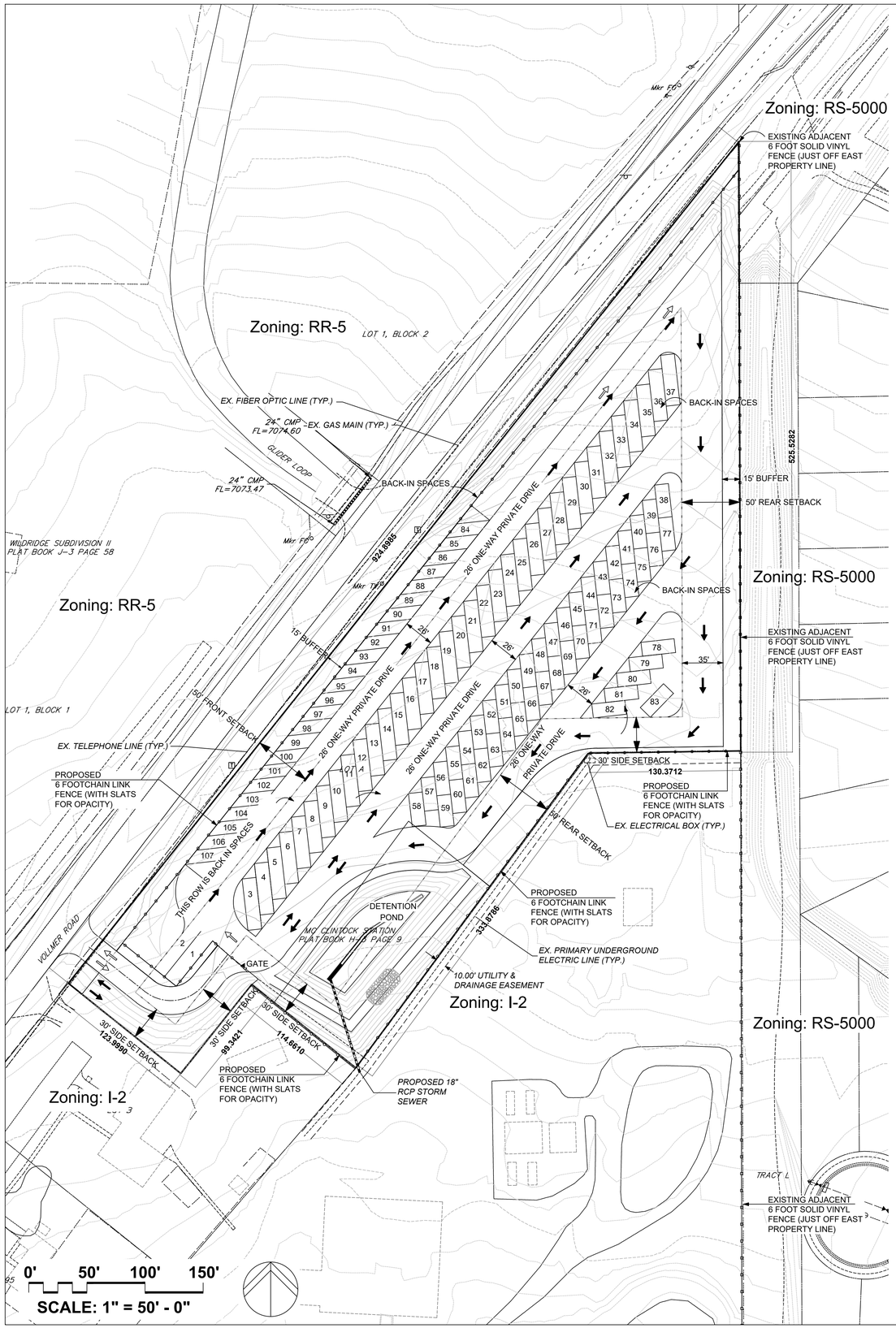

LEGAL DESCRIPTION

Lot A McClintock Station

PROJECT STATEMENT:

Vollmer Road RV Storage is an RV / Boat Storage of one-hundred seven (107) slots on 4.17 acres.

GENERAL NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041CO533 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
2. Light standard: all lighting shall be arranged to reflect away from adjoining properties and public rights-of-way, and shall be shielded to contain all direct rays of light on the site. light levels from the project shall not exceed 1.5 foot-candles, as measured along the property line. All street lights or public lights are to be full cut off fixtures with no sag lens per city code.
3. Financial assurances will be provided prior to platting as defined out in the fiscal impact analysis agreement.
4. Refer to civil plans for detailed information on grading, drainage, water quality ponds, and retaining walls.
5. Refer to landscape plans and details for detailed information on planting and fencing.
6. Improvements within the development include new drive aisles, storage slots, landscaping, fencing and a full spectrum EDB pond.
7. The owner of record is responsible for maintenance of the common areas, landscaping, storage areas, fencing and drives.
8. The installation of all fencing shown shall be the responsibility of the developer.
9. There is a 10' wide utility and drainage easement along the southeast property line (shown and labeled on site development plan).
10. 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 the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

VICINITY MAP

OWNER NAME AND ADDRESS:

SCOTT BELKNAP
3603 FIRST LIGHT DRIVE
CASTLE ROCK, COLORADO 80109
PHONE: (719) 322-3556
EMAIL: scott.belknap@yahoo.com

APPLICANT:

WILLIAM GUMAN & ASSOC., LTD.
731 N. WEBER STREET
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 633-9700
EMAIL: Ed@guman.net

PLAN PREPARER:

WILLIAM GUMAN & ASSOC., LTD.
731 N. WEBER STREET
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 633-9700
EMAIL: Ed@guman.net

SITE DATA

ADDRESS: 8815 VOLLMER RD., COLORADO SPRINGS, CO 80908

TAX SCHEDULE NUMBER: 5233001001

TAX STATUS: TAXABLE

AREA: 4.17 ACRES

EXISTING USE: VACANT COMMERCIAL LOTS

PROPOSED USE: RV AND BOAT STORAGE

ZONING: I-2

LOT COVERAGE (BUILDINGS): NOT APPLICABLE (0%)

TOTAL SITE AREA: 181,645 SQUARE FEET

IMPERMABLE AREA: 123,454 SQUARE FEET (68%)

VOLLMER RD. LANDSCAPE BUFFER AREA: 13,384 SQUARE FEET (7%)

POND / PERMEABLE AREA: 44,807 SQUARE FEET (25%)

CULTURAL RESOURCES: No significant features located on this site.

SCHEDULE OF DEVELOPMENT: October 1, 2022

SETBACKS FOR I-2 LIMITED INDUSTRIAL

Maximum Lot Coverage: 35%
Front yard: Fifty (50) feet
Side yard: Thirty (30) feet
Rear yard: Fifty (50) feet

MAX. BLDG. HT. FOR I-2 LIMITED INDUSTRIAL

45' maximum height

PARKING (PROPOSED):

None

STORAGE SLOTS (PROPOSED):

107

CITY APPROVAL

William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE COLORADO LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH:

PROJECT NAME: VOLLMER ROAD RV AND BOAT STORAGE
PROJECT ADDRESS: 8815 VOLLMER ROAD COLORADO SPRINGS, CO 80908
PROJECT DESCRIPTION: SITE PLAN

DATE: 07/14/2022
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
NOTES:		

PLAN SCALE: 1" = 50'0" (OR AS NOTED ON PLAN)

SHEET TITLE: SITE DEVELOPMENT PLAN

SHEET NO. 1 OF 1 SHEETS

FILE NO. FILE#