

CRAWFORD AVE. MULTIFAMILY DEVELOPMENT PLAN

TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B

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

LEGAL DESCRIPTION

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

GENERAL NOTES

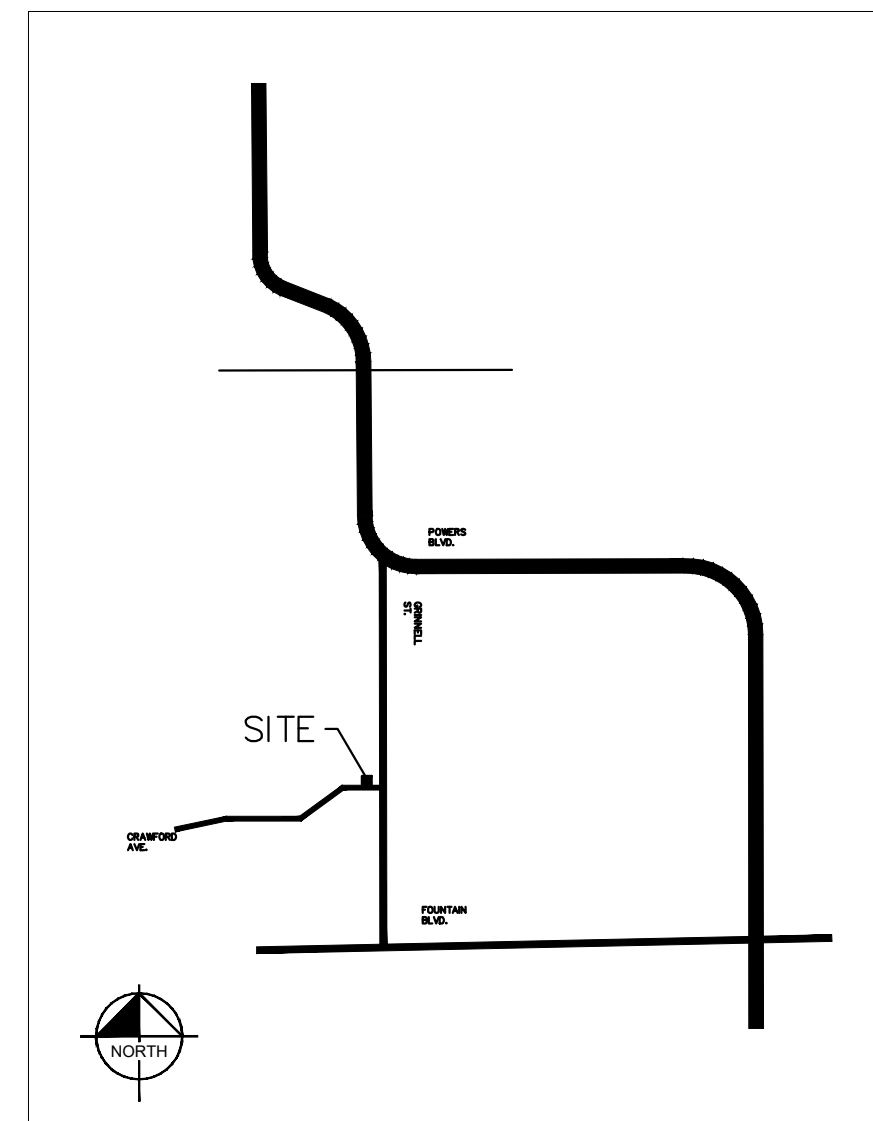
1. PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN JOINT ACCESS EASEMENT RECORDED DECEMBER 11, 1995 IN BOOK 6780 AT PAGE 1060.
2. PROPERTY IS SUBJECT TO THE EFFECT OF AVIGATION EASEMENT RECORDED SEPTEMBER 27, 1985 IN BOOK 5067 AT PAGE 379.

