

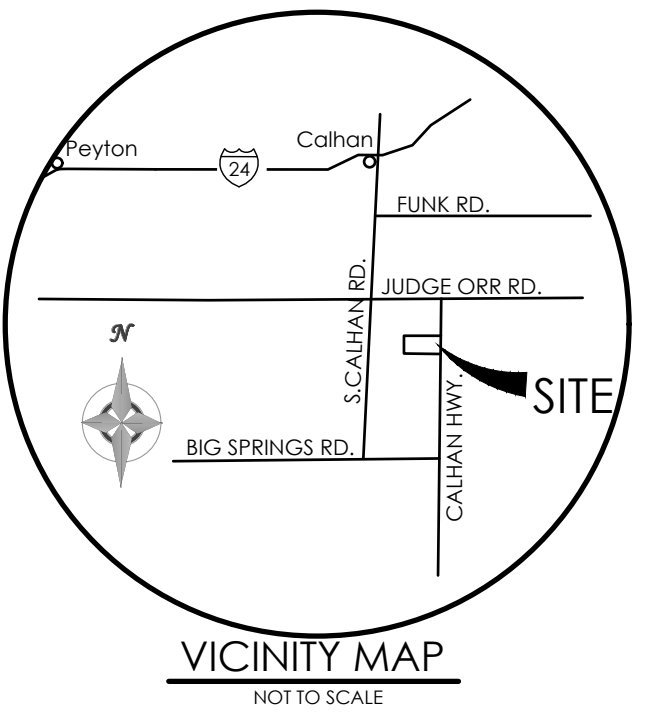
SITE DEVELOPMENT PLAN

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

