

**LAND DESCRIPTION:**

A tract of land being portions Lot 1, Recreation Center at Wolf Ranch Subdivision Filing No. 1 in the City of Colorado Springs, El Paso County, Colorado as recorded at Reception No. 206712462 of the records of said El Paso County, of the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., and of Government Lot 3 (NE1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of said SE1/4SW1/4; thence N00°28'36"W on the West line of said SE1/4SW1/4, a distance of 1320.85 feet to the North line of said SE1/4SW1/4, also being the South line of Westcreek at Wolf Ranch Subdivision Filing No. 12 as recorded at Reception No. 205068003 of the records of said El Paso County; thence N89°18'35"E on said line, a distance of 338.00 feet to the Southwesterly line of Lot 1, Recreation Center at Wolf Ranch Subdivision Filing No. 1A as recorded at Reception No. 207712614 of the records of said El Paso County, the following five (5) courses are on the Southwesterly, Northwesterly, and Southeasterly line of said Lot 1; thence: 1) S33°13'51"E a distance of 86.96 feet to a point on a curve; 2) on a curve to the right having a central angle of 28°56'52", a radius of 47.50 feet for an arc distance of 24.00 feet, whose chord bears S42°16'09"W; 3) S56°44'34"W a distance of 100.57 feet; 4) thence S33°15'26"E a distance of 64.50 feet; 5) N56°44'34"E a distance of 133.57 feet; thence S33°15'26"E a distance of 316.26 feet; thence S38°28'19"E a distance of 104.03 feet; thence S20°13'26"E a distance of 66.75 feet; thence S14°26'58"E a distance of 99.07 feet; thence S10°20'52"E a distance of 63.01 feet; thence S02°02'09"W a distance of 90.94 feet; thence S15°33'25"W a distance of 119.51 feet; thence S25°28'12"W a distance of 153.79 feet; thence S00°54'45"W a distance of 270.70 feet; thence S56°45'33"W a distance of 28.16 feet to a point on a curve, from which a radial line bears S56°45'33"W; thence on a curve to the right having a central angle of 46°07'52", a radius of 50.00 feet for an arc distance of 40.26 feet, whose chord bears S10°10'31"E; thence S77°06'35"E a distance of 28.10 feet; thence S23°53'22"E a distance of 221.46 feet; thence S14°29'54"E a distance of 64.10 feet; thence S10°08'21"E a distance of 33.56 feet; thence S02°15'03"E a distance of 30.05 feet; thence S07°27'21"W a distance of 61.58 feet; thence S22°25'47"W a distance of 66.80 feet; thence S36°43'44"W a distance of 57.57 feet; thence N89°40'34"W a distance of 96.12 feet; thence S00°25'54"W a distance of 150.00 feet; thence S45°58'57"W a distance of 60.81 feet to the Northwest corner of the tract of land recorded at Reception No. 219031386 of the records of said El Paso County, the following seven courses are on the Northwesterly line of said tract of land; thence: 1) S35°35'10"W a distance of 160.54 feet; 2) S34°51'23"W a distance of 128.96 feet; 3) S38°18'28"W a distance of 65.44 feet; 4) S38°20'38"W a distance of 70.74 feet; 5) S38°13'15"W a distance of 27.91 feet; 6) S24°43'37"W a distance of 109.17 feet; 7) S14°06'50"W a distance of 24.00 feet to the Southwest corner thereof, being a point on the North line of the tract of land recorded at Reception No. 214045953 of the records of said El Paso County; thence S89°24'34"W on the North line of said tract of land, a distance of 214.43 feet to the West line of said Government Lot 3; thence N00°19'28"E on said West line, a distance of 1221.63 feet to the POINT OF BEGINNING and containing 33.417 acres of land, more or less.

**GENERAL NOTES:**

- The development will be comprised of single family detached residential units.
- A 2-year approximate build out is anticipated.
- Residential streets as shown hereon are 50' R.O.W. with a 30' asphalt mat, and will be constructed as per City Standards for that type street, along with 5' easements on both sides of the 50' R.O.W. for public utilities and public improvements. All residential streets will have ramped curb with 5' detached walks along both sides. Sidewalks on all street sections will be 5' detached and will transition to a 6' attached walkway around cul-de-sac bulbs. Refer to Sheet 2 for detailed cross sections.
- Tutt Boulevard is a Minor Arterial Street shown with an 84' R.O.W. and a 67' asphalt mat (71' fl-fl) including a 13' painted median, with 6' detached walks along both sides. Refer to Sheet 2 for detailed cross section.
- Tutt Boulevard will not be constructed to a full width at this time since half of the R.O.W. is owned by the adjacent land owner. Financial assurances for construction of the portion of Tutt Boulevard which lies on the Westcreek III property will be posted with the City when the Westcreek III land adjacent to the Tutt R.O.W. is platted and recorded. The adjacent land owner(s) will be responsible for their proportionate share of Tutt Boulevard improvements, based upon Tutt Boulevard frontage requirements.
- Standard City street lighting will be used throughout, to be installed by the developer.
- Street grades will be in accordance with the subdivision ordinance and over lot grading will be used to achieve lot conformance with streets.
- Slopes not to exceed 3:1.
- Front-yard slopes not to exceed 3:1.
- All lots and dimensions of lots are shown in an approximate way only. Platted lot dimensions may vary, however densities are established by this plan and by ordinance.
- The developer is responsible for the construction of all sidewalks and/or trails within Tracts "A", "B", "C", "D", "E", "F", "G" and "H".
- Public improvement easements will be provided for all public sidewalks located outside of public Right-of-Way.
- All utilities will be located per City standard and sized accordingly.
- According to FEMA Maps 08041C0529-G, effective date 12-07-2018, no portion of this development is located within a designated floodplain.
- For all lots that front streets, the lot owner will be responsible for planting a minimum of one 2 1/2" caliper street tree per 35' of street right-of-way adjacency, but not less than (1) street tree per lot. These trees will be located in the tree lawn with the trunk centered between the curb and walk, where walks are detached from the curb at least a minimum of six (6) feet. Tree species shall be selected from the City of Colorado Springs Approved Street Tree List. Enforcement of this provision will be by the Homeowners Association.
- No significant natural features exist on this property.
- This property is within the prudent line setback adopted prior to November 12, 2002 and is exempt from all streamside overlay regulations.

**COLORADO SPRINGS AIRPORT NOTES**

- The Avigation Easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids to be allowed.
- This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with the potentiality and the ramifications thereof.

Tract Table				
Tract	General Purpose	Uses	Ownership	Maintenance
A,B,C	Landscape Setbacks	Landscaping, Irrigation, Public Improvement easement, open space, sidewalks, drainage, fencing, site furnishings, signage and public utility easement.	Wolf Ranch Owners Association	Wolf Ranch Owners Association recorded at Reception No. 20325472
D,E	Neighborhood Trails Access	Public improvement easements, open space, neighborhood trails, sidewalks, landscaping, irrigation, fencing.	Wolf Ranch Owners Association	Wolf Ranch Owners Association recorded at Reception No. 20325473
F,G,H	Neighborhood Trails Access and Utility Corridors	Public improvement easements, open space, neighborhood trails, sidewalks, landscaping, irrigation, fencing, Public Utility Easements, Storm Drain Facilities.	Wolf Ranch Owners Association	Wolf Ranch Owners Association recorded at Reception No. 20325473
I	Private Water Quality Pond	Public improvement easement, open space, sidewalks, landscaping, irrigation, public drainage, private water quality pond, fencing.	Old Ranch Metropolitan District	Old Ranch Metropolitan District as recorded at Reception No. 202204061.

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:  
THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES.  
A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

**Trails Construction and Maintenance:**

The neighborhood trail as shown on the plan and located outside of the DP boundary will be constructed by the developer and maintained by the Old Ranch Metropolitan District, at the time of the development of the adjacent Westcreek III DP subdivision area. The trail will be included in a public access tract at the time the land along the east side of the creek is platted. If the trail is constructed prior to the platting of the tract and adjacent east subdivision, then a public access easement will be prepared to encompass the constructed trail sections.

The Multi-use trail section shown outside of the DP boundary will be constructed and maintained by the City of Colorado Springs. The trail will be included in a tract at the time the land along the east side of the creek is platted. If the trail is constructed prior to the platting of the tract and adjacent subdivision, then a public access easement will be prepared to encompass the constructed trail sections.

**LAND USE DATA:**

Existing Zone:	PUD(NP) CPC PUD 04-00047 (Ordinance #05-39)
Wolf Ranch PUD Plan & Development Standards:	CPC PUD 04-00048
Land Use:	Single family dwelling detached
Master Plan	Wolf Ranch Master Plan
PUD Plan Category	Planning Area "B"
Drainage Basin	Cottonwood Creek
Total Acres	33.42 Ac.
Street R.O.W.	7.50 Ac.
Tracts	2.66 Ac.
Lots	23.26 Ac.
Total Number of Lots	106 lots
Gross Density	3.17 DU/Ac

**LOT DATA:**

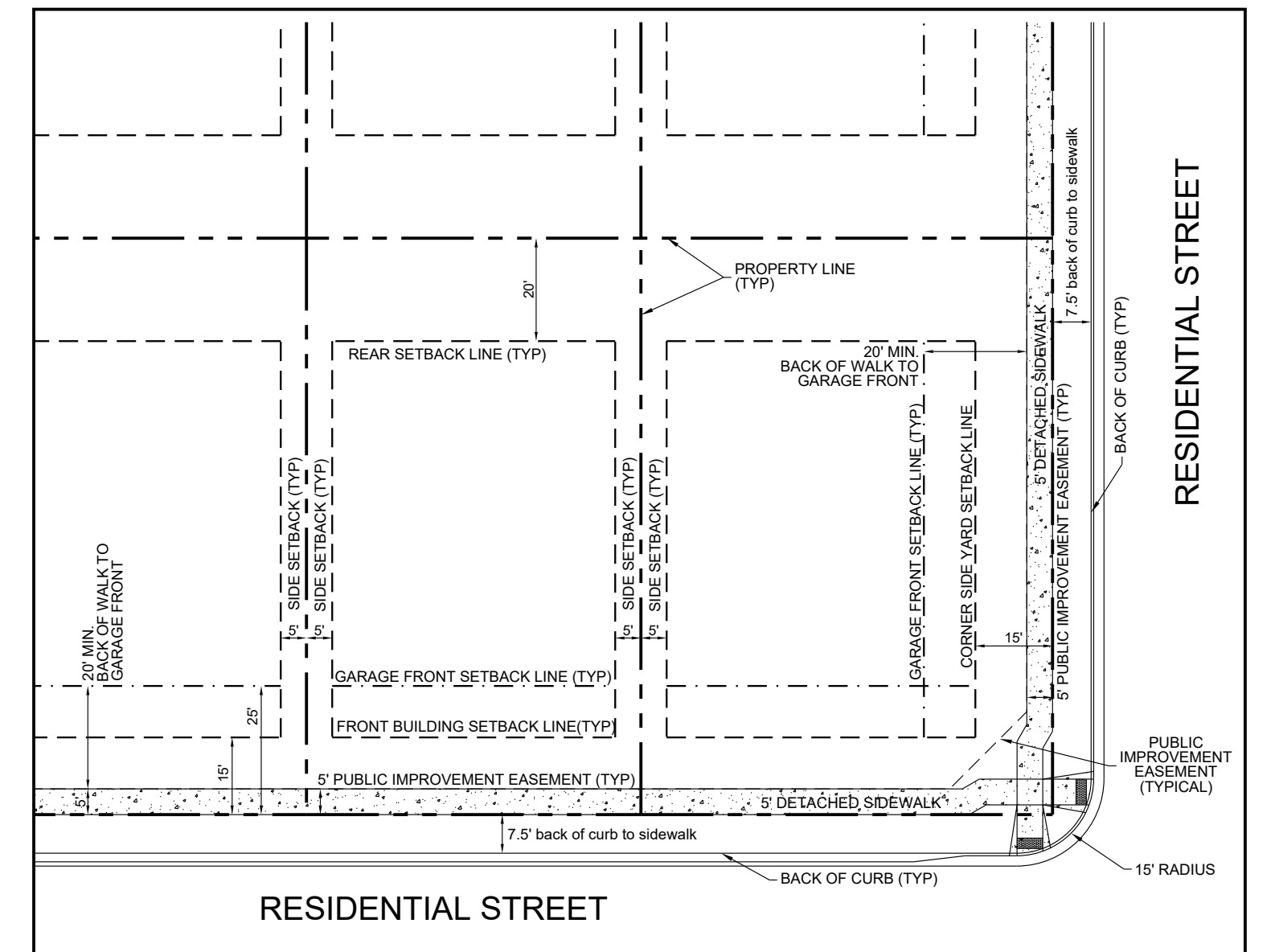
Minimum Lot Size Allowed by Zone	6,000 Sq. Ft.
Average Lot Size	9,557 Sq. Ft.
Expected Home Size (Range):	2,500 - 7,000 Sq.Ft.
Maximum Building Coverage :	45%
Maximum Building Height:	30 ft.

**PARKING ALLOCATION:** 2 spaces per unit minimum required  
Garage - 2 & 3 Spaces provided.  
On-street Parking Allowed Both Sides of streets.

