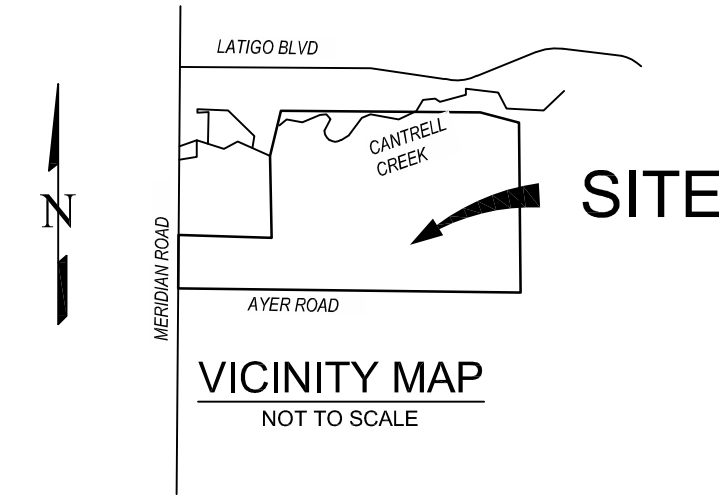


# ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO.



### TRACT TABLE:

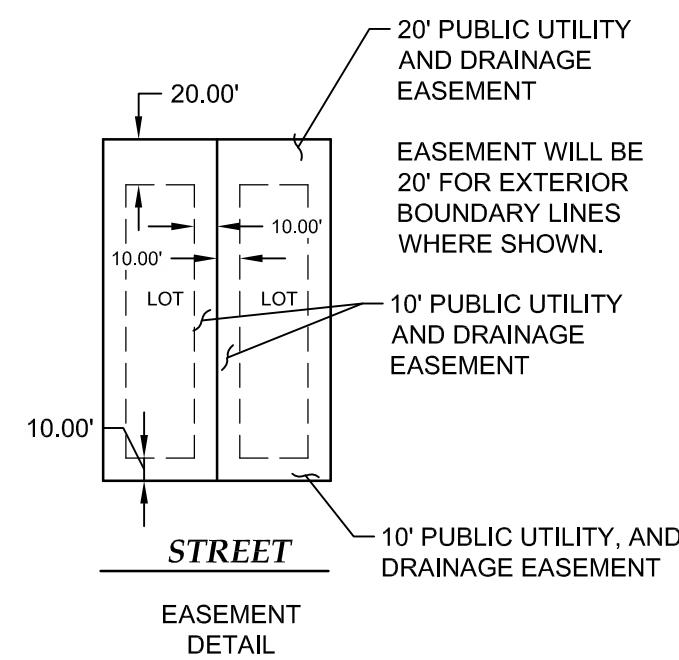
TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	0.8 AC	PUBLIC RIGHT OF WAY	EL PASO COUNTY
B	3.5 AC	PUBLIC RIGHT OF WAY	EL PASO COUNTY

SUMMARY:		
84 LOTS	223.126 ACRES	91.26%
ROW ON SITE	16.998 ACRES	6.95%
ROW DEDICATION TRACTS	4.372 ACRES	1.79%
TOTAL	244.496 ACRES	100%

### LEGAL DESCRIPTION:

THAT PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE N00°23'41"W (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND ASSUMED TO BE N00°23'41"W) ON THE WEST LINE OF SAID NORTHWEST QUARTER, 733.50 FEET; THENCE EASTERLY AND NORTHERLY ON THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE S89°44'22"E, 1424.82 FEET; (2) THENCE N03°59'50"W, 1064.36 FEET; (3) THENCE N07°22'37"E, 100.84 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3414 AT PAGE 217 OF SAID RECORDS; THENCE N11°37'21"E ON THE EAST LINE OF SAID TRACT A DISTANCE OF 756.95 FEET TO A POINT ON THE SOUTH LINE OF LATIGO COUNTRY ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK D-3; THENCE ON SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S89°29'22"E, 224.99 FEET; (2) THENCE N73°04'07"E, 3.47 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 18; THENCE S89°41'11"E ON SAID NORTH LINE, 1673.16 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LATIGO COUNTRY ESTATES FILING NO. 1; THENCE ON SAID SOUTH LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE S80°13'26"E, 140.68 FEET; (2) THENCE S76°29'43"E, 177.22 FEET; (3) THENCE N76°51'50"E, 186.46 FEET; (4) THENCE N88°18'38"E, 573.80 FEET; (5) THENCE S74°30'33"E, 610.14 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE WEST LINE OF THE TRAILS FILING NO. 2 AS RECORDED IN PLAT BOOK D-4 AT PAGE 96 OF SAID RECORDS; THENCE S00°32'08"E ON SAID LINE, 2474.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE N89°44'01"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18, 5089.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 244.496 ACRES



### GENERAL NOTES:

- THE DATE OF PREPARATION IS FEBRUARY 12, 2025.
- BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND ASSUMED TO BE N00°23'41"W ON THE WEST LINE OF SAID NORTHWEST QUARTER, 733.50 FEET.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER 2492128-0, PREPARED BY EMPIRE TITLE WITH AN EFFECTIVE DATE OF JANUARY 29, 2025.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESS(ES) EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- FLOODPLAIN STATEMENT: BASED ON FEMA FIRM MAP 08041C0340G DATED DECEMBER 7, 2018, THE SITE IS ZONE A AND ZONE X. CONE A AREAS ARE WITHIN THE 1% ANNUAL CHANCE OF FLOOD, ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD. SITE DEVELOPMENT WILL OCCUR WITHIN ZONE X AREAS.
- UNLESS OTHERWISE INDICATED, FRONT AND SIDE LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY, PUBLIC DRAINAGE EASEMENT ALL REAR LOT LINE ARE HEREBY PLATTED WITH A 20 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT, NATURAL FEATURES REPORT, AND TRANSPORTATION IMPACT STUDY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND GRANTED BY EL PASO COUNTY PRIOR TO ALL ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- A "SOIL AND GEOLOGY STUDY, ANTLERS RANGE SUBDIVISION, EL PASO COUNTY, COLORADO" PREPARED BY RMG - ROCKY MOUNTAIN GROUP (JANUARY 28, 2025), INDICATED GEOLOGIC HAZARDS WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS WERE FOUND ONSITE TO INCLUDE POTENTIALLY EXPANSIVE SOILS/BEDROCK, POTENTIALLY COMPRESSIBLE SOILS, SEASONALLY SHALLOW PERCHED GROUNDWATER AND SEASONALLY WET (SW) AREAS. A 50-FOOT SETBACK FROM THE BANKS OF BLACK SQUIRREL CREEK IS RECOMMENDED AND THIS AREA IS IDENTIFIED AS A "NO BUILD AREA".
- LOTS 29, 34, 35, 45-48, AND 51-53 WITHIN THE SUBDIVISION MAY POTENTIALLY BE IMPACTED BY HIGH GROUNDWATER. DETAILS CAN BE FOUND IN THE REPORT (TITLE OF REPORT, GENERALLY FROM THE PRELIMINARY PLAN FILE) BY (AUTHOR OF THE REPORT) (DATE OF REPORT) IN FILE NO. (FILE NO) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. DUE TO POTENTIALLY HIGH GROUNDWATER IN THE AREA, EACH INDIVIDUAL LOT IS TO BE INVESTIGATED BY THE LOT OWNER'S GEOLOGICAL ENGINEER OF RECORD FOR FINAL FOUNDATION PARAMETERS AND RECOMMENDATIONS.
- A CISTERN EASEMENT FOR THE BENEFIT OF THE FALCON FIRE DEPARTMENT IS DEPICTED ON LOT 10.
- THERE SHALL BE NO DIRECT ACCESS TO MERIDIAN ROAD.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.
- THE NUMBER OF LOTS BEING PLATTED IS 84, THE NUMBER OF TRACTS BEING PLATTED IS 2, FOR ADDITIONAL RIGHT-OF-WAY DEDICATION TO EL PASO COUNTY.

- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.

- UTILITY PROVIDERS:  
WATER-INDIVIDUAL WELL  
WASTEWATER-INDIVIDUAL SEPTIC  
ELECTRIC- MOUNTAIN VIEW ELECTRIC  
GAS- BLACK HILLS ENGERY

### RESIDENTIAL SITE DATA:

VACANT LAND NORTH OF AYER ROAD, WEST OF MERIDIAN ROAD  
TAX SCHEDULE NUMBER 4218000022  
SITE ACREAGE 244.496  
EXISTING ZONING A-35  
PROPOSED ZONING RR-2.5  
NUMBER OF UNITS 84

### SHEET INDEX:

PAGE 1 COVER SHHET  
PAGES 2-5 PRELIMINARY PLAN  
PAGES 6-11 PRELIMINARY GRADING

### OWNERS:

ANTLER RANGE LLC  
PO BOX 38939  
COLORADO SPRINGS, CO 80937

### DEVELOPER:

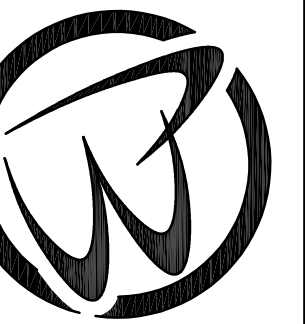
ANTLER RANGE LLC  
PO BOX 38939  
COLORADO SPRINGS, CO 80937

### CIVIL ENGINEER:

ALL TERRAIN ENGINEERING  
RYAN BURNS  
COLORADO SPRINGS, CO

NO.	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-6240

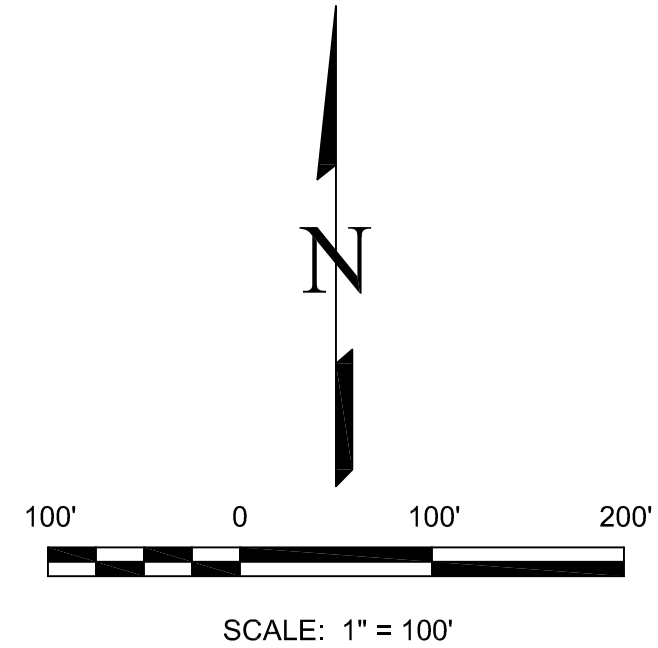


ANTLER RANGE SUBDIVISION  
PRELIMINARY PLAN  
A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH  
RANGE 64 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	NA
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO	1 OF 11

# ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M.  
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NO.	REVISIONS	DESCRIPTION	DATE

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 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

4732 Eagleledge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

**ANTLER RANGE SUBDIVISION  
PRELIMINARY PLAN**

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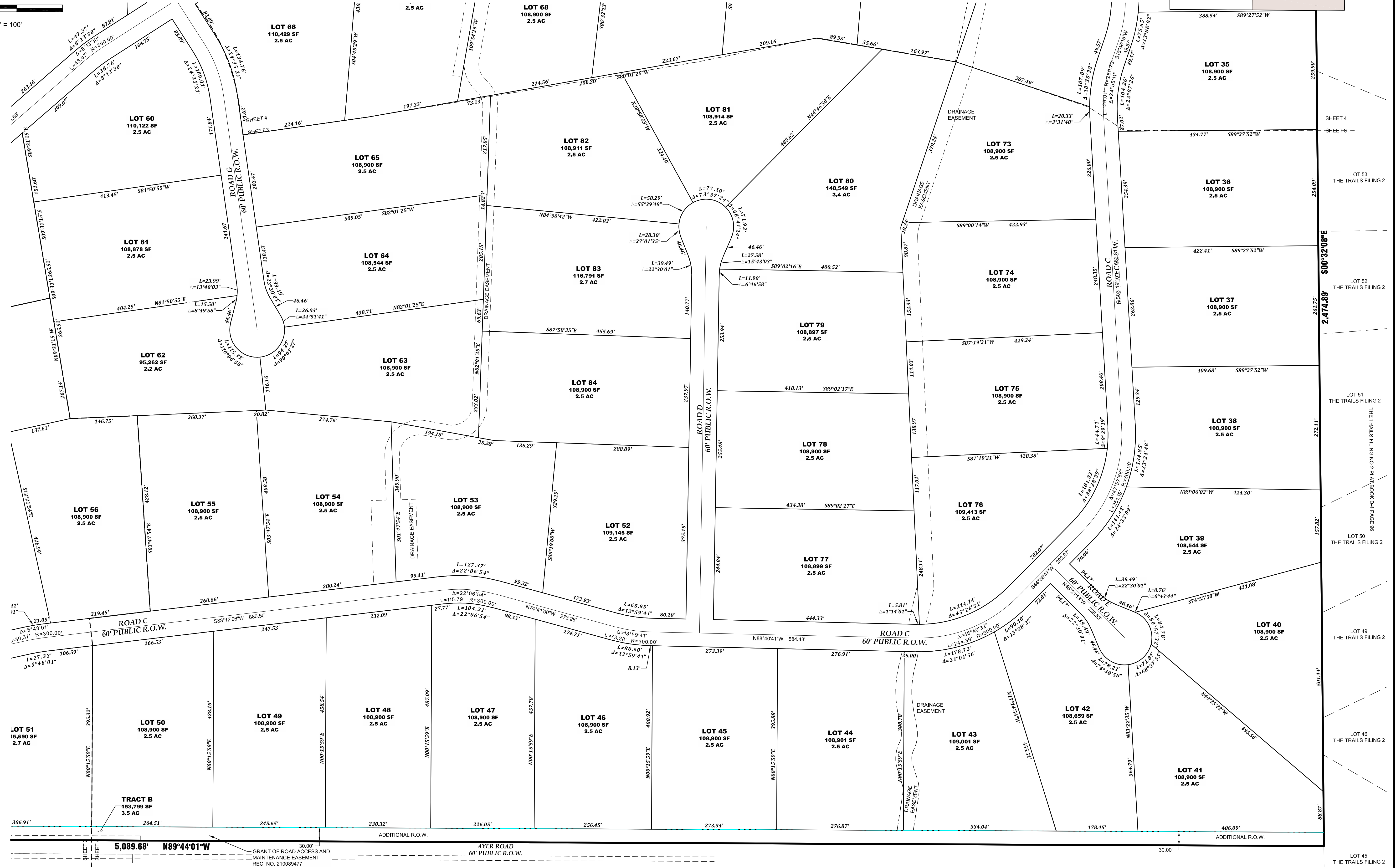
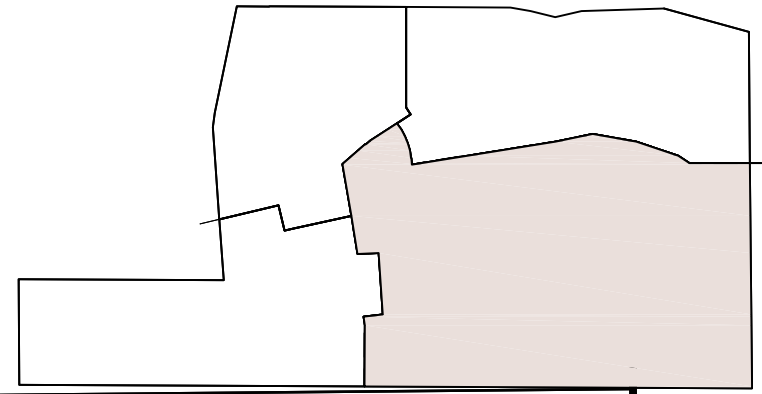
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JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO	2 OF 11

# ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO.



SCALE: 1" = 100'



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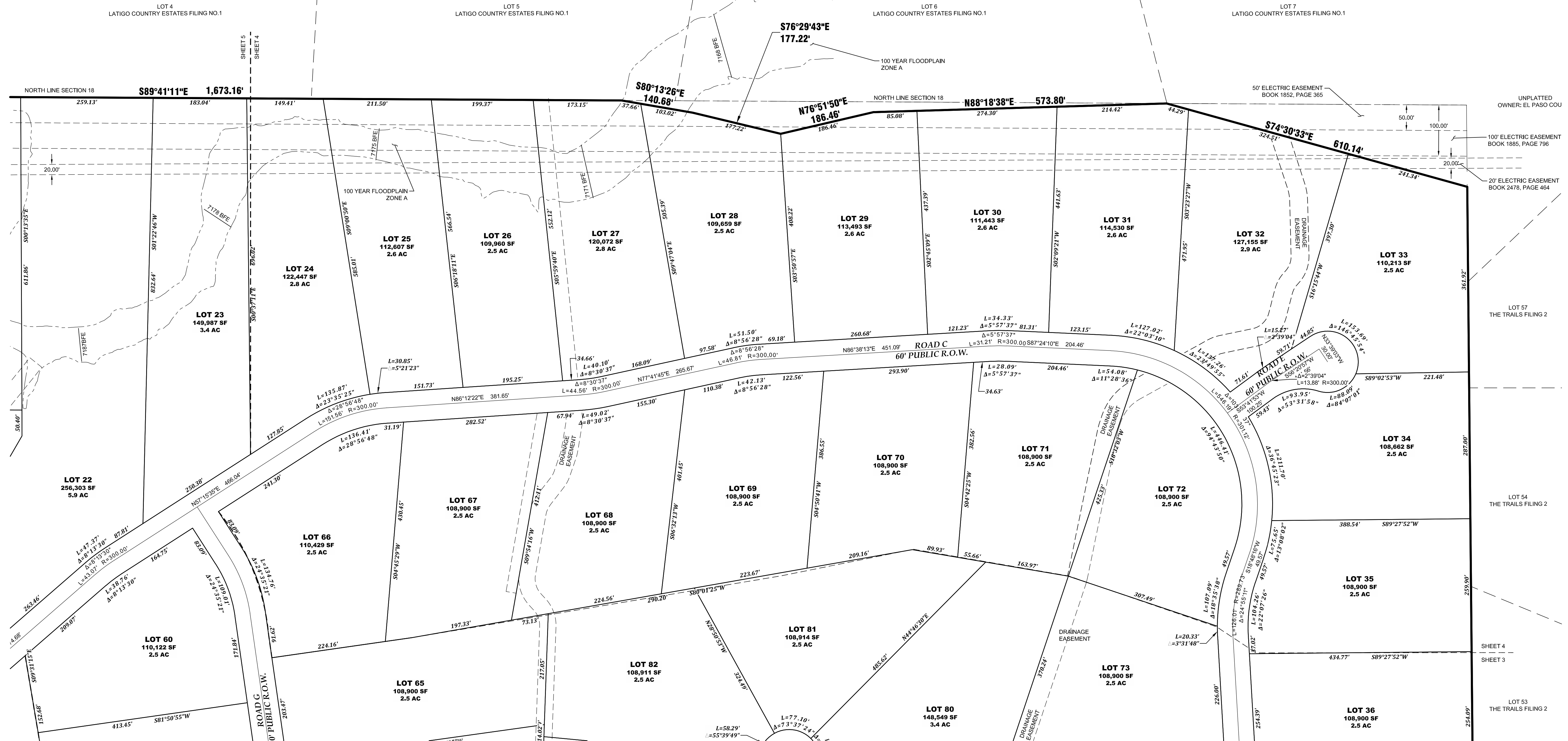
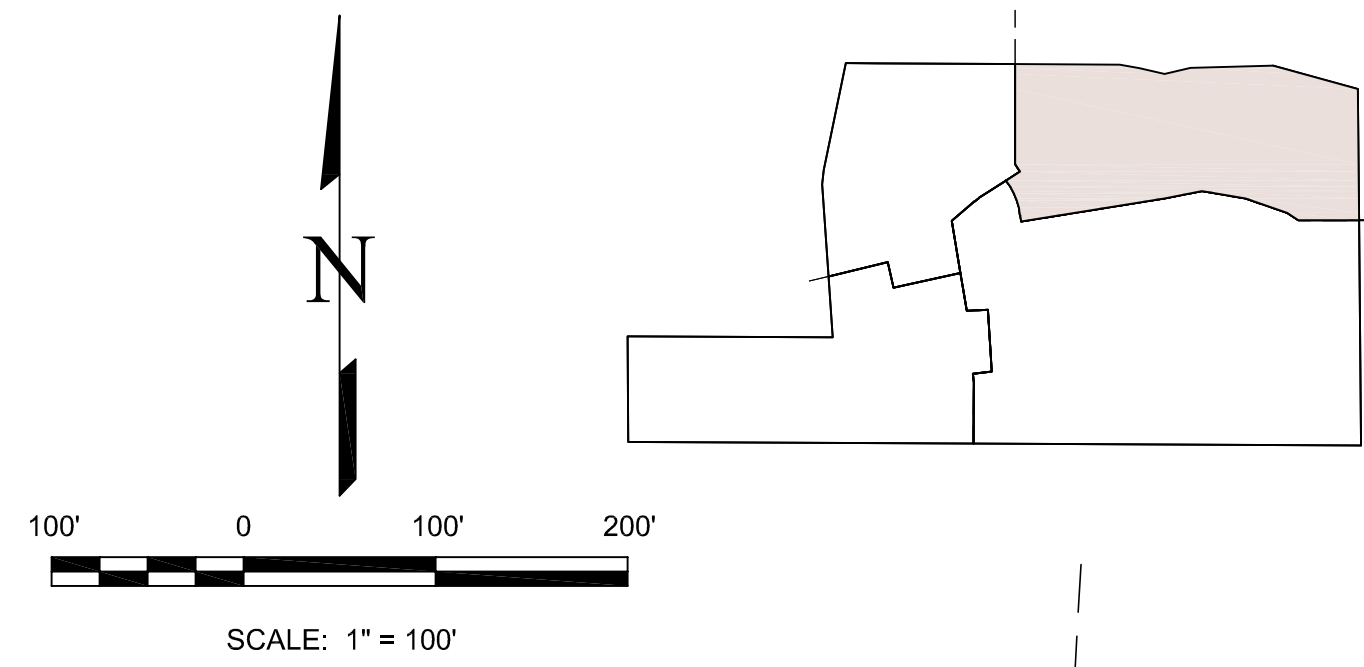


