

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 THE NORTHEAST 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

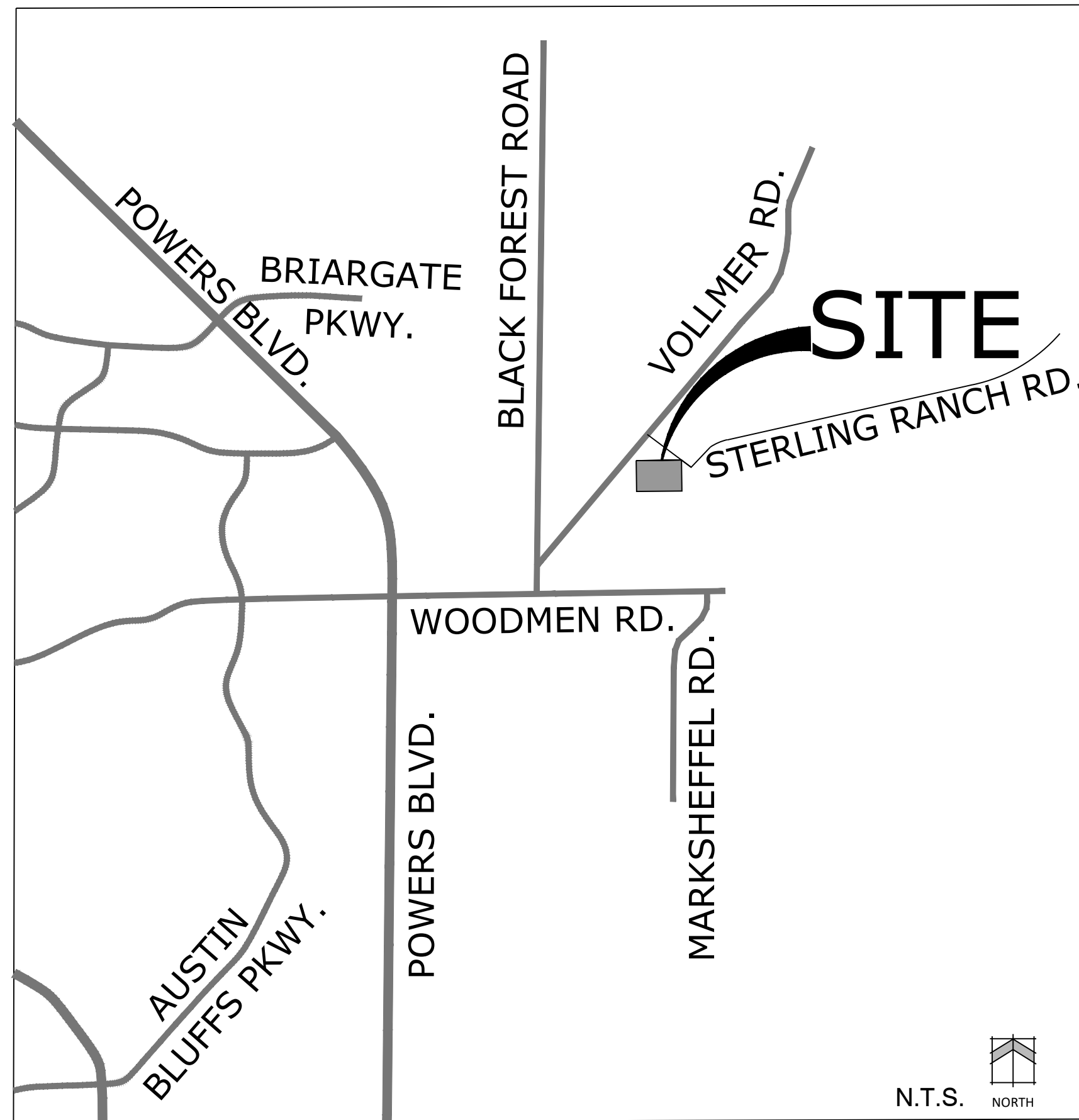
- Private drives will be asphalt millings
- This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0533G, effective December 7, 2018.
- The parties responsible for this plan have familiarized themselves with all current accessibility 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 aviation 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.
- Future development on Lots 1 & 2 will trigger the landscaping buffer requirements.
- Future development on Lots 1 & 2 will trigger the installation of the 5' concrete sidewalk along the Sterling Ranch Road extension.

Add note

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

NES: COMMENT ADDED.

