

# TOWN OF FREDERICK

Adopted by the Planning Commission August 21, 2012  
Revised 5/19/2014

## Comprehensive Plan

### Land Use

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Residential Neighborhood
- Neighborhood Commercial
- Downtown Commercial
- Mixed-Use Highway 52 Commercial
- Community Commercial
- Employment
- Regional / Corridor Commercial
- Light Industrial
- Public/Quasi-Public Facilities
- Parks and Open Lands
- Community Separator

### Transportation

- Collector Road
- 2-Lane Arterial
- 4-Lane Arterial
- 4-Lane Highway Arterial
- Interstate Highway
- Modified Arterial

### Community Facilities

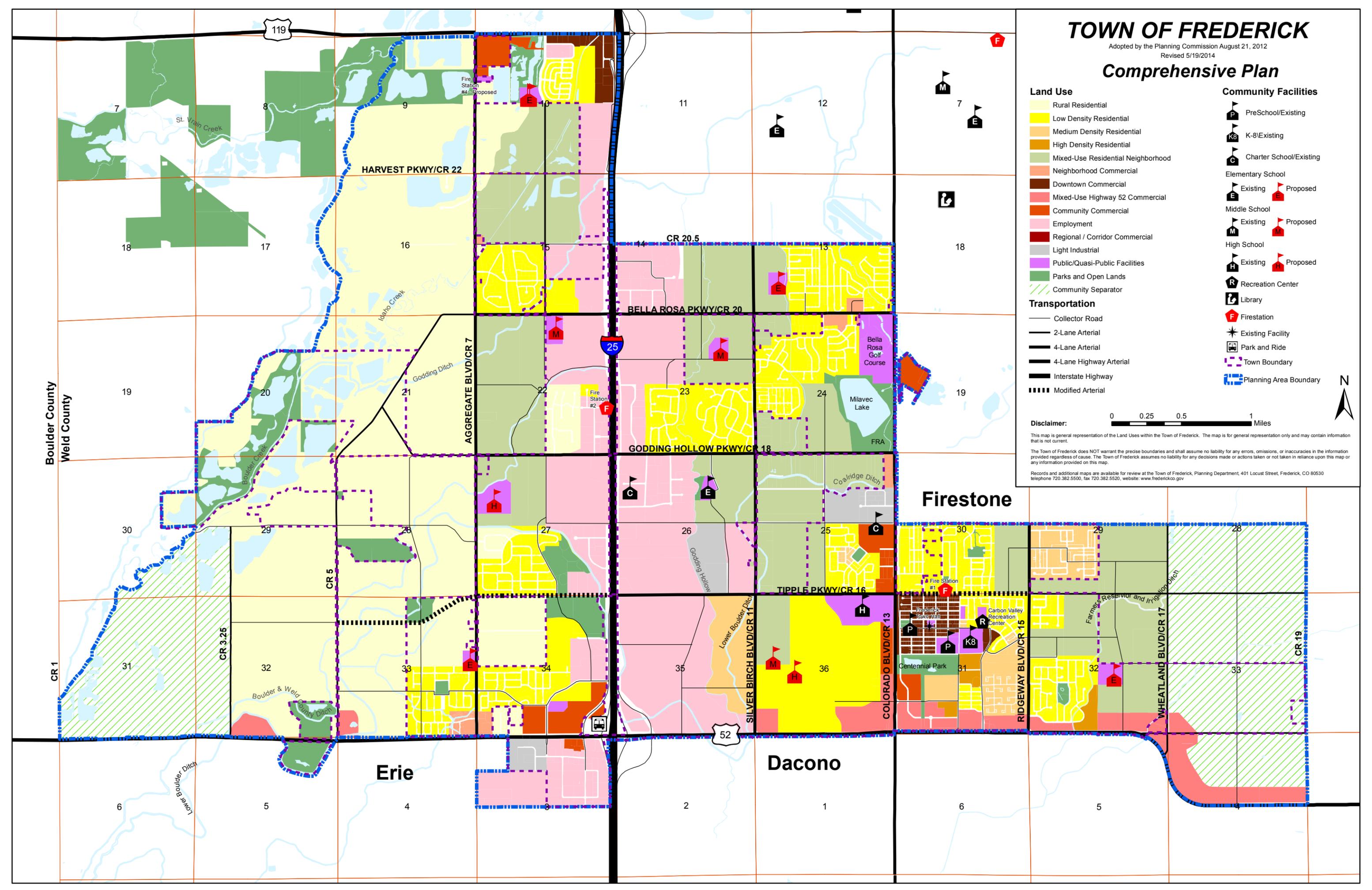
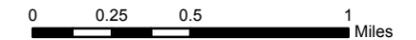
- PreSchool/Existing
- K-8/Existing
- Charter School/Existing
- Elementary School
- Middle School
- High School
- Recreation Center
- Library
- Firestation
- Existing Facility
- Park and Ride
- Town Boundary
- Planning Area Boundary

