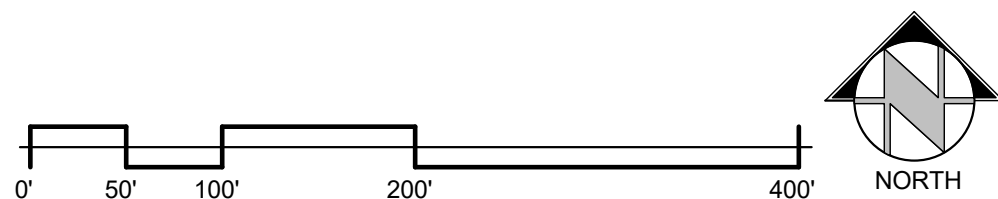


1 SITE DEVELOPMENT PLAN  
SDP.01 SCALE: 1" = 100'-0"



OWNER/APPLICANT

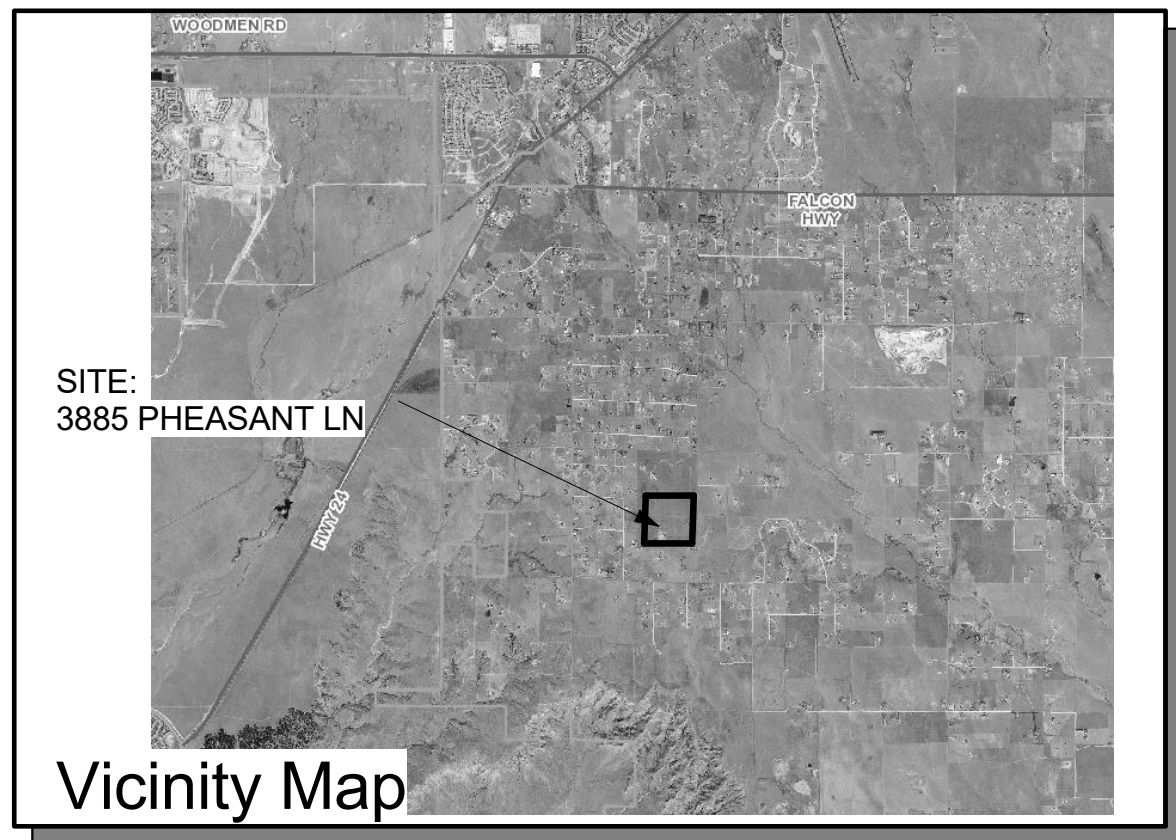
OWNER: FRONTIER SPORTSMAN'S CLUB INC.  
P.O. BOX 1701  
COLORADO SPRINGS, CO 80901  
CONTACT:  
  
PROPERTY ADDRESS:  
3885 PHEASANT LN  
EL PASO COUNTY, CO  
  
APPLICANT: RMG-ROCKY MOUNTAIN GROUP  
19375 BEACON LITE RD  
MONUMENT, CO 80632  
CONTACT: KEITH MOORE  
(719) 203-3321  
e-mail: kmoore@rmg-engineers.com

PROJECT INFORMATION:

DEVELOPMENT NAME: FRONTIER SPORTSMAN'S CLUB INC.  
ADDRESS: 3885 PHEASANT LANE  
PEYTON, CO  
PARCEL ID: 43300 00 017  
LEGAL DESCRIPTION: NW4SE4, TOG WITH R/W EASEMENT OVER NLY 30.0 FT OF E2SE4 SEC 30-13-64, TOG WITH NLY 60.0 FT OF LOT 4 BLK 4 FALCON HILLS SUB NO 1  
LOT SIZE: 40.7 AC (~1,772,892 SF)  
LOT COVERAGE: ~.0012%  
ZONING: A-35 RR-5

BUILDING INFORMATION:

BUILDING PRINCIPAL USE: EXISTING BUILDING  
WAREHOUSE (STORAGE)  
BUILDING OCCUPANCY: (IBC 311.2) S-1  
TYPE OF CONSTRUCTION: (IBC TABLE 601) TYPE II-B  
BUILDING AREA: (IBC TABLE 506.2) ALLOWED 200 SF  
S-1 (STORAGE) SHOOTING CANOPIES 1,920 SF  
TOTAL BUILDING AREA 70,000 GSF 2,120 SF  
BUILDING AREA (FOOTPRINT) 75 FT 14 FT  
BUILDING HEIGHT: (IBC TABLE 504.3) 2 STORIES 1 STORY  
NUMBER OF STORIES: (IBC TABLE 504.4)



ROCKY MOUNTAIN GROUP

ARCHITECTS  
ENGINEERS

Geotechnical  
Mapping  
Civil  
Architectural  
Forestry

19375 BEACON LITE RD., MONUMENT, CO 80132  
(719) 488-2145 • WWW.RMG-ENGINEERS.COM  
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

FRONTIER SPORTSMAN'S CLUB

3885 PHEASANT LANE  
PEYTON, CO

MT2, LLC METALS TREATMENT

These plans are submitted 100% by Frontier Sportsman's Club, RMG, Rocky Mountain Group, and the owner. All site, construction, and other information is based on these plans, or use of these plans for any purpose without proper compensation to and the engineer within consent of RMG, is strictly prohibited.

SHEET NAME  
SITE DEVELOPMENT PLAN

PROJECT STATUS  
DESIGN DEVELOPMENT

ARCHENGIN: KEM  
DRAWN: km  
CHECKED: km  
DATE  
05.29.19  
REVISION  
DATE  
JOB NO.  
170915  
SHEET NO.  
SDP.01