



TACTICAL TRAINING FACILITY
NARRATIVE

RECEIVED

AUG 14 2012

County of Orange
Planning & Zoning Department



GDS

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Global Dynamic Security, Inc.
1655 North Fort Myer Drive
Suite 700
Arlington, Virginia 22209
(703) 740-3809 Phone

GDS Tactical Training Facility Narrative

Introduction

The GDS Somerset Training Complex will host a multitude of Training Stations including but not limited to; Emergency Response Training Stations, Law Enforcement and Special Operations Military Tactical Marksmanship Stations, SWAT and Spec Op's Indoor Tactical Operation Structures, Rappelling Stations, Fast Roping Stations, Obstacle Courses, Defensive Driving Stations, Military Operations In Urban Terrain Stations, K-9 Operations Training Stations, K9 Housing and more. The Global Dynamic Security Somerset Training Facility will serve to prepare US Special Operators, Police Officers, Emergency Response Teams, Emergency Medical Personnel, Combat Medics, Fire Fighters and others to perform their vital roles with the highest level of skill and preparation.

GDS will train Special Forces personnel such as; Navy SEALs, Army Special Forces (Green Berets), Army Rangers, Air Force Pararescue, Marine Force Recon and others in Weapons, Tactics, and the proper use of specialized equipment to prepare them to protect our National Security and neutralize gathering threats before them come to our shores.

Police Officers will benefit from the unique training opportunities at GDS Somerset allowing them to hone their skills in Tactical Marksmanship, Law Enforcement Driving Techniques, SWAT operations, Drug Interdiction, Explosives Detection, Emergency Response and Coordination, Crime Scene Procedures, Accident Investigation, Traffic Direction and Management and other disciplines. The GDS Somerset training facility offers a central training location for Orange County law enforcement and others with all the training stations needed in one place.





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Emergency Medical Responders will practice and prepare to save lives and respond to disasters and emergencies such as; Mass Victim Public Shootings, Earthquakes, Bombings, Hurricanes, Building Collapses, Floods and more. GDS Somerset offers a vast area of land and training scenarios able to accommodate nearly any emergency training scenario. As such, GDS Somerset will serve as a school for life saving professionals around the country.

Fire Fighters will have the benefit of practicing life-saving maneuvers in the areas of Fire Fighting, Emergency Response and Scene Set-Up, First Aide, Emergency Response-Mass Casualty Drills, and many others.

Specialized Weaponry for our clients will be available from our armory and highly skilled gunsmiths to provide Special Operators, Police Officers, Private Security Professionals and Individual Trainees with the very finest tools to fulfill their mission.

Construction will occur in phases, ensuring that the primary use of the site; security training and accessories to that training.



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GDS Local-Existing Business

Global Dynamic Security, Inc. is an existing Orange County business, currently located in Burr Hill, and expanding at this site.

Nominal Environmental Impact

GDS Somerset Tactical Training Facility will have a nominal environmental impact and may actually improve environmental factors on the site by reducing over-growth and facilitating healthy, vital vegetation and wild-life. This property is remote and enjoys a natural tree line around most of the exterior and heavy woods in the interior. Reasonable and practical measures will be taken to preserve existing natural barriers to visibility and sound. All firearms use will be done with careful consideration of neighbors and neighboring properties, under strict supervision with attention to and emphasis on safety. Ranges will enjoy large, earth berms and natural barriers to help facilitate safe use of firearms. Calibers and munitions types will abide by the text amendment issued by Zoning. Tactical Training Stations will be tilled and cleaned every two years; leaving a cleaner, healthier soil than currently exists. The intended use is the least intrusive to natural water flow; as this use will not require large amounts of water. The existing septic system will be improved and upgraded to exceed the requirements of the use, while protecting the integrity of the property. There will be a separate, small septic system for the kennels. There are no foreseen uses of materials that would harm the environment in any way. It is likely that this property will be healthier and more vital as a result of the intended use.



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Positive Economic Impact

The development of GDS Somerset will afford a significant increase in economic activity in Orange, on and off the site. Landscaping crews will work daily to keep grass cut and perform property maintenance, House-keeping staff will clean and maintain dormitory rooms, Restaurant staff will cook food and serve guests, Handy-Men will repair light sockets and plumbing, Vehicle Mechanics will keep trucks and pool vehicles running. Guests and staff, many drawn from the local community, will travel into town to buy gas, eat at restaurants and spend money in local shops.

