

LEGAL DESCRIPTION:

A tract of land located in a portion of the Northeast quarter (NE1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 22, Enclave III at Wolf Ranch Filing No. 1 as recorded at Reception No. of the records of said El Paso County; thence N00°06'08"W on the East line of said Enclave III at Wolf Ranch Filing No. 1, the basis of bearings used herein, a distance of 602.00 feet to the Northeast corner of Lot 16 of said Enclave III at Wolf Ranch Filing No. 1, the following six (6) courses are on the Northerly line of said Enclave III at Wolf Ranch Filing No. 1; thence: 1) S89°53'52"W, a distance of 197.64 feet; 2) S83°57'59"W a distance of 118.06 feet; 3) S81°29'17"W a distance of 107.33 feet; 4) S75°14'47"W, a distance of 107.33 feet; 5) S73°09'57"W a distance of 217.39 feet; 6) thence S76°56'33"W a distance of 39.67 feet to the Northeast corner of Lot 4 of said Enclave III at Wolf Ranch Filing No. 1; thence N44°44'44"W a distance of 133.24 feet; thence N14°55'47"W a distance of 156.11 feet; thence N40°06'42"E a distance of 152.03 feet; thence N39°12'12"W a distance of 112.65 feet; thence N33°46'30"W a distance of 59.52 feet; thence N01°20'05"W a distance of 81.02 feet; thence N13°49'43"E a distance of 69.34 feet; thence N48°07'49"E a distance of 79.13 feet; thence N22°18'02"E a distance of 82.78 feet; thence N00°46'27"W a distance of 157.01 feet; thence N15°30'01"E a distance of 178.27 feet; thence N03°30'31"E a distance of 89.00 feet to a point on a curve, from which a radial line bears S03°30'31"W; thence on a curve to the right having a central angle of 04°50'59", a radius of 833.50 feet for an arc distance of 70.55 feet, whose chord bears S84°03'59"E; thence N08°21'31"E a distance of 68.65 feet to the Northeasterly line of the gas line easement recorded in Book 1623 at Page 606 of the records of said El Paso County; thence S69°58'11"E on said Northeasterly line, a distance of 838.20 feet; thence N89°56'37"E a distance of 150.41 feet; thence N44°54'26"E a distance of 38.62 feet; thence N89°56'37"E a distance of 55.00 feet to the West right-of-way line of Black Forest Road as described in Road Book A at Page 78 of the records of said El Paso County; thence S00°03'23"E on said West right-of-way line, a distance of 1468.42 feet to the Northeast corner of Wolf Ranch East Filing No. 5 as recorded at Reception No. of the records of said El Paso County; thence S89°53'52"W on the Northerly line of said Wolf Ranch East Filing No. 5, a distance of 344.59 feet to the POINT OF BEGINNING and containing 31.955 acres of land, more or less.

GENERAL NOTES:

1. The development will be comprised of single family detached residential units with all units on fee simple lots.
- A 2-3 year approximate build out is anticipated.
- All streets within this development are public and will be dedicated to the City of Colorado Springs for ownership and maintenance.
- 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 without stabilization.
- Front-yard slopes not to exceed 3:1 without retaining walls.
- 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 trails within all tracts.
- Public improvement easements or tracts 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.
- The neighborhood trails as shown on the plan will be constructed by the developer and maintained by the Old Ranch Metropolitan District. The trails will be constructed at the time of the phased construction of this subdivision. The land that the trails are shown on belongs to the developer and that property will be platted and deeded to the Old Ranch Metropolitan District.
- According to FEMA Map 08041C0529G, effective date 12/7/2018, no portion of this development is located within a designated floodplain.
- All lot landscaping and irrigation, including landscape materials in adjacent R.O.W.'s will be maintained by the lot owner.
- No significant natural features exist on this property.
- A 3-foot clear space shall be maintained around the circumference of fire hydrants as indicated: (2015 IFC §507.5.5)
- Street Signs: Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles. (2015 IFC §501.4)
- All street name signs/permanent signs will meet MUTCD & Traffic Engineering design standards and be installed by the developer.
- The landscaping and irrigation system included in the R.O.W. adjacent to the double frontage streetscape tracts along the south side of Forestgate Drive will be installed by the developer and maintained by the Wolf Ranch Homeowners Association. Landscaping and irrigation systems included in the R.O.W. adjacent to the Gas Easement tract along the north side of Forestgate Drive will be installed by the developer and maintained by the Old Ranch Metropolitan District. (See Tract Table on this sheet for further reference.)
- The Storm Water Detention and Water Quality for this subdivision will be located in Pond F-28 and Pond H.
- Type 1 curb will be used at any location where driveway access is not needed. For example side yard, parks, tracts, and back of lots.
- The parcels within this development are subject to the covenants, conditions, and restrictions of the Wolf Ranch Homeowners Association.
- This subdivision is in the Upper Cottonwood Creek Four (UCC-4) Metropolitan Districts.

Tract Table				
Tract	General Purpose	Use	Ownership	Maintenance
Filing No. 6				
A and B	Double Frontage Streetscape	Public improvements, open space, public utilities, community trails and sidewalks, landscaping, irrigation, fencing, signage and site furnishings.	Old Ranch Metropolitan District	Old Ranch Metropolitan District
Filing No. 7				
A	Double Frontage Streetscape	Public improvements, open space, public utilities, community trails and sidewalks, landscaping, irrigation, fencing, signage and site furnishings.	Old Ranch Metropolitan District	Old Ranch Metropolitan District
B	Double Frontage Streetscape	Public improvements, open space, public utilities, community trails and sidewalks, landscaping, irrigation, fencing, signage and site furnishings.	Wolf Ranch Homeowners Association	Wolf Ranch Homeowners Association
C and D	Open space, and public drainage	Public improvement, open space, public drainage, sidewalks, community trails, landscaping, irrigation, fencing.	Old Ranch Metropolitan District	Old Ranch Metropolitan District
E	Open space, public drainage, public utilities.	Public improvements, open space, public drainage, public utilities, sidewalks, community trails, landscaping, irrigation, fencing.	Old Ranch Metropolitan District	Old Ranch Metropolitan District

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.

LAND USE DATA:

Existing Zone

Master Plan

Planning Area

Drainage Basin

Tax Number

Subdivision Plat:

PUD (CPC PUZ 04-00047) Ordinance No. 05-39

Wolf Ranch Master Plan (CPC MP 05-00080-A7MJ19)

Planning Area "B" Low to Medium Density Residential

Cottonwood Creek

52000-00-425, 52000-00-542

Revel at Wolf Ranch Filing Nos. 6 & 7

Total Acres	31.95 Ac.
Street R.O.W.	7.35 Ac.
Open Space and Landscape Tracts	3.16 Ac.
Lots	21.44 Ac.

Total Number of Lots	103 lots
Gross Density	3.2 DU/Ac

LOT DATA:

Minimum Lot Size Allowed by Zone	6,000 Sq. Ft.
Average Lot Size	9,065 Sq. Ft.
Expected Home Size (Range):	2000 - 7000 Sq.Ft.
Maximum Building Height:	30 ft.

PARKING ALLOCATION: 2 spaces per unit minimum required

Garage - 2 Spaces

On-street Parking Allowed Both Sides

MINIMUM SETBACKS: (see Lot Typical on This Sheet)
(All dimensions shown are to Property Line / ROW, unless otherwise noted.)
Front: 15' to building for lots fronting residential streets,
15' to side of structure when adjacent to residential street on corner lots;

- Minimum 20' to be maintained from garage doors to back of walk in all cases:
- 25' to garage front from property line / ROW for lots with detached sidewalks
 - 20' to garage front from property line / ROW for lots with attached sidewalks

Side: 5' on internal lots;
5' to side of structure when adjacent to tracts on corner lots.

Rear: 20'

Minimum lot width:	50' as measured at and parallel to the front building line
Minimum corner lot width:	60' as measured at and parallel to the front building line
Minimum street frontage (except flag stems):	30'
Minimum street frontage for flag stems:	20'
Lot Coverage:	45%

Lot Coverage by Driveway: Zoning Code Section 7.4.206 E.2.a.(1)(2) Lot coverage of front setback by driveways is not applicable to this PUD. There is no maximum coverage limitations on driveways in this PUD.

ADA Standard Note:

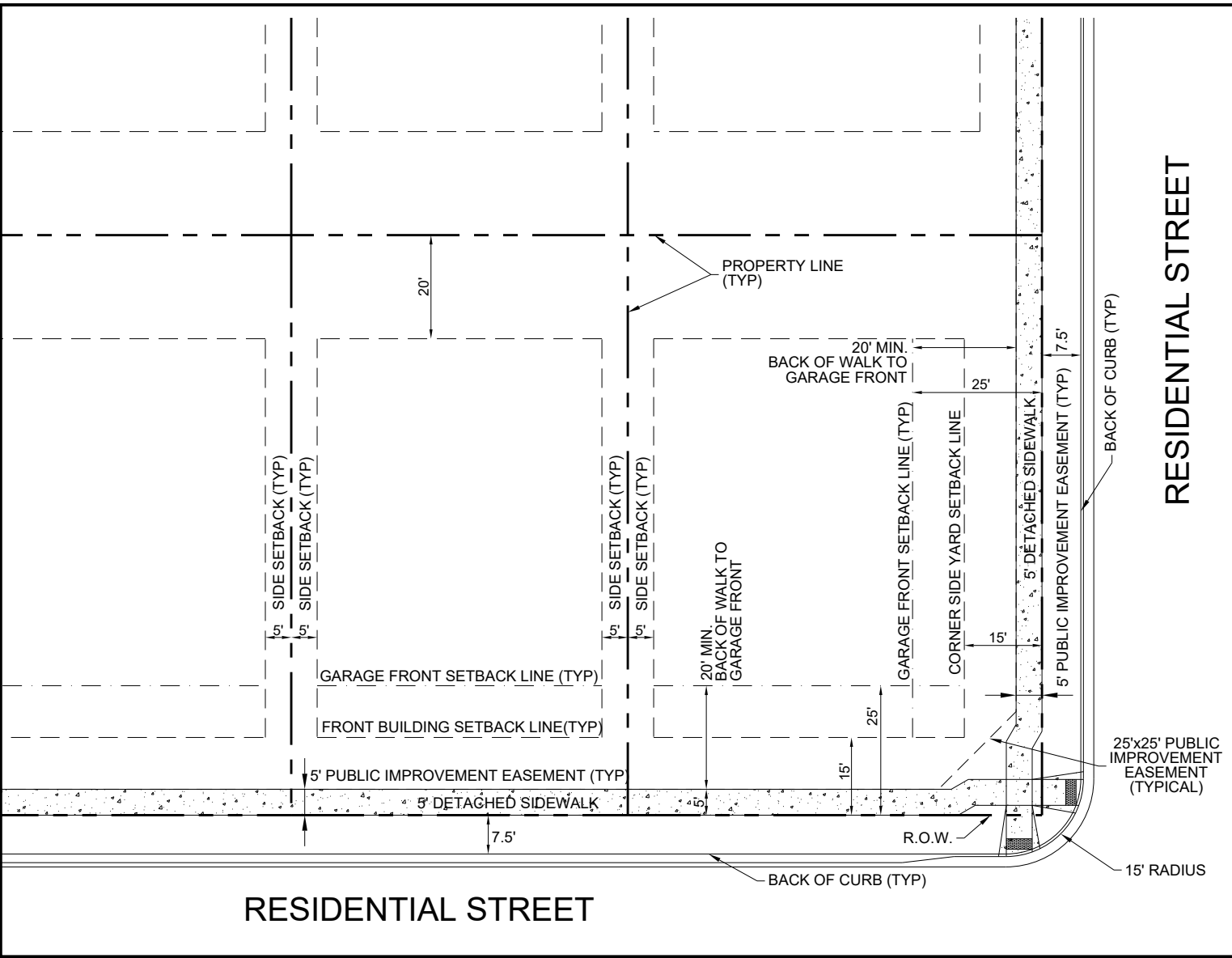
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

