





N.E.S. Inc.  
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ZONE: RS-5000  
USE: VACANT  
OWNER: CHALLENGER COLORADO LLC  
SUB: TR.E STERLING RANCH FIL NO.2

NES: PROVIDED ON THE COVER SHEET.  
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

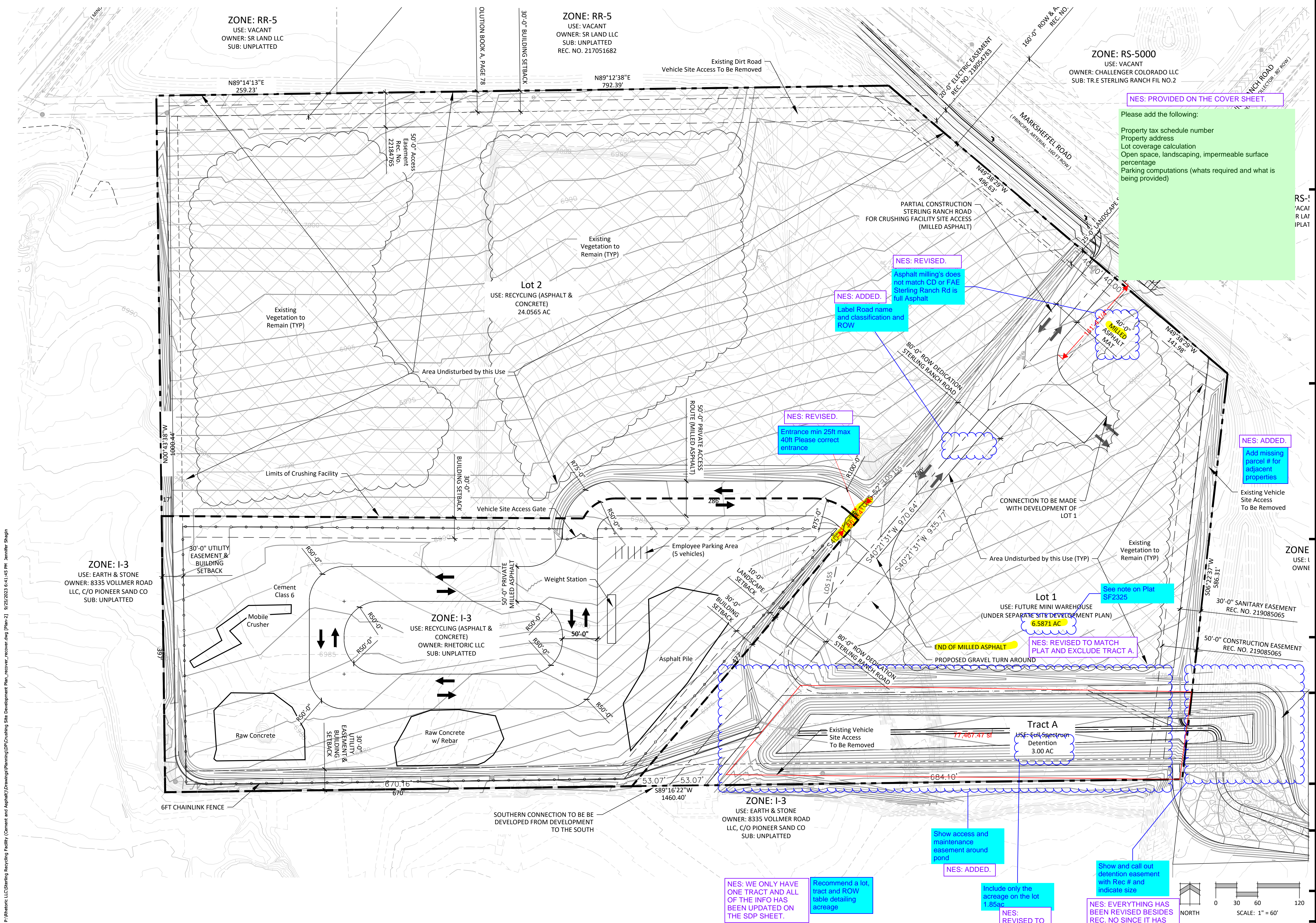
VOLLMER ROAD

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

### SITE DEVELOPMENT PLAN

NES: ADDED.  
PCD File # PPR2341

2 of 4



ZONE: RR-5  
USE: VACANT  
OWNER: SR LAND LLC  
SUB: UNPLATTED

ZONE: RR-5  
USE: VACANT  
OWNER: SR LAND LLC  
SUB: UNPLATTED  
REC. NO. 217051682

Lot 2  
USE: RECYCLING (ASPHALT & CONCRETE)  
24.0565 AC

ZONE: I-3  
USE: EARTH & STONE  
OWNER: 8335 VOLLMER ROAD LLC, C/O PIONEER SAND CO  
SUB: UNPLATTED

