Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

Re-submittal Form

Case Name/ Number:
Case Manager:
Re-submitted Items:
Development Plan/ Site Plan
Plat
Parking/ Landscape Plan
Engineering Documents
Subdivision Improvements Agreement
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: Addressing, Building Safety, Neighborhood Services,
Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney



November 15, 2019

Greg Barnes
Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601

RE: Wolf Creek Run West Final Plat, Final Development Plan, Construction Documents

Dear Mr. Barnes:

Thank you for the comments on September 27, 2019 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the documents, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

Development Services, Planning (Greg Barnes, gjbarnes@adcogov.org)

1. PLN01: The material submitted for the final PUD only included one page "Sheet 4 of 22". We will need to see more. The PUD application should include information on the common areas, open space, a detail of minimum building materials, design features, etc. A PUD is supposed to have a superior design with bicycle and parking amenities. Landscape buffers, signage and entry features, and park design are expected. The FDP should also include minimum lot size, minimum lot width, and setbacks. This is essential in reviewing the final plat to ensure compliance with proposed standards.

Response: The full FDP has been submitted with this second application.

2. PLN02: A final plat is not processed through the Planning Commission. This signature block can be removed.

Response: This has been removed.

3. PLN03: The plat application included a phasing map. It was unclear as to what the intent of the phasing plan was. All public improvements for the same filing will be required at the same time. The overall land area and number of lots will directly impact the amount of PLDD cash-in-lieu payments, so this should be clarified immediately.

Response: Noted. Pauls intends to provide a bond for all the public improvements associated with Filing No.1. The phasing plan has been provided as the SIA is written such that building permits may be issued in phases as each phase becomes preliminarily accepted by the County. This is similar to how the previous developments at Blackstone Ranch Filing 3 and 4 have been completed.



CDOT (Steve Loeffler, <u>steven.loeffler@state.co.us</u>)

1. Comment: We would like to review a traffic study for this development which looks at the impact of this development on State Highway 36 and Piggott Rd. If traffic at this intersection will increase my 20% or greater, a new State Highway Access Permit will be required. Since Piggott Rd. is a County Road, Adams County would need to be the Permittee on the Permit. Contact for this permit is Steve Loeffler who can be reached at 303-757-9891 or steven.Loeffler@state.co.us The County should be aware of cumulative impact of this development and others on the intersections connecting to State Highway 36 and will be responsible for required improvements at these locations.

Response: A traffic study was submitted for WCR West with the Preliminary Plat application and the most recent Final Plat Application to Adams County. We have emailed this report directly to Steve. Additionally, per the traffic study, there is an increase of greater than 20% at the Hwy 36 and Piggott Road intersection therefore a new state highway access permit will be required. This application will be prepared by KHA and submitted.

Development Engineering Review (Greg Labrie, glabrie@adcogov.org)

1. The estimated cost for curb and gutter shown in Exhibit B from the proposed Subdivision Improvement Agreement is extremely low as compared to CDOT Cost Data Book. On average the estimated cost for the installation of concrete curb and gutter is \$30 per linear foot instead of \$8 per linear foot. Please provide a quote from a contractor showing the installation of curb and gutter for \$8 per linear feet or change the estimate in Exhibit B to reflect CDOT's cost for curb and gutter at \$30 per linear feet.

Response: Unit cost for curb and gutter has been updated to \$30/LF.

Please use square yards instead of linear feet to calculate the installation cost of the 5' wide sidewalks.

Response: Unit and unit cost for sidewalk has been updated to reflect SY.

3. Change any reference of the Transportation Department to the Adams County Public Works Department within the Subdivision Improvement Agreement.

Response: This has been updated.

4. An approved Subdivision Improvement Agreement and related collateral will be required prior to commencing construction on this location. No construction will begin until the SIA has been approved by the BoCC.

Response: Noted.

5. Building Permits will not be issued until this subdivision has received Preliminary Acceptance.

Response: Noted.



A Pavement thickness design will be submitted and approved prior to construction.

Response: Noted. The pavement design will be provided once the overlot grading has been completed. The Geotech engineer will not provide a pavement recommendation until this work has been completed, similar to the sequence of work that was completed on Blackstone Ranch.

7. A Geotechnical Report will need to be submitted to address pavement subgrade concerns.

Response: A Geotech report has been provided with the resubmittal.

8. A pavement overlay and related shouldering does not appear to be included in the areas where new pavement is being abutted to existing pavement. To assure pavement stability and integrity in the areas of existing pavements along Piggott Rd. and 26th Ave., an overlay will be required, possibly along with related patching. These costs will all be included into the approved SIA.

Response: KHA and Pauls disagree with this requirement. The existing pavement along Piggott and 26th is in good condition today. The proposed widening in these areas will be completed by sawcutting a clean edge and then paving of the shoulder with a 2% cross slope to maintain proper drainage. An asphalt overlay of the entire area is excessive and unwarranted in our opinion and not required by code. KHA requested a face to face meeting with the County to discuss this comment and has not received a response.

Construction details such as cross sections and plan and profile for the roadways and drainage facilities are required to be shown on the design plans.

Response: There are limited drainage facilities proposed as the majority of the site surface drains to ditches which convey flows to the existing detention pond on Wolf Creek Run East. Cross sections have been added to the plans and roadway profiles have been added to the plans for the Piggott Road and 26th Ave improvements.

Erosion and sediment control BMPs with installation details shall also be included in the design plans.

Response: Erosion control plans were included in the previous submittal. The BMP installation details have been added to the plans. The Erosion Control plans were revised to include the limits of the improvements on Piggott Road and 26th Ave.

ROW Review (Marissa Hillje, mhillje@adcogov.org)

 ROW1. Revise statement: Have by these presents...... lots, tracts, streets and easements.....(see redlines)

Response: This have been updated.

2. ROW2. Revise dedication statement: ...hereby dedicate, grant...... Those public streets and easements.....(see redlines)

Response: This have been updated.

3. ROW3. Add note describing basis of bearings



Response: This have been updated.

ROW4. The easement note #7 needs to be revised. The map shows 10ft ue and le along tracts as well as 16ft along back of properties.

Response: This have been updated.

ROW5. Add case # PRC2019-00009 to top right of each page

Response: This have been updated.

ROW6. Revise the leader line for point of beginning on sheet 2

Response: This have been updated.

ROW7. Remove all duplicate tract # and lot # from each lot on each sheet. There are several overlapping labels that need to be revised/deleted as well.

Response: This have been updated.

8. ROW8. The County will require that all public right of way is free and clear of any easements or encumbrances. The utility easements (200ft REC C0958528 & 40ft C0958528) that are within the dedicated portions of Piggot Road must be vacated and rec# of vacated document labeled on plat prior to approval.

Response: Noted. This portion of the existing easements will be vacated via separate document.

9. ROW9. Add addresses # to each lot OR the entire address table can be added to a sheet on the plat.

Response: The address table has been added to the plat.

 ROW10. An updated title report will be required with the next resubmittal. Please send report dated no older than 30 days.

Response: Updated title has been provided.

11. ROW11. See redlines on plat attached.

Response: Redline comments have been addressed. Additionally, redline responses to plan comments have bee provided and added to the end of this letter.

External Review Agency Comments Colorado Parks and Wildlife – Matt Martinez

1. Letter Dated 9/16/2019

Response: Thank you for the information. At this time, it is not anticipated that endangered species exist on-site. The recommended messaging for future home owners provided in the letter will be communicated to home owners the project reaches that stage.



Colorado Geological Survey - Jill Carlson

1. Letter Dated 9/18/2019

Response: Thank you for the information. The letter notes that CGS has no objection to approval of the site at this time.

IREA - Brooks Kaufman

1. Email Dated 9/18/19 and Final Plat Redlines

Response: Redline comments have been addressed with this resubmittal. Please review.

Strasburg Metropolitan Parks and Rec. District - Robert Tibbals, Jr.

1. Letter Dated 9/20/2019

Response: The owner will pay the required park fees to Adams County as required by code, prior to recordation of a final plat.

The park is designated as private to help prevent overuse which is documented as a concern in this letter. The owner is open to considering making the park public, however, they HOA will maintain maintenance responsibilities and will cover the cost of irrigation.

The owner is not required to dedicate additional water to the park district and will not being providing this request at this time.

Strasburg School District 31J - Monica K. Johnson

1. Letter Dated 9/19/2019

Response: Thank you for the response, no action required at this time.

Tri County Health Department – Annemarie Heinrich

1. Letter Dated 9/16/19

Response: Detached sidewalks are being provided throughout the proposed development.

To support better and safer pedestrian and bicycle connectivity. A paved shoulder with bike lane striping is being proposed between Piggott Road and Aspen Street on E. 26th Avenue to provide a connection between WCR West, WCR East, Blackstone Ranch and the City of Strasburg.

Xcel Energy – Donna George

Letter Dated 9/19/19

Response: Thank you for your comments, no action required.

Public Comment – Doug Masser

1. Email Dated 9/11/19

Response: Paulscorp builds homes and communities that are consistent with local building and land development codes. They intend to meet the requirements for traffic, water, utilities and site design as set forth by Adams County. The WCR West site is zone PUD and has



been planned for single family residential for 10 years. The project is consistent with the Strasburg growth plan.

Public Comment - Marble Ricke

1. Email Dated 9/9/19

Response: EACMD has provided aquifer supply and water supply studies to the State Water Board confirming adequate water supply for Filing No. 1 of WCR West.

Please contact me at (719) 453-0182 or Eric.gunderson@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Eric Gunderson

Eric Gunderson, P.E. Project Manager

CASE NO. PLT2 PRC2019-00009 Added

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

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

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

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

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, SOUTH 89'22'37" WEST, A DISTANCE OF 959.49 FEET:

THENCE DEPARTING SAID SOUTH LINE. NORTH 00'37'23" WEST. A DISTANCE OF 70.00 FEET:

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

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

THENCE NORTH 4537'55" WEST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 0037'55" WEST, A DISTANCE OF 27.00 FEET;

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

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

THENCE NORTH 45'37'55" WEST, A DISTANCE OF 21.22 FEET;

THENCE NORTH 0037'45" WEST, A DISTANCE OF 27.00 FEET;

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

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

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

THENCE SOUTH 89'22'05" WEST, A DISTANCE OF 490.50 FEET; THENCE NORTH 00"37"55" WEST, A DISTANCE OF 27.00 FEET;

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

THENCE NORTH 00'37'55" WEST, A DISTANCE OF 131.00 FEET;

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

THENCE NORTH 0037'55" WEST, A DISTANCE OF 268.65 FEET;

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

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

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

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

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

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

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

THENCE NORTH 00'37'55" WEST, A DISTANCE OF 381.16 FEET TO THE SOUTHER OF THAT CERTAIN Tracts,

QUITCLAIM DEED, RECORDED UNDER RECEPTION NO. C1065639; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES;

1. NORTH 8814'12" EAST, A DISTANCE OF 773.95 FEET; 2. NORTH 88'05'58" EAST, A DISTANCE OF 431.89 FEET;

3. NORTH 8911'33" EAST, A DISTANCE OF 29.97 FEET TO THE EAST QUARTER CORNER OF SAID SECTIO public streets and THENCE ALONG SAID EAST LINE OF SAID SECTION 29, SOUTH 00'04'43" EAST, A DISTANCE OF 2646.32

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

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

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

ACKNOWLEDGEMENT

EXECUTED THIS ____ DAY OF ______ A.D., 20____, BY: PAULS DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

__ AS ___

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF AS AUTHORIZED SIGNATORY FOR PAULS DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY ADDRESS IS: _

300 E. Mineral Ave., Suite 1	DATE OF	12-19-2017	3	PLAT COMMENTS
Littleton, Colorado 80122	PREPARATION:		2	PLAT COMMENTS
Phone: (303) 713-1898 CONSULTANTS, INC. Fax: (303) 713-1897	SCALE:	N/A	1	PLAT COMMENTS
AzTec Proj. No.: 48117-48	SHEET	1 OF 9	NO.	REVISION

20 21 19 SITE 29 he map shows 10ft along tract lines 30 NORTH 3233 31 VICINITY MAP = 1"=2500"

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

NOTES:

Added

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

PLANNING	COMMISSION	APPROVAL	

APPROVED THIS _____ DAY OF _____

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

6/11/2019 SDL AKI 1/15/2019 CWB DRH

7/17/2018 CWB DRH

DATE BY CHK LATEST REVISION 6/11/2019

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

CHAIR

NOTES CONTINUED:

- A ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-55-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TILE TO THE LAND ON WHICH SCAD MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS TILE OF A CLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITHESS CORNER OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT OR ARTICLE 5.3 OF SITE 38. OR S. RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION BINDER POLICY NUMBER PIB70557952.2592344 PREPARED BY LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SPIPEMBER 10, 2018, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS—OF—WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR A PPULCABLE ASSEMENTS AND RIGHTS—OF—WAY.

DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

6. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 0800100715H WITH AN EFFECTIVE DATE OF MARCH 5, 2007 THE SUBJECT PROPERTY LES WITHIN ZONE X, BEING DEFINED AS "OTHER AREAS... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD".

ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS: TWELVE (12) FEET ALONG REAR LOT LINES; FIVE (5) FEET ALONG SIDE LOT LINES; FOURTHER (14) FEET ALONG FRONT LOT AND TRACT LINES ADJACENT TO PUBLIC STREETS; OTHER UTILITY EASEMENTS ARE AS SHOWN HEREON.

- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.
- 10. NOTICE IS GIVEN THAT THIS SUBJUYSION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
- 11. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- 12. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.
- 13. THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION #_
- 14. ALLEYS SHALL BE OWNED AND MAINTAINED BY THE WOLF CREEK RUN WEST HOA, FOR RESIDENTIAL ACCESS TO THE LOTS AND TRASH SERVICE.
- 15. LANDSCAPE EASEMENT SHALL BE OWNED AND MAINTAINED BY WOLF CREEK RUN WEST HOA.

Add note describing Basis of Bearings Please see note #1

SURVEYOR'S CERTIFICATE

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

ANTHONY K. PEALL.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, PLS NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITLETON, CO. 8000
3003 713-1898



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BY MITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IN 100 EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _______M. ON THE ______ DAY _A.D., 20__.

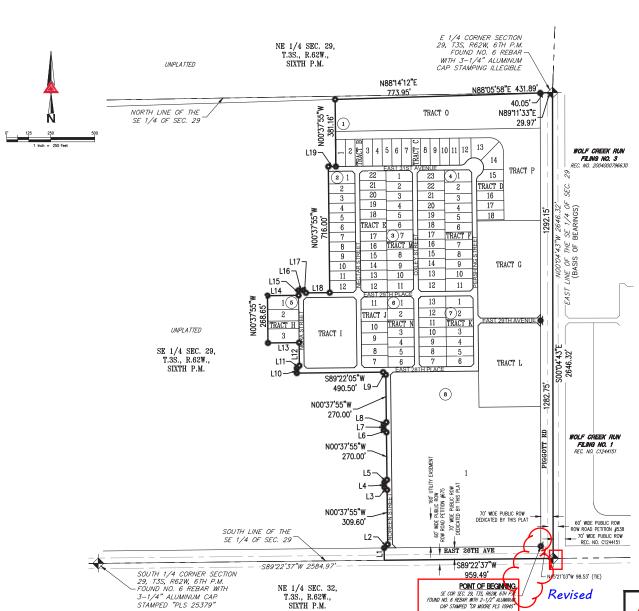
COUNTY CLERK AND RECORDER

BY: DEPUTY RECEPTION	NO
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RECEPTION NO.

CASE NO. PLT2018-00008

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



MONUMENT SYMBOL LEGEND

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

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

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



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



DATE OF PREPARATION:	Г	12-19	-2017
SCALE:	Г	τ-	250'
SHEET	2	0 F	9

WOLF CREEK RUN WEST FILING NO. 1 CASE NO. PLT2018-00008 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 9 UNPLATTED N8814'12"E 773.95 Removed QUITCLAIM DEED . REC. NO. C1065639 remove all duplicate tract and lot #'s TRACT O 221,540 SF 5.086 AC KEY MAP SE 1/4 SEC. 29, T.3S., R.62W., MONUMENT SYMBOL LEGEND SIXTH P.M. FOUND SECTION CORNER SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291" SET NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291" EASEMENT REC NO. CO958528 16' A.E., D.E. & U.E. N89'22'00"E 874.22' (NR) NON-RADIAL 55.00' 55.00' 55.00' 52.39 55.00 55.00' 55.00 55.00 55.00 55.00' A.E. ALLEY EASEMENT 55.00 55.00 D.E. DRAINAGE EASEMENT 5' D.E. & U.E. L.E. LANDSCAPE EASEMENT 8,469 SF U.E. UTILITY EASEMENT 0.194 AC 2 8,469 SF 0.194 AC RSC 1 8,775 SF 0.156 AC 0.156 AC UNPLATTED 8,469 SF 🛱 TRACT C 1 A 8,068 SF 1 A C 1 A 8 470 SF 11 8.470 SF 10 8,469 SF 4,99 0.194 AC // 0.194 AC ≱ 8,469 SF 50 0.194 AC 50 8,470 SF 🐇 8,469 SF 50 0.194 AC ≥ 8,469 SF 15 8,470 SF 0.194 AC 0.194 AC 0.194 AC 0.194 AC 0.194 AC **©**i LINE TABLE 14' D.E. & U. & U.E. BEARING LENGTH & U.E 55.00' 55.00 S45*37'55"E 21.21 44.00' L19 EAST 31ST AVENUE N89*22'05"E 827.50 N44*22'05"E N89"22'05"E 337.00' N89"22'05"E 327.00" N89°22'05"E 163.50' S45*37'55"E 21 21 140.00' 12' A.E., D.E. & U.E. 12' A.E., D.E. & U.E. 135.00 135.00' 12' A.E., D.E. & U.E. -12' A.E., D.E. & U.E. L27 N44*22'05"E ≥ —— 12° A.E., D.E. & U.E. 9,497 SF (2) 9,188 SF 10.505 SF 0.218 AC 10,612 SF 0.183 AC 0.241 AC -23 14' D.E. & U.E. 0.244 AC 14' D.E. & U.E. -N89'22'05"E 155.00' -S89'22'05"W 150.00' 14' D.F. & U.F. SHE S89'22'05"W 150.00'-14' D.E. & U.E. 21 S89*22'05"W 150.00'-5' D.E. & U.E. 8,250 SF 0.189 AC 5' D.E. & U.E. 8,250 SF 8 525 SF 2 10,075 SF EY ST 0.196 AC STRE 0.189 AC 8.250 SF (2) 0.231 AC 0.189 AC & U.E. NECTAR S00'37'55'F -S89'22'05"W 150.00'--N89'22'05"E 155 -S89°22'05"W 150.00'- ┿ 5' D.E. & U.E. 8 250 SE 8,525 SF 8,250 SF 27' → 0.189 AC 0.189 AC 8,250 SF 13.5' 13.5' 8,525 SF -N89*22'05"E 155.00'-0.189 AC 0.196 AC -S89°22'05"W 150.00'-FOR AND ON BEHALF OF -S89'22'05"W 150.00'-19 20 8,525 SF -S89'22'05"W 150.00'-8,250 SF 8.250 SF 0.189 AC 0.196 AC 0.189 AC DATE OF 12-19-2017 -N89°22'05"E 155.00 PREPARATION: 0.189 AC Littleton, Colorado 80122 -S89*22'05"W 150.00'-14' A.E., D.E. & U.E. ▶ Phone: (303) 713-1898 Fax: (303) 713-1897 SCALE:

SHEET 3 OF 9

AzTec Proj. No.: 48117-48

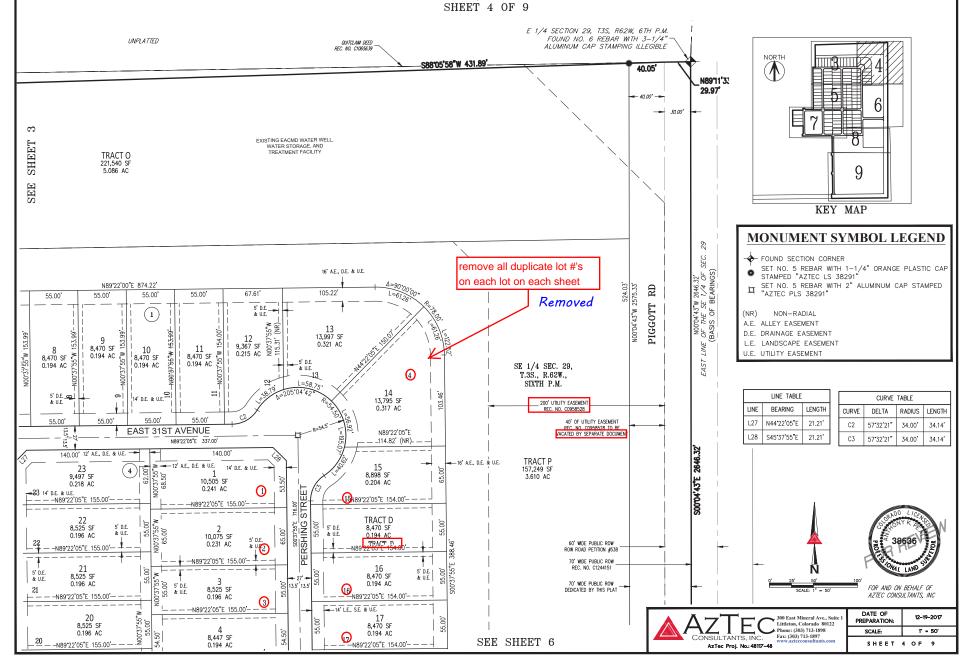
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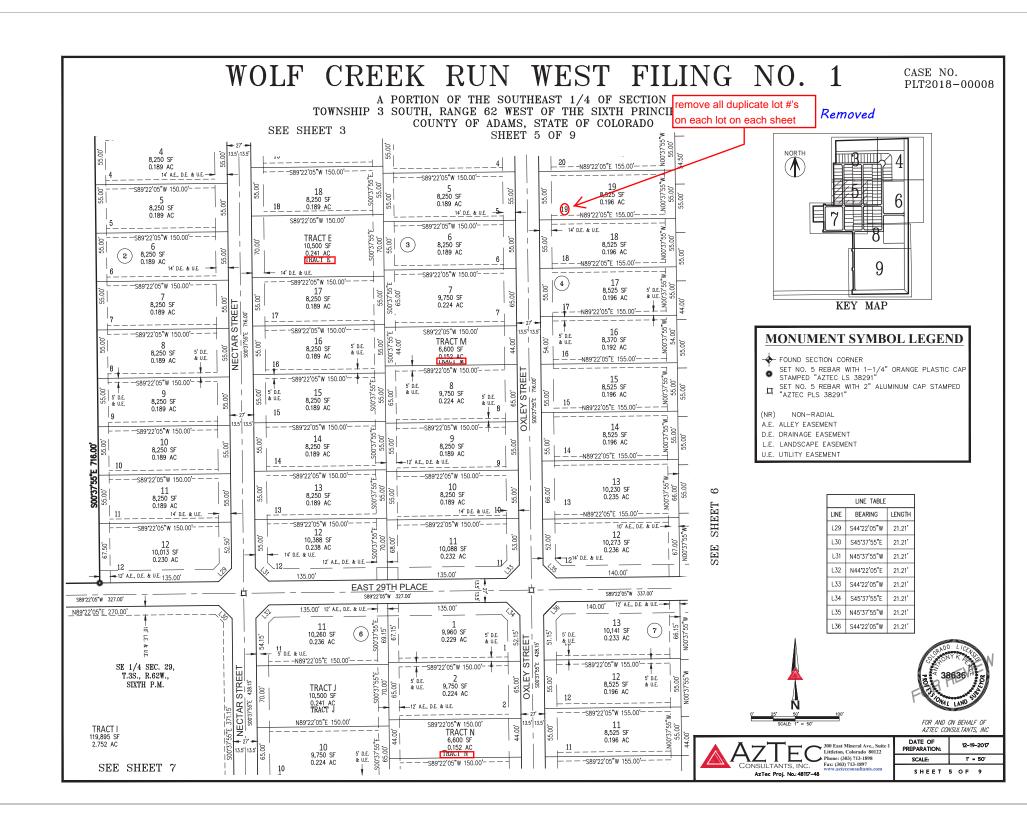
SEE SHEET 5

