



Town of Frederick Board of Trustees Agenda

Frederick Town Hall
Board Chambers
401 Locust Street
Tuesday, March 8, 2022

**6:30 P.M.
Work Session**

**7:00 P.M.
Regular Meeting**

Join Zoom Meeting

<https://zoom.us/j/93336714001>

Meeting ID: 933 3671 4001

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Meeting ID: 933 3671 4001

Find your local number: <https://zoom.us/u/acMVLLHc2K>

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Public Comment at a Virtual Meeting Board of Trustee Meeting

Interested parties who would like to address the Board of Trustees during the Public Comment portion of the agenda may address the Board of Trustees virtually or in person. **To address the Board in person, individuals may also appear at Town Hall (401 Locust Street Frederick, CO) and are asked to sign up on the sign-up sheet in the Board Room. Individuals who would like to attend virtually are asked to sign up to speak during public comment by emailing the Town Clerk at mmartinez@frederickco.gov. Individuals are asked to provide the Town Clerk the following information:

1. Name
2. Address
3. Topic for Comment
4. Phone Number or Name that will be utilized in the zoom meeting application
5. Any documents that will be shared in the meeting.

The Town Clerk will verify your attendance prior to the meeting and will test your connection and microphone.

If there are public hearings scheduled for the Board of Trustee meeting, individuals who wish to address the Board of Trustees virtually are asked to contact the Town Clerk via email at mmartinez@frederickco.gov by 5:00 PM on date of the meeting. Individuals are asked to provide the Town Clerk the following information:

1. Name
2. Address
3. Public Hearing Item for Comment
4. Phone Number or Name that will be utilized in the zoom meeting application
5. Any documents that will be shared in the meeting

**Individuals that would like to attend the meeting at Town Hall are asked to sign up on the public comment sheet in the board room.

Any individual who is attending the meeting and wishes to be address the Board of Trustees during Public Comment or a Public Hearing may utilize the “raise your hand” feature in the Zoom Meeting App.

How to raise your hand in Zoom

1. During the meeting, click on the icon labeled “Participants” at the bottom center of your PC or Mac screen
2. At the bottom of the window on the right side of the screen, click on the button labeled “Raise Hand.”



3. Your digital hand is now raised. Lower it by clicking the same button, now labeled “Lower Hand”
4. If you are on a mobile device, simply tap “Raise Hand” at the bottom left corner of the screen. The lower hand icon will turn blue and the text below it will switch to say “Lower Hand” while your hand is raised.



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Board Chambers
401 Locust Street
Tuesday, March 8, 2022

6:30 P.M.

Work Session

7:00 P.M.

Regular Meeting

Call to Order – Roll Call:

Pledge of Allegiance:

Approval of Agenda:

Special Presentations:

Public Comment: This portion of the agenda is provided to allow members of the audience to provide comments to the Town Board. Please sign in and the Mayor will call you. If you are attending virtually, you may indicate that you would like to provide comments by utilizing the raise your hand function in the Participant Tab of the Zoom Meeting Application. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

Staff Reports:

- A. Administrative Report – Bryan Ostler, Town Manager
- B. Town Clerk's Report – Meghan Martinez, Town Clerk

Consent Agenda: Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- C. Resolution 22-R-17 Accepting Deed of Dedication for Right-of-Way for Tipple Parkway – Jason Berg, Engineer
- D. Resolution 22-R-18 Accepting that Certain Perpetual Non-Exclusive Pedestrian and Utility Easement for St Vrain Valley School District – Jason Berg, Engineer

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Action Agenda:

- E. Resolution 22-R-19 Authorizing the Mayor to Execute the First Amendment to the Nelson Lakes Subdivision MOAPI – Sarah Watson, Engineer
- F. Public Hearing Ordinance 1373 Adding a Section to Chapter 18 Building Regulations of the Frederick Municipal Code – Chuck Sandifer, Chief Building Official
- G. Resolution 22-R-20 Award a Contract for 2022 Pavement Maintenance Program and Authorizing the Town Manager to Execute the Contract – Jason Berg, Engineer
- H. Resolution 22-R-21 Award a Contract for Colorado Boulevard Mill and Overlay And Authorizing the Town Manager to Execute the Contract – Jason Berg, Engineer
- I. Resolution 22-R-22 Award a Contract for 2022 Seal Project – Pavement Maintenance Program and Authorizing the Town Manager to Execute the Contract Jason Berg, Engineer
- J. Public Hearing Consideration of the Penrose Rezone – Ali vanDeutekom, Interim Planning Manager

Mayor and Trustee Reports:

Executive Sessions:

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) regarding Water Development Policy

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) regarding Right-of-Way Acquisition

Adjournment:



Town of Frederick Memorandum

TO: Honorable Mayor and Board of Trustees

FROM: Bryan Ostler, Town Manager

DATE: March 8th, 2022

CC: Town Staff
Local Media

SUBJECT: Departmental Report

Upcoming Board of Trustees Work Sessions – If there are topics that the Board would like staff to schedule for discussion, please let me know. The following topics are recommended for Board discussion (all meetings will be held in the Town Board Chambers unless otherwise indicated):

- March 8th – Regular Meeting
- March 15th – FURA and Work Session
- March 22nd – Regular Meeting
- March 29th – No Meeting, 5th Tuesday
- April 5th – No Meeting, 2022 Election
- April 12th, Regular Meeting
- April 19th – FURA and Work Session
- April 26th – Regular Meeting

Police Department

Policy Manual Update:

- After almost a year of diligence, we recently released the initial round of the department's new policy manual in Lexipol. These revised and updated policies cover several important areas to include use of force and emergency driving procedures. This ongoing project is important for the professionalism of the department and will assure that we are staying up-to-date with best practices and current law.

Hiring Process Update:

- We continue efforts to recruit and hire quality police officer for our community. This is a highly competitive process with almost every agency in the area trying to hire from the same pool of candidates. Advertising and testing of candidates is on-going and we hope to find new officers on soon.

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Communications and Engagement

Communications:

- The Community Survey has been sent out to the initial 2700 selected households. To date, we have received 194 completed surveys. Open survey participation begins March 23.

Events:

- Local businesses are committing to event sponsorships. We have \$41,100.00 in pledges to date. Our 2022 goal is \$120,500.00.
- The team participated in the Firestone Meet & Greet along with FPD.
- The search has begun for our summer Communications & Engagement Intern. This intern will aid in events and learn valuable professional skills.

Community Partnerships:

- Our annual Spring Break Give Back program is in full swing. This program connects high school students with volunteer opportunities during their spring break scheduled for March 21 – 25. There are 12 opportunities to give back throughout the week.
- The team is working with the Carbon Valley Chamber of Commerce who is hosting the Frederick election candidate forum on Monday, March 7.
- Weld PIO Training – Angela & Jessica participated in PIO training provided by Weld County.

Design:

- Downtown streetlight banners have been installed. Thank you, Public Works, for the speedy installation!
- Working with financial software partner (Tyler) on Town app project.

Planning Department

Development Application:

- The development review process has a few steps land use applications go through prior to submitting an application such as a pre-application meeting and neighborhood meeting. There are thirteen projects that have completed the pre-application step. There are currently three neighborhood meetings scheduled. Seven projects have completed the neighborhood meeting, allowing them to submit an application. The following applications have been accepted for review and are now quasi-judicial.

<i>New Applications Project Name (Date of Application)</i>	<i>Subdivision</i>	<i>General Location</i>	<i>Brief Description</i>
<i>On Going Projects Project Name (Date of Application)</i>	<i>Subdivision</i>	<i>General Location</i>	<i>Brief Description</i>
Bear Industrial Park, Block 1, Lot 8 4210 Bruin Site Plan (02/16/2021)	Bear Industrial Park	4210 Bruin	Site plan for 15,000 sf office and warehouse building for crane company.
Bear Industrial Park Replat 5, Block 1 Lot 2 (10/18/2021)	Bear Industrial Park	4021 Kodiak	Plan for a 1,000 sq. ft. facility with outdoor storage.
Bear Industrial Park Replat 2 Block 2 Lot 1 (1/18/2022)	Bear Industrial Park	4160 Busch Place	Proposed 28,000 sq. ft. warehouse with outdoor space.

Colorado Blvd & Godding Hollow 7-11 Zoning and Final Plat (5/3/2021)		Southwest corner of Colorado Blvd and Godding Hollow	Zone 5.35-acre parcel and plat to create two lots. Northern lot will have a site plan processed for 7-11.
Colorado Blvd & Godding Hollow Conditional Use Site Plan (5/3/2021)		Southwest corner of Colorado Blvd and Godding Hollow	Development of southern parcel of land. Users not yet determined.
Eagle Business Park Filing 4B Lot 1 (1/18/2022)	Eagle Business Park	4881 Eagle	Proposed 4,800 sq. ft single story building with outdoor storage.
Eagle Business Park Filing 3 Lot 1B (1/18/2022)	Eagle Business Park	7400 Eagle	Temporary lot for construction trailers for Agilent. Also updating grading and drainage.
Eagle Business Park Lot 1 Agilent (2/07/2022)	Eagle Business Park	7400 Eagle Blvd	Site plan amendment to construct a new manufacturing building and warehouse building on the existing Agilent site.
Frederick Town Amendment B Lot 1-501 Walnut (9/8/2021)	Downtown	501 Walnut	Redevelop existing building into co-working office space.
Meadowlark Business Park Replat A (5/17/2021)	Meadowlark Business Park	5660 Iris Parkway	Request to divide the lot into 2 lots and a new 14,000 sq. ft. office building on the south lot.
Miners Park Town Center Filing 2 Block 1 (1/11/2022)		North of hwy 52 between Colorado Blvd and Maple Street	Proposed changes to zoning boundaries with keeping the current zoning.
Nelson Farms (1/3/2022)		Southwest corner of Silver Birch Blvd and Tipple Blvd	Proposed residential development on 236 acres
No Name Creek West Block 4 (12/6/2021)	No Name Creek West	9050 Harlequin Circle	Subdividing Lots.
<i>Project Name (Date of Application)</i>	<i>Subdivision</i>	<i>General Location</i>	<i>Brief Description</i>
Prairie Greens II (12/7/2020)	Prairie Greens	6460 Frederick Way	Request for vacation of easement and preliminary design for phase 4.
Raspberry Hill Business Park Lot 13	Raspberry Hill	8274 Raspberry Way	Proposed office building and sales of pickup trucks.
Raspberry Hill Business Park Lot 2 & 3	Raspberry Hill	8273 Raspberry Way	Site plan to build pickup truck dealership.

Truck Ranch (8/13/2021)			
Raspberry Hill Business Park -Lots 4 &5 Phasing Plan	Raspberry Hill Business Park	8515 and 8517 Raspberry Way	Proposed vacant building for future unknown tenant.
Sanitation District Annexation No. 1 Subdivision Amendment (8/16/2021)		8500 Colorado Blvd.	Subdivision amendment to subdivide existing lot into 2 separate lots.
Silverstone Filing 7 (1/18/2021)	Silverstone		Development of 581 residential homes.
Wyndham Hill Filing 10 Final Plat and Final Development Plan (11/16/2020)	Wyndham Hill	Generally west of WCR7, between WCR 14.5 and WCR 16.	Approximately 139 acres to be developed into 495 single family homes.
Wyndham Hill Filing 6 Replat A FFFPD Station 5 Site Plan (6/7/2021)	Wyndham Hill	Generally, north of Highway 52, West of I-25 on Glacier Way.	Proposed fire station to include 3 bays.

Engineering Department

Colorado Blvd/Tipple Pkwy Intersection Improvements:

- A contract for design services was awarded to Martin/Martin Consulting Engineers at the April 13th Board meeting. Design plans are complete and the project will be ready to bid in early 2022. A second round of the Main Street Grant Program that the project previously applied for is now available. Staff met with CDOT, made modifications to the previous grant application and submitted a revised application on 2/4. Construction is expected to be in late spring/summer of 2022.

Neighborhood Speed Control Program (no change):

- Board approval for the FSMP was given at the August 10th meeting. The program has gone live and we have started receiving requests. The Board will be updated on projects that meet the program criteria and receive Town support for an improvement.

Tipple Pkwy/Frontage Rd Streetlight:

- Coordination efforts continue with CDOT and United Power regarding installation of a streetlight at this intersection. CDOT has indicated that they will support a permit for streetlight. Current design now supports 2 streetlights at this intersection and existing utility locations are being identified prior to construction. Waiting for United Power to begin installation.

Transportation Projects:

- Pavement Maintenance Projects went out to bid on 1/31/22. This includes crackseal and patching, slurry seal, mill and overlay areas throughout Town.
- Colorado Blvd Mill and Overlay went out to bid on 1/31/22.
- Colorado Blvd and Tipple Pkwy intersection improvement project is scheduled to go out to bid on 2/14/22.
- Concrete Alley Project is scheduled to go out to bid on 2/14/22.

Water Master Plan (no change):

- The 10-year plan was adopted at the December 14th meeting. Element is also hard at work with long term (50-year) plan and that should be completed at the end of January 2022. A presentation of the document is tentatively scheduled to come to the Board at the March 15th work session.

Water Efficiency Plan:

- Colorado's Water Conservation Act of 2004 requires that water providers in the State of Colorado who annually supply over 2,000 acre-feet per year (AFY) of water to retail customers (covered entities) are required to submit a water conservation plan for review and approval to the Colorado Water Conservation Board (CWCB) at least every seven years. A draft of this document was discussed with the Board at the November 30 work session. Board comments were incorporated and the 60-day public viewing and comment period can begin. Staff is looking to bring the final version to the Board in March for feedback and adoption.

Raw Water Change of Use (no change):

- Engineering staff is coordinating with its water attorney and water rights consultant to evaluate its current raw water portfolio to support filing a change of use application in water court so that these raw water shares could be used for future town use. Preliminary data shows the Town having approximately 72 shares of Lower Boulder water or about 1,000 acre feet of water that can be changed to use for all municipal purposes within the Town's service area. Negotiations with the Lower Boulder Board have produced positive results and a Resolution for support of our Water Court application and substitute water supply plan was approved at their July 30th meeting. A final application to water court has now been executed by the Town and filed.
- Additionally, a substitute water supply plan application has now been executed and submitted to the State for approval and use by the Town next year. We expect to have a ruling on the SWSP by irrigation season 2022.

Water Quality Milavec Lake (no change):

- Engineering staff is coordinating with the Lower Boulder Ditch Company to address water quality concerns. An initial meeting occurred on September 29th to discuss stakeholders to include and strategies for advancing this issue.

Stormwater Master Plan (no change):

- Frederick and Dacono jointly submitted a Department of Local Affairs Energy Impact Grant application in December 2019 to develop a stormwater master plan and on April 3, the Town received notification that they were awarded funding! A contract was approved to Anderson Consulting Engineers at the June 23rd, 2020 Town Board meeting. The project is now going through a financial evaluation to identify funding mechanisms to support future projects. Final completion of the contract was complete at the end of 2021. This project is scheduled to go before the Board for final review and feedback at the March 1st work session and then scheduled for adoption at the April 12th Board meeting.

Stormwater:

- Zack Roberson has accepted the position of Stormwater Engineer for the Engineering Department. He will be in charge of floodplain permits, drainage projects and the MS4 Program.

Public Works Department

Streets:

- New street signs completed in Moore Farms and Johnson.
- Responded to residents concerns about ice in front of mail boxes in Savannah – crews cleared out.
- Snow event on 2/16/22 – teams ran back to back shifts, continued through 2/18/22.
- Snow event 2/22/22 through 2/25/22 – crews working on snow packed and icy roads.
- Repair or replace delineators along main routes.

Water:

- Water crew responded to Georgia Boys for water line frozen – crews checked meter – frozen inside establishment

- 25 locates completed
- 6 new meter sets in Hidden Creek
- 2 new meter sets in Silverstone
- Meter replacements – removing old and non-working meters: 4 - Old Town; 3 - Savannah; 1 - Moore Farms; 4 - Countryside; 1 - Summit; 4 - Fox Run

Buildings:

- Facilities team responded to Admin for roof leak. Checked throughout weekend
- Replaced fire extinguisher and placed address numbers on Ambulance Building
- Rekeyed office in PD
- Garage doors repaired at Public Works
- Water leak from fire suppression system at Public Works repaired
- Continued work on Ambulance Building restroom upgrade.

Storm Water:

- Checking inlets and outlets for debris after storms.

Fleet Services:

- 22 total logged service requests
- 12 scheduled: PW – 8; FFFPD – 4
- 10 unscheduled: PW – 4; FFFPD – 3; PD – 3
- 2/25/22 – New Dueblo Street sweeper and reconditioned sweeper delivered to Public Works – ready for service.

Open Space:

- Responded to resident request on a sinkhole in open space area near Ridgeway due to potholing

Miscellaneous:

- Crews are still cleaning and removing debris from ditch in FRA along Godding Hollow
- Chipping down trees along Godding Hollow

Training:

- Bryce Shirley, Alex Tristan, Logan Robinson, Ventura Dominquez – Prepping and class time for CDL Licenses
- Teo Martinez, Damon Jones, Gage Robertson, Bryce Shirley – training on sweepers.

Parks and Open Space Department

Commission Meeting:

- Met on March 2, 2022 at Town Hall.
- Discussed implementing POST's Master Plan goals into updates of the Land Use Code.
- Discussed an opportunity to partner with the Arts Commission on interactive art in Parks.
- Discussed previous planning efforts at Frederick Recreation Area, with the intent to move forward at next month's meeting to a decision on a framework for a Request for Proposal to begin the new planning process.
- Discussed the Town's Strategic Plan, particularly the emphasis on Parks and Open Space sustainability. Commission members provided some excellent guidance to Staff on other City's funding sources and Standard Park Plans to help their efforts to bring solutions to the Board for consideration in the future.

Parks:

- Began "spring cleaning" of Parks including litter pickup, facility repairs and landscape bed cleaning. This will continue for several weeks as weather permits.
- Nearing completion of cleanup of removed trees at FRA with Public Works assistance.
- Removed Christmas lights at Crist Park.

Open Space and Trails:

- Began initial surveys of interior Park trails to schedule concrete repairs.

- Continued researching the Mendoza property to determine next steps.

Golf:

- Staff hosted a booth at the Colorado Golf Show, held February 25th to 27th at the Colorado Convention Center in Denver.
 - The event welcomed 7,000 visitors over the three days and Bella Rosa was well received.
 - \$6,200 worth of “punch cards” were sold to golfers along with dated merchandise.
 - The Team collected over 300 emails to add to the contact list for ongoing promotional efforts.
 - Staff estimated over 30% of the attendees they spoke with had never heard of Bella Rosa GC or Frederick, but they do now!



Town of Frederick Memorandum

TO: Honorable Mayor Tracie Crites and Board of Trustees

FROM: Meghan Martinez, Town Clerk

DATE: March 4, 2022

SUBJECT: Town Clerk's Report

- *Commission/Committee Updates*
 - Frederick Arts Commission
 - The commission has invited Public Works Staff to attend an upcoming meeting to discuss the maintenance process for the wood carvings in the art collection.
 - The commission is working on collaborating with the POST commission on interactive art along our trail system.
 - Commissions Generally
 - The Clerk's Office has been working with the staff representatives of each commission and will be assisting with packet creation for consistency.
 - Historic Preservation Committee
 - The Town Clerk has been in touch with the museum volunteers and committee members to discuss a programming schedule for the summer.
- *2022 Municipal Election*
 - Ballots will drop at the Denver Post Office the week of March 14, 2022 and should hit mailbox the end of that week.
 - Residents who need voter services such as replacement ballots, voter registration, or other services may come to Town Hall Monday-Friday 8AM – 5PM and 7AM-7PM on election day.
 - Ballots can be dropped at two places: Town Hall and the 24 Hour Drop Box at the Carbon Valley Recreation Center.
 - Voters can register to vote at www.govotecolorado.com but any new voters will need to request a ballot from the clerk's office once registered.

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- *Municipal Court*
 - Court will be held on Thursday March 10, 2022 starting at 8:30 AM
 - The Deputy Town Clerk is training with Police Department Staff on Municipal Court processes. The Town Clerk has evaluated all files and processes and the municipal court transition has been smooth for customers of the court.
 - The Town Clerk is acting as Interim Court Clerk until the position is filled.
 - The Town Clerk has been evaluating our software and technology needs for the municipal court and will be working with court staff to develop a plan for innovation and enhancement of municipal court services in the future.
 - The Assistant Town Clerk – Municipal Court recruitment is ongoing.
- *Facilities Master Plan*
 - The UTA program has received survey data from Town employees and is working to include the data in the master plan. We anticipate a draft should be received this month.



TOWN OF FREDERICK

Board of Trustees

Action Memorandum

Dan March, Mayor Pro Tem
Trustee
Adam Mahan, Trustee
Trustee
Kevin Brown, Trustee
Trustee

Tracie Crites, Mayor

Mark Lamach,
Rusty ONeal,
Windi Padia,

Consideration of Resolution to Accept Dedication of ROW for Colorado Boulevard and Tipple Parkway

Agenda Date: Town Board Meeting – March 8, 2022

Attachments:

- a. ROW Dedication Documents
- b. Vicinity Map
- c. Resolution 22-R-17

Finance Review:

Finance Director

Submitted by:

Jason Berg, E.I.
Civil Engineer

Approved for Presentation:

Jason Berg
Town Manager

☐ Quasi-Judicial

☐ Legislative

☒ Administrative

Summary Statement:

Dedication of Right-of-Way of Town owned property to the Town of Frederick at the northeast corner of Colorado Boulevard and Tipple Parkway intersection for roadway improvements.

Detail of Issue/Request:

To facilitate the construction of public improvements related to the Colorado Boulevard and Tipple Parkway Intersection Improvement (CTII) project the Town of Frederick is required to dedicate additional right-of-way on Town owned property to the Town. The property is currently unincorporated vacant land utilized for drainage and pedestrian trail connections.

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As seen in the attached Dedication of Right-of-Way documents and CTII plan sheet the additional ROW covers an area of 5,849-square feet. Constructed in this area will be sidewalk, Firestone Trail connection, curb ramp and pedestrian crossing improvements, curb and gutter an interim westbound right turn auxiliary deceleration lane as well as the intersection traffic signal and associated utilities necessary for its installation.

Legal Comments:

The Town Attorney reviewed the Deeds of Dedication and prepared the Resolution.

Alternatives/Options:

The Town Board may choose whether or not to accept the dedication of right-of-way.

Financial Considerations:

Without the Dedication of Right-of-Way of Town owned property, the Town will not be able to construct certain public improvements at the northeast corner of the Colorado Boulevard and Tipple Parkway Intersection Improvement project for which the Board requested and the Town has budgeted funds.

Staff Recommendation:

Staff recommends approval of the Resolutions 22-R-17 as presented accepting the Deed of Dedication for Right-of-Way for Colorado Boulevard and Tipple Parkway.

DEED OF DEDICATION

The undersigned Grantor(s), for good and valuable consideration, receipt of which is hereby acknowledged, do(es) hereby sell, grant, and convey unto the Town of Frederick, a Colorado municipal corporation, the following described parcel of land situate in the County of Weld, State of Colorado, to-wit:

SEE ATTACHED EXHIBITS "A" and "B"

With all its appurtenances and warrant(s) the title to the same, free and clear of all liens and encumbrances, subject to reservations, agreements, and restrictions of record, and existing easements, if any.

The above-described property is to be used for street and utility purposes, which purposes shall include, but not be limited to, streets, sidewalks, curbs, gutters, utility lines, structures, equipment, apparatus, and poles.

Acceptance of this conveyance by the Town of Frederick, Colorado, shall not impose upon the Town any obligation for the opening, widening, installation, improvement, or maintenance of the above-described property for any purpose, which obligation shall arise, if at all, only by separate action of the Frederick Board of Trustees.

Signed this _____ day of _____, 20__.

Town of Frederick
Grantor(s):

By _____

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____.

My commission expires:

Witness my hand and official seal.

Notary Public

ACCEPTANCE

The Town of Frederick, A Colorado Municipal Corporation, whose legal address is 401 Locust St., Frederick, CO 80530, hereby accepts the above dedication of property as Public Rights-of-Way or a Public Highway.

Dated this _____ day of _____, 20__.

ATTEST:

TOWN OF FREDERICK,
A COLORADO MUNICIPAL CORPORATION

BY: _____
Meghan C. Martinez
Town Clerk

BY: _____
Tracie Crites
Mayor

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by

Witness my hand and official seal.

Notary Public

My commission expires:

EXHIBIT “A”

(Legal Description)

PROPERTY DESCRIPTION

Public Right of Way Dedication

A parcel of land dedicated as Public Right of Way being a portion of Lot A of Recorded Exemption 1311-30-3 RE-4742 recorded July 30, 2008 as Reception No. 3569379 of the Records of Weld County and also a portion of that parcel of land conveyed to the Town of Frederick by a Quitclaim Deed recorded January 19, 2016 as Reception No. 4173786 of the Records of Weld County, both parcels situate within the Southwest Quarter of Section Thirty (30), Township Two North (T.2N.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 30 and assuming the South line of the Southwest Quarter of said Section 30 as bearing South 89°41'04" East a distance of 2504.86 feet with all bearings contained herein relative thereto;

THENCE South 89°41'04" East along the South line of the Southwest Quarter of said Section 30 a distance of 185.50 feet to the Southerly prolongation of the West line of said Lot A of Recorded Exemption 1311-30-3 RE-4742;

THENCE North 00°16'29" West along the Southerly prolongation of said West line a distance of 30.00 feet to the Southwest corner of Lot A of Recorded Exemption 1311-30-3 RE-4742 and the **POINT OF BEGINNING**;

THENCE North 89°41'04" West along a line parallel with and 30.00 feet North of the South line of the Southwest Quarter of said Section 30 a distance of 105.70 feet to the West line of that parcel of land conveyed to the Town of Frederick by a Quitclaim Deed recorded January 19, 2016 as Reception No. 4173786;

THENCE North 00°17'26" East along said West line a distance of 76.50 feet;

THENCE South 44°27'36" East a distance of 64.10 feet to a line parallel with and 61.00 feet Northerly of the South line of the Southeast Quarter of said Section 25;

THENCE South 89°41'04" East along said parallel line a distance of 110.27 feet to the East line of Lot A of Recorded Exemption 1311-30-3 RE-4742;

THENCE South 00°16'29" East along said East line a distance of 31.00 feet to a line parallel with and 30.00 feet North of the South line of the Southwest Quarter of said Section 30;

THENCE North 89°41'04" West along said parallel line a distance of 50.00 feet to the **POINT OF BEGINNING**;

Said described parcel of land contains a total of 5849 sq. ft, or 0.13 acre, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



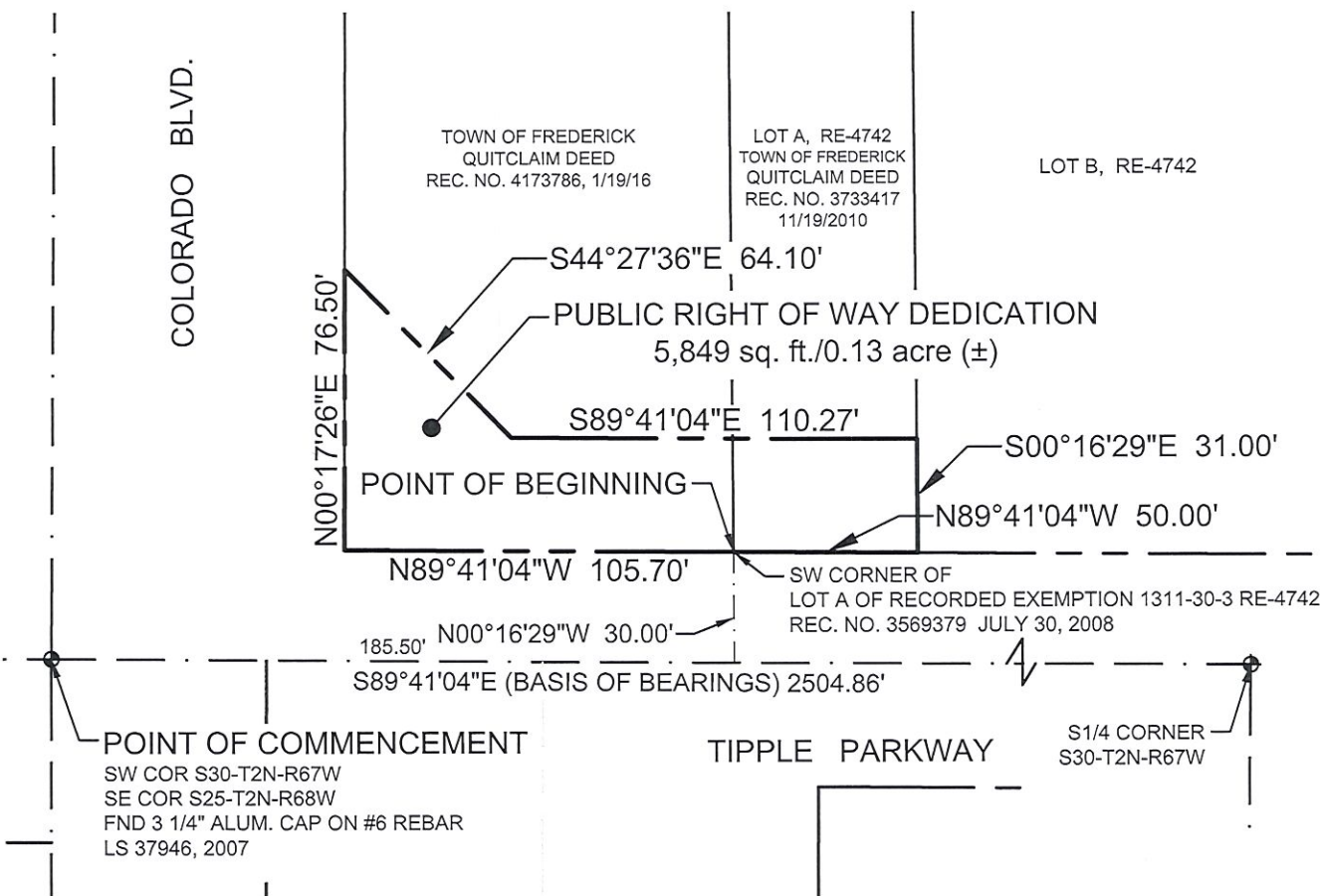
Steven A. Lund – on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995

NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1113

EXHIBIT “B”
(Map)

RIGHT OF WAY DEDICATION EXHIBIT

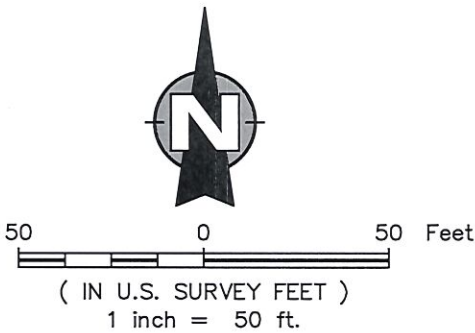
A PARCEL OF LAND DEDICATED AS PUBLIC RIGHT OF WAY BEING A PORTION OF LOT A OF RECORDED EXEMPTION 1311-30-3 RE-4742, AND A PORTION OF THAT PARCEL OF LAND CONVEYED TO THE TOWN OF FREDERICK BY A QUITCLAIM DEED AS DEPICTED ON RECEPTION NO. 4173786, BOTH SITUATE WITHIN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

STEVEN A. LUND
34995
3-2-2022
S.A. Lund

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.



NE | **NORTHERN
ENGINEERING**

Colorado Boulevard and Tipple Parkway



**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 22-R-17**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, ACCEPTING DEED
OF DEDICATION FOR RIGHT-OF-WAY FOR TIPPLE PARKWAY**

WHEREAS, a portion of the Tipple Parkway roadway, within the Town of Frederick, must be dedicated to the Town for Colorado Boulevard and Tipple Parkway intersection improvements as right-of-way, that certain real property being described as:

WHEREAS, the roadway is located on Town-owned property but not within dedicated right-of-way.

WHEREAS, Grantors, Town of Frederick, desire to dedicate, and the Town of Frederick desires to accept, right-of-way along Tipple Parkway to meet the requirements of Colorado Boulevard and Tipple Parkway intersection improvements.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. Acceptance of Deed of Dedication for Right-of-Way.

- a. The Board of Trustees accepts the Deed of Dedication and right-of-way generally located within the Southwest Quarter of Section 30, Township Two North, Range Sixty-seven West, Sixth Principal Meridian, Town of Frederick, County of Weld, State of Colorado, more particularly described in Exhibit "A".
- b. Mayor Crites is authorized to execute the Deed of Dedication on behalf of the Town of Frederick.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 8th DAY OF MARCH,
2022.**

ATTEST:

TOWN OF FREDERICK

By _____
Meghan Martinez, MMC, Town Clerk

By _____
Tracie Crites, Mayor

EXHIBIT A

Right-of-Way Dedication:

Generally Located Within the Southwest Quarter of Section 30, Township Two North, Range Sixty-seven West, Sixth Principal Meridian, Town of Frederick, County of Weld, State of Colorado.



TOWN OF FREDERICK

Board of Trustees

Action Memorandum

Dan March, Mayor Pro Tem
Adam Mahan, Trustee
Kevin Brown, Trustee

Tracie Crites, Mayor

Mark Lamach, Trustee
Rusty O'Neal, Trustee
Windi Padia, Trustee

Consideration of Resolution to Accept Grant of Easement

Agenda Date: Town Board Meeting – March 8, 2022

Attachments:

- a. Grant of Easement Documents
- b. Vicinity Map
- c. Plan Sheet
- d. Resolution 22-R-18

Finance Review:

Finance Director

Submitted by:

Jason Berg, E.I.
Civil Engineer

Approved for Presentation:


Town Manager

☐ Quasi-Judicial

☐ Legislative

☒ Administrative

Summary Statement:

Grant of Easement for a Pedestrian and Utility Easement at the southwest corner of the Colorado Boulevard and Tipple Parkway intersection on the St Vrain Valley School District property of Frederick High School.

Detail of Issue/Request:

St Vrain Valley School District has approved a Grant of Easement to the Town of Frederick for a Pedestrian and Utility Easement at the southwest corner of the Colorado Boulevard and Tipple Parkway intersection on the Frederick High School property. The easement is necessary for the construction of public improvements related to the Colorado Boulevard and Tipple Parkway Intersection Improvement project.

Built on What Matters.

As seen in the attached Grant of Easement documents and CTII plan sheet the easement is a 36-ft by 36-ft triangle covering 648-square feet. Constructed in this area will be sidewalk, curb ramp and pedestrian crossing improvements as well as the intersection traffic signal and associated utilities necessary for its installation.

Legal Comments:

The Town Attorney reviewed the Grant of Easement and prepared the Resolution.

Alternatives/Options:

The Town Board may choose whether or not to accept the Grant of Easement.

Financial Considerations:

Without the Grant of Easement on the St Vrain Valley School District property Town will not be able to construct the public improvements at the southwest corner of the Colorado Boulevard and Tipple Parkway Intersection Improvement project for which the Town has budgeted funds.

Staff Recommendation:

Staff recommends approval of the Resolutions 22-R-18 as presented accepting the Grant of Easement.

**GRANT OF EASEMENT
TO
TOWN OF FREDERICK, COLORADO**

St. Vrain Valley School District RE-1J, a political subdivision of the State of Colorado, whose legal address is 395 S. Pratt Pkwy, Longmont, CO 80501 ("GRANTOR"), is the fee-simple owner of that certain real property described in **Exhibit A** attached hereto and incorporated by this reference ("GRANTOR PROPERTY").

For good and valuable consideration, the receipt and sufficiency whereof are acknowledged, Grantor does hereby grant, bargain, sell, transfer, and convey to the **Town of Frederick**, a Colorado statutory town whose address is 401 Locust Street, P.O. Box 435, Frederick, Colorado 80530 ("TOWN"), its successors, agents, and assigns, a non-exclusive, perpetual access, improvements, and utility easement ("EASEMENT").

The purposes of the Easement are: (1) to allow for installation of a sidewalk and traffic signal mast arm improvements, drainage improvements, and utility lines (collectively, "IMPROVEMENTS"), (2) to allow for public access to and use of the sidewalk, and (3) to allow for the operation, use, maintenance, repair, replacement, inspection, modification, and removal of the Improvements, as from time to time may be required on, over, under, across, and through the following-described real property ("PROPERTY") owned by Grantor in Weld County, State of Colorado:

See attached **Exhibit B**

Town agrees to maintain such Easement in a state of good repair and efficiency so that no material damages to Grantor's premises will result from Town's use. Grantor reserves the right to use the property in any manner provided such usage does not interfere with Town's rights hereunder. All utility lines installed hereunder shall be covered by a minimum of 36 inches of soil, with the exception of storm water drainage, which may be subsurface or surface drainage. Grantor shall not intentionally cause the original cover over said utility lines to be reduced below whichever is the greater of the original cover of 36 inches or below the minimum cover required at any time by any applicable utility standard or safety code.

Grantor shall not obstruct the sidewalk in any manner or construct, install, plant, or place anything over or so close to any sidewalk or utility line or other facility of Town as will be likely to interfere with Town's surveillance of or access thereto by use of equipment or means customarily employed in the surveillance of or maintenance of said sidewalk or utility line.

All work performed by the Town, its employees, contractors, subcontractors, successors, and assigns in connection with this Easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the Improvements installed; and any damages caused on said Easement arising out of the reconstruction, maintenance, and repair of said Improvements in the exercise of the rights hereby provided shall be restored reasonably similar to its original condition following completion of the work performed.

This Easement shall constitute a covenant running with the land for the benefit of the Town and its successors, agents, and assigns, and it shall be binding upon the Town and its successors, agents, assigns, personal representatives, and heirs and devisees.

The Grantor covenants that it is the owner of the Property and that it has the authority to grant this Easement.

This Agreement shall be deemed to have been executed in the State of Colorado regardless of the actual location of execution, shall be deemed to be exercised in the State of Colorado, and shall be interpreted in accord with the laws of the State of Colorado.

This writing constitutes the whole agreement between the parties and no prior additional or different oral representation, promise, or agreement regarding the same subject matter shall be binding on any of the parties hereto with respect to the subject matter of this instrument.

This Agreement may be executed in separate counterparts, the signatures on which may be by facsimile, none of which need contain the signatures of all Parties, each of which shall be deemed to be an original, and all of which taken together constitute one and the same instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than the number of counterparts containing the respective signatures of, or on behalf of, all of the Parties hereto.

Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to either Party to this Agreement, or their officials, employees, contractors, or agents, or any other person acting on behalf of either Party and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, et seq., (“CGIA”) and any amendments, revisions, or successor statutes thereto.

The obligations of the Parties to this Agreement are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution.

If any term or condition of this Agreement shall be held to be invalid, illegal, or unenforceable, if allowed by law, in lieu of such invalid, illegal, or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable. If such reformation is not possible, this Agreement shall be construed and enforced without such provision, to the extent that this Agreement is then capable of performance within

the original intent of the parties.

IN WITNESS WHEREOF, Grantor and Town execute this
non-exclusive utility EASEMENT on February 9, 2022.

GRANTOR:

By: Jin Siegrist
Its: Board President

State of Colorado }
 } ss.
City and County of Boulder }

The foregoing instrument was acknowledged before me this 9 day of February, 2022, by Joie Sieghist, as Board President of St. Vrain Valley, a Schools Public School District.

Witness my hand and official seal.

My commission expires: 8/15/2025



Kriste Seelich Isaacs
Notary Public

TOWN:

APPROVED BY resolution _____ at the meeting of _____, 2022.

ATTEST:

Town of Frederick, Colorado

Town Clerk

Tracie Crites, Mayor

EXHIBIT A

Legal Description of Easement

PROPERTY DESCRIPTION

PEDESTRIAN AND UTILITY EASEMENT

A parcel of land for easement purposes, being a portion of Lot 2 of the Miner's Village Filing No. 1 Subdivision Amendment Plat recorded April 28, 2010 as Reception No. 3689723 of the Records of Weld County, situate in the Northeast Quarter of Section Thirty-six (36), in Township Two North (T.2N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

COMMENCING at the Northeast Corner of said Section 36 and assuming the North line of the Northeast Quarter of said Section 36 as bearing North 89°55'47" West a distance of 2625.19 feet with all bearings contained herein relative thereto;

THENCE South 00°12'39" West along the East line of the Northeast Quarter of said Section 36 a distance of 50.00 feet to a line parallel with and 50.00 feet South of the North line of the Northeast Quarter of said Section 36;

THENCE North 89°55'47" West along said parallel line a distance of 30.00 feet to a line parallel with and 30.00 feet West of the East line of the Northeast Quarter of said Section 36 and the **POINT OF BEGINNING**;

THENCE South 00°12'39" West along said parallel line a distance of 36.00 feet;

THENCE North 44°51'34" West a distance of 50.85 feet to a line parallel with and 50.00 feet South of the North line of the Northeast Quarter of said Section 36;

THENCE South 89°55'47" East along said parallel line a distance of 36.00 feet to the **POINT OF BEGINNING**

TOTAL AREA is 648 square feet, more or less (±).

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

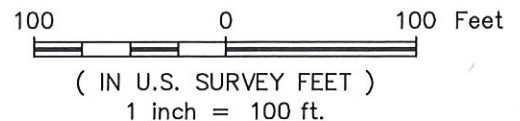
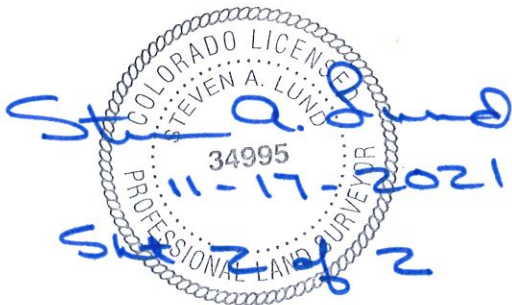
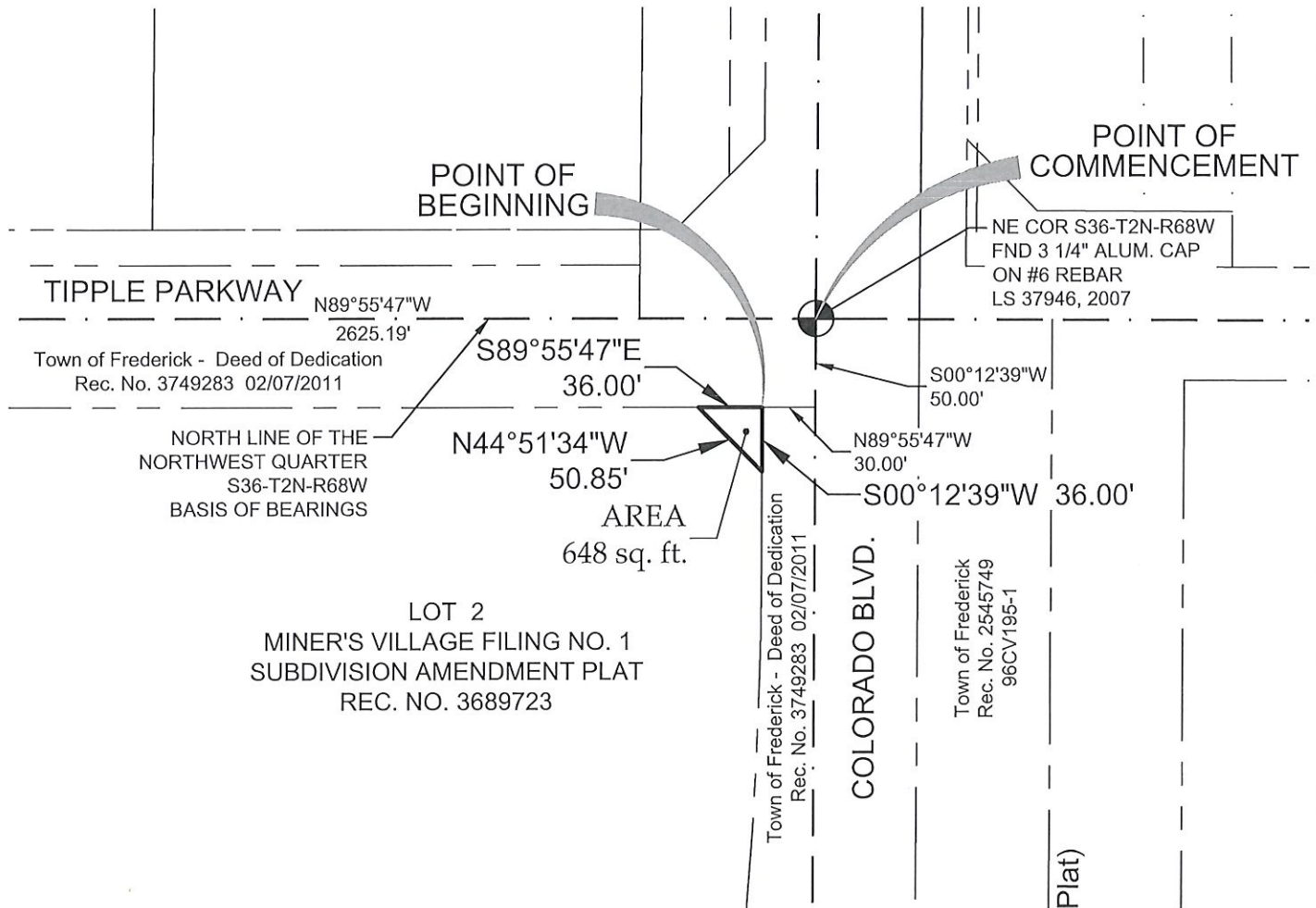


Steven A. Lund - on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor#34995

Northern Engineering
820 8th Street
Greeley, Colorado 80631
(970) 488-1113

EXHIBIT - PEDESTRIAN AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF LOT 2 OF MINER'S VILLAGE FILING NO. 1 SUBDIVISION AMENDMENT PLAT, LOCATED IN THE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO



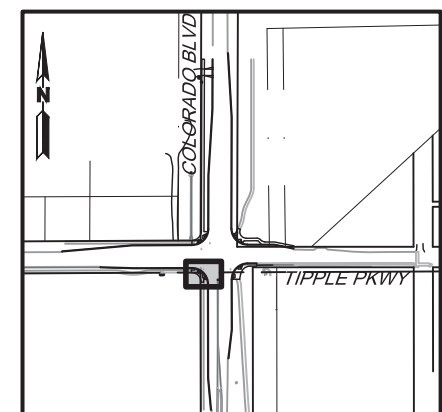
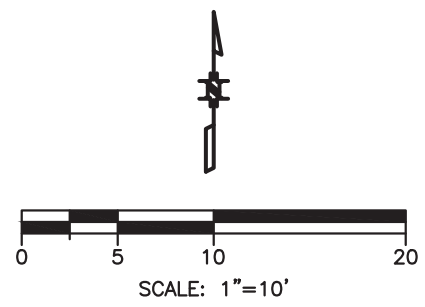
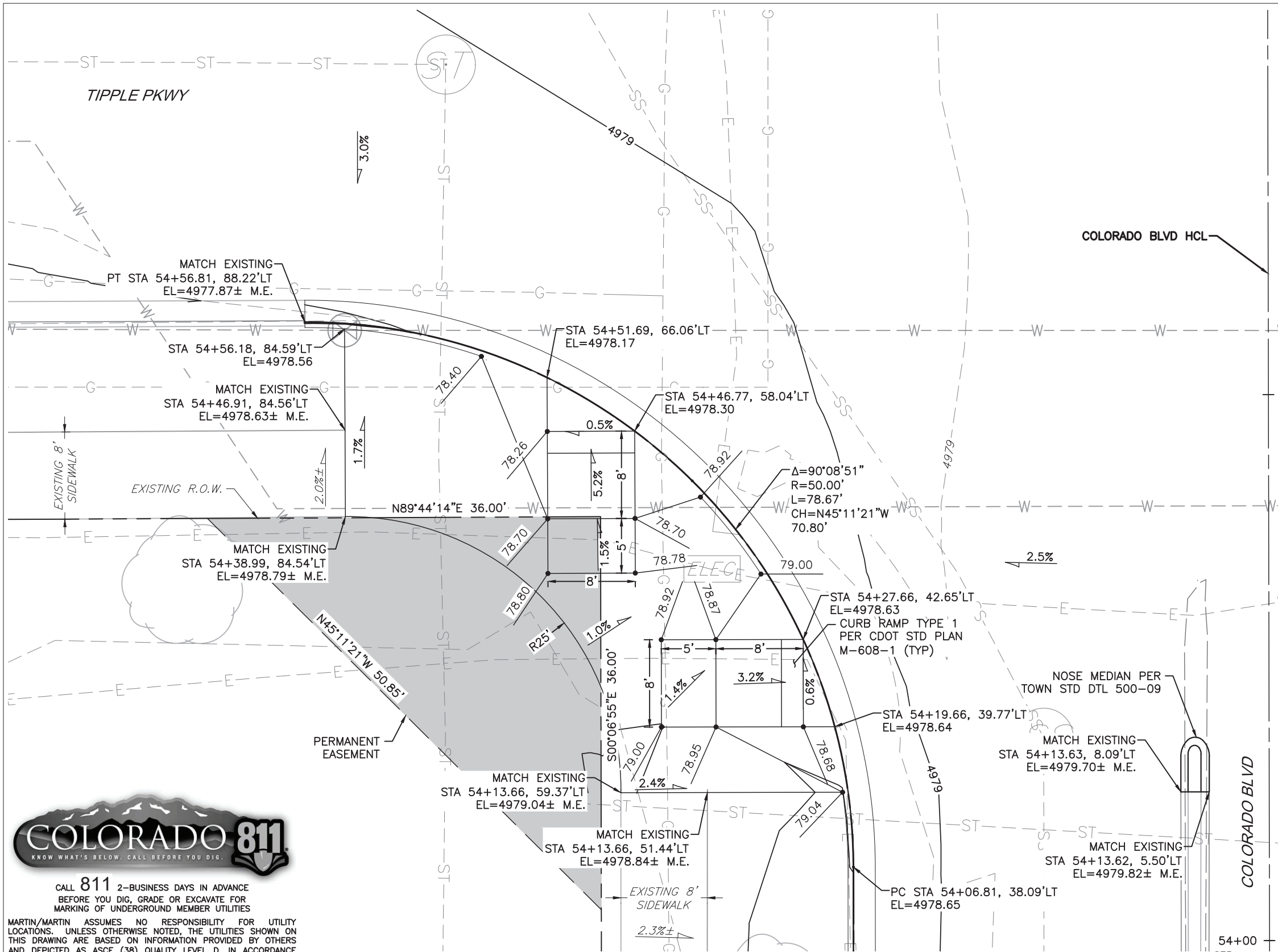
NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.



