

**GENERAL NOTES**

- FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 0804100533 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-CANDELES, 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.
- 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 EDP 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.
- 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.

**SITE DATA**

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

TAX SCHEDULE NUMBER: 5233001001

TAX STATUS: TAXABLE

AREA: 6.4 ACRES

EXISTING USE: VACANT COMMERCIAL LOTS

PROPOSED USE: RV AND BOAT STORAGE

ZONING: I-2

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

TOTAL SITE AREA: 280,025 SQUARE FEET

IMPERMEABLE AREA: 190,464 SQUARE FEET (68%)

VOLLMER RD. LANDSCAPE BUFFER AREA: 13,384 SQUARE FEET (5%)

POND/PERMEABLE AREA: 76,177 SQUARE FEET (27%)

CULTURAL RESOURCES: NO SIGNIFICANT FEATURES LOCATED ON THIS SITE

SCHEDULE OF DEVELOPMENT: FEBRUARY 1, 2024

SETBACKS FOR I-2 LIMITED INDUSTRIAL:

MAXIMUM LOT COVERAGE: 35%

FRONT YARD: 50 FEET

SIDE YARD: 30 FEET

REAR YARD: 50 FEET

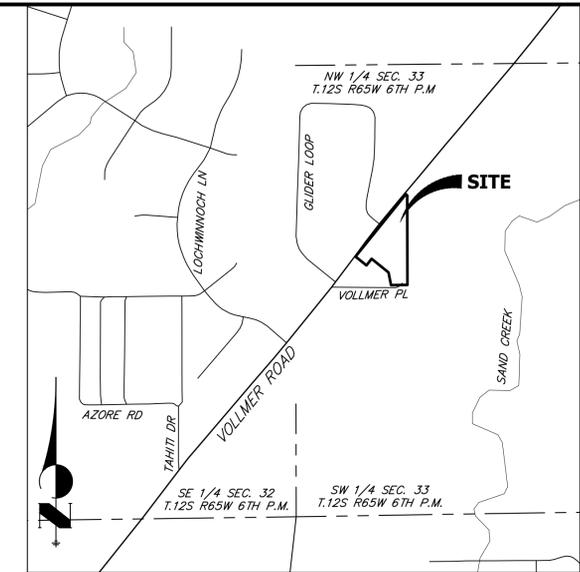
MAX. BUILDING HEIGHT FOR I-2 LIMITED INDUSTRIAL: 45 FEET

PARKING (PROPOSED): NONE

STORAGE LOTS (PROPOSED): 205



Know what's below.  
Call before you dig.



KEYMAP  
SCALE: 1"=1000'

**CONTACTS:**

OWNER/DEVELOPER: BELKNAP VENTURES LLC  
3603 FIRST LIGHT DRIVE  
CASTLE ROCK, CO 80109  
P~(719) 322-3556

APPLICANT: JR ENGINEERING LLC  
5475 TECH CENTER DRIVE, SUITE 235  
COLORADO SPRINGS, CO 80919  
P~(719) 593-2593

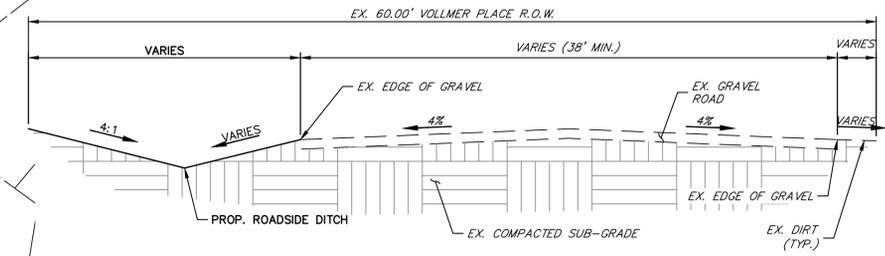
PLAN PREPARER: JR ENGINEERING LLC  
5475 TECH CENTER DRIVE, SUITE 235  
COLORADO SPRINGS, CO 80919  
P~(719) 593-2593

**LEGAL DESCRIPTION**

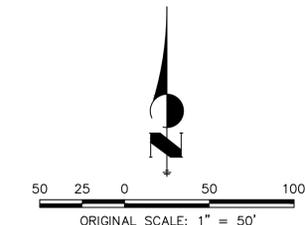
LOT A MCCLINTOCK STATION  
8815 VOLLMER ROAD

**PROJECT STATEMENT**

VOLLMER ROAD RV STORAGE IS AN RV/BOAT STORAGE OF TWO-HUNDRED FIVE (205) SPOTS ON 6.4 ACRES.