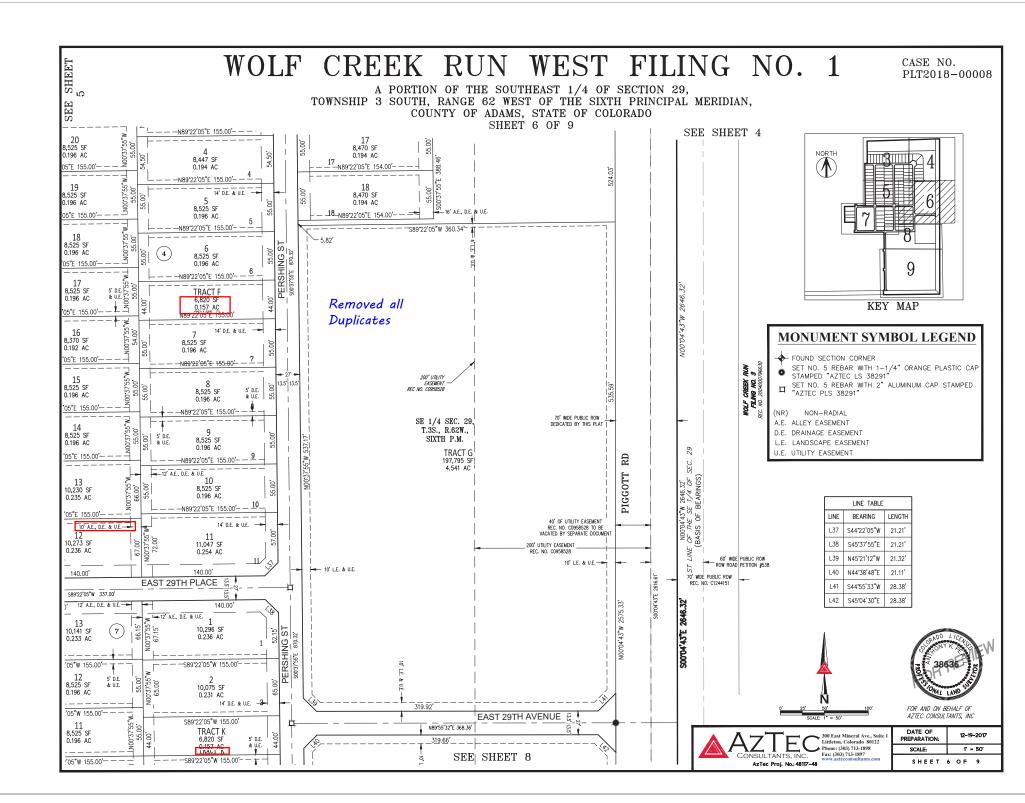
-S89'22'05"W 150.00'-

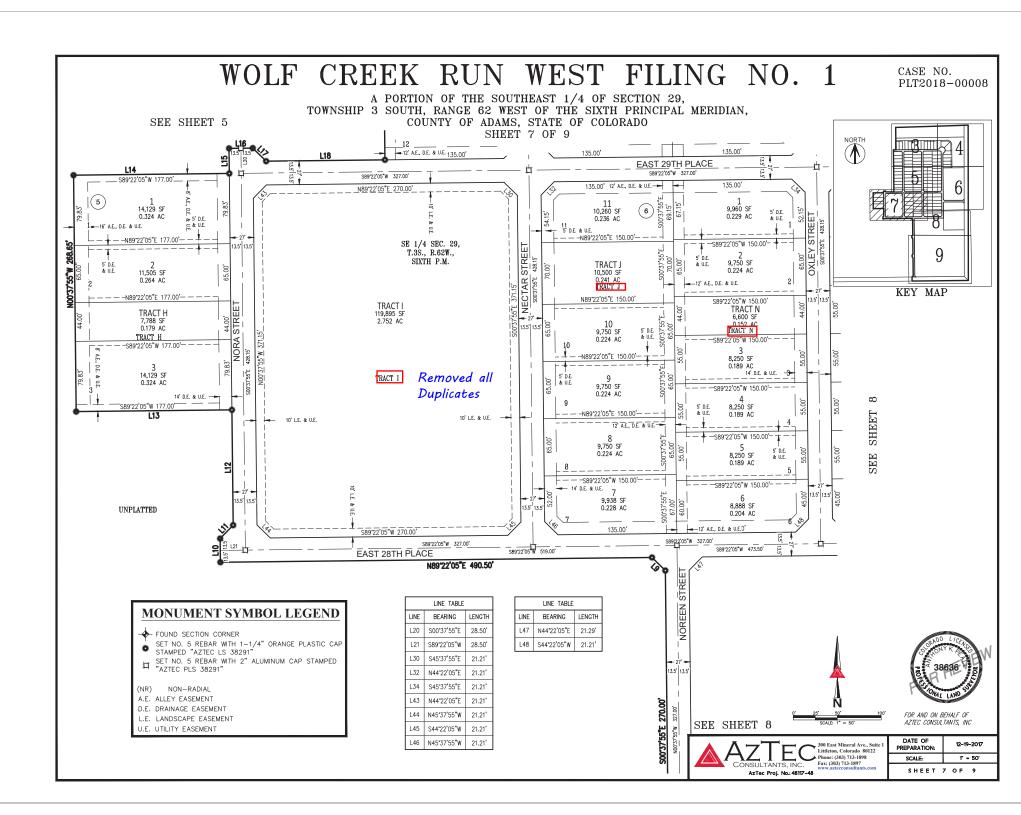
CASE NO. PLT2018-00008

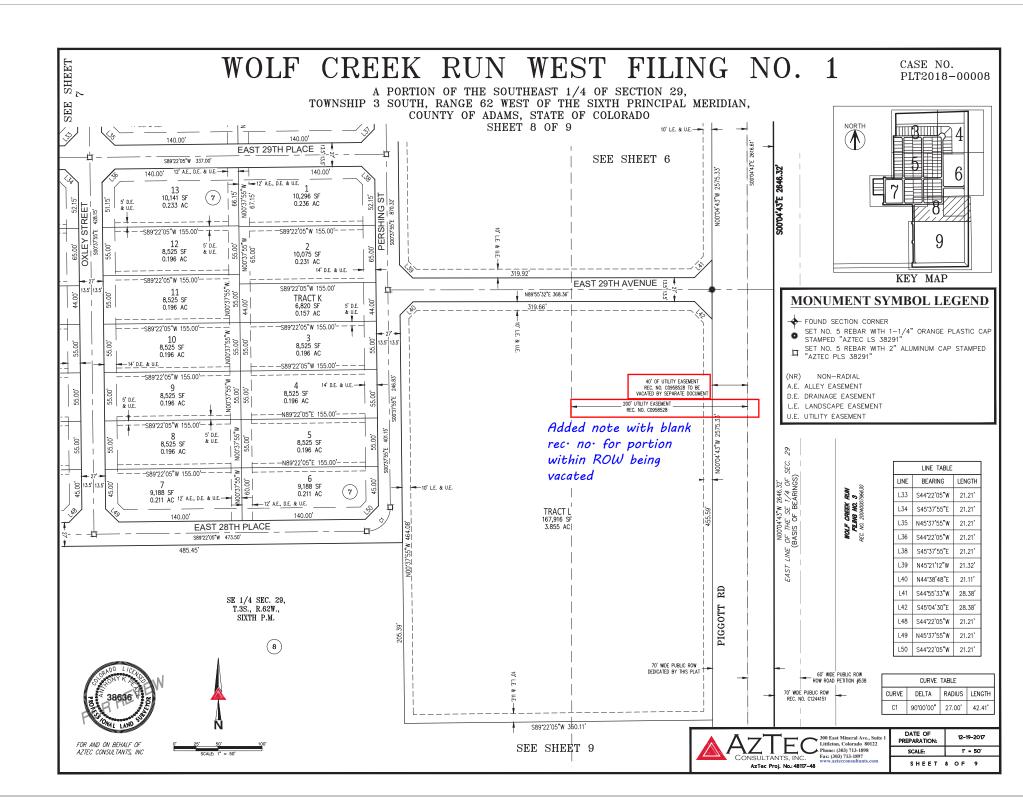
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9

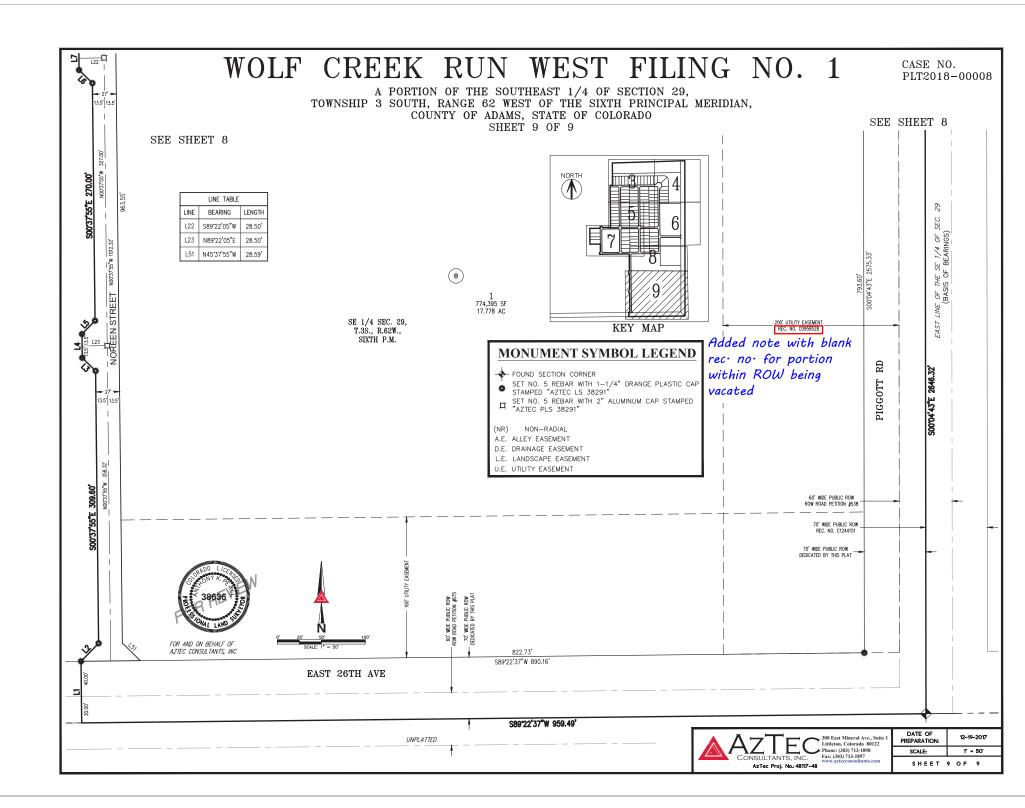












CASE NO. PLT2018-00008

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

OWNERSHIP AND DEDICATION CERTIFICATE:

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

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

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

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, SOUTH 89°22'37" WEST, A DISTANCE OF 959.49 FEET;

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

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 28.58 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 309.60 FEET;
THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 44°22'05" EAST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 45°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 45°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 00°37'45" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 45°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE SOUTH 89°22'05" WEST, A DISTANCE OF 490.50 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 44°22'05" EAST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 131.00 FEET;
THENCE SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 268.65 FEET;
THENCE NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 28.50 FEET;
THENCE NORTH 89°22'05" EAST, A DISTANCE OF 27.00 FEET;

THENCE SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 89°22'05" EAST, A DISTANCE OF 135.00 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 716.00 FEET;
THENCE NORTH 89°22'05" EAST, A DISTANCE OF 42.78 FEET;

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

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

1. NORTH 8814'12" EAST, A DISTANCE OF 773.95 FEET;

2. NORTH 88'05'58" EAST, A DISTANCE OF 431.89 FEET;

3. NORTH 89"1'33" EAST, A DISTANCE OF 29.97 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 29;
THENCE ALONG SAID EAST LINE OF SAID SECTION 29, SOUTH 00"04'43" EAST, A DISTANCE OF 2646.32 FEET THE POINT OF BEGINNING.

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

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

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

ACKNOWLEDGEMENT

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

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

NAME AS TITLE

STATE OF COLORADO)

COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF ______, 20____, BY ______ AS AUTHORIZED SIGNATORY FOR PAULS DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: ______

MY ADDRESS IS: _____

AZTEC Proj. No.: 48117-48

300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF	12-19-2017	3	PLAT COMMENTS	6/11/2019	SDL	AKP
PREPARATION:		2	PLAT COMMENTS	1/15/2019	CWB	DRH
SCALE:	N/A	1	PLAT COMMENTS	7/17/2018	CWB	DRH
SHEET	1 OF 9	NO.	REVISION	DATE	BY	CHK

29 SITE
30 28

31 NORTH 32 33

Added

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

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

25007

HART

NOTES:

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

<u>PLANNING</u>	<u>COMMISSION</u>	<u>APPROVAL</u>

APPROVED THIS _____ DAY OF ______, 20_____

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR

NOTES CONTINUED:

- 3. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 4. AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION BINDER POLICY NUMBER PIB70557952.2592344 PREPARED BY LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SEPTEMBER 10, 2018, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS—OF—WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS—OF—WAY.
- 5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 6. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08001C0715H WITH AN EFFECTIVE DATE OF MARCH 5, 2007 THE SUBJECT PROPERTY LIES WITHIN ZONE X, BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD".
- 7. ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS: TWELVE (12) FEET ALONG REAR LOT LINES; FIVE (5)

 FEET ALONG SIDE LOT LINES; FOURTEEN (14) FEET ALONG FRONT LOT AND TRACT LINES ADJACENT TO PUBLIC STREETS; OTHER UTILITY EASEMENTS ARE AS SHOWN HEREON.
- S. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- 9. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.
- 10. NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
- 11. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- 12. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.
- 13. THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION #_______.
- 14. ALLEYS SHALL BE OWNED AND MAINTAINED BY THE WOLF CREEK RUN WEST HOA, FOR RESIDENTIAL ACCESS TO THE LOTS AND TRASH SERVICE.
- 15. LANDSCAPE EASEMENT SHALL BE OWNED AND MAINTAINED BY WOLF CREEK RUN WEST HOA.

SURVEYOR'S CERTIFICATE

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

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

38636 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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

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

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. _____

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT ______M. ON THE ______ DAY OF ______A.D., 20__.

COUNTY CLERK AND RECORDER

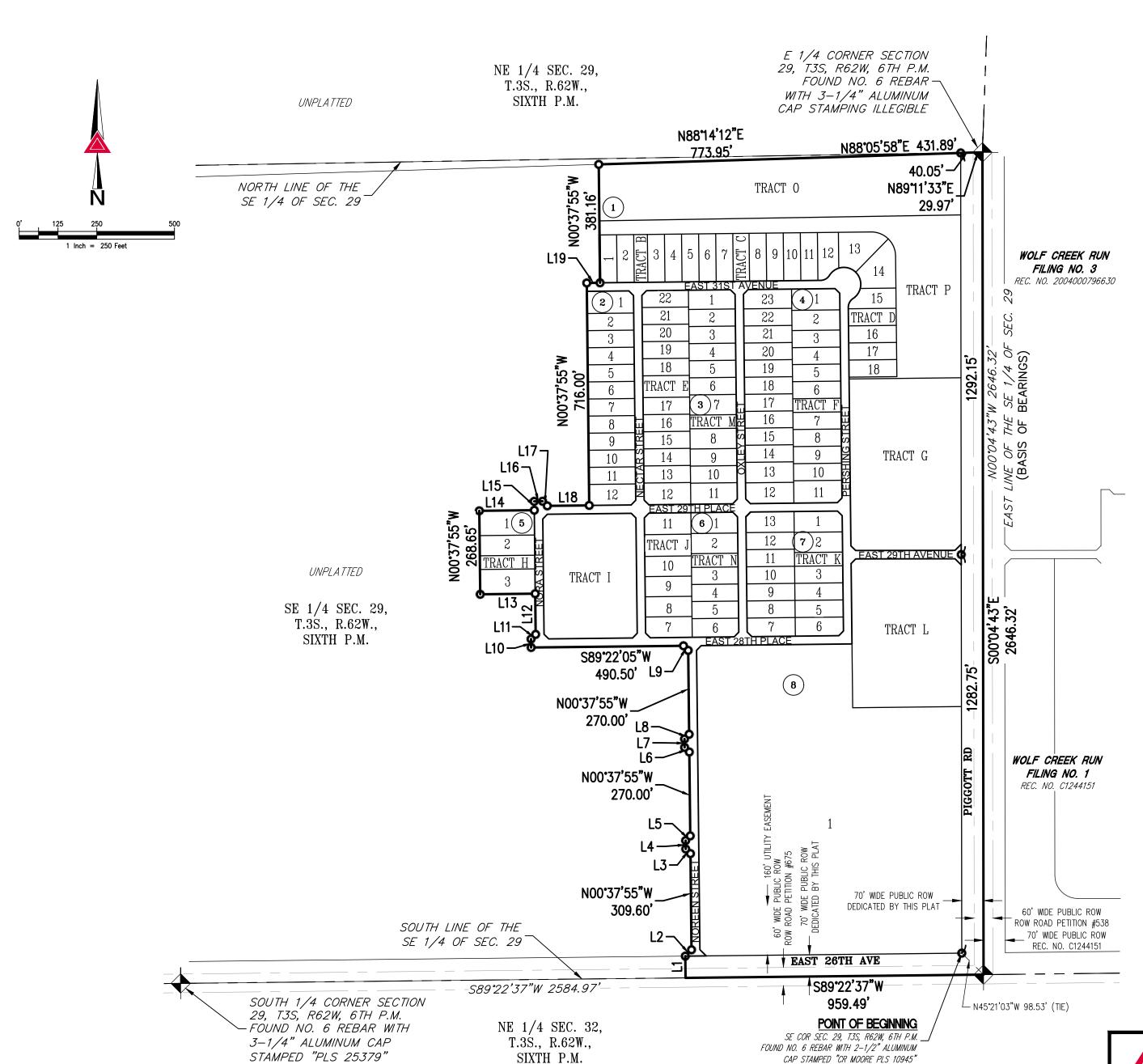
BY:	RECEPTION NO.
DEPUTY	

LATEST REVISION 6/11/2019

CASE NO. PLT2018-00008

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

SHEET 2 OF 9



MONUMENT SYMBOL LEGEND

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

	Т	RACT 1	TABLE	
DESCRIPTION	SQ.FT.	AC.	USE	MAINT.
TRACT B	6,775	0.1555	ACCESS	НОА
TRACT C	8,068	0.1852	ACCESS	НОА
TRACT D	8,470	1.944	ACCESS	НОА
TRACT E	10,500	0.2410	ACCESS	НОА
TRACT F	6,820	0.1565	ACCESS	НОА
TRACT G	197,795	4.5407	BALL FIELD	НОА
TRACT H	7,788	0.1787	ACCESS	НОА
TRACT I	119,895	2.7524	PARK	НОА
TRACT J	10,500	0.2410	ACCESS	НОА
TRACT K	6,820	0.1565	ACCESS	НОА
TRACT L	167,916	3.8548	BALL FIELD	НОА
TRACT M	6,600	0.1515	ACCESS	НОА
TRACT N	6,600	0.1515	ACCESS	НОА
TRACT O	221,540	5.086	TREATMENT PLANT	EACMD
TRACT P	157,249	3.6100	OPEN SPACE	НОА

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



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



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

WOLF CREEK RUN WEST FILING NO. 1 CASE NO. PLT2018-00008 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 9 **UNPLATTED** N8814'12"E 773.95' QUITCLAIM DEED REC. NO. C1065639 TRACT O 221,540 SF 5.086 AC KEY MAP Revised callout SE 1/4 SEC. 29, T.3S., R.62W., CALL OUT EASEMENT AS METRO **MONUMENT SYMBOL LEGEND** SIXTH P.M. DISTRICT (WATER EASEMENT) NOT FOR DRY UTILITIES FOUND SECTION CORNER SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291" SET NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291" 200' UTILITY EASEMENT 16' A.E., D.E. & U.E. REC NO. C0958528 N89°22'00"E 874.22' (NR) NON-RADIAL 55.00 55.00' 55.00 55.00 52.39 55.00' 55.00 55.00 55.00 55.00' 44.00' A.E. ALLEY EASEMENT D.E. DRAINAGE EASEMENT L.E. LANDSCAPE EASEMENT 5' D.E. & U.E. 8,469 SF U.E. UTILITY EASEMENT 0.194 AC UNPLATTED 8,469 SF 🖂 8,469 SF 0.194 AC N 6,775 SF 125 0.194 AC 15 0.194 AC TRACT C ... 8,068 SF ... 929 0.185 AC ... 185 8,409 5₁ 0.194 AC ≥ | 8,469 SF % SS 0.194 AC % 8,470 SF 😤 8,469 SF \$\frac{\text{N}}{25} | 0.194 AC \$\frac{1}{25}\$ 8,470 SF 8,470 SF 0.194 AC 0.194 AC 0.194 AC 🖔 5' D.Ε. <u>φ</u> LINE TABLE 14' D.E. & U.E. & U.E. 5' D.E. BEARING LENGTH & U.E. 55.00' 55.00 55.00' 52.39 55.00' 55.00' 55.00' 55.00 S45°37'55"E 21.21' 44.00' 55.00' L19 55.00 **EAST 31ST AVENUE** N89°22'05"E 827.50 N44°22'05"E 21.21' N89°22'05"E 337.00' N89°22'05"E 327.00' N89°22'05"E 163.50' L26 S45°37'55"E 21.21' 140.00' 12' A.E., D.E. & U.E. 140.00 12' A.E., D.E. & U.E._ ≥ 12' A.E., D.E. & U.E. 14' D L27 | N44°22'05"E | 21.21' ,00 (3) 9,497 SF (2)9,188 SF 7,987 SF 10,505 SF 0.218 AC 10,612 SF 0.183 AC 0.211 AC 0.244 AC -23 14' D.E. & U.E. 14' D.E. & U.E. 👤 — — –N89°22'05"Е 155.00'— 14' D.E. & U.E. --S89°22'05"W 150.00'-8,250 SF 5, D.E. 8,525 SF 5' D.E. & U.E. 8,250 SF 0.189 AC & U.E. & U.E. 0.196 AC 0.189 AC 10,075 SF 8,250 SF 0.231 AC & U.E. 0.189 AC → N89°22'05"E 155 ~589°22'05"W 150.00'-8,250 SF 8,525 SF 8,250 SF 0.189 AC & U.E. 0.196 AC 0.189 AC 13.5' 13.5' 8,250 SF 8,525 SF £Ω | & U.E. & U.E. — –N89°22'05"E 155.00' 0.189 AC 0.196 AC - — -S89**°**22'05"W 150.00' S89°22'05"W 150.00' FOR AND ON BEHALF OF — —N89°22'05"E 155 AZTEC CONSULTANTS, INC -S89°22'05"W 150.00'-8,250 SF 8,525 SF 8,250 SF 0.189 AC 0.196 AC 0.189 AC 8,250 SF DATE OF

0.189 AC

— S89°22'05"W 150.00'— —

14' A.E., D.E. & U.E.——

-S89°22'05"W 150.00'-

SEE SHEET 5

— –N89°22'05"E 155.00'-

19

12-19-2017

1" = 50'

PREPARATION:

SCALE:

SHEET 3 OF 9

Littleton, Colorado 80122

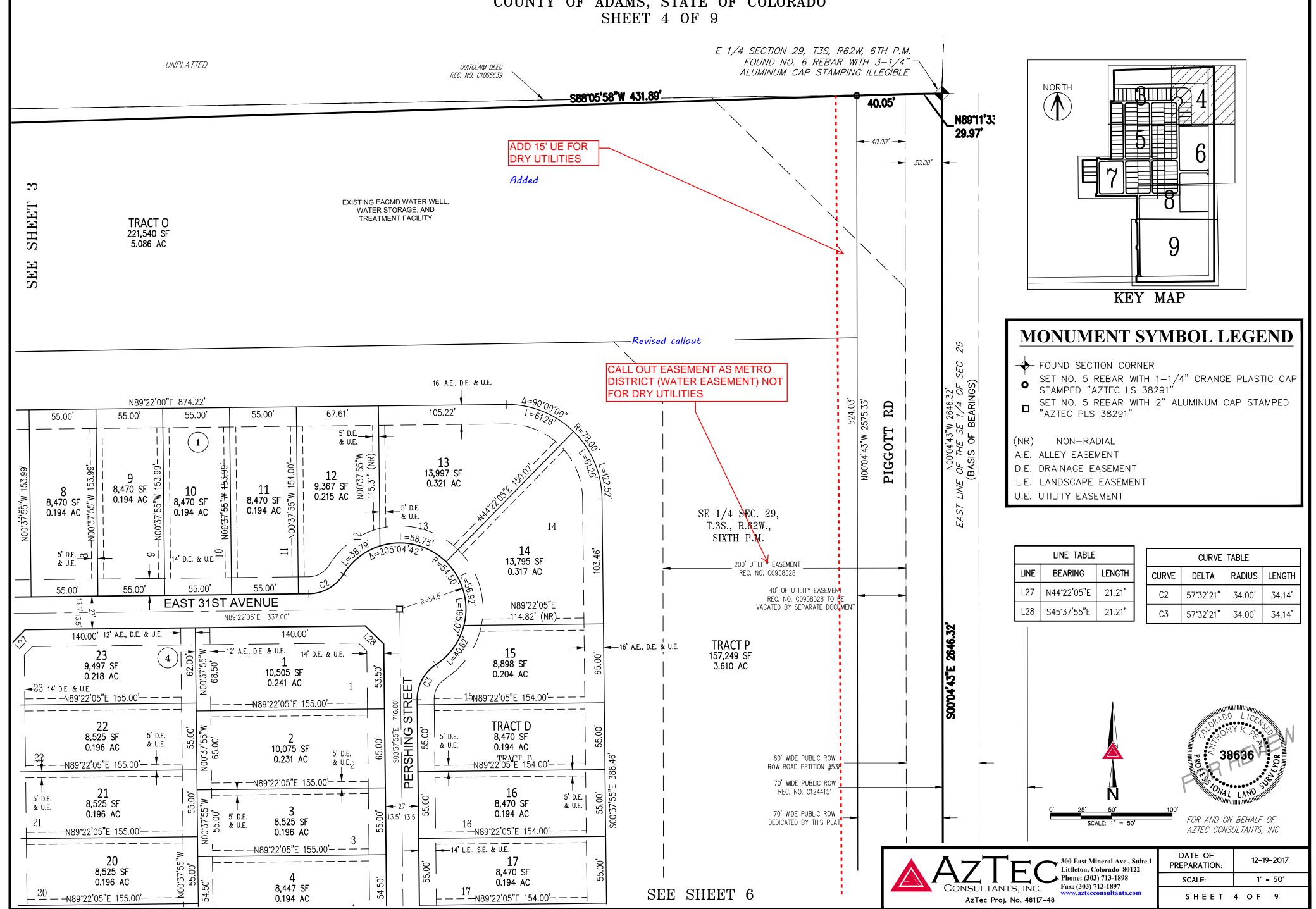
▶ Phone: (303) 713-1898

Fax: (303) 713-1897

AzTec Proj. No.: 48117-48

CASE NO. PLT2018-00008

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



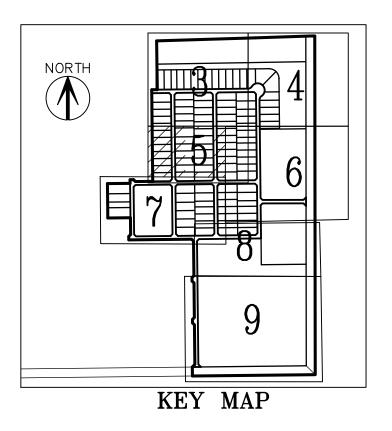
CASE NO. PLT2018-00008

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

SHEET 5 OF 9



SEE SHEET 3



MONUMENT SYMBOL LEGEND

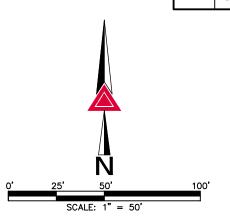
- FOUND SECTION CORNER
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
- SET NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291"

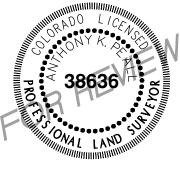
(NR) NON-RADIAL

- A.E. ALLEY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT

Y EASEMENT	U.E. UTILITY
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	LINE TABLE	
LINE	BEARING	LENGTH
L29	S44°22'05"W	21.21'
L30	S45°37'55"E	21.21'
L31	N45°37'55"W	21.21'
L32	N44°22'05"E	21.21'
L33	S44°22'05"W	21.21'
L34	S45°37'55"E	21.21'
L35	N45°37'55"W	21.21'
L36	S44°22'05"W	21.21'

