

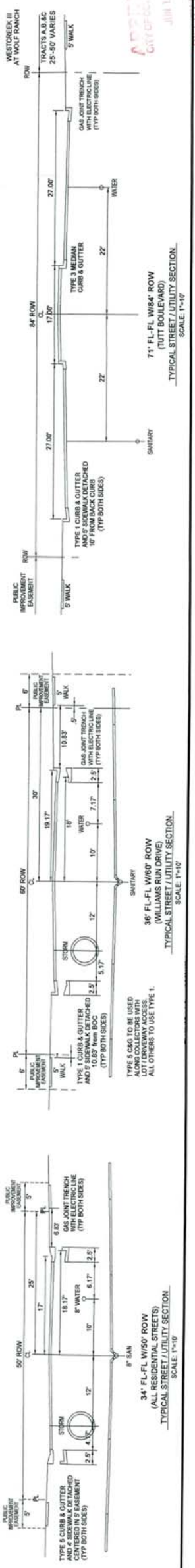
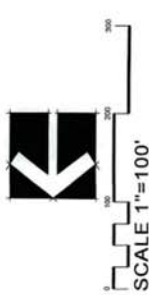
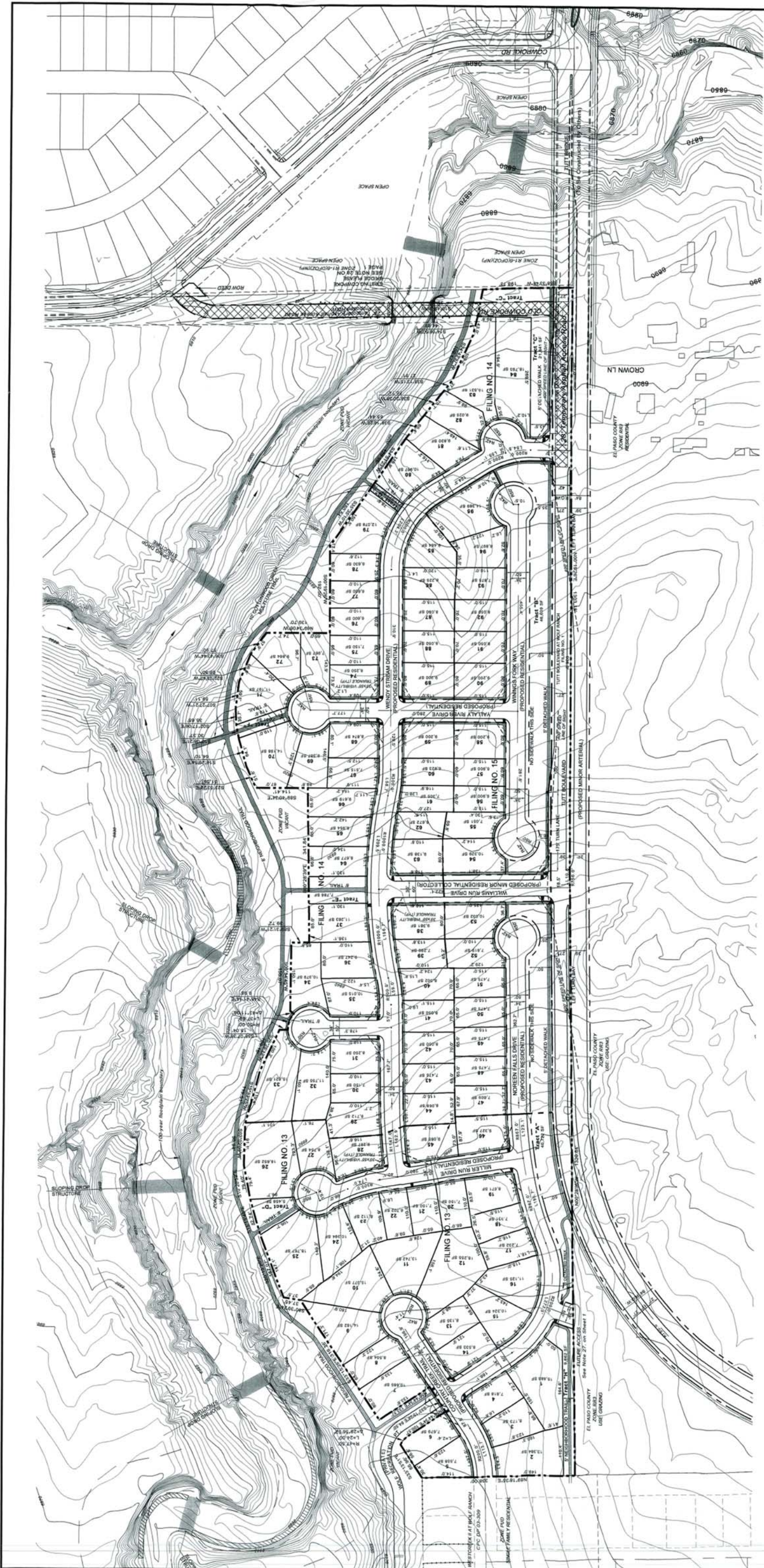
**LAND DESCRIPTION:**  
 A portion of the Southwest Quarter of Section 31, Township 12 South, Range 65 West of the 6th P.M., together with a portion of the Northwest Quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, more particularly described as follows: ...

