

LOT 2, 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 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 "LS4842 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 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°23'37"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;

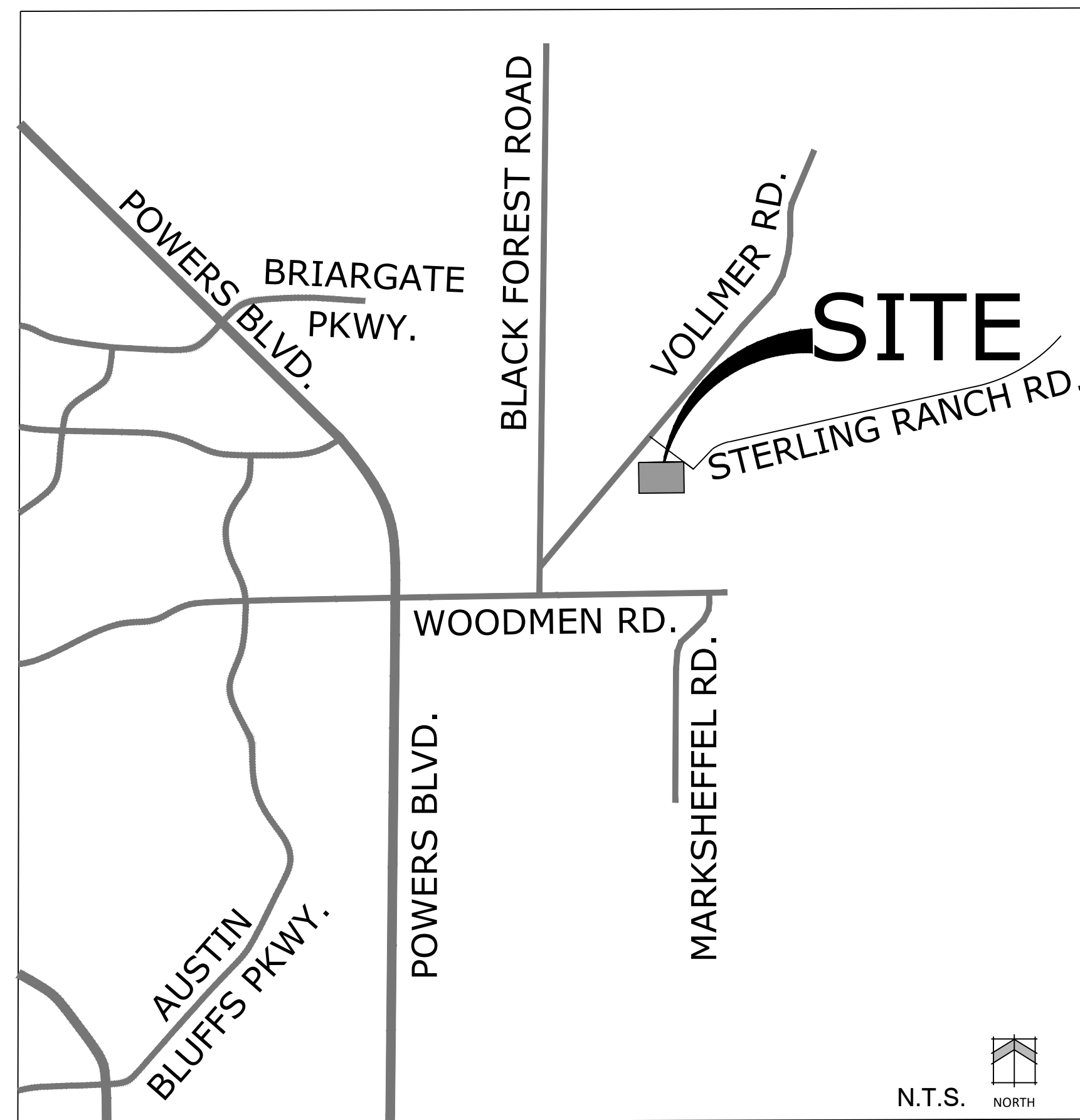
THENCE ON SAID NORTH LINE, N89°14'13"E A DISTANCE OF 259.23 FEET, TO THE POINT OF BEGINNING.

