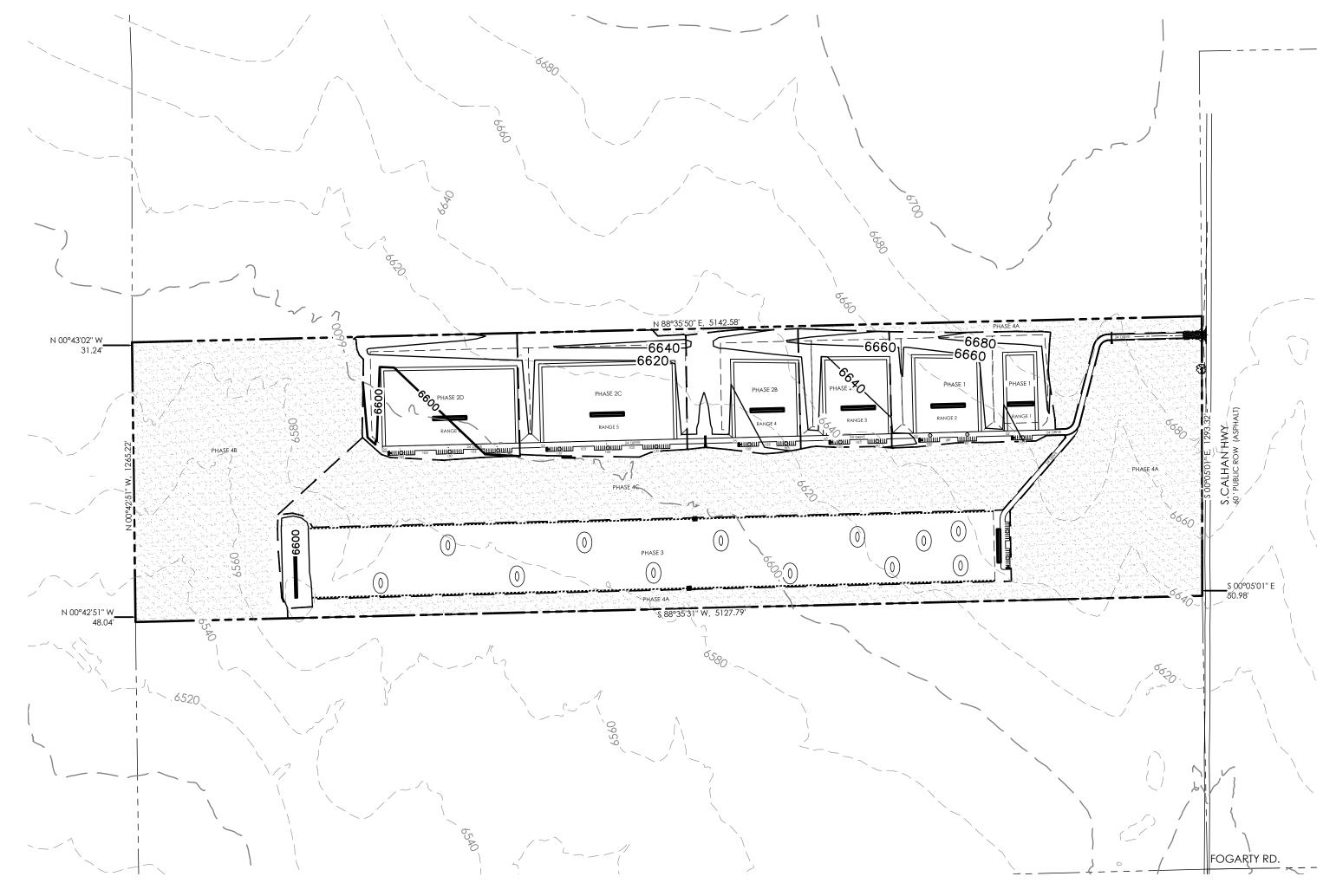
# SITE DEVELOPMENT PLAN

(PHASES 1, 2A, 2B, 2C, 2D, AND 3)

