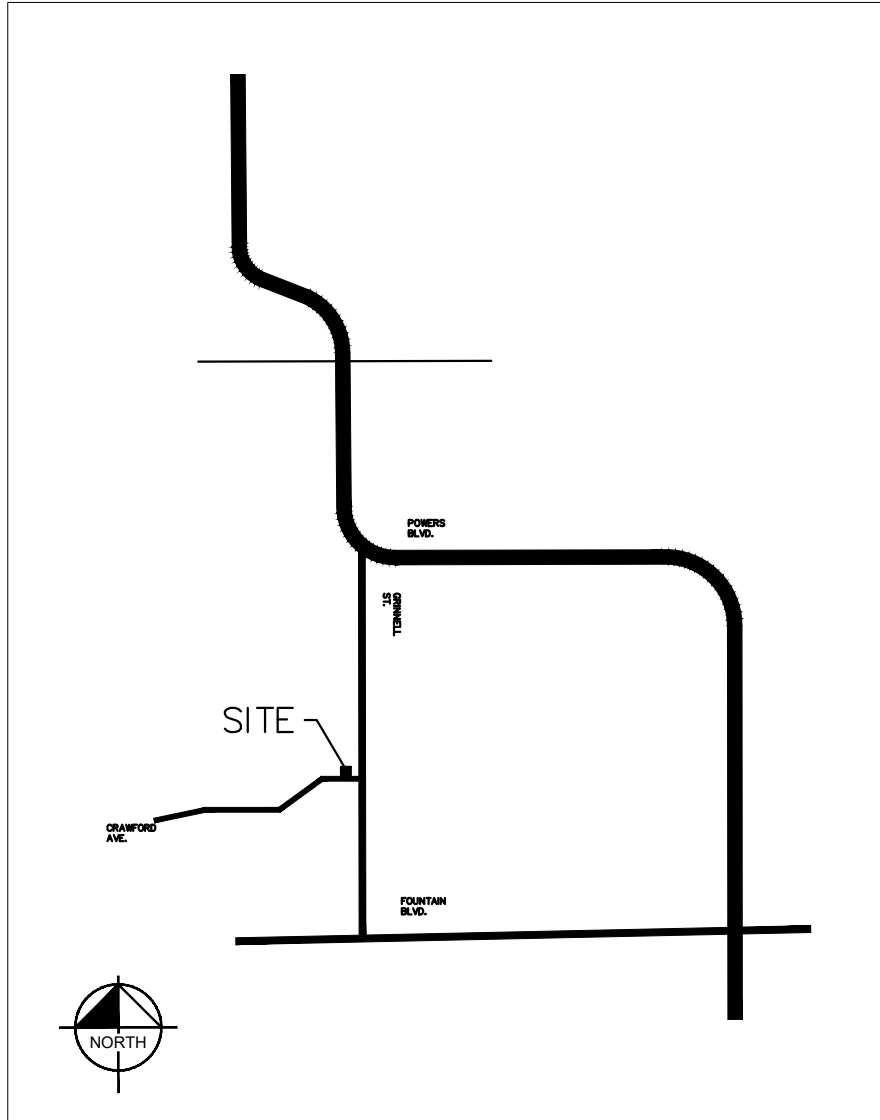


FOUNTAIN VALLEY RANCH

SKETCH PLAN AMENDMENT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP



LEGAL DESCRIPTION

TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B
CONTAINING 50,300 SF OR 1.157AC±