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

GENERAL NOTES

- Private drives will be asphalt millings
- This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0533G, effective December 7, 2018.
- 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.
- 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 hereon shall not be affected and shall remain in full force and effect.

VICINITY MAP



SITE DATA

Tax ID Number:	530000743 (part 530000764)
Total Parcel Size:	32.4263AC
Total Area Lot 2:	24.0555AC (7.96AC Crushing Facility)
Development Schedule:	Fall 2023
Zoning:	I-3 CAD-O
Existing Use:	Vacant/Asphalt & Cement Recycling Wholesale/Future Mini Warehouse
Proposed Use:	Asphalt & Cement Recycling /Wholesale
Landscape Setbacks:	25 FT
Marksheffel Road: (Principal Arterial)	
Building Setbacks:	
Front:	30 FT
Side:	30 FT
Rear:	30 FT
Max Building Height:	40'
Max Lot Coverage:	25%
Required Parking:	No specific parking requirement for Recycling Facility. No building is provided with this use
Provided Parking:	5 spaces
Area of No Disturbance:	21.64AC (Lots 1 & 2)
Area of Disturbance:	9.26AC (inclds partial construction of Sterling Ranch Road)
Area of Impervious:	3.07AC (inclds partial construction of Sterling Ranch Road)
Tract A:	3AC Detention Basin (1.84AC Lot 1; 1.16AC offsite easement)



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

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STERLING RECYCLING FACILITY

SITE DEVELOPMENT PLAN VOLLMER ROAD

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

Remove the certification blocks. Note needed for site development plan

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

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

SHEET INDEX

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

PCD File #PPR2341

COVER SHEET

1

1 OF 4



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Please add the following:
 Property tax schedule number
 Property address
 Lot coverage calculation
 Open space, landscaping, impermeable surface percentage
 Parking computations (whats required and what is being provided)

