



Built On What Matters

Town of Frederick Planning Commission Agenda

Frederick Town Hall

401 Locust Street

Thursday, February 6, 2025

6:30 PM

Meeting Information

A. Meeting will be held in person and on Microsoft Teams

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 229 286 565 79

Passcode: GXuhzM

[Download Teams](#) | [Join on the web](#)

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Call to Order – Roll Call

Pledge of Allegiance

Approval of Agenda

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.

B. Approval of January 16, 2025 Minutes

Action Agenda

C. Dreamers Ridge Phase 1 Replat A Minor Subdivision -
Maureen Welsh, Planner II

Discussion Items

Other Business

Adjournment



Town of Frederick Planning Commission Meeting Minutes January 16, 2025

Call to Order – Roll Call: At 6:35 Chairperson called the meeting to order and requested roll call.

Present: Chairperson Moe, Vice Chair Conroy, Commissioner Kelley.

Not Present: Commissioner Scott

Also Present: Youth Commissioner Annie

Staff Present: Planning Manager Ali vanDeutekom, Town Attorney Jason Meyers, Deputy Town Attorney Christine Francenscati, and Deputy Town Clerk, Emily Nitcher.

Pledge of Allegiance:

Approval of Agenda: Introduction of Youth Commission Liaison Commissioner Annie. Chairperson Moe asked why she joined the meeting.

They needed a member to join the meeting.

If the Commissioners know any youth in the community ages 8th grade to 12th grade, please encourage them to join the Town of Frederick Youth Commission.

Special Presentations:

Public Comment:

Staff Reports:

Consent Agenda: Motion by Commissioner Kelley and seconded by Vice Chair Conroy to approve the December 19, 2024 Planning Commission Minutes.

Upon roll call vote motion passed 3 - 0.

Chairperson Moe: Yes

Commissioner Kelley: Yes

Vice Chair Conroy: Yes

Approval of December 19, 2024, Minutes:

Action Agenda:

Discussion Items:

Commissioner Reports: Commissioner Kelley:

- Would like for the Planning Commission to review site plans.
- Planning Commission could provide input from the community on the success and temperature of the public in regards to the public items.
- Now he feels that there is no say, as the community has no opportunity to review or voice their opinions on individual site plans.

He knows that it is not currently a planning commission scope, it is something that he would be interested in, in the future.

Unofficial advisory board or review would be fine, he thinks that there is a need for the community input.

ex. Walls being too tall and not being able to see around them when driving.

Bring in view of the community and provide outside perspective to the developers.

Chairperson Moe asked what the current process is for this type of review.

- Currently this is a staff review, one struggle currently is the code needs some work to allow for staff to be more selective.

The Community would like to be more informed about the developments happening in the Town and what is going where.

- Resources

- What's Developing Map

- Active Building Permits/ building permits under review.

- Dedicated Silverstone Marketplace Website Page - maintained and updated by Economic Development.

- Other resources are available on the Town Website for Residents to be more informed.

Other Business:

Upcoming Regular Meeting: February 06, 2025. : Feb. 6th Meeting

- Minor subdivision item is set for the meeting.

Commissioner Kelley will be out of town for the meeting

Adjournment: There being no further business of the Planning Commission, Chairperson Moe Adjourned the meeting at 7:03 pm.



Built On What Matters

TOWN OF FREDERICK

Planning Commission

Staff Report

Tracie Crites, Mayor

Kevin Brown, Mayor Pro Tem
Dan March, Trustee
Mark Lamach, Trustee

Adam Mahan, Trustee
Windi Padia, Trustee
Chad teVelde, Trustee

Dreamers Ridge Phase 1 Replat A Minor Subdivision

Agenda Date: Planning Commission Meeting February 06, 2025

Attachments:

1. PCR 2025-01 A, B & C
2. Dreamers Ridge Phase 1 Replat A Minor Subdivision Plat

Reviewed By: Emily Nitcher, Deputy Town Clerk

Action Type

3) Quasi-Judicial: Actions of a specific nature or impact to a property interest that require an evidentiary hearing; such as land use applications; may be approved by ordinance or resolution as applicable.

Strategic Plan Alignment:



Strategic, Reliable & Sustainable Infrastructure

Frederick is dedicated to investing in existing and future transportation, water, storm water, and technology while planning for sustainable growth and development. This request aligns with the Town's infrastructure strategy as the proposal further dedicates necessary right of ways to meet the goals of our Transportation Master Plan as well as proposes a public access easement to create future pedestrian connections per our Parks, Open Space and Trails Master Plan.

Summary Statement:

Planning staff is asking the Planning Commission to consider the Dreamers Ridge Phase 1 Replat A Minor Subdivision which creates one 26.79-acre Lot and six Outlots. The entire property is zoned Residential Estate (R-E). The one buildable lot is intended for a single-family detached dwelling and the 6 outlots will remain undeveloped. Additionally, there is a proposed 30' wide public trail access easement found at the northwest corner of the Dreamers Ridge Phase 1 Minor Subdivision within Tract A. This public trail access easement dedication was at the request of our Parks and Open Space Department to allow for future public trail connections. The applicant is also requesting the acceptance of a 26' wide emergency access easement to serve the future private residence within proposed Lot 1. Lastly, the applicant is proposing to dedicate the full width of right of way for the portion of Godding Hollow Parkway and Bulrush Boulevard (County Road 5) adjacent to proposed Outlot A and Outlot B of the Dreamers Ridge Phase 1 Replat A Minor Subdivision.

Detail of Issue/Request:

The applicant is proposing to create one lot and six outlots with the Dreamers Ridge Phase 1 Replat A Minor Subdivision. To comply with our current Parks and Open Space Master Plan, the applicant is providing a 30' wide public trail access easement for future trail installation and public access. This public trail access easement will run through existing Tract A (Proposed Outlot E) which is dedicated as agricultural land and will remain undeveloped. The public trail access easement will enhance connections as the greater Town trail system continues to expand. The applicant ("Grantor") shall be responsible for the operation and maintenance of the Easement Area but will be prohibited from interfering with the public access granted by this proposed easement.

To properly serve the proposed Lot 1 which, pending approval of the Dreamers Ridge Phase 1 Replat A Minor Subdivision, will have a single-family home, pending building permit review and approval, a 26' wide emergency access easement is requested. The 26' wide emergency access easement will access off of County Road 5 and onto Lot 1. The applicant ("Grantor") shall be responsible for the installation and maintenance of the easement such that it will support heavy fire truck traffic. The Grantor may gate the initial access as long as the gate is installed with a Knox Box for emergency access and the gate is located far enough within the property such that fire trucks can pull completely off of County Road 5 in front of the gate.

