GENERAL NOTES

1. FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP NUMBER 08041C0533 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. REFER TO CIVIL PLANS FOR DETAILED INFORMATION ON GRADING, DRAINAGE, WATER QUALITY PONDS, AND RETAINING WALLS.
4. REFER TO LANDSCAPE PLANS AND DETAILS FOR DETAILED INFORMATION ON PLANTING AND FENCING.
5. IMPROVEMENTS WITHIN THE DEVELOPMENT INCLUDE NEW DRIVE AISLES, STORAGE SLOTS, LANDSCAPING, FENCING AND A FULL SPECTRUM EDP POND.
6. THE OWNER OF RECORD IS RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS, LANDSCAPING, STORAGE AREAS, FENCING AND DRIVES.
7. THE INSTALLATION OF ALL FENCING SHOWN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER
8. 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

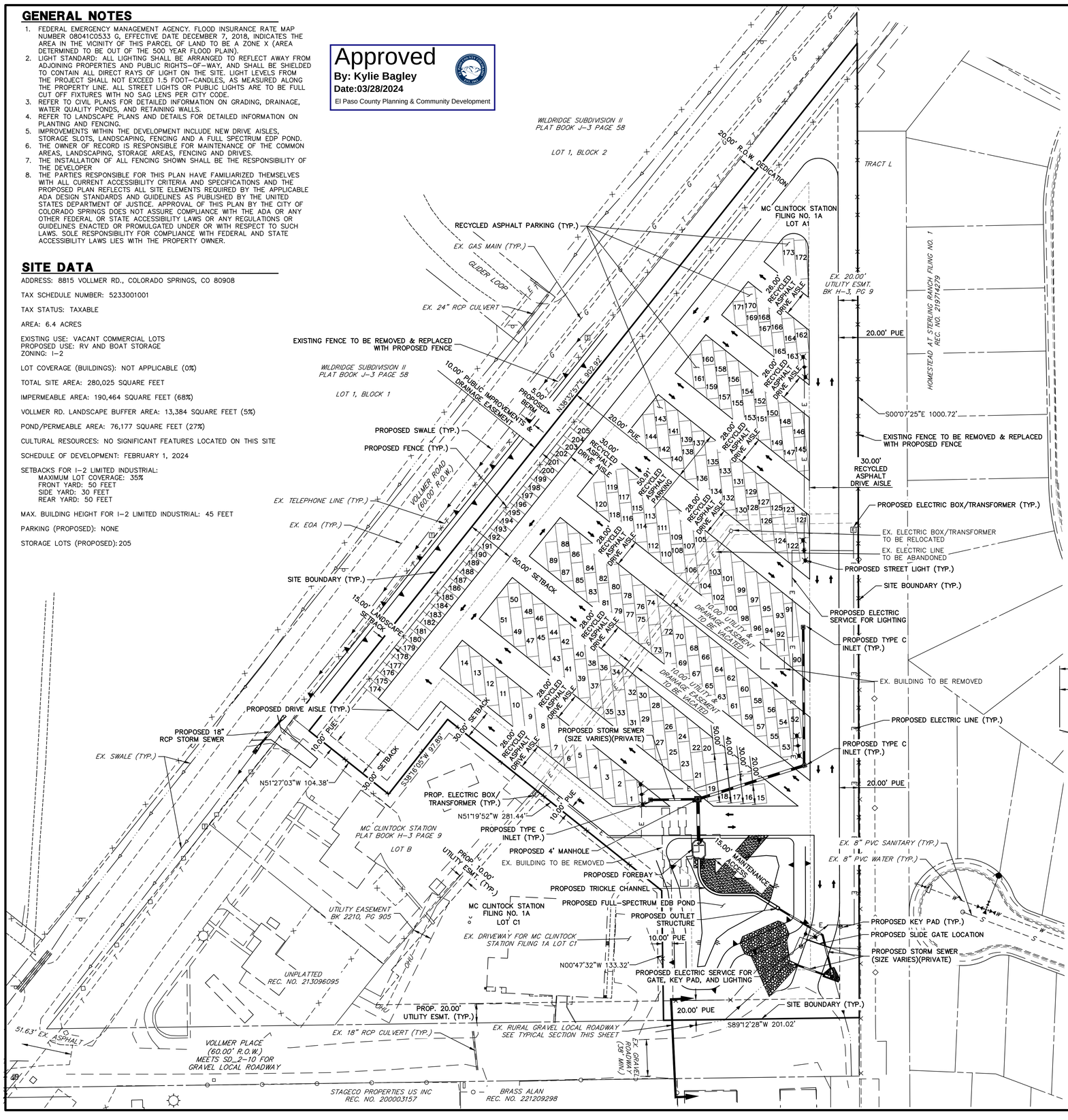
SETBACKS FOR I-2 LIMITED INDUSTRIAL:
MAXIMUM LOT COVERAGE: 35%
FRONT YARD: 50 FEET
SIDE YARD: 30 FEET
REAR YARD: 50 FEET

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

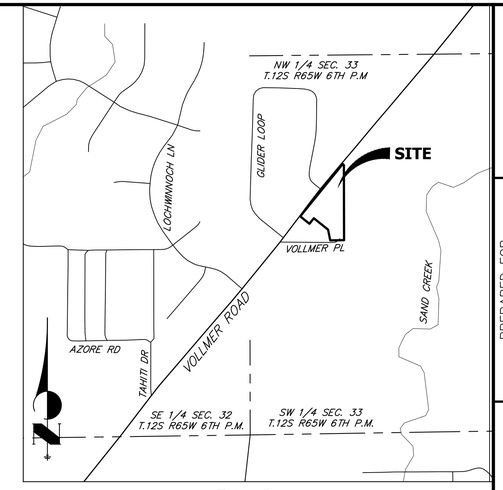
PARKING (PROPOSED): NONE

STORAGE LOTS (PROPOSED): 205

Approved
By: Kylie Bagley
Date:03/28/2024
El Paso County Planning & Community Development



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

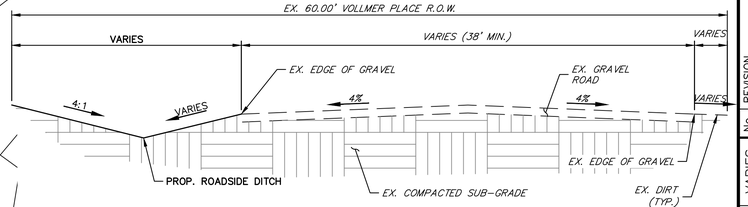
PLAN PREPARER: JR ENGINEERING LLC
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
P~(719) 593-2593

LEGAL DESCRIPTION

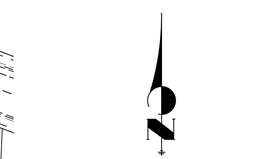
LOT A MCCLINTOCK STATION
8815 VOLLMER ROAD

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'



PPR-22-045

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

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.

UNTIL SUCH TIME AS THESE PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES 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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	VARIES	DESIGNED BY	APL
V-SCALE	N/A	DRAWN BY	PAL
DATE	01/15/24	CHECKED BY	

VOLLMER RV STORAGE

PRELIMINARY SITE PLAN

SHEET 1 OF 1

JOB NO. 25251.00