Town of Frederick
Planning Commission Agenda

Frederick Town Hall
401 Locust Street
Thursday, May 15, 2025

6:30 PM

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 Planning Commission. Please sign in and you will be called. 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

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.

A. Approval of Minutes

Action Agenda

B. Resolution 25-PCR-03 A Resolution for recommendation on amending Article 9, Oil and Gas Drilling and Production -
Robert Aronoff, Oil & Gas Liaison
Matt Sura

C. Resolution 25-PCR-04 A Resolution for recommendation on amending Article 6 of the Land Use Code regarding Administrative Citations -
Justin Ritter

D. Resolution 25-PCR-05 A Resolution of the Planning Commission

Recommending Approval of The Shores on Plum Creek Filing No 2. Minor Subdivision, The Shores on Plum Creek Filing No. 3 Minor Subdivision, The Shores on Plum Creek Zoning Map Amendment A, The Shores on Plum Creek Preliminary Plat and The Shores on Plum Creek Preliminary Development Plan -
Audem Gonzales, Senior Planner

Discussion Items

Commissioner Reports

Other Business

Adjournment

Executive Session
Executive Session: For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24- 6-402(4)(e)(1) regarding Meadowlark Business Park.

[MEET_FOOT]

Town of Frederick Planning Commission

Meeting Minutes
April 17, 2025

Call to Order – Roll Call: At 06:30 PM Chairperson Moe called the meeting to order and requested roll call.
Present were Planning Commissioner Moe, Planning Commissioner Conroy, Planning Commissioner Scott, Planning Commissioner Kelley.
Also present were Ali Van Deutekom, Christine Francescani, Audem Gonzalez Town Clerk Tricia David and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance:

Approval of Agenda: No Changes to the Agenda

Public Comment:

Consent Agenda: Motion by Commissioner Kelley and seconded by Vice Chair Conroy to approve the Consent Agenda.
Upon roll call vote, motion passed unanimously.

Approval of Minutes:

Action Agenda:

25-PCR-02 - A Resolution of the Planning Commission Recommending Approval of the Lot 1, Maplewood Subdivision Filing No. Two Amendment A Rezoning from P (Public) with PUD overlay (Planned Unit Development) to R-2 (Medium Density Residential) with PUD overlay (Planned Unit Development)

: Motion to open the Public Hearing by Vice Chair Conroy and Seconded by Commissioner Scott.
Upon Roll Call Vote, Motion Passed Unanimously.
Public Hearing Opened at 6:35 pm.

Public Comment during Public Hearing - 3 minutes each person
- Keri Aasmundsted - Opposed
- Patrick Berrend - Opposed - Exhibit A of the public hearing Exhibit A
- Jill Firkims - Opposed
- Attiya Anjum - Opposed
- Rhonda Swetnam- Opposed
- Mark Novak - Opposed
- Carl Randolf - Opposed
- Melanie Randolph - Opposed
- Jolene Meritt - Opposed

7:16 Chairperson Moe asked for a 10-minute recess.

At 7:26 pm the meeting resumed.

- Angie Stivesen - Opposed
- Deusas Gosras - Opposed
- Phil Gooras - Opposed
- Ron Jagodinski - Opposed
- Cassandra Koger - Opposed
- Shayle Bates - Opposed
- Josh Laird - Opposed
- Spencer Johnson
- Dana Hoffman - Opposed
- Jason Aposolope - In Favor of Rezone
- Steve Kasza - Opposed
- Cassidy Johnson - In Favor of Rezone
- Jace Koger - Opposed
- Stacia Shane - In Favor of Rezone
- Q Clark
- Patricia Espejo - Opposed
- Sarah Goveha - Opposed
- Stena Collier - Opposed
- Nicholas Break - Opposed
- Rosa Cevers 307 - Opposed

Discussion from PC

Motion to Close the Public Hearing by Chairperson Moe, seconded by Commissioner Kelley.
Upon roll call vote, motion passed unanimously.
Public Hearing Closed.

Motion to recommend denial to the Board of Trustees by Commissioner Kelley, seconded by Vice Chair Conroy for the following reasons:
1. This is a substantial change to the neighborhood.
2. Does not feel that this is proper usage of adaptable usage of new comp plan.
Vice Chair Conroy is still in support to second the motion.
Motin passed 3-1.

Other Business: Upcoming Meeting: May 15th, 2025.

Adjournment: There being no further bossiness of the Planning Commission Chairperson Moe Adjurned the meeting at 9:16 pm.

TOWN OF FREDERICK Planning Commission Staff Report

Tracy Moe, Chairperson

Kristie Conroy, Vice Chairperson

Nathan Scott, Commissioner
Roger Kelley, Commissioner

Resolution 25-PCR-03 A Resolution for recommendation on amending Article 9, Oil and Gas Drilling and Production

Agenda Date: Planning Commission May 15, 2025

Attachments:
1. Town of Frederick LUC Article 9 Amendments - Highlighted Strikethrough Version
2. 25 PCR 03A

Reviewed By: Tricia David, Town Clerk

Action Type

1) Legislative: Actions that relate to subjects of a long term and general applicability; such as the passing of ordinances/resolutions/policies/etc.

Strategic Plan Alignment:

SAFE & SECURE– Residents of Frederick experience safety and peace of mind knowing they live in the safest community in Colorado for sustainable growth and development.
5.1 Continue efforts to implement commitments made resulting from the public safety sales tax initiative.

COMMUNITY AND ECONOMIC VITALITY– Frederick is a community that fosters economic, recreational, cultural, and environmental vitality and builds upon and enhances a variety of economic opportunities. Frederick celebrates its downtown and regards it as a gem in the region.

2.5 Continue work on updating the Land Use Code

Summary Statement:

Land Use Code Amendments related to oil and gas drilling and production.

Detail of Issue/Request:

The proposed Land Use Code Amendments are to generally help with comprehensibility of Article 9.

Background Information:

On April 3, 2019, the Colorado State Senate passed SB 19-181, which was signed into law by the Governor on April 16, 2019. This legislation amended the Colorado Oil and Gas Conservation Act (COGCA), shifting the Colorado Oil and Gas Conservation Commission's (COGCC) mission from "fostering" the oil and gas industry to "regulating" it to protect public health, safety, welfare, the environment, and wildlife. Additionally, SB 19-181 revised the Local Government Land Use Enabling Act, clarifying the scope of municipal and county authority over land use for oil and gas operations within their jurisdictions.

Since 2022, Town staff has collaborated with Matt Sura, our outside counsel on Oil and Gas, to update the Town of Frederick's Land Use Code.

In October 2023, the Board of Trustees adopted interim changes to Article 9 to clarify and address several ambiguous or missing requirements.

During the Spring of 2024, the Town enacted a temporary moratorium on processing requests for oil and gas facilities within Frederick.

On November 12, 2024, the Board of Trustees approved Ordinance 1400, which adopted the newly created Article 9 Land Use Code amendment package and rescinds Ordinance No. 1392 which created a Temporary Moratorium for Oil and Gas Development.

During the implementation of Ordinance 1400, it was determined that additional amendments were needed in order to make Article 9 of the Land Use Code more comprehensible.

Request:

These amendments to Article 9 of the Land Use Code regarding oil and gas drilling and production are proposed in order to make this section of the Land Use Code generally more comprehensible. The majority of the proposed amendments do not substantially change Article 9 of the Land Use Code.

One of the more substantial proposed amendments is in Section 9.19.7 which provides

the Right to Enter, meaning that the Town now reserves the right to enter all oil and gas operations for the purposes of inspection and site visits.

Review Criteria:

The Town of Frederick Land Use Code sets forth the following review criteria for the proposed planning action.

Section 4.7.9.b. For the purpose of establishing and maintaining sound, stable, and desirable development within the Town, the text of this Code shall not be amended except:

(1) To correct a manifest error in the text of this Code;

(2) To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff;

(3) To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Code; or

(4) To further the implementation of the goals and objectives of the Comprehensive Plan.

Staff believes that sections 1, 2, and 4 of the review criteria are being met with these proposed code amendments.

Public Notice: This project was properly noticed according to the requirements found in Section 4.6 of the Frederick Land Use Code.

Legal Comments:

The Town's Oil and Gas Attorney, Matt Sura, created the draft oil and gas ordinance. The Town Attorney's office has reviewed all the proposed changes. All legal comments have been addressed.

Alternatives/Options

Approval: I move to approve 25-PCR-03A, which recommends approval of the Land Use Code amendments to the Board of Trustees.

Approval with Conditions: I move to approve 25-PCR-03A, which recommends approval of the Land Use Code amendments to the Board of Trustees with the following conditions; 1. (list conditions)

Denial: I move to approve 25-PCR-03A, which recommends denial of the Land Use Code amendments to the Board of Trustees.

Financial Considerations

Not Applicable

Staff Recommendation

Staff recommends approval of 25-PCR-03A which recommends approval as presented.

Community Impact

TOWN OF FREDERICK, COLORADO
ORDINANCE NO. ____

AN ORDINANCE OF THE TOWN OF FREDERICK, COLORADO, AMENDING ARTICLE 9, OIL AND GAS DRILLING AND PRODUCTION, TOWN OF FREDERICK LAND USE CODE, SECTIONS 9.3, 9.4, 9.8, 9.11, 9.14, 9.17, 9.18, AND 9.19 FOR INCREASED COMPREHENSIBILITY IN ACCORDANCE WITH THE AUTHORIZATIONS PROVIDED IN SENATE BILL 19-181, PROVIDING FOR REPEALER, AND PROVIDING FOR EFFECTIVE DATE

WHEREAS, the Board of Trustees hereby finds, determines, and declares that it has the power to amend this Ordinance pursuant to: the Local Government Land Use Control Enabling Act, C.R.S. § 29-20-101, et seq.; C.R.S. § 31-23-301, et seq., (municipal zoning powers); C.R.S. § 24-65.1-101, et seq. (Areas and Activities of State Interest), C.R.S. § 31-15-103 (municipal police powers); C.R.S. § 31-15-401(municipal police powers); and C.R.S. § 31-15-501 (municipal power to regulate businesses); and C.R.S. § 34-60-106 (oil and gas operators must receive local government approval for drilling permit); and C.R.S. § 34-60-131 (local government power to exceed state oil and gas regulations); and

WHEREAS, the Town of Frederick Board of Trustees previously amended Article 9, Oil and Gas Drilling and Production, Town of Frederick Land Use Code, Sections 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, and 9.19, on November 12, 2024; and

WHEREAS, through implementation of amendments, the Town of Frederick has determined that the amendments contained in this Ordinance will support increased comprehensibility of Article 9, Oil and Gas Drilling and Production, in the Town of Frederick Land Use Code.

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

Strikeout represents deleted text; *** represents blocks of text that are unchanged by this amendment.

***

Section 1. Article. 9 of the Town of Frederick Land Use Code, *Oil and Gas Drilling and Production*, is hereby amended as follows.

***

Sec. 9.3. Applicability.

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2. *Generally.* Except as noted, this Article shall apply to every subdivision for which a complete preliminary plat application is filed after the effective date of the ordinance codified in Article 9 Section 7. This article shall not apply to: any final plat submitted for approval in compliance with a previously approved preliminary plat; any subdivision for which a preliminary plat application was deemed complete prior to the effective date of the ordinance codified in Article 9 Section 7; or any previously approved planned development in which the development plan includes its own development standards for oil and gas facilities.

~~2.~~ 3. *Standards Document.* The Oil and Gas Standards Document ("Standards Document") is hereby adopted by reference. The Standards Document will be on file with the Town Manager. The Town Trustees may, by resolution, update the Standards Document as necessary to reflect major changes in required industry standards and practices.

~~3.~~ 4. *Existing Oil and Gas Operations.* Except as noted in Sections 9.3.5, 9.9.2, 9.10.4, 9.11.3, and 9.17, this Article does not apply to "existing oil and gas operations," which are those surface oil and gas operations for which a drilling permit was issued under the ECMC regulations prior to the effective date of this Article, and under which permit the oil and gas operations were commenced before the effective date. "Existing oil and gas operations" also includes any surface oil and gas operations occurring on real property annexed into the Town on or after the effective date of this Article, provided those operations are occurring as of the effective date of the Annexation pursuant to a drilling permit issued under the ECMC regulations.

~~4.~~ 5. *Other Applicable ~~Land Use~~ Code Provisions.* In addition to the standards of this Article, all existing and permitted oil and gas operations conducted within the Town shall comply with provisions of Municipal Code and Land Use Code of general applicability that are not in direct conflict with the standards of this Article. This includes, but is not limited to, the following provisions ~~the following provisions of this Code~~:

a. Provisions for geologic hazards, floodplains or floodways required in Section 9.10.
b. Provisions for wildlife mitigation procedures required in Section 9.12.
c. Fencing Requirements in Section 2.16.
d. Landscaping requirements in Section 2.14.
e. Article 6 of the Land Use Code.
f. Chapters 7, 8, 10, and 11 of the Municipal Code.
~~e.~~ g. Building permits must be obtained for all above ground structures to which the International Building Code applies - Chapter 18 of the Municipal Code.

~~f.~~ h. International Fire Code of Chapter 18 of the Municipal Code.

~~5.~~ 6. *Federal and State Regulations.* The operator shall comply with all applicable federal and state regulations including, without limitation, the OGC act and the ECMC regulations. Where, in any specific case, the requirements of any other Title within the Land Use Code or the regulations of any state or federal agency are in conflict with this Article, the more restrictive requirements shall be imposed.

Sec. 9.4. Location Restrictions.

***

3. Oil and Gas Locations shall be at least one thousand (1,000) feet from the following:
   a. The property line of any existing dwelling units or platted residential lots less than 2.5 acres in size unless all existing surface owners and tenants of any of the affected properties within 1,000' of the relevant point of measurement explicitly agree with informed consent to the proposed Oil and Gas Location;
   b. The nearest edge of any existing dwelling units on lots greater than 2.5 acres in size unless all existing surface owners and tenants of any of the affected properties within 1,000' of the relevant point of measurement explicitly agree with informed consent to the proposed Oil and Gas Location;
   c. The nearest edge of any commercial building requiring a certificate of occupancy unless all existing surface owners and tenants of any of the affected properties within 1,000' of the relevant point of measurement explicitly agree with informed consent to the proposed Oil and Gas Location;
   d. Parks (active and passive), open space or common open space;
   e. Community facility;
   f. Public water supply surface intakes, aquifer recharge area, or public water supply wells; and
   g. ~~Existing reservoirs and approved future reservoirs~~ Existing or future Direct Use Water Supply Reservoirs or classified water supply segments.

***

5. Working pad surfaces proposed within Town limits shall be at least five hundred (500) feet from the following:
   a. Rivers and streams; and
   b. Ditches and canals that transport water ~~used by~~ delivered into, or to augment, a public water supply system.

***

Sec. 9.8. Pipelines

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6. To the maximum extent feasible, operators shall center pipelines, flowlines, gathering lines, and transmission lines in the easement or right-of-way.

~~6.~~ 7. Operators shall use boring technology when crossing streams, rivers, irrigation ditches or wetlands with a pipeline to minimize negative impacts to the channel, bank, and riparian areas, except that open cuts may be used across irrigation ditches if the affected ditch company approves the technique.

***

Sec. 9.11. Permits Required.

***

3. *Modification of Existing Oil and Gas Facilities.*
Any proposed change made to an oil and gas facility or operations shall be reviewed by the Planning Department and is subject to one of the following.

***

d. *Plugging and Abandonment Permit.* The plugging and abandoning of a well or pipeline requires a Plugging and Abandonment Permit. An application for a plugging and abandonment permit will include the ECMC Well Abandonment Report (notice of intent), the timeline for plugging activities, and any need to disrupt traffic to accomplish the work. The Permit will be issued administratively and will not require a public hearing.

(1) *Recordation of Well Location.* The plugged and abandoned well shall be permanently marked by a brass plaque and recorded with County Clerk and Recorder as described in the Standards Document.

(2) *Recordation of Pipeline Locations; Notice of Abandonment*. The legal description of all flowlines, including transmission and gathering systems, shall be filed with the Manager and recorded with the Weld County Clerk and Recorder within 30 days after completion of construction. Notice of abandonment of any flowlines shall be filed with the Manager and recorded with the Weld County Clerk and Recorder within 30 days after abandonment. All flowlines, gathering, and transmission lines must be physically removed unless a surface owner agreement executed by an existing surface owner allows abandonment in place or the Manager

finds that removal could cause significant damage other infrastructure (such as roads or other utilities) or to the environment.
(3) Once plugging operations are complete, operator will send Town the recording information, written verification that flowlines have been removed, as well as a picture of the required plaque.

***

Sec. 9.14. Notice to proceed.

***

3. A copy of recorded easements that will prevent the prohibited land uses within the ~~buffers~~ setbacks listed in 9.18.1 above until the location has been properly plugged and abandoned.

***

Sec. 9.17. Violation and enforcement.

***

7. *Right to Enter.* The Town reserves the right to inspect any existing or permitted oil and gas operations for compliance. Town site visits and inspections may occur without operator present. However, unless urgent circumstances exist, the Town will use best efforts to give prior notice to the operator's contact person at the telephone number before inspections. Inspections in response to odor, noise, or possible violation of rules may occur as soon as feasible upon receipt of the complaint.

~~7.~~ 8. *Recovery of fees.* Should the Town prevail in any action for legal or equitable relief for a violation of the provisions of this Article, in addition to any other penalties or remedies which may be available, the Town shall be entitled to recover any damages, costs of action, expert witness fees and reasonable attorney's fees incurred.

***

Sec. 9.18. Development setbacks from wells and facilities.

The purpose of this section is to allow land uses in the vicinity of oil and gas locations that are compatible with the industrial nature of oil and gas operations and disallow those land uses that are incompatible in order to protect public health, safety, and welfare.

1. Minimum setbacks from permitted working pad surfaces:

a. No new residential, commercial, or mixed uses, school facilities, day care centers, hospitals, nursing home, memory care, Alzheimer's care, senior housing, or assisted living facilities may be constructed within the following minimum setbacks:

Oil and Gas Working Pad Surface	**Lot Setback from Facility**	**Building Setback from Facility**
Oil and gas production facility without wells	150'	200'
1 - 4 wells	150'	200'
5 - 14 wells	150'	350'
15 or more wells	150'	500'
Streets shall be a minimum of 50' from producing wells and/or facilities		

b. Measurements shall be taken from the closest edge of the closest oil and gas facility to the lot line or side of the building.

c. All existing or proposed flowlines or gathering lines shall be generally located in the center of a 30 foot easement. ~~The setback from a~~ Any flowline or gathering line shall be setback a minimum of 15 feet from the side of any building. Increased setbacks shall be evaluated on a case-by-case basis, with the determining locational factor being the size, pressure, and type of pipeline being proposed.

d. Public and private s~~S~~treets shall not be ~~platted~~ located within fifty ~~seventy-five~~ (~~75~~50) feet of a producing oil or gas well or its production facilities.

***

4. *Post-Production Phase (plugged and abandoned wells):* For oil and gas wells that have been plugged and abandoned, no building may be placed within 200 feet of the well-bore which must be located and confirmed through digging and exposing the plugged and capped well as described in Sec. 9.19.3. There shall be access for ingress and egress to the ~~buffer~~ setback of a width of not less than 26 feet. The required access may be unimproved. An applicant may be granted an "alternative compliance ~~buffer~~ setback" as described below.

a. Alternative compliance ~~buffer~~ setback reduction from plugged and abandoned wells. Upon applicant request, the Manager may approve a reduced ~~buffer~~ setback distance from a plugged and abandoned well in lieu of the minimum 200-foot ~~buffer~~ setback distance provided that the approved reduced ~~buffer~~ setback is not less than 50 feet in width and 100 feet in length. The plugged and abandoned well shall be located in the center of the ~~buffer~~ setback. There shall be access for ingress and egress to the ~~buffer~~ setback of a width of not less than 26 feet. The required access may be unimproved. Such access will be granted by an easement created through a separate document and shown on the plat with Weld County Clerk and Recorder reception number before the plat is recorded.

b. An alternative compliance ~~buffer~~ setback reduction plan shall be prepared and submitted in accordance with the submittal requirements established by the Manager. At a minimum, the plan must:

(1) Clearly identify and discuss the proposed ~~buffer~~ setback reduction and the ways in which the plan eliminates or minimizes the potential adverse effects.

***

c. Review Criteria. To approve an alternative compliance ~~buffer~~ setback reduction plan, the Manager must first find that the proposed alternative plan eliminates or minimizes the adverse effects referenced in the purpose of this Section equally well or better than would a plan which complies with the separation and spacing standards of this Section.

d. The Manager may require conditions of approval which may specify a larger ~~buffer~~ setback distance or require that the following actions be completed by a qualified professional before development may occur, including but not limited to:

(1) Remediation of environmental contamination from any historic leaks to background levels or compliance with ECMC Table 915-1 standards as determined by Manager.

(2) Re-plugging of a previously abandoned well.

Sec. 9.19. Easements, Plats and Development Plans.

1. *New Oil and Gas Locations.* Prior to the issuance of a conditional use permit, an operator must obtain easements that will prevent the prohibited land uses within the ~~buffers~~ setbacks listed in Sec 9.18.1 above until the location has been properly plugged and abandoned. The Town will review these easements to ensure they provide adequate ~~buffers~~ setbacks and will automatically expire once the wells are plugged and abandoned. The easements must be recorded prior to receiving a Notice to Proceed pursuant to Section 9.14.

2. *Plat Requirements for Existing Oil and Gas Locations.* Every preliminary and final plat and site-specific development plan which falls within a ~~buffer~~ setback described in this section shall submit a location diagram of the location of the well or production site and depict the ~~buffer~~ setback and the restriction on the preliminary and/or final plat or site-specific development plan. The following information shall be denoted on all preliminary and final plats:

***

3. *Plugged and Abandoned Wells.*

a. Prior to submittal of a preliminary/final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench-mark to monument its existence and location. Such plaque may be above or below ground. Such plaque shall contain all information required on a dry hole marker by the Energy and Carbon Management Commission. The exact location will be recorded at the Weld County Clerk and Recorder.

b. On every final plat or site-specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall provide a 2~~1~~00-foot ~~buffer~~ setback unless Manager has granted an alternative compliance ~~buffer~~ setback of not less than 50 feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be an easement to provide unimproved access for ingress and egress to the setback of a width of not less than 26 feet to monitor or replug the well if necessary.

***

Section 2. Effective Date.

This Ordinance shall become effective 30 days after publication as provided in C.R.S. § 31-16-105.

Section 3. Repealer.

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

Section 4. Certification.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

ATTEST: **TOWN OF FREDERICK**

By _____ By _____

Tricia David, Town Clerk Tracie Crites, Mayor

25-PCR-03A

A Resolution of the Planning Commission

Recommending Approval of Amendments to Article 9 of the Land Use Code regarding Oil and Gas Drilling and Production

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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 Amendments to Article 9 of the Land Use Code regarding oil and gas production 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 May 15, 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 4.7.9 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 15th day of May, 2025 by a vote of ___ to ___.

_____

Tracy Moe, Chairperson, Planning Commission

PCR-2025-XXB

PCR-2025-XXB

A Resolution of the Planning Commission

Recommending Denial of Name of Project

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 Name of Project 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 month, day, year.

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.

This resolution approved this XX day of Month, 2025 by a vote of ___ to ___.

_____

Tracy Moe, Chairperson, Planning Commission

PCR-2025-XXB

PCR-2025-XXC

A Resolution of the Planning Commission

Recommending Conditional Approval of Name of Project

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 Name of Project 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 month, day, year.

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 XX day of Month, 2025 by a vote of ___ to ___.

_____

Tracy Moe, Chairperson, Planning Commission

PCR-2025-XXC

TOWN OF FREDERICK
Planning Commission
Staff Report

Tracy Moe, Chairperson

Kristie Conroy, Vice Chairperson

Nathan Scott, Commissioner
Roger Kelley, Commissioner

Resolution 25-PCR-04 A Resolution for recommendation on amending Article 6 of the Land Use Code regarding Administrative Citations

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Agenda Date: Planning Commission May 15, 2025

Attachments:
1. Land Use Code Administrative Citations Ordinance
2. 25 PCR 04A

Reviewed By: Tricia David, Town Clerk

Action Type

1) Legislative: Actions that relate to subjects of a long term and general applicability; such as the passing of ordinances/resolutions/policies/etc.

Strategic Plan Alignment:

COMMUNITY AND ECONOMIC VITALITY– Frederick is a community that fosters economic, recreational, cultural, and environmental vitality and builds upon and enhances a variety of economic opportunities. Frederick celebrates its downtown and regards it as a gem in the region.
2.5 Continue work on updating the Land Use Code

Summary Statement:

The proposed amendments to section 6.3 of the Land Use Code are to align with Town priorities to streamline code violation enforcement.

Detail of Issue/Request:

In the summer of 2021, the Board of Trustees adopted a long-term Strategic Plan for the Town of Frederick. One of the concentrations is; 2. Community and Economic Vitality. Under this section is; 2.5 Continue work on updating the Land Use Code. This Code amendment package is directly aligned with these sections of the Plan.

Historically, land use compliance in the Town of Frederick has been difficult and has resulted in low success rates. Several factors have led to the program being unsuccessful. The largest hurdle is staff having to write a municipal court summons to have the ability to force compliance. Staff has interviewed other municipalities, studied other municipal codes, and determined an administrative citation option would bring an efficient and softer approach to achieving compliance. By creating a structured process to address violations, the Town can ensure residents and property owners maintain standards that protect public health, safety, and quality of life. Here is a summary of the draft municipal code language staff has created.

General Intent:

1. Emphasizes the importance of enforcing the Land Use Code as a public service.
2. Aims to encourage prompt compliance with softer approach.

Definitions:

1. Key terms include "Administrative Hearing Officer," "Enforcement Official," "Responsible Party," and others. These clarify roles and responsibilities in code enforcement processes.

Authority:

1. Enforcement officials may issue administrative citations for code violations.
2. Each day a violation continues counts as a separate offense, but no duplicate citations are issued within 10 days or while an appeal is pending.
3. Civil penalties can be collected through various legal means, and the Town may pursue multiple remedies concurrently.

Citation Process:

1. Enforcement officials must issue a written Notice of Violation, detailing the infraction and providing up to 30 days for correction.
2. If the violation is not resolved, an administrative citation is issued, detailing the violation, penalties, and appeal rights.

Appeals:

1. Violators have 10 days to appeal citations.

2. Appeals require a written notice and a $35 non-refundable processing fee unless the citation is dismissed.

Hearing Procedures:

1. Hearings are informal but follow set procedures.
2. The Town bears the burden of proof, and decisions are based on the preponderance of evidence.
3. The Administrative Hearing Officer has the authority to uphold, dismiss, or modify citations and penalties.
4. Penalties:
    1. Penalties escalate with repeated offenses:
        1. First citation: $150
        2. Second citation: $500
        3. Third and subsequent citations: $999
    2. Penalties do not excuse the violation and are payable to the Town of Frederick.

Noncompliance:

1. False information, failure to attend hearings, or refusal to comply with orders may result in misdemeanor charges.
2. Unpaid penalties may incur late fees, interest, and liens on property, with additional collection actions available to the Town.

Staff has attached the draft administrative citations code enforcement that emphasizes fairness, accountability, and public welfare. It ensures that violations are addressed efficiently while offering due process for those impacted. This system supports the Town's goals of preserving community character standards and ensuring compliance with local ordinances. This code amendment package includes an amendment to the following section of code:

Section 6.1.3 Violations and Enforcement Procedures
The proposed amendment includes the addition of administrative citation provisions to streamline Land Use Code enforcement and increase compliance.
It is intended that the interim updates to the Land Use Code, with adjustments as appropriate, will be incorporated into the revised Land Use Code when it is complete. The anticipated timeline for the complete Code overhaul is 2025.

Review Criteria:
Section 4.7.9.b. For the purpose of establishing and maintaining sound, stable, and desirable development within the Town, the text of this Code shall not be amended except:
1. To correct a manifest error in the text of this Code;
Staff Response: Not applicable
2. To provide for changes in administrative practices as may be necessary to

accommodate changing needs of the community and the Town staff
Staff Response: The proposed amendment is in response to changing development pressures and goals of the Town. Staff aims to provide great customer service which includes a more streamlined set of rules and regulations and an efficient mechanism for enforcement.
3. To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Code; or
Staff Response: Not applicable
4. To further the implementation of the goals and objectives of the Comprehensive Plan.
Staff Response: The proposed amendment supports the Town of Frederick Comprehensive Plan by enabling staff to enforce development standards more efficiently and effectively.

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

Legal Comments:

The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly.

Alternatives/Options

Approval: I move to approve 25-PCR-04A, which recommends approval of the Land Use Code amendments to the Board of Trustees.

Approval with Conditions: I move to approve 25-PCR-0BA, which recommends approval of the Land Use Code amendments to the Board of Trustees with the following conditions: 1. (list conditions)

Denial: I move to approve 25-PCR-04C, which recommends denial of the Land Use Code amendments to the Board of Trustees.

Financial Considerations

Not Applicable.

Staff Recommendation

Staff recommends the Planning Commission recommend approval of the Land Use Code amendments to the Board of Trustees.

Community Impact

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF FREDERICK, COLORADO, AMENDING THE TOWN'S LAND USE CODE REGARDING ADMINISTRATIVE CITATIONS FOR CODE VIOLATIONS

WHEREAS, the Town of Frederick is in the process of updating its Comprehensive Plan and revising its Land Use Code; and

WHEREAS, the Board of Trustees has identified the need to enhance the enforcement provisions of the Land Use Code to promote timely compliance and preserve the health, safety, and welfare of the community; and

WHEREAS, the addition of administrative citation procedures provides an efficient and effective mechanism for addressing code violations, supplementing existing enforcement methods and ensuring consistent application of the Town's regulations; and

WHEREAS, the Board intends that the administrative citation procedures adopted herein shall be implemented upon adoption, incorporated into the revised Land Use Code when the comprehensive update is complete, and reviewed and refined from time to time; and

WHEREAS, on _____, the Town of Frederick Planning Commission reviewed the proposed amendments to the Land Use Code and upon such review, recommended that the Board adopt same.

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

Section 1. Article 6, Enforcement. The Town of Frederick Land Use Code is hereby amended to add the following sections in whole:

6.1.3.c.(6) *Administrative Citations.*

(a) *General Intent*.

i) The Board of Trustees finds that the enforcement of the Frederick Land Use Code is an important public service, and that code enforcement is vital to the protection of the public's health, safety, and quality of life. The Board of Trustees further finds that a comprehensive code enforcement system that uses a combination of judicial and administrative remedies is critical to gain compliance with the Code.

ii) This section provides for an administrative enforcement process and administrative penalties that may be imposed for violation of any provision within the Frederick Land Use Code.

iii) The purpose of this section is to encourage prompt compliance with the Code and prompt payment of any penalties.

(b) *Definitions*. The following words, terms, and phrases, when used in this section, shall have the following meanings, unless the context clearly indicates otherwise:

Administrative Hearing Officer shall mean a person appointed by the Town Manager to hear and determine administrative citation appeals. The Manager may appoint an employee of the Town or another person possessing qualifications acceptable to the Manager as a hearing officer to hear and receive evidence and render a decision on the law and the facts. The hearing officer may not have personally determined the factual issues in controversy prior to any hearing or official decision making, and may have no personal or financial interest in the outcome of the hearing.

Code shall mean all provisions of the Frederick Land Use Code.

Enforcement Official shall mean an employee or agent of the Town authorized to enforce the ordinances of the Town.

Manager shall mean the Town Manager or the Manager's designee.

Responsible party shall mean a person or entity who has violated the Code or, in the case of property violations, the responsible party may also be the property owner, the occupant, or an individual or an entity who, acting as an agent for or in any other legal capacity on behalf of the owner, has authority over property subject to an administrative citation under this section.

Town shall mean the Town of Frederick.

(c) *Authority*.

i) Any responsible party violating provisions of the Code may be issued an administrative citation by an enforcement official as provided in this section.

ii) Notwithstanding any other provision of the Frederick Municipal Code or Land Use Code, responsible parties cited under the provisions of this section shall have only the appeal rights granted herein and according to applicable law.

iii) Each day a violation exists or continues shall constitute a separate and distinct violation for which a separate administrative citation may be issued. However, once an administrative citation has been issued for a violation of the Code, no additional administrative citation shall be issued for the same violation for ten days or, if the responsible party appeals, until after the appeal has been heard at the municipal level and the responsible party has not complied with an administrative enforcement order of the Administrative Hearing Officer within ten days of its issuance or such other time as the Administrative Hearing Officer has specified.

iv) A civil penalty assessed by means of an administrative citation may be collected by any means allowed by law.

v) Enforcement actions are intended to be cumulative in nature. The Town may pursue one or more civil, criminal, and administrative action, fees, fines, sentences, penalties, judgments, and remedies, and may do so simultaneously or in succession. The enactment of this administrative remedy shall in no way interfere with the Town's right to prosecute violations as criminal offenses.

(d) *Procedures for Issuance of a Notice of Violation and Administrative Citation*.

i) Whenever the enforcement official determines that a violation of the Code exists, the enforcement official shall give a notice of violation and order to correct ("notice of violation") to the responsible party. The notice of violation shall be in writing and shall describe with reasonable detail the violation so that the responsible party may properly correct it. The notice of violation shall provide a reasonable time for correction given the circumstances of the violation, but not more than 30 days unless approved by the Manager.

ii) The notice of violation shall be served as follows:

a) The enforcement official shall attempt to issue the notice of violation to the responsible party at the site of any violation. If the responsible party is not able to be located, a copy of the notice of violation shall be left with any adult person residing or working at the site, or if no adult person is found at the site and the violation occurred on private property or on property for which the responsible party has responsibility, then a copy of the notice of violation shall be posted in a conspicuous place on the property of the responsible party.

b) If the enforcement official is unable to issue the notice of violation to the responsible party personally, then the notice of violation shall be sent via first class mail to the responsible party. In the case of violations occurring on private property where the owner of such property is a responsible party, the notice of violation shall be sent to the address shown in the County Assessor records for the county in which the property is located. In the case of violations occurring on property for which the responsible party is not the owner, the notice of violation shall be sent to the most recent mailing address available to the Town for that responsible party.

c) The notice of violation shall be deemed served on the date of receipt by the responsible party, if personally served, or upon the fifth (5th) day after mailing of the notice of violation.

iii) If after service of the notice of violation, the code violation is not timely corrected, an enforcement official may issue an administrative citation to a responsible party.

iv) Service of administrative citation on a responsible party shall be made in the same manner as the notice of violation as described in subparagraph (B) herein, except that the enforcement official shall attempt to obtain the signature of the person receiving the administrative citation on the administrative citation. If that person refuses or fails to sign the administrative citation, the failure or refusal to sign shall not affect the validity of the administrative and subsequent proceedings.

(e) *Contents of Administrative Citation*.

i) The administrative citation shall state the date and location of the violations, and the approximate time the violations were observed. To the extent possible, the administrative citation shall identify the property in violation by address or legal description.

ii) The administrative citation shall state the Code sections violated and describe the violations.

iii) The administrative citation shall describe the action required to correct the violations.

iv) The administrative citation shall require the responsible party to correct the violations within a reasonable time given the circumstances, but in no case more than ten days, and shall explain the consequences of failure to correct said violations.

v) The administrative citation shall state the amount of penalty imposed for the violations.

vi) The administrative citation shall explain how the penalty shall be paid, the time period by which it shall be paid, and the consequences of failure to pay the penalty.

vii) The administrative citation shall identify the rights and procedures for appealing the administrative citation.

viii) The administrative citation shall contain the signature of the enforcement official and the signature of the responsible party if it can be obtained.

(f) *Appeal of Administrative Citation*.

i) A person served with an administrative citation may file a notice of appeal in person or by mail, postmarked within ten calendar days from the service of the administrative citation. Compliance with this time limit shall be a jurisdictional prerequisite to any appeal brought under this section. Failure to comply with such time limit shall be deemed to waive the right to a hearing and the adjudication of the issues related to the hearing, provided that proper notice of the administrative citation has been provided.

ii) The notice of appeal shall be made in writing, filed with the Town department identified on the administrative citation, and contain the following information:

a) The reasons the appellant believes the administrative citation is objectionable, incorrect, or illegal;

b) The amount and type of claim or dispute involved, and the time during which it accrued or occurred;
c) The name, address, and telephone number of the appellant;
d) If the appellant is to be represented by a legal representative or corporate agent, the name, address, and telephone number of the said representative; and
e) The signature of the appellant, legal representative, and/or corporate agent.

iii) A processing fee of $35.00 shall be paid simultaneously with the filing of the notice of appeal. The processing fee is not refundable, except as provided in Subsection 1-23-8(l).

iv) If, in the opinion of the Manager or the Manager's designee, the appeal meets all of the requirements of subsections (A)—(C) of this section, the Manager shall forward the notice of appeal to the appointed Administrative Hearing Officer.

v) If, in the opinion of the Manager or the Manager's designee, the appeal does not meet all of the requirements of subsections (A)—(C) of this section, the Manager shall promptly return the appeal and notify the appellant of what requirements the appeal fails to meet.

vi) As soon as practicable after receiving the written notice of appeal, the appointed Administrative Hearing Officer shall schedule a date, time, and location for the hearing, unless, if requested by the appellant and in the sole discretion of the Administrative Hearing Officer, it is submitted on written brief with supporting material for decision without a hearing.

vii) Written notice of the date, time, and location of the hearing shall be personally served upon or sent by first class mail to the responsible party at least ten calendar days prior to the date of the hearing.

(g) *Procedures and Standards at Administrative Citation Appeal Hearings*.

i) The procedure and format of the administrative citation appeal hearing shall follow procedures as set forth herein.

ii) Administrative citation appeal hearings are intended to be informal in nature. Formal rules of evidence and discovery do not apply; however, an informal exchange of discovery may be required by the Administrative Hearing Officer or requested by any party. The request must be in writing. Failure to request discovery shall not be a basis for a continuance.

iii) The parties to an administrative citation appeal hearing shall be the responsible party and the Town.

iv) The Town bears the burden of proof at an administrative citation appeal hearing to establish the existence of a violation of the Code. In the case of an abatement hearing, the Town bears the burden of proof to establish the existence of a public nuisance.

v) The standard of proof to be used by the Administrative Hearing Officer in deciding the issues at an administrative citation appeal hearing is by a preponderance of the evidence.

vi) The Administrative Hearing Officer shall render written decisions, accompanied by findings of fact and conclusions based thereon.

vii) All witnesses shall be sworn or shall affirm their testimony in the manner required in courts of record.

(h) *Duties and Powers of the Administrative Hearing Officer*.

i) The Administrative Hearing Officer shall determine whether appeals of administrative citations are valid. In doing so, the Administrative Hearing Officer shall determine whether the administrative citation under appeal was issued in compliance with the requirements of Town ordinances. In each case, the Administrative Hearing Officer shall be charged with performing all functions relating to the final determination and order, and entertaining petitions or motions made in writing. The Administrative Hearing Officer shall perform those duties and functions necessary and incidental to determining the matter, administering oaths, hearing all evidence, examining all documents, ruling on evidentiary questions, and generally conducting the hearing as a quasi-judicial proceeding.

ii) In the discretion of the Administrative Hearing Officer, parties to the hearing may be required to file a pre-hearing statement before the case is set for hearing. The pre-hearing statement may include: the issues raised by the appeal; agreed and disputed facts; copies of exhibits not previously included in the record; names of witnesses with a brief statement summarizing their testimony; an estimate of the time necessary to present a party's evidence, and other matters as requested by the Administrative Hearing Officer.

iii) All hearings or, when an appeal is submitted for determination based on written argument and written facts and figures, all examination of such written petitions and papers, shall be conducted by the Administrative Hearing Officer assigned to conduct the hearing or to examine the written material submitted.

iv) The admissibility of evidence shall be encouraged, and the Administrative Hearing Officer shall consider all evidence that is of probative value. The Administrative Hearing Officer may utilize their experience, technical competence, and specialized knowledge in the evaluation of evidence presented.

v) Copies, photographs, and photocopies may be admitted into evidence or substituted in evidence in place of original documents.

vi) Witnesses intended to give opinion testimony as experts must be qualified as such, and their qualifications should be submitted in advance to the Administrative Hearing Officer.

vii) Whenever it appears that an appeal is not properly before the Administrative Hearing Officer, or that the appellant for some other reason lacks jurisdiction or standing, the case may be dismissed on the motion of any party or the Administrative Hearing Officer.

viii) The written decision of the Administrative Hearing Officer shall be known as an administrative enforcement order.

iv) The parties may enter into a stipulated agreement, which must be signed by both parties. Upon approval and acceptance by the Administrative Hearing Officer, this agreement shall be entered as the administrative enforcement order. Entry of this agreement shall constitute a waiver of the right to a hearing and the right to appeal.

x) The Administrative Hearing Officer may uphold the administrative citation and all penalties, or dismiss the administrative citation and all penalties, or may waive or conditionally reduce the penalties assessed by the administrative citation. The Administrative Hearing Officer may also impose conditions and deadlines to correct the violation or require payment of any outstanding penalties.

xi) If the Administrative Hearing Officer dismisses the administrative citation and all penalties due to the Town's failure to satisfy its obligations under this section, the appellant's $35.00 processing fee shall be promptly refunded.

xii) The Administrative Hearing Officer has continuing jurisdiction over the subject matter of an administrative citation appeal hearing for the purposes of granting a continuance, ordering compliance by issuing an administrative enforcement order, ensuring compliance of that order, modifying an administrative enforcement order, or, where extraordinary circumstances exist, granting a new hearing. The Administrative Hearing Officer may schedule subsequent review hearings as may be necessary or as requested by a party to the hearing to ensure compliance with the administrative enforcement order.

(i) *Failure to Attend Administrative Citation Appeal Hearing*. Any responsible party who fails to appear at the hearing is deemed to waive the right to a hearing and the adjudication of the issues related to the hearing, provided that proper notice of the hearing has been provided.

(j) *Failure to Comply with Administrative Enforcement Order*. It is unlawful for a responsible party to an administrative enforcement hearing who has been served with a copy of the final administrative enforcement order to fail to comply with the order. Any person who fails to comply with a final administrative enforcement order shall be guilty of a violation of the Frederick Municipal Code, and upon conviction thereof shall be punished as specified in Sections 1-72(a) and 10-7(e) of the Frederick Municipal Code. Prosecution for failure to comply with a final administrative enforcement order shall not commence until the time to appeal such order has lapsed.

(k) *Penalties Assessed*.

i) If the responsible party fails to correct the violation, subsequent administrative citations may be issued for violations of the same code section. The penalties assessed for each administrative citation issued for violations of the same code section or sections shall be established by the Manager, but shall not exceed the following amounts, regardless of the number of violations per citation:
   a) First administrative citation: $150.00.
   b) Second administrative citation: $500.00.
   c) Third or subsequent administrative citation: $1,000.00.

ii) Payment of the penalty shall not excuse the failure to correct the violations nor shall it bar further enforcement action by the Town.

iii) All penalties assessed shall be payable to the Town of Frederick. Payment of the full amount of the penalty must be received in person or postmarked within ten calendar days of the date of issuance of the administrative citation or administrative enforcement order, or within the time specified on the administrative enforcement order.

(l) *Failure to Pay Penalties*.

i) The failure of any responsible party to pay the civil penalties assessed by an administrative citation or administrative enforcement order within the time specified on the citation or order, respectively, may result in the imposition of a late fee of $25.00 and interest at a rate of ten percent per annum.

ii) In the event of failure to pay all penalties assessed, the Manager may refer the matter for collection by whatever means are available to the Town.

iii) In the case of violations associated with specific real property, the Town shall have as security for the collection of such late fees, penalties, interest, and administrative costs a lien upon such real property. These amounts may be assessed and collected as specified Section 1-76 of the Frederick Municipal Code.

iv) Any action or other process provided by law may be maintained by the Town to recover or collect any amounts, including late fees, penalties, interest, and administrative costs, owing under this section.

