






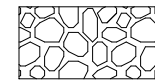
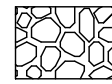





























































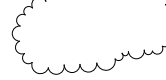
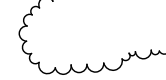










	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		
SILT FENCE		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE		
STORM INLET		
AREA INLET - SQUARE		
AREA INLET - ROUND		
FLARED END SECTION		
RIPRAP		
<b>SANITARY SEWER</b>		
LINE MARKER	<i>Mkr San</i>	
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
<b>WATER LINE</b>		
LINE MARKER	<i>Mkr W</i>	
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL	<i>WELL</i>	
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
TRANSMISSION BLOW-OFF ASSEMBLY		
<b>GAS LINE</b>		
MARKER	<i>Mkr G</i>	
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
<b>DRY UTILITIES</b>		
CABLE TV MARKER	<i>Mkr TV</i>	
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER	<i>Mkr E</i>	
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER	<i>Mkr T</i>	
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
<b>MISC. UTILITIES</b>		
VENT PIPE	<i>VP</i> 	
TEST HOLE DESIGNATOR		

	EXISTING	PROPOSED
PARKING METER		
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
TRAFFIC SIGNAL		
BARRICADE		
GUARD RAIL POST		
IMPACT ATTENUATOR		
BRIDGE STYLE HIGHWAY SIGN POST		
CANTILEVER STYLE HIGHWAY SIGN POST		
SIGN		
RAILROAD MARKER/SIGN		
STREET LIGHT		
STREET LIGHT - SINGLE		
STREET LIGHT - DOUBLE		
LUMINAIRE		
ALTERNATE LUMINAIRE		
SIGNAL MAST ARM W/ LUMINAIRE		
PEDESTAL POLE FOUNDATION		
TRAFFIC SIGNAL POLE		
ROUND PULL BOX		
MEDIUM PULL BOX		
LARGE PULL BOX (20X33X15)		
SIGNAL HEAD WITHOUT BACK PLATE		
SIGNAL HEAD WITH BACK PLATE		
PEDESTRIAN SIGNAL HEAD		
VIDEO IMAGE DETECTOR		
OPTICOM DETECTOR		
VEHICLE DETECTION ZONE		

	<i>EXISTING</i>	<i>PROPOSED</i>
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB /BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

PREPARED FOR  
**MDC HOLDINGS**  
RICHMOND AMERICAN HOMES  
4350 S. MONACO STREET  
DENVER, CO 80237  
ATTN: JASON POCK  
720.677.7827

 **J·R ENGINEERING**  
A Westrian Company

Central 303-740-9393 • Colorado Springs 719-539-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

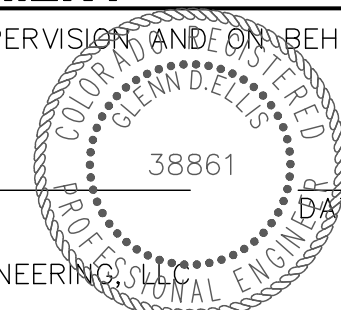
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	DATE	10/28/20				
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URBAN COLLECTION AT  
PALMER VILLAGE

