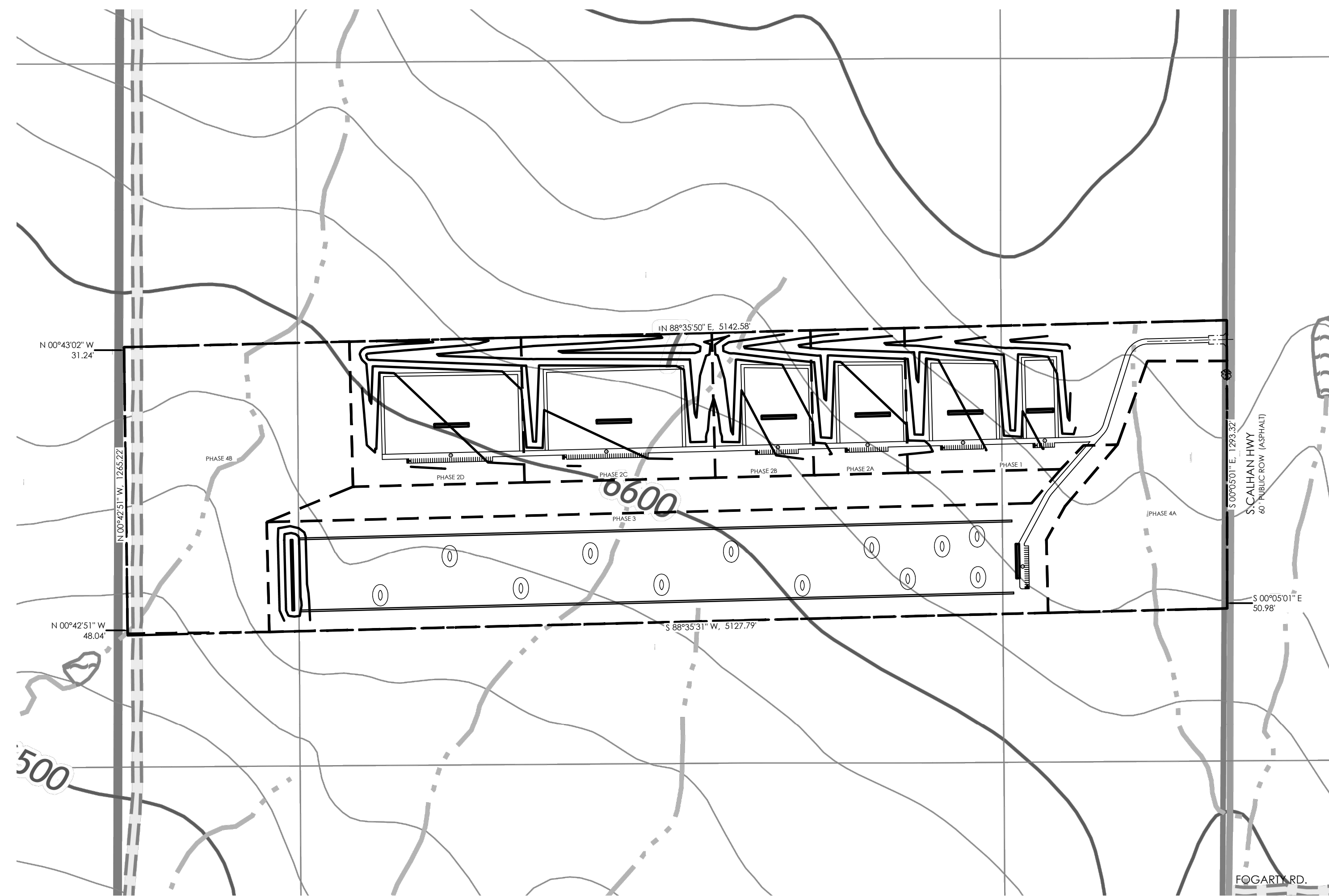
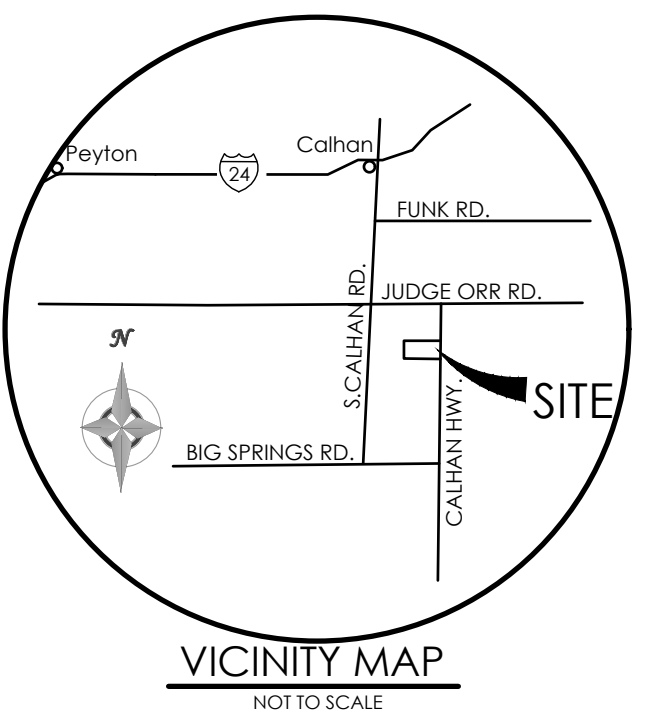


