## Legend

- Master Plan Boundary
- Wolf Ranch Boundary
- Implemented Area Boundary
- Multi-Use Trail
- Community Trail System
- Off Street Bike Path
- Roundabout Location ✳

**1,919 Maximum Number of Units Allowed North of Briargate Parkway**

Old Ranch Road (Local County Road)

EL PASO COUNTY ZONE RR3 CITY BOUNDARY

CITY BOUNDARY

Temporary access will be allowed to Old Ranch Road from the PF (Water Tank) site until such time as a permanent access road is constructed within Wolf Ranch.

No direct vehicular access will be allowed from Wolf Ranch to Old Ranch Road. The Wolf Ranch development is not responsible for any improvements to Old Ranch Road.

200' building setback from the current, existing Old Ranch Road R.O.W.

Wolf Ranch Water Tank

B 25.91 Ac. (2.00-3.49 Du/Ac)

B 26.28 Ac. (2.00-3.49 Du/Ac)

B 83.77 Ac. (2.00-3.49 Du/Ac)

ZONE PUD

B 137.94 Ac. (2.00-3.49 Du/Ac)

C 24.62 Ac. (3.50-7.99 Du/Ac)

C 38.91 Ac. (3.50-7.99 Du/Ac)

C 30.63 Ac. (3.50-7.99 Du/Ac)

Neighborhood Park 3.50 Ac.

Pocket Park 2.71 Ac.

C/D 18.12 Ac. (3.50-11.99 Du/Ac)

Open Space 53.93 Ac.

C 56.69 Ac. (3.50-7.99 Du/Ac)

Pocket Park 1.64 Ac.

Open Space 5.73 Ac.

LAKE

Elem. School 13.27 Ac.

E 17.10 Ac. (12.00-24.99 Du/Ac)

Community Park 30.08 Ac.

C 19.30 Ac. (3.50-7.99 Du/Ac)

Pocket Park 1.67 Ac.

B 22.25 Ac. (2.00-3.49 Du/Ac)

D 43.56 Ac. (5.00-11.99 Du/Ac)

C 36.55 Ac. (3.50-7.99 Du/Ac)

Open Space 60.28 Ac.

Open Space 9.26 Ac.

Neighborhood Park 3.50 Ac.

Neighborhood Park

C 68.40 Ac. (3.50-7.99 Du/Ac)

B 44.44 Ac. (2.00-3.49 Du/Ac)

Community Park 4.53 Ac.

Pocket Park 1.56 Ac.

Pocket Park

Stonehaven Park

Ranch Creek Elementary School

Community Park 17.18 Ac.

C/D 32.21 Ac. (3.50-11.99 Du/Ac)

Gateway Park

Research Parkway (Principal Arterial)

D 13.71 Ac. (5.00-11.99 Du/Ac)

D 15.00 Ac. (5.00-11.99 Du/Ac)

Legacy Peak Elementary School 18.95 Ac.

K-12 School Campus 65.55 Ac. remainder

Community Park 9.65 Ac.

Open Space 71.17 Ac.

Westcreek Park

Powers Boulevard (Freeway)

Cowpoke Road (Major Residential Collector)

Briargate Parkway (Principal Arterial)

Black Forest Road (Principal Arterial)

### General Notes / Site Data:

1. Zoning Ordinance (05-39)
2. This master plan is governed by the Wolf Ranch Development Guidelines.
3. For areas along Cottonwood Creek and Tributary Four, a geologic evaluation will be prepared at the time of development plan. If the development encroaches within the Crest of Slope Area or if structures are located within the slope stabilization setback area.
4. Buffer Transitions along Black Forest Road: Buffers along Black Forest Road north of Research Parkway will be 30' of additional ROW, a 25' Landscape Setback, and a 6' Opaque Fence/Wall.
5. Buffer Transitions along Old Ranch Road: Buffers along Old Ranch Road will be an open space with trail with an average width of 50' and a 200' Building setback from the existing right of way for Old Ranch Road.
6. Depending on traffic generation, proposed access points onto Black Forest Road between Research Parkway and the northern master plan boundary, excluding Briargate Parkway, can be restricted to right in/out or ½ movement at time of development plan review.
7. The approved master plan dated on June 9, 2016 shows a maximum density of 1919 units located north of Briargate Parkway. This proposed plan shows that this same area will be capped at a density of 1919 units.

**Note:** All land use acreages are calculated to the centerline of the adjacent streets.

### Land Use Summary

| RESIDENTIAL PLANNING AREAS | AREA | Max. DU/AC | TOTAL UNITS |
|---|---|---|---|
| IMPLEMENTED RESIDENTIAL AREA | 714.92 Ac. | 4.01 (existing) | 2867 |
| RESIDENTIAL B | 377.15 Ac. | 3.49 | 1316 |
| RESIDENTIAL C | 238.87 Ac. | 7.99 | 1372* |
| RESIDENTIAL C/D | 50.33 Ac. | 6.51 | 328 |
| RESIDENTIAL D | 72.27 Ac. | 11.99 | 866 |
| RESIDENTIAL E | 17.10 Ac. | 24.99 | 427 |
| **TOTAL RESIDENTIAL PLANNING AREAS** | **1470.34 Ac.** | | **7,176** |
| | | | 6,820 |

*ACTUAL TOTAL DUE TO THE CAPPED DENSITY OF 1919 UNITS LOCATED NORTH OF BRIARGATE PARKWAY

| OPEN SPACE & PARKS | AREA |
|---|---|
| IMPLEMENTED NEIGHBORHOOD PARKS | 11.19 Ac. |
| IMPLEMENTED METRO & ENTRY PARKS | 12.15 Ac. |
| IMPLEMENTED POCKET PARKS | 5.30 Ac. |
| IMPLEMENTED OPEN SPACE | 69.46 Ac. |
| **COMMUNITY PARK** | **61.43 Ac.** |
| NEIGHBORHOOD PARK | 7.00 Ac. |
| POCKET PARK | 7.57 Ac. |
| OPEN SPACE | 355.57 Ac. |
| **TOTAL OPEN SPACE & PARKS** | **368.40 Ac.** |

| SCHOOLS & PUBLIC FACILITIES | AREA |
|---|---|
| IMPLEMENTED ELEMENTARY SCHOOL | 10.44 Ac. |
| IMPLEMENTED K-12 SCHOOL CAMPUS | 18.95 Ac. |
| IMPLEMENTED PUBLIC FACILITY | 4.95 Ac. |
| ELEMENTARY SCHOOL | 13.27 Ac. |
| K-12 SCHOOL CAMPUS | 65.55 Ac. |
| **TOTAL SCHOOLS & PUBLIC FACILITIES** | **113.16 Ac.** |

NORTH

SCALE: 1" = 300'

## Master Plan WOLF RANCH
### Colorado Springs, CO

A Master Planned Community by
**Nor'wood Development Group**
111 South Tejon Suite 222  Colorado Springs, CO 80903

DATE: 09/12/2001
Revised: 01/24/02, 12/01/04,
11/09/05, 1-23-06, 8-12-08, 2-10-09,
07-14-11, 08-09-13, 04-29-14, 06-01-15,
05-18-16, 05-23-19

City File No.: CPC MP 05-00380-A7MJ19

AS CURRENTLY PROPOSED

# EXHIBIT A