ZONING CLASSIFICATION: RESIDENTIAL, MULTI-DWELLING (RM-30)
 LAND USE: RESIDENTIAL, MULTI-FAMILY
 JURISDICTION: EL PASO COUNTY
 SITE ADDRESS: TRACT A, CRAWFORD AVENUE, COLORADO
 TAX SCHEDULE NO.: 6513125009
 BUILDING SETBACKS: 25' FRONT SETBACK
 15' SIDE SETBACK
 15' REAR SETBACK
 MAXIMUM LOT COVERAGE: 60%
 PROPOSED EASEMENTS: REFER TO FINAL PLAT
 LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)

BUILDING DATA

BUILDING HEIGHT:
 PROPOSED: 40.0'
 MAXIMUM BY CODE: 40.0
 PROPOSED BUILDING COVERAGE: 31%±
 PROPOSED BUILDING GROSS SF: ±15,638 SF
 NO BUILD AREAS: N/A

VICINITY MAP



LAND AREA:

TOTAL PROPERTY AREA: +/- 1.157 ACRES

BENCHMARK:

ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS FIMS BENCHMARK "BLT104"
(ELEVATION=6452.43 NGVD29)

SOIL TYPE:

THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP A/B.

FEMA CLASSIFICATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0951G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROPERTY OWNER ACKNOWLEDGEMENT

AIME VENTURES, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF CRAWFORD MULTIFAMILY. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

 [PROPERTY OWNER]

NOTARY CERTIFICATE
 (STATE OF _____)
 (COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ (NAME AND TITLE)

