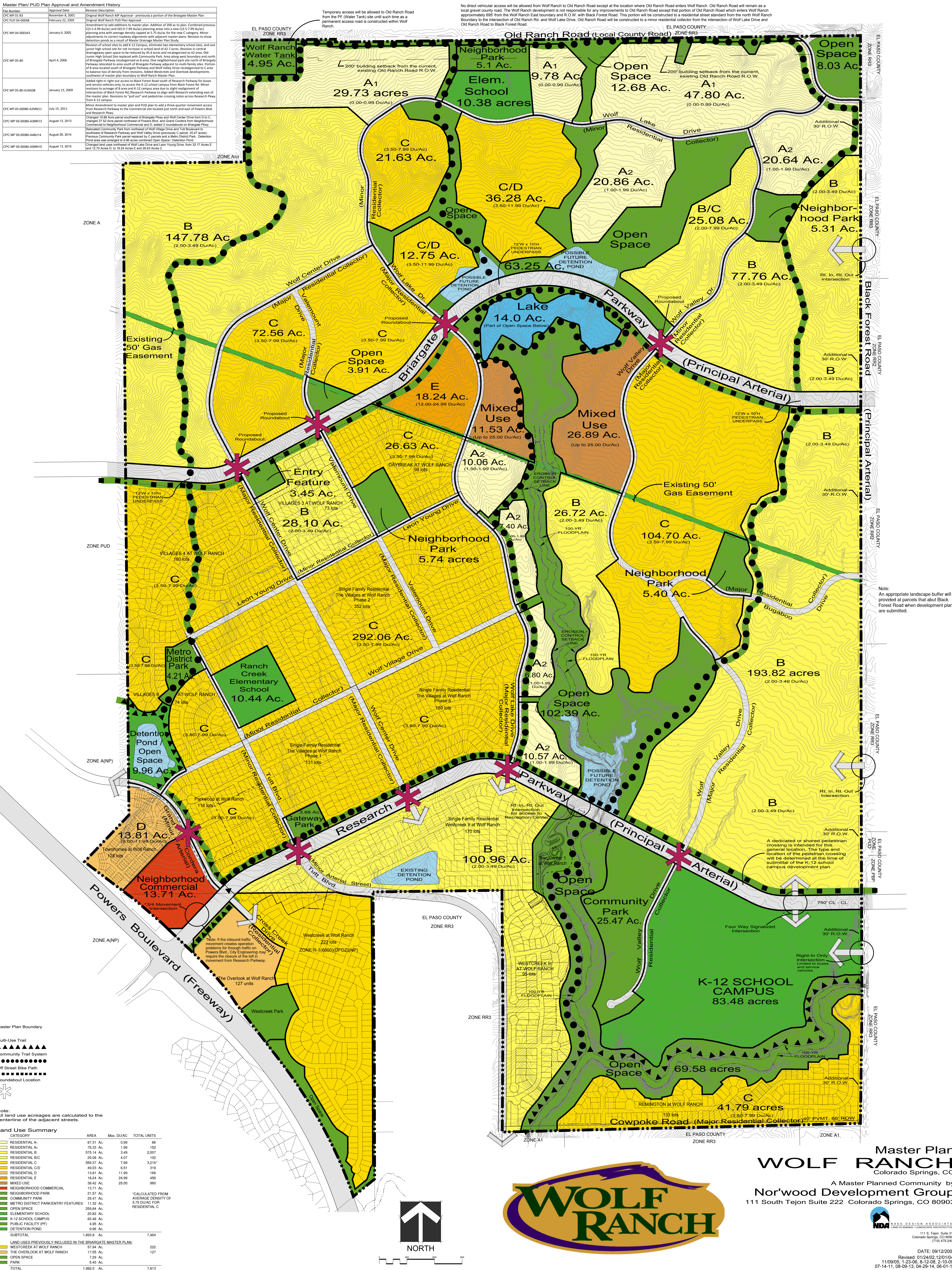


File Number	Approval Date	Revision Description
CPC MP 05-81	November 8, 2001	Original Wolf Ranch MP Approval - previously a portion of the Briargate Master Plan
CPC PU 04-00048	February 22, 2005	Original Wolf Ranch PU Approval
CPC MP 04-00043	January 6, 2005	Amendment to add additions to master plan. Addition of 200 ac to plan. Combined previous (3.5-4.99 Du/Ac) and (3.0-3.49 Du/Ac) planning areas into a new (3.5-7.99 Du/Ac) planning area with average density capped at 5.75 Du/Ac for the new category. Minor adjustments to correct roadway alignments with adjacent master plans. Revision to show detention ponds as a result of Master Drainage Master Plan Study.
CPC MP 05-80	April 4, 2006	Revision of school sites to add K-12 Campus, eliminate two elementary school sites, and one junior high school site for replacement with Community Park. Area along west boundary and north of Briargate Parkway reclassified as B area. One neighborhood park site north of Briargate Parkway relocated to area south of Briargate Parkway adjacent to multi-family area. Portion of B area located south of Briargate Parkway and Wolf Valley Drive reclassified to C area to balance use of density from residential. Added Westcreek and Overlook developments southwest of master plan boundary to Wolf Ranch Master Plan.
CPC MP 05-80-AM108	January 15, 2009	Add right-of-way access to Black Forest Road south of Research Parkway for buses and service vehicles only, to access the K-12 school campus from Black Forest Rd. Minor revisions to signage of B area and K-12 campus area due to slight realignment of intersection of Black Forest Rd. Research Parkway to align with Research extending east of the master plan. Revisions to "pull out" and pedestrian crossing notes across Research Parkway from K-12 campus.
CPC MP 05-00080-AM111	July 15, 2011	Minor Amendment to master plan and PUD plan to add a three-quarter movement across from Research Parkway to the Commercial site located just north and east of Powers Blvd. and Research Parkway.
