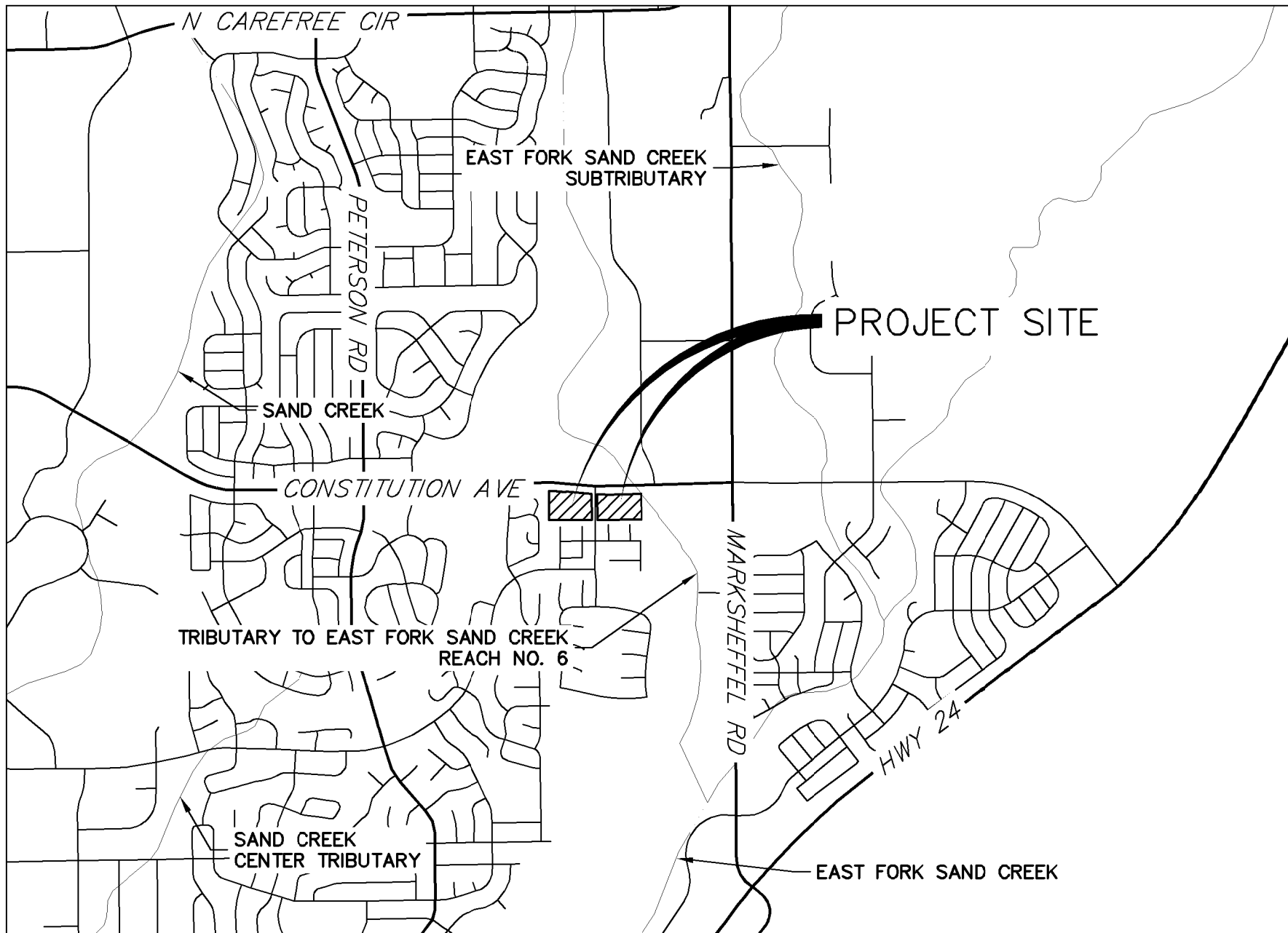


URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO
FINAL GRADING PLANS

PCD FILING NO: SF-20-028

CONTACTS:

OWNER/DEVELOPER	MDC HOLDINGS – RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 JASON POCK P~(720)–977–3827
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: GLENN D. ELLIS 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(719) 593–2593
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION DISTRICT 730 OLD MERIDIAN ROAD PEYTON, CO 80831 TRENT HARWIG P~(719) 495–4050
WATER AND SEWER DISTRICT	CHEROKEE METRO DISTRICT 6250 PALMER PARK BLVD COLORADO SPRINGS, CO 80915 CONTACT: KEVIN BROWN P~(719) 322–4339
JURISDICTION	EL PASO COUNTY PCD P~(719)–520–6300 EL PASO COUNTY DPW P~(719)–520–6460



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

- | | |
|-----|------------------------|
| 1 | – COVER SHEET |
| 2 | – LEGEND |
| 3 | – SWALE CROSS SECTIONS |
| 4–7 | – GRADING PLAN |

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST, ASSUMED TO BEAR NORTH 89°09'25" EAST BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK

FIMS MOUNUMENT SR06 IS A 2 INCH DIAMETER ALUMINUM CAP ON TOP OF THE SOUTH CURB OF PONY TRACKS DRIVE, APPROXIMATELY 850 FEET EASTERLY OF THE CENTERLINE OF PETERSON ROAD, 125 FEET EASTERLY OF THE EAST CURB OF BANKSIDE DRIVE, AND 10 FEET EASTERLY OF AN ELECTRICAL VAULT.

ELEVATION = 6523.04 (NGVD 29)

NOTE

1. BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460–1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (HTTPS://OEAAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL.JSP).

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

Jason J.W. Pock 7-16-2021
JASON POCK DATE
MDC HOLDINGS – RICHMOND AMERICAN HOMES
4359 S. MONACO STREET
DENVER, CO 80237

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

Approved
09/07/2021 10:52:14 AM DATE
JENNIFER IRVINE, P.E.

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.

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

PREPARED FOR

MDC HOLDINGS
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
JASON POCK
(720) 977–3827
JASON.POCK@MDC.H.COM

J.R. ENGINEERING
A Westran Company



Central 303–740–9883 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEW AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

URBAN COLLECTION AT
PALMER VILLAGE
COVER SHEET

FINAL GRADING PLANS

SHEET 1 OF 7

JOB NO. 25149.01









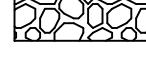






























































Know what's below.
Call before you dig.

