

**Madison County
Section 2609 Site Plan Review**

**Perfect Shot Indoor Gun Range
and
Outfitters**



Perfect Shot Indoor Gun Range and Outfitters

Overview:

The indoor shooting range and retail store planned for Madison County will sell firearms, archery, ammunition, gun and archery related accessories, and offer range services to include orientation firearms training, conceal carry permits, simulator training, and Class 3 accessories. The range facility gives shooters and sportsman (male and female) a "controlled/safe" place to shoot and will be designed to accommodate and attract family memberships. Over 25 ranges located throughout the USA have been contacted and feedback received to include recommended facility and range products, top selling retail items, and lessons learned to improve sales. The future owners have also been in many meetings with Tom King, owner of the Pensacola Indoor Gun Range, reviewing his facility, infrastructure and financials. The HVAC specification in his range has proven to be very innovative, cost effective, and efficient in the cooling and heating of the range. The Madison range will specifically follow the gun range design specifications used for the existing (operating for last 3 years) Pensacola range facility and equipment (custom engineered, manufactured, and constructed for Tom King). Exhibits of the Pensacola range *follow this overview* to demonstrate many of the features of this range. Tom King and Charlie Miller (customer range designer for King) will be on the advisory panel, along with industry input and advice from many existing gun ranges, including Humer's Hollow range in Oxford, MS, Modern Outfitters in Meridian, MS, and Boonlocks in Raymond, MS. Many range owners across the USA have been interviewed that own up to eight different ranges, and the standard seems to be a 10 lane, 25-yard range for pistols and rifles up to 308/762 cal. Other configurations expressed high startup and delayed revenue and growth plans. The market also predicts popularity with 15 yard ranges which we have in our growth plan development specifications.

Our products will include quality firearms, ammunition, archery and range services for the entire family, primarily focused on a facility and staff that is family oriented to provide customer service. The range will operate out of an approximately 11,000 (heated and cooled) square foot facility which houses the combined range, retail store, simulator rooms, classrooms and warehouse. We have selected a location on Highway 22 in Madison county that is zoned *Industrial*. Don McGraw in Canton, MS is our business legal point of contact and will provide all legal services required for the business.

Perfect Shot Indoor Gun Range and Outfitters

The business will be owned and managed by C.E. "Corky" Saik and his wife Susan Saik, both with extensive careers in the Defense Business working for large companies such as Beech Aircraft, Raytheon, L-3 Comm., and Lockheed Martin. Susan Saik is proficient in Computer publishing and graphics and a newly trained and certified shooter who will be our first line sales person to female shooters. Females are the majority customer base for every gun range we surveyed. Corky and Susan have focused their experience and energy on a Madison based business after reviewing the indoor gun range business for over a year. Both are in excellent health and come from 80 to 100-hour work weeks with the stamina to support a new start up. Corky and Susan are long time property owners in Madison County and Corky is a long-time hunter and received military firearms training while serving in the Mississippi Air National Guard and spent ten years in the banking and finance industry prior to a 27-year term in Defense Contracting.

The major advisors for range operations and retail are Tom King, Charlie Miller, Jeff Waldrop, and the services offered by suppliers such as ActiSport and Action Targets. Charlie Miller is our chief advisor. His background in Ranges and Firearms will be a key experience factor to provide guidance in the development of the range and the product lines for sales and services. Charlie is an avid gun collector and attends many shows and exhibits that offer updates and demonstrations in this market such as his recommendations recently on consignments and simulators.

Charlie Miller – Mr. Miller began shooting and hunting at the age of eight. He has been an avid shooter since. He has amassed an extensive collection of antique and modern firearms that he researches and shoots regularly. He has an extensive background and qualifications in ranges and firearms as follows:

- Designed his first US Army rifle range in 1968.
- Designed for the US Army its first outdoor baffle range, a 600yard rifle range at Joliet, IL.
- Shot on various US Army pistol teams from 1970 to 1980.
- Served as a firearms adviser to the Iowa Highway Patrol from 1976 to 1987.
- Helped develop the firearm safety program for concealed weapons carriers and taught the training course, for 14 years, for the Polk County Iowa Sheriff's Office.

Perfect Shot Indoor Gun Range and Outfitters

- Developed the US Army indoor range safety and environmental evaluation and design procedure that was used in the rehabilitation of over 2,000 military ranges worldwide.
- Redesigned and rebuilt the Iscumbia County law enforcement range at the Perdido Landfill.
- Authored, the first "Best Management Practices Plan" for firing ranges in the state of Florida for ERMIL. He has written numerous other plans since then for other ranges around the state.
- Wrote the clean-up and closure plan, approved by FDEP, for the Grovers Corners law enforcement range owned by the Pasco-Hernando County Community College.
- Developed new range design for the Escambia River Gun Club.

Jeff Waldrop – A part of Madison county for a lifelong 43 years, has been with Madison county sheriff's department for 23 years. He served the county as a patrolman for seven years before being elevated to lieutenant in charge of firearms and tactical training, and made commander of the SWAT team in the same year. Jeff is certified in all types of weapons from tasers to sniper rifles. His work scope includes ordering and negotiating prices for all weapons and ammunition that enter the county. His qualifications include:

- Tom Long's gun fighter course
- MS highway patrol SWAT course
- Carlos Hatbeck sniper school
- Certified Armor and Glock firearms for AR-15
- Certified Colt firearms for AR-15
- Numerous safety and training certifications

