

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
 - o 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 <u>epermitcenter@adcogov.org</u> 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.

Community & Economic Development Department www.adcogov.org



1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

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					

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6880

FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

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.

BOARD OF COUNTY COMMISSIONERS

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 few 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.

BOARD OF COUNTY COMMISSIONERS

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

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; lan Cortez
Subject: [EXTERNAL] RE: Filing 2A plat - Recordation number clarification

Hi Julie,

Yes, per our conversation with lan 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



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OWNERSHIP AND DEDICATION CERTIFICATE

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 00°10'45" WEST, A DISTANCE OF 37.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C1065639 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING;

THENCE NORTH 8813'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,338.50 FEET TO THE NORTHWEST CORNER OF TRACT O, WOLF CREEK RUN WEST FILING NO. 1, RECORDED AT RECEPTION NUMBER 2020000102832 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLF CREEK RUN WEST FILING NO. 1 THE FOLLOWING TWENTY-SIX (26) COURSES:

SOUTH 00°37'55" EAST, A DISTANCE OF 381.21 FEET; 2. SOUTH 89°22'05" WEST, A DISTANCE OF 42.78 FEET; 3. SOUTH 00°37'55" EAST, A DISTANCE OF 716.00 FEET; 4. SOUTH 89°22'05" WEST, A DISTANCE OF 135.00 FEET; 5. NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET; SOUTH 89°22'05" WEST, A DISTANCE OF 27.00 FEET; 7. SOUTH 00°37'55" EAST, A DISTANCE OF 28.50 FEET; 8. SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET; 9. SOUTH 00°37'55" EAST, A DISTANCE OF 268.65 FEET; 10. NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET; 11. SOUTH 00°37'55" EAST, A DISTANCE OF 131.00 FEET; 12. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET; 13. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET; 14. NORTH 89°22'05" EAST, A DISTANCE OF 490.50 FEET; 15. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET; 16. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET; 17. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET; 18. SOUTH 00°37'45" EAST, A DISTANCE OF 27.00 FEET; 19. SOUTH 45°37'55" EAST, A DISTANCE OF 21.22 FEET; 20. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET; 21. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET; 22. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET; 23. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET; 24. SOUTH 00°37'55" EAST, A DISTANCE OF 309.60 FEET; 25. SOUTH 44°22'05" WEST, A DISTANCE OF 28.61 FEET; 26. SOUTH 00°37'23" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29;

THENCE SOUTH 89°22'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,625.44 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 29;

THENCE SOUTH 89°22'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 2,491.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK ROAD AS DESCRIBED AND RECORDED IN BOOK 173 AT PAGE 67 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 02°41'48" EAST, A DISTANCE OF 757.29 FEET TO A POINT OF
- 2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1,504.00 FEET, AN ARC LENGTH OF 251.86 FEET, THE CHORD OF WHICH BEARS NORTH 02°06'03" WEST, A DISTANCE OF 251.56
- NORTH 06°53'53" WEST, A DISTANCE OF 303.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 29:

THENCE NORTH 89"12'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,203.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4);

THENCE NORTH 00°13'40" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), A DISTANCE OF 809.65 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C0935218 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 70°17'39" EAST, A DISTANCE OF 771.28 FEET;

APPROVED

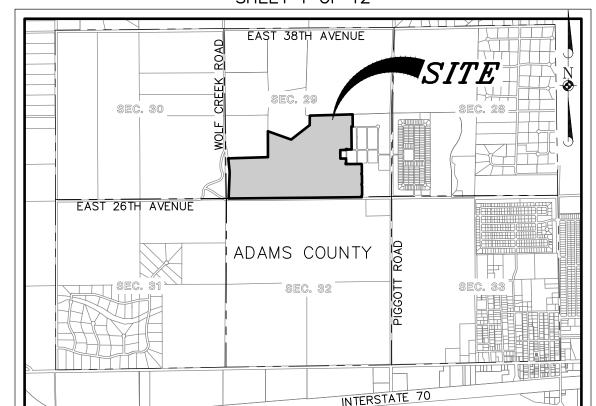
- 2. NORTH 52"11"47" EAST, A DISTANCE OF 736.37 FEET;
- 3. NORTH 00°10'45" EAST, A DISTANCE OF 295.30 FEET TO THE POINT OF

CONTAINING A CALCULATED AREA OF 7.822.801 SQUARE FEET OR 179.5868 ACRES. MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WOLF CREEK RUN WEST FILING NO. 2A, AND ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT: AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

ADAMS COUNTY ATTORNEY'S OFFICE



VICINITY MAP

ARAPAHOE COUNTY

T3S, R62W OF THE 6TH P.M.

(1" = 3000')

EXECUTED THIS _____ DAY OF ____ _ A.D., 202__

BY: WOLF CREEK RUN WEST LLC., A COLORADO LIMITED LIABILITY COMPANY

JOHN CARLTON BABBS III aka CARLTON BABBS, AS MANAGER

STATE OF COLORADO

ADDRESS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

, 202__, BY JOHN CARLTON BABBS III aka CARLTON BABBS, AS MANAGER FOR WOLF CREEK RUN WEST, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

ACKNOWLEDGEMENT

NOTARY PUBLIC MY COMMISSION EXPIRES: __

LIEN HOLDER ACKNOWLEDGEMENT

BY: PAULS DEVELOPMENT EAST, LLC. A COLORADO LIMITED LIABILITY COMPANY

BRIAN PAULS AS AUTHORIZED SIGNER

STATE OF COLORADO) SS COUNTY OF THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME. THIS _____ DAY OF ______, 202__, BY BRIAN PAULS

AS AUTHORIZED SIGNER FOR PAULS DEVELOPMENT EAST, LLC, A COLORADO LIMITED LIABILITY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ OF _____, 202__.

