TOWN OF WELLINGTON
PLANNING COMMISSION
May 5, 2025
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or submit comments by sending an email to checkettai@wellingtoncolorado.gov The email must be received by 3:00 p.m. Friday, May 2, 2025. After that time, written public comments cannot be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:
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1. CALL TO ORDER
2. ROLL CALL
3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
4. PUBLIC FORUM
5. CONSIDERATION OF MINUTES
   A. Regular Meeting Minutes of April 7, 2025
6. NEW BUSINESS
   A. Consideration of a Preliminary Plat for Sage Farms Filing 1 located East of State Highway 1 and South of G.W. Bush Ave.
   B. Proposed Amendment to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)
7. COMMUNICATIONS
   A. 1st Quarter 2025 Residential Building Permit and Lot Inventory Report
8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.

Planning Commission Meeting

Date: **May 5, 2025**
Submitted By: **Aidan Checkett, Planner 1**
Subject: **Regular Meeting Minutes of April 7, 2025**

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of the April 7, 2025 Planning Commission meeting, as presented.

ATTACHMENTS

1. Meeting Minutes of April 7, 2025

TOWN OF WELLINGTON
PLANNING COMMISSION
April 7, 2025

MINUTES
REGULAR MEETING – 6:30 PM

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

   The Planning Commission for the Town of Wellington, Colorado, met on April 7, 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:	Eric Sartor, Chairperson Sherman Stringer Bert McCaffrey Lisa Chollet (virtual)
Absent:	Linda Knaack Tim Whitehouse Stephen Carman
Town Staff Present:	Cody Bird, Planning Director Brittany Lenoir, Planner III Aidan Checkett, Planner I

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

   None

4. PUBLIC FORUM

   There was no public comment.

5. CONSIDERATION OF MINUTES

   Commissioner McCaffrey moved to approve the regular meeting minutes of February 3, 2025, and March 3, 2025. Commissioner Stringer seconded.

   Yeas – Chollet, Stringer, Sartor, McCaffrey
   Nays-
   Motion carried.

6. NEW BUSINESS

   Wellington Housing Needs & Affordability Assessment - Final Report

Cody Bird, Planning Director, presented the final draft of the Wellington Housing Needs & Affordability Assessment. Bird stated that the Housing Needs & Affordability Assessment quantifies the housing challenges in Wellington are serious, but also offers some real solutions. He reiterated a few key

observations from the report: there is a lack of housing diversity in Wellington, the 1% vacancy rate is far below a healthy number, and a very high percentage of renters and homeowners are either cost-burdened or severely cost-burdened. Bird stated that, while there is no silver bullet, the solutions offered in the report have a real chance of helping to address unaffordability in Wellington.

Commissioner McCaffrey asked for more information about the Colorado Department of Local Affairs (DOLA) grants discussed in the report. Bird responded that DOLA grants can be used to fulfill state mandates in a variety of ways, including technical assistance and planning capacity grants. He also noted that they can be used to help fulfill the goals of Proposition 123.

Chairman Sartor noted that the past few months discussing the report have been eye-opening.

Commissioner McCaffrey moved to accept the final report of the Wellington Hosing Needs & Affordability Assessment. Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey
Nays-
Motion carried.

7. COMMUNICATIONS

Bird stated that at the May 5, 2025 meeting, the Commissioners will consider a preliminary plat for a new subdivision.

Chairman Sartor asked if the Commission would be considering any further measures related to housing affordability at the May 5 meeting. Bird responded that there were no scheduled actions for the Planning Commission. The Board of Trustees is meeting on April 8, 2025 to discuss the proposed code changes that the Planning Commission recommended at the March 3, 2025 meeting.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 6:48 PM

Approved this 5th day of May, 2025.

_____

Recording Secretary

Planning Commission Meeting

Date: **May 5, 2025**
Submitted By: **Brittany Lenoir, Planner III**
Subject: **Consideration of a Preliminary Plat for Sage Farms Filing 1 located East of State Highway 1 and South of G.W. Bush Ave.**

EXECUTIVE SUMMARY

General Location:
Land east of State Highway 1 to BNSF Railroad and south of G.W. Bush Ave. (CR60) to CR58 – Location Map included in *Attachment A*.

Applicant/Owner:
FC Farm Holding, LLC and Sipes Farm Holding, LLC

Reason For Request:

- Request for review of a preliminary plat for a major subdivision of the 293.5 acres site to create 241 single-family lots, open space areas, five outlots for future development, and one lot for existing agricultural operations. A summary of the general development information has been included in *Attachment B*.

Background:

- On January 23, 2024, the Wellington Board of Trustees passed Ordinance No. 02-2024 approving Sage Farms Annexation and Village at Sage Farms Annexation, established the zoning as a Planned Unit Development (PUD), approved the annexation agreements, and established vested development rights. The Sage Farms PUD allows a mix of single-family residential, multi-family residential, commercial, and parks and open space uses.
- The Sage Farms PUD will be developed as a phased development. The first filing for phase 1 is a major subdivision of the 293.5 acres site to create 241 single-family lots, open space areas, five outlots for future development, and one lot for existing agricultural operations.
- A Planned Unit Development (PUD) Overlay District is an approved development plan with adopted zoning regulations that supplement the underlying base zoning district. A PUD is a unified plan of development that does not correspond to typical regulations outlined in the Land Use Code and allows for flexibility and innovative design. The PUD District "is created to allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood" (Land Use Code Section 15-3-50(2)).
- An "Outlot" is a parcel of land that is designated as unbuildable and is intended to be replatted and developed in the future in accordance with adopted procedures and development standards.
- Pursuant to the Land Use Code Section 15-2-170, "the purpose of the major subdivision preliminary plat is to provide the Town with an overall master plan for the proposed development."
- On April 9, 2025, the Parks, Recreation, Open Space, and Trails (PROST) Board reviewed the parks and open space areas proposed for the preliminary plat for Sage Farms Filing 1.

1. The PROST Board was supportive of the overall parks and trails layout and connectivity, including the north-south trail alignment, the locations and layout of the pocket parks, and the enhanced trail crossings at Streets B and H.
2. The PROST Board suggested the developer consider adding pedestrian lighting options, poured-in-place rubber surfacing for the playground, and evaluate and make recommendations for trail width and surfacing design suitable for meeting the intent of the 2015 Parks and Trails Master Plan and the neighborhood context. The trail standards can be updated with the final plat submission.

- The preliminary plat and Sage Farms PUD text amendments are submitted for concurrent review. The applications are being considered concurrently but are processed as separate requests.
- The PUD text amendments and preliminary plat were advertised for public hearings before the Planning Commission and Board of Trustees as required by law.
    1. Staff received one written correspondence in support included as *Attachment I*. No other written correspondence or phone calls on the Sage Farms Filing 1 preliminary plat hearing item were received by the time the agenda packet was published.

Preliminary Plat Process and Findings for Approval:

- A preliminary plat application was submitted to Town staff for review in accordance with Section 15-2-170 of the Land Use Code.
- The application was determined to be complete. Town staff reviewed submitted documents, including the soils report, sanitary sewer capacity memo, irrigation plans, preliminary utility plans, preliminary plat, preliminary plat closure report, preliminary drainage report, traffic impact study, landscape and open space plans, and North Poudre Irrigation Company (NPIC) ditch lateral modification plans.
- The Planning Commission evaluates the project using the following criteria – Preliminary Plat Findings for Approval (Land Use Code Section 15-2-170(d):

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Land Use Code and the Comprehensive Plan.
2. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
    a. The proposed development promotes the Town's small town, rural character;
    b. Proposed residential development adds diversity to the Town's housing supply;
    c. Proposed commercial development will benefit the Town's economic base;
    d. Parks and open space are incorporated into the site design;
    e. The proposed project protects the Town's environmental quality; and
    f. The development enhances cultural, historical, educational and/or human service opportunities.
3. The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.
4. The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.
5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
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.

- The Planning Commission will need to consider any testimony presented during the public hearing.

- Preliminary plats are processed in accordance with Section 15-2-170(c)(3.a.) of the Land Use Code and are reviewed by the Planning Commission at a public hearing, and a recommendation is forwarded to the Board of Trustees. The Planning Commission may make one of the following recommendations:
    - Recommend approval of the preliminary plat;
    - Recommend approval of the preliminary plat with conditions;
    - Recommend denial of the preliminary plat application.

BACKGROUND / DISCUSSION

The Findings for Approval for a preliminary plat are listed below (in **bold** text), along with Staff's recommendation for each finding (in regular text).

Findings for Approval (Land Use Code Section 15-2-170(d)):

1. **The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Land Use Code and the Comprehensive Plan.**
    - The Future Land Use Map identifies this area as a mix of commercial, low density residential, medium density residential, and parks and open space. The portion of the Sage Farms PUD proposed to be platted as Sage Farms Filing 1 is the area designated as Low Density Residential. In the Comprehensive Plan (pg. 81) it is described as "Neighborhoods composed predominantly of detached and attached single family homes that are supported by neighborhood amenities and public facilities. While these areas may be more reliant on vehicles given the dispersion of housing, they should still be connected to the Town's trail network providing safe and active means to access jobs, services, schools, and parks, and connecting to the larger, regional trail system."
    - The proposed layout of 241 single-family lots and open space areas with trail connections throughout this phase of the development is consistent with the intent of the low density residential designation outlined in the Sage Farms PUD and Comprehensive Plan.
    - The preliminary plat has been designed to be consistent with the approved Sage Farms Planned Unit Development (PUD) Zone Overlay District. For the proposed preliminary plat of Sage Farms Filing 1, the area primarily impacted is designated as "Single-Family A." The intent of this designation, as outlined in the Sage Farms PUD, is "to provide for the development of Single-Family Detached Dwellings and Single-Family Attached Dwellings including Parks, Open space, trail systems, and green belts."
    - The development of single-family lots and two pocket parks with trail connectivity is consistent with the intent of the Sage Farms PUD.
    - The preliminary plat for Sage Farms Filing 1 creates the possibility for a mix of detached and attached single-family dwellings in a walkable environment that is connected to surrounding trails and park amenities.

2. **The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:**

    a. The proposed development promotes the Town's small town, rural character;

    - The Sage Farms PUD was created to be sensitive to existing surrounding uses.

- The preliminary plat for Sage Farms Filing 1 to create 241 single-family lots will be a similar layout and density to the existing surrounding residential neighborhoods at Sage Meadows, Columbine Estates (otherwise known as Mountain View Ranch), and the Knolls Subdivision.

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

- The preliminary plat showing the lot layouts is included as *Attachment C*.
- The proposed lot layouts for residential development range in size from approximately 4,000 square feet to 12,000 square feet, with the typical lot at around 5,000 square feet. This diversity of lot sizes will allow for flexibility in the layout and sizes of the homes, which will add diversity to the Town's housing supply.
- Outlots are proposed to be designated with access to public streets and utility infrastructure that would support additional housing diversity following future approvals.

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

- Outlot C on the preliminary plat is proposed for a future commercial development. Streets and utilities will be installed that support the future commercial development.
- Outlot E as proposed on the preliminary plat is also anticipated to be further subdivided in the future and will include development of commercial uses in the future.
- Beginning infrastructure installation now and planning for future phases that include commercial development benefits the Town's economic base.

d. Parks and open space are incorporated into the site design;

- The Bicycle and Pedestrian Recommendations Map (Comprehensive Plan, pg. 64) was created before the Sage Farms PUD was approved. The preliminary plat for the Sage Farms Filing 1 development proposes to connect to the existing priority bicycle and pedestrian corridor identified north of G.W. Bush Ave. at Sage Meadows Dr.
- Two pocket parks are required for this phase of development based on the number of single-family lots being platted (1 pocket park for each 200 dwellings). A pocket park is located near the entrance of the development from G.W. Bush Ave. (Tract DD on the preliminary plat) and the second pocket park is located in the middle of Block 7 (Tract FF on the preliminary plat).
- A north-south trail is proposed through this phase of the development and will connect across G.W. Bush Ave. to the existing trail adjacent to Sage Meadows Dr.
- Conceptual landscape and park details are included as *Attachment G*.

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

- The developer and North Poudre Irrigation Company (NPIC) are working to relocate and underground the irrigation ditch lateral at the northwest corner of the Sage Farms PUD development area.
- A geologic and preliminary geotechnical investigation report was included with the application. This report includes development recommendations for grading and additional testing during construction. These recommendations will be followed to ensure appropriate grading, compaction, and utility construction.
- The existing agricultural uses on the property have impacted the natural environment. Agricultural operations on the larger property will continue until areas are developed for approved urban uses.

- Established and operating groundwater wells will be the source of water for outdoor irrigation that will ensure landscaped areas remain attractive.

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

- There are no known cultural or historical elements associated with the existing project site.
- The proposed trail connection will support the culture of the community by enhancing outdoor recreation and fitness.
- As outlined in the 2021 Comprehensive Plan, a component of the Town's character is its agricultural heritage.

  - The existing agricultural operations yard along State Highway 1 will be platted as Block 14, Lot 1 in the preliminary plat. This configuration allows the agricultural uses to remain in operation until the future phases of the project result in the land being redeveloped.

3. **The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.**
   - Water, sanitary sewer, and stormwater infrastructure designs are included in the overall preliminary utility plans for Sage Farms Filing 1 (*Attachment D*).
   - Water and sanitary sewer lines are designed to meet the needs for this phase of single-family lots and includes stubouts for future buildout of the adjacent commercial and multi-family developments.
   - Water distribution plans include adequate fire hydrant spacing for fire protection.
   - Sanitary sewer design plans include oversizing of interceptor lines to accommodate areas of future growth in accordance with the Town's infrastructure plans and oversizing policies.
   - A non-potable water irrigation system is being designed to utilize existing groundwater wells on the site and will ensure preservation of Town-treated water resources.
   - The proposed irrigation ponds will have access to the North Poudre Irrigation Company (NPIC) ditch water as a redundant irrigation water supply alternative to further protect Town-treated water sources.
   - The Developer is working with NPIC to enclose the existing irrigation ditch lateral that supports safety and aesthetics along the collector roadway and adjacent to trails, sidewalks and residential uses.

4. **The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.**

   - The Master Street Plan Map (Comprehensive Plan, pg. 62) identifies G.W. Bush Ave. (CR 60) as an arterial roadway. The development contemplates constructing improvements to this roadway to accommodate the additional single-family residential densities, and future multi-family and commercial uses.
   - With the first phase of construction, the south side of G.W. Bush Ave. will also include a detached sidewalk consistent with this corridor and will connect with existing public sidewalks.
   - 10 ft. public sidewalks are also included along Wild Grass Ln. adjacent to the future commercial Outlot and prioritizes pedestrian traffic along this collector roadway.

- A trail system is proposed north-south through the development that will connect the pocket parks and existing trail at Sage Meadows Dr. This trail system increases pedestrian connectivity and encourages walkability.

5. **Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.**
    - Negative impacts on adjacent land uses are not anticipated as a result of the preliminary plat.
    - The single-family residential character of Sage Farms Filing 1 is compatible with the existing adjacent residential land uses to the north and east at Sage Meadows Subdivision, Columbine Estates Subdivision (also known as Mountain View Ranch) and The Knolls Subdivision.

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.**
    - In the 2025-2029 Strategic Plan, the Board of Trustees identified the goal to grow responsibly by advancing cohesive and holistic new developments and by improving housing diversity.
        - Sage Farms Filing 1 is the first phase of the master planned 293.5-acre Sage Farms PUD development. This initial phase is for a portion of the single-family development.
        - The infrastructure and layout for the future multi-family and commercial developments is being considered with this stage of the development to ensure a cohesive and usable space for all anticipated land uses and modes of transportation.
    - In the 2025-2029 Strategic Plan, the Board of Trustees identified the goal to foster economic vibrancy.
        - The future phases of the Sage Farms PUD will incorporate commercial uses that are anticipated to expand current local business and recruit new businesses.
    - The 2025 Housing Needs & Affordability Assessment identifies that approximately 800 new residential units are needed by 2030 to meet projected homeownership demand.
        - The addition of 241 single-family residential lots in this proposed phase of development will help to meet the projected demand.
        - Infrastructure supporting the Outlots for future development of multi-family and single-family attached units will also contribute to meeting projected demand for a variety of housing types and price ranges.

STAFF RECOMMENDATION

Based upon the above findings, Town staff recommends the preliminary plat for Sage Farms Filing 1 satisfies the Findings for Approval in accordance with the Land Use Code and Town staff recommends approval of the preliminary plat (motion option 1, below).

Below are motion options for the Planning Commission to consider:

1. Move to forward a recommendation to the Board of Trustees to approve the preliminary plat for Sage Farms Filing 1, as presented, based on the Findings for Approval.
2. Move to forward a recommendation to the Board of Trustees to approve the preliminary plat for Sage Farms Filing 1, based on the Findings for Approval and including conditions of approval.
3. Move to forward a recommendation to the Board of Trustees to deny the preliminary plat for Sage Farms Filing 1 based on the Findings for Approval.
4. Move to continue the public hearing to a future date.

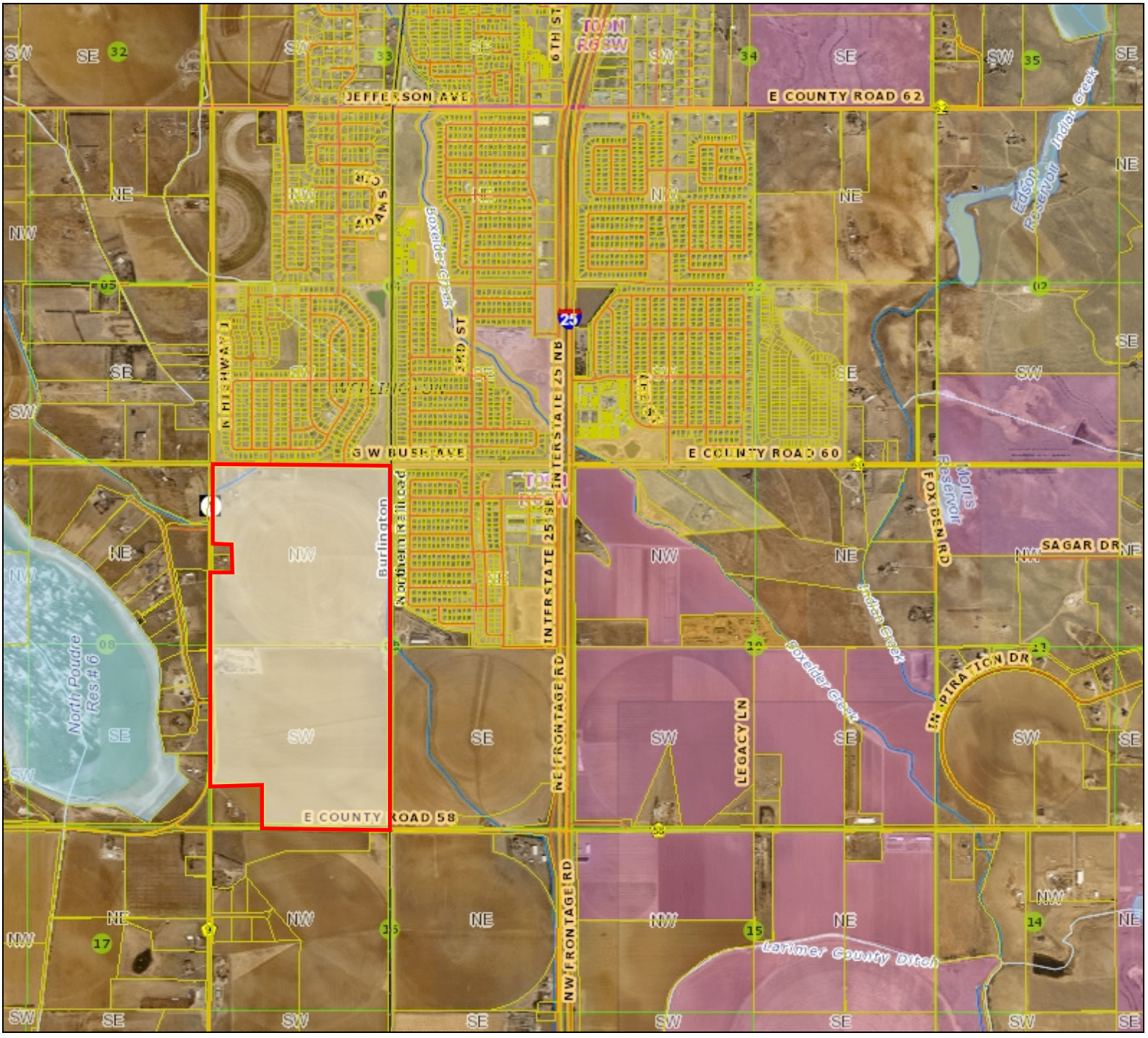
ATTACHMENTS

1. Attachment A. Location Map with Site Outline
2. Attachment B. Sage Farms Filing 1 General Development Information
3. Attachment C. Sage Farms Filing 1 Preliminary Plat
4. Attachment D. Overall Preliminary Utility Plan
5. Attachment E. Overall Preliminary Grading Plan
6. Attachment F. Overall Preliminary Drainage Plan
7. Attachment G. Landscape Plans and Trail Details
8. Attachment H. Approved Sage Farms PUD
9. Attachment I. Letter from Fait Family Limited Partnership
10. Presentation Slides

LARIMER COUNTY
Enterprise GIS

Larimer County Web Map

Attachment A



Legend

- Tax Parcels
- Railroads
- Major Road System
- Road System
- Lakes and Ponds
- Incorporated Areas
- PLSS Township and Range
- PLSS Sections
- PLSS Quarter Sections
- City or Town
- 30969E146467N.sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- 30969E144091N.sid

Notes

0.3 0 0.3 Miles

Scale 1: 24,000

Date Prepared: 4/8/2025 8:41:45 AM

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Town of Wellington,
County of Larimer, Colorado

Sage Farms First Filing
Preliminary Plat

General Development Information

November 21, 2024

Sage Farms First Filing Preliminary Plat

The Town of Wellington Planning Commission approved the Sage Farms Annexation and PUD zoning on August 8, 2023, and the Town Board approved the annexation and zoning on January 23, 2024, with Resolution 20-2023 and 21-2024 and Ordinance Number 02-2024. This first Filing includes portions of the north half of the Sage Farms PUD allowing single and multi-family residential, parks and open space as well as the commercial parcel on the southeast corner of the GW Bush and Hwy. 1 intersection.

