



## Development Team Review Comments

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

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

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

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

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



## Re-submittal Form

Case Name/ Number: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

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

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

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
FAX 720.523.6967  
EMAIL: [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)

## **Development Review Team Comments**

**Date:** 4/30/2024

**Project Number:** PLT2023-00041

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

---

**Commenting Division:** Plan Coordination 3rd Review

**Name of Reviewer:** Greg Barnes

**Date:** 04/30/2024

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

---

BOARD OF COUNTY COMMISSIONERS

**Eva J. Henry**  
DISTRICT 1

**Charles "Chaz" Tedesco**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5

---

**Commenting Division:** Planner Review 3rd Review

**Name of Reviewer:** Greg Barnes

**Date:** 04/30/2024

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

PLN01: Should Tracts E and G be combined? If they serve the same purpose and have the same maintenance, why not combine them? **These will remain separate, as one of these will be replatted with future Filing 2B.**

PLN02: I'm concerned about Tracts Q, R, S, and T and what will happen to them long term. How will these tracts be addressed in Filing 2B? Should these tracts just be access easements on an unplatted piece of land, and then vacated in Filing 2B's final plat? I want to choose a path that will cause both of us the least future headaches, and I feel like this may not be it. **See response below.**

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

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

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

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

**RESPONSE TO PLN02:**

**Per email bet. Greg and Julie, 5/02/2024. we have removed tracts Q and R completely. We have also removed the 30' access easement that was between Tracts Q & R.**

**Tracts S and T have been removed as tracts and turned into access easements, to be granted per separate documents.**

---

**Commenting Division:** Development Engineering Review 3rd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 04/29/2024

**Email:** memmens@adcogov.org

**Resubmittal Required**

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

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

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

---

**Commenting Division:** SIA Review 2 - Finance

**Name of Reviewer:** Krysti Stehle

**Date:** 04/29/2024

**Email:**

**Complete**

FIN01: No revisions needed.

---

**Commenting Division:** Attorney Review 3rd Review

**Name of Reviewer:** Christine Fitch

**Date:** 04/29/2024

**Email:**

**Resubmittal Required**

ATY01: Redlines have been provided. **SIA redlines have been addressed.**

---

**Commenting Division:** ROW Review 3rd Review

**Name of Reviewer:** David Dittmer

**Date:** 04/23/2024

**Email:**

**Resubmittal Required**

ROW1: Due to lien on the property, the lien holder must accept this plat. Add Lien Holders Acceptance Block

ROW2: Add address sheet for addressing as provided

Lien holder acknowledgement added

Address map provided.

---

**Commenting Division:** Application Intake 3rd Review

**Name of Reviewer:** Kevin Mills

**Date:** 04/08/2024

**Email:**

**Complete**



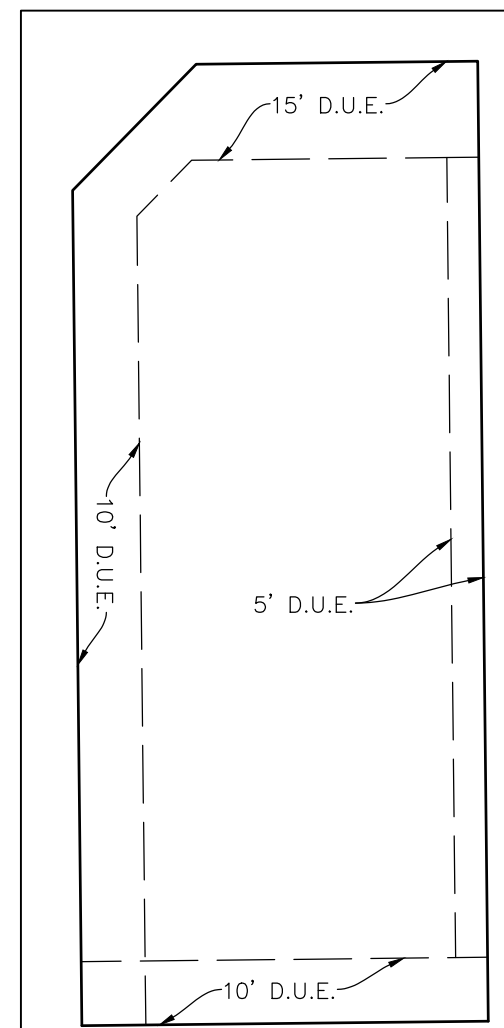
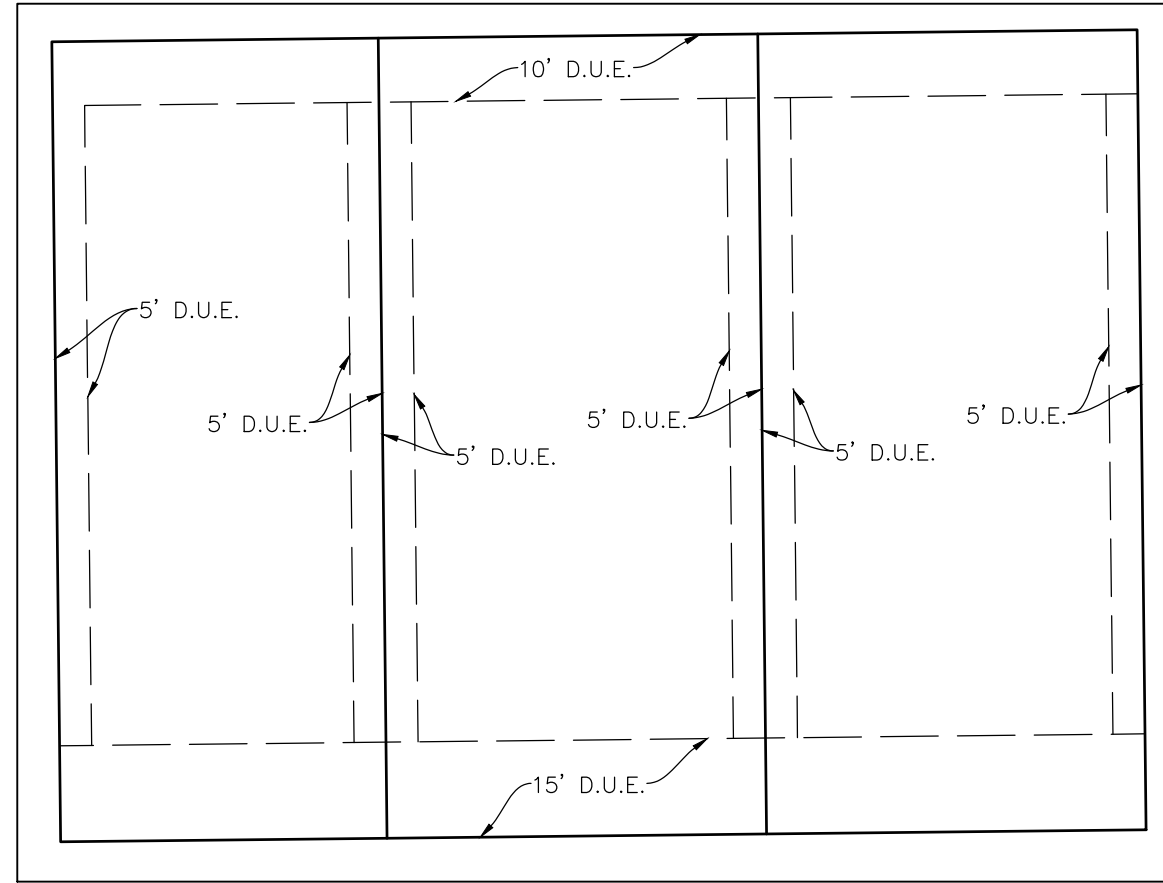
# WOLF CREEK RUN WEST FILING NO. 2A

CASE NO.: PLT2023-00041

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 11

## TYPICAL LOT DETAIL

(SCALE: 1"=30')



