



Planning Commission Agenda

Thursday, July 06, 2023

Regular Meeting – 6:00 P.M.

Frederick Town Hall

401 Locust St.

Built On What Matters

In order to promote social distancing and to protect the health and safety of our Commission members, staff, and community this meeting will be hybrid and conducted via Zoom and in person.

Interested parties are encouraged to access the meeting via Zoom or in person at Town Hall.

The meeting information is as follows:

Join Zoom Meeting

<https://us06web.zoom.us/j/89396063281?pwd=MSStLN2FWYjcXWVBjTDNYUjNkV3k0QT09>

Meeting ID: 893 9606 3281

Passcode: 284631

Please contact Assistant Town Clerk- Records Emily Nitcher with questions regarding the meeting. 720-382-5530 or enitcher@frederickco.gov

Call to Order – Roll Call

Additions to the Agenda

Action Agenda

- A. Approval of minutes from the June 15th, 2023, meeting
- B. Silverstone Marketplace Final Development Plan and Preliminary/Final Plat- Senior Planner Gonzales

Other Business

Upcoming Meetings-

- Regular Planning Commission meeting Thursday, August 17, 2023



401 Locust Street • P.O. Box 435 • Frederick, CO 80530-0435

Phone: (720) 382-5500 • Fax: (720) 382-5520

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MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
MEETING CONDUCTED IN PERSON AND VIA ZOOM
June 15, 2023
6:00 PM

CALL TO ORDER: At 6:00 p.m., Chairperson Moe called the meeting to order and requested roll call.

ROLL CALL:

- Present: Chairperson Moe, Vice Chair Conroy, Commissioner Scott, Commissioner Kelley, Commissioner Sammartino.
- Staff: Planning Manager Ali van Deutekom, Assistant Town Clerk Emily Nitcher, Civil Engineer Sarah Watson, and Civil Engineer Kylie Couch.

APPROVAL OF AGENDA:

PLEDGE:

APPROVAL OF MAY 4, 2023, MINUTES:

Motion by Vice Chair Conroy and seconded by Commissioner Kelley to approve the May 4, 2023, Minutes.

Upon roll call vote, motion passed 5 to 0.

SPECIAL PRESENTATIONS:

Civil Engineer Sarah Watson presented an Engineering update to the Planning Commission.

Civil Engineer Kylie Couch presented a Growing Water Smart Debrief to the Planning Commission.

OTHER BUSINESS:

Upcoming Meeting:

Regular Planning Commission Meeting Thursday July 6th, 2023.

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 7:08 p.m.

Built on What Matters.

Approved by the Planning Commission:

Tracy Moe, Chairperson

ATTEST:

Emily Nitcher, Secretary to Planning Commission



TOWN OF FREDERICK

Planning Commission

Tracy Moe, Chairman

Dennis Stark, Alternate Commissioner
William Mahoney, Alternate Commissioner
Roger Kelley, Commissioner

Kristin Conroy, Vice-Chairman
Nathan Scott, Commissioner
Joseph Sammartino, Commissioner

Consideration of the Silverstone Marketplace Final Development Plan and Preliminary/Final Plat

Agenda Date: Planning Commission - July 6, 2023

Attachments:

- a. Letter of Intent
- b. Vicinity Maps
- c. Final Development Plan
- d. Preliminary/Final Plat

Submitted by: Audem Gonzales
Senior Planner

Summary Statement:

The applicant is requesting approval of a Final Development Plan and Preliminary/Final Plat for the Silverstone Marketplace project.

Strategic Plan Alignment:

This request aligns with following Town of Frederick Strategic Plan:



2. Community and Economic Vitality-

2.2 Continue implementing our retail attraction strategy to target regional and destination opportunities, traditional and non-traditional grocers, and sit-down eating establishments.

Detail of Issue/Request:

Applicant: Evergreen Devco, Inc.

Owner: Silverstone Development Company, Inc.

Location and Zoning: The property is generally located at the northwest intersection of Colorado State Highway 52 and Colorado Boulevard. The property is zoned C-H52 (Mixed Use Highway 52 District). The project area is ~45 acres in size.

Surrounding Land Uses and Zoning:

North	Land use: Vacant property Zoning: R-1 (Residential Low Density) and C-H52 (Mixed Use Highway 52 District) both with a PUD overlay (Planned Unit Development), Silverstone Filing 1, Subdivision Amendment
South	Land use: Vacant property Zoning: C-1 (Commercial), City of Dacono
West	Land use: Vacant property, gas station, park and single-family homes (Silverstone Filings 1, 2 and 5) Zoning: Zoning: R-1 (Residential Low Density) and C-H52 (Mixed Use Highway 52 District) both with a PUD overlay (Planned Unit Development)
East	Land use: Vacant property Zoning: C-H52 (Mixed Use Highway 52 District), Miner's Park Town Centre Filing 2

Background Information:

- The subject property was annexed into the Town of Frederick in 1990 as part of the Dacono Investment CO Property Annexation.
- The Silverstone (Miner's Village) preliminary development plan was approved in 2008 with 1,850 dwelling units. This preliminary development plan included a large commercial component which is where the subject property is located.
- The subject property was platted in 2008 as Tract A of the Miner's Village Filing No. 1 Subdivision. A portion of the west side of the subject property was platted in 2020 as Tracts A & B of the Silverstone Filing No. 5 Subdivision Amendment.
- In December 2015, the Miner's Village Urban Renewal Area was created which will utilize tax increment as a finance mechanism for redevelopment purposes for this specific area.
- In early 2021, the Town completed a sales tax leakage study identifying several areas the Town could target in order to increase sales tax generation.
- In November 2021, the Town's retail consultant delivered a presentation to the Board of Trustees including a preferred retail strategy that focuses on attracting traditional and non-traditional grocers in Frederick in the area of Colorado Blvd. and Hwy 52.
- In both the Town of Frederick adopted 2021-2022 and 2022-2023 Strategic Plan's, emphasis is placed on growing the retail base in Frederick, in part, through attracting a grocer to Frederick.
- In February of 2023, a redevelopment and reimbursement agreement were established between the Frederick Urban Renewal Authority and Developer. The agreement outlines project deliverables and sets general parameters for development standards.

- In February of 2023, the Town of Frederick approved a PFA (public finance agreement) with the applicant. The PFA pledges sales tax increment as well as creates a bank of water credits to be used for the approved uses within the development.

Request:

Silverstone Marketplace is a large proposed retail center located at the northwest corner of Colorado State Highway 52 and Colorado Boulevard. The application area is approximately 45 acres in size. Silverstone Marketplace will consist of a King Soopers grocery store and fueling center, medium to large lot retail, two in-line retail buildings and multiple pad sites for stand-alone commercial buildings, and, potentially, multi-family development.

The applicant is proposing a final development plan, preliminary/final plat and site plan for the Silverstone Marketplace development. The final development plan establishes the development standards for the Silverstone Marketplace project area. The preliminary/final plat proposes 15 lots and 6 outlots for development. The site plan is a plan set containing elements such as parking, landscaping, lighting, etc. for the King Soopers main building, fueling center, parking lot and in-line retail buildings. Only the final development plan and preliminary/final plat go through the public hearing process with the Planning Commission and Board of Trustees. The site plan is an administrative approval with Town Staff that cannot be approved before approval of the final development plan and preliminary/final plat.

Final Development Plan

The PDP (preliminary development plan) for Silverstone was approved in 2008. The subject property was included in that plan as Planning Area VI, which anticipated more than 300,000 SF of commercial uses and potential residential. The FDP (Final Development Plan) application proposes to carry over most of the development standards from the PDP while also creating new standards. This FDP contains the following provisions:

1. General development standards
2. Parking standards
3. Landscaping standards
4. Easement and utility standards
5. Building design and character standards
6. Lighting standards
7. Use standards
8. Dimensional standards
9. Sign standards

Preliminary and Final Development Plans are common planning processes used when the strict application of a land use code prohibits specific types of development from occurring. In this case, large commercial retail centers require tailored development standards that the Town of Frederick Land Use Code does not currently provide. Town Staff worked closely with the Developer as the Developer created a Final Development Plan that the Developer has determined to meet the needs of the project and the Town Staff has determined will, in general, result in high quality development that advances the goals of the community.

