

P:\Scott and Deidre Smith\Longhorn Acres\Drawings\Planning\DP\LYR_VL_RVP_SDP.dwg [COUNTRY_COVER] 3/13/2025 3:29:20 PM jsmith

LAZY Y ROCKIN' J RVP

SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 17498 1985" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDOT LS 25381 2007" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 7, N01°04'47"W A DISTANCE OF 1,282.42 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING SEVEN (7) COURSES:

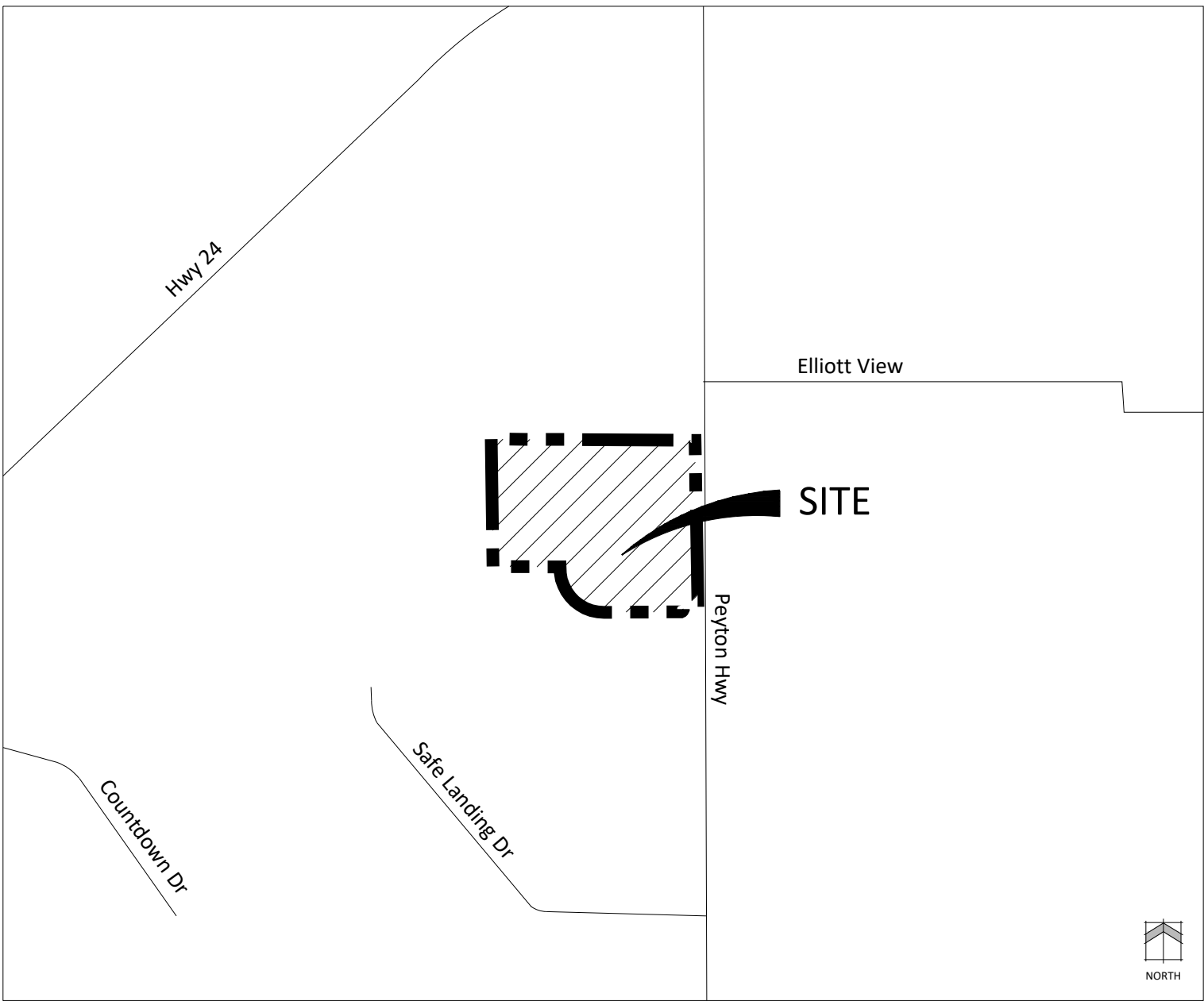
- S89°55'26"W A DISTANCE OF 53.39 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF TANGENT;
- S89°31'44"W A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
- N00°00'00"E A DISTANCE OF 9.25 FEET;
- N89°47'18"W A DISTANCE OF 425.79 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 216054538 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, N00°50'14"W A DISTANCE OF 780.82 FEET;

THENCE DEPARTING SAID WESTERLY LING, N89°28'09"E A DISTANCE OF 1,325.49 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

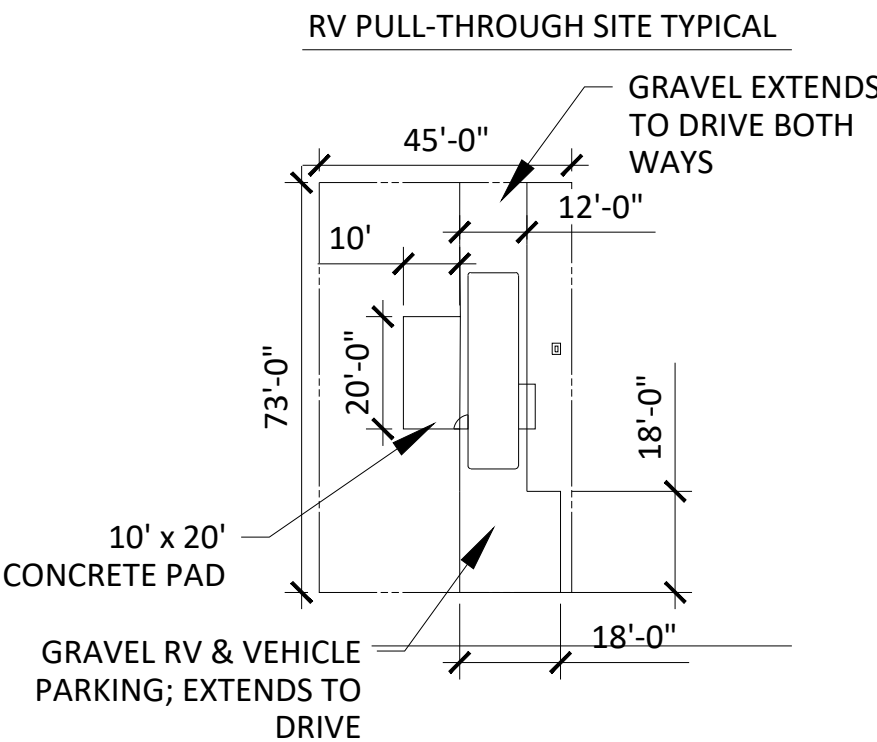
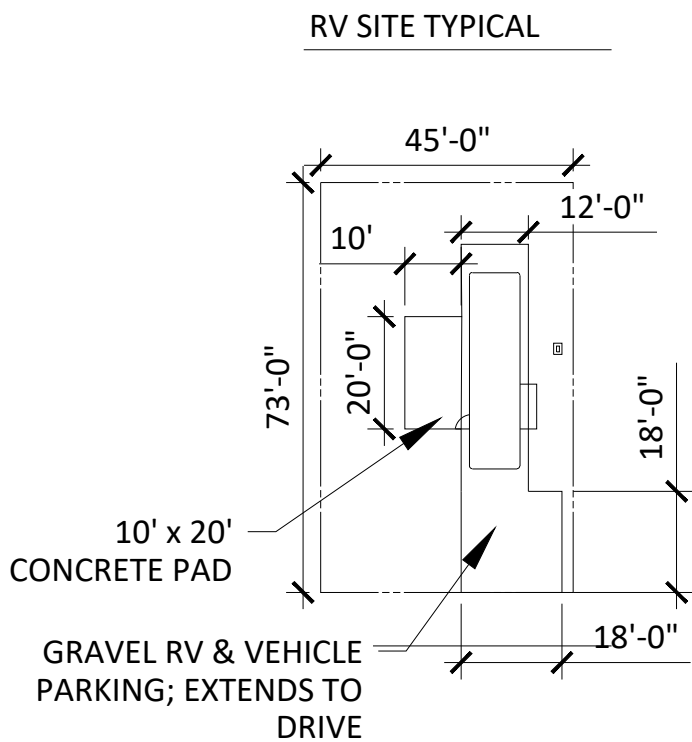
THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 1,007.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,281.599 SQUARE FEET OR 28.4215 ACRES.



VICINITY MAP

TRACT	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	0.6661 AC	Landscaping	Longhorn Acres Land & Cattle, LLC	Longhorn Acres Land & Cattle, LLC



SITE DATA

Tax ID Number:	3207000007
Total Area:	29.4215 AC
Drainage Basin:	---
Current Zoning:	RVP
Current Use:	Storage/Warehouse & Telecommunication
Proposed Use:	RV Park
Proposed Density:	3.3 RV/AC
Maximum Building Height:	30'
Building Setbacks:	
Front (Peyton Hwy):	25'
South:	25'
West:	25'
North:	25'
Landscape Setbacks:	
East (Peyton Hwy):	20'

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	AREA	% OF LAND
RVP	3.3 RV/AC	725 Lots	--	--
ROAD	N/A	N/A	40,090 SF	3%
OPEN SPACE	N/A	N/A	11.65 AC	39%
BUILDINGS	N/A	N/A	5,313 SF	<1%
IMPERMEABLE SURFACE	N/A	N/A	10,427 SF	<1%



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

Lazy Y Rockin' J RVP

SITE DEVELOPMENT PLAN / FINAL LANDSCAPE PLAN

12960 N Peyton Hwy
Peyton, CO 80831

PROJECT INFO

DATE: 9/13/2024
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

STAMP

ISSUE INFO

SITE DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

ISSUE / REVISION

COVER

1

1 OF 17

PPR 2435

SHEET NUMBER

SHEET TITLE

ISSUE INFO

STAMP

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ZONE: A-35
USE: SINGLE FAMILY RESIDENCE
TSN: 3207000011