# SITE DEVELOPMENT PLAN FOR 168 TRAINING FACILITY

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



## 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

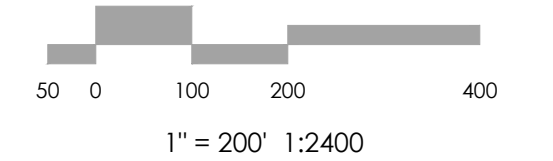
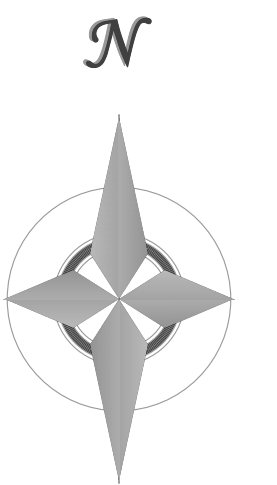
25' SIDE

25' REAR

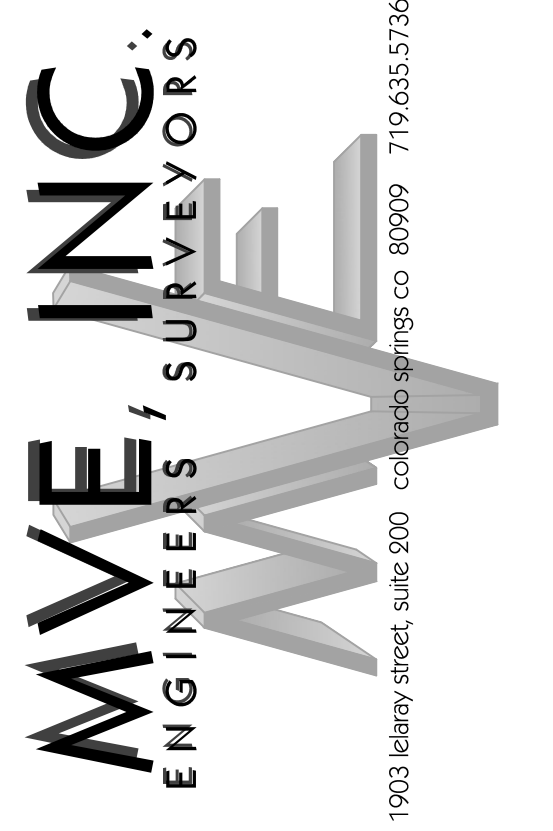
### LIGHTING

NO LIGHTING IS PROPOSED

BENCHMARK



1" = 200' 1:2400



## 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
- RETAINING WALL - SOLID/  
ROCK
- SIGN
- BOLLARD
- PARKING SPACES

## 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.

## TRAFFIC IMPACT FEE NOTE

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

## 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

- 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.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM THE EL PASO COUNTY LIDAR DATABASE.

## DEVELOPMENT NOTES

- 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 #211900136

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 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.

