

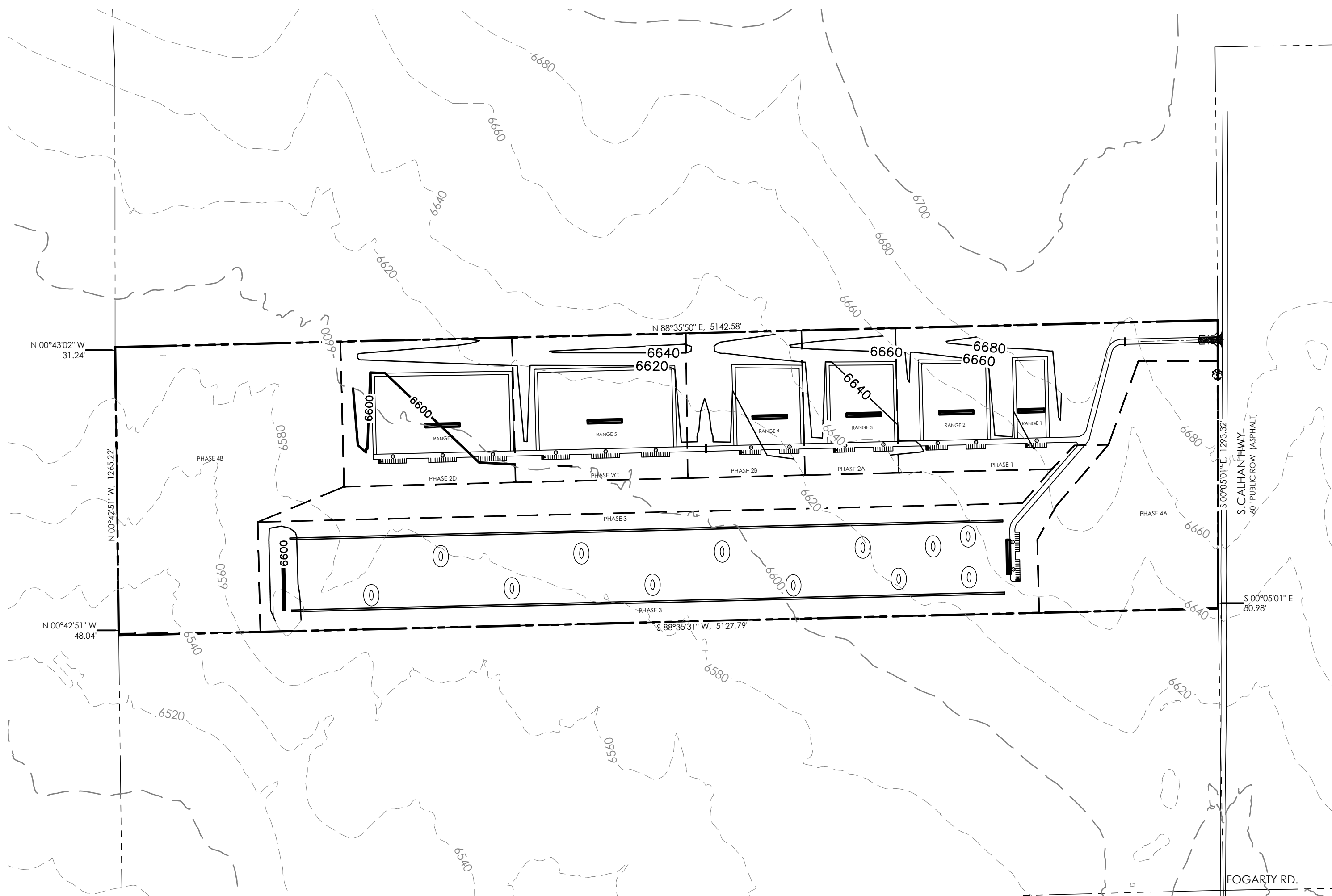
SITE DEVELOPMENT PLAN

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



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 ASSIGNS 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 08041 C0625G, 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

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%
ACRES		= 158.45±

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

- 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 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 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;