# 168 TRAINING FACILITY

6954 S CALHAN HIGHWAY

A PORTION OF LAND LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



### LEGEND

PROPERTY LINE

#### ---- EASEMENT LINE —— - - - — LOT LINE — — — BUILDING SETBACK LINE ——— — — ADJACENT PROPERTY LINE **PROPOSED EXISTING** 5985 INDEX CONTOUR - INTERMEDIATE CONTOUR ------84------ INTERMEDIATE CONTOUR CONCRETE AREA CONCRETE AREA **ASPHALT AREA** ASPHALT AREA — CURB AND GUTTER CURB AND GUTTER BUILDING OVERHANG ---- BUILDING OVERHANG RETAINING WALL - SOLID/ : RETAINING WALL - SOLID . . BOLLARD WOOD FENCE BOLLARD PARKING SPACES CHAIN LINK FENCE BARBED WIRE FENCE PHASE 4 AREAS (FUTURE)

TREE (EVERGREEN/DECIDUOUS)

**ROCK** 

# SITE LOCATION MAP

#### PLATTING / EASEMENT NOTE

THIS PROPERTY IS NOT BEING PLATTED AS PART OF THIS SITE DEVELOPMENT PLAN.

EXISTING EASEMENTS ARE TO REMAIN.

### ADA NOTE

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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO

#### FIRE PROTECTION NOTE

1. KNOX PADLOCK TO BE ATTACHED TO THE FRONT GATE.

## FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0625G, EFFECTIVE DECEMBER 7, 2018.

#### MAP NOTES

- 1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH PROPERTY LINE BEARING N 00°42'51" E UNDER THE RECORDS OF EL PASO COUNTY, COLORADO.
- 2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM THE EL PASO COUNTY LIDAR DATABASE.

# SITE DATA

OWNER/DEVELOPER	COVERAGE DATA			
K. MARC. FITZWATER				
9758 VISTAS PARK DR	GRAVEL/ROAD BASE:	252,649 SF	3.66%	
PEYTON CO, 80831-8381	LANDSCAPING:	53,200 SF	0.77%	
719-243-9168	PASTURE/MEADOW:	5,880,399 SF	85.19%	
	OVERHEAD COVER/ROOFS:	14,536 SF	0.21%	
CONSULTANT/ENGINEER	LAWNS/TURF	701,374 SF	10.16%	
M.V.E., INC.	TOTAL AREA:	6,902,159 SF	$100.00\% = 158.45 \pm AC$	
1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 (719) 635-5736	PARKING SCHEDULE REQUIRED: SHOOTING RANGE: 1 SPACE PER			

ZONING AGRICULTURAL (A-35) **BUILDING USE** 

N/A (SHOOTING OVERHEAD COVERS **CONSTRUCTION SCHEDULE** START: WINTER 2024

TAX SCHEDULE NO.

FINISH: SPRING 2025

PROPERTY ADDRESS 6954 S CALHAN HIGHWAY CALHAN, CO 80808

PHASE 1 TOTAL SPACES REQUIRED / PROVIDED: PHASE 2 A & B TOTAL SPACES REQUIRED / PROVIDED: PHASE 2 C & D TOTAL SPACES REQUIRED / PROVIDED: TOTAL SPACES REQUIRED / PROVIDED:

BUILDING TYPE
OVERHEAD COVER STRUCTURE

25' SIDE

**BUILDING HEIGHT** 30 FT MAX. SETBACKS 25' FRONT

HANDICAP SPACES

25 'REAR LIGHTING NO LIGHTING IS PROPOSED

# DEVELOPMENT NOTES

- ROAD IMPACT FEES WILL BE DUE FOR PHASE 1 AT TIME OF THIS SITE DEVELOPMENT APPROVAL AND FOR EACH FUTURE PHASE (2A, 2B. 2C, 2D, AND 3) AT TIME OF INITIATION AND APPROVAL OF EACH FUTURE PHASE REQUEST, AND WILL BE ACCORDING TO THE CURRENT FEE SCHEDULE AT THE TIME OF PAYMENT. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY SUCCESSORS AND ASSIGNEES THAT THEY SHALL BE REQUIRED TO PAY ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (24-377), OR ANY AMENDMENTS THERETO.
- DEVELOPMENT WILL START WITH PHASE 1 WITH A FINANCIAL ASSURANCE ESTIMATE SUBMITTED FOR PHASE I ALONG WITH HOLDING A PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION ACTIVITIES. EL PASO COUNTY WILL BE NOTIFIED AS EACH OF THE REMAINING PHASES BEGIN, PHASE 2A, 2B, 2C, 2D, AND 3 SHALL BE PHASED THROUGH COM TYPE APPLICATIONS. AN ESQCP AND ALL REQUIRED ASSOCIATED DOCUMENTS SHALL BE SUBMITTED WITH EACH OF THESE PHASES. A FINANCIAL ASSURANCE ESTIMATE WILL BE PROVIDED AND A PRE-CONSTRUCTION MEETING WILL BE HELD FOR EACH OF THE FUTURE PHASES PRIOR TO CONSTRUCTION
- 3. ALL INTERIOR SHOOTING BERM SLOPES WILL NOT BE REVEGETATED WITH PERMANENT SEEDING.
- 4. NO DOMESTIC WATER AND SEWER SERVICES OR NATURAL GAS SERVICE IS PROVIDED TO THIS PROPERTY.
- 5. ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
- 6. FIRE SERVICE PROVIDED BY CALHAN FIRE PROTECTION DISTRICT.
- 7. SHOOTING OVERHEAD COVER STRUCTURE'S LENGTH MAY VARY IN 8'-0" INCREMENTS AS DESIGNATED BY OWNER.

#### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE S00°20'53"W ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 2595.17 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING \$00°20'53"W ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 31,24 FT TO THE WEST QUARTER CORNER OF SAID SECTION 7;

- THENCE \$00°21'04"W ALONG THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 7 A DISTANCE OF 1265.22 FT;
- THENCE N89°37'28"E A DISTANCE OF 5128.39 FEET TO THE EAST LINE OF SAID SECTION 7;
- THENCE N00°58'54"E ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 1293.32 FT;
- THENCE \$89°39'45"W A DISTANCE OF 5142.58 FEET TO THE POINT OF BEGINNING, AKA PARCEL 7, LSP #221900136

A TRACT OF LAND LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 7 TO BEAR \$500°21'04"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE \$00°21'04"W, ALONG SAID WEST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 1265.22 FEET TO THE POINT OF BEGINNING;

THENCE S00°21'04"W, ALONG THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 48.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7;

THENCE N89°39'26"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 5127.79 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7;

THENCE N00°58'54"E, ALONG THE EAST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 50.98 FEET;

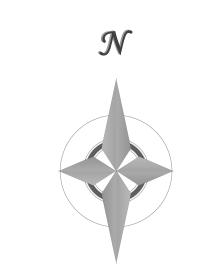
THENCE \$89°37'28"W, A DISTANCE OF 5128.39 FEET TO THE POINT OF BEGINNING

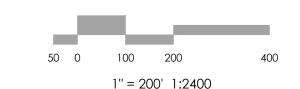
SAID TRACTS CONTAIN 158.462 ACRES MORE OR LESS.