REVISIONS

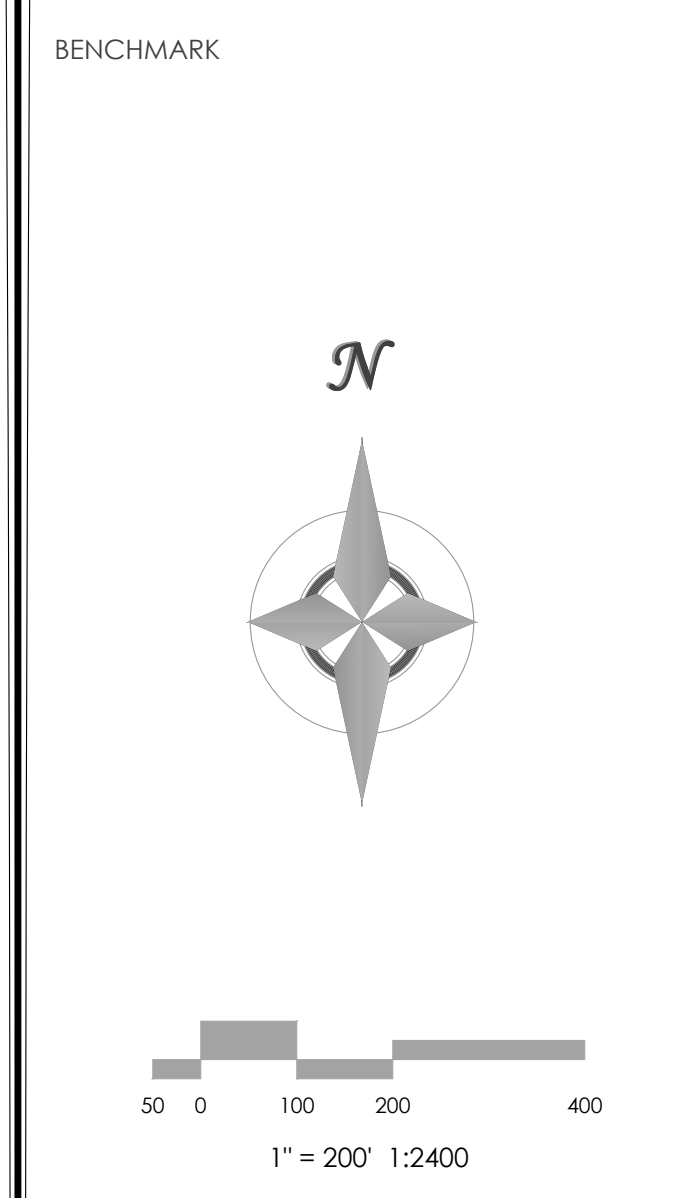
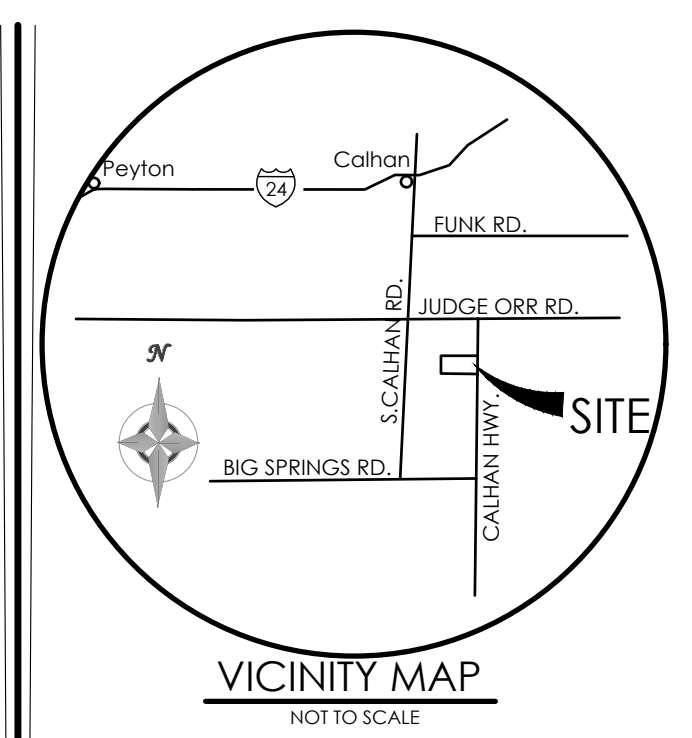
