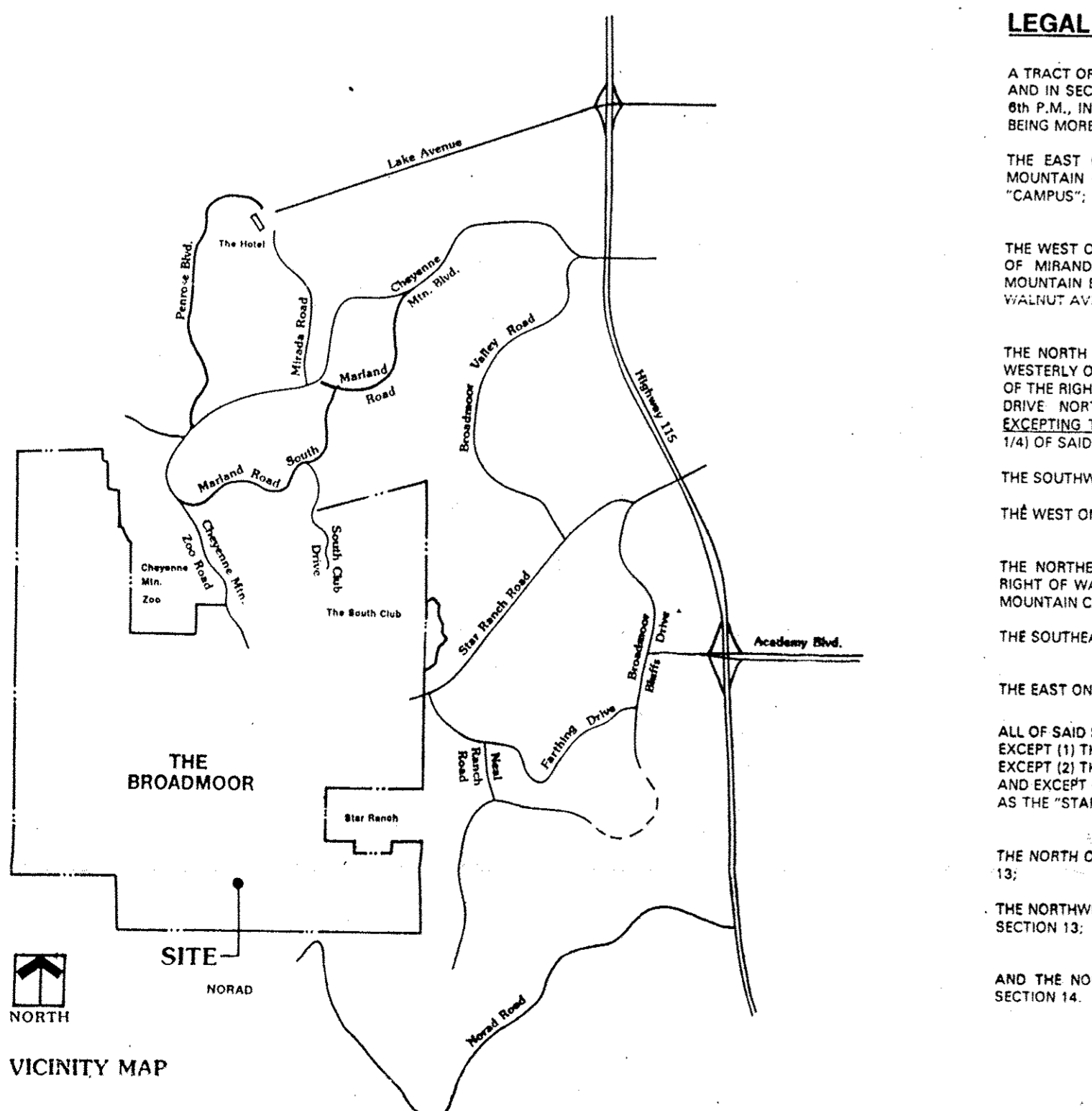


- GENERAL NOTES**
1. Owners: Broadmoor Hotel
10 Lake Circle
Colorado Springs, CO 80906
 2. The area in the Broadmoor Master Plan is zoned PUD Hillside unless noted otherwise.
 3. All densities shown are a maximum. Minimum densities shall range 2 du/acre less than the maximum.
 4. Development above the 6510' U.S.G.S. elevation will require construction of additional water facilities. These facilities will provide water service to the 6900' U.S.G.S. elevation.
 5. The requirement for parks and schools is payment of fees in lieu of land dedication.

Existing Area	Land Use	Acres	Dwelling Units	Maximum Density DU/AC
Broadmoor No. 1	sfd	14.90	14	0.9
Broadmoor No. 2	sfd	19.75	17	0.9
Pine Terrace	sfa	16.97	55	3.4
Marland Courts No. 1&2	sfa	5.24	9	1.8
Marland Courts No. 3	sfd	2.49	5	2.0
Marland Courts No. 4	sfd	0.81	1	2.0
Penhurst Park Estates	sfd	3.50	5	1.5
Planned Areas				
South Club Courts	sfd	2.14	8	3.74
Villas at the Broadmoor	sfa	14.87	54	3.6
Broadmoor Clusters	sfd	5.66	12	2.1
Broadmoor Phase One	sfd	22.89	9	0.4
Broadmoor Phase Two	sfd	44.61	47	1.22
A	sfd	207.50	70	0.34
B	sfd	26.00	26	1.0
C	sfd	13.25	20	1.5
D-1	sfd	9.54	19	2.0
D-2	sfd	65.81	3	2.4
E	sfd	18.00	132	2.0
F	sfa	9.00	20	2.2
G	sfd	1.27	3	2.4
H	sfa	4.00	10	2.5
I	sfd	4.99	13	2.7
J	sfa	16.50	50	3.0
K	sfa	5.22	31	6.0
L	sfa	33.00	33	1.0
Broadmoor Village	sfa	75.00	195	2.6
TOTAL	sfa	145.90	424	
TOTAL	sfd	485.92	424	
TOTAL		631.82	898	

- NOTE**
1. sfd - residential, single family detached.
 2. sfa - residential, single family attached.
 3. Acreage and density includes all 75 acres of the Broadmoor Village.
 4. Total acreage in table does not include Golf Course or Hotel Complex.

- LEGEND**
- Geologic hazards area due to steep slopes, debris flows, rock fall and/or flooding. (Preliminary soil and Engineering Geology investigation - The Broadmoor, Chen & Associates, December, 1988). Development limited to street coverings only.
 - Property Line
 - Area Boundary
 - Collector Streets
 - Residential Streets
 - Area Designation
 - Phase Boundary
 - Phase Sequence
 - Water Tank and Pump Site



PUBLIC TRAIL CORRIDOR
A public trail will be provided within this corridor at such time as public access at each end is established.