The project site for Filing 1 consists of approximately 293.5 acres that will be subdivided into single-family detached residential homes, open space, several pocket parks, and outlots for future development. 241 single family lots are proposed and 5 additional outlots for future development as well as a 3.7-acre lot along the east side of Hwy. 1 where the existing agricultural operations are being conducted. Future commercial and multifamily developments are planned along the south side of G.W. Bush Ave. as approved on the Sage Farms P.U.D. (Tracts A-D).

The higher density multi-family tracts are located to the north of the site and transition to the lower density single-family homes, The commercial development is located north and west of the multi-family parcels proving somewhat of a buffer from the lower density single-family homes.

A variety of housing types and sizes will be included within this first filing including alley loaded single-family homes and varying lot sizes so that there is a mix of different home sizes and price ranges. The development will provide street, sidewalk and trail connections to the neighborhood to the north (Sage Meadows) but is currently limited to providing connections to the east by the existing railroad and the west by State Highway 1. Connections to the south will be continued as the parcels south of this first filing are developed.

Property Owners/Applicant/Consultants

Property Owners
FC Farm Holding, LLC and **Sipes Farm Holding, LLC**
Mr. Daren Roberson, Manager
395 Delozier Drive, Suite 110
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Applicant/ Owners
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Sipes Farm Holding, LLC
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Landscape Architect
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Legal Description

Please see the Property Description, attached as **Exhibit "A"**.

Existing Zoning and Land Uses

The current zoning is – Town of Wellington PUD – Planned Unit Development Overlay District
The current land use is agricultural.

Natural and Man-Made Site Features

The proposed development is located at the southeast corner of G.W. Bush Avenue and Colorado Hwy. 1 about 1.50 miles west of Interstate 25. The site is approximately 3 miles south of the downtown area of Wellington. It is bounded to the east by the BNSF railroad. It is part of the Northwest Quarter of Section 9, Township 8 North, Range 68 West of the 6th P.M. Town of Wellington, County of Larimer, State of Colorado.

The property is currently being used for farming and agricultural uses and it has a portion of the North Poudre Irrigation Company ditch running through the north, east and west portions of the site. The proposed development will install an irrigation pipe along the south side of G.W. Bush Ave. to underground the existing open ditch and is working with the North Poudre Irrigation Company on the design of the pipeline. The site slopes from north to south with the lowest point on the property in the southeast corner. There are several existing farmhouses and numerous outbuildings on the site as well as several large trees. Railroad tracks border the east property line of the site.

Water Rights Information

The Town of Wellington, Colorado will provide potable water services.

Irrigation for residential and commercial landscaping, lawns and parks will be provided by existing non-potable water well historically used to irrigate the lands included within the Sage Farms First Filing. A Special Purpose Entity (SPE) will own the existing well and provide the required irrigation water to the HOA for all outdoor watering. A separate North Poudre Irrigation lateral will be constructed to provide additional irrigation water to the SPE if needed to supplement the existing well water.

It will be irrigated by non-potable water provided by the following water well:

> Kershner Well and Pumping System with Subterranean Water Well Priority No. 265 S.W., Appropriation Date: May 31, 1947; Adjudication Date: September 10, 1953, CA 11217, for 4.01 cubic feet per second ("Kershner Well"). The Kershner Well was registered on February 17, 1958 under Registration Number 19015, with change of ownership registration on January 2, 2013 under Registration Number 19015-R.

The well water provided by the Kershner Well will be utilized only to irrigate land historically irrigated by the Kershner Well.

Existing and Proposed Infrastructure

Three access locations to the project site will be on G. W. Bush Ave. Sage Meadows Drive will continue south as a full-movement intersection. Wild Grass Lane will also continue south and the intersection with G.W. Bush Ave. will be replaced with a roundabout. An additional right-in/right-out assess from G.W. Bush Ave. just east of Hwy 1 is provided for the future development of the northwest commercial lot. (Tract C).

State Highway 1 and G.W. Bush Ave. – Currently (without and development of Sage Farms) during morning peak hour with existing traffic, a signal warrant is almost reached for SH 1 and G.W. Bush Ave. The signal warrant will be met in the morning peak hour with full build out of Sage Meadows Filing 2. Delich Associates compared traffic counts they did in 2022 for the Mast TIS and the 2024 counts they did in May. Traffic on G.W. Bush Ave. has increased 30%. The through traffic of SH1 increased 58%. This increase may be associated with the new middle school and high school.

The proposed road infrastructure will follow the typical cross sections detailed in the approved Sage Farms PUD document. This includes design criteria and dimensions for the minor collector, residential local, and alley streets.

A pedestrian trail connection to the Sage Meadows subdivision, north of G.W. Bush Ave., is proposed with this development. It will be routed internally through the site and provides a location for future connections on the south side of the neighborhood next to the interim pond. This trail will be continued with the relocation of the pond and future development of the south tracts. This trail will provide a continuation of the trail system in Wellington and provide safe pedestrian circulation throughout the neighborhood and to future commercial areas.

Existing water mains which will serve the property are located within the existing Town limits in the Sage Meadows neighborhood to the north as well as within GW Bush Ave. A sanitary sewer trunk main is located just north of the site within Sage Meadows neighborhood in Wild Grass Lane that will be extended to the south and east to serve future phases of Sage Farms as well as future development north and west of Sage Meadows. Another 15" sanitary sewer main is located along the eastern portion of the property and connects to the existing sanitary sewer to the east. This existing sanitary sewer main will serve the majority of the single-family homes and the commercial parcel within this first filing plat. The developer and Town of Wellington will need to agree to a cost sharing agreement for the extension of the sanitary sewer mains required to serve the remaining residential units within the Sage Farms PUD and well as the Village of Sage Farms

commercial development south of this first filing plat prior to any other additional future development.

Drainage and stormwater will be collected using a system of swales, curb and gutter, and storm drain systems. Stormwater flows will be conveyed and discharged to an interim pond on the south side of Filing 1. This pond will provide the volume required for the single-family residential area and 4 future tracts (Tracts A-D). With the future development of the south tract this pond will be resized and relocated. The pond will be an infiltration pond because of the lack of surrounding infrastructure.

Financing of Municipal Service Expansion

Sage Farms will be developed in phases pursuant to the existing Annexation Agreement and a written development agreement providing for the expansion of the Town's utilities and roads required for each development phase. The developer shall enter into a cost sharing (reimbursement) agreement with the Town that allows the developer to be reimbursed for any improvements that benefit this and other properties as these properties develop and connect into these improvements. These regional improvements include the required sanitary sewer main extensions through the Sage Farms development and to the east of the site as well as traffic related improvements to State Highway 1. The developer will most likely finance the required improvements and expansions through private funds and construction loans secured by the property.

Development Phasing and Schedule

Sage Farms First Filing will be developed in a series of phases with the first phase of development construction hopefully beginning in the fall of 2025 with lots available by mid to late 2026. The first phase will include approximately 100-125 single family lots with the future phases being developed based upon market conditions. This first phase will also allow for the development of the commercial parcel in the northwest portion of the site after approval of a site plan by the Town of Wellington.

Known Easements and Ditch Companies

Listed below are the known easements, and ditch companies per the Title Commitment.

Fort Collins Development Railroad Company
Right of wat easement as granted to in instrument recorded March 24, 1904, in Book 162 at Page 144

North Poudre Irrigation Company
3729 Cleveland Ave.
P.O. Box 100
Wellington, CO 80549
(970) 568-3612
Easement – Book 1112, Page 554 and Agreement – Book 1635, Page 763
Ditch Culvert Extension - Recorded December 17, 2019, Reception Number 2019008012

Poudre Valley Rural Electric Association
P.O. Box 272550
7649 REA Parkway
Ft. Collins, Colorado 80527-2550
(970)226-1234
Utility Easement Reception No. 20090033447

Sanitary Sewer Easement
Reception No. 20180009851

Pipeline Easement
Recorded August 2, 1990, Reception Number 90033933

Right of Way Easement as Reserved for Ditches and Laterals
Recorded October 10, 1945; Book 796 at Page 395

American Telephone and Telegraph Company
Book 1389, Page 69 which replaces easement recorded at Book 1382, Page 196
Release recorded February 11, 1999 at Reception No. 99012393

Statement on how the Proposed Preliminary Plat is Consistent with the Wellington Land Use Code and Comprehensive Plan

The Town of Wellington has recently updated the Town's Comprehensive Plan and the Land Use Code, and the plan anticipates and accommodates future growth with the Town's Growth Management Area. Over the past fifteen to twenty years, the Town has witnessed a significant amount of residential growth. Wellington residents want to continue to investigate the development of innovative land uses that provide a sound tax base, preserve the quality of life, and balance residential and commercial development. Citizens want to ensure that new development does not overburden existing infrastructure and services and does not detract from the community's existing character."

In following the Town's vision for purposefully planning for growth as outlined in the Comprehensive Plan, the proposed development ensures the logical extension of the Town existing neighborhoods in a fiscally sound manner providing predictability in the rate, location and character of the growth within the Town's Growth Management Area while not creating a net negative fiscal burden on the Town, and with an anticipated net positive fiscal benefit to the Town upon occupancy of all property zoned for residential and commercial uses in Sage Farms.

Wellington Comprehensive Plan and Land Use Code

The Town of Wellington has adopted a Comprehensive Plan and the Wellington Land Use Code of which both describe and require future development within the Town to meet standards that will provide the same level of service to new areas as it is currently providing within the existing town. These documents, we believe, allow the Town to achieve controlled, orderly and efficient growth. To accomplish orderly, controlled growth, Wellington will rely on the Town's Land Use Code and Comprehensive Plan to provide the basic guidelines for development and construction of new areas around the Town.

Statement of Conformance with the Wellington Comprehensive Master Plan

The Town of Wellington has recently updated the Town's Comprehensive Plan (2021) and the Community Vision Statement states "Our friendly and supportive community welcomes you with a smile. Together, we take pride in celebrating and protecting our town's character and values while welcoming productive ideas that enhance our quality of life. Our dreams take root and blossom in Wellington."

The citizens of Wellington choose to deal with the issue of growth proactively in order to maintain the quality of life in the community. Over the past fifteen years, the Town has witnessed a significant amount of residential growth. Wellington residents want to continue to investigate the development of innovative land uses that provide a sound tax base, preserve the quality of life, and balance residential and commercial development. Citizens want to ensure that new development does not overburden existing infrastructure and services and does not detract from the community's existing character."

In following the Town's Community Vision and Themes outlined in the Comprehensive Plan, the proposed development ensures the logical extension of the Town boundaries in a fiscally sound manner providing predictability in the rate, location and character of the growth within the Town's Growth Management Area while not creating a net negative fiscal burden on the Town.

The applicant believes that the proposed Rezoning and Preliminary Replat meet the intent of the Town's Comprehensive Plans Goals and Strategies. By allowing the rezoning and preliminary plat to proceed as proposed, the applicant has met the following goals and themes as stated in the 2021 Comprehensive Plan.

Community Cohesion (CC) Goals & Strategies

CP.2.3 Identify incentives to encourage new housing developments and retrofits to include energy-efficient and water-wise materials and practices while ensuring homes are both affordable and cost comparable.

CP.2.5 Ensure adequate park, trail, and open spaces are added to land use mix as the population grows.

Reliable & Resilient Public Services Facilities & Programs (F & P) Goals and Strategies

F&P.1.2 Ensure the expansion and upgrades of utilities, infrastructure and amenities are consistent with Town Plans (e.g. Water Efficiency, Stormwater Management, Emergency Preparedness, Infrastructure Plan, and the Comprehensive Plan)

F&P.2.2 Require new utilities and existing overhead utilities to be underground for major development projects.

F&P.2.3 Require new development to demonstrate how they will connect to and improve the existing networks for active transportation, vehicular traffic, open space and parks and essential infrastructure for water, wastewater, and stormwater.

Statement of Conformance with the Wellington Land Use Code

It is the intent of the proposed Saddleback Subdivision Preliminary First Replat and Rezoning to comply with the Town's Land Use Code as it was revised and adopted in 2022. The applicant believes that the project as proposed is in compliance with the general intent of the Zoning and Subdivision Regulations of the Land Use Code including:

ZONING

3.01 Purpose and Organization

3.01.1 Purpose.

A. Encourage the most appropriate use of land throughout the Town and ensure logical growth of the various physical elements of the Town,

B. Regulate the size of building lots, yards and other open spaces.

D. Prevent the overcrowding of land, poor quality in development, waste and inefficiency in land use, danger and congestion in travel and transportation and any other use or development that might be detrimental to the stability and livability of the Town.

3.01.2 Uniformity of regulations.

B. No building or other structure shall be erected or altered to:

1. Exceed the height limitations
2. Occupy a greater percentage of the area; or
3. Have narrower or smaller rear yards, front yards, side yards or other open spaces

3.02.4 Residential Medium Density

A. Intent. The Residential Medium Density District is intended for a mix of small lot single-family detached dwellings.

3.02.07 Table of Dimensional Standards for Residential Zones

4.01 Purpose and Organization

4.02-1 Table of Allowable Uses (for the R-3 Zoning District)

5.01 Purpose and Organization

5.01.1 Purpose. This article establishes uniform standards for the development and improvement of property throughout the Town of Wellington to ensure quality development that is consistent with the Town's Comprehensive Plan.

5.04 Landscaping and Screening

5.04.8 Park and Open Space Landscape Standards

A. Purpose and intent: Landscaping in park and open space areas that are commonly used by the public for passive and active recreation shall be appropriate to the use and function of the area, respectful of water conservation practices, and include trees, shrubs, ground cover, and site furnishings appropriate to use.

B. Applicability: The following requirements shall apply to all new development of public parks, pocket parks, detention ponds, trail connections and common open space areas for both public and HOA use.

C. General Design Standards

1. All parks shall be landscaped and programmed to create a balance of plant material with no more than fifty percent (50%) of the total landscaped area comprised of high water plant species.
5. Park periphery and detention pond areas shall consist of low water or native plant material and grass seed mix.
6. Common open spaces and trail connections shall be landscaped with a balance of low water or native plant material and grass seed mix to reduce the need for supplemental irrigation in hard to reach areas.
9. Development shall provide a mechanism such as a homeowners association and covenants for long-term maintenance of parks, detention ponds, and common open spaces, in order to ensure the continued upkeep of the property.

5.04.9 Standard Lot Detached and Attached Single-Family Residential Development Landscape Standards

A. Purpose and intent: To ensure that single-family residences contain consistently landscaped front yards and are designed with water conservation in mind.

B. Applicability: In addition to landscaping the right-of-way tree lawn, detached and attached single-family parcels developed as part of an overall subdivision, shall meet the following standards.

C. General design standards:

2. There shall be a minimum of seventy-five percent (75%) live materials between the front of the single-family residential structure and the curb, excluding the paved driveway areas.

3. Each single-family residential owner shall maintain the owner's yard and landscaping within the adjacent road right-of-way.

5.05 Off-Street Parking

5.05.7 Off-Street Parking Requirement. Off-street parking shall be provided in accordance with the minimum ratios specified in Table 5.05.7-1

5.10 Stormwater and Sewer

5.10.1 Purpose. The intent of this section s to ensure that the stormwater drainage system addresses the broader goals of drainage and flood control problem alleviation, environmental preservation enhancement that consider quality, water way stability and natural habitat and resource protection, and long-term maintenance of the Town's drainage systems.

5.10.4 Sanitary sewer

A. All residential uses shall have a sanitary sewer facilities designed by a registered professional engineer in accordance with the regulations and standards of the Colorado Department of Public Health and Environment.

B. The sanitary sewer system shall be connected to an existing public sanitary sewer system and consist of a closed system of sanitary sewer mains and lateral branch connections to each structure or lot upon which a structure is to be built.

C. Sanitary sewer lines are to be of sufficient size and design to collect all sewage from all proposed pr portable structures within the subdivision or development and designed per the Town of Wellington Standard Design Criteria and Standard Construction Requirements.

5.10.5 Potable Water

B. All water utilities shall be designed per the Town of Wellington Standard Design Criteria and Standard Construction Requirements.

5.11 Transportation and Connectivity

5.11.1 Purpose.

A. Establish a safe, efficient, attractive transportation system that promotes all modes of transportation and is sensitive to the environment.

5.11.3 Streets. The local street system of any proposed development is designed to be safe, efficient, convenient, and attractive and consider the use by all modes of transportation that will use the system.

A. Street Layout

1. All streets are aligned to join with planned or existing streets consistent with the approved Street Master Plan and Comprehensive Master Plan.
2. The street layout forms an interconnected system of streets primarily in a grid or modified pattern adapted to the topography, unique natural features, environmental constraints, and peripheral open space areas.
4. The use of cul-de-sacs and other roadways with a single point of access are minimized.

F. Access. Access to all subdivisions shall come from a public street.

I. Street Names. Names of new streets comply with the IGA with Larimer County and the Municipalities of Larimer County concerning standardization of street names.

5.11.4 Sidewalks, Pathways, and Trails

B. Sidewalks Required

1. In all zoning districts, except for the R-1, LI and I Districts, sidewalks are required along both sides of the street.

SUBDIVISION REGULATIONS

6.01 Purpose and Organization

B. Intent. This Article promotes the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town by:

2. Promoting compact, well-defined neighborhoods that enhance the Town's character.
3. Create livable neighborhoods that foster a sense of community.
8. Providing open spaces for adequate stormwater management.

6.01 Design and Improvement Standards

A. Applicability. All applications shall comply with the density, dimension, design and zoning standards per the approved PUD.

C. Community Design Principles. The design, layout, and orientation of subdivisions, lots, buildings and infrastructure shall be consistent with the approved PUD and Comprehensive Plan.

3.g Water conservation.

4. Compact urban growth. The Comprehensive Master Plan includes a compact urban growth policy that encourages and directs development to take place within areas contiguous to existing development in the community.

6.02 Dedications

A. Streets. All street rights-of-way shall be dedicated to the Town.

B. Sidewalks, walkways, and multi-use trails

1. All walkways, sidewalks, and multi-use paths located within the right-of-way shall be dedicated to the Town.
2. All walkways, sidewalks, and multi-use paths that are not located with the right-of-way shall be dedicated to a duly formed owners' association.

C. Utilities

1. Utility easement width. Utility easement widths and locations shall comply with the design standards.
2. Multiple installations within easement. Easements shall be designed to provide efficient installation of utilities. Public utility installations shall be located to permit multiple installations within easements.
3. Underground utilities.
   a. Telephone lines, electric lines, cable television lines and other utility services shall be placed underground.

EXHIBIT "A"

LEGAL DESRCIPTION

A tract of land located in the West Half of Section 9, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado and being more particularly described as follows:

THE NW 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

EXCEPT THE EAST 25 FEET FOR RAILROAD

ALSO EXCEPT THOSE PARCELS DESCRIBED IN DEEDS RECORDED JUNE 5, 1979 IN BOOK 1958 AT PAGE 277 AND AUGUST 2, 1990 AT RECEPTION NO. 90033927 AND APRIL 20, 1964 IN BOOK 1244 AT PAGE 319

Said parcel containing 293.47 acres (12,783,603 square feet), more or less, and maybe subject to easements and rights-of-way now on record or existing.

PRELIMINARY PLAT OF

SAGE FARMS FILING ONE

BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Attachment C

LEGAL DESCRIPTION:

A tract of land located in the West Half of Section 9, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado and being more particularly described as follows:

THE NW 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO
EXCEPT THE EAST 25 FEET FOR RAILROAD
ALSO EXCEPT THOSE PARCELS DESCRIBED IN DEEDS RECORDED JUNE 5, 1979 IN BOOK 1958 AT PAGE 277 AND AUGUST 2, 1990 AT RECEPTION NO. 90033927 AND APRIL 20, 1964 IN BOOK 1244 AT PAGE 319

AND

LOT 2, SIPES M.L.D. #19-LAND3918, COUNTY OF LARIMER, STATE OF COLORADO

Said parcel containing 293.47 acres (12,783,603 square feet), more or less, and maybe subject to easements and right-of-ways now on record or existing.

DEDICATION OF PUBLIC PROPERTY:

Know all men by these presents that FC Farm Holding, LLC, a Colorado limited liability company and Sipes Farm Holding, LLC, a Colorado limited liability company, being the owners of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name of SAGE FARMS FILING ONE, and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart, and the Town of Wellington hereby accepts such conveyance and dedication of, all of the easements and public rights-of-way as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Wellington Municipal Code.

CERTIFICATE OF OWNERSHIP:

I certify that FC Farm Holding, LLC, a Colorado limited liability company and Sipes Farm Holding, LLC, a Colorado limited liability company are the owners of the property and hereby consent to this plat and to the conveyance and dedication all of the streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: FC Farm Holding, LLC, a Colorado limited liability company

BY: _____
Daren L. Roberson, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Daren L. Roberson as Manager of FC Farm Holding, LLC, a Colorado limited liability company.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

OWNER: Sipes Farm Holding, LLC, a limited liability company

BY: _____
Daren L. Roberson, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Daren L. Roberson as Manager of Sipes Farm Holding, LLC, a Colorado limited liability company.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 2024, by the Board of Trustees, Wellington, Colorado. This approval is conditional upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutter, street lights, street signs, and sidewalks shall be financed by others and not the Town.

_____ _____
Mayor

ATTEST:

_____ _____
Hannah Hill, Town Clerk

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____,

By the Town Planning and Zoning Commission, Wellington, Colorado.

_____
Chairperson

ATTEST:

_____ _____
Cody Bird, Planning Director

ATTORNEY'S CERTIFICATION

I, _____, an attorney licensed to practice law in the State of Colorado, certify to the Town of Wellington, Colorado, that I have examined the title to the property being subdivided and being dedicated to the Town of Wellington, Colorado, and that all owners and proprietors as defined by CRS 31-23-111 have signed or ratified this plat.

