



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

Development Team Review Comments

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 2

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DISTRICT 3

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DISTRICT 4

Lynn E. Baca
DISTRICT 5



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

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

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

Community & Economic
Development Department
www.adcogov.org



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

Development Review Team Comments

Date: 6/11/2024

Project Number: PLT2024-00007

Project Name: Wolf Creek Run West, Filling 2B Final Plat

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Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 06/11/2024

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: ACTION NEEDED - This request is for a major subdivision preliminary plat to create 40 lots and 3 tracts within the Wolf Creek Run West Planned Unit Development. This request is known as Filing No. 3. The case number assigned to this preliminary plat is PLT2024-00007. Please update the plat to reflect the correct case number. **PLEASE NOTE THAT FILING 2B WILL CREATE 179 LOTS. CASE NUMBER HAS BEEN UPDATED**

PLN02: ACTION NEEDED - There is a loop trail that is considered active recreation for the Wolf Creek Run West PUD. Opportunities for trail connections to the loop trail should be demonstrated. I would recommend providing a pedestrian and bike plan for the overall PUD. That could go a long way with the Planning Commission and BoCC. **PLEASE SEE UPDATED OVERALL SITE PLAN FOR TRAIL CONNECTIONS**

PLN03: FYI - The overall site layout conforms to the Wolf Creek Run West PUD, 1st Amendment layout.
NOTED.

PLN04: As we discussed with the Filing 3 Preliminary Plat case, it is preferred that a public access easement be granted to the County where any active recreation facilities are located in the Wolf Creek Run West PUD.
PUBLIC ACCESS EASEMENTS WERE DEDICATED FOR THE ACTIVE RECREATION AREAS AS PART OF FILING 2A

PLN05: Please provide an overall timeline for construction of all Wolf Creek Run West PUD active recreation amenities. Since you are actively working on four filings, I think this will be useful information to the Board. I also think they will want some assurance that prior commitments are being met.
THE RECREATION AMENITIES ARE PLANNED TO BE COMPLETED NO LATER THAN MARCH 31, 2025, PRIOR TO THE ISSUANCE OF ANY COs IN FILING 2A.

PLN06: A letter provided from the State's Division of Water Resources indicates that a 300-year supply of water for this subdivision has not been adequately demonstrated. Please work to resolve this issue.
WATER SUPPLY ISSUE HAS BEEN CLARIFIED WITH THE STATE AND THE UPDATED LETTER IS INCLUDED WITH THIS SUBMISSION

PLN07: Cash in lieu of public land dedication will be expected as part of this application. I have attached an estimate of this payment. Please do not provide this payment until after hearing dates are scheduled. This comment is to serve as a reminder that these payments are outstanding.
NOTED.

PLN08: A subdivision improvements agreement is required for this final plat. A draft of our standard template is included with this project. **DRAFT SIA IS INCLUDED.**

PLN09: As we previously discussed, all amenities within this filing that were designated for "active recreation" on the Wolf Creek Run West PUD should have a public access easement over them which will be granted to Adams County, and approved with this filing.
PUBLIC ACCESS EASEMENTS WERE DEDICATED FOR THE ACTIVE RECREATION AREAS AS PART OF FILING 2A

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 06/06/2024

Email:

Resubmittal Required

ROW1: Can't plat what you don't own. East Peak Land Development, LLC has no vested rights in the land. It is owned fee simple pursuant to the provided title commitment dated 3/22/2024 by Wolf Creek Run West, LLC. They will execute the plat. If the intent is to purchase this property once Filing 2A is completed, then it must be complete and recorded, and a new title commitment vesting the property into East Peak will be required. The citation within the ownership certificate must have typed out reception number. Hand written is not acceptable, as with other information as well. **OWNERSHIP AND TITLE COMMITMENT REFERENCES HAVE BEEN UPDATED.**

ROW2: The legal description as contained in the above cited title commitment must be cited verbatim on the plat. This is what is being insured. It is unclear how the m/b legal contained in the provided title commitment is from, but it does not match that of the non-contiguous boundaries being platted. **OWNERSHIP AND TITLE COMMITMENT REFERENCES HAVE BEEN UPDATED.**

ROW3: Revise all road names according to the approved naming conventions provided to the owner/consultants and others. **REVIEWED AND UPDATED**

ROW4: Note10 pertains to "Alleys". No Alleys are mapped or are a stated use within a TRACT. Remove note or revise Tract Summary Chart. **NOTE HAS BEEN UPDATED**

ROW5: Revise closing statement as provided. This is Colorado's rules and regulations and the cited reference has no legal authority over the state on this matter. **NO REVISIONS WERE PROVIDED. CLOSING STATEMENT HAS BEEN REVIEWED.**

ROW6: If wanting any DISTRICT to accept ownership and maintenance of any portion of the subdivision, they must be a party to the plat. A copy of the bylaws of the District or a copy of a recorded Statement of Authority, for the signatory of the District must be provided. All information must be type written on the plat. **NOTED.**

ROW7: The owners execution block and notary affirmation and acknowledgment must be revised as provided. **REVISED**

ROW8: If the property is under a lien, the lien holder must be a party to the plat by law, and approve the dedication of easements, tracts, and ROW's. **NOTED. THIS HAS BEEN ADDED.**

ROW9: Addressing has been provided of all lots within the respective blocks. Provide this on an address sheet and must accompany the plat approval process. **ADDRESS MAP ADDED**

ROW10: Correct the Range in the legal of the Vicinity Map. It is 62W not 63W. **CORRECTED**

ROW11: Revise the Attorney's approved as to form as provided. **REVISED**

ROW12: Revise the dedication statement: **THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS.... IS CONSISTENT WITH FILING 2A**

ROW13: Add case number to all sheets. **ADDED**

ROW14: Revise Note 3 with the current title commitment information provided. New date, new title note.

****Additional comments may be provided not contained herein with subsequent review of submitted documents****
REVISED

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 06/06/2024

Email: memmens@adcogov.org

Resubmittal Required

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ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0704H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required. **NOTED.**

There is floodplain to the west of this proposed site. Where possible, show the floodplain boundary on the final plat. **FLOODPLAIN HAS BEEN SHOWN.**

ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is NOT located within the Adams County MS4 permit area. An Adams County SWQ Permit is not required for development of this site. **NOTED.**

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>. **NOTED.**

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

The Applicant has agreed to construct roadway improvements to 26th Ave East of this site in lieu of improvements to 26th Ave south of the site. **NOTED.**

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements. **NOTED.**

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept. **NOTED.**

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction. **NOTED.**

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.

6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.

7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

NOTED.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 06/06/2024

Email:

Resubmittal Required

The following comments apply to natural resources:

ENV1. If the Resources Review documentation is complete and available, please include it with your development application(s) for Adams County review. **A COPY OF THE T&E EVALUATION, DATED JULY 29, 2022, PREPARED BY MATRIX IS ATTACHED.**

ENV2. A cross-section of the parcel is located within the Natural Resource Conservation Overlay (NRCO), corresponding to the 100-year floodplain also transecting the parcel. The NRCO aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. Refer to Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

IMPROVEMENTS PROPOSED FOR FILING 2B ARE OUTSIDE OF THE FLOODPLAIN.

ENV3. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Adams County Development Standards and Regulations Section 4-14-02-03 for Resources Review methodology.

IMPROVEMENTS PROPOSED FOR FILING 2B ARE OUTSIDE OF THE FLOODPLAIN.

ENV4. All development must comply with the NRCO buffers/setbacks requirements for individual protected resources provided in Section 4-14-02-04-02-5.

NOTED.

The following comments apply to water and sewer:

ENV5. Please provide proof of water and sewer services for the specific project, including proof of sufficient water supply. **THE FIRST AMENDMENT TO THE CONNECTOR'S AGREEMENT ALONG WITH THE UPDATED LETTER FROM COLORADO DWR IS ATTACHED.**

ENV6. The Colorado Division of Water Resources (DWR) has indicated issues with water availability. These comments must be addressed and resolution provided to Adams County for review.

THE FIRST AMENDMENT TO THE CONNECTOR'S AGREEMENT ALONG WITH THE UPDATED LETTER FROM COLORADO DWR IS ATTACHED.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 06/06/2024

Email:

Comment

The following comments apply to design:

ENV7. Dedicated walking paths extending from/to the proposed amenities and greenspaces is strongly recommended to ensure safe access to these features. **NOTED.**

ENV8. Adams County 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, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community. **NOTED.**

ENV9. Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths. **NOTED.**

ENV10. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings. **NOTED.**

ENV11. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area. **NOTED.**

Commenting Division: Neighborhood Services Review

Name of Reviewer: Cornelia Warnke

Date: 06/05/2024

Email:

Complete

There are no open violations at this location at this time. NO Comments.

Commenting Division: Attorney Review

Name of Reviewer: Meredith Van Horn

Date: 05/30/2024

Email:

Resubmittal Required

The Attorney Approval line should just say Approved as to Form, not the approved this ___ day of _____ by the Adams County Attorney **REVISED**

BOARD OF COUNTY COMMISSIONERS

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Steve O'Dorisio
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Lynn Baca
DISTRICT 5

Greg Barnes

From: Yvonne Thurtell
Sent: Tuesday, May 28, 2024 4:54 PM
To: Greg Barnes
Cc: David Dittmer
Subject: RE: For Review: Wolf Creek Run West, Filing 2B, Final Plat (PLT2024-00007)
Attachments: WOLF CREEK RUN FIL. NO. 2B - FINAL PLAT APPLICATION.pdf

Hi Greg,

Just a few things for this one.

- Pauls Development sold what is going to be Wolf Creek Run West Flg 2A, to Wolf Creek Run West LLC at Rec # 202400005094. So you now have a new parcel number of 0181329300007
- As of today, Wolf Creek Run West has not deeded to East Peak Land Development LLC – nor should they until Flg 2A is recorded, but soon after would be fine.
- Need to add 'Blocks' into the Dedication
- It would be super nice (not required) if they could add a Detail 'C' that shows the width of Tr B adjacent to Lot 23 on pg 4
- Just FYI – we will not transfer the Tracts to the Metro District per plat unless they sign accepting them. They will stay in Developers name.

I'm sorry, completely missed the email about Flg 3, there are a few thing but I'll get that sent over to you tomorrow AM.

Thank you,

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, May 9, 2024 5:59 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Wolf Creek Run West, Filing 2B, Final Plat (PLT2024-00007)

The Adams County Board of County Commissioners is requesting comments on the following application:
Major Subdivision Final Plat to create 78 lots on 54 acres within the Wolf Creek Run West PUD. This request is located northwest of the intersection of East 26th Avenue and Piggott Road. The associated Assessor's Parcel Number is 0181329200008.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601, or call (720) 523-6800 by June 4, 2024, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. It may sometimes take a few days for the case materials to get posted to the website. Thank you for your review of this case.

You have indicated the following answers about this subdivision:	
Does the subdivision have residential uses?	Yes
If residential, is it more or less dense than 1 dwelling per 10 acres?	More
If residential, (per Section 5-05-04-02-03) is the local school district urban or rural?	Rural
Is the subdivision located east or west of Yulle Mile Road (between Bennett & Strasburg)?	East

Subdivision Name: Wolf Creek Run West Filing 2B
Case Number: PLT2024-00007

Single-Family Residential and R-1-A, R-1-C, or R-2 zoning	
Number of Units=	179
Population generated=	586.7620
Student population generated=	138.7250
School Acreage Needed=	8.2819
Neighborhood Park Acreage Needed=	3.5800
Regional Park Acreage Needed=	2.3270
Total Acres of PLD Needed=	14.1889
Land Value per acre=	\$36,888.00
PLD Fee in lieu=	\$523,399.50
Deposits:	
Neighborhood Parks { Strasburg-31} Account = 56106052031	\$217,897.42
School District {Strasburg-31} Account = 56106051031	\$305,502.08



Dedicated to protecting and improving the health and environment of the people of Colorado

Greg Barnes
Principal Planner
Adams County Community and Economic Development Dept
4430 S. Adams County Parkway

VIA EMAIL

RE: For Review: Wolf Creek Run West, Filing 2B, Final Plat (PLT2024-00007)

Dear Greg Barnes,

The Colorado Department of Public Health and Environment’s Air Pollution Control Division (APCD or Division) received a request for conformity review request concerning the proposed Wolf Creek Run West project as described in your correspondence dated May 9, 2024. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance



Synthetic or Natural Cover for Slopes

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicione
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-4104 // brendan.cicione@state.co.us





Greg Barnes, Principal Planner
Adams County Community & Economic Development Department
Transmission via: GJBarnes@adcogov.org

May 15, 2024

Re: Wolf Creek Run West Filing 2B
Case No. PLT2024-00006
Part of the S ½ of Sec. 29, Twp. 3 South, Rng. 62 West, 6th P.M.
Water Division 1, Water District 1
Kiowa Bijou Designated Basin
CDWR Assigned Subdivision No. 31330

Dear Greg Barnes:

We have reviewed your submittal concerning the above referenced proposal for a subdivision to create 78 single-family lots on approximately 54 acres, which are two noncontiguous parcels on a portion of a 180-acre tract of land. This proposed development is part of Wolf Creek Run PUD that this office commented on by letters dated May 9, 2002, May 30, 2003, May 18, 2021 and July 27, 2021. The proposed water supply is service provided by the Eastern Adams County Metropolitan District.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted. **Prior to further review, the Applicant must specify the proposed water uses and estimated water demand for this filing.**

Source of Water Supply

Eastern Adams County Metropolitan District (“District”) is the proposed water supplier. The District previously provided a letter committing to serve 389 single family lots within Wolf Creek Ranch West Subdivision and referencing the February 17, 2021 Connector’s Agreement with Forestar (USE) Real Estate Group Inc. Wolf Creek Ranch West Filing 1 consists of 102 lots, Filing 2A consists of 108 lots, Filing 2B consists of 78 lots, and Filing 3 consists of 40 lots, totaling 328 lots. Therefore, 61 lots remain.

The District’s sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources: Determination of Water Right nos. 52-BD, 53-BD, 54-BD, 274-BD, 275-BD, 276-BD, 277-BD, 278-BD, 466-BD, 1152-BD, and 3658-BD; Final Permit nos. 10028-FP, 10029-FP, 20939-RFP, 20939-SFP; and the replacement plan under permit no. 80400-F.

The State Engineer’s Office (SEO) does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to section 37-90-107(7)(a), C.R.S., “Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an



aquifer life of 100 years.” Based on this allocation approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years as shown on the attached table.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

“Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will be “dependable in quantity and quality.” However, treating Adams County’s requirement as an allocation approach based on 300 years, the allowed average annual amount of withdrawal in the determinations would be reduced to one third of that amount. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years as shown on the attached table. The State Engineer’s Office has no comment on the quality of the water supply or the required ‘dynamic analysis’ to evaluate whether the appropriate water supply is sustainable for 300 years.

According to the Wolf Creek Run West Filing No. 2 Water Supply Information letter dated June 18, 2021 (“Letter”), the District has 1,703.5 acre-feet/year available. Information available in our files indicates the District’s water rights may produce a total volume of approximately 372,190 acre-feet over a 300-year period (132,430 acre-feet from bedrock aquifers and 239,760 acre-feet from the alluvial aquifer), or an annual amount of 1,957.4 acre-feet/year based on a 100-year aquifer life. The reason for the discrepancy between the amount in the Letter and our calculations is not clear.

Information available to this office indicates the District has approximately 129,903 acre-feet committed to supplying subdivisions (some for a period of 100 years and some for a period of 300 years), including for Wolf Creek Run West Filings 1 and 2A. Therefore, according to information available to this office, the uncommitted supply is 242,287 acre-feet or 807.6 acre-feet/year for a 300-year period.

