

**SITE DATA**

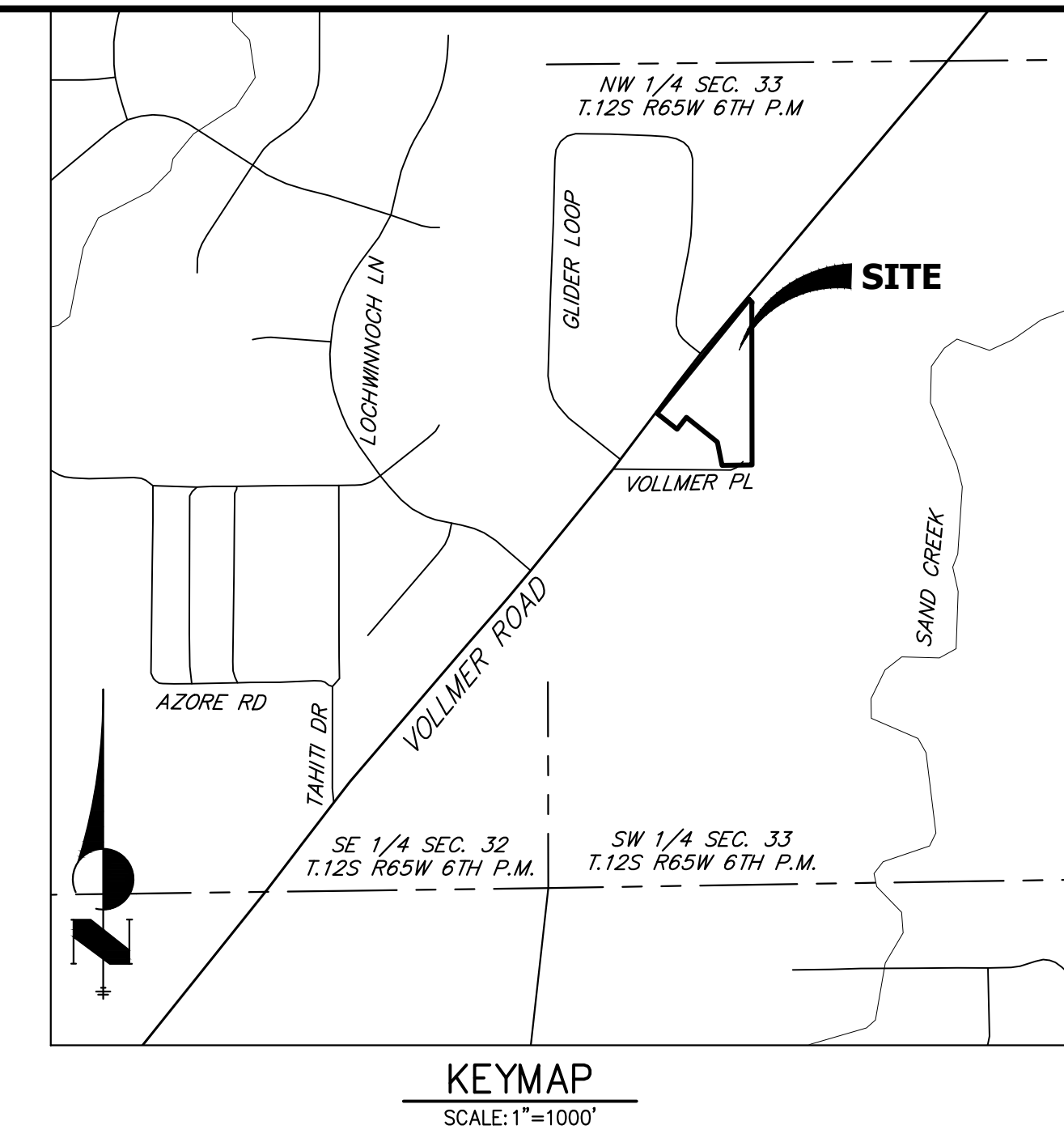
ADDRESS: 8815 VOLLMER RD., COLORADO SPRINGS, CO 80908  
 TAX SCHEDULE NUMBER: 5233001001  
 TAX STATUS: TAXABLE  
 AREA: 6.9 ACRES  
 EXISTING USE: VACANT COMMERCIAL LOTS  
 PROPOSED USE: RV AND BOAT STORAGE  
 ZONING: I-2  
 LOT COVERAGE (BUILDINGS): NOT APPLICABLE (0%)  
 TOTAL SITE AREA: 300,564 SQUARE FEET  
 IMPERMEABLE AREA: 207,346 SQUARE FEET (69%)  
 VOLLMER RD. LANDSCAPE BUFFER AREA: 13,384 SQUARE FEET (4%)  
 POND/PERMEABLE AREA: 79,834 SQUARE FEET (27%)  
 CULTURAL RESOURCES: NO SIGNIFICANT FEATURES LOCATED ON THIS SITE  
 SCHEDULE OF DEVELOPMENT: DECEMBER 1, 2023  
 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): 219

**Noted**

Planning comments will be made based on the new layout

Address, Platted ROW take

Need 20' additional ROW for Vollmer Road improvements. See comments on project VR-23-012



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  
**SCOTT BELKNAP**  
 3603 FIRST LIGHT DRIVE  
 CASTLE ROCK, CO 80109  
 (719) 322-3556  
 SCOTT.BELKNAP@YAHOO.COM

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**CONTACTS:**

OWNER/DEVELOPER: ATTN: SCOTT BELKNAP  
 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  
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**LEGAL DESCRIPTION**

LOT A MCCLINTOCK STATION  
 8815 VOLLMER ROAD

**PROJECT STATEMENT**

VOLLMER ROAD RV STORAGE IS AN RV/BOAT STORAGE OF TWO-HUNDRED NINETEEN (219) SPOTS ON 6.9 ACRES.

**GENERAL NOTES**

- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 080410533 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

VARIABLES	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	NO.	REVISION	BY	DATE
									APL	PAL
			05/12/23							

VOLLMER RV STORAGE  
 PRELIMINARY SITE PLAN

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