Attorney: _____

Address: _____

Registration No.: _____

SURVEYOR'S STATEMENT

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor do hereby certify that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY
03/11/25
FOR REVIEW ONLY

_____ _____
Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

APPLICANT

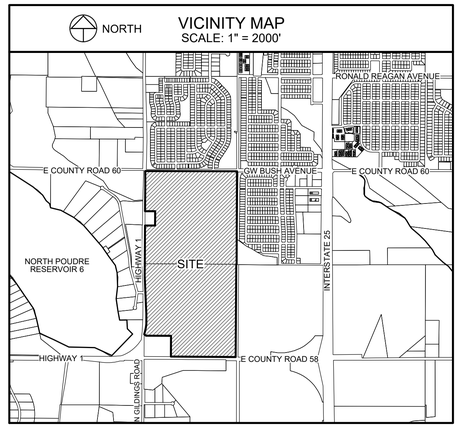
FC Farm Holding, LLC
395 Delozier Drive Unit 110
Fort Collins, Colorado 80524
Phone: (970) 224-3103

SITE ENGINEER

EPS Group, Inc.
Blaine Mathisen, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 568-3901

SITE SURVEYOR

EPS Group, Inc.
Tharen Helgerson, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 221-4158



SURVEYOR NOTES:

1. The lineal unit of measurement for this plat is U.S. Survey Feet.
2. The Basis of Bearings is the west line of the Northwest Quarter of Section 9, Township 8 North, Range 68 West of the 6th P.M. as bearing North 00° 46' 45" East, with the Northwest corner of said Section 9 being a 2-1/2" aluminum cap, stamped "LS 17662" in monument box and the West Quarter corner of said Section 9 being a 2" aluminum cap, stamped "LS 7839" in monument box, and with all bearings contained herein relative thereto.
3. For all information regarding easements, right-of-way or title of record, EPS Group relied upon Commitment No. FCC25156772, dated December 07, 2024, prepared by Land Title Guarantee Company.
4. FLOOD ZONE DESIGNATION: Said described property is located within "Zone X" (area of minimal flood hazard), according to Federal Emergency Management Agency (FEMA) Flood Map No. 08069C0767F, with an effective date of December 19, 2006.
5. Neither EPS Group nor the Professional Land Surveyor listed hereon has the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group and the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
6. A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.
7. Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
8. For easements created by separate document and shown hereon refer to record document for specific terms.
9. Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
10. Adjacent property owner information per the Larimer County Land Information Locator.
11. Per C.R.S. 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
12. The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 9
TOWNSHIP: 8 NORTH
RANGE: 68 WEST OF 6TH PM

DATE: 03/11/25
SCALE: AS SHOWN
REVIEWED BY: T. HELGERSON

PROJECT: 24-0103
CLIENT: SAGE HOMES
DRAWN BY: L. SMITH

EPS GROUP
970.221.4158 epsgroupinc.com
ARIZONA | COLORADO

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet 1
Of 12 Sheets

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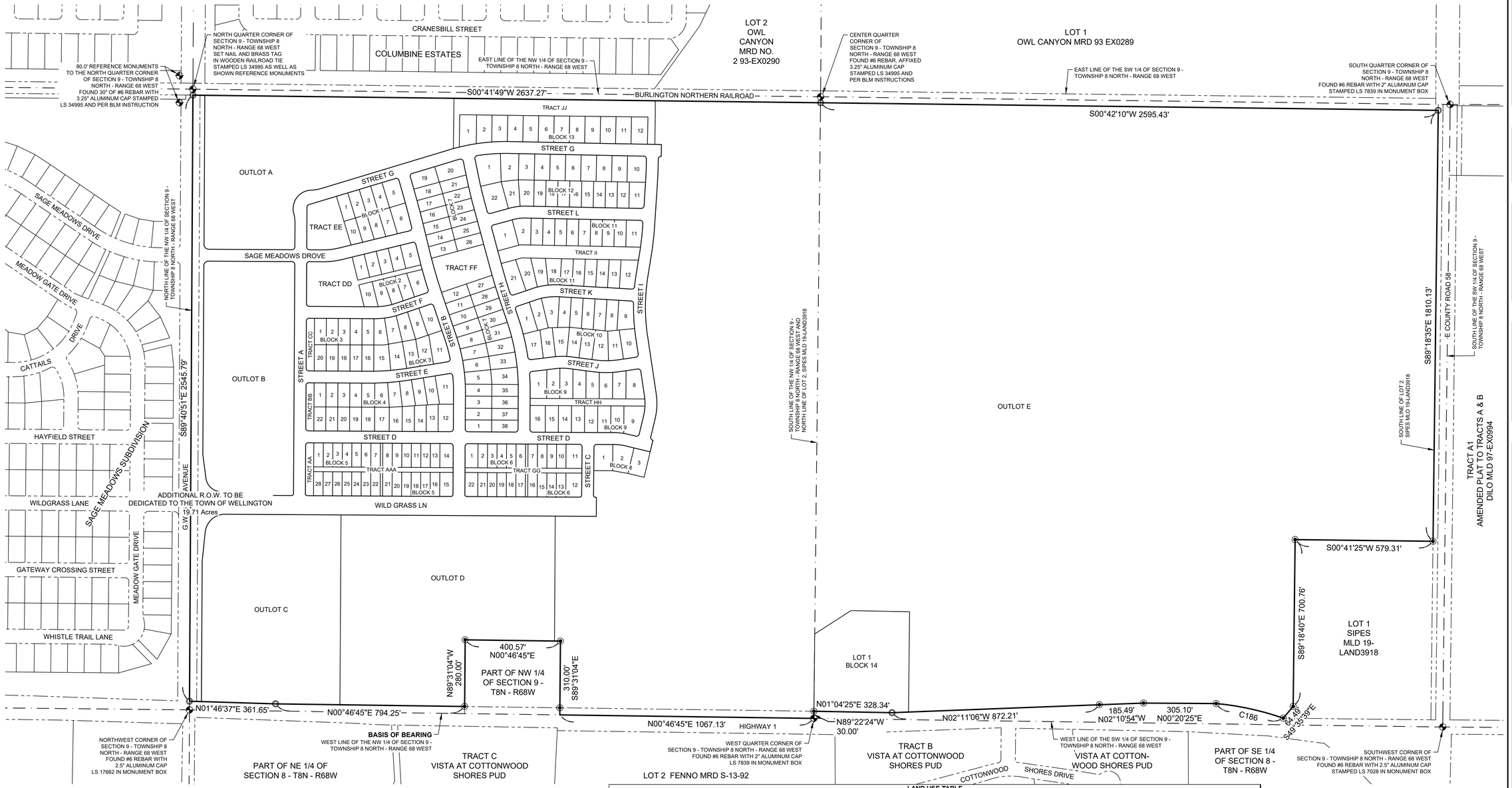
PRELIMINARY PLAT OF
SAGE FARMS FILING ONE

BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	10
2	10
3	20
4	22
5	28
6	22
7	38
8	3
9	16
10	17
11	21
12	22
13	12
TOTAL LOTS	241

NORTH

200 0 200 400 600 Feet

(IN U.S. SURVEY FEET)
1 inch = 200 feet

LAND USE TABLE

PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
OUTLOT A	455,296 S.F.	10.45 AC.	3.56%	Multi-Family Residential	Property Owner
OUTLOT B	371,271 S.F.	8.52 AC.	2.90%	Multi-Family Residential	Property Owner
OUTLOT C	458,859 S.F.	10.53 AC.	3.59%	Commercial	Property Owner
OUTLOT D	615,873 S.F.	14.14 AC.	4.82%	Multi-Family Residential	Property Owner
OUTLOT E	8,154,345 S.F.	187.20 AC.	63.79%	Future Development	Property Owner
TRACT AA	7,503 S.F.	0.17 AC.	0.06%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT BB	6,806 S.F.	0.16 AC.	0.05%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT CC	7,452 S.F.	0.17 AC.	0.06%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT DD	47,473 S.F.	1.09 AC.	0.37%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT EE	32,209 S.F.	0.74 AC.	0.25%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT FF	32,164 S.F.	0.74 AC.	0.25%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT GG	11,840 S.F.	0.27 AC.	0.09%	Public Access, Emergency Access, Town of Wellington Utilities & Drainage Easement	Property Owner
TRACT HH	14,480 S.F.	0.33 AC.	0.11%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT II	32,534 S.F.	0.75 AC.	0.25%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT JJ	65,193 S.F.	1.50 AC.	0.51%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT AAA	13,740 S.F.	0.32 AC.	0.11%	Public Access, Emergency Access, Town of Wellington Utilities & Drainage Easement	Property Owner
BLOCK 14, LOT 1	161,325 S.F.	3.70 AC.	1.26%	Single-Family Residential	Property Owner
ROW	858,780 S.F.	19.71 AC.	6.72%	Right of Way	Town of Wellington
LOTS BLOCKS 1-13 (241)	1,436,460 S.F.	32.98 AC.	11.24%	Single-Family Residential	Property Owner
TOTAL	**12,783,603 S.F.**	**293.47 AC.**	**100.00%**		

PRELIMINARY
03/11/25
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

NOTICE:
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PROJECT: 24-0103
CLIENT: SAGE HOMES
DRAWN BY: L. SMITH
DATE: 03/11/25
SCALE: AS SHOWN
REVIEWED BY: T. HELGERSON

EPS GROUP
970.221.4158 epsgroupinc.com
ARIZONA | COLORADO

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet 2
Of 12 Sheets

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PRELIMINARY PLAT OF

SAGE FARMS FILING ONE

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	122.95'	83.50'	84°21'53"	S41°51'47"E	112.14'
C2	83.33'	66.50'	71°47'53"	N46°34'48"E	77.99'
C3	31.42'	20.00'	90°00'00"	S44°40'50"E	28.28'
C4	31.42'	20.00'	90°00'00"	N45°19'10"E	28.28'
C5	12.57'	8.00'	90°00'00"	N44°40'50"W	11.31'
C6	12.57'	8.00'	90°00'00"	N45°19'10"E	11.31'
C7	12.57'	8.00'	90°00'00"	N44°40'50"W	11.31'
C8	12.57'	8.00'	90°00'00"	N45°19'10"E	11.31'
C9	12.54'	8.00'	89°49'51"	N44°35'46"W	11.30'
C10	12.59'	8.00'	90°10'09"	S45°24'14"W	11.33'
C11	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C12	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C13	18.85'	12.00'	90°00'00"	S45°19'10"W	16.97'
C14	18.85'	12.00'	90°00'00"	N44°40'50"W	16.97'
C15	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C16	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C17	18.85'	12.00'	90°00'00"	N44°40'50"W	16.97'
C18	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C19	18.88'	12.00'	90°10'09"	S45°24'14"W	17.00'
C20	18.81'	12.00'	89°49'51"	N44°35'46"W	16.95'
C21	59.27'	260.00'	13°03'41"	N06°51'01"E	59.14'
C22	53.57'	235.00'	13°03'41"	S06°51'01"W	53.46'
C23	21.11'	285.00'	4°14'37"	N11°15'32"E	21.10'
C24	43.86'	285.00'	8°49'04"	N04°43'42"E	43.82'
C25	18.85'	12.00'	90°00'00"	N31°37'09"W	16.97'
C26	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C27	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C28	165.81'	1000.00'	9°30'00"	S04°25'50"E	165.62'
C29	43.20'	1025.00'	2°24'53"	S07°58'24"E	43.19'
C30	49.99'	1025.00'	2°47'40"	S05°22'08"E	49.98'
C31	53.77'	1025.00'	3°00'21"	S02°28'07"E	53.77'
C32	22.99'	1025.00'	1°17'07"	S00°19'23"E	22.99'
C33	4.47'	975.00'	0°15'46"	N09°02'57"W	4.47'
C34	67.64'	975.00'	3°58'30"	N06°55'49"W	67.63'
C35	71.56'	975.00'	4°12'19"	N02°50'25"W	71.54'
C36	17.99'	975.00'	1°03'26"	N00°12'33"W	17.99'
C37	19.63'	12.00'	93°43'25"	S37°40'53"W	17.51'
C38	19.41'	12.00'	92°40'30"	N55°31'05"W	17.36'
C39	232.13'	700.00'	19°00'00"	S80°49'10"W	231.07'
C40	110.01'	700.00'	9°00'15"	N85°49'03"E	109.89'
C41	122.12'	700.00'	9°59'45"	N76°19'03"E	121.97'
C42	34.49'	725.00'	2°43'34"	N88°57'23"E	34.49'
C43	50.01'	725.00'	3°57'08"	N85°37'02"E	50.00'
C44	50.01'	725.00'	3°57'08"	N81°39'54"E	50.00'
C45	50.01'	725.00'	3°57'08"	N77°42'46"E	50.00'
C46	50.01'	725.00'	3°57'08"	N73°45'38"E	50.00'
C47	5.89'	725.00'	0°27'54"	N71°33'07"E	5.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C48	68.05'	675.00'	5°46'35"	S87°25'53"W	68.02'
C49	80.41'	675.00'	6°49'30"	S74°43'55"W	80.36'
C50	18.85'	12.00'	90°00'00"	S26°19'10"W	16.97'
C51	18.67'	12.00'	89°09'04"	N63°15'22"W	16.84'
C52	174.53'	2000.00'	5°00'00"	S73°49'10"W	174.48'
C53	87.68'	2025.00'	2°28'51"	S73°24'32"W	87.67'
C54	20.01'	2025.00'	0°33'58"	S74°55'56"W	20.01'
C55	39.02'	2025.00'	1°06'15"	S75°46'03"W	39.02'
C56	0.32'	1974.73'	0°00'34"	N71°19'10"E	0.32'
C57	149.07'	1975.02'	4°19'28"	N73°29'28"E	149.03'
C58	22.96'	1975.00'	0°39'58"	N75°59'11"E	22.96'
C59	18.85'	12.00'	90°00'00"	S31°19'10"W	16.97'
C60	18.80'	12.00'	89°45'48"	N58°33'44"W	16.94'
C61	110.80'	3000.00'	2°06'58"	S75°15'41"W	110.79'
C62	106.38'	2975.00'	2°02'56"	S75°31'54"W	106.37'
C63	15.78'	2975.00'	0°18'14"	S74°21'19"W	15.78'
C64	41.87'	3025.00'	0°47'35"	N75°55'22"E	41.87'
C65	50.00'	3025.00'	0°56'49"	N75°03'10"E	50.00'
C66	19.85'	3025.00'	0°22'33"	N74°23'29"E	19.85'
C67	18.64'	12.00'	89°00'00"	S61°17'48"E	16.82'
C68	19.06'	12.00'	91°00'00"	S28°42'12"W	17.12'
C69	57.24'	45.00'	72°53'02"	N53°14'19"W	53.46'
C70	15.26'	12.00'	72°53'02"	S53°14'19"E	14.26'
C71	42.79'	167.00'	14°40'56"	S82°58'42"W	42.68'
C72	139.20'	78.00'	102°14'53"	N53°14'19"W	121.45'
C73	42.79'	167.00'	14°40'56"	N09°27'20"W	42.68'
C74	250.40'	800.00'	17°56'01"	N07°49'48"W	249.38'
C75	178.39'	800.00'	12°46'35"	N05°15'04"W	178.02'
C76	72.01'	800.00'	5°09'26"	N14°13'05"W	71.98'
C77	9.94'	825.00'	0°41'26"	N00°47'30"E	9.94'
C78	65.23'	825.00'	4°31'49"	N01°49'08"W	65.22'
C79	65.51'	825.00'	4°32'59"	N06°21'33"W	65.50'
C80	72.57'	825.00'	5°02'24"	N11°09'14"W	72.55'
C81	25.92'	825.00'	1°47'59"	N14°34'26"W	25.92'
C82	19.05'	825.00'	1°19'22"	N16°08'07"W	19.05'
C83	38.06'	775.00'	2°48'50"	S00°16'12"E	38.06'
C84	97.17'	775.00'	7°11'01"	S05°16'08"E	97.11'
C85	32.15'	775.00'	2°22'37"	S15°36'29"E	32.15'
C86	19.44'	12.00'	92°47'47"	S31°58'43"W	17.38'
C87	19.43'	12.00'	92°45'46"	S55°14'31"E	17.37'
C88	18.76'	12.00'	89°33'36"	S45°55'01"W	16.91'
C89	18.94'	12.00'	90°26'24"	S44°04'59"E	17.04'
C90	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C91	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C92	99.48'	300.00'	19°00'00"	S09°10'50"E	99.03'
C93	15.42'	325.00'	2°43'08"	S17°19'16"E	15.42'
C94	50.05'	325.00'	8°49'24"	S11°33'00"E	50.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C95	42.30'	325.00'	7°27'27"	S03°24'34"E	42.27'
C96	17.07'	275.00'	3°33'25"	N16°54'08"W	17.07'
C97	58.62'	275.00'	12°12'46"	N09°01'02"W	58.51'
C98	15.50'	275.00'	3°13'49"	N01°17'44"W	15.50'
C99	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C100	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C101	19.70'	12.54'	90°00'00"	N44°40'50"W	17.74'
C102	19.70'	12.54'	90°00'00"	S45°19'10"W	17.74'
C103	58.64'	240.00'	14°00'00"	S06°40'50"E	58.50'
C104	79.41'	325.00'	14°00'00"	S06°40'50"E	79.22'
C105	67.20'	275.00'	14°00'00"	N06°40'50"W	67.03'
C106	298.45'	900.00'	19°00'00"	N80°49'10"E	297.09'
C107	99.48'	900.00'	6°19'58"	N87°09'11"E	99.42'
C108	198.98'	900.00'	12°40'02"	N77°39'11"E	198.57'
C109	23.97'	875.00'	1°34'11"	S89°32'05"W	23.97'
C110	72.89'	875.00'	4°46'22"	S86°21'48"W	72.87'
C111	64.39'	875.00'	4°13'00"	S81°52'08"W	64.38'
C112	64.59'	875.00'	4°13'45"	S77°38'45"W	64.57'
C113	64.32'	875.00'	4°12'43"	S73°25'31"W	64.31'
C114	66.21'	925.00'	4°06'04"	N88°16'08"E	66.20'
C115	99.19'	925.00'	6°08'38"	N78°37'11"E	99.14'
C116	68.27'	925.00'	4°13'42"	N73°26'01"E	68.25'
C117	124.09'	2000.00'	3°33'18"	N73°05'49"E	124.07'
C118	114.72'	1975.00'	3°19'41"	N73°12'38"E	114.71'
C119	3.00'	2025.00'	0°05'06"	S71°21'43"W	3.00'
C120	50.01'	2025.00'	1°24'54"	S72°06'43"W	50.00'
C121	50.04'	2025.00'	1°24'57"	S73°31'38"W	50.04'
C122	22.60'	2025.00'	0°38'22"	S74°33'17"W	22.60'
C123	103.91'	1700.00'	3°30'08"	N76°37'32"E	103.90'
C124	67.06'	1675.00'	2°17'38"	N76°01'17"E	67.05'
C125	35.33'	1675.00'	1°12'30"	S77°46'21"W	35.33'
C126	29.05'	1725.00'	0°57'53"	S75°21'25"W	29.05'
C127	50.03'	1725.00'	1°39'42"	S76°40'13"W	50.02'
C128	26.37'	1725.00'	0°52'33"	S77°56'20"W	26.37'
C129	18.21'	12.00'	86°57'10"	S50°18'19"E	16.51'
C130	18.54'	12.00'	88°31'14"	N37°25'53"E	16.75'
C131	74.35'	300.00'	14°12'00"	N00°16'16"E	74.16'
C132	45.92'	275.00'	9°34'00"	S02°35'16"W	45.86'
C133	22.24'	275.00'	4°38'00"	S04°30'44"E	22.23'
C134	23.91'	325.00'	4°12'54"	N05°15'49"E	23.90'
C135	46.23'	325.00'	8°08'57"	N00°55'07"W	46.19'
C136	10.41'	325.00'	1°50'08"	N05°54'40"W	10.41'
C137	83.06'	300.00'	15°51'48"	N00°33'38"W	82.79'
C138	35.67'	425.00'	4°48'32"	S06°05'16"E	35.66'
C139	56.04'	425.00'	7°33'18"	S00°05'39"W	56.00'
C140	25.96'	425.00'	3°29'57"	S05°37'17"W	25.95'
C141	45.65'	375.00'	6°58'31"	N05°00'16"W	45.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C142	58.17'	375.00'	8°53'17"	N02°55'37"E	58.11'
C143	18.85'	12.00'	90°00'00"	S36°30'28"W	16.97'
C144	18.85'	12.00'	90°00'00"	N53°29'32"W	16.97'
C145	18.85'	12.00'	90°00'00"	S63°40'50"E	16.97'
C146	18.90'	12.00'	90°13'37"	N26°25'58"E	17.00'
C147	111.52'	290.00'	22°02'02"	S07°39'49"E	110.84'
C148	0.87'	265.00'	0°11'17"	S03°15'33"W	0.87'
C149	76.42'	265.00'	16°31'24"	S05°05'47"E	76.16'
C150	24.62'	265.00'	5°19'21"	S16°01'09"E	24.61'
C151	1.20'	315.00'	0°13'05"	N03°14'39"E	1.20'
C152	49.78'	315.00'	9°03'15"	N01°23'31"W	49.73'
C153	46.15'	315.00'	8°23'41"	N10°06'59"W	46.11'
C154	24.01'	315.00'	4°22'00"	N16°29'50"W	24.00'
C155	18.35'	12.00'	87°36'34"	S47°09'28"W	16.61'
C156	18.35'	12.00'	87°36'32"	N40°27'06"W	16.61'
C157	18.85'	12.00'	90°00'00"	S60°07'32"E	16.97'
C158	18.85'	12.00'	90°00'00"	N29°52'28"E	16.97'
C159	68.12'	240.00'	16°15'45"	S06°59'39"E	67.89'
C160	61.02'	215.00'	16°15'45"	S06°59'39"E	60.82'
C161	28.28'	265.00'	6°06'54"	N01°55'14"W	28.27'
C162	46.93'	265.00'	10°08'51"	N10°03'06"W	46.87'
C163	19.40'	12.00'	92°38'33"	S47°27'30"W	17.36'
C164	18.30'	12.00'	87°21'27"	N42°32'30"W	16.57'
C165	18.85'	12.00'	90°00'00"	N58°22'51"E	16.97'
C166	91.62'	240.00'	21°52'23"	S87°33'20"E	91.07'
C167	101.17'	265.00'	21°52'23"	S87°33'20"E	100.55'
C168	39.84'	215.00'	10°37'01"	S81°55'39"E	39.78'
C169	30.04'	215.00'	8°00'15"	N88°45'43"E	30.01'
C170	12.20'	215.00'	3°15'07"	N83°08'02"E	12.20'
C171	260.33'	850.00'	17°32'54"	S89°43'05"E	259.32'
C172	175.73'	850.00'	11°50'44"	S87°25'50"W	175.42'
C173	84.60'	850.00'	5°42'10"	N83°47'43"W	84.57'
C174	252.68'	825.00'	17°32'54"	S89°43'05"E	251.69'
C175	40.71'	875.00'	2°39'57"	S82°50'27"W	40.71'
C176	103.68'	875.00'	6°47'21"	S87°34'05"W	103.62'
C177	50.58'	875.00'	3°18'44"	N82°36'00"W	50.57'
C178	101.30'	1100.00'	5°16'36"	S83°34'56"E	101.27'
C179	103.61'	1125.00'	5°16'36"	S83°34'56"E	103.57'
C180	14.47'	1075.00'	0°46'17"	N81°19'46"W	14.47'
C181	84.53'	1075.00'	4°30'19"	N83°58'04"W	84.51'
C182	107.60'	2000.00'	3°04'57"	S87°45'42"E	107.59'
C183	108.94'	2025.00'	3°04'57"	S87°45'42"E	108.93'
C184	12.93'	1975.00'	0°22'30"	N86°24'29"W	12.93'
C185	93.32'	1975.00'	2°42'27"	N87°56'57"W	93.32'
C186	288.91'	1186.00'	13°57'27"	N12°17'52"E	288.20'

