WESTERN ENGINEERING CONSULTANTS, Inc. LLC

RYBERG- JUDIE ANNE SUBDIVISION

505 West Avenue, Keenesburg, CO

SKETCH PLAN REVIEW SUBMITTAL

Item 02- Sketch Plan

SKETCH PLAN FOR JUDIE ANNE SUBDIVISION

Located in the Northeast 1/4 of Section 26, Township 2 North Range 64 West of the 6th P.M., County of Weld, State of Colorado

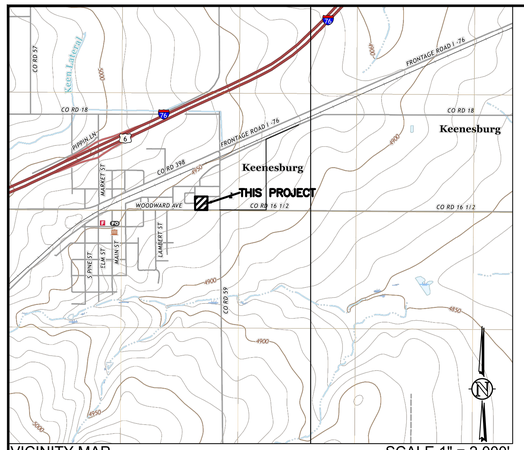
JUDIE ANNE SUBDIVISION SKETCH PLAN

KEENESBURG, CO 80643

PREPARED FOR:

RYBERG CONSTRUCTION CO., INC

17843 COUNTY ROAD 6,
BRIGHTON CO, 80603
(303)-594-2127



VICINITY MAP SCALE 1" = 2,000'
NE 1/4, S26, T2N, R64W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY 40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4

REVISIONS	SHEET	INDEX:
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0	2	EXISTING CONDITIONS & DEMO PLAN
0	3	SITE PLAN
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0	11	PHOTOMETRIC OPTION 1 DETAILS
0	12	PHOTOMETRIC OPTION 2 PLAN
0	13	PHOTOMETRIC OPTION 2 DETAILS

0 INITIAL RELEASE: JULY 09, 2021

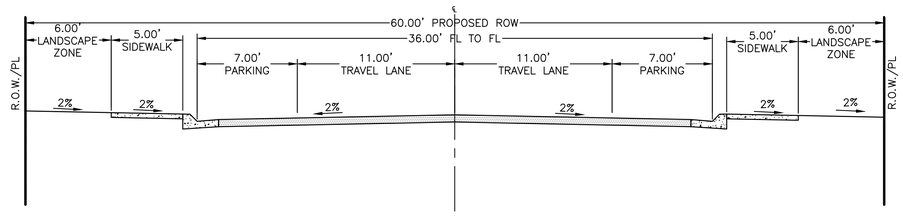
LEGAL DESCRIPTION

LOTS I THROUGH 6, AND LOTS 19 THROUGH 24, BLOCK 2, HOWSER AND TIMBERS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO, TOGETHER WITH ALL OF VACATED JOHNSON STREET LYING BETWEEN THE SOUTH BOUNDARY LINE OF KIPP AVENUE AND THE NORTH BOUNDARY LINE OF THE COUNTY ROAD, ALSO CALLED WOODWARD AVENUE, AS SHOWN AND DESIGNATED IN THE PLAT OF SAID HOWSER AND TIMBERS SUBDIVISION, IN THE COUNTY OF WELD, STATE OF COLORADO, AND VACATED BY ORDER OF VACATION RECORDED NOVEMBER 7, 1962 IN BOOK 1629 AT PAGE 497 AND ORDER OF PARTIAL VACATOIN RECORDED AUGUST 17, 1966 AT RECEPTION NO. 1494230.
TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS, AS VACATED BY ORDINANCE NO. 3-2000 RECORDED MAY 31, 2000, AT RECEPTION NO. 2771431, COUNTY OF WELD, STATE OF COLORADO

Also known by street and number as: 505 E. Woodward Avenue, Keenesburg , CO 80643

SURVEYOR NOTES

1) BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST 1 / 4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, IS ASSUMED TO BEAR SOUTH 89°22'58" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" ALUMINUM CAP, PLS 27269 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 38046 IN MONUMENT BOX, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
2) ALL ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATIONS POST PROCESSED THROUGH THE JAVAD DATA PROCESSING ONLINE SERVICE (DPOS) RESULTING IN THE SANITARY SEWER MAN HOLE LID AT THE INTERSECTION OF JOHNSON STREET AND KIPP AVENUE HAVING AN ASSUMED ELEVATION OF 4935.78 NAVD 88 (GEOID 128).
3) 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 18-4-5D8, C.R.S.
4) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
5) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.
6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
7) DISTANCES SHOWN ON THE LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.



JOHNSON COURT TYPICAL SECTION
TOWN OF KEENESBURG RESIDENTIAL LOCAL SECTION
SCALE 1" = 5' VIEW IS EAST

UNCC CALL BEFORE YOU DIG
1-800-922-1987
Utility Notification Center of Colorado
Administrative Office
16361 Table Mountain Parkway
Golden, Colorado 80403
Office: 303-232-1991 Fax: 303-234-1712
Toll-Free: 1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

WESTERN ENGINEERING CONSULTANTS, inc. LLC
127 SOUTH DENVER AVENUE, FT. LUPTON, CO 80621
720-685-9951 PH, 720-294-1330 FAX, email@westerneci.com
Western Engineering Consultants, inc. LLC

OWNER/DEVELOPER	TOWN/CITY	FIRE DISTRICT	UTILITY
RYBERG CONSTRUCTION CONTACT: ERNIE RYBERG 17843 COUNTY ROAD 6 BRIGHTON, CO 80603 (303) 504-2127	TOWN OF KEENESBURG CONTACT: TODD HODGES 140 S. MAIN STREET KEENESBURG, CO 80643 PHONE: (303)732-4281	SOUTHEAST WELD FIRE PROTECTION DISTRICT CONTACT: THOMAS BEACH 65 E. GANDY AVENUE KEENESBURG, CO 80643 PHONE: (303) 732-4203	UNITED POWER BRIGHTON HEADQUARTERS OFFICE 500 COOPERATIVE WAY BRIGHTON, CO 80603 (303)637-1300

PROJECT NO: 00-0377.001.00
INITIAL PLAN RELEASE: JULY 09, 2021
TOTAL SHEETS: 14
SHEET: **1 of 13**

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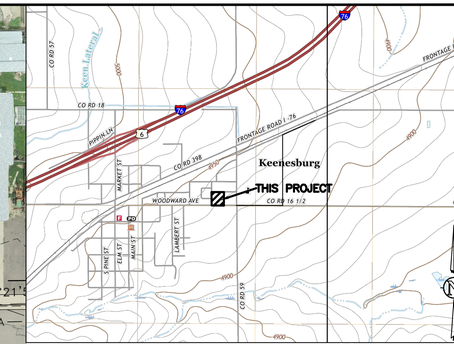

KEY MAP SCALE 1" = 2,000'

SE 1/4, S24, T2N, R64W, 6th P.M.

SHOWN KEY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY 40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4

NOTES

THIS PLAN IS INTENDED AS THE EX CONDITIONS PLAN WITH AERIAL FOR JUDIE ANNE SUBDIVISION.

ALL IMPROVEMENTS ARE EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND TOWN OF KEENESBURG RESPECTIVELY.

SEE SURVEY COMPLETED BY AMERICAN WEST LAND SURVEYING CO. – DATED MAY 11, 2021.

SEE COVER SHEET FOR BASIS OF BEARING.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST LAND SURVEYING CO.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

45 DEG BEND
22.5 DEG BEND
RESTRAINED PLUG
RESTRAINED TEE
WATER METER
RESTRAINED CROSS
FIRE HYDRANT
RESTRAINED WATER VALVE
PIPE CROSSOVER
MANHOLE
EXISTING ASPHALT PAVING

LINETYPE LEGEND

LOT / PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT
SETBACK
TO BE ABANDONED LOT LINE
EXISTING BUILDING, CURB
EDGE of ASPHALT or GRAVEL RD
CHAINLINK FENCE
WIRE FENCE
POND WQ W/S
SWALE
EXISTING OVERHEAD ELEC
EXISTING ELECTICAL LINE
EXISTING STORM LINE
EXISTING SANITARY LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING FIBER OPTIC LINE
EXISTING TELEPHONE LINE

30 15 0 30 60
FULL SCALE: 1" = 30'
HALF SCALE: 1" = 60'

127 S. DENVER AVENUE
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www.westernec.com
email@westernec.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY	CFC
0	INITIAL RELEASE	07/09/21	CFC	

RYBERG CONST. CO., INC
CONTACT: ERNIE RYBERG
17843 COUNTY ROAD 6
BRIGHTON, CO 80603
(303) 597-2127

EXISTING CONDITION PLAN W/ AERIAL
JUDIE ANNE SUB - SKETCH PLAN
TOWN of KEENESBURG, WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION IF SEAL & ORIGINAL SIGNATURE ARE ON EACH SHEET

INITIAL PLAN RELEASE: 07/09/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0377.001.00
DOC CON # 002AE-EXAIR
SHEET 2AE OF 13

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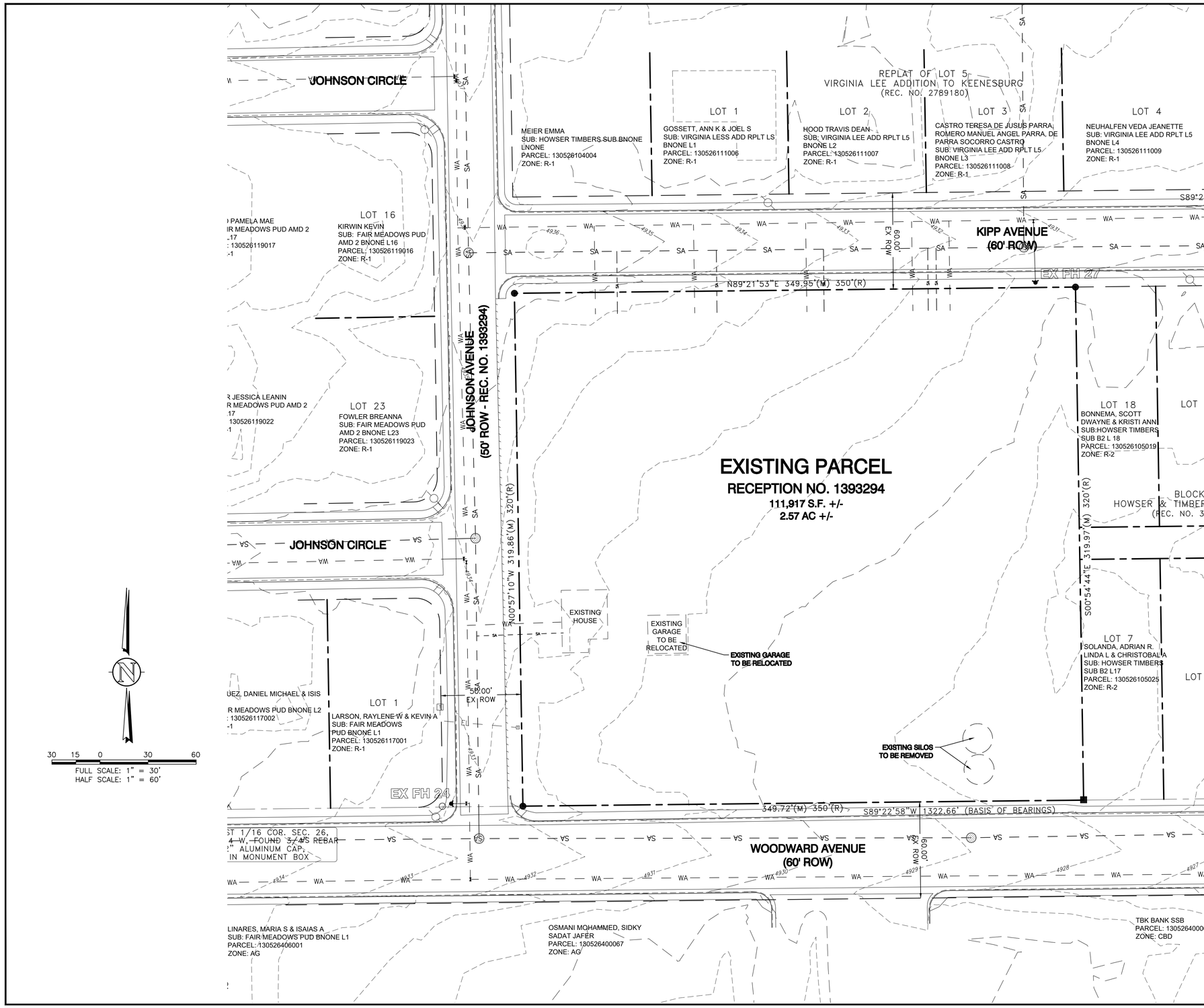

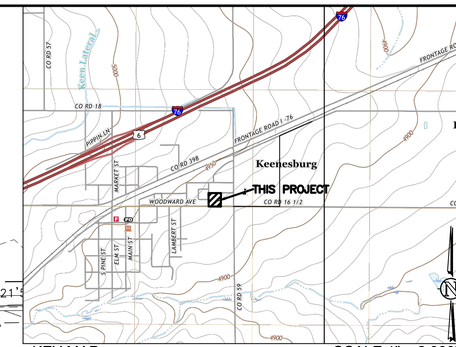

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SEE SURVEY COMPLETED BY AMERICAN WEST LAND SURVEYING CO. – DATED MAY 11, 2021.