Fence Notes:

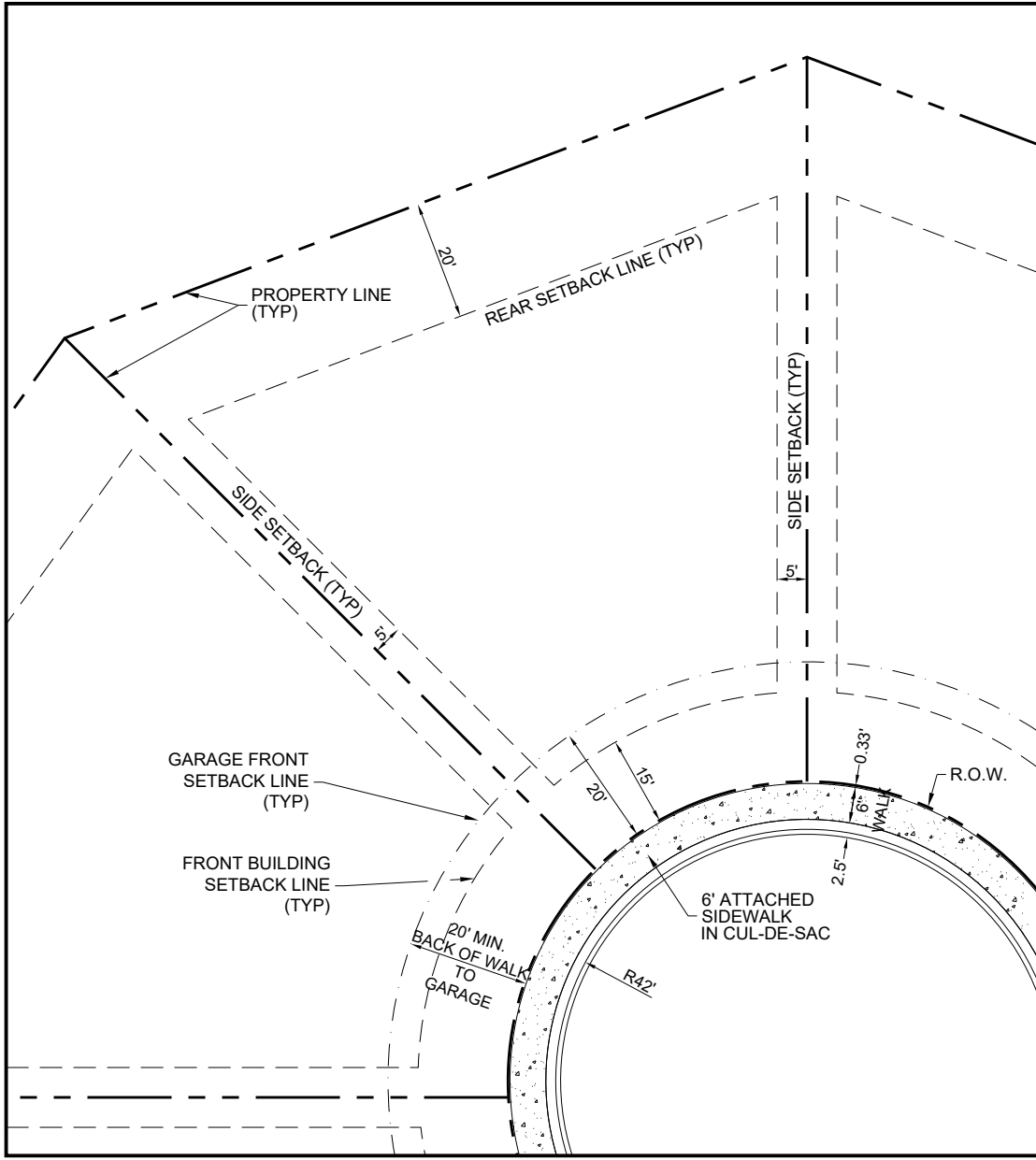
The three rail woodcrete fence as shown on the plans and detailed on sheet 7 is optional and if constructed, will be built by the developer or future homeowner. Maintenance of the fence will be by the Old Ranch Metropolitan District if constructed by the developer or by the homeowner if constructed by the homeowner.

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- 4 of 12
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- 12 of 12
- DEVELOPMENT PLAN COVER SHEET
- DEVELOPMENT PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN
- PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN
- FINAL LANDSCAPE PLAN
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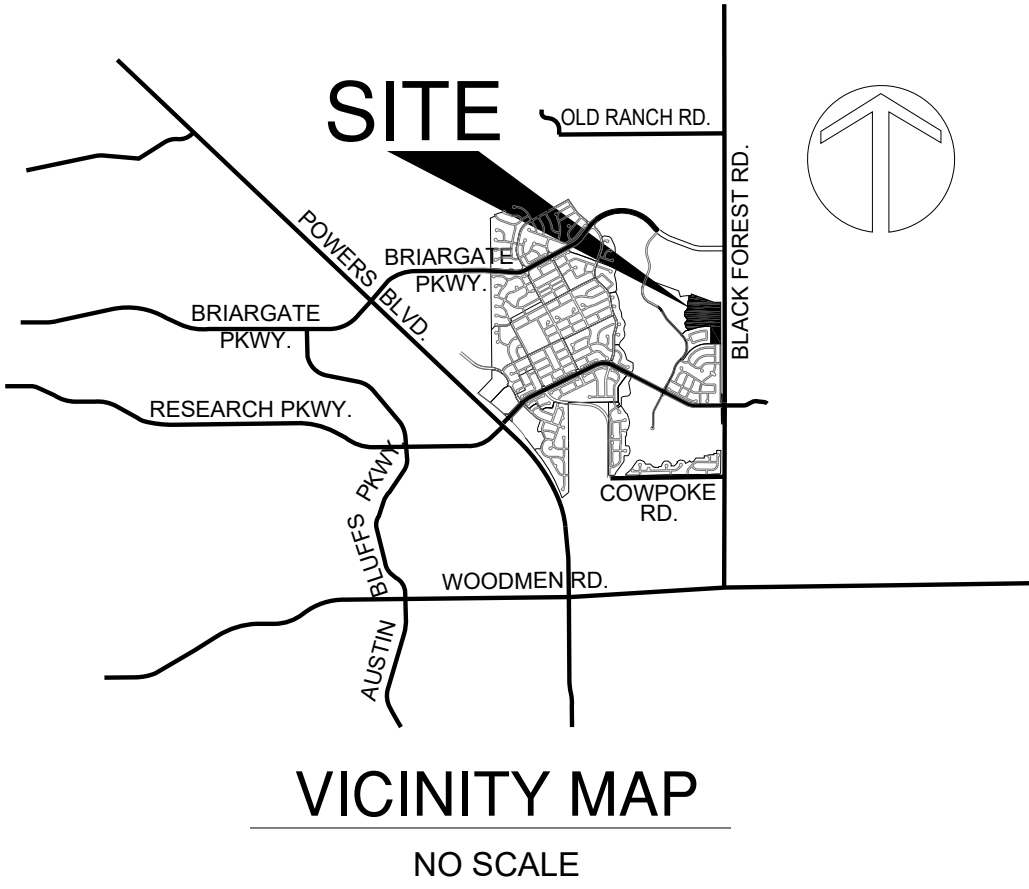
TYPICAL STANDARD LOT CONCEPT



TYPICAL CUL-DE-SAC LOT CONCEPT

LOT TYPICAL NOTES:

- ALL DIMENSIONS SHOWN ARE TO PROPERTY LINE / ROW, UNLESS OTHERWISE NOTED.
- MINIMUM 20' TO BE MAINTAINED FROM GARAGE DOORS TO BACK OF WALK IN ALL CASES.
- SEE SHEET 2 FOR ANY ADDITIONAL SETBACK RESTRICTIONS DUE TO LINE-OF-SIGHT VISIBILITY



VICINITY MAP

NO SCALE

Subdivision Plat:
Revel at Wolf Ranch Filing Nos. 6 & 7



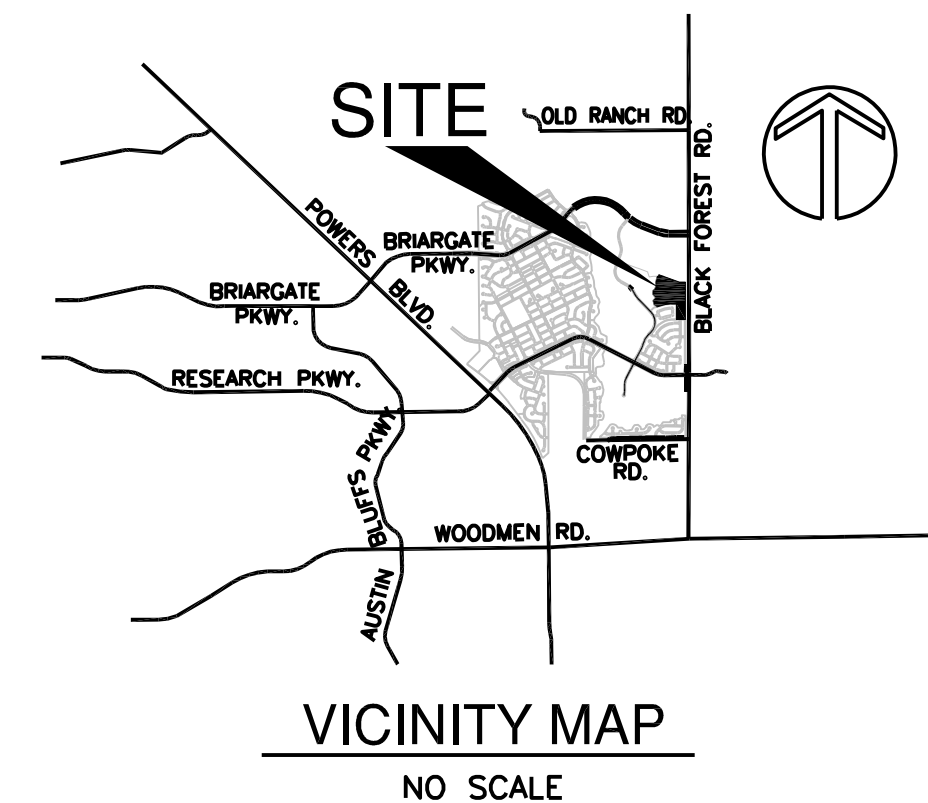
Revel II A at Wolf Ranch
Development Plan

