

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 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;

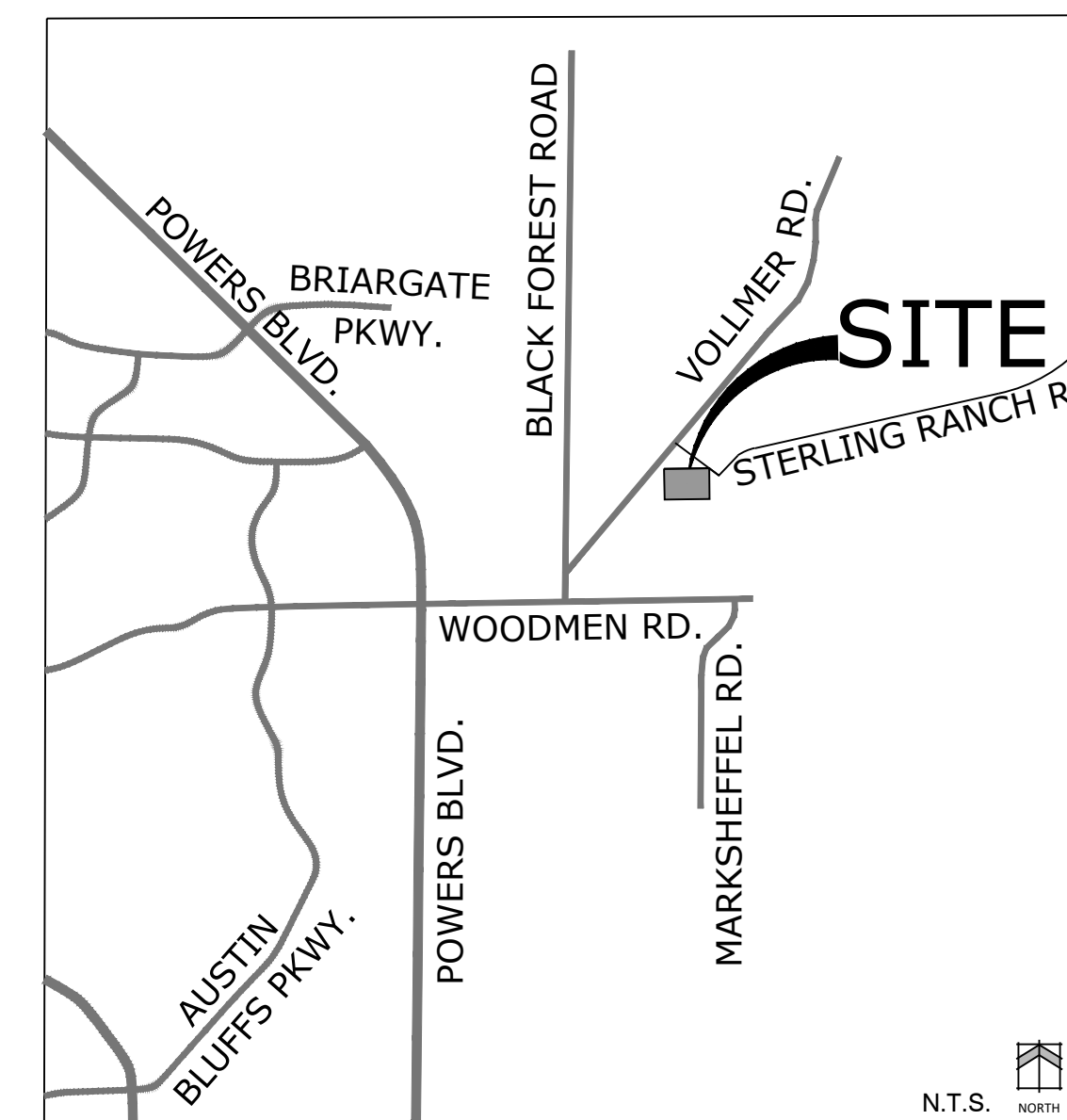
THENCE ON SAID NORTH LINE, N89°14'13"E A DISTANCE OF 259.23 FEET, TO THE POINT OF BEGINNING.

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:	530000743
Total Area:	32.4263 ACRES (7.88 AC used for Crushing Facility)
Development Schedule:	Spring 2023
Zoning:	I-3
Use:	Recycling / Wholesale (Asphalt & Concrete)
Landscape Setbacks:	25 FT
Marksheffel Road:	25 FT
(Principal Arterial)	
Building Setbacks:	
Front:	30 FT
Side:	30 FT
Rear:	30 FT
Max Building Height:	40'
Max Lot Coverage:	25%