**ANTLER RANGE SUBDIVISION  
PRELIMINARY PLAN**  
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 RANGE 64 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO	3 OF 11

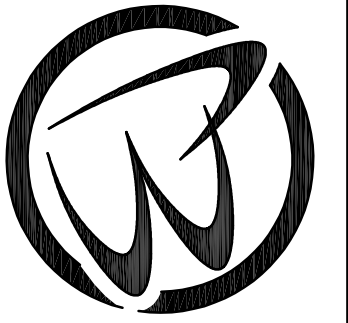
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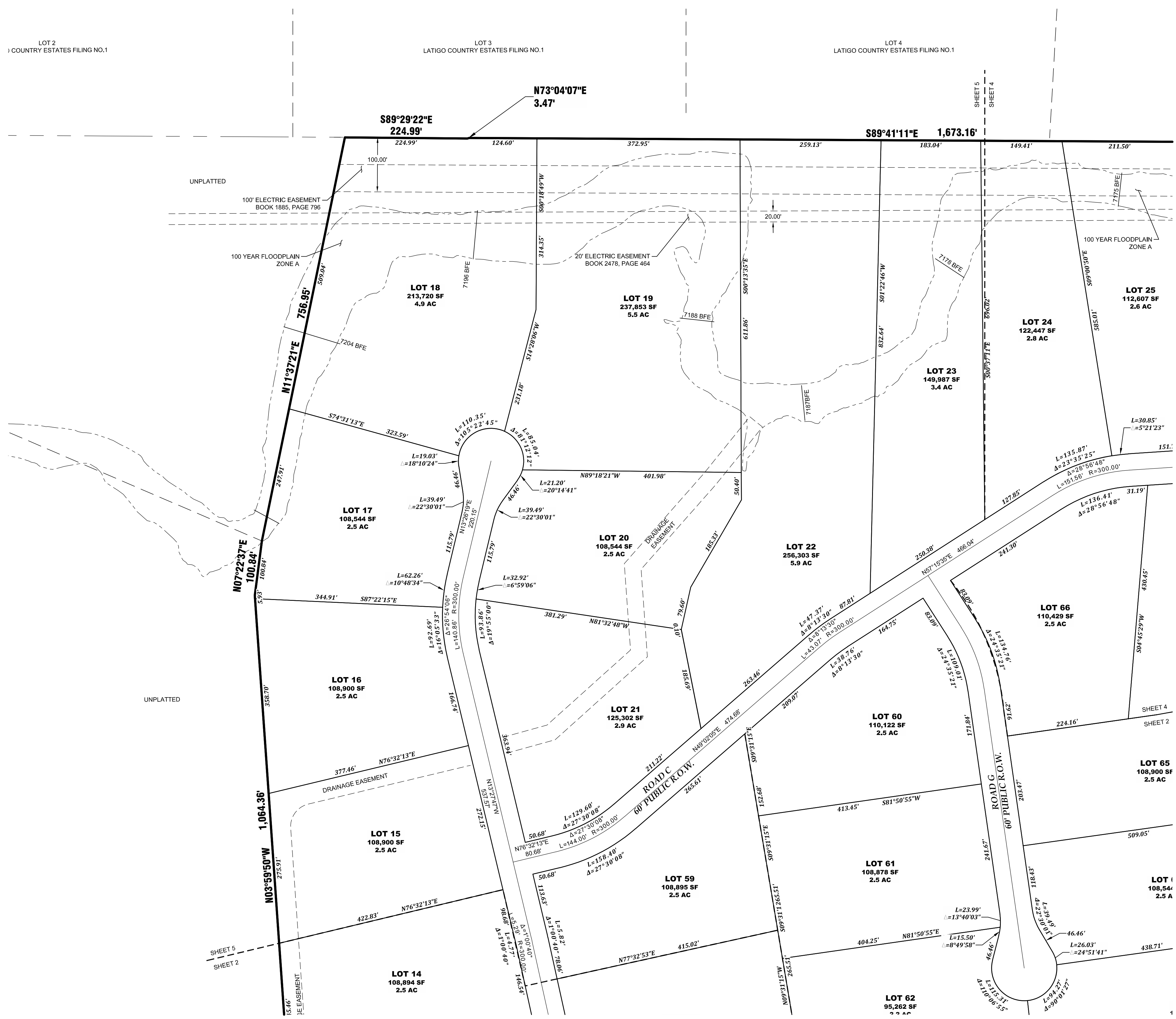
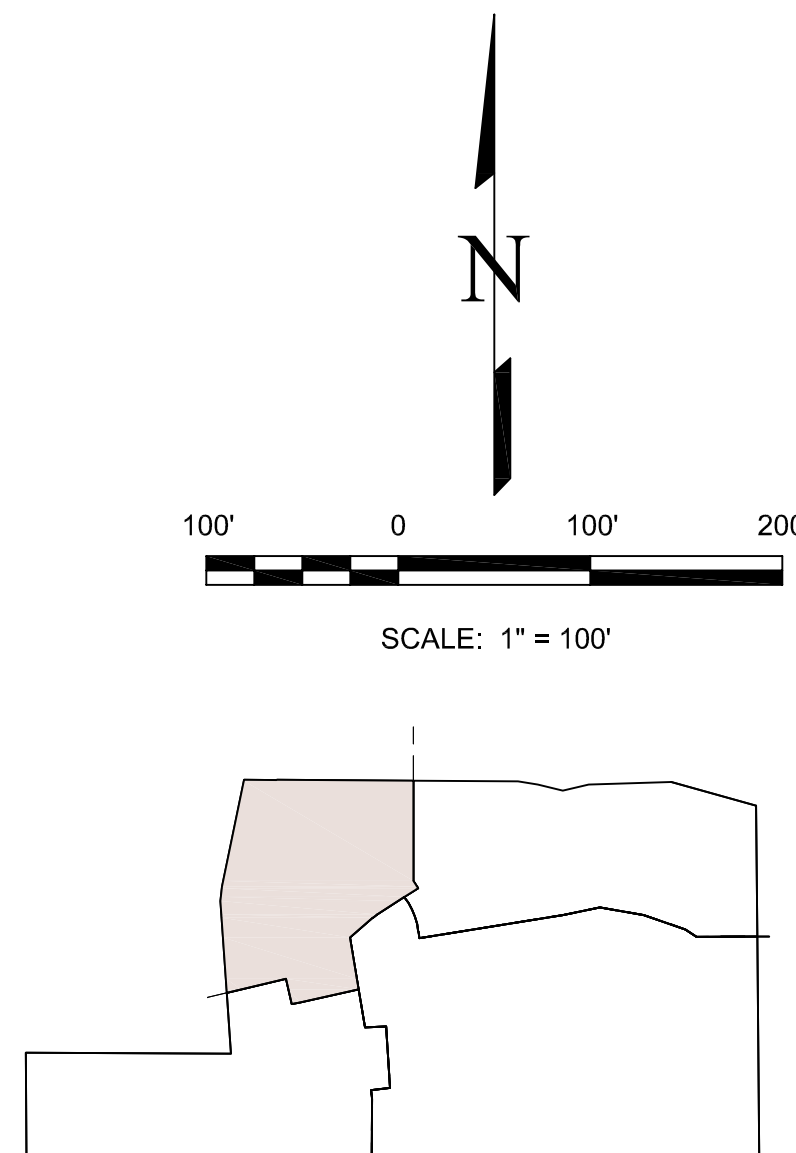