THE EXISTING TOPOGRAPHY SHOWN ON

THIS PLAN WAS PREPARED BY MVE INC. USING EL PASO COUNTY DATUM NAVD 88







REVISIONS

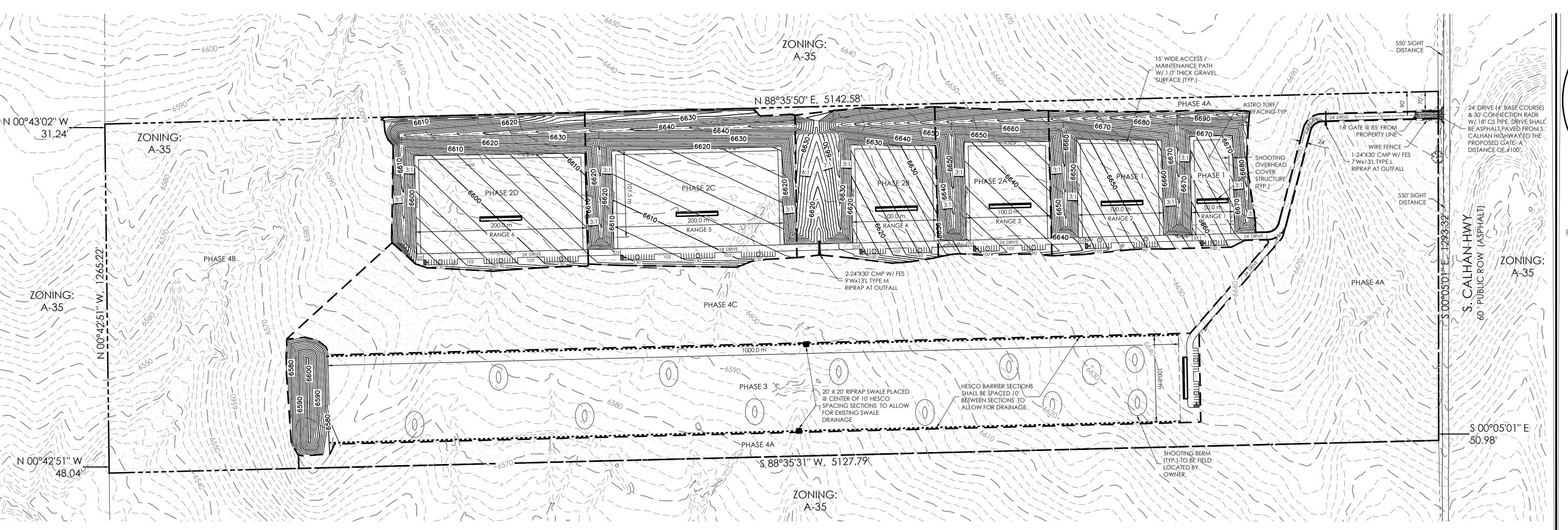
DESIGNED BY DRAWN BY CHECKED BY AS-BUILTS BY