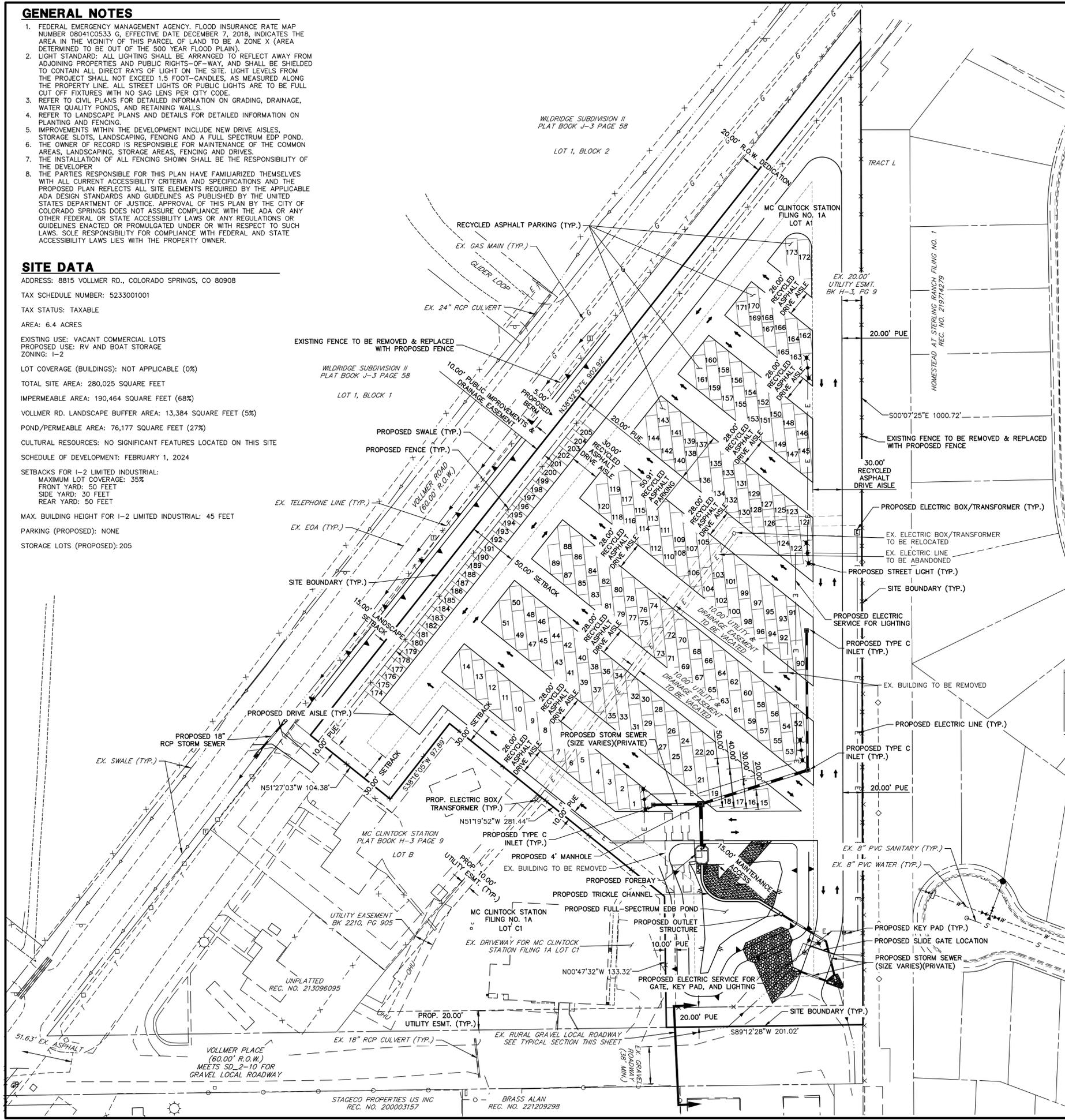


RURAL GRAVEL LOCAL ROADWAY  
STANDARD CROSS SECTION  
SCALE: 1"=6'



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.

PPR-22-045  
PLANNING AND COMMUNITY  
DEVELOPMENT DIRECTOR



PREPARED FOR	BELKNAP VENTURES LLC 3603 FIRST LIGHT DRIVE CASTLE ROCK, CO 80109 (719) 322-3556 SCOTT.BELKNAP@YAHOO.COM ATTN: SCOTT BELKNAP			
	 J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com			
BY	DATE	NO.	REVISION	
VARIABLES	N/A	01/15/24	APL	PAL
H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
VOLLMER RV STORAGE				
PRELIMINARY SITE PLAN				
SHEET 1 OF 1				
JOB NO. 25251.00				