



This document should be a drawing illustrating the property, the uses, and the phasing. You have submitted what appears to be a Powerpoint presentation, which is informative, and contains the information needed to convey the proposal; however, the format needs to be in the form of a site plan drawing. Typically, this would be one page; however, you may have multiple pages if there is too much information to convey on one page.

# I68 Training Facility Special Use Packet

I68 Consulting Group, LLC

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# About I68 Consulting Group

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**I68 Consulting Group, LLC is composed entirely of personnel in the Special Operations Forces (SOF) network. With over 100 years of advanced military training, I68 Consulting brings first-hand experience in instructing military and police abroad, which enables us to provide the highest quality of training proven in combat. I68 Consulting believes knowledge is what separates those who are proactive versus those who are reactive.**

**I68 Consulting Group provides the most elite firearms training to organizations and individuals with an emphasis on proper techniques. We proudly offer classes for CCW (Carrying Concealed Weapon) certification, Intermediate Pistol Training, and Advanced Pistol Training. Our experienced instructors are current or former Special Operations Forces Operators and retain certification from the NRA.**



# Intent for I68 Training Facility

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I68 Consulting Group, LLC intends on building an elite firearms training facility in Calhan, CO. This training center will serve I68 Training Courses, I68 members, Law Enforcement Organizations, DoD entities, and civilian government agencies.

Once completed, the I68 Training Facility will have six flat ranges, a long-distance shooting range, Connex City (simunitions only),  $\frac{1}{4}$  quarter mile driving track, along with an administration building, lodging accommodations, and gym.



# I68 Training Facility Overview, Macro



I68 Training Facility is located in Calhan, CO. It is approximately 35-45 minutes from the center of Colorado Springs.

Address is:

0006 Calhan HWY

Calhan, CO 80808

# I68 Training Facility Overview, Macro





# I68 Training Facility Macro Overview



Include the following information:

- Property address
- Property tax schedule number
- Current zoning of the property
- Legal description
- Size of property
- Date, north arrow and a graphic scale
- Location of property lines, right-of-way and all existing and proposed easements
- Dimensions of all property lines
- The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height.
- The setbacks of all building footprints dimensioned from all property lines
- Location of existing and proposed water and wastewater infrastructure, including well(s) and septic system(s)
- Location of all existing and proposed utility lines and associated infrastructure