ZONE: I-3  
USE: RECYCLING (ASPHALT & CONCRETE)  
OWNER: RHETORIC LLC  
SUB: UNPLATTED

ZONE: I-3  
USE: EARTH & STONE  
OWNER: 8335 VOLLMER ROAD LLC, C/O PIONEER SAND CO  
SUB: UNPLATTED

NES: REVISED.  
Asphalt milling's does not match CD or FAE Sterling Ranch Rd is full Asphalt

NES: ADDED.  
Label Road name and classification and ROW

NES: REVISED.  
Entrance min 25ft max 40ft Please correct entrance

NES: ADDED.  
Add missing parcel # for adjacent properties

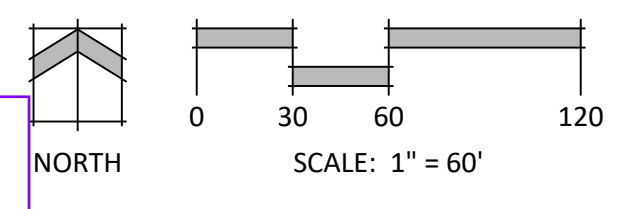
See note on Plat SF2325

NES: REVISED TO MATCH PLAT AND EXCLUDE TRACT A.

Show access and maintenance easement around pond  
NES: ADDED.

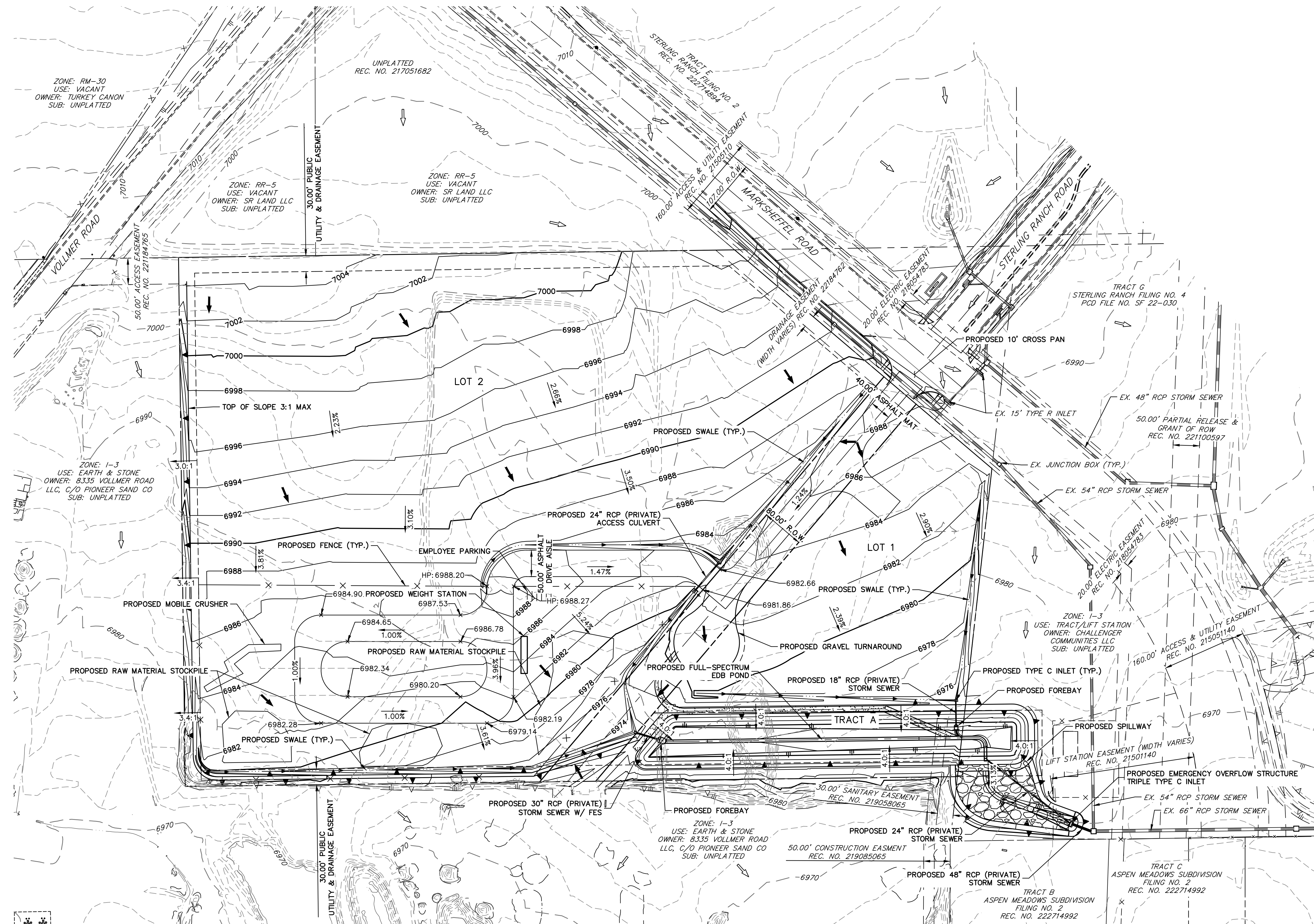
Include only the acreage on the lot 1.85ac  
NES: REVISED TO MATCH PLAT.