SEE COVER SHEET FOR BASIS OF BEARING.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST LAND SURVEYING CO.

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SYMBOL LEGEND

- 45 DEG BEND
- 22.5 DEG BEND
- RESTRAINED PLUG
- RESTRAINED TEE
- WATER METER
- RESTRAINED CROSS
- FIRE HYDRANT
- RESTRAINED WATER VALVE
- PIPE CROSSOVER
- MANHOLE
- EXISTING ASPHALT PAVING

LINETYPE LEGEND

- LOT / PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT
- SETBACK
- TO BE ABANDONED LOT LINE
- EXISTING BUILDING, CURB
- EDGE of ASPHALT or GRAVEL RD
- CHAINLINK FENCE
- WIRE FENCE
- POND WQ W/S
- SWALE
- OHE — EXISTING OVERHEAD ELEC
- E — EXISTING ELECTICAL LINE
- ST — EXISTING STORM LINE
- S — EXISTING SANITARY LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- FIBER — EXISTING FIBER OPTIC LINE
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CONTACT: ERNIE RYBERG
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(303) 597-2127

EXISTING CONDITION & DEMO PLAN

JUDIE ANNE SUB - SKETCH PLAN

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INITIAL PLAN RELEASE: 07/09/21
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CHECKED BY: CFC

PROJECT NO. 01-0377.001.00
DOC CON # 0002-EXCON
SHEET 2 OF 13

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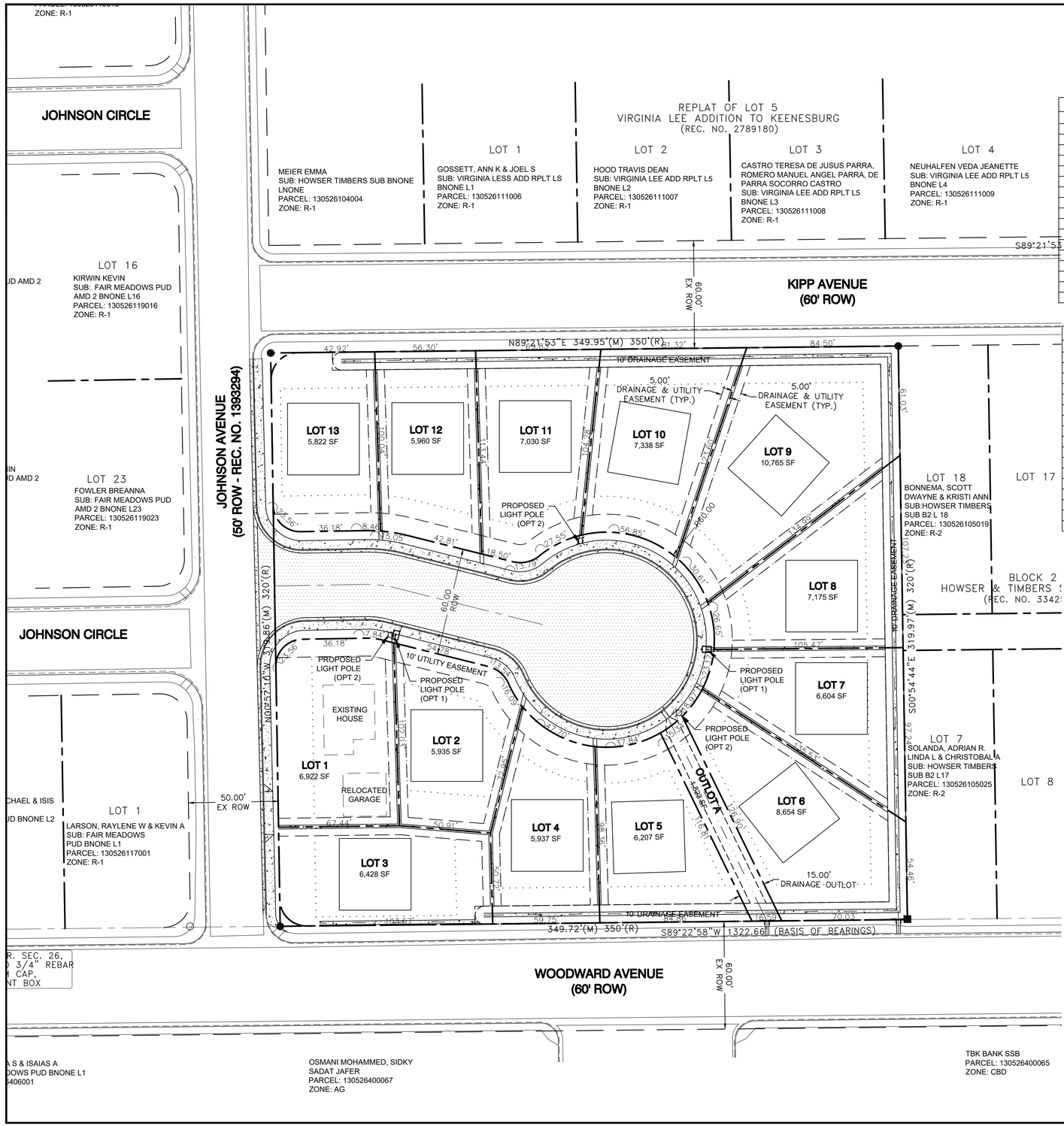


SUBDIVISION LOT DATA TABLE

DESCRPTION	AREA	ACRES	%
ZONING	R-1		
LOT	111,916 SF	2.57 AC	100.00 %
EXISTING BUILDINGS	1,582 SF	0.04 AC	1.41 %
PROPOSED BUILDING	19,200 SF	0.44 AC	17.16 %
TOTAL BUILDING	**20,782 SF**	**0.48 AC**	**18.57 %**
EXISTING GRAVEL	350 SF	0.01 AC	0.31 %
TOTAL GRAVEL	**350 SF**	**0.01 AC**	**0.31 %**
PROPOSED CONCRETE	8,611 SF	0.20 AC	7.69 %
TOTAL CONCRETE	**8,611 SF**	**0.20 AC**	**7.69 %**
PROPOSED ASPHALT	12,891 SF	0.30 AC	11.52 %
TOTAL ASPHALT	**12,891 SF**	**0.30 AC**	**11.52 %**
TOTAL LANDSCAPING	**69,282 SF**	**1.59 AC**	**61.91 %**

ESTIMATED BUILDOUT LOT DATA TABLE

DESCRPTION	AREA	ACRES	%
ZONING	R-1		
LOT	111,916 SF	2.57 AC	100.00 %
EXISTING BUILDINGS	1,582 SF	0.04 AC	1.41 %
* PROPOSED BUILDING	30,000 SF	0.69 AC	26.81 %
TOTAL BUILDING	**31,582 SF**	**0.73 AC**	**28.22 %**
EXISTING GRAVEL	350 SF	0.01 AC	0.31 %
TOTAL GRAVEL	**350 SF**	**0.01 AC**	**0.31 %**
* PROPOSED CONCRETE	44,500 SF	1.02 AC	39.76 %
TOTAL CONCRETE	**44,500 SF**	**1.02 AC**	**39.76 %**
PROPOSED ASPHALT	12,891 SF	0.30 AC	11.52 %
TOTAL ASPHALT	**12,891 SF**	**0.30 AC**	**11.52 %**
TOTAL LANDSCAPING	**22,594 SF**	**0.52 AC**	**20.19 %**

* PROPOSED BUILDING AND CONCRETE THIS TABLE REPRESENT THE FULL BUILDOUT OF EACH LOT AT 80% IMPERVIOUSNESS.

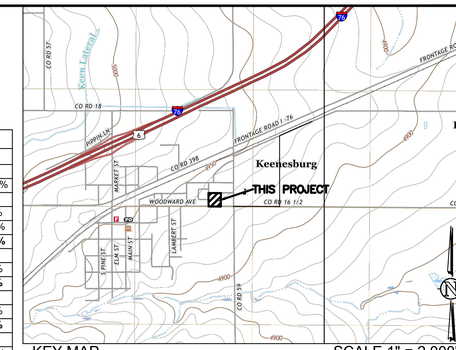
SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK (R-1)
FRONT	20'
SIDE	5'
REAR	20'

ALL BUILDINGS SHOWN AS 40'x40' (1,600 SF)

FEE TO BE PAID IN LIEU OF OPEN SPACE DEDICATION.
(12% OF SITE (0.31 AC) @ $0.50/SF = $6,716.95)

FULL SCALE: 1" = 30'
HALF SCALE: 1" = 60'



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NOTES

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ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE.

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SEE SURVEY COMPLETED BY AMERICAN WEST LAND SURVEYING CO. – DATED MAY 11, 2021.

SEE COVER SHEET FOR BASIS OF BEARING.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST LAND SURVEYING CO.

SHOWN PROPOSED LAYOUT PROVIDED BY AMERICAN WEST SURVEYING CO. DATED MAY 11, 2021. ANY SUBSEQUENT REVISIONS MADE BY AMERICAN WEST ARE NOT REFLECTED IN THIS PLAN SET. REVISIONS DESCRIBED AND DATED ON INDIVIDUAL SHEETS IN THIS PLAN SET ARE WESTERN ENGINEERING REVISIONS ONLY.

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SYMBOL LEGEND

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22.5 DEG BEND
RESTRAINED PLUG
RESTRAINED TEE
WATER METER
RESTRAINED CROSS
FIRE HYDRANT
RESTRAINED WATER VALVE
PIPE CROSSOVER
MANHOLE
EXISTING ASPHALT PAVING
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
PROPOSED GRAVEL
PROPOSED LIGHT POLE (OPTION 1)
PROPOSED LIGHT POLE (OPTION 2)

