

**LEGEND:**

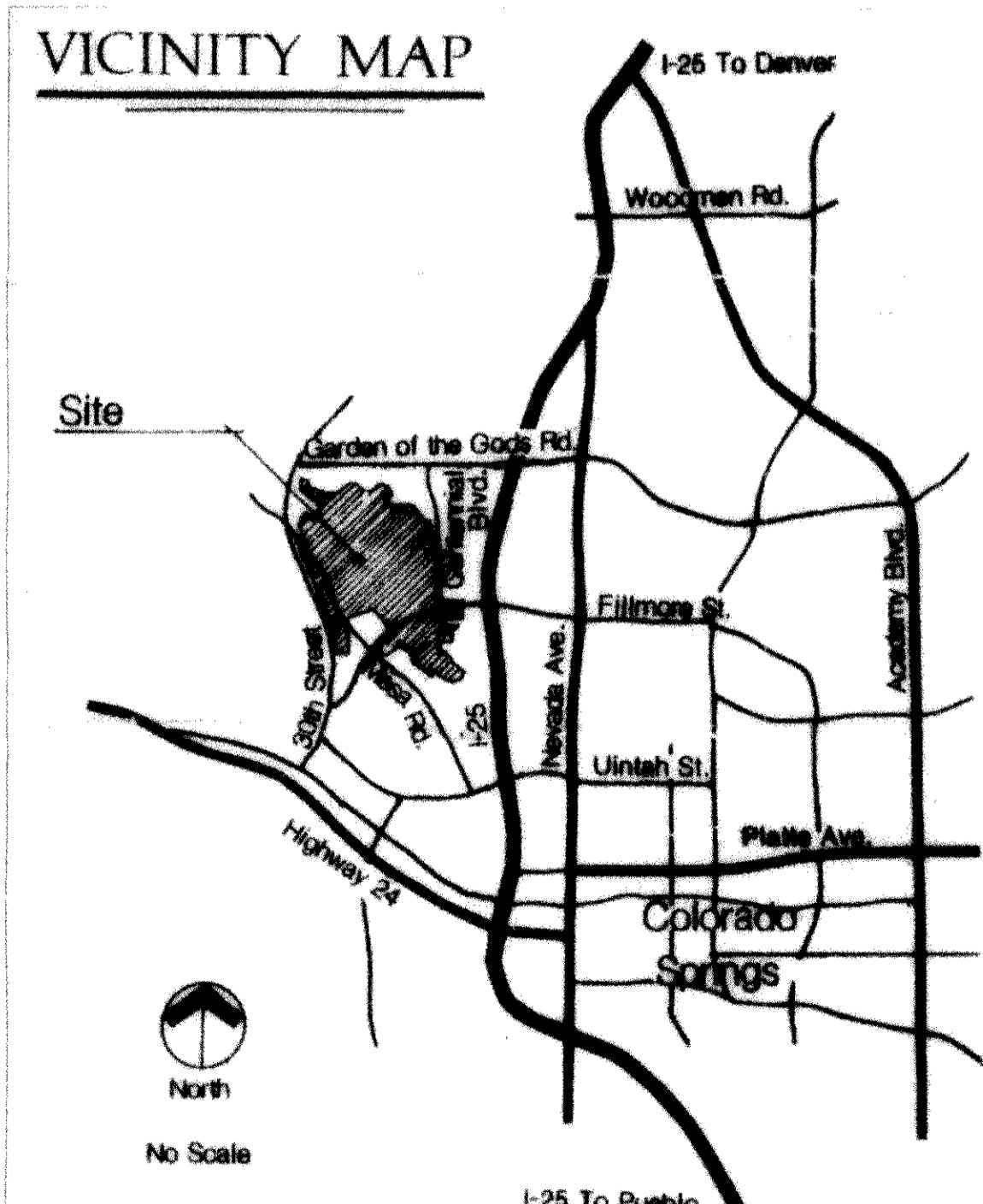
	ACRES
IMPLEMENTED MP AREA	399.7
RESIDENTIAL 0-1.99 DU/AC	68.2 75.45
RESIDENTIAL 3.5-7.99 DU/AC	55.5 48.25
RESIDENTIAL 8-11.99 DU/AC	32.5
RESIDENTIAL 12-24.99 DU/AC	20
OFFICE	47.3
COMMERCIAL	47.5
GENERAL INDUSTRIAL	37.3
PUBLIC ROW ROADS	13.2
PRIVATE ROW ROADS	16.8
CLUB FACILITY	26.8
GOLF COURSE	229
PUBLIC PARK & OPEN SPACE	41.75
PRIVATE OPEN SPACE / DETENTION POND	246.85
GARDEN OF THE GODS VISITOR CENTER	10.95
<b>TOTAL:</b>	<b>1293</b>

AMENDED 01-2018  
ORSJLO DESIGN

**NOTE:**  
Developed Residential includes all lots that have been approved, and 252 Apartment units south of Fillmore (The Overlook Apartments).



**LEGAL DESCRIPTION:**  
That portion of the Southwest 1/4 of the Southwest 1/4 of Section 25 lying west of Centennial Boulevard and south of Holland Park Subdivision; that portion of Section 26 lying south of Chelsea Glen and south of Arrows West Subdivision; that portion of the east 1/2 of Section 27 lying east of 30th Street and Blair Bridge Park and south of Arrows West Subdivision; that portion of the east 1/2 of Section 34 lying east of 30th Street; the north 1/2 Section 35; the west 1/2 of the southwest 1/4 of Section 35 lying east of 30th Street and west of Mesa Road; the southeast 1/4 of Section 35 lying east of Mesa Road, excluding Holmes Junior High School and Coronado High School; and portions of the west 1/2 of Section 36, Township 13 South, Range 67 West, and a portion of the northwest 1/4 of Section 1, Township 14 South, Range 67 West of the 6th P.M. El Paso County Colorado, containing 1,293 acres of land more or less.



# HILL PROPERTIES

## AMENDED MASTER PLAN

### HILL DEVELOPMENT CORPORATION

### COLORADO SPRING, COLORADO

FIGURE 1

NORTH

SCALE 1" = 400'

**URBAN DESIGN  
LAND PLANNING  
& LANDSCAPE  
ARCHITECTURE**

508 South Tejon Street  
Colorado Springs, CO 80903  
Tel: 719.471.0071  
Fax: 719.471.0267

AMENDMENT	DATE
CPC MPA 04-00043	03-18-2004
CPC MPA 04-00043-A1MN14	05-02-2014
CPC MPA 04-00043-A2MN15	12-14-2015
CPC MPA 04-00043-A3MN17	02-24-2017
CPC MPA 04-00043-A4MN18	01-26-2018