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH BLUE PLASTIC CAP, LS 38470 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. — RIGHT-OF-WAY
- *AE* — ACCESS EASEMENT
- *DE* — DRAINAGE EASEMENT
- *ME* — MAINTENANCE EASEMENT
- *SDE* — SIGHT DISTANCE EASEMENT
- *UE* — UTILITY EASEMENT
- *(R)* — RECORD MEASUREMENT

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 9 | TOWNSHIP: 8 NORTH | RANGE: 68 WEST OF 6TH PM

DATE: 03/11/25 | SCALE: AS SHOWN | REVIEWED BY: T. HELGERSON

PROJECT: 24-0103 | CLIENT: SAGE HOMES | DRAWN BY: L. SMITH

EPS GROUP
970.221.4158 eps@epsgroupinc.com
ARIZONA | COLORADO

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

PRELIMINARY
03/11/25
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

Sheet 3
Of 12 Sheets

S:\Survey Jobs\24-0103\Dwg\Plat\24-0103 Preliminary Plat.dwg

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE

BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

100 0 100 200 300 Feet

(IN U.S. SURVEY FEET)
1 inch = 100 feet

SEE SHEET 3 OF 15 SHEETS FOR LEGEND AND CURVE AND LINE TABLES

NORTHWEST CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST FOUND #6 REBAR WITH 2.5" ALUMINUM CAP LS 17662 IN MONUMENT BOX

WILDGRASS LANE

SAGE MEADOWS SUBDIVISION

SAGE MEADOWS DRIVE

80.0' REFERENCE MONUMENTS TO THE NORTH QUARTER CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST FOUND 30" OF #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 34995 AND PER BLM INSTRUCTION

SURVEY TIE S40°30'00"E 80.00'

SURVEY TIE N40°07'00"E 80.00'

G.W. BUSH AVENUE

30' PUBLIC R.O.W. (BOOK R PAGE 302)

S89°40'51"E 2607.12'

S89°40'51"E 2545.79'

NORTH LINE OF THE NW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST

50' PUBLIC R.O.W. (RECEPTION NO. 20180009840 BOOK R PAGE 302)

36.30'

50.00'

20'

ADDITIONAL R.O.W. TO BE DEDICATED TO THE TOWN OF WELLINGTON = 19.71 Acres

30'

20'

N89°40'50"W 590.00'

20' PVREA UTILITY EASEMENT (RECEPTION NO. 20090033447)

122.74'
S84°02'43"E

C1

20' PVREA UTILITY EASEMENT (RECEPTION NO. 20090033447)

NORTH QUARTER CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST SET NAIL AND BRASS TAG IN WOODEN RAILROAD TIE STAMPED LS 34995 AS WELL AS SHOWN REFERENCE MONUMENTS

25.00'

20' SANITARY SEWER EASEMENT (RECEPTION NO. 20180009851)

20'

30' NORTH POUDRE IRRIGATION COMPANY EASEMENT (BOOK 1112 PAGE 554)

30'

N01°46'37"E 361.65'

311.65'

OUTLOT C
458,859 Sq. Ft.
10.53 Acres

OUTLOT B

OUTLOT A

SAGE MEADOWS DROVE

STREET A

PART OF NE 1/4 OF SECTION 8 - T8N - R68W

PUBLIC R.O.W. WIDTH VARIES

1155.73'

270.46'

N89°40'50"W 797.55'

486.85'

TRACT AA

TRACT BB

TRACT CC

TRACT DD

TRACT EE

STREET D

STREET E

STREET F

STREET G

BLOCK 5

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

TRACT AAA

N00°46'45"E 794.25'

523.79'

BASIS OF BEARING
WEST LINE OF THE NW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST

S00°19'10"W 1559.59'

WILD GRASS LN

900.13'

TRACT C
VISTA AT COTTONWOOD SHORES PUD

N89°31'04"W
280.00'

N00°46'45"E 2623.43'

400.57'

PART OF NW 1/4 OF SECTION 9 - T8N - R68W

N00°46'45"E
400.57'

375.57'

N89°40'50"W 524.76'

25.00'

310.00'
S89°31'04"E

OUTLOT D
615,873 Sq. Ft.
14.14 Acres

HIGHWAY 1

N00°46'45"E 1067.13'

172.69'

C10

80.00'
N89°40'50"W

S00°19'10"W
3.99'

79.40'
N00°19'10"E

S10°07'22"W
69.13'

0.00'
S00°19'10"W

OUTLOT E
8154,345 Sq. Ft.
187.20 Acres

TRACT GG

TRACT HH

TRACT II

TRACT JJ

TRACT FF

STREET B

STREET C

STREET H

STREET J

STREET K

STREET L

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 9

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

N89°30'41"W
103.98'

20' SANITARY SEWER EASEMENT (RECEPTION NO. 20180009851)

30' NORTH POUDRE IRRIGATION COMPANY EASEMENT (BOOK 1112 PAGE 554)

COLUMBINE ESTATES

CRANESBILL STREET

BURLINGTON NORTHERN RAILROAD

S00°41'49"W 2637.27'
2637.40'
N0°14'9"E 2637.40'
EAST LINE OF THE NW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST

SEE SHEET 5

PRELIMINARY
03/11/25
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

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SECTION: 9	TOWNSHIP: 8 NORTH	RANGE: 68 WEST OF 6TH PM
DATE: 03/11/25	SCALE: 1" = 100'	REVIEWED BY: T. HELGERSON
PROJECT: 24-0103	CLIENT: SAGE HOMES	DRAWN BY: L. SMITH

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PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet 4
Of 12 Sheets

S:\Survey Jobs\24-0103\Dwg\Plat\24-0103 Preliminary Plat.dwg

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE

BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

100 0 100 200 300 Feet

(IN U.S. SURVEY FEET)
1 inch = 100 feet

SEE SHEET 3 OF 15 SHEETS FOR LEGEND AND CURVE AND LINE TABLES

SEE SHEET 4

LOT 2 FENNO MRD S-13-92

HIGHWAY 1
PUBLIC R.O.W. WIDTH VARIES

BASIS OF BEARING
WEST LINE OF THE NW1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST
N00°46'45"E 1067.13'

1067.20'

WEST QUARTER CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST
FOUND #6 REBAR WITH 2" ALUMINUM CAP
LS 7839 IN MONUMENT BOX

N89°22'24"W 354.57'
324.57'

SOUTH LINE OF THE NW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST AND NORTH LINE OF LOT 2, SIPES MLD 19-LAND3918

20'

20' PVREA UTILITY EASEMENT
(RECEPTION NO. 20090033447)

CENTER QUARTER CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST
FOUND #6 REBAR, AFFIXED 3.25" ALUMINUM CAP
STAMPED LS 34995 AND PER BLM INSTRUCTIONS

N89°22'24"W 30.00'

N01°04'25"E 328.34'

S20°49'44"E 90.88'

S01°04'25"W 246.53'

N89°22'09"W 421.52'

69.14'

LOT 1
BLOCK 14
161,325 Sq. Ft.
3.70 Acres

TRACT B
VISTA AT COTTONWOOD SHORES PUD

WEST LINE OF THE SW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST

N02°11'06"W 872.21'

863.07'

COTTONWOOD SHORES DRIVE

OUTLOT E
8154,345 Sq. Ft.
187.20 Acres

STREET C
STREET I
STREET J
TRACT HH
TRACT II
BLOCK 8
BLOCK 10
BLOCK 11

172.60'
N71°59'59"E
S00°19'10"W
C10
80.00'
N89°40'50"W
N89°30'41"W 103.98'
S00°19'10"W 3.99'
79.40'
N00°19'10"E
S10°07'27"W 65.12'
70.00'
N13°25'01"E
S76°37'09"E 160.00'
C165
80.00'
S76°37'09"E
C167
N81°30'28"E 246.08'
C174
102.23'
S80°56'38"E
C179
S86°13'14"E 175.57'
C183
C89
50.00'
S88°51'47"E
S89°18'11"E 4.22'
N01°08'13"E 27.45'
S89°54'44"W 35.57'
N89°19'40"W 147.94'

BURLINGTON NORTHERN RAILROAD

COLUMBINE ESTATES

CRANESBILL STREET

20' SANITARY SEWER EASEMENT
(RECEPTION NO. 2016000851)

30' NORTH POUDRE IRRIGATION COMPANY EASEMENT
(BOOK 1112 PAGE 554)

30'

EAST LINE OF THE NW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST

694.37'

LOT 2
OWL CANYON
MRD NO.
2 93-EX0290

LOT 1
OWL CANYON MRD 93 EX0289

EAST LINE OF THE SW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST

S00°42'10"W 2595.43'

2955.46'
N0°42'10"E 2640.46'

PRELIMINARY
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SEE SHEET 6

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SECTION: 9
TOWNSHIP: 8 NORTH
RANGE: 68 WEST OF 6TH PM

PROJECT: 24-0103
CLIENT: SAGE HOMES
DRAWN BY: L. SMITH
DATE: 03/11/25
SCALE: 1" = 100'
REVIEWED BY: T. HELGERSON

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PRELIMINARY PLAT OF
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WELLINGTON, LARIMER COUNTY, COLORADO

Sheet 5
Of 12 Sheets

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BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

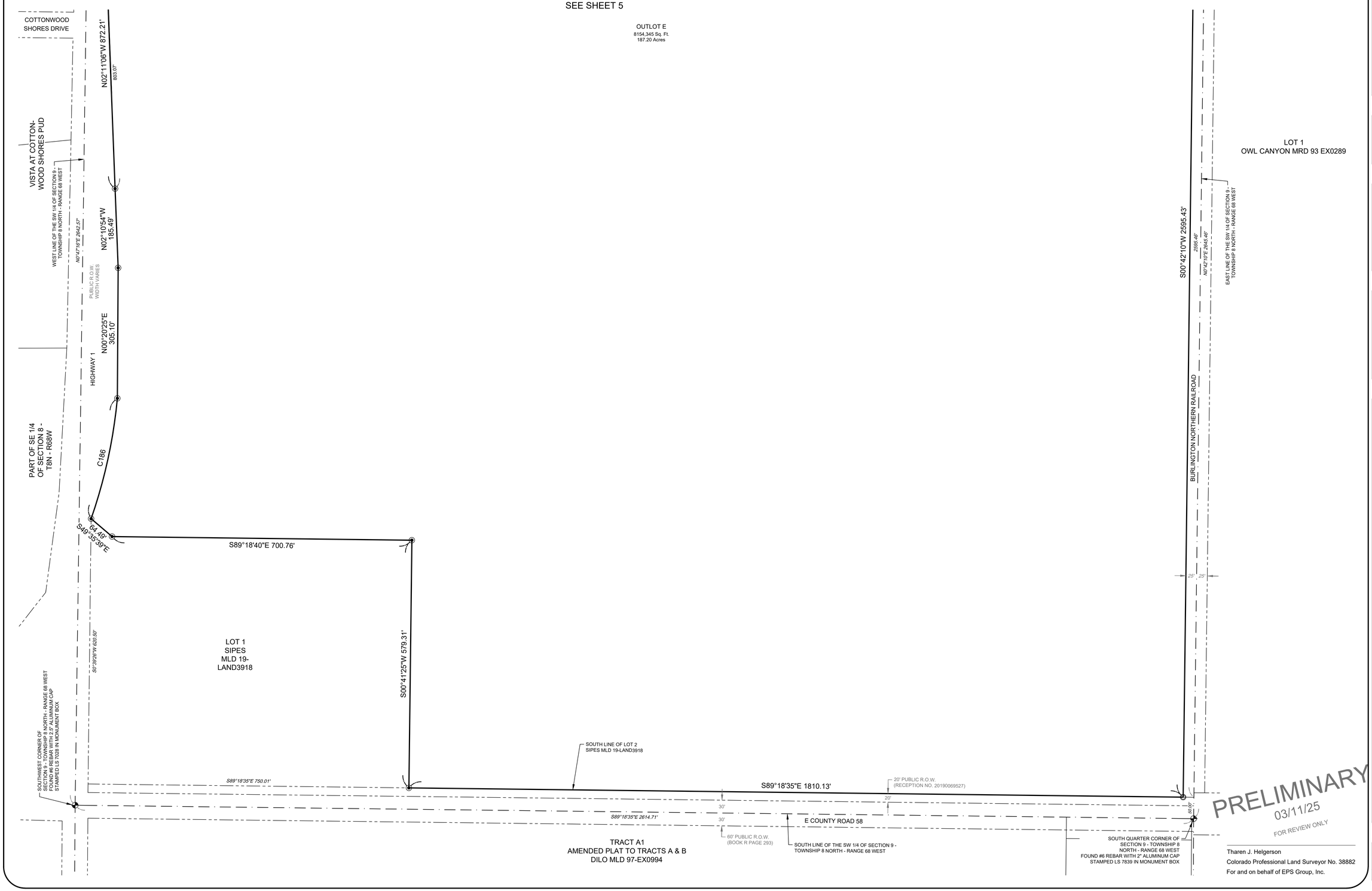
SEE SHEET 5

NORTH

100 0 100 200 300 Feet

(IN U.S. SURVEY FEET)
1 inch = 100 feet

SEE SHEET 3 OF 15 SHEETS FOR LEGEND AND CURVE AND LINE TABLES



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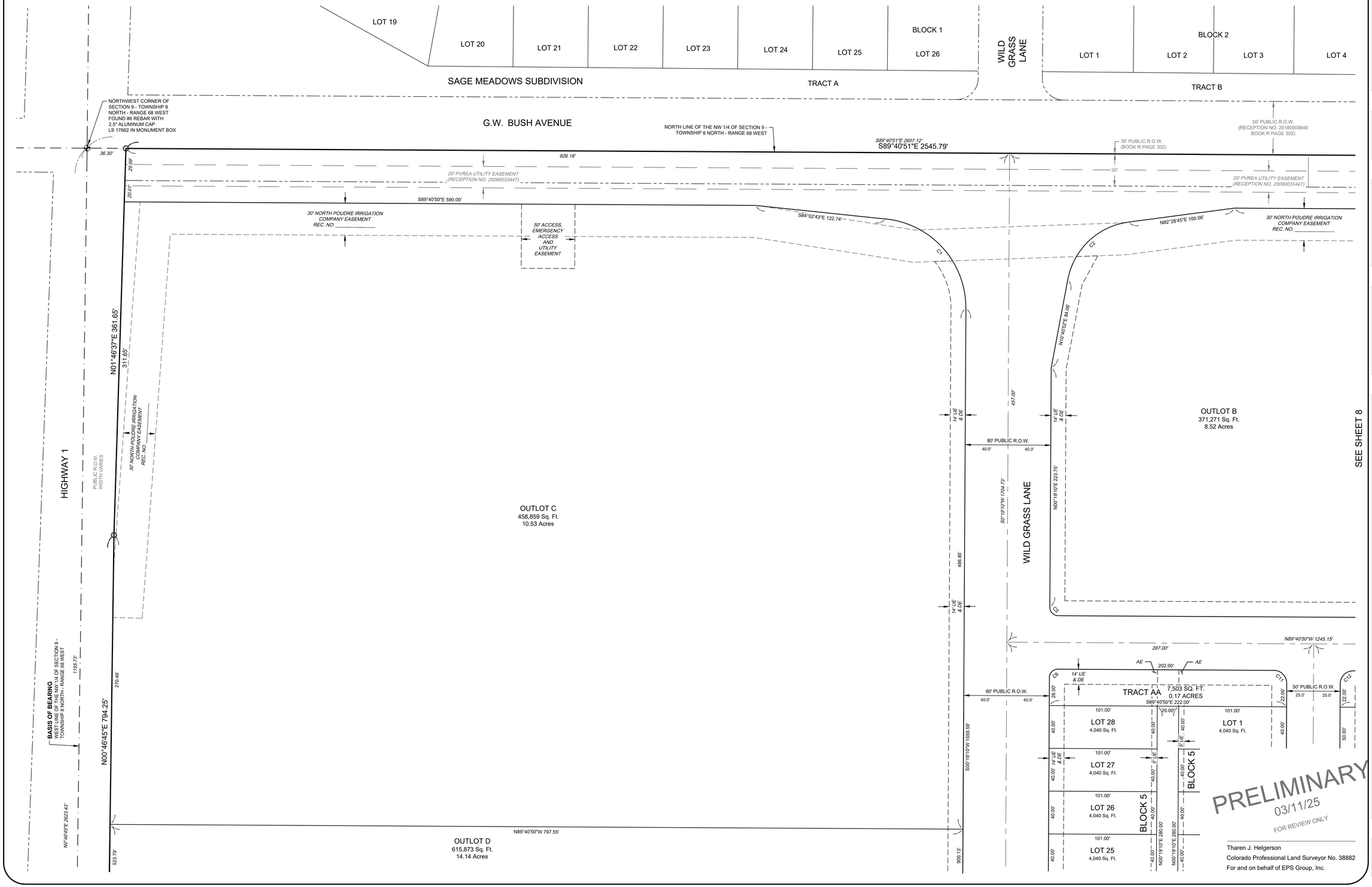
NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 3 OF 12 SHEETS FOR LEGEND AND CURVE AND LINE TABLES



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Sheet 7 Of 12 Sheets

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NORTH

40 0 40 80 120 Feet

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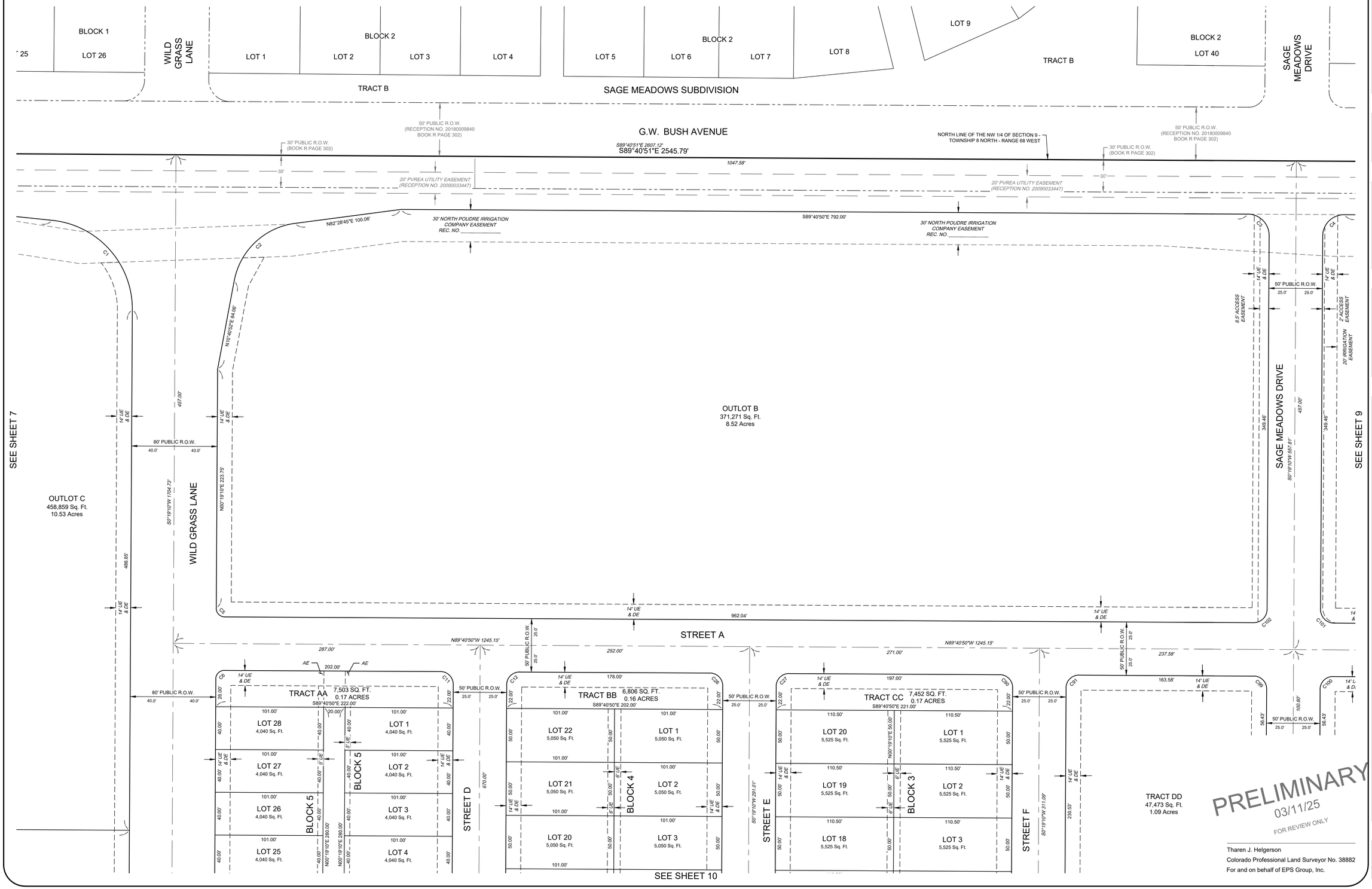