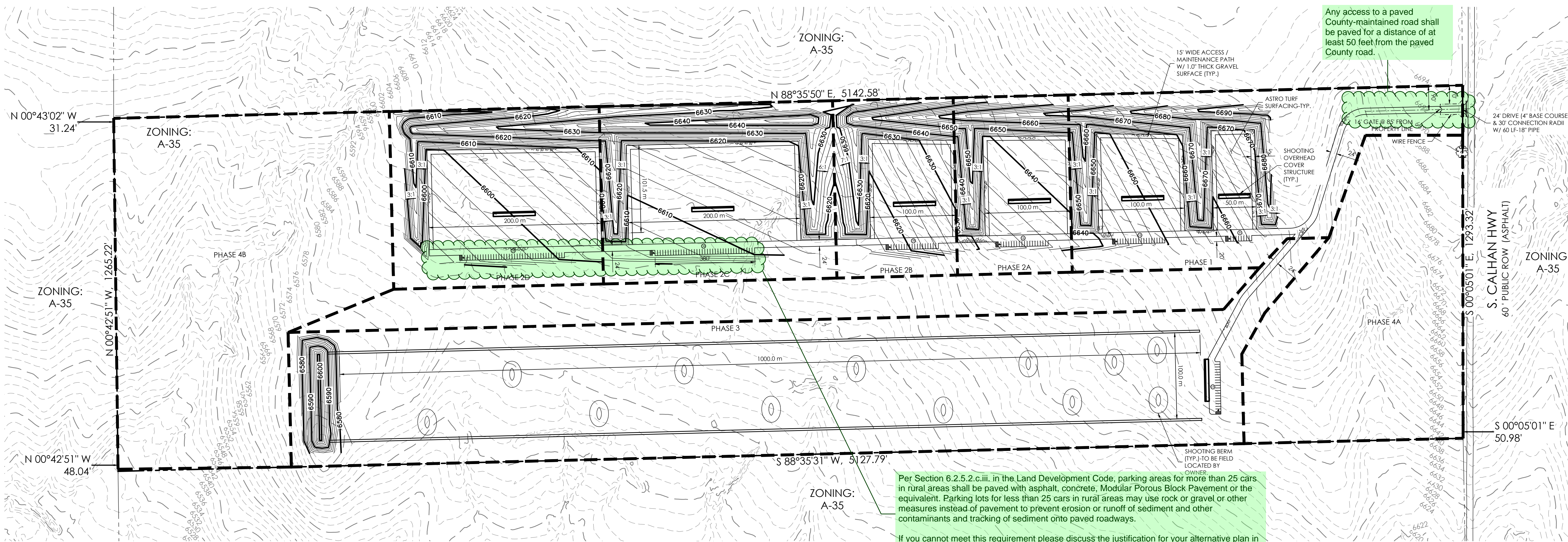
DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