### EASEMENTS DEDICATED BY THIS PLAT

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

## TRACT SUMMARY CHART

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

### LAND SUMMARY CHART

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

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

REVISIONS	DATE	DRAWN BY
ADDED DRAINAGE EASEMENT	4/17/24	MKW
COUNTY COMMENTS	4/15/24	MKW
COUNTY COMMENTS	2/9/24	MKW

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

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

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

SHEET  
**2** OF **11**  
EPL.ACCO.01

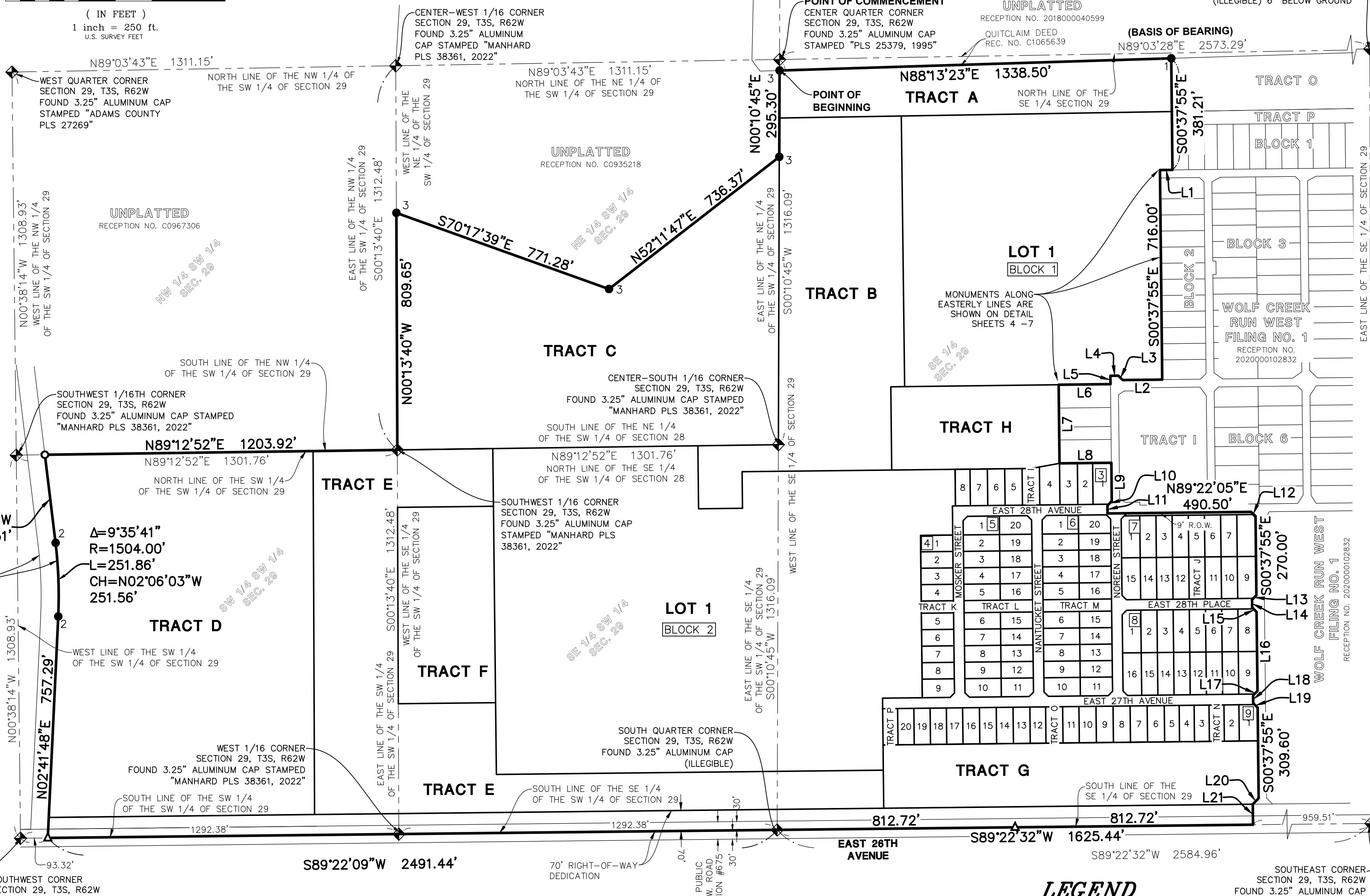
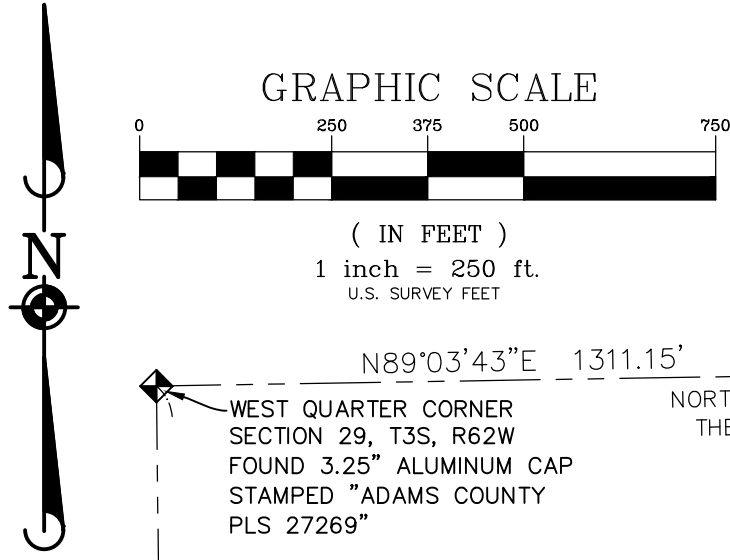
5/10/2024 9:41 AM Dwg Name: P:\Eplacco01.dwg\Surv\Final Drawings\FZA Plat\Eplacco01\_FZ-S1-3.dwg Updated By: sjacobs



# WOLF CREEK RUN WEST FILING NO. 2A

CASE NO.: PLT2023-00041

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



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

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

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

- ### LEGEND
- ◆ = FOUND SECTION CORNER AS NOTED
  - 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
  - 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
  - 3 = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
  - ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
  - = SET 1.25" YELLOW PLASTIC CAP STAMPED, "MANHARD PLS 38567"
  - △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
  - # = BLOCK NUMBER

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

PROJ MGR.	MAG
PROJ ASC.	MKW
DRAWN BY.	MKW
DATE.	8/31/23
SCALE.	1"=250'
SHEET	3 OF 11
EPL.ACCO.01	

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

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

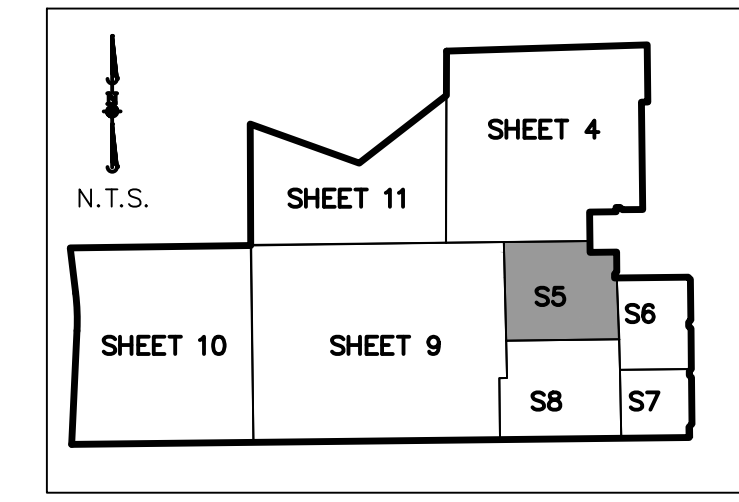
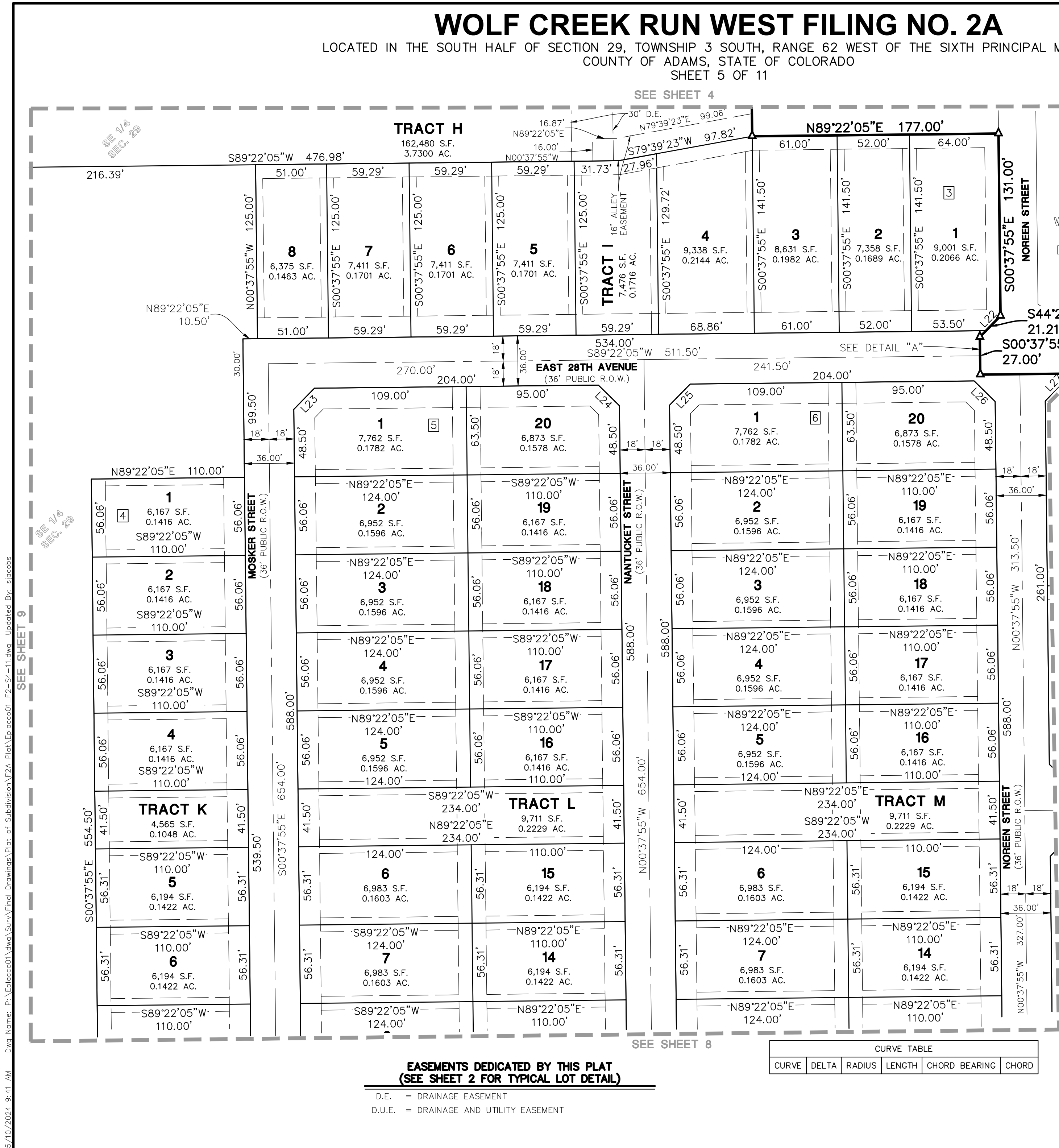
5/10/2024 9:41 AM Dwg Name: P:\Eplacco01.dwg \Surv\Final Drawings\FZA Plat\Eplacco01\_FZ-S1-3.dwg Updated By: sjacobs