CASE NO.: PLT2023-00041 SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES

SHEET 2: TABLES AND TYPICAL LOT DETAIL

SHEET 3: OVERALL BOUNDARY SHEET 4-11: DETAIL SHEETS

SHEET 12: ADDRESS MAP

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

NOTES

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE ALTA COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC70779829.1, WITH A COMMITMENT DATE OF MARCH 22, 2024 AT 5:00 PM.

4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR

5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. US SURVEY FOOT IS 1200/3937 METERS.

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29. TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°03'28" EAST, BEING MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25379" AND ON THE EAST END BY A 3.25" ILLEGIBLE ALUMINUM CAP.

FLOODPLAIN: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0740H WITH A MAP REVISED DATE OF OF MARCH 5, 2007.

8. DRAINAGE AND UTILITY EASEMENTS LOCATED AS SHOWN HEREON ARE HEREBY GRANTED TO ADAMS COUNTY FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE UTILITIES AND DRAINAGE FACILITIES. INCLUDING BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

PRIVATE ROADS SHALL BE OWNED AND MAINTAINED BY THE WOLF CREEK RUN WEST HOA. FOR RESIDENTIAL ACCESS TO THE LOTS AND TRASH SERVICE.

10. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT UNTIL ALL PUBLIC IMPROVEMENTS, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.

11. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLET, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHTS TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER(S).

12. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.

13. THIS PLAT HEREBY DEDICATES A BLANKET ACCESS, DRAINAGE AND LANDSCAPE EASEMENT TO WOLF CREEK RUN WEST METRO DISTRICT OVER AND ACROSS TRACTS E, F, G, H, I, J, K, L, M, N, O, AND

14. ALL TRACTS OR AREAS WITHIN THIS PLAT LABELED AS "ACTIVE RECREATION AREA" ARE HEREBY ALSO GRANTED AS PUBLIC ACCESS EASEMENTS TO ADAMS COUNTY. THESE PUBLIC ACCESS EASEMENTS ARE PROVIDED TO MEET THE OPEN SPACE REQUIREMENTS CONTAINED IN ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS SECTION 3-34-03-05.

SURVEYOR'S CERTIFICATE

I, STACY LYNN JACOBS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 8, 2023, BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON _____, 202__.

STACY LYNN JACOBS, PLS COLORADO REG. NO. 38495 FOR AND ON BEHALF OF MANHARD CONSULTING 7600 E. ORCHARD ROAD, SUITE 150-N GREENWOOD VILLAGE, COLORADO 80111 303.531.3210

CLERK AND RECORDER'S CERTIFICATE

RECORDER, IN THE STATE OF COLORADO, AT _____ M., ON THIS ____ DAY OF _____ A.D. 202___

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND

DEPUTY CLERK AND RECORDER

RECEPTION NUMBER

6/11/24 4/17/24 4/5/24

COLORADO 2 Š FILING OF STATE WEST Z

PLAT A E N

ADAM B CREEK OF. WOLF COUNT

PROJ MGRI MAG PROJ ASC: MKW DRAWN BY, MKW DATE: 8/31/23

SCALE: N/A

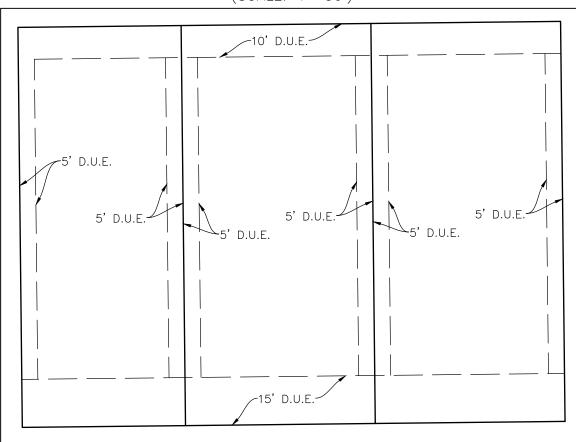
SHEET

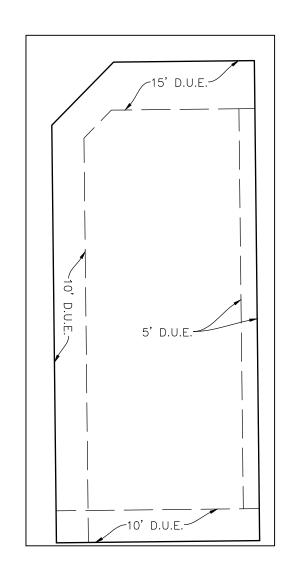
EPL.ACCO.01

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')



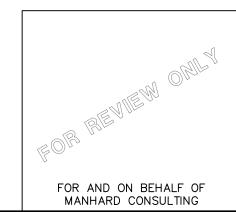


EASEMENTS DEDICATED BY THIS PLAT

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	

LAI	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%			



DATE REVISIONS

Tw 6/11/24 COUNTY COMMENTS—ADDRESS MAP

4/17/24 ADDED DRAINAGE EASEMENT

ces | GIS Management 2/9/24 COUNTY COMMENTS

Management 2/9/24 COUNTY COMMENTS

CASE NO.: PLT2023-00041

CONSULTING

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

 PROJ MGR.
 MAG

 PROJ ASC.
 MKW

 DRAWN BY.
 MKW

 DATE.
 8/31/23

 SCALE.
 N/A

2 of 12
EPL.ACCO.01

