AMARA MASTERPLAN

CITY OF COLORADO SPRINGS, CO

File No. CPC MP 21-00208

LEGAL DESCRIPTION

LEGAL DESCRIPTION: AMARA MASTER PLAN LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 7, 19 AND 30, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF SECTION 25, 26, 27, 33, 34 AND 35 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89°26'56"E, A DISTANCE OF 5294.72 FEET.

PARCEL 1

COMMENCING AT THE SOUTH 1/16 CORNER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY;

THENCE N19°35'52"E, A DISTANCE OF 15499.45 FEET TO THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 7, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°18'31"W, ON THE WEST LINE OF GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 7, A DISTANCE OF 2635.66 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7 SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 7;
THENCE N00°17'10"W, ON THE WEST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 7, A DISTANCE OF 2455.08 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 2A RECORDED UNDER RECEPTION NO. 204127323 SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF BRADLEY ROAD BEING PARCEL 2 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098124132;

THENCE N89°50'57"E, ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 2A, A DISTANCE OF 2792.06 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7;
THENCE S00°42'25"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2465.51 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 7;
THENCE S00°41'50"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2637.13 TO THE SOUTH QUARTER CORNER OF SAID SECTION 7;
THENCE S89°54'13"W, ON THE SOUTH LINE OF THE WEST HALF OF SAID SECTION 7, A DISTANCE OF 2827.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 328.526 ACRES.

PARCEL 2

COMMENCING AT THE SOUTH 1/16 CORNER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°21'18"W, ON THE WEST LINE OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1322.78 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25;
THENCE N00°21'27"W, ON THE WEST LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 25, A DISTANCE OF 1322.77 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 25;
THENCE N89°29'25"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 25, A DISTANCE OF 5275.75 FEET TO THE NORTH 1/16 CORNER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE N00°14'24"W, ON THE WEST LINE OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1318.70 FEET TO THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE N00°14'18"W, ON THE WEST LINE OF GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 19, A DISTANCE OF 2637.25 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 19;
THENCE N00°17'20'W, ON THE WEST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, A DISTANCE OF 2649.35 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19;
THENCE N89°53'18"E, ON THE NORTH LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 2866.16 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19;
THENCE S00°40'19"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5276.47 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;
THENCE S00°52'43"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 30, A DISTANCE OF 5279.15 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 30;
THENCE S89°33'11"W, ON THE SOUTH LINE OF THE WEST HALF OF SAID SECTION 30, DISTANCE OF 2943.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30;
THENCE S89°28'33"W, ON THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 5286.92 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25;
THENCE S00°49'21"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN A DISTANCE OF 2645.52 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;
THENCE S00°49'26"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2615.60 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35;
THENCE S89°26'46"W, ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2645.96 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID 35, SAID POINT BEING ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
THENCE S89°25'34"W, ON SAID LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2640.54 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
THENCE S89°28'18"W, ON SAID LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 2632.36 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;
THENCE N00°53'08"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1292.77 FEET TO THE NORTHEAST CORNER OF FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42, SAID POINT BEING THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 34;
THENCE S89°27'03"W, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2646.84 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 34;
THENCE S89°22'33"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 A DISTANCE OF 2001.34 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 20.00 ACRES OF TRACT 26 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1;
THENCE S00°21'47"E, ON THE WESTERLY LINE OF SAID EASTERLY 20.00 ACRES, A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. S89°24'22"W, A DISTANCE OF 413.19 FEET;
2. S00°42'35"E, A DISTANCE OF 116.00 FEET;
3. S89°24'22"W, A DISTANCE OF 200.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LINK ROAD SAID POINT BEING ON A LINE 30.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33;

THENCE N00°42'35"W, ON SAID EASTERLY RIGHT OF WAY LINE OF LINK ROAD AND ON SAID LINE 30.00 EAST OF AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 33, A DISTANCE OF 3002.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE ON THE SOUTH AND EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. N89°15'11"E, A DISTANCE OF 1292.26 FEET;
2. N00°43'50"W, A DISTANCE OF 1290.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY OF FOUNTAIN ELECTRIC SUBSTATION ADDITION ANNEXATION PLAT RECORDED UNDER RECEPTION NO. 220714648;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD AND THE SOUTHERLY BOUNDARY OF SAID FOUNTAIN ELECTRIC SUBSTATION ADDITION ANNEXATION PLAT THE FOLLOWING TWO (2) COURSES

1. N89°11'35"E, A DISTANCE OF 194.69 FEET
2. N42°40'21"E, A DISTANCE OF 12.78 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FOOTHILLS SUBDIVISION RECORDED IN PLAT BOOK S-2 AT PAGE 33;

THENCE ON THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING NINE (9) COURSES:

1. S47°20'44"E, A DISTANCE OF 960.00 FEET;
2. N42°39'40"E, A DISTANCE OF 1454.70 FEET;
3. S82°32'26"E, A DISTANCE OF 397.85 FEET;
4. S67°09'06"E, A DISTANCE OF 760.76 FEET;
5. N65°50'47"E, A DISTANCE OF 163.60 FEET;
6. N10°36'26"E, A DISTANCE OF 385.00 FEET;
7. N26°36'26"E, A DISTANCE OF 200.00 FEET;
8. N42°36'26"E, A DISTANCE OF 300.00 FEET;
9. N47°23'31"W, A DISTANCE OF 676.09 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 - FILING 1 RECORDED UNDER RECEPTION NO. 208712906 SAID POINT BEING ALSO ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N89°22'35"E, ON THE SOUTHERLY BOUNDARY OF SAID ALMAGRE SUBDIVISION PHASE 1 - FILING 1 AND THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 1574.31 FEET;
THENCE CONTINUING N89°22'35"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 1999.83 TO THE SOUTH 1/16 CORNER OF SAID SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE N89°26'56"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 26, A DISTANCE OF 5294.72 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2844.270 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 3172.796 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR   DATE
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