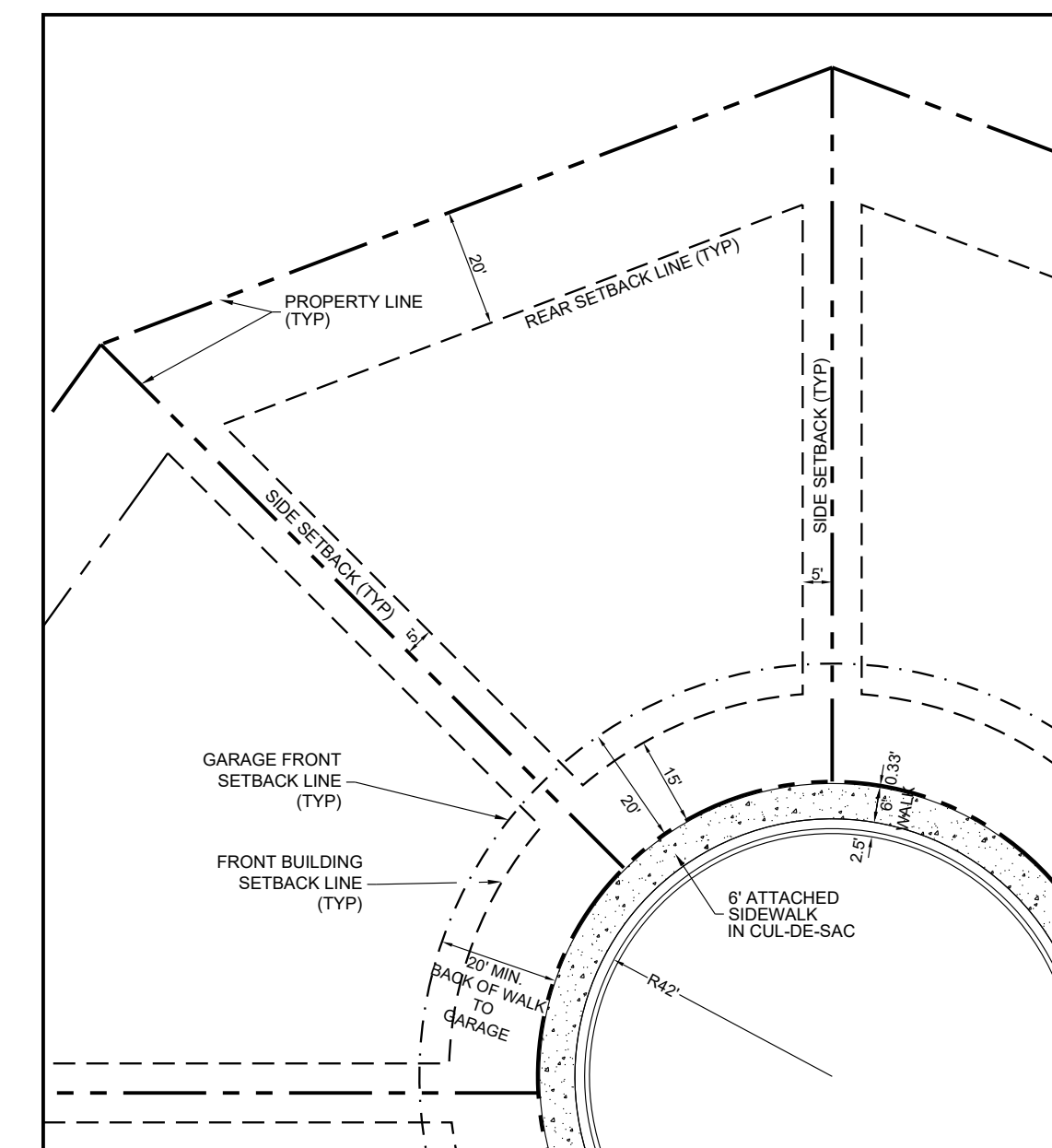
**MINIMUM SETBACKS AND DEVELOPMENT STANDARDS:**

- Front yard setbacks from public street R.O.W.  
Front of home:  
15' Minimum  
Front of garage:  
20' Minimum  
Side of garage on a side load garage, or the side of a structure on a corner lot:  
15' Minimum  
From private streets and shared drives.  
Front of home: 10' Minimum  
Front of garage: 18' Minimum  
Side of garage: 12' Minimum
- Side yard setback  
5' Minimum
- Corner side yard setback  
From public street R.O.W.:  
15' Minimum  
10' Min. From private streets and shared drives.
- Rear yard setback  
20' Minimum

- Minimum lot size - 6,000 sq. ft.  
a. Minimum lot width - 50' as measured at and parallel to the front building line.  
b. Minimum lot width at corner - 60' as measured at and parallel to the front building line.  
c. Minimum frontage shall be 30', except for flag lots and in cul-de-sac conditions where the minimum flag stem shall be 20'.

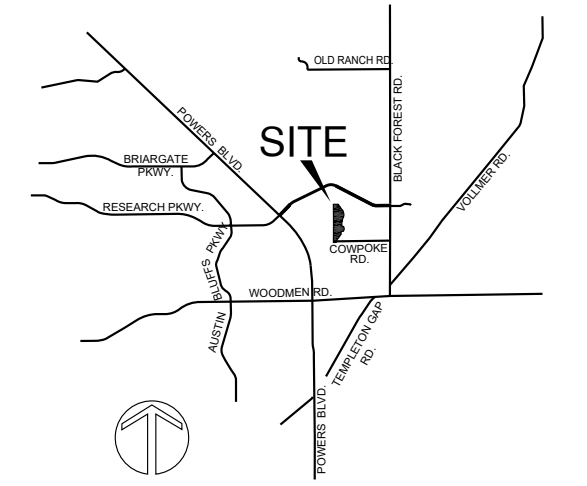


**TYPICAL STANDARD LOT CONCEPT**



**TYPICAL CUL-DE-SAC LOT CONCEPT**

- LOT TYPICAL NOTES:**
- ALL DIMENSIONS SHOWN ARE TO PROPERTY LINE, UNLESS OTHERWISE NOTED.
  - MINIMUM 20' TO BE MAINTAINED FROM GARAGE DOORS TO BACK OF WALK IN ALL CASES.



**VICINITY MAP**  
NO SCALE

Amendment History		
File Number	Approval Date	Revision Description
AR PUD 06-00515	June 13, 2008	Original Development Plan approval
AR PUD 06-00515-A1MN17	February 22, 2018	Revised Lots 80-84 to make room for new water quality pond in Tract C. Revised lots 64-69 to realign sanitary sewer and trail tract for extension into K-12 school site. Added pedestrian bridge across creek and realigned Multi-use trail to directly access bridge. Revised neighborhood trails along creek to be 6' soft surface trail. Updated all street cross sections to latest Colorado Springs standards. Revised Tutt Blvd. cross section based upon new section approved by City Traffic. Updated notes to reflect changes previously mentioned. Added Avigation Easement notes. Made minor revision to trees on landscape plan at south end of plan due to ownership change along the south side of Tract C.
AR PUD 06-00515-A_____	Pending	Major amendment to revise the street pattern to be more efficient and reduce infrastructure. Added 11 additional lots. Prepared new landscape plans for Tutt Blvd. frontage and trail tracts.

**PLAN INDEX**

- 1 of 10 DEVELOPMENT PLAN COVER SHEET
- 2 of 10 DEVELOPMENT PLAN
- 3 of 10 PRELIMINARY GRADING PLAN
- 4 of 10 PUBLIC UTILITIES AND MASTER FACILITIES PLAN
- 5 of 10 FINAL LANDSCAPE PLAN
- 6 of 10 FINAL LANDSCAPE PLAN
- 7 of 10 FINAL LANDSCAPE PLAN
- 8 of 10 FINAL LANDSCAPE PLAN
- 9 of 10 FINAL LANDSCAPE PLAN
- 10 of 10 FINAL LANDSCAPE PLAN



**Amendment to Westcreek III at WOLF RANCH Development Plan**

**COLORADO SPRINGS, COLORADO**

Prepared For: **Westcreek at Wolf Ranch, LLC**  
111 S. Tejon, Suite 222  
Colorado Springs, CO 80903  
(719) 593-2600

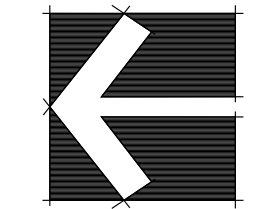
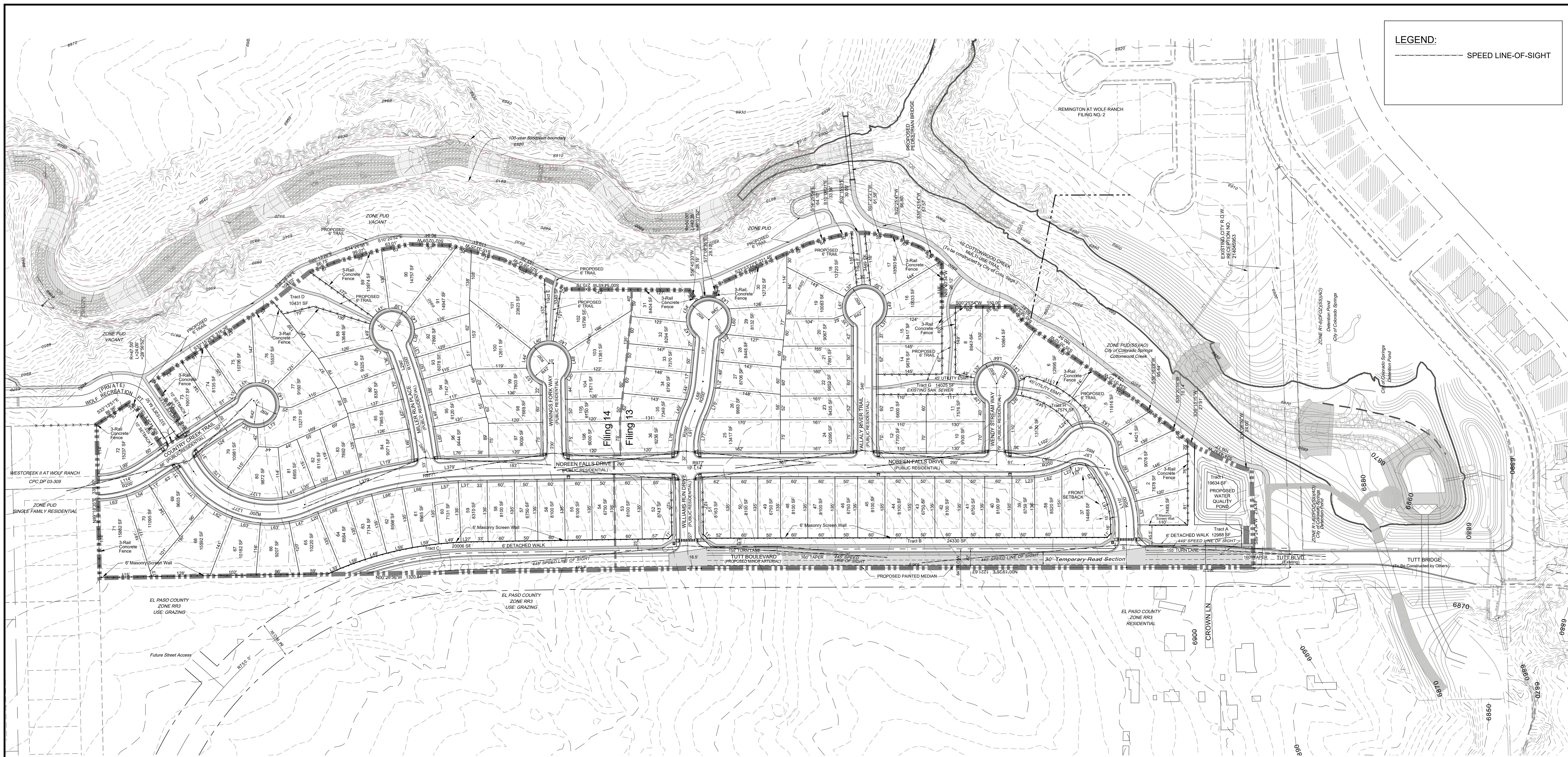


Prepared By: **NDA** NASS DESIGN ASSOCIATES  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
111 S. Tejon, Suite 212  
Colorado Springs, CO 80903  
(719) 475-2406

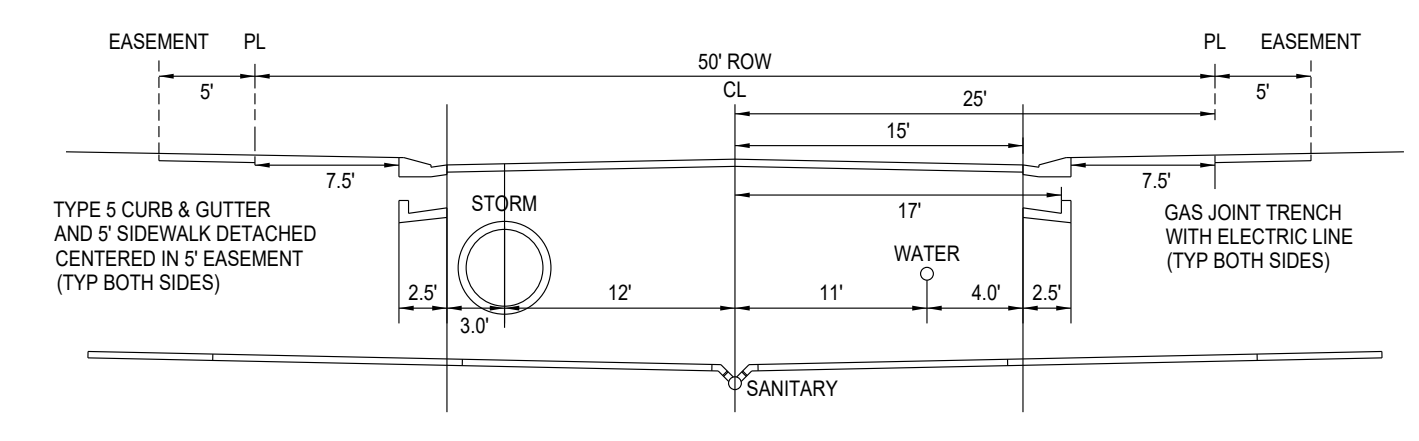
PREPARATION: 06-27-06  
REVISION: 05-23-08, 02-18-18, 11-04-20  
CITY FILE NO.: AR PUD 06-00515-A



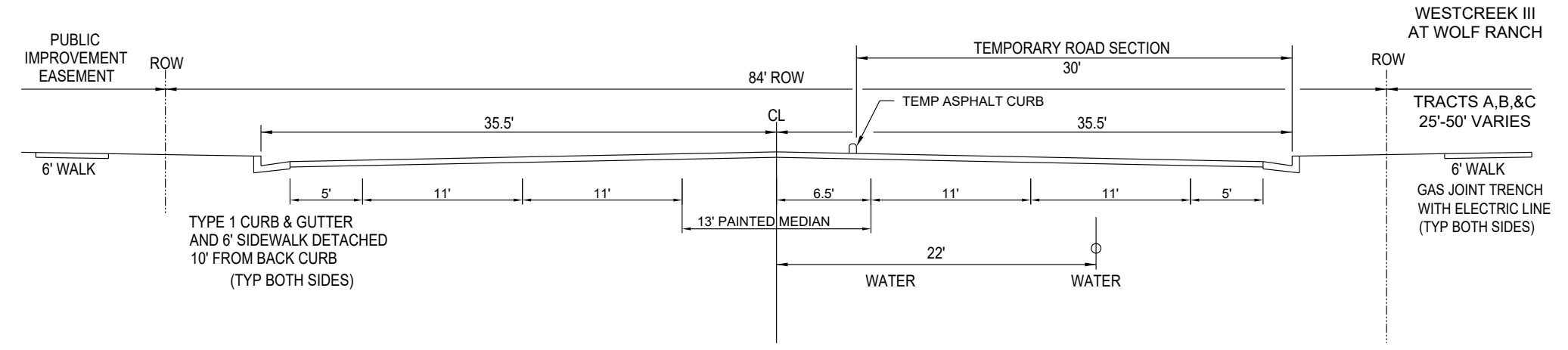
**LEGEND:**  
 --- SPEED LINE-OF-SIGHT



SCALE 1"=100'



RESIDENTIAL (LOCAL) STREETS (DETACHED SIDEWALK)  
 TYPICAL STREET / UTILITY SECTION  
 SCALE: 1"=10'



71' FL-FL W/84' ROW  
 (TUTTLE BOULEVARD)  
 TYPICAL STREET / UTILITY SECTION  
 SCALE: 1"=10'



Amendment to Westcreek III  
 at WOLF RANCH  
 Development Plan  
 COLORADO SPRINGS, COLORADO

