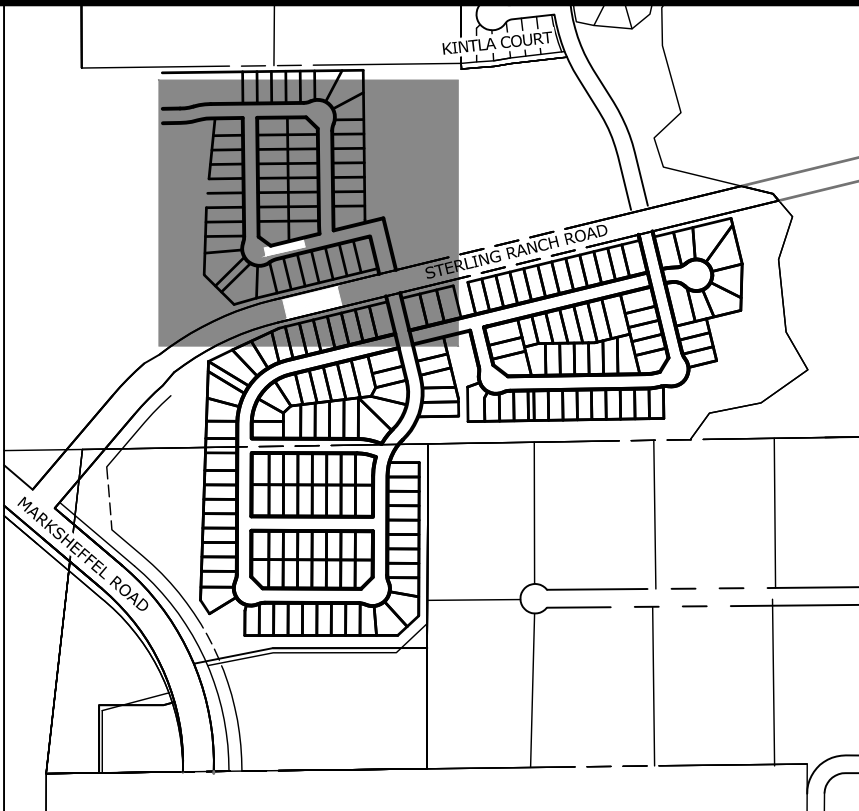
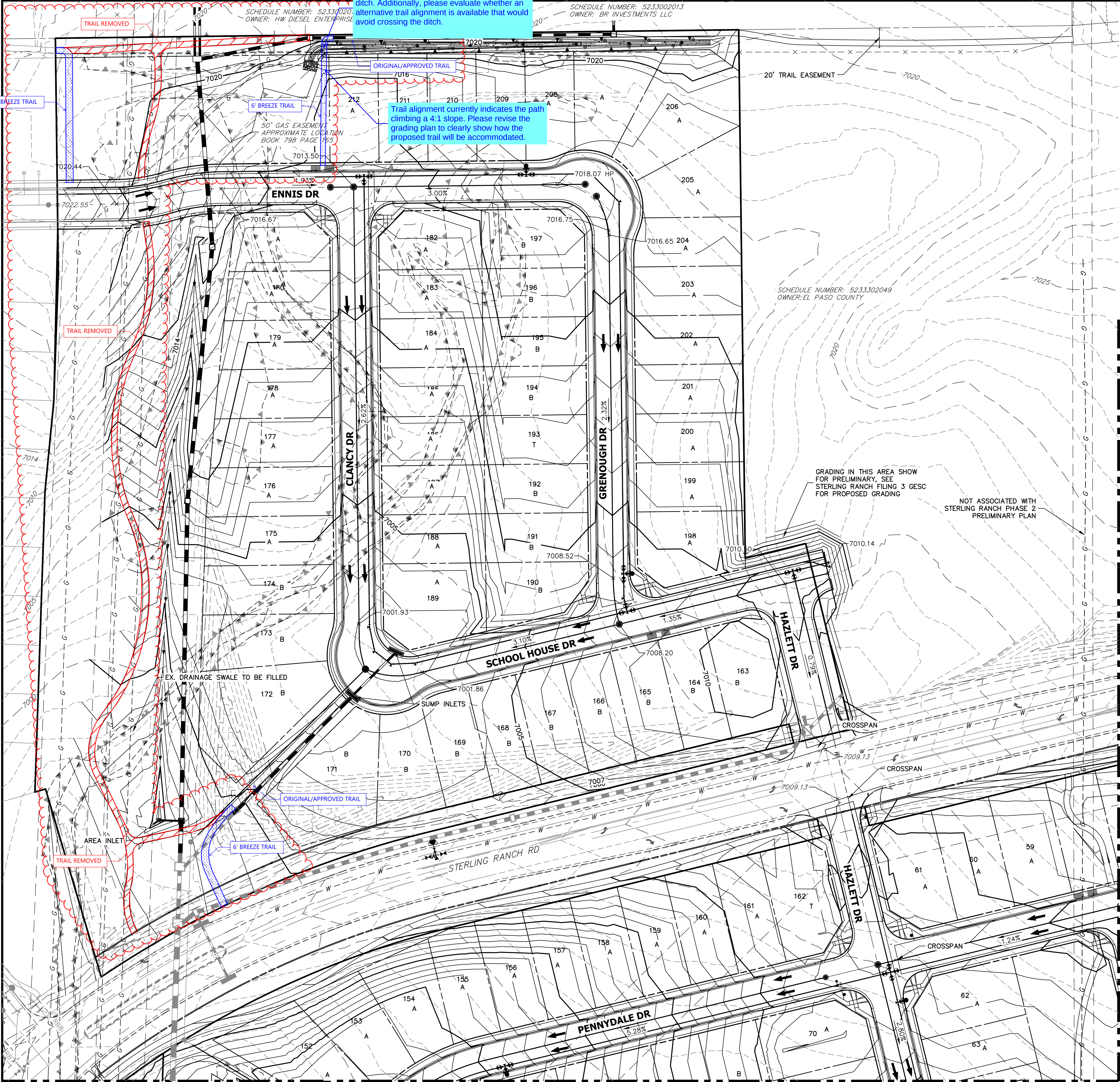
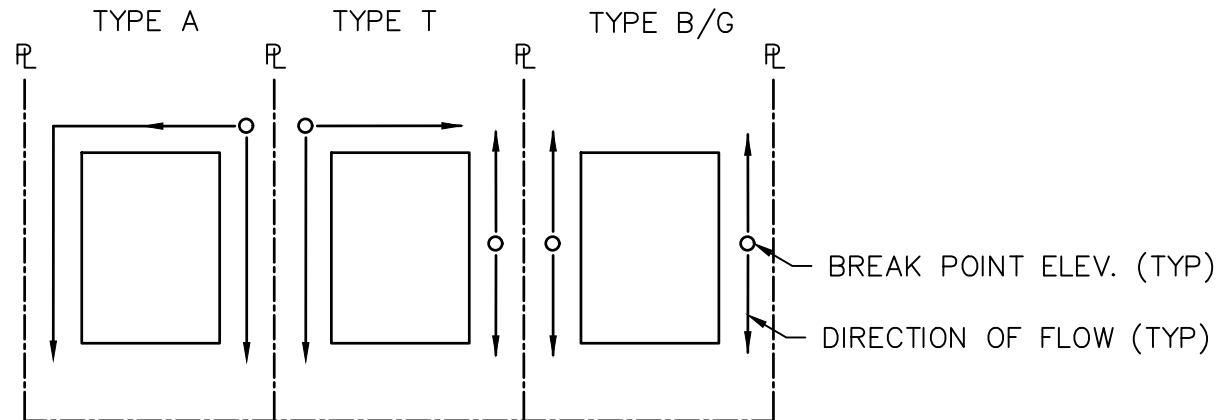