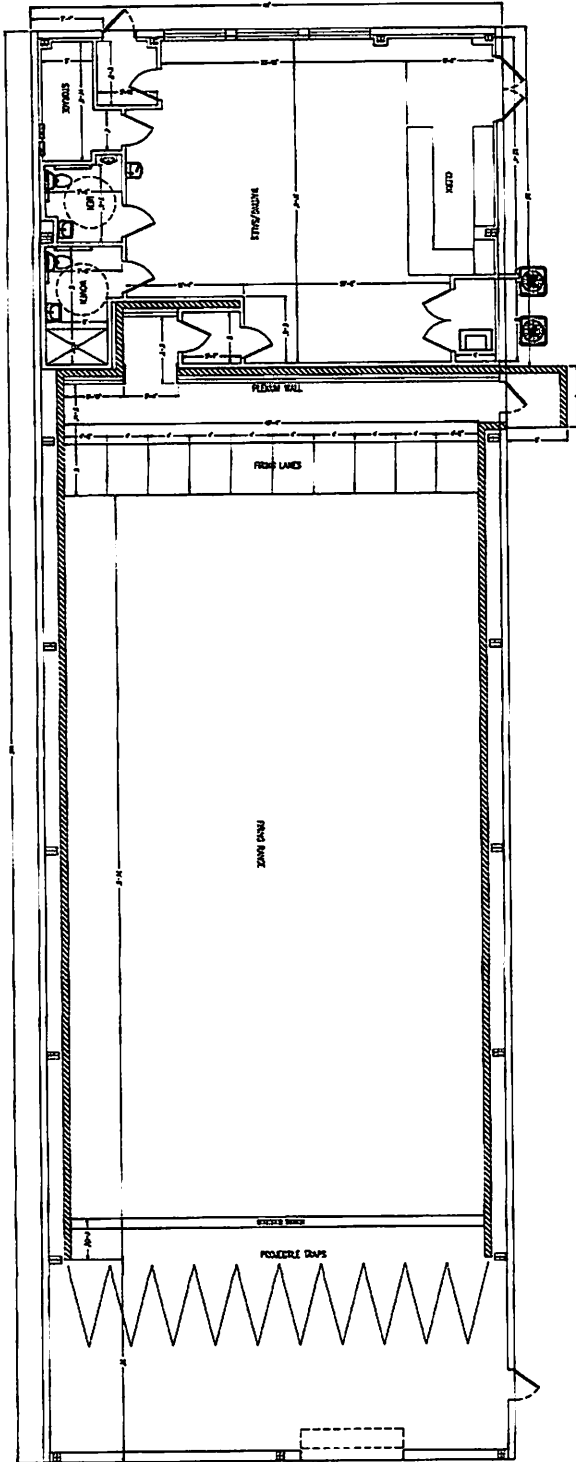
Jeff has served as the head of security for the Reunion and Lake Caroline subdivisions for the last 15 years and has many contacts throughout the county that will promote the success of this business. His experience and past performance assure a safe work place and quality training for all family members and security operations.

Randy Tucker, Madison County Sheriff, along with Jeff, will be instrumental for membership and resources to support our part time staff.

Perfect Shot Indoor Gun Range and Outfitters

Critical Considerations

- No indoor shooting facility exists to date in Jackson and surrounding areas of Madison, Canton, Flora, and Clinton. There is an indoor range in development in the Flowood, Pearl area.
- Construct a facility in compliance with all regulations that fully complies with the Madison County Commercial Zone requirements, designing the facility to a comfortable safe environment for all family members.
- Core personnel will be fully qualified RSOs establishing range rules with Safety being paramount in both training and conduct in the live fire range.
- A fully on line digital range simulator will be utilized for new shooter training
- Establish relations with a recycle vendor (Canton, MS) for the recycle sale of lead contained and packaged by the range personnel.
- Expand the product line attraction to a year-round approach by offering simulator equipment for additional entertainment of all family members, with up to five persons participating in the simulator. In addition, the indoor range is a comfortable environment for all shooters that want to practice or compete, such as clubs and new gun owners.
- Facility equipment to accommodate the law enforcement requirements for training and currency.
- Work with Madison County Law Enforcement (Randy Tucker) to create an outside call program on schools, churches, businesses and various associations to offer security and training.
- Hire and train male and female employees on all range features and on how to provide family-oriented sales and customer support, focused on the new shooters with the recent expansion of conceal carry permits and gun sales.
- Susan Saik will serve as assistant range manager and manage the development of an operations infrastructure that is focused on service to female and family customers.
- Be an active member of the community by participating in nonprofit activities and by sponsoring local sports teams, leagues, and tournaments.
- Ensure through daily management practices that the safety procedures and values of our operating procedure manual are strictly followed, so that a successful and growth-oriented business is developed and maintained.



CONSTRUCTION NOTES:
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LIFE SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.

DESIGN CRITERIA	
NO. STORES:	ALLOWED
BUILDING HEIGHT:	18'
SOFT FLOOR:	6,440
OCCUPANCY COUNT:	75
MAX. TRAVEL DISTANCE PER AREA:	200'
REQUIRED EXITS: (code 1018.2)	3
REQUIRED EXITS WIDTH: (code 1009.1)	36"
Other egress:	2' per person

FLOOR PLAN

DESIGNED BY: GSB
CHECKED BY: GSB
DATE: 4/12/03
SCALE: 1/8" = 1'-0"

NEW FACILITY
 for
PENSACOLA INDOOR SHOOTING RANGE
 Pensacola, FL

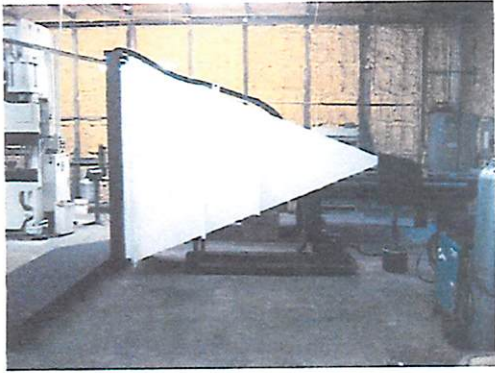


GARY S. BISHOP, P.E.
 CONSULTING ENGINEERING
 6510 JAMESON CIRCLE PACE FL 32571
 PHONE (850) 994-9541 FAX (850) 631-9483
 E-MAIL: gsb@gsbce.com