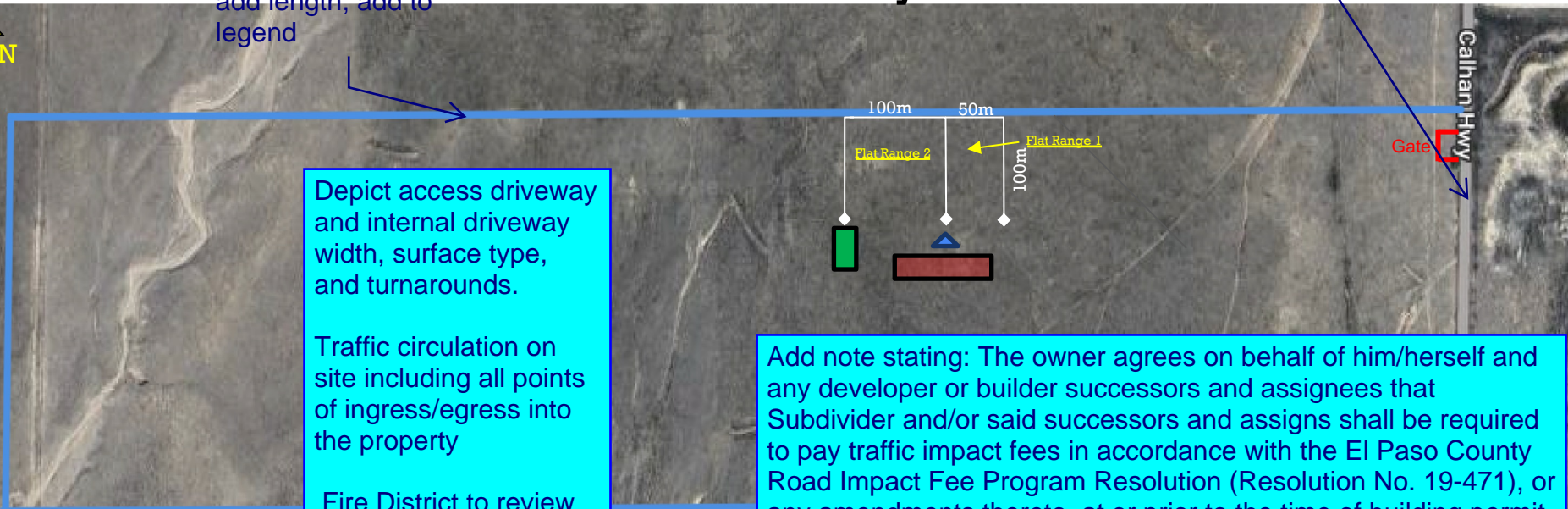
# I68 Training Facility, Phase 1

## Macro View

### Immediately

Add Calhan Hwy 60ft ROW width note

label property lines, add length, add to legend



Depict access driveway and internal driveway width, surface type, and turnarounds.

Traffic circulation on site including all points of ingress/egress into the property

Fire District to review and comment for access plan

Add note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assigns 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.

#### Legend

Porta John .....



Dirt Parking .....



Equipment Storage .....



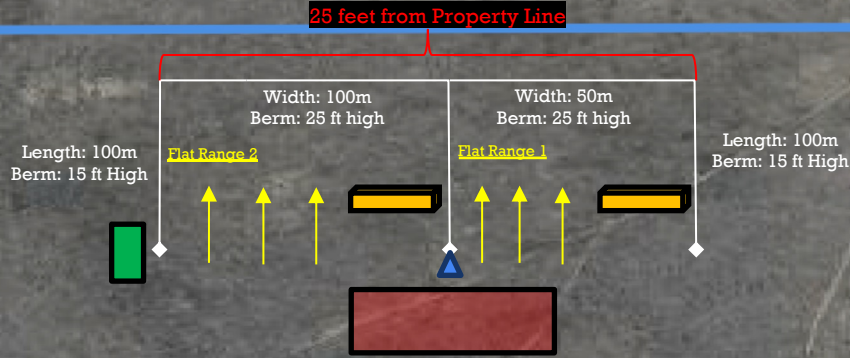
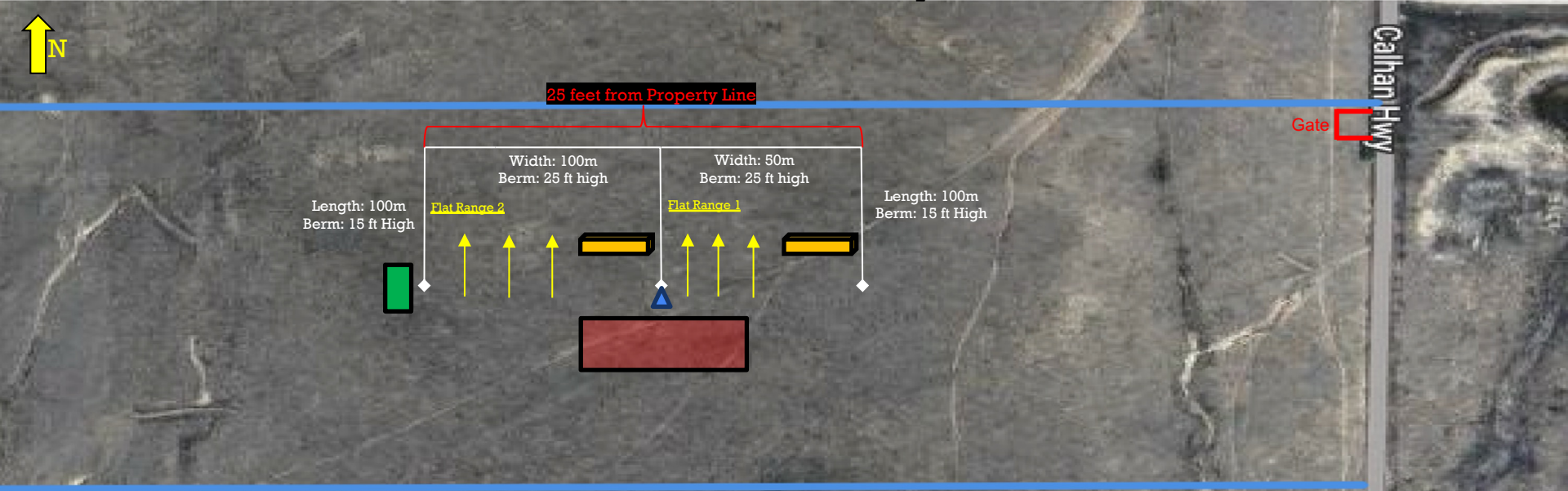
Container



# I68 Training Facility, Phase 1

## Micro View

### Immediately



Legend	
Porta John .....	Equipment Storage Container.....
Dirt Parking.....	Direction of Shooting.....
Overhead Cover.....	