Minimal Traffic Impact

Traffic impact on Weyburn Road will be minimal and there will be no measurable effect on route 20, as trainees and instructors will enter and exit exclusively on Weyburn Road and often stay on property, for extended periods of time. Staff and guests, even if they are coming from off-property, will enter in the morning, perhaps leave for lunch and return for the afternoon and leave at the end of the day. Guests, particularly, will car pool; keeping the number of vehicles entering or leaving to a minimum.

Single Sign

There will be one sign only, a company logo as seen at the top of this page, mounted on the entrance gate on Weyburn Road; approximately 9 square feet in size. GDS will have no signs advertising or announcing the business other than the logo on the gate and No-Trespassing Signs around the perimeter.



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On-Site Residence

There will be a private residence for the owners of GDS on the agricultural section of the property, on the Western end, with an entrance on Weyburn Road, having independent septic and water systems. The house will sit on approximately ten acres.

Hours of Operation

Operations will be ongoing Monday through Sunday. Hours will be determined by the nature of the training and the nature of work. Most K-9 Training, Driving Training, MOUT, Fire Fighting, Maintenance, Indoor Range use, Tactical shooting and Emergency Medical Training will occur during daylight hours. Due to mission requirements, nighttime training will be vital and necessary.

Lighting

Lighting will face into the interior of the property, directed down and away from boundaries. Lights at training stations will be used only when training is in progress and will also face the interior of the property. Light bulb symbols on the plat mark planned lighting locations.





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Square Footage

GDS Somerset will feature on campus housing with buildings, +/- 9,000 square feet with 102 bathrooms, a dining facility +/- 1,000 square feet with two bathrooms, a recreational center +/- 1,500 square feet with two bathrooms, out-door recreational areas, a helicopter landing pad +/- 2,000 square feet, a pool of convenience vehicles for guests, and office complex +/- 1,500 square feet with six bathrooms, a small indoor tactical range +/- 3,000 square feet, a maintenance shop for vehicles and all equipment +/- 900 square feet and an. K-9 Housing +/- 2,000 square feet with one indoor bathroom, a maintenance shop +/- 950 square feet an indoor range +/- 3,000 square feet. All buildings will be under 100 feet in height. The total approximate square footage is +/- 22,850. There will be a general parking area inside the main gate, on the large tarmac area, to serve the Dormitory, Dinning Hall, Recreational Center, Office Complex, Maintenance Shop and Indoor Range with approximately 200 spaces at +/- 32,400 square feet. Marksmanship Ranges will occupy a total square footage of +/- 100,000 square feet. Driving Range will occupy approximately 100,000 square feet. MOUT will occupy approximately +/- 50,000 square feet. Fire-Fighting/EMS +/- approximately 10,000 square feet. The Obstacle Course will occupy approximately +/- 10,000 square feet. The residence will be set on approximately 10 acres with a home being +/- 10,000 square feet.





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Miscellaneous

GDS will work closely with Police, Fire-Fighters, EMT's, and county agencies to contribute to the safety and preparedness of those groups. The site will have no known impact on schools; other than to provide the resource of bomb dogs and handlers in the event of a bomb threat. There are no plans to build communication towers or impact local communications.

GDS intends to give back to the community of Orange with patronage of local businesses, purchasing supplies and materials locally when possible, encouraging our trainees to visit and explore Orange and making our bomb dogs available in the event of a need. We at GDS are happy to be a part of the Orange County Community and look forward to working with and hiring fellow members of that community to contribute positively to Orange.



