STERLING RECYCLING FACILITY

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

SITE DEVELOPMENT PLAN

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 POIN ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5;

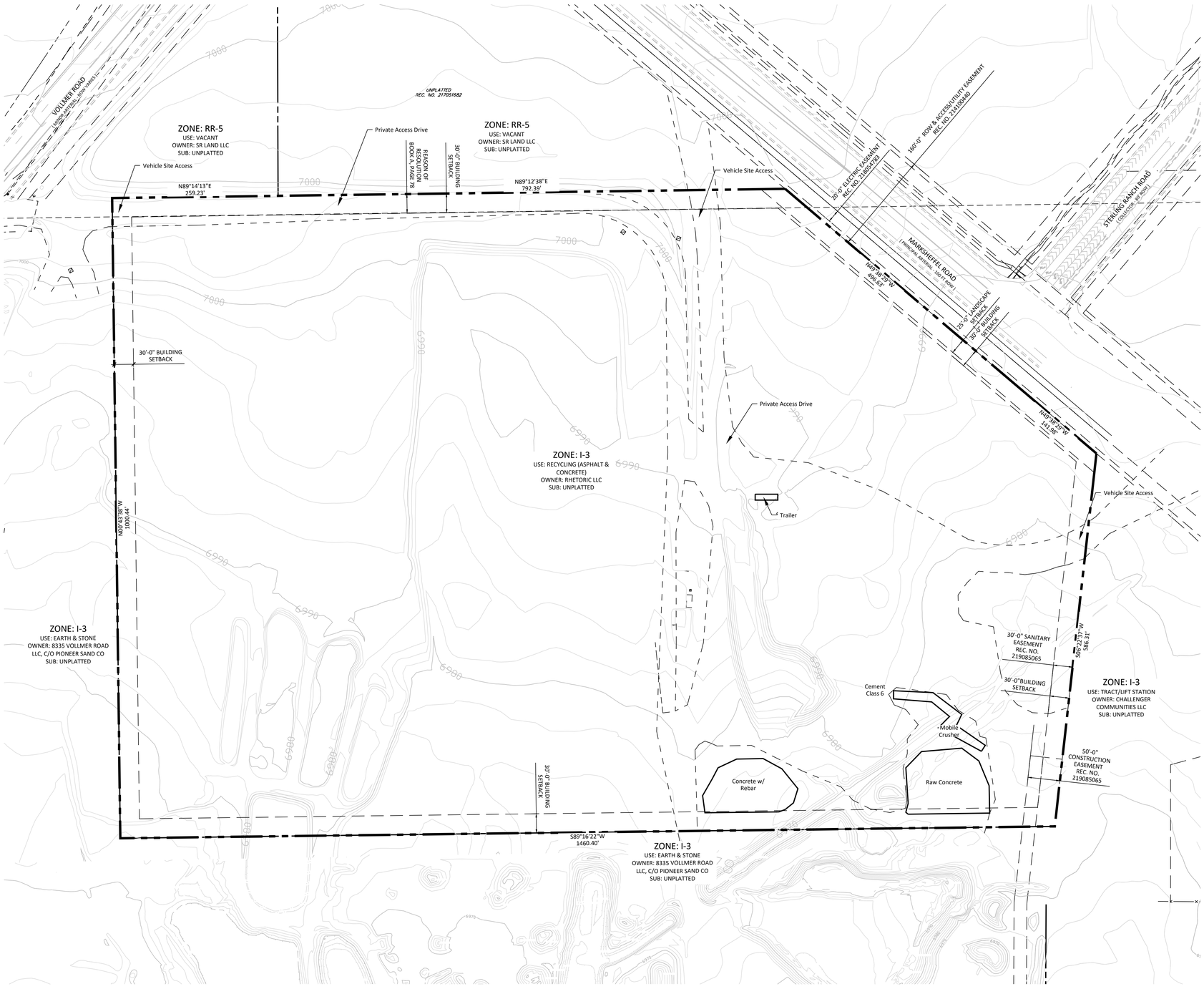
THENCE ON SAID EAST LINE, S06°22'37"W A DISTANCE OF 586.31 FEET;

THENCE S89°16'22"W A DISTANCE OF 1460.40 FEET;

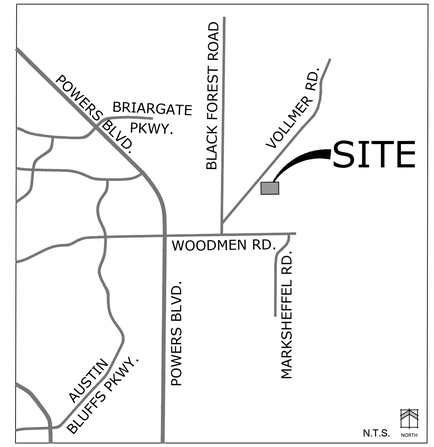
THENCE N00°43'38"W A DISTANCE OF 1000.44 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5;

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.



VICINITY MAP



SITE DATA

Tax ID Number:	5300000743
Total Area:	32.4263 ACRES
Development Schedule:	Summer 2022
Zoning:	I-3
Use:	Recycling / Wholesale (Asphalt & Concrete)
Landscape Setbacks:	
Marksheffel Road: (Principal Arterial)	25 FT

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'

Ownership Certification

Rhetoric LLC
Name of Landowner

Landowner's Signature, notarized

I/we _____ a (*one of the following: qualified title insurance company, title company, title attorney, or attorney at law*) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such 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

NORTH 0 40 80 160 SCALE: 1" = 80'

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RECYCLING FACILITY

SITE DEVELOPMENT PLAN

VOLLMER ROAD

PROJECT INFO

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

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

SITE DEVELOPMENT PLAN

SHEET NUMBER

1

1 OF 1

PLAN TITLE #

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