ANTLER RANGE SUBDIVISION  
 PRELIMINARY PLAN  
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 COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO.	4 OF 11

# ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M.  
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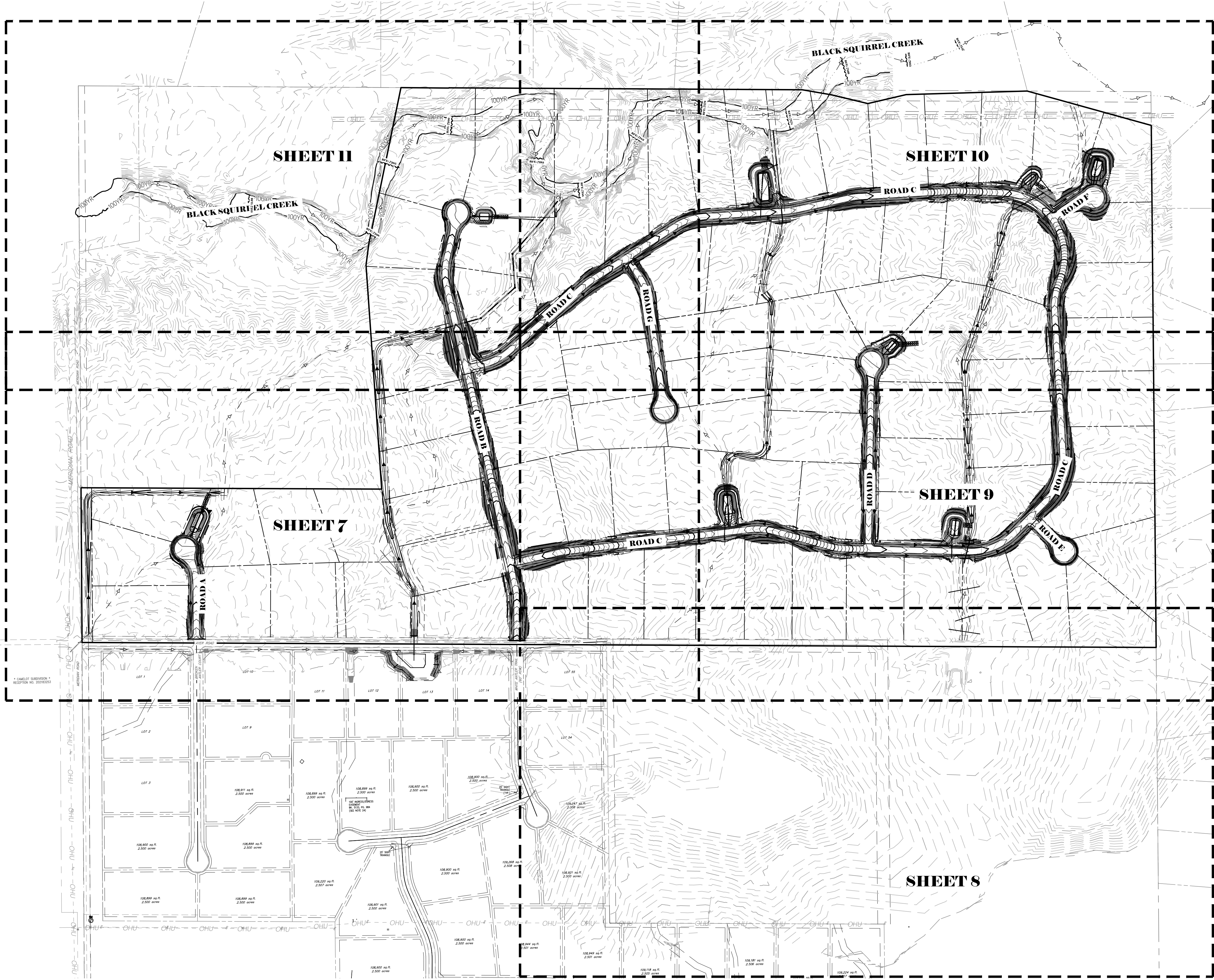


ANTLER RANGE SUBDIVISION  
 PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH  
 RANGE 64 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO.	5 OF 11

# ANTLERS RANGE SUBDIVISION PRELIMINARY GRADING PLAN - KEY MAP



**LEGEND**

	EXISTING	PROPOSED
SECTION LINE	--- ---	--- ---
BOUNDARY LINE	-----	-----
PROPERTY LINE	-----	-----
EASEMENT LINE	- - - - -	- - - - -
RIGHT OF WAY	===== -----	===== -----
CENTERLINE	-----	-----
STORM SEWER	▨▨▨▨▨▨▨▨▨▨	▨▨▨▨▨▨▨▨▨▨
SWALE/WATERWAY FLOWLINE	~>~>~>~>	~>~>~>~>
INDEX CONTOUR	~~~~~ 6100	~~~~~ 6100
INTERMEDIATE CONTOUR	~~~~~	~~~~~
FLOW DIRECTION	→	→



250 125 0 250 500  
ORIGINAL SCALE: 1" = 250'

