



DATE:	12/10/2021
BY:	DTJ
REVISION:	12/10/2021
DATE:	5/16/2022
REVISION:	6/23/2022

MASTER PLAN



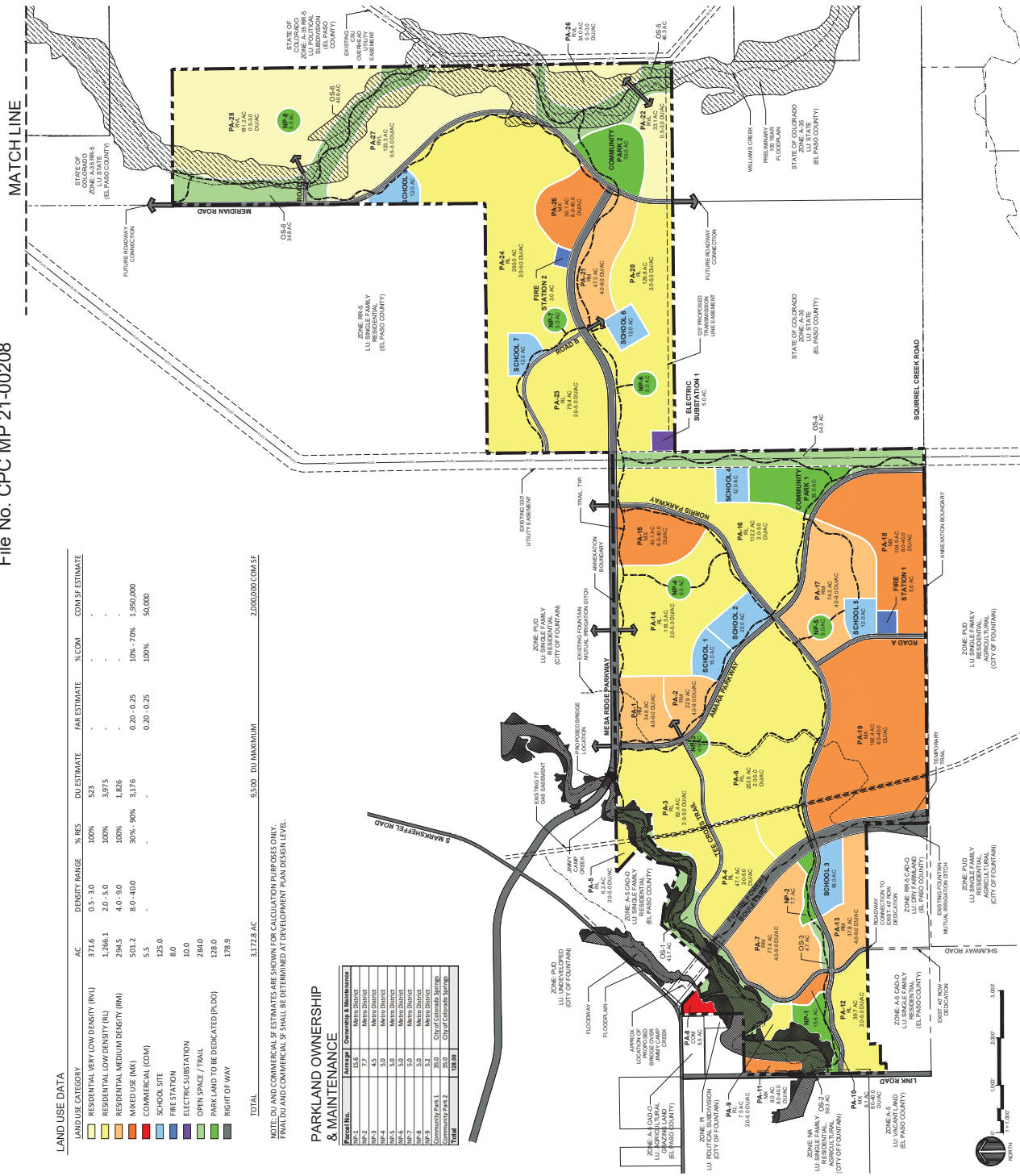
**NORTHERN OUTPARCEL MATCHLINE**

**LEGEND**

- AC ACRE
  - LU LAND USE
  - DU/DU/AC DWELLING UNIT PER ACRE
  - ROW RIGHT OF WAY
  - MAX MAXIMUM
  - OS OPEN SPACE
  - PA PLANNING AREA
  - RES RESIDENTIAL
  - COM COMMERCIAL
  - SF SQUARE FEET
  - NP NEIGHBORHOOD PARK
  - PUDO PARKLAND DEDICATION ORDINANCE
- PROPERTY BOUNDARY
  - PROPOSED ROADWAY
  - ROADWAY ACCESS
  - FLOODWAY
  - 100 YEAR FLOODPLAIN
  - PRELIMINARY 100 YEAR FLOODPLAIN
  - EXISTING DITCH
  - ELECTRICLINE EASEMENT
  - EASEMENT
  - EXISTING CREEK
  - TRAIL
  - TEMPORARY TRAIL (SEE NOTE 16 OF SHEET 1)

**APPROVAL STAMP**

**AMARA MASTERPLAN**  
 CITY OF COLORADO SPRINGS, CO  
 File No. CPC MP 21-00208



**LAND USE DATA**

LAND USE CATEGORY	AC	DENSITY RANGE	% RES	DU ESTIMATE	PAR ESTIMATE	% COM	COM SF ESTIMATE
RESIDENTIAL VERY LOW DENSITY (RV)	371.6	0.5 - 3.0	100%	523	-	-	-
RESIDENTIAL LOW DENSITY (RL)	1,286.1	2.0 - 5.0	100%	3,975	-	-	-
RESIDENTIAL MEDIUM DENSITY (RM)	294.5	4.0 - 9.0	100%	1,826	-	-	-
MIXED USE (MU)	501.2	8.0 - 40.0	30% - 90%	3,176	0.20 - 0.25	10% - 70%	1,950,000
COMMERCIAL (COM)	5.5	0.20 - 0.25	100%	-	0.20 - 0.25	100%	50,000
SCHOOL SITE	125.0	-	-	-	-	-	-