Not to Scale

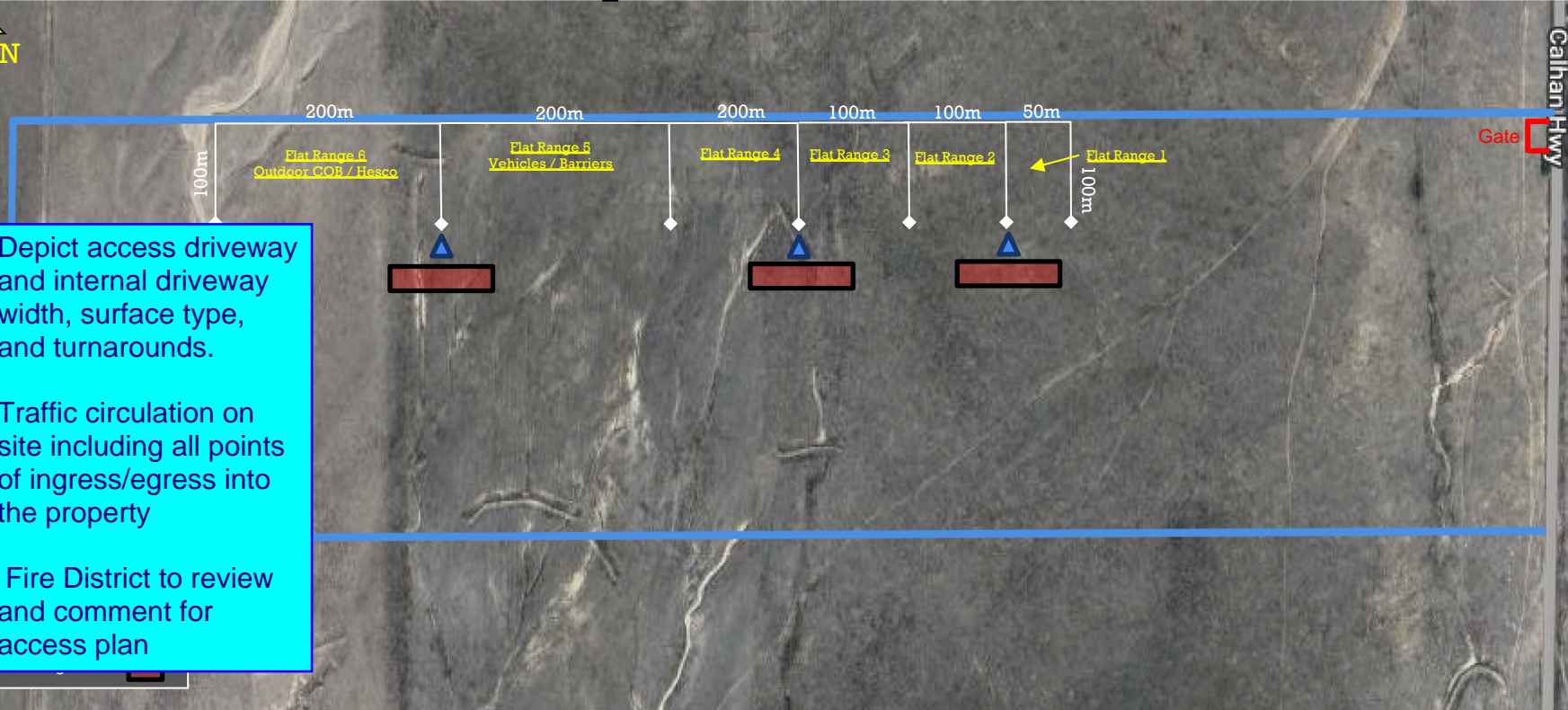




# I68 Training Facility, Phase 2

## Macro View

### Up to 6-12 Months