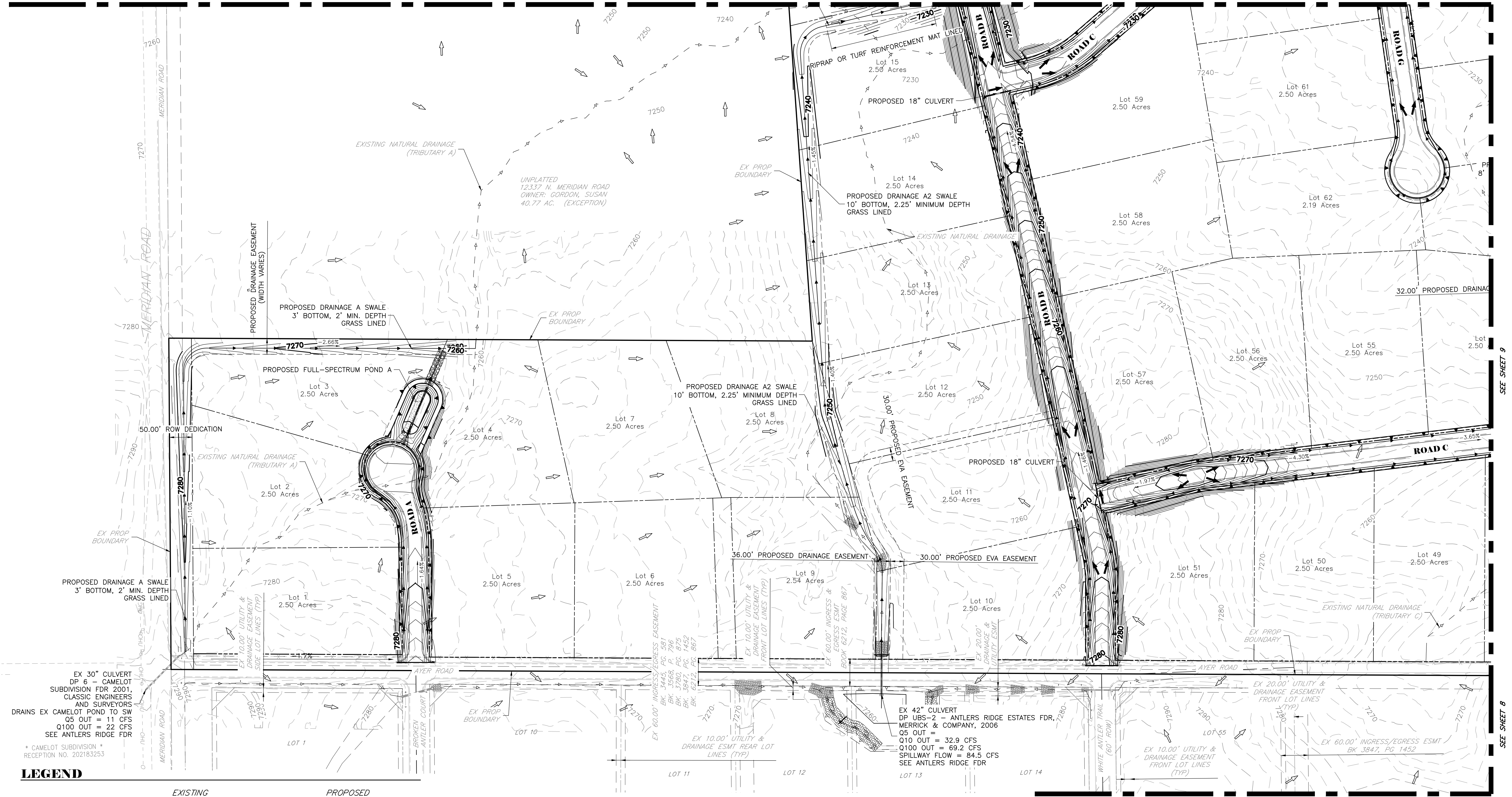
PRELIMINARY GRADING PLAN - KEY MAP	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	6
02/14/2025	



# ANTLERS RANGE SUBDIVISION

## PRELIMINARY GRADING PLAN

SEE SHEET 11



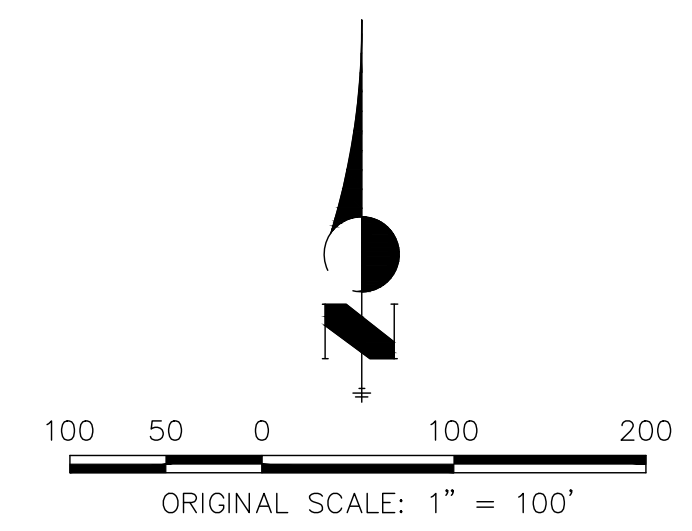
EX 30" CULVERT  
 DP 6 - CAMELOT  
 SUBDIVISION FDR 2001,  
 CLASSIC ENGINEERS  
 AND SURVEYORS  
 DRAINS EX CAMELOT POND TO SW  
 Q5 OUT = 11 CFS  
 Q100 OUT = 22 CFS  
 SEE ANTLERS RIDGE FDR

EX 42" CULVERT  
 DP UBS-2 - ANTLERS RIDGE ESTATES FDR,  
 MERRICK & COMPANY, 2006  
 Q5 OUT =  
 Q10 OUT = 32.9 CFS  
 Q100 OUT = 69.2 CFS  
 SPILLWAY FLOW = 84.3 CFS  
 SEE ANTLERS RIDGE FDR

**LEGEND**

	EXISTING	PROPOSED
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
STORM SEWER	---	---
SWALE/WATERWAY FLOWLINE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
FLOW DIRECTION	---	---

SEE SHEET 8



PRELIMINARY GRADING PLAN

ANTLERS RANGE SUBDIVISION

JOB NO. 24031

LOCATION: EPC

02/14/2025

SHEET  
7

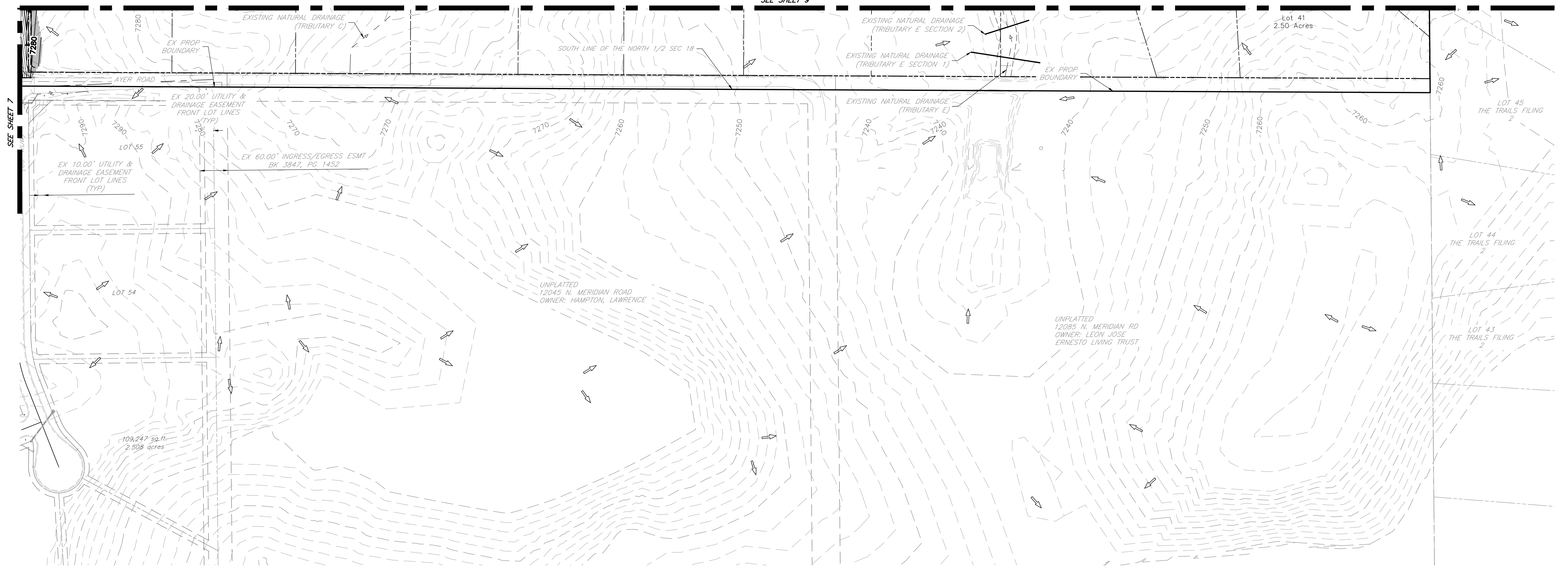
**ALL TERRAIN**  
ENGINEERING

SEE SHEET 9

SEE SHEET 8

# ANTLERS RANGE SUBDIVISION PRELIMINARY GRADING PLAN

SEE SHEET 9



## LEGEND

	EXISTING	PROPOSED
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
STORM SEWER	---+---	---+---
SWALE/WATERWAY FLOWLINE	---+---	---+---
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	6100	6100
FLOW DIRECTION	→	→