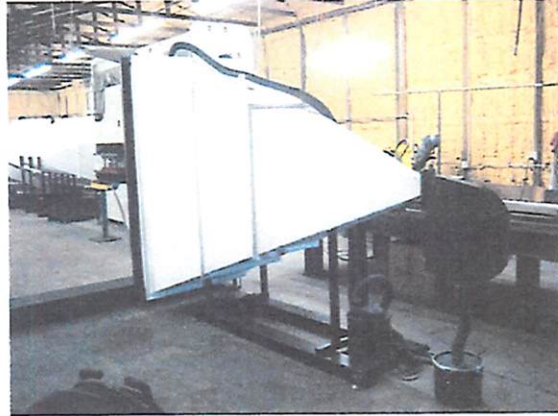
NO.	DATE	REVISIONS
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THIS DRAWING IS THE PROPERTY OF GARY S. BISHOP, P.E. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GARY S. BISHOP, P.E. FOR ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

BULLET TRAP

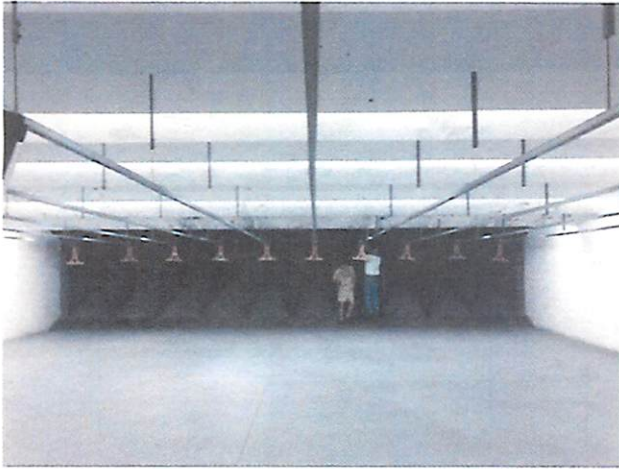


DE-ACCELERATOR



Proprietary Data

10 LANE 25 YARD RANGE



SHOOTING BOOTHS

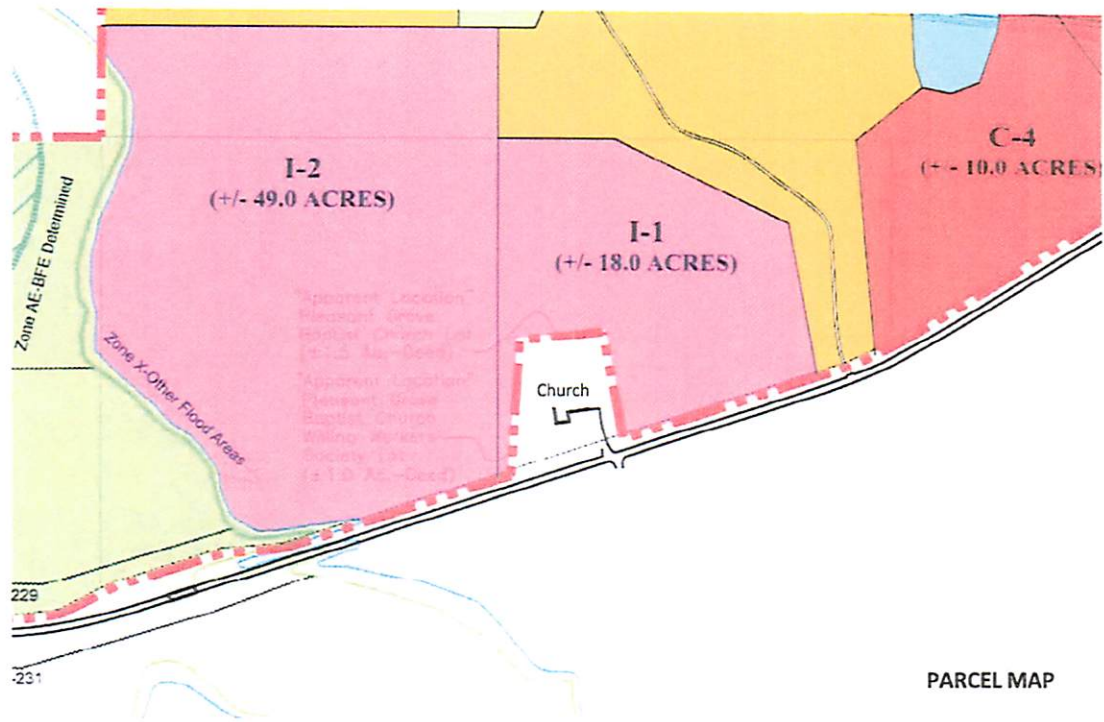


Proprietary Data

SECTION 2609 – SPECIFICATION COMPLIANCE INDEX

2609.01 Site Plan Specifications:

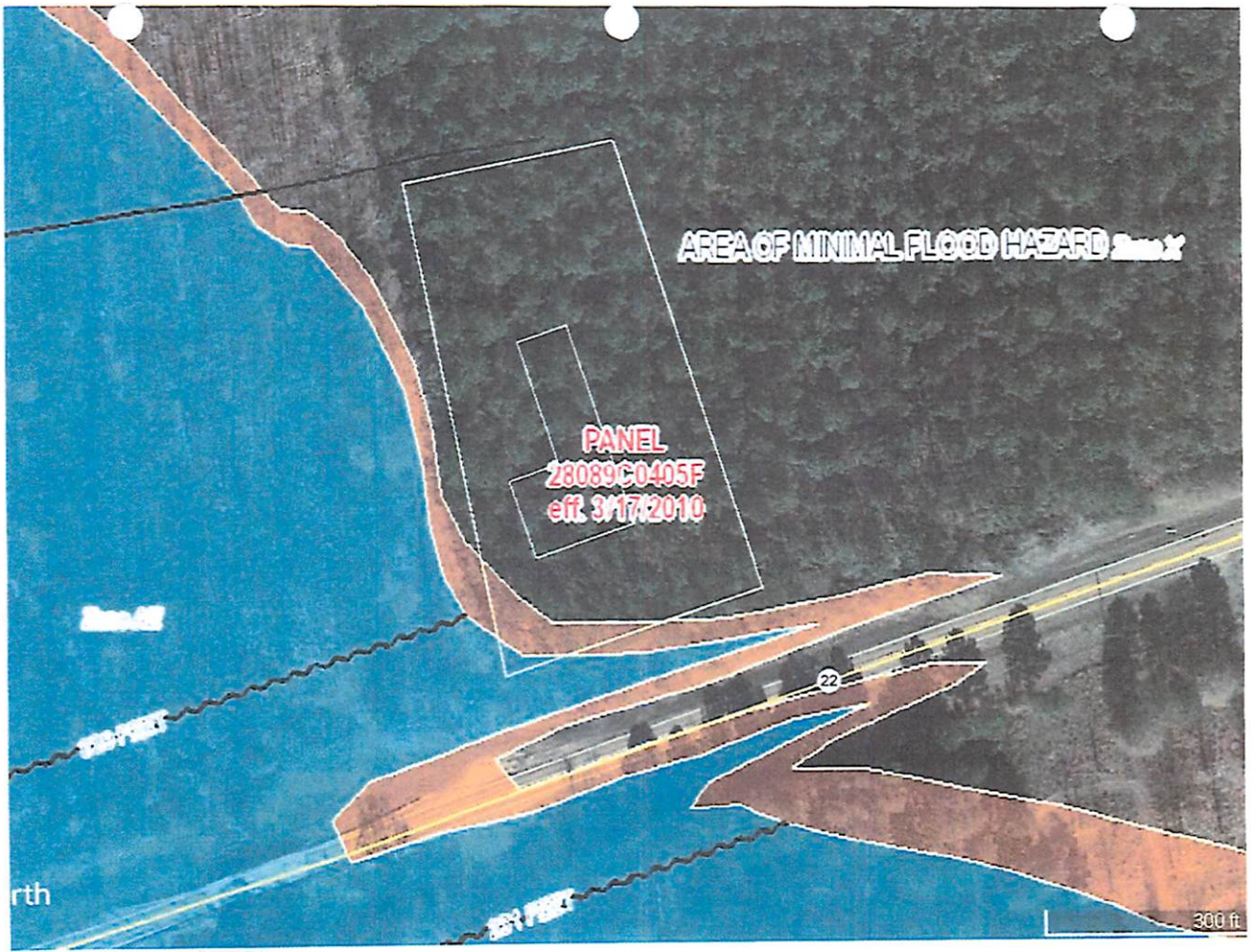
1. Lot lines (property lines) – Reference Survey
2. The zoning of adjacent lots – Reference Parcel Map
3. The names of owners of adjacent lots – Heath Jenkins Turkey Lake LLC Reference LH 100 Site Plan
4. Rights-of-way of existing and proposed streets, including streets shown on the adopted Thoroughfares Plan – Reference LH 100 Site Plan
5. Access ways, curb cuts, driveways and parking (Including number of parking spaces to be provided) and loading areas – Reference LH 100 Site Plan/LH500 Hardscape details
6. All existing and proposed easements – Reference LH 100 Site Plan / Survey/Site Plan A2.1
7. On request by the Zoning Administrator, all existing and proposed water and sanitary sewer lines; also, the location of all existing and proposed fire hydrants – Reference MHDS Application / CMU letter
8. On request by the Zoning Administrator, a drainage plan showing all existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent offsite drainage courses and projected storm water flow rates from off-site and onsite sources – Reference LH 100 Site Plan
9. On request by the Zoning Administrator, contours at vertical intervals of five (5) feet or less – Reference Survey
10. Floodplain zone designations according to maps prepared by the Federal Emergency Management Agency, Federal Insurance Administration, and any proposed floodway modifications – Reference FEMA Map
11. Landscaped areas and planting screens *Note: Reference LP100 Planting plan and LP500 Planting details note: To be finalized after site preparation complete. Intend to keep as much of the trees and surrounding plants as possible.*