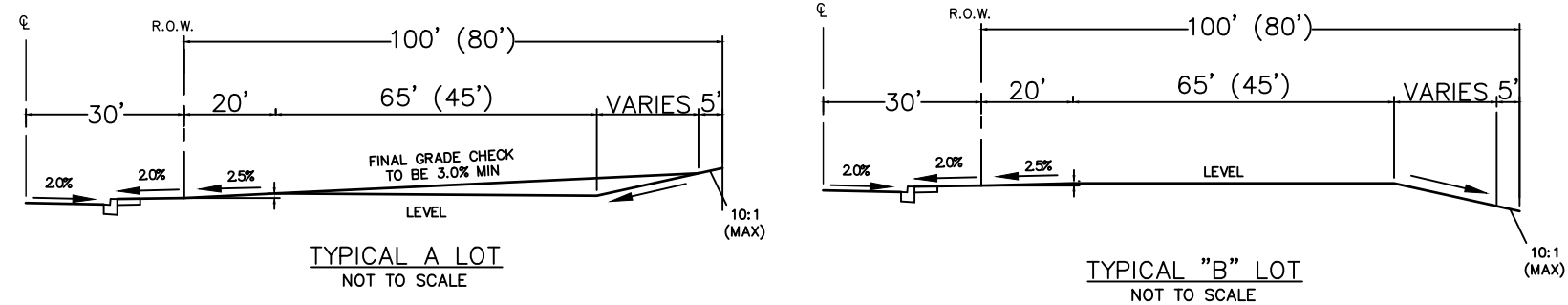
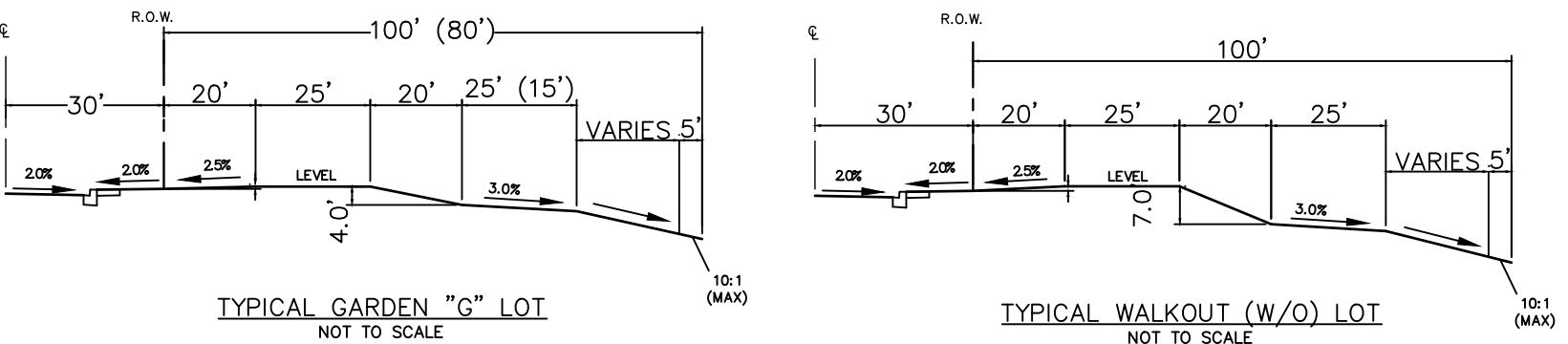




