



Development Review Team Comments

Date: 4/3/2020

Project Number: PRC2019-00009

Project Name: Wolf Creek Run West, Filing No. 1

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Greg Barnes

Date: 04/03/2020

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Greg Labrie

Date: 04/03/2020

Email: glabrie@adcogov.org

Complete

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 04/03/2020

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN03: Previously, I commented that "the original preliminary PUD included language that the "urbanized area" has a density less than 3.5 dwellings per acre". I'm having a hard time following your response to this comment. Perhaps this is something we could chat by telephone and come to some sort of agreement or understanding.

PLN04: Just to clarify, staff could consider foster family care as a permitted use, if that is an interest for you. We would just need a justification as to why the use was being changed from the preliminary plat.

PLN09: Please provide detail on Park Areas 1, 2, and 3. What makes these parks classify as "Active Recreation Open Space"? In addition, we are limited at the moment by building closures due to the threat of COVID-19, but please ensure that the existing ball fields were not used to satisfy active recreation open space requirements for the Wolf Creek Run (East) development plan. You will not be allowed to count this space twice.

PLN12: A recalculation of PLD cash-in-lieu has been provided. Please review.

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Rayleen Swarts

Date: 03/12/2020

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 01/06/2020

Email: gjbarnes@adcogov.org

Resubmittal Required

SIA REDLINES -
Please make the
changes listed below:

Subdivision Improvements Agreement
Pauls Development East
Wolf Creek Run Filing No. 1
Case No. SIA2020-00006

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called “County,” and Pauls Development East, LLC, a Colorado limited liability company whose address is 270 St. Paul Street, Ste. 300, Denver, Colorado 80206, hereinafter called “Developer.”

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in **Exhibit “A”** attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners (“BoCC”), County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on **Exhibit “B”** attached hereto, and by this reference made a part hereof. Developer shall obtain the approval ~~of the Adams County Transportation Department and Development Engineering Services~~ for all construction plans and engineering reports prepared by the Developer in connection with the design and construction of the improvements described and detailed on **Exhibit “B”**.
3. **Drawings and Estimates.** Developer shall furnish drawings and cost estimates for all improvements described and detailed on **Exhibit “B”** for approval by the County. The Developer shall furnish one set of “as built” drawings and a final statement of construction costs to the County.
4. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on **Exhibit “B”**.
5. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within “construction completion date” appearing in **Exhibit “B”**. The Director of the Community and Economic Development Department may for good cause grant extension of time for completion


of any part or all of improvements appearing on said **Exhibit “B”**. Any extension greater than 180 days may be approved only by the BoCC. Any extension of time shall be in written form only.

6. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of three million four hundred forty-one thousand eight hundred twenty-eight and no/100 dollars (\$3,934,325.00) including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works in accordance with Section 5-02-05-01 of the County’s Development Standards and Regulations, the collateral shall be released. Completion of said improvements will be determined solely by the County, and a reasonable part of said collateral, up to twenty percent (20%), may be retained to guarantee maintenance of public improvements for a period of one year from the date of ~~completion.~~

No building permits will be issued until said collateral is furnished in the amount required and in a form acceptable to the BoCC, and until the final plat has been approved. No certificates of occupancy will be issued until the improvements described in **Exhibit “B”** have been preliminarily accepted by the County.

7. **Acceptance and Maintenance of Public Improvements.** All improvements designated “public” on **Exhibit “B”** shall be public facilities and become the property of the County or other public agencies upon acceptance of the improvements. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, become necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer’s expense. In the case of an emergency such written notice may be waived.
8. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in **Exhibit “A”** attached hereto.
9. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

- A. **Improvements.** ~~Designate separately each public and private improvement.~~

Public Improvements: (see **Exhibit “B”**) 

See **Exhibit “B”** for description, estimated quantities, and estimated construction costs.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and preliminarily accepted in accordance with section 5-02-05-01 of the County's Development Standards and Regulations prior to the construction completion date indicated in **Exhibit “B”**.

- B. **Public dedication of land for right-of-way purposes or other public purpose.** Upon approval of this agreement by the BoCC, the Developer hereby agrees to convey by subdivision plat to the County of Adams the following described land for right-of-way or other public purposes:

The rights-of-way shown on the Final Plat of Wolf Creek Run Filing No. 1, known as East 31st Avenue, Noreen Street, Nora Street, Nectar Street, Oxley Street, Pershing Street, East 29th Place, East 29th Avenue, and East 28th Place, as well as portions of Piggott Road and East 26th Avenue, as more particularly described and depicted thereon.

- 10. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

Subdivision Improvements Agreement
Pauls Development East, LLC
Wolf Creek Run Filing No. 1
Case No. SIA _____

APPROVED BY resolution at the meeting of _____, 2020.



ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT "A"
LEGAL DESCRIPTION
WOLF CREEK RUN FILING NO. 1 (BOUNDARY)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 29 WHENCE THE EAST LINE OF SAID SECTION BEARS NORTH 00°04'43" WEST, ALL BEARINGS HEREON REFERENCED TO THIS LINE;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'23" WEST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 28.58 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 309.60 FEET;

THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE 27.00 FEET;

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 270.00 FEET;

THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°37'45" WEST, A DISTANCE OF 27.00 FEET;

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 270.00 FEET;

THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°22'05" WEST, A DISTANCE OF 490.50 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET;

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 131.00 FEET;

THENCE SOUTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 268.65 FEET;

THENCE NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 28.50 FEET;

THENCE NORTH 89°22'05" EAST, A DISTANCE OF 27.00 FEET;

THENCE SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 89°22'05" EAST, A DISTANCE OF 135.00 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 716.00 FEET;

THENCE NORTH 89°22'05" EAST, A DISTANCE OF 42.78 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 381.16 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN QUITCLAIM DEED, RECORDED UNDER RECEPTION NO. C1065639;

THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES;

1. NORTH 88°14'12" EAST, A DISTANCE OF 773.95 FEET;
2. NORTH 88°05'58" EAST, A DISTANCE OF 431.89 FEET;
3. NORTH 89°11'33" EAST, A DISTANCE OF 29.97 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG SAID EAST LINE OF SAID SECTION 29, WOUTH 00°04'43" EAST, A
DISTANCE OF 2646.32 FEET TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 71.465 ACRES, (3,113,007 SQUARE FEET), MORE OR LESS.

EXHIBIT "B"

Engineer's Opinion of Probable Construction Cost

Kimley-Horn		Opinion of Probable Construction Cost			
Client: Paulscorp LLC		Date:		3/12/2020	
Project: Wolf Creek Run - West		Prepared By:		JAR	
KHA No.: 096195013		Checked By:		EJG	
Title:	WCR West Filing No. 1 (103 Lots) - County Surety Estimate (SIA)	Sheet:	1 of 4		
<p>Kimley-Horn & Associates, Inc. prepared the OPCC from construction drawings dated 06/24/2019 for this site; therefore, the final quantities are subject to change. Additionally, the final land plan could change significantly through the development process. This OPC is not intended for basing financial decisions, or securing funding. Review all notes and assumptions. Since Kimley-Horn & Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn & Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have been rounded.</p>					
Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Infrastructure East 28th Place					
1	Roadway Earthwork 1' Scarify	1,062	CY	\$2.55	\$2,709
2	5" Asphalt Section w/ 6" Agg. Base 20' wide	21,214	SF	\$4.20	\$89,099
3	Curb & Gutter (2.5' Total)	1,903	LF	\$30.00	\$57,090
4	Sidewalk (5' Total)	542	SY	\$46.00	\$24,917
5	ADA Ramps	7	EA	\$1,650.00	\$11,550
					\$185,364
Infrastructure East 29th Avenue					
1	Roadway Earthwork 1' Scarify	399	CY	\$3.20	\$1,278
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	7,917	SF	\$4.20	\$33,251
3	Curb & Gutter (2.5' Total)	724	LF	\$30.00	\$21,720
4	Sidewalk (5' Total)	211	SY	\$46.00	\$9,686
5	ADA Ramps	3	EA	\$1,650.00	\$4,950
6	36" Storm Sewer	175	LF	\$225.00	\$39,375
7	36" Flared End Section	4	EA	\$225.00	\$900
					\$111,160
Infrastructure East 29th Place					
1	Roadway Earthwork 1' Scarify	1,765	CY	\$3.20	\$5,649
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	39,010	SF	\$4.20	\$163,842
3	Curb & Gutter (2.5' Total)	2,555	LF	\$30.00	\$76,650
4	Sidewalk (5' Total)	453	SY	\$46.00	\$20,828
5	ADA Ramps	7	EA	\$1,650.00	\$11,550
					\$278,519
Infrastructure East 31st Avenue					
1	Roadway Earthwork 1' Scarify	1,334	CY	\$2.55	\$3,401
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	28,407	SF	\$4.20	\$119,309
3	Curb & Gutter (2.5' Total)	2,229	LF	\$30.00	\$66,870
4	Sidewalk (5' Total)	406	SY	\$46.00	\$18,656
5	ADA Ramps	6	EA	\$1,650.00	\$9,900
					\$218,136

Kimley-Horn **Opinion of Probable Construction Cost**

Client: Paulscorp LLC	Date: 3/12/2020
Project: Wolf Creek Run - West	Prepared By: JAR
KHA No.: 096195013	Checked By: EJJ

Title: **WCR West Filing No. 1 (103 Lots) - County Surety Estimate (SIA)** Sheet: 2 of 4

Kimley-Horn & Associates, Inc. prepared the OPCC from construction drawings dated 06/24/2019 for this site; therefore, the final quantities are subject to change. Additionally, the final land plan could change significantly through the development process. This OPC is not intended for basing financial decisions, or securing funding. Review all notes and assumptions. Since Kimley-Horn & Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn & Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have been rounded.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Infrastructure Nora Street					
1	Roadway Earthwork 1' Scarify	621	CY	\$3.20	\$1,988
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	12,918	SF	\$4.20	\$54,256
3	Curb & Gutter (2.5' Total)	1,122	LF	\$30.00	\$33,660
4	Sidewalk (5' Total)	210	SY	\$46.00	\$9,660
4	ADA Ramps	1	EA	\$1,650.00	\$1,650
					\$101,214
Infrastructure Nectar Street					
1	Roadway Earthwork 1' Scarify	1,595	CY	\$3.20	\$5,105
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	32,954	SF	\$4.20	\$138,407
3	Curb & Gutter (2.5' Total)	2,887	LF	\$30.00	\$86,610
4	Sidewalk (5' Total)	581	SY	\$46.00	\$26,706
5	ADA Ramps	1	EA	\$1,650.00	\$1,650
					\$258,477
Infrastructure Oxley Street					
1	Roadway Earthwork 1' Scarify	1,458	CY	\$3.20	\$4,666
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	29,792	SF	\$4.20	\$125,126
3	Curb & Gutter (2.5' Total)	2,671	LF	\$30.00	\$80,130
4	Sidewalk (5' Total)	581	SY	\$46.00	\$26,706
5	ADA Ramps	1	EA	\$1,650.00	\$1,650
					\$238,278
Infrastructure Pershing Street					
1	Roadway Earthwork 1' Scarify	1,902	CY	\$3.20	\$6,085
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	40,177	SF	\$4.20	\$168,743
3	Curb & Gutter (2.5' Total)	3,134	LF	\$30.00	\$94,020
4	Sidewalk (5' Total)	666	SY	\$46.00	\$30,641
5	ADA Ramps	4	EA	\$1,650.00	\$6,600
					\$306,090

Kimley-Horn **Opinion of Probable Construction Cost**

Client: Paulscorp LLC	Date: 3/12/2020
Project: Wolf Creek Run - West	Prepared By: JAR
KHA No.: 096195013	Checked By: EJG

Title: **WCR West Filing No. 1 (103 Lots) - County Surety Estimate (SIA)** Sheet: 3 of 4

Kimley-Horn & Associates, Inc. prepared the OPCC from construction drawings dated 06/24/2019 for this site; therefore, the final quantities are subject to change. Additionally, the final land plan could change significantly through the development process. This OPC is not intended for basing financial decisions, or securing funding. Review all notes and assumptions. Since Kimley-Horn & Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn & Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have been rounded.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Infrastructure Piggott Road					
1	Roadway Earthwork 1' Scarify	5,685	CY	\$3.20	\$18,191
2	5" Asphalt Section w/ 6" Agg. Base 24' wide	153,486	SF	\$4.20	\$644,641
3	42" Storm Sewer	645	LF	\$250.00	\$161,250
4	42" Flared End Section	6	EA	\$250.00	\$1,500
					\$824,082
Infrastructure East 26th Avenue					
1	Roadway Earthwork 1' Scarify	3,531	CY	\$3.20	\$11,300
2	5" Asphalt Section w/ 6" Agg. Base 24' wide	95,342	SF	\$4.20	\$400,436
					\$411,736
Infrastructure Noreen Street					
1	Roadway Earthwork 1' Scarify	1,101	CY	\$3.20	\$3,524
2	5" Asphalt Section w/ 6" Agg. Base 20' wide	21,778	SF	\$4.20	\$91,468
3	Curb & Gutter (2.5' Total)	2,087	LF	\$30.00	\$62,610
4	Sidewalk (5' Total)	548	SY	\$46.00	\$25,223
5	ADA Ramps	4	EA	\$1,650.00	\$6,600
					\$189,425

Kimley-Horn **Opinion of Probable Construction Cost**

Client: Paulscorp LLC	Date: 3/12/2020
Project: Wolf Creek Run - West	Prepared By: JAR
KHA No.: 096195013	Checked By: EJJ

Title: **WCR West Filing No. 1 (103 Lots) - County Surety Estimate (SIA)** Sheet: 4 of 4

Kimley-Horn & Associates, Inc. prepared the OPCC from construction drawings dated 06/24/2019 for this site; therefore, the final quantities are subject to change. Additionally, the final land plan could change significantly through the development process. This OPC is not intended for basing financial decisions, or securing funding. Review all notes and assumptions. Since Kimley-Horn & Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn & Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have been rounded.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
	<i>Subtotal</i>				\$3,122,480
	Additional Performance Bond Requirements				
1	20% Administration Fee	1	EA	20%	\$624,496
				Total Cost with 20% Admin	\$3,746,976
2	5% Inflation Per Year of Construction	1	YR	5%	\$187,349
	Basis for Cost Projection:	Total:			\$3,934,325

- No Design Completed
- Preliminary Design
- Final Design

Construction Completion Date: _____



Initials or signature of Developer: _____

Greg Barnes

From: Krysti Stehle
Sent: Tuesday, March 31, 2020 2:11 PM
To: Greg Barnes
Cc: Laura Garcia
Subject: RE: Resubmittal: Wolf Creek Run West (PRC2019-00009)
Attachments: Wolf Creek Run PRC2019-00009.xlsx; PRC2019-00009 - WOLF CREEK RUN WEST SIA.PDF

Hello,

Item number 6 the collateral calculated should be \$3,936,321 not \$3,934,325. Please see attached spreadsheet for the calculation.

Thank you,



Krysti Stehle
Accountant I, Finance Department
4430 South Adams County Parkway, Suite C4000A
Brighton, CO 80601-8212
720.523.6822 | kstehle@adcogv.org

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Laura Garcia <LGarcia@adcogov.org>
Sent: Friday, March 20, 2020 3:53 PM
To: Krysti Stehle <KStehle@adcogov.org>
Subject: FW: Resubmittal: Wolf Creek Run West (PRC2019-00009)

Can you look at this. please cc me on the comments. And let me know if you have any questions.

Thanks and have a great day.



Laura Garcia
Senior Accountant, Finance
4430 South Adams County Parkway, 4th floor, Suite C4228
Brighton, CO 80601
720.523.6239 | Lgarcia@adcogov.org | adcogov.org

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Friday, March 20, 2020 3:49 PM
To: Brooks Kaufman <BKaufman@Irea.Coop>; George, Donna L <Donna.L.George@xcelenergy.com>; Land Use <LandUse@tchd.org>

Single-Family Residential and R-1-A, R-1-C, or R-2 zoning

Number of Units=	104
Population generated=	340.9120
Student population generated=	80.6000
School Acreage Needed=	4.8118
Neighborhood Park Acreage Needed=	2.0800
Regional Park Acreage Needed=	1.3520
Total Acres of PLD Needed=	8.2438
Land Value per acre=	\$36,888.00
PLD Fee in lieu=	\$304,098.03
Deposits:	
School District { Strasburg 31J} Account= 56106051031	\$177,498.42
Neighborhood Parks {Strasburg 31} Account = 56106052031	\$76,727.04
Regional Parks Funds to Neighborhood Parks {Strasburg 31} Account = 56106052031	\$49,872.58

Greg Barnes

From: Brooks Kaufman <BKaufman@Irea.Coop>
Sent: Wednesday, April 1, 2020 10:22 AM
To: Greg Barnes
Subject: RE: Resubmittal: Wolf Creek Run West (PRC2019-00009)
Attachments: Package_q311p7_kNtSECRgUJifQHMwOg5Xz57AXEY8bhEAX.html

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

The following attachments have been sent to you using Mail Express®:

[IREA Comments PRC2019-00009-submittal3 4-1-20.pdf](#) (8.0 MB)
[Bldr-DevServiceRequirements_May2019_11.pdf](#) (108.4 KB)
[Bldr-DevServiceRequirements_May2019_13.pdf](#) (128.7 KB)
[Bldr-DevServiceRequirements_May2019_14.pdf](#) (164.3 KB)
[Bldr-DevServiceRequirements_May2019_15.pdf](#) (108.0 KB)

Click the links above or visit the [pick-up portal](#) for batch retrieval.
These links will expire in 2 weeks.

Dear Mr. Barnes;

The Association will require a minor revision to the plat on Sheet 7 of 9. The Association would like additional notes added to the Final Development Plan to note the minimum clearances to buildings and the installation requirements.

Please forward the attached clearance requirements of IREA facilities to the applicant.

