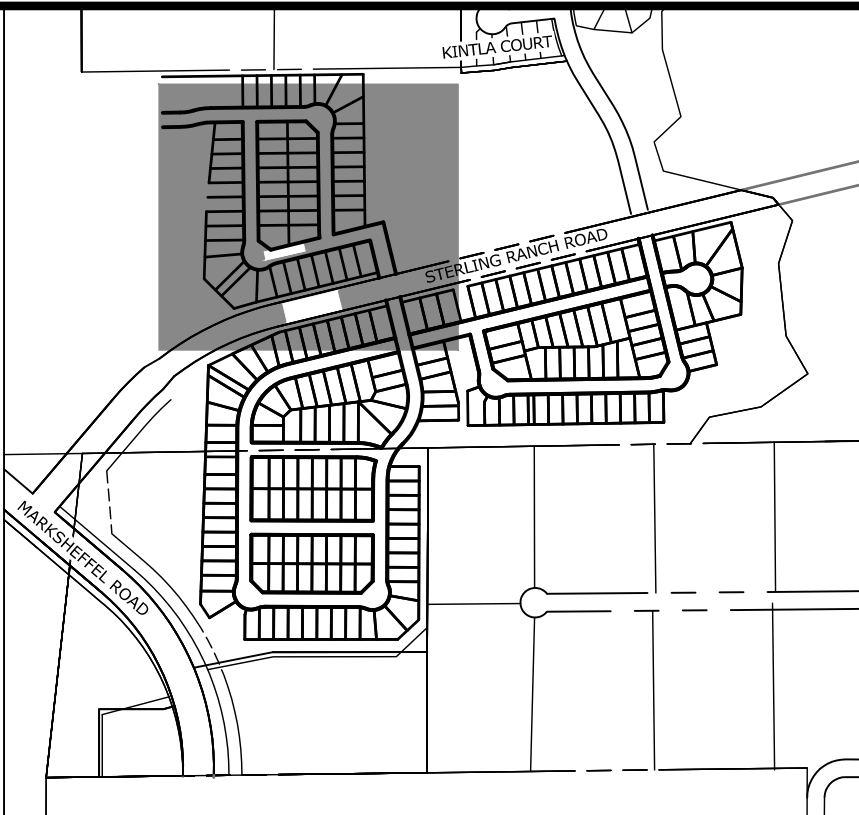
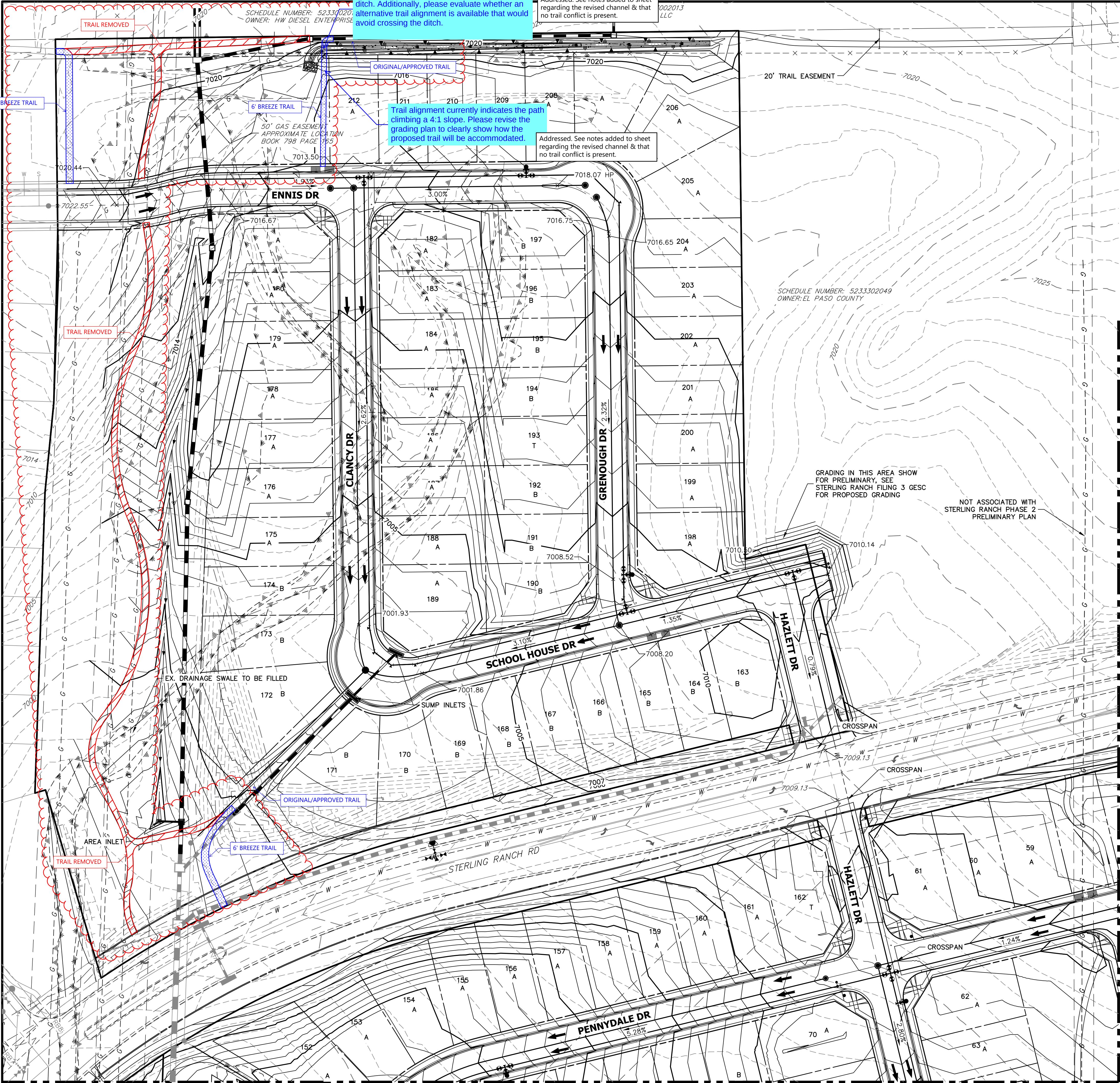