VICINITY MAP



SITE DATA

Tax ID Number:	5300000743 (part 5300000764)
Total Parcel Size:	32.4263 AC
Total Area Lot 2:	24.0555 AC (7.36AC Crushing Facility)
Development Schedule:	Fall 2024
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:	19.13 AC (Lots 1 & 2)
Area of Disturbance:	13.29 AC (Includes construction of Sterling Ranch Road)
Area of Impervious:	3.02AC (Includes construction of Sterling Ranch Road)
Tract A:	1.8448 AC Detention Basin (19,011 SF offsite easement)

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



N.E.S. Inc.
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STERLING RECYCLING FACILITY

SITE DEVELOPMENT PLAN
VOLLMER ROAD

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

DATE:	BY:	DESCRIPTION:
2/19/2024	BP	PER COUNTY REVIEW COMMENTS

COVER SHEET

1

1 OF 4

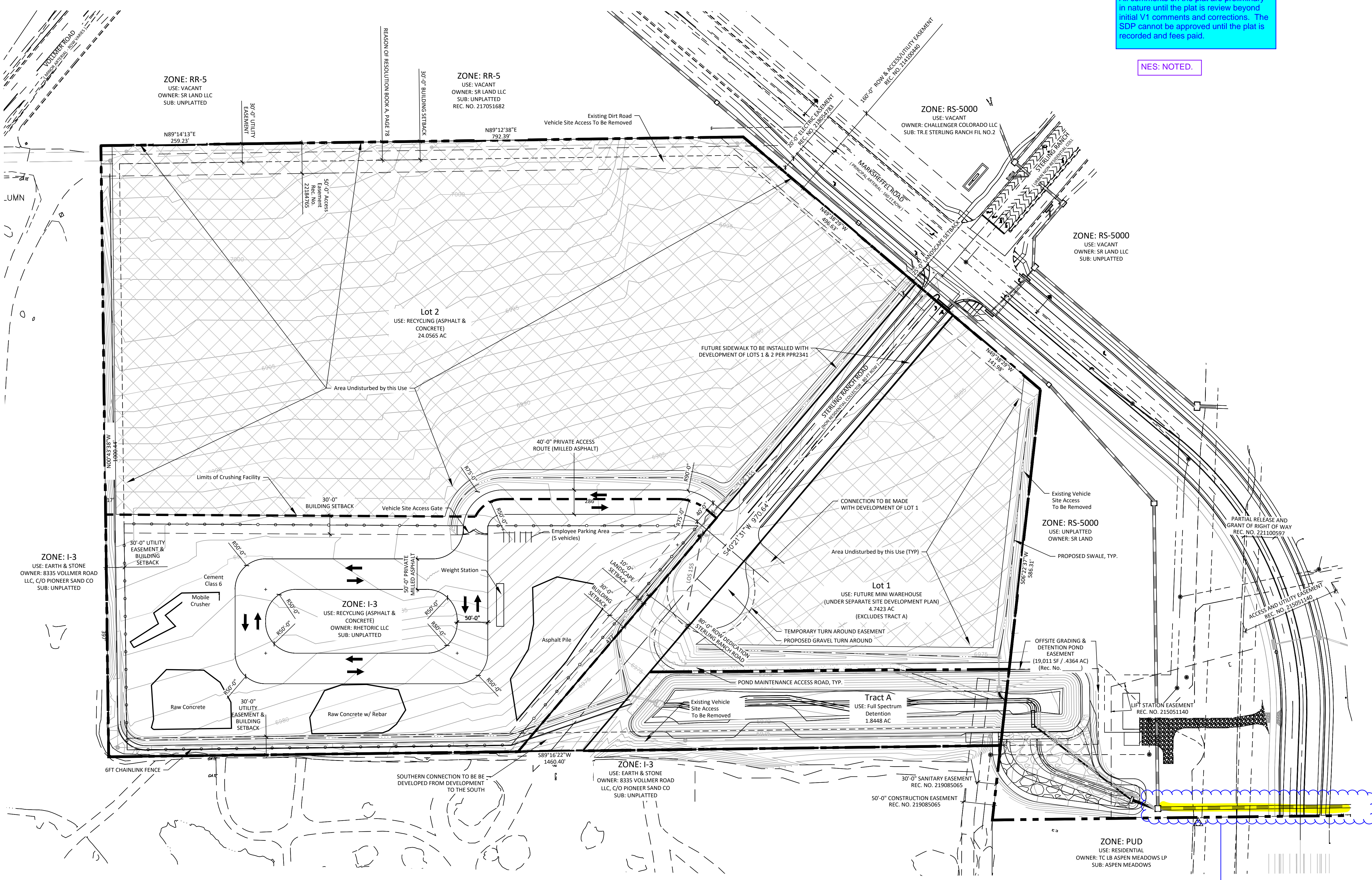
PPR2341

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

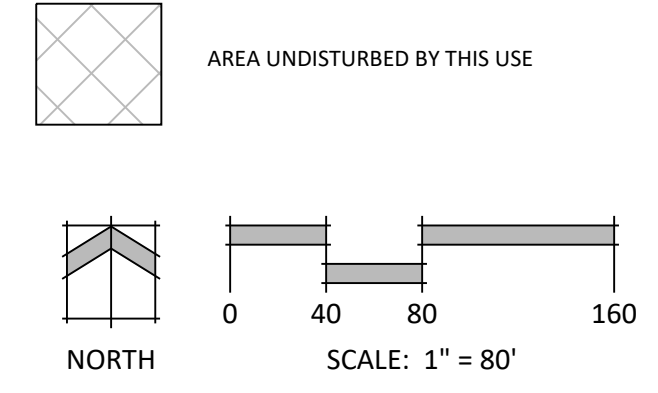
All comments on the plat are preliminary in nature until the plat is review beyond initial V1 comments and corrections. The SDP cannot be approved until the plat is recorded and fees paid.

NES: NOTED.



NES: THIS CALLOUT IS PROVIDED ON THE APPROPRIATE UTILITY SHEET (#3) IN THIS SDP SET AND HAS BEEN ADDED TO THIS SHEET.

Denote completion or proposed for this pipe. Provide note See comment in the FDR



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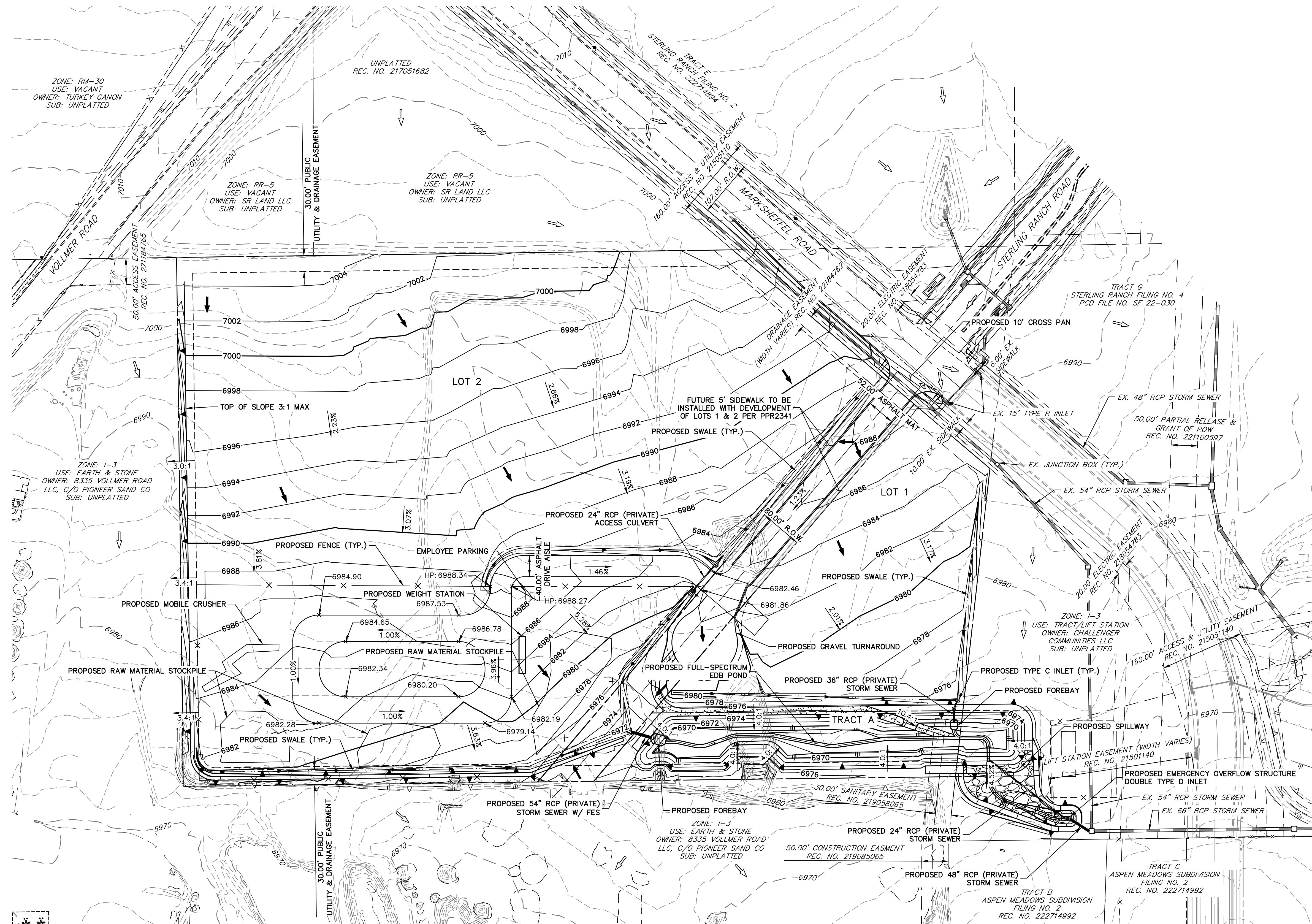
2