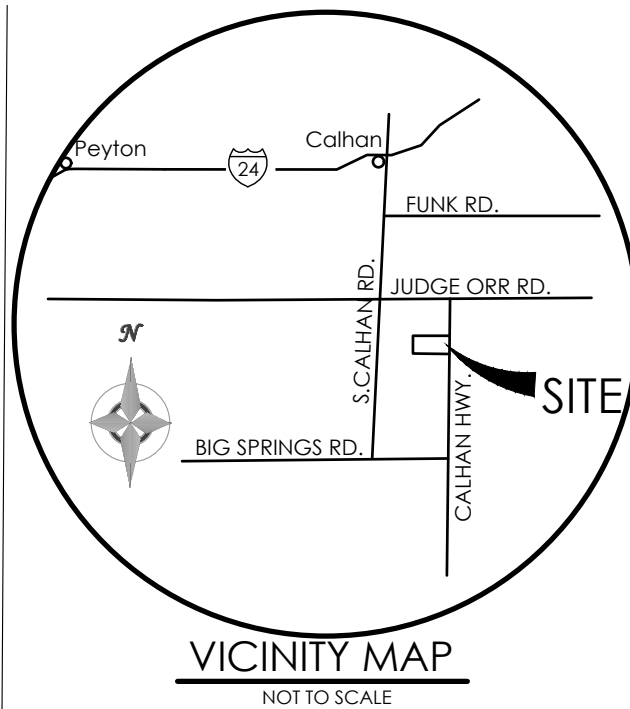
THENCE S00°21°04"W ALONG THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 48.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7;

THENCE N89°39'26"E ALONG THE NORTH LINE OF THE SOUTH HALF OF 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;

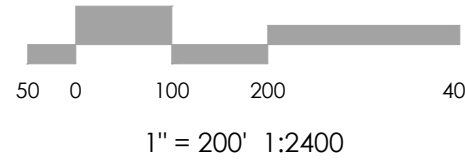
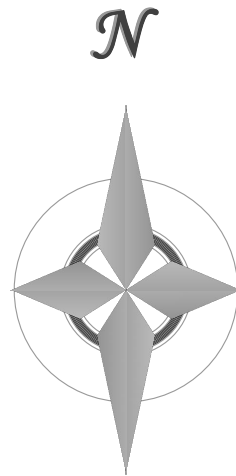
THENCE N00°58'54"E ALONG THE EAST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 50.98 FEET;

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.



