



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Doriso
DISTRICT 4

Lynn E. Baca
DISTRICT 5



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination



Development Review Team Comments

Date: 6/11/2024

Project Number: PLT2023-00041

Project Name: Wolf Creek Run West, Filing No. 2A

Commenting Division: Planner Review 4th Review

Name of Reviewer: Greg Barnes

Date: 06/11/2024

Email: gjbarnes@adcogov.org

Resubmittal Required

ITEMS REQUIRING REVISION

PLN01: As discussed previously, you will be working with Ian Cortez to establish an easement for the turnaround at the western end of East 27th Avenue. This easement must be approved prior to the final plat, and recorded sequentially. **ACKNOWLEDGED. WE ARE STILL WAITING TO RECIEVE THE EASEMENT LANGUAGE FROM IAN.**

PLN02: Trail connections to the loop trail can be added throughout the development. Additionally, please consider connections to the future disc golf course. This can be illustrated on your overall site plan.

TRAIL CONNECTIONS HAVE BEEN SHOWN ON THE OVERALL SITE PLAN.

REMINDERS AND FYIs

PLN03: The engineering subdivision review must be approved by Staff prior to this case being scheduled for the BoCC with a staff recommendation of approval. **ACKNOWLEDGED.**

PLN04: Cash in lieu of PLD fees is a requirements and must be paid prior to the BoCC approval. **ACKNOWLEDGED.**

PLN05: Please note that a recommended condition of approval will be, as follows:

The active recreation (park) improvements, including trail access to the disc golf course and all perimeter trails shall be installed prior to the issuance of the first certificate of occupancy of this filing.

ACKNOWLEDGED.

PLN06: As we previously discussed, all amenities within this filing that were designated for "active recreation" on the Wolf Creek Run West PUD should have a public access easement over them which will be granted to Adams County, and approved with this filing.

TRACT F and H: THE USE HAS BEEN UPDATED TO INCLUDE "ACTIVE RECREATION AREA" - SEE TABLE ON SHEET 2 OF PLAT. ALSO, SEE GENERAL NOTE 14, ON THE COVER SHEET.

Commenting Division: Development Engineering Review 4th Review

Name of Reviewer: Matthew Emmens

Date: 06/06/2024

Email: memmens@adcogov.org

Resubmittal Required

Engineering only has the following comment remaining open. The resubmittal of the Engineering Review case (EGR2023-00039, has been received and is under review. Review comments for the EGR case will be sent separately.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

- Applicant Response: Comment noted.

- County Comment: An Engineering Review Applicant has been submitted. The review of the construction document is a separate review process. Comments will be forwarded to the applicant when the review is complete. This comment will remain open until the Engineering Review Case is completed and the construction plans preliminarily approved.

- Response: Comment noted.

- County Comment: Comment to remain open until all construction documents are approved. **ACKNOWLEDGED.**

Commenting Division: ROW Review 4th Review

Name of Reviewer: David Dittmer

Date: 06/05/2024

Email:

Complete

ROW1: You have platted "BLOCKS", need to add this into the dedication statement under the name and style.

ADDED AS REQUESTED.

ROW2: As Paul's Development signatory is known, type all of the signatories information in the Lien Holders approval. A statement also needs to be provided within the approval that they agree to the platting and dedication of public infrastructure and easements. **BRIAN PAULS HAS BEEN ADDED AS THE AUTHORIZED SIGNER.**

ROW3: Previously requested - Remove note 9. It is construction related.

REMOVED AS REQUESTED.

ROW4: The cul-de-sac easement with a blank citation space must have the typed citation of the dedication. No handwritten citation references will be allowed. **PLEASE REFER TO EMAIL CORRESPONDENCE WITH GREG BARNES FOR DIRECTION REGARDING THIS.**

ROW5: Addressing required. Address all lots as provided.

ADDRESSES HAVE BEEN PROVIDED AS SHEET 12 OF THE PLAT.

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DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: SIA Review 3 - Finance

Name of Reviewer: Krysti Stehle

Date: 05/21/2024

Email:

Complete

Accounting has no concerns with the collateral amount in Exhibit B.

Commenting Division: Application Intake 4th Review

Name of Reviewer: Kevin Mills

Date: 05/15/2024

Email:

Complete

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Julie Rentz

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Friday, June 21, 2024 12:49 PM
To: Julie Rentz; David Dittmer
Cc: Carlton Babbs; Daniel Arnette; Kristin A. Sullivan; Ian Cortez
Subject: [EXTERNAL] RE: Filing 2A plat - Recordation number clarification

Hi Julie,

Yes, per our conversation with Ian back in early May, you are correct in that was his direction.



Greg Barnes Pronouns: he/him/his
Principal Planner, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org

My work schedule is:

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:30 am – 5:00 pm (in office)
Wednesday: 7:00 am – 4:30 pm (work from home)
Thursday: 7:30 am – 5:00 pm (in office)
Friday: 7:30 am – 5:00 pm (in office)

From: Julie Rentz <jrentz@manhard.com>
Sent: Thursday, June 20, 2024 6:51 PM
To: Greg Barnes <GJBarnes@adcogov.org>; David Dittmer <DDittmer@adcogov.org>
Cc: Carlton Babbs <cbabbs@eastpeakland.com>; Daniel Arnette <daniel@cassidylanddev.com>; Kristin A. Sullivan <ksullivan@fostergraham.com>
Subject: Filing 2A plat - Recordation number clarification

Please be cautious: This email was sent from outside Adams County

Hi Greg,

David and I spoke earlier this morning about one of his comments on the F2A review. His comment states "The cul-de-sac easement with a blank citation space must have the typed citation of the dedication. No handwritten citation references will be allowed." Based on a conversation we had previously, I believe you indicated that the cul de sac easement could be recorded and then that number would be handwritten on the F2A plat to record it immediately thereafter. Could you please clarify which way we need to go with this?