LINETYPE LEGEND

LOT / PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT
SETBACK
TO BE ABANDONED LOT LINE
EXISTING BUILDING, CURB
EDGE of ASPHALT or GRAVEL RD
CHAINLINK FENCE
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BRIGHTON, CO 80603
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SITE PLAN
JUDIE ANNE SUB - SKETCH PLAN
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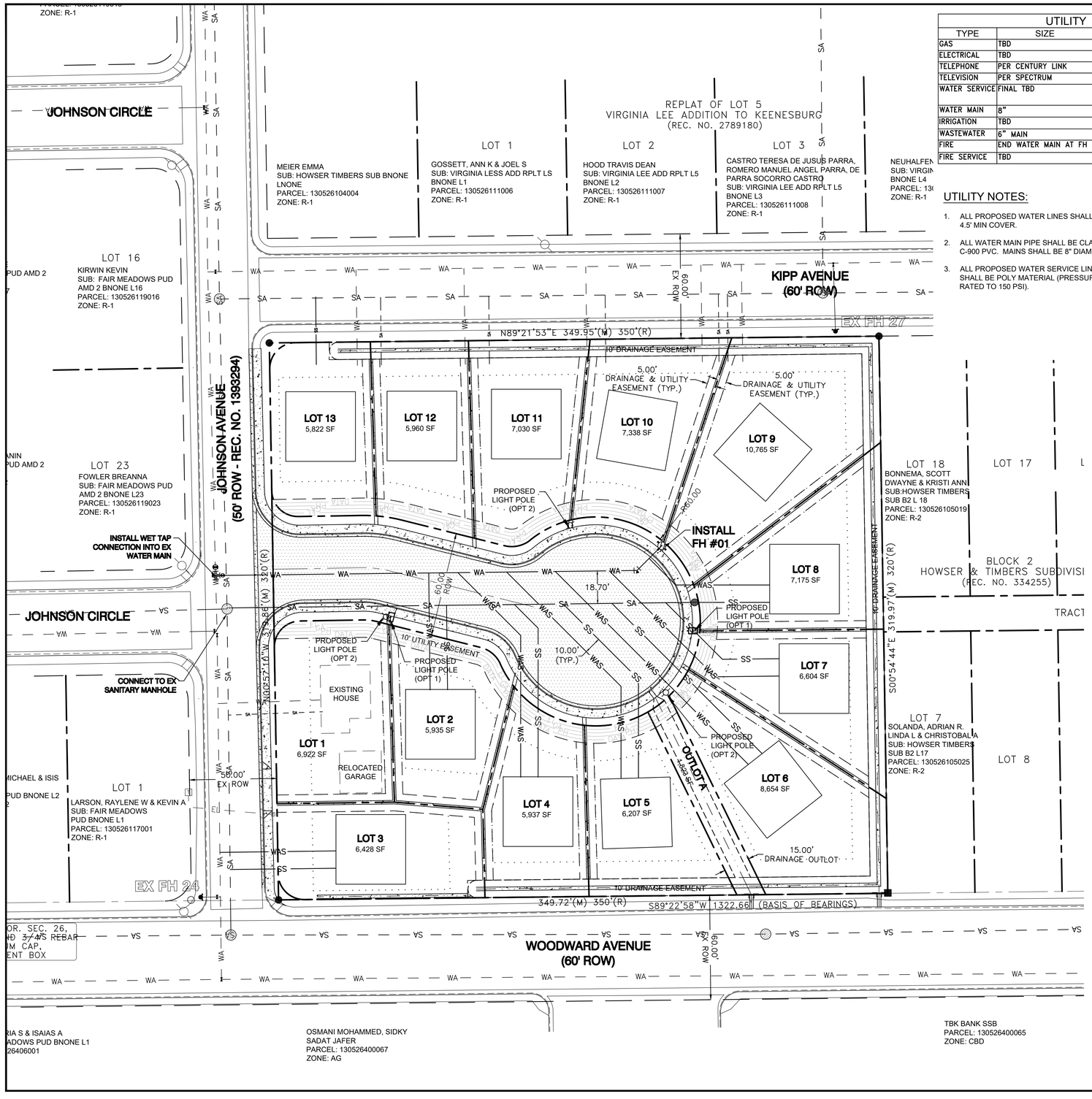
INITIAL PLAN RELEASE: 07/09/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0377.001.00
DOC CON # 0003-SITE
SHEET 3 OF 13

T:\0377_001_00- RYBERG- KEENESBURG\Dwg\CDs\0377-001-WEC-CDs-SKETCH-PLAN.dwg, 03-SITE, 7/9/2021 5:38:42 PM, DWG To PDF.pc3, WEC 24"36, WEC 24"36



UTILITY SERVICE SUMMARY		
TYPE	SIZE	COMMENT
GAS	TBD	ATMOS
ELECTRICAL	TBD	UNITED POWER
TELEPHONE	PER CENTURY LINK	CENTURY LINK
TELEVISION	PER SPECTRUM	SPECTRUM
WATER SERVICE	FINAL TBD	TOWN OF KEENESBURG – TAP & SERVICE LINE STUBS TO EACH BUILDING – METER TBD (¾" EACH ASSUMED)
WATER MAIN	8"	TOWN OF KEENESBURG
IRRIGATION	TBD	ALL LANDSCAPE & COMMON AREAS TO BE IRRIGATED
WASTEWATER	6" MAIN	TOWN OF KEENESBURG
FIRE	END WATER MAIN AT FH	PER SE WELD FIRE PROTECTION DISTRICT
FIRE SERVICE	TBD	DESIGN BY OTHERS

UTILITY NOTES:

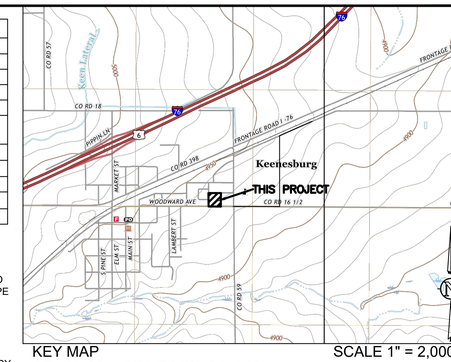
1. ALL PROPOSED WATER LINES SHALL HAVE 4.5' MIN COVER.
2. ALL WATER MAIN PIPE SHALL BE CLASS C-900 PVC. MAINS SHALL BE 8" DIAMETER.
3. ALL PROPOSED WATER SERVICE LINE PIPE SHALL BE POLY MATERIAL (PRESSURE RATED TO 150 PSI).
4. ALL PROPOSED SANITARY LINES SHALL HAVE 4.0' MIN COVER AT CONNECTION TO BUILDING AND AT CLEAN OUTS AND SLOPE 1.0% MIN THEREAFTER.
5. ALL SEWER LINE PIPE SHALL BE 6" DIAMETER SDR-35 PVC.
6. DRY UTILITIES DESIGN TO BE PROVIDED BY OTHERS.
7. ELECTRIC DESIGN BY OTHERS.

ALL WATER LINE VALVES, BENDS, AND FITTINGS SHALL BE RESTRAINED AND THRUST BLOCKS INSTALLED. SEE ALSO JOINT RESTRAINT TABLE THIS SHEET.

ALL FIRELINE JOINTS AND FITTINGS TO BE RESTRAINED WITH MEGALUGS OR APPROVED EQUAL IN ADDITION TO THRUST BLOCK INSTALLATION.

SEE PHOTOMETRIC PLANS FOR STREET & BUILDING LIGHTING DETAILS (SHEETS 10, 11).

30 15 0 30 60
FULL SCALE: 1" = 30'
HALF SCALE: 1" = 60'



KEY MAP SCALE 1" = 2,000'
SE 1/4, S24, T2N, R64W, 6th P.M.
SHOWN KEY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY 40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4

NOTES

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SYMBOL LEGEND

45 DEG BEND
22.5 DEG BEND
RESTRAINED PLUG
RESTRAINED TEE
WATER METER
RESTRAINED CROSS
FIRE HYDRANT
RESTRAINED WATER VALVE
PIPE CROSSOVER
MANHOLE
EXISTING ASPHALT PAVING
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
PROPOSED GRAVEL
PROPOSED LIGHT POLE (OPTION 1)
PROPOSED LIGHT POLE (OPTION 2)

LINETYPE LEGEND

LOT / PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT
SETBACK
TO BE ABANDONED LOT LINE
EXISTING BUILDING, CURB
EDGE of ASPHALT or GRAVEL RD
CHAINLINK FENCE
WIRE FENCE
POND WQ W/S
SWALE
EXISTING OVERHEAD ELEC
EXISTING ELECTICAL LINE
EXISTING STORM LINE
EXISTING SANITARY LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING FIBER OPTIC LINE
EXISTING TELEPHONE LINE
PROPOSED SANITARY LINE
PROPOSED SANITARY SERVICE
PROPOSED STORM LINE
PROPOSED WATER LINE
PROPOSED WATER SERVICE
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED TELEPHONE LINE

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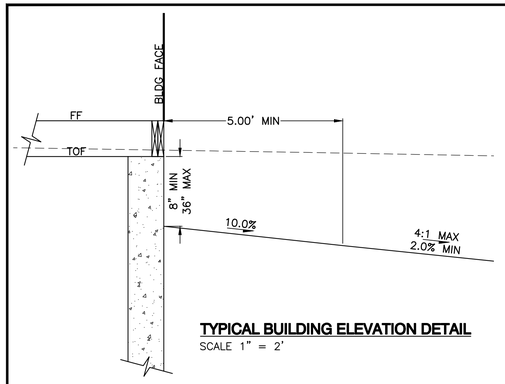
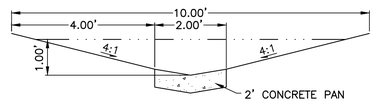
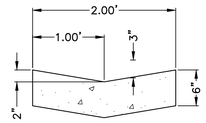


TYPICAL BUILDING ELEVATION DETAIL
SCALE 1" = 2'



PERIMETER SWALE DETAIL
SCALE 1" = 2'



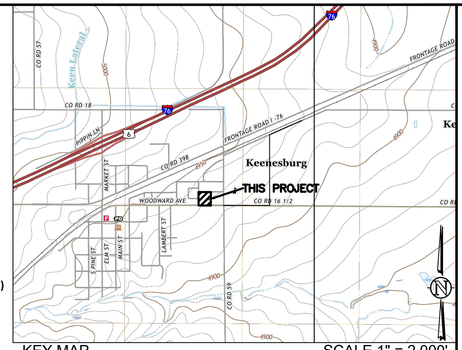
2' LOT LINE CONC PAN DETAIL
SCALE 1" = 1'

JUDIE ANNE SUBDIVISION EARTHWORK SUMMARY

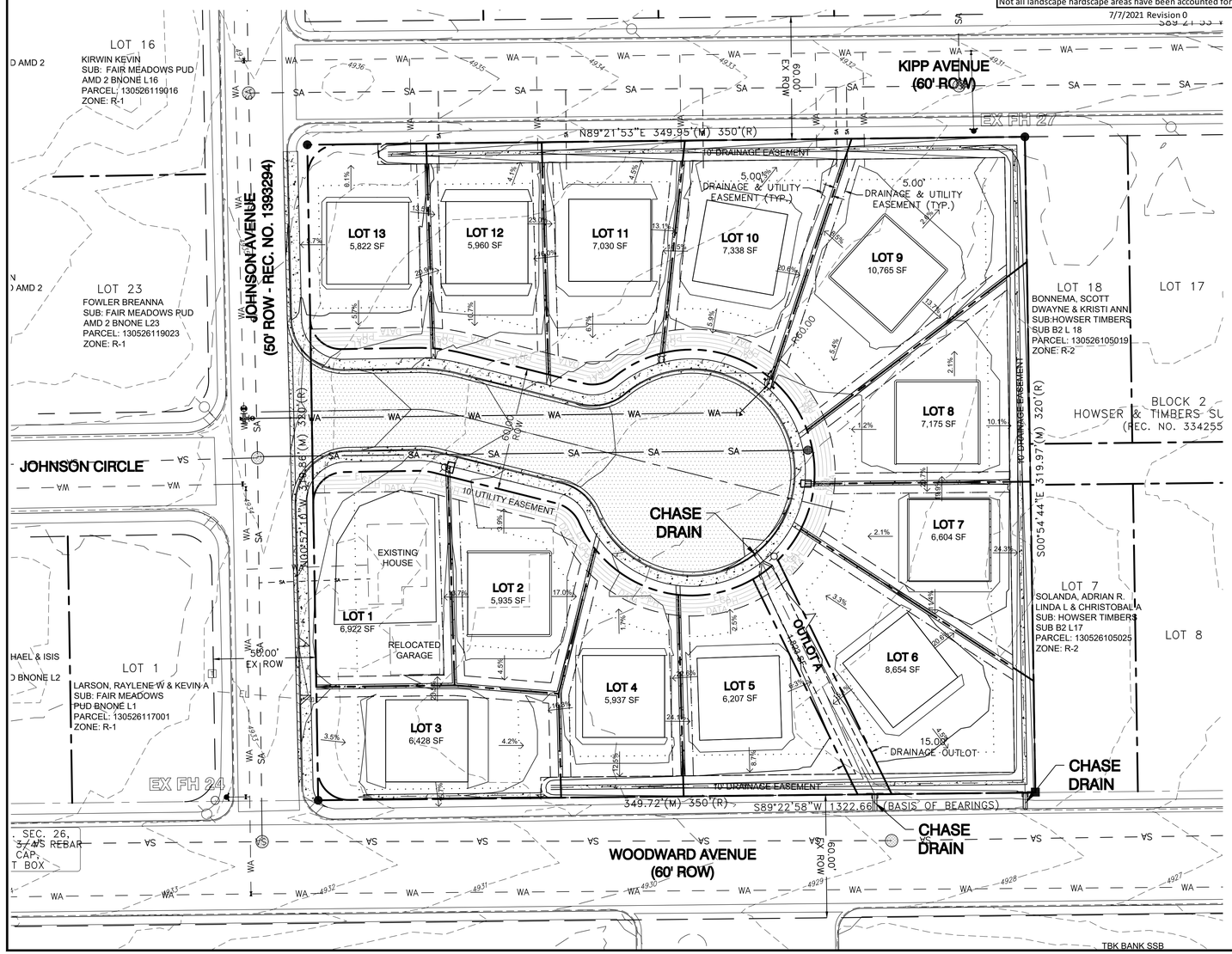
	Description	Area (sq. ft)	Thickness (inches)	Volume (cubic ft)	Volume (cubic yds)	
	ASPHALT	12,891	-6	-6,446	(239)	
	CRAWLSPACE (ASSUMED 2' CUT)	19,200	-24	-38,400	(1,422)	
	CONCRETE (WALKS, C & G, PANS)	10,248	-6	-5,124	(190)	
	OVER-EX SOIL REPLACEMENT	0	0	0	-	
A	TOTAL IMPORT	42,339 sft		-49,970	(1,851)	A
	Undisturbed Area	0.07 ac				
	Total Adjusted Earthwork Area	2.50 ac				
B1	EG to FG Surface to Surface net cut required (cy)				117	
B2	EG to FG Surface to Surface net (fill) required (cy)				(5,903)	
B	EG to FG Surface to Surface net cut (fill) required (cy) after 10% fill shrinkage				(5,786)	B
	(B-A) Net Excess or (Shortage) cy needed in order to balance				**(3,935)**	**=B1-(B2+A)**
	Net adjustment to balance + raise, (lower) in feet over EG to FG area				(0.97)	
	% Unbalanced				68%	
	Assumed Stripping's (6" over 0.87 ac)				784	

As per the Project Geotechnical report, additional import may be necessary to achieve stabilization.
Additional import may be required and an excess material condition could occur.
No overexcavation, foundation excavation, or buried utility export, has been included in this table.
Not all landscape hardscape areas have been accounted for in this table.