KEY MAP
SCALE: NTS

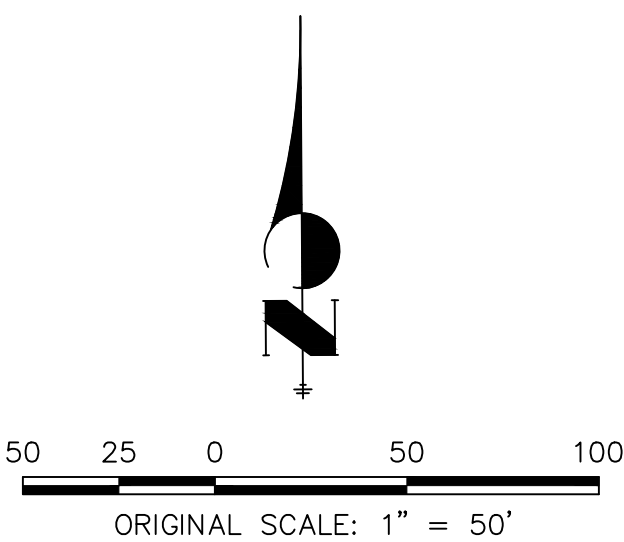


LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE



LEGEND

EXISTING STORM SEWER		INLET	
STORM SEWER PROPOSED		LOW POINT/HIGH POINT	
PROPOSED R.O.W.		FLOW DIRECTION & SLOPE	
PROPOSED PROPERTY LINES		FLOW DIRECTION ARROW	
PROPOSED SIDEWALK		EXISTING FLOW DIRECTION ARROW	
EXISTING PROPERTY LINE		EMERGENCY OVERFLOW DIRECTION	
ROW EXISTING			
FL EXISTING			
SIDEWALK EXISTING			
DRAINAGE ACCESS & MAINTENANCE EASEMENT			
SILT FENCE			
DRAINAGE DITCH/SWALE			



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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Western Company