Julie

Julie Rentz, PE | Project Manager

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111

d: 303.531.3222 | c: 856.745.5189 | manhard.com



Civil Engineering | Surveying | Water Resources Management
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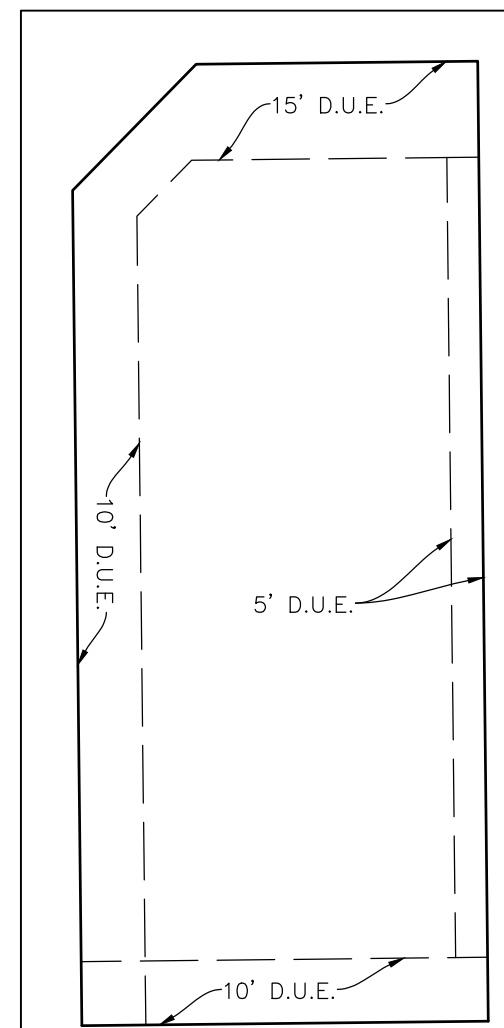
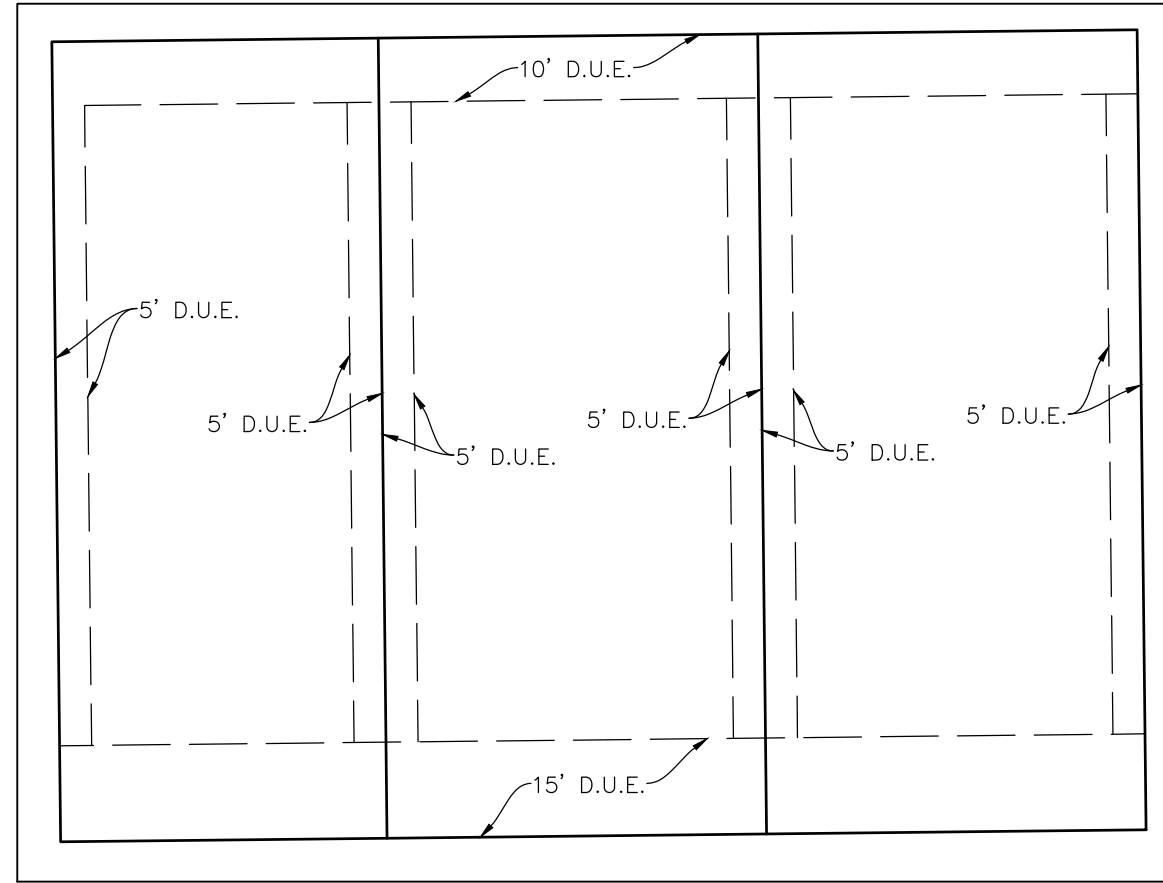
WOLF CREEK RUN WEST FILING NO. 2A

CASE NO.: PLT2023-00041

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 12

TYPICAL LOT DETAIL

(SCALE: 1"=30')



EASEMENTS DEDICATED BY THIS PLAT

D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT

TRACT SUMMARY CHART

TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	230,446	5.2903	EASTERN ADAMS COUNTY METRO DISTRICT UTILITIES	EASTERN ADAMS COUNTY METRO DISTRICT	EASTERN ADAMS COUNTY METRO DISTRICT
TRACT B	544,325	12.4960	PRIVATE OPEN SPACE	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT C	930,043	21.3508	PRIVATE OPEN SPACE, DRAINAGE AND EASTERN ADAMS COUNTY METRO DISTRICT UTILITIES	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT D	1,102,620	25.3127	OPEN SPACE, OIL AND GAS WELLS, FACILITIES AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT E	718,628	16.4974	PRIVATE OPEN SPACE	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT F	221,378	5.0821	ACTIVE RECREATION, PUBLIC ACCESS EASEMENT	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT G	276,776	6.3539	PRIVATE OPEN SPACE	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT H	162,480	3.7300	ACTIVE RECREATION AREA, PUBLIC ACCESS EASEMENT	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT I	7,476	0.1716	PARKING, ACCESS AND UTILITY AND DRAINAGE EASEMENTS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT J	7,915	0.1817	PARKING, ACCESS AND UTILITY AND DRAINAGE EASEMENTS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT K	4,565	0.1048	PARKING, ACCESS AND UTILITY AND DRAINAGE EASEMENTS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT L	9,711	0.2229	PARKING, ACCESS AND UTILITY AND DRAINAGE EASEMENTS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT M	9,711	0.2229	PARKING, ACCESS AND UTILITY AND DRAINAGE EASEMENTS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT N	6,324	0.1452	PARKING, ACCESS AND UTILITY AND DRAINAGE EASEMENTS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT O	7,227	0.1659	PARKING, ACCESS AND UTILITY AND DRAINAGE EASEMENTS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT P	6,324	0.1452	PARKING, ACCESS AND UTILITY AND DRAINAGE EASEMENTS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT

LAND SUMMARY CHART

TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL
LOTS (110)	3135750	71.9869	40.08%
TRACTS (20)	4245948	97.4736	54.28%
PUBLIC ROW	441103	10.1263	5.64%
TOTAL	7822801	179.5868	100.00%

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
6/11/24	COUNTY COMMENTS-ADDRESS MAP ADDED	SLJ
4/17/24	ADDED DRAINAGE EASEMENT	MKW
4/15/24	COUNTY COMMENTS	MKW
2/9/24	COUNTY COMMENTS	MKW

Manhard CONSULTING
7600 East Orchard Road, Suite 150-A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

WOLF CREEK RUN WEST FILING NO. 2A
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

PROJ MGR. MAG
PROJ ASC. MKW
DRAWN BY. MKW
DATE. 8/31/23
SCALE. N/A

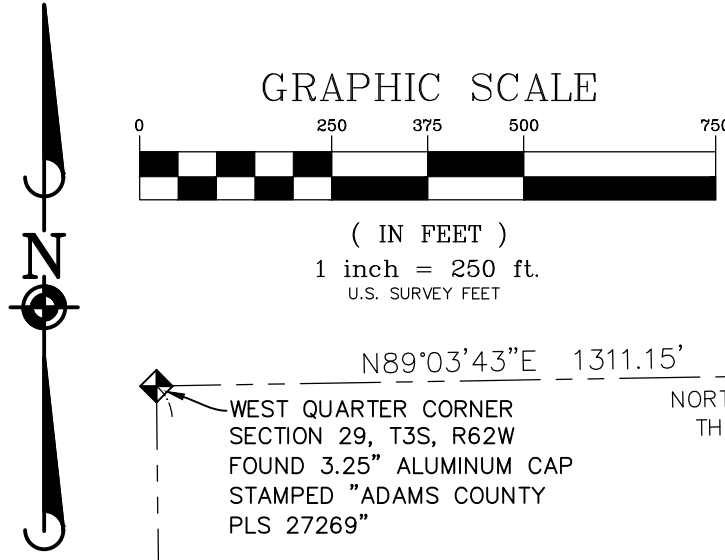
SHEET
2 OF **12**
EPL.ACCO.01

7/2/2024 10:46 AM Dwg Name: P:\Eplacoco01\Drawings\Plat of Subdivision\F2A Plats\Eplacoco01_F2-S1-3.dwg Updated By: mwood

