

August 28, 2018

*Sent via email: lhughes@spotsylvania.va.us
& Overnight Delivery*

Leon Hughes
Spotsylvania County Planning Department
9019 Old Battlefield Blvd., Suite 320
Spotsylvania, VA 22553

Re: Rezoning & SUP Applications for Team Crucible, LLC
Team Crucible R17-0005 & SUP17-0003

Dear Mr. Hughes:

I hope this finds you well. Below is our response to the July 19, 2018 Staff Comments, regarding the above referenced matter. Please consider this response as a supplement to the pending applications referenced above. Please feel free to contact me if you have any questions regarding our response.

Planning:

1. On page 3 of the comment response letter and in the proffer statement II D (6) (v) less lethal launchers is noted; please define the term less lethal launchers.

Applicant's Response: Please see revised proffer statement.

2. On page 4 item 6 notes mechanized moving targets; the GDP narrative notes in XIII no live fire in scenario areas, please add this statement to proffer statement in Section II D.

Applicant's Response: Please see revised proffer statement.

3. The report by Kramer One notes the range design will be in compliance with the minimum standards of NRA 2012 Range Source Book. Are there opportunities to construct the facility to a higher standard than the minimum standard for bullet containment?

Applicant's Response: The facility will be constructed to a higher standard than the minimum standard, as the following statements from the Kramer One report note:

- "Internal walls will be a minimum of 10 feet high, exceeding the NRA recommendation of 8 feet."
- "All side berms and walls will exceed the minimum standards identified in the NRA Range Source Book."
- "Be aware that the addition of ricochet catchers exceeds the minimum standards identified in the NRA Range Source Book."

4. Is page 18 of the narrative a title page for the following graphs?

Applicant's Response: Yes, please see revised narrative.

5. Does the shoot house covering meet the definition of baffling to prevent bullet escape?

Applicant's Response: While the shoot house is not a baffle design, it will be designed and constructed to prevent bullet escape.

6. Does the typical day of instruction end at 5 p.m. and at what time would typical low light training end?

Applicant's Response: Yes, the typical day of instruction ends at 5 p.m. See proffer statement II. C. 6. regarding the end of low light training, which varies by season but will not go past 10 p.m.

7. At max build out of Phase 2 with a class shooting the same course of fire could two (2) ranges run simultaneously and if so what could be the total number of shooters firing simultaneously?

Applicant's Response: Yes, at the max build out of Phase 2 with a class shooting the same course of fire, two ranges could run simultaneously and the total number of shooters for the two largest ranges could be 32 shooters.

8. The narrative notes day light hours for loud noise scenarios, please define day light hours with specific times.

Applicant's Response: Please see revised narrative.

9. The GDP notes 47 shooting lanes in Phase 1, the comment response letter item 28 notes 57 please clarify.

Applicant's Response: Sheet 3 of the GDP shows 57 shooting lanes, the same as noted in the response letter.

10. The application in Exhibit E notes use of ricochet catchers and target placement to limit ground deflection. Please confirm measures that will be used to prevent over shoots of the range.

Applicant's Response: Over shoots of the range will be prevented through best practices that include engineering and operational controls. Those measures include:

- **Engineering controls:**
 - All instructors are qualified as Range Safety Officers
 - Backstop height 14 feet higher than target (6 foot target and 20 foot impact berms)
 - Targets placed near backstop
 - Range floor designed with 3% down grade toward targets
- **Operational controls:**
 - Prior to live fire activity
 - All shooters receive Range safety briefing
 - All shooters receive dry fire training
 - All shooters subject to skill assessment
 - 1 instructor to 4 student ratio providing direct supervision over firing activity
 - Firearms are carried in a muzzle down position
 - Students not adhering to instructor commands or standards are removed from the range until satisfactory completion of remedial non-live-fire training is completed.

11. Please confirm how the placement of signs noted in response 36 will prevent potential ricochets.

Applicant's Response: The signs do not prevent ricochets. The prevention of ricochets from leaving the side berms is accomplished by maintaining flat angles of incidence defined by the no-shoot zone. It is worth noting that the perimeter side berms and the no-shoot zone exceed minimum standards for safety in the NRA Range source book.

12. In the void areas of the screening consider committing to a specific level of transitional screening to fill the voids.

Applicant's Response: Please see revised GDP on Sheets 3 and 4 with added note that "SLATS TO BE UTILIZED IN SECURITY FENCE" through the RPA void area. The Landscaping Narrative on the Cover Sheet was also updated to better define areas that will need to be planted.

13. Consider language in proffer II C (5) that all existing vegetation will remain undisturbed in the 50' perimeter buffer excluding the area where the road nears the southern parcel boundary.

Applicant's Response: Please see revised proffer statement.

14. In proffer II C 7 consider adding language noted in 6 defining darkness.

Applicant's Response: Please see revised proffer statement.

15. In Land Use II B (1) (ii) the parking area must be paved in accordance with County Code.

Applicant's Response: Paving of parking areas will be done in accordance with applicable county code sections

16. In Land Use II B (1) (iv) it notes berm or other planting. Plantings are not equal to the berm for noise abatement and screening.

Applicant's Response: Please see revised proffer statement and GDP. Labeling has been updated on the GDP to better depict the construction of a 12' tall earthen berm or wall and plantings along the property line shared with adjoining Tax Map Parcels 63-A-37B, 63-A-37A and 76-A-2A.

17. In Land Use II B (2) (ii) clarify that any extension of water lines will be at the expense of the property owner.

Applicant's Response: Please see revised proffer statement.

18. In Land Use 2 (iii) sidewalks are required by County Code.

Applicant's Response: Please see revised proffer statement.

19. In Land Use II C (1) clarify that the ranges are surrounded by the berms.

Applicant's Response: Please see revised proffer statement.

20. In E Environmental Controls item 5 it notes grass swells not swales.

Applicant's Response: Please see revised proffer statement.

21. Has the applicant considered posting a site reclamation/remediation bond for lead cleanup in the event the business ends operations?

Applicant's Response: Yes, Applicant has discussed reclamation/remediation efforts throughout the design and planning process. Because bond values are determined by estimated reclamation, it is not possible to determine whether a bond is necessary or what that value would be. As live fire ranges become active, Applicant will review estimated reclamation costs and determined if a bond is necessary. This is supported by Applicant's proffered Environmental Stewardship Plan.

22. The parcel shape on the GDP seems to differ from the GIS, note the southern boundary line. Please clarify.

Applicant's Response: It is not uncommon especially in rural areas that the GIS system is inaccurate. A field survey was conducted by our firm on 5/12/16 which found all of the

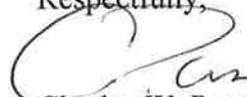
existing corners, but one that was set by adjacent Tax Map 63-A-37A. Said survey also determined the acreage to be 69.9846, as opposed to the 71.00 shown in the county system.

23. Please update the GDP to be in compliance with County Ordinance requirements noting all required improvements.

Applicant's Response: To the best of my knowledge, the GDP has all the required items shown. The County DSM will govern the design of the final site plan submitted after approval of the GDP.

Please feel free to contact me with any questions and/or comments.

Respectfully,



Charles W. Payne, Jr

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