COLORADO SPRINGS, COLORADO

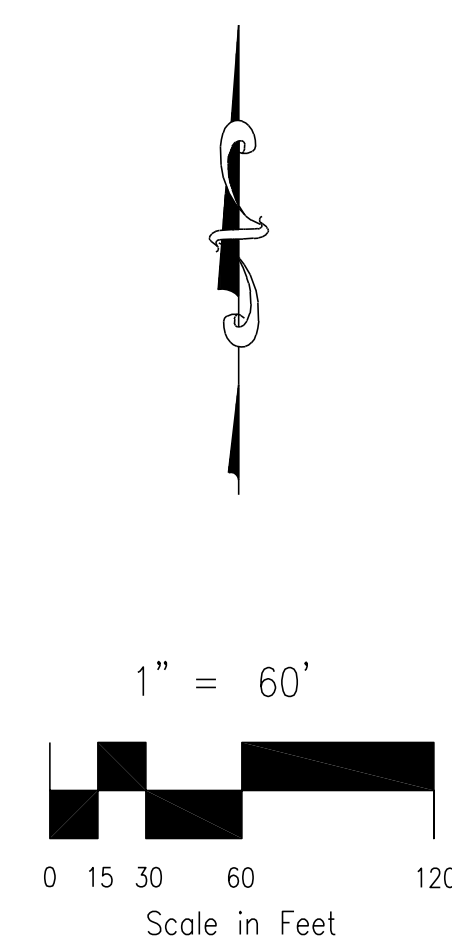
Prepared For:
Norwood Development Group
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600

Prepared By:
NDA
NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 512
Colorado Springs, CO 80903
(719) 475-2406

PREPARATION: 02-01-21
REVISED:
CITY FILE NO.: AR PUD 21-




- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR



SHEET 3 OF 12

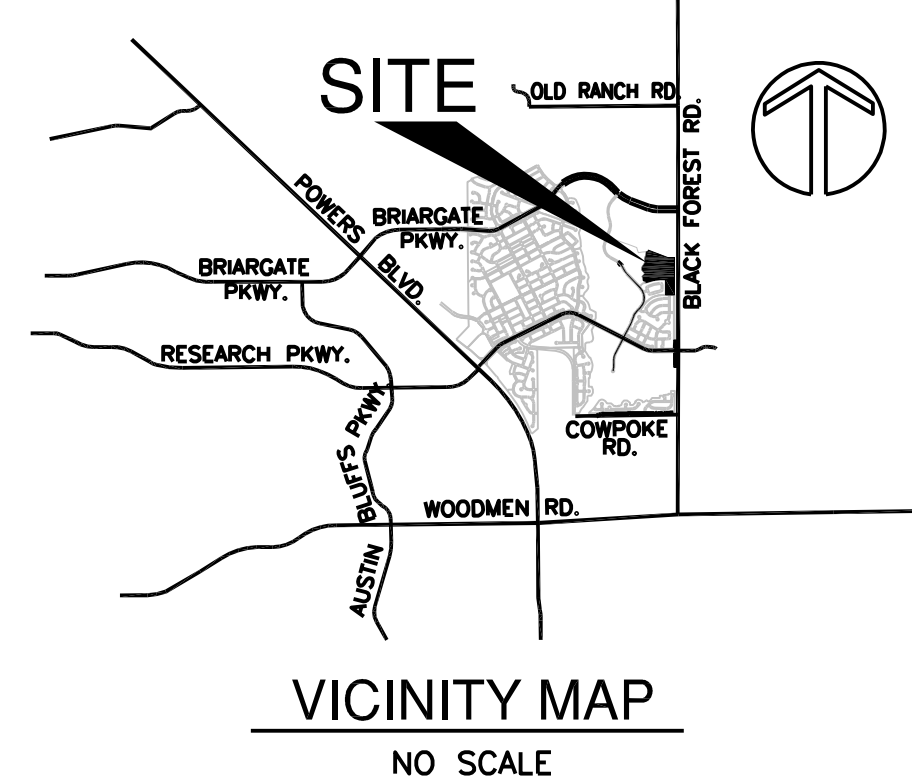
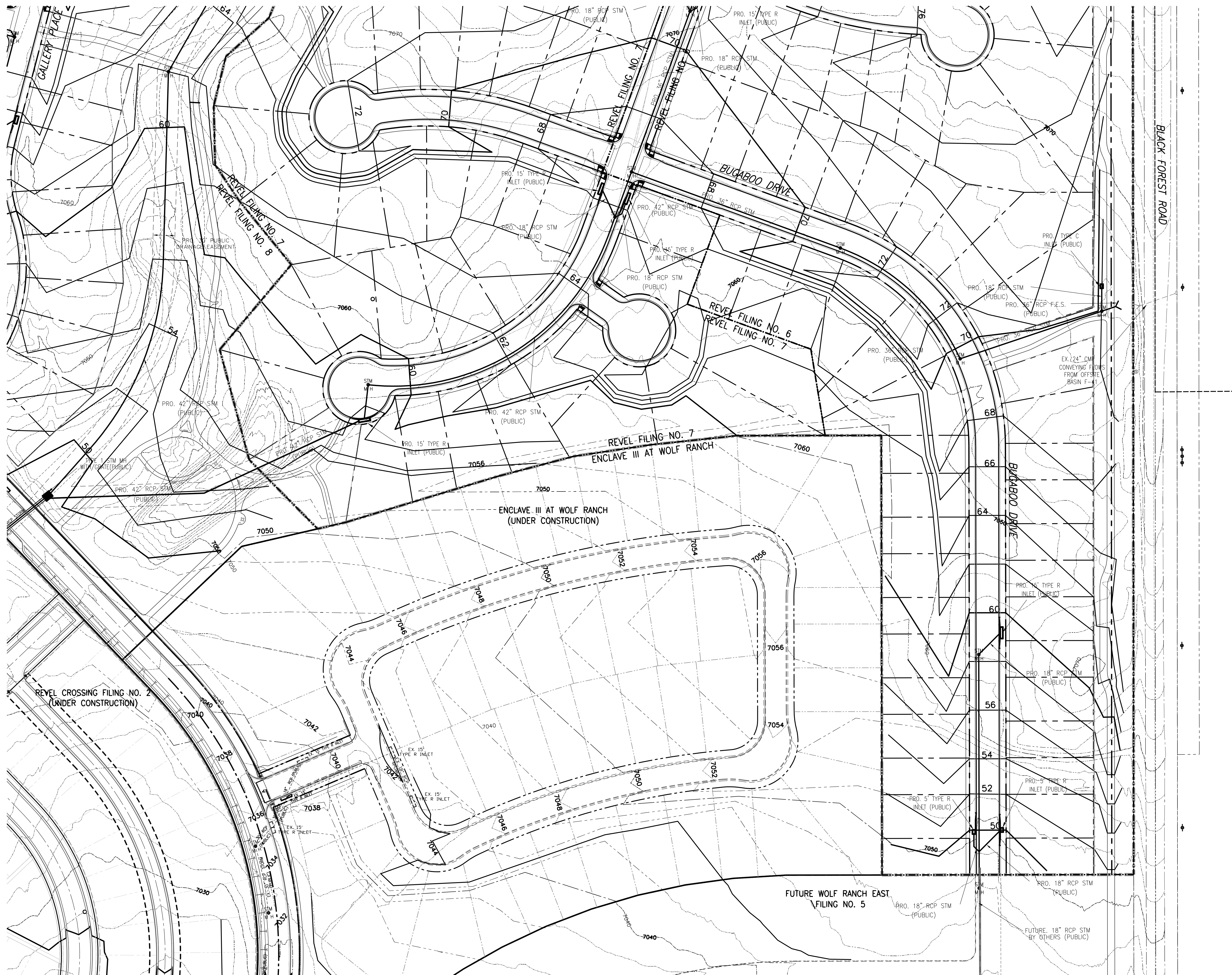
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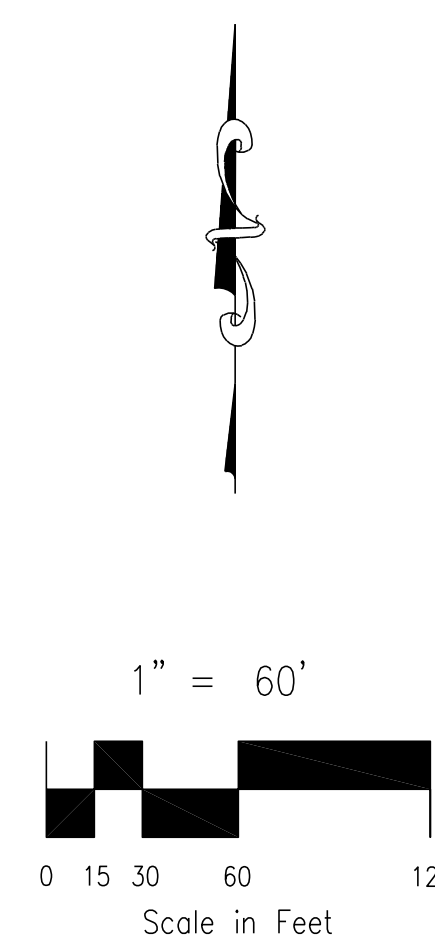
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COLORADO SPRINGS, CO 80909
(719) 475-2575 • FAX (719) 475-9223