EXISTING

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














EXISTING PROPOSED

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

EXISTING PROPOSED

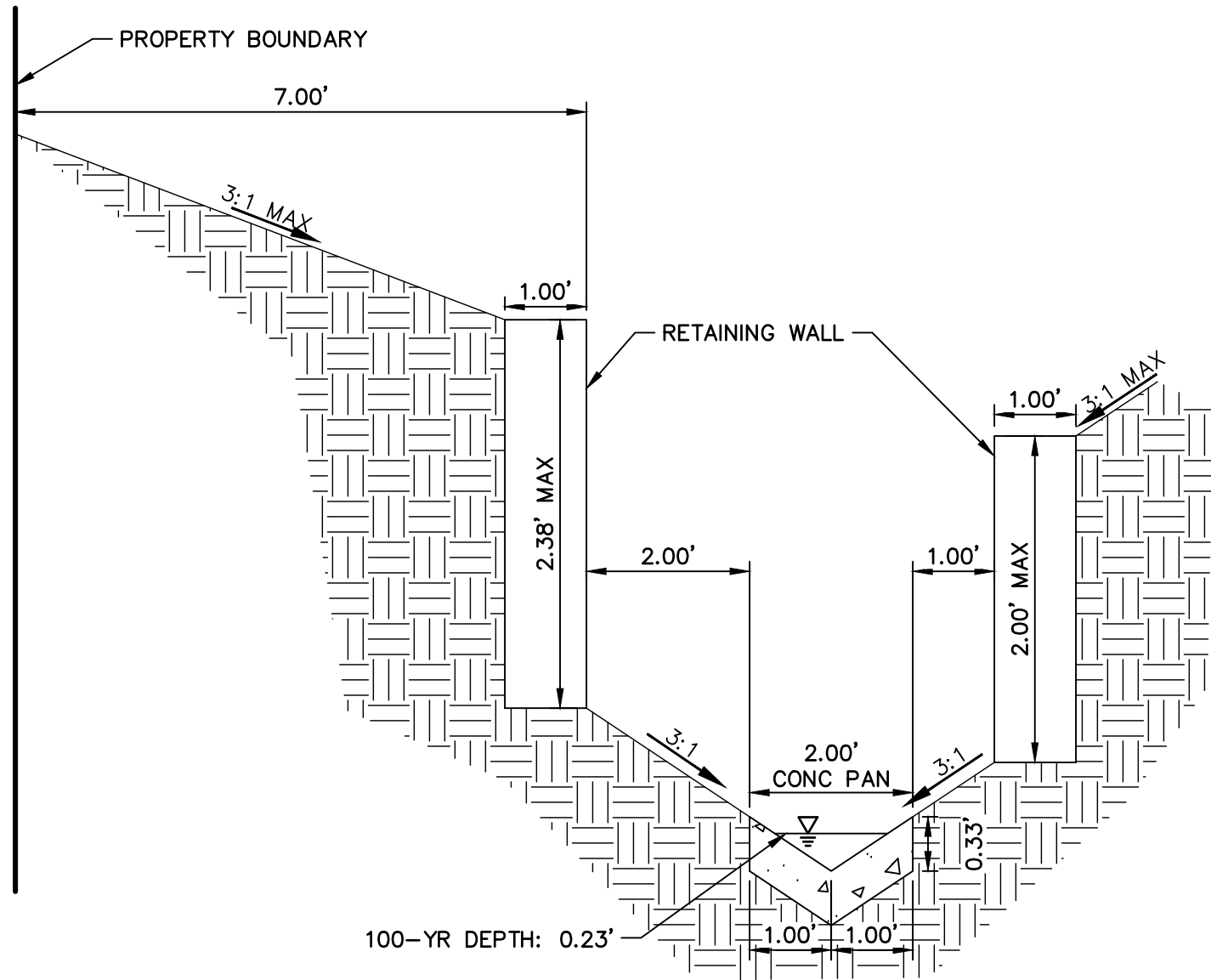
	EXISTING	PROPOSED
PARKING METER		
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
TRAFFIC SIGNAL		
BARRICADE		
GUARD RAIL POST		
IMPACT ATTENUATOR		
BRIDGE STYLE HIGHWAY SIGN POST		
CANTILEVER STYLE HIGHWAY SIGN POST		
SIGN		
RAILROAD MARKER/SIGN		
STREET LIGHT		
STREET LIGHT - SINGLE		
STREET LIGHT - DOUBLE		
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		

EXAMPLE 1

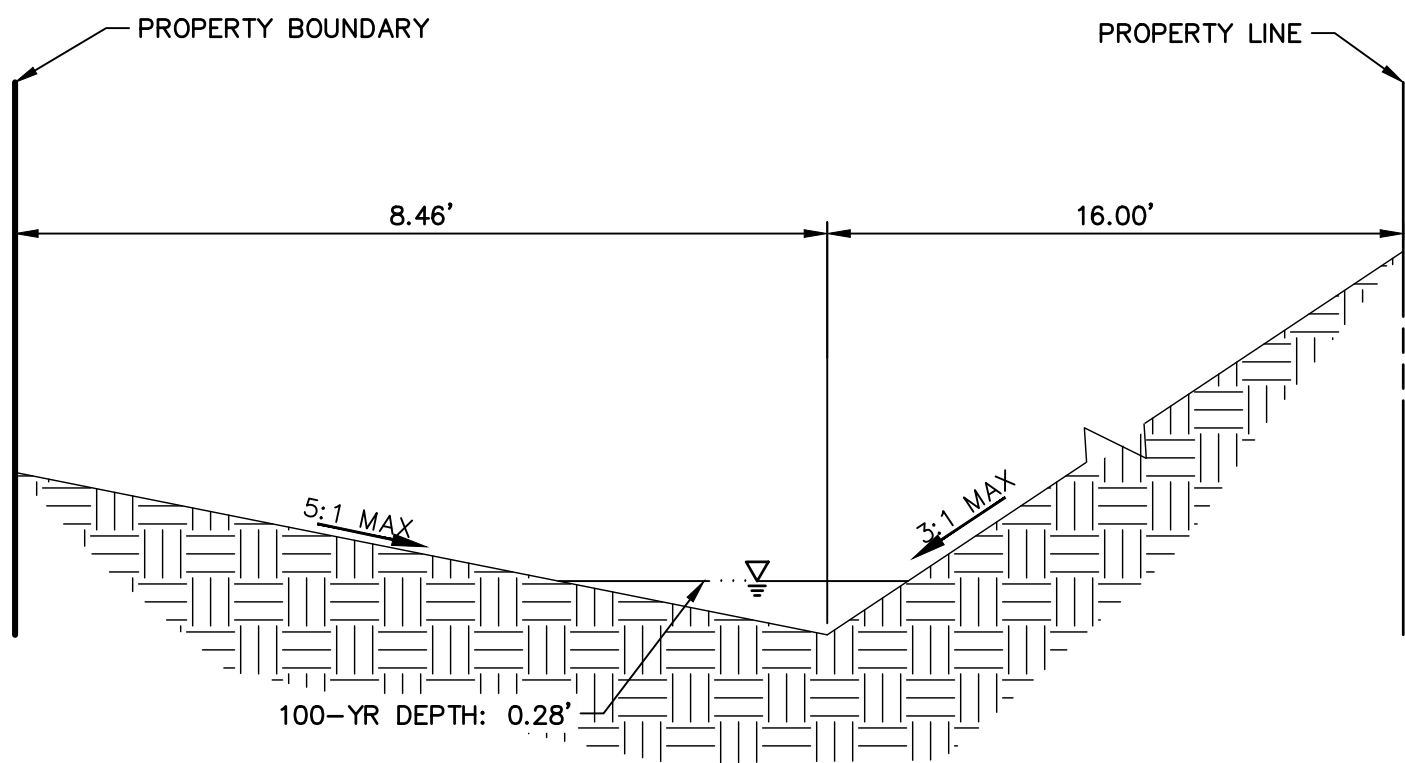
	<i>EXISTING</i>	<i>PROPOSED</i>
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