As part of the Dreamers Ridge Phase 1 Replat A Minor Subdivision, the existing 60-ft petitioned right-of-way (ROW) for County Road 5 shall be dedicated by this plat as the full 80-ft ROW width for a two-lane minor arterial roadway as identified in the Town's Transportation Master Plan. Additional ROW for Godding Hollow Parkway will also be dedicated by this plat. Currently, there is 50-ft of existing ROW north of the roadway centerline as dedicated by the Avocet First Amendment and 30-ft petitioned ROW adjacent to Dreamers Ridge. With this plat 50-ft of ROW, the 30-ft petition plus an additional 20-ft will be dedicated to facilitating the full 100-ft ROW arterial roadway cross-section as identified in this area consistent with the Dreamers Ridge subdivision.

This proposal shall ultimately have a positive impact on the community as it dedicates necessary right of way that will allow for the future full build-out of County Road 5 and Godding Hollow Parkway. At full build-out, these roads will help improve overall traffic circulation and include bicycle and sidewalk connectivity. Additionally, all public trails within the Town of Frederick should have an access easement when located on private property. Pedestrian connectivity and trail connections are vital for the health and safety of the community.

Legal Comments:

This item has been reviewed by the Town Attorney's office.

Alternatives/Options

Approval:

I move to approve PCR-2025-1A, approval of Dreamers Ridge Phase 1 Replat A Minor Subdivision.

Approval with Conditions:

I move to approve PCR-2025-01C, approval of Dreamers Ridge Phase 1 Replat A Minor Subdivision with the following conditions; _____(list conditions)

Denial:

I move to approve PCR-2025-01B, denial of Dreamers Ridge Phase 1 Replat A Minor Subdivision.

Financial Considerations

Not Applicable.

Staff Recommendation

Staff recommends approval of PCR-2025-01A, which recommends approval of Dreamers Ridge Phase 1 Replat A Minor Subdivision to the Board of Trustees.

Community Impact

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Recommending Approval of Dreamers Ridge Phase 1 Replat A Minor Subdivision

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Dreamers Ridge Phase 1 Replat A 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 hearing held February, 6, 2025.
- 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 4.9.2 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 6th day of February, 2025 by a vote of ____ to ____.

Page 8 of 16

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Recommending Denial of Dreamers Ridge Phase 1 Replat A Minor Subdivision

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Dreamers Ridge Phase 1 Replat A 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 hearing held February, 6, 2025.
- 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 Said application does not conform to the applicable requirements of section 4.9.2 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 denial of the application.

Tracy Moe, Chairperson, Planning Commission

PCR-2025-01C
A Resolution of the Planning Commission
Recommending Conditional Approval of Dreamers Ridge Phase 1 Replat A Minor
Subdivision

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 Dreamers Ridge Phase 1 Replat A 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 hearing held February, 6, 2025.
- 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 Said application does conform to the applicable requirements of section 4.9.2 of the Frederick Land Use Code, provided that the conditions set forth in this resolution are satisfied.

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 with the following conditions:

- 1.
- 2.

This resolution approved this 6th day of February, 2025 by a vote of ____ to ____.

Tracy Moe, Chairperson, Planning Commission

PCR-2025-01C

LAST SAVED: 10/19/2024 10:24 AM

G:\62681\Survey\Dreamers Ridge Replat.sh 1-2.dwg

DREAMERS RIDGE PHASE 1 REPLAT A

A REPLAT OF TRACT A, DREAMER’S RIDGE PHASE 1

LOCATED IN THE EAST HALF OF SECTION 20, THE WEST HALF OF SECTION 21,

THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29

TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

1 LOT, 6 OUTLOTS – 182.42 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY WELD COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS THAT DREAM WEAVER HOLDINGS, LLC, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, DREAMER’S RIDGE PHASE 1, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 182.42 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF “DREAMERS RIDGE PHASE 1 REPLAT A”, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK, ITS SUCCESSORS AND ASSIGNS FOREVER SUCH PUBLIC STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, IN FEE-SIMPLE ABSOLUTE, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

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

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

DREAM WEAVER HOLDINGS, LLC., A COLORADO LIMITED LIABILITY CORPORATION

BY: JON P. FILE,
MANAGER

ACKNOWLEDGMENT:

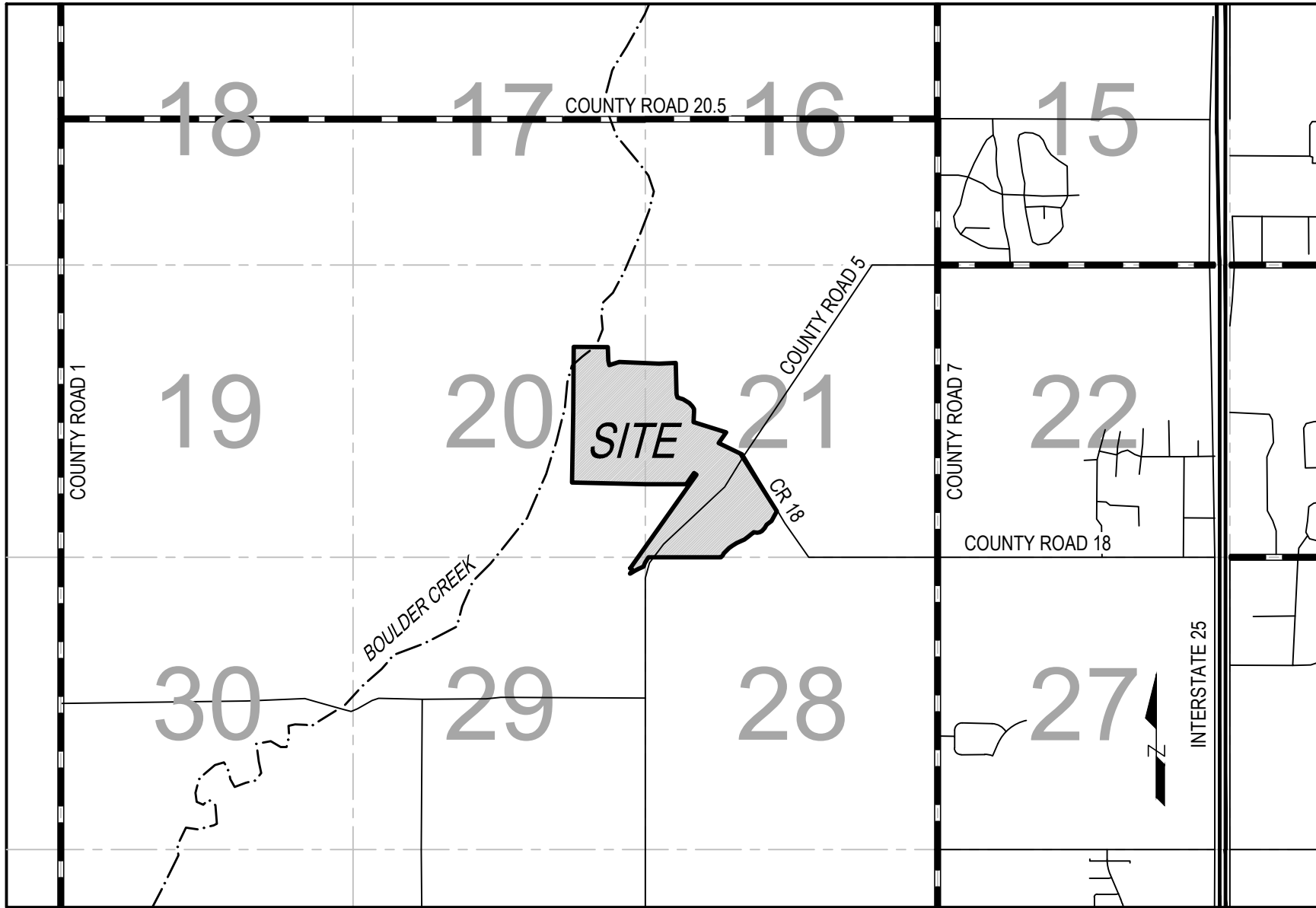
STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY JON P. FILE ACTING IN HIS CAPACITY AS MANAGER OF DREAM WEAVER HOLDINGS, LLC, THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LAND USE TABLE		
	AREA	ZONING/CURRENT USE
LOT 1	26.79 Ac.	R-E/RESIDENTIAL
OUTLOT A	40.42 Ac.	R-E/AGRICULTUAL & OIL-GAS FACILITIES
OUTLOT B	23.99 Ac.	R-E/AGRICULTURAL
OUTLOT C	29.49 Ac.	R-E/RESERVOIR
OUTLOT D	36.45 Ac.	R-E/RESERVOIR
OUTLOT E	13.44 Ac.	R-E/AGRICULTURAL
OUTLOT F	5.86 Ac.	R-E/AGRICULTURAL
DEDICATED ROW	5.98 Ac.	
TOTAL	182.42 Ac.	



VICINITY MAP
(1"=1/2 Mile)

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21, BEING S89°35'35"W BETWEEN THE SOUTH QUARTER CORNER OF SECTION 21 AND THE SOUTHWEST CORNER OF SECTION 21 (BOTH BEING MONUMENTED WITH 3.5" BRASS BLM MONUMENTS).
3. TITLE COMMITMENT NUMBER 5509-4059706 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF 04/24/2023 WAS RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING SUBJECT PROPERTY.
4. PORTIONS OF THE PROPERTY ARE LOCATED IN THE 1% ANNUAL CHANCE FLOOD HAZARD ZONE (ZONE A) PER THE FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER ACCESSSED 05/14/23. THE NORTHERN PORTION IS LOCATED IN FIRM MAP NUMBER 08123C1070E WITH AN EFFECTIVE DATE OF 01/20/2016, WHILE THERE IS NO FIRM INFORMATION FOR THE SOUTHERLY PORTION. THE EXTENTS SHOWN ARE BASED ON THE ONLINE MAP.
5. PROPERTY IS CURRENTLY ZONED R-E (ESTATE DISTRICT).
6. PER THE WELD COUNTY ONLINE PROPERTY PORTAL, THERE ARE NO GEOLOGIC HAZARDS AFFECTING PROPERTY.
7. ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.
8. ACCESS TO OUTLOTS C AND D SHALL BE GRANTED VIA ACCESS EASEMENTS ACROSS LOT 1 AND OUTLOTS B & F.
9. THE DESCRIPTIONS OF THE GAS PIPELINE RIGHT OF WAY GRANTS RECORDED AT RECEPTION NUMBERS 2314934 AND 2636416 DO NOT CONTAIN WIDTH OF SAID GRANTS. THE CENTERLINES OF EASEMENTS ARE SHOWN.
10. ADJOINING PROPERTY OWNERSHIP INFORMATION BASED ON WELD COUNTY ONLINE PROPERTY PORTAL ACCESSSED 08/08/23.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF DREAMERS RIDGE PHASE 1 REPLAT A IS APPROVED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20____. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

TRACIE CRITES, MAYOR

ATTEST:

TOWN CLERK

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

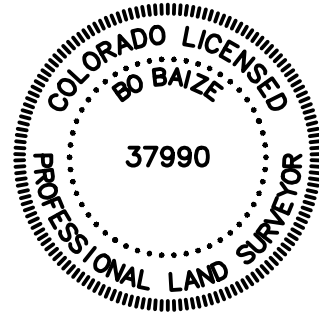
APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20____ THIS _____ DAY OF _____, 20____.

CHAIRMAN

PLANNING COMMISSION SECRETARY

SURVEYOR’S CERTIFICATE:

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



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
BO BAIZE, COLORADO PLS NO. 37990

ADDRESSES:

OWNER/APPLICANT/MINERAL RIGHTS HOLDER:

DREAM WEAVER HOLDINGS, LLC
PO BOX 983
BROOMFIELD, CO 80038

IRRIGATION DITCH:

RURAL DITCH COMPANY
PO BOX 119
LONGMONT, CO 80502

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 SOUTH PUBLIC ROAD SUITE B
LAFAYETTE, CO 80026

SCALE VERIFICATION

BAR IS ONE INCH
ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	Original	08/17/23	Ba
2	Edits per town 7/1 comments	08/17/23	Ba
3	Edits per town 9/71 comments, adjust lot/foot area	12/08/23	Ba
4	Edits per town 7/23 & 9/21 comments, various edits	09/20/24	Ba
5	Proposed comments were recorded and shown as existing.	10/17/24	TA

