

# LEGAL DESCRIPTION

Lot A McClintock Station

# PROJECT STATEMENT:

LDC 4.2.5. (C) (2) Density. No more than 25 recreational vehicles are allowed per acre of land.

Vollmer Road RV Storage is an RV / Boat Storage of **one-hundred seven (107) slots on 4.17 acres.** Minimum Area of Park. Recreational vehicle parks shall have a minimum area of 5 acres. Please contact PCD Staff regarding submitting for an Administrative Relief application or provide if previously approved.

### GENERAL NOTES:

- 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).
- 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.
- Financial assurances will be provided prior to platting as defined out in the fiscal impact analysis agreement.
- Refer to civil plans for detailed information on grading, drainage, water quality ponds, and retaining walls.
- Refer to landscape plans and details for detailed information on planting and fencing.
- Improvements within the development include new drive aisles, storage slots, landscaping, fencing and a full spectrum EDB pond.
- The owner of record is responsible for maintenance of the common areas, landscaping, storage areas, fencing and drives.
- The installation of all fencing shown shall be the responsibility of the developer.
- There is a 10' wide utility and drainage easement along the southeast property line (shown and labeled on site development plan).
- 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



Clarify this setback per Table 4-8, Recreational Vehicle Setback Standards

**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

Clearly identify location and dimension of the all property lines, rights-of-way, and all existing and proposed easements.

Show on plan:  
 Location of all no-build areas, floodplain, drainageways and facilities  
 Location of all garbage receptacles with a graphical depiction of the screening mechanism  
 Location of all existing and proposed utility lines and associated infrastructure  
 Location of all sidewalks, trails, fences and walls, retaining walls, or berms  
 Location and dimensions of all existing and proposed signage on site

### 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%)

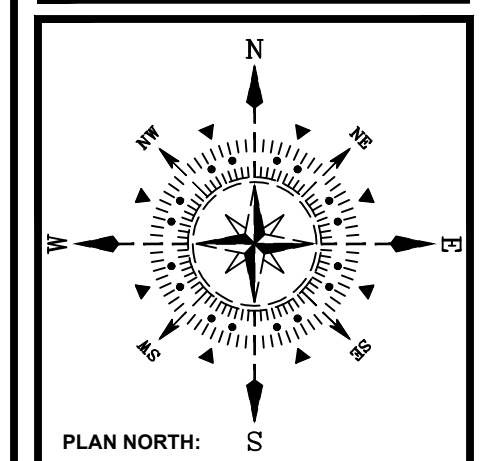
POND / PERMEABLE AREA: 44,807 SQUARE FEET (25%)

CULTURAL RESOURCES: No significant features located on this site.

SCHEDULE OF DEVELOPMENT: October 1, 2022

**William Guman & Associates, Ltd.**  
 LANDSCAPE ARCHITECTURE  
 731 North Weber Street  
 Colorado Springs, CO 80903  
 (719) 633-9700  
 www.GumanLtd.com  
 bill@guman.net

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**VOLLMER ROAD RV AND BOAT STORAGE**  
**8815 VOLLMER ROAD**  
**COLORADO SPRINGS, CO 80908**  
 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:

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

SHEET TITLE: **SITE DEVELOPMENT PLAN**

SHEET NO. **1**  
 1 of 1 SHEETS

FILE NO. FILE#

**CITY APPROVAL**

# Site Development Plan\_V1.pdf Markup Summary

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8/12/2022 1:34:44 PM (1)

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COMMENT:

range of one-hundred seven (107) slots on

INCY, Flood Insurance Rate Map Number 08041C0533  
area in the vicinity of this parcel of land to be a Zone X

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**Page Label:** [1] sd plan

**Author:** Linda.Nguyen

**Date:** 8/12/2022 1:34:44 PM

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**Space:**

one-hundred seven (107) slots on

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COMMENT:

range of one-hundred seven (107) slots on

INCY, Flood Insurance Rate Map Number 08041C0533  
area in the vicinity of this parcel of land to be a Zone X

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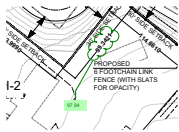
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one-hundred seven (107) slots on

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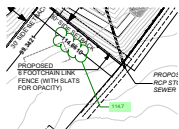
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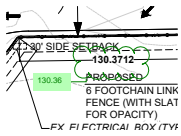
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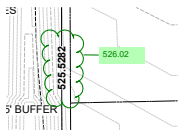
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Add a signature block for the Planning and Community Development Director; min. 1" x 2"

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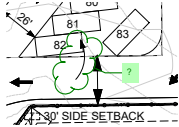
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8/22/2022 4:47:50 PM (1)



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LDC 4.2.5. (C) (2) Density. No more than 25 recreational vehicles are allowed per acre of land.

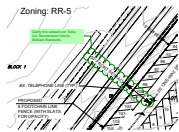
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Minimum Area of Park. Recreational vehicle parks shall have a minimum area of 5 acres. Please contact PCD Staff regarding submitting for an Administrative Relief application or provide if previously approved.

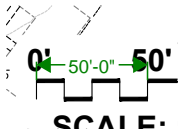
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Clarify this setback per Table 4-6. Recreational Vehicle Setback Standards

8/22/2022 5:02:12 PM (1)



**Subject:** Length Measurement  
**Page Label:** [1] sd plan  
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50'-0"

8/24/2022 10:20:36 AM (1)



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**Space:**

Clearly identify location and dimension of the all property lines, rights-of-way, and all existing and proposed easements.

Show on plan;  
Location of all no-build areas, floodplain, drainageways and facilities  
Location of all garbage receptacles with a graphical depiction of the screening mechanism  
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Location and dimensions of all existing and proposed signage on site

8/24/2022 10:22:22 AM (1)



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Clarify this setback per Table 4-6. Recreational Vehicle Setback Standards

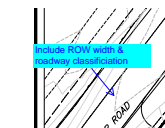
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Label what buffer is for

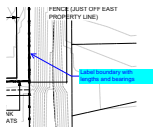
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Include ROW width & roadway classification

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Label boundary with lengths and bearings