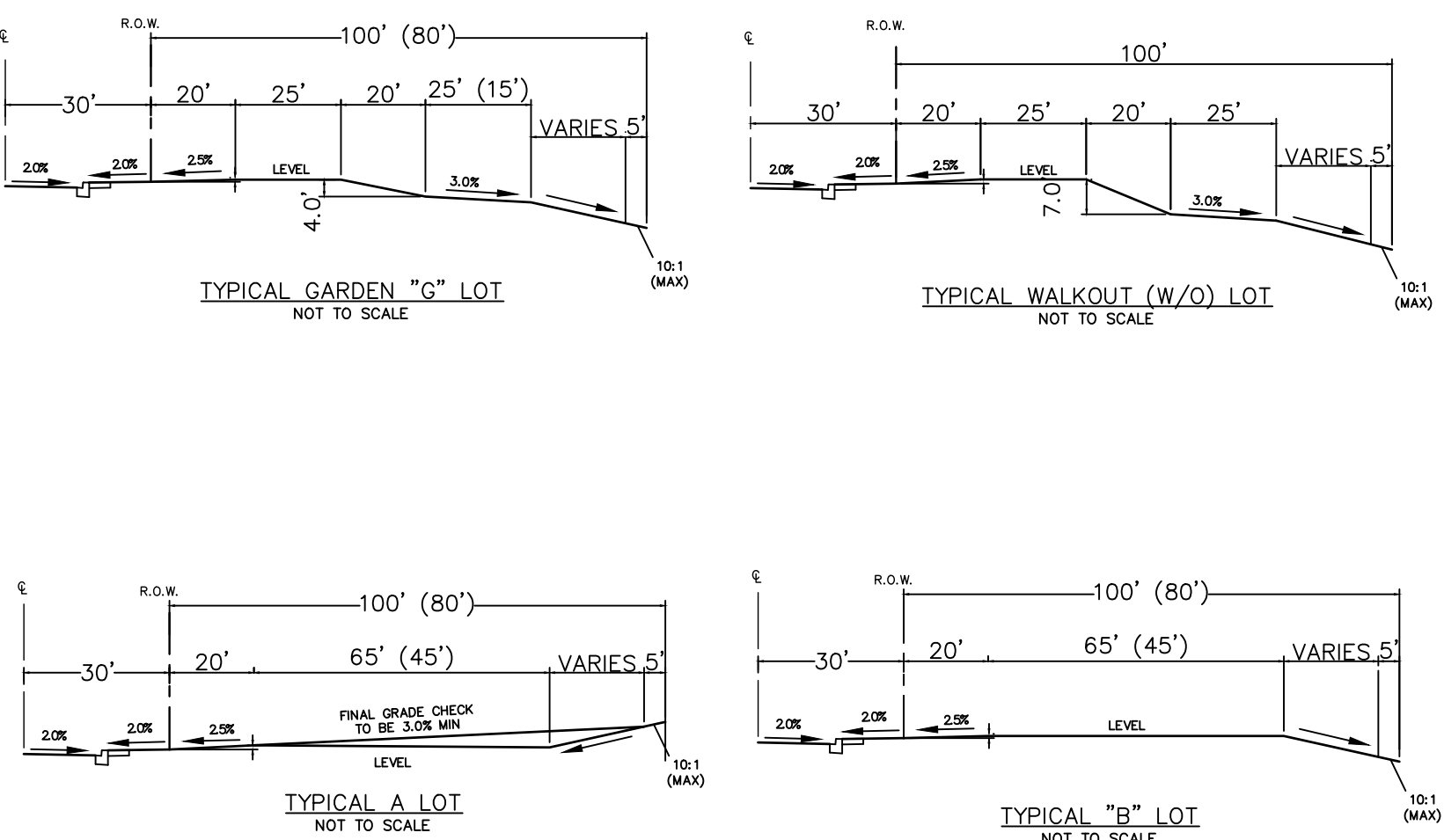
