

RHETORIC SELF STORAGE

SITE DEVELOPMENT PLAN - MINOR AMENDMENT

LOT 1 STERLING RECYCLING SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO
EPC PLAN NO. PPR2524

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
ALL TERRAIN ENGINEERING
1004 W VAN BUREN ST.
COLORADO SPRINGS, CO 80907
PHONE: (203) 577-8656

OWNER/DEVELOPER:
Colorado Concrete Crushing LLC
20 S. Boulder, Suite 100
Colorado Springs, CO 80903
CLIENT PHONE: (719)964-0064

APPROVAL:

VICINITY MAP:


PROJECT:
**RHETORIC SELF STORAGE
SITE DEVELOPMENT PLAN
- MINOR AMENDMENT
EL PASO COUNTY, COLORADO
JUNE 2026**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	06/11/2026	MINOR AMENDMENT - FIRST SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 24.1690.001
DRAWN BY: JJ
CHECKED BY: AV
APPROVED BY: RF
SHEET TITLE:

TITLE SHEET

TS01

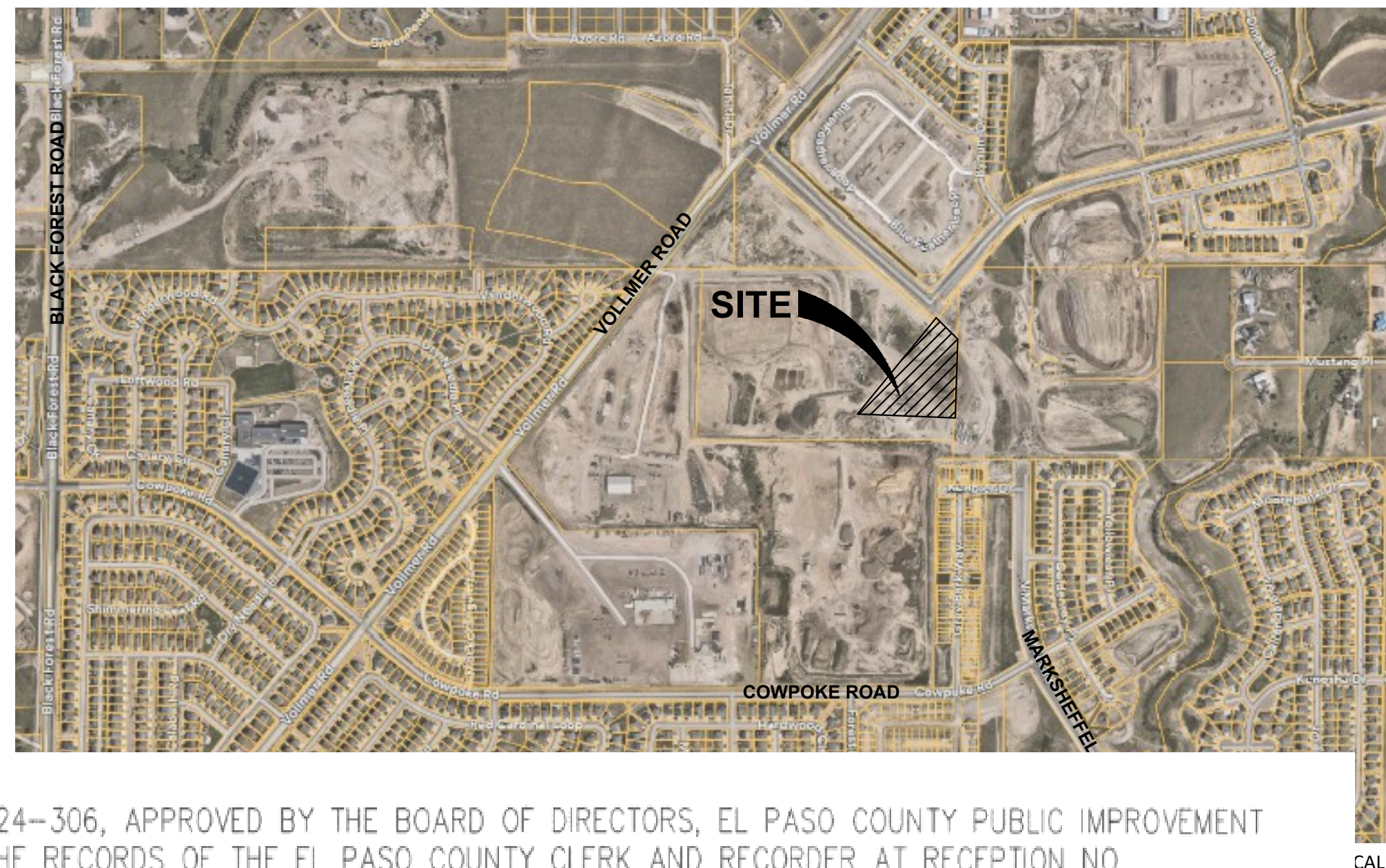
SHEET 1 OF 7

PCD FILE: PPR2524

GENERAL NOTES

- PRIVATE DRIVES WILL BE ASPHALT MILLINGS.
- RHETORIC LLC IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- TEMPORARY TURNAROUND EASEMENTS AS SHOWN ON THIS PLAT SHALL BE RELINQUISHED UPON THE CONSTRUCTION COMPLETION OF THE EXTENSION OF STERLING RANCH ROAD BY OTHERS.
- THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT AS SHOWN AT THE END OF STERLING RANCH ROAD CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH TIME THAT STERLING RANCH ROAD IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING STERLING RANCH ROAD.
- STERLING RANCH ROAD WILL BE COMPLETED WITH THE DEVELOPMENT OF LOT 1 IN ACCORDANCE WITH THE CDS AND FAE FOR SF2325.
- THE DEVELOPMENT OF LOT 1 WILL TRIGGER THE INSTALLATION OF THE 5' CONCRETE SIDEWALK ALONG THE STERLING RANCH ROAD EXTENSION.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT; THIS SERVES A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT. WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.
ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 207095753 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- RHETORIC LLC WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT OF THE STERLING RECYCLING SUBDIVISION (SF2325).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA) SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
