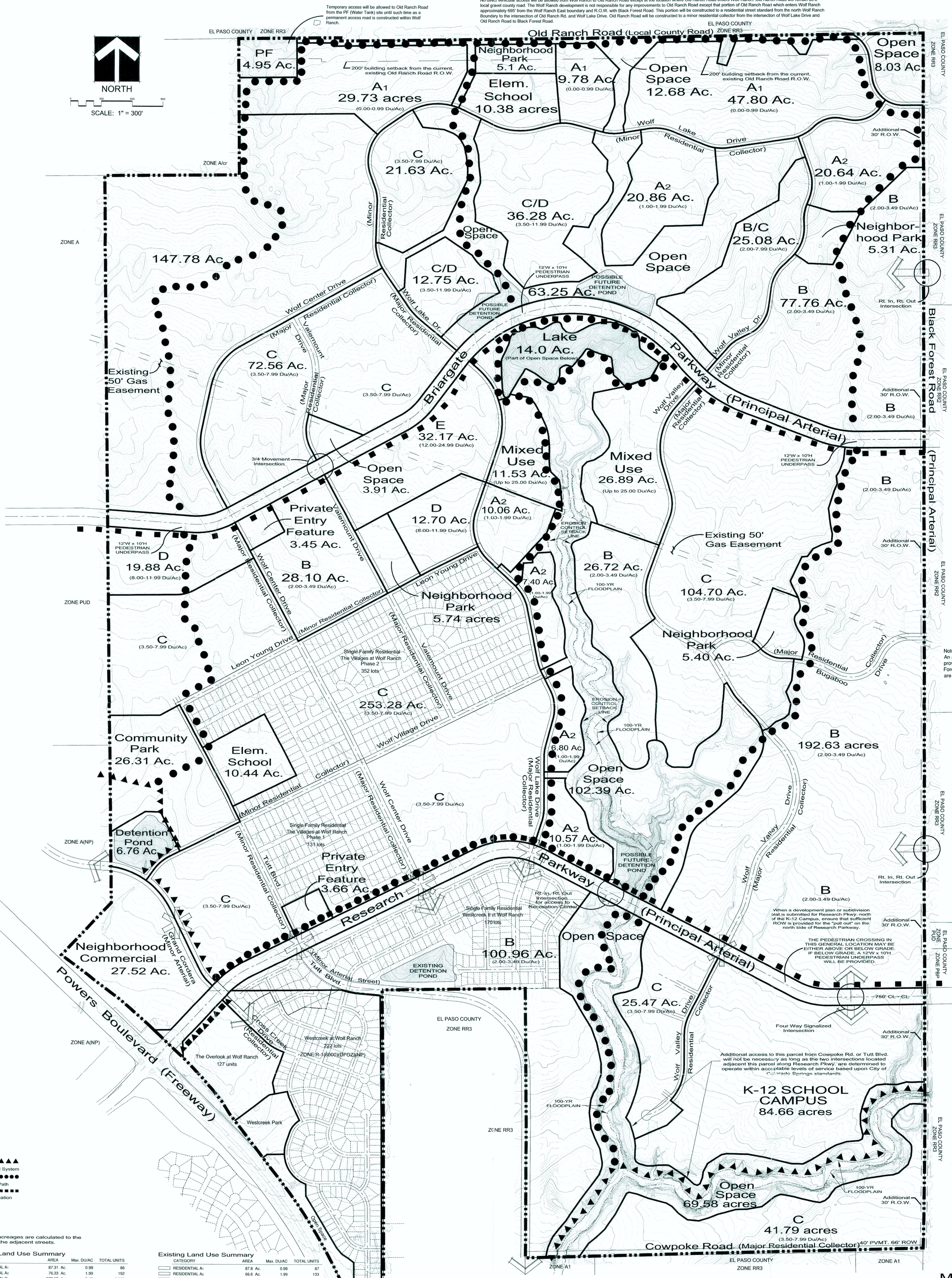

Multi-Use Trail

Community Trail System

Off Street Bike Path

Roundabout Location

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

Note:
An appropriate landscape buffer will be provided at parcels that abut Black Forest Road when development plans are submitted.

Proposed Land Use Summary

CATEGORY	AREA	Max. DU/AC	TOTAL UNITS
RESIDENTIAL A1	87.31 Ac.	0.99	86
RESIDENTIAL A2	76.33 Ac.	1.99	152
RESIDENTIAL B	573.95 Ac.	3.49	2,003
RESIDENTIAL B/C	25.08 Ac.	4.07	102
RESIDENTIAL C	519.43 Ac.	7.99	2,987*
RESIDENTIAL C/D	49.03 Ac.	6.51	319
RESIDENTIAL D	32.58 Ac.	11.99	391
RESIDENTIAL E	32.17 Ac.	24.99	804
MIXED USE	38.42 Ac.	25.00	960
NEIGHBORHOOD COMMERCIAL	27.52 Ac.		
NEIGHBORHOOD PARK	21.57 Ac.		
COMMUNITY PARK	26.31 Ac.		
PRIVATE ENTRY FEATURES	7.11 Ac.		
OPEN SPACE	259.84 Ac.		
ELEMENTARY SCHOOL	20.82 Ac.		
K-12 SCHOOL CAMPUS	84.66 Ac.		
PUBLIC FACILITY (PF)	4.95 Ac.		
DETENTION POND	6.76 Ac.		
SUBTOTAL	1,893.8 Ac.		7,804
LAND USES PREVIOUSLY INCLUDED IN THE BRIARGATE MASTER PLAN:			
WESTCREEK AT WOLF RANCH	57.94 Ac.		222
THE OVERLOOK AT WOLF RANCH	17.55 Ac.		127
OPEN SPACE	7.29 Ac.		
PARK	5.40 Ac.		
TOTAL	1,982.0 Ac.		8,153

*CALCULATED FROM AVERAGE DENSITY OF 5.75 DU/AC FOR RESIDENTIAL C

Existing Land Use Summary

CATEGORY	AREA	Max. DU/AC	TOTAL UNITS
RESIDENTIAL A1	87.8 Ac.	0.99	87
RESIDENTIAL A2	66.6 Ac.	1.99	133
RESIDENTIAL B	502.7 Ac.	3.49	1,754
RESIDENTIAL C	690.2 Ac.	7.99	3,969*
RESIDENTIAL D	10.9 Ac.	11.99	131
RESIDENTIAL E	32.2 Ac.	24.99	805
MIXED USE	38.4 Ac.	25.00	960
NEIGHBORHOOD COMMERCIAL	27.6 Ac.		
NEIGHBORHOOD PARK	26.1 Ac.		
COMMUNITY PARK / OPEN SPACE	182.3 Ac.		
PRIVATE ENTRY FEATURES	7.1 Ac.		
OPEN SPACE	148.4 Ac.		
ELEMENTARY SCHOOL	41.0 Ac.		
MIDDLE SCHOOL	20.0 Ac.		
PUBLIC FACILITY (PF)	5.0 Ac.		
DETENTION POND	7.4 Ac.		
TOTAL	1,893.7 Ac.		7,839

*CALCULATED FROM AVERAGE DENSITY OF 5.75 DU/AC FOR RESIDENTIAL C

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

APPROVED
CITY OF COLO SPRINGS
APR 04 2006
BY CITY PLANNING

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DATE: 09/12/2001
Revised: 01/24/02,12/01/04, 11/09/05, 1-23-06
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FIGURE 6