7/7/2021 Revision 0



KEY MAP SCALE 1" = 2,000'
SE 1/4, S24, T2N, R64W, 6th P.M.
SHOWN KEY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY 40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4



GRADING NOTES:

1. 8" MINIMUM EXPOSURE BELOW TOP OF FOUNDATION AROUND ENTIRE STRUCTURE UNLESS OTHERWISE NOTED.
2. 6 INCH MINIMUM DROP IN FIRST 5 FEET (12 INCH IN FIRST 10 FEET WHERE POSSIBLE) FROM EXPOSURE NOTED IN NOTE #1
3. 2% GRADES AWAY FROM STRUCTURE THEREAFTER CRITERIA #1 AND #2.
4. SHOULD ANY EXPOSED WALL HEIGHT EXCEED 30", THEN A HANDRAIL OR FENCE, MEETING INTERNATIONAL BUILDING CODE HEIGHT (42" MIN) AND OPENING REQUIREMENTS (≤ 4"), IS REQUIRED.
5. ALL PATIOS AND PORCHES SHALL BE 6" MINIMUM BELOW FINISH FLOOR.

30 15 0 30 60
FULL SCALE: 1" = 30'
HALF SCALE: 1" = 60'

NOTES

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SYMBOL LEGEND

45 DEG BEND
22.5 DEG BEND
RESTRAINED PLUG
RESTRAINED TEE
WATER METER
RESTRAINED CROSS
FIRE HYDRANT
RESTRAINED WATER VALVE
PIPE CROSSOVER
MANHOLE
EXISTING ASPHALT PAVING
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
PROPOSED GRAVEL
PROPOSED LIGHT POLE (OPTION 1)
PROPOSED LIGHT POLE (OPTION 2)

LINETYPE LEGEND

LOT / PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT
SETBACK
TO BE ABANDONED LOT LINE
EXISTING BUILDING, CURB
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CHAINLINK FENCE
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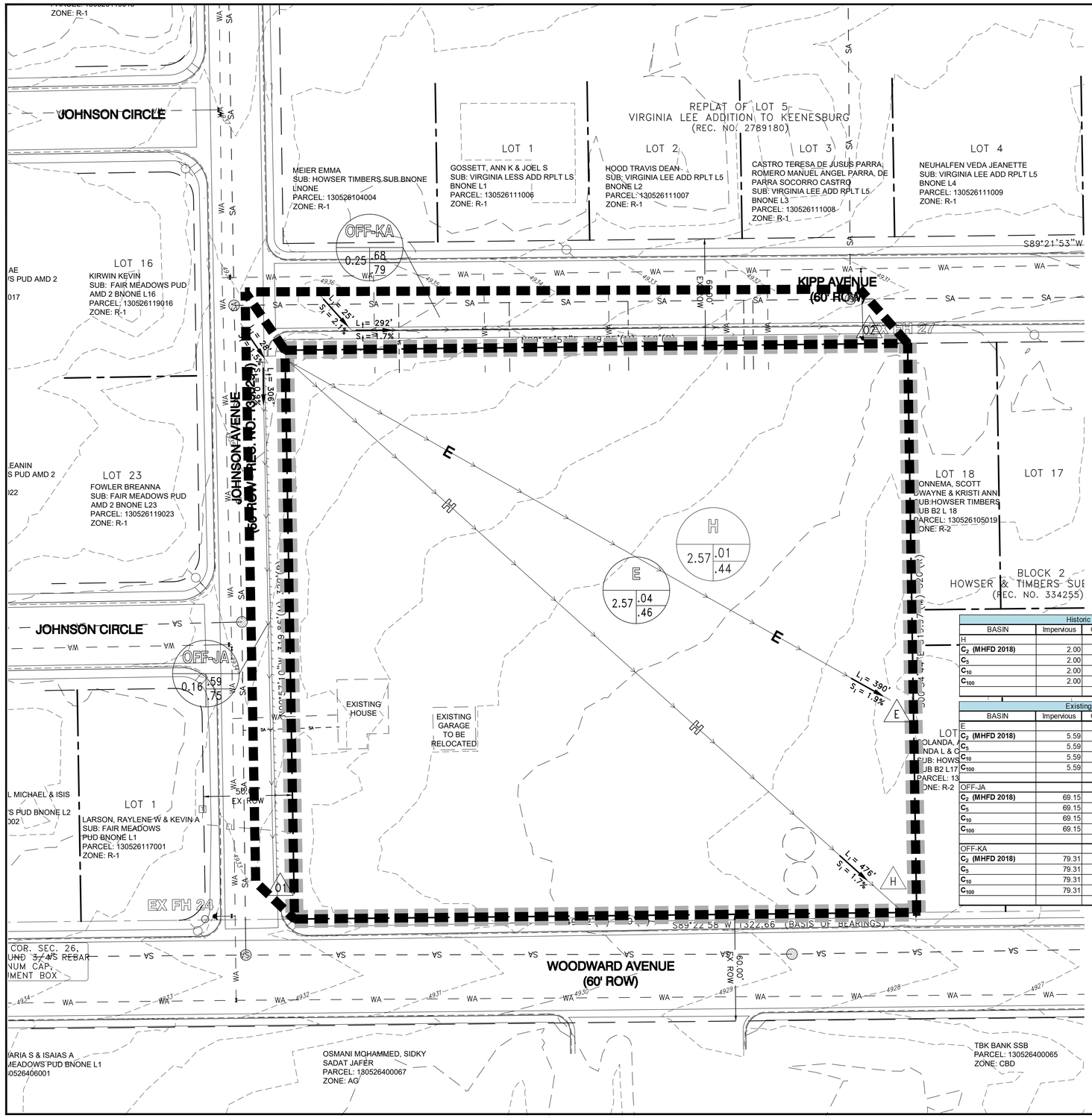


EXISTING DRAINAGE LEGEND

E — EXISTING SUB-BASIN DESIGNATION
1.12 .73 .83 — C10, C100
AREA IN ACRES
8 — DESIGN POINT
EXISTING BASIN
EXISTING DRAINAGE PATTERN

HISTORIC DRAINAGE LEGEND

H — HISTORIC SUB-BASIN DESIGNATION
1.12 .73 .83 — C10, C100
AREA IN ACRES
HISTORIC BASIN
HISTORIC DRAINAGE PATTERN

L_I - INITIAL LENGTH — L_I = LI, S_I = SI
S_I - INTIAL SLOPE
L_t - TRAVEL LENGTH — L_t = LT, S_t = ST
S_t - TRAVEL SLOPE

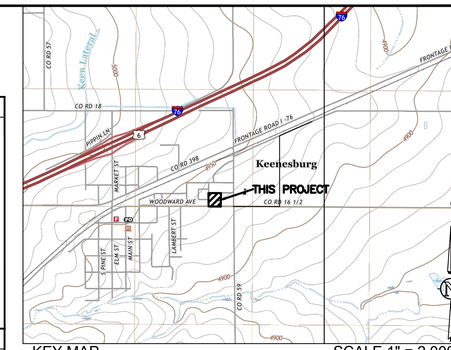
Historic Runoff Table - JUDIE ANNE SUBDIVISION

BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H							
C_2 (MHFD 2018)	2.00	0.01	1.32	2.57	0.03	cfs	H
C_5	2.00	0.01	1.75	2.57	0.04	cfs	
C_{10}	2.00	0.07	2.16	2.57	0.39	cfs	
C_{100}	2.00	0.44	4.08	2.57	4.61	cfs	

Existing Runoff Table - JUDIE ANNE SUBDIVISION

BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
E							
C_2 (MHFD 2018)	5.59	0.04	1.46	2.57	0.15	cfs	E
C_5	5.59	0.04	1.94	2.57	0.20	cfs	
C_{10}	5.59	0.10	2.39	2.57	0.61	cfs	
C_{100}	5.59	0.46	4.52	2.57	5.30	cfs	
OFF-JA							
C_2 (MHFD 2018)	69.15	0.58	2.43	0.16	0.23	cfs	O1
C_5	69.15	0.59	3.22	0.16	0.31	cfs	
C_{10}	69.15	0.61	3.98	0.16	0.39	cfs	
C_{100}	69.15	0.75	7.51	0.16	0.91	cfs	
OFF-KA							
C_2 (MHFD 2018)	79.31	0.66	2.83	0.25	0.48	cfs	O2
C_5	79.31	0.68	3.75	0.25	0.65	cfs	
C_{10}	79.31	0.69	4.64	0.25	0.82	cfs	
C_{100}	79.31	0.79	8.75	0.25	1.77	cfs	

30 15 0 30 60
FULL SCALE: 1" = 30'
HALF SCALE: 1" = 60'



KEY MAP — SCALE 1" = 2,000'
SE 1/4, S24, T2N, R64W, 6th P.M.
SHOWN KEY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY 40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4

NOTES

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SYMBOL LEGEND

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22.5 DEG BEND
RESTRAINED PLUG
RESTRAINED TEE
WATER METER
RESTRAINED CROSS
FIRE HYDRANT
RESTRAINED WATER VALVE
PIPE CROSSOVER
MANHOLE
EXISTING ASPHALT PAVING
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
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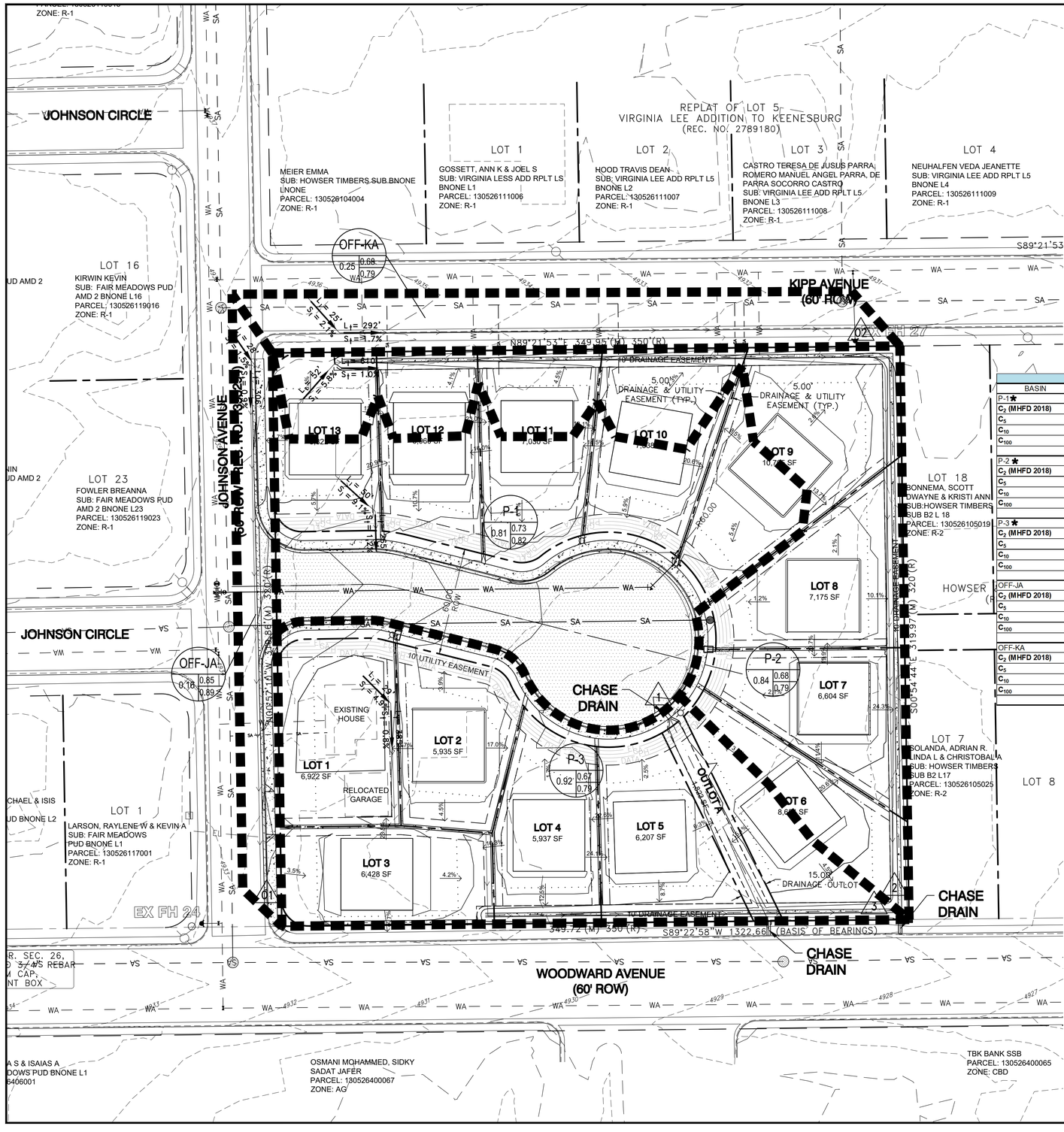