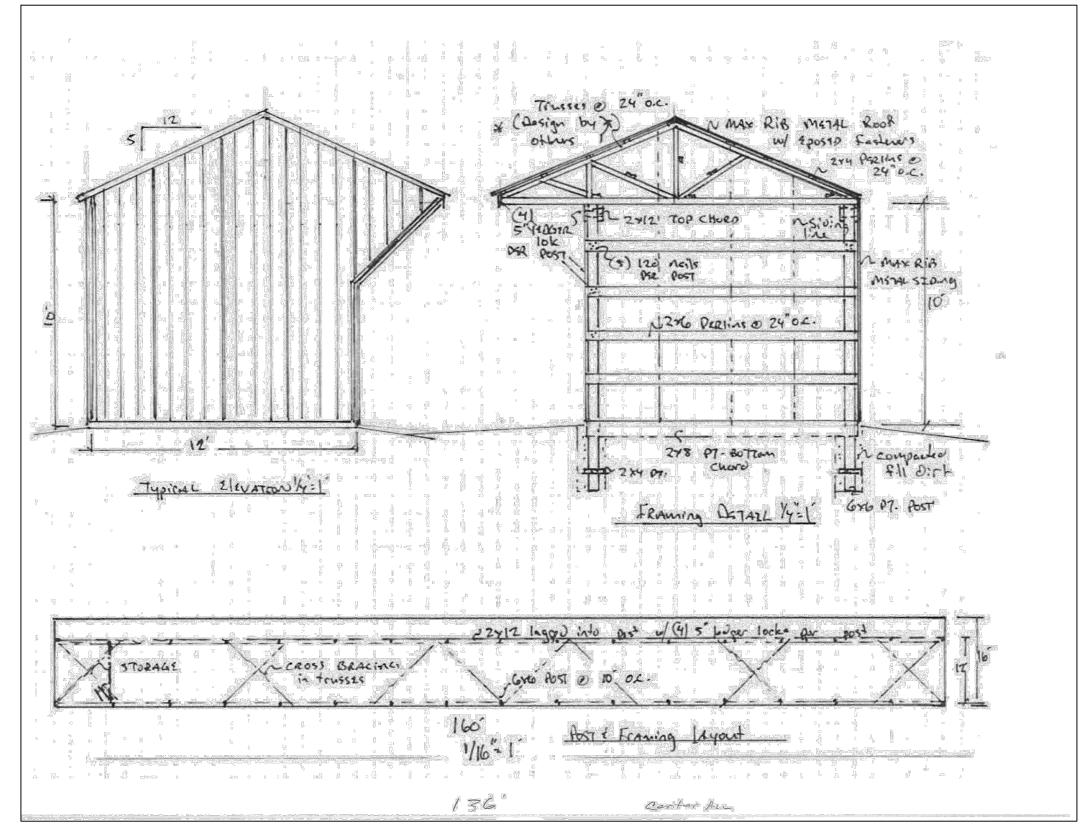
CHECKED BY

168 Training Facility

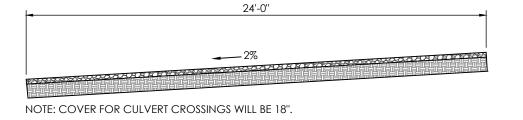
SITE DEVELOPMENT

**MVE DRAWING** 

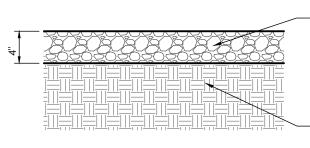




### SHOOTING OVERHEAD COVER DETAIL SCALE N.T.S.



TYPICAL ACCESS DRIVE

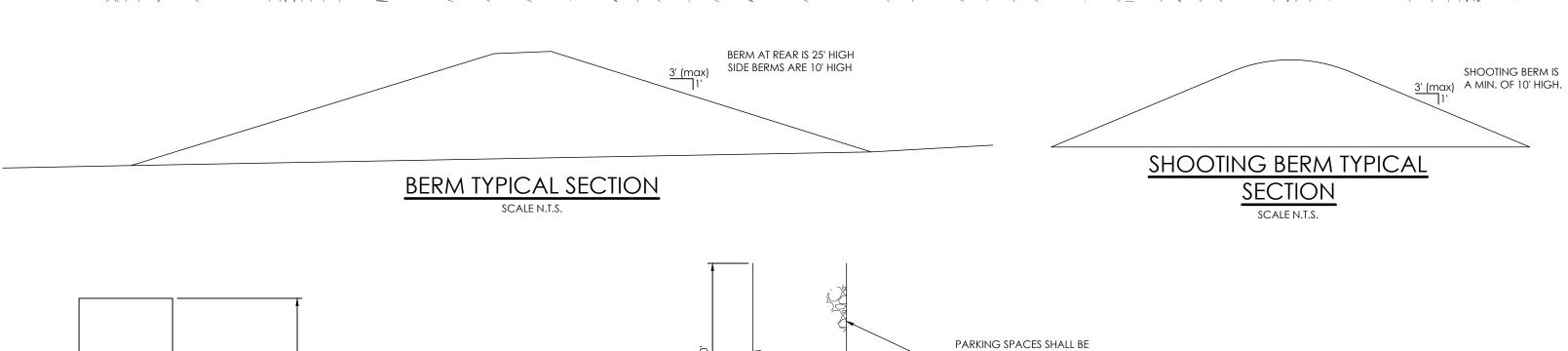


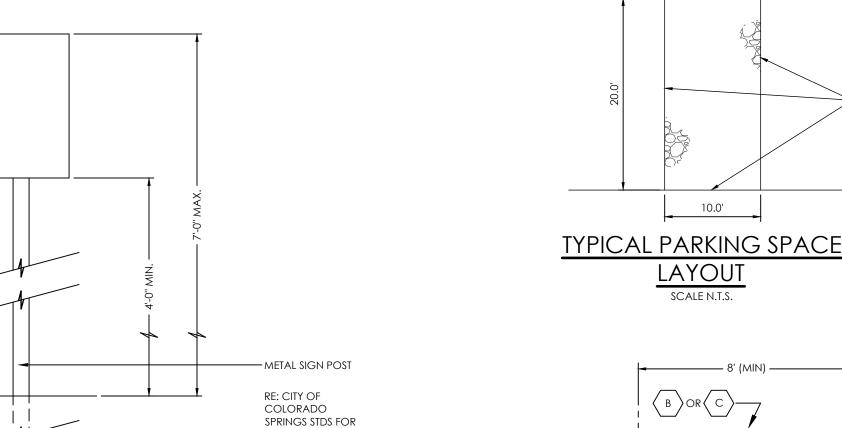
