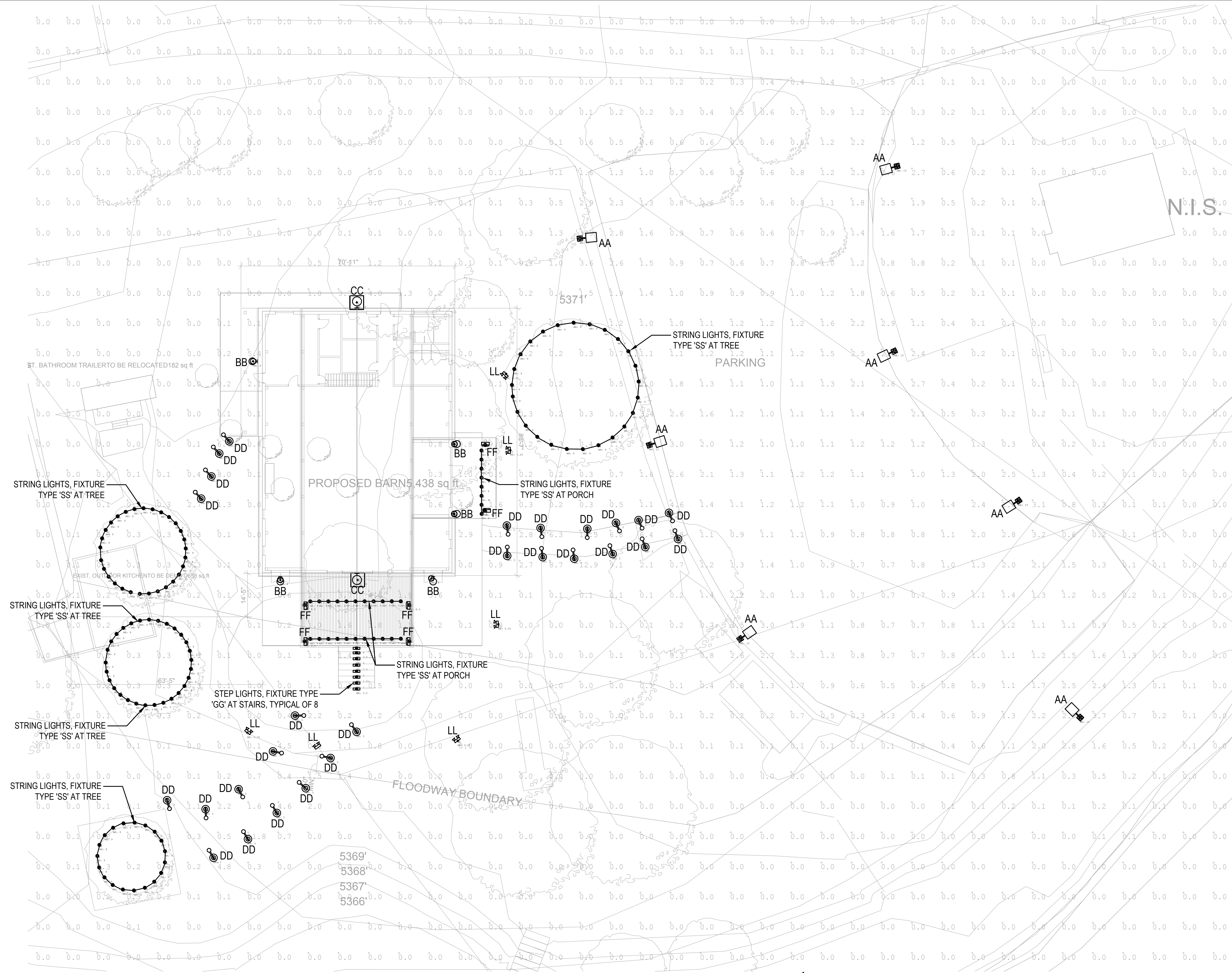


2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"





1 LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 15'-0"

PHOTOMETRY PLAN NOTES:
1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO THE FOLLOWING REQUIREMENTS: TOWN OF LYONS ORDINANCE 1112 LIGHTING REQUIREMENTS