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

 NOTARY PUBLIC

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

 AIME VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

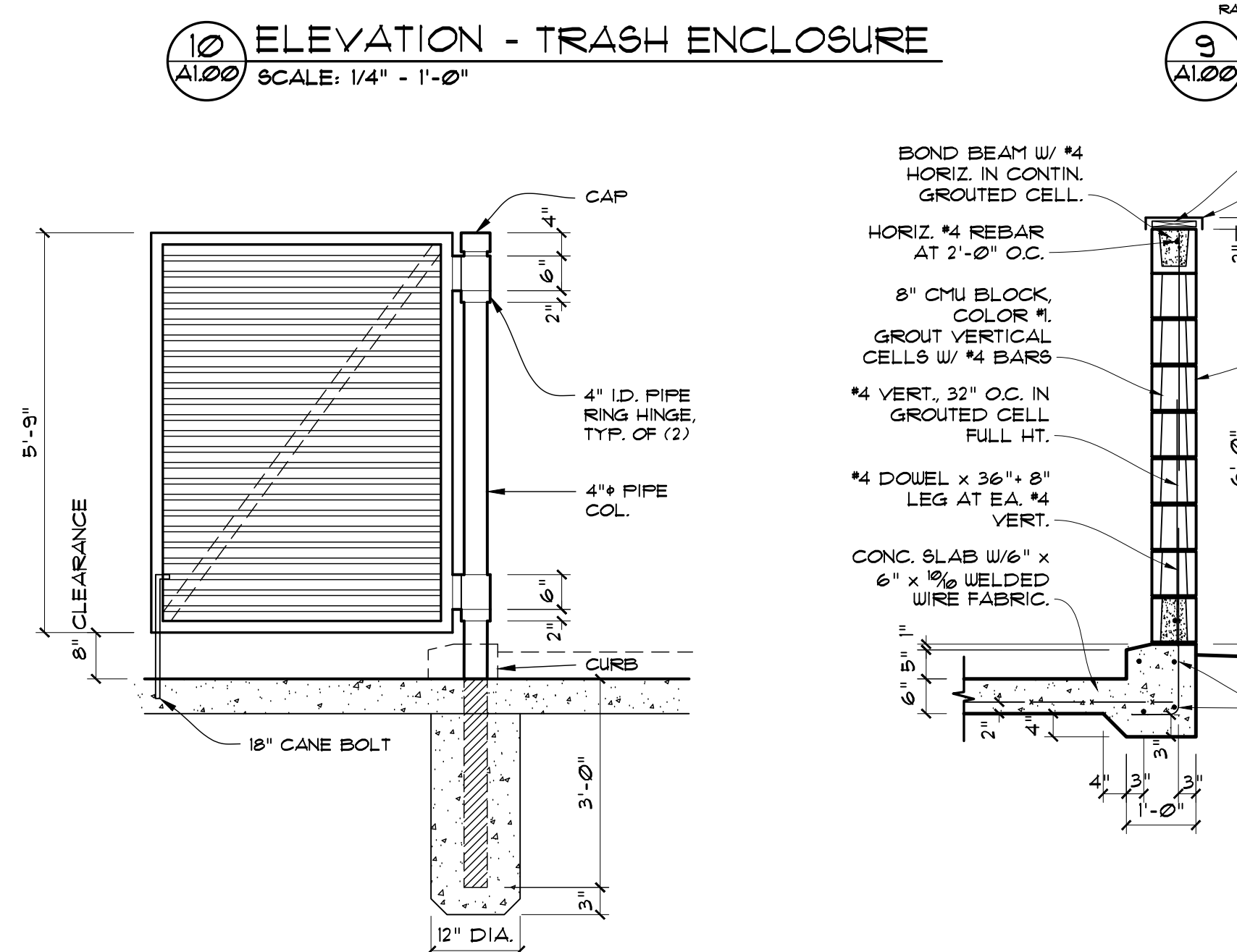