GENERAL NOTES

1. ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE SUBDIVISION PLATS.
2. PORTIONS OF THE FOUNTAIN MUTUAL IRRIGATION COMPANY (FMIC) EXISTING DITCH MAY BE RELOCATED OR DIVERTED UNDERGROUND AT TIME OF DEVELOPMENT PENDING APPROVAL OF THE FMIC BOARD.
3. THE METROPOLITAN DISTRICT OR HOA FOR AMARA WILL DEVELOP, OWN, AND MAINTAIN THE NEIGHBORHOOD PARK TRACTS WITHIN THE MASTER PLAN. THIS INCLUDES TRACTS NP-1, NP-2, NP-3, NP-4, NP-5, NP-6, NP-7, NP-8, AND NP-9.
4. THE CITY OF COLORADO SPRINGS SHALL OWN, CONSTRUCT, AND MAINTAIN THE COMMUNITY PARKS WITHIN THE MASTER PLAN. THIS INCLUDES COMMUNITY PARK 1 AND COMMUNITY PARK 2.
5. PARK AND OPEN SPACE BOUNDARIES ARE CONCEPTUAL ONLY. FINAL PARK AND OPEN SPACE BOUNDARIES SHALL BE ESTABLISHED AT THE TIME OF FINAL PLAT.
6. INTEGRATED AND/OR DETACHED ACCESSORY DWELLING UNITS ARE PERMITTED WITHIN THE RVL, RL, RM, AND MX LAND USE CATEGORIES.
7. THE FLOODWAY AND FLOODPLAIN AREAS OF THE JIMMY CAMP CREEK CORRIDOR AND THE WILLIAMS CREEK CORRIDOR SHALL ADHERE TO THE PRESERVATION AND DEVELOPMENT STANDARDS OF THE CITY OF COLORADO SPRINGS PARKS SYSTEM MASTER PLAN.
8. THE JIMMY CAMP CREEK CORRIDOR AND THE WILLIAMS CREEK CORRIDOR SHALL BE UTILIZED FOR THE REGIONAL TRAIL SYSTEM PER THE EL PASO COUNTY TRAILS MASTER PLAN.
9. PLANNING AREAS PA-3, PA-10, PA-19, PA-21, PA-28, AND PA-30 MAY CONTAIN ACTIVITY CENTERS. THESE ACTIVITY CENTERS MAY VARY IN SIZE, INTENSITY, SCALE AS WELL AS THEIR MIX OF SUPPORTIVE USES, DEPENDING ON THEIR PURPOSE, LOCATION, AND CONTEXT. PROGRAMMING FOR THESE ACTIVITY CENTERS MAY INCLUDE BUT ARE NOT LIMITED TO NEIGHBORHOOD SERVING RETAIL, CONVENIENCE OR SPECIALTY FOOD STORES, RESTAURANTS, DWELLING UNITS ABOVE THE FIRST FLOOR, LIVE/WORK UNITS, GENERAL OFFICES, OR OTHER MUTUALLY SUPPORTIVE USES AND ACTIVITIES.
10. FINAL DENSITY AND NUMBER OF DWELLING UNITS FOR EACH PLANNING AREA SHALL BE DETERMINED AT DEVELOPMENT PLAN LEVEL SO LONG AS THE TOTAL NUMBER OF UNITS WITHIN THE AMARA MASTER PLAN DOES NOT SURPASS 9,500 UNITS.
11. ANY CONCEPT PLAN AREA ADJACENT TO STREAMSIDE SHALL INCLUDE A LAND SUITABILITY ANALYSIS AT THE TIME OF THE ASSOCIATED CONCEPT PLAN AND ZONING. FUTURE ZONE DESIGNATION OF "STREAMSIDE OVERLAY" WILL BE ASSIGNED TO LAND ADJACENT TO JIMMY CAMP CREEK AND WILLIAMS CREEK, AS APPROPRIATE.
12. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A DEVELOPMENT PLAN OR APPROPRIATE GRADING PERMIT MUST BE APPROVED AND THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
13. THE JIMMY CAMP CREEK CHANNEL, WILLIAMS CREEK CHANNEL, AND REGIONAL AND SUBREGIONAL DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS. ALL LOCAL DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT.
14. PHASE SPECIFIC DETAILS SHALL BE PROVIDED FOR PARK LAND, OPEN SPACE, TRAILS, SCHOOLS, AND ROADWAYS ON FUTURE CONCEPT PLANS. REFER TO THE PHASING PLAN SHEET 4 OF 4 FOR PHASING INFORMATION. FUTURE CONCEPT PLANS SHALL INCLUDE PHASE SPECIFIC DETAILS REGARDING THE PHASING REQUIREMENTS OF PARKLAND, OPEN SPACE, TRAILS, AND ROADWAYS.
15. FUTURE AVIGATION EASEMENTS WILL BE INCLUDED AT TIME OF DEVELOPMENT PLAN OR PLAT. AT FUTURE TIME OF ZONNG, AO (AIRPORT OVERLAY) SHALL BE APPLIED FOR ALL AREAS WITHIN THE AMARA MASTER PLAN THAT ARE EFFECTED BY THE AIRPORT OVERLAY .
16. TRAIL LOCATIONS ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE DESIGN INTENT. ALL TRAILS ASSOCIATED WITH EACH PHASE WILL BE BUILT ACCORDINGLY BASED ON FINAL TRAILS DESIGNS AND LOCATIONS DETERMINED AT DEVELOPMENT PLAN OR PLAT.
17. A TEMPORARY TRAIL IS SHOWN IN THE FUTURE POWERS BOULEVARD CORRIDOR TO BE BUILT BY THE DEVELOPER. THE FINAL DESIGN AND CONSTRUCTION OF THE FUTURE POWERS BOULEVARD CORRIDOR, WHICH WILL INCLUDE THE INSTALLATION OF PERMANENT TRAILS WITHIN THE POWERS BOULEVARD RIGHT OF WAY PER CDOT DESIGN STANDARDS, WILL BE THE RESPONSIBILITY OF CDOT.
18. THE LOCATION OF A TEMPORARY FIRE STATION WILL BE IN ONE OF THE FOLLOWING PLANNING AREAS: PA-1, PA-2 OR PA-3. THE FINAL LOCATION OF THIS TEMPORARY FIRE STATION WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN FOR THIS AREA WITH INPUT FROM CSFD.
19. TEMPORARY FIRE STATION SITE(S) WILL BE ESTABLISHED AND PROVIDED IN LOCATIONS ACCEPTABLE WITH CSFD, WHEN SERVICE DEMAND LEVELS WARRANT. ADDITIONALLY, PERMANENT FIRE STATION LOCATION(S) WILL BE FINALIZED AT LOCATIONS ACCEPTABLE WITH CSFD PER IDENTIFIED LOCATIONS ON THE AMARA MASTER PLAN, WHEN CALLS FOR SERVICE REACH A LEVEL OF APPROXIMATELY 365 CALLS PER YEAR.
20. THE 5-ACRE FIRE STATION SITE #1 SITE IS ANTICIPATED TO BE LOCATED NORTH OR SOUTH OF SQUIRREL CREEK ROAD TO BE DETERMINED AT THE MASTER PLAN STAGE OF THE KANE RANCH PROPERTY. INPUT TO THAT LOCATION WILL BE PROVIDED BY CSFD AT THAT TIME. IF THE KANE RANCH PROPERTY IS NOT ANNEXED, THEN THE LOCATION OF THE 5-ACRE FIRE STATION SITE #1 WILL REMAIN AS SHOWN IN THE PA-18 AREA WITH IMMEDIATE ACCESS TO A MAJOR INTERSECTION. IF THE KANE RANCH PROPERTY IS ANNEXED, THE 5-ACRE FIRE STATION SITE #1 WILL BE LOCATED EITHER NORTH OR SOUTH OF SQUIRREL CREEK ROAD BASED ON CSFD INPUT.
21. ALL FUTURE ROADWAY IMPROVEMENTS LOCATED OUTSIDE OF THE CITY OF COLORADO SPRINGS JURISDICTION WILL BE COORDINATED WITH THE JURISDICTION THAT THEY LIE WITHIN AT FUTURE TIME OF DEVELOPMENT.
22. OWNER IS RESPONSIBLE FOR PREPARING A WILLIAMS CREEK BASIN CLOSURE ANALYSIS FOR SUBMITTAL TO THE CITY. THE PORTION OF THE ANNEXATION THAT LIES IN THE WILLIAMS CREEK BASIN SHALL BE CLOSED, SUBJECT TO APPROVAL BY DRAINAGE BOARD. OWNER RESERVES THE RIGHT TO CLOSE THE JIMMY CAMP CREEK BASIN IN AMARA, IF SWENT APPROVES, BASED ON THE REVISED DRAINAGE BASIN PLANNING STUDY (DBPS).
23. IT IS EXPECTED THAT COLORADO SPRINGS UTILITIES WILL REQUIRE TWO (2) FIVE-ACRE SITES FOR ELECTRIC SUBSTATIONS, TWO (2) SITES FOR NATURAL GAS DISTRICT REGULATOR STATIONS AND ONE (1) SITE FOR A NEW NATURAL GAS CITY GATE WITHIN THE PROPERTY. WHILE NOT REFERENCED ON THE MASTER PLAN, FINAL LOCATIONS FOR THESE FACILITIES SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN AND PLAT SUBMITTAL(S) WITH FINAL APPROVAL(S) BY COLORADO SPRINGS UTILITIES.
24. ALL NEIGHBORHOOD PARKS REQUIRED TO SATISFY THE PLDO, AS WELL AS ALL OPEN SPACE TRACTS, WILL BE OWNED AND MAINTAINED BY METRO DISTRICTS. ALL COMMUNITY PARK ACREAGE REQUIRED TO SATISFY THE PLDO WILL BE DEDICATED TO THE CITY AT THE TIME OF PLAT AND WILL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.
25. PLEASE REFER TO SECTION C OF THE ANNEXATION AGREEMENT FOR THE MASTER DEVELOPER ROADWAY IMPROVEMENTS RESPONSIBILITIES.