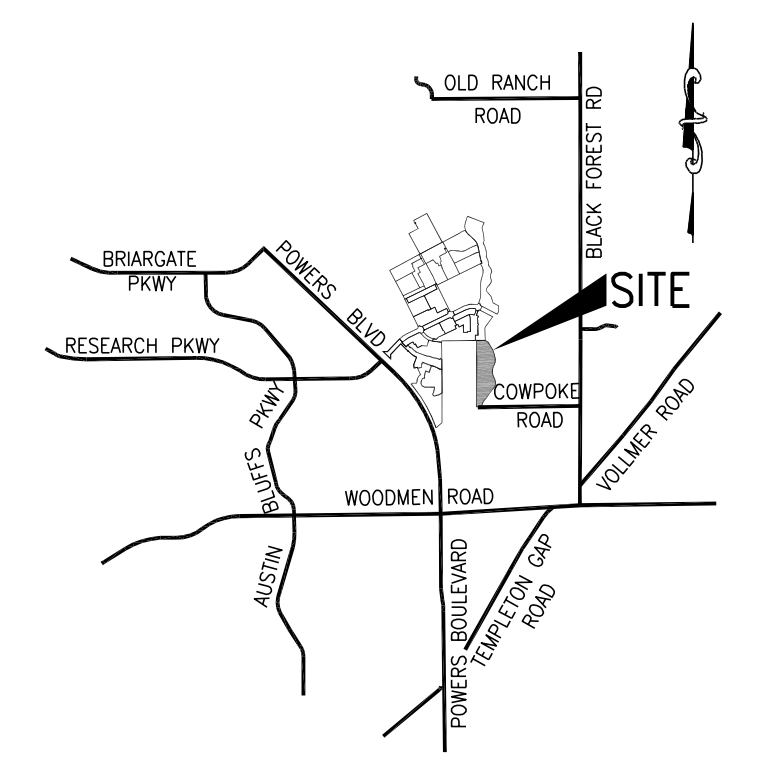
Prepared For: Westcreek at Wolf Ranch, LLC

111 S. Tejon, Suite 222  
 Colorado Springs, CO 80903  
 (719) 593-2600

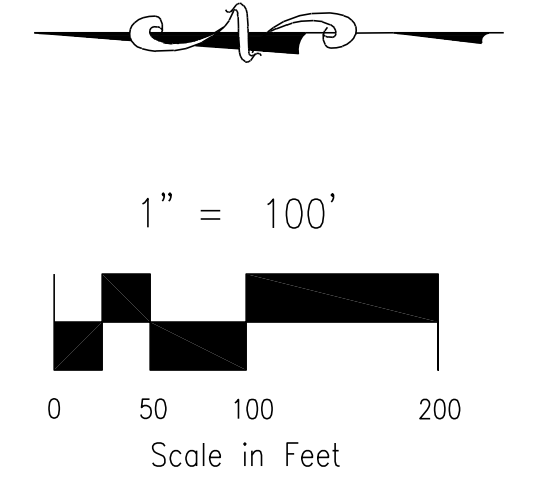


Prepared By: NDA NASS DESIGN ASSOCIATES  
 LAND PLANNING - LANDSCAPE ARCHITECTURE  
 111 S. Tejon, Suite 222  
 Colorado Springs, CO 80903  
 (719) 475-2408  
 PREPARATION: 05-27-08  
 REVISION: 05-23-08, 02-18-18, 11-04-20  
 CITY FILE NO.: AR PUD 06-00515-A





**Vicinity Map**  
NOT TO SCALE



**LEGEND**

	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR

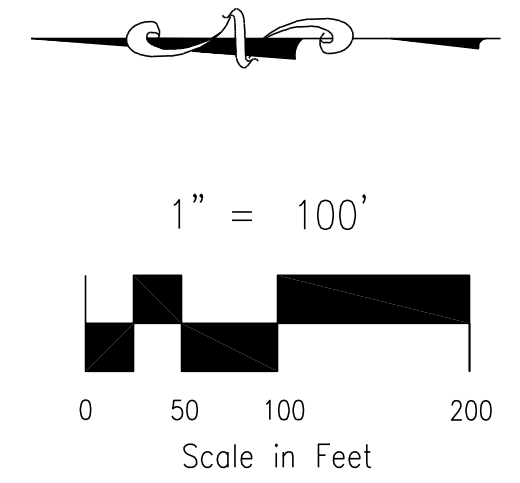
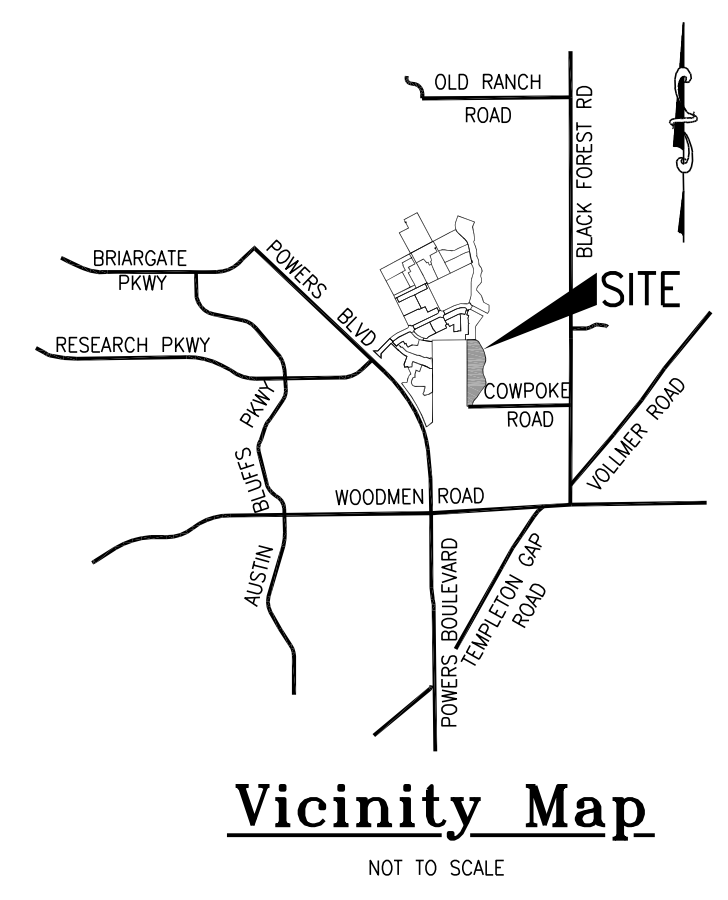
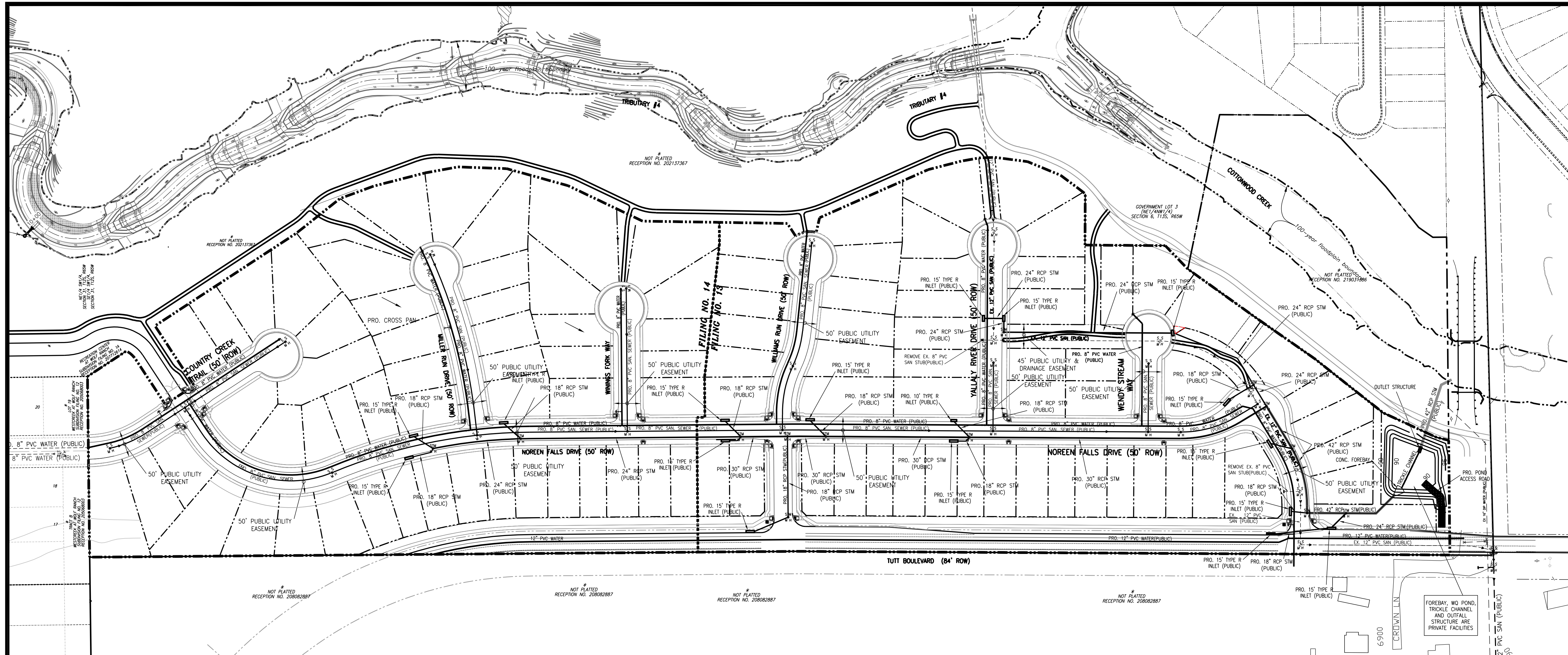
- NOTES**
1. THIS IS A CONCEPT GRADING PLAN ONLY - NOT TO BE USED FOR CONSTRUCTION.
  2. TOPSOIL TO BE STOCK PILED ON SITE AND REDISTRIBUTED AFTER OVER LOT GRADING IS COMPLETE.

APPROXIMATE FINISHED GRADING,  
SUBJECT TO FINAL DESIGN

AR PUD 06-00515-A1MN17 SHEET 3 OF 8  
FILE: 17025DEV.DWG 11/4/20

		ENGINEERING - SURVEYING 1955 N. UNION BLVD., SUITE 200 COLORADO SPRINGS, CO 80909 (719) 475-2575 • FAX (719) 475-9223	
		<b>TITLE :</b> WESTCREEK III AT WOLF RANCH-AMENDMENT PRELIMINARY GRADING PLAN	
<b>SCALE :</b> 1"=100'	<b>DRAWN BY :</b> NM	<b>17-025</b>	
<b>DATE :</b> 11/4/20	<b>CHECKED BY :</b> KDR	<b>JOB NO.</b>	





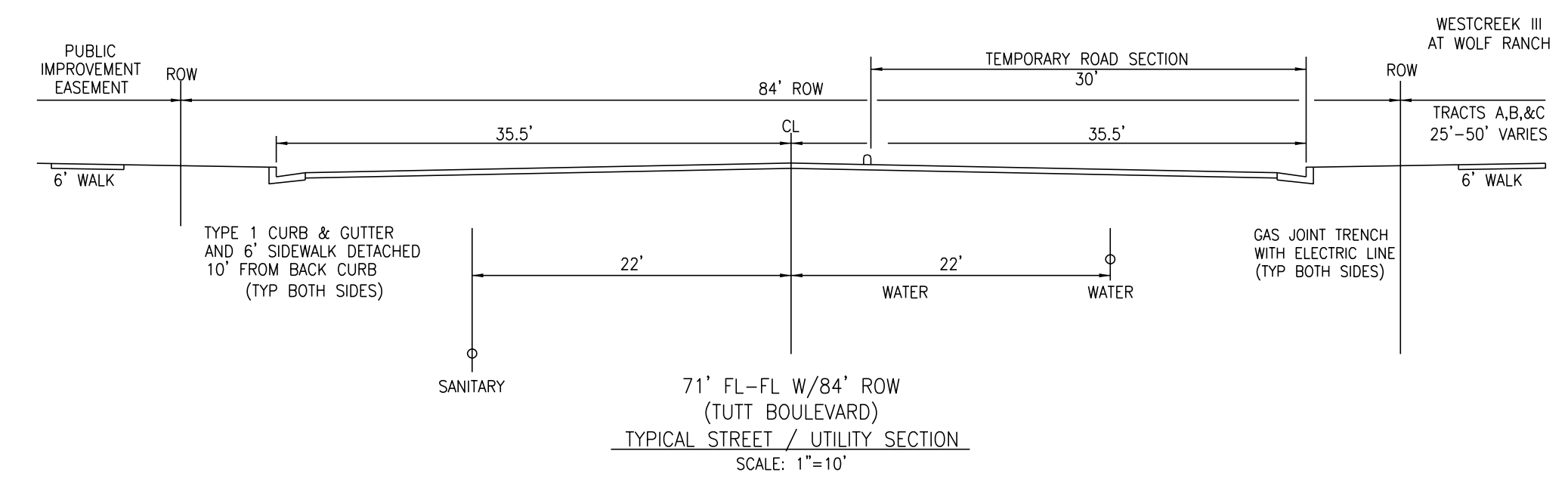
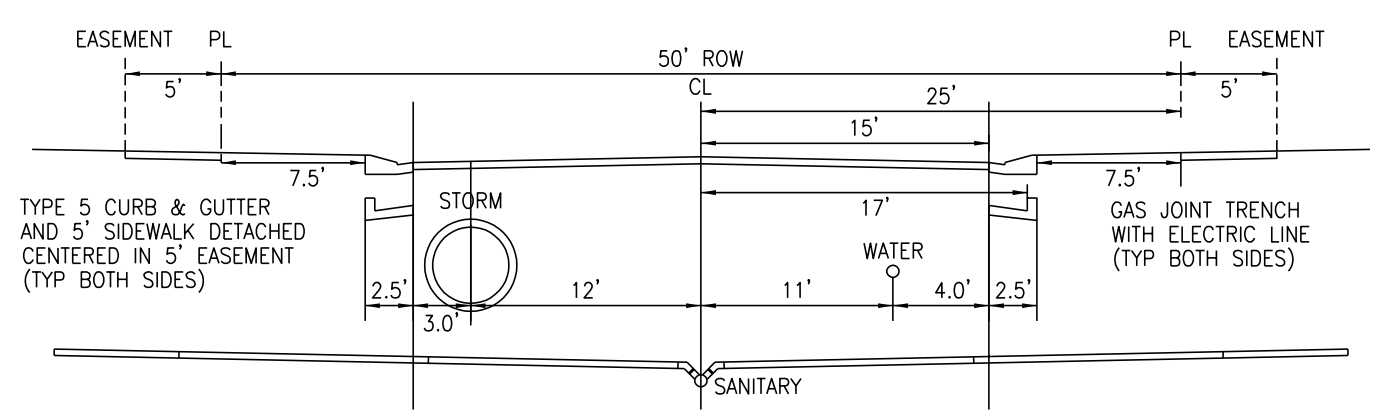
THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

**General Notes for Preliminary Utility Plans**

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
- Property Owner(s) ('Owner') acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ('Property') shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ('Standards'), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
- Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities Rules and Regulations.
- Springs Utilities utility services are available on a 'first-come, first-served' basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
- The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
- Owner shall dedicate by plot and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities then-current Permanent Easement Agreement form.
- The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
- Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
- Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
- It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
- Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

