



Built On What Matters

Town of Frederick Board of Trustees Agenda

Frederick Town Hall

Board Chambers

401 Locust Street

Tuesday, September 9, 2025

7:00 PM

Work Session 5:30 PM

Agenda

Regular Meeting 7:00 PM

Work Session

- A. Town Revenue Presentation
- B. Roads Committee

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 Board of Trustees. 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

- C. Administrative Report -

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.

- D. Approval of Minutes

Action Agenda

- E. Resolution No. 25-R-49 Preschool Adventures Conditional Use and Wavier
Request Resolution No. 25-R-50 -
Bailey Arvizu, Planning Technician
- F. Resolution No. 25-R-51: A Resolution of the Board of Trustees Approving the
Wheatlands Preliminary Development Plan and Preliminary Plat -
Audem Gonzales, Senior Planner

Mayor and Trustee Reports

Adjournment

[MEET_FOOT]



Town of Frederick

Admin Report 9.09.25

Upcoming Board of Trustees Meetings:

The following is the schedule for upcoming meetings, though topics are subject to be changed or rescheduled:

- September 17, 2025 – Regular Meeting
 - October 1, 2025 – Regular Meeting
 - October 15, 2025 – Regular Meeting
 - November 5, 2025 – Regular Meeting
-



Effective, Efficient & Strategic Government Operations

- The August PROST Commission Regular Meeting was cancelled at the request of the chairperson. At the July meeting, new officers were elected including Matt Hickman as Chair and Erin Fosdick as Vice Chair. Commissioners will meet on September 12 to discuss the 2026 Budget and updates to Go Outdoors Frederick 2050.
- Neighborhood Services is actively pursuing land use compliance efforts by streamlining enforcement processes and prioritizing collaborative solutions, ensuring alignment with the Town's philosophy of effective and efficient government operations while maintaining transparency and fairness.
- Communications & Engagement staff have been hard at work creating the September newsletter and Frederick Flash updates, updating the Town's website with accessible navigation, and are drafting a new informational series for Town staff called "What Can Communications Do for You?"



Community and Economic Vitality

- Design work continues on FRA Master Plan Phase 2, which is the renovation and replacement of the golf course maintenance facility. Staff is close to finalizing the site layout to bring to the Board for discussion in early 2026, with questions around phasing, prioritization and code compliance.
- The busy season for Bella Rosa Golf Course is in full swing. The following is a summary of the golf events held in August:

Built on What Matters.

- The Glow-Ball Tournament was held on August 9; we had a full field of 72 participants.
- The Summer Scramble was held on August 16; this event also had a full field of 72 participants.
- A charity golf outing, the Sean Stitt Memorial, was held on August 23.
- Ladies Fun Night took place on August 27 with the theme of Rock Around the Course.
- Couples Night Out was held on August 29.
- Bella Rosa is host to two new leagues in 2025, including the Mirror Image Brewery league and the Carbon Valley Lutheran league.
- Bella Rosa continues their "Maintenance Wednesdays" where they close the course every other week on Wednesday mornings to conduct routine turf and facility maintenance. This allows staff to streamline those activities to improve long-term conditions which drive revenue increases. More importantly, it also creates higher user satisfaction, with a short-term disruption in usability. While it's a new process in 2025, users have adapted to the change and have been positive with feedback regarding the outcomes.
- For a list of all active development applications currently under review by the Town's Planning Department, Engineering Department, Legal Counsel, Frederick-Firestone Fire Protection District, and external review agencies, please follow these links to our ["What's Developing"](#) map and webpage, ["Development Applications Under Review."](#)



Dynamic, Inclusive & Connected Community

- The Communications & Engagement team is committed to bringing quality events to the Town of Frederick. Planning is under way for Tiny Terror Town, Thanksgiving Dinner in a Box, and Festival of Lights, and the total numbers for Miners Day include:
 - 77 sponsor applications
 - 66 food vendor applications (all spots are full)
 - 147 market vendor applications (all spots are full)
- The final Community Tour & Talk of 2025 was held in the Wyndham Hill neighborhood on August 20. These events will return in summer of 2026!
- Staff recently wrapped up distribution of the 2025 Community Survey and are working on analysis of the results to share with the Board of Trustees.
- Communications & Engagement staff keep busy keeping the community informed! Recent projects and details to share include back-to-school safety updates, parade safety guidelines, Clean-Up Days information, landfill voucher distribution information, and communication regarding fiber installation.



Strategic, Reliable and Sustainable Infrastructure

- The 2026 Trails Maintenance Program is in full swing, with trail repairs ongoing or completed at Frederick Recreation Area (FRA), Centennial Park, and on Colorado Boulevard.

- Parks has been prioritizing work on the Asset Management Program, focusing on finalizing asset data, as well as building a custom condition indexing system for all assets.
- Public Works updates:
 - The Fleet Division is excited to be fully staffed once again and are keeping busy with daily fleet operations. In addition to regular fleet maintenance, a full uplift has been completed of emergency lights on a Parks truck, which included custom programming for the lightbar functions. This installation will be extraordinarily helpful in increasing safety measures. Fleet staff also fabricated a winch setup for the sign truck to increase efficiency when crews are dealing with bent signs.
 - Street maintenance continues throughout Town, including regular street sweeping, asphalt patching, pavement marking refreshing, grading of all county roads, and dust control measures on County Road 5.
 - Stormwater crews have been conducting ditch and culvert clearing operations and recently removed several dead trees around No Name Creek.
 - Crews recently repaired the speed radar signs on 6th Street that were not functioning. They also repaired the crosswalk signage along Ridgeway Boulevard that was damaged in a hit and run.
 - Construction Inspection updates:
 - The Eagle Place concrete drive approaches have been completed, as well as the ADA ramps.
 - A water leak has been repaired in the Westview neighborhood, and concrete restoration is in progress.
 - Street patching work is underway in the Summit View neighborhood.
 - Coordination and bid review are in progress for 5th Street intersection concrete repairs.



Safe and Secure

- Commanders Ian Albert and Dave Egan recently attended media relations training led by Anastasiya Bolton at the Weld County District Attorney's office. The focus was on improving communication with the media and how to share critical information with the public during major incidents. As part of the training, each participant delivered a mock press release, followed by a recorded Q&A session with a panel. Participants then reviewed and critiqued each performance – a valuable learning experience. The class examined real-world examples of how other agencies have both successfully and unsuccessfully handled public communication during major incidents.
- Even during the hottest part of summer, the Police Department is thinking about winter, specifically gearing up for Santa Cops. Santa Cops is the Police Department's biggest community relations event of the year. Planning for the charity golf tournament, which benefits the program and will be held Saturday, October 4 at the Bella Rosa Golf Course, has been ongoing since mid-July. 2024 saw a 39% increase in the number of children sponsored, and this year is likely to see a similar spike based on continuing growth and economic conditions.



Fiscally Responsible Governance

- The Bella Rosa Golf Course's use continues in a positive trajectory, with rounds and practice range use all up for the year. Annual revenues for 2025, as of August 18, are now \$220,000 higher than the same time in 2024.
- Finance updates:
 - All preliminary departmental budget meetings were conducted to allow walk-throughs of operating and maintenance submissions for 2026.
 - Revenues are being evaluated and projected for all funds to determine sustainability for 2026 activity.
 - Financial Fund awareness was brought before the Board in late July to provide a strategic outlook on future operations.
 - Certificates of Participation (bonds) have closed for the new Public Works facility and monthly drawdowns are occurring as construction continues.
 - Finance was tasked with creating a procurement policy separate from the financial policies, which were updated in 2025. A beginning framework has been constructed with an active work group refining necessary elements.
 - Training is occurring with the Budget Analyst in the newly created role to further incorporate them into the budget presentation process in the fall.



Town of Frederick Board of Trustees

Meeting Minutes

August 26, 2025

Work Session 5:30 PM

- A. Ethics
- B. Strategic Plan, Finance and CIP Update

Call to Order – Roll Call

Mayor Crites called the meeting to order at 7:02 PM and requested a roll call. Present were Mayor Pro Tem Brown and Trustees March, Lamach, Mahan, and Padia. Also present were Town Manager Bryan Ostler, Deputy Town Manager Ryan Johnson, Town Attorney Jason Meyers, Town Clerk Tricia David, and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance

Approval of Agenda

The agenda was approved as submitted.

Special Presentations

- C. Carbon Valley Help Center Empty Bowls -

Ann Schmitz, Executive Director of the Carbon Valley Help Center presented. A motion was made by Mayor Pro Tem Brown and seconded by Trustee Lamach to approve Carbon Valley Help Center Empty Bowls. Upon roll call vote, the motion passed unanimously.

At 7:10 PM, Town Hall partially lost power due to a lightening storm in the area. The Board of Trustees took a brief recess while the situation was assessed. At approximately 7:25, Mayor Crites announced that the Board would finish the August 26th agenda up to the point of the first action item and that the Shores at Plum Creek item would be moved to a meeting on September 2nd. Mayor Crites then invited anyone who appeared for the Shores at Plum Creek item to leave if they wished. Mayor Crites offered the presenter for the Fiber Update item to leave and be rescheduled as well.

- D. Frederick Feeder Football Team -

Hamilton Crites of the 11-U Frederick Feeder Football Team presented. A motion made by Trustee March to approve a grant of \$1,000 for the Frederick Feeder Football Team was seconded by Trustee Lamach and upon roll call vote, the passed unanimously.

Mayor Crites announced that the Fiber Update and Public Comment items would be skipped this evening.

Public Comment

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No one signed up for Public Comment other than for the Shores at Plum Creek item which was moved to September 2nd.

Staff Reports

E. Administrative Report -

Town Manager Bryan Ostler mentioned Alexis and Madison of the Frederick Police Department Victims Services Unit for their great work and for the Unit earning a state award. He also mentioned how an important part of the community the Unit is, especially in light of the recent tragic events in Frederick.

Mr. Ostler also mentioned that the Town staff are now inspecting oil wells which is critical to the safety of the public.

Mayor Crites and Trustee Padia both expressed their gratitude for the work of the Town's Oil and Gas Liaison, Robert Aranoff.

Consent Agenda

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A motion was made by Trustee Brown and seconded by Trustee Mahan to approve Consent Agenda. Upon roll call vote, the motion passed unanimously.

F. Approval of Minutes

G. Resolution 25-R-45 National Opioid Settlements - Jason Meyers, Town Attorney

Action Agenda

The Action Agenda item was moved to a special meeting scheduled for September 2nd, 2025. The special meeting will be posted as soon as possible.

Discussion Agenda

The Discussion Agenda items were also moved to a special meeting scheduled for September 2nd, 2025. The special meeting will be posted as soon as possible.

Mayor and Trustee Reports

There were no Trustee reports tonight.

Adjournment

Mayor Crites adjourned the meeting at 7:37 PM.

Approved by the Board of Trustees:

ATTEST:

Tracie Crites, Mayor

Tricia David, Town Clerk



Built On What Matters

TOWN OF FREDERICK

Board of Trustees

Staff Report

Tracie Crites, Mayor

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

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

Resolution No. 25-R-49 Preschool Adventures Conditional Use and Wavier Request Resolution No. 25-R-50

Agenda Date: Board of Trustees September 9, 2025

Attachments:

1. Preschool Adventures 25-R-49
2. Preschool Adventures 25-R-50
3. Signed 25-PCR-08
4. Neighborhood Meeting Minutes
5. PRESCHOOL ADVENTURES Applicant Presentation
6. Preschool Adventures Conditional Use and Waiver Presentation

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:



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.

Summary Statement:

A Conditional Use Application for a “Day Care Center, Adult or Child” (Preschool Adventures) located at 3773 Monarch Street, Units A & B within the Industrial Zone District. A Waiver to Section 3.4.6.b.(ii).(2).(a) of the Land Use Code to conditions to allow for the consideration of a Conditional Use Application in the Industrial Zone District.

Detail of Issue/Request:

The applicant, Athletic Adventures, currently operates a children’s gymnastics center at 3773 Monarch Street, Units A & B, in the Town of Frederick. The business is proposing to expand its services by introducing Preschool Adventures, a movement-based early childhood education program designed to meet the growing community demand for preschool options focused on physical activity and development.

Under the Town’s Land Use Code, the proposed Preschool Adventures program is classified as a “Day Care Center, Adult or Child”, a use that includes preschools. The property is zoned Industrial (I), where a “Day Care Center, Adult or Child” is permitted only as a Conditional Use.

To be eligible for a Conditional Use in the Industrial zone, the Land Use Code requires the following two conditions to be met (Section 3.4.6.b.(ii).(2).(a)):

1. The use must be primarily intended to provide an amenity to employees within the zoning district; and
2. Existing and approved uses within 1,320 feet must not pose a material hazard to the adults or children receiving care.

The applicant has submitted documentation demonstrating compliance with Condition #2, confirming that no existing or approved uses within 1,320 feet present a hazard to children.

The applicant is requesting a Waiver from Condition #1 to allow the preschool program to serve the broader community, rather than limiting enrollment to children of employees within the Industrial zoning district. The waiver request is intended to support the community’s need for more early childhood education opportunities, particularly those centered around movement-based learning.

Legal Comments:

The application has been reviewed by the Town Attorney's office. Resolution 25-R-49 and Resolution 25-R-50 are interrelated to each other. If Resolution 25-R-50 fails to receive sufficient support, then consideration of Resolution 25-R-50 becomes moot.

Conversely, passage of Resolution 25-R-50 is not possible unless the former Resolution is passed as the user would not move forward.

Alternatives/Options

Approval:

I move to approve Resolution 25-R-49, which approves the Preschool Adventures Conditional Use and Wavier request.

Approval with Conditions:

I move to approve Resolution 25-R-49, which approves of the Preschool Adventures Conditional Use and Wavier with the following conditions: (list conditions)

Denial:

I move to deny Resolution 25-R-49, and direct staff to draft a resolution denying the Preschool Adventures Conditional Use and Wavier request: (list criteria not met)

Financial Considerations

Not Applicable

Staff Recommendation

Staff recommends the approval of both the Conditional Use and Waiver application. Planning Commission recommenced approval of both the Conditional Use and Waiver application.

Community Impact

If approved, this business will provide needed day care/preschool services to the community.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-49**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK,
COLORADO, APPROVING A CONDITIONAL USE REQUEST TO ESTABLISH A DAY
CARE CENTER, ADULT OR CHILD FOR PROPERTY LOCATED AT 3773
MONARCH STREET, UNIT A, B & C, AND ADOPTING CERTAIN FINDINGS OF
FACT AND CONDITIONS OF APPROVAL**

WHEREAS, Marianne Argys (“Applicant”) has made an application on behalf of Wendy Ayers (“Owner”), for Conditional Use under § 4.9.4.c. of the Town of Frederick Land Use Code to establish a “Day Care Center, Adult or Child” at the following real property (“Subject Property”); to wit:

3773 Monarch Street, Unit A, B & C, Frederick, CO, 80516

WHEREAS, the Town of Frederick Planning Commission held a noticed public hearing on July 31, 2025, and upon conclusion of the hearing, recommended that the Board of Trustees approve the conditional use by resolution 25-PCR-08; and

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, held a public hearing on the Application on September 9, 2025, pursuant to the published notice; and

WHEREAS, the Board of Trustees finds that the Applicant has demonstrated that the proposal satisfies applicable standards, as set out herein.

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

Section 1. Findings of Fact. The Board of Trustees finds the following:

- a. Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- b. The Subject Property is zoned I-Industrial.
- c. The conditional use will satisfy all applicable provisions of the Town of Frederick Land Use Code, including the following found in § 4.9.4.c.:
 - i. The conditional use will satisfy all applicable provisions if this Code and subdivision regulations.
 - ii. The conditional use will conform with or further the goals, policies, and strategies set forth in the Comprehensive Plan.
 - iii. The conditional use will be adequately served with public utilities, services, and facilities, and will not impose an undue burden above and beyond those of the permitted uses in the Industrial zoning district.

- iv. The conditional use fits in with existing uses in the immediate area, and will not substantially alter the basic character of the district in which it is located or jeopardize the development or redevelopment potential of the district.
- v. The conditional use provides for efficient on-site and off-site traffic circulation, which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the Subject Property.
- vi. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been appropriately mitigated.
- vii. The applicant has submitted evidence that it will obtain or has obtained all applicable local, state, and federal permits.

Section 2. Conclusions of Law. The Board of Trustees concludes that, based on the findings of fact in Section 1, above, the proposed conditional use satisfies the criteria set out in § 4.9.4.c. of the Town of Frederick Land Use Code, and thus the conditional use request is approved.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

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

Section 5. Certification. The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

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

ATTEST:

TOWN OF FREDERICK:

By: _____
Tricia David, Town Clerk

By: _____
Tracie Crites, Mayor

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 29-R-50**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK,
COLORADO, APPROVING A WAIVER REQUEST TO SECTION 3.4.6.b.(ii)(2)a) OF
THE LAND USE CODE FOR PROPERTY LOCATED AT 3773 MONARCH STREET,
UNITS A, B & C, AND ADOPTING CERTAIN FINDINGS OF FACT AND
CONDITIONS OF APPROVAL**

WHEREAS, Marianne Argys (“Applicant”) has made an application on behalf of Wendy Ayers (“Owner”), for approval of a waiver of the requirement of § 3.4.6.b.(ii)(2)a) of the Land Use Code in order to be able to provide the offered amenities to the entire community, at the following real property (“Subject Property”), to wit:

3773 Monarch Street, Unit A, B & C, Frederick, CO, 80516

WHEREAS, § 3.4.6.b.(ii)(2)a) of the Land Use Code states that “[t]he use is primarily intended to provide an amenity to employees within the zoning district”; and

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, held a public hearing on the Application on September 9, 2025, pursuant to the published notice; and

WHEREAS, the Board of Trustees finds that the Applicant has demonstrated that the proposal satisfies applicable standards, as set out herein.

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

Section 1. Findings of Fact. The Board of Trustees finds the following:

- a. Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- b. The requirements of § 4.7.8. of the Land Use Code regarding waivers have been met, namely:
 - i. The waiver, if granted, will not be detrimental to the public good.
 - ii. Due to exceptional conditions peculiar to the site, practical difficulties or an unnecessary hardship is placed on the landowner, and such practical difficulties or unnecessary hardship has not been created by the
 - iii. The waiver, if granted, does not create a conflict with a Comprehensive Plan that has been the subject of a Comprehensive Plan update within the five (5) years preceding the application.
 - iv. The waiver, if granted, does not impair the intent and purpose of this Code.

- v. The waiver, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor diminish the value, use or enjoyment of adjacent property.
- vi. The waiver, if granted, is the minimum variance that will afford relief and is the least modification possible of the subdivision ordinance provisions which are in question.

Section 2. Conclusions of Law. The Board of Trustees concludes that, based on the findings of fact in Section 1, above, the proposed waiver satisfies the criteria set out in § 4.7.8. of the Land Use Code of the Town of Frederick Land Use Code, and thus the waiver is approved.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

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

Section 5. Certification. The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

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

ATTEST:

TOWN OF FREDERICK:

By: _____
Tricia David, Town Clerk

By: _____
Tracie Crites, Mayor

A Resolution of the Planning Commission

**Recommending Approval of the Preschool Adventures, 3773 Monarch Street, Unit A & B,
Conditional Use**

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 Preschool Adventures, 3773 Monarch Street, Unit A & B, Conditional Use for the purpose of _____ 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 July 31, 2025.
- 1.4 Proper notice was given according to Section 4.5. of the Frederick Land Use Code.
- 1.5 Said application conforms with the applicable requirements of Section 4.9.4. of the Frederick Land Use Code, namely
 - a. The conditional use will satisfy all applicable provisions of this Code and subdivision regulations unless a variance is being requested.
 - b. The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan; provided, that if a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board may consider instead the impacts of the conditional use on public health, safety, and welfare, including but not limited to its anticipated impacts on the balance of land uses in the Town and the need for the conditional use in the context in which it is proposed.
 - c. The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.
 - d. The conditional use will not substantially alter the basic character of the district in which it is located or jeopardize the development or redevelopment potential of the district.
 - e. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
 - f. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods.
 - g. The applicant has submitted evidence that all applicable local, state, and federal permits have been or will be obtained.

Section 2.

- 2.1 A public hearing was held and the public was able to provide testimony.
- 2.2 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 approval of the Conditional Use application.

This resolution was approved this 31st day of July, 2025 by a vote of 4 to 0.



Tracy Moe, Chairperson, Planning Commission



Neighborhood Meeting Minutes

Project Name	Preschool Adventures Conditional Use + Waiver
Project Location	3773 Monarch St. Suite A
Meeting Date	April 21, 2025
Meeting Attendees	
Town Staff	Bailey Arvizu
Applicant Team	Marianne Arays Crystal Perry
Neighbor Attendance	Ø
Meeting Notes	
Meeting ended at 5:11 pm . No neighbors in attendance .	

Meeting Notes should include (LUC Sec. 4.5.2.e):

- (1) The substance of the comments and questions;
- (2) How the [Applicant](#) has addressed or intends to address the comments and questions; and
- (3) Comments and questions the [Applicant](#) is unwilling or unable to address and why.

PRE-SCHOOL AT
ATHLETIC
ADVENTURES



PRESCHOOL ADVENTURES

MOVEMENT BASED LEARNING



**We're not just playing – we're
building foundational skills through
active exploration!**

**At Preschool Adventures, we believe that learning is
an active adventure! We recognize that young
children thrive when movement is integrated into
their educational experiences. Our unique movement-
based preschool is designed to foster strong brain-
body connections, making learning engaging,
memorable, and fun for even the wiggliest learners.**



The background of the slide is decorated with various abstract, organic shapes in bright colors: yellow, blue, red, green, and pink. These shapes are scattered around the central text, some overlapping it. The shapes include a large yellow shape at the top, a blue shape at the top right, a red shape at the top right, a green shape at the top left, a pink shape at the top center, a blue shape at the bottom left, a pink shape at the bottom center, a red shape at the bottom center, a green shape at the bottom right, and a large yellow shape at the bottom.

Why Movement? Why Now?

Movement stimulates brain activity, improving memory, attention span, and problem-solving skills.



At Preschool adventures,
we will jump into the foam pit, shapes in hand, to sort after crawling
through 10 feet of foam blocks. They will run down a trampoline track
before practicing letter shapes on a reverse sequin board. Students will
act out stories through obstacle courses, movement games and more.



We know that children learn best by doing so we're taking that to the next level!

Kids are naturally curious, energetic and ready to explore the world around them. At Preschool adventures, we encourage that energy! We use that physical activity to encourage growth in cognitive, social and emotional development..





Beyond physical and emotional growth, our movement-based preschool engages children's minds, building critical thinking, problem-solving, and foundational academic skills.

Mathematic skills:

Patterns and matching shapes and numbers

Counting jumps and bounces on the trampolines and beams

Spatial and Directional awareness through obstacle courses

Science:

Cause and Effect: Pushing and pulling mats to see what effort works best,

Balance and gravity on the beam

Problem Solving: Identify big challenges, explore possibilities and think through plans for Obstacle courses.

Group games and activities foster teamwork, communication, and emotional regulation

Our classroom will be full of opportunities for collaboration:

Team obstacle course building:

Building a bridge over a pretend river or feeding the Mat monster together. (Corral all the ball pit balls into mats, Bonus points for color sorting)

Communication Exercises:

Follow the leader with narration

Simon says- adding in multi step directions

Movement Storytelling: Act out the parts of a story

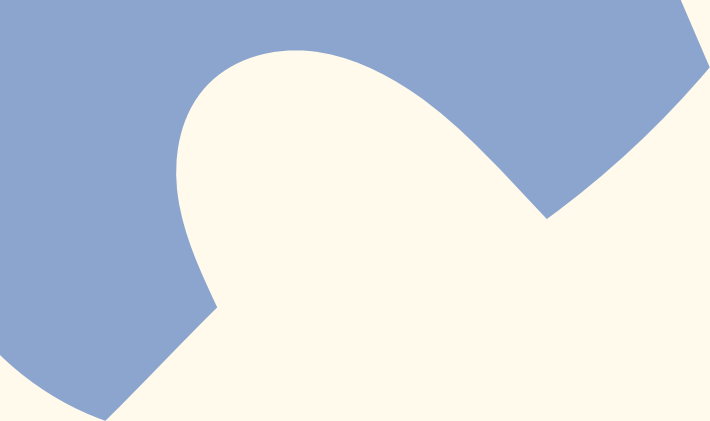
Emotional Regulation:

Calm down corner with regulating tools

Feelings Freeze dance parties : act out feelings in a fun way

Yoga before rest time: encourage body check-ins





Thank you!





Preschool Adventures Conditional Use & Waiver – Day Care Center

Bailey Arvizu, Associate Planner

BUILT ON WHAT MATTERS



Strategic Plan

2. 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.



Development Details

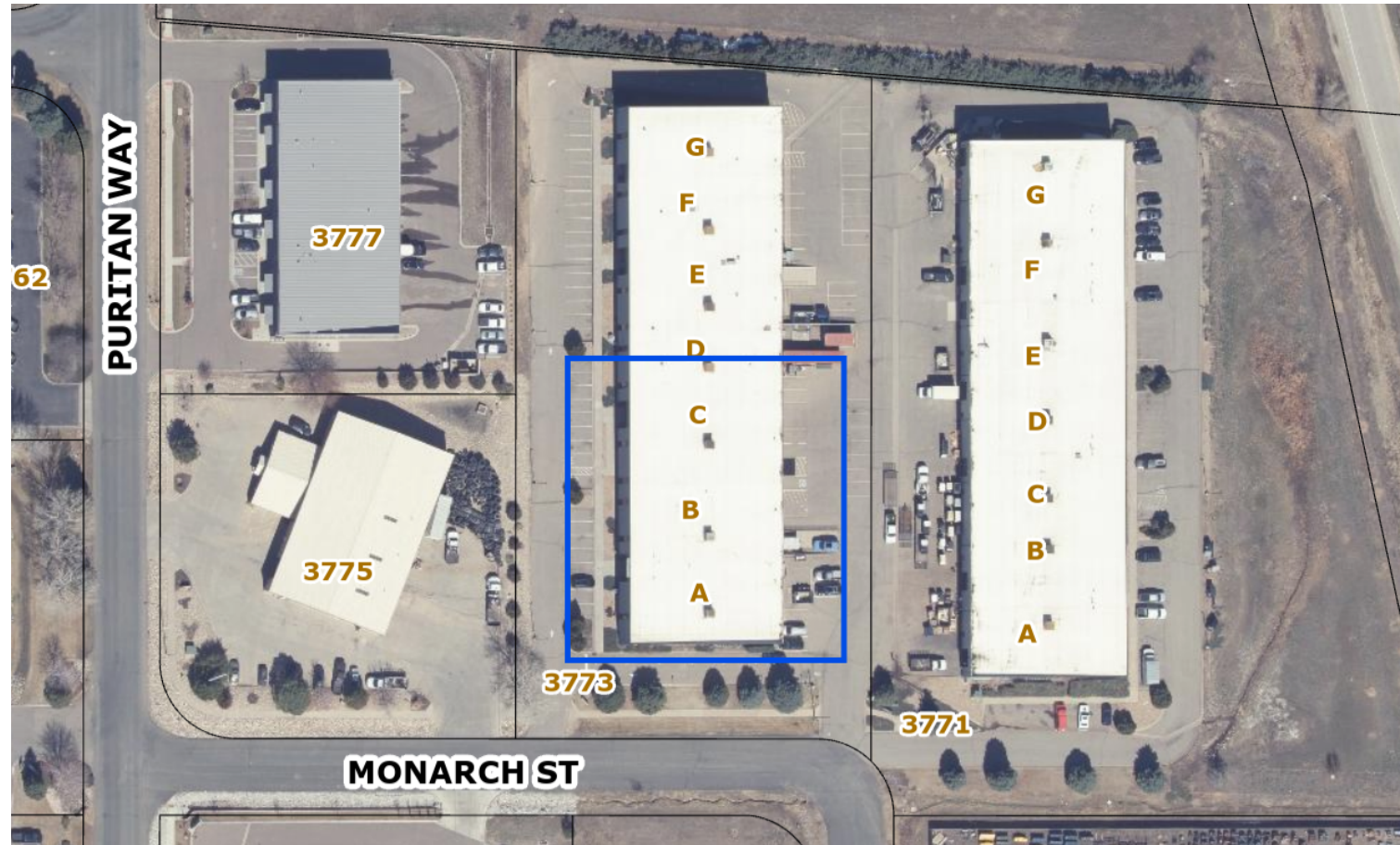
- Currently Athletic Adventures, a children's gymnastics center.
- Located in Glacier Business Park off Monarch St. (multi-tenant building)
- Seeking to expand to include Preschool Adventures, a movement-based early childhood education program.
- Preschool Maximum Student Enrollment: 20 Students
- Preschool Hours of Operation: 9:00 AM – 3:00 PM

Location



BUILT ON WHAT MATTERS

Location



BUILT ON WHAT MATTERS



Surrounding Zoning

Other Tenants: Land Use: Vacant, Traffic Signal Controls
Zoning: I – Industrial

North: Land Use: Vacant
Zoning: BLI - Business Light Industrial

South: Land Use: Vacant, Front Range Seamless Gutters, Overflow outdoor storage for 4Rivers Equipment
Zoning: I - Industrial

East: Land Use: Multi-tenant industrial building with multiple users.
Zoning: I - Industrial

West: Land Use: BK Tire, Inc., Dragon Products
Zoning: I - Industrial



Request for Conditional Use

- The “Day Care Center” use is permitted as a Conditional Use within the I-Industrial zoning district.
- Preschool Adventures is seeking a Conditional Use approval for a tenant space located at 3773 Monarch Street, Unit A, B, & C.



Use Specific Standards and Request for Waiver

Use Specific Standards:

1. The use is primarily intended to provide an amenity to employees within the zoning district. – *Waiver requested.*
 2. Other existing and approved uses in the zoning district within 1,320 feet do not present a material hazard to the adults or children receiving care. – *Meeting standard; analysis provided to staff.*
- Preschool Adventures is seeking a Waiver to Land Use Code Section 3.4 6.b.(ii).2.(a) “The use is primarily intended to provide an amenity to employees within the zoning district.”
 - The applicant requests to be able to provide services to the entire community.



Conditional Use Review Criteria

Section 4.9.4.c

- (1) The conditional use will satisfy all applicable provisions of this Code and subdivision regulations unless a variance is being requested.
- (2) The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan; provided, that if a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board may consider instead the impacts of the conditional use on public health, safety, and welfare, including but not limited to its anticipated impacts on the balance of land uses in the Town and the need for the conditional use in the context in which it is proposed.
- (3) The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.
- (4) The conditional use will not substantially alter the basic character of the district in which it is located or jeopardize the development or redevelopment potential of the district.



Conditional Use Review Criteria

Section 4.9.4.c

(5) The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

(6) Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:

- (a) Traffic;
- (b) Activity levels;
- (c) Light;
- (d) Noise;
- (e) Odor;
- (f) Building type, style and scale;
- (g) Hours of operation;
- (h) Dust; and
- (i) Erosion control.

(7) The applicant has submitted evidence that all applicable local, state, and federal permits have been or will be obtained.



Waiver Review Criteria

Section 4.7.8.c

- (1) The waiver, if granted, will not be detrimental to the public good.
- (2) Due to exceptional conditions peculiar to the site, practical difficulties or an unnecessary hardship is placed on the landowner, and such practical difficulties or unnecessary hardship has not been created by the applicant.
- (3) The waiver, if granted, does not create a conflict with a Comprehensive Plan that has been the subject of a Comprehensive Plan update within the five (5) years preceding the application.
- (4) The waiver, if granted, does not impair the intent and purpose of this Code.
- (5) The waiver, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor diminish the value, use or enjoyment of adjacent property.
- (6) The waiver, if granted, is the minimum variance that will afford relief and is the least modification possible of the subdivision ordinance provisions which are in question.



Public Notice

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

No public comment has been received.



Planning Commission Recommendation

Planning Commission recommended approval of both:

- Preschool Adventures Conditional Use for Day Care Center within the Industrial (I) zone.
- Preschool Adventures Waiver to Land Use Code Sec. 3.4 6.b.(ii).2.(a) “The use is primarily intended to provide an amenity to employees within the zoning district.”



Staff Recommendation & Next Steps

Staff Recommendation: Staff recommends approval of the Conditional Use and Waiver to the Board of Trustees.

Next Steps:

- Business License issuance to Preschool Adventures if approved.
- No new tenant finishes or building permits.



Recommended Motions – Conditional Use

Approval:

I move to approve 25-R-49, which approves the Preschool Adventures, 3773 Monarch Street, Unit A, B, & C Conditional Use.

Approval with Conditions:

I move to approve 25-R-49, which approves the Preschool Adventures, 3773 Monarch Street, Unit A, B, & C Conditional Use with the following conditions;

Denial:

I move to deny 25-R-49, which directs staff to draft a resolution denying the Preschool Adventures, 3773 Monarch Street, Unit A, B, & C Conditional Use.



Recommended Motions – Waiver

Approval:

I move to approve 25-R-50, which approves the Preschool Adventures, 3773 Monarch Street, Unit A, B, & C Conditional Use.

Approval with Conditions:

I move to approve 25-R-50, which approves of the Preschool Adventures, 3773 Monarch Street, Unit A, B, & C Conditional Use with the following conditions;

Denial:

I move to deny 25-R-50, which directs staff to draft a resolution of denying the Preschool Adventures, 3773 Monarch Street, Unit A, B, & C Conditional Use.



Preschool Adventures Conditional Use & Waiver – Day Care Center

Bailey Arvizu, Associate Planner

BUILT ON WHAT MATTERS



Built On What Matters

TOWN OF FREDERICK

Board of Trustees

Staff Report

Tracie Crites, Mayor

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

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

Resolution No. 25-R-51: A Resolution of the Board of Trustees Approving the Wheatlands Preliminary Development Plan and Preliminary Plat

Agenda Date: Board of Trustees September 9, 2025

Attachments:

1. BOT Resolution No. 25-R-51
2. PC Resolution 25-PCR-07
3. Application and Letter of Intent
4. Vicinity Map
5. Future Land Use Plan
6. Zoning Map
7. Wheatlands Preliminary Development Plan
8. Wheatlands Preliminary Plat
9. Neighborhood Meeting Minutes
10. Planning Commission Minutes June 26th, 2025
11. Published Notice
12. Staff Presentation
13. Applicant Presentation

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:



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.

Summary Statement:

The applicant is requesting approval for a Preliminary Development Plan and Preliminary Plat. The Wheatlands residential master planned community proposes 538 residential units (317 single-family detached homes and 221 townhomes). The preliminary plat proposes platting the 317 single-family homes. The project area is approximately 124 acres in size.

Detail of Issue/Request:

Owner: Wheatly LLC, 4436 County Road 154, Elizabeth, CO 80107

Applicant: Kristin Turner - TB Group

Location: The property is generally located southwest of the Weld County Road 16 and Weld County Road 17 intersection.