Respectfully

Brooks Kaufman
Intermountain Rural Electric Association
Lands and Rights of Way Manager
5496 N. US Hwy 85
Sedalia, CO 80135
Direct : 720.733.5493
Cell : 303.912.0765
bkaufman@irea.coop

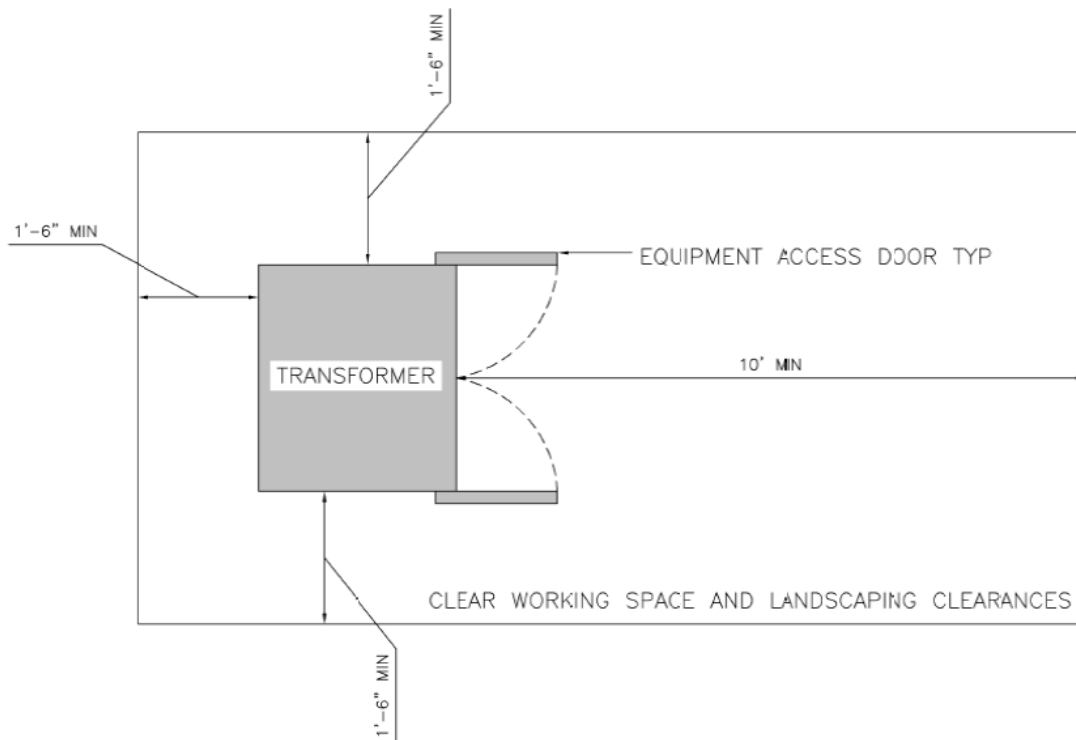


From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Friday, March 20, 2020 3:49 PM
To: Brooks Kaufman <BKaufman@Irea.Coop>; George, Donna L <Donna.L.George@xcelenergy.com>; Land Use <LandUse@tchd.org>

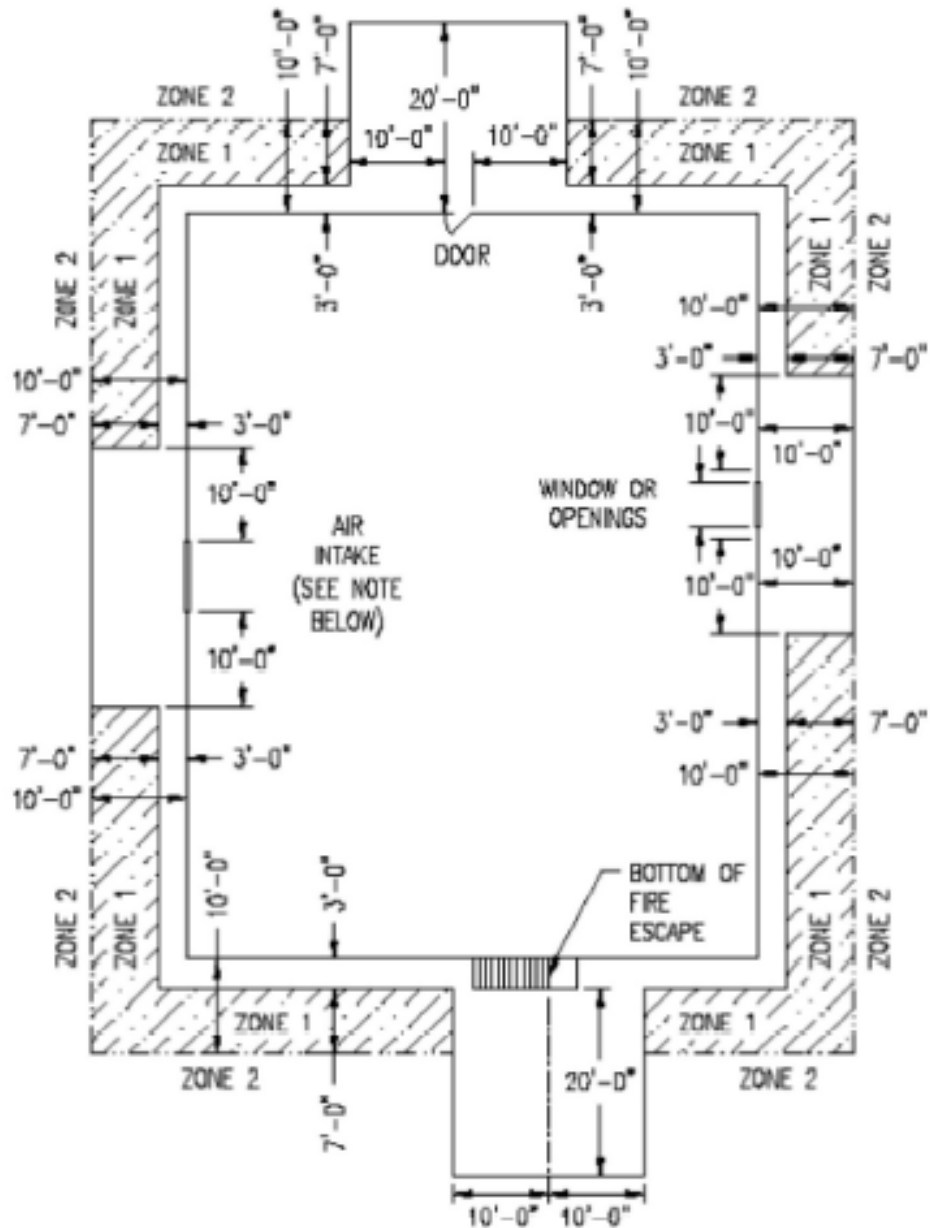
Single-phase Pad Mounted Equipment

- Single-phase pad mounted equipment shall have a minimum of 1'-6" of clear working space on the sides and rear of the equipment, and 10' in front of the equipment.

PLAN VIEW OF SINGLE-PHASE PAD MOUNTED EQUIPMENT
WORKING SPACE AND LANDSCAPING CLEARANCES



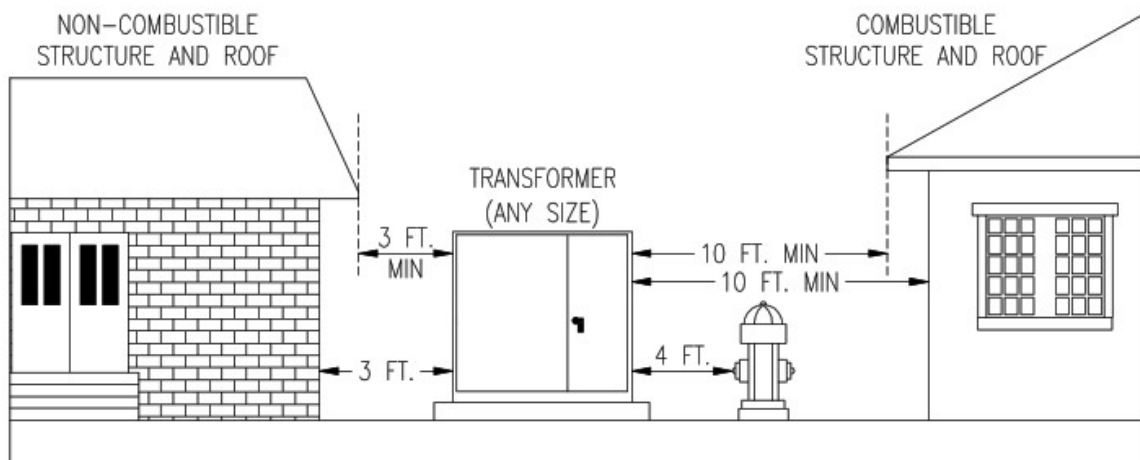
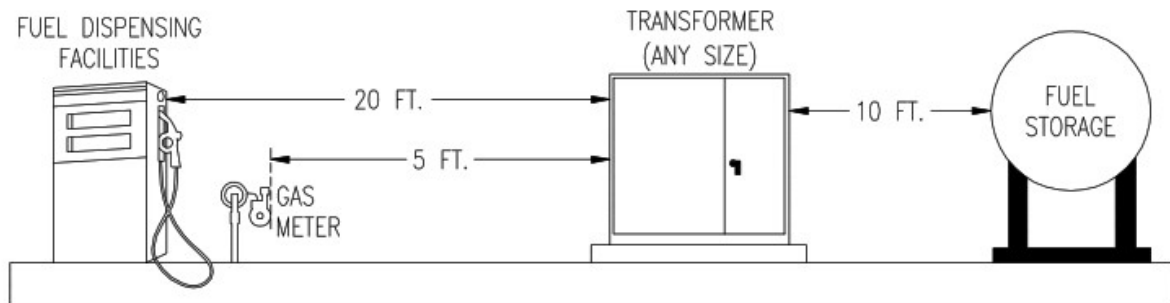
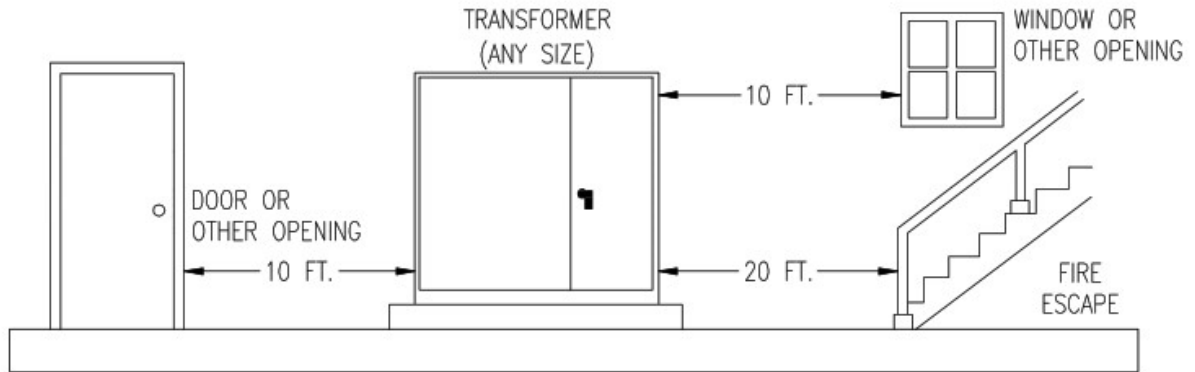
PAD-MOUNTED TRANSFORMER LOCATION MAP AND MINIMUM CLEARANCES



NOTES:

- ZONE 1 (Shaded Area) = Minimum distance for pad-mounted transformer from a non-combustible building.
- ZONE 2 = Minimum distance for pad-mounted transformers from a combustible building.
- Air intake clearance must be a minimum of 25 feet diagonal from transformer (not shown), additional clearances are shown on Minimum Distances for Pad-Mount Transformers drawing.

MINIMUM DISTANCES FOR PAD-MOUNT TRANSFORMERS

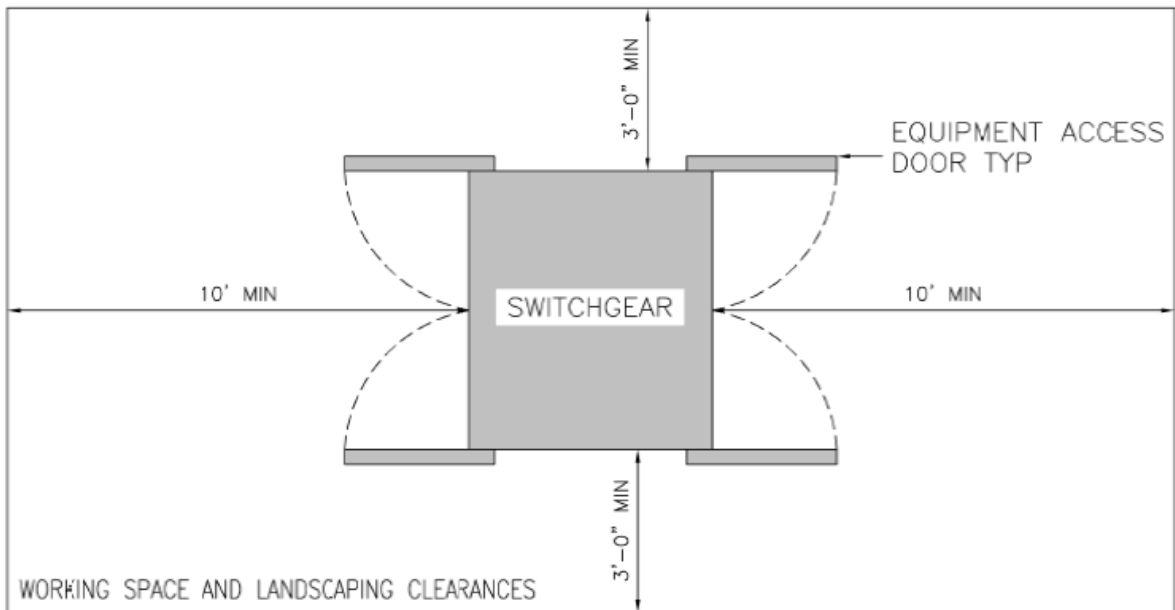


NOTE: THE MINIMUM SEPARATION DISTANCES SHOWN MAY NOT MEET INSURANCE PROPERTY LOSS PREVENTION REQUIREMENTS. BUILDER/DEVELOPER IS RESPONSIBLE FOR CONFIRMING THESE MINIMUM SEPARATION DISTANCES AND INFORMING IEA ENGINEERING PRIOR TO CONSTRUCTION IF ADDITIONAL CLEARANCES ARE NEEDED.

Pad Mounted Switchgear

- Pad mounted air switchgear shall have a minimum clear working space of 3' on the sides of the equipment, and 10' in front and rear of the equipment.

PLAN VIEW OF PAD MOUNTED SWITCHGEAR WITH DOORS ON BOTH SIDES WORKING SPACE AND LANDSCAPING CLEARANCES



WOLF CREEK RUN WEST FILING NO. 1

CASE NO. PRC2019-00009

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 9

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER 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:

BEGINNING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 29 WHENCE THE EAST LINE OF SAID SECTION BEARS NORTH 00°04'43" WEST, ALL BEARINGS HEREON REFERENCED TO THIS LINE;
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, SOUTH 89°22'37" WEST, A DISTANCE OF 959.49 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'23" WEST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 28.58 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 309.60 FEET;
THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 270.00 FEET;
THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.22 FEET;
THENCE NORTH 00°37'45" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 270.00 FEET;
THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
THENCE SOUTH 89°22'05" WEST, A DISTANCE OF 490.50 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 131.00 FEET;
THENCE SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 268.65 FEET;
THENCE NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 28.50 FEET;
THENCE NORTH 89°22'05" EAST, A DISTANCE OF 27.00 FEET;
THENCE SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 89°22'05" EAST, A DISTANCE OF 135.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 716.00 FEET;
THENCE NORTH 89°22'05" EAST, A DISTANCE OF 42.78 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 381.16 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN QUITCLAIM DEED, RECORDED UNDER RECEPTION NO. C1065639;

THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES;

- NORTH 88°14'12" EAST, A DISTANCE OF 773.95 FEET;
 - NORTH 88°05'58" EAST, A DISTANCE OF 431.89 FEET;
 - NORTH 89°11'33" EAST, A DISTANCE OF 29.97 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 29;
- THENCE ALONG SAID EAST LINE OF SAID SECTION 29, SOUTH 00°04'43" EAST, A DISTANCE OF 2646.32 FEET THE POINT OF BEGINNING.

CONTAINING AN AREA OF 71.465 ACRES, (3,113,007 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **WOLF CREEK RUN WEST FILING NO. 1**.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC STREETS AND EASEMENTS (AND TRACTS) 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.

ACKNOWLEDGEMENT

EXECUTED THIS ____ DAY OF _____ A.D., 20____.

BY: PAULS DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME _____ AS _____ TITLE _____

STATE OF COLORADO)
COUNTY OF ADAMS)SS

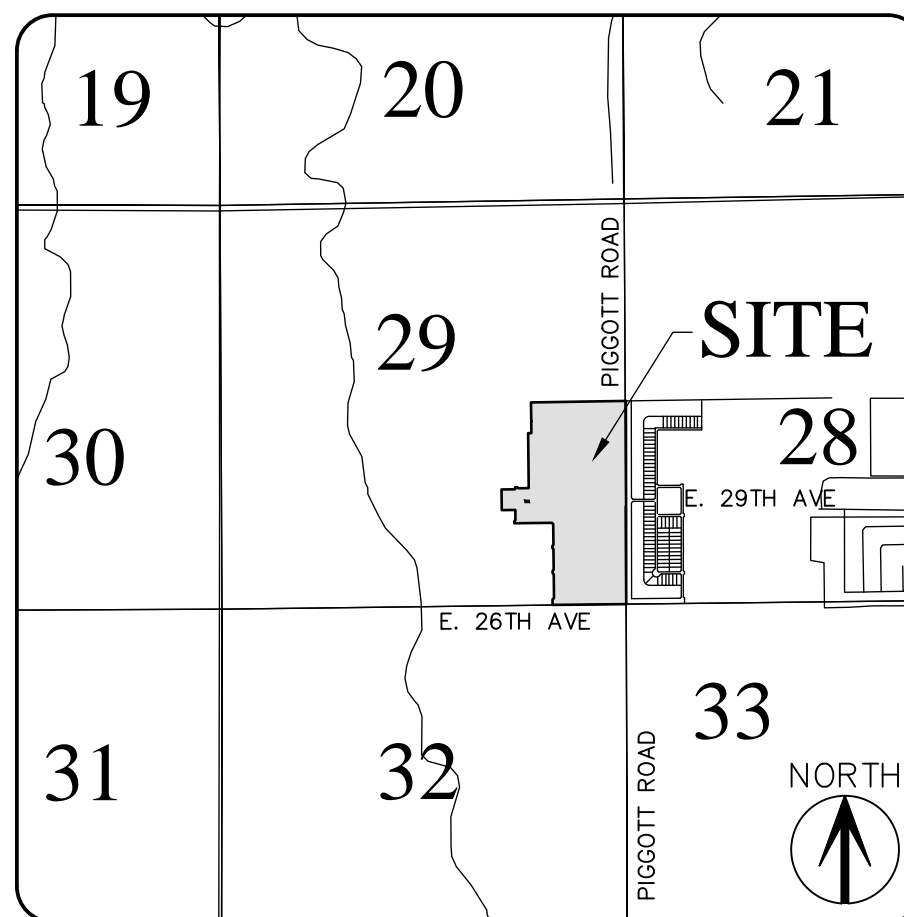
THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS AUTHORIZED SIGNATORY FOR PAULS DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____



VICINITY MAP = 1"=2500'

LAND SUMMARY CHART

TYPE	AREA (SF)	AREA (AC)
LOTS (103)	1,697,265	38.953
ROW (PUBLIC)	472,404	10.845
TRACTS (13)	943,338	21.657
TOTALS	3,113,007	71.465

NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "CR MOORE PLS 10945", AND AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 29 BY NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE, SAID LINE IS ASSUMED TO BEAR NORTH 00°04'43" WEST.
- 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 OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS
THIS _____ DAY OF _____, A.D., 20____

CHAIR _____

NOTES CONTINUED:

- ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION BINDER POLICY NUMBER PIB70557952.2592344 PREPARED BY LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SEPTEMBER 10, 2018, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08001C0715H WITH AN EFFECTIVE DATE OF MARCH 5, 2007 THE SUBJECT PROPERTY LIES WITHIN ZONE X, BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD".
- UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF 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.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.
- NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
- THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.
- ALLEYS SHALL BE OWNED AND MAINTAINED BY THE WOLF CREEK RUN WEST HOA, FOR RESIDENTIAL ACCESS TO THE LOTS AND TRASH SERVICE.
- LANDSCAPE EASEMENT SHALL BE OWNED AND MAINTAINED BY WOLF CREEK RUN WEST HOA.
- THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT IS SUBJECT TO THAT BLANKET IREA EASEMENT AS RECORDED UNDER RECEPTION NO. 20040716000624660, ADAMS COUNTY CLERK AND RECORDER RECORDS.

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.



ANTHONY K. PEALL,
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, PLS NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____M. ON THE _____ DAY OF _____, A.D., 20____.