2 OF 4

PPR2341

P:\Metric LLC\Sterling Recycling Facility (Cement and Asphalt)\Drawings\Planning\DP\Crushing Site Development Plan_recover.dwg [Plot] 2/19/2024 12:41:07 PM BPERKINS

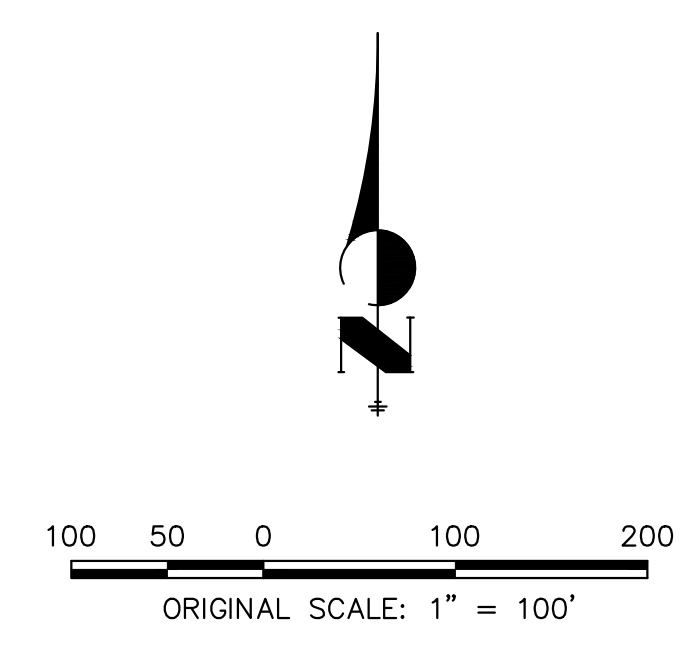
STERLING RECYCLING FACILITY PRELIMINARY GRADING PLAN



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

NOTE
EXISTING AND PROPOSED UTILITIES NOT SHOWN FOR CLAIRTY. SEE PRELIMINARY UTILITY PLAN FOR ALL UTILITY INFORMATION.
EXISTING AND PROPOSED SIGNAGE AND STRIPING NOT SHOWN FOR CLAIRTY. SEE PRELIMINARY UTILITY PLAN FOR ALL SIGNAGE AND STRIPING INFORMATION.