If the information provided in the Letter is not up to date, the District must provide an updated report documenting their available supplies and commitments.

State Engineer’s Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., this office has not received enough information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **In order to obtain a**

favorable opinion, the Applicant must clarify the proposed water uses and estimated water demand for Filing 2B. Additionally, the District must also provide an updated report of its supplies and commitments if the information on file with the SEO is not up to date.

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Attachments: SEO Calculations

Ec: Eastern Adams County Metropolitan District file
North Kiowa-Bijou Ground Water Management District

SEO Calcs of Eastern Adams County Metropolitan District Supply v. Demand									
Updated: 5/15/2024		By: Wenli Dickinson							
SUPPLIES									
Determination or Permit no.	Aquifer	NT / NNT Status	Repl. Plan Status	Annual Quantification (af/yr)	Portion controlled by EACMD (af/yr)	100-yr Availability (af/yr)	200-yr Availability (af/yr)	300-yr Availability (af/yr)	Volume Available for 300 yrs (af)
52-BD	Klf	NT	na	108.3	90.10	90.10	45.05	30.03	9,010
53-BD	Ka	NT	na	199.4	195.80	195.80	97.9	65.27	19,580
54-BD	Tkd	NNT-Actual	none yet	46.5	33.60	0	0	0.00	0
274-BD	Klf	NT	na	504.5	262.0	262.00	131	87.33	26,200
275-BD	KaL	NT	na	43.3	43.3	43.30	21.65	14.43	4,330
276-BD	KaU	NNT-4%	na	66.4	66.4	66.40	33.2	22.13	6,640
277-BD	Ka	NNT-4%	na	621.6	294.0	294.00	147	98.00	29,400
278-BD	Tkd	NNT-Actual	none yet	392.5	220.3	0.00	0	0.00	0
466-BD	Ka	NT	na	61.2	61.2	61.20	30.6	20.40	6,120
1152-BD	Lka	NT	na	70.7	70.7	70.70	35.35	23.57	7,070
3658-BD	Lka	NT	na	240.8	240.8	241	120.4	80	24,080
	bedrock subtotal			2355.2	1578.2	1324.3	662.2	441.4	132,430
10028-FP	Alluvium	na	na	48.3	48.3	48.3	48.3	48.3	14,490
10029-FP	Alluvium	na	na	76.4	76.4	76.4	76.4	76.4	22,920
20939-RFP	Alluvium	na	na	113.2	113.2	113.2	113.2	113.2	33,960
20939-SFP	Alluvium	na	na	141.3	141.3	141.3	141.3	141.3	42,390
Replacement Plan (80400-F)	Alluvium			unk		420.0	420.0	420.0	126000
	Alluvial subtotal			379.2	379.2	799.2	799.2	799.2	239,760

Total Supply				2734.4	1957.4				372,190
COMMITMENTS									
Subdivision	Filing	# of lots served by EACMD	# of acres	Date of SEO opinion	Annual Commitment (af/yr)	Total commitment for 100 yrs (af)	Total commitment for 200 yrs (af)	Total commitment for 300 yrs (af)	Total commitment (af)
Adams County									
100 year commitments									
Strasburg East (aka Coyote Ridge)	1	0			0	0			0
Strasburg East (aka Coyote Ridge)	2	0			0	0			0
Strasburg East (aka Coyote Ridge)	3	74	18.82	5-Nov-2001	33.3	3,330			3,330
Strasburg East (aka Coyote Ridge)	4	0		5-Nov-2001	0	0			0
Strasburg East (aka Coyote Ridge)	5	44			19.8	1,980			1,980
Strasburg East (aka Coyote Ridge)	6	45			20.25	2,025			2,025
Strasburg East (aka Coyote Ridge)	7	43			19.35	1,935			1,935
Strasburg East (aka Coyote Ridge)	8	46	12.98	3-Dec-2013	20.7	2,070			2,070
Subtotal					113.4	11,340			11,340
300 year commitments									
Wolf Creek Run PUD		0	192.5	3/9/2002 and 5/30/2003					
Wolf Creek Run	1	50			25			7,500	7,500
Wolf Creek Run	2	17			8.5			2,550	2,550
Wolf Creek Run	3	75			37.5			11,250	11,250
Wolf Creek Run	4	70			35			10,500	10,500
Blackstone Ranch		0	108	8-Feb-2005	see comments				
Blackstone Ranch	1	43			20.21			6,063	6,063
Blackstone Ranch	2A	43			21.5			6,450	6,450
Blackstone Ranch	2B	33			16.5			4,950	4,950
Blackstone Ranch	3	88			66			19,800	19,800
Wolf Creek Run West	1	103	199.8	3-Sep-2019	55.5			16,650	16,650
Wolf Creek Run West	2A	108	180	10-Oct-2023	54			16,200	16,200
Wolf Creek Run West	2B	78	54		0			16,650	16,650
Wolf Creek Run West	3	40	14.4		0			0	0
Blackstone Ranch	4	75			0			0	0
Subtotal					339.71			118,563	118,563
Arapahoe County									
200 year commitments									
The Trails at Strasburg		0	1568	2-Nov-2006	0	0	0		0
Subtotal					0	0			0
Total Commitments (af/yr)					453.11				129,903
UNCOMMITTED SUPPLY					1,504				242,287

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

June 3, 2024

Greg Barnes, Principal Planner
Adams County
Community & Economic Development Department
GJBarnes@adcogov.org

Location:
39.7547, -104.3473

Subject: Wolf Creek Run West, Filing 2B – Final Plat
Case No. PLT2024-00007, Adams County, CO; CGS Unique No. AD-24-0021

Dear Greg:

The Colorado Geological Survey has reviewed the Wolf Creek Run West, Filing 2B final plat referral. I understand the applicant proposes 78 residential lots on 54 acres within the Wolf Creek Run West PUD, northwest of Strasburg.

The site does not contain steep slopes, is not undermined, is outside of the Wolf Creek 100-year flood hazard limits, and is not exposed to any known geologic hazards that would preclude the proposed residential use and density. **CGS therefore has no objection to plat approval.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-A, 1974, Plate 2), the subject site does not contain a mapped aggregate resource.

No geologic or geotechnical information was included with the current referral documents. CGS has previously reviewed a “Preliminary Subsurface Exploration Program and Geotechnical Recommendations” report by Ground Engineering (April 16, 2001), prepared for the overall Wolf Creek Run or Wolf Creek Run West project. Potential constraints that will need to be considered as development progresses include:

Collapsible and expansive soils. The site is mapped as underlain by eolian (wind-deposited) sand. Wind deposits tend to be loose, fine-grained, and hydrocompactive, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Some of Ground’s soil samples “exhibited index parameters in or near the ranges within which soils in the region have been observed to collapse.” Thick columns of compressible or collapsible soils can result in significant settlement and structural damage.

Alternatively, clay minerals and clayey pockets within the surficial soils may exhibit volume changes (shrink-swell cycles) in response to changes in water content. Claystone, carbonaceous shale and lignite of the Dawson arkose are present at unknown depth beneath the surficial soils. If claystone or shale layers capable of producing high swell pressures are present within a few feet of foundation bearing elevations, they can cause significant structural damage if not properly characterized and mitigated. Lignite is a relatively soft, low-strength material present as layers and discontinuous lenses within the Dawson, and is unsuitable as a foundation bearing material.

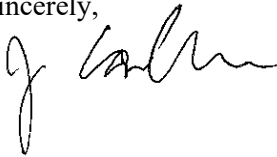
Lot-specific geotechnical investigations consisting of drilling, sampling, lab testing and analysis will be needed, once building locations have been identified, to: determine the thickness and extent to which the

soils beneath proposed structures are subject to collapse under loading and/or wetting; characterize soil and bedrock engineering properties such as density, strength, water content, swell/consolidation potential and corrosivity; determine depths to groundwater, bedrock, and any impermeable layers that might lead to development of a perched water condition; verify the feasibility of full-depth basements, if planned; and provide earthwork, foundation, floor system, subsurface drainage, and pavement recommendations for design. It is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to minimize wetting of potentially collapsible and expansive soils in the immediate vicinity of foundation elements.

Groundwater. Groundwater was observed in four of Ground's borings at depths of 26 to 30 feet below existing grades. However, due to the site's close proximity to Wolf Creek and an unnamed, intermittent drainage to the east, groundwater levels should be expected to fluctuate seasonally, and perched water is likely to accumulate above clayey, less permeable soil layers and on top of the bedrock surface as a result of landscape irrigation and a reduction in evaporation due to pavements and other impermeable surfaces. Individual foundation perimeter drain systems should be constructed to help prevent infiltration of perched water (if basements are planned), and to help control wetting of potentially collapsible or expansive soils in the immediate vicinity of foundation elements. It is critical that perimeter drains are sloped to discharge to an interior pumped sump or a gravity outlet that discharges water as far as possible away from all structures.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson". The signature is fluid and cursive, with a large initial "J" and "C".

Jill Carlson, C.E.G.
Engineering Geologist

WOLF CREEK RUN WEST FILING NO. 2B

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, 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 1 OF 9

CASE NO.: PLT2024-00007

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2: OVERALL BOUNDARY
SHEET 3-8: DETAIL SHEETS
SHEET 9: ADDRESS MAP

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WOLF CREEK RUN WEST LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A AS RECORDED AT RECEPTION NO. _____

CONTAINING A CALCULATED AREA OF 2,352,120 SQUARE FEET OR 53.9972 ACRES, MORE OR LESS.

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

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND 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., 202____.

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

JOHN CARLTON BABBS III aka CARLTON BABBS, AS MANAGER

STATE OF COLORADO }
 } SS
COUNTY OF _____ }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS

LIEN HOLDER ACKNOWLEDGEMENT

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

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

BRIAN PAULS, AS AUTHORIZED SIGNER

STATE OF COLORADO }
 } SS
COUNTY OF _____ }

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 202____, BY BRIAN PAULS AS AUTHORIZED SIGNER FOR PAULS DEVELOPMENT EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY

OF _____, 202____.

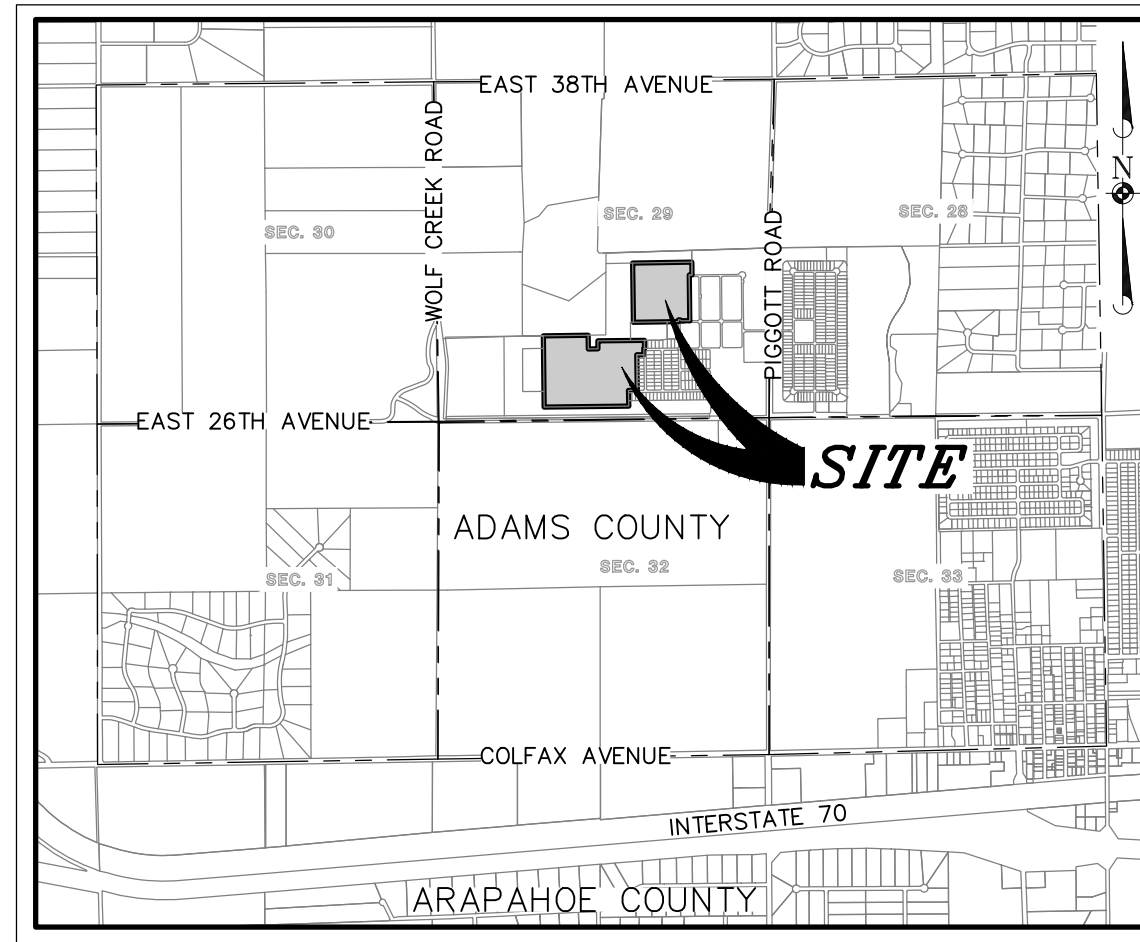
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED BY THE ADAMS COUNTY ATTORNEY'S OFFICE THIS _____ DAY

OF _____, 202____.

APPROVED AS TO FORM



VICINITY MAP

T3S, R62W OF THE 6TH P.M.
(1" = 3000')

TRACT SUMMARY CHART

TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	59,408	1.3638	OPEN SPACE, DRAINAGE AND UTILITIES	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT B	22,189	0.5094	OPEN SPACE, DRAINAGE AND UTILITIES	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT C	6,623	0.1520	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT D	6,324	0.1452	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT E	9,840	0.2259	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT F	6,324	0.1452	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT G	6,643	0.1525	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT H	7,420	0.1704	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT I	6,375	0.1463	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT J	6,375	0.1463	VISTOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT K	5,146	0.1181	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT L	9,711	0.2229	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT M	9,711	0.2229	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT N	9,711	0.2229	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT O	5,610	0.1288	VISTOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT P	6,324	0.1452	VISTOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT Q	47,428	1.0888	OPEN SPACE, DRAINAGE AND UTILITIES	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT

LAND SUMMARY CHART

TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL
LOTS (180)	1843841	42.3288	78.39%
TRACTS (17)	231164	5.3068	9.83%
PUBLIC ROW	277115	6.3617	11.78%
TOTAL	2352120	53.9972	100.00%

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE ALTA COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC70779829.1, WITH A COMMITMENT DATE OF MARCH 22, 2024 AT 5:00 PM.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°03'28" EAST, BEING MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25379" AND ON THE EAST END BY A 3.25" ILLEGIBLE ALUMINUM CAP.
- FLOODPLAIN: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0740H WITH A MAP REVISED DATE OF OF MARCH 5, 2007.
- DRAINAGE AND UTILITY EASEMENTS LOCATED AS SHOWN HEREON ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
- PRIVATE ROADS SHALL BE OWNED AND MAINTAINED BY THE WOLF CREEK RUN WEST HOA, FOR RESIDENTIAL ACCESS TO THE LOTS AND TRASH SERVICE.
- NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT UNTIL ALL PUBLIC IMPROVEMENTS, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.
- STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLET, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHTS TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER(S).
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFOOTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRÖACH INTO UTILITY EASEMENTS.
- THIS PLAT HEREBY DEDICATES A BLANKET ACCESS, DRAINAGE AND LANDSCAPE EASEMENT TO THE WOLF CREEK RUN WEST METRO DISTRICT OVER AND ACROSS TRACTS J, K, L, M, N, O, P AND Q.