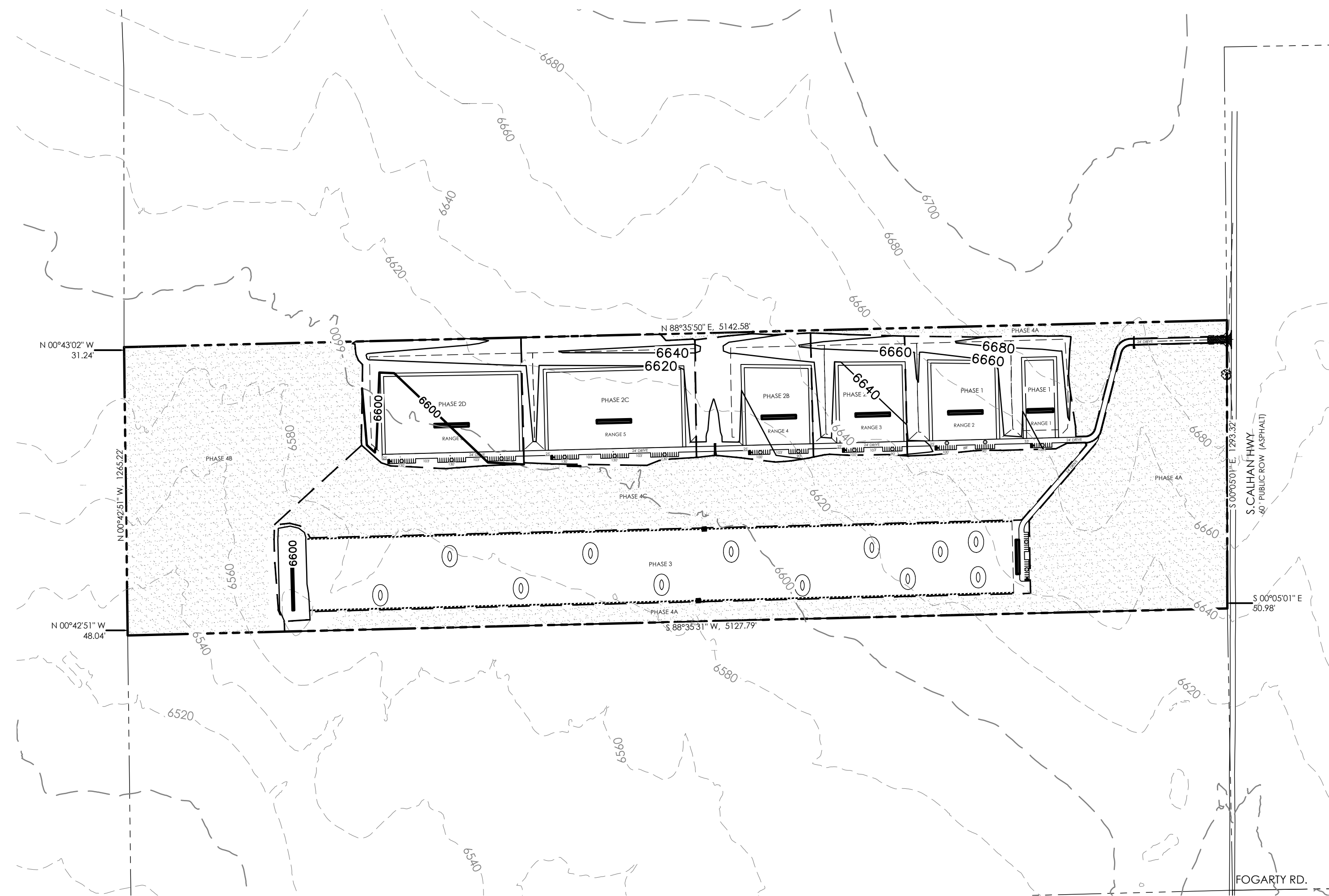
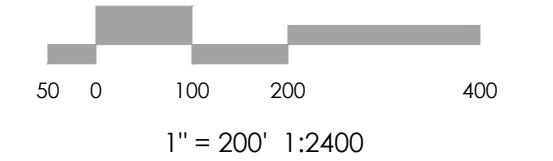
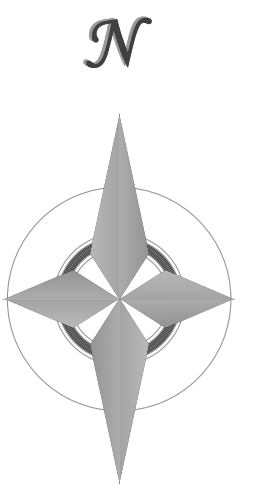
168 TRAINING FACILITY