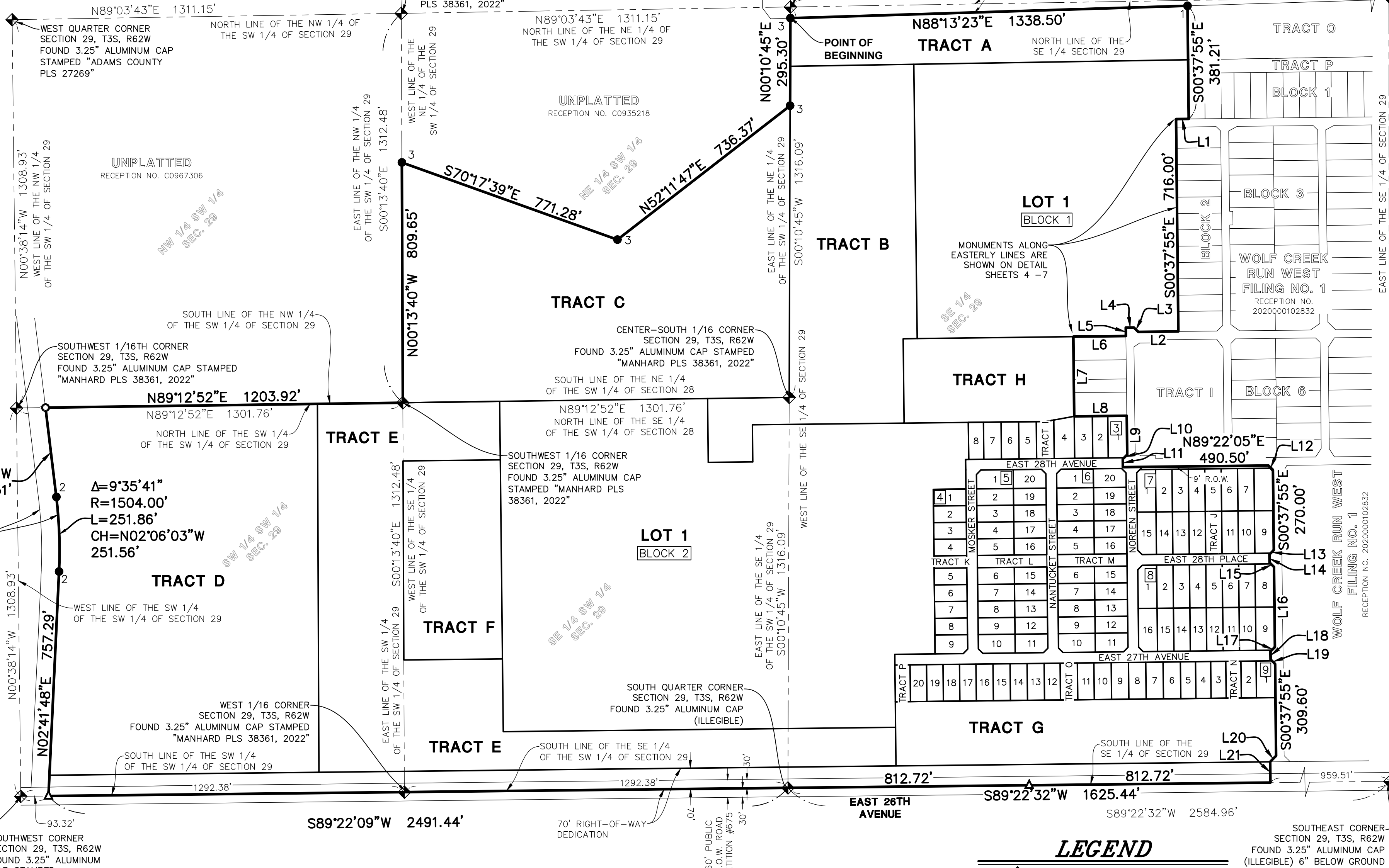
WOLF CREEK RUN WEST FILING NO. 2A

CASE NO.: PLT2023-00041

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 12



(IN FEET)
1 inch = 250 ft.
U.S. SURVEY FEET



N89°03'43"E 1311.15'
WEST QUARTER CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP
STAMPED "ADAMS COUNTY
PLS 27269"

UNPLATTED
RECEPTION NO. C0967306

SOUTHWEST 1/16TH CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP STAMPED "MANHARD PLS 38361, 2022"

$\Delta=9^{\circ}35'41"$
 $R=1504.00'$
 $L=251.86'$
 $CH=N02^{\circ}06'03"W$
 $251.56'$

WEST 1/16 CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP STAMPED "MANHARD PLS 38361, 2022"

SOUTHWEST CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP STAMPED "ADAMS COUNTY"

CENTER-WEST 1/16 CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP STAMPED "MANHARD PLS 38361, 2022"

UNPLATTED
RECEPTION NO. C0935218

CENTER-SOUTH 1/16 CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP STAMPED "MANHARD PLS 38361, 2022"

SOUTHWEST 1/16 CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP STAMPED "MANHARD PLS 38361, 2022"

SOUTH QUARTER CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP (ILLEGIBLE)

POINT OF COMMENCEMENT
CENTER QUARTER CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP STAMPED "PLS 25379, 1995"

UNPLATTED
RECEPTION NO. 2018000040599
QUITCLAIM DEED
REC. NO. C1065639

EAST QUARTER CORNER SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP (ILLEGIBLE) 6" BELOW GROUND

LINE	BEARING	LENGTH
L1	S89°22'05"W	42.78'
L2	S89°22'05"W	135.00'
L3	N45°37'55"W	21.21'
L4	S89°22'05"W	27.00'
L5	S00°37'55"E	28.50'
L6	S89°22'05"W	177.00'
L7	S00°37'55"E	268.65'

LINE	BEARING	LENGTH
L8	N89°22'05"E	177.00'
L9	S00°37'55"E	131.00'
L10	S44°22'05"W	21.21'
L11	S00°37'55"E	27.00'
L12	S45°37'55"E	21.21'
L13	S44°22'05"W	21.21'
L14	S00°37'45"E	27.00'

LINE	BEARING	LENGTH
L15	S45°37'55"E	21.22'
L16	S00°37'55"E	270.00'
L17	S44°22'05"W	21.21'
L18	S00°37'55"E	27.00'
L19	S45°37'55"E	21.21'
L20	S44°22'05"W	28.61'
L21	S00°37'23"E	70.00'

- LEGEND**
- ◆ = FOUND SECTION CORNER AS NOTED
 - 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
 - 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
 - 3 = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
 - ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
 - = SET 1.25" ORANGE PLASTIC CAP STAMPED, "MANHARD PLS 38495"
 - △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38495"
 - # = BLOCK NUMBER

