Request for Comments

Case Name: Wolf Creek Run West PUD, Amendment 1
Case Number: PUD2021-00002

April 16, 2021

The Adams County Planning Commission is requesting comments on the following application: minor amendment to the approved Wolf Creek Run West Planned Unit Development. This request is located near the intersection of East 26th Avenue and Piggott Road. The Assessor's Parcel Number is 0181329200007.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 05/12/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Greg Barnes

Thank you for your review of this case.

Greg Barnes
Planner III
RE: Wolf Creek Run West FDP Amendment 1 & Filing 2 Preliminary Plat – Submittal 1

Dear Mr. Barnes,

Forestar is pleased to submit applications for the first amendment to the Wolf Creek Run West FDP and a Preliminary Plat for 287 units under Filing 2. The FDP Amendment is centered on improving the overall layout of Filing 2 to be more walkable and to facilitate front-loaded homes. The design meets the intent of the effective Wolf Creek Run West FDP, but several modifications to these standards are proposed.

Many of the standards included in the Wolf Creek Run West FDP were carried over from the 2003 Wolf Creek Run PUD. It is our intention to modify some of these standards in order to reflect more current development practices, to remove obsolete provisions, and to improve the overall site design. The following list references of some of the more notable proposed changes:

a. Re-orient the street layout to be north-south vs. the long linear east-west layout under the effective FDP. This layout facilitates more through-pedestrian connections and also results in the homes being more solar-oriented.

b. The FDP refers to the Wolf Creek Run PUD for conceptual architectural design. The PUD includes conceptual elevations from 2003 and only for rear-loaded homes. This proposed FDP includes more current elevations to serve as an architectural guide for front-loaded homes.

c. Clarify developer vs. homebuilder landscaping requirements.

d. The effective FDP requires the perimeter fence to be located 200’ from arterial streets. However, this requirement would place the fence in the developable area of the ballfield, recreation field and school site. Further, with front-loaded homes in Filings 2 and 3, those homes will have a fence along the rear property line. Thus, a perimeter fence would be redundant along the south, west, east, and portions of the north perimeters. The FDP amendment proposes to allow the fence location to be determined at site plan for the ballfield, recreation field, and the school site plan or be optional where adjacent to the rear property lines of front-loaded homes.

e. Remove the following standard: “Front-loaded garage will be setback a minimum of 10 feet from the rear of the residences to eliminate views of the garages from the streetscape.” Requiring a garage to be detached and setback 10 feet from the primary structure is a rear loaded garage or requires at least a 40-foot long driveway to access it.

f. The Surface Use Agreement recorded under Reception No. 2019000063940 prohibits school and childcare facilities within 1,320 feet of the oil and gas operations area. This language has been added under the “Permitted Uses” section of the FDP. This essentially limits these uses along the western portion of Filing 3 (Tract G, Filing 2). The designated school site on Block 8, Lot 1 is not within this prohibited area.

g. Removed obsolete language carried over from the 2003 PUD and remove redundant restrictions located in more than one area of the FDP.

h. Limit bluegrass sod to 3,000 feet per lot based on the East Adams County Metro District Requirements vs. per 5,000 square foot lot equivalent.

i. Updated references to acreages to confirm all references are accurate and match.
j. Of note, the Strasburg Parks and Recreation District is interested in a land dedication of Tracts G & L, Filing 1 (the “ballfields”). These discussions are on-going. The East Adams County Metropolitan Districts owns the tracts and would be the entity to dedicate them to the Parks District. Based on our preliminary discussions with the Rec District, they are interested in improving the south ballfield to be playable and they have not yet programed the northern parcel. Thus, the FDP language related to “Neighborhood Parks and Ballfields” has been updated to include “Recreation Field Areas”. Forestar may contribute a cash donation to the Rec District for improvements and the Rec District has agreed that that donation would off-set the required Neighborhood Parks cash in lieu fee for Filing 2.

k. Other additional minor modifications.

Preliminary Plat

a. The Filing 2 plat creates 287 single-family detached lots, Tract G for the future platting of the remaining 40 lots, open space and parks tracts, and tracts to be owned and controlled by the East Adams County Metropolitan District.

b. Dedicate the required additional ROW for East 26th Ave.

We look forward to building this new neighborhood for the Strasburg community. Please do not hesitate at any time to contact me in regards to any questions you may have or additional information you may need in the County’s review of this application.

