

LAND DESCRIPTION:

A tract of land hereinafter referred to as Lot 1, in the City of Colorado, Springs, El Paso County, Colorado as recorded at Reception No. 200712462 of the records of said El Paso County, of the Southeast quarter of the Southwest 1/4 of Section 31, Township 12 South, Range 65 West of the 6th P.M., and of Government Lot 3 (NE1/4NW1/4) of the Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of said SE1/4SW1/4; thence N00°28'36"W on the West line of said SE1/4SW1/4, a distance of 1320.85 feet to the North line of said SE1/4SW1/4, also being the South line of Westcreek at Wolf Ranch Subdivision Filing No. 12, as recorded at Reception No. 200608003 of the records of said El Paso County; thence N89°18'35"E a distance of 338.00 feet to the Southwesterly line of Lot 1, Recreation Center at Wolf Ranch Subdivision Filing No. 12, as recorded at Reception No. 200712462 of the records of said El Paso County; thence S00°43'00"W on the South line of said SE1/4SW1/4, a distance of 100.57 feet to the center of a curve to the right having a central angle of 28°59'52"; a radius of 47.50 feet for an arc distance of 24.00 feet, where chord bears S42°16'09"W; S33°15'26"E a distance of 316.26 feet; thence S80°29'24"E a distance of 37.45 feet; thence S20°13'20"E a distance of 147.07 feet; thence S15°15'40"E a distance of 119.81 feet; thence S25°28'12"W a distance of 100.19 feet; thence S68°07'39"W, a distance of 18.00 feet to a point on the curve from which a radial line bears S88°07'39"W; thence on a curve to the right having a central angle of 43°11'08"; a radius of 50.00 feet for an arc distance of 37.69 feet, whose chord bears S19°45'12"W; thence S48°41'4"E a distance of 9.98 feet; thence S00°44'5"W a distance of 150.07 feet; thence S69°31'21"W a distance of 38.72 feet; thence S00°28'39"E a distance of 34.84 feet; thence S89°50'34"E a distance of 114.41 feet; thence S25°32'2"E a distance of 51.56 feet; thence S07°27'21"W a distance of 61.98 feet; thence S22°25'47"W a distance of 68.80 feet; thence S39°43'4"W a distance of 57.90 feet; thence N89°34'06"W a distance of 139.70 feet; thence S00°19'26"W a distance of 192.50 feet; thence S35°35'10"W a distance of 160.54 feet; thence S34°51'23"W a distance of 128.98 feet; thence S38°18'28"W a distance of 65.44 feet; thence S38°20'38"W a distance of 170.74 feet; thence S38°13'15"W a distance of 27.91 feet; thence S24°53'37"W a distance of 109.17 feet; thence S14°06'50"W a distance of 24.00 feet to the North line of the tract of land recorded at Reception No. 200608003 of the records of said El Paso County; thence on a curve to the left having a central angle of 108°27'42"; a radius of 116.50 feet for an arc distance of 122.83 feet, where chord bears S00°42'06"E on said West line, a distance of 1221.63 feet and containing 32.837 acres of land, more or less.

GENERAL NOTES:

- The development will be comprised of single family detached residential units.
- A 2-year approximate build out is anticipated.
- Residential streets as shown hereon are 50' R.O.W. with a 30' asphalt 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 5' detached walks along both sides except along Winnings Fork Way and a portion of Noreen Falls Drive, where a sidewalk will be along one side only. Sidewalks on all street sections will be 5' detached and will transition to a 6' attached walkway around cul-de-sac bulbs. Refer to Sheet 2 for detailed cross sections.
- Minor Residential Street cross sections designed per City of Colorado Springs standards will be used on those streets which meet the city criteria for minor residential street. Sidewalks on all street sections will be 5' detached and will transition to a 6' attached walkway around cul-de-sac bulbs. Refer to Sheet 2 for detailed cross section.
- Tutt Boulevard is a Minor Arterial Street shown with an 84' R.O.W. and a 67' asphalt mat (71' fl-ft) including a 13' painted median, with 6' detached walks along both sides. Refer to Sheet 2 for detailed cross section.
- A 30' temporary access road is being provided for access at the South end of the project to allow traffic to get to Cowpoke Rd. Tut Boulevard will be used for access at the North end of the project. All easements shall be provided by the adjacent land owner. Financial assurances for construction of the portion of Tut 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 Tut Boulevard construction. The portion of the adjacent land owner's share of the project to be removed upon construction of Tutt Boulevard across Cottonwood Creek, the temporary access road, and easements will be removed.
- Standard City street lighting will be used throughout, to be installed by the developer.
- Street grades will be in accordance with the subdivision ordinance and over lot grading will be used to achieve lot conformance with streets.
- Slopes not to exceed 3:1.
- Front-yard slopes not to exceed 3:1.
- 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.
- Tracts "A" and "H" will be used for public access, neighborhood trails, landscaping, public utilities, and public improvements. These tracts will be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204001.
- Tract "B" will be used for public access, landscaping, public utilities, and public improvements. This tract will be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061.
- Tract "C" will be used for public access, landscaping, public utilities, public drainage, public improvements, and easements. This tract will be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061.
- 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 as recorded in Reception No. 202204061.
- 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 as recorded in Reception No. 202204061.
- 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 as recorded in Reception No. 202204061.
- The developer is responsible for the construction of all sidewalks (and/or trails) within Tracts "A", "B", "C", "D", "E", "F", and "G" and "H".
- Public improvement easements will be provided for all public sidewalks located outside of public Right-of-Way.
- All utilities will be located per City standard and sized accordingly.
- According to FEMA Maps 08041C0528-F and 08041C0529-F, no portion of this development is located within a designated floodplain.
- Lots are eligible for the New Home Street Tree Program which provides a deciduous tree for each lot's front driveway. Residents can call City Forestry at 395-5942 to request their New Home Street Tree certificate.
- For all lots that front streets, the lot owner will be responsible for planting a minimum of one 2" caliper street tree per 30' of street frontage. The tree shall be planted within the curb and walk. Where walks are attached to the curb, the tree shall be planted in the tree-in-lot. The trunk of the tree shall be selected from the City of Colorado Springs Approved Street Tree List (enforcement of this provision will be by the Homeowner's Association).
- Buildings are required to be set back from the street with a minimum of 2 feet. Deciduous trees of one caliper or less shall be planted in the front yard, between the street and the building, in order to optimize tree spacing and minimum tree spacing conflicts with the 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 yard. The shrubs shall be planted in a paved area to be planted with irriable ground cover which can tolerate salt, but shall not be limited to turf grass.
- No significant natural features exist on this property.
- NOTICE: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft operations. This notice is for information only and is not intended to be construed as a guarantee. The developer shall be responsible for any noise and other similar incidental sensory effects of flight caused by aircraft operations on this property.
- The street extension from Noreen Falls between Country Creek Trail and Miller Run Drive, provided to serve the vacant property to the west shall be dedicated as public right of way on subsequent final plats and constructed by the adjacent land owner to the west. (at the time of development of the adjacent property) to City street standards. The developer of the Westcreek III DP area, at their option, may choose to landscape this R.O.W. section and the adjacent land owner to the east shall be responsible for the maintenance of the landscaped areas until such time as the street extensions are constructed.
- Construction of this development plan is limited to lots 2 through 14, until such time as Tutt Blvd. and the Tutt Blvd. bridge is constructed north from Cowpoke Rd. to Wendy Stream Drive, or at such time as the 28' temporary roadway section is constructed and the Cowpoke Road Bridge is upgraded or replaced to adequately support roadway traffic and the subdivision tract from Westcreek III DP, or at such time as Tutt Blvd. is constructed south from the Creekland Estates at the alternative of the 28' foot temporary access road to the north of Tutt Blvd. West Ranch, LLC declines to acquire the 28' section of temporary roadway. The city will vacate this R.O.W. once the Tutt Bridge and Tutt Blvd. is constructed.
- Owners of Tract "B" and Tract "C" shall grant to the City, at no expense to the City, that amount of right of way and slope easements adjacent to Tutt as is reasonably necessary to construct the future Tutt Bridge.
- This property is within the prudent line setback adopted prior to November 12, 2002 and is exempt from all streamside overlay regulations.
- All existing asphalt pavement posing a safety hazard, exhibiting excessive deterioration or damaged along Cowpoke Road adjacent to the development shall be removed and replaced. An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any improvements are required. The Inspector can be reached at 395-5977.

Trails Construction and Maintenance:
The neighborhood trail as shown on the plan and located outside of the DP boundary will be constructed by the developer and maintained by the Old Ranch Metropolitan District, at the time of the development of the adjacent Westcreek III DP subdivision area. The trail will be included in a public access tract at the time the land along the east side of the creek is platted. If the trail is constructed prior to the platting of the tract and adjacent east subdivision, then a public access easement will be prepared to encompass the constructed trail sections.

