

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.



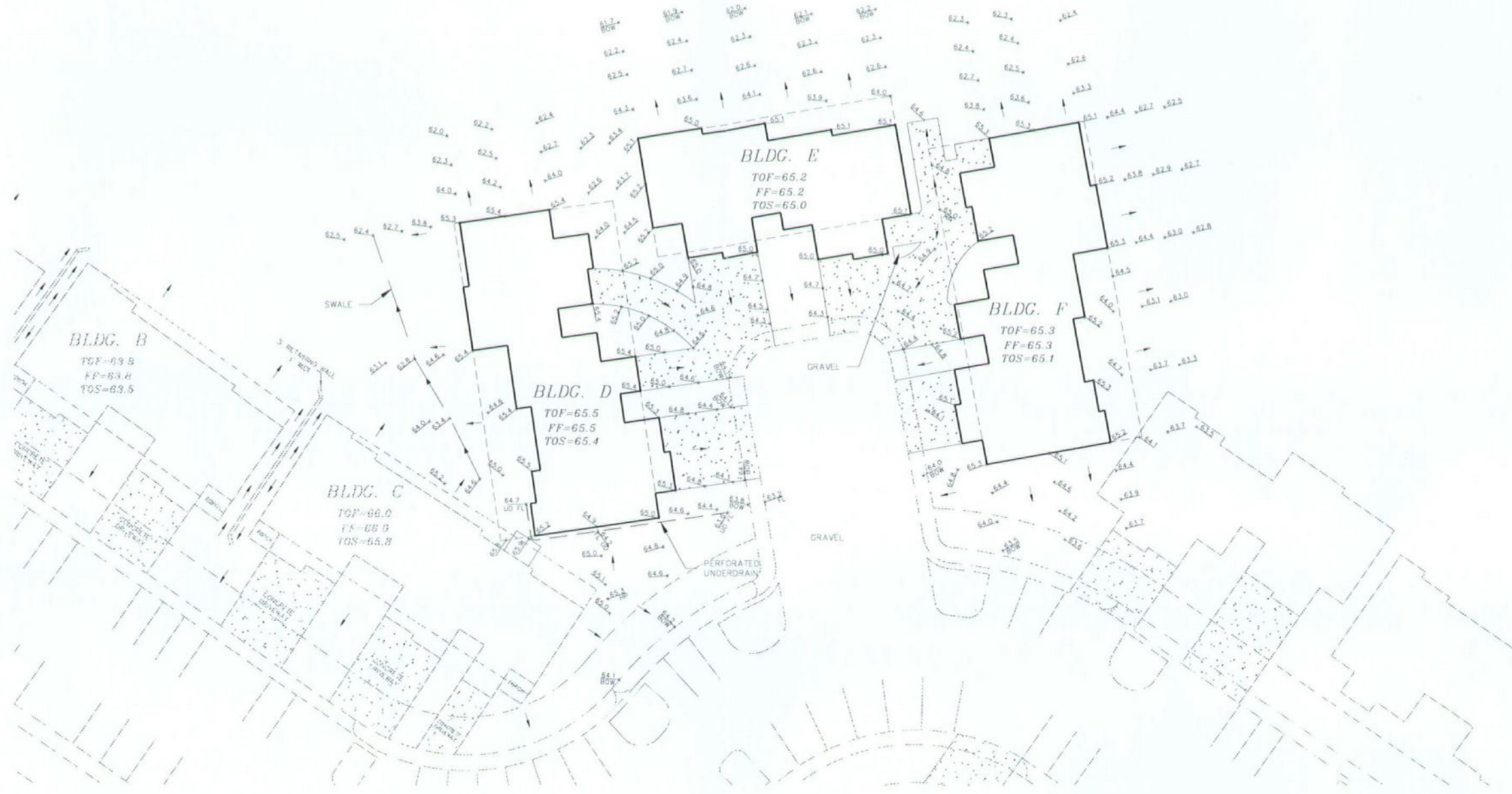
KYLE D. AREND, P.E.
FOR AND ON BEHALF OF J-R ENGINEERING, LLC

9/23/02
DATE OF SURVEY

**STORMWATER
RECEIVED**

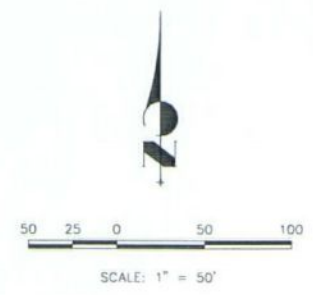
SEP 25 2002

*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, J.R. ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

J.R. 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)