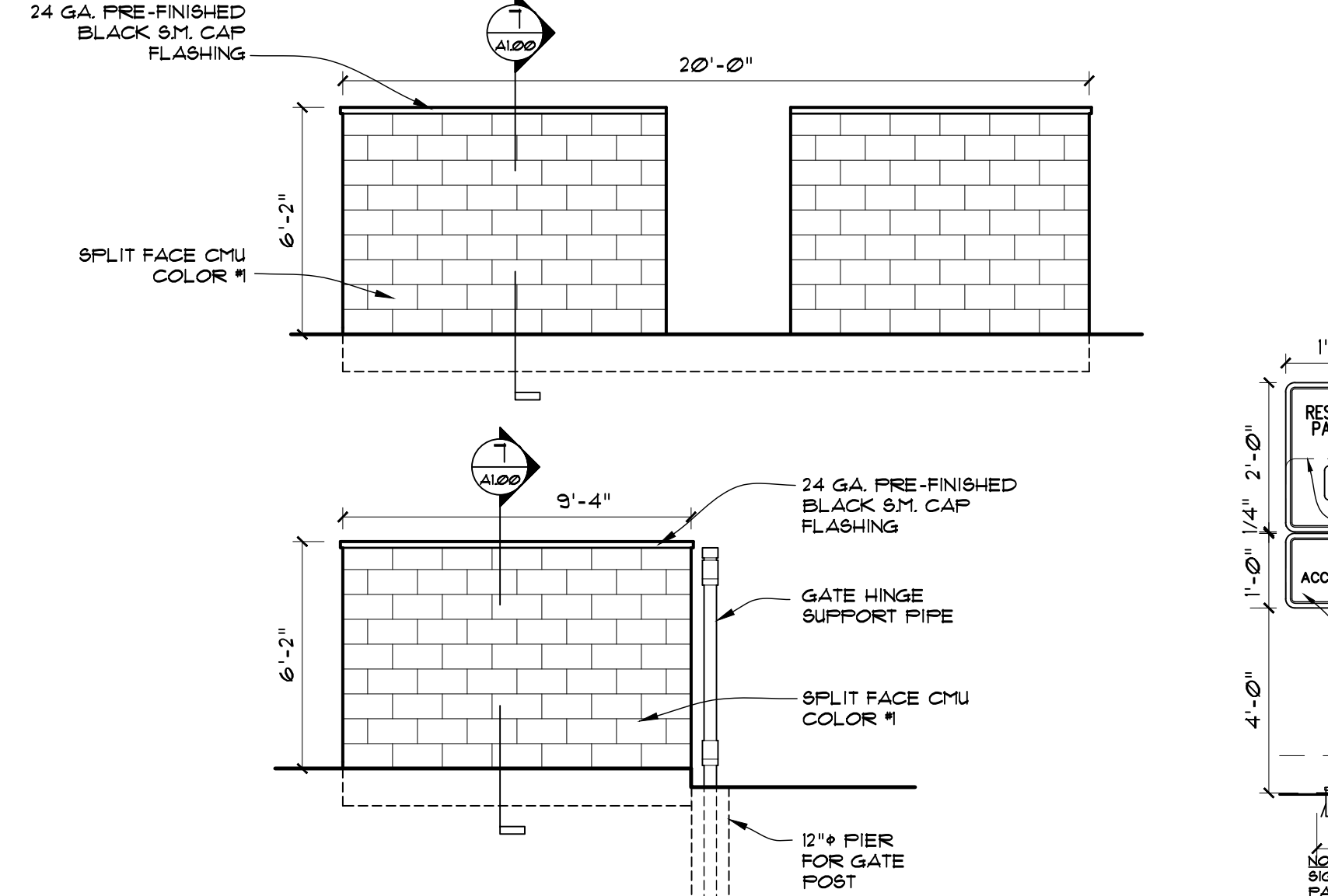
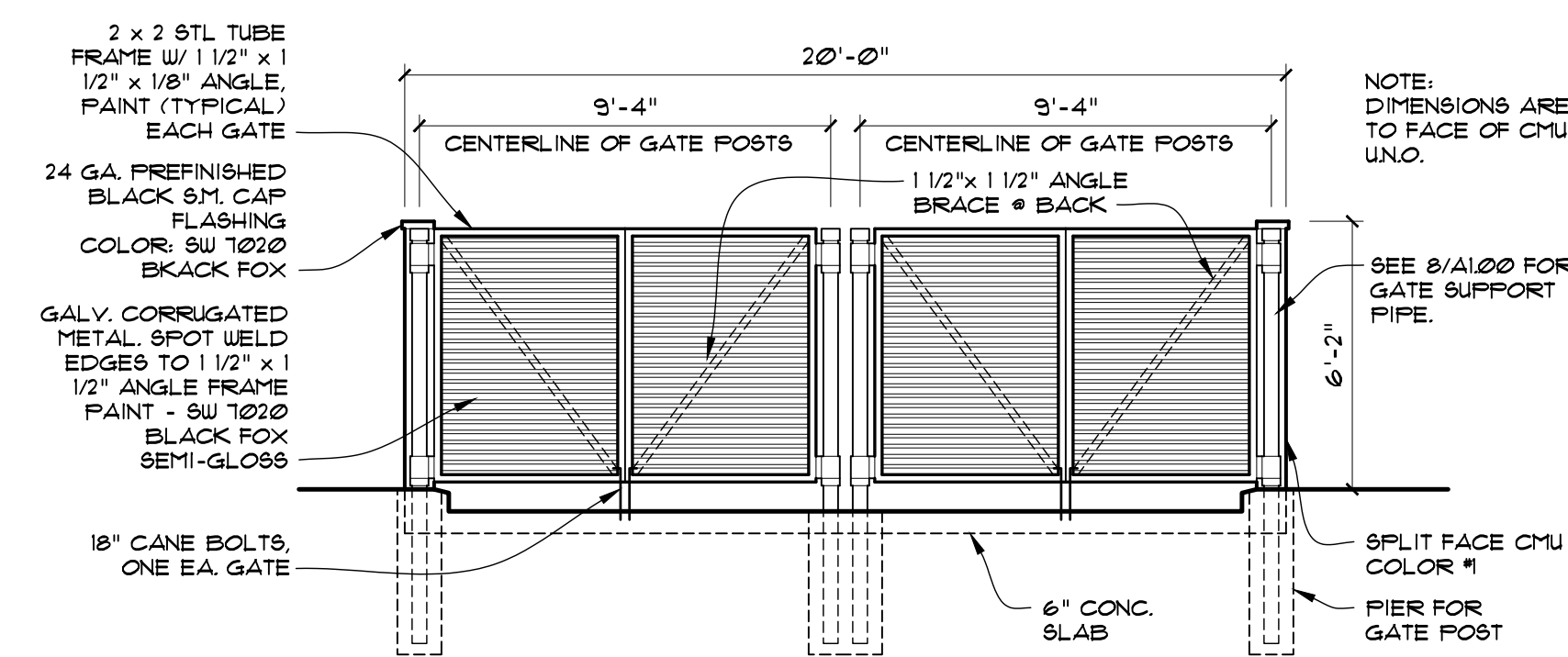
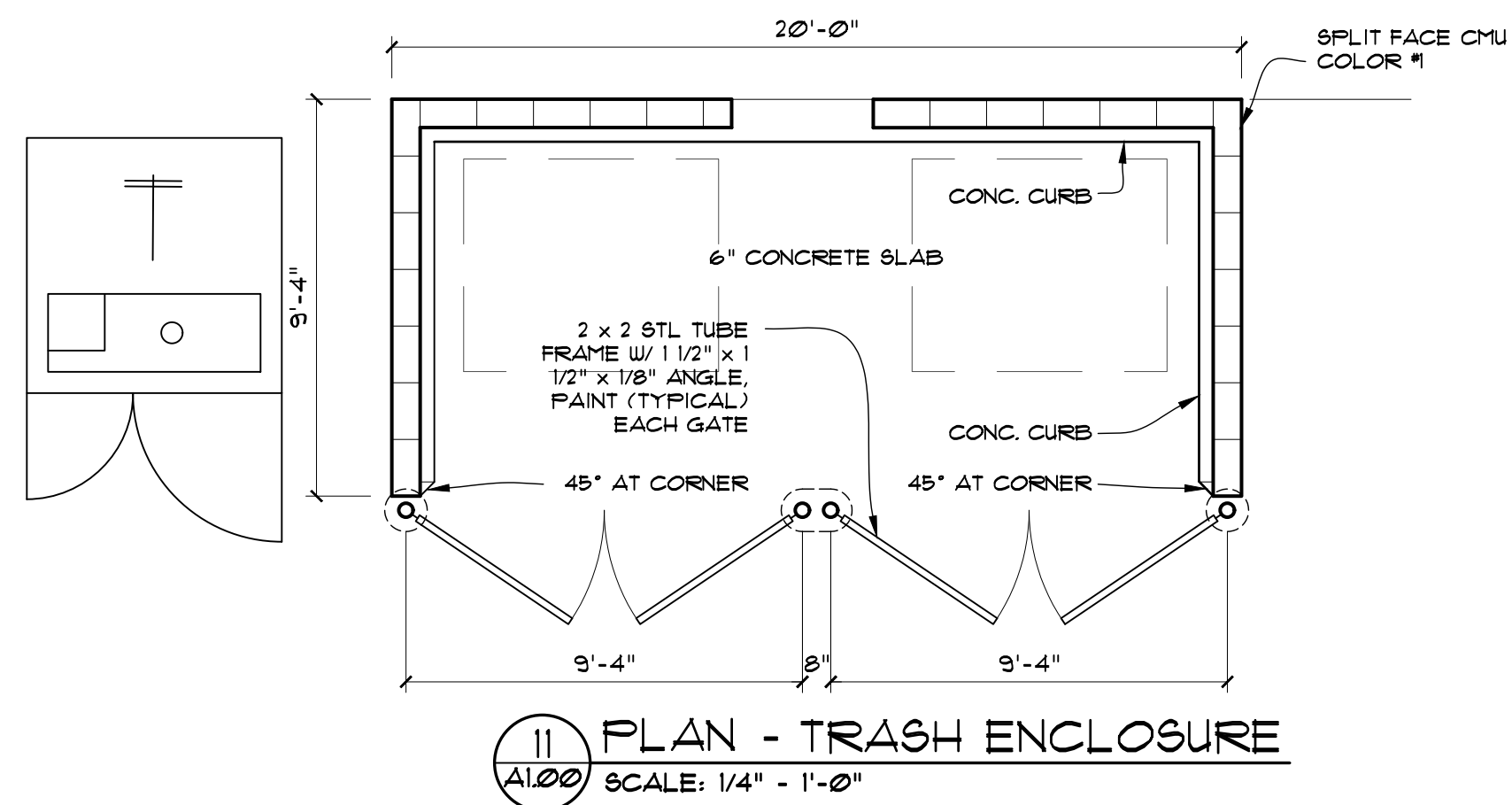
BY: _____