SHEET	2	OF	6
JOB NO.	25149.01		

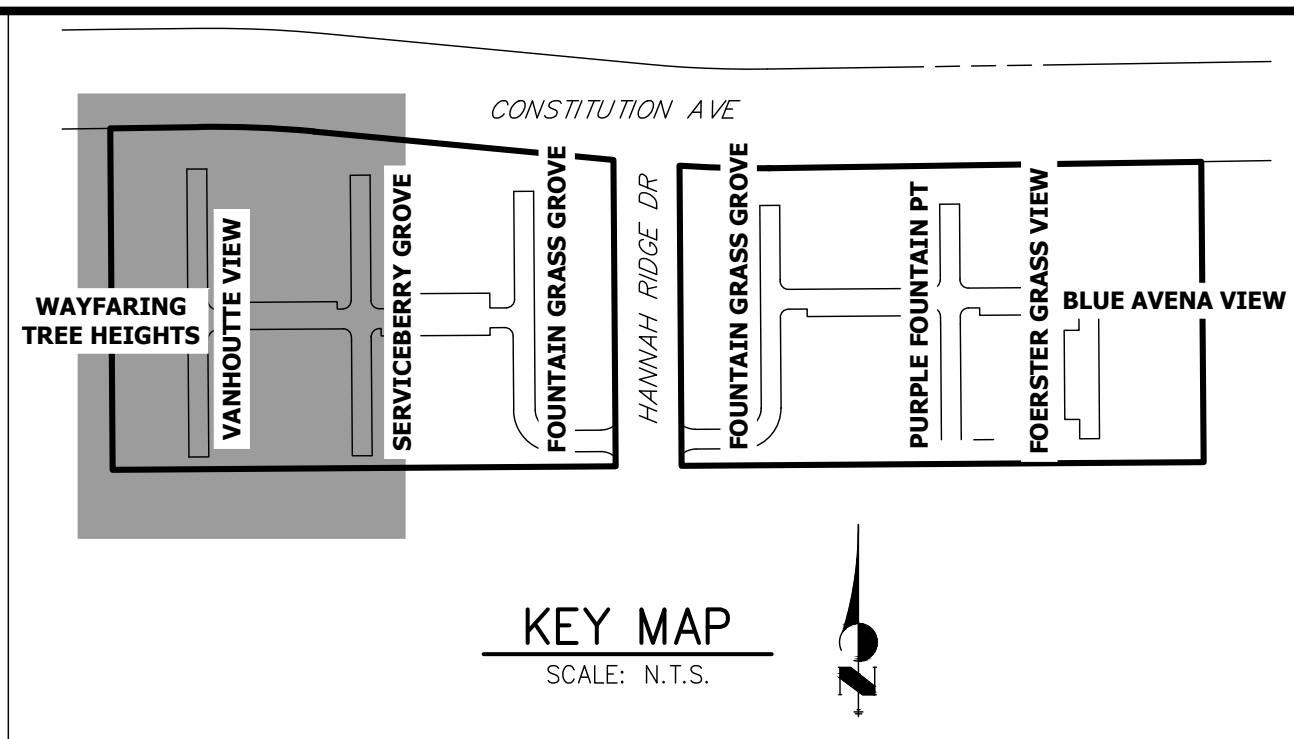
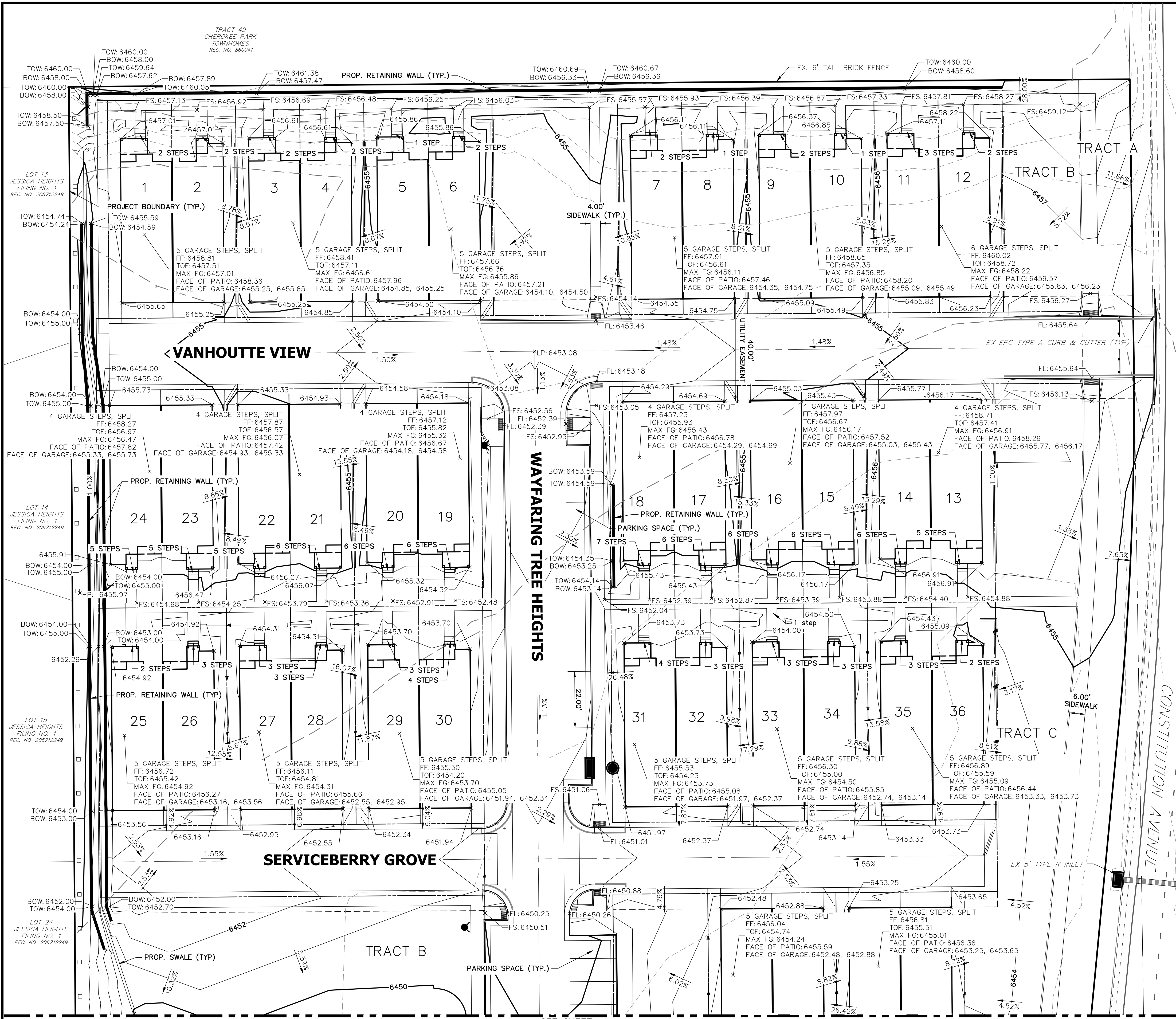
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR.  
ENGINEERING