PROPOSED	UTILITY	EXISTING
— WATER —	WATER	— WATER —
— SAN —	SANITARY SEWER	— SAN —
— GAS —	GAS	— GAS —
— ELEC —	UNDERGROUND ELECTRIC	— ELEC —
— STORM —	STORM SEWER	— STORM —
□ INLET	VALVE	□ INLET
○ S	FIRE HYDRANT	○ S
○ M	MANHOLE	○ M

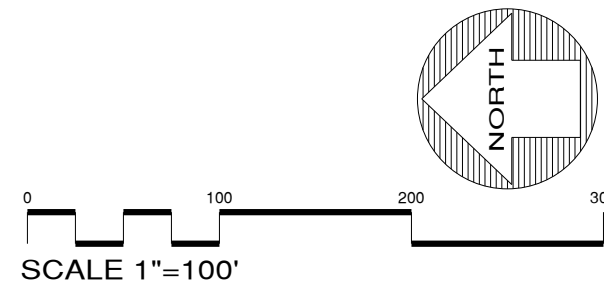


**ROCKWELL CONSULTING, Inc.**  
ENGINEERING • SURVEYING  
1955 N. UNION BLVD., SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 475-2575 • FAX (719) 475-9223

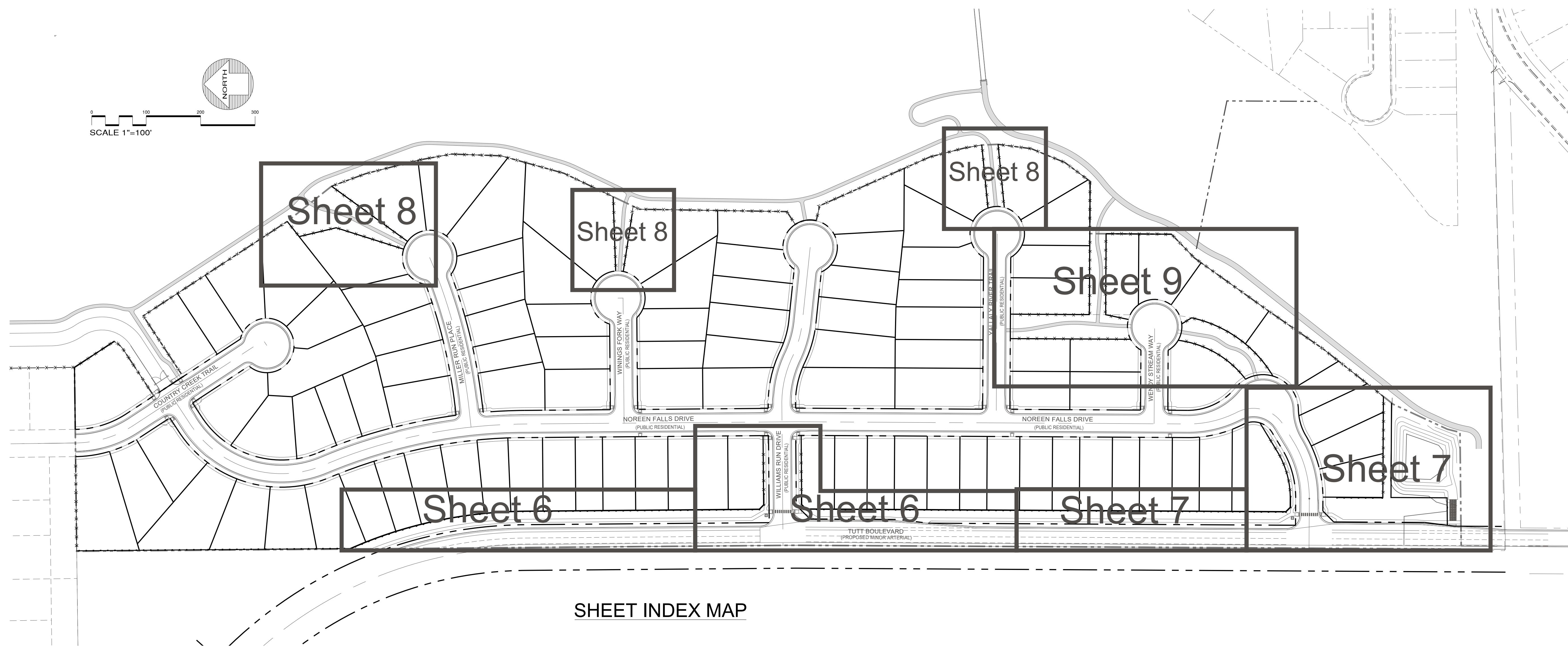
WESTCREEK AT WOLF RANCH PHASE NO. 13 AND 14  
TITLE: PRELIMINARY FACILITY AND PUBLIC IMPROVEMENT PLAN  
SCALE: 1"=100' DRAWN BY: KDR  
DATE: 11/4/20 CHECKED BY: KDR

17-025  
JOB NO.

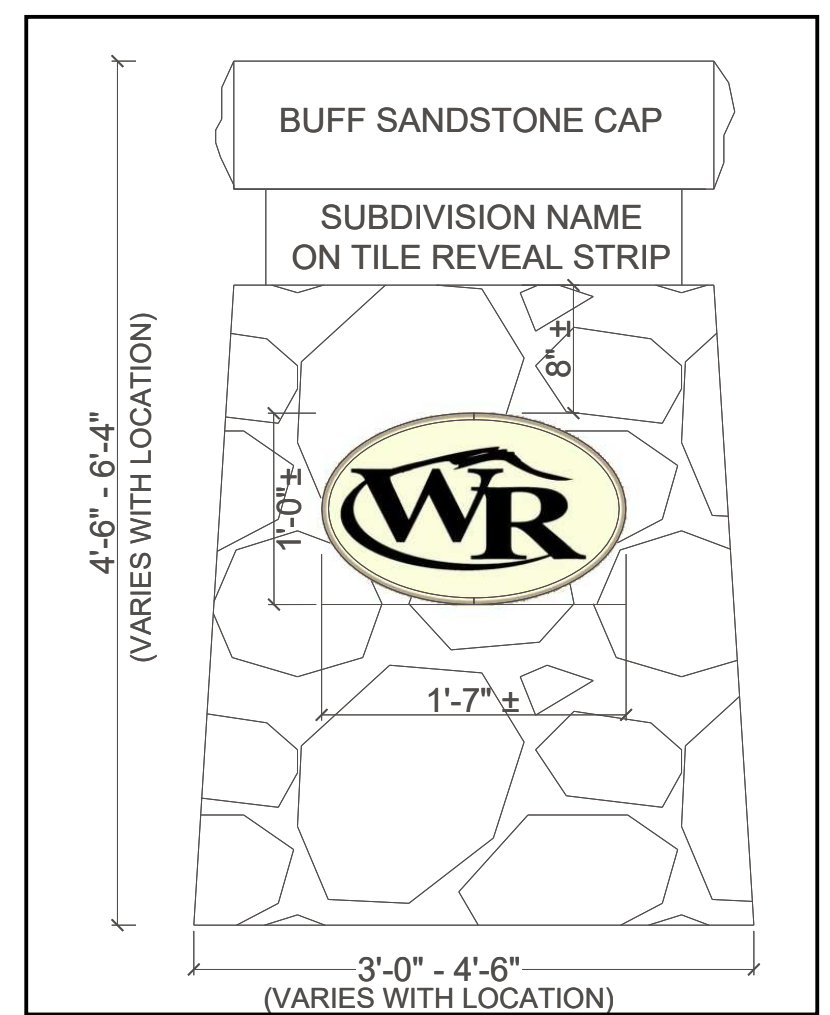




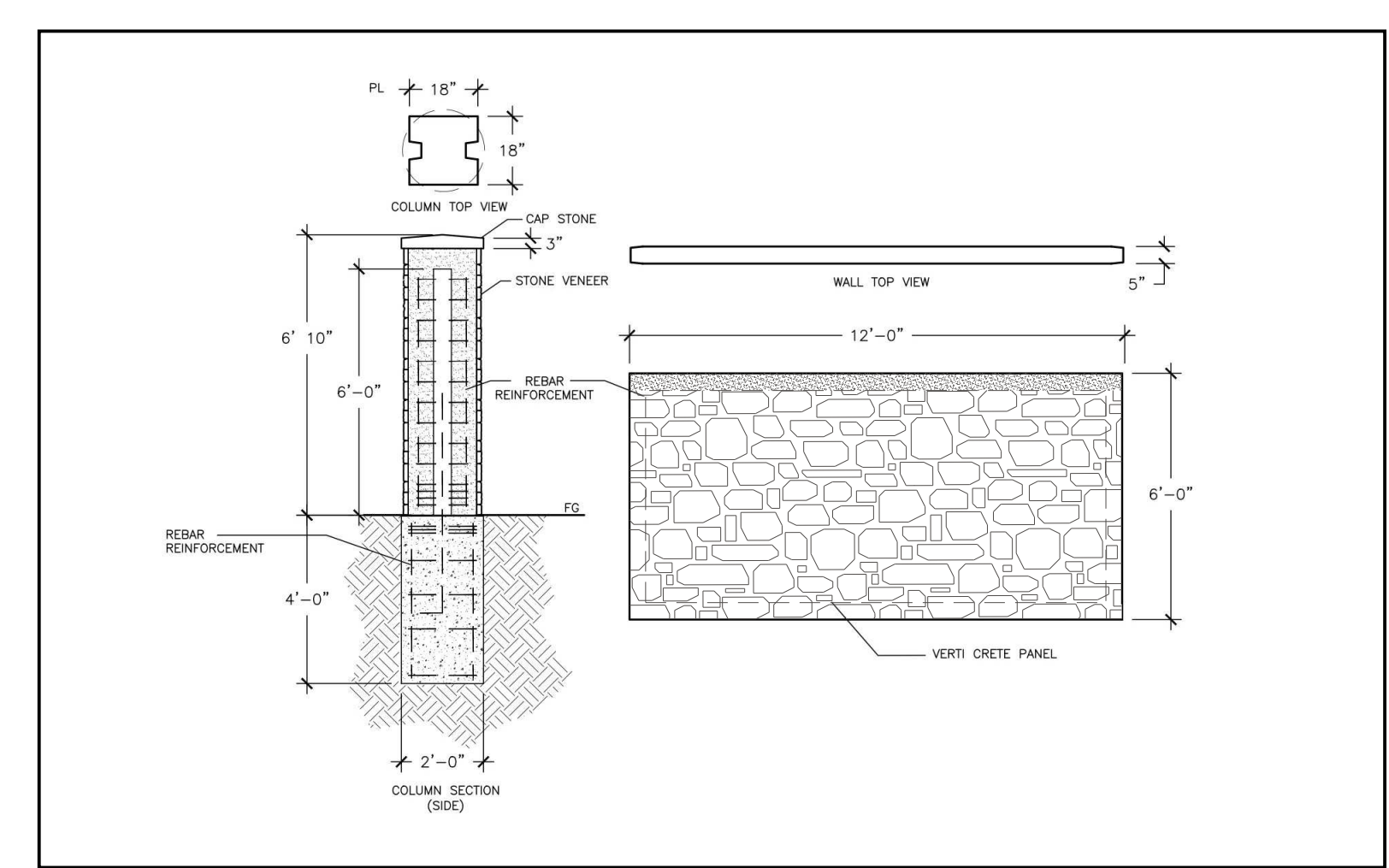
Know what's below.  
Call before you dig.