# WOLF CREEK RUN WEST FILING NO. 2A

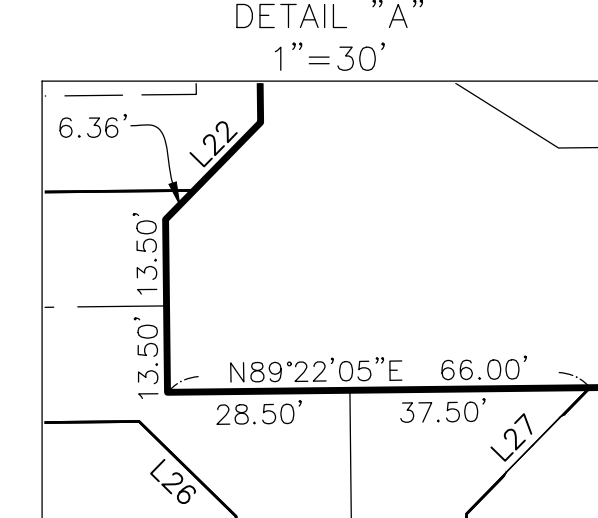
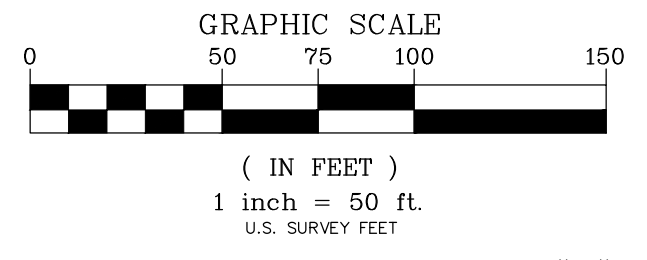
LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 11

CASE NO.: PLT2023-00041



- ### LEGEND
- ◆ = FOUND SECTION CORNER AS NOTED
  - 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
  - 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
  - 3 = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
  - ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
  - = SET 1.25" YELLOW PLASTIC CAP STAMPED, "MANHARD PLS 38567"
  - △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
  - # = BLOCK NUMBER

WOLF CREEK RUN WEST FILING NO. 1  
RECEPTION NO. 202000102832



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

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

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

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

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

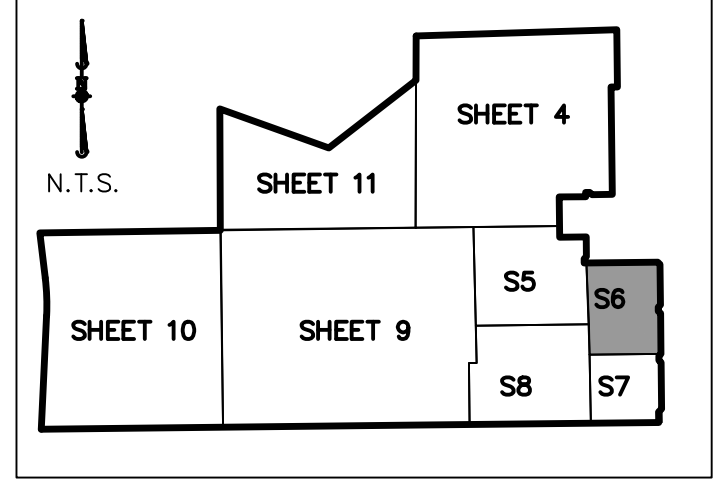
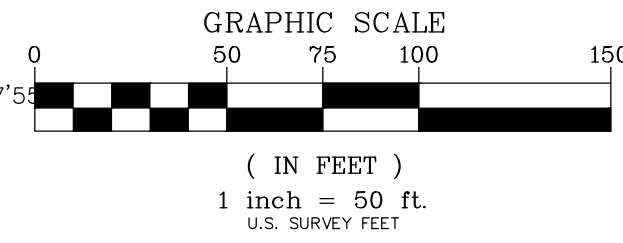
<b>PROJ MGR.</b> MAG	<b>PROJ ENG.</b> MKW	<b>DRAWN BY.</b> MKW	<b>DATE.</b> 8/31/23	<b>SCALE.</b> 1"=50'	<b>SHEET</b> <b>5</b> OF <b>11</b> <b>EPL.ACCO.01</b>
<b>WOLF CREEK RUN WEST FILING NO. 2A</b>					
<b>COUNTY OF ADAMS, STATE OF COLORADO</b>					
<b>FINAL PLAT</b>					
<b>Manhard CONSULTING</b>					
7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph: 303.708.0500, manhard.com					
Civil Engineering   Surveying & Geospatial Services   GIS   Construction Management   Water Resource Management					
<b>REVISIONS</b>	<b>DATE</b>	<b>BY</b>	<b>DESCRIPTION</b>	<b>DRAWN BY</b>	<b>DATE</b>
				MKW	4/17/24
				MKW	4/5/24
				MKW	2/9/24

5/10/2024 9:41 AM Dwg Name: P:\Eplacoco01.dwg (Surv\Final Drawings\Plat of Subdivision\FZA Plat\Eplacoco01\_F2-S4-11.dwg Updated By: spccobbs SEE SHEET 9

# WOLF CREEK RUN WEST FILING NO. 2A

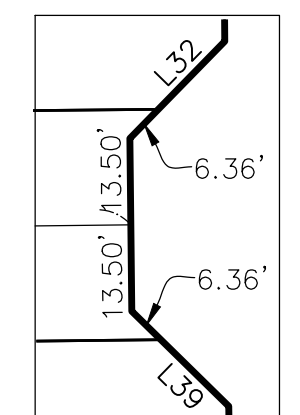
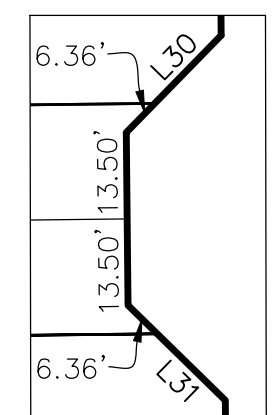
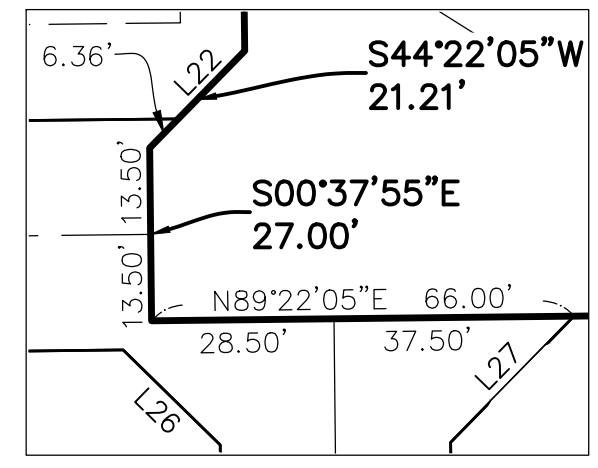
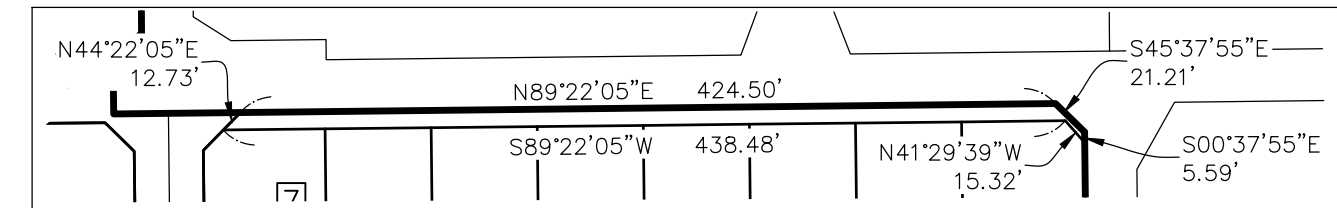
LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 6 OF 11