Due to the nature of the public-private-partnership, Planning Staff have worked with Economic Development Staff and the Town's Retail consultant as the project has evolved to ensure the spirit and

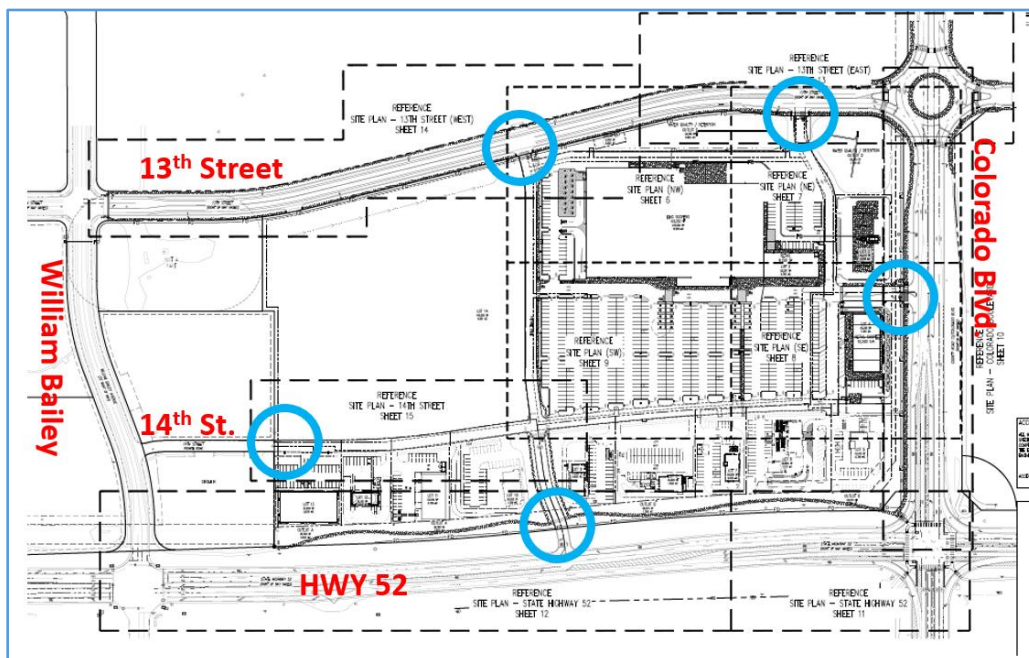
intent of the previously approved agreements are met. Although Town Staff and the Developer have worked iteratively to arrive at the plans before the Planning Commission, not all Staff recommendations are incorporated in the plan set. Town Staff have two further recommendations regarding land use: (1) the applicant should remove “passenger vehicle sales or rental” from the list of permitted uses in the Final Development Plan in order to advance planning objectives for this area of the Town; and (2) the applicant should amend the Final Development Plan to include the following language to the proposed permitted fueling center use: “only one fueling center, accessory to a principal anchor lot use, is permitted in Silverstone Marketplace”.

Preliminary/Final Plat

Nearly every new development requires platting in order to create legal lots, establish access, and to provide utility services for future development. The Silverstone Marketplace project has combined the Preliminary and Final Plat process into one process/plat document. Staff has reviewed the application package, iterated with the Developer, and has found that the package meets all applicable Town and outside agency standards.

The plat proposal consists of 15 lots, 6 outlots, multiple utility and access easements, right-of-way dedications for 13th Street and additional right-of-way for Colorado Boulevard, sidewalks along all street frontages, public landscaping, off-site drainage facilities, off-site roundabout construction, and other off-site intersection improvements. The plat is approximately 45 acres in size and falls entirely within the C-H52 zone district.

As to access, the project requires the extension of 13th Street on the north property boundary, to connect William Bailey and Colorado Boulevard. A roundabout is also proposed at the intersection of Colorado Boulevard and 13th Street. Two access points into the site are proposed along 13th Street. A $\frac{3}{4}$ intersection is proposed along Colorado Boulevard and $\frac{3}{4}$ intersection is proposed along HWY 52. 14th Street exists off William Bailey, and is proposed to continue east into the site. See the diagram below.



The diagram above shows the multiple proposed access points (shown as blue circles) into Silverstone Marketplace.

As to oil and gas, the plat area contains multiple plugged and abandoned oil and gas facilities. Staff required the applicant to depict each facility on the plat map, label the facility per COGCC data and tie each wellhead to the grid for an accurate surveyed location. Each plugged and abandoned facility is provided a 25-foot setback per Weld County regulations.

Although Town Staff and the Developer have worked iteratively to arrive at the plat documents before the Planning Commission, not all Staff recommendations are incorporated in the plan set. Town Staff have two further recommendations regarding the preliminary/final plat: (1) route the Geotech Report to the Colorado Geological Survey for review and comment, and incorporate technical revisions to the plans based on the recommendations by the Colorado Geological Survey that Town staff deems appropriate; and (2) the naming of existing and proposed streets/driveways shown on the plat document should be revised after consultation with Town Staff, and an updated plat and address map should be provided to the Town prior to document execution and recordation.

Review Criteria:

1. Final Development Plan

Section 4.9.2.c of the Town of Frederick Land Use Code sets forth the following review criteria for the proposed Final Development Plan:

- (1) The Final Development Plan is substantially consistent with the preliminary development plan as approved by the Board of Trustees.

Staff comment: The FDP is substantially consistent with the approved PDP. The applicant has amended many provisions from the PDP but each amendment is in line with the original intent of providing a high-quality development.

- (2) All preliminary development plan conditions of approval have been adequately addressed on the final development plan.

N/A

2. Preliminary Plat

Section 4.7.4.b of the Town of Frederick Land Use Code sets forth the following review criteria for the proposed Preliminary Plat:

- (1) The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.

Staff comment: The area is zoned for commercial mixed use. The Preliminary Plat proposes the appropriate lot sizes and access to accommodate commercial mixed uses. Town Staff have provided additional recommendations to enhance the functional system of land use within the development.

- (2) The application is consistent with the approved sketch plan and incorporates the Planning Commission's recommendations and conditions of approval.

N/A

- (3) The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:

Staff comment: The proposed uses conform to the C-H52 zone district

- (a) The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;

Staff comment: The project area has gone through several Preliminary Development Plan amendments which were all approved by the Board. The proposed plat conforms to those previously approved plans.

- (b) Proposed residential development adds diversity to the Town's housing supply;

Staff comment: The project proposes mostly commercial uses with the potential for multi-family development. Multi-family would add diversity to the Town, since currently, the Town has little to no existing multi-family.

- (c) Proposed commercial development will benefit the Town's economic base;

Staff comment: The Silverstone Marketplace project is a large retail center that will serve not only local residents, but also regional shoppers. This type of development will provide large economic benefits to the Town of Frederick through sales tax and building permit revenue, and will provide a variety of new jobs as well.

- (d) Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;

Staff comment: Parks are not a requirement and are not appropriate for most commercial development. They are required for residential development. Open space has been incorporated into the project through the proposed landscaped outlots. This type of development does not require large public open space dedications. There is a potential residential component to this project that will require a pocket park or like landscaped amenity at time of future platting or site planning.

- (e) The proposed project protects the Town's environmental quality; and

Staff comment: There are no identified environmentally sensitive areas at this location that require protection.

- (f) The development enhances cultural, historical, educational and/or human service opportunities.

N/A

- (4) The utility and transportation design is adequate, given existing and planned capacities of those systems.

Staff comment: The project has been reviewed by the Town's Engineering department as well as Saint Vrain Sanitation and Xcel Energy. No outstanding issues have been found in regards to utility design. Town staff has worked extensively with the Developer to identify appropriate site access and other transportation elements. Town staff feels confident the proposed design is adequate and will enhance the existing transportation system this project will tie into.

- (5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

Staff comment: Silverstone is a newer development within Frederick that preliminarily planned for this commercial component. Staff has not identified any potential impacts to adjacent land uses, and has offered recommendations to condition the approval to enhance land use and functional compatibility as the area develops.

- (6) There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

Staff comment: There has been great interest in attracting more retail into the Town of Frederick. The project has an approved URA area and incentive agreement with the Board of Trustees. This project has been flagged as a priority project within the Town.

3. Final Plat:

Section 4.9.1.c of the Town of Frederick Land Use Code sets forth the following review criteria for the proposed Final Plat:

- (1) The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications, and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.