DEVELOPED DRAINAGE LEGEND

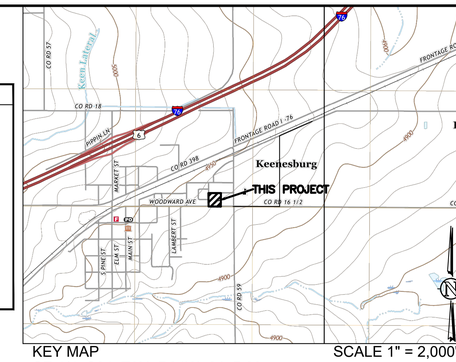
B1 — SUB-BASIN DESIGNATION
3.20 — AREA IN ACRES
58 — C5
88 — C100
DEVELOPED BASIN
PROPOSED DRAINAGE PATTERN
DESIGN POINT

L_I - INITIAL LENGTH
S_I - INTIAL SLOPE
L_T - TRAVEL LENGTH
S_T - TRAVEL SLOPE

L_I = LI
S_I = SI
L_T = LT
S_T = ST

Developed Runoff Table - JUDIE ANNE SUBDIVISION								
BASIN	Impervious	C-YR	I	A	CIA(YR-DEVELOPED)	cfs		DESIGN POINT
P-1★								
C_2 (MHFD 2018)	★85.72	0.72	2.85	0.81	1.66	cfs		1
C_5	85.72	0.73	3.78	0.81	2.26	cfs		
C_{10}	85.72	0.74	4.68	0.81	2.83	cfs		
C_{100}	85.72	0.82	8.82	0.81	5.91	cfs		
P-2★								
C_2 (MHFD 2018)	★79.60	0.66	2.28	0.84	1.26	cfs		2
C_5	79.60	0.68	3.02	0.84	1.72	cfs		
C_{10}	79.60	0.70	3.73	0.84	2.18	cfs		
C_{100}	79.60	0.79	7.04	0.84	4.70	cfs		
P-3★								
C_2 (MHFD 2018)	★78.31	0.65	2.52	0.92	1.51	cfs		3
C_5	78.31	0.67	3.35	0.92	2.05	cfs		
C_{10}	78.31	0.69	4.14	0.92	2.60	cfs		
C_{100}	78.31	0.79	7.81	0.92	5.65	cfs		
OFF-JA								
C_2 (MHFD 2018)	98.99	0.83	2.88	0.16	0.39	cfs		O1
C_5	98.99	0.85	3.82	0.16	0.53	cfs		
C_{10}	98.99	0.85	4.72	0.16	0.65	cfs		
C_{100}	98.99	0.89	8.90	0.16	1.28	cfs		
OFF-KA								
C_2 (MHFD 2018)	79.31	0.66	2.89	0.25	0.49	cfs		O2
C_5	79.31	0.68	3.83	0.25	0.66	cfs		
C_{10}	79.31	0.69	4.74	0.25	0.83	cfs		
C_{100}	79.31	0.79	8.94	0.25	1.81	cfs		

★ BASIN IMPERVIOUSNESS THIS TABLE REPRESENTS THE FULL BUILDOUT OF EACH LOT AT 80% IMPERVIOUSNESS.



KEY MAP — SCALE 1" = 2,000'

SE 1/4, S24, T2N, R64W, 6th P.M.

SHOWN KEY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY 40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4

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SYMBOL LEGEND

45 DEG BEND
22.5 DEG BEND
RESTRAINED PLUG
RESTRAINED TEE
WATER METER
RESTRAINED CROSS
FIRE HYDRANT
RESTRAINED WATER VALVE
PIPE CROSSOVER
MANHOLE
EXISTING ASPHALT PAVING
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
PROPOSED GRAVEL
PROPOSED LIGHT POLE (OPTION 1)
PROPOSED LIGHT POLE (OPTION 2)

LINETYPE LEGEND

LOT / PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT
SETBACK
TO BE ABANDONED LOT LINE
EXISTING BUILDING, CURB
EDGE OF ASPHALT or GRAVEL RD
CHAINLINK FENCE
WIRE FENCE
POND WQ W/S
SWALE
EXISTING OVERHEAD ELEC
EXISTING ELECTICAL LINE
EXISTING STORM LINE
EXISTING SANITARY LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING FIBER OPTIC LINE
EXISTING TELEPHONE LINE
PROPOSED SANITARY LINE
PROPOSED SANITARY SERVICE
PROPOSED STORM LINE
PROPOSED WATER LINE
PROPOSED WATER SERVICE
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED TELEPHONE LINE

30 15 0 30 60
FULL SCALE: 1" = 30'
HALF SCALE: 1" = 60'

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CONTACT: ERNIE RYBERG
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DOC CON # 0007-DEV DRNG
SHEET 7 OF 13

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SUBDIVISION LOT DATA TABLE			
DESCRPTION	AREA	ACRES	%
ZONING	R-1		
LOT	111,916 SF	2.57 AC	100.00 %
EXISTING BUILDINGS	1,582 SF	0.04 AC	1.41 %
PROPOSED BUILDING	19,200 SF	0.44 AC	17.16 %
TOTAL BUILDING	**20,782 SF**	**0.48 AC**	**18.57 %**
EXISTING GRAVEL	350 SF	0.01 AC	0.31 %
TOTAL GRAVEL	**350 SF**	**0.01 AC**	**0.31 %**
PROPOSED CONCRETE	8,611 SF	0.20 AC	7.69 %
TOTAL CONCRETE	**8,611 SF**	**0.20 AC**	**7.69 %**
PROPOSED ASPHALT	12,891 SF	0.30 AC	11.52 %
TOTAL ASPHALT	**12,891 SF**	**0.30 AC**	**11.52 %**
TOTAL LANDSCAPING	**69,282 SF**	**1.59 AC**	**61.91 %**

ESTIMATED BUILDOUT LOT DATA TABLE			
DESCRPTION	AREA	ACRES	%
ZONING	R-1		
LOT	111,916 SF	2.57 AC	100.00 %
EXISTING BUILDINGS	1,582 SF	0.04 AC	1.41 %
PROPOSED BUILDING	30,000 SF	0.69 AC	26.81 %
TOTAL BUILDING	**31,582 SF**	**0.73 AC**	**28.22 %**
EXISTING GRAVEL	350 SF	0.01 AC	0.31 %
TOTAL GRAVEL	**350 SF**	**0.01 AC**	**0.31 %**
PROPOSED CONCRETE	44,500 SF	1.02 AC	39.76 %
TOTAL CONCRETE	**44,500 SF**	**1.02 AC**	**39.76 %**
PROPOSED ASPHALT	12,891 SF	0.30 AC	11.52 %
TOTAL ASPHALT	**12,891 SF**	**0.30 AC**	**11.52 %**
*** TOTAL LANDSCAPING**	**22,594 SF**	**0.52 AC**	**20.19 %**

* TOTAL LANDSCAPING THIS TABLE IS SHOWN THIS SHEET WITHIN THE PROPOSED ROW & DRAINAGE EASEMENTS.

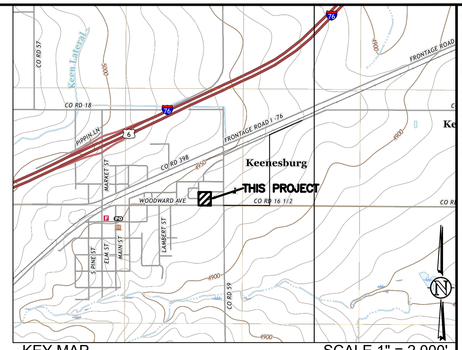
EACH INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR LOT LANDSCAPING AND FENCING PER TOWN STANDARDS

FENCE LEGEND

6' HIGH WOOD OR MASONRY PRIVACY FENCE (SEE NOTE ABOVE)

SETBACK DATA TABLE	
PROPERTY LINE	BUILDING SETBACK (R-1)
FRONT	20'
SIDE	5'
REAR	20'

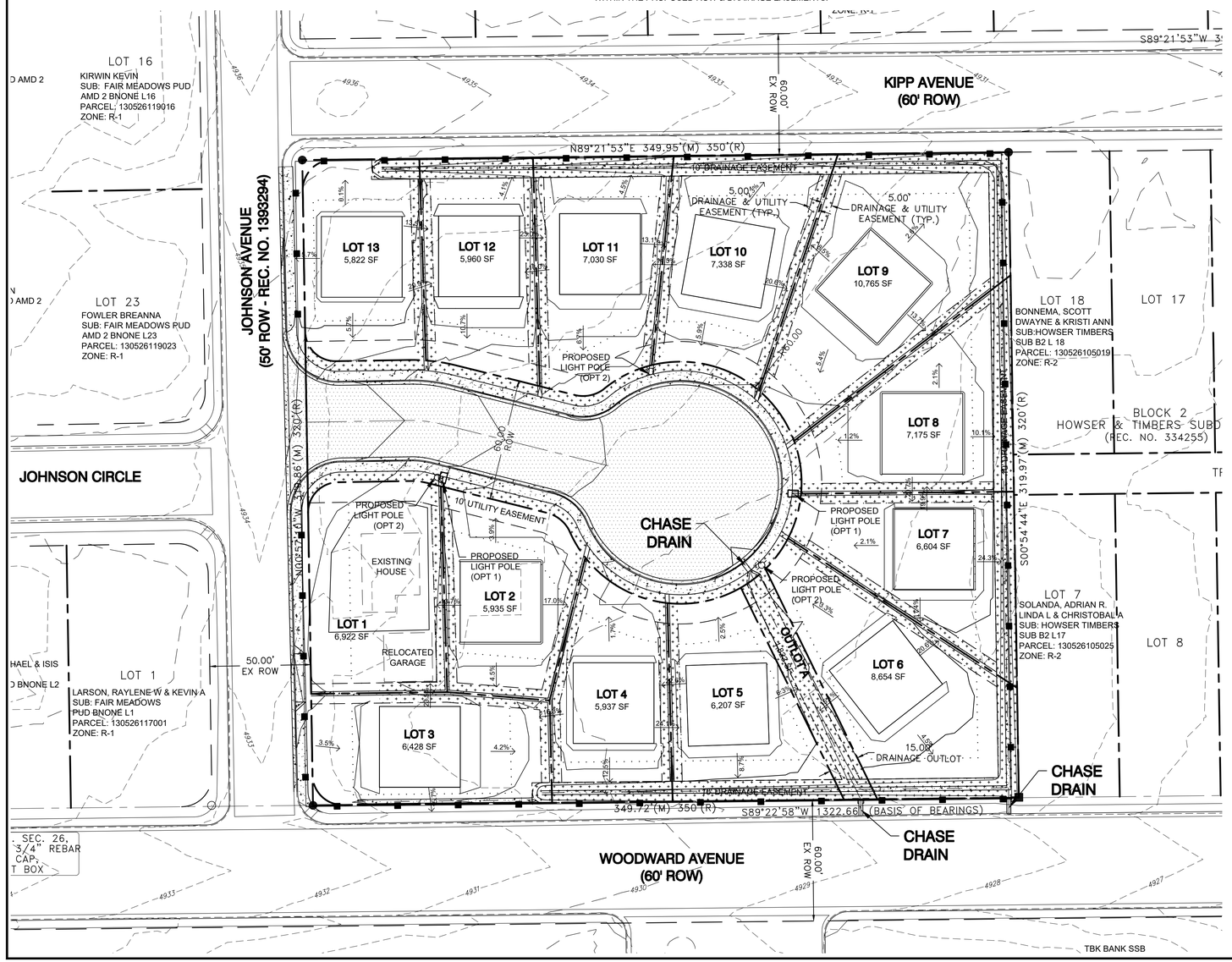
ALL BUILDINGS SHOWN AS 40'x40' (1,600 SF)



KEY MAP SCALE 1" = 2,000'

SE 1/4, S24, T2N, R64W, 6th P.M.