The multi-use trail section shown outside of the DP boundary will be constructed and maintained by the City of Colorado Springs. The trail will be included in a public access tract at the time of the development of the adjacent Westcreek III DP subdivision area. The trail will be included in a public access tract at the time the land along the east side of the creek is platted. If the trail is constructed prior to the platting of the tract and adjacent subdivision, then a public access easement will be prepared to encompass the constructed trail sections.

PUD(NP) CPC PUD 04-00047 (Ordinance #05-39)

CPC PUD 04-00048
Single family dwelling detached
Wolf Ranch Master Plan
Planning Area "B"
Cottonwood Creek

Total Acres
Street R.O.W.
Tracts
Lots
Total Number of Lots
Gross Density

LOT DATA:
Minimum Lot Size Allowed by Zone
Average Lot Size
Expected Home Size (Range):
Maximum Building Coverage :
Maximum Building Height:

PARKING ALLOCATION:
Garage - 2 & 3 Spaces provided.
On-street Parking Allowed Both Sides except only one side on Minor Residential Streets

MINIMUM SETBACKS AND DEVELOPMENT STANDARDS:
a. Front yard setbacks from public street R.O.W.

15' Minimum below collector status
20' at collector
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
5' Minimum
Corner side yard setback
From public street R.O.W.:

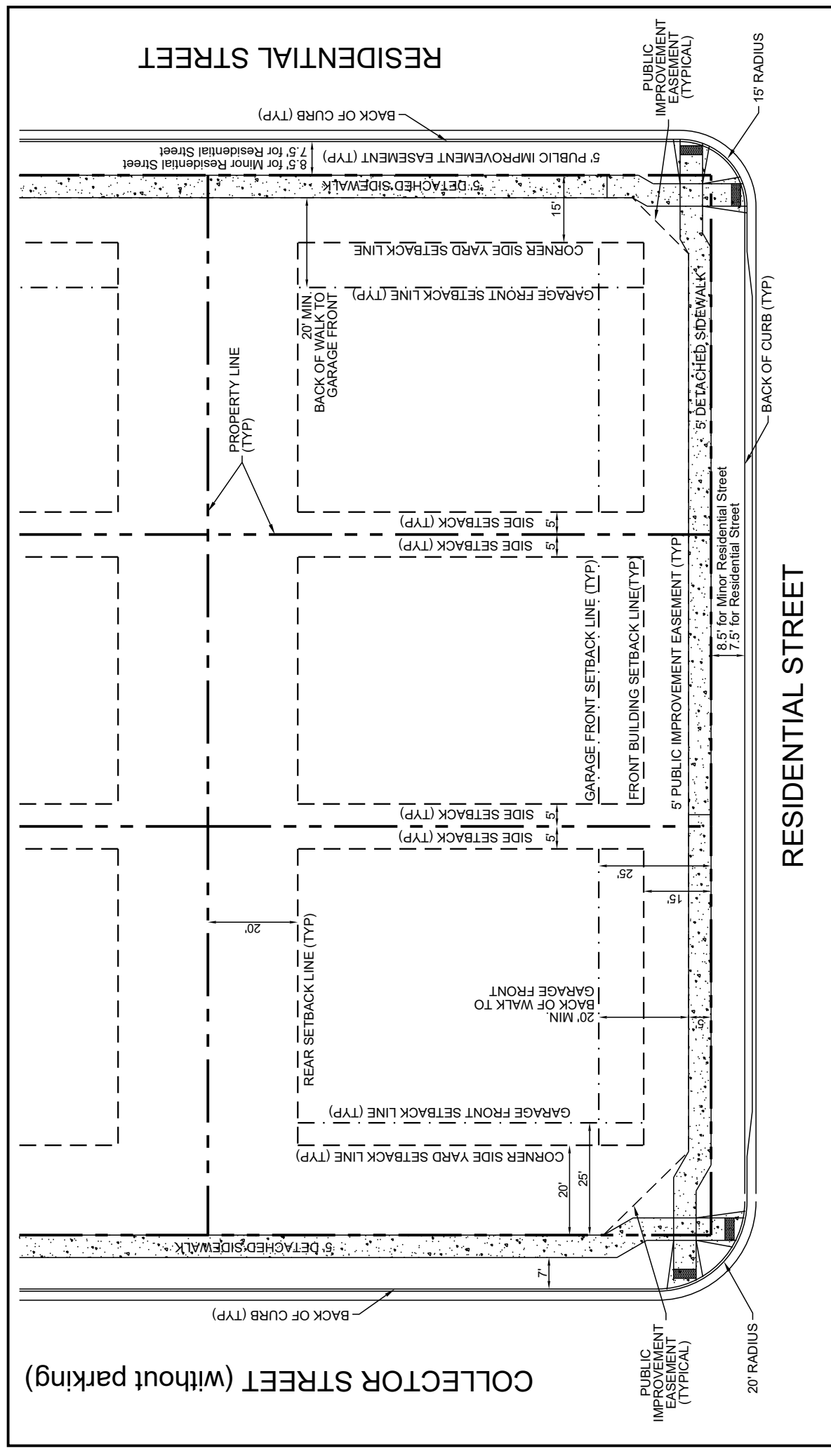
15' Minimum below collector status
20' at collector
10' Min. From private streets and shared drives.
Rear yard setback
30' Minimum at open space
Minimum lot size - 6,000 sq. ft.