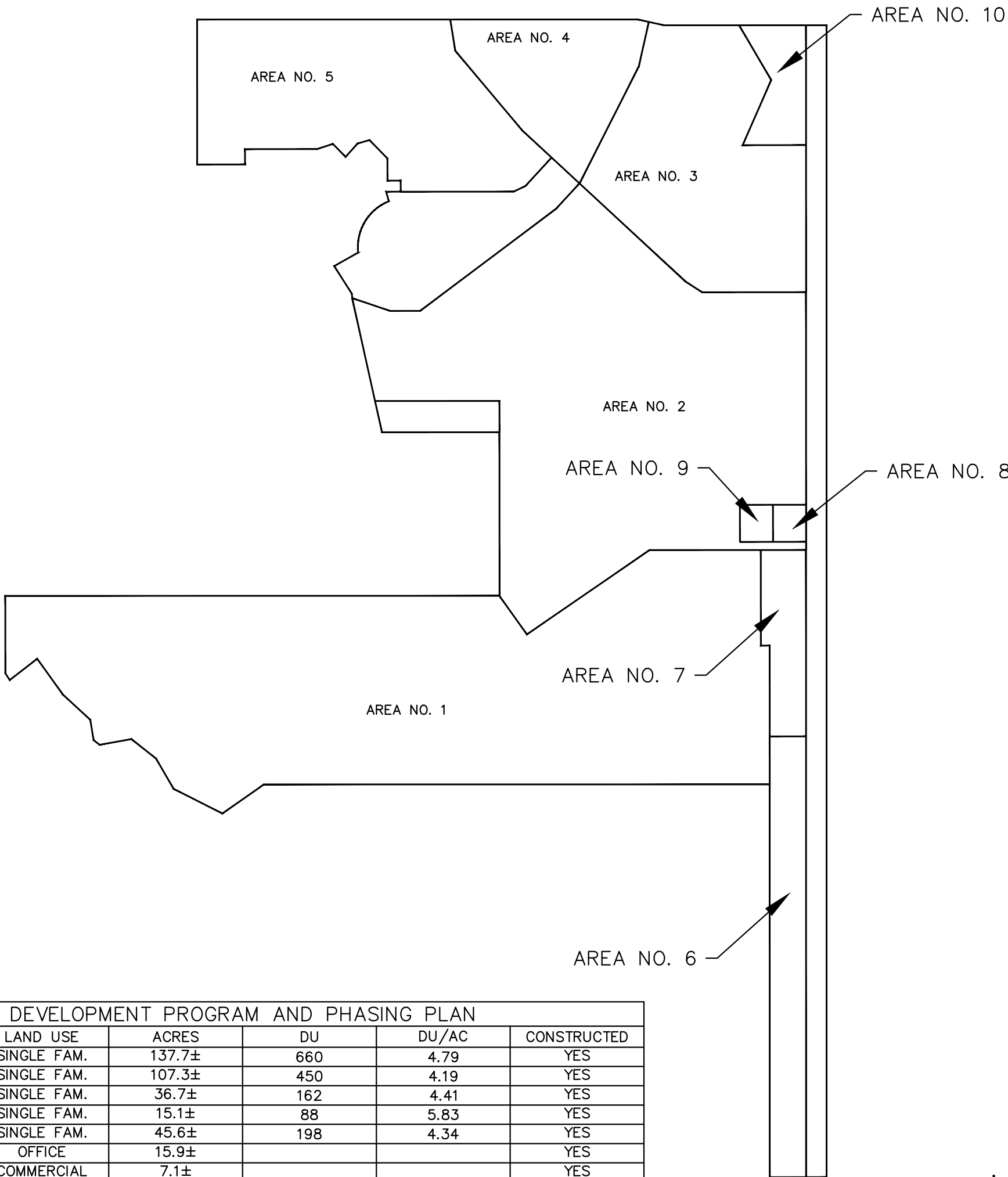
NOTES:

- PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FOUNTAIN VALLEY RANCH SUBDIVISION FILING 6B, PROPERTY IS SUBJECT TO THE EFFECT OF ACCESS AND UTILITY EASEMENTS RECORDED DECEMBER 11, 1995 IN BOOK H-5 AT PAGE 151, RECEPTION NO. 095133093.
- OPEN SPACE CALCULATIONS HAVE BEEN ESTABLISHED BY PREVIOUSLY APPROVED PLATS OF FOUNTAIN VALLEY RANCH SUBDIVISION PLATS, NO CHANGES WITH THIS AMENDMENT.