SURVEYOR'S CERTIFICATE

I, STACY LYNN JACOBS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 5, 2023, BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON _____, 202____.

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

CLERK AND RECORDER'S CERTIFICATE

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 THIS _____ DAY OF

_____ A.D. 202____.

DEPUTY CLERK AND RECORDER

RECEPTION NUMBER

Manhard CONSULTING
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

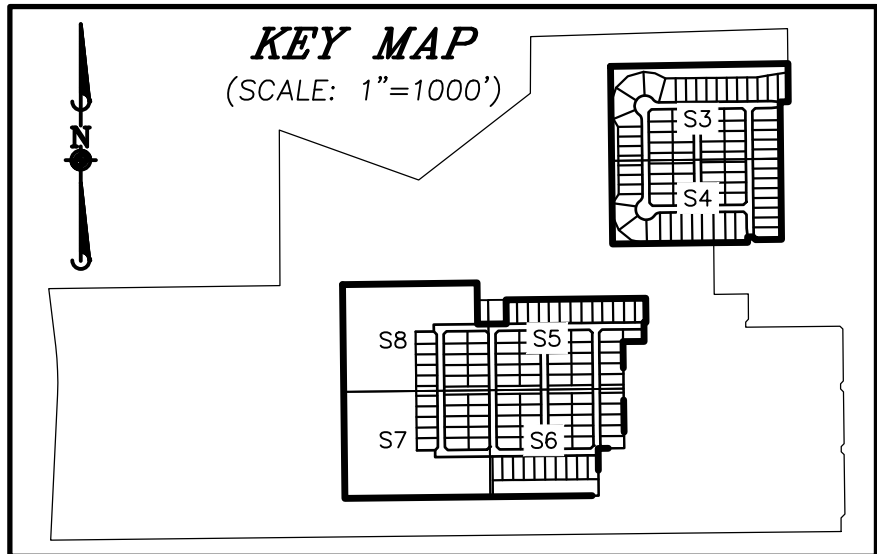
WOLF CREEK RUN WEST FILING NO. 2B
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

PROJ MGR. SLJ
PROJ ASC. MKW
DRAWN BY. MKW
DATE. 4/18/24
SCALE. N/A
SHEET 1 OF 9
EPL.ACCO.01

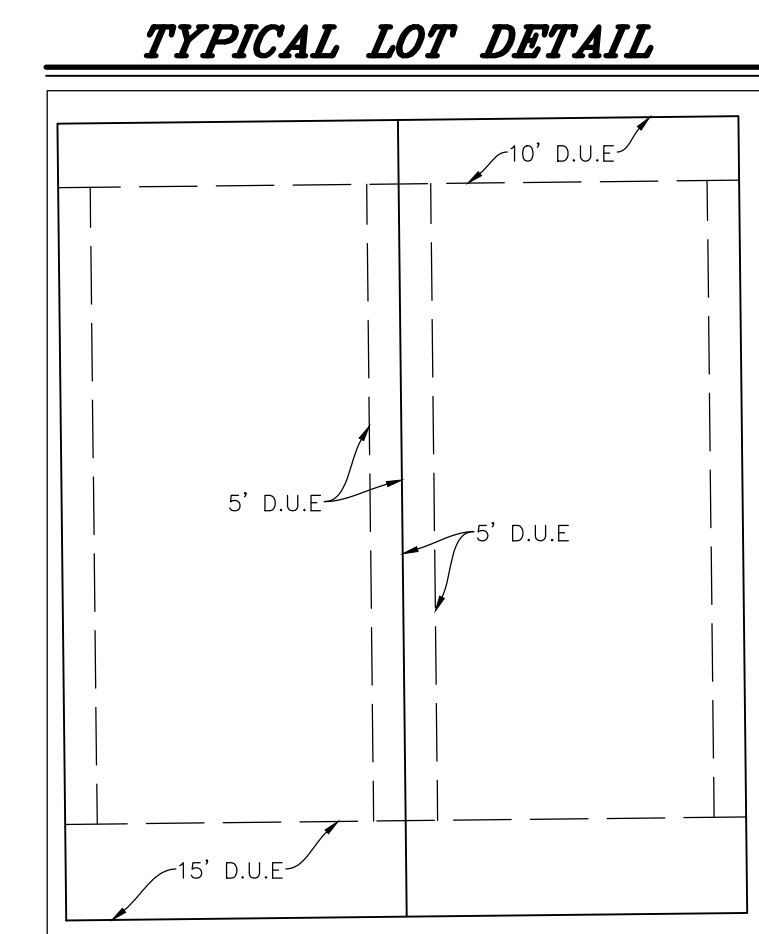
WOLF CREEK RUN WEST FILING NO. 2B

CASE NO.: PLT2024-00007

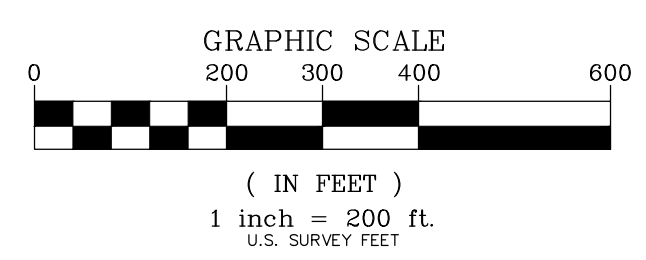
A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
 LOCATED IN THE SOUTH HALF OF SECTION 29,
 TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 9



LINE	BEARING	LENGTH
L1	N45°37'55"W	21.21'
L2	S89°22'05"W	27.00'
L3	S00°37'55"E	28.50'



- ### LEGEND
- ◆ = FOUND SECTION CORNER AS NOTED
 - = FOUND SURVEY MONUMENT AS NOTED
 - ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
 - = SET 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38567"
 - △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
 - # = BLOCK NUMBER
 - = SUBDIVISION BOUNDARY LINE
 - = PLATTED LOT LINE
 - = RIGHT OF WAY LINE
 - = SECTION LINE
 - = ADJOINING LOT LINE
 - = EASEMENT LINE HEREBY GRANTED
 - D.U.E. = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED



7/18/2024 2:00 PM Dwg Name: P:\Eplacoco01\Drawings\Final Drawings\F2B Plat\Final Drawings\F2B.dwg Updated By: rwood

REVISIONS		DRAWN BY		COUNTY COMMENTS	
DATE					
					7/12/24
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. 2B					
COUNTY OF ADAMS, STATE OF COLORADO					
FINAL PLAT					
PROJ MGR.	SLJ	PROJ ASC.	MKW	DRAWN BY.	MKW
DATE.	4/18/24	SCALE.	1"=200'		
SHEET 2 OF 9					
EPL.ACCO.01					

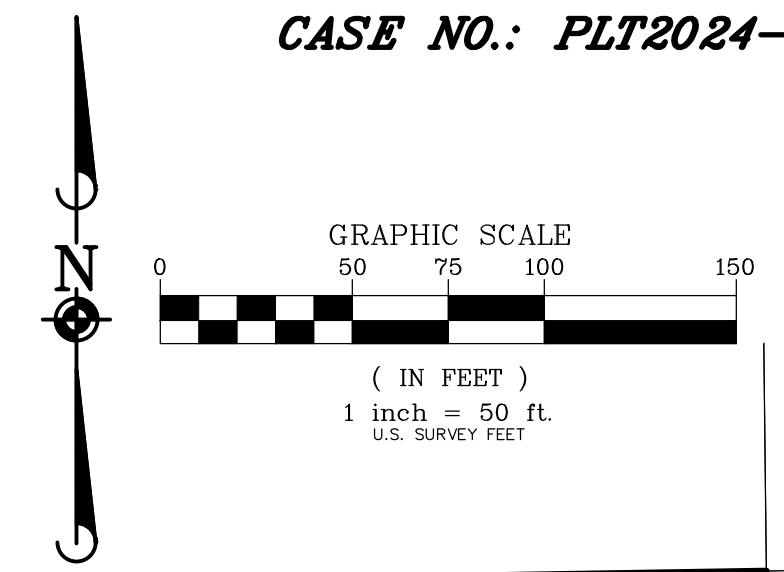
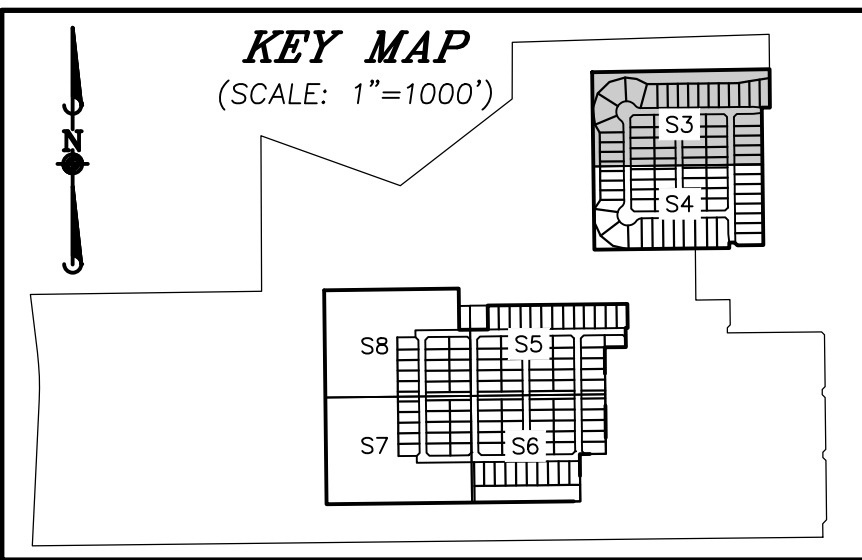
FOR REVIEW ONLY

FOR AND ON BEHALF OF
 MANHARD CONSULTING

WOLF CREEK RUN WEST FILING NO. 2B

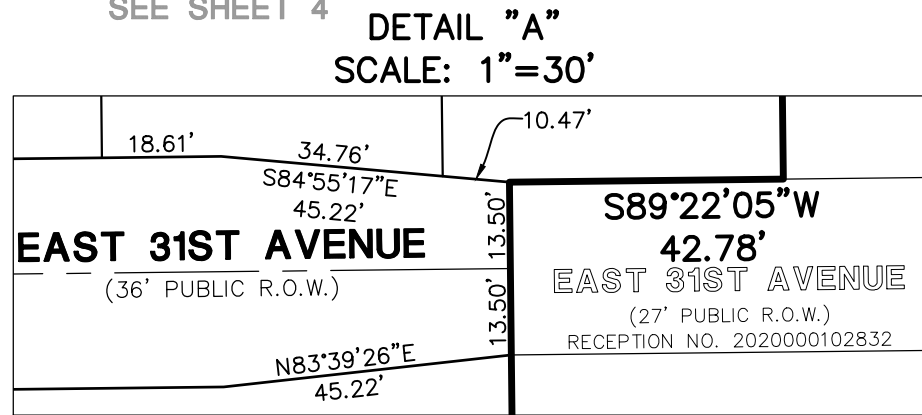
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 LOCATED IN THE SOUTH HALF OF SECTION 29,
 TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 3 OF 8

CASE NO.: PLT2024-00007



TRACT A
 WOLF CREEK RUN
 WEST FILING NO. 2A
 RECEPTION NO. _____

N89°03'28"E 924.18'



LEGEND

- = SUBDIVISION BOUNDARY LINE
- = PLATTED LOT LINE
- = RIGHT OF WAY LINE
- - - = SECTION LINE
- - - = ADJOINING LOT LINE
- - - = EASEMENT LINE HEREBY GRANTED
- - - = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	31.00'	48.69'	N44°22'05"E	43.84'
C2	54°00'55"	34.00'	32.05'	S63°37'28"E	30.88'
C3	198°01'49"	54.50'	188.37'	S44°22'05"W	107.65'
C4	54°00'55"	34.00'	32.05'	N27°38'23"W	30.88'

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

FOR REVIEW ONLY

PROJ MGR.	SLJ
PROJ ENG.	MKW
DRAWN BY.	MKW
DATE.	4/18/24
SCALE.	1"=50'
SHEET 3 OF 9	
EPL.ACCO.01	

REVISIONS	DATE	BY	COMMENTS

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

Manhard CONSULTING

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

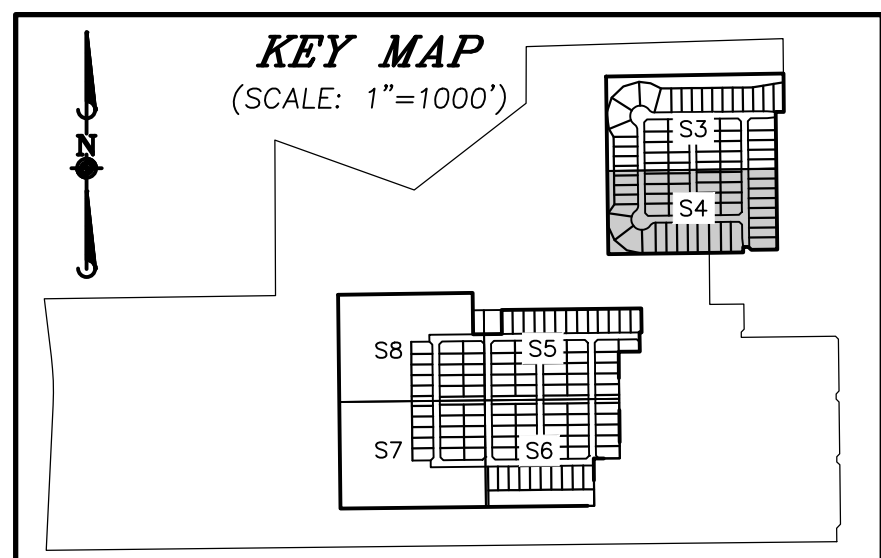
Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

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WOLF CREEK RUN WEST FILING NO. 2B

CASE NO.: PLT2024-00007

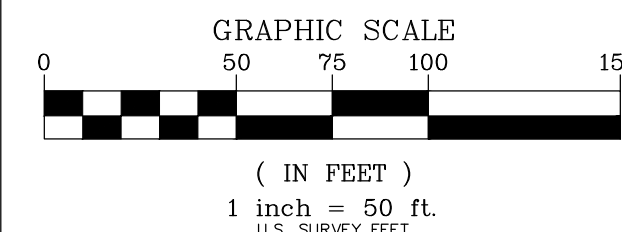
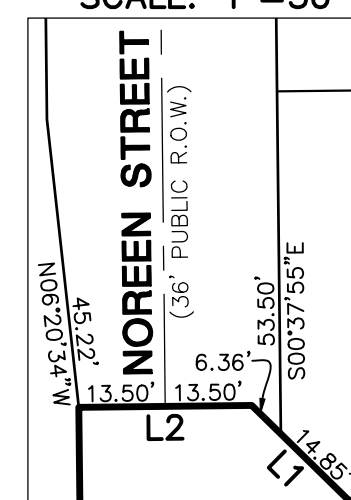
A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 8



LEGEND

- = SUBDIVISION BOUNDARY LINE
- = PLATTED LOT LINE
- = RIGHT OF WAY LINE
- = SECTION LINE
- = ADJOINING LOT LINE
- = EASEMENT LINE HEREBY GRANTED
- D.U.E. = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED

DETAIL "B"
SCALE: 1"=30'