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'.

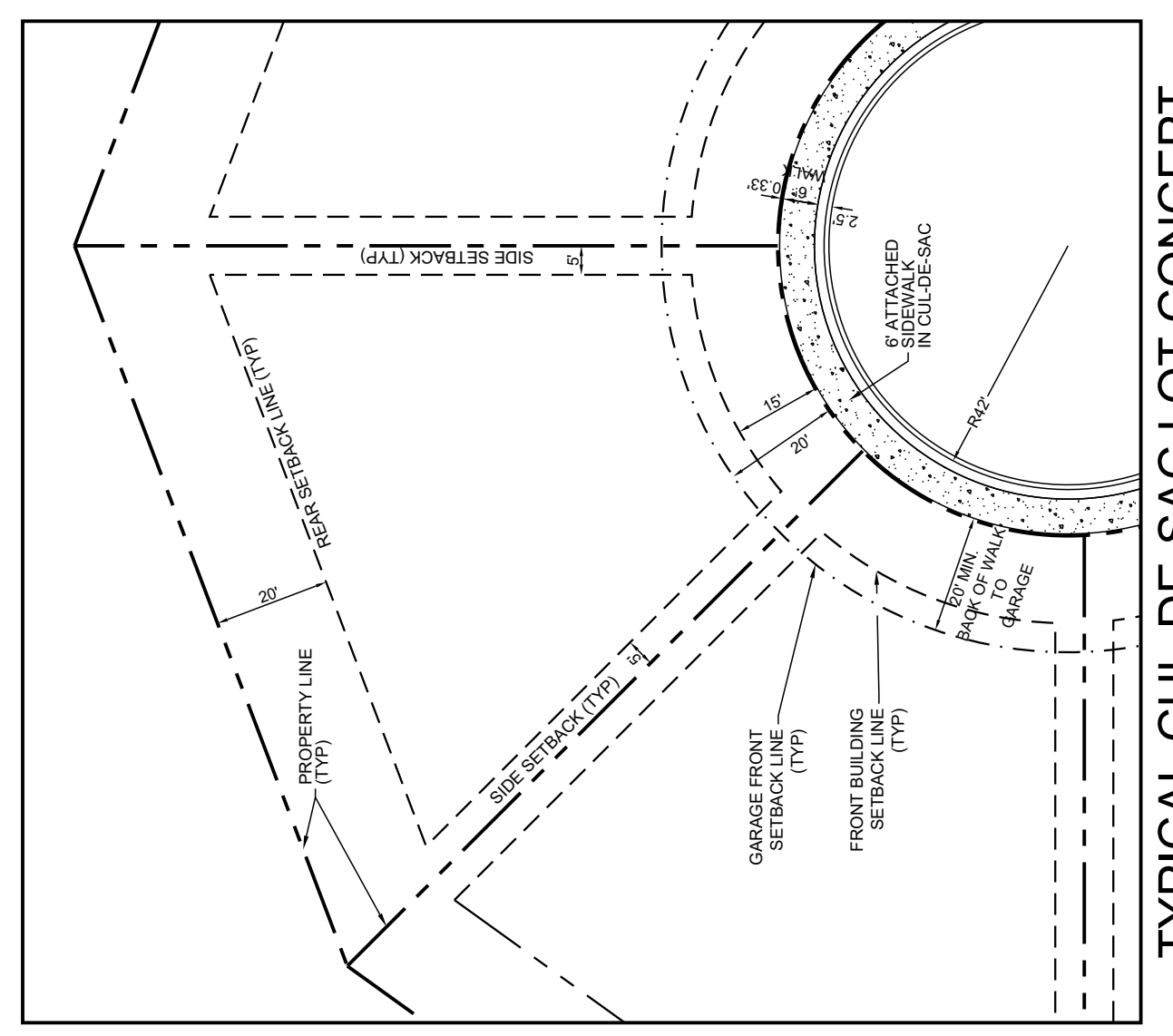
COLORADO SPRINGS AIRPORT NOTES:

- The Avigation Easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids is to be allowed.
- This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with the potentiality and the ramifications thereof.