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PLAT/PHASING DIAGRAM



DEVELOPMENT PROGRAM AND PHASING PLAN					
AREA NO.	LAND USE	ACRES	DU	DU/AC	CONSTRUCTED
1	SINGLE FAM.	137.7±	660	4.79	YES
2	SINGLE FAM.	107.3±	450	4.19	YES
3	SINGLE FAM.	36.7±	162	4.41	YES
4	SINGLE FAM.	15.1±	88	5.83	YES
5	SINGLE FAM.	45.6±	198	4.34	YES
6	OFFICE	15.9±			YES
7	COMMERCIAL	7.1±			YES
8	COMMERCIAL	1.4±			YES
9	MULTI FAM.	1.16±	22	18.97	PROPOSED
10	COMMERCIAL	7.0±			NO
TOTAL		374.96±	1,580	4.21	

NOT TO SCALE

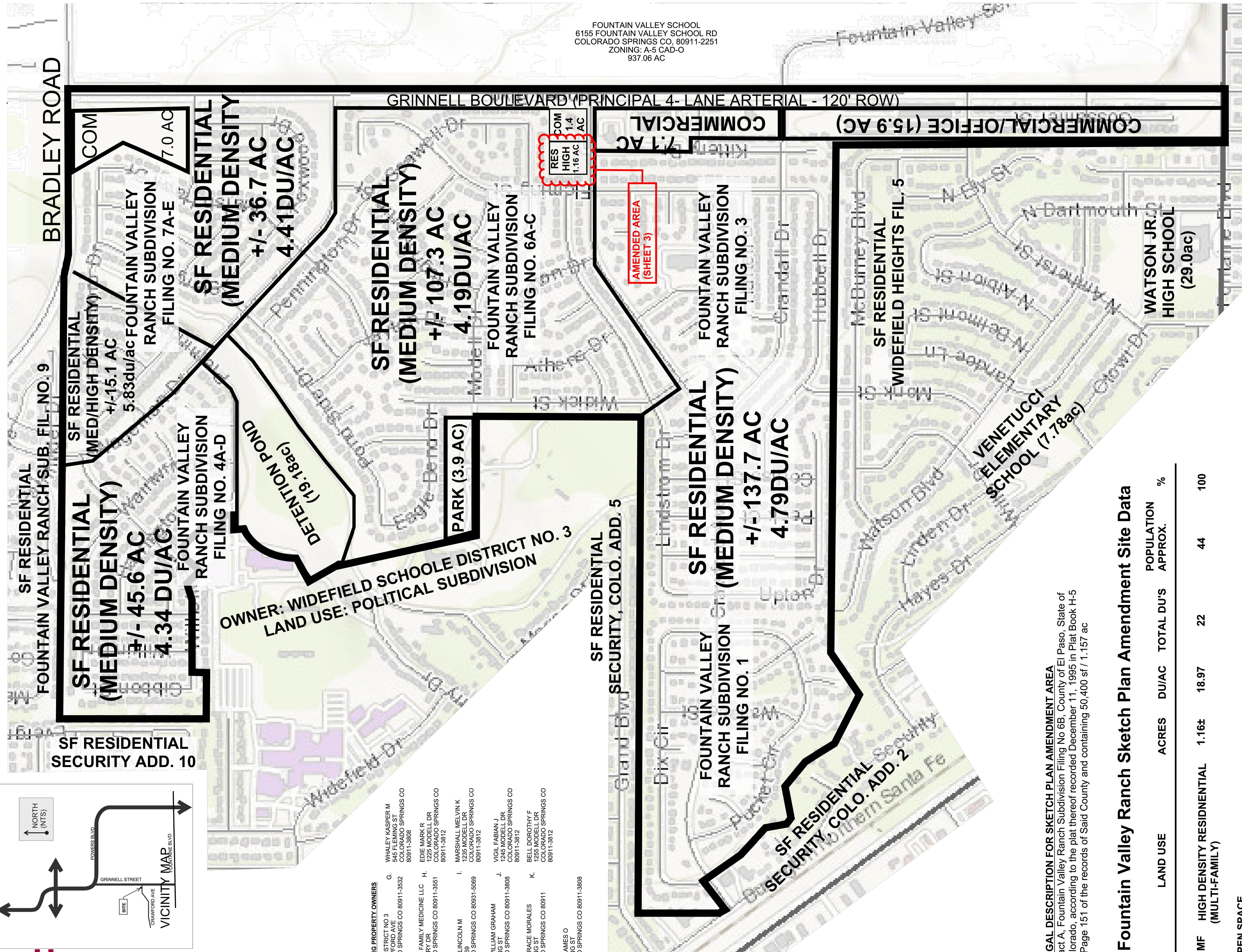
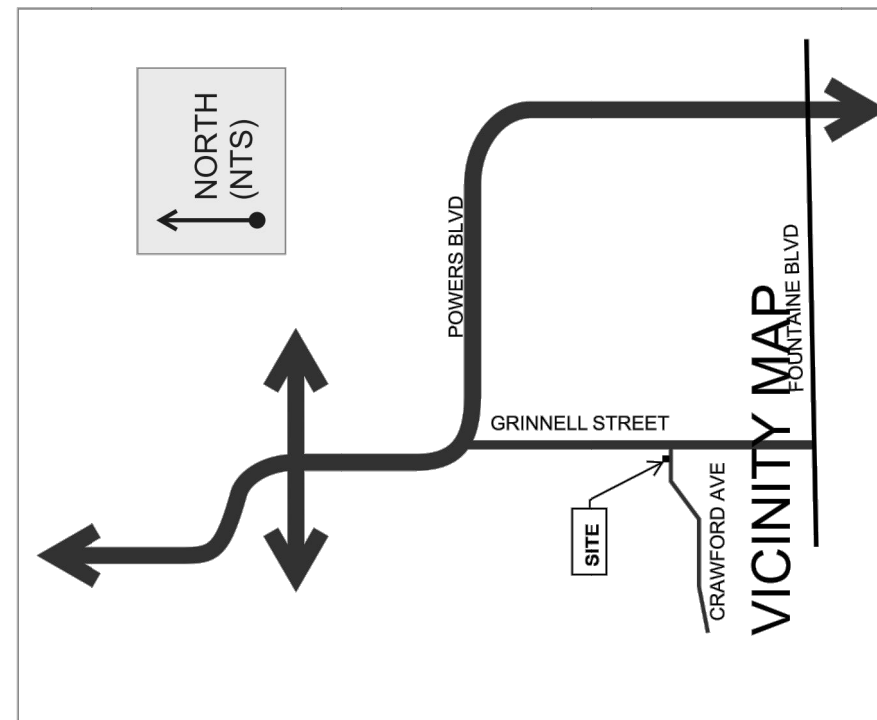
OWNER:
AIME MANAGEMENT, LLC
CHRISTEL AIME, CEO
1900 E. PIKES PEAK AVE., SUITE #3
COLORADO SPRINGS, CO 80909
CAime@aime-management.com
719-391-4444

PLANNERS/LANDSCAPE ARCH.:
KIMLEY HORN & ASSOCIATES
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

SURVEYOR:
OLIVER E. WATTS CONSULTING ENGINEER, INC.
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: OLLIE WATTS, PE
(719) 593-0173
olliewatts@aol.com