12. Building lines and the location of all structures, existing and proposed – Reference Survey / Aerial Map of Hwy 22
13. Proposed uses of the land and buildings – *Reference Overview*
14. Open space and recreation areas, when required – N/A
15. Area (in square feet and/or acres) of parcel – Reference Survey
16. Proposed gross lot coverage in square feet (i.e., that portion of a lot occupied by buildings and structures) – Reference Survey / Hardscape Plan
17. Number and type of dwelling units (where proposed) – Reference Survey / Hardscape Plan
18. Location of sign structures and drawings, etc. – *Will be compliant with Section 2101 of the Ordinance.*
19. A "development plan" (see Section 2609.04) when staging of development is proposed – N/A
20. Any additional data necessary to allow for a thorough evaluation of the proposed use – Reference Overview



PARCEL MAP

Proprietary Data






Individual On-site Wastewater Disposal System (IOWDS)

Applicant: Cathy Salk 119 Penelope Circle Madison MS 39110	Property: Highway 22 Canton 39046 Sec: Town: Range: Lot: Property Size: 2.0 Acres 74032 Sq.Ft.
	ID#: 158276/131993 Date: 4/21/2017

Site Plan (Final): Type of Dwelling: Office (without kitchen) # of Employees: 1 Estimated Usage: Gallons per Day Water Supply:	System: Status: Treatment: Disposal:
Description	

Notes: The following must be completed before paperwork can be processed: 1. Parking lot and other external features must be included on site plan. 2. Property must be sufficiently clear to view the contours of the property. 3. Property lines must be marked and visible. The above requirements were discussed and agreed upon on-site with applicant.	Author: LAKEISIA PAIGE
Implementer's Signature: 	Date: 4-21-17



CANTON MUNICIPAL UTILITIES

"Where Utilities Power Possibilities"

May 10, 2017

Corky Saik
119 Pembroke Cr.
Madison, MS, 39110

RE: Hwy 22 Gun Range Site

Dear Mr. Saik,

Canton Municipal Utilities will provide a fire tap for this project on Hwy 22 as we discussed with you on site where the 12" water main crosses Hwy 22 to your property. We would like to see and review a set of site plans and meet with you at your convenience prior to construction to discuss pricing for the fire tap and fire hydrant installation.