Zoning: R-1 (low-density residential) with PUD Overlay (Planned Unit Development)

Surrounding Land Uses and Zoning:

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

South: Land use - Vacant land (future Columbine Heights single-family home subdivision, currently under review)
Zoning: R-1 (low density residential) and PUD Overlay (Planned Unit Development)

West: Land use - Vacant land, but final platted as the Prosperity subdivision
Zoning: Weld County AG-Agricultural and R-1 (low density residential)

East: Land use - Single-family home, water tanks, and undeveloped land
Zoning: Weld County AG-Agricultural

Request:

The applicant is requesting approval of two land use applications, the Wheatlands Preliminary Development Plan and Wheatlands Preliminary Plat.

Preliminary Development Plan – The applicant has chosen to modify several land use code provisions, which is typical of 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. The Preliminary Development Plan proposes up to 538 residential units (317 single-family detached homes and 221 townhomes). The PDP includes a use provision to allow Townhomes in the R-1 zone district. The Brunemeier Annexation Agreement from 2015 contains a special provision permitting up to 15 acres of townhome development within this project area.

Preliminary Plat – The applicant is proposing to plat 317 lots and 19 outlots. All lots are geared towards single-family detached homes. A few of the outlots are geared towards future platting for townhomes. All future Final Plats will be required to follow the approved Preliminary Plat.

Property History:

- 2015 - Annexed into the Town via the Brunemeier Annexation.
 - Annexation agreement permits up to 15 acres of townhome development.
 - Property formally used for agricultural purposes and oil and gas production.
 - Initially zoned to R-1 with PUD overlay
- 2021 - Neighborhood Meeting
- 2022 - Application submittal
- 2024 - Comprehensive Plan update
- 2025 - Planning Commission and Board of Trustees

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”. About 1/3 of the property is shown with the “Adaptable Neighborhood” land use designation. The applicant is proposing mostly single-family homes with a small area on the southern portion of the site slated for future townhomes. Staff finds the proposed uses align with the future land use designations for this property.

Zoning:

The project area is entirely zoned R-1 (low density residential) with PUD overlay (Planned Unit Development). There is no existing development plan associated with the current PUD zoning. The applicant is proposing a PDP (Preliminary Development Plan) with this application package. The R-1 zone district permits single-family homes by right, while the proposed PDP proposes to permit townhomes in a specific planning area within the Wheatlands community. The R-1 zone district allows up to 5 units per acre.

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 2015, but did not contain any modified code provisions to govern the site. The applicant for Wheatlands has proposed a PDP to govern the proposed subdivision. Highlights from the PDP are below:

- Five distinct PAs (Planning Areas) are proposed; 3 PAs for single-family residential, 1 PA for townhomes and 1 PA for a neighborhood park.
- 1 neighborhood park and 3 pocket parks are proposed.

- Multiple community trails are proposed (one is a major trail around the west and north side of the subdivision).
- Dimensional standards for lots are included in the PDP (including modified setbacks for single-family and townhome lots).
- Fencing requirements are also included in the PDP.

Oil and Gas:

There are five plugged and abandoned oil and gas facilities across the project area. Each facility is required to be properly surveyed and located on any future final plat. No residential lot is proposed within any of the setbacks associated with these facilities. 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 from the date of submittal; this application is not subject to the new regulations.

Utilities:

The Wheatlands subdivision is proposed to be served by Town of Frederick for water and Saint Vrain Sanitation District for sanitary sewer. Final infrastructure design and approvals will come at the time of the final plat. Any main lines outside right-of-way are shown in utility easements on the preliminary plat.

Streets and Access:

The project proposes main access points into the subdivision from Wheatlands Boulevard (WCR 17), via Lyden Creek Boulevard from the west, and from multiple street connections from the south (Columbine Heights subdivision currently under review). The Prosperity subdivision to the west contains right-of-way for Lyden Creek Boulevard, but the street is not constructed at this time. The Columbine Heights subdivision to the south contains the main north/south collector street that ties into HWY 52, but the street is also not constructed at this time.

Any future final plat will require Wheatlands to provide adequate access to the site. This will require building out streets and acquiring off-site right-of-way if necessary. Columbine Heights to the south is currently under review with the Town. Road improvements to WCR17 will need to be negotiated between the projects. No final plat will be approved until these agreements are signed, and each filing is deemed to be functional with proper access.

Ditches:

The Stanley Ditch runs along the north and west property lines of the proposed subdivision. Lyden Boulevard will require a ditch crossing to the west. All future agreements are required to be submitted and approved by the time of final plat approval. Ribbon Grass Boulevard is shown on the plat to terminate at the ditch on the north property line. Future development north of the ditch will be required to connect to Wheatlands at this location.

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. Mailed notice – 1000 ft. buffer
 - Neighborhood meeting
 - Application submittal
 - PC and BOT public hearings
2. Posted notice
3. Published notice – 1000 ft. buffer
 - PC and BOT public hearings

Attached to this staff report is a summary of the neighborhood meeting held on October 12, 2021. Per the meeting minutes, there was a question from the public about right-of-way improvements only.

Review Criteria:

There are two separate land-use items associated with the Wheatlands master planned community. Each item has a specific set of approval criteria. See below:

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 proposed modifications to the development standards do not deviate much from the standard Code. The modifications result in a subdivision that is typical of what has been developed in Frederick.

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 PDP promotes a more compact development with better-connected parks and open spaces. Better pedestrian connectivity and access to parks and open spaces is a great benefit to existing and future residents of Frederick.

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 overall community has a maximum density of no more than 5 units per acre, per the base zone district. This is similar to Prosperity to the west and Columbine Heights to the south.

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. The majority of the site is designated as low-density single-family residential with some adaptive neighborhood. The applicant is proposing mostly single-family detached homes with an area for future townhomes.

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 for single-family residential lots and a future area for townhomes. The layout of the subdivision functions adequately in regards to transportation and pedestrian connectivity.

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

Staff Response: N/A

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

Staff Response: The proposed subdivision conforms with the underlying zoning district and furthers the objectives of the Comprehensive Plan with mostly single-family homes at this location.

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. The east side of Frederick is less dense than other areas within the Town. This subdivision promotes a small-town development fabric.

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

Staff Response: Slightly smaller lots and the potential for townhomes adds variety within Frederick. Townhomes are a great complimentary product type to smaller lot single-family homes.

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

Staff Response: N/A

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: There is one large neighborhood park and multiple pocket parks proposed within Wheatlands. The spacing between these parks is adequate and ensures property coverage to all future homes within the community. The trail corridor within the open space surrounding two sides of the subdivision enhances the livability of this area and promotes outdoor activities.

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

Staff Response: The existing ditch along the north and west sides of the subdivision is buffered with proposed open space. Ditch crossings are also limited to maintain the

integrity of the ditch.

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

Staff Response: Staff has not identified cultural, historical or educational components to be protected within this subdivision. The project includes focusing on parks and open space and enhancing pedestrian connectivity.

4. The utility and transportation design is adequate, given the 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 at this stage in the development. Future final platting will require proper transportation connections, especially upgrading WCR17. These improvements will be required for both Wheatlands and Columbine Heights.

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

Staff Response: Staff has not identified any potential negative impacts to adjacent land uses.

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

Staff Response: The plat provides for single-family homes and the potential for townhomes. Adding townhomes to Frederick will help balance the existing housing inventory more as it currently stands at 90-95% single-family detached homes.

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 Resolution 25-R-51, which approves the Wheatlands Preliminary Development Plan and Preliminary Plat.

Approval with Conditions:

I move to approve the Wheatlands Preliminary Development Plan and Preliminary Plat and direct staff to draft a resolution of approval with the following conditions: (list conditions)

Denial:

I move to deny the Wheatlands Preliminary Development Plan and Preliminary Plat and direct staff to draft a resolution of denial (list criteria not met).

Financial Considerations

N/A

Staff Recommendation

Planning Commission Recommendation

The Planning Commission held a public hearing on June 26, 2025 and recommended approval with conditions with a vote of 4 Yes and 0 No. The condition of approval was "The cover sheets shall be updated to reflect the accurate number of units". The plat document stated 111 lots while the actual number of proposed lots is 317. That condition of approval has been met and a new plat has been submitted for the Board of Trustee public hearing.

A property owner north of the subject property spoke at the public hearing and expressed concerns with blowing trash and pollution across the ditch and onto their property. The same resident brought up potential issues with foot traffic along the proposed trail the ditch. She stated this was also a safety issue as children could wander into the ditch. Lastly, the resident brought up concerns with storm water exiting the project area.

The Planning Commission recommended that the Board of Trustees consider the concerns raised in the public hearing. Staff assured the Planning Commission that the public comment and PC's recommendation be brought to the Board of Trustees.

Staff Recommendation

Staff is recommending the Board of Trustees approve the Wheatlands Preliminary Development Plan and Preliminary Plat with no conditions.

Community Impact

Large-scale subdivisions affect not only the surrounding neighborhoods, but also the greater community. Increased traffic is typically the biggest impact that is mentioned from residents. Traffic studies play a role in the analysis done with each application. Traffic studies ensure the proper assumptions are made in order to formulate the traffic recommendations. Staff reviews the reports and works with the applicant on implanting the recommendations presented. That is the case with this project. Future improvements are identified for WCR 17 that will alleviate future vehicular impacts.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 25-R-51**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, APPROVING
THE WHEATLANDS PRELIMINARY DEVELOPMENT PLAN AND
PRELIMINARY PLAT**

WHEREAS, on behalf of the owners, Kristin Turner with TB Group, located at 444 Mountain Avenue, Berthoud, CO, 80513 (“Applicant”) applied to the Town of Frederick for a preliminary development plan and preliminary plat, for the land described on Exhibit A, attached hereto and incorporated herein by this reference (“Subject Property”); and

WHEREAS, on June 26th, 2025, the Town of Frederick Planning Commission reviewed the application and recommended approval of the application package by approval of Planning Commission resolution 25-PCR-07; and

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

Section 1. The Frederick Board of Trustees finds that:

- 1.1 An application for the Wheatlands Preliminary Development Plan and the Wheatlands Preliminary Plat has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.4 The Wheatlands Preliminary Development Plan application conforms with the applicable requirements on Section 4.7.5.e. of the Frederick Land Use Code, namely:
 - 1.4.1 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.
 - 1.4.2 The proposed development plan does not conflict with the restrictions on development plans, and the proposed zoning is compatible with the surrounding land uses.
 - 1.4.3 The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.
 - 1.4.4 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.

- 1.4.5 The proposed development plan is in general conformance with the Comprehensive Plan.
- 1.5 The Wheatlands Preliminary Plat application conforms with the applicable requirements of Section 4.7.4.b. of the Frederick Land Use Code, namely:
 - 1.5.1 The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.
 - 1.5.2 The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:
 - 1.5.2.1 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;
 - 1.5.2.2 Proposed residential development adds diversity to the Town's housing supply;
 - 1.5.2.3 Proposed commercial development will benefit the Town's economic base;
 - 1.5.2.4 Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;
 - 1.5.2.5 The proposed project protects the Town's environmental quality; and
 - 1.5.2.6 The development enhances cultural, historical, educational and/or human service opportunities.
 - 1.5.3 The utility and transportation design is adequate, given existing and planned capacities of those systems.
 - 1.5.4 Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
 - 1.5.5 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.
- 1.6 On the basis of the above, the Town of Fredreick Board of Trustees approves the Wheatlands Preliminary Development Plan and the Wheatlands Preliminary Plat application with no conditions.

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

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

Section 4. **Certification.** The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by

the public during regular business hours.

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

ATTEST:

By _____
Tricia David, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

EXHIBIT A

LOT B, CORRECTED RECORDED EXEMPTION NO. 1311-32-1-RE1674, ACCORDING TO THE MAP RECORDED DECEMBER 17, 1996 AT RECEPTION NO. 2525399, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT PARCELS OF LAND CONVEYED TO THE FARMERS RESERVOIRS AND IRRIGATION COMPANY BY DEEDS RECORDED JANUARY 5, 1910 IN BOOK 314 AT PAGES 285 AND 286, COUNTY OF WELD, STATE OF COLORADO.

A Resolution of the Planning Commission Recommending Approval of the Wheatlands Preliminary Development Plan and Preliminary Plat with Conditions

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 Wheatlands subdivision package has been submitted, which is comprised of:
 - 1.1.1 Wheatlands Preliminary Development Plan
 - 1.1.2 Wheatlands 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 June 26th, 2025 at which time the public was able to provide testimony.
 - 1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
 - 1.5 The Wheatlands Preliminary Development Plan Application conforms with the applicable requirements on Section 4.7.5.e of the Frederick Land Use Code, namely:
 - 1.5.1 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.
 - 1.5.2 The proposed development plan does not conflict with the restrictions on development plans, and the proposed zoning is compatible with the surrounding land uses.
 - 1.5.3 The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.
 - 1.5.4 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.
 - 1.5.5 The proposed development plan is in general conformance with the Comprehensive Plan.
 - 1.6 The Wheatlands Preliminary Plat application conforms with the applicable requirements of Section 4.7.4.b. of the Frederick Land Use Code, namely:
 - 1.6.1 The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.

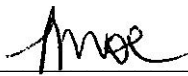
- 1.6.2 The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:
 - 1.6.2.1 The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;
 - 1.6.2.2 Proposed residential development adds diversity to the Town's housing supply;
 - 1.6.2.3 Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;
 - 1.6.2.4 The proposed project protects the Town's environmental quality; and
 - 1.6.2.5 The development enhances cultural, historical, educational and/or human service opportunities.
- 1.6.3 The utility and transportation design is adequate, given existing and planned capacities of those systems.
- 1.6.4 Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
- 1.6.5 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 Wheatlands applications with the following condition:

1. The cover sheets shall be updated to reflect the accurate number of units.

This resolution approved this 26th day of June, 2025 by a vote of 4 to 0.



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: Wheatlands (Preliminary Pat & PDP)	
DATE SUBMITTED: 4.1.2022	APPLICATION DEPOSIT & FEE: \$5000 Deposit / \$3500 fee
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): Kristin Turner - TB Group	Phone/Fax: 970.532.5891
Address: 44 Mountain Avenue Berthoud, CO 80513	Relation to Property Owner: Planner / Consultant
E-mail Address: kristin@tbgroup.us	
ADDITIONAL CONTACTS:	
Property Owner: Wheatly LLC Daniel Traylor, Manager	Consultant Business Name: Consultant Personal Contact:
Address: PO Box 243 Parker, CO 80134	Address:
Phone/Fax: 512 638-6682	Phone/Fax:
E-mail Address: jlandwehr@traylor.com	E-mail Address:

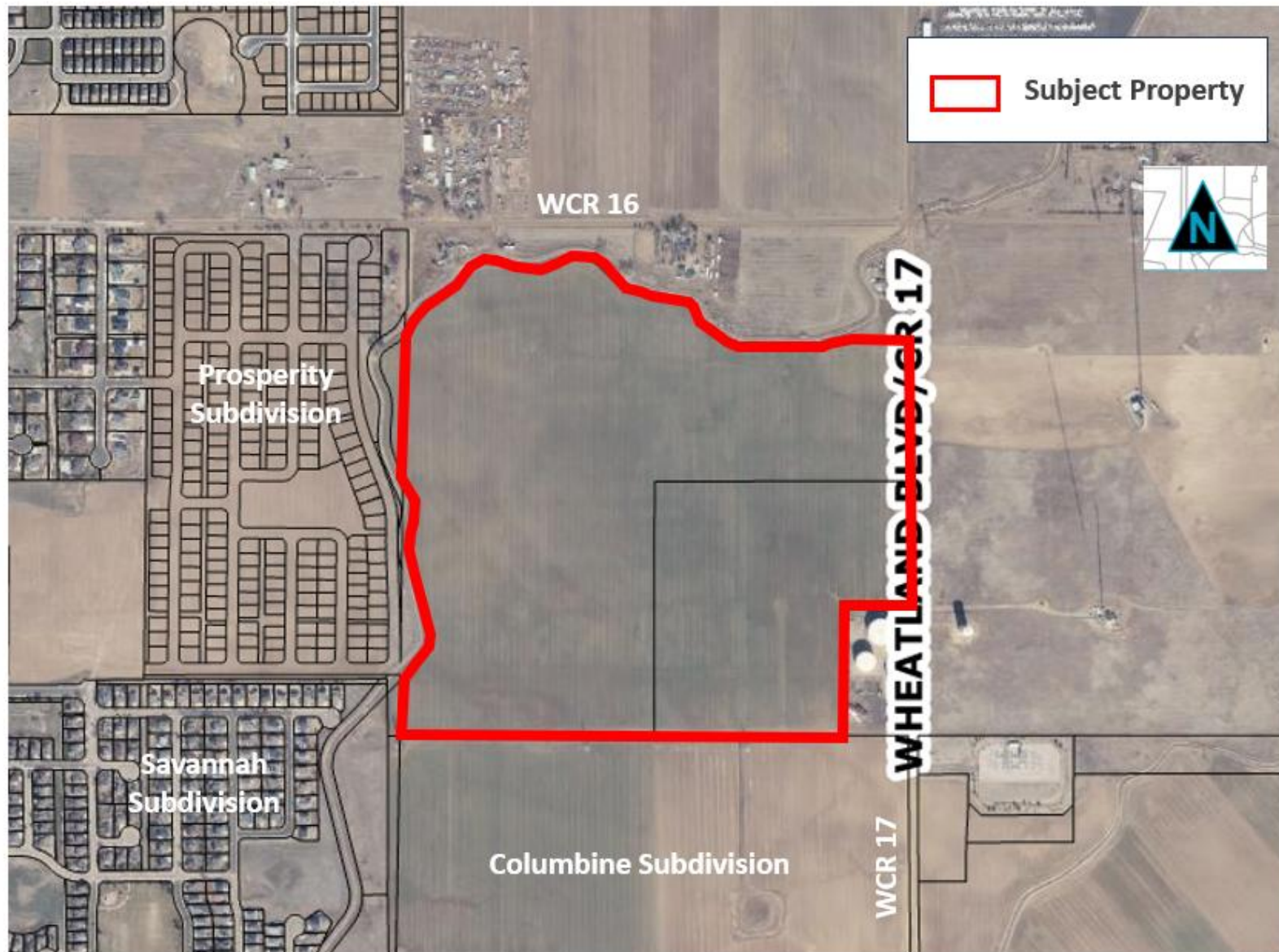
LAND USE APPLICATION FORM (CONTINUED)	
Property Owner:	Consultant Business Name: Consultant Personal Contact:
Address:	Address:
Phone/Fax:	Phone/Fax:
E-mail Address:	E-mail Address:
Legal Description of Property (location within township, section, and range): SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO	
TOTAL ACREAGE OF PROPERTY UNDER CONSIDERATION:	
Is site within Frederick Planning Area?	☒ Yes ☐ No
Project Address (if applicable): N/A	
Existing Use: VACANT	Existing Zoning: R1 & PUD
Proposed Use: RESIDENTIAL	Proposed Zoning: N/A
Number of Existing Residential Lots: N/A	Number of Proposed Residential Lots: 334
Number of Existing Commercial Lots: N/A	Number of Proposed Commercial Lots: N/A
Number of Existing Industrial Lots: N/A	Number of Proposed Industrial Lots: N/A
COMPREHENSIVE PLAN MAP DESIGNATIONS:	
LAND USE & PUBLIC FACILITIES Land Use Designation(s): Central Weld County Water District waterline crosses the site and one water towers near the SE corner of the site. Waterlines within Tipple and Wheatland Public Facilities:	UTILITY AND SPECIAL DISTRICTS Water: Town of Frederick Sewer: Saint Vrain Sanitation District Fire Protection: Frederick - Firestone Fire Protection District Other: Xcel Energy (Electric) / Black Hills Energy (Gas)
TRANSPORTATION Street Connections: Lyden Creek Boulevard (W) CR 17 (E)	ENVIRONMENTAL ISSUES Property in Floodplain: ☐ Yes ☒ No Sensitive Wildlife habitat area: ☐ Yes ☒ No
PARKS, OPEN SPACE AND RECREATION Proposed park and/or trail: N/A per the comp plan Trail proposed along bull Canal of the Stanley Ditch per plat.	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: 	Date: 3/30/2022
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: Kristin Turner	Date:

Digitally signed by Kristin Turner
DN: C=US, E=kristin@tbggroup.us, CN=Kristin Turner
Date: 2022.03.29 16:30:42-06'00'

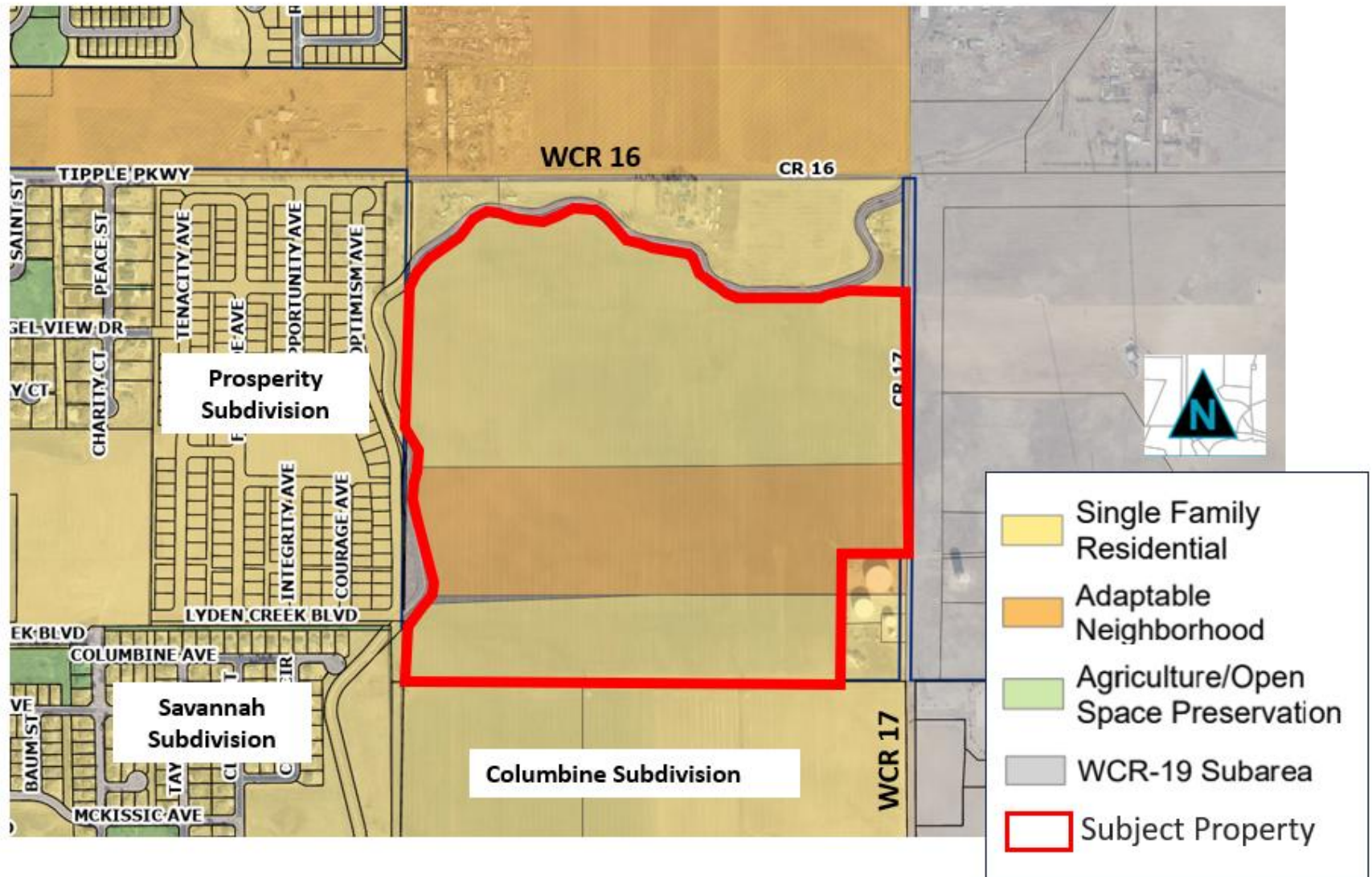
Wheatlands – Letter of Intent

This is an application for preliminary plat and preliminary development plan for the Wheatlands property. This site is envisioned as a high-quality residential neighborhood that will include single-family detached housing as well as single-family attached housing (future development tract). Various lot sizes will be provided which will support diversity in age, income levels and family sizes for this community. It will provide much needed housing options as there is both a national and community shortage. A neighborhood park and several pocket parks are included in the design of this community. Open space buffers and tracts are also components of the community with trails used as connections between amenity and open space areas.

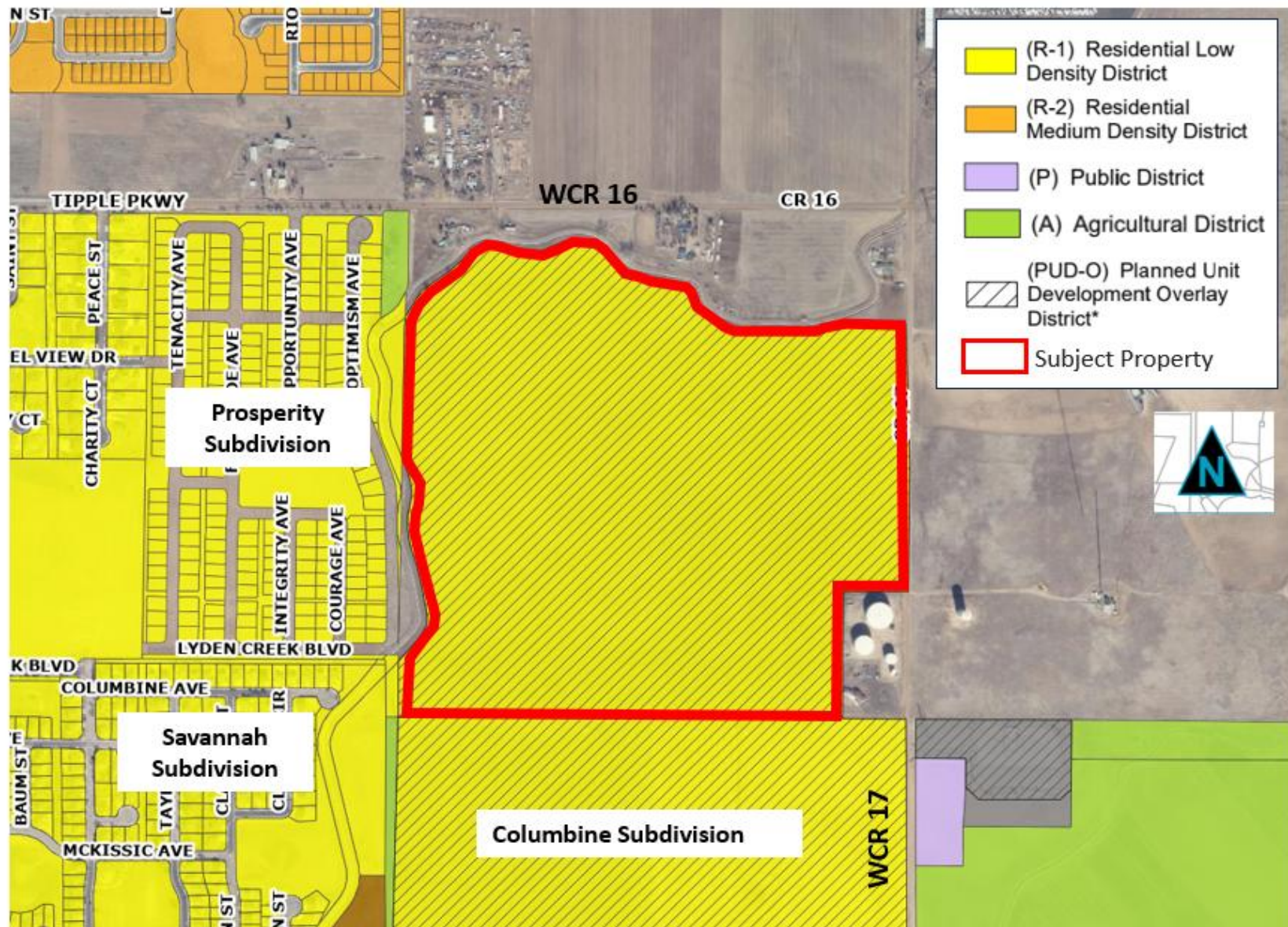
Vicinity Map



Future Land Use Plan



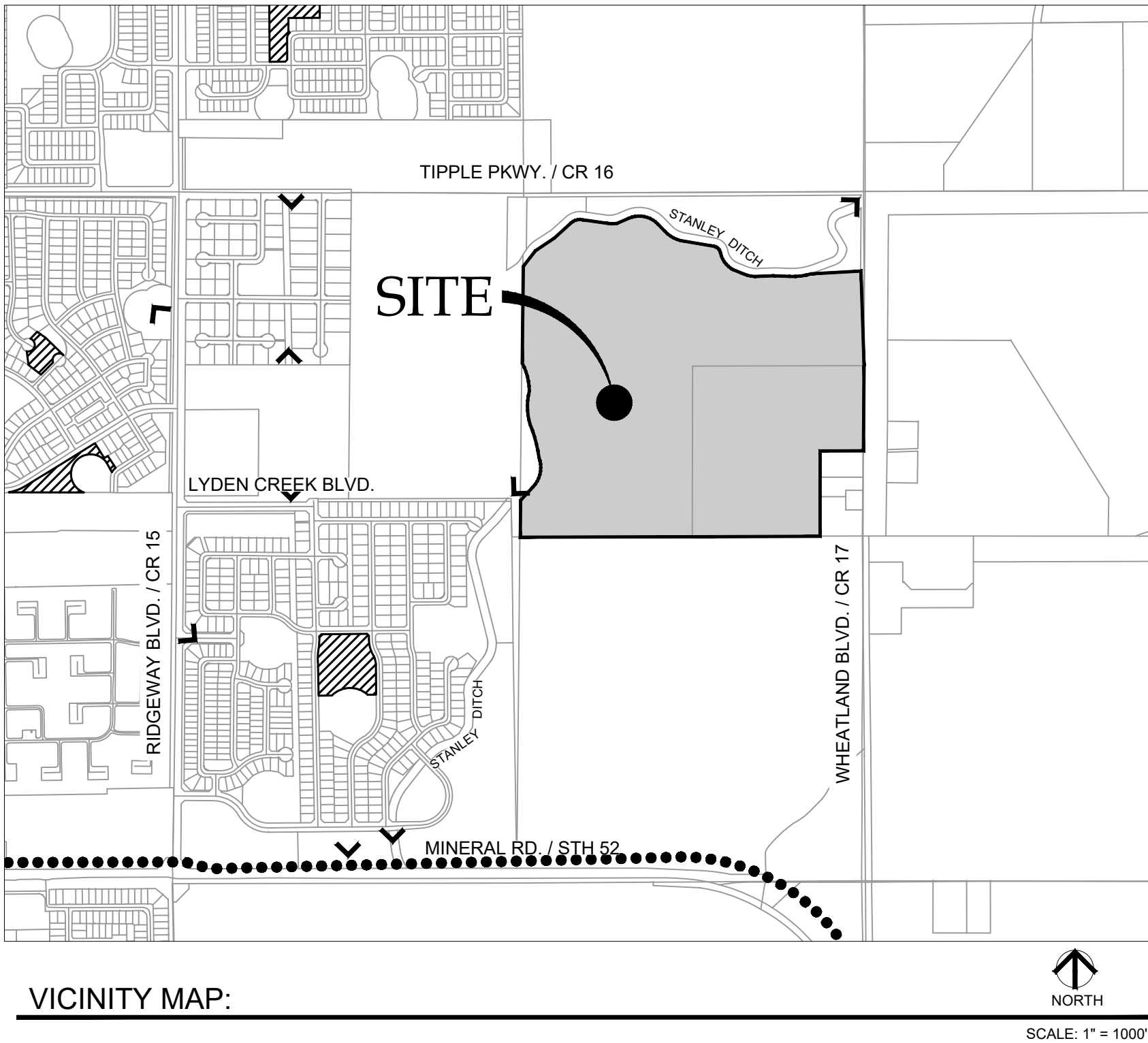
Zoning Map



WHEATLANDS SUBDIVISION

PRELIMINARY DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, WELD COUNTY, COLORADO
124.80 ACRES



VICINITY MAP:

NOTES:

1. THIS DEVELOPMENT PLAN CREATES STANDARDS THAT SUPERSEDE STANDARDS FOUND IN THE LAND USE CODE. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE LAND USE CODE AND THIS DEVELOPMENT PLAN, THE DEVELOPMENT PLAN SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS DEVELOPMENT PLAN SHALL COMPLY WITH THE LAND USE CODE AT THE TIME OF APPROVAL (ADOPTED AUGUST 2004). ANY DEVELOPMENT STANDARDS NOT ADDRESSED IN THIS DEVELOPMENT PLAN WILL COMPLY WITH THE UNDERLYING ZONE DISTRICT.