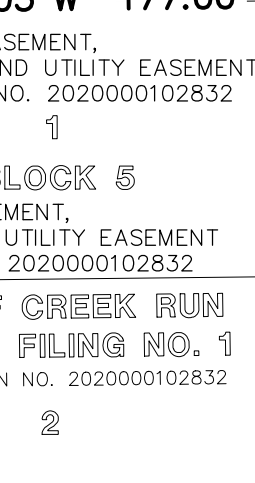
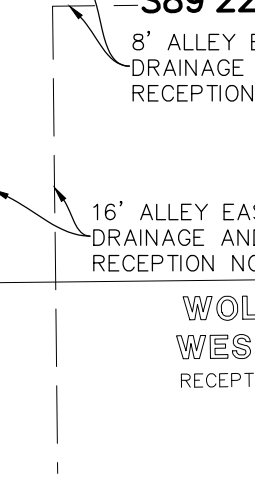


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C5	54°00'55"	34.00'	32.05'	N26°22'32"E	30.88'
C6	198°01'49"	54.50'	188.37'	S45°37'55"E	107.65'
C7	54°00'55"	34.00'	32.05'	S62°21'37"W	30.88'
C8	90°00'00"	31.00'	48.69'	N45°37'55"W	43.84'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N45°37'55"W	21.21'	L28	S45°37'55"E	21.21'
L2	S89°22'05"W	27.00'	L29	N45°37'55"W	21.21'
L3	S00°37'55"E	28.50'	L30	S44°22'05"W	21.21'
L27	S44°22'05"W	21.21'	L31	N45°37'55"W	21.21'



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MANHARD CONSULTING

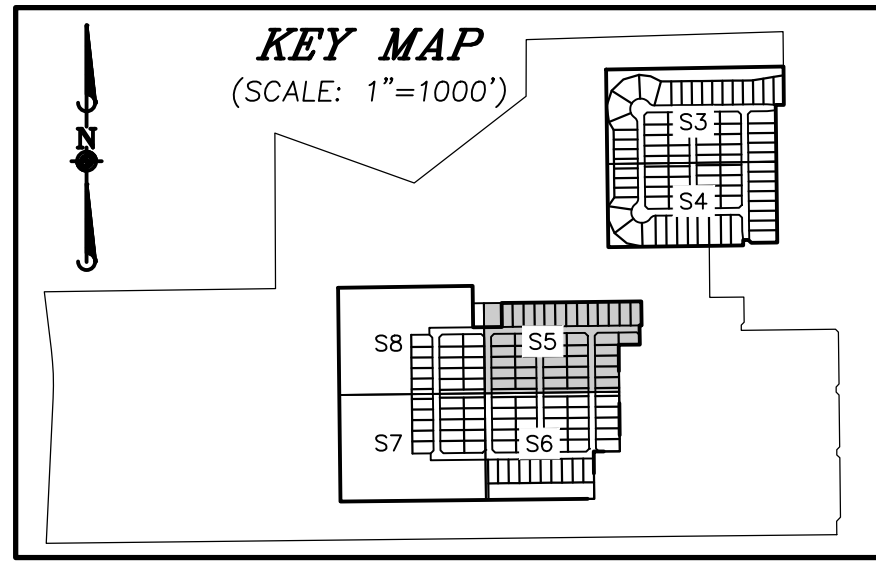
DRAWN BY MKW	DATE	REVISIONS	COUNTY COMMENTS 7/12/24
<div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> <p>Manhard CONSULTING</p> <p>7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111 phone: 303.708.0500 manhard.com</p> <p>Civil Engineering Surveying & Geospatial Services GIS Water Resource Management Construction Management</p> </div> <div style="text-align: right;"> <p>WOLF CREEK RUN WEST FILING NO. 2B</p> <p>COUNTY OF ADAMS, STATE OF COLORADO</p> <p>FINAL PLAT</p> </div> </div>			
<p>PROJ MGR. SLJ</p> <p>PROJ ENG. MKW</p> <p>DRAWN BY. MKW</p> <p>DATE. 4/18/24</p> <p>SCALE. 1"=50'</p>			
<p>SHEET 4 OF 9</p> <p>EPL.ACCO.01</p>			

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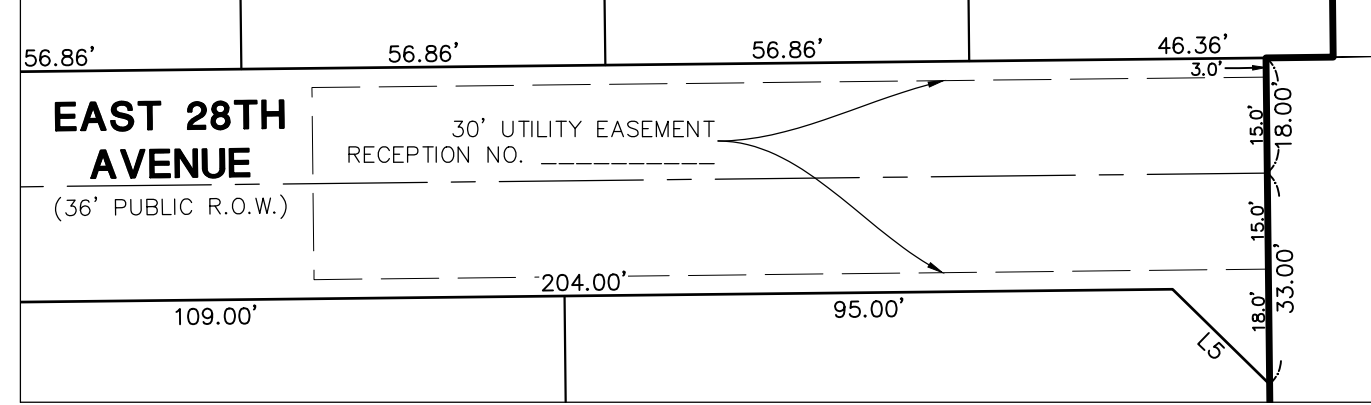
WOLF CREEK RUN WEST FILING NO. 2B

CASE NO.: PLT2024-00007

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, 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 8

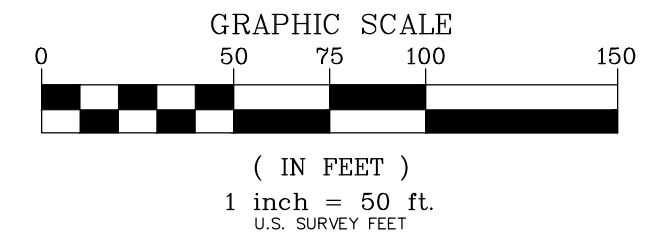


DETAIL "C"
 SCALE: 1"=30'



LEGEND

- = SUBDIVISION BOUNDARY LINE
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- = EASEMENT LINE HEREBY GRANTED
- D.U.E. = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED



TRACT B
 WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. _____

TRACT H
 WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. _____

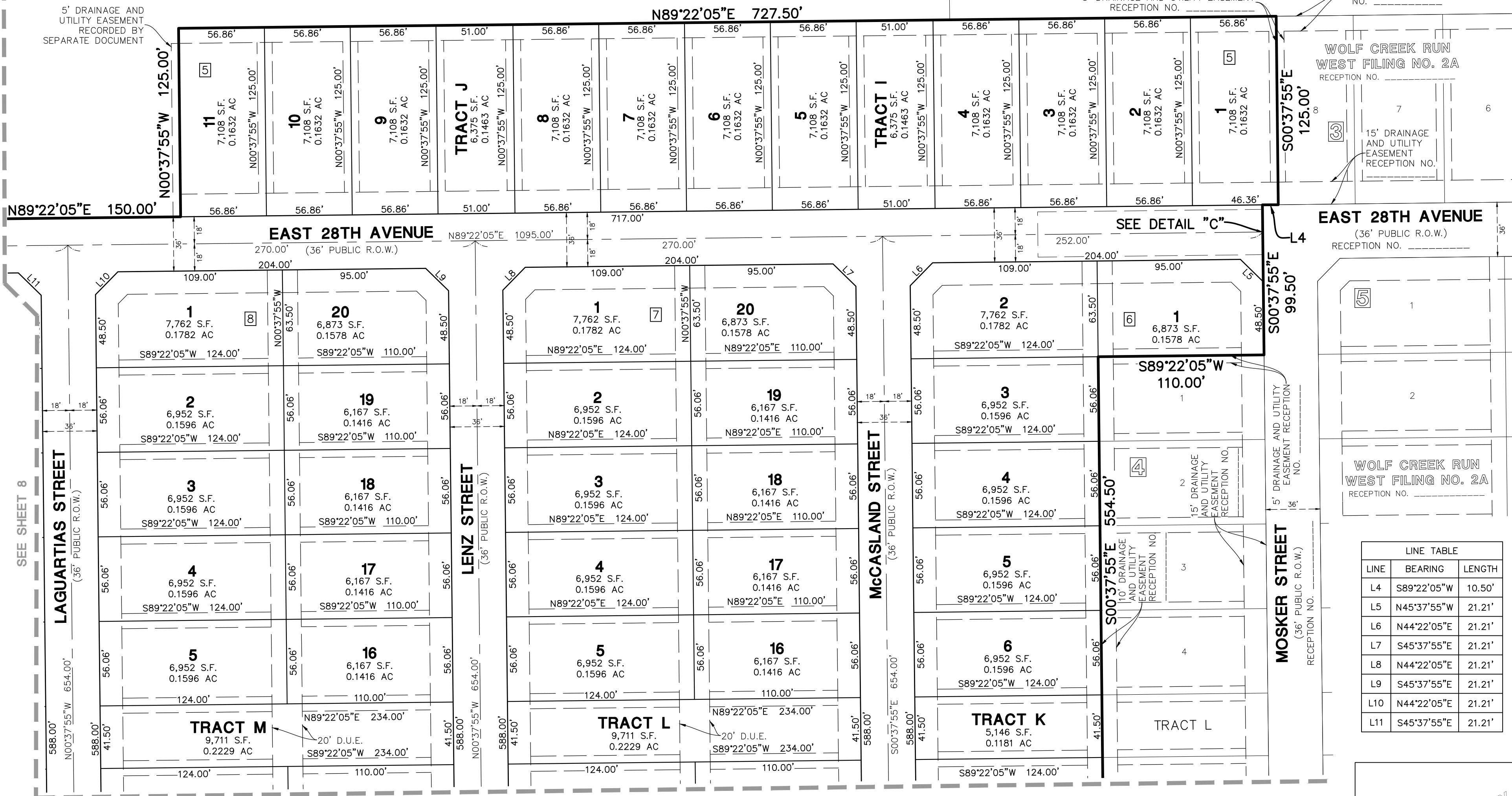
5' DRAINAGE AND UTILITY EASEMENT RECORDED BY SEPARATE DOCUMENT

5' DRAINAGE AND UTILITY EASEMENT RECEPTION NO. _____

10' DRAINAGE AND UTILITY EASEMENT RECEPTION NO. _____

WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. _____

15' DRAINAGE AND UTILITY EASEMENT RECEPTION NO. _____



LINE TABLE		
LINE	BEARING	LENGTH
L4	S89°22'05"W	10.50'
L5	N45°37'55"W	21.21'
L6	N44°22'05"E	21.21'
L7	S45°37'55"E	21.21'
L8	N44°22'05"E	21.21'
L9	S45°37'55"E	21.21'
L10	N44°22'05"E	21.21'
L11	S45°37'55"E	21.21'

SEE SHEET 6

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WOLF CREEK RUN WEST FILING NO. 2B

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

PROJ MGR. SLJ

PROJ ENG. MKW

DRAWN BY. MKW

DATE. 4/18/24

SCALE. 1"=50'

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY

DATE

7/12/24

COUNTY COMMENTS

MKW

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 MANHARD CONSULTING

SHEET 5 OF 9

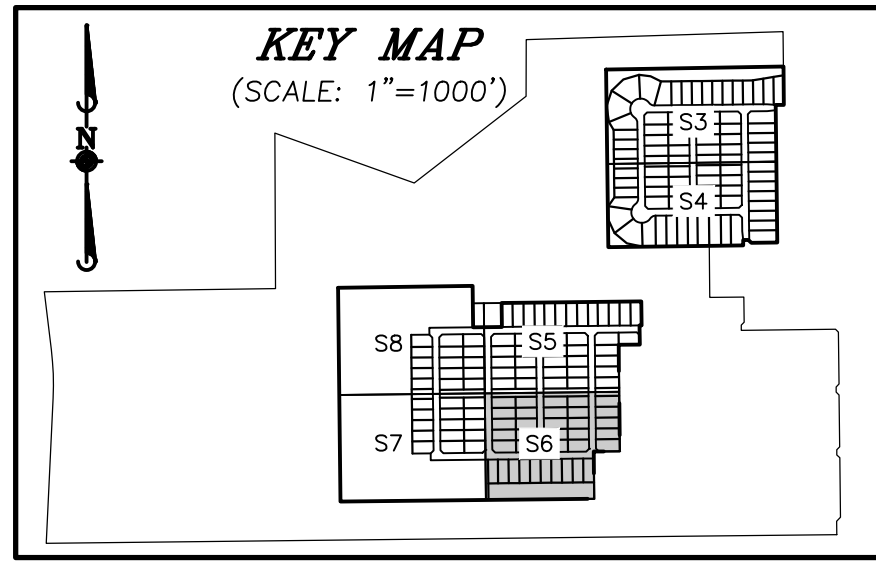
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WOLF CREEK RUN WEST FILING NO. 2B

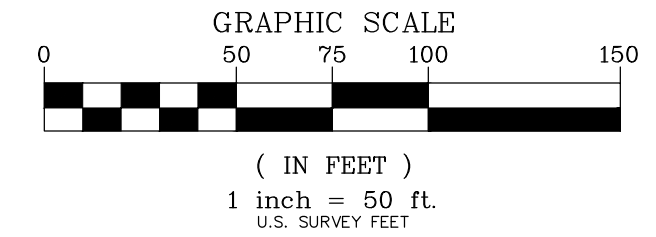
CASE NO.: PLT2024-00007

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
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 TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 8



LEGEND

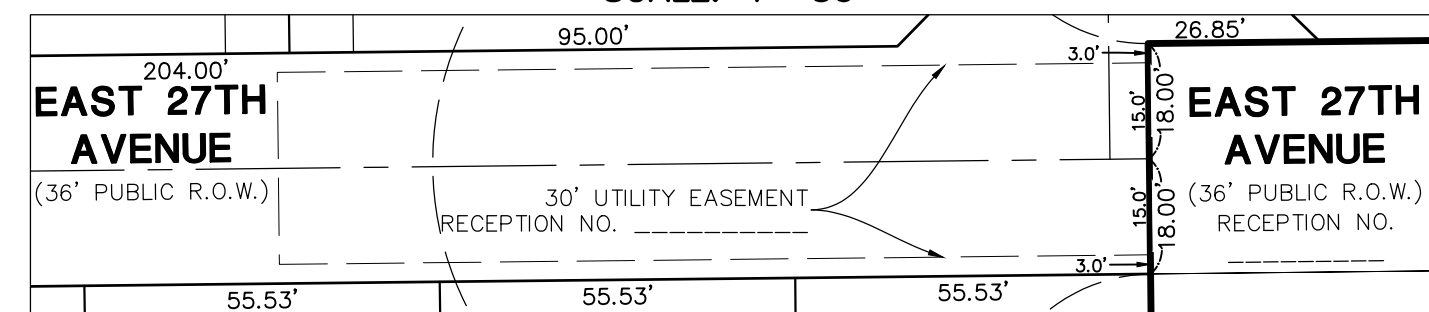
- = SUBDIVISION BOUNDARY LINE
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SEE SHEET 5