REVEL AT WOLF RANCH PHASE II A (REVEL FILINGS 6 AND 7)
TITLE : PRELIMINARY GRADING PLAN

SCALE : 1"=60'	DRAWN BY : KDR	20-017 JOB NO.
DATE : 2/1/21	CHECKED BY : KDR	



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR



SHEET 4 OF 12

FILE: 20017\20017BAS3.DWG 2/1/21

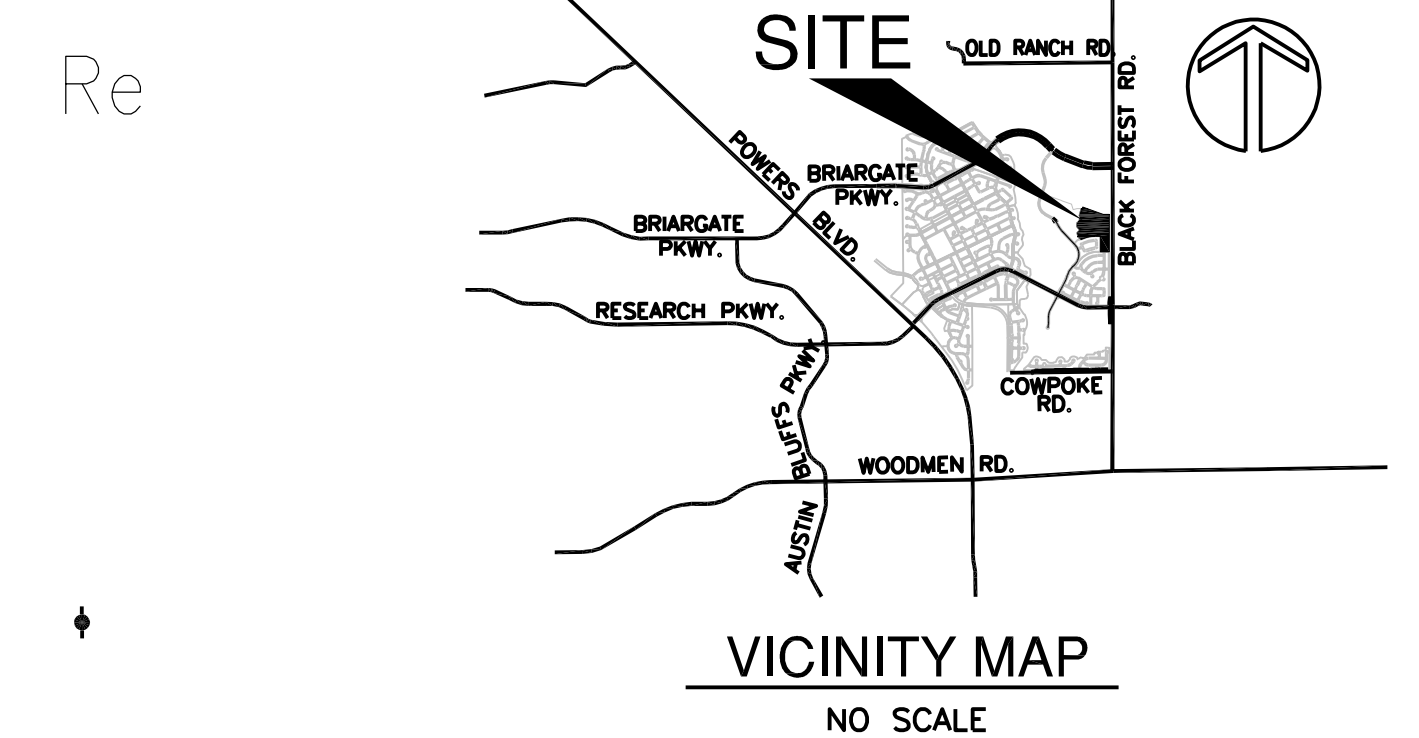
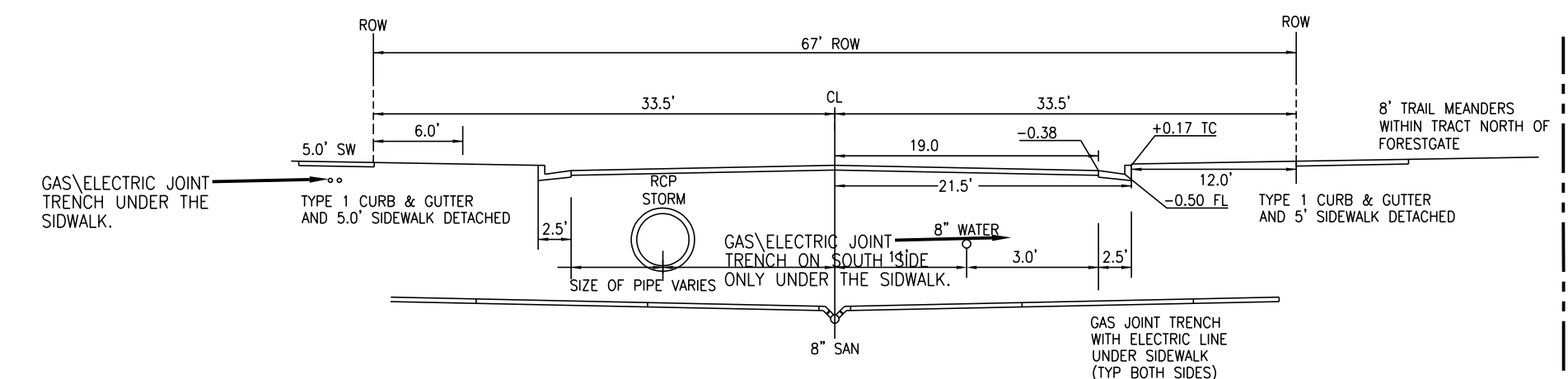
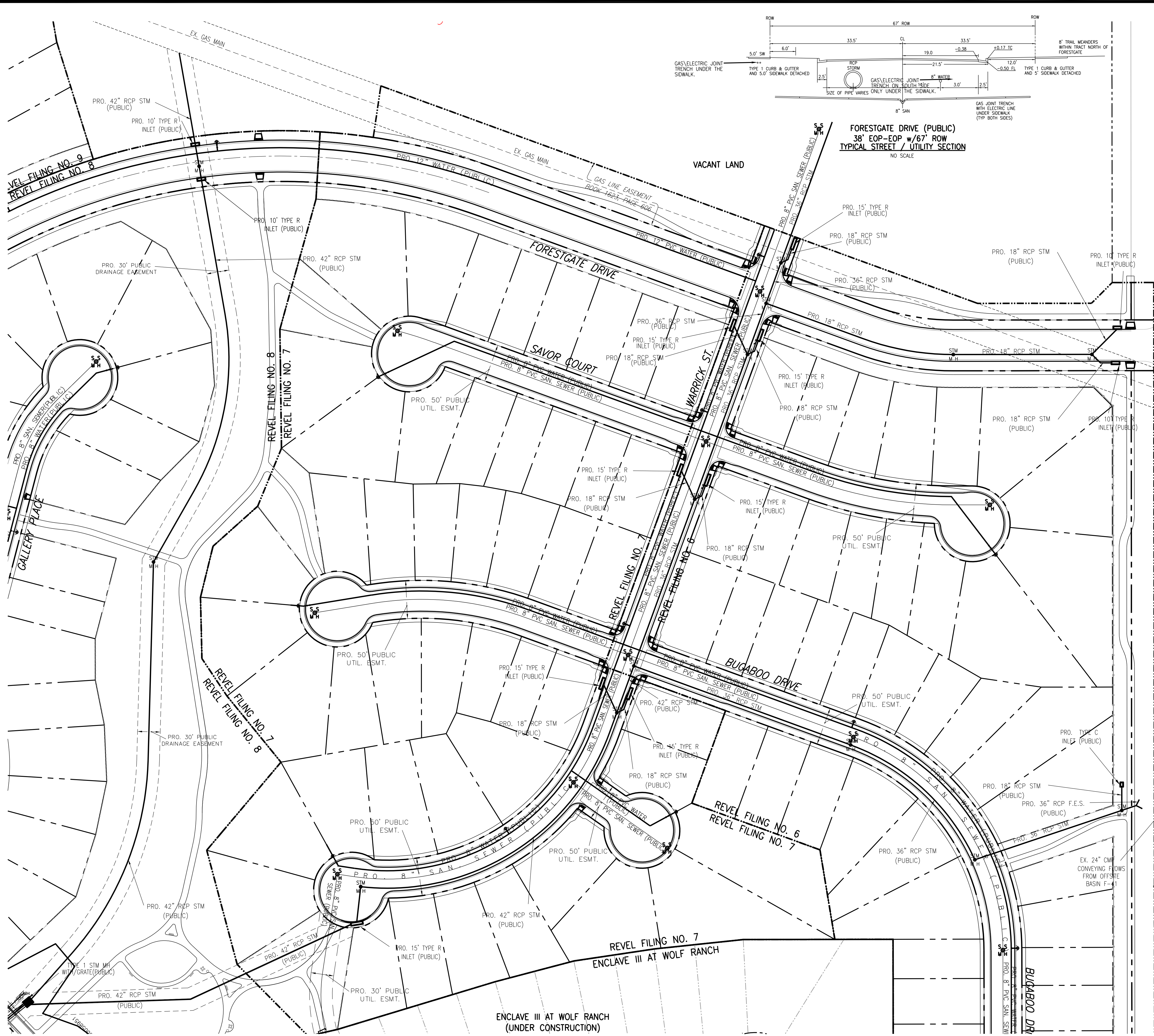
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REVEL AT WOLF RANCH PHASE II (REVEL FILINGS 6 AND 7)
PRELIMINARY GRADING PLAN

TITLE :
SCALE : 1"=60'
DATE : 2/1/21

DRAWN BY : KDR
CHECKED BY : KDR

20-017
JOB NO.

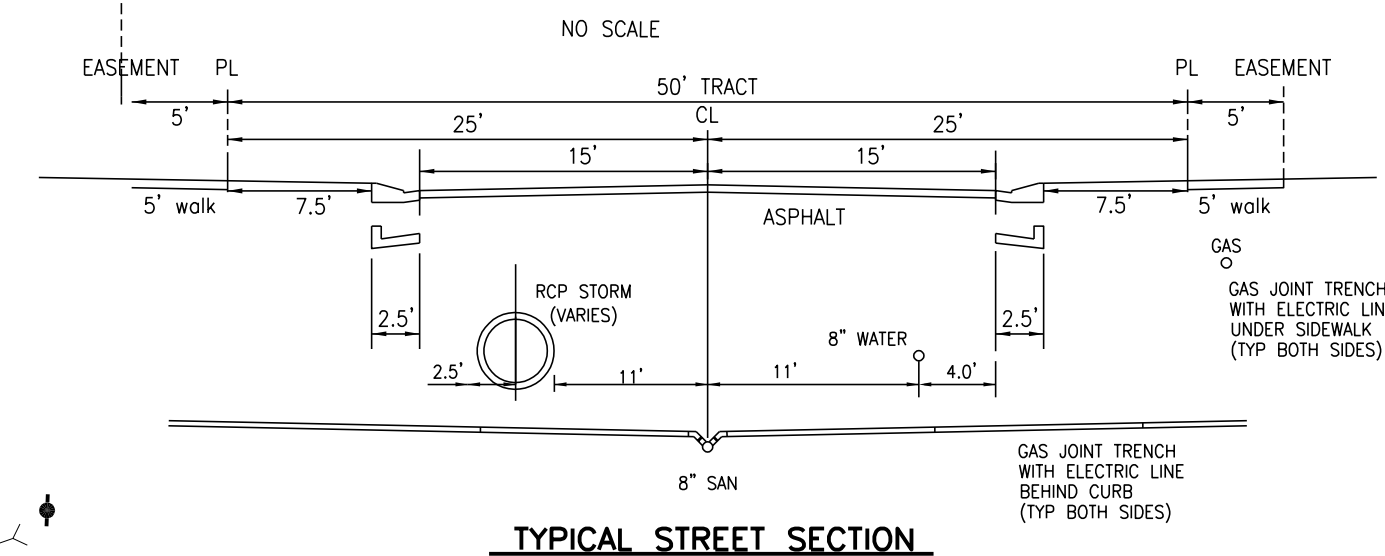


General Notes for Preliminary Utility Plans

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

1. 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.
2. 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 accordance 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.
3. 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.
4. 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.
5. 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.
6. Owner shall dedicate by plat 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.
7. 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).
8. 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.
9. 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 668-4885 or South 668-5564).
10. 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.
11. 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 accordance with the then-current tariffs, rates and policies of Springs Utilities.