BENCHMARK



REVISIONS

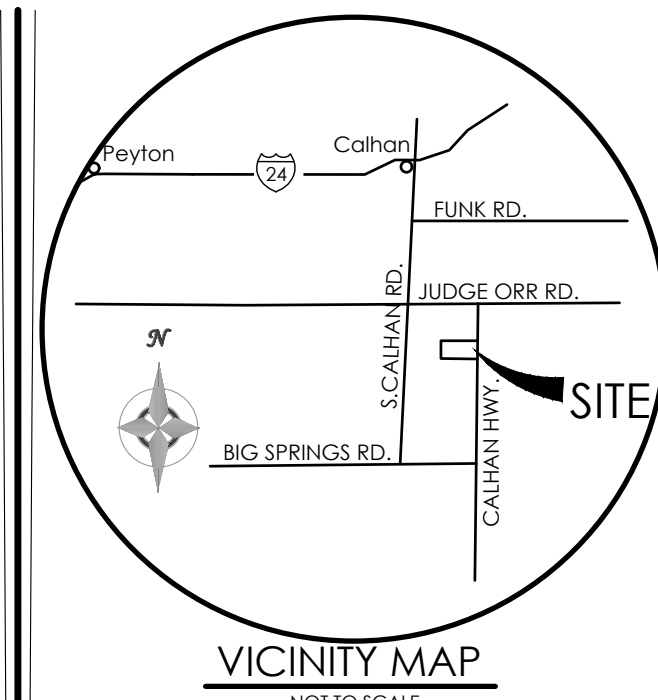
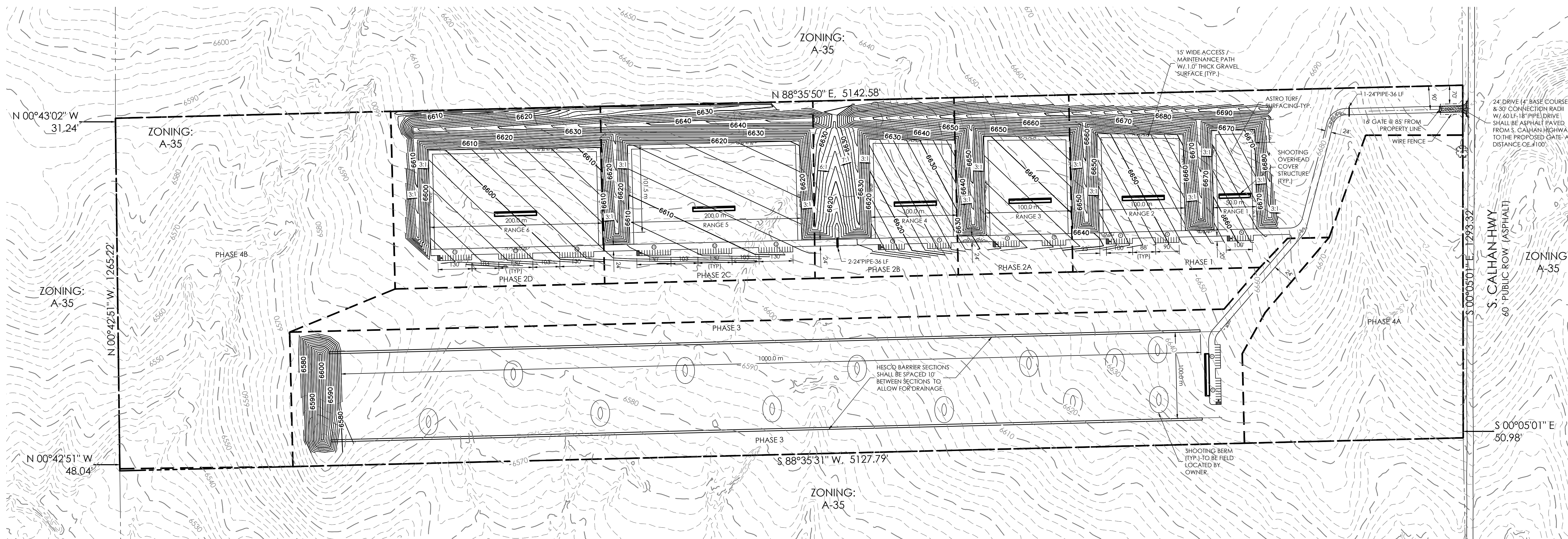
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