We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Logan Hale'.

Logan Hale
Engineering Coordinator
601-855-5463 (office)
731-402-6656 (cell phone)
l.hale@cmu.com (email)

CC: Larry Feduccia; Don Holtsinger



PLEASANT GROVE CHURCH

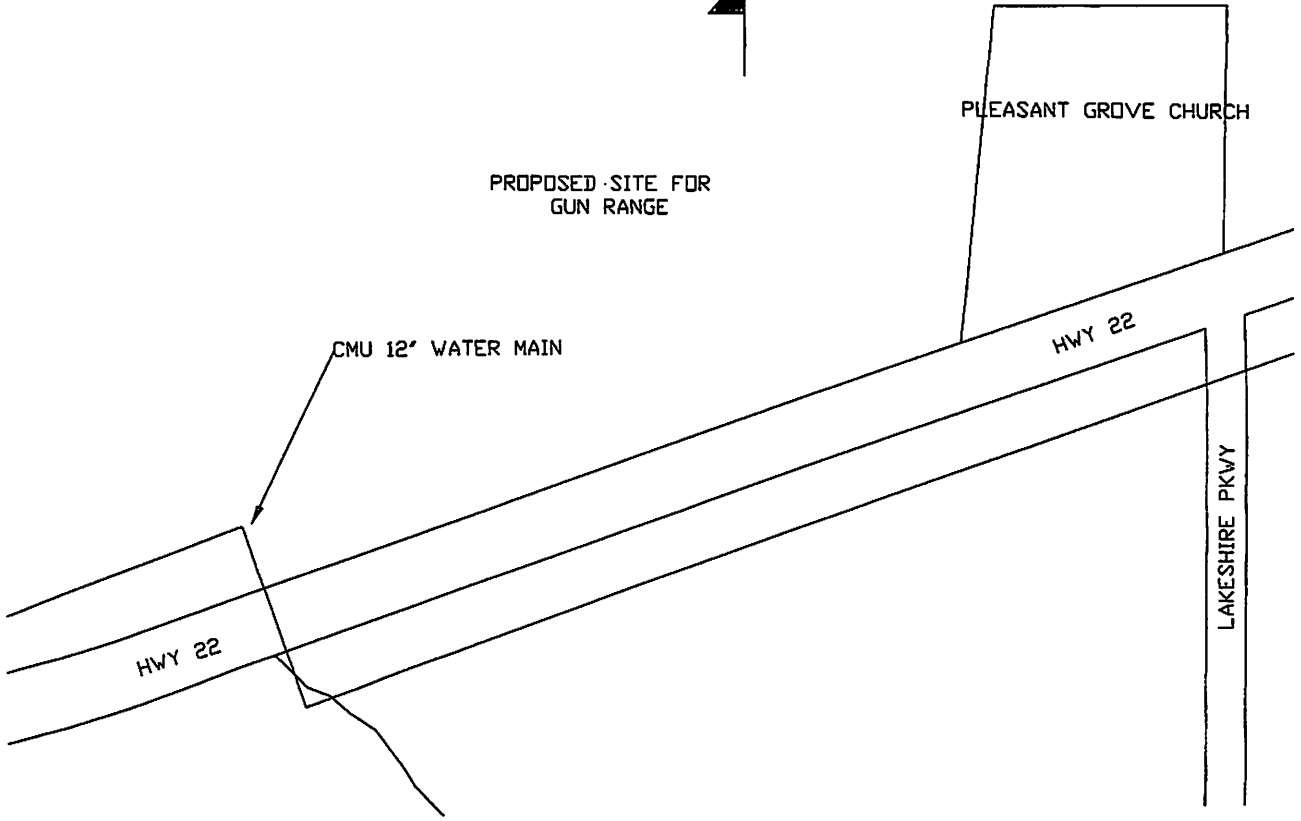
PROPOSED SITE FOR
GUN RANGE

CMU 12' WATER MAIN

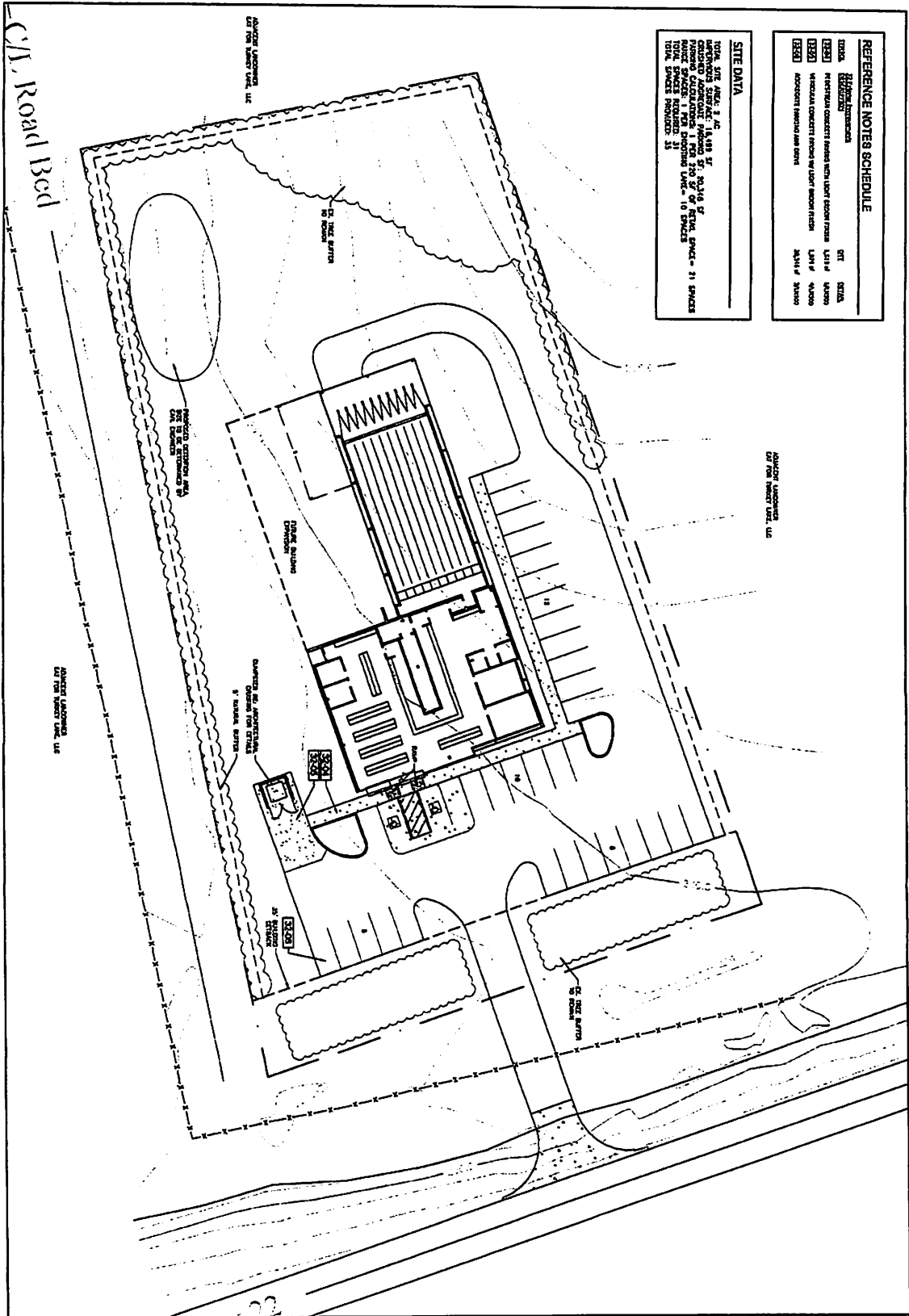
HWY 22

HWY 22

LAKESHIRE PKWY



1 SITE PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	REFERENCE	SYMBOL	SYMBOL
(E1)	VERTICAL CONCRETE FINISH WITH LIGHT TONED STONE	(L1)	LANDSCAPING
(E2)	VERTICAL CONCRETE FINISH WITH LIGHT TONED STONE	(L2)	LANDSCAPING
(E3)	VERTICAL CONCRETE FINISH WITH LIGHT TONED STONE	(L3)	LANDSCAPING

SITE DATA

TOTAL SITE AREA: 2.45 AC
 UNFINISHED SURFACE: 1.16 AC
 FINISHED SURFACE: 1.29 AC
 TOTAL SURFACE: 2.45 AC
 TOTAL SPACES: 1 FROM CHANGING UNIFORMS - 10 SPACES
