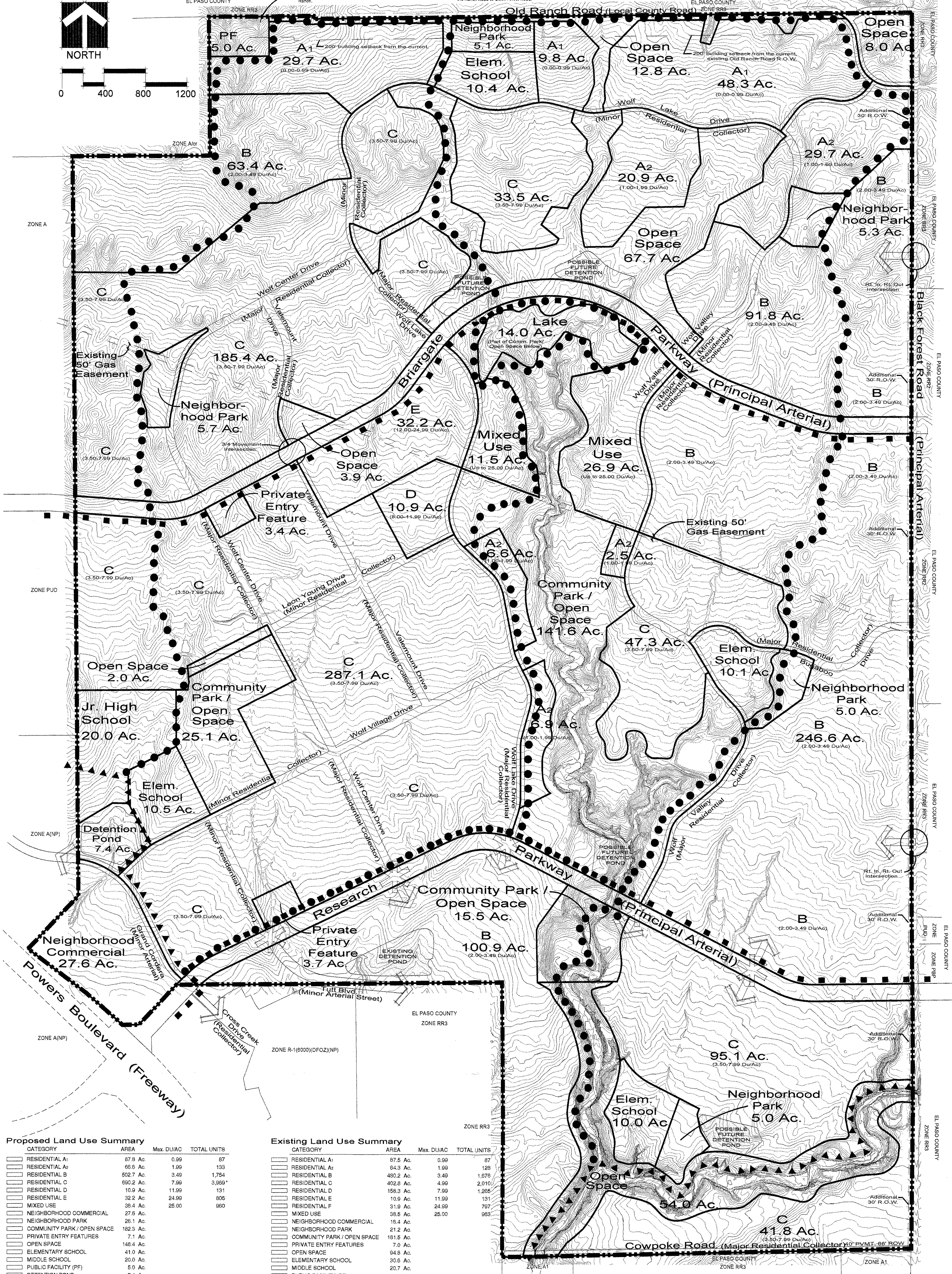
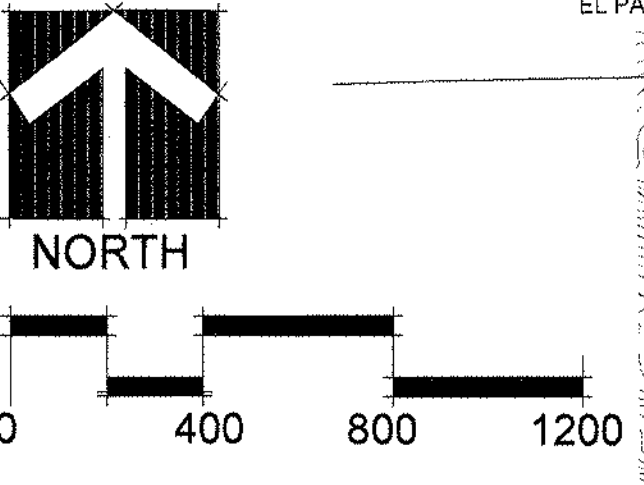