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No.	REVISION	BY	DATE

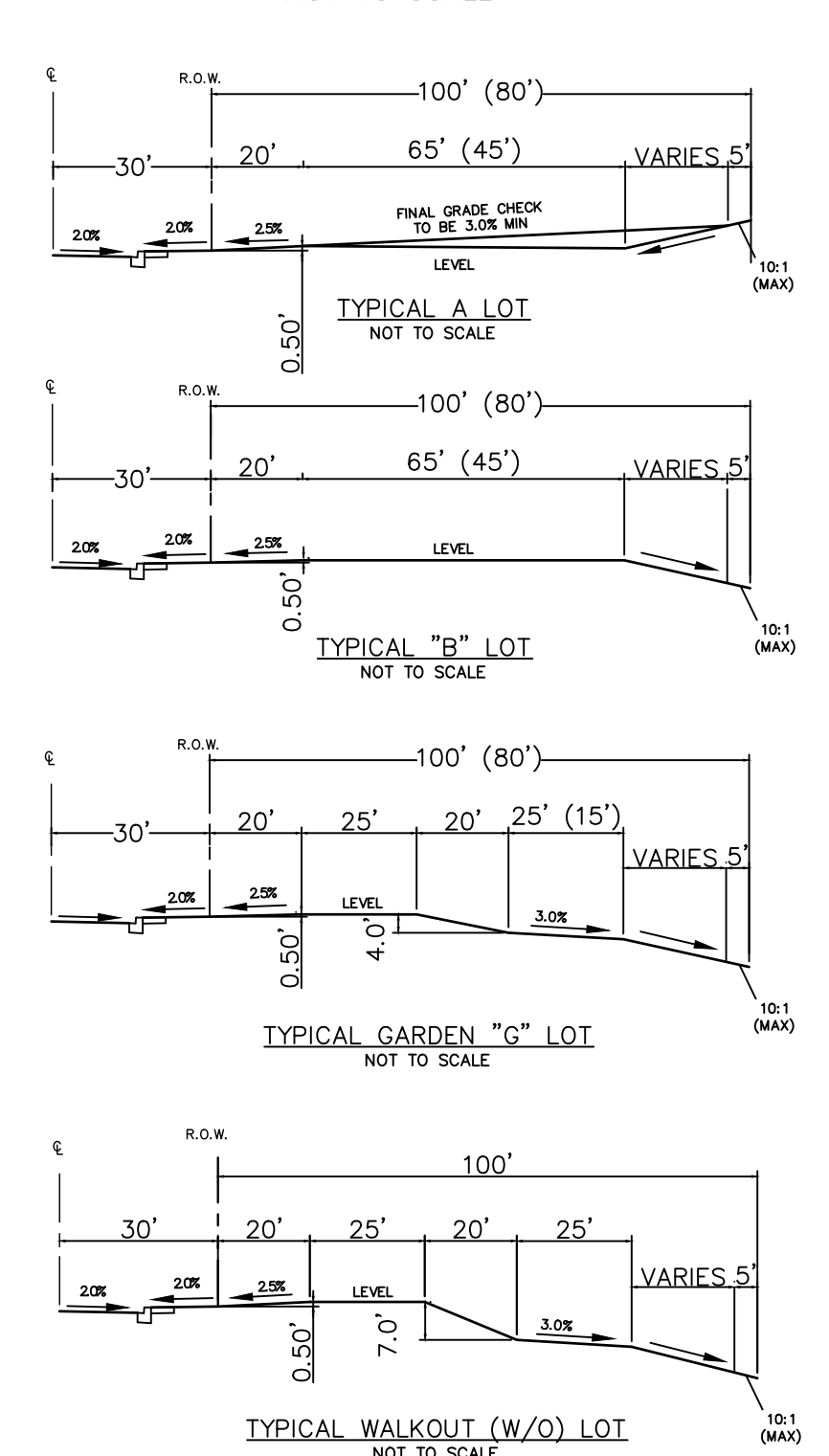
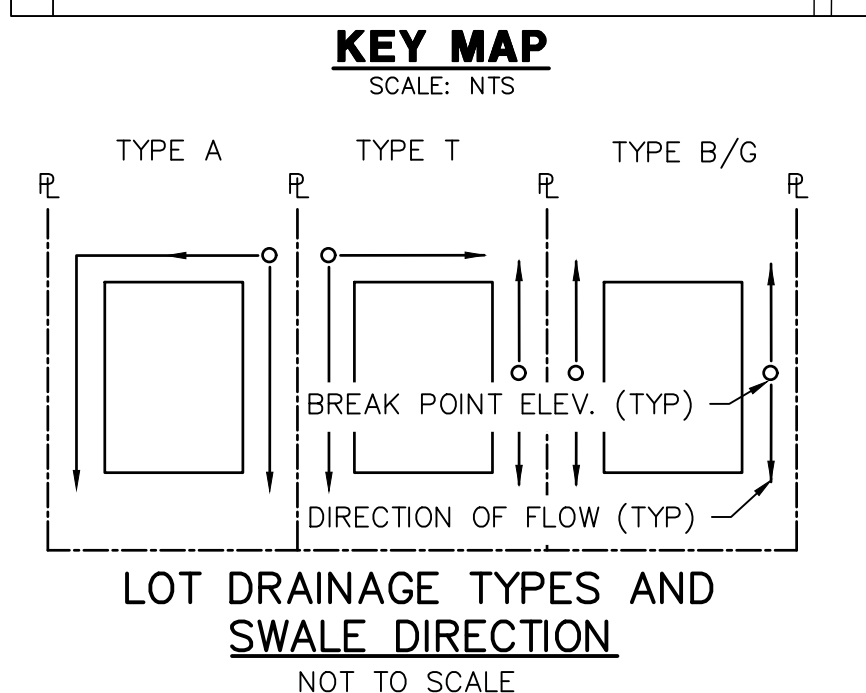