Signage is not approved with this plan.
A separate sign permit is required.
Contact Development Review at
2880 International Circle Ste 200
for sign plan applications.



TYPICAL STANDARD LOT CONCEPT



LOT TYPICAL NOTES:
• ALL DIMENSIONS SHOWN ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.
• MINIMUM 20' TO BE MAINTAINED FROM GARAGE DOORS TO BACK OF WALK IN ALL CASES.

Amendment History

File Number	Approval Date	Revision Description
AR PUD 06-00515	June 13, 2008	Original Development Plan approval
		Revised Lots 80-84 to make room for new water quality pond in Tract C. Revised lots 64-69 to realign sanitary sewer and trail tract for extension into K-12 school site. Added pedestrian bridge across creek and realigned Multi-use trail to directly access bridge. Revised neighborhood trails along creek to be 6' soft surface trail. Updated all street cross sections to latest Colorado Springs standards. Revised Tutt Blvd. cross section based upon new section approved by City Traffic. Updated easements to reflect new section and easement notes. Made minor revision to trees on landscape plan at south end of plan due to ownership change along the south side of Tract C.
AR PUD 06-00515-A1MN17	Pending	

PLAN INDEX

- of 8 DEVELOPMENT PLAN COVER SHEET
- of 8 DEVELOPMENT PLAN
- of 8 GRADING PLAN
- of 8 MASTER FACILITIES PLAN
- of 8 FINAL LANDSCAPE PLAN
- of 8 FINAL LANDSCAPE PLAN
- of 8 FINAL LANDSCAPE PLAN
- of 8 FINAL LANDSCAPE PLAN

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:
THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

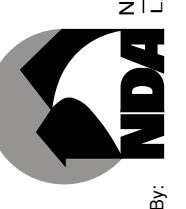


Land Use Review Approved
02/22/2018
9:00:11 AM
dsxton

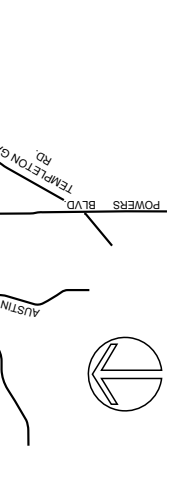


Amendment to Westcreek III at WOLF RANCH Development Plan

COLORADO SPRINGS, COLORADO
Westcreek at Wolf Ranch, LLC
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600



Prepared By:
NDA N.A.S.S. DESIGN ASSOCIATES
LAND PLANNING & LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600
CITY FILE NO. AR PUD 06-00515-A1MN17



VICINITY MAP

NO SCALE

LEGEND:
 --- SPEED LINE-OF-SIGHT

COLORADO SPRINGS
 COLORADO MUNICIPALITY USA
 Land Use Review
 Approved
02/22/2018
9:00:24 AM
dsextion



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

Prepared By: **NDA** N.A.S. DESIGN ASSOCIATES
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 111 S. Tejon, Suite 222
 Colorado Springs, CO 80903
 (719) 593-2600
 PREPARATION: 05/27/05
 REVISION: 05/26/06, 02/15/18
 CITY FILE NO.: AR-PUD 06-0051-A1M17