Show and call out detention easement with Rec # and indicate size  
NES: EVERYTHING HAS BEEN REVISED BESIDES REC. NO SINCE IT HAS NOT BEEN RECORDED.



P:\Rhetoric LLC\Sterling Recycling Facility (Cement and Asphalt)\Drawings\Planning\DP\Crushing Site Development Plan\_recover.dwg [Plan-2] 9/25/2023 6:41:45 PM - Jennifer Shagin

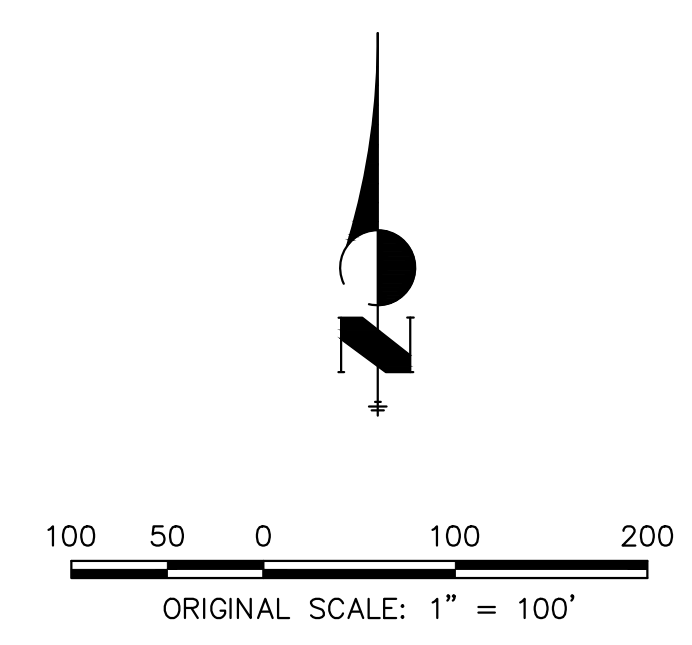
# STERLING RECYCLING FACILITY PRELIMINARY GRADING PLAN



**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	
<b>EXISTING</b>	
<b>PROPOSED</b>	
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

