

# 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;

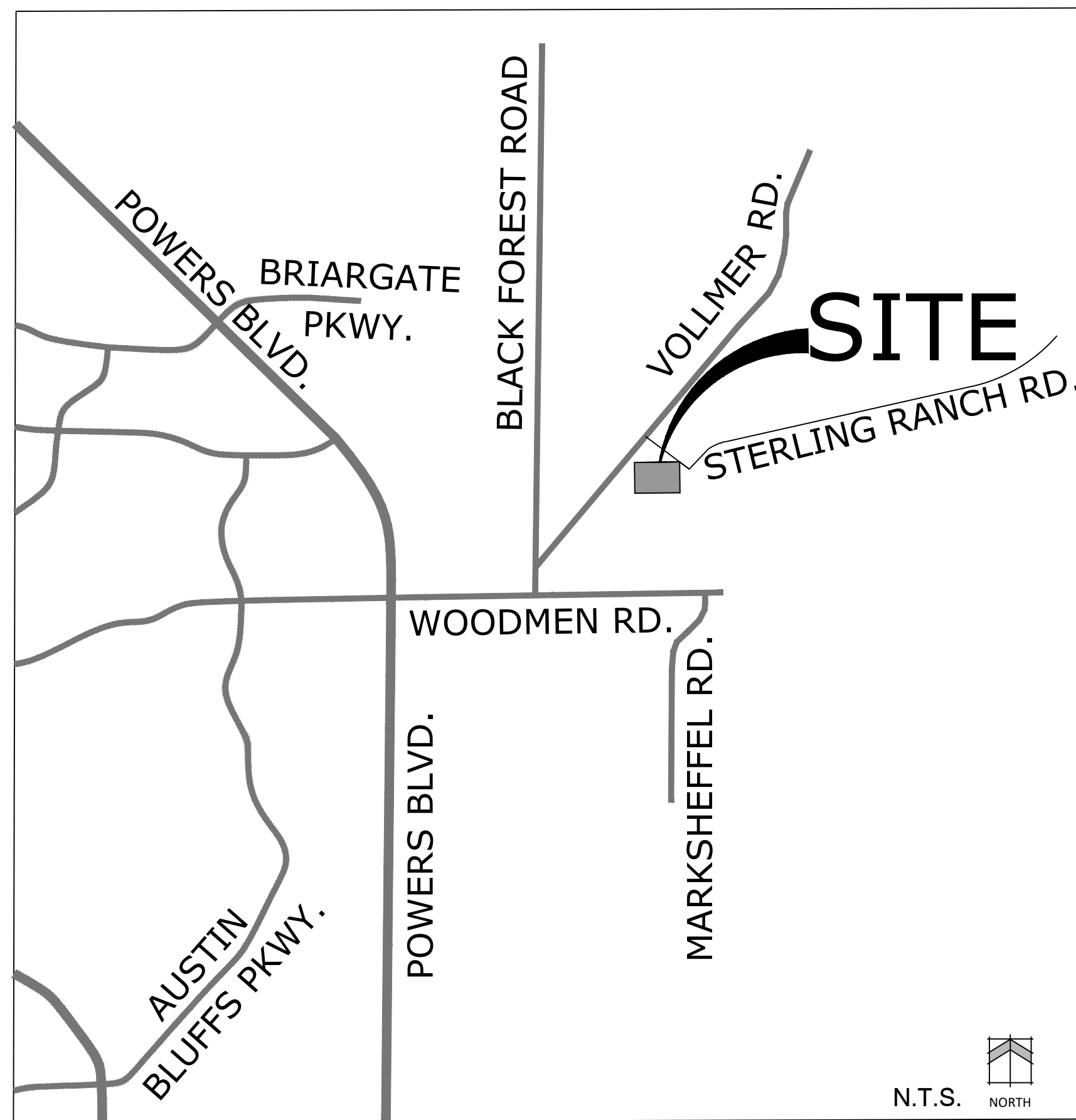
THENCE ON SAID NORTH LINE, N89°14'13"E A DISTANCE OF 259.23 FEET, TO THE POINT OF BEGINNING.

