

**Minor Amendment to Westcreek III at Wolf Ranch Development Plan Minor
Amendment and Westcreek at Wolf Ranch Filing No. 13 Subdivision Plat**

PROJECT DESCRIPTION

May 25, 2017

MINOR AMENDMENT PROPOSAL

This submittal is for a minor amendment to the Westcreek at Wolf Ranch Development Plan originally approved on June 13, 2008 and filed at AR PUD 06-515, in the files at Colorado Springs Land Use Review. This amendment reflects the following changes to the original document.

- *Revised Lots 80-84 to make room for new water quality pond in Tract C.*
- *Added a water quality pond in Tract C in the south end of the project.*
- *Revised lots 64-69 to realign sanitary sewer and trail tract for extension into K-12 school site east of this development.*
- *Added pedestrian bridge across Tributary Four to facilitate the creek crossing for pedestrians accessing the adjacent school site and the Cottonwood Creek Multi-Use Trail. Realigned Multi-use trail to directly access the bridge.*
- *Revised the neighborhood trails along Tributary Four to be 6' wide soft surface trails.*
- *Updated all street cross sections to the latest Colorado Springs standards.*
- *Revised Tutt Blvd. cross section based upon new section approved by City Traffic.*
- *Updated the standard notes on sheet 1 to reflect the changes previously mentioned.*
- *Added Avigation Easement notes.*
- *Made minor revisions to remove four trees on landscape plan at south end of plan due to the ownership change along the south side of Tract C being deeded to the City of Colorado Springs.*

There were no changes to previously designed public utilities except for the realignment of the Sanitary Sewer line that is being extended to the K-12 School campus property to the east of this subdivision. Previously approved public streets have been updated to current City standards.

Along with the development plan minor amendment we are requesting approval of a final plat entitled Westcreek at Wolf Ranch Filing No. 13 which will be 18.4 acres and will consist of 52 single family residential lots.