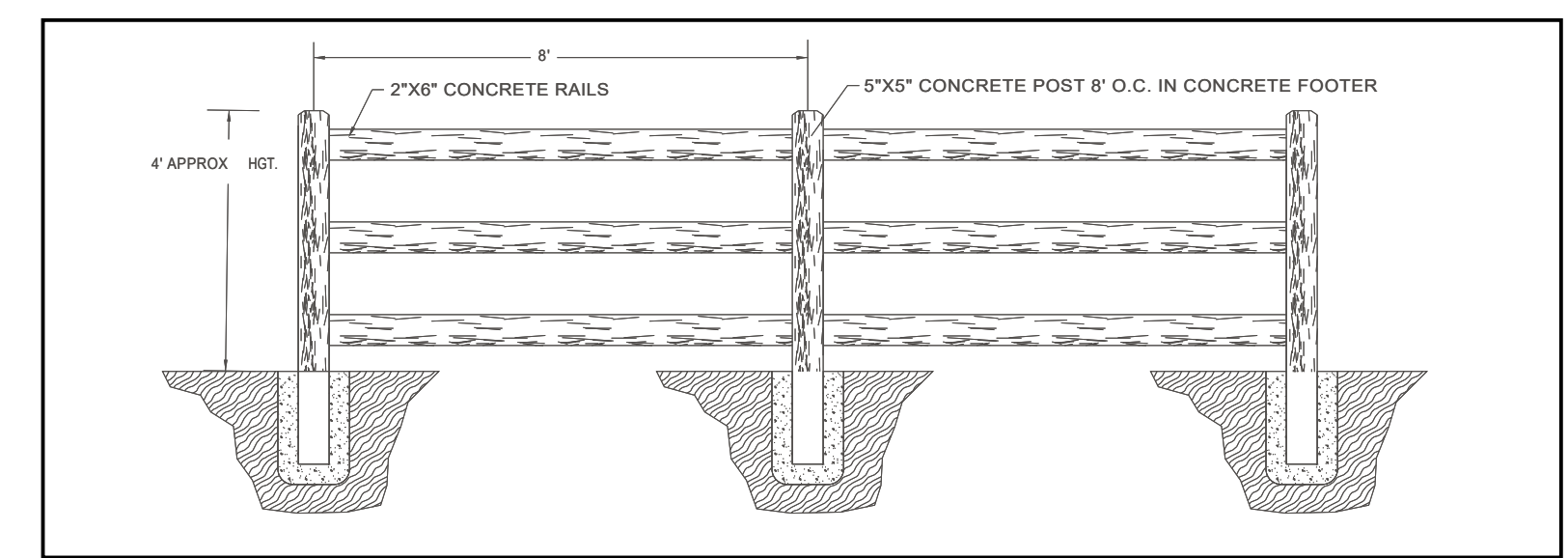
SHEET INDEX MAP



SIGN COLUMN DETAIL  
NOT TO SCALE



6' MASONRY SCREEN WALL DETAIL  
NOT TO SCALE



WOODCRETE 3-RAIL FENCE DETAIL  
NOT TO SCALE



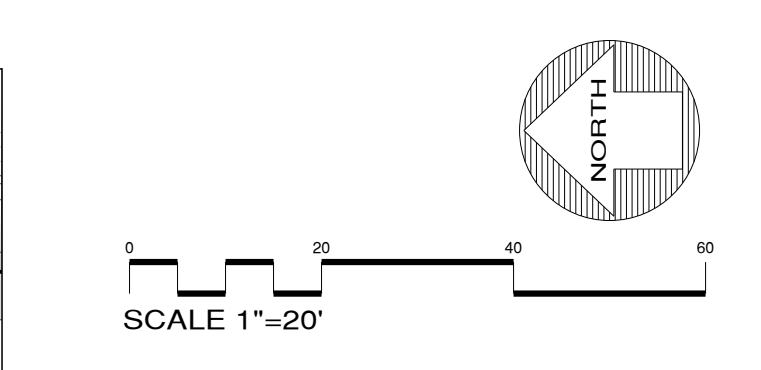
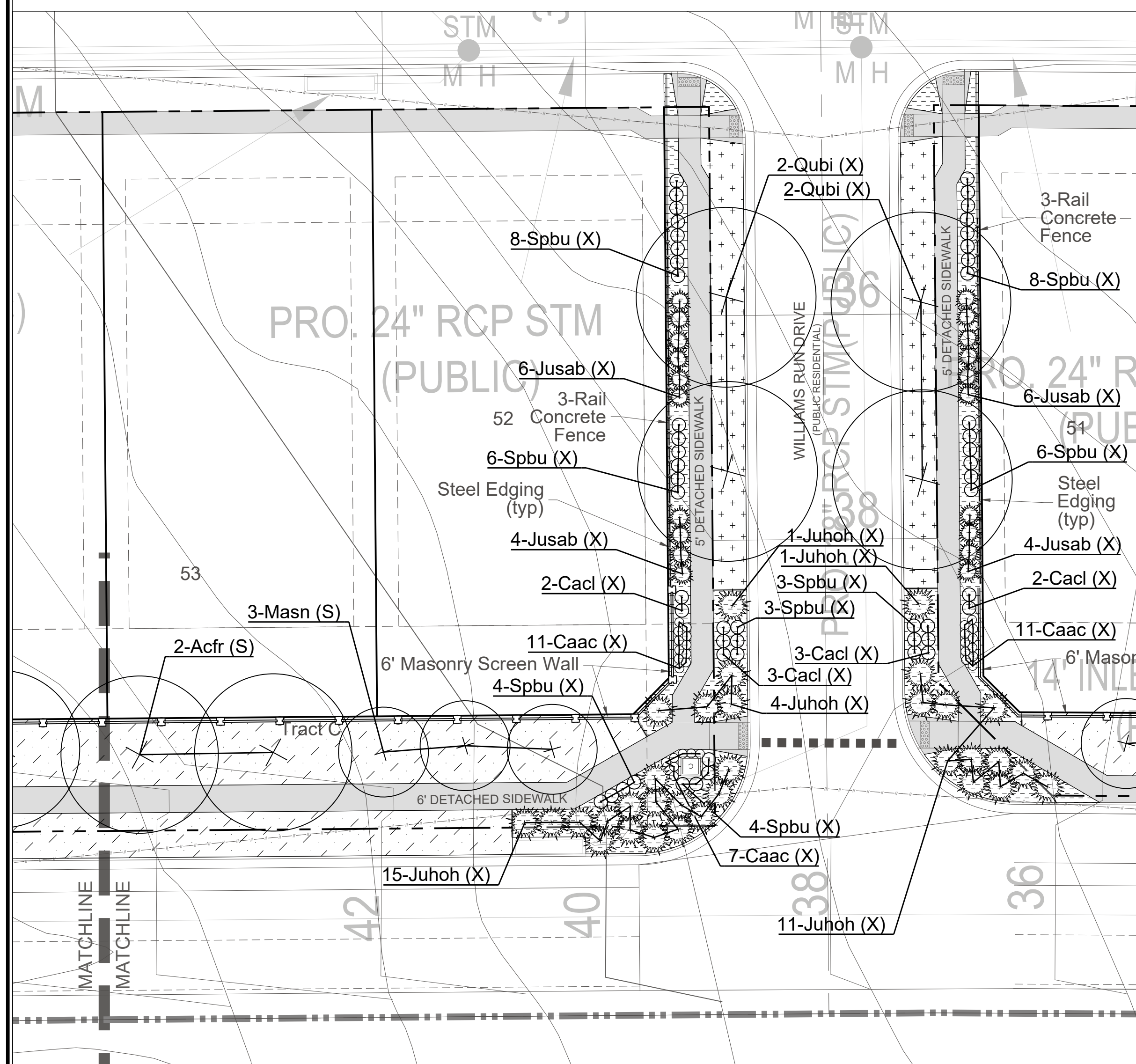
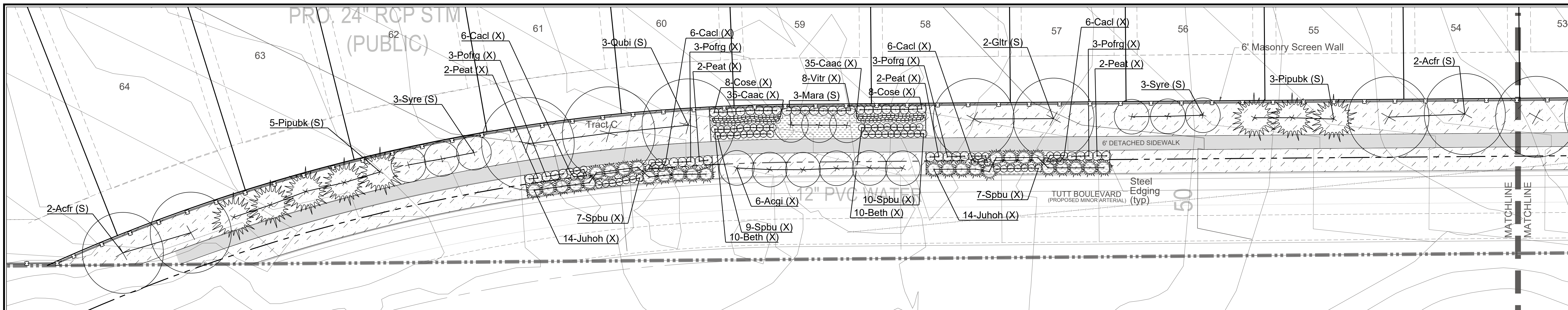
Westcreek III  
at Wolf Ranch  
Final Landscape Plan  
COLORADO SPRINGS, COLORADO  
Norwood Development Group  
111 S. Tejon, Suite 222  
Colorado Springs, CO 80903  
(719) 593-2600



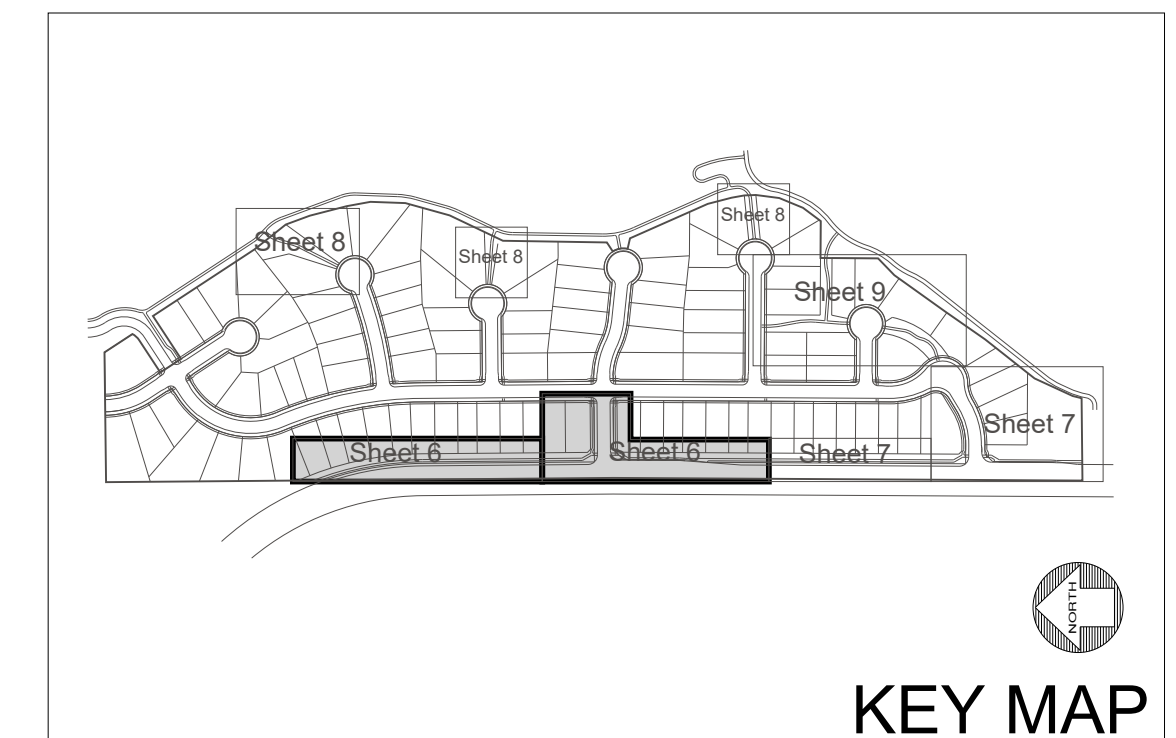
Prepared By: NDA  
Preparation: 11-04-20  
Revised:  
City File No: AR PUD 06-00515-A

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:  
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LEGEND	DESCRIPTION/REMARKS
	BLUEGRASS BLEND SODDED TURFGRASS to be installed on a prepared soil bed. (Match Wolf Ranch Sodded Turf Blend)
	ROCK - AGGREGATE 1.5" sized inorganic rock material uniformly placed to a depth of 4" on all planting areas except for slopes greater than 4:1. Match Wolf Ranch Aggregate
	GALVANIZED INTERLOCKING ROLLED TOP STEEL TRIM EDGE 4" x 14g, pinned at 24" intervals to separate all turfgrass, cobble, aggregate, groundcover, and mulched areas.
	WOLF RANCH CABBAGE NATIVE SEED MIX to be placed on prepared soil bed. Provide erosion control on all slopes 4:1 and greater.
	SPLIT-RAIL CONCRETE FENCE
	MASONRY SCREEN WALL
	2-Masn (X) Plant Label - (S) denotes required Setback trees (X) denotes optional Extra plants above City requirements
	LINE-OF-SIGHT



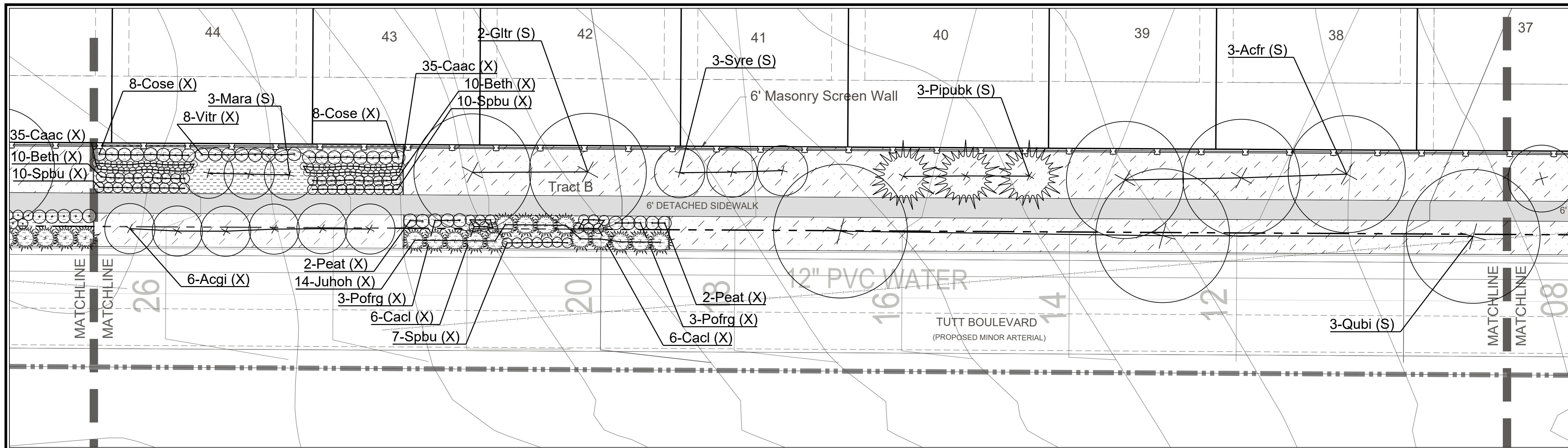
**Westcreek III  
at Wolf Ranch  
Final Landscape Plan**  
 COLORADO SPRINGS, COLORADO  
 Norwood Development Group  
 Prepared For: 111 S. Tejon, Suite 222  
 Colorado Springs, CO 80903  
 (719) 593-2600

Prepared By: **NDA** N.A.S.S. DESIGN ASSOCIATES  
 LAND PLANNING • LANDSCAPE ARCHITECTURE  
 111 S. Tejon, Suite 312  
 Colorado Springs, CO 80903  
 (719) 475-2400