### Disclaimer:

This map is general representation of the Land Uses within the Town of Frederick. The map is for general representation only and may contain information that is not current.

The Town of Frederick does NOT warrant the precise boundaries and shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of cause. The Town of Frederick assumes no liability for any decisions made or actions taken or not taken in reliance upon this map or any information provided on this map.

Records and additional maps are available for review at the Town of Frederick, Planning Department, 401 Locust Street, Frederick, CO 80530 telephone 720.382.5500, fax 720.382.5520, website: www.frederickco.gov



# TOWN OF FREDERICK

## Parks and Open Space

- Trails**
  - Existing Pedestrian Underpass
  - Future Pedestrian Underpass
  - Trail Head
  - Connection
  - Neighborhood Trail
  - Regional Trail
- Existing Parks, Open Space and Nature Features**
  - Conservation Easement/Open Space
  - Community Park
  - District Park
  - Neighborhood Park
- Transportation**
  - Collector
  - 2-Lane Arterial
  - 4-Lane Arterial
  - 4-Lane Highway Arterial
  - Interstate
  - Modified Arterial
  - Park and Ride
- Community Facilities**
  - PreSchool/Existing
  - K-8/Existing
  - Charter School/Existing
  - Elementary School
    - Existing
    - Proposed
  - Middle School
    - Existing
    - Proposed
  - High School
    - Existing
    - Proposed
  - Recreation Center
  - Library
  - Firestation
  - Existing Facility

Note 1: Trail, park, and open space locations are subject to negotiations with landowners. Future park and open space locations will be defined in conjunction with development or as opportunities arise.

Note 2: Evaluations for potentially sensitive areas and wetlands will be conducted prior to development on all sites.