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

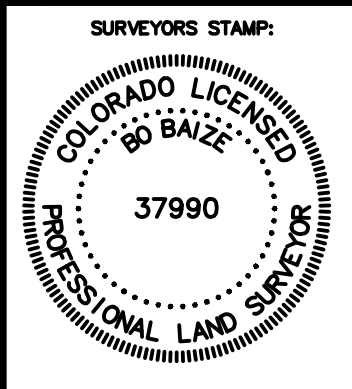
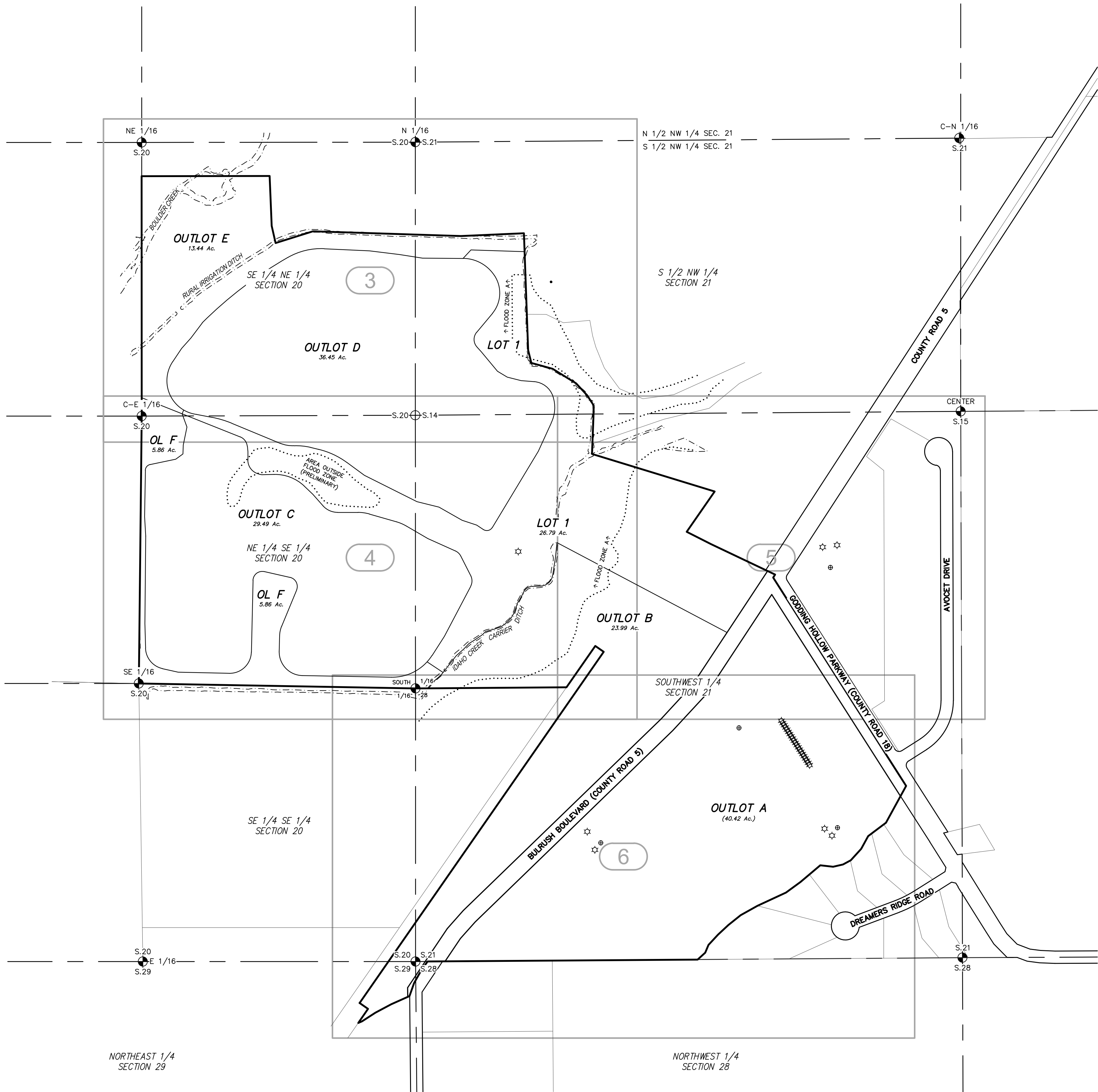
HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

DREAMERS RIDGE PHASE 1
REPLAT A
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:	DRAWING NAME: Dreamers Ridge Replat.sh 1-2
JOB NUMBER: 2628-01	DATE: 10/17/24	SCALE: N/A	
SHEET NO.:	1 OF 6		

DREAMERS RIDGE PHASE 1 REPLAT A

A REPLAT OF TRACT A, DREAMER'S RIDGE PHASE 1
OVERALL MAP – SHEET 2



HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

DREAMERS RIDGE PHASE 1
REPLAT A
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY: BO	APPROVED BY: BO	DRAWING NAME: Dreamers Ridge Replat sh 1-2
JOB NUMBER: 2628-01	DATE: 10/17/24	SCALE: 1"=300'	SHEET NO: 2 OF 6

DREAMERS RIDGE PHASE 1 REPLAT A

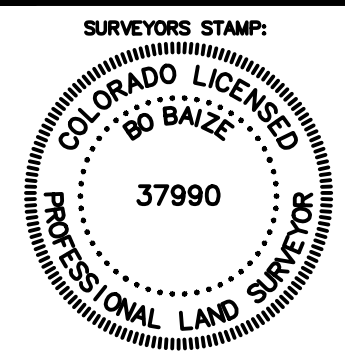
A REPLAT OF TRACT A, DREAMER'S RIDGE PHASE 1

SHEET 3

LEGEND:	
	SUBDIVISION BOUNDARY
	RIGHT OF WAY
	LOT LINE
	EASEMENT LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	MATCH LINE
	SECTION LINE
	150' WELL LOT SETBACK
	200' WELL BUILDING SETBACK
	FLOOD ZONE BOUNDARY
	ALIQUOT CORNER
	SUBDIVISION CORNER MONUMENT
	ACTIVE GAS WELL
	PLUGGED & ABANDONED WELL (W/ 25' SETBACK)

NOTES:

- (C) - CALCULATED COURSE
(M) - MEASURED COURSE
(P) - PLATTED COURSE AS SHOWN ON DREAMER'S RIDGE PHASE 1 PLAT

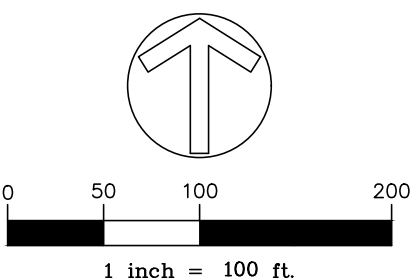


HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

DREAMERS RIDGE PHASE 1
REPLAT A
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:
JOB NUMBER: 2628-01	DATE: 10/17/24	SCALE: 1"=100'
SHEET NO: 3 OF 6	DRAWING NAME: Dreamers Ridge Replat sh 3-6	