LEGAL DESCRIPTION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF FREDERICK, WELD COUNTY, COLORADO

EXISTING PROPERTY ZONING

RESIDENTIAL LOW DENSITY DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

DEVELOPER/APPLICANT

WHEATLY, LLC
PO BOX 243
PARKER, CO 80134
512.638.6682

CONTACT: JOHN LANDWEHR
JLANDWEHR@TRAYLOR.COM

PLANNER/ LANDSCAPE ARCHITECT

TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, COLORADO 80513
970.532.5891

CONTACT: KRISTIN TURNER
KRISTIN@TBGROUP.US

SITE ENGINEER/SURVEYOR

HIGHLAND DEVELOPMENT SERVICES, INC.
6355 FAIRGROUNDS AVENUE, SUITE 100
WINDSOR, COLORADO 80550
970.674.7570

CONTACT: JASON CLAEYS, PE
JCLAEYS@HIGHLAND-DS.COM

APPROVAL SIGNATURE

THIS WHEATLANDS PRELIMINARY DEVELOPMENT PLAN IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING MANAGER

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	VICINITY MAP
SHEET 3	DEVELOPMENT PLAN
SHEET 4	GENERAL DEVELOPMENT INFORMATION
SHEET 5	GENERAL DEVELOPMENT INFORMATION & FENCE DETAIL

SEAL

PROJECT TITLE

WHEATLANDS

Preliminary Development
Plan

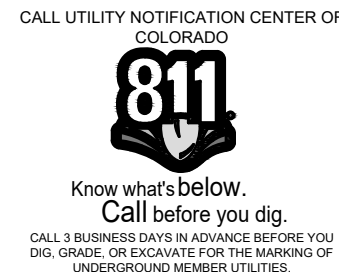
Frederick, Colorado

PREPARED FOR

WHEATLY, LLC

PO BOX 243
PARKER, CO 80134

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



REVISIONS	DATE
STAFF COMMENTS	06.07.23
STAFF COMMENTS	08.15.23
STAFF COMMENTS	10.18.23
STAFF COMMENTS	04.30.24
STAFF COMMENTS	08.16.24
STAFF COMMENTS	02.24.25
STAFF COMMENTS	04.03.25

DATE

April 1, 2022

SHEET TITLE

COVER SHEET

SHEET INFORMATION

SHEET **1** OF 5

SEAL

PROJECT TITLE

WHEATLANDS

Preliminary Development
Plan

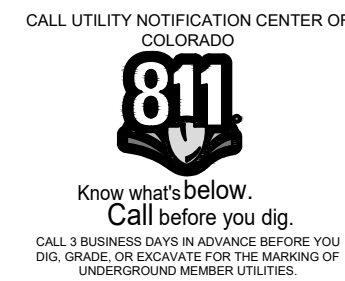
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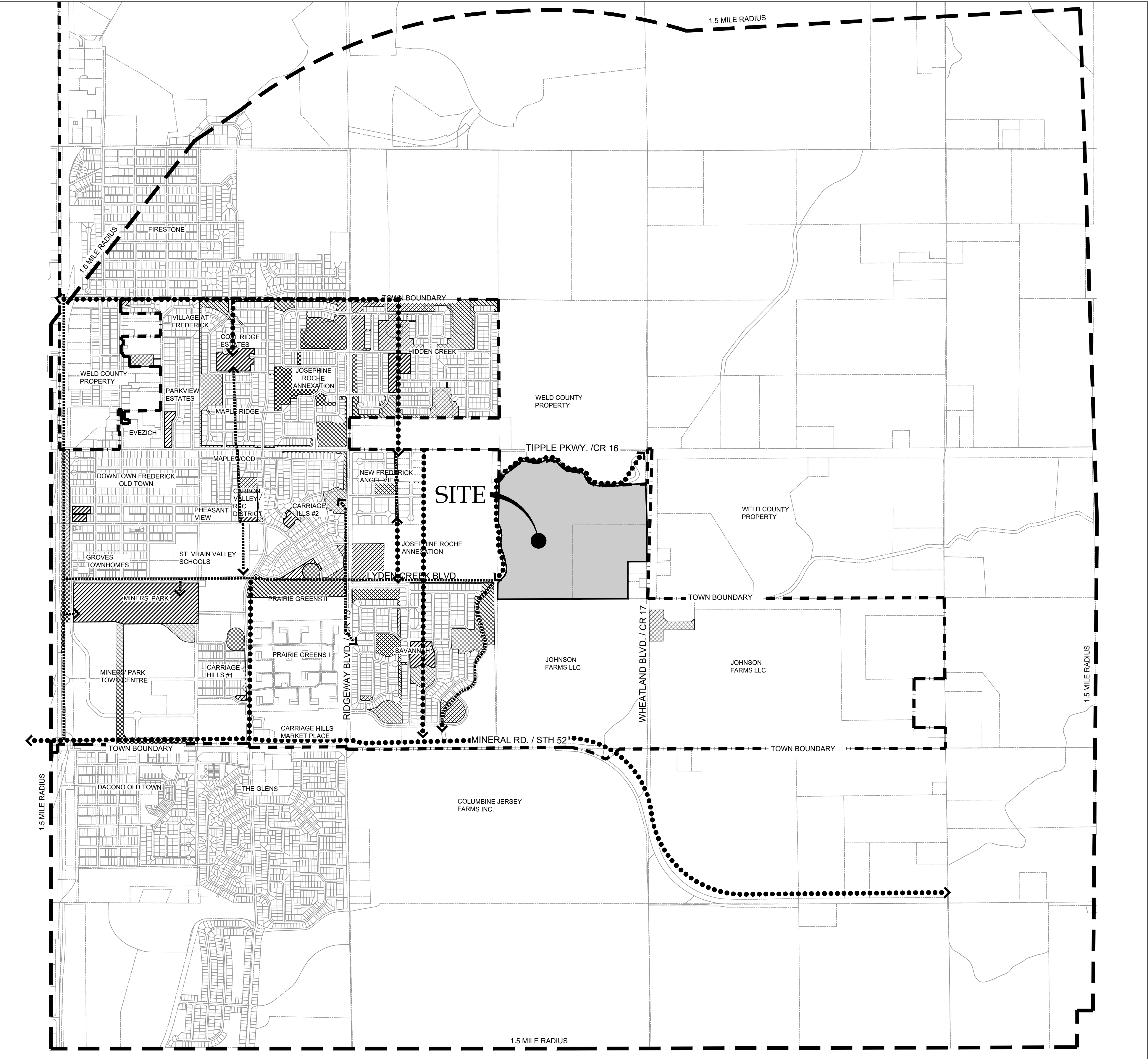
April 1, 2022

SHEET TITLE

VICINITY MAP

SHEET INFORMATION

SHEET 2 OF 5



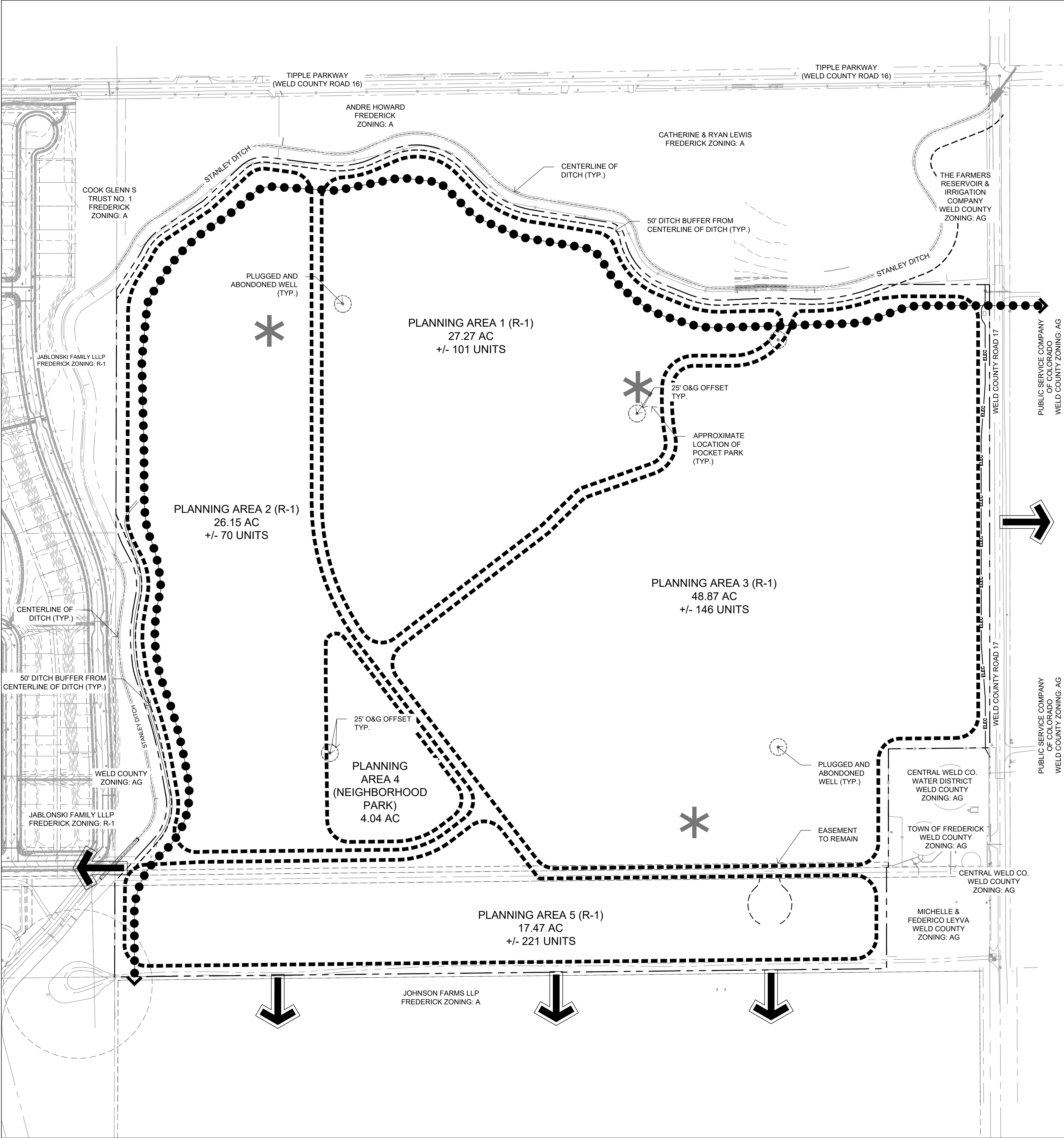
VICINITY MAP:



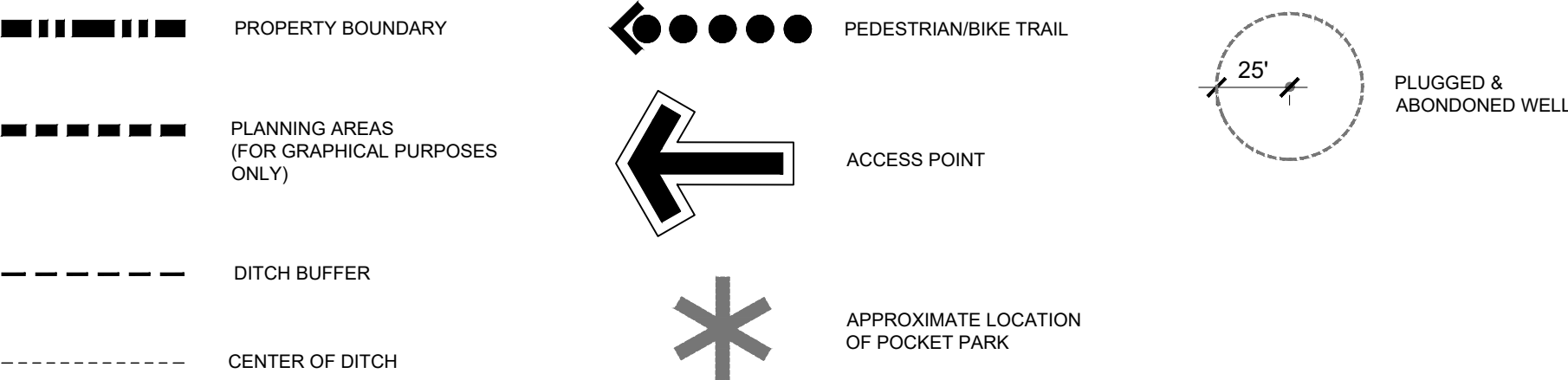
SCALE: 1" = 1000'

LEGEND

- 1.5 MILE RADIUS
- TOWN BOUNDARY
- PROJECT BOUNDARY
- EXISTING REGIONAL TRAIL NETWORK
- FUTURE REGIONAL TRAIL NETWORK
- REGIONAL PARK SPACE
- REGIONAL OPEN SPACE



Site Legend



Land-Use Statistics

PLANNING AREA TOTAL	PHASE	PROPOSED USE	GROSS ACREAGE	ESTIMATED UNITS	PROPOSED DENSITY	MAXIMUM DENSITY	% OF TOTAL
PLANNING AREA 1	TBD	R-1 RESIDENTIAL POCKET PARK	+/- 27.27 AC	+/- 101	3.70 DU/AC		
PLANNING AREA 2	TBD	R-1 RESIDENTIAL POCKET PARK	+/- 26.15 AC	+/- 70	2.68 DU/AC		
PLANNING AREA 3	TBD	R-1 RESIDENTIAL POCKET PARK	+/- 48.87 AC	+/- 146	2.99 DU/AC		
PLANNING AREA 4	TBD	NEIGHBORHOOD PARK	+/- 4.04 AC	-	-		
PLANNING AREA 5	TBD	TOWNHOMES RESIDENTIAL POCKET PARK	+/- 17.47 AC	+/- 221	12.65 DU/AC		
TOTAL			+/- 123.80 AC				

Existing Property Zoning

RESIDENTIAL LOW DENSITY DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

Landscape Design Intent:

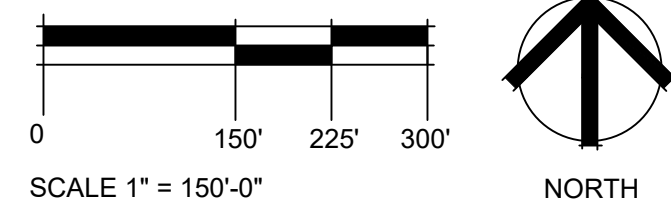
THE LANDSCAPE DESIGN WILL PROVIDE A CONTEXTUAL MIX OF PLANT MATERIAL USING DRYLAND SEED IN THE MAJORITY OF THE OPEN SPACE AREAS WITH BLUEGRASS SOD BEING USED AS APPROPRIATE IN HIGH IMPACT AREAS AND PARK SPACES. SHRUB BEDS WILL FURTHER COMPLIMENT THESE SPACES TO PROVIDE COLOR AND YEAR ROUND INTEREST TO THE COMMUNITY. XERIC DESIGN PRINCIPLES WILL HELP GUIDE AND DIRECT THE SELECTED PLANT PALETTE AND STRUCTURE

WALK / TRAIL MINIMUM REQUIREMENTS:
SIDEWALK WIDTH: 5 FEET WALKWAYS THROUGH SUBDIVISION BLOCKS: 5 FT WITHIN A 20 FT TRACT MULTI-USE PATHWAYS (BIKEWAYS): 8 FEET OPEN SPACE TRAILS: 8 FEET

A MIX OF CONCRETE (PRIMARY TRAILS) AND SOFT SURFACE (SECONDARY TRAILS) TRAILS ARE PROPOSED

Notes:

1. THE TOTAL UNITS IN A PLANNING AREA MAY VARY BY UP TO TWENTY PERCENT (20%)
2. THE TOTAL NUMBER OF 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 PLANNING AREA.
3. SPECIFIC LAYOUTS WITHIN THE FUTURE DEVELOPMENT TRACT WILL BE DETERMINED AT THE TIME OF FINAL PLAT AND WILL BE SHOWN ON A FINAL DEVELOPMENT PLAN.
4. ALL TRAILS WITHIN THE OUTLOTS, PARKS AND PUBLIC RIGHTS-OF-WAY SHALL BE A MINIMUM OF EIGHT (8) FEET WIDE. THE TRAILS WITHIN ALL OUTLOTS AND PARKS SHALL BE MULTI-USE PATHWAYS.
5. NO FLOOD PLAIN EXISTS ON THE PROPERTY



PROJECT TITLE

WHEATLANDS
5
Preliminary Development
Plan

Frederick, Colorado

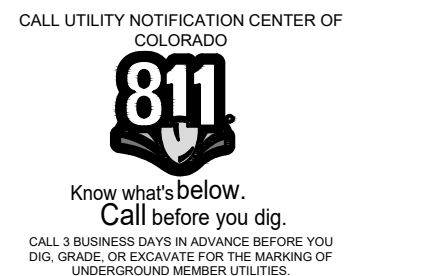
PREPARED FOR

WHEATLY, LLC

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April 1, 2022

SHEET TITLE

DEVELOPMENT PLAN

SHEET INFORMATION

SHEET 3 OF 5

DESIGN GUIDELINES TABLE OF CONTENTS

- 1.0 GENERAL PROVISIONS
2.0 VISION AND INTENT
3.0 LOT AND BLOCK DESIGN
4.0 STREETS
5.0 PARKING
6.0 EASEMENT AND UTILITY STANDARDS
7.0 PARKS AND OPEN SPACE
8.0 PUBLIC SITES AND DEDICATION REQUIREMENTS

- 9.0 FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES
10.0 LANDSCAPE DESIGN
11.0 BUFFERING AND SCREENING TECHNIQUES
12.0 FENCE AND WALLS
13.0 RESIDENTIAL ARCHITECTURE (SINGLE FAMILY & MULTI-FAMILY DWELLINGS)
14.0 LIGHTING
15.0 CONDITIONS AND PERMITTED USES BY ZONE DISTRICT
16.00 DENSITY AND DIMENSIONAL STANDARDS

1.0 GENERAL PROVISIONS

RELATIONSHIP TO TOWN OF FREDERICK REGULATIONS
THE PROVISIONS OF THE PRELIMINARY DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF WHEATLANDS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS PDP DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS IN THE TOWN OF FREDERICK LAND USE CODE, AS AMENDED ("LUC") SHALL GOVERN.

2.0 VISION AND INTENT

WHEATLANDS SUBDIVISION (AKA 'WHEATLANDS') IS A PROPOSED PLANNED UNIT DEVELOPMENT (PUD) LOCATED IN THE TOWN OF FREDERICK, COLORADO, SOUTH OF CR 16 AND WEST OF CR 17.

WHEATLANDS CONTAINS THE R-1 (RESIDENTIAL LOW DENSITY) ZONE DISTRICT WITH A PUD OVERLAY. THIS DISTRICT IS INTENDED PRIMARILY FOR SINGLE-FAMILY USES WITH A PERMITTED USE FOR TOWNHOMES (UP TO 15 ACRES OF THE PROPERTY). THE SITE IS CHARACTERIZED BY TREE-LINED STREETS, INTERCONNECTED PEDESTRIAN CIRCULATION SYSTEM AND A NEIGHBORHOOD PARK.

THE PROPERTY IS COMPATIBLE WITH THE LAND USES FOUND ON THE ADJACENT PROPERTIES. THE PROPERTY TO THE WEST WILL SOON BE DEVELOPED (PROSPERITY SUBDIVISION). BOTH NORTH AND SOUTH ARE CURRENTLY VACANT BUT HAVE POTENTIAL RESIDENTIAL DEVELOPMENT PROPOSALS IN VARIOUS STAGES WITH THE TOWN.

3.0 LOT AND BLOCK DESIGN

INTENT
THE INTENT OF THE BLOCK AND LOT STANDARDS ARE TO CREATE A BLOCK SYSTEM IN A MANNER THAT IS COMPATIBLE WITH SITE-SPECIFIC ENVIRONMENTAL CONDITIONS.

ALL LOTS AND BLOCKS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.6 LOTS AND BLOCKS), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

BLOCKS:
STREETS SHALL BE DESIGNED TO CREATE BLOCKS THAT CONSIDER INTERCONNECTEDNESS, TOPOGRAPHY, SOLAR ORIENTATION, VIEWS AND OTHER DESIGN FEATURES. BLOCKS SHALL BE DESIGNED TO HAVE A LENGTH OF BETWEEN THREE HUNDRED (300) FEET AND ONE THOUSAND (1000) FEET. ANY BLOCKS THAT EXCEEDS 700 FEET WILL REQUIRE A TRAFFIC CALMING FEATURE TO ALLOW FOR SAFE PEDESTRIAN CONNECTIONS THROUGH THE BLOCK. THE LENGTHS, WIDTHS AND SHAPES OF BLOCKS SHALL BE DETERMINED WITH DUE REGARD TO THE FOLLOWING:

1. PROVISION OF ADEQUATE BUILDING SITES SUITABLE TO THE SPECIAL NEEDS OF THE TYPE OF USE CONTEMPLATED.
2. NEED FOR CONVENIENT ACCESS, CONTROL, AND SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC CIRCULATION.
3. LIMITATIONS AND OPPORTUNITIES OF TOPOGRAPHY.

CORNER LOTS:
CORNER LOTS FOR RESIDENTIAL USE SHALL HAVE EXTRA WIDTH TO ACCOMMODATE SIDE ELEVATION ENHANCEMENTS, SUCH AS PORCHES AND BAY WINDOWS, THE REQUIRED BUILDING SETBACK, AND UTILITY EASEMENTS ON BOTH STREET FRONTAGES. FOR A CORNER LOT, THE FRONT OF THE LOT IS DEFINED AS THE SIDE HAVING THE SHORTEST STREET FRONTAGE AND SHALL MAINTAIN A FRONT YARD SETBACK.

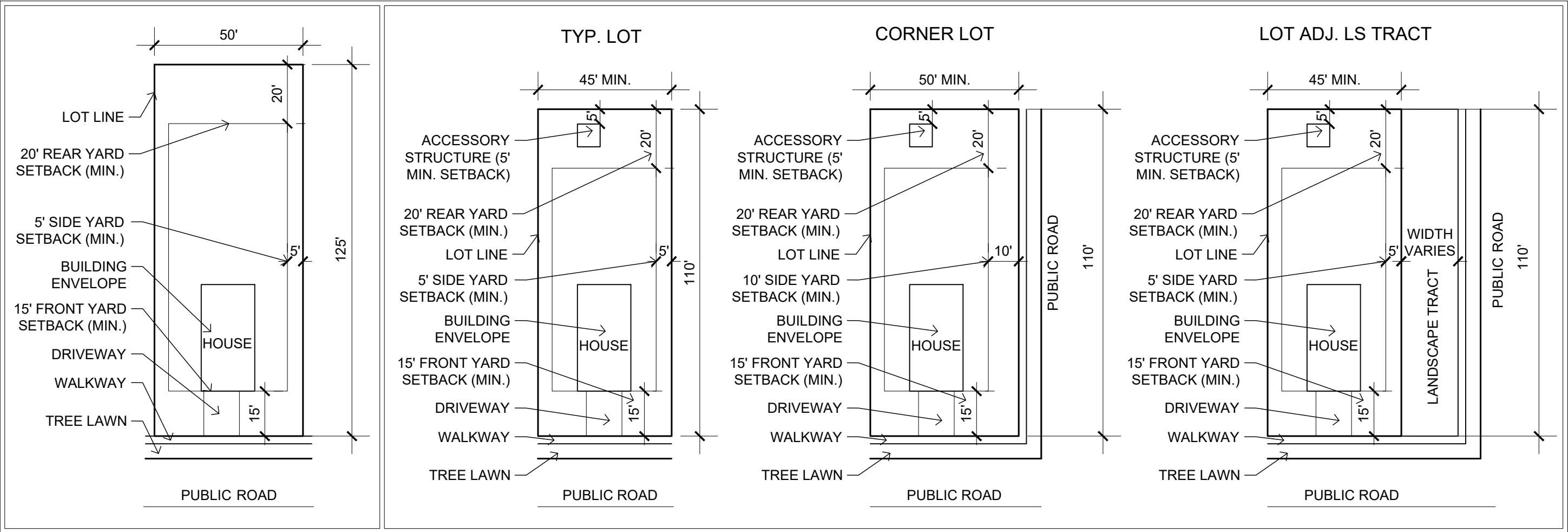
DOUBLE FRONTAGE:

- (a) RESIDENTIAL LOTS ADJACENT TO COLLECTOR & LOCAL STREETS. WHEN RESIDENTIAL LOTS ARE ADJACENT TO, AND THE HOUSE DOES NOT FACE A LOCAL OR COLLECTOR STREET (I.E. REAR YARDS ABUT THE STREET), THEY SHALL REQUIRE LANDSCAPE BUFFER 18 FEET IN WIDTH LOCATED BETWEEN THE REAR LOT LINE AND THE CURB. THE REAR SETBACK TO THE HOUSE SHALL MEET THE BULK STANDARDS DEFINED IN THIS PDP. NO VEHICULAR ACCESS SHALL BE PERMITTED ACROSS THIS LANDSCAPED AREA FOR REAR RESIDENTIAL LOT LINES ABUTTING LOCAL AND COLLECTOR STREETS.
(b) RESIDENTIAL LOTS ADJACENT TO ARTERIAL STREETS. WHEN RESIDENTIAL LOTS ARE ADJACENT TO, AND THE HOUSES DO NOT FACE AN ARTERIAL STREET (I.E., REAR YARDS ABUT THE STREET), THEY SHALL REQUIRE A FORTY FOOT (40') LANDSCAPE BUFFER LOCATED BETWEEN THE REAR LOT LINE AND THE CURB. THE REAR SETBACK TO THE HOUSE SHALL MEET THE BULK STANDARDS AS DEFINED IN THIS PDP. WHEN HOUSES FACE THE ARTERIAL STREET OR ARE SIDE-LOADED RELATIVE TO THE STREET, THE FRONT OR SIDE SETBACK TO THE HOUSE, RESPECTIVELY, SHALL BE A MINIMUM OF FIFTY (50) FEET. NO VEHICULAR ACCESS SHALL BE PERMITTED ACROSS THIS LANDSCAPED BUFFER AREA FOR REAR RESIDENTIAL LOT LINES ABUTTING THE ARTERIAL STREET

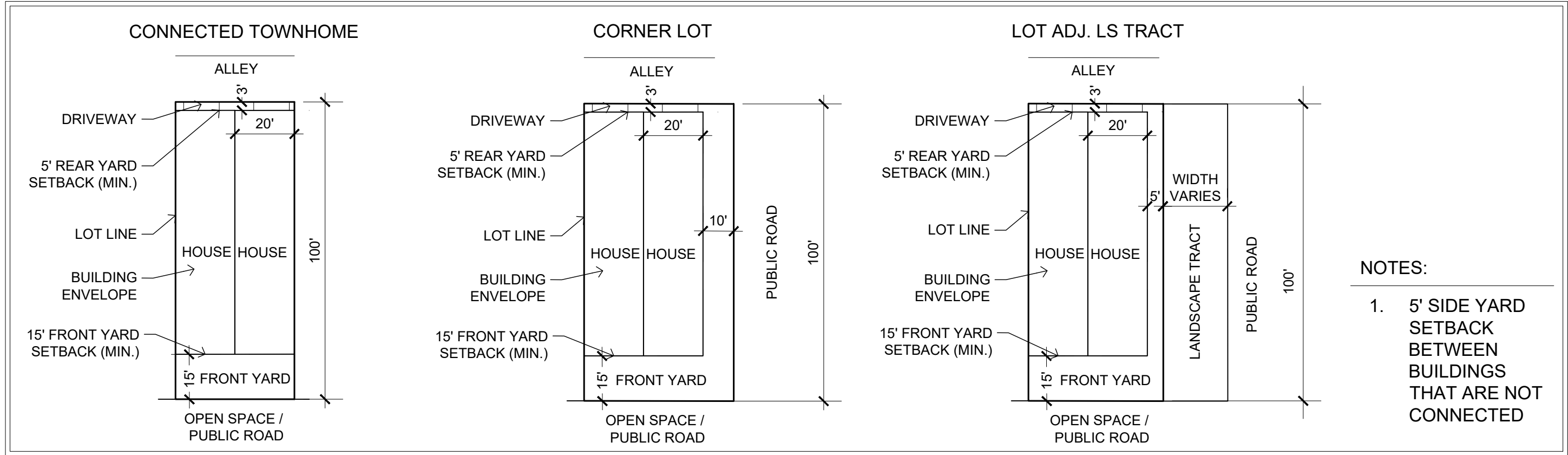
LOTS DIMENSIONS AND CONFIGURATIONS:

R-1 ZONING (TYP.)

R-1 W/ PUD OVERLAY



TYPICAL TOWNHOME



NOTES:

1. 5' SIDE YARD SETBACK BETWEEN BUILDINGS THAT ARE NOT CONNECTED

4.0 STREETS

ALL STREETS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.7 STREETS,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

5.0 PARKING

ALL PARKING SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.8 PARKING,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

LOCATION OF SPACES:
RESIDENTIAL
(1) REQUIRED OFF-STREET PARKING IN RESIDENTIAL ZONES SHALL NOT LIE WITHIN ANY REQUIRED SIDE YARD SETBACK ADJACENT TO A STREET. DRIVEWAY SPACES WITHIN THE FRONT YARD SETBACK CAN BE COUNTED FOR REQUIRED OFF-STREET PARKING.
(2) TANDEM PARKING IS ALLOWED TO MEET REQUIRED OFF-STREET PARKING REQUIREMENTS.

6.0 EASEMENT AND UTILITY STANDARDS

ALL EASEMENTS AND UTILITY STANDARDS SHALL FOLLOW THE TOWN OF FREDERICK LAND USE CODE SECTION 2.10 EASEMENTS AND UTILITY STANDARDS.

7.0 PARKS AND OPEN SPACE

ALL PARKS AND OPEN SPACE SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.11 PARKS AND OPEN SPACE,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

1. PARK AND OPEN SPACE REQUIREMENTS SHALL BE IN CONFORMANCE WITH THE APPROVED ANNEXATION AGREEMENT FOR THE PROPERTY.
2. PARKS, OPEN SPACE AND TRAILS SHALL BE INSTALLED PER THE PLANNING AREA IN WHICH IT IS DESIGNATED.
3. PARKING FOR POCKET PARKS (OTHER THAN ADJACENT ON-STREET PARKING) IS NOT REQUIRED.
4. FENCING OF OPEN SPACE AREAS IS NOT REQUIRED.
5. ONE NEIGHBORHOOD PARK WILL BE REQUIRED FOR THE WHEATLANDS SUBDIVISION. IF IT IS NOT LOCATED WITHIN 1/4 MILE RADIUS OF ALL LOTS, POCKET PARKS WILL BE USED TO SATISFY A PARK LOCATION FOR THOSE LOTS. IF A POCKET PARK IS USED TO HELP MEET THIS REQUIREMENT, IT WILL INCLUDE ONE (1) ADDITIONAL AMENITY PER TABLE 2-5 (SECTION 2.11, 5.B (1)).

8.0 PUBLIC SITES AND DEDICATION REQUIREMENTS

ALL DEDICATION REQUIREMENTS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.12 PUBLIC SITES AND DEDICATION REQUIREMENTS,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

PUBLIC SITES AND DEDICATION REQUIREMENTS SHALL BE PER THE APPROVED ANNEXATION AGREEMENT.

9.0 FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES

ALL CONTRIBUTION FOR SCHOOL SITES SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.13 FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

PAYMENT IN-LIEU OF THE DEDICATION OF LAND, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY RESIDENTIAL DWELLING UNIT NOT OTHERWISE EXEMPT UNDER SUBSECTION (1) ABOVE, THE SUBDIVIDER SHALL PAY TO THE SCHOOL DISTRICT, ON BEHALF OF THE TOWN, THE CASH TO BE PAID IN-LIEU OF LAND DEDICATION.

10.0 LANDSCAPE DESIGN

ALL LANDSCAPE DESIGN SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.14 LANDSCAPE DESIGN), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

DESIGN PRINCIPLES
LANDSCAPE PLANS SHALL USE THE FOLLOWING DESIGN PRINCIPLES:
3.A 10(f). ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEED TO PREVENT EROSION. NATIVE, NON-INVASIVE GRASSES SHALL BE USED FOR RE-VEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER OR APPROVED DESIGNEE PER THE APPROVED MAINTENANCE AGREEMENT. NATIVE AREAS UNDISTURBED BY DEVELOPMENT CAN REMAIN UNDISTURBED WITHOUT REQUIREMENTS FOR ANY ADDITIONAL ENHANCEMENT AND/OR PLANTING.

PLANTING MATERIALS

- 5(a). THE MINIMUM PLANTING SIZES ON ALL REQUIRED LANDSCAPING SHALL BE TWO-INCH (2") CALIPER DECIDUOUS TREES, ONE-AND-ONE-HALF-INCH (1 1/2") CALIPER ORNAMENTAL TREES, SIX FOOT (6') TALL EVERGREEN TREES AND FIVE (5) GALLON SHRUBS. PERENNIALS SHALL BE ONE (1) GALLON CONTAINER SIZE.

(5). IRRIGATION

ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED AS REQUIRED FOR PLANT ESTABLISHMENT, HEALTH, AND MAINTENANCE. IRRIGATION SYSTEMS SHALL BE ZONED APPROPRIATE TO THE TYPE AND SCOPE OF THE LANDSCAPE IMPROVEMENTS AND PLANT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING WITHIN THE RIGHT-OF-WAY. IRRIGATION SYSTEMS SHALL BE CAPABLE OF SUPPORTING MULTIPLE ZONES AND SETTINGS, INCLUDING ADJUSTING FOR WEATHER CONDITIONS AND WATER RESTRICTIONS. ALL IRRIGATION SYSTEMS SHALL BE CONNECTED TO A BACK FLOW PREVENTION DEVICE. IRRIGATION CRITERIA CAN BE ADJUSTED AS FUTURE WATER POLICY AND/OR A NON POTABLE WATER SYSTEM IS INSTALLED.

LANDSCAPE DESIGN STANDARDS

- 6(a)(1)(a). SPACING REQUIREMENTS: UNLESS OTHERWISE NOTED IN THIS CODE, STREET TREES SHALL BE SPACED WITHIN THE TREE LAWN, SUFFICIENT FOR MATURE GROWTH AND TO AVOID CONFLICTS WITH LIGHTING, AND UTILITIES. FOR CALCULATING THE MINIMUM REQUIRED NUMBER OF STREET TREES, THERE SHALL BE ONE (1) TREE FOR EVERY FORTY (40) LINEAR FEET OF ROAD FRONTAGE OR CURB, EXCEPT WHERE PROHIBITED DUE TO LIGHTING OR UTILITY CONFLICTS, UNLESS OTHERWISE SPECIFIED BY THIS CODE (SEE FIGURE 2-8 Section2 6(a)(a)iii).

ADDITIONAL LANDSCAPE REQUIREMENTS BY ZONING DISTRICT

- 7(b)(1)(a). FRONT YARD LANDSCAPING PROVIDED BY HOMEBUILDER EXTENDING FROM THE FENCE LINE OR FRONT YARD SETBACK LINE (WHICHEVER IS GREATER), TO THE FRONT EDGE OF THE PROPERTY, SIDEWALK AND BACK-OF-CURB (WHICHEVER IS GREATER).

- 7(b)(1)(a)(i). EXCLUDING SIDEWALKS, THERE SHALL BE NO LESS THAN SEVENTY-FIVE PERCENT (75%) OF THE SIDE LOT SHALL BE COVERED IN LIVE PLANT MATERIALS SUCH AS GROUND COVER, SHRUBS, ORNAMENTAL GRASS, FLOWERS, DROUGHT TOLERANT TURF GRASS ETC. LOCATED BETWEEN THE DWELLING AND THE CURB / EDGE OR ROAD, UNLESS OTHERWISE APPROVED BY THE TOWN

11.0 BUFFERING AND SCREENING TECHNIQUES

ALL BUFFERING AND SCREENING TECHNIQUES SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.15 BUFFERING AND SCREENING TECHNIQUES), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

GENERAL PROVISIONS

BUFFERING MAY BE REQUIRED BETWEEN ANY DEVELOPMENT AND ADJACENT NATURAL OR ENVIRONMENTALLY SENSITIVE AREAS. NATURAL AREAS NOT DISTURBED BY DEVELOPMENT ACTIVITIES CAN REMAIN WHERE POSSIBLE THIS WILL BE DETERMINED ON A CASE-BY-CASE BASIS.

BUFFERING AND SCREENING LAND USES

RV TRAILERS SHALL NOT BE PARKED, LONG OR SHORT TERM (48 HOURS), WITHIN THE RIGHT OF WAY, DRIVEWAYS, OR ON PRIVATE PROPERTY. RV TRAILERS ARE PERMITTED IN RESIDENTIAL AREAS AS LONG AS THEY ARE PARKED WITHIN AN ENCLOSED STRUCTURE ON PRIVATE PROPERTY.