**NORTHERN
ENGINEERING**

Colorado Boulevard and Tipple Parkway





CALL 811 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY
LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON
THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS
AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE
WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT
IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811
UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING,
AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL
LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED)
PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

ACCEPTANCE

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN OF FREDERICK
STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN
REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THE
STANDARDS AND SPECIFICATIONS AND OTHER TOWN REQUIREMENTS.
THE ENGINEERING DESIGN AND CONCEPT REMAINS THE
RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP
AND SIGNATURE APPEAR HEREON

ACCEPTED BY _____ TOWN ENGINEER _____ DATE _____

Print Date: Friday, December 17, 2021
File Name: 45 INTERSECTION DETAILS

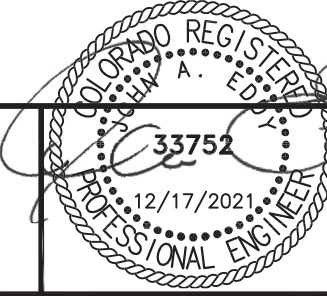
MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

Issue/Revision			
No.	Date:	Comments	Name

Project Manager R. SOLTIS
Design By E. BERNAL
Drawn By E. BERNAL
Principal In Charge W. WILLIS

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.



TOWN OF FREDERICK
Colorado Blvd & Tipple Pkwy

SOUTHWEST CURB RETURN INTERSECTION
DETAIL

ISSUE FOR CONSTRUCTION

Project No. 21.0196
Sheet Number: 51
Subset: ROAD

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 22-R-18**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, ACCEPTING THAT
CERTAIN PERPETUAL NON-EXCLUSIVE PEDESTRIAN AND UTILITY
EASEMENT FROM ST. VRAIN VALLEY SCHOOL DISTRICT**

WHEREAS, the St. Vrain Valley School District (“Grantor”), is the owner of that certain real property described as:

A PORTION OF LOT 2 OF MINER’S VILLAGE FILING NO. 1,
TOWN OF FREDERICK, COUNTY OF WELD,
STATE OF COLORADO.

WHEREAS, Grantor desires to grant, and the Town of Frederick desires to accept, a pedestrian and utility easement (attached hereto) over a portion of Grantor’s above-described property.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF
FREDERICK, COLORADO, AS FOLLOWS:**

**Section 1. Acceptance of Perpetual Non-Exclusive Pedestrian and Utility
Easement.**

- a. The Board of Trustees approves the Easement: generally located within a portion of Lot 2 of Miner’s Village Filing No. 1 Subdivision Amendment Plat, more particularly described in Exhibit “A”.
- b. Mayor Crites is authorized to execute the easement on behalf of the Town of Frederick.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 8th DAY OF MARCH,
2022.**

ATTEST:

TOWN OF FREDERICK

By _____
Meghan Martinez, MMC, Town Clerk

By _____
Tracie Crites, Mayor

EXHIBIT A

**Non-Exclusive Pedestrian and Utility Easement:
Generally Located Within a portion of Lot 2 of Miner's Village Filing No. 1 Subdivision
Amendment Plat**



TOWN OF FREDERICK

Board of Trustees

Action Memorandum

Dan March, Mayor Pro Tem
Mark Lamach, Trustee
Adam Mahan, Trustee

Tracie Crites, Mayor

Rusty ONeal, Trustee
Kevin Brown, Trustee
Windi Padia, Trustee

First Amendment to the Nelson Lakes Subdivision Memorandum of Agreement for Public Improvements

Agenda Date: Town Board Meeting - March 8, 2022

Attachments:

- a. First Amendment to the MOAPI
- b. Resolution 22-R-19

Finance Review:

Finance Director

Submitted by:

Sarah Watson

Civil Engineer I

Approved for Presentation:



Town Manager

☐ Quasi-Judicial

☐ Legislative

☐ Administrative

Summary Statement:

The Developer has requested to amend the Nelson Lakes Subdivision Memorandum of Agreement for Public Improvements to reflect the updated construction drawings.

Detail of Issue/Request:

The Nelson Lakes Subdivision near Boulder Creek and CR 16.5 was originally platted in 2009 created 16 buildable single-family lots. The owner has added a conservation easement to the property which reduces the buildable lots to 6 lots.

Since this project scope has changed since it was originally platted in 2009 the owner and Developer Todd Williams has requested to amend the MOAPI and update the Exhibits as necessary to reflect the development as it is proposed currently. The Developer is updating Exhibit A, B, D, E, F, and H.

Built on What Matters.

Exhibit A-1 shows the proposed public and private improvements. The public improvements are minimal since the water service is provided by Left Hand Water District, septic is proposed for the lots, and the internal road is private.

Exhibit B and B-1 lists the estimate cost of the public improvements within the right-of-way adjacent to WCR 16.5 and illustrates that improvement.

Exhibit D states that there are no public improvements that will be dedicated to the Town in the future subject to reimbursement for oversizing.

Exhibit E states that there are no public improvements that will be oversized to serve the Development.

Exhibit F is amended from the original document to reflect the change in material of the private road from asphalt to gravel with the option to pave at the Developers discretion. There are updates to other sections of this exhibit in relation to the phasing plan which has been updated as described in Exhibit H.

Exhibit H has been revised to reflect the phasing of improvements needed to serve the 6 lots.

Legal Comments:

The proposed amendment has been reviewed by the Town's Land Use Council.

Alternatives/Options:

The Town Board may decide not to agree to the proposed revisions. The Town Board may decide to agree to some but not all proposed revision.

Financial Considerations:

There are limited public improvements associated with this development within the right-of-way and if the amendment is approved, the Town will receive the improvement guarantee required for the public improvements.

Staff Recommendation:

It is staff's recommendation to approved the proposed MOAPI amendment for the Nelson Lakes Subdivision.

**FIRST AMENDMENT TO THE
NELSON LAKES SUBDIVISION
MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS**

THIS FIRST AMENDMENT to the Nelson Lakes Subdivision Memorandum of Agreement for Public Improvements (FIRST AMENDMENT) is made and entered this ____ day of _____, 20____ by and between the Town of Frederick, a Colorado municipal corporation, whose address is P.O. Box 435, Frederick, Colorado (TOWN) and Williams Family Farm, LLC, a Colorado limited liability company, whose address is 5255 Ronald Reagan Boulevard, Suite 220 Johnstown, CO 80534 (DEVELOPER).

WHEREAS, the parties entered into a Memorandum of Agreement for Public Improvements (MOAPI) on May 8th, 2009, said agreement recorded at the Weld County Clerk and Recorder's office at Reception No. 3621605, hereinafter called the "Agreement"; and

WHEREAS, the DEVELOPER has submitted a plat of Nelson Lakes Subdivision which is included as Exhibit A; and

WHEREAS, the TOWN has approved said plat of Nelson Lakes Subdivision, with certain conditions; and

Now therefore, in consideration of the foregoing, the parties hereto promise, covenant and agree as follows:

The following special provisions apply to Nelson Lakes Subdivision and also amend certain parts of the "Agreement" as noted.

1. Exhibit A is amended with the addition of Exhibit A-1, Engineering Plans.
2. Exhibit B is hereby amended and replaced by the attached Exhibit B and Exhibit B-1.
3. Exhibit D is hereby amended and replaced by the attached Exhibit D.
4. Exhibit E is hereby amended and replaced by the attached Exhibit E.
5. Exhibit F is amended and replaced by the attached Exhibit F..
6. Exhibit H is amended and replaced by the attached Exhibit H.

In all other respects, we hereby ratify and confirm the original MOAPI and the amendments thereto.

Nelson Lakes Subdivision
First Amendment

Exhibit A-1

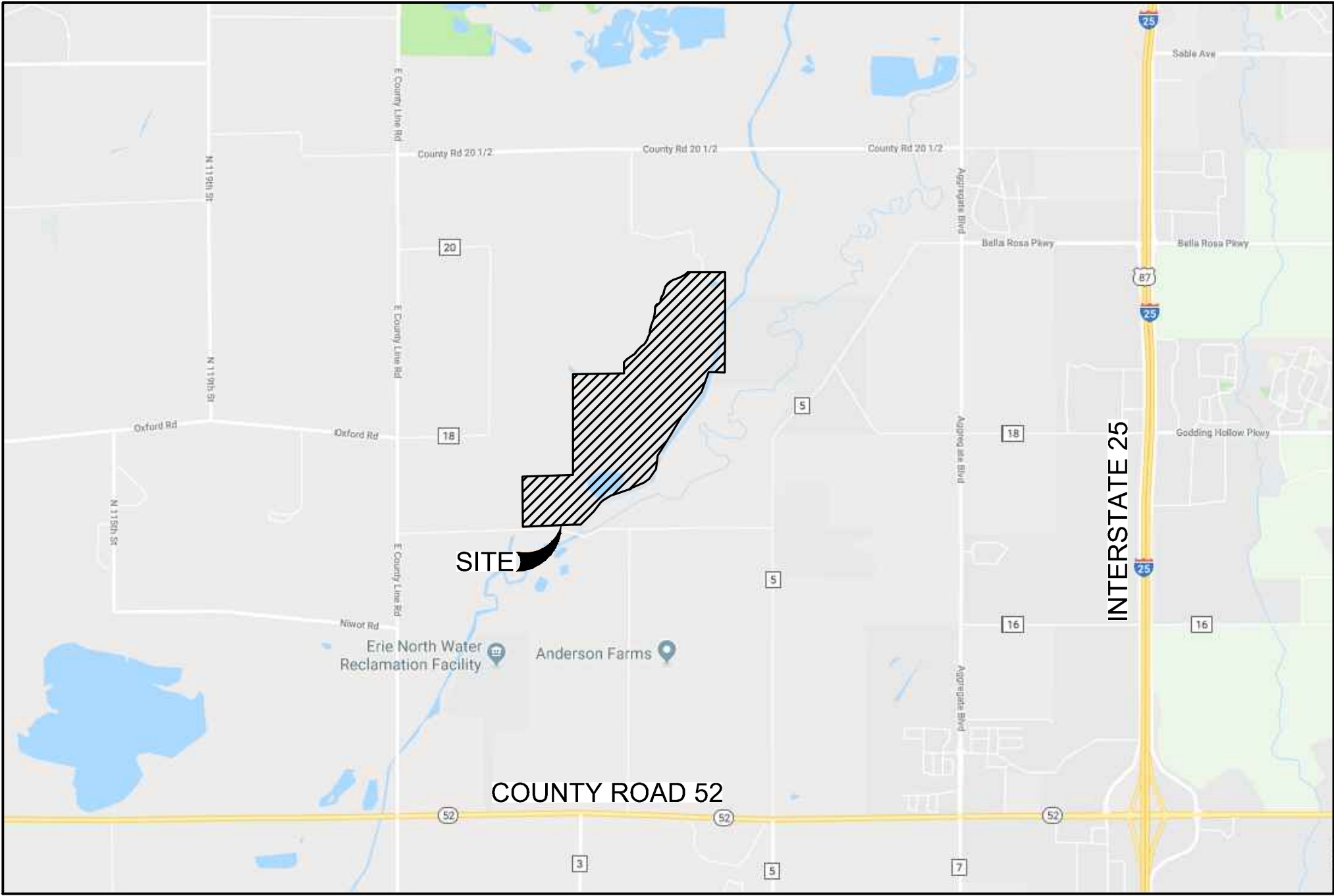
PRELIMINARY ENGINEERING PLANS FOR:
NELSON LAKES ROAD
LOCATED IN A PORTION OF SECTION 20, THE NORTHWEST QUARTER OF
SECTION 29, AND THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE
6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE
OF COLORADO
SEPTEMBER 2021

PROJECT TEAM:

DEVELOPER/APPLICANT
Williams Family Farm, LLC
Les Williams, Manager
8876 Rodgers Road
Longmont, CO 80503
303.776.7527



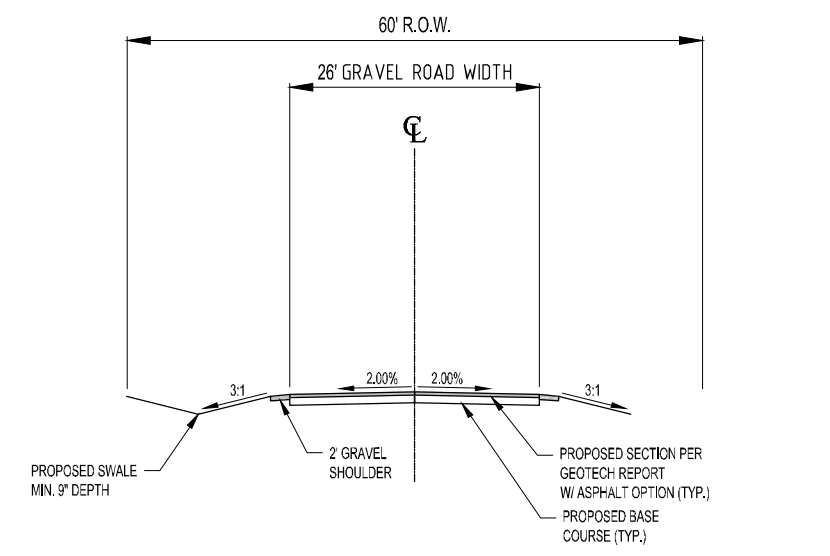
SITE ENGINEER
Galloway & Company
James Prolog
5265 Ronald Reagan Blvd., Suite 210
Johnstown, Colorado 80534
970.800.3300



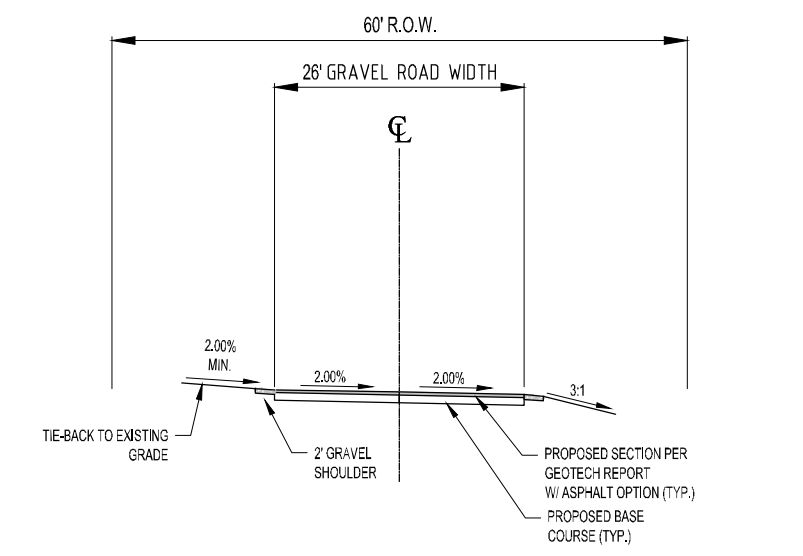
VICINITY MAP

N.T.S.

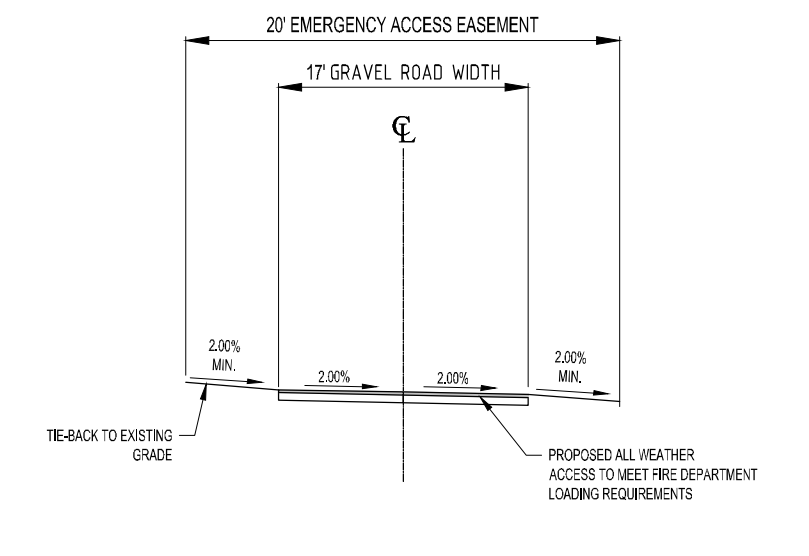
TYPICAL ROAD SECTION:



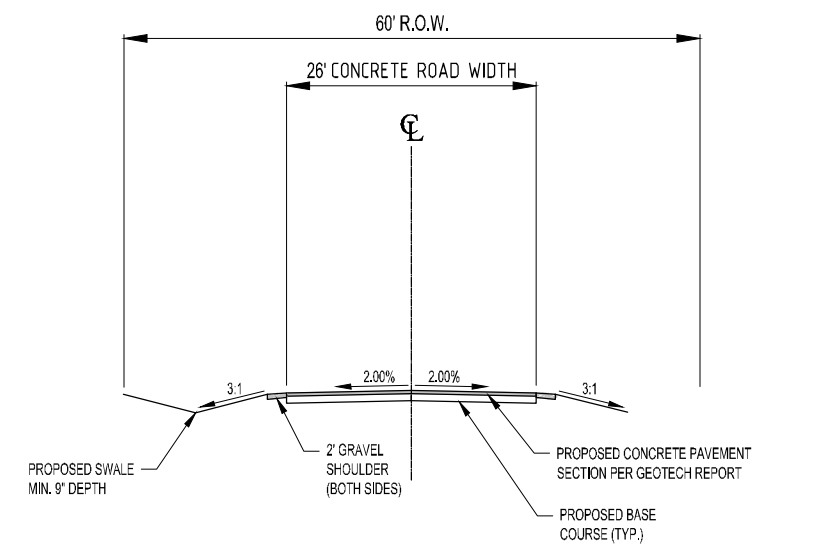
GRAVEL ROADWAY CROSS SECTION (CROWNED)
STA 9+50.00 TO 10+78.78
STA 28+80.65 TO 30+90.95
STA 55+47.06 TO 58+98.73



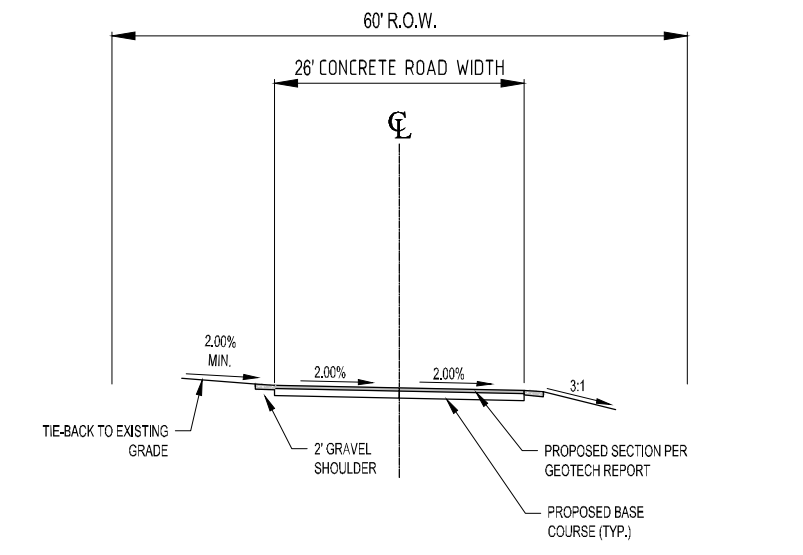
GRAVEL ROADWAY CROSS SECTION (PITCHED)
STA 13+52.15 TO 27+00.00
STA 31+41.26 TO 54+47.09
STA 59+41.84 TO 95+10.27



PROPOSED EMERGENCY ACCESS
STA 100+78.34 TO 111+96.98



CONCRETE ROADWAY CROSS SECTION (CROWNED)
STA 10+78.78 TO 11+95.99



CONCRETE ROADWAY CROSS SECTION (PITCHED)
STA 27+00.00 TO 28+00.00

SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL AND CONSTRUCTION NOTES
C1.0-C1.11	NELSON LAKES ROAD PLAN & PROFILE
C1.12	OVERFLOW CHANNEL GRADING PLAN
C1.13	INTERSECTION DETAILS
C2.0-C2.1	STORM DRAIN PLAN AND PROFILES
C2.2	STORM DRAIN DETAILS
C2.3	WELD CR 18 WATER LINE PLAN & PROFILE
C2.4-C2.5	WATER DETAILS
C3.0-C3.3	EROSION CONTROL PLAN
C3.4-C3.6	EROSION CONTROL DETAILS
C5.0-C5.1	EFFECTIVE FLOODPLAIN LAYOUTS
L1.1-L1.3	LANDSCAPE PLAN AND SPECIFICATIONS
T11.0-T11.5	TREE INVENTORY PLAN



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



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AND ARE THE PROPERTY OF GALLOWAY. AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

FREDERICK, CO

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.
- CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.



TOWN OF FREDERICK SIGNATURE BLOCK:

WE ACKNOWLEDGE THAT THE TOWN OF FREDERICK'S REVIEW OF THIS DOCUMENT IS FOR GENERAL CONFORMANCE WITH SUBMITTAL REQUIREMENTS AND CURRENT DESIGN CRITERIA:
ALL WORK SHALL BE CONSTRUCTED TO THE TOWN OF FREDERICK STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS AND OTHER TOWN REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEARS HEREON.

TOWN ENGINEER _____ Date _____

LEFT HAND WATER DISTRICT SIGNATURE BLOCK:

LEFT HAND WATER DISTRICT _____ Date _____

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Project No: TH000003.20
Drawn By: JPD
Checked By: JEP
Date: 09.03.2021

COVER SHEET

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TOWN OF FREDERICK GENERAL CONSTRUCTION NOTES (FOR PUBLIC IMPROVEMENTS ONLY)

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS" BY THE TOWN OF FREDERICK. COPIES OF THE TOWN OF FREDERICK STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN OF FREDERICK OR FOUND ON THE TOWN'S WEBSITE.
- THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FREDERICK ENGINEERING STAFF AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, THEIR ENGINEER, THE TOWN OF FREDERICK ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES.
- EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE COLORADO DEPARTMENT OF TRANSPORTATION M & S STANDARDS, LATEST EDITION, SHALL APPLY.
- THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO PRIVATE PROPERTY ADJACENT TO THE PROJECT THROUGHOUT THE PERIOD OF CONSTRUCTION. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL OBTAIN A WRITTEN AGREEMENT FROM THE PROPERTY OWNERS. IMPACTED BY THIS ACCESS. UPON REQUEST, THE CONTRACTOR SHALL PROVIDE A COPY OF THESE WRITTEN AGREEMENTS TO THE TOWN OF FREDERICK.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF FREDERICK ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. REQUEST FOR INSPECTION BY THE TOWN OF FREDERICK SHALL BE MADE BY THE CONTRACTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE THE SERVICE THEREOF WILL BE REQUIRED.
- A WATER TRUCK, IF CALLED FOR BY THE INSPECTOR, WILL BE PROVIDED BY THE CONTRACTOR TO KEEP DUST IN CHECK.
- UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND TO REPAIR OR REPLACE ANY STRUCTURES AND UTILITIES THAT MIGHT BE DAMAGED. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE SOILS ENGINEER AND THE DESIGN CIVIL ENGINEER PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL COORDINATE THEIR ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NUMBER 1-800-922-1987, FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL HAVE IN THEIR POSSESSION AT ALL TIMES ONE (1) SIGNED AND STAMPED BY THE DESIGN ENGINEER, COPY OF PLANS ACCEPTED BY THE TOWN OF FREDERICK. THE TOWN OF FREDERICK, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE SPECIFICATIONS AND PERMITS NECESSARY TO PERFORM THE PROPOSED WORK BEFORE THE WORK BEGINS.
- AS-BUILT DRAWINGS AND A CD OF ELECTRONIC FILES, AS REQUIRED IN SECTION 0100 OF THE TOWN'S SPECIFICATIONS, ARE TO BE SUBMITTED BY THE CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - NOTIFYING THE TOWN OF FREDERICK UTILITY CUSTOMERS OF POTENTIAL SERVICE OUTAGES, AND COORDINATE WITH THE TOWN OF FREDERICK FOR DETERMINATION OF MINIMUM TIME REQUIREMENT.
 - NOTIFYING THE TOWN OF FREDERICK FORTY-EIGHT (48) HOURS IN ADVANCE FOR OBSERVATIONS OF WORK IN PROGRESS. OBSERVATION AND ON-SITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTOR'S COMMITMENT. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR SHALL NOTIFY THE TOWN OF FREDERICK FORTY-EIGHT HOURS PRIOR TO RESTART.
 - NOTIFYING THE FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE FOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB-GRADE" STAGE. THE CONTRACTOR WILL ADJUST ALL VALVE BOXES AND FIRE HYDRANTS TO THE FINAL FINISHED GRADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. A CONSTRUCTION DEWATERING PERMIT MUST BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF NEITHER EXISTING STREET NOR EROSION OF ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE USE OF ANY SANITARY SEWER TO DISPOSE OF TRENCH WATER WILL NOT BE PERMITTED. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN OF FREDERICK, AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURRENCE. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AND/OR MAINTAIN ALL EXISTING DRAINAGE PATTERNS AT ALL TIMES WITHIN THE CONSTRUCTION AREAS.
- IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO RESOLVE CONSTRUCTION PROBLEMS WITH THE TOWN OF FREDERICK DUE TO CHANGED CONDITIONS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE TOWN OF FREDERICK, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE TOWN OF FREDERICK FOR REVIEW, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
- DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE TOWN OF FREDERICK OR THE ENGINEER SHALL BE RESPONSIBLE FOR THE SAFETY OF ANY EQUIPMENT, BUILDING, PROPERTY, OR PERSONS DURING CONSTRUCTION. SIGNS, FORMS OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME, THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN. THE TOWN OF FREDERICK ENGINEERING STAFF, OR ANY CONTRACTED ENGINEERS, ARE NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, OR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL PROCEED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
- EACH TYPE OF CONSTRUCTION SHALL BE COMPLETED BY A CONTRACTOR THAT HAS DEMONSTRATED ACCEPTABLE QUALIFICATIONS TO THE TOWN AND IS A LICENSED CONTRACTOR IN THE TOWN OF FREDERICK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD) LATEST EDITION.
- ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN OF FREDERICK DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THEIR CONSTRUCTION.
- THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THEIR CONSTRUCTION.
- THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING THEIR OPERATION. RENEWAL OF PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF FREDERICK STANDARD SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN. EXTRA-LEGAL, OVERSIZE AND OVERWEIGHT VEHICLES REQUIRE AN EXTRA-LEGAL VEHICAL PERMIT FROM THE TOWN OF FREDERICK PRIOR TO TRAVELING TO THE CONSTRUCTION SITE ON TOWN STREETS.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN OF FREDERICK. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE TOWN OF FREDERICK AT NO EXPENSE TO THE TOWN.
- THE DESIGN CIVIL ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS AND SURVEYS DURING GRADING AND CONSTRUCTION SO THAT THEY MAY RENDER AN OPINION VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THEIR PURVIEW.
- THE SOILS ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS DURING GRADING AND CONSTRUCTION SO THAT THEY MAY RENDER AN OPINION VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THEIR PURVIEW.

TOWN OF FREDERICK GENERAL GRADING NOTES (FOR PUBLIC IMPROVEMENTS ONLY)

- NO GRADING SHALL COMMENCE WITHOUT OBTAINING PROPER PERMITS. A PRE-GRADE MEETING AT THE SITE IS REQUIRED BEFORE THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, TOWN OF FREDERICK ENGINEERING STAFF, AND UTILITY COMPANY REPRESENTATIVES. A FORTY-EIGHT (48) HOUR NOTICE IS REQUIRED.
- ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS REGARDING STORMWATER DRAINAGE ON CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES. FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). THE TOWN OF FREDERICK DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR IMPLEMENTING OR FOLLOWING THE STORMWATER MANAGEMENT PLAN.
 - MAINTAIN A COPY OF THE SWMP ONSITE AT ALL TIMES. THE APPROVED SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO ALL INSPECTORS UPON REQUEST.
 - INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BMPS AS SPECIFIED IN THE SWMP.
 - INSPECT ALL BMPS AT LEAST EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.
 - MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPS ONSITE WITH THE SWMP.
 - THE OPERATOR SHALL AMEND THE PLAN WHENEVER THERE IS A SIGNIFICANT CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - INSTALLATION AND MAINTENANCE OF BMPS SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.
- ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF FREDERICK "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS", LATEST EDITION.
- ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER. ALL TEST RESULT SHALL BE SUBMITTED TO THE TOWN OF FREDERICK ENGINEERING STAFF.
- CONTOURS AND SPOT ELEVATIONS SHOWN ARE ONLY CONTROLS AND THE PROFILES THEY FORM SHALL BE SMOOTH AND CONTINUOUS.
- PROJECT DATUM SHALL BE AS FOLLOWS: GEODETIC COORDINATES BASED ON NAD 83 (1992); ORTHOMETRIC HEIGHTS BASED ON NAVD 88 VERTICAL DATUM, STATE PLANE COORDINATES BASED ON NAD 83 (HARN) COLORADO NORTH ZONE (0501).
- NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT THEIR EXPENSE.
- TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
- TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT NATIVE SPECIES MIX. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IF CONDITIONS SO MERIT.
- AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
- ANY SETTLEMENT OR SOIL ACCUMULATION BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED BY THE CONTRACTOR IMMEDIATELY.
- NO GRADING SHALL TAKE PLACE IN DELINEATED FLOOD HAZARD AREAS UNTIL THE FINAL DRAINAGE PLAN HAS BEEN APPROVED AND ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.
- TEMPORARY SILT FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS AS SHOWN ON THE APPROVED EROSION CONTROL PLAN. IN ADDITION, THE TOWN OF FREDERICK MAY REQUIRE AN ADDITIONAL TEMPORARY SILT FENCE IF FIELD CONDITIONS SO MERIT THEM.
- THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OF FREDERICK SHOULD CONDITIONS MERIT THEM.
- DURING CONSTRUCTION THE FILL AREAS WILL BE WETTED FOR COMPACTION AND THE HAUL ROUTES AND CUT AREAS WILL BE MAINTAINED WITH WATER TO REDUCE WIND EROSION.
- FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.
- TEMPORARY CUT/FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT BE STEEPER THAN 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.
- DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH FOR ALL AREAS OF FILL AND SIX (6) INCHES FOR ALL OTHER AREAS, EXCEPT THAT IN AREAS WHERE STRUCTURES ARE TO BE BUILT, MOISTURE-DENSITY CONTROL SHALL BE TWELVE (12) INCHES OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- OUTLET SIDES OF ALL PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
- THE PERMITTEE OR THEIR AGENT SHALL NOTIFY THE TOWN OF FREDERICK ENGINEERING STAFF WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
 - INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
 - TOWN OF FREDERICK INSPECTION AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
 - EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
 - FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.
 - DRAINAGE DEVICE INSPECTION AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS, OR AFTER PLACEMENT OF PIPE BUT BEFORE ANY CONCRETE OR FILL MATERIAL IS PLACED.
 - FINAL INSPECTION WHEN ALL WORK INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAVE BEEN COMPLETED AND THE AS-GRADED PLAN, PROFESSIONAL VERIFICATIONS AND REQUIRED REPORTS HAVE BEEN SUBMITTED.
- SOILS IN THE AREA OF THE PROPOSED STRUCTURE SHALL BE CUT TO THE PROPOSED GRADE, AND THE SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF ONE (1) FOOT, MOISTURE CONDITIONED AND PROOF ROLLED TO A MINIMUM OF 95% RELATIVE COMPACTION, UNLESS OTHERWISE PROVIDED FOR IN THE SOILS REPORT.
- AREAS OF CONTINUOUS FOOTINGS SHALL BE UNDERCUT AND COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION AT A DEPTH EQUAL TO THE WIDTH OF THE FOOTING, UNLESS OTHERWISE PROVIDED FOR IN THE SOILS REPORT.

GENERAL WATER NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE FIELD LOCATES OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO NOTIFY ALL AFFECTED UTILITY COMPANIES PRIOR TO COMMENCING CONSTRUCTION. IN EVENT OF DAMAGE TO ANY EXISTING UTILITY CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF THE UTILITY INVOLVED AND, UNLESS AUTHORIZED IN WRITING BY THE OWNER OF THE SUBJECT UTILITY, SHALL NOT ATTEMPT TO MAKE REPAIRS.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION FROM DAMAGE OF ALL PUBLIC AND PRIVATE PROPERTY THROUGH WHICH THE WORK IS DONE.
- ALL WATER MAIN INSTALLATION WITHIN THE LEFT HAND WATER DISTRICT SHALL BE SUBJECT TO CURRENT OSHA AND COSHA SAFETY REQUIREMENTS. CONTRACTOR SHALL ALSO COMPLY WITH ANY ANY ALL REQUIREMENTS AND REGULATIONS AS SET FORTH BY CITY, COUNTY, STATE AND FEDERAL AGENCIES HAVING APPLICABLE AUTHORITY.
- NO CONSTRUCTION SHALL BEGIN WITHOUT PRIOR DESIGN APPROVAL FROM LEFT HAND WATER DISTRICT. THE DISTRICT SHALL BE NOTIFIED TWO (2) BUSINESS DAYS IN ADVANCE OF COMMENCING CONSTRUCTION OR TESTING TO ALLOW FOR SCHEDULING (303-530-4200). THE DISTRICT SHALL INSPECT THE CONSTRUCTION AS NECESSARY AND SHALL OBSERVE ALL LINE TESTING. CONSTRUCTION OR TESTING SHALL CONFORM TO DISTRICT SPECIFICATIONS AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR APPLYING AND SECURING STATE, COUNTY OR CITY PERMITS, INCLUDING BUT NOT LIMITED TO, STORM WATER DISCHARGE, UTILITY ROW, GROUNDWATER DISCHARGE PERMIT(S), IF REQUIRED. NO VERBAL AUTHORIZATION FOR FIELD REVISION SHALL BE GIVEN. ALL REQUESTS FOR SUCH FIELD REVISION SHALL BE MADE IN WRITING ACCOMPANIED BY PROPOSED CHANGE INDICATED ON COPY OF THE APPROVED DESIGN DRAWINGS. ANY FIELD REVISION APPROVED AND INSTALLED SHALL ALSO BE ACCURATELY DOCUMENTED ON AS-BUILT DRAWINGS AS DETAILED IN ITEM 15 OF THESE NOTES.
- MATERIALS:

PLASTIC PIPE - ALL WATER PIPING SHALL BE POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED. ALL PVC PIPING THROUGH 12-INCH SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. "POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4-INCH THROUGH 12-INCH, FOR WATER DISTRIBUTION". ALL PVC PIPING 14-INCH THROUGH 36-INCH SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C905. "POLYVINYL CHLORIDE (PVC) WATER TRANSMISSION PIPE, NOMINAL DIAMETERS 14-INCH THROUGH 36". PVC PIPING SHALL BE INSTALLED WITH A TEN OR TWELVE GAUGE SINGLE STRAND COPPER UP-UL WIRE, PLASTIC COATED, SIX HUNDRED (600) VOLT TAPED TO TOP OF PIPE AND SURFACED AT TEST STATIONS AT NO GREATER THAN 1000 LINEAR FEET INTERVALS. PIPE JOINTS SHALL BE MADE USING AN INTEGRAL BELT WITH AN AUTOMERIC GASKET PUSH-ON TYPE JOINT OR USING MACHINED COUPLINGS OF A SLEEVE TYPE WITH RUBBER RING GASKETS AND MACHINED PIPE ENDS TO FORM A PUSH-ON TYPE JOINT. ALL MATERIALS INSTALLED SHALL BE FREE OF MANUFACTURER DEFECTS. ANY DEFECTIVE OR DAMAGED MATERIALS NOTED ON THE CONSTRUCTION SITE SHALL BE SO MARKED AND REMOVED FROM THE SITE. ALL FITTINGS SHALL BE MECHANICAL JOINT, CAST IRON OR DUCTILE, 250 PSI, MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C111. FITTINGS SHALL BE LINED AND COATED WITH FUSION BONDED EPOXY IN ACCORDANCE WITH AWWA SPECIFICATION C116. ALL TEE HEAD BOLTS AND HEXAGONAL NUT SHALL BE FABRICATED FROM HIGH STRENGTH TYPE 304 STAINLESS STEEL. IN ACCORDANCE WITH ASTM F-593.

GATE VALVE - GATE VALVES SHALL BE RESILIENT SEAT WITH NON-RISING STEM, CONFORMING TO AWWA STANDARD C515 INCLUDING A 2" OPEN LEFT OPERATING NUT. ALL TEE HEAD BOLTS AND HEXAGONAL NUT SHALL BE FABRICATED FROM HIGH STRENGTH TYPE 304 STAINLESS STEEL. IN ACCORDANCE WITH ASTM F-593.

FIRE HYDRANT ASSEMBLY - ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA SPECIFICATION C-502. FIRE HYDRANTS SHALL BE FIVE AND ONE QUARTER (5 1/4) INCH DIAMETER, DRY BARREL, AND THREE WAY OPENING. THE HYDRANT SHOE SHALL BE A SIX (6) INCH DIAMETER FLANGED CONNECTION. THE OPENING NUT AND NOZZLE COVER NUTS SHALL BE NATIONAL STANDARD PENTAGON MEASURING ONE AND ONE-HALF (1 1/2) INCH POINT TO OPPOSITE FLAT. THE VALVE SHALL OPEN LEFT (COUNTER-CLOCKWISE). DEPTH OF BURY SHALL BE A MINIMUM OF FIVE (5) FEET. FIRE HYDRANTS MANUFACTURER IS LIMITED TO MUELLER SUPER CENTURION 200 OR 250 ONLY. CENTURION MODEL SHALL BE CONNECTED WITH STAINLESS BOLTS AND NUTS WHERE THE SHOE AND BARREL CONNECT. FIRE HYDRANTS SHALL EXACTLY MATCH LEFT HAND WATER DISTRICT FIRE HYDRANT COLOR, 'SAFETY RED'.

BEDDING: THE BEDDING AND PIPE ZONE MATERIAL SHALL BE CLEAN, FREE DRAINING WELL-GRADED SAND OR SQUEEGEE SAND AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND DRAWINGS.
- CONCRETE: ALL STRUCTURAL CONCRETE SHALL CONTAIN NOT LESS THAN FIVE (5) SACKS OF CEMENT PER CUBIC YARD AND SHALL HAVE MINIMUM TWENTY EIGHT (28) DAY FIELD STRENGTH OF NOT LESS THAN FOUR THOUSAND (4,000) PSI WHEN TESTED IN SIX BY TWELVE (6 X 12) INCH CYLINDERS. THRUST BLOCK CONCRETE SHALL CONTAIN NOT LESS THAN THREE AND ONE HALF (3.5) SACKS OF CEMENT PER CUBIC YARD AND SHALL HAVE MINIMUM TWENTY EIGHT (28) DAY FIELD STRENGTH OF NOT LESS THAN TWO THOUSAND FIVE HUNDRED (2,500) PSI WHEN TESTED IN SIX BY TWELVE (6 X 12) INCH CYLINDERS.
- BACKFILL: BACKFILL IS MATERIAL USED TO FILL THE TRENCH ABOVE THE PIPE ZONE. UNLESS OTHERWISE SPECIFIED FOR HYDROSTATIC TEST PURPOSES, ALL TRENCHES AND EXCAVATIONS SHALL BE BACKFILLED IMMEDIATELY AFTER THE PIPE IS LAID THEREIN, BUT NOT BEFORE THE PIPE HAS BEEN INSPECTED BY THE DISTRICT. BACKFILLING SHALL BE CONDUCTED IN A CONTINUOUS MANNER TO PREVENT DAMAGE TO THE PIPE AND KEPT AS CLOSE TO THE PIPE LAYING OPERATION AS POSSIBLE. BACKFILLING SHALL BE IN ACCORDANCE WITH THE ADDITIONAL REQUIREMENTS, IF ANY, OF APPROPRIATE AGENCIES OR PRIVATE ROW AGREEMENTS.
- ALL FITTINGS, TEES, PLUGS AND FIRE HYDRANTS SHALL BE PROVIDED WITH MECHANICAL RESTRAINTS AND CONCRETE THRUST BLOCKS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS. ALL FITTINGS, VALVES, FIRE HYDRANT SHOES AND PLUGS SHALL BE POLY WRAPPED PRIOR TO BACKFILL.
- A MINIMUM COVER OF 5 FEET TO TOP OF PIPE SHALL BE MAINTAINED THROUGHOUT THE WATERLINE INSTALLATION. EXTRA BURY DEPTH MAY BE REQUIRED TO MAINTAIN MINIMUM COVER AT DRAINAGE CULVERT CROSSINGS AND/OR FIRE HYDRANT RUNS. MAXIMUM ALLOWABLE COVER SHALL BE 7 FEET, TO TOP OF PIPE, UNLESS SPECIFICALLY APPROVED BY THE DISTRICT.
- ALL CONNECTIONS TO EXISTING WATERLINES SHALL BE COMPLETED, AT DEVELOPER'S EXPENSE, BY DISTRICT PERSONNEL OR THE DISTRICT'S AUTHORIZED CONTRACTOR WITH NO EXCEPTION.
- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH LEFT HAND WATER DISTRICT STANDARDS AND SPECIFICATIONS, LATEST EDITION. THE DISTRICT SHALL HAVE THE AUTHORITY TO ASSIGN AN INSPECTOR TO INSPECT ANY AND ALL WORK, INCLUDING ALL MATERIALS TO BE INCORPORATED IN THE WORK, EXCAVATION, BEDDING, BACKFILL, TESTING AND ALL CONSTRUCTION METHODS AND PRACTICES.
- TESTING AND ACCEPTANCE: ALL LINES SHALL BE CHLORINATED AND FLUSHED, BACTERIOLOGICALLY TESTED AND PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH DISTRICT SPECIFICATIONS AND UNDER THE DISTRICT'S SUPERVISION. UPON PASSING CHLORINATION TESTING, BACTERIOLOGICAL TESTING SAMPLE WILL BE TAKEN BY DISTRICT EMPLOYEE AND WILL BE TESTED AT THE DISTRICT'S FACILITY. RESULTS TYPICALLY WITH 24 HOURS. COPIES OF ALL PASSING TEST RESULTS, INCLUDING SOILS COMPACTION IN THE AREA OF WATER MAIN CONSTRUCTION, SHALL BE PROVIDED TO THE DISTRICT.
- PROJECT AS-BUILT AND RECORD DRAWING REQUIREMENTS:

AS-BUILT DRAWINGS ARE PREPARED BY THE CONTRACTOR. THEY CONFIRM, IN RED INK, ON-SITE CHANGES TO THE ORIGINAL CONSTRUCTION DOCUMENTS. THE AS BUILT DRAWINGS SHALL BE FORWARDED TO ENGINEER FOR CONVERSION TO RECORD DRAWINGS.

RECORD DRAWINGS ARE PREPARED BY THE ENGINEER AND REFLECT ON-SITE CHANGES THE CONTRACTOR NOTED IN THE AS-BUILT DRAWINGS. THE RECORD DRAWINGS SHALL BE APPROVED BY LEFT HAND WATER DISTRICT PRIOR TO PRELIMINARY ACCEPTANCE OF THE PROJECT. RECORD DRAWINGS SHALL BE SUBMITTED IN AUTOCAD FORMAT, BLACKLINE PAPER AND MYLAR.

THESE DOCUMENTS SHALL ACCURATELY REFLECT ANY CHANGE MADE IN THE FIELD WHICH VARIES FROM THE APPROVED CONSTRUCTION PLAN AND INCLUDING, AT A MINIMUM, FIELD DIMENSIONS AND ELEVATIONS, HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES AND APPURTENANCES. INCLUDE WITH THE RECORD DRAWINGS A SIGNED, WRITTEN CONFIRMATION OF TOTAL COSTS OF ALL PROJECT RELATED WATER SYSTEM IMPROVEMENTS INVOLVED.

THE CONTRACTOR SHALL WARRANT THE MATERIALS, INSTALLATION WORKMANSHIP AND SURFACE RESTORATION FOR A PERIOD OF TWO (2) YEARS FROM DATE OF SUBSTANTIAL COMPLETION. DURING THIS WARRANTY PERIOD THE CONTRACTOR SHALL REPAIR ANY DEFECTS IN THE WORK AND MAINTAIN THE WORK AREA, AT THE CLOSE OF THE TWO YEAR WARRANTY PERIOD AND UPON SATISFACTORY CORRECTION OF ANY DEFICIENCIES NOTED, THE DISTRICT SHALL ACCEPT THE CONSTRUCTED LINES AND APPURTENANCES AS THE SOLE PROPERTY AND RESPONSIBILITY OF THE DISTRICT.