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RIVERBEND

501 W MAIN ST, LYONS, CO 80540

d.keller

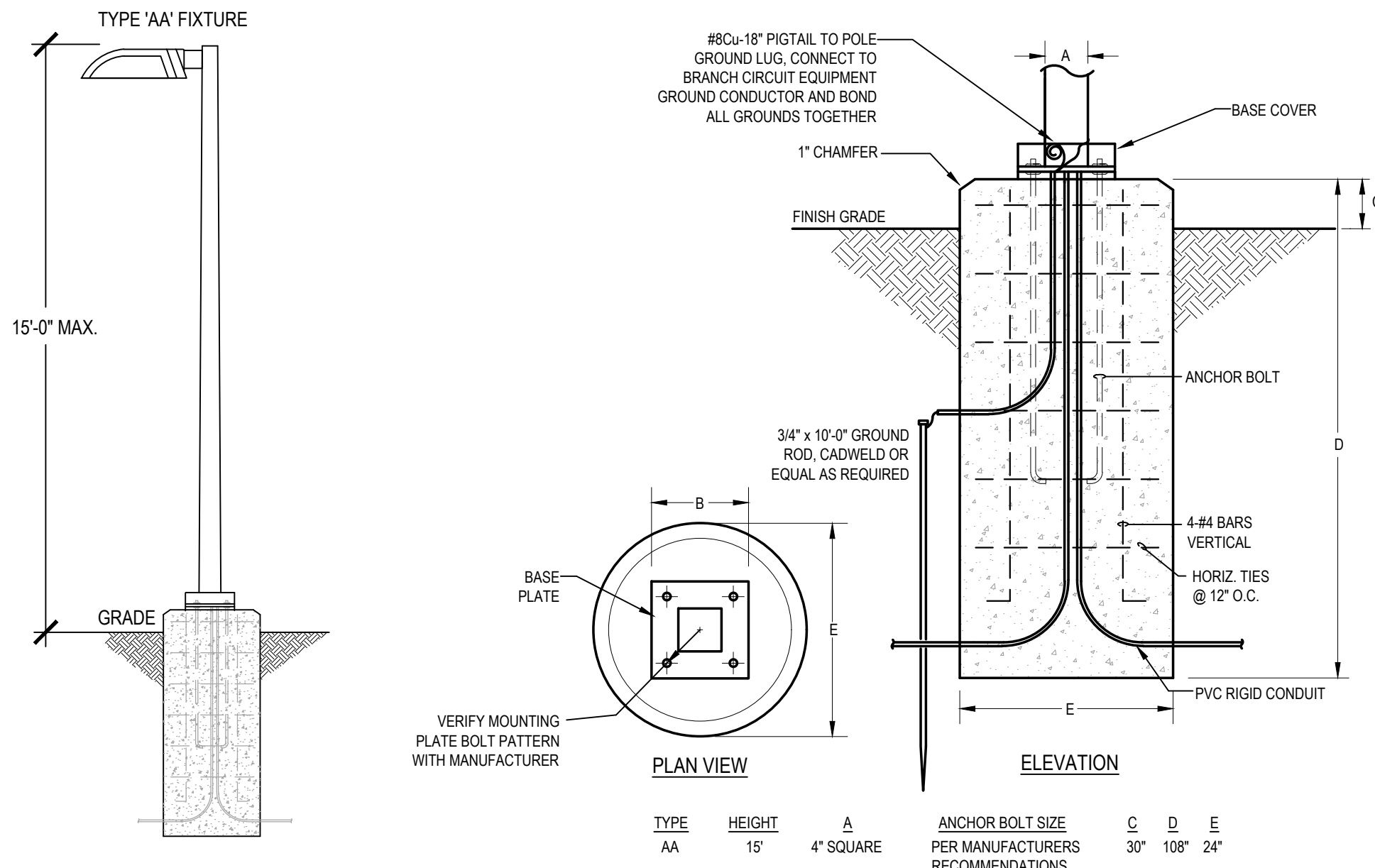
D Keller Electrical Design
7408 West Layton Place
Littleton, Colorado 80123
303.918.9475
Dawn@dcellereng.com