+158 Acre Parcel  
168 Training Facility

SITE DEVELOPMENT PLAN  
COVER SHEET

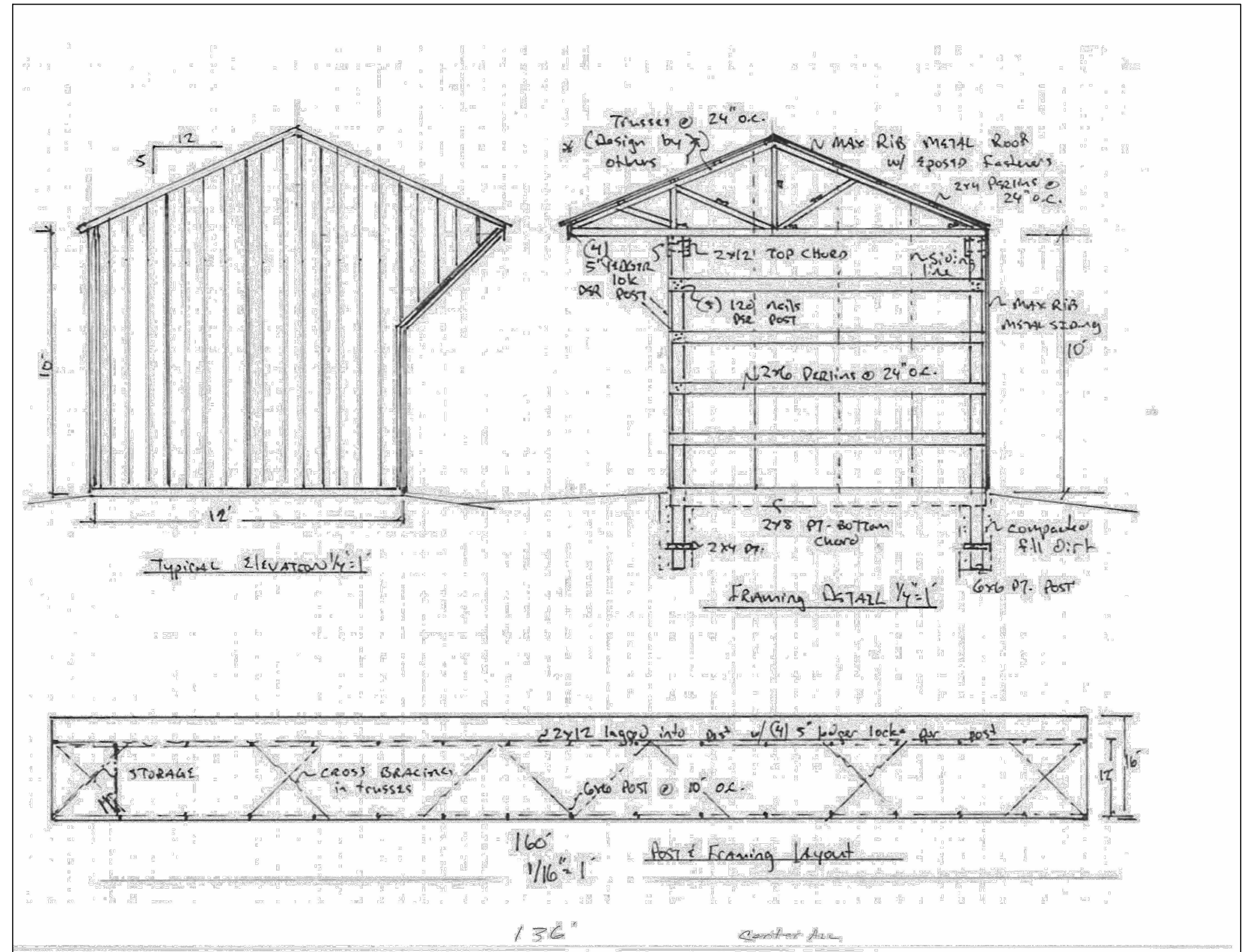
MVE PROJECT 61224  
MVE DRAWING DEV-CS

OCT.30, 2024  
SHEET 1 OF 2

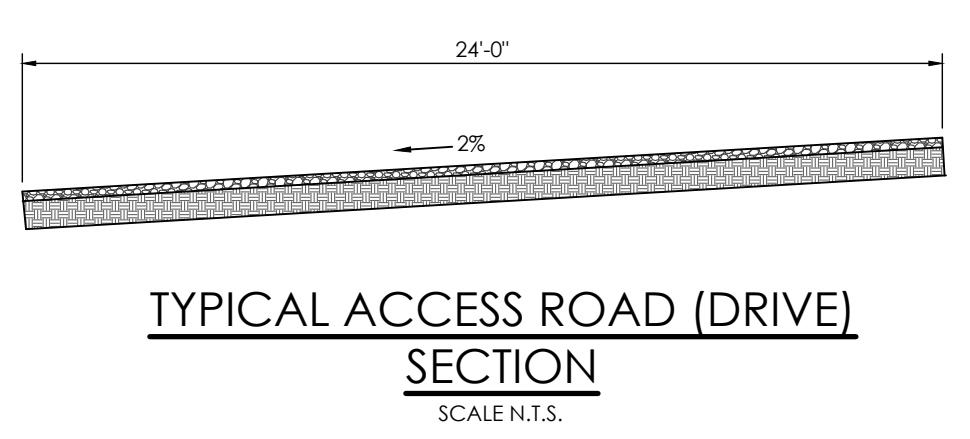


Per Section 6.2.5.2.c.iii. in the Land Development Code, parking areas for more than 25 cars in rural areas shall be paved with asphalt, concrete, Modular Porous Block Pavement or the equivalent. Parking lots for less than 25 cars in rural areas may use rock or gravel or other measures instead of pavement to prevent erosion or runoff of sediment and other contaminants and tracking of sediment onto paved roadways.

