

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

1. Private drives will be asphalt millings
2. This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C05336, effective December 7, 2018.
3. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
4. The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 207095753 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

A map showing the location of the site. The site is a small gray rectangle located at the intersection of Vollmer Rd. and Sterling Ranch Rd. Major roads shown include Powers Blvd., Briargate Pkwy., Austin Bluffs Pkwy., Black Forest Road, Woodmen Rd., Markscheffel Rd., and Vollmer Rd. The word "SITE" is written in large, bold, black letters with a curved arrow pointing to the site boundary. A north arrow and the text "N.T.S." are in the bottom right corner.

<p>Tax ID Number: 5300000743 (part 5300000764)</p> <p>Total Parcel Size: 32.4263AC</p> <p>Total Area Lot 2: 24.0555AC (7.96AC Crushing Facility)</p> <p>Development Schedule: Fall 2023</p> <p>Zoning: I-3 CAD-O</p> <p>Existing Use: Vacant/Asphalt & Cement Recycling Wholesale/Future Mini Warehouse</p>	<p>Proposed Use: Asphalt & Cement Recycling /Wholesale</p> <p>Landscape Setbacks: 25 FT</p> <p>Marschkeff Road: (Principal Arterial)</p>
<p>Building Setbacks:</p> <p>Front: 30 FT</p> <p>Side: 30 FT</p> <p>Rear: 30 FT</p> <p>Max Building Height: 40'</p> <p>Max Lot Coverage: 25%</p>	
<p>Required Parking:</p>	<p>No specific parking requirement for Recycling Facility. No building is provided with this use</p>
<p>Provided Parking:</p>	<p>5 spaces</p>
<p>Area of No Disturbance:</p> <p>Area of Disturbance:</p> <p>Area of Impervious:</p>	<p>21.64AC (Lots 1 & 2)</p> <p>9.26AC (includes partial construction of Sterling Ranch Road)</p> <p>3.07AC (includes partial construction of Sterling Ranch Road)</p>
<p>Tract A:</p>	<p>3AC Detention Basin (1.84AC Lot 1; 1.16AC offsite easement)</p>



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SITE DEVELOPMENT PLAN VOLLMER ROAD

PROJECT INFO	DATE:	08/18/2023
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. PERKINS

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

CIVIL: JR Engineering
5475 Tech Center Dr #235
Colorado Springs, CO 80919
(719) 593-2593

Sheet 1 of 4: Cover Sheet
Sheet 2 of 4: Development Plan
Sheet 3 of 4: Preliminary Grading Plan
Sheet 4 of 4: Preliminary Utility Plan

