

# **LONG RANGE PLAN**

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for

**St. Joseph County Conservation  
And Sportsman Club, Inc.**



**23640 Featherstone Road  
Sturgis, MI 49091  
(269) 651-9076**

**[www.conservationclub.us](http://www.conservationclub.us)**

**February through August  
2012**

**Presented  
to the  
Board of Directors**

**August 27, 2012**

## **BACKGROUND**

The Board of Directors of the St. Joseph County Conservation and Sportsman Club, during their January 2012 board meeting, established a Facilities Committee – a Long Range Planning committee. The Board charged the newly formed committee with preparing a proposed Long Range Plan for the club. This plan would be used by the Board to help them decide what capital improvement projects to focus on in the short, medium, and long term. The newly created Long Range Plan was to be presented to the Board during the regularly scheduled September 2012 Board Meeting.

The Long Range Planning Committee completed their work in a timely manner. The Long Range Plan was presented to the Board of Directors at their August 2012 regularly scheduled Board Meeting – one month ahead of schedule.

Work on the Long Range Plan began with the committee gathering background information. The committee assessed the condition of the major facilities of the club; solicited input from the membership in the form of Round Table Discussions, survey questionnaires, and informal discussions; researched the Shooting Sports Demographics for the National and Midwest Regions; traveled throughout the area to visit other clubs and organizations with similar facilities; completed a topographic survey of a portion of the property; and solicited cost information and other information from contractors and others with specialized talents and skills.

Using the information gathered, and with reasoned discussion, the committee then created a list of capital improvement projects. The selected projects are the ones the Long Range Planning Committee believes are the most beneficial to the long range health and prosperity of the club. Not all projects considered are included in the list.

The projects are grouped according to time frames. It is not reasonable to expect that everything can be done immediately. Some projects can, and should, be done right now whereas other projects will take time to gather the information and resources to complete. The committee believes the groupings are appropriate for this club at this time.

The committee is aware of the financial status of the club today, and the potential for an influx of funds in the near future. These very important facts influenced the decisions of the committee.

The estimated costs noted in the recommendations are offered as a guide. True cost estimates should be obtained before moving ahead with any projects.

The committee did not address the method of raising future funds for the completion of the projects.

The list of capital improvement projects does not include the ongoing operation and, except for some remedial maintenance work, the ongoing maintenance of the grounds and facilities. It is expected that the Board will continue to support the necessary costs of maintaining and operating the club.

## **BACKGROUND**

The long range plan is intended to offer suggestions to the board to help guide them in their decisions to make improvements to the club and its property. In addition to recommendations on things to do, we also have recommendations on things not to do. For example, one thing we recommend that we NOT do is to spend a lot of money on the upgrade of the existing clubhouse.

We believe that it is not only in the best interest of the long range health and vitality of the club but also feasible in the near term to build a new clubhouse which will include indoor ranges for pistols, rifles, and archery.

Also, the existing clubhouse has major building code issues. The clubhouse probably met the requirements of the building codes when it was built. However, since then, the building codes have gotten more restrictive. If there is significant renovation to the clubhouse, it must be brought up to the requirements of the current building codes.

Some of the building code issues are –

- The building is not handicapped accessible
- The men's restroom does not meet the requirements of the current building code
- The women's restroom does not meet the requirements of the current building code
- The kitchen does not meet the requirements of the current building code or the Health and Safety requirements for food preparation
- The clubhouse does not meet the exit requirements of the current building code
- The heating system does not meet the requirements of the current HVAC code

Many tens of thousands of dollars could be spent on the renovation of the clubhouse and there could still be major code violations.

Consequently, we recommend that we immediately only spend money on a few deferred maintenance projects for the clubhouse and not on any significant improvements to the clubhouse.

FILE: BACKGROUND 8-27-12

## **TIMELINE**

The Long Range Planning Committee believes that a plan for the future is a living document. It is a listing of decisions made today based on what is known today. Tomorrow, things will be different and the same list probably would not be made.

As such, we believe that the Long Range Plan presented to the Board for their consideration and use should be something that is referred to frequently and is updated on a regular basis. It is not a document that should be read once and then put on a shelf never to be referred to again.