PROPOSED LAND USE

LAND USE CATEGORY	AC	DENSITY RANGE
RESIDENTIAL VERY LOW DENSITY (RVL)	371.6	0.5 - 3.0
RESIDENTIAL LOW DENSITY (RL)	1,266.1	2.0 - 5.0
RESIDENTIAL MEDIUM DENSITY (RM)	294.5	4.0 - 9.0
MIXED USE (MX)		
RESIDENTIAL MULTI-FAMILY	301.2	8.0-40.0
COMMERCIAL	200	-
COMMERCIAL (COM)	5.5	-
SCHOOL SITE	125.0	
PUBLIC SAFETY	8.0	
ELECTRIC SUBSTATION	10.0	
OPEN SPACE / TRAIL	284.0	
PARK LAND TO BE DEDICATED	128.0	
RIGHT OF WAY	178.9	
TOTAL	3,172.8 AC	

PARK LAND DEDICATION CALCULATION

Overall Park Land Dedication Requirements

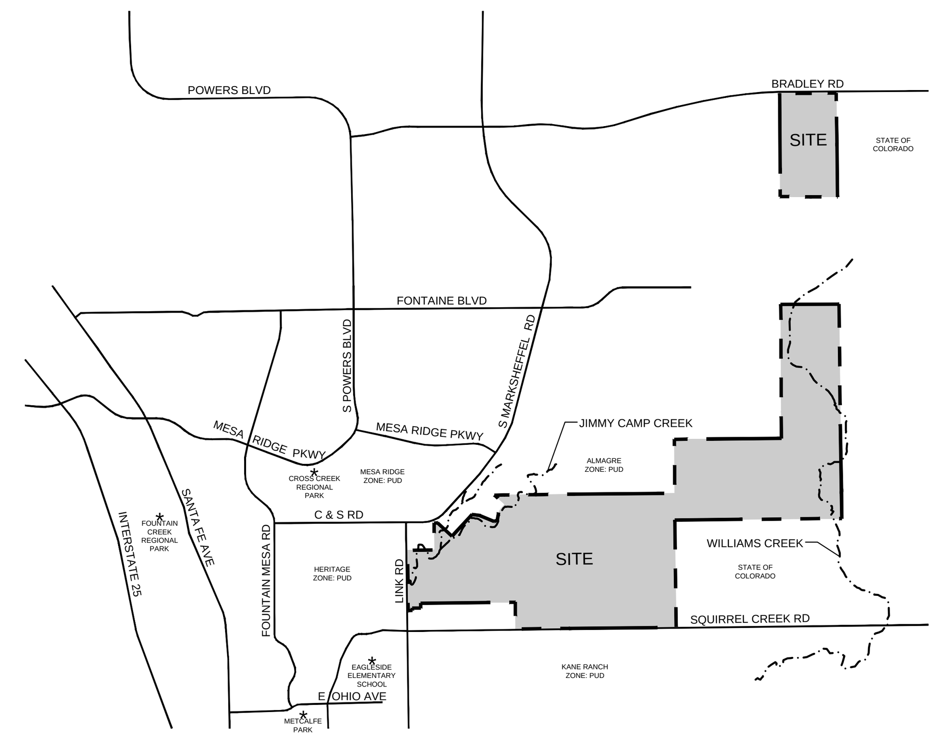
Based Upon Standard of 5.5 Acres / 1,000 Population