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S:\Survey Jobs\24-0103\Dwg\Plat\24-0103 Preliminary Plat.dwg

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NORTH

40 0 40 80 120 Feet

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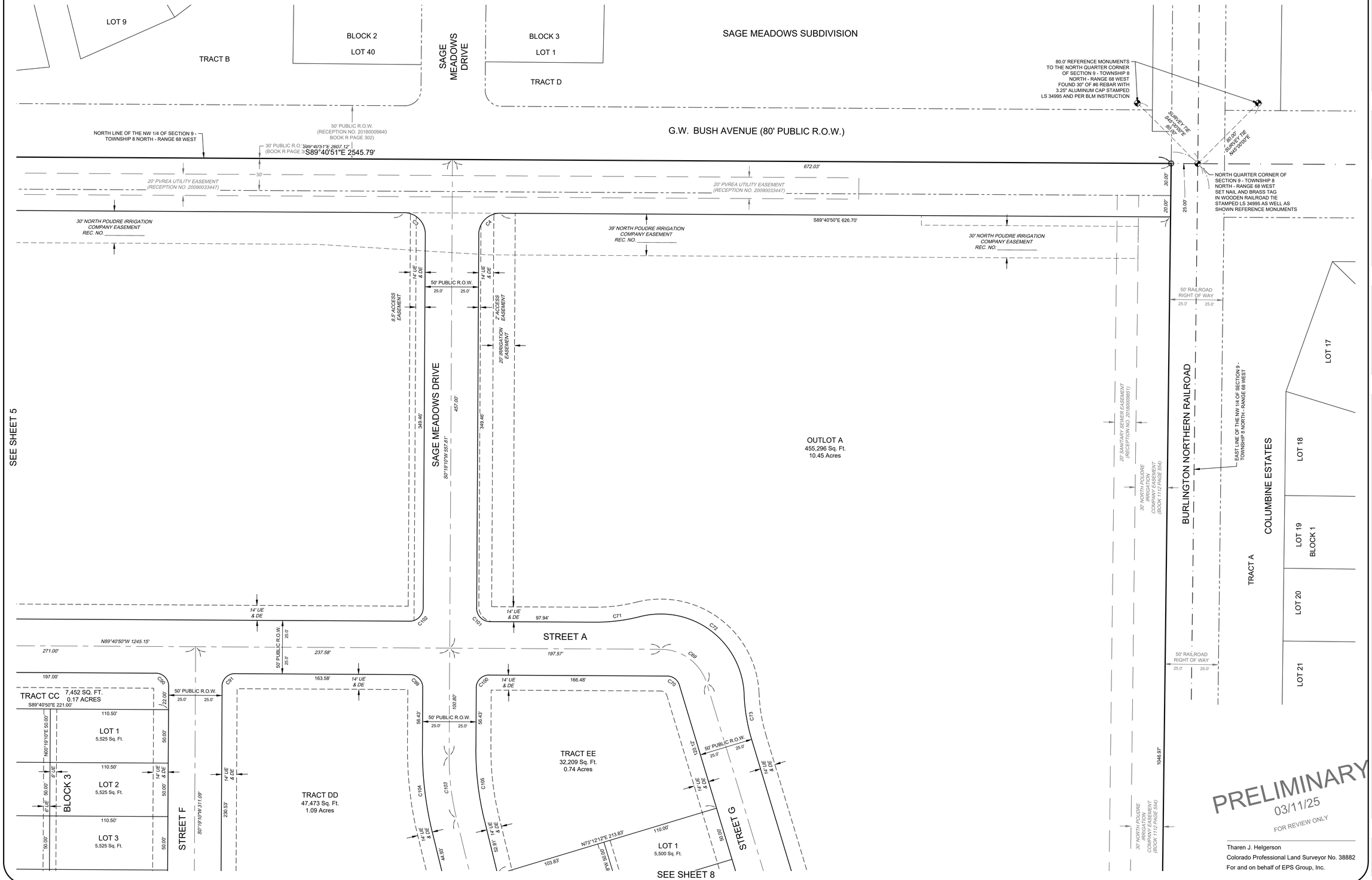

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SEE SHEET 8

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
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CLIENT: SAGE HOMES	SCALE: 1" = 40'		
DRAWN BY: L. SMITH	REVIEWED BY: T. HELGERSON		

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WELLINGTON, LARIMER COUNTY, COLORADO

Sheet 10
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SEE SHEET 9

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

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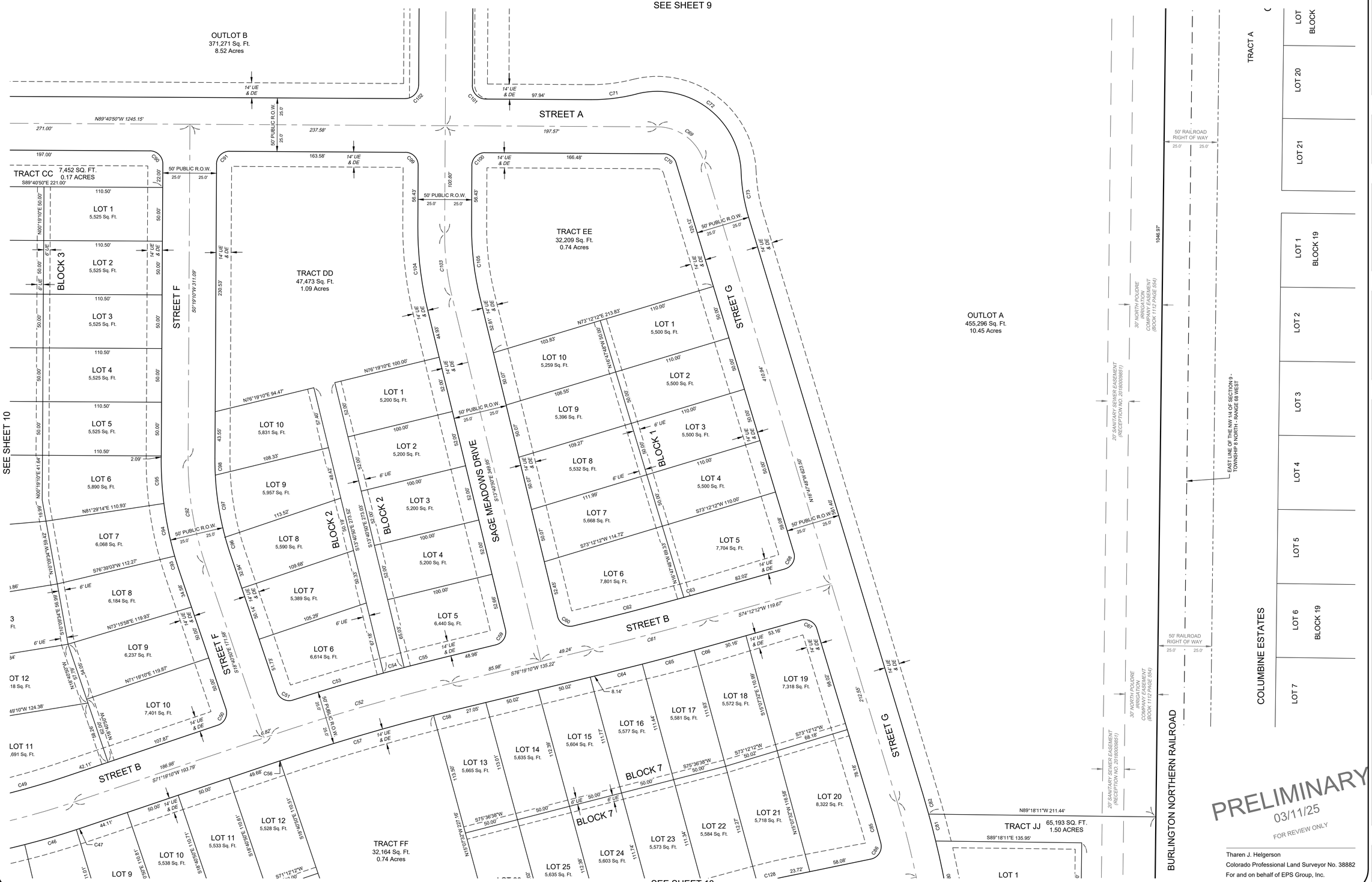

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NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
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Sheet
12
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NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 3 OF 15 SHEETS FOR LEGEND AND CURVE AND LINE TABLES

SEE SHEET 11

SEE SHEET 12

SEE SHEET 15

STREET B
STREET F
STREET G
STREET H
STREET K
STREET L

BLOCK 7
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13

LOT 1 7,588 Sq. Ft.
LOT 2 6,222 Sq. Ft.
LOT 3 7,443 Sq. Ft.
LOT 4 6,370 Sq. Ft.
LOT 5 6,313 Sq. Ft.
LOT 6 6,419 Sq. Ft.
LOT 7 5,758 Sq. Ft.
LOT 8 5,924 Sq. Ft.
LOT 9 5,750 Sq. Ft.
LOT 10 5,538 Sq. Ft.
LOT 11 5,533 Sq. Ft.
LOT 12 5,528 Sq. Ft.
LOT 13 5,665 Sq. Ft.
LOT 14 5,635 Sq. Ft.
LOT 15 5,604 Sq. Ft.
LOT 16 5,577 Sq. Ft.
LOT 17 5,581 Sq. Ft.
LOT 18 5,572 Sq. Ft.
LOT 19 7,318 Sq. Ft.
LOT 20 8,322 Sq. Ft.
LOT 21 5,718 Sq. Ft.
LOT 22 5,584 Sq. Ft.
LOT 23 5,573 Sq. Ft.
LOT 24 5,603 Sq. Ft.
LOT 25 5,635 Sq. Ft.
LOT 26 5,667 Sq. Ft.
LOT 27 5,625 Sq. Ft.
LOT 28 5,554 Sq. Ft.
LOT 29 5,537 Sq. Ft.
LOT 30 6,149 Sq. Ft.
LOT 31 6,785 Sq. Ft.
LOT 32 6,836 Sq. Ft.

TRACT FF
32,164 Sq. Ft.
0.74 Acres

TRACT II
32,534 Sq. Ft.
0.75 Acres

OUTLOT A
4:OUTLOT A:t.
10.45 Acres

TRACT JJ 65,193 SQ. FT.
1.50 ACRES

LOT 1 9,085 Sq. Ft.
LOT 2 7,577 Sq. Ft.
LOT 3 7,287 Sq. Ft.
LOT 4 7,168 Sq. Ft.
LOT 5 7,200 Sq. Ft.
LOT 6 7,232 Sq. Ft.
LOT 7 7,264 Sq. Ft.
LOT 8 7,295 Sq. Ft.
LOT 9 7,327 Sq. Ft.

LOT
10,089 Sq. Ft.
0.23 Acres

LOT 1 12,320 Sq. Ft.
LOT 2 8,580 Sq. Ft.
LOT 3 7,343 Sq. Ft.
LOT 4 7,150 Sq. Ft.
LOT 5 7,150 Sq. Ft.
LOT 6 7,150 Sq. Ft.
LOT 7 7,150 Sq. Ft.

50' PUBLIC R.O.W.
50' RAILROAD RIGHT OF WAY
BURLINGTON NORTHERN RAILROAD
COLUMBINE ESTATES
TRACT A
LOT 6 BLOCK 19
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15

20' SANITARY SEWER EASEMENT (RECEPTION NO. 20180009851)
30' NORTH POUDRE IRRIGATION COMPANY EASEMENT (BOOK 1112 PAGE 554)

IF SECTION 9 - 3E 68 WEST

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DRAWN BY: L. SMITH
DATE: 03/11/25
SCALE: 1" = 40'
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Sheet 13
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NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 3 OF 15 SHEETS FOR LEGEND AND CURVE AND LINE TABLES

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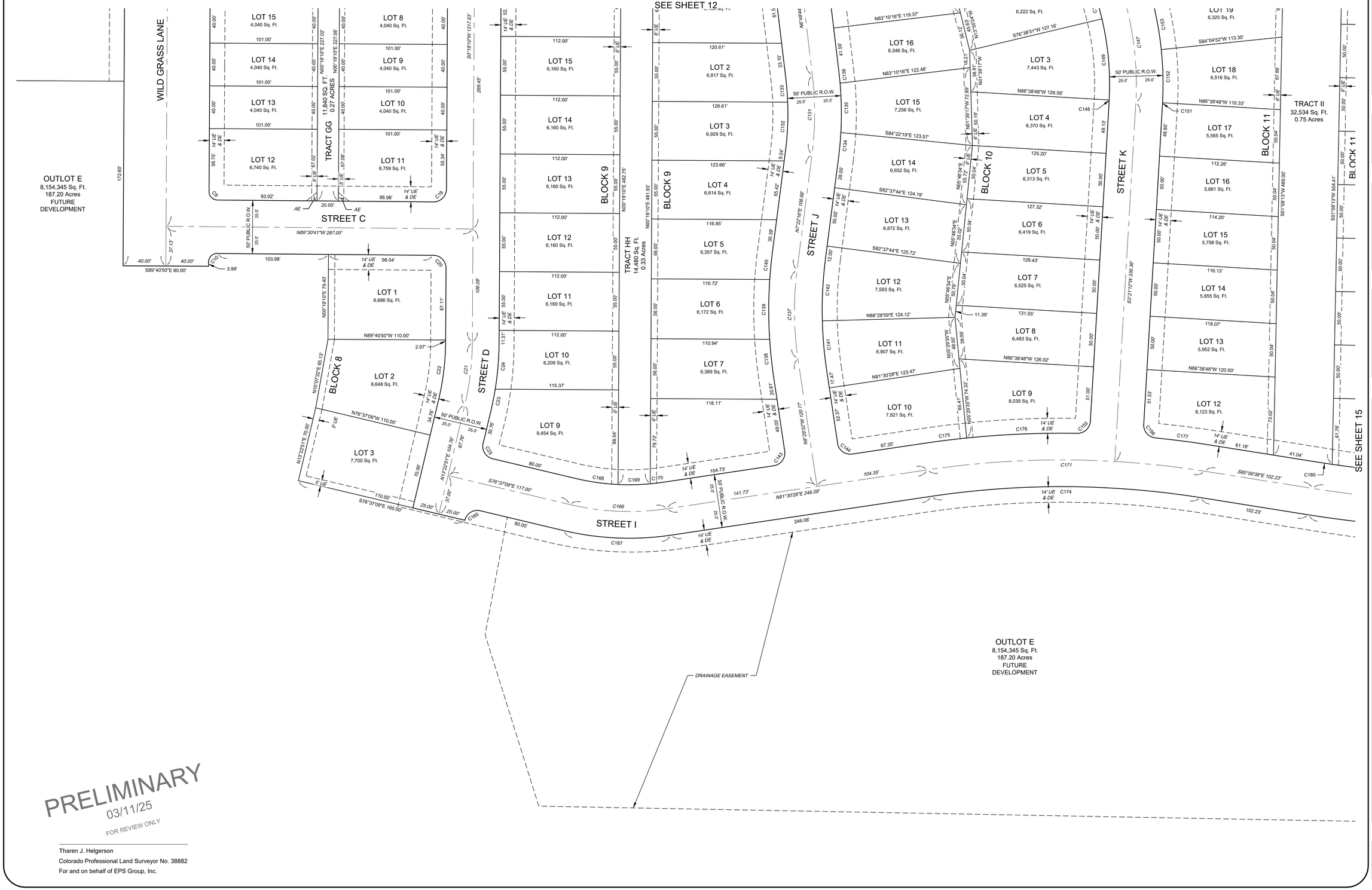
SEE SHEET 15



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REVIEWED BY:	T. HELGERSON
SECTION:	9
TOWNSHIP:	8 NORTH
RANGE:	68 WEST OF 6TH PM

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PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet
14
Of 12 Sheets

S:\Survey Jobs\24-0103\Dwg\Plat\24-0103 Preliminary Plat.dwg

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE

BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 3 OF 15 SHEETS FOR LEGEND AND CURVE AND LINE TABLES

SEE SHEET 13

SEE SHEET 14

LOT 16 6,346 Sq. Ft.
LOT 15 7,256 Sq. Ft.
LOT 14 6,652 Sq. Ft.
LOT 13 6,872 Sq. Ft.
LOT 12 7,593 Sq. Ft.
LOT 11 6,907 Sq. Ft.
LOT 10 7,821 Sq. Ft.
LOT 3 7,443 Sq. Ft. 6,222 Sq. Ft.
LOT 4 6,370 Sq. Ft.
LOT 5 6,313 Sq. Ft.
LOT 6 6,419 Sq. Ft.
LOT 7 6,525 Sq. Ft.
LOT 8 6,483 Sq. Ft.
LOT 9 8,039 Sq. Ft.
BLOCK 10
STREET K
50' PUBLIC R.O.W.
LOT 19 6,325 Sq. Ft.
LOT 18 6,516 Sq. Ft.
LOT 17 5,565 Sq. Ft.
LOT 16 5,661 Sq. Ft.
LOT 15 5,758 Sq. Ft.
LOT 14 5,855 Sq. Ft.
LOT 13 5,952 Sq. Ft.
LOT 12 8,123 Sq. Ft.
LOT 11 7,487 Sq. Ft.
BLOCK 11
TRACT II
32,534 Sq. Ft.
0.75 Acres
LOT 4 5,625 Sq. Ft.
LOT 5 5,625 Sq. Ft.
LOT 6 5,625 Sq. Ft.
LOT 7 5,625 Sq. Ft.
LOT 8 5,625 Sq. Ft.
LOT 9 5,625 Sq. Ft.
LOT 10 5,625 Sq. Ft.
LOT 11 7,487 Sq. Ft.
STREET L
LOT 18 5,500 Sq. Ft.
LOT 17 5,500 Sq. Ft.
LOT 16 5,500 Sq. Ft.
LOT 15 5,500 Sq. Ft.
LOT 14 5,500 Sq. Ft.
LOT 13 5,500 Sq. Ft.
LOT 12 5,500 Sq. Ft.
LOT 11 7,168 Sq. Ft.
BLOCK 12
LOT 4 7,150 Sq. Ft.
LOT 5 7,150 Sq. Ft.
LOT 6 7,150 Sq. Ft.
LOT 7 7,150 Sq. Ft.
LOT 8 7,150 Sq. Ft.
LOT 9 7,150 Sq. Ft.
LOT 10 8,667 Sq. Ft.
STREET G
LOT 6 7,232 Sq. Ft.
LOT 7 7,264 Sq. Ft.
LOT 8 7,295 Sq. Ft.
LOT 9 7,327 Sq. Ft.
LOT 10 7,358 Sq. Ft.
LOT 11 7,390 Sq. Ft.
LOT 12 7,879 Sq. Ft.
BLOCK 13
TRACT JJ
65,193 Sq. Ft.
1.50 Acres
30' NORTH POUDRE IRRIGATION COMPANY EASEMENT (BOOK 1112 PAGE 554)
20' SANITARY SEWER EASEMENT (RECEPTION NO. 2018000851)
50' RAILROAD RIGHT OF WAY
BURLINGTON NORTHERN RAILROAD
EAST LINE OF THE NW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST
COLUMBINE ESTATES
LOT 14
LOT 15
LOT 16
LOT 17
BLOCK 19
LOT 18
LOT 20
LOT 21
TRACT A
OUTLOT E
8,154,345 Sq. Ft.
187.20 Acres
FUTURE DEVELOPMENT
DRAINAGE EASEMENT
LOT 2
OWL CANYON M.R.D.
NO. 2-93 EXO290
STREET I
S80°56'38"E 102.23'
S86°13'14"E 175.57'
S89°18'11"E 41.51'
N89°19'40"W 147.94'
S89°54'44"W 35.57'
S88°51'47"E 114.45'
N88°51'47"W 112.50'
N86°38'48"W 110.33'
N86°38'48"W 120.00'
N86°38'48"W 126.02'
N86°38'48"W 129.58'
S84°04'52"W 113.30'
S76°38'31"W 127.16'
N83°10'16"E 119.37'
N83°10'16"E 122.48'
S84°22'19"E 123.57'
S82°37'44"E 124.19'
S82°37'44"E 125.72'
N88°28'59"E 124.12'
N81°30'28"E 123.47'
S3°21'12"W 336.36'
S1°08'13"W 504.41'
S1°08'13"W 515.54'
N1°08'13"E 637.85'
N0°42'31"E 791.01'
694.37'
845.59'
680.57'
104.35'
67.35'
102.23'
175.57'
54.51'
121.06'
41.04'
61.18'
73.02'
61.76'
57.71'
15.76'
4.79'
4.22'
37.29'
31.34'
85.73'
67.91'
77.91'
67.38'
51.42'
51.33'
48.80'
49.13'
45.63'
38.91'
16.21'
36.12'
65.41'
50.19'
55.72'
55.02'
50.78'
11.39'
69.69'
48.69'
74.32'
14' UE & DE
6' UE
5' UE
20' UE
25.0'
50.0'
65.0'
69.00'
113.94'
111.02'
111.51'
111.99'
112.48'
112.96'
113.45'
112.26'
114.20'
116.13'
118.07'
129.43'
131.55'
127.32'
125.20'
C147 C148 C149 C150 C151 C152 C153 C154 C155 C156 C157 C158 C159 C160 C161 C162 C163 C164 C165 C166 C167 C168 C169 C170 C171 C172 C173 C174 C175 C176 C177 C178 C179 C180 C181 C182 C183 C184 C185 C186 C187 C188 C189