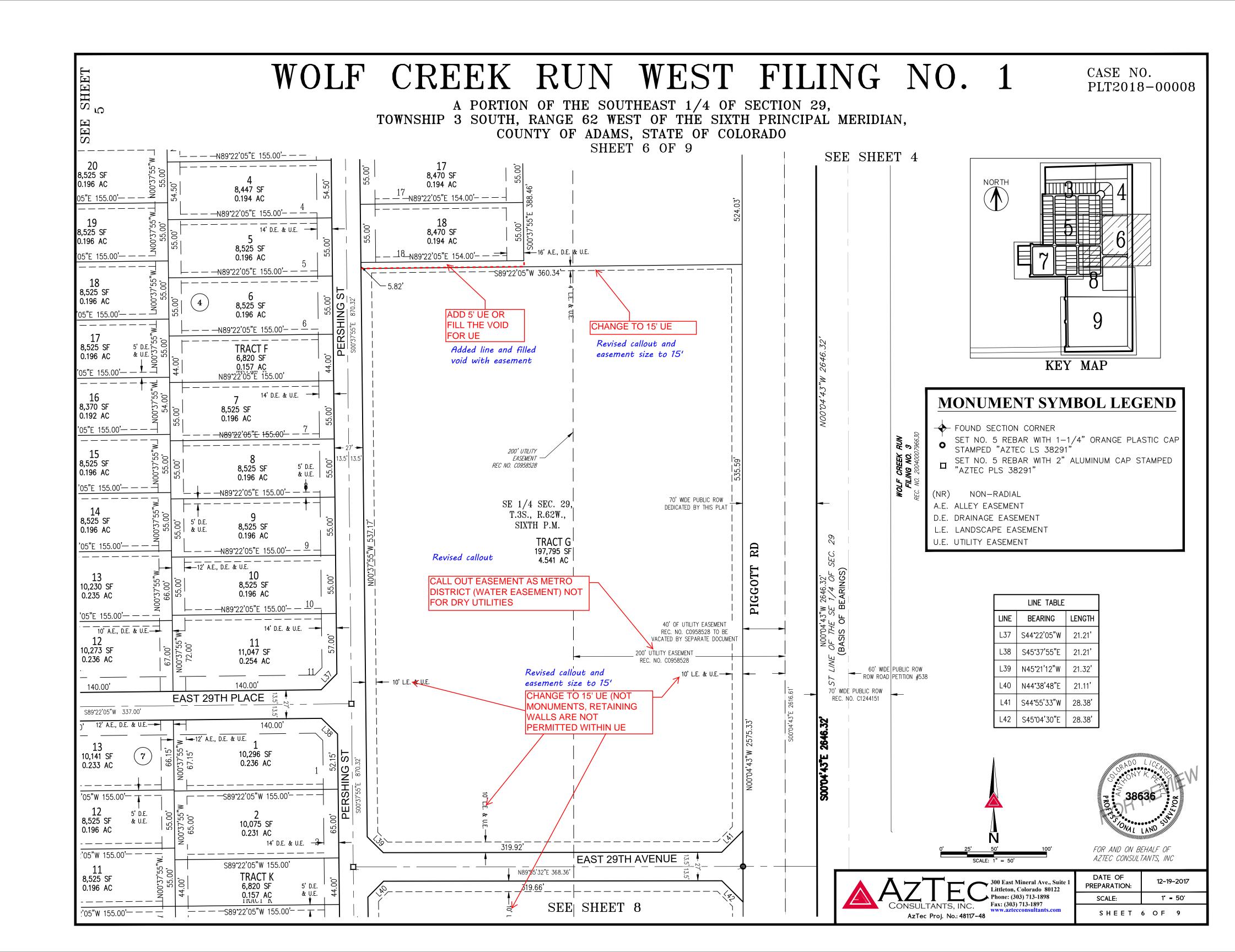


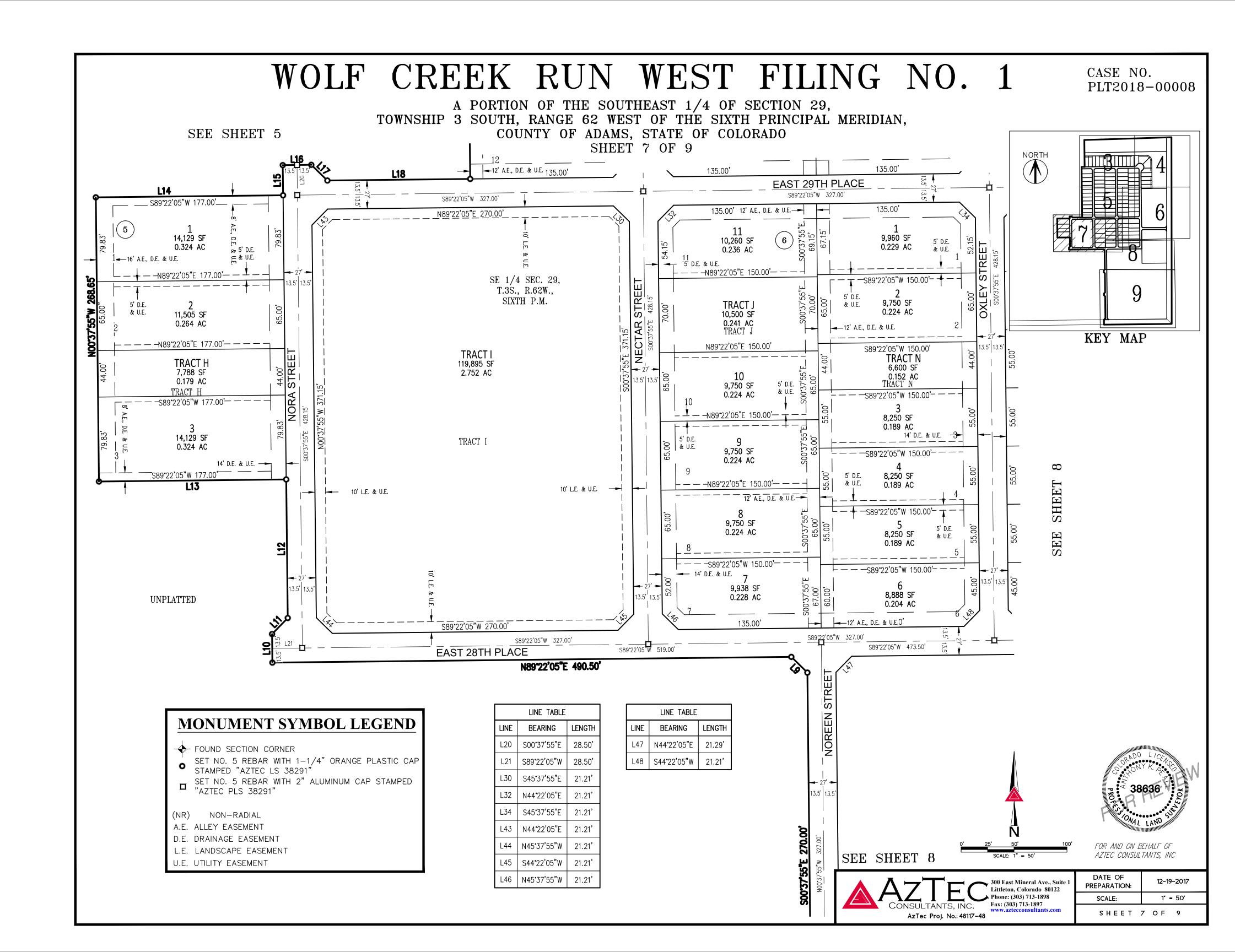


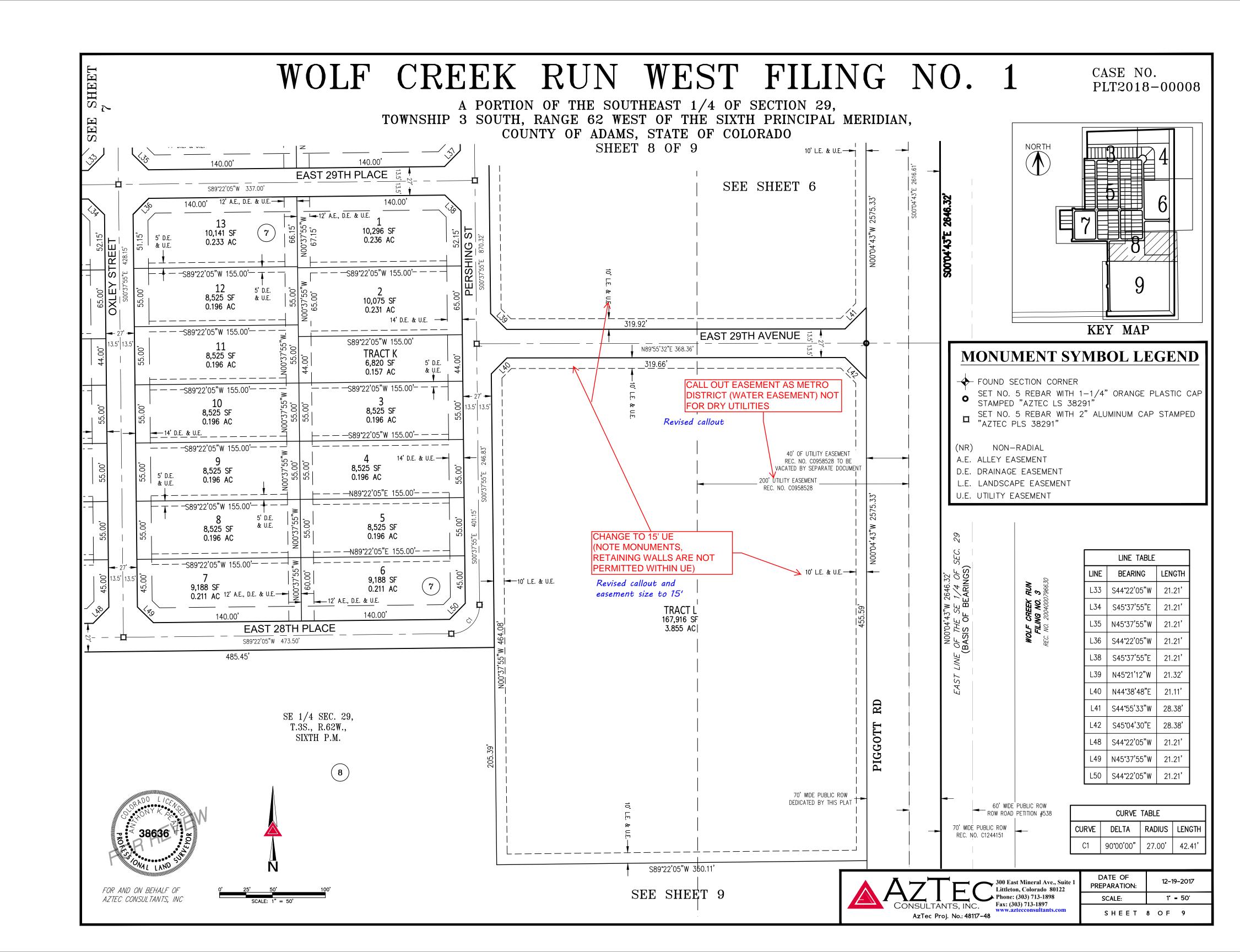
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

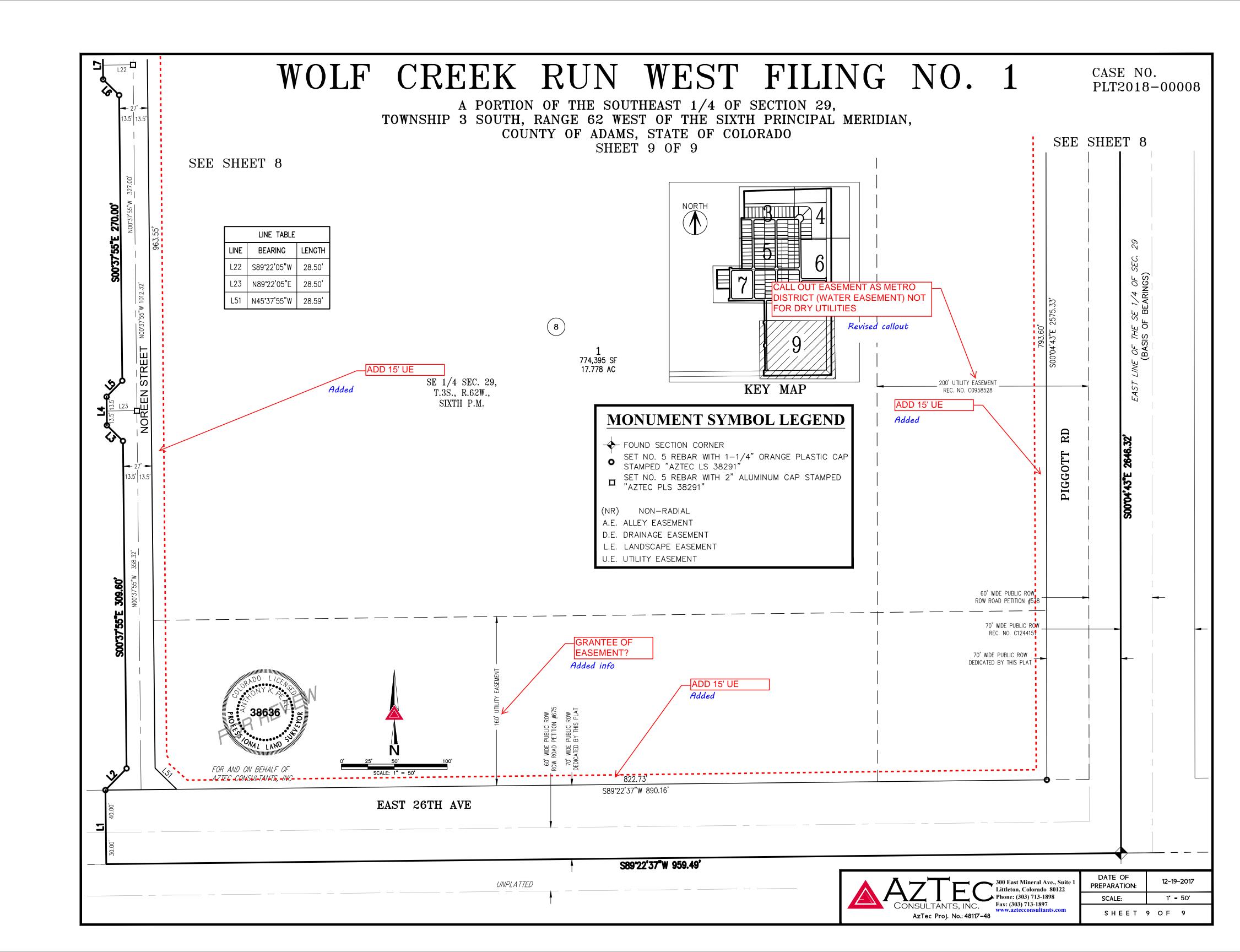


	,
DATE OF PREPARATION:	12-19-2017
SCALE:	1" = 50'
SHEET	5 OF 9









SUBDIVISION IMPROVEMENTS AGREEMENT

(with phasing of vertical construction)

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

WITNESSETH:

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

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

WHEREAS, the Developer desires to time the installation and construction of the Wolf Creek Run Filing No. 1 subdivision improvements and single-family detached dwellings in a manner that maximizes the efficiency of the development in light of the high demand for housing units and the potential impacts of seasonal weather changes on street construction.

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

- 1. Engineering Services. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof. Developer shall obtain the approval of the Adams County Public Works Department and Development Engineering Services for all construction plans and engineering reports prepared by the Developer in connection with the design and construction of the improvements described and detailed on Exhibit "B".
- 3. **Drawings and Estimates**. Developer shall furnish drawings and cost estimates for all improvements described and detailed on **Exhibit "B"** for approval by the County. The Developer shall furnish one set of "as built" drawings and a final statement of construction costs to the County.

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

- 4. **Construction**. Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on **Exhibit "B"**.
- 5. **Time for Completion**. Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in **Exhibit "B"**. The County may for good cause, grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension of time shall be in written form only.
- 6. Guarantee of Compliance. Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of three million four hundred forty-one thousand eight hundred twenty-eight and no/100 dollars (\$3,934,325.00) including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the County, the collateral shall be released. Completion of said improvements will be determined solely by the County, and a reasonable part of said collateral, up to twenty percent (20%), may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No building permits will be issued until said collateral is furnished in the amount required and in a form acceptable to the BoCC, and until the final plat has been approved and, with the exception of Phase I and Phase II, below, the improvements described in **Exhibit "B"** have been preliminarily accepted by the County.

A. PHASE I. Building permits for Block 1, Lots 8 through 18, inclusive; Block 4, Lots 1 through 11, inclusive; and Block 7, Lots 1 through 8, inclusive (collectively, "Phase I Lots") may be issued after approval of building plans by the County following completion and satisfactory inspection (to the same physical and documentary standards that the County uses for "preliminary acceptance") by the County of required improvements to Noreen Street between 26th Avenue and East 28th Place; East 28th Place along the north side of Block 8, Lot 1, Pershing Street between East 28th Place and East 31st Avenue; East 29th Avenue between Piggott Road and Pershing Street; East 29th Place between Pershing Street and the west boundary of Block 7, Lot 1, extended north; and East 31st Avenue between Pershing Street and Oxley Street (collectively, "Phase I Streets"), as such improvements are described in this Agreement and approved construction plans. Certificates of Occupancy may thereafter be issued for the Phase I Lots upon completion and satisfactory inspection of the buildings by the County, even if final acceptance of all subdivision streets has not yet occurred.

B. PHASE II: Building permits for Block 1, Lots 3 through 7, inclusive; Block 3, Lots 1 through 11, inclusive; Block 4, Lots 12 through 23, inclusive; Block 6, Lots 1 through 6, inclusive; and Block 7, Lots 7 through 13, inclusive; (collectively, "Phase II Lots") may be issued after approval of building plans by the County following completion and satisfactory inspection (to the same physical and documentary standards that the County uses for "preliminary acceptance") by the County of required improvements to Oxley Street between East 28th Place and East 31st Avenue; East 29th Place between the west boundary of Block 7, Lot 1, extended north and the west boundary of Block 6, Lot 1, extended north; and East 31st Avenue between Oxley Street and Nectar Street (collectively, "Phase II Streets"), as such improvements are described in this Agreement and approved construction plans. Certificates of Occupancy may thereafter be issued for the Phase II Lots upon completion and satisfactory inspection of the buildings by the County, even if final acceptance of all subdivision streets has not yet occurred.

Phases that are referenced herein are depicted on **Exhibit "C"**. Phase III represents all Blocks, Lots, Tracts, and Streets that are subject to this Agreement and not otherwise included in Phase I or Phase II.

Although the contemplated inspections of the Phase I Streets and the Phase II Streets shall be completed promptly after their completion, formal preliminary acceptance of the Phase I Streets and Phase II Streets shall be concurrent with preliminary acceptance of the balance of the required public improvements described in **Exhibit "B"** (which are also shown as Phase III on the attached Exhibit "C").

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

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

- 9. **Improvements and Dedication**. The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.
 - A. **Improvements**. Designate separately each public and private improvement.

Public Improvements: (see **Exhibit "B"**)

See Exhibit "B" for description, estimated quantities, and estimated construction costs.

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

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

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

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

By: Authorized Signatory STATE OF COLORADO Solution Solution	
} ss. CITY AND COUNTY OF DENVER } The foregoing instrument was acknowledged before me this day of	
The foregoing instrument was acknowledged before me this day of, 2019, by Brad Pauls as authorized signatory for Pauls Development East, LLC, a Colorado limiliability company.	
	•
My commission expires:	
Address: Notary Public	Notern Dublic

APPROVED BY resolution at the meeting of	, 2019.
ATTEST:	BOARD OF COUNTY COMMISSIONERS ADAMS COUNTY, COLORADO
Clerk of the Board	Chair

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

EXHIBIT "A"

LEGAL DESCRIPTION

WOLF CREEK RUN FILING NO. 1 (BOUNDARY)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE NORTH 00°37'55" WEST, A DISTNACE OF 268.65 FEET; THENCE NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;

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

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

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

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

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

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

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

C1065639;

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

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

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

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

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

EXHIBIT "B"Engineer's Opinion of Probable Construction Cost

Kimley-	Horn	Opinion of Probable C	Opinion of Probable Construction Cost				
Client:	Paulscorp LLC	Date:	7/11/2019				
Project:	Wolf Creek Run - West	Prepared By:	JAR				
KHA No.:	096195013	Checked By:	EJG				
Title:	WCR West Filing No. 1 (103 Lots) - County	y Surety Estimate (SIA) Sheet:	1 of 4				

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

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
	Infrastructure East 28th Place				
1	Roadway Earthwork 1' Scarify	1,142	CY	\$2.55	\$2,913
2	5" Asphalt Section w/ 6" Agg. Base 20' wide	21,214	SF	\$4.20	\$89,099
3	Curb & Gutter (2.5' Total)	1,903	LF	\$8.00	\$15,224
4	Sidewalk (5' Total)	975	LF	\$26.00	\$25,350
5	ADA Ramps	7	EA	\$1,650.00	\$11,550
					\$144,136
	Infrastructure East 29th Avenue				
1	Roadway Earthwork 1' Scarify	430	CY	\$3.20	\$1,377
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	7,917	SF	\$4.20	\$33,251
3	Curb & Gutter (2.5' Total)	724	LF	\$8.00	\$5,792
4	Sidewalk (5' Total)	379	LF	\$26.00	\$9,854
5	ADA Ramps	3	EA	\$1,650.00	\$4,950
6	36" Storm Sewer	175	LF	\$225.00	\$39,375
7	36" Flared End Section	4	EA	\$225.00	\$900
					\$95,500
	Infrastructure East 29th Place				
1	Roadway Earthwork 1' Scarify	1,832	CY	\$3.20	\$5,863
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	39,010	SF	\$4.20	\$163,842
3	Curb & Gutter (2.5' Total)	2,555	LF	\$8.00	\$20,440
4	Sidewalk (5' Total)	815	LF	\$26.00	\$21,190
5	ADA Ramps	7	EA	\$1,650.00	\$11,550
					\$222,885
	Infrastructure East 31st Avenue				
1	Roadway Earthwork 1' Scarify	1,394	CY	\$2.55	\$3,554
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	28,407	SF	\$4.20	\$119,309
3	Curb & Gutter (2.5' Total)	2,229	LF	\$8.00	\$17,832
4	Sidewalk (5' Total)	730	LF	\$26.00	\$18,980
5	ADA Ramps	6	EA	\$1,650.00	\$9,900
					\$169,575

Sheet:

2 of 4

Kimley-Horn	Opinion of Probable Construction Cos			
Client: Paulscorp LLC	Date:	7/11/2019		
Project: Wolf Creek Run - West	Prepared By:	JAR		
KHÁ No.: 096195013	Checked By:	EJG		

WCR West Filing No. 1 (103 Lots) - County Surety Estimate (SIA)

Title:

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

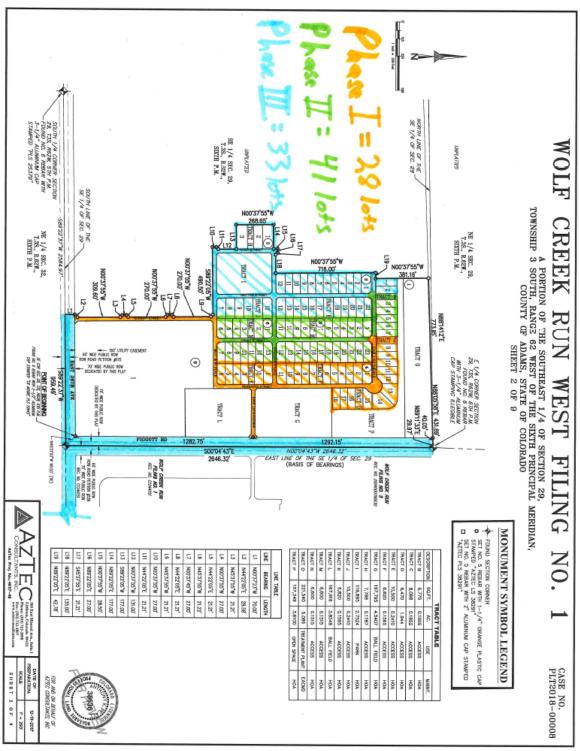
Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
	Infrastructure Nora Street				
1	Roadway Earthwork 1' Scarify	652	CY	\$3.20	\$2,087
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	12,918	SF	\$4.20	\$54,256
3	Curb & Gutter (2.5' Total)	1,122	LF	\$8.00	\$8,976
4	Sidewalk (5' Total)	378	LF	\$26.00	\$9,828
4	ADA Ramps	1	EA	\$1,650.00	\$1,650
					\$76,797
	Infrastructure Nectar Street				
1	Roadway Earthwork 1' Scarify	1,681	CY	\$3.20	\$5,380
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	32,954	SF	\$4.20	\$138,407
3	Curb & Gutter (2.5' Total)	2,887	LF	\$8.00	\$23,096
4	Sidewalk (5' Total)	1,045	LF	\$26.00	\$27,170
5	ADA Ramps	1	EA	\$1,650.00	\$1,650
					\$195,703
	Infrastructure Oxley Street				
1	Roadway Earthwork 1' Scarify	1,544	CY	\$3.20	\$4,942
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	29,792	SF	\$4.20	\$125,126
3	Curb & Gutter (2.5' Total)	2,671		\$8.00	\$21,368
4	Sidewalk (5' Total)	1,045	LF	\$26.00	\$27,170
5	ADA Ramps	1	EA	\$1,650.00	\$1,650
	'				\$180,256
	Infrastructure Pershing Street				
1	Roadway Earthwork 1' Scarify	2,000	CY	\$3.20	\$6,401
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	40,177		\$4.20	\$168,743
3	Curb & Gutter (2.5' Total)	3,134		\$8.00	\$25,072
4	Sidewalk (5' Total)	1,199		\$26.00	\$31,174
5	ADA Ramps	4	EA	\$1,650.00	\$6,600
	,				\$237,990

Kimley-	Horn	Opir	nion of P	robable Con	struction Cost
Client: Paulscorp LLC Project: Wolf Creek Run - West			Date: Prepared By:		
KHA No.:	096195013		Checked	Ву:	EJO
Title:	WCR West Filing No. 1 (103 Lots) - County Suret	y Estimate (S	IA)	Sheet:	3 of 4
change. Ad decisions, o equipment, o to the cost h available da	Associates, Inc. prepared the OPCC from construction drawing ditionally, the final land plan could change significantly through the recurring funding. Review all notes and assumptions. Since Kimley or services furnished by others, or over methods of determining pricerein, including but not limited to opinions as to the costs of constructs. Kimley-Horn & Associates, Inc. cannot and does not guarantee in. The total costs and other numbers in this Opinion of Probable C	development proc y-Horn & Associate ce, or over compet uction materials, si that proposals, bio	ess. This OP es, Inc. has no itive bidding of hall be made of Is, or actual of	C is not intended fo o control over the co or market conditions on the basis of expe	r basing financial ost of labor, materials, , any and all opinions rience and best
Item No.	Item Description	Quantity	Unit	Unit Price	Item Cos
	Infrastructure Piggott Road				
1	Roadway Earthwork 1' Scarify	5,685	CY	\$3.20	\$18,191
2	5" Asphalt Section w/ 6" Agg. Base 24' wide	153,486	SF	\$4.20	\$644,64 ²
3	42" Storm Sewer	645	LF	\$250.00	\$161,250
4	42" Flared End Section	6	EA	\$250.00	\$1,500
	Infrastructure East 26th Avenue				\$824,082
1	Roadway Earthwork 1' Scarify	3.531	CY	\$3.20	\$11,300
2	5" Asphalt Section w/ 6" Agg. Base 24' wide	95,342	SF	\$4.20	\$400,436
-	Noprial Cocacit W 6 7 agg. 2450 24 Wide	30,042	OI	ψ4.20	\$411,736
	Infrastructure Noreen Street				\$111,700
1	Roadway Earthwork 1' Scarify	1.183	CY	\$3.20	\$3.784
2	5" Asphalt Section w/ 6" Agg. Base 20' wide	21,778	SF	\$4.20	\$91,468
3	Curb & Gutter (2.5' Total)	2,087	LF	\$8.00	\$16,696
4	Sidewalk (5' Total)	987	LF	\$26.00	\$25,662
5	ADA Ramps	4	EA	\$1,650.00	\$6,600
•		1		1 ,,555.00	\$144.240

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

Kimley-	Horn	Opir	nion of P	robable Con	struction Cost
Client: Project: KHA No.:	Paulscorp LLC Wolf Creek Run - West 096195013		Date: Prepared By: Checked By:		
Title:	WCR West Filing No. 1 (103 Lots) - County Surety	Estimate (S	IA)	Sheet:	4 of 4
change. Add decisions, or equipment, o to the cost he available dat	& Associates, Inc. prepared the OPCC from construction drawings of ditionally, the final land plan could change significantly through the der securing funding. Review all notes and assumptions. Since Kimley-Hor services furnished by others, or over methods of determining price, erein, including but not limited to opinions as to the costs of construct ta. Kimley-Horn & Associates, Inc. cannot and does not guarantee than. The total costs and other numbers in this Opinion of Probable Cost	velopment proce Horn & Associate , or over competi ion materials, sh at proposals, bids	ess. This OP(es, Inc. has no tive bidding o all be made o s, or actual co	C is not intended for locontrol over the cos r market conditions, on the basis of experi	basing financial of labor, materials, any and all opinions as ence and best
Item No.	Item Description	Quantity	Unit	Unit Price	Item Cos
1 2 3 4	Storm Detention Pond Excavation (Detention Pond, Conveyance Ditch) Pond Outlet Structure 12" Storm Sewer 12" Flared End Section	2,572 1 46 1	CY EA LF EA	\$4.00 \$15,000.00 \$75.00 \$200.00	\$10,288 \$15,000 \$3,450 \$200 \$28,738
	Subtotal	1		1	\$2,731,609
1 2	Additional Performance Bond Requirements 20% Administration Fee 5% Inflation Per Year of Construction	1	EA YR	20% 5%	\$546,322 \$163,897 \$710,218
	Basis for Cost Projection:	Total:			\$3,441,828
	No Design Completed Preliminary Design Final Design ction Completion Date: r signature of Developer:				

EXHIBIT "C" Wolf Creek Run Phasing Plan



LAND TITLE GUARANTEE COMPANY



Date: September 26, 2019

Subject: Attached Title Policy/Guarantee

Enclosed please find your product insuring the property located at WOLF CREEK RUN WEST FILING NO. 1, NA, CO.