We kept these principles in mind when we defined the length of phases for the Long Range Plan. We also strongly suggest that the Board make a complete review of the Long Range Plan with the intent of updating the plan – revising the list of goals – every two years. Some projects will be completed and will therefore no longer be goals. They should be removed from the plan. Other goals may no longer be applicable and should also be removed from the plan. There will be new goals based on changing conditions and should be added to the plan. And other projects may have an increased or decreased importance to the club – or the resources to complete the goals may have changed – and should be moved into a different phase of the plan.

We have broken the plan down into four time frames as follows.

### **IMMEDIATE**

We believe that there are some immediate goals that need to be addressed – some things that should be completed as soon as possible. These items should be thought of as “must be done” items without regard for any future improvements to the remainder of the club.

### **SHORT TERM**

The goals listed in the **Short Term** phase of the Long Range Plan are items we believe should be completed within two years – done by September 30, 2014.

The items in this phase are supported by the member survey, input from the members during the Round Table Discussions, and have been the topic of recent Board discussions.

The list of items in the **Short Term** phase of the Long Range Plan also includes items necessary for the completion of the true long range plans for the club. These goals are planning in nature – designed to allow the Board to move ahead with the confidence that what is being done today will fit in with the plan of the future. With the planning done, the projects will not be judged on their merit alone – but rather in harmony with the future vision of the club.

Also, at the end of two years, the Long Range Plan should be completely reviewed and revised as necessary to reflect the attitude of the club at that time. Goals will have been completed and conditions – both physical and financial – will be different two years from now.

# **TIMELINE**

## **MEDIUM TERM**

The **Medium Term** goals are improvements and changes that should be completed within three to five years from now – done by September 30, 2017.

The items in this list include items that are very important and should be done some time soon, but there is no urgency to complete them. The items in this group are a very high priority to the membership of the club. They are major topics of discussion both for the immediate improvement of the club and for the future growth and health of the organization.

## **LONG TERM**

The **Long Term** goals are goals that should be completed sometime after five years from now – done after the **Short** and **Medium Term** goals have been accomplished.

The items in this list include basically two areas. The first are items that the Long Range Planning Committee feels will complete the vision of the club of the future that we hold today. These items are the last “finishing touches” of capital improvements being considered today.

The other area is things that are getting some discussion by the membership that would be “nice to have”. They are being discussed, but there has been no convincing evidence that if they were included in the clubs activities would be fully supported by the membership.

Of course, these are the farthest reaching goals time wise, so they are also the most susceptible to change. In two years, when the Long Range Plan is completely reviewed and updated, these items may be removed from the list of goals, or they may be moved into **Short Term** or **Medium Term** goals based on the conditions that exist in two years.

FILE: TIMELINE 8-27-12

# LONG RANGE PLAN

## IMMEDIATE

It is recommended that the following are completed as soon as possible.

The immediate goals are all associated with the existing clubhouse. We believe that the existing clubhouse should have some work done to fix it up for the short term. The goal is to replace it soon and it needs some work to get it through a few more years.

Deferred Maintenance – Estimated cost: \$5,000

1. Remove and replace four exterior doors and frames – Estimated cost: \$3,500
  - a. All new doors to swing out in the direction of exit travel
  - b. All new doors to have panic hardware – OR – a permanently affixed sign on each door stating that **ALL DOORS** SHALL BE UNLATCHED AND UNLOCKED DURING BUILDING USE
  - c. Provide hardware that allows the bolt to remain unlatched when the door is closed
    - i. Automatic door closers may be required
  - d. The four doors to be removed and replaced are
    - i. The exit door on the south end of the west face of the building
    - ii. The main entrance door on the west face of the building
    - iii. The “screen door” at the main entrance on the west face of the building
    - iv. The kitchen door on the north face of the building
2. Perform maintenance on the HVAC system – Estimated cost: \$1,500
  - a. Clean all supply ducts
  - b. Extend the fresh-air intake pipe to the outside of the building
  - c. Remove all flammable products from the storage room where the furnace is located

Convert the existing kitchen into a “break room” – Estimated cost: \$1,500

1. Remove all kitchen equipment, utensils, and cabinetry that have not been used in the last five years. These items can be sold, donated to churches or other charitable organizations, or tossed – sell the South Bend range and deep fryer; dispose of the cookers, ovens, grilles, and similar devices; dispose of all pots, pans, and other cooking utensils that have not been used in the past five years; donate all dishes and silverware that have not been used for the past five years; remove all detached and movable storage cabinets and shelves, and other items that are not necessary for a break room function. The popcorn machine should be removed AFTER it breaks down since the repair will likely cost as much as a new machine.