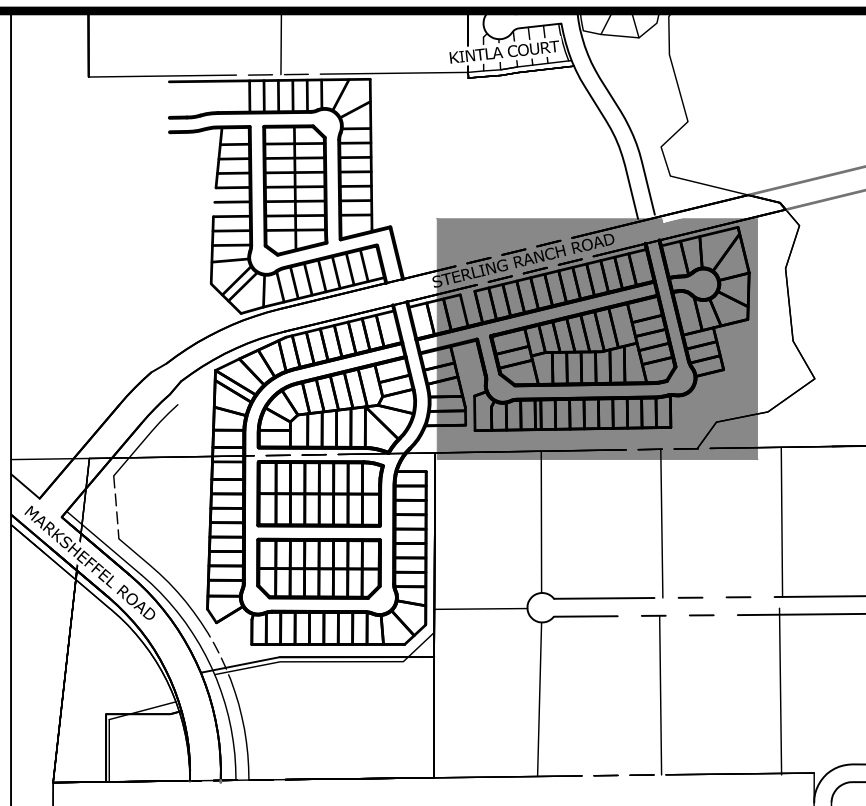
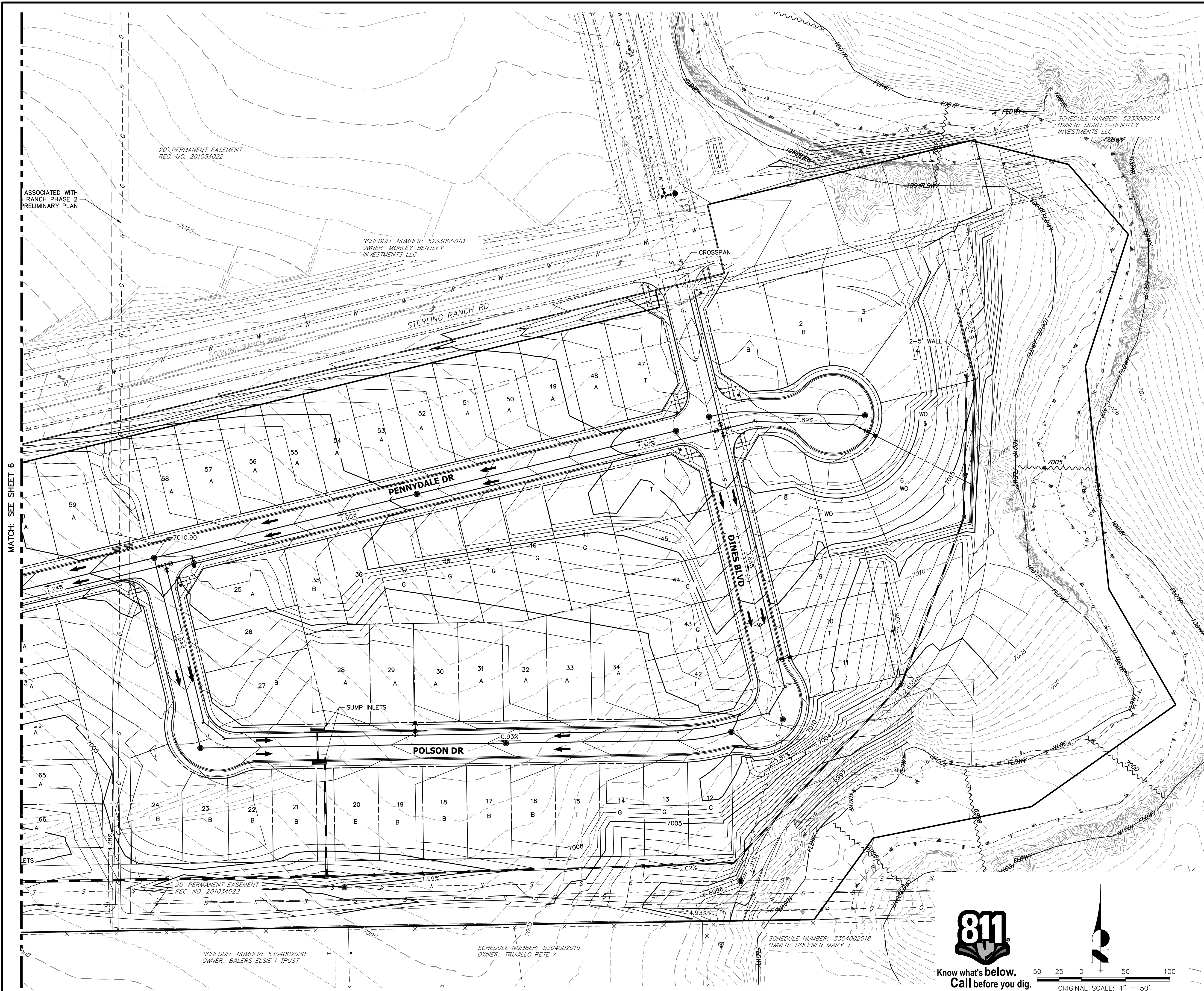
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	09/10/21	AAM	CJD	