If you have any inquiries or require further assistance, please contact Scott Bennetts at (303) 850-4175 or sbennetts@ltgc.com

Chain of Title Documents:

Adams county recorded 06/25/2001 under reception no. C0818983

Property Information Binder

CONDITIONS AND STIPULATIONS

1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records"; those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Minnesota stock company.

2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured;(b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as ofthe Date; or (c) attaching or creating subsequent to the Date.

3. Prosecution of Actions

- The Company shall have the right at its own costs to institute and prosecute any action or proceeding
 or do any other act which in its opinion may be necessary or desirable to establish or confirm the
 matters herein assured; and the Company may take any appropriate action under the terms of this
 Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any
 provision hereof.
- In all cases where the Company does not institute and prosecute any action or proceeding, the
 Assured shall permit the Company to use, at its option, the name of the Assured for this purpose.
 Whenever requested by the Company, the Assured shall give the Company all reasonable aid in
 prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense
 so incurred.

4. Notice of Loss - Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time herinbefore specified, shall be conclusive bar against maintenance by the Assured of any action under this Binder.

5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

6. Limitation of Liability - Payment of Loss

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

7. Subrogation Upon Payment or Settlement

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

8. Binder Entire Contract

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

9. Notices. Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

10. Arbitration

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

ANTI-FRAUD STATEMENT: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or

attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed and made a part of this policy.

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Issued by: Land Title Guarantee Company 3033 East First Avenue Suite 600 Denver, Colorado 80206 (303)321-1880

President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY A Stock Company 400 Second Avenue South, Minneapolis, Minnesata 55401 (612) 371-1111

By MMA O President

Down Wold Secretary



Old Republic National Title Insurance Company PROPERTY INFORMATION BINDER

Order Number: ABC70603318 **Policy No.:** PIB70603318.1463353

Liability: \$50,000.00

Fee: \$0.00

Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,

GUARANTEES

THE PAULS CORPORATION

Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of

September 23, 2019 at 5:00 P.M.

1. Title to said estate or interest at the date hereof is vested in:

PAULS DEVELOPMENT EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY

2. The estate or interest in the land hereinafter described or referred to covered by this Binder:

A Fee Simple

3. The Land referred to in this Binder is described as follows:

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, WHENCE THE EAST LINE OF SAID SOUTHEAST QUARTER BEARS NORTH 00°04'43" WEST, A DISTANCE OF 2,646.32 FEET WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

THENCE NORTH 45°21'03" WEST, A DISTANCE OF 98.53 FEET TO THE SOUTHERLY BOUNDARY OF A 200.00 FOOT WIDE UTILITY EASEMENT AS RECORDED UNDER RECEPTION NO. C0958528 IN THE

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

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RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, AND TO THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°22'37" WEST, A DISTANCE OF 160.09 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, CONTINUING SOUTH 89°22'37" WEST, A DISTANCE OF 662.64 FEET;

THENCE NORTH 45°37'55" WEST, A DISTANCE OF 28.59 FEE;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 963.55 FEET;

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.29 FEET;

THENCE NORTH 89°22'05" EAST, A DISTANCE OF 485.45 FEET;

THENCE SOUTH 00°37'55" EAST, A DISTANCE OF 205.39 FEET;

THENCE NORTH 89°22'05" EAST, A DISTANCE OF 350.11 FEET TO THE WESTERLY BOUNDARY OF A 40.00 FOOT WIDE UTILITY EASEMENT AS RECORDED UNDER RECEPTION NO. C0958528 IN SAID RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°04'43" EAST, A DISTANCE OF 793.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION PREPARED BY:
MICHAEL J. NOFFSINGER
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, PLS NO. 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 718-1898

UPON RECORDATION OF WOLF CREEK RUN WEST SUBDIVISION PLAT, THE LEGAL DESCRIPTION WILL BE AMENDED TO READ:

LOT 1, BLOCK 8, WOLF CREEK RUN WEST RECORDED ______, UNDER RECEPTION NUMBER _____.

4. The following documents affect the land:

- 1. (THIS ITEM WAS INTENTIONALLY DELETED)
- 2. (THIS ITEM WAS INTENTIONALLY DELETED)
- 3. (THIS ITEM WAS INTENTIONALLY DELETED)
- 4. (THIS ITEM WAS INTENTIONALLY DELETED)
- 5. (THIS ITEM WAS INTENTIONALLY DELETED)
- EXISTING LEASES AND TENANCIES, IF ANY.
- 7. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY COMPANY OF:
 - (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
 - (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
 - (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED JULY 19, 1906, IN BOOK 25 AT PAGE 157.
- 8. LEASE BETWEEN CHAMPLIN PETROLEUM COMPANY, LESSOR, AND AMOCO PRODUCTION COMPANY, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED AUGUST 12, 1976, IN BOOK 2082 AT PAGE 672.
 - AFFIDAVIT OF PRODUCTION IN CONNECTION WITH SAID OIL AND GAS LEASE RECORDED MARCH 9, 1983 IN BOOK 2724 AT PAGE 861.

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

Order Number: ABC70603318 **Policy No.:** PIB70603318.1463353

- 9. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SURFACE OWNER'S AGREEMENT RECORDED FEBRUARY 26, 1987 IN BOOK 3278 AT PAGE 853.
- 10. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EASTERN ADAMS COUNTY METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 08, 2001, UNDER RECEPTION NO. <u>C0748911</u>.

 RESOLUTION SERVICE PLAN AMENDMENT RECORDED NOVEMBER 1, 2004 UNDER RECEPTION NO. <u>20041101001097130</u>.

 ORDER FOR EXCLUSION RECORDED JULY 12, 2006 UNDER RECEPTION NO. <u>20060712000704980</u>.

 SPECIAL DISTRICT PUBLIC DISCLOSURE AND MAP OF BOUNDARIES RECORDED DECEMBER 17, 2014 UNDER RECEPTION NO. <u>2014000088475</u>.
- 11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION ESTABLISHING TAP FEES AND USER FEES RECORDED OCTOBER 18, 2001 UNDER RECEPTION NO. C0874738.
- 12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GUARANTEE AGREEMENT BY AND BETWEEN EASTERN ADAMS COUNTY METROPOLITAN DISTRICT AND PAULS DEVELOPMENT EAST, LLC AND KIOWA LAND, LLC RECORDED OCTOBER 18, 2001 UNDER RECEPTION NO. C0874739. FIRST AMENDMENT TO GUARANTY AGREEMENT RECORDED MARCH 2, 2007 UNDER RECEPTION NO. 2007000021830.
- 13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT BY AND BETWEEN STRASBURG SCHOOL DISTRICT NO. 31-J AND PAULS DEVELOPMENT EAST LLC RECORDED MARCH 14, 2002 UNDER RECEPTION NO. <u>C0940261</u>. FIRST AMENDMENT RECORDED JUNE 8, 2015 UNDER RECEPTION NO. <u>2015000043393</u>.
- 14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION CASE #RCU2001-00083 EASTERN ADAMS COUNTY METRO DISTRICT RECORDED MARCH 21, 2002 UNDER RECEPTION NO. **C0943833**.
- 15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT BY AND BETWEEN PAULS DEVELOPMENT EAST, LLC AND EASTERN ADAMS COUNTY METROPOLITAN DISTRICT RECORDED APRIL 22, 2002 UNDER RECEPTION NO. C0958528.
- 16. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. **C0971869**.
- 17. OIL AND GAS LEASE BETWEEN RME PETROLEUM COMPANY AND UNITED STATES EXPLORATION, INC., RECORDED MAY 20, 2002 UNDER RECEPTION NO. <u>C0971940</u> AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
- 18. RELINQUISHMENT AND QUITCLAIM DEED FROM RME LAND CORP TO EASTERN ADAMS COUNTY METROPOLITAN DISTRICT, RECORDED JUNE 6, 2002 UNDER RECEPTION NO. <u>C0980308</u>
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STRASBURG PARK & RECREATION DISTRICT AND PAULS DEVELOPMENT EAST, LLC RECORDED JUNE 10, 2002 UNDER RECEPTION NO. <u>C0981594</u> AND RE-RECORDED JULY 25, 2002 UNDER RECEPTION NO. <u>C1001612</u>.
- 20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION CASE PUD2001-00031 WOLF CREEK RUN PUD RECORDED JUNE 11, 2002 UNDER RECEPTION NO. C0982152.
- 21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO

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GROUND WATER COMMISSION FINDINGS AND ORDERS RECORDED AUGUST 23, 2002 UNDER RECEPTION NO. C1014314, C1014315, AND AUGUST 26, 2002 UNDER RECEPTION NO. C1014767 AND JANUARY 25, 2005 UNDER RECEPTION NO. 20050125000081300, 20050125000081310, 20050125000081340, 20050125000081350, 20050125000081360, 20050125000081370, AND MARCH 11, 2005 UNDER RECEPTION NO. 20050311000252850, 20050311000252860, 20050311000252870.

- 22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE WOLF CREEK RUN PRELIMINARY P.U.D PLAN RECORDED SEPTEMBER 20, 2002 UNDER RECEPTION NO. C1026448. FIRST AMENDMENT RECORDED SEPTEMBER 2, 2003 UNDER RECEPTION NO. C1202246.
- 23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT BY AND BETWEEN STRASBURG FIRE PROTECTION DISTRICT NO. 8 AND PAULS DEVELOPMENT EAST, LLC, AND RESOLUTION IMPOSING DEVELOPMENT FEES RECORDED DECEMBER 11, 2002 UNDER RECEPTION NO. C1065640.
- 24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION CASE #PRJ2003-00021 WOLF CREEK RUN PUD RECORDED AUGUST 07, 2003 UNDER RECEPTION NO. C1189492.
- 25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONNECTOR'S AGREEMENT BY AND BETWEEN EASTERN ADAMS COUNTY METROPOLITAN DISTRICT AND PAULS DEVELOPMENT EAST, LLC, RECORDED DECEMBER 05, 2003 UNDER RECEPTION NO. C1248735.
- 26. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE WOLF CREEK RUN PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN-FIRST FILING RECORDED DECEMBER 11, 2003 UNDER RECEPTION NO. C1251656.
- 27. EASEMENT GRANTED TO INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, FOR ELECTRIC SERVICE LINES, DISTRIBUTION SYSTEMS, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 16, 2004, UNDER RECEPTION NO. 20040716000624660.
- 28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION CASE #PLT2005-00046 WOLF CREEK RUN WEST RECORDED MARCH 13, 2006 UNDER RECEPTION NO. 20060313000254620.
- 29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT BY AND BETWEEN ANADARKO LAND CORP AND PAULS DEVELOPMENT EAST, LLC RECORDED AUGUST 10, 2006 UNDER RECEPTION NO. 20060810000813100.
- 30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF EASEMENT BY AND BETWEEN PAULS DEVELOPMENT EAST, LLC, RICHARD O. CAMPBELL, PAUL W. POWERS, WAYNE A. ROSS, BRADLEY W. PAULS AND MICK SERRA III AND EASTERN ADAMS COUNTY METROPOLITAN DISTRICT RECORDED SEPTEMBER 07, 2007 UNDER RECEPTION NO. 2007000085508. FIRST AMENDMENT RECORDED MARCH 14, 2012 UNDER RECEPTION NO. 2012000019005.
- 31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF RIGHT TO USE SURFACE OF LAND RECORDED MARCH 11, 2013 UNDER RECEPTION NO. 2013000020842.
- 32. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WOLF CREEK RUN WEST SUBDIVISION RECORDED ______ UNDER RECEPTION NO. ______.

 NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY

Old Republic National Title Insurance Company PROPERTY INFORMATION BINDER

Order Number: ABC70603318 **Policy No.:** PIB70603318.1463353

MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

Kimley-Horn Opinion of Probable Construction Cost

Client:Paulscorp LLCDate:11/15/2019Project:Wolf Creek Run - WestPrepared By:JARKHA No.:096195013Checked By:EJG

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

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
	Infrastructure East 28th Place				
1	Roadway Earthwork 1' Scarify	1,062	CY	\$2.55	\$2,709
2	5" Asphalt Section w/ 6" Agg. Base 20' wide	21,214	SF	\$4.20	\$89,099
3	Curb & Gutter (2.5' Total)	1,903	LF	\$30.00	\$57,090
4	Sidewalk (5' Total)	542	SY	\$46.00	\$24,917
5	ADA Ramps	7	EA	\$1,650.00	\$11,550
					\$185,364
	Infrastructure East 29th Avenue				
1	Roadway Earthwork 1' Scarify	399	CY	\$3.20	\$1,278
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	7,917	SF	\$4.20	\$33,251
3	Curb & Gutter (2.5' Total)	724	LF	\$30.00	\$21,720
4	Sidewalk (5' Total)	211	SY	\$46.00	\$9,686
5	ADA Ramps	3	EA	\$1,650.00	\$4,950
6	36" Storm Sewer	175	LF	\$225.00	\$39,375
7	36" Flared End Section	4	EA	\$225.00	\$900
					\$111,160
	Infrastructure East 29th Place				
1	Roadway Earthwork 1' Scarify	1,765	CY	\$3.20	\$5,649
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	39,010	SF	\$4.20	\$163,842
3	Curb & Gutter (2.5' Total)	2,555	LF	\$30.00	\$76,650
4	Sidewalk (5' Total)	453	SY	\$46.00	\$20,828
5	ADA Ramps	7	EA	\$1,650.00	\$11,550
					\$278,519
	Infrastructure East 31st Avenue				
1	Roadway Earthwork 1' Scarify	1,334	CY	\$2.55	\$3,401
2	5" Asphalt Section w/ 6" Agg. Base 32' wide	28,407	SF	\$4.20	\$119,309
3	Curb & Gutter (2.5' Total)	2,229	LF	\$30.00	\$66,870
4	Sidewalk (5' Total)	406	SY	\$46.00	\$18,656
5	ADA Ramps	6	EA	\$1,650.00	\$9,900
					\$218,136

Kimley-Horn Opinion of Probable Construction Cost

Client:Paulscorp LLCDate:11/15/2019Project:Wolf Creek Run - WestPrepared By:JARKHA No.:096195013Checked By:EJG

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

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

Kimley-Horn Opinion of Probable Construction Co

Client:Paulscorp LLCDate:11/15/2019Project:Wolf Creek Run - WestPrepared By:JARKHA No.:096195013Checked By:EJG

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

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

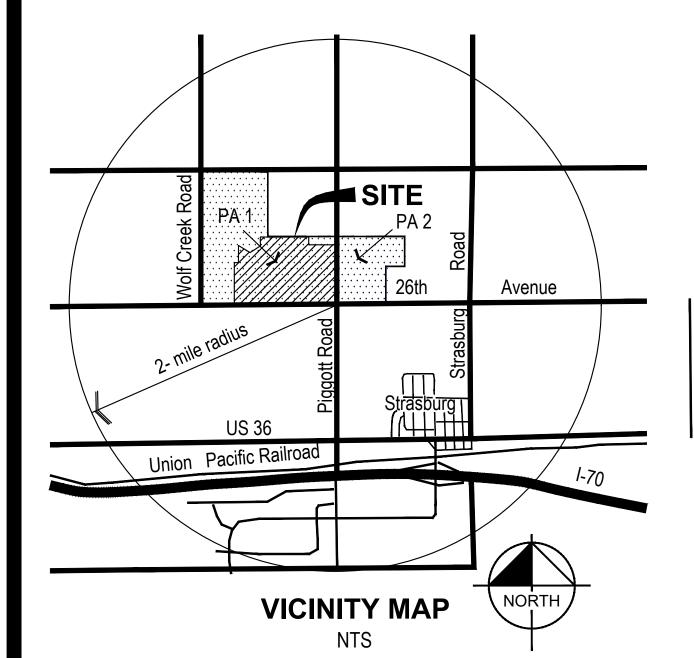
Kimley-Horn Opinion		Opinion of P	on of Probable Construction Co				
Client:	Paulscorp LLC	Date:		11	/15/2019		
Project:	Wolf Creek Run - West	Prepared I	Зу:		JAR		
	: 096195013	Checked E	•		EJG		
Title:	WCR West Filing No. 1 (103 Lots) - Coun	ty Surety Estimate (SIA)	Sheet:	4 of 4			

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
	Subtotal				\$3,122,480
	Additional Performance Bond Requirements				
1	20% Administration Fee	1	EA	20%	\$624,496
2	5% Inflation Per Year of Construction	1	YR	5%	\$187,349
					\$811,845
	Basis for Cost Projection:	Total:			\$3,934,325

- ☐ No Design Completed
- Preliminary Design
- ☐ Final Design

FINAL DEVELOPMENT PLAN

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



LEGAL DESCRIPTION:

<u>Planning area 1</u>

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

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

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

SHEET INDEX

1	COVER SHEET
2	NARRATIVE
3	NARRATIVE
4	SITE PLAN
5	TYPICAL LOTS
6	OVERALL LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE NOTES AND DETAILS
18	LANDSCAPE SPECIFICATIONS
19	LANDSCAPE DETAILS
20	ARCHITECTURAL PLANS - MODEL 1014
21	ARCHITECTURAL PLANS — MODEL 1350

22 | ARCHITECTURAL PLANS - MODEL 1521

CERTIFICATE OF OWNERSHIP:

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

BY:	 	
BY:	 	
BY:		
BY:		
STATE OF COLORADO) COUNTY OF ADAMS)		

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF ______, 2019

MY COMMISSION

STAFF REVIEW:

APPROVED AS TO FORM BY:

NOTARY PUBLIC:

DIRECTOR OF PLANNING AND DEVELOPMENT

COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS____ DAY OF _____, 2019.

CHAIRMAN:

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAN HAS BEEN APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____DAY OF ____, 2019 AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO CRS 24-68-101, ET. SEQ., AS AMENDED AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

CHAIRMAN

CLERK AND RECORDER:

THIS FINAL DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT ____M. ON THE ____DAY OF ____2019.

COUNTY	CLERK	AND	RECORDER	
RY DEPL	ITY.			

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

Kimley» Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
2 N. NEVADA AVENUE, SUITE 300

OLORADO SPRINGS, COLORADO 80903 (719) 453-0180

ISSUED: 7/2/2019 COVER SHEET SHEET 1 of 22

FINAL DEVELOPMENT PLAN

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

CHARACTERISTICS OF THE P.U.D.

THE WOLF CREEK RUN P.U.D. CREATES A RESIDENTIAL COMMUNITY WITH A MAXIMUM DENSITY OF 660 HOMES ON APPROXIMATELY 205.7 ACRES OF URBANIZED AREA. THE INTENT OF THIS FINAL DEVELOPMENT PLAN FOR THE FIRST FILING FOR WOLF CREEK RUN WEST IS TO CREATE A RESIDENTIAL COMMUNITY WITH A MAXIMUM OF 429 SINGLE-FAMILY DETACHED HOMES IN A VARIETY OF SIZES AND PRICES THAT WILL BE INTEGRATED WITH A CENTRAL PARK, A LARGE RECREATION AREA, AND NATURAL OPEN SPACES TO PROMOTE ACTIVITIES THAT WILL FORM THE BONDS OF A COMMUNITY.

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

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

- CLUSTERED HOMESITES, MAXIMIZING RETAINED OPEN SPACE;
- CENTRAL WATER AND SEWER SYSTEM BY EACMD;
- ALL USES ARE BUFFERED FROM ADJACENT USES AND ROADS BY A MINIMUM 100-FOOT BUFFER OF GROOMED, DRYLAND OPEN SPACE THAT WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA) OR A METROPOLITAN DISTRICT;
- ENTRY FEATURE AT PIGGOTT ROAD ACCESS POINTS;
- VARIETY OF LOT SIZES, HOME SIZES, AND PRODUCT TYPES;
- MINIMUM LOT SIZE 5,000 SQUARE FEET (SF)
- ALLEY-LOADED AND FRONT-LOADED LOTS ARE ALLOWED. FOR ALLEY-LOADED HOMES, STREETS ARE 24 FEET WIDE FLOWLINE-TO-FLOWLINE WITH A 5-FOOT DETACHED WALK AND A 5-FOOT TREE LAWN ON ONE SIDE; STREETS FOR FRONT-LOADED HOMES ARE 32 FEET WIDE FLOWLINE—TO—FLOWLINE WITH A 5—FOOT DETACHED WALK AND A 5—FOOT TREE LAWN ON ONE SIDE. ON—STREET PARKING IS NOT ALLOWED IN EITHER CASE, (SUFFICIENT VISITOR PARKING WILL BE PROVIDED IN CONVENIENT LOCATIONS THROUGHOUT THE
- COMMUNITY; RESIDENT PARKING IS PROVIDED ON EACH LOT); • STREET FURNITURE DESIGN STANDARDS PROVIDE FOR CONSISTENCY THROUGHOUT THE COMMUNITY;
- BUFFER LANDSCAPING ALONG PIGGOTT ROAD AND 26TH AVENUE IS DOMINATED BY GROOMED, UNIRRIGATED DRYLAND GRASSES, COMPLEMENTED BY BERMING AND RUNS OF FENCING WORKING TOGETHER TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS BACKING ONTO THESE COUNTY
- FRONT YARDS LANDSCAPED BY DEVELOPER OR BUILDER WITHIN 1 YEAR OF OCCUPANCY; INDIVIDUAL OWNERS WILL BE REQUIRED TO INSTALL REAR YARD LANDSCAPING WITHIN 1 YEAR OF OCCUPANCY. IRRIGATION WILL BE LIMITED TO THE EQUIVALENT OF 3,000 SF OF BLUEGRASS SOD, PER 5,000 SF LOT
- COMMUNITY WILL HAVE AN HOA AND COVENANT CONTROLS PRIOR TO RECORDING OF THE FIRST FINAL PLAT:
- MINIMUM HOUSE SIZE IS 1,000 SF; OVERALL AVERAGE FLOOR AREA OF SINGLE FAMILY DETACHED HOMES SHALL MEET O EXCEED 1,250 SF, CALCULATED AS THE TOTAL SQUARE FOOTAGE. (OF ALL SINGLE FAMILY DETACHED HOMES WITHIN THE ENTIRE 558-ACRE PUD) DIVIDED BY THE TOTAL NUMBER OF SINGLE FAMILY HOMES WITHIN THE ENTIRE 558-ACRE PUD.

IMPACT ON THE SURROUNDING AREA

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

CIRCULATION SYSTEM

PRIMARY ACCESS WILL BE OFF PIGGOTT ROAD. A SECONDARY ACCESS WILL BE PROVIDED OFF OF 26TH AVENUE. THE BALLFIELDS ADJACENT TO AND WEST OF PIGGOTT ROAD MAY HAVE DIRECT ACCESS TO PIGGOTT ROAD. THE LOCAL STREET PATTERN WITHIN THE COMMUNITY WILL BE BASED UPON A MODIFIED GRID STREET PATTERN.

UTILITY SERVICES

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

<u>land use</u>

LAND USE AND PARKING

LAND USES ALLOWED IN THE FIRST FILING ARE AS SHOWN BELOW. SINGLE-FAMILY DETACHED RESIDENTIAL IS THE PRINCIPAL USE. THE PROPOSED INTENSITY OF DEVELOPMENT IS LOW, WITH AN OVERALL GROSS DENSITY OF APPROXIMATELY 1.2 DU/AC OVER THE ENTIRE WOLF CREEK RUN DEVELOPMENT.

AT MINIMUM, TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ARE REQUIRED, WITH A MAXIMUM OF 5 SPACES PER LOT ALLOWED. OFF-STREET VISITOR PARKING AT THE RATIO OF 0.6 SPACES PER DWELLING UNIT IS PROVIDED THROUGHOUT THE COMMUNITY; ON-STREET PARKING IS STRICTLY PROHIBITED. VISITOR PARKING AREAS SHALL BE LOCATED NO FARTHER THAN 250' FROM ANY HOME. LOT LINES TO ACCOMMODATE VISITOR PARKING MAY BE ADJUSTED AT THE TIME OF FINAL PLAT WITHOUT AMENDING THE FDP.