CPC MP 05-00080-AM113	August 13, 2013	Change 13.88 acre parcel southwest of Briargate Parkway and Wolf Center Drive from D to C; changed 27.52 acre parcel northwest of Powers Blvd. and Grand Condesa from Neighborhood Commercial to Neighborhood Commercial and added 3 roundabouts on Briargate Parkway.
CPC MP 05-00080-AM114	August 26, 2014	Relocated Community Park from northwest of Wolf Village Drive and Wolf Boulevard to southeast of Research Parkway and Wolf Valley Drive (previously C parcel - 25.47 acres). Phased Community Park opened reclassified by C parcel and a Metro District Park. Detention Pond was enlarged to 30 acres combined Open Space - Detention Pond.
CPC MP 05-00080-AM115	August 13, 2015	Changed land use northwest of Wolf Lake Drive and Leon Young Drive, from 32-17 Acres E and 12-70 Acres D, to 18-24 Acres E and 26-63 Acres C.



Master Plan Boundary

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.

Category	Area	Max. Du/Ac	Total Units
RESIDENTIAL A1	67.31 Ac.	0.00	88
RESIDENTIAL A2	76.33 Ac.	1.99	152
RESIDENTIAL B	575.14 Ac.	3.49	2,007
RESIDENTIAL BC	25.09 Ac.	4.07	102
RESIDENTIAL C	503.97 Ac.	7.99	3,216*
RESIDENTIAL CD	49.03 Ac.	6.51	319
RESIDENTIAL D	13.81 Ac.	11.99	166
RESIDENTIAL E	9.24 Ac.	24.99	456
MIXED USE	38.42 Ac.	25.00	960
NEIGHBORHOOD COMMERCIAL	13.71 Ac.		
COMMUNITY PARK	25.47 Ac.		
METRO DISTRICT PARKENTRY FEATURES	11.32 Ac.		
OPEN SPACE	259.94 Ac.		
ELEMENTARY SCHOOL	20.82 Ac.		
K-12 SCHOOL CAMPUS	83.48 Ac.		
PUBLIC FACILITY (PP)	4.95 Ac.		
DETENTION POND	9.96 Ac.		
SUBTOTAL	1,880.8 Ac.		7,464

*CALCULATED FROM AVERAGE DENSITY OF RESIDENTIAL C

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 1,962.5 Ac. 7,815

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

Master Plan
WOLF RANCH
 Colorado Springs, CO

A Master Planned Community by
Norwood 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
 City File No.: MP 05-00080-AM115