1
1 OF 4



SITE DEVELOPMENT PLAN VOLLMER ROAD

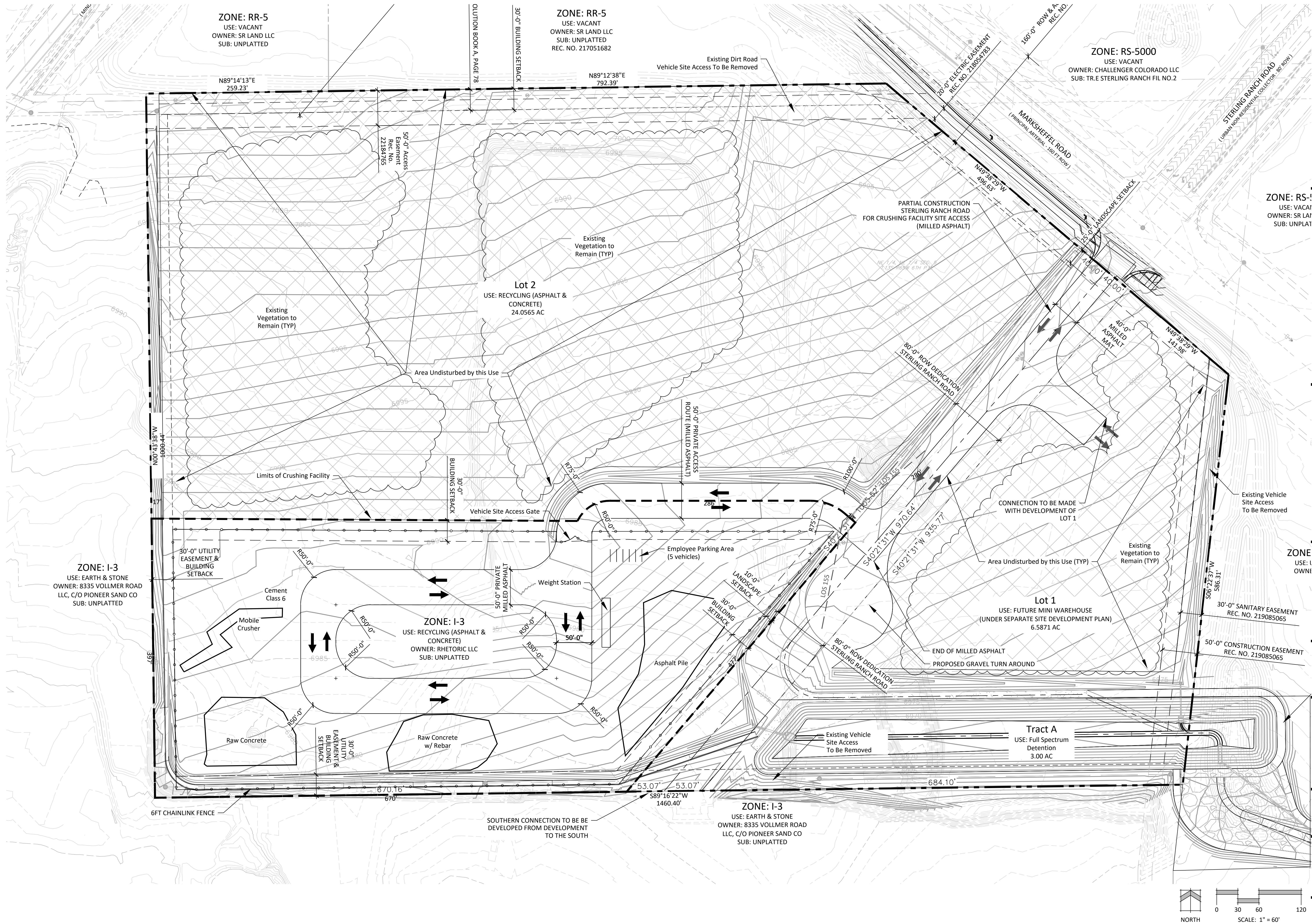
DATE: 08/18/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

DATE: BY: DESCRIPTION:

SITE DEVELOPMENT PLAN

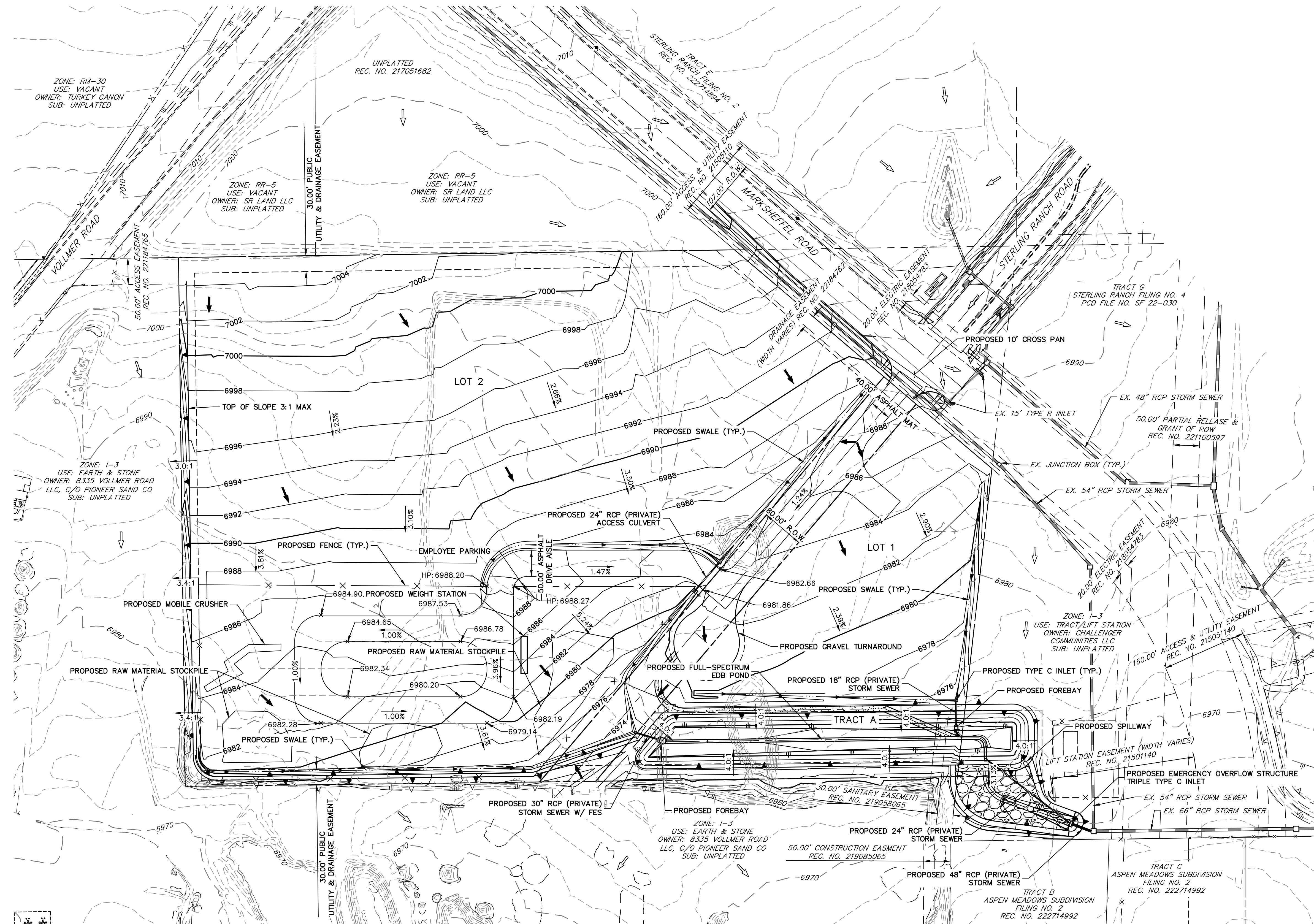
2

2 OF 4



STERLING RECYCLING FACILITY

PRELIMINARY GRADING PLAN



LEGEND

EXISTING STORM SEWER	
STORM SEWER PROPOSED	
PROPOSED R.O.W.	
PROPOSED PROPERTY LINES	
EXISTING PROPERTY LINE	
ROW EXISTING	
EX. EDGE OF ASPHALT	
DRAINAGE ACCESS & MAINTENANCE EASEMENT	

EXISTING

7100

LOW POINT/HIGH POINT

FLOW DIRECTION & SLOPE

FLOW DIRECTION ARROW

EXISTING FLOW DIRECTION ARROW

PROPOSED

7100

L.P./H.P.

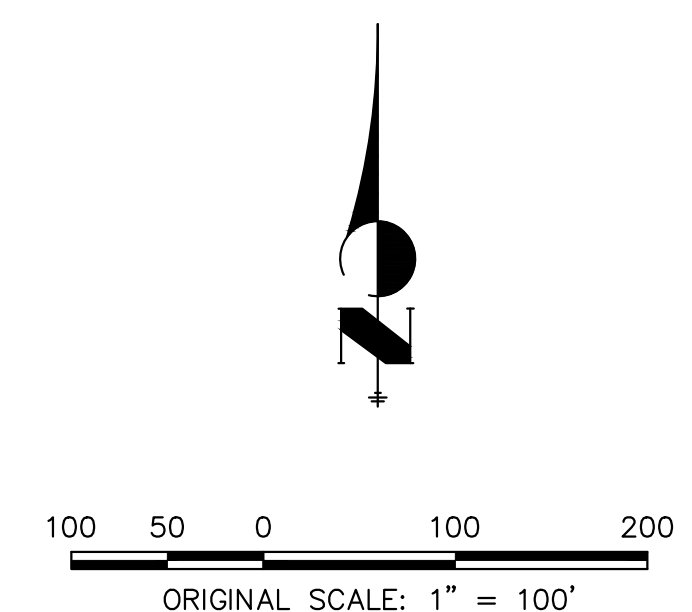
(2.0)%

PROPOSED FLOW DIRECTION ARROW

PROPOSED FLOW DIRECTION ARROW

NOTE

EXISTING AND PROPOSED UTILITIES NOT SHOWN FOR CLARITY. SEE PRELIMINARY UTILITY PLAN FOR ALL UTILITY INFORMATION.