Best Regards,

Kristin Dean, AICP
Director of Entitlements
Forestar – Colorado Division
KristinDean@Forestar.com
970-389-5764
LEGAL DESCRIPTION

A tract of land being a portion of the South Half (1/2) of Section 29, Township 3 South, Range 62 West of the 6th Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

Beginning at the Center Quarter (C1/4) Corner of Said Section 29, Thence South 52°11'47" East, a distance of 736.37 Feet; (2) North 00°10'45" East, a distance of 809.65 Feet to the Southwest Corner of Said Section 29; Thence South 89°12'52" East, along the West Line of the Southeast Quarter (SE1/4), a distance of 431.88 Feet to the northeast corner of said section 29; Thence North 88°08'25" East, a distance of 2,112.49 Feet; (3) North 88°13'23" East, a distance of 2,584.96 Feet to the South quarter (S1/4) containing a calculated area of 9,769,673 square feet or 224.2808 acres; (4) North 00°13'40" West, a distance of 295.30 Feet to the distance of 1,580.04 Feet; (5) North 00°13'40" 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 along said South line the following three (3) Courses: (1) North 89°22'09" West, a distance of 2537.5" and on the East end by a 3.25" illegible aluminum cap.

RECORDED AT RECEPTION NUMBER C1065639 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING; MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS BASIS OF BEARINGS (2) NORTH 52°11'47" EAST, A DISTANCE OF 736.37 FEET; (3) NORTH 00°10'45" EAST, A DISTANCE OF 809.65 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 00°04'43" EAST, 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; (2) SOUTH 70°17'39" EAST, A DISTANCE OF 771.28 FEET; (3) South 70°17'39" East, a distance of 771.28 Feet; (4) North 88°13'23" East, a distance of 2,112.49 Feet; (5) North 00°13'40" West, a distance of 295.30 Feet to the Point of Beginning.

CONTAINING A CALCULATED AREA OF 9,769,673 square feet or 224.2808 acres, more or less.

STATEMENT OF INTENT:

The Final Development Plan includes certain changes to the approved Wolf Creek Run West FDP recorded under Reception Number 2020000123351. The original approved FDP included certain language carried over from the Wolf Creek Run East that is not applicable to Wolf Creek Run West. This amendment includes the removal of that non-applicable language. For clarification, the provisions of the Wolf Creek Run West FDP are not applicable to Wolf Creek Run East.

DEVELOPER

Manhard, Inc.
9555 South Kingston Court, Suite 200
Englewood, CO 80112
**CHARACTERISTICS OF THE P.U.D.**

The Wolf Creek Run P.U.D. creates a residential community with a maximum density of 660 homes on 558 acres of urbanized area. The proposed intensity of development is low, with an overall average floor area of single family detached homes to meet or exceed 1,250 SF, calculated as the total square footage (of all single family detached homes within the entire 558-acre PUD) divided by the total number of single family homes within the entire 558-acre PUD.

**GENERAL**

**DENSITIES**

Wolf Creek Run shall have a maximum of 660 homes on a total of 558 acres for an overall gross density of 1.2 Dwelling Units per acre. Densities within the urbanized areas of PUD 1 and PUD 2 shall not individually exceed 1.5 units/acre. The cumulative density of PUD 1 and PUD 2 combined shall not exceed 3.2 units/urbanized acre (205.7 x 2 = 411.4 acres). Wolf Creek Run West of Piggott Road shall have a maximum of 429 homes on a total of 224.28 acres for an overall gross density of 1.9 Dwelling Units per acre (1,320'.

**USES BY RIGHT & CONDITIONAL USES**

**USES BY RIGHT**

1. Accessory Uses, including detached garages
2. Animals - domestic pets
3. Dwelling - single family detached
4. Dwelling - single family attached
5. Dwelling - duplex
6. Essential governmental, public utility services with buildings and/or storage facilities
7. Foster family care, 1-5 residences (above 5, conditional)
8. Libraries, public
9. Monuments/entry signs
10. Outdoor public uses, neighborhood indoor uses
11. Parks, public and private
12. Schools, public, private, and charter
13. Temporary sales and construction facilities
14. Childcare and school facilities