Sheet 4

Sheet 5

LAST SAVED: 10/19/2024 8:56 AM

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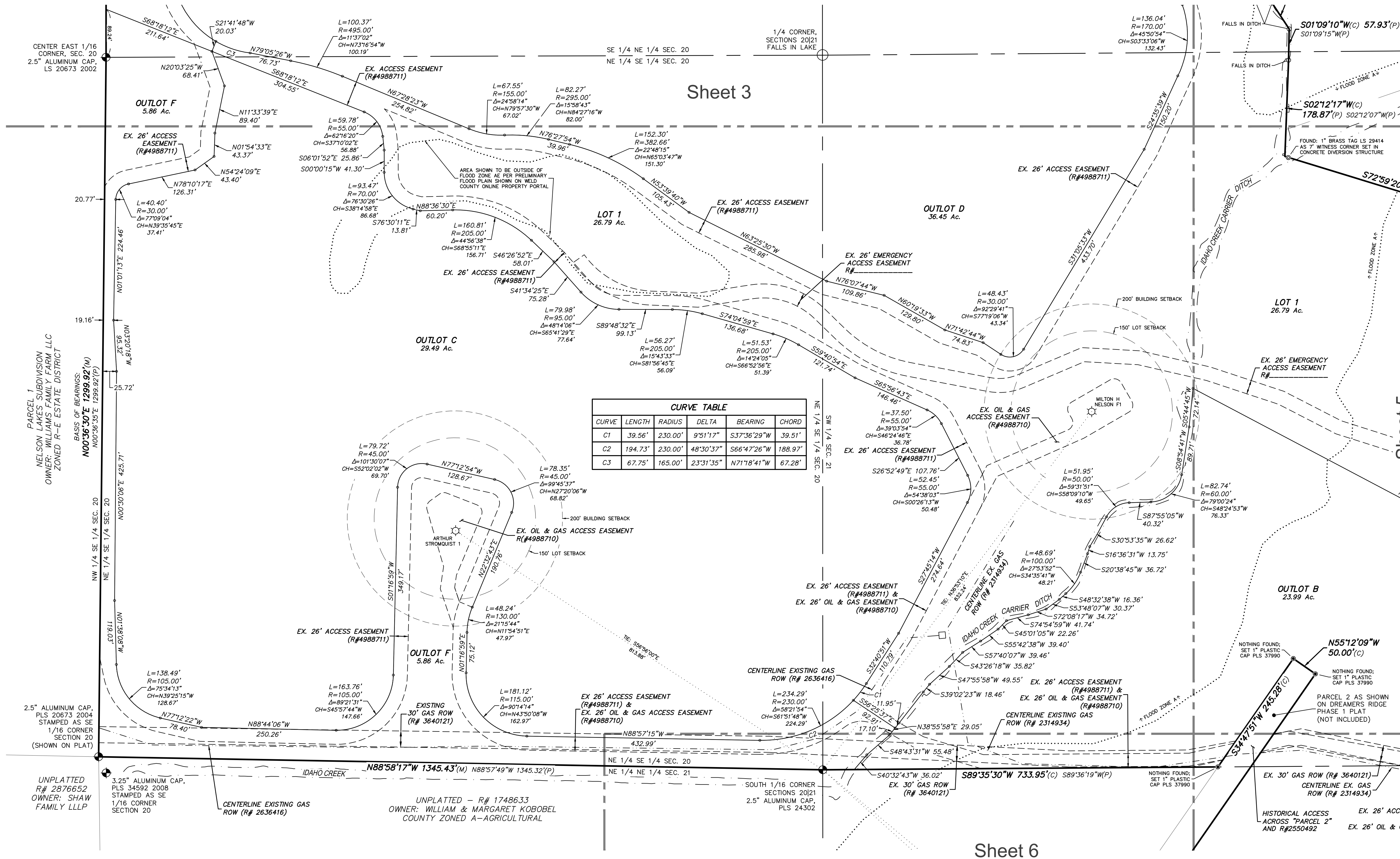
DREAMERS RIDGE PHASE 1 REPLAT A

A REPLAT OF TRACT A, DREAMER'S RIDGE PHASE 1

SHEET 4

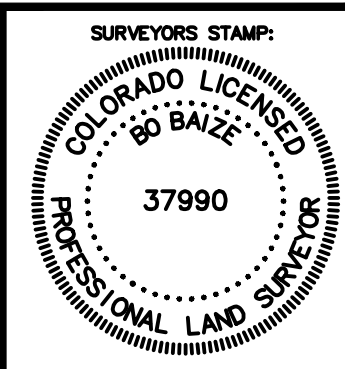
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LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- 150' WELL LOT SETBACK
- 200' WELL BUILDING SETBACK
- FLOOD ZONE BOUNDARY
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL (W/ 25' SETBACK)

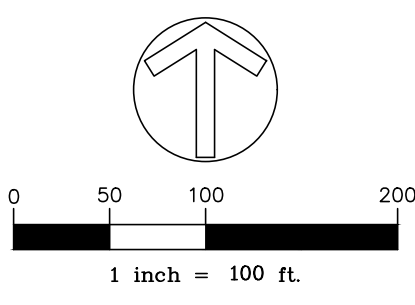


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DREAMERS RIDGE PHASE 1
REPLAT A
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:
JOB NUMBER: 2628-01		
DATE: 10/17/24		
SCALE: 1"=100'		
SHEET NO: 4 OF 6		