DENSITIES

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

USE BY RIGHT AND MAJOR AMENDMENTS

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

MAJOR AMENDMENTS FOSTER FAMILY CARE, ABOVE 5 IN RESIDENCE

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

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

<u>DEVELOPMENT STANDARDS</u>

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BUILDINGS, SETBACKS, NUMBER OF HOMES
 . MINIMUM LOT FRONTAGE: 50'
2. MINIMUM LOT SIZE: 7,000 SQUARE FEET
3. MINIMUM BUILDING SETBACKS
```

PRINCIPAL USES FRONT: 15'-22' STAGGERED

SIDE: 5', FOR TYPICAL INTERIOR LOTS; 19' FOR STREET SIDE OF CORNER LOTS ON MAJOR ENTRY, 5' FOR NON-STREET SIDE; 14' FOR STREET SIDE OF INTERIOR CORNER LOTS NOT ON MAJOR ENTRY, AND 5' IN NON-STREET SIDE. (SEE SHEET 5 OF 22 FOR TYPICALS)

ACCESSORY USES (INCLUDING GARAGES): SAME AS PRINCIPAL USES EXCEPT: REAR: 16' ON PERIMETER LOTS; 12' ON INTERIOR LOTS (SEE SHEET 5 OF 22 FOR TYPICALS)

4. MAXIMUM BUILDING HEIGHT: 35'

5. MAXIMUM NUMBER OF HOMES: 429 6. FENCE SETBACKS:

• FROM PIGGOTT ROAD AND 26TH AVENUE: MINIMUM OF 30 FEET

• FROM NORTH PROPERTY LINE: 100'

7. MINIMUM DETACHED HOME SIZE SHALL BE 1,000 SF. 8. BUILDING COVERAGE: LESS THAN 50% OF THE LOT AREA.

9. IRRIGATED TURF: LIMITED TO THE EQUIVALENT OF 3,000 SF IF BLUEGRASS SOD PER 5,000 SF LOT EQUIVALENT.

10. FRONT-LOADED GARAGED WILL BE SET BACK A MINIMUM OF 10 FEET FROM THE REAR OF THE RESIDENCES TO ELIMINATE VIEWS OF GARAGES FROM THE 11. MAIL KIOSKS WILL BE PROVIDED AND LOCATED IN VISITOR PARKING AREAS.



ISSUED: 7/2/2019 NARRATIVE SHEET 2 of 22

FINAL DEVELOPMENT PLAN

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

MINIMUM OFF-STREET PARKING REQUIREMENTS

DWELLING - SINGLE-FAMILY DETACHED - 2 OFF-STREET PARKING SPACES

DWELLING - DUPLEX - 2 OFF-STREET PARKING SPACES PER HOME

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

STREET STANDARDS

MINIMUM STREET WIDTH: FOR ALLEY-LOADED HOMES, 24 FEET FLOWLINE-TO-FLOWLINE; FOR FRONT-LOADED HOMES, 32 FEET FLOWLINE-TO-FLOWLINE. ON-STREET PARKING IS PROHIBITED IN EITHER CASE AND SEPARATE OFF-STREET VISITOR PARKING AREAS SHALL BE PROVIDED.

ALLEYS

MINIMUM ALLEY WIDTH: 24 FEET FOR INTERNAL ALLEYS; 16 FOOT PERIMETER ALLEYS BOTH LOCATED WITHIN EASEMENTS

SURFACING: NON-REINFORCED CONCRETE

ALLEYS MAY PROVIDE PRIMARY OR SOLE ACCESS TO REAR-LOADED RESIDENTIAL DWELLING UNITS.

COVENANTS

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

<u>OUTDOOR STORAGE</u>

OUTDOOR STORAGE IS NOT ALLOWED.

OWNERSHIP AND MAINTENANCE OF COMMON AREAS

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

SIGNAGE

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

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

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

LANDSCAPE DEVELOPMENT

LANDSCAPE CONCEPT

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

BUFFERS

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

NEIGHBORHOOD PARK AND BALLFIELDS

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

FRONT YARD LANDSCAPES

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

ESTIMATED TIMETABLE FOR DEVELOPMENT

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

FENCES AND RETAINING WALLS

1. FENCING WITHIN THE BUFFER AREA SHALL BE NO HIGHER THAN 72 INCHES AND MAY BE DISCONTINUOUS AND SHALL WORK WITH BERMING AND/OR PLANTINGS TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS.

2. INTERIOR FENCING WILL BE BEHIND HE FRONT SETBACK, MAY BE INSTALLED BY DEVELOPER; AND MAY NOT EXCEED 6 INCHES IN HEIGHT.

3. SECTION 4.290 (AS AMENDED) OF THE ADAMS COUNTY DEVELOPMENT CODE PERTAINING TO FENCE LOCATIONS AND TRAFFIC VIEW OBSTRUCTIONS WILL BE FOLLOWED WITH RESPECT TO ALL DEVELOPMENT FENCING.

STREET FURNITURE

STREET FURNITURE LOCATED IN COMMON AREAS SUCH AS BENCHES, TRASH RECEPTACLES, ETC., SHALL BE BLACK METAL CONSTRUCTION WITH THE SAME DESIGN THEME OR STYLE THROUGHOUT THE COMMUNITY. SUCH FIXTURES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

STREET LIGHTING

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

<u>GENERAL NOTES:</u>

1. ALL DEVELOPMENT SHALL BE CONSTRUCTED WITH NEW MATERIAL (ROAD BASE OF RECYCLED MATERIALS IS ALLOWED).

2. EACH LOT, AS A PART OF THE BUILDING PERMIT PROCESS, SHALL CONFORM TO THE APPROVED SITE DRAINAGE PLAN.
3. NO BUILDING PERMIT MAY BE APPLIED FOR UNTIL SUCH TIME AS THE FINAL PUD OR FINAL PLAT CREATING SAID LOT IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AND RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. SALES AND CONSTRUCTION TRAILERS MAY BE MOVED ON SITE BEFORE RECORDATION OF A FINAL PLAT.

DESIGN (ARCHITECTURAL) REVIEW BOARD AND HOMEOWNERS ASSOCIATION

THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RUN SHALL CREATE A HOMEOWNERS ASSOCIATION WITH AN INTEGRAL ARCHITECTURAL REVIEW BOARD PRIOR TO RECORDING OF THE FINAL PLAT.

Kimley Horn

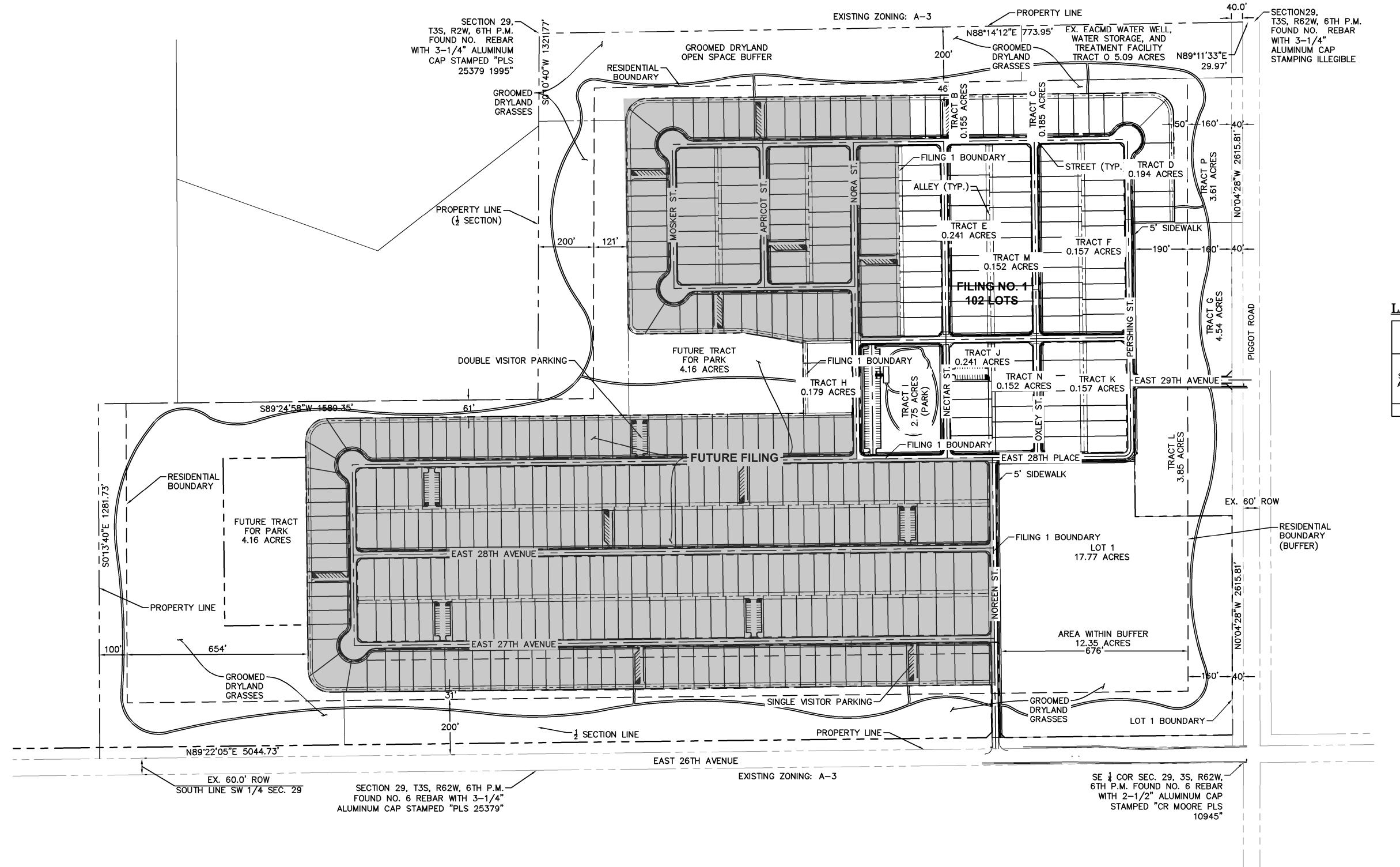
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ISSUED: 7/2/2019 NARRATIVE SHEET 3 of 22

FINAL DEVELOPMENT PLAN

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

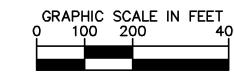


NOTES:

- 1. STREET AND LOT LAYOUT SHOWN ON THE RECORDED FILING 1 FINAL PLAT FOR WOLF CREEK RUN IS TYPICAL FOR DEVELOPING THE 429 HOMES IN THIS FIRST FILING FOR WOLF CREEK RUN PUD. STREET WIDTHS, LOT SIZES, SETBACKS, AND LOCATIONS OF VISITOR PARKING, ETC., FOR FUTURE PHASES WILL BE CONSISTENT WITH THE STANDARDS ESTABLISHED FOR FILING 1
- 2. DRYLAND BUFFER AREAS WILL BE GROOMED AND KEPT FREE OF DEBRIS, BUT WILL NOT BE IRRIGATED EXCEPT AT PROJECT ENTRIES
- GROOMED DRYLAND OPEN SPACE MAY BE USED FOR UTILITY EASEMENTS, ACCESS TO EACMD DRAINAGE FACILITIES, AND OUTDOOR PUBLIC USES.
- 4. NO HOME SHALL BE CONSTRUCTED WITHIN THE 1000'
 TEMPORARY NO BUILD ZONE ONLY UNTIL SUCH A TIME AS THE
