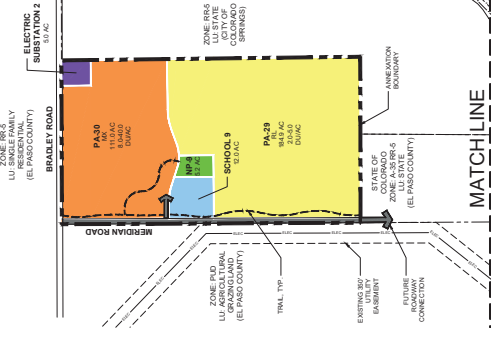


DATE:	12/10/2021
BY:	DTJ
REVISION:	12/10/2021
DATE:	5/16/2022
REVISION:	6/23/2022

MASTER PLAN



MATCHLINE
NORTHERN OUTPARCEL

LEGEND

- AC ACRE
- DU 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
- PDO 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

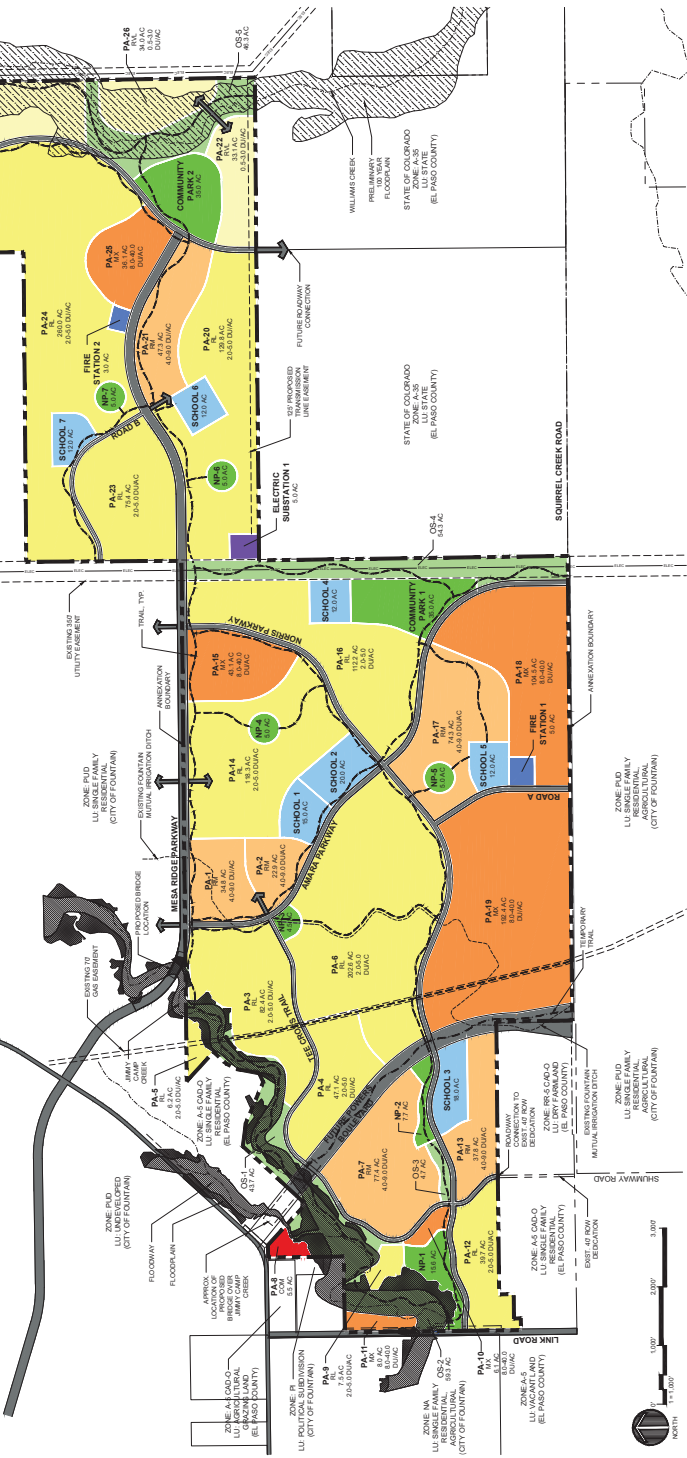
LAND USE DATA

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	5.5	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 (PDO)	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. FIN DU AND COMMERCIAL SF SHALL BE DETERMINED AT DEVELOPMENT PLAN DESIGN LEVEL.