No direct vehicular access will be allowed from Wolf Ranch to Old Ranch Road except at the location where Old Ranch Road enters Wolf Ranch. Old Ranch Road will remain as a local gravel county road. The Wolf Ranch development is not responsible for any improvements to Old Ranch Road except that portion of Old Ranch Road which enters Wolf Ranch approximately 695' from the Wolf Ranch East boundary and R.O.W. with Black Forest Road. This portion will be constructed to a residential street standard from the north Wolf Ranch boundary to the intersection of Old Ranch Rd. and Wolf Lake Drive. Old Ranch Road will be constructed to a minor residential collector from the intersection of Wolf Lake Drive and Old Ranch Road to Black Forest Road.



**Proposed Land Use Summary**

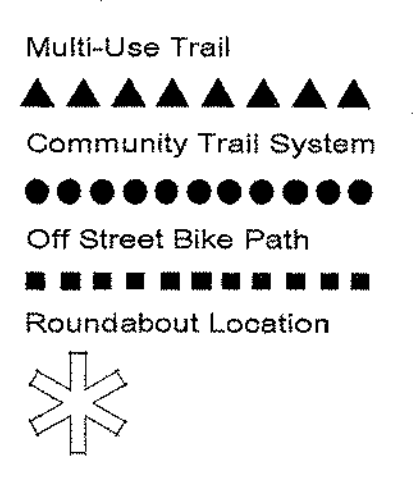
CATEGORY	AREA	Max. DU/AC	TOTAL UNITS
RESIDENTIAL A1	67.8 Ac.	0.99	67
RESIDENTIAL A2	66.6 Ac.	1.99	133
RESIDENTIAL B	502.7 Ac.	3.49	1,754
RESIDENTIAL C	690.2 Ac.	7.99	3,969*
RESIDENTIAL D	10.9 Ac.	11.99	131
RESIDENTIAL E	32.2 Ac.	24.99	805
MIXED USE	38.4 Ac.	25.00	960
NEIGHBORHOOD COMMERCIAL	27.6 Ac.		
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.		
<b>TOTAL</b>	<b>1,893.7 Ac.</b>		<b>7,839</b>

\*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	97.5 Ac.	0.99	97
RESIDENTIAL A2	64.3 Ac.	1.99	128
RESIDENTIAL B	490.2 Ac.	3.49	1,678
RESIDENTIAL C	402.8 Ac.	4.99	2,010
RESIDENTIAL D	158.3 Ac.	7.99	1,265
RESIDENTIAL E	10.9 Ac.	11.99	131
RESIDENTIAL F	31.9 Ac.	24.99	797
MIXED USE	38.5 Ac.	25.00	963
NEIGHBORHOOD COMMERCIAL	16.4 Ac.		
NEIGHBORHOOD PARK	21.2 Ac.		
COMMUNITY PARK / OPEN SPACE	181.5 Ac.		
PRIVATE ENTRY FEATURES	7.0 Ac.		
OPEN SPACE	94.8 Ac.		
ELEMENTARY SCHOOL	30.6 Ac.		
MIDDLE SCHOOL	20.7 Ac.		
PUBLIC FACILITY (PF)	4.4 Ac.		
<b>TOTAL</b>	<b>1,651.0 Ac.</b>		<b>7,067</b>

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.

**Master Plan WOLF RANCH**  
 Colorado Springs, CO  
 A Master Planned Community by  
**Norwood Development Group**  
 111 South Tejon St. Suite 222 Colorado Springs, CO 80903

DATE: 09/12/2001  
 Revised: 01/24/02, 02/22/05  
 City File No.: CPC MP 01-183



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