COUNTY CLERK AND RECORDER _____

BY: _____ DEPUTY _____ RECEPTION NO. _____

RECEPTION NO. _____

AZTEC CONSULTANTS, INC.
300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 48117-48

DATE OF PREPARATION:	12-19-2017	4	PLAT COMMENTS	2/18/2020	CWB	AKP
SCALE:	N/A	3	PLAT COMMENTS	6/11/2019	SDL	AKP
SHEET 1 OF 9		2	PLAT COMMENTS	1/15/2019	CWB	DRH
		NO.	REVISION	DATE	BY	CHK

LATEST REVISION 02/19/2020

WOLF CREEK RUN WEST FILING NO. 1

CASE NO.
PRC2019-00009

MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION CORNER
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
- SET NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291"

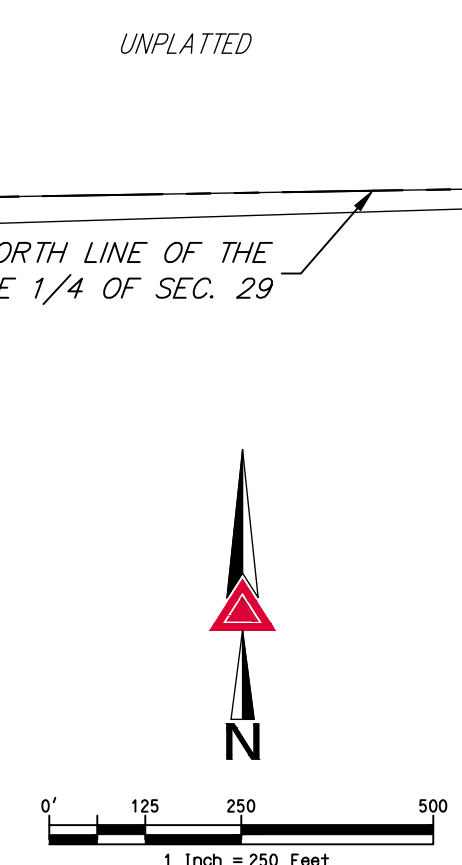
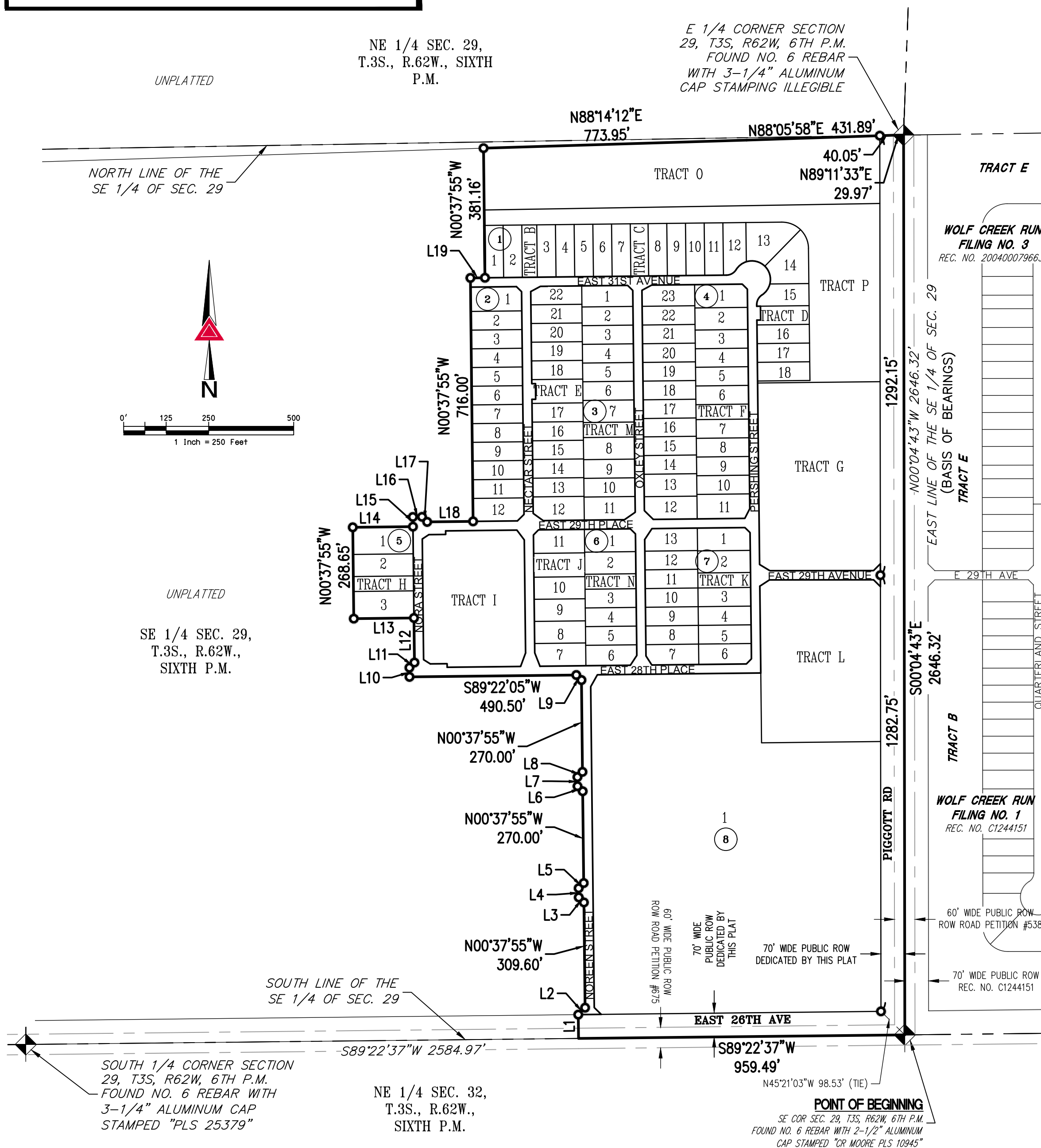
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

TRACT TABLE				
DESCRIPTION	SQ.FT.	AC.	USE	MAINT.
TRACT B	6,775	0.1555	ACCESS	HOA
TRACT C	8,068	0.1852	ACCESS	HOA
TRACT D	8,470	1.944	ACCESS	HOA
TRACT E	10,500	0.2410	ACCESS	HOA
TRACT F	6,820	0.1565	ACCESS	HOA
TRACT G	197,795	4.5407	BALL FIELD	HOA
TRACT H	7,788	0.1787	ACCESS	HOA
TRACT I	119,895	2.7524	PARK	HOA
TRACT J	10,500	0.2410	ACCESS	HOA
TRACT K	6,820	0.1565	ACCESS	HOA
TRACT L	167,916	3.8548	BALL FIELD	HOA
TRACT M	6,600	0.1515	ACCESS	HOA
TRACT N	6,600	0.1515	ACCESS	HOA
TRACT O	221,540	5.086	TREATMENT PLANT	EACMD
TRACT P	157,249	3.6100	OPEN SPACE	HOA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°37'23"W	70.00'
L2	N44°22'05"E	28.58'
L3	N45°37'55"W	21.21'
L4	N00°37'55"W	27.00'
L5	N44°22'05"E	21.21'
L6	N45°37'55"W	21.22'
L7	N00°37'45"W	27.00'
L8	N44°22'05"E	21.21'
L9	N45°37'55"W	21.21'
L10	N00°37'55"W	27.00'
L11	N44°22'05"E	21.21'
L12	N00°37'55"W	131.00'
L13	S89°22'05"W	177.00'
L14	N89°22'05"E	177.00'
L15	N00°37'55"W	28.50'
L16	N89°22'05"E	27.00'
L17	S45°37'55"E	21.21'
L18	N89°22'05"E	135.00'
L19	N89°22'05"E	42.78'

ADDRESS TABLE

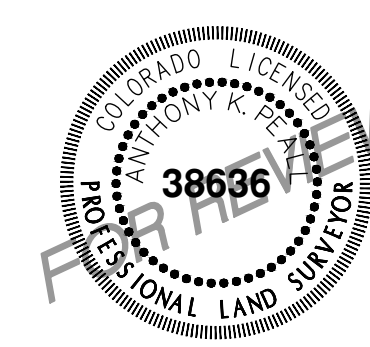
Block 1		Block 3		Block 4		Block 5	
Lot 1	54889	Lot 1	3097	Lot 1	3093	Lot 1	2941
Lot 2	54905	Lot 2	3071	Lot 2	3075	Lot 2	2937
Lot 3	54921	Lot 3	3055	Lot 3	3051	Lot 3	2885
Lot 4	54977	Lot 4	3047	Lot 4	3049	Block 6	
Lot 5	55001	Lot 5	3035	Lot 5	3037	Lot 1	2933
Lot 6	55055	Lot 6	3029	Lot 6	3015	Lot 2	2915
Lot 7	55087	Lot 7	3011	Lot 7	3003	Lot 3	2901
Lot 8	55103	Lot 8	3003	Lot 8	2997	Lot 4	2889
Lot 9	55137	Lot 9	2991	Lot 9	2981	Lot 5	2877
Lot 10	55155	Lot 10	2985	Lot 10	2971	Lot 6	2865
Lot 11	55179	Lot 11	2973	Lot 11	2955	Lot 7	2853
Lot 12	55181	Lot 12	2957	Lot 12	2958	Lot 8	2850
Lot 13	55203	Lot 13	2960	Lot 13	2974	Lot 9	2884
Lot 14	3100	Lot 14	2974	Lot 14	2986	Lot 10	2900
Lot 15	3094	Lot 15	2988	Lot 15	2992	Lot 11	2922
Lot 16	3076	Lot 16	2998	Lot 16	3004	Lot 12	2936
Lot 17	3052	Lot 17	3002	Lot 17	3012	Block 7	
Lot 18	3050	Lot 18	3026	Lot 18	3030	Lot 1	2937
Block 2		Lot 19	3042	Lot 19	3036	Lot 2	2923
Lot 1	3089	Lot 20	3052	Lot 20	3048	Lot 3	2901
Lot 2	3075	Lot 21	3064	Lot 21	3056	Lot 4	2885
Lot 3	3063	Lot 22	3076	Lot 22	3072	Lot 5	2867
Lot 4	3051	Lot 23	3090	Lot 23	3098	Lot 6	2851
Lot 5	3041					Lot 7	2854
Lot 6	3025					Lot 8	2866
Lot 7	3013					Lot 9	2878
Lot 8	3001					Lot 10	2990
Lot 9	2997					Lot 11	2902
Lot 10	2987					Lot 12	2916
Lot 11	2973					Lot 13	2934
Lot 12	2959						



SOUTH 1/4 CORNER SECTION 29, T3S, R62W, 6TH P.M. FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 25379"

NE 1/4 SEC. 32, T.3S., R.62W., SIXTH P.M.

POINT OF BEGINNING SE COR. SEC. 29, T3S, R62W, 6TH P.M. FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "OR MOORE PLS 10945"



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 48117-48

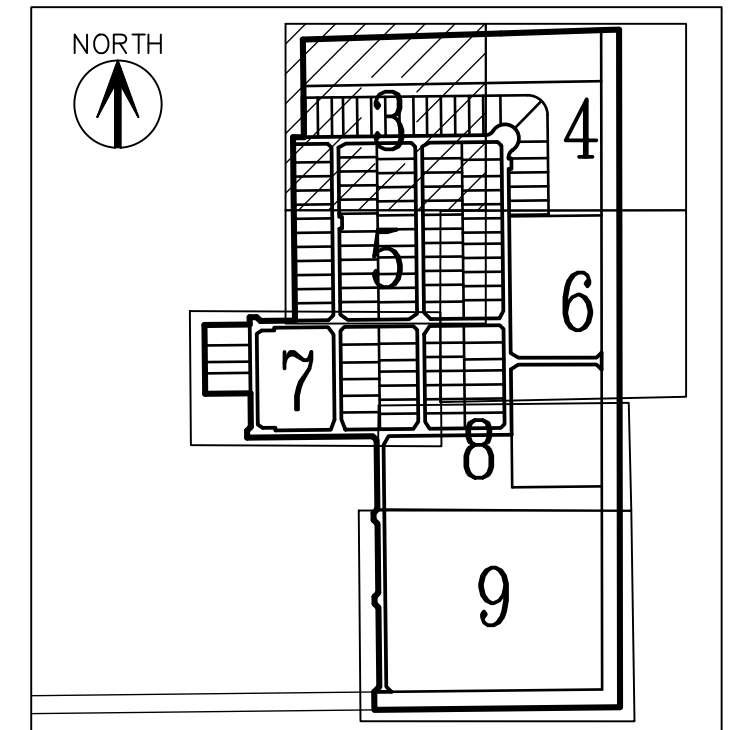
DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 250'
SHEET 2 OF 9	

WOLF CREEK RUN WEST FILING NO. 1

CASE NO.
PRC2019-00009

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 9

UNPLATTED



KEY MAP

MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION CORNER
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
- SET NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291"
- (NR) NON-RADIAL
- A.E. ALLEY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- U.E. UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L24	S45°37'55"E	21.21'
L25	N61°39'19"E	32.26'
L26	S45°37'55"E	21.21'
L27	N61°39'19"E	32.26'

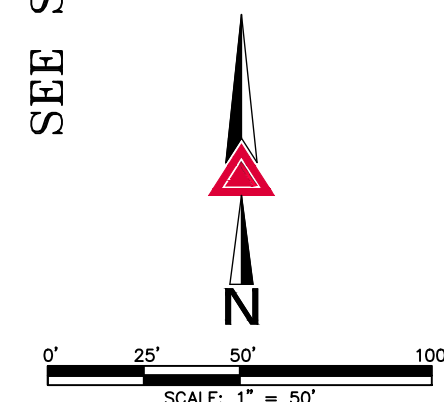
SEE SHEET 4

SEE SHEET 4

SEE SHEET 4



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



SEE SHEET 4

SEE SHEET 5

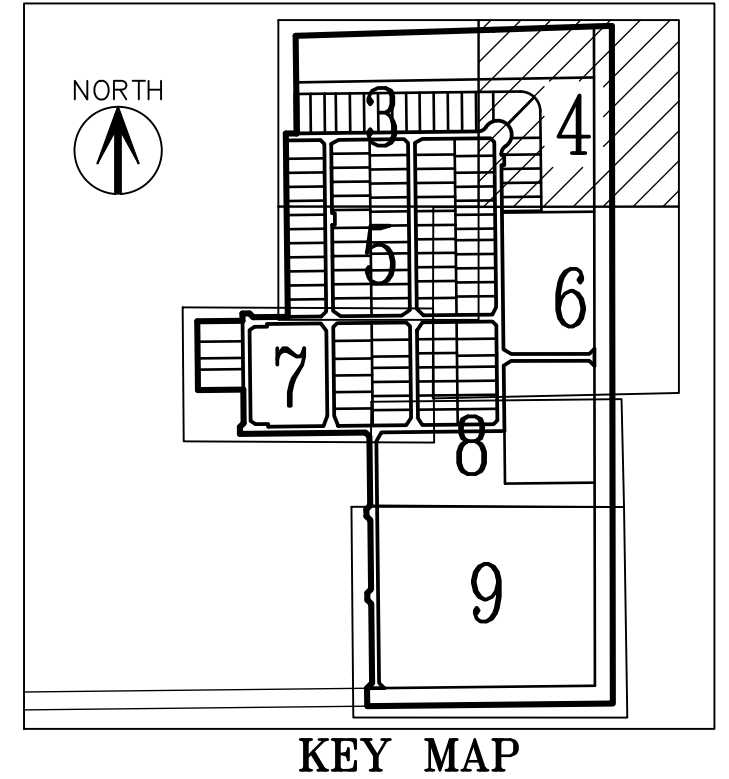
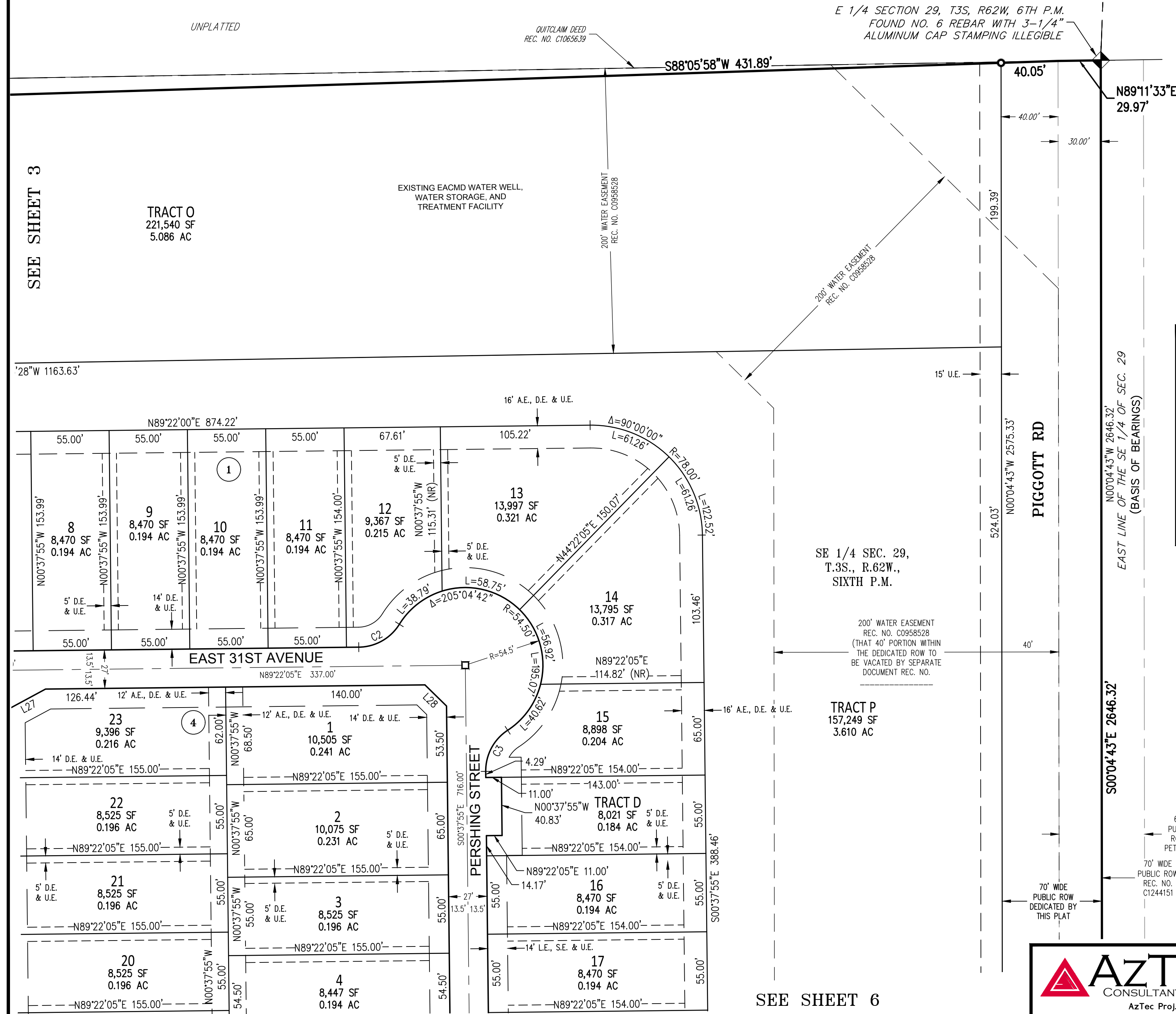
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DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 50'
SHEET 3 OF 9	

WOLF CREEK RUN WEST FILING NO. 1

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A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
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SHEET 4 OF 9

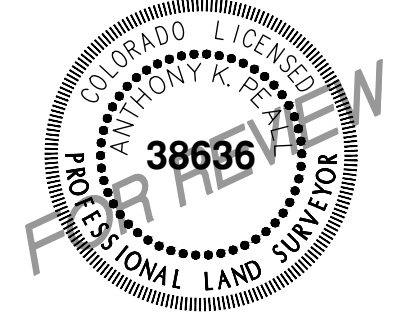
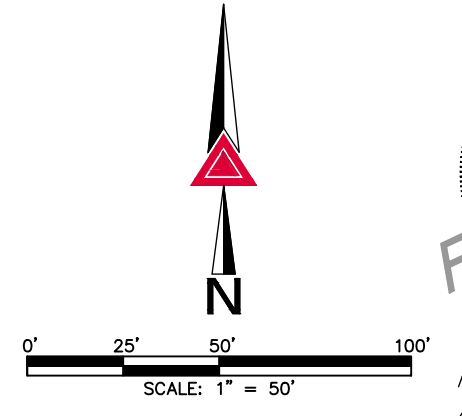


MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION CORNER
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
- SET NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291"