GLENN D. ELLIS, P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

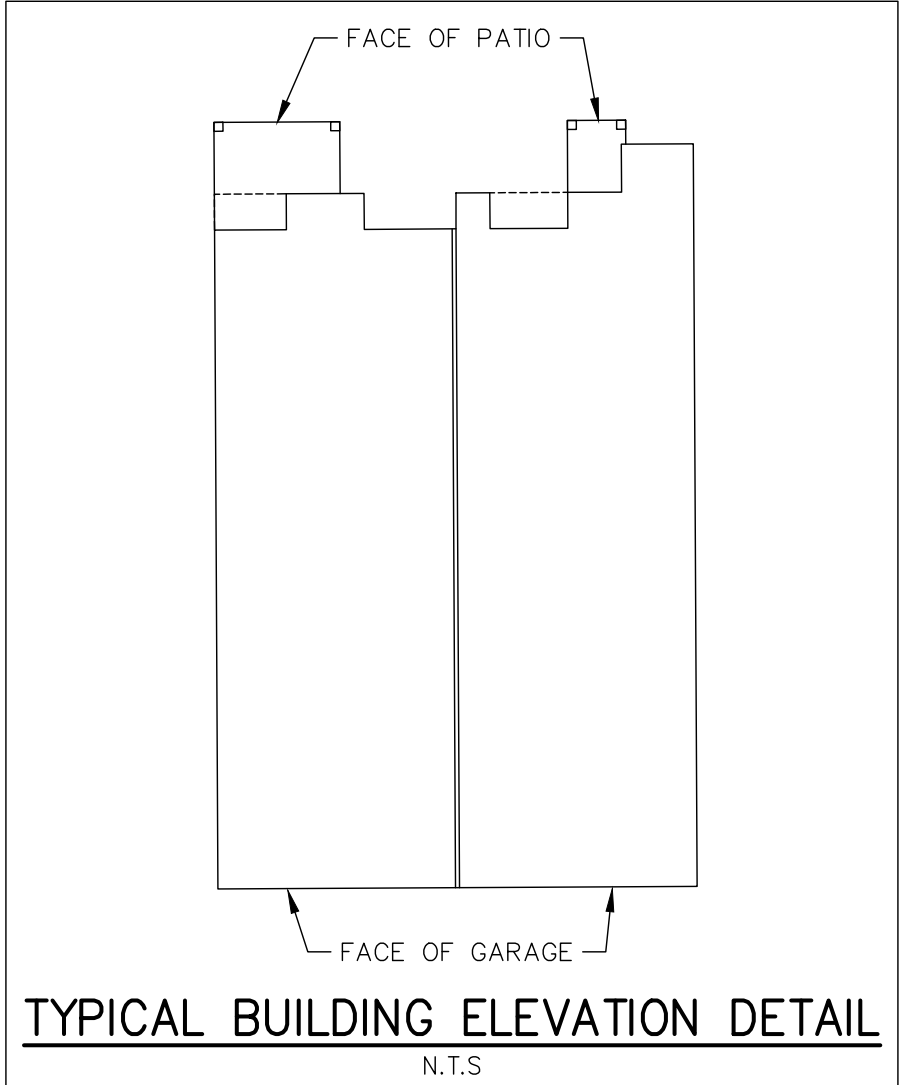


Know what's **below**.  
**Call** before you dig.