CASE NO.: PLT2023-00041



## LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
- 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
- 3 = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
- ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
- = SET 1.25" YELLOW PLASTIC CAP STAMPED, "MANHARD PLS 38567"
- △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
- # = BLOCK NUMBER



LINE	BEARING	LENGTH
L23	N44°22'05"E	21.21'
L24	S45°37'55"E	21.21'
L27	N44°22'05"E	27.58'
L28	N45°37'55"W	21.21'
L29	N44°22'05"E	21.21'
L30	S44°22'05"W	14.85'
L31	S45°37'55"E	14.85'
L32	S44°22'05"W	14.85'
L33	N45°37'55"W	21.21'
L39	S45°37'55"E	14.85'

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY	MKW
4/17/24	ADDED DRAINAGE EASEMENT	MKW	
4/15/24	COUNTY COMMENTS	MKW	
2/9/24	COUNTY COMMENTS	MKW	

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

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

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

SHEET **6** OF **11**  
EPL.ACCO.01

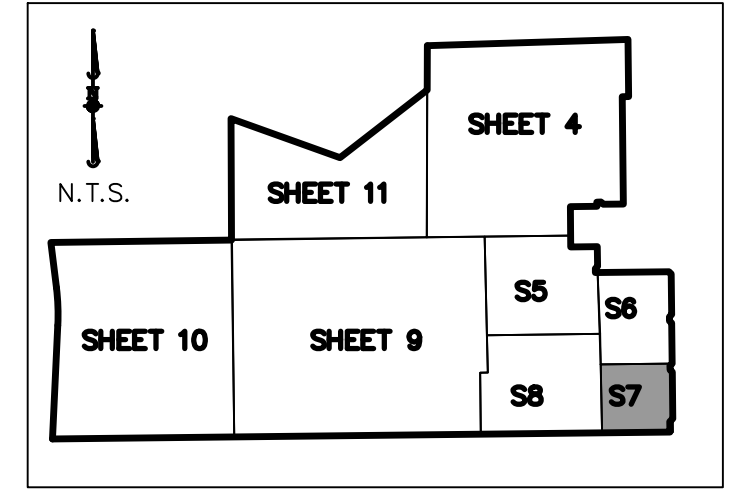
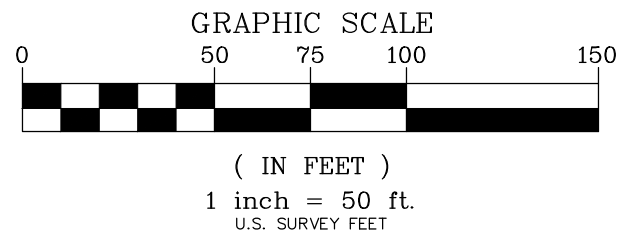
5/10/2024 9:41 AM Dwg Name: P:\Eplacco01.dwg\Surv\Final Drawings\FZA Plat\Eplacco01\_F2-S4-11.dwg Updated By: spaccob



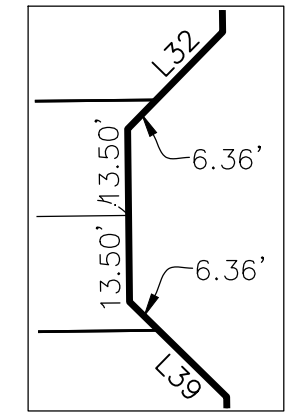
# WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 11

CASE NO.: PLT2023-00041



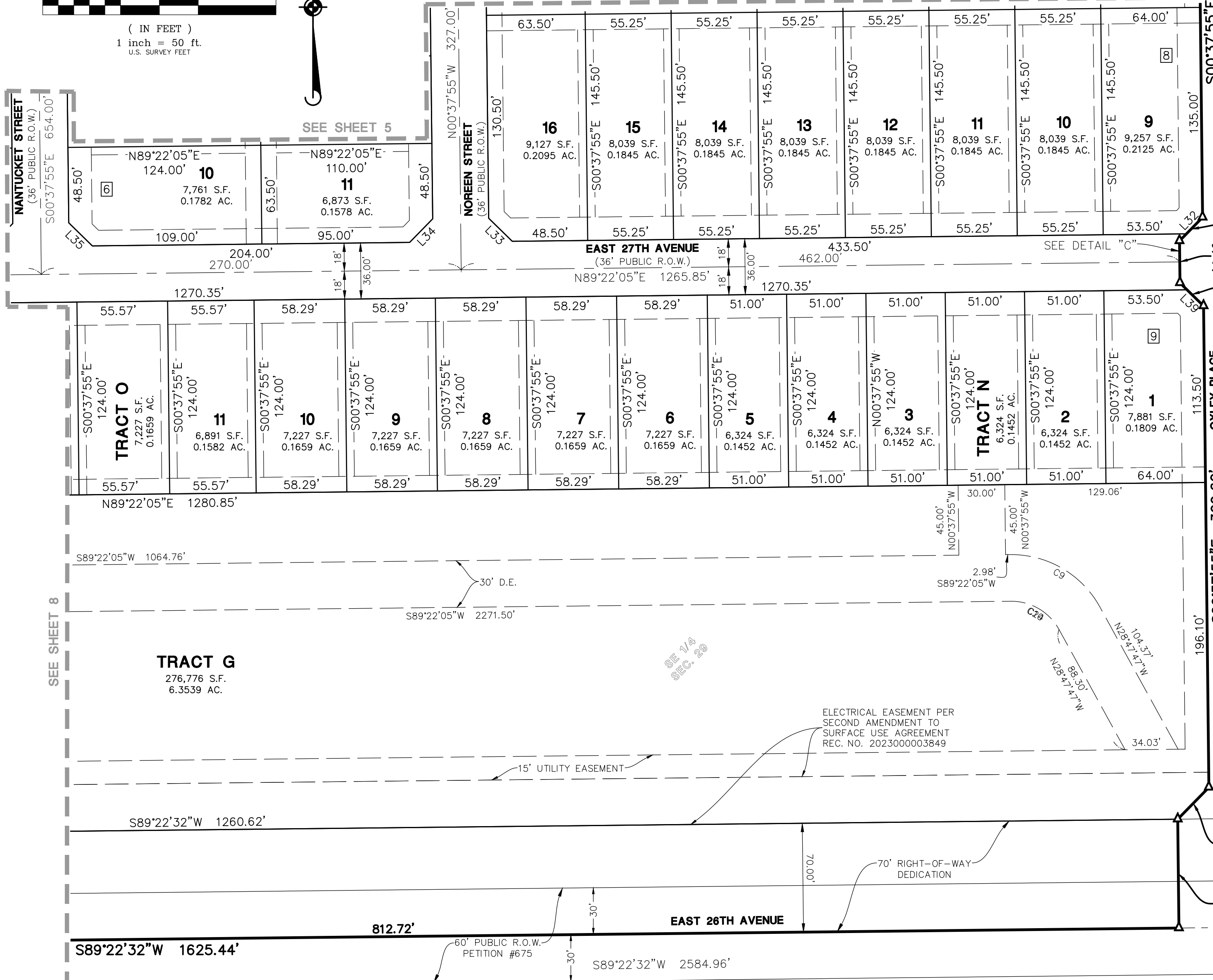
KEY MAP



DETAIL "C"  
SCALE: 1"=30'

## LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
- = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
- = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
- ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
- = SET 1.25" YELLOW PLASTIC CAP STAMPED, "MANHARD PLS 38567"
- △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
- # = BLOCK NUMBER