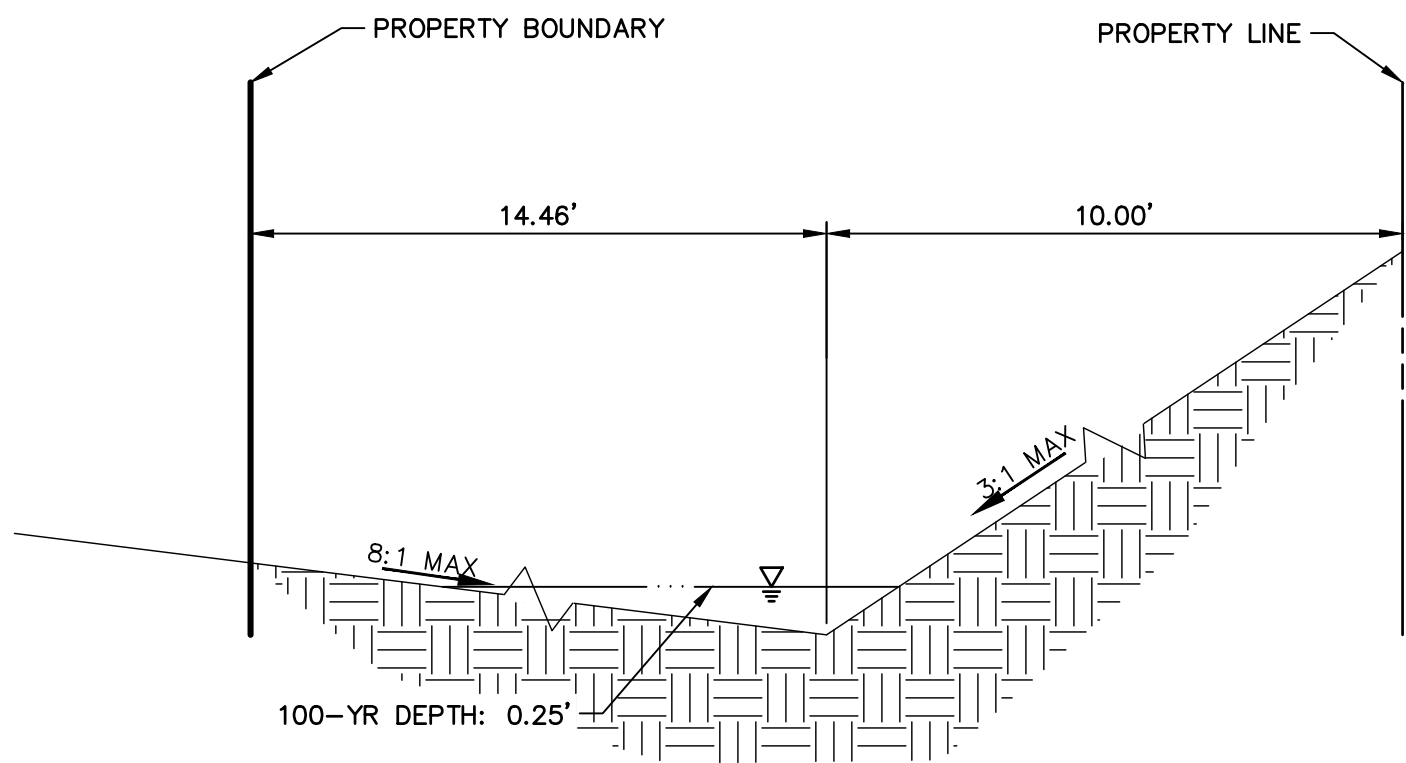
GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC



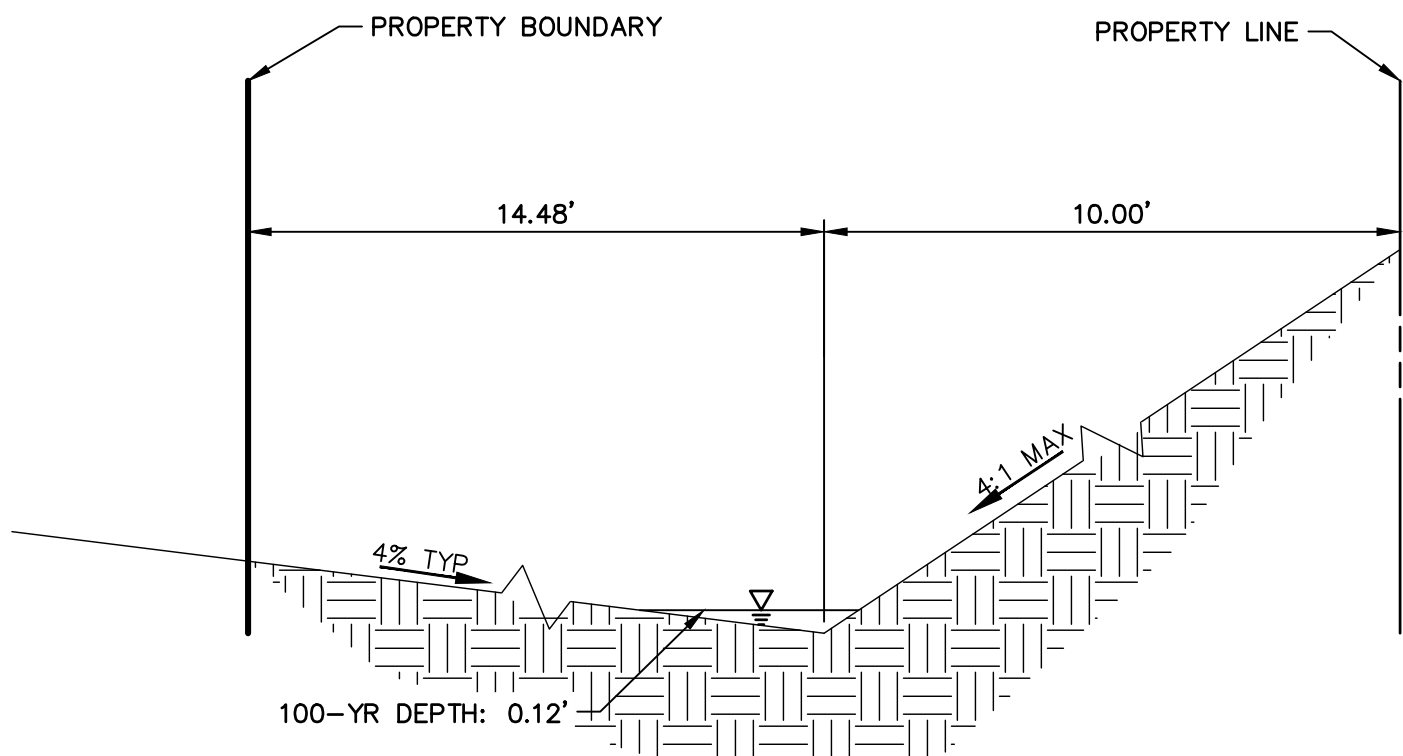
A SWALE A-A SECTION
SCALE: 1"=2' (HOR), 1"=1' (VERT)