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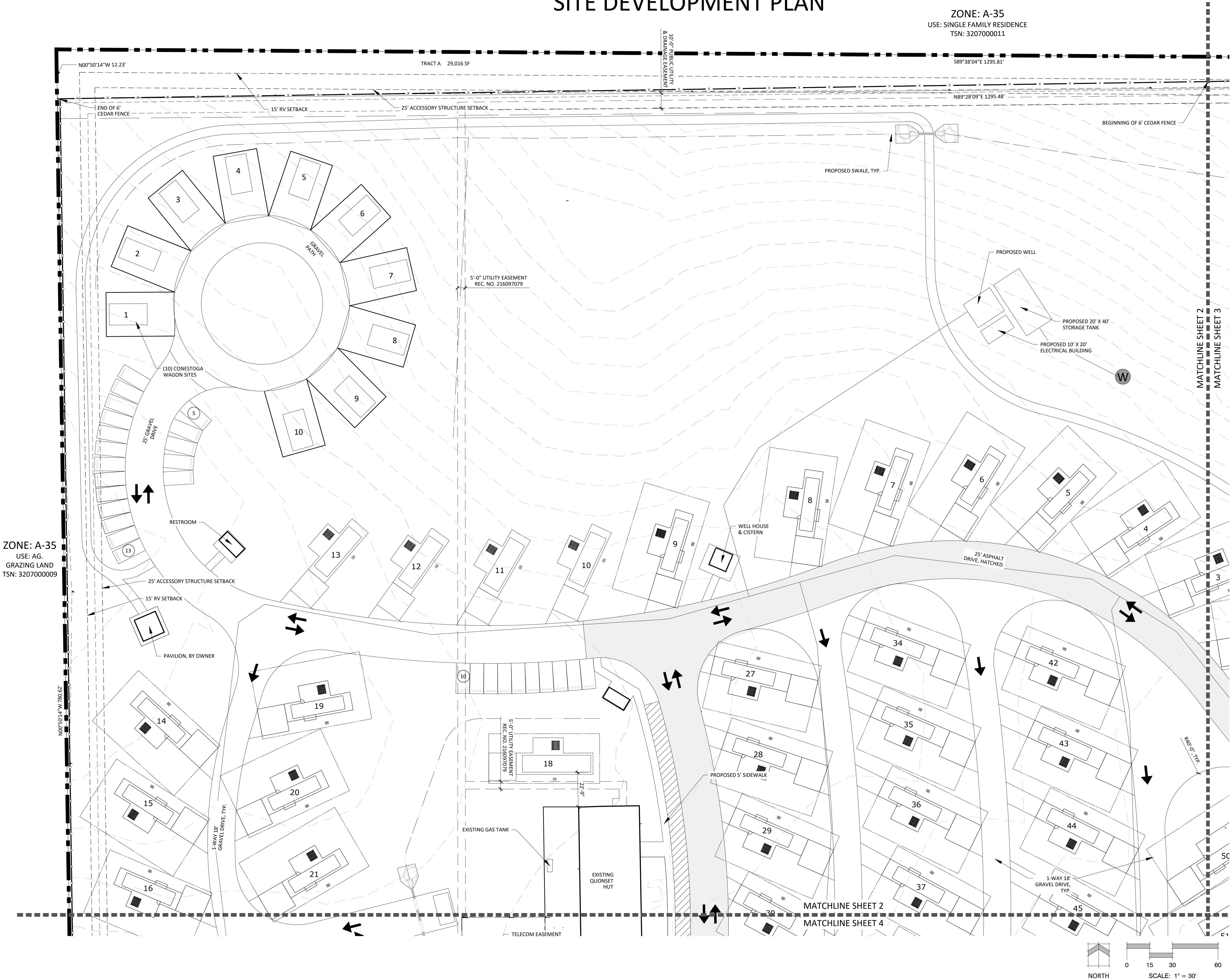
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SHEET NUMBER

2 OF 17

PPR 2435

PLAN FILE #



ZONE: A-35
USE: AG,
GRAZING LAND
TSN: 3207000009



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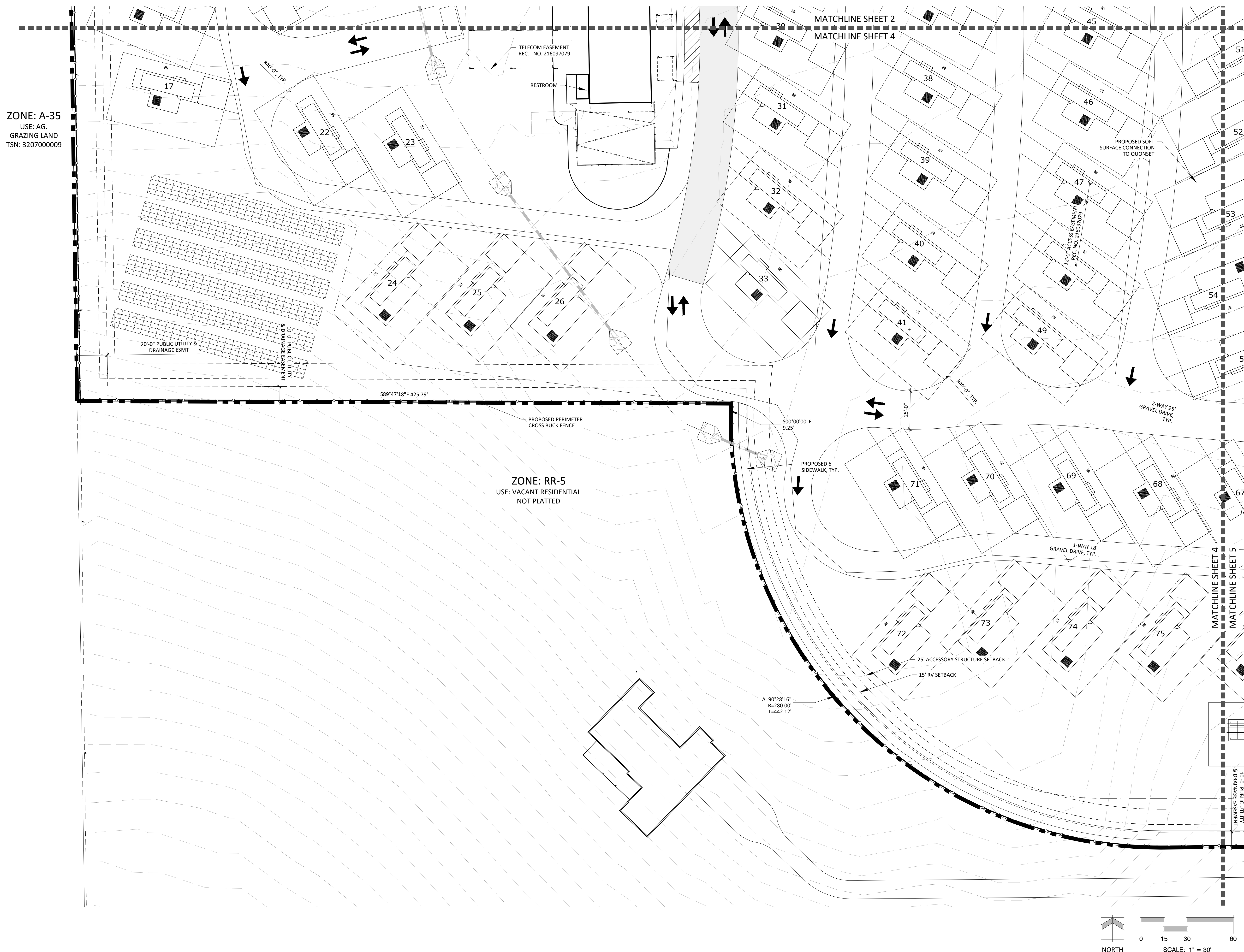
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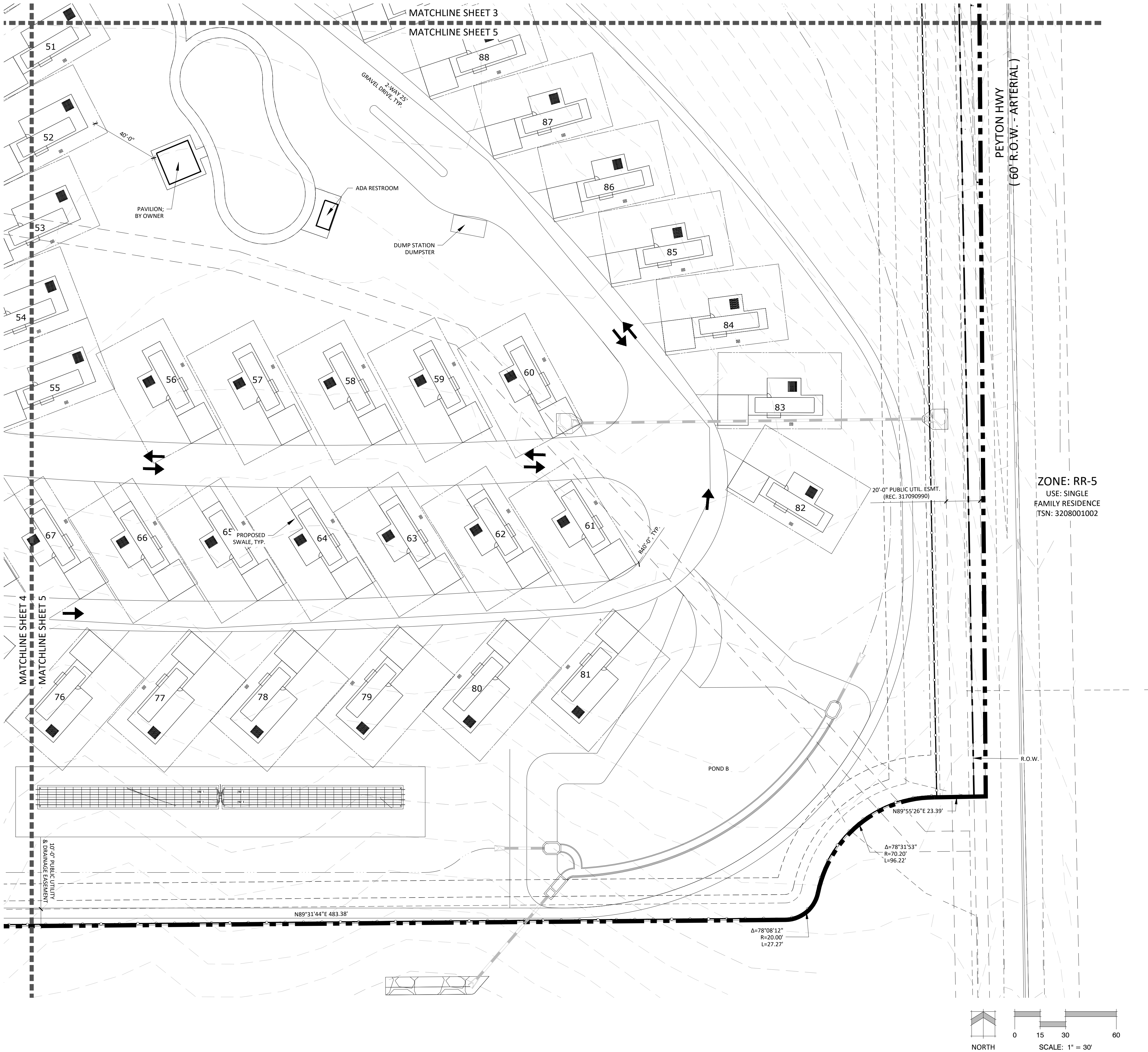
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








