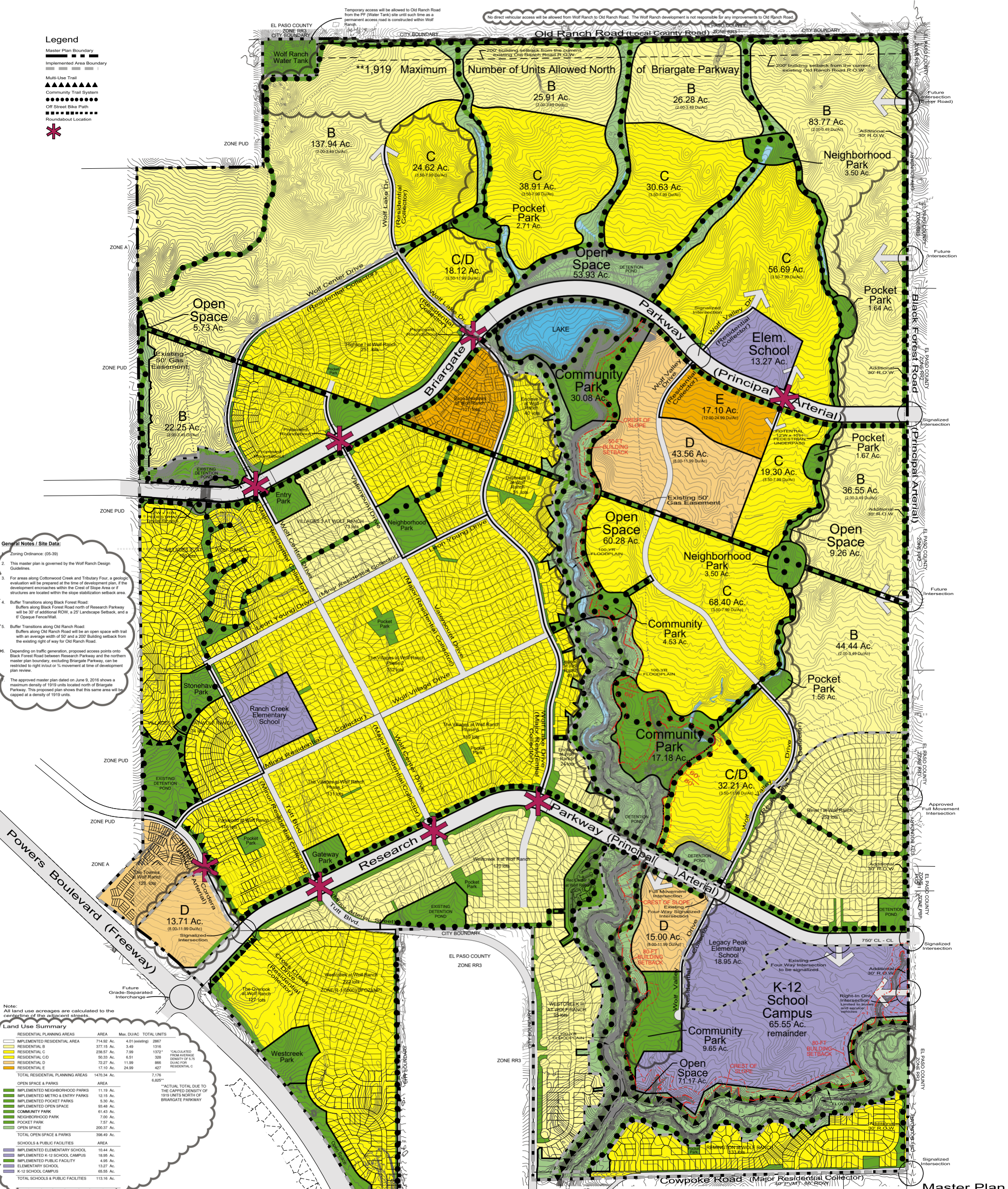


- Legend**
- Master Plan Boundary
 - Implemented Area Boundary
 - Multi-Use Trail
 - Community Trail System
 - Off Street Bike Path
 - Roundabout Location



General Notes / Site Data:

- Zoning Ordinance: (05-39)
- This master plan is governed by the Wolf Ranch Design Guidelines.
- For areas along Cottonwood Creek and Tributary Four, a geologic evaluation will be prepared at the time of development plan if the development encroaches within the Crest of Slope Area or if structures are located within the slope stabilization setback area.
- Buffer Transitions along Black Forest Road: Buffers along Black Forest Road north of Research Parkway will be 30' of additional ROW, a 25' Landscape Setback, and a 0' Opaque Fence Wall.
- Buffer Transitions along Old Ranch Road: Buffers along Old Ranch Road will be an open space with trail with an average width of 50' and a 200' Building setback from the existing right of way for Old Ranch Road.
- Depending on traffic generation, proposed access points onto Black Forest Road between Research Parkway and the northern master plan boundary, excluding Briargate Parkway, can be restricted to right-in or left-in movement at time of development plan review.

The approved master plan dated on June 9, 2016 shows a maximum density of 1919 units located north of Briargate Parkway. This proposed plan shows that this same area will be capped at a density of 1919 units.

