



Temporary access will be allowed to Old Ranch Road from the PF (Water Tank) site until such time as a permanent access road is constructed within Wolf Ranch. No direct vehicular access will be allowed from Wolf Ranch to Old Ranch Road. The Wolf Ranch development is not responsible for any improvements to Old Ranch Road.

****1,919 Maximum Number of Units Allowed North of BriarGate Parkway**

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

Land Use Summary

RESIDENTIAL PLANNING AREAS	AREA	Max. DU/AC	TOTAL UNITS
IMPLEMENTED RESIDENTIAL AREA	714.92 Ac.	4.01 (existing)	2867
RESIDENTIAL A	377.15 Ac.	3.49	1316
RESIDENTIAL B	238.57 Ac.	7.99	1972
RESIDENTIAL C	50.33 Ac.	6.51	328
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	AREA	**ACTUAL TOTAL DUE TO THE CAPPED DENSITY OF 1919 UNITS NORTH OF BRIARGATE PARKWAY
IMPLEMENTED NEIGHBORHOOD PARKS	11.19 Ac.	
IMPLEMENTED METRO & ENTRY PARKS	12.15 Ac.	
IMPLEMENTED POCKET PARKS	5.30 Ac.	
IMPLEMENTED OPEN SPACE	93.48 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	398.49 Ac.	

SCHOOLS & PUBLIC FACILITIES	AREA
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	65.55 Ac.
TOTAL SCHOOLS & PUBLIC FACILITIES	113.16 Ac.

TOTAL MASTER PLAN AREA 1982.0 Ac.

NOTE: ABOVE CALCULATED AVERAGE FIGURES ARE PER THE APPROVED MASTER PLAN.



BUILDER EXHIBIT
WOLF RANCH
 COLORADO SPRINGS, CO

JANUARY 2024

A MASTER PLANNED COMMUNITY BY
 NORWOOD DEVELOPMENT GROUP
 111 S. TEJON STREET, SUITE 222
 COLORADO SPRINGS, CO 80903

SEE CITY FILE NO. CPC MP 05-00080-A7M.19
 FOR CURRENTLY APPROVED MASTER PLAN.