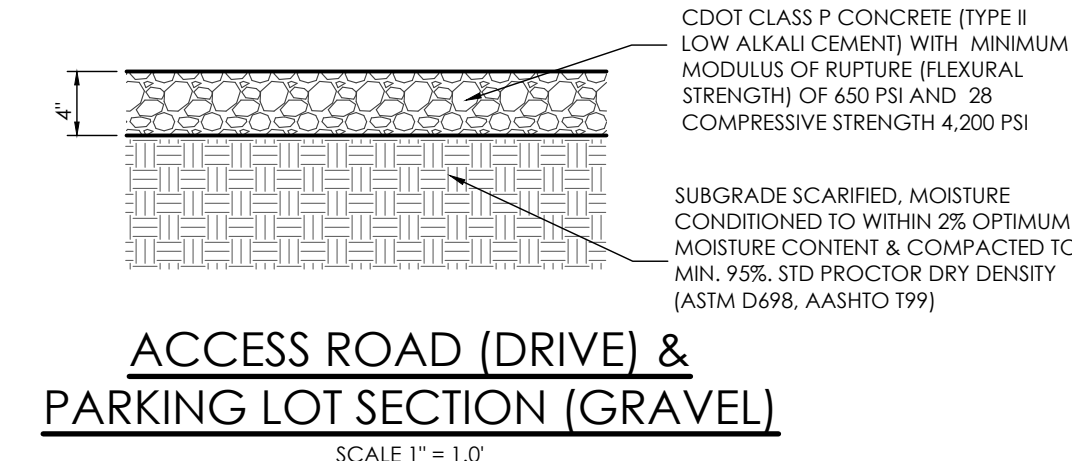
If you cannot meet this requirement please discuss the justification for your alternative plan in the Letter of Intent.



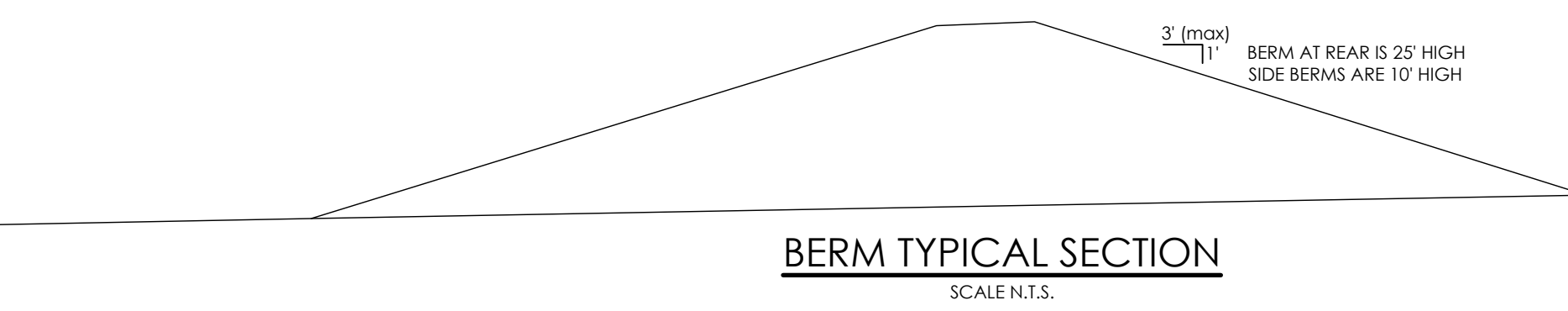
**SHOOTING OVERHEAD COVER DETAIL**  
SCALE N.T.S.



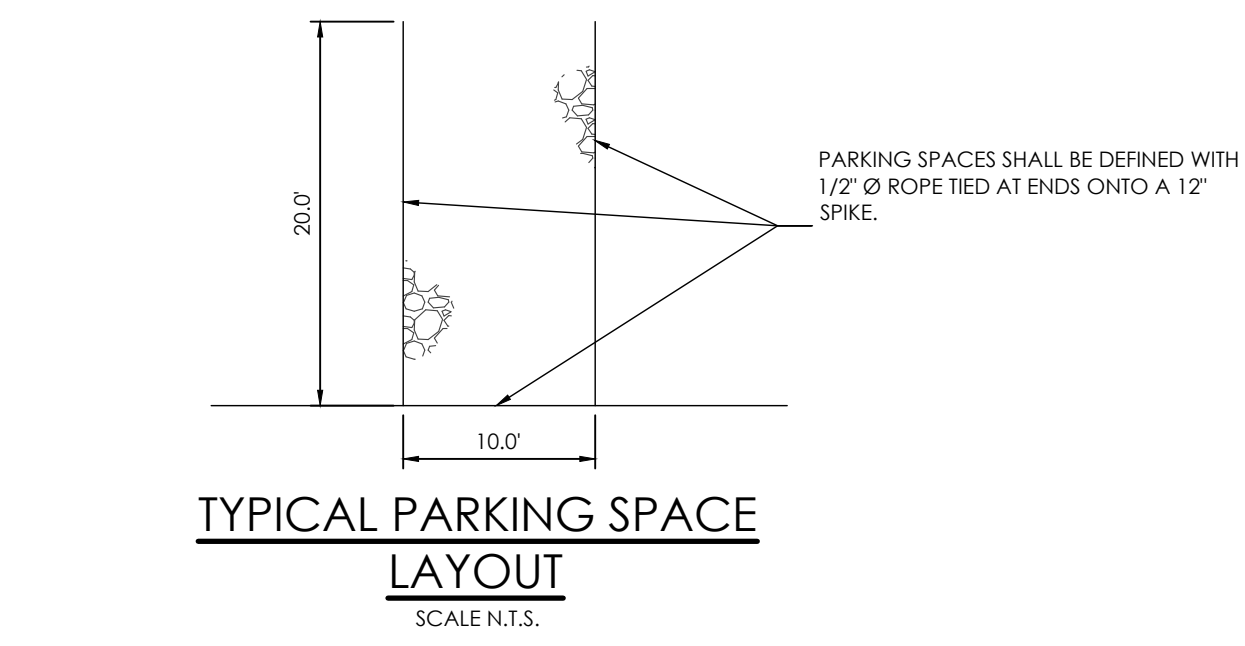
**TYPICAL ACCESS ROAD (DRIVE) SECTION**  
SCALE N.T.S.