- GAS SERVICE IS PROVIDED BY COLORADO SPRINGS UTILITIES (CSU) SUBJECT TO PROVIDERS RULES REGULATIONS AND SPECIFICATIONS.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC (MVEA) SUBJECT TO PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
- TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED WITH THE STERLING RECYCLING SUBDIVISION (SF2325).
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 24-377), 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 DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY.
- SIGNS ARE SUBJECT TO A SEPARATE PERMIT THROUGH EL PASO COUNTY.
- NO DUMPSTER(S) SHALL BE LOCATED ON SITE.

VICINITY MAP



19. PURSUANT TO RESOLUTION NO. 24-306, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 224061067, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RECYCLING SUBDIVISION ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

Added Update to 25-337
Added Add note that property is submit to PID per plat Note #19

LANDSCAPE NOTES

- LANDSCAPING AREAS AND BUFFERS ALONG THE PERIMETER SHALL BE OWNED AND MAINTAINED BY RHETORIC LLC.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.

ADA NOTES

- THE DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS 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. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

FLOODPLAIN NOTE

- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0533G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

SUMMARY DATA

PROPERTY SIZE	4.74 ACRES
TAX SCHEDULE NO.	5305105001
PROJECT ADDRESS	7689 STERLING RANCH RD
EXISTING ZONING	I-3
EXISTING LAND USE	INDUSTRIAL
PROPOSED LAND USE	INDUSTRIAL
BUILDING SETBACKS	SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
MAX. BUILDING HEIGHT	40' MAX HEIGHT
TOTAL OFFICE SQUARE FOOTAGE	160 SQ. FT.
TOTAL GROSS BUILDING SQUARE FOOTAGE (STORAGE CONTAINERS + OFFICE CONTAINER)	69,760 SQ. FT. (1.60-AC)
LOT COVERAGE (STORAGE + OFFICE)	33.8% (1.60-AC)
TOTAL OPEN SPACE	58,117 SQ. FT. (1.33-AC) 28.1%
LANDSCAPE AREA	58,117 SQ. FT. (1.33-AC) 28.1%
IMPERMEABLE SURFACE PERCENTAGE	71.9% (3.41-AC)

PROJECT TEAM

OWNER
RHETORIC LLC
20 BOULDER CRESCENT ST
COLORADO SPRINGS, CO 80903
PHONE: (719) 964-0064
EMAIL: ehowardpc@gmail.com

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

APPLICANT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
EMAIL: Ross_Friend@matrixdesigngroup.com

LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100

CIVIL ENGINEER
ALL TERRAIN ENGINEERING
1004 W VAN BUREN ST.
COLORADO SPRINGS, CO 80907
PHONE: (203) 577-8656

PARKING SUMMARY

	REQUIRED	PROVIDED
MINI-STORAGE	1 SP PER 100 UNIT + 1 SP PER EMPLOYEE	6 STALLS
TOTAL PARKING	6 SP (4 SP + 35 UNITS/100) + 1 EMPLOYEE PER SHIFT + 1 ADA STALL)	6 STALLS (INCLUDES 1 VAN ACCESSIBLE ADA SPACE)

INDEX

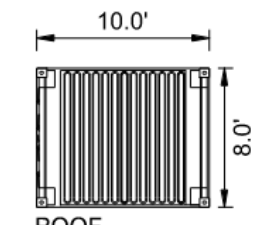
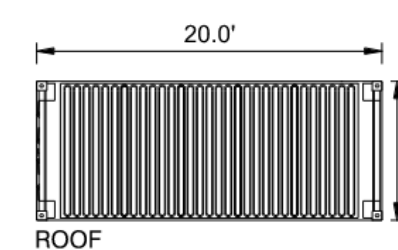
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SHEET	1	TS01
PLAN	2	SP01
PRELIMINARY UTILITY PLAN	3	UT01
LANDSCAPE NOTES	4	LD01
LANDSCAPE DETAILS	5	LD02
LANDSCAPE PLAN	6	LS01
LOCATION PLAN	7	A100

We removed 4 units per a fire dept. review so the unit count/sq. ft. went down a tiny bit more

Matrix response: Correct. The unit count goes up because you can fit many more of the 8'x20' units and previously a majority of the units were 8'x40'. The smaller size units increase the overall unit count but decrease the overall square footage. I have attached an exhibit as page 7 of this redline that shows the current layout and the original layout shown in red. The overlay depicts that the original layout storage units covered more of the site but now the layout is less storage unit and more drive aisle area (although contained within the same overall footprint).

the elevations remove the 8 x 10 and 8 x 40 units all together and depict 8x 19.5' that indicates an increase in square footage

Matrix response: Correct. The 8x10 and 8x40 units are not available and have been removed from the plan. All units are the Boxwell 8'x20' (160 sq. ft.) self-storage units.



Your adding units but the SF has gone down from what was approved?

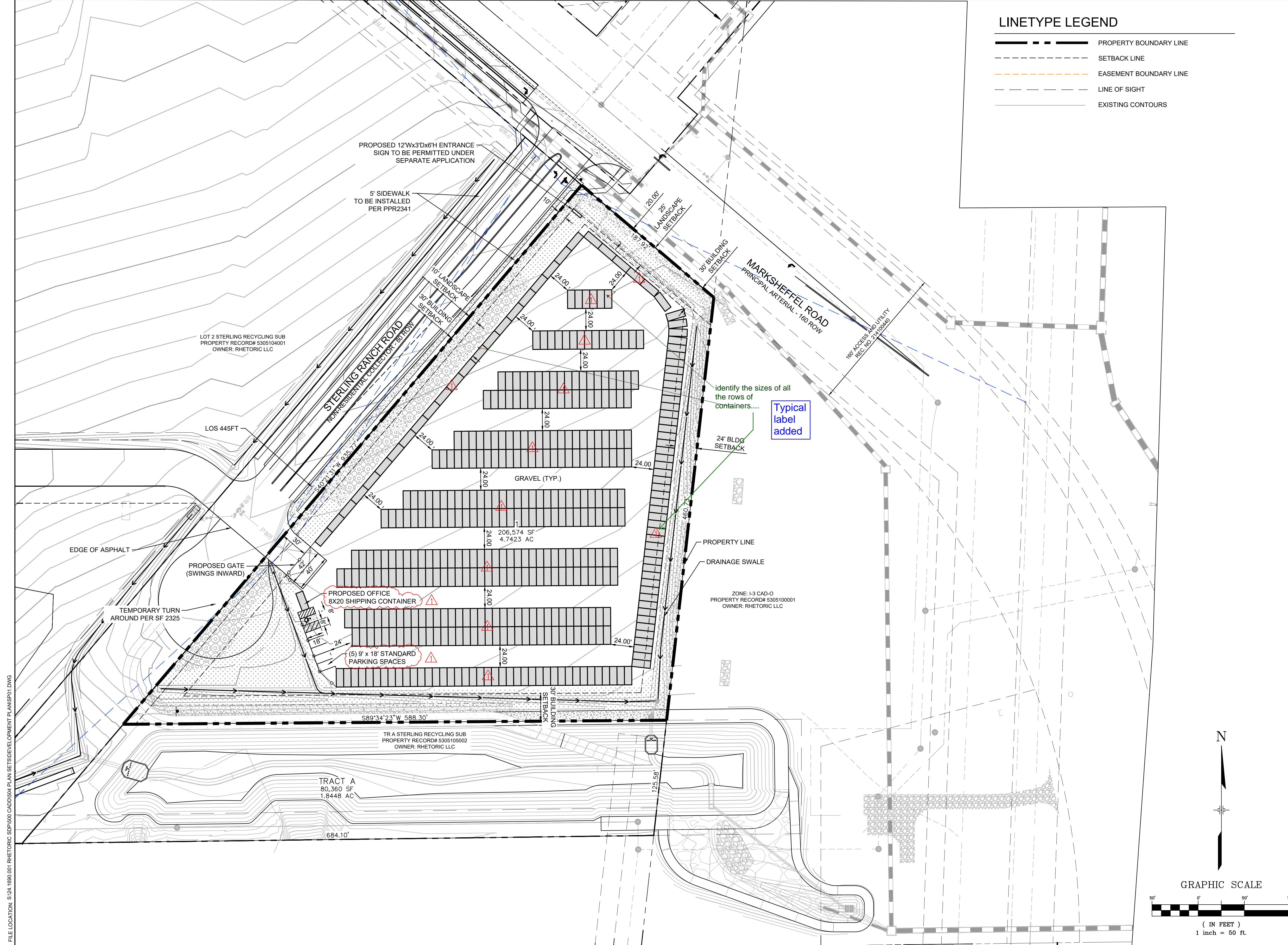
The smaller storage container unit size increased the total number of units from 348 to 435 however, the total gross building square footage

