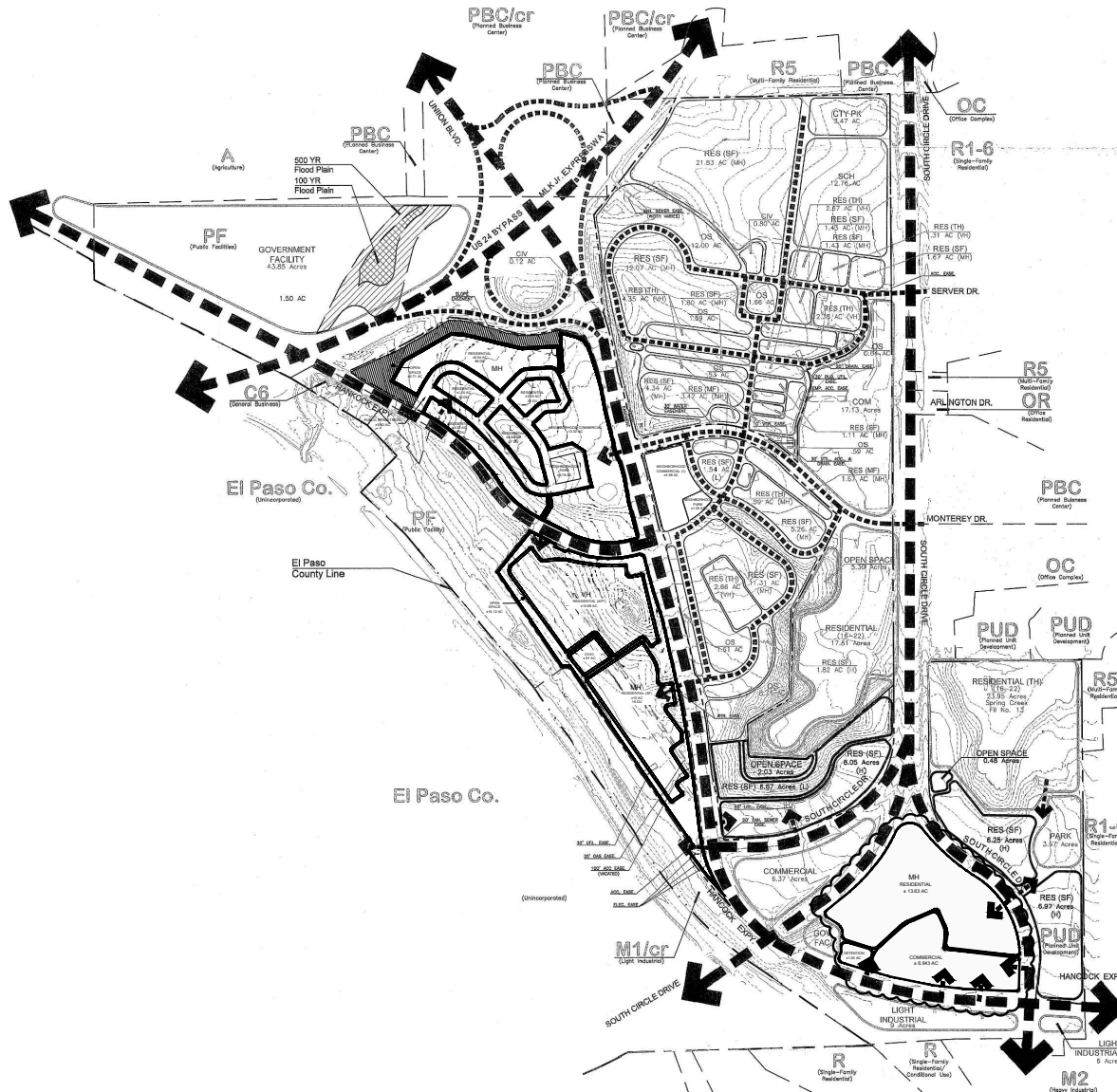
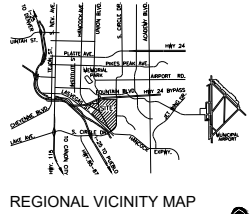