Section 2. **Codification Amendments.** The codifier of the Frederick Land Use Code is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this ordinance into the Frederick Land Use Code.

Section 3. **Severability.** If any part, section, subsection, 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, regardless of the fact that any one part or parts may be declared invalid or unconstitutional.

Section 4. **Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 5. **Effective date.** This Ordinance shall take effect according to law.

Section 6. **Certification.** The Town Clerk shall certify the passage of this Ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, PASSED, ADOPTED, AND ORDERED PUBLISHED IN FULL BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK THIS ____ DAY OF _____, 2025.

ATTEST	**TOWN OF FREDERICK**
By _____	By_____
Tricia David, Town Clerk	Tracie Crites, Mayor

25-PCR-04A

A Resolution of the Planning Commission

Recommending Approval of Amendments to Article 6 of the Land Use Code regarding Administrative Citations

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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 Amendments to Article 6 of the Land Use Code regarding Administrative Citations 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 May 15, 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 4.7.9 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 15th day of May, 2025 by a vote of ___ to ___.

_____

Tracy Moe, Chairperson, Planning Commission

PCR-2025-XXB

PCR-2025-XXB

A Resolution of the Planning Commission

Recommending Denial of Name of Project

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 Name of Project 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 month, day, year.

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.

This resolution approved this XX day of Month, 2025 by a vote of ___ to ___.

_____

Tracy Moe, Chairperson, Planning Commission

PCR-2025-XXB

PCR-2025-XXC

A Resolution of the Planning Commission

Recommending Conditional Approval of Name of Project

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 Name of Project 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 month, day, year.

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 XX day of Month, 2025 by a vote of ___ to ___.

_____

Tracy Moe, Chairperson, Planning Commission

PCR-2025-XXC

TOWN OF FREDERICK
Planning Commission
Staff Report

Built On What Matters

Tracy Moe, Chairperson

Kristie Conroy, Vice Chairperson

Nathan Scott, Commissioner

Roger Kelley, Commissioner

Resolution 25-PCR-05 A Resolution of the Planning Commission Recommending Approval of The Shores on Plum Creek Filing No 2. Minor Subdivision, The Shores on Plum Creek Filing No. 3 Minor Subdivision, The Shores on Plum Creek Zoning Map Amendment A, The Shores on Plum Creek Preliminary Plat and The Shores on Plum Creek Preliminary Development Plan

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Agenda Date: Planning Commission May 15, 2025

Attachments:

1. PC Resolution 25-PCR-05
2. Application and Letter of Intent
3. Vicinity Map
4. Future Land Use Map
5. Zoning Map
6. SPC Filing No. 2 Minor Subdivision
7. SPC FIling No. 3 Minor Subdivision
8. SPC Zoning Map Amendment A
9. SPC Preliminary Development Plan
10. SPC Preliminary Plat
11. Neighborhood Meeting Minutes

Reviewed By: Tricia David, 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:

DYNAMIC, INCLUSIVE & CONNECTED COMMUNITY– Frederick is represented by diverse nonprofit, cultural, business, and geographic participation. Residents actively engage in activities and initiatives; they are encouraged and supported to address important community needs and issues.
3.1 Implement new ways to increase accessibility for public engagement including both traditional and non-traditional means.
3.2 Foster and improve the quality of our relationships with all regional partners seeking ways to collaborate and leverage resources.

Summary Statement:

The applicant is requesting approval for a series of land use applications associated with The Shores on Plum Creek master planned community. The project includes up to 1,100 residential units and 400,000 sq. ft. of commercial space. The Shores also includes ~112 acres of open space.

Detail of Issue/Request:

Owner: Farfrumwurkin LLLP, HWY 52 LLC, The Shores On Plum Creek Metro District No. 1, and 833 LLC

Applicant: Jon File

Location: The property is generally located north of Highway 52, between Weld County Road 1 and Weld County Road 5 and south of Weld County Road 16 ½.

Zoning: R-1 (low density residential), R-2 (medium density residential), C-H52 (mixed-use highway 52)

Surrounding Land Uses and Zoning:

North: Land use: Single-family homes, commercial agriculture and vacant land
Zoning: Weld County AG-Agricultural

South: Land use: Single-family homes and vacant land
Zoning: Weld County AG-Agricultural and Town of Erie PD-Planned Development and CC-Community Commercial

West: Land use: Vacant land and a religious assembly
Zoning: Weld County AG-Agricultural

East: Land use: Single-family homes, vacant land, Town of Frederick Bulrush Wetland Open Space
Zoning: Weld County AG-Agricultural and Town of Frederick P-Public

Request:
The applicant is requesting multiple approvals for multiple land use applications. The Shores on Plum Creek is a large subdivision which includes mostly single-family homes and future areas for commercial and multifamily. The maximum residential units permitted per the proposed PDP (Preliminary Development Plan) is 1,100 dwellings. This includes 700 single-family dwelling units, 300 multifamily units and 100 assisted living units. The maximum commercial square footage proposed in the PDP is 400,000. The Preliminary Plat proposes 505 single-family residential lots. The various processes before the Planning Commission are as follows:

1. Minor Subdivision – Two separate minor subdivisions have been prepared. The purpose of these plats is to the create legal outlots and lots that match the proposed zoning request. Split-zoned properties are not permitted, therefore, these two subdivisions are required. Also, two existing homes exist within the project area boundary. Platting legal lots for these home sites is required per the Land Use Code.

2. Rezoning – The applicant is requesting to rezone the project area in preparation for the Preliminary Plat. Three zone districts currently exist across multiple properties. The goal is to zone the single-family portions of the plat to R-1 (low density residential). The entire Shores on Plum Creek project area is zoned with PUD overlay (Planned Unit Development).

3. Preliminary Development Plan – The applicant has chosen to modify several land use code provisions, which is typical with large subdivisions. The project area is already zoned with the PUD overlay, but does not contain a development plan. The proposed preliminary development plan includes development-specific standards such as lot dimensional standards, density, uses, trails and open space, fencing, etc.

4. Preliminary Plat – The applicant is proposing to plat 505 lots and 52 outlots. All lots are geared towards single-family detached homes. A few of the outlots are geared towards future platting for multifamily homes, commercial and assisted living. Future Final Plats will be required to follow the approved Preliminary Plat.

Property History:

- The project area was annexed into the Town of Frederick in 2018 through two separate annexation maps.
- The property was also initially zoned at time of annexation.
- In 2021, two separate subdivision plats were approved, creating lots on the west side of County Road 3 and north of HWY 52.
- Two homes were built on the subject property before annexation occurred. Both home sites are proposed to remain in the future subdivision on their own platted lots.

Comprehensive Plan:
The Comprehensive Plan shows a mixture of future land uses for this area. The

majority of the site is shown as “Single Family Residential”. The areas along HWY 52 are shown as Parks/Open Space, Community Hub and Multifamily. The future land use plan aligns with the proposed Preliminary Development Plan and Preliminary Plat. Although the exact locations of the land use designations in comparison to the zoning is not 100% in alignment, staff finds the project generally conforms to the Comprehensive Plan.

Zoning:

The project area consists of several properties and zone districts. R-1 (low density residential) is the most abundant zone district that currently exists with a small sliver of R-2 (medium density residential) on the west side. C-H52 (mixed-use highway 52) exists along the HWY 52 frontage. The applicant is proposing to rezone the project area to make way for more single-family homes, increase densities in some areas, and reduce the amount of commercial zoning along HWY 52. In order to do so, the underlying property lines need to align with the new zone districts. The Land Use Code does not permit “split zoned” lots or parcels. Without the proposed minor subdivisions, some parcels or properties would contain multiple zone districts. The application does not introduce new zone districts to the area.

Preliminary Development Plan:

The PDP (Preliminary Development Plan) is a function of the PUD overlay zoning. The PUD was approved at the time of annexation in 2018, but did not contain any modified code provisions to govern the site. The applicant for The Shores on Plum Creek has proposed a PDP to govern the proposed subdivision. Highlights from the PDP are below:

- 9 distinct PAs (Planning Areas) are proposed; 5 PAs for single-family residential, 1 PA for commercial, 1 PA for open space, 1 PA for multifamily residential and 1 PA for assisted living.
- 2 neighborhood parks and 5 pocket parks are proposed.
- Multiple community trails are proposed (one is a key connection between Frederick and Erie).
- The street network and street sections are shown within the PDP.
- A total of 35% open space is shown within the project area. Open space regulations are proposed in the PDP, which include defining the 2 neighborhood parks in greater detail and establishing the design criteria for pocket parks.
- Dimensional standards for lots are included in the PDP (includes density, setbacks, lot size, etc.).
- Fencing requirements are also included in the PDP.

Oil and Gas:

There are several oil and gas facilities across the project area. There are two large pad sites present on the site with active oil and gas facilities that will remain active. All other facilities across the project area are either plugged and abandoned or are proposed to be plugged and abandoned by the time of final plat approval. The facilities that are proposed to remain meet all applicable setbacks found in the Land Use Code. Note: the setbacks shown on the Preliminary Plat are the setbacks from the Land Use Code at the time of application in 2022. The oil and gas setbacks have been updated in the

Land Use Code since that date, this application is not subject to the new regulations.

Utilities:
The Shores on Plum Creek development is proposing to utilize Left Hand Water as the source for potable water and the Town of Erie for sanitary sewer. Both entities have reviewed the plans and provided comments and confirmation that the project may move forward. Final infrastructure design and approvals will come at the time of the final plat. Several easements are needed for these utility mains and are shown on the preliminary plan. Since these easements are not to the Town, the easements should be created by a separate instrument and simply referenced on the future final plat.

Streets and Access:
The project area includes a series of access points along HWY 52. Two full movement access points are planned, one at the WCR 3 intersection and one at the newly proposed File Boulevard intersection. WCR 3 1/4 is proposed as a right-in/right/out only intersection. The applicant has worked with CDOT-Colorado Department of Transportation on the spacing of these intersections. The applicant, the Town and CDOT are currently working on the potential for two roundabouts to replace the proposed full movement access points. The design of those roundabouts is not final and not ready to be included in the preliminary plat. If the roundabouts were to be approved by CDOT, future final plats would incorporate those designs. There are two internal roundabouts within the project area along the only arterial street within the project area.

There is an east-west Collector proposed in this development that runs to the south of Anderson Farms. This road requires full right-of-way, but the north half is not annexed into the Town. The applicant is working with that property owner to acquire that sliver of land and annex it into the Town before Final Plat approval. The applicant has provided draft agreements with the property owner to the north for property acquisition and annexation.

Ditches:
Two main ditch lines cross through the proposed development, the Boulder 7 Weld County Ditch and the Lower Boulder Ditch. Referrals were sent to both ditches and acknowledgments have been provided that future crossing agreements are needed at the time of final plat. The Boulder & Weld County Ditch also serves are a main open space corridor for an east-west trail. This trail is a key link between Erie to the south and the Town of Frederick-owned Bullrush Wetland Open Space to the east of the project area. This trail is envisioned to connect further to the east and become part of the Frederick Central Loop Trail proposed in the 2024 Comprehensive Plan Update.

Public Notice:
This project has been required to provide several public notices per Section 4.5 of the Land Use Code. See the list of requirements below:

1. Neighborhood meeting - mailed notice with a 1,000 ft. buffer
2. Intial application submittal - posted and mailed notice with a 1,000 ft. buffer
3. Public hearing - posted and mailed notice with a 1,000 ft. buffer

Attached to this staff report is a summary of the neighborhood meeting held on March 9, 2022. Per the meeting minutes, potential traffic was of concern to one resident. Town staff has not received any written public comment. General questions have been asked throughout the years, but no formal public comment has been addressed to the Planning Commission or Town Board.

Review Criteria:

There are five separate land-use items associated with The Shores on Plum Creek master planned community. Each item has a specific set of approval criteria. See below:

Section 4.9.3. Minor Subdivision criteria:
(Note: minor subdivisions require including preliminary plat criteria)

1. The subdivision is compatible with and will not have adverse impacts on the surrounding properties.
Staff Response: The two minor subdivisions are merely adjusting property lines to align with the proposed zoning. Also, the subdivisions are legally lots for the existing structures on the site.

2. 10 or fewer new lots or blocks are created.
Staff Response: This provision is being met with both minor subdivisions.

3. The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.
Staff Response: The proposed minor subdivisions are creating legal lots and outlots. The configurations are functional while the preliminary plat will determine the more detailed layout of the entire Shores on Plum Creek community.

4. The application is consistent with the approved sketch plan and incorporates the Planning Commission's recommendations and conditions of approval.
Staff Response: Not applicable

5. The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:
Staff Response: The project land use mix conforms to the proposed zoning district changes.

a. The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;
Staff Response: The Shores on Plum Creek master planned community proposes mostly single-family homes. Commercial is proposed along HWY 52 with a mix of mulitfamily. "Small-town" character is very subjective. Focusing the density and commercial along HWY52 could be interpreted as preserving the small-town character vs. integrating these elements throughout the project area.

b. Proposed residential development adds diversity to the Town's housing supply;
Staff Response: The minor subdivisions do not propose lots for future higher density

products. The proposed preliminary plat accomplishes that.

c. Proposed commercial development will benefit the Town's economic base;
Staff Response: Future commercial development will be platted with the preliminary plat and future final plats. The minor subdivisions are merely adjusting boundaries to align with the proposed zoning.

d. Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;
Staff Response: Parks and Open space are proposed with the preliminary plat application and not the minor subdivisions.

e. The proposed project protects the Town's environmental quality; and
Staff Response: An environmental assessment was provided with the application package. Further studies and investigations are required with the final plat for oil and gas facilities.

f. The development enhances cultural, historical, educational and/or human service opportunities.
Staff Response: These opportunities do not exist on this site. The proposal calls for enhancing the public open space experience with the use of internal trails, amenities, buffers and functional spaces.

6. The utility and transportation design is adequate, given existing and planned capacities of those systems.
Staff Response: These items are addressed with the preliminary plat. The minor subdivisions are not affecting the existing utility and transportation systems.

7. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
Staff Response: Staff does not find the proposed minor subdivisions to create any impact on adjacent land uses.

8. There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.
Staff Response: There is a need for the overall Shores on Plum Creek project as it will increase housing and commercial opportunities in the Town. The minor subdivisions are needed to help accomplish the overall project and next steps of platting process.

Section 4.7.2.d Zoning Amendment criteria:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
Staff Response: N/A

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;
Staff Response: The rezoning request is required to accomplish the proposed mix of

housing and commercial. The request involves reducing the amount of commercial and including more low and medium density single-family development. Staff agree that less commercial is desirable north of the ditch and focusing commercial along HWY 52.

3. To bring the official zoning map into conformity with the policies and goals of the Comprehensive Plan; provided, that if a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board specifically finds that the public health, safety, and welfare will be advanced by amending the official zoning map to conform to the Comprehensive Plan;
Staff Response: The Comprehensive Plan was updated in 2024 and included updates to the land use designations. An update worth noting is the inclusion of the "Community Hub" mixed-use designation along HWY52. This land use designation allows for both commercial and residential. The Shores on Plum Creek PDP shows commercial envisioned for this particular area which is aligned with the Comp Plan. As markets change, there is potential for vertical mixed use at this location. All other areas of the project area are directly aligned with the Comprehensive Plan future land use designations of single-family, multifamily and open space.

4. To provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and which specifically advances public health, safety, or welfare by optimizing the delivery of necessary services or amenities that the Town Board determines are a high priority;
Staff Response: N/A. The proposed zoning generally aligns with the Comprehensive Plan.

5. To encourage development or redevelopment of an area that has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment in accordance with an amended official zoning map.
Staff Response: The majority of the site is vacant, underutilized, or developed with oil and gas facilities. The proposal would be green field development and could potentially spark interest in developing the western portion of Frederick. There is great development pressure to the south, in Erie, along HWY 52. Development of this area and adjacent property within Frederick is imminent.

Section 4.7.5.e. Preliminary Development Plan criteria:

1. The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and such exceptions are in the best interest of the public health, safety, and welfare of the community.
Staff Response: The modifications requested are to lot dimensional standards, park and open space requirements, landscape standards, road standards and fencing standards. The requested modifications are not drastically different from other developments in Frederick. The Shores on Plum Creek project provides more open space than is required and also includes a higher level of design throughout the various park spaces. The overall community is more thoroughly planned than most others in Frederick, partly due to the modifications listed in the PDP and through working with staff to accomplish this proposal.

2. The proposed development plan does not conflict with the restrictions on

development plans, and the proposed zoning is compatible with the surrounding land uses.
Staff Response: The zoning changes are complimentary to surrounding properties and are aligned with current zoning and land uses.

3. The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.
Staff Response: The parks and open space within The Shores on Plum Creek bring a higher quality approach to designated open space. The project includes three water bodies and multiple acres of functional green space. Town staff worked closely with the applicant over multiple rounds of review to achieve a better layout and quality for these green spaces. The result is a more connected and thought-out master-planned community. The Comprehensive Plan update occurred mid-review for this project and introduced new ideas to the project area. The applicant worked with staff to accommodate the Plan's needs; In particular, the east-west trail corridor along the ditch.

4. The uses and densities in the proposed development plan are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.
Staff Response: The proposed densities and locations are aligned with the Comprehensive Plan update and previous versions. Staff does not see a conflict with adjacent neighborhoods. The single-family neighborhoods shown in the PP and PDP have a maximum density of either 5 or 10 units per acres. The multifamily portion shown along HWY 52 goes up to 18 units per acre. None of these proposals are out of reach or out of line with previously approved master plans.

5. The proposed development plan is in general conformance with the Comprehensive Plan.
Staff Response: Staff finds the PDP generally conforms to the Comprehensive Plan.

Section 4.7.4.b. Preliminary Plat criteria:

1. The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.
Staff Response: The preliminary plat provides a very functional system of land uses, from commercial and multifamily along HWY52, to single-family housing to the north. All portions of the site are adequately placed and accessed.

2. The land use mix within the project conforms to the Town’s zoning district map and furthers the following planning objectives:
Staff Response: The current zoning and proposed zoning are very similar. The project does not introduce new zone districts to this area. The applicant is asking to reduce the commercial space and move around the residential space. The proposed plat will align with the rezoning request.

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

Staff Response: The proposed plat aligns with the Comprehensive Plan and generally with the current zoning map. This portion of Frederick is less dense and dominated by single-family homes. This project fits into the rural character of this side of Frederick. The commercial and multifamily portions of the plat are located along HWY 52 and not throughout the development.

b. Proposed residential development adds diversity to the Town's housing supply;
Staff Response: Multifamily housing and assisted living uses are proposed on the PDP in specific locations. The preliminary plat proposes outlots for these future areas.

c. Proposed commercial development will benefit the Town's economic base;
Staff Response: The plat includes large outlot for future platting of commercial space.

d. Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;
Staff Response: Parks and Open Space are a key component of this project. These areas are found throughout the subdivision in outlots. Three large bodies of water ditches are incorporated into the sign of the subdivision. These green spaces are programmed with pocket parks, neighborhood parks and trails.

e. The proposed project protects the Town's environmental quality; and
Staff Response: Three large bodies of water and open air ditches are proposed to be protected/preserved within this development. With the final plat, a tree protection and mitigation plan will be submitted as well as a wetland study. Further reviews and potential protections will occur for this project.

f. The development enhances cultural, historical, educational and/or human service opportunities.
Staff Response: Staff has not identified culture, historical or educational components to be protected within this subdivision. The project includes focusing on parks and open space and enhancing pedestrian connectivity.

3. The utility and transportation design is adequate, given existing and planned capacities of those systems.
Staff Response: Water, sewer and transportation reviewing entities have not identified any issues with capacity or levels of service.

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
Staff Response: Staff worked with the applicant on providing trail connectivity to adjacent sites, where appropriate, and buffers to adjacent sites where also appropriate. The Single-family homes are the least invasive housing type. Staff does not find the proposed residential use to have any negative impacts on surrounding properties.

5. There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.
Staff Response: The plat provides for future commercial, multifamily and assisted living. The complete build out of the Shores will offer a mix and balance of uses.

Legal Comments:

The Town Attorney's Office reviewed the application materials and has provided comments throughout the review period. All requested changes have been incorporated into the application package.

Alternatives/Options

Approval:
I move to approve 25-PCR-05, which recommends approval of The Shores on Plum Creek application package to the Board of Trustees.

Approval with Conditions:
I move to approve 25-PCR-05, which recommends approval of The Shores on Plum Creek application package to the Board of Trustees with the following conditions: (list conditions)

Denial:
I move to approve 25-PCR-05, which recommends denial of The Shores on Plum Creek application package to the Board of Trustees: (list criteria not met)

Financial Considerations

Not Applicable

Staff Recommendation

Staff is recommending the Planning Commission recommend approval of The Shores on Plum Creek application package to the Board of Trustees.

Community Impact

25-PCR-05

A Resolution of the Planning Commission Recommending Approval of The Shores on Plum Creek Filing No 2. Minor Subdivision, The Shores on Plum Creek Filing No. 3 Minor Subdivision, The Shores on Plum Creek Zoning Map Amendment A, The Shores on Plum Creek Preliminary Development Plan, and The Shores on Plum Creek Preliminary Plat

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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 Shores on Plum Creek subdivision package has been submitted, which is comprised of:

1.1.1 The Shores on Plum Creek Filing No 2. Minor Subdivision

1.1.2 The Shores on Plum Creek Filing No. 3 Minor Subdivision

1.1.3 The Shores on Plum Creek Zoning Map Amendment A

1.1.4 The Shores on Plum Creek Preliminary Development Plan

1.1.5 The Shores on Plum Creek Preliminary Plat

1.2 Said application was found to be complete through the review process.

1.3 Said application was considered during a public hearing held May 15th, 2025 at which time the public was able to provide testimony.

Commented [CF1]: Correct?

1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.

1.5 The Shores on Plum Creek Filing No 2. Minor Subdivision and Shores on Plum Creek Filing No 3. Minor Subdivision applications conform with the applicable requirements of Section 4.9.3. of the Frederick Land Use Code, namely:

1.5.1 The subdivision is compatible with and will not have adverse impacts on the surrounding properties.

1.5.2 10 or fewer new lots or blocks are created.

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

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

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

1.5.4.2 Proposed residential development adds diversity to the Town's housing supply;

1.5.4.3 Proposed commercial development will benefit the Town's economic base;

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

1.5.4.5 The proposed project protects the Town's environmental quality; and

1.5.4.6 The development enhances cultural, historical, educational and/or human service opportunities.

1.5.5 The utility and transportation design is adequate, given existing and planned capacities of those systems.

1.5.6 Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

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

1.6 The Shores on Plum Creek Zoning Map Amendment A application conforms with the applicable requirements of Section 4.7.2.d. of the Frederick Land Use Code, namely:

1.6.1 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;

1.6.2 To bring the official zoning map into conformity with the policies and goals of the Comprehensive Plan; provided, that if a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board specifically finds that the public health, safety, and welfare will be advanced by amending the official zoning map to conform to the Comprehensive Plan;

1.6.3 To provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and which specifically advances public health, safety, or welfare by optimizing the delivery of necessary services or amenities that the Town Board determines are a high priority;

1.6.4 To encourage development or redevelopment of an area that has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment in accordance with an amended official zoning map.

1.7 The Shores on Plum Creek Preliminary Development Plan Application conforms with the applicable requirements on Section 4.7.5.e of the Frederick Land Use Code, namely:

1.7.1 The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and such exceptions are in the best interest of the public health, safety, and welfare of the community.

1.7.2 The proposed development plan does not conflict with the restrictions on development plans, and the proposed zoning is compatible with the surrounding land uses.

1.7.3 The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.

1.7.4 The uses and densities in the proposed development plan are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.

1.7.5 The proposed development plan is in general conformance with the Comprehensive Plan.

1.8 The Shores on Plum Creek Preliminary Plat application conforms with the applicable requirements of Section 4.7.4.b. of the Frederick Land Use Code, namely:

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

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

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

1.8.2.2 Proposed residential development adds diversity to the Town's housing supply;

1.8.2.3 Proposed commercial development will benefit the Town's economic base;

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

1.8.2.5 The proposed project protects the Town's environmental quality; and

1.8.2.6 The development enhances cultural, historical, educational and/or human service opportunities.

1.8.3 The utility and transportation design is adequate, given existing and planned capacities of those systems.

1.8.4 Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

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

Section 2. The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve The Shores on Plum Creek applications with no conditions.

This resolution approved this 15th day of May, 2025 by a vote of ___ to ___.

_____

Tracy Moe, Chairperson, Planning Commission

TOWN OF FREDERICK

PLANNING DEPARTMENT

401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435

PHONE: (720) 382-5500 • FAX: (720) 382-5520

www.frederickco.gov

Built On What Matters

LAND USE APPLICATION FORM

PROJECT NAME: The Shores on Plum Creek

DATE SUBMITTED: June 13, 2022

APPLICATION DEPOSIT & FEE: $9,500.00

TYPE OF APPLICATION:

- ☐ Annexation, Zoning and Concept Plan
- ☐ Annexation Agreement Amendment
- ☐ Appeal of Administrative Decision
- ☐ Code Text/Comprehensive Plan amendment/ Planning Area Amendment
- ☐ Conditional Use Review
- ☐ Conditional Use Site Plan
- ☐ Final Development Plan
- ☐ Final Plat
- ☐ Metropolitan District
- ☐ Minor Modification
- ■ Minor Subdivision Replat
- ☐ Oil and Gas Drilling
- ■ Preliminary Development Plan
- ■ Preliminary Plat
- ☐ Site Plan
- ☐ Sketch Plan
- ☐ Street Name Change
- ☐ Subdivision Amendment
- ☐ Temporary Use
- ☐ Vacation of ROW or Easement
- ☐ Variance/Waiver
- ☐ Vesting Property Rights
- ☐ Zoning Compliance Letter
- ■ Zoning Map Amendment
- ☐ Written Interpretation
- ☐ Other

PROJECT INFORMATION:

Applicant's Name (This will be the primary contact): Jon File	Phone/Fax: 303.570.9798
Address: P.O. Box 983 Broomfield CO 80038	Relation to Property Owner: Owner
E-mail Address: jon.file@comcast.net	

ADDITIONAL CONTACTS:

Property Owner: **FARFRUMWURKIN LLLP**	Consultant Business Name: Nickerson Company LLC Consultant Personal Contact: Bruce Nickerson
Address: P.O. Box 983 Broomfield, CO 80038	Address: P.O. Box 741344 Arvada, CO 80006
Phone/Fax: 303-570-9798	Phone/Fax: 303-506-3828
E-mail Address: jon.file@comcast.net	E-mail Address: brucenickerson@icloud.com
Property Owner: **HWY 52 LLC**	Consultant Business Name: Nickerson Company LLC Consultant Personal Contact: Bruce Nickerson
Address: P.O. Box 983 Broomfield, CO 80038	Address: P.O. Box 741344 Arvada, CO 80006
Phone/Fax: 303-570-9798	Phone/Fax: 303-506-3828

E-mail Address: jon.file@comcast.net	E-mail Address: brucenickerson@icloud.com
Property Owner: **THE SHORES ON PLUM CREEK METRO DISTRICT NO. 1**	Consultant Business Name: Nickerson Company LLC Consultant Personal Contact: Bruce Nickerson
Address: 111 South Tejon, Suite 705 Colorado Springs, CO 80903	Address: P.O. Box 741344 Arvada, CO 80006
Phone/Fax: 303.570.9798	Phone/Fax: 303-506-3828
E-mail Address: jon.file@comcast.net	E-mail Address: brucenickerson@icloud.com
Property Owner: **833 LLC**	Consultant Business Name: Hurst & Associates Consultant Personal Contact: Rhonda Dick
Address: P.O. Box 964 Longmont, CO 80502	Address: 1265 South Public Road, Suite B Lafayette, CO 80026
Phone/Fax: 303-507-9492	Phone/Fax: 303-449-9105
E-mail Address: kschell43@aol.com	E-mail Address: rhonda@hurst.design

LAND USE APPLICATION FORM (CONTINUED)

Property Owner:	Consultant Business Name: Consultant Personal Contact:
Address:	Address:
Phone/Fax:	Phone/Fax:
E-mail Address:	E-mail Address:

Legal Description of Property (location within township, section, and range): See attached.

TOTAL ACREAGE OF PROPERTY UNDER CONSIDERATION: 320 ACRES

Is site within Frederick Planning Area? ■ Yes □ No

Project Address (if applicable): Along and east and west of Road 3.25, north of SH 52

Existing Use: AGRICULTURE	Existing Zoning: R-1, R-2, C-H52 (all with PUD Overlays)
Proposed Use: MASTER PLANNED COMMUNITY	Proposed Zoning: same zoning cateories
Number of Existing Residential Lots: 1	Number of Proposed Residential Lots: Approx. 820
Number of Existing Commercial Lots: 1	Number of Proposed Commercial Lots: Approx. 100,00 SF
Number of Existing Industrial Lots: 0	Number of Proposed Industrial Lots: 0

COMPREHENSIVE PLAN MAP DESIGNATIONS:

LAND USE & PUBLIC FACILITIES

Land Use Designation(s): SFD, SFA, C/RC

Public Facilities:

TRANSPORTATION

Street Connections: Road 3.25, Road 3 and SH-52

UTILITY AND SPECIAL DISTRICTS

Water: Left Hand Water

Sewer: Town of Erie

Fire Protection: FFFPD

Other: SPC (irrigation water)

ENVIRONMENTAL ISSUES

Property in Floodplain: □ Yes ■ No

Sensitive Wildlife habitat area: □ Yes ■ No

PARKS, OPEN SPACE AND RECREATION

Proposed park and/or trail: Numerous parks and trails for the development as shown on the PDP.

SUBSIDENCE AND OIL AND GAS

Subsidence area: □ Yes ■ No

Oil and/or gas wells: ■ Yes □ No

CERTIFICATION:

I certify that I am the lawful owner of the parcel(s) of land which this application concerns and consent to this action.

Owner: [signature] General Partner Date: 6/13/22
FARFRUMWURKIN, LLC

Owner: [signature] Manager Date: 6/13/22
HWY 52, LLC

Owner: [signature] Date: 6/14/22
THE SHORES ON PLUM CREEK METRO DISTRICT NO.1

Owner: [signature] Date: 6-13-22
833, LLC

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Frederick must be submitted prior to having this application processed.

Applicant: [signature] Date: 6/14/22

The Shores on Plum Creek
Jon File, President
P.O. Box 983
Broomfield CO 80038

June 13, 2022

Ms. Maureen Welsh
Town of Frederick Planning Department
401 Locust Street
Frederick, CO 80530

Maureen,

Below is a link to the application documents for The Shores on Plum Creek ("SPC") Preliminary Development Plan ("PDP"), Preliminary Plat and the other required land use application items. As noted in the documents there are many features of the project that will be a positive asset for the Town of Frederick. As noted in the PDP, the project has unique special features:

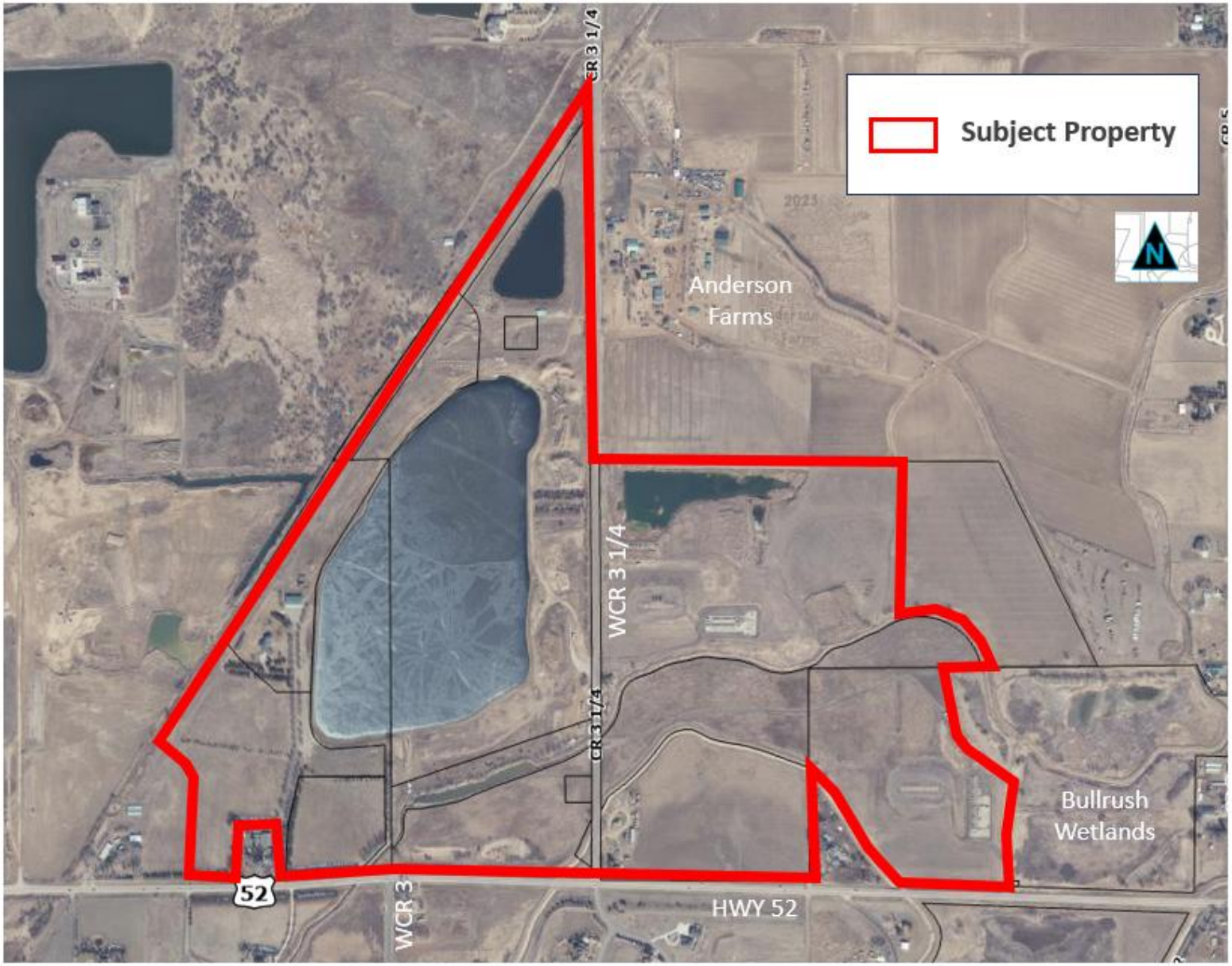
- A true Master Planned Community with retail/commercial opportunities and a wide range of housing types. From senior housing to rental homes to high end lake front mansions.
- The 56-acre Filly Lake provides beautiful open space and recreational opportunities including motorized boating. Two additional ponds provide similar opportunities for non-motorized boating.
- Prime retail and commercial property that is enhanced by the design and construction of the signalized intersection of Highway 52 and County Road 3.
- The SPC provides for abundant open space, numerous parks and miles of trails throughout the community. A unique feature of the project is the introduction of a "naturehood park" in the northern area along Coyote Pond. This area will be focused on bird, wildlife and ecological goals and educational objectives.
- The SPC also provides for a raw water irrigation system, which reduces the use of treated potable water for parks and open space areas.
- The applicant has been in contact with all key utility and service providers and will obtain will serve letters with final development plan submittals.
- There are a few structures on the SPC that have been on the property for over 50 years. These structures appear to have no historic value and have been well outside of the Town's boundary until the SPC was annexed a few years ago.
- An environmental assessment was conducted on key portions of the property and no issues were identified. This report will be updated and submitted with the final development plans.
- Covenants, conditions, and restrictions are in process of being prepared and will be submitted to the Town with the final development plans. In no case will these CCRs be more permissive than the Town Code.

Please contact me or Hurst and Associates if you have any questions on the application materials. A check for the review fees is in the mail to your attention.

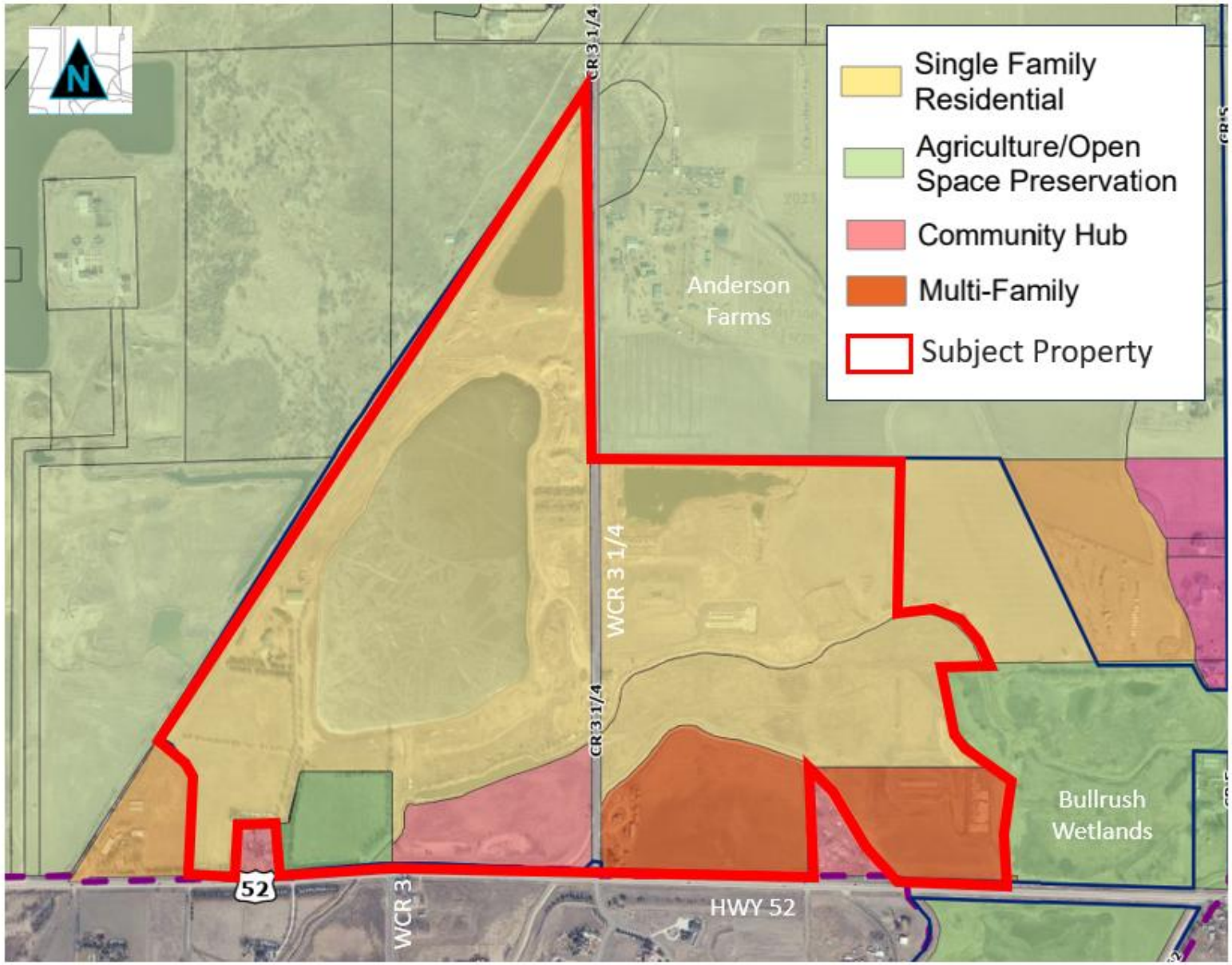
_____

Bruce Nickerson
Representative

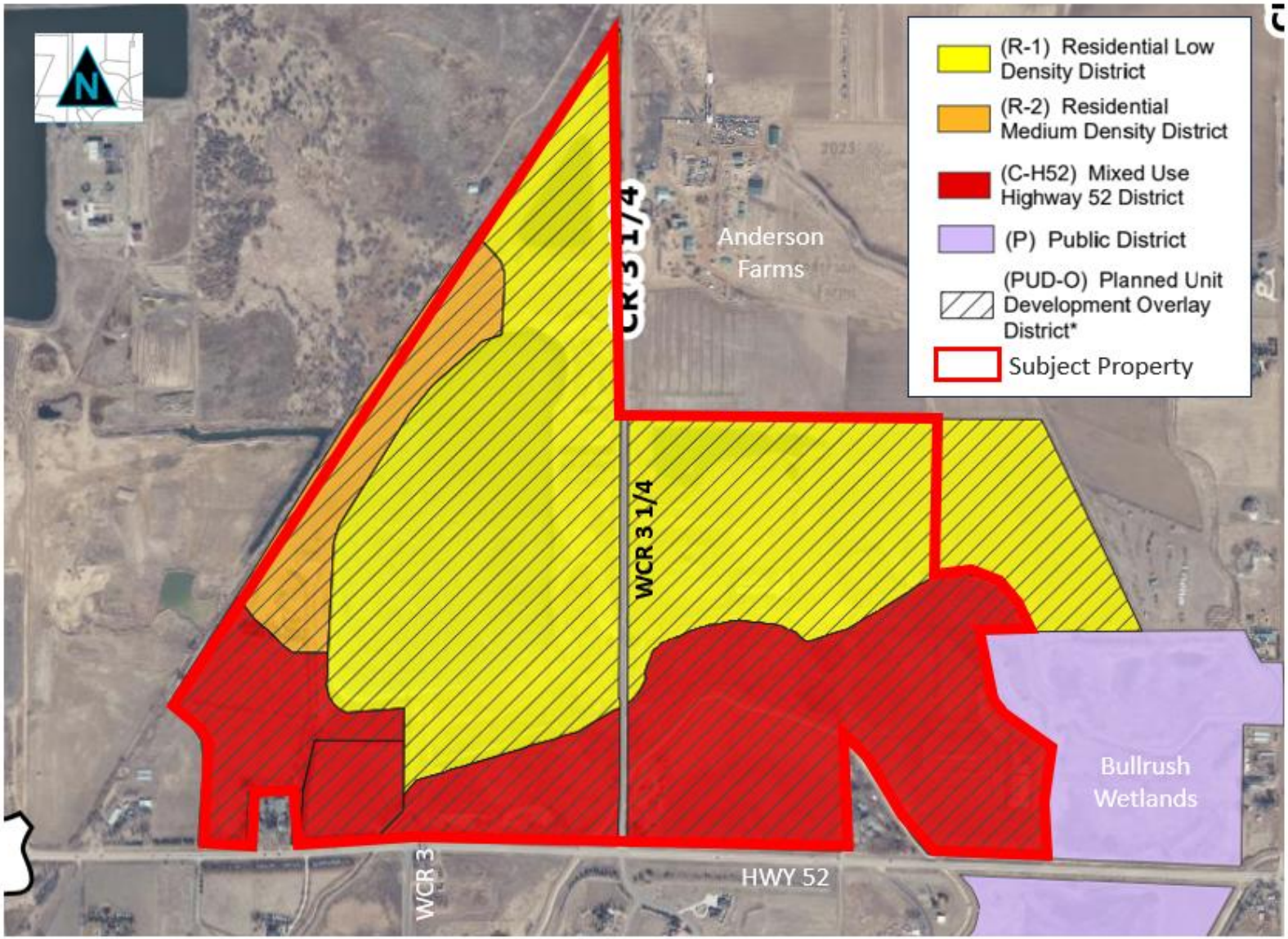
Vicinity Map



Future Land Use Plan



Zoning Map


N
(R-1) Residential Low Density District
(R-2) Residential Medium Density District
(C-H52) Mixed Use Highway 52 District
(P) Public District
(PUD-O) Planned Unit Development Overlay District*
Subject Property
Anderson Farms
CR 3 1/4
WCR 3 1/4
Bullrush Wetlands
WCR 3
HWY 52

THE SHORES ON PLUM CREEK FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

184.72 ACRES–1 LOT, 7 OUTLOTS

MINOR SUBDIVISION 2022–015

OVERALL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31 (2" ALUMINUM CAP IN RANGE BOX, MARKED LS 25937 1993) FROM WHENCE THE SOUTH QUARTER CORNER OF SECTION 32 (MONUMENTED BY A 0.3' AXLE AT GRADE) LIES S89°57'32"E, 2,663.43 FEET (BASIS OF BEARINGS);
THENCE N00°10'38"W, 67.25 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 52 AS DESCRIBED BY DEED RECORDED 04/04/1963 IN BOOK 1643 AT PAGE 56 (RECEPTION NO. 1405193) THE FOLLOWING SIX COURSES:
1) 78.86 FEET ALONG A NON–TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,915.00 FEET, A CENTRAL ANGLE OF 01°33'00", AND A CHORD BEARING S87°41'06"W, 78.86 FEET;
2) S85°29'29"W, 201.93 FEET;
3) S84°43'33"W, 180.78 FEET;
4) 158.50 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7,590.00 FEET, A CENTRAL ANGLE OF 01°11'47", AND A CHORD BEARING S85°23'19"W, 158.49 FEET;
5) S01°12'51"E, 1.93 FEET;
6) S88°47'09"W, 123.51 FEET;
THENCE ALONG THE BOUNDARY OF LOT A OF RECORDED EXEMPTION NO. 1467–31–4–RE1775 AS RECORDED 10/04/1995 AT RECEPTION NO. 2458139 THE FOLLOWING THREE COURSES:
1) N02°04'59"E, 317.26 FEET;
2) N86°21'36"W, 275.50 FEET;
3) S00°42'54"W, 340.25 FEET;
THENCE S88°47'09"W, 299.00 FEET ALONG THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 52, BEING A LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 31;
THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF LOT B OF RECORDED EXEMPTION NO. 1313–31–04 RECX13–0045 AS RECORDED 09/18/2014 AT RECEPTION NO. 4047034 THE FOLLOWING FIVE COURSES:
1) N01°18'19"E, 184.15 FEET;
2) N04°21'12"E, 319.73 FEET;
3) N06°12'00"W, 152.79 FEET;
4) N33°26'49"W, 212.86 FEET;
5) N57°58'31"W, 100.00 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF FORMER BURLINGTON NORTHERN AND SANTA FE RAILWAY RAILROAD COMPANY (FORMERLY CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) RAILROAD RIGHT OF WAY THE FOLLOWING THREE COURSES:
1) N32°01'03"E, 2,155.68 FEET;
2) 441.41 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 11,510.00 FEET, A CENTRAL ANGLE OF 02°11'50", AND A CHORD BEARING N33°35'23"E, 441.38 FEET;
3) N34°41'19"E, 2,427.68 FEET;
THENCE ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 3.25 AS DESCRIBED BY DEED OF DEDICATION RECORDED 05/12/2003 AT RECEPTION NO. 3061581 THE FOLLOWING TWO COURSES:
1) S00°51'31"E, 172.01 FEET;
2) S00°08'08"W, 2,621.91 FEET;
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52 AS DESCRIBED BY DEED RECORDED 04/04/1963 IN BOOK 1643 AT PAGE 54 (RECEPTION NUMBERS 1405192) THE FOLLOWING FOUR COURSES:
1) S46°00'54"W, 55.81 FEET;
2) N88°08'38"W, 949.39 FEET;
3) N88°45'04"W, 204.76 FEET;
4) 72.96 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,915.00 FEET, A CENTRAL ANGLE OF 01°26'02", AND A CHORD BEARING S89°10'37"W, 72.96 FEET TO THE POINT OF BEGINNING.