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

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

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

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

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

<b>PROJ MGR.</b> MAG	<b>PROJ ENG.</b> MKW	<b>DRAWN BY.</b> MKW	<b>DATE.</b> 8/31/23	<b>SCALE.</b> 1"=50'
<b>WOLF CREEK RUN WEST FILING NO. 2A</b>				
<b>COUNTY OF ADAMS, STATE OF COLORADO</b>				
<b>FINAL PLAT</b>				
<b>SHEET 7 OF 11</b>				
<b>EPL.ACCO.01</b>				

DATE	REVISIONS	DRAWN BY
4/17/24	ADDED DRAINAGE EASEMENT	MKW
4/15/24	COUNTY COMMENTS	MKW
2/9/24	COUNTY COMMENTS	MKW

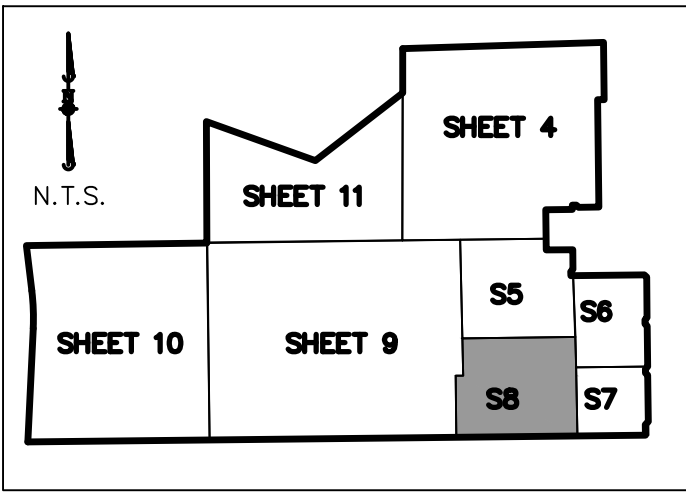
**Manhard CONSULTING**  
7600 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, ph: 303.708.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

5/10/2024 9:41 AM Dwg Name: P:\Eplacco01.dwg \Surr\Final Drawings\F2A Plat\Eplacco01\_F2-S4-11.dwg Updated By: sjacobs

# WOLF CREEK RUN WEST FILING NO. 2A

CASE NO.: PLT2023-00041

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 11

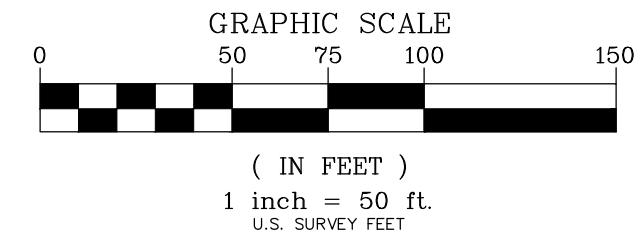


LINE	BEARING	LENGTH
L34	S44°22'05"W	21.21'
L35	N45°37'55"W	21.21'
L36	S44°22'05"W	21.21'
L37	N45°37'55"W	21.21'
L38	S44°22'05"W	21.21'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	54°37'24"	26.00'	24.79'	S63°19'13"E	23.86'
C8	289°14'49"	50.00'	252.42'	N00°37'55"W	57.89'
C20	54°37'24"	26.00'	24.79'	S62°03'22"W	23.86'

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

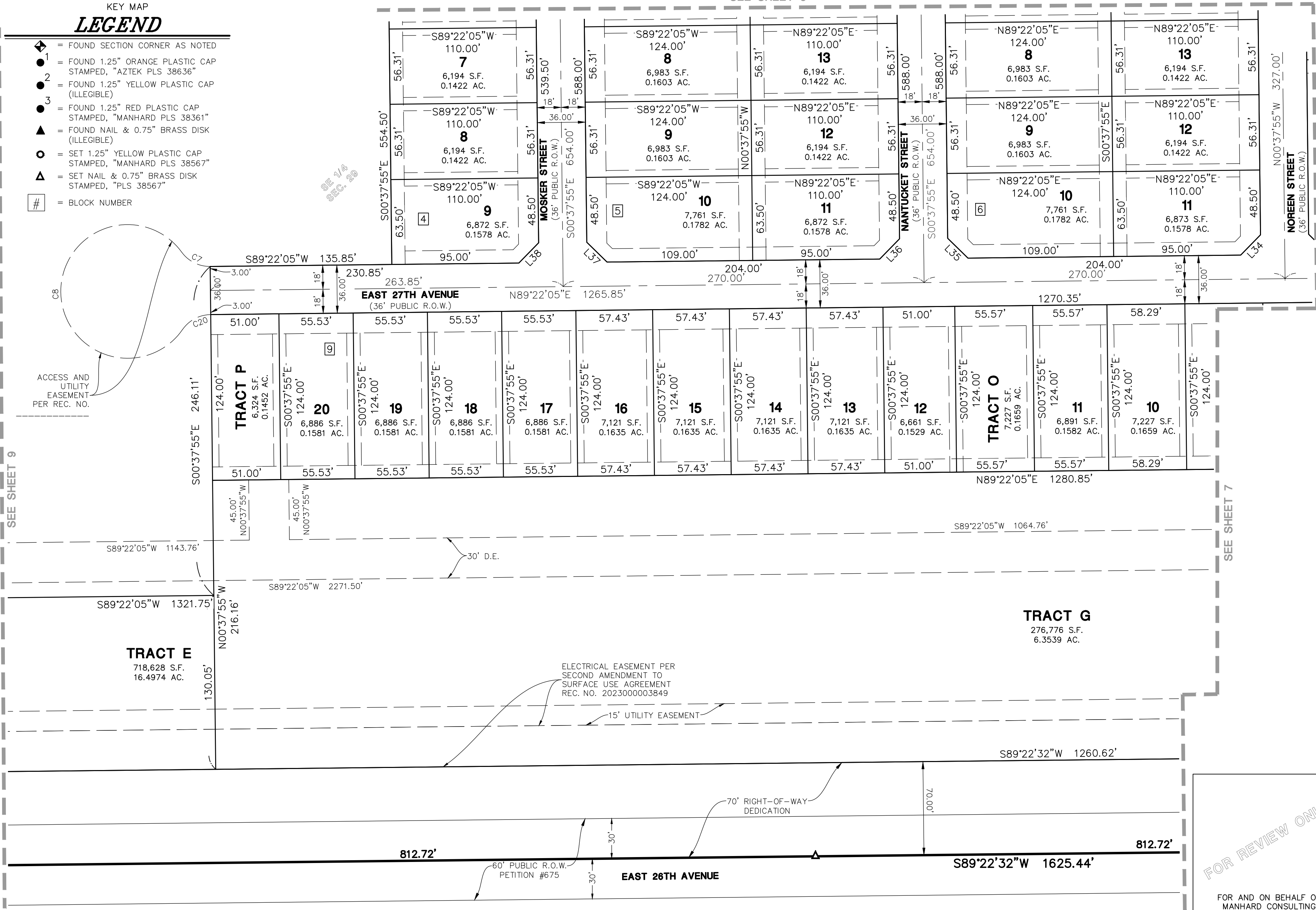
D.E. = DRAINAGE EASEMENT  
D.U.E. = DRAINAGE AND UTILITY EASEMENT



### LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
- 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
- 3 = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
- ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
- = SET 1.25" YELLOW PLASTIC CAP STAMPED, "MANHARD PLS 38567"
- △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
- # = BLOCK NUMBER

ACCESS AND UTILITY EASEMENT PER REC. NO.



<b>DRAWN BY</b>		<b>DATE</b>		<b>REVISIONS</b>	
<b>PROJ MGR.</b>	MAG	<b>DATE</b>	8/31/23	<b>REVISIONS</b>	
<b>PROJ ENG.</b>	MKW	<b>SCALE:</b>	1"=50'	<b>DATE</b>	4/17/24
<b>DRAWN BY.</b>	MKW	<b>ADDED DRAINAGE EASEMENT</b>			
<b>DATE:</b>	8/31/23	<b>COUNTY COMMENTS</b>			
<b>SCALE:</b>	1"=50'	<b>2/9/24</b>			
<b>SHEET 8 OF 11</b>		<b>EPL.ACCO.01</b>			

**Manhard CONSULTING**

7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph: 303.708.0500, manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

**WOLF CREEK RUN WEST FILING NO. 2A**

**COUNTY OF ADAMS, STATE OF COLORADO**

**FINAL PLAT**

5/10/2024 9:41 AM Dwg Name: P:\Eplacco01.dwg\Surv\Final Drawings\F2A Plat\Eplacco01\_F2-S4-11.dwg Updated By: spaccobs