LINE TABLE		
LINE	BEARING	LENGTH
L14	S45°37'55"E	21.21'
L15	S44°22'05"W	21.21'
L16	N45°37'55"W	21.21'
L17	N44°22'05"E	21.21'
L18	S45°37'55"E	21.21'
L19	N44°22'05"E	21.21'



FOR REVIEW ONLY

FOR AND ON BEHALF OF MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY	MKW
7/12/24 <td></td> <td></td> <td></td>			



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

PROJ MGR: SLJ
 PROJ ENG: MKW
 DRAWN BY: MKW
 DATE: 4/18/24
 SCALE: 1"=50'

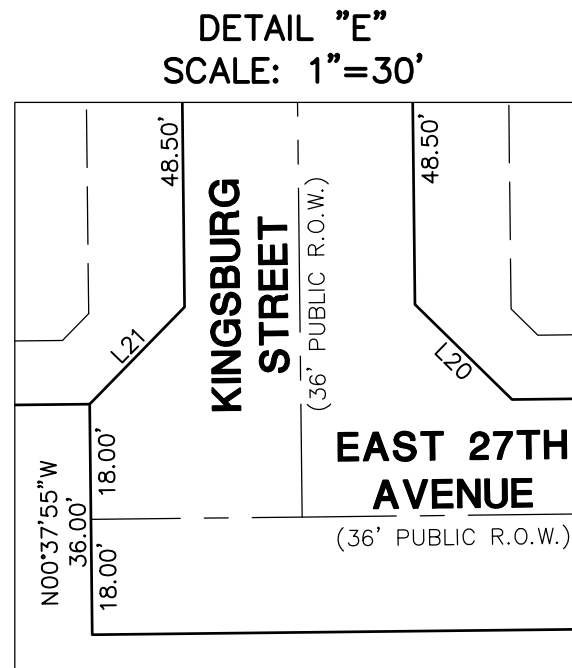
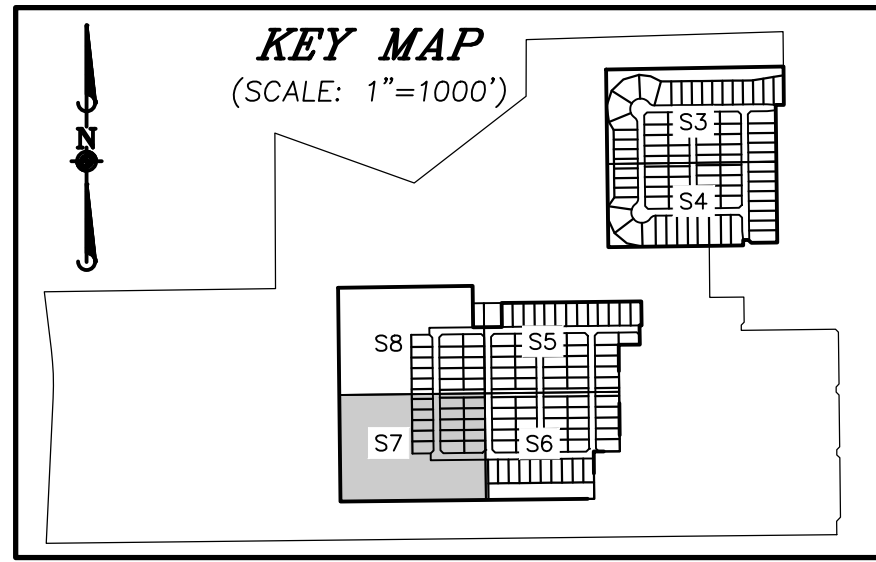
SHEET **6** OF **9**
 EPL.ACCO.01

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WOLF CREEK RUN WEST FILING NO. 2B

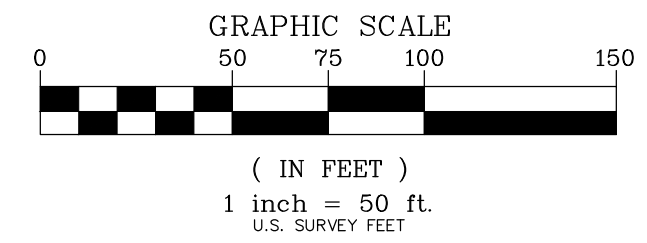
CASE NO.: PLT2024-00007

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, 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 8



LEGEND

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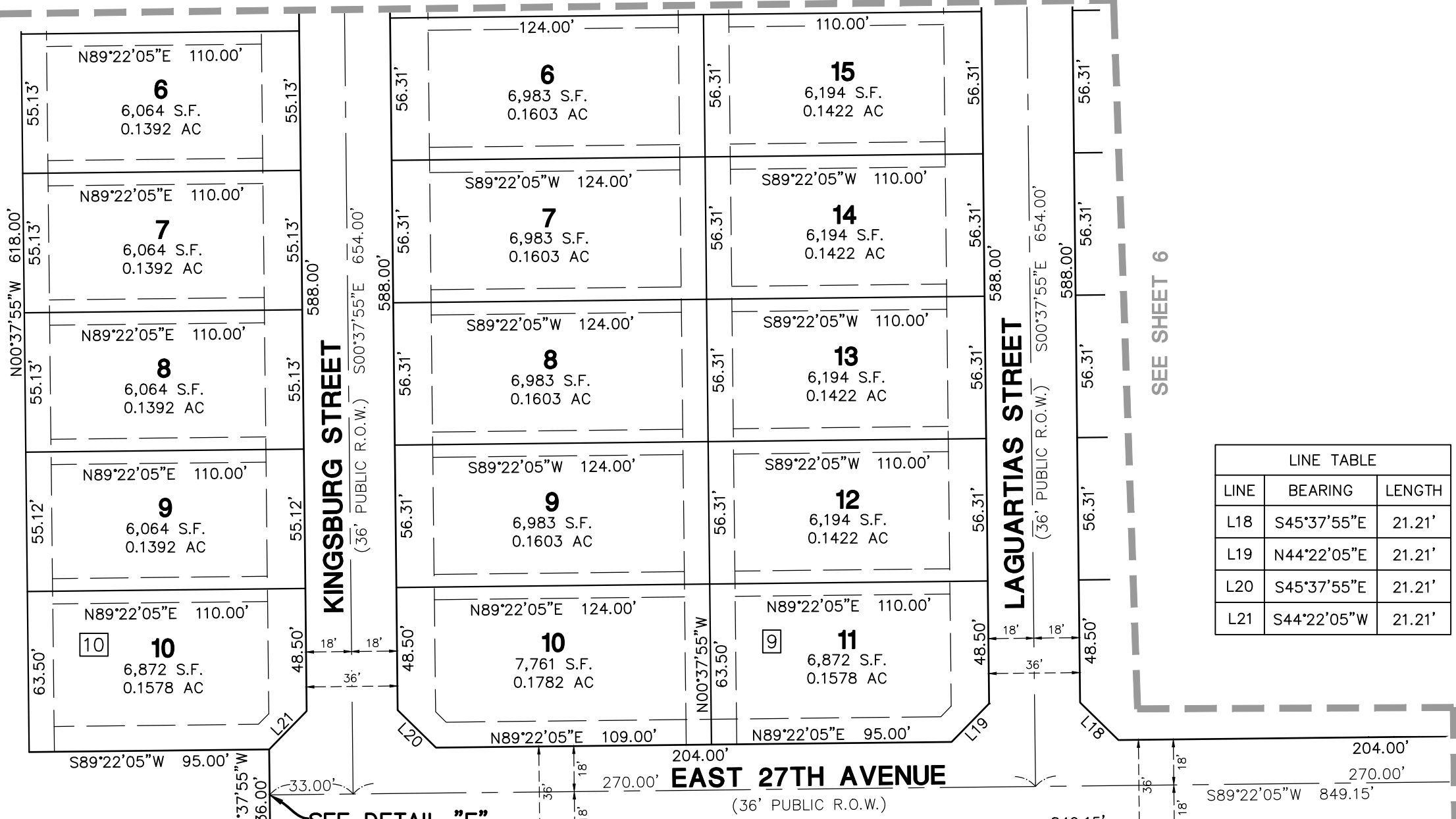
TRACT F
 WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. N00°37'55"W 1113.34'

TRACT E
 WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. _____

30' DRAINAGE EASEMENT
 RECEPTION NO. _____

1
 579,419 S.F.
 13.3016 AC
 BLOCK 12

SEE SHEET 8



LINE TABLE		
LINE	BEARING	LENGTH
L18	S45°37'55"E	21.21'
L19	N44°22'05"E	21.21'
L20	S45°37'55"E	21.21'
L21	S44°22'05"W	21.21'

1
 579,419 S.F.
 13.3016 AC
 BLOCK 12

30' DRAINAGE EASEMENT
 RECEPTION NO. _____

TRACT E
 WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. _____

S89°22'05"W 1321.75'

TRACT Q
 47,428 S.F.
 1.0888 AC

TRACT P
 6,524 S.F.
 0.1452 AC

9
 6,886 S.F.
 0.1581 AC

8
 6,886 S.F.
 0.1581 AC

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 MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
7/12/24 <td></td> <td>MKW </td>		MKW

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

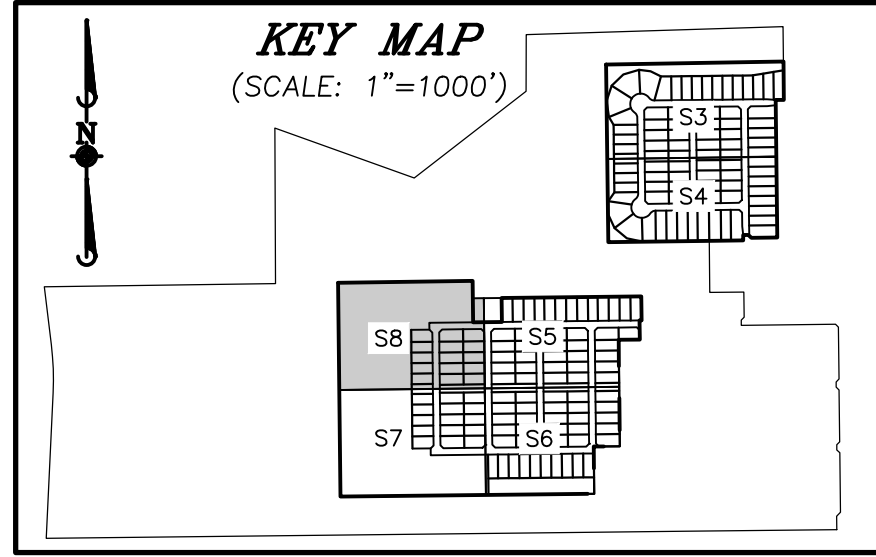
PROJ MGR. SLJ
 PROJ ENG. MKW
 DRAWN BY. MKW
 DATE. 4/18/24
 SCALE. 1"=50'

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

WOLF CREEK RUN WEST FILING NO. 2B

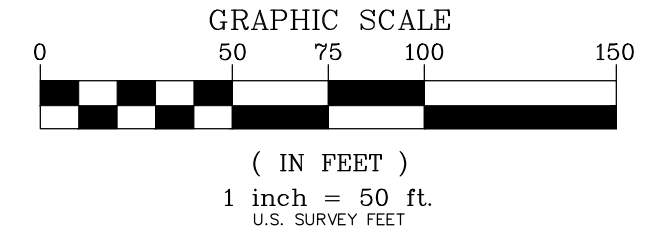
CASE NO.: PLT2024-00007

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, 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 8 OF 8

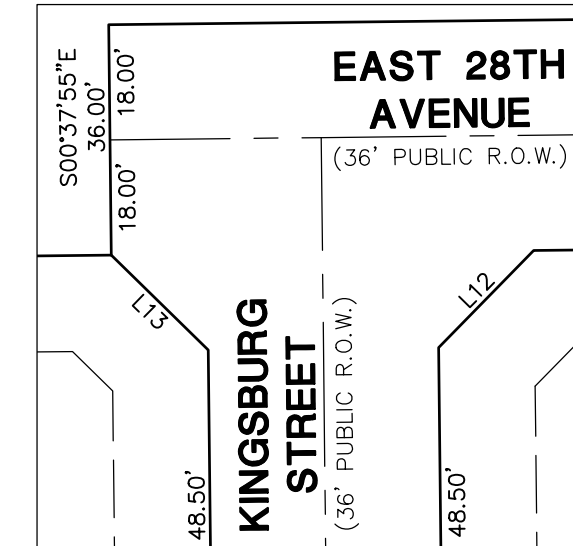


LEGEND

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- = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED



DETAIL "F"
 SCALE: 1"=30'



TRACT C
 WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. _____

N89°12'52"E 700.60'

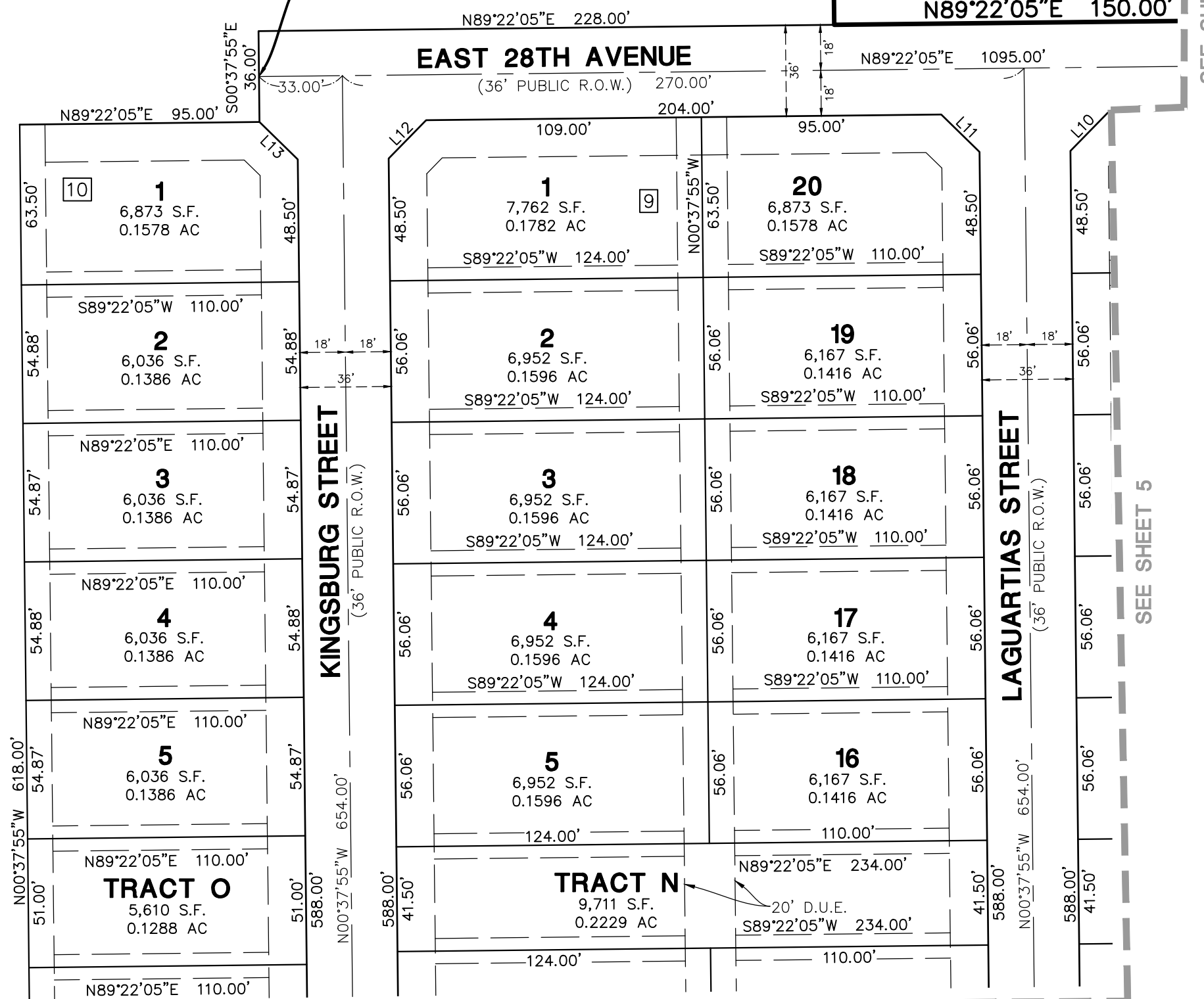
1
 579,419 S.F.
 13.3016 AC
 BLOCK 12

TRACT B
 WOLF CREEK RUN WEST
 FILING NO. 2A
 RECEPTION NO. _____

N89°22'05"E 150.00'

SEE DETAIL "F"

EAST 28TH AVENUE
 (36' PUBLIC R.O.W.)