NOTE: THIS DESCRIPTION ALSO INCLUDES LOT 1, THE SHORES ON PLUM CREEK FILING 1.

HAVE LAID OUT THIS MINOR SUBDIVISION PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "THE SHORES ON PLUM CREEK FILING NO. 2", SHOWING THE PROPOSED LOT AND OUTLOTS ON THE PROPERTY.

THUS PLAT CONTAINS 184.72 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS _____ DAY OF _____, 20___.

883, LLC., A COLORADO LIMITED LIABILITY COMPANY

_____
BY: KENNETH L. SCHELL
AS: MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY KENNETH SCHELL AS MANAGING MEMBER OF 883, LLC. THIS _____ DAY OF _____, 20___.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

FARFRUMWURKIN, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

_____
BY: JON P. FILE
AS: GENERAL PARTNER OF PARTY OF FIVE LLLP, THE GENERAL PARTNER OF FARFRUMWURKIN LLLP

THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1

_____
BY: JON P. FILE
AS: PRESIDENT

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON P. FILE AS GENERAL PARTNER OF PARTY OF FIVE LLLP, THE GENERAL PARTNER OF FARFRUMWURKIN LLLP; AND AS PRESIDENT OF THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1. THIS _____ DAY OF _____, 20___.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

NOTES:

1. 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.

2. BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 31, BEING S89°57'32"E, 2,663.43 FEET BETWEEN THE SOUTHWEST CORNER (A 2" ALUMINUM CAP IN RANGE BOX, MARKED LS 25937 1993) AND THE SOUTH QUARTER CORNER (A 0.3' AXLE AT GRADE).

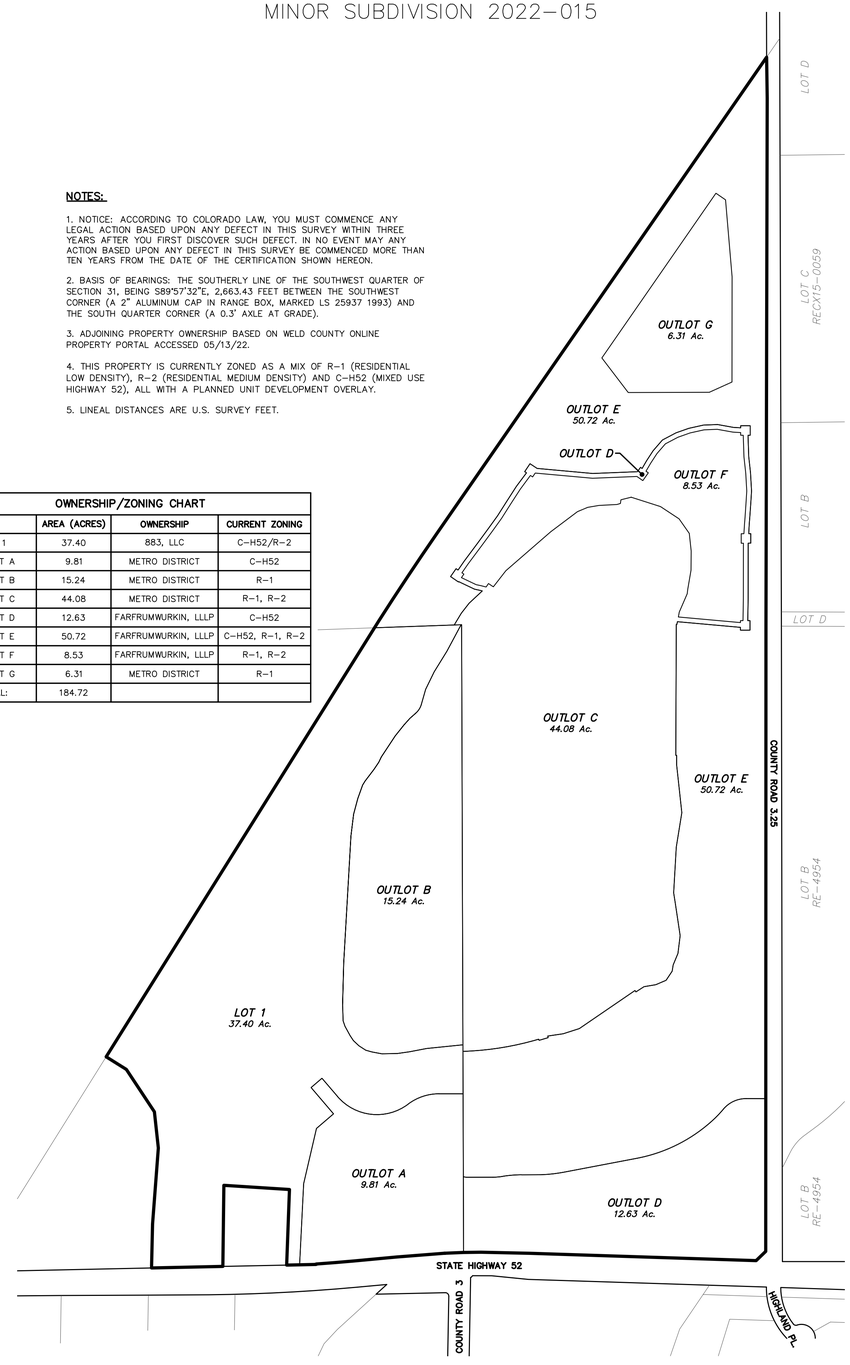
3. ADJOINING PROPERTY OWNERSHIP BASED ON WELD COUNTY ONLINE PROPERTY PORTAL ACCESSED 05/13/22.

4. THIS PROPERTY IS CURRENTLY ZONED AS A MIX OF R–1 (RESIDENTIAL LOW DENSITY), R–2 (RESIDENTIAL MEDIUM DENSITY) AND C–H52 (MIXED USE HIGHWAY 52), ALL WITH A PLANNED UNIT DEVELOPMENT OVERLAY.

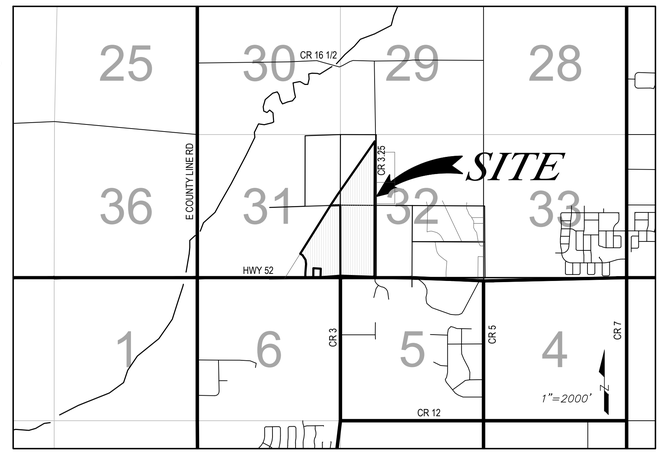
5. LINEAL DISTANCES ARE U.S. SURVEY FEET.

OWNERSHIP/ZONING CHART

	AREA (ACRES)	OWNERSHIP	CURRENT ZONING
LOT 1	37.40	883, LLC	C–H52/R–2
OUTLOT A	9.81	METRO DISTRICT	C–H52
OUTLOT B	15.24	METRO DISTRICT	R–1
OUTLOT C	44.08	METRO DISTRICT	R–1, R–2
OUTLOT D	12.63	FARFRUMWURKIN, LLLP	C–H52
OUTLOT E	50.72	FARFRUMWURKIN, LLLP	C–H52, R–1, R–2
OUTLOT F	8.53	FARFRUMWURKIN, LLLP	R–1, R–2
OUTLOT G	6.31	METRO DISTRICT	R–1
TOTAL:	184.72		



OVERALL MAP



VICINITY MAP

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

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

_____
CHAIRMAN

_____
PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THE MINOR SUBDIVISION PLAT MAP OF "THE SHORES ON PLUM CREEK FILING NO. 2" 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.

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 AS SHOWN HEREIN THIS PLAT OR AS OTHERWISE 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. THE TOWN SHALL HAVE NO OBLIGATION TO PROVIDE ANY IMPROVEMENTS, MAINTENANCE THEREOF, OR TO ACCEPT SUCH IMPROVEMENTS OR MAINTENANCE EXCEPT TO THE EXTENT AS MAY BE SET FORTH IN THAT SEPARATE MEMORANDUM.

THIS ACCEPTANCE OF THE MINOR SUBDIVISION 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.

_____
MAYOR

ATTEST:

_____
TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY FINAL MINOR SUBDIVISION PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL MINOR SUBDIVISION MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20___.

FOR REVIEW

BY _____
BO BAIZE, PLS 37990
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

ADDRESSES:

OWNER/APPLICANT:

FARFRUMWURKIN, LLLP
PO BOX 983
BROOMFIELD CO 80038

OWNERS:

833, LLC
833 STATE HIGHWAY 52
ERIE CO 80516

SHORES ON PLUM CREEK
METROPOLITAN DISTRICT NO. 1
550 W EISENHOWER BOULEVARD
LOVELAND CO 80537

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LOUISVILLE CO 80026
303–449–9105

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY
	Original	2/21/24	BO
1	Revised layout, Town comments	08/31/24	BO
2	Update easements	11/20/24	BO

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

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
FILING NO. 2
MINOR SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2593-01
DATE: 11/20/24
SCALE: N/A
SHEET NO: 1
DRAWING NAME: Shores Fil 2 Minor Plat

LAST SAVED: 11/26/2024 8:21 AM
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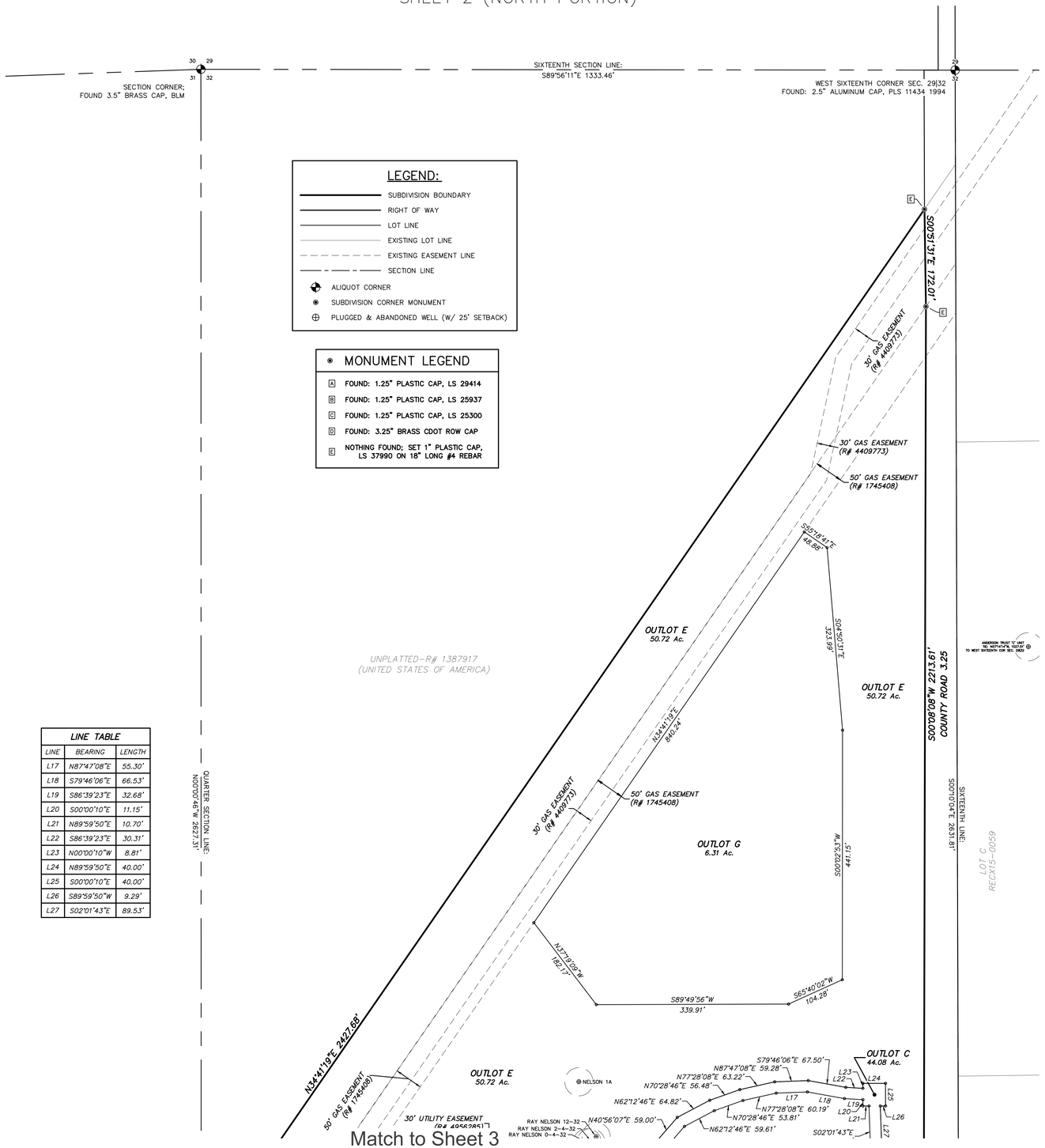
THE SHORES ON PLUM CREEK FILING NO. 2

MINOR SUBDIVISION 2022-015

SHEET 2 (NORTH PORTION)



LINE TABLE		
LINE	BEARING	LENGTH
L17	N87°47'08"E	55.30'
L18	S79°46'06"E	66.53'
L19	S86°39'23"E	32.68'
L20	S00°00'10"E	11.15'
L21	N89°59'50"E	10.70'
L22	S86°39'23"E	30.31'
L23	N00°00'10"W	8.81'
L24	N89°59'50"E	40.00'
L25	S00°00'10"E	40.00'
L26	S89°59'50"W	9.29'
L27	S02°01'43"E	89.53'

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 307680 AND 3070681.

FOR REVIEW

0 50 100 200

1 inch = 100 ft.

SURVEYORS STAMP:

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

HURST

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
FILING NO. 2
MINOR SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:
APPROVED BY:	
JOB NUMBER: 2593-01	
DATE: 11/20/24	
SCALE: 1"=100'	
SHEET NO: 2	DRAWING NAME: Shores Fil 2 Minor Plat

LAST SAVED 11/26/2024 8:21 AM

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THE SHORES ON PLUM CREEK FILING NO. 2

MINOR SUBDIVISION 2022-015

SHEET 3 (MIDDLE PORTION)

Match to Sheet 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°29'38"W	11.34'
L2	N78°05'19"W	21.73'
L3	N64°25'20"W	73.86'
L4	S34°45'36"W	1.89'
L5	N55°14'24"W	40.00'
L6	N34°45'36"E	40.00'
L7	S55°14'24"E	10.04'
L8	N34°51'56"E	45.26'
L9	N56°12'20"W	24.66'
L10	S33°47'40"W	17.53'
L11	N75°29'38"W	23.24'
L12	N78°05'19"W	19.79'
L13	N64°25'20"W	68.23'
L14	N34°45'36"E	17.85'
L15	N55°14'24"W	9.96'
L16	N34°51'56"E	44.92'
L17	N87°47'08"E	55.30'
L18	S79°46'06"E	66.53'
L19	S86°39'23"E	32.68'
L20	S00°00'10"E	11.15'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N89°59'50"E	10.70'
L22	S86°39'23"E	30.31'
L23	N00°00'10"W	8.81'
L24	N89°59'50"E	40.00'
L25	S00°00'10"E	40.00'
L26	S89°59'50"W	9.29'
L27	S02°01'43"E	89.53'
L28	S03°11'03"E	76.38'
L29	S03°34'43"W	49.35'
L30	S03°53'42"W	63.46'
L31	S04°33'17"W	24.55'
L32	S03°22'20"W	41.87'
L33	N89°49'56"E	8.51'
L34	S89°49'56"W	10.82'
L35	S00°55'26"W	92.21'
L36	S89°57'07"E	9.19'
L37	S00°02'53"W	40.00'

MONUMENT LEGEND	
A	FOUND: 1.25" PLASTIC CAP, LS 29414
B	FOUND: 1.25" PLASTIC CAP, LS 25937
C	FOUND: 1.25" PLASTIC CAP, LS 25300
D	FOUND: 3.25" BRASS CDOT ROW CAP
E	NOTHING FOUND; SET 1" PLASTIC CAP, LS 37990 ON 18" LONG #4 REBAR

WELL TIES TO SECTION CORNERS		
WELL NAME	TIE	STATUS
NELSON 1A NELSON 2 RAY NELSON 0-4-32 RAY NELSON 12-32 RAY NELSON 2-4-32	S38°35'07"E, 1079' TO CORNER B S21°37'40"W, 1858' TO CORNER A S41°48'53"E, 987' TO CORNER B S40°43'28"E, 985' TO CORNER B S41°32'01"E, 983' TO CORNER B	PA PA PA PA PA
CORNER A: SOUTHEAST CORNER SECTION 32 CORNER B: CENTER-WEST SIXTEENTH CORNER SECTION 32		
STATUS PER COGCC MAPPING ACCESSED 08/24/23		
PA: PLUGGED AND ABANDONED		

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- PLUGGED & ABANDONED WELL (W/ 25' SETBACK)

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 307680 AND 3070681.

Match to Sheet 4

FOR REVIEW

1 inch = 100 ft.

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

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

SURVEYORS STAMP:

THE SHORES ON PLUM CREEK
FILING NO. 2
MINOR SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:
APPROVED BY:	
JOB NUMBER: 2593-01	
DATE: 11/20/24	
SCALE: 1"=100'	
SHEET NO: 3	
DRAWING NAME: Shores Fil 2 Minor Plat	

LAST SAVED: 11/26/2024 10:07 AM

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THE SHORES ON PLUM CREEK FILING NO. 2

MINOR SUBDIVISION 2022-015

SHEET 4 (SOUTH PORTION)

Match to Sheet 3

WELL TIES TO SECTION CORNERS		
WELL NAME	**TIE**	**STATUS**
NELSON E UNIT 1RAY NELSON 13-32RAY NELSON 14-32RAY NELSON 24-32	S43°23'39"W, 1672' TO CORNER A S47°19'50"W, 1459' TO CORNER A S47°45'01"W, 1456' TO CORNER A S48°13'09"W, 1446'TO CORNER A	PA PA PA PA
CORNER A: SOUTHEAST CORNER SECTION 32		
STATUS PER COGCC MAPPING ACCESSED 08/23/24		
PA: PLUGGED AND ABANDONED		

MONUMENT LEGEND

- [A] FOUND: 1.25" PLASTIC CAP, LS 29414
- [B] FOUND: 1.25" PLASTIC CAP, LS 25937
- [C] FOUND: 1.25" PLASTIC CAP, LS 25300
- [D] FOUND: 3.25" BRASS CDOT ROW CAP
- [E] NOTHING FOUND; SET 1" PLASTIC CAP, LS 37990 ON 18" LONG #4 REBAR

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- APPROXIMATE DITCH CENTERLINE
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- PLUGGED & ABANDONED WELL (W/ 25' SETBACK)

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR STATE HIGHWAY 52 WAS CREATED BY ROAD PETITION RECORDED 04/20/1891 IN BOOK 48 PAGE 224 AND DEEDS RECORDED 04/04/1963 AT RECEPTION NUMBERS 1405191-1405195.

2. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 307680 AND 3070681.

UNPLATTED-R# 3940376
(HUNT BROTHERS PROPERTIES INC)

LOT 1
37.40 Ac.

N32°01'03"E 2155.68'
2151.63'

N57°58'31"W 100.00'

N33°26'49"W 212.86'

N00°20'00"W 152.79'

N04°21'12"E 319.73'

N01°18'19"E 184.15'

SUBX13-0012

N86°21'36"W 275.50'

S00°42'54"W 340.25'

N02°04'59"E 317.26'

LOT A
RE-1775

N02°50'58"E 340.70'

N01°39'15"E 237.67'

S88°47'09"W 299.00'

SECTION LINE:
S88°47'09"W 2642.23'

54.09'

69.42'

S88°47'09"W 123.51'

QUARTER CORNER SEC. 6|31
FOUND: 3.25" ALUMINUM CAP,
LS 36053, 2005

STATE HIGHWAY 52

LOT B
RECX 14-0074

LOT B
RECX 16-0042

LOT B
AM RE-3200

TRACT A
SPRING HILL
MINOR SUBDIVISION

N49°29'36"E 60.00'

S40°30'24"E 100.35'

N40°30'24"W 145.00'

N49°29'36"E 94.35'

L=328.44'
R=217.50'
=86°31'15"
CH=S83°46'01"E
298.11'

L=138.94'
R=215.00'
=37°01'39"
CH=N71°29'10"E
136.54'

S90°00'00"E 100.53'

OUTLOT B
15.24 Ac.

N03°15'22"E 531.12'

N01°35'34"E 176.45'

N28°41'50"W 44.81'

N18°52'31"W 23.95'

N33°18'27"W 24.96'

N46°45'20"W 31.69'

N74°44'21"W 26.84'

N57°10'41"W 34.69'

N79°05'23"W 42.13'

S88°53'32"W 65.00'

S79°05'55"W 73.05'

S81°45'18"W 51.47'

S84°14'47"W 152.95'

1781.56'

1789.16'

QUARTER SECTION LINE:
S00°10'38"E 2699.45'

205.47'

525.79'

665.17'

317.25'

S87°22'34"W 19.60'

L=299.59'
R=1250.00'
=13°43'57"
CH=S80°30'35"W
298.88'

S73°38'37"W 3.50'

N16°21'23"W 5.00'

S81°37'37"W 65.33'

S16°21'23"E 7.10'

S73°38'37"W 40.00'

S72°19'35"W 71.21'

S55°35'53"W 282.15'

N32°58'37"W 7.00'

S80°38'53"W 50.07'

S57°01'23"W 40.48'

S66°42'47"W 46.88'

S33°40'13"W 45.99'

S09°12'31"W 26.55'

S27°52'27"W 78.00'

S22°39'59"W 52.26'

S08°55'10"E 40.00'

S03°19'10"W 192.05'

S08°13'37"E 1418.18'

OUTLOT C
44.08 Ac.

OUTLOT E
50.72 Ac.

50' GAS EASEMENT
(R# 1897128)

NELSON E UNIT 1

NELSON 5

RAY NELSON 13-32
RAY NELSON 14-32
RAY NELSON 24-32

LOT B
RE-4954

1981.58'

640.36'

S00°01'26"E 2621.16'

COUNTY ROAD 3.25

80' PRESCRIPTIVE DITCH EASEMENT

50'

30'

BOULDER & WELD COUNTY DITCH (APPROX. CENTERLINE)

L=79.63'
R=476.00'
=9°35'04"
CH=N44°40'42"E
79.53'

L=108.66'
R=123.89'
=50°15'08"
CH=N64°58'06"E
105.21'

S89°54'20"E 82.54'

L=344.30'
R=650.00'
=30°20'57"
CH=N64°02'12"E
340.29'

L=74.44'
R=500.00'
=8°31'51"
CH=S85°33'27"W
74.38'

N89°49'22"E 65.37'

N79°12'41"E 313.93'

S81°14'56"E 13.56'

N89°49'22"E 110.84'

L=37.22'
R=250.00'
=8°31'51"
CH=S85°33'27"W
37.19'

S81°17'31"W 8.63'

L=111.12'
R=600.00'
=10°36'42"
CH=N84°31'01"E
110.97'

OUTLOT A
9.81 Ac.

OUTLOT D
12.63 Ac.

UNPLATTED
R# 3231345
(FARFRUMWURKIN LLC)

LOWER BOULDER DITCH
(APPROX. CENTERLINE)

DITCH EASEMENT
(R# 1218298)

S46°00'54"W 55.81'

POINT OF BEGINNING

30' UTILITY EASEMENT
(R# 4137348)

N88°45'04"W 204.76'

L=72.96'
R=2915.00'
=1°26'02"
CH=S89°10'37"W
72.96'

L=78.86'
R=2915.00'
=1°33'00"
CH=S87°41'06"W
78.86'

N00°10'38"W 67.25'

N88°08'38"W 949.39'

SECTION LINE (BASIS OF BEARINGS):
S89°57'32"E 2663.43'

QUARTER CORNER, SEC. 5|32
FOUND: 0.3' DIA. AXLE

POINT OF COMMENCEMENT

SECTION CORNER
FOUND: 2" ALUMINUM CAP, LS 25937 1993

COUNTY ROAD 3

L=158.50'
R=7590.00'
=1°11'47"
CH=S85°23'19"W
158.49'

S01°12'51"E 1.93'

LOT B
RE-2433

TRACT A

TRACT D
HIGHLAND FARMS PUD

HIGHLAND PLACE

0 50 100 200
1 inch = 100 ft.

FOR REVIEW

SURVEYORS STAMP:

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

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
FILING NO. 2
MINOR SUBDIVISION
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	
JOB NUMBER:	2593-01
DATE:	11/20/24
SCALE:	1"=100'
SHEET NO:	4
DRAWING NAME:	Shores Fil 2 Minor Plat

LAST SAVED: 11/26/2024 10:07 AM

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THE SHORES ON PLUM CREEK FILING NO. 3

LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST
AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
134.10 ACRES–2 LOTS, 5 OUTLOTS
MINOR SUBDIVISION 2022–015

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT 883, LLC AND FARFRUMWURKIN, LLLP, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, AND BLOCKS AS SHOWN HEREON UNDER THE NAME OF THE SHORES INTERIM WEST. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 (MONUMENTED BY A 0.3' AXLE AT GRADE) FROM WHENCE THE SOUTHWEST CORNER (2" ALUMINUM CAP IN RANGE BOX, MARKED LS 25937 1993) LIES N89°57'32"W, 2,663.43 FEET (BASIS OF BEARINGS);
THENCE N00°11'25"E, 693.32 FEET ALONG THE WESTERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32 TO THE SOUTHEASTERLY CORNER OF LOT B OF RECORDED EXEMPTION NO. 1313–32–3 RE–4954 AS RECORDED 10/23/2009 AT RECEPTION NO. 3655697 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B THE FOLLOWING ELEVEN COURSES:
1) 62.08 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 10°18'33", AND A CHORD BEARING N65°08'51"W, 61.99 FEET;
2) N70°18'08"W, 296.76 FEET;
3) 101.36 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 10°00'47", AND A CHORD BEARING N75°18'32"W, 101.23 FEET;
4) N80°18'55"W, 121.25 FEET;
5) 159.37 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 21°44'25", AND A CHORD BEARING N69°26'43"W, 158.41 FEET;
6) 243.32 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 167.56 FEET, A CENTRAL ANGLE OF 83°12'00", AND A CHORD BEARING S79°49'30"W, 222.50 FEET;
7) S38°13'30"W, 131.94 FEET;
8) 278.72 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,020.00 FEET, A CENTRAL ANGLE OF 15°39'22", AND A CHORD BEARING S46°03'11"W, 277.85 FEET;
9) S53°52'53"W, 42.66 FEET;
10) 91.68 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 26°56'13", AND A CHORD BEARING S40°24'46"W, 90.84 FEET;
11) S26°56'40"W, 75.72 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 3.25;
THENCE N00°05'39"W, 2,271.88 FEET ALONG SAID EASTERLY RIGHT OF WAY;
THENCE ALONG THE BOUNDARY OF SAID LOT B OF RE–495 THE FOLLOWING TWELVE COURSES:
1) S89°45'38"E, 1,340.54 FEET ALONG THE NORTHERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32;
2) S89°44'55"E, 574.31 FEET ALONG THE NORTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32;
3) S01°27'02"W, 977.97 FEET;
4) N75°30'23"E, 78.69 FEET;
5) N81°28'40"E, 76.83 FEET;
6) S77°28'49"E, 82.54 FEET;
7) S73°37'42"E, 140.08 FEET;
8) S56°23'52"E, 92.32 FEET;
9) S43°44'18"E, 88.50 FEET;
10) S32°02'53"E, 129.43 FEET;
11) S26°16'13"E, 107.19 FEET;
12) S89°19'16"W, 329.60 FEET;
THENCE S10°33'12"E, 16.55 FEET;
THENCE ALONG THE BOUNDARY OF LOT A OF RECORDED EXEMPTION NO. 1313–32–4 RE–4197 AS RECORDED 02/14/2006 AT RECEPTION NO. 3362978 THE FOLLOWING FIFTEEN COURSES:
1) S10°33'12"E, 295.87 FEET;
2) S13°57'26"E, 63.15 FEET;
3) S20°12'50"E, 59.68 FEET;
4) S34°50'45"E, 108.65 FEET;
5) S48°55'51"E, 97.50 FEET;
6) S51°50'18"E, 131.03 FEET;
7) S55°26'06"E, 106.24 FEET;
8) S56°54'47"E, 32.68 FEET;
9) S04°13'43"W, 421.74 FEET;
10) S00°36'04"E, 244.25 FEET;
11) N88°07'35"W, 755.86 FEET (ALSO BEING THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 52);
12) N40°48'22"W, 139.34 FEET;
13) N33°39'29"W, 621.21 FEET;
14) N36°09'46"W, 102.17 FEET;
15) N63°28'03"W, 17.05 FEET;
THENCE S00°11'25"W, 1.01 FEET ALONG THE WESTERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 134.10 ACRES, MORE OR LESS.

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

FARFRUMWURKIN, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND HWY 52, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
BY: JON P. FILE
AS: GENERAL PARTNER OF PARTY OF FIVE LLLP, THE GENERAL PARTNER OF FARFRUMWURKIN, LLLP AND MANAGING MEMBER OF HWY 52 LLC

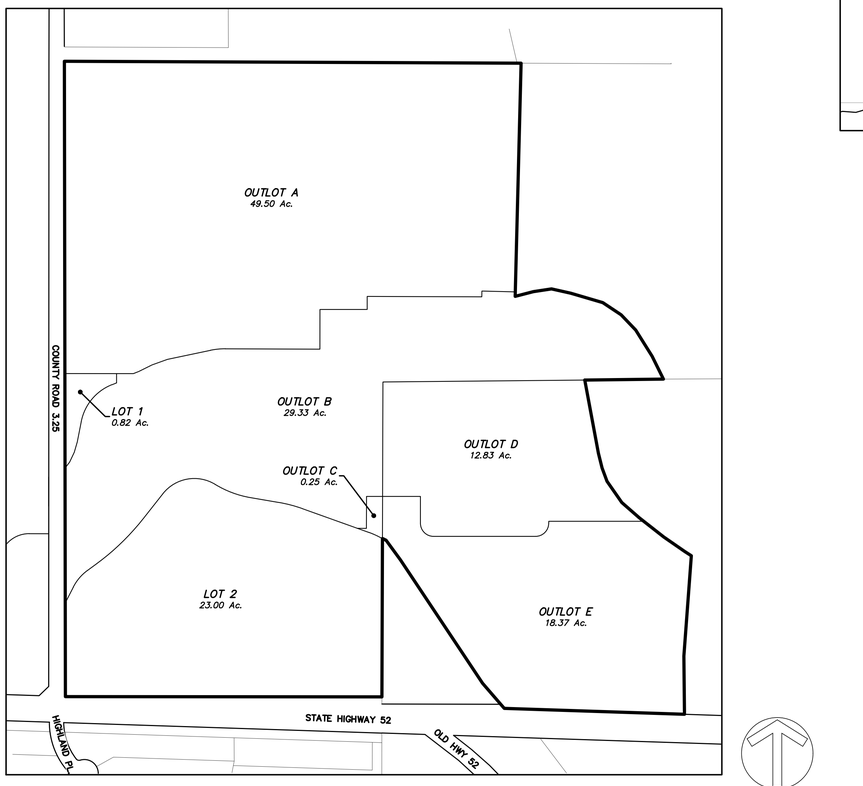
ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON P. FILE AS GENERAL PARTNER OF PARTY OF FIVE LLLP, THE GENERAL PARTNER OF FARFRUMWURKIN LLLP AND MANAGING MEMBER OF HWY 52 LLC THIS _____ DAY OF _____, 20__.

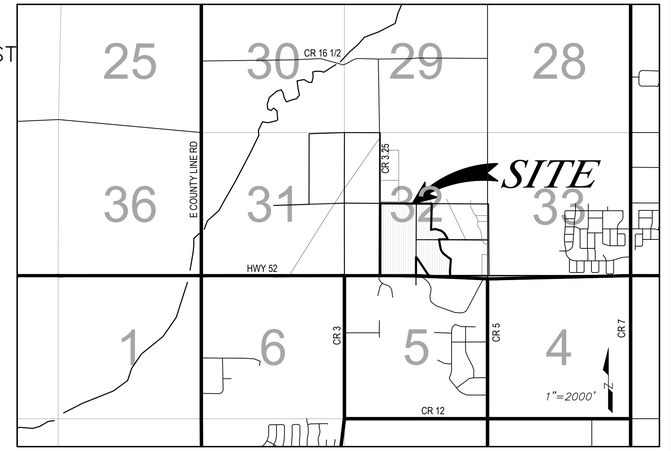
WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.



OVERALL MAP

0 150 300 600
1 inch = 300 ft.



VICINITY MAP

OWNERSHIP/ZONING CHART			
OUTLOT	AREA (ACRES)	OWNERSHIP	CURRENT ZONING
LOT 1	0.82	FARFRUMWURKIN, LLLP	R–1
LOT 2	23.00	FARFRUMWURKIN, LLLP	C–H52
A	49.50	FARFRUMWURKIN, LLLP	R–1
B	29.33	FARFRUMWURKIN, LLLP	R–2
C	0.25	FARFRUMWURKIN, LLLP	C–H52
D	12.83	HWY 52, LLC	R–2
E	18.37	HWY 52, LLC	C–H52
TOTAL:	134.10		

NOTES:

1. 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.

2. BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 31, BEING S89°57'32"E, 2,663.43 FEET BETWEEN THE SOUTHWEST CORNER (A 2" ALUMINUM CAP IN RANGE BOX, MARKED LS 25937 1993) AND THE SOUTH QUARTER CORNER (A 0.3' AXLE AT GRADE).

3. ADJOINING PROPERTY OWNERSHIP BASED ON WELD COUNTY ONLINE PROPERTY PORTAL ACCESSED 05/13/22.

4. THIS PROPERTY IS CURRENTLY ZONED AS A MIX OF R–1 (RESIDENTIAL LOW DENSITY), R–2 (RESIDENTIAL MEDIUM DENSITY) AND C–H52 (MIXED USE HIGHWAY 52), ALL WITH A PLANNED UNIT DEVELOPMENT OVERLAY.

5. LINEAL DISTANCES ARE U.S. SURVEY FEET.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

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

_____
CHAIRMAN

_____
PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THE MINOR SUBDIVISION PLAT MAP OF "THE SHORES ON PLUM CREEK FILING NO. 3" 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.

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 AS SHOWN HEREIN THIS PLAT OR AS OTHERWISE 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. THE TOWN SHALL HAVE NO OBLIGATION TO PROVIDE ANY IMPROVEMENTS, MAINTENANCE THEREOF, OR TO ACCEPT SUCH IMPROVEMENTS OR MAINTENANCE EXCEPT TO THE EXTENT AS MAY BE SET FORTH IN THAT SEPARATE MEMORANDUM.

THIS ACCEPTANCE OF THE MINOR SUBDIVISION 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.

_____
MAYOR

ATTEST:

_____
TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY FINAL MINOR SUBDIVISION PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL MINOR SUBDIVISION MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20___.

BY _____
BO BAIZE, PLS 37990
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

FOR REVIEW

ADDRESSES:

OWNER/APPLICANT:

FARFRUMWURKIN, LLLP
PO BOX 983
BROOMFIELD CO 80038

HWY 52, LLC
PO BOX 983
BROOMFIELD CO 80038

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LOUISVILLE CO 80026
303–449–9105

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY
0	Original	02/21/24	BO
1	Minor edits, Town comments	8/23/24	BO
2	Add easement label	11/20/24	BO

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

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
FILING NO. 3
MINOR SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2593-01
DATE: 11/20/24
SCALE: N/A
SHEET NO: 1
DRAWING NAME: Shores Fil 3 Minor Plat

LAST SAVED: 11/26/2024 10:08 AM
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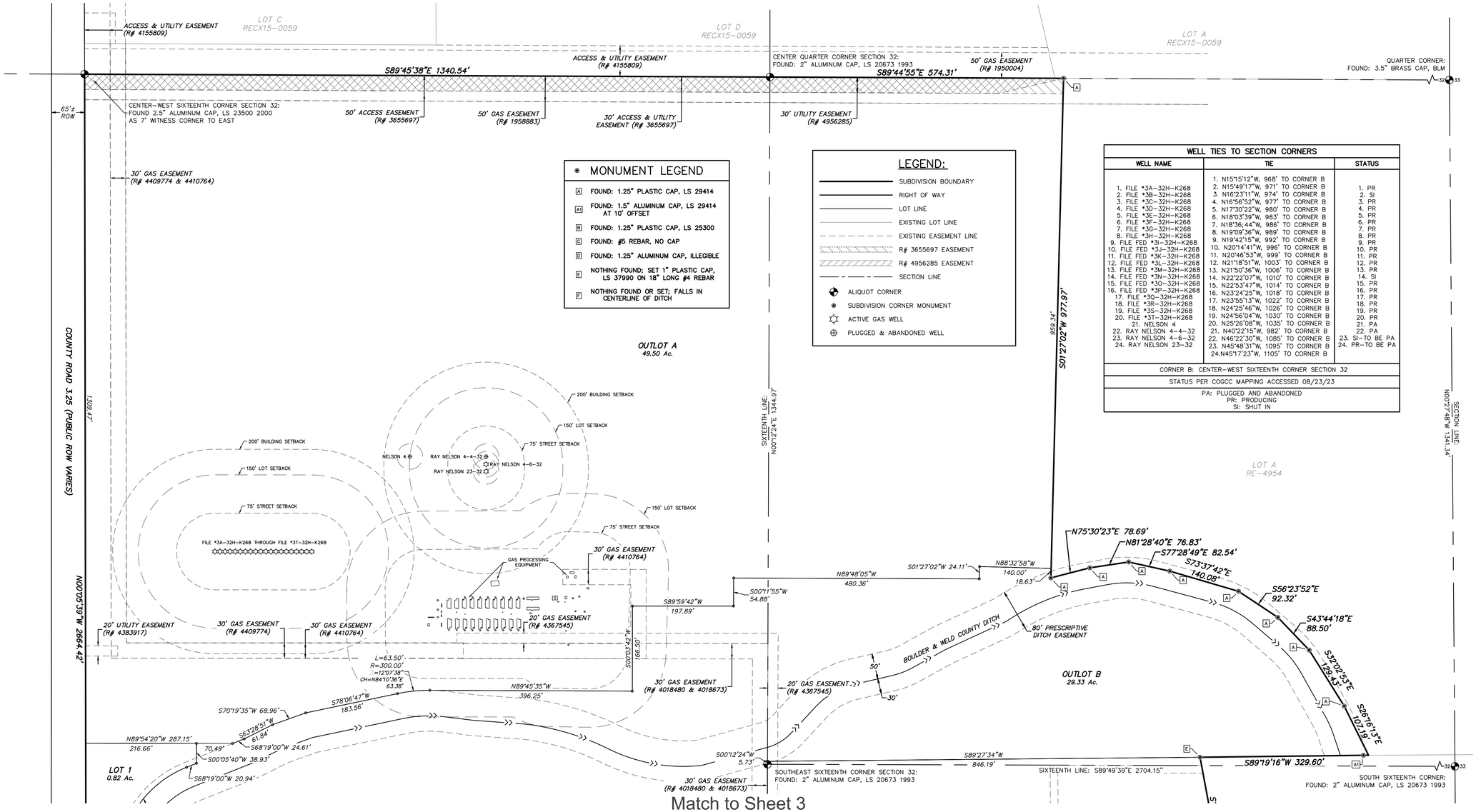
THE SHORES ON PLUM CREEK FILING NO. 3

MINOR SUBDIVISION 2022-015

SHEET 2 (NORTH PORTION)



MONUMENT LEGEND

A	FOUND: 1.25" PLASTIC CAP, LS 29414
A1	FOUND: 1.5" ALUMINUM CAP, LS 29414 AT 10' OFFSET
B	FOUND: 1.25" PLASTIC CAP, LS 25300
C	FOUND: #5 REBAR, NO CAP
D	FOUND: 1.25" ALUMINUM CAP, ILLEGIBLE
E	NOTHING FOUND; SET 1" PLASTIC CAP, LS 37990 ON 18" LONG #4 REBAR
F	NOTHING FOUND OR SET; FALLS IN CENTERLINE OF DITCH

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- R# 3655697 EASEMENT
- R# 4956285 EASEMENT
- SECTION LINE
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL

WELL TIES TO SECTION CORNERS

WELL NAME	TIE	STATUS
1. FILE *3A-32H-K268	1. N15°15'12"W, 968' TO CORNER B	1. PR
2. FILE *3B-32H-K268	2. N15°49'17"W, 971' TO CORNER B	2. SI
3. FILE *3C-32H-K268	3. N16°23'11"W, 974' TO CORNER B	3. PR
4. FILE *3D-32H-K268	4. N16°56'52"W, 977' TO CORNER B	4. PR
5. FILE *3E-32H-K268	5. N17°30'22"W, 980' TO CORNER B	5. PR
6. FILE *3F-32H-K268	6. N18°03'39"W, 983' TO CORNER B	6. PR
7. FILE *3G-32H-K268	7. N18°36;44"W, 986' TO CORNER B	7. PR
8. FILE *3H-32H-K268	8. N19°09'36"W, 989' TO CORNER B	8. PR
9. FILE FED *3I-32H-K268	9. N19°42'15"W, 992' TO CORNER B	9. PR
10. FILE FED *3J-32H-K268	10. N20°14'41"W, 996' TO CORNER B	10. PR
11. FILE FED *3K-32H-K268	11. N20°46'53"W, 999' TO CORNER B	11. PR
12. FILE FED *3L-32H-K268	12. N21°18'51"W, 1003' TO CORNER B	12. PR
13. FILE FED *3M-32H-K268	13. N21°50'36"W, 1006' TO CORNER B	13. PR
14. FILE FED *3N-32H-K268	14. N22°22'07"W, 1010' TO CORNER B	14. SI
15. FILE FED *3O-32H-K268	15. N22°53'47"W, 1014' TO CORNER B	15. PR
16. FILE FED *3P-32H-K268	16. N23°24'25"W, 1018' TO CORNER B	16. PR
17. FILE *3Q-32H-K268	17. N23°55'13"W, 1022' TO CORNER B	17. PR
18. FILE *3R-32H-K268	18. N24°25'46"W, 1026' TO CORNER B	18. PR
19. FILE *3S-32H-K268	19. N24°56'04"W, 1030' TO CORNER B	19. PR
20. FILE *3T-32H-K268	20. N25°26'08"W, 1035' TO CORNER B	20. PR
21. NELSON 4	21. N40°22'15"W, 982' TO CORNER B	21. PA
22. RAY NELSON 4-4-32	22. N46°22'30"W, 1085' TO CORNER B	22. PA
23. RAY NELSON 4-6-32	23. N45°48'31"W, 1095' TO CORNER B	23. SI-TO BE PA
24. RAY NELSON 23-32	24.N45°17'23"W, 1105' TO CORNER B	24. PR-TO BE PA

CORNER B: CENTER-WEST SIXTEENTH CORNER SECTION 32

STATUS PER COGCC MAPPING ACCESSED 08/23/23

PA: PLUGGED AND ABANDONED
PR: PRODUCING
SI: SHUT IN

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR STATE HIGHWAY 52 WAS CREATED BY ROAD PETITION RECORDED 04/20/1891 IN BOOK 48 PAGE 224 AND DEEDS RECORDED 04/04/1963 AT RECEPTION NUMBERS 1405191-1405195.

2. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 307680 AND 3070681.

FOR REVIEW

0 100 200 400
1 inch = 200 ft.

SURVEYORS STAMP:

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

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITETCURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
FILING NO. 3
MINOR SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2593-01
DATE: 11/20/24
SCALE: 1"=200'
SHEET NO: 2
DRAWING NAME: Shores Fil 3 Minor Plat

LAST SAVED: 11/26/2024 10:08 AM
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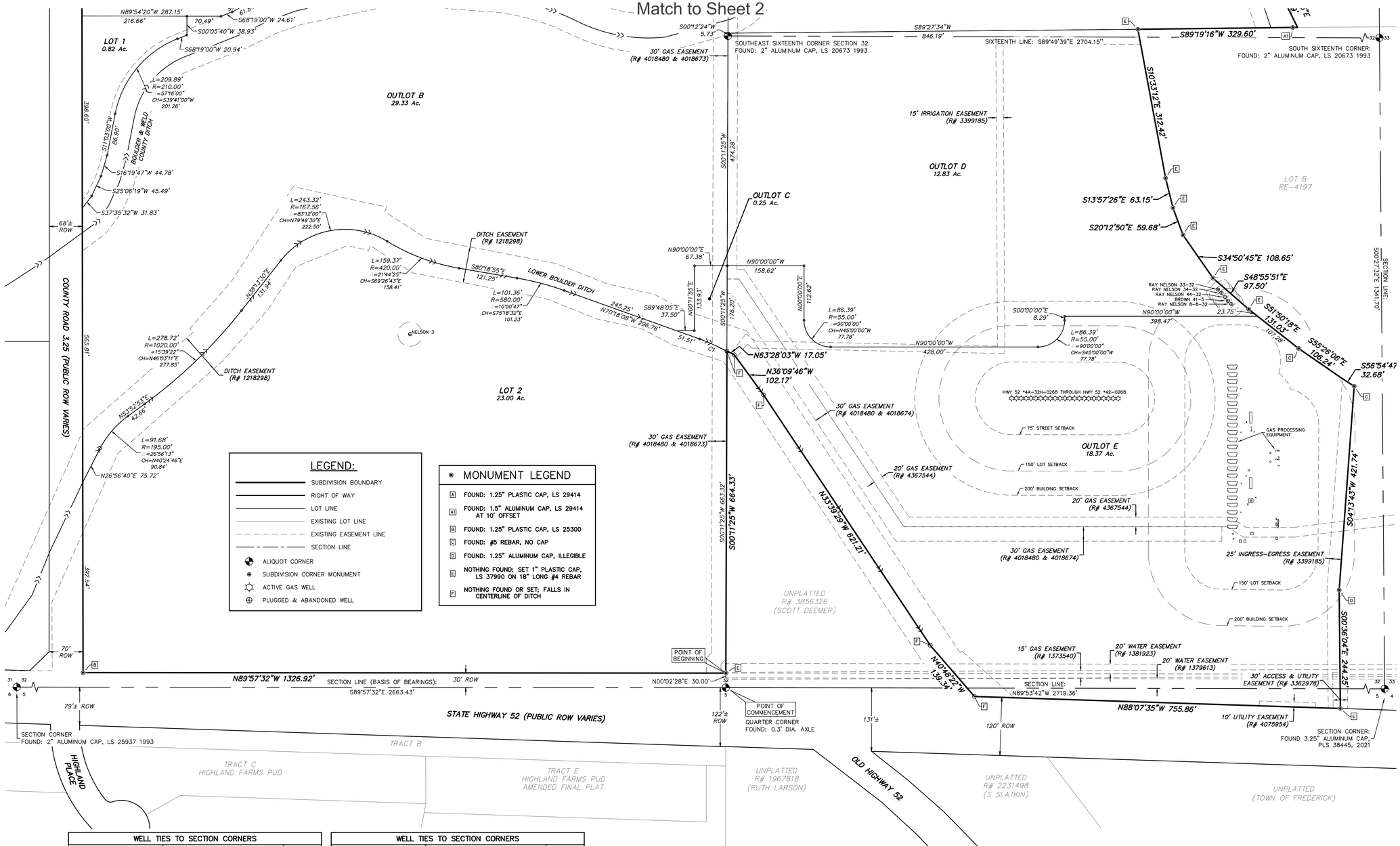
THE SHORES ON PLUM CREEK FILING NO. 3

MINOR SUBDIVISION 2022-015

SHEET 3 (SOUTH PORTION)



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL

MONUMENT LEGEND

A	FOUND: 1.25" PLASTIC CAP, LS 29414
A1	FOUND: 1.5" ALUMINUM CAP, LS 29414 AT 10' OFFSET
B	FOUND: 1.25" PLASTIC CAP, LS 25300
C	FOUND: #5 REBAR, NO CAP
D	FOUND: 1.25" ALUMINUM CAP, ILLEGIBLE
E	NOTHING FOUND; SET 1" PLASTIC CAP, LS 37990 ON 18" LONG #4 REBAR
F	NOTHING FOUND OR SET; FALLS IN CENTERLINE OF DITCH

WELL TIES TO SECTION CORNERS

WELL NAME	TIE	STATUS
1. BROWN 41-5	1. S52°23'43"W, 1308' TO CORNER C	1. PA
2. HWY 52 *4A-32H-0268	2. S44°39'18"W, 839' TO CORNER C	2. PR
3. HWY 52 *4B-32H-0268	3. S45°08'15"W, 846' TO CORNER C	3. PR
4. HWY 52 *4C-32H-0268	4. S45°36'44"W, 853' TO CORNER C	4. PR
5. HWY 52 *4D-32H-0268	5. S46°04'44"W, 861' TO CORNER C	5. PR
6. HWY 52 *4E-32H-0268	6. S46°32'16"W, 868' TO CORNER C	6. PR
7. HWY 52 *4F-32H-0268	7. S46°59'21"W, 875' TO CORNER C	7. PR
8. HWY 52 *4G-32H-0268	8. S47°25'59"W, 882' TO CORNER C	8. PR
9. HWY 52 *4H-32H-0268	9. S47°52'11"W, 890' TO CORNER C	9. PR
10. HWY 52 *4I-32H-0268	10. S48°17'57"W, 897' TO CORNER C	10. PR
11. HWY 52 *4J-32H-0268	11. S48°43'17"W, 905' TO CORNER C	11. PR
12. HWY 52 *4K-32H-0268	12. S49°08'12"W, 912' TO CORNER C	12. PR
13. HWY 52 *4L-32H-0268	13. S49°32'43"W, 920' TO CORNER C	13. PR

WELL TIES TO SECTION CORNERS

WELL NAME	TIE	STATUS
14. HWY 52 *4M-32H-0268	14. S49°56'49"W, 927' TO CORNER C	14. PR
15. HWY 52 *4N-32H-0268	15. S50°20'32"W, 935' TO CORNER C	15. PR
16. HWY 52 *4O-32H-0268	16. S50°43'52"W, 943' TO CORNER C	16. SI
17. HWY 52 *4P-32H-0268	17. S51°06'49"W, 951' TO CORNER C	17. PR
18. HWY 52 *4Q-32H-0268	18. S51°27'33"W, 958' TO CORNER C	18. PR
19. HWY 52 *4R-32H-0268	19. S51°51'36"W 966' TO CORNER C	19. SI
20. HWY 52 *4S-32H-0268	20. S52°13'27"W, 974' TO CORNER C	20. SI
21. HWY 52 *4T-32H-0268	21. S52°34'58"W, 982' TO CORNER C	21. PR
22. HWY 52 *4U-32H-0268	22. S52°53'07"W, 990' TO CORNER C	22. SI
23. HWY 52 *4V-32H-0268	23. S53°16'56"W, 998' TO CORNER C	23. SI
24. HWY 52 *4W-32H-0268	24. S53°37'25"W, 1006' TO CORNER C	24. SI
25. NELSON 3	25. S41°47'04"E, 978' TO CORNER C	25. PA
26. RAY NELSON 33-32	26. S51°03'16"W, 1307' TO CORNER C	26. PA
27. RAY NELSON 34-32	27. S51°29'16"W, 1308' TO CORNER C	27. PA
28. RAY NELSON 44-32	28. S51°57'19"W, 1308' TO CORNER C	28. PA
29. RAY NELSON 8-8-32	29. S52°49'37"W, 1310' TO CORNER C	29. PA

CORNER C: SOUTH QUARTER SECTION 32
STATUS PER COGCC MAPPING ACCESSED 08/23/23
PA: PLUGGED AND ABANDONED PR: PRODUCING SI: SHUT IN TA: TEMPORARY ABANDONED

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR STATE HIGHWAY 52 WAS CREATED BY ROAD PETITION RECORDED 04/20/1891 IN BOOK 48 PAGE 224 AND DEEDS RECORDED 04/04/1963 AT RECEPTION NUMBERS 1405191-1405195.

2. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 3070680 AND 3070681.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	62.08'	345.00'	10°18'33"	S65°08'51"E	61.99'

FOR REVIEW

0 100 200 400

1 inch = 200 ft.

SURVEYORS STAMP:

HURST

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

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

THE SHORES ON PLUM CREEK
FILING NO. 3
MINOR SUBDIVISION
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	
JOB NUMBER:	2593-01
DATE:	11/20/24
SCALE:	1"=200'
SHEET NO:	3
DRAWING NAME:	Shores Fil 3 Minor Plat

LAST SAVED 11/26/2024 10:08 AM

G:\2593\1\Survey\Plats\Shores Fil 3 Minor Plat.dwg

THE SHORES ON PLUM CREEK ZONING MAP AMENDMENT A

LOCATED IN THE EAST HALF OF SECTION 31 AND 32,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
94.77 ACRES

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT 833, LLC, FARFRUMWURKIN, LLLP, THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1, HWY 52, LLC, BEING THE OWNERS, MORTGAGEE OR LEINHOLDER 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:

ZONING DISTRICT CHANGE C-H52 WITH PUD-O TO R-1 WITH PUD-O (PARCEL A):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF LOT 1 OF THE SHORES ON PLUM CREEK FILING NO. 2;
THENCE N32°01'03"E, 785.11 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1;
THENCE ALONG THE CURRENT TOWN OF FREDERICK ZONING BOUNDARY BETWEEN C-H52 AND R-2 THE FOLLOWING THREE COURSES:
1) S50°55'40"E, 173.97 FEET;
2) S48°12'58"E, 313.22 FEET;
3) S89°59'55"E, 220.70 FEET;
THENCE ALONG THE CURRENT ZONING BOUNDARY BETWEEN C-H52 AND R-1 THE FOLLOWING FOUR COURSES:
1) S02°38'33"W, 221.44 FEET;
2) 231.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 172.09 FEET, A CENTRAL ANGLE OF 77°02'07", AND A CHORD BEARING S58°00'48"E, 214.34 FEET;
3) N85°59'53"E, 319.24 FEET;
4) S00°10'38"E, 190.15 FEET;
THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING NINE COURSES:
1) N90°00'00"W, 100.30 FEET;
2) 92.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 19°20'35", AND A CHORD BEARING S80°19'43"W, 92.40 FEET;
3) 464.84 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 69°10'39", AND A CHORD BEARING N74°45'15"W, 437.12 FEET;
4) S49°50'04"W, 100.16 FEET;
5) 5.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 01°31'40", AND A CHORD BEARING S49°04'15"W, 5.20 FEET;
6) S50°01'08"E, 142.03 FEET;
7) S49°50'04"W, 16.50 FEET;
8) S13°04'15"W, 314.36 FEET;
9) S02°50'58"W, 341.21 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 52;
THENCE S88°47'09"W, 54.09 FEET ALONG NORTHERLY RIGHT OF WAY;
THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING NINE COURSES:
1) N02°04'59"E, 317.26 FEET;
2) N86°21'36"W, 275.50 FEET;
3) S00°42'54"W, 340.25 FEET;
4) S89°47'09"W, 299.00 FEET ALONG NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 52;
5) N01°18'19"E, 184.15 FEET;
6) N04°21'12"E, 319.73 FEET;
7) N06°12'00"W, 152.79 FEET;
8) N33°26'49"W, 212.86 FEET;
9) N57°58'31"W, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.70 ACRES, MORE OR LESS.

ZONING DISTRICT CHANGE R-2 WITH PUD-O TO R-1 WITH PUD-O (PARCEL B):

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST CORNER OF LOT 1 OF THE SHORES ON PLUM CREEK FILING NO. 2;
THENCE N32°01'03"E, 785.11 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 AND OUTLOT F OF FILING NO. 2 THE FOLLOWING THREE COURSES:
1) N32°01'03"E, 1,370.57 FEET;
2) 441.41 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 11,510.00 FEET, A CENTRAL ANGLE OF 02°11'50", AND A CHORD BEARING N33°35'24"E, 441.38 FEET;
3) N34°41'19"E, 896.30 FEET;
THENCE ALONG THE CURRENT TOWN OF FREDERICK ZONING BOUNDARY BETWEEN R-1 AND R-2 THE FOLLOWING NINE COURSES:
1) S45°01'31"E, 152.24 FEET;
2) 215.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 239.03 FEET, A CENTRAL ANGLE OF 51°40'13", AND A CHORD BEARING S21°27'22"E, 208.33 FEET;
3) S02°54'37"W, 311.25 FEET;
4) S70°16'22"W, 127.99 FEET;
5) S47°41'16"W, 407.30 FEET;
6) S39°47'07"W, 227.89 FEET;
7) S31°40'04"W, 811.62 FEET;
8) S17°52'05"W, 112.91 FEET;
9) S02°38'33"W, 682.76 FEET;
THENCE ALONG THE CURRENT ZONING BOUNDARY BETWEEN R-2 AND C-H52 THE FOLLOWING THREE COURSES:
1) N89°59'55"W, 220.70 FEET;
2) N48°12'58"W, 313.22 FEET;
3) N50°55'40"W, 173.97 FEET TO THE POINT OF BEGINNING, CONTAINING 23.68 ACRES, MORE OR LESS.

ZONING DISTRICT CHANGE C-H52 WITH PUD-O TO R-1 WITH PUD-O (PARCEL C):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTH QUARTER CORNER LIES S89°57'32"E, 2,663.43 FEET;
THENCE N00°10'38"W, 384.50 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING;

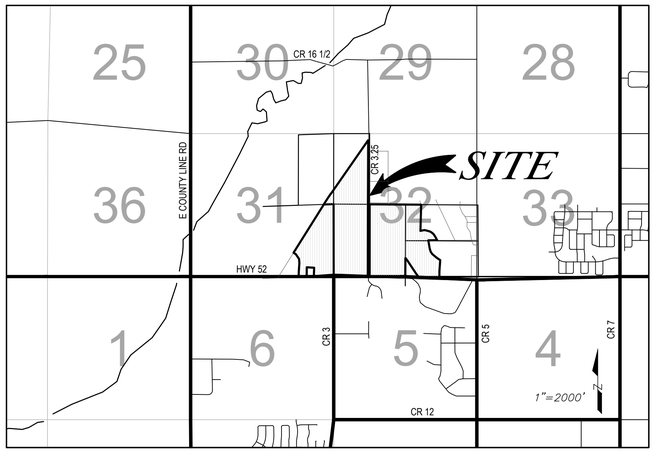
THENCE ALONG THE CURRENT TOWN OF FREDERICK ZONING BOUNDARY BETWEEN R-1 AND C-H52 THE FOLLOWING THREE COURSES:
1) N47°46'39"E, 143.15 FEET;
2) N72°44'30"E, 1,048.60 FEET;
3) N58°45'18"E, 228.14 FEET;
THENCE S00°05'40"W, 197.99 FEET ALONG THE APPROXIMATE CENTERLINE OF COUNTY ROAD 3.25;
THENCE N89°54'20"W, 34.16 FEET;
THENCE ALONG THE LINE COMMON TO OUTLOTS E AND F OF THE SHORES ON PLUM CREEK FILING NO. 2 THE FOLLOWING FIFTEEN COURSES:
1) N89°54'20"W, 116.70 FEET;
2) 106.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 123.89 FEET, A CENTRAL ANGLE OF 49°01'17", AND A CHORD BEARING S65°35'02"W, 102.79 FEET;
3) S41°04'24"W, 4.33 FEET;
4) 75.43 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 476.00 FEET, A CENTRAL ANGLE OF 09°04'44", AND A CHORD BEARING S44°34'58"W, 75.35 FEET;
5) S49°07'20"W, 5.48 FEET;
6) 341.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 30°05'21", AND A CHORD BEARING S64°10'00"W, 337.44 FEET;
7) S79°12'41"W, 313.93 FEET;
8) 111.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 10°36'42", AND A CHORD BEARING S84°31'02"W, 110.97 FEET;
9) S89°49'22"W, 65.37 FEET;
10) 74.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08°31'51", AND A CHORD BEARING S85°33'27"W, 74.38 FEET;
11) S81°17'31"W, 8.63 FEET;
12) 37.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 08°31'51", AND A CHORD BEARING S85°33'27"W, 37.19 FEET;
13) S89°49'22"W, 110.84 FEET;
14) N81°14'56"W, 13.56 FEET TO THE POINT OF BEGINNING, CONTAINING 4.76 ACRES, MORE OR LESS.

ZONING DISTRICT CHANGE R-1 WITH PUD-O TO R-2 WITH PUD-O (PARCEL D):

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER COMMON TO LOT 1 AND OUTLOT B OF THE SHORES ON PLUM CREEK FILING NO. 3 BEING ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 3.25;
THENCE ALONG THE NORTHERLY LINE OF OUTLOT B THE FOLLOWING TWENTY COURSES:
1) N37°35'32"E, 31.83 FEET;
2) N25°06'19"E, 45.49 FEET;
3) N16°19'47"E, 44.78 FEET;
4) N11°03'00"E, 86.90 FEET;
5) 209.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 57°16'00", AND A CHORD BEARING N39°41'00"E, 201.26 FEET;
6) N68°19'00"E, 20.94 FEET;
7) N00°05'40"E, 38.93 FEET;
8) S89°54'20"E, 70.49 FEET;
9) N68°19'00"E, 24.61 FEET;
10) N63°28'51"E, 61.84 FEET;
11) N70°19'35"E, 68.96 FEET;
12) N78°06'47"E, 183.56 FEET;
13) 63.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 12°07'38", AND A CHORD BEARING N84°10'36"E, 63.38 FEET;

(CONTINUED)



VICINITY MAP

(DESCRIPTION CONTINUED)

14) S89°45'35"E, 396.25 FEET;
15) N00°03'42"E, 166.50 FEET;
16) N89°59'42"E, 197.89 FEET;
17) N00°11'55"E, 54.88 FEET;
18) S89°48'05"E, 480.36 FEET;
19) N01°27'02"E, 24.11 FEET;
20) S88°32'58"E, 140.00 FEET;
THENCE S01°27'02"W, 20.73 FEET TO THE CURRENT TOWN OF FREDERICK ZONING BOUNDARY BETWEEN R-1 AND C-H52;
THENCE ALONG THE ZONING BOUNDARY THE FOLLOWING SEVEN COURSES:
1) 141.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 487.64 FEET, A CENTRAL ANGLE OF 16°35'49", AND A CHORD BEARING S63°57'12"W, 140.76 FEET;
2) S56°26'55"W, 434.79 FEET;
3) S72°15'56"W, 258.28 FEET;
4) 1,051.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 983.14 FEET, A CENTRAL ANGLE OF 61°16'31", AND A CHORD BEARING S85°59'16"W, 1,002.03 FEET;
5) S17°06'37"W, 174.93 FEET;
6) S28°45'48"W, 193.47 FEET;
7) S58°45'18"W, 39.62 FEET TO THE APPROXIMATE CENTERLINE OF COUNTY ROAD 3.25;
THENCE N00°05'40"E 33.45 FEET ALONG APPROXIMATE CENTERLINE;
THENCE N37°35'32"E, 55.29 FEET TO THE POINT OF BEGINNING, CONTAINING 5.31 ACRES, MORE OR LESS.

ZONING DISTRICT CHANGE C-H52 WITH PUD-O TO R-2 WITH PUD-O (PARCEL E):

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER COMMON TO LOT 2 AND OUTLOT B OF THE SHORES ON PLUM CREEK FILING NO. 3 BEING ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 3.25;
THENCE N89°54'20"W, 35.52 FEET TO THE APPROXIMATE CENTERLINE OF COUNTY ROAD 3.25;
THENCE N00°05'40"E 488.50 FEET ALONG APPROXIMATE CENTERLINE TO THE CURRENT TOWN OF FREDERICK ZONING BOUNDARY R-1 AND C-H52;
THENCE ALONG THE ZONING BOUNDARY THE FOLLOWING SEVEN COURSES:
1) N58°45'18"E, 39.62 FEET;
2) N28°45'48"E, 193.47 FEET;
3) N17°06'37"E, 174.93 FEET;
4) 1,051.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 983.14 FEET, A CENTRAL ANGLE OF 61°16'31", AND A CHORD BEARING N85°59'16"E, 1,002.03 FEET;
5) N72°15'56"E, 258.28 FEET;
6) N58°26'55"E, 434.79 FEET;
7) 937.70 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 487.64 FEET, A CENTRAL ANGLE OF 110°10'34", AND A CHORD BEARING S69°15'25"E, 799.76 FEET TO THE ZONING BOUNDARY BETWEEN C-H52 AND ZONE P (RE-4197);
THENCE ALONG ZONING BOUNDARY THE FOLLOWING SIX COURSES:
1) S89°19'16"W, 329.65 FEET;
2) S10°33'12"E, 312.42 FEET;
3) S13°57'26"E, 63.15 FEET;
4) S20°12'50"E, 59.68 FEET;
5) S34°50'45"E, 108.65 FEET;
6) S48°55'51"E, 97.50 FEET;
7) S51°50'18"E, 23.75 FEET;
THENCE ALONG THE LINE COMMON TO OUTLOTS D AND E OF THE SHORES ON PLUM CREEK FILING NO. 3 THE FOLLOWING SEVEN COURSES:
1) S90°00'00"W, 398.47 FEET;
2) S00°00'00"E, 8.29 FEET;
3) 86.39 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S45°00'00"W, 77.78 FEET;
4) S90°00'00"W, 428.00 FEET;
5) 86.39 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N45°00'00"W, 77.78 FEET;
6) N00°00'00"W, 112.62 FEET;
7) N90°00'00"W, 158.62 FEET;
THENCE ALONG THE SOUTHERLY LINE OF OUTLOT B OF THE SHORES ON PLUM CREEK FILING NO. 3 THE FOLLOWING THIRTEEN COURSES:
1) S90°00'00"W, 225.99 FEET;
2) S00°11'55"W, 133.93 FEET;
3) N89°48'05"W, 37.50 FEET;
4) N70°18'08"W, 245.25 FEET;
5) 101.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 10°00'47", AND A CHORD BEARING N75°18'32"W, 101.23 FEET;
6) N80°18'55"W, 121.25 FEET;
7) 159.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 21°44'25", AND A CHORD BEARING N69°26'42"W, 158.41 FEET;
8) 243.32 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 167.56 FEET, A CENTRAL ANGLE OF 83°12'00", AND A CHORD BEARING S79°49'30"W, 222.49 FEET;
9) S38°13'30"W, 131.94 FEET;
10) 278.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,020.00 FEET, A CENTRAL ANGLE OF 15°39'22", AND A CHORD BEARING S46°03'11"W, 277.85 FEET;
11) S53°52'53"W, 42.66 FEET;
12) 91.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 26°56'13", AND A CHORD BEARING S40°24'46"W, 90.84 FEET;
13) S26°56'40"W, 75.72 FEET TO THE POINT OF BEGINNING, CONTAINING 37.32 ACRES, MORE OR LESS.

OWNERSHIP CERTIFICATE CONTINUED:

THUS DESCRIBED TRACTS CONTAIN 94.21 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.

EXECUTED THIS _____ DAY OF _____, 20___.

883, LLC., A COLORADO LIMITED LIABILITY COMPANY

_____
BY: KENNETH L. SCHELL
AS: MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY KENNETH SCHELL AS MANAGING MEMBER OF 883, LLC.
THIS _____ DAY OF _____, 20___.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

FARFRUMWURKIN, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND HWY 52, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
BY: JON P. FILE
AS: GENERAL PARTNER OF PARTY OF FIVE LLLP, THE GENERAL PARTNER OF FARFRUMWURKING LLLP AND MANAGING MEMBER OF HWY 52 LLC

THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1

_____
BY: JON P. FILE
AS: PRESIDENT

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON P. FILE AS GENERAL PARTNER OF PARTY OF FIVE LLLP, THE GENERAL PARTNER OF FARFRUMWURKING LLLP AND MANAGING MEMBER OF HWY 52 LLC; AND AS PRESIDENT OF THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1. THIS _____ DAY OF _____, 20___.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

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

_____
CHAIRMAN

_____
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE AMENDMENT OF THE OFFICIAL ZONING MAP AMENDS ORDINANCE NO. _____ AND IS TO BE KNOWN AS "THE SHORES ON PLUM CREEK ZONING MAP AMENDMENT" 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.

_____
MAYOR

ATTEST:

_____
TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY 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 _____
BO BAIZE, PLS 37990
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

NOTES:

1. 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.

2. BASIS OF BEARINGS: THE EASTERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, BEING N00°10'04"W, 2,631.81 FEET BETWEEN THE CENTER WEST SIXTEENTH CORNER OF SECTION 32 (MONUMENTED BY A 2.5" ALUMINUM CAP MARKED PLS 23500 2000 AS A 7 FOOT WITNESS CORNER) AND THE WEST SIXTEENTH CORNER OF SECTIONS 29 AND 32 (MONUMENTED BY A 2.5" ALUMINUM CAP MARKED PLS 11434 1994).

3. THIS ZONING AMENDMENT MAP IS NOT A BOUNDARY SURVEY OR IMPROVEMENT SURVEY PLAT.

4. THE ORIGINAL ZONING AREAS WERE CREATED BY THE SHORES ON PLUM CREEK NOS. 1 AND 2 ANNEXATION AND REZONING MAP RECORDED 06/27/2018 AT RECEPTIONS NOS. 4410831 AND 4410832.

5. LINEAL DISTANCES ARE U.S. SURVEY FEET.

BASIS OF BEARINGS:
THE EASTERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, BEING N00°10'04"W, 2,631.81 FEET BETWEEN THE CENTER WEST SIXTEENTH CORNER OF SECTION 32 (MONUMENTED BY A 2.5" ALUMINUM CAP MARKED PLS 23500 2000 AS A 7 FOOT WITNESS CORNER) AND THE WEST SIXTEENTH CORNER OF SECTIONS 29 AND 32 (MONUMENTED BY A 2.5" ALUMINUM CAP MARKED PLS 11434 1994).

FOR REVIEW

ADDRESSES:

OWNER/APPLICANT:

FARFRUMWURKIN, LLLP
PO BOX 983
BROOMFIELD CO 80038

OWNER:

HWY 52, LLC
PO BOX 983
BROOMFIELD CO 80038

OWNER:

833, LLC
833 STATE HIGHWAY 52
ERIE CO 80516

OWNER:

THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1
111 SOUTH TEJON, SUITE 705
COLORADO SPRINGS CO 80903

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LOUISVILLE CO 80026
303-449-9105

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY
	Original Map	11/08/23	BB
1	Change title per comments	02/21/24	BB
2	Town comments	08/23/24	BB

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

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

THE SHORES ON PLUM CREEK
ZONING MAP AMENDMENT A
FREDERICK, COLORADO

DRAWN BY: RD/BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2593-01
DATE: 08/23/24
SCALE: N/A
SHEET NO: 1
DRAWING NAME: SPC Zoning Amendment Map

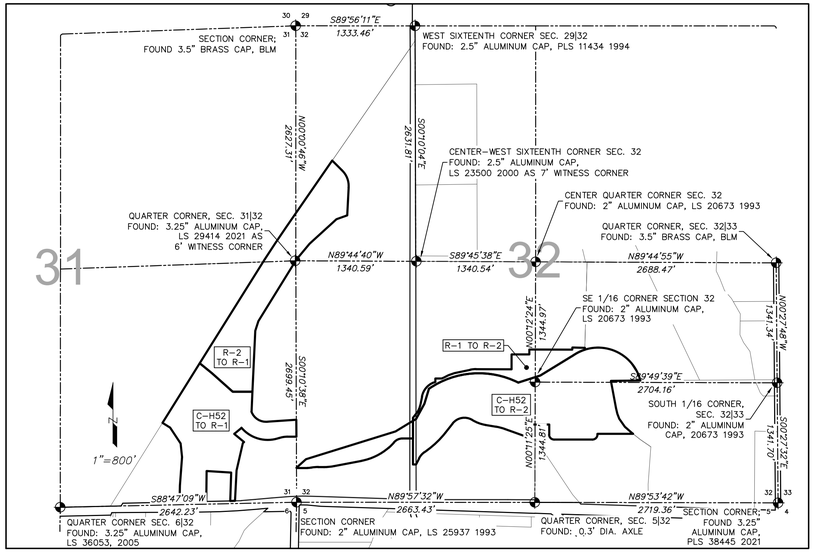
LAST SAVED: 8/27/2024
G:\2593\1\Survey\SPC zoning\SPC Zoning Amendment Map.dwg

THE SHORES ON PLUM CREEK ZONING MAP AMENDMENT A

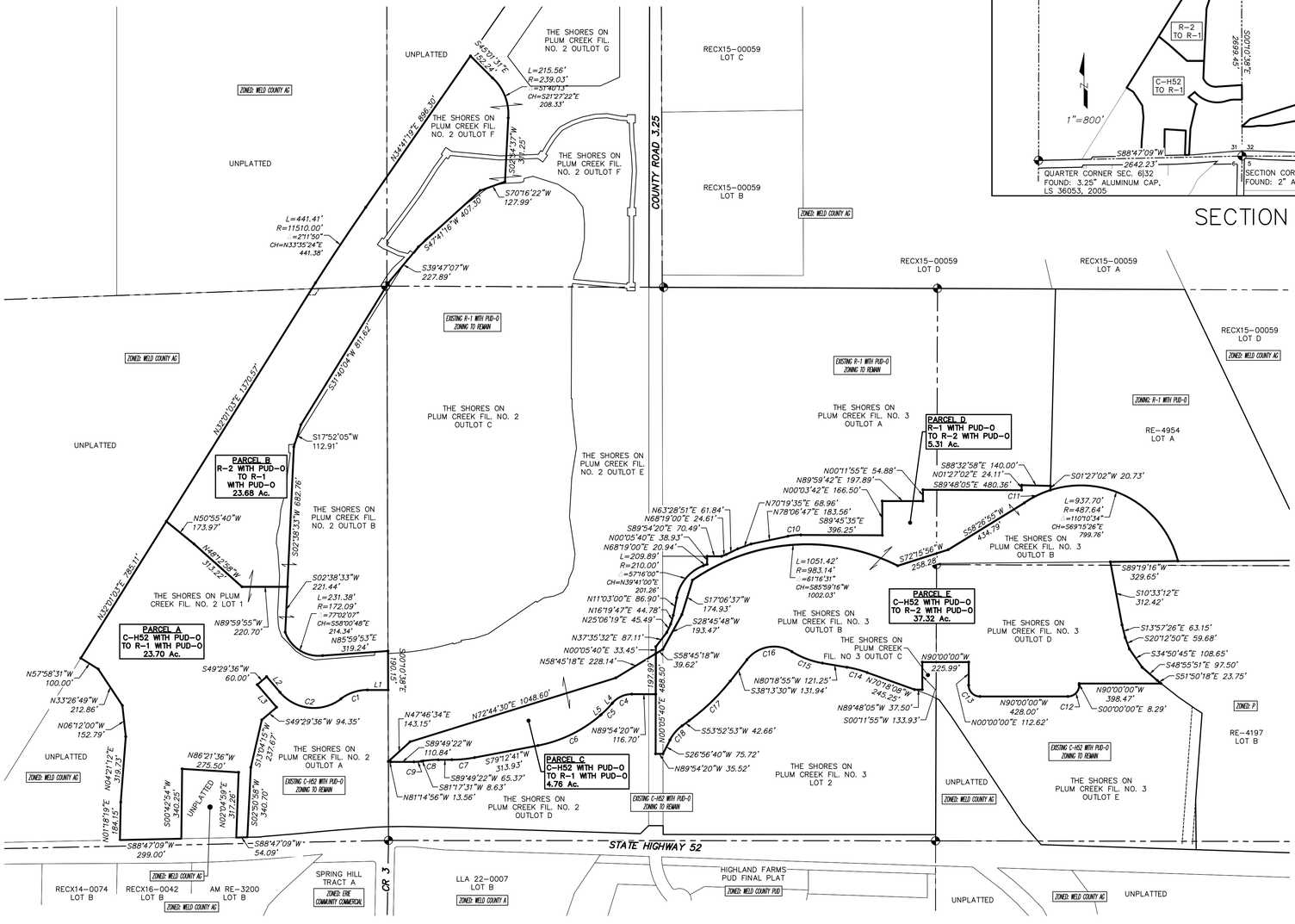
LOCATED IN THE EAST HALF OF SECTION 31 AND SECTION 32,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
94.77 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	139.18'	215.00'	37°05'26"	S71°31'04"W	136.76'
C2	328.44'	217.50'	86°31'15"	N83°46'01"W	298.11'
C4	106.00'	123.89'	49°01'17"	S65°35'02"W	102.79'
C5	75.43'	476.00'	9°04'44"	S44°34'58"W	75.35'
C6	341.35'	650.00'	30°05'21"	S64°10'00"W	337.44'
C7	111.12'	600.00'	10°36'42"	S84°31'01"W	110.97'
C8	74.44'	500.00'	8°31'51"	S85°33'27"W	74.38'
C9	37.22'	250.00'	8°31'51"	S85°33'27"W	37.19'
C10	63.50'	300.00'	12°07'38"	N84°10'36"E	63.38'
C11	141.25'	487.64'	16°35'49"	S63°57'12"W	140.76'
C12	86.39'	55.00'	90°00'00"	S45°00'00"W	77.78'
C13	86.39'	55.00'	90°00'00"	N45°00'00"W	77.78'
C14	101.36'	580.00'	10°00'47"	N75°18'32"W	101.23'
C15	159.37'	420.00'	21°44'25"	N69°26'43"W	158.41'
C16	243.32'	167.56'	83°12'00"	S79°49'30"W	222.50'
C17	278.72'	1020.00'	15°39'22"	S46°03'11"W	277.85'
C18	91.68'	195.00'	26°56'13"	S40°24'46"W	90.84'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	100.30'
L2	N40°30'24"W	100.35'
L3	S40°30'24"E	145.00'
L4	S41°04'24"W	4.33'
L5	S49°07'20"W	5.48'



SECTION INFORMATION



NOTES:

1. AG: AGRICULTURAL DISTRICT
   C-H52: MIXED USE HIGHWAY 52 DISTRICT
   P: PUBLIC DISTRICT
   PUD-O: PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
   R-1: RESIDENTIAL LOW DENSITY DISTRICT
   R-2: RESIDENTIAL MEDIUM DENSITY DISTRICT

FOR REVIEW

SCALE: 1" = 300'
0 15 300 600
N

SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite 8
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
ZONING MAP AMENDMENT A
FREDERICK, COLORADO

DRAWN BY: RD/BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2193-5
DATE: 08/23/24
SCALE: 1"=300'
SHEET NO: 2
DRAWING NAME: SPC Zoning Amendment Map

LAST SAVED: 8/27/2024 1:07 PM
G:\25931\Survey\SPC zoning\SPC Zoning Amendment Map.dwg

The Shores on Plum Creek Preliminary Development Plan

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
318.82 ACRES
PDP: 2022-015

VICINITY MAP

SCALE - 1"=2000'

0' 1000' 2000' 4000' 8000'

N

LEGAL DESCRIPTION

LOT 1, OUTLOT A, OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT E, OUTLOT F, OUTLOT G AND OUTLOT H, SHORES ON PLUM CREEK FILING NO. 2, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

TOGETHER WITH:

LOTS 1 AND 2, OUTLOT A, OUTLOT B, OUTLOT C, OUTLOT D AND OUTLOT E, SHORES ON PLUM CREEK FILING NO. 3, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

NOTES:

1. **OIL AND GAS SETBACKS.** THE OIL AND GAS WELL / FACILITY SETBACK TO ANY RESIDENTIAL BUILDING PERMITTED FOR CONSTRUCTION SHALL COMPLY WITH ARTICLE 9 OF THE LAND USE CODE. THE SETBACK SHALL BE MEASURED FROM THE SPECIFIC LOCATION OF EXISTING AND PROPOSED WELL SITES AND FROM A CENTRAL LOCATION WITHIN A TANK BATTERY AND/OR FACILITIES AREA.
2. **PUBLIC IMPROVEMENTS.** FUTURE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS (MOAPI) WILL ACCOMPANY THE FINAL PLATS.
3. **RIGHT-OF-WAY DEDICATION.** THE SHORES ON PLUM CREEK REQUIRES ADDITIONAL RIGHT-OF-WAY DEDICATION PROPOSED ON THE PRELIMINARY PLAT AND DEDICATED IN THE FINAL PLATS.
4. THE SHORES ON PLUM CREEK IS SUBJECT TO THE FOLLOWING: AN UNRECORDED COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT EFFECTIVE 12/19/2007 PER MEMORANDUM RECORDED 02/12/2008 AT RECEPTION NO. 3534890, AN UNRECORDED COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT EFFECTIVE 02/17/2010 PER MEMORANDUM RECORDED 04/13/2010 AT RECEPTION NO. 3686505, AND A COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED 07/21/2022 AT RECEPTION NO. 4843582.

SHEET INDEX

SHEET CS	1 of 7	COVER SHEET
SHEET PDP1	2 of 7	PRELIMINARY DEVELOPMENT PLAN 1
SHEET PDP2	3 of 7	PRELIMINARY DEVELOPMENT PLAN 2
SHEET SN	4 of 7	STREET NETWORK
SHEET POS	5 of 7	PARKS AND OPEN SPACE
SHEET FP	6 of 7	FENCE DETAILS
SHEET DSS	7 of 7	DESIGN STANDARDS & SPECIFICATIONS

PROJECT TEAM

PROPERTY OWNER & DEVELOPER:
833, LLC
P.O. Box 964
Longmont, CO 80502
Contact: Kenneth Schell

PROPERTY OWNER & DEVELOPER:
FARFRUMWURKIN, LLLP
P.O. Box 983
Broomfield, CO 80038
Contact: Jon File

PROPERTY OWNER & DEVELOPER:
HWY 52, LLC
P.O. Box 983
Broomfield, CO 80038
Contact: Jon File

PROPERTY OWNER & DEVELOPER:
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT No. 1
111 South Tejon, Suite 705
Colorado Springs, CO 80903

PLANNING CONSULTANT:
Hurst & Associates, Inc.
1265 S. Public Road, Suite B
Lafayette, Colorado 80026
(303) 449-9105
Contact: Rhonda Dick

ENGINEER CONSULTANT:
Hurst & Associates, Inc.
1265 S. Public Road, Suite B
Lafayette, Colorado 80026
(303) 449-9105
Contact: Tom Ackerman

TRAFFIC ENGINEER CONSULTANT:
LSC Transportation Consultants, Inc.
1889 York Street
Denver, CO 80206
Contact: Christopher McGranahan

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www.hurst-assoc.com

Submittal: 01/29/2025
Revisions:

The Shores on Plum Creek
Preliminary Development Plan
Frederick, Colorado
Sheet CS: 1 of 7

The Shores on Plum Creek Preliminary Development Plan

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
318.82 ACRES
PDP: 2022-015

Notes:

1. THE TOTAL UNITS IN A PLANNING AREA MAY VARY BUT SHALL NOT EXCEED THE APPROVED DENSITY FOR EACH PLANNING AREA.

2. THE DENSITIES WITHIN THE C-H52 PARCELS RANGE FROM 6 TO 18 UNITS PER ACRE. THE TOTAL NUMBER OF MULTI-FAMILY UNITS INCLUDED IN THE TOTAL UNIT COUNT, IS BASED ON A CONCEPTUAL LAYOUT. THE ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR EACH PARCEL.