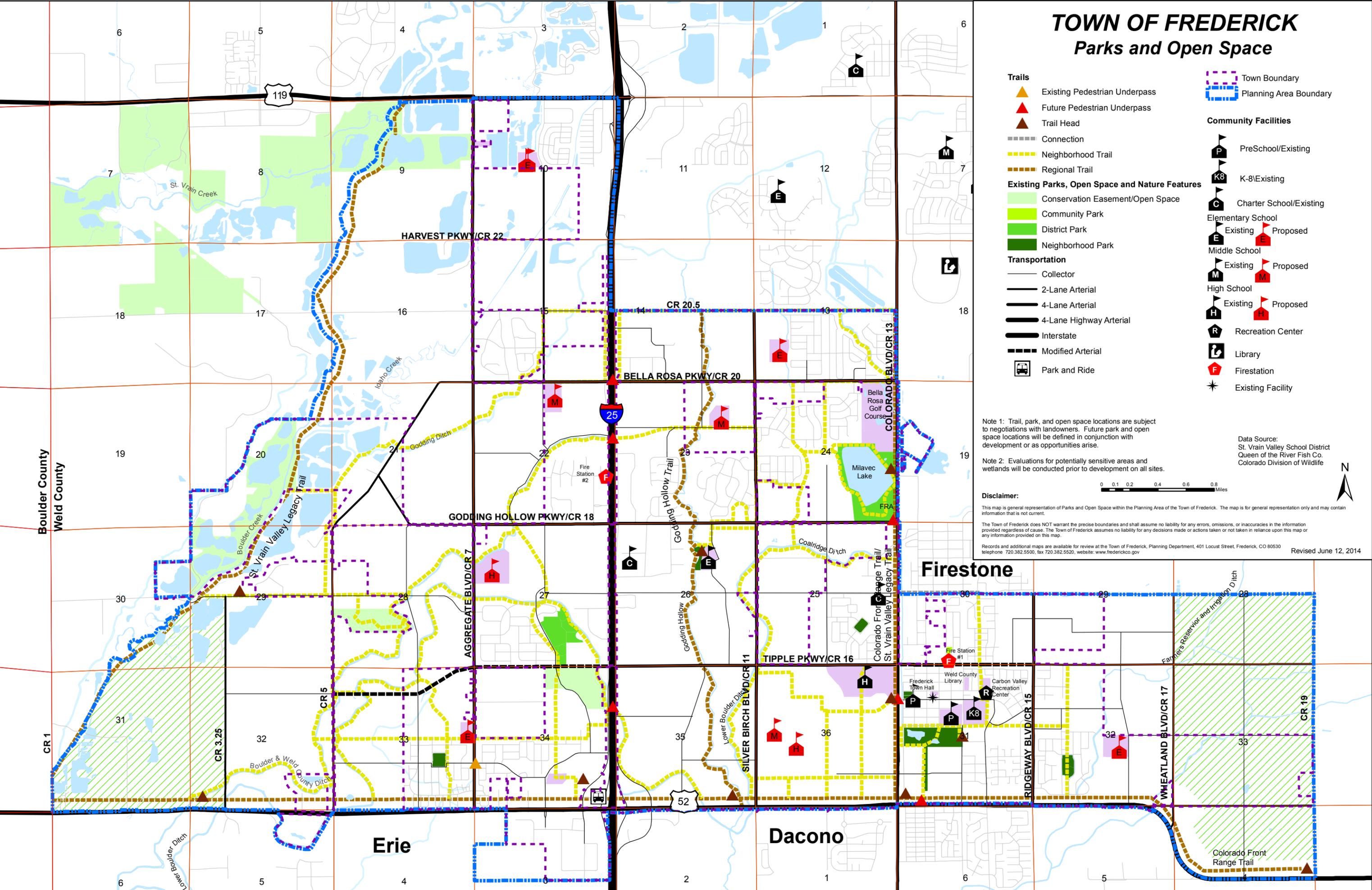
**Disclaimer:**

This map is general representation of Parks and Open Space within the Planning Area of the Town of Frederick. The map is for general representation only and may contain information that is not current.

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Revised June 12, 2014



Boulder County  
Weld County

Firestone

Erie

Dacono

Colorado Front Range Trail



# TOWN OF FREDERICK

## EXISTING AND FUTURE DEVELOPMENTS

- Non-Residential
- Residential
- To be Determined
- Agricultural
- Public
- Town Boundary
- Planning Area Boundary



du = existing or anticipated residential dwelling units.

