



PLAN NOTES

- SEE WRITTEN STATEMENT FOR ADDITIONAL INFORMATION ABOUT EXISTING AND PROPOSED UTILITIES NOT OTHERWISE SHOWN ON THIS DRAWING.
- SEE WRITTEN STATEMENT FOR ADDITIONAL INFORMATION ABOUT PROPOSED PARKING NOT OTHERWISE SHOWN ON THIS DRAWING.
- SEE ALSO SURVEY DATED 01/30/2008 BY ENGLAND SURVEYING FOR BEARINGS AND DIMENSIONS OF EXISTING 501 WEST MAIN PROPERTY LINES AND EASEMENTS NOT OTHERWISE SHOWN ON THIS SHEET.
- ALL EXISTING AND NEW STANDARD PARKING SPACES ARE 9'X16' LONG WITH 1'-6" ALLOWANCE FOR FRONT OVERHANG. DRIVE AISLES ARE 20' AND PARKING AISLES ARE 24'. STANDARD PARKING SPACES AND AISLES ARE COMPACTED GRAVEL OR CRUSHED FINES. ALL NEW ACCESSIBLE SPACES ARE 8'X12' LONG WITH 5'W ACCESSIBLE AISLES ARE 8' WIDE. ACCESSIBLE AISLES AND PARKING SPACES ARE PAVED WITH 5" CONC SLAB.
- IMPROVEMENTS IN THE FLOOD PLAIN AND FLOODWAY MUST MEET STANDARDS AND HAVE A FLOOD PLAIN DEVELOPMENT PERMIT.

EXISTING IMPROVEMENTS

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| E01 ONE STORY STONE/FRAME RESIDENCE | E11 3H SPLIT RAIL FENCE |
| E02 CONCRETE BLOCK PUMP HOUSE | E12 PEDESTRIAN CROSSWALK / CURBED MEDIAN |
| E03 CONCRETE BLOCK UTILITY BUILDING | E13 24" X 8" DEEP CONCRETE APRON WITH SIDEWALK EXTENSION AT TOP OF RAMP. STOP PLATFORM GRADE = 1.5% MAX. |
| E04 NOT USED | E14 20'W ASPHALT DRIVEWAY |
| E05 SANDSTONE PATIO | E15 MIXED TURF AND GRAVEL PARKING AREA - SEE PLAN NOTES |
| E06 FIRE PIT | E16 16' X 20' CATERING TENT (SEASONAL USE) |
| E07 MOBILE TOILET TRAILER | E17 EXISTING SIGN TO BE RELOCATED TO NORTH SIDE OF DRIVEWAY - SEE PHOTO 'O'. LOCATE SIGN OUTSIDE OF VISION TRIANGLE. |
| E08 40' X 60' CANOPY TENT (SEASONAL USE) | E18 TRASH DUMPSTER LOCATION |
| E09 10' X 16' "SLAMPING" TENT (SEASONAL USE) | |
| E10 6'H CEDAR PICKET SCREEN FENCE | |