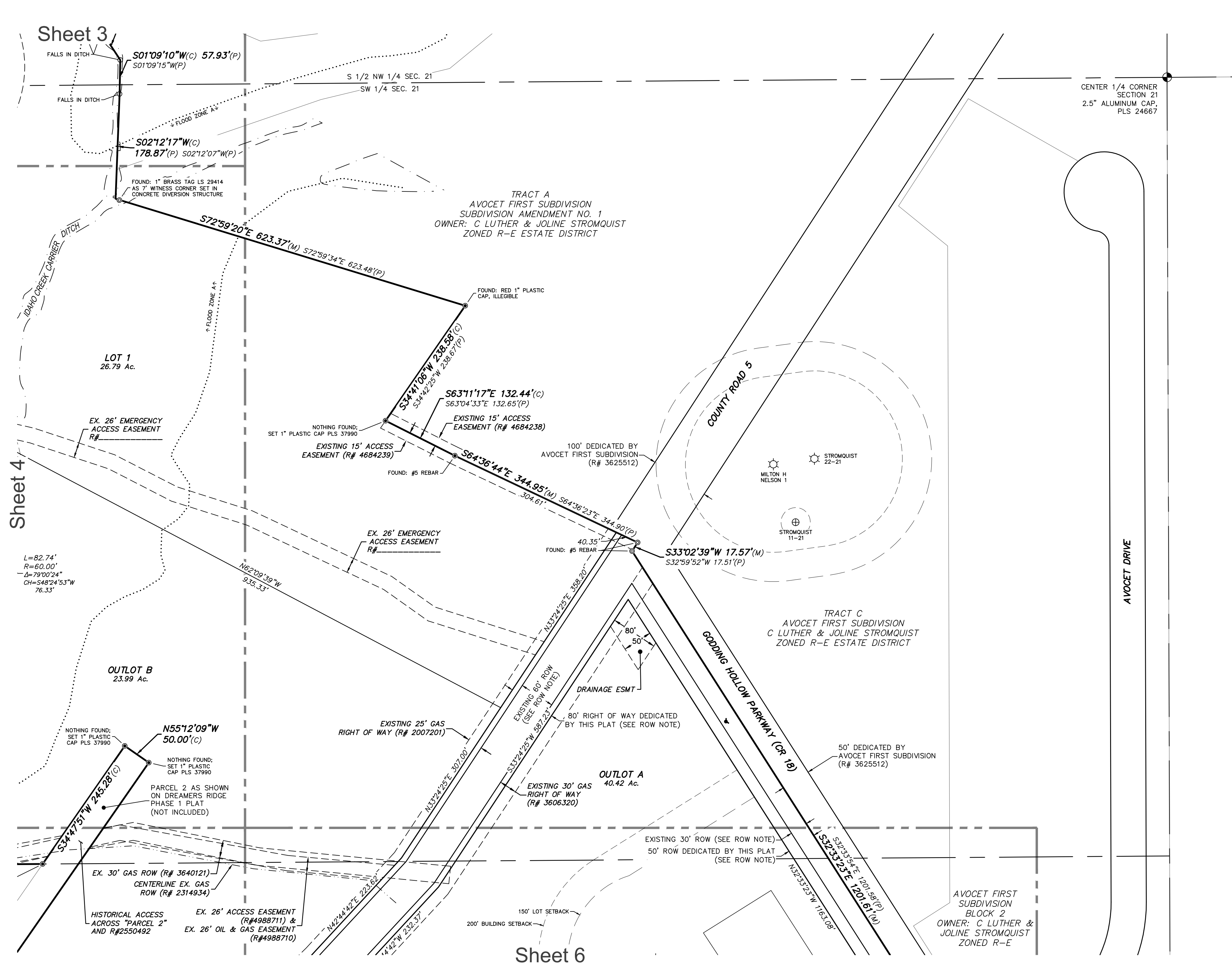


- NOTES:**
- "SET" AT PROPERTY CORNERS INDICATE NO MONUMENT WAS FOUND AND A 1" PLASTIC CAP STAMPED PLS 37990 ON 18" LONG #4 REBAR AT LOCATION.
 - (C) - CALCULATED COURSE
(M) - MEASURED COURSE
(P) - PLATTED COURSE AS SHOWN ON DREAMER'S RIDGE PHASE 1 PLAT
 - THE EXISTING GAS EASEMENTS RECORDED AT RECEPTION NOS. 2314934 AND 2636416 DO NOT HAVE WIDTHS DESCRIBED IN DOCUMENTS.

DREAMERS RIDGE PHASE 1 REPLAT A

A REPLAT OF TRACT A, DREAMER'S RIDGE PHASE 1

SHEET 5



ROW NOTES:

1. BULRUSH BOULEVARD/COUNTY ROAD 5: EXISTING RIGHT OF WAY IS 60' WIDE AND WAS CREATED BY PETITION RECORDED IN COMMISSIONERS' BOOK 1 AT PAGE 273. NO ALIGNMENT WAS SPECIFIED, ONLY SHOWN IN ROAD VIEWER'S REPORT. ROW HAS NOT BEEN DEDICATED PREVIOUSLY. THIS PLAT DEDICATES SAID 60' PLUS AN ADDITIONAL 10' ON EACH SIDE ADJOINING OWNER'S FRONTAGE IN SECTION 21. IN SECTIONS 28/29, THE EXISTING WEST SIDE OF COUNTY ROAD 5 (ALSO BEING THE EASTERLY PROPERTY LINE) IS BASED ON THE DREAMER'S RIDGE PHASE 1 PLAT AND THE EASTERLY RIGHT OF WAY LINE IS BASED ON RECORDED EXEMPTION RE-455. ADDITIONAL ROW IS DEDICATED BY OFFSETTING THE EASTERLY RIGHT OF WAY 70 FEET AND A LINE 40' WEST OF THE SECTION LINE.

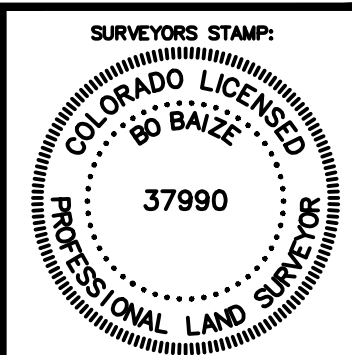
2. GODDING HOLLOW PARKWAY/COUNTY ROAD 18: RIGHT OF WAY WAS ORIGINALLY 60' WIDE AND CREATED BY PETITION RECORDED IN COMMISSIONERS' BOOK 6 PAGE 270. ROW HAD NOT BEEN DEDICATED PREVIOUSLY. THE AVOCET FIRST SUBDIVISION PLAT DEDICATED THE 30' NORTHEAST OF CENTERLINE/PROPERTY LINE PLUS AN ADDITIONAL 20', RESULTING IN CURRENT 80' WIDTH (50' NORTHEAST OF CENTERLINE AND 30' SOUTHWEST OF CENTERLINE). THIS PLAT DEDICATES THE 30' SOUTHWEST OF CENTERLINE/PROPERTY LINE AS WELL AS AN ADDITIONAL 20' TO HAVE AN ULTIMATE WIDTH OF 100'.

