

STERLING RECYCLING FACILITY SITE DEVELOPMENT PLAN & FINAL PLAT

LETTER OF INTENT

SEPTEMBER 2023

OWNER:

RHETORIC LLC
20 BOULDER CRESCENT
COLORADO SPRINGS, CO 80903
719.964.0064

APPLICANT:

COLORADO CONCRETE CRUSHING LLC
20 BOULDER CRESCENT
COLORADO SPRINGS, CO 80903

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
abarlow@nescolorado.com

SITE DETAILS:

TSN: 5300000743

ADDRESS: VOLLMER ROAD

ACREAGE: 32.4263ACRES (7.96 AC CRUSHING FACILITY)

CURRENT ZONING: I-3 CAD-O

CURRENT USE: VACANT LAND

PCD FILE #:

please see
comments on
SF2325

REQUEST

N.E.S. Inc. on behalf of Colorado Concrete Crushing LLC requests approval of a Site Development Plan and Final Plat for the Sterling Recycling facility on 7.96AC of the 32.4263AC site.

PCD File # PPR2341
& SF2325

File #:

LOCATION

This site is located directly south of the overall Sterling Ranch master planned community, located southeast of the intersection of Vollmer Road and Marksheffel Road. To the north of this site is planned mixed use, and the Copper Chase PUD detached single family residential development. To the east is Sterling Ranch Phase 2, Filing 4. To the south and west is Pioneer Landscape Centers, zoned I-3. To the southeast of the site is Aspen Meadows, zoned PUD.



PROJECT DESCRIPTION & CONTEXT

The Final Plat proposes to subdivide the parcel into two lots, Lot 1 (6.5871 AC) and Lot 2 (24.0565 AC) and for 80' ROW dedication for Sterling Ranch Road.

The site is currently utilized for the crushing and recycling of concrete and asphalt, and **wholesale of** these items for reuse. Once crushed, this material is repurposed for clean road base and construction related uses. These operations are defined in the Land Development Code (LDC) 5.2.59.A.2.a as a recycling facility and wholesale. Crushing operations are contained within a 7.96AC area in the southwest corner of Lot 2.

The proposal includes the future 80' ROW dedication for Sterling Ranch Road. This ROW splits the parcel into Lot 1 (6.5871AC) and Lot 2 (24.0565AC). The 7.96 AC located in the southwest corner of Lot 2 is to be developed for the Sterling Ranch Crushing Facility. The remaining 16.0965 AC to the north is to remain undisturbed for the time being. Both lots are accessed by partial construction of Sterling Ranch Road. A private drive provides connection to the crushing facility. Lot 1 is located on the east side of 80'

wholesale operations would indicate material stockpiling and storage for sale. This seems incongruent for typical recycle yard operations.

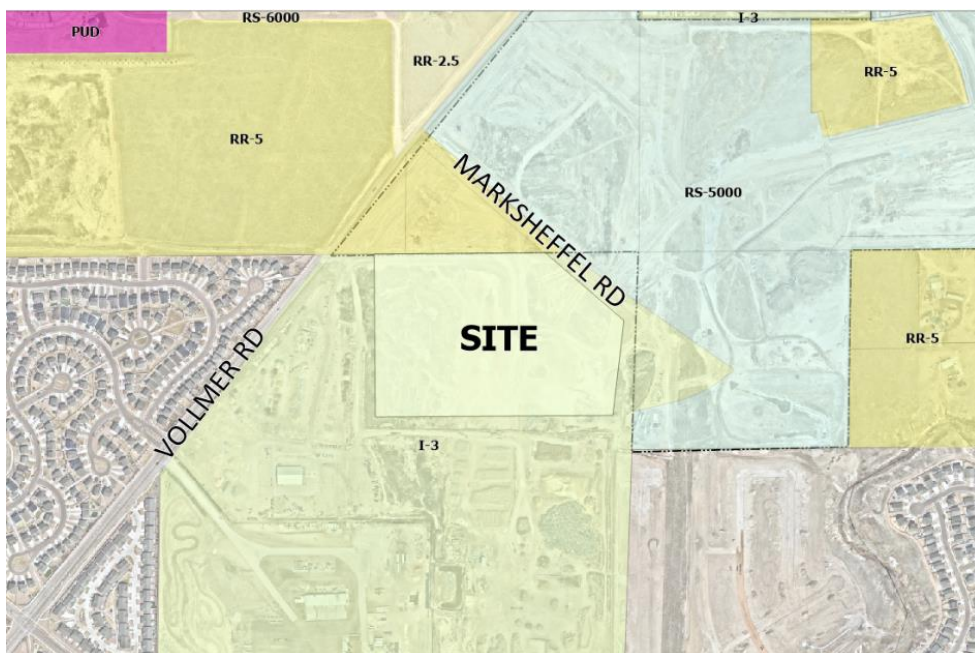
ROW dedication for Sterling Ranch Road. Lot 1 is intended for Mini Warehouse uses in the future and will be developed under a separate site development plan application.