TOWN OF FREDERICK SIGNATURE BLOCK:

WE ACKNOWLEDGE THAT THE TOWN OF FREDERICK'S REVIEW OF THIS DOCUMENT IS FOR GENERAL CONFORMANCE WITH SUBMITTAL REQUIREMENTS AND CURRENT DESIGN CRITERIA:

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN OF FREDERICK STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS AND OTHER TOWN REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

TOWN ENGINEER

Date

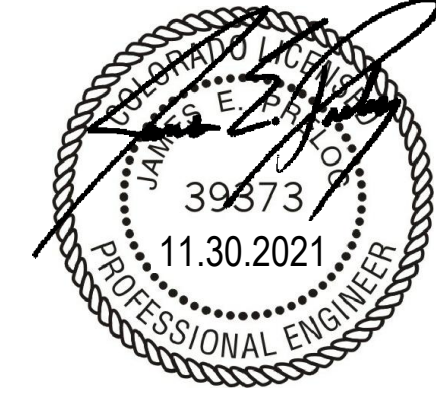
LEFT HAND WATER DISTRICT SIGNATURE BLOCK:

LEFT HAND WATER DISTRICT

Date

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WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

FREDERICK, CO

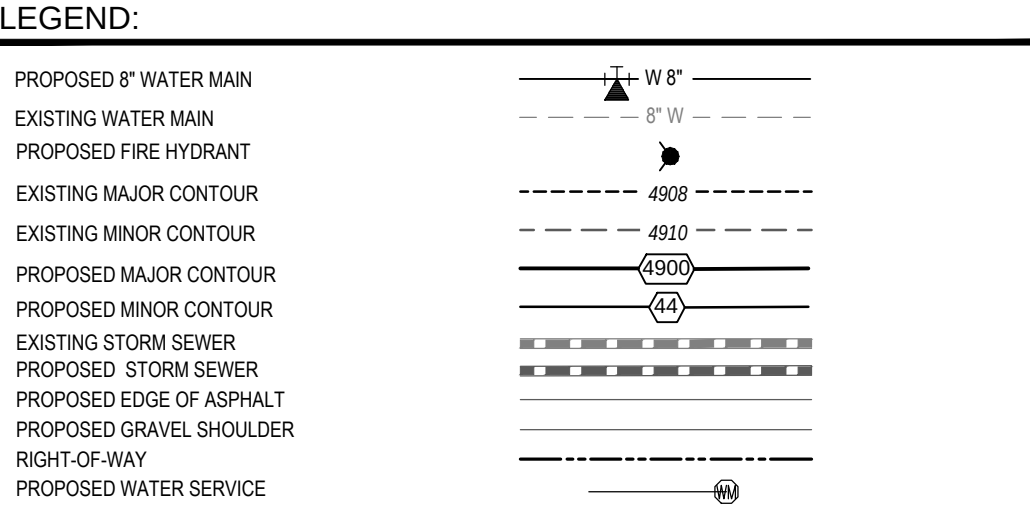
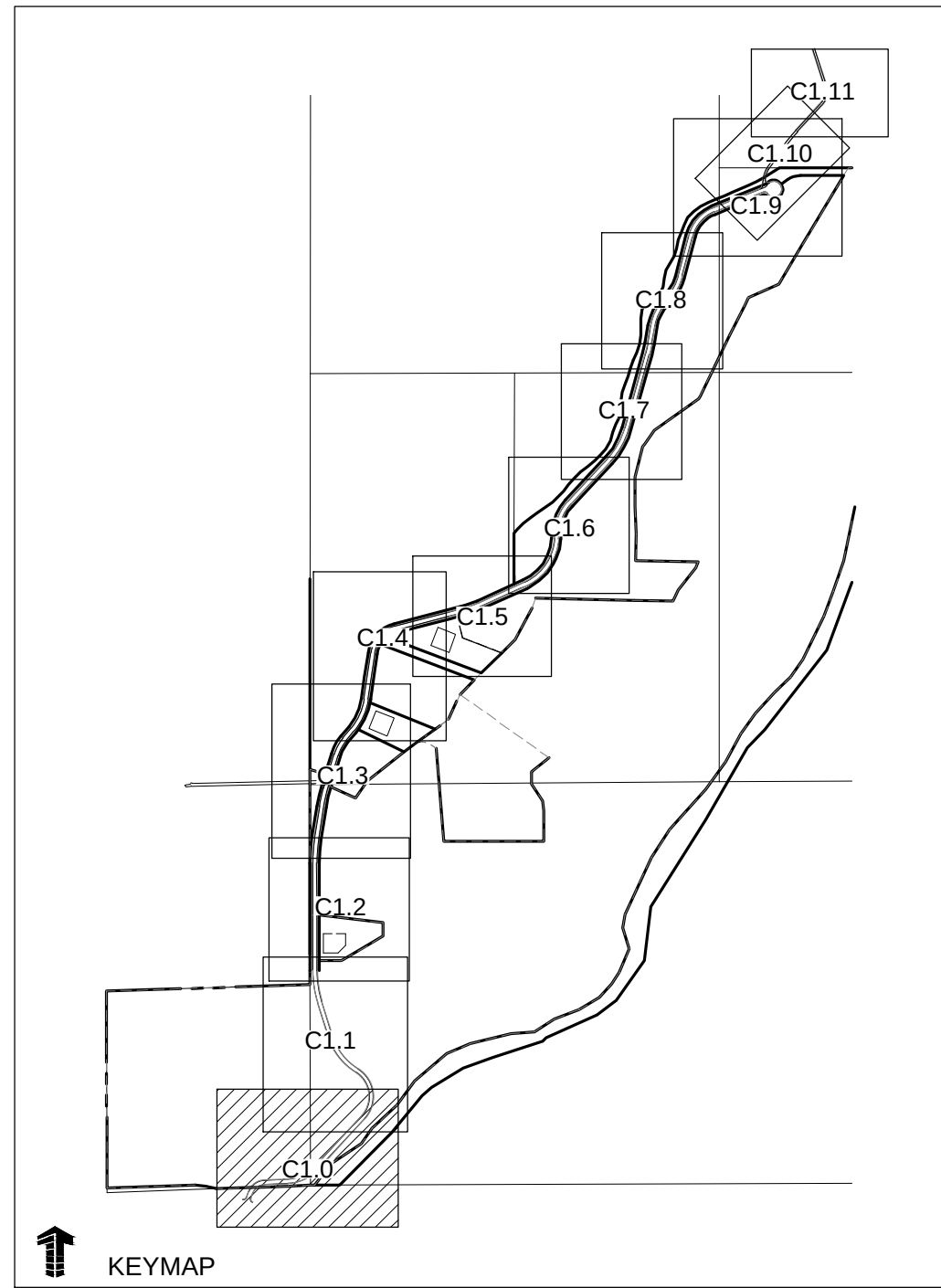
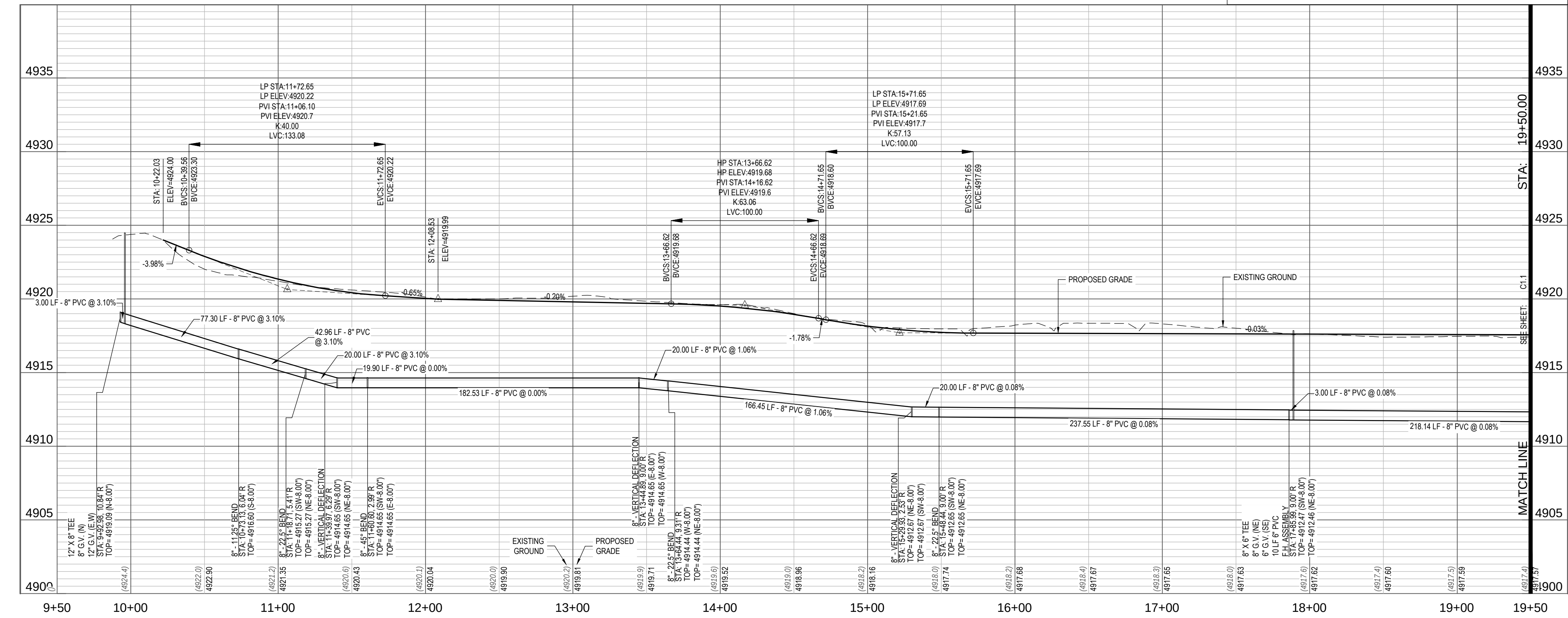
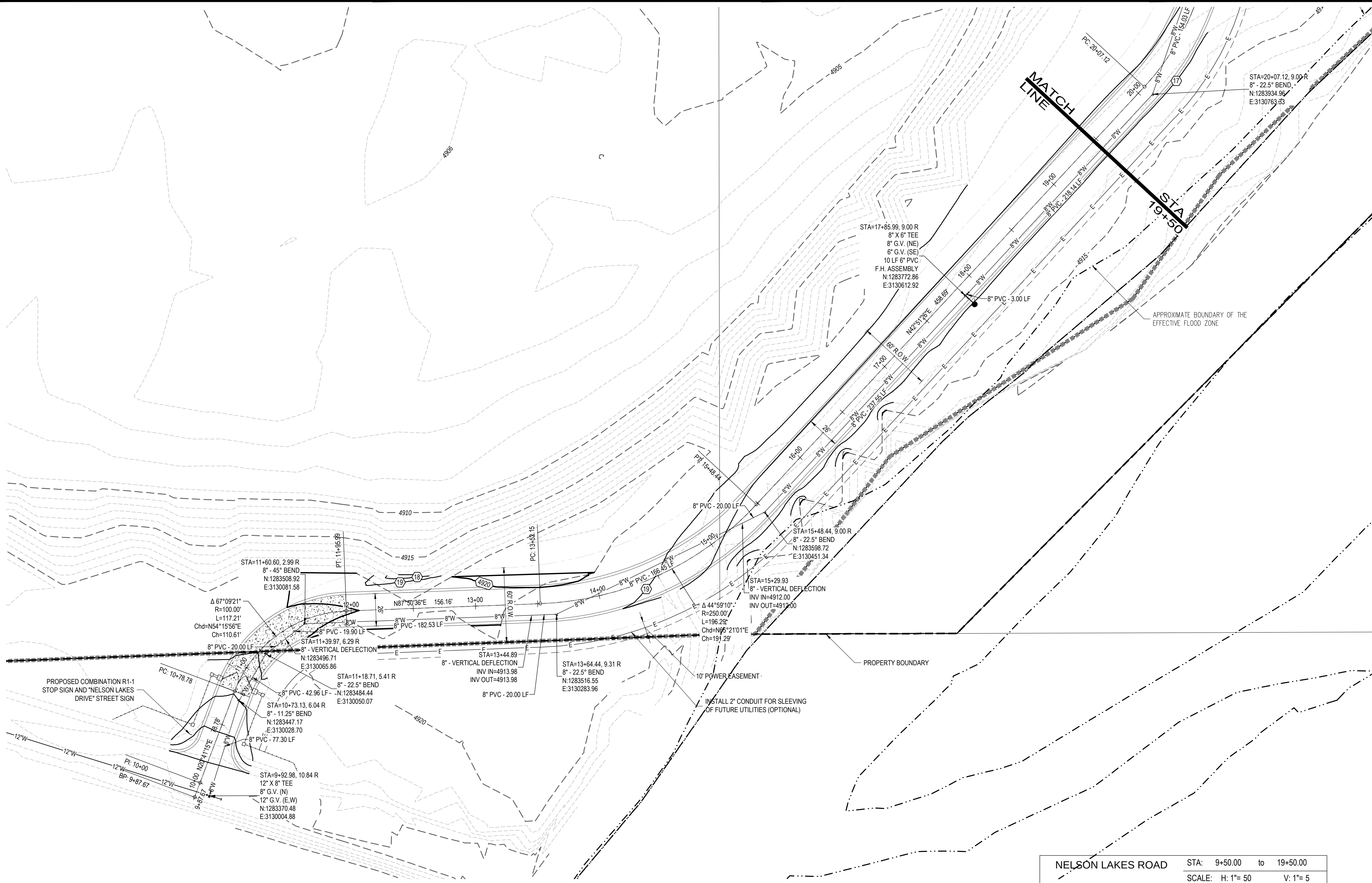
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Project No:	TH0000003.20
Drawn By:	JPD
Checked By:	JEP
Date:	09.03.2021

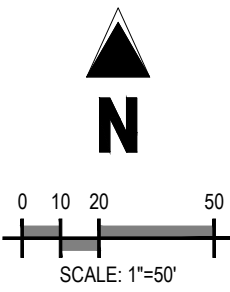
GENERAL & CONSTRUCTION NOTES

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- NOTES:**
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
 - SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS. EXISTING MANHOLES, SUBDRAIN CLEANOUTS AND WATERLINE APPURTENANCES WITHIN THE RIGHT-OF-WAY SHALL BE ADJUSTED PER TOWN STANDARDS AND DISTRICT STANDARDS.
 - THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE PER TOWN STREET REPAIR STANDARDS.
 - SOME ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN 4800 FEET (24.97' = 4824.97').
 - MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.
 - SEE SHEET C0.0 FOR TYPICAL SECTIONS.
 - MINIMUM COVER TO BE 5.0 FEET UNLESS OTHERWISE NOTED.
 - 2" PUBLIC WATER LINE SHALL BE BLUE ULTRA CTS POTABLE WATER POLYETHYLENE PIPE, SDR-9, 250 PSI MAXIMUM WORKING PRESSURE.

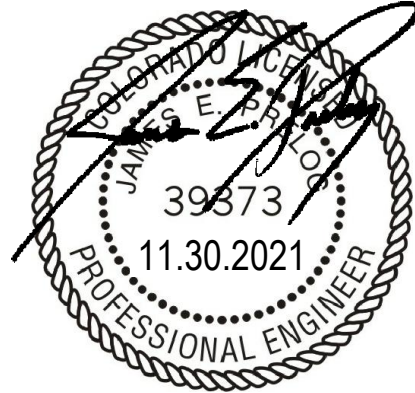


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WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

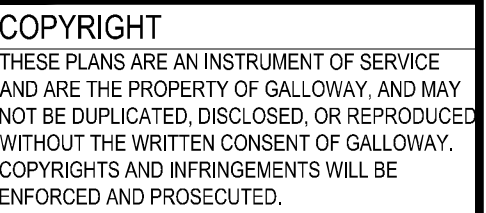
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Checked By: JEP
Date: 09.03.2021

NELSON LAKES ROAD PLAN & PROFILE

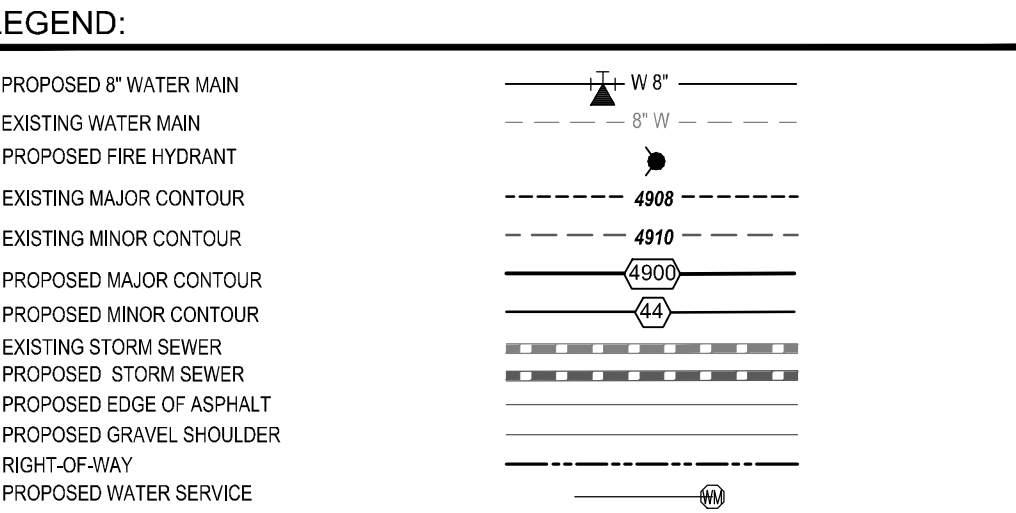
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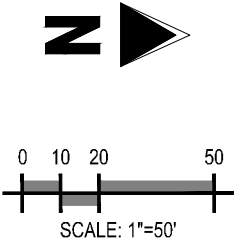
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Date:	09.03.2021

NELSON LAKES ROAD PLAN
& PROFILE

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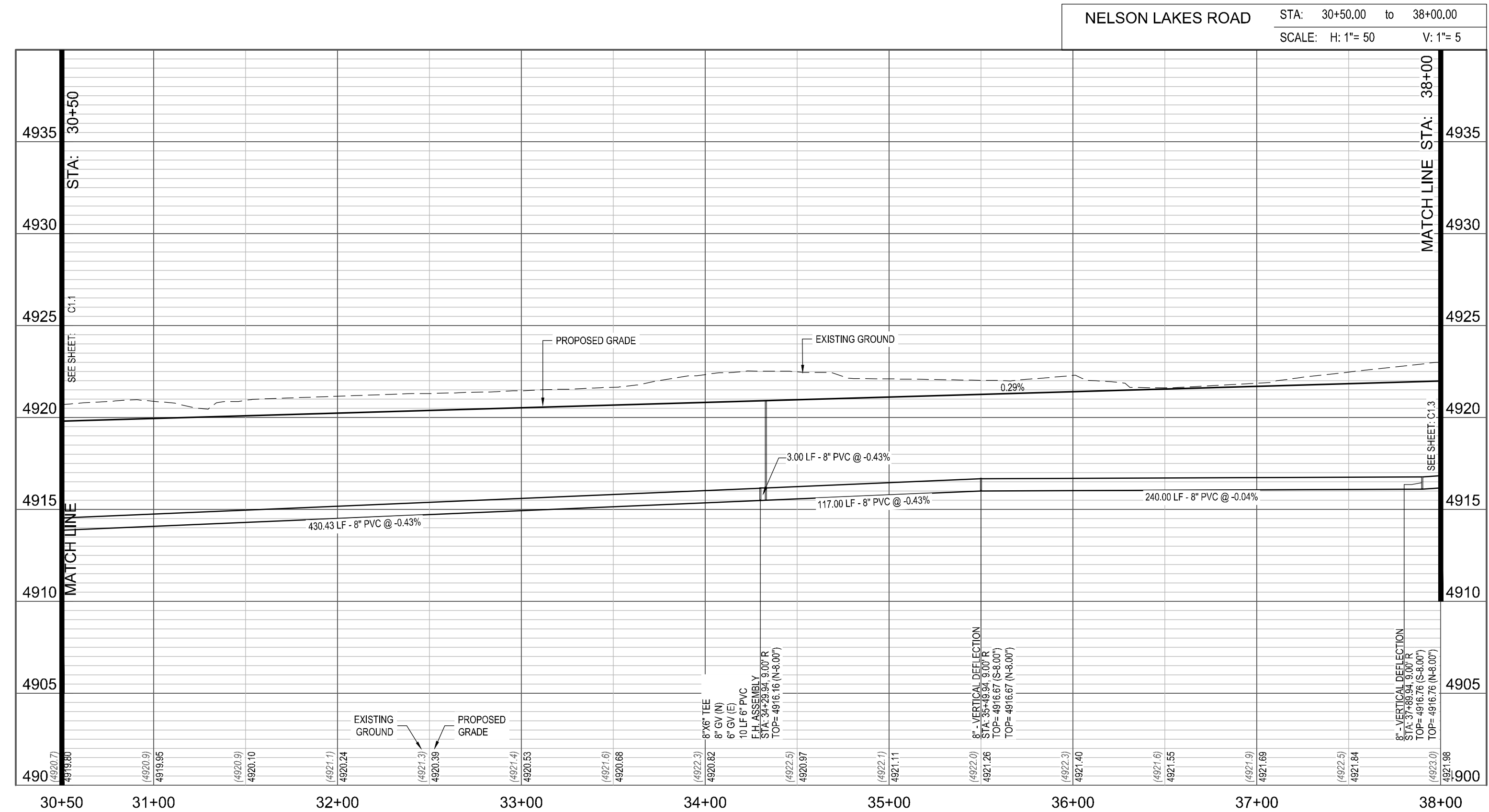
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 2. SEE SOLS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
 3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 14" BELOW FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT USDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS. EXISTING MANHOLES, SUBDRAIN CLEANSOUTS AND WATERLINE APPURTENANCES WITHIN THE RIGHT-OF-WAY SHALL BE ADJUSTED PER TOWN STANDARDS AND DISTRICT STANDARDS.
 4. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING SUPERVISOR. ALL REPAIRS TO BE PER TOWN STREET REPAIR STANDARDS.
 5. SOME ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN 4800 FEET (24.97' - 4854.97').
 6. MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.
 7. SEE SHEET C0.0 FOR TYPICAL SECTIONS.
 8. MINIMUM COVER TO BE 5.0 FEET UNLESS OTHERWISE NOTED.
 9. 2" PUBLIC WATER LINE SHALL BE BLUE UTILITY CTS POTABLE WATER POLYETHYLENE PIPE, SDR4, 250 PSI MAXIMUM WORKING PRESSURE.



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LEFT HAND WATER DISTRICT

Date _____



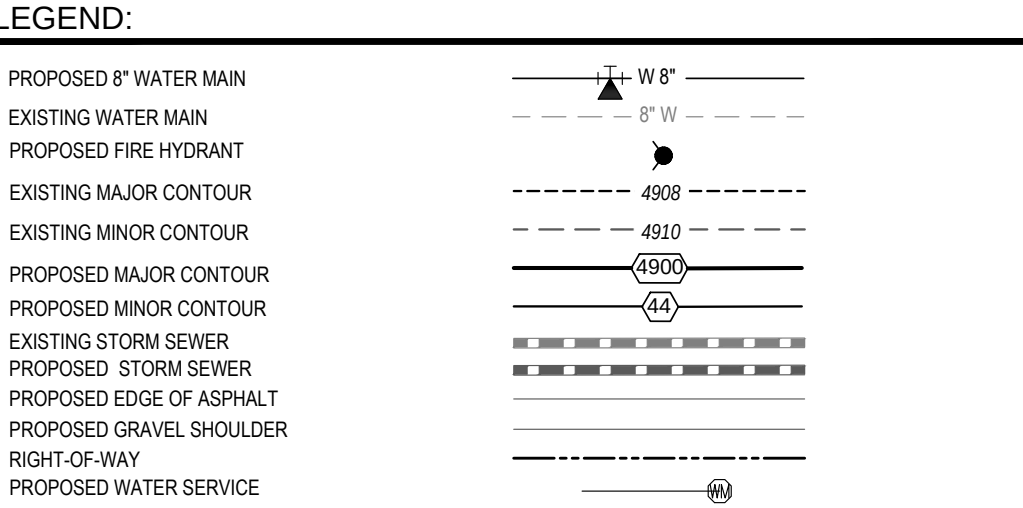
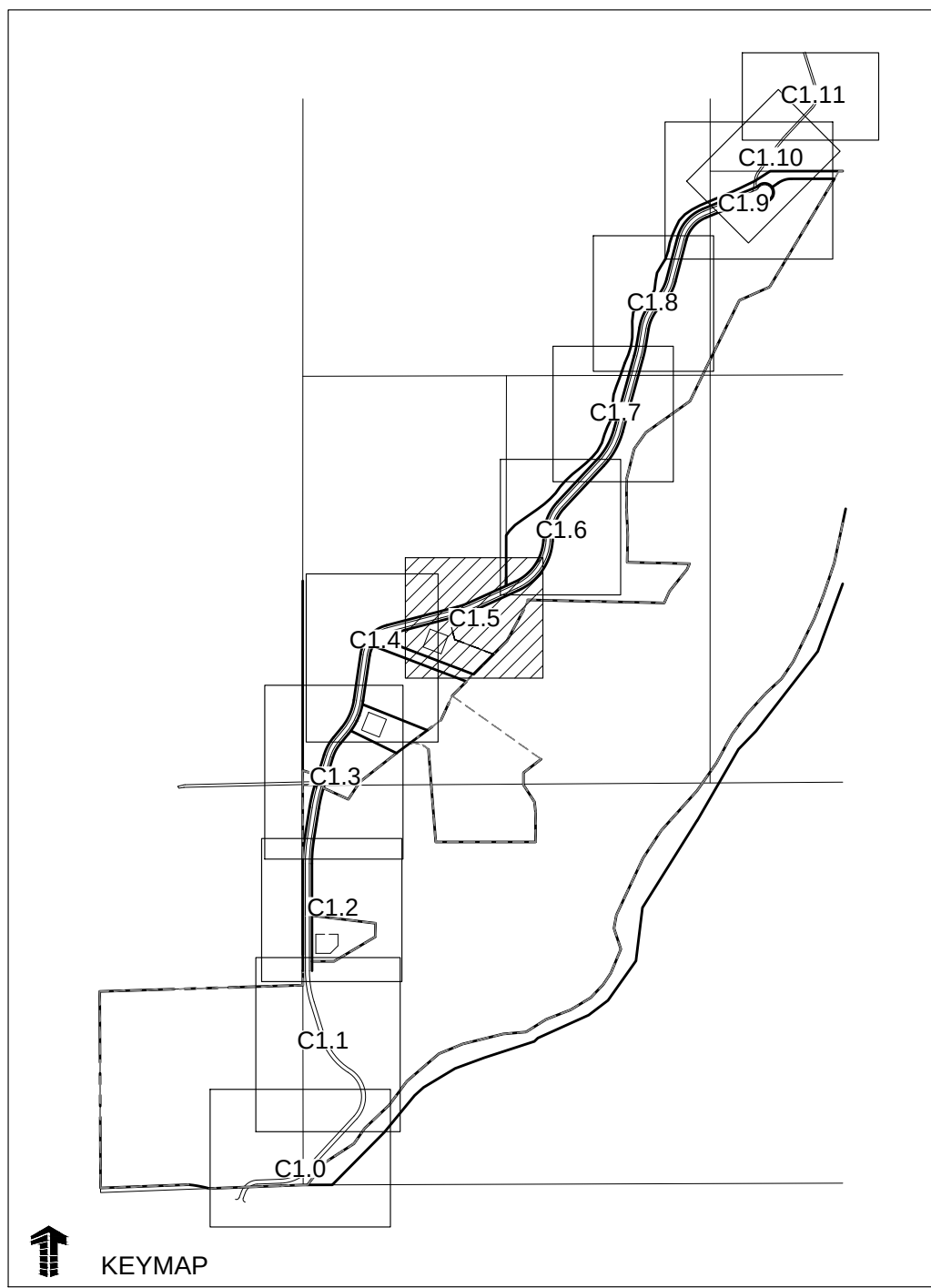
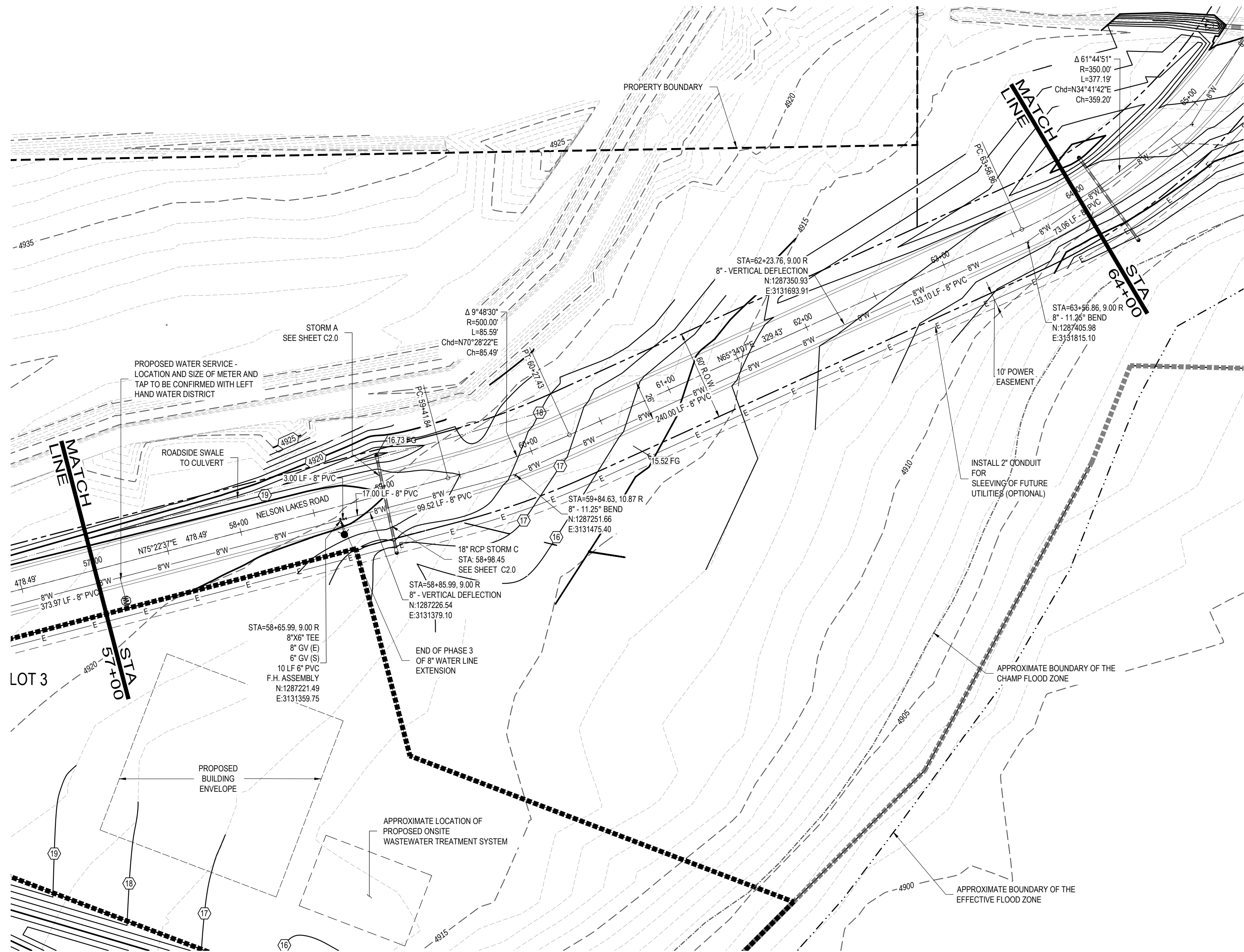


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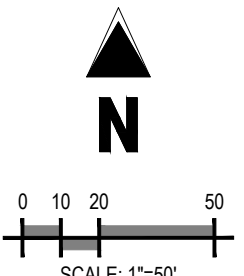


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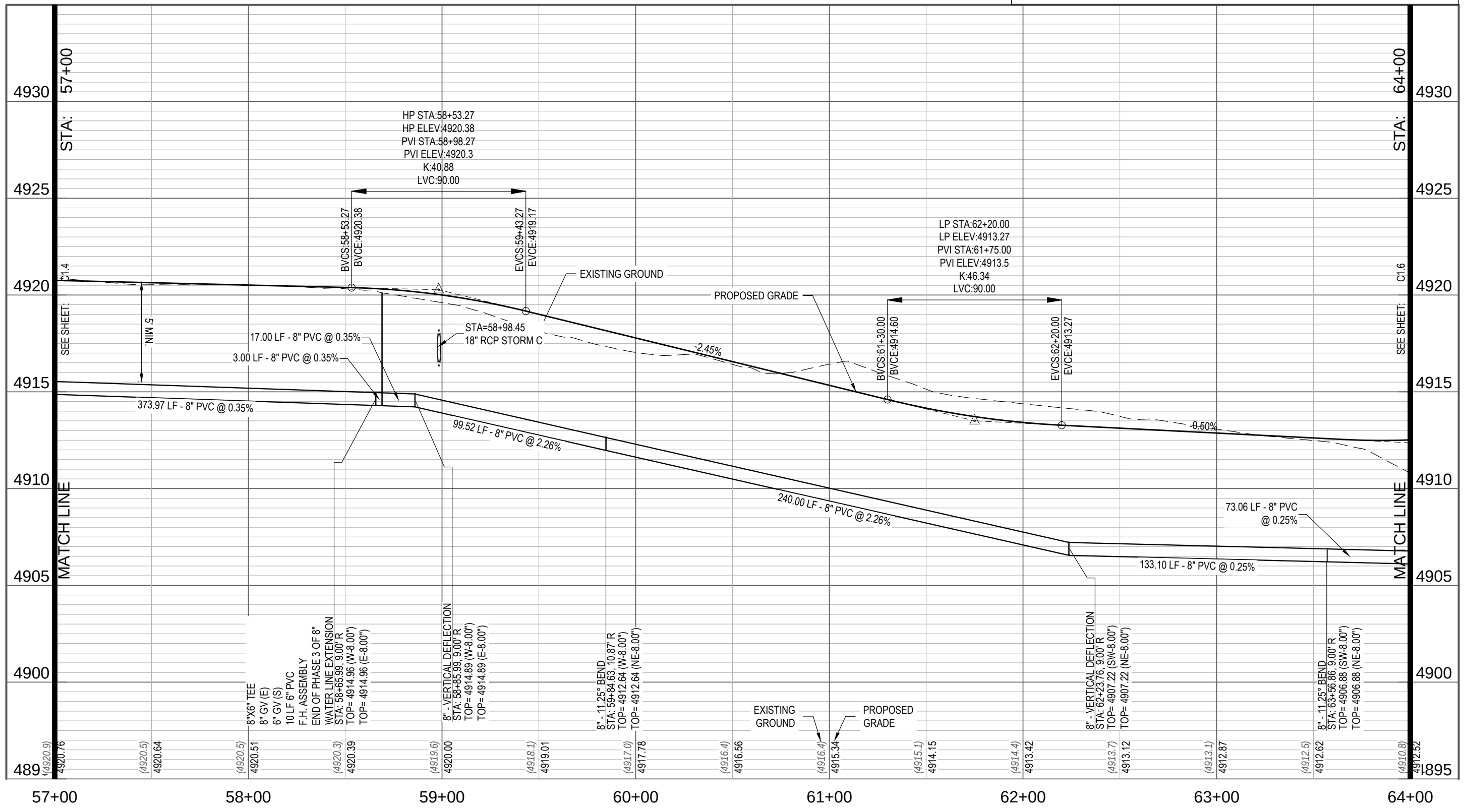
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 - THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE PER TOWN STREET REPAIR STANDARDS.
 - SOME ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN 4800 FEET (24.97 = 4804.97).
 - MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.
 - SEE SHEET C0.0 FOR TYPICAL SECTIONS.
 - MINIMUM COVER TO BE 5.0 FEET UNLESS OTHERWISE NOTED.
 - 2" PUBLIC WATER LINE SHALL BE BLUE UT/LRA CTS POTABLE WATER POLYETHYLENE PIPE, SDR-9, 250 PSI MAXIMUM WORKING PRESSURE.



LEFT HAND WATER DISTRICT SIGNATURE BLOCK:

LEFT HAND WATER DISTRICT Date

NELSON LAKES ROAD STA: 57+00 to 64+00
SCALE: H: 1"= 50 V: 1"= 5



Galloway

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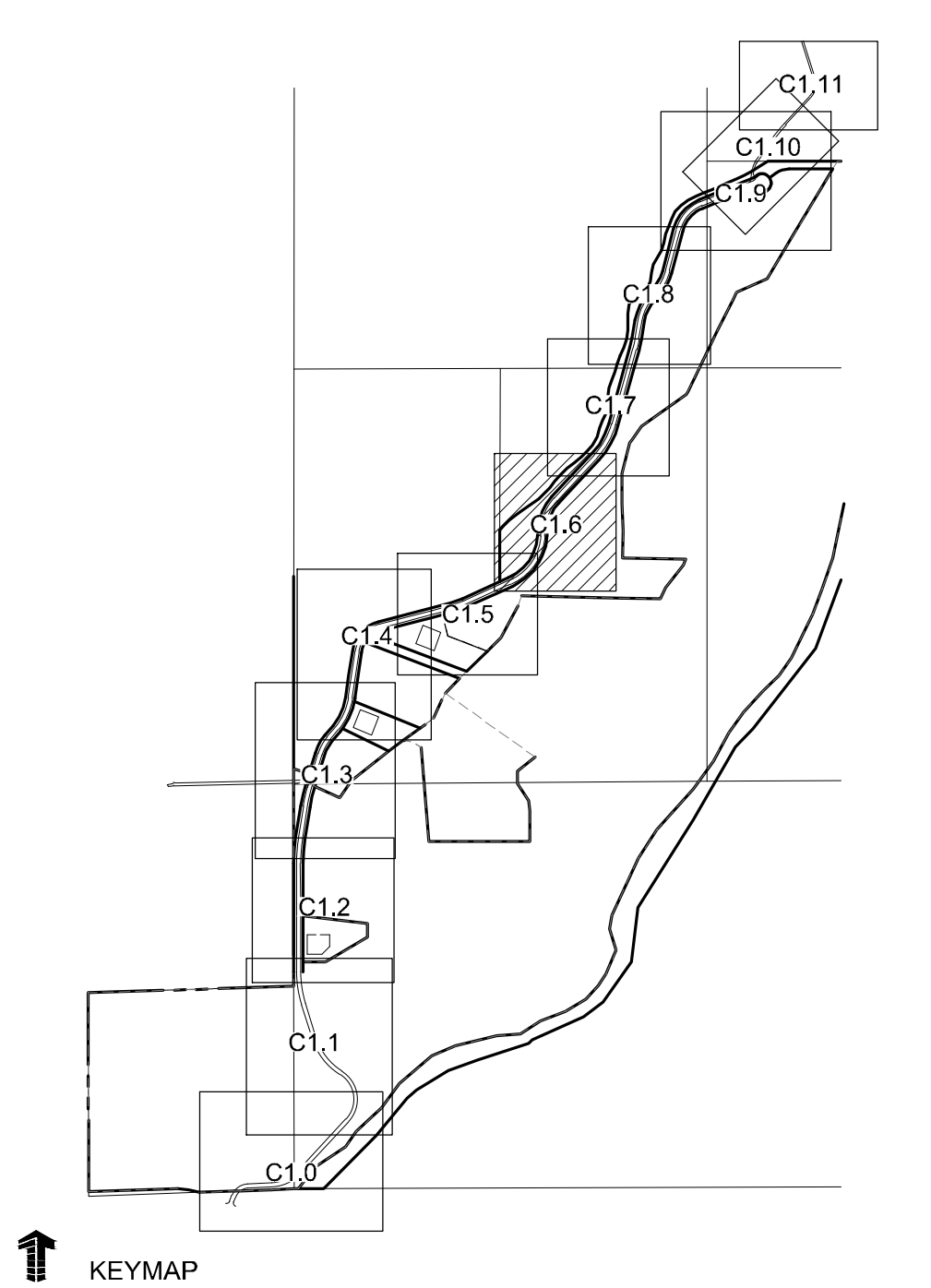
WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD
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NELSON LAKES ROAD PLAN & PROFILE

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ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.

SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.

MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS. EXISTING MANHOLE SUBGRADE CLEAVINGS AND WATERLINE APERTURENANCES WITHIN THE RIGHT-OF-WAY SHALL BE ADJUSTED PER TOWN STANDARDS AND DISTRICT STANDARDS.

THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE PER TOWN STREET REPAIR STANDARDS.

SOME ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN 4800 FEET (24.97 + 4824.97).

MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.

SEE SHEET C0.0 FOR TYPICAL SECTIONS.

MINIMUM COVER TO BE 5.0 FEET UNLESS OTHERWISE NOTED.

2" PUBLIC WATER LINE SHALL BE BLUE UT/LRA CTS POTABLE WATER POLYETHYLENE PIPE, SDR-9, 250 PSI MANHOLE WAKING PRESSURE.



LEFT HAND WATER DISTRICT Date

FREDERICK, CO

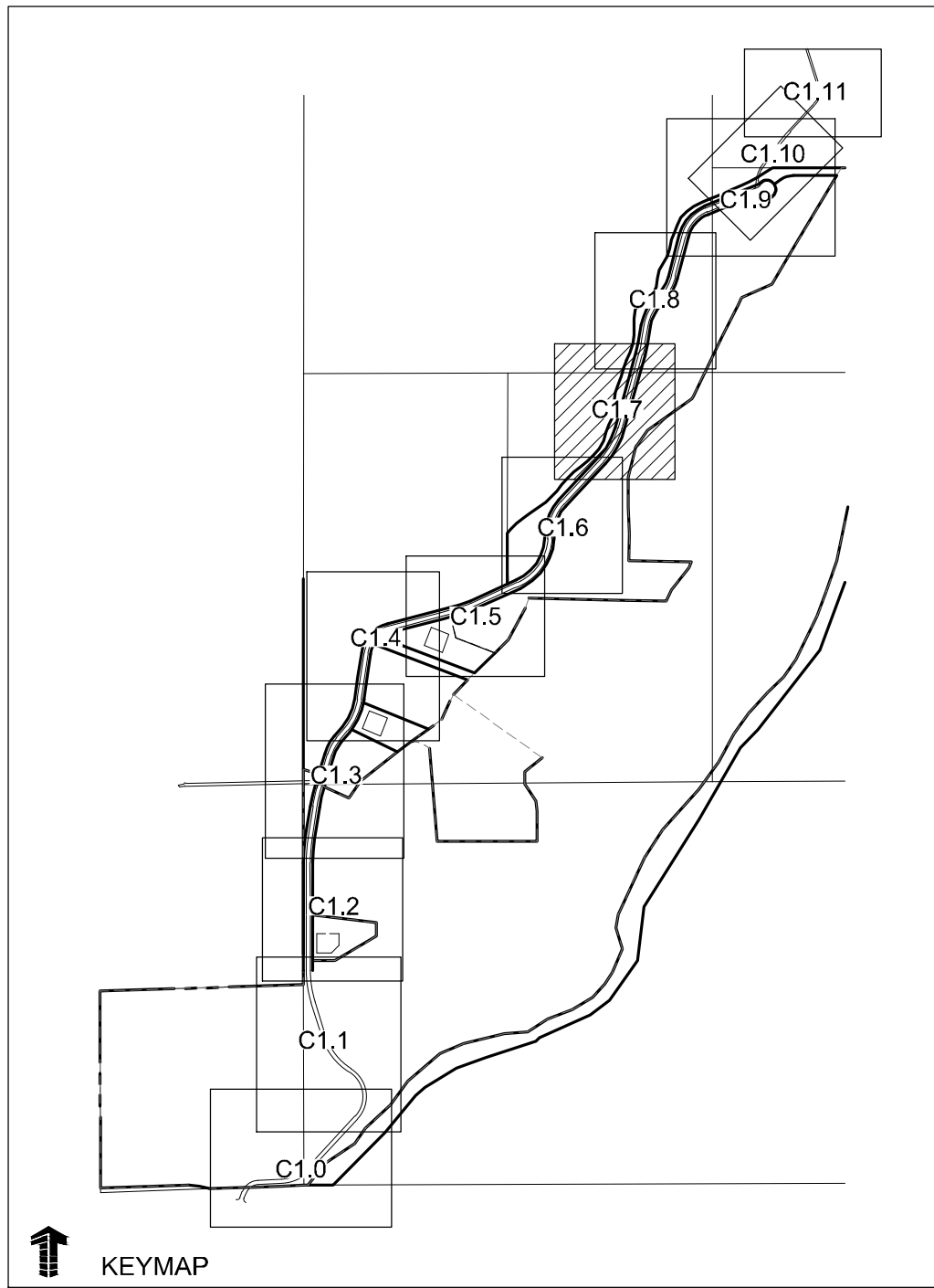
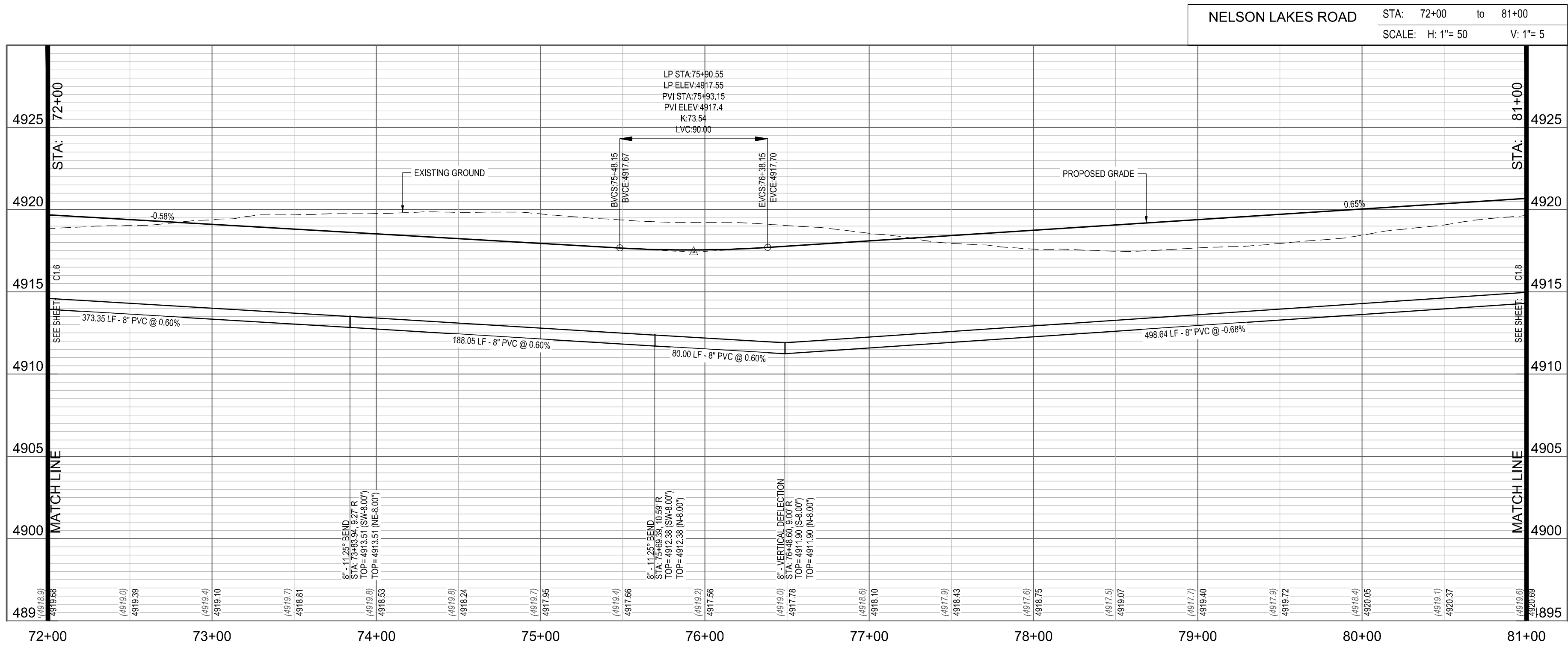
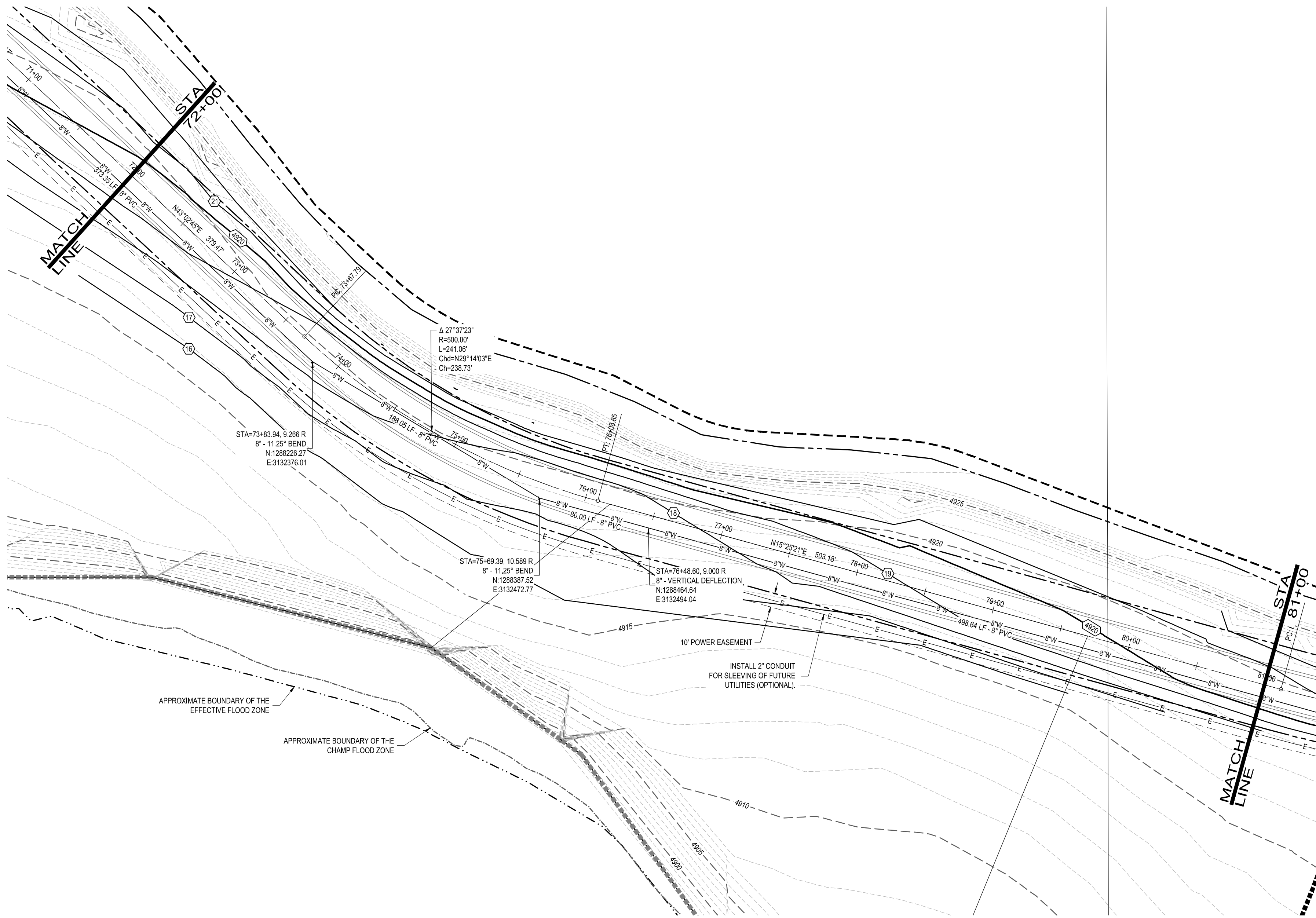
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Checked By:	JEP
Date:	09.03.2021

NELSON LAKES ROAD PLAN & PROFILE

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\\franklin\projects\2020\2020-0003-01-Williams Family Farm\Drawings\Civil\Nelson Lakes Road Plan & Profile.dwg - Title Sheet - 10/1/2021



LEGEND:

- PROPOSED 8" WATER MAIN
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED EDGE OF ASPHALT
- PROPOSED GRAVEL SHOULDER
- RIGHT-OF-WAY
- PROPOSED WATER SERVICE

NOTES:

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- MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.
- SEE SHEET C0.0 FOR TYPICAL SECTIONS.
- MINIMUM COVER TO BE 5.0 FEET UNLESS OTHERWISE NOTED.
- 2" PUBLIC WATER LINE SHALL BE BLUE UT/LRA CTS POTABLE WATER POLYETHYLENE PIPE, SDR-9, 250 PSI MAXIMUM WORKING PRESSURE.