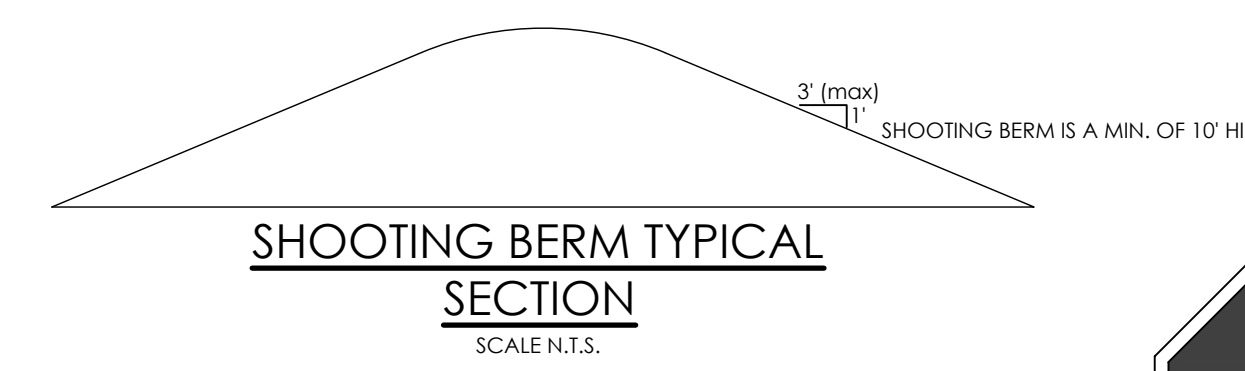
**ACCESS ROAD (DRIVE) & PARKING LOT SECTION (GRAVEL)**  
SCALE 1" = 10'