The submitted Site Development Plan is for the Recycling Facility proposal. Onsite operations are Monday-Friday 7:00 am to 5:30 pm, and one Saturday per month from 7:00 am-noon. Tandem trucks and semi-trucks owned by third parties transport concrete and asphalt material onsite to the mobile crusher. The mobile crusher then sorts rebar and crushed materials. Once sorted, materials are picked up and transported offsite for reuse. **No materials are stockpiled onsite.**

All trucks enter the site from Marksheffel Road and utilize a shared access road. The shared asphalt access road serves as partial construction for Sterling Ranch Road. An existing private milled asphalt drive then connects from Sterling Ranch Road, loops through the crushing operations and connects back to the interim construction of Sterling Ranch Road. Entry into the site is gated and a 6FT chain link fence surrounds the site. The gated entry is locked after hours to restrict access. No trucks are permitted on-site overnight.

Currently, the nearest facility providing the same services is Colorado Aggregate Recycling. This site is 19.5 miles from the proposed location.

ZONING



The site is zoned I-3. A recycling facility and wholesale are allowed uses in the I-3 zone. Standards for I-3 zoning include a maximum building height of 40', 30' building setbacks on all sides, and a maximum lot coverage of 25%. There are no proposed permanent structures. Facilities on the site include two mobile crushers, two screens, conveyors, two excavators, and one wheel loader. None of these facilities will be or are within the building setbacks.

A 25-foot landscape setback is also provided on Marksheffel Road. A 10' landscape setback is provided along Sterling Ranch Road. There is a 30' sanitary easement on the eastern site boundary within the 30'

building setback and a 50' construction easement in the southeast corner of the site. An offsite drainage easement for the 3 AC detention basin will be provided.

COMPATIBILITY/TRANSITIONS:

The Site Development Plan is compatible with the surrounding land uses. The industrially zoned Pioneer Landscape Center and an area designated for a tract and lift station surround the site to the south and east. The planned Marksheffel Road extension and the planned mixed-use development to the north provides a buffer and transition to the medium density residential development further north (Copper Chase). Lot 1 is located on the east side of 80' ROW dedication for Sterling Ranch Road. This site is intended for Mini Warehouse uses in the future. Development of Lot 1 will be under a separate land development application. This lower intensity use will provide a buffer between the Recycling Facility and the proposed residential on the north side of Marksheffel Road.

LANDSCAPE: An alternative landscape plan is requested with this application. The request proposes for existing vegetation to fulfill landscaping requirements; no additional landscaping is proposed. Preserved vegetated areas are marked as "areas undisturbed by this use" on the site plan.

TRAFFIC: Access to the site is provided at Marksheffel and Sterling Ranch Road intersection. The crushing facility is accessed by partial construction of Sterling Ranch Road which terminates in a temporary cul-de-sac. Access into the facility is gated, with operations occurring 7:00am-5:30pm Monday-Friday and one Saturday per month from 7:00am-noon.