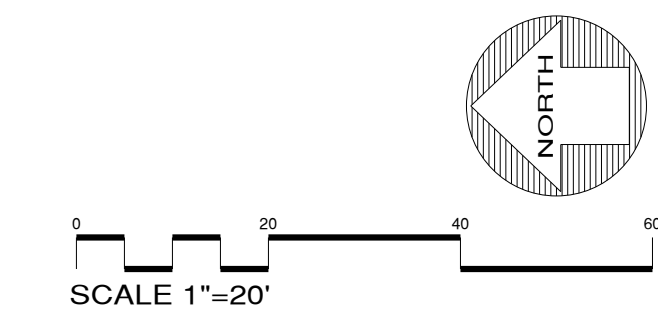
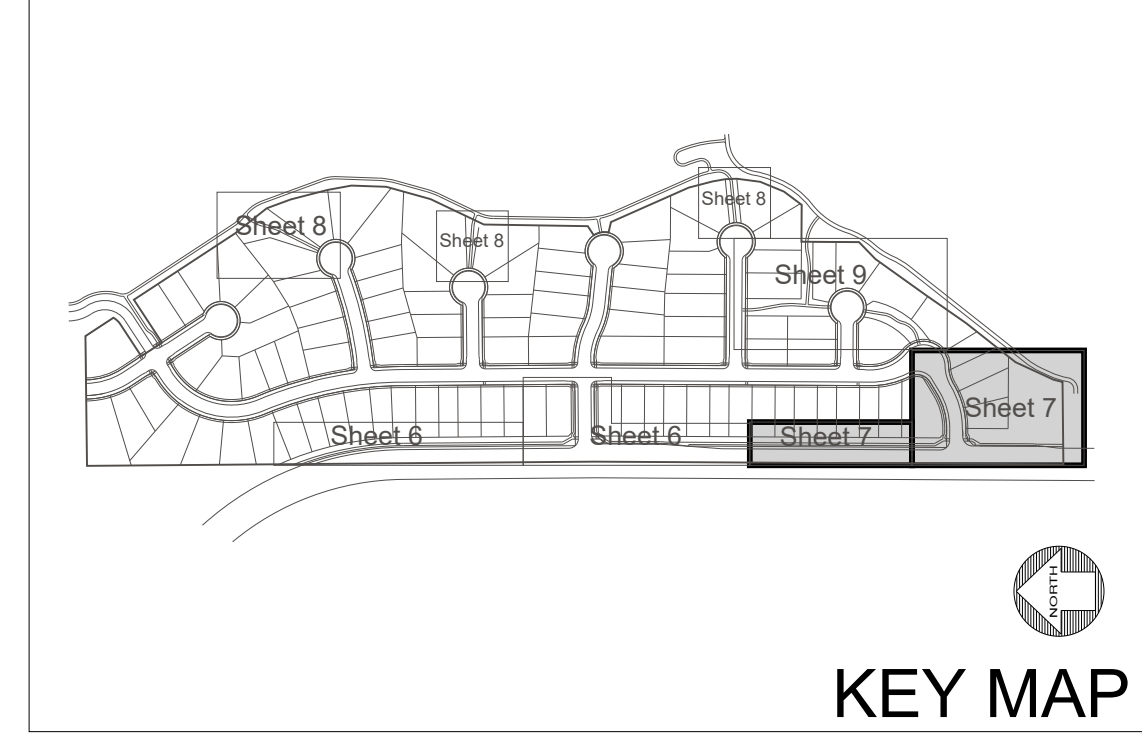
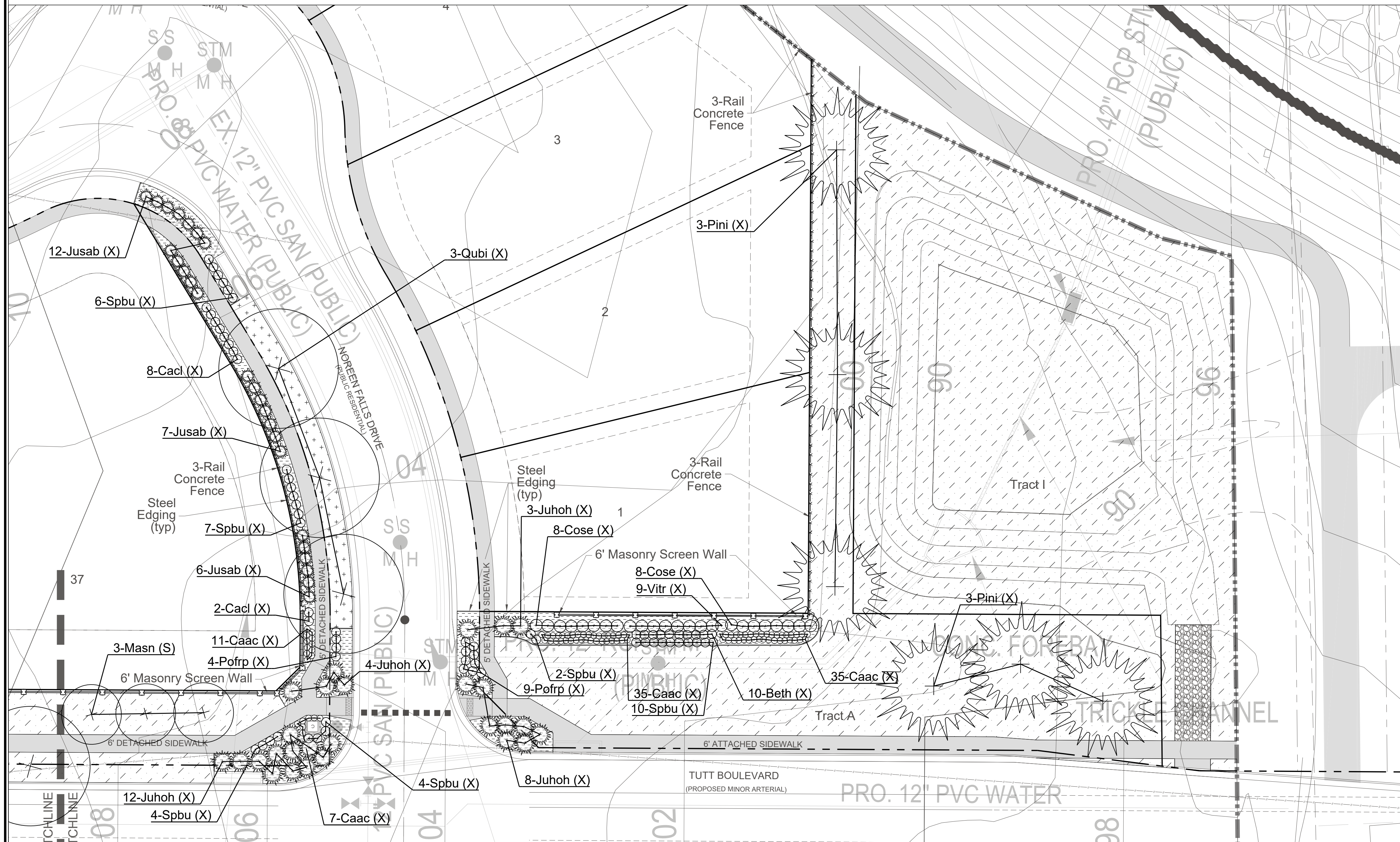
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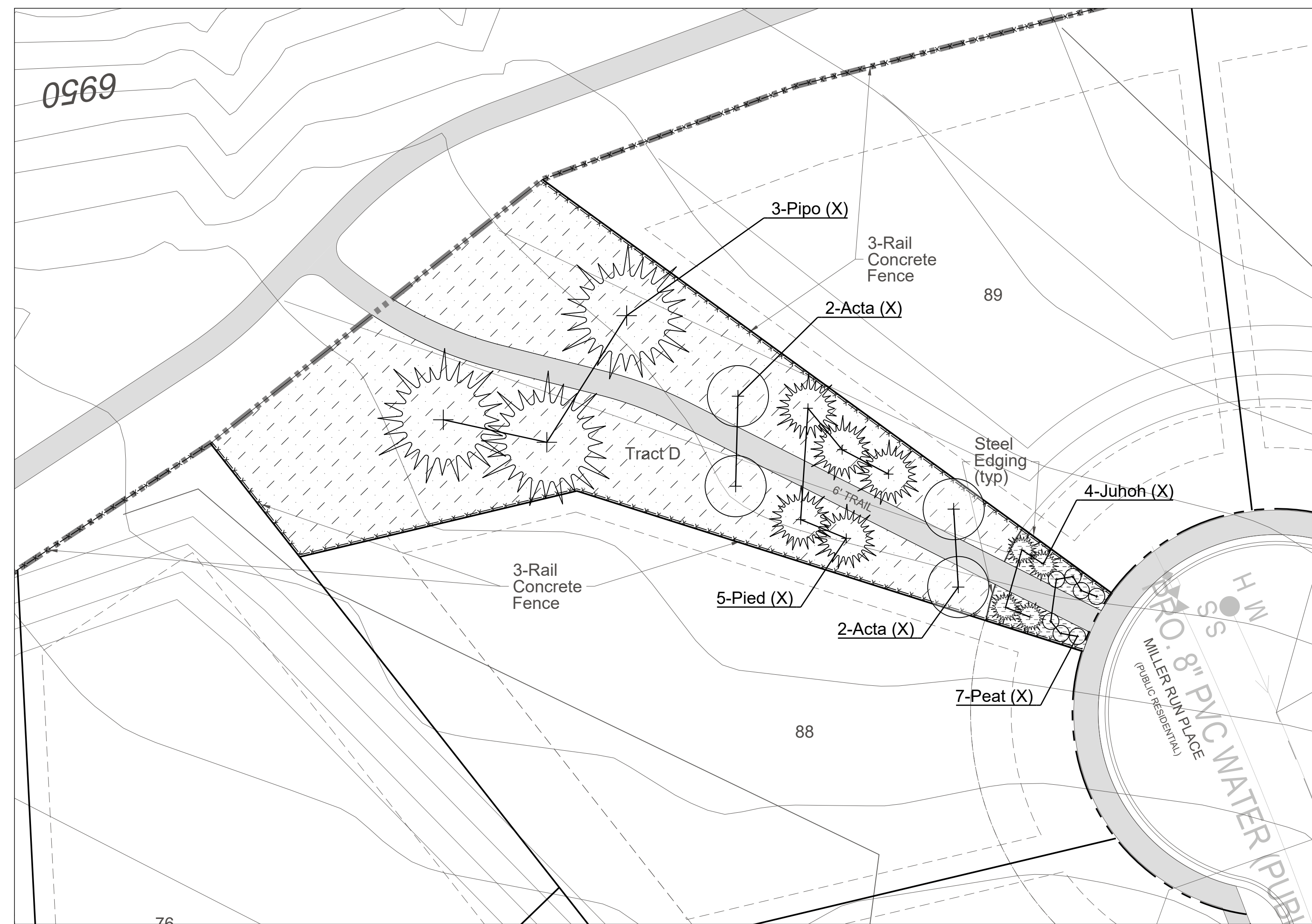


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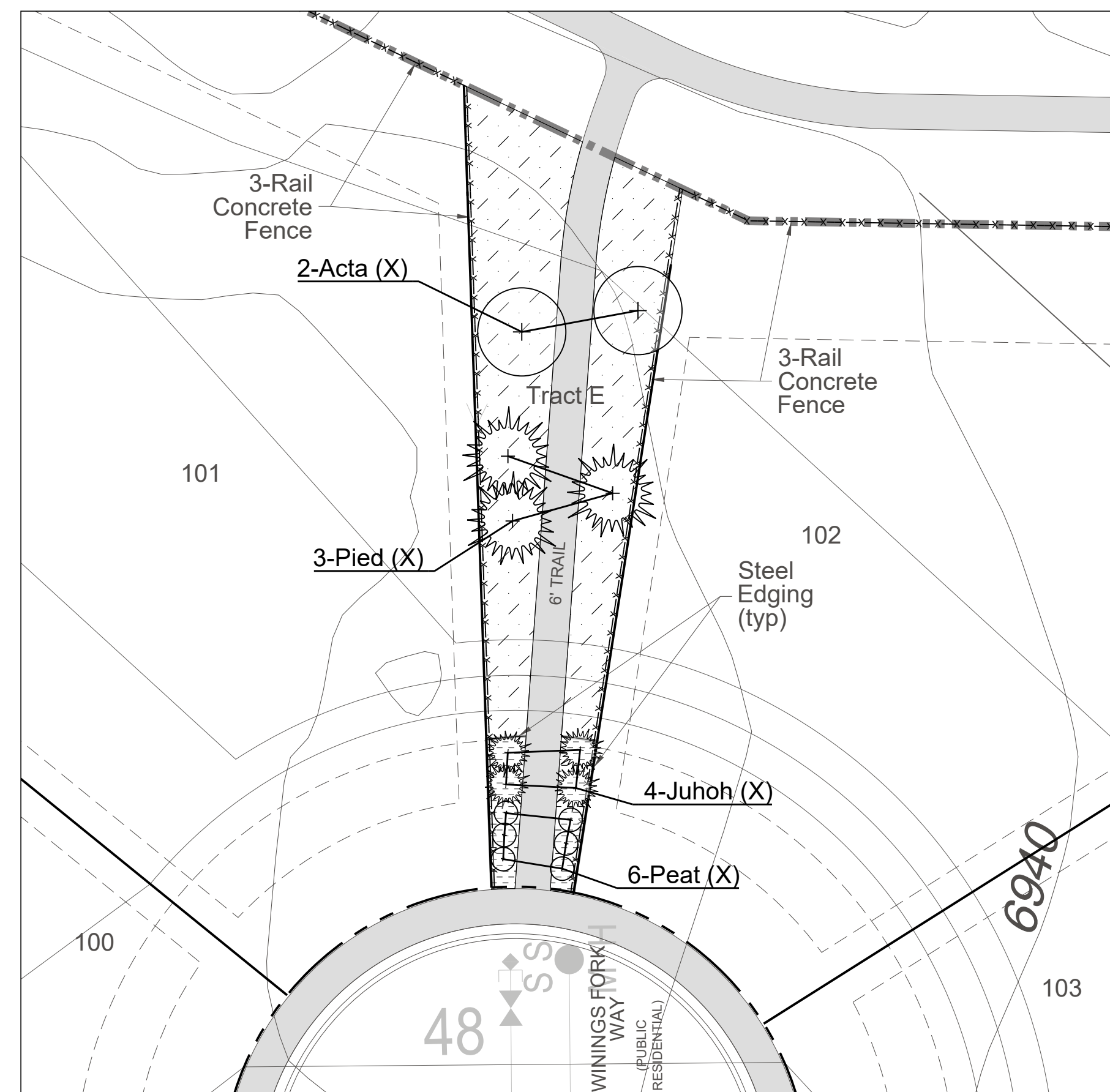
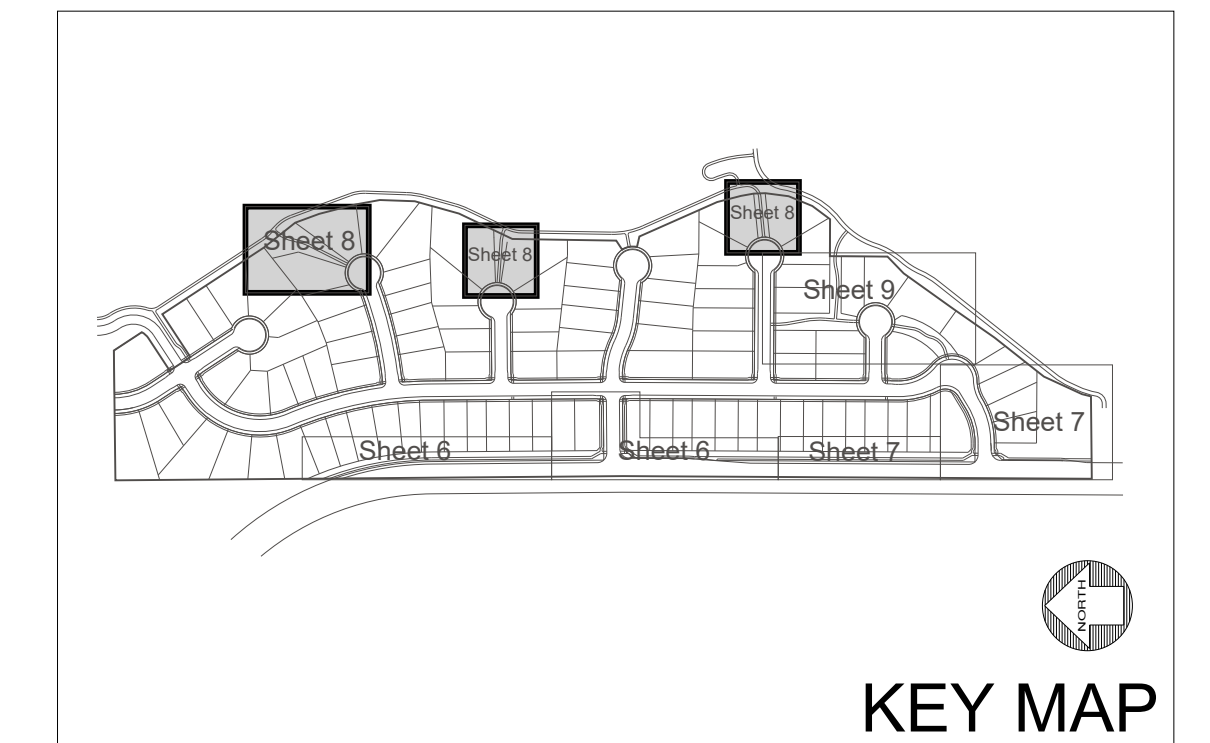
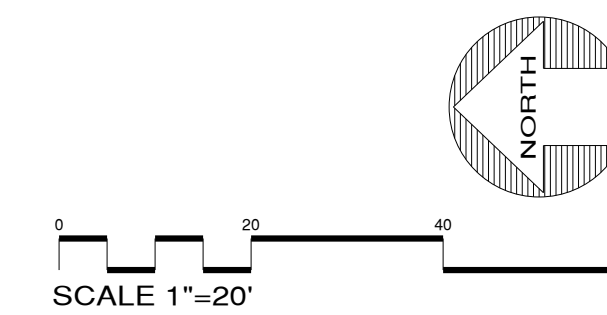