Staff comment: The project is a hybrid plat combining both the Preliminary and Final Plat.

- (2) The development will substantially comply with the community design principles and development standards as set forth in Article 2 of this Code.

Staff comment: The plat conforms with all Town standards set forth in Article 2 of the Town of Frederick Land Use Code.

- (3) All applicable technical standards have been met.

Staff comment: All technical standards have been met.

- (4) An updated title commitment dated current to within fourteen (14) days of the Board of Trustees meeting.

Staff comment: A current title commitment was provided with the application submittal.

Public Notice:

This project was properly noticed according to the requirements found in C.R.S. §24-6-402(2)(c).

Legal/Political Considerations:

The application has been reviewed by the Town Attorney and no outstanding comments or concerns have been identified.

Alternatives/Options:

Staff is proposing a separate motion for the Silverstone Marketplace Final Development Plan and Silverstone Marketplace Preliminary/Final Plat. Both action items are listed below with potential motion language provided for consideration by the Planning Commission.

1. Silverstone Marketplace Final Development Plan:**Approval:**

I move to approve PCR-2023-04, which recommends approval of the Silverstone Marketplace Final Development Plan to the Board of Trustees.

Approval with Conditions:

I move to approve PCR-2023-04B, which recommends approval of the Silverstone Marketplace Final Development Plan to the Board of Trustees with the following conditions; (1) the applicant should remove “passenger vehicle sales or rental” from the list of permitted uses in the Final Development Plan in order to advance planning objectives for this area of the Town; and (2) the applicant should amend the Final Development Plan to include the following language to the proposed permitted fueling center use: “only one fueling center, accessory to a principal anchor lot use, is permitted in Silverstone Marketplace”.

Denial:

I move to approve PCR-2023-04C, which recommends denial of the Silverstone Marketplace Final Development Plan to the Board of Trustees.

2. Silverstone Marketplace Preliminary/Final Plat:**Approval:**

I move to approve PCR-2023-05, which recommends approval of the Silverstone Marketplace Preliminary/Final Plat to the Board of Trustees.

Approval with Conditions:

I move to approve PCR-2023-05B, which recommends approval of the Silverstone Marketplace Preliminary/Final Plat to the Board of Trustees with the following conditions; (1) route the Geotech Report to the Colorado Geological Survey for review and comment, and incorporate technical revisions to the plans based on the recommendations by the Colorado Geological Survey that Town staff deems appropriate; and (2) the naming of existing and proposed streets/driveways shown on the plat document should be revised after consultation with Town Staff, and an updated plat and address map should be provided to the Town prior to document execution and recordation.

Denial:

I move to approve PCR-2023-05C, which recommends denial of the Silverstone Marketplace Preliminary/Final Development Plat to the Board of Trustees.

Staff Recommendation:

1. Staff recommends conditional approval of the Silverstone Marketplace Final Development Plan and requests that the Planning Commission consider approving PCR-2023-04B which recommends approval of this request with conditions to the Board of Trustees.
2. Staff recommends conditional approval of the Silverstone Marketplace Preliminary/Final Plat and requests that the Planning Commission consider approving PCR-2023-05B which recommends approval of this request with conditions to the Board of Trustees.

March 3, 2023

Ali Van Deutekom
Town of Frederick - Community Planning and Development
401 Locust St.
Frederick, CO 80530

Re: Silverstone Filing No. 5 – Preliminary / Final Plat, Final Development Plans, and Site Plan

Request:

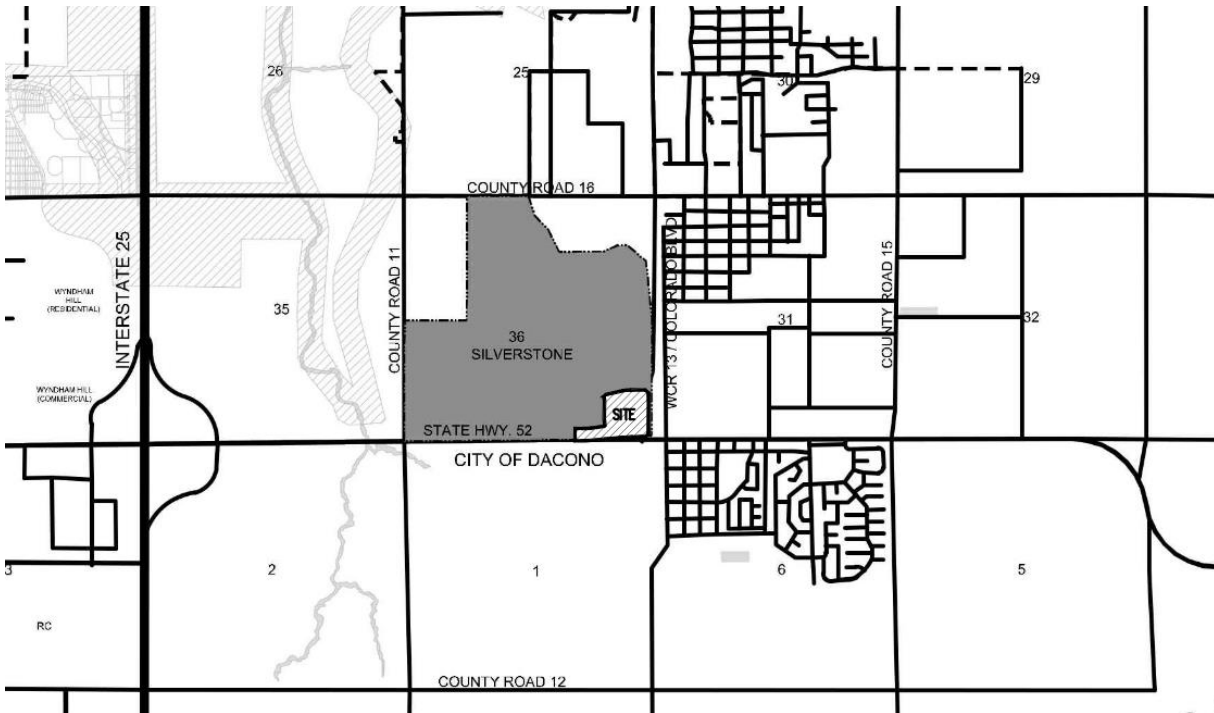
Galloway on behalf of Evergreen Development requests approval of a Preliminary / Final Plat, Final Development Plan, and Site Plan for approximately 34 acres within the Silverstone Filing No. 5.

Site Details:

TSN: 131336401035 & 131336400012
Address: 5351 Highway 52
Acreage: Approx. 34 acres of 47 acre property
Current Zoning: Mixed Use – Highway 52 (C-H52) with PUD Overlay
Current Use: Vacant

Location

The approximately 34-acre site (of the larger 47-acre property) is located on the northwest corner of Highway 52 and Colorado Boulevard. The site is part of the approved Silverstone Preliminary Development Plan Amendment #3 and Silverstone Filing No. 5 site within the Town of Frederick, Colorado.



Project Description & Context:

The Applicant seeks to develop the property as a commercial/retail project that is cohesive with the proposed high-density residential use on the eastern portion of the site. The following responds to the requirements for a Letter of Intent and Review Criteria Analysis as identified within Table A-3 of Appendix A in the Town of Frederick Land Use Code for Final Development Plan Review.

The project proposes a commercial developed centered around a new grocer. Accompanying the marketplace is a fuel station and retail shops. A lot to the west of the grocer may be developed as multi-family housing. In addition to providing housing, the development will generate sales tax and jobs. The commercial development will provide complementary and support services for existing developments within the Town of Frederick and surrounding communities.

The following sections provide the written descriptions in conformance with Subsection (2)(b) of Section 4.9 for Final Development Plans:

Subdivision Regulation Exceptions

The Final Development Plan is in general conformance with existing subdivision regulations and as identified in the recently approved Silverstone Preliminary Development Plan. No exceptions are anticipated.