DEMOLITION

- D01 REMOVE EXISTING 6'H SCREEN FENCING ON PROPERTY LINE
- D02 REMOVE EXISTING TREE AS REQUIRED

PROPOSED IMPROVEMENTS

PHASE

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|---|---------|
| O01 TINY HOME OFFICE | PHASE 1 |
| O02 NEW GRAVEL PARKING FOR TINY HOME CHECK-IN (5 SPACES) | PHASE 1 |
| O03 TINY HOMES - 11 UNITS (TYPICAL) | PHASE 1 |
| O04 NEW 6'H CEDAR PICKET SCREEN FENCING | PHASE 1 |
| O05 REMODEL EXISTING GRAVEL ROAD TO 20'W - MIN INSIDE RADIUS = 20' | PHASE 1 |
| O06 NEW 20'W GRAVEL ROAD - MIN INSIDE RADIUS = 20' | PHASE 1 |
| O07 REMODEL EXISTING GRAVEL DRIVEWAY FOR VENDOR PARKING | PHASE 1 |
| O08 NEW SECURITY GATE WITH NOX-BOX FOR EMERGENCY ACCESS | PHASE 1 |
| O09 TINY HOMES - 10 UNITS (TYPICAL) | PHASE 2 |
| O10 ADDITIONAL GRAVEL PARKING FOR TINY HOMES - SEE PLAN NOTES | PHASE 2 |
| O11 NEW 6'H X 8'L CEDAR PICKET FENCE SCREEN WALLS AND 5" CONC SLAB AT TRASH DUMPSTER | PHASE 2 |
| O12 HARD PAVED ACCESSIBLE PARKING SPACE - SEE ALSO PLAN NOTES | PHASE 2 |
| O13 HARD PAVED VAN ACCESSIBLE PARKING SPACE - SEE ALSO PLAN NOTES | PHASE 2 |
| O14 NEW SPLIT RAIL FENCING | PHASE 2 |
| O15 ADDITIONAL PARKING SPACES FOR EVENTS | PHASE 2 |
| O16 ROUGH GRADE THIS AREA AND ADJACENT BANK TO THE WEST TO ACCOMMODATE FUTURE EXTENSION OF A CONCRETE SIDEWALK EQUIVALENT IN WIDTH TO THE EXISTING WALK IN THIS AREA. PROVIDE VERTICAL EXTENSIONS AS REQUIRED FOR EXISTING MANHOLE AND WATER VALVE. | PHASE 2 |
| O17 NEW 4000 SF ONE STORY ENCLOSED PAVILION STRUCTURE WITH PERMANENT TOILET FACILITIES - MOBILE TOILET TRAILER TO BE REMOVED WHEN COMPLETE | PHASE 3 |
| O18 NEW 400 SF ONE STORY ENCLOSED RESTROOM STRUCTURE IF MOBILE TOILET TRAILER IS NOT REMOVED WITHIN 5 YEARS FROM DATE OF PUD APPROVAL. | PHASE 3 |

UTILITIES

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| U01 (E) SEWER MAIN | U19 (E) POWER POLE |
| U02 (E) WATER MAIN | U20 (E) OVERHEAD POWER LINE |
| U03 (E) SEWER LIFT STATION TO BE ABANDONED | U21 (E) TRANSFORMER |
| U04 (E) SEWER EJECTION LINE TO BE ABANDONED | U22 (E) GUEST PEDESTAL |
| U05 TEMPORARY POTABLE WATER STORAGE TANKS AND PRESSURIZATION SYSTEM TO BE REMOVED WHEN MUNICIPAL WATER SERVICE IS AVAILABLE | U23 (E) PERPETUAL UTILITY EASEMENT |
| U06 REMOVE EXISTING SEWER LIFT STATION | U24 (E) LONGMONT 24" WATER LINE |
| U07 NEW 4" SANITARY SERVICE LINE. INTERCEPT EXISTING LINE AND EXTEND TO NEW 8" PUBLIC OR PRIVATE SEWER. | U25 (E) 30" MANHOLE |
| U08 NEW PUBLIC UTILITY EASEMENT | U26 (E) WATER VALVE |
| U09 NEW MUNICIPAL 12" WATER TRANSMISSION LINE | U27 NEW 8" PRIVATE SEWER MAIN |
| U10 NEW MUNICIPAL 8" SANITARY SEWER MAIN | U28 (E) 4" SEWER SERVICE TO BE ABANDONED |
| U11 NEW 8" WATER MAIN | U29 (E) 4" SEWER SERVICE TO MOBILE RESTROOM TRAILER |
| U12 NEW FIRE HYDRANT LOCATION | U30 (E) 4" SEWER SERVICE TO 503 W. MAIN STRUCTURE |
| U13 (E) 6" SANITARY SERVICE LINE TO TINY HOMES TIED TO NEW PRIVATE 8" MAIN | U31 FUTURE 4" SERVICE EXTENSION TO PAVILION |
| U14 (E) 4" SANITARY SERVICE LINE TO 501 RESIDENCE. INTERCEPT AND TIE TO NEW PRIVATE 8" SEWER MAIN | |
| U15 NEW 2.5" PHYSICAL WATER TAP W/ COIL REDUCER TO 1" SERVICE LINE AND METER | |
| U16 NEW 3/4" WATER TAP AND METER | |
| U17 (E) FIRE HYDRANT 430' FROM THIS LOCATION NEAR ENTRANCE GATE TO FESTIVAL GROUNDS | |
| U18 (E) NATURAL GAS MAIN | |

A02 SITE PLAN
 1" = 50.0'
 0 25 50 75 100'
 NORTH
 TRUE NORTH

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River Bend PUD with Zoning Amendment
 501 West Main
 Lyons, Colorado

A02	02/01/16	APPLICATION