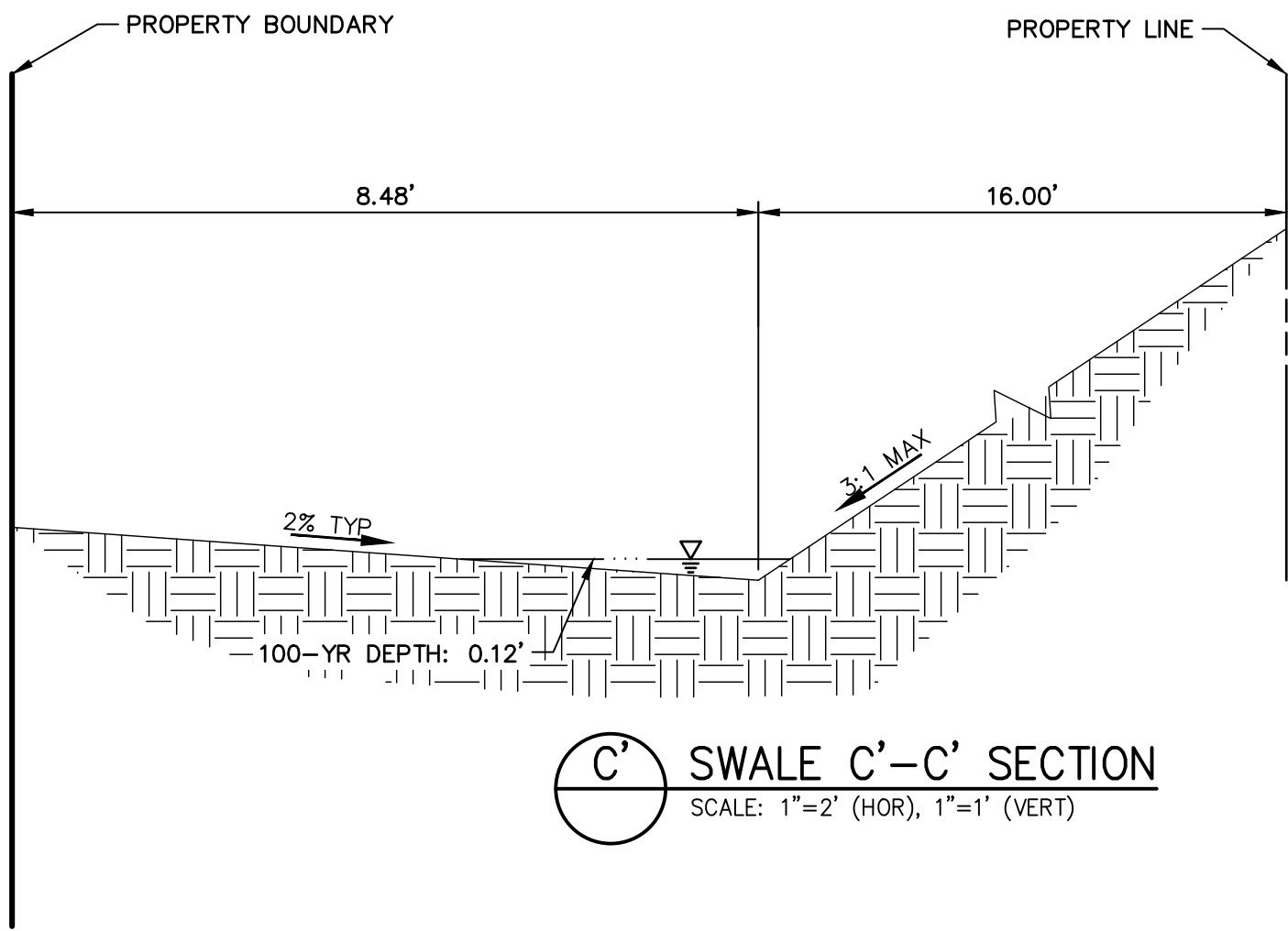
B SWALE B-B SECTION
SCALE: 1"=2' (HOR), 1"=1' (VERT)



B' SWALE B'-B' SECTION
SCALE: 1"=2' (HOR), 1"=1' (VERT)



C SWALE C-C SECTION
SCALE: 1"=2' (HOR), 1"=1' (VERT)



C' SWALE C'-C' SECTION
SCALE: 1"=2' (HOR), 1"=1' (VERT)

SWALE SECTION NOTES

1. ALL SWALE SECTIONS ARE FACING UPSTREAM (WEST).
2. SEE LANDSCAPE PLANS BY OTHERS FOR PROPOSED SURFACE MATERIAL.



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, LLC

07/15/2021 DATE

38861

URBAN COLLECTION AT
PALMER VILLAGE

SWALE CROSS SECTIONS

FINAL GRADING PLANS

SHEET 3 OF 7

JOB NO. 25149.01

BY DATE

No. REVISION

H-SCALE 1" = 2'

V-SCALE 1" = 1'