(NR) NON-RADIAL
A.E. ALLEY EASEMENT
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
U.E. UTILITY EASEMENT

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L27	N61°39'19"E	32.26'	C2	57°32'21"	34.00'	34.14'
L28	S45°37'55"E	21.21'	C3	57°32'21"	34.00'	34.14'



AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 48117-48

DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 50'
SHEET 4 OF 9	

SEE SHEET 3

SEE SHEET 6

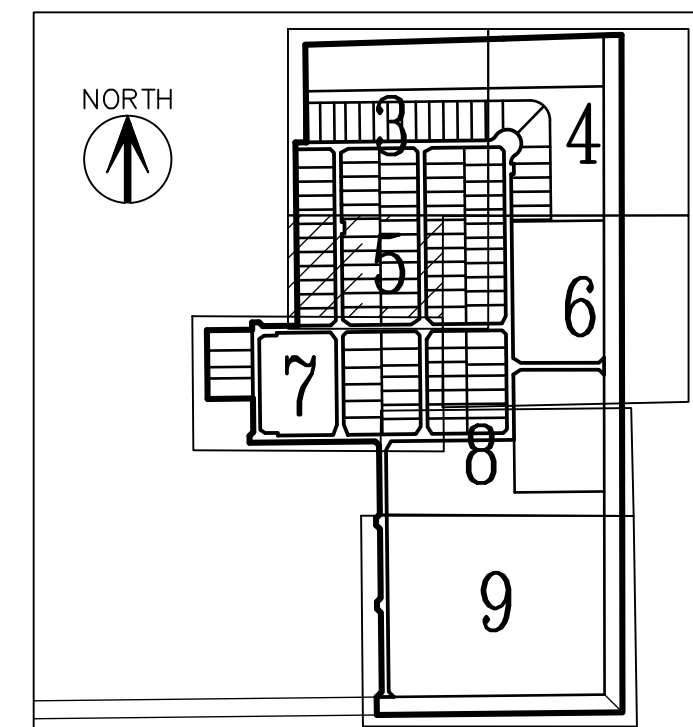
WOLF CREEK RUN WEST FILING NO. 1

CASE NO.
PRC2019-00009

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 3

SHEET 5 OF 9



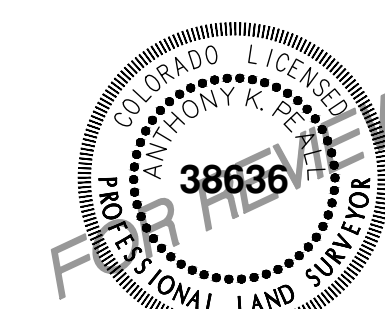
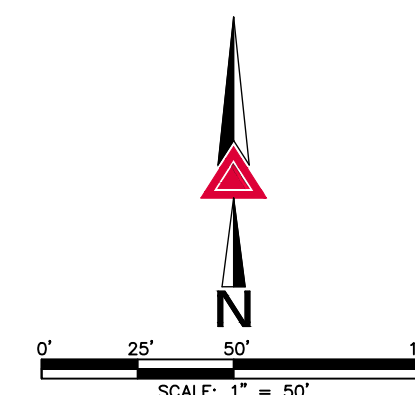
KEY MAP

MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION CORNER
 - SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
 - SET NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291"
- (NR) NON-RADIAL
 A.E. ALLEY EASEMENT
 D.E. DRAINAGE EASEMENT
 L.E. LANDSCAPE EASEMENT
 U.E. UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L29	S45°38'28"W	27.24'
L30	S36°56'38"E	36.28'
L31	N54°19'13"W	36.28'
L32	N44°22'05"E	21.21'
L33	S55°25'43"W	38.63'
L34	S45°37'55"E	21.21'
L35	N45°37'55"W	36.77'

SEE SHEET 6



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

TRACT I
118,041 SF
2.710 AC

SE 1/4 SEC. 29,
T.3S., R.62W.,
SIXTH P.M.

SEE SHEET 7

AZTEC CONSULTANTS, INC.
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 AzTec Proj. No.: 48117-48

DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 50'
SHEET 5 OF 9	

WOLF CREEK RUN WEST FILING NO. 1

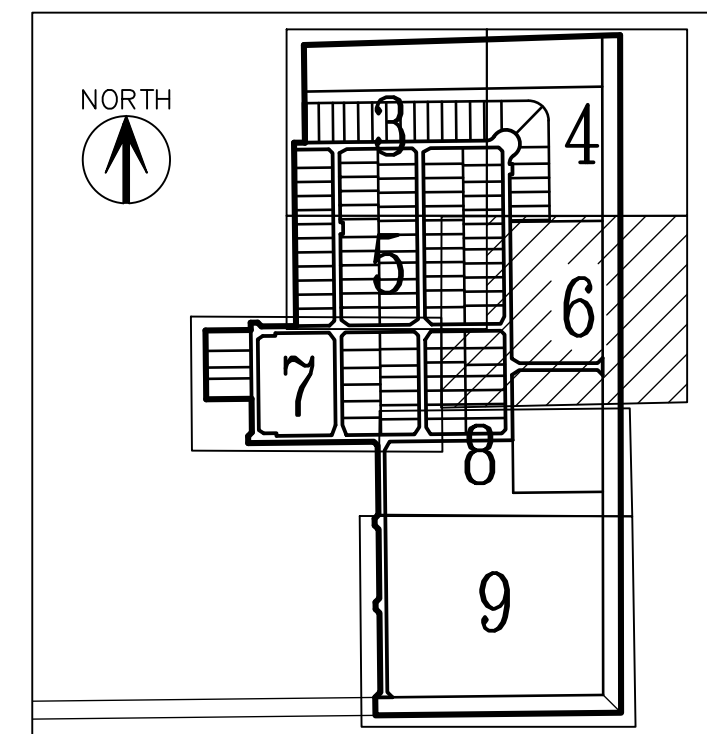
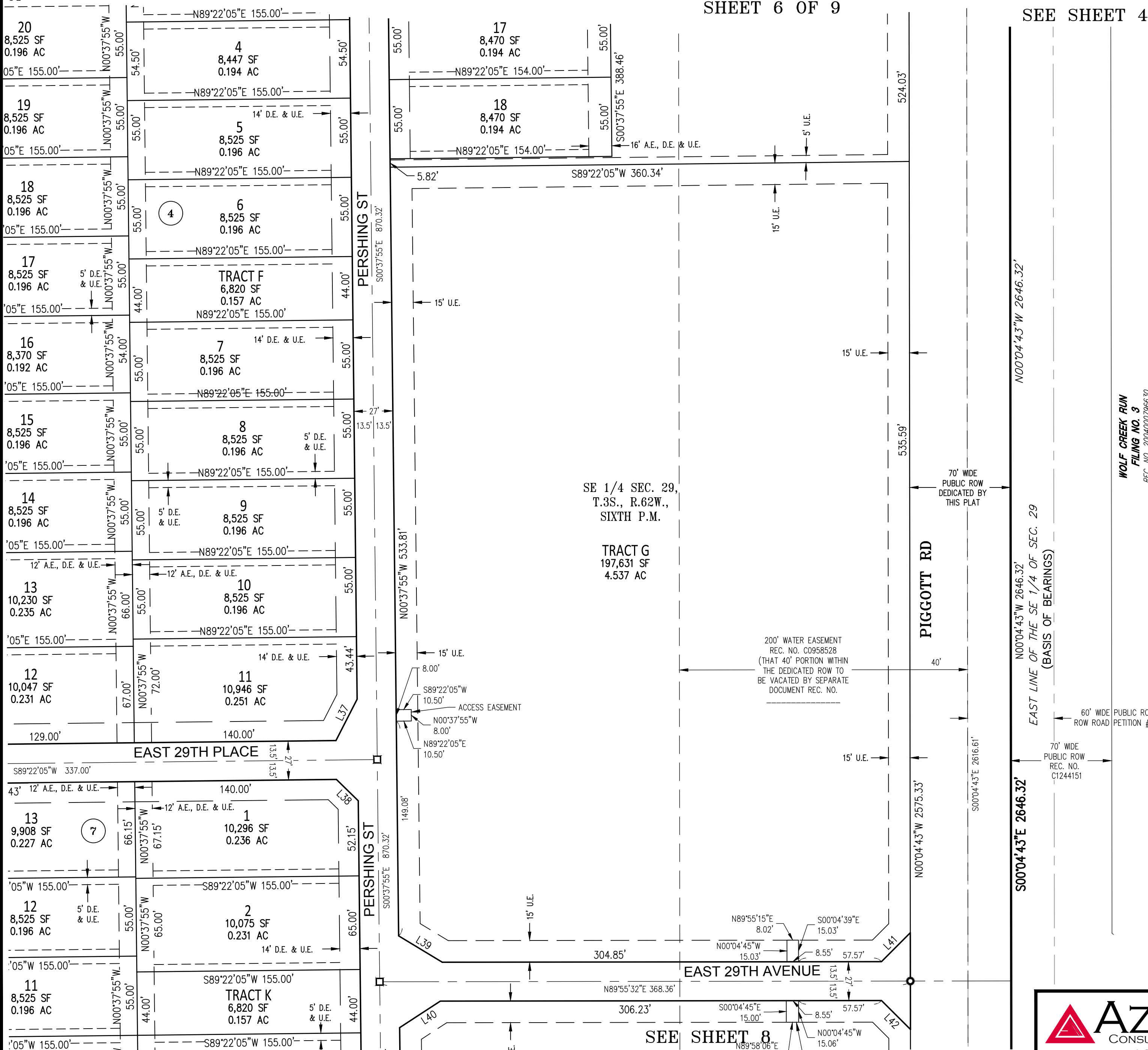
CASE NO.
PRC2019-00009

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 9

SEE SHEET
5

SEE SHEET 4



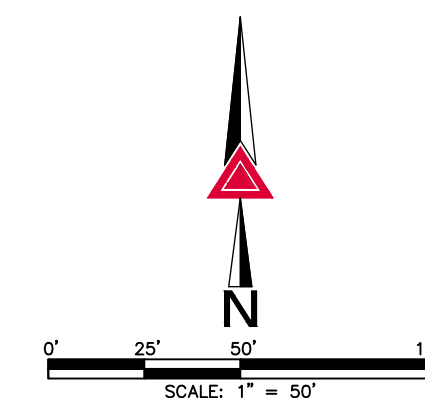
KEY MAP

MONUMENT SYMBOL LEGEND

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- SET NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291"
- (NR) NON-RADIAL
- A.E. ALLEY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- U.E. UTILITY EASEMENT

WOLF CREEK RUN
FILING NO. 3
REC. NO. 200400796630

LINE TABLE		
LINE	BEARING	LENGTH
L37	S27°04'50"W	32.26'
L38	S45°37'55"E	21.21'
L39	N58°49'01"W	35.39'
L40	N56°53'33"E	33.70'
L41	S44°55'33"W	28.38'
L42	S45°04'30"E	28.38'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 48117-48

DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 50'
SHEET 6 OF 9	

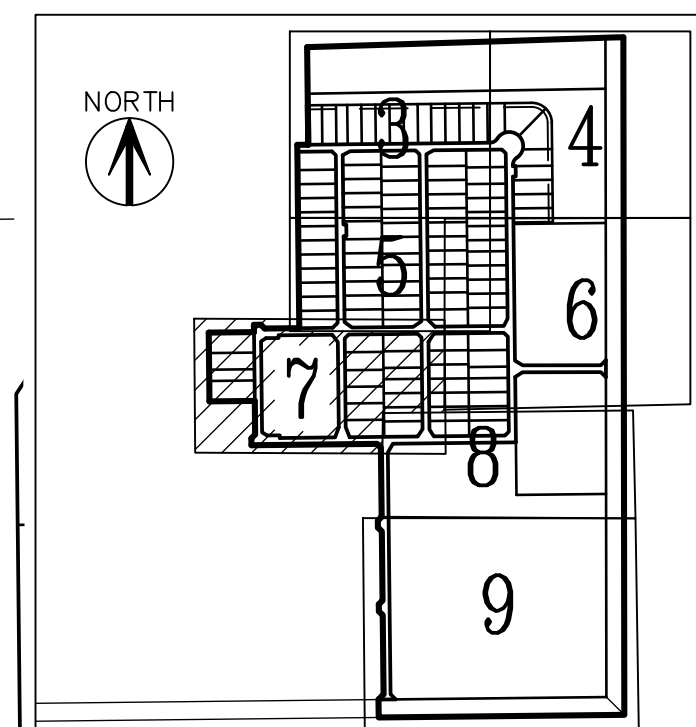
SEE SHEET 8

WOLF CREEK RUN WEST FILING NO. 1

CASE NO.
PRC2019-00009

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 9

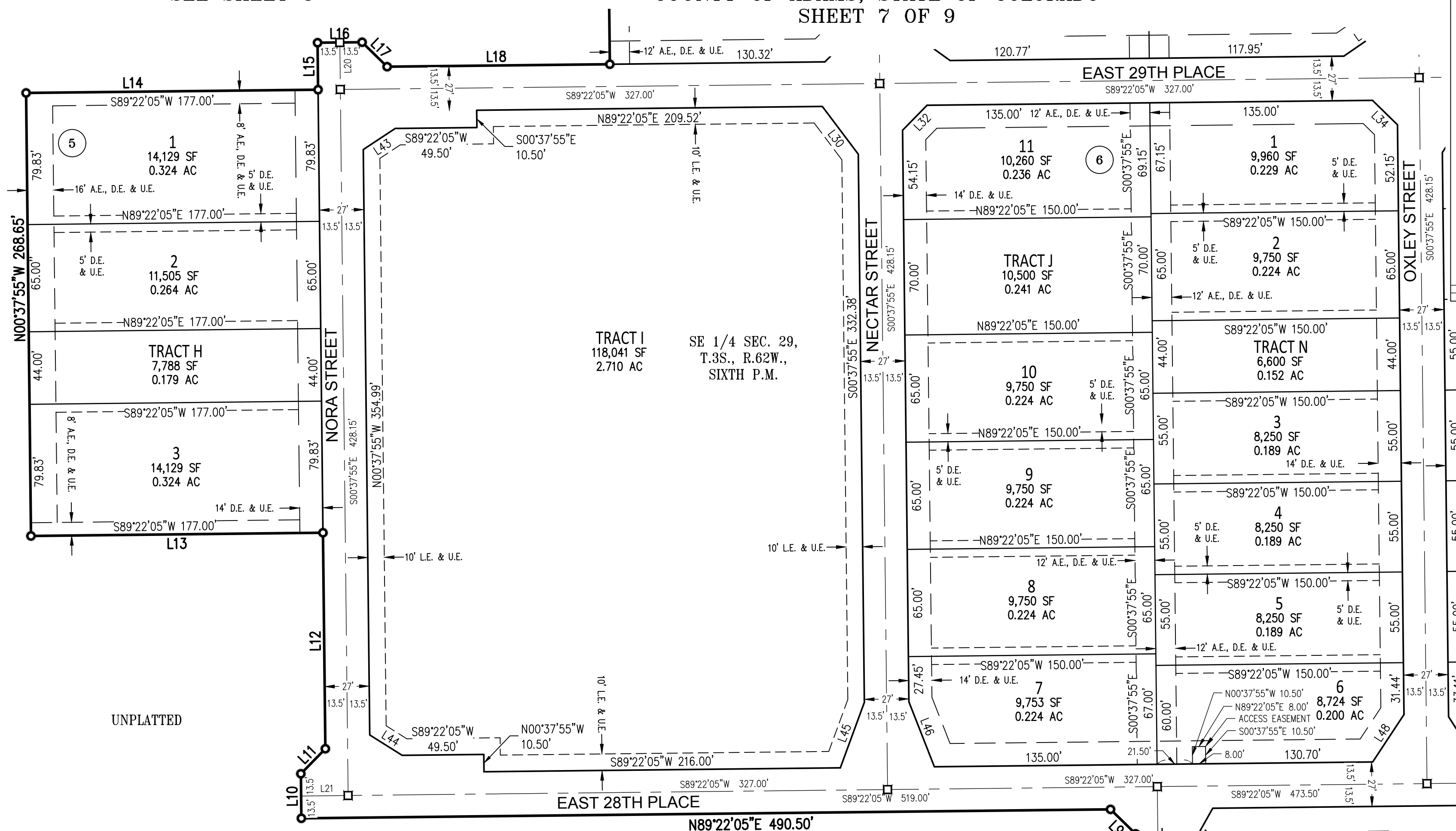
SEE SHEET 5



KEY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L20	S00°37'55"E	28.50'
L21	S89°22'05"W	28.50'
L30	S36°56'38"E	36.28'
L32	N44°22'05"E	21.21'
L34	S45°37'55"E	21.21'
L43	N56°32'22"E	23.21'
L44	N57°48'13"W	23.21'
L45	S20°08'25"W	42.29'
L46	N21°24'16"W	42.29'
L47	N29°18'06"E	40.02'
L48	S33°25'20"W	34.47'

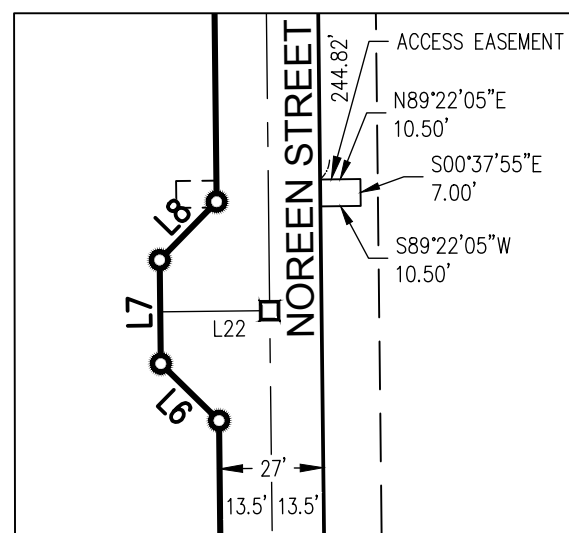
SEE SHEET 8



UNPLATTED

MONUMENT SYMBOL LEGEND

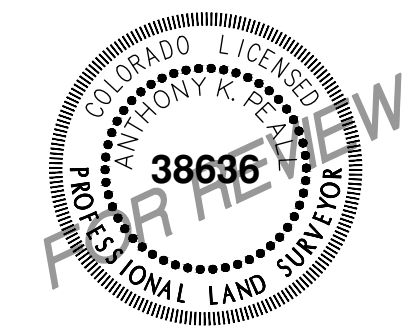
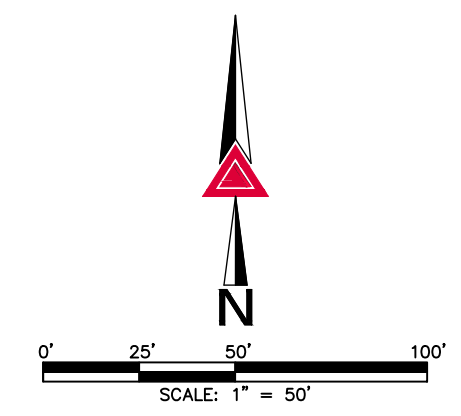
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- (NR) NON-RADIAL
A.E. ALLEY EASEMENT
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
U.E. UTILITY EASEMENT