0 10 20 50
SCALE: 1"=50'

LEFT HAND WATER DISTRICT SIGNATURE BLOCK:

LEFT HAND WATER DISTRICT

Date

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
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WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

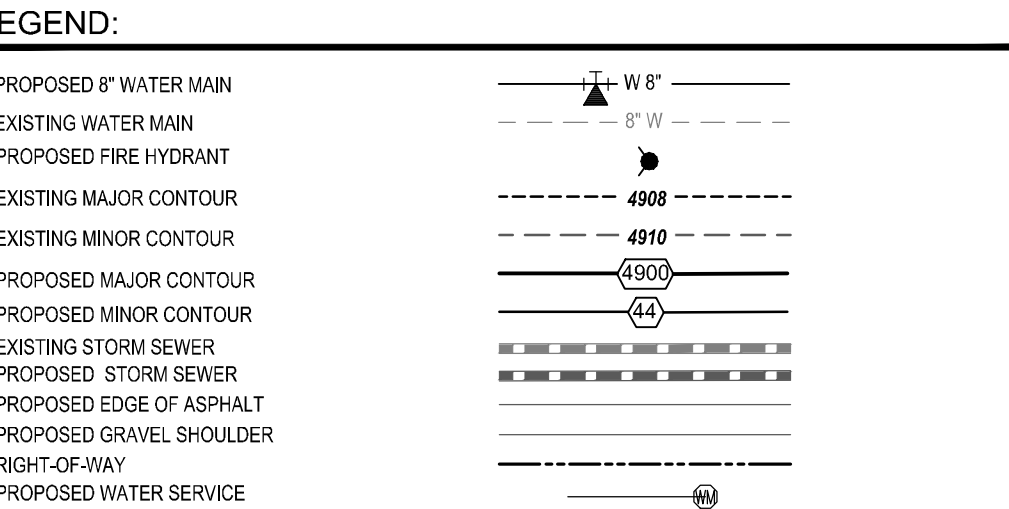
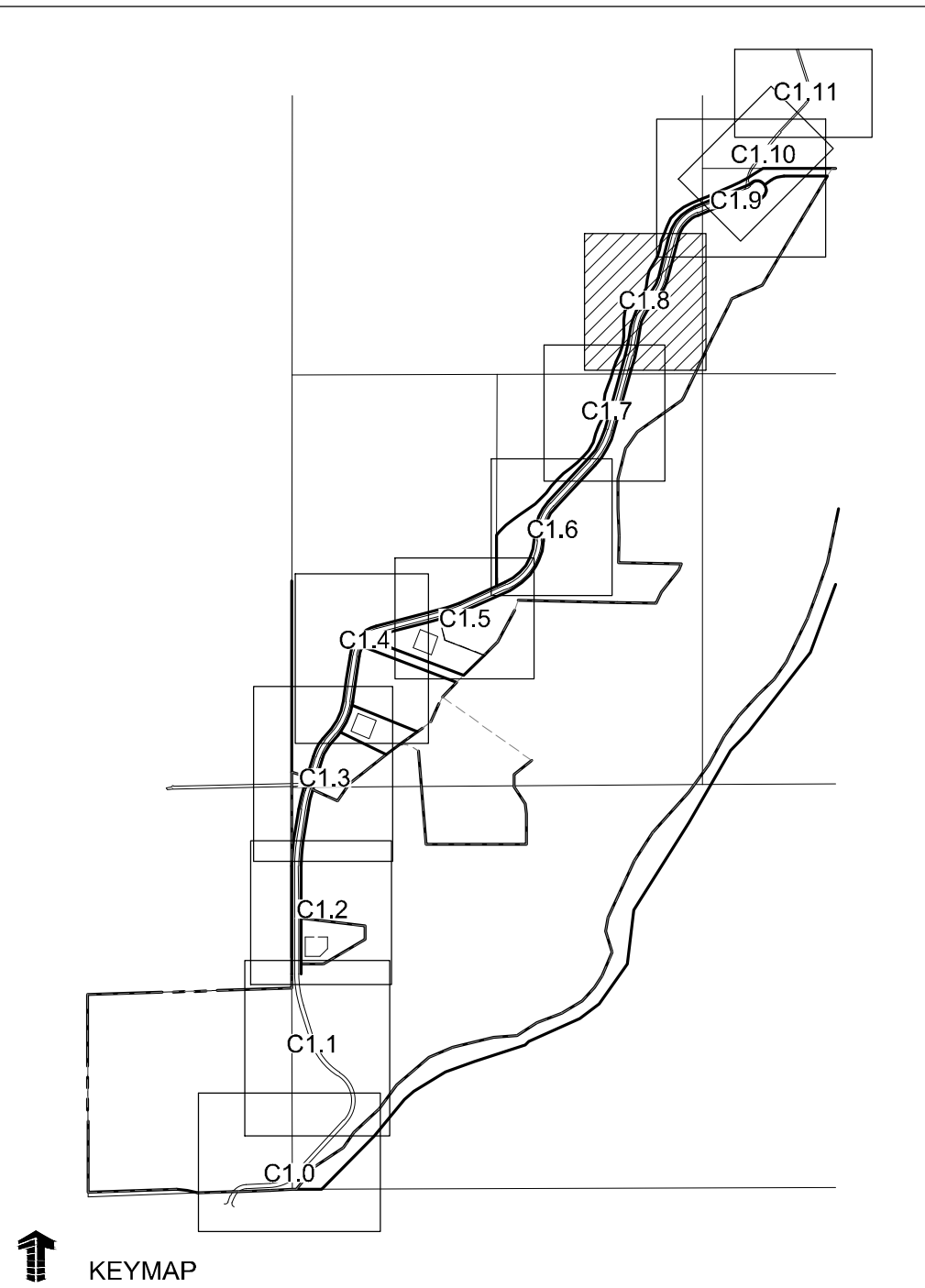
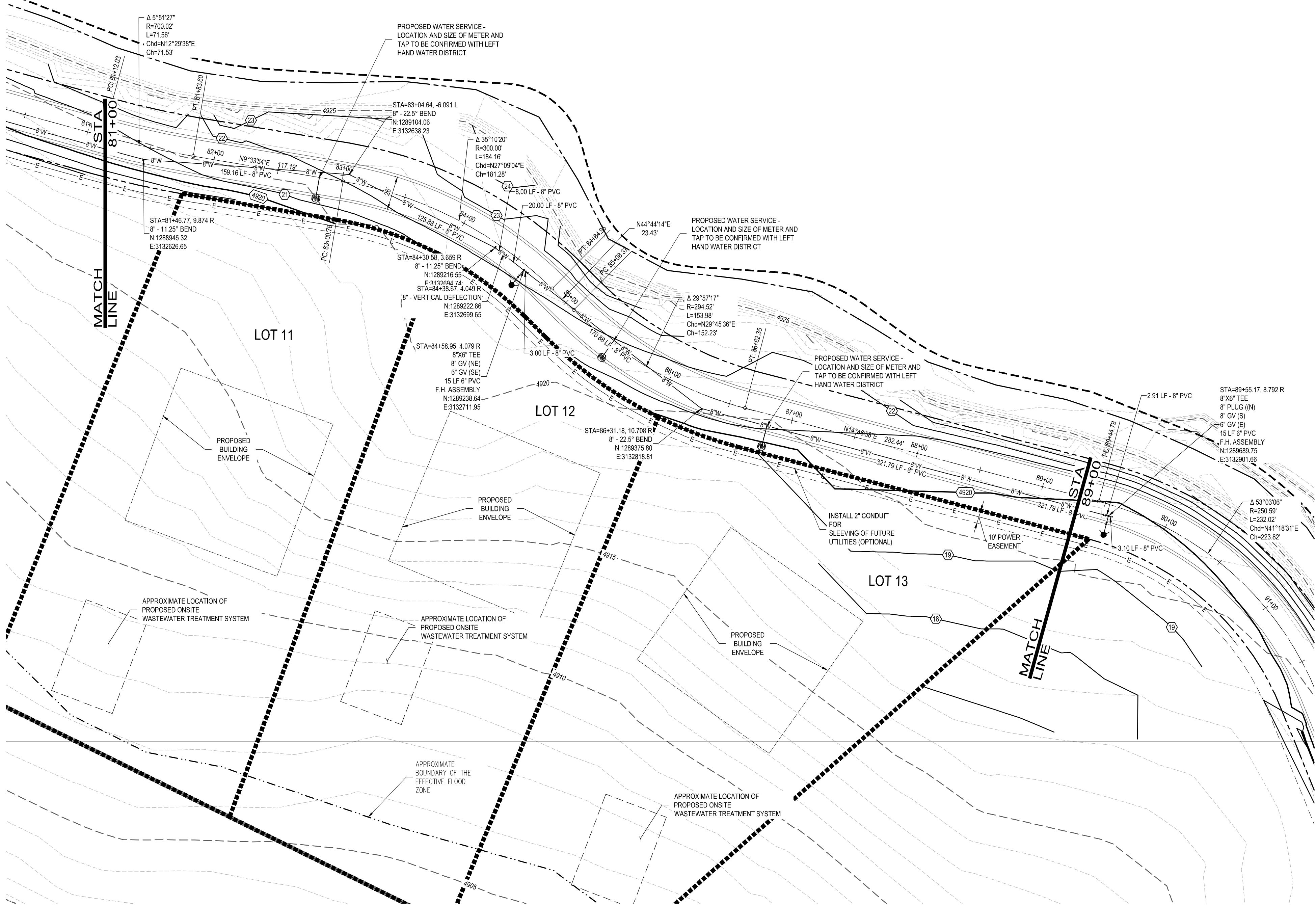
FREDERICK, CO

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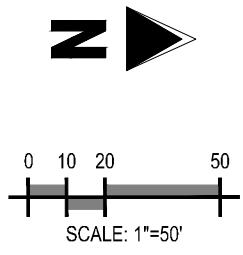
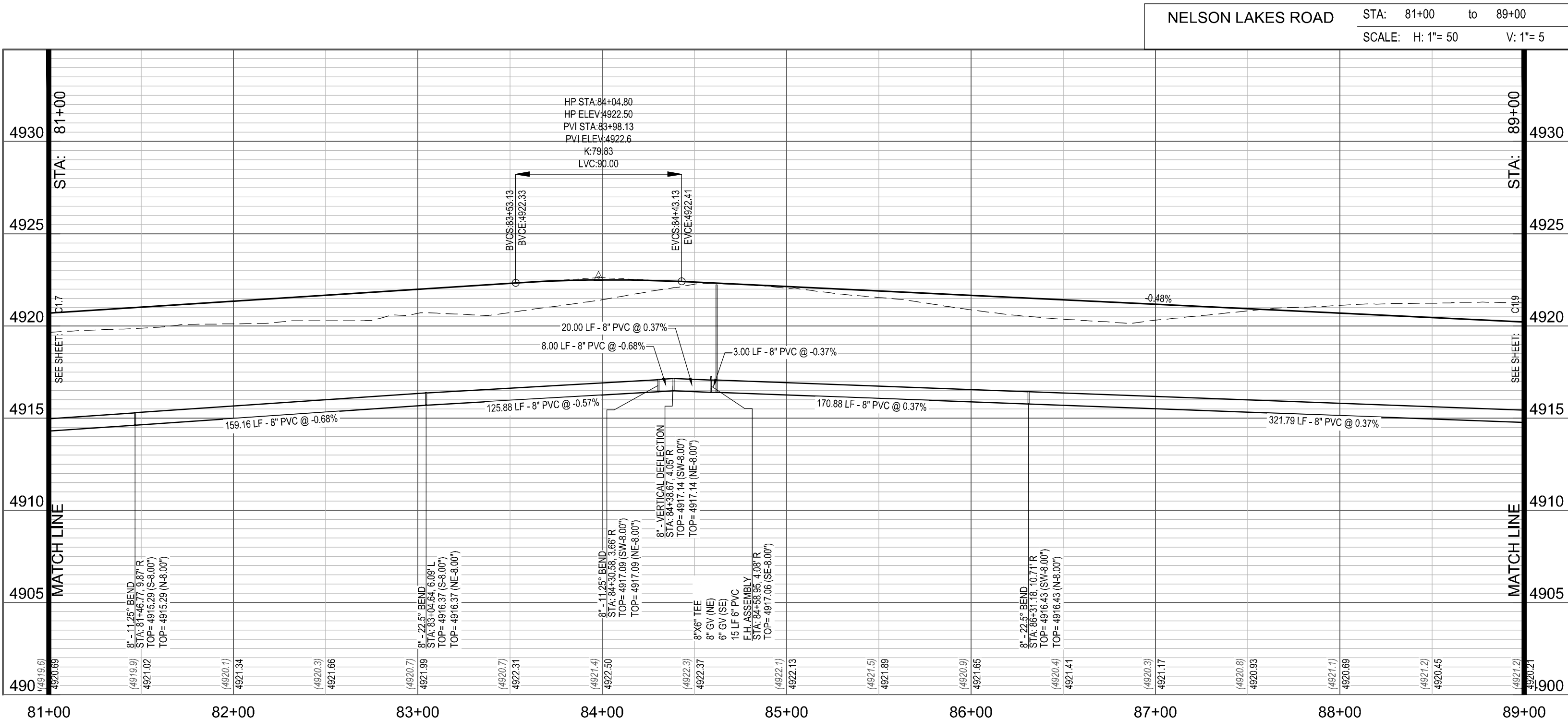
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Drawn By: SDR
Checked By: JEP
Date: 09.03.2021

NELSON LAKES ROAD PLAN & PROFILE

C1.7



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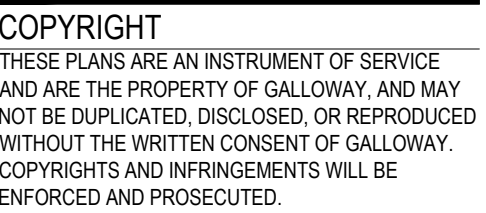
WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD
FREDERICK, CO

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Drawn By: SDR
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Date: 09.03.2021

NELSON LAKES ROAD PLAN & PROFILE

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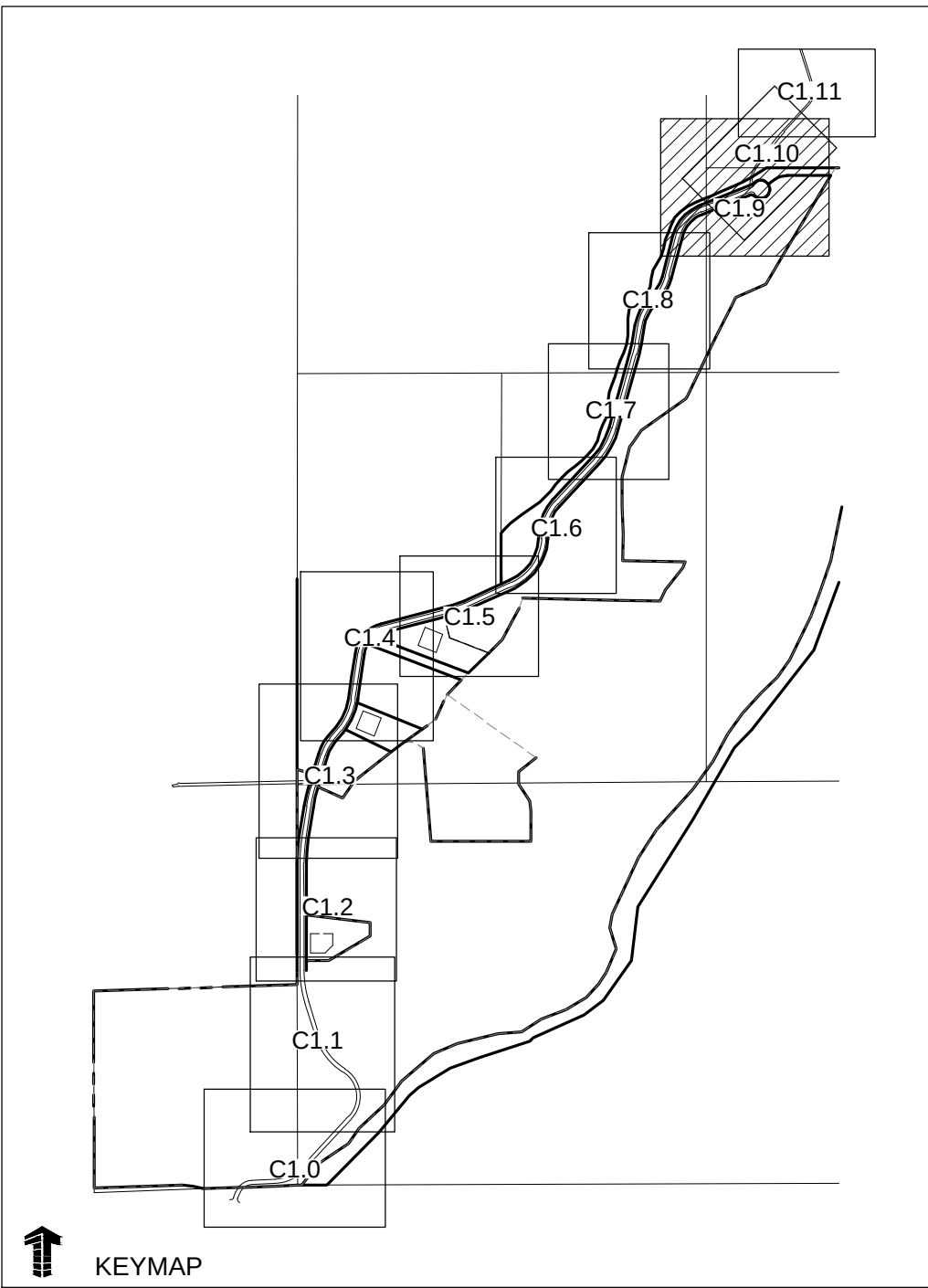


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Project No:	THO000003.20
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NELSON LAKES ROAD PLAN & PROFILE

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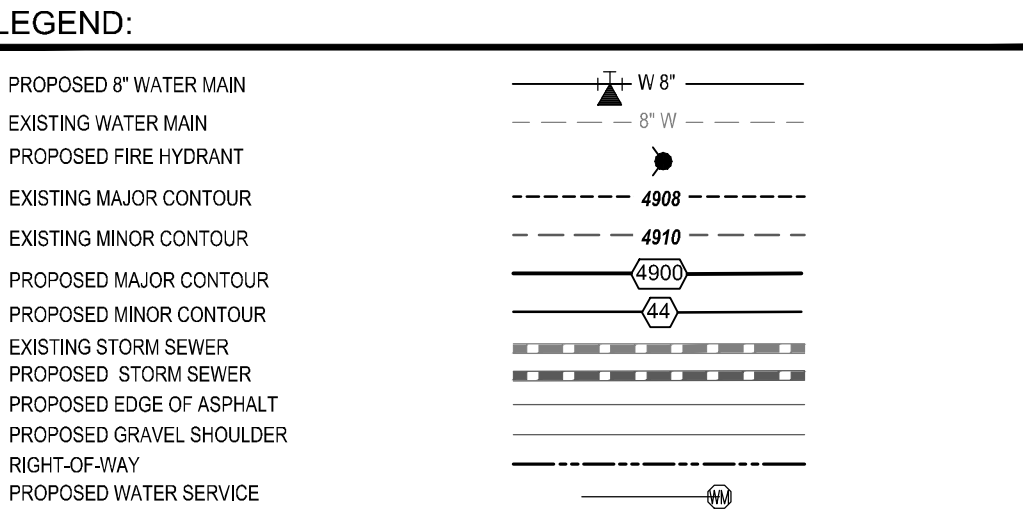
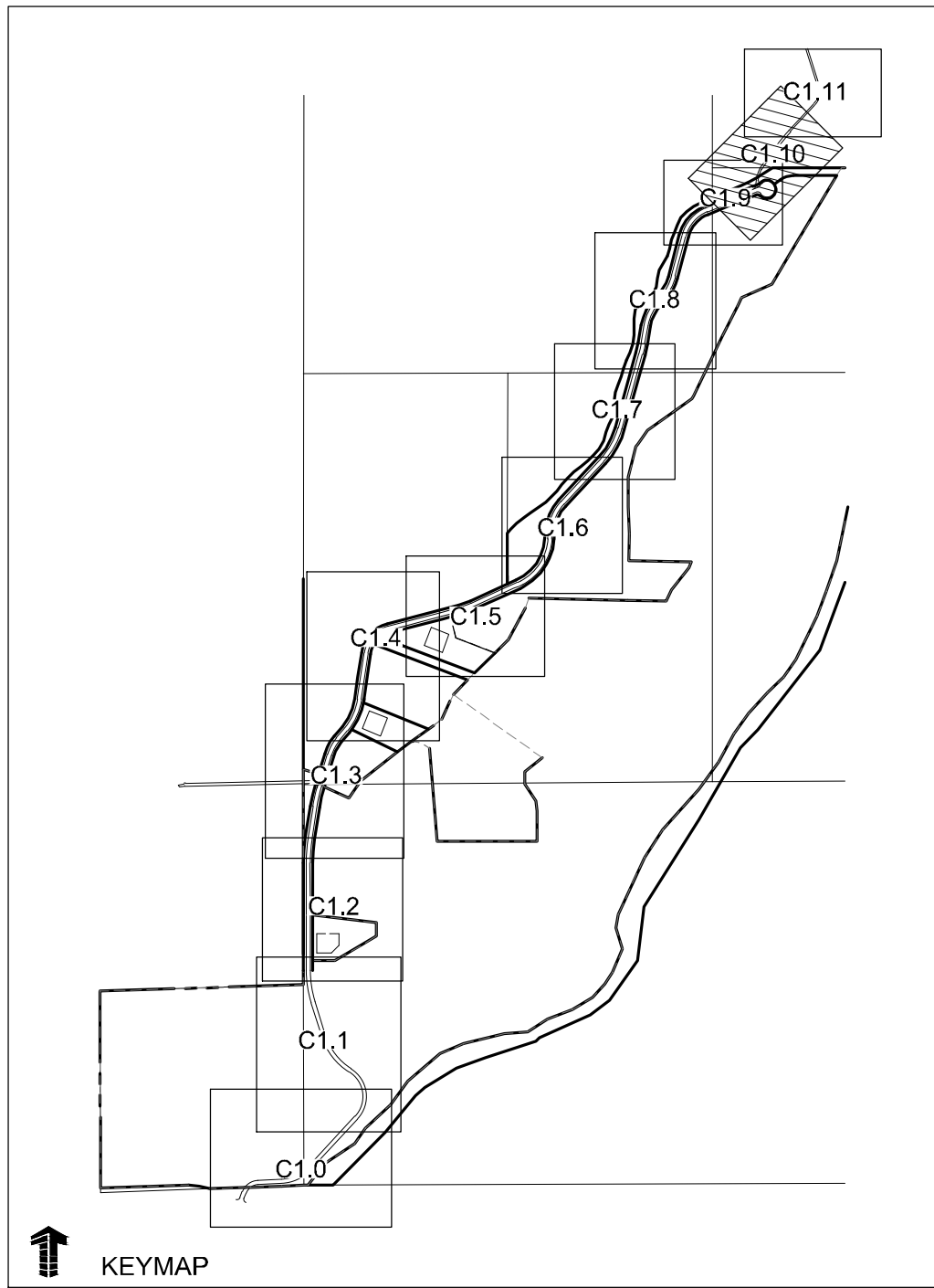
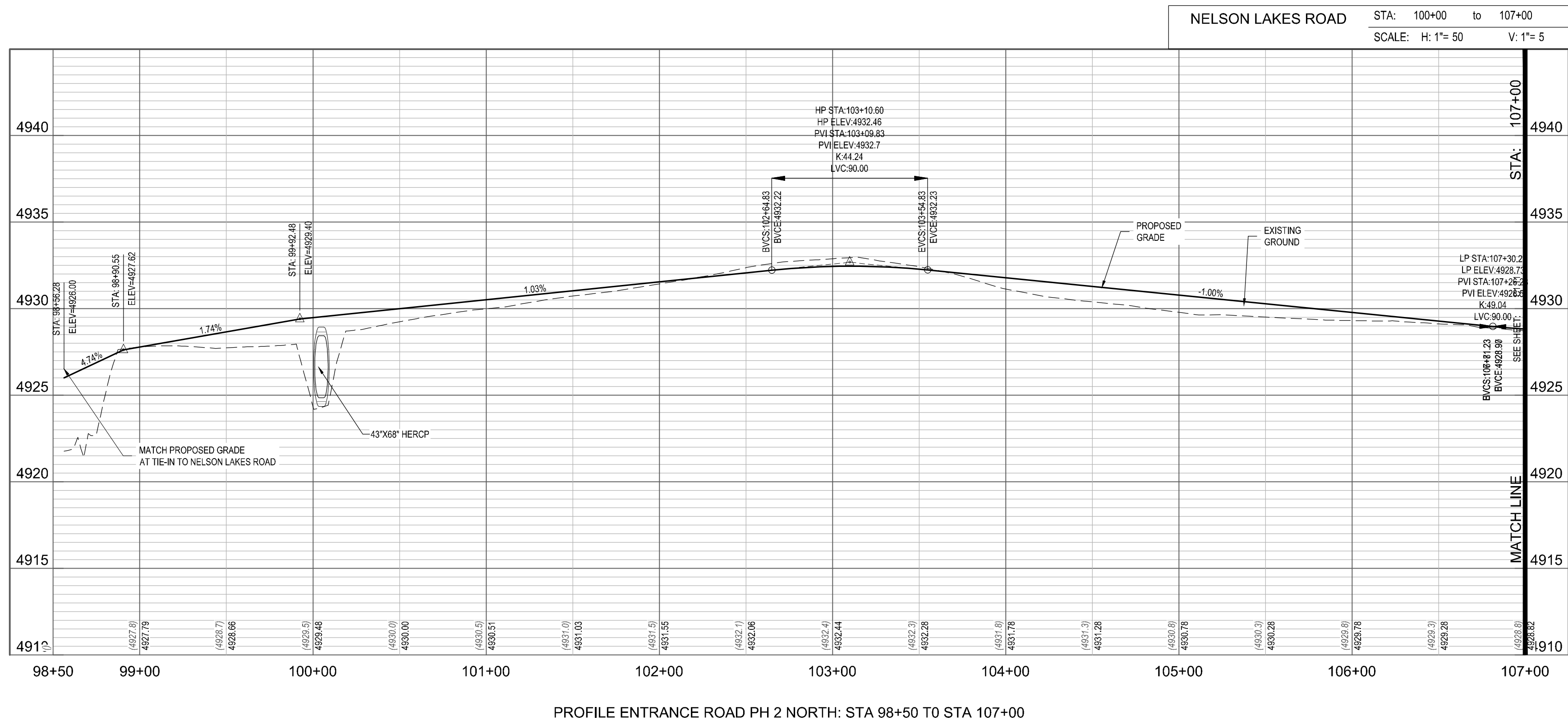
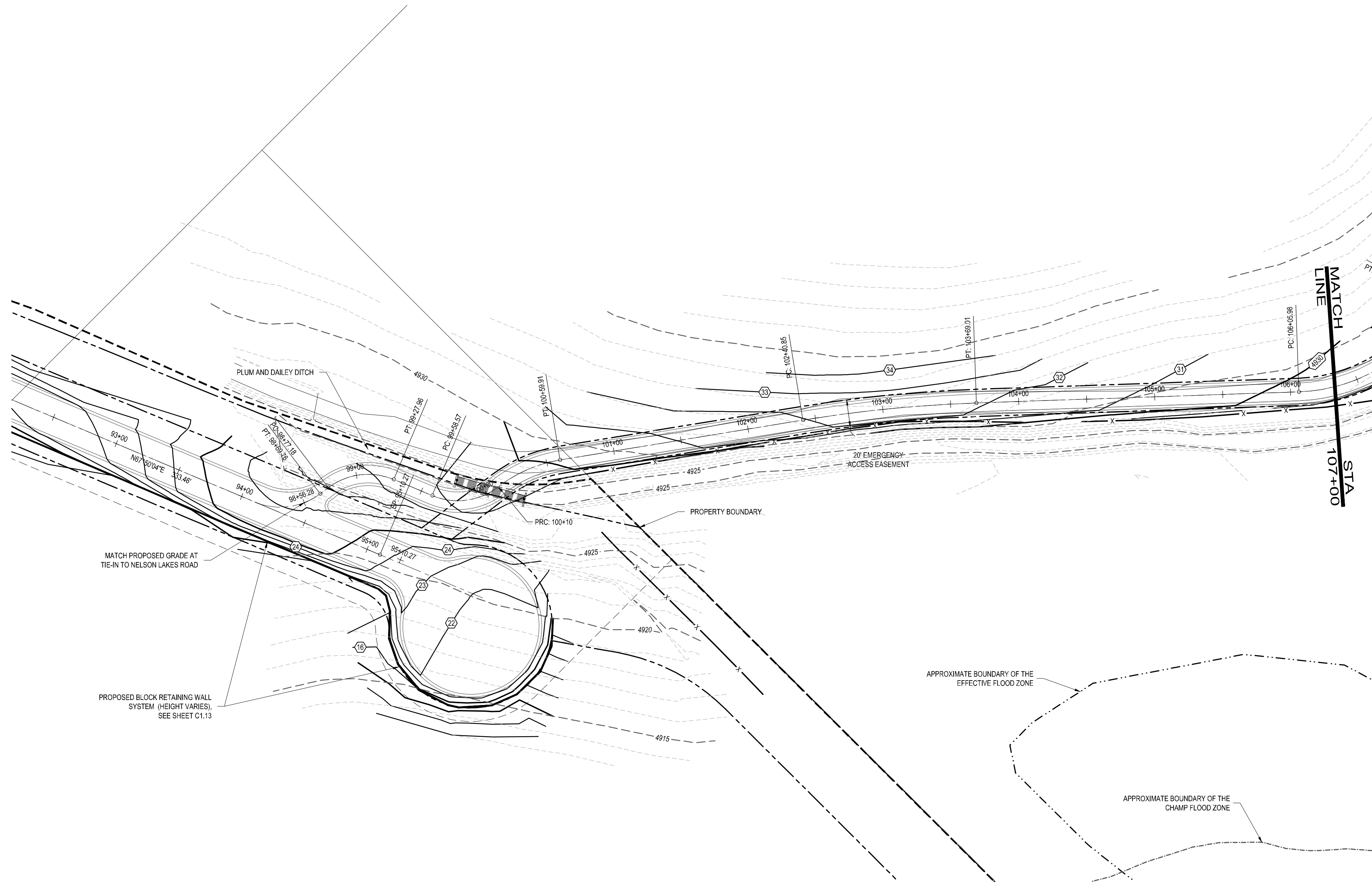


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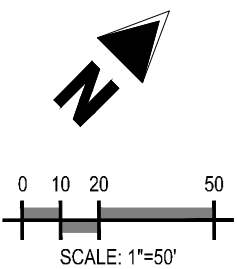


LEFT HAND WATER DISTRICT

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NELSON LAKES ROAD

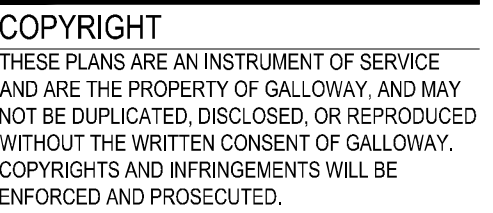
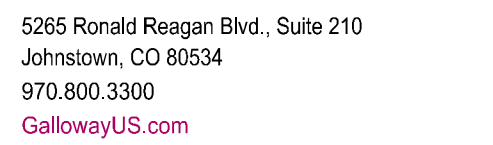
FREDERICK, CO

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Project No: TH000003.20
Drawn By: SDR
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NELSON LAKES ROAD PLAN & PROFILE

C1.10



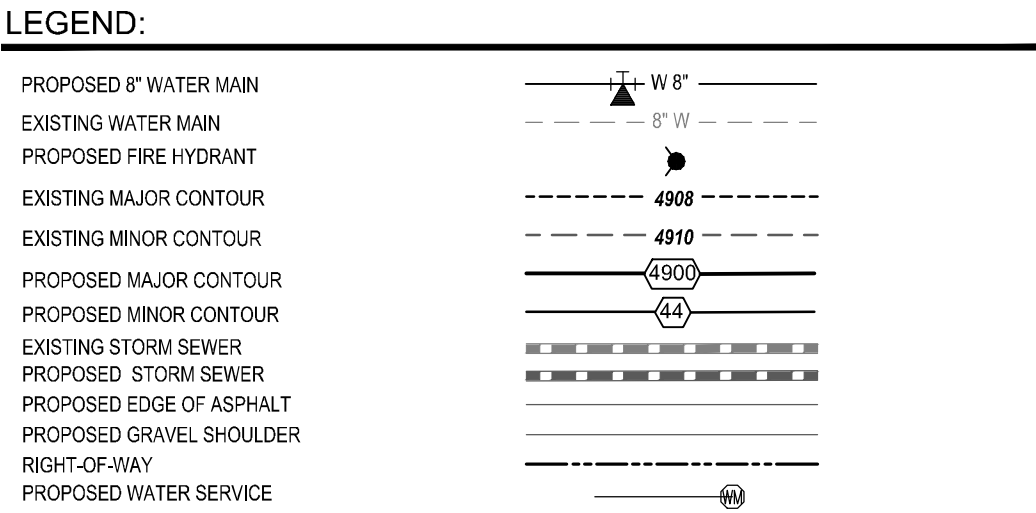
FREDERICK, CO

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NELSON LAKES ROAD PLAN & PROFILE

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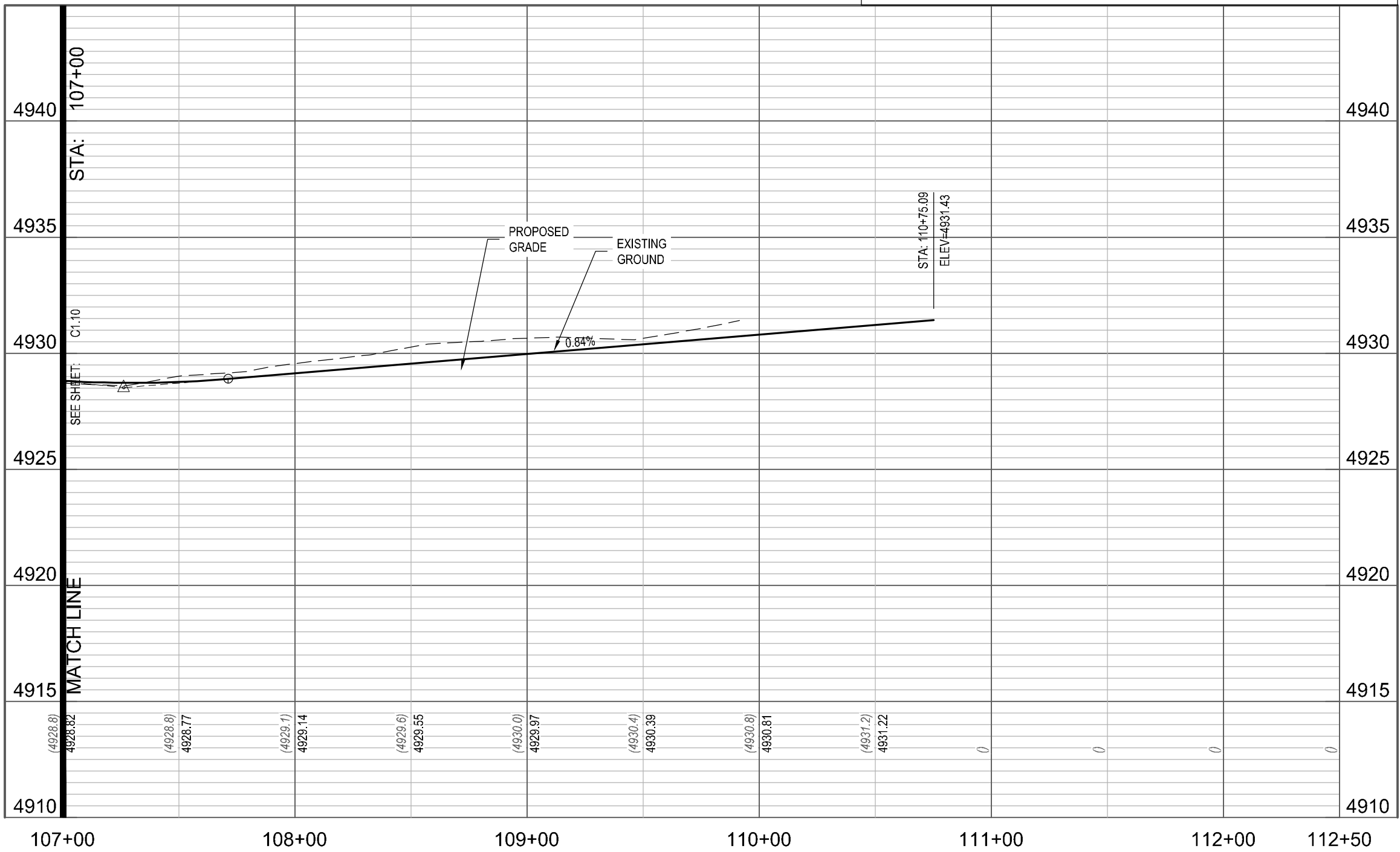
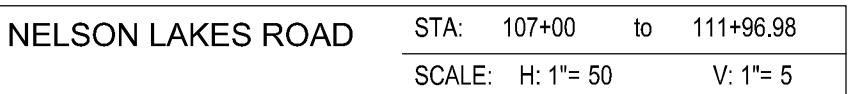


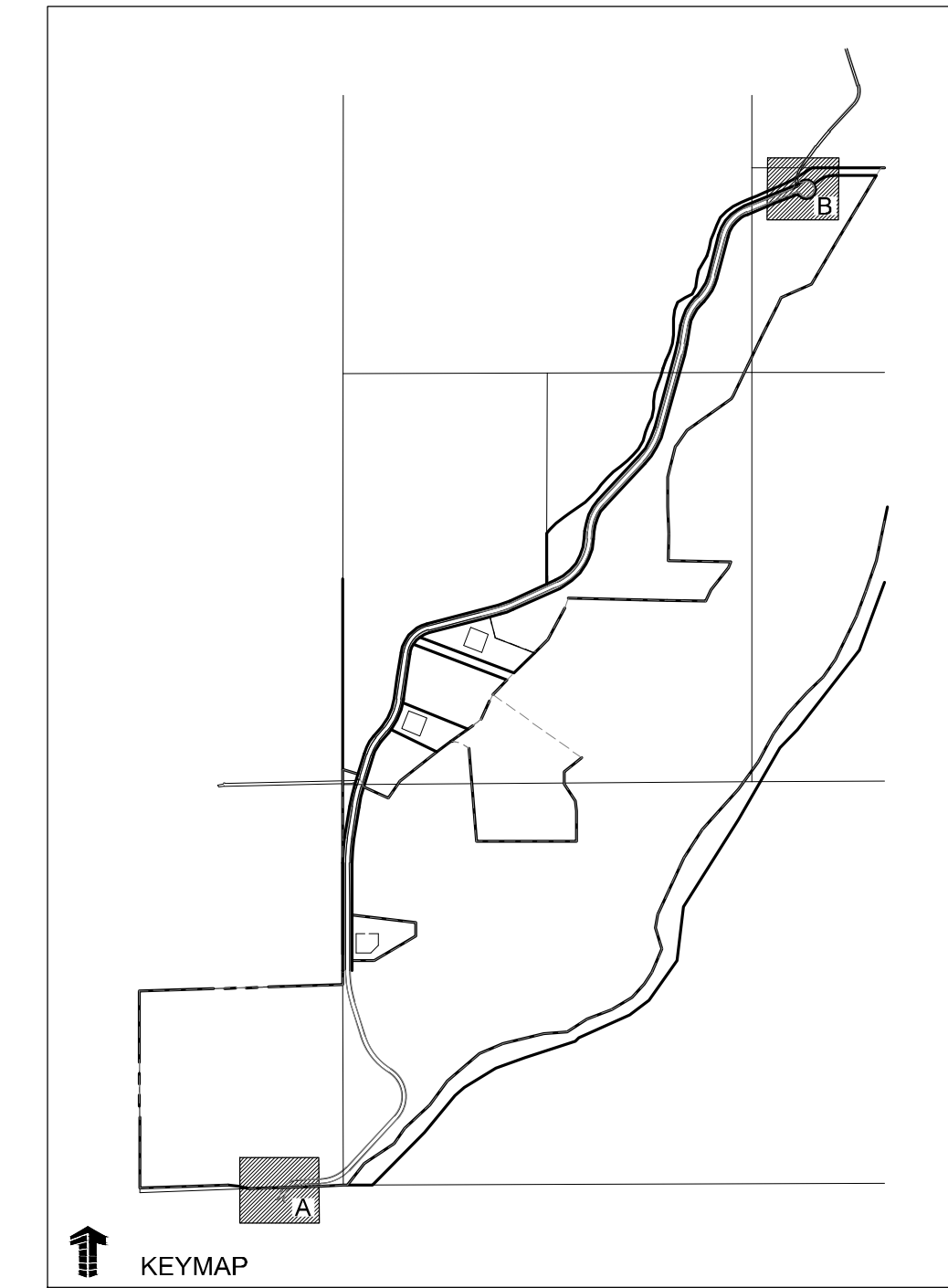
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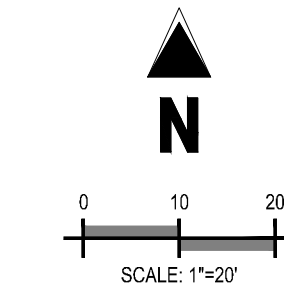


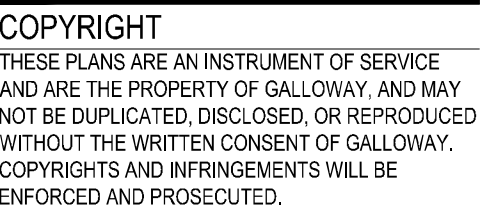


FREDERICK, CO

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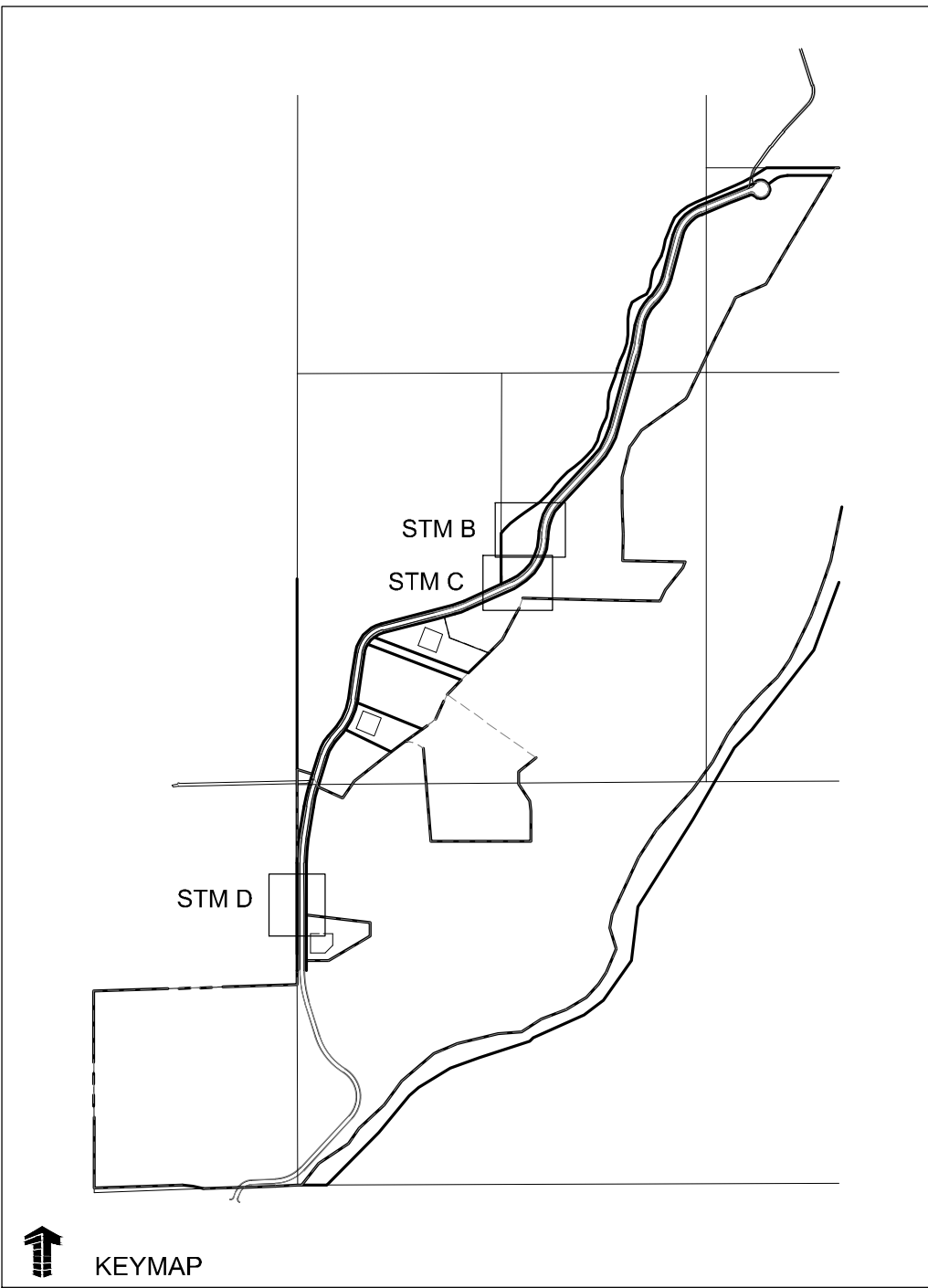
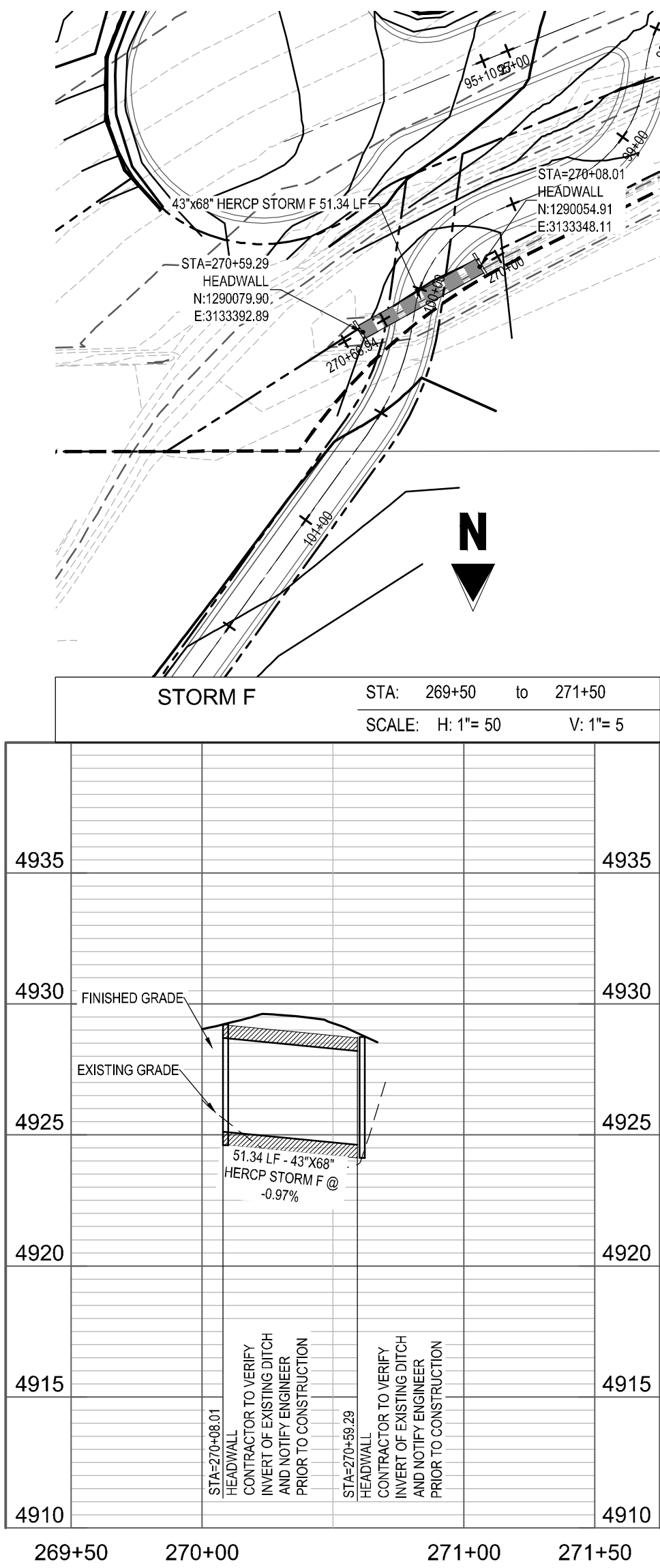


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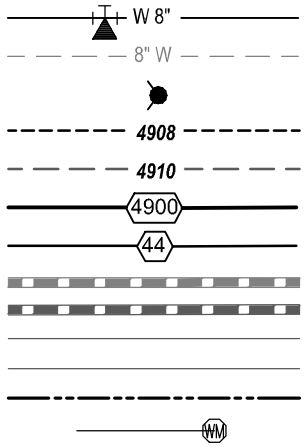
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STORM DRAIN PLAN & PROFILES

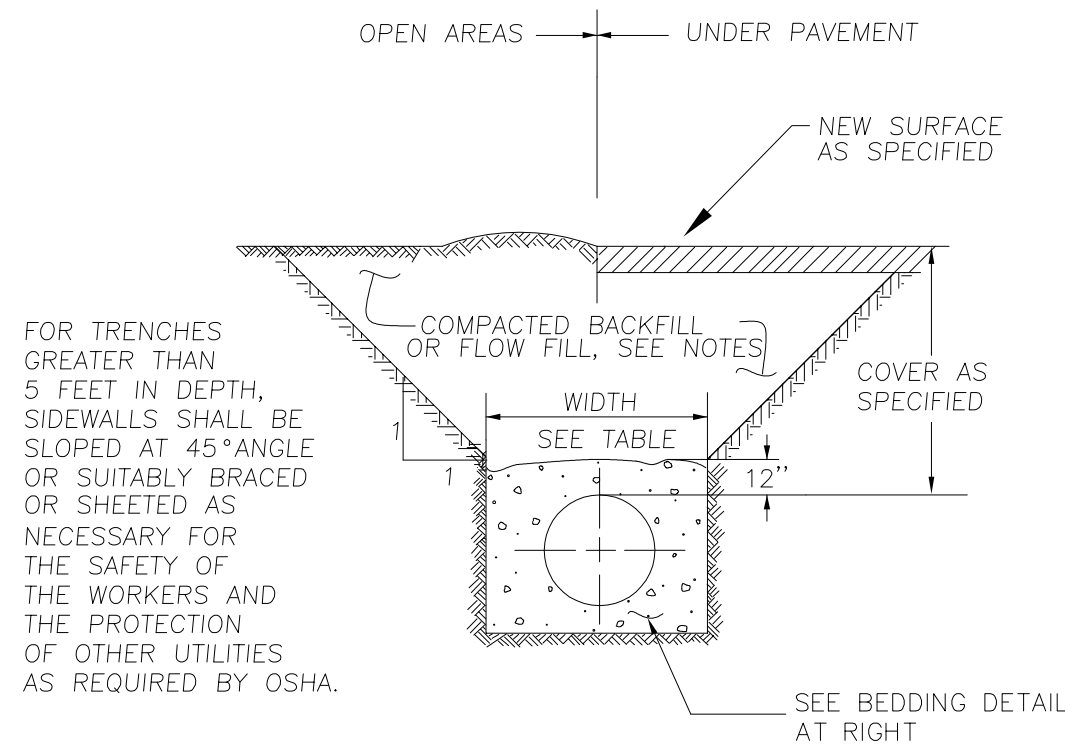
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PROPOSED 8" WATER MAIN
EXISTING WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED EDGE OF ASPHALT
PROPOSED GRAVEL SHOULDER
RIGHT-OF-WAY
PROPOSED WATER SERVICE



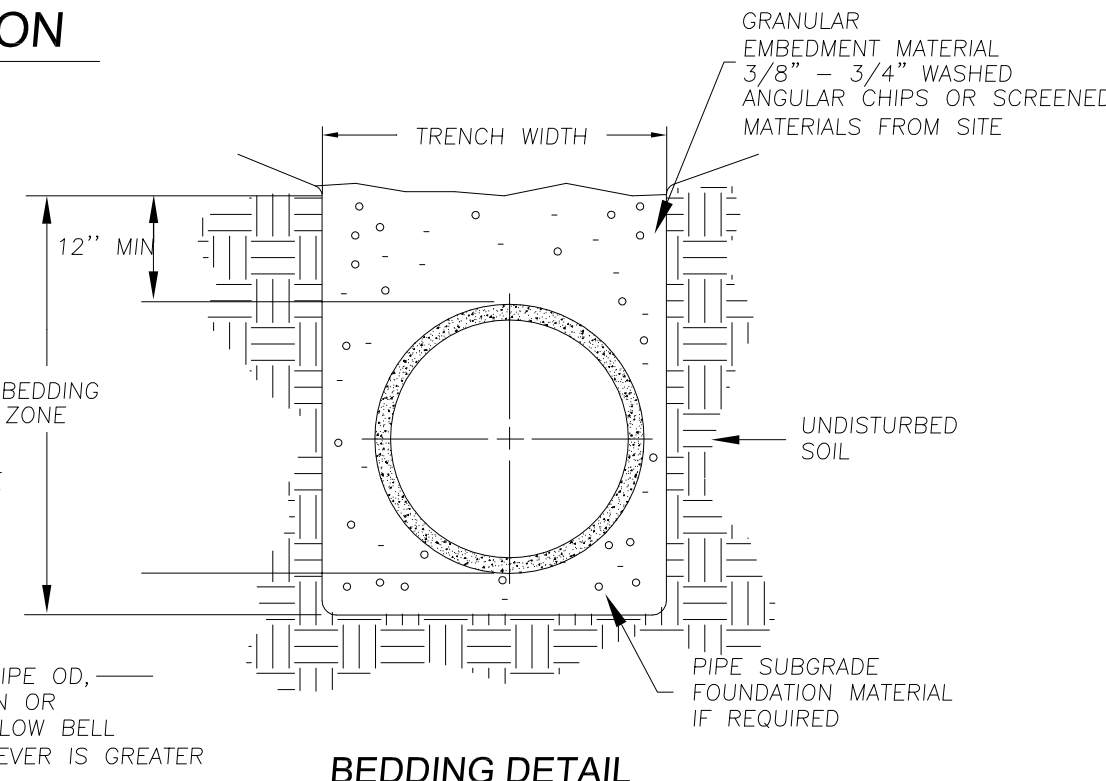
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TYPICAL TRENCH SECTION

NOTES:

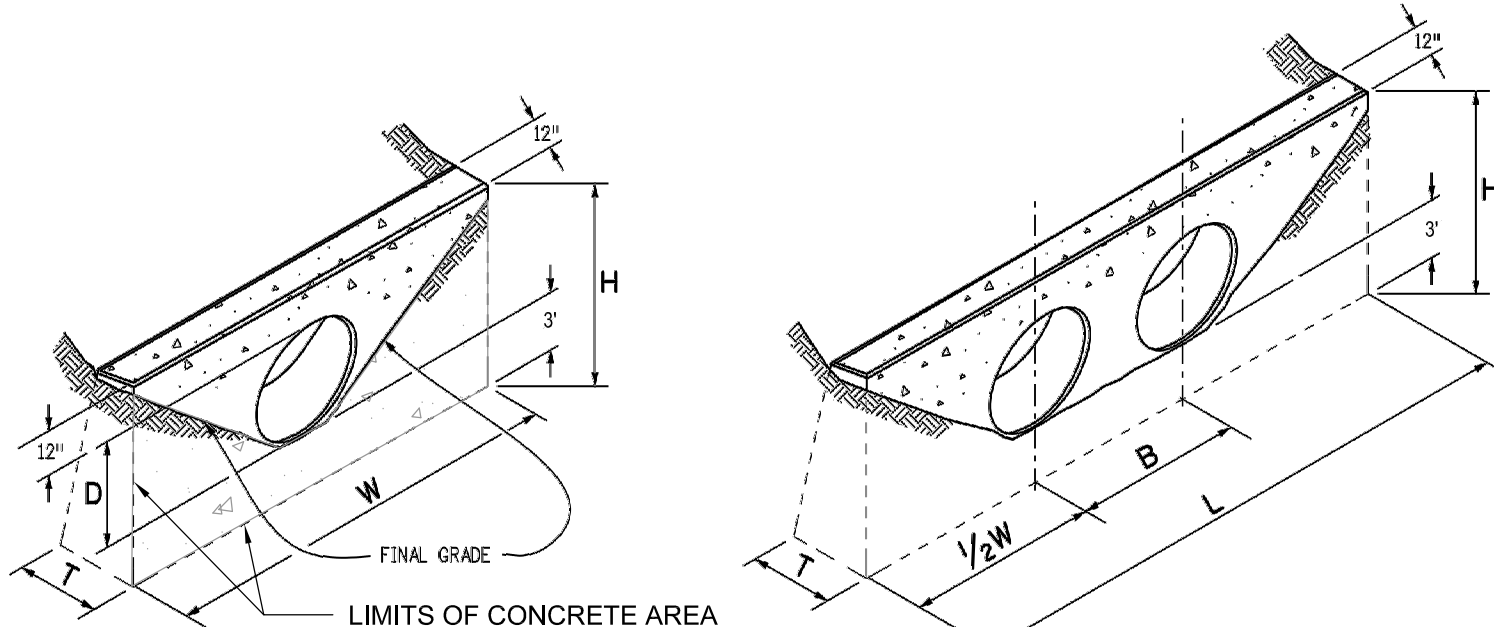
1. FINISH GRADE SHALL COMPLY WITH THE DETAILS ON THESE PLANS.
2. MINIMUM COVER TO BE BELOW OFFICIAL FINISH GRADE.
3. MINIMUM DISTANCE BETWEEN EDGE OF TRENCH AND EDGE OF ASPHALT, OR LIP OF CURBLINE, SHALL BE 3 FEET.
4. WHEN COVER IS LESS THAN 2' TO ROAD SUB-GRADE, PLACE FULL DEPTH BEDDING.