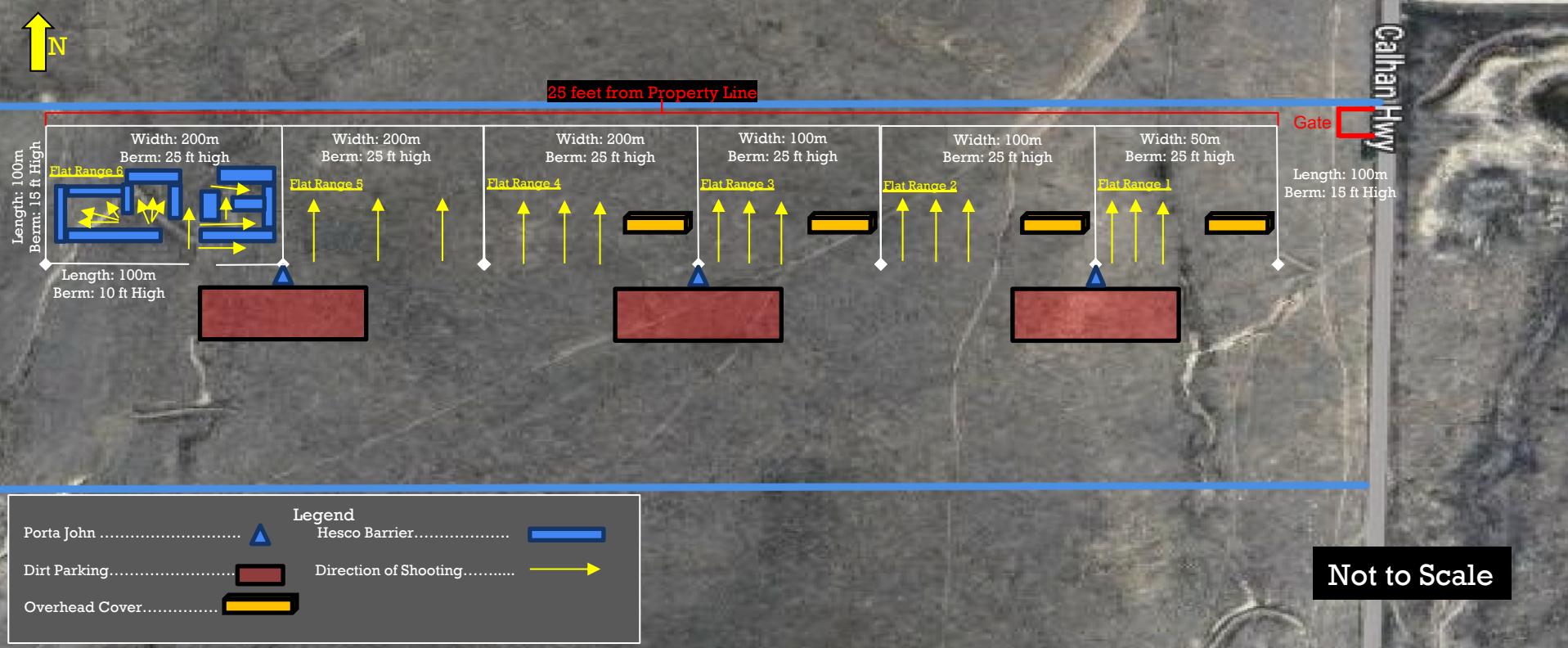
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# I68 Training Facility, Phase 2