+158 Acre Parcel
168 Training Facility

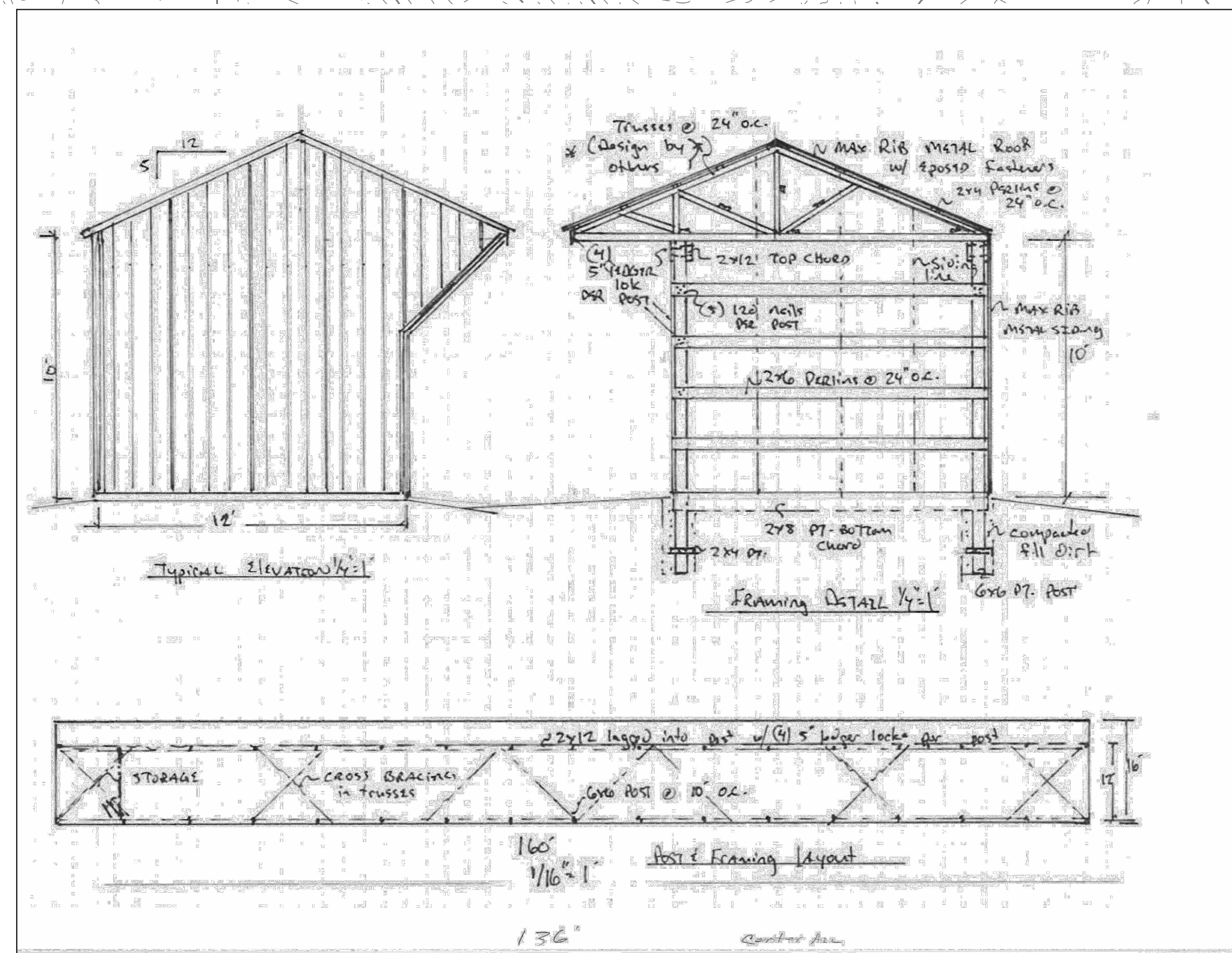
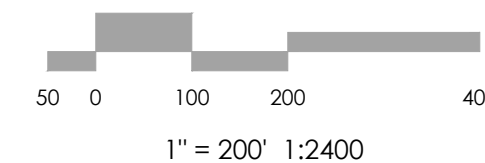
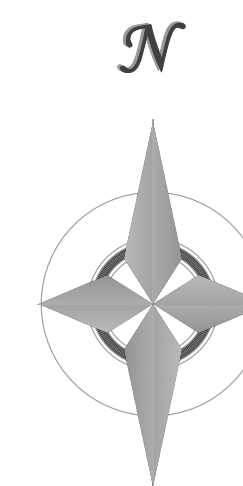
SITE DEVELOPMENT
PLAN
COVER SHEET