Modifications and/or Restrictions

The Final Development Plan proposes minor modifications to the existing approved Silverstone Preliminary Development Plan Amendment #3 and are noted in red in the attached plan set. These modifications are in large alignment with Article 2 of the Community Design Principles and Development Standards identified in the Town Land Use Code. These modifications seek to provide a consistent design approach through the mixed use site that provides consistent site and landscape improvements for a successful and thoughtful development approach. The proposed land uses within the Final Development Plan support the intent and standards of the Mixed Use Highway (C-H52) District by providing a diverse range of regional and local commercial services, and a transition from the adjacent highway to lower density residential to the north. The proposed Final Development Plan incorporates safe and convenient multi-modal circulation supporting design that accommodates pedestrians through comprehensive sidewalk network and trail connections.

Benefits

The benefits of existing modifications and restrictions are discussed in the approved Silverstone Preliminary Development Plan Amendment #3. The modifications listed with the noted application for a Final Development Plan propose changes in alignment with the current Article 2 of the Community Design Principles and Development Standards identified in the Town Land Use Code and approved Silverstone Preliminary Development Plan Amendment #3 are proposed.

Compatibility with Existing and Proposed Adjacent Neighborhoods

The site is compatible with the land uses proposed in the Silverstone Preliminary Development Plan Amendment #3 and those found on adjacent properties. The property to the west is planned employment, medium density residential development and mixed use residential. The property to the north is planned mixed use residential, community commercial and low density residential development. The property to the east includes downtown Frederick, parks and open space, planned downtown commercial and Highway 52 commercial. The property to the south is the City of Dacono and includes existing single family development and planned commercial.

Review Criteria:

The Preliminary / Final Plat request is consistent with the criteria in Subsection (1)c of Section 4.9 as follows:

1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications, and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.

A Preliminary / Final Plat has been provided for review and approval. Any comments provided by the Town will be addressed prior to approval of the Final Plat.

2. The development will substantially comply with the community design principles and development standards as set forth in Article 2 of this Code.

The development complies with the community design principles and development standards as set forth in Article 2 of the Land Use Code.

3. All applicable technical standards have been met.

The Preliminary / Final Plat includes all technical standards required.

4. An updated title commitment dated current to within fourteen (14) days of the Board of Trustees meeting.

The title commitment has been provided with the Preliminary / Final Plat.

The Final Development Plan request is consistent with the criteria in Subsection (2)c of Section 4.9 as follows:

1. The final development plan is substantially consistent with the preliminary development plan as approved by the Board of Trustees.

The final development plan proposes a mix of commercial/retail uses, open space and trails that support the intent of the approved Silverstone Preliminary Development Plan amendment #3 as approved by the Board of Trustees.

2. All preliminary development plan conditions of approval have been adequately addressed on the final development plan.

The final development plan addresses all preliminary development plan conditions of approval.

The Site Plan request is consistent with the criteria in Subsection (1)d of Section 4.11 as follows:

1. All of the information required on a site plan is shown.

The Site Plan checklist, Table A-4 was followed to prepare the Site Plan Set and all required information is shown.

2. The lot size and lot dimensions are consistent with what is shown on the approved final plat.

The lot sizes and lot dimensions shown on the Site Plan match the Final Plat provided for review.

3. No buildings or structures infringe on any easements.

All buildings or structures shown on the Site Plan do not infringe on any easements.

4. The proposed site grading is consistent with the requirements of the Weld County Tri-Area Sanitation District's Standard Requirements for Storm Drainage Design Criteria and Construction Standards for the I-25 Corridor Master Drainage Plan Godding Hollow and Tri-Town Basins South Weld County, Colorado.

All proposed grading shown on the Site Plan meet the requirements of the Weld County Tri-Area Sanitation District's Standard Requirements for Storm Drainage Design Criteria and Construction Standards for the I-25 Corridor Master Drainage Plan Godding Hollow and Tri-Town Basins South Weld County, Colorado.

5. The density and dimensions shown conform with the density and dimensional standards in Section 3.5 of this Code or the approved development plan requirements.

All density and dimensions shown on the Site Plan meet the requirements of Section 3.5 of the Land Use Code.

6. The applicable community design principles and development standards have been adequately addressed and the proposed improvements conform with Article 2.

The Site Plan adequately addresses the community design principles as proposed with the FDP that has been provided for review.

Project Contact(s):

Consultant:

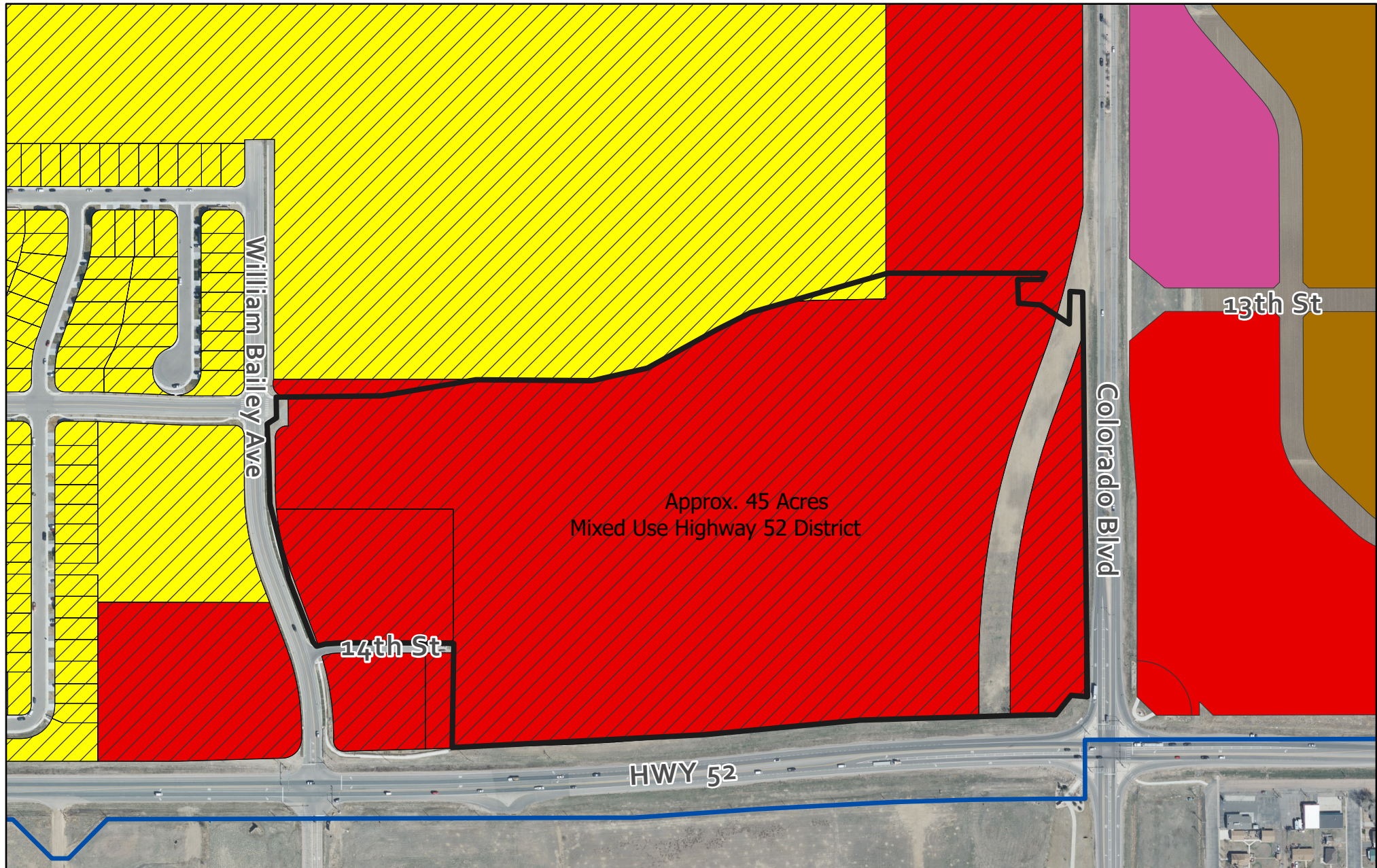
Galloway & Company Inc.
5500 Greenwood Plaza Blvd, Suite 200,
Greenwood Village, CO 80111
(719) 900-7220

Owner /Applicant:

Zach Lauterbach
Vice President
Evergreen Devco Inc.
2390 East Camelback Rd, Suite 410
Phoenix, AZ 85016
(602) 808-8600