PRELIMINARY
03/11/25
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:	9
TOWNSHIP:	8 NORTH
RANGE:	68 WEST OF 6TH PM

PROJECT:	24-0103
CLIENT:	SAGE HOMES
DRAWN BY:	L. SMITH
DATE:	03/11/25
SCALE:	1" = 40'
REVIEWED BY:	T. HELGERSON

EPS GROUP
970.221.4158 epsgroupinc.com
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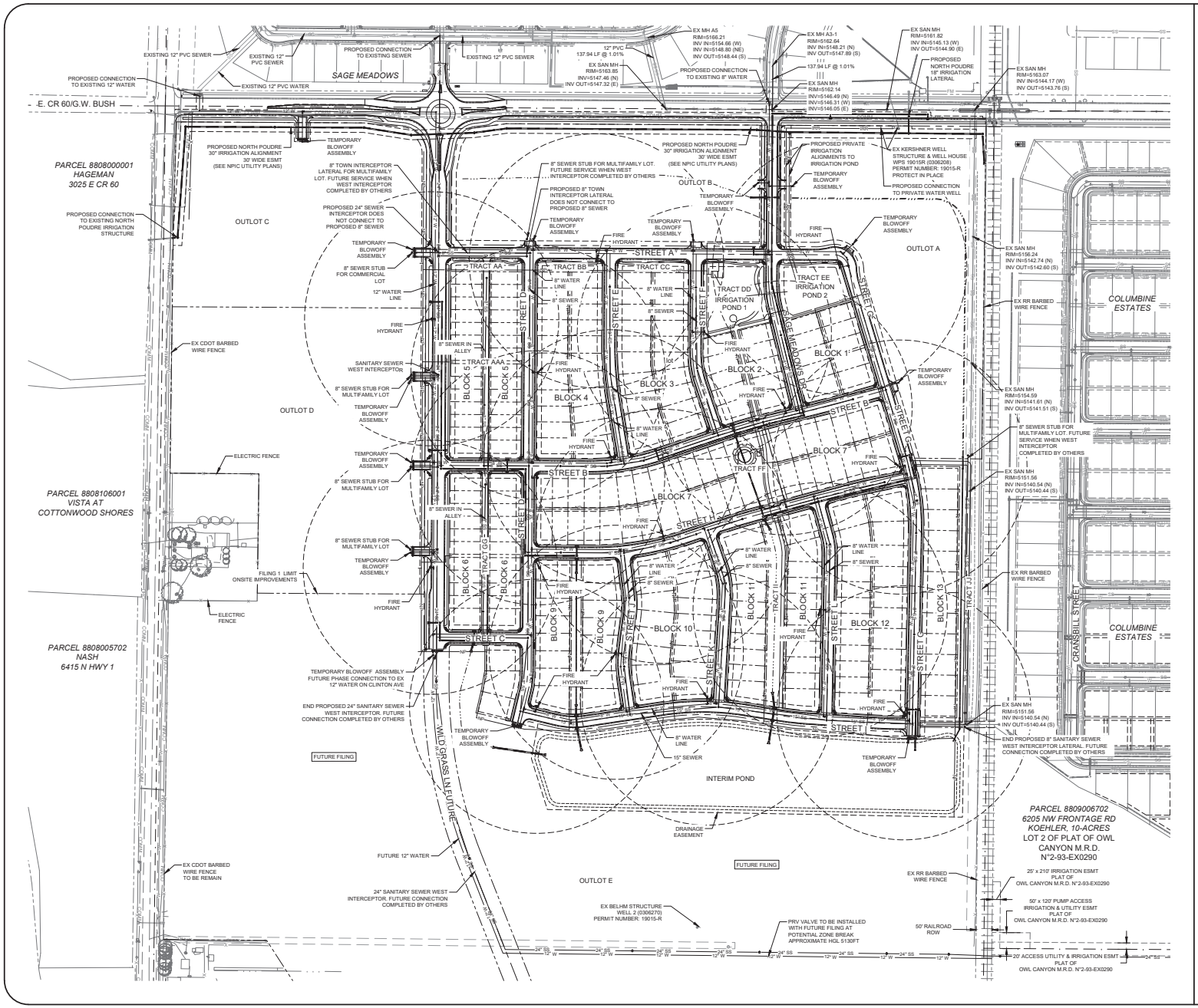
PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet 15
Of 12 Sheets

S:\Survey Jobs\24-0103\Dwg\Plat\24-0103 Preliminary Plat.dwg

Attachment D



NORTH

150 0 150 300 450 Feet

(IN FEET)
1 inch = 150 ft.

KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED NON-POTABLE WATER (BY OTHERS)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- FIRE HYDRANT SPACING (400' RADIUS)

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER THE TOWN OF WELLINGTON STANDARD DESIGN CRITERIA AND STANDARD CONSTRUCTION REQUIREMENTS.
3. ALL SEWER CONSTRUCTION SHALL BE PER THE TOWN OF WELLINGTON STANDARD DESIGN CRITERIA AND STANDARD CONSTRUCTION REQUIREMENTS.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ALL WATERLINES SHALL HAVE A MINIMUM 4.5' WATER LINE COVER FROM FINISHED GRADE TO TOP OF PIPE.
6. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
7. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
8. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN OF WELLINGTON ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH THE TOWN OF WELLINGTON STREET REPAIR STANDARDS.
10. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
11. ALL WATER SERVICES SHALL BE 1" UNLESS OTHERWISE NOTED.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	By:
	REVIEW SET NOT FOR CONSTRUCTION 03/12/2025	

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction or other purpose unless authorized by the Professional Engineer in charge or by the employer of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
EPS GROUP
970.221.4158 | 1120 LINCOLN STREET | SUITE 1000 | DENVER, CO 80203 | northernengineering.com

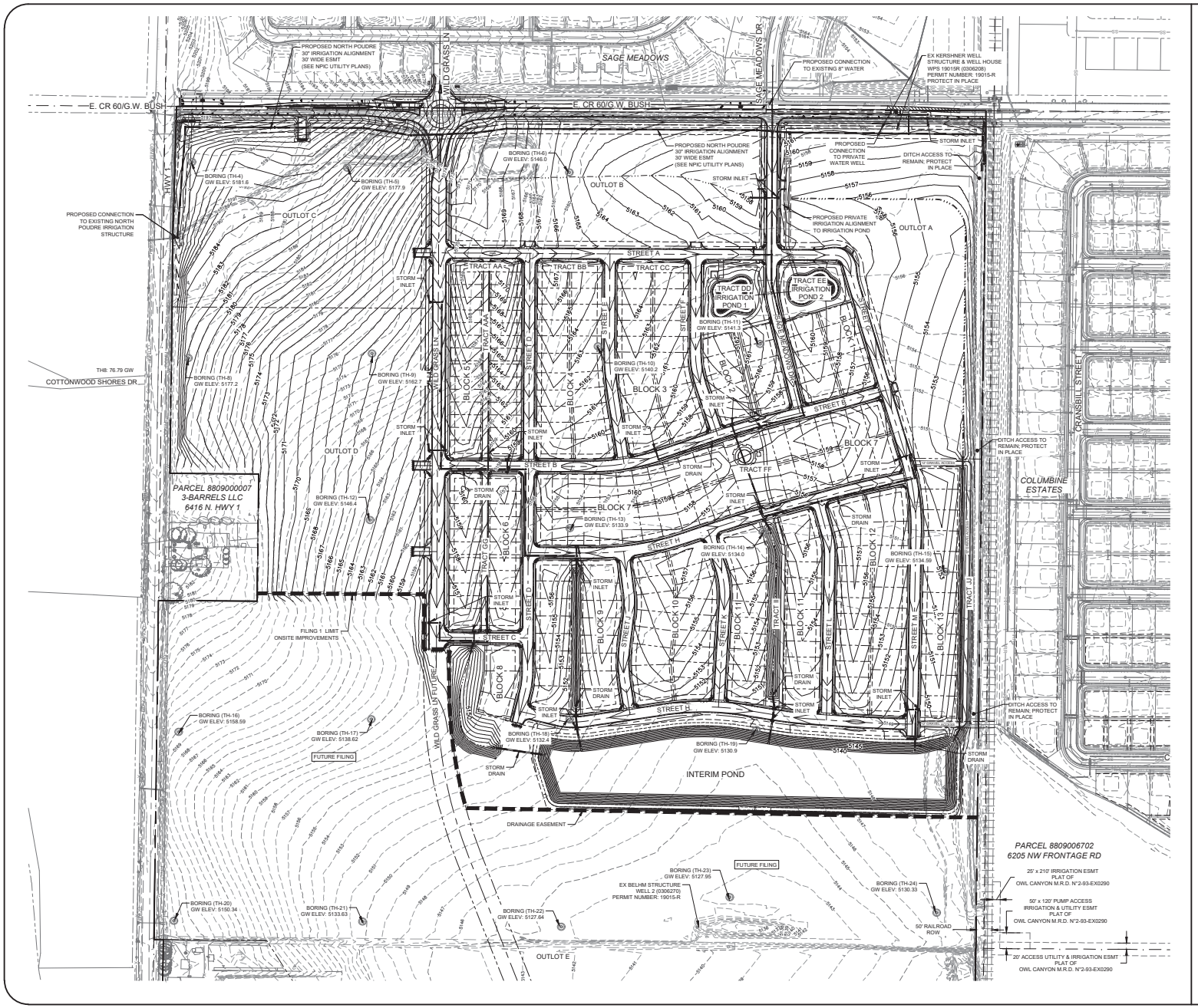
PROJECT: 24-0103
DATE: MARCH 12, 2025
DESIGNED BY: A. ORTIZ
SCALE: 1" = 150'
DRAWN BY: M. MCKYTTS
PROJECT MANAGER: B. MATHISEN

SAGE FARMS FILING 1

OVERALL UTILITY PLAN

Sheet 6 of 55

DRAWING FILENAME: P:\24-0103\Civil\Drawings\Utility\24-0103_Utility_Plan_V1.0.dwg, LAYOUT NAME: 11x17, DATE: Mar 13, 2025, BY: Brian Cobb, EXPERIENCE: Arterial
USER: MTorres, [24-0103_UTIL_Sht][24-0103_UTIL][24-0103_ELEV][24-0103_UTIL][24-0103_UTIL][24-0103_UTIL



NORTH

150 0 150 300 450 Feet

(IN FEET)
1 inch = 150 ft.

KEYMAP

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TYPE — A

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
3. ALL PROJECT DATA IS ON VERTICAL DATUM, NAVD88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
5. LOT GRADING IS DESIGNED FOR TYPICAL RECTANGULAR FOOTPRINT WITH DIMENSIONS AS SHOWN HEREON. SHOULD BUILDING FOOTPRINT CHANGE, GRADING SHALL BE ADJUSTED BY PLOT PLAN FOR THE SPECIFIC FOOTPRINT. ALL MINIMUM OPENINGS SHALL BE A MINIMUM OF 18" ABOVE FRONT LOT ELEVATIONS AND PLOT PLAN DESIGN SHALL MEET FHA GRADING GUIDELINES AND BUILDING CODE REQUIREMENTS.

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No.	Revisions	By:	Date
	REVIEW SET NOT FOR CONSTRUCTION		03/12/2025

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NORTHERN ENGINEERING
EPS GROUP
970.221.4158 | 970.577.1771 | info@northernengineering.com | 301 North Howes Street, Suite 100 | Fort Collins, CO 80521

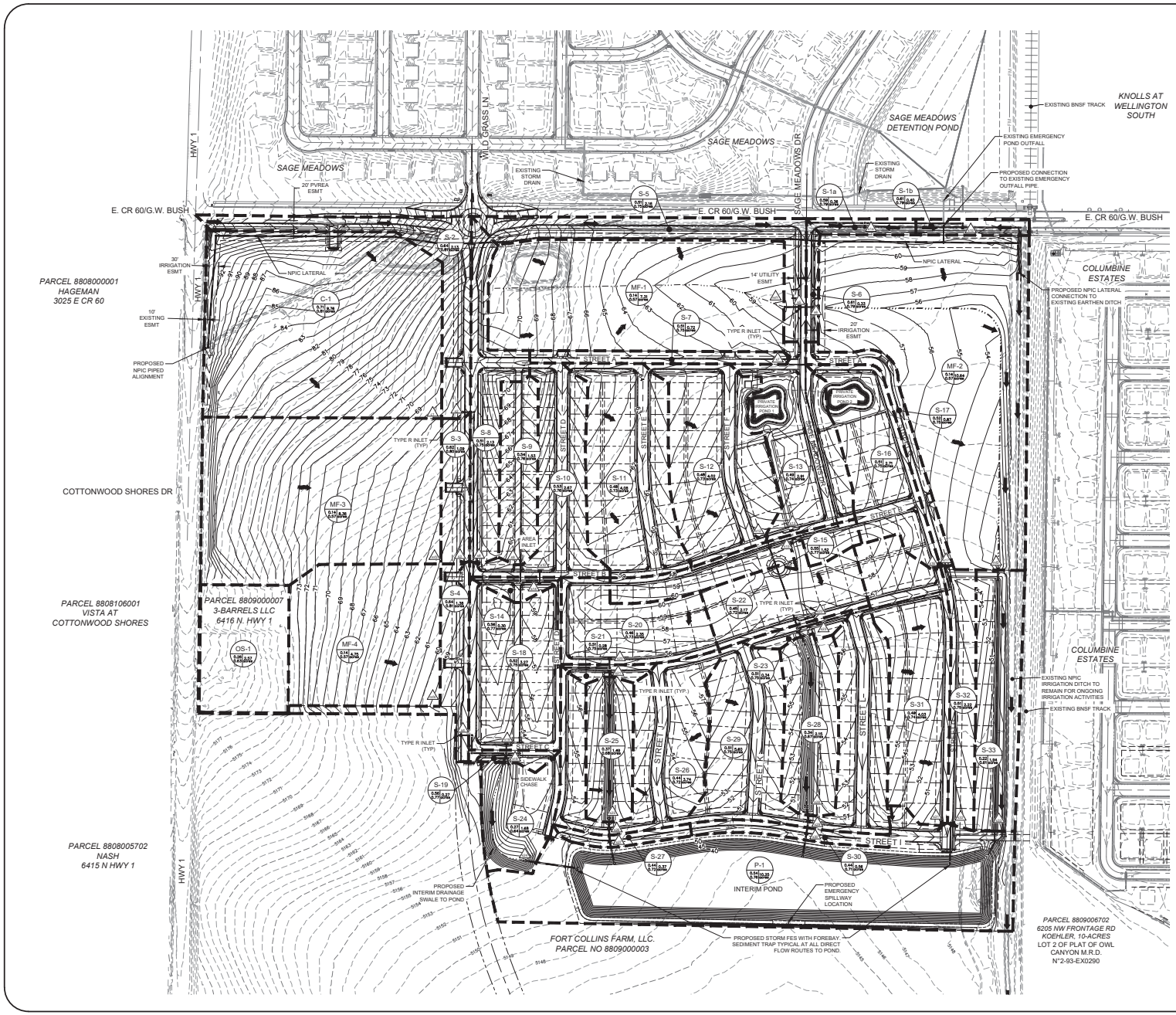
PROJECT: 24-0103
DESIGNED BY: A. ORTIZ
DRAWN BY: M. MCKVITTS
DATE: MARCH 12, 2025
SCALE: 1" = 150'
PROJECT MANAGER: B. MATHISEN

SAGE FARMS FILING 1

OVERALL GRADING PLAN

Sheet 16 of 55

Attachment F



NORTH

150 0 150 300 450 Feet

(IN FEET)
1 inch = 150 ft.

KEYMAP

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 4953
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- DESIGN POINT
- FLOW ARROW
- DRAINAGE BASIN LABEL (BASIN DESIGNATION, RUNOFF COEFFICIENTS, BASIN AREA (AC))
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION

NOTES:

1. REFER TO THE PRELIMINARY DRAINAGE REPORT, DATED MARCH 2025 BY EPS GROUP INC. FOR ADDITIONAL INFORMATION.

RATIONAL CALCULATIONS:

Design Point	Basin ID	Total Area (acres)	Tc (min)	C2	C100	Q2 (cfs)	Q100 (cfs)
c-1	C-1 Developed	9.764	11.86	0.64	0.81	13.18	58.00
mf-1	MF-1 Undeveloped	7.311	15.92	0.14	0.57	1.85	26.59
mf-2	MF-2 Undeveloped	10.640	18.61	0.14	0.57	2.46	35.37
mf-3	MF-3 Undeveloped	8.361	16.06	0.14	0.57	2.08	29.97
mf-4	MF-4 Undeveloped	4.752	11.63	0.14	0.57	1.37	19.79
s-1a	S-1a	0.361	9.73	0.59	0.79	0.49	2.26
s-1b	S-1b	0.403	9.56	0.61	0.79	0.56	2.54
s-2	S-2	2.328	11.56	0.64	0.81	2.87	12.64
s-3	S-3	1.089	7.38	0.62	0.80	1.76	7.88
s-4	S-4	1.382	8.27	0.64	0.81	2.19	9.60
s-5	S-5	2.161	13.79	0.51	0.75	2.19	11.15
s-6	S-6	0.327	6.18	0.61	0.79	0.54	2.47
s-7	S-7	0.722	11.43	0.51	0.75	0.80	4.05
s-8	S-8	2.134	12.23	0.51	0.75	2.20	11.58
s-9	S-9	1.532	10.56	0.54	0.76	1.80	8.67
s-10	S-10	2.668	9.73	0.53	0.76	3.23	16.07
s-11	S-11	4.078	12.15	0.46	0.73	4.05	21.65
s-12	S-12	4.023	11.17	0.48	0.73	4.13	22.07
s-13	S-13	2.910	10.66	0.49	0.74	3.09	16.31
s-14	S-14	0.299	5.18	0.56	0.77	0.48	2.29
s-15	S-15	1.519	8.89	0.55	0.77	2.01	9.76
s-16	S-16	2.712	14.78	0.51	0.75	2.61	13.43
s-17	S-17	0.872	15.39	0.52	0.75	0.85	4.29
s-18	S-18	3.266	13.38	0.52	0.75	3.43	17.24
s-19	S-19	0.272	9.25	0.56	0.77	0.35	1.70
s-20	S-20	2.348	12.86	0.46	0.73	2.21	12.13
s-21	S-21	0.276	9.09	0.53	0.75	0.33	1.68
s-22	S-22	2.170	12.72	0.45	0.72	2.00	11.14
s-23	S-23	0.340	9.75	0.55	0.75	0.39	2.01
s-24	S-24	1.679	12.71	0.27	0.64	0.94	7.60
s-25	S-25	1.485	12.79	0.37	0.68	1.14	7.24
s-26	S-26	3.741	14.83	0.44	0.72	3.16	17.41
s-27	S-27	0.374	10.15	0.44	0.72	0.37	2.07
s-28	S-28	2.153	13.44	0.34	0.67	1.47	10.07
s-29	S-29	5.595	14.42	0.51	0.75	5.58	28.36
s-30	S-30	0.562	11.05	0.44	0.71	0.52	3.00
s-31	S-31	4.030	16.36	0.49	0.74	3.57	18.63
s-32	S-32	2.224	14.58	0.51	0.75	2.14	11.01
s-33	S-33	1.935	14.74	0.22	0.61	0.83	7.85
P-1	P-1	10.247	9.33	0.54	0.76	12.96	63.77

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

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

No. Revisions: By:

REVIEW SET
NOT FOR CONSTRUCTION
03/12/2025

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NORTHERN ENGINEERING
EPS GROUP
970.221.4158 | 301 LINDEN STREET | LOVELAND, CO 80537 | WWW.NORTHERNENG.COM

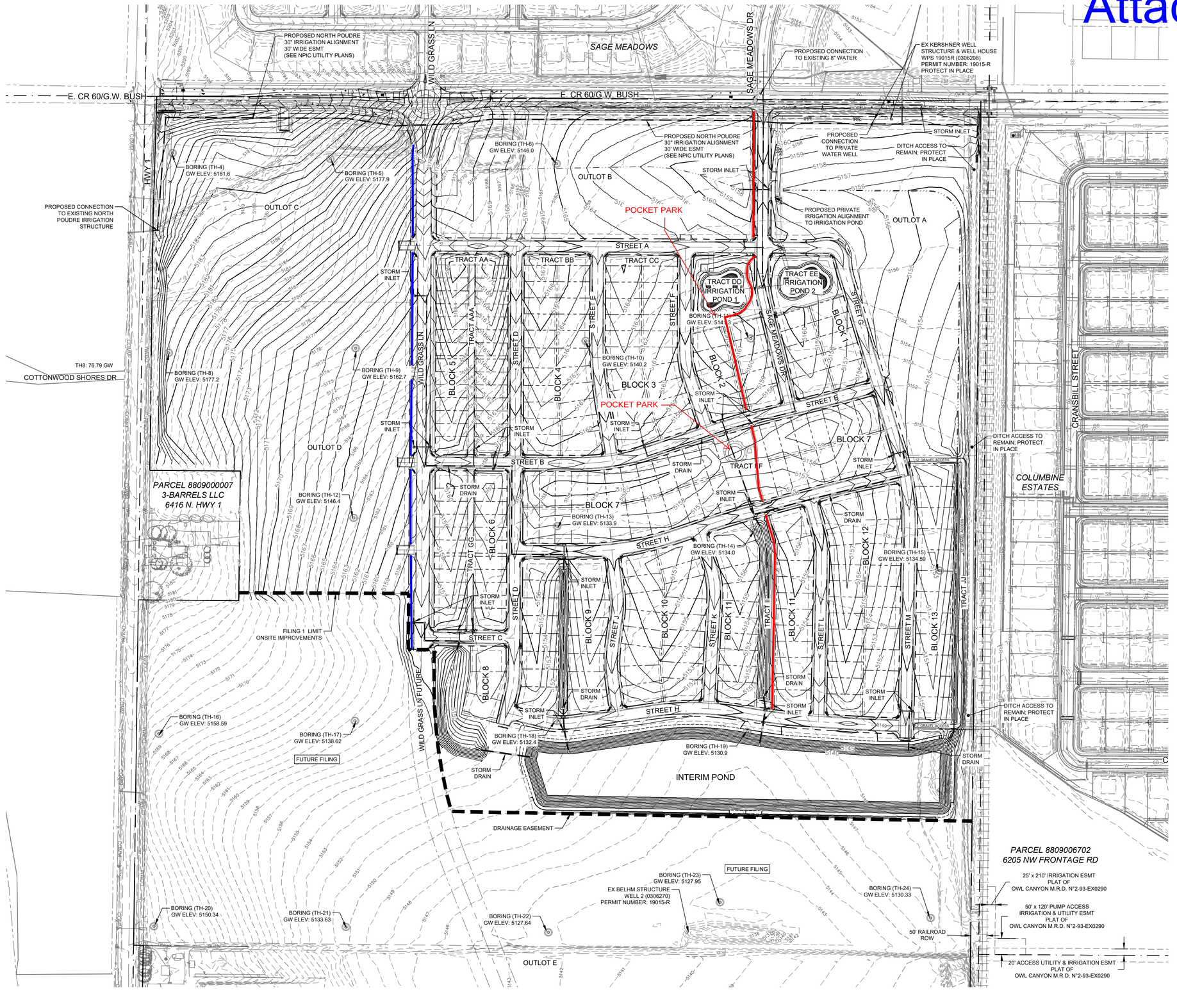
DATE: MARCH 12, 2025
SCALE: 1" = 150'
DESIGNED BY: A. CRAGG
DRAWN BY: M. MCKYTTS
PROJECT MANAGER: B. MATHISEN
PROJECT: 24-0103

SAGE FARMS FILING 1

PROPOSED
DRAINAGE EXHIBIT

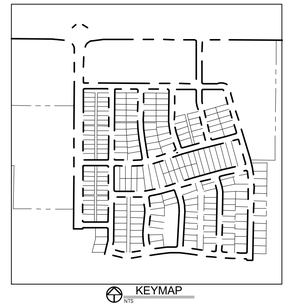
Sheet
55 of 55

Attachment G



150 0 150 300 450 Feet

(IN FEET)
1 inch = 150 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.49)
- PROPOSED SLOPES — 2.0%
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TYPE — A

NOTES:

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2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
3. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
5. LOT GRADING IS DESIGNED FOR TYPICAL RECTANGULAR FOOTPRINT WITH DIMENSIONS AS SHOWN HEREON. SHOULD BUILDING FOOTPRINT CHANGE, GRADING SHALL BE ADJUSTED BY PLOT PLAN FOR THE SPECIFIC FOOTPRINT. ALL MINIMUM OPENINGS SHALL BE A MINIMUM OF 18" ABOVE FRONT LOT ELEVATIONS AND PLOT PLAN DESIGN SHALL MEET FHA GRADING GUIDELINES AND BUILDING CODE REQUIREMENTS.