MVE PROJECT 61224
MVE DRAWING DEV-CS

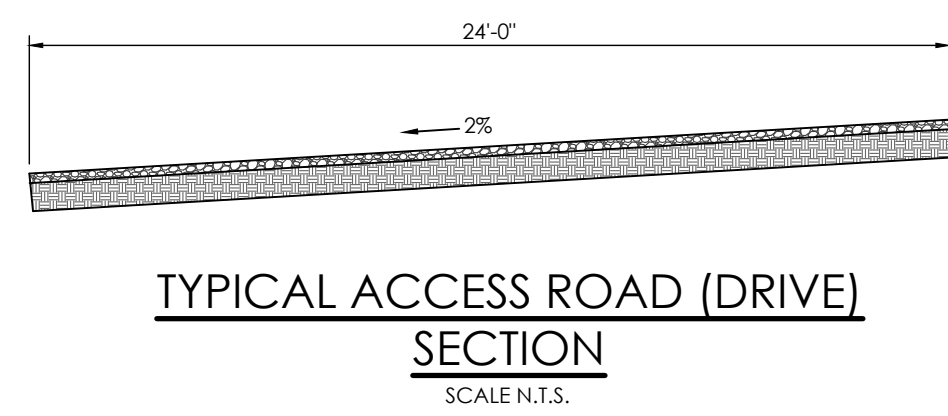
DECEMBER 6, 2024
SHEET 1 OF 2



BENCHMARK

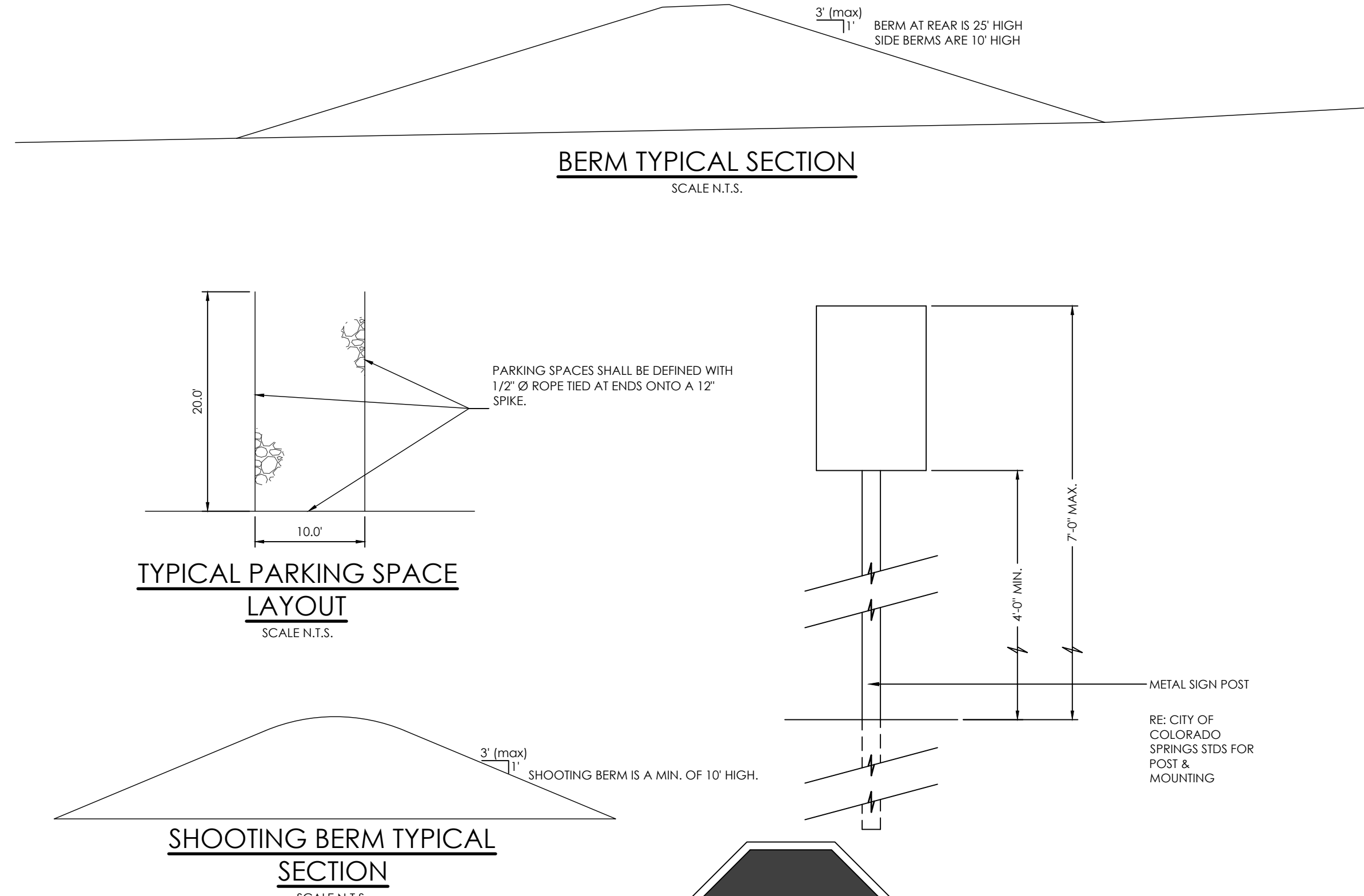


SHOOTING OVERHEAD COVER
DETAIL
SCALE N.T.S.