SHOWN KEY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY 40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4



150 75 0 150 300

FULL SCALE: 1" = 150'

HALF SCALE: 1" = 300

NOTES

THIS PLAN IS INTENDED AS THE LANDSCAPE PLAN FOR SKYVIEW ACRES.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND TOWN OF KEENESBURG RESPECTIVELY.

SEE "SPARROW SUBDIVISION– FIRST REPLAT" COMPLETED BY AMERICAN WEST LAND SURVEYING CO. – DATED JULY 18, 2011.

SEE COVER SHEET FOR BASIS OF BEARING.

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22.5 DEG BEND
RESTRAINED PLUG
RESTRAINED TEE
WATER METER
PROPOSED LIGHT POLE
RESTRAINED CROSS
FIRE HYDRANT
RESTRAINED WATER VALVE
PIPE CROSSOVER
MANHOLE
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
PROPOSED LANDSCAPING ZONES
PROPOSED LIGHT POLE (OPTION 1)
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EXISTING BUILDING, CURB
EDGE of ASPHALT or GRAVEL RD
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WIRE FENCE
POND WQ W/S
SWALE
OHE — OHE EXISTING OVERHEAD ELEC
E EXISTING ELECTICAL LINE
SD EXISTING STORM LINE
S EXISTING SANITARY LINE
W EXISTING WATER LINE
G EXISTING GAS LINE
FIBER — FIBER EXISTING FIBER OPTIC LINE
T EXISTING TELEPHONE LINE
SA — SA PROPOSED SANITARY LINE
SS — SS PROPOSED SANITARY SERVICE
STM — STM PROPOSED STORM LINE
WA — WA PROPOSED WATER LINE
WAS — WAS PROPOSED WATER SERVICE
GA — GA PROPOSED GAS LINE
EL — EL PROPOSED ELECTRIC LINE
PH — PH PROPOSED TELEPHONE LINE

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PLANTING DETAILS

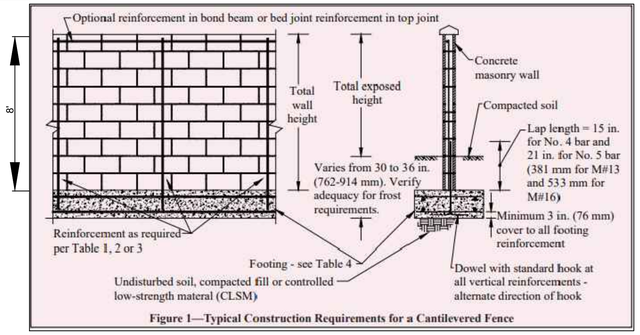
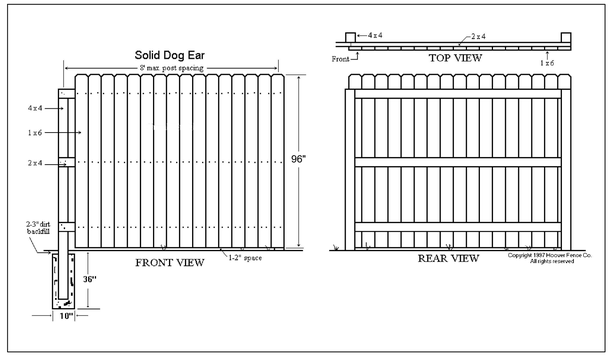
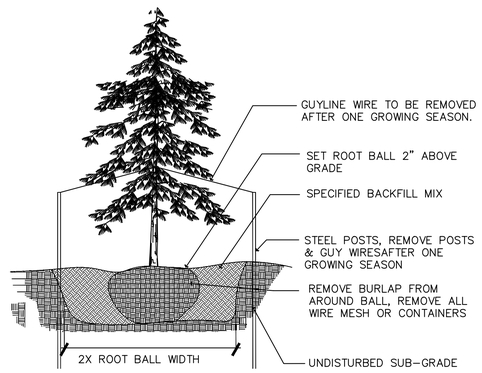


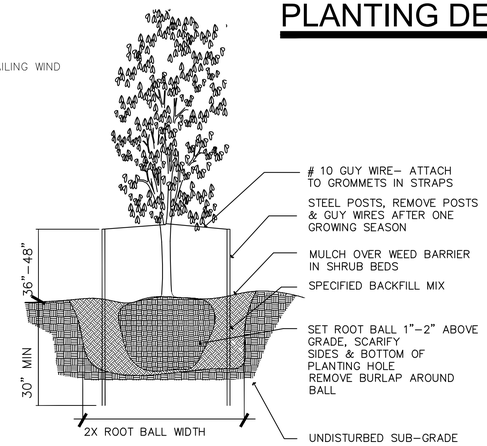
Figure 1—Typical Construction Requirements for a Cantilevered Fence

MASONRY FENCE DETAIL

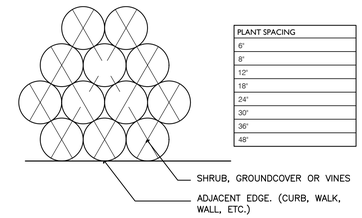




EVERGREEN TREE PLANTING DETAIL

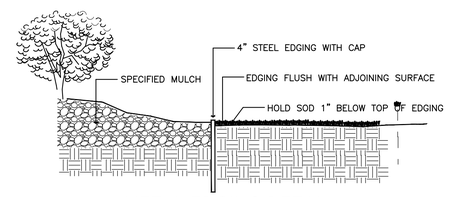


DECIDUOUS TREE PLANTING DETAIL

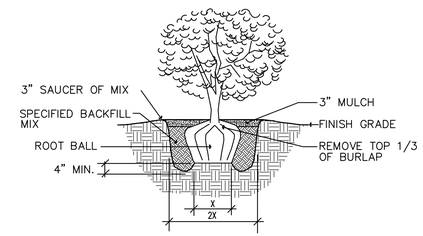


PLANT SPACING
6"
8"
12"
18"
24"
30"
36"
48"

PLANT SPACING DETAIL



METAL EDGING DETAIL



SHRUB PLANTING DETAIL

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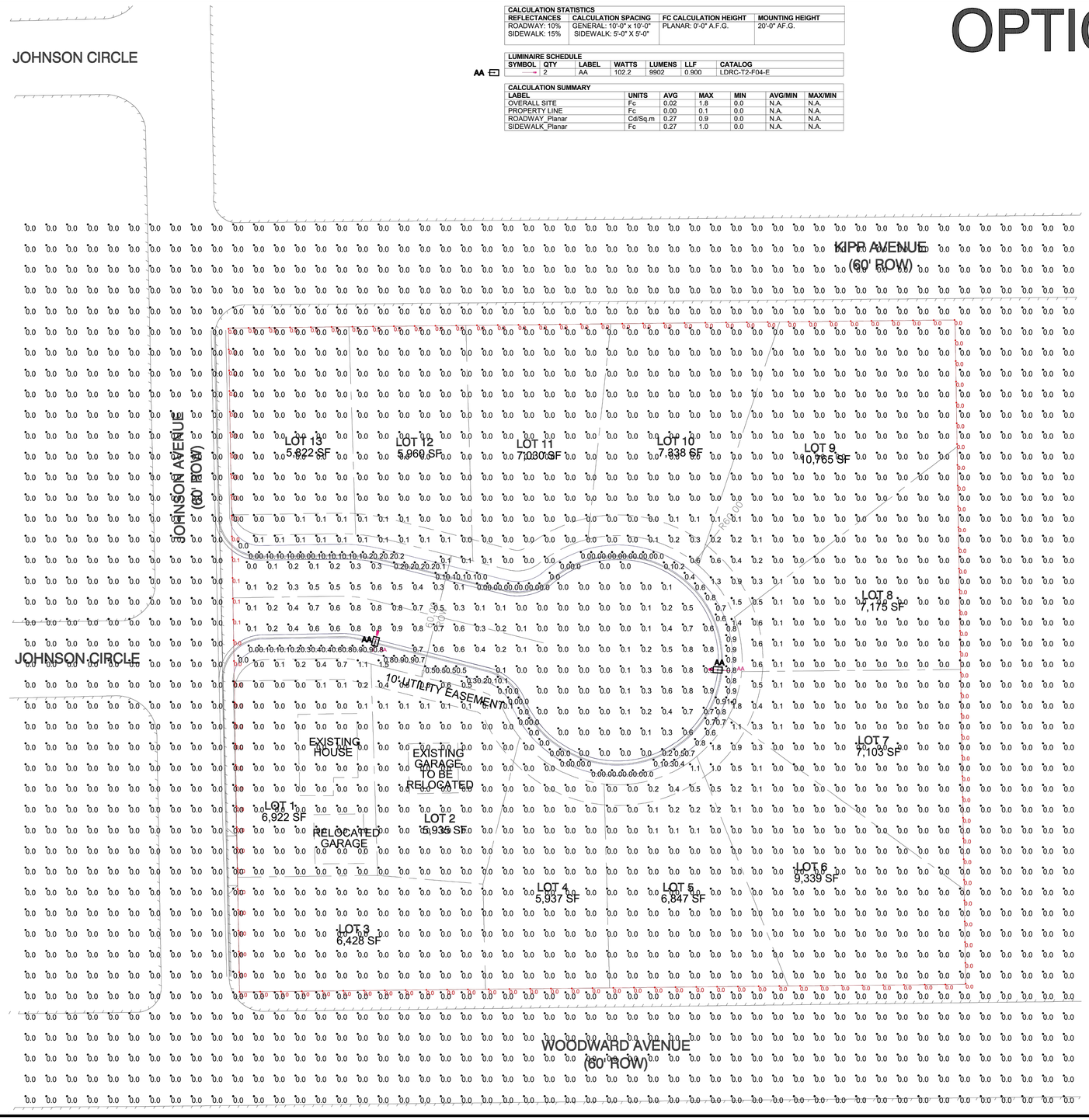
OPTION 1

CALCULATION STATISTICS			
REFLECTANCES	CALCULATION SPACING	FC CALCULATION HEIGHT	MOUNTING HEIGHT
ROADWAY: 10%	GENERAL: 10'-0" x 10'-0"	PLANAR: 0'-0" A.F.G.	20'-0" AF.G.
SIDEWALK: 15%	SIDEWALK: 5'-0" X 5'-0"		

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
AA	2	AA	102.2	9902	0.900	LDRC-T2-F04-E

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE	Fc	0.02	1.8	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.00	0.1	0.0	N.A.	N.A.
ROADWAY_Planar	Cd/Sq.m	0.27	0.9	0.0	N.A.	N.A.
SIDEWALK_Planar	Fc	0.27	1.0	0.0	N.A.	N.A.



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FINAL CONSTRUCTION DRAWINGS & CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

JUDIE ANNE SUBDIVISION
KEENESBURG, COLORADO

SITE PHOTOMETRIC PLAN

DRAWN BY: KERI STORMS
DATE: 7/9/2021
DSC DESIGN, SUPPORT & CONTROLS
1

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Lumark

Catalog #	LDRC-T2-F04-E-BK	Type	AA
Project	JUDIE ANNE SUBDIVISION		
Comments		Date	07/08/2021
Prepared by	ILLUMINATION SYSTEMS		

DESCRIPTION

The RC LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patented modular LightBAR™ technology delivers uniform and energy-conscious illumination to walkways, parking lots and roadways. UL/cUL listed for wet locations.