Land Use Summary

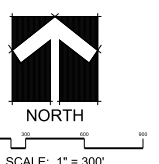
RESIDENTIAL PLANNING AREAS	AREA	Max. DU/AC	TOTAL UNITS
IMPLEMENTED RESIDENTIAL AREA	714.92 Ac.	4.01 (existing)	2867
RESIDENTIAL B	371.92 Ac.	3.49	1316
RESIDENTIAL C	236.57 Ac.	7.99	1372
RESIDENTIAL C/D	30.33 Ac.	6.31	368
RESIDENTIAL D	72.27 Ac.	11.99	866
RESIDENTIAL E	17.10 Ac.	24.99	427
TOTAL RESIDENTIAL PLANNING AREAS	1470.34 Ac.		7,176
OPEN SPACE & PARKS			
IMPLEMENTED NEIGHBORHOOD PARKS	11.18 Ac.		
IMPLEMENTED METRO & ENTRY PARKS	12.15 Ac.		
IMPLEMENTED POCKET PARKS	5.30 Ac.		
IMPLEMENTED OPEN SPACE	148.48 Ac.		
COMMUNITY PARK	61.43 Ac.		
NEIGHBORHOOD PARK	7.00 Ac.		
POCKET PARK	7.57 Ac.		
OPEN SPACE	200.37 Ac.		
TOTAL OPEN SPACE & PARKS	396.49 Ac.		
SCHOOLS & PUBLIC FACILITIES			
IMPLEMENTED ELEMENTARY SCHOOL	10.44 Ac.		
IMPLEMENTED K-12 SCHOOL CAMPUS	18.95 Ac.		
IMPLEMENTED PUBLIC FACILITY	4.95 Ac.		
ELEMENTARY SCHOOL	13.27 Ac.		
K-12 SCHOOL CAMPUS	65.56 Ac.		
TOTAL SCHOOLS & PUBLIC FACILITIES	113.16 Ac.		

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

ACTUAL TOTAL DUE TO THE CAPPED DENSITY OF 1919 UNITS NORTH OF BRIARGATE PARKWAY

Master Plan / PUD Plan Approval and Amendment History

Approval	Date	Revisions/Description
CPC MP-01-03	November 8, 2001	Original Wolf Ranch MP Approval - previously a portion of the Briargate Master Plan
CPC PUD-04-00468	February 22, 2008	Original Wolf Ranch PUD Plan Approval
CPC MP-04-00043	January 6, 2005	Revisions to add additional to master plan. Addition of 200' to plan. Contained previous C/D 5.4-99 Du/AC and D/S 3.7-99 Du/AC planning areas into a new C/D 5.7-99 Du/AC planning area with average density capped at 5.75 units for the new C category. Minor adjustments to correct roadway alignments with adjacent master plan. Reason to show changes: to be a result of Master Change Master Plan Study.
CPC MP-05-00	April 4, 2006	Revision of school sites to add K-12 Campus, eliminate two elementary school sites, and one junior high school site for net increase in school lands of 62.7 acres. Revision of central driveway plan space to be reduced by 8.6 acres and reallocated as 24 acres. Old Junior High School site reallocated with Community Park. Area along west boundary and north of Briargate Parkway reorganized as B area. One neighborhood park north of Briargate Parkway reallocated to area south of Briargate Parkway adjacent to multi-family sites. Portions of B area located north of Briargate Parkway and Wolf Valley Drive reorganized to C area in relation to loss of density from revision. Added Westcreek and Community developments south of Briargate Parkway boundary to Wolf Ranch Master Plan. Added right-in access to Black Forest Road south of Research Parkway for buses and private vehicles only. It access to K-12 school campus from Black Forest Rd. Minor revision to alignment of area and K-12 campus area due to slight realignment of intersection of Black Forest Rd. Research Parkway to align with Research Parkway and Wolf Ranch. Revisions to "pull out" and reallocate existing open space Research Park from 15.2 acres.
CPC MP-05-00-000-0201	January 15, 2009	Minor Amendment to master plan and PUD plan to add a three-quarter movement access from Research Parkway to the Commercial site located just north and east of Powers Blvd. and Research Park.
CPC MP-05-00-000-0201	July 15, 2011	Change 79.88 Acres parcel southwest of Briargate Parkway and Wolf Center Drive from C to C, changed 27.52 Acres parcel northwest of Powers Blvd. and Grand Canyon from Neighborhood Commercial to Neighborhood Commercial and D, added 3 roundabouts on Briargate Parkway.
CPC MP-05-00-000-0201	August 26, 2014	Relocated Community Park from northwest of Wolf Village Drive and Wolf Boulevard to southwest of Research Parkway and Wolf Valley Drive (previous C parcel) (24.47 acres). Previous Community Park parcel replaced by C parcels and a Main District Park. Detention Pond area was enlarged to 9.96 acres combined Open Space / Detention Pond.
CPC MP-05-00-000-0201	August 13, 2015	Changed land use northwest of Wolf Lake Drive and East Young Drive, from 32.17 Acres B and 12.70 Acres S to 18.24 Acres B and 26.83 Acres C.
CPC MP-05-00-000-0201	June 09, 2016	Changed land use along east side of Wolf Lake Drive between Research Parkway and Briargate Parkway from 34.83 Acres A2 and 11.53 Acres Mixed Use to 18.88 Acres B and 36.37 Acres C.
CPC MP-05-00-000-0201	July 15, 2016	Revised to show all existing areas in implemented area categories. Relocated Elementary School Parcel near north master plan boundary to NE Briargate Parkway and Wolf Valley Dr. Relocated Neighborhood Commercial use north of Powers Blvd. and Research Park, replaced with "O" land use Relocated Neighborhood Park in north side of master plan and replaced with multiple pocket parks connected by trails. Relocated and reorganized single Community Park to 4 Community Park parcels connected by trails. Relocated Residential and Community Park parcels and reorganized with "O" and "C" land use, and reorganized with "O" and "C" land use.



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, 6/12/06, 2/10/09, 07/14/11, 08/09/13, 04/29/14, 05/01/15, 05/16/16, 09/23/19
 City File No.: CPC MP 05-00080-A7M19