STERLING RECYCLING FACILITY

SITE DEVELOPMENT PLAN

VOLLMER ROAD

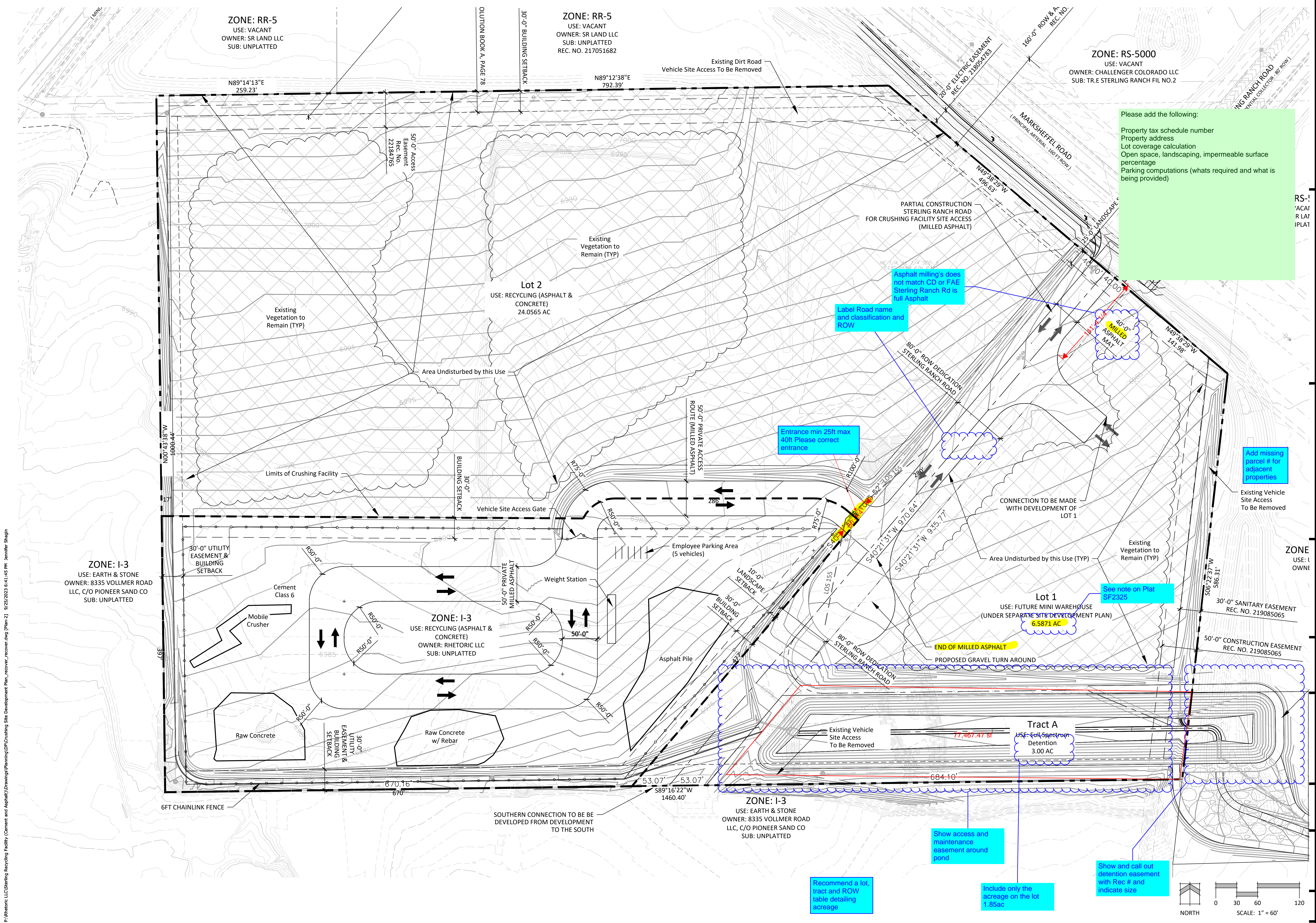
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SITE DEVELOPMENT PLAN

PCD File # PPR2341

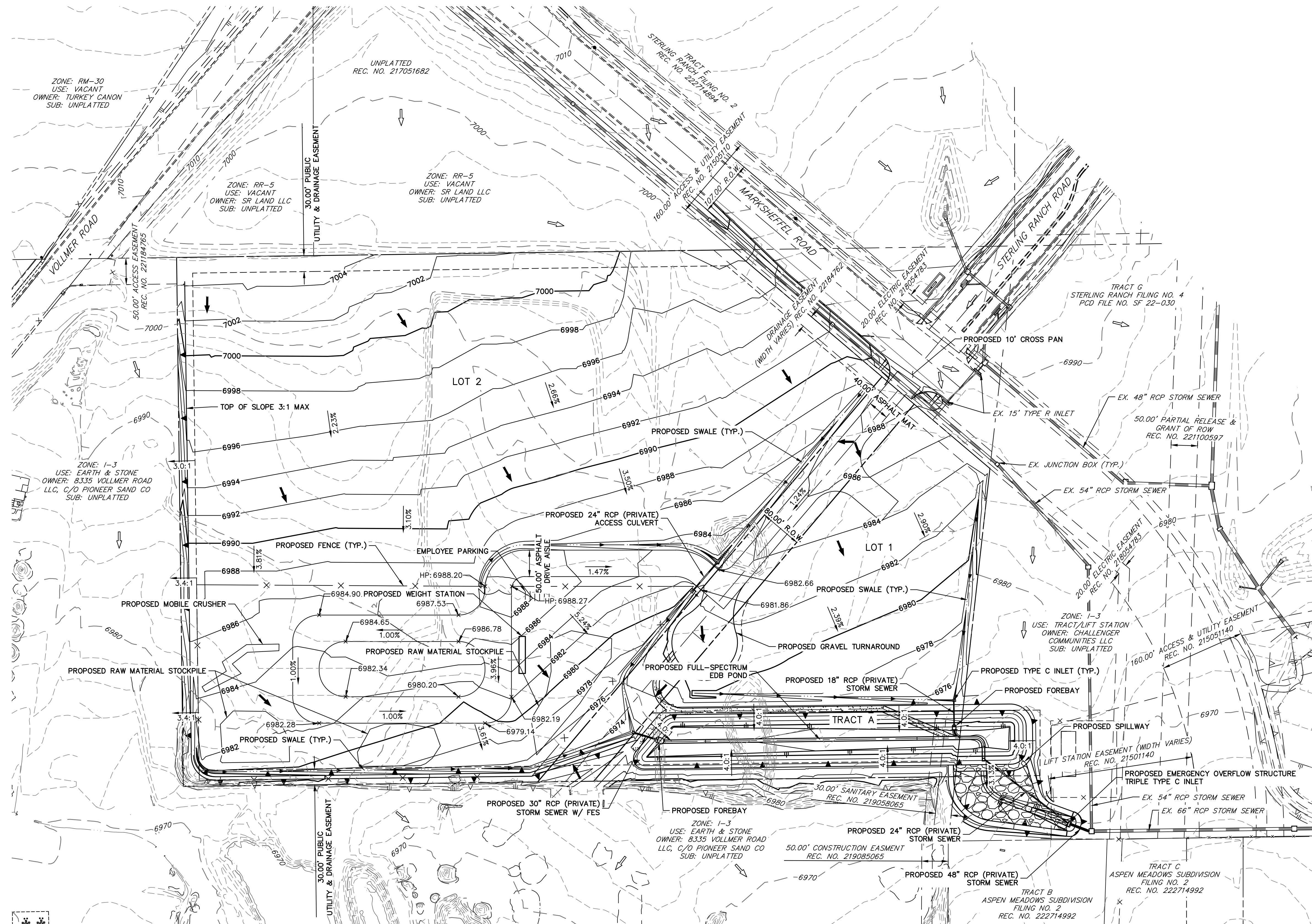
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2 of 4