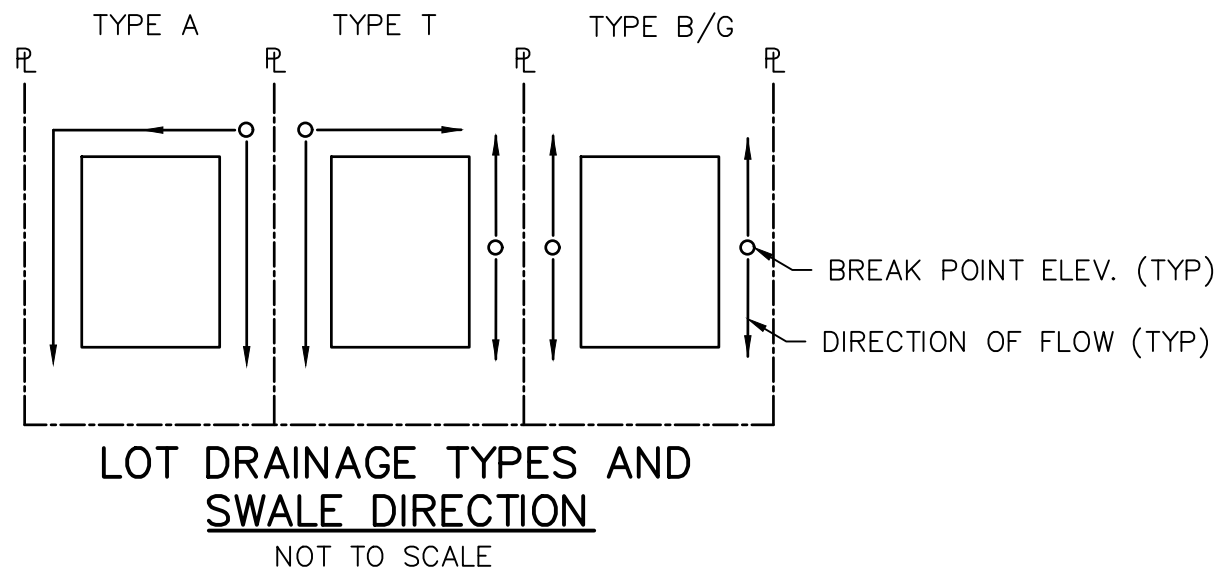
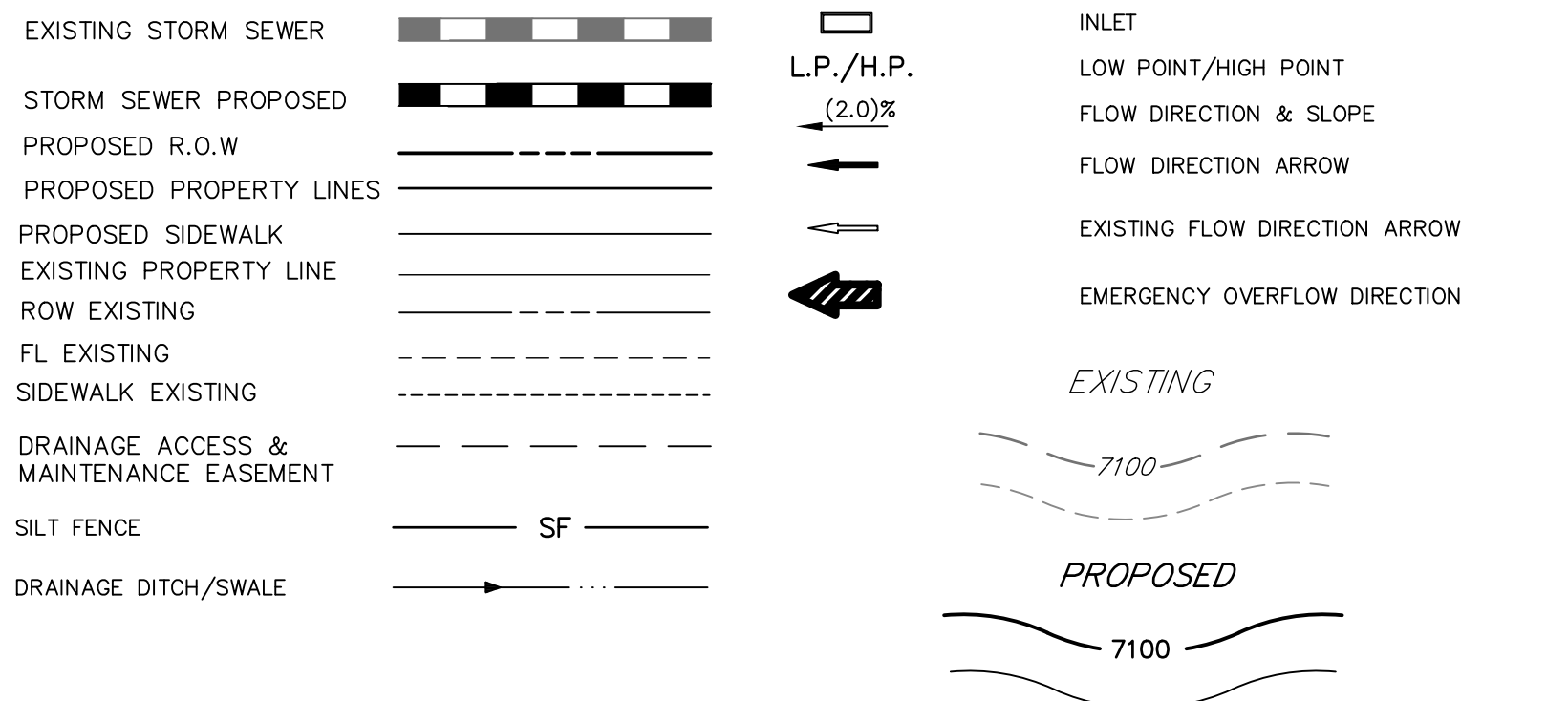