## **LONG RANGE PLAN**

2. Deep clean all surfaces including the ceiling, walls, cabinets, floor, water heater, and anything else that will remain in the break room
3. Repair the kitchen ceiling – Estimated cost: \$1,500
  - a. Remove wood trim at wall – ceiling intersection and save
  - b. Hang ¼ inch drywall
  - c. Tape and finish all joints and nail holes
  - d. Seal all holes around all penetrations
  - e. Paint with one coat of primer and one finish coat
  - f. Install wood trim at wall – ceiling intersection
  - g. Consider relocating the stand alone center island to the area formerly occupied by the range
  - h. Use extra floor tile to patch existing floor

### **Roof**

Leave the existing roof system as is – DO NOT replace the roof shingles

### **Interior finishes**

Leave the interior finishes as is – DO NOT paint, repair, or otherwise improve the interior of the clubhouse

### **Restrooms**

Leave the existing restrooms as is – DO NOT paint, repair, or otherwise improve the rest rooms

# **LONG RANGE PLAN**

## **SHORT TERM**

It is recommended that the following are completed within two years – done by September 30, 2014

Review and revise the Long Range Plan every two years – Estimated cost: zero

The Long Range Plan is a living document and should be updated on a regular basis. This plan has been created based on what the conditions are today. In two years the conditions will be different and the priorities of the club membership may be different. To be most effective, a plan should change as the conditions change over time.

We recommend that the Long Range Plan be updated during the month of September 2014 and a presentation of the new and revised Long Range Plan be made to the Board at the September 29, 2014 Board meeting. This will allow time for the Board and others to properly review the revised plan, make decisions regarding the following year's activities, and to prepare a proposed budget for the Board to approve during the November Board meeting. The fiscal year for the club is March 1 through February 28/29.

Work sessions – Estimated cost: zero

We recommend that the Board be pro-active in bringing back the Work Sessions. Work Sessions are an important part of a volunteer organization such as ours. Many projects can be completed for only the cost of the materials by using volunteer labor. Work Sessions should be an ongoing priority for the Board.

The Activity Directors can effectively use work sessions to upgrade and maintain the area under their care. District Directors, when making their required annual member contacts, can easily and efficiently gather members for grounds improvement type of work sessions.

Club members Kathy Russell (269/496-7140; [katzgocc@hotmail.com](mailto:katzgocc@hotmail.com)) and Barb Rodgers (815/886-4074) have a list of many club members who have volunteered to help on work sessions. The list also contains some areas of special talents (drywall, carpentry, etc.).

The Board of Directors is responsible for the operation and maintenance of the club and work sessions can have a positive impact on this function and duty.

## **LONG RANGE PLAN**

Purchase land – Estimated cost: unknown

A property purchase opportunity may come anytime, but it may come only once. We believe the club should be ready to buy land when it becomes available. This includes having cash available as well as a competent realtor on board.

We recommend that an appropriate realtor be contacted to represent the club in soliciting properties that are now, or will be for sale in the future. As parcels become available, the realtor should present them to the Board in a timely manner so the Board can give prompt and timely consideration for their purchase.

We recommend that the realtor make immediate contact with the owners of the 120 acres to the north along Fair Road to determine if that property is for sale, if it will be for sale soon or at all, and at approximately what price.

We also recommend that the Board set aside funds to be used only for the purchase of land. This money should always be available to allow the club to move quickly in the event a parcel of land becomes available for purchase.

Maintenance and Upkeep Program – Estimated cost: zero

We recommend that the club have an ongoing Maintenance and Upkeep Program in place. The regular replacement of “used” items keeps the grounds and ranges safe and attractive to club members and guests.

The Activity Director’s are responsible for the areas under their control. Each area should have a regular replacement schedule for all items used in that area. For example, 3-D Archery should consider replacing say, 25% of the targets each year. This would keep the targets fresh and inviting to shooters. If used targets aren’t completely worn out after four years, consider selling them to members or other clubs.

The Activity Director should itemize which items are consumed or wear out and create a replacement schedule for these items. Included in the Maintenance and Upkeep Program are items such as benches, gun racks, decorative split rail cedar fence, storage sheds and containers, and shelters. Items that get high use should be replaced more frequently than items of low usage.