SPECIFICATION FEATURES

Construction
Heavy-duty cast aluminum housing and removable door 3G vibration tested to ensure strength of construction and longevity in application. Die-cast aluminum door frame features integral hinges for tool-less maintenance access.

Optics
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40ºC to 40ºC ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
Two-boltone-bracket slipfitter with cast-in pipe stop and leveling steps. Fixed-in-place birdguard seals around 1-1/4" or 2" mounting arms.

Finish
Components finished in a standard grey five-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors including black and bronze. RAL and custom color matches available.

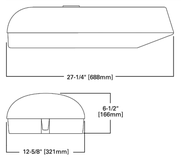
Warranty
Five-year warranty.

RC
LED ROADWAY SMALL CUTOFF COBRAHEAD

1 - 4 LightBARs
Solid State LED

SITE / ROADWAY LUMINAIRE

DIMENSIONS



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
ISO 9001
IP66 LightBARs
3G Vibration Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40ºC Minimum Temperature
40ºC Ambient Temperature Rating
50ºC (Optional) Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
0.80

SHIPPING DATA

Approximate Net Weight:
21 lbs. (9.5 kgs.)

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E01	E02	E03	E04
Drive Current		350mA Drive Current			
Power (Watts)		25W	52W	76W	97W
Current @ 120V (A)		0.22	0.44	0.63	0.82
Current @ 277V (A)		0.10	0.20	0.28	0.36
Current @ 347V (A)		0.11	0.19	0.28	0.29
Current @ 480V (A)		0.09	0.15	0.20	0.21
T2	Lumens	2,999	5,997	8,996	11,994
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,986	5,972	8,957	11,943
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4	Lumens	2,939	5,877	8,816	11,754
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
5MQ	Lumens	2,999	5,997	8,996	11,994
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
5WQ	Lumens	2,986	5,972	8,957	11,943
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
5XQ	Lumens	2,939	5,877	8,816	11,754
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
SL2	Lumens	2,928	5,856	8,784	11,712
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,969	5,937	8,906	11,875
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL4	Lumens	2,882	5,764	8,646	11,528
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
RW	Lumens	3,004	6,007	9,011	12,015
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,693	5,387	8,080	10,774
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

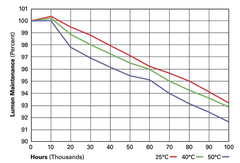
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs		F01	F02	F03	F04
Drive Current		1A Drive Current			
Power (Watts)		26W	55W	78W	102W
Current @ 120V (A)		0.22	0.46	0.66	0.86
Current @ 277V (A)		0.10	0.21	0.29	0.37
Current @ 347V (A)		32	60	85	105
Current @ 480V (A)		0.11	0.19	0.28	0.30
T2	Lumens	2,475	4,951	7,426	9,902
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T3	Lumens	2,465	4,930	7,395	9,859
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T4	Lumens	2,426	4,852	7,278	9,704
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
5MQ	Lumens	2,565	5,131	7,696	10,262
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
5WQ	Lumens	2,531	5,061	7,592	10,123
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5XQ	Lumens	2,553	5,105	7,658	10,210
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
SL2	Lumens	2,417	4,834	7,251	9,668
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
SL3	Lumens	2,451	4,901	7,352	9,803
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
SL4	Lumens	2,379	4,758	7,138	9,517
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
RW	Lumens	2,480	4,959	7,439	9,918
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,224	4,447	6,671	8,894
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25ºC	>99%	>97%	>96%	>93%	>450,000
40ºC	>98%	>97%	>96%	>92%	>425,000
50ºC	>97%	>96%	>95%	>91%	>400,000

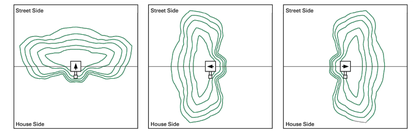
* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.96

OPTIC ORIENTATION



Standard | **Optics Rotated Left @ 90º** [L90] | **Optics Rotated Right @ 90º** [R90]

ORDERING INFORMATION

Sample Number: LDRC-T2-E01-E

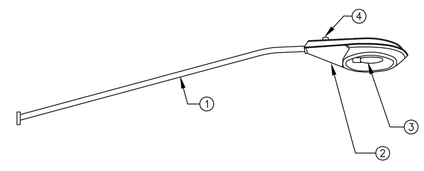
Lamp Type	Series [1]	Distribution	Number of LightBARs [2,3]	Voltage
LD=Solid State Light Emitting Diodes	**RC**=Roadway Small Cutoff Cobrahead	**T2**=Type II **T3**=Type III **T4**=Type IV **SL2**=Type II with Spill Control **SL3**=Type III with Spill Control **SL4**=Type IV with Spill Control **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **5XQ**=Type V Square Extra Wide **RW**=Rectangular Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **E03**=(3) 21 LED LightBARs **E04**=(4) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs **F03**=(3) 7 LED LightBARs **F04**=(4) 7 LED LightBARs	**E**=Universal (120-277V) **347**=347V **480**=480V [4]

Options (Add as Suffix)	Accessories (Order Separately)
BK=Black **BZ**=Bronze **HA**=50ºC High Ambient Temperature Rating **R90**=Optics Rotated Right 90º **L90**=Optics Rotated Left 90º **PER**=NEMA Twistlock Photocontrol Receptacle **7030**=70 CRI / 3000K CCT [5] **7050**=70 CRI / 5000K CCT [5] **7060**=70 CRI / 5700K CCT [5] **8030**=80 CRI / 3000K CCT [5] **LCF**=LightBAR Cover Plate Matches Housing Finish **HSS**=Factory Installed House Side Shield [6]	**OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=NEMA Twistlock Photocontrol - 120V **OA/RA1016**=NEMA Twistlock Photocontrol - Multi-Tap **OA/RA1027**=NEMA Twistlock Photocontrol - 480V **OA/RA1251**=NEMA Twistlock Photocontrol - 347V **MA1253**=10kV Circuit Module Replacement **LB/HSS-21**=Field Installed House Side Shield for "E" LightBARs [6,7] **LB/HSS-07**=Field Installed House Side Shield for "F" LightBARs [6,7]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS13001EN for additional support information.
2. Standard 4000K CCT and greater than 70 CRI.
3. 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Extended lead times apply. See website for IES files.
6. Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
7. One required for each LightBAR. Not available with L90 or R90 options.

UNITED POWER, INC.
STANDARD STREET LIGHT ASSEMBLIES
BRIGHTON, CO

Unit Drawing	Description
	Residential Streets
M26-70F	70 watt High Pressure Sodium lamp, black carriage-type light on 24' fiberglass direct buried pole
M26-100C	100 watt High Pressure Sodium lamp, black contemporary light on 24' fiberglass direct buried pole
M26-100CB	100 watt High Pressure Sodium lamp, cobra head light with 10' arm (mounted on wood pole)



ITEM	QTY	MATERIAL	ITEM	QTY	MATERIAL
1	1	10' Truss Arm	9	2	Lag Screw 1/2" x 4"
2	1	Luminaire 100W Cobra Drop	10	1	Locknut MF Type 5/8"
3	1	Lamp HPS, 100W.			
4	1	Photoelectric Eye.			
5	1	Bolt, machine, 5/8" x req'd length			
6	1	Washer, 2-1/4" square x 3/16" flat			
7	1	Washer, 5/8", double coil springlock			
8	1	Fuse Assembly, Sec – 10 amp			

REVISIONS

DATE	BY	DESCRIPTIONS
11/01	EMK	S.E.I. Revision
08/02	KWD	General Revision

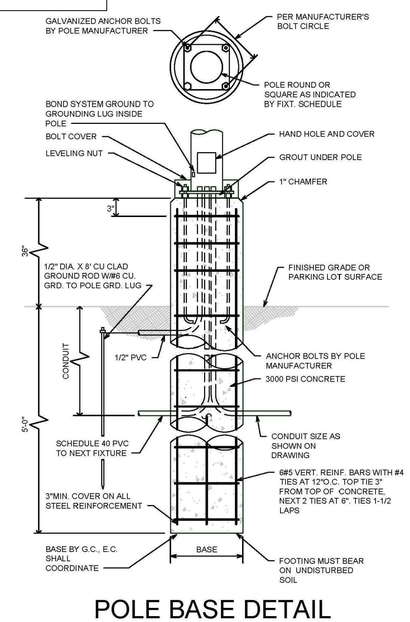
ENG. APPROVAL: DATE:
OPER. APPROVAL: DATE:

UNITED POWER
UNITED POWER, INC.
P.O. BOX 929 • BRIGHTON, CO. 80601

DWN BY: K.Ross
ISSUED BY:
ISSE DT:

100W COBRA HEAD LIGHT WITH 10' ARM

M26-100CB



F

POLE BASE DETAIL W/ GRD ROD

SCALE: N.T.S.

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www.westernec.com
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(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY
0	INITIAL RELEASE	07/09/21	CFC

RYBERG CONST. CO., INC
CONTACT: ERNIE RYBERG
17843 COUNTY ROAD 6
BRIGHTON, CO 80603
(303) 597-2122

PHOTOMETRIC OPTION 1 DETAILS

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CHECKED BY: CFC

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DOC CON # 0011-PHOTODTLS
SHEET 11 OF 13

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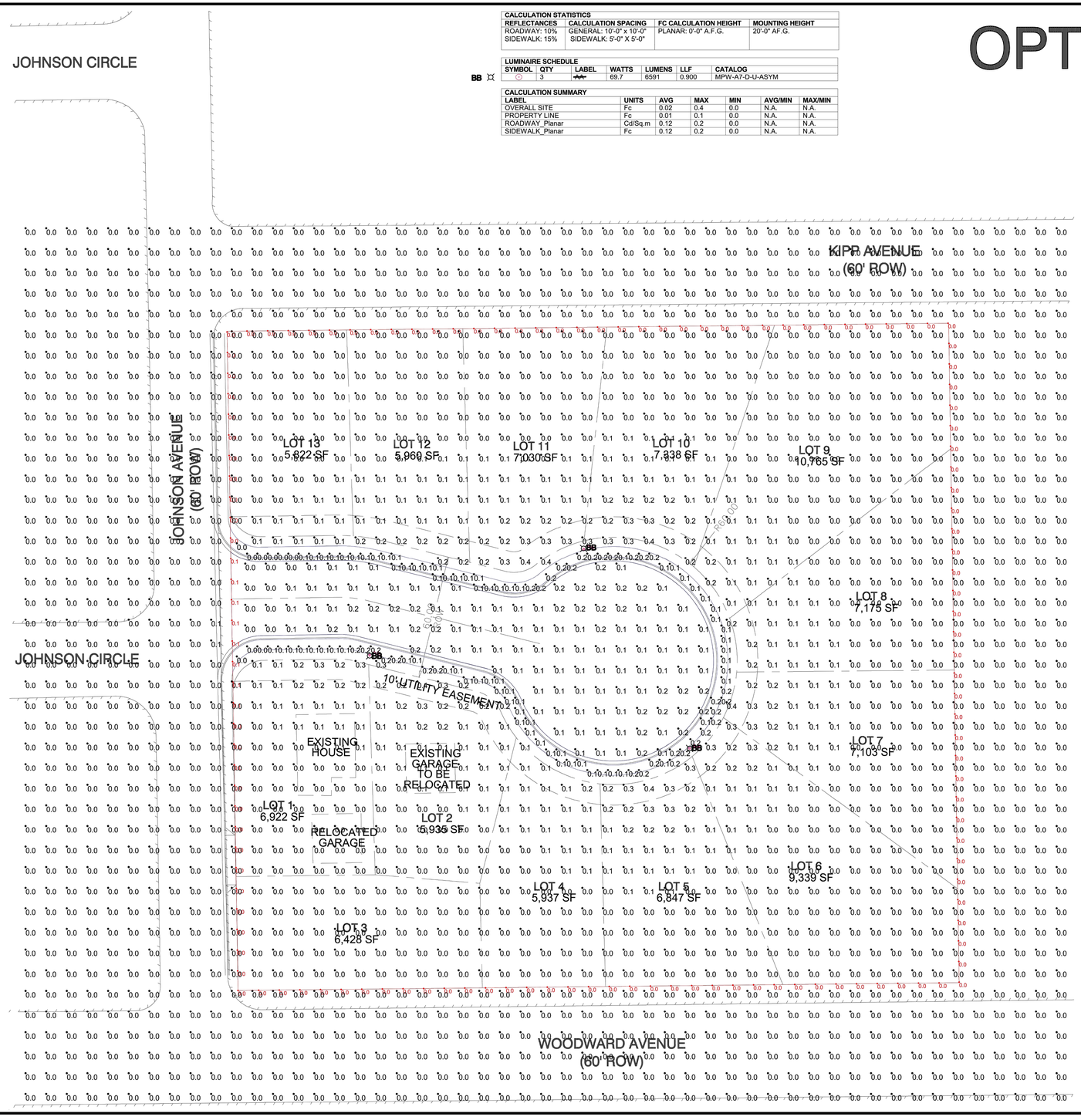
OPTION 2

CALCULATION STATISTICS			
REFLECTANCES	CALCULATION SPACING	FC CALCULATION HEIGHT	MOUNTING HEIGHT
ROADWAY: 10% SIDEWALK: 15%	GENERAL: 10'-0" x 10'-0" SIDEWALK: 5'-0" X 5'-0"	PLANAR: 0'-0" A.F.G.	20'-0" AF.G.