3. SPECIFIC LAYOUTS WITHIN THE MIXED USE PARCELS WILL BE DETERMINED AT THE TIME OF FINAL PLAT FOR EACH OF THE PARCELS AND WILL BE SHOWN ON A FINAL DEVELOPMENT PLAN.

4. A MINIMUM OF 25% OF THE GROSS LAND SHALL BE DEVELOPED AS COMMON FUNCTIONAL OPEN SPACE; INCLUDING THE LAKE, PONDS, PARKS, GROUNDWATER RECHARGE AREA, DITCHES AND TRAILS. UP TO 40% OF STORM WATER FACILITIES MAY COUNT AS OPEN SPACE.

5. PLANNED PARKS:
   - NEIGHBORHOOD PARK IN PA-1
   - NEIGHBORHOOD PARK IN PA-6
   - POCKET PARKS IN PA-1, PA-6 AND PA-7 (10,000 S.F. MINIMUM EACH)

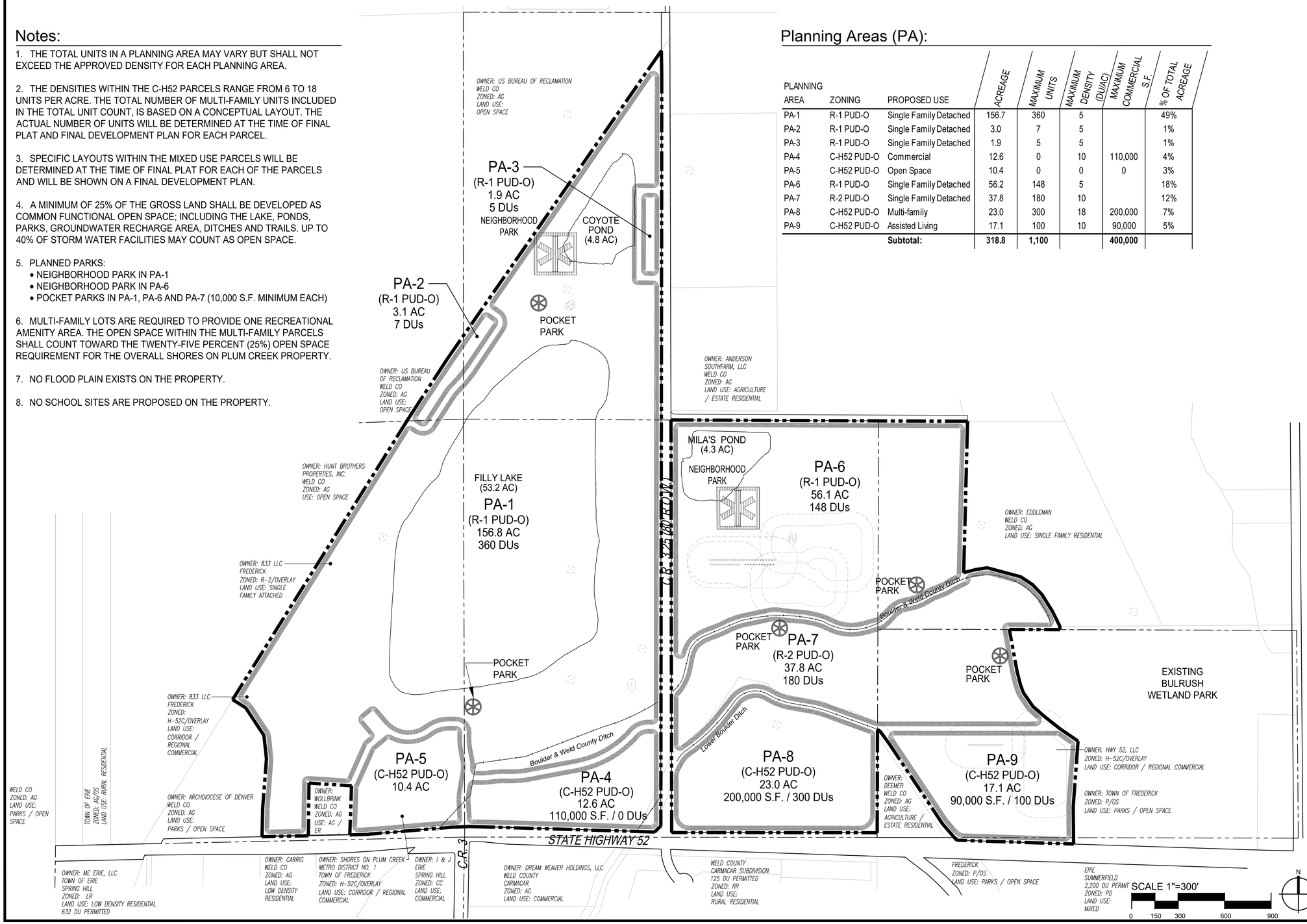
6. MULTI-FAMILY LOTS ARE REQUIRED TO PROVIDE ONE RECREATIONAL AMENITY AREA. THE OPEN SPACE WITHIN THE MULTI-FAMILY PARCELS SHALL COUNT TOWARD THE TWENTY-FIVE PERCENT (25%) OPEN SPACE REQUIREMENT FOR THE OVERALL SHORES ON PLUM CREEK PROPERTY.

7. NO FLOOD PLAIN EXISTS ON THE PROPERTY.

8. NO SCHOOL SITES ARE PROPOSED ON THE PROPERTY.

Planning Areas (PA):

PLANNING AREA	ZONING	PROPOSED USE	ACREAGE	MAXIMUM UNITS	MAXIMUM DENSITY (DU/AC)	MAXIMUM COMMERCIAL S.F.	% OF TOTAL ACREAGE
PA-1	R-1 PUD-O	Single Family Detached	156.7	360	5		49%
PA-2	R-1 PUD-O	Single Family Detached	3.0	7	5		1%
PA-3	R-1 PUD-O	Single Family Detached	1.9	5	5		1%
PA-4	C-H52 PUD-O	Commercial	12.6	0	10	110,000	4%
PA-5	C-H52 PUD-O	Open Space	10.4	0	0	0	3%
PA-6	R-1 PUD-O	Single Family Detached	56.2	148	5		18%
PA-7	R-2 PUD-O	Single Family Detached	37.8	180	10		12%
PA-8	C-H52 PUD-O	Multi-family	23.0	300	18	200,000	7%
PA-9	C-H52 PUD-O	Assisted Living	17.1	100	10	90,000	5%
		Subtotal:	**318.8**	**1,100**		**400,000**	



Legend:

- Property Line
- Planning Area Boundary
- Park
- 200' R BLDG SETBACK / 15' R ROW SETBACK / 150' R LOT SETBACK — Well & Equipment Setback
- Existing Ditch
- Water Body

THE SHORES on PLUM CREEK

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www.hurst-assoc.com

Submittal: 01/29/2025
Revisions:

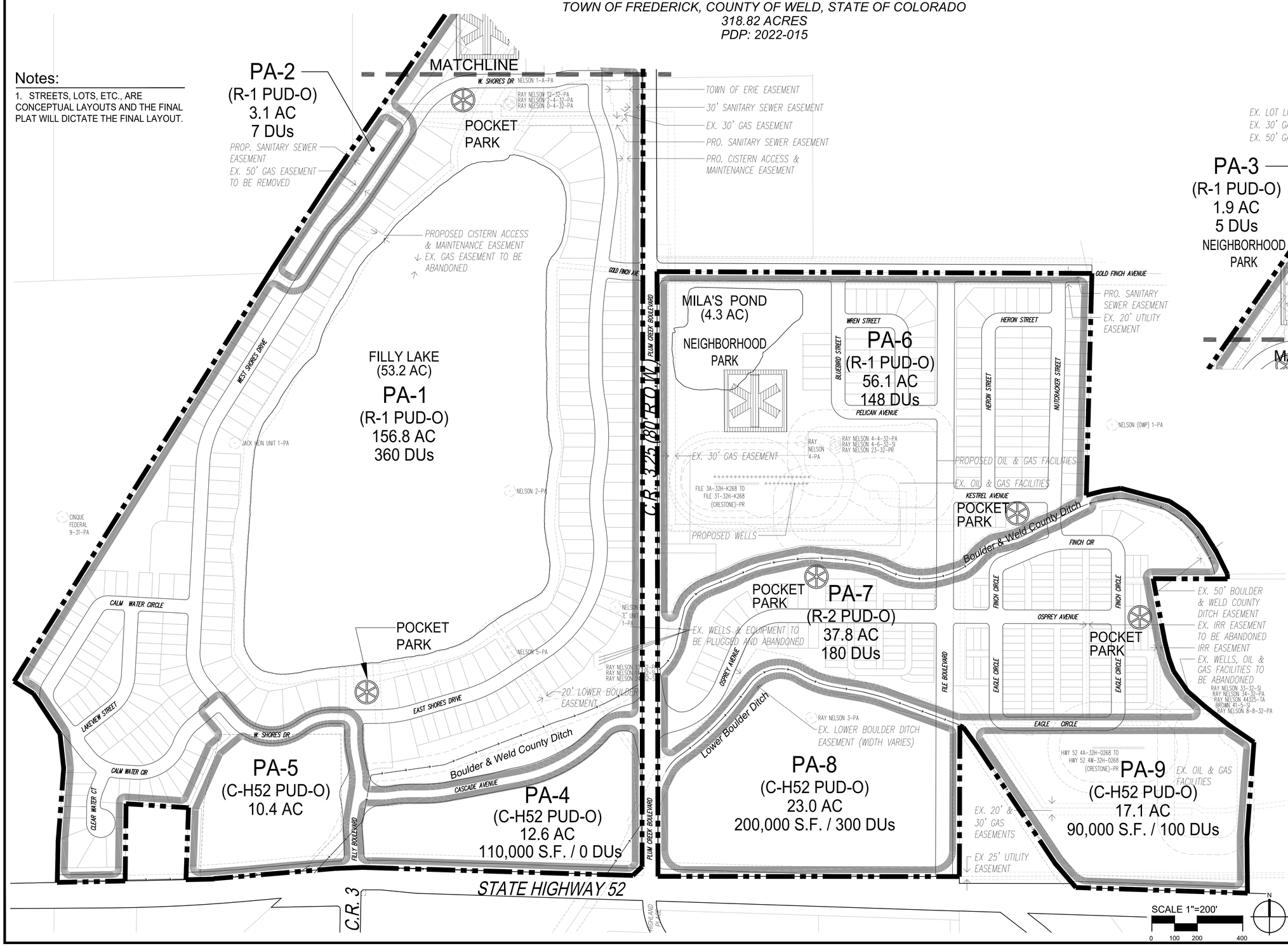
The Shores on Plum Creek
Preliminary Development Plan
Frederick, Colorado
Sheet PDP1: 2 of 7

The Shores on Plum Creek Preliminary Development Plan

LOCATED IN SECTIONS 31 & 32, TOWNSHIP 2 N, RANGE 68 W OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
318.82 ACRES
PDP: 2022-015

Notes:

1. STREETS, LOTS, ETC., ARE CONCEPTUAL LAYOUTS AND THE FINAL PLAT WILL DICTATE THE FINAL LAYOUT.



Legend:

- Property Line
- Planned Use Boundary
- Well & Equipment Setback (150' BLDG SETBACK / 75' R.O.W. SETBACK / 150' R. LOT SETBACK)
- Existing Ditch
- Water Body

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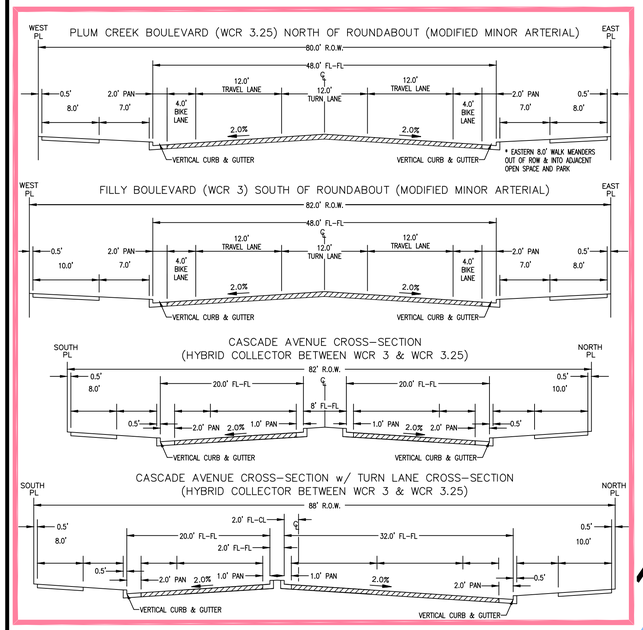
THE SHORES ON PLUM CREEK

Submittal: 11/27/2024
Revisions:

The Shores on Plum Creek
Preliminary Development Plan
Frederick, Colorado
Sheet PDP2: 3 of 7

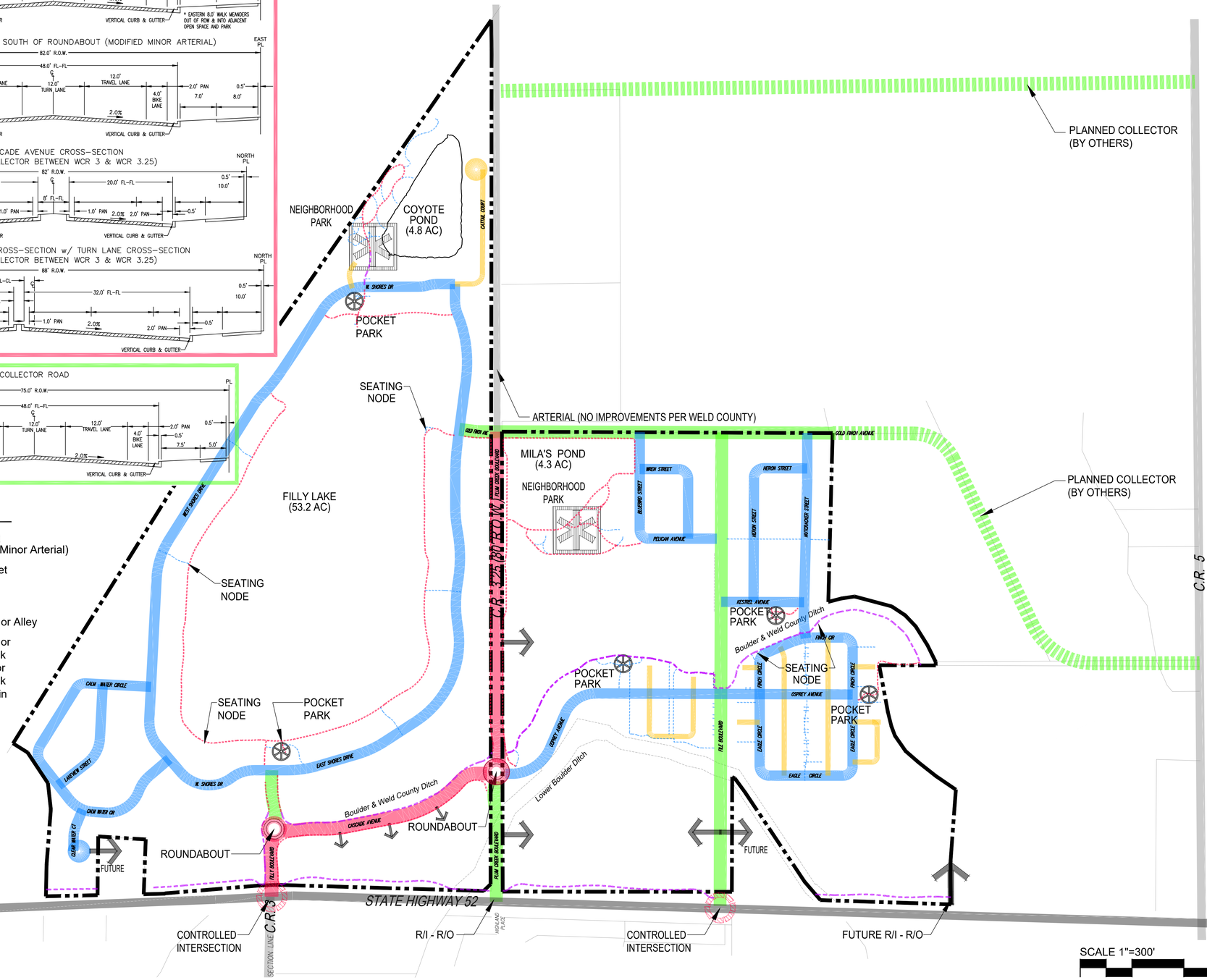
The Shores on Plum Creek Preliminary Development Plan

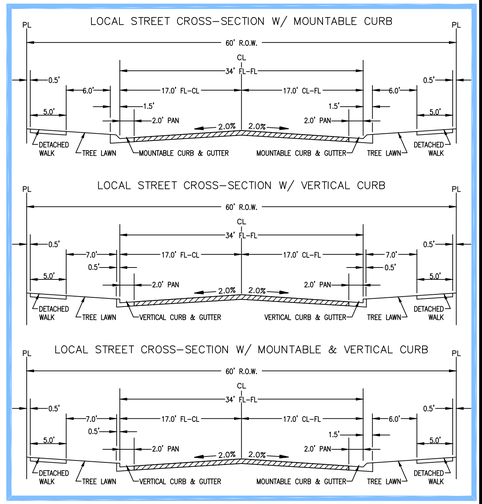
LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
318.82 ACRES
PDP: 2022-015

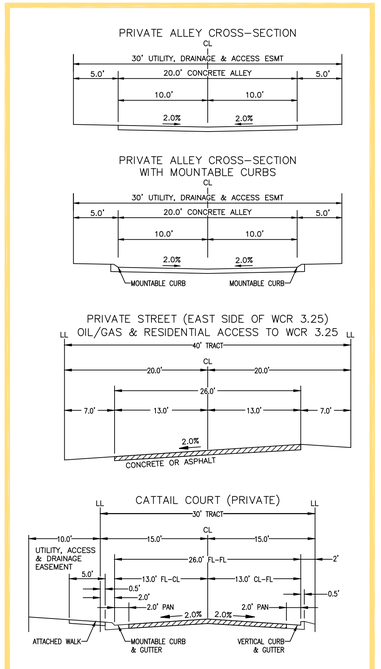


Legend:

- Arterial Street (CR 3.25 is a Minor Arterial)
- Collector Street
- Local Street
- Private Street or Alley
- 10' Wide Trail or Detached Walk
- 8' Wide Trail or Detached Walk
- 5' Wide Walk in Open Space
- Roundabout
- Controlled Intersection
- Proposed Access Point







SCALE 1"=300'
0 150 300 600 900

N

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THE SHORES ON PLUM CREEK

Submittal: 11/27/2024
Revisions:

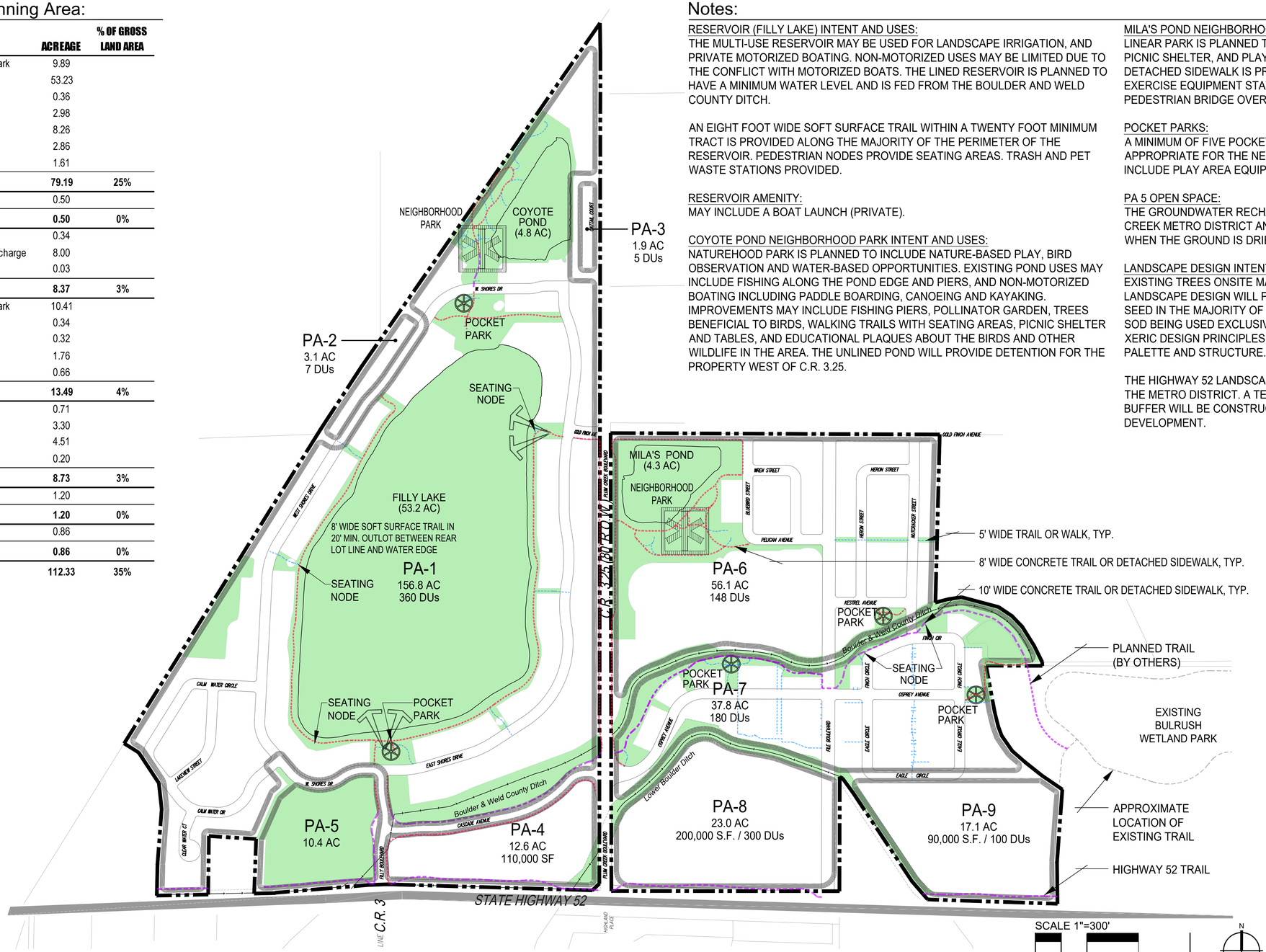
The Shores on Plum Creek
Preliminary Development Plan
Frederick, Colorado
Sheet SN: 4 of 7

The Shores on Plum Creek Preliminary Development Plan

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
318.82 ACRES
PDP: 2022-015

Open Space per Planning Area:

	ZONING	USE	ACREAGE	% OF GROSS LAND AREA
PA 1	R-1 PUD-O	Neighborhood Park	9.89	
		Filly Lake	53.23	
		Private Amenity	0.36	
		Pocket Parks	2.98	
		Trails	8.26	
		Ditch & Culvert	2.86	
		Detention (40%)	1.61	
		Subtotal:	**79.19**	**25%**
PA 4	C-H52 PUD-O	Ditch	0.50	
		Subtotal:	**0.50**	**0%**
PA 5	C-H52 PUD-O	Ditch	0.34	
		Groundwater Recharge	8.00	
		Open Space	0.03	
		Subtotal:	**8.37**	**3%**
PA 6	R-1 PUD-O	Neighborhood Park	10.41	
		Pocket Park	0.34	
		Trails	0.32	
		Ditch	1.76	
		Detention (40%)	0.66	
		Subtotal:	**13.49**	**4%**
PA 7	R-2 PUD-O	Pocket Parks	0.71	
		Trails	3.30	
		Ditch	4.51	
		Detention (40%)	0.20	
		Subtotal:	**8.73**	**3%**
PA 8	R-2 PUD-O	Ditch	1.20	
		Subtotal:	**1.20**	**0%**
PA 9	C-H52 PUD-O	Ditch	0.86	
		Subtotal:	**0.86**	**0%**
		TOTAL:	**112.33**	**35%**



Notes:

RESERVOIR (FILLY LAKE) INTENT AND USES:
THE MULTI-USE RESERVOIR MAY BE USED FOR LANDSCAPE IRRIGATION, AND PRIVATE MOTORIZED BOATING. NON-MOTORIZED USES MAY BE LIMITED DUE TO THE CONFLICT WITH MOTORIZED BOATS. THE LINED RESERVOIR IS PLANNED TO HAVE A MINIMUM WATER LEVEL AND IS FED FROM THE BOULDER AND WELD COUNTY DITCH.

AN EIGHT FOOT WIDE SOFT SURFACE TRAIL WITHIN A TWENTY FOOT MINIMUM TRACT IS PROVIDED ALONG THE MAJORITY OF THE PERIMETER OF THE RESERVOIR. PEDESTRIAN NODES PROVIDE SEATING AREAS. TRASH AND PET WASTE STATIONS PROVIDED.

RESERVOIR AMENITY:
MAY INCLUDE A BOAT LAUNCH (PRIVATE).

COYOTE POND NEIGHBORHOOD PARK INTENT AND USES:
NATUREHOOD PARK IS PLANNED TO INCLUDE NATURE-BASED PLAY, BIRD OBSERVATION AND WATER-BASED OPPORTUNITIES. EXISTING POND USES MAY INCLUDE FISHING ALONG THE POND EDGE AND PIERS, AND NON-MOTORIZED BOATING INCLUDING PADDLE BOARDING, CANOEING AND KAYAKING. IMPROVEMENTS MAY INCLUDE FISHING PIERS, POLLINATOR GARDEN, TREES BENEFICIAL TO BIRDS, WALKING TRAILS WITH SEATING AREAS, PICNIC SHELTER AND TABLES, AND EDUCATIONAL PLAQUES ABOUT THE BIRDS AND OTHER WILDLIFE IN THE AREA. THE UNLINED POND WILL PROVIDE DETENTION FOR THE PROPERTY WEST OF C.R. 3.25.

MILA'S POND NEIGHBORHOOD PARK INTENT AND USES:
LINEAR PARK IS PLANNED TO INCLUDE THE EXISITING POND, OPEN TURF AREAS, PICNIC SHELTER, AND PLAYGROUND AREA. THE C.R. 3.25 EIGHT FOOT WIDE DETACHED SIDEWALK IS PROPOSED TO MEANDER IN THE PARK SERVING FIVE EXERCISE EQUIPMENT STATIONS. THE PARK MAY BE ACCESSED WITH A PEDESTRIAN BRIDGE OVER BOULDER AND WELD COUNTY DITCH.

POCKET PARKS:
A MINIMUM OF FIVE POCKET PARKS ARE PROVIDED AND DESIGNED APPROPRIATE FOR THE NEIGHBORHOODS THEY SERVE. IMPROVEMENTS MAY INCLUDE PLAY AREA EQUIPMENT AND OPEN TURF AREAS.

PA 5 OPEN SPACE:
THE GROUNDWATER RECHARGE AREA IS OWNED BY THE SHORES ON PLUM CREEK METRO DISTRICT AND MAY BE USED AS OPEN RECREATION, ESPECIALLY WHEN THE GROUND IS DRIER IN THE FALL, WINTER AND SPRING MONTHS.

LANDSCAPE DESIGN INTENT:
EXISTING TREES ONSITE MAY BE RELOCATED WHEREVER POSSIBLE. THE LANDSCAPE DESIGN WILL PROVIDE A MIX OF PLANT MATERIAL USING DRYLAND SEED IN THE MAJORITY OF THE OPEN SPACE AREAS WITH BLUEGRASS HYBRID SOD BEING USED EXCLUSIVELY IN HIGH IMPACT AREAS AND PARK SPACES. XERIC DESIGN PRINCIPLES WILL GUIDE AND DIRECT THE SELECTED PLANT PALETTE AND STRUCTURE.

THE HIGHWAY 52 LANDSCAPE BUFFER WILL BE LANDSCAPED AND IRRIGATED BY THE METRO DISTRICT. A TEN FOOT WIDE CONCRETE TRAIL IN THE LANDSCAPE BUFFER WILL BE CONSTRUCTED WITH THE ADJACENT PLANNING AREA DEVELOPMENT.

Legend:

- Property Line
- 10' Wide Concrete Trail or Detached Walk
- 8' Wide Trail or Detached Walk
- 5' Wide Trail or Walk in Open Space
- Pocket Park
- Neighborhood Park
- Conceptual Location of Entry Monumentation (13' maximum height)
- View Corridor
- Open Space

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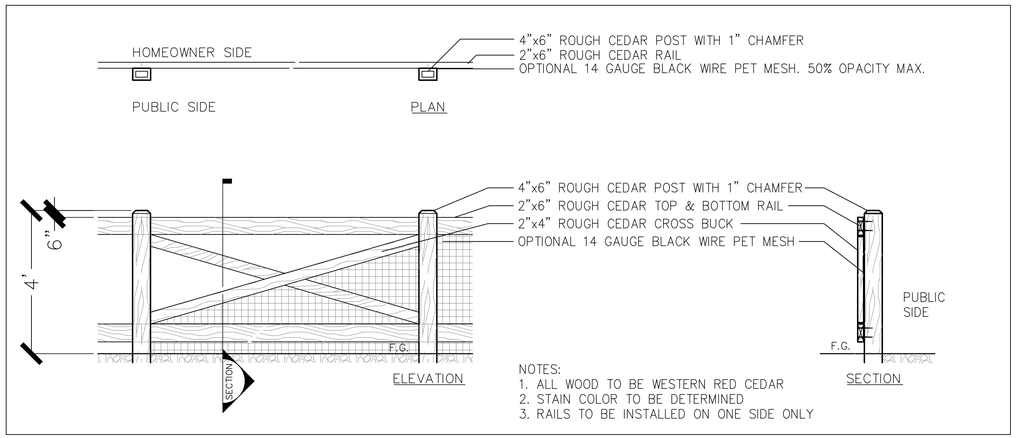
www.hurst-assoc.com

Submittal: 11/27/2024
Revisions:

The Shores on Plum Creek
Preliminary Development Plan
Frederick, Colorado
Sheet POS: 5 of 7

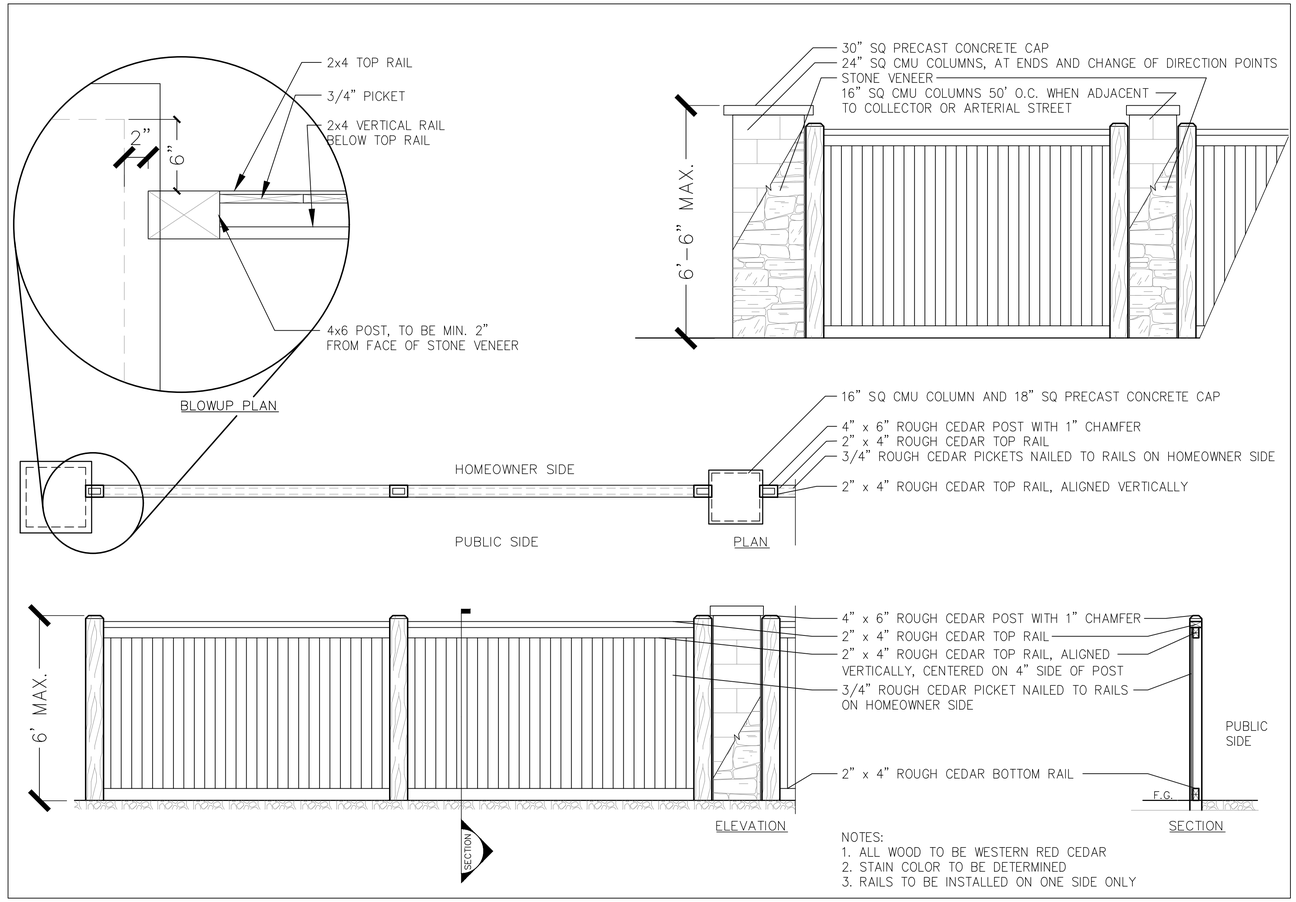
The Shores on Plum Creek Preliminary Development Plan

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
318.82 ACRES
PDP: 2022-015



1 SPLIT-RAIL FENCE

SCALE: NTS



2 SOLID FENCE

SCALE: NTS

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LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
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These standards replace the Frederick's Land Use Code and Design Standards and Specifications:

2.6 LOTS AND BLOCKS

2. General provisions.

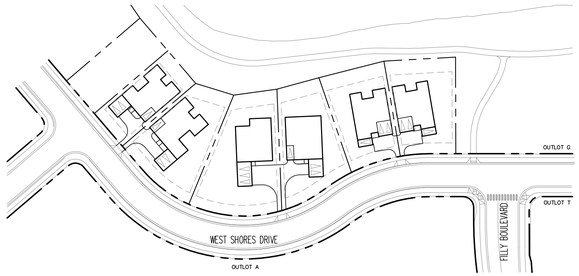
b. Lot dimension and configuration.

(1) Lot size, width, depth, shape, and orientation and minimum building setback lines shall conform to Article 3 and shall facilitate the placement of buildings with sufficient access, outdoor space, privacy, and view. The dimensional standards table shall dictate minimum building setbacks.

(3) Lot frontage. All lots shall have frontage that is either adjacent to or directly accessible to a street, outlot. The outlot shall be a minimum of thirty (30) feet wide, unless it is adjacent to a street in which the outlot shall be a minimum of ten (10) feet wide.

(4) Corner lots. ~~For a corner lot, the front of the lot is defined as the side having the shortest street frontage. Both sides abutting a street shall maintain a front yard setback.~~ The dimensional standards table shall dictate setbacks for corner lots.

(6) Side lot lines. Side lot lines should ~~shall~~ be substantially at right angles or radial to road right-of-way lines or centerlines.



ACCESS TO LOCAL STREET (WEST SHORES DRIVE) IS PERMITTED FOR BLOCK 7 LOTS 18–23, SHALL BE SHARED WITH ADEQUATE TURN-AROUND SPACE ALLOWING VEHICLES TO ENTER THE STREET FACING FORWARDS. EYEBROWS USING THE ALLEY STREET SECTION PERMITTED.

PA–1 DRIVEWAY OPTIONS FOR BLOCK 7 LOTS 18–23

2.7 STREETS

2. General provisions.

l. Intersections. Intersections shall meet the following requirements unless otherwise approved by the Board of Trustees:

(1) Intersections shall be provided at the following minimum offsets from centerlines:

(a) State highway (principal arterial): In accordance with the latest edition of the Colorado State Highway Access Code;
(b) Arterial: Six hundred sixty (660) feet;
(c) Collector: Two hundred fifty (250) feet;
(d) Local: One hundred twenty-five (125) feet.
(e) Private: One hundred twenty-five (125) feet.

n. Street standards. The width of street right-of-way and the design of the street it contains shall be per the street sections within this PDP. Street sections not included shall conform to the minimum standards outlined in the approved version of the Town of Frederick Design Standards and Construction Specifications, as it may be amended from time to time.

2.11 PARKS AND OPEN SPACE

4. Minimum landscape requirements for all parks:

a. (2) (e) (i) In addition to any tree that is listed by the State of Colorado as noxious or invasive, the following trees are prohibited in the Town of Frederick: Russian olive (*Elaeagnus angustifolia* L.), Lombardy poplar (*Populus nigra italica*), and Siberian elm (*Ulmus pumila* L.), ~~Boxelder Maple (*Acer negundo*)~~ and Cotton bearing cottonwoods (~~*Populus alba*~~) Boxelder Maple (*Acer negundo)* and cotton bearing cottonwoods (*Populus alba*) are permitted in the Neighborhood Park in PA-1 to support avian habitat.

a. (2) (e) (ii) Ornamental trees and fruit trees with low branches such as crabapple, hawthorn and fruit trees shall not be permitted adjacent to public rights-of-way or near paths or walkways. These trees are likely to cause sidewalk clearance problems in the future. Fruit trees or fruit bearing ornamental trees are permitted in the Neighborhood Park in PA-1 to support an avian habitat ~~may be approved by Town staff on a case-by-case basis.~~

a. (5) (d) Pathways shall be a minimum of eight feet (8') wide. Sidewalks shall meet the Standards as outlined in the approved version of the Town of Frederick Design Standards and Construction Specifications, as it may be amended from time to time. Five feet (5') wide concrete and crusher-fines trails are permitted.

a. (11) Lighting. Street, node, activity, walkway, and conflict lighting is not required. Lighting shall meet the requirements of Section 2.19.

5. Types of parks and open space by use and zoning district.

b. Pocket Parks

(1) The following amenities shall be included in PA-1, PA-6 and western pocket park in PA-7:

Picnic/Shade Shelter	1	A steel frame picnic shelter with metal roofing and room for at least one picnic table. Accessible via a concrete walkway.
Seating/Gathering Space	1	A small seating area capable of accommodating two benches
Site Furnishings (all furnishings in steel construction with powder coated finish of the same color, located on a concrete surface)	2	Picnic Tables: 8' with one ADA accessible
	3	Benches: with backs and armrests
	2	Trash receptacles: 32 gallon with covered top
	4 loops	Bike Rack: For a minimum of eight bikes (two per loop)
	1	Dog Waste Stations
Landscaping ~~and Lighting~~		Irrigated live ground cover, and trees. ~~and security lighting~~
Playground	1	One accessible route to the playground; Two equipment items or one-four seat swing set

(1) The following amenities shall be included in eastern PA-7:

Picnic/Shade Shelter	1	A steel frame picnic shelter with metal roofing and room for at least one picnic table. Accessible via a concrete walkway.
Seating/Gathering Space	1	A small seating area capable of accommodating two benches
Site Furnishings (all furnishings in steel construction with powder coated finish of the same color, located on a concrete surface)	~~2~~ 1	Picnic Tables: 8' ~~with one~~ ADA accessible
	1	Swinging bench
	3	Benches: with backs and armrests
	2	Trash receptacles: 32 gallon with covered top
	4 loops	Bike Rack: For a minimum of eight bikes (two per loop)
	1	Dog Waste Stations
Landscaping ~~and Lighting~~		Irrigated live ground cover, and trees. ~~and security lighting~~
Ornamental Feature	1	Decorative fountain or tiered planter

Playground is not required.

c. Neighborhood parks. A neighborhood park shall be located east and west of C.R. 3.25. ~~in each quarter section and within residentially zoned developments (R-1, R-2, R-3, and residential planned unit developments (PUD)).~~ Neighborhood parks are places for recreation and social gatherings that are within walking distance of most residents.

(1) These Neighborhood Pparks in PA-6 includes a 4 acre pond, multiple-use lawn areas accommodating the size needed for two under eight soccer fields, a picnic areas, and playground equipment ~~court game facilities and community gardens~~ consisting of four (4) to six (6) acre minimum. ~~neighborhood parks centrally located within the neighborhood~~. Neighborhood parks shall not include competitive sports facilities. Neighborhood parks shall meet all current safety and Americans with Disabilities (ADA) guidelines. Standard amenities to be included are:
Table 2-6.

Amenity	Minimum Quantity	Standard
Site Furnishings (all furnishings in steel construction with powder coated finish of the same color, located on a concrete surface)	4	Picnic Tables: 8' with one ADA accessible
	6	Benches: with backs and armrests
	4	Trash receptacles: 32 gallon with covered top
	4 loops	Bike Rack: For a minimum of eight bikes (two per loop)
	4	Dog Waste Stations
Swings	1	Minimum: Single bay with one belt and one bucket swing (requires a use area of approximately 25' x 30' or 750 SF)

(1) These Neighborhood Pparks in PA-1 includes a 4 acre pond, floating piers for fishing or launching kayaks, nature-based play area, seating areas, pollinator garden, and ~~multiple-use lawn areas~~ picnic areas, ~~playground equipment court game facilities and community gardens~~ consisting of four (4) ~~to six (6)~~ acres minimum. ~~neighborhood parks centrally located within the neighborhood~~. Neighborhood parks shall not include competitive sports facilities. Neighborhood parks shall meet all current safety and Americans with Disabilities (ADA) guidelines. Standard amenities to be included are:
Table 2-6.

Amenity	Minimum Quantity	Standard
Site Furnishings (all furnishings in steel construction with powder coated finish of the same color, located on a concrete surface)	~~4~~ 2	Picnic Tables: 8' with one ADA accessible
	~~6~~ 8	Benches: with backs and armrests
	4	Trash receptacles: 32 gallon with covered top
	4 loops	Bike Rack: For a minimum of eight bikes (two per loop)
	4	Dog Waste Stations
~~Swings~~	~~1~~	~~Minimum: Single bay with one belt and one bucket swing (requires a use area of approximately 25' x 30' or 750 SF)~~

(5) Neighborhood parks serve the residents within three thousand seven hundred fifty (3,750) feet ~~one-third (1/3) mile~~ of a given park.

7. *General provisions of Open Space*

7.a.(1)(b) ~~Appropriate fencing to enclose the area~~.

7.g.a.(7) Groundwater Recharge Area and ditches and their easements are Open Space. Trees or plant material with deep roots are not required.

SECTION 2.14 LANDSCAPE DESIGN

6. Landscaping design standards. All landscapes shall conform to the following design standards:

a. Rights-of-way. Landscaping within the right-of-way and required common open space, the developer or assigns shall provide:

(1) Street trees: Deciduous or ornamental tree street tree shall be planted, by the developer, within the tree lawn portion of the right-of-way with adequate spacing to allow for the mature spread of the trees.

b) Collector and local streets: The developer shall install tree lawns adjacent to tracts; the homebuilder shall install tree lawns adjacent to lots. The developer, or homebuilder, shall also install an automatic irrigation system.