STERLING RANCH PHASE 2

PRELIMINARY GRADING PLAN

SHEET 6 OF 17

JOB NO. 25188.02



LEGEND

EXISTING STORM SEWER	
STORM SEWER PROPOSED	
PROPOSED R.O.W	
PROPOSED PROPERTY LINES	
PROPOSED SIDEWALK	
EXISTING PROPERTY LINE	
ROW EXISTING	
FL EXISTING	
SIDEWALK EXISTING	
DRAINAGE ACCESS & MAINTENANCE EASEMENT	
SILT FENCE	
INLET	
L.P./H.P. (2.0%)	
FLOW DIRECTION & SLOPE	
FLOW DIRECTION ARROW	
EXISTING FLOW DIRECTION ARROW	
EMERGENCY OVERFLOW DIRECTION	

EXISTING PROPOSED

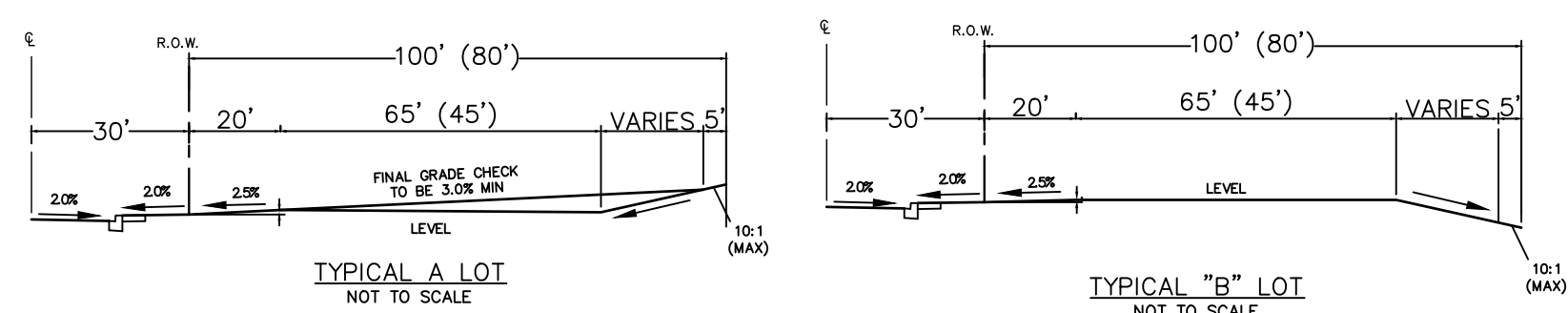
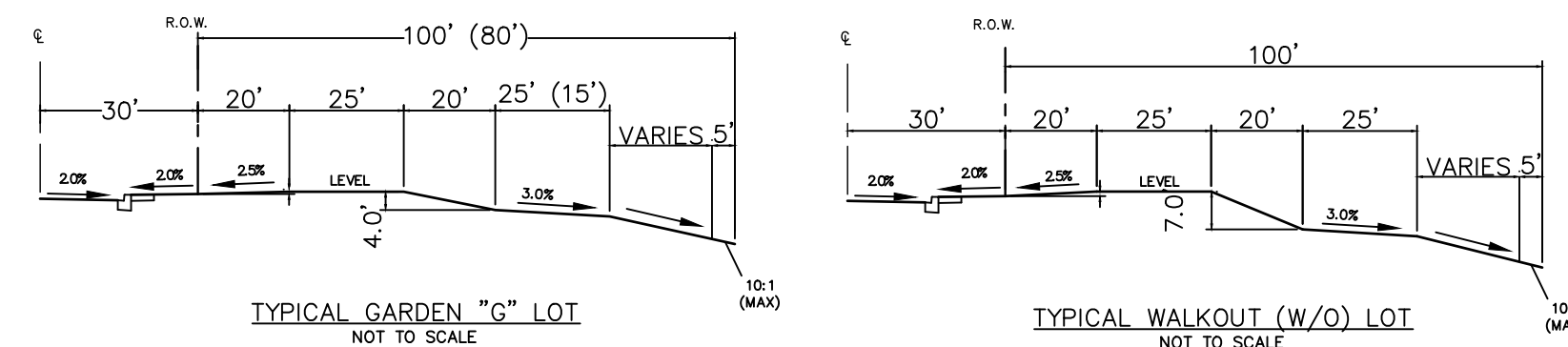
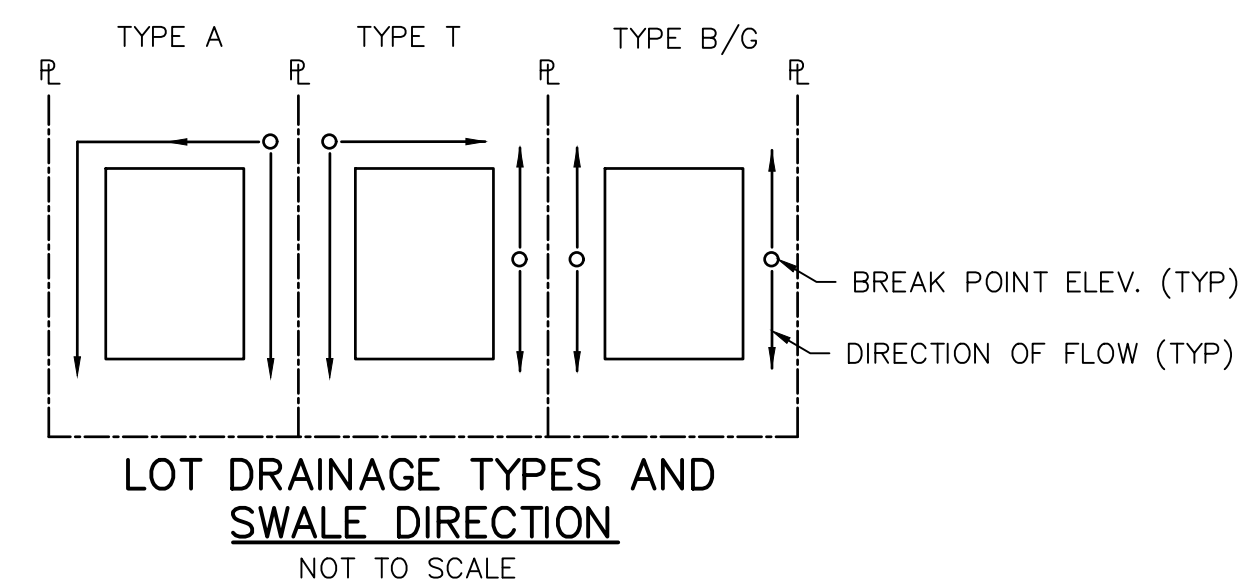
811
Know what's below.
Call before you dig.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE						
		No.	REVISION						
STERLING RANCH PHASE 2	1"=50'	H-SCALE	N/A	09/10/21	DESIGNED BY	AAM	DRAWN BY	CJD	CHECKED BY
PRELIMINARY GRADING PLAN	DATE	V-SCALE	N/A	09/10/21	DATE	N/A	DATE	N/A	DATE
SHEET 7 OF 17									
JOB NO.	25188.02								