FOR PCDC REVIEW:	04/05/24
Photometric Plan	
LP1	

PROJECT: DK24.043 Printed: 4/1/2024

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
SITE:	0.26fc	12.9fc	0.0fc	NA	NA
PARKING:	1.21fc	3.2fc	0.2fc	16.00	6.05
PATIO:	2.30fc	9.8fc	0.0fc	NA	NA
REAR PATIO:	1.93fc	5.4fc	0.1fc	54.00	19.30
WALKWAY:	4.87fc	6.8fc	1.1fc	6.18	4.43



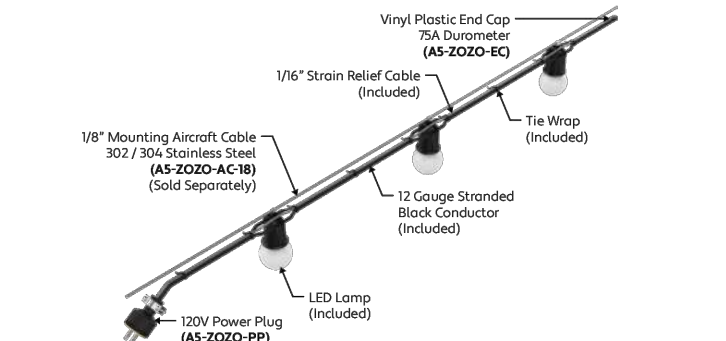
2 TYPE 'AA' POLE DETAIL
SCALE: NTS

1 POLE BASE DETAIL
SCALE: NTS
GENERAL NOTES:
1. HEIGHT IS INDICATED AS FROM GRADE TO TOP OF FIXTURE FOR ALL FIXTURES.

LUMINAIRE SCHEDULE

Symbol	Label	General Location	General Description	Mounting/Height	Color	Catalog Number	Lamp	Quantity	LLF	Lumens	Watts
GG	STAIRS	STAIRS	STEP LIGHT	VARIES WITH STEP HEIGHT	BLACK	DALS DCP-BRK12-BK	LED	8	0.90	281	8.3W
LL	PLANTER BEDS	LANDSCAPE BEDS	LANDSCAPE LIGHT	VARIES WITH CEILING HEIGHT	BLACK	LUMASCAPE LS192LED-6H6 NR 23 BL	LED	5	0.90	514	7.4W
SS	TREES, PORCHES	TREES, PORCHES	STRING LIGHTS	9'-0" AFG	BLACK	ALUZ A5-ZOZO-STN-27K-GSF-1W	LED	132	0.90	48	7.4W
FF	COLUMNS	COLUMNS	WALL SCONCE	8'-6" AFG	BLACK	TECH LIGHTING SLOWS288 27 B	LED	6	0.90	797	8.9W
DD	PATHWAYS	PATHWAYS	BOLLARD	3'-0" AFG	BLACK	VISUAL COMFORT GROUP 700OASTR32718DB12S	LED	27	0.90	675	14.6W
CC	PEAKS OF BARN ROOF	PEAKS OF BARN ROOF	LARGE GOOSENECK WALL SCONCE	15'-0" AFG	BLACK	BOCK 520 GN24D	LED	2	0.90	3001	43W
BB	ENTRY DOORS	ENTRY DOORS	WALL SCONCE	8'-0" AFG	BLACK	GENERATION BRANDS 700WSBOW6W-LED830	LED	5	0.90	1153	47.9W
AA	PARKING	PARKING	POLE LIGHT	15'-0" AFG	BLACK	MCGRAW-EDISON GPC-SA1C-727-U-T4FT	LED	7	0.90	6355	59W

ALUZ



CANOPY OPTIONS (click image to see individual submittals)



SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series	Spacing	Lamp	Dimming	Listing	Luminaire Length
Standard (No Canopy) (AS-ZX200-FIN)	Ball Canopy (AS-ZX200-FIN)	12" on Center (E2) 16" on Center (E3) 24" on Center (E4) 36" on Center (E5)	2700K, C-Shape (ZPK-GSF) 2700K, C-Shape (BGR-GSF) Red, C-Shape (RGR-GSF) Green, C-Shape (GSG-GSF)	5000K, C-Shape Fluorescent (BGR-GSFL) 5000K, C-Shape Fluorescent (ZPK-GSFL) 5000K, C-Shape Fluorescent (RGR-GSFL) 5000K, C-Shape Fluorescent (GSG-GSFL)	Forward Phase Indoor ETL cULus cETL UL