NOTES:

1. "SET" AT PROPERTY CORNERS INDICATE NO MONUMENT WAS FOUND AND A 1" PLASTIC CAP STAMPED PLS 37990 ON 18" LONG #4 REBAR AT LOCATION.

2. (C) - CALCULATED COURSE
(M) - MEASURED COURSE
(P) - PLATTED COURSE AS SHOWN ON DREAMER'S RIDGE PHASE 1 PLAT

3. THE EXISTING GAS EASEMENT RECORDED AT RECEPTION NO. 2314934 DOES NOT HAVE A WIDTH DESCRIBED IN DOCUMENT.

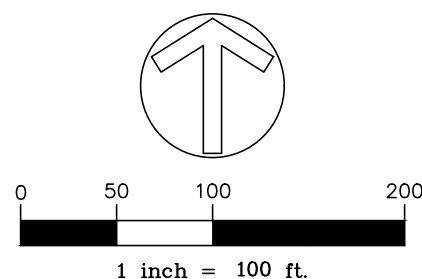


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DREAMERS RIDGE PHASE 1
REPLAT A
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:	DRAWING NAME: Dreamers Ridge Replat sh 3-6
JOB NUMBER: 2628-01	DATE: 10/17/24	SCALE: 1"=100'	SHEET NO: 5 OF 6



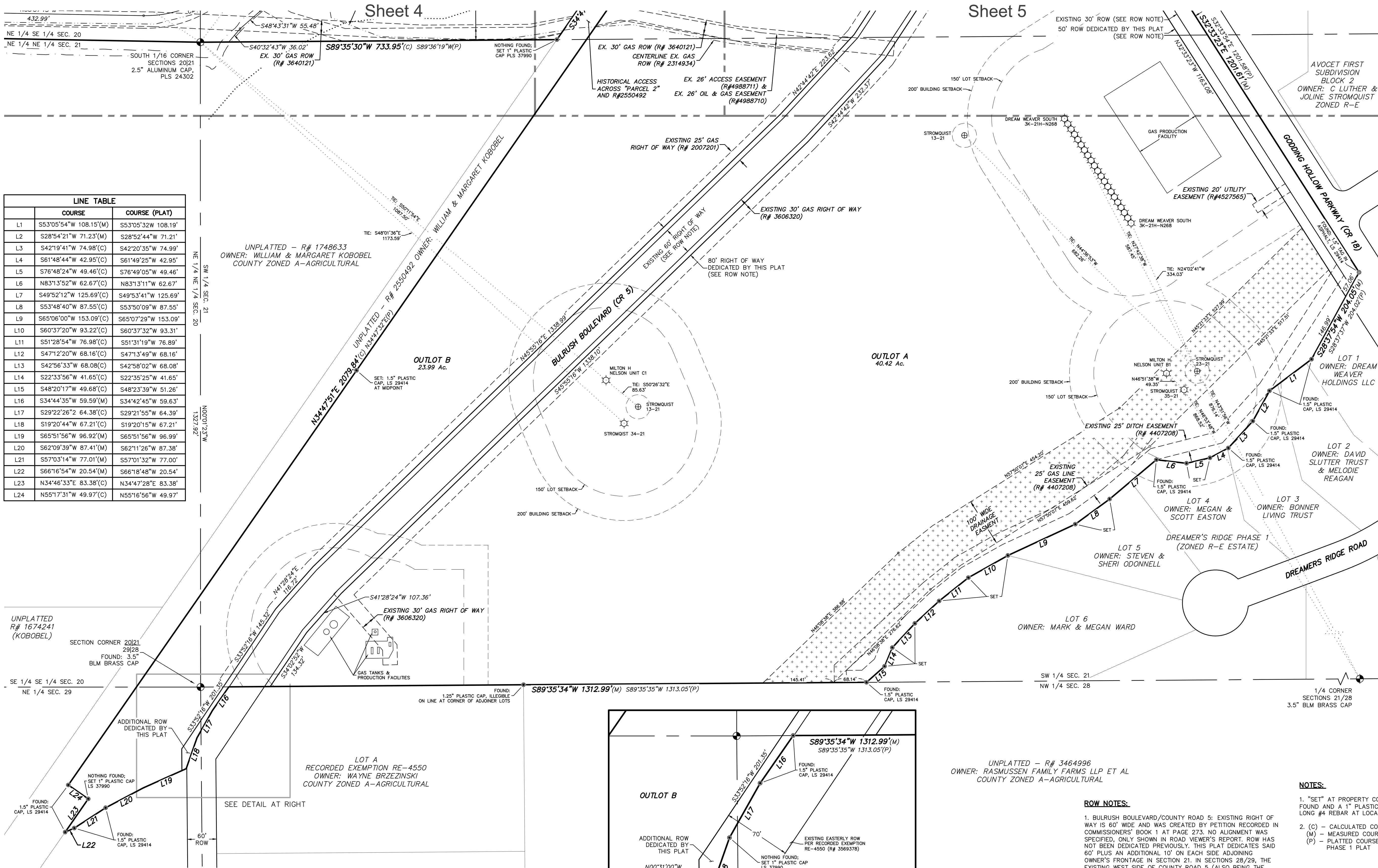
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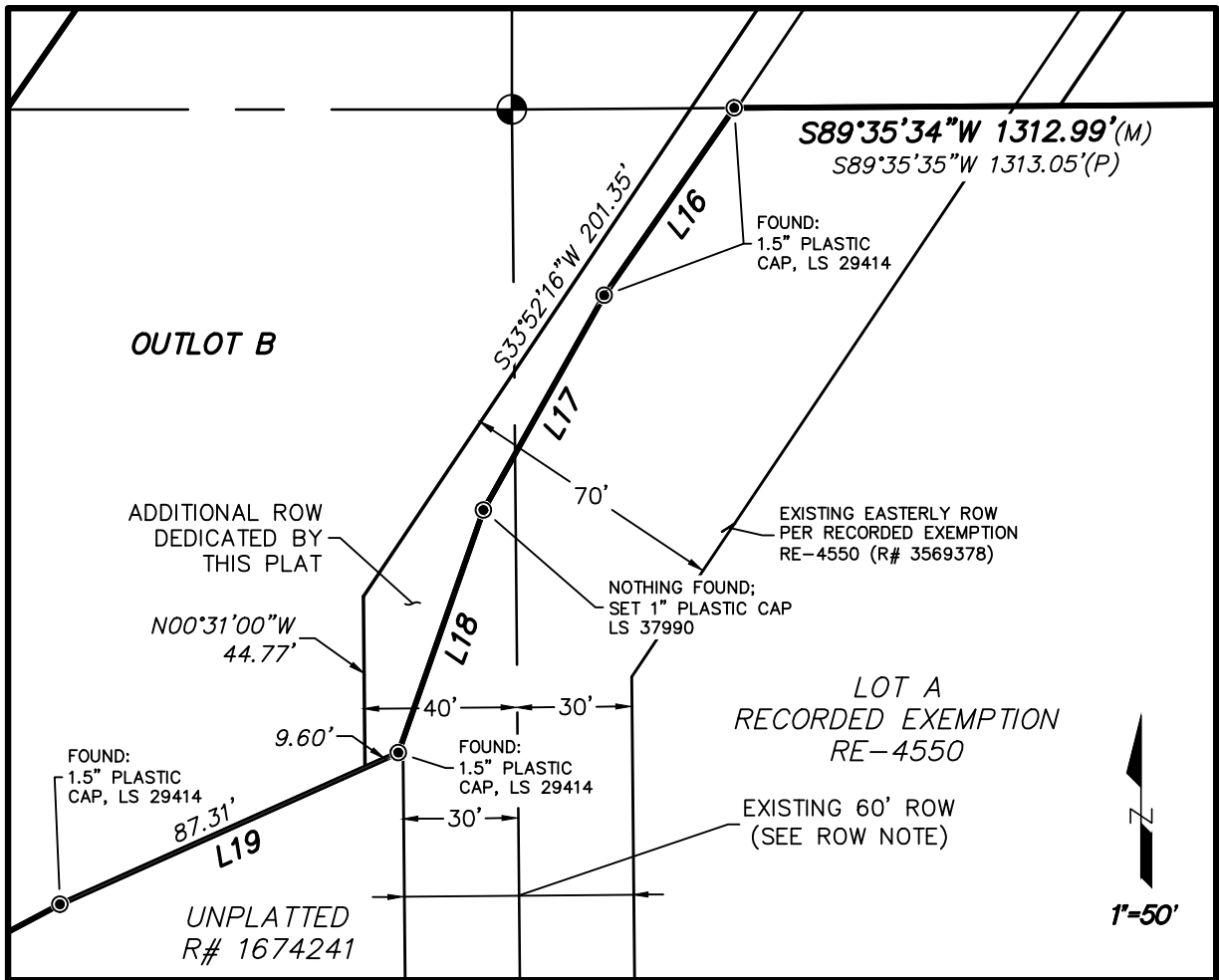
DREAMERS RIDGE PHASE 1 REPLAT A