LINE TABLE		
LINE	BEARING	LENGTH
L12	N44°22'05"E	21.21'
L13	S45°37'55"E	21.21'

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TRACT E
 WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. _____

TRACT F
 WOLF CREEK RUN WEST FILING NO. 2A
 RECEPTION NO. _____

N00°37'55"W 1113.34'

1
 579,419 S.F.
 13.3016 AC
 BLOCK 12

SEE SHEET 7

SEE SHEET 5

DATE	REVISIONS	DRAWN BY
7/12/24 <td></td> <td>MKW </td>		MKW

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

PROJ MGR: SLJ
 PROJ ENG: MKW
 DRAWN BY: MKW
 DATE: 4/18/24
 SCALE: 1"=50'

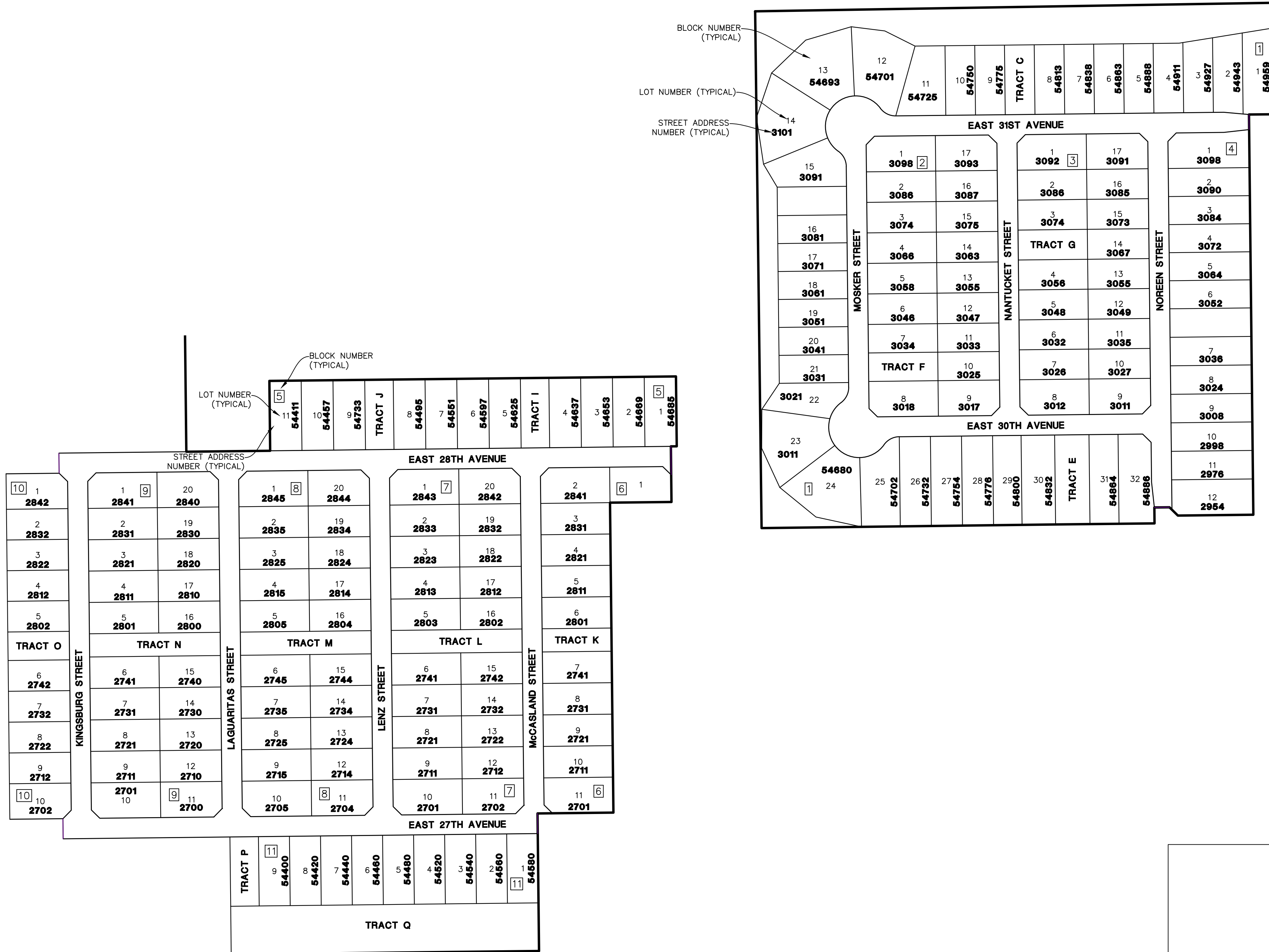
SHEET
8 OF **9**
 EPL.ACCO.01

WOLF CREEK RUN WEST FILING NO. 2B

CASE NO.: PLT2024-00007

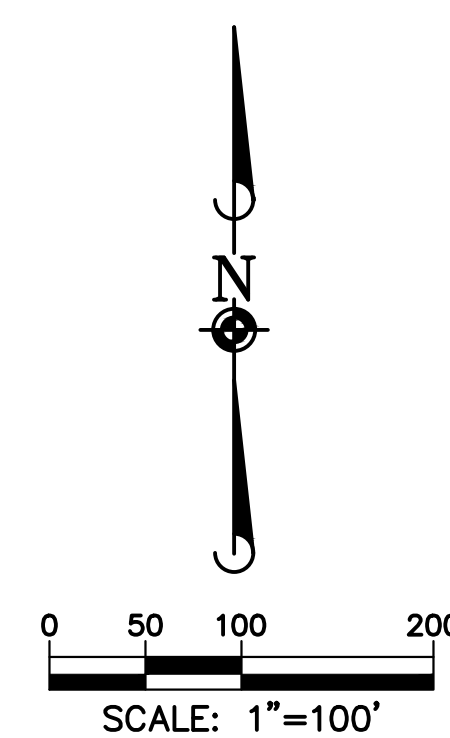
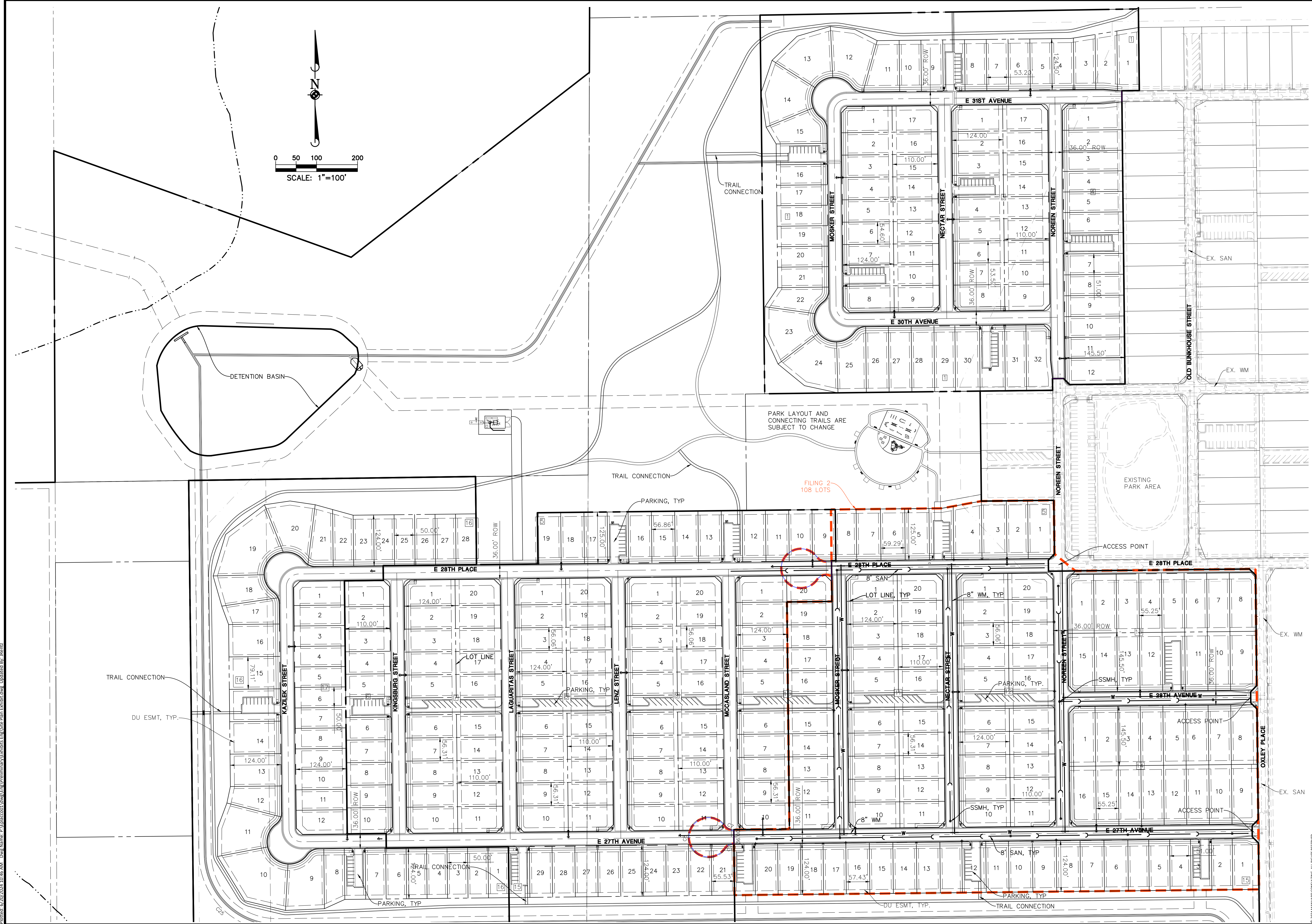
A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
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 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 9 OF 9

7/16/2024 7:27 AM Dwg Name: P:\Epiocco01\Drawings\Surv\Final Drawings\F2B Plat\F2B-59-Address.mxd Updated By: mwood



<p>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</p>	<p>WOLF CREEK RUN WEST FILING NO. 2B COUNTY OF ADAMS, STATE OF COLORADO ADDRESS MAP</p>						
<p>PROJ MGR. SLJ PROJ ENG. MKW DRAWN BY. MKW DATE. 4/18/24 SCALE.</p>							
<p>SHEET 9 OF 9 EPL.ACCO.01</p>							
<p>FOR AND ON BEHALF OF MANHARD CONSULTING</p>							
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>DRAWN BY: MKW DATE: 7/12/24 COUNTY COMMENTS</p>
NO.	DATE	DESCRIPTION					

Plotted: 6/20/2024 10:46 AM. Draw Name: P:\Eplac001\Draw\Exhibits\Exhibit.dwg Site Plan Exhibit.dwg. Updated By: Jrenz



DATE	REVISIONS

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

WOLF CREEK RUN WEST
ADAMS COUNTY, COLORADO
SITE PLAN EXHIBIT

PROJ. MGR.: CAS
PROJ. ASSOC.: PRF
DRAWN BY: PRF
DATE: 05-24-2023
SHEET
1 OF 1
EPLAC001

EXHIBIT



June 26, 2024

Greg Barnes, Principal Planner
Adams County Community & Economic Development Department
Transmission via: GJBarnes@adcogov.org

Re: Wolf Creek Run West Filing 2B_2nd letter
Case No. PLT2024-00007
Part of the S ½ of Sec. 29, Twp. 3 South, Rng. 62 West, 6th P.M.
Water Division 1, Water District 1
Kiowa Bijou Designated Basin
CDWR Assigned Subdivision No. 31330

Dear Greg Barnes:

We have reviewed the additional information submitted on June 11, 2024 and June 20, 2024 concerning the above referenced proposal for a subdivision to create 179 single-family lots on approximately 54 acres, which are two noncontiguous parcels on a portion of a 180-acre tract of land. This proposed development is part of Wolf Creek Run PUD that this office commented on by letters dated May 9, 2002, May 30, 2003, May 18, 2021 and July 27, 2021. Also, this office provided comments to Wolf Creek Run West Filing 2B by our letter dated May 15, 2024. The comments in this letter supersedes our comments dated May 15, 2024. The proposed water supply is service provided by the Eastern Adams County Metropolitan District.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted. However, according to the additional information from June 11, 2024, the estimated water demand for Filing 2B would be 268.5 acre-feet. In addition, according to previous information received in this office it appears that for every equivalent residential unit (“ERU”) the Eastern Adams County Metropolitan District (“District”) allocates from its legal supply and in perpetuity 1.5 AF to each ERU located in Adams County. Therefore, for purposes of reviewing the District’s water supply commitments we assume 0.5 acre-feet per year for 300 years is allocated to each of the 179 lots, for a total water commitment of 89.5 acre-feet.

Source of Water Supply

Eastern Adams County Metropolitan District (“District”) is the proposed water supplier. According to the November 2, 2023 First Amendment to the Connector’s Agreement with East Peak Land Development, the District appears to be committed to serve 433 single family lots within Wolf Creek Run West Development. Wolf Creek Ranch West Filing 1 consists of 102 lots, Filing 2A consists of 108 lots, Filing 2B consists of 179 lots, and Filing 3 consists of 40 lots, totaling 429 lots.

The District’s sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources: Determination of Water Right nos. 52-BD, 53-BD, 54-BD, 274-BD, 275-BD, 276-BD, 277-BD, 278-BD, 466-BD, 1152-BD, and 3658-BD; Final Permit nos. 10028-FP, 10029-FP, 20939-RFP, 20939-SFP; and the replacement plan under permit no. 80400-F.

The State Engineer’s Office (SEO) does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to section 37-90-107(7)(a), C.R.S., “Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an



aquifer life of 100 years.” Based on this allocation approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years as shown on the attached table.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

“Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will be “dependable in quantity and quality.” However, treating Adams County’s requirement as an allocation approach based on 300 years, the allowed average annual amount of withdrawal in the determinations would be reduced to one third of that amount. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years as shown on the attached table. The State Engineer’s Office has no comment on the quality of the water supply or the required ‘dynamic analysis’ to evaluate whether the appropriate water supply is sustainable for 300 years.

According to the Wolf Creek Run West Filing No. 2 Water Supply Information letter dated June 18, 2021 (“Letter”), the District has 1,703.5 acre-feet/year available. Information available in our files indicates the District’s water rights may produce a total volume of approximately 372,190 acre-feet over a 300-year period (132,430 acre-feet from bedrock aquifers and 239,760 acre-feet from the alluvial aquifer), or an annual amount of 1,957.4 acre-feet/year based on a 100-year aquifer life. After subtracting the nontributary water for which a replacement plan is required the total amount water available to the District would be 1,703.5 acre-feet/year.