12.0 FENCE AND WALLS

ALL FENCING AND WALLS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.16 FENCING AND WALLS), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

GENERAL PROVISIONS

B. VISUAL INTEREST

- (1) IN ORDER TO PREVENT MUNDANE EXPANSES OF FENCING IT MUST INCLUDE COLUMNS TO BE LOCATED AT THE FRONT SETBACK LINE, THE REAR CORNER LOT LINE AND APPROXIMATELY EVERY 50 FEET. COLUMNS SHOULD GENERALLY BE SPACED EQUAL DISTANCE AND LOCATED ON LOT LINES OR AT OTHER APPROPRIATE LOCATIONS. COLUMNS SHOULD NOT BE LOCATED BETWEEN LOT LINES. THIS ONLY APPLIES TO COMMUNITY FENCE, NOT TO RESIDENTIAL LOT FENCING. COMMUNITY FENCING IS LOCATED ADJACENT TO PARKS AND OPEN SPACE (REFERENCE OVERALL FENCING PLAN IN LANDSCAPE SHEETS).

C. FENCE/WALL MATERIALS

- (2) SOLID FENCES ARE NOT PERMITTED IN REAR AND SIDE YARDS. SPLIT RAIL FENCING, AS SHOWN ON SHEET 5, IS THE ONLY PERMITTED FENCE TYPE FOR THE WHEATLANDS SUBDIVISION.
(7) CHAIN LINK FENCING IS NOT PERMITTED.

SEAL

PROJECT TITLE

WHEATLANDS

Preliminary Development
Plan

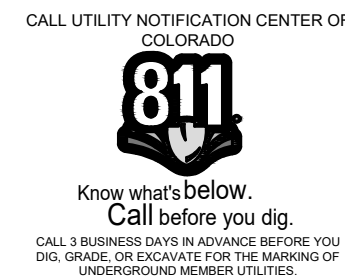
Frederick, Colorado

PREPARED FOR

WHEATLY, LLC

PO BOX 243
PARKER, CO 80134

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



REVISIONS	DATE
STAFF COMMENTS	06.07.23
STAFF COMMENTS	08.15.23
STAFF COMMENTS	10.18.23
STAFF COMMENTS	04.30.24
STAFF COMMENTS	08.16.24
STAFF COMMENTS	02.24.25
STAFF COMMENTS	04.03.25

DATE

April 1, 2022

SHEET TITLE

GENERAL
DEVELOPMENT
INFORMATION

SHEET INFORMATION

SHEET 4 OF 5

13.0 RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS)

ALL RESIDENTIAL ARCHITECTURE SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.17 RESIDENTIAL ARCHITECTURE), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

SINGLE-FAMILY DETACHED AND DUPLEX DWELLINGS

- 4.B.3. SIGNIFICANT VARIATION IN THE RANGE OF WALL COLORS ON A BLOCK FACE IS ENCOURAGED FOR SINGLE FAMILY DETACHED DEVELOPMENT, WHEN APPROPRIATE FOR THE ARCHITECTURAL STYLE. USE DIFFERENT COLORS ON ADJACENT BUILDING FACADES AND THE HOME ACROSS THE STREET. SINGLE FAMILY ATTACHED UNITS WILL BE PERMITTED MORE FLEXIBILITY WITH BUILDING COLORS AND ADJACENCY BUT WILL STILL BE ENCOURAGE TO PROVIDE VARIETY OF COLORS OVERALL.
- 4.D. ENHANCEMENTS AT CORNERS, AT CORNERS, BUILDINGS SHALL ADDRESS THE SIDE STREET OR OPEN SPACE. CORNER LOTS SHALL BE WIDE ENOUGH TO ALLOW FOR SIDE ELEVATION ENHANCEMENTS. AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS ARE REQUIRED
- (1) A SIDE- OR WRAP-AROUND PORCH, OR A BAY WINDOW.
 - (2) WINDOWS OR GLAZED DOORS THAT FACE THE SIDE STREET OR OPEN SPACE.
 - (3) A CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE.
 - (4) BRACKETS, PROJECTIONS, BELT COURSES, OR OTHER SUCH DETAILS.
 - (5) ADDITIONAL LANDSCAPING ELEMENTS, INCLUDING LARGE TREES, SHRUBS AND ROCK FEATURES.

- 4.F. MASSING. THE MASS OF A HOUSE OR DUPLEX SHOULD STRONGLY REFLECT ITS ARCHITECTURAL STYLE AND BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH. REDUCE BOXINESS, AND ACHIEVE AN ARTICULATED FORM ON FOUR (4) SIDES. EMPHASIS SHOULD BE ON THE FRONT AND REAR ELEVATIONS SINCE THEY ARE LOCATED ON THE SIDES OF THE HOUSE MOST VISIBLE, WITH SIDE ELEVATIONS, WHEN ADJACENT TO OTHER BUILDINGS, AS A SECONDARY FOCUS.

4.H. COVERED ENTRIES AND PORCHES.

- (1) A COVERED ENTRYWAY FOR THE FRONT DOOR IS ENCOURAGED. COVERED ENTRIES INCLUDING PORCHES WILL BE ABLE TO ENCROACH ON THE FRONT SET BACK AN ADDITIONAL TWO (2) FEET IF DEPTH IS GREATER THAN SIX (6) FEET.

4.K. GARAGES

- (3) WHEN GARAGE DOORS ARE OTHER THAN STREET-FACING (E.G., THE DOORS FACE A SIDE OR REAR LOT LINE), THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE WINDOWS, OR OTHER ARCHITECTURAL DETAILS THAT MIMIC THE FEATURES OF THE LIVING AREA PORTION OF THE DWELLING. IN ADDITION, SIGNIFICANT LANDSCAPING, INCLUDING LARGE TREES (IF APPROPRIATE SPACE IS AVAILABLE) IS ENCOURAGED.

SINGLE-FAMILY ATTACHED HOUSING, INCLUDING TWO TO FIVE FOUR-PLEXES AND TOWNHOMES.

5.C. EXTERIOR BUILDING MATERIALS AND COLORS.

- (1) BUILDING MATERIALS FOR SINGLE-FAMILY ATTACHED DEVELOPMENTS SHOULD BE OF A HIGH QUALITY AS APPROVED BY THE TOWN. SUGGESTED EXTERIOR WALL MATERIALS INCLUDE CEMENTITIOUS SIDING (4X8 SHEETS NOT ALLOWED) METAL, STUCCO, BRICK, AND STONE. IN GENERAL, DUE TO THE IMPOSING NATURE OF MANY MULTI-DWELLING UNIT BUILDINGS, THE EXTERIOR MATERIALS SHOULD REFLECT SUBDUED COLORS AND MUTED TONES. IN GENERAL ROOF MATERIAL COLORS SHOULD BE DARKER AND WARM, EARTH-TONED HUES THAT ACCENT AND COMPLEMENT OTHER BUILDING COLORS.

14.0 LIGHTING

ALL LIGHTING SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.19 LIGHTING), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

15.0 CONDITIONAL AND PERMITTED USES BY ZONE DISTRICT

ALL CONDITIONAL AND PERMITTED USES SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 3.4 CONDITIONAL AND PERMITTED USES BY ZONE DISTRICT), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

TABLE 3-1 TABLE OF PERMITTED USES WITHOUT CONDITIONS

PERMITTED USES R1

- A. SINGLE FAMILY DETACHED
- B. TOWNHOMES
- C. BUILD FOR RENT SINGLE FAMILY DETACHED

16.0 DENSITY AND DIMENSIONAL STANDARDS

ALL DENSITY AND DIMENSIONAL STANDARDS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 3.5 DENSITY AND DIMENSIONAL STANDARDS), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

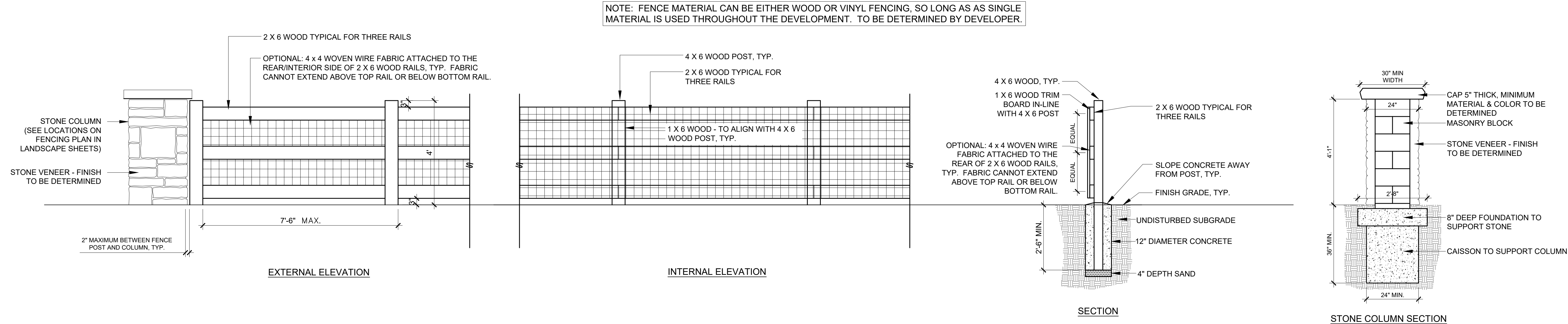
PUD BULK STANDARDS			
RESIDENTIAL ZONE DISTRICT STANDARDS	SINGLE FAMILY DETACHED R-1 (PER LUC)	SINGLE FAMILY DETACHED R-1 (PUD OVERLAY)	SINGLE FAMILY ATTACHED TOWNHOMES R-1 (PUD OVERLAY)
MINIMIN LOT AREA	6250 SF	4500 SF	1400 SF
MINIMUM LOT WIDTH	50 LF	45 LF	20 LF
MINIMUM LOT FRONTAGE	40 LF	30 LF	15 LF
FRONT SETBACK - PRINCIPAL BUILDING	15 LF	PER LUC (R1)	15 LF
FRONT SETBACK - ACCESSORY BUILDING	55 LF	PER LUC (R1)	45 LF
REAR SETBACK - PRINCIPAL BUILDING	20 LF	PER LUC (R1)	20 LF 3' IF ALLEY LOAD
REAR SETBACK - ACCESSORY BUILDING	5 LF	PER LUC (R1)	5 LF
INTERIOR SIDE SETBACK	5 FT	5 FT	0 FT (CONNECTED LOTS)
STREET SIDE SETBACK	15 FT	10 FT	10 FT (UNCONNECTED LOTS)
MINIMUM FLOOR AREA PER PRINCIPAL DWELLING UNIT (SF)	850 SF	700 SF	400 SF

NOTES:

- BULK STANDARDS SHALL BE PER THE LAND USE CODE (LUC) UNLESS OTHERWISE SPECIFIED IN THE ABOVE CHART.
- FIVE FOOT (5) STREET SIDE SETBACKS SHALL APPLY TO ALL RESIDENTIAL STREET SIDE LOT LINES ADJACENT TO COMMON AREAS AND/OR OPEN SPACE.

17.0 SIGNS

ALL SIGNS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 7.0 SIGNS, PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.



A SPLIT - RAIL FENCE
SCALE 1/2" = 1'-0"

SEAL

PROJECT TITLE

WHEATLANDS

Preliminary Development
Plan

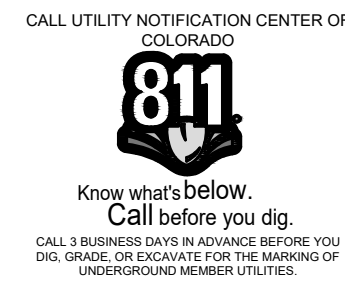
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DATE

April 1, 2022

SHEET NAME

GENERAL
DEVELOPMENT
INFORMATION &
FENCE DETAIL

SHEET INFORMATION

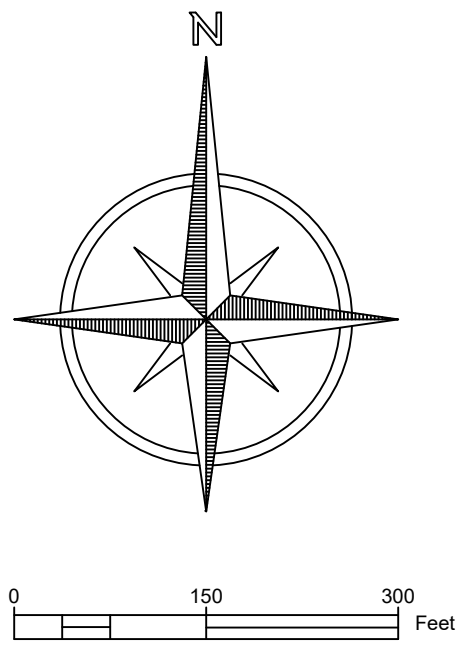
SHEET **5** OF 5

WHEATLANDS SUBDIVISION PRELIMINARY PLAT



NOTICE

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PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

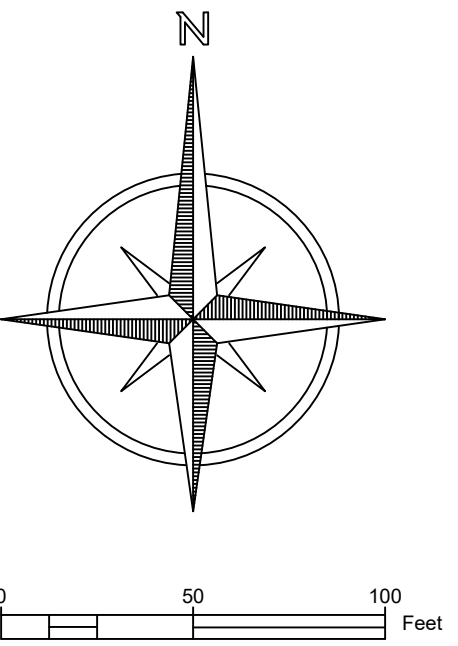


PROJECT NO: 2022087	PROJECT NAME: WHEATFIELD	REVISIONS:	DATE:
DATE: 4-30-2022	CLIENT: HDS	REDLINES	8-15-23
DRAWN BY: SIP	FILE NAME: 2022087SUB	REVISE LOTS	11-3-23
CHECKED BY: MAK	SCALE: 1" = 50'	REVISE LOTS	4-30-24

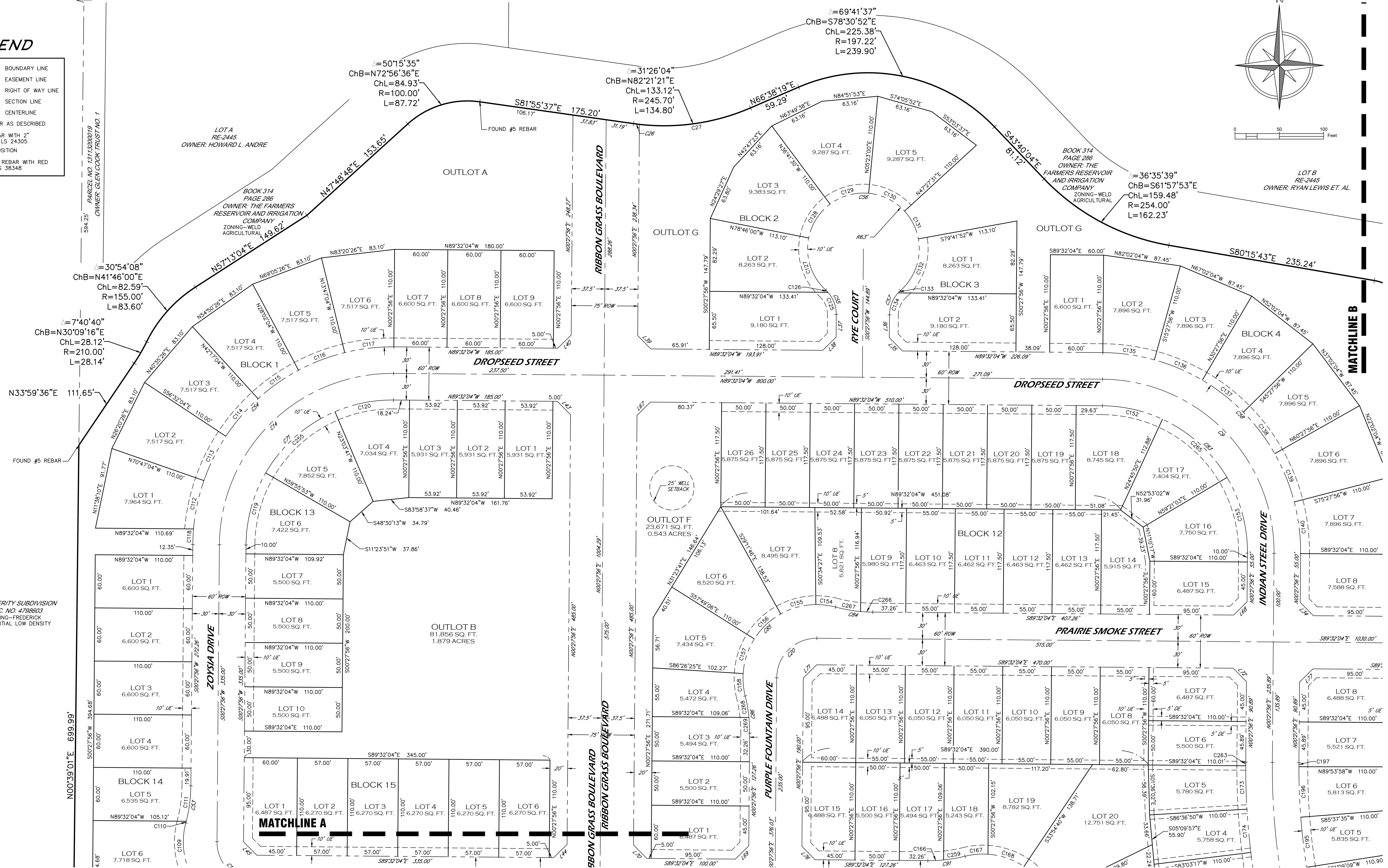
WHEATLANDS SUBDIVISION PRELIMINARY PLAT

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SECTION LINE
	CENTERLINE
	ALIQUOT CORNER AS DESCRIBED
	FOUND #5 REBAR WITH 2" ALUMINUM CAP LS 24305
	CALCULATED POSITION
	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348



NORTH QUARTER CORNER
SECTION 32, T.2N., R.67W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP LS 24305



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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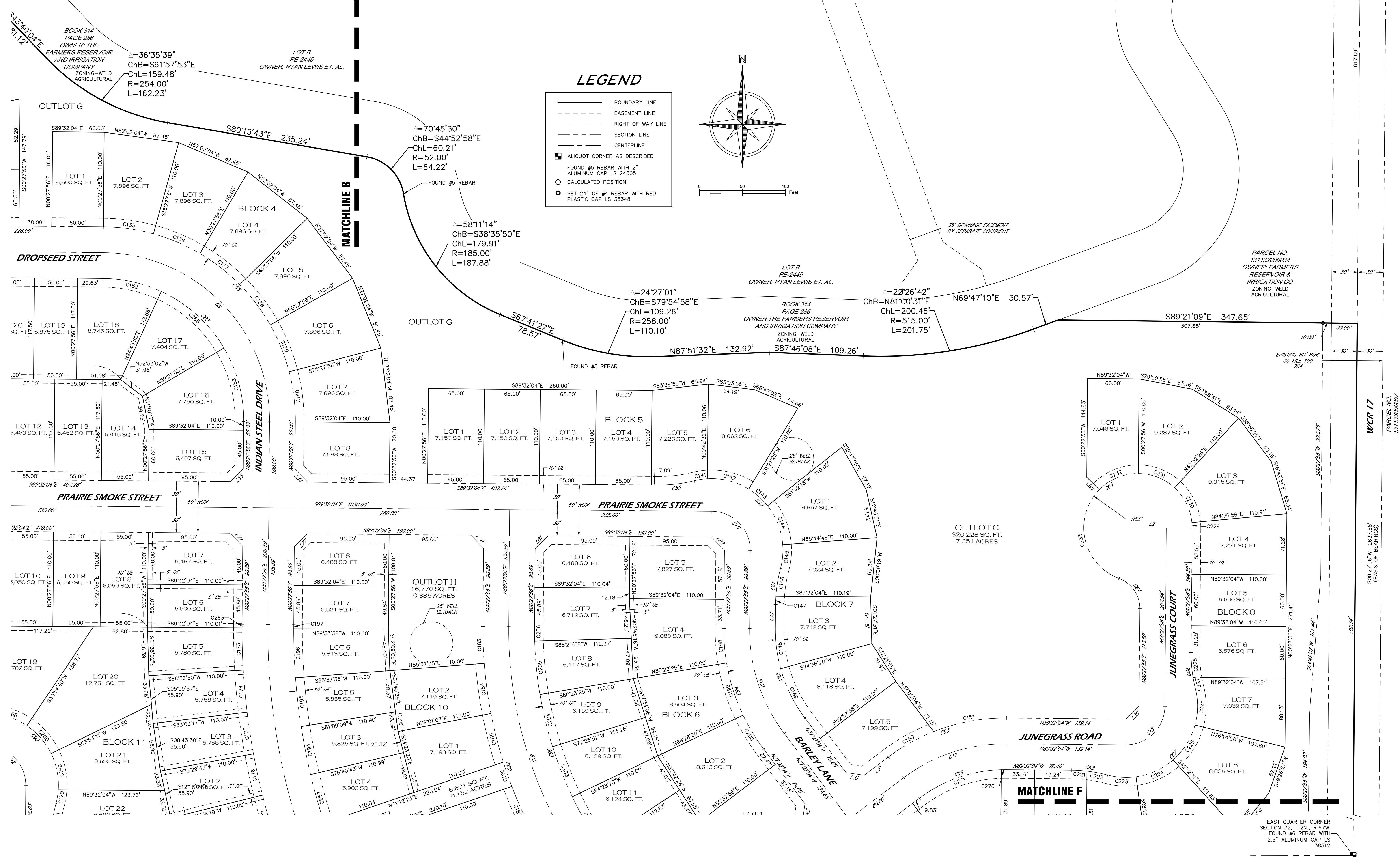
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3

SHEET 3 OF 9

WHEATLANDS SUBDIVISION PRELIMINARY PLAT

NORTHEAST CORNER
SECTION 32, T.2N., R.67W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP LS 31169



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

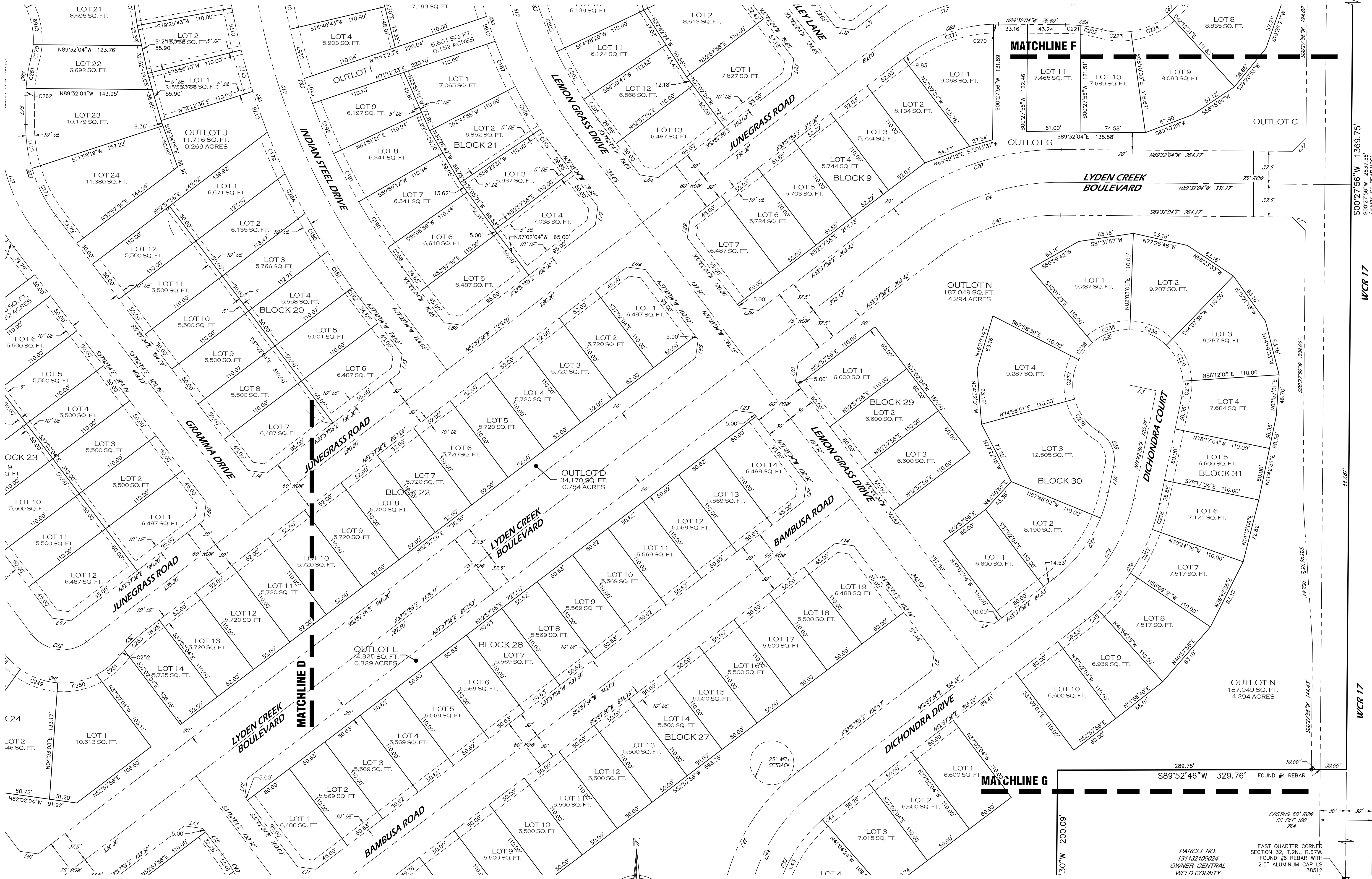
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WHEATLANDS SUBDIVISION PRELIMINARY PLAT

NORTHEAST CORNER
SECTION 32, T.2N., R.67W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP LS 31169



WCR 17

WCR 17

WCR 17

PARCEL NO.
131133000007

PRELIMINARY

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Colorado Licensed Professional Land Surveyor #38348

NOTICE

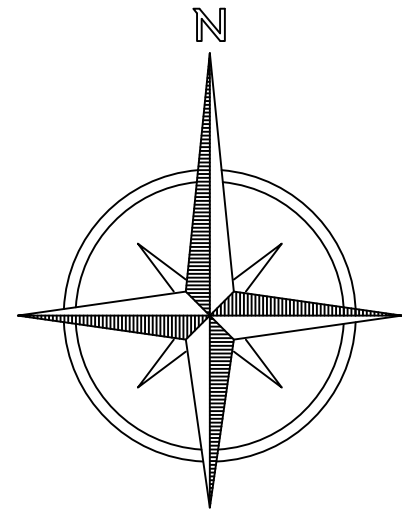
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5

WHEATLANDS SUBDIVISION PRELIMINARY PLAT



NORTH QUARTER CORNER
SECTION 32, T.2N., R.67W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP LS 24305

$\Delta = 15^{\circ}10'00''$
 ChB = $N20^{\circ}07'00''W$
 ChL = $69.94'$
 R = $265.00'$
 L = $70.15'$
 $N27^{\circ}42'00''W$

PROSPERITY SUBDIVISION
REC. NO. 4798603
ZONING-FREDERICK
RESIDENTIAL LOW DENSITY

$\Delta = 38^{\circ}31'49''$
 ChB = $N8^{\circ}26'05''W$
 ChL = $105.58'$
 R = $160.00'$
 L = $107.60'$

N10°49'50"E 46.05'—
|
|
N08°10'13"E 42.38'—

$\Delta = 12^\circ 42' 49''$
 ChB = $N1^\circ 48' 49'' E$
 ChL = 58.68'
 R = 265.00'
 L = 58.80'

N04°32'36"W 50.89'

ChB=N11°21'54"W
ChL=51.08'
R=215.00'
L=51.20'

$$\frac{1050.71}{1000}$$

RY

CENTER QUARTER CORNER
SECTION 32, T.2N., R.67W.
— FOUND #6 REBAR WITH
2.5" ALUMINUM CAP LS
24305

LEGEND

—————	BOUNDARY LINE
- - - - -	EASEMENT LINE
=====	RIGHT OF WAY LINE
—————	SECTION LINE
——— - ——	CENTERLINE

☒ ALIQUOT CORNER AS DESCRIBED

FOUND #5 REBAR WITH 2" ALUMINUM CAP LS 24305

☐ CALCULATED POSITION

☐ SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

OUTLOT A
321,328 SQ. FT.
7.377 ACRES

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DRAWN BY: SIP	FILE NAME: 2022087SUB	REVISE LOTS	4-30-24
CHECKED BY: MAK	SCALE: 1" = 50'		

6

SHEET 6 OF 9

WHEATLANDS SUBDIVISION PRELIMINARY PLAT

NORTH QUARTER CORNER
SECTION 32, T.2N., R.67W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP LS 24305

R=215.00'
L=51.20'

OUTLOT A
321,328 SQ. FT.
7.377 ACRES

EXCEPTED PARCEL
BOOK 314
PAGE 285

Δ=8°34'49"
ChB=N13°53'48"W
ChL=172.06'
R=1150.00'
L=172.22'

Δ=52°25'51"
ChB=N16°36'32"E
ChL=132.52'
R=150.00'
L=137.26'

PROSPERITY SUBDIVISION
REC. NO. 4798823
ZONING-FREDERICK
RESIDENTIAL LOW DENSITY

TRACT A
138,985 SQ. FT.
3.191 ACRES

TRACT B
254,466 SQ. FT.
5.842 ACRES

OUTLOT C
186,316 SQ. FT.
4.277 ACRES

MATCHLINE C

MATCHLINE D

MATCHLINE E

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- ALIQUOT CORNER AS DESCRIBED
- FOUND #5 REBAR WITH 2" ALUMINUM CAP LS 24305
- CALCULATED POSITION
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

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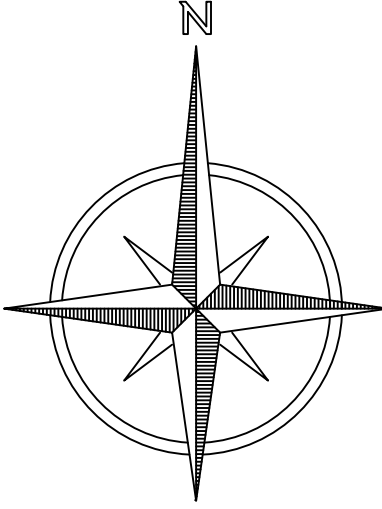
OUTLOT 1
JOHNSON FARMS/SPINDLE HILL ENERGY
MINOR SUBDIVISION
OWNER: JOHNSON FARMS LLP
ZONING-FREDERICK
AGRICULTURAL



PROJECT NO: 2022087	PROJECT NAME: WHEATFIELD	REVISIONS:	DATE:
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PRELIMINARY

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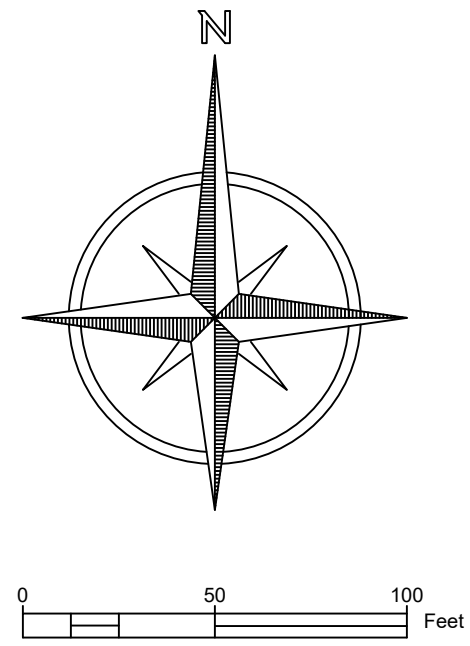