FIRE STATION	8.0	-	-	-	-	-	-
ELECTRIC SUBSTATION	10.0	-	-	-	-	-	-
OPEN SPACE / TRAIL	284.0	-	-	-	-	-	-
PARKLAND TO BE DEDICATED (PUDO)	128.0	-	-	-	-	-	-
RIGHT OF WAY	178.9	-	-	-	-	-	-
<b>TOTAL</b>	<b>3,172.8 AC</b>			<b>9,500 DU MAXIMUM</b>			<b>2,000,000 COM SF</b>

NOTE: DU AND COMMERCIAL SF ESTIMATES ARE SHOWN FOR CALCULATION PURPOSES ONLY. FINALS DU AND COMMERCIAL SF SHALL BE DETERMINED AT DEVELOPMENT PLAN DESIGN LEVEL.

**PARKLAND OWNERSHIP & MAINTENANCE**

PLANNING AREA	OWNER	MAINTENANCE
PA-1	City of Fountain	City of Fountain
PA-2	City of Fountain	City of Fountain
PA-3	City of Fountain	City of Fountain
PA-4	City of Fountain	City of Fountain
PA-5	City of Fountain	City of Fountain
PA-6	City of Fountain	City of Fountain
PA-7	City of Fountain	City of Fountain
PA-8	City of Fountain	City of Fountain
PA-9	City of Fountain	City of Fountain
PA-10	City of Fountain	City of Fountain
PA-11	City of Fountain	City of Fountain
PA-12	City of Fountain	City of Fountain
PA-13	City of Fountain	City of Fountain
PA-14	City of Fountain	City of Fountain
PA-15	City of Fountain	City of Fountain
PA-16	City of Fountain	City of Fountain
PA-17	City of Fountain	City of Fountain
PA-18	City of Fountain	City of Fountain
PA-19	City of Fountain	City of Fountain
<b>TOTAL</b>	<b>100.00</b>	<b>100.00</b>