**CONDITIONAL USES**

1. Churches, places of worship
2. Fire station
3. Foster family care, 6+ in residence (5, permitted use)
4. Golf course
5. Home occupation
6. Hospital
7. Police station
8. Post office

**DEVELOPMENT STANDARDS**

**BUILDINGS, SETBACKS, NUMBER OF HOMES**

1. Minimum lot frontage: 50’
2. Minimum lot size: 5,000 square feet
3. Minimum building setbacks:
   - Front: 25’ to 27’ staggered
   - Side: 5’ for typical interior lots; 12’ for interior corner lots; and 5’ in non-street side
4. Minimum maximum building height: 35’
5. Minimum maximum number of homes: 429
6. Minimum detached home size: shall be 1,000 SF
7. Minimum land coverage: shall be 30%.
8. Irrigated turf: limited to 1,000 SF of bluegrass sod per lot.
9. No trees shall be provided and located in visitor parking area.

**CONVENTIONS, DESIGN REVIEW, & HOMEOWNERS’ ASSOCIATION**

1. The conventions, conditions, and restrictions for Wolf Creek Run shall create a homeowners association with an integral architectural review board prior to recording of the final plat.
2. The conventions shall be recorded in Adams County prior to recording of the first final plat.
3. The estimated timetable for development:
   - The entire Wolf Creek Run PUD will be built out over a 30 year period commencing from the effective date of the Wolf Creek Run final plat.

**GENERAL NOTES**

1. All development shall be constructed in accordance with this EDP and applicable county requirements.
2. Each lot, as a part of the building permit process, shall conform to the approved site drainage plan.
3. No building permit may be issued unless such time as the final plat is filed with the City of Adams County, Clerk and Recorder.
4. Easements and rights-of-way are subject to approval by the City of Adams County, Clerk and Recorder. Easements and rights-of-way may also be solicited subject to approval by Adams County.
TRANSPORTATION, STREETS, AND PARKING STANDARDS

CIRCULATION SYSTEM

PRIMARY ACCESS WILL BE OFF PIGGOTT ROAD AND NEREDEN STREET. THE BALLFIELDS ADJACENT TO AND WEST OF PIGGOTT ROAD MAY HAVE DIRECT ACCESS TO PIGGOTT ROAD. THE LOCAL STREET PATTERN WITHIN THE COMMUNITY WILL BE BASED UPON A MODIFIED GRID STREET PATTERN.

STREETS STANDARDS

MINIMUM STREET WIDTH FOR ALLEY-LOADED HOMES, 12 FEET; WAVELOADED HOMES, 32 FEET; IN-TOWN HOMES, 40 FEET. STREET PARKING IS PROHIBITED IN EITHER CASE AND SEPARATE OFF-STREET VISITOR PARKING AREAS SHALL BE PROVIDED.

ALLEYS

MINIMUM ALLEY WIDTH: 24 FEET FOR INTERNAL ALLEYS; 16 FOOT PERIMETER ALLEYS BOTH LOCATED WITHIN EASEMENTS SURFACE; NON-REINFORCED CONCRETE ALLEYS MAY PROVIDE PRIMARY OR SIDE ACCESS TO BEAR-LOADED RESIDENTIAL DWELLING UNITS.

PARKING STANDARDS

MINIMUM OFF-STREET PARKING REQUIREMENTS

DWELLING - SINGLE-FAMILY ATTACHED - 2 OFF-STREET PARKING SPACES
DWELLING - SINGLE-FAMILY DETACHED - 2 OFF-STREET PARKING SPACES
NOTE: Minimum, two off-street parking spaces for dwelling/unit are required, with a maximum of 1 space for lots allowed. Off-street visitor parking at the rate of 0.15 spaces per dwelling/unit is provided throughout the community. Off-street parking is strictly prohibited. Visitor parking areas shall be located no farther than 250' from any home. Lot lines to accommodate visitor parking may be adjusted at the time of final plat without amending the PDP.

STREET FURNITURE

STREET FURNITURE LOCATED IN COMMON AREAS SUCH AS BENCHES, TRASH RECEPTACLES, ETC., SHALL BE BLACK METAL CONSTRUCTION WITH THE SAME DESIGN THEME OR STYLE THROUGHOUT THE COMMUNITY. SUCH Fixtures shall be maintained by the HOA.