Information available to this office indicates the District has approximately 135,903 acre-feet committed to supplying subdivisions (some for a period of 100 years and some for a period of 300 years), including for Wolf Creek Run West Filings 1, 2A, 2B and 3. Therefore, according to information available to this office, the uncommitted supply is 236,287 acre-feet or 787.62 acre-feet/year for a 300-year period.

If the information provided in the Letter is not up to date, the District must provide an updated report documenting their available supplies and commitments.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S. and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is adequate is based on our determination that the amount of water required to serve the subdivision over a period of 300 years is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available over a period of 300 years is greater than the amount of water required to supply the District's existing water commitments (some for a period of 100 years and some for a period of 300 years) and the demands of the proposed subdivision over a period of 300 years.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available to the bedrock aquifer, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact me at (303) 866-3581 x8246 or ioana.comaniciu@state.co.us with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Attachments: SEO Calculations

Ec: Eastern Adams County Metropolitan District file
North Kiowa-Bijou Ground Water Management District

SEO Calcs of Eastern Adams County Metropolitan District Supply v. Demand									
Updated: 6/20/2024		By: idc							
SUPPLIES									
Determination or Permit no.	Aquifer	NT / NNT Status	Repl. Plan Status	Annual Quantification (af/yr)	Portion controlled by EACMD (af/yr)	100-yr Availability (af/yr)	200-yr Availability (af/yr)	300-yr Availability (af/yr)	Volume Available for 300 yrs (af)
52-BD	Klf	NT	na	108.3	90.10	90.10	45.05	30.03	9,010
53-BD	Ka	NT	na	199.4	195.80	195.80	97.9	65.27	19,580
54-BD	Tkd	NNT-Actual	none yet	46.5	33.60	0	0	0.00	0
274-BD	Klf	NT	na	504.5	262.0	262.00	131	87.33	26,200
275-BD	KaL	NT	na	43.3	43.3	43.30	21.65	14.43	4,330
276-BD	KaU	NNT-4%	na	66.4	66.4	66.40	33.2	22.13	6,640
277-BD	Ka	NNT-4%	na	621.6	294.0	294.00	147	98.00	29,400
278-BD	Tkd	NNT-Actual	none yet	392.5	220.3	0.00	0	0.00	0
466-BD	Ka	NT	na	61.2	61.2	61.20	30.6	20.40	6,120
1152-BD	Lka	NT	na	70.7	70.7	70.70	35.35	23.57	7,070
3658-BD	Lka	NT	na	240.8	240.8	241	120.4	80	24,080
	bedrock subtotal			2355.2	1578.2	1324.3	662.2	441.4	132,430
10028-FP	Alluvium	na	na	48.3	48.3	48.3	48.3	48.3	14,490
10029-FP	Alluvium	na	na	76.4	76.4	76.4	76.4	76.4	22,920
20939-RFP	Alluvium	na	na	113.2	113.2	113.2	113.2	113.2	33,960
20939-SFP	Alluvium	na	na	141.3	141.3	141.3	141.3	141.3	42,390
Replacement Plan (80400-F)	Alluvium			unk		420.0	420.0	420.0	126000
	Alluvial subtotal			379.2	379.2	799.2	799.2	799.2	239,760
Total Supply				2734.4	1957.4				372,190

COMMITMENTS									
Subdivision	Filing	# of lots served by EACMD	# of acres	Date of SEO opinion	Annual Commitment (af/yr)	Total commitment for 100 yrs (af)	Total commitment for 200 yrs (af)	Total commitment for 300 yrs (af)	Total commitment (af)
Adams County									
100 year commitments									
Strasburg East (aka Coyote Ridge)	1	0			0	0			0
Strasburg East (aka Coyote Ridge)	2	0			0	0			0
Strasburg East (aka Coyote Ridge)	3	74	18.82	5-Nov-2001	33.3	3,330			3,330
Strasburg East (aka Coyote Ridge)	4	0		5-Nov-2001	0	0			0
Strasburg East (aka Coyote Ridge)	5	44			19.8	1,980			1,980
Strasburg East (aka Coyote Ridge)	6	45			20.25	2,025			2,025
Strasburg East (aka Coyote Ridge)	7	43			19.35	1,935			1,935
Strasburg East (aka Coyote Ridge)	8	46	12.98	3-Dec-2013	20.7	2,070			2,070
Subtotal					113.4	11,340			11,340
300 year commitments									
Wolf Creek Run PUD		0	192.5	3/9/2002 and 5/30/2003					
Wolf Creek Run	1	50			25			7,500	7,500
Wolf Creek Run	2	17			8.5			2,550	2,550
Wolf Creek Run	3	75			37.5			11,250	11,250
Wolf Creek Run	4	70			35			10,500	10,500
Blackstone Ranch		0	108	8-Feb-2005	see comments				
Blackstone Ranch	1	43			20.21			6,063	6,063
Blackstone Ranch	2A	43			21.5			6,450	6,450
Blackstone Ranch	2B	33			16.5			4,950	4,950
Blackstone Ranch	3	88			66			19,800	19,800
Wolf Creek Run West	1	103	199.8	3-Sep-2019	55.5			16,650	16,650
Wolf Creek Run West	2A	108	180	10-Oct-2023	54			16,200	16,200
Wolf Creek Run West	2B	179	54	26-Jun-2024	89.5			16,650	16,650
Wolf Creek Run West	3	40	14.4	24-Jun-2024	20			6,000	6,000
Blackstone Ranch	4	75			0			0	0
Subtotal					449.21			124,563	124,563
Arapahoe County									
200 year commitments									
The Trails at Strasburg		0	1568	2-Nov-2006	0	0	0		0
Subtotal					0	0			0
Total Commitments (af/yr)					562.61				135,903
UNCOMMITTED SUPPLY					1,395				236,287

FIRST AMENDMENT TO CONNECTOR'S AGREEMENT

THIS FIRST AMENDMENT TO CONNECTOR'S AGREEMENT ("Agreement") is made as of the 2nd day of November, 2023, by and between EASTERN ADAMS COUNTY METROPOLITAN DISTRICT a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") and EAST PEAK LAND DEVELOPMENT LLC, a Colorado limited liability company and its successors and assigns (the "Applicant"). The Applicant and District are sometimes referred to herein as a "Party" or the "Parties."

RECITALS.

WHEREAS, the Applicant is under contract to purchase certain property described in Exhibit A hereto (the "Property") located in Adams County Colorado that is part of the entire property that is the subject of the Connector's Agreement dated February 17, 2021 (the "Connector's Agreement") by and between the District and the seller of the Property, Forestar (USA) Real Estate Group, Inc. ("Forestar"); and

WHEREAS, the Connector's Agreement provides in Section IV, paragraph 3 that all successors in interest to Forestar, as the original Applicant, in the ownership of the entire property, or portions thereof, will acquire their interests and obligations subject to the conditions, requirements and limitations of the Connector's Agreement and that the Connector's Agreement constitutes covenants running with the property or any portion thereof; and

WHEREAS, upon closing on the purchase of the Property, Applicant will be the successor in interest to Forestar in the Property; and

WHEREAS, Applicant and the District wish to amend the Connector's Agreement to reflect certain modifications that both Parties desire to implement to the Connector's Agreement upon the closing of the purchase of the Property by Applicant; and

WHEREAS, the Connector's Agreement provides in Section III, paragraph 2, subparagraph K that any amendment of the Connector's Agreement is to be made by mutual agreement entered into with the same formality as that employed in the execution of the Connector's Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and exchanged considerations as set forth below and in the Connector's Agreement, the Parties hereby agree to amend the Connector's Agreement as follows:

A. Section II, paragraph 1 (Service Limitations). This paragraph shall be amended to change the number of single family equivalents subject to the provisions of the Connector's

Agreement from three hundred and eighty-nine (389) to four hundred and thirty-three (433). All other provisions of this paragraph shall remain unchanged.

B. Section II, paragraph 4 (Service Facilities), subparagraph A. This paragraph shall be amended to add the following as sub-subparagraph A.(i):

(i) The definition of Service Facilities, and the obligations with respect thereto, shall include the construction by Applicant, at the Applicant's sole cost and expense, of a sanitary sewage lift station in generally the location as shown on **Exhibit B** hereto, or such other location as approved by the Parties, and in accordance with the design specifications approved by the District, in order to serve all necessary single family equivalents that cannot gravity flow to the District's waste water treatment facility and developed on the Property. The construction of the lift station shall be subject to all provisions, conditions and requirements of the Connector's Agreement, including but not limited to all "Conditions of Service" set forth in Section II, paragraph 6 ("Commencement of Construction"); Section II, paragraph 7 ("Transfer of Facilities"); and Section II, paragraph 8 ("Completion of Facilities").

C. Section III, paragraph 2 ("District Operation and Maintenance of the Water and Sewer Facilities"), subparagraph K. This paragraph shall be amended to change the Service Limit from "shall not exceed four hundred and twenty-nine (429) single family equivalents in the aggregate" to "shall not exceed four hundred and thirty-three (433) single family equivalents in the aggregate." All other provisions of this paragraph shall remain unchanged.

D. Section IV, paragraph 12 ("Notices"). This paragraph shall be amended as follows:

To Applicant:

East Peak Land Development LLC
Attention: Carlton Babbs and Kevin Chinoy
1771 S. Humbolt Street
Denver, CO 80210
Email: kchinoy@WHMSFL.com
cbabbs@eastpeakland.com

To District:

Eastern Adams County Metropolitan District
100 St. Paul Street, Suite 100
Denver, CO 80206
Attention: Ryan Stachelski
E-mail: Ryan.Stachelski@paulscorp.com

With a copy to:

Spencer Fane LLP
1700 Lincoln St., Suite 2000
Denver, CO 80203
Attention: Ron Fano
E-mail: rfano@spencerfane.com

E. Except as modified by this Agreement, the terms and conditions of the Connector's Agreement remain in full force and effect.

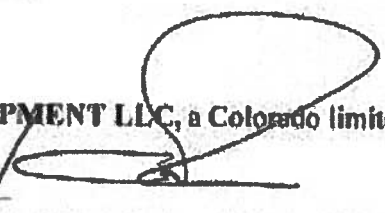
F. This Agreement shall only become effective upon the closing of the sale of the Property to Applicant.

G. All recitals and exhibits are incorporated herein.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

APPLICANT:

EAST PEAK LAND DEVELOPMENT LLC, a Colorado limited liability company

By: Carlton Babbs 

Name: Carlton Babbs

Title: Member

Date: 11-2-23

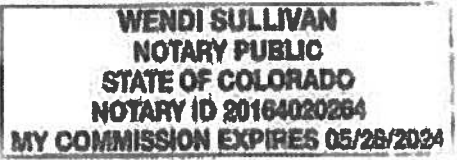
STATE OF COLORADO)
COUNTY OF Denver)ss.
)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named Carlton Babbs, to me well known, who stated he/she was the Member of **EAST PEAK LAND DEVELOPMENT LLC**, a Colorado limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the company, and further stated and acknowledged he/she had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 2nd day of November, 2023.

Wendi Sullivan
Notary Public

My commission expires:
05/26/2024
(SEAL)



DISTRICT:

EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
A quasi-municipal corporation and political subdivision of the
State of Colorado

By: 

Name: Mike Serra III

Title: Vice President

Date: 11/3/2023

STATE OF COLORADO)
)ss.
COUNTY OF Denver)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named Mike Serra III, to me well known, who stated he/she was the Vice President of EASTERN ADAMS COUNTY METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the company, and further stated and acknowledged he/she had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 3rd day of November, 2023.


Notary Public

My commission expires:
July 14, 2027
(SEAL)

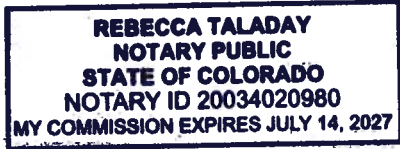


EXHIBIT A
(Property Description)

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT PAUL'S DEVELOPMENT EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY BY VESTING DEED RECORDED AT RECEPTION NO. CORRESD BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 28, TOWNSHIP 3 SOUTH RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 28, THENCE SOUTH 00°10'00" WEST, A DISTANCE OF 27.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OUTLAW DEED RECORDED AT RECEPTION NUMBER C186039 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING.

THENCE NORTH 89°12'33" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,338.90 FEET TO THE NORTHWEST CORNER OF TRACT O, WOLF CREEK RUN WEST PLAT NO. 1, RECORDED AT RECEPTION NUMBER 2822000000000000 IN SAID RECORDS;

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

1. SOUTH 00°37'58" EAST, A DISTANCE OF 281.21 FEET;
2. SOUTH 89°22'12" WEST, A DISTANCE OF 43.70 FEET;
3. SOUTH 00°37'58" EAST, A DISTANCE OF 774.00 FEET;
4. SOUTH 89°22'03" WEST, A DISTANCE OF 133.00 FEET;
5. NORTH 45°30'33" WEST, A DISTANCE OF 31.31 FEET;
6. SOUTH 89°22'03" WEST, A DISTANCE OF 27.04 FEET;
7. SOUTH 00°37'58" EAST, A DISTANCE OF 28.90 FEET;
8. SOUTH 89°22'03" WEST, A DISTANCE OF 177.60 FEET;
9. SOUTH 00°37'58" EAST, A DISTANCE OF 268.65 FEET;
10. NORTH 89°22'03" EAST, A DISTANCE OF 177.60 FEET;
11. SOUTH 00°37'58" EAST, A DISTANCE OF 131.00 FEET;
12. SOUTH 44°22'06" WEST, A DISTANCE OF 21.31 FEET;
13. SOUTH 00°37'58" EAST, A DISTANCE OF 27.00 FEET;
14. NORTH 89°22'03" EAST, A DISTANCE OF 490.50 FEET;
15. SOUTH 45°37'50" EAST, A DISTANCE OF 31.31 FEET;
16. SOUTH 00°37'58" EAST, A DISTANCE OF 270.00 FEET;
17. SOUTH 44°22'06" WEST, A DISTANCE OF 21.31 FEET;
18. NORTH 00°37'58" EAST, A DISTANCE OF 27.00 FEET;
19. SOUTH 44°22'06" WEST, A DISTANCE OF 21.31 FEET;
20. SOUTH 00°37'58" EAST, A DISTANCE OF 270.00 FEET;
21. SOUTH 44°22'06" WEST, A DISTANCE OF 21.31 FEET;
22. SOUTH 00°37'58" EAST, A DISTANCE OF 27.00 FEET;
23. SOUTH 45°37'58" EAST, A DISTANCE OF 21.31 FEET;
24. SOUTH 00°37'58" EAST, A DISTANCE OF 308.60 FEET;
25. SOUTH 44°22'06" WEST, A DISTANCE OF 21.31 FEET;
26. SOUTH 00°37'58" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 28;

THENCE SOUTH 89°22'33" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,828.44 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 28;

THENCE SOUTH 89°22'06" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 28, A DISTANCE OF 2,491.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK ROAD AS DESCRIBED AND RECORDED IN BOOK 173 AT PAGE 17 IN SAID RECORDS;

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

1. NORTH 02°41'48" EAST, A DISTANCE OF 753.26 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 68°36'41", A RADIUS OF 1,504.00 FEET, AN ARC LENGTH OF 891.96 FEET, THE CHORD OF WHICH BEARS NORTH 00°00'00" WEST, A DISTANCE OF 291.66 FEET;
3. NORTH 02°52'43" WEST, A DISTANCE OF 340.91 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 28;

THENCE NORTH 89°12'33" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,303.99 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4);

THENCE NORTH 02°11'40" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), A DISTANCE OF 605.93 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OUTLAW DEED RECORDED AT RECEPTION NUMBER C093598 IN SAID RECORDS.