BEDDING DETAIL

1
C1.0 CULVERT TRENCH DETAIL

TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"



SINGLE PIPE

DOUBLE PIPE

CONCRETE HEADWALL INSTALLATIONS
SEE STANDARD PLAN M-601-10 FOR REINFORCING DETAILS.

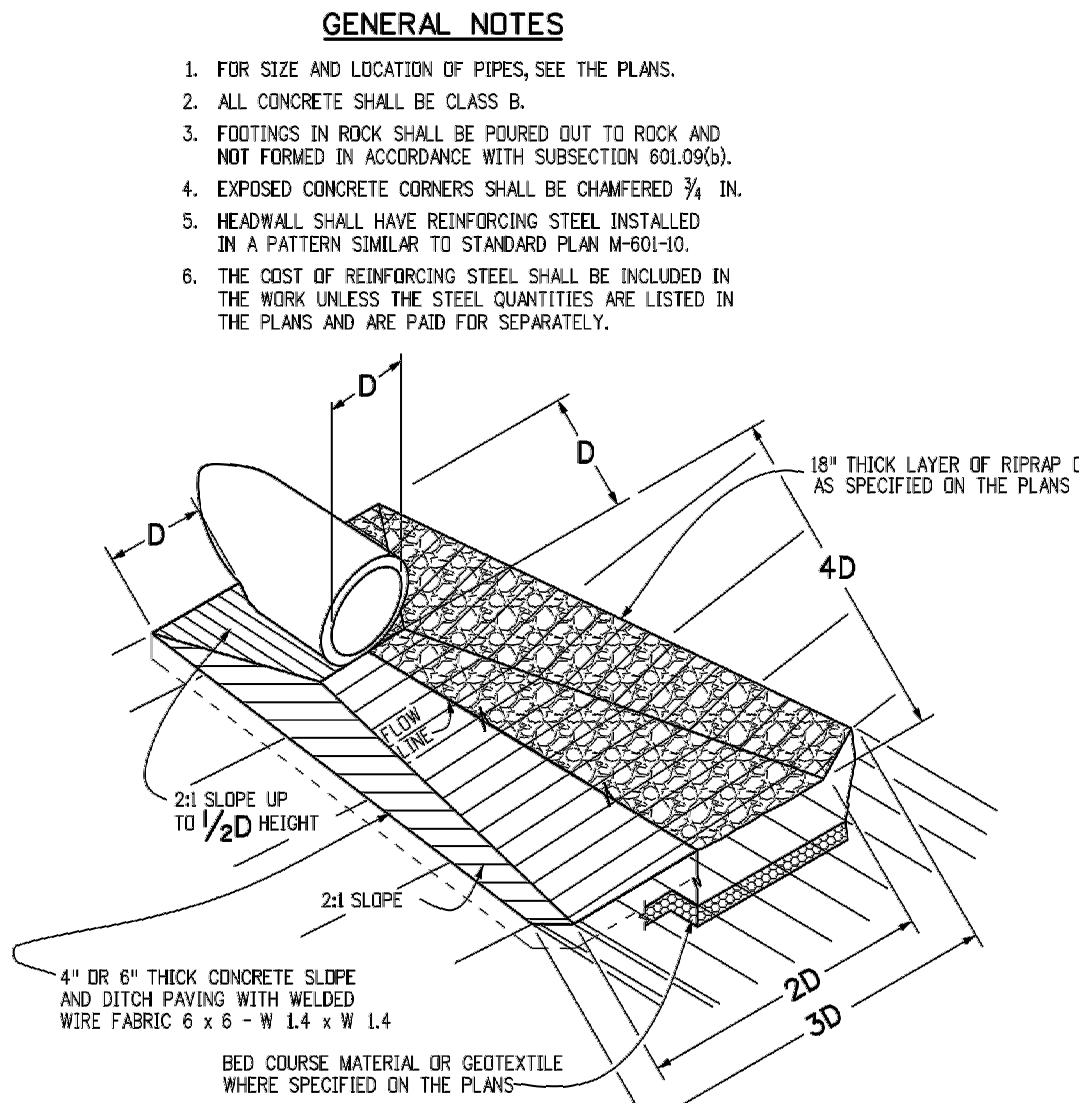
PIPE	TYPE	MATERIAL	PIPE DIAMETER (AND EQUIVALENT DIAMETER) (IN.)							
			18		24		30		36	
CIRCULAR	RIGID		1.0	1.3	1.5	2.0	2.0	2.7	2.8	3.6
	FLEXIBLE		1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0
ELLIPTICAL	RIGID		23 x 14	30 x 19	38 x 24	45 x 29	53 x 34	60 x 36	68 x 42	76 x 48
	FLEXIBLE		0.9	1.2	1.3	1.6	1.7	2.2	2.3	2.9
ARCH	RIGID		22 x 13	29 x 18	36 x 22	43 x 27	50 x 31	58 x 36	66 x 42	74 x 48
	FLEXIBLE		0.9	1.3	1.4	1.9	1.8	2.4	2.4	3.2

CONCRETE QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

THICKNESS	MATERIAL	PIPE DIAMETER (IN.)					
		18	24	30	36	42	48
4"	CONCRETE	0.4	0.8	1.2	1.6	2.0	2.4
6"	CONCRETE	0.6	1.2	1.8	2.4	3.0	3.6
18"	RIPRAP	2.0	3.5	5.4	7.8	10.7	13.9

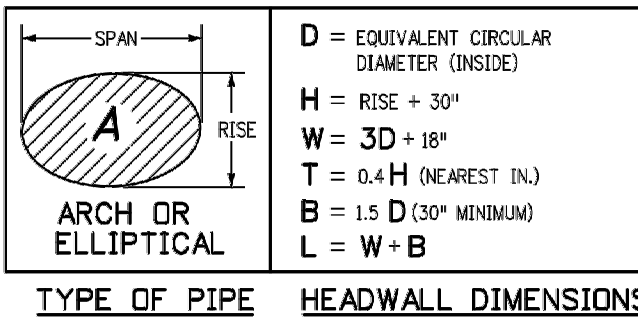
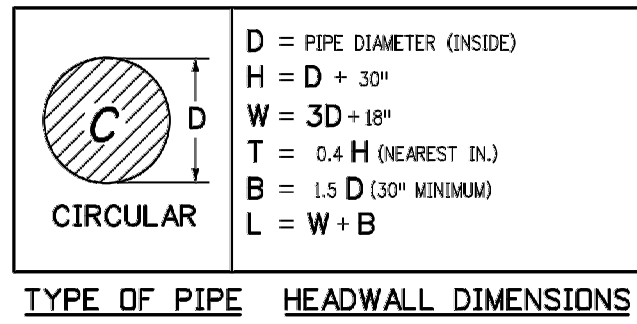
PIPE OUTLET PAVING (CUBIC YARDS)

NOTE: VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED.



PIPE OUTLET PAVING

MAY BE USED WITH MULTIPLE PIPES.



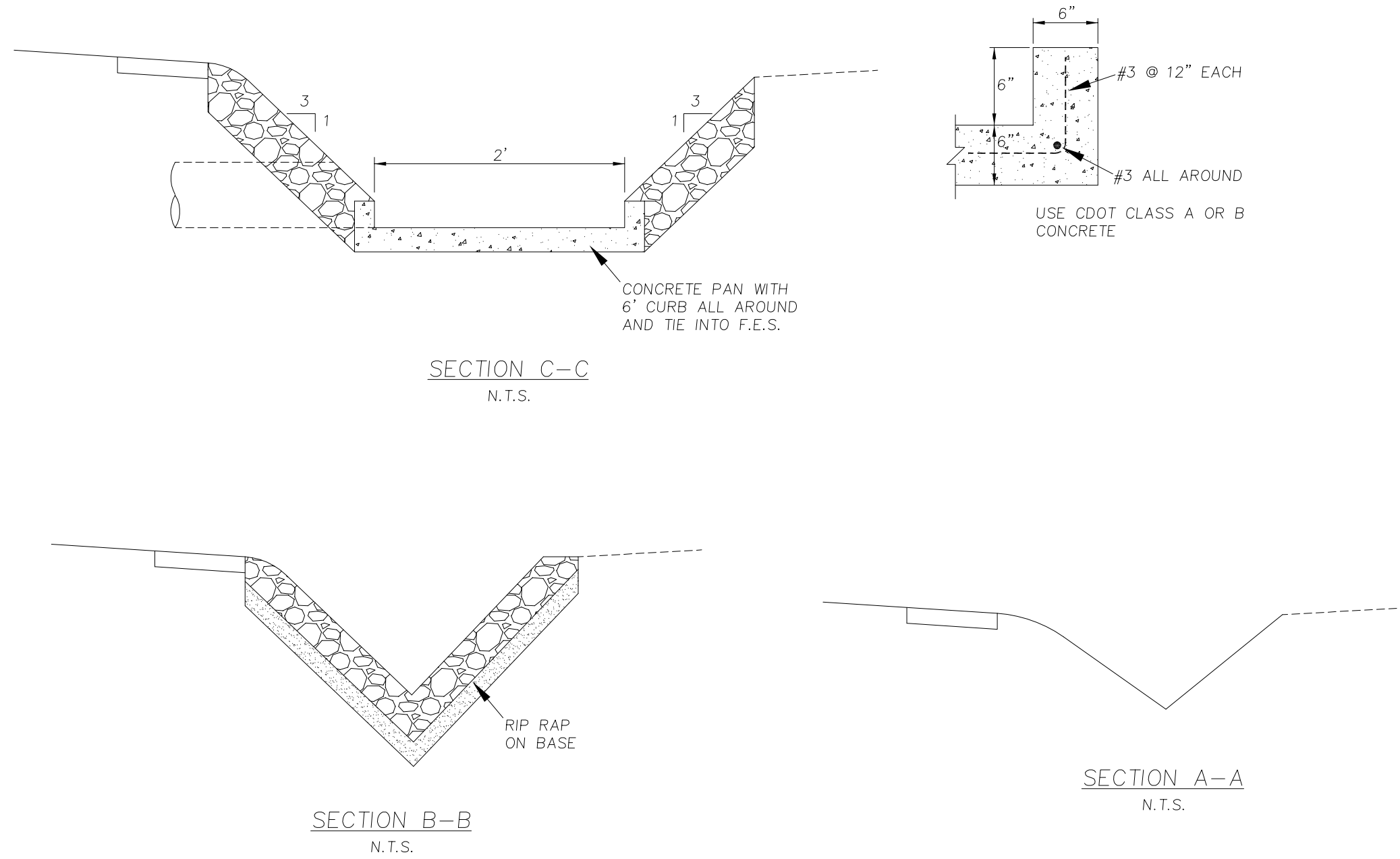
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Creation Date: 07/31/19	Designer Initials: JBK	Last Modification Date: 07/31/19
Detailer Initials: LTA	CAD Ver.: MicroStation V8	Scale: Not to Scale
Units: English		

Sheet Revisions	
Date:	Comments
(R-2)	
(R-3)	
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(R-5)	

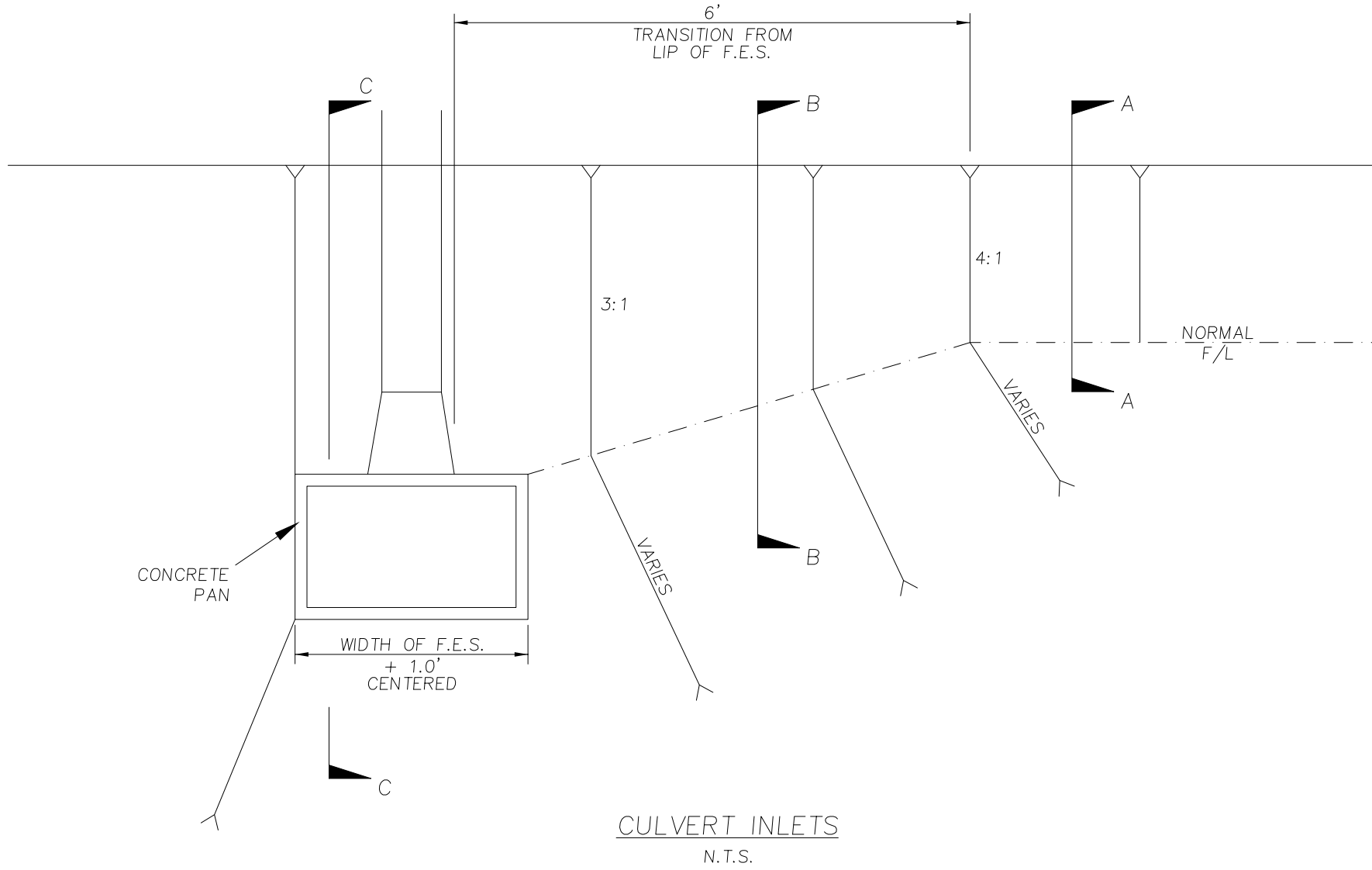
Colorado Department of Transportation
2829 West Howard Place
CDOT, HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

HEADWALLS AND
PIPE OUTLET PAVING
Issued by the Project Development Branch: July 31, 2019

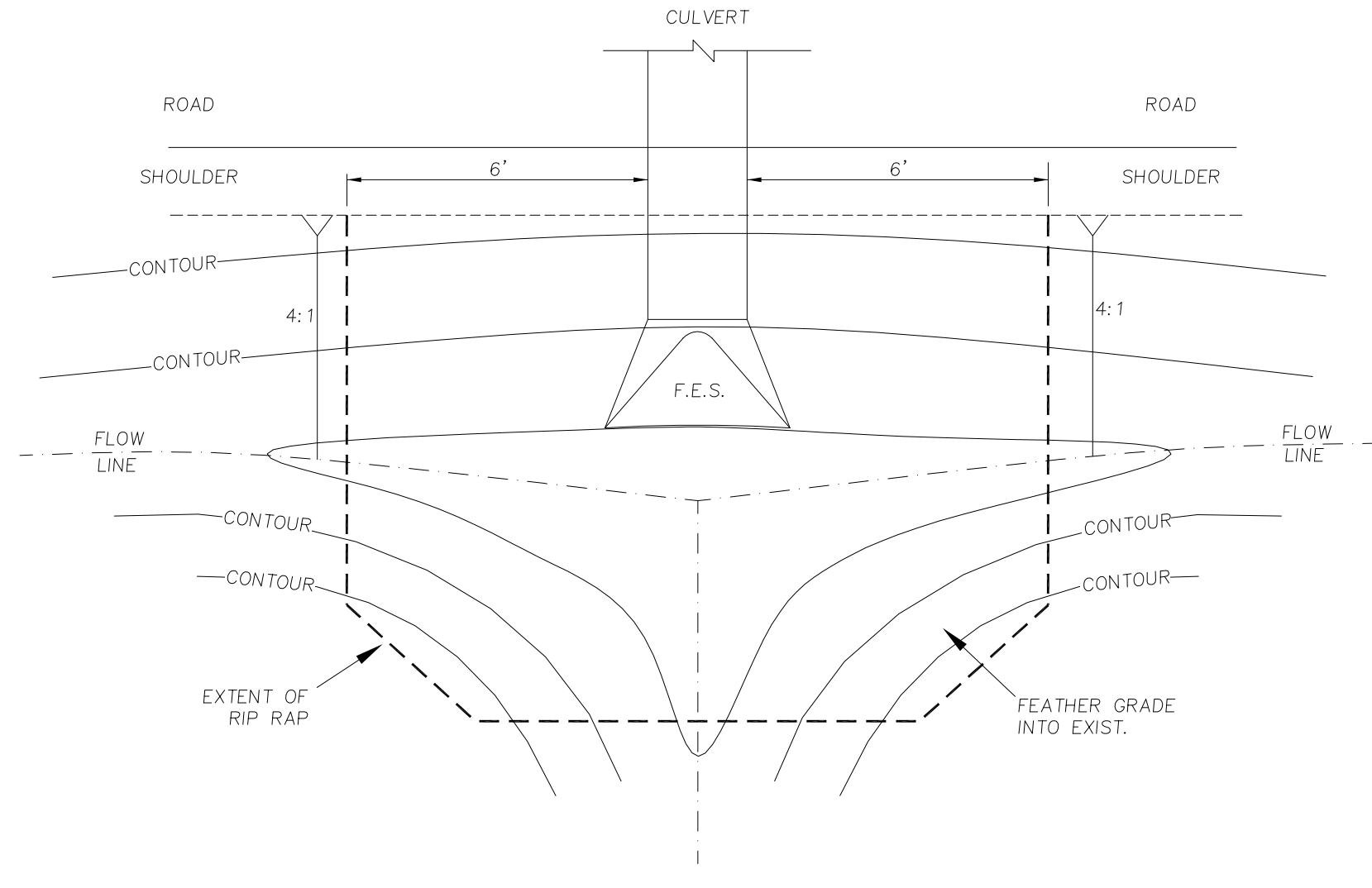
STANDARD PLAN NO.
M-601-12
Standard Sheet No. 1 of 1
Project Sheet Number:



3
C1.4 INLET AT CULVERT



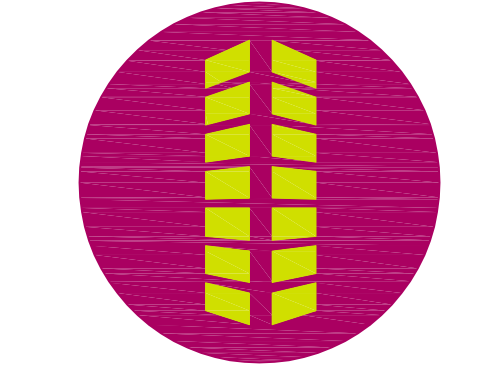
CULVERT INLETS
N.T.S.



2
C1.5 CULVERT OUTLET DETAIL



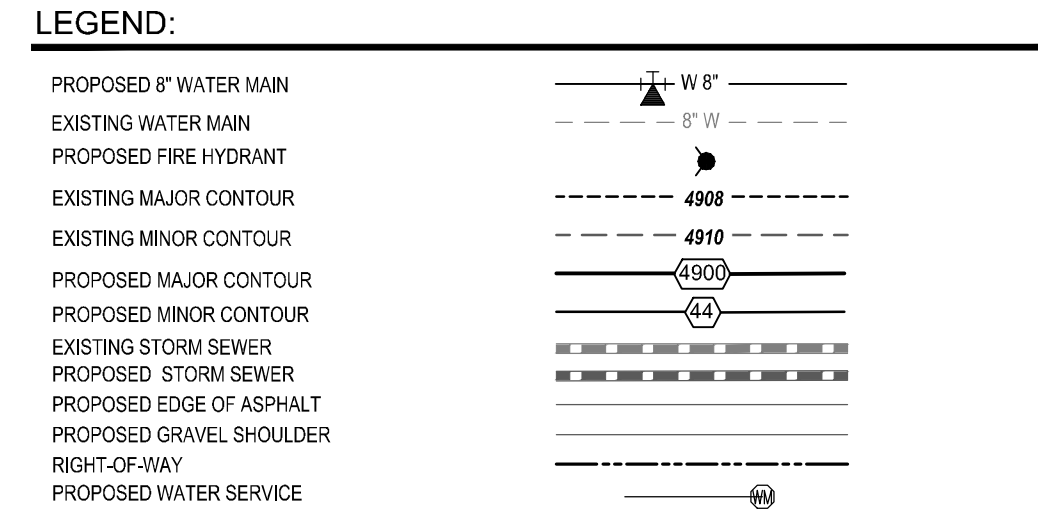
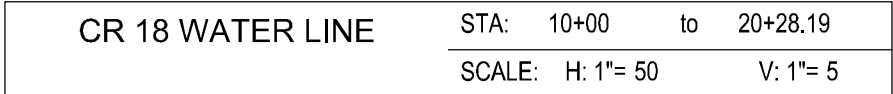
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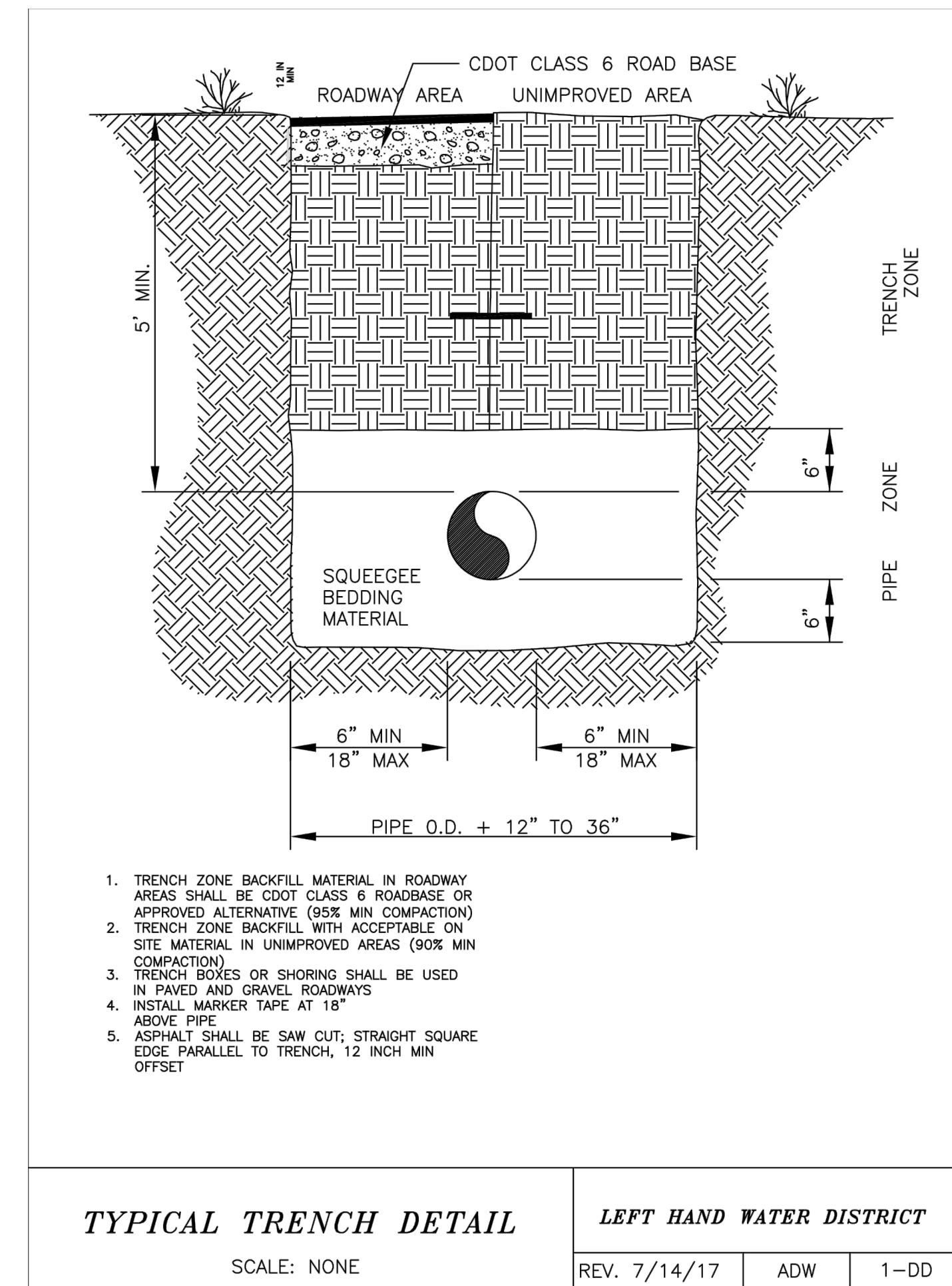
Project No: THO00003.20
Drawn By: JPD
Checked By: JEP
Date: 09.03.2021

STORM DRAIN DETAILS



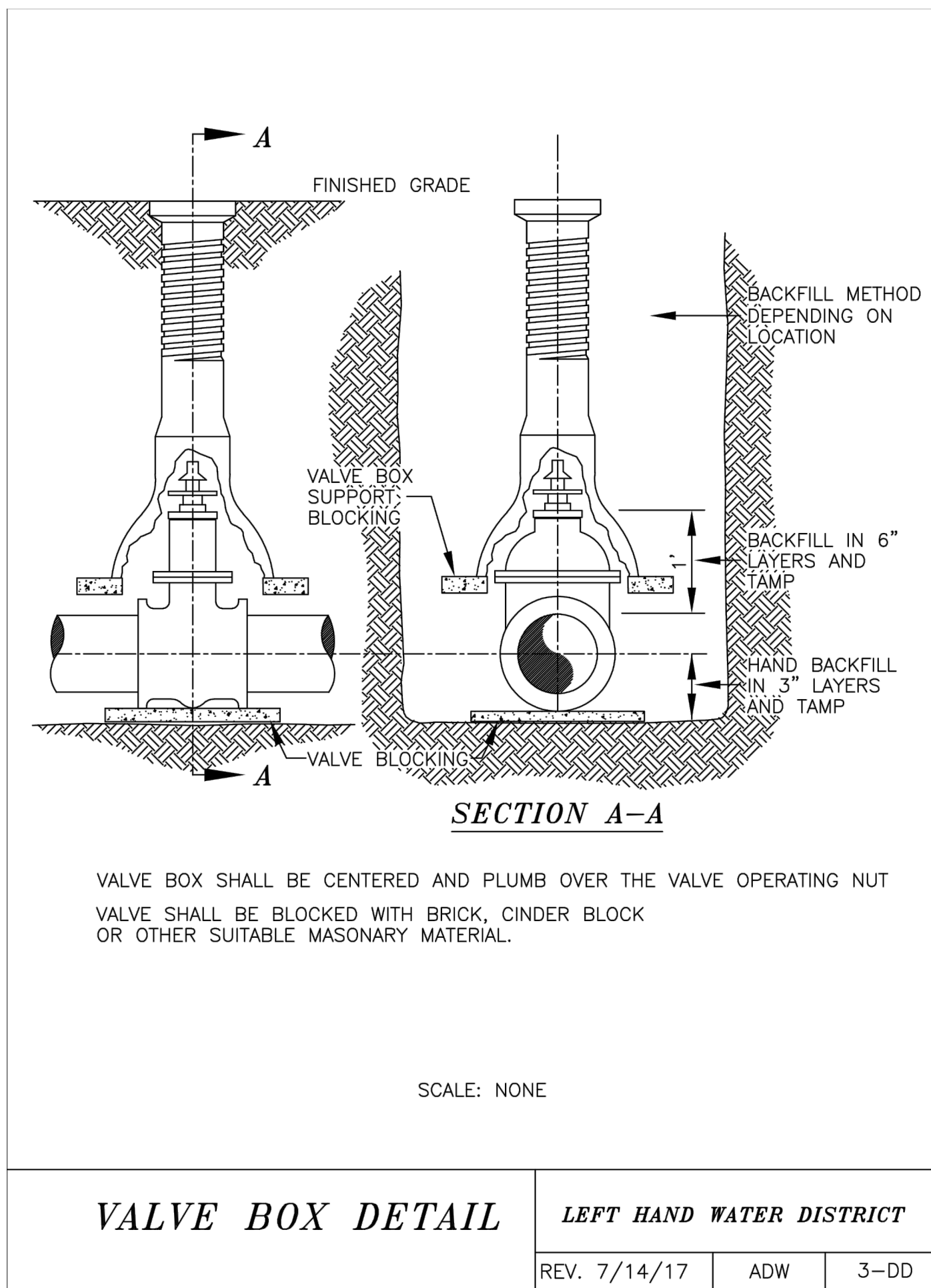
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LEFT HAND WATER DISTRICT _____ Date _____



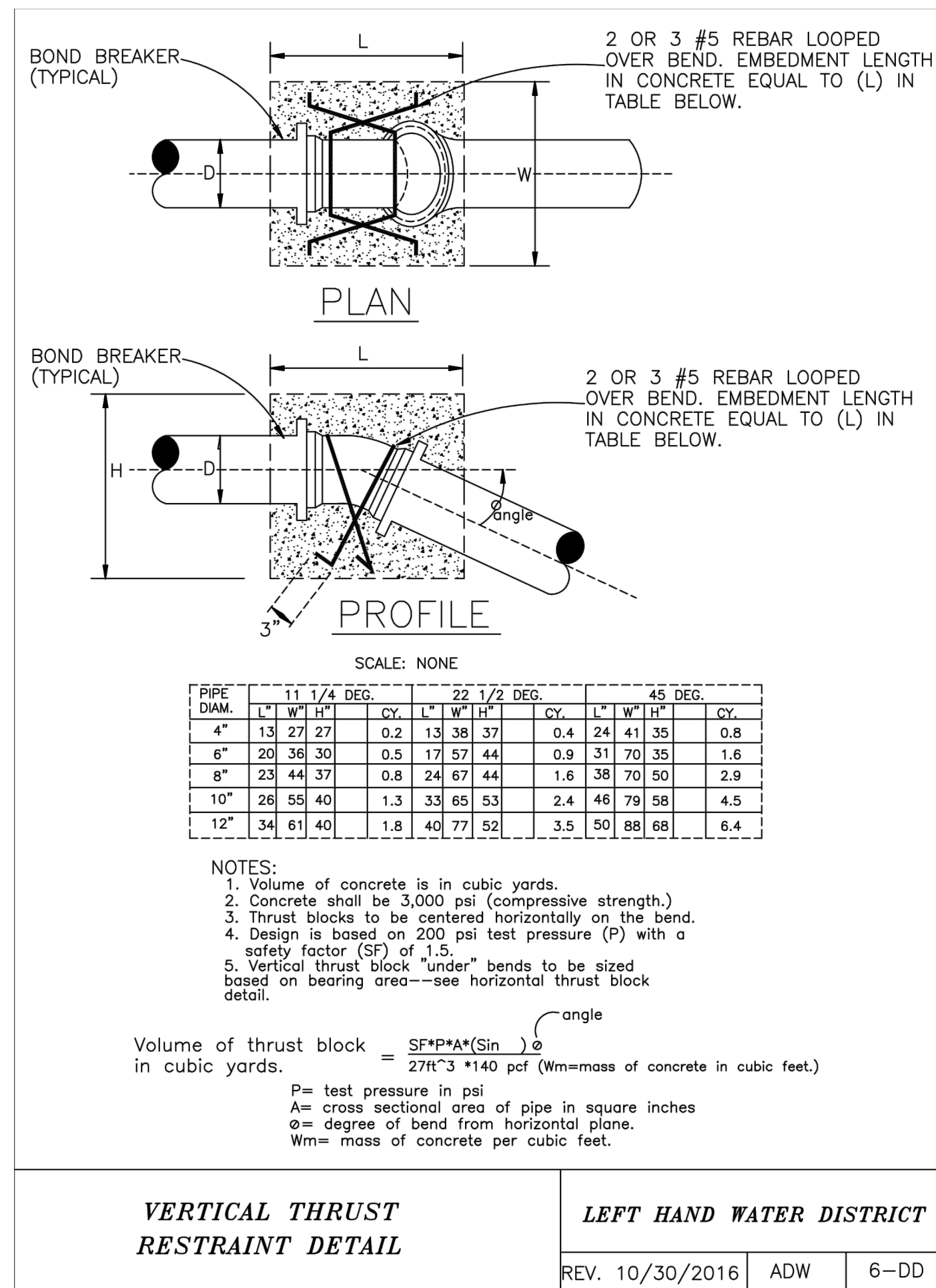
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C1.3

PIPE BEDDING



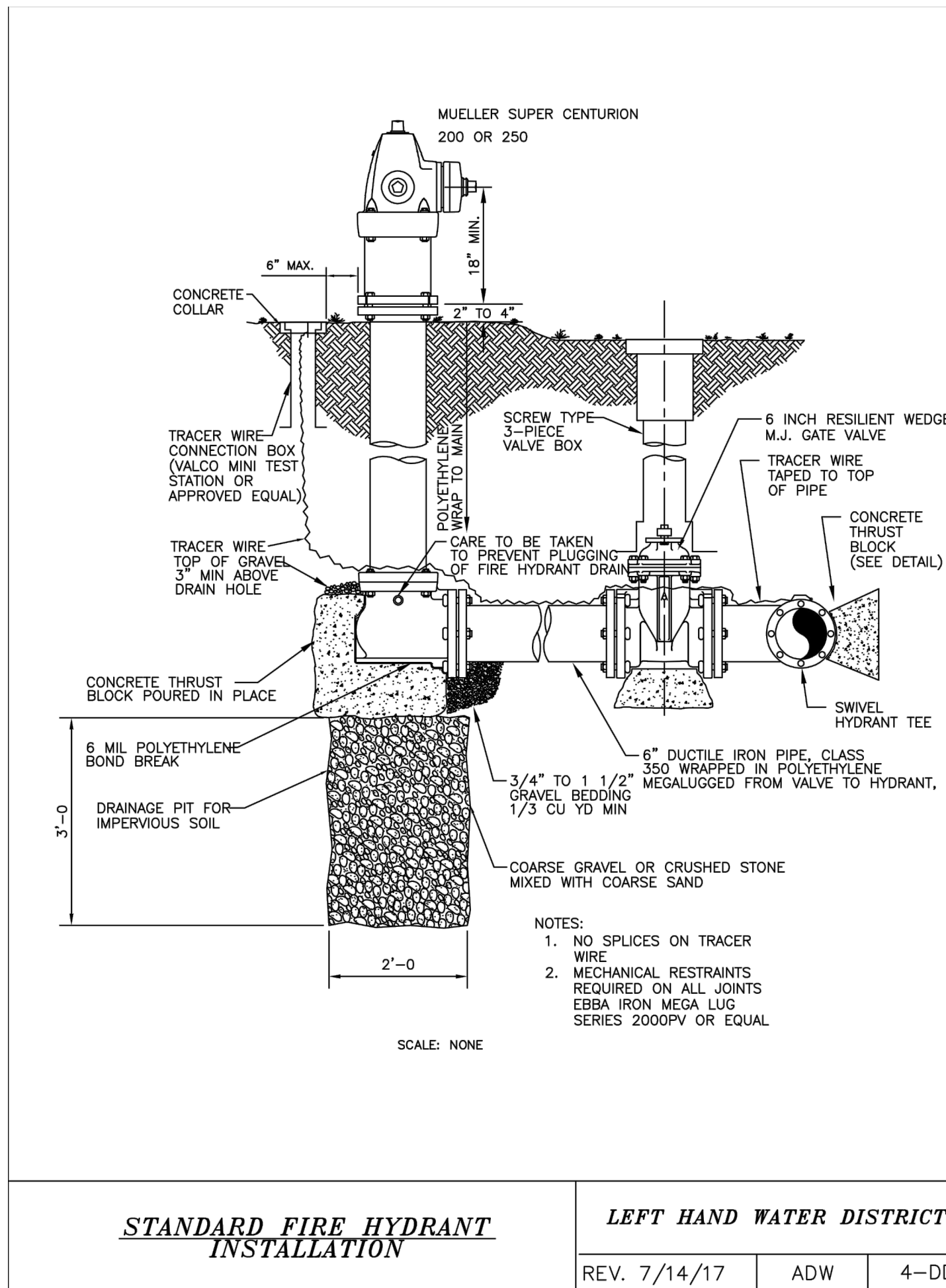
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C1.3

VALVE AND BOX



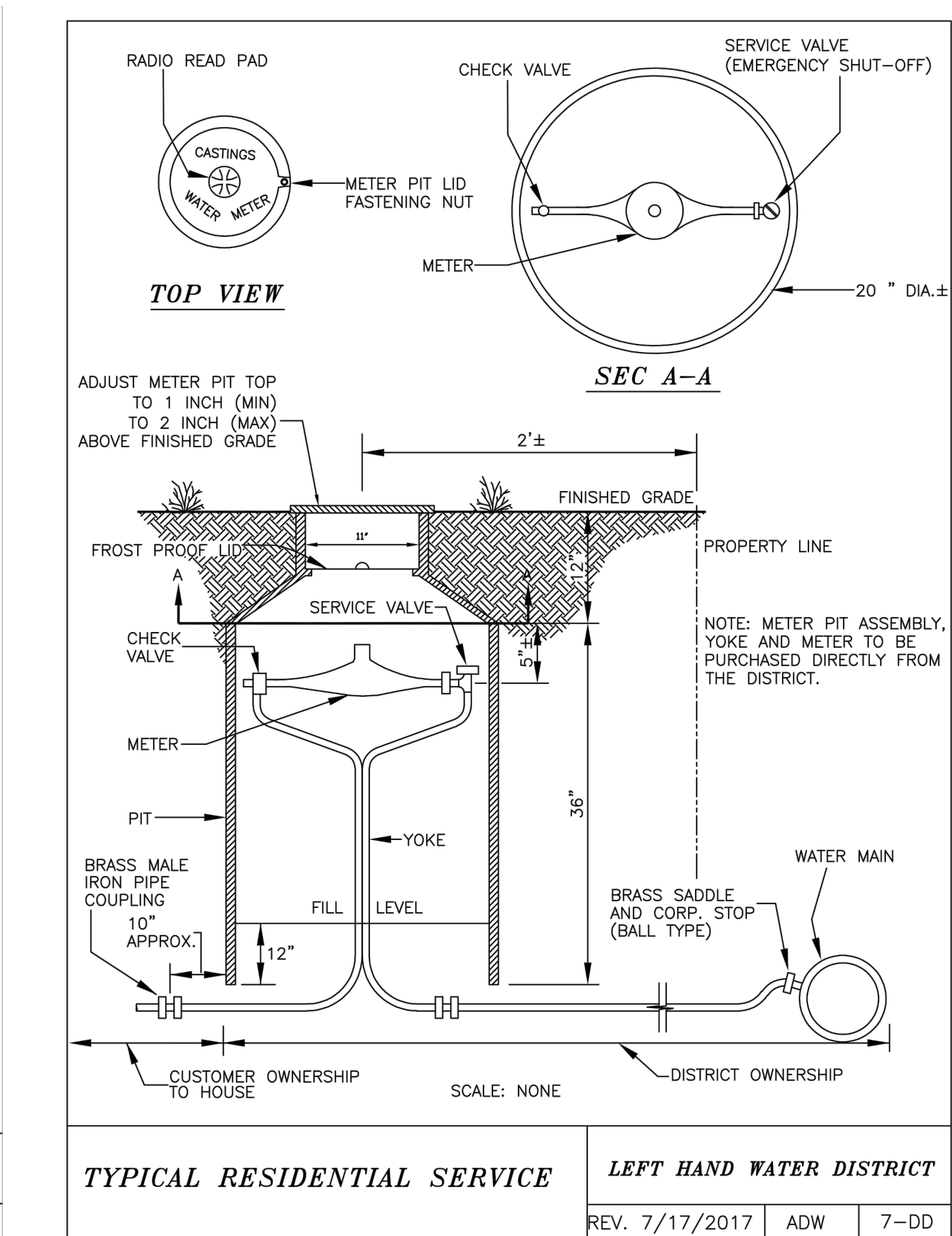
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C1.3

THRUST BOX



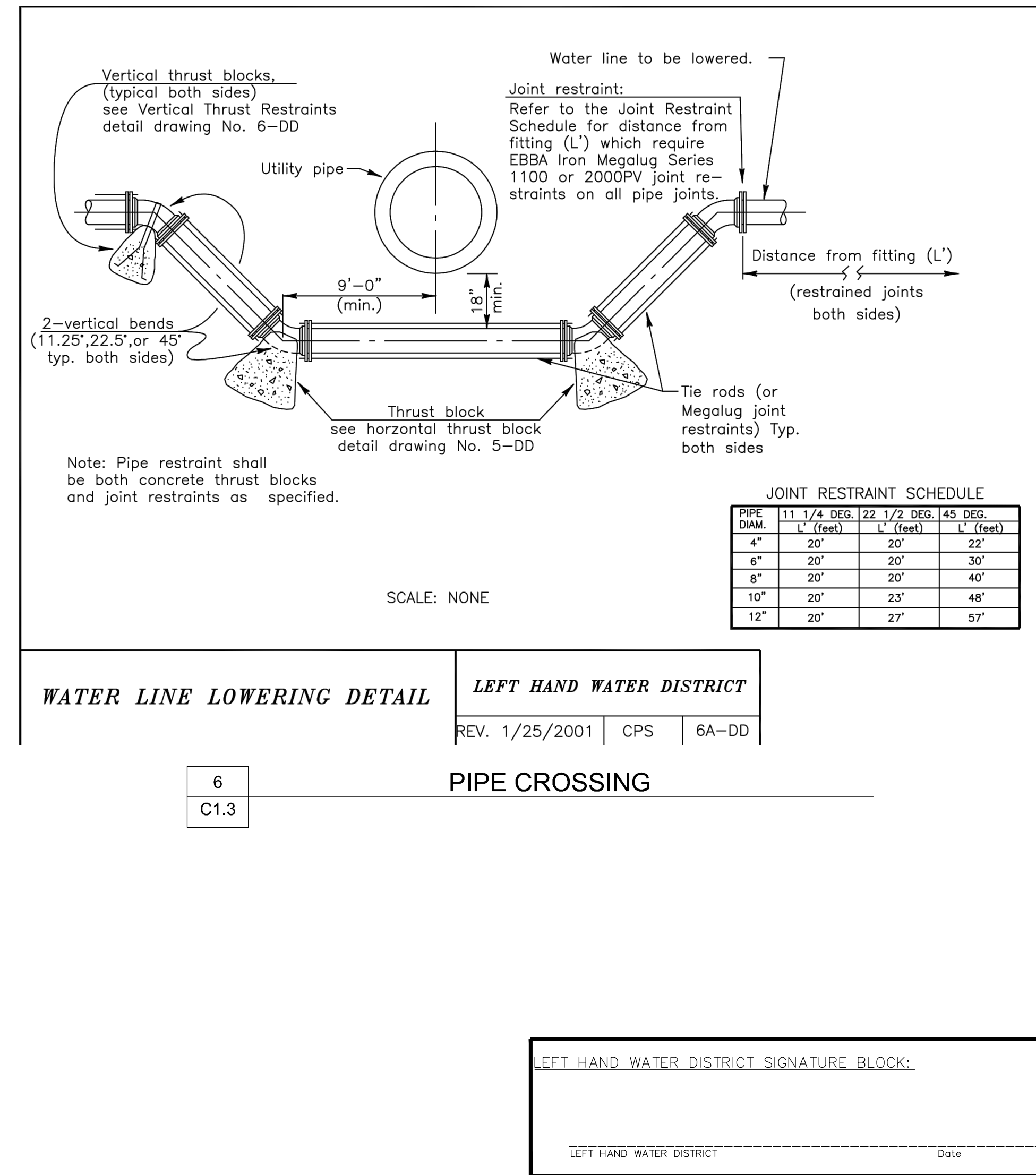
4
C1.3

FIRE HYDRANT



5
C1.3

RESIDENTIAL SERVICE



6
C1.3

PIPE CROSSING

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WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD
FREDERICK, CO

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Project No: TH000003.20
Drawn By: JPD
Checked By: JEP
Date: 09.03.2021

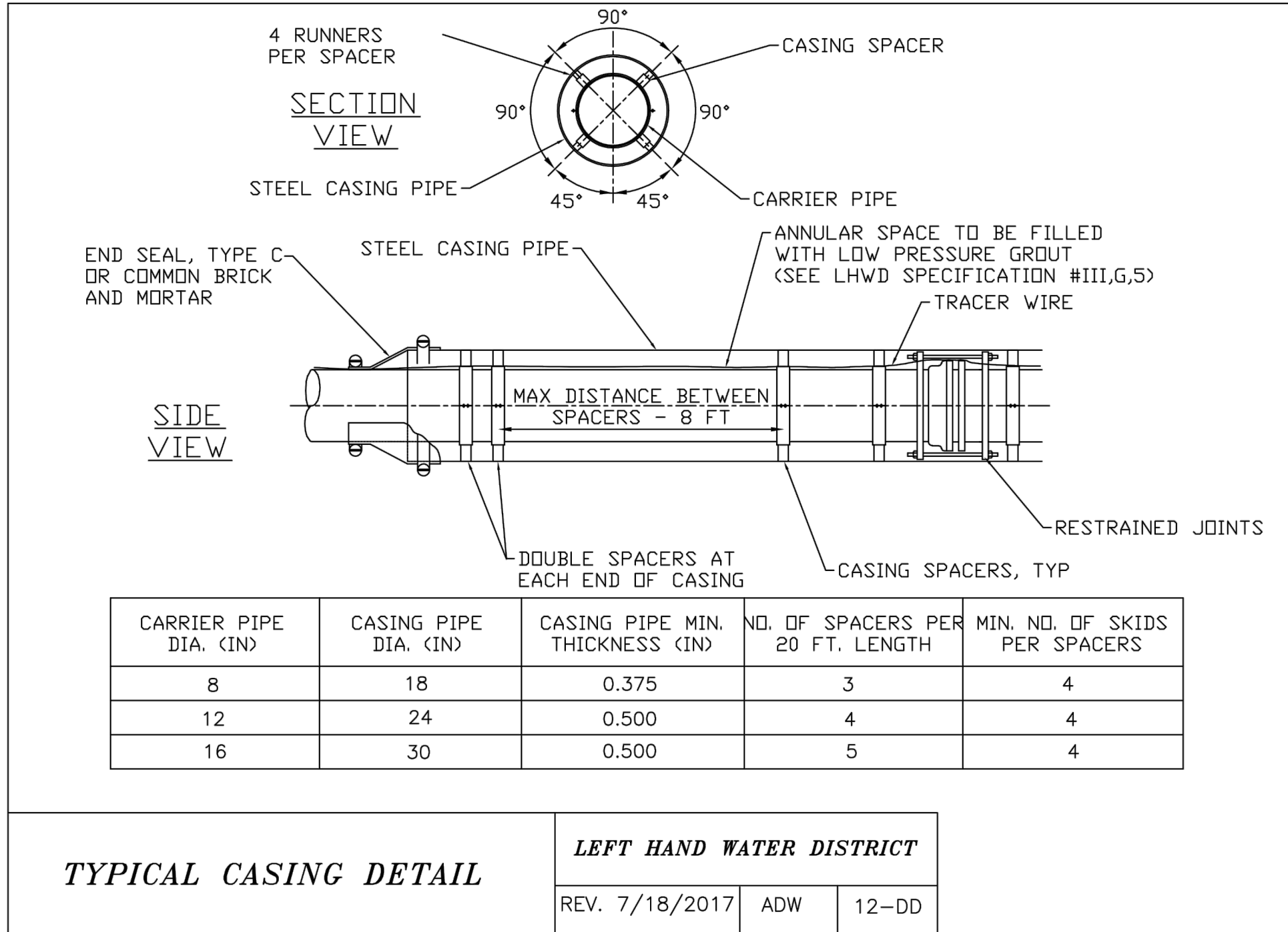
WATER DETAILS 1

LEFT HAND WATER DISTRICT SIGNATURE BLOCK:

LEFT HAND WATER DISTRICT _____ Date: _____

C2.4

\\Thompson\Public\Drawings\11-Civil\Drawings\110000000\21-Williams Family Farm\CD\CD\WATER DETAIL.DWG, Title Sheet, 03/11/2021



LEFT HAND WATER DISTRICT SIGNATURE_BLOCK:

LEFT HAND WATER DISTRICT

Date

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NELSON LAKES ROAD

FREDERICK, CO

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Project No:	TH000003.20
Drawn By:	JPD
Checked By:	JEP
Date:	09.03.2021

WATER DETAILS 2

C2.5

\\Thompson\Projects\Development\GIS\CDL\Drawings\1700000003_021 - Nelson Lakes Farm\CDL\CDL\EROSION CONTROL\1716.dwg 1716.dwg 11/11/2021



LEGEND:

PROPOSED EDGE OF ASPHALT	---
PROPOSED GRAVEL SHOULDER	- - - - -
EXISTING STORM SEWER	---
RIGHT-OF-WAY	---
EXISTING MINOR CONTOUR	4908
EXISTING MAJOR CONTOUR	4910
PROPOSED MINOR CONTOUR	4908
PROPOSED MAJOR CONTOUR	4910

TEMPORARY BMPs

VEHICLE TRACKING CONTROL PAD	VTC	
SILT FENCE	SF	-SF--SF-
CONCRETE WASHOUT AREA	CWA	
STABILIZED STAGING AREA	SSA	
STOCKPILE MANAGEMENT	SP	
WATTLE DIKE	WD	

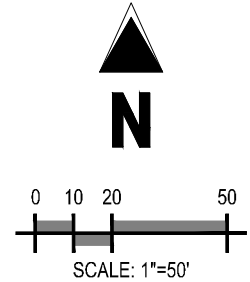
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- FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS SEE SHEETS C2.1-2.3.