TITLE: _____

ADDRESS: _____

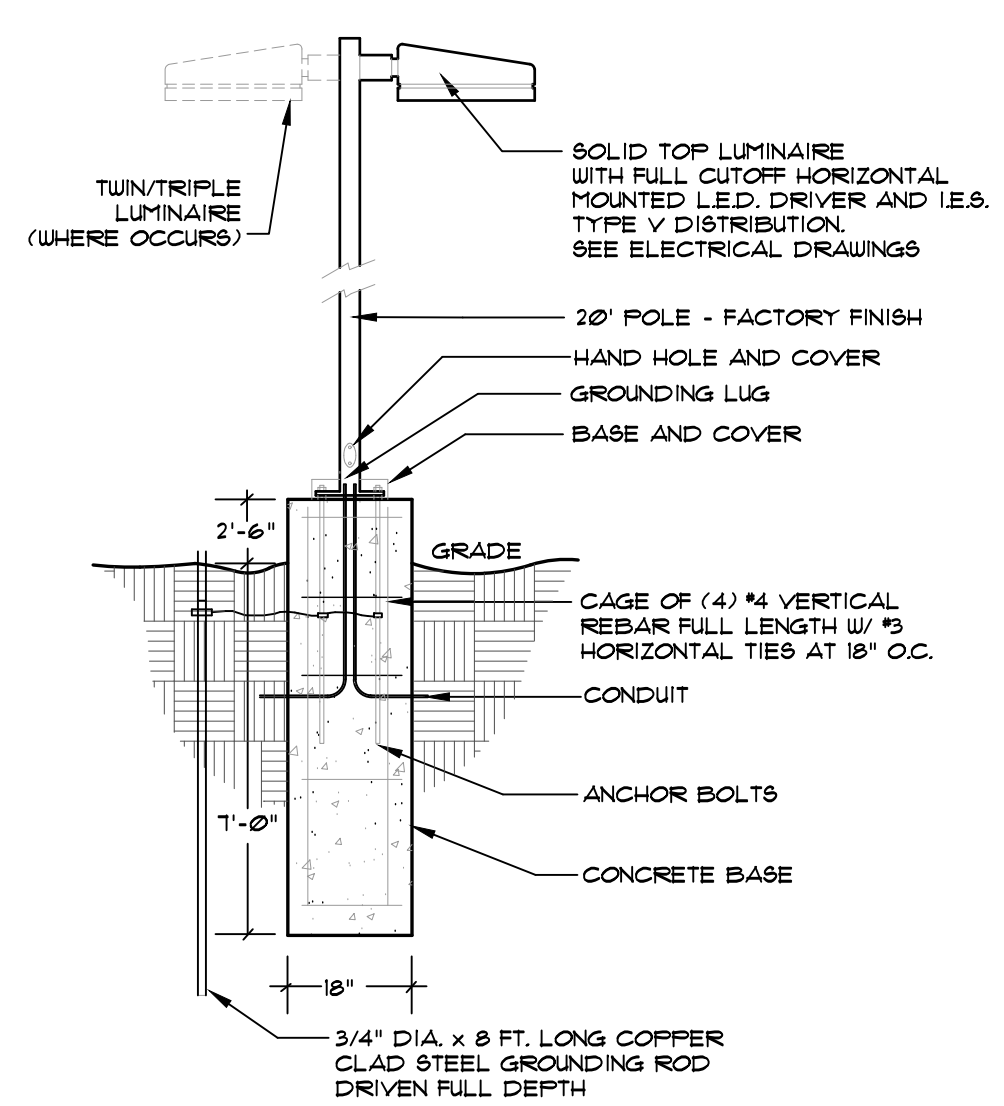
PPR-2257

Please include the following:
 -separate sign plan
 -location of floodplain areas or drainage facilities
 -total gross building square footage
 -open space and impermeable surface %
 -dimensions of property lines