10' TRAIL
10' SIDEWALK

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811
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Revisions: By:
No.
SET
REVIEW
NOT FOR CONSTRUCTION
03/12/2025

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NORTHERN ENGINEERING
northernengineering.com
FORT COLLINS | GREELEY | MESA | DOUGLAS/EAGLE | TUCSON | NORTH PHOENIX | FORT WORTH
EPS GROUP
970.221.4158
FORT COLLINS | GREELEY

DATE: MARCH 12, 2025
SCALE: 1" = 150'
PROJECT MANAGER: B. MATHISEN
PROJECT: 24-0103
DESIGNED BY: A. ORTIZ
DRAWN BY: M. MORVITS

SAGE FARMS FILING 1

OVERALL GRADING PLAN

Sheet 16 of 55

DRAWING FILENAME: P:\24-0103\Dwg\Sheets\Grading\24-0103_OGRAD.dwg LAYOUT NAME: OG1 DATE: Mar 10, 2025 - 10:23am CAD OPERATOR: MMuehel
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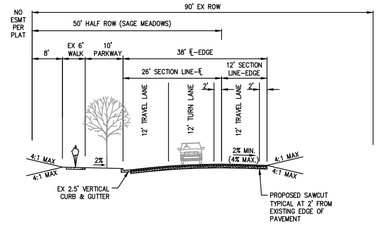
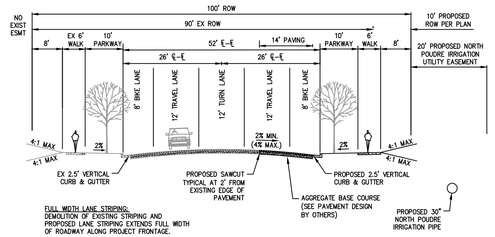


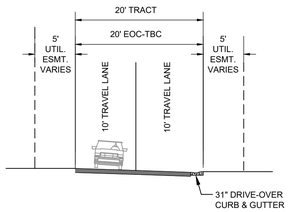
EXISTING G.W. BUSH AVENUE (EAST COUNTY ROAD 60)

(100' RIGHT-OF-WAY - ARTERIAL)



G.W. BUSH AVENUE (EAST COUNTY ROAD 60) FULL BUILD-OUT

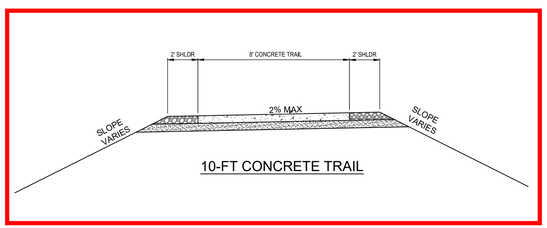
(100' RIGHT-OF-WAY - ARTERIAL)



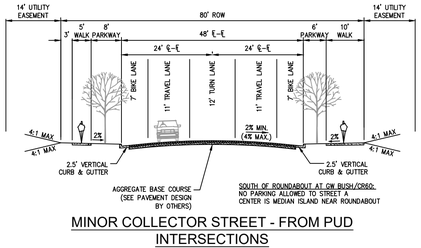
ALLEY OPTION B - FROM PUD

ALLEY A

ALLEY B



10-FT CONCRETE TRAIL

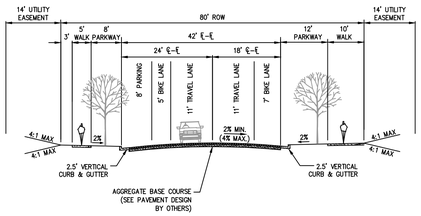


MINOR COLLECTOR STREET - FROM PUD INTERSECTIONS

(80' RIGHT-OF-WAY)

(SOUTHBOUND)

- WILD GRASS LN (STA:10+00.00 - 14+57.00)

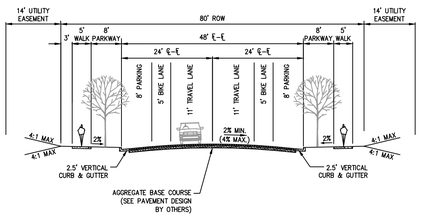


MODIFIED MINOR COLLECTOR STREET

(80' RIGHT-OF-WAY)

(SOUTHBOUND)

- WILD GRASS LN (STA:14+57.00 - 25+32.13)

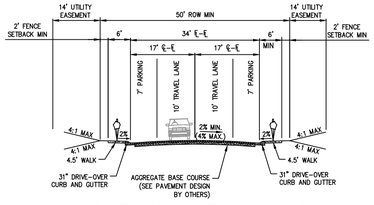


MINOR COLLECTOR STREET - FROM PUD

(80' RIGHT-OF-WAY)

(SOUTHBOUND)

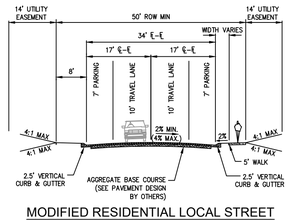
- WILD GRASS LN (STA:25+32.13 - 27+04.73)



RESIDENTIAL LOCAL STREET - FROM PUD ATTACHED SIDEWALK

(50' RIGHT-OF-WAY)

- STREET G (STA:29+49.92 - 38+14.15)
- STREET B
- STREET D
- STREET E
- STREET F
- SAGE MEADOWS DR

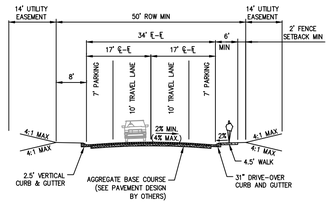


MODIFIED RESIDENTIAL LOCAL STREET DETACHED SIDEWALK

(50' RIGHT-OF-WAY)

(EASTBOUND)

- STREET A (STA: 10+00.00 - 22+93.04)



MODIFIED RESIDENTIAL LOCAL STREET DETACHED SIDEWALK

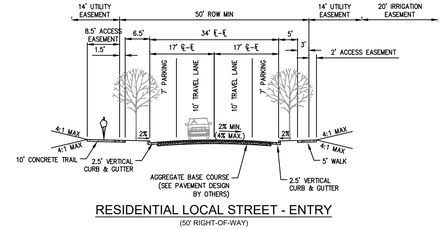
(50' RIGHT-OF-WAY)

(SOUTHBOUND)

- STREET G (STA: 22+93.04 - 29+49.92)

CRITERIA:

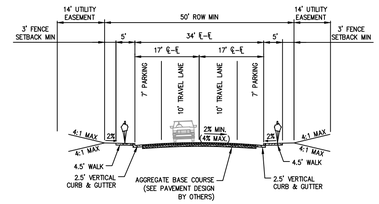
ROADWAY WIDTH: 34' WIDE (WITH PARKING).
RIGHT OF WAY WIDTH: 50' (MIN.) PLUS 28' (MIN.) UTILITY EASEMENT.
BIKE LANES: SHARE STREET.
PARKING: TWO LANES 7' WIDE SHARED WITH BIKES.
PARKWAY: NOT REQUIRED. 6' (MIN.) WIDTH WHERE USED.
SIDEWALK: 5' (MIN.) WIDTH ATTACHED OR DETACHED. ADDITIONAL WIDTH MAY BE REQUIRED WITHIN AND LEADING TO ACTIVITY AREAS.
MEDIAN: NONE. ADDITIONAL WIDTH REQUIRED FOR DEVELOPMENT REQUESTING MEDIANS.
DESIGN SPEED: 25 MPH
SPEED LIMIT: 25 MPH
ACCESS: NO LIMIT.
FENCES: SETBACK A MINIMUM OF 2' FROM THE EDGE OF THE SIDEWALK.
PARKWAY LANDSCAPING: TREE, LAWN, MEDIAN, AND BUFFER AREA LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR HOA.
CURB AND GUTTER: VERTICAL, ROLLOVER, OR DRIVEOVER.



RESIDENTIAL LOCAL STREET - ENTRY

(50' RIGHT-OF-WAY)

- SAGE MEADOWS DR



RESIDENTIAL LOCAL STREET - VERTICAL CURB BOTH SIDES

(50' RIGHT-OF-WAY)

- STREET C

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a professional engineer for the employ of Northern Engineering Services, Inc.

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No. Revisions: By: Date

REVIEW SET
NOT FOR CONSTRUCTION
03/12/2025

PROJECT: 24-0103
DATE: MARCH 12, 2025
DESIGNED BY: A. ORTIZ
SCALE: NA
DRAWN BY: M. MCKVYTS
PROJECT MANAGER: B. MATHISEN

SAGE FARMS FILING 1

TYPICAL STREET SECTIONS

Sheet 3 of 55

DRAWING FILENAME: P:\24-0103\Dwg\Sheets\24-0103_COVR.dwg LAYOUT NAME: TS1 DATE: Mar 10, 2025 - 9:37pm OAD OPERATOR: JDhamm
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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES							
	36	Catalpa speciosa	Western Catalpa	2" B&B	Low - Medium	40 - 65ft. ht.	25 - 40ft. w.
	7	Celtis occidentalis	Common Hackberry	2" B&B	Low - Medium	40 - 65ft. ht.	40 - 65ft. ht.
	22	Gleditsia tnacanthos `Shademaster` TM	Shademaster Locust	2" B&B	Low - Medium	40 - 65ft. ht.	25 - 40ft. w.
	23	Gleditsia tnacanthos var. inermis `Skycole` TM	Skyline Thornless Honey Locust	2" B&B	Low - Medium	40 - 65ft. ht.	25 - 40ft. w.
	11	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2" B&B	Low - Medium	40 - 65ft. ht.	25 - 40ft. w.
	21	Quercus macrocarpa	Burr Oak, Mossycup Oak	2" B&B	Low	25 - 40ft. ht.	40 - 65ft. w.
	45	Quercus robur	English Oak	2" B&B	Medium	40 - 65ft. ht.	40 - 65ft. w.
	35	Ulmus americana `Valley Forge`	Valley Forge American Elm	2" B&B	Medium	40 - fft. ht.	40 - 65ft. w.
	39	Ulmus x 'Morton Glossy'	Triumph™ Elm	2" B&B	Medium	40 - 65ft. ht.	25 - 40ft. w.
EVERGREEN TREES							
	1	Juniperus scopulorum	Rocky Mountain Juniper	#15 CNT.	Low - Medium	25 - 40ft. ht.	10 - 15ft. w.
	12	Picea pungens glauca	Colorado Blue Spruce	6` B&B	Medium	40 - 65ft. ht.	25 - 40ft. w.
	16	Pinus edulis	Pinon Pine	6` B&B	Low	15 - ft. ht.	10 - ft. w.
	3	Pinus nigra	Austrian Black Pine	6` B&B	Medium	40 - 65ft. ht.	25 - 40ft. w.
	11	Pinus ponderosa	Ponderosa Pine	6` B&B	Very low - Medium	> 65ft. ht.	25 - 40ft. w.
ORNAMENTAL TREES							
	6	Acer tatancum `GarAnn`	Hot Wings® Tatarian Maple	6` Clump B&B	Low - Medium	15 - 25ft. ht.	15 - 25ft. w.
	19	Amelanchier canadensis	Shadblow Serviceberry	6` Clump B&B	Medium	15 - 25ft. ht.	10 - 15ft. w.
	3	Crataegus viridis `Winter King`	`Winter King` Hawthorn	1-1/2" B&B	Medium	15 - 25ft. ht.	15 - 25ft. ht.
	13	Malus x `Thunderchild`	Thunderchild Crab Apple	1-1/2" B&B	Medium	15 - 25ft. ht.	10 - 15ft. w.
	3	Prunus x 'POO2S'	Sucker Punch® Chokecherry	1-1/2" B&B	Medium	15 - 25ft. ht.	15 - 25ft. w.
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS							
	1	Artemisia tridentata	Big Sagebrush	#5 CNT	Very low - Low	3 - 6ft. ht.	3 - 6ft. w.
	28	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	#5 CNT.	Low - Medium	18 - 36in. ht.	1 - 3ft. w.
	21	Berberis thunbergii `Rose Glow`	Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	14	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	#5 CNT	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
	10	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	#5 CNT	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
	3	Fallugia paradoxa	Apache Plume	#5 CNT	Very low - Low	3 - 6ft. ht.	3 - 6ft. w.
	6	Lonicera x `Honeyrose`	Honeyrose Honeysuckle	#5 CNT.			
	3	Physocarpus opulifolius `Diablo`	Diablo Ninebark	#5 CNT.	Low	6 - 10ft. ht.	6 - 10ft. w.
	21	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	#5 CNT.	Very low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	7	Spiraea x bumalda `Neon Flash`	Neon Flash Spirea	#5 CNT	Medium	18 - 6ft. ht.	1 - 3ft. w.
	7	Syringa x hyacinthiflora `Mount Baker`	Mount Baker Lilac	#5 CNT.	Low - Medium	10 - 15ft. ht.	
EVERGREEN SHRUBS							
	2	Cytisus purgans 'Spanish Gold'	Spanish Gold Broom	#5 CNT	Very low - Medium	18 - 6ft. ht.	3 - 6ft. w.
	17	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	#5 CNT.	Low - Medium	6 - 18in. ht.	6 - 10ft. w.
	7	Yucca filamentosa 'Bright Edge'	Bright Edge Adam's Needle	#5 CNT	Very low - Medium	18 - 36in. ht.	3 - 6ft. w.
GRASSES							
	7	Bouteloua gracilis `Blonde Ambition`	Blonde Ambition Blue Grama	#1 CNT.	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
	25	Panicum virgatum `Shenendoah`	Burgundy Switch Grass	#1 CNT.	Low	6 - 10ft. ht.	
PERENNIALS							
	3	Achillea x `Moonshine`	Moonshine Yarrow	#1 CNT.	Low	6 - 18in. ht.	1 - 3ft. w.
	7	Artemisia x `Powis Castle`	Powis Castle Artemisia	#1 CNT.	Low	18 - 36in. ht.	3 - 6ft. w.
	12	Eriogonum umbellatum aureum 'Psdowns'	Kannah Creek® Sulphur Buckwheat	#1 CNT	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
	20	Nepeta x `Little Trudy`	Little Trudy Catmint	#1 CNT.	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
	8	Ratibida columnifera	Prairie Coneflower	#1 CNT	Low - Medium	18 - 36in. ht.	1 - 3ft. w.
	3	Tanacetum x 'Robinson's Pink'	Tansy	#1 CNT	Low - Medium	18 - 36in. ht.	
GROUND COVERS							
	58	Cerastium tomentosum	Snow In Summer	#1 CNT.	Very low - Low	6 - 18in. ht.	1 - 3ft. w.
	22 sf	Zinnia grandiflora 'Gold On Blue'	Gold On Blue Rocky Mountain Zinnia	#1 CNT.	Very low - Medium	< 6in. ht.	< 1ft. w.
SEED/SOD							
	105,920 sf	Low Water Turf	Dryland Pasture Mix	Seed	Very low - Low		
	146,855 sf	Moderate Water Turf	Dura Turf Plus Mix	Sod	Medium - High		
	399,384 sf	Native Seed	Upland Seed Mix	Seed	Very low - Low		
	57,519 sf	Native Seed	Detention Basin Seed Mix	Seed	Very low - Low		

SEEDING NOTES:

1. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH LOOSENING AND ADDITION OF AMENDMENTS THAT PROMOTE WATER ABSORPTION AND RELEASE. THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
3. FOR NATIVE SEED: APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
5. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED. AN EROSION CONTROL BLANKET SHALL BE INSTALLED AS NOTED ON THE LANDSCAPE PLAN. EROSION CONTROL BLANKET MAY BE USED AS AN ALTERNATE TO CRIMPED STRAW AREAS THAT ARE INACCESSIBLE TO EQUIPMENT. THE EROSION CONTROL BLANKET SHALL BE, WESTERN EXCELSIOR CORPORATION, EXCEL SR-1 ALL NATURAL, OR EQUAL.
7. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RE-SEEDING AS NEEDED TO ESTABLISH COVER.
8. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
9. PROVIDE SUPPLEMENTAL WATERING OF SEEDED AREAS AS NEEDED TO MAINTAIN PROPER MOISTURE GERMINATION. MONITOR IRRIGATION APPLICATION AND FREQUENCY TO PREVENT SOIL EROSION. SUPPLEMENTAL IRRIGATION TO BE APPLIED BY PORTABLE SPRINKLER OR TEMPORARY IRRIGATION SYSTEM.

LOW WATER TURF MIX - DRYLAND PASTURE MIX - (AS AVAILABLE FROM ARKANSAS SEED COMPANY)

TETRAPLOID PERENNIAL RYE	20%
SMOOTH BROME, LINCOLN	20%
PAIUTE ORCHARDGRASS	15%
HYCREST CRESTED WHEATGRASS	15%
PUBESCENT WHEATGRASS	15%
DAHURIAN WILDRYE	15%

SEED RATE: 5 LBS / 1,000 SF

DETENTION BASIN MIX

COMMON NAME	SCIENTIFIC NAME	LBS/PLS/ ACRE
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS SSP. LANCEOLATUS	1.36
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7

TOTAL FOR DETENTION BASIN MIX 10.85 LBS/PLS/ACRE

UPLAND MIX

COMMON NAME	SCIENTIFIC NAME	LBS/PLS/ACRE
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	1.01
SWITCHGRASS	PANICUM VIRGATUM	0.71
WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.04

TOTAL FOR UPLAND MIX 10.20 LBS/PLS/ACR

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EDGING
	ROCK MULCH / PLANTING BED
	IRRIGATION POND
	PARK BENCH
	BOULDER SEAT ROCK
	PLAYGROUND CHIPS

GENERAL NOTES:

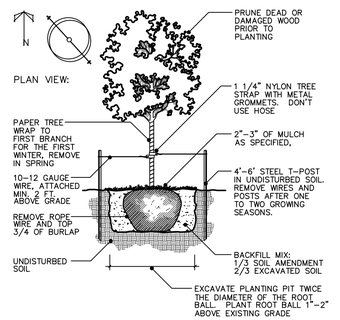
1. FINAL GRADE SHALL MAINTAIN SMOOTH FLOWING LAND FORMS, FREE OF VEGETATION, SURFACE DEBRIS, BUMPS, AND/OR DEPRESSIONS.
2. REQUIRED PLANT MATERIALS SHALL BE GROWN IN A LICENSED NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED, VIGOROUS STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY AND FREE OF DISEASES, INSECTS AND INJURIES.
3. ALL PLANTS SHALL CONFORM TO STANDARDS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY, BALL AND BURLAPPING AS STATED IN THE AMERICAN STANDARD FOR NURSERY STOCK, 1990 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN-ASNS) AND THE COLORADO NURSERY ACT OF 1965 (CNA).
4. MINOR CHANGES IN PLANT SPECIES AND LOCATION MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS AND PLANT AVAILABILITY. OVERALL QUALITY AND QUANTITY OF PLANT MATERIAL SHALL BE CONSISTENT WITH THE APPROVED LANDSCAPE PLAN. IN THE EVENT OF CONFLICT BETWEEN PLANT QUANTITIES IN THE PLANT SCHEDULE AND SPECIES ILLUSTRATED, THE SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
5. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO, AT LEAST (3) BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO EXCAVATION / DIGGING.
6. ALL LANDSCAPING SHALL BE IRRIGATED WITH AN EFFICIENT, AUTOMATED UNDERGROUND IRRIGATION SYSTEM AS REQUIRED FOR PLANT ESTABLISHMENT AND MAINTENANCE.
   - 6.1. USE OF NONTREATED (NON-POTABLE) WATER FOR IRRIGATION IS REQUIRED IF A PERMANENT, SUITABLE SUPPLY IS AVAILABLE.
   - 6.2. TEMPORARY ABOVE GROUND IRRIGATION MAY BE USED TO ESTABLISH NATIVE GRASSES AND VEGETATION BUT MUST BE REMOVED FOLLOWING THE SECOND GROWING SEASON AFTER INSTALLATION.
   - 6.3. ALL IRRIGATION SYSTEMS SHALL CONSIST OF EFFICIENT EQUIPMENT SUCH AS:
     - 6.3.1. CONTROLLERS TIED TO A WEATHER APPLICATION TO ENSURE SYSTEM EFFICIENCY;
     - 6.3.2. RAIN SENSORS; AND/OR
     - 6.3.3. EFFICIENT SPRAY HEADS SUCH AS THE HUNTER MP ROTATOR
   - 6.4. GUARANTEE OF INSTALLATION. REQUIRED LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO) FOR ALL NEW CONSTRUCTION AND REDEVELOPED SITES. IF WEATHER CONDITIONS PREVENT INSTALLATION, THE DEVELOPER SHALL POST A FINANCIAL GUARANTEE FOR THE IMPROVEMENTS IN AN AMOUNT EQUAL TO ONE HUNDRED TWENTY-FIVE PERCENT (125%) OF AN APPROVED LINE-ITEM COST ESTIMATE. THE GUARANTEE SHALL BE RELEASED UPON COMPLETION OF THE INSTALLATION OF THE LANDSCAPING AND ACCEPTANCE BY THE TOWN.
   - 6.5. MAINTENANCE. TO PROVIDE FOR THE ONGOING HEALTH AND APPEARANCE OF LANDSCAPE IMPROVEMENTS, ALL LANDSCAPING SHALL BE MAINTAINED AND REPLACED BY THE LANDOWNER OR OCCUPANT AS NECESSARY. UNLESS THE TOWN HAS SPECIFICALLY AGREED IN A DEVELOPMENT AGREEMENT TO TAKE OVER MAINTENANCE OF LANDSCAPING, THE LANDOWNER OR OCCUPANT IS RESPONSIBLE FOR MAINTENANCE.
7. LANDSCAPING SHALL BE NO MORE THAN THIRTY (30") INCHES HIGH WHEN LOCATED IN A SIGHT DISTANCE TRIANGLE.
8. TREES MAY NOT BE LOCATED WITHIN FIVE FEET (5') OF GAS, ELECTRIC, AND CABLE LINES.
9. TREES SHALL NOT BE LOCATED WITHIN TEN FEET (10') OF WATER AND SEWER LINES.
10. ORNAMENTAL TREES SHALL NOT BE LOCATED WITHIN FIFTEEN FEET (15') OF STREETLIGHTS.
11. SHADE TREES SHALL NOT BE LOCATED WITHIN FORTY FEET (40') OF STREETLIGHTS.