SECTION 2.16 FENCES AND WALLS

All side and rear yard fencing on internal lots is optional, but when installed by the homebuilder or homeowner, shall be per detail 2, Solid Fence, on Sheet FP.

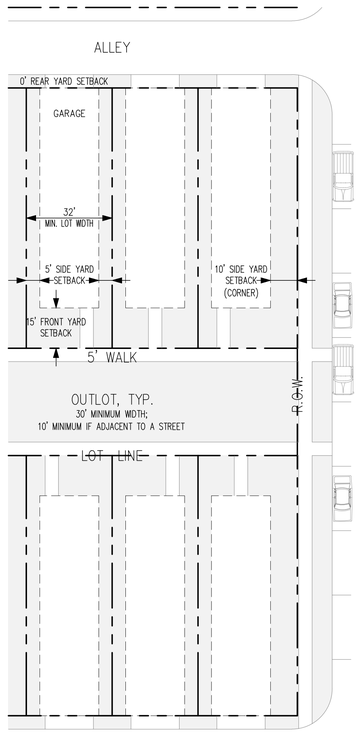
All wing fences connecting the side yard fence to the home is optional but when installed by the homebuilder or homeowner shall match the fence type of the side yard fence it attaches to. All wing fences must be setback a minimum of six (6) feet from the front corner of the house or porch.

Fencing along Highway 52 may be installed by the homebuilder, Developer or Metro District and, if installed, shall be the Solid Fence on Sheet FP, unless modified in the FDP.

2. General provisions.

b. Visual interest.

(1) In order to prevent mundane expanses of fencing, a fence facing a public arterial or collector street, must have a unique element located every fifty (50) feet. See Sheet FP.



PA–7 SINGLE FAMILY DETACHED SETBACKS TYPICAL

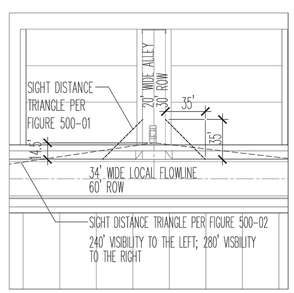
Table 3-1: Table of Permitted Uses

Planning Area	PA -1	PA -2	PA -3	PA -4	PA-5	PA-6	PA-7	PA-8	PA-9
Permitted Uses	R-1 w PUD-O	R-1 w PUD-O	R-1 w PUD-O	C-H52 w PUD-O	C-H52 w PUD-O	R-1 w PUD-O	R-2 w PUD-O	C-H52 w PUD-O	C-H52 w PUD-O
Residential Uses									
Single-family detached dwellings	P	P	P			P	P		
Duplex							P		
Townhome				C			P	C	C
Multiplex				C			P	C	C
Multifamily				C			C	C	C
Business / Commercial / Retail Uses									
Assisted Living or Congregate Care	L	L	L	C		L	L	C	~~C~~ P

All other uses not included shall be per the Land Use Code

Table 3-4: Residential Density and Dimensional Standards

Planning Area	PA -1	PA -2	PA -3	PA -4	PA-5	PA-6	PA-7	PA-8	PA-9
Zoning	R-1 w PUD-O	R-1 w PUD-O	R-1 w PUD-O	C-H52 w PUD-O	C-H52 w PUD-O	R-1 w PUD-O	R-2 w PUD-O	C-H52 w PUD-O	C-H52 w PUD-O
Lot Standards									
Min. lot area per dwelling	~~6,250~~ 4,950	6,250	6,250			~~6,250~~ 4,950	1,800		
Max. net density (units per acre)	5	5	5			10	10		
Min. lot width (feet per dwelling)	~~50~~ 45	50	50			~~50~~ 45	20		
Min. lot frontage (feet)	40	40	40			40	18		
Min. Front Yard Setback (feet)									
Principal building	15	15	15			15	15		
Front-loaded garage	19	19	19			19	19		
Accessory building	55	~~55~~ 35	~~55~~ 35			55	45		
Min. Side Yard Setback (feet)									
Principal building	5	5	5			5	~~8~~ 5		
Accessory building	10	10	10			10	~~15~~ 10		
Corner lot, street side	~~15~~ 10	15	15			~~15~~ 10	~~15~~ 10		
Min. Rear Yard Setback (feet)									
Principal building	20	~~20~~ 15	~~20~~ 15			20	20		
Garage with its entrance facing an alley	~~5~~ 0	~~5~~ 0	~~5~~ 0			~~5~~ 0	~~5~~ 0		
Accessory building	5	5	5			5	5		
Other									
Min. floor area per principal dwelling unit	850	850	850			850	600		
Max. building height (feet)	35	35	35			35	35		



SIGHT DISTANCE TRIANGLES AT ALLEY INTERSECTION TYPICAL

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Submittal: 11/27/2024
Revisions:

The Shores on Plum Creek
Preliminary Development Plan
Frederick, Colorado
Sheet DSS: 7 of 7

THE SHORES ON PLUM CREEK PRELIMINARY PLAT

LOCATED IN THE EAST HALF OF SECTION 31 AND 32,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
318.82 ACRES–505 LOTS, 52 OUTLOTS

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, OUTLOT A, OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT E, OUTLOT F, OUTLOT G AND OUTLOT H, SHORES ON PLUM CREEK FILING NO. 2, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

TOGETHER WITH:

LOTS 1 AND 2, OUTLOT A, OUTLOT B, OUTLOT C, OUTLOT D AND OUTLOT E, SHORES ON PLUM CREEK FILING NO. 3, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT THIS PRELIMINARY PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "THE SHORES ON PLUM CREEK PRELIMINARY PLAT", SHOWING THE PROPOSED LOTS, BLOCKS, OUTLOTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY EASEMENTS ON THE PROPERTY.

THUS PRELIMINARY PLAT CONTAINS 318.82 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS _____ DAY OF _____, 20___.

883, LLC., A COLORADO LIMITED LIABILITY COMPANY

_____
BY: KENNETH L. SCHELL
AS: MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY KENNETH SCHELL AS MANAGING MEMBER OF 883, LLC. THIS _____ DAY OF _____, 20___.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

FARFRUMWURKIN, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND HWY 52, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
BY: JON P. FILE
AS: GENERAL PARTNER OF PARTY OF FIVE LLLP, THE GENERAL PARTNER OF FARFRUMWURKIN LLLP AND MANAGING MEMBER OF HWY 52 LLC

THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1

_____
BY: JON P. FILE
AS: PRESIDENT

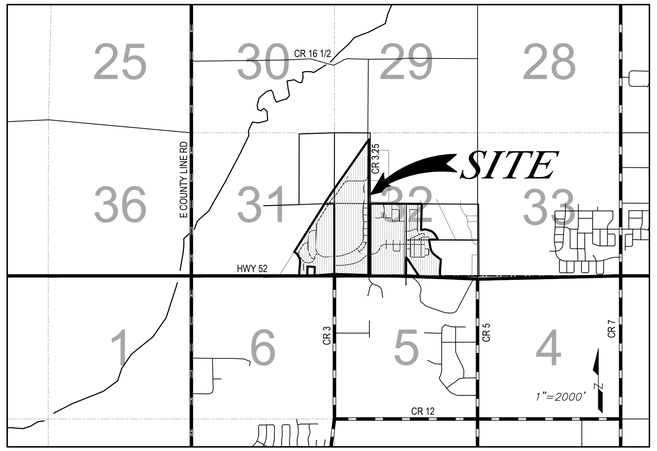
ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON P. FILE AS GENERAL PARTNER OF PARTY OF FIVE LLLP, THE GENERAL PARTNER OF FARFRUMWURKIN LLLP AND MANAGING MEMBER OF HWY 52 LLC; AND AS PRESIDENT OF THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1. THIS _____ DAY OF _____, 20___.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.



VICINITY MAP

OUTLOT CHART				
OUTLOT	AREA (Ac.)	USE/FUNCTION	MAINTENANCE/RESPONSIBILITY	OWNERSHIP
A	8.34	O.S., IRRIGATION RECHARGE, DITCH, EASEMENTS, 30' LANDSCAPE BUFFER	METRO DISTRICT / BOULDER & WELD COUNTY DITCH	METRO DISTRICT / BOULDER & WELD COUNTY DITCH
B	0.37	FUTURE CONVEYANCE TO LOT A RECORDED EXCEMPTION RE-1775, 30' LANDSCAPE BUFFER	METRO DISTRICT UNTIL CONVEYANCE	METRO DISTRICT UNTIL CONVEYANCE
C	0.21	O.S., 30' LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
D	0.06	FUTURE DRIVE FOR LOT A RE-1775	METRO DISTRICT UNTIL CONVEYANCE	METRO DISTRICT
E	0.13	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
F	0.31	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
G	65.88	O.S. & PARKS, RESERVOIR, TRAIL, POCKET PARKS, EASEMENTS	METRO DISTRICT	METRO DISTRICT
H	3.99	O.S., DETENTION	METRO DISTRICT	METRO DISTRICT
I	0.47	UTILITY & SHARED DRIVEWAY FOR BLOCK 15 LOTS	METRO DISTRICT	METRO DISTRICT
J	12.67	O.S. & PARKS, POND, TRAIL, NEIGHBORHOOD PARK, EASEMENTS, DRAINAGE	METRO DISTRICT	METRO DISTRICT
K	0.70	UTILITY & SHARED DRIVEWAY	METRO DISTRICT	METRO DISTRICT
L	0.06	HORIZONTAL WELL EASEMENT, LANDSCAPING	LOT 1, BLOCK 19	METRO DISTRICT
M	0.09	HORIZONTAL WELL EASEMENT, LANDSCAPING	LOT 1, BLOCK 20	METRO DISTRICT
N	0.08	SHARED DRIVEWAY FOR LOTS 1 & 2, BLOCK 21, BOAT RAMP ACCESS	METRO DISTRICT	METRO DISTRICT
O	3.30	O.S., 30' LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
P	8.16	O.S., 30' LANDSCAPE BUFFER, EASEMENTS, DRAINAGE	METRO DISTRICT	METRO DISTRICT
Q	0.55	O.S., IRRIGATION CONVEYANCE TO RESERVOIR	METRO DISTRICT / BOULDER & WELD COUNTY DITCH	METRO DISTRICT / BOULDER & WELD COUNTY DITCH
R	0.03	O.S., IRRIGATION DITCH, 30' LANDSCAPE BUFFER, POTENTIAL RIGHT OF WAY	METRO DISTRICT	METRO DISTRICT
S	9.98	O.S., 30' LANDSCAPE BUFFER, DITCH, PEDESTRIAN ACCESS, EASEMENTS	METRO DISTRICT	METRO DISTRICT
T	20.82	FUTURE DEVELOPMENT, 30' LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
U	3.40	O.S., DITCH, PEDESTRIAN ACCESS, LANDSCAPE BUFFER	METRO DISTRICT / LOWER BOULDER DITCH	METRO DISTRICT / LOWER BOULDER DITCH
V	0.46	ALLEY	METRO DISTRICT	METRO DISTRICT
W	0.14	O.S., PEDESTRIAN ACCESS	METRO DISTRICT	METRO DISTRICT
X	0.09	ALLEY	METRO DISTRICT	METRO DISTRICT
Y	0.05	ALLEY	METRO DISTRICT	METRO DISTRICT
Z	7.22	O.S., DITCH, LANDSCAPE BUFFER, PEDESTRIAN ACCESS, POCKET PARKS, DETENTION	METRO DISTRICT / BOULDER & WELD COUNTY DITCH	METRO DISTRICT / BOULDER & WELD COUNTY DITCH
AA	0.23	DRIVEWAY	METRO DISTRICT	METRO DISTRICT
AB	11.06	OIL & GAS OPERATIONS, EASEMENTS, LANDSCAPE SCREENING	METRO DISTRICT	METRO DISTRICT
AC	14.25	NEIGHBORHOOD PARK, TRAIL, LANDSCAPING	METRO DISTRICT	METRO DISTRICT
AD	0.51	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
AE	0.63	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
AF	0.17	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
AG	0.03	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
AH	0.08	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
AI	2.26	O.S., DITCH, PEDESTRIAN ACCESS, EASEMENTS	METRO DISTRICT / BOULDER & WELD COUNTY DITCH	METRO DISTRICT / BOULDER & WELD COUNTY DITCH
AJ	0.05	ALLEY	METRO DISTRICT	METRO DISTRICT
AK	0.15	ALLEY	METRO DISTRICT	METRO DISTRICT
AL	0.18	O.S., PEDESTRIAN ACCESS	METRO DISTRICT	METRO DISTRICT
AM	0.19	ALLEY	METRO DISTRICT	METRO DISTRICT
AN	0.07	ALLEY	METRO DISTRICT	METRO DISTRICT
AO	4.81	O.S., PARK & WELL SITES, DETENTION, POCKET PARK, DITCH, OIL & GAS OPERATIONS, PEDESTRIAN ACCESS, EASEMENTS	METRO DISTRICT / BOULDER & WELD COUNTY DITCH	METRO DISTRICT / BOULDER & WELD COUNTY DITCH
AP	0.48	O.S., LANDSCAPE BUFFER, PEDESTRIAN ACCESS, EASEMENTS	METRO DISTRICT	METRO DISTRICT
AQ	0.07	ALLEY	METRO DISTRICT	METRO DISTRICT
AR	0.05	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
AS	0.28	ALLEY	METRO DISTRICT	METRO DISTRICT
AT	0.53	O.S., PEDESTRIAN ACCESS	METRO DISTRICT	METRO DISTRICT
AU	0.28	ALLEY	METRO DISTRICT	METRO DISTRICT
AV	0.05	O.S., LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
AW	0.15	O.S./ LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
AX	0.31	ALLEY	METRO DISTRICT	METRO DISTRICT
AY	17.48	O.S., WELL SITES & LOT, DITCH, OIL & GAS OPERATIONS, FUTURE COMMERCIAL, EASEMENTS, LANDSCAPE BUFFER	METRO DISTRICT / LOWER BOULDER DITCH	METRO DISTRICT / LOWER BOULDER DITCH
AZ	0.46	FUTURE CONVEYANCE TO ADJOINING PROPERTY TO EAST	METRO DISTRICT UNTIL CONVEYANCE	METRO DISTRICT UNTIL CONVEYANCE
BA	0.08	POTENTIAL RIGHT OF WAY OR COMMERCIAL	METRO DISTRICT UNTIL CONVEYANCE FOR ROW OR COMMERCIAL	METRO DISTRICT UNTIL CONVEYANCE
BB	0.12	POTENTIAL RIGHT OF WAY OR MULTI-FAMILY	METRO DISTRICT UNTIL CONVEYANCE FOR ROW OR MULTI-FAMILY	METRO DISTRICT UNTIL CONVEYANCE

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THE PRELIMINARY PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20___.

BY _____
BO BAIZE, PLS 37990
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

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

_____
CHAIRMAN

_____
PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THE PRELIMINARY PLAT MAP OF "THE SHORES ON PLUM CREEK" IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20___. THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

_____
MAYOR

ATTEST:

_____
TOWN CLERK

NOTES:

1. 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.

2. BASIS OF BEARINGS: THE EASTERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, BEING N00°10'04"W, 2,631.81 FEET BETWEEN THE CENTER WEST SIXTEENTH CORNER OF SECTION 32 (MONUMENTED BY A 2.5" ALUMINUM CAP MARKED PLS 23500 2000 AS A 7 FOOT WITNESS CORNER) AND THE WEST SIXTEENTH CORNER OF SECTIONS 29 AND 32 (MONUMENTED BY A 2.5" ALUMINUM CAP MARKED PLS 11434 1994).

3. ADJOINING PROPERTY OWNERSHIP BASED ON WELD COUNTY ONLINE PROPERTY PORTAL ACCESSED 05/13/22.

4. THIS PROPERTY IS CURRENTLY ZONED AS A MIX OF R–1 (RESIDENTIAL LOW DENSITY), R–2 (RESIDENTIAL MEDIUM DENSITY) AND C–H52 (MIXED USE HIGHWAY 52), ALL WITH A PLANNED UNIT DEVELOPMENT OVERLAY.

5. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE AND DRY UTILITY EASEMENTS.

6. OUTLOTS G, J AND AC SHALL HAVE A BLANKET PUBLIC ACCESS EASEMENTS ACROSS AREAS OUTSIDE OF RESERVOIRS. OUTLOTS O, P, U–Z AND AD–AX SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS.

7. OUTLOT I SHALL HAVE A BLANKET PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF BLOCK 15 HOMEOWNERS. THIS EASEMENT WILL BE CREATED BY A SEPARATE DOCUMENT PRIOR TO FINAL PLAT RECORDATION.

8. ALL RESIDENTIAL LOTS SHALL HAVE A 10' UTILITY EASEMENT ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.

9. LINEAL DISTANCES ARE U.S. SURVEY FEET.

FOR REVIEW

ADDRESSES:

OWNER/APPLICANT:

FARFRUMWURKIN, LLLP
PO BOX 983
BROOMFIELD CO 80038

OWNERS:

833, LLC
833 STATE HIGHWAY 52
ERIE CO 80516

HWY 52, LLC
PO BOX 983
BROOMFIELD CO 80038

SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1
550 W EISENHOWER BLVD
LOVELAND CO 80537

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LOUISVILLE CO 80026
303–449–9105

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY
–	Original	04/10/23	BB
1	Update per revised layout and town comments	08/25/23	BB
2	Revised layout	02/21/24	BB
3	Revised layout; town comments	06/23/24	BB
4	Revised layout; town comments	11/20/24	BB
5	Revised layout; town comments	04/01/25	BB

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

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY: TA
JOB NUMBER: 2593-01
DATE: 04/01/25
SCALE: N/A
SHEET NO: 1
DRAWING NAME: Shores Fil 4 Plat sh 1-2

LAST SAVED: 4/1/2025 9:34 AM
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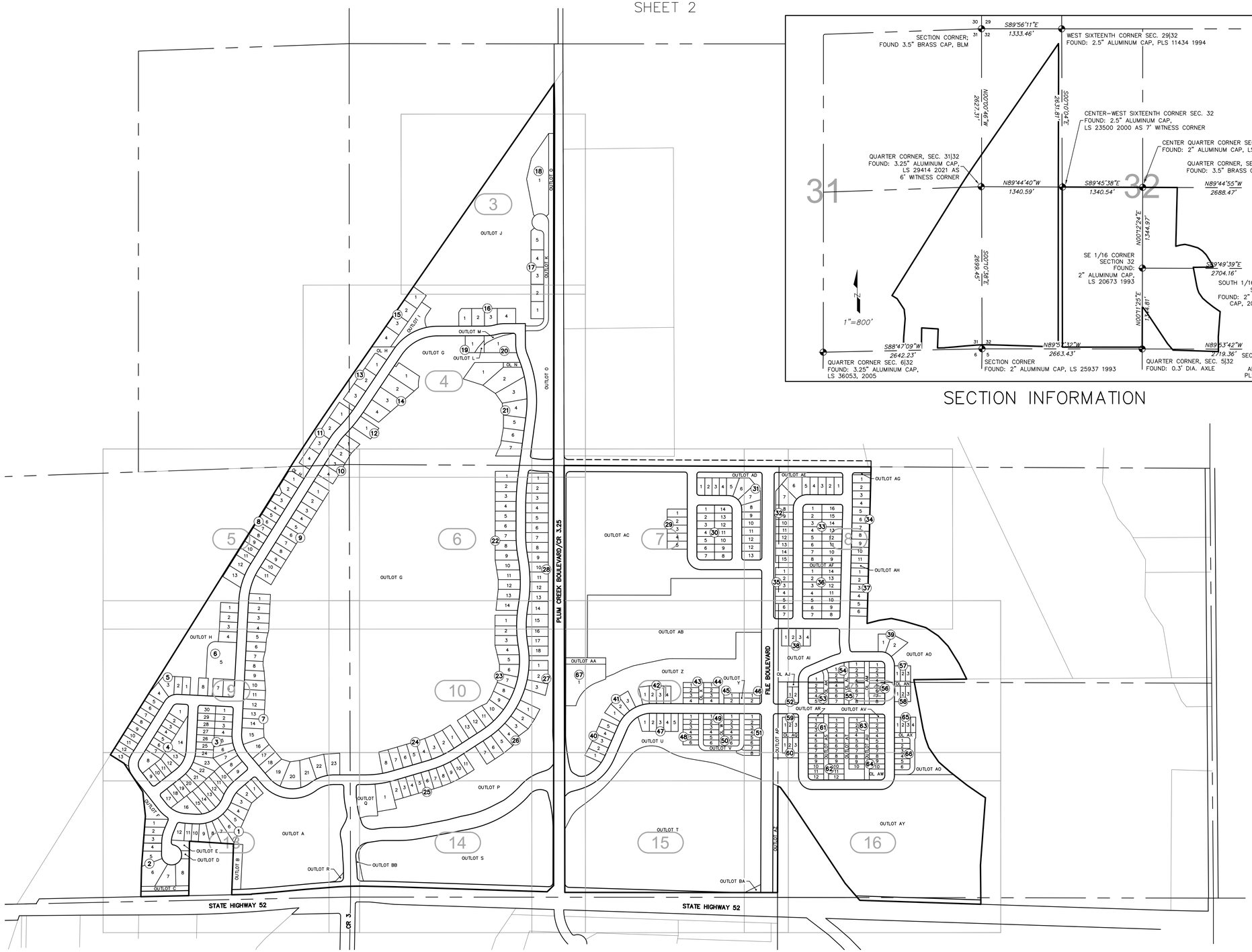
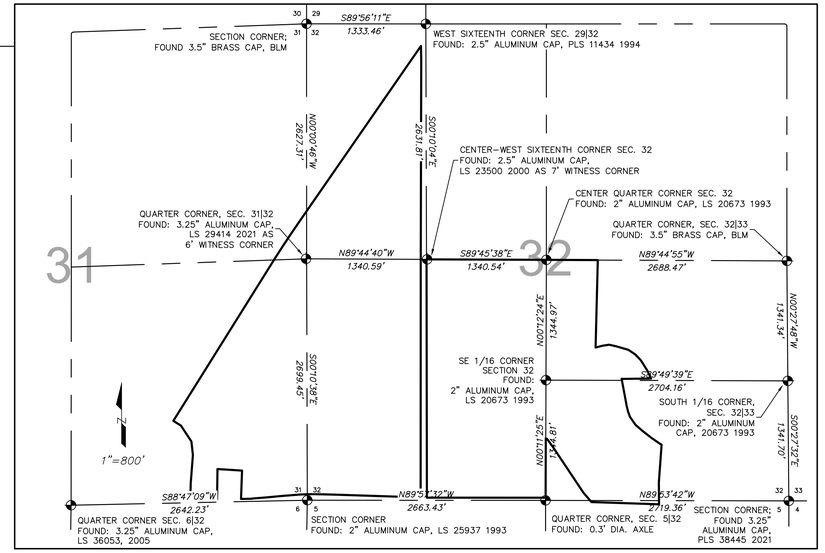
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

OVERALL MAP

SHEET 2





SECTION INFORMATION

0 150 300 600

1 inch = 300 ft.

SURVEYORS STAMP:

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HURST

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY: TA
JOB NUMBER: 2593-01		
DATE: 04/01/25		
SCALE: 1"=300'		
SHEET NO: 2		DRAWING NAME: Shores Fil 4 Plat sh 1-2

LAST SAVED: 4/1/2025 9:34 AM

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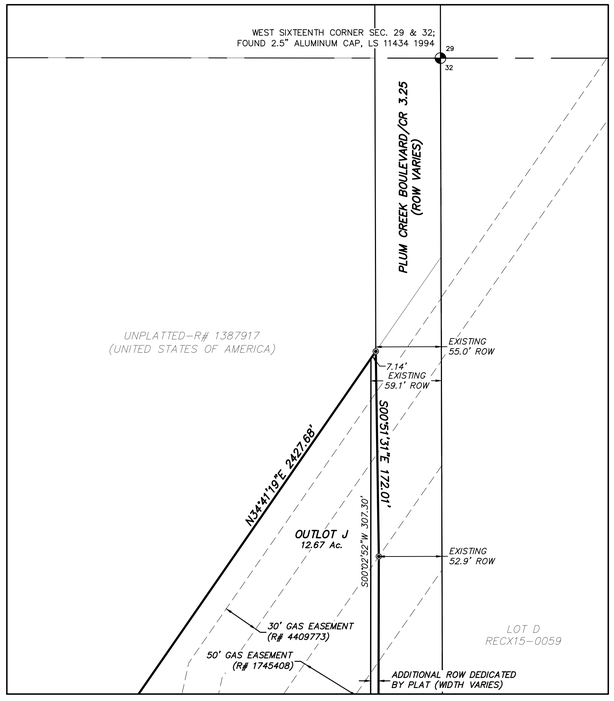
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

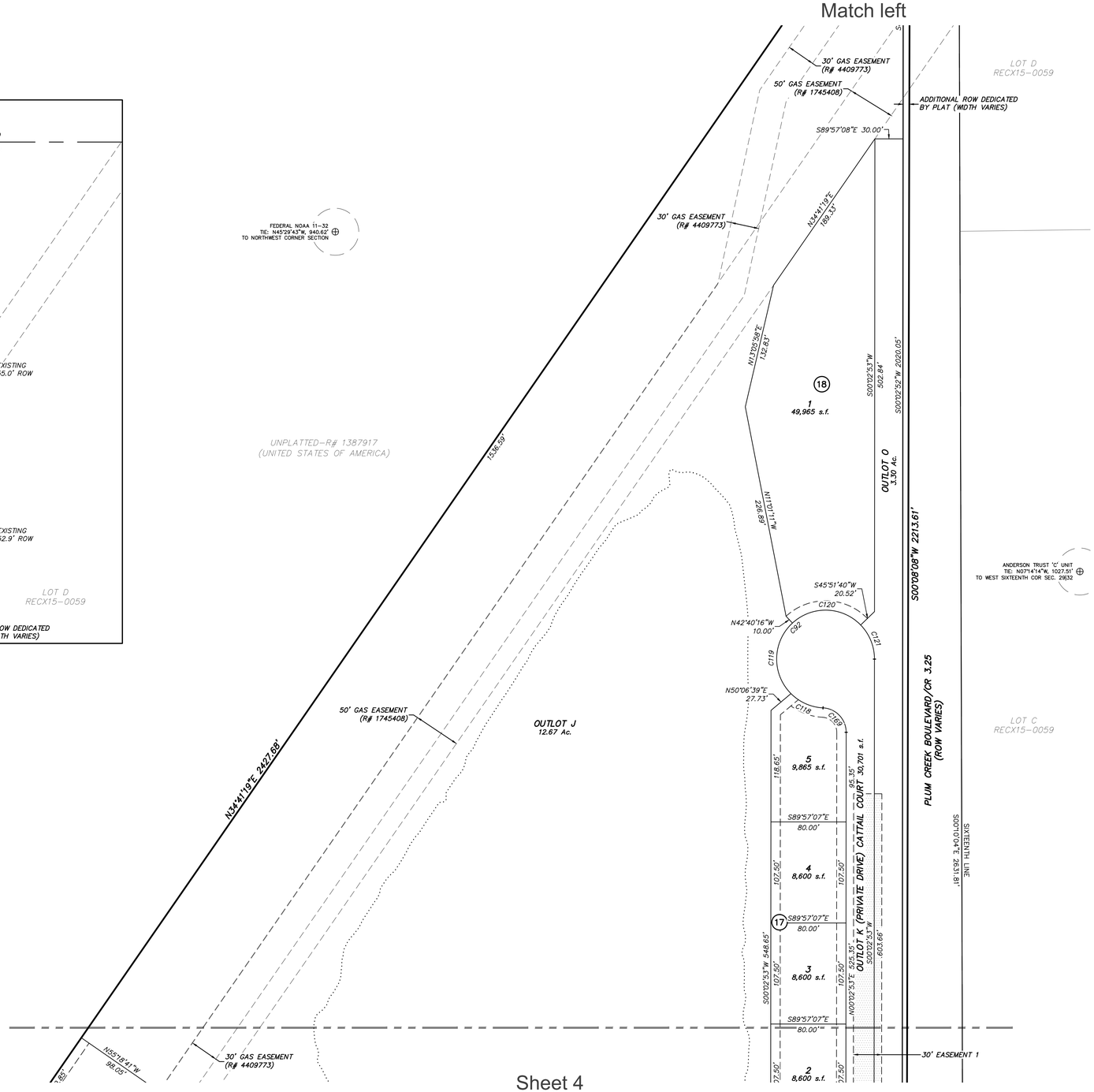
SHEET 3



Match right

UNPLATTED–R# 1387917
(UNITED STATES OF AMERICA)

Match left



Sheet 4

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 3076B0 AND 3070681.

EASEMENT NOTES:

1. LOTS 1–5 BLOCK 17 AND LOT 1 BLOCK 18 SHALL HAVE A 10' UTILITY EASEMENT ADJACENT TO OUTLOT K AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINES.

2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

3. EASEMENT 1: SANITARY SEWER EASEMENT DEDICATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

0 30 60 120

1 inch = 60 ft.

SURVEYORS STAMP:

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303.449.9105

HURST

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	TA
JOB NUMBER:	2593-01
DATE:	04/01/25
SCALE:	1"=60'
SHEET NO:	3
DRAWING NAME:	Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 9:34 AM

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THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 4

SECTION CORNER; FOUND 3.25" BRASS CAP, BLM

SECTION LINE: N00°00'49"W 2627.31'

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 307680 AND 3070681.

EASEMENT NOTES:

1. BLOCKS 10–14, 16, AND 19–21 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.

2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

3. EASEMENT 1: SANITARY SEWER EASEMENT DEDICATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.

4. EASEMENT 2: HORIZONTAL WATER WELL MAINTENANCE EASEMENT DEDICATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.

5. EXISTING EASEMENT 1: ACCESS & UTILITY EASEMENT (R# 3655697).

6. EXISTING EASEMENT 2: UTILITY EASEMENT (R# 4956285).

7. LOTS 1–4 BLOCK 15 SHALL HAVE A 10' UTILITY EASEMENT ADJACENT TO OUTLOT I AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINES.

6. LOTS 1–5 BLOCK 17 SHALL HAVE A 10' UTILITY EASEMENT ADJACENT TO OUTLOT K AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINES.

7. LOTS 1 & 2 BLOCK 21 SHALL HAVE A 10' UTILITY EASEMENT ADJACENT TO OUTLOT N IN ADDITION TO THE 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINES.

8. OUTLOT I SHALL HAVE A SHARED DRIVEWAY FOR LOTS OF BLOCK 15

9. OUTLOT N SHALL HAVE A SHARED DRIVEWAY FOR LOTS 1 & 2 OF BLOCK 21.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

Sheet 3

Sheet 6

UNPLATTED–R# 1387917 (UNITED STATES OF AMERICA)

N34°41'19"E 2427.68'

OUTLOT J 12.67 Ac.

OUTLOT I 20,574 s.f.

OUTLOT H 3.99 Ac.

OUTLOT K 30,701 s.f.

OUTLOT L 2,404 s.f.

OUTLOT M 3,965 s.f.

OUTLOT N 3,302 s.f.

OUTLOT O 3.30 Ac.

OUTLOT G 65.88 Ac.

WEST SHORES DRIVE (60' ROW)

EAST SHORES DRIVE (60' ROW)

PLUM CREEK BOULEVARD/CR 3.25 (ROW VARIES)

NELSON 1–A

RAY NELSON 12–32

RAY NELSON 2–4–32

RAY NELSON 0–4–32

30' GAS EASEMENT (R# 4409773)

30' UTILITY EASEMENT (R# 4956285)

30' SANITARY SEWER EASEMENT

UTILITY EASEMENT TO ERIE BY SEPARATE DOCUMENT

30' SANITARY SEWER EASEMENT TO ERIE BY SEPARATE DOCUMENT

40' UTILITY EASEMENT (R# 4956285)

EASEMENT 1

EASEMENT 2

30' EASEMENT 1

ADDITIONAL ROW DEDICATED BY PLAT

ACCESS & UTILITY EASEMENT (R# 4155809)

50' ACCESS EASEMENT (R# 3655697)

30' GAS EASEMENT (R# 4410745)

EXISTING EASEMENT (SEE NOTE #1 LEFT)

EXISTING EASEMENTS 1 & 2

See Detail

L=441.41'
R=11510.00'
=2°11'50"
CH=N33°35'24"E
441.38'

L=264.07'
R=270.00'
=56°02'17"
CH=N61°48'48"E
253.67'

L=398.31'
R=760.00'
=30°01'41"
CH=N07°27'58"W
393.76'

WELL TIES TO SECTION CORNERS		
WELL NAME	TIE	STATUS
NELSON 1A	S38°35'07"E, 1079' TO CORNER B	PA
RAY NELSON 0–4–32	S41°48'53"E, 987' TO CORNER B	PA
RAY NELSON 12–32	S40°43'28"E, 985' TO CORNER B	PA
RAY NELSON 2–4–32	S41°32'01"E, 983' TO CORNER B	PA
CORNER B: CENTER–WEST SIXTEENTH CORNER SECTION 32		
STATUS PER COECMC MAPPING ACCESSED 08/23/23		
PA: PLUGGED AND ABANDONED		

DETAIL (1"=40')

QUARTER CORNER SEC. 31 & 32; FOUND 3.25" ALUMINUM CAP PLS 29414 2021 AS 6' WITNESS CORNER WEST OF 1/4 CORNER

SIXTEENTH LINE: N89°44'40"W 1340.59'

WEST SIXTEENTH CORNER SEC. 32; FOUND 2.5" ALUMINUM CAP PLS 23500 2000 AS 7' WITNESS CORNER EAST OF 1/16 CORNER

LOT C RECX15–0059

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
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HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY: TA
JOB NUMBER: 2593-01
DATE: 04/01/25
SCALE: 1"=60'
SHEET NO: 4
DRAWING NAME: Shores Fil 4 Plat sh 3-16

1 inch = 60 ft.

LAST SAVED: 4/1/2025 9:34 AM

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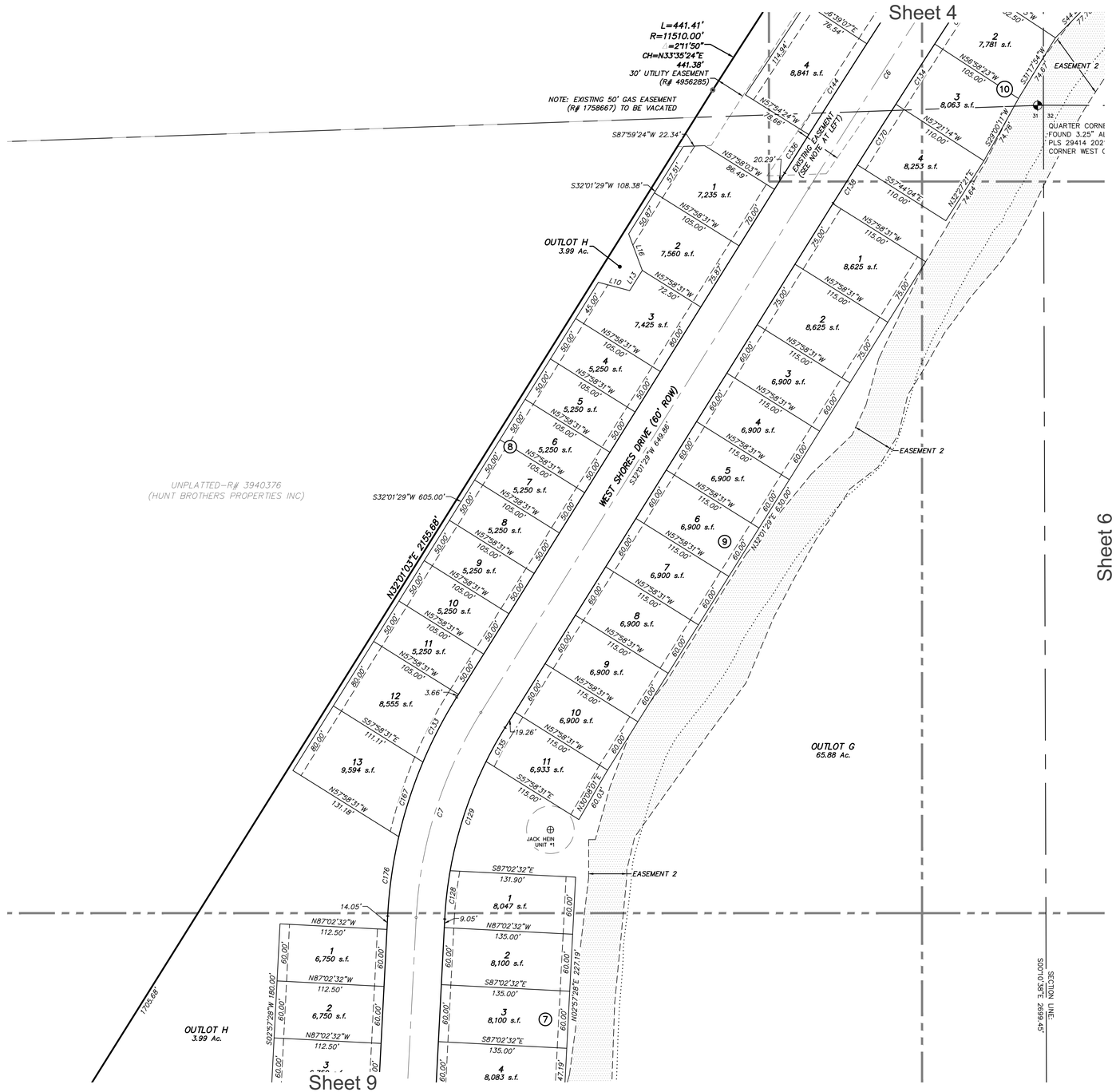
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 5



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EASEMENT NOTES:

1. BLOCKS 6–11 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.

2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

3. EASEMENT 2: HORIZONTAL WATER WELL MAINTENANCE EASEMENT DEDICATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

0 30 60 120

1 inch = 60 ft.

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PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY: TA
JOB NUMBER: 2593-01		
DATE: 04/01/25		
SCALE: 1"=60'		
SHEET NO: 5		DRAWING NAME: Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 9:34 AM

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THE SHORES ON PLUM CREEK PRELIMINARY PLAT

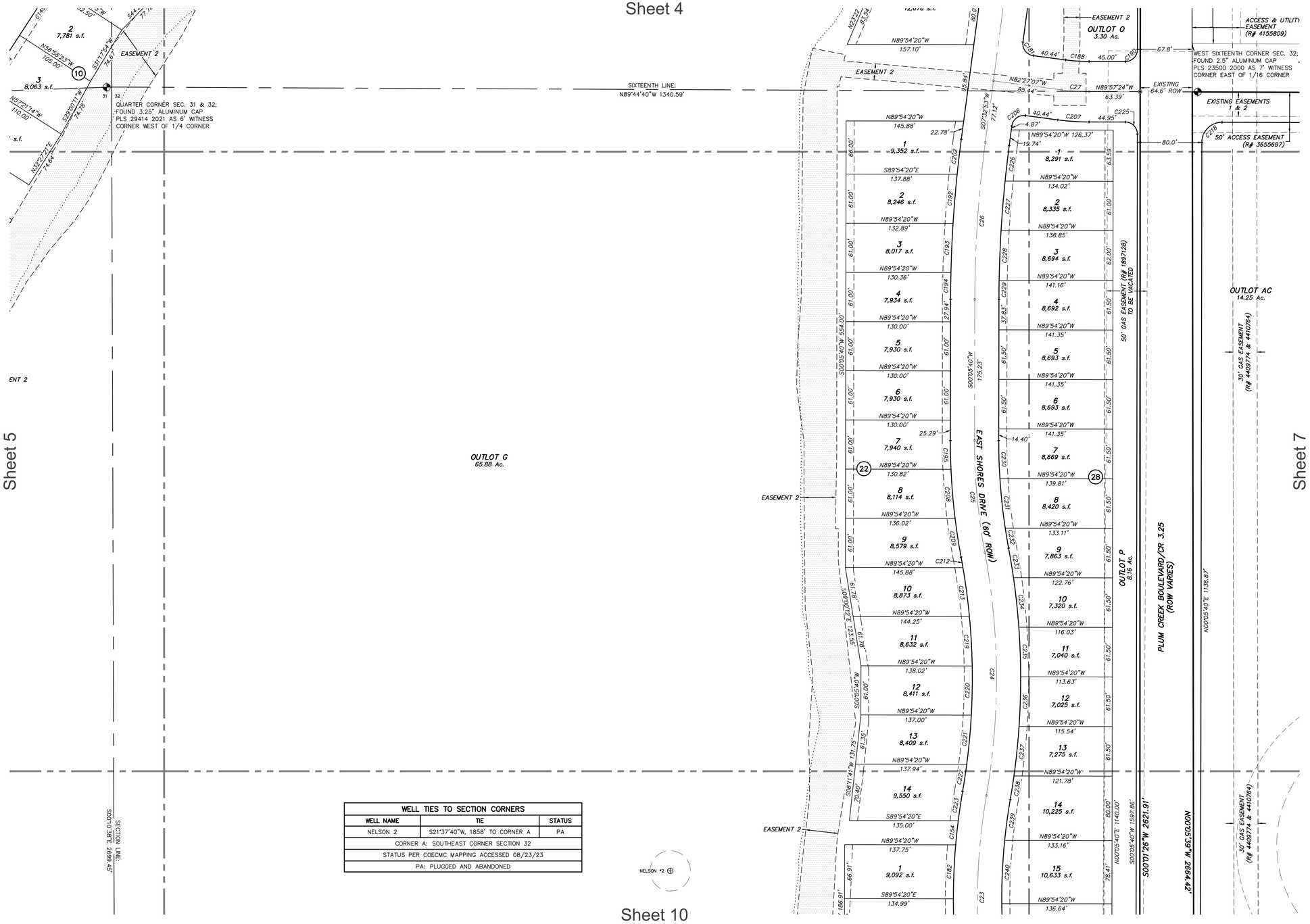
SHEET 6

Sheet 4

Sheet 5

Sheet 7

Sheet 10



WELL TIES TO SECTION CORNERS		
WELL NAME	TIE	STATUS
NELSON 2	S21°37'40"W, 1858' TO CORNER A	PA
CORNER A: SOUTHEAST CORNER SECTION 32		
STATUS PER COECMC MAPPING ACCESSED 08/23/23		
PA: PLUGGED AND ABANDONED		

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
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- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 3076B0 AND 3070681.

EASEMENT NOTES:

1. BLOCKS 22 & 28 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.
2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.
3. EASEMENT 2: HORIZONTAL WATER WELL MAINTENANCE EASEMENT DEDICATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.
4. EXISTING EASEMENT 1: ACCESS & UTILITY EASEMENT (R# 3655697).
5. EXISTING EASEMENT 2: UTILITY EASEMENT (R# 4956285)

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

0 30 60 120

1 inch = 60 ft.