P:\Rhetic LLC\Sterling Recycling Facility (Cement and Asphalt)\Drawings\Planning\DC\Crushing Site Development Plan - 21 - 9/25/2023 6:41:45 PM - Jennifer Shagin

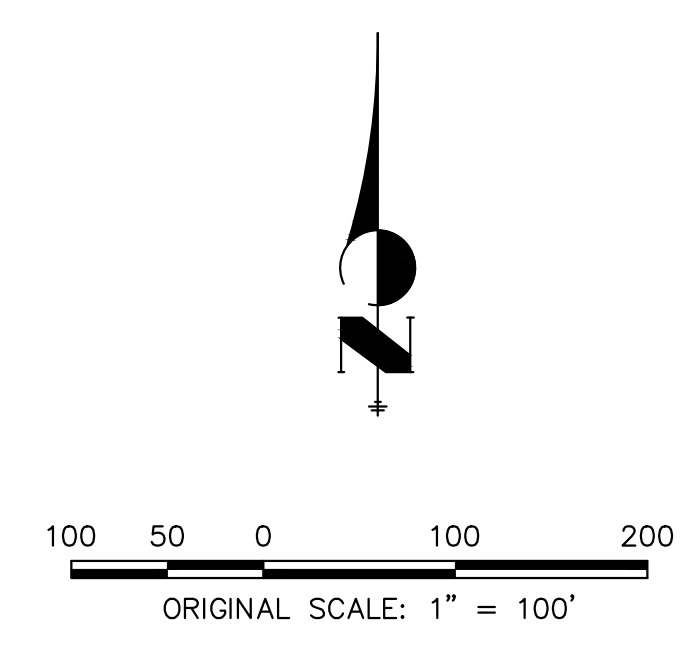
STERLING RECYCLING FACILITY PRELIMINARY GRADING PLAN



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	
PROPOSED	
7100	7100
LOW POINT/HIGH POINT	L.P./H.P.
FLOW DIRECTION & SLOPE	(2.0)%
FLOW DIRECTION ARROW	
EXISTING 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