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

DRAWN BY	SLJ	MKW	MKW
REVISIONS	DATE	DESCRIPTION	DATE
	6/11/24	COUNTY COMMENTS-ADDRESS MAP ADDED	
	4/17/24	ADDED DRAINAGE EASEMENT	
	4/5/24	COUNTY COMMENTS	
	2/9/24	COUNTY COMMENTS	

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7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

WOLF CREEK RUN WEST FILING NO. 2A
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

PROJ MGR. MAG
PROJ ASC. MKW
DRAWN BY. MKW
DATE. 8/31/23
SCALE. 1"=250'

SHEET
3 OF 12
EPL.ACCO.01

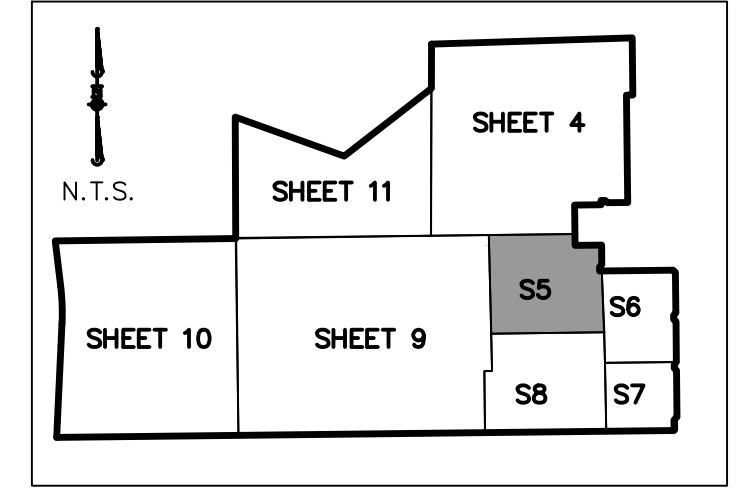
7/2/2024 10:46 AM Dwg Name: P:\Eplacco01\Drawings\Final\Drawings\F2A Plat\Eplacco01_F2-S1-3.dwg Updated By: mwood

WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 12

CASE NO.: PLT2023-00041

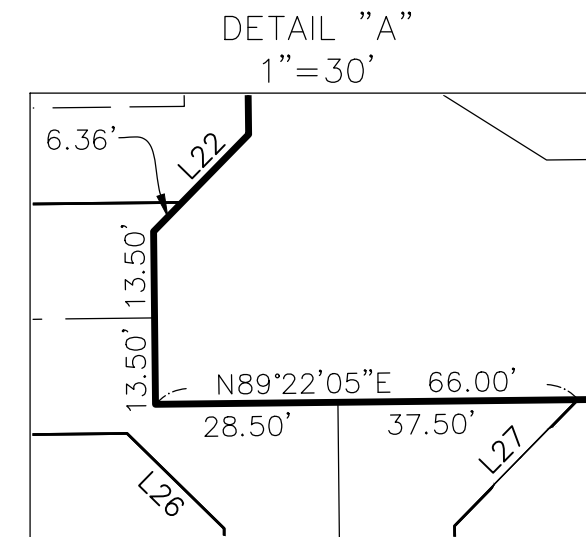
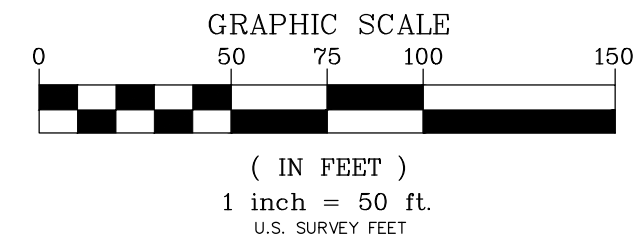
DATE	REVISIONS	DRAWN BY
6/11/24	COUNTY COMMENTS-ADDRESS MAP ADDED	SLJ
4/17/24	ADDED DRAINAGE EASEMENT	MKW
4/5/24	COUNTY COMMENTS	MKW
2/9/24	COUNTY COMMENTS	MKW



LEGEND

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- = SET 1.25" ORANGE PLASTIC CAP STAMPED, "MANHARD PLS 38495"
- △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38495"
- # = BLOCK NUMBER

WOLF CREEK RUN WEST FILING NO. 1
RECEPTION NO. 2020000102832



EASEMENTS DEDICATED BY THIS PLAT (SEE SHEET 2 FOR TYPICAL LOT DETAIL)

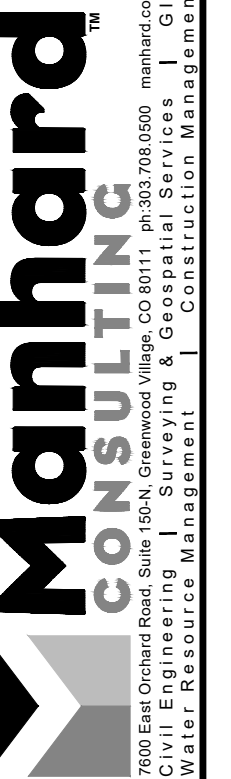
- D.E. = DRAINAGE EASEMENT
- D.U.E. = DRAINAGE AND UTILITY EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L22	S44°22'05"W	14.85'			
L23	N44°22'05"E	21.21'			
L24	S45°37'55"E	21.21'			
L25	N44°22'05"E	21.21'			
L26	N45°37'55"W	21.21'			

LINE TABLE		
LINE	BEARING	LENGTH
L22	S44°22'05"W	14.85'
L23	N44°22'05"E	21.21'
L24	S45°37'55"E	21.21'
L25	N44°22'05"E	21.21'
L26	N45°37'55"W	21.21'

FOR REVIEW ONLY

FOR AND ON BEHALF OF MANHARD CONSULTING



WOLF CREEK RUN WEST FILING NO. 2A
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

PROJ MGR. MAG
PROJ ENG. MKW
DRAWN BY. MKW
DATE. 8/31/23
SCALE. 1"=50'

SHEET 5 OF 12
EPL.ACCO.01

7/2/2024 10:46 AM Dwg Name: P:\Eplacoco01\Drawings\Plat of Subdivision\F2A Plat\Eplacoco01_F2-54-11.dwg Updated By: mwwood

SEE SHEET 9

SEE SHEET 8

SEE SHEET 6

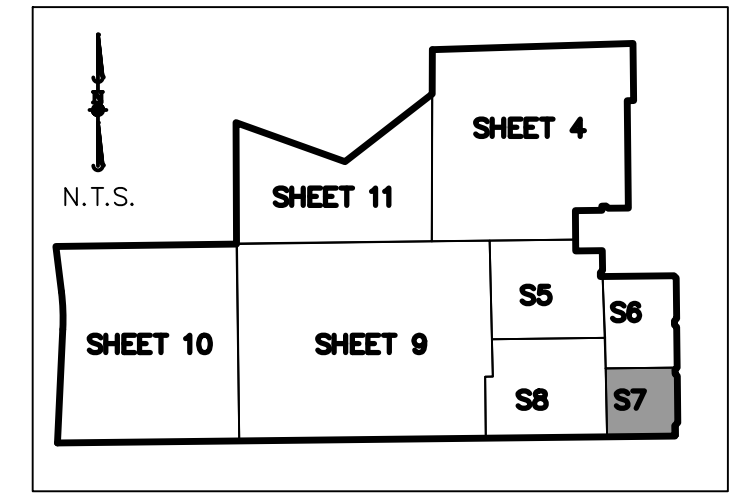
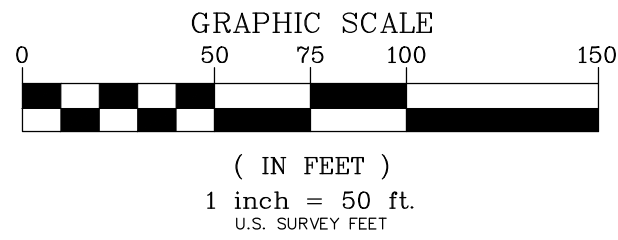
SEE V/4 SEC. 29