PARKLAND OWNERSHIP & MAINTENANCE

ITEM NO.	DESCRIPTION	OWNER	MAINTENANCE
1	PA-1	City of Fountain	City of Fountain
2	PA-2	City of Fountain	City of Fountain
3	PA-3	City of Fountain	City of Fountain
4	PA-4	City of Fountain	City of Fountain
5	PA-5	City of Fountain	City of Fountain
6	PA-6	City of Fountain	City of Fountain
7	PA-7	City of Fountain	City of Fountain
8	PA-8	City of Fountain	City of Fountain
9	PA-9	City of Fountain	City of Fountain
10	PA-10	City of Fountain	City of Fountain
11	PA-11	City of Fountain	City of Fountain
12	PA-12	City of Fountain	City of Fountain
13	PA-13	City of Fountain	City of Fountain
14	PA-14	City of Fountain	City of Fountain
15	PA-15	City of Fountain	City of Fountain
16	PA-16	City of Fountain	City of Fountain
17	PA-17	City of Fountain	City of Fountain
18	PA-18	City of Fountain	City of Fountain
19	PA-19	City of Fountain	City of Fountain
20	PA-20	City of Fountain	City of Fountain
21	PA-21	City of Fountain	City of Fountain
22	PA-22	City of Fountain	City of Fountain
23	PA-23	City of Fountain	City of Fountain
24	PA-24	City of Fountain	City of Fountain
25	PA-25	City of Fountain	City of Fountain
26	PA-26	City of Fountain	City of Fountain
27	PA-27	City of Fountain	City of Fountain
28	PA-28	City of Fountain	City of Fountain
29	PA-29	City of Fountain	City of Fountain
30	PA-30	City of Fountain	City of Fountain
31	PA-31	City of Fountain	City of Fountain
32	PA-32	City of Fountain	City of Fountain
33	PA-33	City of Fountain	City of Fountain
34	PA-34	City of Fountain	City of Fountain
35	PA-35	City of Fountain	City of Fountain
36	PA-36	City of Fountain	City of Fountain
37	PA-37	City of Fountain	City of Fountain
38	PA-38	City of Fountain	City of Fountain
39	PA-39	City of Fountain	City of Fountain
40	PA-40	City of Fountain	City of Fountain
41	PA-41	City of Fountain	City of Fountain
42	PA-42	City of Fountain	City of Fountain
43	PA-43	City of Fountain	City of Fountain
44	PA-44	City of Fountain	City of Fountain
45	PA-45	City of Fountain	City of Fountain
46	PA-46	City of Fountain	City of Fountain
47	PA-47	City of Fountain	City of Fountain
48	PA-48	City of Fountain	City of Fountain
49	PA-49	City of Fountain	City of Fountain
50	PA-50	City of Fountain	City of Fountain