Housing Type	Estimated No. of Units	No. of Units per Structure	Acres of Dedication Per Unit	Total Acres of Land Dedication Required	Acres of Neighborhood Park Required (2.5 AC / 1,000 Residents)	Acres of Community Park Required (3.0 AC / 1,000 Residents)
Single-Family Detached	6324	1	*0.0146*	92.3304	*45.455%*	*54.545%*
Single-Family Attached	1444	2 - 4	*0.0117*	16.8948	*of Total Acres of Land*	*of Total Acres of Land*
Multifamily Housing	1732	5 - 19	*0.0106*	18.3592	*Dedication Required*	*Dedication Required*
TOTAL	**9500**			**127.584**	**57.993**	**69.591**

NOTE: TIMING OF PARK LAND CONSTRUCTION SHALL BE DETERMINED AT TIME OF CONCEPT PLAN APPLICATION AND BASED ON ADJACENCY OF DEVELOPMENT PLANS. ALL PARKLAND WHICH MEETS A PLDO OBLIGATION MUST BE ZONED (PK) BY THE APPLICANT IN CONJUNCTION WITH THE PARK PLAT AND IS DONE SO THROUGH A CITY ZONING APPLICATION. ALL FUTURE PLDO PARK DESIGNS ARE HEARD BY THE PRCS ADVISORY BOARD FOR APPROVAL. ANY AREA OF PARKLAND SHALL BE ZONED AND PLATED BY THE DEVELOPER. STORMWATER DETENTION AREAS RELATED TO ANY OFF-SITE DRAINAGE CAN NOT COUNT TOWARDS PLDO REQUIREMENTS.

VICINITY MAP

NORTH NTS



OWNER/ DESIGNER INFORMATION

DEVELOPER / OWNER:
LA PLATA CRUZ HOLDINGS, LLC
BY LA PLATA COMMUNITIES, LLC
DOUGLAS QUIMBY
PRESIDENT + CEO
9540 FEDERAL DRIVE, SUITE 200
COLORADO SPRINGS, CO 80921
719-260-7477
DQUIMBY@LAPLATALLC.COM

OWNER:
TEE CROSS RANCHES, LLC
ROBERT A. NORRIS
MANAGER
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BOBBY@BOBBYNORRIS.COM

ENGINEER / SURVEYOR:
CLASSIC CONSULTING ENGINEERS & SURVEYORS
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TRAFFIC ENGINEER:
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SCOTT T. ASHER
ASSOCIATE VICE PRESIDENT
5755 MARK DABLING BOULEVARD, STE. 220
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PLANNER:
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S. CHRISTOPHER MOORE
CEO + DIRECTOR OF PLANNING
3101 IRIS AVE, STE. 130
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SCHOOL LAND DEDICATION CALCULATION ESTIMATES

Total School Land Dedication Requirements

Per 7.7.1904: SCHOOL LAND DEDICATION REQUIREMENTS

Housing Type	Estimated No. of Dwelling Units	Acres per Dwelling Unit	Acres Required to be Dedicated
Single-Family Detached (Low Density <8.0 DU/AC)	5,688	*0.0200*	*113.76*
Single-Family Attached (Low Density <8.0 DU/AC)	722	*0.0200*	*14.44*
Single-Family Attached (High Density >8.0 DU/AC)	722	*0.0048*	*3.47*
Multifamily Housing (High Density >8.0 DU/AC)	1,732	*0.0048*	*8.31*
TOTAL	**8,864**		**139.98**

Total School Land Dedication Provided & Remaining Deficit per District

Per 7.7.1904: SCHOOL LAND DEDICATION REQUIREMENTS

School District Name	Acres Required to be Dedicated	Acres Provided	Remaining Deficit of Acres
District 8	90.08	89.00	*1.08*
District 3	18.05	12.00	*6.05*
District 22	31.84	24.00	*7.84*
TOTAL	**139.98**	**125.00**	**14.98**

1. 636 SINGLE FAMILY DETACHED DWELLING UNITS ARE CONSIDERED ACTIVE ADULT (AGE-RESTRICTED RESIDENTS "ACTIVE ADULT") AND WILL BE DEED RESTRICTED TO NOT ALLOW ANY CHILDREN UNDER THE AGE OF 19 TO PERMANENTLY RESIDE IN THE COMMUNITY. THESE UNITS ARE NOT INCLUDED IN THE ABOVE CALCULATIONS. ACTIVE ADULT DWELLING UNITS WILL NOT BE COUNTED TOWARDS SCHOOL LAND DEDICATION REQUIREMENTS SO LONG AS THE ACTIVE ADULT COMMUNITY IS DEED RESTRICTED. IF THE AGE RESTRICTION DEED IS ELIMINATED BY THE VOTE OF THE RESIDENTS OF THAT COMMUNITY, THE ACTIVE ADULT COMMUNITY COULD BE SUBJECT TO PAYING SCHOOL IMPACT FEES DUE TO THE GENERATION OF ADDITIONAL STUDENTS WITHIN THAT SCHOOL DISTRICT.

2. THE AMARA MASTER PLAN COVERS THREE SEPARATE SCHOOL DISTRICTS; FOUNTAIN FORT CARSON DISTRICT 8, WIDEFIELD DISTRICT 3, AND ELLICOTT DISTRICT 22. THROUGH COMMUNICATION WITH EACH DISTRICT, THE REQUIRED NUMBER OF SCHOOLS FOR EACH DISTRICT HAVE BEEN MET THROUGH A SERIES OF STUDENT GENERATION CALCULATIONS BASED ON THE ESTIMATED NUMBER OF UNITS WITHIN EACH DISTRICT ON THE MASTER PLAN AS WELL AS THE REQUESTED AMOUNT OF DEDICATED LAND FOR SCHOOLS BY EACH DISTRICT. THE TOTAL AMOUNT OF LAND REQUESTED BY EACH SCHOOL DISTRICT WAS LESS THAN THE TOTAL AMOUNT OF LAND REQUIRED BY CITY CODE TO BE DEDICATED TO THE SCHOOLS RESULTING IN THE REMAINING DEFICIT SHOWN ABOVE. SCHOOL IMPACT FEES WILL BE PAID IN LIEU TO COVER THE REMAINING SCHOOL ACREAGE DEFICIT BASED ON FINAL CALCULATIONS AT CONCEPT PLAN AND DEVELOPMENT PLAN.

3. DWELLING UNITS USED FOR CALCULATION PURPOSES ARE ESTIMATES ONLY. FURTHER REVIEW OF SCHOOL DEDICATION REQUIREMENTS WILL OCCUR AT THE TIME OF CONCEPT PLAN.