MODULUS OF RUPTURE (FLEXURAL STRENGTH) OF 650 PSI AND 28 COMPRESSIVE STRENGTH 4,200 PSI SUBGRADE SCARIFIED, MOISTURE CONDITIONED TO WITHIN 2% OPTIMUM MOISTURE CONTENT & COMPACTED TO
MIN. 95%. STD PROCTOR DRY DENSITY

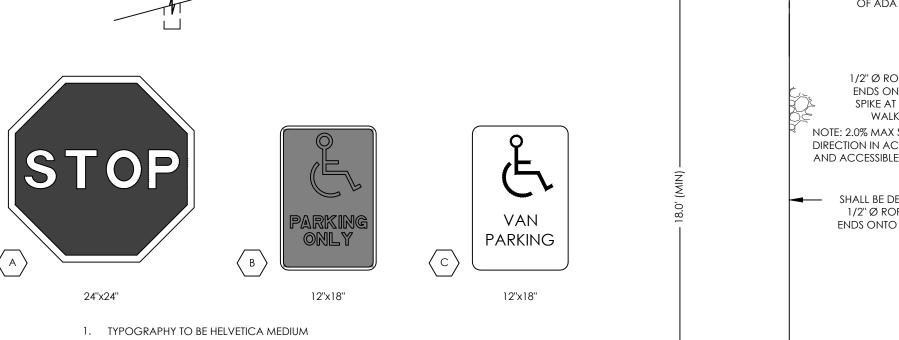
CDOT CLASS P CONCRETE (TYPE II

LOW ALKALI CEMENT) WITH MINIMUM

(ASTM D698, AASHTO T99) ACCESS ROAD (DRIVE) & PARKING LOT SECTION (GRAVEL)