Major Amendment to Approved Master Plan



LEGEND

ORIGINAL MASTER PLAN

LAND USE	ACREAGE	%/AC.
GOVERNMENT FACILITY	43.85	9.43%
OFFICE	33.00	7.11%
OFFICE/COMMERCIAL	6.00	1.29%
BUSINESS PARK	27.00	5.81%
COMMERCIAL	85.00	18.28%
RESIDENTIAL (16-22 du/ac)	94.00	7.31%
REGIONAL COMMERCIAL	106.00	22.80%
OPEN SPACE/PARKS	39.00	8.39%
INDUSTRIAL	47.00	10.11%
R.O.W.'S	44.00	9.47%
TOTALS	464.85	100.00%

2014 MASTER PLAN

ABB.	LAND USE	ACREAGE	UNITS	%/AC.
COM	COMMERCIAL	15.76	201,300 S.F.	7.67%
OFF	OFFICE			
(GEN)	GENERAL	10.39	350,000 S.F.	5.05%
(MED)	MEDICAL	2.23	45,500 S.F.	1.08%
CIV	CIVIC	1.83		0.08%
RES	RESIDENTIAL			
(APT)	APARTMENT	10.66	300 UNITS	5.18%
(MC/R)	MIXED COM/RES	4	46 UNITS	
(MF)	MULTI-FAMILY	15.48	379 UNITS	7.53%
(TH)	TOWNHOUSE	10.97	151 UNITS	5.33%
(SF)	SINGLE FAMILY	78.18	1106 UNITS	38.86%
SCH	SCHOOL	12.76		6.21%
CTY PK	CITY PARK	4.00		1.95%
PVT PK***	PRIVATE PARK	***		
OS ***	OPEN SPACE	43.29		21.06%
TOTALS		205.55	1982 UNITS	100.00%

PROPOSED 2019 MASTER PLAN (BUBBLED AREA ONLY)

LAND USE	EXISTING	PROPOSED
COMMERCIAL	14 ACRES	6.94 ACRES
RESIDENTIAL	0	13.63 ACRES*
GOVERNMENT	1 ACRE	1 ACRE
BUSINESS PARK	7 ACRES	0
DETENTION	0	1 ACRE

DENSITY RANGES

ABB.	DENSITY
VL	0-1.99 GROSS DU/AC
ML	2-3.49 GROSS DU/AC
L	3.5-7.99 GROSS DU/AC
H	8-11.99 GROSS DU/AC
MH	12-24.99 GROSS DU/AC
VH	25+ GROSS DU/AC



* ACREAGE INCLUDED IN COMMERCIAL TOTAL ACREAGE
** INCLUDES ACCESSORY STRUCTURES AND THEIR USES
*** PRIVATE PARK ACRES TOTAL 11.00 ACRES AND ARE COMBINED WITH RESIDENTIAL AND OPEN SPACE DIAGRAMMATICALLY ON THE DRAWING.

DOCUMENT PREPARED BY:

AMENDMENT HISTORY	DATE	DESCRIPTION
1	10/20/2014	PROPOSED TO ADD 14 ACRES OF COMMERCIAL AND 13.63 ACRES OF RESIDENTIAL TO THE MASTER PLAN.
2	10/20/2014	REVISION TO ADD 1 ACRE OF GOVERNMENT AND 1 ACRE OF DETENTION TO THE MASTER PLAN.

Land Patterns, Inc.
325 S. Weber Street Ste 100
Colorado Springs, CO 80903
(719) 578-8689

N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.413.0073
Fax: 719.413.0267
www.nesincolorado.com

REVISED SEPTEMBER 30, 2014

REVISED AUGUST 7, 2019 JES