Silverstone Marketplace Zoning and Vicinity Map



Legend

 Project Area

 PUD-O Planned Unit Development Overlay District*

Zoning Code

 C-C

 C-H52

 R-1

 R-3

0 150 300 600 Feet

<https://www.frederickco.gov/TermsOfUse>





Silverstone Marketplace Vicinity Map



Legend

-  Silverstone Marketplace
-  Silverstone Subdivision

0 405 810 1,620 Feet

<https://www.frederickco.gov/TermsOfUse>



FDP: 2023-006 45.446 ACRES

TOWN OF FREDERICK
323 FIFTH STREET
FREDERICK, CO 80530
TEL: (720) 382-5603
CONTACT: SARAH WATSON

1 OF 7

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-006 45.446 ACRES

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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FINAL DEVELOPMENT PLAN
SILVERSTONE MARKETPLACE
EVERGREEN DEVELOPMENT
FDP-2023-006

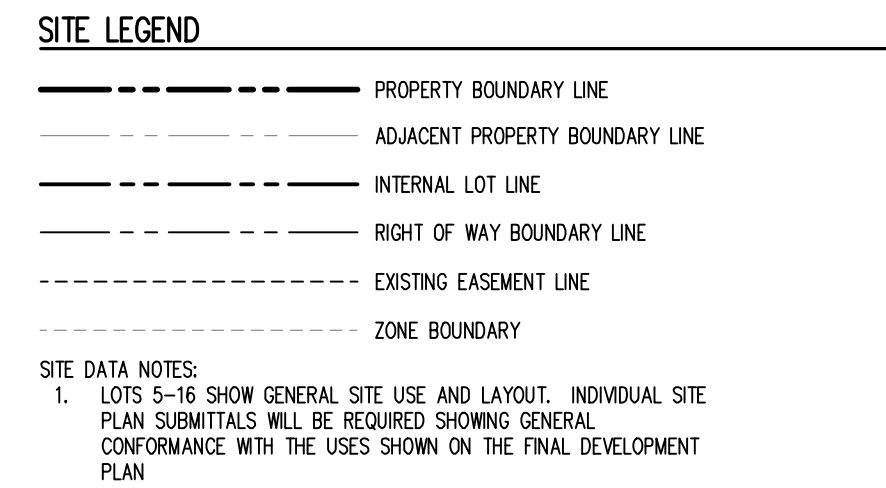
S.H. 52 & COLORADO BOULEVARD
FREDERICK, COLORADO

Project No:	EDI000026
Drawn By:	BH
Checked By:	JR
Date:	03/03/22

VICINITY MAP

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-006 45.446 ACRES

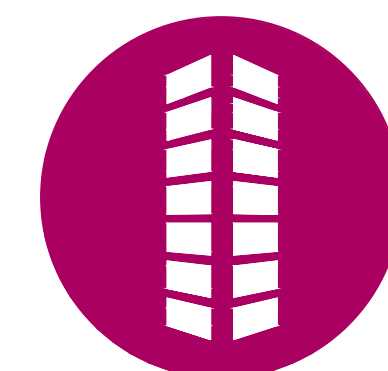
PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L54	S50°10'21"W	11.69
L55	N89°58'25"W	49.50
L56	S00°1'35"W	60.00
L57	S89°58'25"E	49.50
L58	S50°07'12"E	26.13
L59	S50°07'12"E	52.68
L60	N00°1'34"E	30.00
L61	S89°58'26"E	80.50



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FINAL DEVELOPMENT PLAN
SILVERSTONE MARKETPLACE
EVERGREEN DEVELOPMENT
FDP:2023-006
S.H. 52 & COLORADO BOULEVARD
FREDERICK, COLORADO

[illegible]

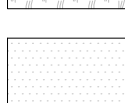
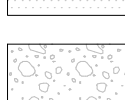
FINAL DEVELOPMENT PLAN

△

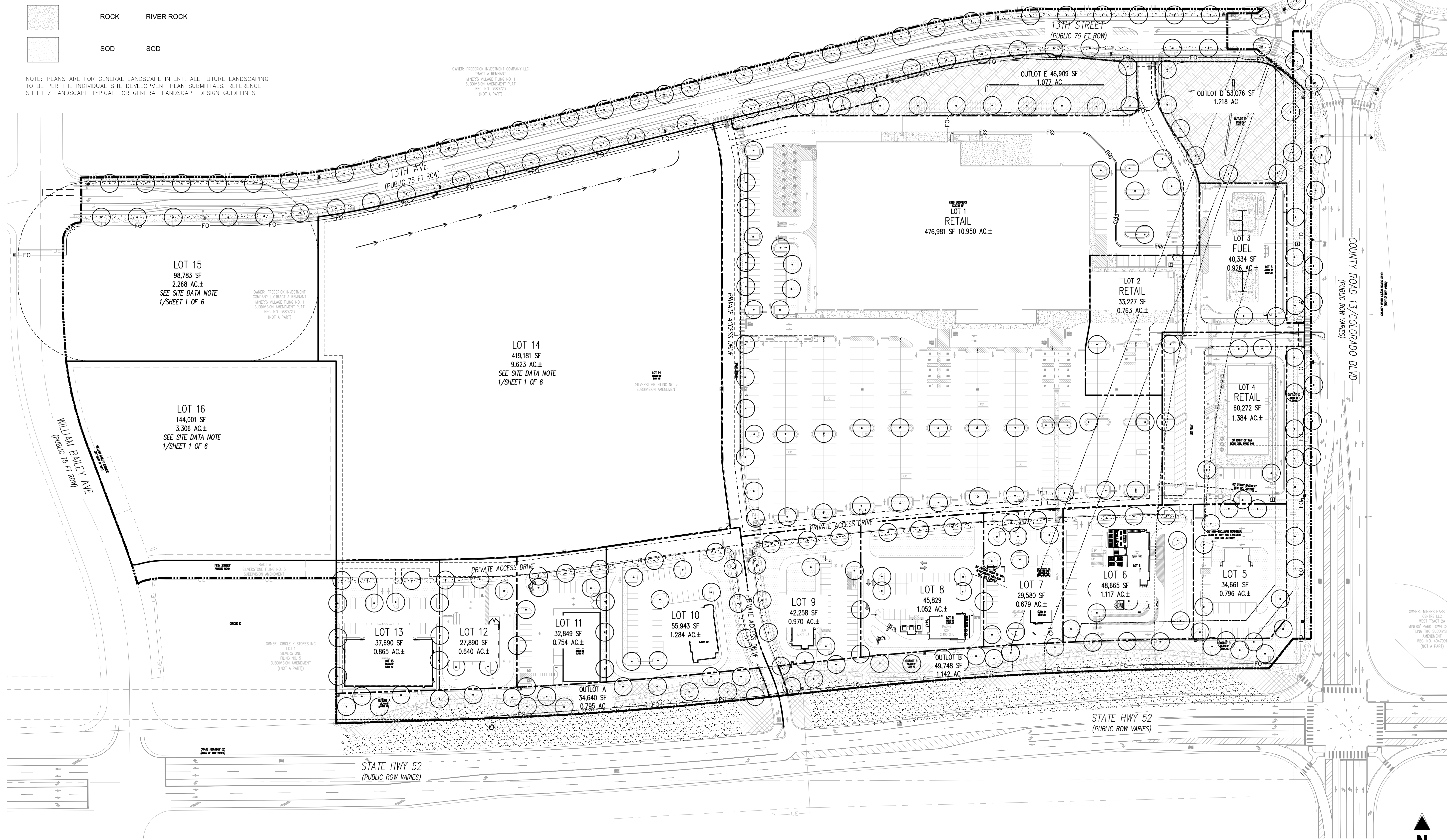
4 OF 7

3 OF 7

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-006 45.446 ACRES

<u>GROUND COVERS</u>	<u>CODE</u>	<u>COMMON NAME</u>
	SCREEN	ENHANCED SCREENING
	PLANTS	ENTRY PLANTINGS
	SEED	LOW GROW NATIVE SEED
	GRASSES	ORNAMENTAL GRASSES
	PLANTS2	ROCK MULCH/ PLANTS MIX
	ROCK	RIVER ROCK
	SOD	SOD

OWNER: FREDERICK INVESTMENT COMPANY LL
TRACT A REMNANT
MINER'S VILLAGE FILING NO. 1
SUBDIVISION AMENDMENT PLAT
REC. NO. 3689723
(NOT A PART)