The following is a summary of the findings and recommendations from the Traffic Impact Study prepared by LSC Traffic Consultants for the proposed development:

- The proposed recycling operation is projected to generate about 61 new external vehicle trips on an average weekday, with about half entering and half exiting the site during a 24-hour period. The number of truck loads per day varies throughout the year based on construction activity in the Colorado Springs metropolitan area with the heaviest occurring from June to September. The applicant has noted a slowdown in demand from recycled materials product due to rising interest rates and reduced housing starts. The applicant anticipates that the summer 2022 traffic likely represent peak demand and resulting production with low probability/potential for future increased in production and associated truck traffic in the foreseeable future.
- The crushing facility is currently operating on the site (and currently using the Vollmer access). Truck activity on the site varies based on daily demand and overall construction activity in the Colorado Springs Metropolitan area. Based on current economic conditions it is not anticipated that activity will increase significantly from the activity levels in 2022 in the foreseeable future.
- A northwest-bound left-turn lane on Marksheffel Road approaching Sterling Ranch Road should be included with the design plans for Marksheffel Road currently under review by the City of Colorado Springs. This lane should be designed per the requirements for the Rhetoric site.

WATER:

A Water Resources Report prepared by JDS Hydro/RESPEC is included with this submittal. The report indicates that the Rhetoric Subdivision is within Sterling Ranch Metropolitan District which is to be provided central water services through the Falcon Area Water and Wastewater Authority (FAWWA).

The Rhetoric Subdivision includes 2 lots of commercial/industrial land that have extremely low water needs. Lot 1 is proposed as a small mini warehouse, which traditionally include one limited living area and have some minimal irrigation requirements for landscaping. A single $\frac{3}{4}$ inch domestic tap and a 1-inch irrigation tap are expected for less than 0.25 acres of active irrigation. Lot 2 is 24.0565 acres, of which 7.96 acres is proposed for asphalt and concrete storage, with the rest remaining undistributed native vegetation. No permanent buildings or new landscaping requiring irrigation are shown on the plan. However, it is expected that the equivalent of a 1-inch tap will be necessary for dust suppression. This is the entirety of expected water needs for the site. The resulting annual water demand is 1.51 acre-feet.

The total 300-year water supply for FAWWA totals 1930.03 annual acre-feet. Active water commitments total 959.35 acre-feet including all subdivisions committed through September 15, 2023. This leaves a net excess of currently available 300-year water supply of 970.68 AF. Accordingly, there is more than sufficient water supply to meet the needs of Rhetoric Subdivision on the 300-year basis.

WASTEWATER:

A Wastewater Resources Report prepared by JDS Hydro/RESPEC is included with this submittal. The report indicates that the Rhetoric Subdivision is within the Sterling Ranch Metropolitan District which is part of the FAWWA service area. Interim wastewater service are to be provided by Colorado Springs Utilities per an Interim Service Agreement. FAWWA has a perpetual contract with Meridian Service Metropolitan District (MSMD) for the provision of wastewater treatment. Including all subdivisions submitted before September 2023, the current committed capacity is 48.11% of FAWWA contractual capacity. There is no wastewater service planned for the Rhetoric Crushing Facility as no permanent structures are planned. A single SFE is assumed for the future mini warehouse use on Lot 1, which is well within available capacity.

All developed areas within the Rhetoric subdivision will gravity flow to the southern portion of Sterling Ranch, which is also the main collection point for the rest of Sterling Ranch. The Sterling Ranch Metropolitan District is completing the lift station and force main construction to serve the area, which will ultimately intercept the MSMD system and delivered to the Cherokee Metropolitan District treatment facility.

OTHER UTILITIES:

The site is within the service areas of Mountain View Electric Association, Inc. for electric supply, and within the Colorado Springs Utilities service area for natural gas supply. Will serve letters are included with the submittal.

DRAINAGE

The proposed Sterling Ranch Recycling Facility drainage improvements were designed to meet or exceed the El Paso County Drainage Criteria. The proposed development will not adversely affect the off-site drainage ways or surrounding development. A final drainage report was prepared by JR Engineering and has been included with this submittal.

