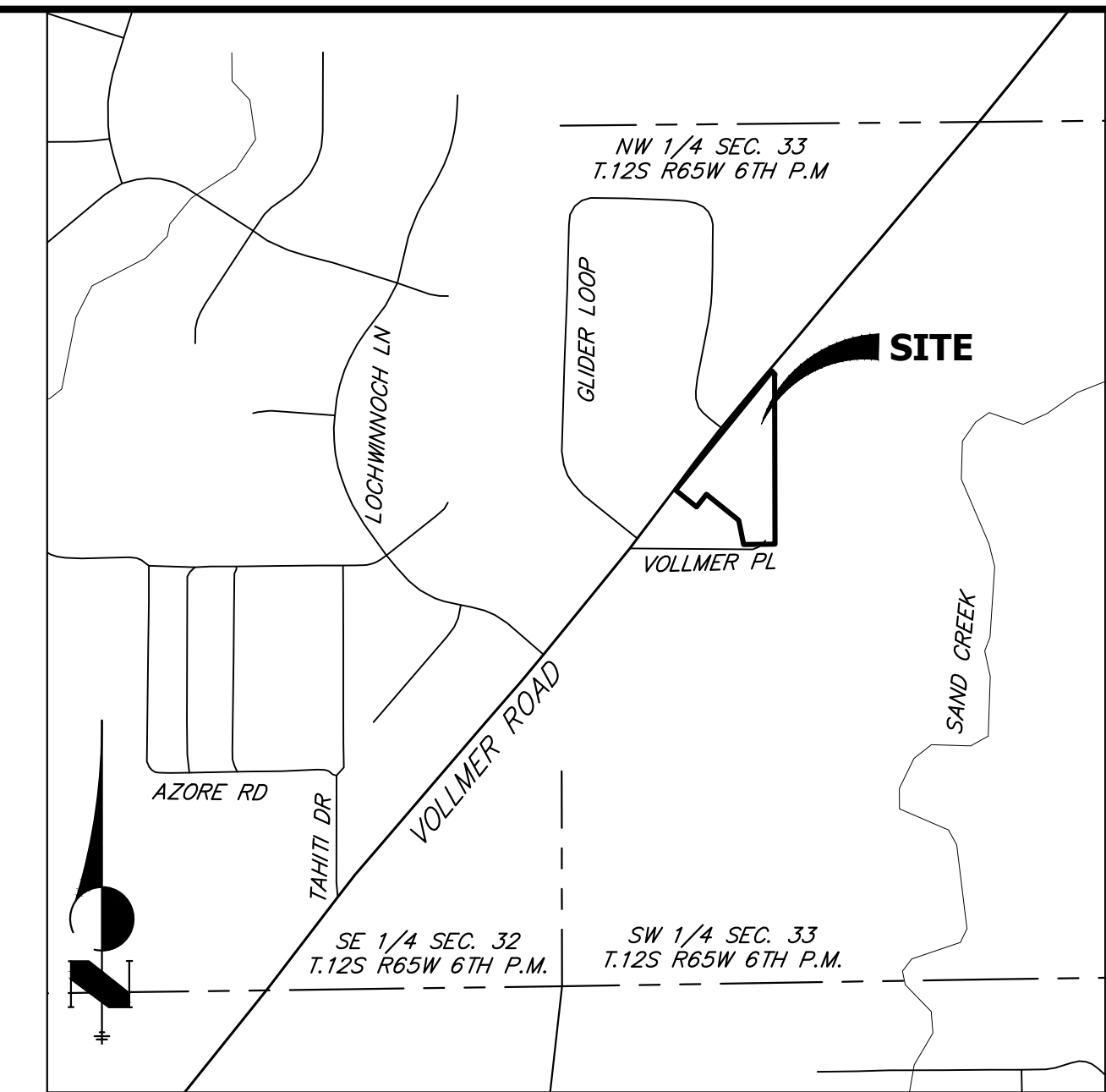


SITE DATA

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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 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

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

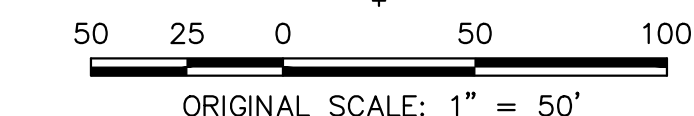
LOT A MCCLINTOCK STATION
 8815 VOLLMER ROAD

PROJECT STATEMENT

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

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-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.
- 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.