SURVEYORS STAMP:

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HURST

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LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	TA
JOB NUMBER:	2593-01
DATE:	04/01/25
SCALE:	1"=60'
SHEET NO:	6
DRAWING NAME:	Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 9:34 AM

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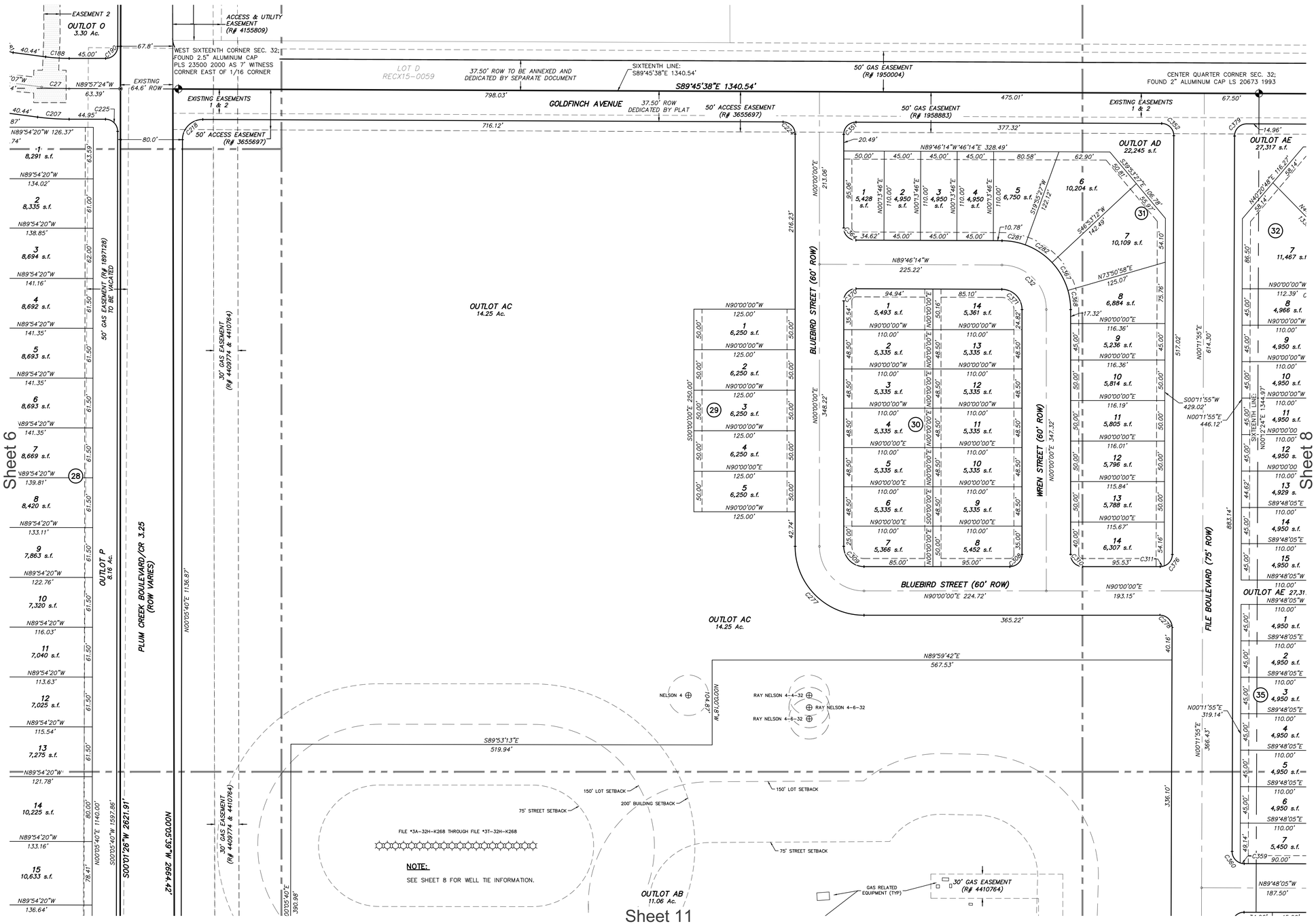
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 7



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
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- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 307680 AND 3070681.

EASEMENT NOTES:

1. BLOCKS 28–32 & 35 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.
2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.
3. EXISTING EASEMENT 1: ACCESS & UTILITY EASEMENT (R# 3655697).
4. EXISTING EASEMENT 2: UTILITY EASEMENT (R# 4956285)

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

0 30 60 120

1 inch = 60 ft.

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THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	TA
JOB NUMBER:	2593-01
DATE:	04/01/25
SCALE:	1"=60'
SHEET NO:	7
DRAWING NAME:	Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 8:34 AM

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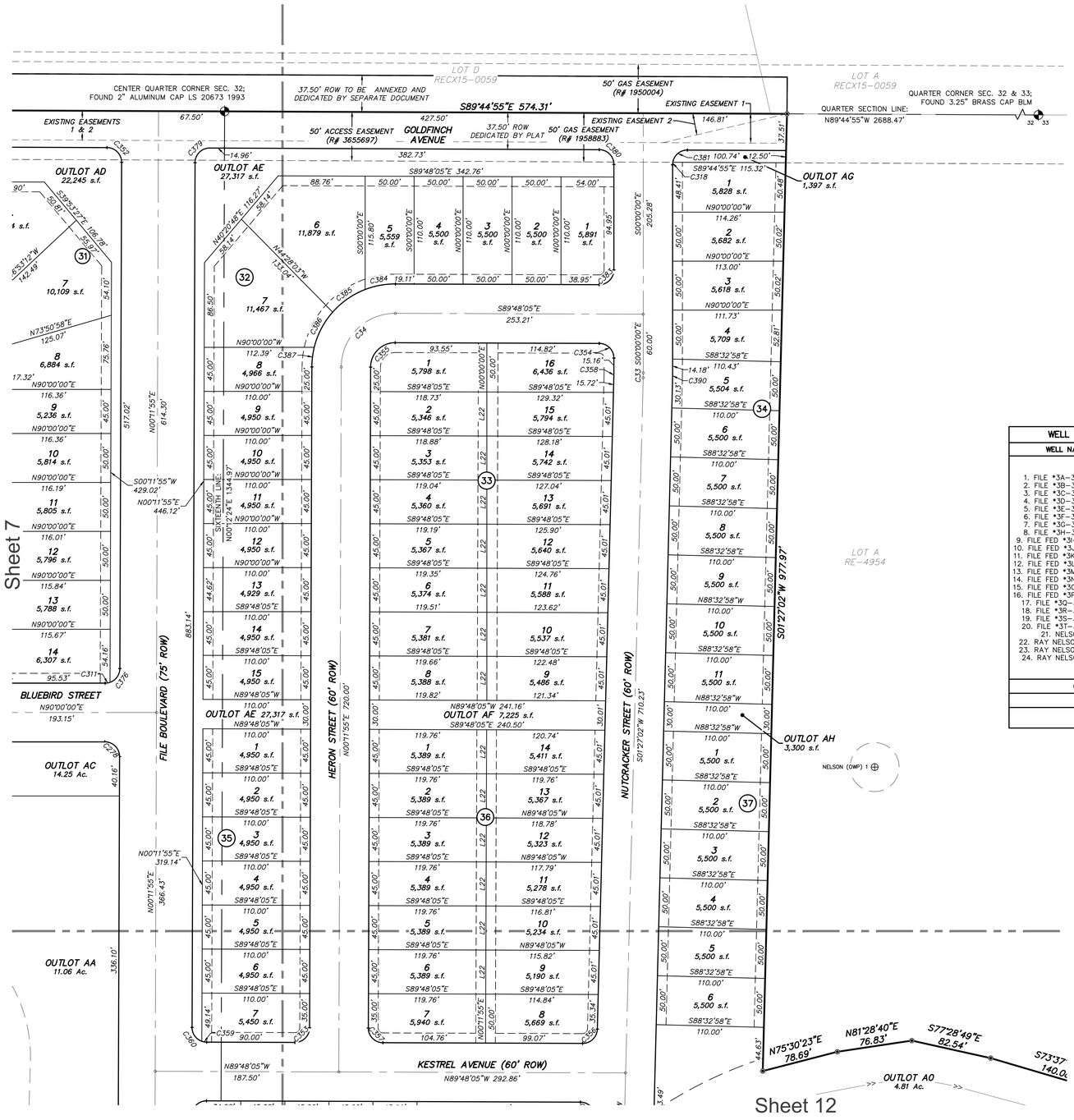
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 8



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

WELL TIES TO SECTION CORNERS (FROM SHEETS 7 & 11)

WELL NAME	TIE	STATUS
1. FILE #3A-32H-K268 2. FILE #3B-32H-K268 3. FILE #3C-32H-K268 4. FILE #3D-32H-K268 5. FILE #3E-32H-K268 6. FILE #3F-32H-K268 7. FILE #3G-32H-K268 8. FILE #3H-32H-K268 9. FILE FED #3I-32H-K268 10. FILE FED #3J-32H-K268 11. FILE FED #3K-32H-K268 12. FILE FED #3L-32H-K268 13. FILE FED #3M-32H-K268 14. FILE FED #3N-32H-K268 15. FILE FED #3O-32H-K268 16. FILE FED #3P-32H-K268 17. FILE #3Q-32H-K268 18. FILE #3R-32H-K268 19. FILE #3S-32H-K268 20. FILE #3T-32H-K268 21. NELSON 4 22. RAY NELSON 4-4-32 23. RAY NELSON 4-6-32 24. RAY NELSON 23-32	1. N15°15'12"W, 968' TO CORNER B 2. N15°49'17"W, 971' TO CORNER B 3. N16°23'11"W, 974' TO CORNER B 4. N16°56'52"W, 977' TO CORNER B 5. N17°30'22"W, 980' TO CORNER B 6. N18°03'39"W, 983' TO CORNER B 7. N18°36;44"W, 986' TO CORNER B 8. N19°09'36"W, 989' TO CORNER B 9. N19°42'15"W, 992' TO CORNER B 10. N20°14'41"W, 996' TO CORNER B 11. N20°46'53"W, 999' TO CORNER B 12. N21°18'51"W, 1003' TO CORNER B 13. N21°50'36"W, 1006' TO CORNER B 14. N22°22'07"W, 1010' TO CORNER B 15. N22°53'47"W, 1014' TO CORNER B 16. N23°24'25"W, 1018' TO CORNER B 17. N23°55'13"W, 1022' TO CORNER B 18. N24°25'46"W, 1026' TO CORNER B 19. N24°56'04"W, 1030' TO CORNER B 20. N25°26'08"W, 1035' TO CORNER B 21. N40°22'15"W, 982' TO CORNER B 22. N46°22'30"W, 1085' TO CORNER B 23. N45°48'31"W, 1095' TO CORNER B 24.N45°17'23"W, 1105' TO CORNER B	1. PR 2. PR 3. PR 4. PR 5. PR 6. PR 7. PR 8. PR 9. PR 10. PR 11. PR 12. PR 13. PR 14. PR 15. PR 16. PR 17. PR 18. PR 19. PR 20. PR 21. PA 22. PA 23. PA 24. PA
CORNER B: CENTER-WEST SIXTEENTH CORNER SECTION 32		
STATUS PER COECMC MAPPING ACCESSED 08/23/23		
PA: PLUGGED AND ABANDONED PR: PRODUCING		

EASEMENT NOTES:

1. BLOCKS 31-37 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.
2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.
3. EXISTING EASEMENT 1: ACCESS & UTILITY EASEMENT (R# 3655697).
4. EXISTING EASEMENT 2: UTILITY EASEMENT (R# 4956285)

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

0 30 60 120

1 inch = 60 ft.

SURVEYORS STAMP:

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

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

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	TA
JOB NUMBER:	2593-01
DATE:	04/01/25
SCALE:	1"=60'
SHEET NO:	8
DRAWING NAME:	Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 9:34 AM

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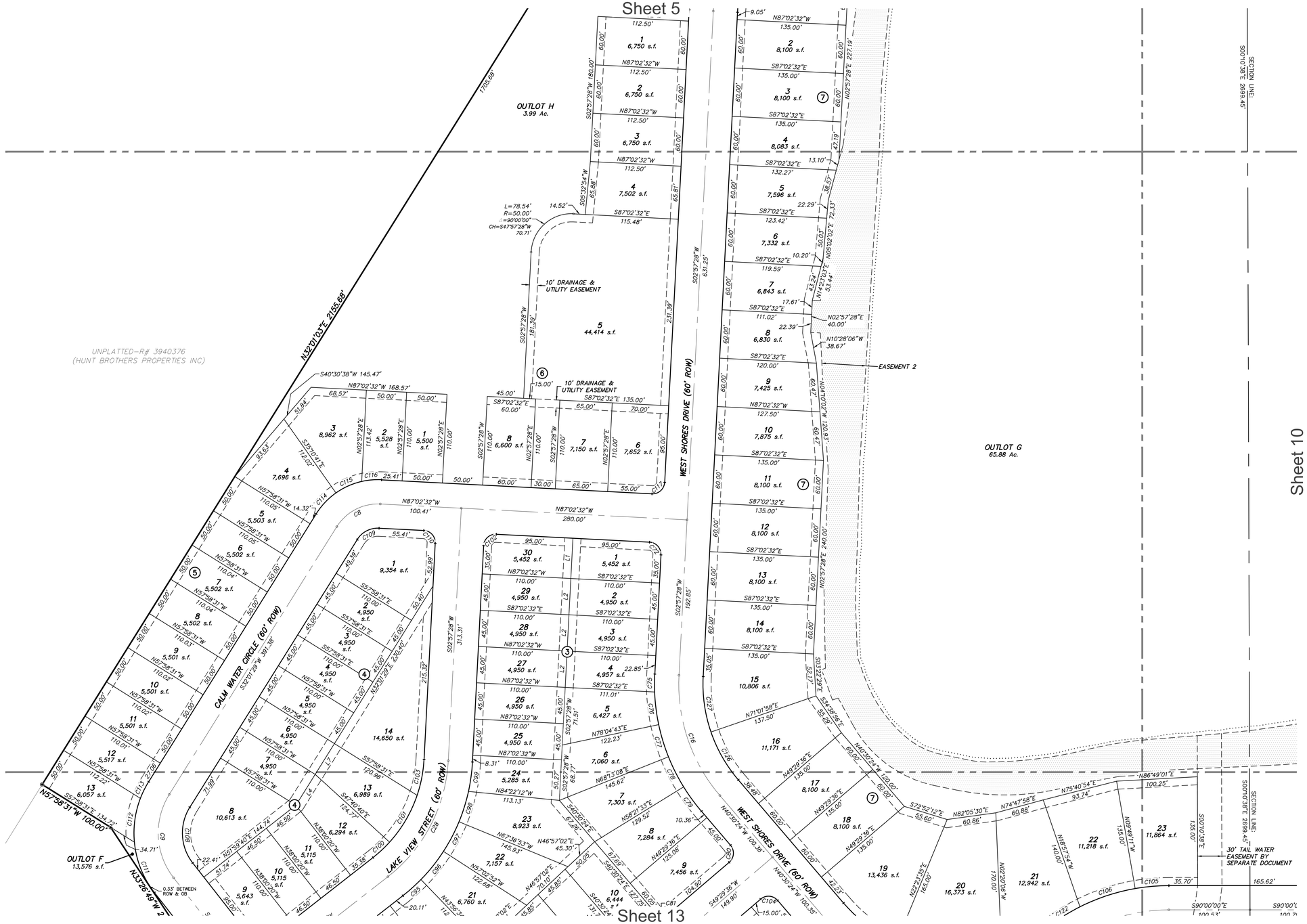
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 9



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EASEMENT NOTES:

1. BLOCKS 3–7 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.
2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.
3. EASEMENT 2: HORIZONTAL WATER WELL MAINTENANCE EASEMENT DEDICATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

SURVEYORS STAMP:

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

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY:	
DESIGNED BY:	BO
APPROVED BY:	TA
JOB NUMBER:	2593-01
DATE:	04/01/25
SCALE:	1"=60'
SHEET NO:	9
DRAWING NAME:	Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2026 9:34 AM

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THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 10

Sheet 6

WELL TIES TO SECTION CORNERS		
WELL NAME	**TIE**	**STATUS**
NELSON #2	S21°37'40"W, 1858' TO CORNER A	PA
NELSON E UNIT 1	S43°23'39"W, 1672' TO CORNER A	PA
RAY NELSON 13-32	S47°20'01"W, 1466' TO CORNER A	PA
RAY NELSON 14-32	S47°44'41"W, 1457' TO CORNER A	PA
RAY NELSON 24-32	S48°14'38"W, 1447' TO CORNER A	PA
CORNER A: SOUTHEAST CORNER SECTION 32		
STATUS PER COECMC MAPPING ACCESSED 01/27/25		
PA: PLUGGED AND ABANDONED		

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
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- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

SECTION LINE S00°10'38"E 2699.45'

NELSON #2

OUTLOT G
65.88 Ac.

EASEMENT 2

14 9,550 s.f. — S89°54'20"E 135.00'
1 9,092 s.f. — S89°54'20"E 134.99'
2 8,149 s.f. — S89°54'20"E 137.40'
3 8,433 s.f. — S89°54'20"E 144.49'
4 8,506 s.f. — N89°54'20"W 138.00'
5 7,914 s.f. — N89°54'20"W 124.66'
6 8,240 s.f. — S78°36'27"E 117.36'
7 7,799 s.f. — N70°20'34"W 115.57'
8 7,881 s.f. — N61°55'05"W 115.00'
9 7,347 s.f.
10 8,623 s.f.
11 7,878 s.f.
12 8,380 s.f.
13 8,100 s.f.

20' DITCH TRANSFER EASEMENT BY SEPARATE DOCUMENT

EAST SHORES DRIVE (60' ROW)

1 8,100 s.f. — N72°58'37"W 135.00'
2 9,244 s.f. — N72°58'37"W 135.00'
3 9,691 s.f. — N18°37'00"W 137.50'
4 8,570 s.f. — N16°27'23"W 135.00'
5 8,100 s.f. — N16°27'23"W 135.00'
6 8,100 s.f. — N56°27'23"W 135.00'
7 8,100 s.f. — N72°58'37"W 135.00'
8 9,070 s.f. — S10°39'53"E 135.23'
9 6,238 s.f.

23 11,864 s.f. — S00°10'38"E 135.00'

30' TAIL WATER EASEMENT BY SEPARATE DOCUMENT

30' INFLOW EASEMENT BY SEPARATE DOCUMENT

SECTION LINE: S00°10'38"E 2699.45'

86°49'01"E 100.25' — S90°00'00"E 165.62' — S90°00'00"E 100.79'

N73°38'37"E 243.45'

C105' 35.70' — C300 — C20 — C21 — C210 — C211 — C214 — C215 — C257 — C258 — C259 — C260 — C261

EASEMENT 2

S61°44'14"E 70.40'

14 9,550 s.f. — S89°54'20"E 135.00'
1 9,092 s.f. — S89°54'20"E 134.99'
2 8,149 s.f. — S89°54'20"E 137.40'
3 8,433 s.f. — S89°54'20"E 144.49'
4 8,506 s.f. — N89°54'20"W 138.00'
5 7,914 s.f. — N89°54'20"W 124.66'
6 8,240 s.f. — S78°36'27"E 117.36'
7 7,799 s.f. — N70°20'34"W 115.57'
8 7,881 s.f. — N61°55'05"W 115.00'
9 7,347 s.f.
10 8,623 s.f.
11 7,878 s.f.
12 8,380 s.f.
13 8,100 s.f.

S00°05'40"E 1986.16' — 66.16' — 20.00' — 99.00' — 61.65' — 123.30' — 61.65' — 98.19' — 59.46' — 44.19' — 15.90' — 30.15' — 109.40' — 61.28' — 57.82' — 121.47' — 33.07'

S13°46'09"W — S21°19'07"W — S21°55'14"W — S13°46'09"W — S66°42'47"W — S61°48'49"W — S37°20'36"E — S26°39'19"E — S13°58'37"E — S57°01'23"W 117.82'

C154 — C155 — C156 — C157 — C158 — C159 — C160 — C161 — C162 — C163 — C164 — C165 — C166 — C167 — C168 — C169 — C200 — C201 — C22 — C23

EAST SHORES DRIVE (60' ROW)

S57°01'23"W 60.00' — S61°56'25"W 60.02' — S67°22'22"W 60.50' — S70°56'29"W 60.12' — S73°38'37"W 180.00' — S75°41'59"W 60.12'

N57°01'23"E 216.62' — 84.08' — 45.08' — 43.04' — 12.04' — 51.50' — 33.07'

NELSON 5

24

20' DITCH TRANSFER EASEMENT BY SEPARATE DOCUMENT

N78°10'24"W 121.78'

14 10,225 s.f. — N89°54'20"W 133.16'
15 10,633 s.f. — N89°54'20"W 136.64'
16 8,131 s.f. — N89°54'20"W 133.54'
17 7,793 s.f. — N89°54'20"W 125.42'
18 7,302 s.f. — S89°54'20"E 119.03'
1 7,149 s.f. — N89°54'20"W 118.18'
2 9,184 s.f. — N89°54'20"W 121.15'
3 8,924 s.f. — N78°10'24"W 133.08'

28 — 27

C238 — C239 — C240 — C241 — C242 — C243 — C244 — C245 — C246 — C247 — C248

80.00' — 78.41' — 60.00' — 60.00' — 60.00' — 60.00' — 60.00' — 86.33' — 146.33'

N00°05'40"E 1140.00' — S00°05'40"W 1597.86'

50' GAS EASEMENT (Rf# 1897128) TO BE VACATED

S00°01'26"W 2621.91'

PLUM CREEK BOULEVARD/CR 3.25 (ROW VARIES)

EXISTING 68.0' ROW — 80.0'

N00°05'39"W 2664.42'

30' GAS EASEMENT (Rf# 4409774 & 4410164)

20' UTILITY EASEMENT (Rf# 4383917)

OUTLOT AB
11.06 Ac.

135.00' S89°54'20

N00°05'40"E 40.00' — OUTLOT A.

S89°5 250

30' LANDSCAPE BUFFER

67

1 43,670 s.f. 1.00 Ac.

N00°05'40"E 260.00'

N89°54'20"W 63.93'

N00°05'40"E 175.69'

C296 — C297 — C298

Sheet 11

NELSON E UNIT 1

1 8,699 s.f. — S59°06'42"E 135.00'
2 8,699 s.f. — S53°22'36"E 135.00'
3 8,074 s.f. — S47°39'10"E 117.50'
4 8,074 s.f. — S41°55'43"E 135.00'
5 8,699 s.f. — S36°11'17"E 135.00'
6 8,590 s.f. — S38°58'37"E 135.00'
7 8,100 s.f. — S72°58'37"E 135.00'

N64°50'29"W 135.00' — N59°06'42"W 135.00' — N53°22'36"W 135.00' — N47°39'10"W 117.50' — N41°55'43"W 135.00' — N36°11'17"W 135.00' — N32°58'37"W 135.00'

N53°22'36"E 72.13' — N53°13'25"E 71.47' — N53°13'25"E 71.47' — N53°22'36"E 72.13' — N53°18'23"E 72.74' — N53°56'30"E 71.47' — N56°54'06"E 67.58'

C250 — C251 — C252 — C253 — C254 — C255

127.45'

RAY NELSON 13-32
RAY NELSON 14-32
RAY NELSON 24-32

50' GAS EASEMENT (Rf# 1897128) TO BE VACATED

26

OUTLOT P
8.16 Ac.

30' SANITARY SEWER EASEMENT TO ERIE BY SEPARATE DOCUMENT

20' DITCH TRANSFER EASEMENT BY SEPARATE DOCUMENT

L=159.25'
R=288.00'
=31°40'54"
CH=S57°21'22"W
157.23'

S38°29'35"W 6.52' — C249 — C269 — C256

S00°01'26"W 117.06' — 116.27'

N56°09'42"W 6.1
S59°05'22"W 8
N57°31'09"
11.75'
C293 — C294

OUTLOT Z
7.22 Ac.

C245 — C286 — C287

Sheet 9

Sheet 14

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 307680 AND 3070681.

EASEMENT NOTES:

1. BLOCKS 23–28 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.
2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.
3. EASEMENT 2: HORIZONTAL WATER WELL MAINTENANCE EASEMENT DEDICATED BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

0 30 60 120
1 inch = 60 ft.

SURVEYORS STAMP:

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

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

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	TA
JOB NUMBER:	2593-01
DATE:	04/01/25
SCALE:	1"=60'
SHEET NO:	10
DRAWING NAME:	Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 9:34 AM

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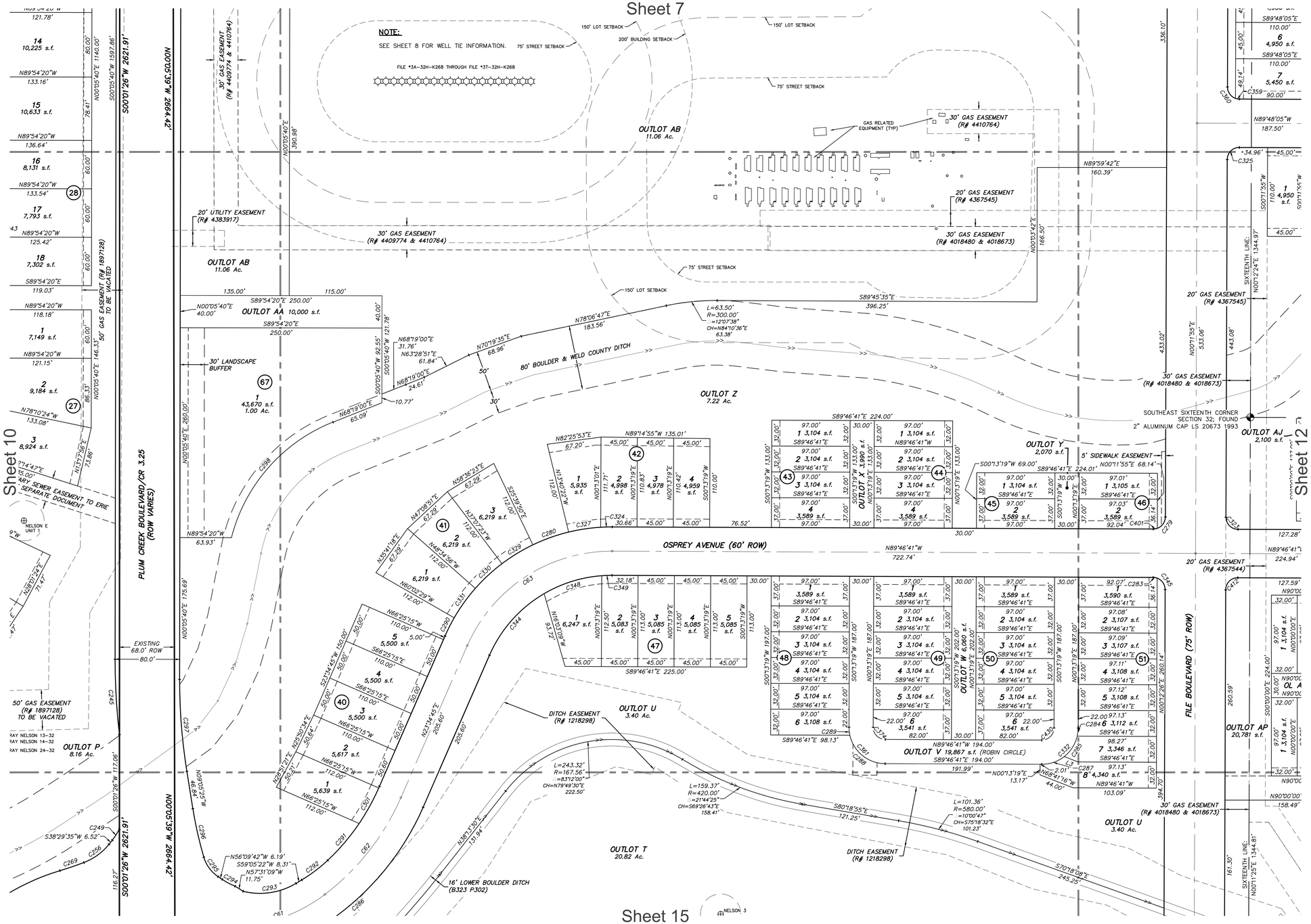
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 11



EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 3076B0 AND 3070681.

EASEMENT NOTES:

1. BLOCKS 27, 28, 40–42, 47 & 67 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES. LOTS IN BLOCKS 43–46 & 48–51 SHALL HAVE 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.
2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

SURVEYORS STAMP:

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1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY: TA
JOB NUMBER: 2593-01
DATE: 04/01/25
SCALE: 1"=60'
SHEET NO: 11
DRAWING NAME: Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 10:04 AM
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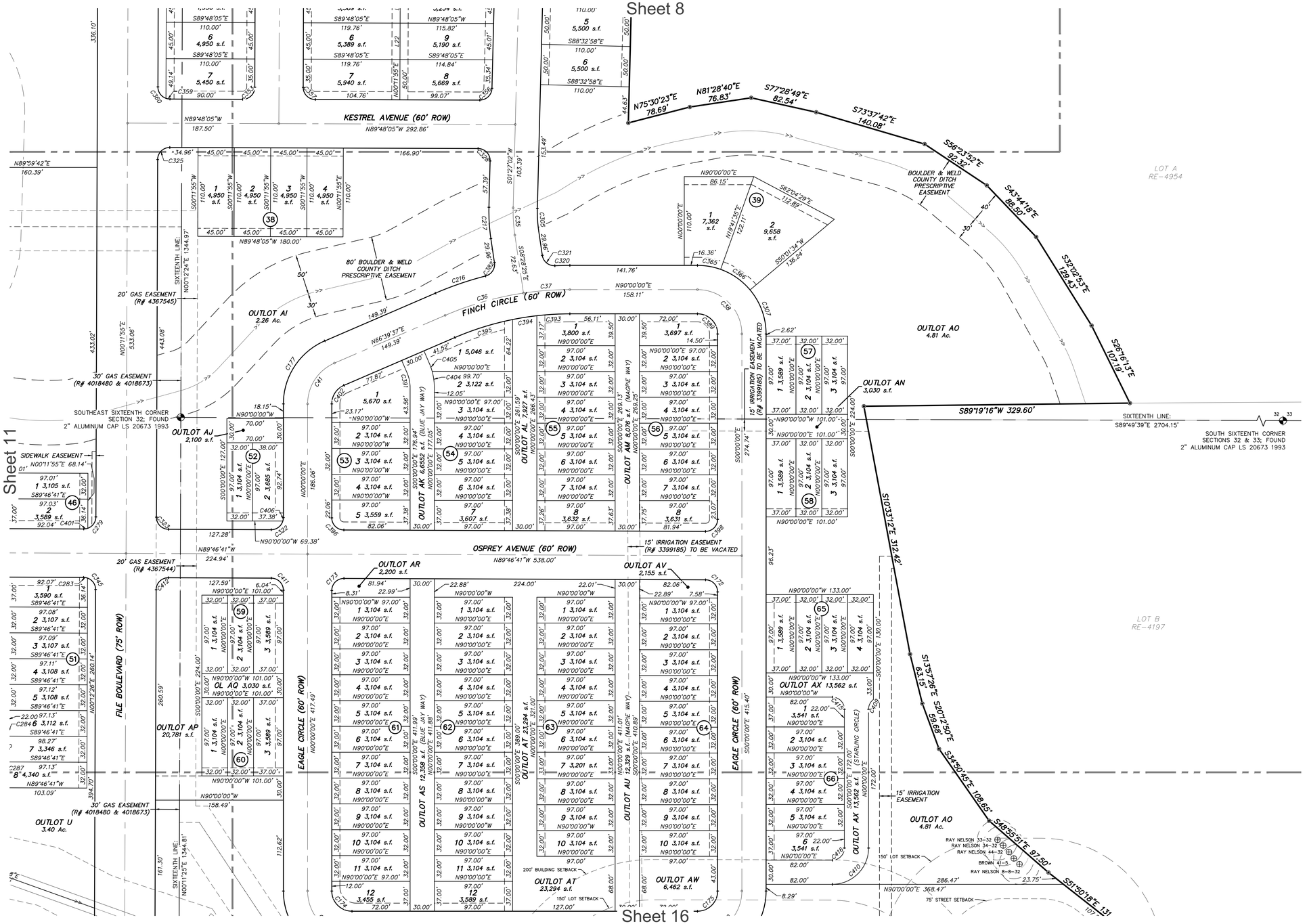
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 12



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EASEMENT NOTES:

1. BLOCKS 38 & 39 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES. BLOCKS 46 & 51–66 SHALL HAVE 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.
2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

SURVEYORS STAMP:

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

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	TA
JOB NUMBER:	2593-01
DATE:	04/01/25
SCALE:	1"=60'
SHEET NO:	12
DRAWING NAME:	Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 8:34 AM

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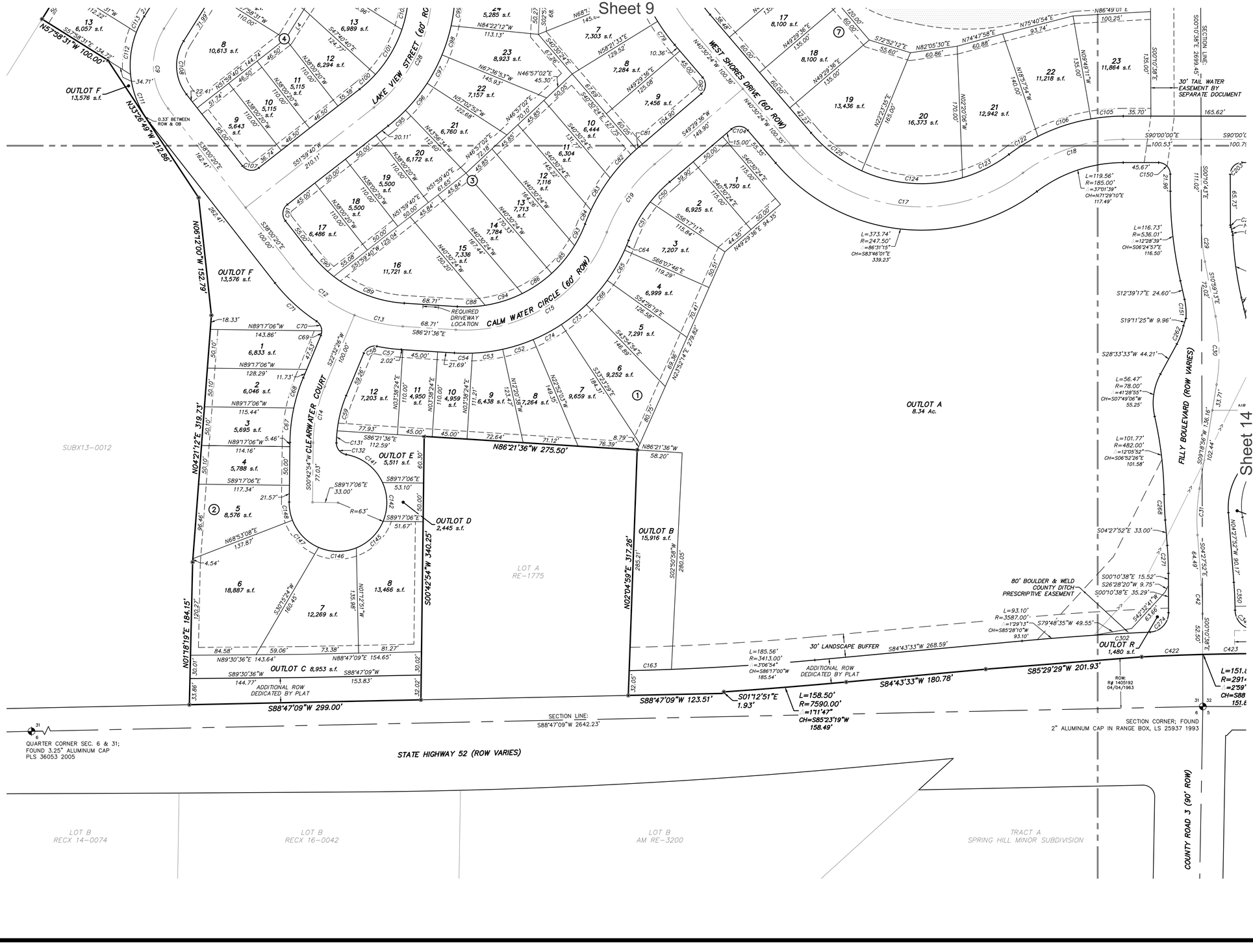
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 13



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
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- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EXISTING RIGHT OF WAY NOTES:

1. EXISTING RIGHT OF WAY FOR STATE HIGHWAY 52 WAS CREATED BY ROAD PETITION RECORDED 04/20/1891 IN BOOK 48 PAGE 224 AND DEEDS RECORDED 04/04/1963 AT RECEPTION NUMBERS 1405191–1405195.
2. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3 WAS CREATED BY RESOLUTION RECORDED 10/14/1889 IN BOOK 86 AT PAGE 273, DEED RECORDED 07/30/2007 AT RECEPTION NUMBER 3493478, AND THE SPRING HILL MINOR SUBDIVISION PLAT RECORDED 07/17/2020 AT RECEPTION NUMBER 4610088.

EASEMENT NOTES:

1. BLOCKS 1–7 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.
2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

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HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY: TA
JOB NUMBER: 2593-01		
DATE: 04/01/25		
SCALE: 1"=60'		
SHEET NO: 13		

DRAWING NAME: Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 9:34 AM

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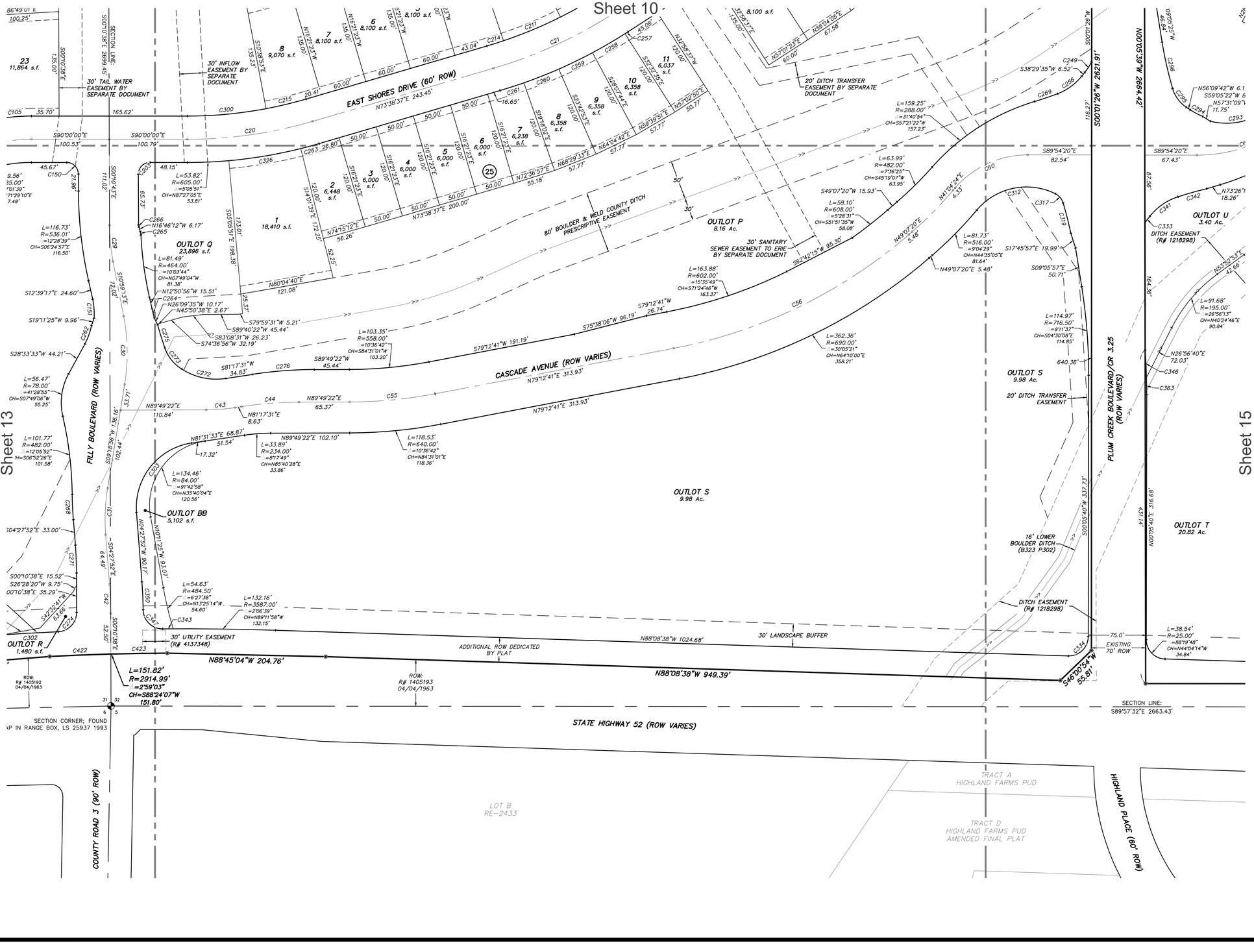
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 14



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR STATE HIGHWAY 52 WAS CREATED BY ROAD PETITION RECORDED 04/20/1891 IN BOOK 48 PAGE 224 AND DEEDS RECORDED 04/04/1963 AT RECEPTION NUMBERS 1405191–1405195.

2. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 3070680 AND 3070681.

3. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3 WAS CREATED BY RESOLUTION RECORDED 10/14/1889 IN BOOK 86 AT PAGE 273, DEED RECORDED 07/30/2007 AT RECEPTION NUMBER 3493478, AND THE SPRING HILL MINOR SUBDIVISION PLAT RECORDED 07/17/2020 AT RECEPTION NUMBER 4610088.

4. EXISTING RIGHT OF WAY FOR HIGHLAND PLACE WAS CREATED BY THE HIGHLAND FARMS PUD RECORDED 08/24/2005 AT RECEPTION NUMBER 3316277.

EASEMENT NOTES:

1. BLOCKS 24 & 25 SHALL HAVE 10' UTILITY EASEMENTS ADJACENT TO RIGHTS OF WAY AND 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.