FLOODPLAIN

The site is located in Zone X of FEMA FIRM map number 08041C0533G, dated December 7, 2018. Zone X is defined as an area determined to be outside the 0.2% annual change floodplain.

GEOLOGIC HAZARDS:

The soils and geology report prepared by Entech Engineering in August of 2023, found the site to be suitable for the proposed development. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These areas include areas of artificial fill, potentially expansive soils, potential seasonally shallow groundwater areas and ponded water. Based on the report these constraints will have some impact on the development. Development can be achieved if the observed geologic conditions on site are either avoided or properly mitigated. Investigation on each lot is recommended prior to construction.

PROJECT JUSTIFICATION

FINAL PLAT

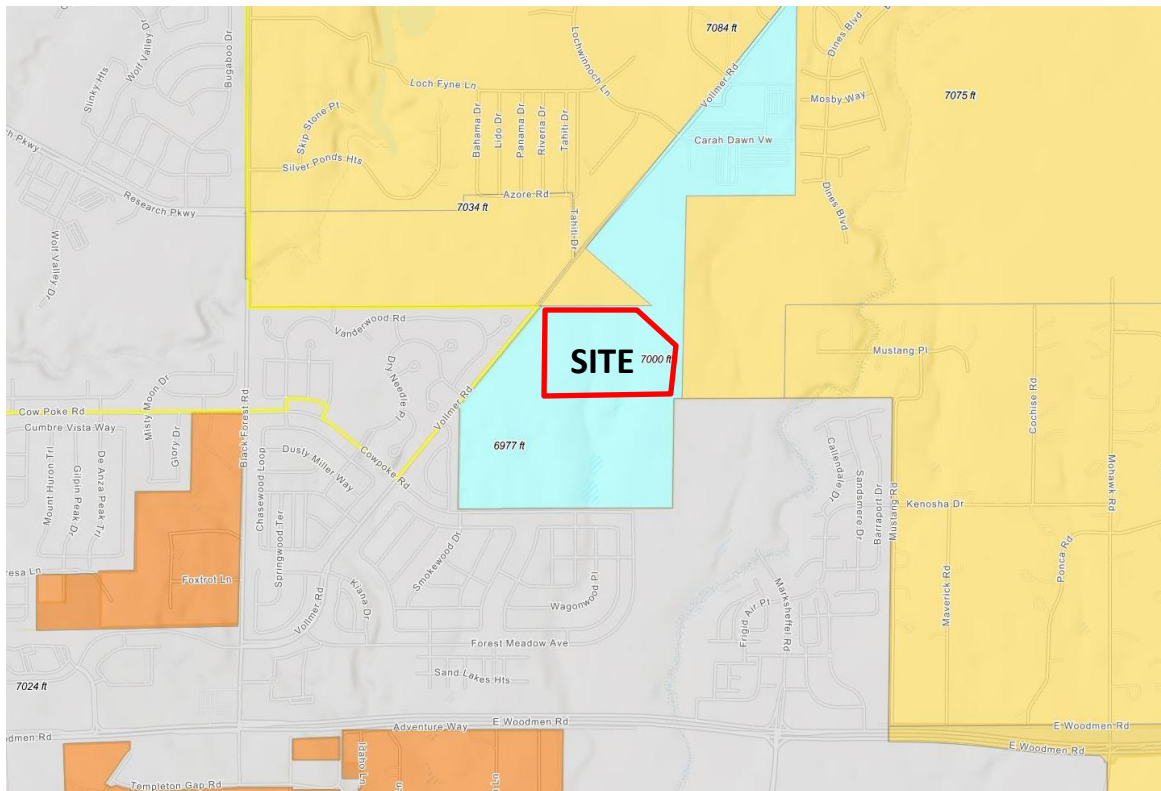
The Rhetoric Subdivision is consistent with the Final Plat approval criteria set forth in Chapter 7.2.1.D.3.f

1. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN

Your El Paso Master Plan

The project site is denoted as an Employment Center placetype in the County Master Plan. The primary function of this placetype is to provide spaces for large-scale employers to establish and expand in El Paso County. They are typically located next to regional corridors to ensure business and employee access. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Primary land uses include Light Industrial/Business Park, Heavy Industrial and office. The proposed concrete and asphalt recycling facility is consistent with the primary land uses of the Employment Center placetype land uses and characteristics as it is located next to a regional transportation

corridor and transitional uses are proposed adjacent to mitigate potential negative impacts to nearby residential areas.