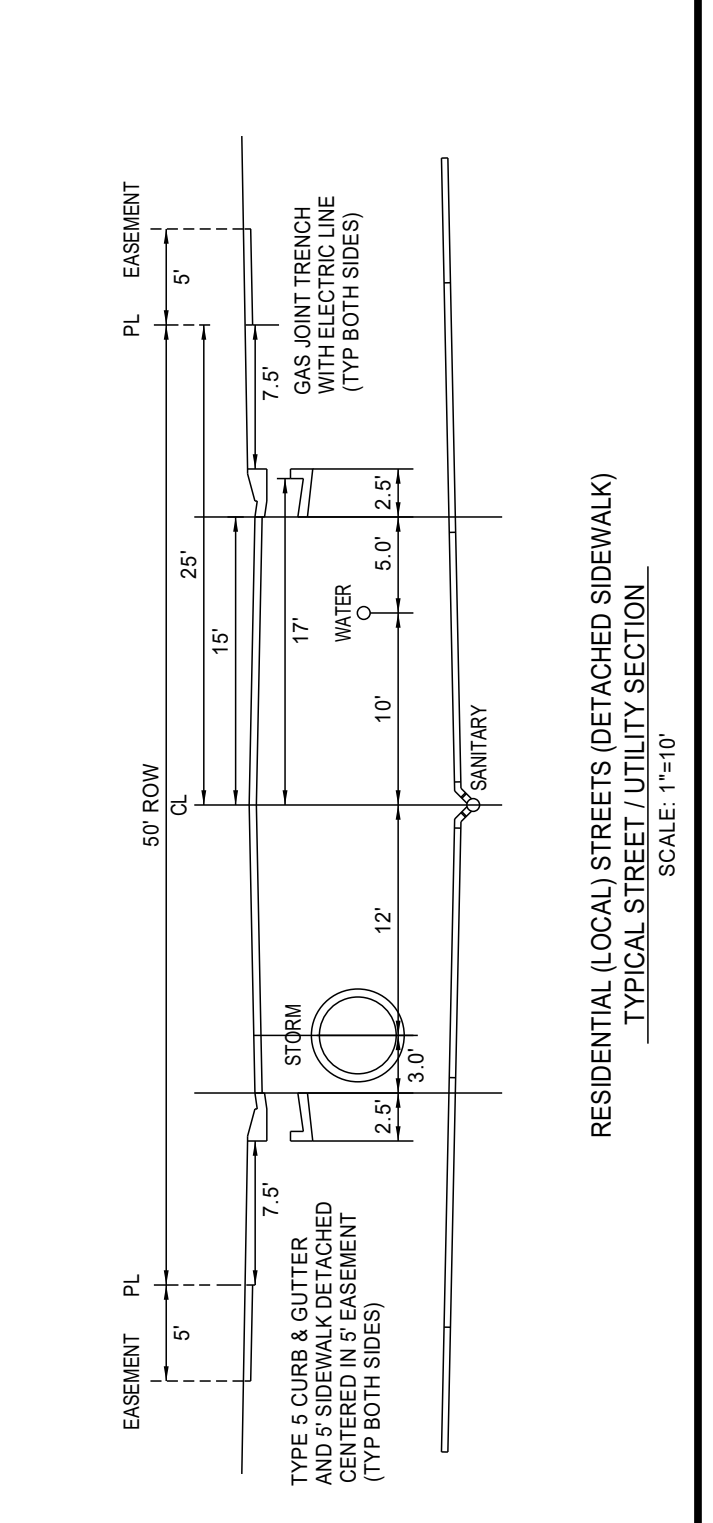
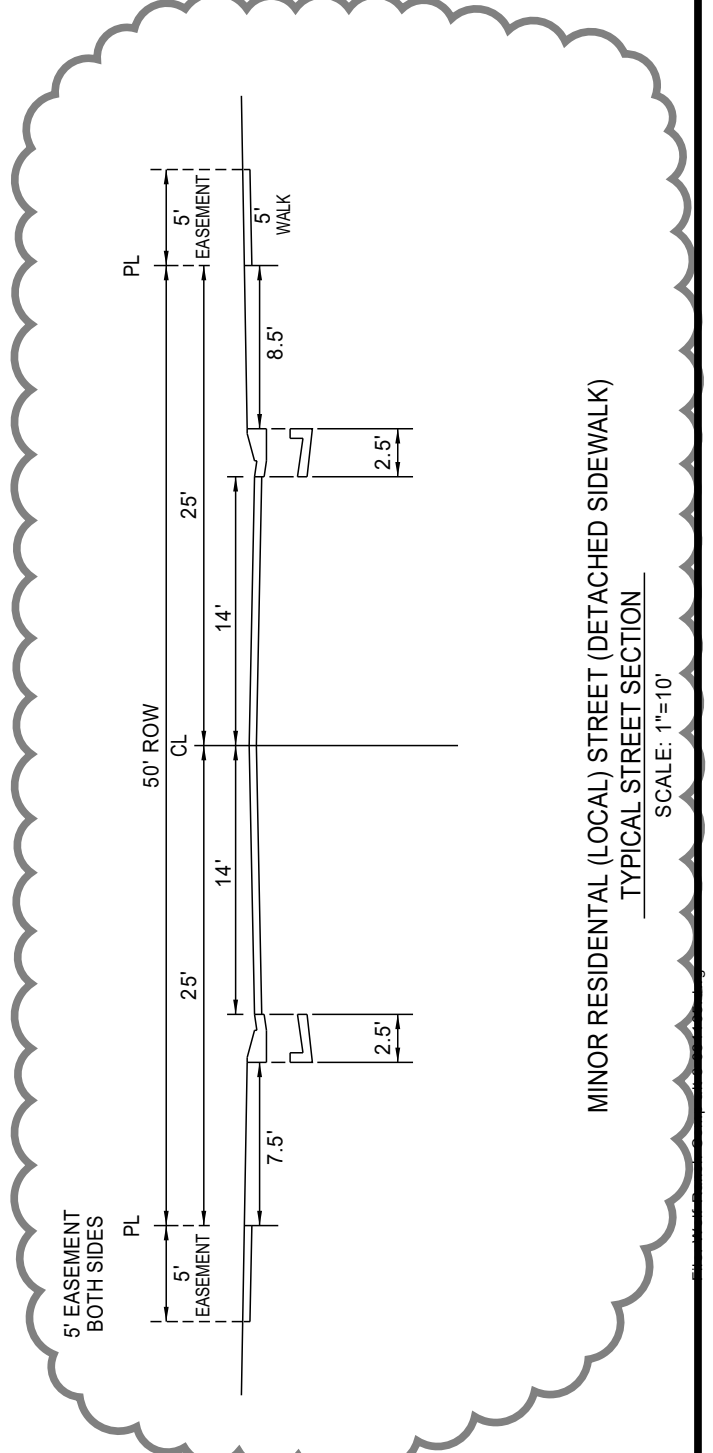