## LONG RANGE PLAN

300 meter rifle range – Estimated cost: \$15,000

1. Make a decision immediately whether or not to proceed with the construction of a 300 meter range. It is recommended that this be a yes or no decision.
2. If the decision is **yes**, then we recommend that the east side of the existing range be used for the 300 meter range and that construction begins immediately after plans have been finalized.
3. If the decision is **no**, then we recommend that the 300 meter range be immediately moved to the **Long Term** section of the Long Range Plan for consideration again in September of 2014 when the plan is reviewed.
4. The 300 meter range has been a highly debated topic of discussion for many years. During that time, spirited discussions have taken place. It is time to either move ahead with its construction or put it aside in favor of other projects with a higher priority.

Repair the rifle range storage shed door – Estimated cost for materials: \$250

1. Repair or replace the door on the shed. It is badly deteriorated and needs attention
2. Install a short length of gutter above the door to divert water from the door

Repair the pole barn – Estimated cost for materials: \$2,000

1. Determine the extent of the damage to the west wall of the tool room – including the window and door – and repair or replace as required. The west wall has incurred severe water damage.
  - a. Replace the tool room door and frame
  - b. Replace studs and sheathing as required
  - c. Replace the window if necessary
2. Repair the fascia and soffit. The fascia and soffit on the south side of the building have been damaged and need repair. Left-over soffit and fascia material are available for use.

Remove the existing sporting clays system – Estimated cost: zero

1. Remove the existing steel frame and launchers and boat and chair. They have not been used in several years. The launchers are hand cocked and it appears that there will not be personnel available to use the machine again.
2. Do site work in the area as an ongoing project in preparation for the possible installation of a 5-stand sporting clays range in the future.

## **LONG RANGE PLAN**

Pour a concrete floor under the pistol shelter – Estimated cost: \$2,000

Build new storage sheds – Estimated cost for materials: \$1,800

1. Build a portable 8' by 12' storage shed at the 4-H archery range – Estimated cost for materials: \$1,000
2. Build a portable 8' by 8' storage shed at the pistol range – after the new shelter is built – Estimated cost for materials: \$800

Improve the Fair Road gate – Estimated cost for materials: \$1,000

Install motorized front gate – Estimated cost: \$14,000

1. Install electrical power to the front gate – Estimated cost: \$3,000
2. Install a new motorized gate at the main entrance – Estimated cost: \$11,000
  - a. Consider a card swipe system
  - b. Consider a wireless system (must be within a few feet of gate to open)
  - c. Cards or wireless can also be used for the clubhouse, indoor pistol range and the indoor archery range

Upgrade the signage – Estimated cost: \$3,000

1. Create a plan for the location of all signs
  - a. Consider adding new sign locations
  - b. Consider removing redundant signs
  - c. Consider creating a directory of the grounds near the entrance
2. Create a consistent image for all signs
3. Install new signs

Create a club operation manual – Estimated cost: zero

Put in writing the duties and responsibilities of all responsible positions of the club including the Activity Directors, Chairpersons of all committees (e.g., signage, lead management, festivals, etc.), Board of Director's, site maintenance, and others. The goal is to have in writing the information needed to maintain that activity for the "next" person who steps in to take over.

## LONG RANGE PLAN

Create an emergency plan – Estimated cost: unknown

1. Create written instructions for emergency situations
2. Create a plan of action for emergency situations
  - a. Gunshot wounds
  - b. Arrow wounds
  - c. Accident resulting in bodily harm – broken bones, burns, trauma, equipment, etc
  - d. Natural causes – bee stings, poison ivy, heat, etc
3. Create an emergency communications system that operates throughout the club grounds
  - a. Consider a hard wired communications system
  - b. Consider a hand-held two-way radio system
  - c. Include all ranges – Cowboys, 4-H archery, pistol, rifle, IDPA, 3-D archery
  - d. NOTE: Club member Gerald Vander Mei works in communications for the railroad and has volunteered to offer suggestions and alternatives to someone from the club about possible communication options. Cell (269) 270-9897. [gary@vandermei.com](mailto:gary@vandermei.com)

Create a marketing plan – Estimated cost: unknown

1. Consider advertising
2. Consider public relations – e.g., meet with adjacent property owners, invite public to events, etc.
3. Consider membership enrollment and retention

It will be the Planning Committee's recommendation in the **Medium Term** section of this Long Range Plan to build a new clubhouse and new indoor ranges for pistol and archery. It will also be our recommendation to investigate the relocation of the main entrance to the property off of Featherstone Road, the appropriateness of the Fair Road entrance, the use and improvement of existing gravel roads within the property lines, pedestrian pathways, and other site features.