LL

1940 Diamond Street
San Marcos, CA 92078
+1-850-995-5852

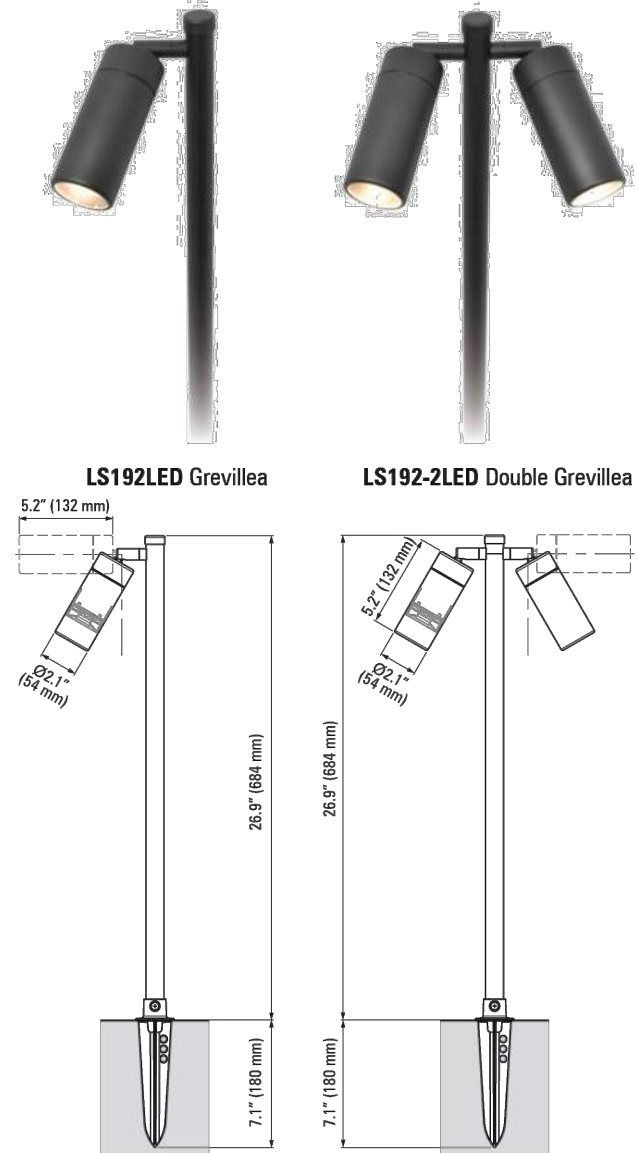
LS192LED Grevillea LS192-2LED Double Grevillea



The Grevillea is an excellent option for delivering light on the ground plane, or for feature accent lighting without obstruction from low level plantings. Aim and tilt adjustability, a choice of finishes and long service life are all part of the package. The Grevillea also features d5 driver technology as a standard inclusion, providing a high level of control. When high output is required, it can be deployed in its full output, 6 W configuration; if a lower level of light is required, it can be set as low as 0.6 W, (either by the factory or in the field).

Specifications	
Lamp Source	6 W or 2 x 6 W LED □ White (4 300 K typical) □ Warm white (3 000 K typical) ■ Blue (470 nm)
Approved Use	Suitable for wet locations
Control Options	0-10 V (current sourcing) PWM On-site or factory-programmable brightness
IP Rating	IP65
Construction	Powder coated aluminum ■ Black ■ Silver ■ Polished copper
Installation Type	Spike mount
Remote Transformers / Power Supplies	Refer to Technical Data section for application specific options <i>Order separately</i>
Ambient Operating Temperature	-4 °F to 104 °F (-20 °C to 40 °C)
Photometrics	Refer to www.lumascap.com
<i>Any luminaire can become hot - take care with appropriate use and placement</i>	