 TOTAL SPACES PROVIDED: 11

LH100

SITE PLAN

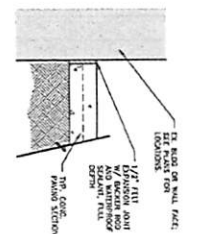
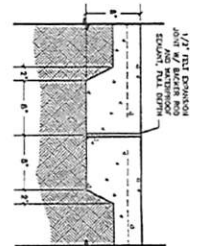
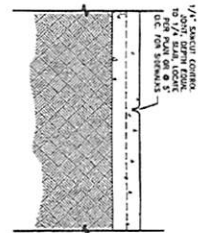
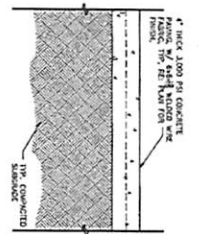
NO.	DATE	BY	REVISION

A Landscape Development Plan for
Madison Gun Range

Canton, MS

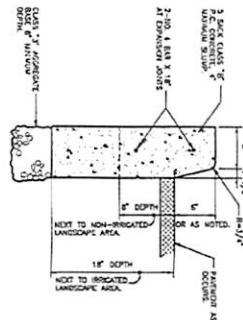
NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE CHIEF OF DIVISION
 AND ARE SUBJECT TO CHANGE.

W. J. ...
 WASHINGTON, D.C. ...



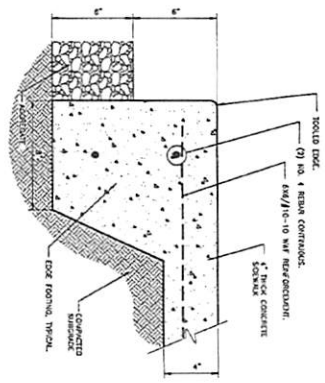
1 PEDESTRIAN CONC PAVING
1 1/2" - 1'-0"

P-021-Q2-Q3-Q1



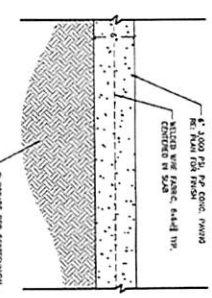
2 CONCRETE CURB AT PARKING
1 1/2" - 1'-0"

J1113-18-01



3 TURN-DOWN CONC. CURB AT AGGREGATE
3" - 1'-0"

J1113-18-04



4 VEHICULAR CONCRETE PAVING
1 1/2" - 1'-0"

P-021-Q4-Q1

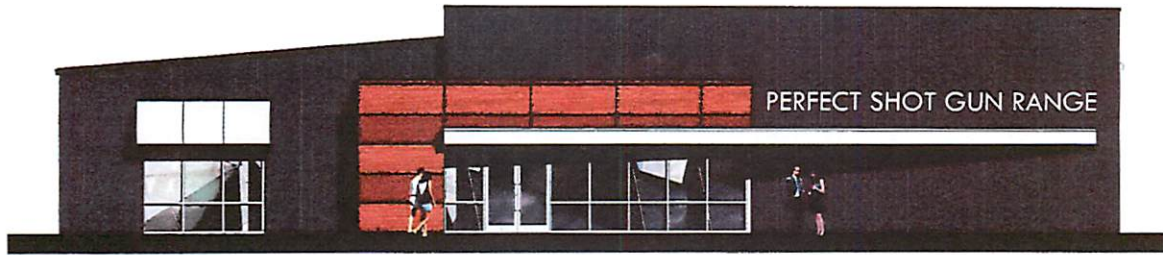
M&L
LANDSCAPE ARCHITECTURE, INC.
MEMPHIS, TENNESSEE

