

**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:

**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 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 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 POINT 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;

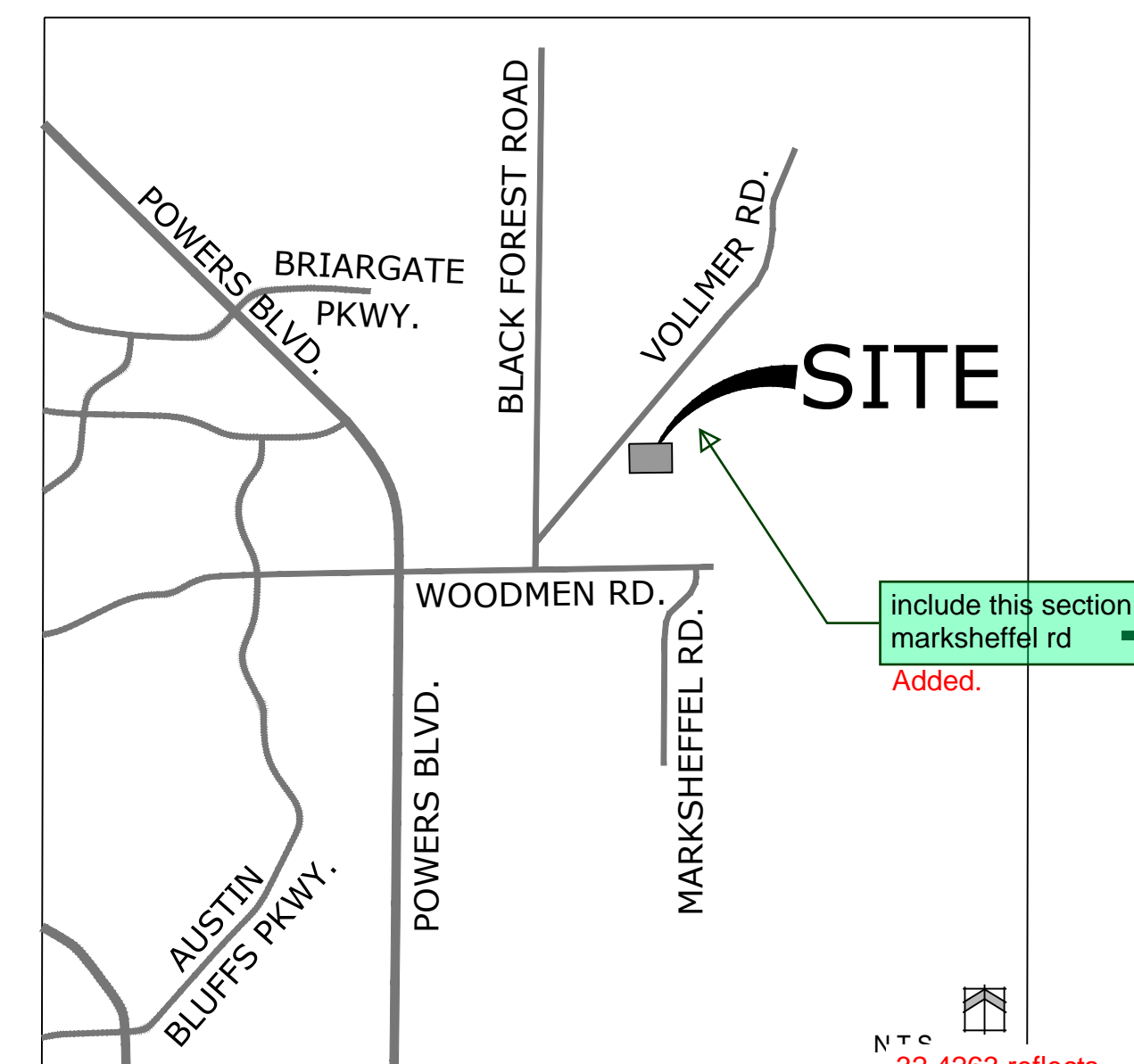
THENCE ON SAID NORTH LINE, N89°14'13"E A DISTANCE OF 259.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,412,489 SQUARE FEET OR 32.4263 ACRES.

# STERLING RECYCLING FACILITY

SECTION 5 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO  
SITE DEVELOPMENT PLAN

**VICINITY MAP**



**SITE DATA**

Tax ID Number:  
Total Area:  
Development Schedule:  
Zoning:  
Use:  
Landscape Setbacks:  
Marksheffel Road:  
(Principal Arterial)

32.4263 reflects what shown on the surveyor's legal description.  
check the size - it is different (32.62 acres) in the assessor's site.