Matrix decreased to 69,760.

Previously approved size; the new proposed size is 1 square foot less at 19.5' x 8'

PPR2616

Added



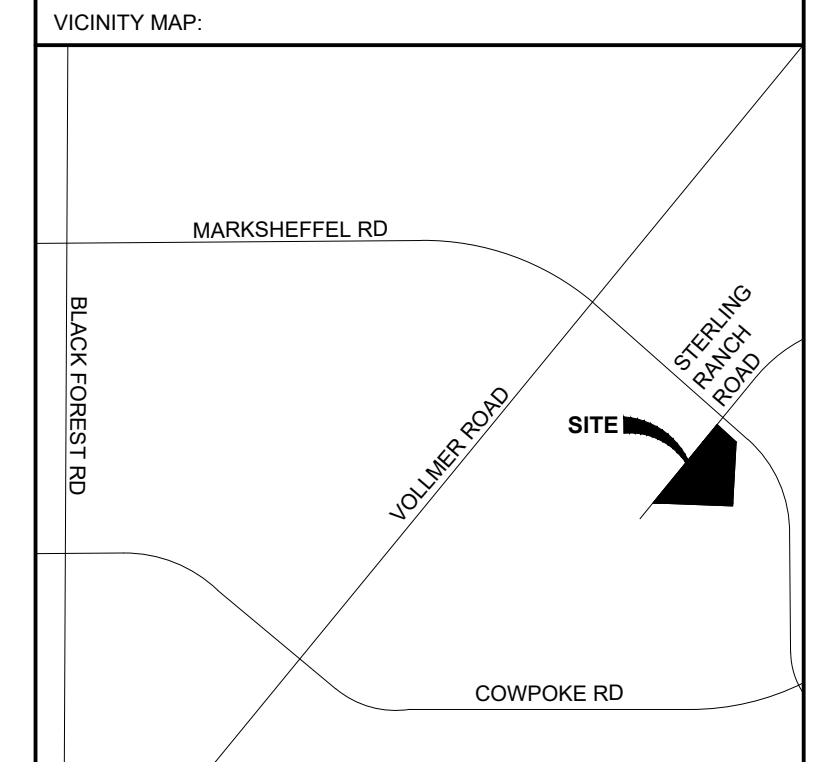
LINETYPE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT BOUNDARY LINE
- LINE OF SIGHT
- EXISTING CONTOURS

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
Matrix
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208
 CIVIL ENGINEER:
 ALL TERRAIN ENGINEERING
 1004 W VAN BUREN ST.
 COLORADO SPRINGS, CO 80907
 PHONE: (203) 577-8656

OWNER/DEVELOPER:
Colorado Concrete Crushing LLC
 20 S. Boulder, Suite 100
 Colorado Springs, CO 80903
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APPROVAL:



PROJECT:
**RHETORIC SELF STORAGE
 SITE DEVELOPMENT PLAN
 - MINOR AMENDMENT
 EL PASO COUNTY, COLORADO
 JUNE 2026**

REVISION HISTORY:

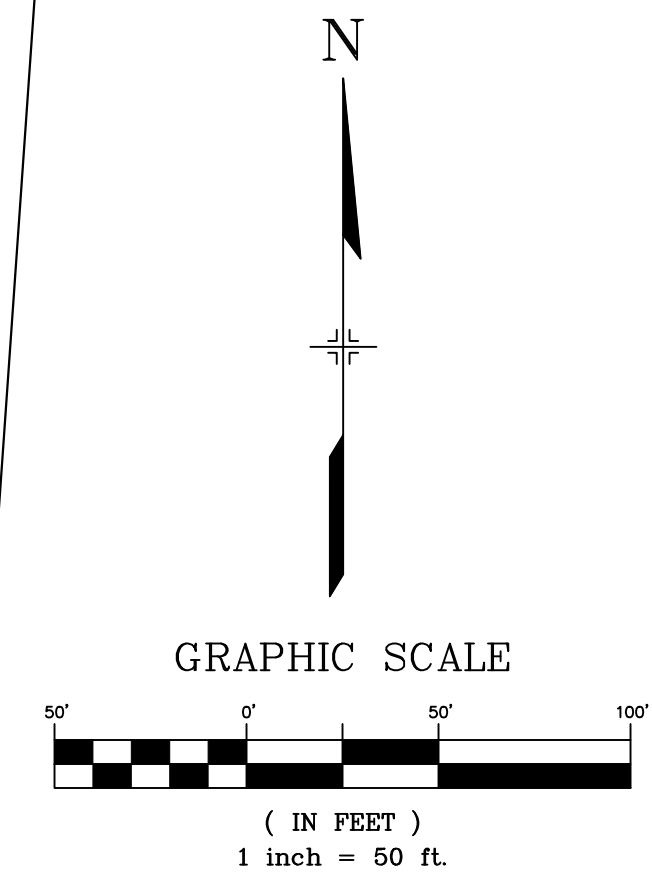
NO.	DATE	DESCRIPTION	BY
1	06/11/2026	MINOR AMENDMENT - FIRST SUBMITTAL	RAF

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 CHECKED BY: RAF
 APPROVED BY: NMS
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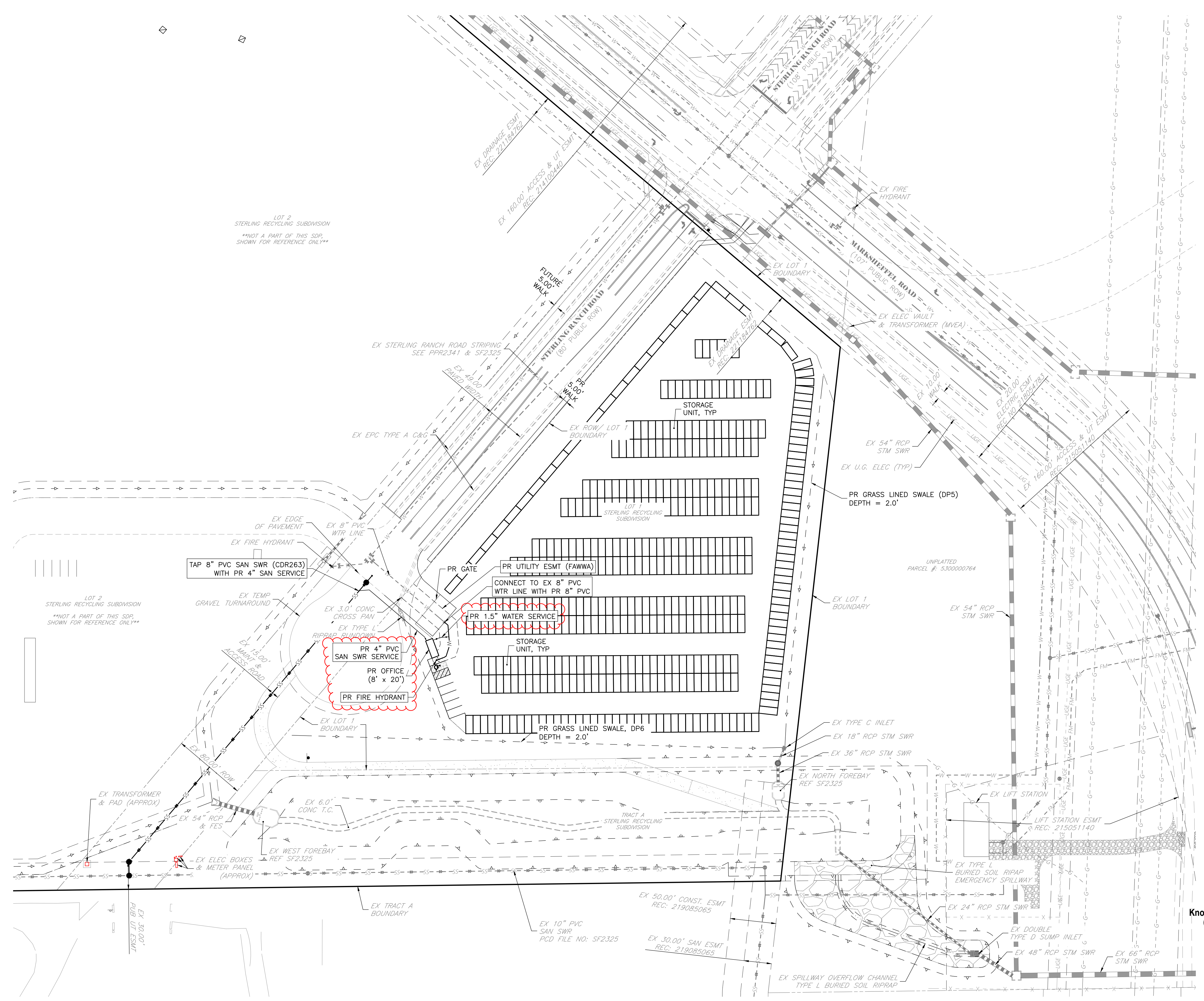
SITE PLAN