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO ANNEX ± 3,200 ACRES OF LAND INTO THE CITY OF COLORADO SPRINGS. THIS MASTERPLAN PROPOSES A MIX OF LAND USES INCLUDING SEVERAL TYPES OF RESIDENTIAL, COMMERCIAL, MIXED USE, SCHOOL, PUBLIC FACILITIES, OPEN SPACE, AND PARKS. THE GOAL OF THE PROJECT IS TO HELP ACHIEVE THE OVERALL VISION OF CITY OF COLORADO SPRINGS PLANCOS BY PROVIDING A VARIETY OF HOUSING TYPES, PRESERVING AND ENHANCING THE NATURAL FEATURES OF THE LAND, AND FOSTERING A SENSE OF PLACE AND COMMUNITY THAT WILL ULTIMATELY IMPROVE THE QUALITY OF LIFE OF ITS CITIZENS.

SITE DATA

OWNER/APPLICANT:	La Plata Cruz Holdings, LLC Douglas B. Quimby President + CEo 9540 Federal Drive Suite 200 Colorado Springs, CO 80921
TAX ID NUMBERS:	5500000419, 5500000031, 4500000082, 4500000125
CURRENT ZONING:	AG
PROPOSED ZONING:	AG
TOTAL AREA:	3,172.8 AC
EXISTING LAND USE:	Vacant/Agriculture
MAXIMUM DENSITY:	9,500 DU

7.4.507 DISCLOSURE STATEMENT

This property is subject to the findings, summary and conclusions of the Geologic Hazard Reports, (Amara Annexation - 12.09.2021, The Ranch AKA Silver Cross Ranch (Supplemental) 11.18.2020, The Ranch AKA Silver Cross Ranch 4.1.2019, The Ranch Phase 2 (310 acres) 3.5.2021) prepared by CTL Thompson, which identified the following specific geologic hazard on the property: expansive clay soils and bedrock, hard bedrock, potentially unstable slopes adjacent to drainages and erosion potential. A copy of said report has been placed within file # CPC MP 21-00208 or within the subdivision file Amara Addition of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 701, Colorado Springs, CO, if you would like to review said report.

A site-specific geological hazard report will be due with any future concept plan and accompanying zone change

FEMA FLOODPLAIN NOTE

A portion of this site (Jimmy Camp Creek) is located within a 100-year floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 0841 C0958 and 959 G with an effective date of December 7, 2018 (See Appendix). The affected area is located within the studied main channel of Jimmy Camp Creek. Developed storm water release into Jimmy Camp Creek shall be in accordance with all appropriate agencies and FEMA floodplain regulations. A Floodplain Development Permit will be required to support construction areas within the existing 100-year floodplain. Where possible floodplain preservation will be strictly adhered to, to preserve the corridor and minimize /eliminate FEMA engagement.

The easterly portion of the site is located within the Upper Williams Creek Basin that contains a FEMA Zone A floodplain as reflected on Flood Insurance Rate Maps (F.I.R.M.) Map Number 0841 C1000 and 076 G. Prior to any development within 300' of the Zone A floodplain, FEMA approved base elevations are required to be determined on all plats, or a Floodplain Certification Letter by a professional engineer be provided.

SHEET INDEX

SHEET 1 OF 4: COVER PAGE
SHEET 2 OF 4: MASTERPLAN
SHEET 3 OF 4: LAND SUITABILITY ANALYSIS
SHEET 4 OF 4: PHASING PLAN

APPROVAL STAMP

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AMARA
MASTERPLAN

LA PLATA CRUZ HOLDINGS, LLC
CITY OF COLORADO SPRINGS, CO

DRAWN BY:	MCR/KSL
CHECKED BY:	BKR
PROJECT NO.:	2019066.11
ISSUE DATE:	12-10-2021
REVISIONS:	3-4-2022
	5-16-2022
	6-22-2022
	7-26-2022
	7-18-2023
	8-30-2023
SHEET TITLE:	COVER PAGE
SHEET NUMBER:	1 of 4

Drawing: U:\2019066.10 North Ranch\05 CAD\Sheets\00-Master Plan\01_Amara Masterplan.dwg
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AMARA MASTERPLAN