DATE 01/26/21

DESIGNED BY RPD

DRAWN BY RPD

CHECKED BY

PREPARED FOR

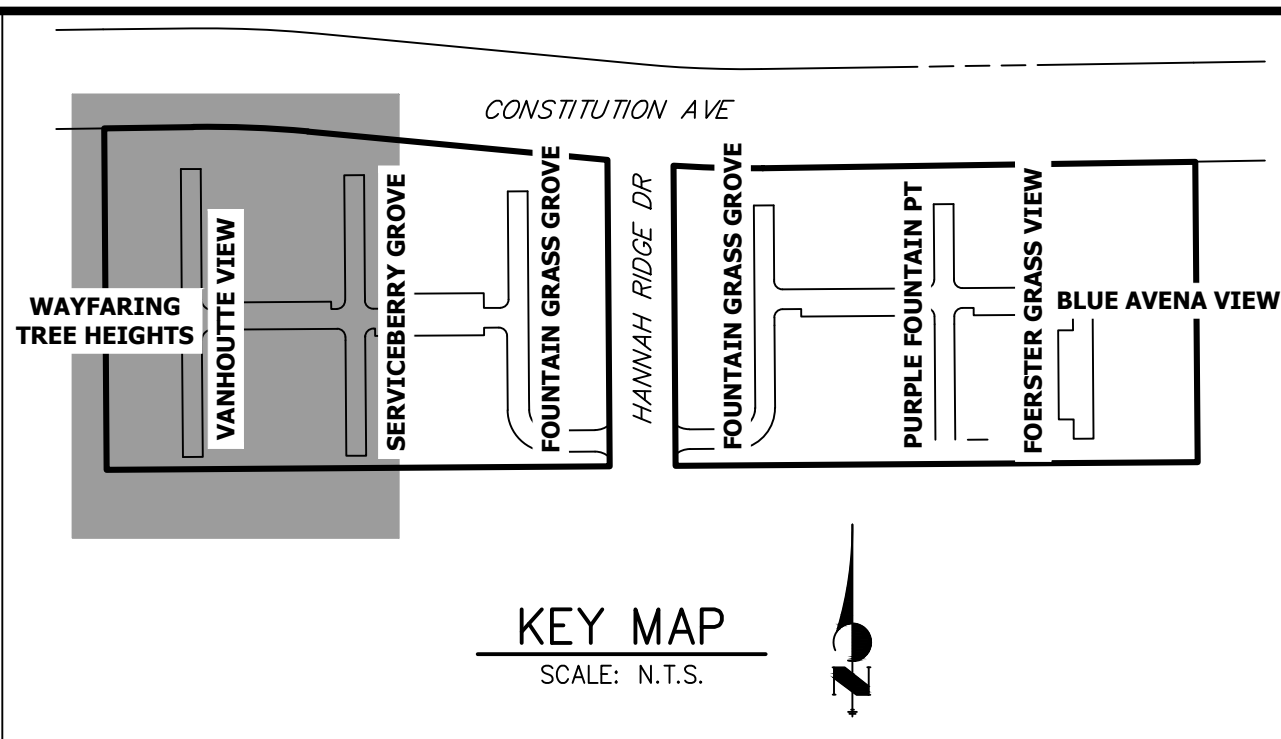
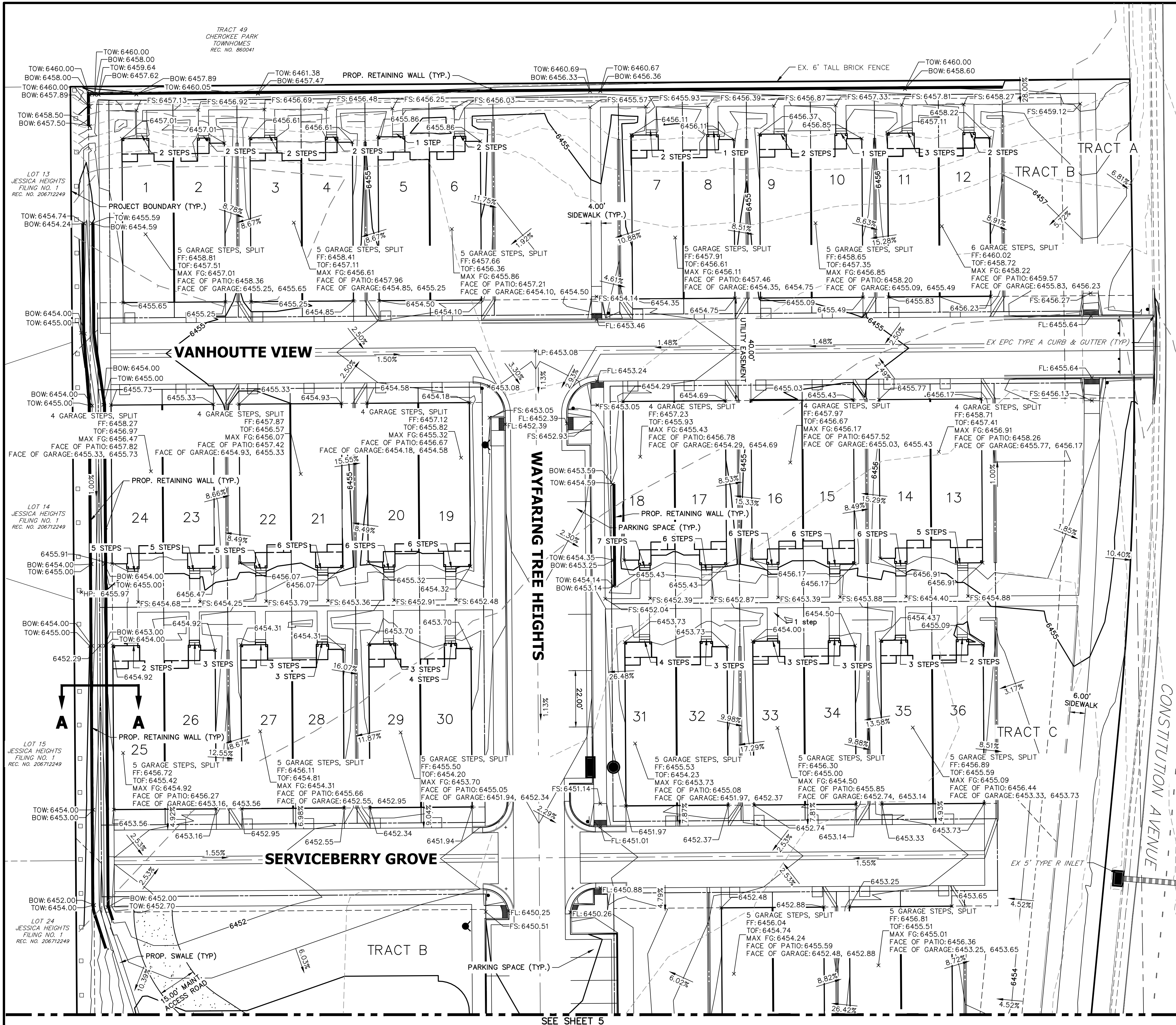
MDC HOLDINGS
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
ATTN: JASON POCK
720-977-3827