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WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

FREDERICK, CO

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Project No:	TH000003.02
Drawn By:	JPD
Checked By:	JEP
Date:	09.03.2021

EROSION CONTROL PLAN

C3.1

MATCH LINE
SEE SHEET C3.3



LEGEND:

PROPOSED EDGE OF ASPHALT	
PROPOSED GRAVEL SHOULDER	
EXISTING STORM SEWER	
RIGHT-OF-WAY	
EXISTING MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	

TEMPORARY BMPs

VEHICLE TRACKING CONTROL PAD		
SILT FENCE		
CONCRETE WASHOUT AREA		
STABILIZED STAGING AREA		
STOCKPILE MANAGEMENT		
WATTLE DIKE		

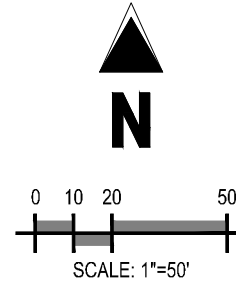
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WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

FREDERICK, CO

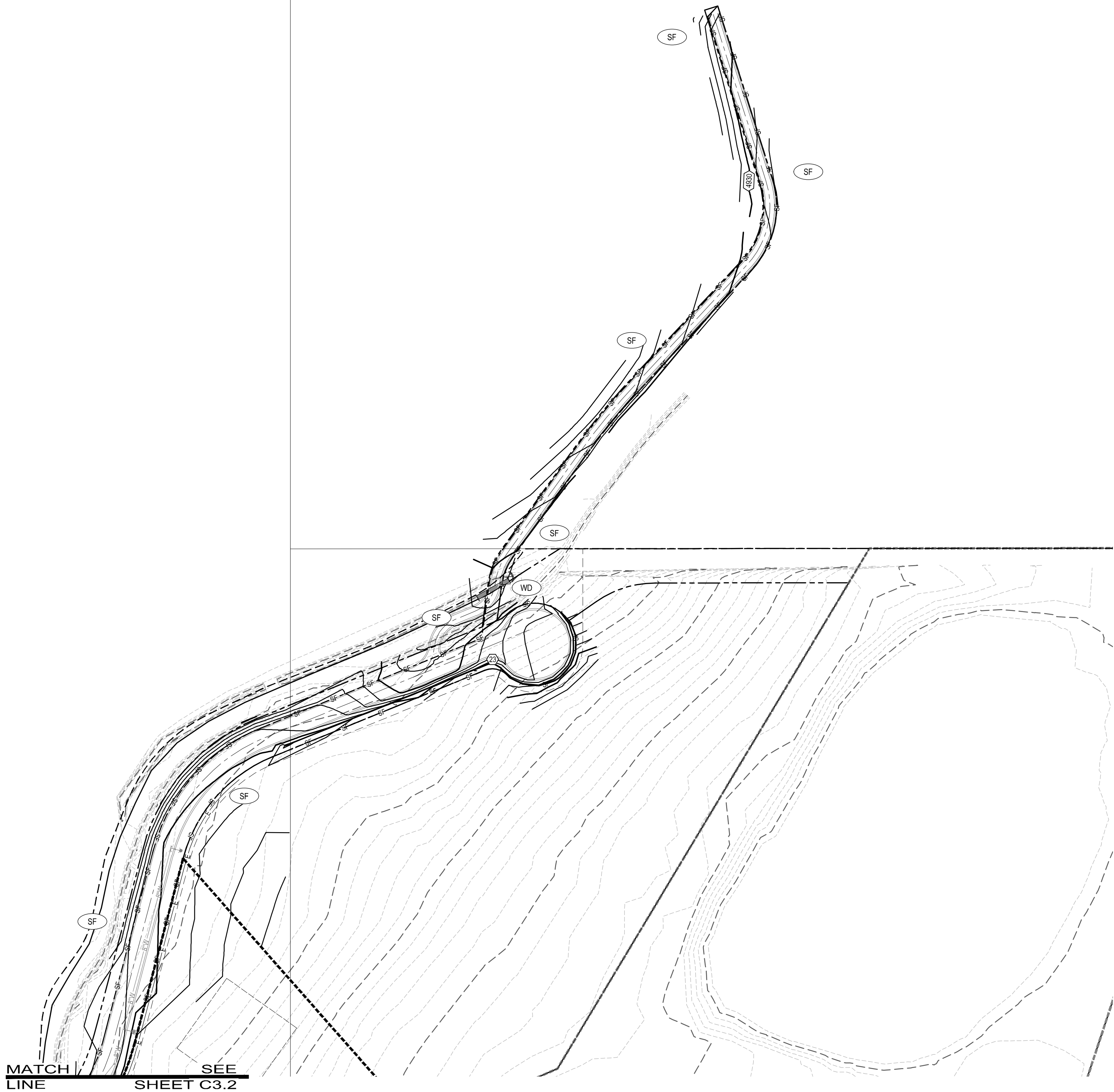
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Project No:	TH000003.20
Drawn By:	JPD
Checked By:	JEP
Date:	09.03.2021

EROSION CONTROL PLAN

C3.2

\\Thompson\Public\Development\COGCL\Drawings\170000000\201\Williams Family Farm\CD04\CD04 EROSION CONTROL PLAN.dwg 7/14/2021 1:15:02 PM



LEGEND:

PROPOSED EDGE OF ASPHALT	----
PROPOSED GRAVEL SHOULDER	-----
EXISTING STORM SEWER	-----
RIGHT-OF-WAY	-----
EXISTING MINOR CONTOUR	----- 4908 -----
EXISTING MAJOR CONTOUR	----- 4910 -----
PROPOSED MINOR CONTOUR	----- 4908 -----
PROPOSED MAJOR CONTOUR	----- 4910 -----

TEMPORARY BMPs

VEHICLE TRACKING CONTROL PAD	VTC	
SILT FENCE	SF	
CONCRETE WASHOUT AREA	CWA	
STABILIZED STAGING AREA	SSA	
STOCKPILE MANAGEMENT	SP	
WATTLE DIKE	WD	

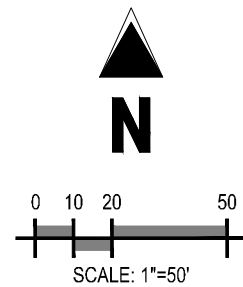
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- CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING THE THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
- CONTRACTOR SHALL MAINTAIN AND ADAPT (i.e., STAKE-DRIVEN WATTLES FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.) APPROPRIATE INLET PROTECTION FOR ALL STORM DRAINS, SWALES AND PONDS UNTIL SITE IS FULLY STABILIZED.
- CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL SLOPES, PARTICULARLY THOSE STEEPER THAN 6:1. CRIMP MULCHING, HYDRO MULCHING, EROSION MATS, TEMPORARY IRRIGATION, AND ADDITIONAL WATTLES OR SILT FENCING MAY BE NECESSARY TO ESTABLISH VEGETATIVE COVER AND STABILIZE THE SLOPE.
- WATTLES, SILT FENCE, OR OTHER MEASURES, MAY BE NECESSARY TO INSURE THAT EACH BUILDING PAD IS STABILIZED THROUGHOUT CONSTRUCTION (SEE DETAIL).
- FUEL TANKS AND FUELING AREA MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW A FUEL SPILL TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY. FUELING FACILITIES SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM NATURAL BODIES OF WATER, WETLANDS, NATURAL DRAINAGE WAYS OR MANMADE DRAINAGE WAYS.
- CONSTRUCTION WASTE STORAGE (DUMPSTERS) AND PORTABLE SANITATION UNITS (CONSTRUCTION TOILETS) SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM ANY STORMWATER INLET, WETLANDS, OR DRAINAGE WAYS AND MUST BE SET IN A CONTAINMENT AREA. THESE SHALL BE LOCATED ON FLAT, STABLE GROUND. CONSTRUCTION TOILETS SHALL BE STAKED DOWN.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COOPERATE WITH THE TOWN'S CONSTRUCTION INSPECTORS. THE CONTRACTOR SHALL CEASE OPERATIONS WHEN WINDS ARE OF SUFFICIENT VELOCITY TO CREATE BLOWING DUST THAT IN THE INSPECTOR'S OPINION, IS HAZARDOUS TO THE PUBLIC HEALTH AND WELFARE.
- WHERE SEASONAL CONSTRAINTS (I.E. G. DURING SUMMER AND WINTER MONTHS) INHIBIT PERMANENT SEEDING OPERATIONS, DISTURBED AREAS WILL BE TREATED WITH MULCH AND MULCH TACKIFIER OR OTHER APPROVED METHOD.



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WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

FREDERICK, CO

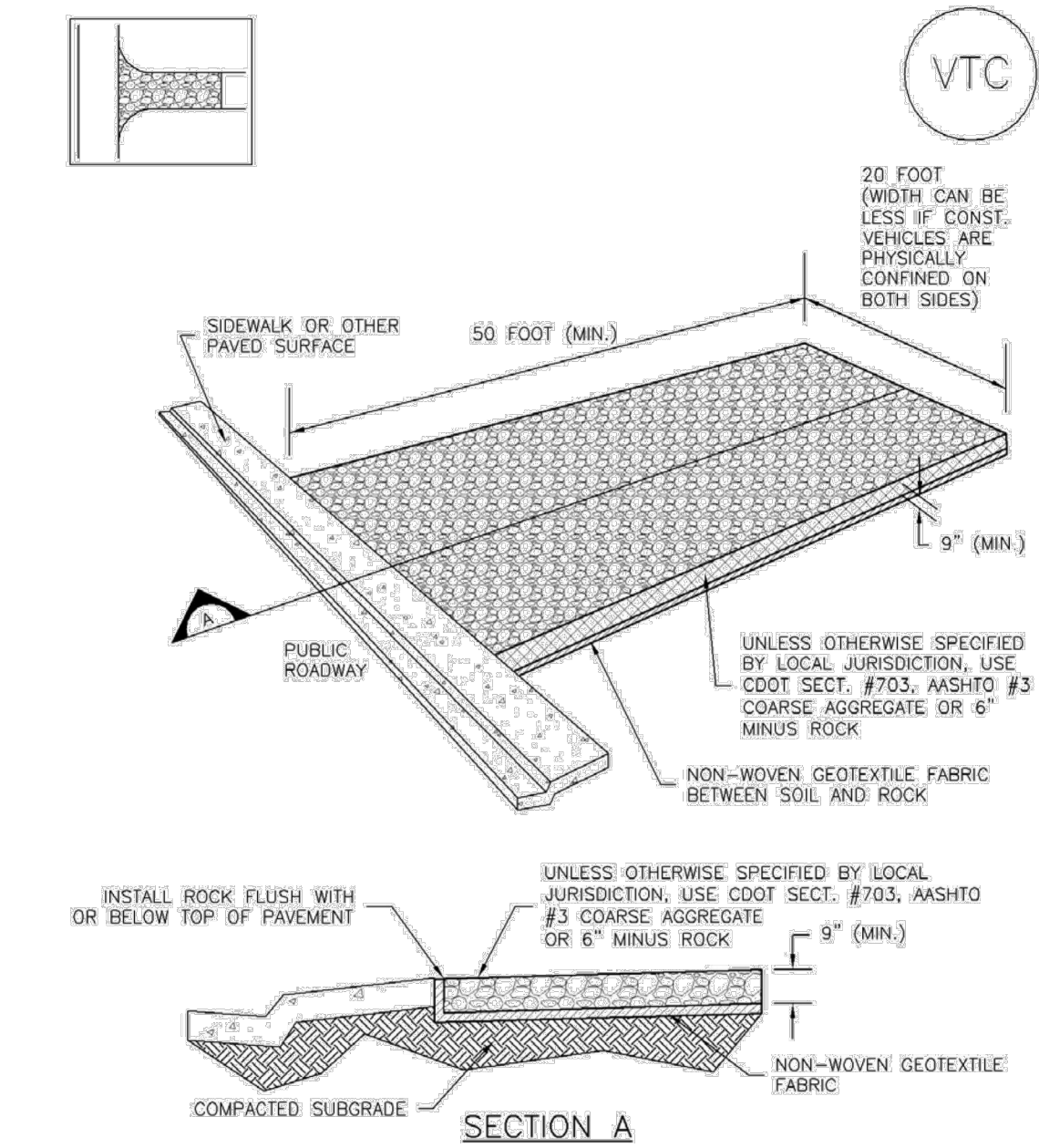
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Project No:	TH0000003.20
Drawn By:	JPD
Checked By:	JEP
Date:	09.03.2021

EROSION CONTROL PLAN

C3.3

Vehicle Tracking Control (VTC) SM-4

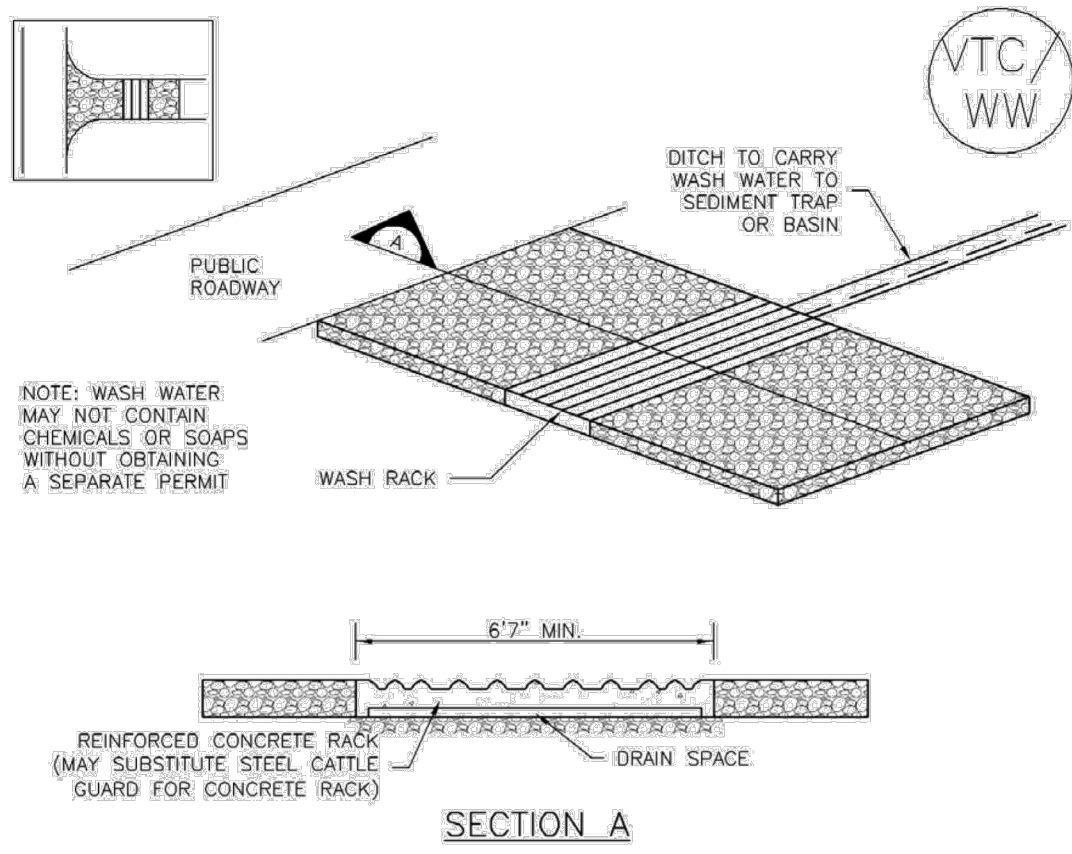


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

1	VEHICLE TRACKING CONTROL
C2.2	

SM-4 Vehicle Tracking Control (VTC)

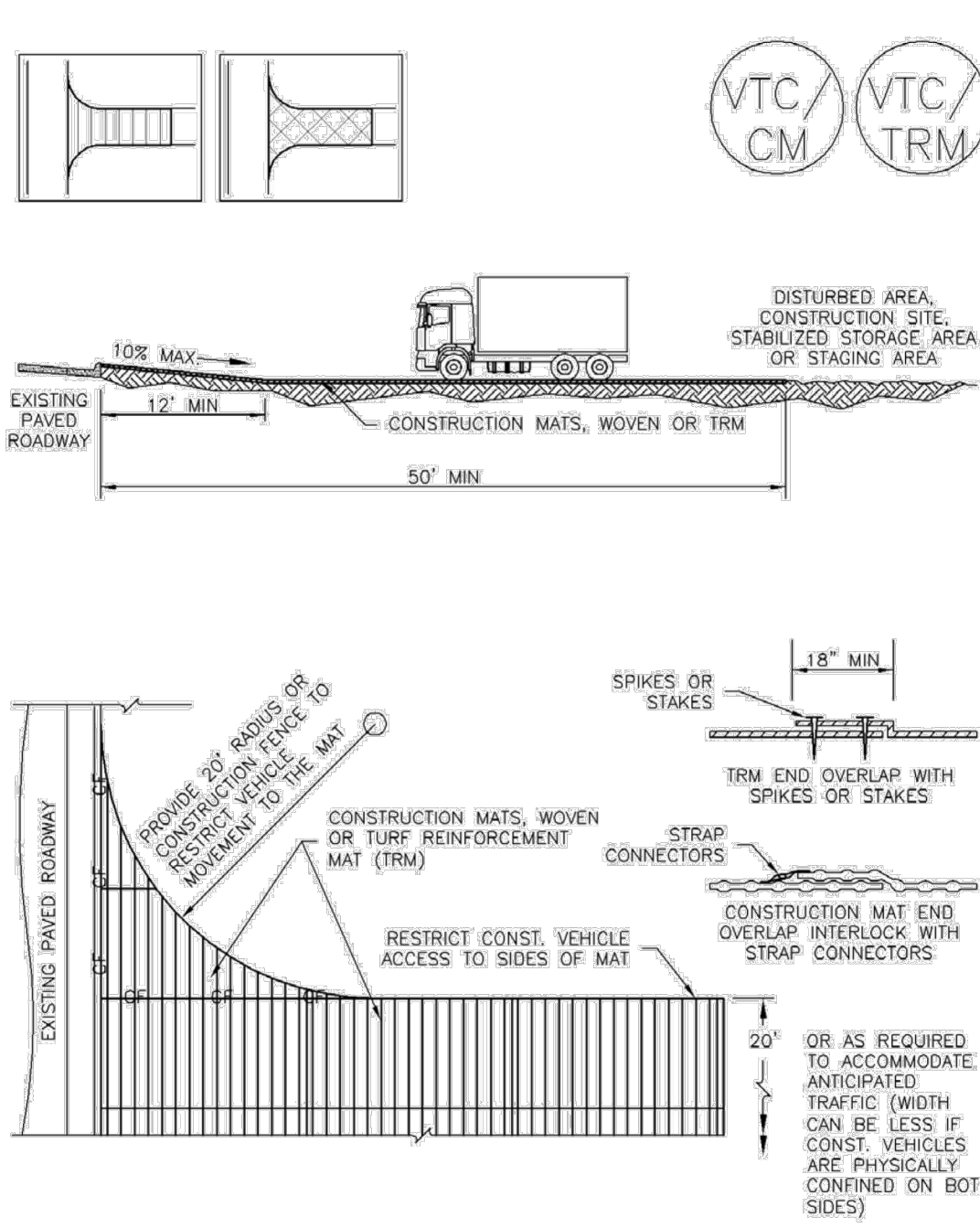


VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

VTC-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

2	VEHICLE TRACKING CONTROL
C2.2	

Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-5

3	VEHICLE TRACKING CONTROL
C2.2	

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

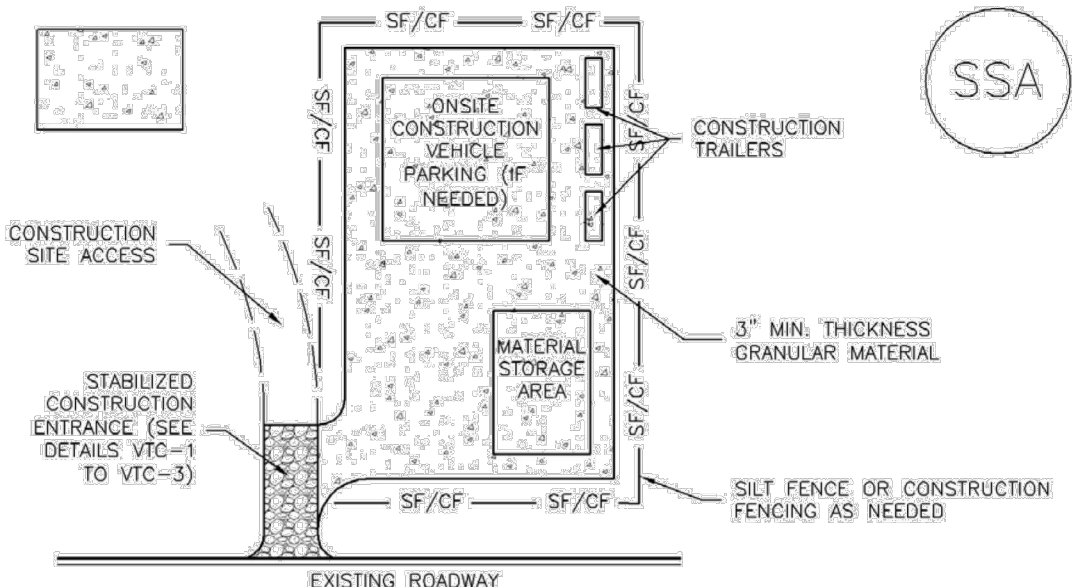
STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

5	STABILIZED STAGING AREA
C2.2	

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

6	STABILIZED STAGING AREA
C2.2	

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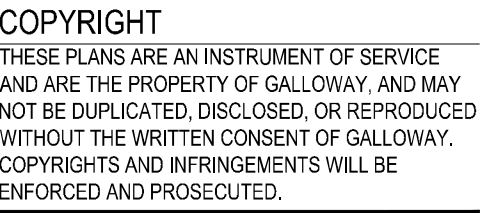
WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD
FREDERICK, CO

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Project No: TH000003.20
Drawn By: JPD
Checked By: JEP
Date: 09.03.2021

EROSION CONTROL
DETAILS

C3.5



WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

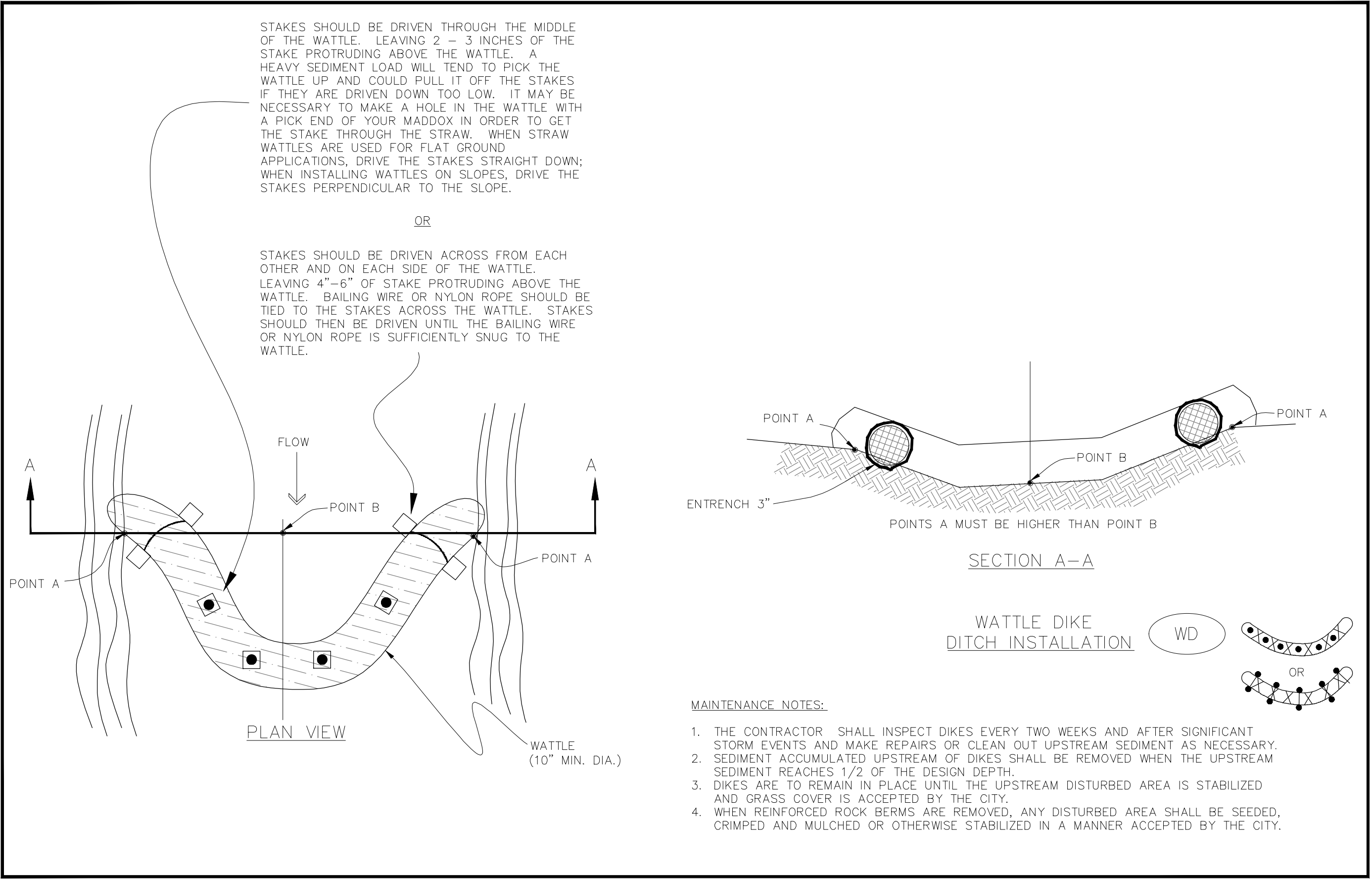
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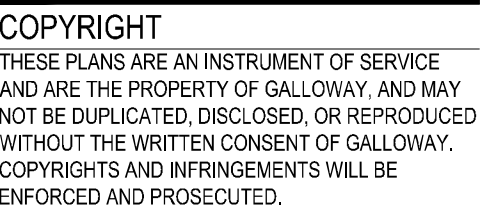
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Drawn By:	JPD
Checked By:	JEP
Date:	09.03.2021

EROSION CONTROL DETAILS

C3.6



1	WATTLE DIKE
C2.3	



WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

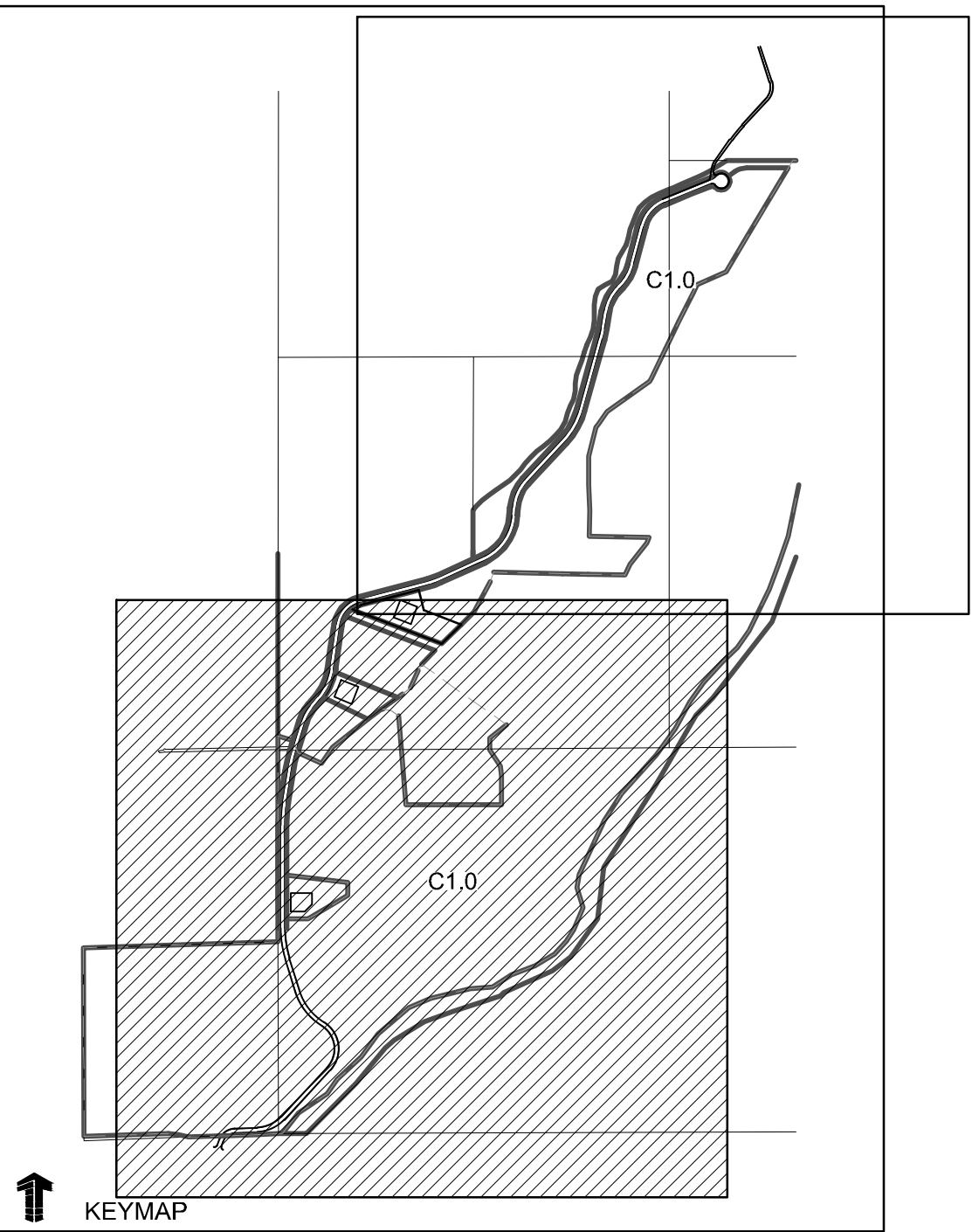
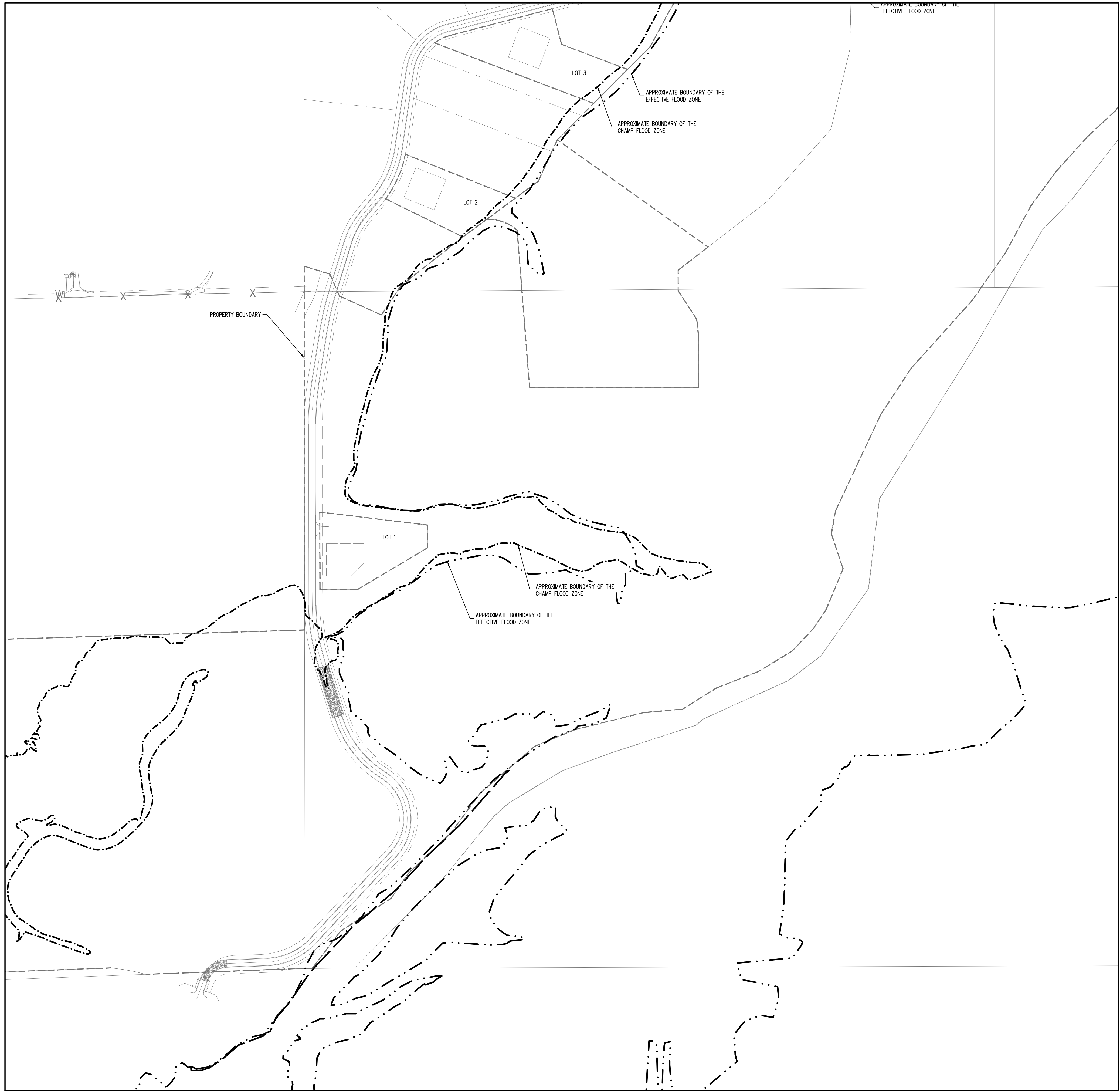
FREDERICK, CO

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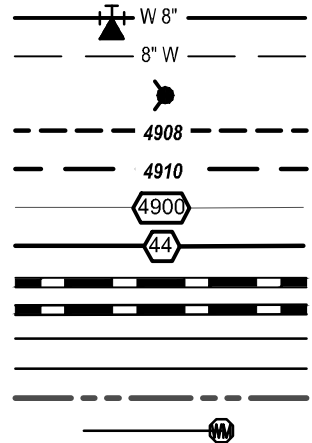
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Checked By:	
Date:	09.03.2021

EFFECTIVE FLOODPLAIN
LAYOUT 1

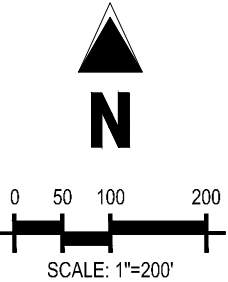
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PROPOSED 8" WATER MAIN
EXISTING WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED EDGE OF ASPHALT
PROPOSED GRAVEL SHOULDER
RIGHT-OF-WAY
PROPOSED WATER SERVICE



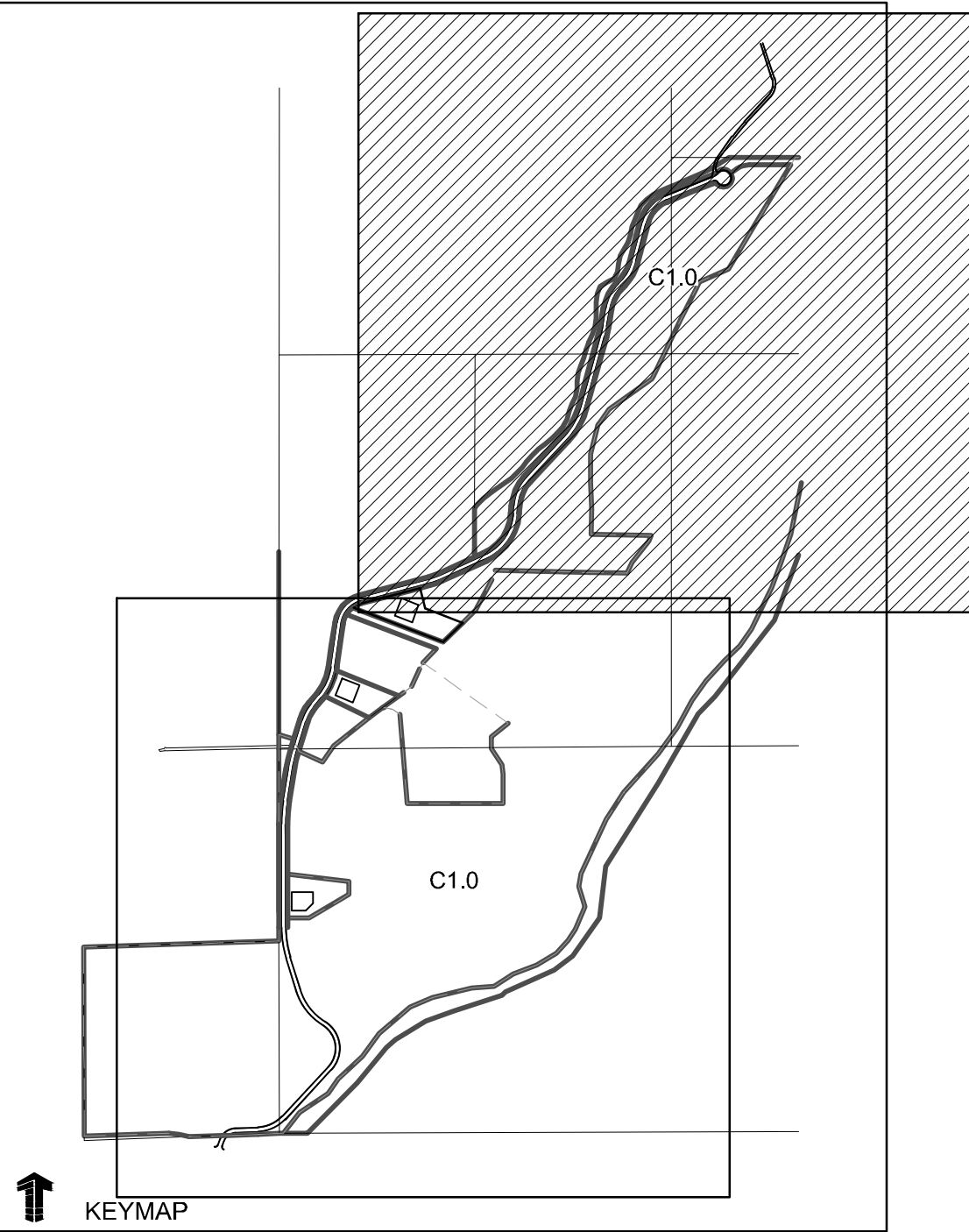
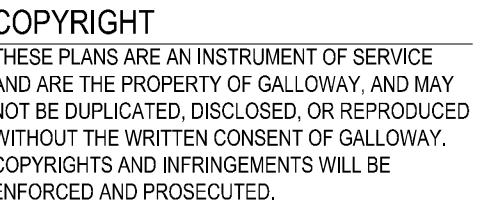
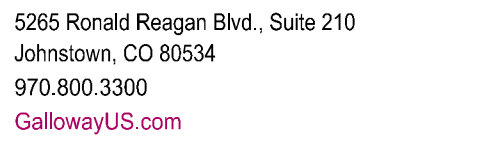
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION. THE LOCATION OF ANY UTILITIES OR CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. SEE SLOPS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS. EXISTING MANHOLES SUBDRAIN STANDARDS AND WATERLINE APPURTENANCES WITHIN THE RIGHT-OF-WAY SHALL BE ADJUSTED PER TOWN CROWN CLOSURES AND DISTRICT STANDARDS.
4. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE PERFORMED PER TOWN STREET REPAIR STANDARDS.
5. SOME ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN 4400 FEET (2497 + 4404.97).
6. MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.
7. SEE SHEET C0.0 FOR TYPICAL SECTIONS.
8. MINIMUM COVER TO BE 5.0 FEET UNLESS OTHERWISE NOTED.
9. 2" PUBLIC UTILITY LINE SHALL BE: BLUE ULTRA PPS POTABLE WATER POLYETHYLENE PIPE, SDR-9, 250 PSI MAXIMUM WORKING PRESSURE.



LEFT HAND WATER DISTRICT SIGNATURE BLOCK:

LEFT HAND WATER DISTRICT

Date _____



PROPOSED 8" WATER MAIN
EXISTING WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED EDGE OF ASPHALT
PROPOSED GRAVEL SHOULDER
RIGHT-OF-WAY
PROPOSED WATER SERVICE

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8. MINIMUM COVER TO BE 5.0 FEET UNLESS OTHERWISE NOTED.
9. 2" PUBLIC UTILITY LINE SHALL BE BLUE ULTRA 375 POTABLE WATER POLYETHYLENE PIPE, SDR-9, 250 PSI MAXIMUM WORKING PRESSURE.



Date _____

WILLIAMS FAMILY FARM, LLC
NELSON LAKES ROAD

FREDERICK, CO

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Project No:	THO000003.20
Drawn By:	
Checked By:	
Date:	09.03.2021

EFFECTIVE FLOODPLAIN LAYOUT 2

C5.1

Exhibit B

Nelson Lakes Road - Public Improvements Within the Public ROW Near WCR 16 1/2

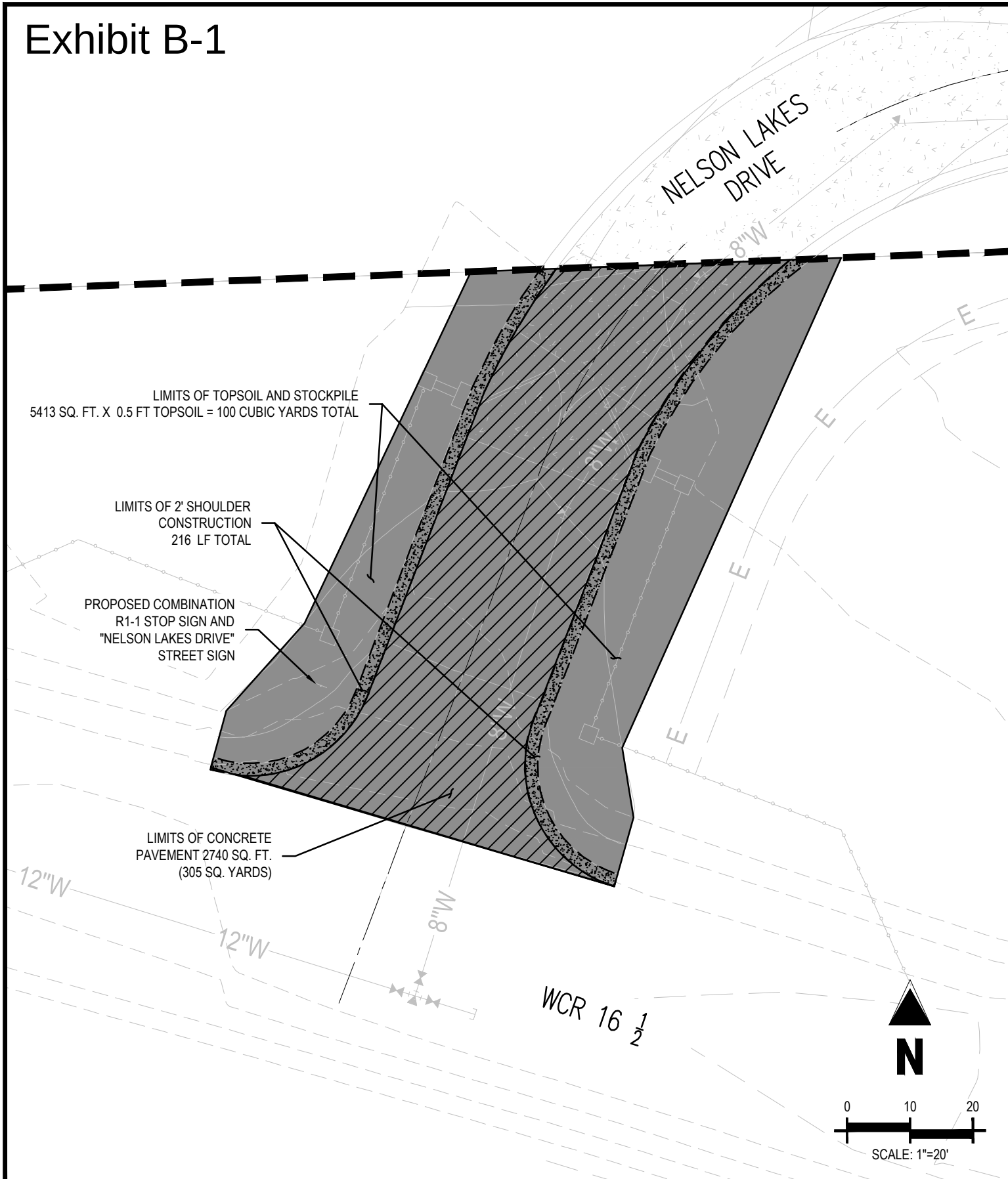
Engineer's Opinion of Probable Cost

Date

November 30, 2021

Group	Activity	Location of Improvements	Unit	Unit Cost	Qty	Total
Earthwork	Mobilization		Lump Sum	\$ 5,500.00	1 \$	5,500
Earthwork	Clear and Grub		Lump Sum	\$ 275.00	1 \$	275
Earthwork	Strip Topsoil and Stockpile - 4"-6"		Cubic Yard	\$ 2.50	100 \$	250
Earthwork	Overlot Grading - Unclassified Excavation (Cut)		Lump Sum	\$ 10,000.00	1 \$	10,000
Earthwork	Earthwork Subtotal				\$	16,025
Landscape	Trees	Nelson Lakes Drive	Each	\$ 750.00	8 \$	6,000
On-site Water	On-site Water Subtotal				\$	6,000
Street	Mobilization	Private Drive	Lump Sum	\$ 5,500.00	1 \$	5,500
Street	Combination Stop Sign/Street Sign	Private Drive	Each	\$ 700.00	1 \$	700
Street	2' Shoulder Construction	Private Drive	Linear Feet	\$ 40.00	216 \$	8,640
Street	Concrete Pavement (8" Thick)	Private Drive	Square Feet	\$ 10.50	2,740 \$	28,770
Street	Subgrade Material & Preparation	Private Drive	Square Yard	\$ 150.00	305 \$	45,750
Street	Erosion Control/Re-seeding	Private Drive	Lump Sum	\$ 5,500.00	1 \$	5,500
Street	On-site Street Subtotal				\$	88,660
Nelson Lakes Road Offsite Development Costs					\$	110,685

Exhibit B-1



NELSON LAKES
WELD CO. ROAD 16-1/2 ROAD IMPROVEMENTS
FREDERICK, CO

LIMITS OF PUBLIC IMPROVEMENTS

Project No:	THO03.20
Drawn By:	TMS
Checked By:	TMS
Date:	11/30/2021

Galloway

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EXHIBIT D
MEMORANDUM OF UNDERSTANDING
CONCERNING REIMBURSEMENT FOR OVERSIZING
PUBLIC IMPROVEMENTS

No public improvements will be constructed and dedicated to the Town of Frederick which will be subject to reimbursement for oversizing.