0 50 100 Feet

7

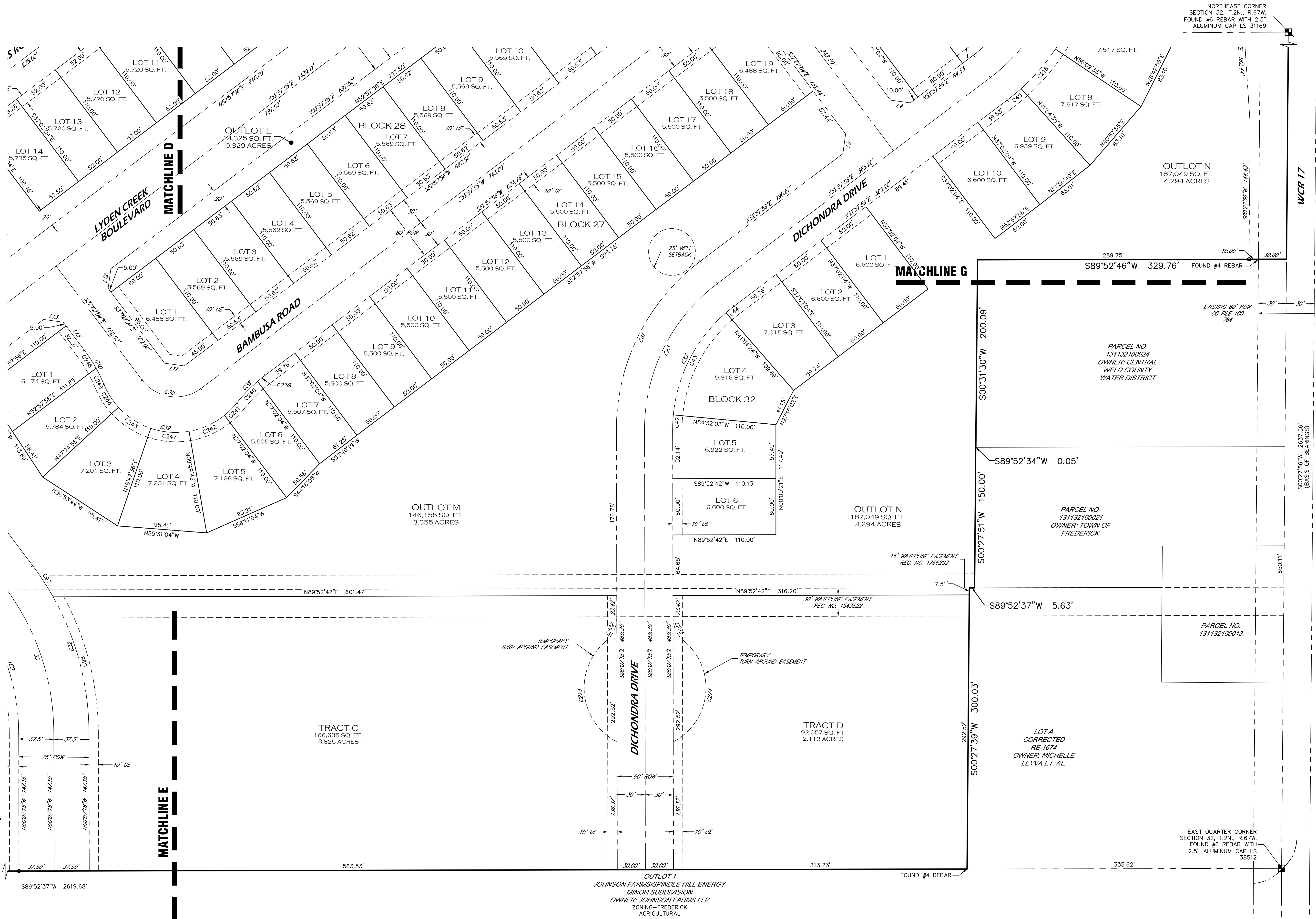
SHEET 7 OF 9

WHEATLANDS SUBDIVISION PRELIMINARY PLAT



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- ALIQUOT CORNER AS DESCRIBED
- FOUND #5 REBAR WITH 2" ALUMINUM CAP LS 24305
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WHEATLANDS SUBDIVISION PRELIMINARY PLAT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°52'55"E	34.84'
L2	S89°32'04"E	33.00'
L6	S45°07'17"E	21.21'
L7	S44°52'43"W	21.21'
L8	N82°02'04"W	21.21'
L9	N07°57'56"E	21.21'
L10	N07°57'56"E	21.21'
L14	N82°02'04"W	21.21'
L17	S44°32'04"E	21.21'
L23	N82°02'04"W	21.21'
L24	N07°57'56"E	21.21'
L27	S45°27'56"W	21.21'
L28	N82°02'04"W	21.21'
L29	S07°57'56"W	21.21'
L30	S45°27'56"W	21.21'
L31	N52°57'56"E	35.00'
L32	N82°02'04"W	21.21'
L33	N00°27'56"E	28.15'
L34	S44°32'04"E	21.21'
L35	N44°32'04"W	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L36	S00°27'56"W	25.65'
L37	S00°27'56"W	25.65'
L38	N45°27'56"E	21.21'
L39	S44°32'04"E	21.21'
L40	S45°27'56"W	21.21'
L41	N44°32'04"W	21.21'
L42	S44°52'43"W	21.21'
L43	S44°32'04"E	21.21'
L44	N45°27'56"E	21.21'
L45	N44°32'04"W	21.21'
L46	N07°57'56"E	21.21'
L47	S45°07'17"E	21.21'
L48	N45°27'56"E	21.21'
L49	S44°32'04"E	21.21'
L50	S45°27'56"W	21.21'
L51	S44°32'04"E	21.21'
L52	S07°57'56"W	21.21'
L53	S82°02'04"E	21.21'
L54	S45°27'56"W	21.21'
L55	N44°32'04"W	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L56	N07°57'56"E	21.21'
L57	N82°02'04"W	21.21'
L58	N82°02'04"W	21.21'
L61	N82°02'04"W	21.21'
L62	S07°57'56"W	21.21'
L64	N82°02'04"W	21.21'
L65	S07°57'56"W	21.21'
L67	N45°27'56"E	21.21'
L68	S45°27'56"W	21.21'
L69	N45°27'56"E	21.21'
L70	N44°32'04"W	21.21'
L71	S45°27'56"W	21.21'
L72	S44°32'04"E	21.21'
L73	N07°57'56"E	21.21'
L74	N82°02'04"W	21.21'
L75	S00°27'56"W	33.30'
L76	N44°32'04"W	21.21'
L77	S45°27'56"W	21.21'
L78	S44°32'04"E	21.21'
L79	N07°57'56"E	21.21'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	12.07'	260.00'	2°39'32"	12.06'	N88°33°09"E
C2	12.05'	260.00'	2°39'19"	12.05'	S88°33°03"W
C3	167.51'	260.00'	36°54'46"	164.62'	N71°25'19"E
C4	170.17'	260.00'	37°30'00"	167.15'	S71°42'56"W
C5	443.42'	677.50'	37°30'00"	435.55'	S181°7°04"E
C6	167.50'	260.00'	36°54'46"	164.62'	N18°34'41"W
C7	49.04'	195.00'	14°24'37"	48.91'	N07°19'36"W
C8	229.03'	875.00'	14°59'50"	228.38'	S07°01'59"E
C9	306.31'	195.00'	90°00'00"	275.77'	N44°32'04"W
C10	497.42'	760.00'	37°30'00"	488.59'	S181°7°04"E
C11	130.90'	200.00'	37°30'00"	128.58'	S181°7°04"E
C12	70.69'	45.00'	90°00'00"	63.64'	N44°32'04"W
C13	70.69'	45.00'	90°00'00"	63.64'	S44°32'04"E
C14	306.31'	195.00'	90°00'00"	275.77'	S45°27'56"W
C15	70.69'	45.00'	90°00'00"	63.64'	N44°32'04"W
C16	130.90'	200.00'	37°30'00"	128.58'	S181°7°04"E
C17	127.63'	195.00'	37°30'00"	125.36'	S71°42'56"W
C18	70.69'	45.00'	90°00'00"	63.64'	N45°27'56"E
C19	314.16'	480.00'	37°30'00"	308.58'	S181°7°04"E
C20	70.69'	45.00'	90°00'00"	63.64'	S45°27'56"W
C21	314.16'	480.00'	37°30'00"	308.58'	S181°7°04"E
C22	70.69'	45.00'	90°00'00"	63.64'	S82°02'04"E
C23	180.68'	195.00'	53°05'14"	174.28'	S26°25'19"W
C24	140.39'	195.00'	41°15'00"	137.38'	N32°20'26"E
C25	70.18'	45.00'	89°21'04"	63.29'	S81°42'45"E
C26	6.63'	245.70'	1°32'44"	6.63'	S82°41'59"E
C27	128.17'	245.70'	29°53'20"	126.72'	N81°34'59"E
C28	13.81'	297.50'	2°39'32"	13.80'	N88°33°09"E
C29	10.31'	222.50'	2°39'19"	10.31'	S88°33°03"W
C30	191.66'	297.50'	36°54'46"	188.37'	N71°25'19"E
C31	143.35'	222.50'	36°54'46"	140.88'	N18°34'41"W
C32	191.66'	297.50'	36°54'46"	188.37'	N18°34'41"W
C33	152.88'	165.00'	53°05'14"	147.47'	S26°25'19"W
C34	161.99'	225.00'	41°15'00"	158.51'	N32°20'26"E
C35	275.02'	63.00'	250°07'23"	103.14'	S66°39'15"W
C36	45.31'	37.00'	70°09'40"	42.53'	N23°19'37"W
C37	118.79'	165.00'	41°15'00"	116.24'	N32°20'26"E
C38	42.36'	167.00'	14°32'01"	42.25'	S45°41'55"W
C39	172.48'	83.00'	119°04'03"	143.08'	S82°02'04"E
C40	42.36'	167.00'	14°32'01"	42.25'	N29°46°03"W
C41	208.47'	225.00'	53°05'14"	201.10'	S26°25'19"W
C42	16.09'	165.00'	5°35'15"	16.08'	S02°40'19"W
C43	125.57'	165.00'	43°36'10"	122.56'	S27°16°02"W
C44	11.22'	165.00'	3°53'49"	11.22'	S51°01'02"W
C45	19.15'	225.00'	4°52'32"	19.14'	N50°31'40"E
C46	145.63'	222.50'	37°30'00"	143.04'	S71°42'56"W
C47	10.26'	222.50'	2°38'36"	10.26'	N88°32'41"E
C48	13.79'	297.50'	2°39'19"	13.79'	S88°33°03"W
C49	41.50'	165.00'	14°24'37"	41.39'	N07°19'36"W
C50	236.89'	905.00'	14°59'50"	236.21'	S07°01'59"E
C51	42.36'	167.00'	14°32'01"	42.25'	S83°11'55"W
C52	172.48'	83.00'	119°04'03"	143.08'	S44°32'04"E
C53	42.36'	167.00'	14°32'01"	42.25'	N07°43'57"E
C54	353.43'	225.00'	90°00'00"	318.20'	S45°27'56"W
C55	30.95'	37.00'	47°55'59"	30.06'	N23°30'03"W
C56	303.33'	63.00'	275°51'57"	84.42'	N89°32'04"W
C57	30.95'	37.00'	47°55'59"	30.06'	S24°25'56"W
C58	353.43'	225.00'	90°00'00"	318.20'	N44°32'04"W
C59	42.36'	167.00'	14°32'01"	42.25'	N83°11'55"E
C60	172.48'	83.00'	119°04'03"	143.08'	N44°32'04"W
C61	42.36'	167.00'	14°32'01"	42.25'	S07°43'57"W
C62	111.26'	170.00'	37°30'00"	109.29'	S181°7°04"E
C63	147.26'	225.00'	37°30'00"	144.65'	S71°42'56"W
C64	45.28'	37.00'	70°07'23"	42.51'	N34°35'45"W
C65	275.02'	63.00'	250°07'23"	103.14'	S55°24'15"W
C66	42.36'	167.00'	14°32'01"	42.25'	S06°48'05"E
C67	172.48'	83.00'	119°04'03"	143.08'	N45°27'56"E
C68	42.36'	167.00'	14°32'01"	42.25'	N82°16°03"W
C69	107.99'	165.00'	37°30'00"	106.08'	S71°42'56"W
C70	194.71'	297.50'	37°30'00"	191.26'	S71°42'56"W
C71	259.18'	165.00'	90°00'00"	233.35'	S45°27'56"W
C72	56.59'	225.00'	14°24'37"	56.44'	N07°19'36"W
C73	221.18'	845.00'	14°59'50"	220.55'	S07°01'59"E
C74	467.97'	715.00'	37°30'00"	459.66'	S181°7°04"E
C75	143.35'	222.50'	36°54'46"	140.88'	N71°25'19"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C76	333.79'	510.00'	37°30'00"	327.87'	S181°7'04"E
C77	418.88'	640.00'	37°30'00"	411.44'	S181°7'04"E
C78	150.53'	230.00'	37°30'00"	147.86'	S181°7'04"E
C79	294.52'	450.00'	37°30'00"	289.30'	S181°7'04"E
C80	42.36'	167.00'	14°32'01"	42.25'	N29°46'03"W
C81	172.48'	83.00'	119°04'03"	143.08'	S82°02'04"E
C82	42.36'	167.00'	14°32'01"	42.25'	S45°41'55"W
C83	259.18'	165.00'	90°00'00"	233.35'	N44°32'04"W
C84	42.36'	167.00'	14°32'01"	42.25'	S82°16'03"E
C85	172.48'	83.00'	119°04'03"	143.08'	S45°27'56"W
C86	42.36'	167.00'	14°32'01"	42.25'	N06°48'05"W
C87	517.05'	790.00'	37°30'00"	507.87'	S181°7'04"E
C88	111.26'	170.00'	37°30'00"	109.29'	S181°7'04"E
C89	42.36'	167.00'	14°32'01"	42.25'	S07°43'57"W
C90	172.48'	83.00'	119°04'03"	143.08'	N44°32'04"W
C91	42.36'	167.00'	14°32'01"	42.25'	N83°11'55"E
C92	333.79'	510.00'	37°30'00"	327.87'	S181°7'04"E
C93	477.78'	730.00'	37°30'00"	469.30'	S181°7'04"E
C94	150.53'	230.00'	37°30'00"	147.86'	S181°7'04"E
C95	294.52'	450.00'	37°30'00"	289.30'	S181°7'04"E
C96	151.89'	297.50'	29°15'09"	150.25'	N14°44'53"W
C97	39.77'	297.50'	7°39'37"	39.74'	N33°12'16"W
C98	20.75'	165.00'	7°12'18"	20.74'	N03°43'27"W
C99	20.75'	165.00'	7°12'18"	20.74'	N10°55'45"W
C100	59.22'	905.00'	3°44'58"	59.21'	S12°39'25"E
C101	59.22'	905.00'	3°44'58"	59.21'	S08°54'28"E
C102	59.22'	905.00'	3°44'58"	59.21'	S05°09'30"E
C103	59.22'	905.00'	3°44'58"	59.21'	S01°24'33"E
C104	27.87'	167.00'	9°33'39"	27.83'	S85°41'07"W
C105	14.49'	167.00'	4°58'23"	14.49'	S78°25'06"W
C106	41.44'	83.00'	28°36'23"	41.01'	S89°45'54"E
C107	29.86'	83.00'	20°36'52"	29.70'	S65°09'16"E
C108	49.31'	83.00'	34°02'28"	48.59'	S37°49'36"E
C109	51.87'	83.00'	35°48'20"	51.03'	S02°54'12"E
C110	1.88'	167.00'	0°38'44"	1.88'	N14°40'36"E
C111	40.48'	167.00'	1°35'18"	40.38'	N07°24'35"E
C112	55.96'	225.00'	14°15'00"	55.82'	S12°05'26"W
C113	55.96'	225.00'	14°15'00"	55.82'	S26°20'26"W
C114	55.96'	225.00'	14°15'00"	55.82'	S40°35'26"W
C115	55.96'	225.00'	14°15'00"	55.82'	S54°50'26"W
C116	55.96'	225.00'	14°15'00"	55.82'	S69°05'26"W
C117	55.96'	225.00'	14°15'00"	55.82'	S83°20'26"W
C118	17.67'	225.00'	4°29'59"	17.67'	S02°42'56"W
C119	85.25'	165.00'	29°36'11"	84.31'	S15°16'02"W
C120	67.75'	165.00'	23°31'37"	67.28'	S78°42'07"W
C121	53.36'	845.00'	37°30'00"	53.35'	S12°43'21"E
C122	55.94'	845.00'	3°47'35"	55.93'	S09°01'01"E
C123	55.94'	845.00'	3°47'35"	55.93'	S05°13'26"E
C124	55.94'	845.00'	3°47'35"	55.93'	S01°25'51"E
C125	27.25'	37.00'	42°11'29"	26.63'	N20°37'48"W
C126	3.71'	37.00'	5°44'30"	3.71'	N44°35'47"W
C127	64.54'	63.00'	58°42'03"	61.76'	S18°07'01"E
C128	46.26'	63.00'	42°04'30"	45.23'	S32°16'15"W
C129	46.26'	63.00'	42°04'30"	45.23'	S74°20'45"W
C130	46.26'	63.00'	42°04'30"	45.23'	N63°34'44"W
C131	35.45'	63.00'	32°14'22"	34.98'	N26°25'19"W
C132	64.54'	63.00'	58°42'03"	61.76'	N19°02'53"E
C133	3.71'	37.00'	5°44'30"	3.71'	S45°31'40"W
C134	27.25'	37.00'	42°11'29"	26.63'	S21°33'41"W
C135	58.90'	225.00'	15°00'00"	58.74'	N82°02'04"W
C136	58.90'	225.00'	15°00'00"	58.74'	N67°02'04"W
C137	58.90'	225.00'	15°00'00"	58.74'	N52°02'04"W
C138	58.90'	225.00'	15°00'00"	58.74'	N37°02'04"W
C139	58.90'	225.00'	15°00'00"	58.74'	N22°02'04"W
C140	58.90'	225.00'	15°00'00"	58.74'	N07°02'04"W
C141	15.42'	83.00'	10°38'37"	15.40'	S81°15'13"W
C142	50.39'	83.00'	34°46'54"	49.62'	N76°02'02"W
C143	29.48'	83.00'	20°20'53"	29.32'	N48°28'08"W
C144	49.31'	83.00'	34°02'28"	48.59'	N21°16'28"W
C145	27.89'	83.00'	19°15'12"	27.76'	N05°22'22"E
C146	32.79'	167.00'	11°14'59"	32.74'	S09°22'28"W
C147	9.57'	167.00'	3°17'03"	9.57'	S02°06'28"W
C148	47.06'	170.00'	15°51'36"	46.91'	S07°27'52"E
C149	64.21'	170.00'	21°38'24"	63.83'	S21°22'52"E
C150	60.73'	225.00'	15°27'58"	60.55'	S60°41'55"W

TO: Town of Frederick

FROM: Kristin Turner

DATE: October 12, 2021

RE: Neighborhood Meeting Notes

1. Are there plans to make road improvements?
Yes, there will be dedication of ROW. Road improvements will be determined by TIS and reflected on the construction plans.



Town of Frederick Planning Commission

Meeting Minutes June 26, 2025

Call to Order – Roll Call: At 6:32 pm Chairperson Moe called the meeting to order and requested roll call.

Present were Chairperson Moe, Vice Chair Conroy, Planning Commissioner Scott, and Planning Commissioner Kelley.

Also present were Planning Manager Ali Van Deutekom, Senior Planner Audem Gonzalez, Deputy Town Attorney Christine Francescani, Civil Engineer Jason Berg, and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance:

Approval of Agenda: No Additions to the agenda.

Special Presentations:

Public Comment:

Staff Reports:

Consent Agenda: Motion by Commissioner Scott and seconded by Vice Chair Conroy to approve the Consent Agenda.

Upon roll call vote, motion passed unanimously.

Approval of Minutes:

Action Agenda:

Resolution 25-PCR-06: A Resolution of the Planning Commission Recommending Approval of the Silverstone Commons Minor Subdivision: No Public Comment.

Motion by Commissioner Kelley and seconded by Vice Chair Conroy to Approve 25-PCR-06 with the condition to revise the dedicatory statement to remove references to public roads and lands.

Upon roll call vote, motion passed unanimously.

Resolution 25-PCR-07 A Resolution of the Planning Commission Recommending Approval of the Wheatlands Preliminary Development Plan and Preliminary Plat: Public Comment: Katherine Lewis, property owner to the North. They are concerned about windblown trash and pollution impacting their farmland. They are also concerned with the walking path along the ditch, and how close it would bring foot traffic to their backyard. She also raised concerns about safety issues with the speed and depth of water in the ditch. As well as concerns about storm water and exit of water from the property.

Seeing no further public comment, the public hearing was closed.

The planning commission recommends that the Board of Trustees considers the concerns raised in public comment during their decision.

Motion by Commissioner Scott and seconded by Vice Chair Conroy to approve 25-PCR-07 with the condition that the cover sheet be updated to reflect the accurate number of units.

Upon roll call vote, motion passed unanimously.

Discussion Items :

Commissioner Reports:

Other Business:

Joint Session with the Board of Trustees- July 8th

Regular Planning Commission Meeting- July 31st: Other business:

Joint session to talk about land use code.

July 8th part of the regular meeting agenda.

7:00 pm start time.

July 31 Regular Meeting in July

Adjournment: There being no further business of the Planning Commission,
Charperson Moe adjourned the meeting at 8:07 pm.

NOTICE OF PUBLIC HEARING
BOARD OF TRUSTEES
TOWN OF FREDERICK

NOTICE IS HEREBY GIVEN that the Board of Trustees will hold a PUBLIC HEARING commencing on Tuesday, September 9th at 7:00 pm. This meeting will be held both in person and virtually (please see <https://www.frederickco.gov/1100/Agenda-Portal> to access the published agenda and link to the meeting's live stream). No public comment can be received via the live stream. The public hearing will be held upon application made by Kristin Turner, TB Group, 444 Mountain Avenue, Berthoud, CO, 80513; for the purpose of considering the Wheatlands Preliminary Development Plan and Preliminary Plat land use application pursuant to the Codes of the Town of Frederick and applicable State statutes.

The affected property is generally located at the southwest corner of Weld County Road 16 and Weld County Road 17.

The legal description of the property is: "Located in the Northeast Quarter of Section 32, Township 2 North, Range 67 West of the 6th Principal Meridian, Town of Frederick, County of Weld, State of Colorado"

Interested and affected parties are encouraged to attend. The Board of Trustees will be taking written comments submitted prior to the hearing. Comments submitted prior to 5:00PM on the hearing date listed above will be forwarded with the staff report. During a public hearing, public input can be received.

Copies of the full application and supporting materials are available for the public to review. Please contact Project Planner, Audem Gonzales, at agonzales@frederickco.gov to receive instructions on how to access the materials.

Dated this 13th day of August, 2025

TOWN OF FREDERICK, COLORADO

By: _____
Tricia David, Town Clerk

Published: Longmont Times Call August 16, 2025-2129412

Prairie Mountain Media, LLC

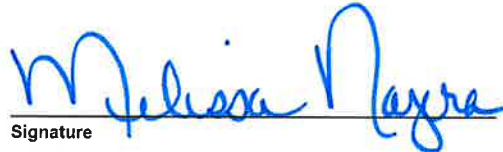
PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

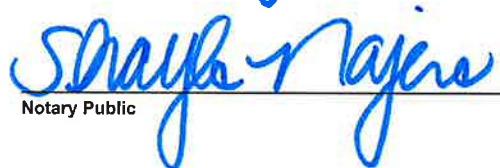
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Aug 16, 2025


Signature

Subscribed and sworn to me before me this
18th day of August, 2025


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account: 1051151
Ad Number: 2129412
Fee: \$43.50



Wheatlands Subdivision

Preliminary Plat & Preliminary Development Plan

Audem Gonzales, Senior Planner

BUILT ON WHAT MATTERS



Presentation Overview

- Strategic Plan Alignment
- Request
- Existing Conditions (vicinity map, comp plan & zoning)
- Project History
- Project Proposal
- Approval Criteria
- Notifications
- Recommendations



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.

Built on What Matters.



Request

Applicant: Kristin Turner – TB Group

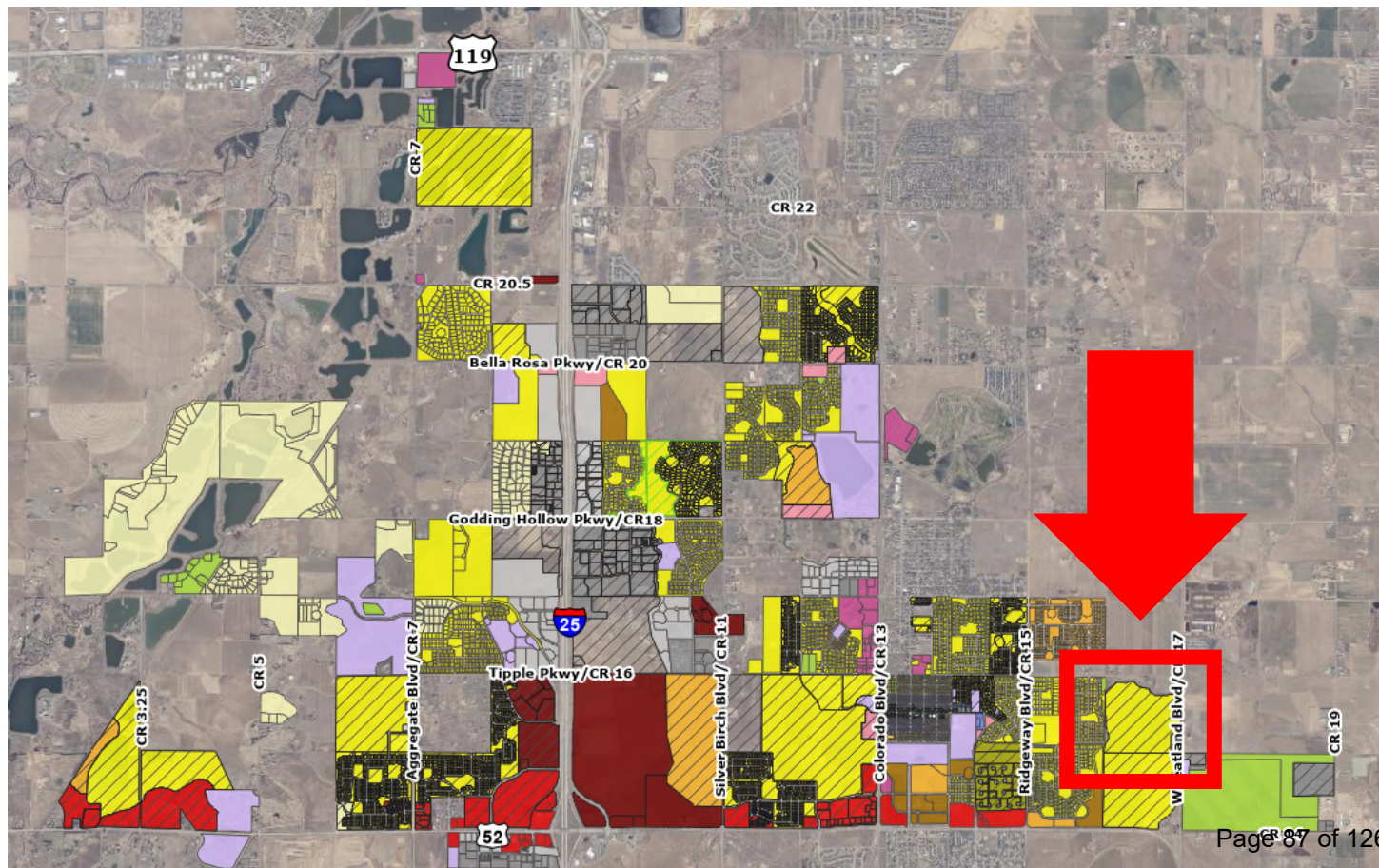
Owners: Wheatly LLC

Request approval for: Wheatlands master planned community - ~124 acres

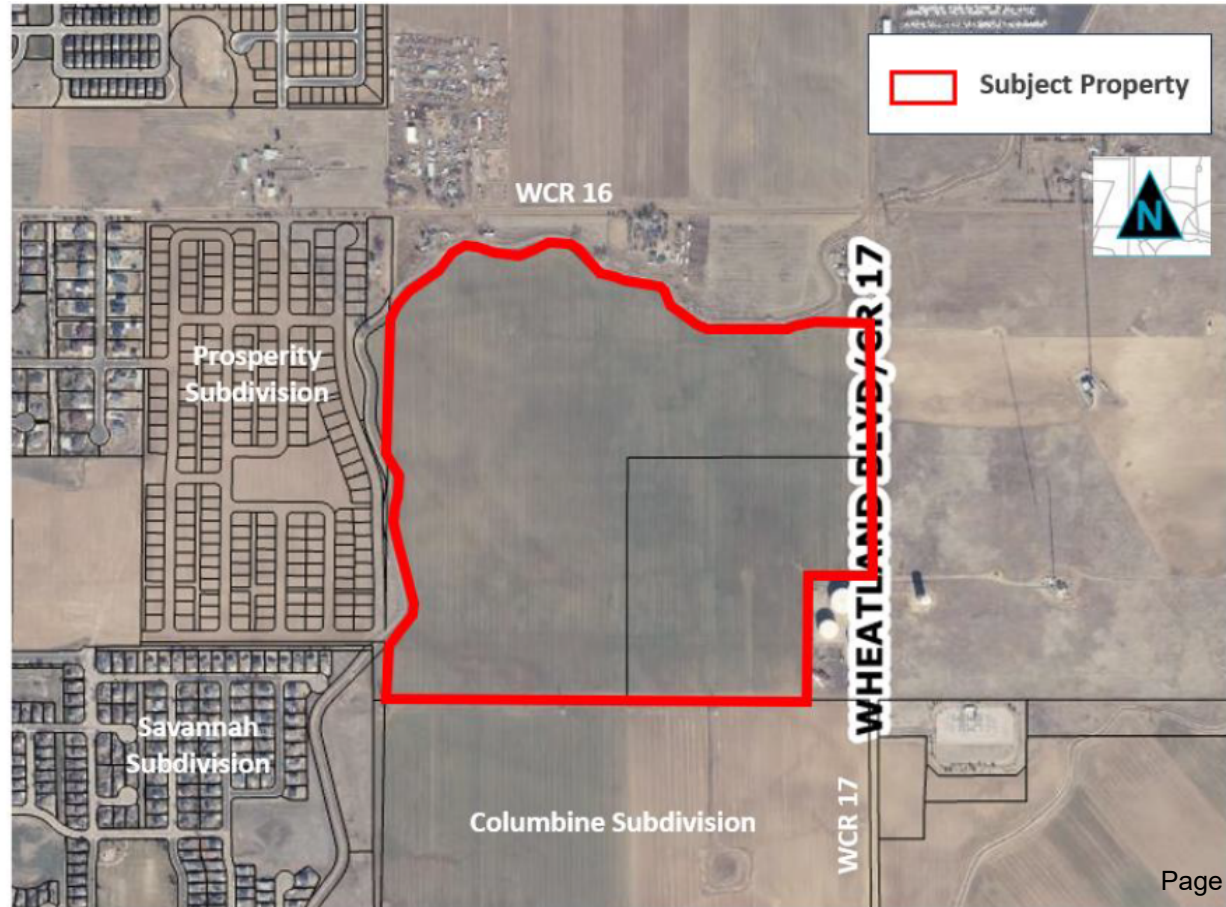
- Preliminary Development Plan – up to 538 dwelling units
- Preliminary Plat – 317 single-family lots

Built on What Matters.

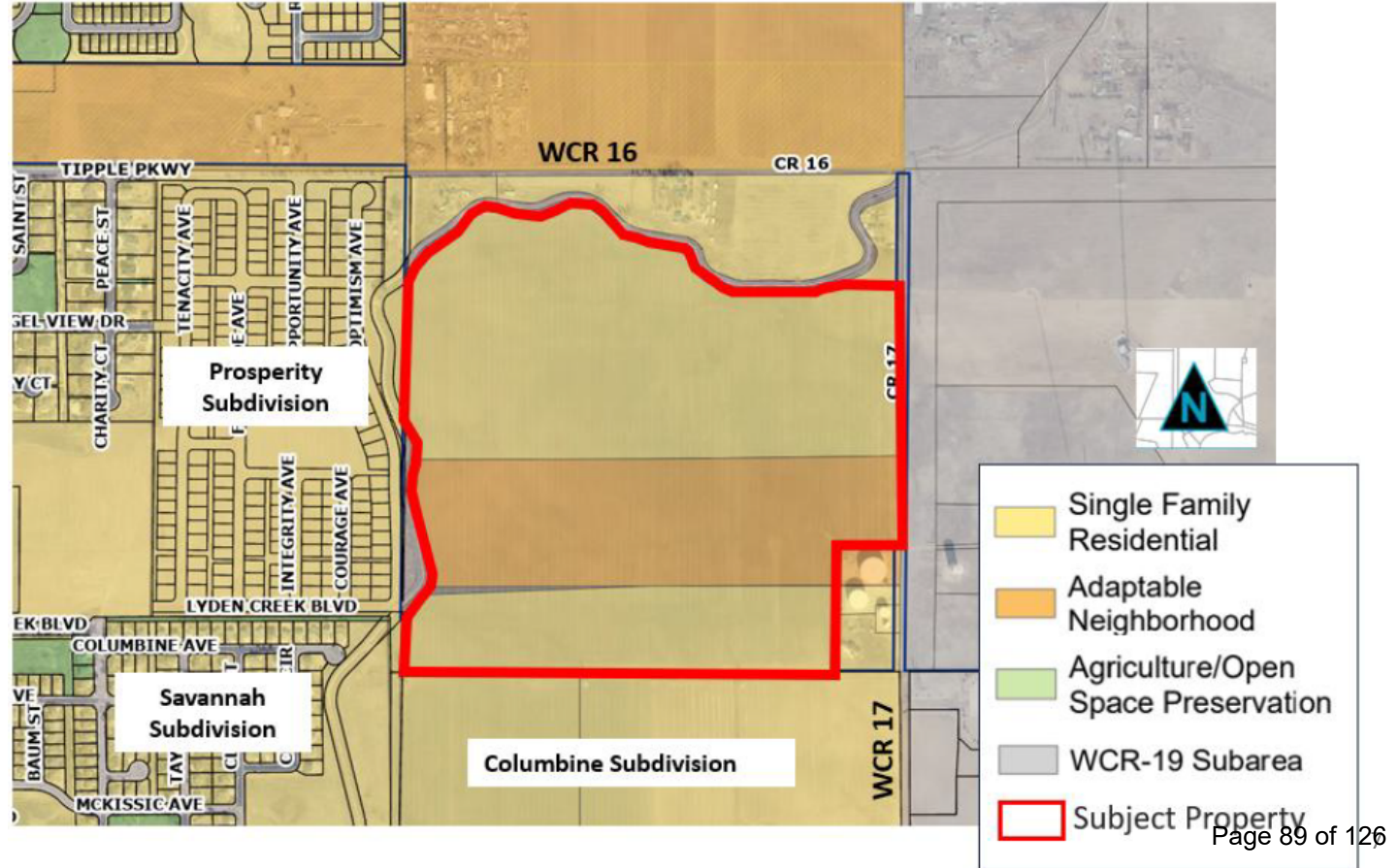
Vicinity Map



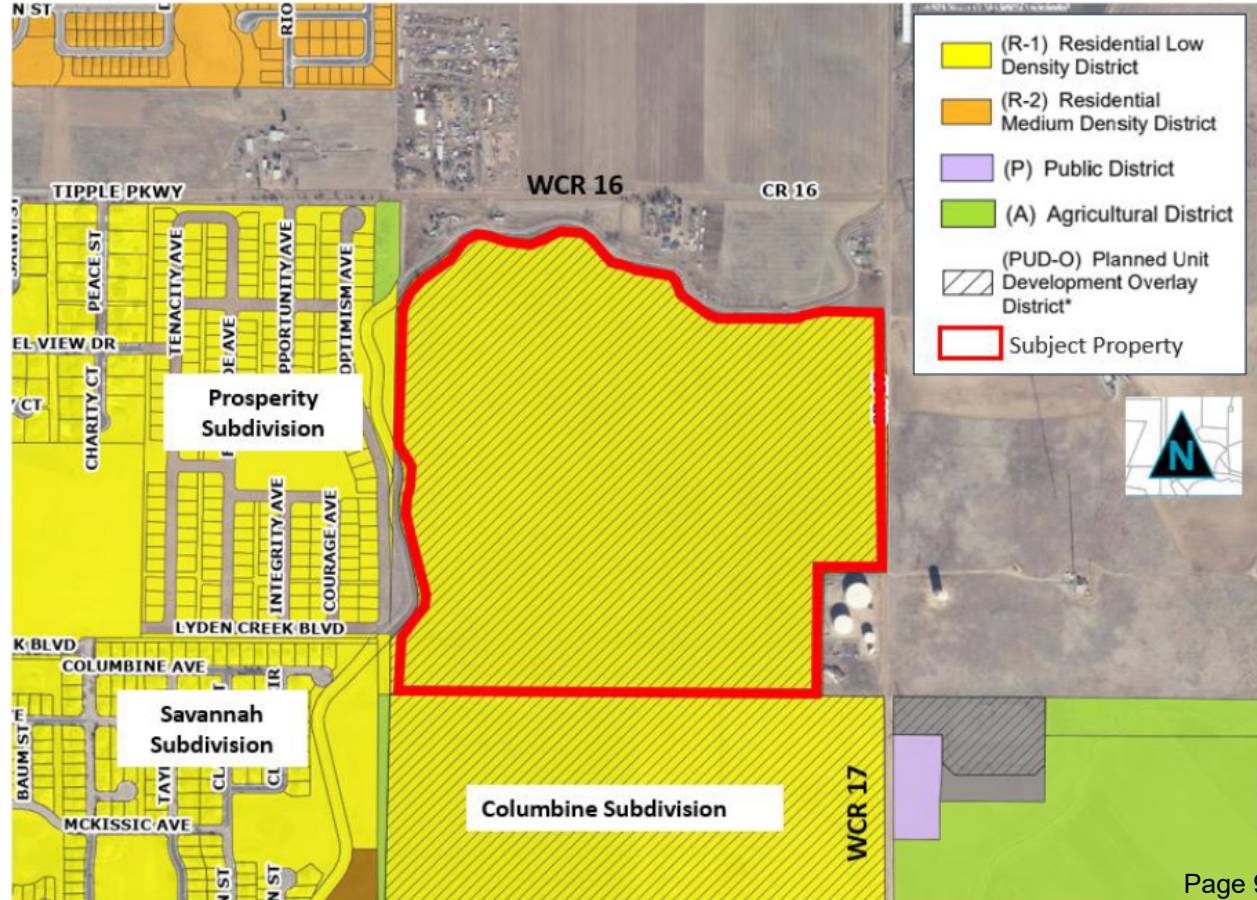
Vicinity Map



Comprehensive Plan



Zoning



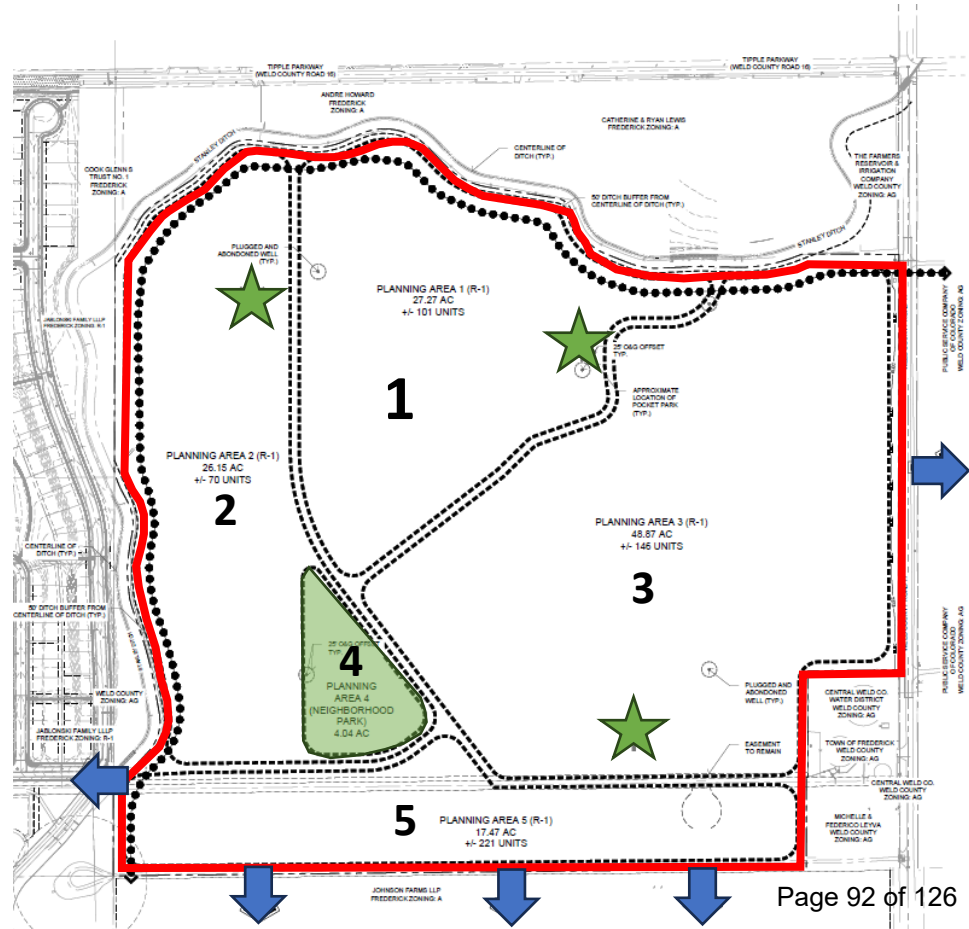


Property History

- 2015 – Annexed into the Town via the Brunemeier Annexation.
 - Annexation agreement permits up to 15 acres of townhome development.
 - Property formally used for agricultural purposes and oil and gas production.
 - Initially zoned to R-1 with PUD overlay
- 2021 - Neighborhood Meeting
- 2022 - Application submittal
- 2024 - Comprehensive Plan update
- 2025 - Planning Commission and Board of Trustees