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FINAL LANDSCAPE PLAN








LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" DESERT SAND RIVER, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- NATIVE SEED TO ONLY BE PLANTED WHERE SOIL DISTURBANCE HAS OCCURRED DURING DEVELOPMENT.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
	Cs	5	Catalpa speciosa / Northern Catalpa	50'	30'	1.5" Cal.	B&B
	Co	28	Celtis occidentalis / Common Hackberry	50'	50'	1.5" Cal.	B&B
	Fg	8	Fraxinus pennsylvanica / Green Ash	60'	40'	1.5" Cal.	B&B
	Qm	5	Quercus macrocarpa / Burr Oak	60'	60'	1.5" Cal.	B&B
	Qc	12	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	40'	15'	1.5" Cal.	B&B
	Tr	29	Tilia americana 'Redmond' / Redmond American Linden	50'	40'	2.5" Cal.	B&B
EVERGREEN TREES							
	Ped	47	Pinus edulis / Pinon Pine	25'	20'	6"	B&B
	Ppo	114	Pinus ponderosa / Ponderosa Pine	65'	30'	6"	B&B
ORNAMENTAL TREES							
	Agl	35	Acer glabrum / Rocky Mountain Maple	20'	15'	1.5" Cal.	B&B
	Mp	23	Malus x 'Prairifire' / Prairifire Crab Apple	20'	20'	1.5" Cal.	B&B
SHRUBS							
	Jsm	22	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	15'	8'	6"	CONT
	Pa2	49	Perovskia atricfoliola / Russian Sage	3.5'	3.5'	5 GAL	CONT
	Pc	67	Pinus mugo 'Compacta' / Dwarf Mugo Pine	3'	3'	5 GAL	CONT
DECIDUOUS SHRUBS							
	Era	20	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
ORNAMENTAL GRASSES							
	Cl	44	Calamagrostis brachytricha / Korean Feather Reed Grass	4'	3'	1 GAL	CONT

CONCEPT PLANT SCHEDULE

	NATIVE SEED MIX • El Paso County Conservation District All Purpose Mix • Big Bluestem - 20% • Blue Grama - 10% • Green Needlegrass - 10% • Western Wheatgrass - 20% • Sideoats Grama - 10% • Switchgrass - 10% • Prairie Sandreed - 10% • Yellow Indiangrass - 10% • Seeding will be in compliance with SCM • Ch. 5 • Hydroseed @ 19.3 PLS/acre • Only to be planted in areas where development has created a ground disturbance. In undisturbed areas existing ground cover to remain.	639,250 sf
	ROCK MULCH • 3/4" Desert Sand River	7,796 sf
	COBBLE • 2-4" River Rock	295 sf
	LOW GROW MIX • 27% Western Wheatgrass • 18% Blue Grama • 15% Buffalo Grass • 13% Sideoats Grama • 12% Sheep Fescue • 10% Green Needlegrass • 5% Sand Dropseed	4,070 sf
	WOOD MULCH	4,757 sf
	CRUSHED BREEZE • Saddleback Swift Breeze	20,736 sf
	DETENTION SEED MIX • El Paso County Conservation District All Purpose Mix • Big Bluestem - 20% • Blue Grama - 10% • Green Needlegrass - 10% • Western Wheatgrass - 20% • Sideoats Grama - 10% • Switchgrass - 10% • Prairie Sandreed - 10% • Yellow Indiangrass - 10% • Seeding will be in compliance with SCM • Ch. 5 • Hydroseed @ 19.3 PLS/acre	42,843 sf

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
EAST (Peyton Hwy)	MINOR ARTERIAL	20' / 20'	1,019'	1 / 25'	41 / 41

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
x / x	x/x	EB	75% / 75%

Internal Landscaping

See Code Section 6.2.2.E

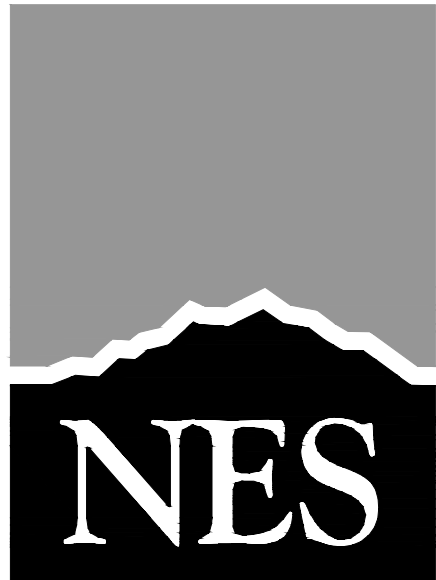
Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
1,281,600 SF	8%	64,080 / 507,753	129/129 (61 EXISTING, 68 PROPOSED)
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
0 / 0	0 / 0	IN	75% / 75%

Motor Vehicle Lots

See Code Section 6.2.2.C.1

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)
31	3 / 3	MV	----	--
2/3 Length of Frontage (ft.)	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Percent Ground Plane Veg. Req. / Prov.
--	--	-- / --	-- / --	75% / 75%

Landscape Buffer & Screens				
See Code Section 6.2.2.D.1				
Street Name or Property Line	Width (in Ft.)	Linear Req. Prov.	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (33%) / Prov.
NORTH	15' / 15'	1,295'	22 / 22	8 / 8
EAST (Peyton Hwy)	15' / 15'	1,019'	41 / 41	14 / 14
SOUTH	15' / 15'	1,507'	61 / 61	18 / 18
WEST	15' / 15'	813'	32 / 32	11 / 11
Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.		
1295' / 755'	NB	75% / 100%		
-- / --	--	75% / 100%		
-- / --	--	75% / 100%		
-- / --	--	75% / 100%		



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SITE DEVELOPMENT PLAN / FINAL LANDSCAPE PLAN

12960 N Peyton Hwy
Peyton, CO 80831

DATE: 9/13/2024
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

FINAL LANDSCAPE PLAN

DATE: BY: DESCRIPTION:

FINAL LANDSCAPE NOTES & SECHEDULES

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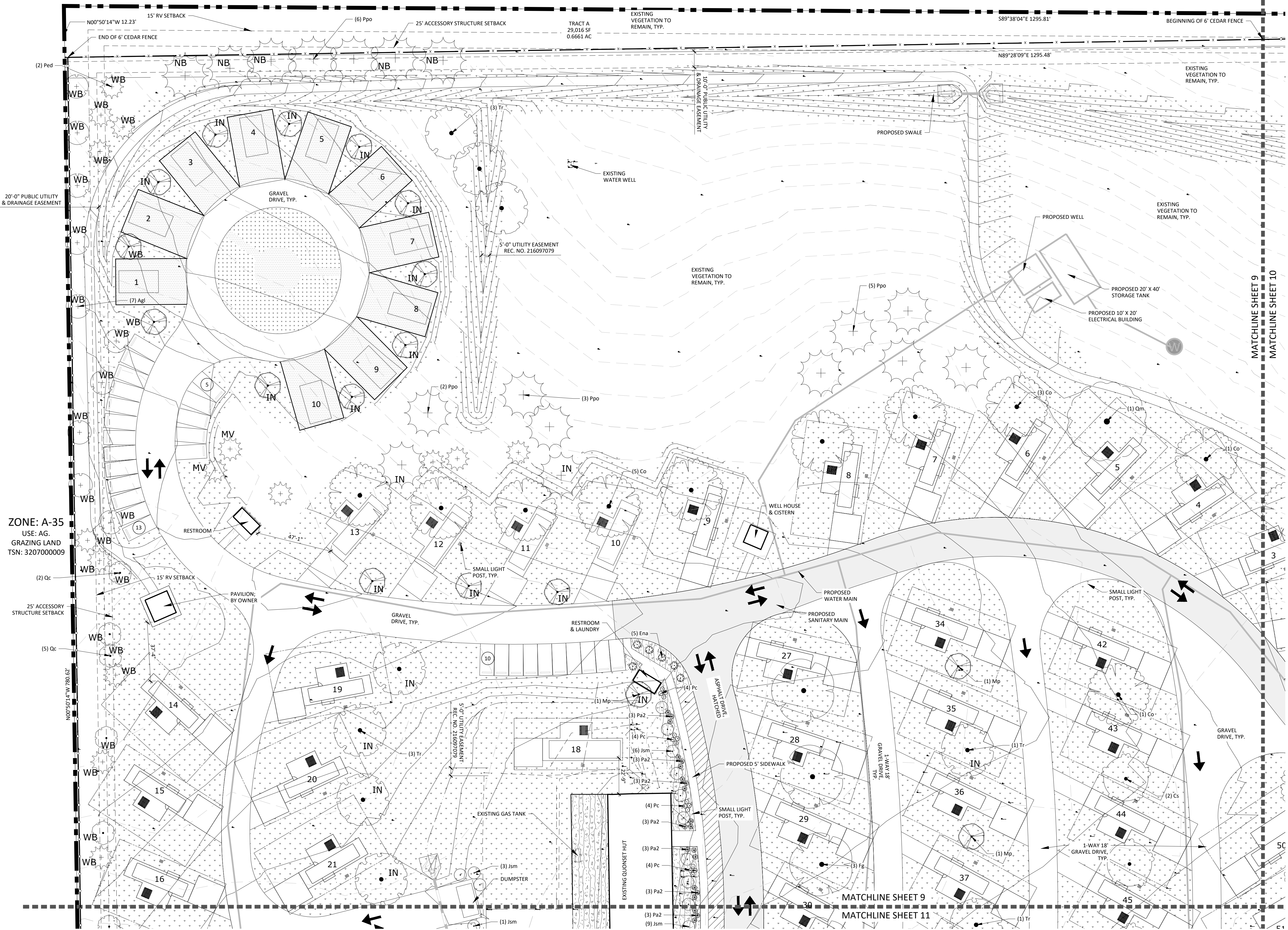
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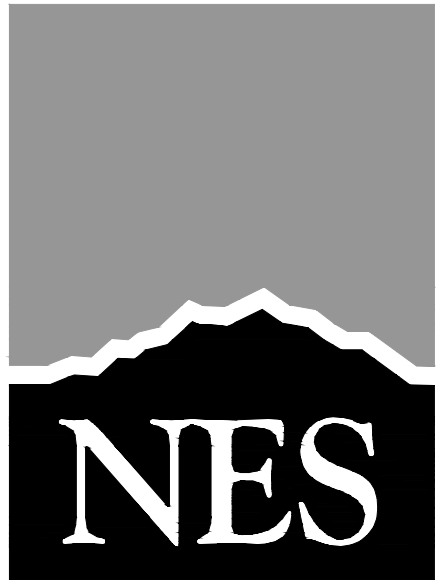
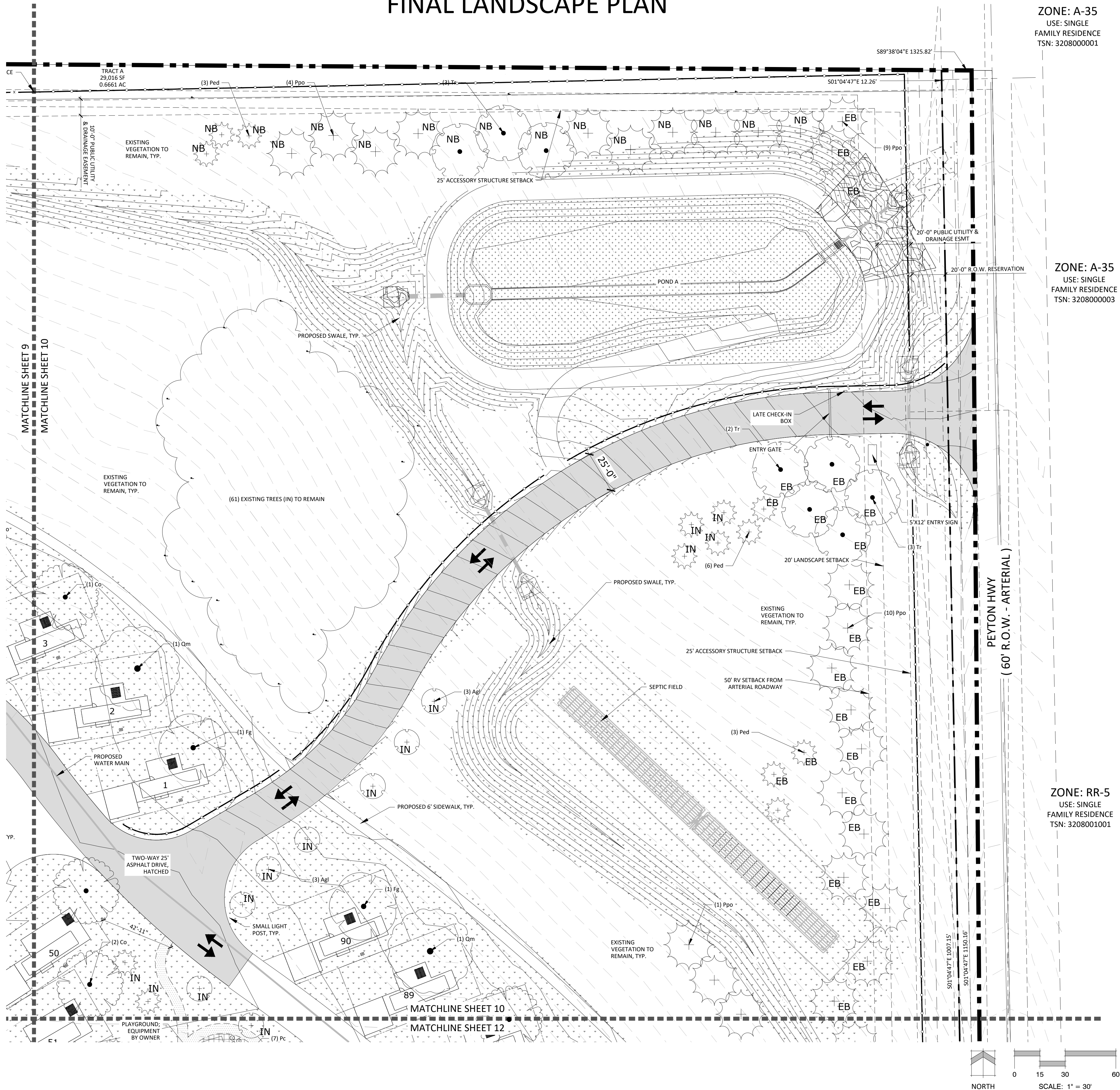
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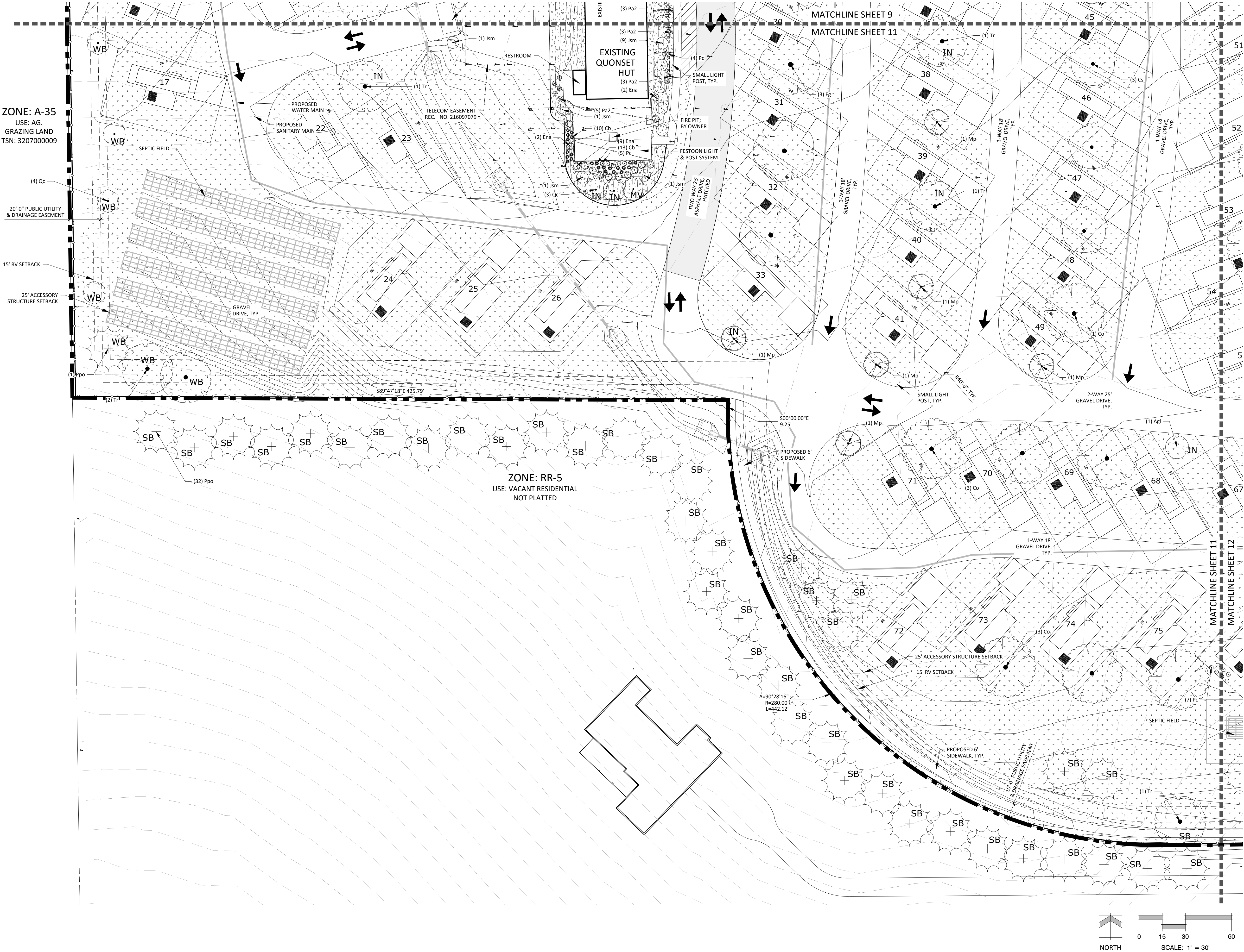
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12