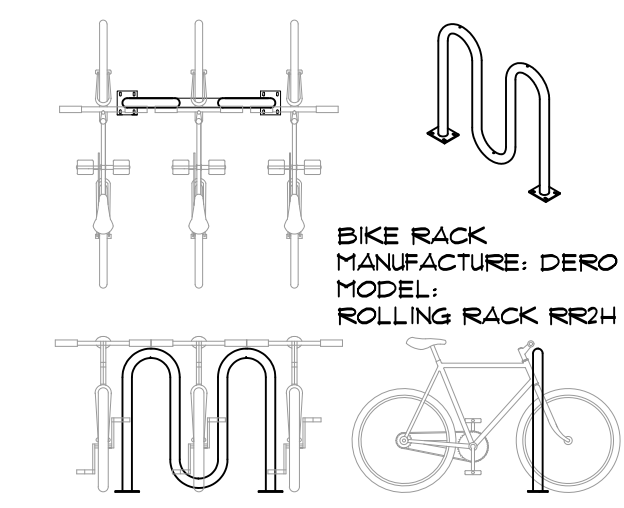


8 DETAIL - GATE
 A100 SCALE: 1/2" - 1'-0"

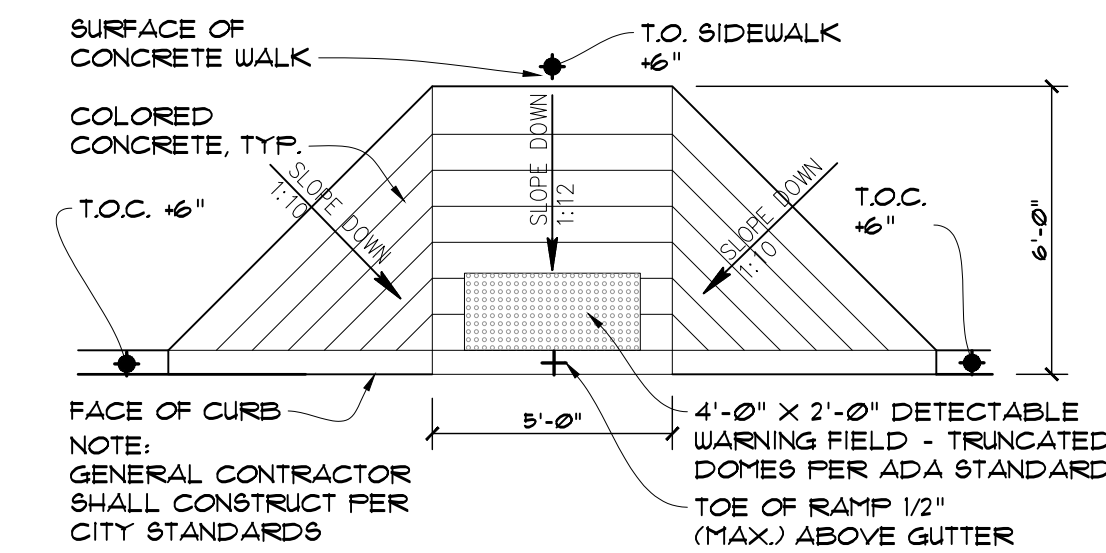
7 DETAIL - WALL
 A100 SCALE: 1/2" - 1'-0"



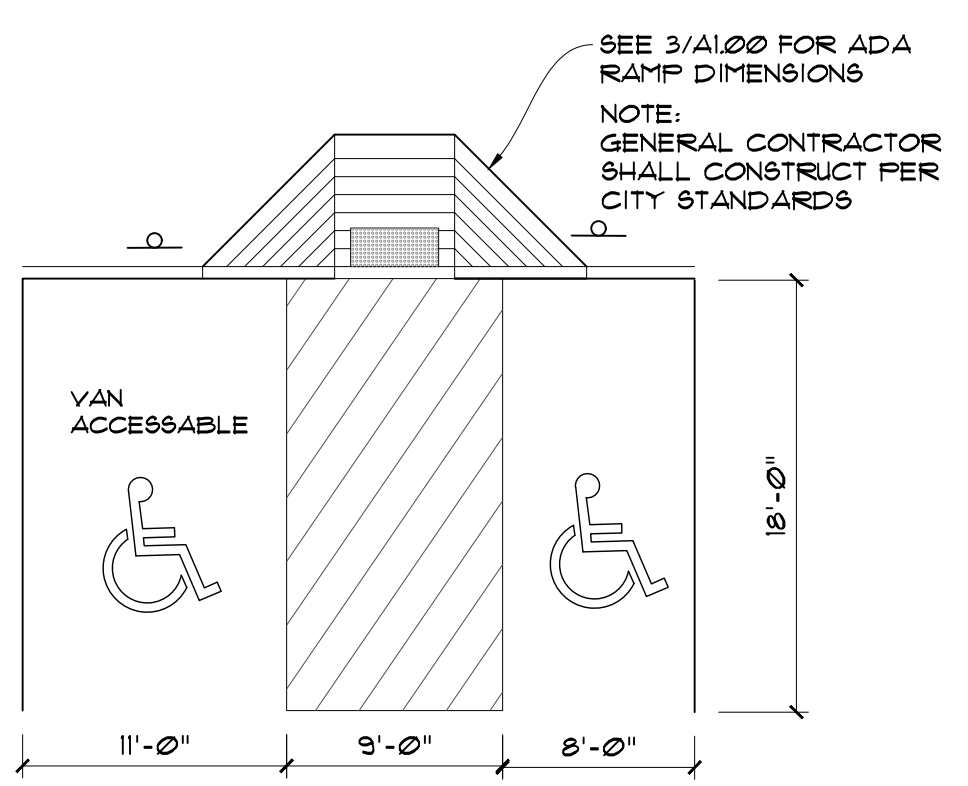
6 DETAIL - LIGHT POLE
 A100 SCALE: 1/4" - 1'-0"