Include more detail - is this considered temporary?  
Recycling / Wholesale (Asphalt & Concrete)

**ZONING DENSITY & DIMENSIONAL STANDARDS**

Zone	Min. Lot Size	Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback	Rear Building Setback
I-3	1 AC	40'	25%	N/A	30'	30'	30'

Dimensional standards for I-3 zone have been added to Site Data

**Ownership Certification**  
Rhetoric LLC  
Name of Landowner

Landowner's Signature, notarized

I/we \_\_\_\_\_ a (one of \_\_\_\_\_ qualified title insurance company, title attorney, or a firm duly qualified, insured, or licensed by the State of Colorado, do hereby certify that we have examined the title of all lands depicted and described hereon and that the land is owner in fee simple by \_\_\_\_\_ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

**County Certification**  
This Site Development Plan request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ and is hereby approved.

Director, Planning & Community Development Date

**PROJECT TEAM**

**OWNER/DEVELOPER:** Rhetoric LLC  
20 Boulder Crescent  
Colorado Springs, CO 80903  
(719) 964-0064

**APPLICANT:** N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 471-0073



N.E.S. Inc.  
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## STERLING RECYCLING FACILITY

### DEVELOPMENT PLAN

VOLLMER ROAD

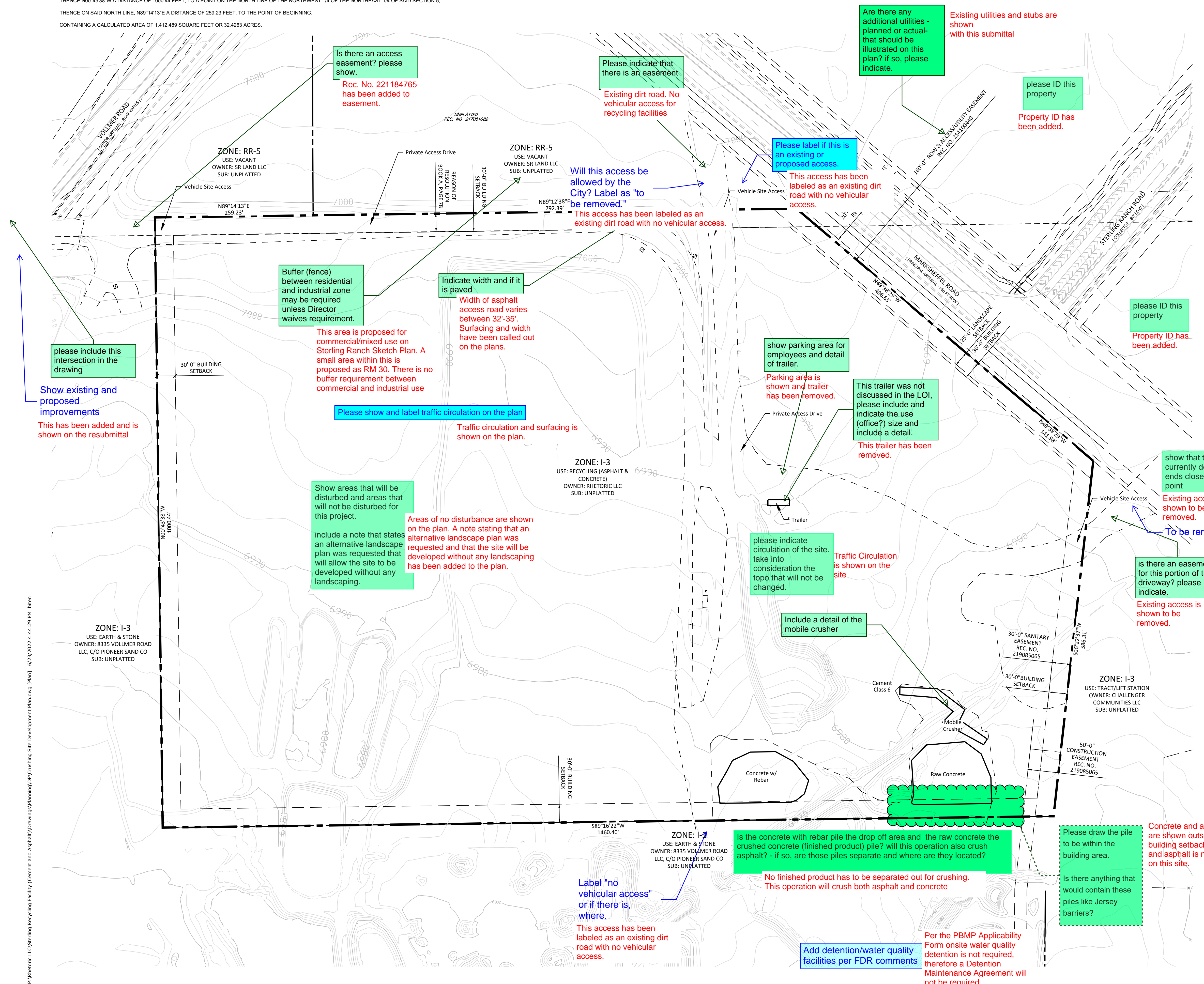
DATE: 06.23.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. HALSTEN