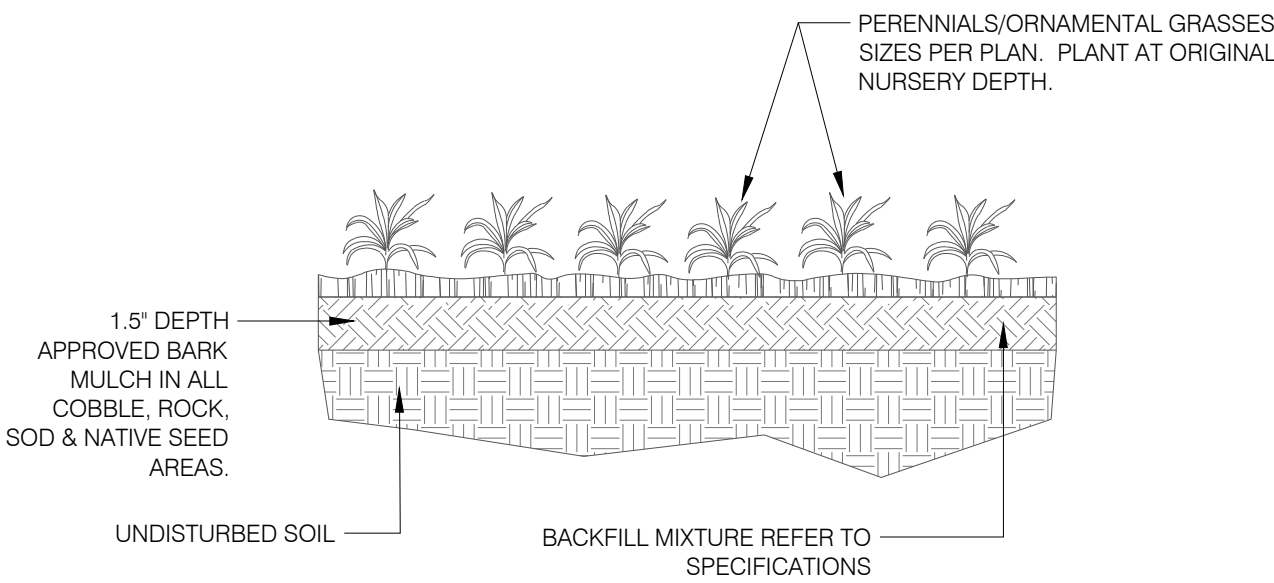
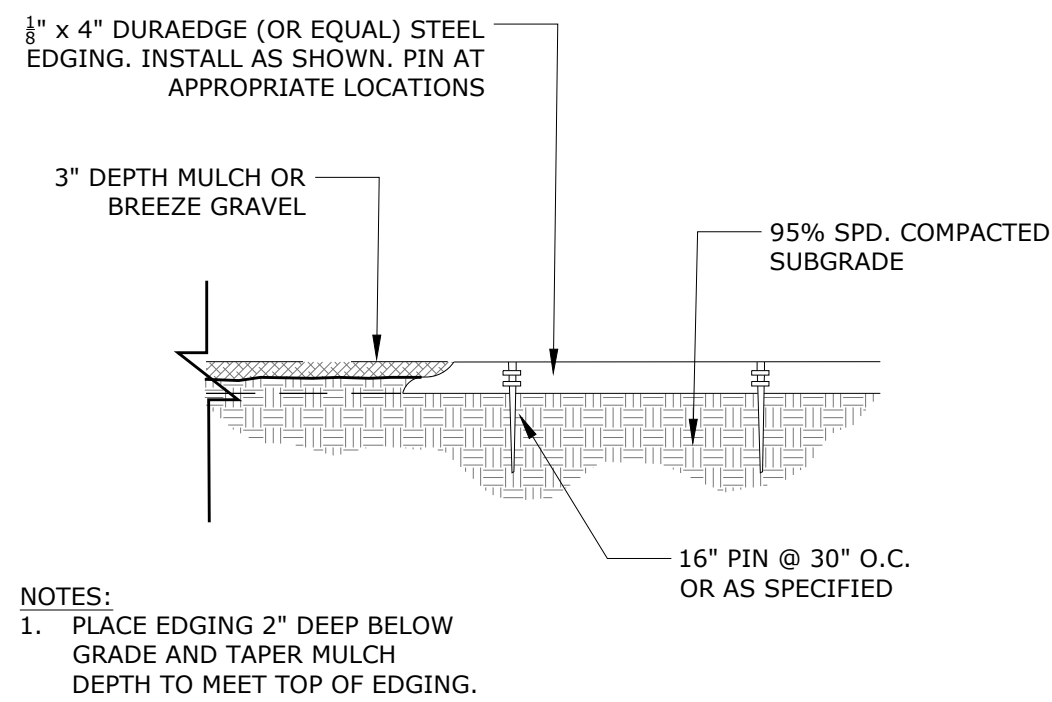
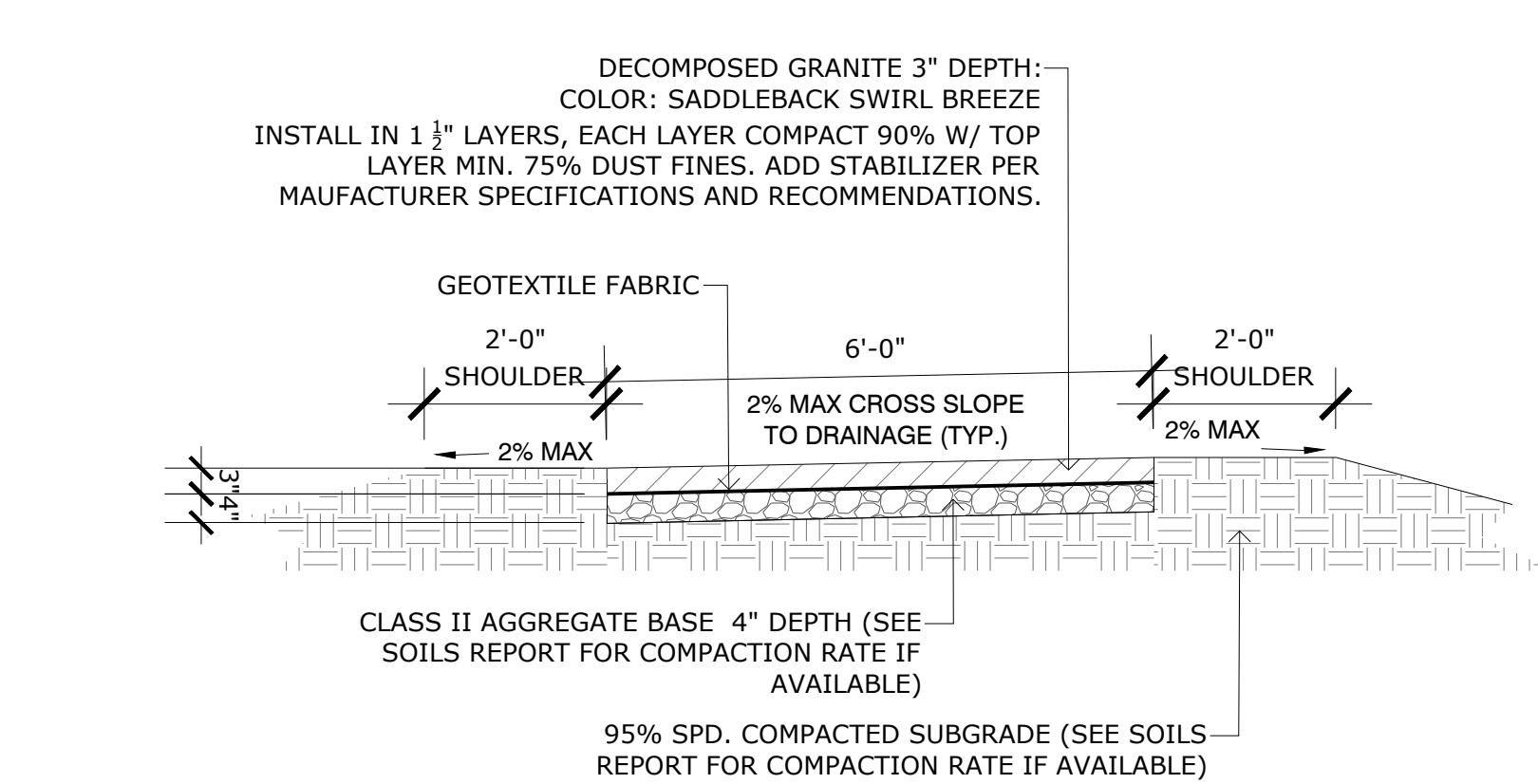
12 OF 17

PPR 2435

LAZY Y ROCKIN' J RVP

SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN



1 DECOMPOSED GRANITE PAVING

1" = 1'-0"

3210-01

2 STEEL EDGING

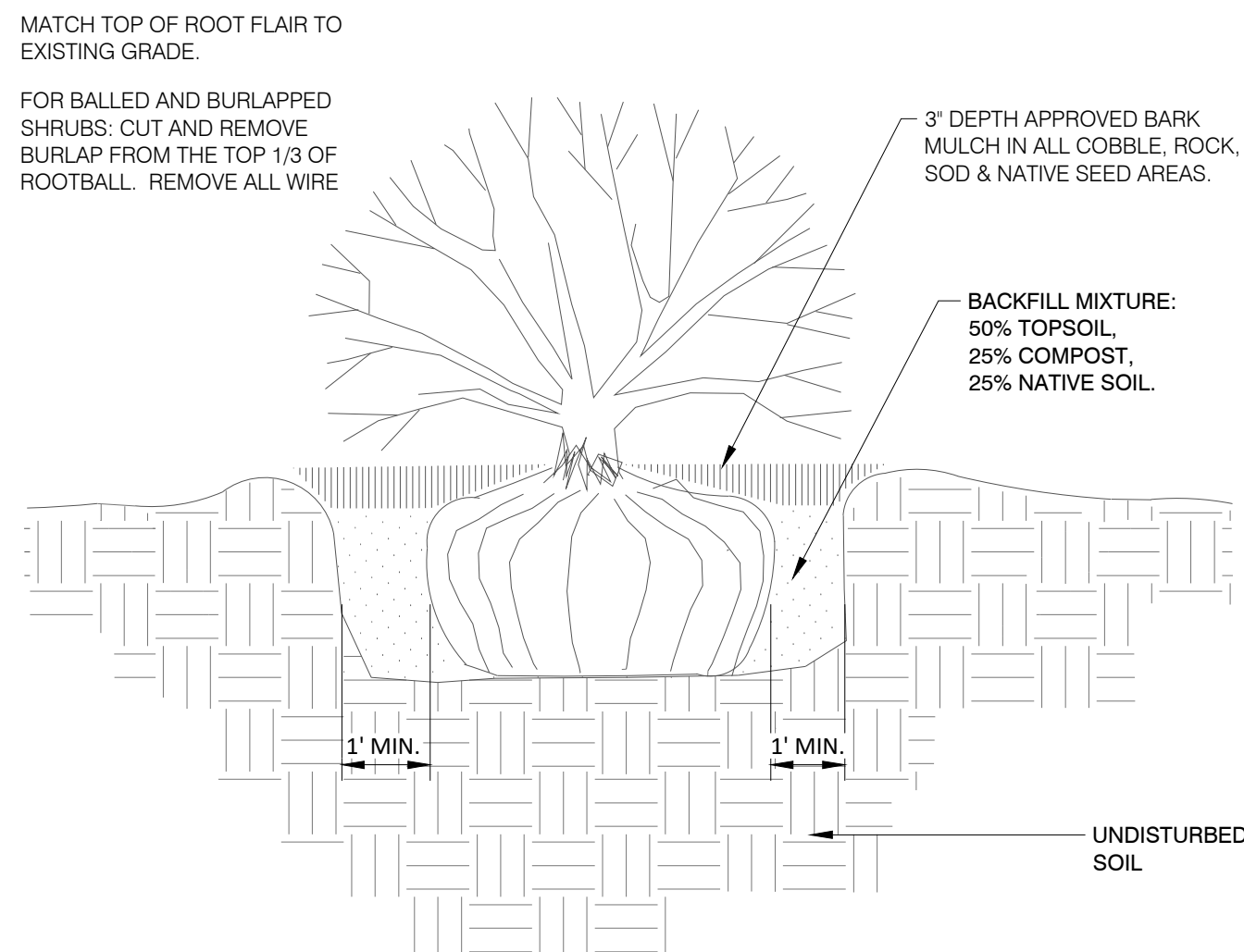
N.T.S.

329413-09

3 PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S.

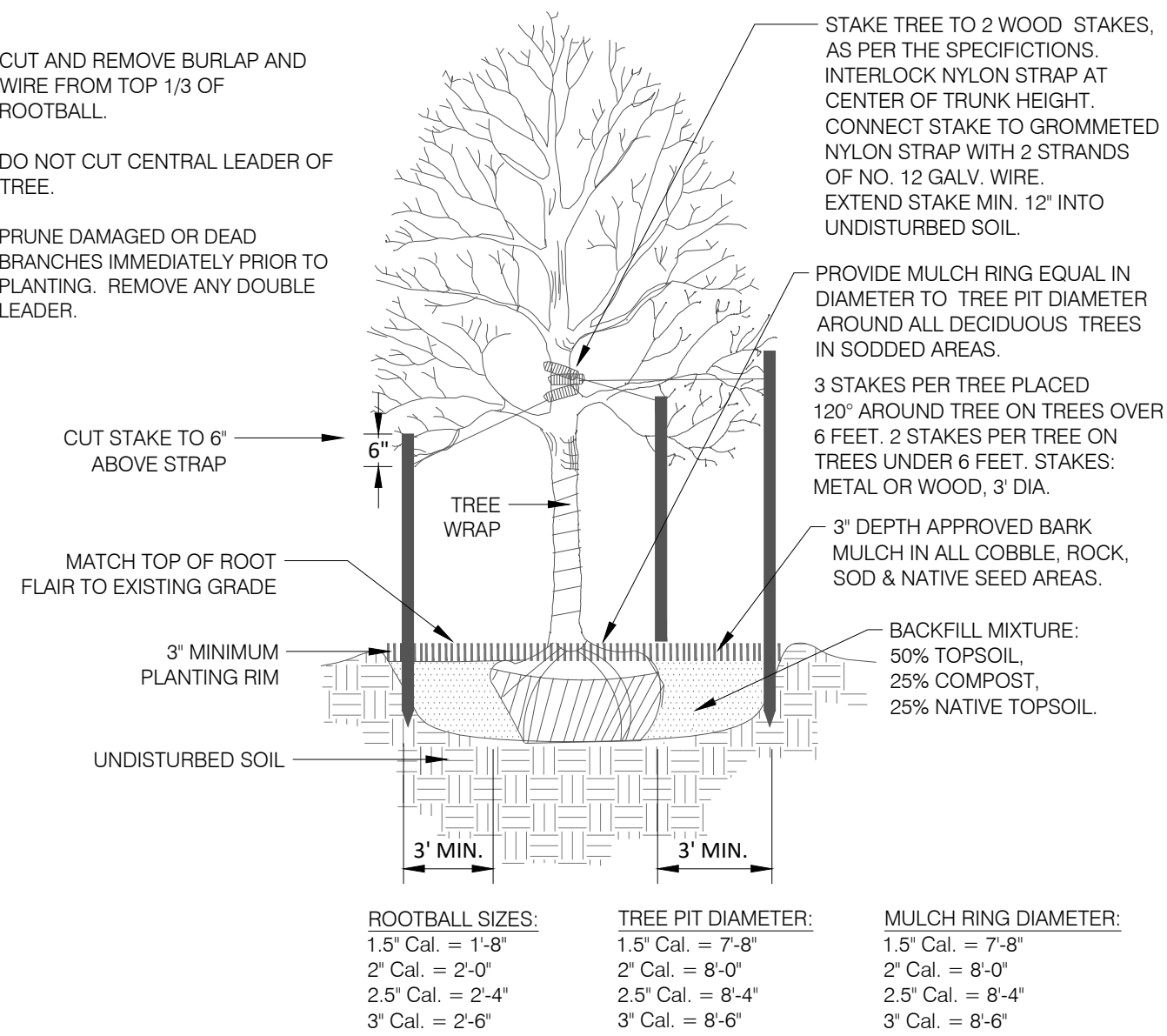
3293-04



4 SHRUB PLANTING DETAIL

N.T.S.