With this in mind, the following **Short Term** goals were selected and are presented to insure that the **Medium Term** goals can be done by the Board with the confidence and determination necessary to insure that what is being done today will fit in with the plan of the future. With the planning done, each project will not be judged on its merit alone but rather how it works in harmony with the future vision of the club.

## **LONG RANGE PLAN**

### Create a Master Site Plan – Estimated cost: \$18,000

1. Hire Mostrom & Associates to do a topographic survey – OR – to coordinate and execute an aerial survey to determine the existing site contours and building and range locations and to generate appropriate drawings – Estimated cost: \$8,000 to \$10,000
  - a. Two foot contours
  - b. The location of all buildings
  - c. The location of all ranges including Cowboys, IDPA, pistol, 3-D archery, trap and skeet
  - d. The location of all roads and trails on the property
  - e. Bounded on the south by the center line of Featherstone Road for the length of the property
  - f. Bounded on the east by the centerline of Fair Road for the length of the property
  - g. Bounded on the north to include the Cowboys, a 300 meter rifle range, and an area at least 250 feet north of the toe-of-slope of the concrete dump just north of the trap range
2. Hire a consulting firm with extensive experience in site design to create a Master Site Plan for the club property – Estimated cost: \$8,000
  - a. Location of a new clubhouse
  - b. Location of a new indoor pistol/rifle range
  - c. Location of a new indoor archery range
  - d. A relocated front entrance – to the top of the hill on Featherstone Rd
  - e. A proposed interior traffic pattern from a single entrance to the property including maintenance lanes, pedestrian trails, and roads to all ranges
  - f. Locations of rest areas, picnic shelters, etc.
  - g. Location of new well
  - h. Location of a new septic tank
  - i. Location of a 5-stand sporting clays range
  - j. Location of an additional skeet range – if feasible
  - k. Locations of “inviting” features to attract new members

### Create a Forest Management Plan – Estimated cost: \$500 to \$3,000

1. Hire a qualified and skilled Professional Forester with extensive experience in working with forest landowners needing objective valuation of their forest resources.
  - a. Determine topographical features, types of soils, and club objectives
  - b. Determine forest types and species, stand dynamics, and health conditions
  - c. Provide information and education to improve growing conditions, control invasive species and/or exotics, and correct poor stand dynamics caused by a lack of, or improper management

## **LONG RANGE PLAN**

- d. Provide information and education regarding the effectiveness of harvesting to accomplish forest management goals.
- e. Conduct sealed bid harvests considering market timing, and mark selected trees to release crop trees, create openings, and salvage the value of over-mature trees
- f. Provide information and education regarding reforestation and new plantings
- g. Recommendation: Mr. Christopher J. Egolf, Professional Forester. 260/856-2345; [cjegolf@kcaccess.com](mailto:cjegolf@kcaccess.com) . Mr. Egolf will perform a qualitative assessment of the club property and make recommendations for management. The assessment will involve a “good long walk” through the property and a written report. Estimated cost: less than \$500
- h. Mr. Egolf is available and qualified to do more extensive quantitative work and to prepare a complete Forest Management Plan if wanted.

### **Create a Land Management Plan** – Estimated cost: unknown

1. Create a Land Management Plan that addresses the following:
  - a. Maintenance
  - b. Landscaping
  - c. Mowing
  - d. Brush control
  - e. Erosion control
  - f. Fencing the perimeter of the property
  - g. No trespassing signs

### **Create a Habitat Management Plan** – Estimated cost: unknown

1. Create a Habitat Management Plan that addresses the following:
  - a. Existing wildlife species
  - b. Native plants
  - c. Invasive species
  - d. Attracting desirable wildlife species
  - e. Creating habitat shelters

# LONG RANGE PLAN

## MEDIUM TERM

It is recommended that the following are completed within three to five years –  
done by September 30, 2017

### Install electrical power to Cowboys and IDPA ranges

1. Consider installing power lines – Estimated cost: \$15,000
2. Consider installing an electrical generator– Estimated cost: \$10,000

### Install a new personnel entrance door on the pole barn – Estimated cost: \$800

1. Remove and replace the door and frame on north side of pole barn
2. Paint the new installation to increase its usable life