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

# WOLF CREEK RUN WEST FILING NO. 2A

CASE NO.: PLT2023-00041

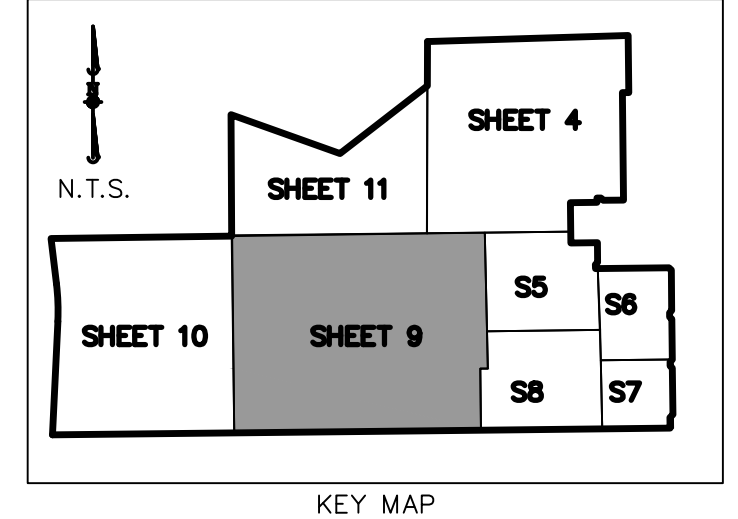
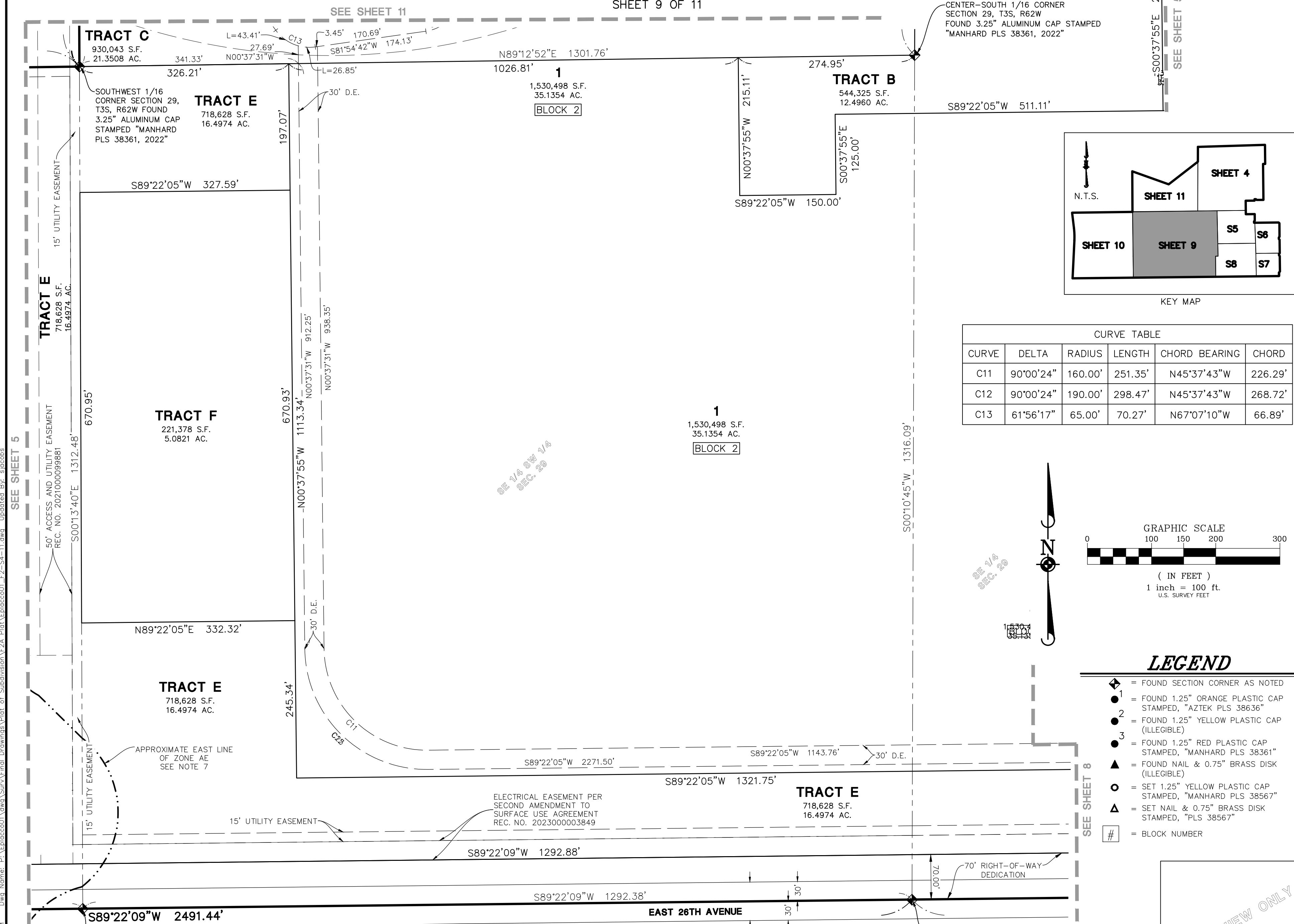
LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 9 OF 11

DATE	REVISIONS	DRAWN BY	MKW
4/17/24	ADDED DRAINAGE EASEMENT	MKW	
4/5/24	COUNTY COMMENTS	MKW	
2/9/24	COUNTY COMMENTS	MKW	

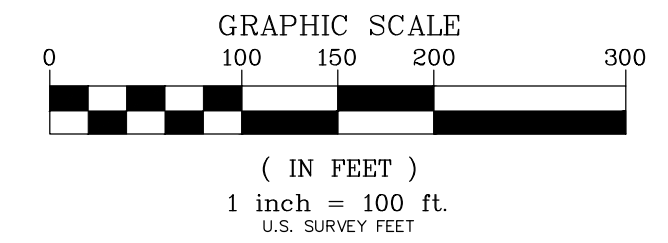
**Manhard CONSULTING**  
7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph: 303.708.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

PROJ MGR. MAG  
PROJ ENG. MKW  
DRAWN BY. MKW  
DATE. 8/31/23  
SCALE. 1"=100'  
SHEET 9 OF 11  
EPL.ACCO.01



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



- LEGEND**
- ◆ = FOUND SECTION CORNER AS NOTED
  - 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
  - 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
  - 3 = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
  - ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
  - = SET 1.25" YELLOW PLASTIC CAP STAMPED, "MANHARD PLS 38567"
  - △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
  - # = BLOCK NUMBER

FOR REVIEW ONLY

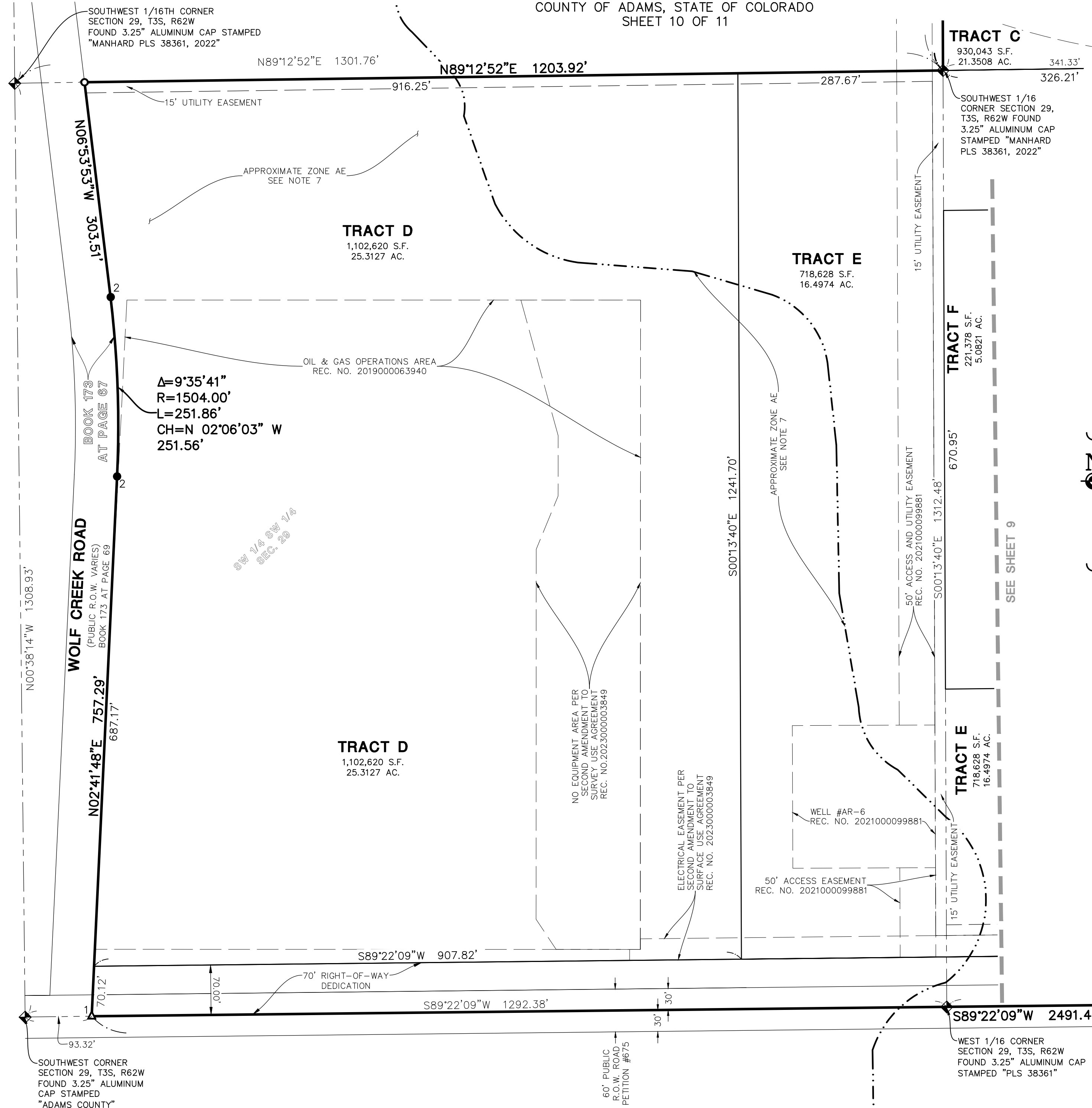
FOR AND ON BEHALF OF  
MANHARD CONSULTING

