

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

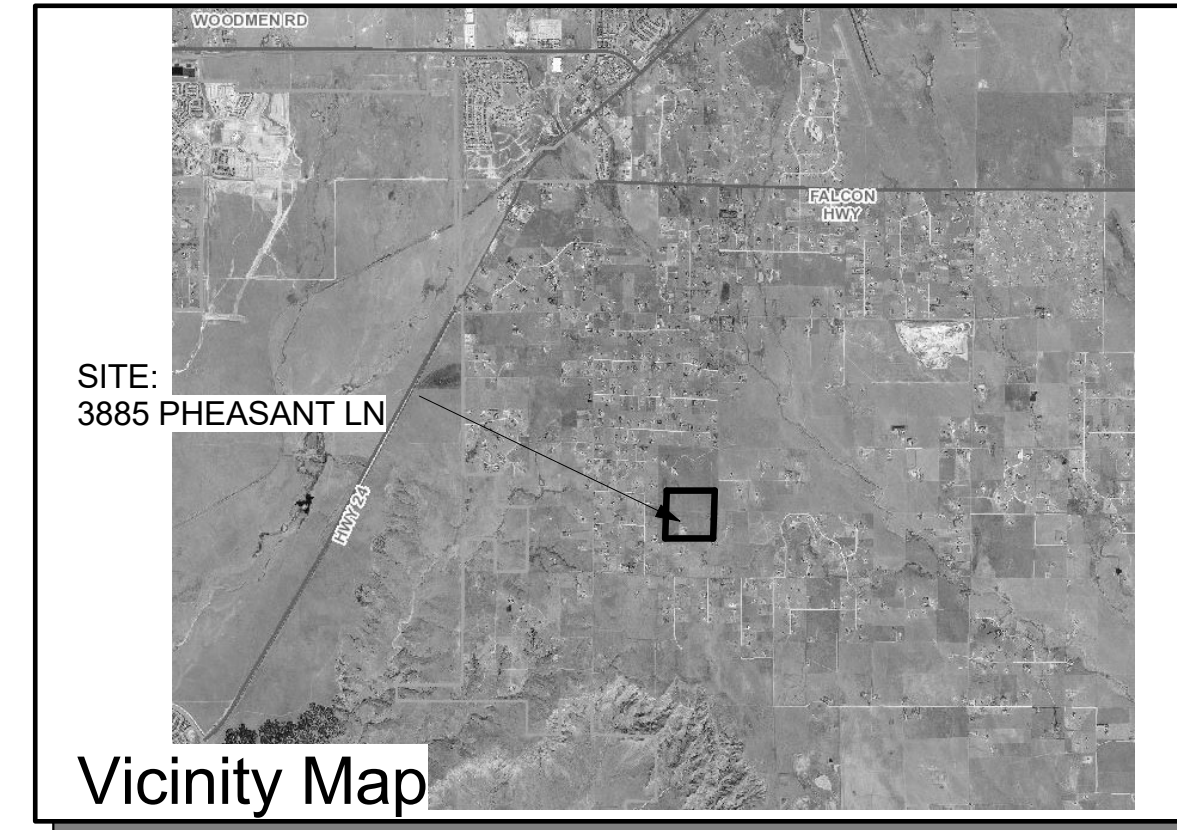
APPLICANT: RMG-ROCKY MOUNTAIN GROUP
19375 BEACON LITE RD
MONUMENT, CO 80832
CONTACT: KEITH MOORE
(719) 203-3321
e-mail: kmoore@rmg-engineers.com

PROJECT INFORMATION:

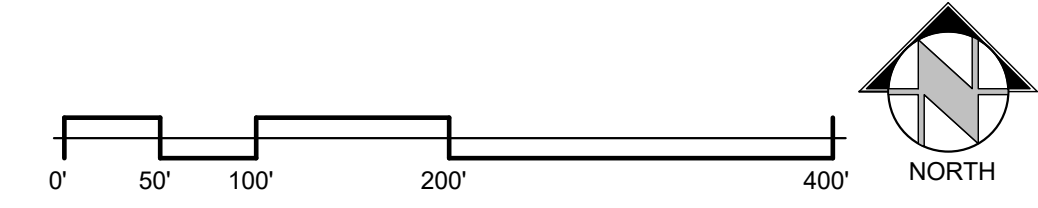
DEVELOPMENT NAME:	FRONTIER SPORTSMAN'S CLUB INC.
ADDRESS:	3885 PHEASANT LANE PEYTON, CO
PARCEL ID:	43300 00 017
LEGAL DESCRIPTION:	NW4SE4, TOG WITH RW EASEMENT OVER NLY 30.0 FT OF E2SE4 SEC 30-13-64, TOG WITH NLY 60.0 FT OF LOT 4 BLK 4 FALCON HILLS SUB NO 1
LOT SIZE:	40.7 AC (~1,772,892 SF)
LOT COVERAGE:	~.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)	ACTUAL 200 SF
SHOOTING CANOPIES	1,920 SF
TOTAL BUILDING AREA	
BUILDING AREA: (FOOTPRINT)	70,000 GSF 2,120 SF
BUILDING HEIGHT: (IBC TABLE 504.3)	75 FT 14 FT
NUMBER OF STORIES: (IBC TABLE 504.4)	2 STORIES 1 STORY



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



Approved
By: Craig Dossey, Executive Director
Date: 03/22/2021
El Paso County Planning & Community Development

ROCKY MOUNTAIN GROUP
ARCHITECTS
ENGINEERS
19375 BEACON LITE RD., MONUMENT, CO 80132
(719) 488-2145 - WWW.RMGENGINEERS.COM
SOUTHFORK, COLORADO, LICENSE NUMBER: 100000000000

FRONTIER SPORTSMAN'S CLUB
3885 PHEASANT LANE
PEYTON, CO

MT2, LLC METALS TREATMENT

PROJECT STATUS
SITE DEVELOPMENT PLAN
DESIGN DEVELOPMENT

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