LUMASCAPE



												23			
Code		LAMP		OPTICAL SYSTEM		INPUT VOLTAGE									
Description		Wattage		Beam		Description									
LS192LED		LED 6 W		6W4		NR		0-10 V or PWM Dimmable Driver;						23 ¹⁾	
		Warm white (4 300 K typ.)		Narrow: 14°		NM		12-15 V, 60 Hz or 12-24 V DC							
		Warm white (3 000 K typ.)		Narrow Medium: 25°											
		Blue (470 nm)		Medium: 30°		ME		¹⁾ Requires appropriate transformer.							
LS192-2LED		LED 2 x 6 W		12W4		WD									
		White (4 300 K typ.)		Wide: 40°											
		Warm white (3 000 K typ.)													
		Blue (470 nm)													
				12H6											
				12B4											

Dimmable Wiring Diagram Reference			
Input Voltage	LED Color	Control Type	Wiring Diagram
23	Single Color	PWM	2,3,4

GG

Mason

With its minimalistic form, simple casing and subtle appearance, Mason fits seamlessly into the architecture of any home.



RIVERBEND

501 W MAIN ST, LYONS, CO 80540



D Keller Electrical Design
7408 West Layton Place
Littleton, Colorado 80123
303.918.9475
dawn@dkellereng.com

FOR PCDC REVIEW: 04/05/24

LIGHTING DETAILS

LP2

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

SHAPE Architecture Studio LLC © 2024

BOWMAN 6 WALL SCONCE

BB

TECH LIGHTING

The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights. Available in two sizes and five finishes.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	1163
WATTS	47.2
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTINGS	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY*	5 Years
WEIGHT	3.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.
** Available in Black and Bronze finish only.



ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP
2005BOW6	6"	B BLACK	LED90-277
		Z BRONZE	LED90-277
		H CHARCOAL	LED90-277
		I SILVER	LED90-277
		W WHITE	LED90-277

*AVAILABLE IN BLACK AND BRONZE FINISH ONLY

techlighting.com

UPDATED 3/9/22

STRUT PATHWAY

DD

TECH LIGHTING

The Strut LED path exemplifies the epitome of a modern, minimalist aesthetic. The clean lines and modern design can effortlessly disappear into the setting or be positioned to make a bold statement. Also available as a matching 42" bollard. Ideal for outdoor path and campus illumination.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

Bolt or Stake mounting options

SPECIFICATIONS

DELIVERED LUMENS	693.1
WATTS	15
VOLTAGE	12V (Transformer sold separately)
DIMMING	MLV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Bolt or Stake
CCT	2700K, 3000K
CRI	90
COLOR BINNING	3 Step
BUG RATING	B0-U1-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY*	5 Years
WEIGHT	4 lbs.

* Visit techlighting.com for specific warranty limitations and details.



12V AC TRANSFORMERS*
(OUTDOOR RATED, ORDERED SEPARATELY)

ITEM	DESCRIPTION	HOUSING	DIMMING
7000T150T	MAGNETIC, 150W, 120V	STAINLESS STEEL	MAGNETIC
7000T150T	MAGNETIC, 300W, 120V	STAINLESS STEEL	MAGNETIC

ORDERING INFORMATION

PRODUCT	CR/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
7000T150T	4000K	15"	1"	Z BRONZE	12V	S	CONCRETE MOUNT
7000T300T	4000K	30"	1"	H CHARCOAL	12V	S	STAKE MOUNTING KIT

*12V TRANSFORMER ORDERED SEPARATELY.

techlighting.com

Project	Riverbend	Catalog #	GPC-SA1C-727-U-T4FT	Type	AA
Prepared by	Illumination Systems	Notes		Date	