Preliminary Development Plan

- ~124 acres
- Permits up to 538 dwellings
- 4.3 DU/AC
- 317 Single-family residential
- 221 Townhomes
- 5 Planning Areas
- 1 Neighborhood Park: 4.04 acres
- 3 Pocket Parks
- Multiple access points
- Perimeter trail
- Several P/A oil and gas facilities





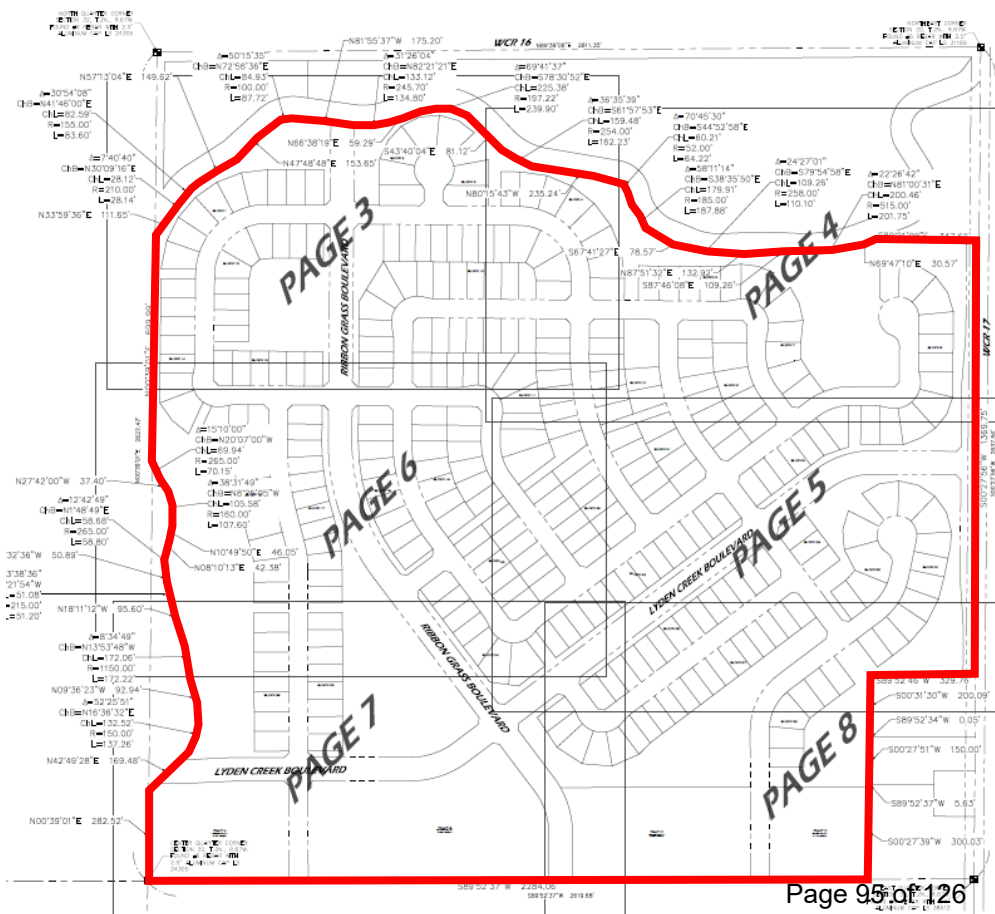
Dimensional Standards

PUD BULK STANDARDS			
RESIDENTIAL ZONE DISTRICT STANDARDS	SINGLE FAMILY DETACHED R-1 (PER LUC)	SINGLE FAMILY DETACHED R-1 (PUD OVERLAY)	SINGLE FAMILY ATTACHED TOWNHOMES R-1 (PUD OVERLAY)
MINIMUM LOT AREA	6250 SF	4500 SF	1400 SF
MINIMUM LOT WIDTH	50 LF	45 LF	20 LF
MINIMUM LOT FRONTAGE	40 LF	30 LF	15 LF
FRONT SETBACK - PRINCIPAL BUILDING	15 LF	PER LUC (R1)	15 LF
FRONT SETBACK - ACCESSORY BUILDING	55 LF	PER LUC (R1)	45 LF
REAR SETBACK - PRINCIPAL BUILDING	20 LF	PER LUC (R1)	20 LF 3' IF ALLEY LOAD
REAR SETBACK - ACCESSORY BUILDING	5 LF	PER LUC (R1)	5 LF
INTERIOR SIDE SETBACK	5 FT	5 FT	0 FT (CONNECTED LOTS)
STREET SIDE SETBACK	15 FT	10 FT	10 FT (UNCONNECTED LOTS)
MINIMUM FLOOR AREA PER PRINCIPAL DWELLING UNIT (SF)	850 SF	700 SF	400 SF



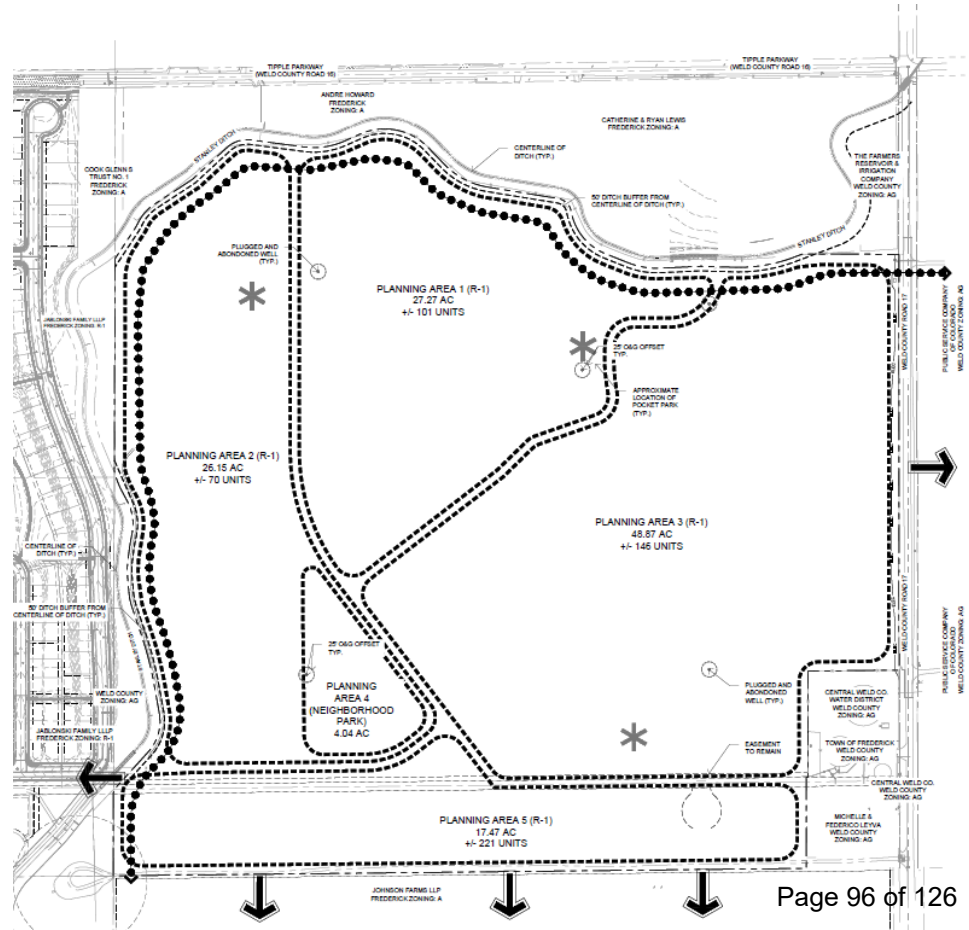
Preliminary Plat

- ~124 acres
- 317 SFD lots
- 19 outlots
 - Future townhomes
- ~21 acres of open space
- 5 P/A oil and gas facilities
- Stanley Ditch along west and north



Preliminary vs. Final Plat

- Preliminary reports and plans
- Final reports and plans with Final Plat
- Final construction plans with Final Plat (infrastructure)
- Development agreement for public improvements required with Final Plat





Approval Criteria

- Section 4.7.5.e. Preliminary Development Plan criteria:
- Section 4.7.4.b. Preliminary Plat criteria:



Notifications and Public Comment

- The Neighborhood Meeting was held on October 12, 2021.
 - Questions on road improvements
- The project was sufficiently noticed according to the requirements found in the Town of Frederick Land Use Code.
 - Mailed notice – 1000 ft. buffer
 - Neighborhood meeting
 - Application submittal
 - PC and BOT public hearings
 - Posted notice
 - Published notice – 1000 ft. buffer
 - PC and BOT public hearings
- Public Comment
 - No written public comment to the PC or BOT
 - Staff received emails with questions



Planning Commission Recommendation

- The Planning Commission held a public hearing on June 26, 2025 and recommended approval with conditions with a vote of 4 Yes and 0 No. The condition of approval was:
 - **"The cover sheets shall be updated to reflect the accurate number of units".**
 - The plat document stated 111 lots while the actual number of proposed lots is 317. That condition of approval has been met and a new plat has been submitted for the Board of Trustee public hearing.

Built on What Matters.



Planning Commission Public Comment

- A property owner north of the subject property spoke at the public hearing and expressed concerns with:
 - Potential for blowing trash and pollution across the ditch and onto their property.
 - Potential issues with foot traffic along the proposed trail the ditch.
 - Safety issue with children wandering into the ditch.
 - Potential storm water exiting the project area.

The Planning Commission recommended that the Board of Trustees consider the concerns raised in the public hearing. Staff assured the Planning Commission that the public comment and PC's recommendation be brought to the Board of Trustees.



Staff Recommendation – LUC Section 4.6.9.c

Staff is recommending the Board of Trustees approve the Wheatlands Preliminary Development Plan and Preliminary Plat with no conditions.

Built on What Matters.



Recommended Motions

Approval:

I move to approve Resolution No. 25-R-51, which approves the Wheatlands Preliminary Development Plan and Preliminary Plat.

Approval with Conditions:

I move to approve the Wheatlands Preliminary Development Plan and Preliminary Plat and direct staff to draft a resolution of approval with the following conditions: (list conditions)

Denial:

I move to deny the Wheatlands Preliminary Development Plan and Preliminary Plat and direct staff to draft a resolution of denial (list criteria not met).



Next Steps

Applicant presentation

BOT Questions

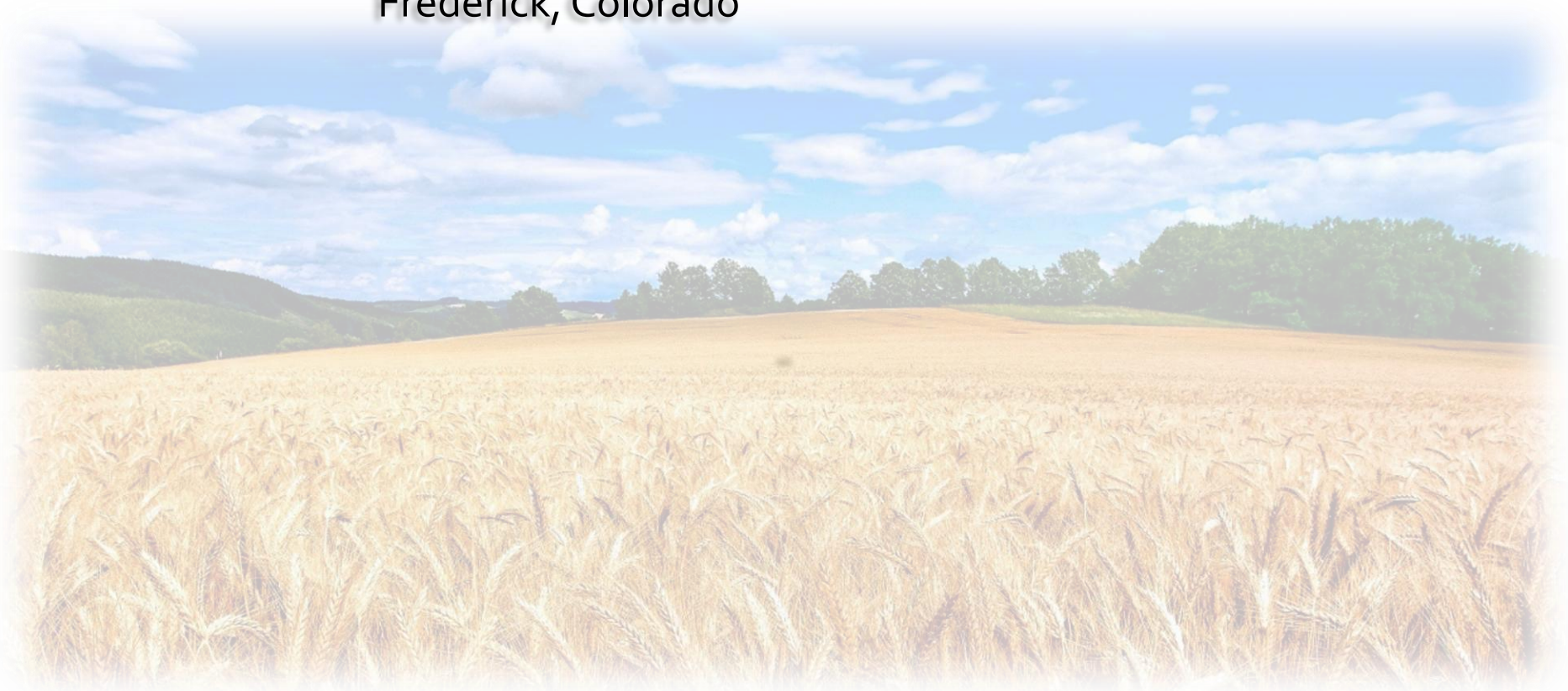
Public comment

BOT Questions

BUILT ON WHAT MATTERS

WHEATLANDS

Frederick, Colorado



APPLICANT:
JOHN LANDWEHR



PLANNER:
KRISTIN TURNER



CIVIL ENGINEER:
JASON CLAEYS
TIMOTHY HALOPOFF



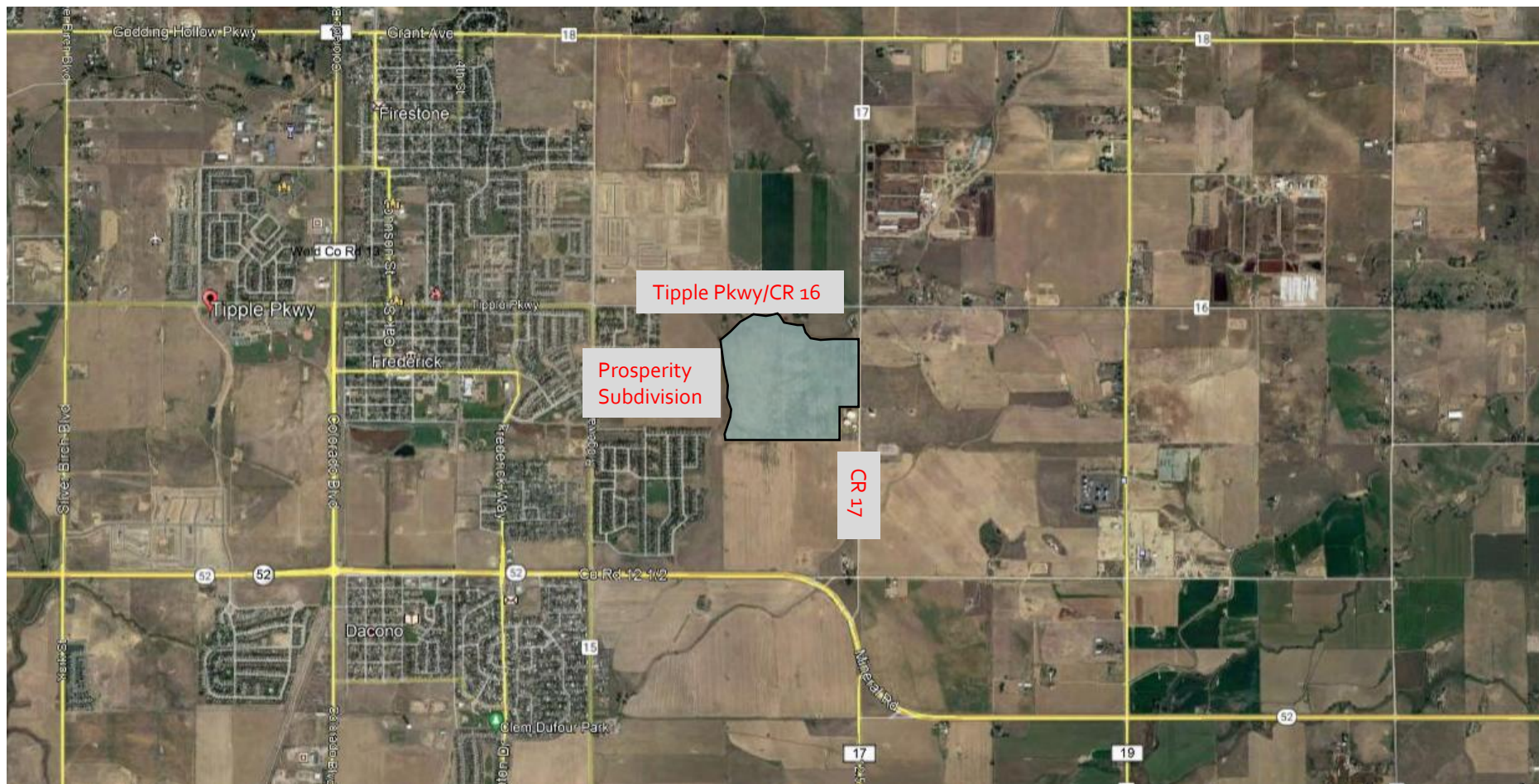
TRAFFIC ENGINEER:
RUTH ROLLINS

WHEATLANDS

This aerial map shows the Wheatlands area. The Prosperity Subdivision is highlighted in light blue. Key roads include Tipple Pkwy, CR 17, and CR 16. Other labeled roads include Geddling Hollow Pkwy, Grant Ave, Firestone, Wald Co Rd, Tipple Pkwy, Frederick, Silver Birch Blvd, 52, 52, 52, 17, 18, 19, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1. The map also shows the locations of Dacono, Firestone, and Frederick.

VICINITY MAP

Page 105 of 126



WHEATLANDS



WHEATLANDS



PARK SIZE: ~ 4 ACRES

PARK FEATURES:

- BASKETBALL COURT
- BENCH SEATING
- PICNIC AREAS
- PLAYGROUND
- MULTI-USE LAWN AREAS
- COMMUNITY GARDEN
- COMMUNITY GATHERING SPACE



WHEATLANDS

POCKET PARK A PARK SIZE: ~ 1.7 ACRES



- PARK FEATURES:**
- BENCH SEATING
 - SHADED PICNIC AREAS
 - PLAYGROUND W/ SWING SET
 - MULTI-USE LAWN AREAS
 - POLLINATOR GARDEN / FLORAL DISPLAYS
 - WALKING PATHS



SWING SET



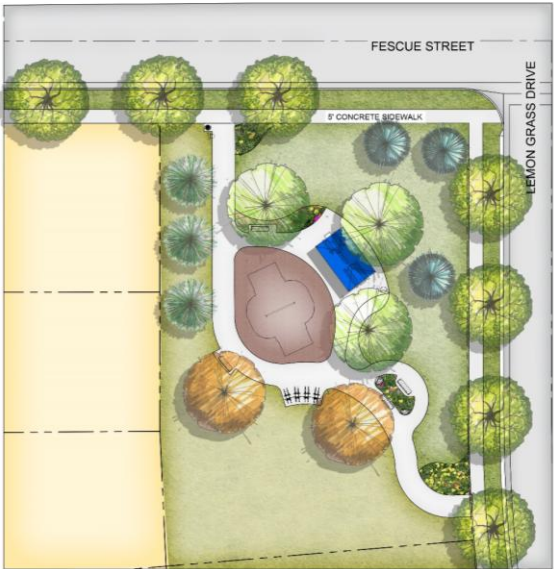
WALKING PATHS



FLORAL DISPLAYS



BENCH SEATING



POCKET PARK B PARK SIZE: ~ 0.4 ACRE

WHEATLANDS



POCKET PARK C
PARK SIZE: ~3.3 ACRES



PARK FEATURES:

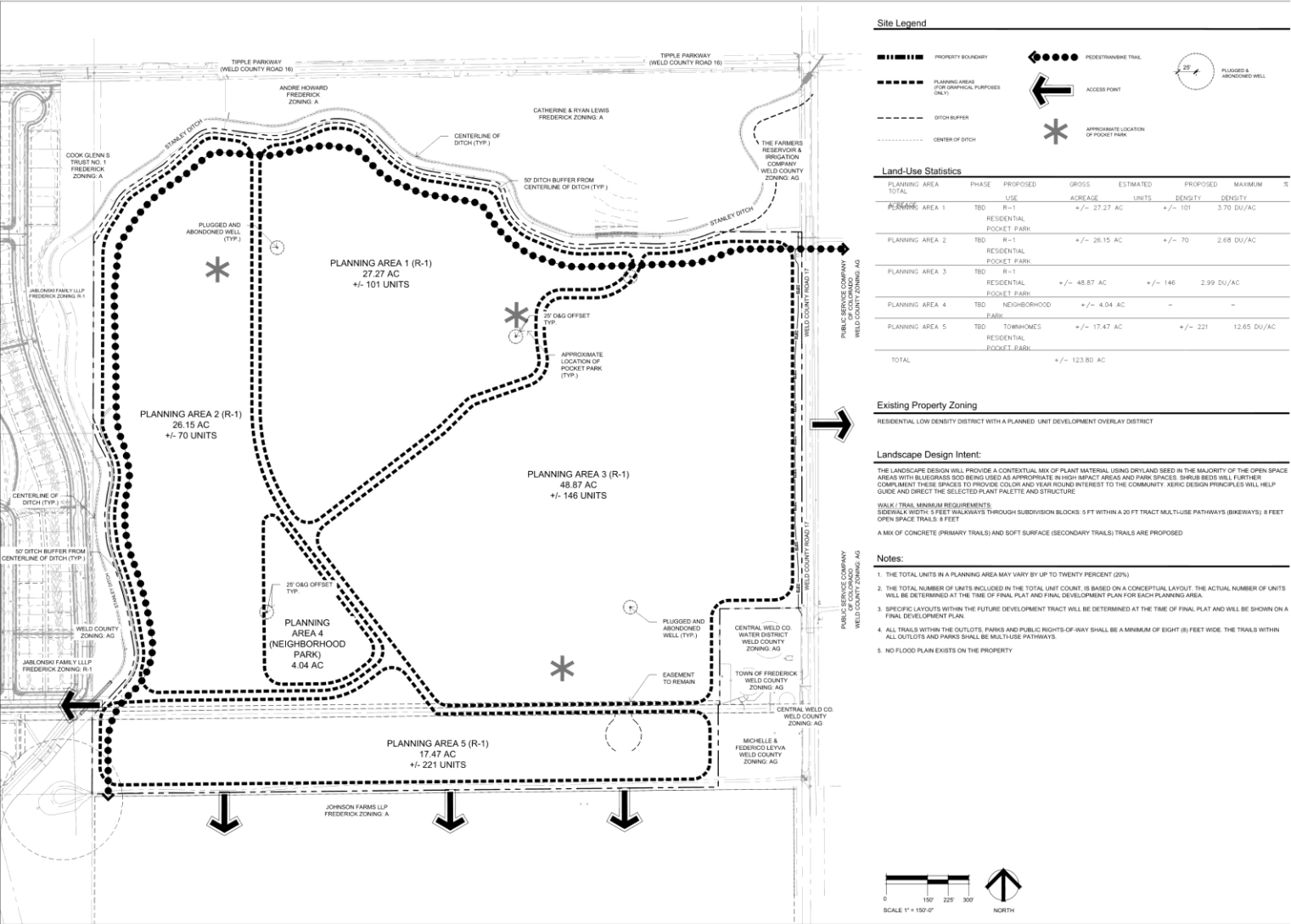
- BENCH SEATING
- SHADED PICNIC AREAS
- PLAYGROUND AREAS
- MULTI-USE LAWN AREAS
- POLLINATOR GARDEN / FLORAL DISPLAYS
- TRAIL SYSTEM/CONNECTIVITY
- HABITAT VIEWS
- NATURAL AREAS



Project Highlights

- $\pm$ 9.4 acres of park space
- $\pm$ 21.4 acres of open space
- 3+ miles of pedestrian trails and walks
 - Primary trails – concrete
 - Secondary trails – soft surface
- Generous perimeter buffers





Site Legend



Land-Use Statistics

PLANNING AREA TOTAL	PHASE	PROPOSED USE	GROSS ACREAGE	ESTIMATED UNITS	PROPOSED DENSITY	MAXIMUM DENSITY
PLANNING AREA 1	TBD	R-1	+/- 27.27 AC	+/- 101	3.70 DU/AC	
PLANNING AREA 2	TBD	R-1	+/- 26.15 AC	+/- 70	2.68 DU/AC	
PLANNING AREA 3	TBD	R-1	+/- 48.87 AC	+/- 146	2.99 DU/AC	
PLANNING AREA 4	TBD	NEIGHBORHOOD PARK	+/- 4.04 AC	-	-	
PLANNING AREA 5	TBD	TOWNHOMES	+/- 17.47 AC	+/- 221	12.65 DU/AC	
TOTAL			+/- 123.80 AC			

Existing Property Zoning

RESIDENTIAL LOW DENSITY DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

Landscape Design Intent:

THE LANDSCAPE DESIGN WILL PROVIDE A CONTEXTUAL MIX OF PLANT MATERIAL USING DRYLAND SEED IN THE MAJORITY OF THE OPEN SPACE AREAS WITH BLUEGRASS SEED BEING USED IN HIGH IMPACT AREAS AND PARK SPACES. SHRUB BEDS WILL FURTHER COMPLEMENT THESE SPACES TO PROVIDE COLOR AND YEAR ROUND INTEREST TO THE COMMUNITY. XERIScape DESIGN PRINCIPLES WILL HELP GUIDE AND DIRECT THE SELECTED PLANT PALETTE AND STRUCTURE.

WALK TRAIL: MINIMUM REQUIREMENTS
SIDEWALK WIDTH: 5 FEET
WALKWAYS THROUGH SUBDIVISION BLOCKS: 5 FT WITHIN A 20 FT TRACT MULTI-USE PATHWAYS (BIKEWAYS): 8 FEET
OPEN SPACE TRAILS: 8 FEET

A MIX OF CONCRETE (PRIMARY TRAILS) AND SOFT SURFACE (SECONDARY TRAILS) TRAILS ARE PROPOSED

Notes:

1. THE TOTAL UNITS IN A PLANNING AREA MAY VARY BY UP TO TWENTY PERCENT (20%).
2. THE TOTAL NUMBER OF 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 PLAN AND FINAL DEVELOPMENT PLAN FOR EACH PLANNING AREA.
3. SPECIFIC LAYOUTS WITHIN THE FUTURE DEVELOPMENT TRACT WILL BE DETERMINED AT THE TIME OF FINAL PLAN AND WILL BE SHOWN ON A FINAL DEVELOPMENT PLAN.
4. ALL TRAILS WITHIN THE OUTLOTS, PARKS AND PUBLIC RIGHTS-OF-WAY SHALL BE A MINIMUM OF EIGHT (8) FEET WIDE. THE TRAILS WITHIN ALL OUTLOTS AND PARKS SHALL BE MULTI-USE PATHWAYS.
5. NO FLOOD PLAIN EXISTS ON THE PROPERTY.



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Barfield COBES | Tel: 314.555.8888 | Fax: 314.555.4444

WHEATLANDS

Preliminary Development Plan

5 21.1%

Frederick, Colorado 33.5%

WHEATLY, LLC 3.3%

25 14.1%

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PARKER, CO 80134

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STAFF COMMENTS	02.24.25
STAFF COMMENTS	04.03.25

April 1, 2022

DEVELOPMENT PLAN

SHEET 3 OF 5

DESIGN GUIDELINES TABLE OF CONTENTS

- 1.0 GENERAL PROVISIONS
2.0 VISION AND INTENT
3.0 LOT AND BLOCK DESIGN
4.0 STREETS
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6.0 EASEMENT AND UTILITY STANDARDS
7.0 PARKS AND OPEN SPACE
8.0 PUBLIC SITES AND DEDICATION REQUIREMENTS

- 9.0 FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES
10.0 LANDSCAPE DESIGN
11.0 BUFFERING AND SCREENING TECHNIQUES
12.0 FENCE AND WALLS
13.0 RESIDENTIAL ARCHITECTURE (SINGLE FAMILY & MULTI-FAMILY DWELLINGS)
14.0 LIGHTING
15.0 CONDITIONS AND PERMITTED USES BY ZONE DISTRICT
16.0 DENSITY AND DIMENSIONAL STANDARDS

1.0 GENERAL PROVISIONS

RELATIONSHIP TO TOWN OF FREDERICK REGULATIONS

THE INDIVIDUALS OF THE PRELIMINARY DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF WHEATLANDS, PROVIDED: HOWEVER, THAT WHERE THE PROVISIONS OF THIS PDF DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS IN THE TOWN OF FREDERICK LAND USE CODE AS AMENDED (LUCY) SHALL GOVERN.

2.0 VISION AND INTENT

WHEATLANDS SUBDIVISION (AKA WHEATLANDS) IS A PROPOSED PLANNED UNIT DEVELOPMENT (PUD) LOCATED IN THE TOWN OF FREDERICK, COLORADO, SOUTH OF CR 16 AND WEST OF CR 17.