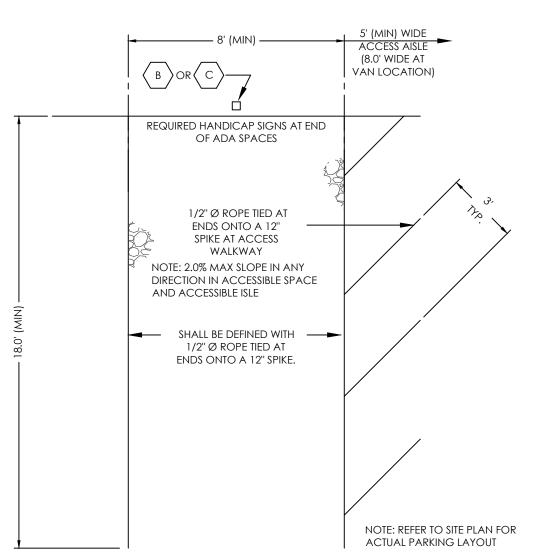




POST & MOUNTING

- 2. NOTE: REFER TO SITE PLAN FOR LOCATIONS
- 3. REMOVE EXISTING SIGNS AND REUSE WHERE APPLICABLE (NOT SHOWN). 4. STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE
- DEVELOPMENT PLAN TO MEET MUTCD STANDARDS AND THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.

SITE SIGNAGE



\_ DEFINED WITH 1/2" Ø ROPE TIED AT ENDS ONTO A 12"

TYPICAL HANDICAP PARKING SPACE

PHASING TABLE			
PHASE NO.	SF	ACRES	
1	443,673	10.185	
2A	245,870	5.644	
2B	312,078	7.164	
2C	476,417	10.937	
2D	440,928	10.122	

### SITE PHASING NOTES

PHASE 1 - INCLUDES GRAVEL DRIVEWAY, (2) 1-50 METER & 1-100 METER FLAT SHOOTING RANGES AND ASSOCIATED PARKING SPACES, AND 2 SHOOTING OVERHEAD COVERS. PHASE 1 INCLUDES 10.2 ± ACRES.

3 1,314,303 30.172

Phase 2A - Includes gravel driveway, (1) 100 meter flat shooting range and associated parking spaces, and 1 shooting overhead cover. Phase 2A INCLUDES 5.6 ± ACRES.

Phase 2B - Includes gravel driveway, (1) 100 meter flat shooting range and associated parking spaces, and 1 shooting overhead cover. Phase 2B INCLUDES 7.2 ± ACRES.

PHASE 2C - INCLUDES GRAVEL DRIVEWAY, (1) 200 METER FLAT SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 2C INCLUDES 10.9 ± ACRES.

PHASE 2D - INCLUDES GRAVEL DRIVEWAY, (1) 200 METER FLAT SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 2D INCLUDES 10.1 ± ACRES.

PHASE 3 - INCLUDES GRAVEL DRIVEWAY, (1) 1000 METER SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 3 INCLUDES 30.2 ± ACRES.

PHASE 4A - INCLUDES UNDEVELOPED LAND RESERVED FOR FUTURE POTENTIAL DEVELOPMENT. PHASE 4A INCLUDES 31.8 ± ACRES.

PHASE 4B - INCLUDES UNDEVELOPED LAND RESERVED FOR FUTURE POTENTIAL DEVELOPMENT. PHASE 4B INCLUDES 27.2 ± ACRES.

PHASE 4C - INCLUDES UNDEVELOPED LAND RESERVED FOR FUTURE POTENTIAL DEVELOPMENT. PHASE 4C INCLUDES 25.3 ± ACRES.

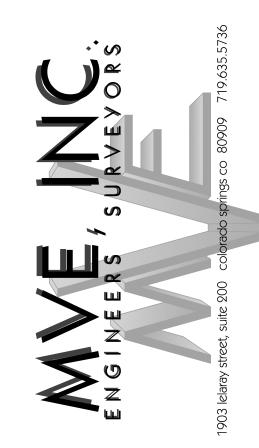


JDGE ORR RD.

BENCHMARK



1" = 200' 1:2400



REVISIONS

DESIGNED BY DRAWN BY CHECKED BY AS-BUILTS BY

CHECKED BY

+158 Acre Parcel 168 Training Facility

SITE DEVELOPMENT SITE PLAN

FEBRUARY 14, 2025 SHEET 2 OF 2

MVE DRAWING