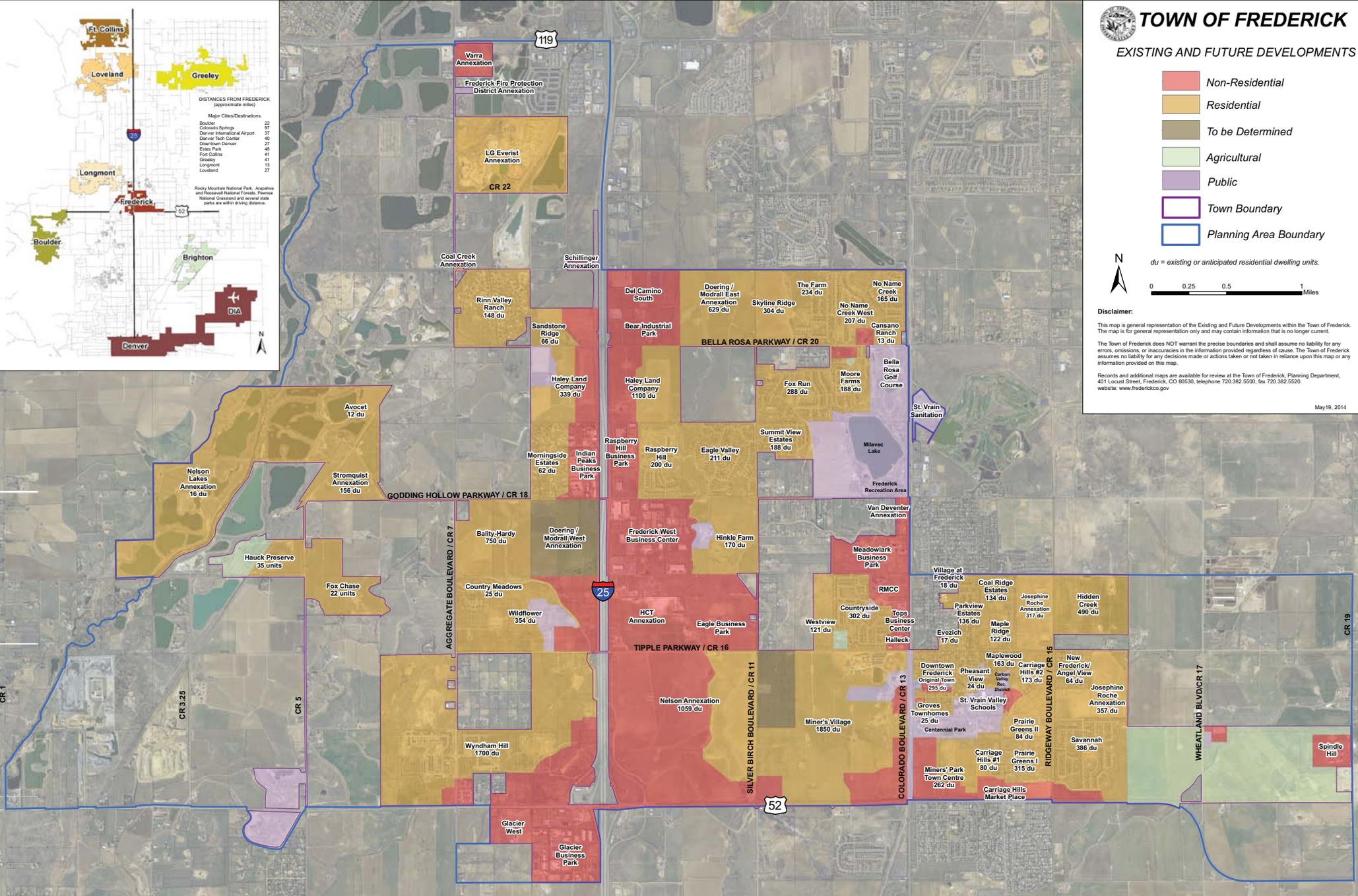
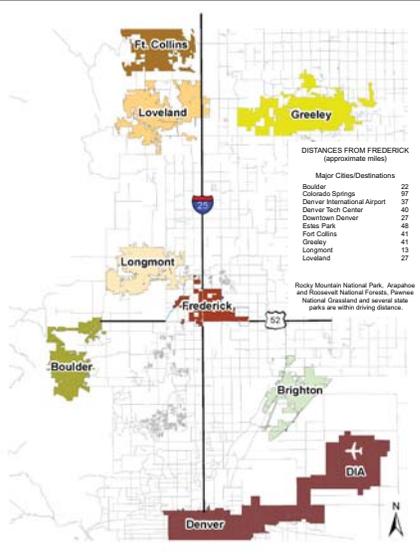


### Disclaimer:

This map is general representation of the Existing and Future Developments within the Town of Frederick. The map is for general representation only and may contain information that is no longer current. The Town of Frederick does NOT warrant the precise boundaries and shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of cause. The Town of Frederick assumes no liability for any decisions made or actions taken or not taken in reliance upon this map or any information provided on this map.