WHEATLANDS CONTAINS THE R-1 (RESIDENTIAL LOW DENSITY) ZONE DISTRICT WITH A PUD OVERLAY. THIS DISTRICT IS INTENDED PRIMARILY FOR SINGLE-FAMILY USES, WITH A PERMITTED USE FOR TOWNHOMES (UP TO 15 ACRES OF THE PROPERTY). THE SITE IS CHARACTERIZED BY TREE-LINED STREETS, INTERCONNECTED PEDESTRIAN CIRCULATION SYSTEM AND A NEIGHBORHOOD PARK.

THE PROPERTY IS COMPATIBLE WITH THE LAND USES FOUND ON THE ADJACENT PROPERTIES. THE PROPERTY TO THE WEST WILL SOON BE DEVELOPED (PROSPECTIVE SUBDIVISION), BOTH NORTH AND SOUTH ARE CURRENTLY VACANT BUT HAVE POTENTIAL RESIDENTIAL DEVELOPMENT PROPOSALS IN VARIOUS STAGES WITH THE TOWN.

3.0 LOT AND BLOCK DESIGN

ITEM:

THE INTENT OF THE BLOCK AND LOT STANDARDS ARE TO CREATE A BLOCK SYSTEM IN A MANNER THAT IS COMPATIBLE WITH SITE-SPECIFIC ENVIRONMENTAL CONDITIONS.

ALL LOTS AND BLOCKS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.6 LOTS AND BLOCKS), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

STREETS SHALL BE DESIGNED TO CREATE BLOCKS THAT CONSIDER INTERCONNECTEDNESS, TOPOGRAPHY, SOLAR ORIENTATION, VIEWS AND OTHER DESIGN FEATURES. BLOCKS SHALL BE DESIGNED TO HAVE A LENGTH OF BETWEEN THREE HUNDRED (300) FEET AND ONE THOUSAND (1000) FEET. ANY BLOCKS THAT EXCEED 700 FEET WILL REQUIRE A TRAFFIC CALMING FEATURE TO ALLOW FOR SAFE PEDESTRIAN CONNECTIONS THROUGH THE BLOCK. THE LENGTH, WIDTHS AND SHAPES OF BLOCKS SHALL BE DETERMINED WITH DUE REGARD TO THE FOLLOWING:

1. PROVISION OF ADEQUATE BUILDING SITES SUITABLE TO THE SPECIAL NEEDS OF THE TYPE OF USE COMTEMPLATED
2. NEED FOR CONVENIENT ACCESS, CONTROL, AND SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC CIRCULATION
3. LIMITATIONS AND OPPORTUNITIES OF TOPOGRAPHY

CORNER LOTS

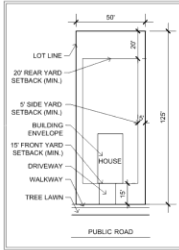
CORNER LOTS FOR RESIDENTIAL USE SHALL HAVE EXTRA WIDTH TO ACCOMMODATE SIDE ELEVATION ENHANCEMENTS, SUCH AS PORCHES AND BAY WINDOWS, THE REQUIRED BUILDING SETBACK, AND UTILITY EASEMENTS ON BOTH STREET FRONTAGES. FOR A CORNER LOT, THE FRONT OF THE LOT IS DEFINED AS THE SIDE HAVING THE SHORTEST STREET FRONTAGE AND SHALL MAINTAIN A FRONT YARD SETBACK.

DOUBLE FRONTAGE

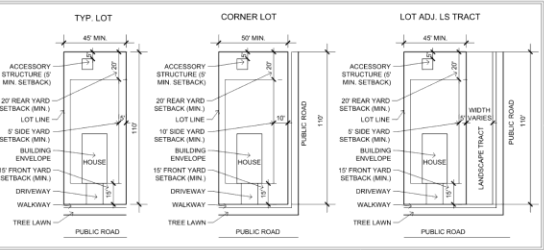
- (a) RESIDENTIAL LOTS ADJACENT TO COLLECTOR OR LOCAL STREETS, WHEN RESIDENTIAL LOTS ARE ADJACENT TO THE HOUSE DOES NOT FACE A LOCAL OR COLLECTOR STREET (I.E. REAR YARDS ABUT THE STREET), THEY SHALL REQUIRE LANDSCAPE BUFFER 18 FEET IN WIDTH LOCATED BETWEEN THE REAR LOT LINE AND THE CURB. THE REAR SETBACK TO THE HOUSE SHALL MEET THE BULK STANDARDS DEFINED IN THIS PDF. NO VEHICULAR ACCESS SHALL BE PERMITTED ACROSS THIS LANDSCAPED AREA FOR REAR RESIDENTIAL LOT LINES ABUTTING LOCAL AND COLLECTOR STREETS.
(b) RESIDENTIAL LOTS ADJACENT TO ARTERIAL STREETS, WHEN RESIDENTIAL LOTS ARE ADJACENT TO AND THE HOUSES DO NOT FACE AN ARTERIAL STREET (I.E. REAR YARDS ABUT THE STREET), THEY SHALL REQUIRE A FORTY (40) FOOT LANDSCAPE BUFFER LOCATED BETWEEN THE REAR LOT LINE AND THE CURB. THE REAR SETBACK TO THE HOUSE SHALL MEET THE BULK STANDARDS AS DEFINED IN THIS PDF. WHEN HOUSES FACE THE ARTERIAL STREET OR ARE SIDE-LOADED RELATIVE TO THE STREET, THE FRONT OR SIDE SETBACK TO THE HOUSE, RESPECTIVELY, SHALL BE A MINIMUM OF FIFTY (50) FEET. NO VEHICULAR ACCESS SHALL BE PERMITTED ACROSS THIS LANDSCAPED BUFFER AREA FOR REAR RESIDENTIAL LOT LINES ABUTTING THE ARTERIAL STREET.

LOTS DIMENSIONS AND CONFIGURATIONS

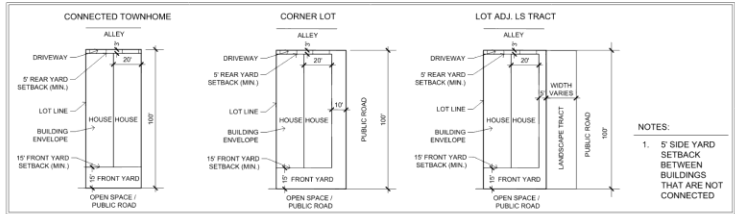
R-1 ZONING (TYP.)



R-1 W/ PUD OVERLAY



TYPICAL TOWNHOME



4.0 STREETS

ALL STREETS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.7 STREETS), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

5.0 PARKING

ALL PARKING SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.8 PARKING), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

LOCATION OF SPACES:

- (1) REQUIRED OFF-STREET PARKING IN RESIDENTIAL ZONES SHALL NOT BE WITHIN ANY REQUIRED SIDE YARD SETBACK ADJACENT TO A STREET. DRIVEWAY SPACES WITHIN THE FRONT YARD SETBACK CAN BE COUNTED FOR REQUIRED OFF-STREET PARKING.
(2) TANDEM PARKING IS ALLOWED TO MEET REQUIRED OFF-STREET PARKING REQUIREMENTS.

6.0 EASEMENT AND UTILITY STANDARDS

ALL EASEMENTS AND UTILITY STANDARDS SHALL FOLLOW THE TOWN OF FREDERICK LAND USE CODE SECTION 2.10 EASEMENTS AND UTILITY STANDARDS.

7.0 PARKS AND OPEN SPACE

ALL PARKS AND OPEN SPACE SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.11 PARKS AND OPEN SPACE), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

1. PARK AND OPEN SPACE REQUIREMENTS SHALL BE IN CONFORMANCE WITH THE APPROVED ANNEXATION AGREEMENT FOR THE PROPERTY.
2. PARKS, OPEN SPACE AND TRAILS SHALL BE INSTALLED PER THE PLANNING AREA IN WHICH IT IS DESIGNATED.
3. PARKING FOR POCKET PARKS (OTHER THAN ADJACENT ON STREET PARKING) IS NOT REQUIRED.
4. FENCING OF OPEN SPACE AREAS IS NOT REQUIRED.
5. ONE NEIGHBORHOOD PARK WILL BE REQUIRED FOR THE WHEATLANDS SUBDIVISION. IF IT IS NOT LOCATED WITHIN A MILE RADIUS OF ALL LOTS, POCKET PARKS WILL BE USED TO SATISFY A PARK LOCATION FOR THOSE LOTS. IF A POCKET PARK IS USED TO HELP MEET THIS REQUIREMENT, IT WILL INCLUDE ONE (1) ADDITIONAL AMENITY PER TABLE 2.9 SECTION 2.11.3.B (1).

8.0 PUBLIC SITES AND DEDICATION REQUIREMENTS

ALL DEDICATION REQUIREMENTS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.12 PUBLIC SITES AND DEDICATION REQUIREMENTS), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

PUBLIC SITES AND DEDICATION REQUIREMENTS SHALL BE PER THE APPROVED ANNEXATION AGREEMENT.

9.0 FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES

ALL CONTRIBUTION FOR PUBLIC SCHOOL SITES SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.13 FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

PAYMENT IN LIEU OF THE DEDICATION OF LAND, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY RESIDENTIAL DWELLING UNIT NOT OTHERWISE EXEMPT UNDER SUBSECTION (1) ABOVE, THE SUBDIVIDER SHALL PAY TO THE SCHOOL DISTRICT, ON BEHALF OF THE TOWN, THE CASH TO BE PAID IN LIEU OF LAND DEDICATION.

10.0 LANDSCAPE DESIGN

ALL LANDSCAPE DESIGN SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.14 LANDSCAPE DESIGN), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

DESIGN PRINCIPLES

LANDSCAPE PLANS SHALL USE THE FOLLOWING DESIGN PRINCIPLES:
3.A. 100% ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEED TO PREVENT EROSION. NATIVE, NON-INVASIVE GRASSES SHALL BE USED FOR RE-VEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER OR APPROVED DESIGNEE FOR THE APPROVED MAINTENANCE AGREEMENT. NATIVE AREAS UNDISTURBED BY DEVELOPMENT CAN REMAIN UNDISTURBED WITHOUT THE REQUIREMENTS FOR ANY ADDITIONAL ENHANCEMENT AND/OR PLANTING.

PLANTING MATERIALS

- (a) THE MINIMUM PLANTING SIZES ON ALL REQUIRED LANDSCAPING SHALL BE TWO-INCH (2") CALIPER DECIDUOUS TREES, ONE-AND-A-HALF-INCH (1 1/2") CALIPER ORNAMENTAL TREES, SIX FOOT (6') TALL EVERGREEN TREES AND FIVE (5) GALLON SHRUBS. PERENNIALS SHALL BE ONE (1) GALLON CONTAINER SIZE.

(b) IRRIGATION

ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED AS REQUIRED FOR PLANT ESTABLISHMENT, HEALTH, AND MAINTENANCE. IRRIGATION SYSTEMS SHALL BE ZONED APPROPRIATE TO THE TYPE AND SCOPE OF THE LANDSCAPE IMPROVEMENTS AND PLANT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING WITHIN THE RIGHT-OF-WAY. IRRIGATION SYSTEMS SHALL BE CAPABLE OF SUPPORTING MULTIPLE ZONES AND SETTINGS, INCLUDING ADJUSTING FOR WEATHER CONDITIONS AND WATER RESTRICTIONS. ALL IRRIGATION SYSTEMS SHALL BE CONNECTED TO A BACK FLOW PREVENTION DEVICE. IRRIGATION CRITERIA CAN BE ADJUSTED AS FUTURE WATER POLICY AND/OR A NON POTABLE WATER SYSTEM IS INSTALLED.

LANDSCAPE DESIGN STANDARDS

6x14 (14") SPACING REQUIREMENTS UNLESS OTHERWISE NOTED IN THIS CODE. STREET TREES SHALL BE SPACED WITHIN THE TREE LAWN, SUFFICIENT FOR MATURE GROWTH AND TO AVOID CONFLICTS WITH LIGHTING AND UTILITIES. FOR CALCULATING THE MINIMUM REQUIRED NUMBER OF STREET TREES, THERE SHALL BE ONE (1) TREE FOR EVERY FORTY (40) LINEAR FEET OF ROAD FRONTAGE OR CURB, EXCEPT WHERE PROHIBITED DUE TO LIGHTING OR UTILITY CONFLICTS, UNLESS OTHERWISE SPECIFIED BY THIS CODE. (SEE FIGURE 2.4 Section 2.6(a)(1)(a)(b)).

ADDITIONAL LANDSCAPE REQUIREMENTS BY ZONING DISTRICT

- 70x14 (14") FRONT YARD LANDSCAPING PROVIDED BY HOMEOWNER EXTENDING FROM THE FENCE LINE OR FRONT YARD SETBACK LINE (WHICHEVER IS GREATER), TO THE FRONT EDGE OF THE PROPERTY. SIDEWALK AND BACK-OF-CURB (WHICHEVER IS GREATER).
70x14 (14") EXCLUDING SIDEWALKS, THERE SHALL BE NO LESS THAN SEVENTY-FIVE PERCENT (75%) OF THE SIDE LOT SHALL BE COVERED IN LIVE PLANT MATERIALS SUCH AS GROUND COVER, SHRUBS, ORNAMENTAL GRASS, FLOWERS, DROUGHT TOLERANT TURF GRASS ETC. LOCATED BETWEEN THE DWELLING AND THE CURB, EDGE OR ROAD, UNLESS OTHERWISE APPROVED BY THE TOWN.

11.0 BUFFERING AND SCREENING TECHNIQUES

ALL BUFFERING AND SCREENING TECHNIQUES SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.15 BUFFERING AND SCREENING TECHNIQUES), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

GENERAL PROVISIONS

BUFFERING MAY BE REQUIRED BETWEEN ANY DEVELOPMENT AND ADJACENT NATURAL OR ENVIRONMENTALLY SENSITIVE AREAS. NATURAL AREAS NOT DISTURBED BY DEVELOPMENT ACTIVITIES CAN REMAIN WHERE POSSIBLE. THIS WILL BE DETERMINED ON A CASE-BY-CASE BASIS.

BUFFERING AND SCREENING LAND USES

RV TRAILERS SHALL NOT BE PARKED, LONG OR SHORT TERM (48 HOURS), WITHIN THE RIGHT OF WAY, DRIVEWAYS, OR ON PRIVATE PROPERTY. RV TRAILERS ARE PERMITTED IN RESIDENTIAL AREAS AS LONG AS THEY ARE PARKED WITHIN AN ENCLOSED STRUCTURE ON PRIVATE PROPERTY.

12.0 FENCE AND WALLS

ALL FENCING AND WALLS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.16 FENCING AND WALLS), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDF.

GENERAL PROVISIONS

B. VISUAL INTEREST

(1) IN ORDER TO PREVENT UNMANSUE EXPENSES OF FENCING IT MUST INCLUDE COLLARS BEING LOCATED AT THE FRONT SETBACK LINE. THE REAR CORNER LOT LINE AND APPROXIMATELY EVERY 50 FEET. COLLARS SHOULD BE SPACED EQUAL DISTANCE AND LOCATED ON LOT LINES OR AT OTHER APPROPRIATE LOCATIONS. COLLARS SHOULD NOT BE LOCATED BETWEEN LOT LINES. THIS ONLY APPLIES TO COMMUNITY FENCE, NOT TO RESIDENTIAL LOT FENCING. COMMUNITY FENCING IS LOCATED ADJACENT TO PARKS AND OPEN SPACE (REFERENCE OVERALL FENCING PLAN IN LANDSCAPE SHEETS).

C. FENCE/WALL MATERIALS

- (1) SOLID FENCES ARE NOT PERMITTED IN REAR AND SIDE YARDS. SPLIT RAIL FENCING, AS SHOWN ON SHEET 5, IS THE ONLY PERMITTED FENCE TYPE FOR THE WHEATLANDS SUBDIVISION.
(2) CHAIN LINK FENCING IS NOT PERMITTED.



444 Mountain Ave. | 970.522.889
Boulder, CO 80503 | web: 780.604.08

WHEATLANDS

Preliminary Development
Plan

Frederick, Colorado

WHEATLY, LLC

PO BOX 243
PARKER, CO 80134

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



STAFF COMMENTS: 06.03.23
STAFF COMMENTS: 08.15.23
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April 1, 2022

GENERAL
DEVELOPMENT
INFORMATION

SHEET 4 OF 5

WHEATLANDS

13.0 RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS)

ALL RESIDENTIAL ARCHITECTURE SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.17 RESIDENTIAL ARCHITECTURE), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS POP.

SINGLE-FAMILY DETACHED AND DUPLEX DWELLINGS

- 4.0.3. DIFFERENT VARIATION IN THE RANGE OF WALL COLOURS ON A BLOCK FACE IS ENCOURAGED FOR SINGLE FAMILY DETACHED DEVELOPMENT, WHEN APPROPRIATE FOR THE ARCHITECTURAL STYLE. USE OF SIGNIFICANT COLOURS ON ADJACENT BUILDING FACADES AND THE HOME ACROSS THE STREET/ SINGLE FAMILY ATTACHED UNITS WILL BE PERMITTED MORE FLEXIBLY WITH BUILDING COLOURS AND ADJACENCY BUT WILL STILL BE ENCOURAGED TO PROVIDE VARIETY OF COLOURS OVERALL.
- 4.0.4. ENHANCEMENTS AT CORNERS: AT CORNERS, BUILDINGS SHALL ADDRESS THE SIDE STREET OR OPEN SPACE. CORNER LOTS SHALL BE WIDE ENOUGH TO ALLOW FOR SIDE ELEVATION ENHANCEMENTS AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS ARE REQUIRED:
- (1) A SIDE, OR WRAP-AROUND PORCH, OR A BAY WINDOW.
 - (2) WINDOWS OR GLAZED DOORS THAT FACE THE SIDE STREET OR OPEN SPACE.
 - (3) A CHANGE IN THE VERTICAL, OR HORIZONTAL, WALL PLANE.
 - (4) BRACKETS, PROJECTIONS, BELT COURSES, OR OTHER SUCH DETAILS.
- (5) ADDITIONAL LANDSCAPING ELEMENTS, INCLUDING LARGE TREES, SHRUBS AND ROCK FEATURES.

- 4.F. MASSING: THE MASS OF A HOUSE OR DUPLEX SHOULD STRONGLY REFLECT ITS ARCHITECTURAL STYLE AND BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH, REDUCE BOXINESS, AND ACHIEVE AN ARTICULATED FORM ON FOUR (4) SIDES. EMPHASIS SHOULD BE ON THE FRONT AND REAR ELEVATIONS SINCE THEY ARE LOCATED ON THE SIDES OF THE HOUSE MOST VISIBLE. WITH SIDE ELEVATIONS, WHEN ADJACENT TO OTHER BUILDINGS, AS A SECONDARY FOCUS.

4.H. COVERED ENTRIES AND PORCHES.

- (1) A COVERED ENTRYWAY FOR THE FRONT DOOR IS ENCOURAGED. COVERED ENTRIES INCLUDING PORCHES WILL BE ABLE TO ENCROACH ON THE FRONT SET BACK AN ADDITIONAL TWO (2) FEET IF DEPTH IS GREATER THAN SIX (6) FEET.

4.K. GARAGES

- (3) WHEN GARAGE DOORS ARE OTHER THAN SHEET-FACING (E.G., THE DOORS FACE A SIDE OR REAR LOT LINE), THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE WINDOWS, OR OTHER ARCHITECTURAL DETAILS THAT MIMIC THE FEATURES OF THE LIVING AREA PORTION OF THE DWELLING. IN ADDITION, SIGNIFICANT LANDSCAPING, INCLUDING LARGE TREES (IF APPROPRIATE SPACE IS AVAILABLE) IS ENCOURAGED.

SINGLE-FAMILY ATTACHED HOUSING, INCLUDING TWO TO FIVE FOUR-PLEXES AND TOWNHOMES.

- (1) BUILDING MATERIALS FOR SINGLE-FAMILY ATTACHED DEVELOPMENTS SHOULD BE OF A HIGH QUALITY AS APPROVED BY THE TOWN. SUGGESTED EXTERIOR WALL MATERIALS INCLUDE CEMENTITIOUS SIDING (XBB SHEETS NOT ALLOWED); METAL, STUCCO, BRICK, AND STONE. IN GENERAL, DUE TO THE IMPOSING NATURE OF MANY MULTI-DWELLING UNIT BUILDINGS, THE EXTERIOR MATERIALS SHOULD REFLECT SUBdued COLORS AND Muted TONES. IN GENERAL, ROOF MATERIAL COLORS SHOULD BE DARKER AND WARM, EARTH-TONED HUES THAT ACCENT AND COMPLEMENT OTHER BUILDING COLORS.

14.0 LIGHTING

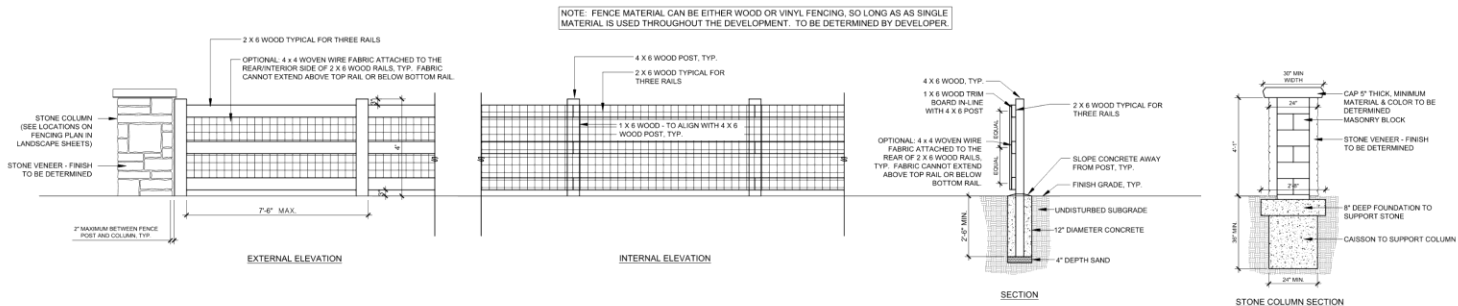
ALL LIGHTING SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.19 LIGHTING), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS POP

15.0 CONDITIONAL AND PERMITTED USES BY ZONE DISTRICT

ALL CONDITIONAL AND PERMITTED USES SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 3.4 CONDITIONAL AND PERMITTED USES BY ZONE DISTRICT), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

TABLE 3-1 TABLE OF PERMITTED USES WITHOUT CONDITIONS
SEE APPENDIX A, TABLE 3.1

- PERMITTED USES R1
- A. SINGLE FAMILY DETACHED
 - B. TOWNHOMES
 - C. BUILD FOR RENT SINGLE FAMILY DETACHED



A SPLIT - RAIL FENCE
SCALE $\frac{1}{2}" = 1'-0"$

16.0 DENSITY AND DIMENSIONAL STANDARDS

ALL DENSITY AND DIMENSIONAL STANDARDS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 3.5 DENSITY AND DIMENSIONAL STANDARDS), PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS POP.

	PUD BLOCK STANDARDS		
	SINGLE FAMILY ATTACHED \$/SF (PER LOT)	SINGLE FAMILY DETACHED \$ (PUD OVERLAY)	SINGLE FAMILY ATTACHED \$ (PUD OVERLAY) AT PUD OVERLAY
MINIMUM LOT AREA	6200 SF	4000 SF	1400 SF
MINIMUM LOT WIDTH	30.5' L	45.5' L	20.5' L
MINIMUM LOT FRONTAGE	40.5' L	30.5' L	15.5' L
FRONT SETBACK - PRINCIPAL BUILDING	15.5' L	PER LDC (R1)	15.5' L
FRONT SETBACK - ACCESSORY BUILDING	5.5' L	PER LDC (R1)	45.5' L
REAR SETBACK - PRINCIPAL BUILDING	20.5' L	PER LDC (R1)	30.5' L IF ALLEY/LAND
REAR SETBACK - ACCESSORY BUILDING	5.5' L	PER LDC (R1)	5.5' L
INTERIOR SIDE SETBACK	0 FT	5 FT	CONNECTED LOT 5 FT
STREET SIDE SETBACK	15.5' L	10.5' L	UNCONNECTED LOT 40 FT
MINIMUM FLOOR AREA PER PRINCIPAL RESIDENTIAL UNIT	600 SF	700 SF	400 SF

NOTES

1. BULK STANDARDS SHALL BE PER THE LAND USE CODE (LUC) UNLESS OTHERWISE SPECIFIED IN THE ABOVE CHART.
2. FIVE FOOT (5') STREET SIDE SETBACKS SHALL APPLY TO ALL RESIDENTIAL STREET SIDE LOT LINES ADJACENT TO COMMON AREAS AND/OR OPEN SPACE.

17.0 SIGNS

ALL SIGNS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 7.0 SIGNS, PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS POP.

444 Mountain Ave. | Tel. 970.532.5891
Berthoud, CO 80513 | Web: TIGroup.us

WHEATLANDS

Preliminary Development
Plan

Frederick, Colorado

WHEATLY, LLC

PO BOX 243
PARKER, CO 80134

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FOR REVIEW ONLY

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DIG. 800-4-A-HEADLINE. 1-800-4-A-HEADLINE. 1-800-4-A-HEADLINE. 1-800-4-A-HEADLINE. 1-800-4-A-HEADLINE.

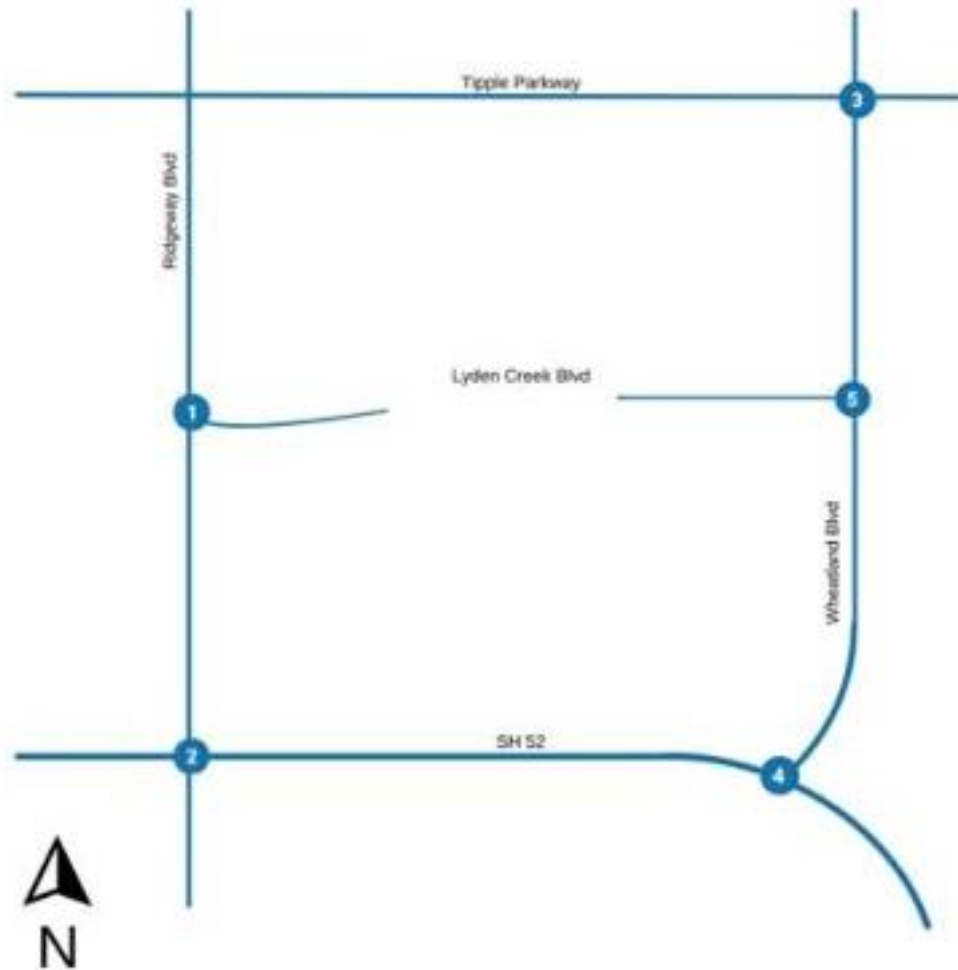
STAFF COMMENTS	06.07.23
STAFF COMMENTS	08.15.23
STAFF COMMENTS	10.18.23
STAFF COMMENTS	04.30.24
STAFF COMMENTS	08.16.24
STAFF COMMENTS	02.24.25
STAFF COMMENTS	04.03.25

April 1, 2022

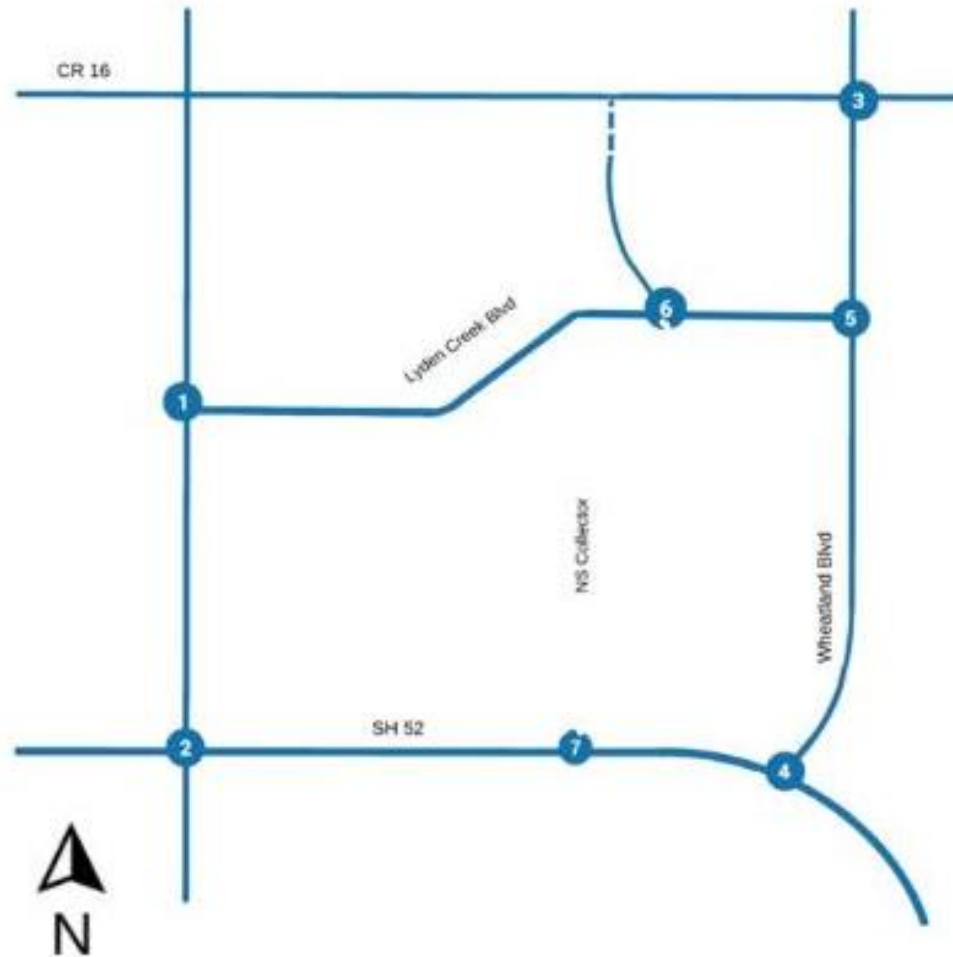
GENERAL
DEVELOPMENT
INFORMATION &
FENCE DETAIL

SHEET 5 OF 5

WHEATLANDS



WHEATLANDS



7 CONCLUSIONS

This study was undertaken to analyze the potential traffic impacts of the proposed Wheatlands project in the Town of Frederick. The following summarizes the results of this analysis:

- The Wheatlands project will include 317 single family dwellings and 221 townhomes. Lyden Creek Boulevard will be extended to the east to connect through the project to Wheatland Boulevard. Future roadway connections are provided north and south of the site.
- The project is located on undeveloped land south of Tipple Parkway (CR 16) and west of Wheatland Boulevard (CR 17).
- The estimated project trips are approximately 4,409 daily, 304 morning, and 410 evening peak hour trips.
- Currently, the study intersections are at acceptable levels except for the southbound approach on Ridgeway Boulevard at SH 52. A signal is currently warranted at Ridgeway Boulevard and SH 52. Tipple Parkway currently carries peak hour traffic that requires asphalt.
- Under the short range conditions for the Year 2028, it was assumed that access to the project would be located to/from Wheatland Boulevard. The intersection of Wheatland Boulevard at SH 52 would be limited to right turns only. The proposed phase of the project would accommodate the 317 single family homes. With this phase, the proposed project contributes an average of 49 percent of the trips to Tipple Parkway, west of Wheatland Boulevard. The project would build Wheatland Boulevard as a two-lane paved road from Tipple Parkway to SH 52.

- Several auxiliary lanes are required under future traffic scenarios.

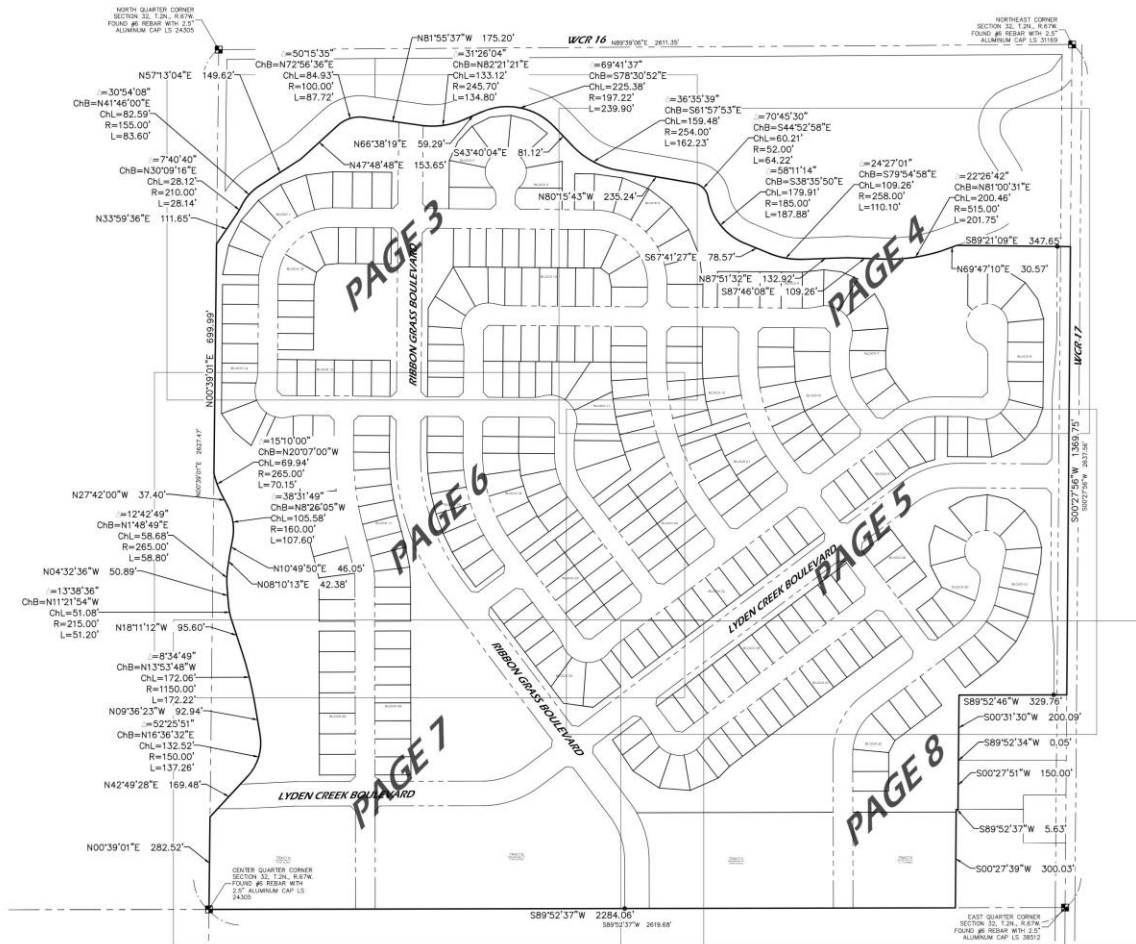
The following locations require auxiliary lanes under 2028 Background conditions. If these improvements are not completed by the Prosperity project, the applicant for the Wheatlands project will construct these improvements. This commitment is with the condition that the cost associated for the improvements would be reimbursed to the applicant when the Prosperity project is under construction.