McGraw-Edison GPC Galleon Pedestrian Companion

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

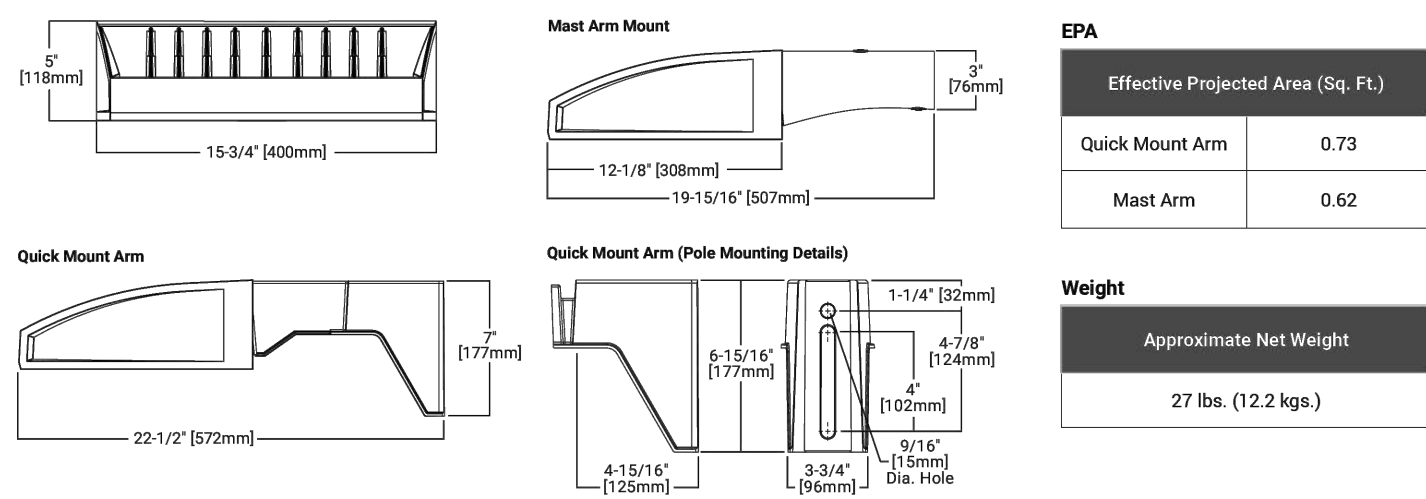
Product Certifications



Quick Facts

- Choice of sixteen high-efficiency, patented AccuLED Optics
- Quick mount pole or mast-arm mounting configurations
- Eight lumen packages from 3,215 up to 17,056 lumens
- IP66 rated housing and LED light sources