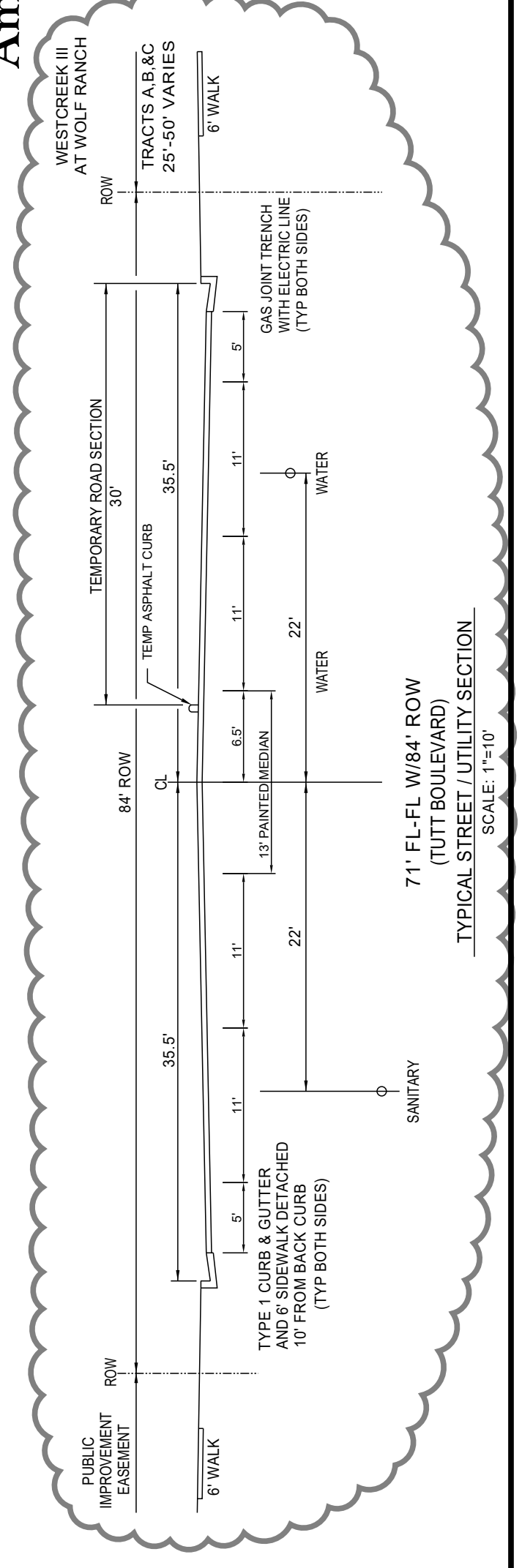