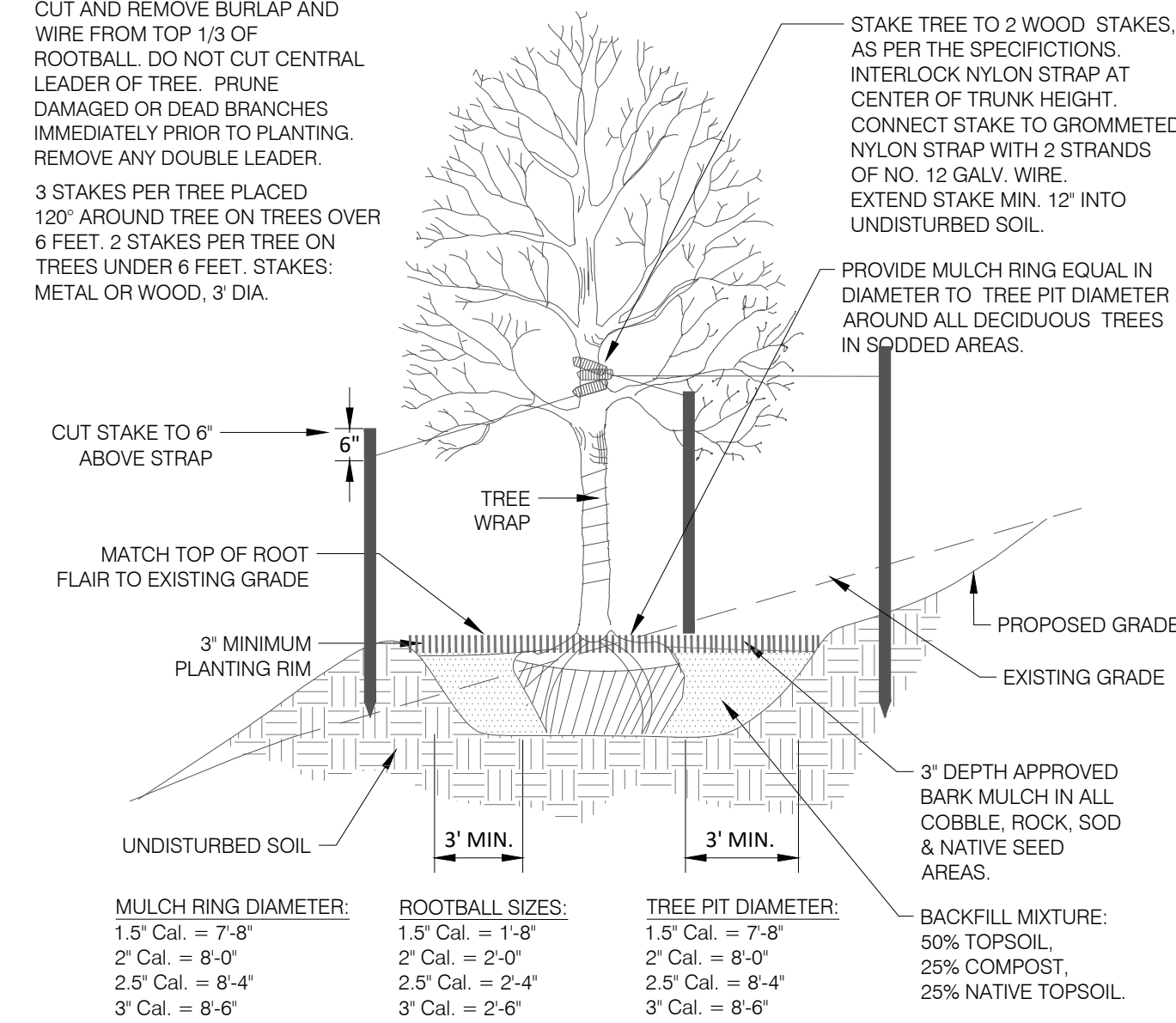
329333-03



5 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

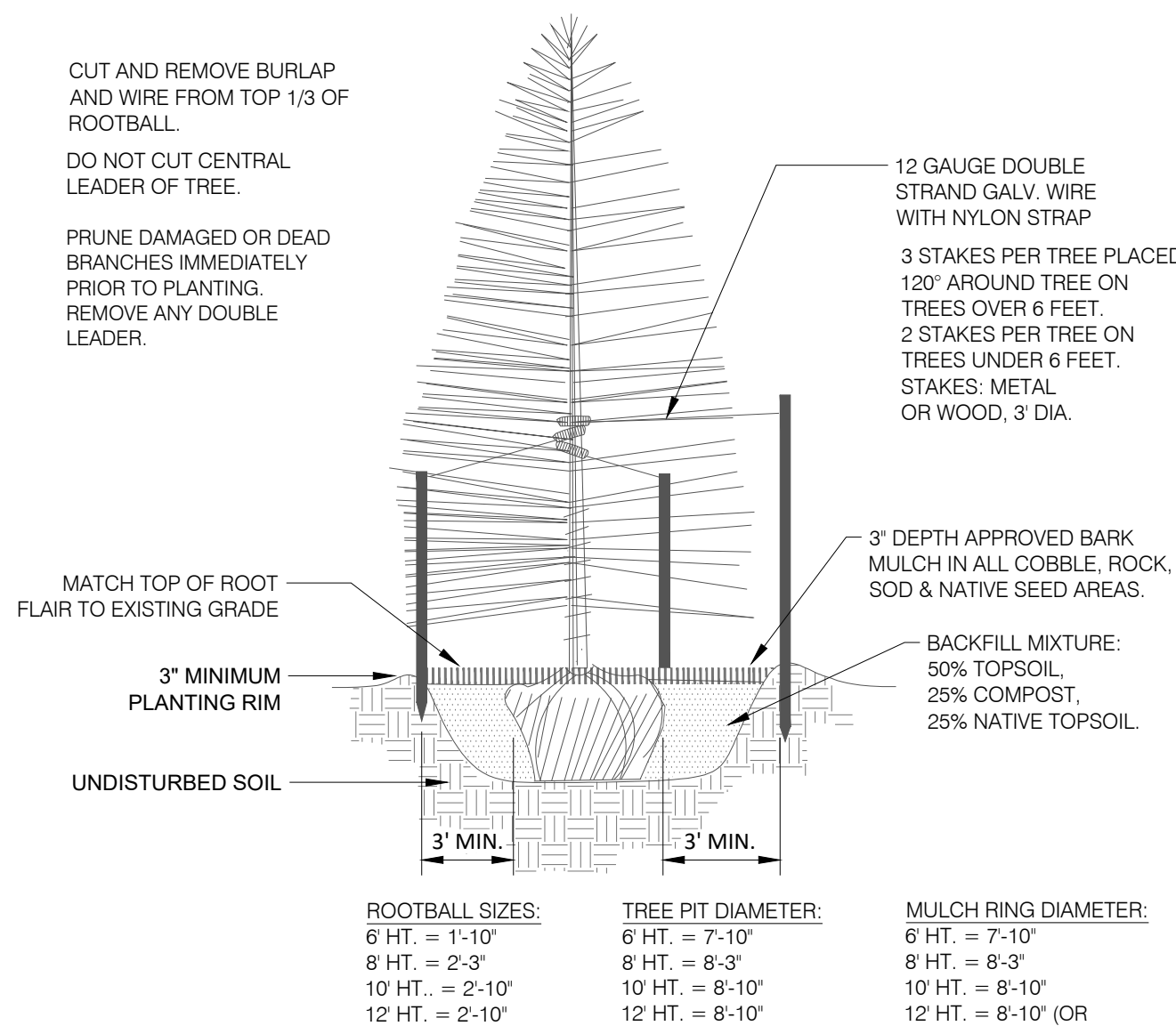
329343-01



6 DECIDUOUS TREE PLACEMENT ON SLOPE

N.T.S.

