UNPLATTED

PROPERTY LINE OF PARCEL

TRACT B

20.00' RESERVATION OF RIGHT-OF-WAY

EX. ROADSIDE DITCH (TYP.)

20.00' PUBLIC UTILITY & DRAINAGE EASEMENT

PEYTON HWY (60' R.O.W.)

25.0' GRAVEL ROAD

25.0' ASPHALT ROAD

EX. STRUCTURE TO REMAIN

EX. CELL TOWER TO REMAIN

EX. OVERHEAD UTILITY LINE (TYP.)

EX. ROADSIDE DITCH (TYP.)

30.00' R.O.W. ROAD BOOK A PAGE 78

20.00' UTILITY ESMT. REC. NO. 259411

OHU

LOT 2

PROPOSED SINGLE-FAMILY RESIDENCE

20.00' UTILITY & DRAINAGE ESMT. REC. NO. 203130645

10.00' PUBLIC UTILITY & DRAINAGE EASEMENT

PROPOSED ACCESS DRIVE

20.00' PUBLIC UTILITY & DRAINAGE EASEMENT

PROPERTY LINE OF PARCEL

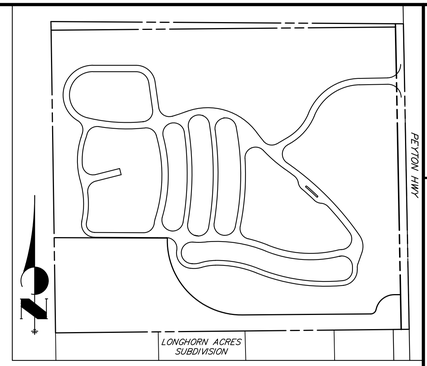
LOT 4

LOT 3

LOT 2

LOT 1

LONGHORN ACRES SUBDIVISION REC. NO. 203130645



KEYMAP

SCALE: N.T.S

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 YARDS 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.

60 30 0 60 120

ORIGINAL SCALE: 1" = 60'

Know what's below. Call before you dig.

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.

PREPARED FOR
SCOTT SMITH
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106
719-499-7764
SCOTT@YISMITH.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=60'		
V-SCALE	N/A		
DATE	03/14/25		
DESIGNED BY	PAL		
DRAWN BY	PAL		
CHECKED BY			

LAZY Y & ROCKIN J

PHOTOMETRIC PLAN

SHEET 3 OF 4

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
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
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

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
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

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

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

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.

PREPARED FOR
SCOTT SMITH
11172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106
719-499-7764
SCOTT@YISMITH.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A	DESIGNED BY	PAL
V-SCALE	N/A	DRAWN BY	PAL
DATE	03/14/25	CHECKED BY	

LAZY Y & ROCKIN J

PHOTOMETRIC PLAN

SHEET 4 OF 4

JOB NO. 25228.00