PRELIMINARY GRADING PLAN
STERLING RECYCLING FACILITY
JOB NO. 25188.14
08/04/2023
SHEET C1 OF C2

J-R ENGINEERING
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RECYCLING FACILITY

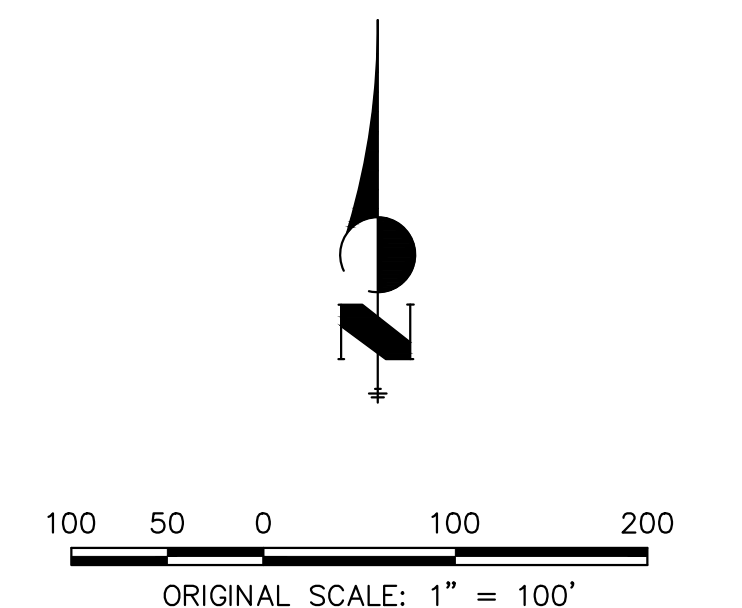
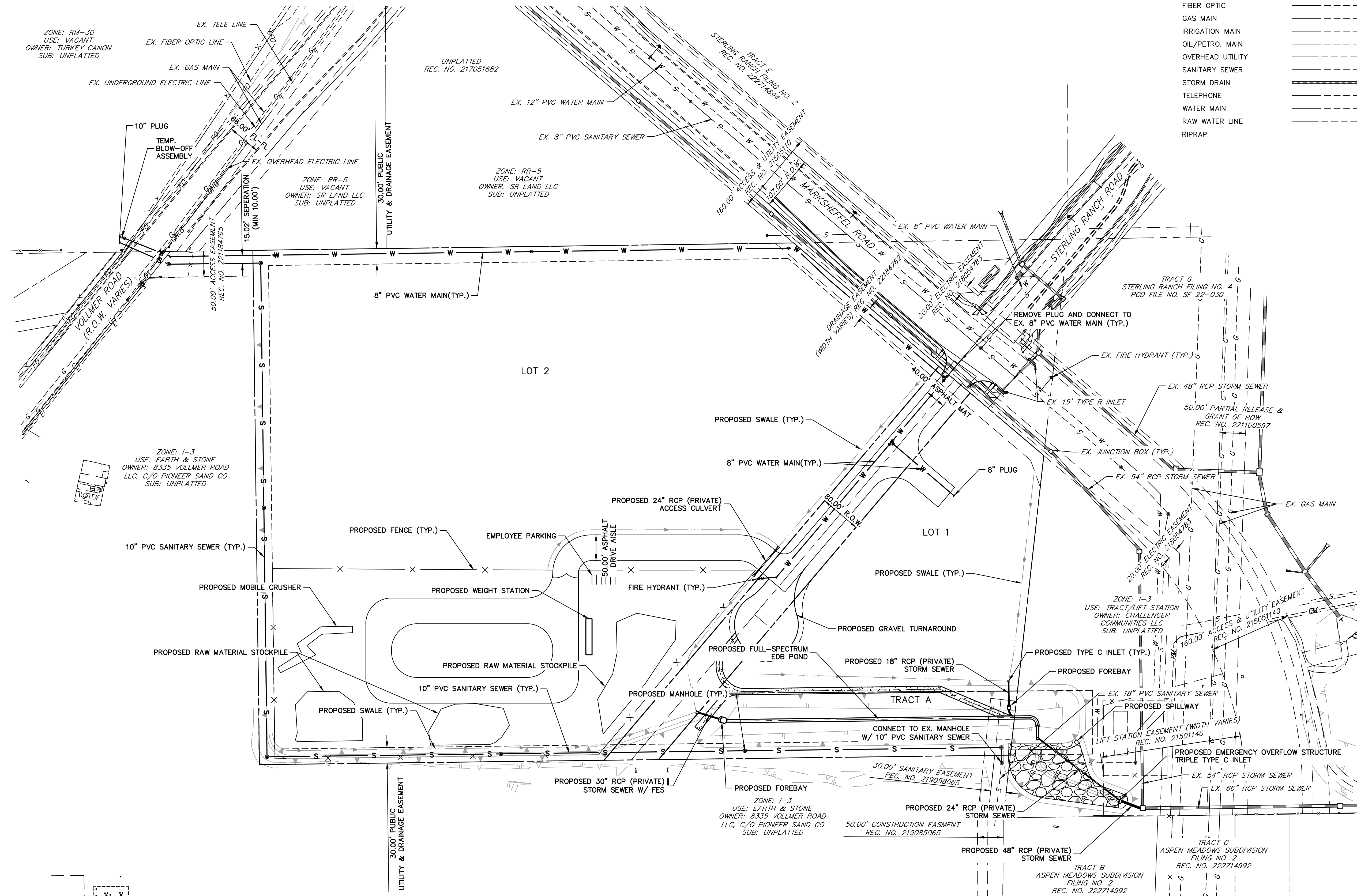
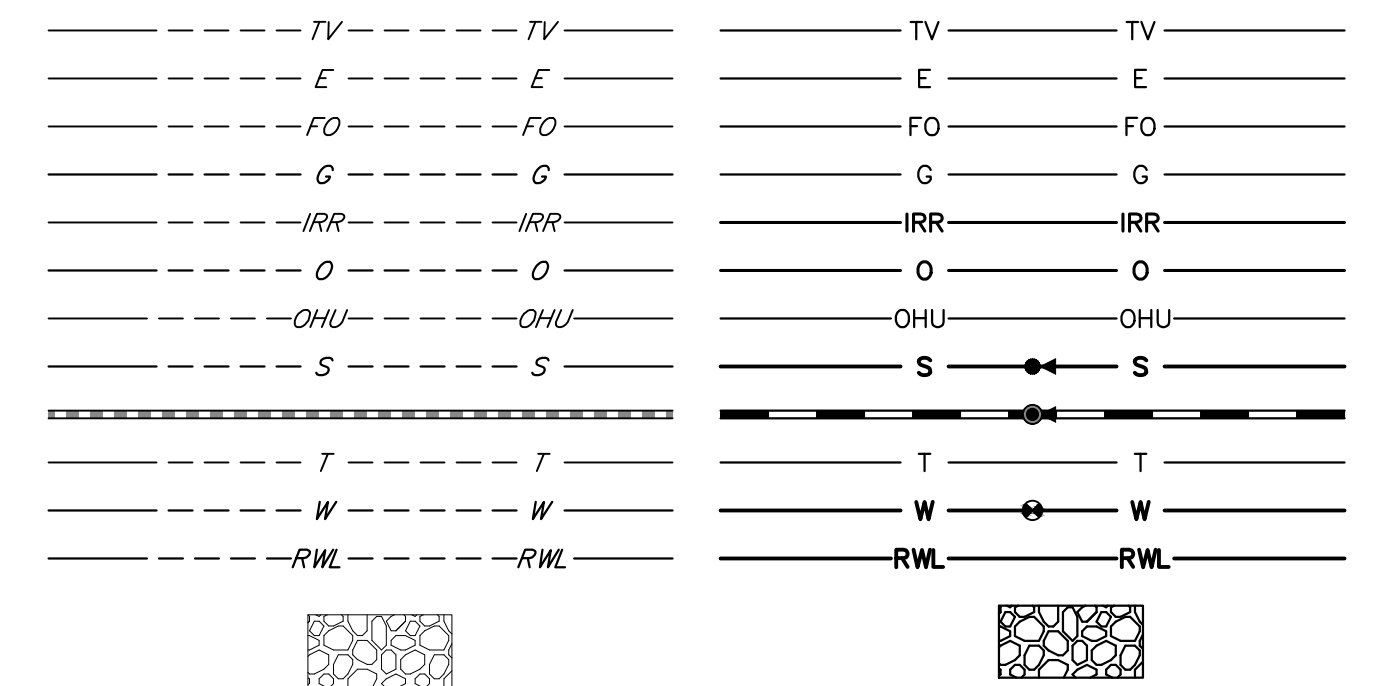
PRELIMINARY UTILITY PLAN

LAYER LINETYPE LEGEND

EXISTING

PROPOSED

CABLE TV
ELECTRIC
FIBER OPTIC
GAS MAIN
IRRIGATION MAIN
OIL/PETRO. MAIN
OVERHEAD UTILITY
SANITARY SEWER
STORM DRAIN
TELEPHONE
WATER MAIN
RAW WATER LINE
RIPRAP



PRELIMINARY UTILITY PLAN
STERLING RECYCLING FACILITY
JOB NO. 25188.14
08/04/2023
SHEET C2 OF C2

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

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