In the Areas of Change chapter of the County Master Plan, the parcel is identified as “Minimal Change Undeveloped” area. These areas are often defined by a lack of development and presence of significant natural areas. These areas are anticipated to experience some redevelopment of select underutilized or vacant sites adjacent to built-out areas, but such redevelopment will be limited in scale so as to not alter the essential character. The recycling facility at this location is consistent with the character of the surrounding area which is primarily industrial and proposed commercial. The recycling facility will support new development on a vacant site adjacent to existing and proposed built-out areas in the Sterling Ranch Community and an industrial site to the south.

Core Principal 1, Land Use and Development, seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” and Goal 1.1 seeks to, “ensure compatibility with established character and infrastructure capacity.” The recycling facility is compatible with the adjacent I-3 zones and industrial uses in the area. Approximately 16 AC of Lot 2, north of the crushing facility is to remain undisturbed by this use and will serve to buffer the proposed recycling use to the proposed residential uses north of Marksheffel Road.

Water Master Plan

The Rhetoric Subdivision is within Region 3 of the Water Master Plan. Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Sterling Ranch Metropolitan District (now FAWWA) is identified as a water provided for this region.

Relevant polices in the Water Master Plan include:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

The Falcon Area Water and Wastewater Authority (FAWWA is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year.

In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way.

FAWWA’s main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

The anticipated water demand of the Rhetoric Subdivision is extremely low as the proposed uses have minimal water or irrigation needs. FAWWA has more than sufficient water supply to meet the needs of Rhetoric Subdivision on the 300-year basis. The proposed Rhetoric Subdivision is, therefore, in compliance with the above policies of the Water Master Plan as the water supply is to be provided by a centralized utility, that utility has more than adequate water in terms of quantity, dependability and quality to serve the proposed development, and the low water use meets water conservation objectives.

El Paso County Major Transportation Corridor Plan (MTCP)

The MTCP identifies Vollmer Road adjacent to this site being improved from a 2-lane rural road to a 4-lane urban minor arterial with a 100-foot right of way by 2040. Marksheffel Road is identified as a 4-lane principal arterial on the EPC MTCP. The City of Colorado Springs intends to take ownership and maintenance of Marksheffel Road when it is constructed from Vollmer to the southeast corner of Sterling Ranch. This section of Marksheffel Road is currently under construction and it is anticipated that it will be completed by the end of 2023.

El Paso County Parks Master Plan

The County Parks Master Plan anticipates a bike route on Vollmer Road to provide a regional connection between the County and City. The Sterling Ranch development is currently working on improvements to Vollmer Road adjacent to the subject site, which will include a three-lane cross section (two southbound travel lanes and one northbound travel lane) with a striped bicycle lane in the southbound direction.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN

A site development plan for Lot 2 is under concurrent review. Development of Lot 1 will be under a separate site development plan. The final plat is in substantial conformance with the proposed uses and development of Lot 1 and 2.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSIS, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The proposed subdivision is consistent with the subdivision design standards. There is no request for a waiver of any Land Development Code standard or deviation from the Engineering Criteria Manual.

