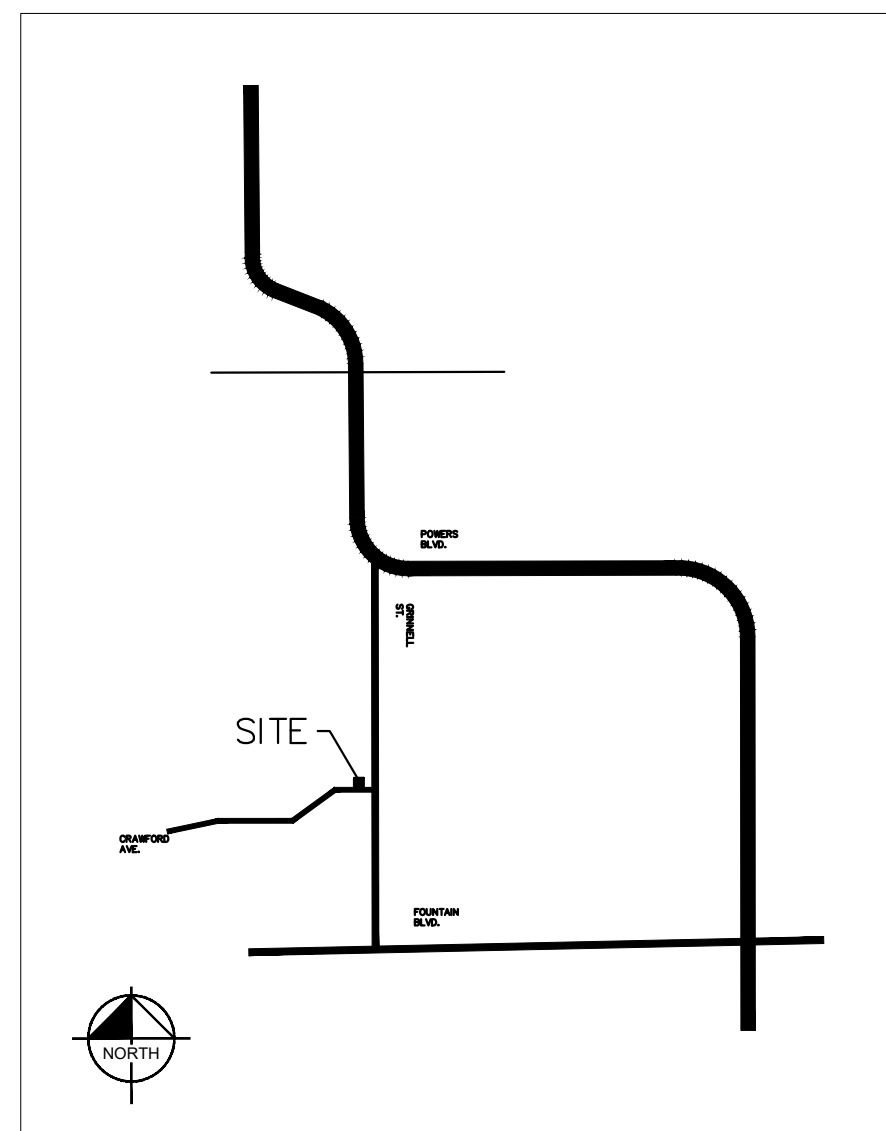


FOUNTAIN VALLEY RANCH

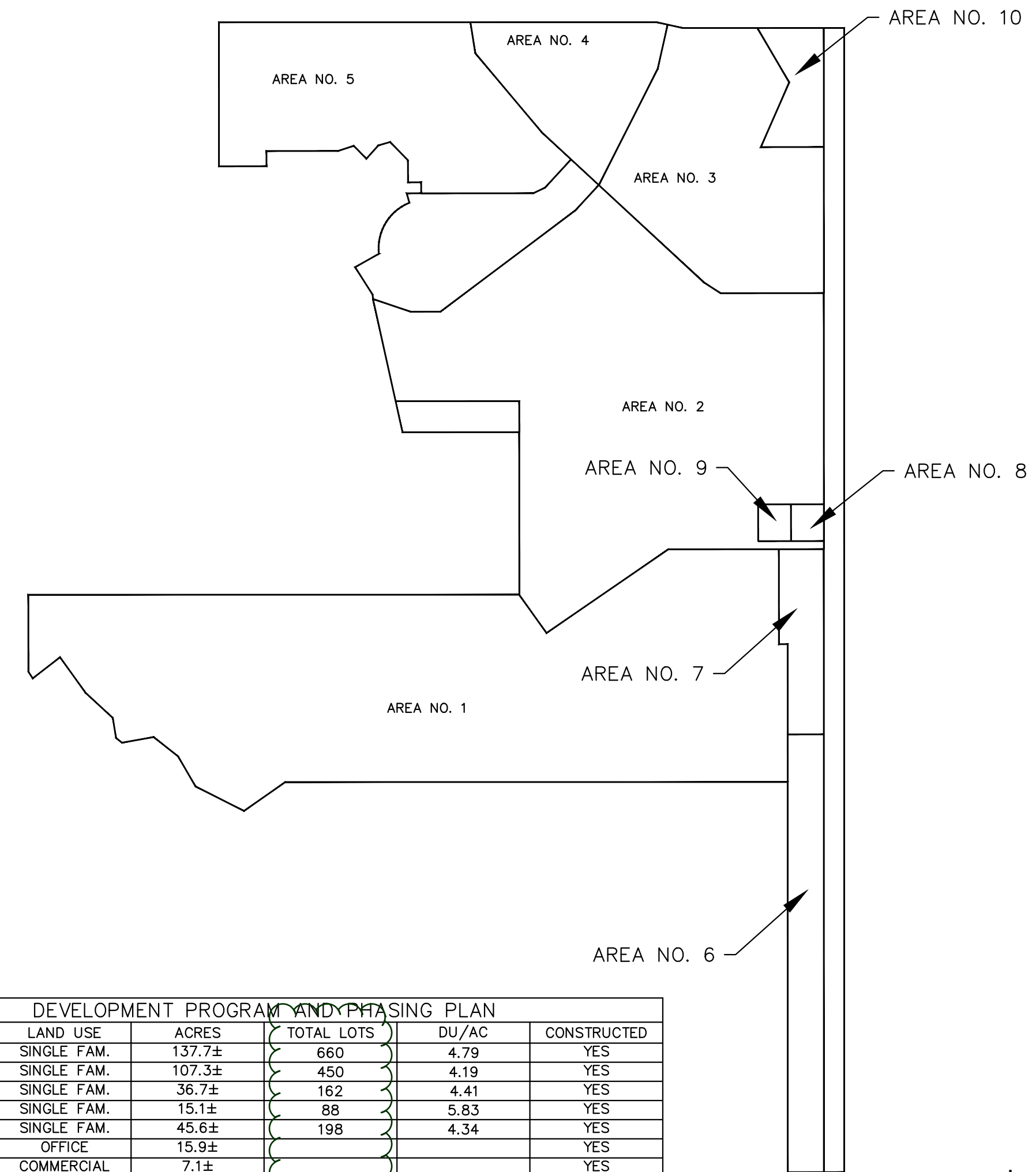
SKETCH PLAN AMENDMENT

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



PLAT/PHASING DIAGRAM



DEVELOPMENT PROGRAM AND PHASING PLAN					
AREA NO.	LAND USE	ACRES	TOTAL LOTS	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

NOT TO SCALE

Please revise this. It should be total residential units - there will not be 22 lots developed on this area.

Might be beneficial to do an overall density for the entire sketch plan area

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.