J.R. ENGINEERING
A Westman Company

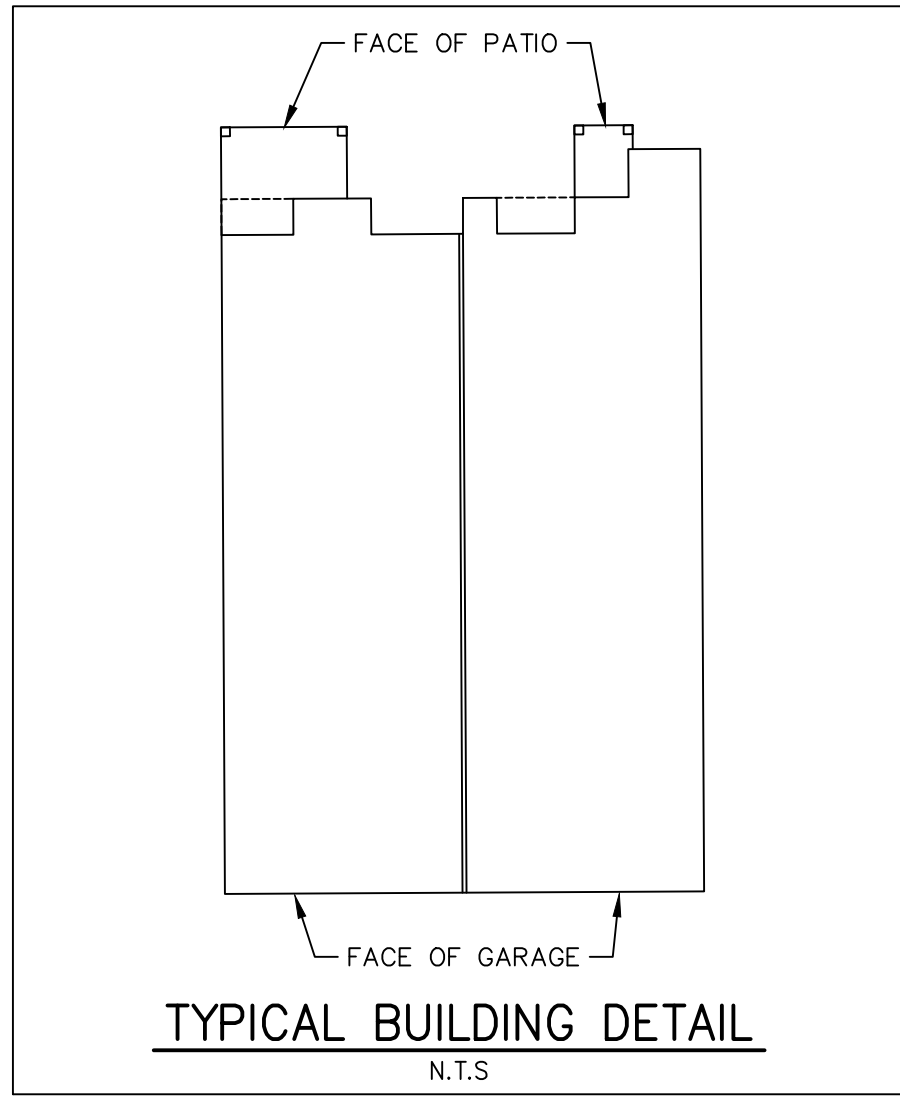


Centennial 303-740-9883 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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



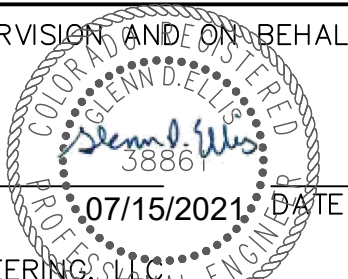
- NOTES**
- ELEVATIONS ARE FINAL GRADE UNLESS OTHERWISE NOTED.
 - ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
 - PROPOSED TYPICAL BUILDING DETAIL ON SHEET 4.
 - ALL EXTERIOR WALKWAYS WITH 3 STEPS OR MORE WILL REQUIRE A HANDRAIL. SEE DETAIL ON SHEET 5.
 - REFER TO WATER CONSTRUCTION PLANS BY 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



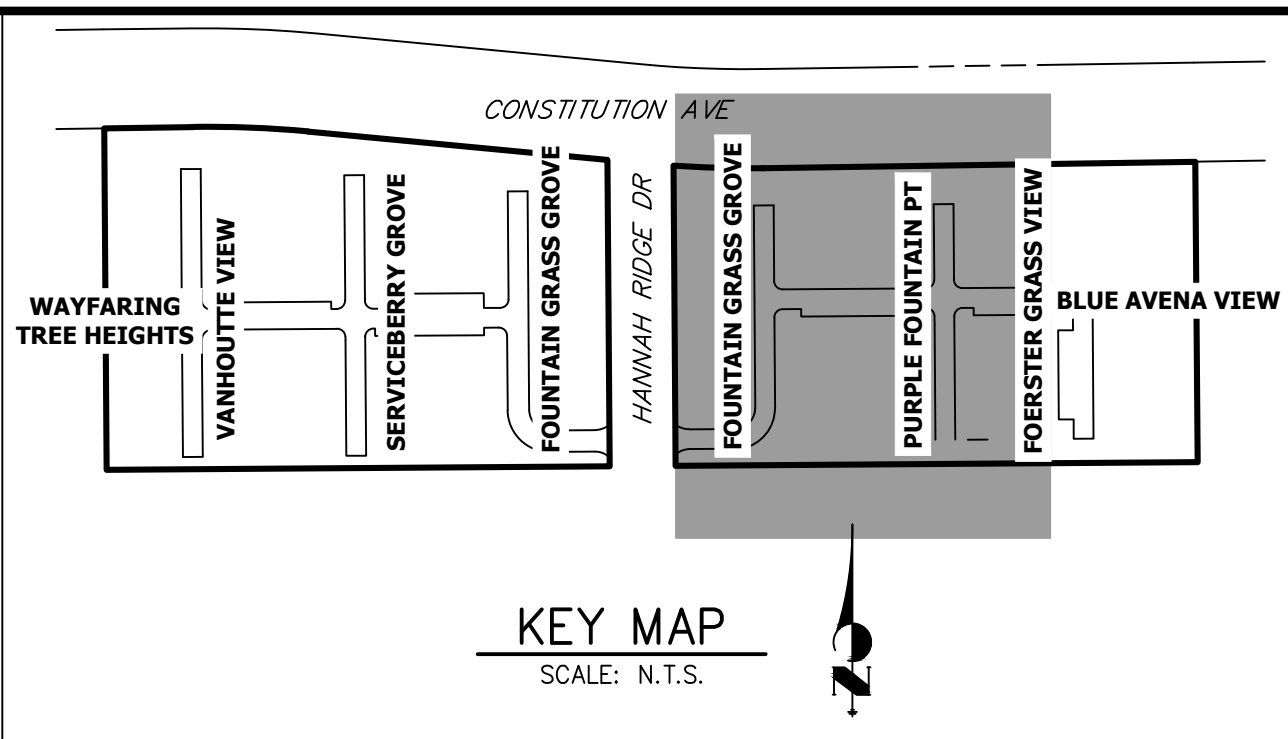
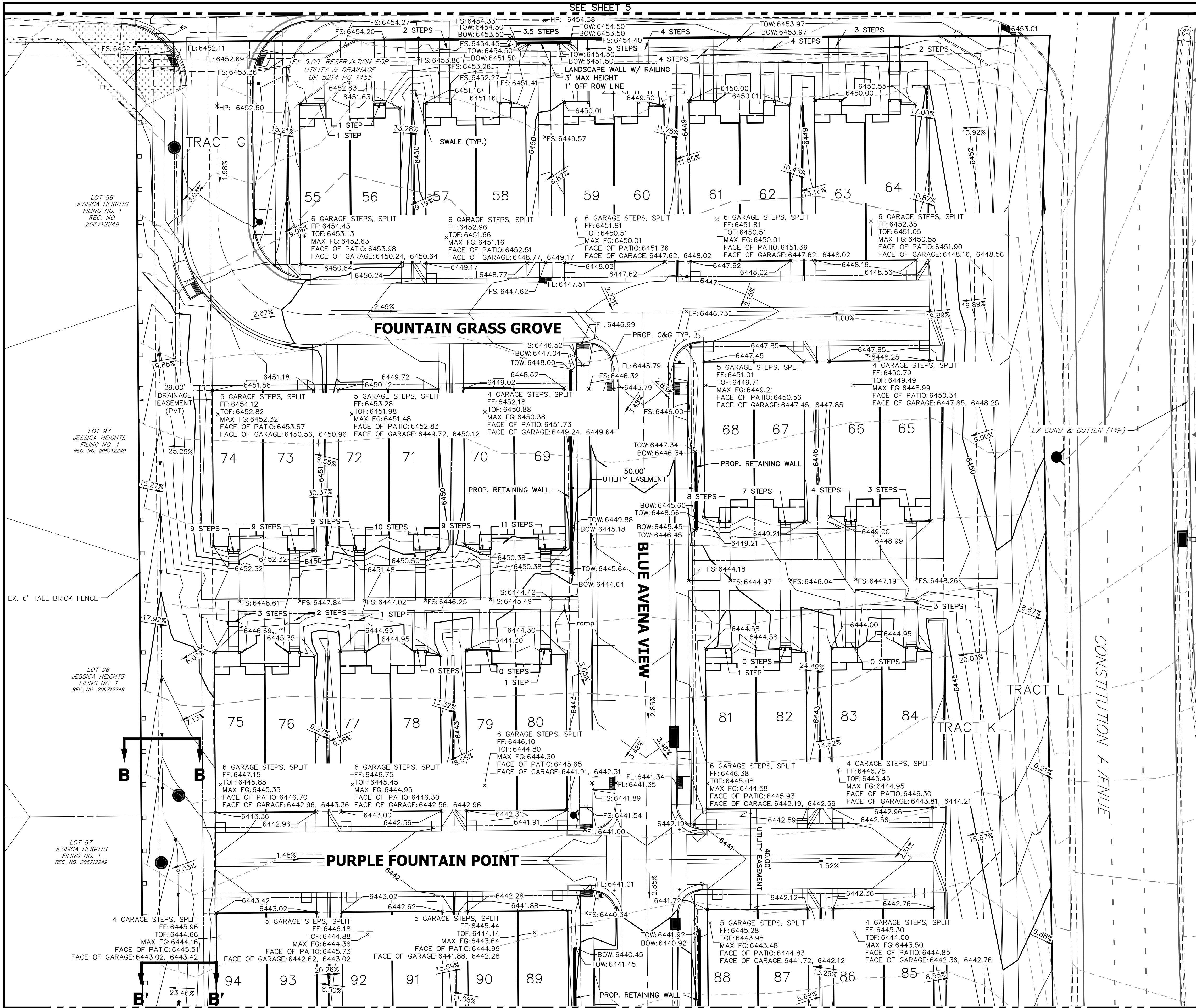
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