 TRI—COUNTY HEALTH DEPARTMENT AND THE COLORADO
 DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT HAVE
 DETERMINED THAT IMPACTS FROM THE STRASBURG LAGOONS
 ARE APPROPRIATELY MITIGATED OR REMOVED.
- 5. THE LOCATION OF VISITOR PARKING IN FUTURE FINAL PLAT FILING MAY CHANGE FROM THAT SHOWN HERON SO LONG AS THE RATIOS AND DISTANCES CONTAINED IN THIS FDP ARE MAINTAINED AND RELOCATION SHALL NOT REQUIRE AN AMENDMENT TO THIS FDP.
- 6. THE MODELS MAY CHANGE FROM WHAT IS SHOWN HEREIN, WITHOUT AMENDING THIS FDP, SO LONG AS THE NEW MODEL:
 1) FITS WITHIN THE BUILDING ENVELOPE; 2) COMPLIES WITH THE DEVELOPMENT STANDARDS AND USE RESTRICTIONS FOR FILING NO. 1 STATED HEREIN; 3) INCLUDES A FRONT PORCH AS AN ARCHITECTURAL FEATURE; AND, 4) MEETS OR EXCEEDS THE TYPE AND QUALITY OF MATERIALS LISTED ON SHEET 18.

LAND USE LEGEND

USE	GROSS AREA	OPEN SPACE	% ACRES OPEN SPACE	DU	GROSS DENSITY
RESIDENTIAL AREA (INCLUDING PARK, SCHOOL SITE/LOT 1 AND GROOMED O.S.)	208.6600	61.6200	29.5300	429	2.0600
RECREATION AREA	8.3900	8.3900	100	-	-
TOTALS	217.0500	70.0100	32.2600	429	1.9800





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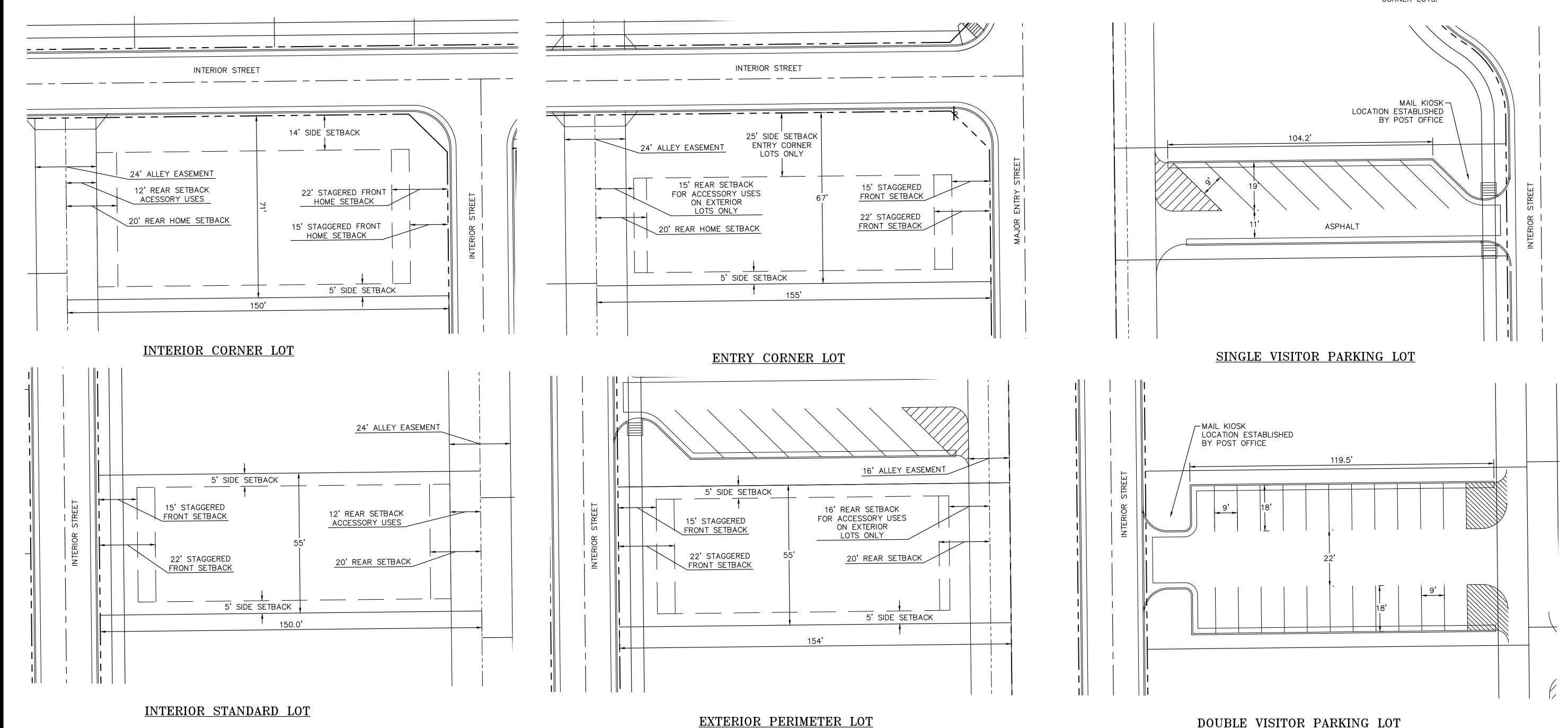
ISSUED: 7/2/2019 SITE PLAN SHEET 4 of 22

FINAL DEVELOPMENT PLAN

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

NOTES:

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



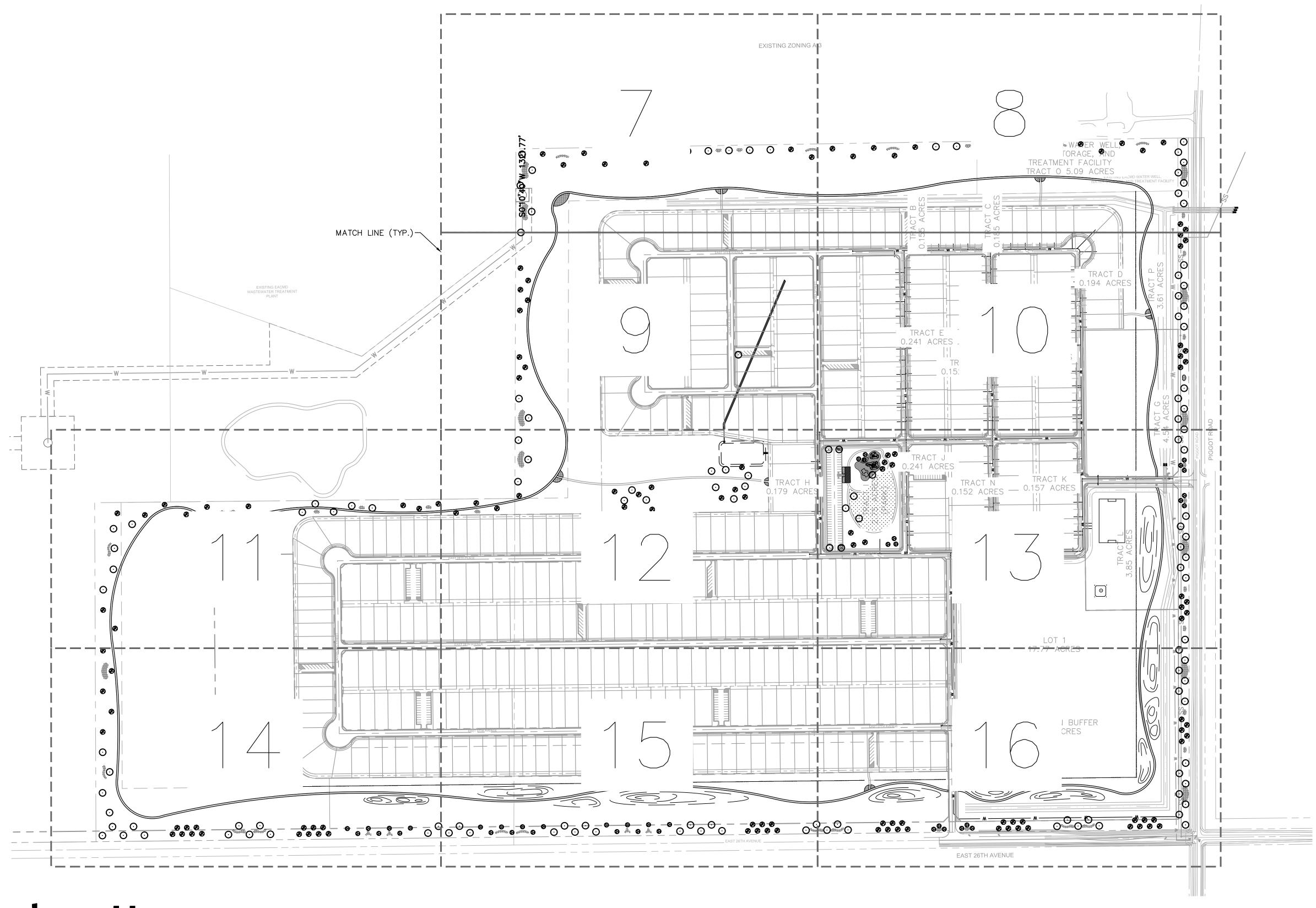
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ISSUED: 7/2/2019 TYPICAL LOTS SHEET 5 of 22

WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN

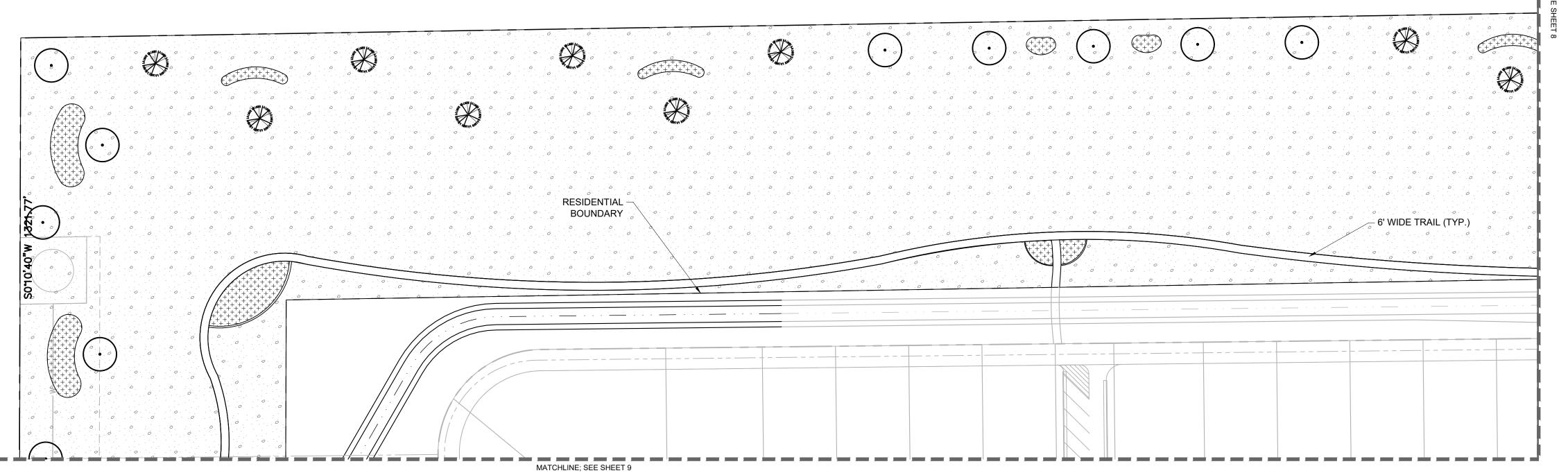
DOUBLE VISITOR PARKING LOT

FINAL DEVELOPMENT PLAN

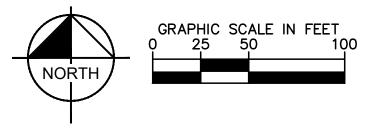


FINAL DEVELOPMENT PLAN

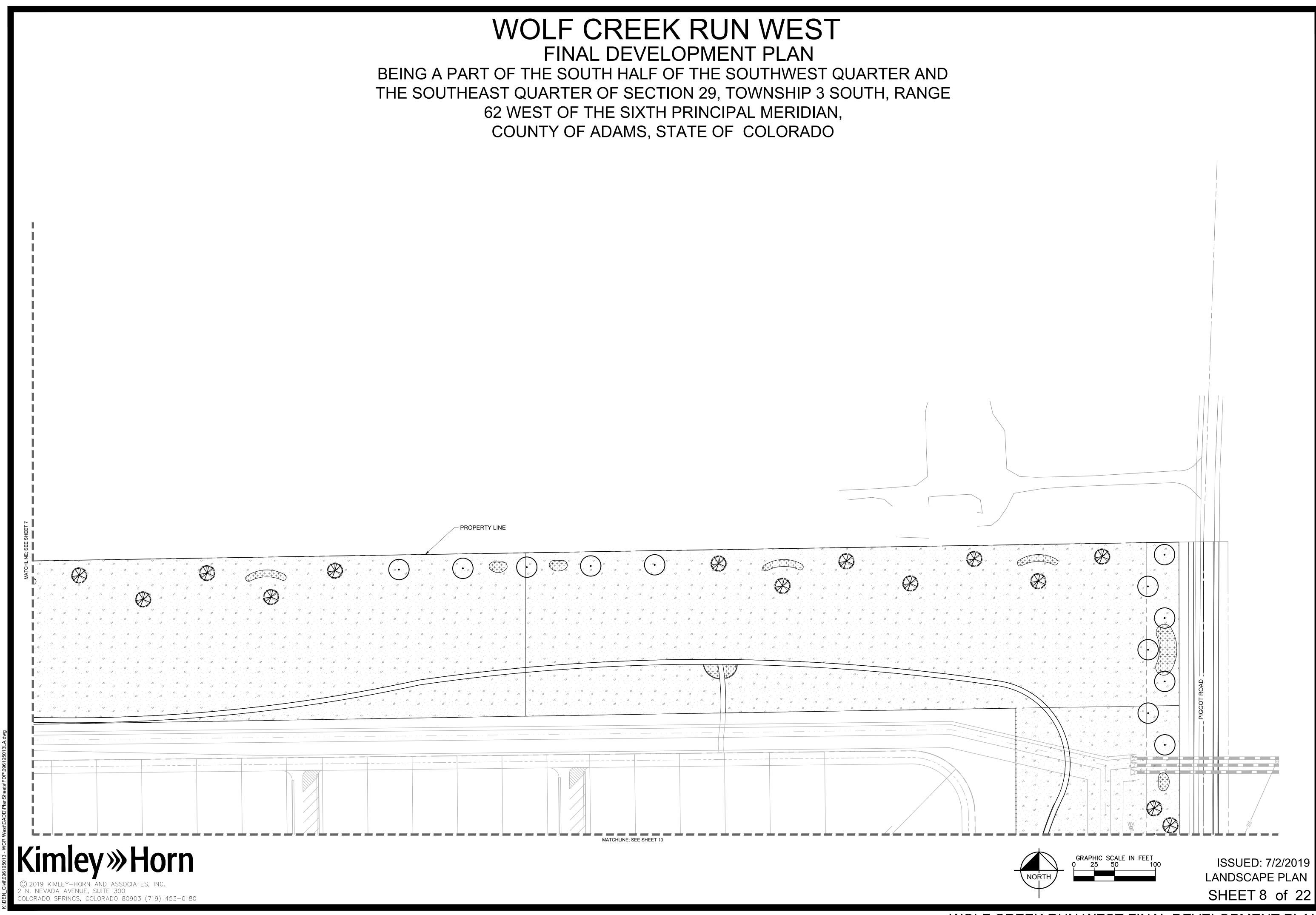
BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



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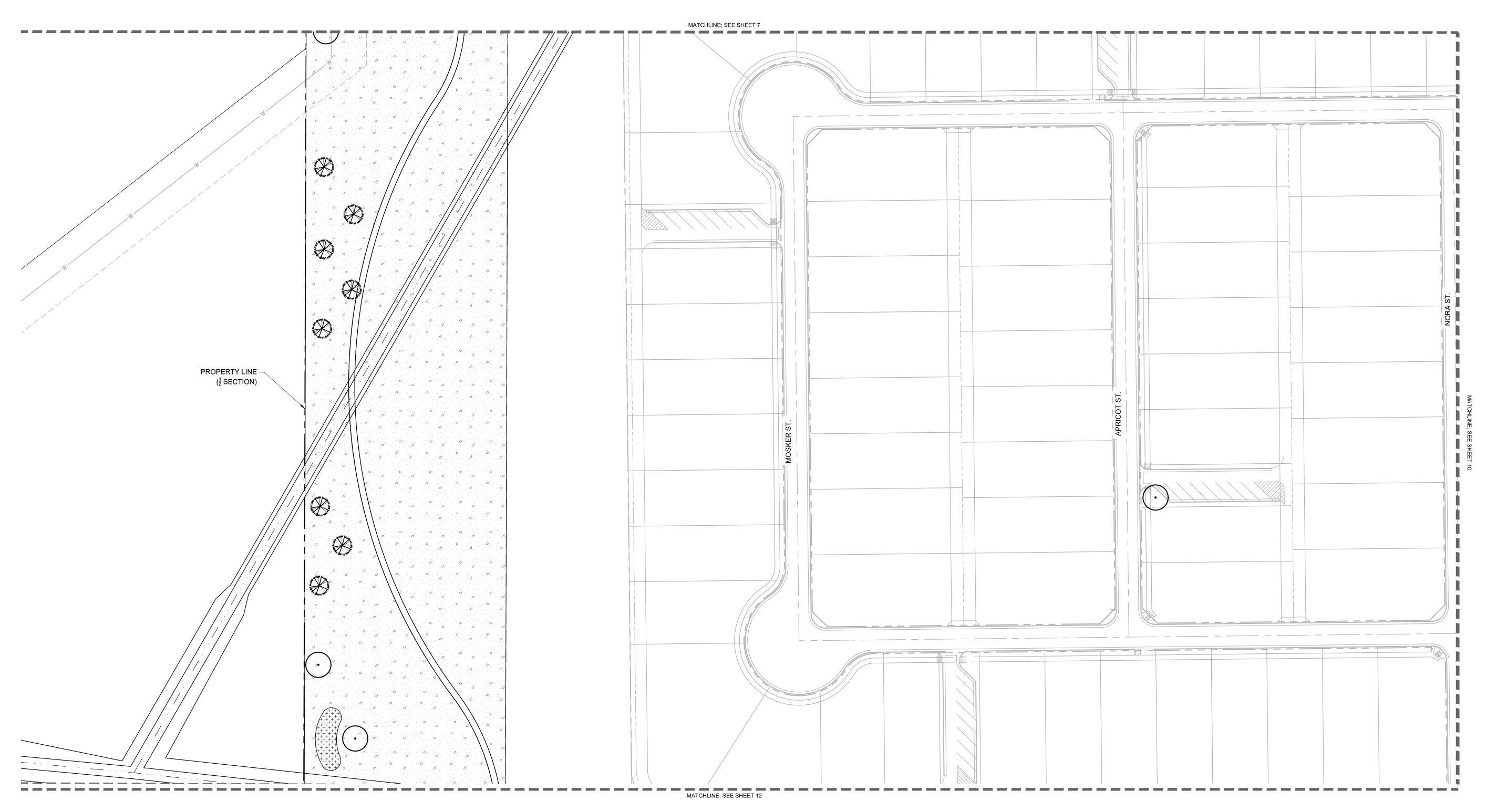


ISSUED: 7/2/2019 LANDSCAPE PLAN SHEET 7 of 22



FINAL DEVELOPMENT PLAN

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

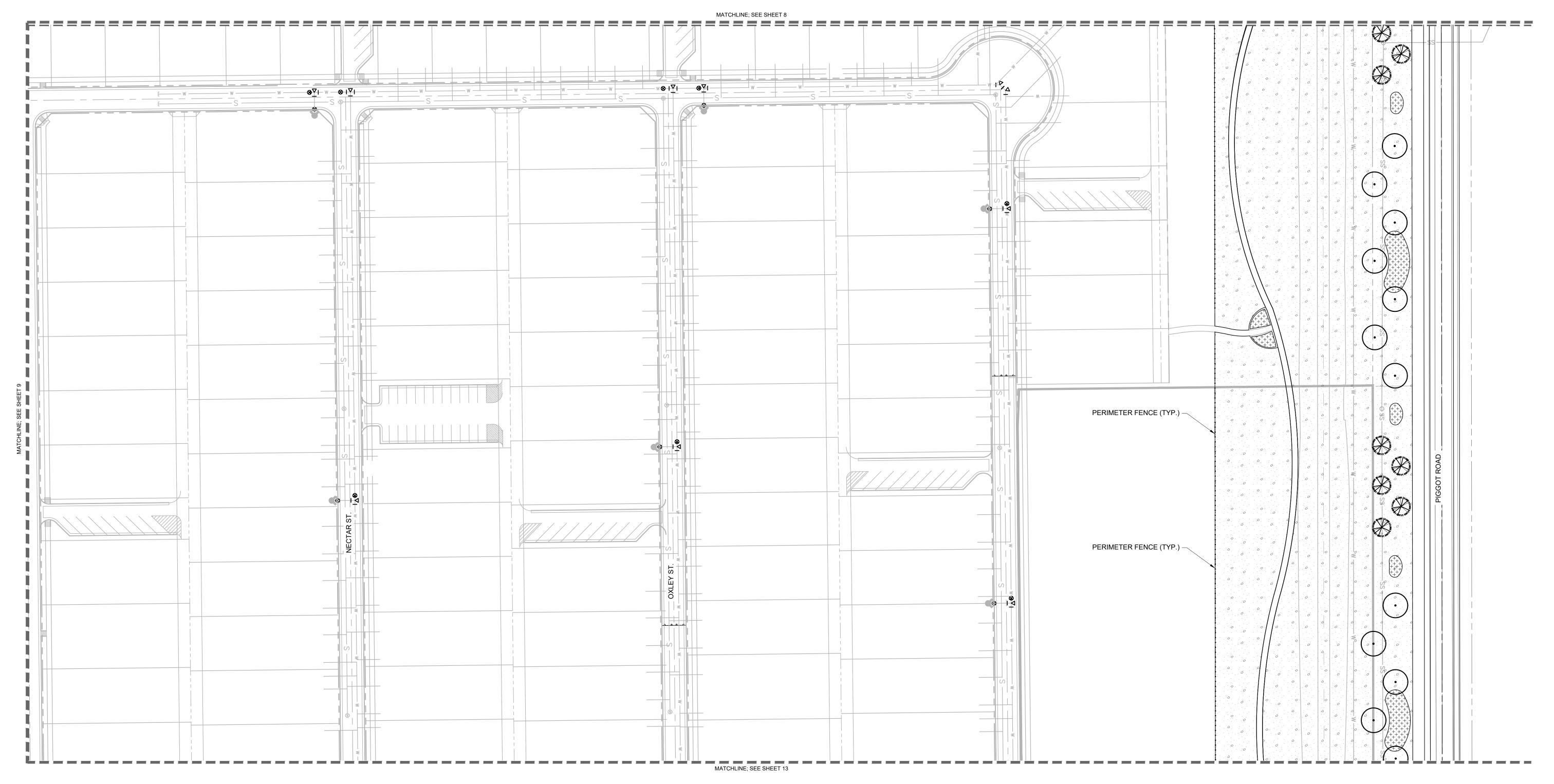


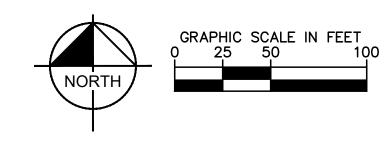


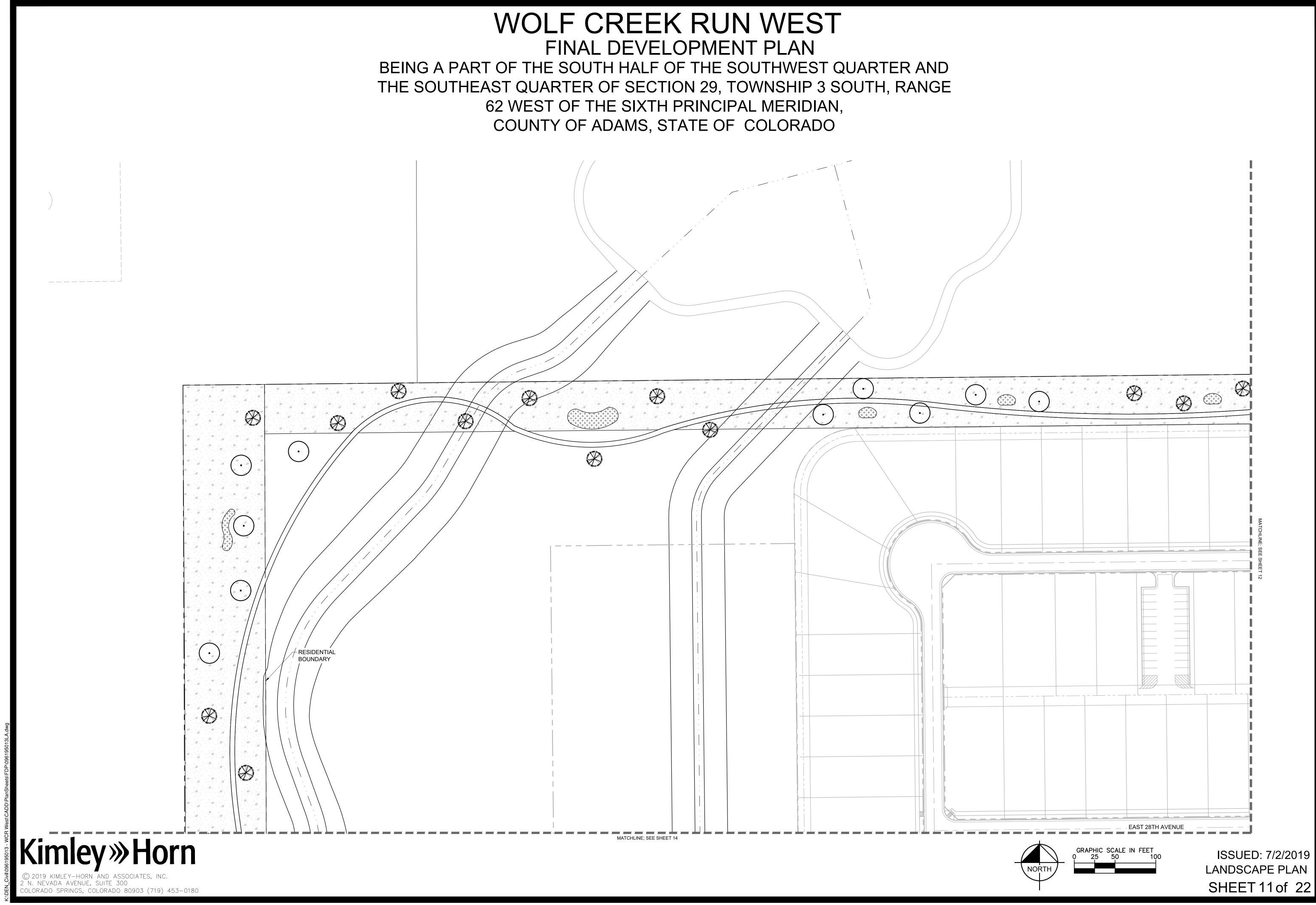


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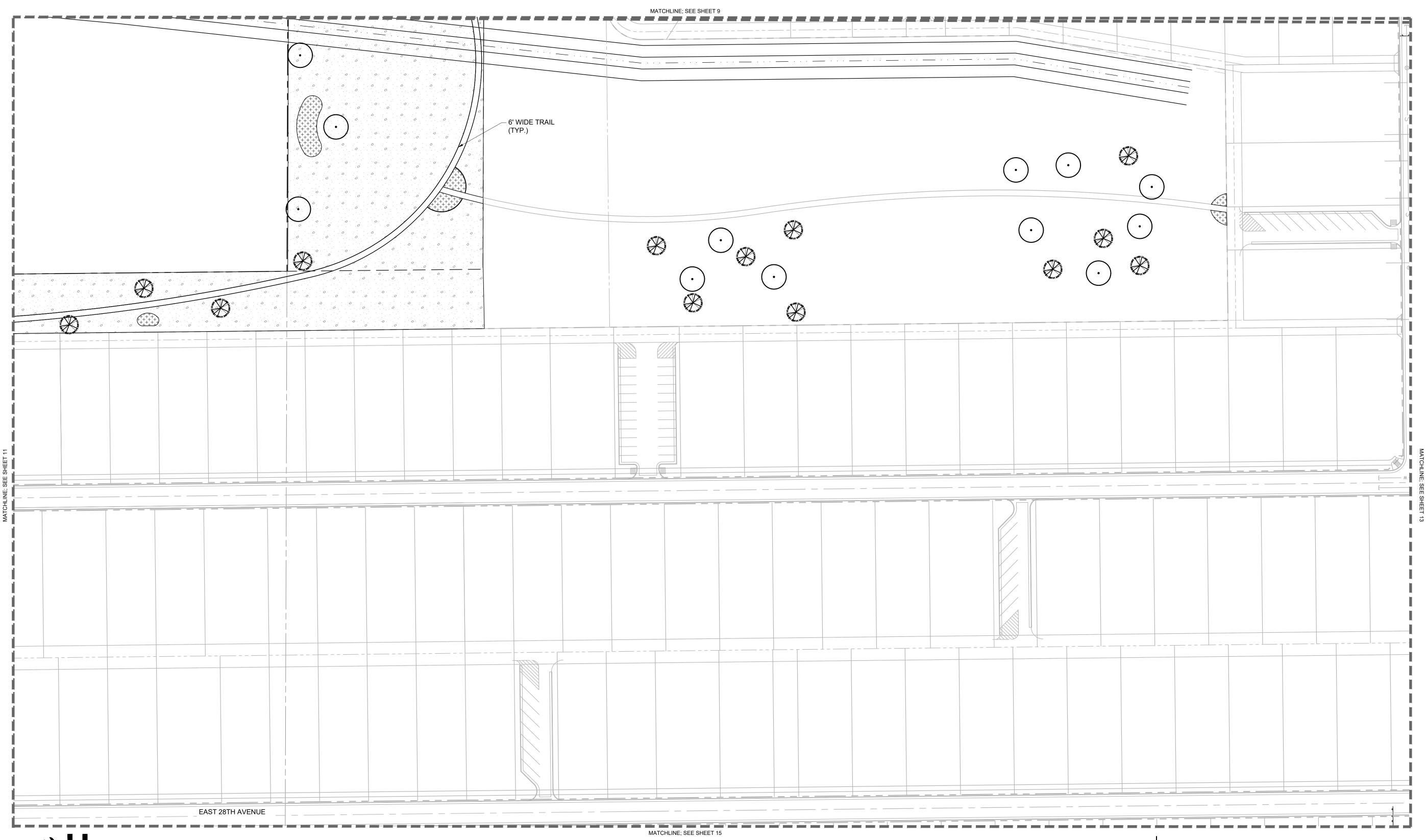
FINAL DEVELOPMENT PLAN





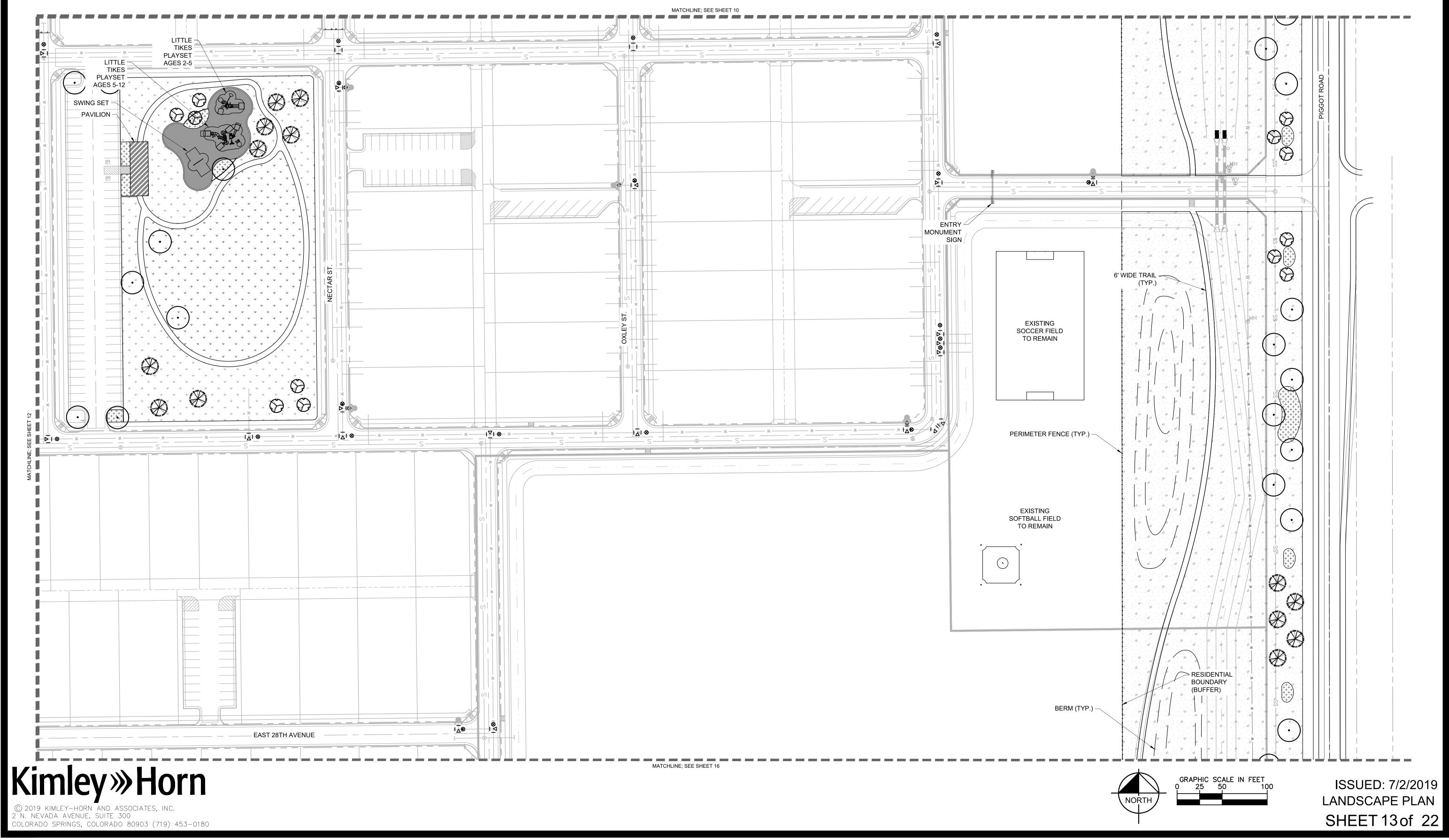


FINAL DEVELOPMENT PLAN



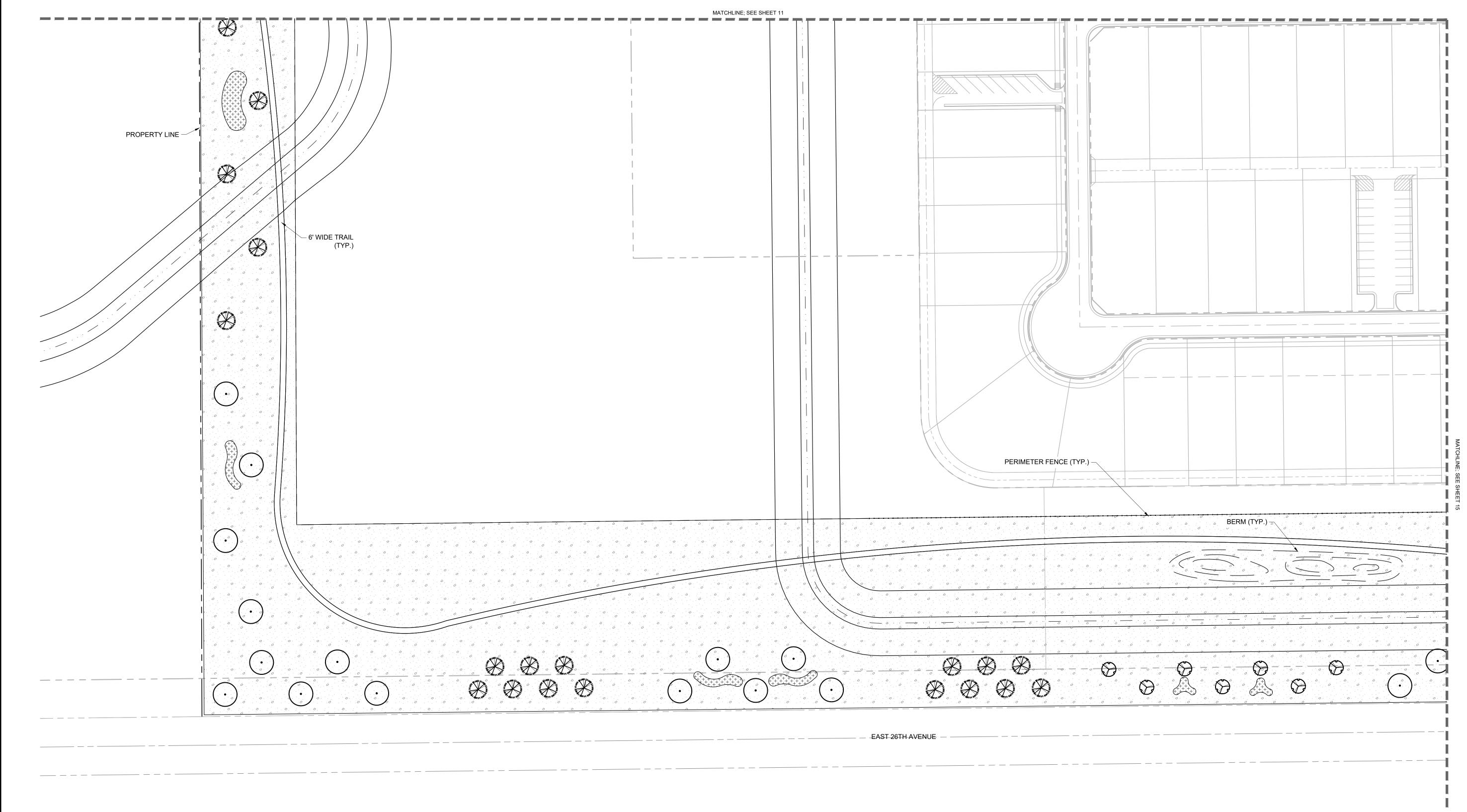


FINAL DEVELOPMENT PLAN

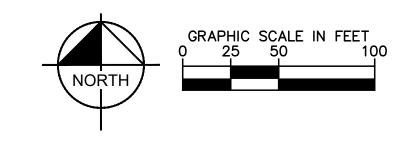


FINAL DEVELOPMENT PLAN

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



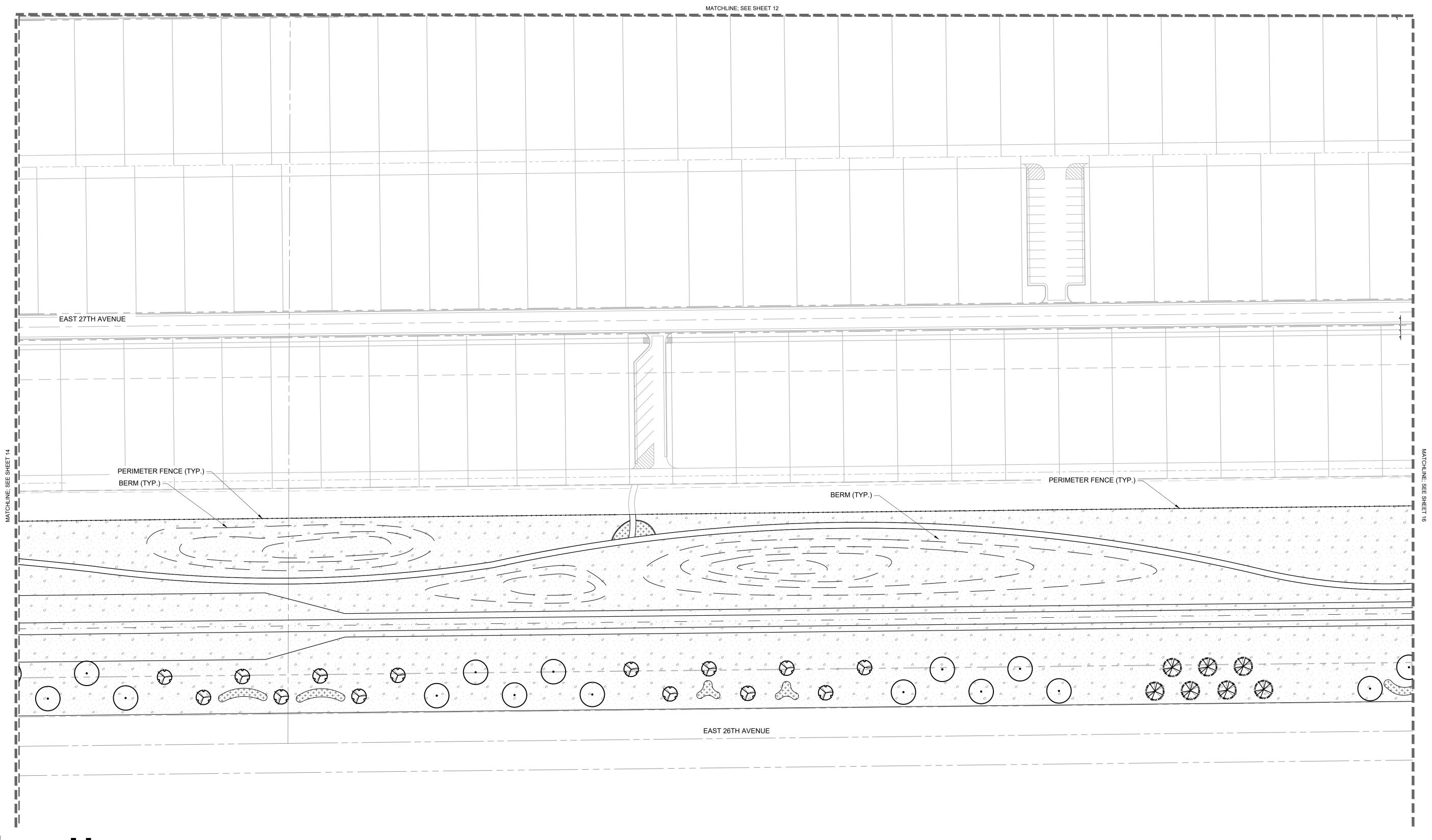




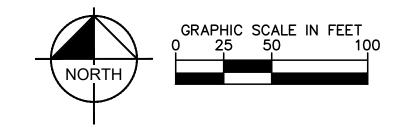
ISSUED: 7/2/2019 LANDSCAPE PLAN SHEET 14 of 22

FINAL DEVELOPMENT PLAN

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

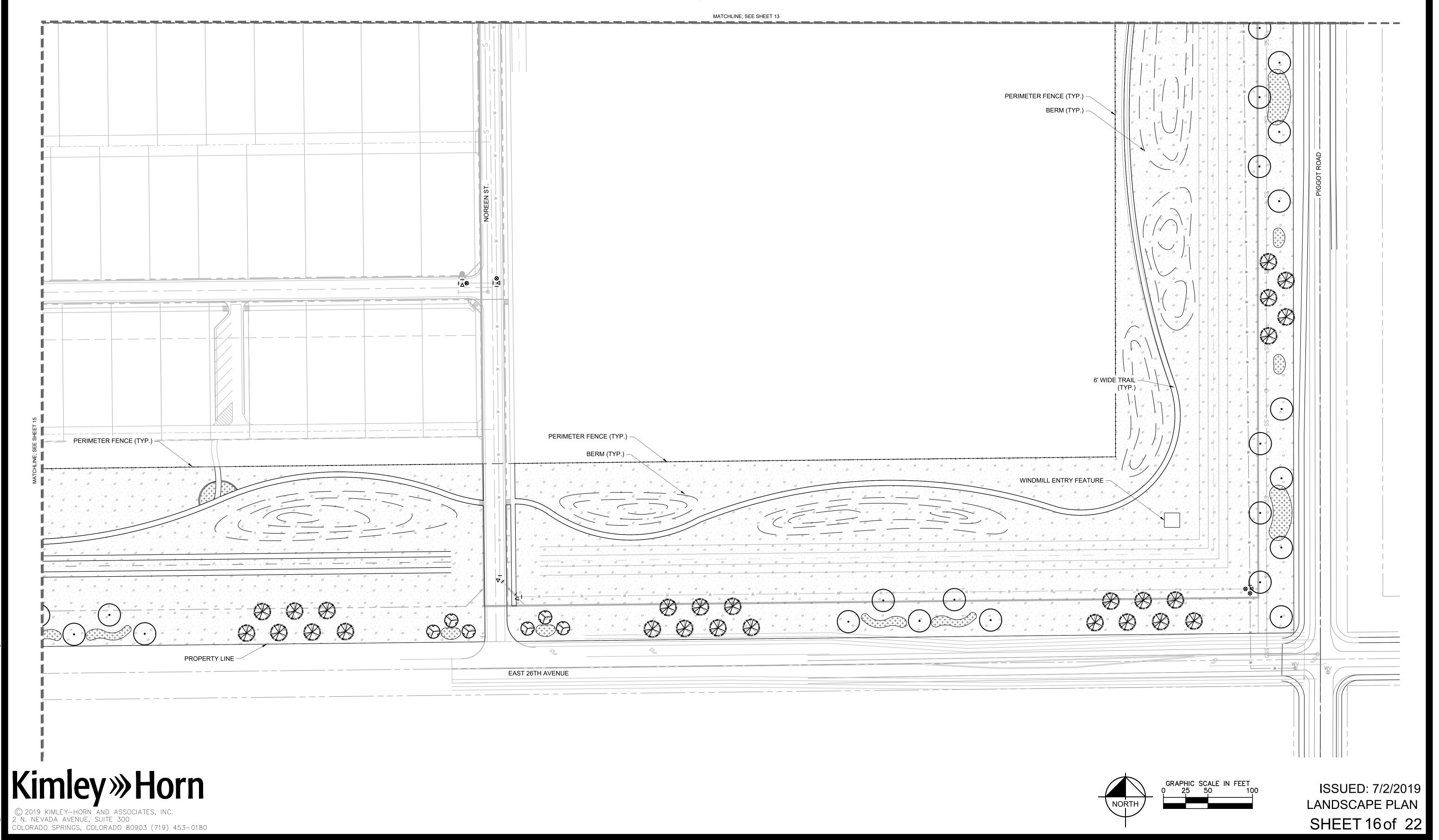


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ISSUED: 7/2/2019 LANDSCAPE PLAN SHEET 15 of 22

FINAL DEVELOPMENT PLAN



FINAL DEVELOPMENT PLAN

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

Pinus sylvestris / Scotch Pine

Cotoneaster lucidus / Shiny Cotoneaster

Rhus trilobata / Skunkbush Sumac

NON-IRRIGATED NATIVE SEED

Hemerocallis x `Pardon Me` / Pardon Me Daylily

Miscanthus sinensis 'Gracillimus' / Maiden Grass

Syringa meyeri 'Palibin' / Dwarf Korean Lilac

Lonicera tatarica 'Arnold's Red' / Tatarian Honeysuckle

Spiraea nipponica 'Snowmound' / Snowmound Spirea

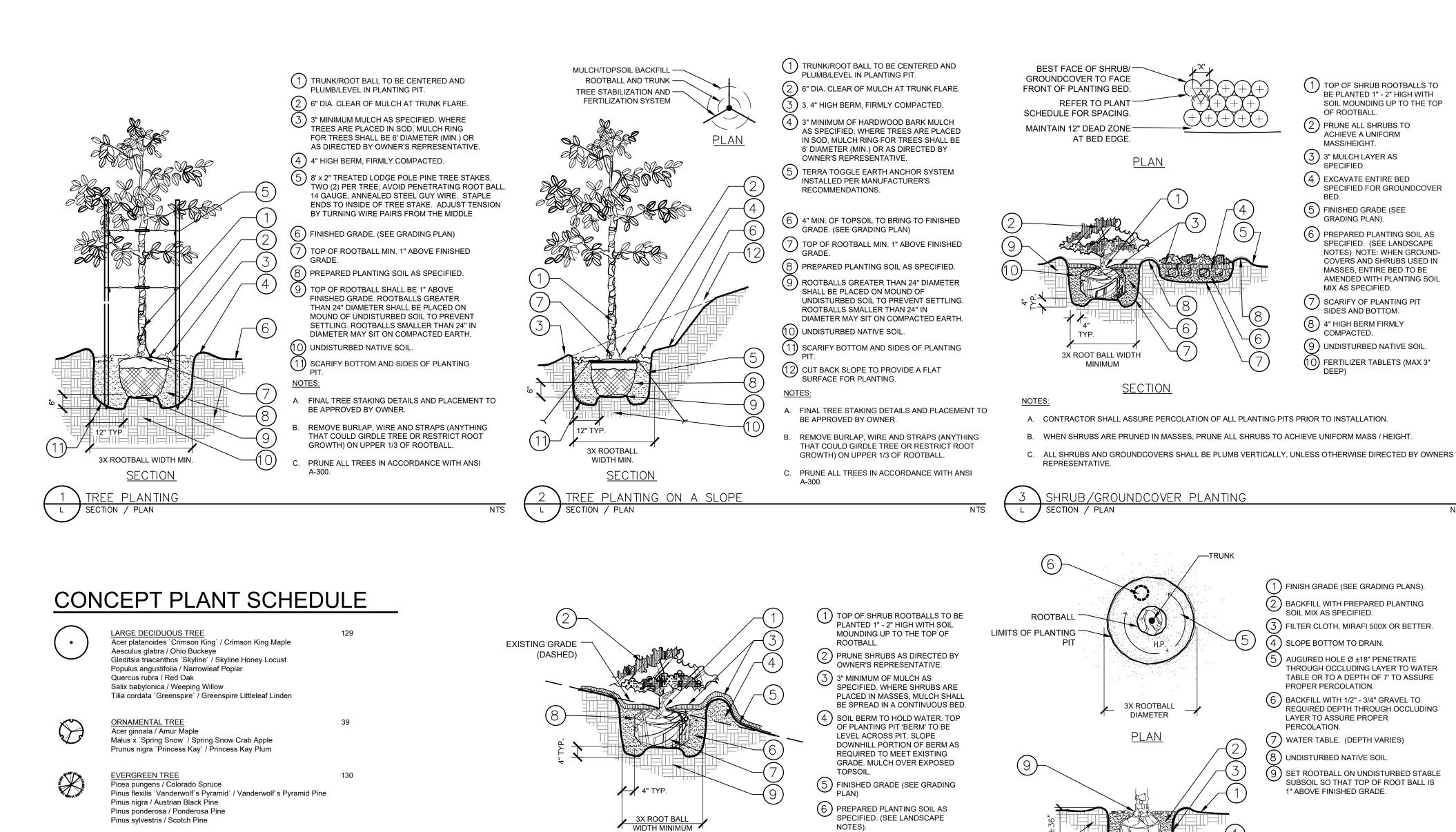
Mahonia aquifolium 'Compacta' / Compact Oregon Grape

Juniperus sabina `Buffalo` / Buffalo Juniper

Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass

2,089,408 sf

67,607 sf



NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING

VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS

SHRUB/GROUNDCOVER PLANTING ON A SLOPE

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO

PITS PRIOR TO INSTALLATION.

REPRESENTATIVE.

ACHIEVE UNIFORM MASS / HEIGHT.

(7) SCARIFY SIDES AND BOTTOM OF

(8) FERTILIZER TABLETS (MAX 3"

(9) UNDISTURBED NATIVE SOIL



ISSUED: 7/2/2019 LANDSCAPE NOTES AND DETAILS SHEET 17 of 22

1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH

OF ROOTBALL

MASS/HEIGHT.

(3) 3" MULCH LAYER AS

(4) EXCAVATE ENTIRE BED

5 FINISHED GRADE (SEE

MIX AS SPECIFIED.

(7) SCARIFY OF PLANTING PIT

(9) UNDISTURBED NATIVE SOIL

10) FERTILIZER TABLETS (MAX 3"

SIDES AND BOTTOM.

(8) 4" HIGH BERM FIRMLY

COMPACTED.

(1) FINISH GRADE (SEE GRADING PLANS).

(2) BACKFILL WITH PREPARED PLANTING

(5) AUGURED HOLE Ø ±18" PENETRATE

6 BACKFILL WITH 1/2" - 3/4" GRAVEL TO

LAYER TO ASSURE PROPER

(7) WATER TABLE. (DEPTH VARIES)

UNDISTURBED NATIVE SOIL.

1" ABOVE FINISHED GRADE.

FOR PLANT STAKING.

3) FILTER CLOTH, MIRAFI 500X OR BETTER.

THROUGH OCCLUDING LAYER TO WATER

TABLE OR TO A DEPTH OF 7' TO ASSURE

REQUIRED DEPTH THROUGH OCCLUDING

) SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR

B. CONTRACTOR TO PERFORM PERCOLATION TEST

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET

AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE

SOIL MIX AS SPECIFIED.

(4) SLOPE BOTTOM TO DRAIN.

PROPER PERCOLATION.

PERCOLATION.

(6) PREPARED PLANTING SOIL AS

SPECIFIED. (SEE LANDSCAPE

NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN

AMENDED WITH PLANTING SOIL

MASSES, ENTIRE BED TO BE

2) PRUNE ALL SHRUBS TO

ACHIEVE A UNIFORM

SOIL MOUNDING UP TO THE TOP

SPECIFIED FOR GROUNDCOVER

SECTION

POOR DRAINAGE CONDITION

FINAL DEVELOPMENT PLAN

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

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

- 1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP)
 DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION
 ACTIVITIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING

C. PROTECTION OF EXISTING PLANT MATERIALS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

). MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL SAMPLE SIZE