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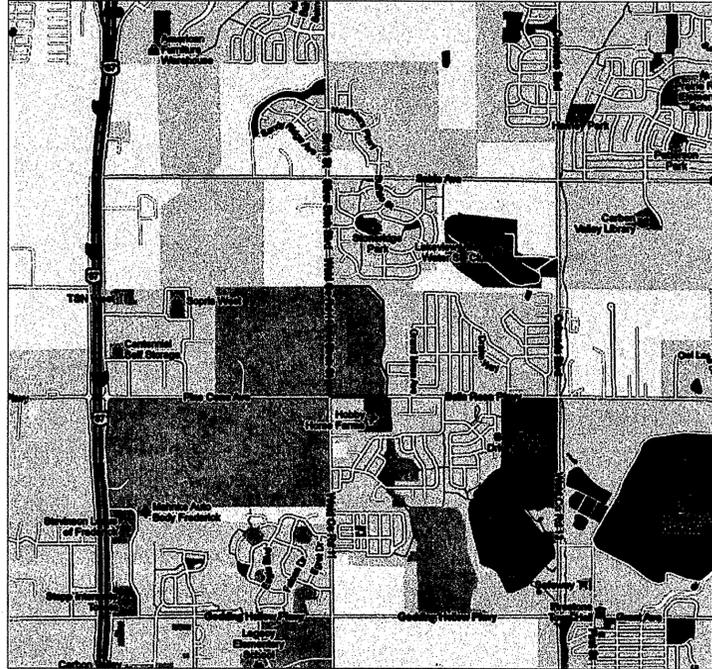
May 19, 2014



# SKYLINE RIDGE SUBDIVISION AMENDMENT

## SHEET ONE OF TWO

VICINITY MAP 1"=2000'



**NOTES:**

- At the time of development of Lot 1, Block 1, local and perimeter street right-of-way shall be platted.
- Final Construction Plans for the improvements required by proposed development on Lot 1, Block 1 contained in this plat must be approved by the Town of Frederick's Engineering Department prior to any development.
- Final landscape plans will be required with each additional development application and will be required to meet the intent of the preliminary landscape plan.
- This final plat does not create new lots or blocks of record for the purposes of development and is intended only to facilitate conveyance or sale of the subject property. At the time of submitting plans to develop any block, the owner of the subject block(s) shall submit a plat amendment or replat including fully engineered plans for all lot divisions, utility/other easements, public/private improvements, and landscaping. In addition, at the time of development of each block, the owner of the blocks may need to grant additional right-of-way to the Town of Frederick at street intersections to accommodate turn lanes or other required road improvements.
- At the time of development, the Town of Frederick's access standards will be followed when determining the location of access points into each block.
- Final design of a pedestrian trail to run parallel to the drainage ditch shall be completed at the time of development of the adjacent blocks. The location of this trail may be within the drainage channel or it may fall within the adjacent blocks. If needed, the owners of the adjacent blocks may be required to grant a pedestrian access easement to accommodate the pedestrian trail. In addition, construction of the trail will be the responsibility of the developer(s) of the adjacent blocks.
- Consistent with the Town's Comprehensive Plan, a 10 acre elementary school site will be reserved on this property. The exact location will be determined at the time of development in conjunction with the school district.

**Certificate of Ownership.**

Know all men by these presents that MERIDITH O. JOHNSON TRUST (BY INVESTORS INDEPENDENT TRUST COMPANY, SIGNATOR) being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

**LEGAL DESCRIPTION:**

THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTEEN (13), IN TOWNSHIP TWO (2) NORTH, RANGE SIXTY-EIGHT (68) WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED MAY 2, 2000 AT RECEPTION NO. 2765272, COUNTY OF WELD, STATE OF COLORADO.