DETAIL A

SEE DETAIL A

CHANGE TO 15' UE



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

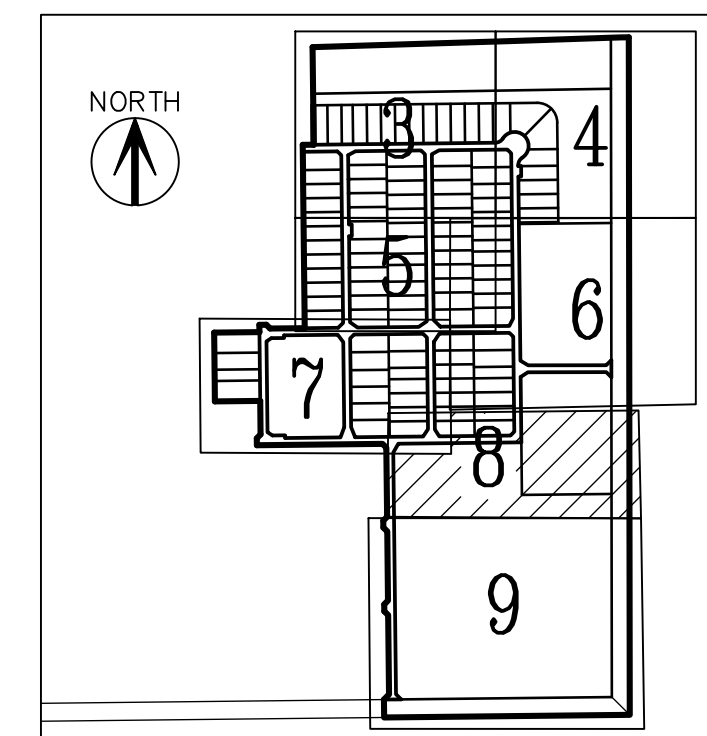
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AzTec Proj. No.: 48117-48

DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 50'
SHEET 7 OF 9	

WOLF CREEK RUN WEST FILING NO. 1

CASE NO.
PRC2019-00009

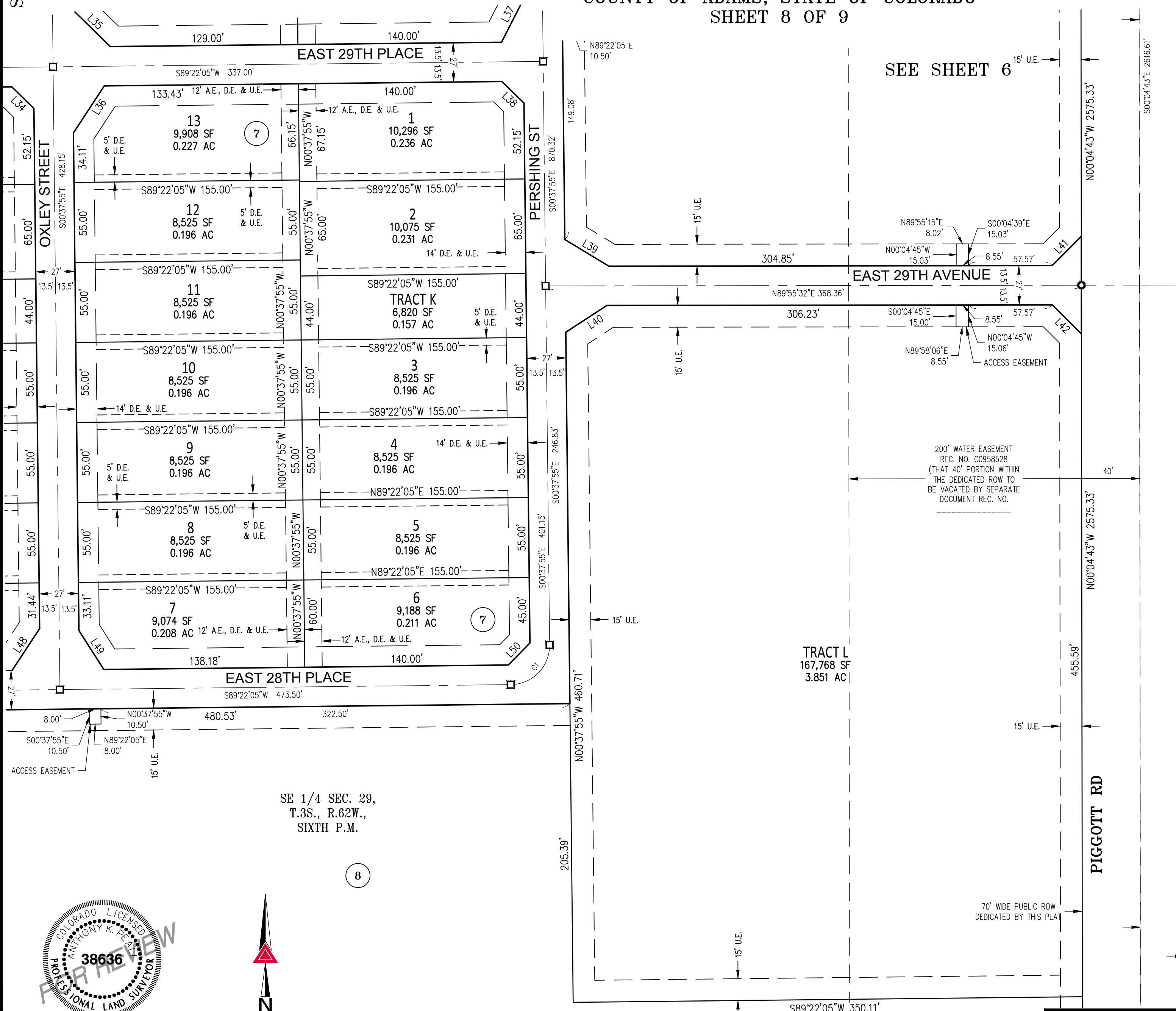
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 9



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SEE SHEET 7

SEE SHEET 6

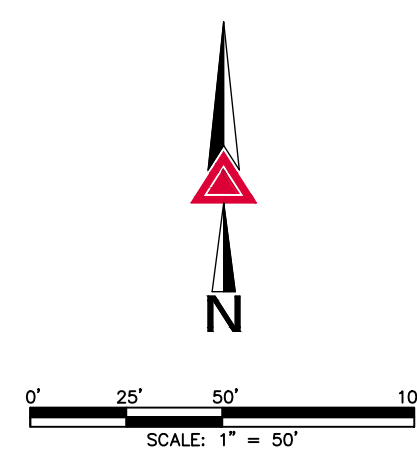
SEE SHEET 9

SE 1/4 SEC. 29,
T.3S., R.62W.,
SIXTH P.M.

8



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



LINE TABLE		
LINE	BEARING	LENGTH
L33	S55°25'43"W	38.63'
L34	S45°37'55"E	21.21'
L35	N45°37'55"W	36.77'
L38	S45°37'55"E	21.21'
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L40	N56°53'33"E	33.70'
L41	S44°55'33"W	28.38'
L42	S45°04'30"E	28.38'
L48	S33°25'20"W	34.47'
L49	N32°39'35"W	31.72'
L50	S44°22'05"W	21.21'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	27.00'	42.41'

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DATE OF PREPARATION:	12-19-2017
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SHEET 8 OF 9	

WOLF CREEK RUN WEST FILING NO. 1

CASE NO.
PRC2019-00009

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9

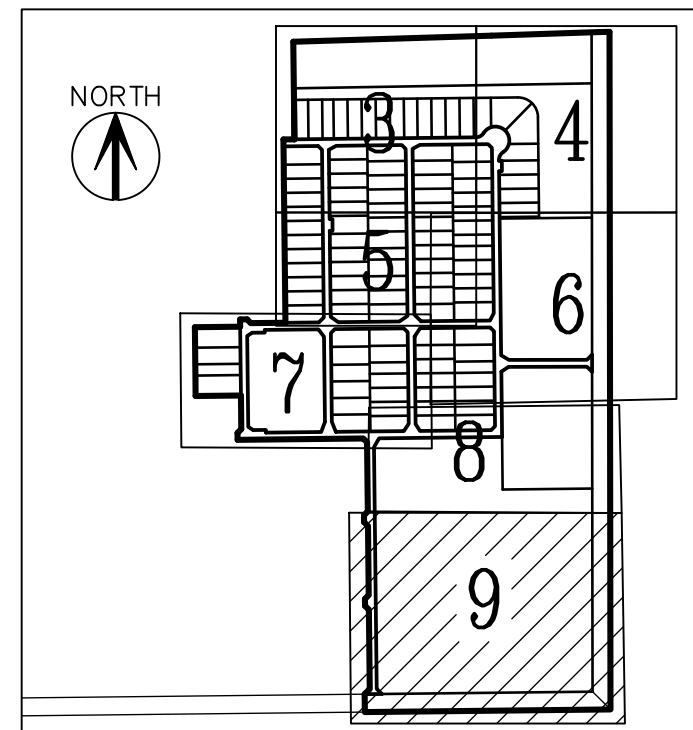
SEE SHEET 8

SEE SHEET 8

LINE	BEARING	LENGTH
L1	S00°37'23"E	70.00'
L2	N44°22'05"E	28.58'
L3	N45°37'55"W	21.21'
L4	N00°37'55"W	27.00'
L5	N44°22'05"E	21.21'
L6	N45°37'55"W	21.22'
L7	N00°37'45"W	27.00'
L22	S89°22'05"W	28.50'
L23	N89°22'05"E	28.50'
L51	N45°37'55"W	28.59'

1
774,162 SF
17.772 AC
8

SE 1/4 SEC. 29,
T.3S., R.62W.,
SIXTH P.M.



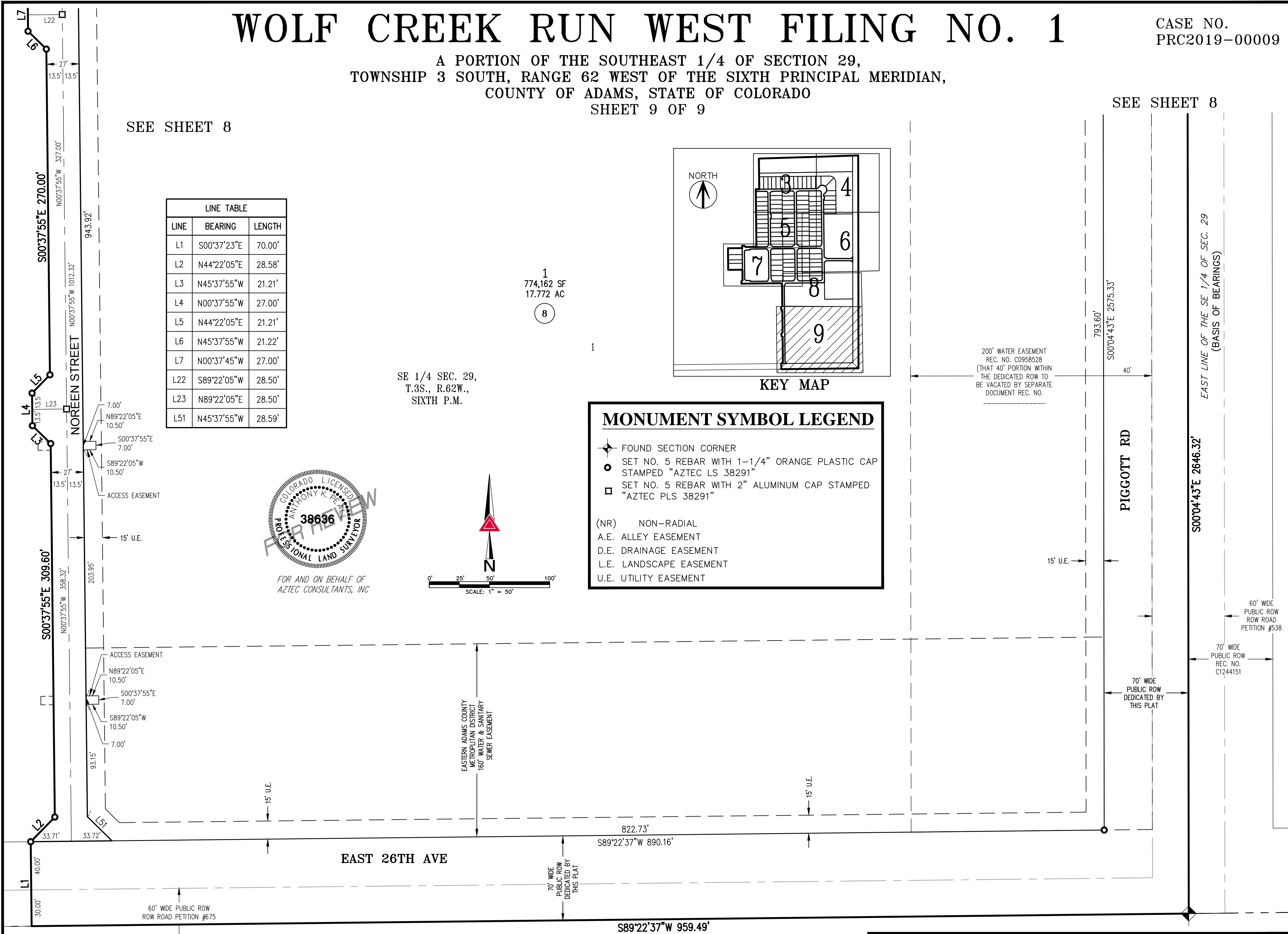
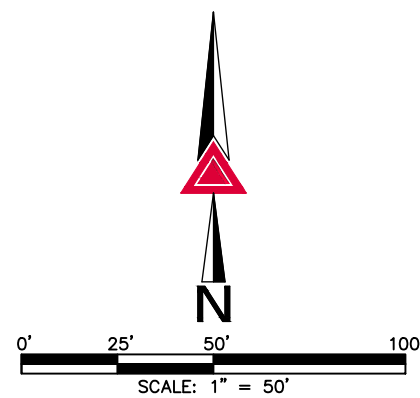
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



UNPLATTED

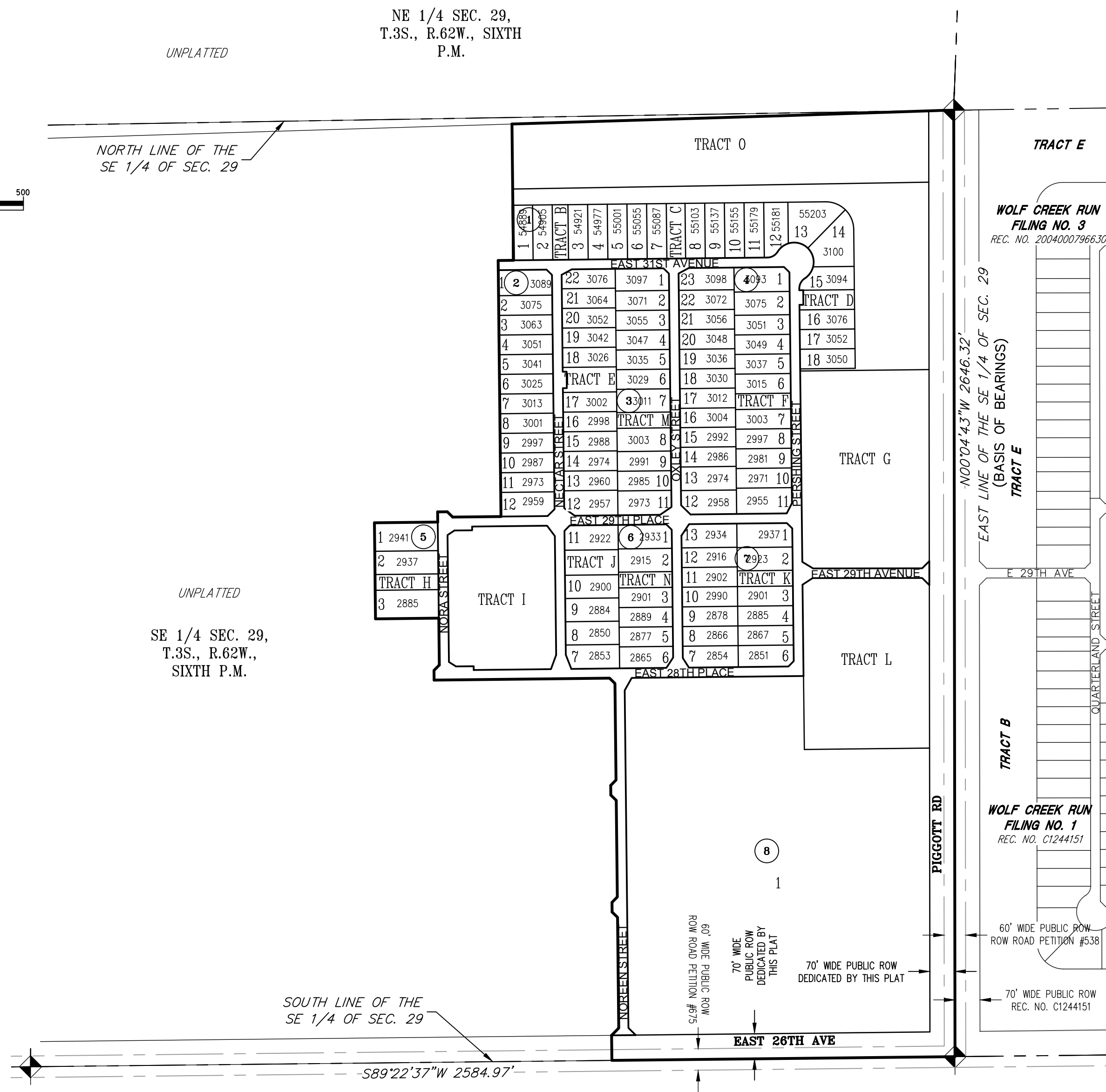
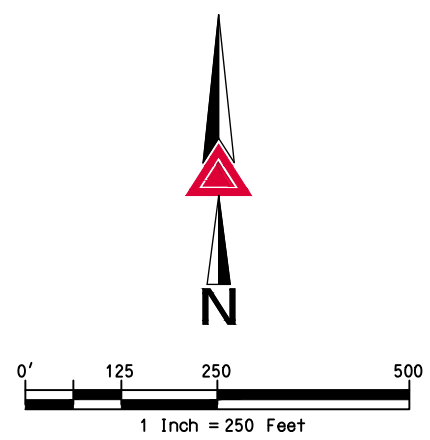
AZTEC
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AzTec Proj. No.: 48117-48

DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 50'
SHEET 9 OF 9	

WOLF CREEK RUN WEST FILING NO. 1

CASE NO.
PRC2019-00009

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS PLAT



NE 1/4 SEC. 32,
T.3S., R.62W.,
SIXTH P.M.

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 48117-48

DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 250'
SHEET 1 OF 1	

WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN

BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND
THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE
62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP:

PAULSCORP, LLC, BEING THE OWNER OF WOLF CREEK RUN P.U.D. LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMITS THIS PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

BY: _____
BY: _____
BY: _____
BY: _____
BY: _____

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020

NOTARY PUBLIC: _____

MY COMMISSION
EXPIRES: _____

STAFF REVIEW:

APPROVED AS TO FORM BY: _____
DIRECTOR OF PLANNING AND DEVELOPMENT

COUNTY ATTORNEY

BOARD OF COUNTY COMMISSIONERS
APPROVAL:

THIS PLAN HAS BEEN APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2020 AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO CRS 24-68-101, ET. SEQ., AS AMENDED AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

CHAIRMAN _____

CLERK AND RECORDER:

THIS FINAL DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ M. ON THE _____ DAY OF _____, 2020.