**LAND USE DATA:**  
 Existing Zoning: PUD(NP) CPC PUD 04-00048  
 Single family dwelling detached  
 Development Standards:  
 Land Use: Wolf Ranch Master Plan  
 PUD Plan Category: Planning Area "B"  
 Drainage Basin: Cottonwood Creek  
 Total Acres: 33.22 Ac.  
 Street R.O.W.: 9.24 Ac.  
 Tracts: 3.15 Ac.  
 Lots: 20.83 Ac.  
 Total Number of Lots: 95 lots  
 Gross Density: 2.9 DU/AC  
 Net Density: 4.0 DU/AC  
 \* As defined in Sec. 7.2.201 of the Zoning Ordinance (excludes public R.O.W.)  
 LOT DATA:  
 Minimum Lot Size Allowed by Zone: 6,000 Sq. Ft.  
 Average Lot Size: 9,549 Sq. Ft.  
 Expected Home Size (Range): 2,500 - 7,000 Sq. Ft.  
 Maximum Building Coverage: 45%  
 Maximum Building Height: 30 ft.  
 PARKING ALLOCATION: 2 spaces per unit minimum required  
 Garage - 2 & 3 Spaces provided  
 On-street Parking Allowed Both Sides

**MINIMUM SETBACKS AND DEVELOPMENT STANDARDS:**  
 a. Front yard setbacks from public street R.O.W.  
 15' Minimum below collector status  
 20' at collector  
 Front of garage: 20' Minimum below collector status  
 25' at collector  
 Side of garage on a side load garage, or the side of a structure on a corner lot: 15' Minimum below collector status  
 20' at collector  
 From private streets and shared drives: Front of home: 10' Minimum  
 Front of garage: 18' Minimum  
 Side of garage: 12' Minimum  
 Side yard setback: 5' Minimum  
 Corner side yard setback: 15' Minimum below collector status  
 From public street R.O.W.: 20' at collector  
 10' Min. From private streets and shared drives.  
 Rear yard setback: 20' Minimum  
 30' Minimum at open space  
 Minimum lot size - 6,000 sq. ft.  
 a. Minimum lot width - 50' as measured at and parallel to the front building line.  
 b. Minimum lot width at corner - 60' as measured at and parallel to the front building line.  
 c. Minimum frontage shall be 30', except for flag lots and in cul-de-sac conditions where the minimum flag stem shall be 20'.