MULCH ONE (1) CUBIC FOOT
TOPSOIL MIX ONE (1) CUBIC FOOT

SOIL MIX ONE (1) CUBIC FOOT ITS ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM PROJECT LANDSCAPE ARCHITECT.
- d. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT.
- e. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

f. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

- g. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 🖁 INCH (19 MM) IN DIAMETER: OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- h. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- i. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID. VARIETY. OR CULTIVAR. IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- j. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW
- 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

- 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

DIGGING AND HANDLING

- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE
 ARCHITECT.
- PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

CONTAINER GROWN STOCK

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

MATERIALS LI

FINE GRADING

- 1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

- 1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO
- ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

 9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES
- 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
- 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS. FOOTERS AND PREPARED SUB-BASES.
- 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH BLUS 6"
- 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
- 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING
- 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN

- TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL

- SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
- 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALL ATION
- 2. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

LAWN SODDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE
- 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY
- 4 SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- 6. LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"X\feta" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- CLEANUP
- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

FINAL INSPECTION AND ACCEPTANCE OF WORK 1 FINAL INSPECTION AT THE END OF THE WARR

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

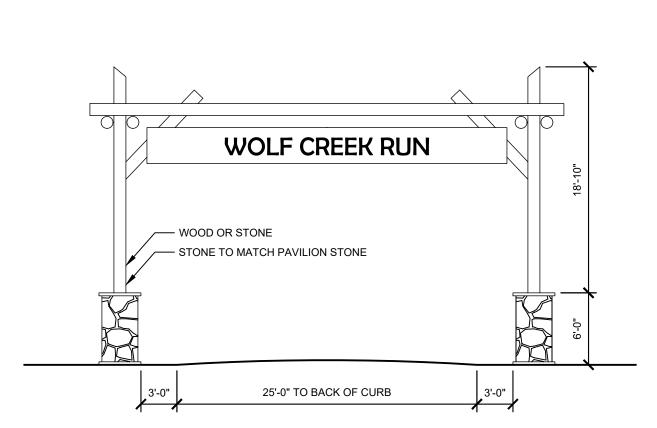
- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

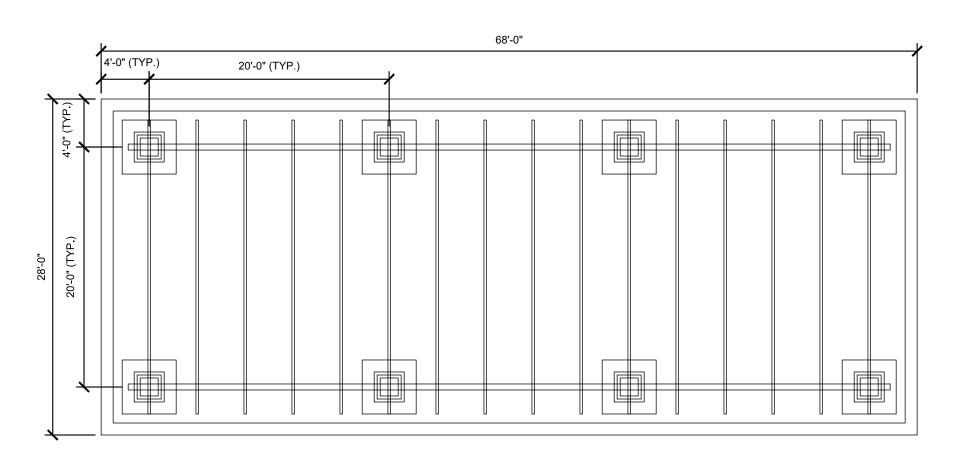
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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

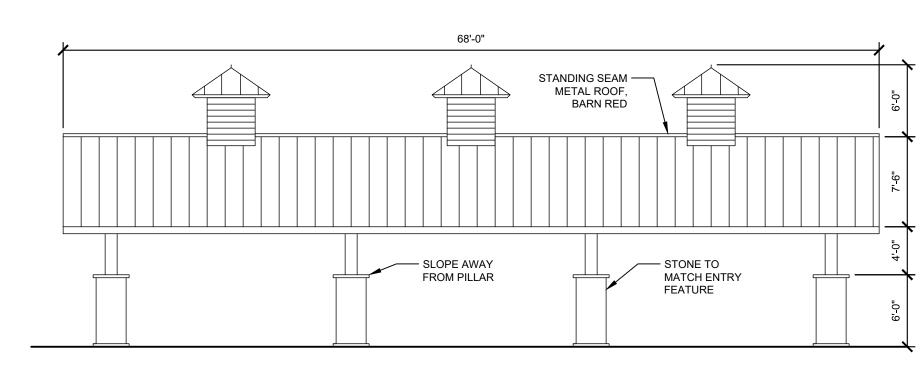
ISSUED: 7/2/2019 LANDSCAPE SPECIFICATIONS SHEET 18 of 22

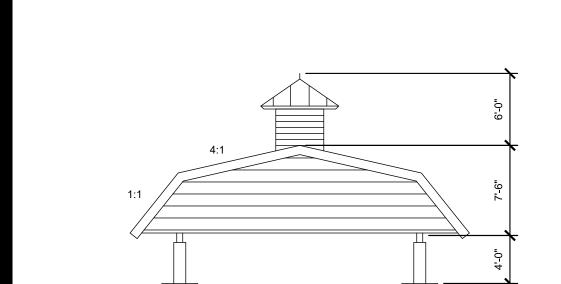
FINAL DEVELOPMENT PLAN

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

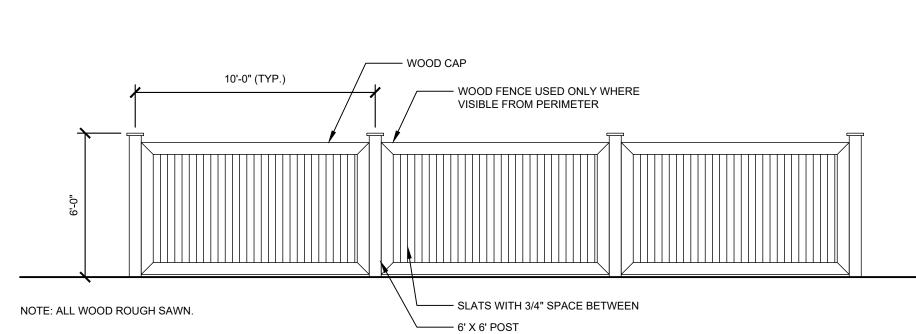


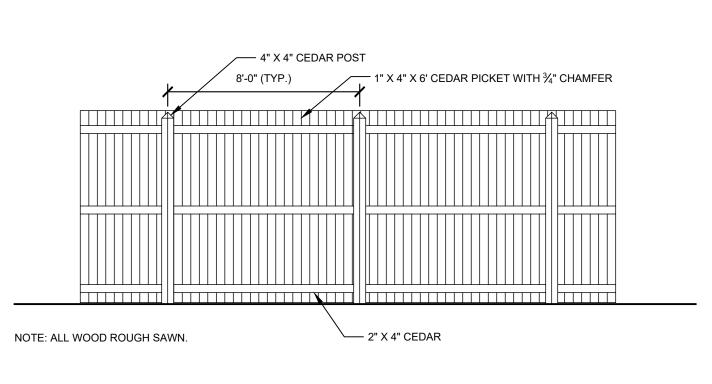






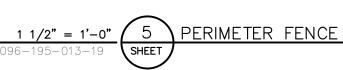
ENTRY MONUMENT ELEVATION

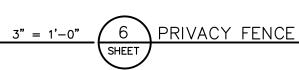


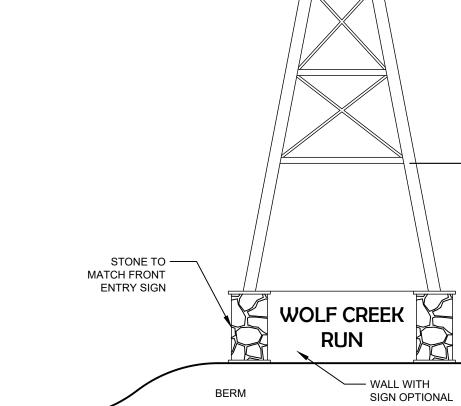


3 PAVILION SIDE ELEVATION









1 1/2" = 1'-0" 096-195-013-18





LITTLE TIKES - PLAYBUILDERS MODEL NO. PB19-071312





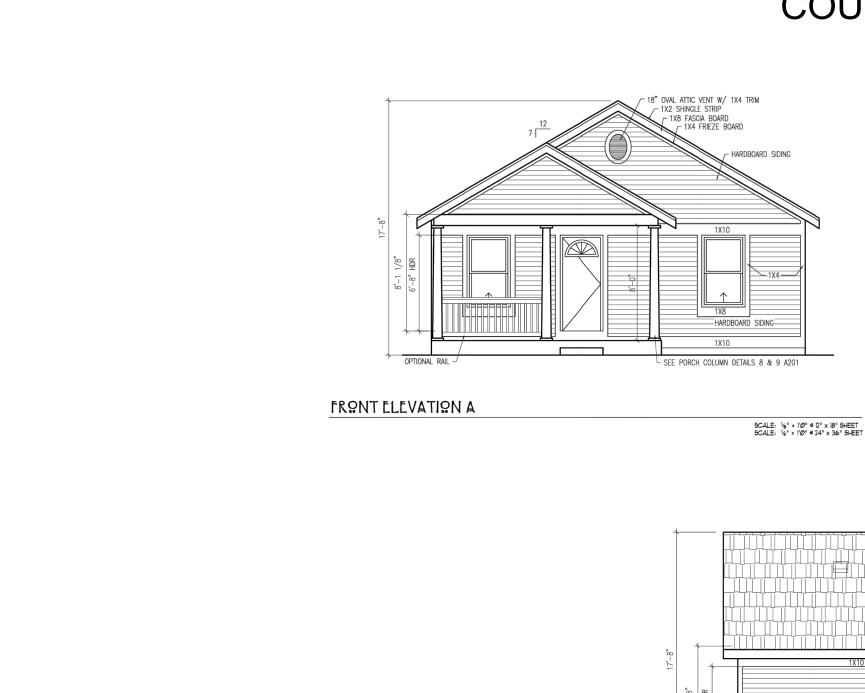


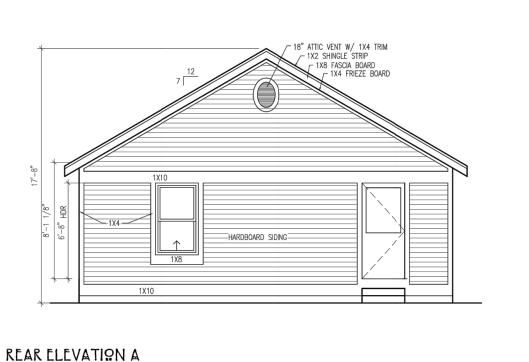
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ISSUED: 7/2/2019 LANDSCAPE DETAILS SHEET 19 of 22

FINAL DEVELOPMENT PLAN

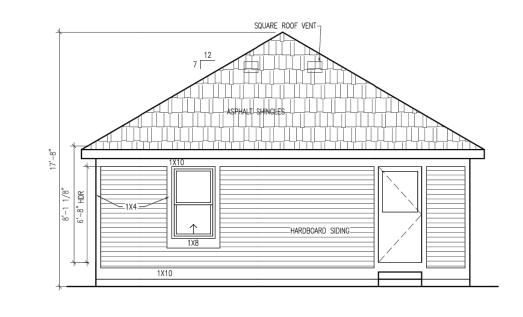
BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO





SCALE: 1/8" = 1'Ø" ⊕ 12" x 18" SHE SCALE: 1/4" = 1'Ø" ⊕ 24" x 36" Si

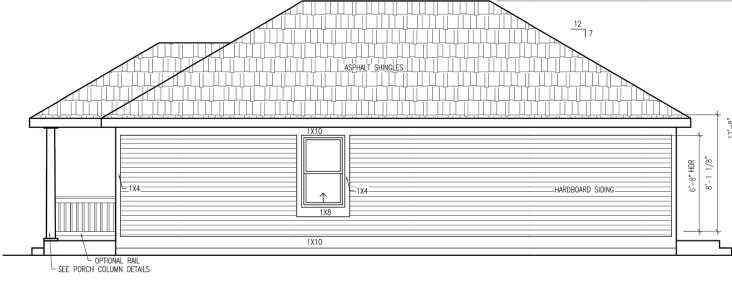




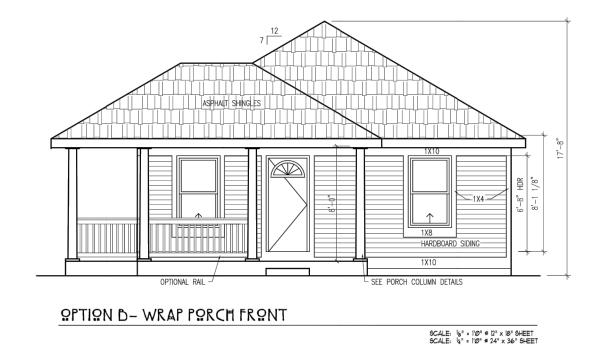
REAR ELEVATION D NOTE: PROVIDE ROOF VENTS ON REAR ELEVATION WHERE POSSIBLE. SCALE: 1/8" = 1'0" @ 12" x 18" SHEET SCALE: 1/4" = 1'0" @ 24" x 36" SHEET

ATTIC VENTILATION
PROVIDE 243 S.I. NET FREE AREA EXHAUST (ROOF, RIDGE OR GABLE VENT)
PROVIDE 243 S.I. NET FREE AREA INTAKE (SOFFIT VENTS)

LEFT ELEVATION D SCALE: 1/8" = 1/0" @ 12" x 18" SHEET SCALE: 1/4" = 1/0" @ 24" x 36" SHEET



RIGHT ELEVATION D 9CALE: 1/2" = 1/0" ≤ 12" x 18" 9HEET 9CALE: 1/4" = 1/0" ≤ 24" x 36" 9HEET



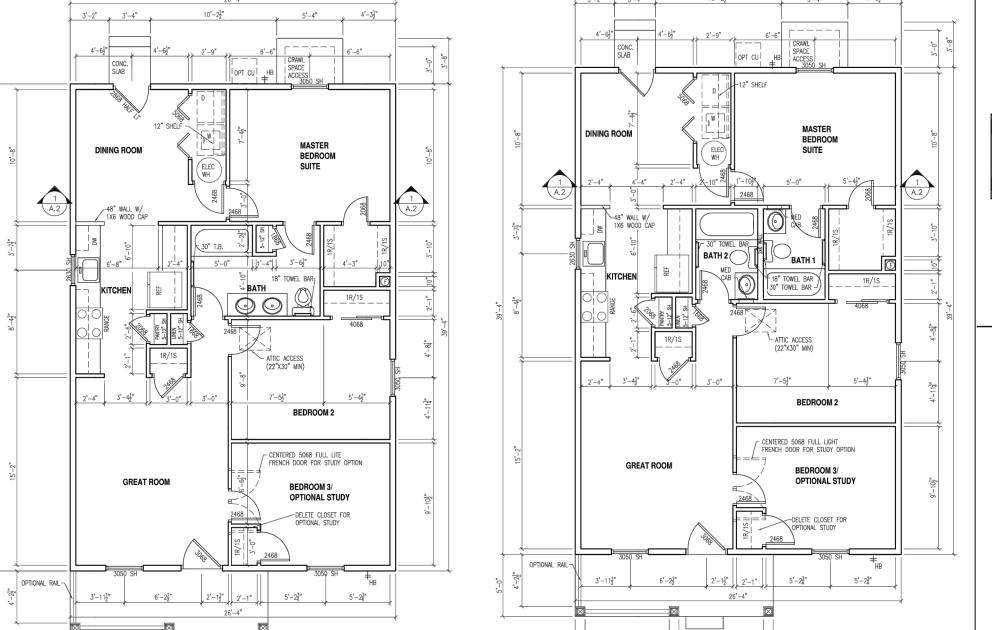
ISSUED: 7/2/2019 ARCHITECTURAL PLANS - MODEL 1014

SHEET 20 of 22

ATTIC VENTILATION
PROVIDE 243 S.I. NET FREE AREA EXHAUST (ROOF, RIDGE OR GABLE VENT)
PROVIDE 243 S.I. NET FREE AREA INTAKE (SOFFIT VENTS)

LEFT ELEVATION A

NOTE: PROVIDE ROOF VENTS ON LEFT ELEVATION WHERE POSSIBLE.



MAIN LEVEL PLAN- 2 DATH AREA: 10354

NOTE: EXTERIOR FRAME WALL TO BE 2x6 or 2x4 INTERIOR.

9CALE: ½" = 1'Ø" € 12" x 18" 9HEET 9CALE: ½" = 1'Ø" € 24" x 36" 9HEET

OPTIONAL RAIL
SEE PORCH COLUMN DETAILS RIGHT ELEVATION A SCALE: 1/6" = 1/0" @ 12" x 18" SHEET SCALE: 1/4" = 1/0" @ 24" x 36" SHEET

OPTION A- WRAP PORCH FRONT SCALE: 1/g" = 1/0" @ 12" x 18" SHEET SCALE: 1/4" = 1/0" @ 24" x 36" SHEET

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MAIN LEVEL PLAN- 1 DATH AREA- 10350

FINAL DEVELOPMENT PLAN

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



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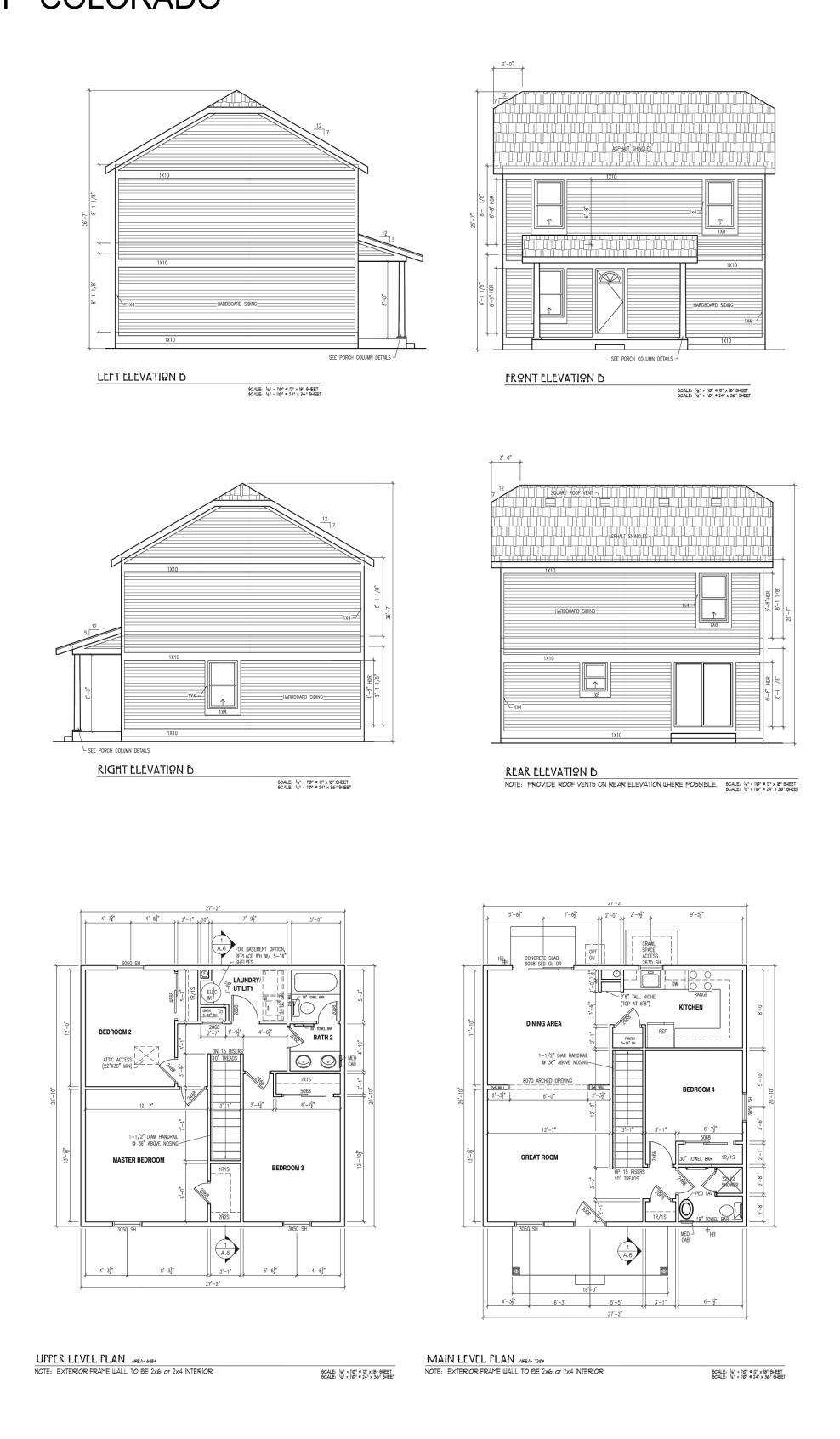
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

OPTION B- FULL PORCH FRONT

SEE PORCH COLUMN DETAILS

6CALE: 1/8" = 1'0" @ 12" x 18" SHEET 6CALE: 1/4" = 1'0" @ 24" x 36" SHEET

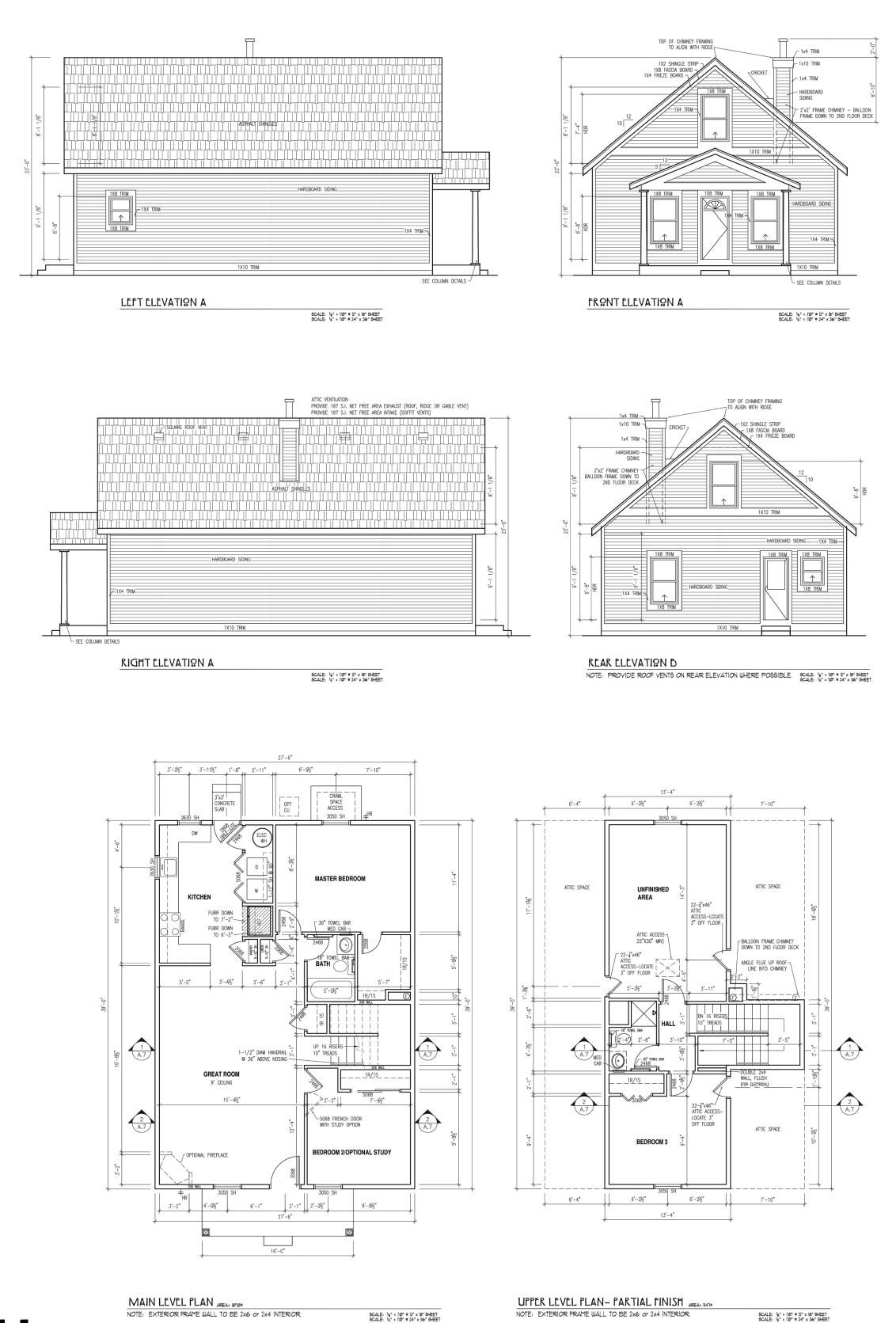
OPTION D- WRAP PORCH FRONT



ISSUED: 7/2/2019 ARCHITECTURAL PLANS - MODEL 1350 SHEET 21 of 22

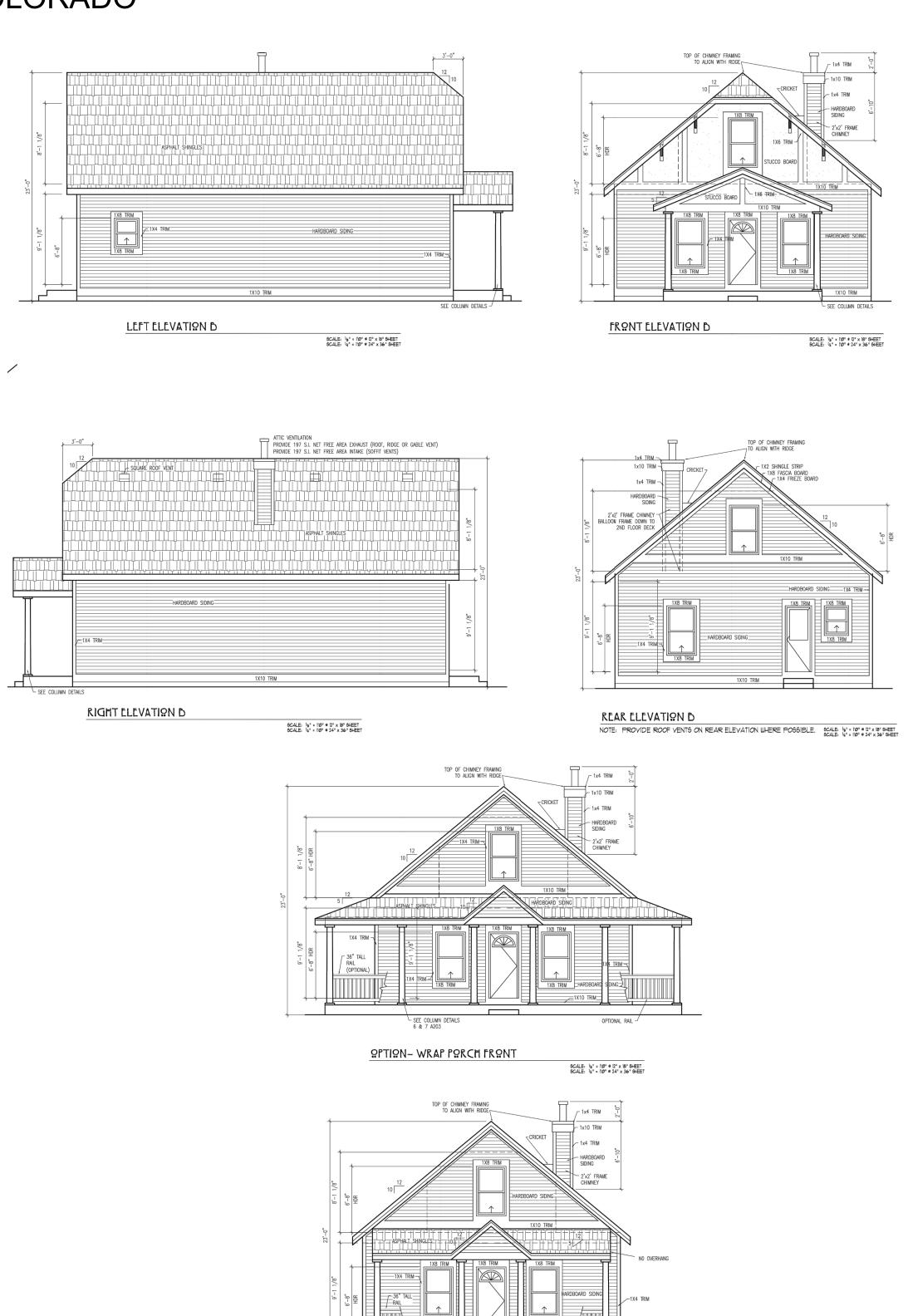
FINAL DEVELOPMENT PLAN

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



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OPTION- FULL PORCH FRONT

9CALE: 1/8" = 1/0" € 12" × 18" SHEET 9CALE: 1/4" = 1/0" € 24" × 36" SHEET