**EXCEPTION (RECEPTION NO. 2765272, MAY 2, 2000):**

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHENCE THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BEARS N89°45'24"E 1326.74 FEET, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE N02°03'10"E A DISTANCE OF 437.39 FEET; THENCE N24°47'30"W A DISTANCE OF 345.08 FEET; THENCE N05°03'22"W A DISTANCE OF 156.44 FEET; THENCE N14°50'30"E A DISTANCE OF 372.53 FEET; THENCE N02°14'28"W A DISTANCE OF 1025.42 FEET; THENCE N42°49'20"W A DISTANCE OF 477.96 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTEEN; THENCE ALONG SAID NORTH LINE, S89°53'15"E A DISTANCE OF 1734.11 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTEEN; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, S00°06'32"E A DISTANCE OF 2632.48 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, S89°45'24"W A DISTANCE OF 1326.74 FEET TO THE POINT OF BEGINNING.

Have laid out this Subdivision Amendment Plat of the above described land under the name and style of SKYLINE RIDGE SUBDIVISION AMENDMENT, This described Subdivision Amendment Plat contains 76.677 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this 30<sup>th</sup> day of July, 2013.

*Meridith O. Johnson*  
 MERIDITH O. JOHNSON TRUST (BY INVESTORS INDEPENDENT TRUST COMPANY, SIGNATOR)

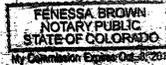
State of Colorado )  
 County of Boulder ) ss

The foregoing certificate of ownership and maintenance was acknowledged before me by INVESTORS INDEPENDENT TRUST COMPANY, acting in it's capacity as SIGNATOR of MERIDITH O. JOHNSON TRUST, this 30<sup>th</sup> day of July, 2013.

Witness My Hand and Seal FENESSA BROWN

My commission expires 10-08-15

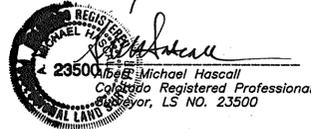
*Fenessa Brown*  
 Notary Public



**Surveying Certificate.**

I, Albert Michael Hascall, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Subdivision Amendment Plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Subdivision Amendment Plat and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 30<sup>th</sup> day of July, 2013.



**Staff Certificate of Approval.**

This Subdivision Amendment Plat of the SKYLINE RIDGE SUBDIVISION AMENDMENT, is approved and accepted by the Town of Frederick Planning Department this 30<sup>th</sup> day of July, 2013 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

*Jennifer Simmons*  
 Planning Director  
 For Jennifer Simmons

**NOTICES:**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT NO: 597-H0374916-042-DF2, EFFECTIVE DATE: MAY 22, 2013, AT 7:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON INCLUDES ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

**RECORDER'S CERTIFICATE:**

THIS LAND SURVEY PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013, IN THE BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