LEGEND	
PROPOSED	EXISTING
WATER	WATER
SAN	SAN
GAS	GAS
UNDERGROUND ELECTRIC	ELEC
STORM SEWER	STORM
FIRE HYDRANT	VALVE
MANHOLE	MANHOLE



TYPICAL STREET SECTION

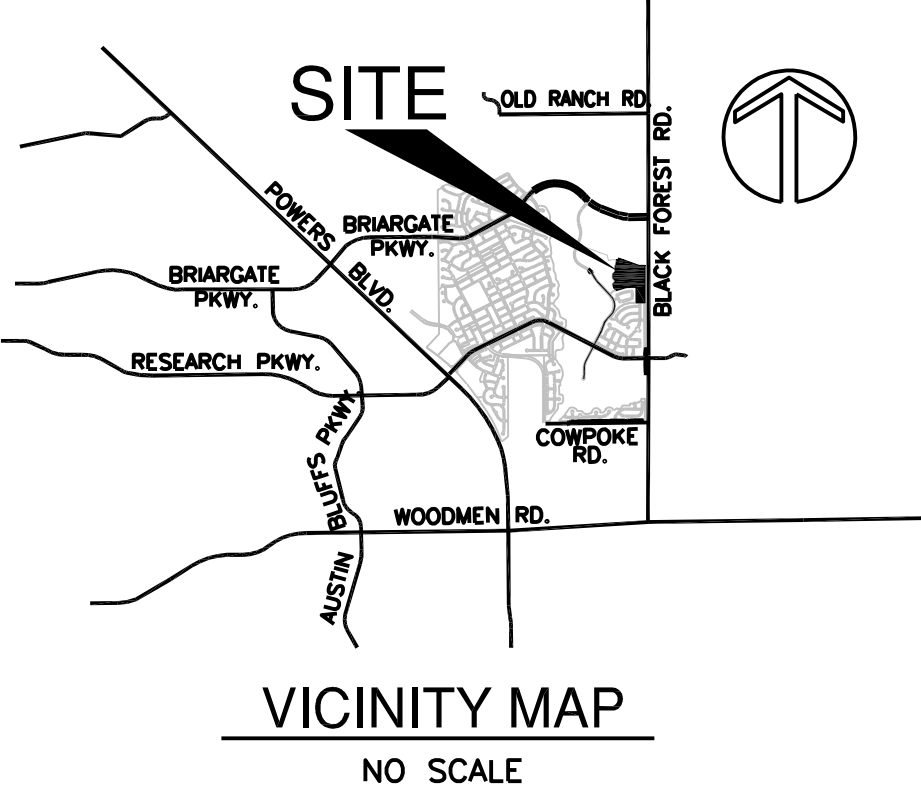
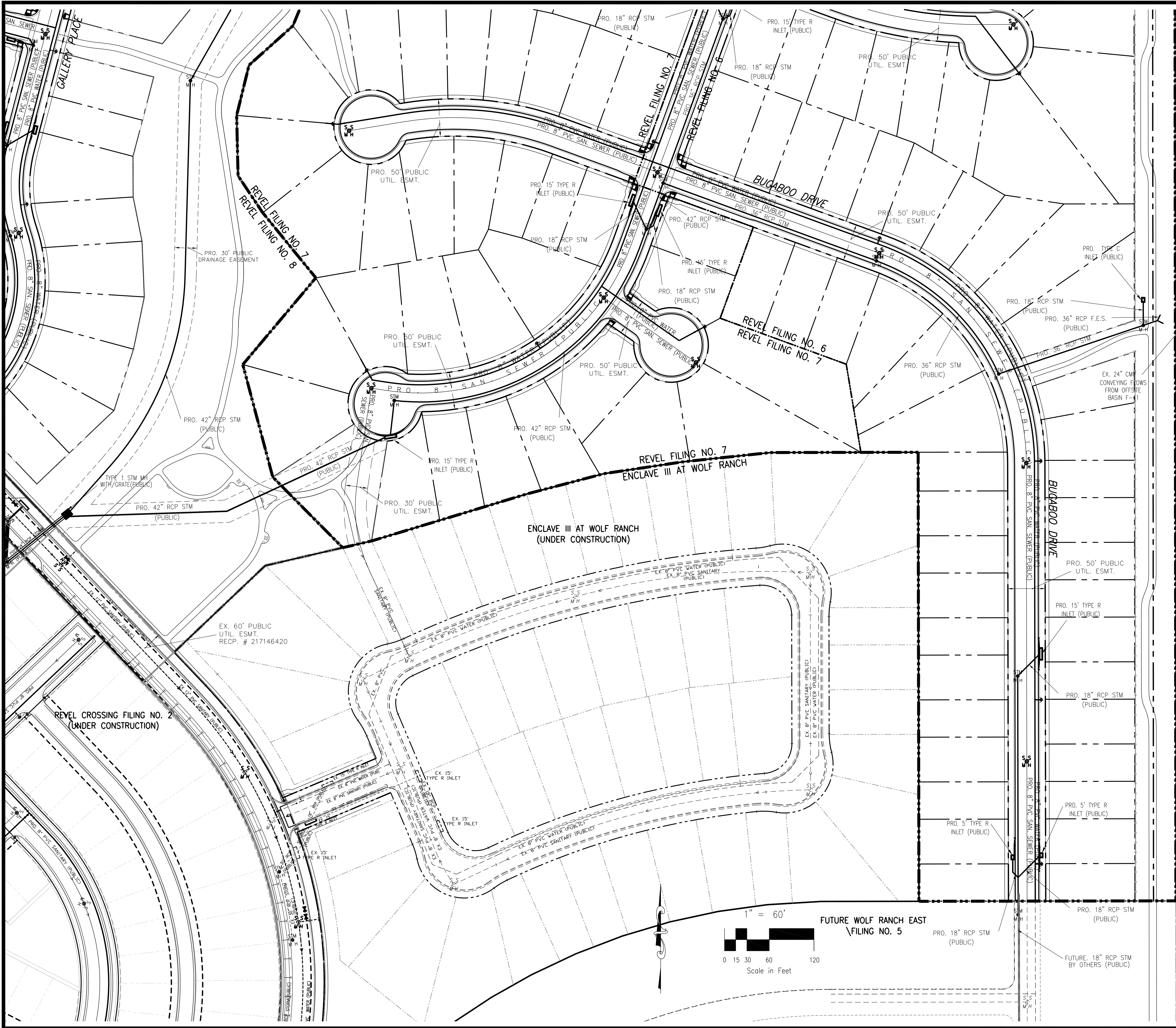
30' EOP-EOP W/50' R.O.W. R.O.W. W/5' EASEMENTS
PUBLIC RESIDENTIAL STREET (DETACHED SIDEWALK)

SHEET 5 OF 12
FILE: 20017\20017BAS3.DWG 2/1/21

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REVEL AT WOLF RANCH PHASE II A (REVEL FILINGS 6 AND 7)
TITLE : PRELIMINARY FACILITY AND PUBLIC IMPROVEMENT PLAN

SCALE : 1"=60'	DRAWN BY : KDR	20-017 JOB NO.
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LEGEND		
PROPOSED	UTILITY	EXISTING
WATER	WATER	WATER
SAN	SANITARY SEWER	SAN
GAS	GAS	GAS
	UNDERGROUND ELECTRIC	ELEC
	STORM SEWER	STORM
	VALVE	
	FIRE HYDRANT	
	MANHOLE	

SHEET 6 OF 12

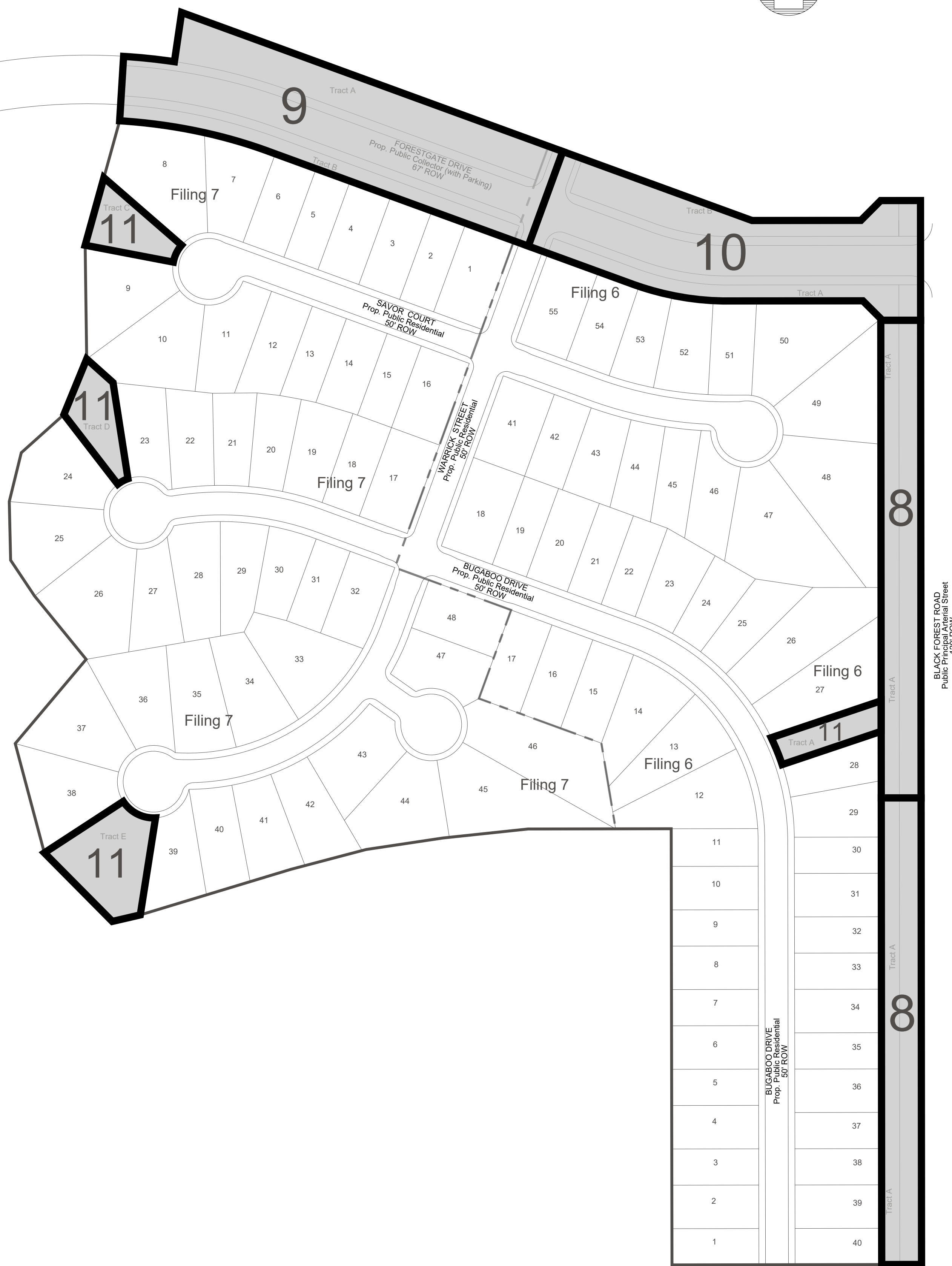
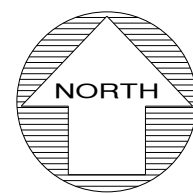
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REVEL AT WOLF RANCH PHASE II A (REVEL FILINGS 6 AND 7)
TITLE : PRELIMINARY FACILITY AND PUBLIC IMPROVEMENT PLAN

SCALE : 1"=60'	DRAWN BY : KDR	20-017
DATE : 2/1/21	CHECKED BY : KDR	JOB NO.

