

9-30-02  
*[Signature]*



**J-R ENGINEERING**  
A Subsidiary of Westrian

September 24, 2002

TO WHOM IT MAY CONCERN:

802 Waterglen DR

THE PROPERTY DESCRIBED LYING WITHIN TRACT P-1, WATERGLEN P.U.D.,  
COUNTY OF LARIMER, STATE OF COLORADO (PER CLIENT)  
MULTIFAMILY BUILDINGS D, E, AND F.

DRAINAGE CERTIFICATE:

THE ATTACHED DRAWING SHOWS THE ELEVATIONS AND DRAINAGE  
PATTERNS THAT ARE THE REGISTERED PROFESSIONAL ENGINEERS  
CERTIFIED FINDINGS OF THE FINISHED GROUND GRADES FOR THE ABOVE  
DESCRIBED PROPERTY AND ARE IN GENERAL CONFORMANCE TO THE  
APPROVED DRAINAGE AND GRADING PLAN UNLESS OTHERWISE NOTED.  
THE ELEVATIONS AS DEPICTED HEREON MAY CHANGE SUBSEQUENT TO  
THE DATE OF THE SURVEY DUE TO NATURAL AND/OR ARTIFICIAL  
ACTIONS.



\_\_\_\_\_  
KYLE D. AREND, P.E.  
FOR AND ON BEHALF OF J-R ENGINEERING, LLC

9/23/02  
DATE OF SURVEY

**STORMWATER  
RECEIVED**

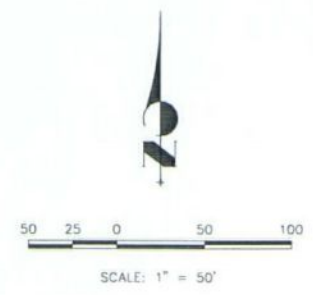
SEP 25 2002

*Checked  
10/11/02*



**LEGEND**

- 105 NUMBER OF STANDARD PARKING SPACES
- HANDICAPPED PARKING SPACE
- B BIKE PARKING
- T TRASH ENCLOSURE
- R HANDICAPPED ACCESS RAMP
- ID IDENTITY SIGN



**LAND USE SUMMARY**

TRACT P1 (MULTI-FAMILY)  
 GROSS AREA = 251,990 S.F.  
 DWELLING UNITS TOTAL = 66  
 COVERAGE:  
 BUILDINGS = 53,135 S.F.  
 PARKING AND DRIVES = 82,319 S.F.  
 OPEN SPACE = 114,536 S.F.

TRACT P2 (DRAINAGE EASEMENT)  
 GROSS AREA = 168,424 S.F.

**VITAL STATISTICS**

100 UNITS  
 15 ACCESSIBLE UNITS (AC)  
 100 DRIVEWAY PARKING SPACES  
 90 STREET PARKING SPACES  
 150 TOTAL PARKING SPACES

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

PREPARED FOR

**JR ENGINEERING**  
 A Subsidiary of Watston



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| No. | REVISION                        | BY  | DATE     |
|-----|---------------------------------|-----|----------|
| 1.  | INSERTED SPOT ELEVATIONS FOR DC | MPD | 09/24/02 |

**WATERGLEN P.U.D.  
 MULTI-FAMILY & VILLAGE CENTER**  
 DRAINAGE CERTIFICATION  
 (SEE ATTACHED LETTER  
 FOR CERTIFICATION)