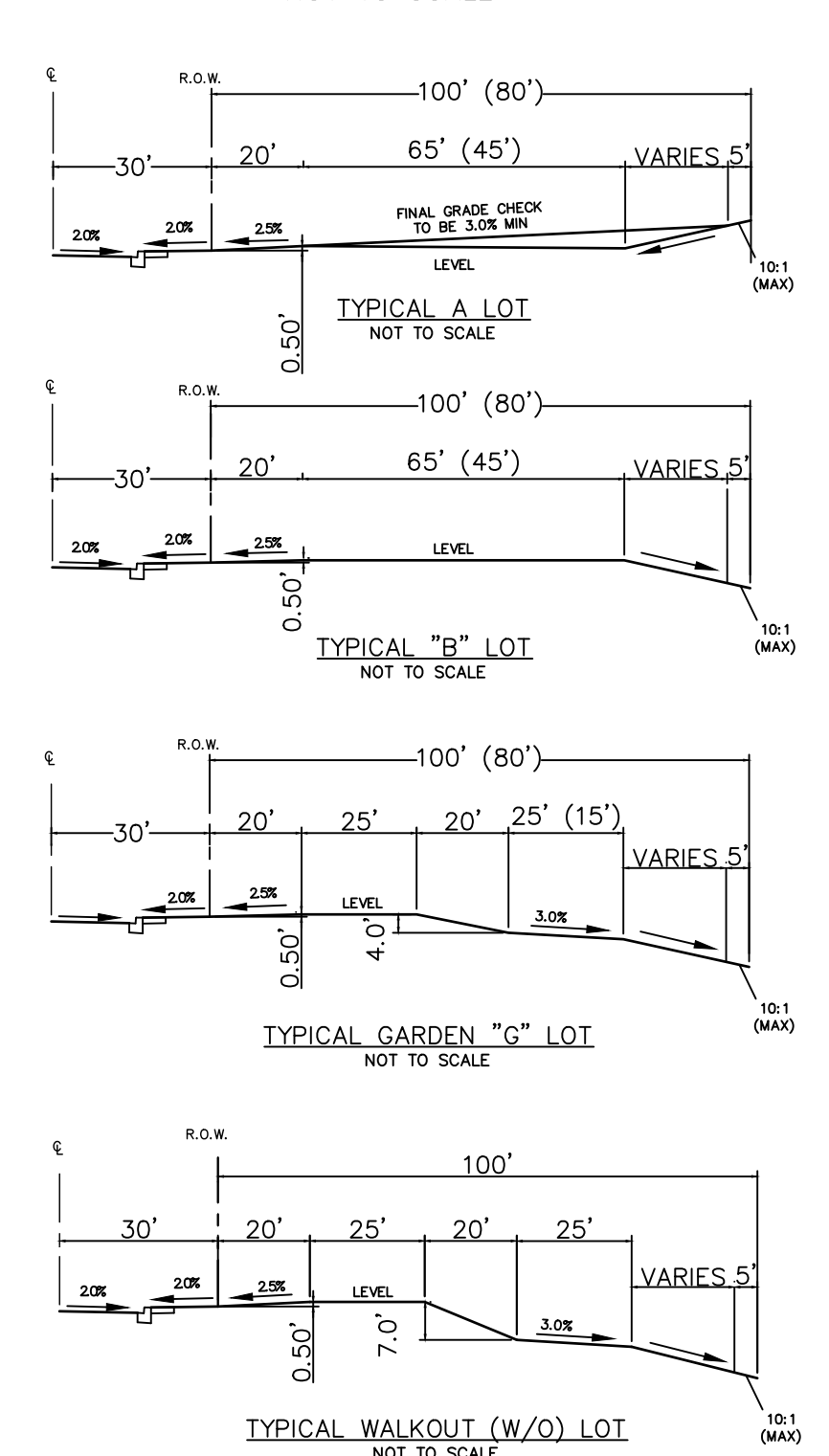
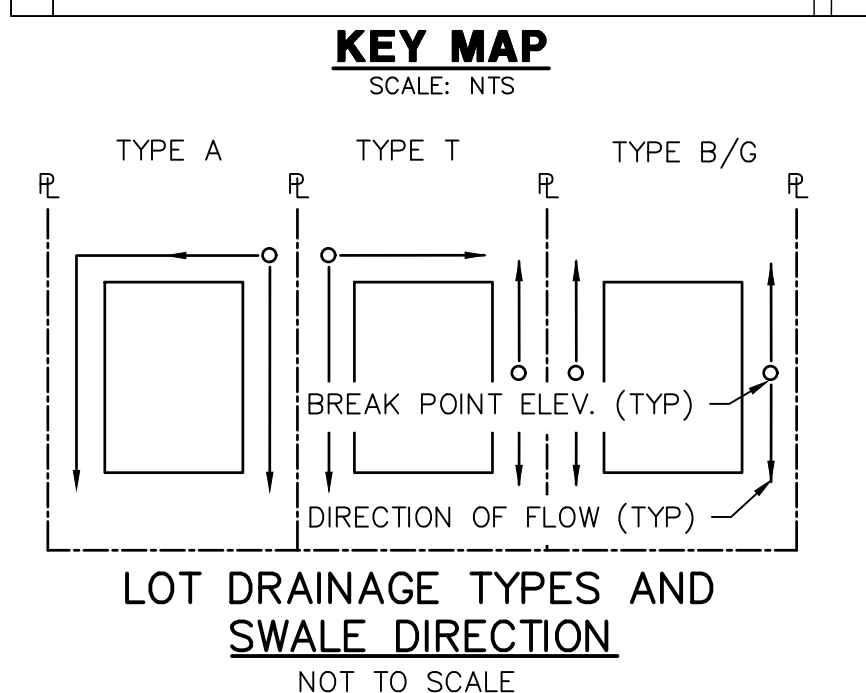