CITY OF COLORADO SPRINGS, CO

File No. CPC MP 21-00208

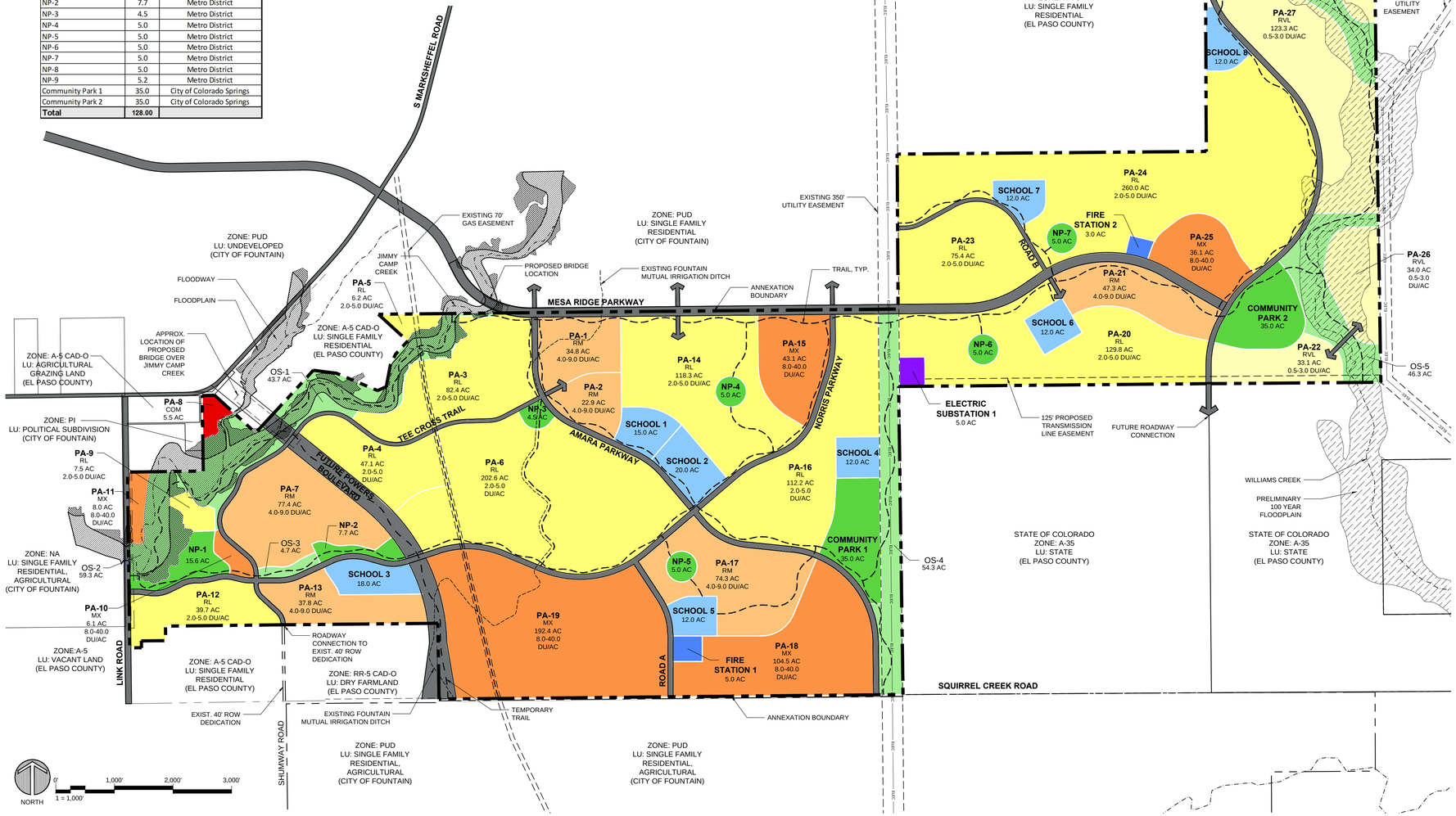
LAND USE DATA

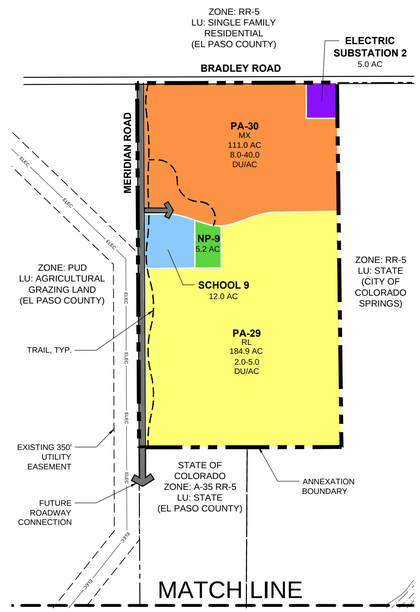
LAND USE CATEGORY	AC	DENSITY RANGE	% RES	DU ESTIMATE	FAR ESTIMATE	% COM	COM SF ESTIMATE
RESIDENTIAL VERY LOW DENSITY (RVL)	371.6	0.5 - 3.0	100%	523	-	-	-
RESIDENTIAL LOW DENSITY (RL)	1,266.1	2.0 - 5.0	100%	3,975	-	-	-
RESIDENTIAL MEDIUM DENSITY (RM)	294.5	4.0 - 9.0	100%	1,826	-	-	-
MIXED USE (MX)							
• RESIDENTIAL MULTI-FAMILY	301.2	8.0 - 40.0	30% - 90%	1,750	-	-	-
• COMMERCIAL	200.0	-	-	-	0.20 - 0.25	10% - 70%	1,950,000
COMMERCIAL (COM)	5.5	-	-	-	0.20 - 0.25	100%	50,000
SCHOOL SITE	125.0						
FIRE STATION	8.0						
ELECTRIC SUBSTATION	10.0						
OPEN SPACE / TRAIL	284.0						
PARK LAND TO BE DEDICATED (PLDO)	128.0						
RIGHT OF WAY	178.9						
TOTAL	3,172.8 AC			9,500 DU MAXIMUM			2,000,000 COM SF

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

PARKLAND OWNERSHIP & MAINTENANCE

Parcel No.	Acreage	Ownership & Maintenance
NP-1	15.6	Metro District
NP-2	7.7	Metro District
NP-3	4.5	Metro District
NP-4	5.0	Metro District
NP-5	5.0	Metro District
NP-6	5.0	Metro District
NP-7	5.0	Metro District
NP-8	5.0	Metro District
NP-9	5.2	Metro District
Community Park 1	35.0	City of Colorado Springs
Community Park 2	35.0	City of Colorado Springs
Total	**128.00**	





LEGEND

LABELS:

AC	ACRE
LU	LAND USE
DU	DWELLING UNIT
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
PLDO	PARK LAND DEDICATION ORDINANCE

PROPERTY BOUNDARY

PROPOSED ROADWAY

ROADWAY ACCESS

FLOODWAY

100 YEAR FLOODPLAIN

PRELIMINARY 100 YEAR FLOODPLAIN

EXISTING DITCH

ELECTRIC LINE EASEMENT (ELEC)

EASEMENT

EXISTING CREEK

TRAIL

TEMPORARY TRAIL

(SEE NOTE 16 OF SHEET 1)

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

DRAWN BY:	MCR/KSL
CHECKED BY:	BKR
PROJECT NO.:	2019066.11
ISSUE DATE:	12-10-2021
REVISIONS:	3-4-2022
	5-16-2022
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	7-26-2022
	7-18-2023
	8-30-2023