MATCH: SEE SHEET 9

show trail revisions on
this sheet that are
shown on the next sheet

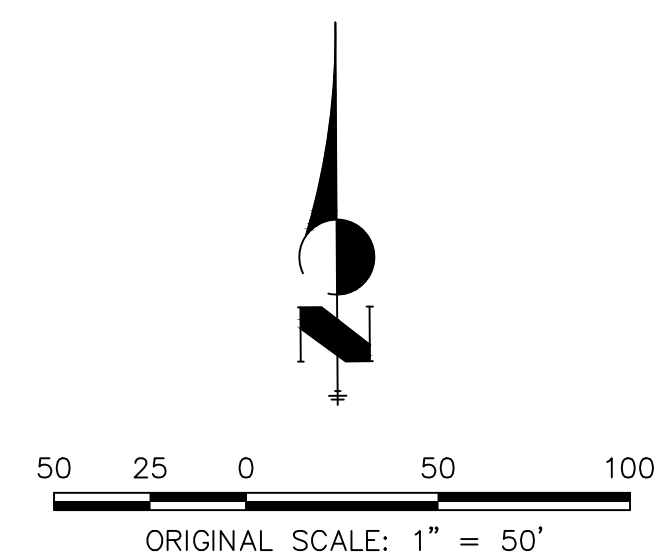


LEGEND

- | | | | |
|--|--|---|-------------------------------|
| EXISTING STORM SEWER |  |  | INLET |
| STORM SEWER PROPOSED |  | L.P./H.P. | LOW POINT/HIGH POINT |
| PROPOSED R.O.W |  |  | FLOW DIRECTION & SLOPE |
| PROPOSED PROPERTY LINES |  |  | FLOW DIRECTION ARROW |
| PROPOSED SIDEWALK |  |  | EXISTING FLOW DIRECTION ARROW |
| EXISTING PROPERTY LINE |  |  | EMERGENCY OVERFLOW DIRECTION |
| ROW EXISTING |  | | |
| FL EXISTING |  | | |
| SIDEWALK EXISTING |  | | |
| DRAINAGE ACCESS & MAINTENANCE EASEMENT |  | | |
| SILT FENCE |  SF | | |
| <i>EXISTING</i> | | <i>PROPOSED</i> | |



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



PREPARED FOR

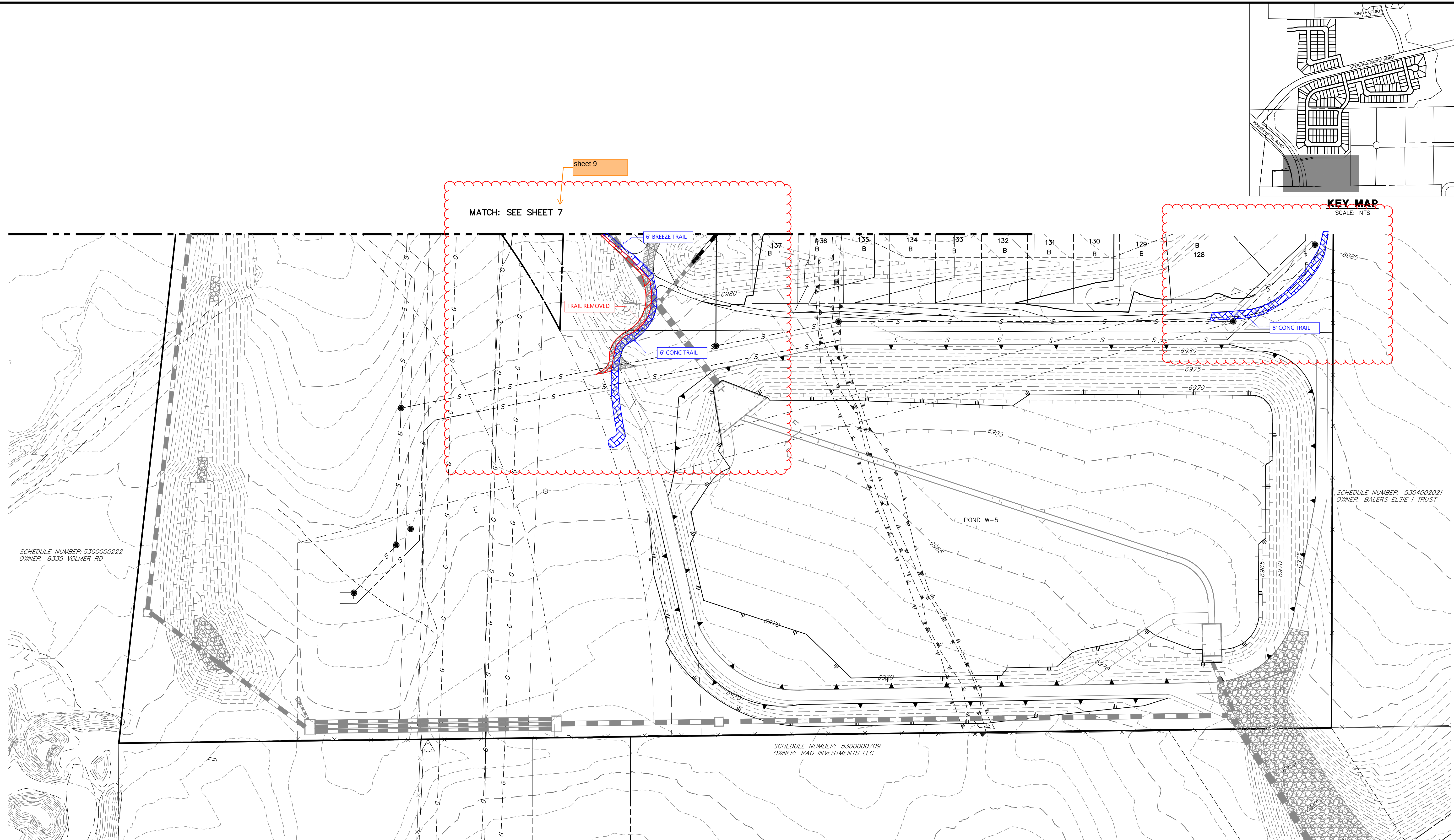
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
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STERLING RANCH PHASE 2		H-SCALE	1"=50'	No.	REVISION	BY	DATE
		V-SCALE	N/A				
PRELIMINARY GRADING PLAN		DATE	09/10/21				
		DESIGNED BY	AAM				
		DRAWN BY	CJD				
		CHECKED BY					
SHEET	8	OF	17				
JOB NO.	25188.02						