- NOTES**
- ELEVATIONS ARE FINAL GRADE UNLESS OTHERWISE NOTED.
  - ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
  - PROPOSED TYPICAL BUILDING ELEVATION DETAIL ON SHEET 3.
  - ALL EXTERIOR WALKWAYS WITH 3 STEPS OR MORE WILL REQUIRE A HANDRAIL. SEE DETAIL ON SHEET 4.
  - REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
  - REFER TO SANITARY SEWER PLAN & PROFILE PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
  - REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
  - REFER TO CONSTRUCTION DOCUMENTS BY JR ENGINEERING FOR PROPOSED STREET IMPROVEMENT PLANS, STORM SEWER DESIGN, AND PERMANENT BMP PLANS.
- FS = FINISHED SURFACE
  - FF = FINISHED GRADE
  - TOW = TOP OF WALL
  - BOW = BOTTOM OF WALL



**ENGINEER'S STATEMENT**

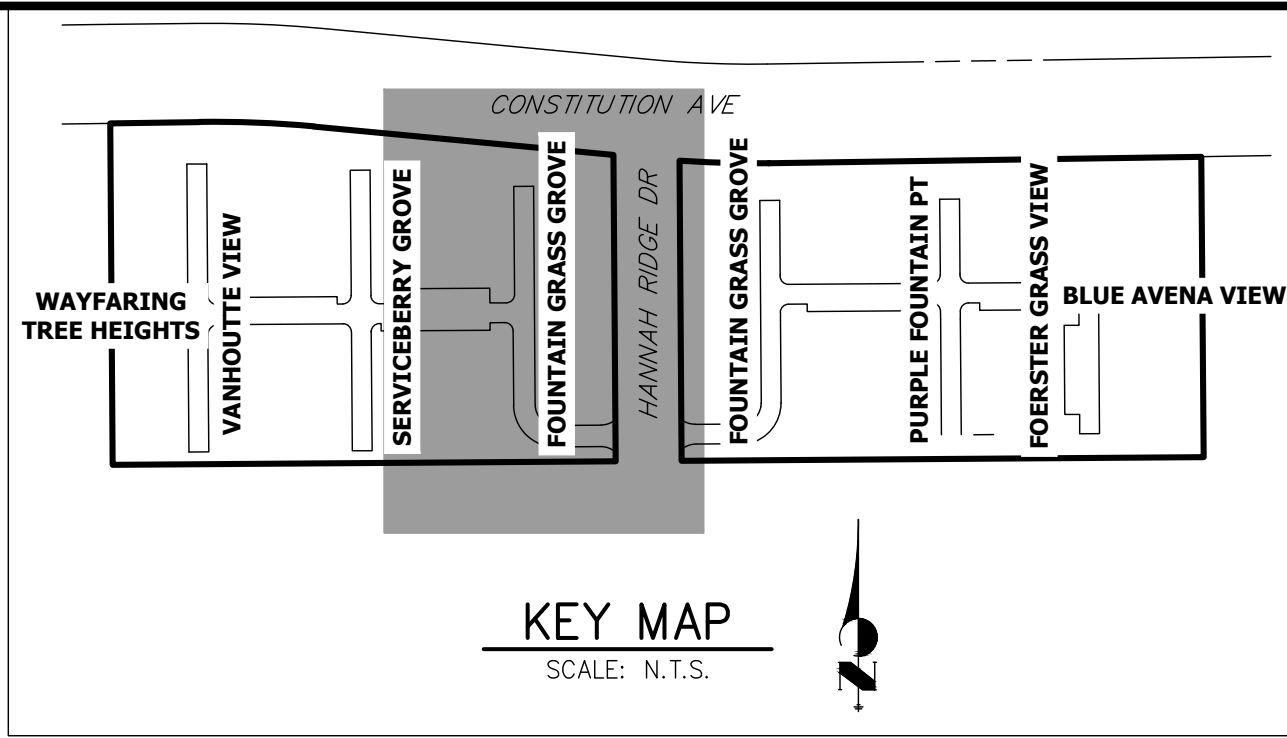
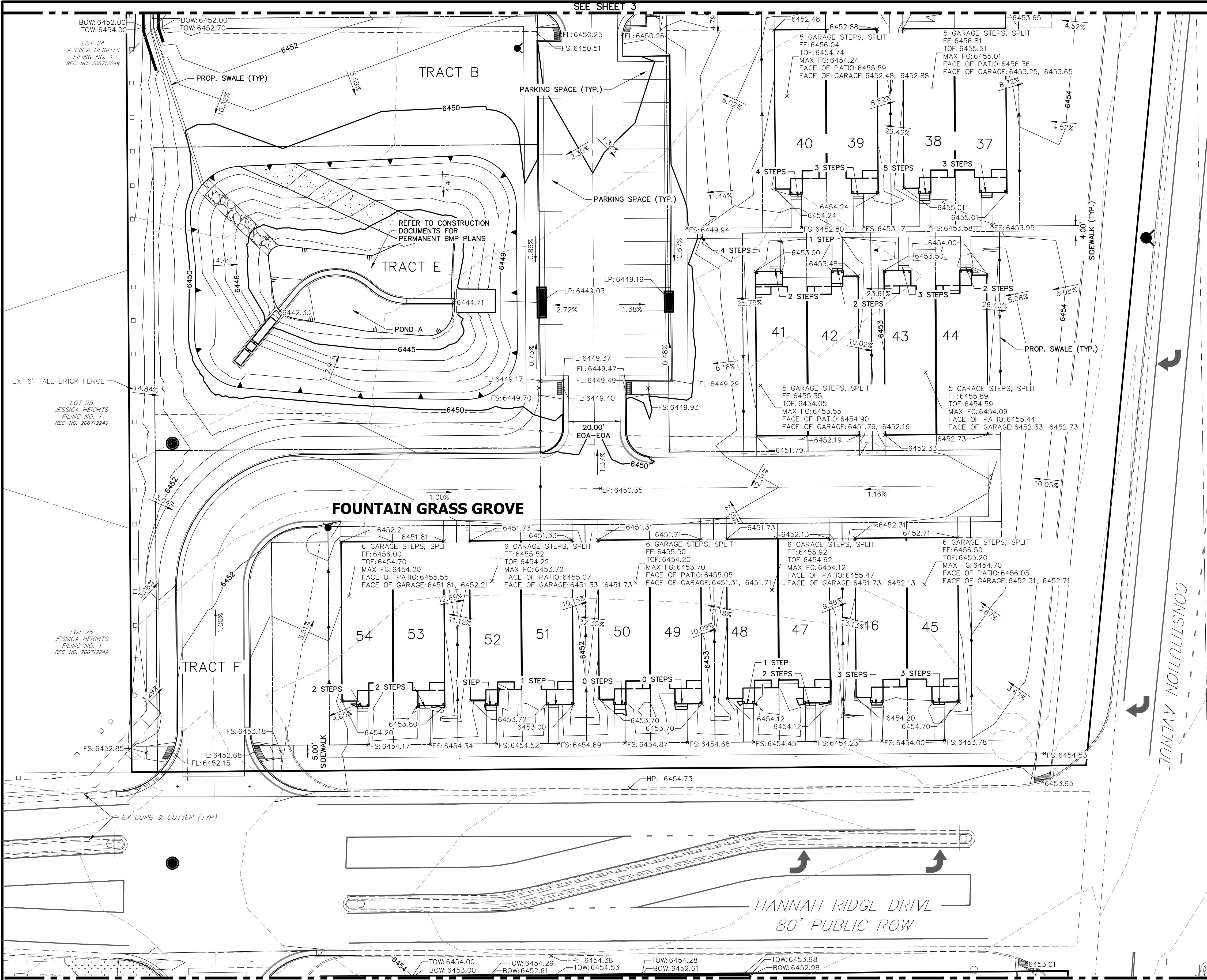
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING, CIVIL ENGINEER