AREA UNDISTURBED BY THIS USE

EXTENT OF CRUSHING FACILITY

TRUCK MOVEMENT

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

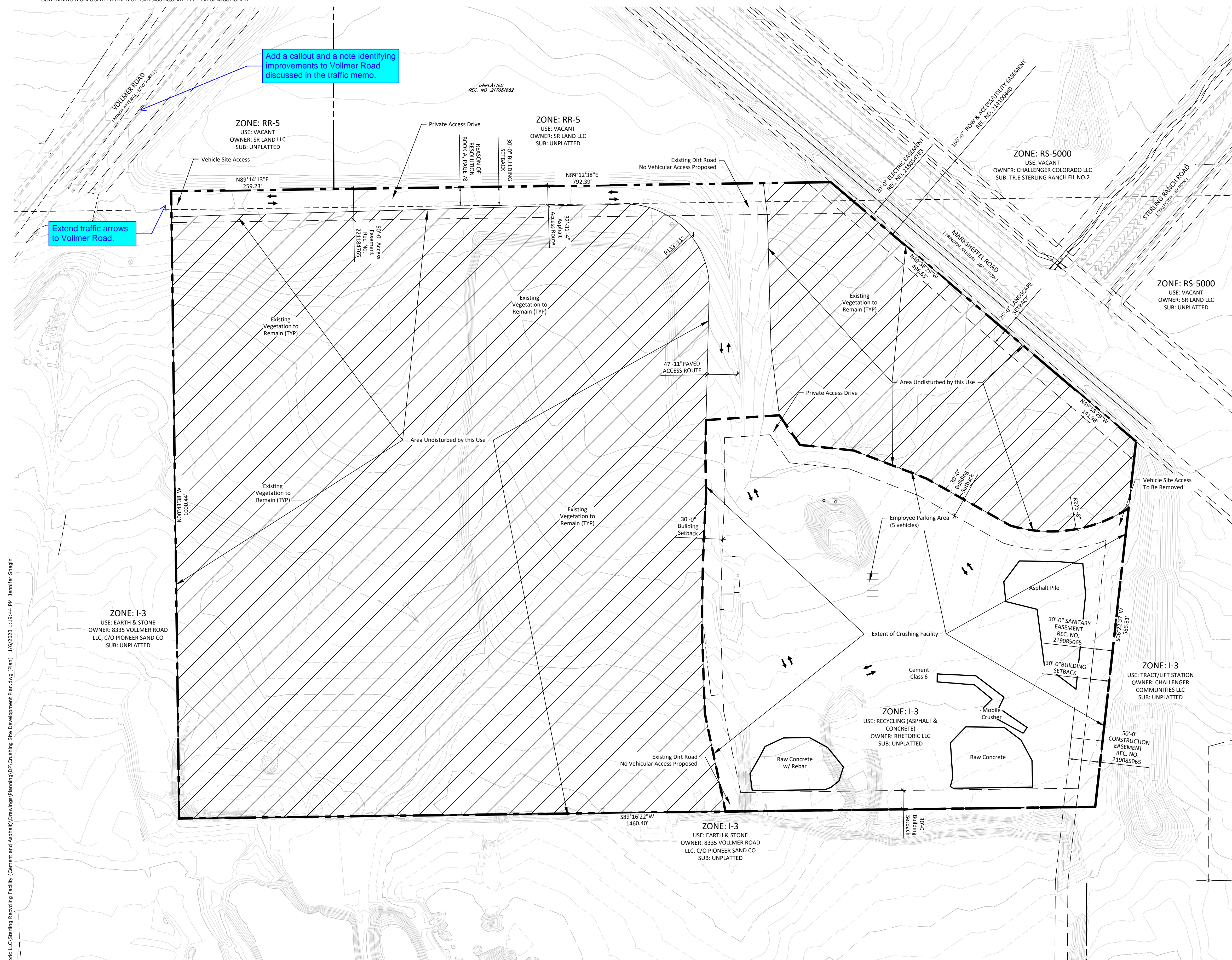
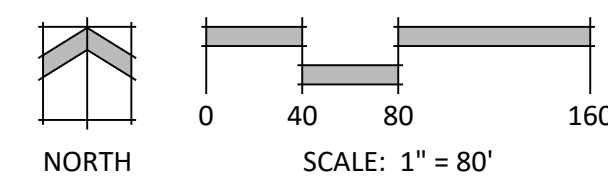
This Site Development Plan request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code this _____ day of _____ 20__ and is hereby approved.

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



Add a callout and a note identifying improvements to Vollermer Road discussed in the traffic memo.

Extend traffic arrows to Vollermer Road.



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

BY ASSOCIATION WITH

STERLING RECYCLING FACILITY SITE DEVELOPMENT PLAN VOLLMER ROAD

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

PROJECT INFO

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12.20.22	JS	County Comments

ISSUE / REVISION

SITE DEVELOPMENT PLAN

1

1 OF 1

SHEET TITLE

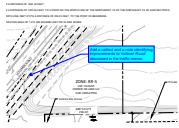
SHEET NUMBER

PPR-22-041

P:\Rhetoric LLC\Sterling Recycling Facility (Comment and Asphalt)\Drawings\Planning\DP\Crushing Site Development Plans\Plan_1/16/2023 1:15:44 PM Jennifer Shagin

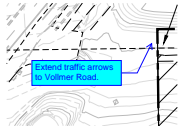
V2_Site Development Plan.pdf Markup Summary

Callout (2)



Subject: Callout
Page Label: [1] Plan
Author: Carlos
Date: 2/27/2023 11:32:11 AM

Add a callout and a note identifying improvements to Vollmer Road discussed in the traffic memo.



Subject: Callout
Page Label: [1] Plan
Author: Carlos
Date: 2/28/2023 3:16:25 PM

Extend traffic arrows to Vollmer Road.