5/10/2024 9:41 AM Dwg Name: P:\Eplacco01.dwg\Surv\Final Drawings\Final Plat\Eplacco01\_F2-S4-11.dwg Updated By: sjacobs

# WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 10 OF 11

CASE NO.: PLT2023-00041



5/10/2024 9:41 AM Dwg Name: P:\Eplacco01.dwg\Surv\Final Drawings\Final of Subdivision\F2A Plat\Eplacco01\_F2-S4-11.dwg Updated By: spaccobs

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

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

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

**SHEET 10 OF 11**  
EPL.ACCO.01

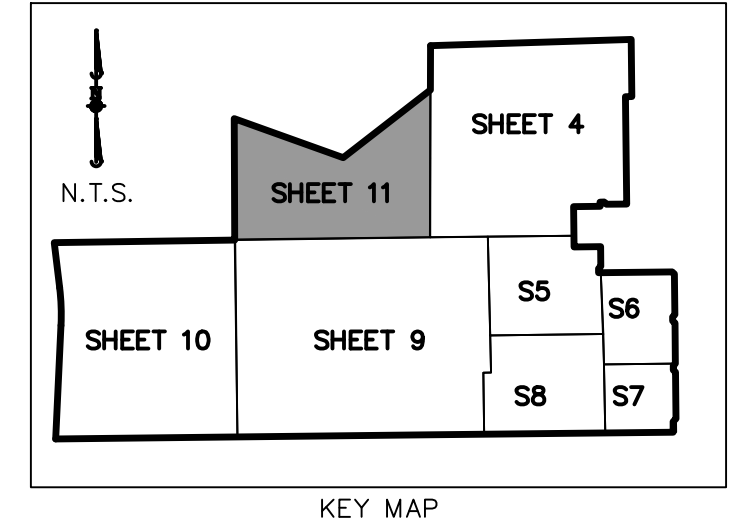
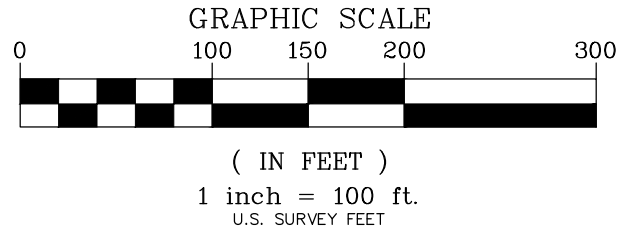
FOR REVIEW ONLY



# WOLF CREEK RUN WEST FILING NO. 2A

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

CASE NO.: PLT2023-00041



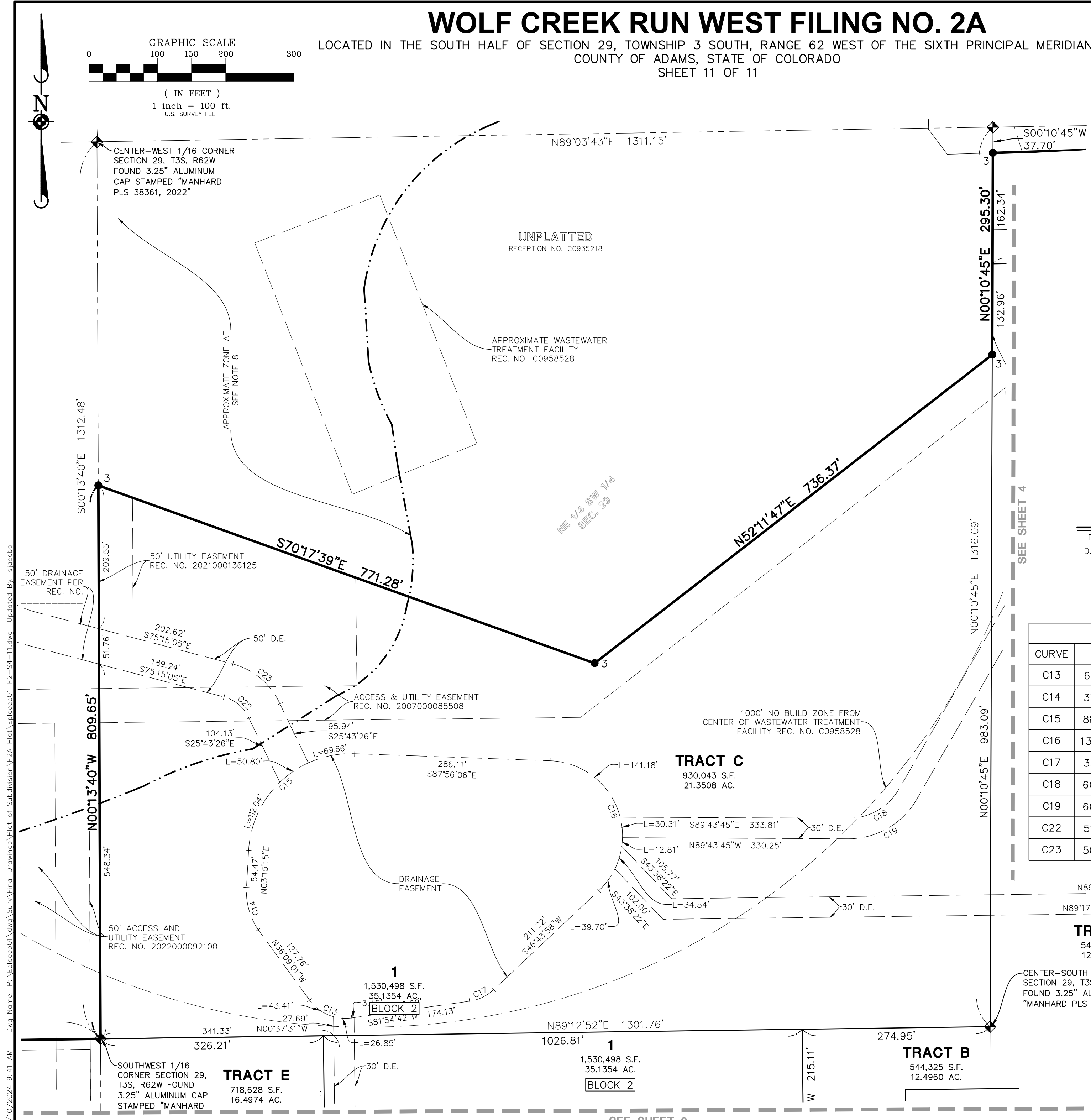
## LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- 1 = FOUND 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
- 2 = FOUND 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
- 3 = FOUND 1.25" RED PLASTIC CAP STAMPED, "MANHARD PLS 38361"
- ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
- = SET 1.25" YELLOW PLASTIC CAP STAMPED, "MANHARD PLS 38567"
- △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
- # = BLOCK NUMBER

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

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

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



5/10/2024 9:41 AM Dwg Name: P:\Eplacco01.dwg \Surv\Final Drawings\Final Plat of Subdivision\FZA Plat\Eplacco01\_F2-S4-11.dwg Updated By: sjacobs