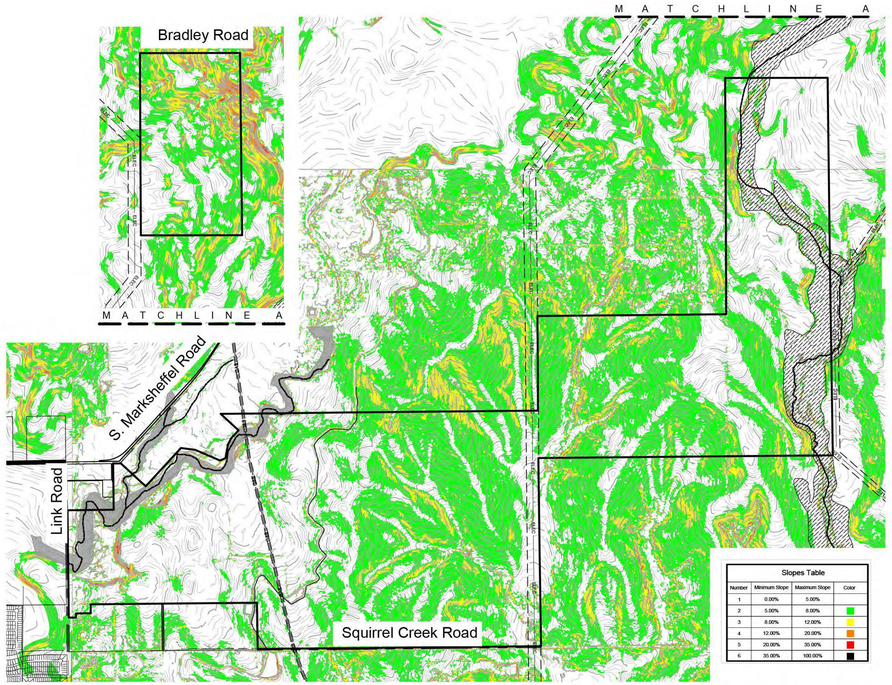
SHEET TITLE: MASTER PLAN

SHEET NUMBER: 2 of 4

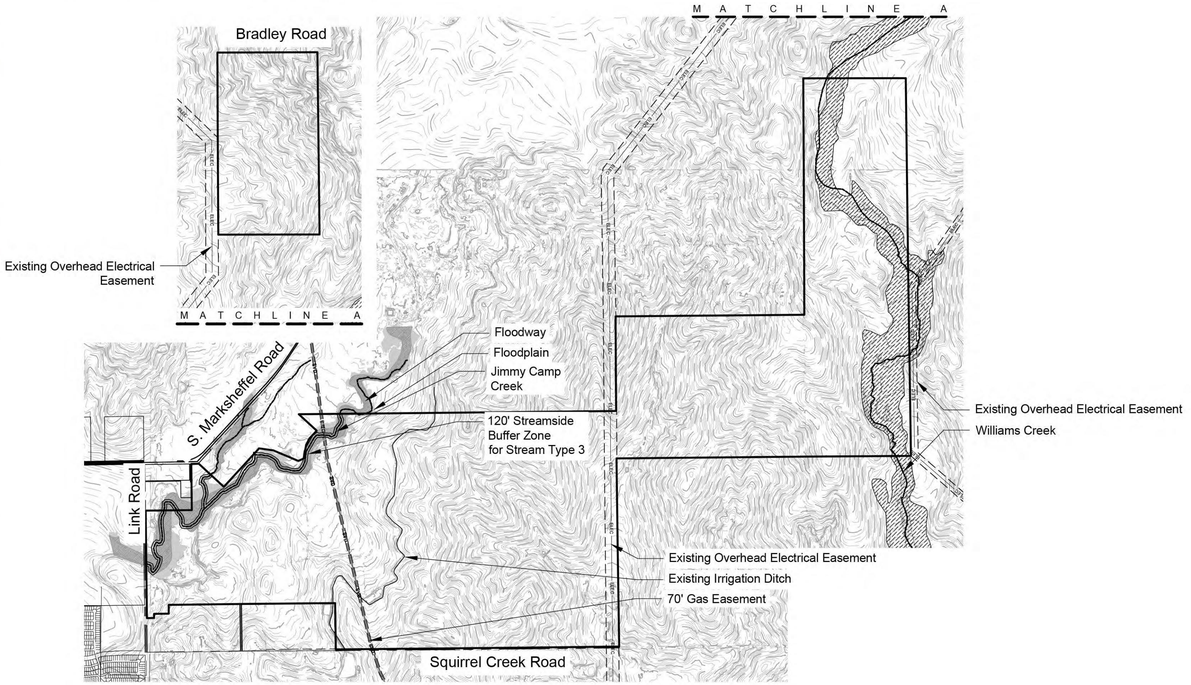
AMARA MASTERPLAN

CITY OF COLORADO SPRINGS, CO

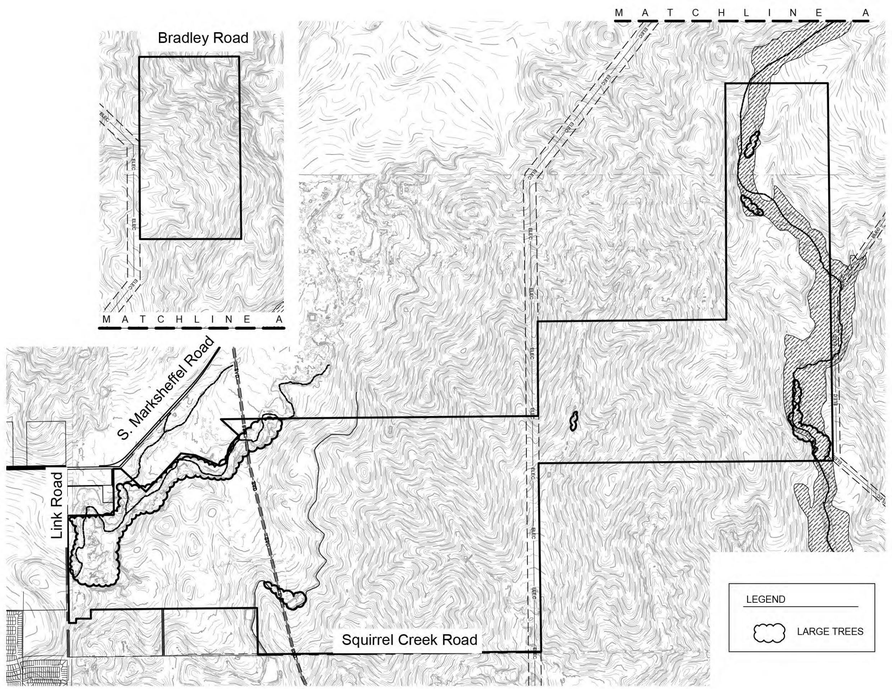
File No. CPC MP 21-00208



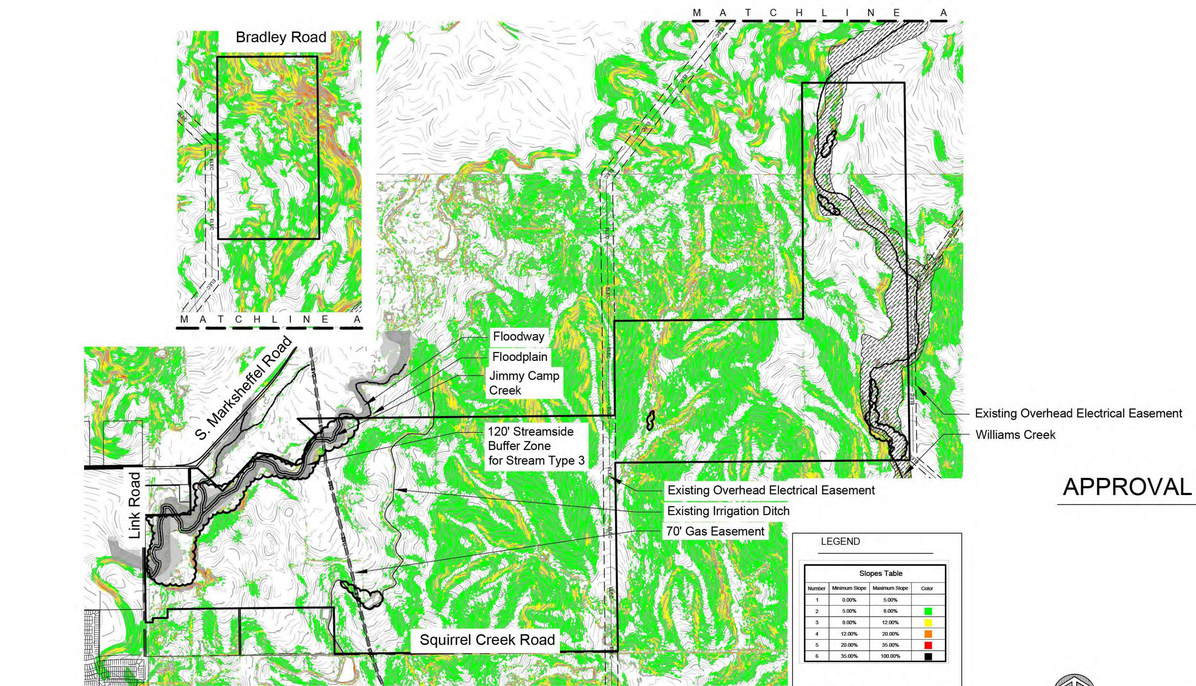
SLOPE ANALYSIS



NATURAL FEATURES AND EXISTING CONDITIONS



VEGETATION ANALYSIS



COMPOSITE ANALYSIS

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NORTH 1 = 2,000' 0' 2,000' 4,000' 6,000'

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AMARA
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LA PLATA CRUZ HOLDINGS, LLC
CITY OF COLORADO SPRINGS, CO

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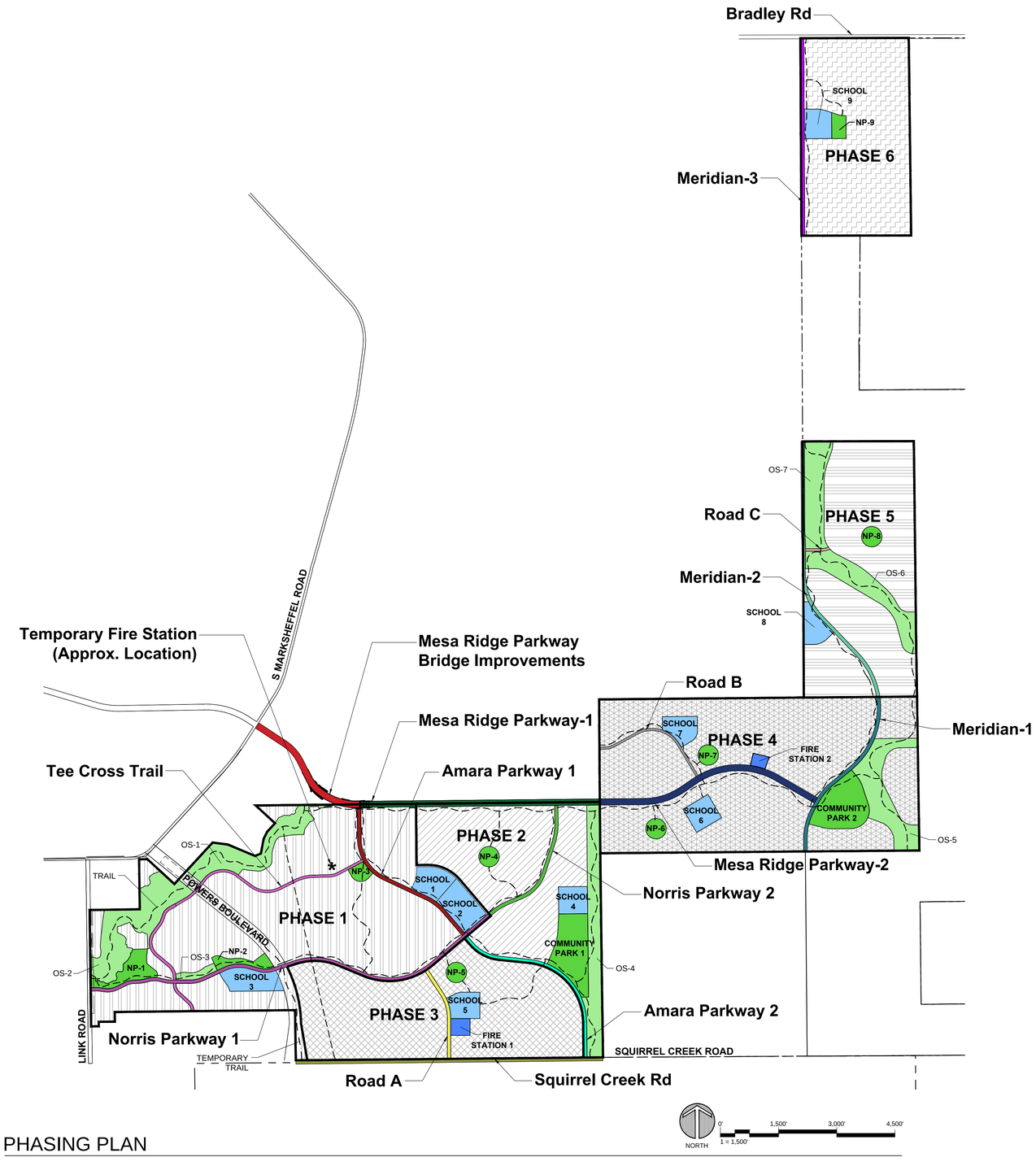
SHEET TITLE:
LAND SUITABILITY ANALYSIS

SHEET NUMBER:
3 of 4

AMARA MASTERPLAN

CITY OF COLORADO SPRINGS, CO

File No. CPC MP 21-00208



PHASING PLAN

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

1. THE IDENTIFIED PHASES ON THE PHASING PLAN ARE BASED ON THE BEST ASSUMPTIONS FOR THE PREDICTED GROWTH PATTERNS FOR THE AMARA MASTER PLAN AND ARE SUBJECT TO CHANGE DUE TO MARKET FLUCTUATIONS THAT ARE UNIDENTIFIABLE AT THIS TIME.
2. ALL TRAILS ASSOCIATED WITH EACH PHASE WILL BE BUILT ACCORDINGLY BASED ON FINAL TRAILS DESIGNS AND LOCATIONS DETERMINED AT DEVELOPMENT PLAN.

LEGEND

NP	NEIGHBORHOOD PARK
– – –	TRAIL
– ▪ – ▪ –	TEMPORARY TRAIL
*	TEMPORARY FIRE STATION SITE

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