SP01

SHEET 2 OF 7



FILE LOCATION: S:\24.1690.001 RHETORIC SDP\SDP\900 CADD\504 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG



LOT 2
STERLING RECYCLING SUBDIVISION
**NOT A PART OF THIS SDP,
SHOWN FOR REFERENCE ONLY**

LOT 2
STERLING RECYCLING SUBDIVISION
**NOT A PART OF THIS SDP,
SHOWN FOR REFERENCE ONLY**



Know what's below.
Call before you dig.



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.

PCD FILING NO: PPR2524



PREPARED FOR:
COLORADO CONCRETE CRUSHING
20 BOULDER CRESCENT STREET
COLORADO SPRINGS, CO 80903
ATTN: ERIC HOWARD
(719) 864-0064

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

DATE	DESCRIPTION

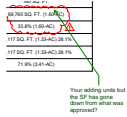
STERLING RECYCLING SUB - LOT 1 SITE DEVEL. PLAN
PRELIMINARY UTILITY PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 06/17/2026
H-SCALE: 1" = 50'
V-SCALE: N/A
SHEET
3 OF 7

AMM & BARRIS, P.E.
201.577.8888 - Boulder@ammbar.com
10300 S. BROADWAY, SUITE 100, BOULDER, CO 80501
WWW.AMMBARRIS.COM

V1_Site Development Plan.pdf Markup Summary

dsdparsons (9)

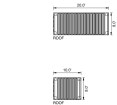


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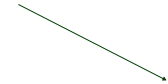
Your adding units but the SF has gone down from what was approved?



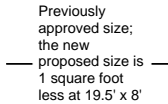
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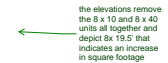


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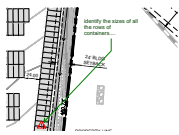
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Previously approved size; the new proposed size is 1 square foot less at 19.5' x 8'



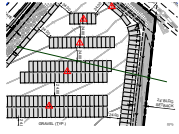
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the elevations remove the 8 x 10 and 8 x 40 units all together and depict 8x 19.5' that indicates an increase in square footage

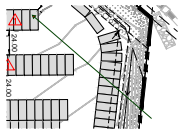


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identify the sizes of all the rows of containers....

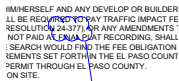


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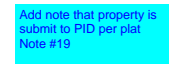
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eschoenheit (6)



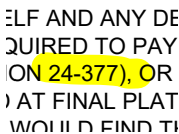
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Update to 25-337

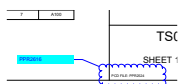


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Add note that property is submit to PID per plat Note #19

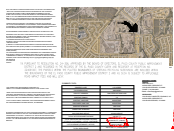


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PPR2616



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