LUMINAIRE SCHEDULE							
	SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
BB		3		69.7	6591	0.900	MPW-A7-D-U-ASYM

CALCULATION SUMMARY							
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE	Fc	0.02	0.4	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.01	0.1	0.0	N.A.	N.A.
ROADWAY_Planar	Cd/Sq.m	0.12	0.2	0.0	N.A.	N.A.
SIDEWALK_Planar	Fc	0.12	0.2	0.0	N.A.	N.A.



ILLUMINATION SYSTEMS
5 SOUTH KALAMATH STREET
DENVER, CO 80223
PHONE: 303.295.2900
FAX: 303.293.8337
WWW.ILLUMSYS.COM

FOR PRICING AND AVAILABILITY CONTACT ILLUMINATION SYSTEMS

PHOTOMETRICS ARE NOT TO SCALE

DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY.

FOOT-CANDLE VALUES ARE PREDICTED AT HORIZONTAL CALCULATIONS UNLESS SPECIFIED OTHERWISE. ACTUAL FOOT-CANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS & CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

JUDIE ANNE SUBDIVISION
KEENESBURG, COLORADO

SITE PHOTOMETRIC PLAN

DRAWN BY: KERI STORMS

DATE: 7/9/2021

DSC DESIGN, SUPPORT & CONTROLS

1

127 S. DENVER AVENUE
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email: info@westernec.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

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1	RESUBMIT FOR REZ ZONING	07/09/21	CFC

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CONTACT: ERNIE RYBERG
17843 COUNTY ROAD 6
BRIGHTON, CO 80603
(303) 597-2127

PHOTOMETRIC OPTION 2 PLAN

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DOC CON # 0012-PHOTO 2
SHEET 12 OF 13

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Catalog #	MPW-A7-D-U-ASYM-BK	Type
Project	JUDIE ANNE SUBDIVISION	AA
Comments		Date
Prepared by	ILLUMINATION SYSTEMS	07/08/2021

Streetworks

MPW Woodbridge

Decorative Post Top Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

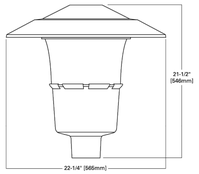
Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

Quick Facts

- Heavy duty cast aluminum housing with tool-less entry
- 0-10V dimming standard; Control options available
- 7 lumen packages up to 6,200 lumens
- Efficacies up to 103LPW

Dimensional Details



Product Certifications

DLC PREMIUM · IP65 · 50 YR · DSCC · UL LISTED · FC · 5 YEAR

Streetworks

MPW Woodbridge

Ordering Information

SAMPLE ORDER NUMBER: **MPW-A2-D-U-SYM-4-AP**

Product Family [1]	Light Engine	Driver	Voltage	Distribution	Color
MPW=Woodbridge	**A2** **A3** **A4** **A5** **A6** **A7**	**D**=Dimming **STLD**=Dali [2]	**U**=Universal (120-277V) **9**=347V **8**=480V	**SYM**=Symmetric **ASYM**=Asymmetric	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **WH**=White

Options (Add as Suffix)	Accessories (Order Separately)
7030=70 CRI / 3000K [3] **7027**=70 CRI / 2700K [3] **4**=NEMA 3-PIN Photocontrol Receptacle Internal Mount) [4] **4N7**=NEMA 7-PIN Photocontrol Receptacle (Internal Mount) [4] **4NTE**=Nema 7-Pin Photocontrol Receptacle (External Top Mount) **10MSP**=10kV MOV Surge Protective Device **NPC**=NEMA Photocontrol - Multi-Tap [4] **PSC**=Photocontrol Shorting Cap [5] **HSS**=House Side Shield 180 Degree Cutoff **W**=20' #10 Leads **HA**=High Ambient **AH0145**=After Hours Dim, 5 Hours [6] **AH0245**=After Hours Dim, 6 Hours [6] **AH0255**=After Hours Dim, 7 Hours [6] **AH0355**=After Hours Dim, 8 Hours [6] **20MSP**=20kV MOV Surge Protections Device **20K**=20kV UL 1449 Surge Protection Device **LLPC**=Long Life Photocontrol (Included) [7] **AMB**=MZM Antennae (915MHz) [8]	**OA/RA1016**=NEMA Photocontrol Multi-Tap **OA/RA1013**=Photocontrol Shorting Cap **OA1223**=10kV/10kA lit. 1449 Surge Module Replacement **MPX-HSS**=Field Install House Side Shield 180 Degree Cutoff **OA/RA1027**=NEMA Photocontrol 480V **OA/RA1201**=NEMA Photocontrol 347V

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP0130016EN for additional support information.
2. A7 not available with DALI.
3. Use dedicated IES files for various CCTs and CRIs when performing layouts. These files are published on the Utility LED Acorn luminaire product page on the website.
4. Total height of photocontrol/node cannot exceed 4.3".
5. Requires the use of Photocontrol (4, 4N7 or 4NTE) receptacle. See After Hours Dim supplemental guide for additional information.
6. Available with universal voltage only.
7. A photocontrol receptacle "4", "4N7" or "4NTE" must also be selected.
8. For use with third party control systems where MZM is required.

Product Specifications

Construction
- Die-cast aluminum housing with spun and stamped aluminum top
- Overcenter latch for relamping and power module access
- Top is completely removable without the use of tools
- ANSI wattage/ source label

Optical
- Injection molded acrylic refractor available in symmetric or asymmetric distributions
- Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI
- Electrical 120-277V 50/60Hz operation standard. 480V and 347V available as options
- 10kV/10kA common and differential mode surge protection standard
- Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from -40°C to 40°C
- Standard three-position tunnel type compression terminal block
- 0-10V dimming driver standard
- Photocontrol and After Hours Dim options available. Refer to control options section

Mounting
- Post top mount fits 3" O.D. tenons. Secured by square head 3/8" stainless steel mounting bolts

Shipping Data
- Approximate Net Weight: 34 lbs. (14 kgs.)
- Effective Projected Area: 1.7 (Sq. ft.)

Warranty
- Five-year warranty

Control Options

Photocontrol (4 and 4N7)
Optional photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the 4N7 receptacle.

Streetworks

MPW Woodbridge

Energy and Performance Data

Power and Lumens (SYM)

Light Engine		A2	A3	A4	A5	A6	A7
Drive Current (mA)		380	620	830	1100	1400	1500
Power (Watts)		18	29	39	51	64	69
Wattage Label		20	30	40	50	60	70
Input Current @ 120V (A)		0.15	0.24	0.33	0.44	0.55	0.59
Input Current @ 277V (A)		0.07	0.11	0.15	0.2	0.24	0.26
Optics							
SYM	4000K Lumens	2,057	3,267	4,269	5,360	6,539	6,896
	Bug Rating	B1-U3-G3	B2-U4-G3	B2-U4-G3	B2-U4-G4	B3-U5-G4	B3-U5-G5
	3000K Lumens	2,006	3,186	4,163	5,227	6,376	6,725
	Bug Rating	B1-U3-G2	B2-U4-G3	B2-U4-G3	B2-U4-G4	B3-U5-G4	B3-U5-G5
	2700K Lumens	1,910	3,033	3,964	4,977	6,072	6,403
	Bug Rating	B1-U3-G2	B1-U4-G3	B2-U4-G3	B2-U4-G4	B2-U5-G4	B3-U5-G4

Power and Lumens (ASYM)

Light Engine		A2	A3	A4	A5	A6	A7
Drive Current (mA)		380	620	830	1100	1400	1500
Power (Watts)		18	29	40	51	64	70
Wattage Label		20	30	40	50	60	70
Input Current @ 120V (A)		0.15	0.24	0.33	0.44	0.55	0.59
Input Current @ 277V (A)		0.07	0.11	0.15	0.2	0.24	0.28
Optics							
ASYM	4000K Lumens	2,041	3,216	4,167	5,194	6,267	6,591
	Bug Rating	B1-U3-G3	B1-U4-G3	B1-U4-G4	B2-U4-G4	B2-U5-G5	B2-U5-G5
	3000K Lumens	1,990	3,136	4,063	5,065	6,111	6,427
	Bug Rating	B1-U3-G3	B1-U4-G3	B1-U4-G4	B2-U4-G4	B2-U5-G5	B2-U5-G5
	2700K Lumens	1,895	2,986	3,869	4,823	5,819	6,120
	Bug Rating	B1-U3-G3	B1-U3-G3	B1-U4-G4	B2-U4-G4	B2-U4-G5	B2-U5-G5

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 40°C	> 73%	69,000

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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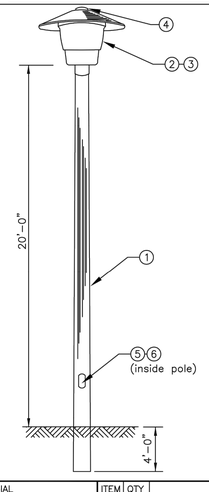
Specifications and dimensions subject to change without notice.

UNITED POWER, INC.
STANDARD STREET LIGHT ASSEMBLIES
BRIGHTON, CO

Unit Drawing	Description
	Residential Streets
M26-70F	70 watt High Pressure Sodium lamp, black carriage-type light on 24' fiberglass direct buried pole
M26-100C	100 watt High Pressure Sodium lamp, black contemporary light on 24' fiberglass direct buried pole
M26-100CB	100 watt High Pressure Sodium lamp, cobra head light with 10' arm (mounted on wood pole)



ITEM	QTY	MATERIAL	ITEM	QTY	MATERIAL
1	1	Fiberglass Light Pole, 24'			
2	1	Luminarie, 100W, HPS			
3	1	Lamp HPS, 100W.			
4	1	Photoelectric Eye.			
5	1	Fuse Assembly, Sec – 10 amp			

REVISIONS		
DATE	BY	DESCRIPTIONS
08/02	KWD	General Revision

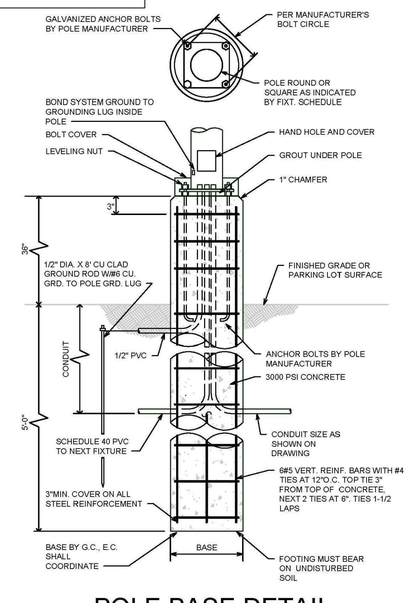
ENG. APPROVAL: DATE:
OPER. APPROVAL: DATE:

UNITED POWER
UNITED POWER, INC.
P.O. BOX 929 • BRIGHTON, CO. 80601

DWN BY: H. Ross
ISSUED BY:
ISSE DT:

100W ORNAMENTAL LIGHT ON FIBERGLASS POLE

M26-100C



F

POLE BASE DETAIL W/ GRD ROD

SCALE: N.T.S.

127 S. DENVER AVENUE
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email: info@westernecl.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY
0	INITIAL RELEASE	07/09/21	CFC

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CONTACT: ERNIE RYBERG
17843 COUNTY ROAD 6
BRIGHTON, CO 80603
(303) 597-2122

PHOTOMETRIC OPTION 2 DETAILS

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PROJECT NO. 01-0377.001.00
DOC CON # 0013-PHOTODTLS
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