**GENERAL NOTES:**  
 1. The development will be comprised of single family detached residential units.  
 2. A 2-year approximate build out is anticipated.  
 3. Residential streets as shown hereon are 50' R.O.W. with a 34' mat, and will be constructed as per City Standards for that type street, along with 5' easements on both sides of the 50' R.O.W. for public utilities and public improvements. All residential streets will have ramped curb with 4' detached walks along both sides except along Winings Fork Way and a portion of Noreen Falls Drive. Refer to Sheet 2 for detailed cross sections.  
 4. The Minor Residential Collector Street (Williams Run Drive) is shown on the plan with 60' R.O.W. and 36" pavement mat, constructed with 5' detached sidewalks along both sides. Refer to Sheet 2 for detailed cross section.  
 5. Tutt Boulevard is a Minor Arterial Street shown with an 84' R.O.W. and two 27' pavement mats separated by a 17' median (except where left turn bays are shown), with 5' detached walks along both sides. Refer to Sheet 2 for detailed cross section.  
 6. A 28' temporary access road is being provided for access at the South end of the project to allow traffic to get to Cowpoke Road (see plan). Tutt Boulevard will not be constructed at this time since half of the R.O.W. is owned by the adjacent land owner. Financial assurances for construction of the portion of Tutt Boulevard which lies on the Westcreek III property will be posted with the City when the Westcreek III land adjacent to the Tutt R.O.W. is platted and recorded. The adjacent land owner(s) will be responsible for their proportionate share of Tutt Boulevard improvements, based upon Tutt Boulevard frontage requirements. Upon construction of Tutt Boulevard across Cottonwood Creek, the temporary asphalt access drive will be removed.  
 7. Standard City street lighting will be used throughout, to be installed by the developer.  
 8. Street grades will be in accordance with the subdivision ordinance and over lot grading will be used to achieve lot conformance with streets.  
 9. Slopes not to exceed 3:1.  
 10. Front-yard slopes not to exceed 3:1.  
 11. All lots and dimensions of lots are shown in an approximate way only. Platted lot dimensions may vary, however densities are established by this plan and by ordinance.  
 12. Tracts "A" and "H" will be used for public access, neighborhood trails, landscaping, and public improvements. These tracts will be owned and maintained by the Old Ranch Metropolitan District.  
 13. Tract "B" will be used for public access, landscaping, and public improvements. This tract will be owned and maintained by the Old Ranch Metropolitan District.  
 14. Tract "C" will be used for public access, landscaping, public improvements, and a temporary access road. This tract will be owned and maintained by the Old Ranch Metropolitan District.  
 15. Tracts "D" and "E" will be used for public access, neighborhood trails, and landscaping. These tracts will be owned and maintained by the Old Ranch Metropolitan District.  
 16. Tract "F" will be used for public access, neighborhood trails, landscaping, and public utilities. This tract will be owned and maintained by the Old Ranch Metropolitan District.  
 17. Tract "G" will be used for public access, neighborhood trails, landscaping, and drainage. This tract will be owned and maintained by the Old Ranch Metropolitan District.  
 18. The developer is responsible for the construction of all sidewalks within Tracts "A", "B", "C", "D", "E", "F", and "G" and "H".  
 19. Public improvement easements will be provided for all public sidewalks located outside of public Right-of-Way.  
 20. All utilities will be located per City standard and sized accordingly.  
 21. According to FEMA Maps 08041C0528-F and 08041C0529-F, no portion of this development is located within a designated floodplain.  
 22. Lots are eligible for the New Home Street Tree Program which provides a deciduous tree for each lot's front pathway. Residents can call City Forestry at 385-5942 to request their New Home Street Tree certificate.  
 23. For all lots that front streets, the home builder will be responsible for planting a minimum of one 2" caliper street tree per 35' of street right-of-way adjacency, but not less than (1) street tree per lot. These trees will be located in the tree lawn with the trunk centered between the curb and walk, where walks are detached from the curb at least a minimum of six (6) feet. Tree species shall be selected from the City of Colorado Springs Approved Street Tree List.  
 24. Builders are required to landscape all front yards with a minimum of one deciduous tree or one coniferous tree above and beyond the street tree previously mentioned. Coordination between the Builders and City Forestry is recommended in order to optimize tree spacing and minimum tree spacing conflicts with New Home Tree Program and City Code 4.4.101. Deciduous trees will be a minimum of 2" in caliper and coniferous trees will be a minimum of eight feet in height. Builders are required to plant 12 shrubs (5 gallon size minimum) in the front yards. Each front yard is to have a minimum of 70% of the non-paved area to be planted with livable ground cover which can consist of, but shall not be limited to turf grass.  
 25. No significant natural features exist on this property.  
 26. NOTICE: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the USAF Academy's Airmanship Program. This notice shall remain in effect until the Academy shall cease to be actively used. This notice shall run with the land.

FIGURE 7



**WOLF RANCH**  
**Westcreek III**  
**Development Plan**  
**at WOLF RANCH**  
**COLORADO SPRINGS, COLORADO**  
 Westcreek at Wolf Ranch, LLC  
 Prepared for:  
 111 S. Tejon, Suite 222  
 Colorado Springs, CO 80903  
 (719) 593-2600

**NDA** NASS DESIGN ASSOCIATES  
 LAND PLANNING & ARCHITECTURE  
 111 S. Tejon, Suite 222  
 Colorado Springs, CO 80903  
 (719) 593-2600

Preparation: 06-27-06  
 Revision: 09-23-06  
 City File No: WATP06-06-015

Sheet 2 of 8