

RHETORIC SUBDIVISION

DEVELOPMENT IDENTIFICATION STATEMENT

SEPTEMBER 2023

OWNER/APPLICANT:

Rhetoric LLC
20 Boulder Crescent, Ste. 200
Colorado Springs, CO 80903

CONSULTANT:

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

REQUEST

N.E.S. Inc. on behalf of Morley Companies request approval of a final plat for the creation of two lots, Lot 1, 6.5871AC; Lot 2, 24.0565AC; and dedication of 80FT ROW for Sterling Ranch Road.

LOCATION

The Sterling Recycling Facility Site Development Plan area utilizes 7.71acres of the 32.4263AC parcel, directly south of the overall Sterling Ranch master planned community, located southeast of the intersection of Vollmer Road and Marksheffel Road. The Sterling Ranch property is situated to the east and north and the Recycling Facility. 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, zone PUD.



DEVELOPMENT IMPACTS OF POTENTIAL SOURCES AND ZONES OF AIR, WATER, AND NOISE POLLUTION.

AIR QUALITY: The proposed use will not negatively impact air quality. The crushers include a built-in dust mitigation system. 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 State of Colorado air emission approval as may be amended from time to time.

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

NOISE: The crushing facility site is located in the southwest corner of Lot 2 adjacent to Pioneer Landscape Centers. No noise impacts are anticipated with this use at this location.

FLOODPLAINS: This site is shown as Zone X, an area determined to be outside the 0.2% annual chance of floodplain, on FEMA FIRM Map number 08041C0533G, dated December 7, 2018

GEOLOGIC & SOIL HAZARDS: The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed development and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, shallow bedrock, groundwater and floodplain areas, potential seasonally shallow groundwater areas, and radon. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. August 2023).

VEGETATION & WILDLIFE: No sensitive or endangered vegetation or wildlife habitat or corridors are known to exist on this site.

SOCIAL IMPACTS

The proposed crushing facility provides a nearby location for concrete and asphalt construction. Operations are supported by new construction in the area. Operations support local employment and reduction in construction waste.

JURISDICTIONAL IMPACTS

The following districts/entities will serve the property:

- CSU – Natural Gas
- Mountain View Electric – Electric service
- FAWWA – Water & Waste water
- Black Forest Fire Protection District
- El Paso County School No. 49
- Pikes Peak Library

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