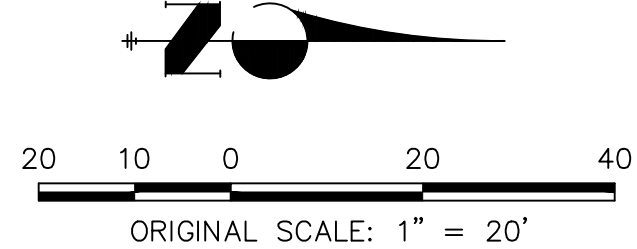
GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC



URBAN COLLECTION AT PALMER VILLAGE										H-SCALE 1"=20'										No.										REVISION										BY										DATE										PREPARED FOR 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 AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
GRADING PLAN										V-SCALE 1"=2'										DATE 01/26/21										DESIGNED BY MCS										DRAWN BY MCS										CHECKED BY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
										FINAL GRADING PLANS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			



- NOTES**
- ELEVATIONS ARE FINAL GRADE UNLESS OTHERWISE NOTED.
 - ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
 - PROPOSED TYPICAL BUILDING DETAIL ON SHEET 4.
 - ALL EXTERIOR WALKWAYS WITH 3 STEPS OR MORE WILL REQUIRE A HANDRAIL. SEE DETAIL ON SHEET 5.
 - 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
 - FG = FINISHED GRADE
 - TOW = TOP OF WALL
 - BOW = BOTTOM OF WALL