# AMARA MASTERPLAN

CITY OF COLORADO SPRINGS, CO  
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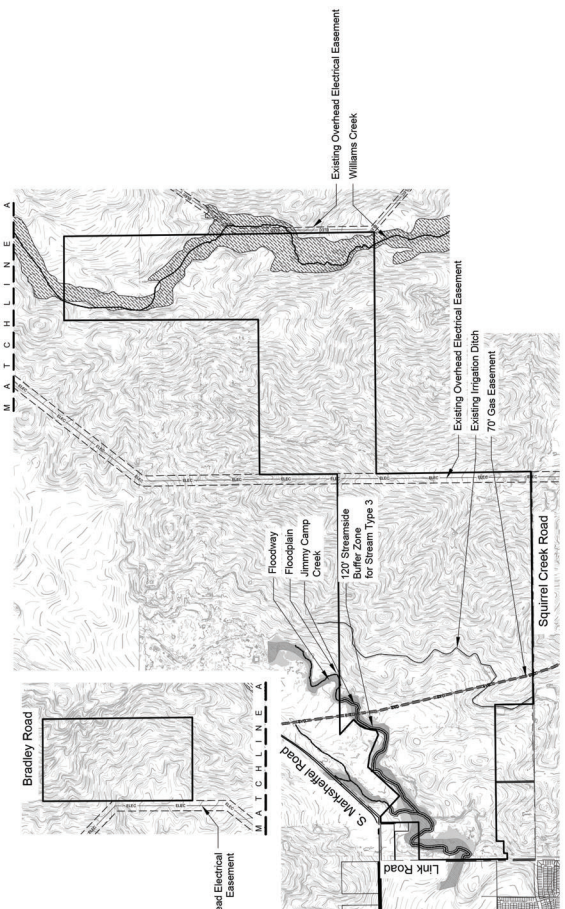


ARCHITECTURE  
PLANNING  
&  
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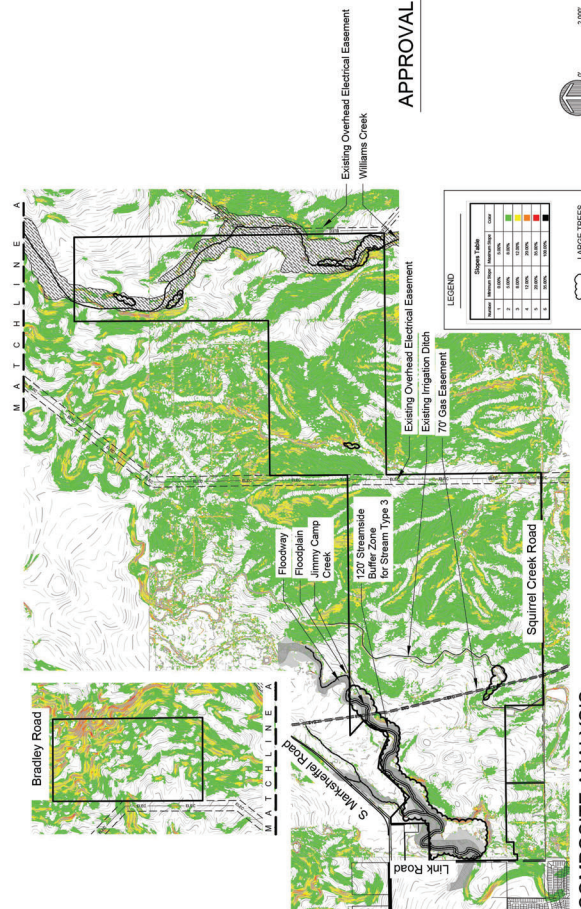
LA PLATA CRUZ HOLDINGS, LLC  
CITY OF COLORADO SPRINGS, CO  
MASTERPLAN  
AMARA

DRAWN BY:	MAR NIZ
CHECKED:	DAVID NIZ
PROJECTION:	2018/06/11
DATE SCALE:	12.10.2021
REVISIONS:	3-4-2022
	5-16-2022
	6-22-2022