AMARA MASTERPLAN

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

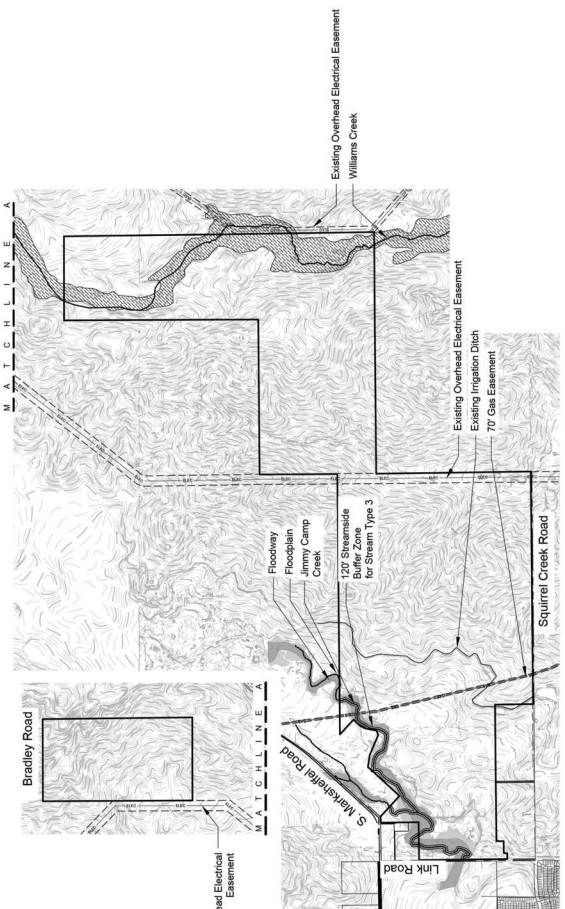


ARCHITECTURE
PLANNING
&
ARCHITECTURE
DTJ DESIGN, Inc.
1400 North Academy Blvd.
Boulder, Colorado 80501
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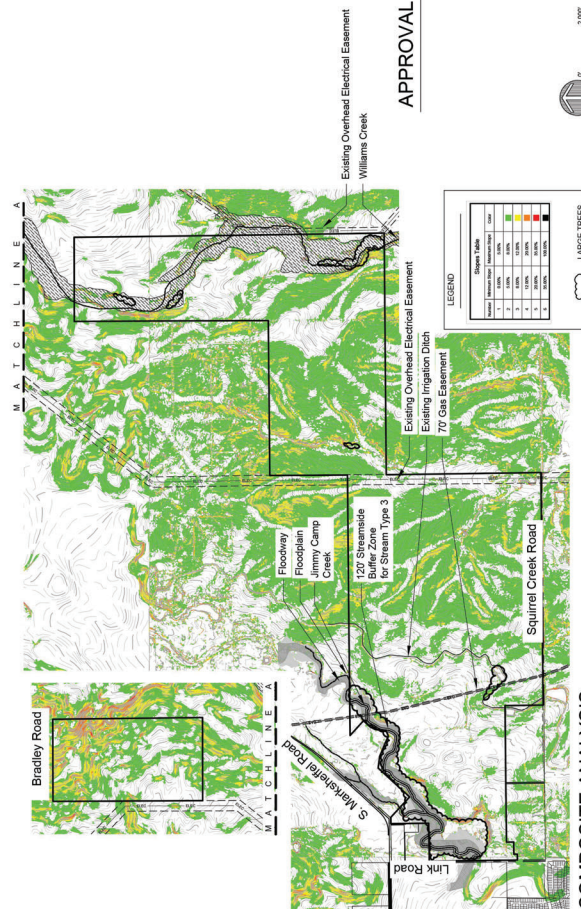
LA PLATA CRUZ HOLDINGS, LLC
CITY OF COLORADO SPRINGS, CO
MASTERPLAN
AMARA

DRAWN BY:	MAR NICE
CHECKED:	DAVID NICE
PROJECT NO.:	201906011
DATE PLOTTED:	12-10-2021
DATE:	3-4-2022
DATE:	5-16-2022
DATE:	6-22-2022

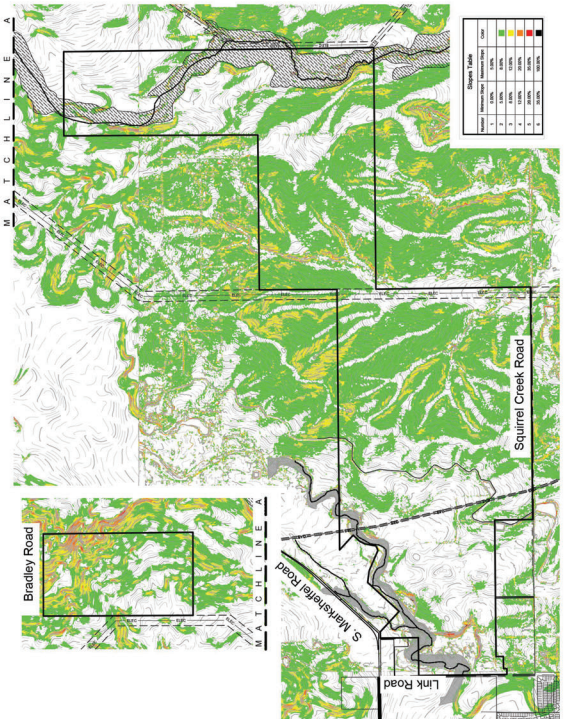
LAND
STABILITY
ANALYSIS



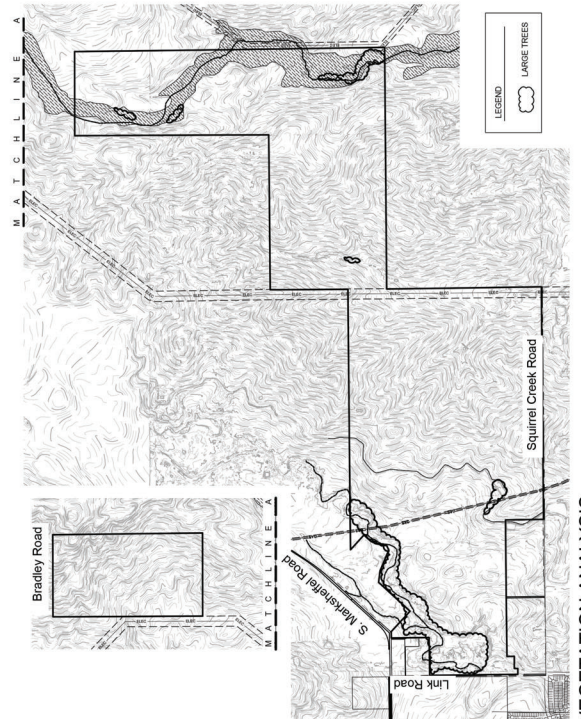
NATURAL FEATURES AND EXISTING CONDITIONS



COMPOSITE ANALYSIS



SLOPE ANALYSIS



VEGETATION ANALYSIS



APPROVAL STAMP

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 CHANGES 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