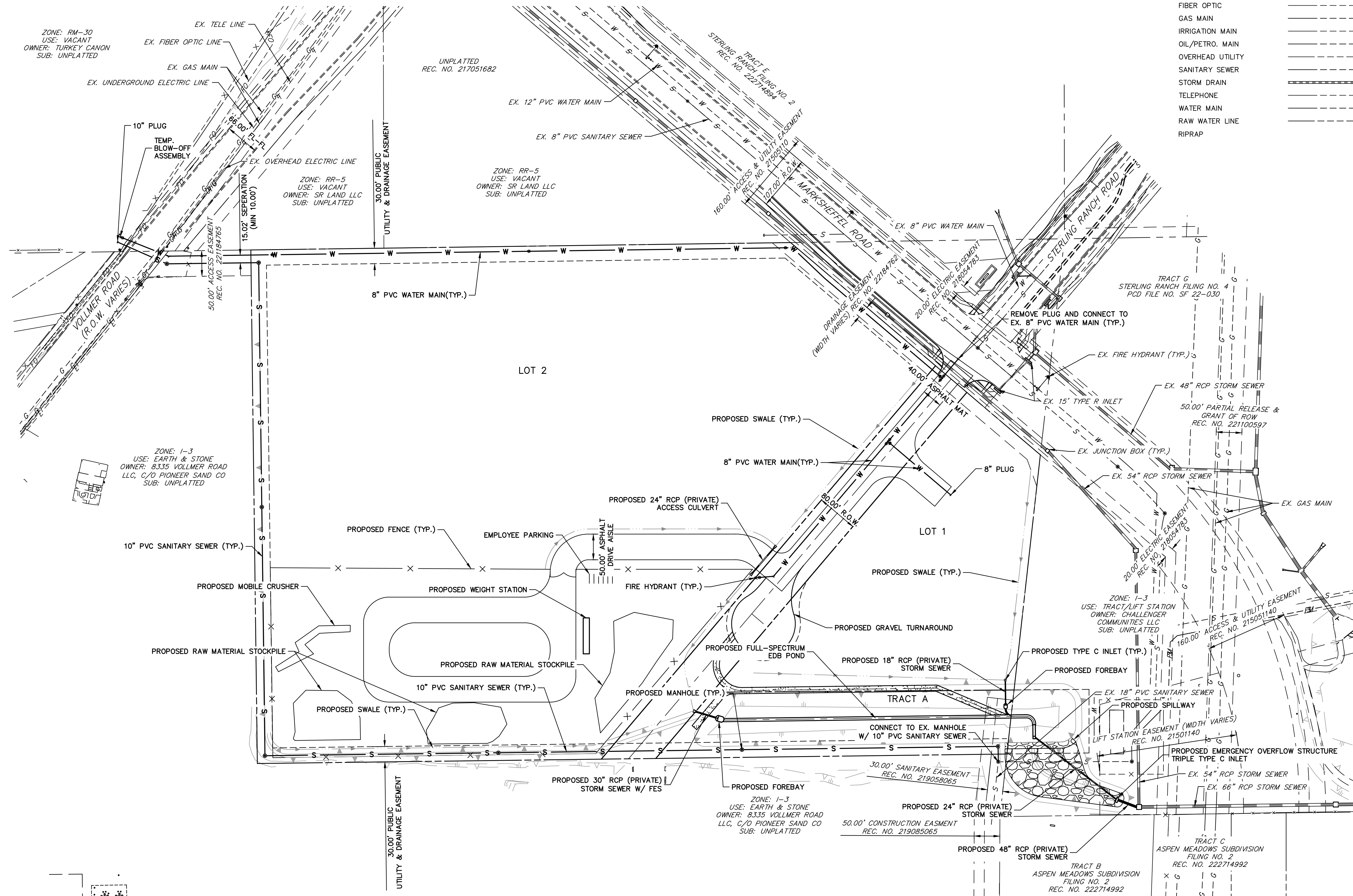


Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RECYCLING FACILITY PRELIMINARY UTILITY PLAN

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
RIPRAP		



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.

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



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