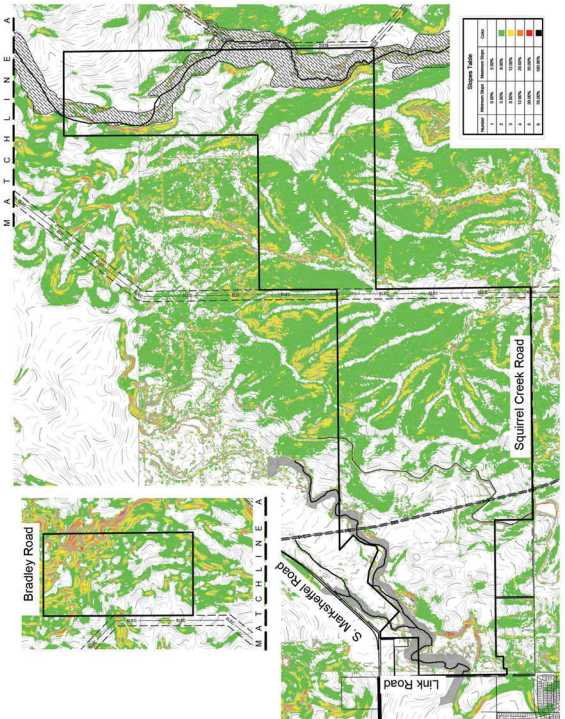
LAND  
STABILITY  
ANALYSIS



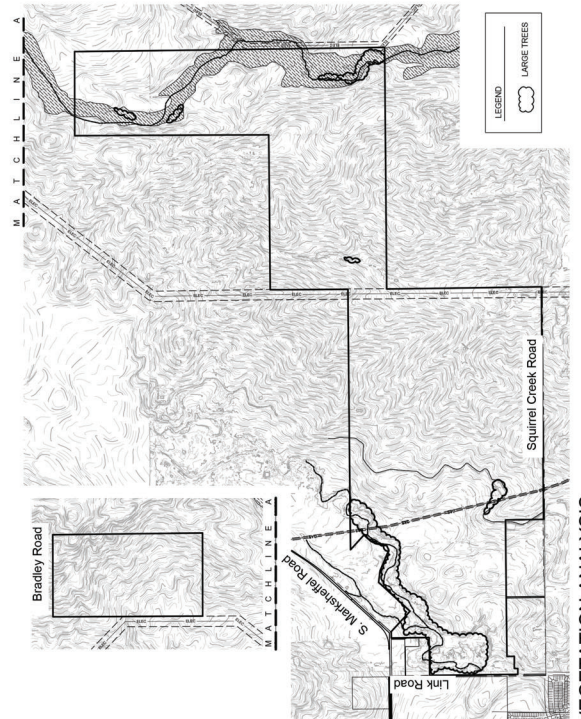
NATURAL FEATURES AND EXISTING CONDITIONS



COMPOSITE ANALYSIS



SLOPE ANALYSIS



VEGETATION ANALYSIS

# MASTER PLAN



APPROVAL STAMP

DATE:	12/10/2021
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**AMARA MASTERPLAN**  
CITY OF COLORADO SPRINGS, CO  
File No. CPC MP 21-00208



Roadway Phasing Table	
ROAD NAME	PHASE
Mesa Ridge Bridge	1
Amara Parkway 1	1
Norris Parkway 1	1
Tee Cross Trail	1
Mesa Ridge Parkway-1	2
Norris Parkway 2	2
Amara Parkway 2	2
Road A	3
Squirrel Creek Road Improvements	3
Mesa Ridge Parkway-2	4
Meridian Road-1	4
Road B	4
Meridian Road-2	5
Road C	5
Meridian Road-3	6

Park Land Dedication Phasing Table	
PARCEL NO.	PHASE
NP-1	1
NP-2	1
NP-3	1
Community Park 1	2
NP-4	2
NP-5	3
Community Park 2	4
NP-6	4
NP-7	4
NP-8	5
NP-9	6

School Site Dedication Phasing Table	
PARCEL NO.	PHASE
School 1	1
School 2	1
School 3	1
School 4	2
School 5	3
School 6	4
School 7	4
School 8	5
School 9	6

Fire Station Site Dedication Phasing Table	
PARCEL NO.	PHASE
TEMPORARY FIRE STATION	1
FIRE STATION 1	3
FIRE STATION 2	4

Open Space Phasing Table	
PARCEL NO.	PHASE
OS-1	1
OS-2	1
OS-3	2
OS-4	4
OS-5	5
OS-6	5

**PHASING NOTES**

- THE IDENTIFIED PHASES ON THE PHASING PLAN ARE BASED ON THE ASSUMPTIONS FOR THE PROJECTED GROWTH PATTERNS FOR THE AMARA MASTER PLAN AND ARE SUBJECT TO CONDITIONS THAT ARE UNIDENTIFIABLE AT THIS TIME.
- ALL TRAILS ASSOCIATED WITH EACH PHASE WILL BE BUILT ACCORDINGLY BASED ON FINAL TRAILS DESIGNS AND DEVELOPMENT PLAN.

**LEGEND**

NP NEIGHBORHOOD PARK

TRAIL

TEMPORARY TRAIL

\* TEMPORARY FIRE STATION SITE

**APPROVAL STAMP**



PHASING PLAN