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

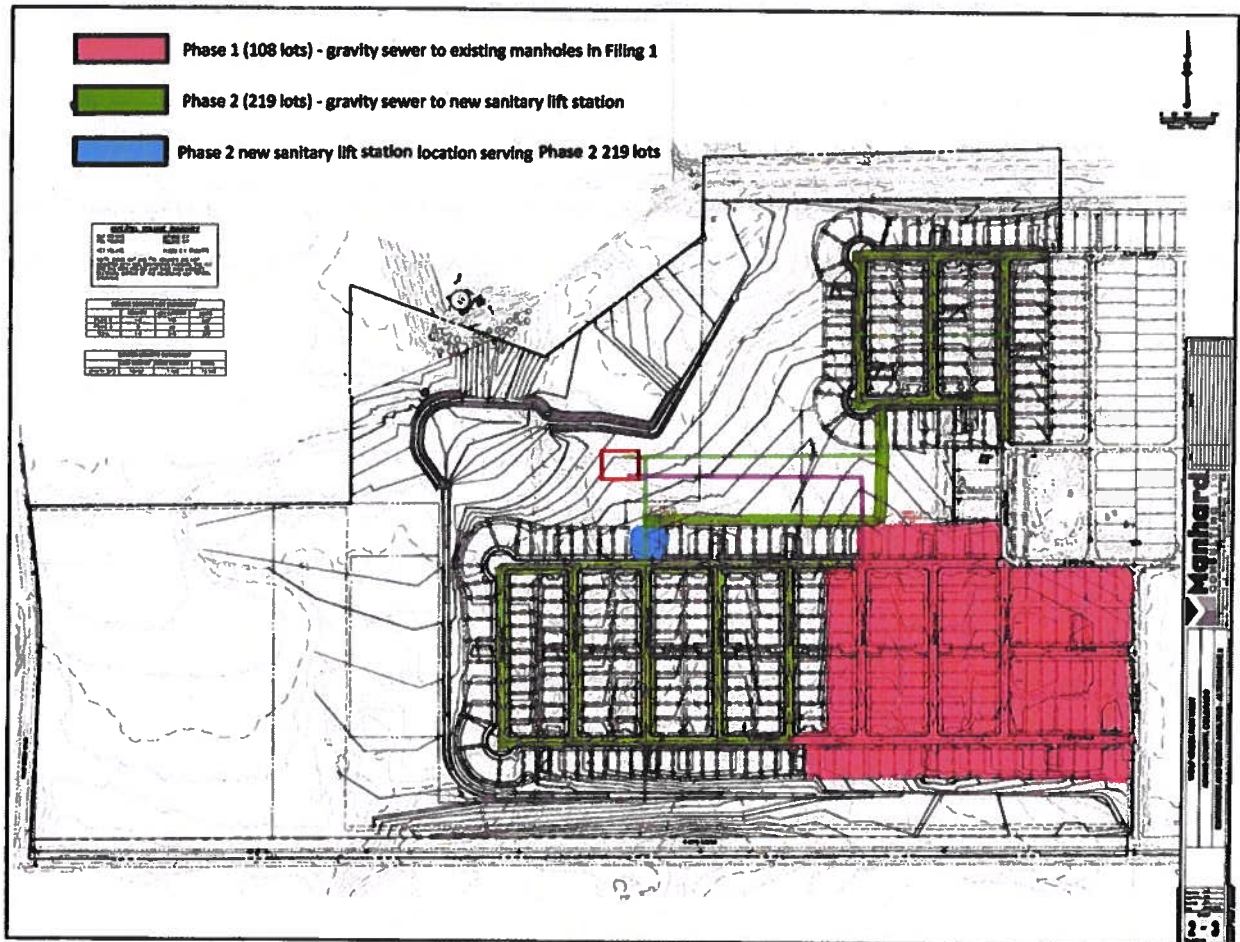
1. SOUTH 70°17'36" EAST, A DISTANCE OF 771.89 FEET;
2. NORTH 02°11'47" EAST, A DISTANCE OF 738.37 FEET;
3. NORTH 00°00'45" EAST, A DISTANCE OF 295.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,822,801 SQUARE FEET OR 178,558 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS Laid Out, Platted and Subdivided the same into lots, tracts, streets and easements as shown on the plat and further distribute the use of WOLF CREEK RUN WEST PLAT NO. 1, AND ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND FOR ITS OFFICERS, AGENTS, HEIRS, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR OUTLAW ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXHIBIT B (Proposed Location of Lift Station)



July 29, 2022

Mr. Carlton Babbs
Partner
East Peak Land Development, LLC
1771 South Humboldt Street
Denver, Colorado

**Subject Threatened and Endangered Species Evaluation for
Wolf Creek Run
Approximately 71.50 Acres of Adams County Parcel 0181329200008
Strasburg, Adams County, Colorado**

Dear Mr. Babbs:

Matrix Design Group, Inc. (Matrix) was retained by the East Peak Development, LLC to complete a threatened and endangered (T&E) species evaluation for Wolf Creek Run which included approximately 71.50 acres of the parcel identified by the Adams County Assessor's office as 0181329200008, located in Strasburg, Adams County, Colorado (Figure 1, Subject Property).

Introduction

Matrix completed the following tasks as part of the T&E species evaluation for the Subject Property:

- Obtained an Information for Planning and Consultation (IPaC) report from the U.S. Fish and Wildlife Service (USFWS) for the Subject Property.
- Completed a review of listed federally listed T&E species presented in IPaC.
- Completed a site visit to evaluate the Subject Property for the likely presence of federally listed T&E species or critical habitat for the federally listed T&E species.
- Prepared an evaluation for selected threatened species or species of concern identified by the Colorado Division of Parks and Wildlife.
- Prepared an evaluation of migratory birds, raptors, and eagles.
- Prepared a summary report related to the evaluation of the T&E species.

Summary of IPaC

Matrix obtained a specific IPaC for the Subject Property, a copy of which is included in Attachment 1. The primary information used to generate the list of T&E species was the known or expected range of each species in relation to the county in which the Subject Property is located.

The federally listed T&E and candidate species that the USFWS identified that may be located at the Subject Property are listed in Table 1.

Table 1: Federally Threatened, Endangered, and Candidate Species Potentially Found at Wolf Creek Run Or Potentially Affected By Activities In The Area

Scientific Name	Common Name	Status	Habitat	Potential to be Impacted
Birds				
<i>Charadrius melodus</i>	Piping plover	T	Sandy lakeshore beaches and river sandbars	No
<i>Grus Americana</i>	Whooping crane	E	Mudflats around reservoirs and in agricultural areas	No
Fish				
<i>Scaphirhynchus albus</i>	Pallid sturgeon	E	Large, turbid, free-flowing rivers with strong current and gravel or sandy substrate	No
Mammals				
<i>Canis lupus</i>	Gray wolf	E	Habitat generalists of the northern hemisphere	No
<i>Zapus hudsonius preblei</i>	Preble's meadow jumping mouse	T	Well-developed riparian communities of grasses, forbs, and shrubs	No
Plants				
<i>Platanthera praeclara</i>	Western prairie fringed orchid	T	Moist to wet prairies and meadows	No
<i>Spiranthes diluvialis</i>	Ute ladies'-tresses	T	Moist to wet alluvial meadows, floodplains of perennial stream, and around springs and lakes below 7,800 feet in elevation	No
Insects				
<i>Danaus plexippus</i>	Monarch butterfly	C	Open fields, prairies, meadows, marshes, and roadsides that host milkweed species	No

Notes: C: Candidate
 T: Threatened
 E: Endangered

In addition to the federal listed T&E Species the IPaC also provided a list of migratory birds that might be located at the Subject Property. The bird species identified by the IPaC included the Bald eagle and the Red-headed woodpecker.

Migratory birds, including their nests and eggs, are protected under the Migratory Bird Treaty Act (MBTA), which prohibits the unpermitted take of migratory birds or their eggs. The definition of take includes the intent or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect (50 Code of Federal Regulations [CFR] 10.12).

Site Reconnaissance

On July 15, 2022, Matrix Senior Biologist Joseph Ehrenberger completed a site visit at the Subject Property to verify the presence of federally listed T&E species or critical habitat identified by the USFWS. During the site visit, Matrix made observation of the vegetation and habitat that would be considered critical or likely to be used by the federally listed T&E species. Matrix also made observations of migratory birds. A photographic log is included as Attachment 2.

During the site visit no evidence of the presence of the federally listed T&E species or their critical habitat was observed at the Subject Property.

Matrix did make observation of a prairie dog town. Matrix observed an active black-tailed prairie dog town in the north central and northwestern portions of the Subject Property, and on the adjacent property to the north. Matrix listened and searched for burrowing owls and the evidence of their presence at the Subject Property (i.e., feathers, feces, and pellets at the opening to burrows), and none were observed. According to *The Second Colorado Breeding Bird Atlas* (ed. Lynn E. Wickersham), this species is documented to have abandoned its nest as early as August 10, but Colorado Parks and Wildlife uses October 31 as a generalized nesting date. The cited resource used above is based on actual data for the species in Colorado compiled over decades. Breeding by the burrowing owl, or by any other bird species, may vary and therefore field verification is warranted depending on planned land disturbance activities if they occur from March through August.

Neither Bald eagles, Ferruginous hawks, Lesser yellowlegs, Long-billed curlews, nor red-headed woodpeckers were observed during the Matrix visit.

Conclusions and Recommendations

No species identified on the USFWS IPaC species list are likely to be found at the Subject Property. The Subject Property is currently agricultural and projected for development with no potential loss of habitat for these species.

No nesting migratory birds or raptors were observed at the Subject Property. To prevent unintended take of nesting birds and to comply with the MBTA, it is recommended to remove vegetation outside the nesting bird season, which in Colorado is defined as March through August or a survey should be completed to verify no active nests are present.

Matrix appreciates the opportunity to assist East Peak Development, LLC with this project. Should you have any questions about this report feel free to contact us at 303-572-0200 or nick.talocco@matrixdesigngroup.com.

Sincerely,

Matrix Design Group, Inc.

Nick Talocco

Joseph Ehrenberger
Senior Ecologist

Nick Talocco, PE
Senior Project Manager

Enclosures:

Figure 1 – Subject Property Map

Attachment 1 – USFWS Information for Planning and Consultation

Attachment 2 - Photographic Log

FIGURE

ATTACHMENT 1 - IPaC

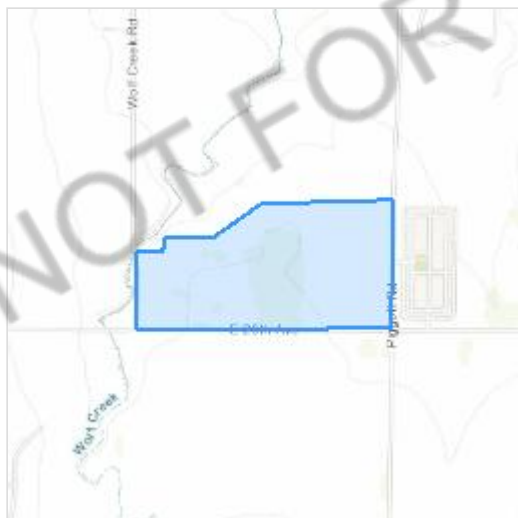
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Adams County, Colorado



Local office

Colorado Ecological Services Field Office

☎ (303) 236-4773

📅 (303) 236-4005

MAILING ADDRESS

Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486

PHYSICAL ADDRESS

134 Union Boulevard, Suite 670
Lakewood, CO 80228-1807

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
<p>Gray Wolf <i>Canis lupus</i></p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Lone, dispersing gray wolves may be present throughout the state of Colorado. If your activity includes a predator management program, please consider this species in your environmental review. <p>There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/4488</p>	Endangered
<p>Preble's Meadow Jumping Mouse <i>Zapus hudsonius preblei</i></p> <p>Wherever found</p> <p>There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/4090</p>	Threatened

Birds

NAME	STATUS
<p>Piping Plover <i>Charadrius melodus</i></p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Project includes water-related activities and/or use in the N. Platte, S. Platte, and Laramie River Basins which may affect listed species in Nebraska. <p>There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6039</p>	Threatened
<p>Whooping Crane <i>Grus americana</i></p> <p>There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/758</p>	Endangered

Fishes

NAME	STATUS
<p>Pallid Sturgeon <i>Scaphirhynchus albus</i></p> <p>Wherever found</p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Project includes water-related activities and/or use in the N. Platte, S. Platte, and Laramie River Basins which may affect listed species in Nebraska. <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7162</p>	Endangered

Insects

NAME	STATUS
<p>Monarch Butterfly <i>Danaus plexippus</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743</p>	Candidate

Flowering Plants

NAME	STATUS
<p>Ute Ladies'-tresses <i>Spiranthes diluvialis</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2159</p>	Threatened
<p>Western Prairie Fringed Orchid <i>Platanthera praeclara</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1669</p>	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS
INDICATED FOR A BIRD ON
YOUR LIST, THE BIRD MAY

BREED IN YOUR PROJECT AREA
SOMETIME WITHIN THE
TIMEFRAME SPECIFIED, WHICH
IS A VERY LIBERAL ESTIMATE
OF THE DATES INSIDE WHICH
THE BIRD BREEDS ACROSS ITS
ENTIRE RANGE. "BREEDS
ELSEWHERE" INDICATES THAT
THE BIRD DOES NOT LIKELY
BREED IN YOUR PROJECT
AREA.)

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Oct 15 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted

Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

- To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

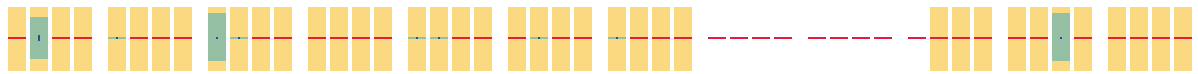
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

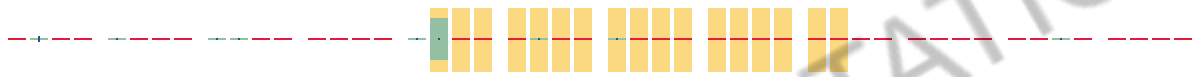
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald Eagle
 Non-BCC
 Vulnerable
 (This is not a
 Bird of
 Conservation
 Concern (BCC)
 in this area, but
 warrants
 attention
 because of the
 Eagle Act or for
 potential
 susceptibilities
 in offshore
 areas from
 certain types of
 development
 or activities.)



Red-headed
 Woodpecker
 BCC Rangewide
 (CON) (This is a
 Bird of
 Conservation
 Concern (BCC)
 throughout its
 range in the
 continental
 USA and
 Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

THERE ARE NO KNOWN COASTAL BARRIERS AT THIS LOCATION.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

OTHER

[Palustrine](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should

seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

ATTACHMENT 2 – PHOTOGRAPHIC LOG

Piggott Road and 26th Avenue
Site Reconnaissance Photographic Log



Photo 1: North of the Subject Property looking south



Photo 2: South of Subject Property looking north.



Photo 3: West of Subject Property looking east.



Photo 4: Northwest corner of Subject Property looking west at Wolf Creek.



Photo 5: Buried Utility lines on the southern portion of the Subject Property.



Photo 6: Row Crops on the Subject Property.

**Piggott Road and 26th Avenue
Site Reconnaissance Photographic Log**



Photo 7: Grading activities and newly paved roads and sidewalks present on the eastern portion of Subject Property.



Photo 8: View to the north from the northeastern portion of the Subject Property.



Photo 9: Further signs of buried utilities on the southern portion of the Subject Property.



Photo 10: Pumping Equipment to the northwest of the Subject Property.