A Landscape Development Plan for
Madison Gun Range
Canton, MS

NO.	DATE	REVISION / DESCRIPTION

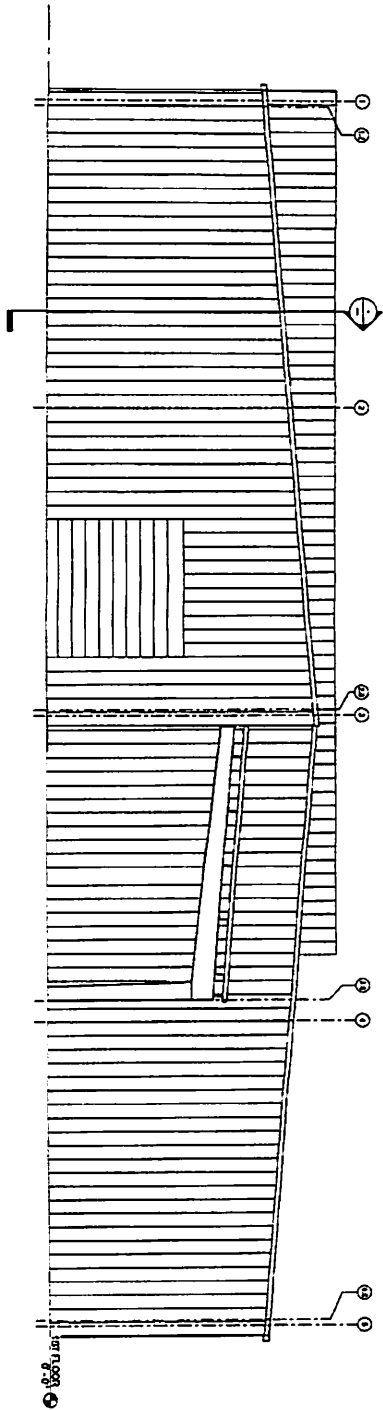
PROJECT NO.
LH500

HARDSCAPE
DETAILS

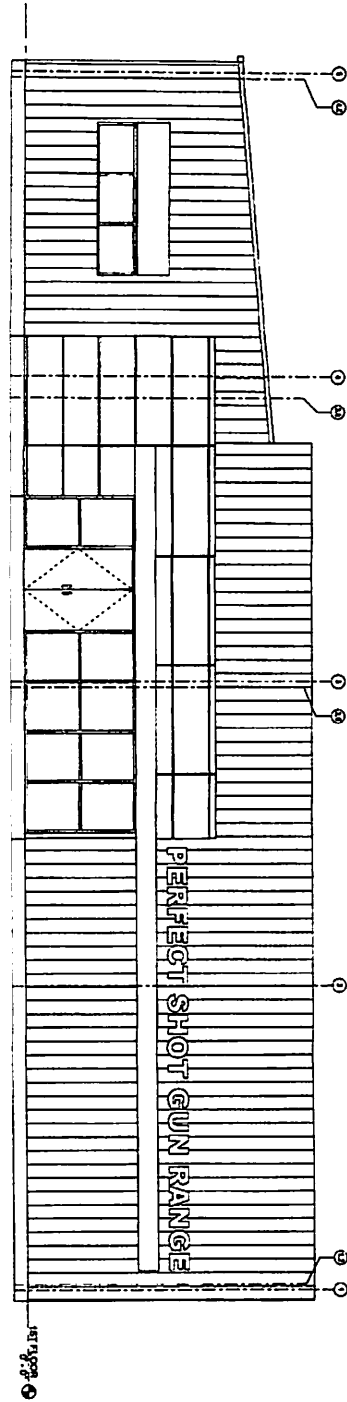


Proprietary Data

SECTION
1/4" = 1'-0"



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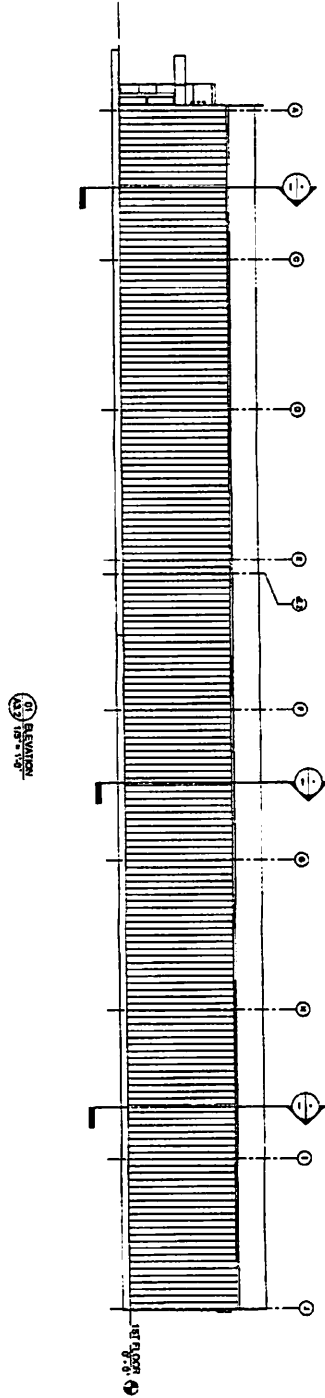
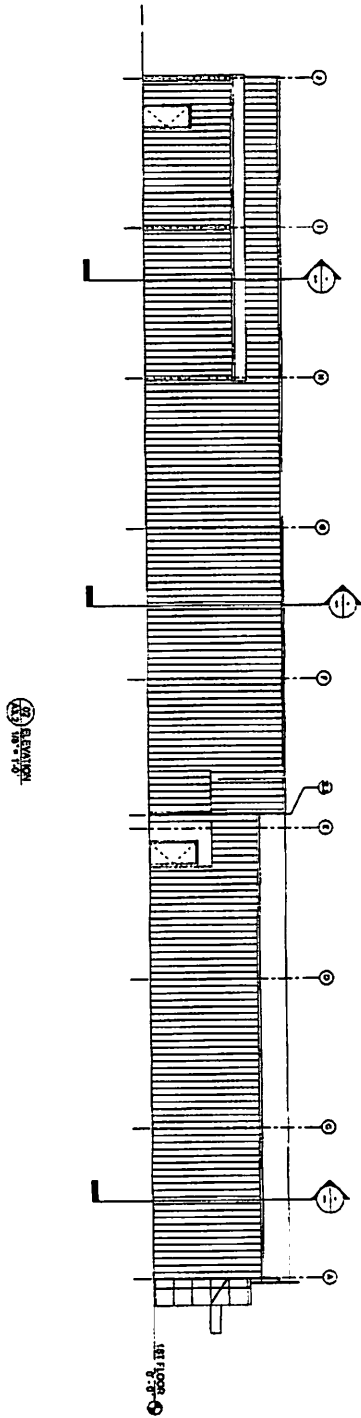