**BERM TYPICAL SECTION**  
SCALE N.T.S.



**TYPICAL PARKING SPACE LAYOUT**  
SCALE N.T.S.



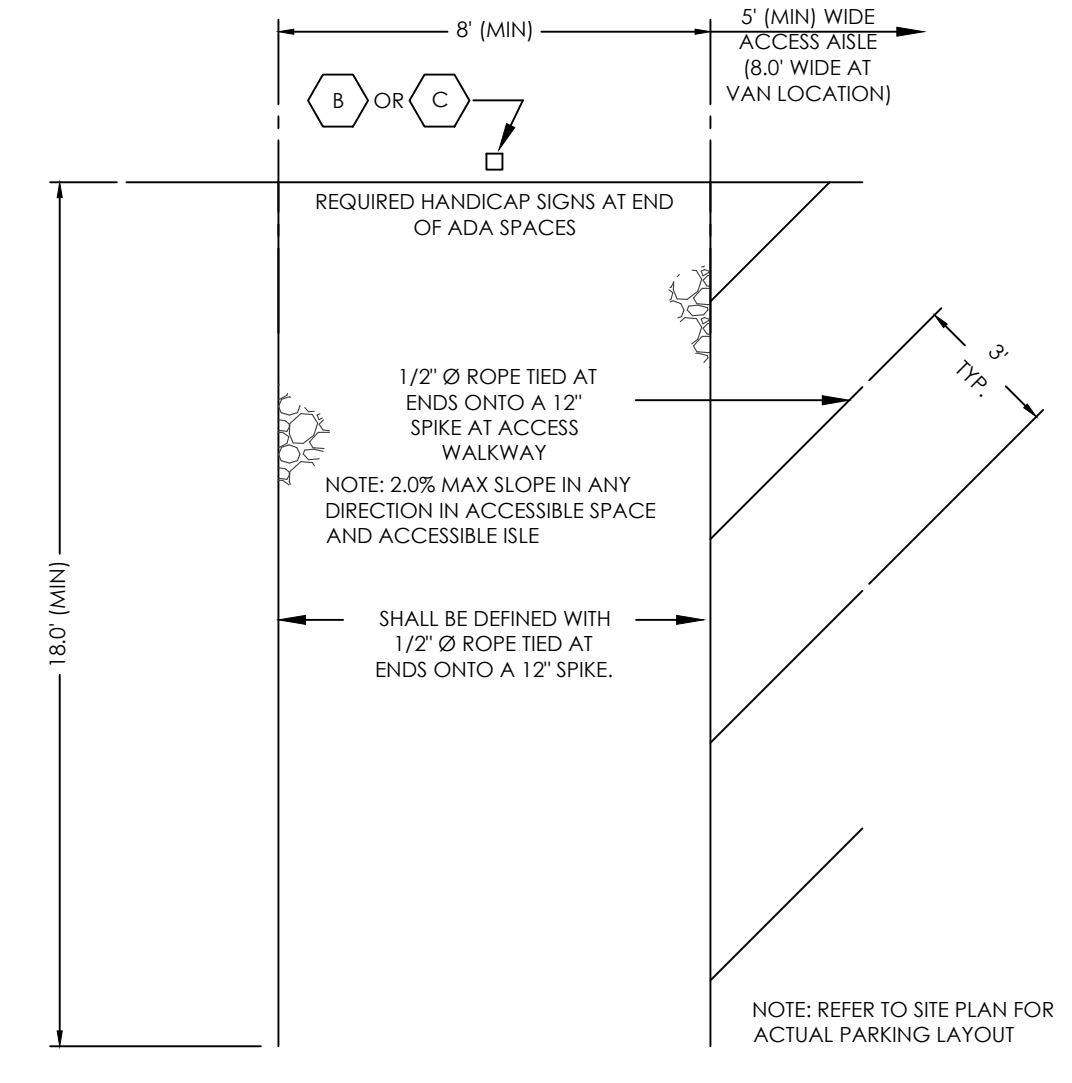
**SHOOTING BERM TYPICAL SECTION**  
SCALE N.T.S.



1. TYPOGRAPHY TO BE HELVETICA MEDIUM
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**  
SCALE 1" = 10'

- 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 17.5 ACRES.
- PHASE 2A - INCLUDES GRAVEL DRIVEWAY, (1) 100 METER FLAT SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 2A INCLUDES 16.8 ACRES.
- PHASE 2B - INCLUDES GRAVEL DRIVEWAY, (1) 100 METER FLAT SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 2B INCLUDES 17.1 ACRES.
- PHASE 2C - INCLUDES GRAVEL DRIVEWAY, (1) 200 METER FLAT SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 2C INCLUDES 14.0 ACRES.
- PHASE 2D - INCLUDES GRAVEL DRIVEWAY, (1) 200 METER FLAT SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 2D INCLUDES 12.5 ACRES.
- PHASE 3 - INCLUDES GRAVEL DRIVEWAY, (1) 1000 METER SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 3 INCLUDES 44.0 ACRES.
- PHASE 4A - INCLUDES UNDEVELOPED LAND RESERVED FOR FUTURE POTENTIAL DEVELOPMENT. PHASE 4A INCLUDES 17.3 ACRES.
- PHASE 4B - INCLUDES UNDEVELOPED LAND RESERVED FOR FUTURE POTENTIAL DEVELOPMENT. PHASE 4B INCLUDES 17.1 ACRES.



**TYPICAL HANDICAP PARKING SPACE**  
SCALE 1" = 4'

**MVE, INC.**  
ENGINEERS & SURVEYORS

1903 Leary Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILT BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

**+158 Acre Parcel**  
I68 Training Facility

**SITE DEVELOPMENT PLAN**  
SITE PLAN

MVE PROJECT 61224  
MVE DRAWING DEV-SP

**OCT.30, 2024**  
**SHEET 2 OF 2**