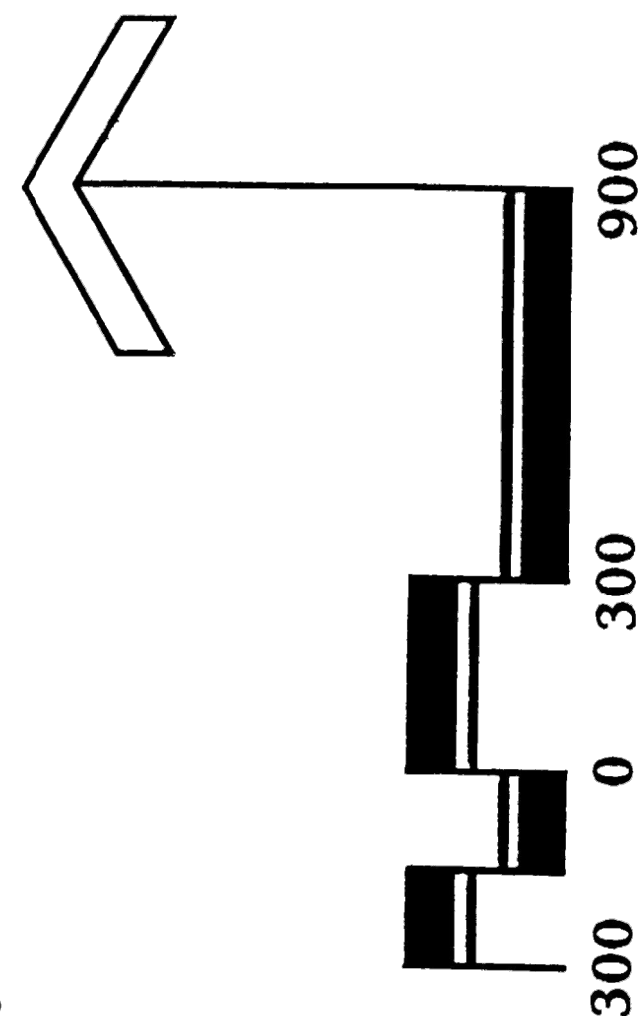
COVER
SHEET 01 OF 03

SKETCH PLAN AMENDMENT - COUNTY FILE NO. SKP221



	LAND USE	ACRES	DJ/AC	TOTAL DU'S	POPULATION APPROX.	%
MF	HIGH DENSITY RESIDENTIAL (MULTI-FAMILY)	1.16±	18.97	22	44	10

OPEN SPACE
All open space calculations have been established by previously approved plats of the collection of Fountain Valley Ranch Subdivision Plats, to changes with this amendment.



SKETCH PLAN
SHEET 02 OF 03

SKETCH PLAN AMENDMENT - COUNTY FILE NO. SKP221

OWNER
AIME MANAGEMENT, LLC
ATTN: CHRISTEL AIME CEO
1900 E. PIKES PEAK AVE., SUITE #3
COLORADO SPRINGS, CO 80909
CAime@aime-management.com
710 204 4444

PLANNING
KIMLEY HORN & ASSOCIATES
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719-453-0180