A3.1

Madison Co, Shooting Range

HWY 22, Madison, MS

Joseph
Orr aia
Architecture PA
137 4th Avenue South
Columbia, Mississippi
601 855-0123



A3.2

Madison Co, Shooting Range
 HWY 22, Madison, MS

Joseph Orr aia
 Architecture PA
 122 1st Floor Street
 Columbia, Mississippi
 601 825-0123

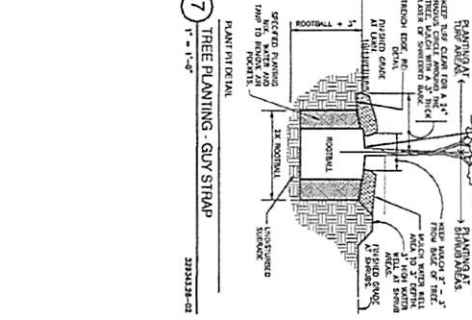
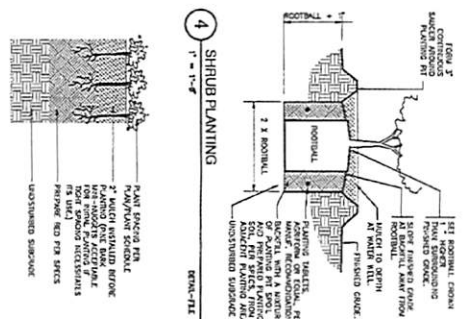
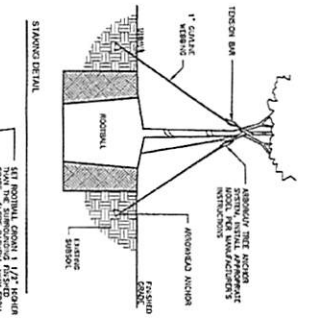
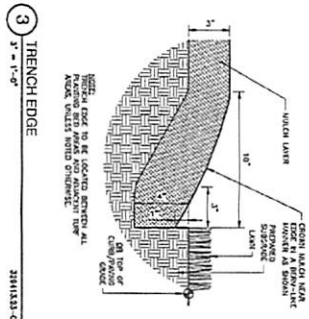
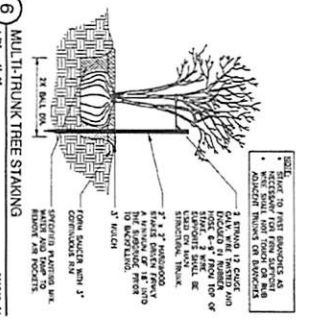
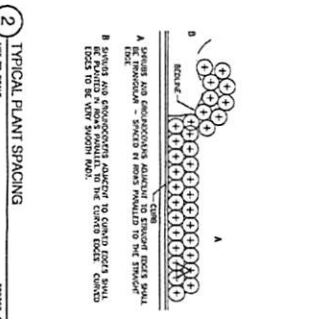
PLANT SCHEDULE

SYMBOL	QTY	DESCRIPTION	COMMON NAME	QTY	DESCRIPTION	COMMON NAME
(Symbol)	04	QUINQUEFOID	WINTER OAK	04	3" x 4"	SPRING BLOSSOM
(Symbol)	01	RED OAK	RED OAK	01	12"	RED OAK
(Symbol)	11	3" x 4"	SPRING BLOSSOM	11	12"	SPRING BLOSSOM
(Symbol)	01	RED OAK	RED OAK	01	12"	RED OAK
(Symbol)	01	RED OAK	RED OAK	01	12"	RED OAK
(Symbol)	01	RED OAK	RED OAK	01	12"	RED OAK
(Symbol)	01	RED OAK	RED OAK	01	12"	RED OAK
(Symbol)	01	RED OAK	RED OAK	01	12"	RED OAK
(Symbol)	01	RED OAK	RED OAK	01	12"	RED OAK
(Symbol)	01	RED OAK	RED OAK	01	12"	RED OAK

QUANTITY LISTED IN QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR HIS OWNERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND SPECIFICATIONS TO THE LANDSCAPE ARCHITECT.

GENERAL PLANTING NOTES

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A Landscape Development Plan for
Madison Gun Range
 Canton, MS

Virginia
 LANDSCAPE ARCHITECTS
 1000 N. GLENN AVE., SUITE 100
 ARLINGTON, VA 22201
 PHONE: 703-261-1111
 FAX: 703-261-1112
 WWW.VIRGINIALANDSCAPEARCHITECTS.COM

PLANTING DETAILS

LP500