



- Legend**
- Master Plan Boundary
  - Proposed Residential Planning Area
  - Major Road
  - Community Trail System
  - Off Street Bike Path
  - Future Gas Station
  - Future Gas Station

- General Notes / Site Data**
- The master plan is governed by the Wolf Ranch Design Guidelines.
  - For areas along Colowood Creek and Tributary Four, a geologic evaluation will be prepared at the time of development. If the geologic evaluation indicates the need for slope stabilization, the structures are located within the slope stabilization network area.
  - Buffer Transitions along Black Forest Road: Buffer along Black Forest Road north of Research Parkway to be 50' of additional ROW + 20' Landscape Buffer, and a 6' Open Space Buffer.
  - Buffer Transitions along Old Ranch Road: Buffer along Old Ranch Road to be an open space with soil with a minimum width of 20' and a 20' Buffering setback from the existing right of way for Old Ranch Road.
- Depending on traffic generation, proposed access points onto Black Forest Road (Research Parkway) and the eastern side of the site, including Briargate Parkway, can be permitted to right of way or to be located at the time of development plan review.

The approved master plan dated June 9, 2016 shows a minimum width of 20' and a 20' Buffering setback from the existing right of way for Old Ranch Road.

**Land Use Summary**

RESIDENTIAL PLANNING AREA	AREA	Max DENSITY	TOTAL UNITS
RESIDENTIAL B	774.81 Ac.	4.0 (single)	2887
RESIDENTIAL C	288.27 Ac.	7.99	1907
RESIDENTIAL D	302.52 Ac.	6.51	2080
RESIDENTIAL E	72.57 Ac.	21.88	1600
RESIDENTIAL C/D	121.82 Ac.	4.02	492
<b>TOTAL RESIDENTIAL PLANNING AREAS</b>	<b>1479.99 Ac.</b>		<b>7366</b>

  

CONSERVATION SPACES	AREA	NET AREA TOTAL DUE TO THE CAPPED DENSITY OF 120' WIDE STRIP ALONG BRIARGATE PARKWAY
IMPLEMENTED NEIGHBORHOOD PARKS	11.18 Ac.	
IMPLEMENTED POCKET PARKS	5.20 Ac.	
IMPLEMENTED OPEN SPACE	5.20 Ac.	
IMPLEMENTED COMMUNITY PARK	87.40 Ac.	
IMPLEMENTED OPEN SPACE	87.40 Ac.	
IMPLEMENTED OPEN SPACE	205.21 Ac.	
<b>TOTAL CONSERVATION SPACES</b>	<b>392.39 Ac.</b>	

  

SCHOOLS & PUBLIC FACILITIES	AREA
IMPLEMENTED ELEMENTARY SCHOOL	18.44 Ac.
IMPLEMENTED PUBLIC FACILITY	18.44 Ac.
IMPLEMENTED ELEMENTARY SCHOOL	13.27 Ac.
IMPLEMENTED ELEMENTARY SCHOOL	13.27 Ac.
IMPLEMENTED K-12 SCHOOL CAMPUS	65.55 Ac.
<b>TOTAL SCHOOLS &amp; PUBLIC FACILITIES</b>	<b>118.97 Ac.</b>

**Master Plan / PUD Plan Approval and Amendment History**

Master Plan / PUD Plan	Approval and Amendment History
02-14-00-0001	November 2000
02-14-00-0002	December 2000
02-14-00-0003	January 2001
02-14-00-0004	February 2001
02-14-00-0005	March 2001
02-14-00-0006	April 2001
02-14-00-0007	May 2001
02-14-00-0008	June 2001
02-14-00-0009	July 2001
02-14-00-0010	August 2001
02-14-00-0011	September 2001
02-14-00-0012	October 2001
02-14-00-0013	November 2001
02-14-00-0014	December 2001
02-14-00-0015	January 2002
02-14-00-0016	February 2002
02-14-00-0017	March 2002
02-14-00-0018	April 2002
02-14-00-0019	May 2002
02-14-00-0020	June 2002
02-14-00-0021	July 2002
02-14-00-0022	August 2002
02-14-00-0023	September 2002
02-14-00-0024	October 2002
02-14-00-0025	November 2002
02-14-00-0026	December 2002
02-14-00-0027	January 2003
02-14-00-0028	February 2003
02-14-00-0029	March 2003
02-14-00-0030	April 2003
02-14-00-0031	May 2003
02-14-00-0032	June 2003
02-14-00-0033	July 2003
02-14-00-0034	August 2003
02-14-00-0035	September 2003
02-14-00-0036	October 2003
02-14-00-0037	November 2003
02-14-00-0038	December 2003
02-14-00-0039	January 2004
02-14-00-0040	February 2004
02-14-00-0041	March 2004
02-14-00-0042	April 2004
02-14-00-0043	May 2004
02-14-00-0044	June 2004
02-14-00-0045	July 2004
02-14-00-0046	August 2004
02-14-00-0047	September 2004
02-14-00-0048	October 2004
02-14-00-0049	November 2004
02-14-00-0050	December 2004
02-14-00-0051	January 2005
02-14-00-0052	February 2005
02-14-00-0053	March 2005
02-14-00-0054	April 2005
02-14-00-0055	May 2005
02-14-00-0056	June 2005
02-14-00-0057	July 2005
02-14-00-0058	August 2005
02-14-00-0059	September 2005
02-14-00-0060	October 2005
02-14-00-0061	November 2005
02-14-00-0062	December 2005
02-14-00-0063	January 2006
02-14-00-0064	February 2006
02-14-00-0065	March 2006
02-14-00-0066	April 2006
02-14-00-0067	May 2006
02-14-00-0068	June 2006
02-14-00-0069	July 2006
02-14-00-0070	August 2006
02-14-00-0071	September 2006
02-14-00-0072	October 2006
02-14-00-0073	November 2006
02-14-00-0074	December 2006
02-14-00-0075	January 2007
02-14-00-0076	February 2007
02-14-00-0077	March 2007
02-14-00-0078	April 2007
02-14-00-0079	May 2007
02-14-00-0080	June 2007
02-14-00-0081	July 2007
02-14-00-0082	August 2007
02-14-00-0083	September 2007
02-14-00-0084	October 2007
02-14-00-0085	November 2007
02-14-00-0086	December 2007
02-14-00-0087	January 2008
02-14-00-0088	February 2008
02-14-00-0089	March 2008
02-14-00-0090	April 2008
02-14-00-0091	May 2008
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02-14-00-0093	July 2008
02-14-00-0094	August 2008
02-14-00-0095	September 2008
02-14-00-0096	October 2008
02-14-00-0097	November 2008
02-14-00-0098	December 2008
02-14-00-0099	January 2009
02-14-00-0100	February 2009
02-14-00-0101	March 2009
02-14-00-0102	April 2009
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02-14-00-0114	April 2010
02-14-00-0115	May 2010
02-14-00-0116	June 2010
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02-14-00-0122	December 2010
02-14-00-0123	January 2011
02-14-00-0124	February 2011
02-14-00-0125	March 2011
02-14-00-0126	April 2011
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02-14-00-0128	June 2011
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02-14-00-0201	July 2017
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02-14-00-0207	January 2018
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02-14-00-0279	January 2024
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02-14-00-0281	March 2024
02-14-00-0282	