4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

A Water Resources Report prepared by JDS Hydro/RESPEC is included with this submittal. The report indicates that the Rhetoric Subdivision is within Sterling Ranch Metropolitan District which is to be provided central water services through the Falcon Area Water and Wastewater Authority (FAWWA). The Rhetoric Subdivision includes 2 lots of commercial/industrial land that have extremely low water needs, equivalent to an annual water demand of 1.51 acre-feet. The total 300-year water supply for FAWWA totals 1930.03 annual acre-feet. Active water commitments total 959.35 acre-feet including all subdivisions committed through September 15, 2023. This leaves a net excess of currently available 300-year water supply of 970.68 AF, which is more than sufficient water supply to meet the needs of Rhetoric Subdivision on the 300-year basis.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

A Wastewater Resources Report prepared by JDS Hydro/RESPEC is included with this submittal. The report indicates that the Rhetoric Subdivision is within the Sterling Ranch Metropolitan District

which is part of the FAWWA service area. Including all subdivisions submitted before September 2023, the current committed capacity is 48.11% of FAWWA contractual capacity. There is no wastewater service planned for the Rhetoric Crushing Facility as no permanent structures are planned. A single SFE is assumed for the future mini warehouse use on Lot 1, which is well within available capacity.

6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. § 30-28-133(6)(c)];

The soils and geohazard report created by Entech Engineering in August of 2023 encountered some areas of geologic constraint. These areas include areas of artificial fill, potentially expansive soils, potential seasonally shallow groundwater areas, and ponded water. Development of the site can be achieved if the observed geologic conditions on site are either avoided or properly mitigated.

7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;

The proposed Sterling Ranch Recycling Facility drainage improvements were designed to meet or exceed the El Paso County Drainage Criteria. The proposed development will not adversely affect the off-site drainage ways or surrounding development. A final drainage report was created by JR Engineering in August of 2023 and has been included with this submittal.

8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

Partial construction of Sterling Ranch Road provides access to both Lot 1 and Lot 2. The extension of Sterling Ranch Road will be provided with the development to the south. A temporary turnaround is provided at the end of Sterling Ranch Road. 80' of ROW for Sterling Ranch Road is dedicated on the Final Plat.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

A traffic study and commitments for fire, electricity, natural gas, water and wastewater have been provided. Adequate access is provided to both lots from the extension of Sterling Ranch Road. The Final Plat dedicates 80' of ROW for the future extension of Sterling Ranch Road. At full build out, Vollmer Road includes a bike lane which will provide connection to trails within nearby Sterling Ranch and regional trails within El Paso County.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

A will serve letter from Black Forest Fire and fire protection report has been included with this submittal.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

Public improvements proposed with this subdivision are adequate to serve the needs of the proposed development. An offsite easement for a 3AC detention pond is shown. The 3AC full spectrum detention basin will serve both Lot 1 and Lot 2.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

An SIA is included with the Final Plat submittal.

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8;

The Subdivision meets all other applicable Sections of Chapter 6 and 8 of the Land Development Code.

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.];

There are no known commercial mining operations or deposits on this site.

SITE DEVELOPMENT PLAN

The Rhetoric Recycling Facility meets the Standards of Review and Findings for Waste Disposal, Hazardous Waste, and Recycling Facilities (Section 5.2.59.E3) as follows:

The BoCC shall make its decision to approve or disapprove the proposed facility, and shall make specific findings, based on the following standards. The following standards shall apply to all requests for Waste Disposal and Recycling Facilities not requiring a Certificate of Designation:

(a) Exemptions:

The activities on this site do not qualify for any exceptions.

(b) Receive only Household, Commercial and Industrial Solid Wastes:

The site receives and processes large broken pieces of concrete and asphalt. No material processed on site is classified as hazardous waste as defined by Federal Regulation.

(c) No Radioactive Materials

No material processed on site is classified as hazardous waste and/or radioactive as defined by Federal Regulations. No hazardous, radioactive or explosive wastes will be accepted. The onsite

employees will be trained and instructed to turn away any material that is not composed entirely of asphalt or concrete.

(d) Materials Recover Facilities to Comply with Regulations

All operations plan for the site ensures compliance with health laws, standards, rules and regulations of the CDPHE, Air Quality Control Commission and Water Quality Control Commission.

No hazardous, radioactive or explosive waste will be accepted. The onsite employees will be trained and instructed to turn away any material that is not composed entirely of asphalt or concrete. Each load will be inspected prior to dumping and then inspected after dumping to determine if the load is acceptable. If the load is not unacceptable it will be returned to the delivery truck and sent to the nearest facility that can accept the material.