DATE	REVISIONS
4/17/24	ADDED DRAINAGE EASEMENT
4/15/24	COUNTY COMMENTS
2/9/24	COUNTY COMMENTS

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

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

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

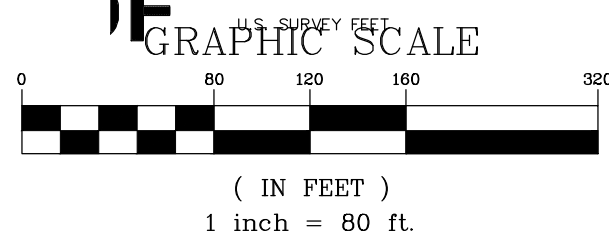
FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

SHEET  
**11** OF **11**  
EPL.ACCO.01

# ADDRESS MAP - WOLF CREEK RUN WEST FILING NO. 2A

CASE NO.: PLT2023-00041



BLOCK NUMBER (TYPICAL)

LOT NUMBER (TYPICAL)

STREET ADDRESS NUMBER (TYPICAL)

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



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

BLOCK 6

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

REVISIONS	DATE	DRAWN BY

**Manhard CONSULTING**  
7600 East Orchard Road, Suite 1504, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

**WOLF CREEK RUN WEST FILING NO. 2A**  
**COUNTY OF ADAMS, STATE OF COLORADO**  
**ADDRESS MAP**

PROJ MGR. MAG  
PROJ ASC. MKW  
DRAWN BY. SLJ  
DATE. 5/09/24  
SCALE. 1"=80'

SHEET  
**1** OF **1**  
EPL.ACCO.01

5/9/2024 3:06 PM Dwg Name: P:\Eplacoco01\Drawings\Exhibits\_Surv\Address\_Maps\Filing\_2A\Eplacoco01\_F2A\_Address\_Map.dwg Updated By: sjacobs

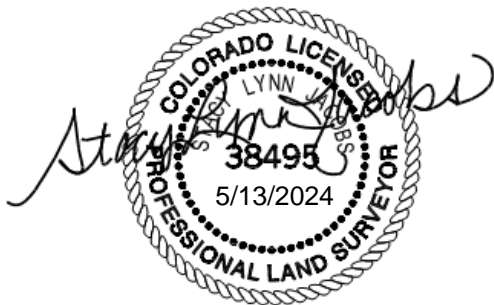
### LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) 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 SOUTH QUARTER CORNER OF SAID SECTION 29;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29, SOUTH 89°22'32" WEST, FOR 364.78 FEET;  
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'28" WEST, FOR 410.16 FEET TO THE **POINT OF BEGINNING**, BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 26.00 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 54°37'24", AN ARC LENGTH OF 24.79 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 62°03'22" WEST FOR 23.86 FEET), TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 50.00 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 289°14'49", AN ARC LENGTH OF 242.42 FEET (THE CHORD OF SAID CURVE BEARS NORTH 00°37'55" WEST FOR 57.89 FEET) TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 26.00 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 54°37'24", AN ARC LENGTH OF 24.79 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 63°19'13" EAST FOR 23.86 FEET);  
THENCE SOUTH 00°37'55" EAST, FOR 36.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 8,393 SQUARE FEET OR 0.1927 ACRE, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AS MONUMENTED AT THE SOUTH QUARTER CORNER BY AN ILLEGIBLE 3.25" ALUMINUM CAP AND AT THE SOUTHEAST CORNER BY AN ILLEGIBLE 3.25" ALUMINUM CAP 6" BELOW GRADE. SAID LINE IS ASSUMED TO BEAR SOUTH 89°22'32" WEST.



STACY LYNN JACOBS, PLS  
COLORADO REG. NO. 38495  
FOR, AND ON BEHALF OF:  
MANHARD CONSULTING  
PROJ. NO. EPL.ACCO01

5/13/2024 2:10 PM Dwg Name: P:\Eplaccco01\dwg\Surv\Final Drawings\Exhibits\Surv\Access Easement\EPLACCCO01-Fla\_2A\_Access.dwg Updated By: siacobs

# EXHIBIT A

**ACCESS EASEMENT**  
8,393 SQ.FT. / 0.1927 AC.

$\Delta=289^{\circ}14'49''$   
R=50.00'  
L=252.42'  
CH=N0°37'55"W  
57.89'

$\Delta=54^{\circ}37'24''$   
R=26.00'  
L=24.79'  
CH=S63°19'13"E  
23.86'

S00°37'55"E  
36.00'

$\Delta=54^{\circ}37'24''$   
R=26.00'  
L=24.79'  
CH=S62°03'22"W  
23.86'

**POINT OF BEGINNING**

SE 1/4  
SEC. 29

N00°37'28"W 410.16'



FOR AND ON BEHALF OF  
MANHARD CONSULTING

60' PUBLIC R.O.W.  
PETITION #675

**EAST 26TH AVENUE**

364.78'  
S89°22'32"W 2584.96'

2220.17'

**BASIS OF BEARINGS**

**POINT OF COMMENCEMENT**

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

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

**NOTE:**  
THIS EXHIBIT DOES NOT REPRESENT  
A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT  
THE ATTACHED LEGAL DESCRIPTION.



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

PROJ. MGR.: SLJ  
DRAWN BY: SLJ  
DATE: 5/13/2024  
SCALE: 1"=100'

SHEET  
**2** OF **2**  
EPLACCCO.01

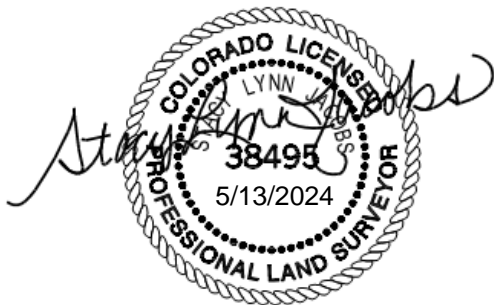
### LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) 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 SOUTH QUARTER CORNER OF SAID SECTION 29;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29, SOUTH 89°22'32" WEST, FOR 364.78 FEET;  
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'28" WEST, FOR 410.16 FEET TO THE **POINT OF BEGINNING**, BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 26.00 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 54°37'24", AN ARC LENGTH OF 24.79 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 62°03'22" WEST FOR 23.86 FEET), TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 50.00 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 289°14'49", AN ARC LENGTH OF 242.42 FEET (THE CHORD OF SAID CURVE BEARS NORTH 00°37'55" WEST FOR 57.89 FEET) TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 26.00 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 54°37'24", AN ARC LENGTH OF 24.79 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 63°19'13" EAST FOR 23.86 FEET);  
THENCE SOUTH 00°37'55" EAST, FOR 36.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 8,393 SQUARE FEET OR 0.1927 ACRE, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AS MONUMENTED AT THE SOUTH QUARTER CORNER BY AN ILLEGIBLE 3.25" ALUMINUM CAP AND AT THE SOUTHEAST CORNER BY AN ILLEGIBLE 3.25" ALUMINUM CAP 6" BELOW GRADE. SAID LINE IS ASSUMED TO BEAR SOUTH 89°22'32" WEST.



STACY LYNN JACOBS, PLS  
COLORADO REG. NO. 38495  
FOR, AND ON BEHALF OF:  
MANHARD CONSULTING  
PROJ. NO. EPL.ACCO01

5/13/2024 2:10 PM Dwg Name: P:\Eplaccco01\dwg\Surv\Final Drawings\Exhibits\Surv\Access Easement\EPLACCCO01-Fla\_2A\_Access.dwg Updated By: siacobs

# EXHIBIT A

**ACCESS EASEMENT**  
8,393 SQ.FT. / 0.1927 AC.

$\Delta=289^{\circ}14'49''$   
R=50.00'  
L=252.42'  
CH=N0°37'55"W  
57.89'

$\Delta=54^{\circ}37'24''$   
R=26.00'  
L=24.79'  
CH=S63°19'13"E  
23.86'

S00°37'55"E  
36.00'

$\Delta=54^{\circ}37'24''$   
R=26.00'  
L=24.79'  
CH=S62°03'22"W  
23.86'

**POINT OF BEGINNING**



GRAPHIC SCALE  
0 50 100  
( IN FEET )  
1 inch = 100 ft.

SE 1/4  
SEC. 29



FOR AND ON BEHALF OF  
MANHARD CONSULTING

N00°37'28"W 410.16'

60' PUBLIC R.O.W.  
PETITION #675

**EAST 26TH AVENUE**

364.78'  
S89°22'32"W 2584.96'

2220.17'

**BASIS OF BEARINGS**

**POINT OF COMMENCEMENT**

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

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

**NOTE:**  
THIS EXHIBIT DOES NOT REPRESENT  
A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT  
THE ATTACHED LEGAL DESCRIPTION.



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

PROJ. MGR.: SLJ  
DRAWN BY: SLJ  
DATE: 5/13/2024  
SCALE: 1"=100'

SHEET  
**2** OF **2**  
EPLACCCO.01