EXHIBIT E

**MEMORANDUM OF UNDERSTANDING
CONCERNING REIMBURSEMENT FOR OVERSIZING
PUBLIC IMPROVEMENTS BY OTHERS**

It is not anticipated that any public improvements will need to be oversized to serve the Nelson Lakes Subdivision.

EXHIBIT F

SPECIAL PROVISIONS APPLYING TO PUBLIC AND PRIVATE IMPROVEMENTS

The following special provisions apply only to the DEVELOPMENT. In the event of a conflict between any paragraph, sentence or clause of this Exhibit F and any other term of this AGREEMENT, the paragraph, sentence or clause of this Exhibit F shall prevail.

1. **Improvements.** DEVELOPER agrees to construct Nelson Lakes Drive, a private drive, in phases as shown on the approved utility plans. The DEVELOPER shall construct public improvements as depicted in the Schedule of Improvements set forth in "Exhibit B," and as illustrated in "Exhibit B-1". DEVELOPER shall not be required to pave Nelson Lakes Drive, but may do so in its sole discretion.
2. **Phasing of Improvements.** DEVELOPER shall be allowed to phase the construction of improvements (the "Improvements") within the DEVELOPMENT, as more particularly set forth on the phasing plan attached as Exhibit H.
3. **Issuance of Foundation or Building Permits.** Foundation and/or building permits may be granted by the TOWN for construction within the DEVELOPMENT prior to completion of all of the Improvements, if in the sole discretion of Town of Frederick staff, Improvements have been constructed which are sufficient to allow emergency access and all necessary utilities have been installed to serve the lot for which a building permit is requested. The TOWN may put limitations on building permits issued as to the amount of construction that can occur prior to the completion of certain improvements listed in Exhibit B. No Certificate of Occupancy will be issued for any structure on a Lot within the DEVELOPMENT until all Improvements are completed according to the Phasing Plan for the Phase in which the Lot is located.
4. **Drainage Improvements Completion Before Issuance of Building Permits.** Drainage improvements for a given Phase must be completed prior to any Certificate of Occupancy being issued for a structure located in that Phase of the Development.
5. **Approval of Individual Sewage Disposal Systems (ISDS).** The design of all ISDS shall be submitted to Weld County for review and approval prior to construction. ISDS systems meeting Weld County's requirements shall be allowed unless and until a public sanitary sewer line is extended to a point within four hundred feet (400') of the Lot on which such ISDS is located, at which time no additional permits shall be issued for an ISDS on such Lot. Any such ISDS or sewer line constructed by DEVELOPER shall comply with all local and state laws and ordinances.

6. **Annual Inspection/Maintenance of ISDS.** The ISDS shall be inspected and maintained by the DEVELOPER or the property owner's association (the "Association") for the DEVELOPMENT in accordance with the recommendations of the Professional Engineer, attached to this AGREEMENT, and incorporated by reference as Exhibit G. The DEVELOPER of the Association, as a provision of its Covenants, will be required to maintain a record of the yearly inspections.
7. **Water Rights** – Ten shares in the Plumb and Dailey Ditch were historically used for irrigation on the Nelson Lakes Property. Four of the ten shares are tied into an Agreement with the District 6 Water Users Association dated in 1974 ("District 6 Agreement") to offset evaporative losses from the exposed water surface at the Nelson Lakes Property. The District 6 Agreement requires that the water to which the Four shares are entitled either be left in Boulder Creek or run through the ponds and back to Boulder Creek to compensate for evaporative losses from the ponds. The stock certificates are endorsed to show the restriction on transfer and the DEVELOPER remains personally responsible for paying ditch assessments and complying with the District 6 Agreement. The DEVELOPER, or its future assigns, through the restriction on the stock certificates cannot transfer these shares out of the District 6 Agreement. The remaining six Plumb and Dailey Ditch Shares are part of an agreement between Boulder County and the DEVELOPER, which requires that the use of these shares be limited to the Property in the future. These conditions meet the TOWN requirements with regards to historic irrigation rights and no further action will be required of the DEVELOPER to satisfy to Town's requirements regarding water rights. The DEVELOPER will still be obligated to meet any requirements imposed by the Left Hand Water District.
8. **Public Improvements – Definition** – The references to "public improvements" and "improvements required by this AGREEMENT", as used in this AGREEMENT refer to the improvements listed on Exhibit B.
9. **Certified Statement of Construction Costs** – Paragraph 1.8(e) of this AGREEMENT shall not apply at this time, as there is no cost sharing and there are no reimbursement agreements. If DEVELOPER and the TOWN subsequently enter into a cost sharing or reimbursement agreement regarding the subject Development, this AGREEMENT may be amended by the Parties and Paragraph 1.8(e) may then be made applicable, as appropriate.
10. **Final Acceptance** – The TOWN and DEVELOPER acknowledge and agree that the only easements, rights-of-way and/or other property to be dedicated or conveyed to TOWN are those shown on the final plat which will be conveyed by dedication on the plat. If any other easements, rights-of-way, or property are subsequently conveyed to TOWN, conveyance shall be by special warranty deed.
11. **Accepted Public Improvement Plans** – The "accepted public improvement plans"

referred to in the Agreement (specifically in paragraph 1.11(c)) are the plans for all of the improvements described in Exhibit B. This includes improvements for which security is to be provided to the TOWN, or for which security is provided to another entity, or possibly for which no security has been provided.

12. **Financing and Improvement Guarantees** – The “improvement guarantees” referred to in paragraph 1.12 shall apply only to those improvements set forth in Exhibit B and shall be due at the time of commencement of Phase 1. The improvement guarantee shall apply to items for which security is to be provided to the TOWN, or for which security is provided to another entity.
13. **Utility Coordination and Installation** – Paragraphs 2.4 and 2.5 of this AGREEMENT are hereby modified to provide that all utilities installed after the date of the final plat shall be placed underground; PROVIDED HOWEVER that DEVELOPER and/or other utility providers shall be entitled to install overhead utilities over the Boulder Creek Corridor and the wetland mitigation areas and open space areas. The Parties further agree that no street lights are required in the SUBDIVISION. All lighting within the SUBDIVISION shall be in accordance with its covenants and design guidelines. If street lights are desired in the future, a site plan, including a photometric plan, for the proposed street lights shall be submitted to the TOWN for review and approval.
14. **Public Use Land Dedications** – The Parties agree and acknowledge that no additional public use land dedications are proposed or required for the SUBDIVISION. The prior dedication of a conservation easement along Boulder Creek, the trail corridor for which an easement has been delineated on the plat and the open space provided for the residents of the SUBDIVISION, meet all open space requirements.
15. **Drainage Improvements** – The storm drainage improvements required for the SUBDIVISION shall be those listed on Exhibit A-1 and shown in the approved plans for the SUBDIVISION. The storm drainage improvements shall be constructed according to the Phasing Plan. Construction of such storm drainage improvements shall satisfy the DEVELOPER’s obligations pursuant to Section 8 of this AGREEMENT.
16. **Transportation Facilities** – The traffic plan for the SUBDIVISION has been submitted to and approved by the TOWN. The DEVELOPER acknowledges that recommendations of the approved traffic study must be followed, and acknowledges that all improvements shown in Exhibit B must be constructed by the DEVELOPER according to the Phasing Plan prior to issuance of any Certificate of Occupancy. The TOWN waives all other requirements of Section 9 of this AGREEMENT and expressly acknowledges that no off-site transportation/road improvements shall be required. The Parties further acknowledge and agree that no traffic control devices shall be required in or adjacent to the SUBDIVISION other than caution or stop signs at the intersection of the entry road to the SUBDIVISION and WCR 16-1/2.

17. **Construction of a Private Drive** – The DEVELOPER has limited the number of homes to be constructed at the SUBDIVISION to preserve the natural characteristics of the site. Nelson Lakes Drive will be a private drive within the SUBDIVISION and will be maintained in perpetuity by the DEVELOPER or its assigns unless and until it is dedicated to the TOWN.
18. **Access to Public Street Required for Building Permit** – Paragraph 14.3 shall not apply to the SUBDIVISION. The Parties agree and acknowledge that the proposed access to the SUBDIVISION from WCR 20 1/2 is the emergency access for all lots and satisfies the requirements of the Town.
19. **Parks and Open Space Improvement** – The Parties acknowledge and agree that no park and/or open space dedications or improvements, except as shown on the approved plat or accepted public improvement plans, shall be required for the SUBDIVISION.
20. **Landscaping** – All landscaping within the SUBDIVISION is private and shall be constructed or installed as shown on the approved plans according to the Phasing Plan. No public landscaping is required. All landscaping shall be maintained in perpetuity by the DEVELOPER or its assigns.

EXHIBIT H

PHASING PLAN – NELSON LAKES SUBDIVISION

Phase	Required Prior to:	Improvements Required
I	First Building Permit unless approval by Town of Frederick*	Improvements shown in Exhibit A-1 and listed in Exhibit B required to: provide access from WCR 16 ½, emergency access to WCR 20 1/2 and extension of the 8” water line from WCR 16 ½ to the 2” connection required by Lefthand Water District from WCR 18 (approximately station 44+00).** A temporary road will be allowed near Station 32+00 to allow access around the existing shed at the property while a new outbuilding needed for the maintenance of the property is constructed on Lot 1. The temporary road will be at least 20’ wide and tie immediately into the full section of Nelson Lakes Drive north and south of the existing shed. Prior to the Town granting the certificate of occupancy for Lot 1, remove of the temporary road near Station 32+00 and completion of full section of Nelson Lakes Drive. Nelson Lakes Drive may be paved at the discretion of the Developer, but is not required during any phase of the development.
II	Building Permit for Lot 2.	Extension of the 8” water line shown in Exhibit A-1 as necessary to serve Lot 2.
III	Building Permit 3	Extension of the 8” water line shown in Exhibit A-1 as necessary to serve Lot 3 will be required. Before issuance of the Certificate of Occupancy for Lot 3, the landscape shown on the Landscape Plan for Nelson Lakes must be installed and the entry feature including gate structure for Nelson Lakes must be installed. .**
IV	Building Permit for Lots 11, 12, or 13.	The full extension of the 8” water line as shown in Exhibit A-1 will be required.

*Note: See Section 3 of Exhibit F.

** Reference Exhibit A-1 for location of stations referenced.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 22-R-19**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO
AUTHORIZING THE MAYOR TO EXECUTE THE FIRST
AMENDMENT TO THE NELSON LAKES SUBDIVISION MOAPI**

WHEREAS, the Town and the Williams Family Farm, LLC executed a Memorandum of Agreement for Public Improvements dated March 10, 2009; and

WHEREAS, Williams Family Farm, LLC has requested certain amendments to the MOAPI which are acceptable to the Town.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Frederick, Colorado, that:

Section 1. The attached First Amendment to the Memorandum of Agreement for Public Improvements is approved and the Mayor is authorized to execute the same.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8TH DAY OF MARCH, 2022.

ATTEST:

TOWN OF FREDERICK

By _____
Meghan C. Martinez, MMC, Town Clerk

By _____
Tracie Crites, Mayor



TOWN OF FREDERICK

Board of Trustees

Action Memorandum

Dan March, Mayor Pro Tem
Adam Mahan, Trustee
Kevin Brown, Trustee

Tracie Crites, Mayor

Mark Lamach, Trustee
Rusty O'Neal, Trustee
Windi Padia, Trustee

Setting Public Hearings for the Adoption of the 2018 International Existing Building Code

Agenda Date: Town Board Meeting – March 8, 2022

Attachments: a. Ordinance 1373

Submitted by: Chuck Sandifer
Chief Building Official

Approved for Presentation: 
Town Manager

☐ Quasi-Judicial

☐ Legislative

☒ Administrative

Summary Statement:

The Town of Frederick adopted the 2018 I-Codes and the 2020 NEC effective June 30th 2020. In the 2015 IBC, Chapter 34 (Existing Buildings) was removed and replaced with a stand-alone code book which will need to be adopted separately from the codes previously adopted.

Detail of Issue/Request:

This is a request to adopt the 2018 International Existing Building Code which was removed from the I-Codes and replaced with a stand-alone code book. Adoption of the 2018 code is necessary for evaluation and design of commercial renovation projects in the Town of Frederick.

Staff is requesting that the attached ordinance be adopted by reference. At the February 8, 2022 Board Meeting, the Board of Trustees approved Resolution 22-R-09 setting a public hearing for adoption of Ordinance 1373. The Town Clerk's office published the notice of hearing as required by state statute in order to adopt the codes by reference. Adoption of the attached ordinance will adopt the 2018 International Existing Building Code.

Legal/Political Considerations:

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The Town Attorney drafted the ordinance.

Alternatives/Options:

The Town has the option of not approving the 2018 IEBC, but will be required to adopt Chapter 34 of the 2012 IBC.

Financial Considerations:

There will be no cost impact for adopting the 2018 International Existing Building Code.

Staff Recommendation:

Staff recommends approval Ordinance 1373.

ORDINANCE NO. 1373

AN ORDINANCE OF THE TOWN OF FREDERICK, COLORADO, ADDING A SECTION TO CHAPTER 18 BUILDING REGULATIONS OF THE FREDERICK MUNICIPAL CODE.

WHEREAS, the Town of Frederick is a statutory municipality created and organized pursuant to Title 31, Colorado Revised Statutes; and,

WHEREAS, the Town of Frederick has authority, pursuant to Colorado Revised Statutes § 31-15-401 et. seq. and C.R.S. § 31-15-601 et. seq. to enact and enforce building codes for the orderly and safe development within the Town; and,

WHEREAS, the Town of Frederick in 2021 adopted updated building regulations as codified in Chapter 18 of the Frederick Municipal Code; and,

WHEREAS, the International Existing Building Code, which was previously included as a chapter within the International Building Code, was not adopted in 2021 with the other code updates; and,

WHEREAS, adoption of the International Existing Building Code is needed to address the requirements for existing building projects, such as remodels and other renovations; and,

WHEREAS, pursuant to C.R.S. §31-16-202, the adoption of the International Existing Building code may be done by reference.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, AS FOLLOWS:

Section 1. Section 18-1-60, Frederick Municipal Code, entitled “Adopted” is hereby amended by adding the following section:

Sec. 18-1-60. Adopted.

(11) The *2018 International Existing Building Code*, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478, August 2017, Chapters 1 through 16 inclusive and Appendices A, B & C and Resource A, is hereby incorporated by this reference as part of this Building Code to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this Chapter. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of buildings and structures for the purpose of safeguarding the public

health, safety and general welfare. All references in this Code to the *International Existing Building Code* are to the edition referenced above.

Section 2. Severance Clause. If an article, section, paragraph, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees of the Town of Frederick, Colorado hereby declares that it would have passed this Ordinance and each part or parts thereof, irrespective of the fact that any one part or parts may be declared invalid or unconstitutional.

Section 3. Repeal. All other ordinances, or parts of any ordinances or other Code provisions in conflict herewith are hereby repealed.

Section 4. Effective Date. As this code amendment effects the current existing buildings and need for immediate oversight and enforcement of codes pertaining to existing buildings, this ordinance shall take effect immediately upon passage to ensure the immediate preservation of the public peace, health and safety of the community pursuant to Section 1-47 of the Frederick Municipal Code.

**INTRODUCED, PASSED, ADOPTED AND ORDERED PUBLISHED IN FULL BY
THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK THIS ____ DAY OF
_____, 2022**

TOWN OF FREDERICK, a Colorado municipal
corporation

By: _____
Tracie Crites, Mayor

ATTEST:

By: _____
Meghan Martinez, MMC, Town Clerk



TOWN OF FREDERICK

Board of Trustees

Action Memorandum

Dan March, Mayor Pro Tem
Adam Mahan, Trustee
Kevin Brown, Trustee

Tracie Crites, Mayor

Mark Lamach, Trustee
Rusty O'Neal, Trustee
Windi Padia, Trustee

Consider Awarding a Contract for the 2022 Pavement Maintenance Program

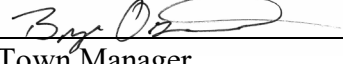
Agenda Date: Town Board Meeting – March 8, 2022

Attachments:

- a. Bid Tabulation from Contractors
- b. Project Maps
- c. Resolution 22-R-20

Finance Review: _____
Finance Director

Submitted by: Jason Berg
Civil Engineer, EI

Approved for Presentation: 
Town Manager

☐ Quasi-Judicial ☐ Legislative ☒ Administrative

Summary Statement:

Bids for the 2022 Pavement Maintenance Program were opened on February 23, 2022 and staff is providing a recommendation for the award of this project to the lowest responsible bidder.

Detail of Issue/Request:

The Town Engineering Department and Public Works use a Pavement Management System to assist in the evaluation of pavement condition, serviceable life and maintenance strategies for Town owned roads. A Pavement Management System is a set of tools that includes pavement evaluation, software and engineering judgment to budget and plan for maintenance and rehabilitation projects to help minimize costs while improving overall pavement conditions. With this, staff has identified areas within the Town of Frederick requiring pavement maintenance as part of the continuing effort to maintain and

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improve a critical part of the overall community infrastructure of the Town. The maintenance of asphalt pavement will preserve integrity and expand the life of the roadway preventing more drastic and costly maintenance treatment methods in the future. This year's project will involve asphalt patching and 1.5-inch mill & overlay in the areas identified as part of the project maps included within your packet.

The Invitation to Bid was issued January 31, 2022 and advertised two consecutive weeks. The bid opening was February 23, 2022. Six bids were received; staff reviewed the bids, each of the contractor's qualifications and contacted references.

Staff is recommending this contract award to Asphalt Specialties Company, Inc. as the lowest qualified bidder.

Legal/Political Considerations:

Staff followed the Town's Purchasing Manual procedures. The Town Attorney has drafted the resolution.

Alternatives/Options:

The Town has the option of awarding the contract for this work to the lowest responsible bidder, to negotiate with the lowest responsible bidder, to reject any and all bids and not proceed with the pavement maintenance project this year, or re-bid a different contract scope with budgeted funds.

Financial Considerations:

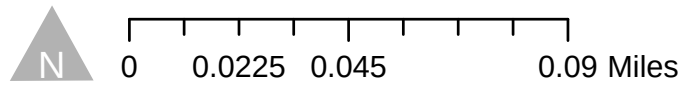
The project amount of \$324,075 for these maintenance improvements has been budgeted for within the Capital Improvement Project (CIP) Fund. The total budgeted amount for the Pavement Maintenance Program is \$950,000 with the two projects; 2022 Pavement Maintenance Program and 2022 Seal Project – Pavement Maintenance Program contract amounts totaling \$740,465.

Staff Recommendation:

Staff recommends that the Board award the contract to and approve the attached Resolution 22-R-20.

Bid Summary
Frederick 2022 Pavement Maintenance Program

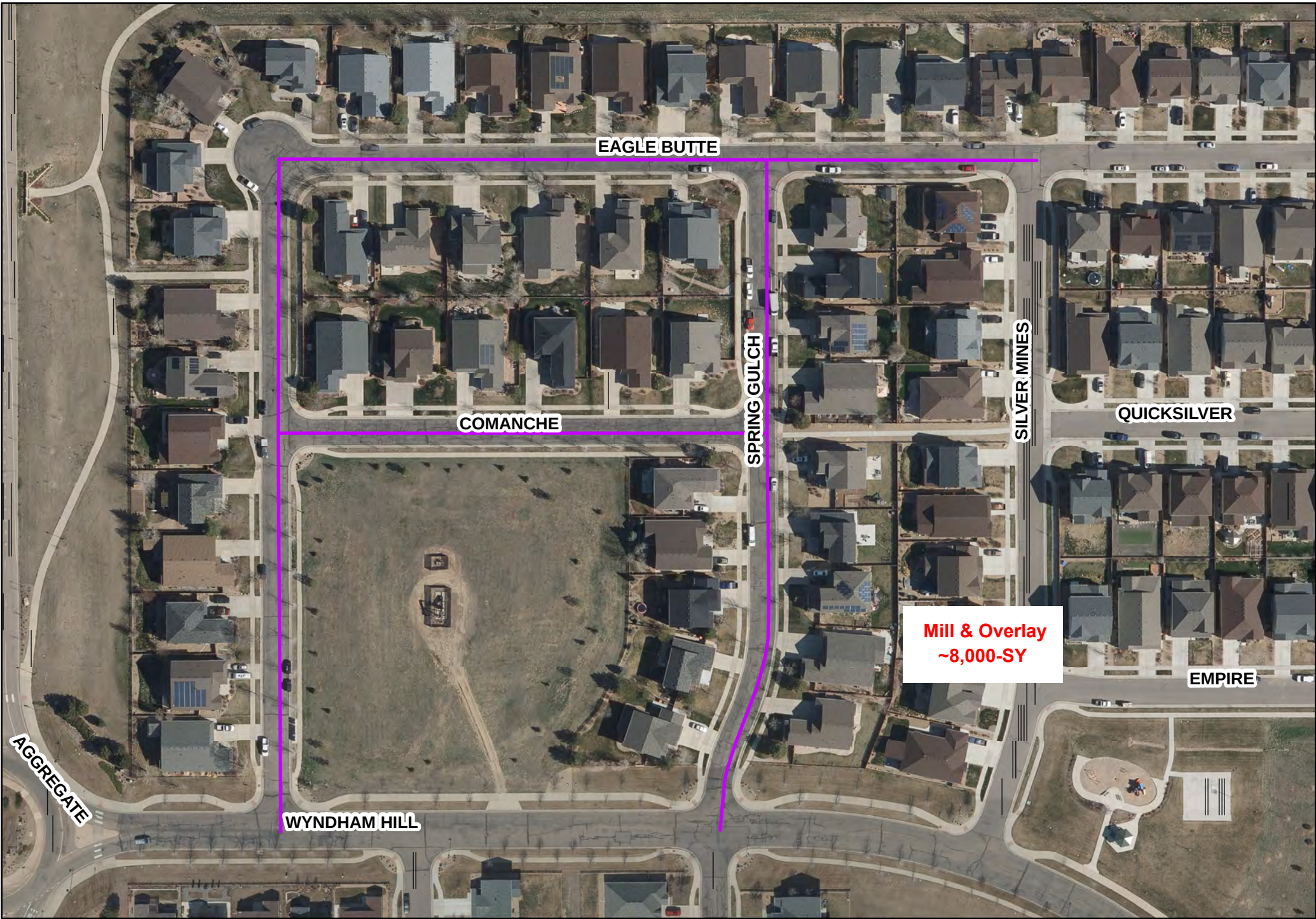
BID SCHEDULE				Metro Pavers, Inc.		Brannan Sand and Gravel Company, LLC		All Pro Pavement		RME Ltd., LLC dba Elite Surface Infrastructure		Asphalt Specialties Company, Inc.		Don Kehn Construction	
Item		Unit	Quantity	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension
Site Work															
1	Mobilization	LS	1	\$ 10,500.00	\$ 10,500.00	\$ 10,750.00	\$ 10,750.00	\$ 7,500.00	\$ 7,500.00	\$ 18,515.00	\$ 18,515.00	\$ 10,200.00	\$ 10,200.00	\$ 14,500.00	\$ 14,500.00
2	Traffic Control	LS	1	\$ 10,450.00	\$ 10,450.00	\$ 25,350.00	\$ 25,350.00	\$ 24,000.00	\$ 24,000.00	\$ 32,810.00	\$ 32,810.00	\$ 21,000.00	\$ 21,000.00	\$ 65,206.00	\$ 65,206.00
3	Patching (HBP) (GR SX)	TON	750	\$ 152.52	\$ 114,390.00	\$ 172.50	\$ 129,375.00	\$ 141.00	\$ 105,750.00	\$ 132.60	\$ 99,450.00	\$ 140.00	\$ 105,000.00	\$ 120.00	\$ 90,000.00
4	Mill and Overlay (1.5-inch) (HBP) (GR S and SX)	SY	22,500	\$ 10.30	\$ 231,750.00	\$ 7.95	\$ 178,875.00	\$ 10.85	\$ 244,125.00	\$ 8.75	\$ 196,875.00	\$ 8.35	\$ 187,875.00	\$ 11.52	\$ 259,200.00
Total Project Cost:					\$ 367,090.00		\$ 344,350.00		\$ 381,375.00		\$ 347,650.00		\$ 324,075.00		\$ 428,906.00



Raspberry Hill

TOWN OF FREDERICK





EAGLE BUTTE

COMANCHE

SPRING GULCH

SILVER MINES

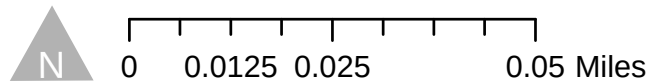
QUICKSILVER

EMPIRE

WYNDHAM HILL

AGGREGATE

Mill & Overlay
~8,000-SY



Wyndham Hill

TOWN OF FREDERICK



**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 22-R-20**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, TO AWARD
A CONTRACT FOR 2022 PAVEMENT MAINTENANCE PROGRAM AND
AUTHORIZING THE TOWN MANAGER TO EXECUTE THE CONTRACT**

WHEREAS, in accordance with Chapter 4 Article V, the Town has solicited bids for the 2022 Pavement Maintenance Program; and,

WHEREAS, the Board of Trustees finds that the lowest responsible bidder for this contract award is Asphalt Specialties Company, Inc.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF FREDERICK, COLORADO, AS FOLLOWS:**

1. The Board of Trustees accepts the bid of Asphalt Specialties Company, Inc. in the amount of \$324,075.00 as the lowest responsible bid for the 2022 Pavement Maintenance Program as reflected in the accompanied Action Memorandum and authorizes the Town Manager to sign a contract, subject to finalization and review by the Town Attorney that is substantively the same as the attached Exhibit A.

INTRODUCED, READ, PASSED, AND SIGNED THIS 8TH DAY OF MARCH, 2022.

TOWN OF FREDERICK

By: _____
Tracie Crites, Mayor

ATTEST:

By: _____
Meghan C. Martinez, MMC, Town Clerk



TOWN OF FREDERICK

Board of Trustees

Action Memorandum

Dan March, Mayor Pro Tem
Adam Mahan, Trustee
Kevin Brown, Trustee

Tracie Crites, Mayor

Mark Lamach, Trustee
Rusty O'Neal, Trustee
Windi Padia, Trustee

Consider Awarding a Contract for the 2022 Colorado Boulevard Mill & Overlay

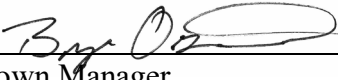
Agenda Date: Town Board Meeting – March 8, 2022

Attachments:

- a. Bid Tabulation from Contractors
- b. Project Maps
- c. Resolution 22-R-21

Finance Review: _____
Finance Director

Submitted by: Jason Berg
Civil Engineer, EI

Approved for Presentation: 
Town Manager

☐ Quasi-Judicial ☐ Legislative ☒ Administrative

Summary Statement:

Bids for the 2022 Colorado Boulevard Mill & Overlay were opened on February 23, 2022 and staff is providing a recommendation for the award of this project to the lowest responsible bidder.

Detail of Issue/Request:

The Town Engineering Department and Public Works use a Pavement Management System to assist in the evaluation of pavement condition, serviceable life and maintenance strategies for Town owned roads. A Pavement Management System is a set of tools that includes pavement evaluation, software and engineering judgment to budget and plan for maintenance and rehabilitation projects to help minimize costs while improving overall pavement conditions. With this, staff has identified areas within the Town of Frederick requiring pavement maintenance as part of the continuing effort to maintain and

Built on What Matters.

improve a critical part of the overall community infrastructure of the Town. The maintenance of asphalt pavement will preserve integrity and expand the life of the roadway preventing more drastic and costly maintenance treatment methods in the future. This year's project will involve crack seal, mastic crack seal, asphalt patching, 2.0-inch mill & overlay, roadway striping and thermoplastic pavement markings in the areas identified as part of the project maps included within your packet.

The Invitation to Bid was issued January 31, 2022 and advertised two consecutive weeks. The bid opening was February 23, 2022. Six bids were received; staff reviewed the bids, adherence to the requirements of the Town's bid documents, each of the contractor's qualifications and contacted references.

Staff is recommending this contract award to Asphalt Specialties Company, Inc. as the next lowest responsible bidder meeting the requirements set within the Town's bid documents. The lowest bidder was removed from consideration because they didn't meet the responsive piece of the bid. As part of the technical specifications Division 1-General Requirements, Section 01025 Measurement and Payment, 2.01 Mobilization-the cost of mobilization shall not constitute more than 5% of the total contract amount. As referenced in the Bid Summary document, one bidder was removed for a mobilization amount that was 8.61%.

Legal/Political Considerations:

Staff followed the Town's Purchasing Manual procedures. The Town Attorney has drafted the resolution.

Alternatives/Options:

The Town has the option of awarding the contract for this work to the lowest responsible bidder, to negotiate with the lowest responsible bidder, to reject any and all bids and not proceed with the pavement maintenance project this year, or re-bid a different contract scope with budgeted funds.

Financial Considerations:

The project amount of \$1,271,275 for these maintenance improvements has been budgeted for within the Capital Improvement Project (CIP) Fund with a total available amount of \$1,600,000.

Staff Recommendation:

Staff recommends that the Board award the contract to and approve the attached Resolution 22-R-21.

Bid Summary
Frederick 2022 Colorado Boulevard Mill & Overlay

BID SCHEDULE				REM Ltd., LLC dba Elite Surface Infrastructure		Aggregate Industries		Removed from Consideration		Brannan Sand and Gravel Company, LLC		Asphalt Specialties Company, Inc.		Coulson Excavating Company, Inc.		Martin Marietta Materials	
Item	Unit	Quantity	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	Cost	Extension	
Site Work																	
1	Mobilization	LS	1	\$ 42,170.00	\$ 42,170.00	\$ 14,000.00	\$ 14,000.00	\$ 105,000.00	\$ 105,000.00	\$ 60,000.00	\$ 60,000.00	\$ 35,000.00	\$ 35,000.00	\$ 63,000.00	\$ 63,000.00		
2	Traffic Control	LS	1	\$ 160,325.00	\$ 160,325.00	\$ 170,000.00	\$ 170,000.00	\$ 139,000.00	\$ 139,000.00	\$ 143,500.00	\$ 143,000.00	\$ 85,000.00	\$ 85,000.00	\$ 133,000.00	\$ 133,000.00		
3	Crack Seal	TON	10	\$ 4,385.00	\$ 43,850.00	\$ 4,362.57	\$ 43,625.70	\$ 4,150.00	\$ 41,500.00	\$ 4,100.00	\$ 41,000.00	\$ 4,000.00	\$ 40,000.00	\$ 4,300.00	\$ 43,000.00		
4	Mastic Crack Seal	TON	10	\$ 8,375.00	\$ 83,750.00	\$ 4,944.24	\$ 49,442.40	\$ 4,350.00	\$ 43,500.00	\$ 4,900.00	\$ 49,000.00	\$ 4,500.00	\$ 45,000.00	\$ 4,720.00	\$ 47,200.00		
5	Patching (HBP)(GR S)(75)(PG 64-22)	TON	2,000	\$ 131.45	\$ 262,900.00	\$ 137.00	\$ 274,000.00	\$ 130.00	\$ 260,000.00	\$ 165.00	\$ 330,000.00	\$ 160.00	\$ 320,000.00	\$ 130.30	\$ 260,600.00		
6	Mill & Overlay (2-inch)(HBP)(GR SX)(75)(PG 64-22)	SY	58,000	\$ 10.40	\$ 603,200.00	\$ 11.30	\$ 655,400.00	\$ 9.45	\$ 548,100.00	\$ 9.90	\$ 574,200.00	\$ 12.75	\$ 739,500.00	\$ 11.25	\$ 652,500.00		
7	Sanitary Sewer Manhole Adjustment and Smooth Lid	EA	5	\$ 625.00	\$ 3,125.00	\$ 600.00	\$ 3,000.00	\$ 650.00	\$ 3,250.00	\$ 585.00	\$ 2,925.00	\$ 600.00	\$ 3,000.00	\$ 725.00	\$ 3,625.00		
8	Striping Plan Design	LS	1	\$ 11,675.00	\$ 11,675.00	\$ 5,800.00	\$ 5,800.00	\$ 2,750.00	\$ 2,750.00	\$ 2,150.00	\$ 2,150.00	\$ 1,500.00	\$ 1,500.00	\$ 2,300.00	\$ 2,300.00		
9	Striping (Epoxy Paint)	MILES	2	\$ 18,825.00	\$ 37,650.00	\$ 19,650.00	\$ 39,300.00	\$ 20,000.00	\$ 40,000.00	\$ 17,000.00	\$ 34,000.00	\$ 22,000.00	\$ 44,000.00	\$ 17,700.00	\$ 35,400.00		
10	Thermoplastic Pavement Markings	LS	1	\$ 36,470.00	\$ 36,470.00	\$ 31,000.00	\$ 31,000.00	\$ 36,500.00	\$ 36,500.00	\$ 34,500.00	\$ 34,500.00	\$ 13,500.00	\$ 13,500.00	\$ 34,300.00	\$ 34,300.00		
Total Project Cost:					\$ 1,285,115.00		\$ 1,285,568.10		\$ 1,219,600.00		\$ 1,270,775.00		\$ 1,326,500.00		\$ 1,274,925.00		
								\$105,000.00 ÷ \$1,219,600.00 8.61%		+ \$500.00 \$1,271,275.00							

Town of Frederick Contract Documents and Technical Specifications

Division 1 - General Requirements
Section 01025 - Measurement and Payment
2.01 - Mobilization

This item shall be paid for on a lump sum (LS) basis and shall include the cost of furnishing at the job site all equipment, facilities, materials, personnel, and supplies required to complete the construction; acquiring permits as necessary to construct the project; provide the required bonds and insurance; coordinate with utility companies for work in and around their facilities and easements; and demobilization costs. The cost of Mobilization shall not constitute more 5% of the total contract amount.

Bella Rosa Pkwy/CR 20

Colorado Blvd/CR 13

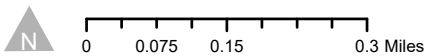
Godding Hollow Pkwy/CR18

Mill & Overlay
~58,000-SY

Colorado Blvd/CR 13

Tipple Pkwy/CR 16

Tipple Pkwy/CR 16



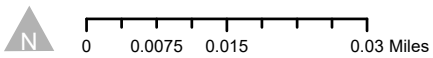
Colorado Boulevard Mill & Overlay Overview

TOWN OF FREDERICK



Bella Rosa Pkwy/CR 20

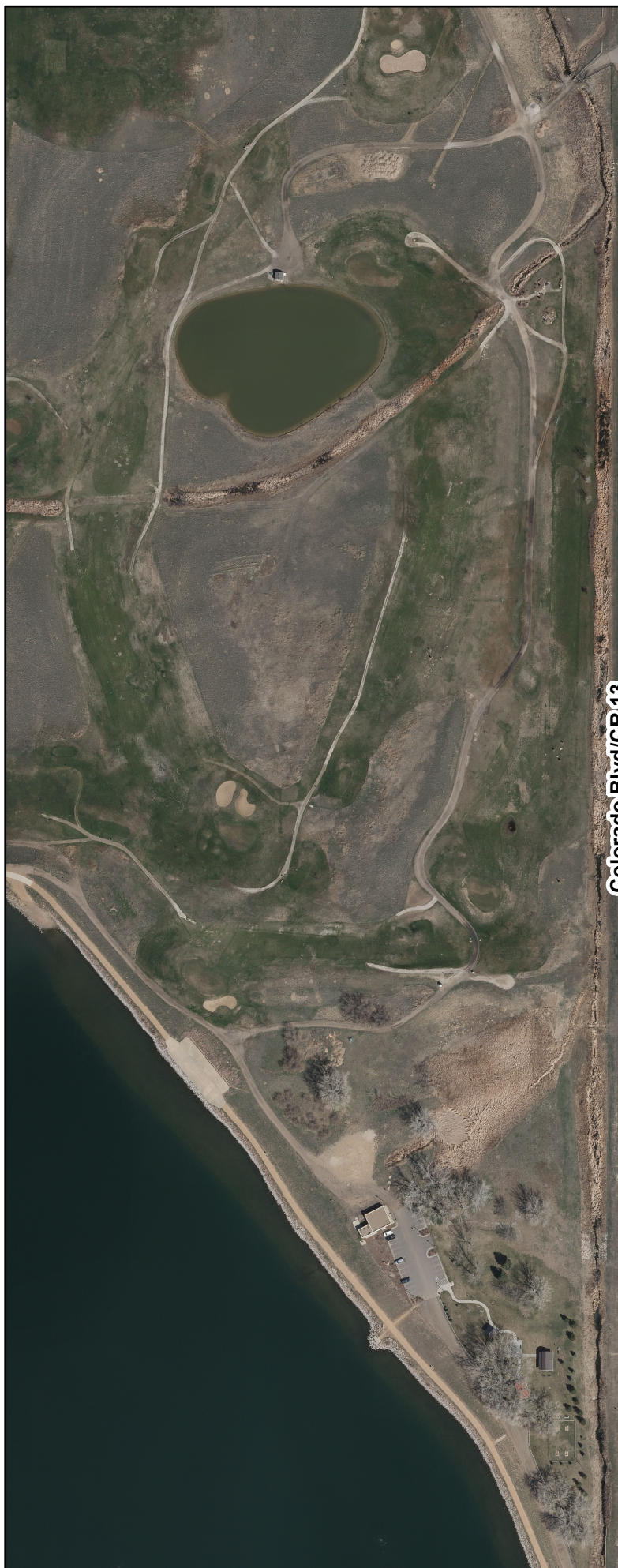
Colorado Blvd/CR 13



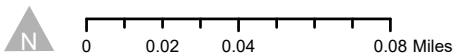
Bella Rosa Parkway to
Golf Course access

TOWN OF FREDERICK





Colorado Blvd/CR 13



**Golf Course access to
north commercial access**

TOWN OF FREDERICK





Godding Hollow Pkwy/CR18

Colorado Blvd/CR13



0 0.0125 0.025 0.05 Miles

north commercial access to
Godding Hollow Parkway

TOWN OF FREDERICK



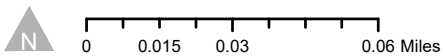
Godding Hollow Pkwy/CR18

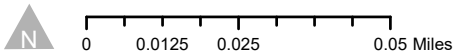
Colorado Blvd/CR13



Godding Hollow Parkway
to Iris Parkway

TOWN OF FREDERICK

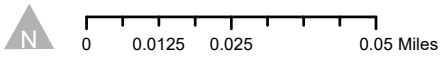




**Iris Parkway to
Hurt Street**

TOWN OF FREDERICK





Hurt Street to
Tipple Parkway

TOWN OF FREDERICK



**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 22-R-21**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, TO AWARD
A CONTRACT FOR COLORADO BOULEVARD MILL AND OVERLAY AND
AUTHORIZING THE TOWN MANAGER TO EXECUTE THE CONTRACT**

WHEREAS, in accordance with Chapter 4 Article V, the Town has solicited bids for the Colorado Blvd Mill and Overlay project; and,

WHEREAS, the Board of Trustees finds that the lowest responsible bidder for this contract award is Asphalt Specialties Company, Inc.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF FREDERICK, COLORADO, AS FOLLOWS:**

1. The Board of Trustees accepts the bid of Asphalt Specialties Company, Inc. in the amount of \$1,271,275.00 as the lowest responsible bid for the Colorado Blvd Mill and Overlay project as reflected in the accompanied Action Memorandum and authorizes the Town Manager to sign a contract, subject to finalization and review by the Town Attorney that is substantively the same as the attached Exhibit A.

INTRODUCED, READ, PASSED, AND SIGNED THIS 8TH DAY OF MARCH, 2022.

TOWN OF FREDERICK

By: _____
Tracie Crites, Mayor

ATTEST:

By: _____
Meghan C. Martinez, MMC, Town Clerk



TOWN OF FREDERICK

Board of Trustees

Action Memorandum

Dan March, Mayor Pro Tem
Adam Mahan, Trustee
Kevin Brown, Trustee

Tracie Crites, Mayor

Mark Lamach, Trustee
Rusty O'Neal, Trustee
Windi Padia, Trustee

Consider Awarding a Contract for the 2022 Seal Project - Pavement Maintenance Program

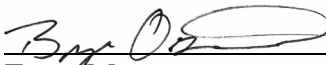
Agenda Date: Town Board Meeting – March 8, 2022

Attachments:

- a. Bid Tabulation from Contractors
- b. Project Maps
- c. Resolution 22-R-22

Finance Review: _____
Finance Director

Submitted by: Jason Berg
Civil Engineer, EI

Approved for Presentation: 
Town Manager

☐ Quasi-Judicial

☐ Legislative

☒ Administrative

Summary Statement:

Bids for the 2022 SEAL PROJECT - PAVEMENT MAINTENANCE PROGRAM were opened on February 23, 2022 and staff is providing a recommendation for the award of this project to the lowest responsible bidder.

Detail of Issue/Request:

The Town Engineering Department and Public Works use a Pavement Management System to assist in the evaluation of pavement condition, serviceable life and maintenance strategies for Town owned roads. A Pavement Management System is a set of tools that includes pavement evaluation, software and engineering judgment to budget and plan for maintenance and rehabilitation projects to help minimize costs while improving overall pavement conditions. With this, staff has identified areas within the Town of Frederick requiring pavement maintenance as part of the continuing effort to maintain and

Built on What Matters.

improve a critical part of the overall community infrastructure of the Town. The maintenance of asphalt pavement will preserve integrity and expand the life of the roadway preventing more drastic and costly maintenance treatment methods in the future. This year's project will involve the application of crack seal, mastic crack seal and slurry seal to Town roadways in the areas identified as part of the project maps included within your packet.

Slurry sealing involves the applications of a single thin layer of asphaltic oil emulsion and coarse, sandy aggregate to the entire street. The slurry seal application provides a new surface with improved skid-resistance while extending the life of the roadway.

The Invitation to Bid was issued January 31, 2022 and advertised two consecutive weeks. The bid opening was February 23, 2022. Two bids were received; staff reviewed the bids, each of the contractor's qualifications and contacted references.

Staff is recommending this contract award to Vance Brothers, Inc. as the lowest qualified bidder.

Legal/Political Considerations:

Staff followed the Town's Purchasing Manual procedures. The Town Attorney has drafted the resolution.

Alternatives/Options:

The Town has the option of awarding the contract for this work to the lowest responsible bidder, to negotiate with the lowest responsible bidder, to reject any and all bids and not proceed with the pavement maintenance project this year, or re-bid a different contract scope with budgeted funds.

Financial Considerations:

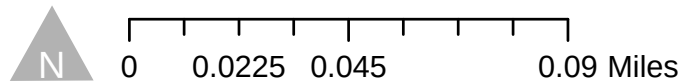
The project amount of \$416,390 for these maintenance improvements has been budgeted for within the Capital Improvement Project (CIP) Fund. The total budgeted amount for the Pavement Maintenance Program is \$950,000 with the two projects; 2022 Pavement Maintenance Program and 2022 Seal Project – Pavement Maintenance Program contract amounts totaling \$740,465.

Staff Recommendation:

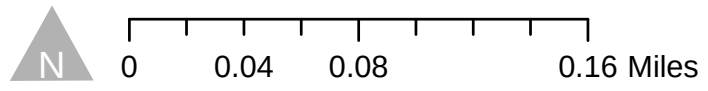
Staff recommends that the Board award the contract to and approve the attached Resolution 22-R-22.