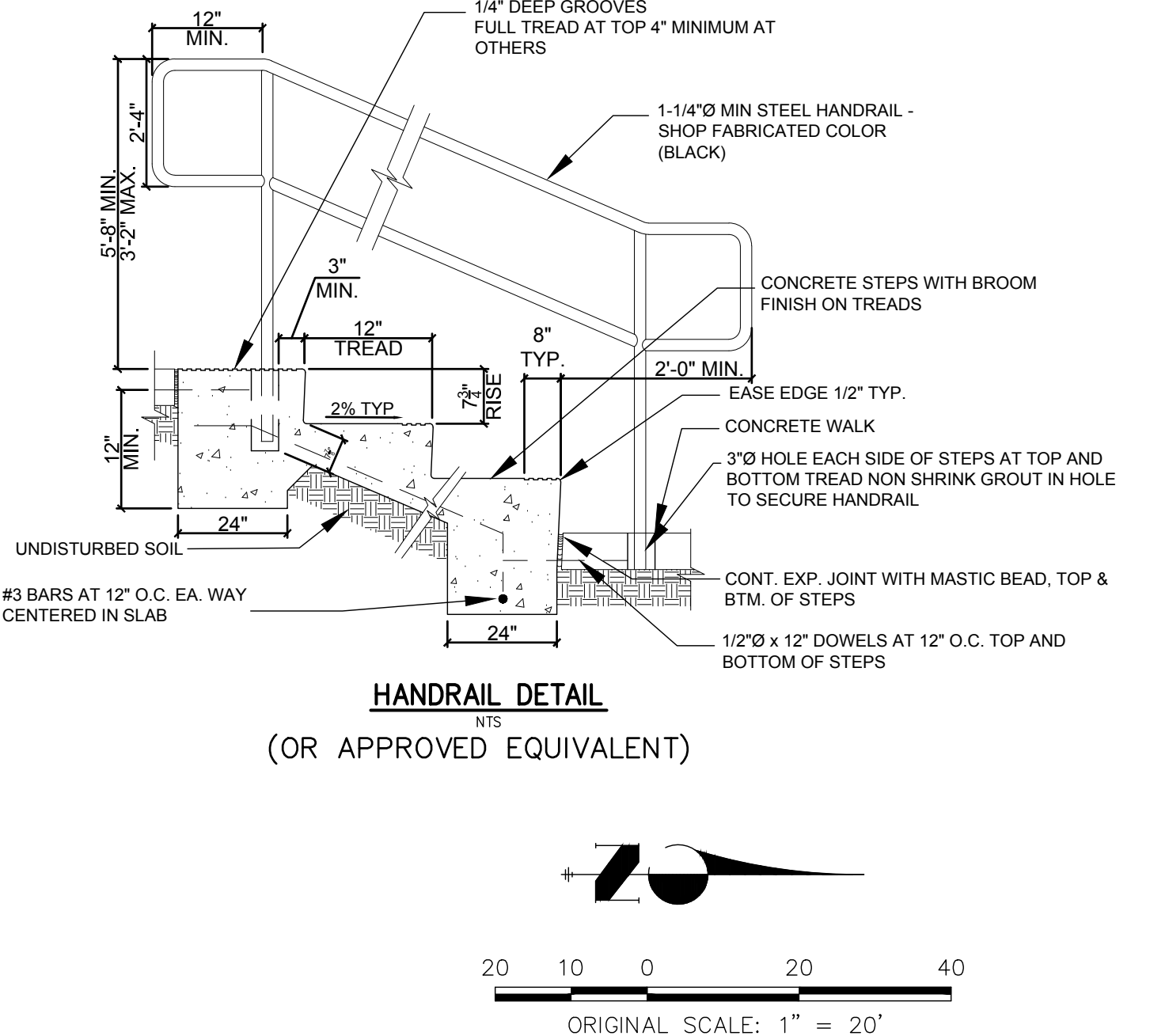
38861

PREPARED FOR	MDC HOLDINGS RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 ATTN: JASON POCK 720-977-3827			
	J.R. ENGINEERING A Westman Company			
	Central 303-740-9383 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com			
BY	DATE	REVISION	No.	DATE
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY
URBAN COLLECTION AT PALMER VILLAGE GRADING PLAN	SHEET 3 OF 6	JOB NO.	25149.01	FINAL GRADING PLANS





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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