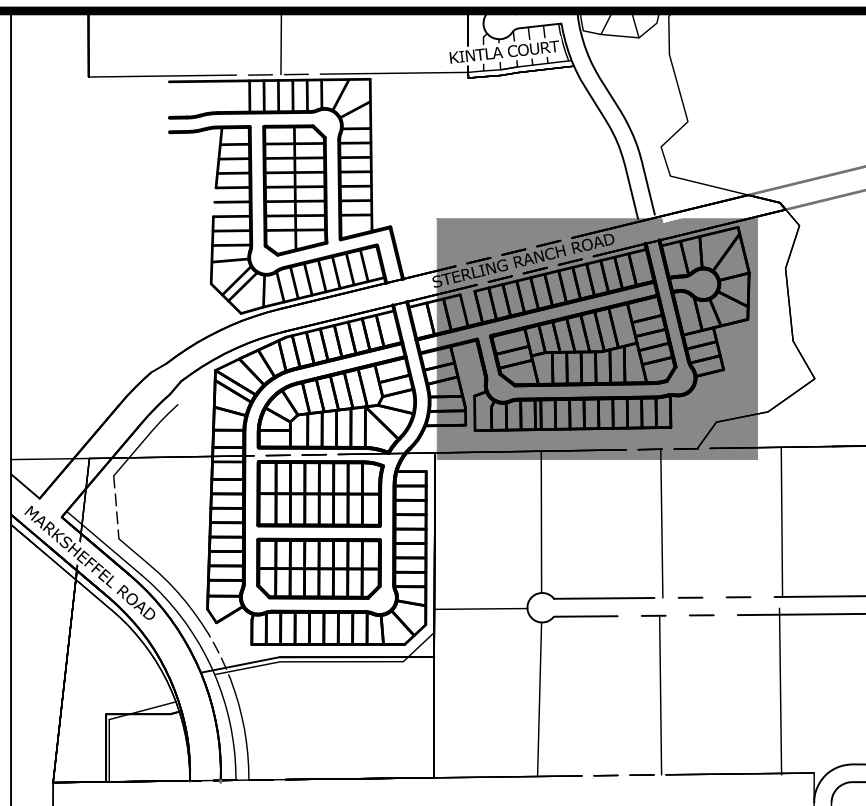