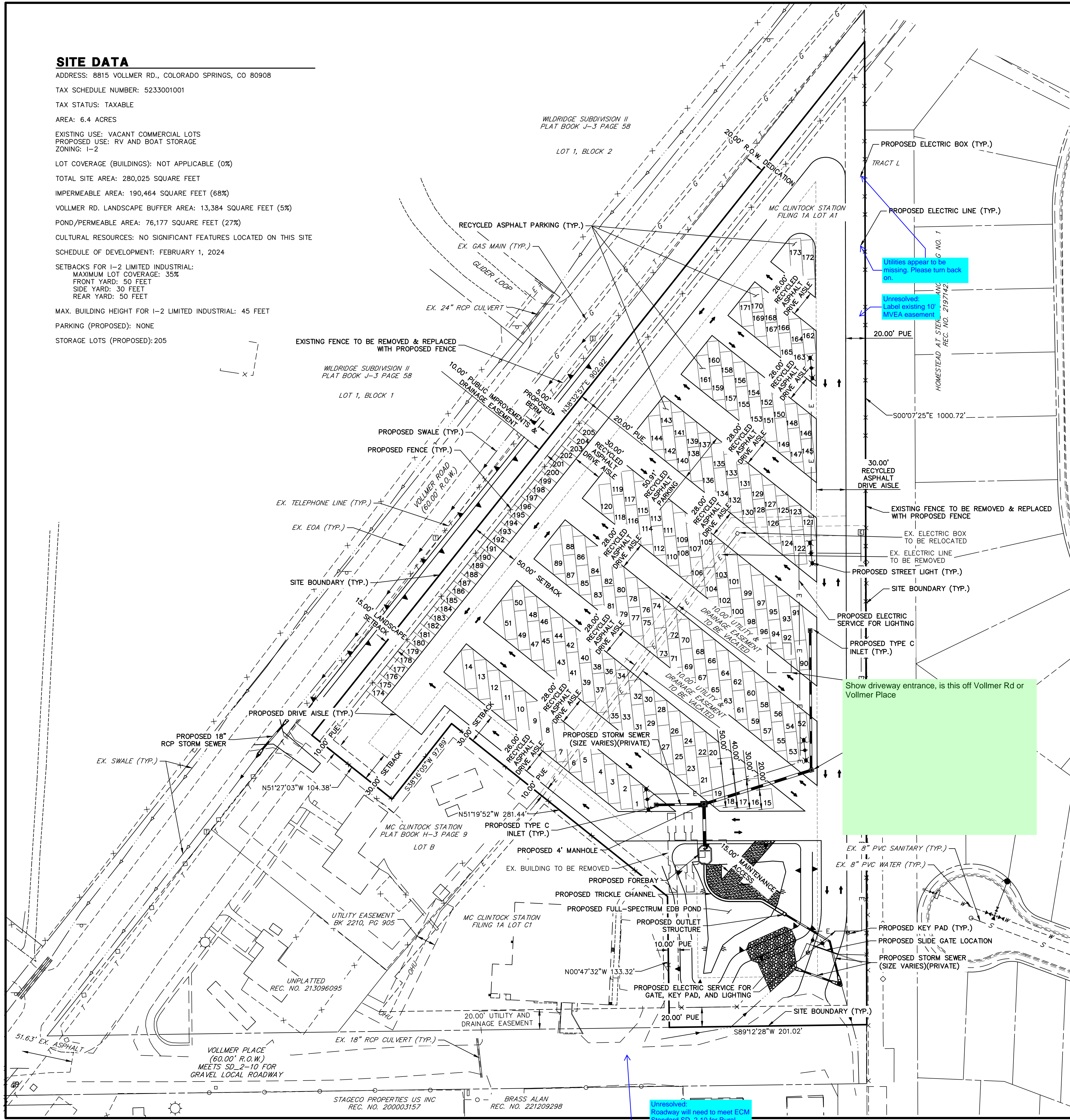


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

VOLLMER RV STORAGE
 PRELIMINARY SITE PLAN

SHEET 1 OF 1
 JOB NO. 25251.00



Utilities appear to be missing. Please turn back on.

Unresolved Label existing 10 MVEA easement

Show driveway entrance, is this off Vollmer Rd or Vollmer Place

Unresolved: Roadway will need to meet ECM Standard SD 2-10 for Rural Gravel Local Roadway. Please provide cross section for gravel local roadway

PPR-22-46