2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

SURVEYORS STAMP:

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

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PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:
APPROVED BY: TA	
JOB NUMBER: 2593-01	
DATE: 04/01/25	
SCALE: 1"=60'	
SHEET NO: 14	DRAWING NAME: Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 10:04 AM
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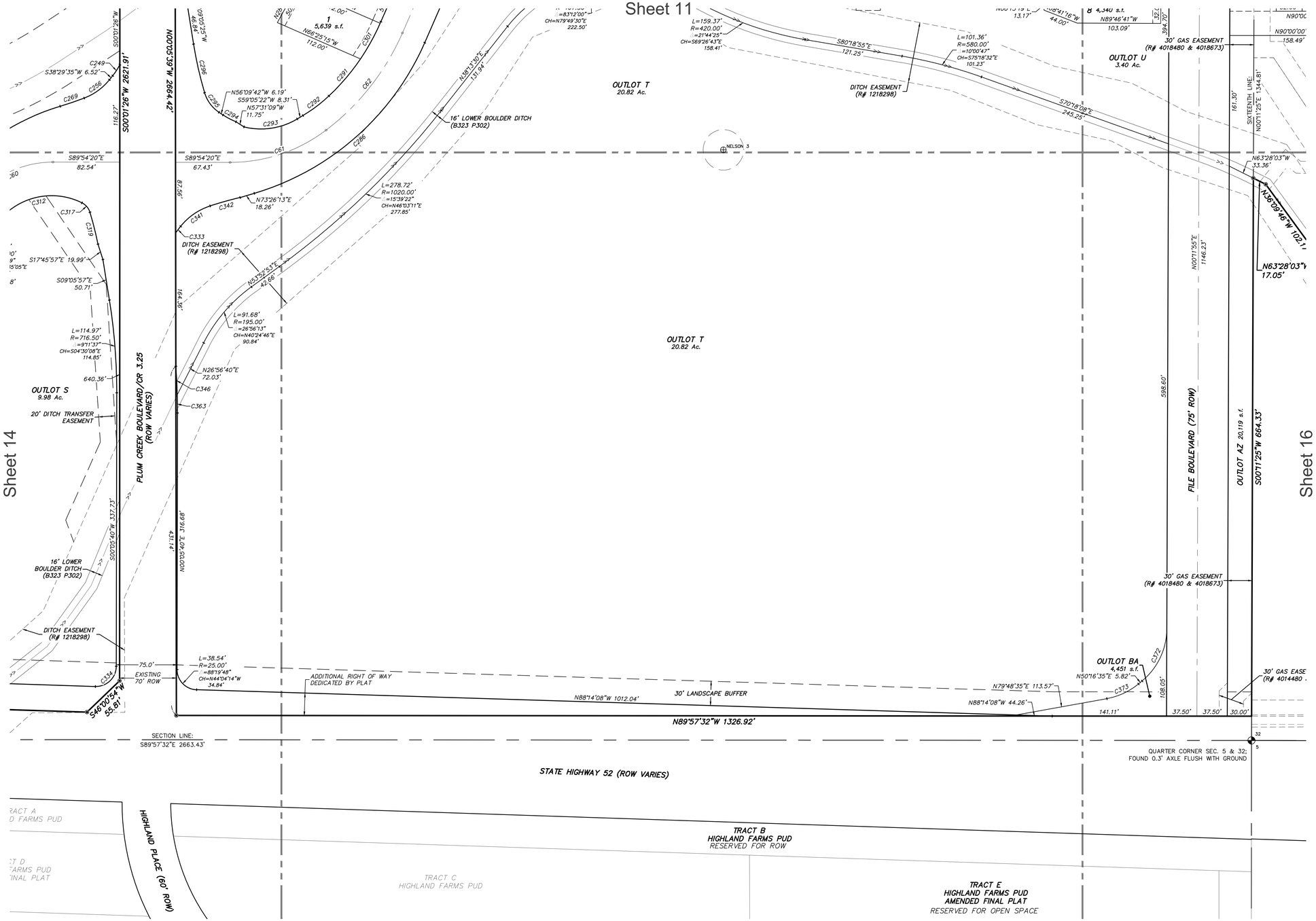
THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 15



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WATER EDGE
- WELL/FACILITIES LOT SETBACK
- WELL/FACILITIES BUILDING SETBACK
- APPROXIMATE DITCH CENTERLINE (AND DIRECTION)
- SEWER & WATER EASEMENTS TO BE DEDICATED TO TOWN OF ERIE BY SEPARATE DOCUMENT
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- PLUGGED & ABANDONED WELL
- (6) BLOCK NUMBER

EXISTING ROW NOTES:

1. EXISTING RIGHT OF WAY FOR STATE HIGHWAY 52 WAS CREATED BY ROAD PETITION RECORDED 04/20/1891 IN BOOK 48 PAGE 224 AND DEEDS RECORDED 04/04/1963 AT RECEPTION NUMBERS 1405191–1405195.
2. EXISTING RIGHT OF WAY FOR COUNTY ROAD 3.25 WAS CREATED BY ROAD PETITION RECORDED 07/07/1874 IN BOOK 1 PAGE 273 AND DEEDS RECORDED 05/12/2003 AT RECEPTION NUMBERS 307680 AND 3070681.
3. EXISTING RIGHT OF WAY FOR HIGHLAND PLACE WAS CREATED BY THE HIGHLAND FARMS PUD RECORDED 08/24/2005 AT RECEPTION NUMBER 3316277.

EASEMENT NOTES:

1. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

0 30 60 120

1 inch = 60 ft.

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FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:
APPROVED BY: TA	
JOB NUMBER: 2593-01	
DATE: 04/01/25	
SCALE: 1"=60'	
SHEET NO: 15	
DRAWING NAME: Shores Fil 4 Plat sh 3-16	

LAST SAVED: 4/1/2025 10:04 AM

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THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 16

Sheet 12

Sheet 15

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
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- (6) BLOCK NUMBER

OUTLOT U 3.40 Ac.

OUTLOT R 20.82 Ac.

OUTLOT AO 4.81 Ac.

OUTLOT AT 23,294 s.f.

OUTLOT AU 6,462 s.f.

OUTLOT AS 12,

OUTLOT AX 13,562 s.f.

OUTLOT AZ 20,119 s.f.

OUTLOT AY 17.48 Ac.

OUTLOT BA 4,451 s.f.

EAGLE CIRCLE (60' ROW)

FILE BOULEVARD (75' ROW)

SIXTEENTH LINE: N00°11'25"E 1344.81'

SECTION LINE: N89°53'42"W 1354.86'

QUARTER CORNER SEC. 5 & 32; FOUND 0.3' AXLE FLUSH WITH GROUND

SECTION CORNER; FOUND 3.25" ALUMINUM CAP IN RANGE BOX, LS 38445 2021

STATE HIGHWAY 52 (ROW VARIES)

OLD HIGHWAY 52

UNPLATTED–R# 3856326 (SCOTT DEEMER)

UNPLATTED–R# 1967818 (RUTH LARSON)

UNPLATTED–R# 2231498 (S SLATKIN)

UNPLATTED (TOWN OF FREDERICK)

LOT B RE-4197

HWY 52 *4A-32H-0268 THROUGH HWY 52 *42-0268

NOTE:

SEE SHEET 17 & 18 FOR WELL TIE INFORMATION.

EASEMENT NOTES:

1. BLOCKS 62–66 SHALL HAVE 10' DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES.

2. ALL OUTLOTS SHALL HAVE BLANKET DRAINAGE & UTILITY EASEMENTS.

NOTE:

SEE SHEETS 17 & 18 FOR LINE AND CURVE TABLE INFORMATION.

0 30 60 120

1 inch = 60 ft.

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THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 17

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	54.36'	195.00'	15°58'21"	S81°50'46"W	54.18'
C2	54.36'	195.00'	15°58'21"	N81°50'46"E	54.18'
C3	293.41'	300.00'	56°02'17"	S61°48'48"W	281.86'
C4	186.70'	1000.00'	10°41'49"	N39°08'34"E	186.43'
C5	57.63'	300.00'	11°00'27"	S38°59'16"W	57.55'
C6	289.61'	11370.00'	1°27'34"	S32°45'16"W	289.61'
C7	228.29'	450.00'	29°04'00"	S17°29'29"W	225.85'
C8	63.81'	60.00'	60°56'00"	S62°29'29"W	60.84'
C9	110.00'	90.00'	70°01'48"	S02°59'26"E	103.28'
C10	75.94'	195.00'	22°18'45"	S11°19'26"E	75.46'
C11	382.59'	730.00'	30°01'41"	N07°27'58"W	378.22'
C12	100.24'	195.00'	29°27'15"	S52°43'57"E	99.14'
C13	64.33'	195.00'	18°54'02"	S76°54'35"E	64.03'
C14	74.28'	195.00'	21°49'32"	S11°37'40"W	73.83'
C15	248.59'	195.00'	73°02'36"	N57°07'06"E	232.10'
C16	161.20'	212.50'	43°27'52"	S18°46'28"E	157.36'
C17	328.44'	217.50'	86°31'15"	S83°46'01"E	298.11'
C18	138.94'	215.00'	37°01'39"	S71°29'10"W	136.54'
C19	108.43'	215.00'	28°53'48"	S35°02'42"W	107.29'
C20	164.15'	575.00'	16°21'23"	N81°49'19"E	163.59'
C21	174.05'	600.00'	16°37'14"	N65°20'00"E	173.44'
C22	639.39'	550.00'	66°36'30"	N23°43'08"E	603.99'
C23	254.21'	750.00'	19°25'12"	S00°07'29"W	252.99'
C24	302.96'	850.00'	20°25'19"	N00°22'35"W	301.36'
C25	139.83'	750.00'	10°40'55"	S05°14'47"E	139.62'
C26	195.13'	1500.00'	7°27'12"	S03°49'17"W	194.99'
C27	34.05'	260.00'	7°30'16"	S86°12'15"E	34.03'
C28	166.89'	195.00'	49°02'12"	N27°28'34"E	161.84'
C29	47.16'	250.00'	10°48'30"	S05°34'58"E	47.09'
C30	88.59'	250.00'	20°18'09"	N00°50'08"W	88.12'
C31	60.13'	250.00'	13°46'48"	S02°25'32"W	59.98'
C32	86.17'	55.00'	89°46'14"	N44°53'07"W	77.63'
C33	4.94'	195.00'	1°27'02"	N00°43'31"E	4.94'
C34	86.39'	55.00'	90°00'00"	S45°11'55"W	77.78'
C35	33.78'	195.00'	9°55'27"	S03°30'41"E	33.73'
C36	101.19'	390.00'	14°51'58"	S74°05'36"W	100.91'
C37	57.68'	390.00'	8°28'25"	S85°45'48"W	57.63'
C38	86.39'	55.00'	90°00'00"	N45°00'00"W	77.78'
C39	86.39'	55.00'	90°00'00"	N45°00'00"E	77.78'
C40	86.39'	55.00'	90°00'00"	S45°00'00"E	77.78'
C41	63.99'	55.00'	66°39'37"	S33°19'49"W	60.44'
C42	37.41'	500.00'	4°17'14"	N02°19'15"W	37.40'
C43	37.22'	250.00'	8°31'51"	N85°33'27"E	37.19'
C44	74.44'	500.00'	8°31'51"	S85°33'27"W	74.38'
C45	113.64'	970.00'	6°42'45"	S39°07'44"W	113.57'
C46	33.97'	970.00'	2°00'23"	S43°29'18"W	33.96'
C47	63.40'	330.00'	11°00'27"	S38°59'16"W	63.30'
C48	16.57'	11400.00'	0°05'00"	S33°26'33"W	16.57'
C49	3.01'	1030.00'	0°10'03"	N33°52'41"E	3.01'
C50	36.18'	185.00'	11°12'20"	N43°53'26"E	36.12'
C51	57.12'	185.00'	17°41'28"	N29°26'32"E	56.90'
C52	41.33'	225.00'	10°31'25"	S72°23'40"W	41.27'
C53	39.41'	225.00'	10°02'12"	S82°40'28"W	39.36'
C54	23.35'	225.00'	5°56'50"	N89°20'01"W	23.34'
C55	111.12'	600.00'	10°36'42"	N84°31'01"E	110.97'
C56	341.35'	650.00'	30°05'21"	N64°10'00"E	337.44'
C57	31.78'	225.00'	8°05'37"	N82°18'48"W	31.76'
C58	20.73'	15.00'	79°11'35"	S62°08'13"W	19.12'
C59	47.16'	165.00'	16°22'40"	S14°21'05"W	47.00'
C60	106.00'	123.89'	49°01'17"	S65°35'02"W	102.79'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C61	127.13'	195.00'	37°21'18"	N71°25'01"E	124.89'
C62	154.21'	303.00'	29°09'37"	N38°09'34"E	152.55'
C63	226.81'	195.00'	66°38'34"	S56°54'02"W	214.24'
C64	13.69'	225.00'	3°29'10"	N22°20'23"E	13.69'
C65	45.08'	225.00'	11°28'42"	N29°49'20"E	45.00'
C66	41.33'	225.00'	10°31'25"	N40°49'23"E	41.27'
C67	44.84'	225.00'	11°25'06"	N06°25'27"E	44.77'
C68	40.87'	225.00'	10°24'26"	N17°20'13"E	40.81'
C69	6.02'	15.00'	22°59'14"	N11°02'48"E	5.98'
C70	14.71'	15.00'	56°12'21"	S28°32'59"E	14.13'
C71	73.23'	225.00'	18°38'50"	S47°19'45"E	72.90'
C72	23.56'	15.00'	90°00'00"	N42°02'32"W	21.21'
C73	41.33'	225.00'	10°31'25"	N51°20'49"E	41.27'
C74	41.33'	225.00'	10°31'25"	N61°52'14"E	41.27'
C75	22.18'	242.50'	5°14'26"	S00°20'15"W	22.17'
C76	40.80'	242.50'	9°38'20"	S07°06'08"E	40.75'
C77	41.73'	242.50'	9°51'35"	S16°51'05"E	41.68'
C78	41.73'	242.50'	9°51'35"	S26°42'40"E	41.68'
C79	37.52'	242.50'	8°51'56"	S36°04'25"E	37.49'
C80	23.56'	15.00'	90°00'00"	S04°29'36"W	21.21'
C81	5.18'	245.00'	1°12'40"	S48°53'16"W	5.18'
C82	50.48'	245.00'	11°48'16"	S42°22'48"W	50.39'
C83	48.43'	245.00'	11°19'29"	S30°48'55"W	48.35'
C84	19.48'	245.00'	4°33'23"	S22°52'30"W	19.48'
C85	46.67'	165.00'	16°12'17"	N39°27'53"E	46.51'
C86	46.21'	165.00'	16°02'48"	N55°35'26"E	46.06'
C88	36.61'	165.00'	12°42'40"	N87°17'04"E	36.53'
C89	98.85'	165.00'	34°19'30"	S69°11'51"E	97.38'
C90	40.40'	165.00'	14°01'47"	S45°01'13"E	40.30'
C91	23.56'	15.00'	90°00'00"	S06°59'40"W	21.21'
C92	242.38'	52.00'	267°03'38"	N46°31'04"E	75.40'
C93	31.00'	165.00'	10°45'56"	S25°58'46"W	30.96'
C94	49.86'	165.00'	17°18'54"	N72°16'17"E	49.67'
C95	29.97'	225.00'	7°37'59"	N48°10'41"E	29.95'
C96	44.80'	225.00'	11°24'34"	N38°39'25"E	44.73'
C97	41.50'	225.00'	10°34'01"	N27°40'07"E	41.44'
C98	39.43'	225.00'	10°02'31"	N17°21'52"E	39.38'
C99	36.86'	225.00'	9°23'08"	N07°39'02"E	36.82'
C100	28.01'	165.00'	9°43'40"	S47°07'51"W	27.98'
C101	67.80'	165.00'	23°32'41"	S30°29'40"W	67.33'
C102	23.56'	15.00'	90°00'00"	S47°57'28"W	21.21'
C103	45.40'	165.00'	15°45'51"	S10°50'24"W	45.25'
C104	23.56'	15.00'	90°00'00"	S85°30'24"E	21.21'
C105	41.99'	245.00'	9°49'11"	S85°05'24"W	41.94'
C106	72.24'	245.00'	16°53'36"	S71°44'01"W	71.98'
C107	23.56'	15.00'	90°00'00"	S83°00'20"E	21.21'
C108	73.34'	60.00'	70°01'48"	S02°59'26"E	68.85'
C109	31.90'	30.00'	60°56'00"	S62°29'29"W	30.42'
C110	23.56'	15.00'	90°00'00"	N42°02'32"W	21.21'
C111	68.27'	120.00'	32°35'41"	S21°42'29"E	67.35'
C112	55.32'	120.00'	26°24'45"	N07°47'44"E	54.83'
C113	23.09'	120.00'	11°01'22"	N26°30'48"E	23.05'
C114	35.81'	90.00'	22°47'51"	N43°25'24"E	35.57'
C115	35.00'	90.00'	22°16'54"	N65°57'46"E	34.78'
C116	24.90'	90.00'	15°51'15"	N85°01'51"E	24.82'
C117	23.56'	15.00'	90°00'00"	N47°57'28"E	21.21'
C118	38.13'	52.00'	42°00'55"	N66°00'18"W	37.28'
C119	83.79'	52.00'	92°19'35"	N01°09'57"E	75.02'
C120	80.35'	52.00'	88°31'55"	S88°24'18"E	72.59'
C121	40.10'	52.00'	44°11'13"	S22°02'44"E	39.12'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C122	44.10'	245.00'	10°18'52"	S58°07'47"W	44.05'
C123	67.45'	187.50'	20°36'38"	S63°16'40"W	67.08'
C124	133.15'	187.50'	40°41'14"	N86°04'24"W	130.37'
C125	82.54'	187.50'	25°13'23"	N53°07'05"W	81.88'
C126	68.61'	182.50'	21°32'21"	N29°44'13"W	68.20'
C127	69.84'	182.50'	21°55'31"	N08°00'17"W	69.41'
C128	51.08'	420.00'	6°58'06"	N06°26'31"E	51.05'
C129	121.18'	420.00'	16°31'53"	N18°11'31"E	120.76'
C131	15.65'	165.00'	5°26'01"	N03°26'45"E	15.64'
C132	21.25'	15.00'	81°09'00"	N39°51'36"W	19.51'
C133	76.67'	480.00'	9°09'06"	N27°26'55"E	76.59'
C134	75.33'	11340.00'	0°22'50"	N32°50'12"E	75.33'
C135	40.81'	420.00'	5°34'01"	S29°14'28"W	40.79'
C136	231.84'	330.00'	40°15'12"	S57°40'49"W	227.10'
C137	3.48'	970.00'	0°12'20"	S33°53'49"W	3.48'
C138	47.62'	26744.13'	0°06'07"	N32°08'42"E	47.62'
C139	65.30'	1030.00'	3°37'56"	N42°08'20"E	65.29'
C140	30.01'	1030.00'	1°40'10"	N34°47'48"E	30.01'
C141	61.71'	63.00'	56°07'20"	N52°22'27"W	59.27'
C142	51.44'	63.00'	46°46'48"	N00°55'23"W	50.02'
C143	113.00'	11400.00'	0°34'05"	S33°07'00"W	113.00'
C144	113.23'	11400.00'	0°34'09"	S32°32'54"W	113.23'
C145	50.00'	63.00'	45°28'22"	N45°12'13"E	48.70'
C146	50.00'	63.00'	45°28'22"	S89°19'25"E	48.70'
C147	50.00'	63.00'	45°28'22"	S43°51'03"E	48.70'
C148	24.00'	63.00'	21°49'46"	S10°11'59"E	23.86'
C149	75.32'	11340.00'	0°22'50"	N33°13'02"E	75.32'
C150	23.52'	15.00'	89°49'22"	S45°05'19"E	21.18'
C151	24.79'	84.00'	16°54'33"	S04°12'00"E	24.70'
C152	15.17'	11340.00'	0°04'36"	N33°26'45"E	15.17'
C153	51.87'	270.00'	11°00'27"	N38°59'16"E	51.79'
C154	30.16'	780.00'	2°12'56"	S06°01'22"W	30.16'
C159	70.52'	45.00'	89°47'04"	N44°56'25"E	63.52'
C160	117.11'	75.00'	89°28'06"	S45°05'54"W	105.57'
C161	46.00'	165.00'	15°58'21"	S81°50'46"W	45.85'
C162	17.69'	225.00'	4°30'17"	S76°06'44"W	17.69'
C163	54.56'	3413.00'	0°54'57"	S88°17'56"W	54.56'
C164	45.03'	225.00'	11°28'03"	S84°05'55"W	44.96'
C165	56.44'	65.00'	49°44'52"	S09°54'16"W	54.68'
C167	82.58'	480.00'	9°51'26"	S17°56'39"W	82.48'
C168	9.64'	1030.00'	0°32'11"	N44°13'23"E	9.64'
C169	39.51'	26.00'	87°03'38"	S43°28'56"E	35.81'
C170	75.37'	11340.00'	0°22'51"	S32°27'21"W	75.37'
C172	23.50'	15.00'	89°46'41"	N44°53'20"W	21.17'
C173	23.62'	15.00'	90°13'19"	S45°06'40"W	21.25'
C174	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C175	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C176	84.26'	480.00'	10°03'27"	S07°59'12"W	84.15'
C177	98.89'	85.00'	66°39'37"	N33°19'49"E	93.41'
C178	61.02'	700.00'	4°59'40"	S15°03'02"E	61.00'
C179	139.90'	700.00'	11°27'03"	S06°49'40"E	139.67'
C180	105.68'	700.00'	8°39'01"	S03°13'22"W	105.58'
C181	23.56'	15.00'	90°00'00"	N37°27'07"W	21.21'
C182	66.99'	780.00'	4°55'14"	N02°27'17"E	66.97'
C183	60.06'	780.00'	4°24'43"	N02°12'42"W	60.05'
C184	60.43'	780.00'	4°26'21"	N06°38'14"W	60.42'
C185	9.92'	780.00'	0°43'43"	N09°13'16"W	9.92'
C186	50.60'	520.00'	5°34'30"	N06°47'52"W	50.58'
C187	60.04'	520.00'	6°36'55"	N00°42'09"W	60.01'
C188	29.14'	222.50'	7°30'16"	N86°12'15"W	29.12'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C189	31.67'	700.00'	2°35'33"	N18°50'38"W	31.67'
C190	23.56'	15.00'	89°59'44"	S45°02'44"W	21.21'
C191	79.75'	520.00'	8°47'14"	N06°59'55"E	79.67'
C192	61.21'	1530.00'	2°17'32"	N04°45'55"E	61.20'
C193	61.06'	1530.00'	2°17'11"	N02°28'33"E	61.05'
C194	33.06'	1530.00'	1°14'17"	N00°42'49"E	33.06'
C195	35.72'	780.00'	2°37'26"	N01°13'03"W	35.72'
C196	75.01'	520.00'	8°15'54"	N15°31'29"E	74.95'
C197	76.46'	520.00'	8°25'28"	N23°52'11"E	76.39'
C198	73.57'	520.00'	8°06'21"	N32°08'05"E	73.51'
C199	93.50'	520.00'	10°18'07"	N41°20'19"E	93.37'
C200	62.22'	520.00'	6°51'19"	N49°55'03"E	62.18'
C201	33.38'	520.00'	3°40'41"	N55°11'02"E	33.37'
C202	43.71'	1530.00'	1°38'12"	N06°43'47"E	43.71'
C203	23.61'	15.00'	90°10'38"	N44°54'41"E	21.25'
C204	74.96'	580.00'	7°24'18"	N21°27'22"E	74.91'
C205	30.02'	580.00'	2°57'54"	N01°31'13"W	30.01'
C206	23.56'	15.00'	90°00'00"	N52°32'53"E	21.21'
C207	38.97'	297.50'	7°30'16"	S86°12'15"E	38.94'
C208	61.24'	780.00'	4°29'54"	N04°46'42"W	61.22'
C209	48.46'	780.00'	3°33'35"	N08°48'27"W	48.45'
C210	63.07'	570.00'	6°20'22"	N60°11'34"E	63.03'
C211	79.80'	570.00'	8°01'15"	N67°22'22"E	79.73'
C212	13.34'	820.00'	0°55'56"	N10°07'16"W	13.34'
C213	61.55'	820.00'	4°18'04"	N07°30'16"W	61.54'
C214	22.49'	570.00'	2°15'37"	N72°30'49"E	22.49'
C215	53.21'	545.00'	5°35'38"	N76°26'26"E	53.19'
C216	65.45'	420.00'	8°55'42"	N71°07'28"E	65.38'
C217	38.97'	225.00'	9°55'27"	N03°30'41"W	38.92'
C218	39.33'	25.00'	90°08'41"	N45°10'01"E	35.40'
C219	61.12'	820.00'	4°16'13"	N03°13'08"W	61.10'
C220	61.02'	820.00'	4°15'50"	N01°02'54"E	61.01'
C221	61.27'	820.00'	4°16'52"	N05°19'14"E	61.25'
C222	33.97'	820.00'	2°22'24"	N08°38'52"E	33.96'
C223	36.81'	780.00'	2°42'14"	N08°28'57"E	36.81'
C224	23.50'	15.00'	89°45'38"	S44°52'49"E	21.17'
C225	23.58'	15.00'	90°03'04"	S44°55'52"E	21.22'
C226	44.31'	1470.00'	1°43'38"	S06°41'04"W	44.31'
C227	61.20'	1470.00'	2°23'07"	S04°37'42"W	61.19'
C228	62.05'	1470.00'	2°25'06"	S02°13'35"W	62.04'
C229	23.67'	1470.00'	0°55'21"	S00°33'21"W	23.67'
C230	47.13'	720.00'	3°45'02"	S01°46'50"E	47.12'
C231	61.88'	720.00'	4°55'26"	S06°07'05"E	61.86'
C232	25.22'	720.00'	2°00'25"	S09°35'02"E	25.22'
C233	37.15'	880.00'	2°25'07"	S09°22'41"E	37.15'
C234	61.88'	880.00'	4°01'44"	S06°09'15"E	61.87'
C235	61.56'	880.00'	4°00'29"	S02°08'08"E	61.55'
C236	61.54'	880.00'	4°00'25"	S01°52'19"W	61.53'
C237	61.83'	880.00'	4°01'32"	S05°53'17"W	61.82'
C238	29.70'	880.00'	1°56'01"	S08°52'04"W	29.70'
C239	51.12'	720.00'	4°04'06"	S07°48'02"W	51.11'
C240	78.52'	720.00'	6°14'55"	S02°38'11"W	78.48'
C241	60.10'	720.00'	4°46'57"	S02°51'58"E	60.08'
C242	54.30'	720.00'	4°19'14"	S07°25'30"E	54.28'
C243	6.27'	580.00'	0°37'09"	S09°16'33"E	6.27'
C244	60.37'	580.00'	5°57'48"	S05°59'04"E	60.34'
C245	93.70'	791.00'	6°47'13"	S03°17'56"E	93.64'
C246	60.10'	580.00'	5°56'13"	S02°55'51"W	60.07'
C247	60.00'	580.00'	5°55'38"	S08°51'47"W	59.97'
C248	60.00'	580.00'	5°55'38"	S14°47'24"W	59.97'

WELL TIES TO SECTION CORNERS (FROM SHEET 16)

WELL NAME	TIE	STATUS
1. BROWN 41-5	1. S52°23'43"W, 1308' TO CORNER C	1. PA
2. HWY 52 *4A-32H-0268	2. S44°39'18"W, 839' TO CORNER C	2. PR
3. HWY 52 *4B-32H-0268	3. S45°08'15"W, 846' TO CORNER C	3. PR
4. HWY 52 *4C-32H-0268	4. S45°36'44"W, 853' TO CORNER C	4. PR
5. HWY 52 *4D-32H-0268	5. S46°04'44"W, 861' TO CORNER C	5. PR
6. HWY 52 *4E-32H-0268	6. S46°32'16"W, 868' TO CORNER C	6. PR
7. HWY 52 *4F-32H-0268	7. S46°59'21"W, 875' TO CORNER C	7. PR
8. HWY 52 *4G-32H-0268	8. S47°25'59"W, 882' TO CORNER C	8. PR
9. HWY 52 *4H-32H-0268	9. S47°52'11"W, 890' TO CORNER C	9. PR
10. HWY 52 *4I-32H-0268	10. S48°17'57"W, 897' TO CORNER C	10. PR
11. HWY 52 *4J-32H-0268	11. S48°43'17"W, 905' TO CORNER C	11. PR
12. HWY 52 *4K-32H-0268	12. S49°08'12"W, 912' TO CORNER C	12. PR
13. HWY 52 *4L-32H-0268	13. S49°32'43"W, 920' TO CORNER C	13. PR
14. HWY 52 *4M-32H-0268	14. S49°56'49"W, 927' TO CORNER C	14. PR
15. HWY 52 *4N-32H-0268	15. S50°20'32"W, 935' TO CORNER C	15. PR
16. HWY 52 *4O-32H-0268	16. S50°43'52"W, 943' TO CORNER C	16. PR
17. HWY 52 *4P-32H-0268	17. S51°06'49"W, 951' TO CORNER C	17. PR
18. HWY 52 *4Q-32H-0268	18. S51°27'33"W, 958' TO CORNER C	18. PR
19. HWY 52 *4R-32H-0268	19. S51°51'36"W 966' TO CORNER C	19. SI
20. HWY 52 *4S-32H-0268	20. S52°13'27"W, 974' TO CORNER C	20. PR
21. HWY 52 *4T-32H-0268	21. S52°34'58"W, 982' TO CORNER C	21. PR
22. HWY 52 *4U-32H-0268	22. S52°53'07"W, 990' TO CORNER C	22. SI
23. HWY 52 *4V-32H-0268	23. S53°16'56"W, 998' TO CORNER C	23. PR
24. HWY 52 *4W-32H-0268	24. S53°37'25"W, 1006' TO CORNER C	24. SI
25. NELSON 3	25. S41°47'04"E, 978' TO CORNER C	25. PA
26. RAY NELSON 33-32	26. S51°03'16"W, 1307' TO CORNER C	26. PA
27. RAY NELSON 34-32	27. S51°29'16"W, 1308' TO CORNER C	27. PA
28. RAY NELSON 44-32	28. S51°57'19"W, 1308' TO CORNER C	28. PA
29. RAY NELSON 8-8-32	29. S52°49'37"W, 1310' TO CORNER C	29. PA

CORNER C: SOUTH QUARTER SECTION 32

STATUS PER COECMC MAPPING ACCESSED 04/01/25

PA: PLUGGED AND ABANDONED
PR: PRODUCING
SI: SHUT IN
TA: TEMPORARY ABANDONED

SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite 8
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY: TA
JOB NUMBER: 2593-01
DATE: 04/01/25
SCALE: n/a
SHEET NO: 17
DRAWING NAME: Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 9:34 AM

G:\25931\Survey\Plats\Shores Fil 4 Plat sh 3-16.dwg

THE SHORES ON PLUM CREEK PRELIMINARY PLAT

SHEET 18

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C249	16.26'	82.00'	11°21'29"	S32°48'50"W	16.23'
C250	58.00'	580.00'	5°43'46"	S28°01'24"W	57.98'
C251	58.00'	580.00'	5°43'46"	S33°45'11"W	57.98'
C252	58.00'	580.00'	5°43'46"	S39°28'57"W	57.98'
C253	58.00'	580.00'	5°43'46"	S45°12'44"W	57.98'
C254	58.00'	580.00'	5°43'46"	S50°56'30"W	57.98'
C255	32.56'	580.00'	3°12'59"	S55°24'53"W	32.56'
C256	38.93'	72.00'	30°58'39"	S53°58'54"W	38.45'
C257	4.77'	630.00'	0°26'02"	S57°14'24"W	4.77'
C258	48.54'	630.00'	4°24'51"	S59°39'51"W	48.52'
C259	48.54'	630.00'	4°24'51"	S64°04'42"W	48.52'
C260	48.54'	630.00'	4°24'51"	S68°29'33"W	48.52'
C261	32.37'	630.00'	2°56'39"	S72°10'18"W	32.37'
C262	25.14'	82.00'	17°34'00"	S19°46'33"W	25.04'
C263	24.59'	605.00'	2°19'43"	S74°48'29"W	24.59'
C264	11.67'	484.00'	1°22'52"	N13°32'22"W	11.67'
C265	4.52'	18.50'	13°59'00"	N09°46'42"W	4.50'
C266	2.58'	9.50'	15°34'59"	N08°58'43"W	2.58'
C267	62.61'	225.00'	15°56'33"	N81°51'40"E	62.40'
C268	32.90'	518.00'	3°38'22"	S02°38'41"E	32.90'
C269	31.35'	482.00'	3°43'35"	S71°20'01"W	31.34'
C272	59.83'	82.00'	41°48'28"	N77°49'17"W	58.52'
C273	35.33'	52.00'	38°55'46"	N38°35'03"W	34.66'
C274	38.20'	25.00'	87°32'55"	S43°35'50"W	34.59'
C275	31.18'	482.00'	3°42'23"	N17°15'59"W	31.17'
C276	80.10'	538.00'	8°31'51"	S85°33'27"W	80.03'
C277	133.52'	85.00'	90°00'00"	S45°00'00"E	120.21'
C278	23.61'	15.00'	90°11'55"	S44°54'03"E	21.25'
C279	18.46'	15.00'	70°31'44"	S35°27'47"W	17.32'
C280	47.10'	225.00'	11°59'36"	S70°19'58"W	47.01'
C281	29.22'	85.00'	19°41'41"	N79°55'24"W	29.07'
C282	40.00'	85.00'	26°57'46"	S56°35'40"E	39.63'
C283	5.09'	15.00'	19°26'52"	N80°03'15"W	5.07'
C284	10.08'	45.00'	12°50'23"	S06°38'30"W	10.06'
C285	30.61'	45.00'	38°58'46"	S32°33'05"W	30.03'
C286	289.77'	333.00'	49°51'28"	N48°30'29"E	280.71'
C287	29.99'	45.00'	38°10'51"	N71°07'54"E	29.44'
C288	60.60'	45.00'	77°09'37"	N51°11'52"W	56.12'
C289	10.08'	45.00'	12°50'23"	N06°11'52"W	10.06'
C290	25.05'	225.00'	6°22'46"	S26°46'08"W	25.04'
C291	60.23'	273.00'	12°38'28"	S40°27'11"W	60.11'
C292	40.20'	187.00'	12°18'57"	S52°55'53"W	40.12'
C293	68.07'	87.00'	44°49'34"	S81°30'09"W	66.34'
C294	18.03'	84.00'	12°18'01"	N62°18'42"W	18.00'
C295	30.55'	44.00'	39°46'56"	N36°16'14"W	29.94'
C296	61.57'	484.00'	7°17'20"	N12°44'05"W	61.53'
C297	114.46'	714.00'	9°11'05"	N04°29'52"W	114.34'
C298	197.80'	210.00'	53°57'57"	N41°20'01"E	190.56'
C299	65.60'	175.00'	21°28'38"	N06°23'56"E	65.21'
C300	102.37'	545.00'	10°45'44"	S84°37'08"W	102.22'
C301	50.28'	273.00'	10°33'12"	S28°51'21"W	50.21'
C302	72.53'	3587.00'	1°09'31"	S86°47'32"W	72.53'
C303	126.07'	84.00'	85°59'25"	N38°31'51"E	114.57'
C305	28.58'	165.00'	9°55'27"	N03°30'41"W	28.54'
C307	59.30'	85.00'	39°58'26"	N19°59'13"W	58.11'
C308	23.56'	15.00'	90°00'00"	S45°00'00"W	21.21'
C309	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C310	23.56'	15.00'	90°00'00"	N45°00'00"W	21.21'
C311	5.05'	15.00'	19°16'22"	S80°21'49"W	5.02'
C312	111.96'	84.00'	76°21'50"	N78°13'46"E	103.85'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C313	45.91'	165.00'	15°56'33"	N81°51'40"E	45.76'
C314	7.56'	15.00'	28°52'49"	S75°43'39"E	7.48'
C315	16.00'	15.00'	61°07'11"	S30°43'39"E	15.25'
C316	51.79'	225.00'	13°11'15"	S06°45'41"E	51.67'
C317	15.71'	19.28'	46°40'29"	S40°15'05"E	15.28'
C318	2.58'	15.00'	9°50'44"	N04°55'22"E	2.57'
C319	40.55'	484.00'	4°48'01"	S14°09'14"E	40.54'
C320	18.59'	420.00'	2°32'09"	S88°43'56"W	18.59'
C321	22.01'	15.00'	84°03'44"	N50°30'17"W	20.09'
C322	19.30'	15.00'	73°42'24"	N53°22'07"E	17.99'
C323	23.56'	15.00'	89°58'36"	S44°47'23"E	21.21'
C324	14.34'	225.00'	3°39'02"	S88°23'03"W	14.33'
C325	23.56'	15.00'	90°00'00"	S45°11'55"W	21.21'
C326	94.30'	605.00'	8°55'49"	S80°26'15"W	94.20'
C327	40.22'	225.00'	10°14'32"	S81°27'02"W	40.17'
C328	23.89'	15.00'	91°15'07"	N44°10'32"W	21.44'
C329	45.00'	225.00'	11°27'33"	S58°36'23"W	44.93'
C330	45.00'	225.00'	11°27'33"	S47°08'51"W	44.93'
C331	45.00'	225.00'	11°27'33"	S35°41'18"W	44.93'
C332	70.69'	45.00'	90°00'00"	N45°13'19"E	63.64'
C333	10.56'	86.75'	6°58'37"	N36°49'07"E	10.56'
C334	40.04'	25.00'	91°45'41"	S45°58'31"W	35.89'
C335	84.34'	1030.00'	4°41'29"	S37°58'37"W	84.31'
C336	47.62'	11400.00'	0°14'22"	S31°58'26"W	47.62'
C337	69.26'	330.00'	12°01'32"	S83°49'11"W	69.13'
C338	12.56'	23.00'	31°16'58"	S74°01'29"W	12.40'
C339	64.26'	165.00'	22°18'45"	N11°19'26"W	63.85'
C340	30.01'	970.00'	1°46'22"	S34°53'10"W	30.01'
C341	44.81'	76.50'	33°33'41"	N55°16'04"E	44.17'
C342	38.47'	486.50'	4°31'49"	N74°18'49"E	38.46'
C343	13.51'	3587.00'	0°12'57"	S89°38'14"W	13.51'
C344	103.69'	165.00'	36°00'24"	N41°34'57"E	101.99'
C345	18.46'	15.00'	70°31'44"	S35°03'57"E	17.32'
C346	35.35'	788.50'	2°34'08"	N02°48'55"W	35.35'
C347	39.19'	25.00'	89°48'46"	N45°33'52"W	35.30'
C348	75.40'	165.00'	26°10'52"	N72°40'36"E	74.74'
C349	12.83'	165.00'	4°27'17"	N87°59'41"E	12.83'
C350	36.01'	542.00'	3°48'23"	N02°33'40"W	36.00'
C351	23.62'	15.00'	90°14'22"	S45°07'11"W	21.26'
C352	23.55'	15.00'	89°57'33"	N44°46'52"W	21.21'
C353	23.56'	15.00'	90°00'00"	N45°11'55"E	21.21'
C354	23.51'	15.00'	89°48'05"	N44°54'03"W	21.18'
C355	39.27'	25.00'	90°00'00"	S45°11'55"W	35.36'
C356	23.23'	15.00'	88°44'53"	S45°49'28"W	20.98'
C357	23.56'	15.00'	90°00'00"	S44°48'05"E	21.21'
C358	4.18'	165.00'	1°27'02"	N00°43'31"E	4.18'
C359	5.10'	15.00'	19°28'16"	S80°03'57"E	5.07'
C360	18.46'	15.00'	70°31'44"	N35°03'57"W	17.32'
C361	70.69'	45.00'	90°00'00"	S44°46'41"E	63.64'
C362	21.65'	330.00'	3°45'33"	S35°40'26"W	21.65'
C363	22.37'	788.50'	1°37'32"	N00°43'06"W	22.37'
C364	23.50'	15.00'	89°46'14"	S44°53'07"E	21.17'
C365	29.22'	85.00'	19°41'35"	N80°09'13"W	29.07'
C366	45.00'	85.00'	30°19'59"	N55°08'26"W	44.48'
C367	40.00'	85.00'	26°57'46"	S29°37'55"E	39.63'
C368	23.96'	85.00'	16°09'02"	S08°04'31"E	23.88'
C370	23.62'	15.00'	90°13'46"	S45°06'53"W	21.26'
C371	39.17'	25.00'	89°46'14"	N44°53'07"W	35.28'
C372	73.77'	84.40'	50°04'40"	N25°14'15"E	71.44'
C373	43.50'	84.40'	29°32'00"	N65°02'35"E	43.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C374	23.56'	15.00'	90°00'00"	S44°46'41"E	21.21'
C376	18.46'	15.00'	70°31'44"	N35°27'47"E	17.32'
C379	23.62'	15.00'	90°14'22"	S45°07'11"W	21.26'
C380	23.50'	15.00'	89°44'55"	N44°52'28"W	21.17'
C381	21.05'	15.00'	80°24'21"	S50°02'54"W	19.36'
C382	22.01'	15.00'	84°03'44"	N33°33'27"E	20.09'
C383	23.61'	15.00'	90°11'55"	N45°05'57"E	21.25'
C384	31.59'	85.00'	21°17'47"	N79°33'02"E	31.41'
C385	40.86'	85.00'	27°32'38"	N55°07'49"E	40.47'
C386	40.86'	85.00'	27°32'38"	N27°35'11"E	40.47'
C387	20.20'	85.00'	13°36'57"	N07°00'23"E	20.15'
C389	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C390	5.70'	225.00'	1°27'02"	S00°43'31"W	5.70'
C391	18.33'	45.00'	23°20'23"	N11°40'11"W	18.20'
C393	40.98'	360.00'	6°31'17"	S86°44'21"W	40.95'
C394	30.38'	360.00'	4°50'05"	S81°03'40"W	30.37'
C395	75.29'	360.00'	11°59'00"	S72°39'08"W	75.16'
C396	23.50'	15.00'	89°46'41"	S44°53'20"E	21.17'
C398	23.62'	15.00'	90°13'19"	N45°06'40"E	21.25'
C401	5.10'	15.00'	19°29'41"	N80°28'29"E	5.08'
C402	29.09'	25.00'	66°39'37"	S33°19'49"W	27.47'
C404	20.19'	75.00'	15°25'29"	S07°42'45"E	20.13'
C405	10.36'	75.00'	7°54'53"	S19°22'56"E	10.35'
C406	4.32'	15.00'	16°30'56"	N08°15'28"E	4.31'
C409	13.91'	15.00'	53°07'48"	N26°33'54"E	13.42'
C410	70.69'	45.00'	90°00'00"	N45°00'00"E	63.64'
C411	23.50'	15.00'	89°46'41"	N44°53'20"W	21.17'
C412	23.57'	15.00'	90°01'24"	S45°12'37"W	21.22'
C415	23.56'	15.00'	90°00'00"	N45°00'00"W	21.21'
C416	23.56'	15.00'	90°00'00"	N45°00'00"E	21.21'
C422	78.86'	2914.99'	1°33'00"	S87°41'06"W	78.86'
C423	72.96'	2914.99'	1°26'02"	S89°10'37"W	72.96'
C430	23.56'	15.00'	90°00'00"	N45°13'19"E	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°57'28"W	50.00'
L2	N02°57'28"E	45.00'
L3	S68°41'16"E	18.42'
L4	N32°01'29"E	45.00'
L5	N89°59'44"W	11.35'
L6	N56°12'20"W	12.26'
L7	N32°01'29"E	45.00'
L8	S33°20'53"W	30.33'
L10	N75°04'41"W	34.00'
L13	S32°01'29"W	25.00'
L16	S20°24'25"E	41.00'
L22	N00°00'00"E	45.00'

SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite 8
Lafayette, CO 80026
303.449.9105

HURST

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

THE SHORES ON PLUM CREEK
PRELIMINARY PLAT
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:
APPROVED BY: TA	
JOB NUMBER: 2593-01	
DATE: 04/01/25	
SCALE: n/a	
SHEET NO: 18	DRAWING NAME: Shores Fil 4 Plat sh 3-16

LAST SAVED: 4/1/2025 10:04 AM

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HURST

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

March 9, 2022

The Shores on Plum Creek Preliminary Development Plan neighborhood meeting summary:

Virtual and in-person meeting. One neighbor in person and five virtual connections.
Tarum Reddy
Chiu Ki Chan
Philip Brayman
Chris Sweedenborg
John & Marcia Griffin

Rhonda Dick, Hurst & Associates, presented Conceptual Site Plan.

Increased property area since first neighborhood meeting: Includes both sides of CR 3.25, north of Hwy 52, approximately 320 acres; a mix of currently zoned Mixed Use Commercial (C-H52), Medium Density Residential (R-2) and Low Density Residential (R-1).

Traffic and Streets: CDOT Access Control Plan identifies a full turn access with future signal at CR 3; CR 3.25 existing full turn access will be restricted to a right-in/right-out intersection; future CR 3.5 full turn access, and when traffic counts warrant, a signal is permitted. The Shores on Plum Creek will provide a connection from the signal at CR 3 to CR 3.25 south of Filly Lake (the reservoir). The Town of Frederick Engineering Department confirmed a planned collector road will be provided from CR 3.25 to CR 5 and CR 7 north of the site in two locations as development occurs.

Parks and Open Space: Community will provide over 25% of usable parks and open space including the Filly Lake (limited motorized boating), Coyote Pond (fishing and non-motorized boating), trails and parks.

Development: Varied lot size for single family detached and planned apartments. Anticipated Commercial at NE corner of CR 3 and Hwy 52 but no proposed use at this time.

Neighbor Comment:
Tarun Reddy. 7167 Reflection Drive. Weld County. No benefit to other properties. Just more traffic on CR 3.25, and when Anderson Farms is open, getting to Hwy 52 is impossible. Discouraging.