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NOT FOR CONSTRUCTION

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FINAL DEVELOPMENT PLAN
SILVERSTONE MARKETPLACE
EVERGREEN DEVELOPMENT
FDP-2023-006

S.H. 52 & COLORADO BOULEVARD
FREDERICK, COLORADO

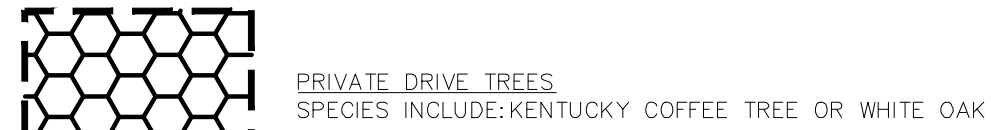
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Project No:	EDI000026
Drawn By:	BH
Checked By:	JR
Date:	03/03/22

LANDSCAPE CONCEPT PLAN

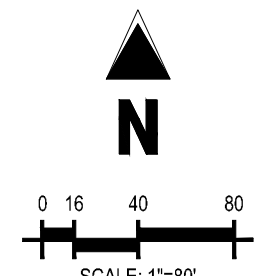
LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-006 45.446 ACRES

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-006 45.446 ACRES



INTERIOR LOT TREES
SPECIES INCLUDE: HONEY LOCUST, GOLDENRAIN TREE, OR LITTLELEAF LINDEN

OWNER: FREDERICK INVESTMENT COMPANY LLC
TRACT A REMNANT
MINER'S VILLAGE FILING NO. 1
SUBDIVISION AMENDMENT PLAT
REC. NO. 3689723
(NOT A PART)



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
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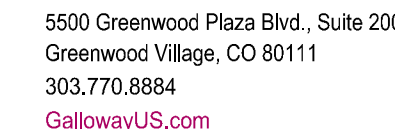
S.H. 52 & COLORADO BOULEVARD
FREDERICK, COLORADO

[illegible]

Project No:	ED1000026
Drawn By:	BH
Checked By:	JR
Date:	03/03/22

TREE DIAGRAM

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-006 45.446 ACRES



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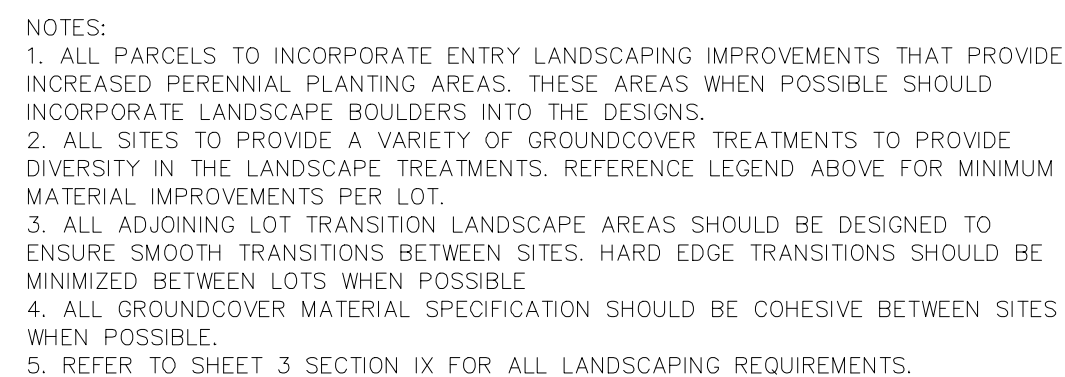
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S.H. 52 & COLORADO BOULEVARD
FREDERICK, COLORADO

Project No:	ED1000026
Drawn By:	BH
Checked By:	JF
Date:	03/03/22

7
7 OF 7



DECIDUOUS TREES (SUGGESTED LIST)
*SEE TREE DIAGRAM FOR LIST OF
SPECIES FOR OUTLOTS

SHRUBS (SUGGESTED LISTS)

SERVICEBERRY
LEADPLANT
RABBITBRUSH
WESTERN SANDCHERRY
GOLDEN CURRENT
WAX CURRENT
SUMAC
WILD ROSE
SNOWBERRY
SPIREA
BUTTERFLY BUSH
APACHE PLUME
ALPINE CURRENT
BUCKTHORN
POTENTILLA
PRIVET
NINEBARK
MANZINITA
SPANISH GOLD BROOM
COTONEASTER
COMPACT SPRUCE
MUGO PINE
JUNIPER

ORNAMENTAL GRASSES (SUGGESTED LISTS)

GRAMA GRASS
LITTLE BLUESTEM
FOUNTAIN GRASS
FESCUE
MEXICAN FEATHER GRASS
SWITCH GRASS
MAIDEN GRASS
ZEBRA GRASS

GROUNDCOVER NOTES

1. LARGE COBBLE TO BE MIN. 20% OF SITE
2. PARKING LOT PLANTING TO BE A MIXTURE OF SEEDED AREAS AND $\frac{3}{4}$ " GRAVEL AS COVER. SEED TO BE A MAXIMUM OF 20% OF THIS AREA.
3. USE BOULDERS AS ENTRY FEATURES AND FEATURES IN RIVER ROCK AREAS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE N00° 01'34"E, 234.72 FEET ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER TO AN ANGLE POINT OF THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52, AS DEDICATED BY DEED RECORDED SEPTEMBER 27, 2007 AT RECEPTION NO. 3507077, SAID POINT ALSO BEING THE POINT OF BEGINNING;

- THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING SIX COURSES:
- 1) N89°45'56"W, 30.00 FEET
 - 2) S39° 00'10"W, 63.66 FEET;
 - 3) S89° 44'41"W, 92.08 FEET;
 - 4) 618.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 6,091.50 FEET, A CENTRAL ANGLE OF 05° 48'51", AND A CHORD BEARING S86° 50'15"W, 617.88 FEET;
 - 4) S83°55'50"W, 190.34 FEET;
 - 5) 433.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,908.50 FEET, A CENTRAL ANGLE OF 04°12'30", AND A CHORD BEARING S86°02'05"W, 433.88 FEET;
 - 6) S88° 08'20"W, 224.73 FEET;

THENCE ALONG THE BOUNDARY OF SILVERSTONE FILING NO. 5 THE FOLLOWING SEVEN COURSES:

- 1) N00° 00'00"E, 242.85 FEET;
- 2) N90° 00'00"W, 284.87 FEET;
- 3) 36.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 15°19'28", A CHORD BEARING OF S82°18'27"W WITH A CHORD DISTANCE OF 36.67 FEET;
- 4) 11.53 ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 26°58'09", A CHORD BEARING OF S61°11'36"W WITH A CHORD DISTANCE OF 11.43 FEET;
- 5) 66.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 687.50 FEET, A CENTRAL ANGLE OF 05°32'01", A CHORD BEARING OF N17°56'30"W WITH A CHORD DISTANCE OF 66.37 FEET;
- 6) N20°42'31"W, A DISTANCE OF 181.89 FEET;
- 7) 143.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 13°24'06", A CHORD BEARING OF N14°00'27"W WITH A CHORD DISTANCE OF 142.94 FEET;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF WILLIAM BAILEY AVENUE AS DEDICATED BY THE SILVERSTONE FILING 1 PLAT, THE FOLLOWING FOUR COURSES:

- 1) 76.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 07°10'20", A CHORD BEARING OF N03°43'22"W WITH A CHORD DISTANCE OF 76.62 FEET;
- 2) N00°08'04"W, A DISTANCE OF 125.14 FEET;
- 3) 47.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'35", A CHORD BEARING OF N44°51'56"E WITH A CHORD DISTANCE OF 42.43 FEET;
- 4) N00°08'07"W, A DISTANCE OF 75.00 FEET;

THENCE ALONG THE NORTH RIGHT OF WAY OF 13TH STREET THE FOLLOWING FIVE COURSES:

- 1) N89°51'56"E, A DISTANCE OF 264.73 FEET;
- 2) 231.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 962.50 FEET, A CENTRAL ANGLE OF 13°46'46", A CHORD BEARING OF N82°58'33"E WITH A CHORD DISTANCE OF 230.92 FEET;
- 3) N76°05'10"E, A DISTANCE OF 923.85 FEET;
- 4) 252.42 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1037.50 FEET, A CENTRAL ANGLE OF 13°56'24", A CHORD BEARING OF N83°03'22"E WITH A CHORD DISTANCE OF 251.80 FEET;
- 5) S89°58'26"E, A DISTANCE OF 292.41 FEET;