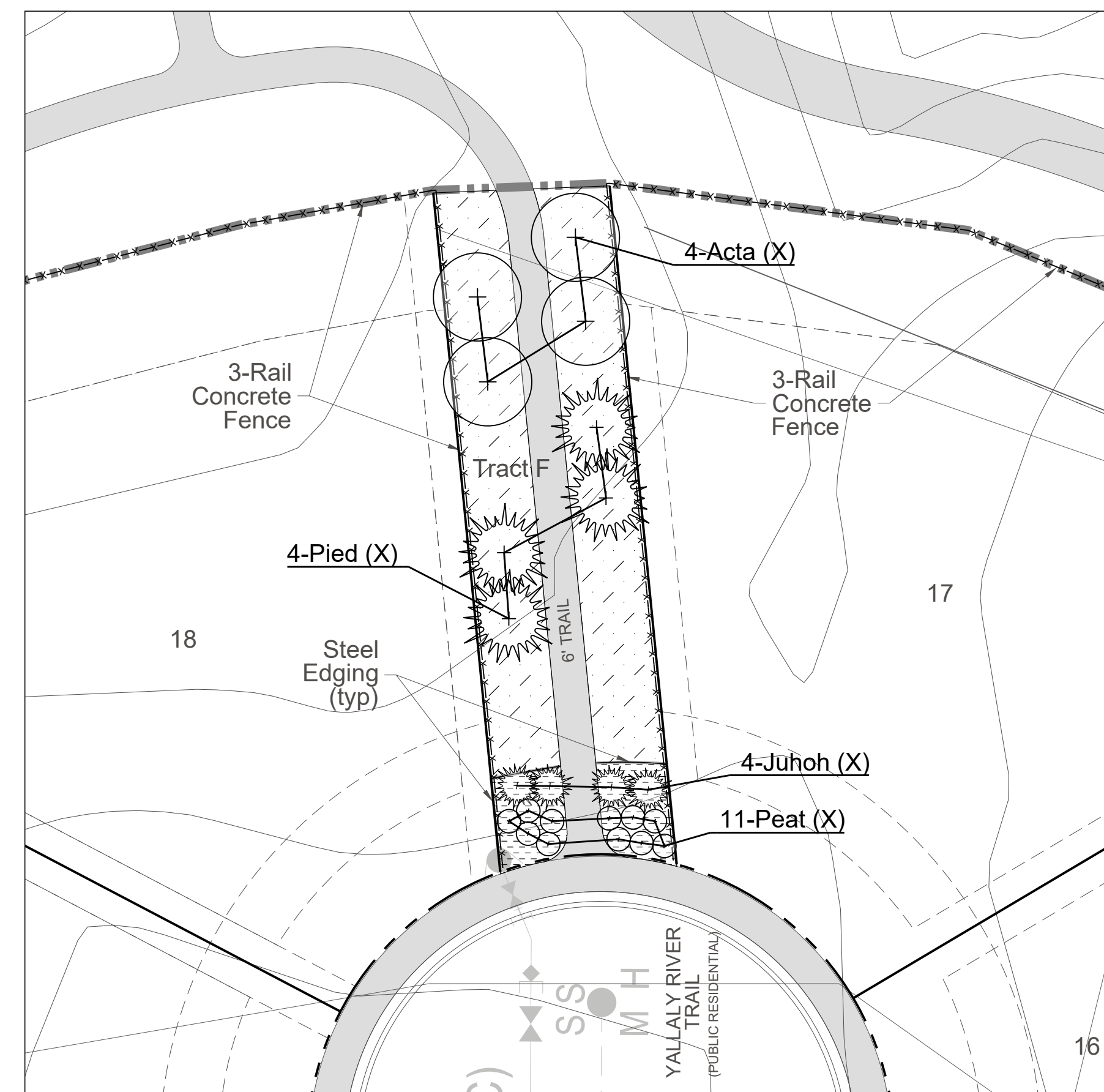
Tract D



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Tract E



Tract F

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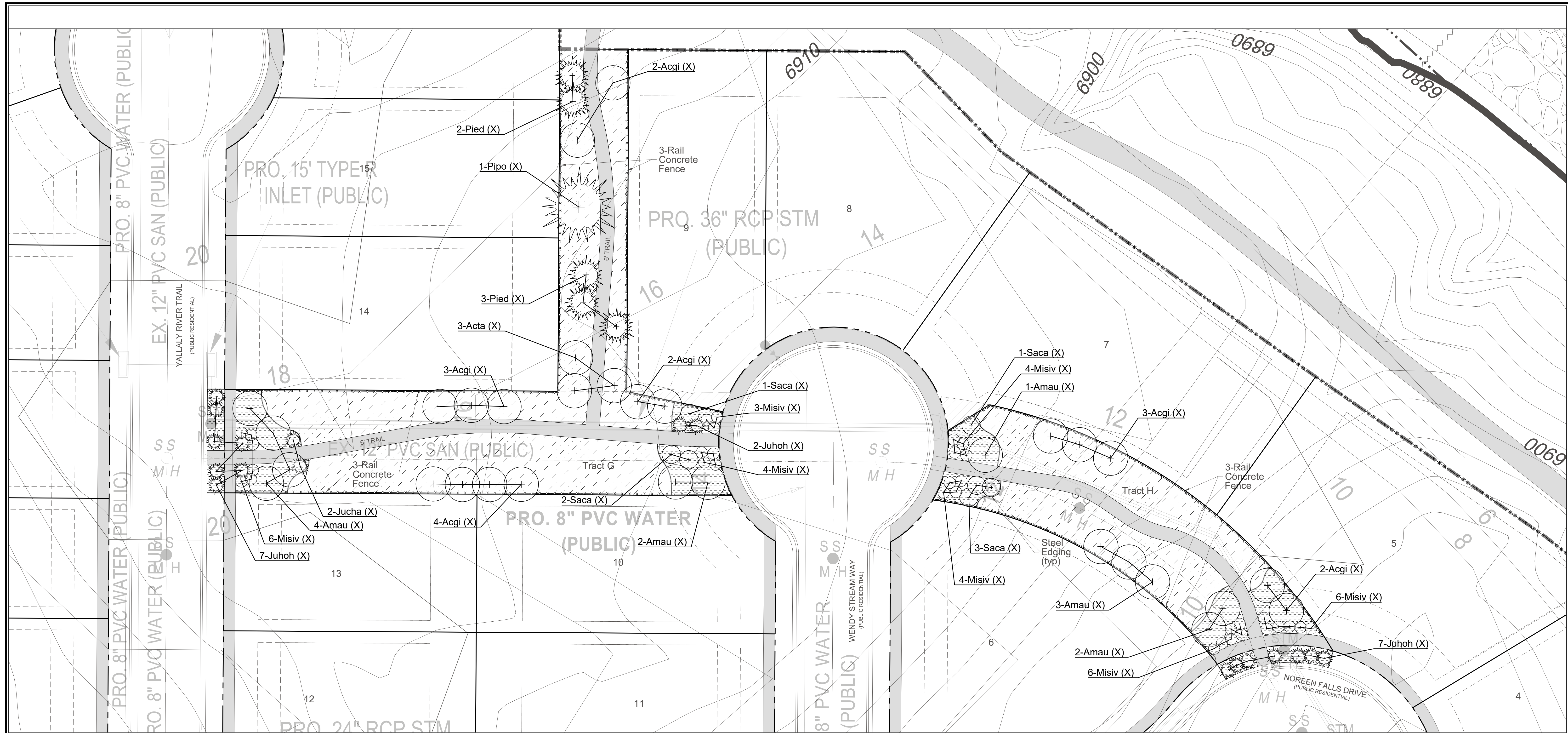


Prepared By: NDA NASS DESIGN ASSOCIATES  
LAND PLANNING - LANDSCAPE ARCHITECTURE

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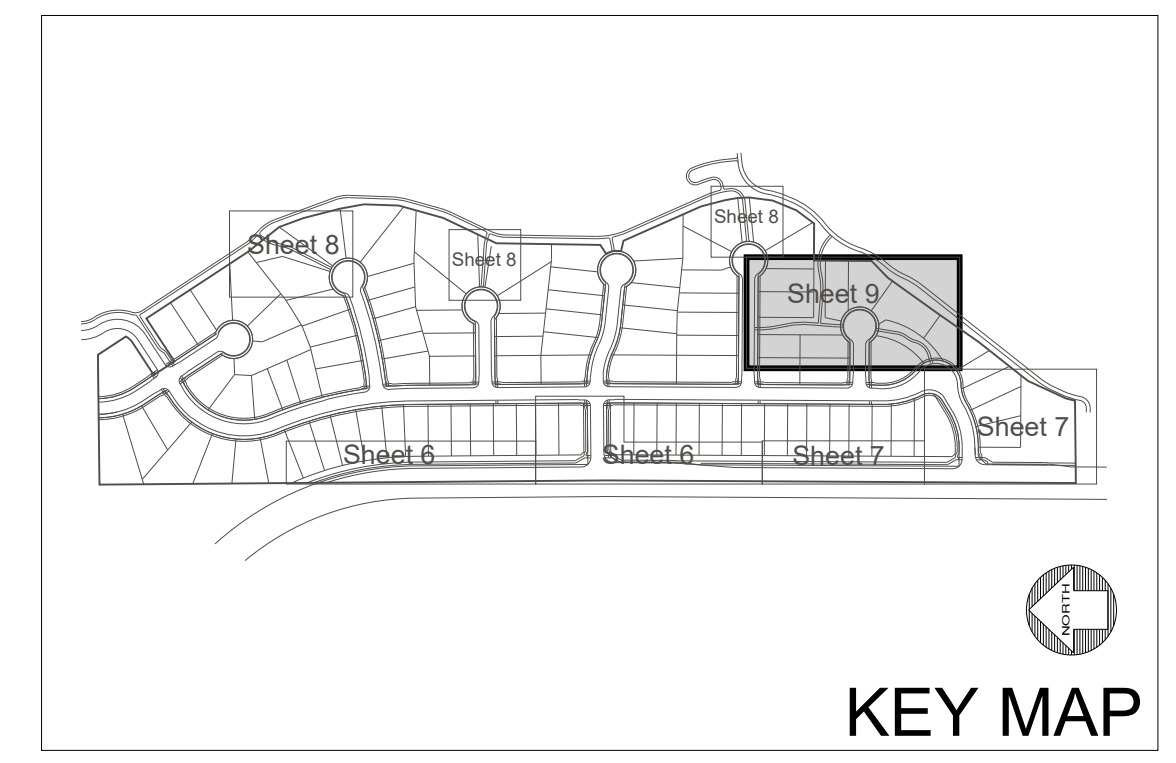
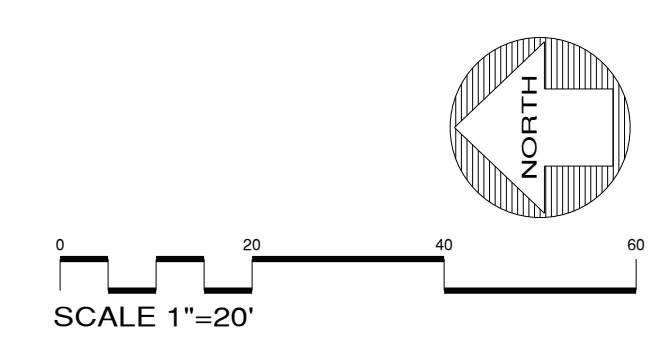
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Tracts G & H

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# GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMENDED FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- ALL PLANTING & PERENNIAL BEDS TO RECEIVE 4" DEPTH SHREDDED BARK MULCH UNLESS OTHERWISE SHOWN ON PLAN. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.)
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- REMOVE DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCAR OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- NEW PLANT MATERIAL MUST COMPLY WITH CURRENT COLORADO NURSERY ACT STANDARDS.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
  - 1" BELOW CURB FOR ALL SEEDED AREAS.
  - 2.5" BELOW CURB FOR ALL SODDED AREAS.
  - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- USE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE).

- CONSTRUCTION INSTRUCTIONS:**  
Prior to Final Acceptance the Contractor must do the following:
- Contact the landscape architect prior to delivery of plant material and ornamental boulders to the job site.
  - Landscape architect to approve plant material and ornamental boulders prior job site delivery. Provide Soil amendment certificates including the amount and type (including purchase order) to be delivered to the job site.
  - Provide cut sheets and/or samples of sod, seed, mulch, aggregate, edgers, pavers and all project amenities as noted/specified per drawing.
  - Failure to provide the above noted items will delay final acceptance from the project landscape architect.
  - Contractor shall follow all concrete standards set by ASTM.

Wolf Ranch Cabbage Native Grass Seed Mix  
Seed Source: Colorado Agri-Feed, Lot #15056  
Mixture/Variety: Pure %  
Smooth Brome 45.4  
Tall Fescue, Fawn 17.98  
Perennial Ryegrass, Champion 17.67  
Crested Wheatgrass, Hycrest 14.93

SOIL AMENDMENTS:	Test No: H1943a				E.C. SALT OR PH TREATMENT	ROTOTILL DEPTH
	CLASS II (M) AMENDMENT	NITROGEN (N)	PHOSPHORUS (P)	OTHER (K)		
GROUND PLANE TREATMENT	3.5 cu yds / 1000sf	3 lb / 1000sf	5 lb / 1000sf	2 lb / 1000sf (K)	N/A	8"
SODDED TURF GRASS	3.5 cu yds / 1000sf	3 lb / 1000sf	5 lb / 1000sf	2 lb / 1000sf (K)	N/A	6"
SEEDED TURF GRASS	3 cu yds / 1000sf	3 lb / 1000sf	5 lb / 1000sf	2 lb / 1000sf (K)	N/A	4-6"
TREES	3.5 cu yds / 1000sf	3 lb / 1000sf	5 lb / 1000sf	2 lb / 1000sf (K)	N/A	4-6"
SHRUBS	3.5 cu yds / 1000sf	3 lb / 1000sf	5 lb / 1000sf	2 lb / 1000sf (K)	N/A	4-6"

\* CONTRACTOR TO PROVIDE SOIL AMENDMENTS/PROOF OF PAYMENT AT TIME OF FINAL AFFIDAVIT OR THE PROJECT WILL NOT BE APPROVED.  
\* USE CLASS I COMPOST AMENDMENTS IF SALT ISSUES EXIST  
\* APPLY ADDITIONAL FERTILIZER ONLY IF SALT LEVELS ARE LOW.  
\* USE SLOW RELEASE FERTILIZERS FOR SANDY SOILS.

IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.

**SEED APPLICATION RATES:**

APPLICATION RATES:	IRRIGATED	NON-IRRIGATED	OTHER NOTES	EROSION CONTROL (4:1 slopes and greater)
NATIVE SEED MIX	25 BLK #/ACRE	55 BLK #/ACRE		SOIL GUARD
USE PURE LIVE SEED OR EQUAL				

**NOTE:**  
An Irrigation Plan must be submitted for review and approval prior to the issuance of the first building permit.