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. 202005753 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.
- 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 time of 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.

#### VICINITY MAP



#### SITE DATA

Tax ID Number:	5300000743 (part 5300000764)
Total Parcel Size:	32.4263 AC
Total Area Lot 2:	24.0565 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)



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PLANNING / LANDSCAPE ARCHITECT

PROJECT INFO

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

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
2/19/2024	BP	PER COUNTY REVIEW COMMENTS
5/2/2024	ET	PER COUNTY REVIEW COMMENTS

ISSUE / REVISION

#### COVER SHEET

SHEET TITLE

1

1 OF 4

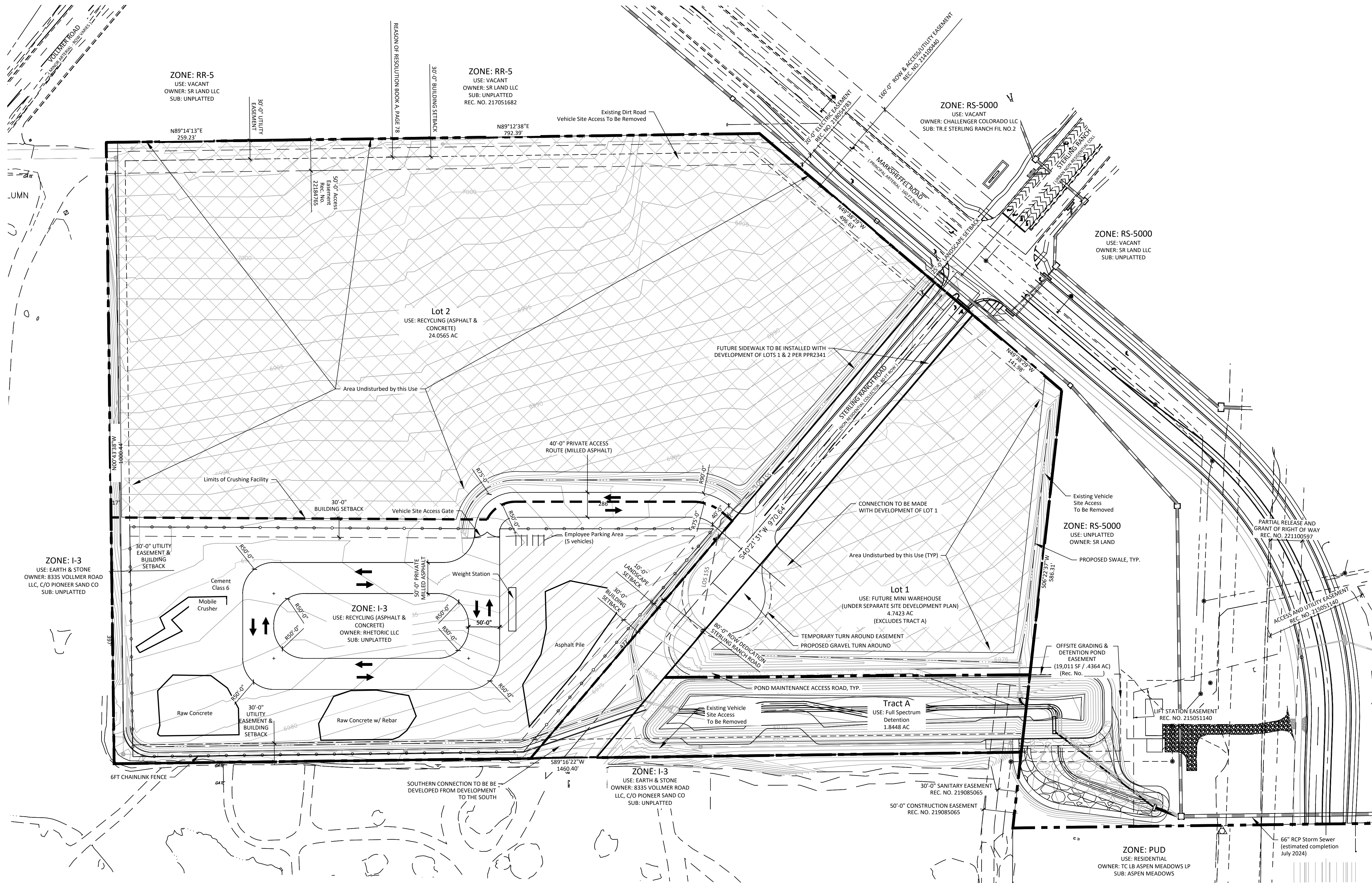
SHEET NUMBER

PLAN FILE #

PPR2341

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



\\nas03\projects\Bentley\Lot2\Sterling Recycling Facility\Cement and Asphalt\Drawings\Planning\CR\Crushing Site Development Plan\_recover\_recover.dwg (Plan) 5/27/2024 2:56:02 PM ktraher



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PLANNER / LANDSCAPE ARCHITECT

BY ASSOCIATION WITH

## STERLING RECYCLING FACILITY

SITE DEVELOPMENT PLAN  
VOLLMER ROAD

PROJECT INFO

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

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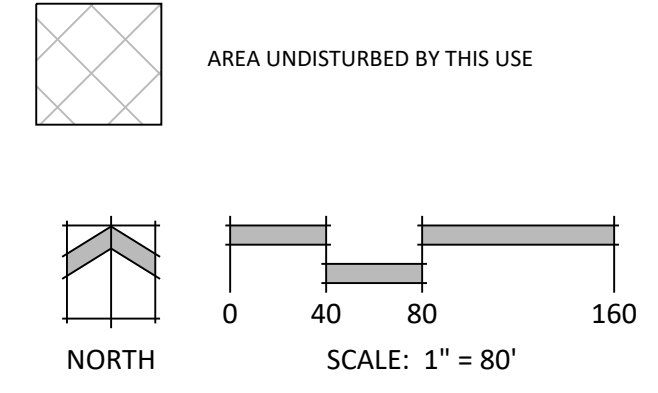
### SITE DEVELOPMENT PLAN