A REPLAT OF TRACT A, DREAMER'S RIDGE PHASE 1

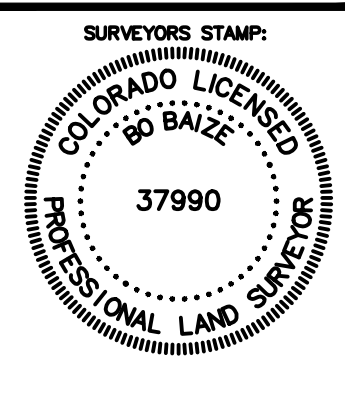
SHEET 6



LINE TABLE		
COURSE	COURSE (PLAT)	
L1	S53°05'54\"W 108.15'(M)	S53°05'32\"W 108.19'
L2	S28°54'21\"W 71.23'(M)	S28°52'44\"W 71.21'
L3	S42°19'41\"W 74.98'(C)	S42°20'35\"W 74.99'
L4	S61°48'44\"W 42.95'(C)	S61°49'25\"W 42.95'
L5	S76°48'24\"W 49.46'(C)	S76°49'05\"W 49.46'
L6	N83°13'52\"W 62.67'(C)	N83°13'11\"W 62.67'
L7	S49°52'12\"W 125.69'(C)	S49°53'41\"W 125.69'
L8	S53°48'40\"W 87.55'(C)	S53°50'09\"W 87.55'
L9	S65°06'00\"W 153.09'(C)	S65°07'29\"W 153.09'
L10	S60°37'20\"W 93.22'(C)	S60°37'32\"W 93.31'
L11	S51°28'54\"W 76.98'(C)	S51°31'19\"W 76.89'
L12	S47°12'20\"W 68.16'(C)	S47°13'49\"W 68.16'
L13	S42°56'33\"W 68.08'(C)	S42°58'02\"W 68.08'
L14	S22°33'56\"W 41.65'(C)	S22°35'25\"W 41.65'
L15	S48°20'17\"W 49.68'(C)	S48°23'39\"W 51.26'
L16	S34°44'35\"W 59.59'(M)	S34°42'45\"W 59.63'
L17	S29°22'26\"W 64.38'(C)	S29°21'55\"W 64.39'
L18	S19°20'44\"W 67.21'(C)	S19°20'15\"W 67.21'
L19	S65°51'56\"W 96.92'(M)	S65°51'56\"W 96.99'
L20	S62°09'39\"W 87.41'(M)	S62°11'26\"W 87.38'
L21	S57°03'14\"W 77.01'(M)	S57°01'32\"W 77.00'
L22	S66°16'54\"W 20.54'(M)	S66°18'48\"W 20.54'
L23	N34°46'33\"E 83.38'(C)	N34°47'28\"E 83.38'
L24	N55°17'31\"W 49.97'(C)	N55°16'56\"W 49.97'



LEGEND:	
	SUBDIVISION BOUNDARY
	RIGHT OF WAY
	LOT LINE
	EASEMENT LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	MATCH LINE
	SECTION LINE
	150' WELL LOT SETBACK
	200' WELL BUILDING SETBACK
	FLOOD ZONE BOUNDARY
	ALIQUOT CORNER
	SUBDIVISION CORNER MONUMENT
	ACTIVE GAS WELL
	PLUGGED & ABANDONED WELL (W/ 25' SETBACK)



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DREAMERS RIDGE PHASE 1
REPLAT A
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:
JOB NUMBER: 2628-01	DATE: 10/17/24	SCALE: 1"=100'
SHEET NO: 6 OF 6	DRAWING NAME: Dreamers Ridge Replat sh 3-6	

ROW NOTES:

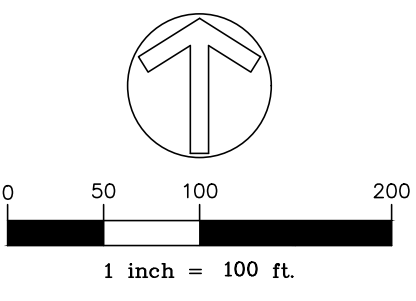
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