SEE V/4 SEC. 29

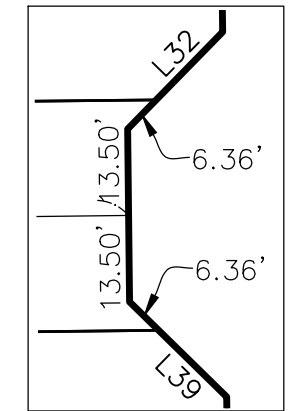
WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 12

CASE NO.: PLT2023-00041



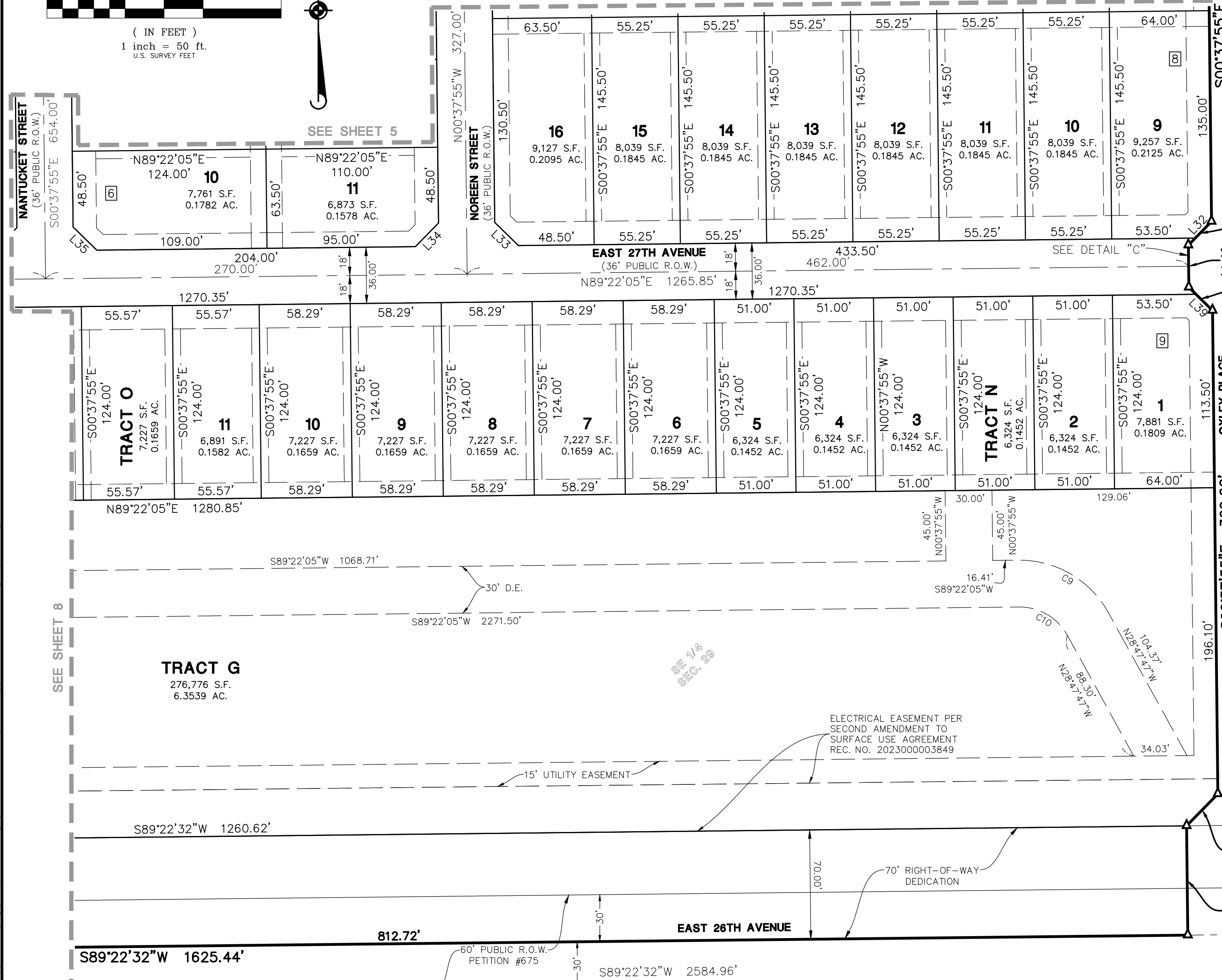
KEY MAP



DETAIL "C"
SCALE: 1"=30'

LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
- 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
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- # = BLOCK NUMBER



EASEMENTS DEDICATED BY THIS PLAT (SEE SHEET 2 FOR TYPICAL LOT DETAIL)

- D.E. = DRAINAGE EASEMENT
- D.U.E. = DRAINAGE AND UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L32	S44°22'05"W	14.85'
L33	N45°37'55"W	21.21'
L34	S44°22'05"W	21.21'
L35	N45°37'55"W	21.21'
L39	S45°37'55"E	14.85'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C9	61°50'09"	65.00'	70.15'	N59°42'51"W	66.80'
C10	61°50'09"	35.00'	37.77'	N59°42'51"W	35.97'

