
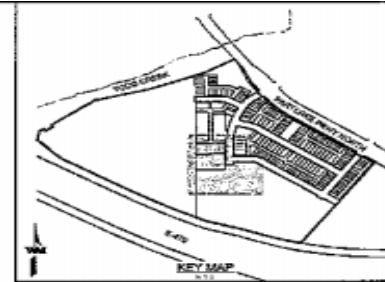
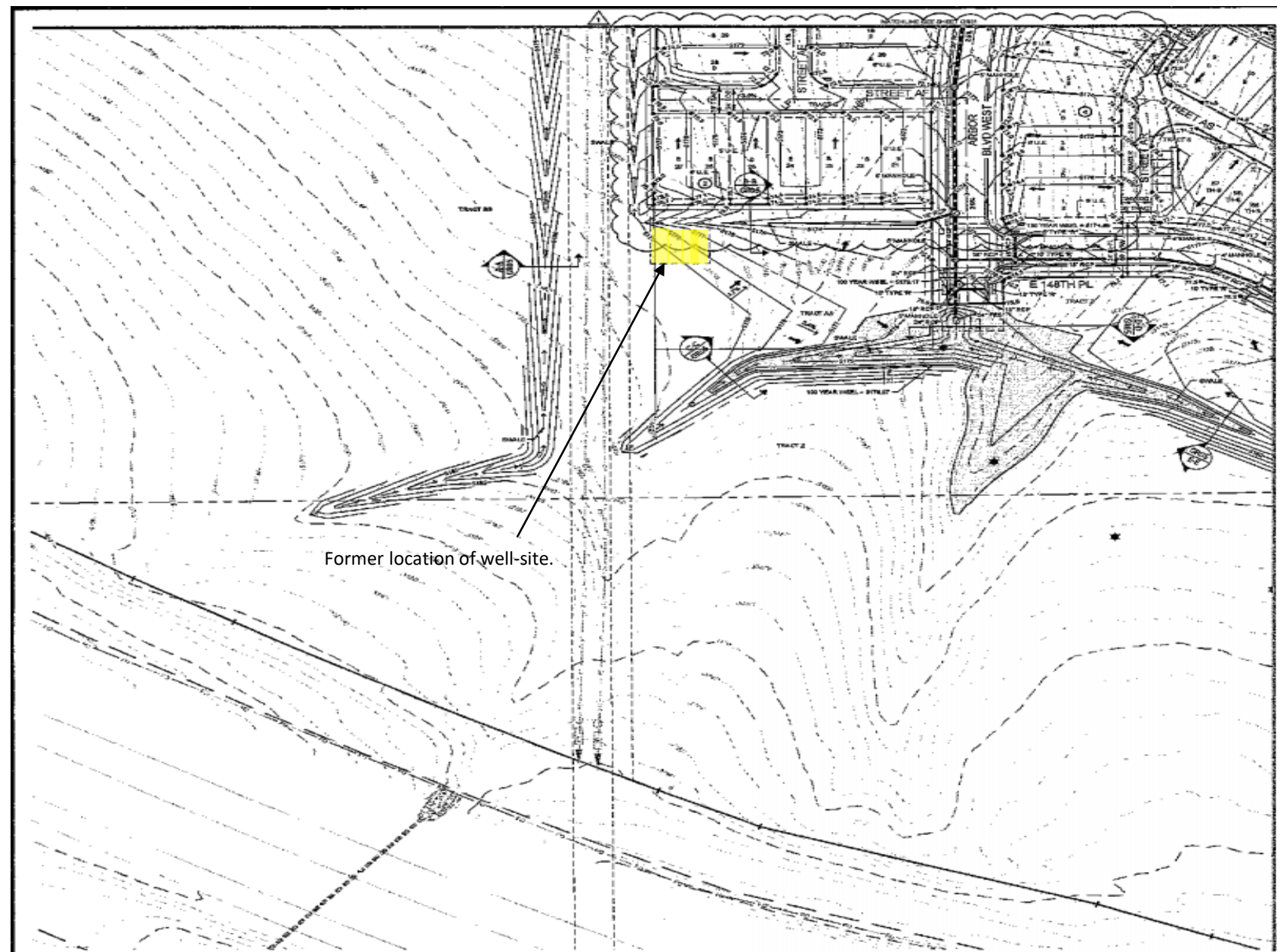
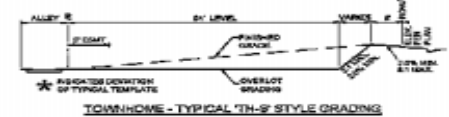




Date:	February 2024	<div><p>K.P. KAUFFMAN COMPANY, INC.</p></div> <div>K.P. Kauffman Company, Inc. 1700 Lincoln St. Suite 4550 Denver CO, 80202</div>	<div>K.P. Kauffman Company, Inc. McElwain 32-17 Section 17, Township 1 South, Range 67 West Adams County, Colorado</div>	<div>Figure 3 Land Use Map</div>
Designed By:	KPK			
Drawn By:	DM			



- OVERLOT GRADING NOTES:**
1. TEMPORARY GRADES WITHIN LOTS SHALL NOT EXCEED 5% FROM THE FINAL GRADES. FINAL GRADES SHALL NOT EXCEED 4%.
 2. THESE PLANS DO NOT REJECT STREET CORNERS. CORNERS SHALL BE MAINTAINED FOR THE PROPERTY OWNER FOR REASONS OF STREET CORNERS.
 3. "T" INDICATES A TRANSITION IN THE LOTS STYLE OF GRADING.
 4. "W" INDICATES ADOPTED GRADING TEMPLATE.
 5. SEE DESIGN CONTROL PLANS FOR 60' MEASURES.



SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

WORK SHALL BE CONSTRUCTED TO CITY OF THORNTON STANDARDS AND SPECIFICATIONS. THE APPROVAL IS FOR CONFORMANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER CITY REQUIREMENTS. THE DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT.

WARE MALCOMB

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Denver, CO 80202
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waremalcomb.com



PARTERRE PA2A (FILING 4)
FINAL CONSTRUCTION PLANS - PHASE 1

OVERLOT GRADING PLAN

DATE	2/24/24
BY	DM
CHECKED BY	DM
DESIGNED BY	DM
DRAWN BY	DM
DATE	2/24/24

JOB NO.	15-4118
PA. F. PM.	NO
DRAWN BY	DM
DATE	2/24/24

Sheet **GR02** of 77

Date: February 2024
Designed By: KPK
Drawn By: DM



K.P. Kauffman Company, Inc.
1700 Lincoln St. Suite 4550
Denver CO, 80202

K.P. Kauffman Company, Inc.
McElwain 32-17
Section 17, Township 1 South, Range 67 West
Adams County, Colorado

Figure 4
Future Development