WELD  
 BOULDER COUNTY CLERK AND RECORDER BY: \_\_\_\_\_ DEPUTY



ARGOSCAN LLC



DATE: 07/22/13  
 REVISED: UNITS: U. S. FEET  
 LAYOUT: SHIDE2

SCALE: 1" = NONE  
 DRAWN: ANH  
 SHEET: 1 OF 2  
 JOB NO. J68-SUB-AMEND

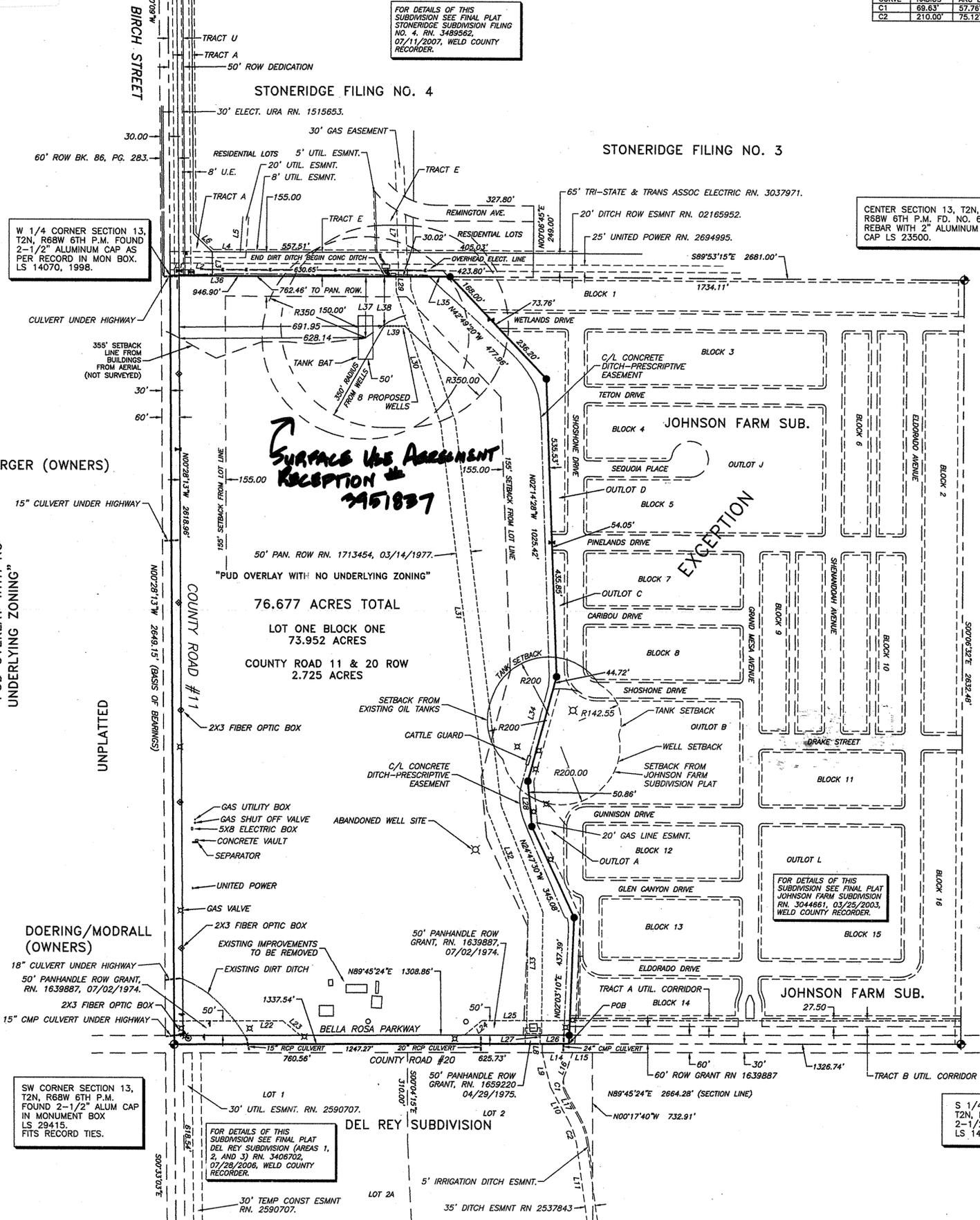
# SKYLINE RIDGE SUBDIVISION AMENDMENT SHEET TWO OF TWO

1062 SIXTH STREET COURT  
 BERTHOUD CO 80515  
 (303) 709-0047

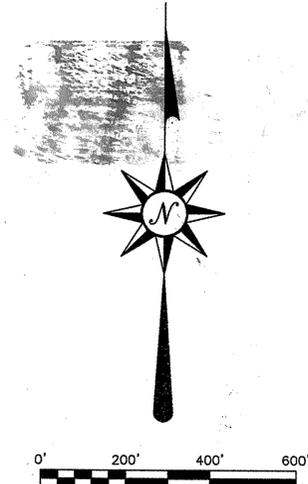
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	69.63'	57.76'	56.12'	N04°24'32"W	47°31'52"
C2	210.00'	75.12'	74.72'	S17°55'54"E	20°28'48"