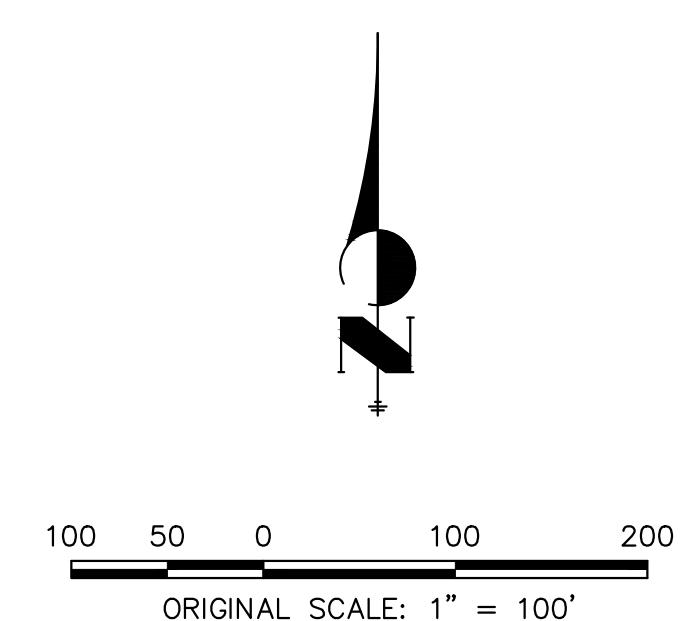
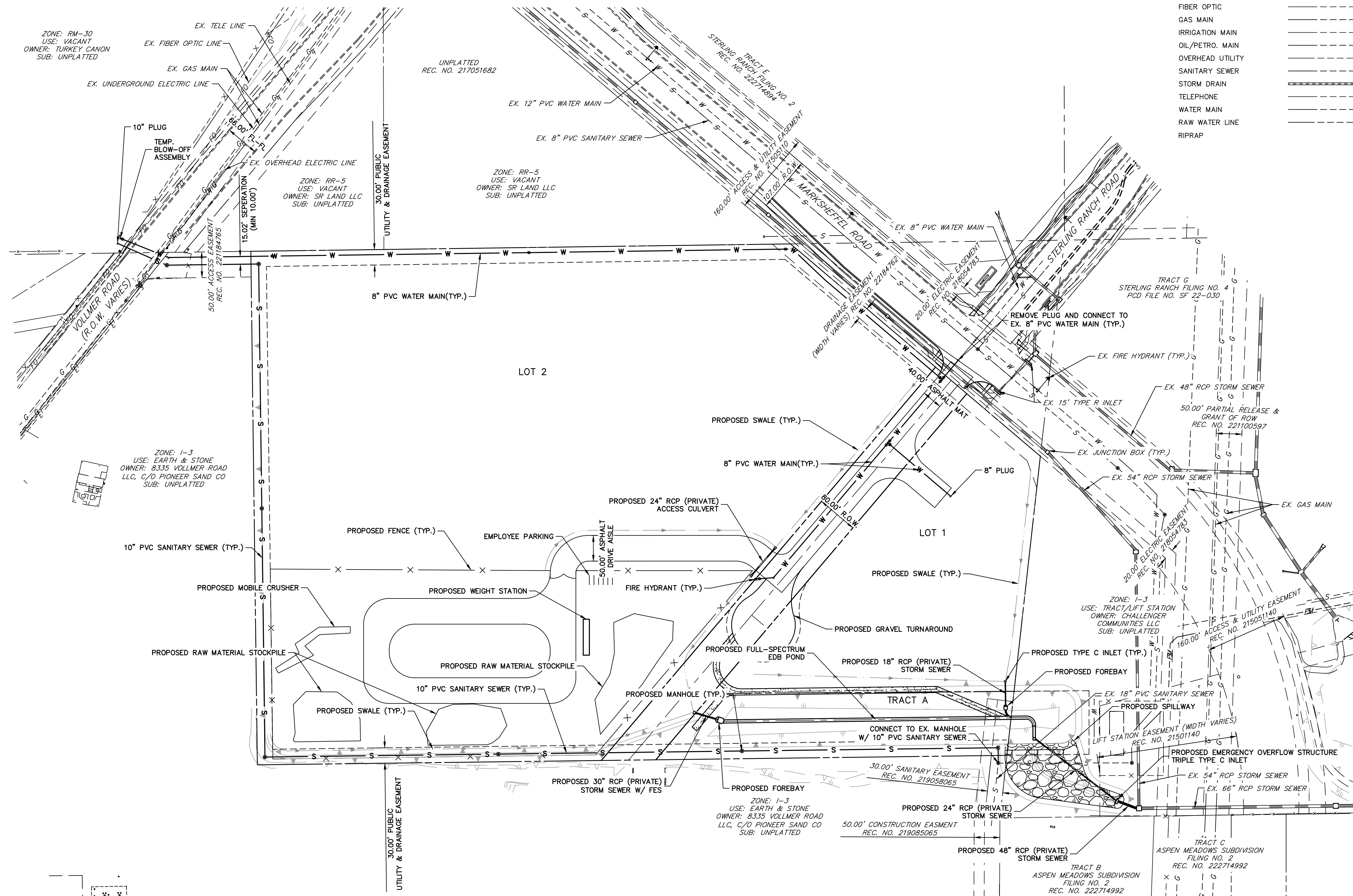


Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# 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		



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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