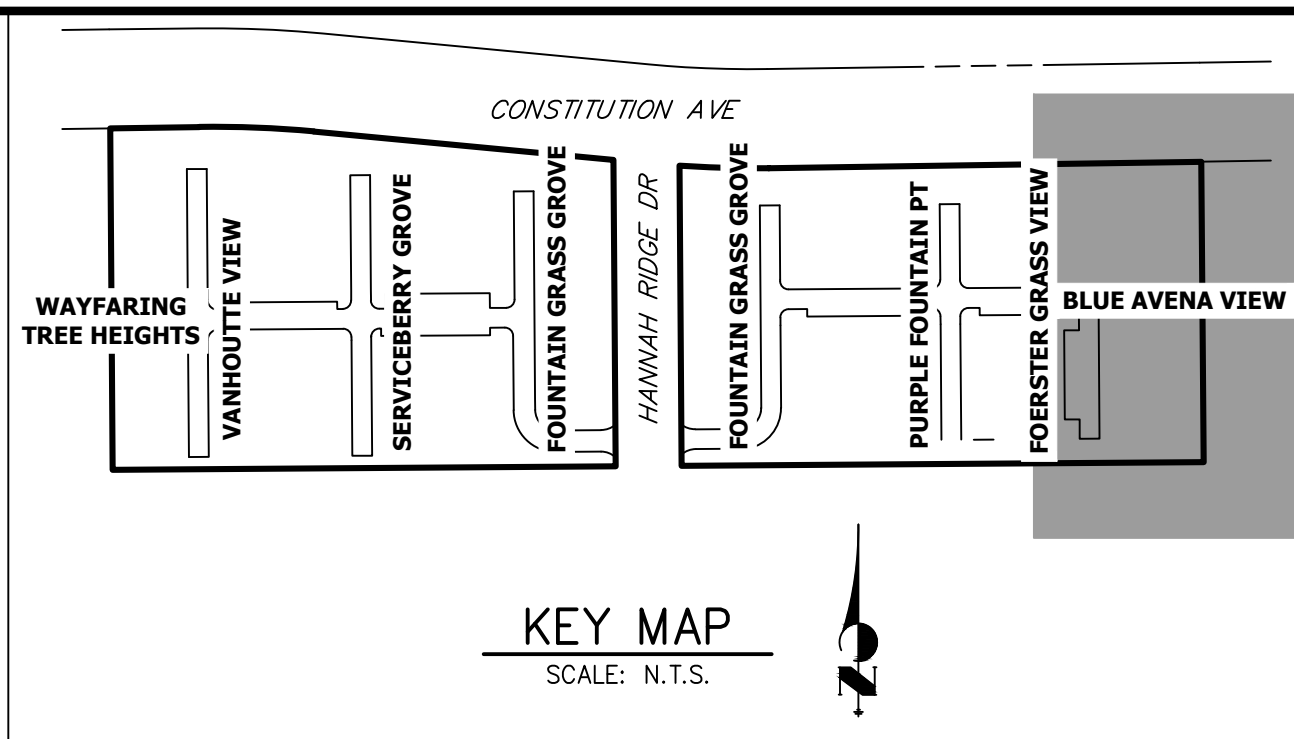
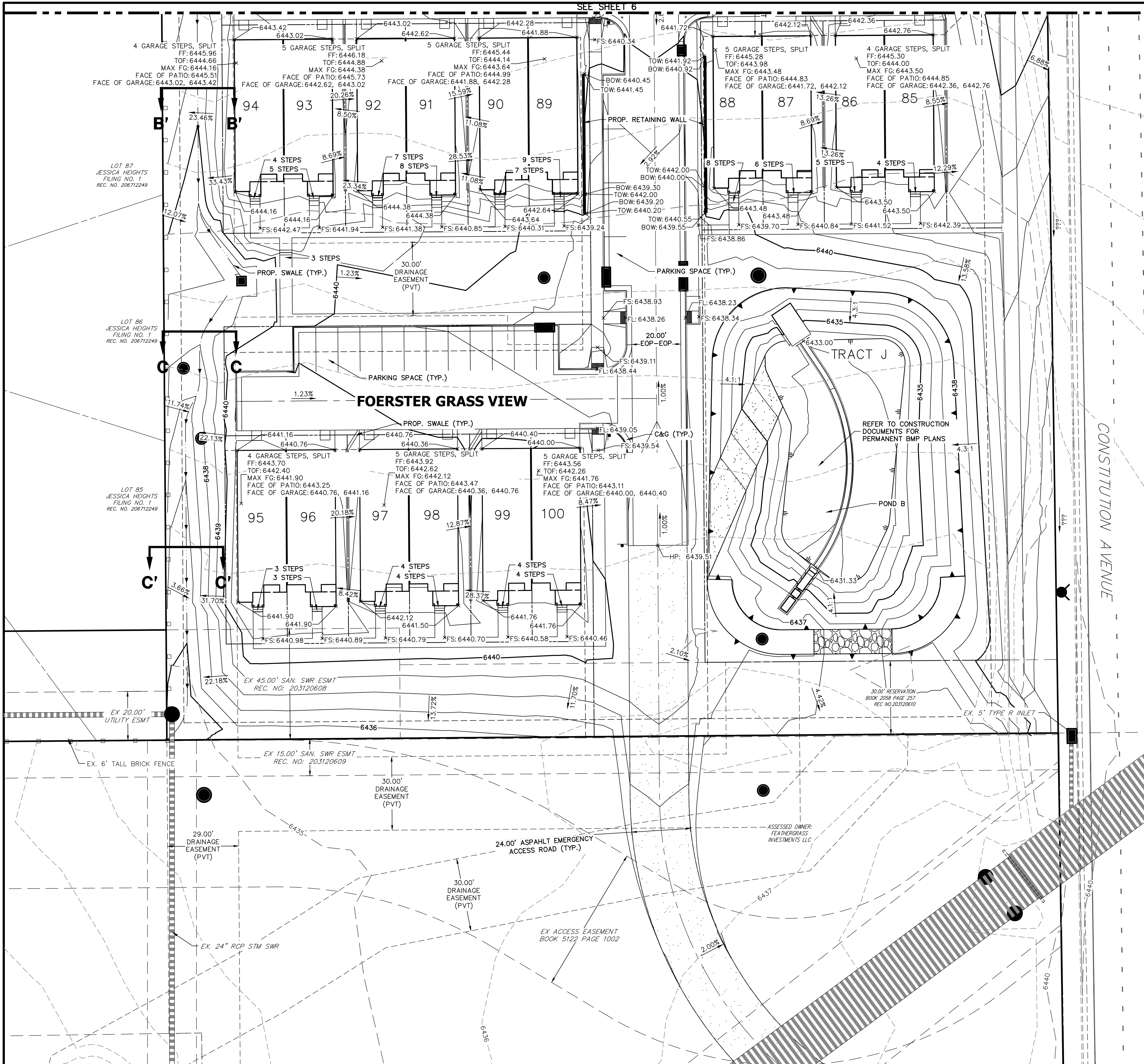
ENGINEER'S STATEMENT

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

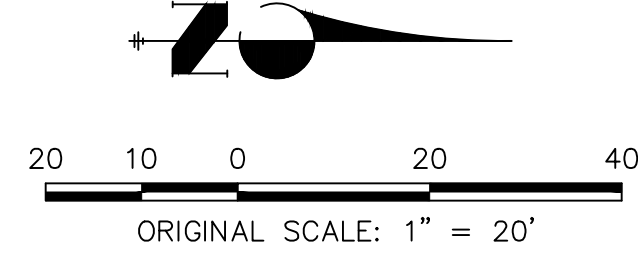
GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC



PREPARED FOR 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 AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.	
URBAN COLLECTION AT PALMER VILLAGE GRADING PLAN FINAL GRADING PLANS	BY		DATE
	No.		REVISION
	H-SCALE 1"=20'	V-SCALE 1"=2'	DATE 01/26/21
	DESIGNED BY MCS	DRAWN BY MCS	CHECKED BY
SHEET 6 OF 7		JOB NO. 25149.01	



- NOTES**
- ELEVATIONS ARE FINAL GRADE UNLESS OTHERWISE NOTED.
 - ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
 - PROPOSED TYPICAL BUILDING DETAIL ON SHEET 4.
 - ALL EXTERIOR WALKWAYS WITH 3 STEPS OR MORE WILL REQUIRE A HANDRAIL. SEE DETAIL ON SHEET 5.
 - 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
 - FG = 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, LLC

DATE: 07/15/2021

SHEET 7 OF 7		JOB NO. 25149.01		URBAN COLLECTION AT PALMER VILLAGE GRADING PLAN FINAL GRADING PLANS		H-SCALE 1"=20' V-SCALE 1"=2' DATE 01/26/21 DESIGNED BY MCS DRAWN BY MCS CHECKED BY		No. REVISION		BY DATE		 JR ENGINEERING A Western Company Central 303-740-9383 • 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 AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
--------------	--	------------------	--	--	--	---	--	--------------	--	---------	--	--	--	--	--	--	--