STREET LIGHTING

STREET LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH ADAMS COUNTY LIGHTING STANDARDS, WITH STANDARDS TO BE FINISHED BLACK.

SIGN STANDARDS

SIGNAGE

PRIMARY ENTRANCE SIGN-UP PIGGOTT ROAD. PRIMARY ENTRANCE MAY OCCUR OTHER THAN THE ENTRANCE AND SHALL BE MOUNTED AT SUFFICIENT HEIGHT TO PERMIT PASSAGE OF EMERGENCY VEHICLES. BUT IN NO EVENT SHALL THE BOTTOM SIGN PANEL BE LESS THAN 8' ABOVE THE ROADWAY SURFACE. ONE PRIMARY ENTRANCE SIGN FOR ENTRANCE OFF PIGGOTT ROAD IS ALLOWED. GROUNDED MONUMENT SIGNS ARE ALLOWED AT BOTH THE PIGGOTT ROAD AND NEREDEN STREET ENTRANCES. Minimum of two signs for entrance.

SECONDARY ENTRANCE SIGNS LOCATED ALONG 24TH AVE. SHALL BE LIMITED TO A HEIGHT OF 10 FEET, AND A MAXIMUM SIGN AREA OF 120 SQUARE FEET. ENTRANCE MONUMENT SIGNS WILL HAVE GROUNDED AND IRRIGATED LANDSCAPE, A LANDSCAPE SHALL BE ALLOWED WITHIN THE GROUNDED DRAINAGE BUFFER AREA AT THE NORTHEAST CORNER OF THE INTERSECTION OF PIGGOTT ROAD AND 24TH AVENUE.

INFORMATIONAL AND TRAFFIC CONTROL SIGNS SHALL BE MOUNTED ON NON-REMovable BLACK METAL POLES. SIGN BASES SHALL BE PAINTED BLACK. IN ALL OTHER RESIDENTIAL, SIGNS SHALL COMPLY WITH ADAMS COUNTY AND MUNICIPAL REGULATIONS.

UTILITY SERVICES

WATER AND SEWER SERVICE - EASTERN ADAMS COUNTY METROPOLITAN DISTRICT

PHONE - TDS TELECOM

NATURAL GAS - COLORADO NATURAL GAS

ELECTRIC - INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

FIRE PROTECTION - STRANGMUD FIRE PROTECTION DISTRICT

TRASH COMPACTORS - COMMERCIAL SERVICE PROVIDED BY CONTRACT WITH HOA

IN-PLATE FACILITIES WILL INSTALL WITHIN THE FRONT LINE LC. THE ALLEYWAYS LC. WILL NOT ALLOW FOR THE REQUIRED CLEARANCES FOR THE IN-PLATE FACILITIES (MIN. 3 FEET FROM GDS - 10 FEET FROM ANY OPENING OR CONSTRUCTIBLE MATERIALS SUCH AS HOMES).

SINGLE-PHASE PAD MOUNTED TRANSFORMER SHALL HAVE A MINIMUM OF 1'-6" OF CLEAR WORKING SPACE IN THE SIDES AND REAR OF THE EQUIPMENT, AND 3'-0" IN FRONT OF THE EQUIPMENT.

LANDSCAPING STANDARDS

LANDSCAPE CONCEPT

THE LANDSCAPE FOR WOLF CREEK RUN WILL COMPLY WITH ADAMS COUNTY CODE AND LANDSCAPE DESIGN STANDARDS. REQUIREMENTS AND PERFORMANCE STANDARDS. REQUIREMENTS FOR THE IN-PLATE FACILITIES (MIN. 3 FEET FROM GDS - 10 FEET FROM ANY OPENING OR CONSTRUCTIBLE MATERIALS SUCH AS HOMES). THE HOA WILL INSTALL WIDELY SPACED LANDSCAPING IN THE FRONT YARDS OF THE HOMES BETWEEN THE BACK OF CURB AND THE FRONT OF THE HOUSE. HOMEOWNERS WILL BE RESPONSIBLE FOR BACKYARD LANDSCAPING IN ACCORDANCE WITH ADAMS COUNTY CODE AND LANDSCAPING DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS.