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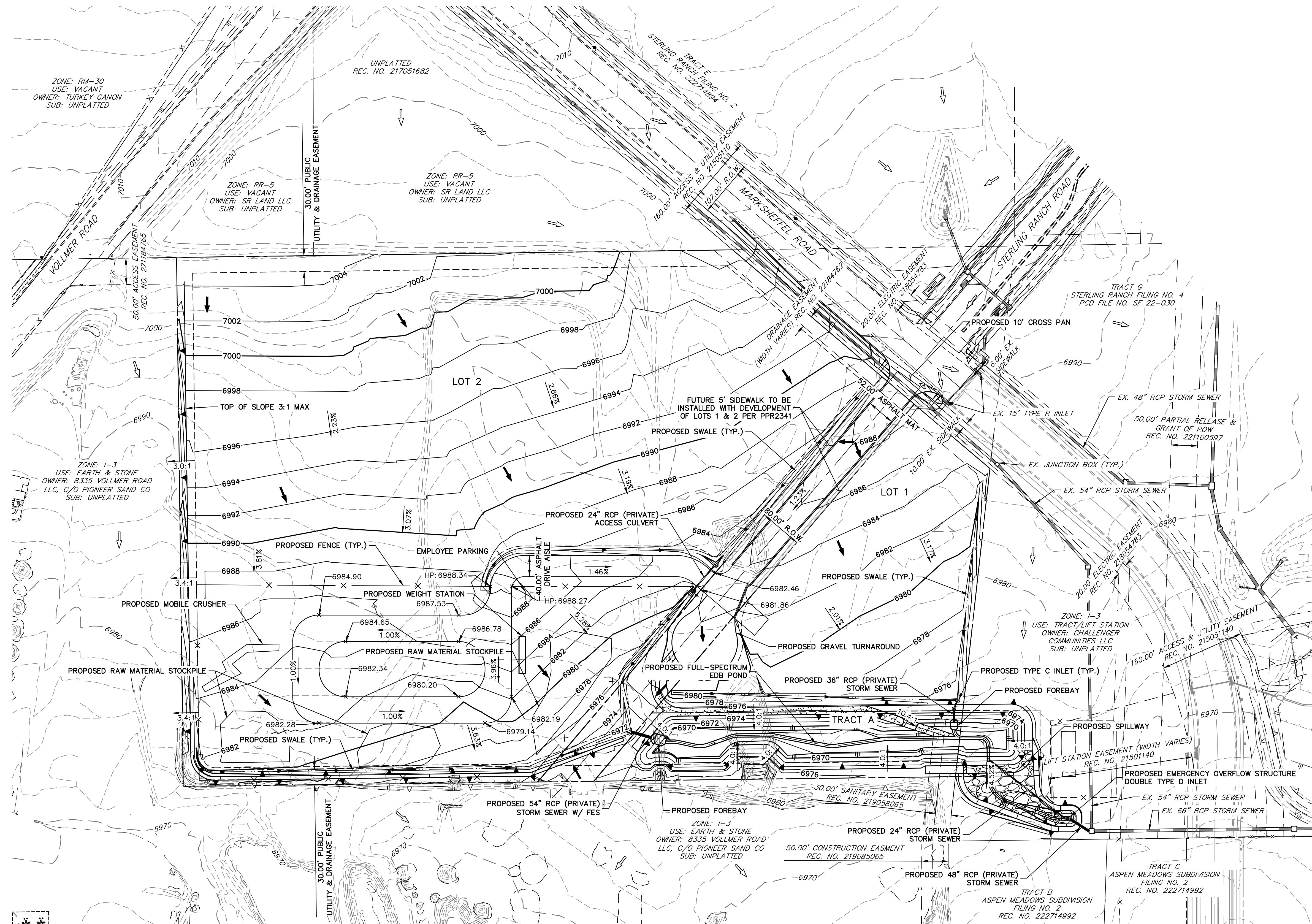
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2 OF 4

PPR2341



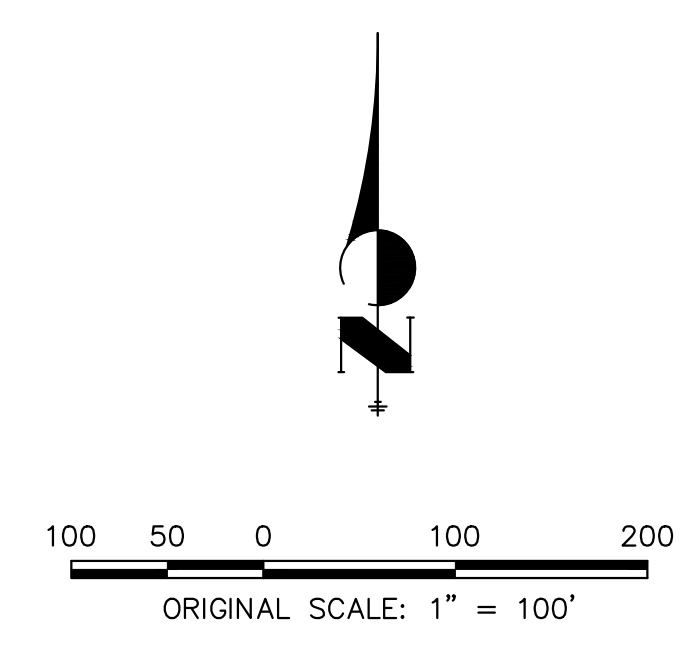
# STERLING RECYCLING FACILITY PRELIMINARY GRADING PLAN