> ISSUED: 7/2/2019 ARCHITECTURAL PLANS - MODEL 1521

> > SHEET22 of 22

CASE NO. PRC2019-00009

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

OWNERSHIP AND DEDICATION CERTIFICATE:

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

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

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

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, SOUTH 89°22'37" WEST, A DISTANCE OF 959.49 FEET;

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

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 28.58 FEET; THENCE NORTH 00°37'55" WEST, A DISTANCE OF 309.60 FEET; THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET; THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 270.00 FEET;
THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.22 FEET;
THENCE NORTH 00°37'45" WEST. A DISTANCE OF 27.00 FEET:

THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°37'55" WEST, A DISTANCE OF 270.00 FEET;

THENCE NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
THENCE SOUTH 89°22'05" WEST, A DISTANCE OF 490.50 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 27.00 FEET; THENCE NORTH 44°22'05" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°37'55" WEST, A DISTANCE OF 131.00 FEET; THENCE SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET;

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

THENCE NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET; THENCE NORTH 00°37'55" WEST, A DISTANCE OF 28.50 FEET;

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

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

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

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

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

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

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

1. NORTH 88"14'12" EAST, A DISTANCE OF 773.95 FEET;

2. NORTH 88°05'58" EAST, A DISTANCE OF 431.89 FEET;

3. NORTH 89°11'33" EAST, A DISTANCE OF 29.97 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE ALONG SAID EAST LINE OF SAID SECTION 29, SOUTH 00'04'43" EAST, A DISTANCE OF 2646.32 FEET THE POINT OF BEGINNING.

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

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

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

ACKNOWLEDGEMENT

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

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

NAME AS ______ TITLE

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF ______, 20____, BY _____ AS AUTHORIZED SIGNATORY FOR PAULS DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: ______

MY ADDRESS IS: _____

300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF 12-19-2017		3	PLAT COMMENTS	6/11/2019	SDL	AKP
PREPARATION:		2	PLAT COMMENTS	1/15/2019	CWB	DRH
SCALE:	CALE: N/A		PLAT COMMENTS	7/17/2018	CWB	DRH
SHEET	1 OF 9	NO.	REVISION	DATE	BY	CHK

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

NOTES:

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

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF _________, 20

BOARD OF COUNTY COMMISSIONERS APPROVAL

LATEST REVISION 10/09/2019

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

CHAIR

NOTES CONTINUED:

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

SURVEYOR'S CERTIFICATE

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

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

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

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

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED) FOR RECORD IN	THE OFFICE OF THE ADAMS	COUNTY CLERK AND
RECORDER, IN THE STATE (OF COLORADO, AT	M. ON THE	DAY
OFA.D., 2	0		

COUNTY	CLERK	AND	RECORDER

BY: DEPUTY	RECEPTION NO.
RECEPTION NO.	

CASE NO. PRC2019-00009

MONUMENT SYMBOL LEGEND

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

FOUND NO. 6 REBAR WITH

3-1/4" ALUMINUM CAP

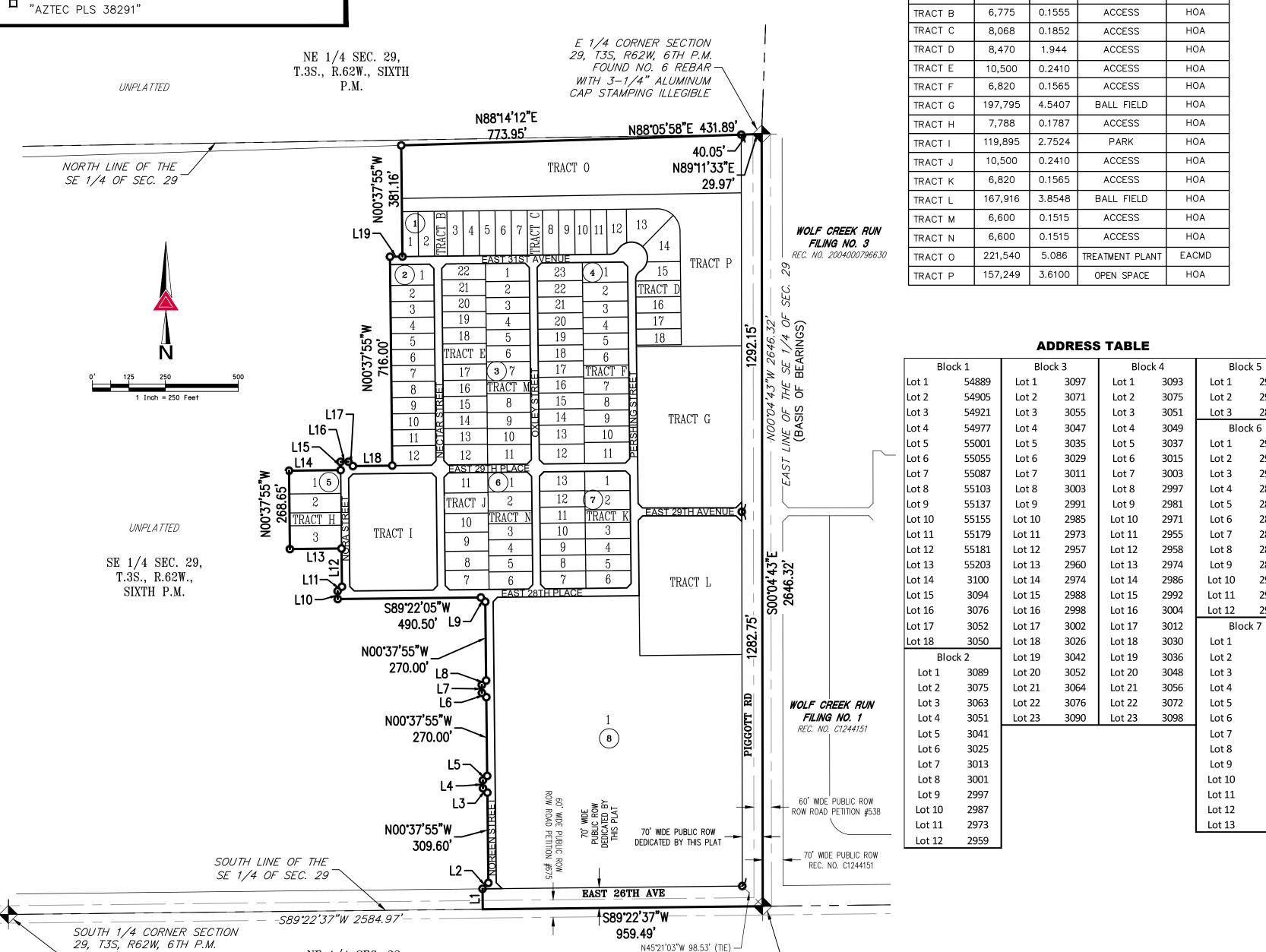
STAMPED "PLS 25379"

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

POINT OF BEGINNING

SE COR SEC. 29, T3S, R62W, 6TH P.M.

FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CR MOORE PLS 10945"



NE 1/4 SEC. 32,

T.3S., R.62W.,

SIXTH P.M.

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



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



TRACT TABLE

USE

MAINT.

2941

2937

2885

2933

2915

2901

2889

2877

2865

2853

2850

2884

2900

2922

2936

2937

2923

2901

2885

2867

2853

2854

2866

2878

2990

2902

2916

2934

AC.

DESCRIPTION

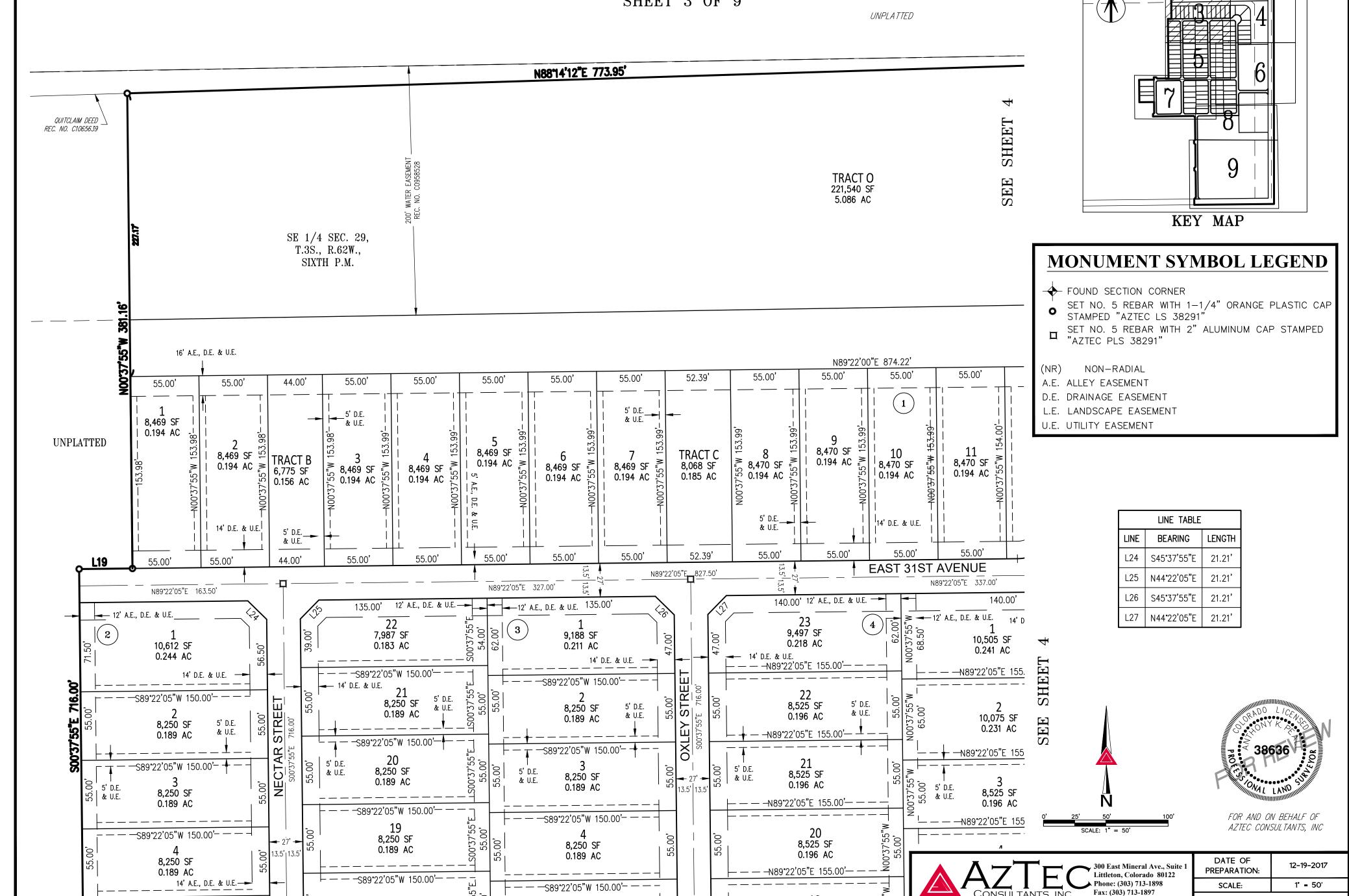
SQ.FT.

, Suite 1 0122	DATE OF PREPARATION:	12-19-2017
;	SCALE:	1" = 250'
.com	SHEET	2 OF 9

CASE NO. PRC2019-00009

SHEET 3 OF 9

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



SEE SHEET 5

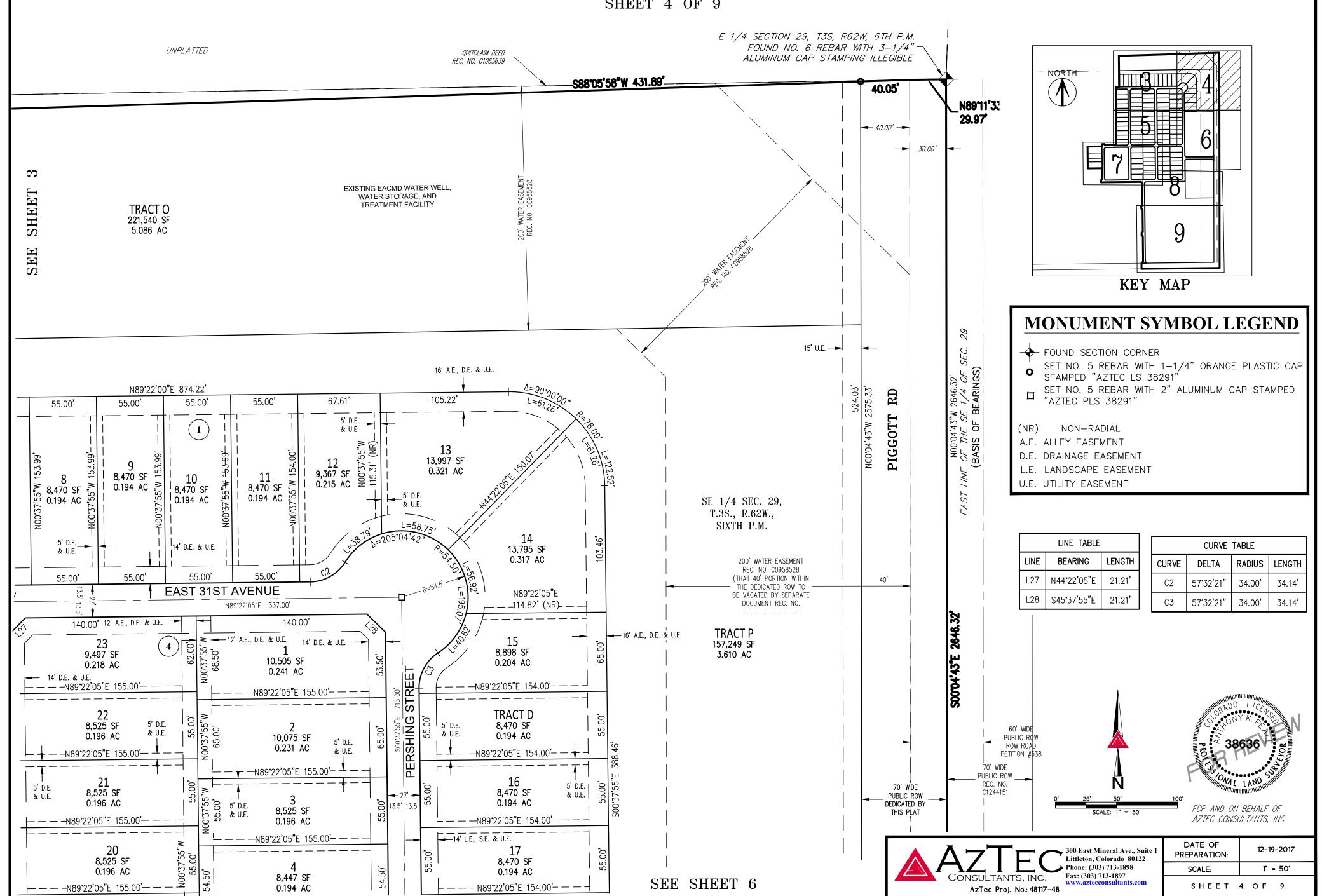
- — — ─S89°22'05"W 150.00'— — —

19

AzTec Proj. No.: 48117-48

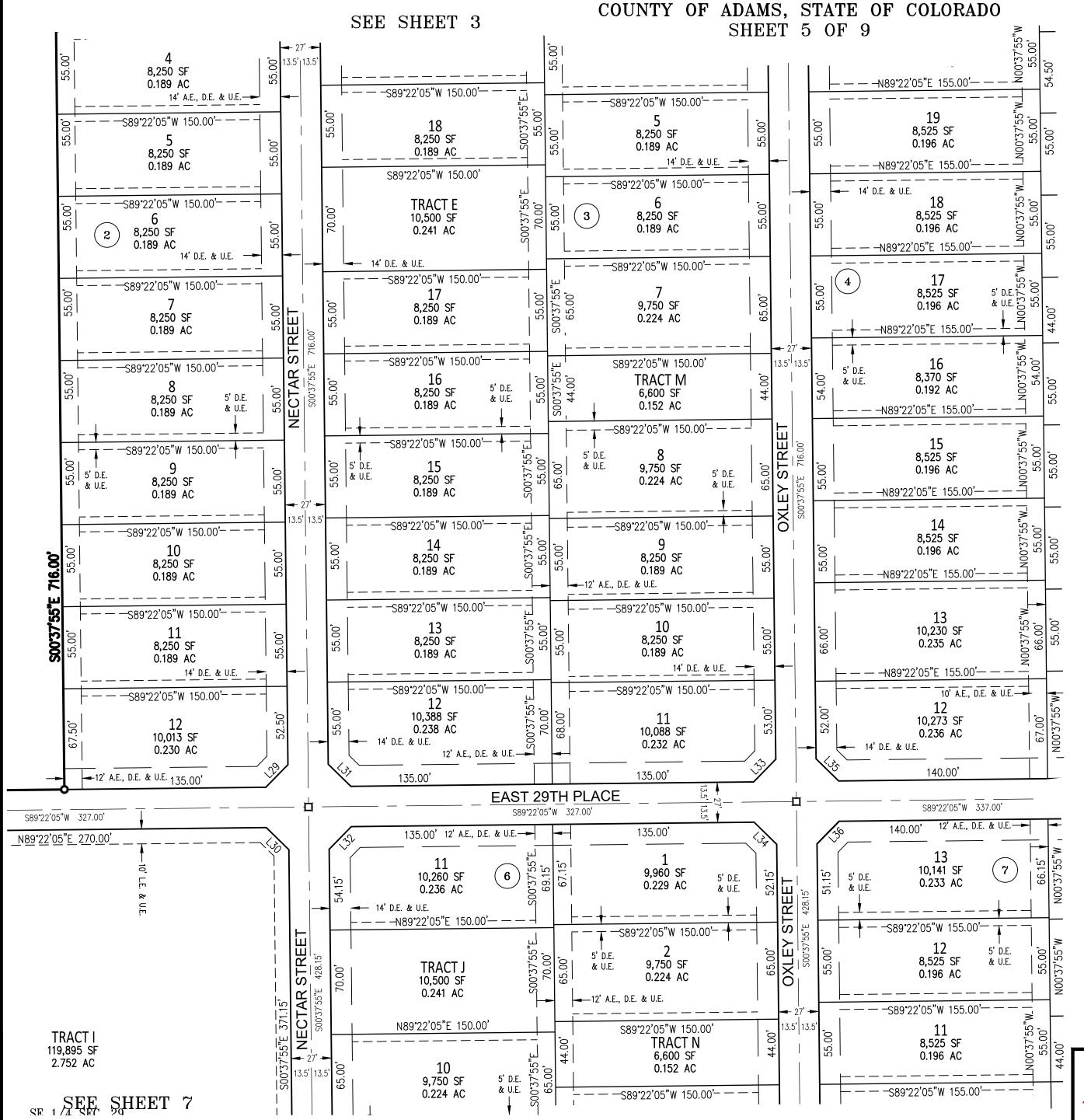
CASE NO. PRC2019-00009

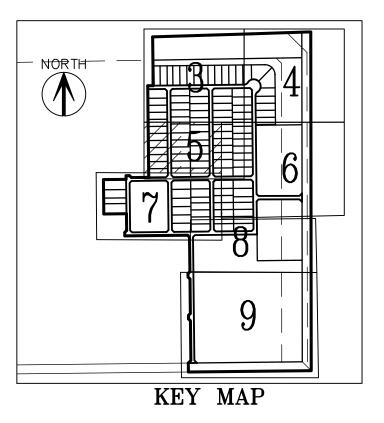
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



CASE NO. PRC2019-00009

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





MONUMENT SYMBOL LEGEND

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

(NR) NON-RADIAL

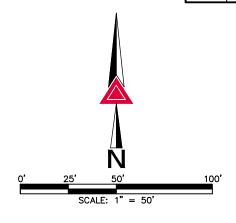
- A.E. ALLEY EASEMENT
- D.E. DRAINAGE EASEMENT

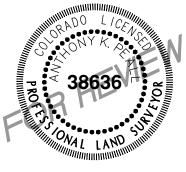
U.E. UTILITY EASEMENT

L.E. LANDSCAPE EASEMENT

LINE	BEARING	LENGTH
L29	S44°22'05"W	21.21'
L30	S45°37'55"E	21.21'
L31	N45°37'55"W	21.21'
L32	N44°22'05"E	21.21'
L33	S44°22'05"W	21.21'
L34	S45°37'55"E	21.21'
L35	N45°37'55"W	21.21'

L36 | S44°22'05"W | 21.21'





FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



7.2.20 00, m		
DATE OF PREPARATION:	12-19-2017	
SCALE:	1" = 50'	
SHEET	5 OF 9	