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

PROJ MGR.	MAG
PROJ ENG.	MKW
DRAWN BY.	MKW
DATE.	8/31/23
SCALE.	1"=50'
SHEET 7 OF 12	
EPL.ACCO.01	

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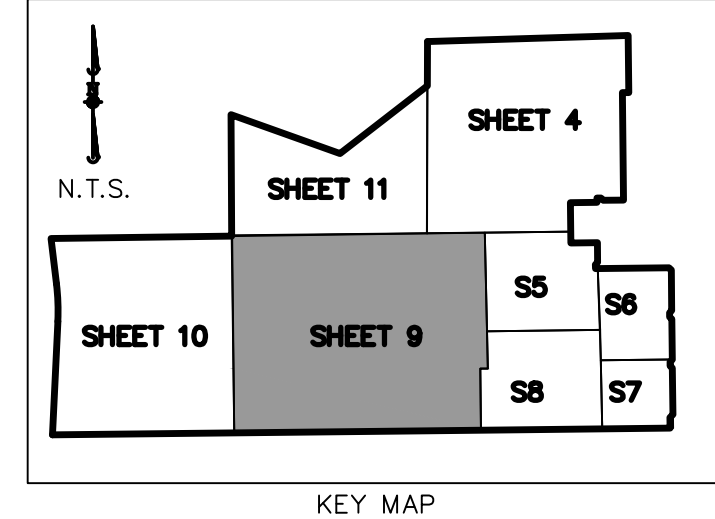
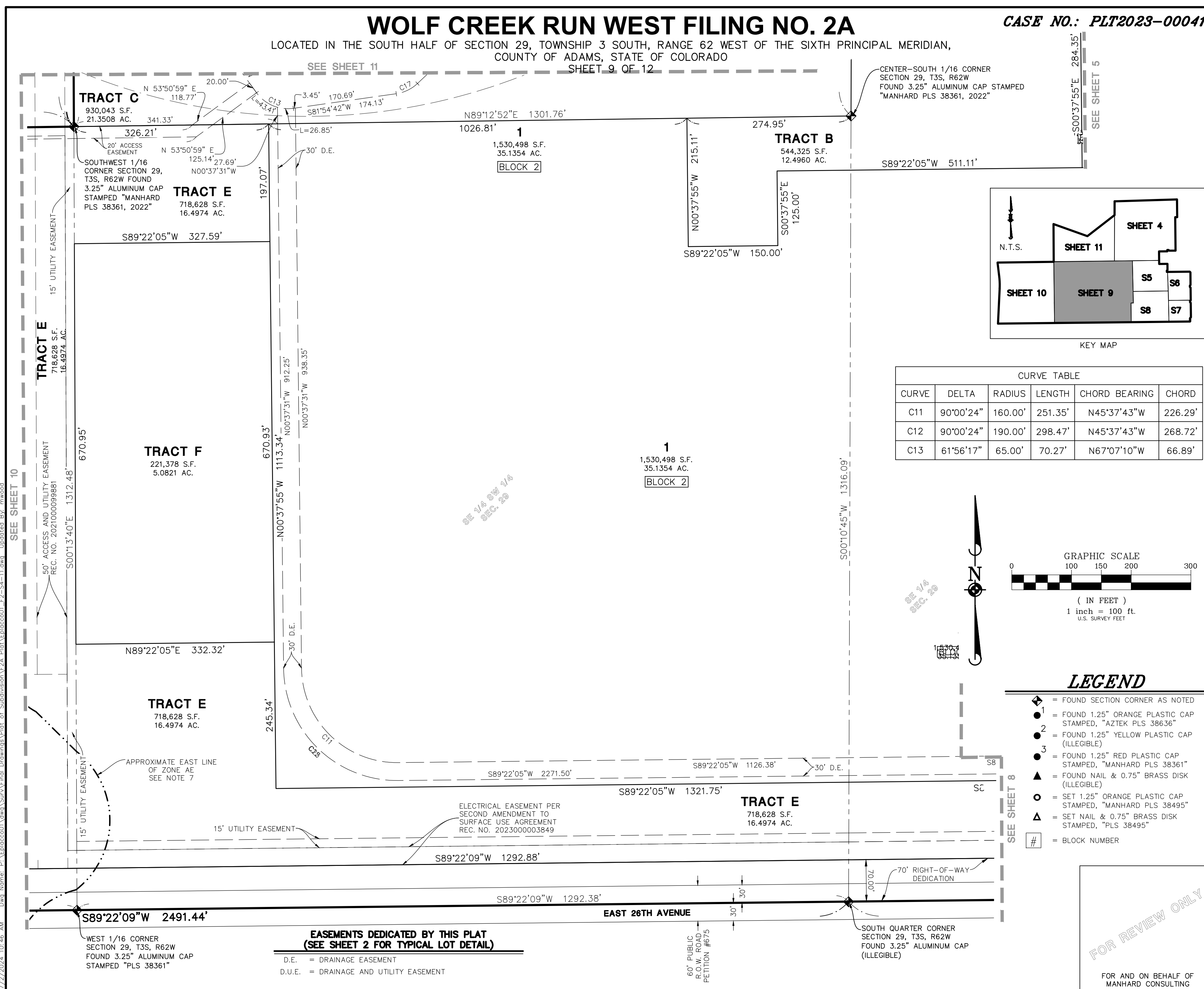
DATE	REVISIONS	DRAWN BY
6/11/24	COUNTY COMMENTS-ADDRESS MAP ADDED	SLJ
4/17/24	ADDED DRAINAGE EASEMENT	MKW
4/5/24	COUNTY COMMENTS	MKW
2/9/24	COUNTY COMMENTS	MKW

7/2/2024 10:46 AM Dwg Name: P:\Eplacco01\Drawings\Plat of Subdivision\F2A Plat\Eplacco01_F2-54-11.dwg Updated By: mwwood

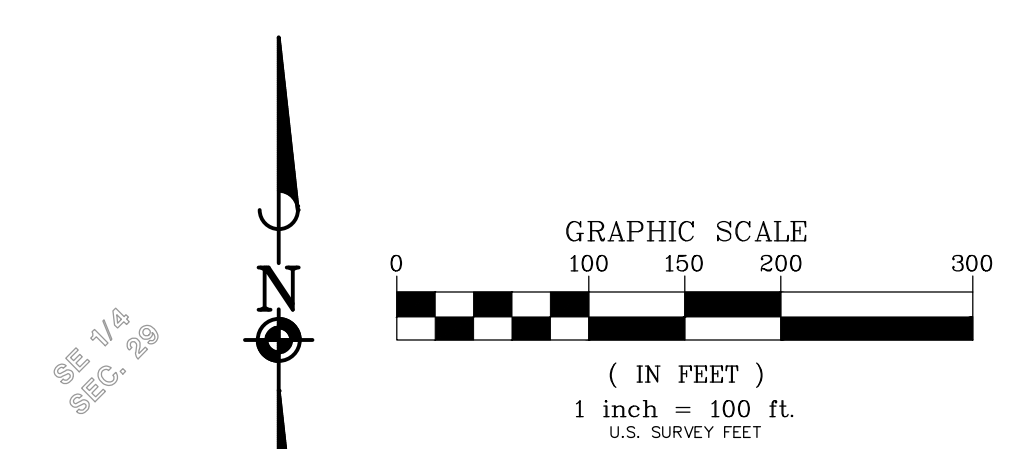
WOLF CREEK RUN WEST FILING NO. 2A

CASE NO.: PLT2023-00041

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	90°00'24"	160.00'	251.35'	N45°37'43"W	226.29'
C12	90°00'24"	190.00'	298.47'	N45°37'43"W	268.72'
C13	61°56'17"	65.00'	70.27'	N67°07'10"W	66.89'



- LEGEND**
- ◆ = FOUND SECTION CORNER AS NOTED
 - 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
 - 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
 - 3 = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
 - ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
 - = SET 1.25" ORANGE PLASTIC CAP STAMPED, "MANHARD PLS 38495"
 - △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38495"
 - # = BLOCK NUMBER

EASEMENTS DEDICATED BY THIS PLAT
(SEE SHEET 2 FOR TYPICAL LOT DETAIL)

D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	6/11/24	COUNTY COMMENTS-ADDRESS MAP ADDED
DATE	4/17/24	ADDED DRAINAGE EASEMENT
DATE	4/5/24	COUNTY COMMENTS
DATE	2/9/24	COUNTY COMMENTS

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WOLF CREEK RUN WEST FILING NO. 2A
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

PROJ MGR. MAG
PROJ ENG. MKW
DRAWN BY. MKW
DATE. 8/31/23
SCALE. 1"=100'