PLANT SIZING

MINIMUM PLANT SIZE TO BE AS FOLLOWS:

ORNAMENTAL TREES: 1.5" CALIBER
CANOPY TREES: 2" CALIBER
EVERGREEN TREES: 4" AT M.N.
SHRUBS: 5" CALIBER
PERENNIAL GRASSES: 3 GAL
BUFFERS

BUFFER LANDSCAPING ALONG PIGGOTT ROAD AND 24TH AVENUE IS DEDICATED TO GROUNDED, UNIRRIGATED DRAINAGE BUFFER GRASSES, COMPLIMENTED BY BUMPER AND RUN OF FENCING WORKING TOGETHER TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS BACKING INTO THOSE STREETS. MOST OF THE PLANTINGS IN THE BUFFER AREAS WILL BE CONCENTRATED ALONG LAKES TO W MAINTAIN THE NATURAL LANDSCAPE ON THE HIGH PLAINS. BUMPER BORDERS DISTINGUISH RESIDENTIAL WOODS. SHADING COMPLETE THE LANDSCAPE TREATMENT. IRRIGATIONS FOR BUFFER AREAS IS LIMITED TO DRY-IRRIGATION FOR CFR.

BUFFER TREE QUANTITIES TO BE DETERMINED BY THE APPROXIMATE ADAMS COUNTY CODE AND LANDSCAPE DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS.

GROUNDED DRAINAGE OPEN SPACE BUFFER

LESS WITHIN THE GROUNDED DRAINAGE OPEN SPACE BUFFER MAY INCLUDE, BUT NOT BE LIMITED TO:

• TRASH/WASTE
• FRUIT TREES 
• ENTRY FEATURES (MONUMENT SIGNAGE AND LANDSCAPE)
• UNDERGROUND UTILITIES
• FENCE, ACCESS ROADS, ETC., AS REQUIRED
• OUTDOOR USES, INCLUDING ACTIVE AND PASSIVE RECREATION
• THE HEIGHT OF VERTICAL DESIGN ELEMENTS/STANDARDS, SHALL NOT EXCEED 75% OF DISTANCE FROM BASE LEG TO THE NEAREST PROPERTY LINE OF OVERHEAD POWERLINE, UP TO A MAXIMUM HEIGHT OF 75'. IF WINDMILL IS USED AS A LAMPPED, MAXIMUM HEIGHT OF SHADE SHALL BE 20' ABOVE GROUND LEVEL.

NEIGHBORHOOD PARK, BALLFIELDS AND RECREATION FIELDS


FUTURE TOWARD LANDSCAPES

THE HOA WILL LANDSCAPE THE FRONT YARDS OF ALL HOMES. THESE PLANTINGS WILL BE IRRIGATED AND MAINTAINED BY THE HOMEOWNER AND/OR APPLICANT. THE PLANT PALETTE FOR FRONT YARDS WILL EMPHASIZE A XERISCAPE PLANT PALETTE AND INCLUDE, AT A MINIMUM, ONE TREE AND TEN SHRUBS PER HOMES. IRRIGATION INCLUDES EFFICIENTLY PLACED HEADS FOR TREE AND DRY-IRRIGATION FOR SHRUB BEDS.

MINIMUM SITE LANDSCAPE

A MINIMUM OF 15% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED, AT LEAST 5% OF THE REQUIRED LANDSCAPE IS TO BE PUBLIC RIGHT-OF-WAY. THE LANDSCAPE REMOVES THE RIGHT OF WAY CAN BE INSTALLED FOR ONE OF THE FOLLOWING OPTIONS.

OPTION 1: INSTALL A TWENTY (20) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. WITHIN THE LANDSCAPE AREA, ONE (1) TREE AND TWO (2) SHRUBS SHALL BE PLANTED PER FOR (40) LINEAR FEET OF FRONTAGE.

OPTION 2: INSTALL A TEN (10) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. WITHIN THE LANDSCAPE AREA, TWO (2) TREES AND TWO (2) SHRUBS SHALL BE PLANTED PER (40) LINEAR FEET OF FRONTAGE.