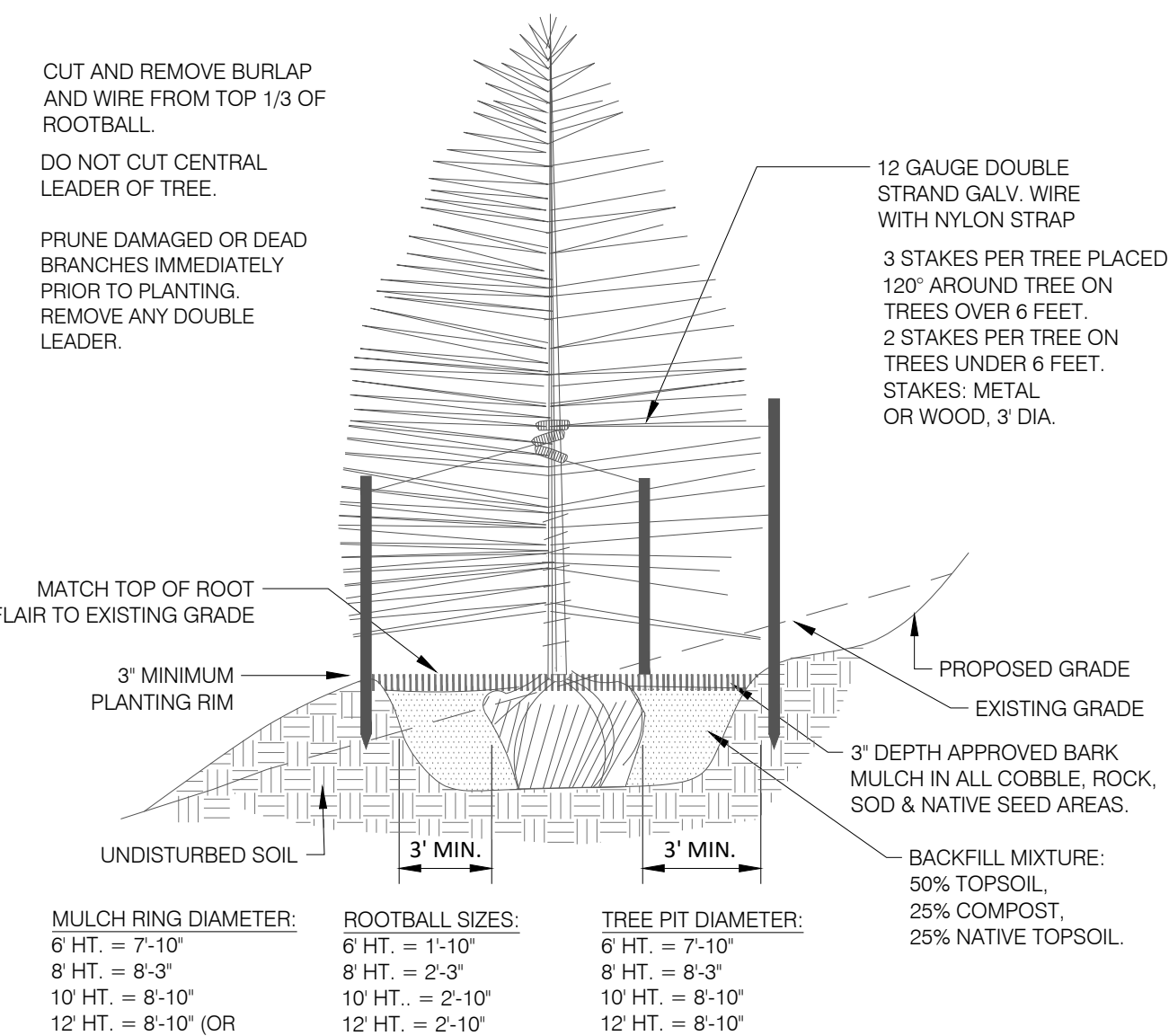
329343-05



7 CONIFEROUS TREE PLANTING DETAIL

N.T.S.

329343-02

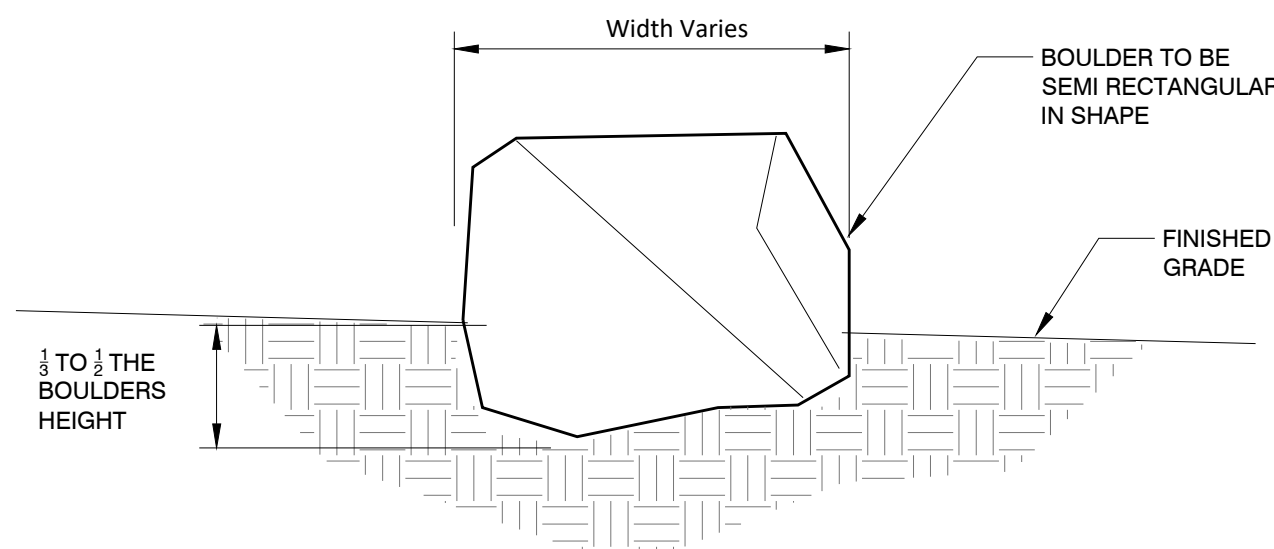


8 CONIFEROUS TREE PLACEMENT ON SLOPE

N.T.S.

329343-06

- NOTES:
- BOULDERS TO BE SILOAM STONE.
 - LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.
 - BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.
 - BOULDERS NEED TO BE PROTECTED FROM SCRAPING AND FRACTURING DURING TRANSPORT.
 - BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT MAY VARY BETWEEN BOULDERS.



9 LANDSCAPE BOULDER

N.T.S.

3294-08



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Lazy Y Rockin' J RVP

SITE DEVELOPMENT PLAN / FINAL LANDSCAPE PLAN

12960 N Peyton Hwy
Peyton, CO 80831

PROJECT INFO

DATE: 9/13/2024
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

STAMP

FINAL LANDSCAPE PLAN

DATE:

BY:

DESCRIPTION:

ISSUE / REVISION

LANDSCAPE & SITE DETAILS

13

13 OF 17

PPR 2435

SHEET NUMBER

RAW FILE

SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
FINAL LANDSCAPE PLAN

1 EXISTING TREE PROTECTION DETAIL
N.T.S. 329343-11



NOTES:
1. ALL WOOD TO BE TREATED



IN ASSOCIATION WITH

2960 N Peyton Hwy
Peyton, CO 80831

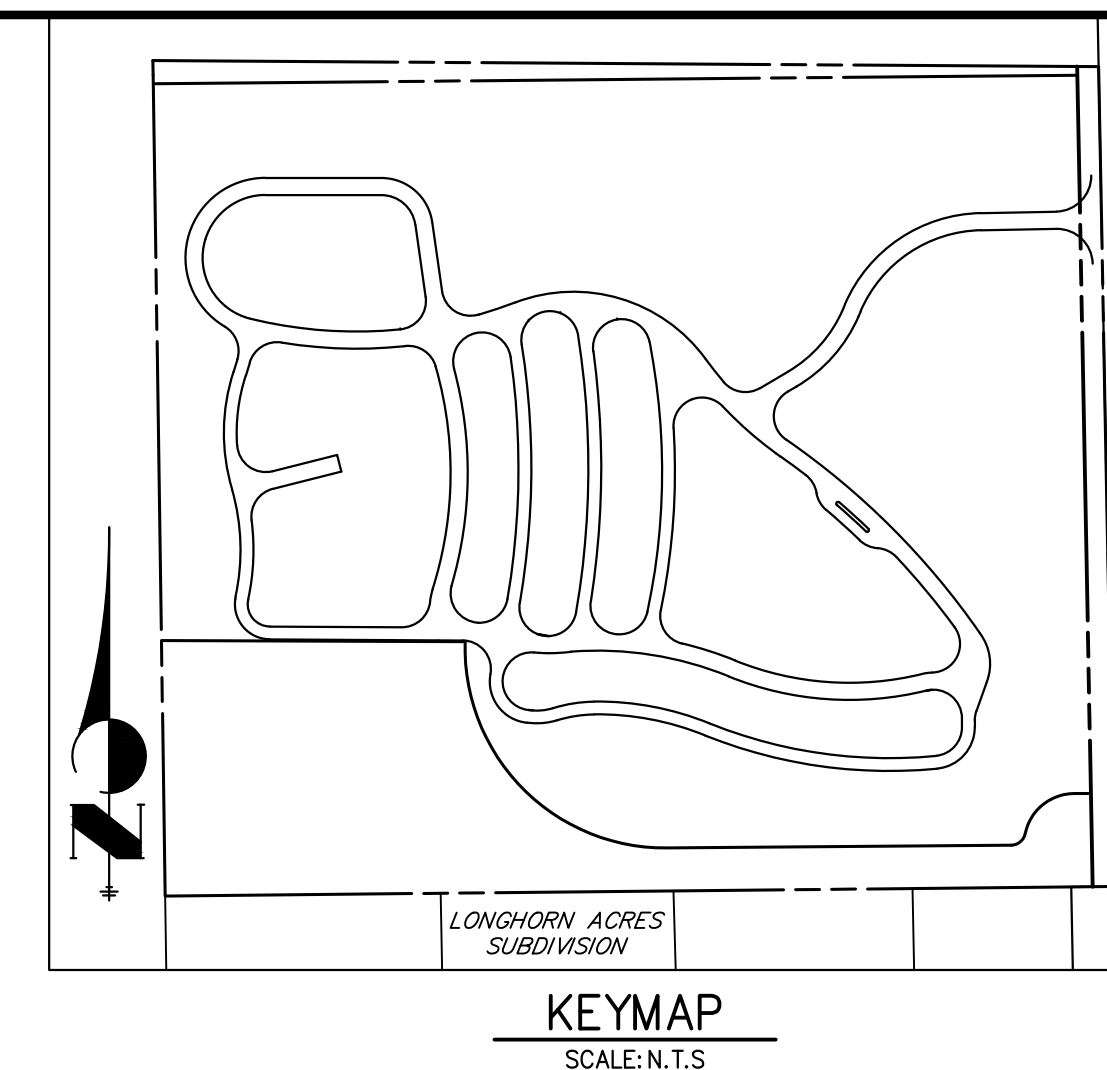
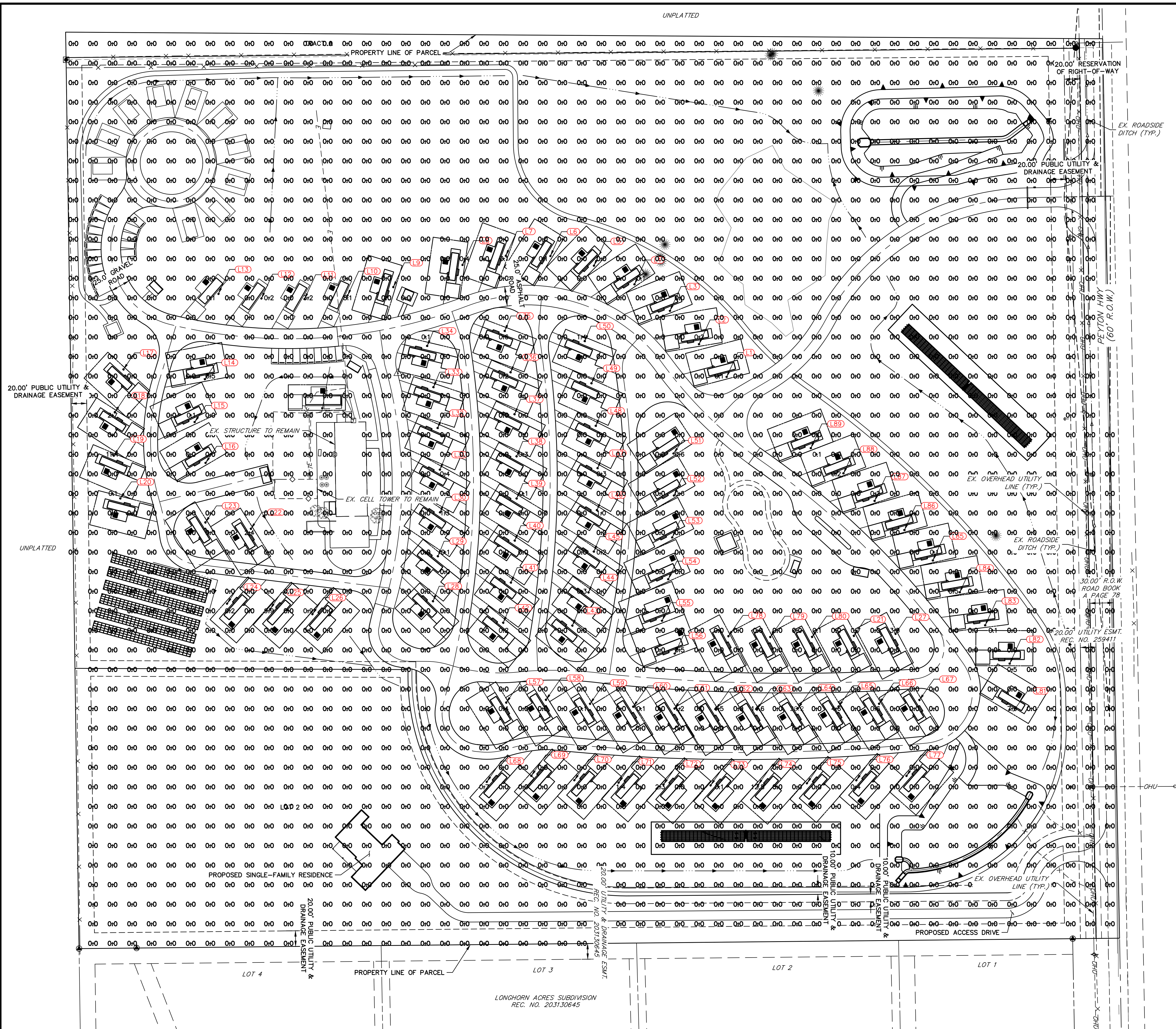
PROJECT INFORMATION