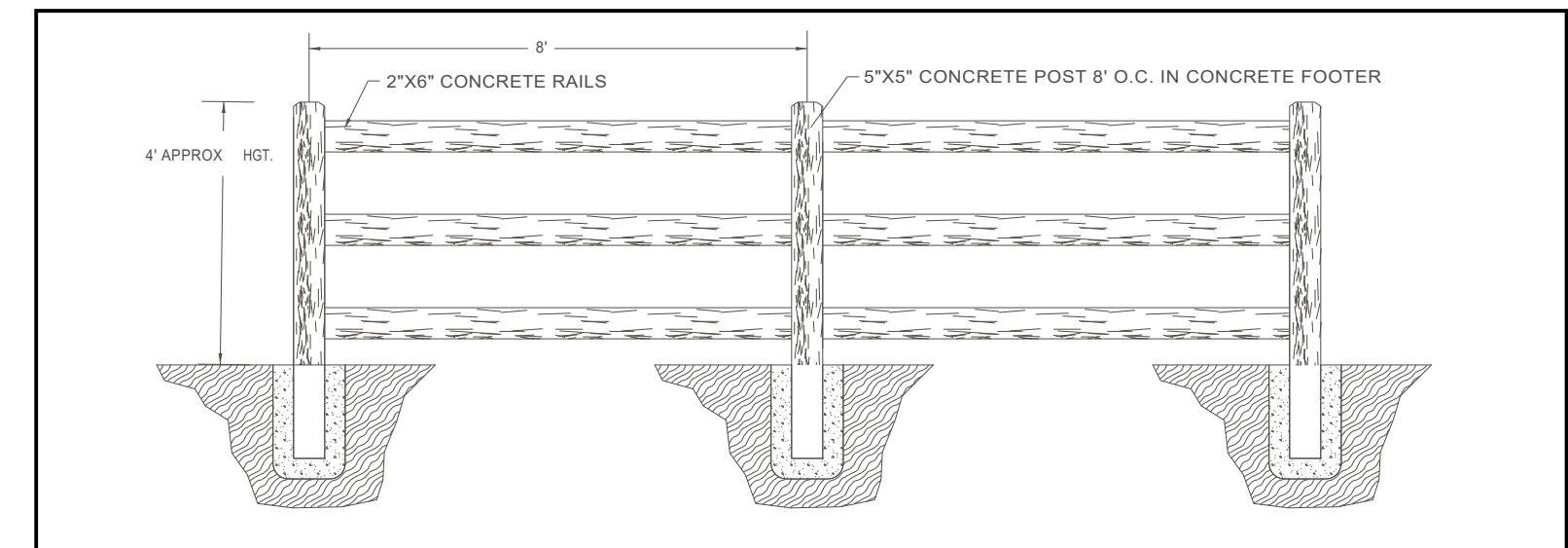


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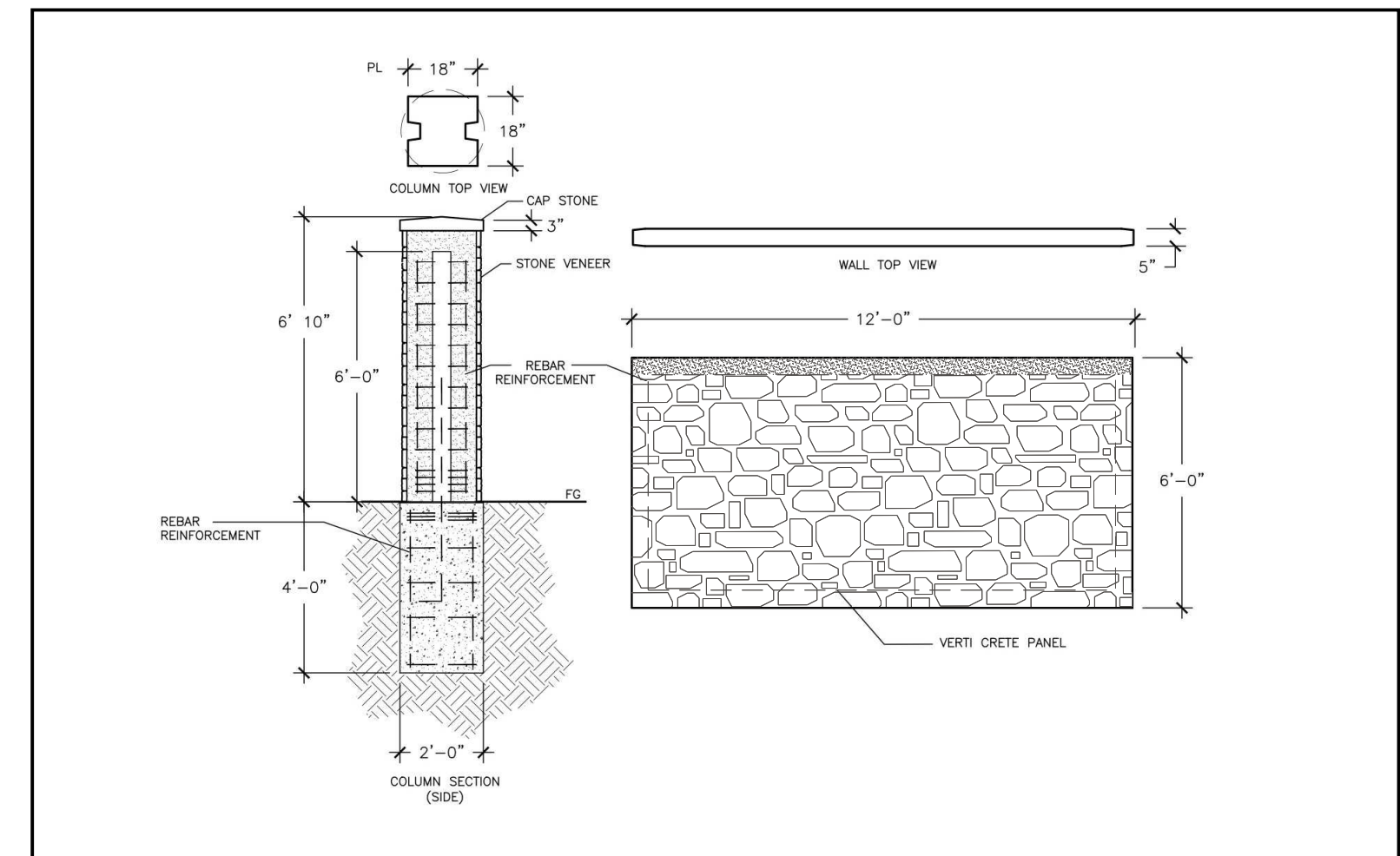
SHEET INDEX MAP
NO SCALE



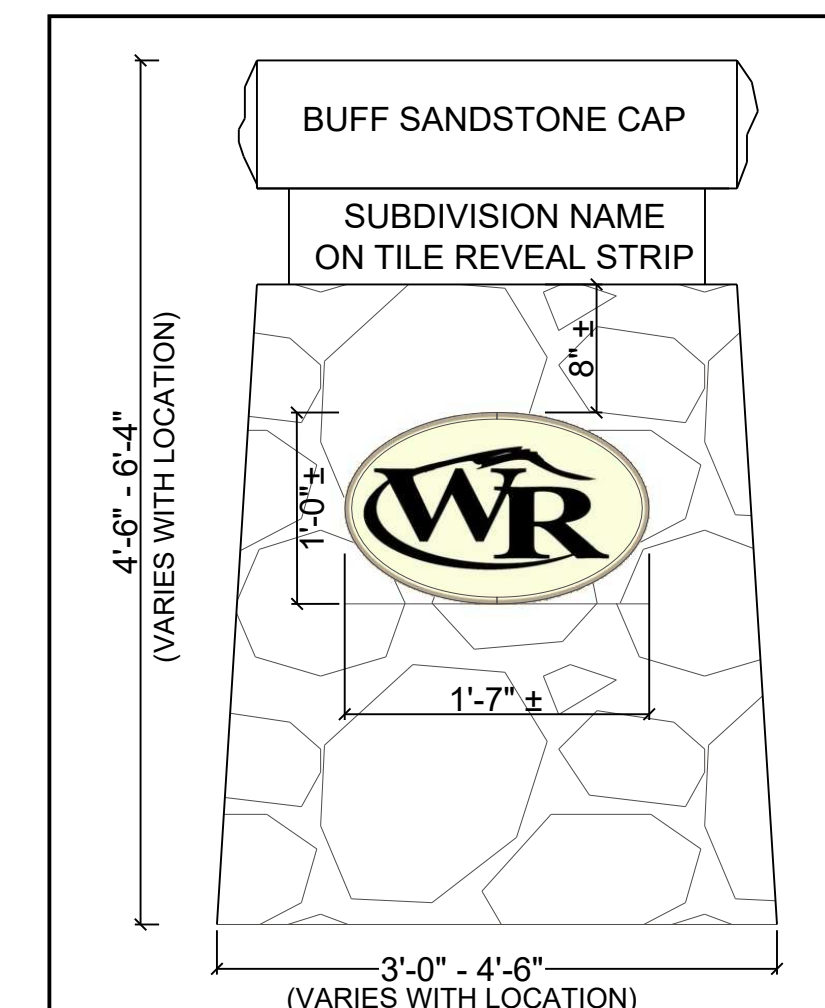
**Know what's below.
Call before you dig.**



WOODCRETE 3-RAIL FENCE DETAIL
NOT TO SCALE



6' MASONRY SCREEN WALL DETAIL
NOT TO SCALE



SIGN COLUMN DETAIL
NOT TO SCALE

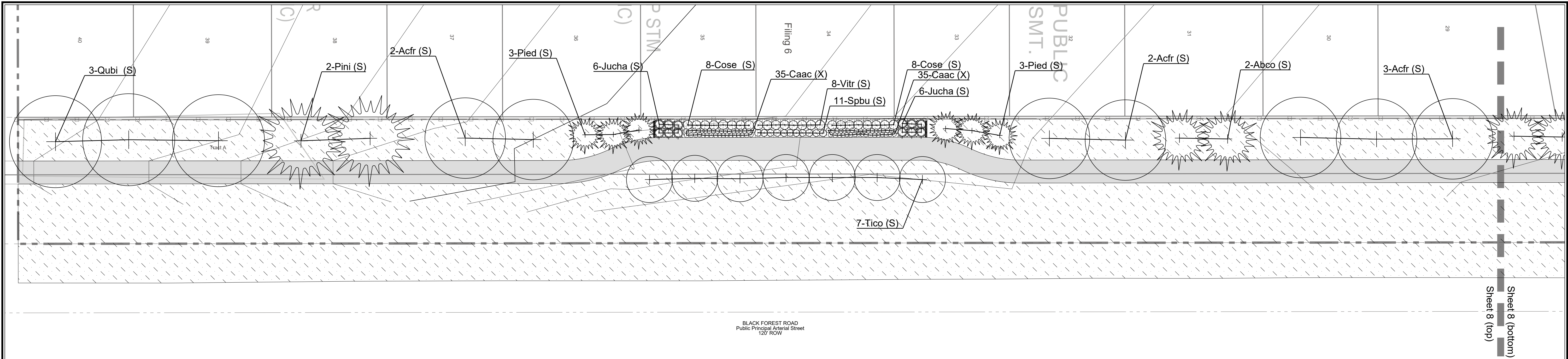


Revel II A at Wolf Ranch
Final Landscape Plan
COLORADO SPRINGS, COLORADO
Norwood Development Group
Prepared For: 111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600