COUNTY CLERK AND RECORDER _____

BY DEPUTY: _____

THE FOLLOWING ADDITIONS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

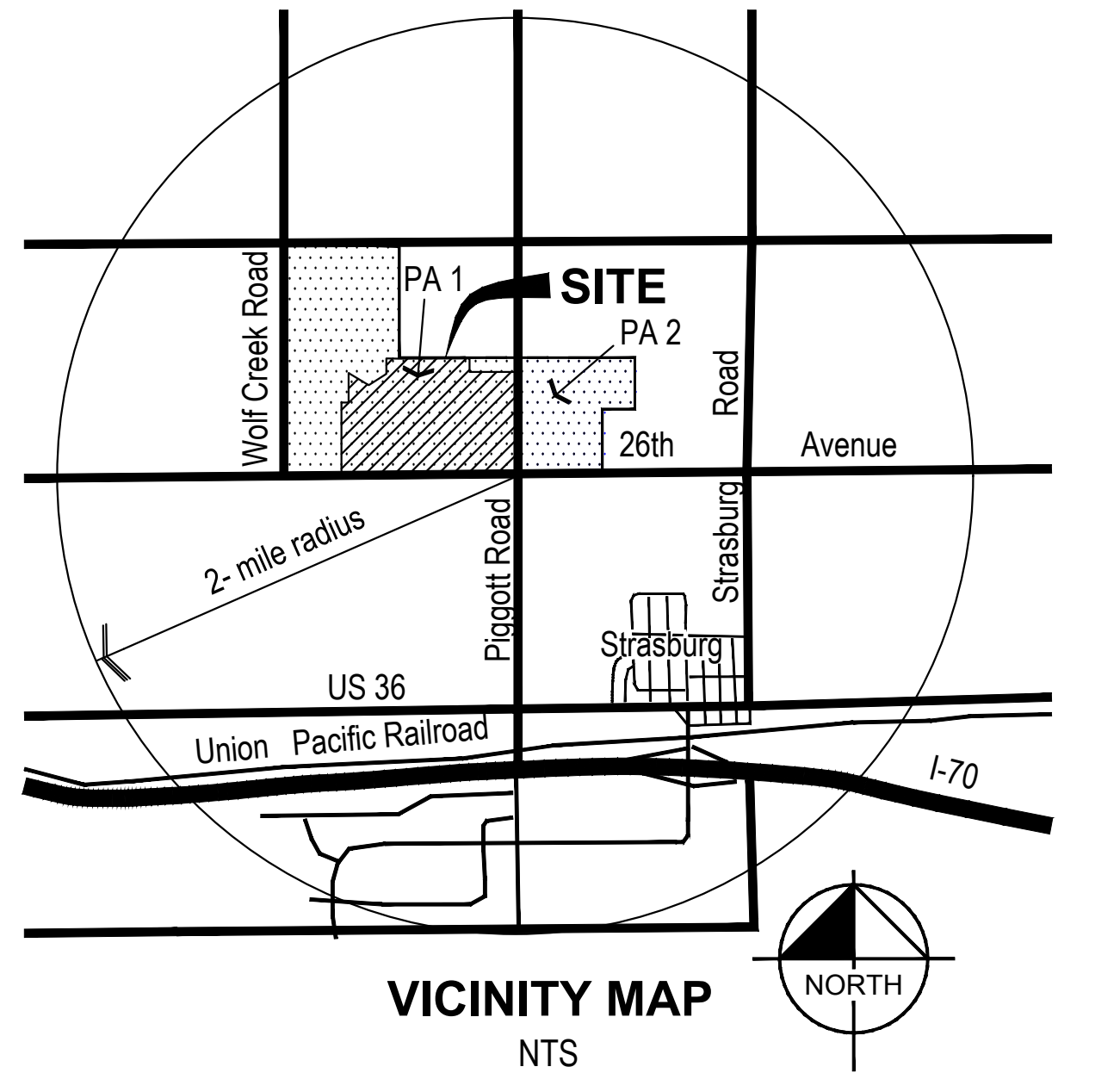
LEGAL DESCRIPTION:

PLANNING AREA 1

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF 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 ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°41'47" EAST ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1743.36 FEET; THENCE SOUTH 00°33'44" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 89°41'47" EAST A DISTANCE OF 800.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIGGOTT ROAD (PER ROAD PETITION #538); THENCE SOUTH 00°33'44" WEST, 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PIGGOTT ROAD A DISTANCE OF 2415.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE (PER ROAD PETITION #538); THENCE NORTH 89°59'43" WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 29 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE A DISTANCE OF 4134.94 FEET; THENCE NORTH 00°24'32" EAST A DISTANCE OF 1281.73 FEET; THENCE SOUTH 89°50'58" EAST A DISTANCE OF 287.67 FEET; THENCE NORTH 00°24'32" EAST A DISTANCE OF 809.68 FEET; THENCE SOUTH 69°39'32" EAST A DISTANCE OF 771.26 FEET; THENCE NORTH 52°49'54" EAST A DISTANCE OF 736.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE NORTH 00°48'52" EAST ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 333.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9,454,485 SQUARE FEET OR 217.0475 ACRES.



SHEET INDEX

1	COVER SHEET	
2	NARRATIVE	
3	NARRATIVE	
4	SITE PLAN	
5	TYPICAL LOTS	
6	LANDSCAPE DETAILS	
---	ARCHITECTURAL PLANS - MODEL 1014	FOR REFERENCE ONLY
---	ARCHITECTURAL PLANS - MODEL 1350	FOR REFERENCE ONLY
---	ARCHITECTURAL PLANS - MODEL 1521	FOR REFERENCE ONLY



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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

K:\DEVELOPMENT\190113-WCR West\CADD\PlanSheets\FDP\0501.190113CV1.dwg

WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN

BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND
THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE
62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

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 APPROXIMATELY 205.7 ACRES OF URBANIZED AREA. THE PROPOSED INTENSITY OF DEVELOPMENT IS LOW, WITH AN OVERALL GROSS DENSITY OF APPROXIMATELY 3.5 DU/AC OVER THE ENTIRE WOLF CREEK RUN DEVELOPMENT. THE INTENT OF THIS FINAL DEVELOPMENT PLAN FOR WOLF CREEK RUN WEST IS TO CREATE A PRIMARILY RESIDENTIAL COMMUNITY WITH A MAXIMUM OF 429 SINGLE-FAMILY DETACHED HOMES IN A VARIETY OF SIZES AND PRICES THAT WILL BE INTEGRATED WITH A CENTRAL PARK, A LARGE RECREATION AREA, AND NATURAL OPEN SPACES TO PROMOTE ACTIVITIES THAT WILL FORM THE BONDS OF A COMMUNITY.

ALL DEVELOPMENT IS OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WILL BE SERVED BY CENTRALIZED WATER AND SEWER BY EASTERN ADAMS COUNTY METROPOLITAN DISTRICT (EACMD). DEVELOPMENT OF THE FIRST FILING SHALL BE COMPLETED IN PHASES WITH THE PHASING DEPENDENT, IN PART, UPON A DETERMINATION FROM TRI-COUNTY HEALTH DEPARTMENT AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT THAT THE IMPACTS FROM THE STRASBURG LAGOONS HAVE BEEN APPROPRIATELY MITIGATED OR REMOVED.

KEY FEATURES OF WOLF CREEK RUN P.U.D.

- CLUSTERED HOMESITES, MAXIMIZING RETAINED OPEN SPACE;
- CENTRAL WATER AND SEWER SYSTEM BY EACMD;
- ALL USES ARE BUFFERED FROM ADJACENT USES AND ROADS BY A MINIMUM 100-FOOT BUFFER OF GROOMED, DRYLAND OPEN SPACE THAT WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA) OR A METROPOLITAN DISTRICT;
- LANDSCAPED (IRRIGATED) ENTRY FEATURES AT PIGGOTT ROAD & E. 26TH STREET ACCESS POINTS;
- VARIETY OF LOT SIZES, HOME SIZES, AND PRODUCT TYPES;
 - MINIMUM LOT SIZE = 5,000 SQUARE FEET (SF)
 - ALLEY-LOADED AND FRONT-LOADED LOTS ARE ALLOWED. FOR ALLEY-LOADED HOMES, STREETS ARE 24 FEET WIDE FLOWLINE-TO-FLOWLINE WITH A 5-FOOT DETACHED WALK AND A 5-FOOT TREE LAWN ON ONE SIDE; STREETS FOR FRONT-LOADED HOMES ARE 32 FEET WIDE FLOWLINE-TO-FLOWLINE WITH A 5-FOOT DETACHED WALK AND A 5-FOOT TREE LAWN ON ONE SIDE. ON-STREET PARKING IS NOT ALLOWED IN EITHER CASE, (SUFFICIENT VISITOR PARKING WILL BE PROVIDED IN CONVENIENT LOCATIONS THROUGHOUT THE COMMUNITY; RESIDENT PARKING IS PROVIDED ON EACH LOT);
 - STREET FURNITURE DESIGN STANDARDS PROVIDE FOR CONSISTENCY THROUGHOUT THE COMMUNITY;
 - BUFFER LANDSCAPING ALONG PIGGOTT ROAD AND 26TH AVENUE IS DOMINATED BY GROOMED, UNIRRIGATED DRYLAND GRASSES, COMPLEMENTED BY BERMING AND RUNS OF FENCING WORKING TOGETHER TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS BACKING ONTO THESE COUNTY ROADS;
 - FRONT YARDS LANDSCAPED BY DEVELOPER OR BUILDER WITHIN 1 YEAR OF OCCUPANCY; INDIVIDUAL OWNERS WILL BE REQUIRED TO INSTALL REAR YARD LANDSCAPING WITHIN 1 YEAR OF OCCUPANCY. IRRIGATION WILL BE LIMITED TO THE EQUIVALENT OF 3,000 SF OF BLUEGRASS SOD, PER 5,000 SF LOT EQUIVALENT;
 - COMMUNITY WILL HAVE AN HOA AND COVENANT CONTROLS PRIOR TO RECORDING OF THE FIRST FINAL PLAT;
 - MINIMUM HOUSE SIZE IS 1,000 SF;
 - OVERALL AVERAGE FLOOR AREA OF SINGLE FAMILY DETACHED HOMES SHALL 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.

IMPACTS TO SURROUNDING AREA

IMPACTS ON ADJACENT USES WILL BE MINIMIZED BY GROOMED DRYLAND BUFFER AREAS SURROUNDING THE ENTIRE WCR WEST DEVELOPMENT. A TRAIL WILL BE PROVIDED WITHIN THE BUFFER AREA AND MULTIPLE TRACTS WILL BE DEDICATED TO BE USED AS PARK AREAS AND/OR OPEN SPACE AREAS.

OWNERSHIP & MAINTENANCE

COMMON AREAS, INCLUDING GROOMED UNIRRIGATED DRYLAND OPEN SPACE, VISITOR PARKING TRACTS, SIGNAGE, MONUMENTS/LANDMARKS, STREET FURNITURE, ALLEYS, NEIGHBORHOOD PARKS, PARK EQUIPMENT AND IMPROVEMENTS, WILL BE OWNED AND MAINTAINED BY AN HOA OR A METROPOLITAN DISTRICT. THE CONSERVATION AREA SHALL BE MAINTAINED BY A METROPOLITAN DISTRICT OR PRIVATE OWNER.

COVENANTS, DESIGN REVIEW, & HOMEOWNER'S ASSOCIATION

1. THE COVENANTS, 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. COVENANTS WILL BE RECORDED IN ADAMS COUNTY PRIOR TO RECORDING OF THE FIRST FINAL PLAT.

ESTIMATED TIMETABLE FOR DEVELOPMENT

THE ENTIRE WOLF CREEK RUN PUD WILL BE BUILT OUT OVER A 15 YEAR PERIOD. THE FIRST FILING FINAL PUD WILL BEGIN AS SOON AS ALL NECESSARY APPROVALS ARE OBTAINED. THIS OVERALL TIMETABLE IS DEPENDENT ON MARKET FORCES AND MAY LENGTHEN OR CONTRACTS IN RESPONSE TO MARKET DEMAND WITHOUT AMENDING THIS PUD.

GENERAL NOTES:

1. ALL DEVELOPMENT SHALL BE CONSTRUCTED WITH NEW MATERIAL (ROAD BASE OF RECYCLED MATERIALS IS ALLOWED).
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 APPLIED FOR UNTIL SUCH TIME AS THE FINAL PUD OR FINAL PLAT CREATING SAID LOT IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AND RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. SALES AND CONSTRUCTION TRAILERS MAY BE MOVED ON SITE BEFORE RECORDATION OF A FINAL PLAT.

LAND USE & DENSITY

DENSITIES

WOLF CREEK RUN WEST OF PIGGOTT ROAD SHALL HAVE A MAXIMUM OF 429 HOMES ON A TOTAL OF 199.8 ACRES, FOR AN OVERALL GROSS DENSITY OF 2.1 DWELLING UNITS PER ACRE (DU/AC). OVERALL DENSITY WITHIN WOLF CREEK RUN ON BOTH SIDES OF PIGGOTT ROAD SHALL BE 660 HOMES ON 558 ACRES FOR A GROSS DENSITY OF 1.2 DU/AC.

USES BY RIGHT & CONDITIONAL USES

USES BY RIGHT

- ACCESSORY USES, INCLUDING DETACHED GARAGES
- ANIMALS -- DOMESTIC PETS
- DWELLING -- SINGLE-FAMILY DETACHED
- DWELLING -- SINGLE-FAMILY ATTACHED
- DWELLING -- DUPLEX
- ESSENTIAL GOVERNMENTAL PUBLIC UTILITY SERVICES WITH BUILDING AND/OR STORAGE FACILITIES (INCLUDES METROPOLITAN DISTRICT FACILITIES)
- FOSTER FAMILY CARE, 1-5 IN RESIDENCE (ABOVE 5, CONDITIONAL)
- LIBRARIES, PUBLIC
- MONUMENT/ENTRY SIGNS
- OUTDOOR PUBLIC USES, NEIGHBORHOOD INDOOR USES
- PARKS, PUBLIC
- SCHOOLS, PUBLIC, PRIVATE, & CHARTER
- TEMPORARY SALES & CONSTRUCTION TRAILERS

CONDITIONAL USES

- CHURCHES, PLACES OF WORSHIP
- FIRE STATION
- FOSTER FAMILY CARE, 6+ IN RESIDENCE (≤5, PERMITTED USE)
- GOLF COURSE
- HOME OCCUPATION
- HOSPITAL
- POLICE STATION
- 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
 - PRINCIPAL USES
 - FRONT: 15'-22' STAGGERED
 - SIDE: 5', FOR TYPICAL INTERIOR LOTS; 19' FOR STREET SIDE OF CORNER LOTS ON MAJOR ENTRY, 5' FOR NON-STREET SIDE; 14' FOR STREET SIDE OF INTERIOR CORNER LOTS NOT ON MAJOR ENTRY, AND 5' IN NON-STREET SIDE. (SEE SHEET 5 OF 22 FOR TYPICALS)
 - REAR: 20'
 - ACCESSORY USES (INCLUDING GARAGES): SAME AS PRINCIPAL USES EXCEPT:
 - REAR: 16' ON PERIMETER LOTS; 12' ON INTERIOR LOTS (SEE SHEET 5 OF 22 FOR TYPICALS)
4. MAXIMUM BUILDING HEIGHT: 35'
5. MAXIMUM NUMBER OF HOMES: 429
 - 6.
7. MINIMUM DETACHED HOME SIZE SHALL BE 1,000 SF.
8. BUILDING COVERAGE: LESS THAN 50% OF THE LOT AREA.
9. IRRIGATED TURF: LIMITED TO THE EQUIVALENT OF 3,000 SF OF BLUEGRASS SOD PER 5,000 SF LOT EQUIVALENT.
10. FRONT-LOADED GARAGES WILL BE SET BACK A MINIMUM OF 10 FEET FROM THE REAR OF THE RESIDENCES TO ELIMINATE VIEWS OF GARAGES FROM THE STREETScape.
11. MAIL KIOSKS WILL BE PROVIDED AND LOCATED IN VISITOR PARKING AREAS.

FENCES

1. FENCING WITHIN THE BUFFER AREA SHALL BE NO HIGHER THAN 72 INCHES (6') AND MAY BE DISCONTINUOUS AND SHALL INCORPORATE BERMING AND/OR PLANTINGS TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS.
2. INTERIOR FENCING WILL BE BEHIND THE FRONT SETBACK, MAY BE INSTALLED BY DEVELOPER; AND MAY NOT EXCEED 6 INCHES IN HEIGHT.
3. SECTION 4.290 (AS AMENDED) OF THE ADAMS COUNTY DEVELOPMENT CODE PERTAINING TO FENCE LOCATIONS AND TRAFFIC VIEW OBSTRUCTIONS WILL BE FOLLOWED WITH RESPECT TO ALL DEVELOPMENT FENCING.
4. PERIMETER DEVELOPMENT FENCE SETBACKS (NOT SINGLE FAMILY LOT FENCING):
 - FROM NORTH PROPERTY LINE: 200'
 - FROM PIGGOTT ROAD AND 26TH AVENUE: 200 FEET, EXCEPT WHERE 30-FOOT OFFSETS MAY BE INTRODUCES FOR A LENGTH OF 50 FEET
 - MINIMUM 200' SETBACK (TYPICAL)
 - A 170 FOOT SETBACK IS PERMITTED FOR A LENGTH OF 50 FEET TO PROVIDE 30-FOOT BY 50FOOT OFFSETS TO PROVIDE VARIETY IN THE FENCE ALIGNMENT AND TO ALLOW SNOW STORAGE ADJACENT TO THE RESIDENTIAL AREAS. OFFSETS ARE PERMITTED AT INTERVALS NO CLOSER THAN 400- FEET APART AND MAY CONTINUE FOR A MAXIMUM DISTANCE OF 50 FEET ALONG THE FENCELINE.

ISSUED: 7/2/2019

NARRATIVE

SHEET 2 of 5

WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

TRANSPORTATION, STREETS, & PARKING STANDARDS

CIRCULATION SYSTEM

PRIMARY ACCESS WILL BE OFF PIGGOTT ROAD. A SECONDARY ACCESS WILL BE PROVIDED OFF OF 26TH AVENUE. 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.

STREET STANDARDS

MINIMUM STREET WIDTH: FOR ALLEY-LOADED HOMES, 24 FEET FLOWLINE-TO-FLOWLINE; FOR FRONT-LOADED HOMES, 32 FEET FLOWLINE-TO-FLOWLINE. ON-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
SURFACING: NON-REINFORCED CONCRETE
ALLEYS MAY PROVIDE PRIMARY OR SOLE ACCESS TO REAR-LOADED RESIDENTIAL DWELLING UNITS.

PARKING STANDARDS

MINIMUM OFF-STREET PARKING REQUIREMENTS

DWELLING – SINGLE-FAMILY DETACHED – 2 OFF-STREET PARKING SPACES
DWELLING – DUPLEX – 2 OFF-STREET PARKING SPACES PER HOME
DWELLING – SINGLE-FAMILY ATTACHED – 2 OFF-STREET PARKING SPACES PER HOME

NOTE: AT MINIMUM, TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ARE REQUIRED, WITH A MAXIMUM OF 5 SPACES PER LOT ALLOWED. OFF-STREET VISITOR PARKING AT THE RATIO OF 0.6 SPACES PER DWELLING UNIT IS PROVIDED THROUGHOUT THE COMMUNITY; ON-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 FDP.

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 HOMEOWNERS' ASSOCIATION.

STREET LIGHTING

STREET LIGHTING SHALL BE LAMPED WITH HIGH PRESSURE SODIUM LAMPS, WITH LIGHT STANDARDS AND FIXTURES TO BE FINISHED BLACK.

SIGN STANDARDS

SIGNAGE

THE PRIMARY ENTRY SIGNS AT THE PIGGOTT ROAD PRIMARY ENTRY POINTS MAY EXTEND ACROSS THE ENTRY ROAD AND SHALL BE MOUNTED AT SUFFICIENT HEIGHT TO PERMIT PASSAGE OF EMERGENCY VEHICLES, BUT IN NO EVENT SHALL THE BOTTOM OF THE SIGN PANEL BE LESS THAN 16 FEET ABOVE THE ROADWAY PAVEMENT. ONE PRIMARY ENTRY SIGN PER ENTRANCE OFF PIGGOTT ROAD IS ALLOWED.

SECONDARY ENTRY SIGNS ALONG 26TH AVENUE SHALL BE LIMITED TO A HEIGHT OF 10 FEET, AND A MAXIMUM SIGN AREA OF 150 SQUARE FEET. ENTRY MONUMENTS WILL HAVE GROOMED AND IRRIGATED LANDSCAPE. A LANDMARK SHALL BE ALLOWED WITHIN THE GROOMED DRYLAND BUFFER AREA AT THE NORTHEAST CORNER OF THE INTERSECTION OF PIGGOTT ROAD AND 26TH AVENUE (SEE SHEET 6 OF 22 FOR DETAILS).

INFORMATIONAL AND TRAFFIC CONTROL SIGNAGE SHALL BE MOUNTED ON NOMINAL 2" ROUND BLACK METAL POLES; SIGN PANEL BACKS SHALL BE PAINTED BLACK. IN ALL OTHER RESPECT, SIGNS SHALL COMPLY WITH ADAMS COUNTY AND MUTCD REGULATIONS.

