STERLING RECYCLING FACILITY LEGAL DESCRIPTION A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SECTION 5 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 5 BY A SITE DEVELOPMENT PLAN 3-1/4"" ALUMINUM CAP STAMPED "LS 10376" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996", BEARING S89°14'13"W. BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH VICINITY MAP PRINCIPAL MERIDIAN; THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, N89°12'38"E A DISTANCE OF 792.39 FEET; THENCE S49°38'29"E A DISTANCE OF 638.55 FEET, TO A POIN ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ON SAID EAST LINE, S06°22'37"W A DISTANCE OF 586.31 FEET; THENCE S89°16'22"W A DISTANCE OF 1460.40 FEET; THENCE N00°43'38"W A DISTANCE OF 1000.44 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; re there any THENCE ON SAID NORTH LINE, N89°14'13"E A DISTANCE OF 259.23 FEET, TO THE POINT OF BEGINNING. BRIARGATE CONTAINING A CALCULATED AREA OF 1,412,489 SQUARE FEET OR 32.4263 ACRES. , PKWY. N.E.S. Inc. nat should be 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 ls there an access lan? if so, please easement? please Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com WOODMEN RD. © 2012. All Rights Reserved. include this section marksheffel rd ZONE: RR-5 Private Access Drive **USE: VACANT** USE: VACANT OWNER: SR LAND LLC OWNER: SR LAND LLC SUB: UNPLATTED Will this access be SUB: UNPLATTED Vehicle Site Access City? Label as "to N.T.S. NORTH check the size - it is different Buffer (fence) (32.62 acres) in the assessor's site SITE DATA and industrial zone clude more detail. is this may be required lease ID this Tax ID Number: inless Director Total Area: waives requirement **Development Schedule:** Landscape Setbacks: show parking area for Marksheffel Road: please include this (Principal Arterial) intersection in the 30'-0" BUILDING SETBACK STERLING **ZONING DENSITY & DIMENSIONAL STANDARDS** This trailer was not Show existing and RECYCLING Minimum Lot | Front | Side please include and ease show and label traffic circulation on the pl Width at front Building | Building | Building indicate the use **FACILITY** Coverage setback line Setback Setback Setback office?) size and include a detail. 1AC 40' 25% N/A 30' 30' 30' SITE DEVELOPMENT PLAN ZONE: I-3 currently dead USE: RECYCLING (ASPHALT & 699) **VOLLMER ROAD** ends close to this **Ownership Certification** CONCRETE) OWNER: RHETORIC LLC Show areas that will be Rhetoric LLC SUB: UNPLATTED isturbed and areas that Name of Landowner Vehicle Site Access will not be disturbed for 06.23.2022 his project. PROJECT MGR: A. BARLOW Landowner's Signature, notarized PREPARED BY: B. HALSTEN nclude a note that states qualified title insurance
duly qualified, insured, or lease indicate company, title company, title attorney, or a fill Out n alternative landscape rculation of the site licensed by the State of Colorado, do herebypleaseat I/we have examined the title of olan was requested that all lands depicted and described hereon and will allow the site to be is there an easement _ at the time of this application. consideration the developed without any for this portion of the topo that will not be andscaping. driveway? please Notarized signature OR Name of Attorney and registration number Include a detail of the ZONE: I-3 **County Certification** mobile crusher 30'-0" SANITARY **USE: EARTH & STONE** This Site Development Plan request has been reviewed and found to be EASEMENT REC. NO. OWNER: 8335 VOLLMER ROAD complete and in accordance with the El Paso County Land Development Code LLC, C/O PIONEER SAND CO 219085065 this _____ day of _____ 20___ and is hereby approved. SUB: UNPLATTED \ 30'-0"BUILDING ZONE: I-3 Cement SETBACK Director, Planning & Community Development Date USE: TRACT/LIFT STATION OWNER: CHALLENGER **COMMUNITIES LLC** SUB: UNPLATTED DATE: BY: DESCRIPTION: PROJECT TEAM CONSTRUCTION EASEMENT OWNER/DEVELOPER: Rhetoric LLC 20 Boulder Crescent REC. NO. Colorado Springs, CO 80903 219085065 Raw Concrete (719) 964-0064 N.E.S. Inc. 619 N. Cascade Ave., Suite 200 APPLICANT: Colorado Springs, CO 80903 (719) 471-0073 1460.40' Please draw the pile ZONE: Ì-3\ SITE DEVELOPMENT s the concrete with rebar pile the drop off area and the raw concrete the USE: EARTH & STONE to be within the shed concrete (finished product) pile? will this operation also crush **PLAN** OWNER: 8335 VOLLMER ROAD sphalt? - if so, are those piles separate and where are they located? uilding area. LLC, C/O PIONEER SAND CO SUB: UNPLATTED Is there anything that would contain these ease add "PCD File No. PPR-22-0 oiles like Jersey barriers? Label "no vehicular access" or if there is, Add detention/water quality NORTH SCALE: 1" = 80' acilities per FDR comments