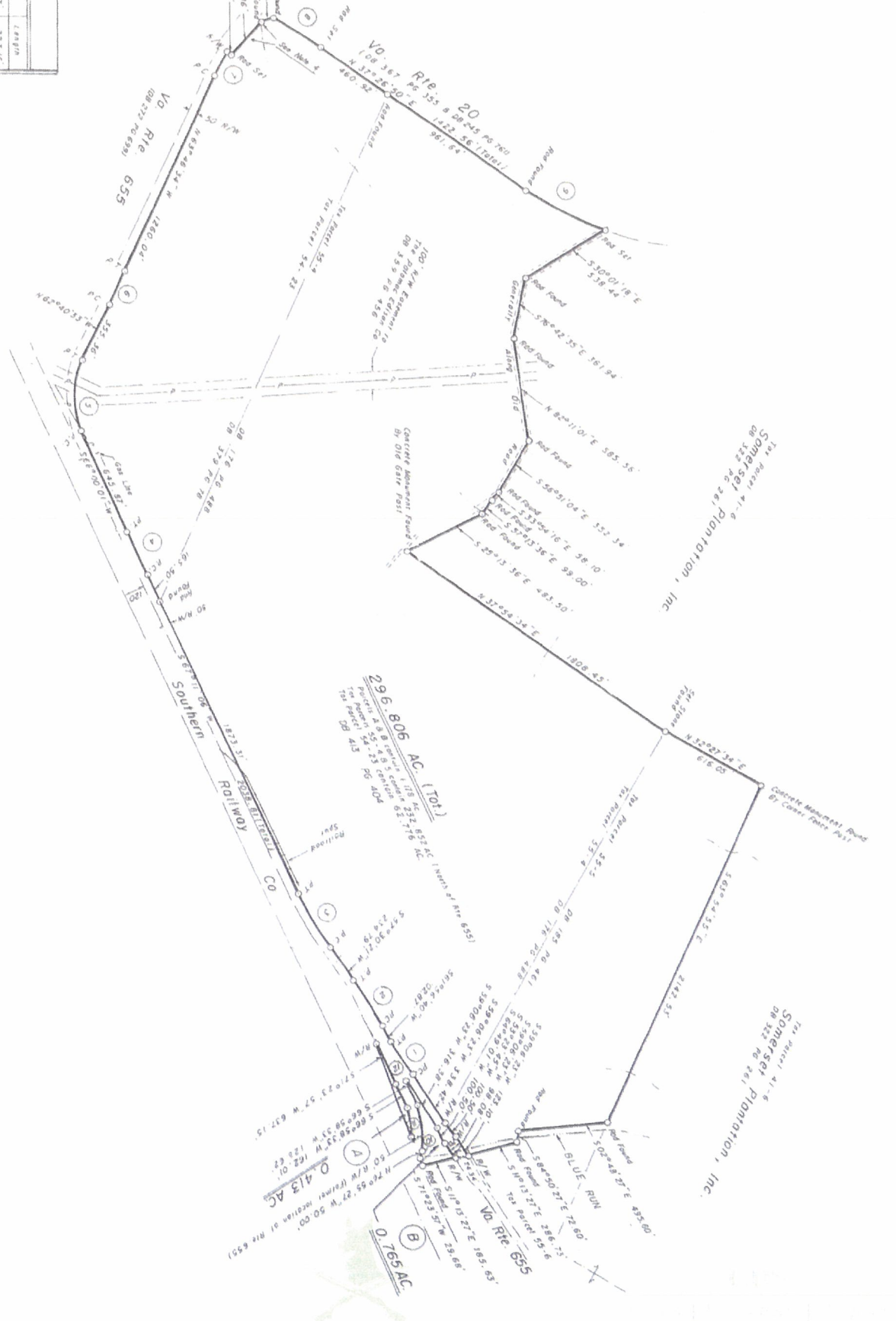
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Magnetic 1985

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Curve	Delta	Radius	Length
1	02°50'17"	4386.07'	227.16'
2	04°26'19"	3895.73'	301.79'
3	09°40'35"	2100.95'	354.92'
4	00°48'55"	19128.52'	280.74'
5	49°19'26"	497.71'	428.46'
6	01°08'01"	10813.40'	208.29'
7	17°12'10"	547.57'	164.40'
8	05°00'38"	3764.72'	329.22'
9	14°56'40"	1361.11'	511.52'
0	36°06'00"	465.74'	233.43'
1	31°51'20"	415.74'	228.71'
05°10'15"	2838.79'	256.26'	



NOTES:

1. No. 1118 Report has been finished.
2. This plat does not necessarily represent all transactions herein excepted subject to exceptions in 3.
3. Property herein excepted subject to exceptions in 4. The Police Eminent Co. of Va. is DB 2710 PG 116. Commonwealth Gas Distribution Corp. is DB 178 PG 278 & DB 178 PG 297. Northern Virginia Power Co. is DB 195 PG 232.
4. A small triangular parcel approximately 40' x 50' in the name of Francis Clay Wilson DB 242 PG 7101 owner of the property to the south of the 655' centerline is excluded property in this case. Property line to the south is based on existing a subdivision deed with same.

Franklin [Signature]
 10/28/88
 10/28/88

Boundary Survey
 GENERAL SHALE WEBSTER, INC PROPERTY
 Barbour District
 Orange County, Virginia

Prepared By
 HERRON and GRAYES
 LAND SURVEYORS
 ORANGE, VIRGINIA

Scale 1" = 400'
 Date October 28, 1988
 Job 8516