UTILITY SERVICES

WATER AND SANITARY SEWER – EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
PHONE – TDS TELECOM
NATURAL GAS – COLORADO NATURAL GAS
ELECTRIC – INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
FIRE PROTECTION – STRASBURG FIRE PROTECTION DISTRICT
TRASH PICKUP – COMMERCIAL SERVICE PROVIDED BY CONTRACT WITH HOA

**IREA FACILITIES WILL INSTALL WITHIN THE FRONT LOT UE - THE ALLEYWAYS UE WILL NOT ALLOW FOR THE
REQUIRED CLEARANCES FOR THE IREA FACILITIES
MIN 3 FEET FROM GAS - 10 FEET FROM ANY OPENING OR COMBUSTIBLE MATERIALS SUCH AS HOMES**

**Single-phase pad mounted transformer shall have a minimum of 1'-6" of clear working space on the sides and rear of the
equipment, and 10' in front of the equipment.**

LANDSCAPE STANDARDS

LANDSCAPE CONCEPT

THE LANDSCAPE FOR WOLF CREEK RUN WILL COMPLY WITH ADAMS COUNTY CODE AND LANDSCAPE DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS. RECOMMENDED TREES FROM THE ADAMS COUNTY DEVELOPMENT STANDARDS SHOULD BE TAKEN INTO ACCOUNT WHEN CHOOSING SPECIES. AREAS TO BE LANDSCAPED BY THE APPLICANT INCLUDE THE DRYLAND GROOMED LANDSCAPE BUFFER ALONG PIGGOTT ROAD AND 26TH AVENUE, THE NEIGHBORHOOD PARK AND OTHER COMMON AREAS, AS WELL AS THE FRONT YARDS OF THE HOMES BETWEEN THE BACK OF CURB AND THE FRONT YARD PRIVACY FENCE. HOMEOWNERS WILL BE RESPONSIBLE FOR BACKYARD LANDSCAPING IN ACCORDANCE WITH ADAMS COUNTY CODE AND LANDSCAPE DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS.

PLANT SIZING

MINIMUM PLANT SIZES TO BE AS FOLLOWS:
ORNAMENTAL TREES: 1.5" CALIPER
CANOPY TREES: 2" CALIPER
EVERGREEN TREES: 6' HT MIN.
SHRUBS: 5 GAL.
PERENNIALS/GRASSES: 1 GAL.

BUFFERS

BUFFER LANDSCAPING ALONG PIGGOTT ROAD AND 26TH AVENUE IS DOMINATED BY GROOMED, UNIRRIGATED DRYLAND GRASSES, COMPLEMENTED BY BERMING AND RUNS OF FENCING WORKING TOGETHER TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS BACKING ONTO THESE STREETS. MOST OF THE PLANTINGS IN THE BUFFER AREAS WILL BE CONCENTRATED ALONG SWALES TO MIMIC THE NATURAL LANDSCAPE ON THE HIGH PLAINS. WINDBREAKS OF DROUGHT-RESISTANT WOODY SHRUBS COMPLETE THE LANDSCAPE TREATMENT. IRRIGATION FOR BUFFER AREAS IS LIMITED TO DRIP-IRRIGATION FOR PLANTINGS.

BUFFER TREE QUANTITIES TO BE IN CONFORMANCE WITH ADAMS COUNTY CODE AND LANDSCAPE DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS SECTION 4-16-18-01.

GROOMED DRYLAND OPEN SPACE BUFFER

USES WITHIN THE GROOMED DRYLAND OPEN SPACE BUFFER MAY INCLUDE, BUT NOT BE LIMITED TO:

- TRAILS/WALKS
- ENTRY FEATURES (MONUMENT SIGNAGE AND LANDSCAPE)
- UNDERGROUND UTILITIES
- FENCES, ACCESS ROADS, ETC., AS REQUIRED
- OUTDOOR USES, INCLUDING ACTIVE AND PASSIVE RECREATION
- THE HEIGHT OF VERTICAL DESIGN ELEMENTS/LANDMARKS, SHALL NOT EXCEED 75% OF DISTANCE FROM BASE LEG TO THE NEAREST PROPERTY LINE OR OVERHEAD POWERLINE, UP TO A MAXIMUM HEIGHT OF 75'. IF WINDMILL IS USED AS A LANDMARK, MAXIMUM HEIGHT OF BLADE SHALL BE 20' ABOVE GRADE.

NEIGHBORHOOD PARK AND BALLFIELDS

PARK LANDSCAPE SHALL BE IRRIGATED, REFLECT A XERISCAPE PALETTE, AND WILL USE EFFICIENTLY-PLACED HEADS FOR TURF AND DRIP IRRIGATION. THE BALLFIELDS WITHIN THE BUFFER AREA WILL BE IRRIGATED AND SODDED, WITH THE REMAINING BUFFER AREA DOMINATED BY GROOMED NON-IRRIGATED DRYLAND GRASSES. BUFFER AREA WILL BE LANDSCAPED IN PHASES AT THE TIME OF CONSTRUCTING THE ADJACENT HOMES.

FRONT YARD LANDSCAPES

FOR CONSISTENCY THROUGHOUT THE COMMUNITY, THE APPLICANT WILL LANDSCAPE THE FRONT YARDS OF ALL HOMES. THESE PLANTINGS WILL BE IRRIGATED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. THE PLANT PALETTE FOR FRONT YARDS WILL EMPHASIZE A XERISCAPE PLANT PALETTE AND INCLUDE, AT A MINIMUM, ONE TREE AND 10 SHRUBS PER HOME. IRRIGATION INCLUDES EFFICIENTLY-PLACED HEADS FOR TURF AND DRIP IRRIGATION FOR SHRUB BEDS.

MINIMUM SITE LANDSCAPE

A MINIMUM OF 10% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPE. AT LEAST 50% OF THE REQUIRED LANDSCAPE IS TO ABUT PUBLIC RIGHT-OF-WAY. THE LANDSCAPE ABUTTING THE RIGHT OF WAY CAN BE INSTALLED PER ONE OF THE BELOW 2 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 FORTY (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 FIVE (5) SHRUBS SHALL BE PLANTED PER FORTY (40) LINEAR FEET OF FRONTAGE.

PARKING LOT LANDSCAPE

A MINIMUM OF 1 TREE TO BE PROVIDED FOR EVERY 10 PARKING SPACES. NO PARKING STALL TO BE MORE THAN 120' FROM A PARKING LOT ISLAND. MINIMUM PARKING LOT ISLAND WIDTH TO BE 8'.

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ISSUED: 7/2/2019

NARRATIVE

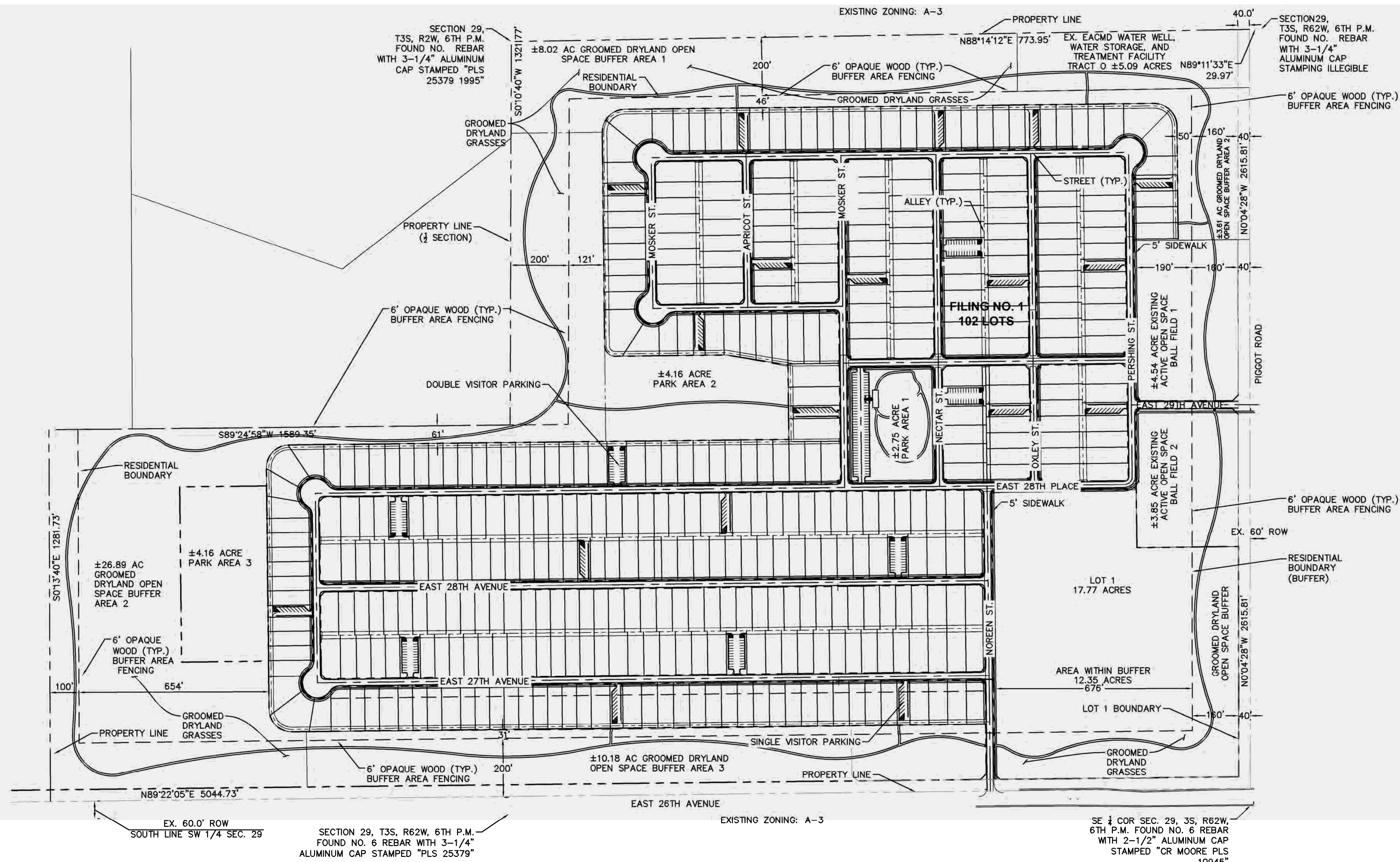
SHEET 3 of 5

WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN

WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN

BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND
THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE
62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

IRIA FACILITIES WILL INSTALL WITHIN THE FRONT LOT UE - THE ALLEYWAYS UE WILL NOT ALLOW FOR
THE REQUIRED CLEARANCES FOR THE IRIA FACILITIES
MIN 3 FEET FROM GAS - 10 FEET FROM ANY OPENING OR COMBUSTIBLE MATERIALS SUCH AS HOMES



NOTES:

- STREET AND LOT LAYOUT SHOWN ON THE RECORDED - FILING 1 - FINAL PLAT FOR WOLF CREEK RUN IS TYPICAL FOR DEVELOPING THE 429 HOMES IN THIS FIRST FILING FOR WOLF CREEK RUN PUD. STREET WIDTHS, LOT SIZES, SETBACKS, AND LOCATIONS OF VISITOR PARKING, ETC., FOR FUTURE PHASES WILL BE CONSISTENT WITH THE STANDARDS ESTABLISHED FOR FILING 1.
- DRYLAND BUFFER AREAS WILL BE GROOMED AND KEPT FREE OF DEBRIS, BUT WILL NOT BE IRRIGATED EXCEPT AT PROJECT ENTRIES.
- GROOMED DRYLAND OPEN SPACE MAY BE USED FOR UTILITY EASEMENTS, ACCESS TO EACMD DRAINAGE FACILITIES, AND OUTDOOR PUBLIC USES.
- NO HOME SHALL BE CONSTRUCTED WITHIN THE 1000' TEMPORARY NO BUILD ZONE ONLY UNTIL SUCH A TIME AS THE TRI-COUNTY HEALTH DEPARTMENT AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT HAVE DETERMINED THAT IMPACTS FROM THE STRASBURG LAGOONS ARE APPROPRIATELY MITIGATED OR REMOVED.
- 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.

FILING NO. 1 PARKING BREAKDOWN:

REQUIRED VISITOR PARKING RATIO	0.6 SPACES/LOT
NUMBER OF LOTS	102
NUMBER OF VISITOR PARKING SPOTS REQUIRED	62
NUMBER OF VISITOR PARKING SPOTS PROVIDED	121
MAXIMUM DISTANCE FROM VISITOR PARKING TO LOT	250 FEET

GROOMED DRYLAND OPEN SPACE BUFFERS

GROOMED DRYLAND OPEN SPACE BUFFER AREA:	AREA ACREAGE
AREA 1	±8.02 AC
AREA 2	±26.89 AC
AREA 3	±10.18 AC
TOTAL PROVIDED:	±45.09AC

ACTIVE OPEN SPACES

PARK AREA	AREA ACREAGE
PARK AREA 1	2.75 AC
PARK AREA 2	±4.16 AC
PARK AREA 3	±4.16 AC
TOTAL PROVIDED:	±11.07AC

PARK OPEN SPACES

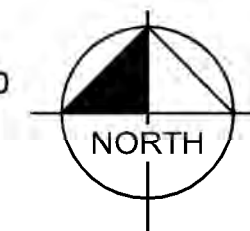
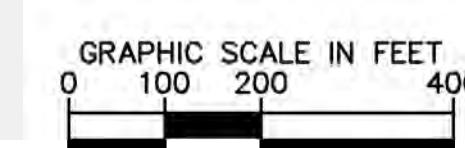
ACTIVE OPEN SPACE (BALL FIELDS)	AREA ACREAGE
EXISTING BALL FIELD 1	±4.54 AC
EXISTING BALL FIELD 2	±3.85 AC
TOTAL PROVIDED:	±8.39AC

TOTAL OPEN SPACE CALCULATION:

TOTAL SITE AREA:	193.10 ACRES
REQUIRED OPEN SPACE (30% TOTAL SITE AREA: 193.10*30%)	57.93 AC (193.10AC/30)
GROOMED DRYLAND OPEN SPACES	±45.09 AC
EXISTING BALL FIELDS (ACTIVE OPEN SPACES)	±11.07 AC
PARKS (OPEN SPACES) AREAS	±8.39 AC
TOTAL OPEN SPACE PROVIDED	±64.55 AC
PERCENT OPEN SPACE PROVIDED	64.55/57.93=111.43% PROVIDED

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ISSUED: 7/2/2019
SITE PLAN
SHEET 4 of 5

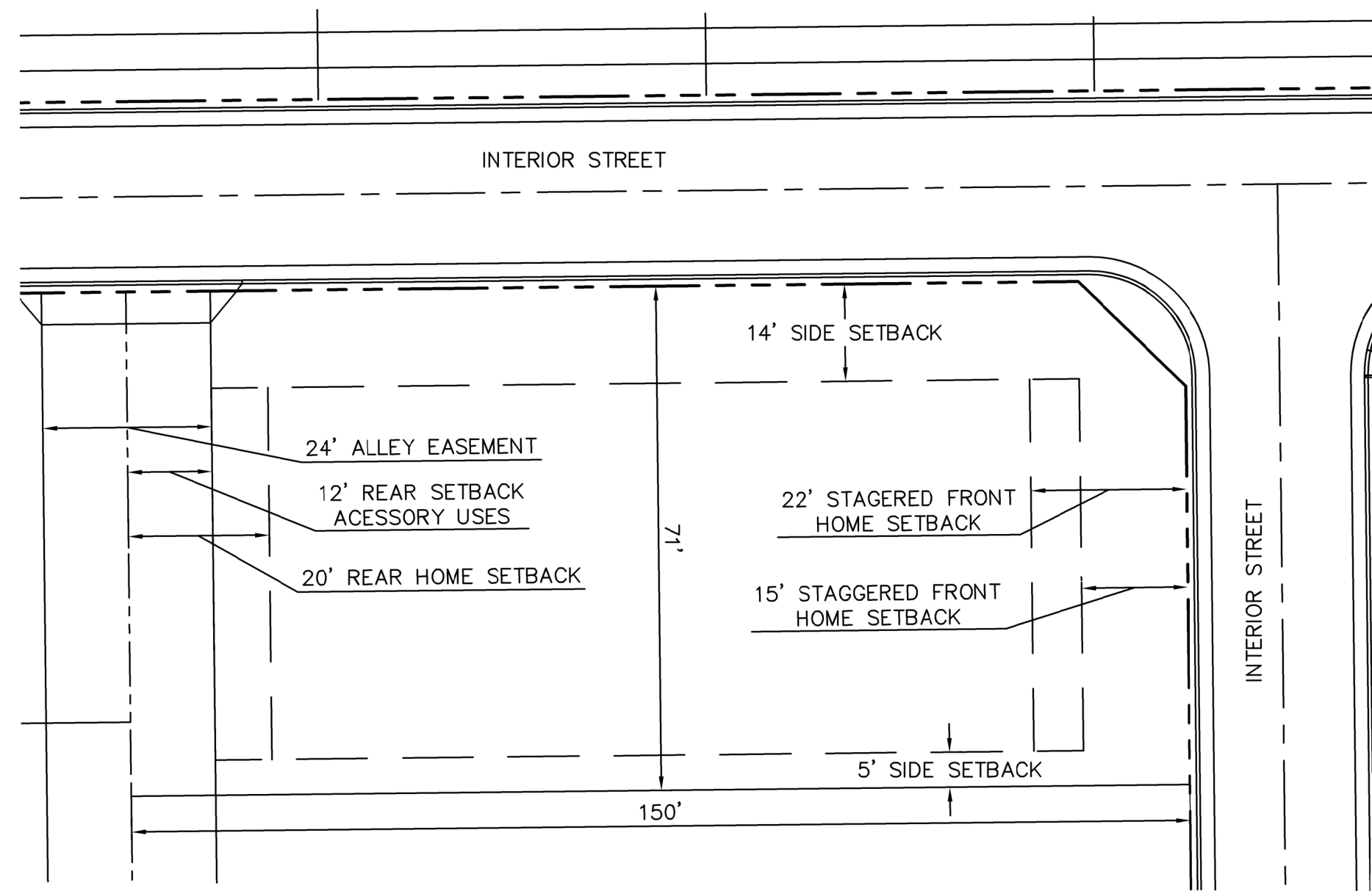
WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN

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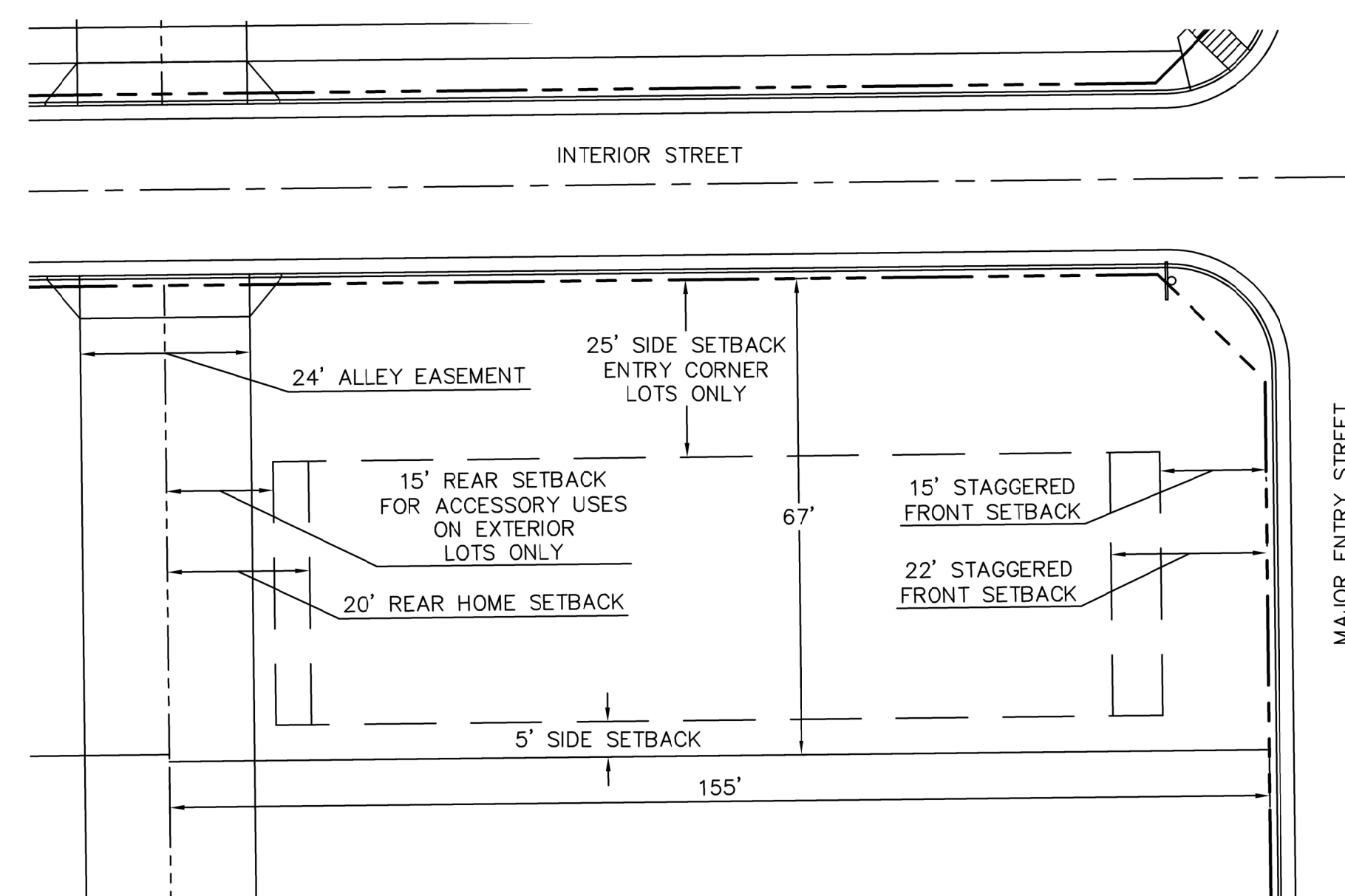
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NOTES:

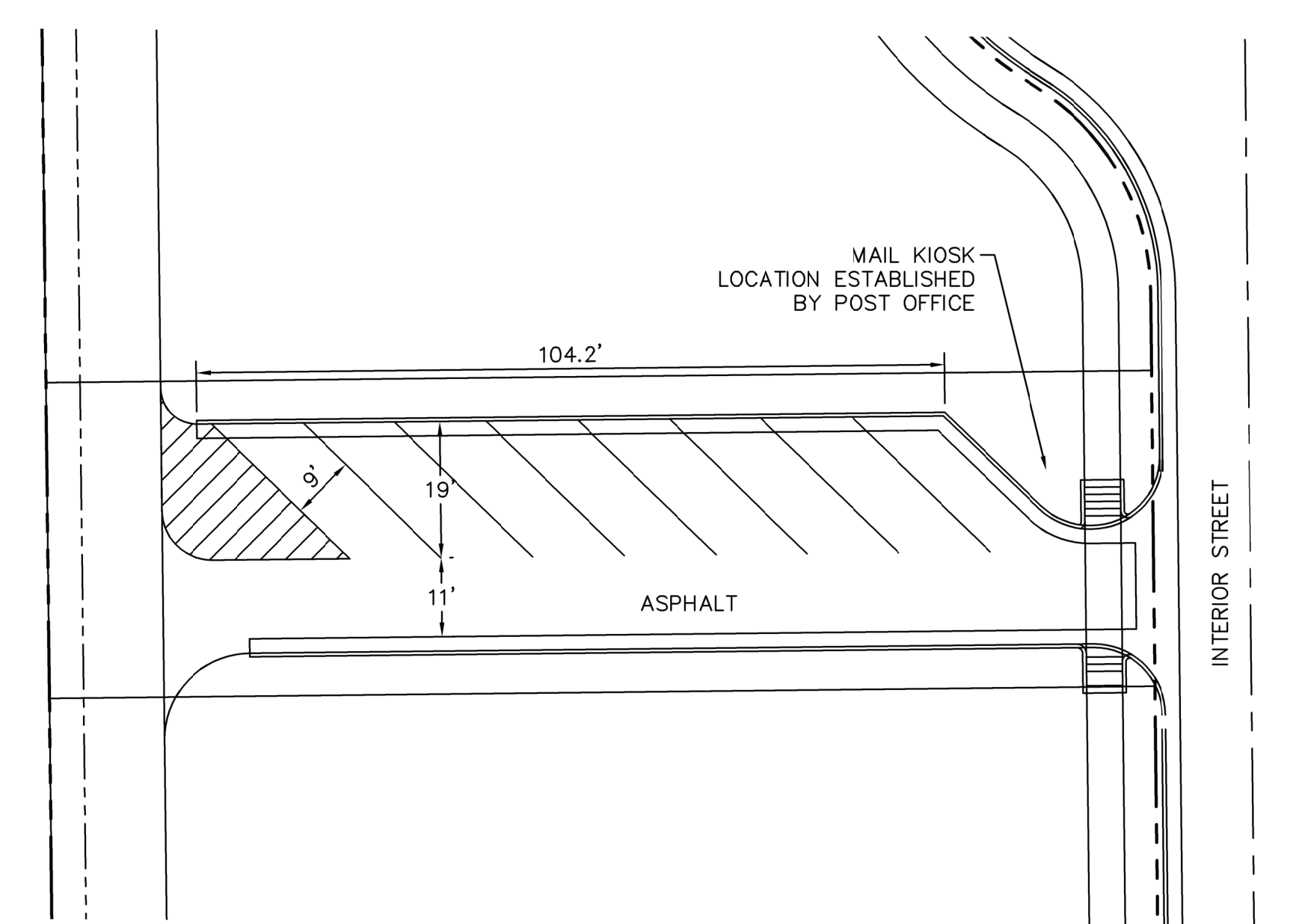
1. A HOME MAY BE PLACED ANYWHERE WITHIN THE BUILDING ENVELOPE (ESTABLISHED BY SETBACKS), PROVIDED IT IS NOT LESS THAN FIFTEEN (15) FEET NOR MORE THAN TWENTY-TWO (22) FEET FROM THE FRONT PROPERTY LINE.
2. SINGLE-STORY HOMES ARE REQUIRED ON ALL CORNER LOTS.



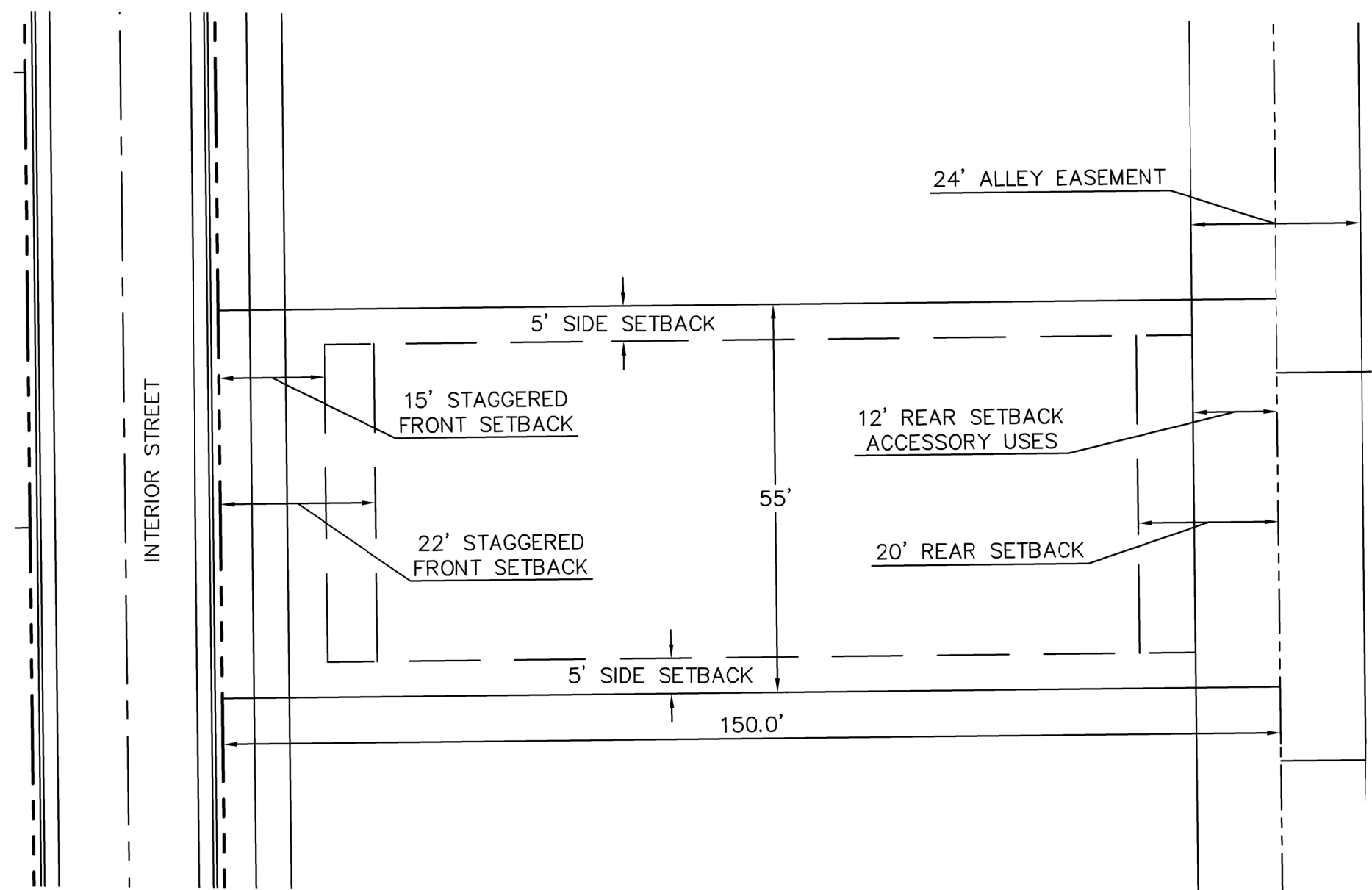
INTERIOR CORNER LOT



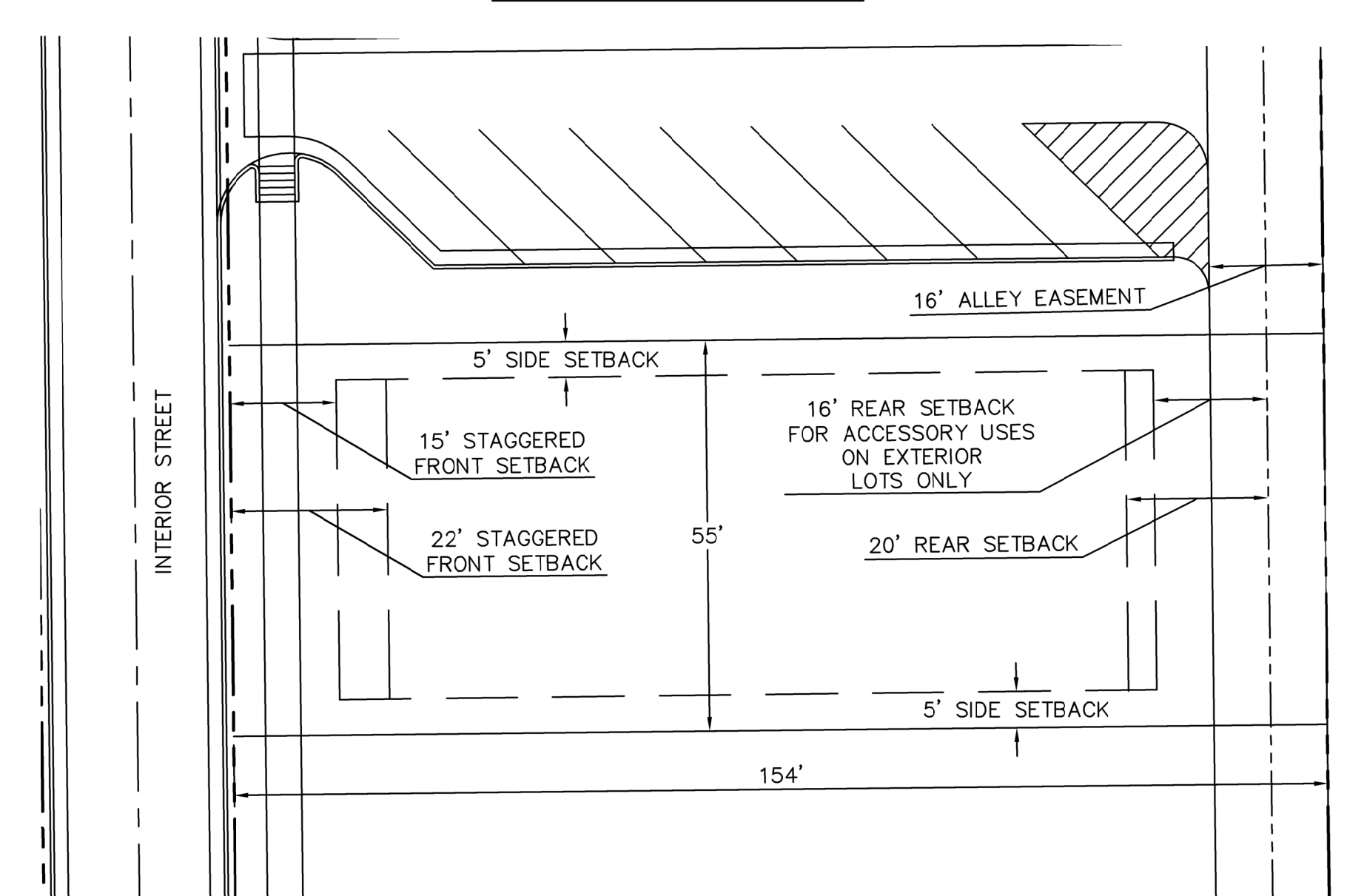
ENTRY CORNER LOT



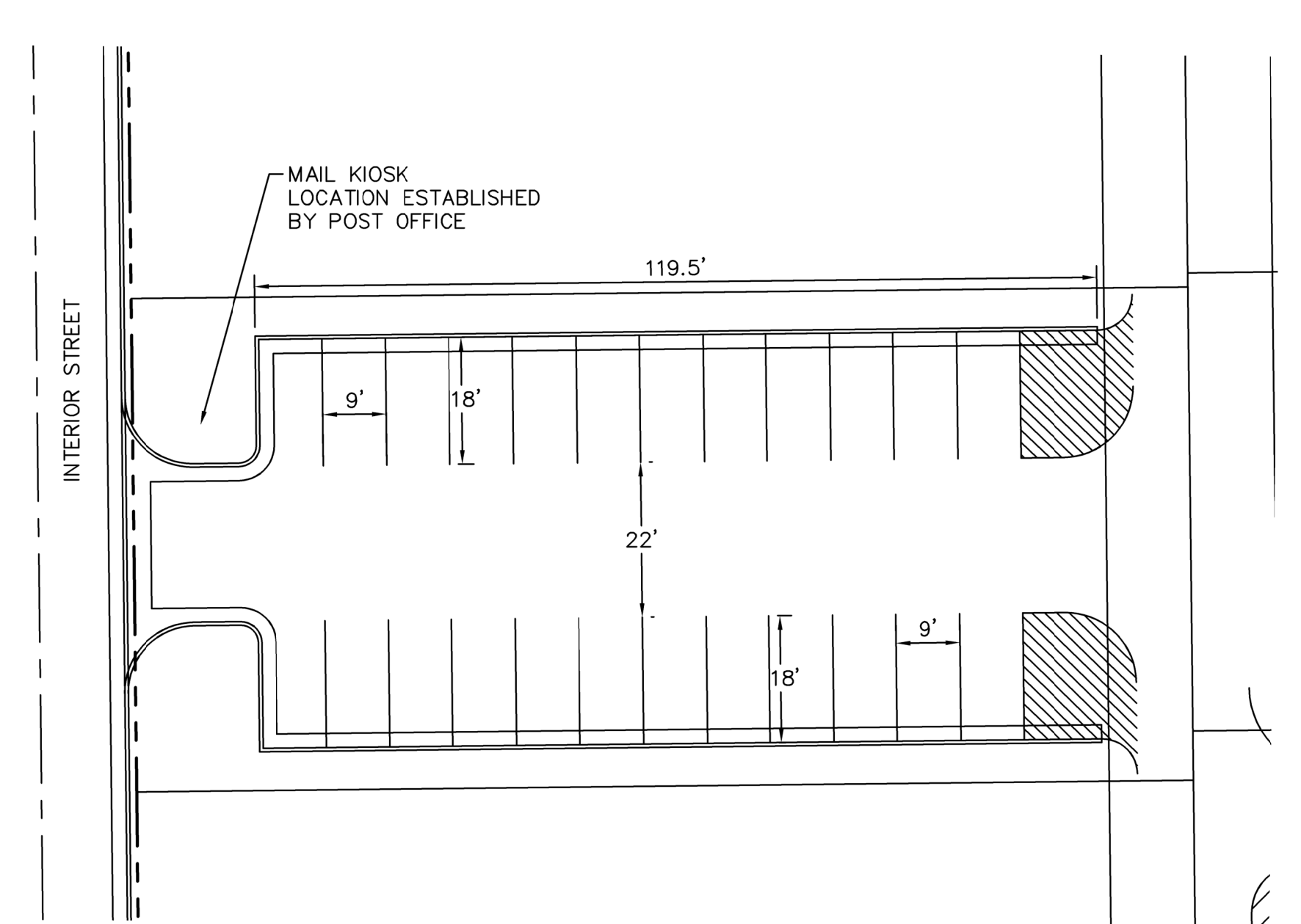
SINGLE VISITOR PARKING LOT



INTERIOR STANDARD LOT



EXTERIOR PERIMETER LOT



DOUBLE VISITOR PARKING LOT

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ISSUED: 7/2/2019

TYPICAL LOTS

SHEET 5 of 5



March 30, 2020

Holden Pederson
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Wolf Creek Run West Filing No. 1 - Resubmittal, PRC2019-00009
TCHD Case No. 6197

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of the Final Development Plan to develop 429 dwelling units on 200 acres and Final Plat for 103 lots on 13 tracts located at the northwest corner of E. 26th Avenue and Piggot Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the first and second submittals of the Final Development Plan and, in letters dated September 16 and December 3, 2019 responded with the comments included below. TCHD has no further comments.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Sidewalks:

Designers of active living communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street. TCHD encourages the use of detached sidewalks of at least 5 feet in width throughout the development.

Safe Routes to School:

Tri-County Health Department (TCHD) strongly supports community plans that include thoughtful consideration of safe circulation of students on and around the school campuses.

The application discusses plans for a school site at the northwest corner of 26th Avenue and Piggott Road. TCHD applauds the applicant for incorporating 5 feet sidewalks

Wolf Creek Run West Filing No. 1

March 30, 2020

Page 2 of 2

throughout the development. Additional students needing to access the nearby school are likely going to use E. 26th Avenue and Piggott road to get to the school site. We recommend the applicant consider better and safer connectivity to the school site by incorporating detached sidewalks along Piggott Road and 26th Avenue.

Street Grid:

TCHD encourages the applicant to consider a well-connected street grid with multiple street connections to the east/west and north/south. A gridded system will provide better connections to adjacent developments and will reduce the traffic on nearby arterial streets by offering additional routes for local trips. A more connected street grid will also increase the travel routes for motorized and non-motorized trips offering better access to nearby destinations and encouraging a more walkable community.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,



Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 3, 2020

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Wolf Creek Run West - 2nd Resubmittal, Case # PRC2019-00009

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has **no conflict** with the above captioned project. Please note that PSCo does not serve natural gas or electric facilities in this area.

I do not need to see resubmittals for this plat review.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com