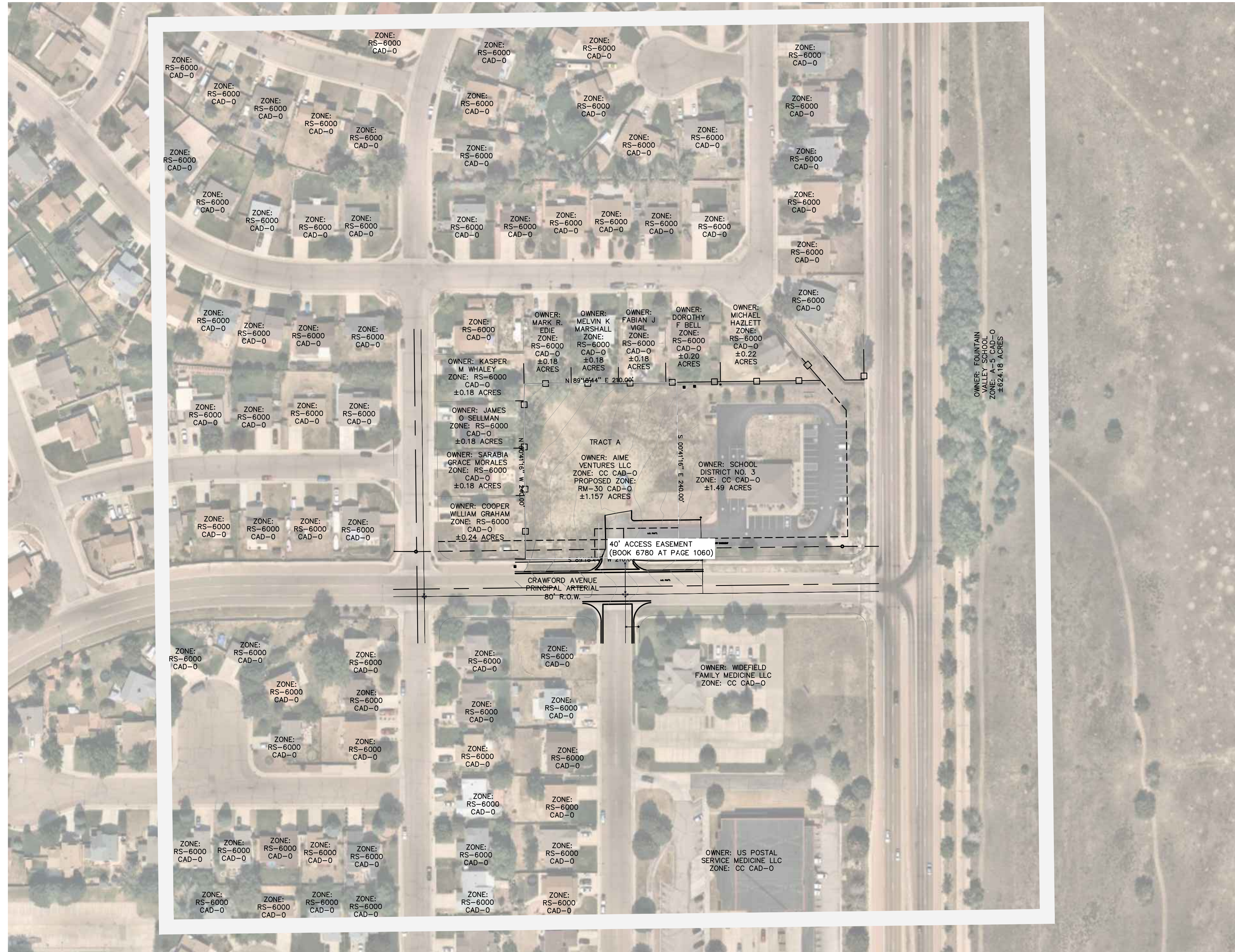
Widefield School No. 3
Security Fire Protection
Security Sanitation
Security Water
Southeastern Colorado Water Conservancy
Fountain Mutual Metropolitan District

SERVICE PROVIDERS
School
Fire
Sanitary
Water
Conservation
Improvement District

FOUNTAIN VALLEY RANCH

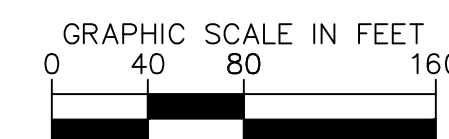
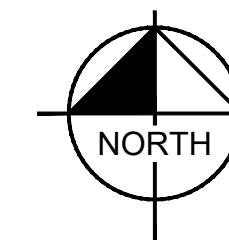
SKETCH PLAN AMENDMENT

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AMENDMENT AREA
SHEET 03 OF 03

SKETCH PLAN AMENDMENT - COUNTY FILE NO. SKP221