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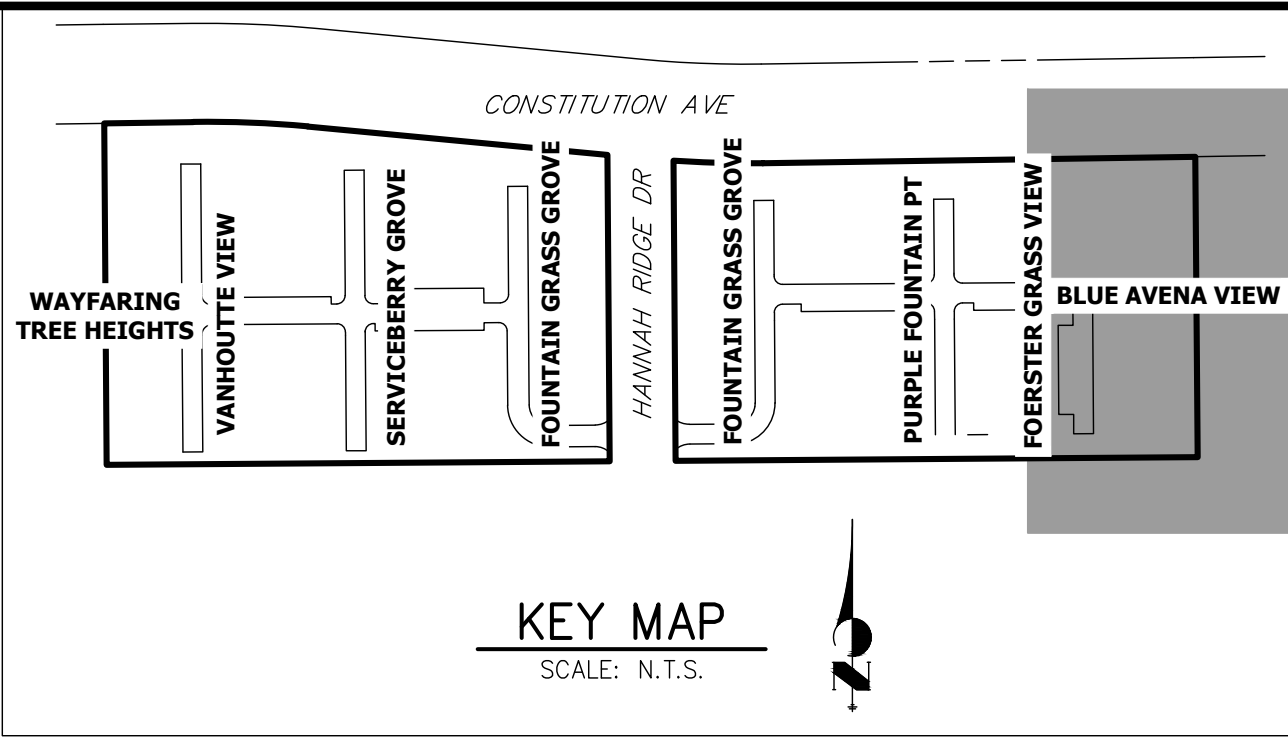
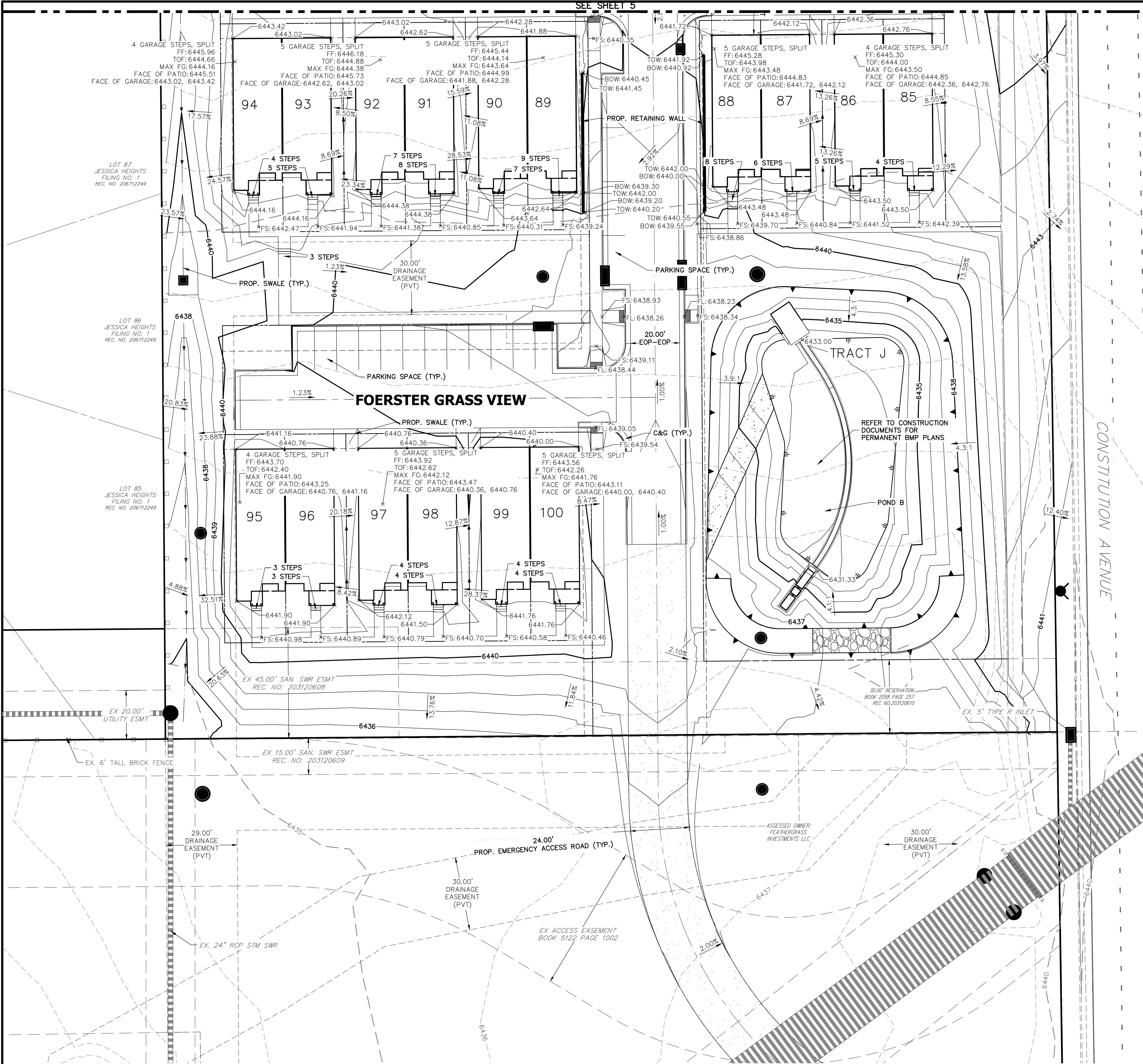
DATE