PRELIMINARY GRADING PLAN
STERLING RECYCLING FACILITY
JOB NO. 25188.14
2/12/2024
SHEET C1 OF C2

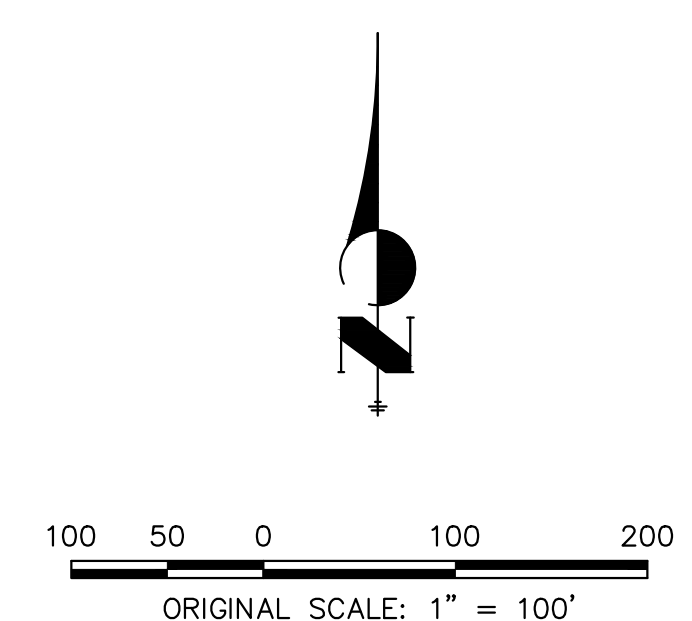
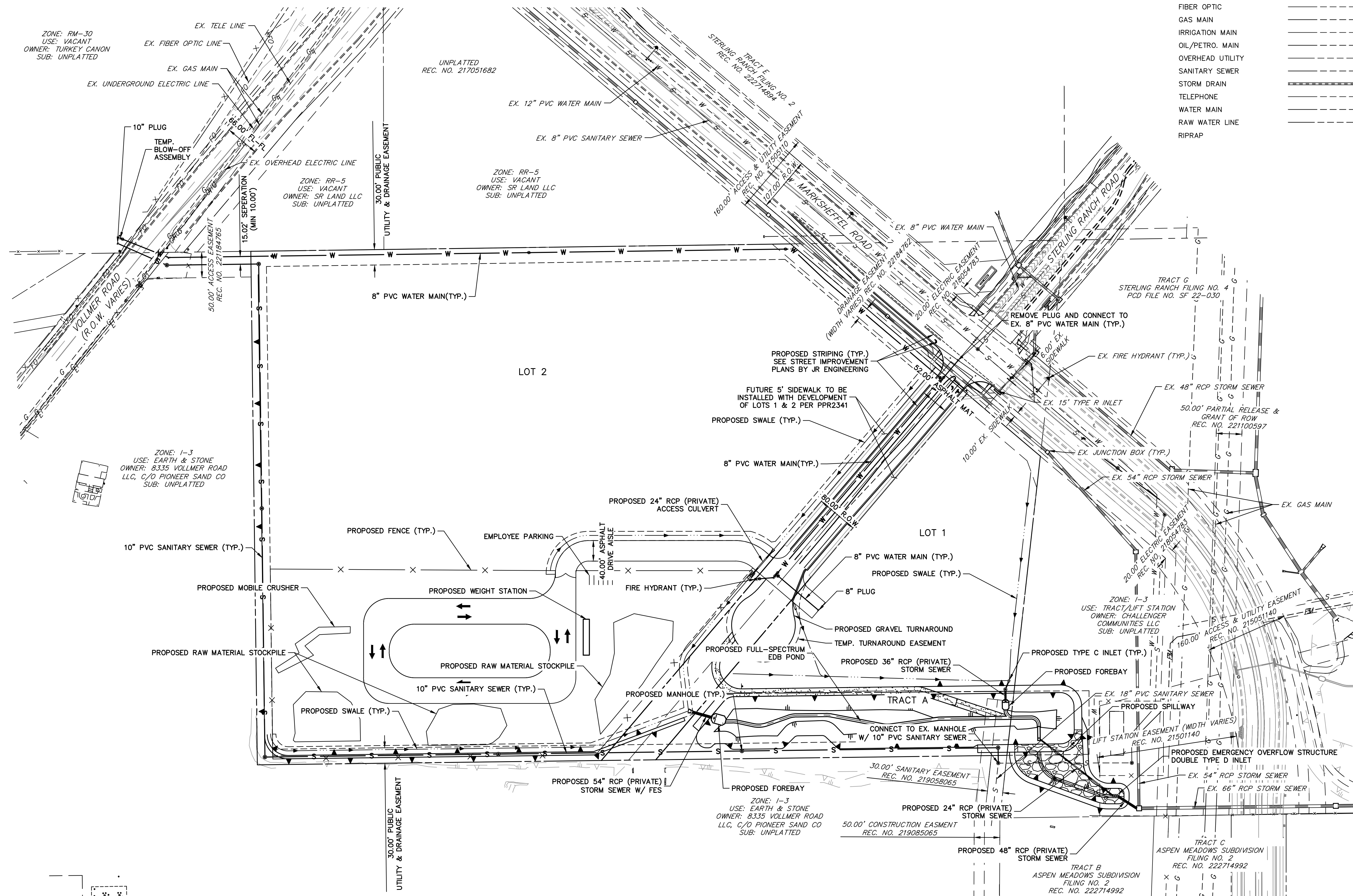


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STERLING RECYCLING FACILITY PRELIMINARY UTILITY PLAN

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	SD	SD
TELEPHONE	T	T
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
RIPRAP		



PRELIMINARY UTILITY PLAN
STERLING RECYCLING FACILITY
JOB NO. 25188.14
2/12/2024
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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