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

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



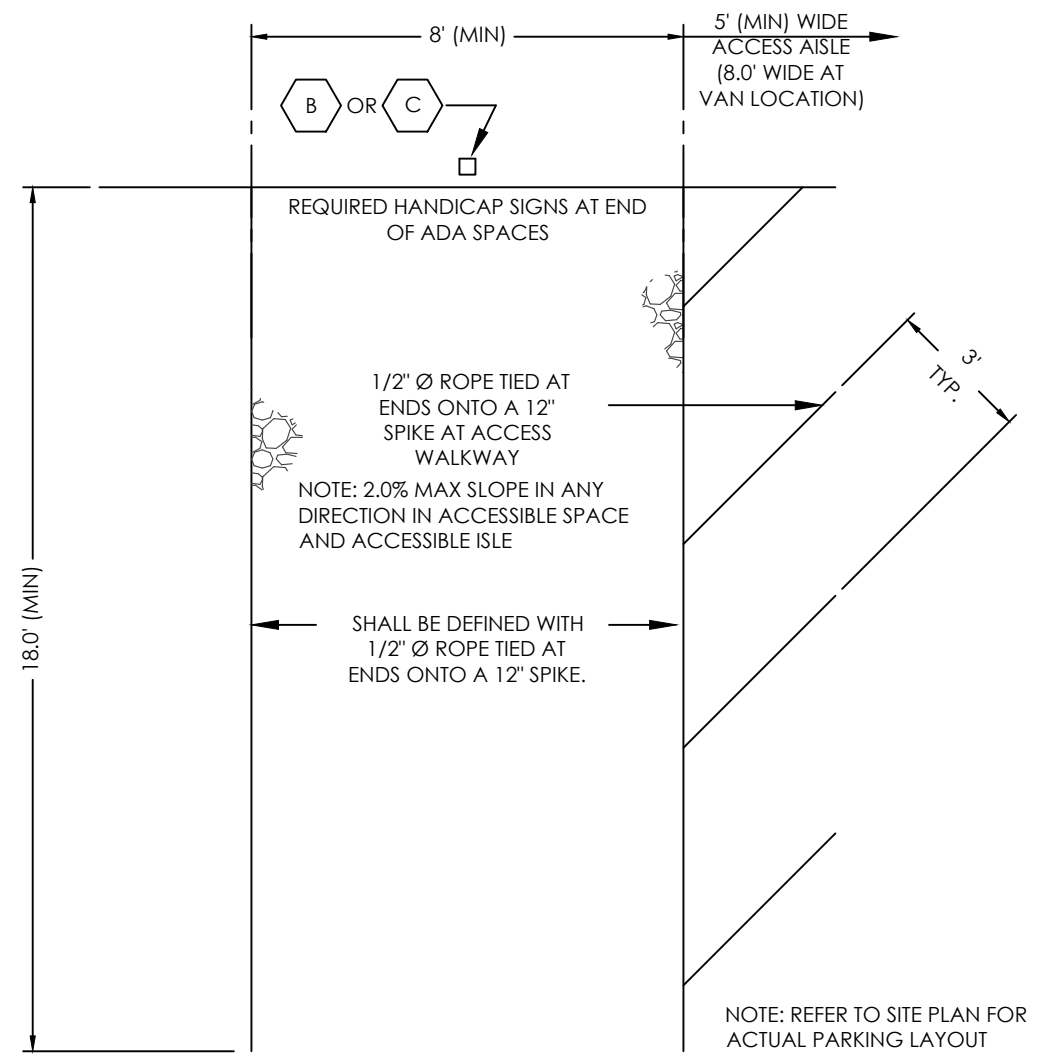
TYPICAL PARKING SPACE
LAYOUT
SCALE N.T.S.

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'



TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 4'

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 ±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 ±6.8 ACRES.
- PHASE 2B - INCLUDES GRAVEL DRIVEWAY, (1) 100 METER FLAT SHOOTING RANGE AND ASSOCIATED PARKING SPACES, AND 1 SHOOTING OVERHEAD COVER. PHASE 2B INCLUDES ±7.1 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 ±27.1 ACRES.

REVISIONS

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

DECEMBER 6, 2024
SHEET 2 OF 2