The crushers include built-in dust mitigation systems that control dust during processing. A water truck will be available at the site and will be used as necessary to water the roads and working areas. All trucks leaving the site will be advised to cover their loads. Annual material processing quantities will be within the limits of its State of Colorado air emission approval as may be amended from time to time.

No groundwater monitoring is planned because all materials processed are classified as inert.

(e) Comply with State Design Criteria and Operations

The operations plan for the facility outlines compliance with State Design Criteria and Operations, including air emissions, reporting of hazardous materials to Federal, State and Local agencies and sediment control. Please see above and operations plan for further information.

(f) Issues to be Addressed by Operational Plan

The operations plan outlines all solid waste to be placed in the onsite dumpster. Which will be picked up by a commercial hauler on a regular schedule for disposal at a solid waste disposal facility designed for garbage. All employees onsite will be trained in the operation and cleaning of the facility. Designated employee parking is provided onsite. Material trucks will circle into the site and either dump their load or pick up loose material. There is no material truck parking onsite. The facility consists of two mobile impact crushers, two screens, conveyors, two excavators, and one wheel loader. All equipment is located outside.

(g) Solid Waste Structure Location

Areas of crushed asphalt and crushed concrete are designated on the site plan. Both piles are located outside of the building setback and alternative landscape plan is proposed to retain existing vegetation.

(h) Fencing Required

A 6FT chain link fence is planned around the entire perimeter of the proposed Recycling Facility. A locked gated entrance is off entrance driveway will control access to the site and provide additional security.

(i) Minimum Site and Facility Standards

The crushers include built-in dust mitigation systems that control dust during processing. It is expected that the equivalent of a 1-inch tap will be necessary for dust suppression and a water truck will be available at the site and will be used as necessary to water the roads and working areas. Annual material processing quantities will be within the limits of its State of Colorado air emission approval as may be amended from time to time.

(j) Recycling Plan

The recycling plan is outlined in the operations plan. The facility is designed for dump trucks to bring in large broken piles of asphalt and concrete. Materials will be crushed and separated into crushed piles, rebar will be placed in a separate container. Material trucks will pick up crushed materials and rebar and bring to offsite location.

Is before or after resale? Is crushed material being transported to another location for resale?

(k) Reporting

Customers will be issued yard tickets for processed material and invoiced. Customers will be kept at Baseland Crushing's offices located at 20 Boulder Crescent, Suite 100, Colorado Springs, CO 80903. A copy of the operations plan be kept at the recycling facility at 8335 Vollmer Road and the business offices at 20 Boulder Crescent.

(l) Additional Findings for a Recycling Facility

The operations of this facility will comply with special use standards of El Paso County. The proposed location of the facility served nearby construction sites within Sterling Ranch. The prospects of air, soil and water contamination, all other potential health and environmental impacts both on and offsite will meet Federal, State and Local guidelines.

(m) Closure

Temporary closures of this facility are unlikely. None of the equipment used at this site is critical to the facility's operation if it breaks down. In the case of emergency, the site is laid out to contain any and all material on the site using fencing. The facility can be locked to prevent entry and removal of any materials until it is determined what the remedy is needed to clean up the site.

ALTERNATIVE LANDSCAPE PLAN REVIEW CRITERIA (SECTION 6.2.2.A.4):

Authority of Director to Approve Alternative Landscape Designs. The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

An alternative landscape plan is proposed for the site. Preserved native vegetated areas are marked as “areas undisturbed by this use” on the site plan. Existing native vegetation will remain on site. No additional landscaping is proposed as the adjacent land uses are industrial in nature or industrial zoned and do not require buffering. The crushing operations on site are setback from all adjacent land uses and roadways. Sufficient setbacks and buffering are provided by the 16 AC acre “Area undisturbed by the Use.” As it is anticipated that there will be future changes to the uses on this site and the residual 16 acres of Lot 2, landscaping on the site at this time would be premature and not financially responsible.

why isn't there a need to buffer between Lot 2 and RR-5 to north. Are you requesting a waiver of the required buffer?