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



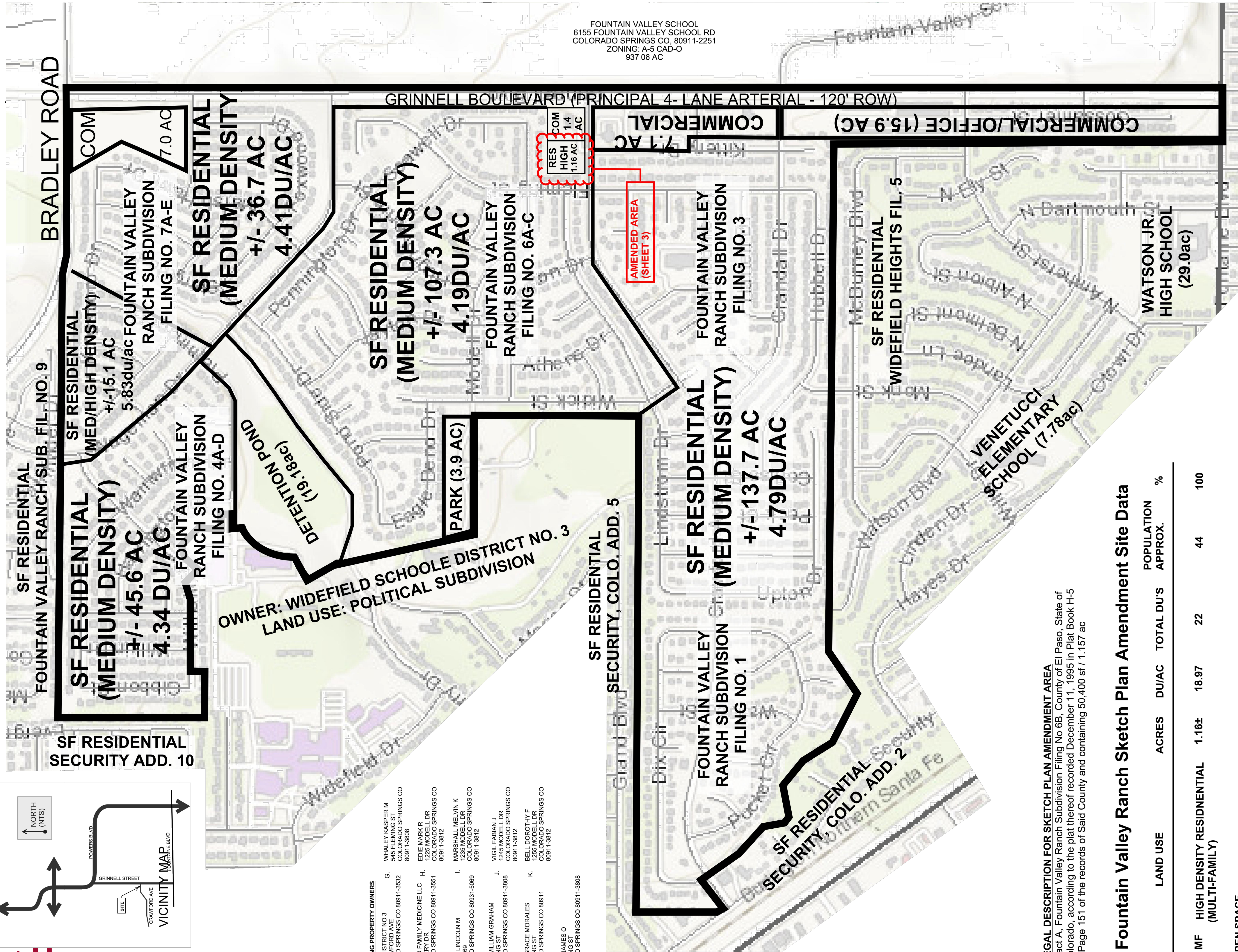
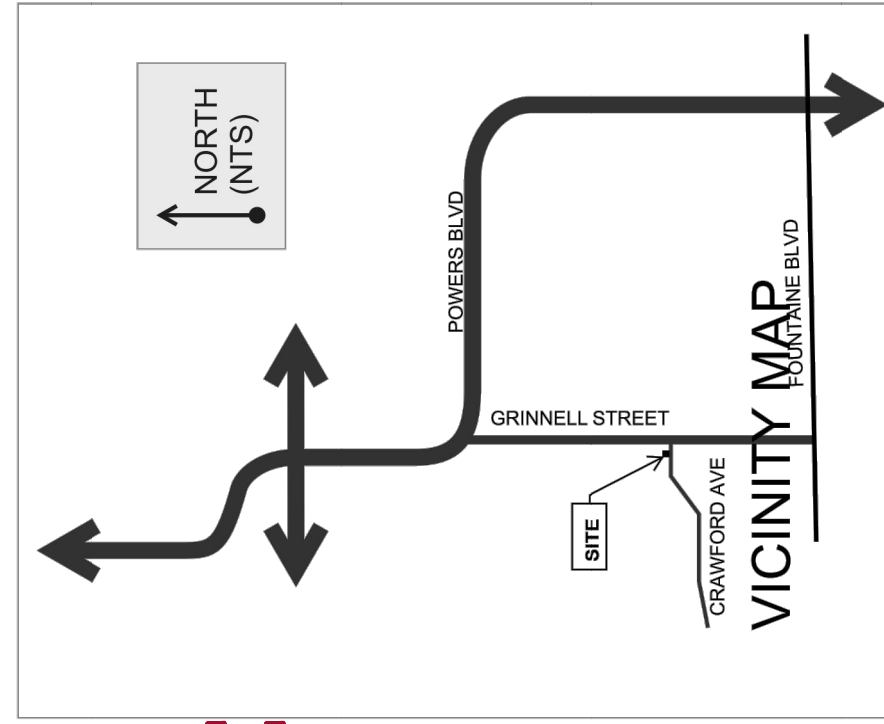
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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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FOUNTAIN VALLEY RANCH SKETCH PLAN AMENDMENT