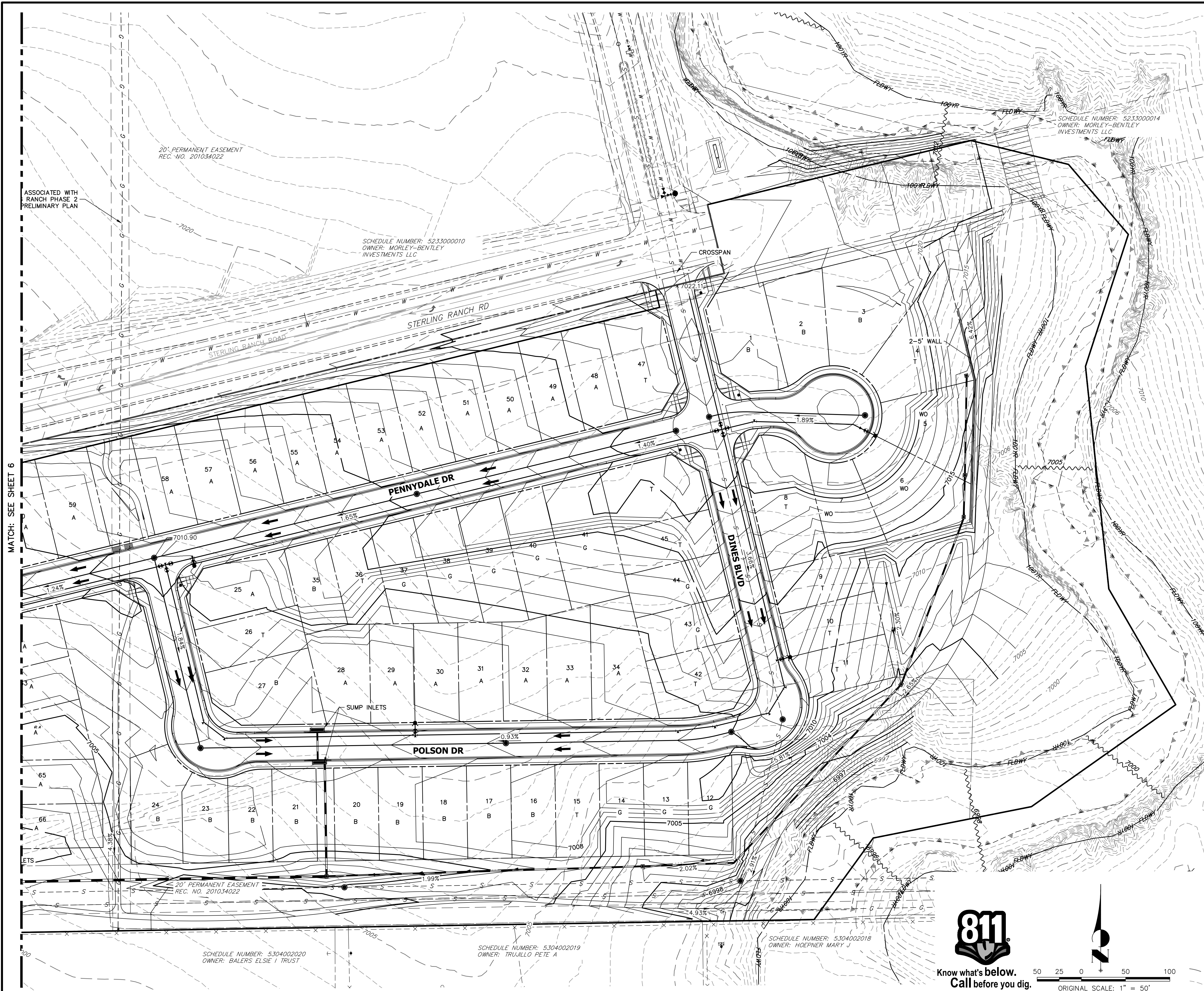
KEY MAP
SCALE: NTS