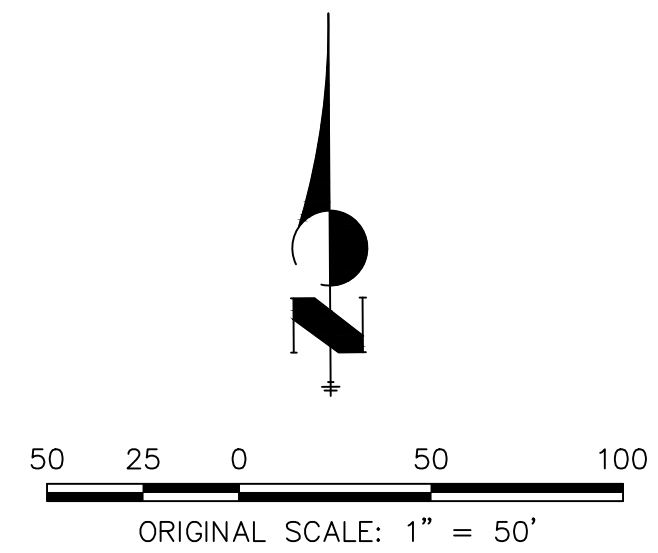
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OWNER: 8335 VOLMER RD

SCHEDULE NUMBER: 5304002021
OWNER: BALER'S ELSIE I TRUST

SCHEDULE NUMBER: 5300000709
OWNER: RAO INVESTMENTS LLC

LEGEND

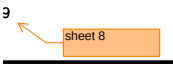
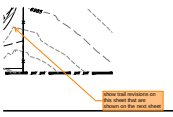
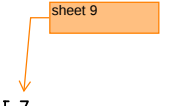
- | | | | |
|--|--|--|-------------------------------|
| EXISTING STORM SEWER | | | INLET |
| STORM SEWER PROPOSED | | | LOW POINT/HIGH POINT |
| PROPOSED R.O.W | | | FLOW DIRECTION & SLOPE |
| PROPOSED PROPERTY LINES | | | FLOW DIRECTION ARROW |
| PROPOSED SIDEWALK | | | EXISTING FLOW DIRECTION ARROW |
| EXISTING PROPERTY LINE | | | EMERGENCY OVERFLOW DIRECTION |
| ROW EXISTING | | | |
| FL EXISTING | | | |
| SIDEWALK EXISTING | | | |
| DRAINAGE ACCESS & MAINTENANCE EASEMENT | | | |
| SILT FENCE | | | |



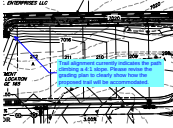
STERLING RANCH PHASE 2 PRELIMINARY GRADING PLAN	SHEET 9 OF 17 JOB NO. 25188.02	J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR DESIGNATED BY WRITTEN AUTHORIZATION.

V1_Grading Plan.pdf Markup Summary

Glenn Reese - EPC Stormwater (3)

	Subject: SW - Textbox with Arrow Page Label: [3] 8 Preliminary Grading Plan - preliminary grading plan Author: Glenn Reese - EPC Stormwater Date: 7/23/2026 7:45:21 AM Status: Color: Layer: Space:	sheet 8
	Subject: SW - Textbox with Arrow Page Label: [3] 8 Preliminary Grading Plan - preliminary grading plan Author: Glenn Reese - EPC Stormwater Date: 7/23/2026 7:46:05 AM Status: Color: Layer: Space:	show trail revisions on this sheet that are shown on the next sheet
	Subject: SW - Textbox with Arrow Page Label: [4] 9 Preliminary Grading Plan - preliminary grading plan (4) Author: Glenn Reese - EPC Stormwater Date: 7/23/2026 7:45:31 AM Status: Color: Layer: Space:	sheet 9

Laura Besler (2)

	Subject: Callout Page Label: [1] 6 Preliminary Grading Plan - preliminary grading plan - 1 Author: Laura Besler Date: 7/22/2026 8:49:24 AM Status: Color: Layer: Space:	Please provide details demonstrating how the 6-foot breeze trail will cross the FSD overflow ditch. Additionally, please evaluate whether an alternative trail alignment is available that would avoid crossing the ditch.
	Subject: Callout Page Label: [1] 6 Preliminary Grading Plan - preliminary grading plan - 1 Author: Laura Besler Date: 7/22/2026 8:40:57 AM Status: Color: Layer: Space:	Trail alignment currently indicates the path climbing a 4:1 slope. Please revise the grading plan to clearly show how the proposed trail will be accommodated.