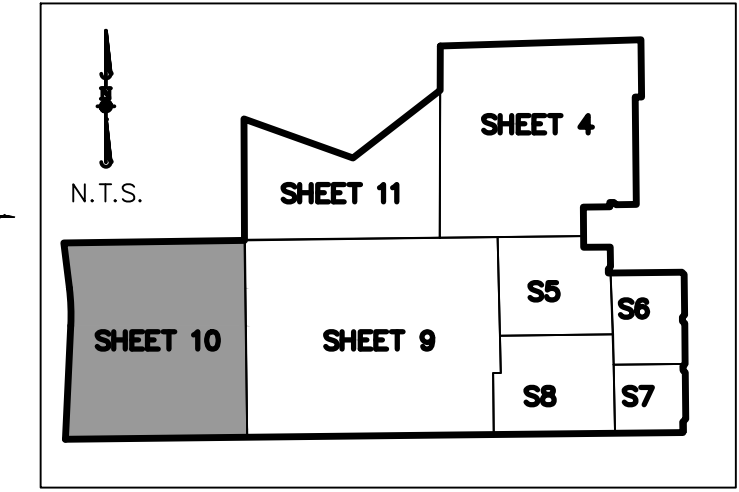
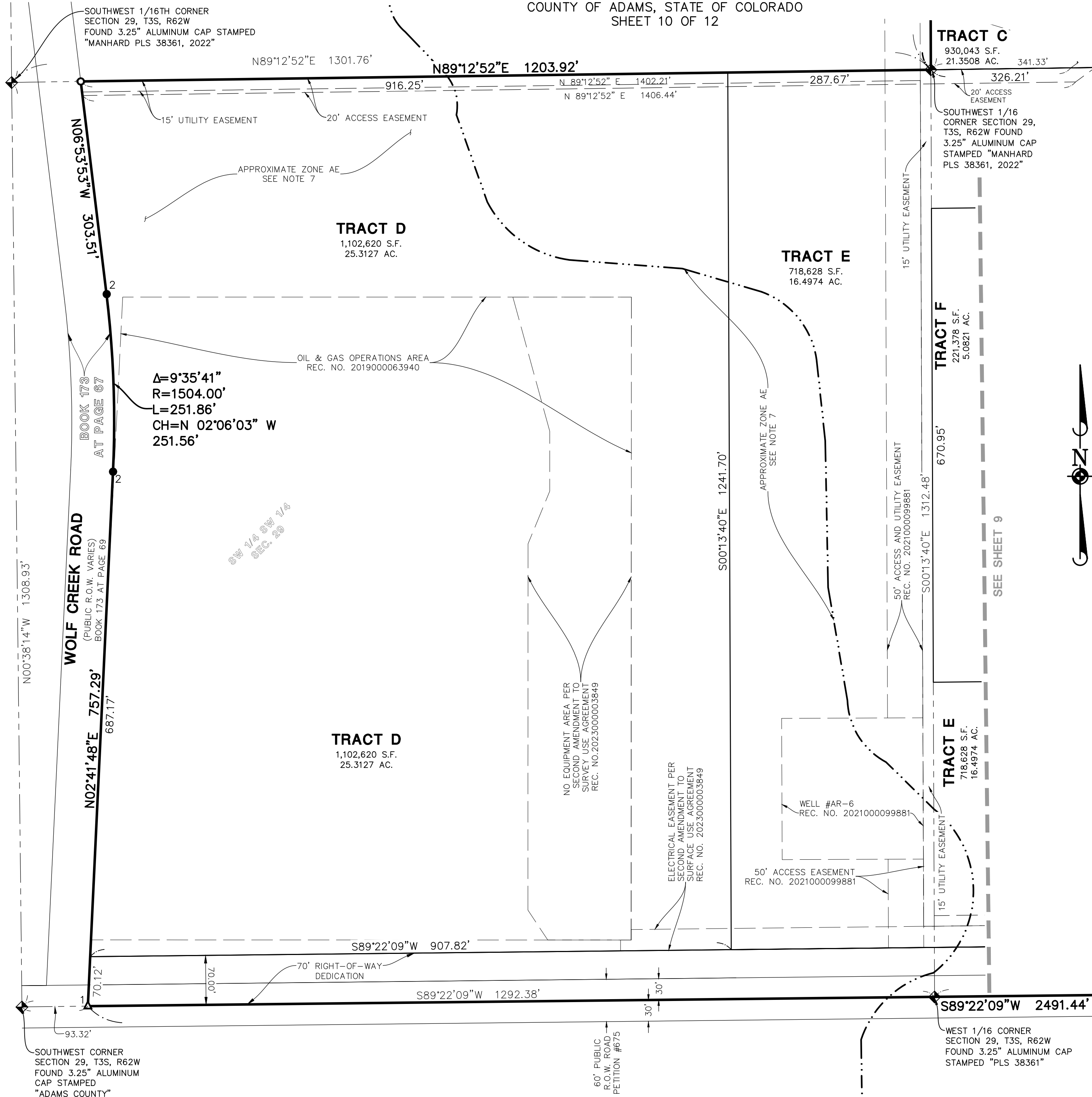
SHEET **9** OF **12**
EPL.ACCO.01

7/2/2024 10:46 AM Dwg Name: P:\Eplacoco01\Drawings\Surv\Final Drawings\F2A Plt\Eplacoco01_F2-54-11.dwg Updated By: rmwood

WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 10 OF 12

CASE NO.: PLT2023-00041



LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
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- △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38495"
- # = BLOCK NUMBER

GRAPHIC SCALE
 0 100 150 200 300
 (IN FEET)
 1 inch = 100 ft.
 U.S. SURVEY FEET

DATE	REVISIONS	DRAWN BY
6/11/24	COUNTY COMMENTS-ADDRESS MAP ADDED	SLJ
4/17/24	ADDED DRAINAGE EASEMENT	MKW
4/5/24	COUNTY COMMENTS	MKW
2/9/24	COUNTY COMMENTS	MKW

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WOLF CREEK RUN WEST FILING NO. 2A
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

PROJ MGR.	MAG
PROJ ENG.	MKW
DRAWN BY.	MKW
DATE.	8/31/23
SCALE.	1"=100'

SHEET 10 OF 12
 EPL.ACCO.01

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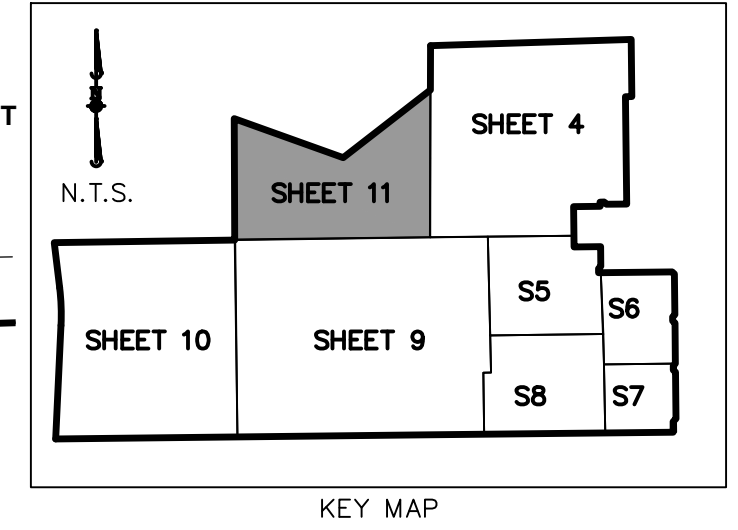
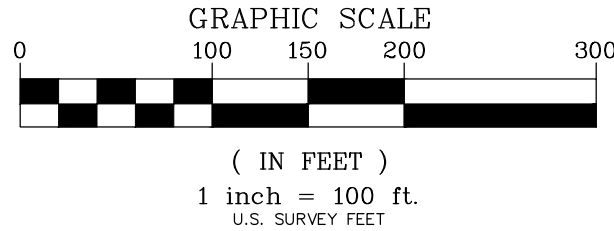
FOR AND ON BEHALF OF
 MANHARD CONSULTING