- IRRIGATION NOTE: IRRIGATION:**  
(Proposed to be a potable system with bypass connection for future non-potable source)  
An irrigation system plan will be provided.
- Sod and Seed shall be irrigated with pop-up and rotor spray heads.
  - Trees shall be irrigated with a point-source drip system.
  - Shrubs shall be irrigated with a point-source drip system.
  - Perennial beds shall be irrigated with a point-source drip system.
  - Rain sensor shall be installed.

# LANDSCAPE PLANT SCHEDULE

QUANTITY	ABBREVIATION	BOTANICAL NAME	COMMON NAME	APPENDIX B KEY	MATURE WIDTH	PLANTING SIZE	NOTES
<b>Trees</b>							
12	Acfr	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	S	35'-40'	2.5" Cal.	B&B
6	Gltr	Gleditsia triacanthos 'Inermis Shademaster'	Shademaster Honeylocust	45A	30'-40'	2" Cal.	B&B
6	Mara	Malus hybrid 'Radiant'	Radiant Crab	4675	15'-20'	2" Cal.	B&B
9	Masn	Malus hybrid 'Spring Snow Crab'	Spring Snow Crab	4675	20'-25'	2" Cal.	B&B
14	Qubi	Quercus bicolor	Swamp White Oak	45	40'-50'	2.5" Cal.	B&B
12	Syrd	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac 'Ivory Silk'	45	10'-15'	2" Cal.	B&B
17	Pied	Pinus edulis	Pinon Pine	1256D	12'-15'	6'-12"+	B&B
6	Pini	Pinus nigra	Austrian Pine	25678A	25'-35'	6'-12"	B&B
4	Pipo	Pinus ponderosa	Ponderosa Pine	2678D	20'-30'	6'-12"	B&B
15	Pipubk	Picea pungens 'Bakeri'	Bakeri Spruce	678DA	10'-15'	6'-12"+	B&B
<b>Percent Signature Trees (60% Minimum Permitted)</b>				Total Number of Trees: 101			
				Signature Trees: 89 = 88% Signature Trees			
<b>Shrubs</b>							
28	Acgi	Acer ginnala 'Flame'	Amur Maple	457A	15'-20'	Multi-stem	B&B
13	Acta	Acer tataricum 'Garann'	Tatarian Maple 'Hot Wings'	457A	15'-18'	Multi-stem	B&B
12	Amay	Amelanchier x 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4578S	15'-20'	Multi-stem	B&B
50	Beth	Berberis thunbergii 'Atropurpurea Nana'	Crimson Pygmy Dwarf Japanese Barberry	45A	2'-3'	5 gal.	Cont.
68	Cacl	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	1235A	2'-3'	5 gal.	Cont.
48	Coce	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	457A	4'-6'	5 gal.	Cont.
48	Peat	Potentialia atriplicifolia	Russian Sage	12D	3'-4'	5 gal.	Cont.
27	Pofgr	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	4567S	3'-4'	5 gal.	Cont.
13	Pofpr	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	4567S	2'-3'	5 gal.	Cont.
7	Saca	Sambucus canadensis	Elderberry	47S	8'-12'	5 gal.	Cont.
148	Spbu	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	SA	2'-3'	5 gal.	Cont.
25	Vitr	Viburnum trilobum 'Bailey compactum'	American Compact Viburnum	47A	4'-5'	5 gal.	Cont.
2	Jucha	Juniperus chinensis 'Armstrongii'	Armstrong Juniper	DA	4'-5'	5 gal.	Cont.
146	Juhoh	Juniperus horizontalis 'Hughes'	Hughes Juniper	2568A	4'-6'	5 gal.	Cont.
45	Jusab	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	568A	4'-6'	5 gal.	Cont.
<b>Percent Signature Shrubs (60% Minimum Permitted)</b>				Total Number of Shrubs: 680			
				Signature Shrubs: 530 = 78% Signature Shrubs			
<b>Grasses</b>							
257	Caac	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	A	2'	5 gal.	Cont.
33	Misiv	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	DA	3'-5'	5 gal.	Cont.

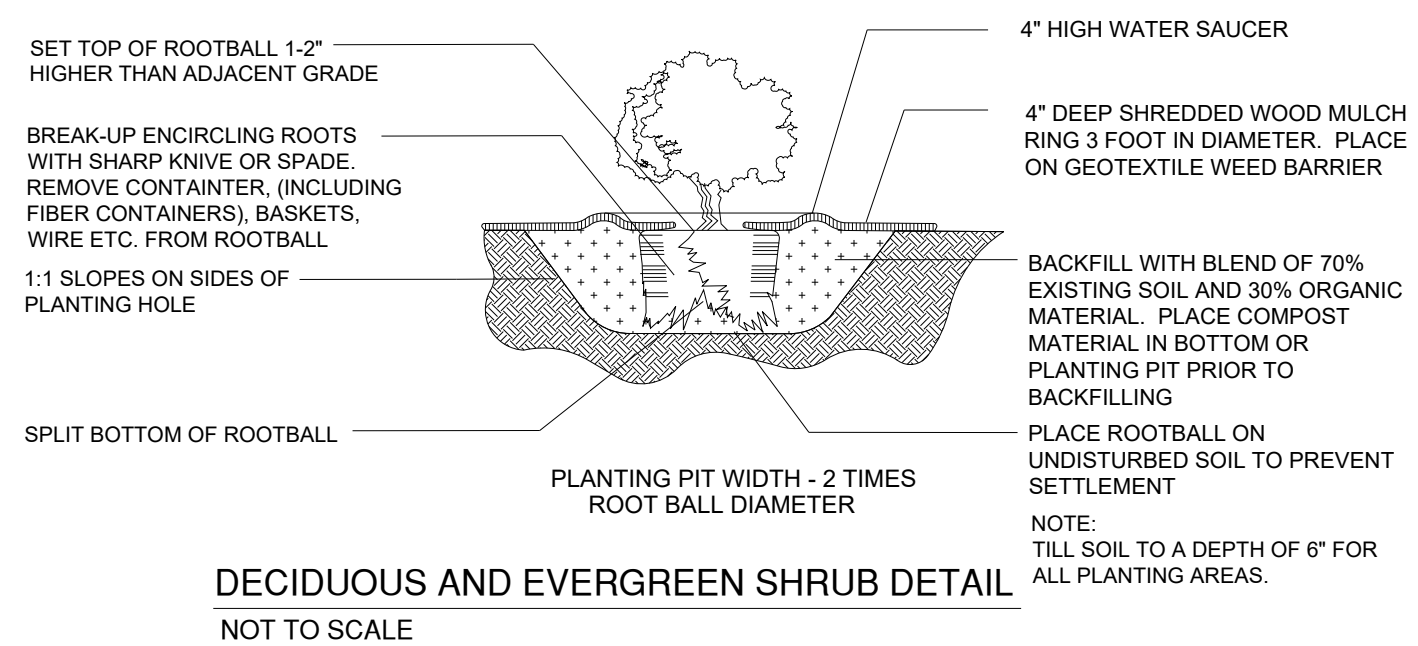
# SITE CATEGORY REQUIREMENTS

LANDSCAPE SETBACKS OR DOUBLE-FRONTED LOT STREETSCAPES

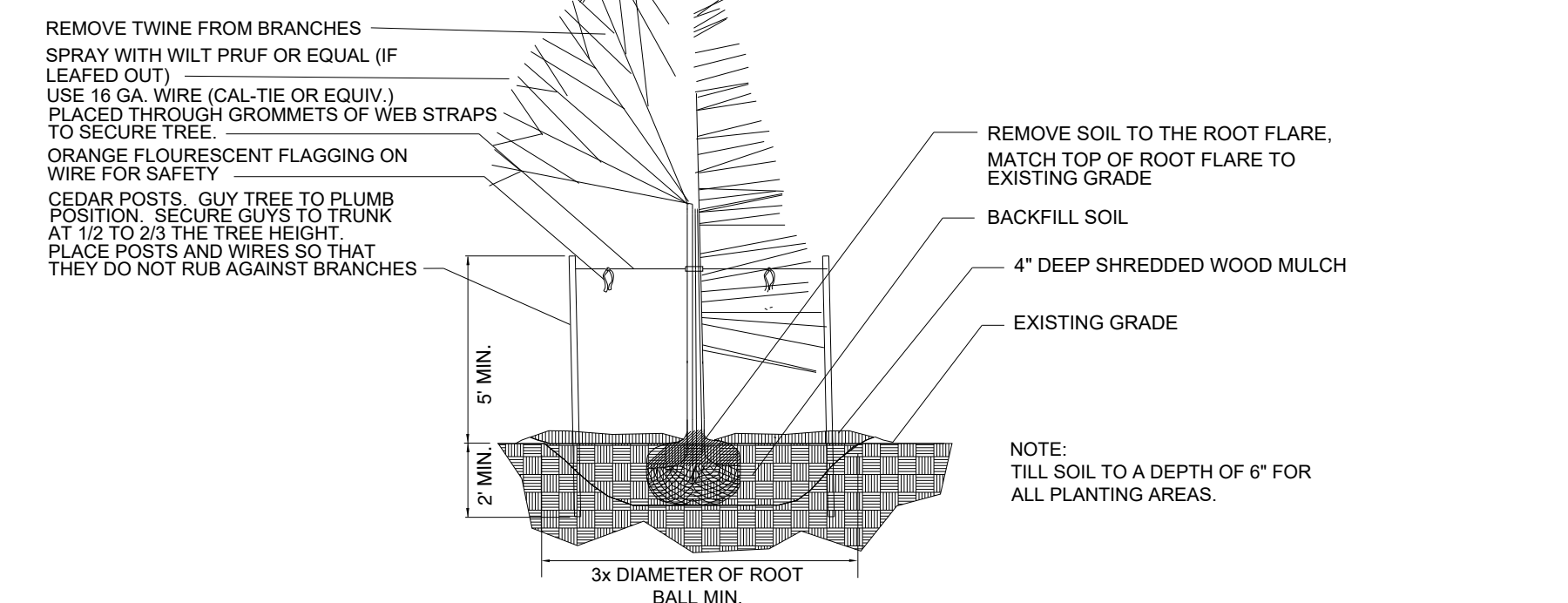
Street Name	Street Classification	Setback Width Req. / Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req. / Prov.	Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbrev. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
Tutt Boulevard	Minor Arterial	10'/25'	1682 LF	1/25'	67/67	n/a	n/a	n/a	75% / 100%

TOTAL SOD AREA:	2,402 SF
TOTAL NATIVE SEED AREA:	87,899 SF
TOTAL ROCK MULCH AREA:	17,711 SF

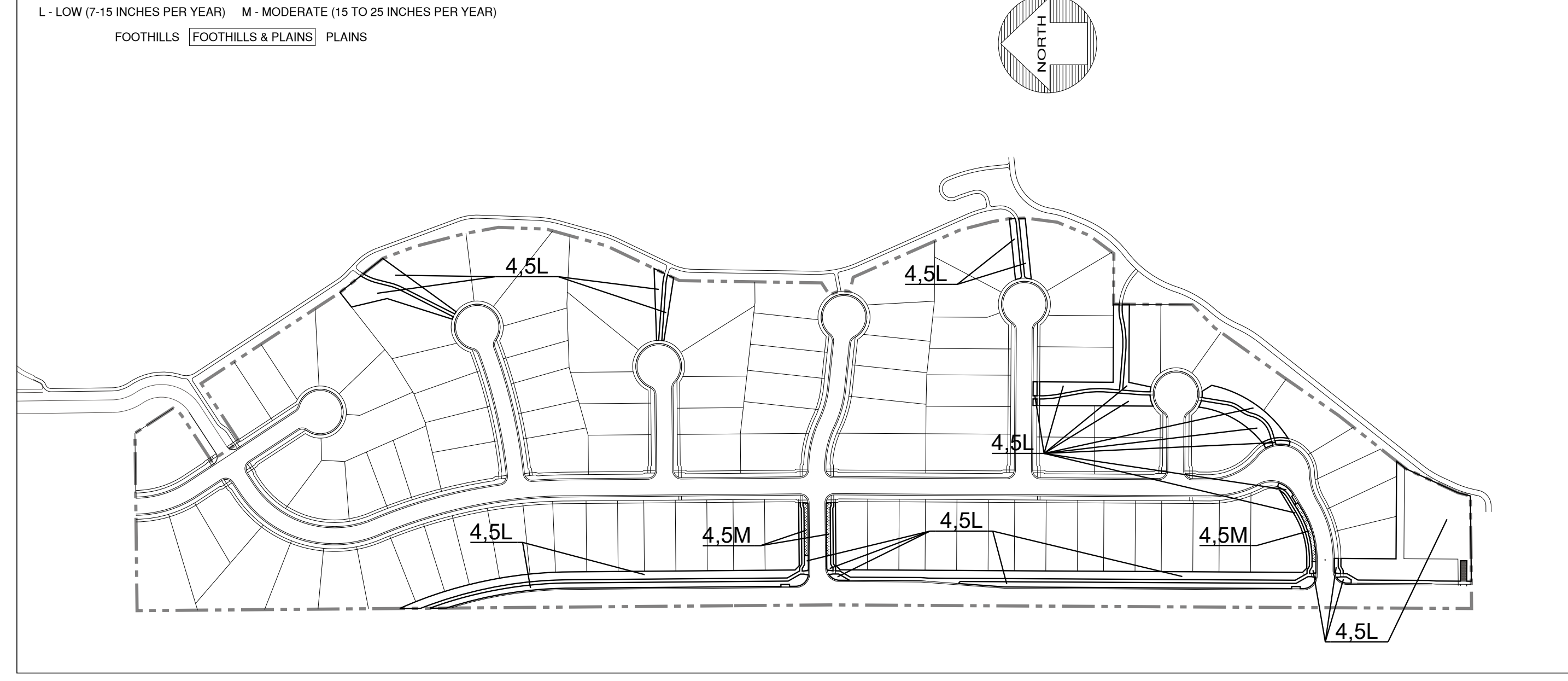


- Placement Notes:**  
Set shrub plumb. Space plants, and place for best effect.
- Pruning Notes:**  
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.
- PROVIDE EROSION CONTROL ON ALL SLOPES 4:1 OR GREATER
- PROVIDE ORGANIC MULCH RING AROUND TREES AND SHRUBS WITHIN ROCK, SOD, AND SEED AREAS



- NOTES (PERTAINING TO BOTH DECIDUOUS AND CONIFEROUS TREES):**
- DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
  - THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
  - CUT BOTTOM OF BASKET/REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDES OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK, AND BACKFILL.
  - PREPARE BACKFILL: 10 COMPOST-TYPE MIX WITH 20 TOPSOIL. REMOVE ANY DEBRIS FROM TOPSOIL BACKFILL AND SOAK BACKFILL IMMEDIATELY AFTER PLANTING.
  - USE HYDRATED SYNTHETIC POLYMER UNLESS AND AROUND PLANTS IN NATIVE AREAS ONLY.
  - ALL TREE STAKING MATERIALS TO BE REMOVED ONE (1) YEAR AFTER PLANTING.
- DECIDUOUS & EVERGREEN STAKING AND PLANTING DETAIL**  
NOT TO SCALE

# SCHEMATIC LANDSCAPE DIAGRAM OF PLANT COMMUNITIES AND HYDROZONES:



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