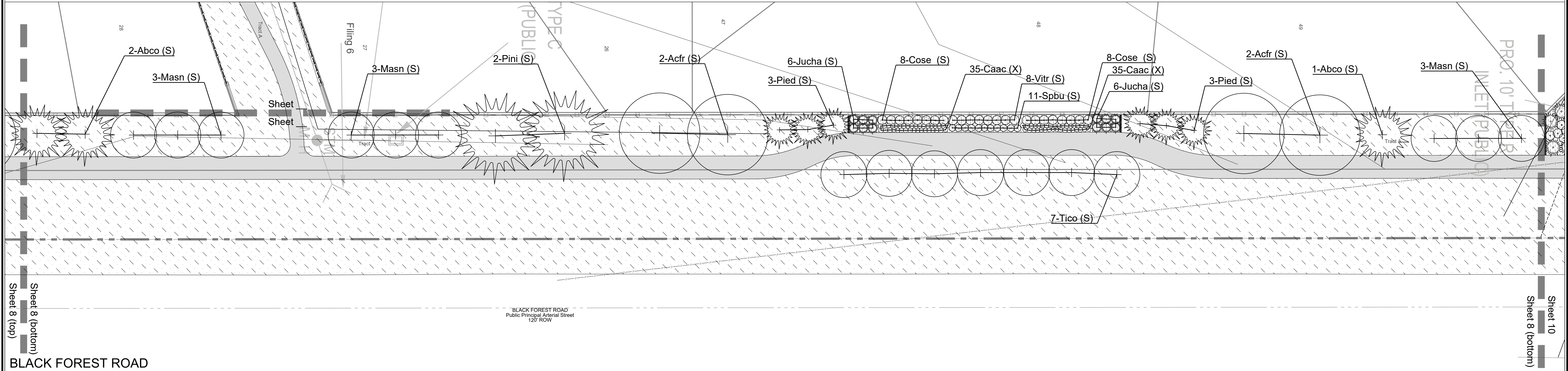
Prepared By: **NDA** NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 475-2406

PREPARATION: 02-01-21
REVISED:
CITY FILE NO: AR PUD

Sheet 7 of 12

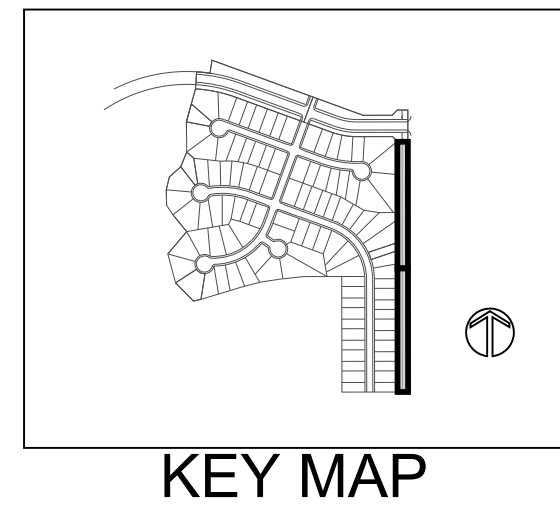
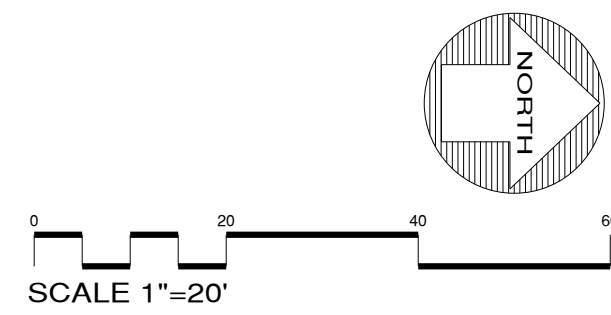


BLACK FOREST ROAD



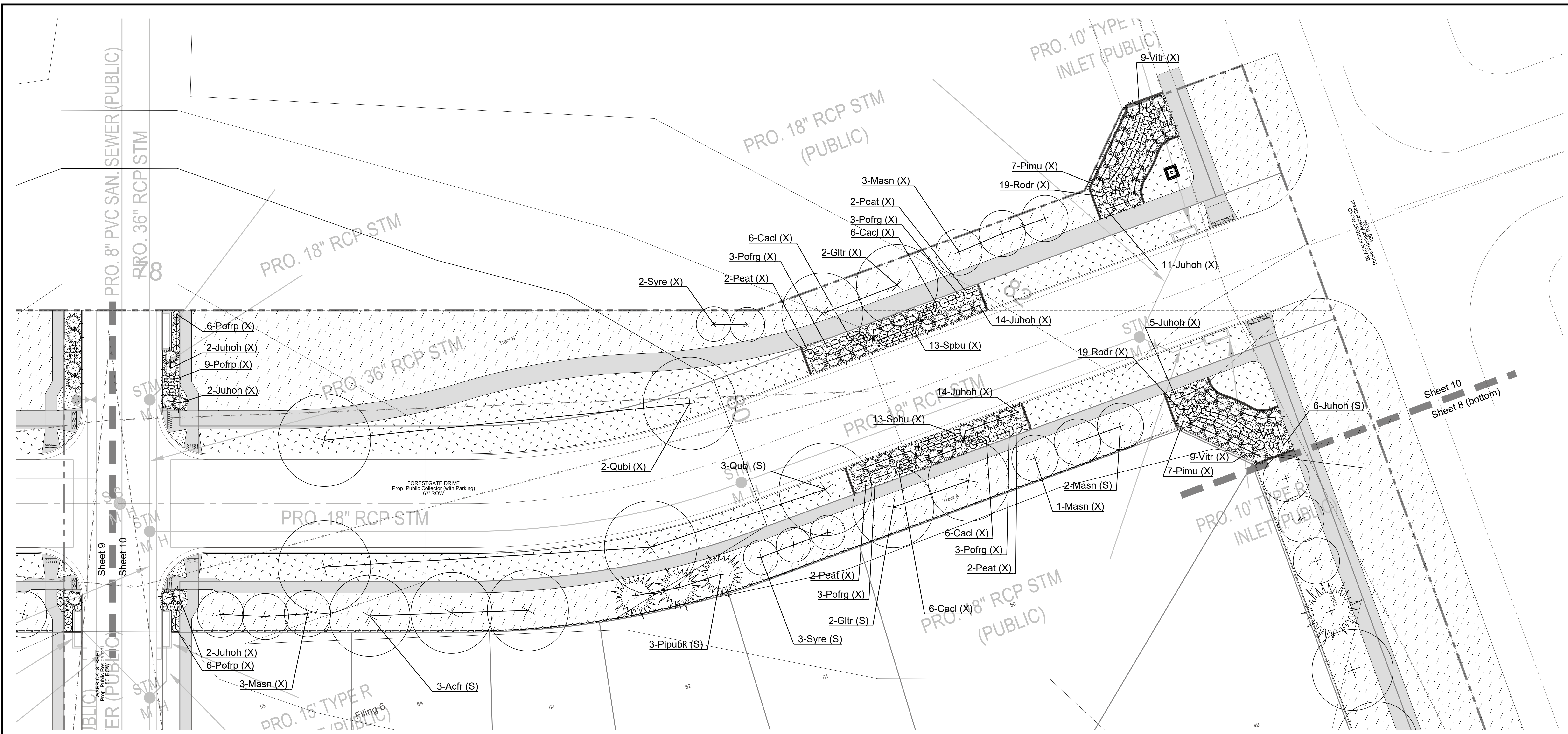
BLACK FOREST ROAD

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 CUBBAGE NATIVE SEED MIX to be placed on prepared soil bed. Provide erosion control on all slopes 4:1 and greater.
	SPLIT-RAIL CONCRETE FENCE
	6' MASONRY SCREEN WALL
	Plant Label - (S) denotes Setback trees (X) denotes Extra plants above City requirements (Exst) denotes Existing trees
	LINE-OF-SIGHT



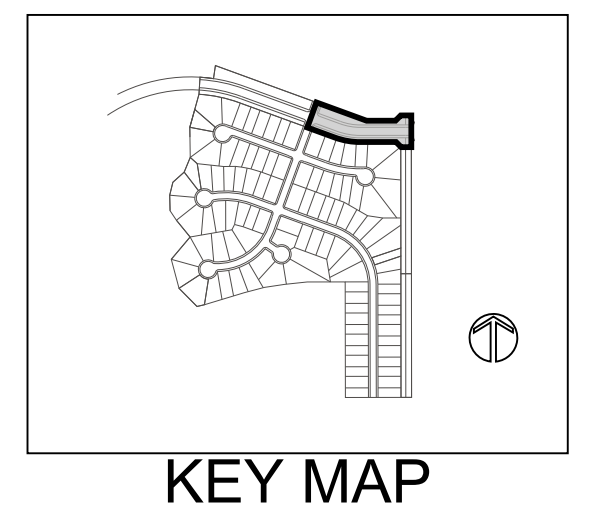
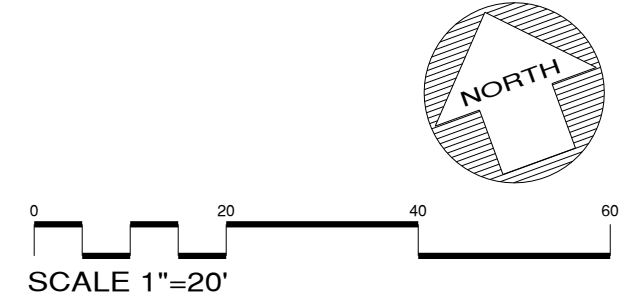
Revel II A at Wolf Ranch
Final Landscape Plan
COLORADO SPRINGS, COLORADO
Nor'wood Development Group
Prepared For: 111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600

Prepared By: **NDA** NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 312
Colorado Springs, CO 80903
(719) 475-2406
PREPARATION: 02-01-21
REVISED:
CITY FILE NO: AR PUD