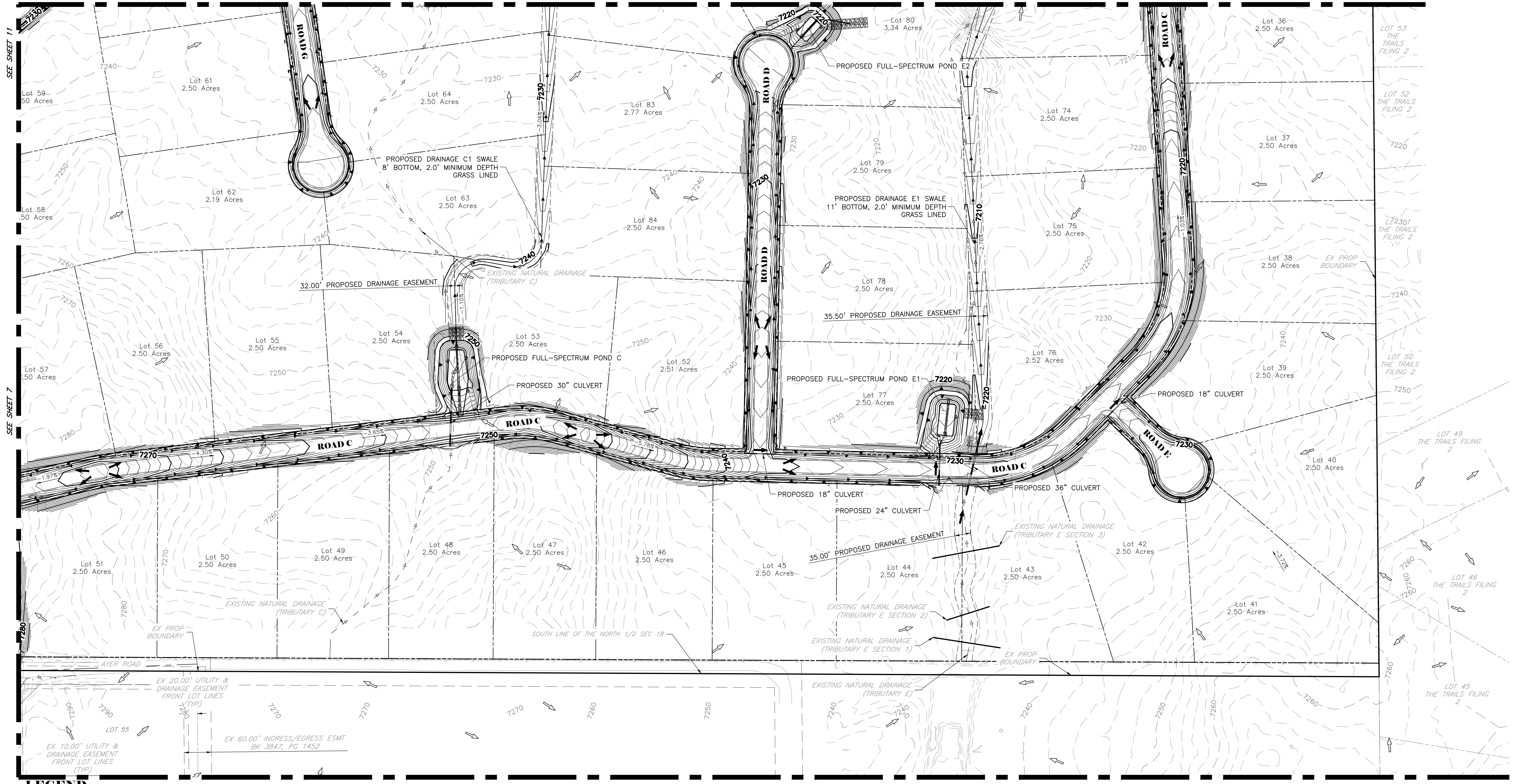
PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	8
02/14/2025	





# ANTLERS RANGE SUBDIVISION PRELIMINARY GRADING PLAN

SEE SHEET 10



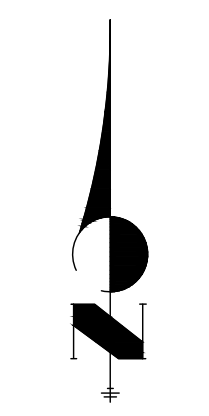
SEE SHEET 11

SEE SHEET 7

SEE SHEET 8

**LEGEND**

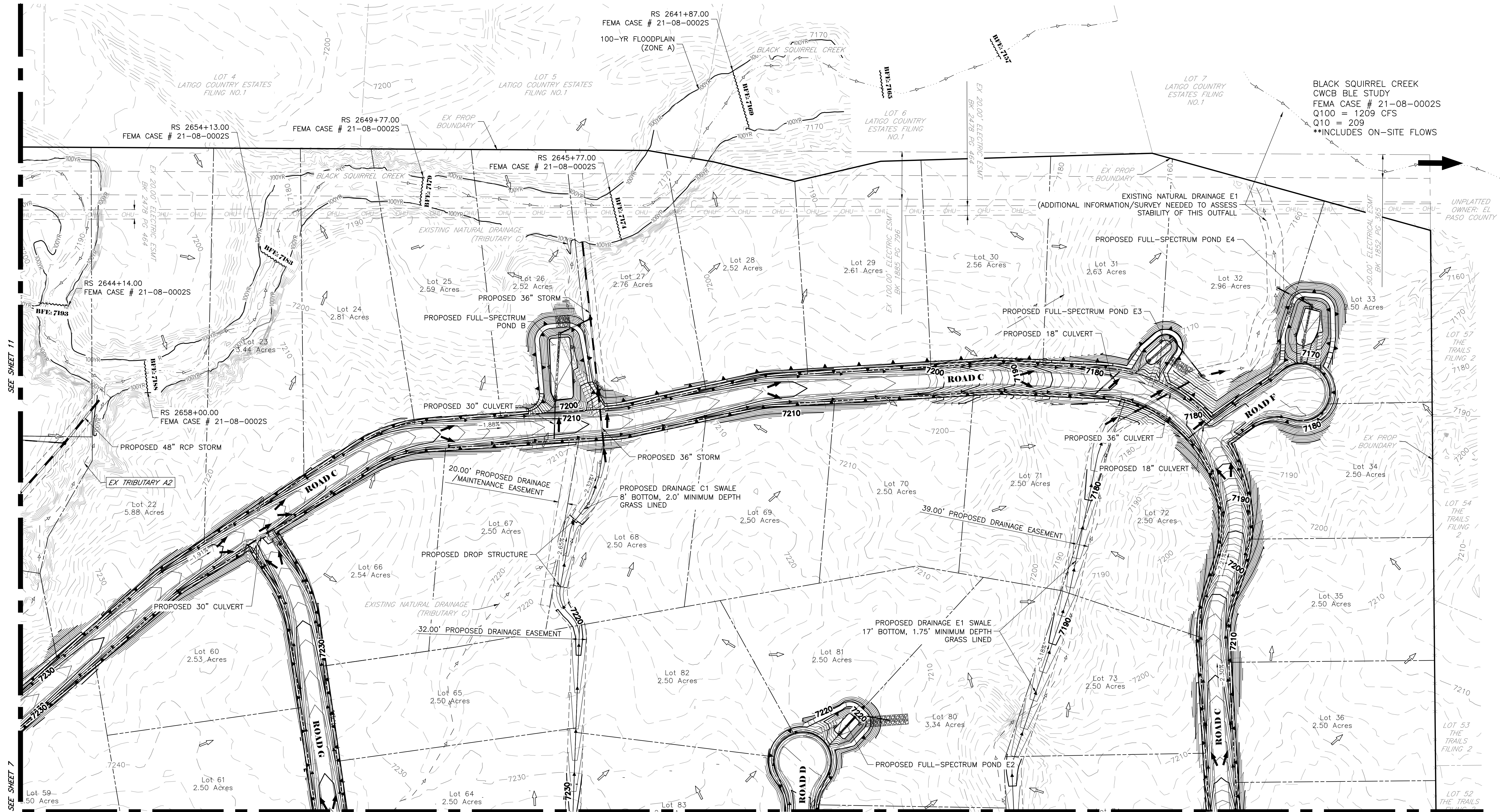
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SECTION LINE	--- ---	--- ---
BOUNDARY LINE	--- ---	--- ---
PROPERTY LINE	--- ---	--- ---
EASEMENT LINE	--- ---	--- ---
RIGHT OF WAY	--- ---	--- ---
CENTERLINE	--- ---	--- ---
STORM SEWER	--- ---	--- ---
SWALE/WATERWAY FLOWLINE	--- ---	--- ---
INDEX CONTOUR	--- 6100 ---	--- 6100 ---
INTERMEDIATE CONTOUR	--- 6110 ---	--- 6110 ---
FLOW DIRECTION	→	→



PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	9
02/14/2025	

# ANTLERS RANGE SUBDIVISION

## PRELIMINARY GRADING PLAN



BLACK SQUIRREL CREEK  
 CWCB BLE STUDY  
 FEMA CASE # 21-08-0002S  
 Q100 = 1209 CFS  
 Q10 = 209  
 \*\*INCLUDES ON-SITE FLOWS

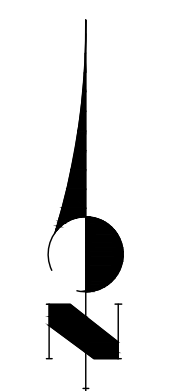
SEE SHEET 11

SEE SHEET 7

SEE SHEET 9

**LEGEND**

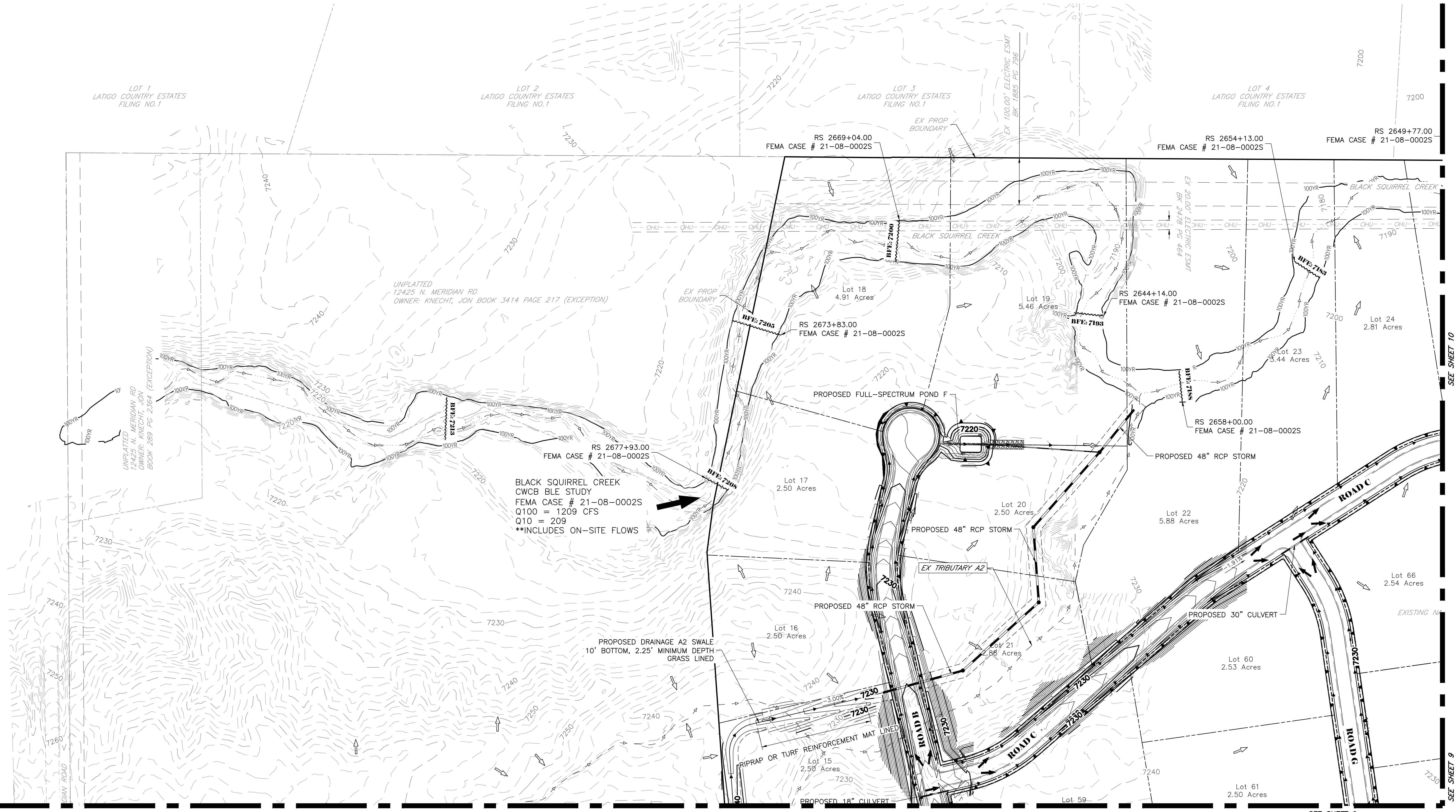
	EXISTING	PROPOSED
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
STORM SEWER	---	---
SWALE/WATERWAY FLOWLINE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
FLOW DIRECTION	---	---



PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	10
02/14/2025	
<b>ALL TERRAIN</b> ENGINEERING	

# ANTLERS RANGE SUBDIVISION

## PRELIMINARY GRADING PLAN

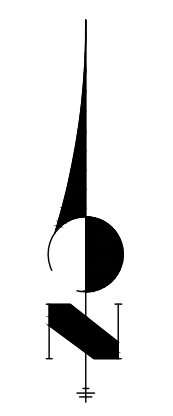


### LEGEND

	EXISTING	PROPOSED
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
STORM SEWER	---	---
SWALE/WATERWAY FLOWLINE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
FLOW DIRECTION	→	→

SEE SHEET 7

SEE SHEET 9



PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET 11
LOCATION: EPC	
02/14/2025	
<b>ALL TERRAIN ENGINEERING</b>	