## Micro View

### Up to 6-12 Months

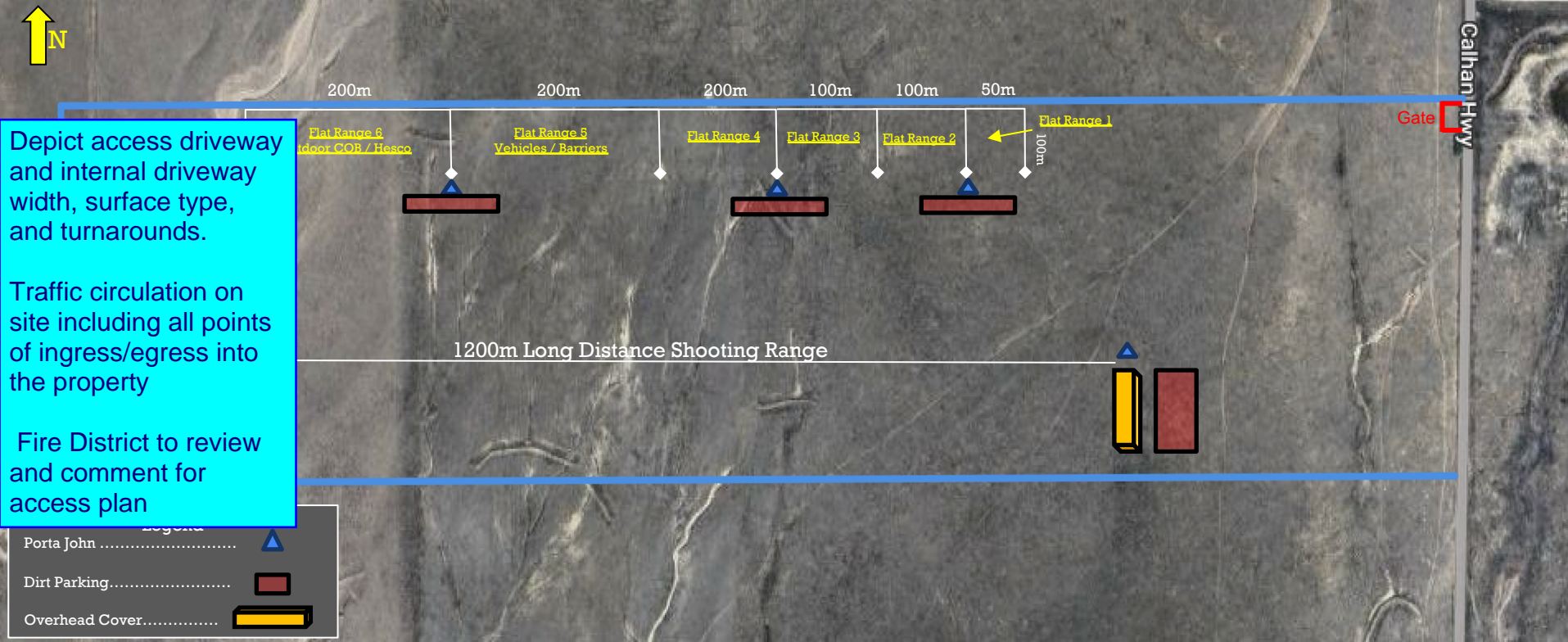




# I68 Training Facility, Phase 3

## Macro View

### Up to 8-24 Months





# I68 Training Facility, Phase 3

## Micro View: Long Distance Shooting Range

### Up to 8-24 Months



Legend	
Porta John .....	Hesco Barrier.....
Dirt Parking.....	Direction of Shooting.....
Overhead Cover.....	
Shooting Berm.....	