LEGEND



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 Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
REVISION	
No.	
1"=50'	N/A
H-SCALE	DATE
V-SCALE	09/10/21
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	
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 OVERTFLOW DIRECTION	

EXISTING PROPOSED

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

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

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

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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

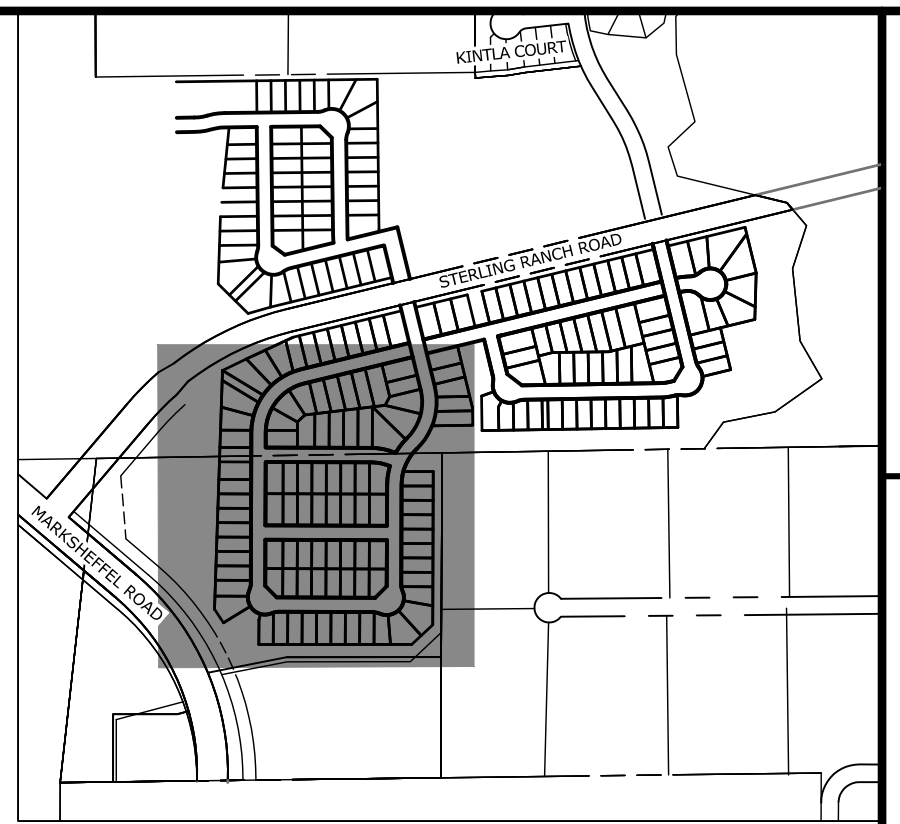
STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

SHEET 7 OF 17
JOB NO. 25188.02

MATCH: SEE SHEET 9

Not addressed. Sheet 9 is located south of here. Sheet reference is correct.