Dimensional Details

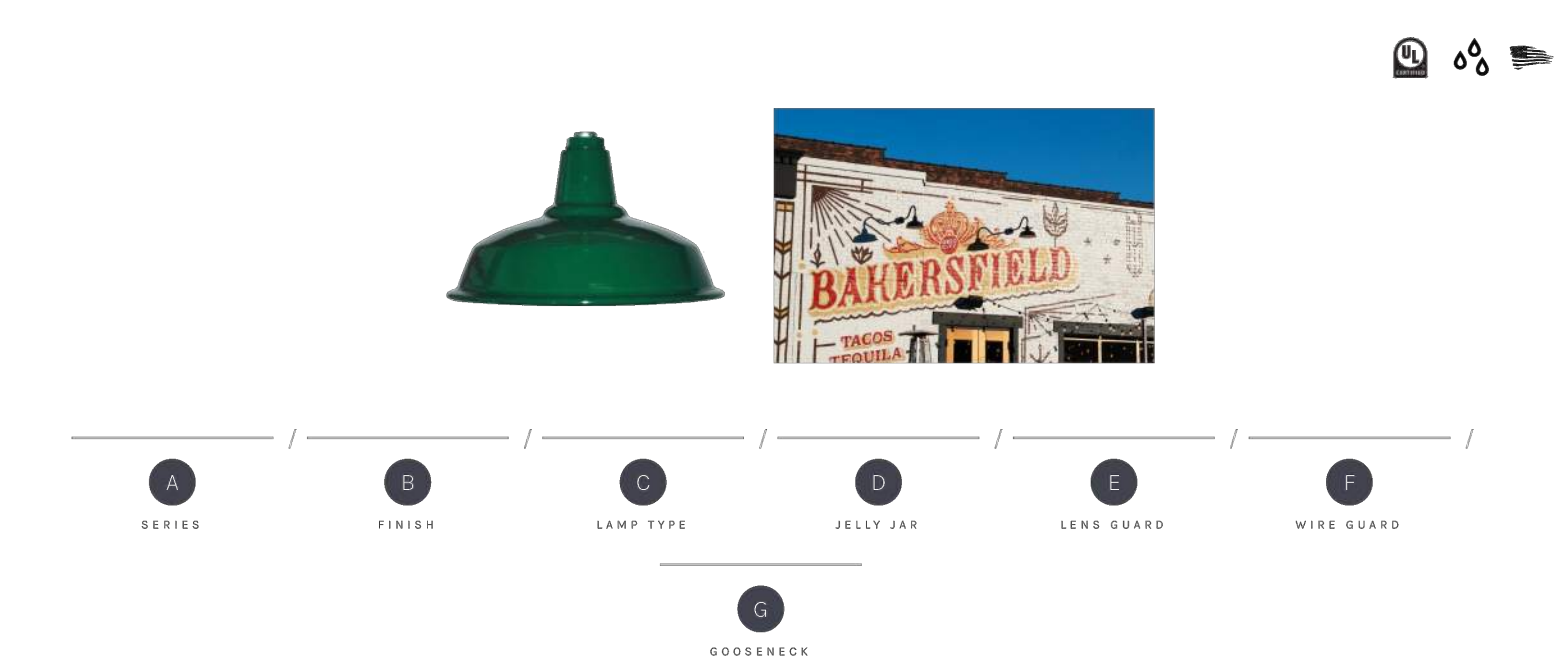


NOTES:
1. Visit https://www.designlighting.com/ to confirm qualification. Not all product variations are UL qualified.
2. IBA Certified for 3000K CCT and warmer only.

Standard Dome - Gooseneck Mounted

CC

Page 1 of 2



A Series

B Lamp Type

C Code Name

F Wire Guard

Standard Dome:

Code	Name
S08	8" Standard Dome
S16	16" Standard Dome
S14	14" Standard Dome
S10	10" Standard Dome
S20	20" Standard Dome
S12	12" Standard Dome
S18	18" Standard Dome

B Finish

IGXX for Interior, eGXX for Exterior

Power Coat Finishes:

Code	Name
G2	Red
G8	Dark Bronze
G4	Blue
G1	White
G5	Green
G6	Silver Winkles
G6	Brown
G0	Black
G10	Dark Green
G12	Brushed Aluminum
G20	Silver Cast
G17	Architectural Bronze
G1X	To be determined
G9	Silver
G15	Rust

Sockets:

Code	Name
GL04	GL04 Socket
ME05	E26 Medium Base Socket

Adjustable LED Lumen's & Kelvin Module - Indoor/Outdoor:

Code	Name
LAC03	LAC03 - 0850, 2050, or 2700LM, 23W
LAC02	LAC02 - 0500, 1850, or 2400LM, 23W
LAH02	LAH02 - G3000, 4100, or S850LM, 43W
LAH01	LAH01 - G3000, 4000, or S800LM, 43W

LAC, LAH kelvin is field adjustable.

D Jelly Jar

41 Glass Jelly Jar in RLMs:

Code	Name
41P	41P - Short Frost
41F	41F - Frost
41S	41S - Short Clear
41P	41P - Short Prismatic

42 Glass Jelly Jar in RLMs:

Code	Name
42CAM	42 Amber
42PR	42 Prismatic
42C	42 Clear

E Lens Guard

Globe Guards:

Code	Name
31WG	31 Wire Guard for 41 Glass
32WG	32 Wire Guard for 42 Glass
320CG	320CG
310CG	310CG

F Wire Guard

Wire Guards:

Code	Name
10BAR	10BAR
120AR	120AR
110AR	110AR
116AR	116AR
110AR	110AR
116AR	116AR
114AR	114AR

Require's Finish, See B - GXX

G Gooseneck

Gooseneck Top - Top Mounted:

Code	Name
GN22H	22" Style H Gooseneck
GN24H	24" Style H Gooseneck

PRESSA ROUND SMALL WALL

FF

TECH LIGHTING

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements appropriate for commercial use.
- Aluminum construction with stainless steel mounting hardware
- Wet Listed, IP65 Rated. Universal 120V-277V
- Available in modern finish options



Black



Black

Natural Brass

LAMPING

ORDERING INFORMATION

SLOW5288	COLOR TEMP	FINISH
	2700K	B BLACK
		NB NATURAL BRASS

SLOW5288

RIVERBEND
501 W MAIN ST., LYONS, CO 80540

FOR PCDC REVIEW: 04/05/24

LIGHTING DETAILS

LP3