- A southbound right-turn lane on Ridgeway Boulevard at SH 52.
- A northbound right-turn lane on Ridgeway Boulevard at Lyden Creek Boulevard.

The following locations require auxiliary lanes under 2028 Total conditions:

- A westbound right-turn deceleration lane on SH 52 at Wheatland Boulevard.
- A southbound to westbound acceleration lane for the right-turn from Wheatland Boulevard onto SH 52.

WHEATLANDS SUBDIVISION PRELIMINARY PLAT



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 herein. (13-60-101 C.R.S. 2012)



PRELIMINARY

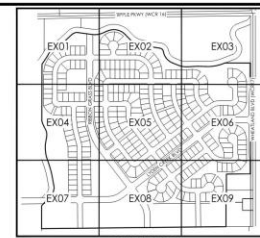
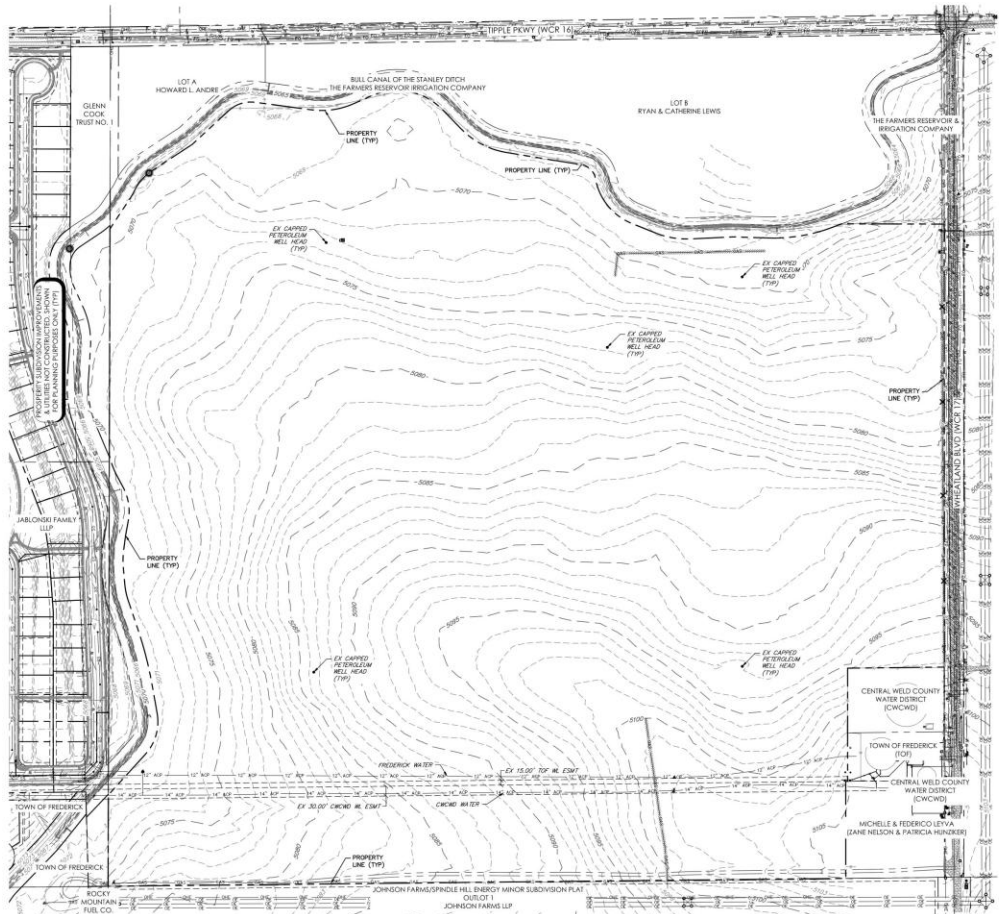
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #30348



PROJECT NO: 2022087	PROJECT NAME: WHEATFIELD	REVISIONS	DATE
DATE: 4-30-2022	CLIENT: HDS	REDLINES	8-18-23
DRAWN BY: SJP	FILE NAME: 2022087SUB	REVISE LOTS	8-18-23
CHECKED BY: MAK	SCALE: 1" = 50'	REVISE LOTS	8-18-23

2

SHEET 2 OF 9



LEGEND

- 5000' --- EXISTING MAJOR CONTOUR
- 500' --- EXISTING MINOR CONTOUR
- - - - - APPROXIMATE LIMITS OF SAWCUT LINE
- [Hatched Box] DEMO ASPHALT / CONCRETE
- [Dashed Line] DEMO UTILITIES / FENCE / ETC.
- [Circle with X] PROTECT EXISTING TREE (SEE LA)
- [Circle with X] REMOVE EXISTING TREE (SEE LA)
- [X] DEMO STRUCTURE/UTILITY / LIGHT, ETC.

- NOTES**
1. ROAD WHEN PROPERTY SUBDIVISION IS SHOWN FROM PROPOSED DEVELOPMENT CONSTRUCTION DRAWINGS AND DO NOT EXIST FOR PLANNING PURPOSES. IMPROVEMENTS HAVE BEEN SHOWN WHICH ASSUMES CONSTRUCTION OF ALL NEIGHBORING DEVELOPMENT PHASES WITHIN THESE PLANS.
 2. ALL EXISTING UTILITY LOCATIONS SHOWN HAVE BEEN DETERMINED FROM A COMBINATION OF RECORD DRAWINGS, SURVEYED FIELD MARKS, AND PHYSICAL OBSERVATIONS. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE DRAWINGS WHICH PRESENTLY EXIST IN THE AREA OF CONSTRUCTION. THEREFORE, THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL, HOWEVER, PROVIDE PROTECTION OF CONSTRUCTION UTILITIES. NECESSARY CONSTRUCTION OF ANY CONFLICTS ARE ENCOUNTERED, THE OWNER AND/OR ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF CONVEYANCES SHOWN.
 3. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE DEMS, PROTECTION OF ROAD TO BRANCH, REEL, FENCING, ETC. WITH OWNER, ARCHITECT, AND RELEVANT CONSTRUCTION AND/OR PLANNING PLANS. ADDITIONAL DEMOLITION OF PAYING, REEL, UTILITY, STRUCTURES, ETC. TO BE PERFORMED AS REQUIRED.
 4. ALL EXISTING UTILITIES TO BRANCH SHALL BE ADJUSTED TO FINAL GRADE.
 5. CONTRACTOR RESPONSIBLE FOR ALL SURFACE REPAIR REPLACEMENT TO RESTORE SURFACES, PAVING, CONCRETE, AND SOIL AREAS DAMAGED BY WORK. REPAIR REPLACEMENTS SHALL BE COMPLETED FOR THE TOWN OF FREDERICK DITCH STATIONARY AT CONTRACTOR'S OPTION.
 6. EXISTING CONCRETE AND ASPHALT PAVING SHALL BE SAWCUT AND REMOVED PRIOR TO ENCLOSURE. BRANCH CONCRETE TO BE REPAIRED AS REQUIRED.
 7. CONTRACTOR TO PROVIDE ALL NECESSARY BRUSH CONTROL MEASURES DURING CONSTRUCTION. PLACE BRUSH CONTROL MEASURES AT ALL PROPERTY AND EXISTING ADJACENT BOUNDARY FROM CONSTRUCTION AREA. BRUSH CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DAMAGED GROUND IS ADEQUATELY REVEGETATED.
 8. LIMIT OF TREE CUT, ASPHALT AND CONCRETE REMOVAL ARE APPROXIMATE LIMITS OF BRANCH TO BE DETERMINED IN THE FIELD TO ADEQUATELY COMPLETE THE PROJECT. IMPROVEMENTS, WHILE MAINTAINING A PROTECTING FENCING CONDITIONAL, ADDITIONAL REMOVAL IDENTIFIED IN THE FIELD SHALL BE COMPLETED BY CONTRACTOR'S OPTION. ALL REMOVALS TO BE COMPLETED IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
 9. REFERENCED LANDSCAPE PLANS FOR ADDITIONAL UTILITY DEMOLITION.
 10. ALL UTILITIES TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
 11. VERIFY ALL REQUIREMENTS FOR REMOVED WELL HEAD ADJUSTMENTS PRIOR TO CONSTRUCTION.
 12. VERIFY LOCATION OF ALL EXISTING OIL & GAS INFRASTRUCTURE PRIOR TO CONSTRUCTION. UNKNOWN OIL & GAS FACILITIES / LINES / APPURTENANCES / ETC. MAY EXIST THAT ARE NOT SHOWN. NOTIFY OWNER/ENGINEER UPON ANY ENCOUNTER WITH UTILITIES NOT SHOWN.
 13. REFERENCE BRANCHING ACT BY CHARTER, DATED 01/18/2020.

811
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SCALE: 1" = 150'

VERIFY LOCATION OF ALL EXISTING OIL & GAS INFRASTRUCTURE PRIOR TO CONSTRUCTION. UNKNOWN OIL & GAS FACILITIES / LINES / APPURTENANCES / ETC. MAY EXIST THAT ARE NOT SHOWN. NOTIFY OWNER/ENGINEER UPON ANY ENCOUNTER WITH UTILITIES NOT SHOWN.

HIGHLAND DEVELOPMENT SERVICES
1000 S. 10TH AVE., SUITE 100, DENVER, CO 80202
303.733.1111

WHEATLANDS SUBDIVISION

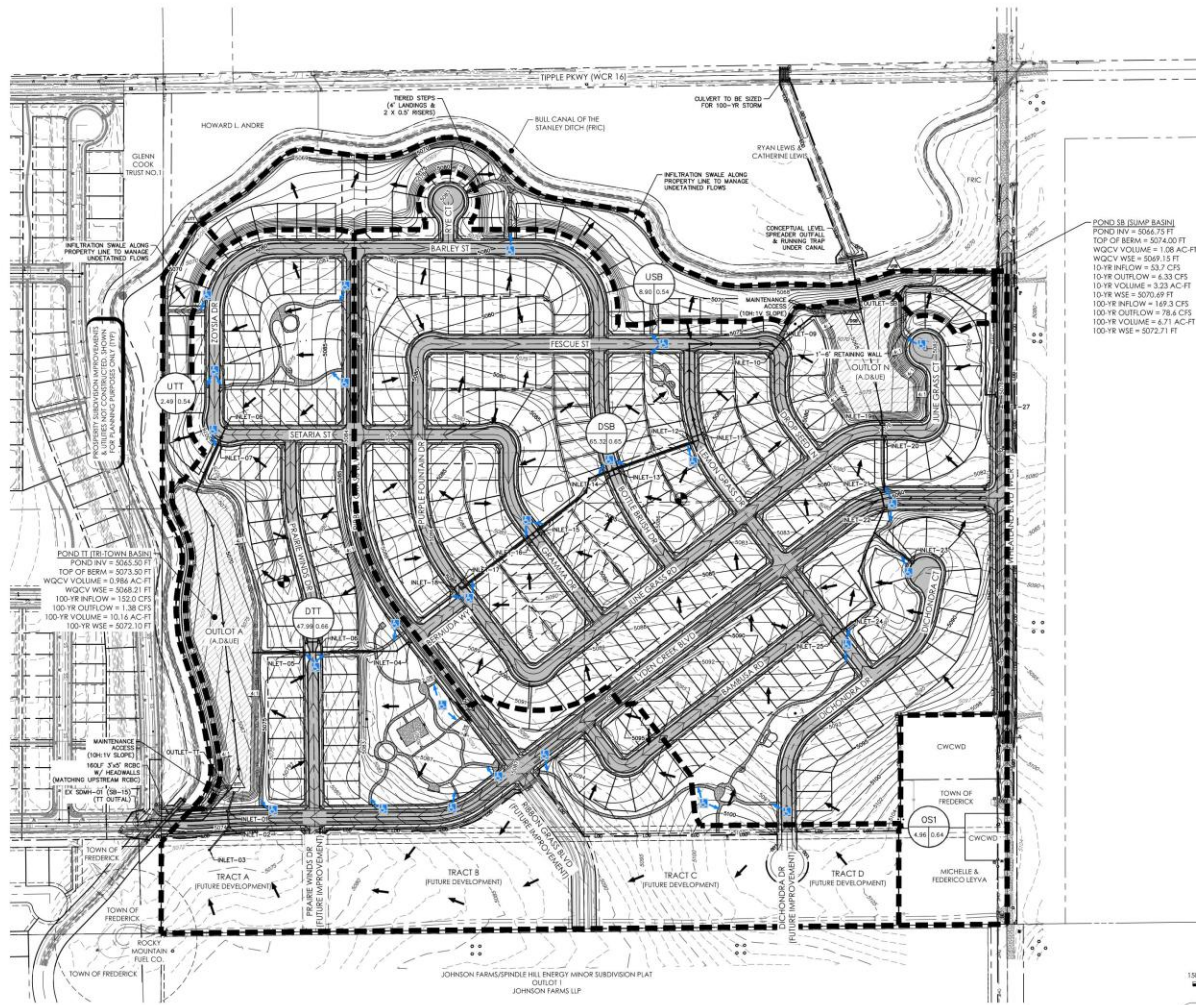
OVERALL EXISTING CONDITIONS

PREPARED BY: CHAUNCEY D. BROWN, P.E.
DATE: 4/3/2020
SCALE (H): 1" = 150'
SCALE (V): N/A
DRAWN BY: ACS
CHECKED BY: JTC
HDS PROJECT #: 21-1020-00

REVIEW SET NOT FOR CONSTRUCTION

OE

SHEET 2 OF 23



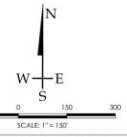
LEGEND

- BASIN DESIGNATION
- BASIN COEFFICIENT (100-YR)
- BASIN AREA
- DESIGN POINT
- DESIGN
- DRAINAGE FLOW ARROW
- DRAINAGE BASIN BOUNDARY
- DRAINAGE BASIN FLOW PATH
- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ADA COMPLIANT TRAIL
- DATE OF DETERMINATION

NOTES

- CONTRACTOR TO PROVIDE AND MAINTAIN ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO AND THROUGHOUT CONSTRUCTION. PLACE EROSION CONTROL PROTECTION AT ALL EXISTING INLETS DOWNSTREAM FROM THE CONSTRUCTION AREA. EROSION CONTROL PROTECTION SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL DISTURBED GROUND IS ADEQUATELY VEGETATED WITH OWNER'S APPROVAL FOR REMOVAL.
- THE EXTENT OF EROSION CONTROL PROTECTION SHALL BE OBSERVED AND ADJUSTED AS NEEDED DURING CONSTRUCTION BASED ON THE CONDITIONS AND THE PERFORMANCE OF THE EROSION CONTROL MEASURES SHOWN. TO SUPPLY SUFFICIENT EROSION CONTROL AND MINIMIZE DOWNSTREAM WATERWAY POLLUTION.
- ADJUST EROSION CONTROL BOUNDARIES AS NECESSARY TO ADEQUATELY COMPLETE PROPOSED WORK. ALL DISTURBED AREAS SHALL BE PREPARED (SEEDED & MULCHED, SURFACE ROUGHENING, ETC.) TO MINIMIZE EROSION POTENTIAL AND SOIL MIGRATION.
- STORMWATER MANAGEMENT PLAN SHALL BE PREPARED AND SUBMITTED BY CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT.
- SEE LANDSCAPE PLAN FOR REVEGETATION METHODS AND DETAILS. DURING CONSTRUCTION, ANY SOIL DISTURBED AND NOT UNDER ACTIVE CONSTRUCTION SHALL BE SEEDED & MULCHED PER TOWN STANDARDS.
- ANY DISTURBED LAND MUST RECEIVE SURFACE ROUGHENING, INCLUDING BUT NOT LIMITED TO SLOPED AREAS.
- PERMANENT SLOPES SHALL NOT BE STEEPER THAN 4:1 (H:V) IN AREAS TO BE SEEDED OR SLOPES.
- ALL PROPOSED STREETS SHALL CONFORM WITH THE TOWN OF FREDERICK'S MINIMUM AND MAXIMUM ALLOWABLE GRADE STANDARDS SHOWN IN THE TABLE BELOW.
- REFERENCE WHEATLANDS FINAL DRAINAGE REPORT.

MINIMUM AND MAXIMUM GRADES FOR ROADWAYS			
STREET	LAND	MIN/MAX % GRADE	
COLLECTOR	ALL	0.5/5.0	
LOCAL	INDUSTRIAL/COMMERCIAL	0.5/5.0	
LOCAL	RESIDENTIAL STANDARD	0.5/5.0	
LOCAL (SACS)	RESIDENTIAL	1.0/5.0	



VERIFY LOCATION OF ALL EXISTING OIL & GAS INFRASTRUCTURE PRIOR TO CONSTRUCTION. UNKNOWN OIL & GAS FACILITIES / LINES / APPURTENANCES / ETC MAY EXIST THAT ARE NOT SHOWN. NOTIFY OWNER/ENGINEER UPON ANY ENCOUNTER WITH UTILITIES NOT SHOWN.

WHEATLANDS SUBDIVISION

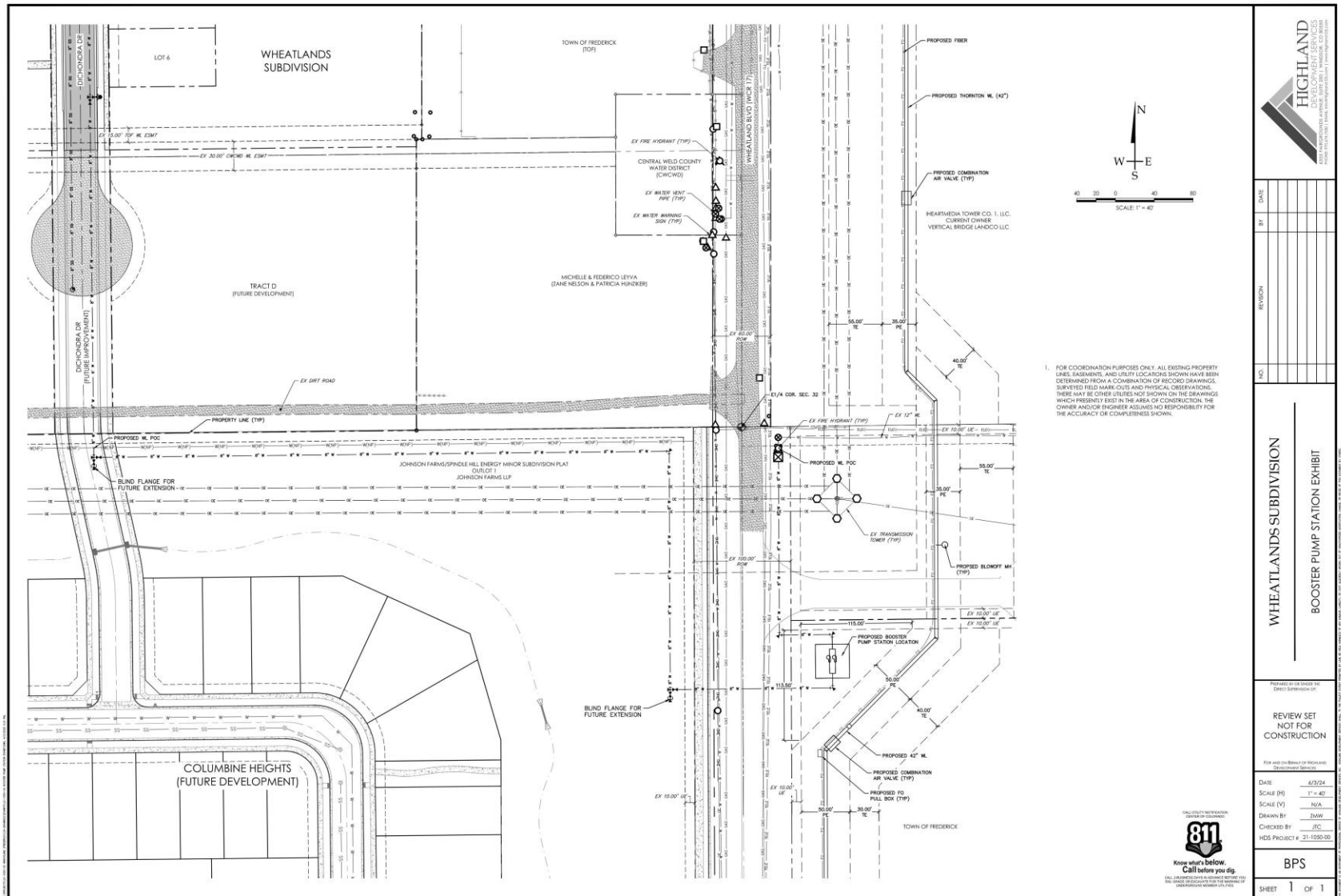
OVERALL GRADING & DRAINAGE PLAN

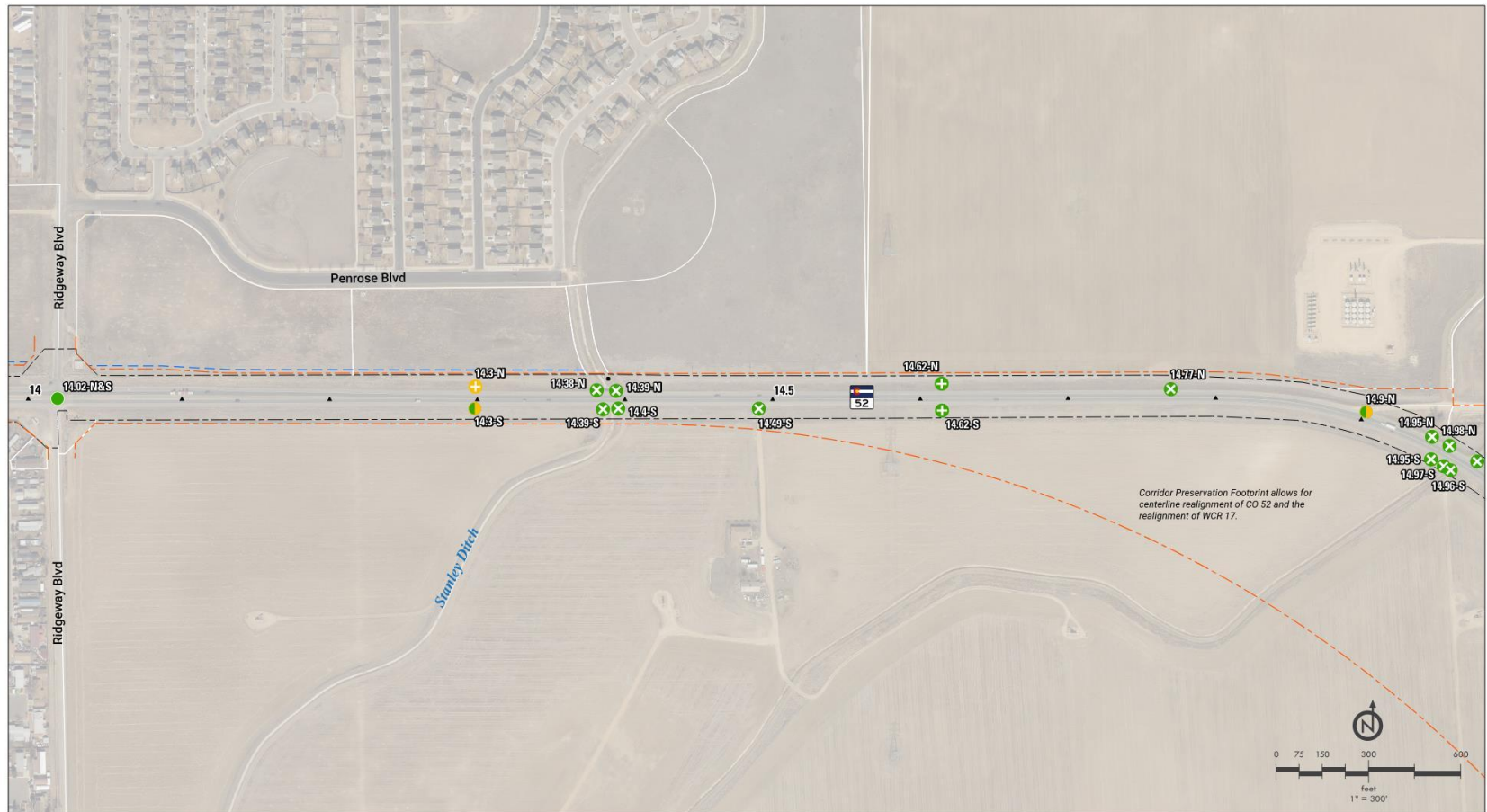
REVIEW SET
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DATE: 4/3/20
SCALE (H): 1" = 150'
SCALE (V): N/A
DRAWN BY: TJH
CHECKED BY: JTC
HDS PROJECT #: 21-1050-00

ODR

SHEET 12 OF 23





Access Control Plan Mapbook



- ▲ Mileposts (1/10 mi)
- Existing Traffic Signal
- Access Identifier
- R/O Right-In/Right-Out

- Approx. Existing CO 52 ROW
- Corridor Preservation Footprint
- Parallel Irrigation

Access Key

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

- ✕ Existing Full Movement Access to be Removed
- ✕ Existing Restricted Access to be Removed

Access to be removed if one of the following occur:

1. Landuse change resulting in traffic volume increase of more than 20%
2. Other access to Colorado Highway becomes available
3. CDOT Project provides other access
4. Safety concerns arise

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



Access Control Plan Mapbook



CO 52 PEL / ACP
CO 119 to CO 79

- ▲ Mileposts (1/10 mi)
- Existing Traffic Signal
- Access Identifier
- R/O Right-In/Right-Out

- Approx. Existing CO 52 ROW
- Corridor Preservation Footprint
- Parallel Irrigation

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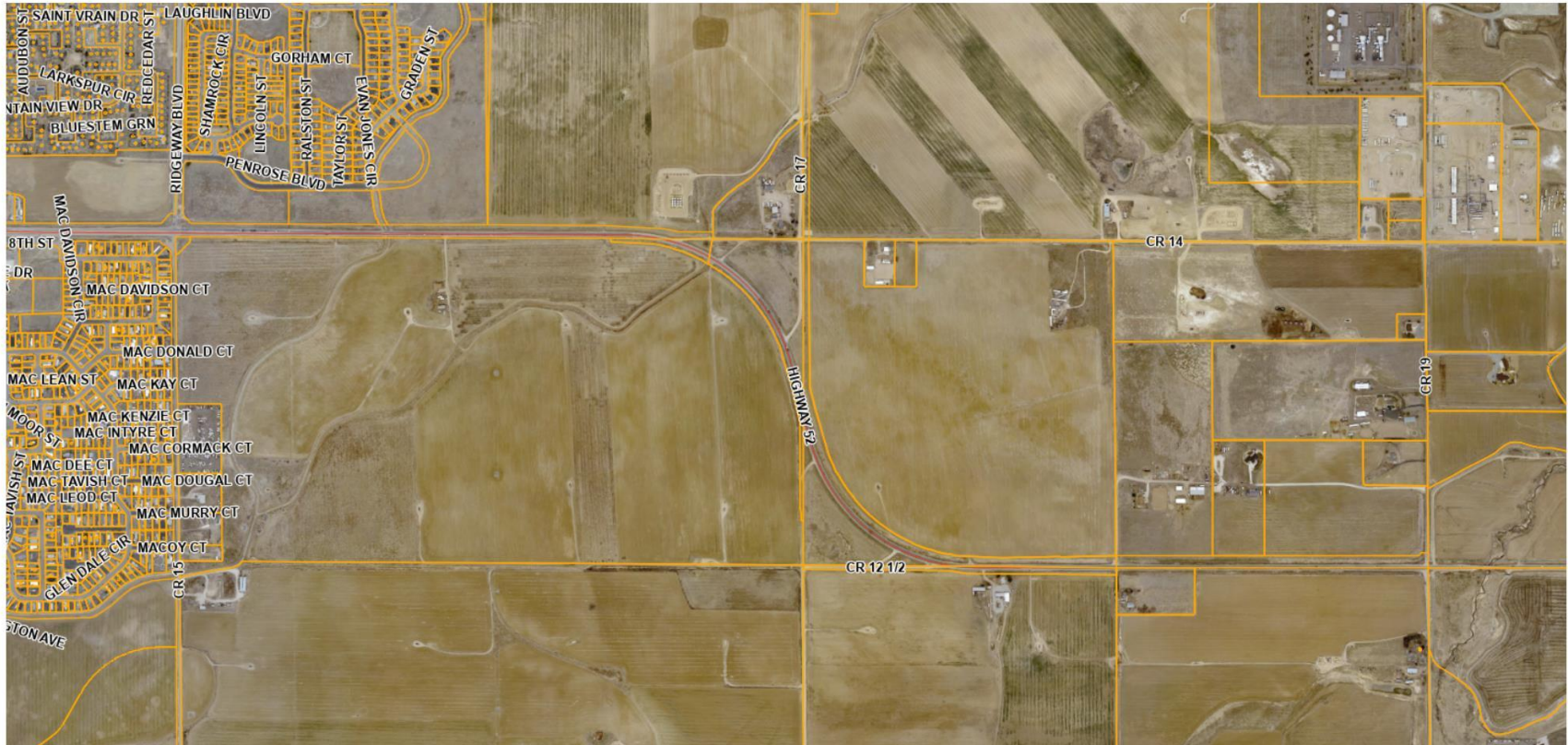
- New Full Movement Access
- New Restricted Access

CDOT and Local Municipality to determine restriction (Right-In/Right-Out or ¾)



Hwy 52

5/15/2025 10:54:58 AM



Scale: 1:9509

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



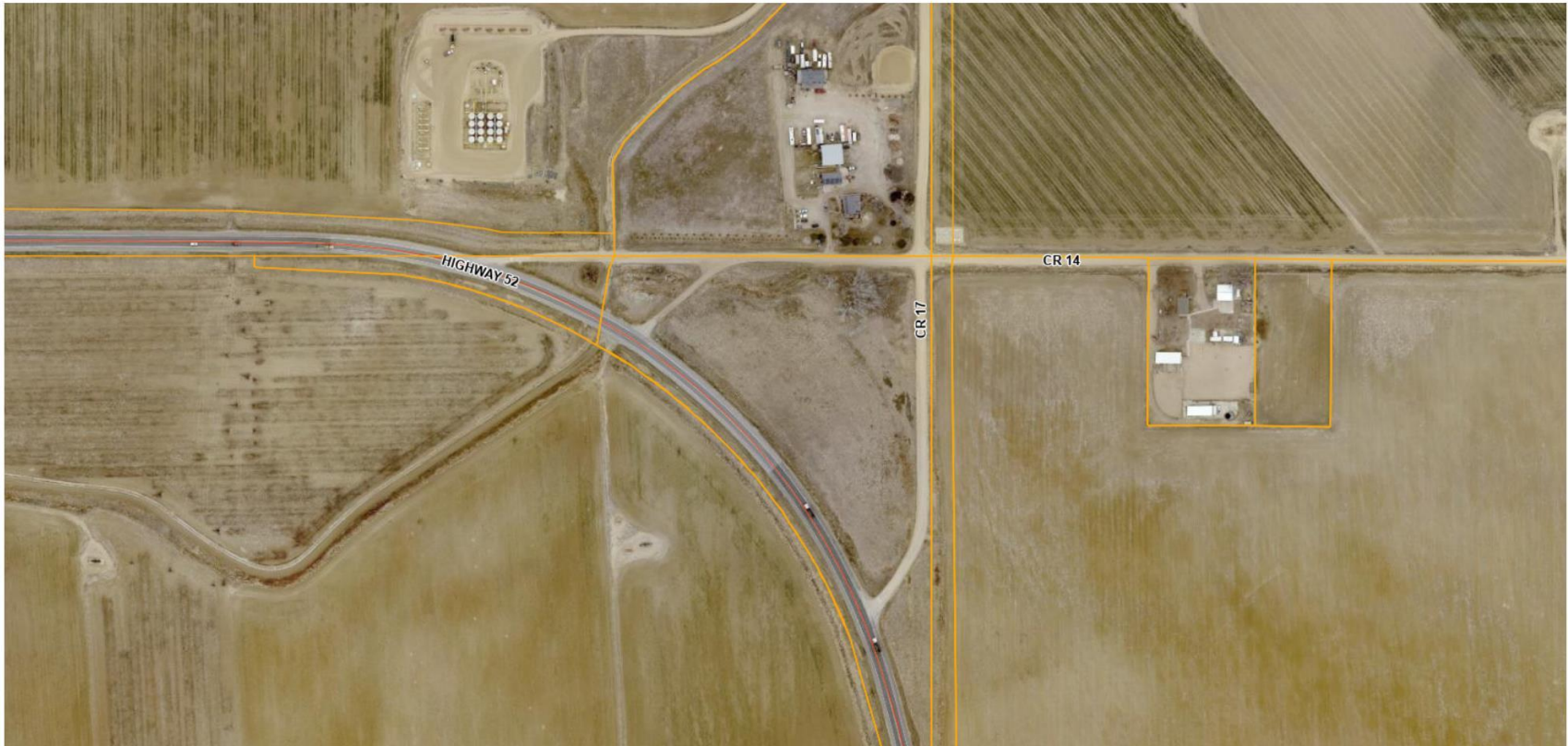
Notes:

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Hwy 52 & Wheatlands (CR17) Intersection

5/15/2025 11:01:03 AM



Scale: 1:2701

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Notes:

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