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



BENCHMARK
THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE INC. USING EL PASO COUNTY DATUM NAVD 88.



SITE DATA

OWNER/DEVELOPER

K. MARC FITZWATER
9758 VISTAS PARK DR
PEYTON CO, 80831-8381
719-243-9168

CONSULTANT/ENGINEER

M.V.E. INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

ZONING

AGRICULTURAL (A-35)

BUILDING USE

N/A (SHOOTING OVERHEAD COVERS)

CONSTRUCTION SCHEDULE

START: WINTER 2024
FINISH: SPRING 2025

TAX SCHEDULE NO.

1300000712

PROPERTY ADDRESS

6954 S CALHAN HIGHWAY
CALHAN, CO 80808

COVERAGE DATA

GRAVEL/ROAD BASE:	252,649 SF	3.66%
LANDSCAPING:	53,200 SF	0.77%
PASTURE/MEADOW:	5,880,399 SF	85.19%
OVERHEAD COVER/ROOFS:	14,536 SF	0.21%
LAWNS/TURF:	701,374 SF	10.16%
TOTAL AREA:	6,902,159 SF	100.00% = 158.45± ACRES

PARKING SCHEDULE

REQUIRED:
SHOOTING RANGE: 1 SPACE PER FIRING POSITION

PHASE 1

TOTAL SPACES REQUIRED / PROVIDED: = 26

PHASE 2 A & B

TOTAL SPACES REQUIRED / PROVIDED: = 36

PHASE 2 C & D

TOTAL SPACES REQUIRED / PROVIDED: = 76

PHASE 3

TOTAL SPACES REQUIRED / PROVIDED: = 18

HANDICAP SPACES = 7

BUILDING TYPE

OVERHEAD COVER STRUCTURE

BUILDING HEIGHT

30 FT MAX.

SETBACKS

25' FRONT
25' SIDE
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 1 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 ACTIVITIES.
- ALL INTERIOR SHOOTING BERM SLOPES WILL NOT BE REVEGETATED WITH PERMANENT SEEDING.
- NO DOMESTIC WATER AND SEWER SERVICES OR NATURAL GAS SERVICE IS PROVIDED TO THIS PROPERTY.
- ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
- FIRE SERVICE PROVIDED BY CALHAN FIRE PROTECTION DISTRICT.
- SHOOTING OVERHEAD COVER STRUCTURES 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 S00°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 S00°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 S89°39'45"W A DISTANCE OF 5142.58 FEET TO THE POINT OF BEGINNING, AKA PARCEL 7, LSP #221900136

TOGETHER WITH:

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 S00°21'04"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S00°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 S89°37'28"W, A DISTANCE OF 5128.39 FEET TO THE POINT OF BEGINNING

SAID TRACTS CONTAIN 158.462 ACRES MORE OR LESS.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING

- 5985--- INDEX CONTOUR
- 84--- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/
BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/
ROCK
- SIGN
- BOLLARD
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- TREE (EVERGREEN/DECIDUOUS)
- SHRUB
- ROCK

PROPOSED

- 5985--- INDEX CONTOUR
- 84--- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/
BUILDING OVERHANG
- DECK
- HESCO BARRIER
- RETAINING WALL - SOLID
ROCK
- SIGN
- BOLLARD
- PARKING SPACES
- PHASE 4 AREAS (FUTURE)

SITE LOCATION MAP

1" = 400'

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 SUCH LAWS.

FIRE PROTECTION NOTE

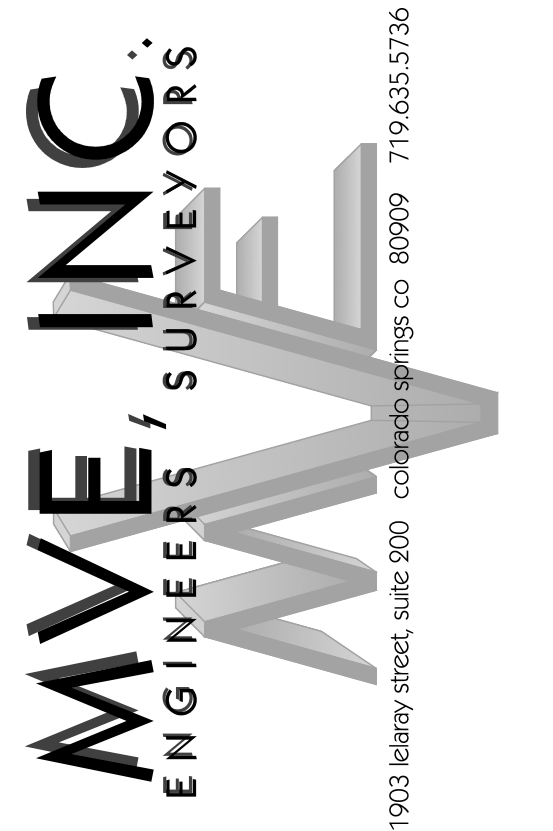
1. KNOX PADLOCK TO BE ATTACHED TO THE FRONT GATE.

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.



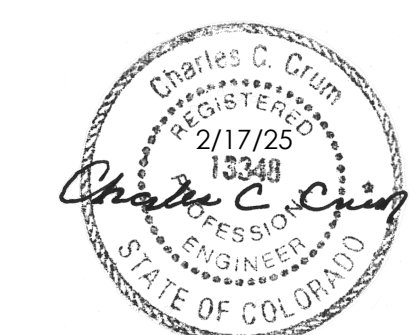
REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

+158 Acre Parcel
168 Training Facility

SITE DEVELOPMENT PLAN COVER SHEET

MVE PROJECT 61224
MVE DRAWING DEV-CS



PPR2440

FEBRUARY 14, 2025
SHEET 1 OF 2