Shooting Berms will be 10 feet high & shooting angle will be shooting downward

Not to Scale

# I68 Training Facility, Phase 4

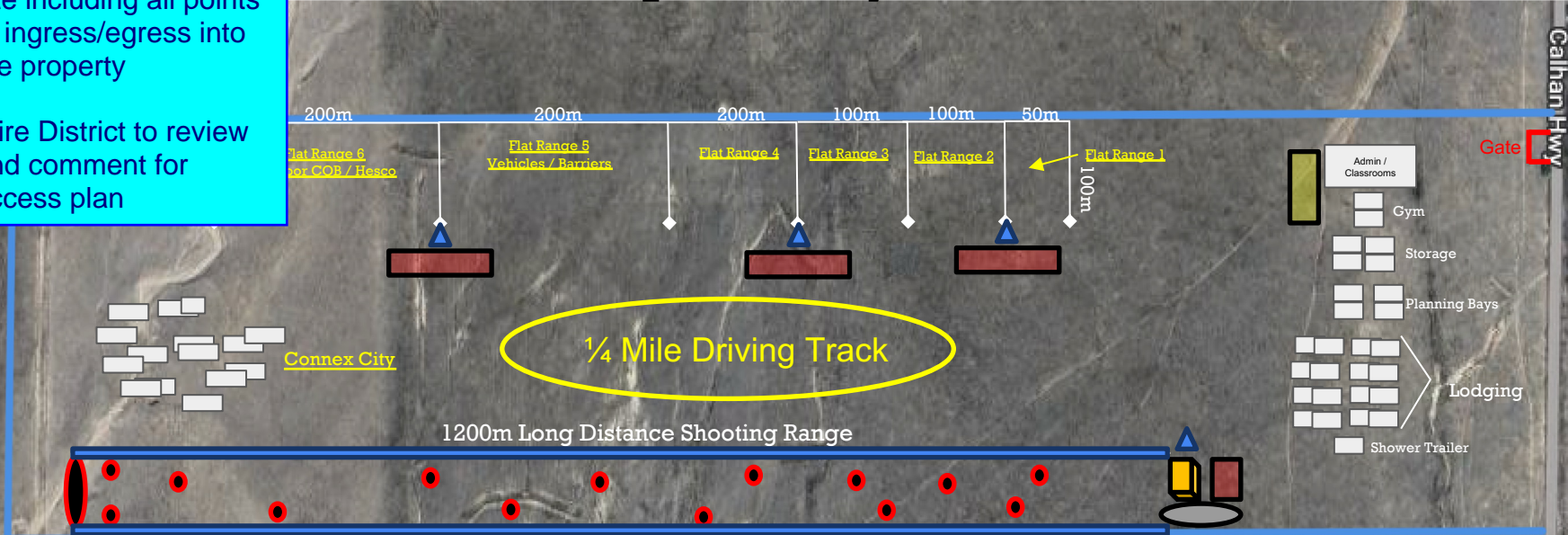
## Macro View

### Up to 5-7 years

Depict access driveway and internal driveway width, surface type, and turnarounds.

Traffic circulation on site including all points of ingress/egress into the property

Fire District to review and comment for access plan



Legend	
Porta John .....	Hesco Barrier.....
Dirt Parking.....	Stacked Shipping Containers.....
Overhead Cover.....	Asphalt Parking Lot.....
Shooting Berm.....	



# I68 Training Facility Safety Mitigation

	Safety Concerns	Safety Mitigation
Flat Ranges	Damage to Windmills	<ul style="list-style-type: none"> <li>• Flatt ranges will be built into the terrain and berms will be 25ft tall.</li> <li>• Closest windmill to flat range is approximately 900 meters. On flat ranges, only firearms up to 5.56/.223 caliber will be allowed be used. Left and right shooting limits will be posted.</li> <li>• All I68 members will be RSOs</li> </ul>
	Danger to traffic	<ul style="list-style-type: none"> <li>• The closest road (Judge Orr Rd) in the shooting direction is approximately 2400 meters from berm.</li> <li>• Max effective range of 5.56 / .223 caliber is 1000 meters</li> <li>• Berms will be 25 feet high.</li> </ul>
Long Distance Shooting Range	Danger to traffic	<ul style="list-style-type: none"> <li>• The closest road (S. Calhan Rd.) in the shooting direction is approximately 2900 meters from shooting platform.</li> <li>• Only rifles up to 300 WinMag will be allowed to be used. The maximum effective range is approximately 1200 meters.</li> <li>• There will be 25ft berm at the end of the range.</li> <li>• Left and right shooting limits will be posted.</li> <li>• The northern and southern barriers of the range will be Hesco barriers.</li> </ul>

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# I68 Training Facility Safety Mitigation cont.

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	Safety Concerns	Safety Mitigation
Overall Range Operations	Safety for Patrons	<ul style="list-style-type: none"><li>• All members must be an I68 Pistol Fundamentals Course or Tactical Rifle Course graduate. The I68 Pistol Fundamentals Course is a NRA Basics of Pistol course exceeds the NRA standards.</li><li>• All members will go through a Range orientation.</li><li>• All members will be NRA Range Safety Officer Certified</li><li>• Only I68 members, LEO, DoD, and civilian government organizations will be allowed to use the I68 Training Facility.</li></ul>
	Damage to Property	<ul style="list-style-type: none"><li>• Signage and security cameras will be installed at every range and building.</li></ul>
	Environmental Concerns	<ul style="list-style-type: none"><li>• I68 Consulting Group will follow <i>Best Management Practices for Lead at Outdoor Shooting Ranges: EPA-902-B-01-001; Revised June 2005</i></li></ul>