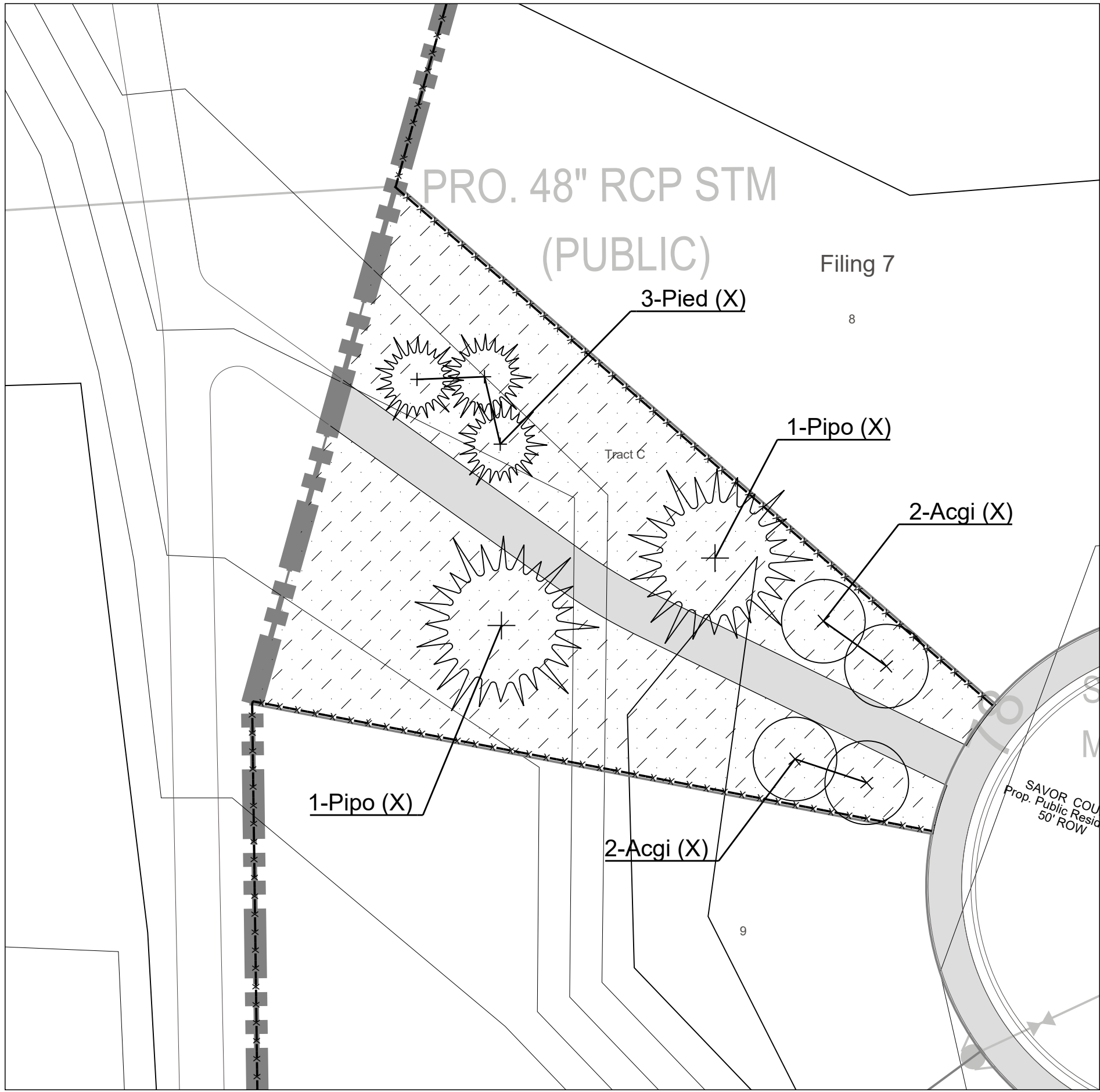
FORESTGATE DRIVE

LEGEND	DESCRIPTION/REMARKS
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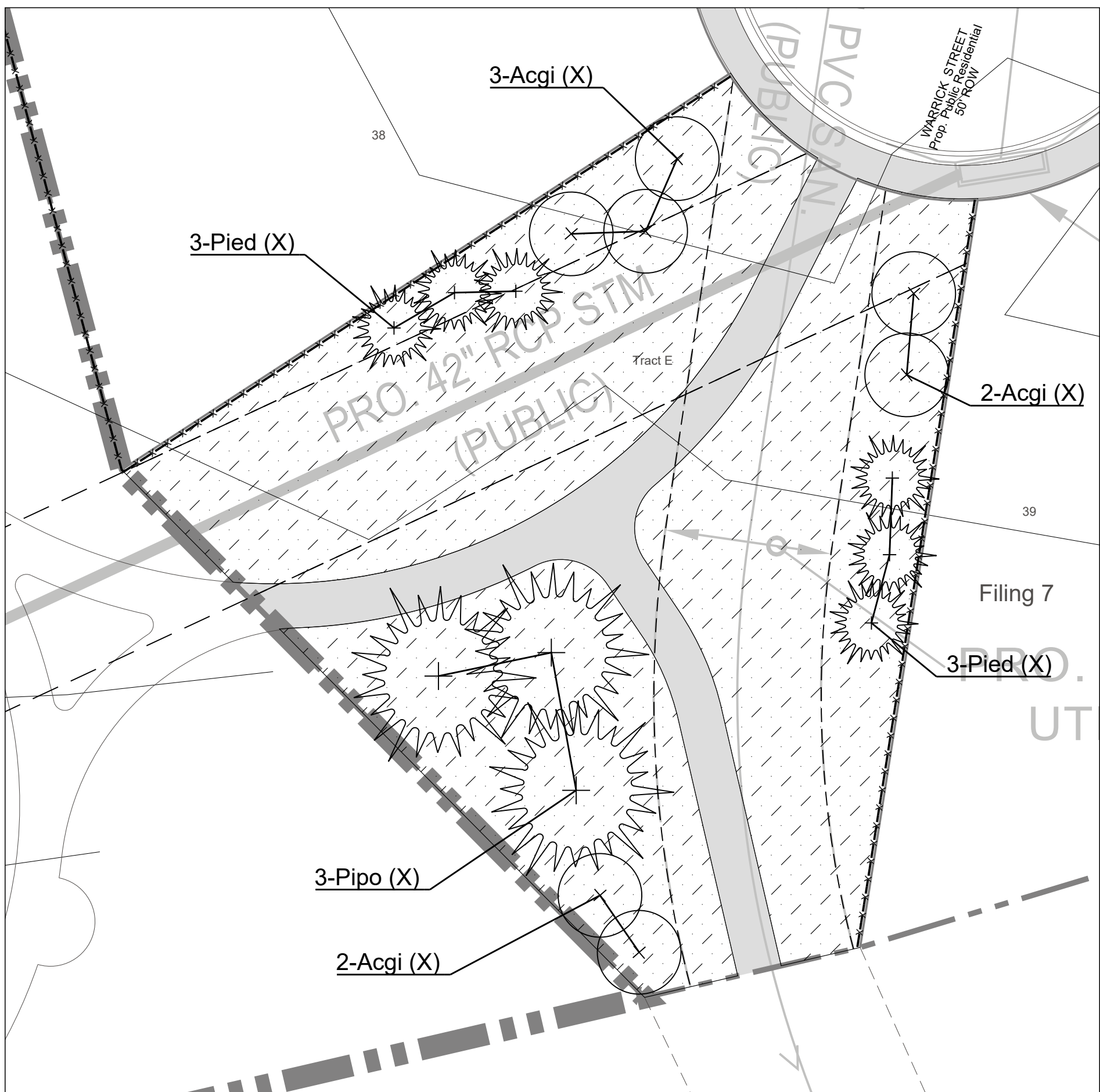
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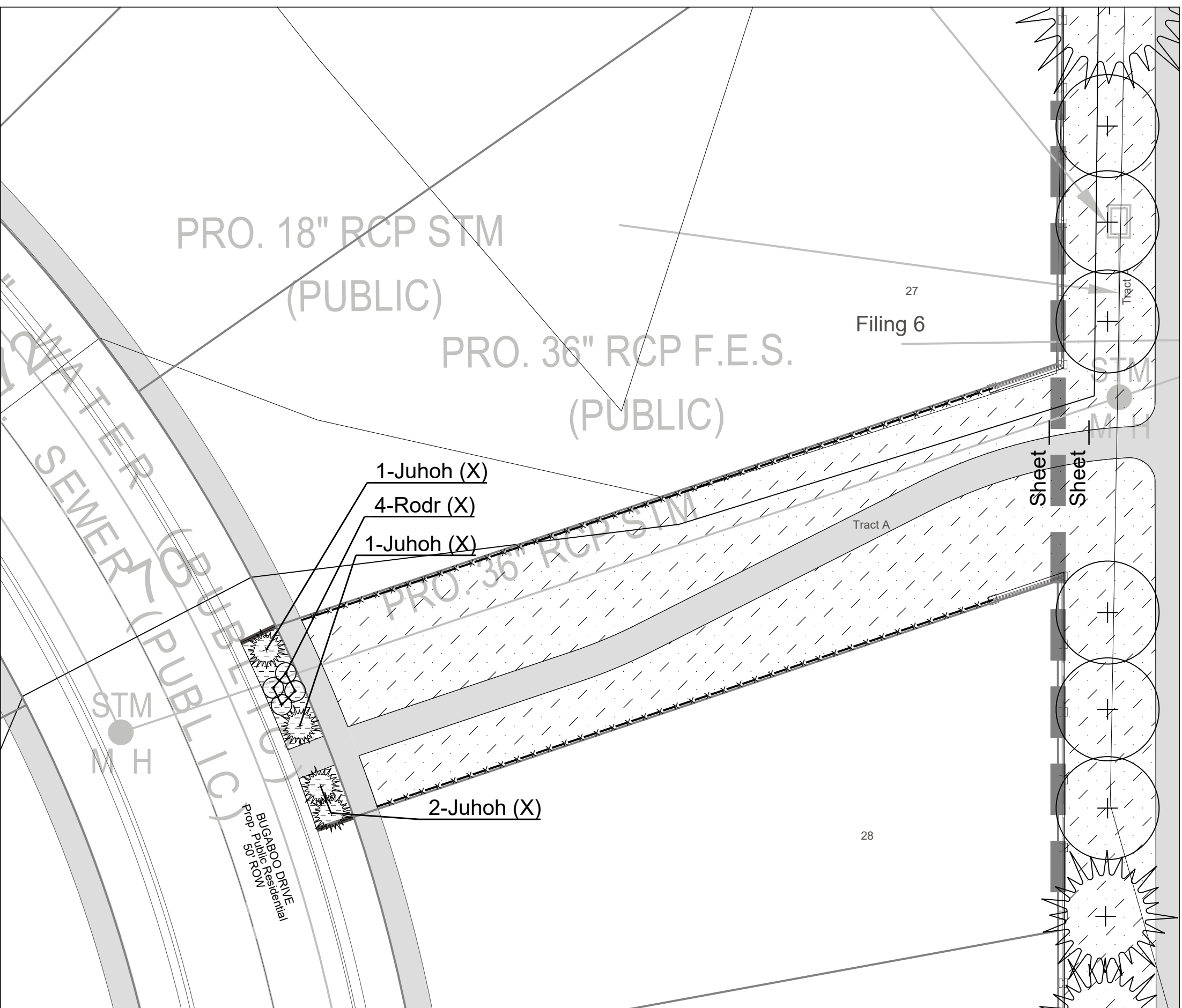
FILING 7 TRACT C



FILING 7 TRACT D

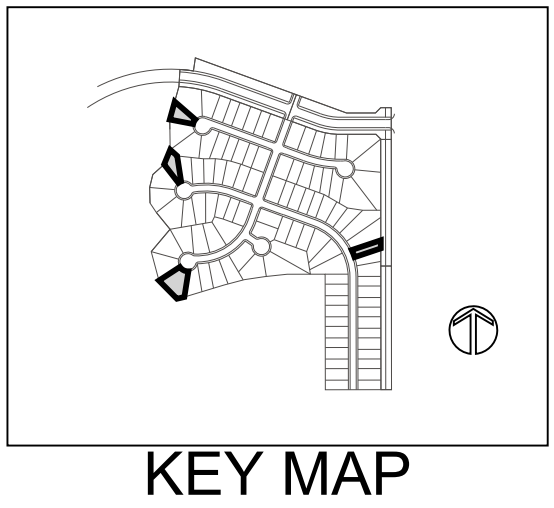
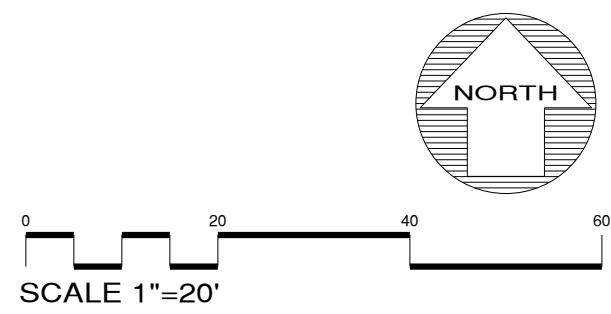


FILING 7 TRACT E



FILING 6 TRACT A (partial)

LEGEND	DESCRIPTION/REMARKS
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	LINE-OF-SIGHT



Revel II A at Wolf Ranch Final Landscape Plan

COLORADO SPRINGS, COLORADO
Norwood Development Group

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