### Install a new septic tank and well for the clubhouse – Estimated cost: \$12,000

1. Install a new well – locate per the Master Site Plan created in the **Short Term** goals – Estimated cost: \$6,000
2. Install a new septic tank – locate per the Master Site Plan created in the **Short Term** goals – Estimated cost: \$6,000

### Replace the roof on the existing clubhouse – Estimated cost: \$9,000

1. Replace the clubhouse roof
  - a. Do this **only** if a new clubhouse is **not** in the new **Short Term** goals as determined in the September 2014 review of the Long Range plan

### Upgrade the trap range – Estimated cost: \$8,000

1. Build a new trap house #2 – Estimated cost for materials: \$3,000
2. Build a new trap house #4 – Estimated cost for materials: \$3,000
3. Remove and replace one set of lanes – Estimated cost: \$2,000

## LONG RANGE PLAN

### Improve the IDPA range – Estimated cost: \$8,500

1. Build a shelter with a storage building included – Estimated cost for materials: \$4,000
  - a. Locate the shelter with storage between Bays #1 and #2
  - b. Plans have been prepared for a 20' by 48' shelter with a 16' by 20' enclosed storage shed
  - c. Remove the existing trailer currently being used for storage
2. Install a “ladies” rest room – Estimated cost: \$1,000
  - a. Build a “nice” outhouse – locate per the Master Site Plan created in the **Short Term** goals
3. Upgrade Bay #2 – Estimated cost: \$2,000
  - a. Widen and deepen the bay
  - b. Use the excess soil to upgrade the Cowboy parking lot and the traveled way between the IDPA bays
4. Build a 9' by 12' shelter with a shelf at Bay #3 – Estimated cost for materials: \$500
5. Build a 9' by 12' shelter with a shelf at Bay #4 – Estimated cost for materials: \$500
6. Build a 9' by 12' shelter with a shelf at Bay #5 – Estimated cost for materials: \$500
7. Improve access to IDPA and Cowboy ranges – Cost: unknown
  - a. Create a “real” road from the Fair Road entrance – widen with proper gravel base and drainage – OR –
  - b. Create a “real” road from the clubhouse – improve the existing on-site roadway with proper gravel base and drainage
  - c. Create a walking trail from the clubhouse to the Cowboy and IDPA ranges

### Create a primitive camping area – Estimated cost: unknown

1. Locate per the Master Site Plan created in the **Short Term** goals
2. Provide approximately 10 sites

### Build a new clubhouse – Estimated cost: \$360,000

3. Locate per the Master Site Plan created in the **Short Term** goals
4. Approximately 5,000 square foot building
5. Pole barn construction
6. Include a break room – NOT a full service commercial kitchen
7. Meet all handicapped accessibility rules and regulations
8. Use maintenance free materials where financially prudent
9. Use energy efficient construction where financially prudent
10. Include exterior porches for member use

## **LONG RANGE PLAN**

Build a new indoor pistol range – Estimated cost: \$450,000

1. Locate per the Master Site Plan created in the **Short Term** goals
2. Include 13 stations
3. Suitable for center fire pistol
4. Not suitable for center fire rifle
5. Suitable for 50 foot shooting matches
6. Suitable for IDPA matches
7. Include protections against errant bullets escaping the building
8. Preferably attached to the clubhouse

Build a new indoor archery range – Estimated cost: \$200,000

1. Locate per the Master Site Plan created in the **Short Term** goals
2. Include 12 stations
3. Suitable for 20 yard matches
4. Preferably attached to the clubhouse

# LONG RANGE PLAN

## LONG TERM

It is recommended that the following are completed sometime after five years from now – done after the **Short** and **Medium Term** goals have been accomplished.

Have only one entrance to the club property – Estimated cost: unknown

1. Relocate main entrance to agree with Master Site Plan created in the **Short Term** goals
2. Consider a wide entrance with a landscaped median
3. Consider relocating the main entrance to the top of the hill on Featherstone Road
4. Connect all ranges to the main entrance – access to all ranges is through the main entrance only
5. Abandon the Fair Road entrance

Install a 5-stand sporting clay range – Estimated cost: \$20,000

1. EITHER – install to the north of the existing trap range
  - a. Fill the area over the “concrete dump” to create a suitable shot fall-out area
  - b. Remove trees as required to create a suitable shot fall-out area
2. OR – locate per the Master Site Plan created in the **Short Term** goals

File: LONG RANGE PLAN 8-27-12