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WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 12

CASE NO.: PLT2023-00041



LEGEND

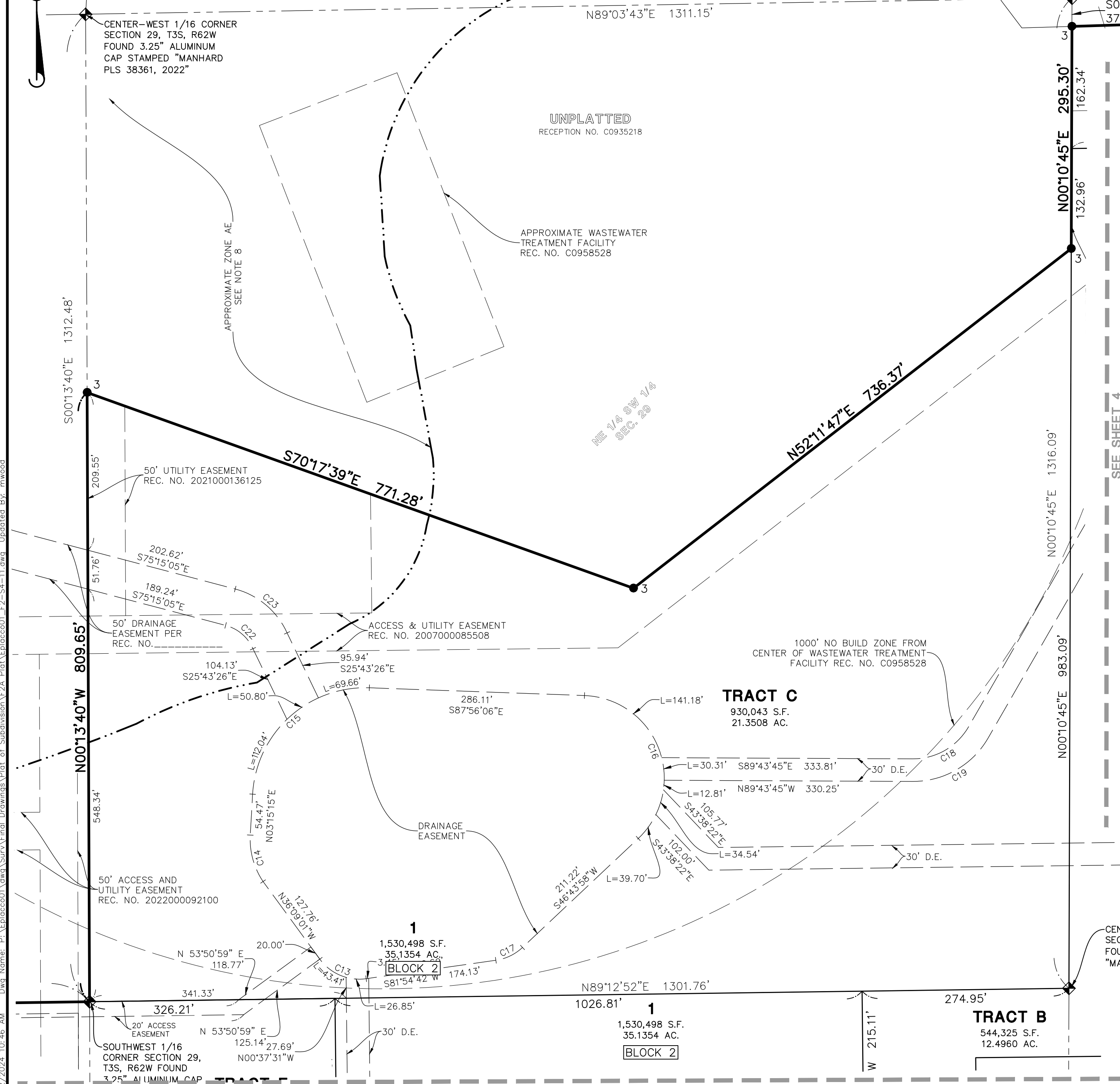
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- = BLOCK NUMBER

EASEMENTS DEDICATED BY THIS PLAT (SEE SHEET 2 FOR TYPICAL LOT DETAIL)

- D.E. = DRAINAGE EASEMENT
- D.U.E. = DRAINAGE AND UTILITY EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	61°56'17"	65.00'	70.27'	N67°07'10"W	66.89'
C14	37°19'22"	100.00'	65.14'	N15°24'26"W	63.99'
C15	88°48'40"	150.00'	232.51'	N47°39'35"E	209.92'
C16	134°40'04"	110.00'	258.54'	S20°36'04"E	203.01'
C17	35°10'44"	65.00'	39.91'	S64°19'20"W	39.29'
C18	60°20'34"	85.00'	89.52'	N60°05'58"E	85.44'
C19	60°20'34"	115.00'	121.12'	S60°05'58"W	115.60'
C22	51°27'27"	55.00'	49.40'	S49°31'21"E	47.75'
C23	50°55'27"	105.00'	93.32'	S49°47'21"E	90.28'

 7600 East Orchard Road, Suite 150-A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com Civil Engineering Surveying & Geospatial Services GIS Construction Management Water Resource Management	DATE	6/11/24	COUNTY COMMENTS-ADDRESS MAP ADDED
	DATE	4/17/24	ADDED DRAINAGE EASEMENT
	DATE	4/5/24	COUNTY COMMENTS
	DATE	2/9/24	COUNTY COMMENTS
PROJ MGR. MAG PROJ ENG. MKW DRAWN BY. MKW DATE. 8/31/23 SCALE. 1"=100' SHEET 11 OF 12 EPL.ACCO.01			



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SEE SHEET 9

SEE SHEET 4

WOLF CREEK RUN WEST FILING NO. 2A

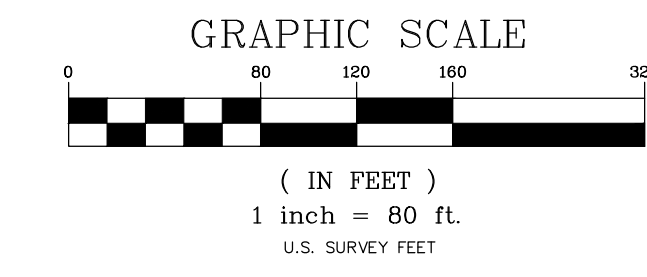
CASE NO.: PLT2023-00041

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 12 OF 12
 ADDRESSING MAP



BLOCK NUMBER (TYPICAL)
 LOT NUMBER (TYPICAL)
 STREET ADDRESS NUMBER (TYPICAL)

LOT 1
 BLOCK 2
 (NOT A PART OF PROJECT ADDRESS TBD)



REVISIONS	DATE	DESCRIPTION
1	6/11/24	COUNTY COMMENTS-ADDRESS MAP ADDED
2	4/17/24	ADDED DRAINAGE EASEMENT
3	4/5/24	COUNTY COMMENTS
4	2/9/24	COUNTY COMMENTS

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WOLF CREEK RUN WEST FILING NO. 2A
 COUNTY OF ADAMS, STATE OF COLORADO
 FINAL PLAT

PROJ MGR. SLJ
 PROJ ASC. JR
 DRAWN BY. MKW
 DATE. 6/20/24
 SCALE. 1"=100'

SHEET 12 OF 12
 EPL.ACC001

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