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



LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE



- 

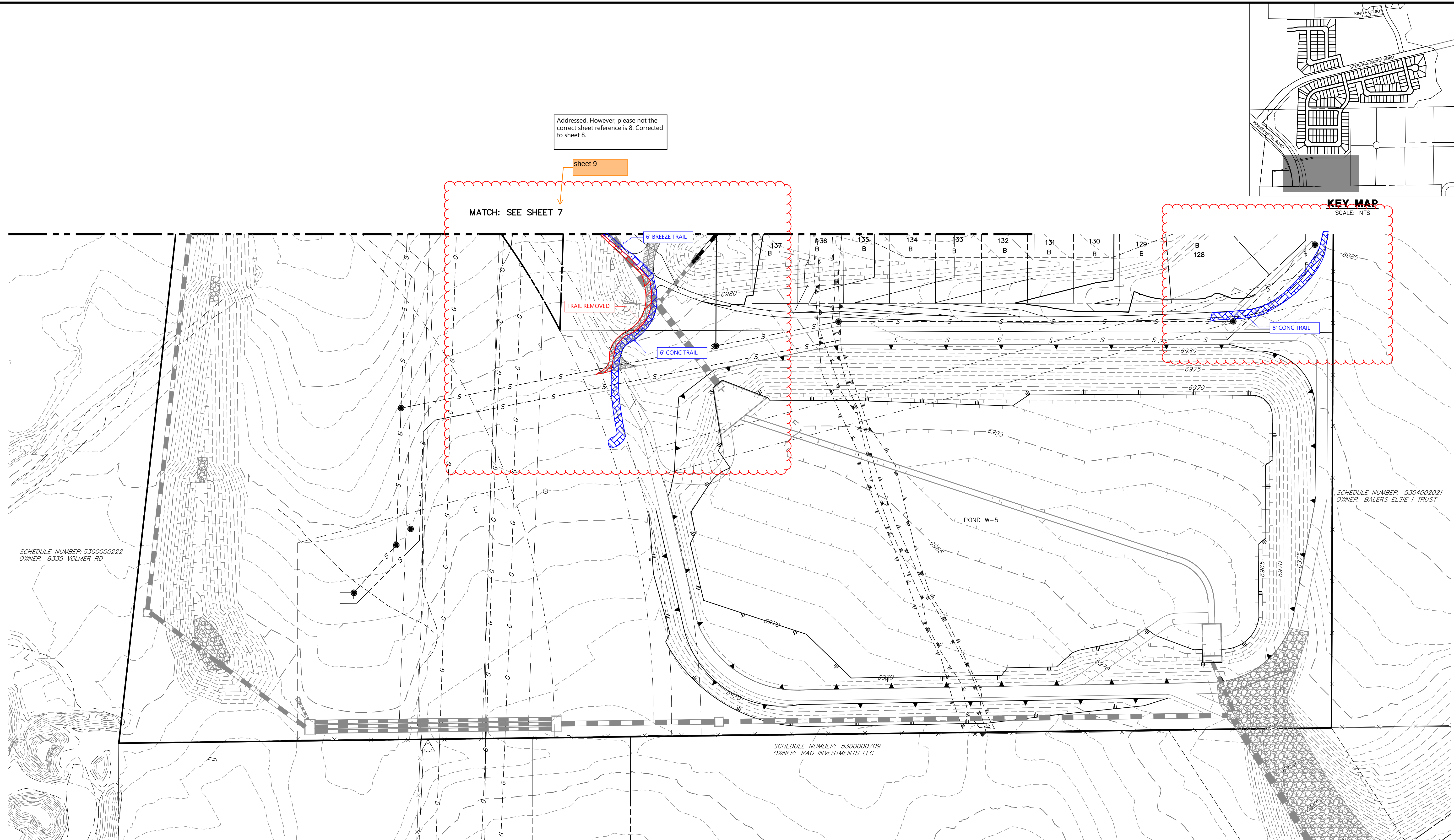
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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



Addressed. However, please not the correct sheet reference is 8. Corrected to sheet 8.

MATCH: SEE SHEET 7

sheet 9

KEY MAP
SCALE: NTS

SCHEDULE NUMBER: 5300000222
OWNER: B335 VOLMER RD

SCHEDULE NUMBER: 5300000709
OWNER: RAO INVESTMENTS LLC

SCHEDULE NUMBER: 5304002021
OWNER: BALERS ELSIE I TRUST

LEGEND

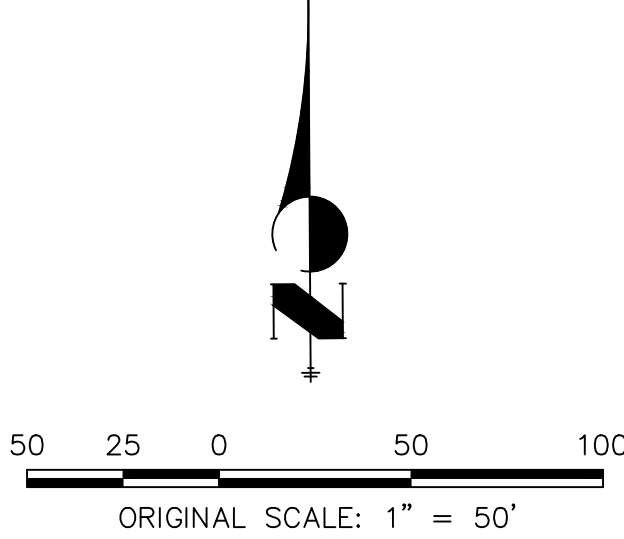
- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- ROW EXISTING
- FL EXISTING
- SIDEWALK EXISTING
- DRAINAGE ACCESS & MAINTENANCE EASEMENT
- SILT FENCE

- L.P./H.P.
- (2.0)%
- EXISTING
- PROPOSED

- INLET
- LOW POINT/HIGH POINT
- FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- EMERGENCY OVERFLOW DIRECTION



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No.	REVISION	BY	DATE

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

STERLING RANCH PHASE 2

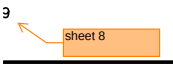
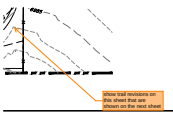
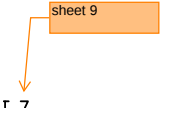
PRELIMINARY GRADING PLAN

SHEET 9 OF 17

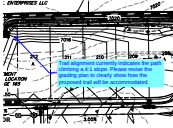
JOB NO. 25188.02

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.