**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
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

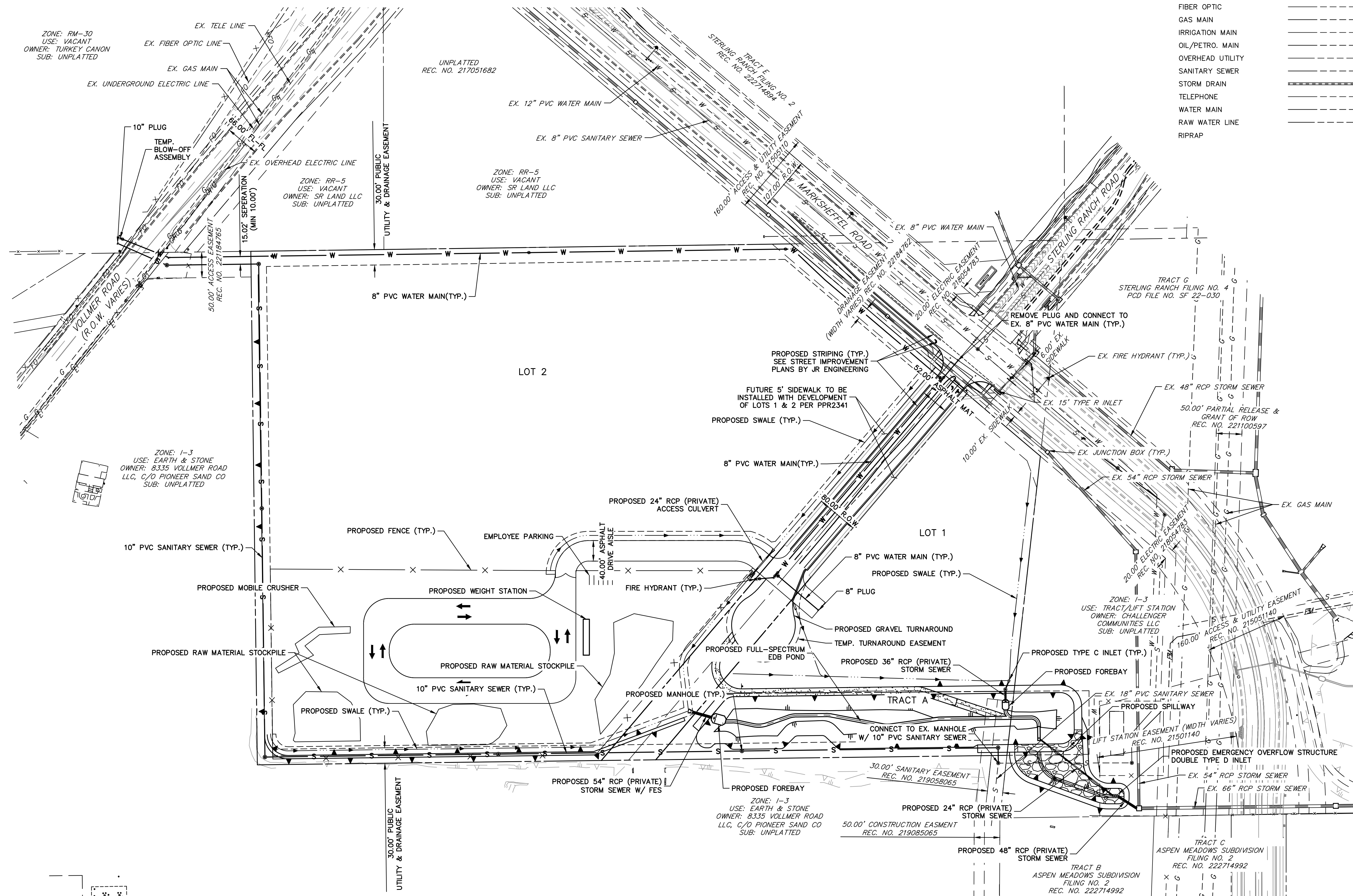


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Fort Collins 970-491-9888 • www.jrengineering.com

# 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	SD	SD
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  
2/12/2024  
SHEET C2 OF C2



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## RHETORIC – LANDSCAPE PLAN DRAWINGS SUBMITTAL REQUEST

Per correspondence with our Planner no landscape drawings are being submitted for this proposed SDP submittal. Future SDP submittals for Lot 1 and Lot 2 will be responsible for showing required landscape buffer requirements.