LINE	BEARING	DISTANCE
L1	S89°53'15"E	50.00'
L2	S89°53'15"E	91.67'
L3	N00°30'09"W	85.00'
L4	S89°53'15"E	94.81'
L5	N04°18'17"E	121.64'
L6	N45°11'42"W	87.68'
L7	N01°56'09"W	231.38'
L8	S00°14'36"E	30.00'
L9	S12°55'57"E	121.10'
L10	S28°10'48"E	140.94'
L11	S07°41'00"E	265.26'
L12	S00°17'40"E	155.81'
L13	S01°05'07"W	84.93'
L14	N89°45'24"E	103.53'
L15	N89°45'24"E	65.65'
L16	S19°21'04"W	89.06'
L17	S28°10'48"E	97.78'
L18	S89°53'15"E	91.67'
L19	S00°30'09"E	150.00'
L20	S89°53'15"E	50.00'
L21	N00°30'09"W	150.00'
L22	N89°45'24"E	366.48'
L23	S50°14'36"E	410.07'
L24	N49°45'24"E	77.79'
L25	N89°45'24"E	296.00'
L26	S89°45'24"W	97.44'
L27	N00°15'03"W	85.00'
L28	S89°03'22"E	136.44'
L29	S01°49'06"E	51.92'
L30	S18°33'41"E	483.23'
L31	S06°55'47"E	1332.85'
L32	S21°04'13"E	369.57'
L33	S00°22'40"W	410.07'
L34	N14°50'30"E	372.53'
L35	S89°53'15"E	88.56'
L36	S89°53'15"E	358.33'
L37	N00°05'45"E	210.71'
L38	N00°05'45"E	170.65'
L39	N90°00'00"E	70.00'



- LEGEND:**
- ◆ MONUMENTS AS DESCRIBED
  - NO. 5 REBAR/PLASTIC CAP SET LS 23500
  - ✦ WATER VALVE/METER/SHUT-OFF
  - ◇ FIBER OPTIC MARKER POST
  - ⊗ EXISTING OIL/GAS WELL
  - ADVERTISEMENT SIGN
  - ⊗ GASLINE MARKER POST
  - ⊙ SEWER MANHOLE



PART OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

**NOTICE:**  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT NO: 597-H0374916-042-DF2, EFFECTIVE DATE: MAY 22, 2013, AT 7:00 A.M., WAS ENTIRELY RELIED UPON FOR THE LEGAL DESCRIPTION HEREON. THE PROPERTY SHOWN AND DESCRIBED HEREON INCLUDES ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

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**OWNERS**  
 MERIDITH O. JOHNSON TRUST, (BY INVESTORS INDEPENDENT TRUST COMPANY, SIGNATOR)

**CONSULTANTS**  
 VECHI & ASSOCIATES, LLC  
 PO BOX 1175  
 LONGMONT CO 80502-1175  
 303-774-0173

ARGOSCAN LLC, A LIMITED LIABILITY COMPANY  
 1052 SIXTH STREET COURT  
 BERTHOUD CO 80513  
 303 709 0047

**FLOODPLAIN:**  
 The Federal Emergency Management Agency's Flood Insurance Rate Map for this property (Panel Number 080266 0861 C, dated September 28, 1982) Panel 861 of 1075 LABELS THIS PROPERTY AREA OF MINIMAL FLOODING ZONE C.

**BASIS OF BEARINGS:**  
 THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED AND SHOWN HEREON IS ASSUMED TO BEAR N00°28'13"W, AND WITH ALL OTHER BEARINGS CONTAINED HEREON RELATIVE THERETO.

ARGOSCAN LLC

SCALE: 1" = 200'  
 DRAWN: ANH  
 SHEET: 2 OF 2  
 DATE: 07/30/13  
 REVISIONS:  
 UNITS: U. S. FEET  
 LAYOUT: SREDPZ  
 JOB NO. J68\_SUB\_AMEND

MODRALL/BERGER (OWNERS)

"PUD OVERLAY WITH NO UNDERLYING ZONING"

UNPLATTED

DOERING/MODRALL (OWNERS)

**SURFACE USE AGREEMENT RECEPTION # 2951837**

**EXCEPTION**