THENCE N70°46'38"E, A DISTANCE OF 10.71 FEET;

THENCE S89°57'43"E, A DISTANCE OF 26.44 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 06°52'48", A DISTANCE OF 5.94 FEET, A CHORD BEARING OF N86°35'53"E WITH A CHORD DISTANCE OF 5.94 FEET;

THENCE ALONG THE PERIMETER OF THE PARCEL OF LAND DESCRIBED IN THE DEED OF DEDICATION RECORDED APRIL 19, 2010 AT RECEPTION NUMBER 3687510, THE FOLLOWING FIVE COURSES:

- 1) S50°10'21"W, A DISTANCE OF 17.75 FEET;
- 2) N89°58'25"W, A DISTANCE OF 49.50 FEET;
- 3) S00°01'35"W, A DISTANCE OF 60.00 FEET;
- 4) S89° 58'25"E, A DISTANCE OF 49.50 FEET;
- 5) S50° 07'12"E, A DISTANCE OF 26.13 FEET;

THENCE CONTINUING S50° 07'12"E 52.68 FEET ALONG THE NORTHEASTERLY LINE OF VACATED RIGHT OF WAY AS DESCRIBED IN ORDINANCE RECORDED 04/16/2010 AT RECEPTION NO. 3687517;
THENCE N00° 01'34"E, 80.50 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EASTERLY LINE OF THE SOUTHEAST QUARTER;
THENCE S89° 58'26"E, A DISTANCE OF 30.00 FEET;
THENCE S00° 01'34"W, 1,013.58 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,979,754 SQUARE FEET OR 45.449 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SILVERSTONE MARKETPLACE, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK, ITS SUCCESSORS AND ASSIGNS FOREVER SUCH PUBLIC STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, IN FEE-SIMPLE ABSOLUTE, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____ A.D., 2023.

SILVERSTONE DEVELOPMENT COMPANY, INC
A COLORADO CORPORATION

JON LEE, AUTHORIZED REPRESENTATIVE

BY: _____
ITS: _____
DATE: _____

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY _____ ACTING IN HIS CAPACITY AS _____ OF _____, THIS _____ DAY OF _____, 20____.

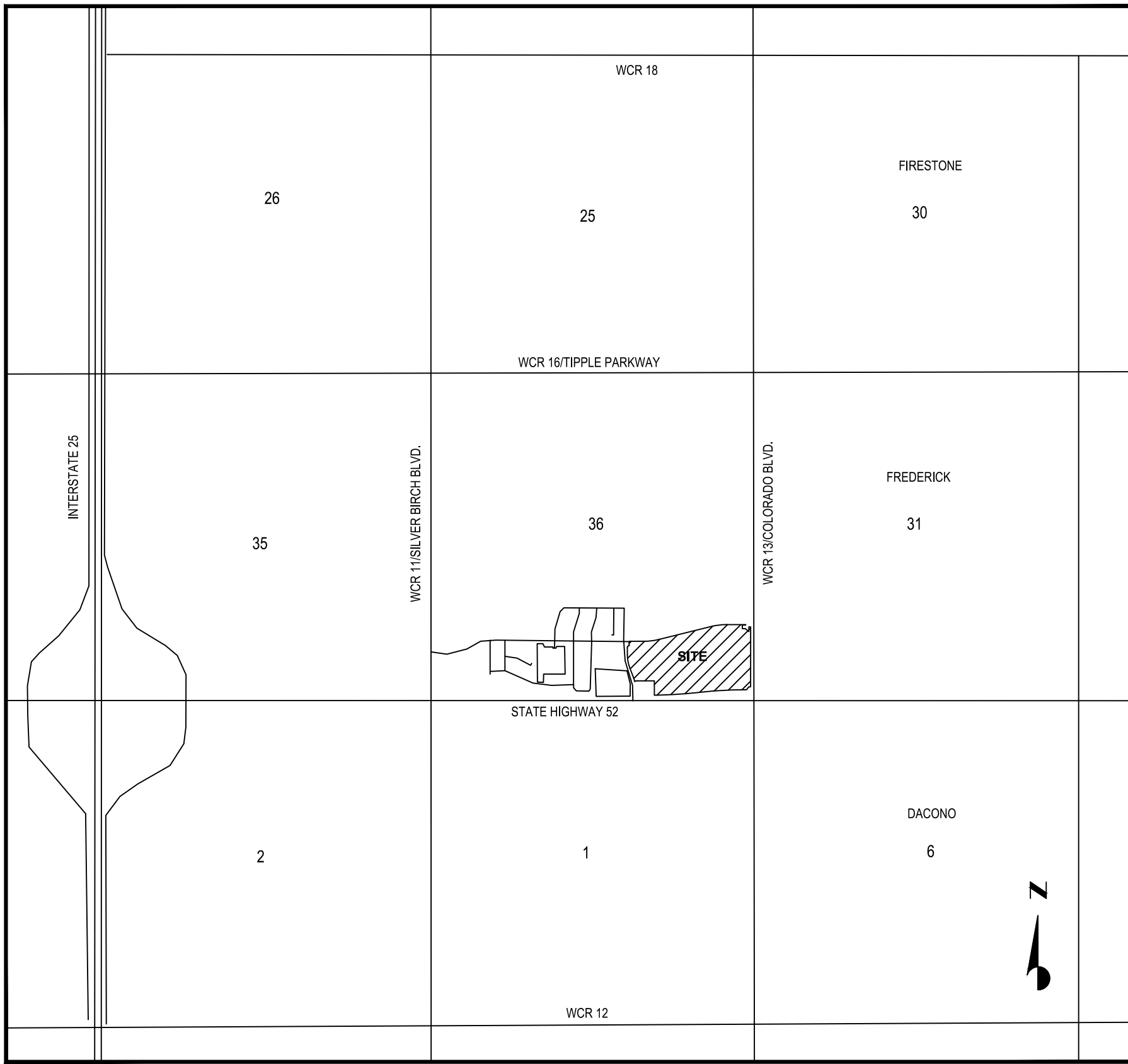
WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SILVERSTONE MARKETPLACE

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36. T. 2 N. R. 68 W., OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
45.446 ACRES, 15 LOTS/ 6 OUTLOTS
FINAL PLAT: 2023-006



VICINITY MAP
SCALE: 1" = 2000'

LAND USE SUMMARY CHART						
OUTLOT	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	35,790	0.822	METRO DISTRICT	METRO DISTRICT	LANDSCAPE	1.81%
B	56,647	1.300	METRO DISTRICT	METRO DISTRICT	LANDSCAPE	2.86%
C	50,493	1.159	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT	2.55%
D	43,256	0.993	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT	2.18%
E	98,783	2.268	DEVELOPER	DEVELOPER	FUTURE DEVELOPMENT	4.99%
F	2,400	0.055	DEVELOPER	DEVELOPER	DRAINAGE EASEMENT	0.12%
TOTAL AREA OF OUTLOTS	287,369	6.597				14.52%
RIGHT-OF-WAY	AREA (SF)	AREA (ACRES)				
TOTAL INTERNAL PUBLIC ROADWAY RIGHT-OF-WAY	163,711	3.758				8.27%
LOTS (15)	AREA (SF)	AREA (ACRES)				
TOTAL AREA OF LOTS	1,528,674	35.094				77.22%
TOTAL AREA	1,979,754	45.449				100.00%

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF THE SILVERSTONE MARKETPLACE IS APPROVED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 2023. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

TRACIE CRITES, MAYOR

ATTEST:

MEGHAN C. MARTINEZ, CMC, TOWN CLERK

GENERAL NOTES

- 1) BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST CORNER OF SECTION 36, HAVING AN ASSUMED BEARING OF NORTH 00°01'34" EAST, MONUMENTED ON THE SOUTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP, STAMPED "LS 38209," AND ON THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2-1/2" ALUMINUM CAP WITNESS CORNER, STAMPED "LS 38512."
- 2) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08123C2079E, HAVING AN MAP REVISED DATE OF JANUARY 20, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY.
- 4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 5) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 6) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 7) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 8) FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NCS-1070434-CO, DATED FEBRUARY 13, 2023 AT 5:00 P.M. WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT. SAID COMMITMENT COVERS MORE PROPERTY THAN INCLUDED IN THIS PLAT.
- 9) A PUBLIC PEDESTRIAN EASEMENT WILL BE GRANTED ACROSS SIDEWALKS THAT ARE CONSTRUCTED ADJACENT TO 14TH STREET AND MARKET PLACE BY SEPARATE DOCUMENT.