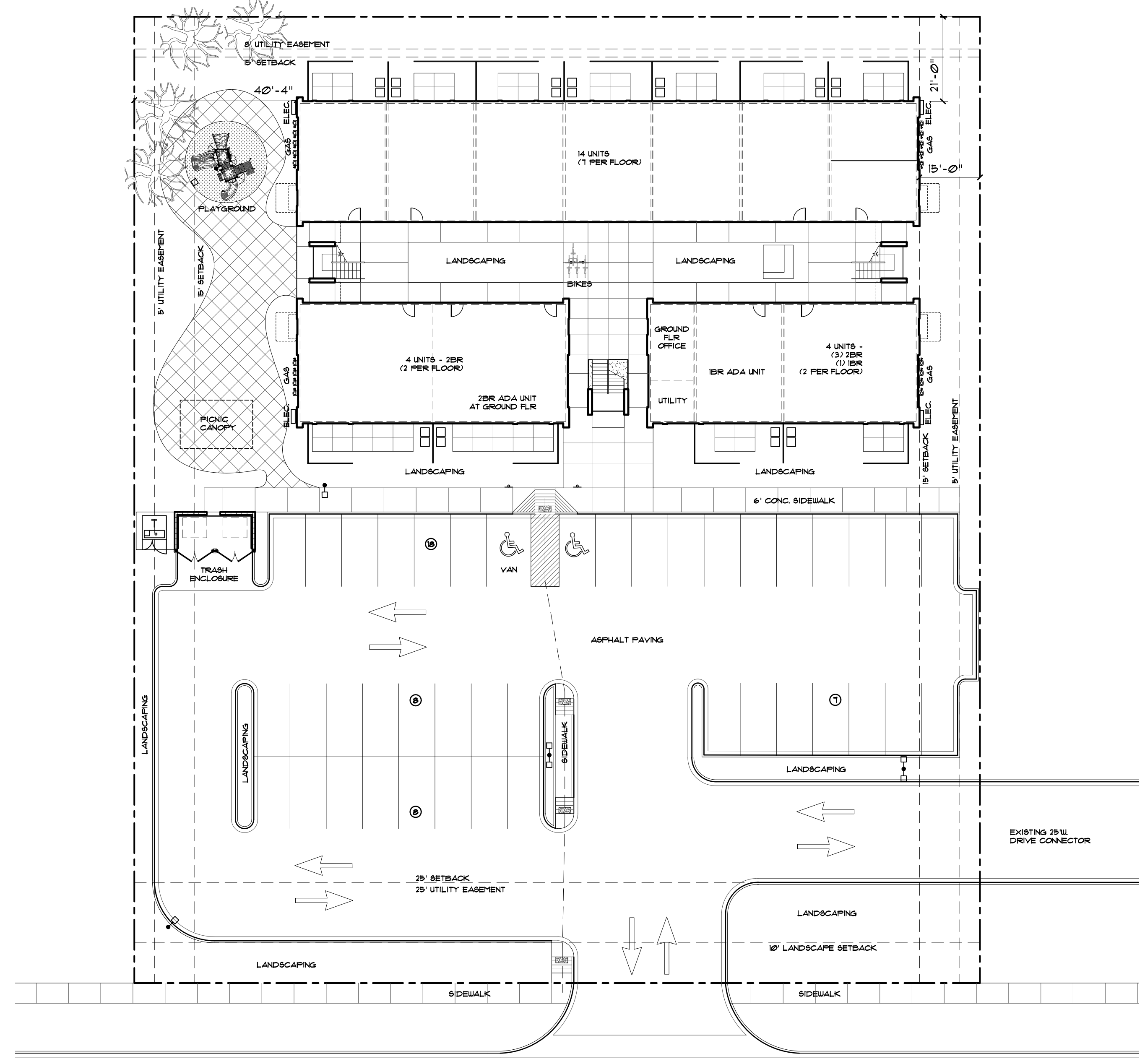
5 DETAIL - BIKE
 A100 SCALE: 1/4" - 1'-0"



3 DETAIL - HC RAMP
 A100 SCALE: 1/4" - 1'-0"



2 DETAIL - HC PARKING
 A100 SCALE: 1/4" - 1'-0"



PARKING:		
14 1BR UNITS X 1.5	=	21
8 2BR UNITS X 2	=	16
TOTAL PARKING REQ'D	=	37
TOTAL PARKING PROVIDE	=	41

1 PLAN - SITE PLAN
 A100 SCALE: 1" = 20'