NORTHEAST 1/4 OF SECTION 13, T15S, R66W OF THE 6TH PM,
CITY OF FOUNTAIN COUNTY OF EL PASO, STATE OF COLORADO

January 2022



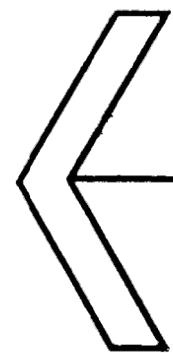
FOUNTAIN VALLEY SCHOOL
6155 FOUNTAIN VALLEY SCHOOL RD
COLORADO SPRINGS CO, 80911-2251
ZONING: A-5 CAD-O
937.06 AC

LEGAL DESCRIPTION FOR SKETCH PLAN AMENDMENT AREA
Tract A, Fountain Valley Ranch Subdivision Filing No 6B, County of El Paso, State of Colorado, according to the plat thereof recorded December 11, 1995 in Plat Book H-5 at Page 151 of the records of Said County and containing 50,400 sf / 1.157 ac

Fountain Valley Ranch Sketch Plan Amendment Site Data

LAND USE	ACRES	DU/AC	TOTAL DU'S	POPULATION APPROX.	%
MF HIGH DENSITY RESIDENTIAL (MULTI-FAMILY)	1.16±	18.97	22	44	100

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.



- SERVICE PROVIDERS**
- School: Widefield School No. 3
 - Fire: Security Fire Protection
 - Sanitary: Security Sanitation
 - Water: Southeastern Colorado Water Conservancy
 - Improvement District: Fountain Mutual Metropolitan District

OWNER
AIM MANAGEMENT LLC
1900 E. PIKES PEAK AVE., SUITE #3
COLORADO SPRINGS, CO 80903
CAime@game-management.com
719-391-4444

PLANNING
KIMLEY-HORN & ASSOCIATES
ATTN: RAIMERE FITZPATRICK
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
raimere.fitzpatrick@kimley-horn.com
719-453-0160