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

BY _____ (Seal)

DATE: _____

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
PROJECT NO.: EDIO000026.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

DRAFT

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SILVERSTONE MARKETPLACE

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36. T. 2 N. R. 68 W., OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, COLORADO

#	Date	Issue / Description	Init.
1	6/14/2023	TOWN COMMENTS	AN
2	6/19/2023	CLIENTS REVISIONS	AN
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Project No:	EDIO000026.10
Drawn By:	AN
Checked By:	RCR
Date:	5/10/2023

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36. T. 2 N. R. 68 W., OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
45.446 ACRES, 15 LOTS/ 6 OUTLOTS
FINAL PLAT: 2023-006

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36. T. 2 N. R. 68 W., OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
45.446 ACRES, 15 LOTS/ 6 OUTLOTS
FINAL PLAT: 2023-006

OWNER: FREDERICK INVESTMENT
COMPANY LLC
TRACT A REMNANT
MINER'S VILLAGE FILING NO. 1
SUBDIVISION AMENDMENT PLAT
REC. NO. 3689723
(NOT A PART)

NOTE:
DETAIL SHEET FOR EASEMENTS ARE SHOWN ON SHEET 4 OF 4

RIGHT-OF-WAY
DEDICATED BY
THIS PLAT
150,954 SF
3.465 AC

13TH STREET
(RIGHT-OF-WAY VARIES)

MATCHLINE (SEE SHEET 3 OF 3)

25' BUILDING SETBACK

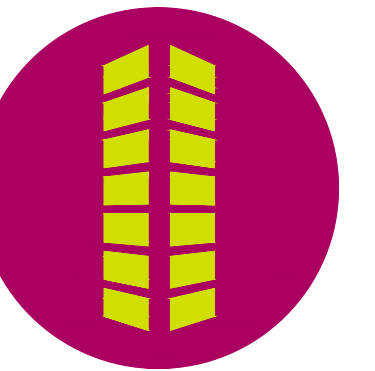
WELL NAME: STATE #18
OPERATOR:
KP KAUFFMAN COMPANY INC.
STATUS: PLUGGED AND ABANDONED

OWNER: LAYG INVESTMENTS LLC
LOT 2, BLOCK 1
SHARPE SUBDIVISION THIRD FILING
REC. NO. 3321875

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
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SILVERSTONE MARKETPLACE

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36. T.
2 N. R. 68 W., OF THE 6TH P.M. TOWN OF FREDERICK,
COUNTY OF WELD, COLORADO

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Project No:	EDI0000026.10
Drawn By:	AN
Checked By:	RCR
Date:	5/10/2023

2

EET 2 OF 4

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36. T. 2 N. R. 68 W., OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
13TH STREET 45.446 ACRES, 15 LOTS/ 6 OUTLOTS
(60' RIGHT-OF-WAY) FINAL PLAT: 2023-006

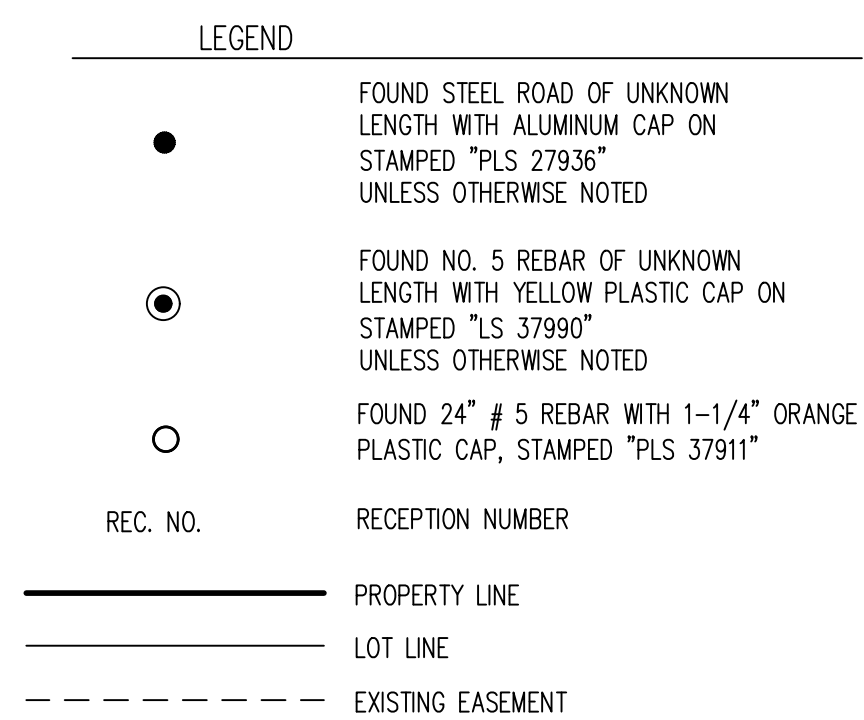
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SHEET 3 OF 4

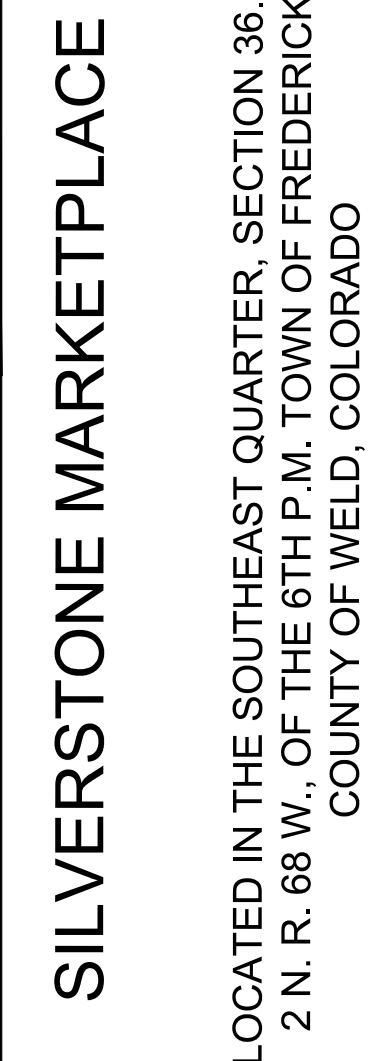


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TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
45.446 ACRES, 15 LOTS/ 6 OUTLOTS
FINAL PLAT: 2023-006



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Checked By:	RCR
Date:	5/10/2023

SHEET 4 OF 4

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(.40)	N07°00'00"E	4.03
(.41)	S75°35'32"E	12.13
(.42)	S82°04'28"W	10.00
(.43)	N75°53'32"W	12.13
(.44)	N07°00'01"W	12.69
(.45)	S89°59'58"W	46.79
(.46)	S07°00'02"E	25.18
(.47)	S89°59'58"W	10.00
(.48)	N07°00'02"W	25.18
(.49)	N135°54'07"W	22.56
(.50)	N90°00'00"W	24.00
(.51)	N07°00'00"E	10.00
(.52)	N90°00'00"E	24.00
(.53)	N07°00'00"W	10.00
(.54)	S43°35'48"E	17.81
(.55)	S85°24'12"W	10.00
(.56)	N43°35'48"W	17.87
(.57)	S43°35'48"E	23.17
(.58)	S85°24'12"W	10.00
(.59)	N43°35'48"W	23.34
(.60)	S45°00'01"W	11.21
(.61)	S45°00'01"W	2.93
(.62)	S90°00'00"E	16.50
(.63)	S07°00'00"W	10.00
(.64)	N90°00'00"W	16.50
(.65)	N62°30'13"E	6.22

LEGEND	
REC. NO.	RECEPTION NUMBER
_____	PROPERTY LINE
_____	LOT LINE
- - - - -	EXISTING EASEMENT
- - - - -	ACCESS EASEMENT
— — — — —	UTILITY EASEMENT