PARKING LOT LANDSCAPES

NO PARKING STALL TO BE MORE THAN 120' FROM A PARKING LOT ISLAND. MINIMUM PARKING LOT ISLAND WITHIN 10' OF A PARKING STALL AND 120' FROM A PARKING LOT ISLAND. MINIMUM PARKING LOT ISLAND WITHIN 20' OF A PARKING STALL AND 120' FROM A PARKING LOT ISLAND.
EXISTING PARK OPEN SPACES:

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross Area (AC)</th>
<th>Open Space (AC)</th>
<th>% Acres Open Space</th>
<th>Dwelling Units</th>
<th>Gross Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Ball Fields Area</td>
<td>± 4.54 AC</td>
<td>± 3.85 AC</td>
<td>± 3.89 AC</td>
<td>± 11.33 AC</td>
<td>1.99</td>
</tr>
<tr>
<td>Total Provided</td>
<td>± 11.33 AC</td>
<td>± 11.33 AC</td>
<td>± 11.33 AC</td>
<td>± 11.33 AC</td>
<td>1.99</td>
</tr>
</tbody>
</table>

TOTAL OPEN SPACE CALCULATION:

<table>
<thead>
<tr>
<th>Use</th>
<th>Total Site Area</th>
<th>Area (AC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Open Space (including Ball Fields)</td>
<td>224.28 AC</td>
<td></td>
</tr>
<tr>
<td>Total Required Open Space</td>
<td>67.28 AC</td>
<td></td>
</tr>
<tr>
<td>Groomed Dryland Open Spaces</td>
<td>± 91.24 AC</td>
<td></td>
</tr>
<tr>
<td>Parks Open Spaces Areas</td>
<td>± 11.23 AC</td>
<td></td>
</tr>
<tr>
<td>Total Open Space Provided</td>
<td>± 102.47 AC</td>
<td></td>
</tr>
<tr>
<td>Percent Open Space Provided</td>
<td>± 45.7%</td>
<td></td>
</tr>
</tbody>
</table>

PARKING BREAKDOWN:

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Lots</th>
<th>Visitor Parking Spots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Visitor Parking Ratio</td>
<td>428</td>
<td>258</td>
</tr>
<tr>
<td>Number of Visitor Parking Spots Required</td>
<td>378</td>
<td>250' to Lot</td>
</tr>
</tbody>
</table>

NOTES:

1. Dryland buffer areas will be groomed and kept free of debris, but will not be irrigated except at project entries.
2. Groomed dryland open space may be used for utility easements, access to access drainage facilities, and outdoor public use.
3. The location of visitor parking in future final plat filing may change from that shown herein so long as the ratios and distances contained in this FDP are maintained and relocation shall not require an amendment to this FDP.
4. Pedestrian trail location to be determined at permit. Location shown is conceptual in nature.

LAND USE LEGEND NOTES:

1. Existing Ball Fields have been identified in Open Space Calculations for FDP.
2. Park Area 1, 2, 3, and 4 have been designed as active open spaces, with play equipment, multiple purpose play fields, exercise equipment & advanced workout stations, sports challenge courts and 9 hole disc golf course.
ARCHITECTURAL ELEVATIONS
SHEET 6 OF 7

NOTES:

1. ARCHITECTURAL ELEVATIONS ARE FOR REFERENCE ONLY TO DEMONSTRATE INTENT OF DESIGN. MODIFICATIONS TO THE PLANS ARE PERMITTED THROUGH THE BUILDING PERMIT PROCESS PROVIDED THE OVERALL INTENT IS MAINTAINED. THE MODELS MAY CHANGE FROM WHAT IS SHOWN HEREBIN, WITHOUT AMENDING THIS FDP, SO LONG AS THE NEW MODEL: 1) FITS WITHIN THE BUILDING ENVELOPE; 2) COMPLIES WITH THE DEVELOPMENT STANDARDS AND USE RESTRICTIONS; 3) INCLUDES A FRONT PORCH AS AN ARCHITECTURAL FEATURE; AND, 4) MEETS OR EXCEEDS THE TYPE AND QUALITY OF MATERIALS LISTED HEREIN.

2. REAR-LOAD ARCHITECTURAL ELEVATIONS ARE TO BE IN GENERAL CONFORMANCE WITH THE ARCHITECTURAL ELEVATIONS PROVIDED UNDER THE WOLF CREEK RUN PUD.
WOLF CREEK RUN WEST
FINAL DEVELOPMENT PLAN - AMENDMENT 1
LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

TYPICAL ROADWAY SECTIONS

FRONT-LOAD TYPICAL ROADWAY SECTION
32' FL-FL  36' ROW

REAR-LOAD TYPICAL ROADWAY SECTION
24' FL-FL  27' ROW