DATE: BY: DESCRIPTION:

### SITE DEVELOPMENT PLAN

1

1 OF 1



Is there an access easement? please show.  
Rec. No. 221184765 has been added to easement.

Please indicate that there is an easement  
Existing dirt road. No vehicular access for recycling facilities

Are there any additional utilities - planned or actual that should be illustrated on this plan? if so, please indicate.  
Existing utilities and stubs are shown with this submittal

please ID this property  
Property ID has been added.

Please label if this is an existing or proposed access.  
This access has been labeled as an existing dirt road with no vehicular access.

Will this access be allowed by the City? Label as "to be removed."  
This access has been labeled as an existing dirt road with no vehicular access.

Buffer (fence) between residential and industrial zone may be required unless Director waives requirement.  
This area is proposed for commercial/mixed use on Sterling Ranch Sketch Plan. A small area within this is proposed as RM 30. There is no buffer requirement between commercial and industrial use

Indicate width and if it is paved  
Width of asphalt access road varies between 32'-35'. Surfacing and width have been called out on the plans.

show parking area for employees and detail of trailer.  
Parking area is shown and trailer has been removed.

This trailer was not discussed in the LOI, please include and indicate the use (office?) size and include a detail.  
This trailer has been removed.

Please show and label traffic circulation on the plan  
Traffic circulation and surfacing is shown on the plan.

Show areas that will be disturbed and areas that will not be disturbed for this project.  
include a note that states an alternative landscape plan was requested that will allow the site to be developed without any landscaping.  
Areas of no disturbance are shown on the plan. A note stating that an alternative landscape plan was requested and that the site will be developed without any landscaping has been added to the plan.

please indicate circulation of the site, take into consideration the topo that will not be changed.  
Traffic Circulation is shown on the site

show that this road currently dead ends close to this point  
Existing access is shown to be removed.  
To be removed?

is there an easement for this portion of the driveway? please indicate.  
Existing access is shown to be removed.

Include a detail of the mobile crusher

Please draw the pile to be within the building area.  
Concrete and asphalt piles are shown outside of the building setbacks. Concrete and asphalt is not stock piled on this site.  
Is there anything that would contain these piles like Jersey barriers?

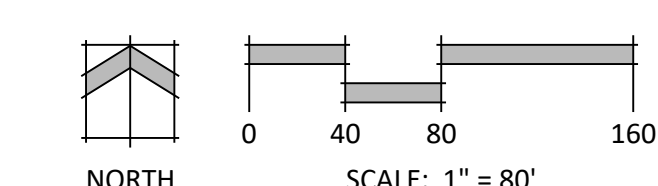
Is the concrete with rebar pile the drop off area and the raw concrete the crushed concrete (finished product) pile? will this operation also crush asphalt? - if so, are those piles separate and where are they located?  
No finished product has to be separated out for crushing. This operation will crush both asphalt and concrete

Label "no vehicular access" or if there is, where.  
This access has been labeled as an existing dirt road with no vehicular access.

Add detention/water quality facilities per FDR comments

Per the PBMP Applicability Form onsite water quality detention is not required, therefore a Detention Maintenance Agreement will not be required.

Please add "PCD File No. PPR-22-041" Added.



P:\Rhetoric LLC\Sterling Recycling Facility (Cement and Asphalt)\Planning\Drawings\Site Development Plans\Site Plan.dwg [Plan] 6/23/2022 4:44:29 PM Nben