URBAN COLLECTION AT PALMER VILLAGE		H-SCALE 1"=20'		No.	REVISION	BY	DATE	 <b>J.R. ENGINEERING</b> A Western Company  Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	MDC HOLDINGS RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 ATTN: JASON POCK 720-977-3827	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY. THESE DRAWINGS ARE FOR ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
GRADING PLAN		V-SCALE 1"=2'								
		DATE 10/28/20								
		DESIGNED BY MCS								
		DRAWN BY MCS								
FINAL GRADING PLANS		CHECKED BY								
SHEET 4 OF 6										
JOB NO. 25149.01										

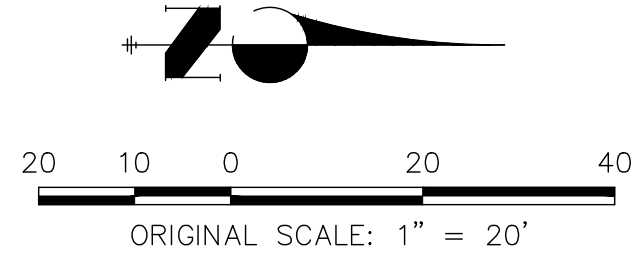


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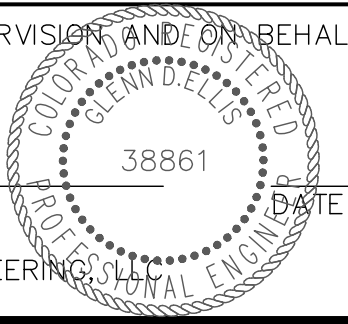


Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING



URBAN COLLECTION AT PALMER VILLAGE GRADING PLAN FINAL GRADING PLANS	SHEET 6 OF 6		JOB NO. 25149.01	
	DESIGNED BY MCS		DRAWN BY MCS	
	DATE 10/28/20		CHECKED BY	
	H-SCALE 1"=20'		V-SCALE 1"=2'	
PREPARED FOR <b>MDC HOLDINGS</b> RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 ATTN: JASON POCK 720-977-3827	BY		DATE	
	No.		REVISION	
	1"=20'		1"=2'	
	DATE 10/28/20		DESIGNED BY MCS	
J.R. ENGINEERING A Western Company  Central 303-740-9888 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com	BY		DATE	
	No.		REVISION	
	1"=20'		1"=2'	
	DATE 10/28/20		DESIGNED BY MCS	