DATE:	9/13/2024
PROJECT MGR:	A. BARLOW
PREPARED BY:	J. SMITH

DATE: BY: DESCRIPTION:

14 OF 17

PR 2435

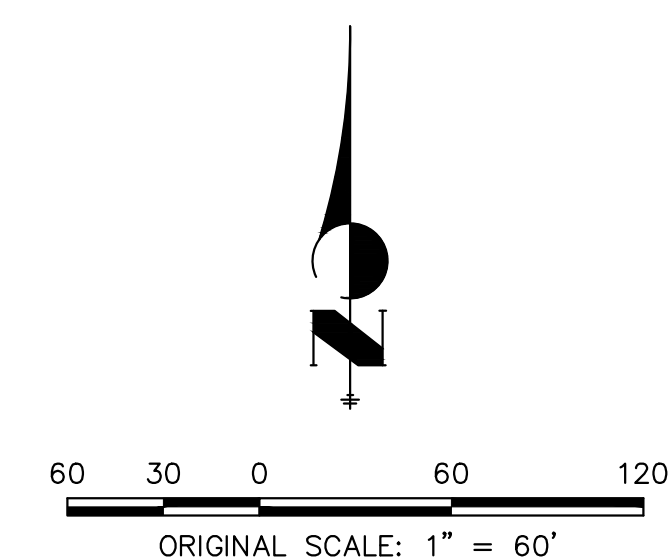


LEGEND

- PROPOSED R.O.W _____
- PROPOSED PROPERTY LINES _____
- EXISTING PROPERTY LINE _____
- ROW EXISTING _____
- EXISTING EDGE OF ASPHALT - - - - -
- EXISTING TRAIL _____

NOTES

1. VALUES SHOWN ARE HORIZONTAL ILLUMINANCE VALUES IN FOOT-CANDLES (FC) MEASURED AT GRADE.
2. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
3. ALL EXTERIOR BUILDING LIGHTING IS OMITTED FROM THIS PLAN. IT IS ASSUMED THE EXTERIOR BUILDING LIGHTING WILL SUFFICIENTLY ILLUMINATE THE CARS AND SIDEWALKS OF THE INDIVIDUAL RESIDENTIAL UNITS. THIS PHOTOMETRIC PLAN ONLY INCLUDES THE ROADWAY AND COMMUNAL SIDEWALK AREAS.
4. SEE SHEET 4 FOR LIGHTING TABULATION TABLES.



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

PREPARED FOR

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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J·R ENGINEERING
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	03/14/25				
DESIGNED BY	PAL				
DRAWN BY	PAL				
CHECKED BY					

LAZY Y & ROCKIN J

PHOTOMETRIC PLAN

SHEET 16 OF 17

JOB NO. 25228.00

LIGHTING TABULATION			
POINT NUMBER	NORTHING	EASTING	HEIGHT
L1	432803.86	289750.77	7.0
L2	432845.62	289715.43	7.0
L3	432888.26	289678.27	7.0
L4	432922.17	289632.96	7.0
L5	432946.00	289581.15	7.0
L6	432958.37	289525.47	7.0
L7	432958.70	289468.45	7.0
L8	432946.98	289413.13	7.0
L9	432918.61	289324.64	7.0
L10	432907.84	289266.15	7.0
L11	432903.39	289211.18	7.0
L12	432904.09	289156.04	7.0
L13	432910.11	289101.01	7.0
L14	432800.90	289083.72	7.0
L15	432746.12	289070.68	7.0
L16	432693.95	289084.65	7.0
L17	432813.36	288979.64	7.0
L18	432758.81	288968.70	7.0
L19	432703.20	288967.24	7.0
L20	432648.49	288975.62	7.0

LIGHTING TABULATION			
POINT NUMBER	NORTHING	EASTING	HEIGHT
L61	432379.93	289684.10	7.0
L62	432378.86	289736.74	7.0
L63	432378.90	289789.04	7.0
L64	432380.14	289841.78	7.0
L65	432382.52	289893.78	7.0
L66	432386.05	289945.57	7.0
L67	432390.95	289997.18	7.0
L68	432286.34	289444.12	7.0
L69	432294.04	289501.02	7.0
L70	432288.40	289556.04	7.0
L71	432285.28	289612.62	7.0
L72	432282.85	289669.97	7.0
L73	432281.80	289730.23	7.0
L74	432282.31	289790.97	7.0
L75	432284.46	289853.41	7.0
L76	432288.33	289916.54	7.0
L77	432293.98	289980.68	7.0
L78	432472.41	289753.01	7.0
L79	432471.35	289806.46	7.0
L80	432471.51	289859.94	7.0

LIGHTING TABULATION			
POINT NUMBER	NORTHING	EASTING	HEIGHT
L21	432472.89	289913.37	7.0
L22	432609.69	289142.55	7.0
L23	432617.81	289084.36	7.0
L24	432514.03	289112.10	7.0
L25	432507.22	289167.30	7.0
L26	432500.57	289221.24	7.0
L27	432475.49	289966.67	7.0
L28	432517.12	289375.32	7.0
L29	432574.64	289381.59	7.0
L30	432630.71	289384.34	7.0
L31	432685.27	289384.17	7.0
L32	432738.52	289381.31	7.0
L33	432790.68	289375.92	7.0
L34	432843.39	289367.89	7.0
L35	432862.54	289467.05	7.0
L36	432809.68	289474.51	7.0
L37	432756.05	289479.58	7.0
L38	432702.25	289482.16	7.0
L39	432648.39	289482.25	7.0
L40	432594.58	289479.85	7.0

LIGHTING TABULATION			
POINT NUMBER	NORTHING	EASTING	HEIGHT
L81	432375.90	290116.81	7.0
L82	432437.38	290112.63	7.0
L83	432486.36	290081.22	7.0
L84	432528.59	290048.79	7.0
L85	432569.22	290014.38	7.0
L86	432608.16	289978.06	7.0
L87	432645.32	289939.92	7.0
L88	432680.38	289900.14	7.0
L89	432712.78	289858.38	7.0

LIGHTING TABULATION			
POINT NUMBER	NORTHING	EASTING	HEIGHT
L41	432540.94	289474.96	7.0
L42	432489.61	289465.10	7.0
L43	432485.93	289553.49	7.0
L44	432528.36	289574.09	7.0
L45	432580.55	289580.98	7.0
L46	432633.56	289584.91	7.0
L47	432687.20	289585.77	7.0
L48	432741.30	289583.47	7.0
L49	432795.64	289577.94	7.0
L50	432849.56	289569.39	7.0
L51	432705.95	289682.85	7.0
L52	432652.30	289683.42	7.0
L53	432598.70	289681.15	7.0
L54	432545.29	289676.06	7.0
L55	432492.23	289668.14	7.0
L56	432450.25	289684.35	7.0
L57	432387.58	289468.94	7.0
L58	432391.16	289519.74	7.0
L59	432386.05	289576.08	7.0
L60	432382.33	289631.27	7.0

POWERHOUSE
Standard Features

- UL listed 200 Amp 120/240 Volt power outlet
- Molded white pad mount marine grade enclosure
- 50/30/20GFI receptacle & circuit breaker configuration (side 1)
- 360 degree LED light with photocell
- Loop feed lug landing
- Cord & hose hangers

Options

- UL listed 200 Amp 120/240 Volt Electronic meter, meter socket or remote AMR metering
- Additional 50/30/20GFI capable (side 2)
- Single or dual CATV or Ethernet connections
- Single or dual water connections
- Custom colors available




LAZY Y & ROCKIN J LIGHTING SCHEDULE															
SYMBOL	LABEL (1)	QTY	BRAND	SERIES	FINISH	WATTS	DISTRIBUTION	VOLTAGE (2)	LUMEN OUTPUT	MANUFACTURER	CATALOG NUMBER	BUG RATING	MOUNTING HEIGHT	POLE	ACCESSORIES
◊	L	89	LITHONIA LIGHTING	KBC8 LED	BLACK	20W	ASYMMETRIC	120-277	888	ACUITY BRANDS	KBC8 LED 12C 350 30K ASY MVOLT DDLXD	1-0-0	N/A	N/A	-

(1) PLAN LABELS WITH AN ASTERISK (*) REQUIRE SHIELD. SEE LIGHTING TABULATION TABLES ON NEXT SHEET FOR DETAILS.
(2) VOLTAGE TO BE CONFIRMED BY DEVELOPER

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PREPARED FOR
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Fort Collins 970-491-9888 • www.jrengineering.com

LAZY Y & ROCKIN J PHOTOMETRIC PLAN	H-SCALE	N/A	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	03/14/25				
	DESIGNED BY	PAL				
	DRAWN BY	PAL				
CHECKED BY						
SHEET	17	OF	17			
JOB NO.	25228.00					