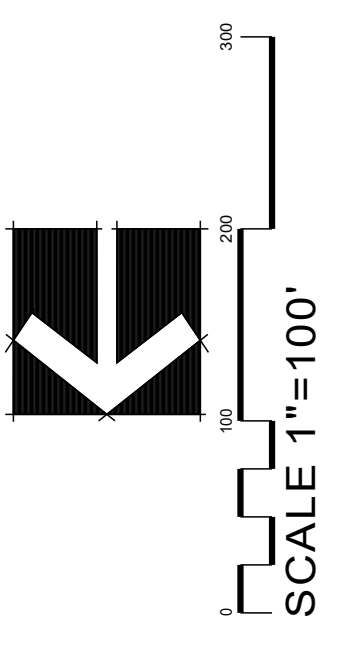
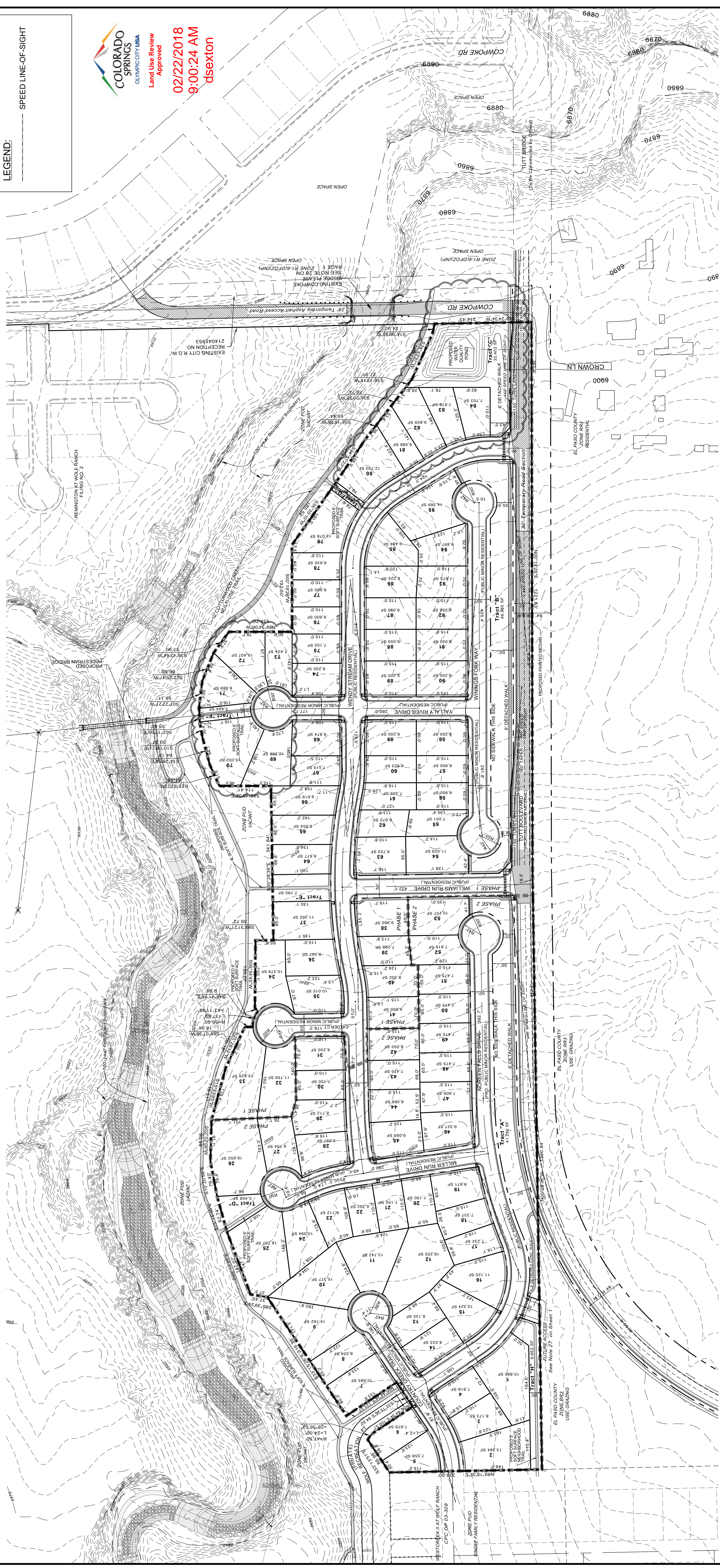


FIGURE 1