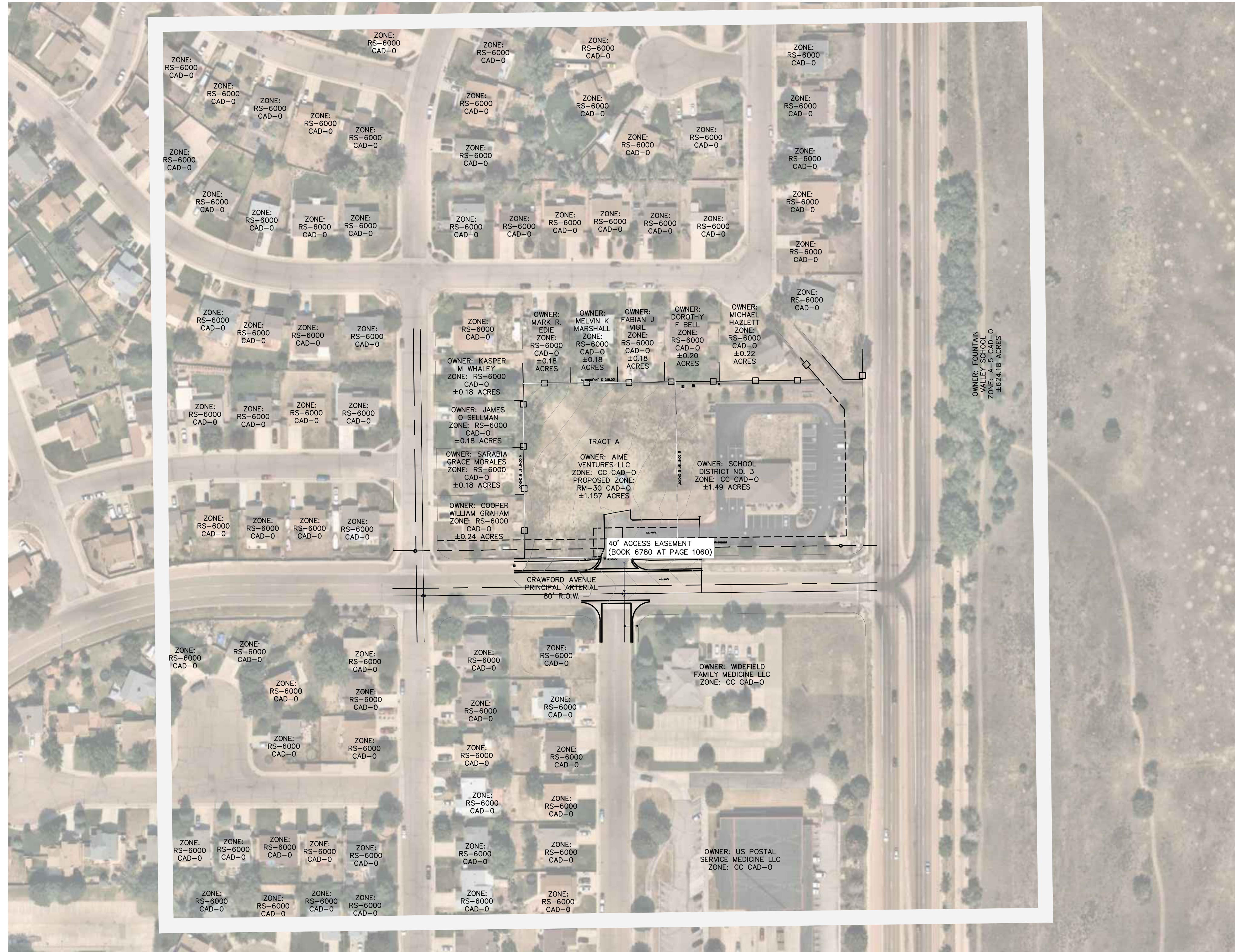


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FOUNTAIN VALLEY RANCH

SKETCH PLAN AMENDMENT

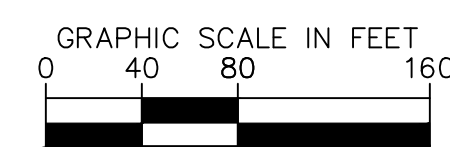
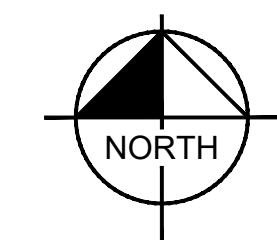
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AMENDMENT AREA
SHEET 03 OF 03