Bid Summary**Frederick 2022 Seal Project - Pavement Maintenance Program**

BID SCHEDULE				Vance Brothers, Inc.		A-1 Chipseal Company	
Item		Unit	Quantity	Cost	Extension	Cost	Extension
Site Work							
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 16,250.00	\$ 16,250.00
2	Traffic Control	LS	1	\$ 11,500.00	\$ 11,500.00	\$ 16,250.00	\$ 16,250.00
3	Crack Seal	TON	45	\$ 3,800.00	\$ 171,000.00	\$ 5,250.00	\$ 236,250.00
4	Crack Seal - Mastic	TON	5	\$ 4,150.00	\$ 20,750.00	\$ 5,400.00	\$ 27,000.00
5	Slurry Seal (Type II)	SY	76000	\$ 2.39	\$ 181,640.00	\$ 2.68	\$ 203,680.00
6	Striping and Thermoplastic Markings	LS	1	\$ 21,500.00	\$ 21,500.00	\$ 33,316.00	\$ 33,316.00
Total Project Cost:					\$ 416,390.00		\$ 532,746.00



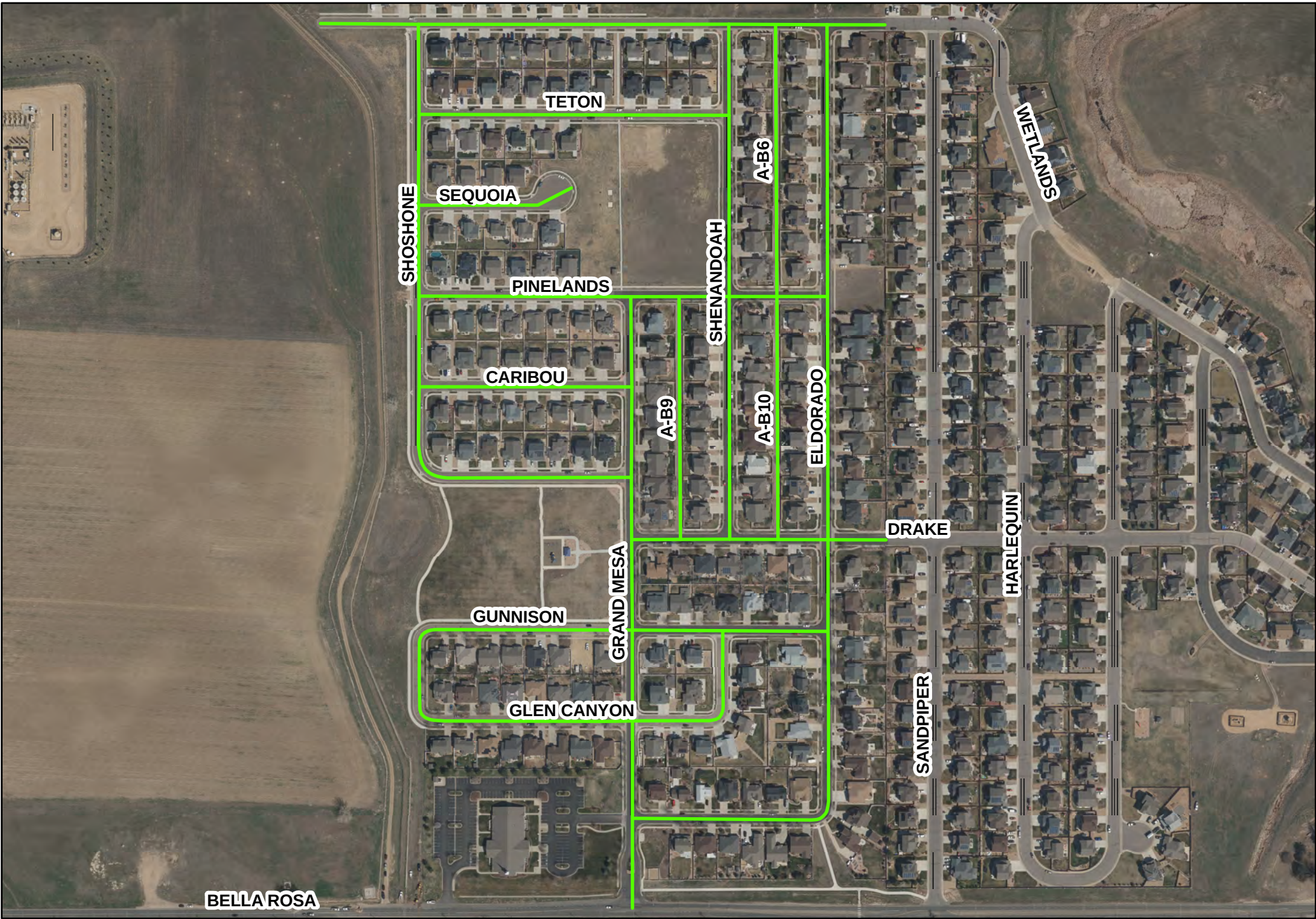
Downtown



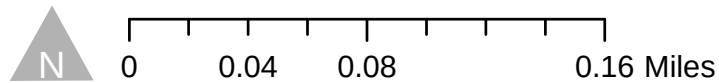
Eagle Valley

TOWN OF FREDERICK





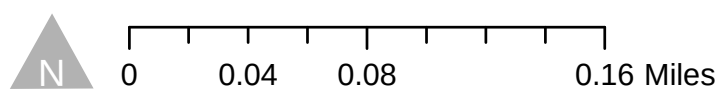
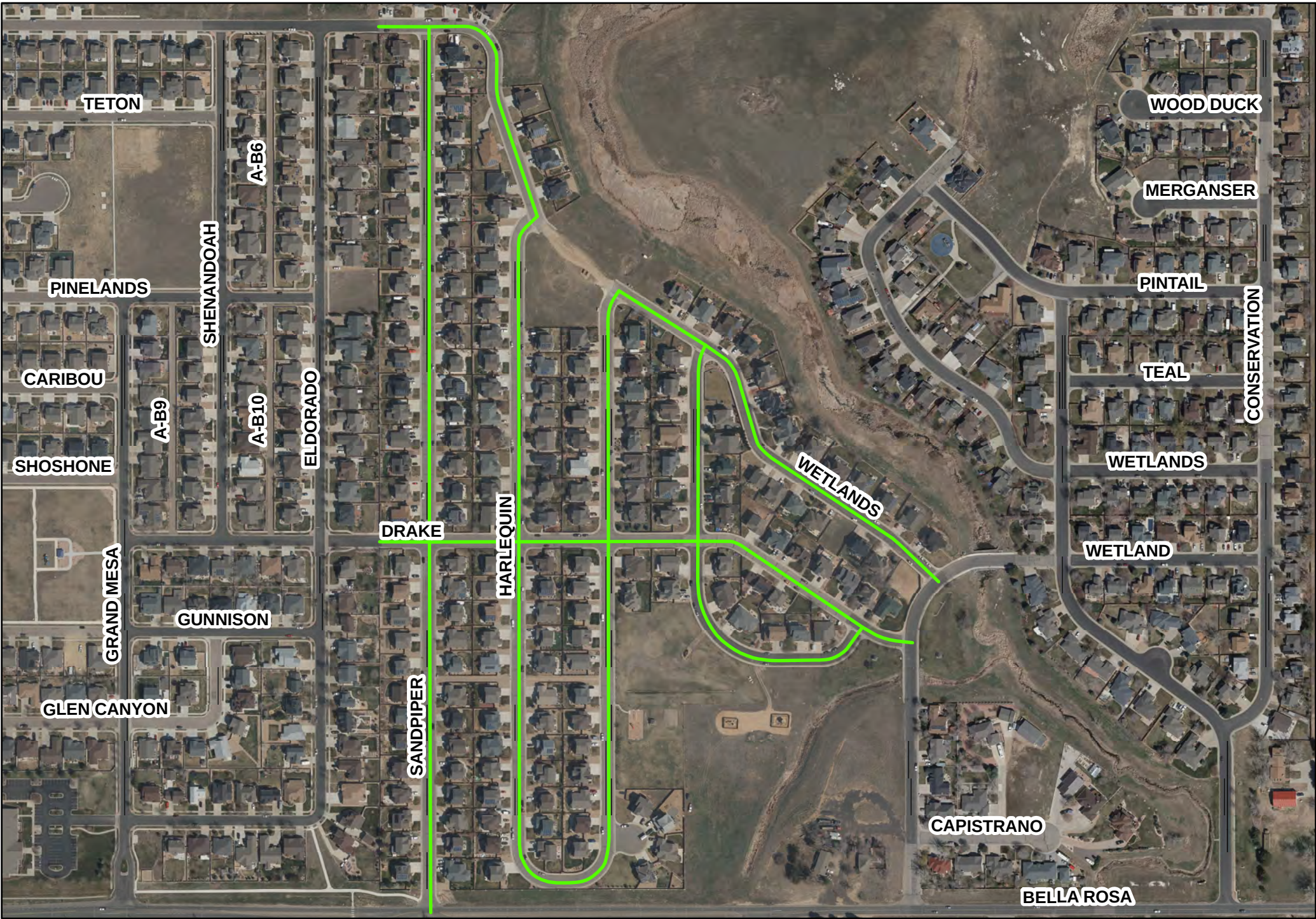
BELLA ROSA



Johnson Farm

TOWN OF FREDERICK





No Name Creek West

TOWN OF FREDERICK

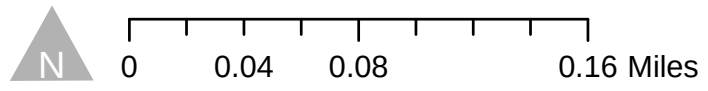
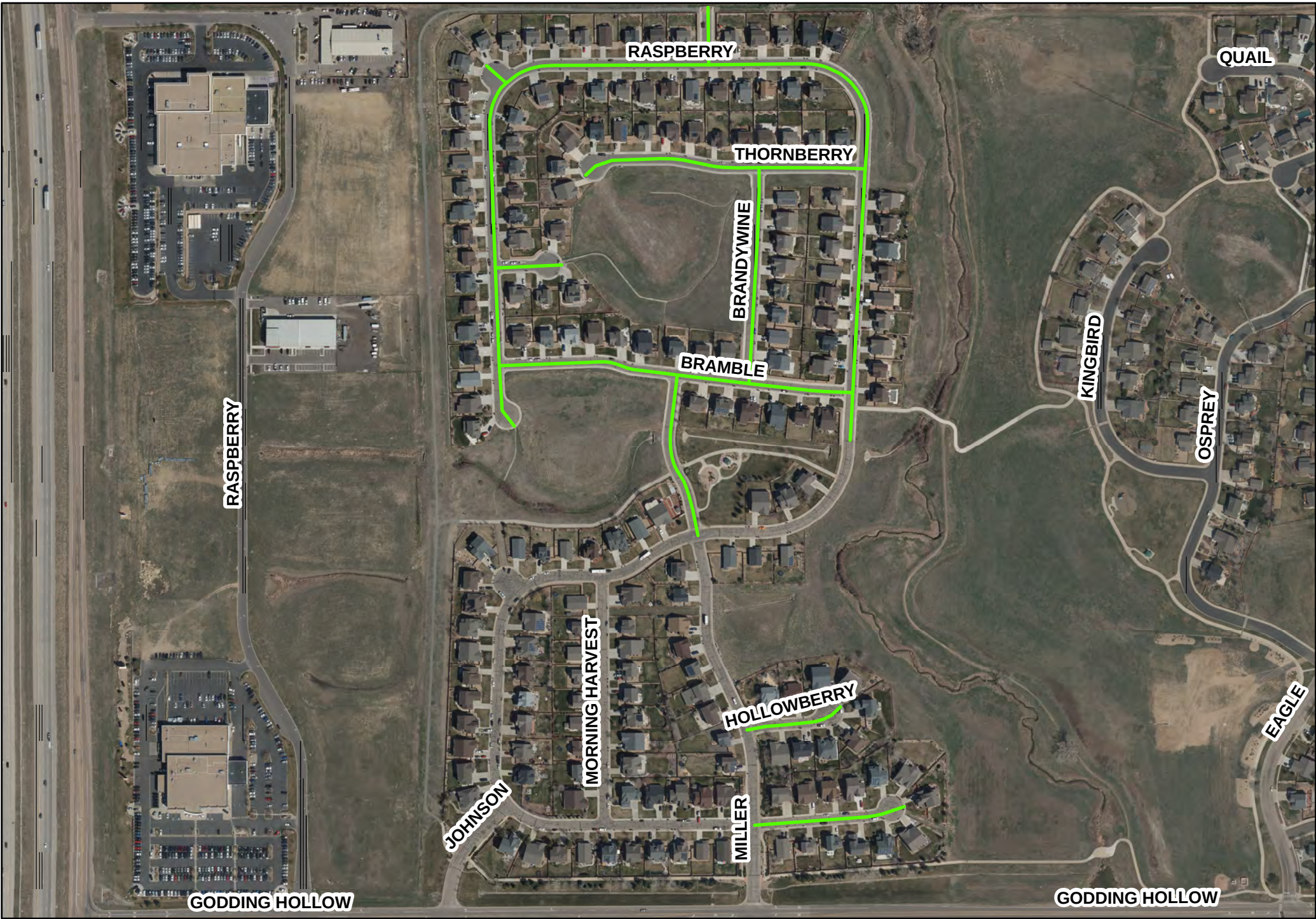




Locations:

1. Countryside
Russell Circle and Tipple Parkway
Canyon Drive and Tipple Parkway
2. Eagle Boulevard and Godding Hollow Parkway
3. Locust Street and 6th Street
Walnut Street and 6th Street
4. Locust Street and 8th Street
5. Walnut Street and 5th Street

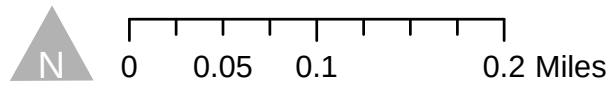
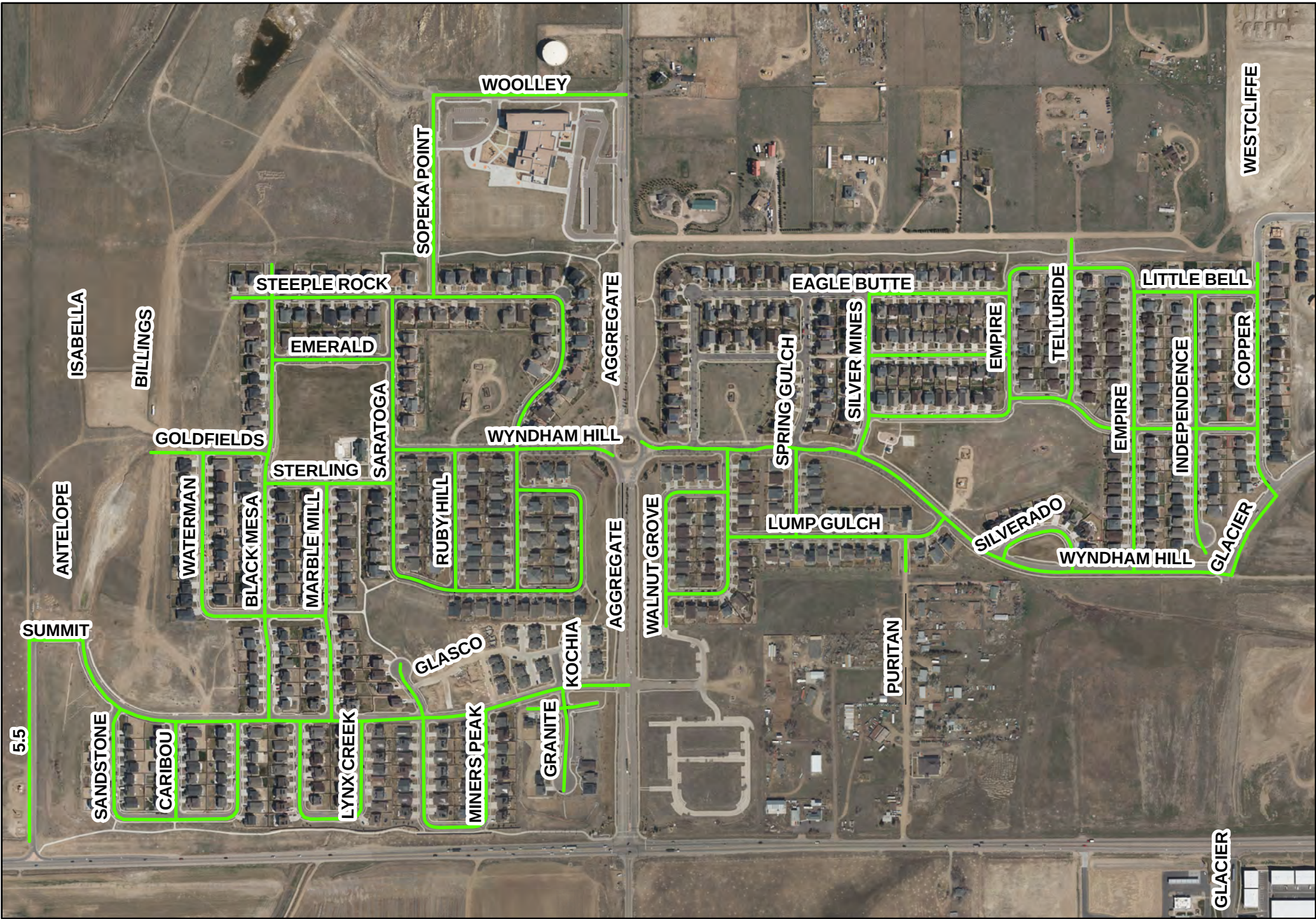




Raspberry Hill

TOWN OF FREDERICK





Wyndham Hill

TOWN OF FREDERICK



**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 22-R-22**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, TO AWARD
A CONTRACT FOR 2022 SEAL PROJECT-PAVEMENT MAINTENANCE
PROGRAM AND AUTHORIZING THE TOWN MANAGER TO EXECUTE THE
CONTRACT**

WHEREAS, in accordance with Chapter 4 Article V, the Town has solicited bids for the 2022 Seal Project-Pavement Maintenance Program; and,

WHEREAS, the Board of Trustees finds that the lowest responsible bidder for this contract award is Vance Brothers, Inc.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF FREDERICK, COLORADO, AS FOLLOWS:**

1. The Board of Trustees accepts the bid of Asphalt Specialties Company, Inc. in the amount of \$416,390.00 as the lowest responsible bid for the 2022 Seal Project-Pavement Maintenance Program as reflected in the accompanied Action Memorandum and authorizes the Town Manager to sign a contract, subject to finalization and review by the Town Attorney that is substantively the same as the attached Exhibit A.

INTRODUCED, READ, PASSED, AND SIGNED THIS 8TH DAY OF MARCH, 2022.

TOWN OF FREDERICK

By: _____
Tracie Crites, Mayor

ATTEST:

By: _____
Meghan C. Martinez, MMC, Town Clerk



TOWN OF FREDERICK

Board of Trustees

Action Memorandum

Tracie Crites, Mayor

Dan March, Mayor Pro Tem
Mark Lamach, Trustee
Adam Mahan, Trustee

Rusty O'Neal, Trustee
Kevin Brown, Trustee
Windi Padia, Trustee

Consideration of the Penrose Rezone (Continued)

Agenda Date: Town Board Meeting – March 8, 2022

Attachments:

- a. Zoning Map
- b. Planning Commission Minutes
- c. PCR-2021-17A
- d. CO 52 PEL Access Control Plan Map

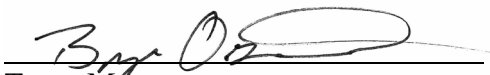
Finance Review:

Finance Director

Submitted by:

Ali van Deutekom
Interim Planning Manager

Approved for Presentation:


Town Manager

☒ Quasi-Judicial

☐ Legislative

☐ Administrative

Regarding Continuance:

The Penrose Rezone was noticed and presented at the December 14, 2021 Board of Trustees meeting. The Board of Trustees unanimously continued the item to their March 8, 2022 meeting prior to the public hearing being opened. At the direction of the Board, the project was re-noticed for the March 8, 2022 meeting. Since the December 14, 2021 meeting the CO 52 PEL Access Control Plan has been sent out for final approval signatures. Staff has included the CO 52 PEL plan detail for this property. Based on this plan, the property will have one restricted access from Highway 52. The full access to the site will likely come from Penrose Blvd. The remainder of the staff report is as presented at the December 14, 2021 meeting.

Summary Statement:

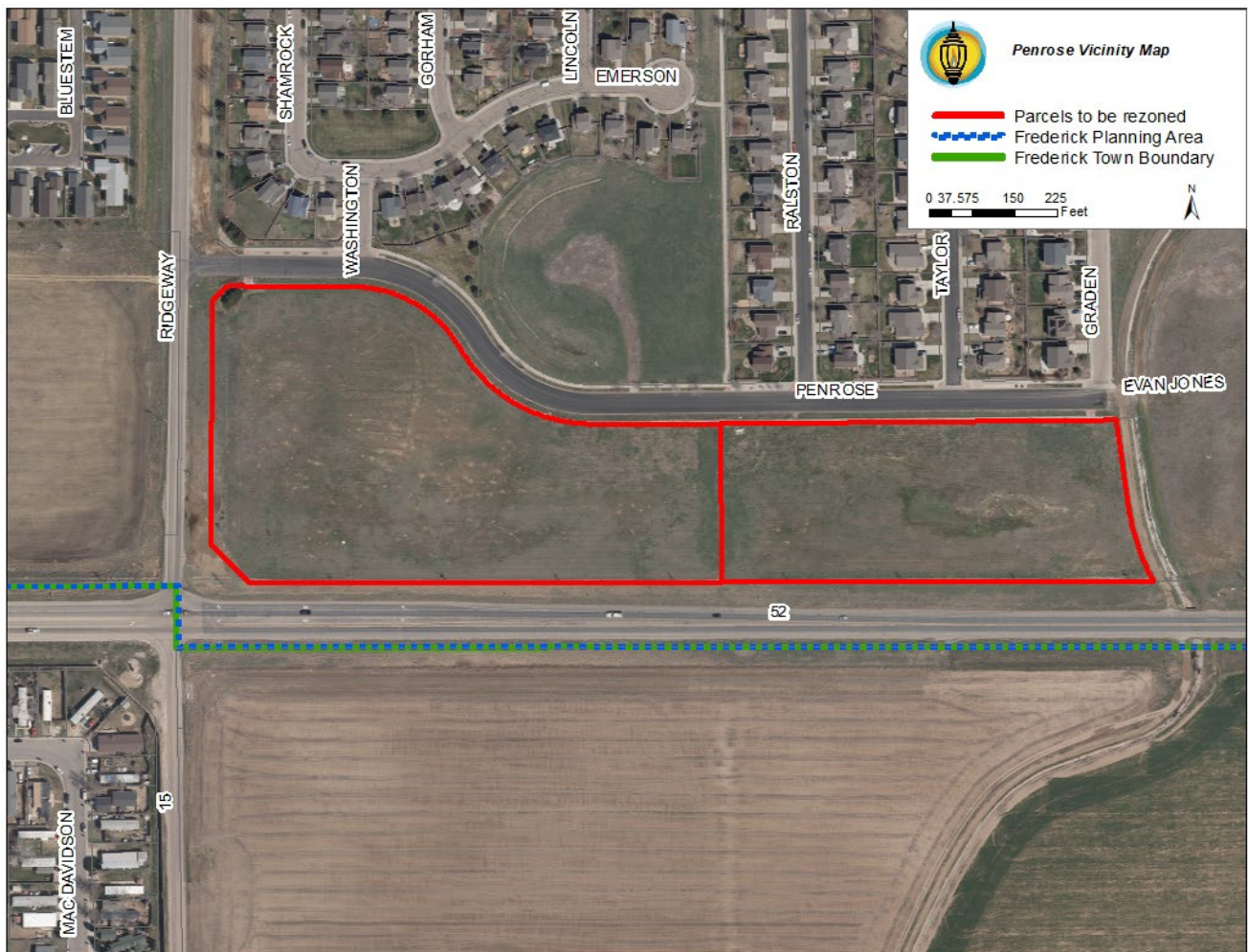
This is a proposal to consider a rezone request for 8.2 acres from Community Commercial (C-C) to Residential Medium Density (R-2) and 4.7 acres from Neighborhood Commercial (C-N) to Residential Medium Density (R-2).

Detail of Issue/Request:

Applicant: Savannah Benedick-Welch, Norris Design

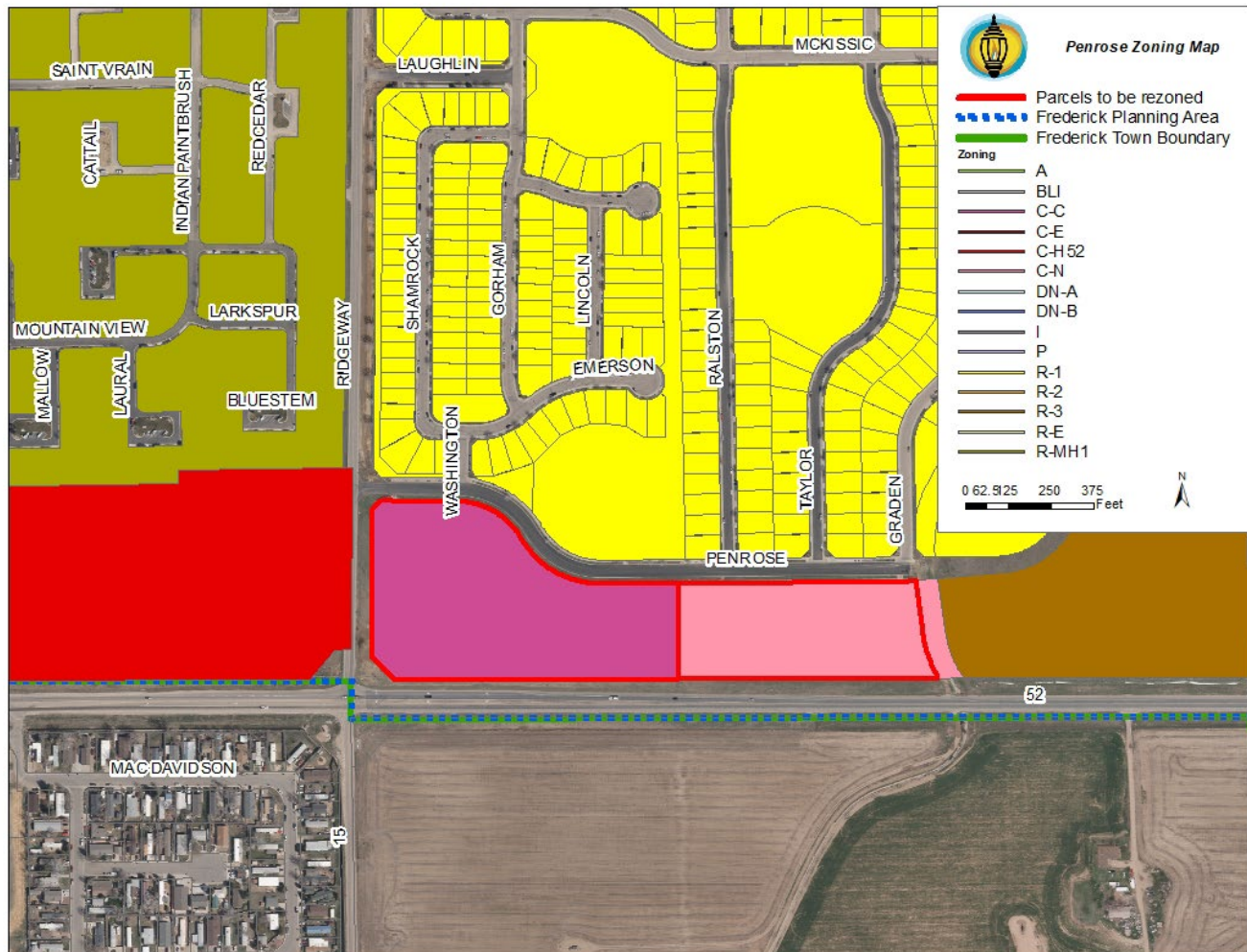
Owner: WEJ, LLC.

Location and Zoning: The project site is located at the northeast corner of Highway 52 and Ridgeway Boulevard. The properties are zoned C-C and C-N.



Surrounding Land Uses and Zoning:

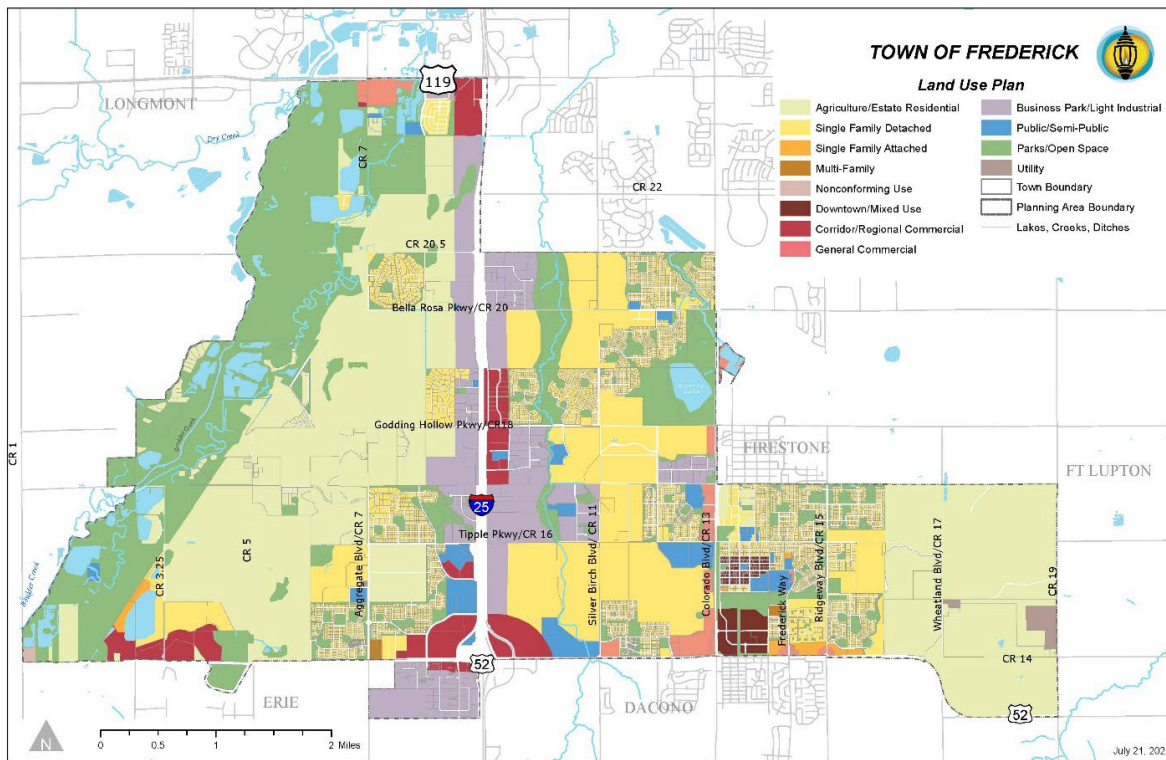
North	Land use: platted single-family home subdivision Zoning: Residential Low Density
South	Land use: Agricultural land with a single-family home Zoning: Weld County Agricultural
West	Land use: unplatted vacant land Zoning: Mixed Use Highway 52 (CH-52)
East	Land use: platted vacant tract Zoning: Residential High Density (R-3)



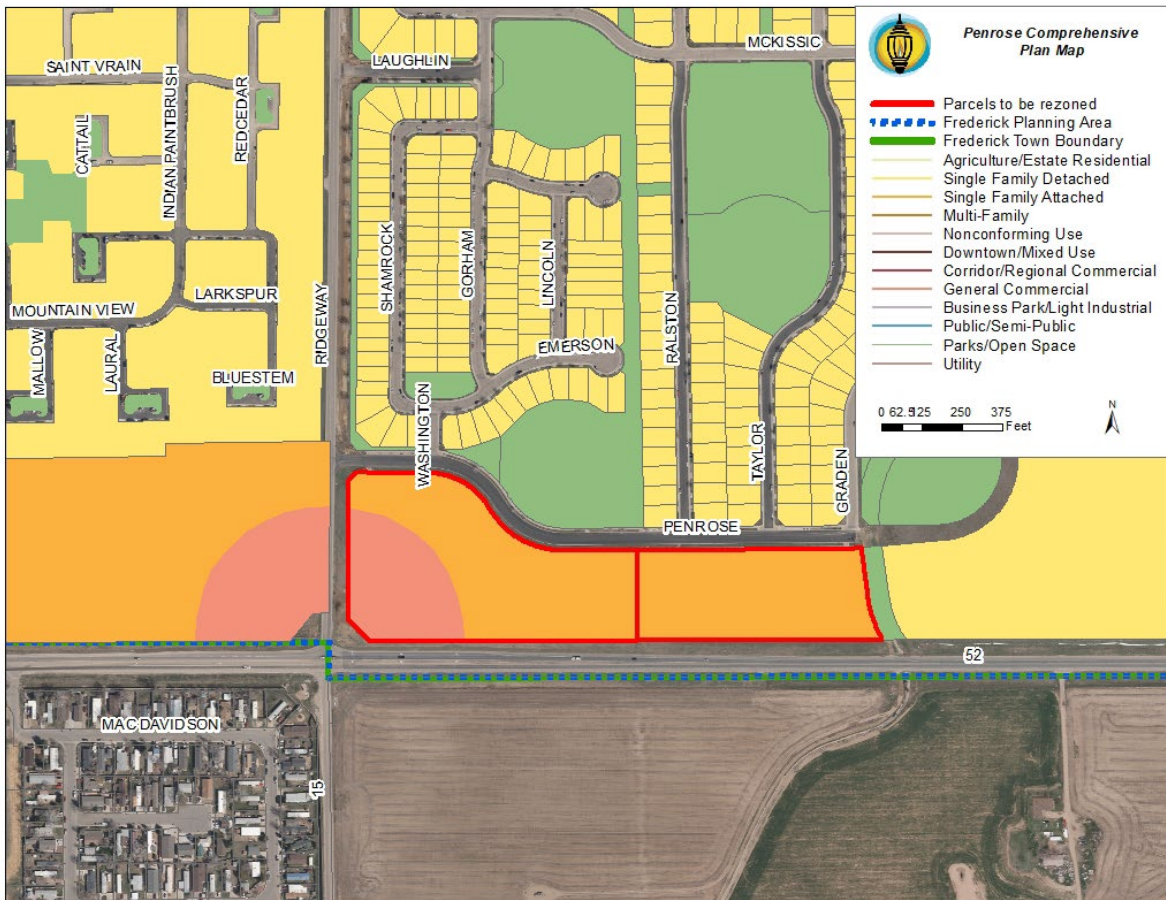
The two properties affected by the rezone request were platted as Outlot A and Outlot B of the Savannah subdivision, in 2001. Outlot A was zoned C-C and Outlot B was zoned C-N with ordinance 605 in 2002. In the following years, the Savannah subdivision residential lots developed and Outlot A and B have remained vacant.

In 2015, the comprehensive plan update considered locations where commercial zoning would be successful. As such, the comprehensive plan designation of Outlot A and Outlot B of the Savannah Subdivision changed from Mixed Use Highway 52 to Single-Family Attached with a small corner of general commercial at Ridgeway Boulevard.





2015 Comprehensive plan



Request:

This is a request to rezone both Outlots A and B to Residential Medium Density. Please see the following excerpts from the land use code use matrix, which highlights the uses allowed in C-N and C-C and R-2.

RESIDENTIAL PERMITTED USES	R-2	C-N	C-C
Accessory buildings and accessory uses.	P	P	P
Accessory dwelling when associated with a permitted use.	P		
Group homes.	P	P	
Mixed use dwelling units.		P	P
Senior Housing.	P		
Single-family detached dwellings.	P		
Single-family attached dwellings.	P		
Two-family and multi-family dwellings.	P		

COMMERCIAL PERMITTED USES	R-2	C-N	C-C
Church or place of worship and assembly.			
1. With seating capacity of less than 600 persons in the sanctuary or main activity area.	P	P	P
2. With seating capacity of more than 600 persons in the sanctuary or main activity area.	C	P	P
Community facilities.	C	P	P
Golf Courses.	C	C	C
Parks and Open Space .	P	P	P
Schools for kindergarten, elementary, intermediate and high school education.			
1. Public.	P	P	P
2. Private.	C	C	C
Public and private schools including colleges, vocational training, and technical training.		P	P
Public facilities.	P	P	P
Special schools.		P	P
Transit facilities with repair or storage.			
Transit facilities without repair or storage.		P	P
Artisan and photography studios and galleries.		P	P
Auto, RV, boat and truck sales.			C
Automotive repair.			
1. Major .			C
2. Minor.			P

COMMERCIAL PERMITTED USES (con.)	R-2	C-N	C-C
Bars and taverns.		C	P
Bed and breakfasts.	C	C	P
Boarding and rooming houses.		P	
Car washes.		C	P
Child care centers.		P	P
Child care, in-home	P		
Clubs and lodges.		C	P
Entertainment facilities and theaters.		C	P
Equipment rental establishments.		P	P
Financial institutions.		P	P
1. Automatic teller machines (ATMs).			
Food catering.		P	P
Food product production, small.		P	P
Funeral homes.			P
Gasoline stations.		C	P
Grocery store (small).		P	P
Health and membership clubs.		P	P
Home occupations.	P	P	P
Hospitals.			C
Hotel, motel, or lodging establishments.		C	P
Kennels – small animal boarding.		C	P
Limited indoor recreation facilities.		P	P
Limited outdoor recreation facilities.	C	C	C
Long-term care facilities.		C	P
Medical and dental offices and clinics.		P	P
Meeting place.		P	P
Nightclubs.			C
Open air farmers' markets.		P	P
Parking lots and parking garages as principal use.			C
Personal and business service shops.		P	P
Plant nurseries and greenhouses.			P
Professional offices, financial services.		P	P
Restaurants.		P	P
1. Restaurants with outside eating area.		P	P
2. Restaurants with drive-in facilities.		C	C
3. Restaurants with drive-through facilities.			C
Retail/Commercial establishments (small).		P	P
Retail/Commercial establishments (large).			P
Retail and supply yard facilities.			C
Supermarkets.			P
Tourist facilities		P	P
Veterinary facilities, small animal clinics.		P	P

P – Permitted Principal Use. Uses designated as "permitted uses" are allowed in the zone district as a matter of right.

C – Permitted Conditional Use. Uses classified as "conditional uses" may be permitted upon the Planning Commission's recommendation of approval of a conditional use permit. A public meeting and final consideration by the Board of Trustees is required.

Zoning Review Criteria Analysis

The assignment of zoning is subject to review against the following criteria. Only one of the following criteria must be met for the proposed zoning to be approved:

- (1) To correct a manifest error in an ordinance establishing the zoning for a specific property;
- (2) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;
- (3) The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
- (4) The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
- (5) The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or
- (6) A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

Staff Comment: Criteria #2 is being met. As a result of the zoning analysis done for the 2015 comprehensive plan update, the property was recognized as an area which would be better served as medium density housing with a small commercial corner. This promotes a housing inventory to accommodate Frederick's diverse and growing population while maintaining its existing traditional neighborhood character. The Comprehensive Plan illustrates single-family attached as the primary use designation on these two properties, therefore the requested zoning change complies with the Comprehensive Plan.

Planning Commission:

A Planning Commission meeting was held on November 18, 2021. The Commission was overall very complimentary of the proposal stating it would be a better, less intensive use which would compliment the abutting neighborhood. One commissioner would like to preserve the commercial corridor along Highway 52.

A motion of approval passed with the vote of 3-1.

Economic Development Considerations:

To date, there has not been any real interest in developing this site for retail commercial development. Additionally, the concept of "neighborhood commercial" is a bit of an oxymoron. In general, for retail to be successful it will need exposure and access to a larger population base broader than any one "neighborhood". Having a number of neighborhood commercial parcels sprinkled throughout Frederick (and not accessible to main thoroughfares), make them highly unlikely to develop with meaningful retail.

Not all retailing has the same value to a community, and there is a hierarchy to retailers and their subsequent desirability. There are likely too many retail zoned sites along the Highway 52 corridor (east of I-25) which may produce a incohesive development pattern and over building of convenience retail creating an auto-centric strip retail format. Dacono has matched Frederick with an equal number of retail

sites on the south side of Highway 52. This dynamic has set up the Town to create a strip commercial format that relies heavily on “auto centric” uses.

There are several sites in the Town where there is significant interest for retail development. What impact this has relative to influencing other smaller outlier parcels remains to be seen. Proposed future efforts to revise the land use code and comprehensive plan could explore the viability of some of these smaller parcels in a more cohesive manner compared to an ad hoc request-by-request approach. If the Town chooses to leave the site zoned as commercial, Staff does not anticipate significant retail interest in the near term. Based on its current configuration, retail of scale would not be anticipated compared to more traditional automotive dependent uses (i.e. convenience stores, fueling centers, quick-service restaurants etc.).

Legal Comments:

The application has been reviewed by the Town Land Use Attorney, Todd Messenger.

Alternatives/Options:

The Board of Trustees may approve the request, deny the request, or approve the request with conditions.

Approval:

I move that the Penrose Rezone, case no. 2021-028 be approved based on the review criteria found in the Town Land Use Code Section 4.7.2, with no conditions; and to direct the Town Attorney to memorialize this approval as a resolution for prompt execution by Mayor Crites without further action of the Board.

Approval with Conditions:

I move that Penrose Rezone, case no. 2021-028 be approved based on the review criteria found in the Town Land Use Code Section 4.7.2, and based on the following conditions;

1.

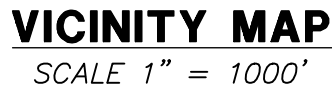
Denial:

I move that Penrose Rezone, case no. 2021-028 be denied based on the following findings of fact (list specific facts); and to direct the Town Attorney to reduce this denial, along with the findings of fact, to writing for prompt execution by Mayor Crites without further action of the Board.

Financial Considerations:

Not Applicable.

OUTLOT A AND OUTLOT B, SAVANNAH SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



KNOW ALL MEN BY THESE PRESENTS THAT WEJ LIMITED LIABILITY COMPANY, A COLORADO, LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, HAVE CAUSED AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK TO BE PREPARED FOR SAID LAND TO SHOW HOW THE LOT, PARCEL OR TRACT WILL BE DEVELOPED. THE LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THUS DESCRIBED TRACT CONTAINS 12.824 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD, DO HEREBY AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK, WELD COUNTY, COLORADO AS DEPICTED HEREON, SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK.

OWNER: WEJ LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY

NOTARY PUBLIC _____

1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°51'00" EAST, A DISTANCE OF 2,624.09 FEET.
2. DISTANCES ON THIS MAP ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. THIS ZONING MAP IS NOT AN IMPROVEMENT SURVEY PLAT, NOR IS IT A LAND SURVEY PLAT. IT IS INTENDED TO SHOW THE ZONING AREAS DESCRIBED IN THE LEGAL DESCRIPTION.
4. ADJACENT TOWN ZONING BASED ON TOWN OF FREDERICK ZONING MAP WITH A REVISION DATE OF 08/17/2021. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAPPING APPLICATION ACCESSED 08/24/2021.

I, MICHAEL J. NOFFSINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS _____ DAY OF _____, 20____.

BY MICHAEL J. NOFFSINGER, PLS NO. 38367
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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 DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.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.

PLANNING COMMISSION SECRETARY

THIS AMENDMENT TO THE OFFICIAL ZONING MAP AMENDS ORDINANCE NO. _____
AND IS TO BE KNOWN AS THE **PENROSE ZONING MAP** AND IS APPROVED AND ACCEPTED BY
ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE
BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20____. ALL
CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING
ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

TOWN CLERK

PENROSE ZONING MAP SW 1/4 SEC. 32, T.2N., R.67W., 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO		PREPARED FOR PROSPER LAND & DEVELOPMENT 428 KIMBARK STREET LONGMONT, CO 80501		AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		10/19/21 TP DATE BY		REVISION STREET NAME REVISION DESCRIPTION		169221-02 JOB NO.	
ONE OF 2 SHEETS		SHEET		SCALE N/A		DATE 2021-08-24		DATE 2021-08-24		DATE 2021-08-24	

PENROSE ZONING MAP
OUTLOT A AND OUTLOT B, SAVANNAH SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

WEST 1/4 CORNER SECTION 32
T.2N., R.67W., 6TH P.M.
FOUND 2" ALUMINUM CAP STAMPING
ILLEGIBLE IN RANGE BOX

N002°28'47"E 2647.48'

WEST LINE OF THE SW 1/4 OF SEC. 32

RIDGEWAY BOULEVARD
(PUBLIC ROW WIDTH VARIES)

REC. NO. 2885062

N002°28'47"E 426.49'

N44°50'00"W
100.41'

N89°51'00"E
131.40' (TIE)

SOUTHWEST CORNER SECTION 32
T.2N., R.67W., 6TH P.M.
FOUND NO. 6 REBAR WITH A
3-1/4" ALUMINUM CAP STAMPED
"MOORE & SHORT INC LS 7242 (1993)"

PENROSE BOULEVARD
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2885062

S89°31'13"E 225.65'

OUTLOT A
355,681 SF
8.165 AC

SAVANNAH
SUBDIVISION
REC. NO. 2885062

SAVANNAH
SUBDIVISION
REC. NO. 2885062

SW 1/4 SEC. 32,
T.2N., R.67W., SIXTH P.M.

RESIDENTIAL LOW DENSITY DISTRICT (R-1)

PENROSE BOULEVARD
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2885062

N89°26'08"E 894.56'

OUTLOT B
202,959 SF
4.659 AC

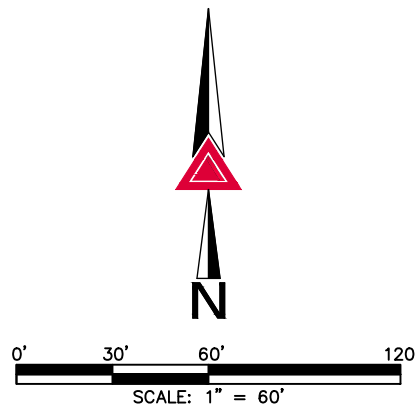
SAVANNAH
SUBDIVISION
REC. NO. 2885062

N85°12'12"E
21.80'

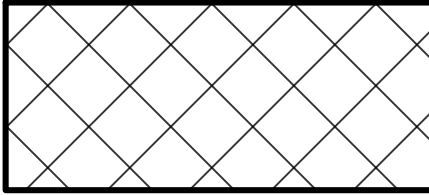
NEIGHBORHOOD COMMERCIAL
DISTRICT (C-2)

TRACT P
SAVANNAH
SUBDIVISION
REC. NO. 2885062
FARMERS RES & BRIGADION CO
BRIGHTON, CO 80601-2602
PARCEL NO. 1313237009

SOUTH 1/4 CORNER SECTION 32
T.2N., R.67W., 6TH P.M.
FOUND NO. 6 REBAR WITH A
2-1/2" ALUMINUM CAP STAMPED
"ALBERS DREXEL & PHOLY PLS 24305 (1998)"



EXISTING ZONING - OUTLOT A:
COMMUNITY COMMERCIAL DISTRICT (C-C)



EXISTING ZONING - OUTLOT B:
NEIGHBORHOOD COMMERCIAL DISTRICT (C-N)



PROPOSED ZONING - OUTLOT A & OUTLOT B
RESIDENTIAL MEDIUM DENSITY DISTRICT (R-2)

FOR REVIEW

SCALE 1" = 60'	
OWN MUN	DATE 2021-08-26
REVISION DESCRIPTION	
TP	BY
DATE	

PENROSE ZONING MAP

SW 1/4 SEC. 32, T.2N., R.67W., 6TH P.M.

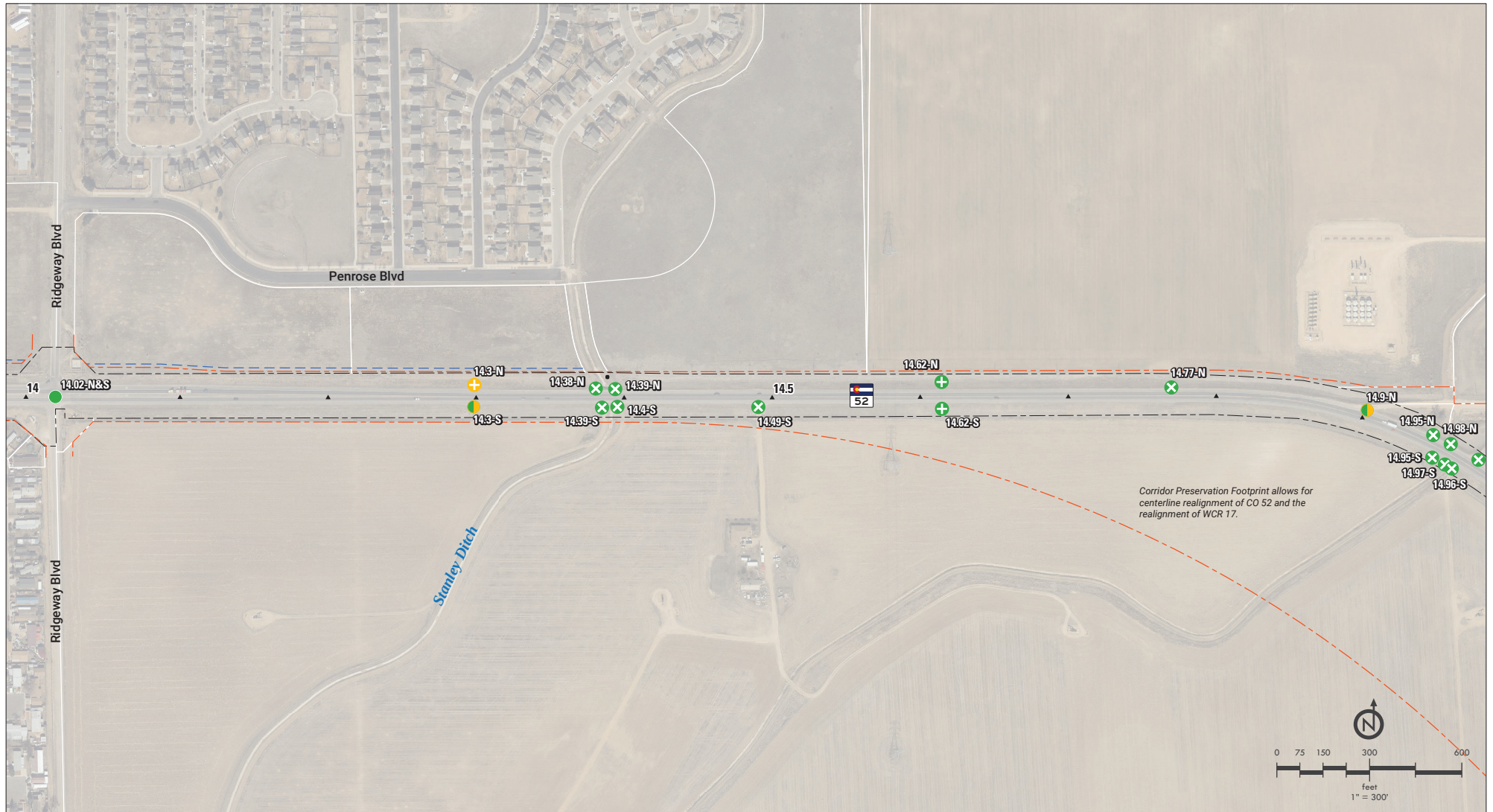
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

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AZTEC
CONSULTANTS, INC.

SHEET TWO
OF 2 SHEETS
169221-02 JOB NO.



Access Control Plan Mapbook



- ▲ Mileposts (1/10 mi)
- ◫ Existing Traffic Signal
- ◫ Access Identifier
- RI/RO Right-In/Right-Out
- Approx. Existing CO 52 ROW
- - - Corridor Preservation Footprint
- - - Parallel Irrigation

Access Key

- No Action - Existing Full Movement
 - No Action - Existing Restricted
 - Existing Full Movement to Restricted Access
 - Existing Full Movement Access - Conditional*
- *Access to remain until such time as the property redevelops or a raised median is installed

- ⊗ Existing Full Movement Access to be Removed
 - ⊗ Existing Restricted Access to be Removed
- Access to be removed if one of the following occur:
1. Landuse change resulting in traffic volume increase of more than 20%
 2. Other access to Colorado Highway becomes available
 3. CDOT Project provides other access
 4. Safety concerns arise

- ⊕ New Full Movement Access
 - ⊕ New Restricted Access
- CDOT and Local Municipality to determine restriction (Right-In/Right-Out or ¾)



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

www.frederickco.gov

MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
MEETING CONDUCTED IN PERSON AND VIA ZOOM
NOVEMBER 18, 2021
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 TeVelde, and Commissioners Conroy and Stark
- Staff: Planning Director Jennifer Simmons, Planner Ali van Deutekom, Land Use Attorney Todd Messenger, and Deputy Town Clerk Taylor Kittilson.

APPROVAL OF AGENDA: There were no changes to the agenda as presented.

APPROVAL OF OCTOBER 21, 2021 MINUTES: Motion by Commissioner Conroy and seconded by Vice Chair TeVelde to approve the October 21, 2021 Minutes. Upon roll call vote, motion passed unanimously.

CONSIDERATION OF PENROSE REZONE:

Planner Ali van Deutekom presented the proposed rezone.

The applicant, Savannah Benedick-Welch (428 Kimbark Street, Longmont, CO 80501) was present and addressed the commission with a short presentation.

Motioned by Vice Chair TeVelde and seconded by Commissioner Conroy to approve PCR-2021-17A. Upon roll call vote, motion passed 3 – 1, with Commissioner Stark voting against.

OTHER BUSINESS:

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 6:29 PM.

Built on What Matters.

Approved by the Planning Commission:



Tracy Moe, Chairperson

ATTEST:



Taylor Kittilson, Deputy Town Clerk

PCR-2021-17A
A Resolution of the Planning Commission
Recommending Approval of Penrose Rezone

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Penrose Rezone has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public meeting held November 18, 2021.
- 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 Said application conforms with the applicable requirements of Section 4.7.2 of the Frederick Land Use Code.

Section 2. This resolution constitutes the written report, findings and decision of the Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the application.

This resolution approved this 18th day of November, 2021 by a vote of 3 to 1.



Tracy Moe, Chairperson, Planning Commission