LANDSCAPE CONSTRUCTION NOTES

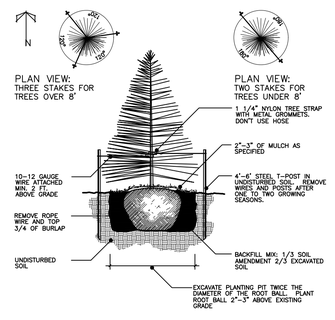
1. PLANTING BED - SHREDDED WOOD MULCH - SHREDDED REDWOOD AT A 4" DEPTH. WOOD MULCH TO COMPRISE A MINIMUM OF 60% OF THE PLANTING BED AREA.. COBBLE MULCH - 3"-6" LOCAL RIVER COBBLE ACCENTS BORDER AROUND THE PERIMETER OF THE PLANTING BED (12"-25" WIDE IRREGULAR BORDER). PLACE OVER WEED BARRIER FABRIC.
2. TREE RINGS - ALL TREES IN TURF, NATIVE SEED AND COBBLE MULCH AREAS SHALL HAVE A 4-FOOT DIAMETER RING OF 4" DEEP WOOD CHIP MULCH.
3. SHRUB / PERENNIAL RINGS - ALL SHRUBS / PERENNIALS IN COBBLE AREAS SHALL RECEIVE A 4" DEPTH OF SHREDDED REDWOOD MULCH, UNDER THE DRIPLINE OF THE PLANT.
4. BOULDER RETAINING & OUTCROPPINGS TO BE COLORADO BUFF FLAGSTONE - AS AVAILABLE FROM ARKINS PARK STONE, LOVELAND, COLORADO. 20% TO BE 1 TON, 50% TO BE 0.75 TONS, AND 30% TO BE 0.5 TON. HEIGHT RANGE TO BE 18"-30".
5. STEEL EDGING - PRO-STEEL EDGING - PS14-14 GAUGE, OR APPROVED EQUIVALENT. INSTALL BETWEEN SOD / SEED & MULCH / COBBLE / MOW STRIP, AS SHOWN ON THE LANDSCAPE PLAN.
6. WEED BARRIER - ALL COBBLE AND WOOD MULCH AREAS SHALL RECEIVE TYPAR WEED BARRIER FABRIC OR APPROVED EQUIVALENT INSTALLED UNDER THE MULCH. OVERLAP SEAMS A MINIMUM OF 6". AT OVERLAP LOCATIONS AND EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND EDGING, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.
7. SOIL PREPARATION: ALL LANDSCAPE AREAS SHALL BE AMENDED WITH ORGANIC COMPOST AT A RATE OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET (4 CU YDS/1,000 SF), TILLED INTO THE TOP EIGHT INCHES (8") OF SOIL. AREAS PLANTED WITH NATIVE GRASS SEED MIXES CAN REDUCE THE COMPOST RATE TO TWO CUBIC YARDS PER ONE THOUSAND SQUARE FEET (2 CU YDS/1,000 SF)
8. SOIL BACKFILL FOR ALL PLANTINGS SHALL BE AMENDED WITH DAIRY COMPOST (OR APPROVED EQUAL) AT A RATE OF 1/3 COMPOST TO 2/3 SOIL EXCAVATED FROM THE PLANTING PIT.

WATER USE ESTIMATE

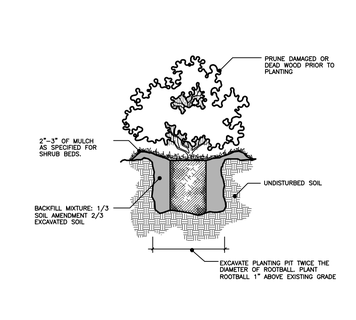
Landscape Type	Irrigated Area (sq. ft.)	Average Water Use (gal/sf/yr)	Water Budget (gallons)
High Water Use	146,855	11.20	1,644,776
Moderate Water Use	9,114	9.25	84,305
Low Water Use	105,920	6.25	662,000
Xeric Water Use	456,903	1.10	502,593
TOTAL	718,792	4.03	2,893,674



1 DECIDUOUS TREE PLANTING
NTS 329343.39-01



2 CONIFEROUS TREE PLANTING
NTS 329343.39-02



3 SHRUB PLANTING
NTS 329333.13-04

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Centennial Design, LLC
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970.217.4955
centennialdesign@hotmail.com

All drawings and written material appearing herein constitute the original and unpublished work of the Landscape Architect / Irrigation Designer and may not be duplicated, used or disclosed without the written consent of the Landscape Architect.

DATE:
NO. REVISIONS:
PROJECT NUMBER: C530
DATE: 03-11-25
PREPARED FOR:

SAGE FARMS PUD
Wellington, Colorado

Landscape Cover Sheet

SHEET:
L-1

MONUMENT SIGN

AREA A
SHEET L-8

SAGE MEADOWS DR

LANDSCAPE BERM (TYP)

CONCRETE ACCESS DRIVE

STREET E

STREET F

STREET G

AREA B
SHEET L-8

PARK BENCH (TYP)

PUMP HOUSE

INTAKE PIPE AND SCREEN

POND 1

POND 2

AREA C
SHEET L-9

POCKET PARK
XERISCAPE
GARDEN AND
SEATING AREA

10' WIDE
CONCRETE
TRAIL (TYP)

MATCH-LINE

MATCH-LINE

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

COLORADO 811

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NO. REVISIONS: DATE:

PROJECT NUMBER: C530

DATE: 03-11-25

PREPARED FOR:

SAGE FARMS PUD
Wellington, Colorado

Landscape Plan

SHEET:
L-2

MONUMENT SIGN

AREA D
SHEET L-9

STREET A

STREET D

STREET E

WILD GRASS LN

MATCH-LINE

MATCH-LINE

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

COLORADO 811

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NO. REVISIONS: DATE:

PROJECT NUMBER: C530

DATE: 03-11-25

PREPARED FOR:

SAGE FARMS PUD

Wellington, Colorado

Landscape Plan

SHEET:

L-3

MATCH-LINE

STREET B

STREET H

STREET D

STREET C

WILD GRASS LN

MATCH-LINE

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

COLORADO 811

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NO. REVISIONS: DATE:

PROJECT NUMBER: C530 DATE: 03-11-25

PREPARED FOR:

SAGE FARMS PUD

Wellington, Colorado

Landscape Plan

SHEET: L-4

SHEET: L-5

SAGE FARMS PUD

Wellington, Colorado

Landscape Plan

PREPARED FOR:

PROJECT NUMBER: C530

DATE: 03-11-25

NO. REVISIONS: DATE:

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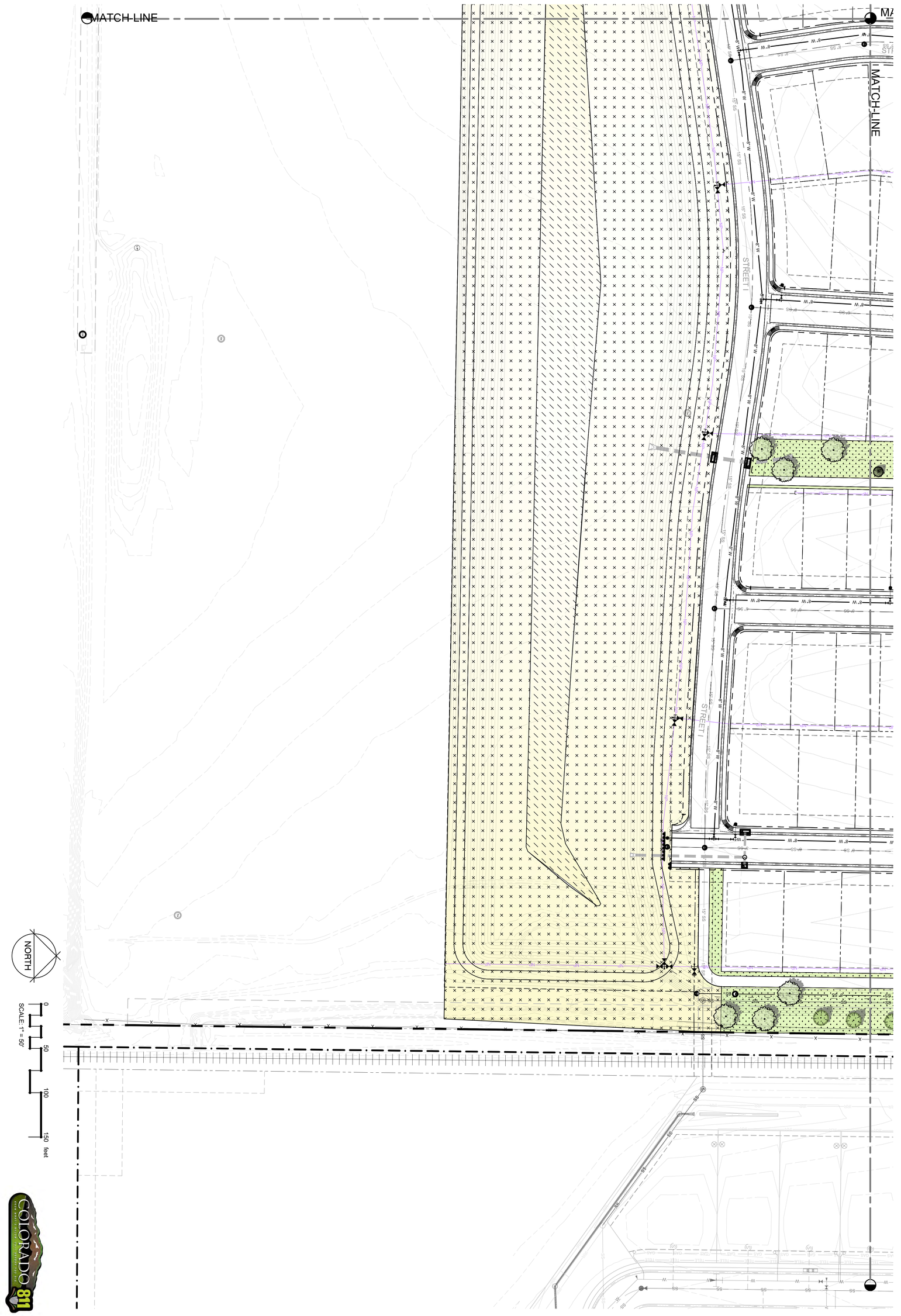

SHEET: L-6

SAGE FARMS PUD

Wellington, Colorado

Landscape Plan

PREPARED FOR:

PROJECT NUMBER: C530

DATE: 03-11-25

NO. REVISIONS: DATE:

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MATCH-LINE

MATCH-LINE

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

COLORADO 811

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NO. REVISIONS: DATE:

PROJECT NUMBER: C530

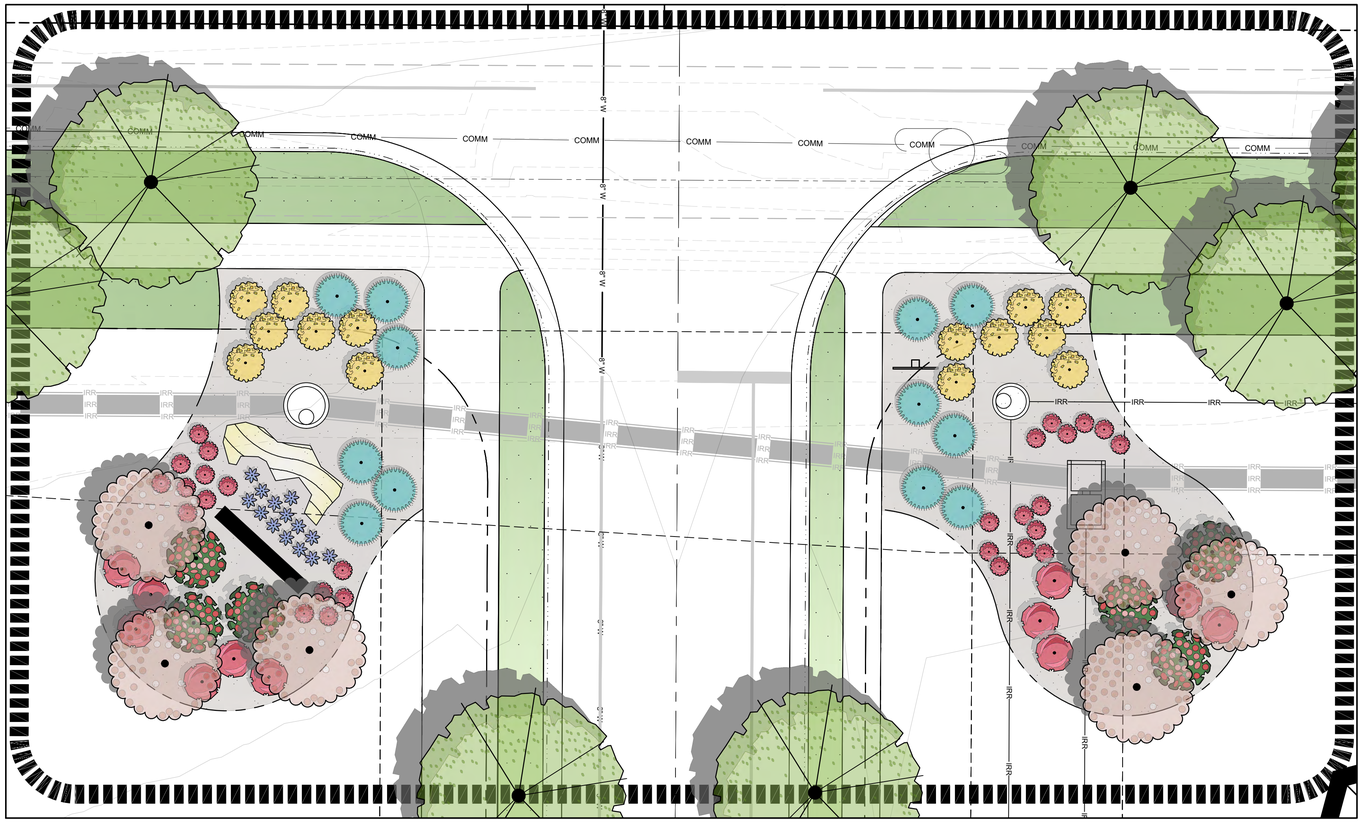
DATE: 03-11-25

PREPARED FOR:

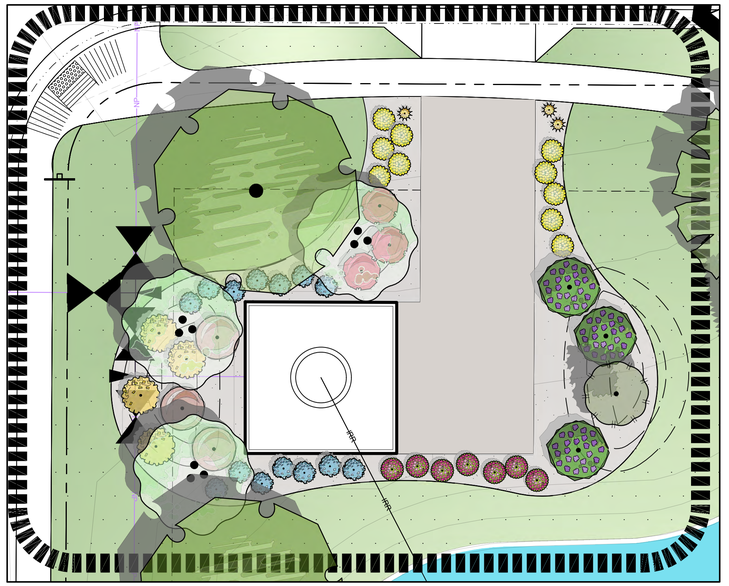
SAGE FARMS PUD
Wellington, Colorado

Landscape Plan

SHEET:
L-7



AREA A



AREA B

PLANT SCHEDULE A

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	28	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	#5 CNT.	Low - Medium	18 - 36in. ht.	1 - 3ft. w.
	11	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	6	Lonicera x `Honeyrose` / Honeyrose Honeysuckle	#5 CNT.	Low - Medium	10 - 15ft. ht.	8 - 10ft. w.
	14	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	#5 CNT.	Very low - Medium	3 - 6ft. ht.	3 - 6ft. w.
EVERGREEN SHRUBS						
	12	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	#5 CNT.	Low - Medium	6 - 18in. ht.	6 - 10ft. w.
PERENNIALS						
	14	Nepeta x `Little Trudy` / Little Trudy Catmint	#1 CNT.	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
GROUND COVERS						
	36	Cerastium tomentosum / Snow In Summer	#1 CNT.	Very low - Low	6 - 18in. ht.	1 - 3ft. w.

PLANT SCHEDULE B

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	3	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	14	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	#5 CNT	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
	10	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	#5 CNT	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
	3	Physocarpus opulifolius `Diablo` / Diablo Ninebark	#5 CNT.	Low	6 - 10ft. ht.	6 - 10ft. w.
	4	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	#5 CNT.	Very low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	7	Spiraea x bumalda `Neon Flash` / Neon Flash Spirea	#5 CNT	Medium	18 - 6ft. ht.	1 - 3ft. w.
	3	Syringa x hyacinthiflora `Mount Baker` / Mount Baker Lilac	#5 CNT.	Low - Medium	10 - 15ft. ht.	6 - 10ft. w.
GRASSES						
	3	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama	#1 CNT.	Very low - Low	18 - 36in. ht.	1 - 3ft. w.

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

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NO. REVISIONS: DATE:

PROJECT NUMBER: C530

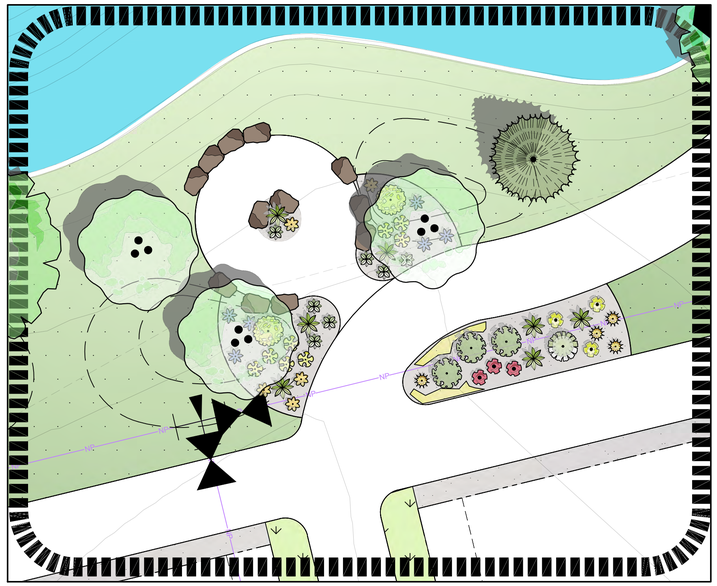
DATE: 03-11-25

PREPARED FOR:

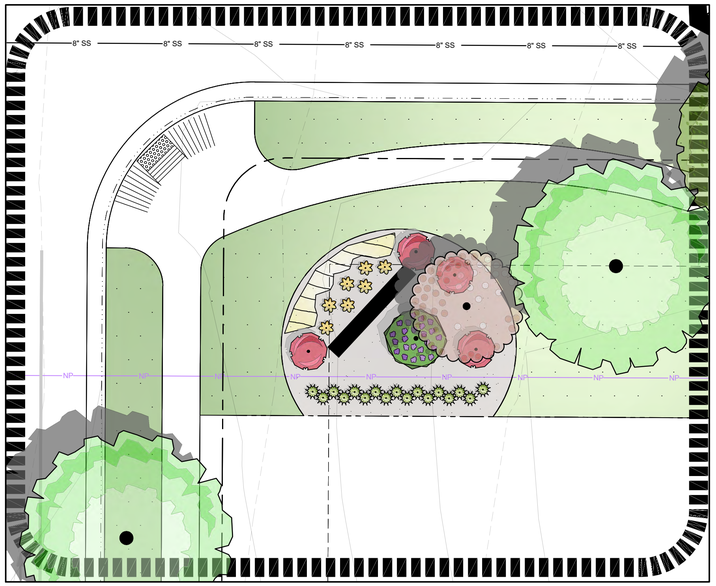
SAGE FARMS PUD
Wellington, Colorado

Landscape Plan - Planting Beds

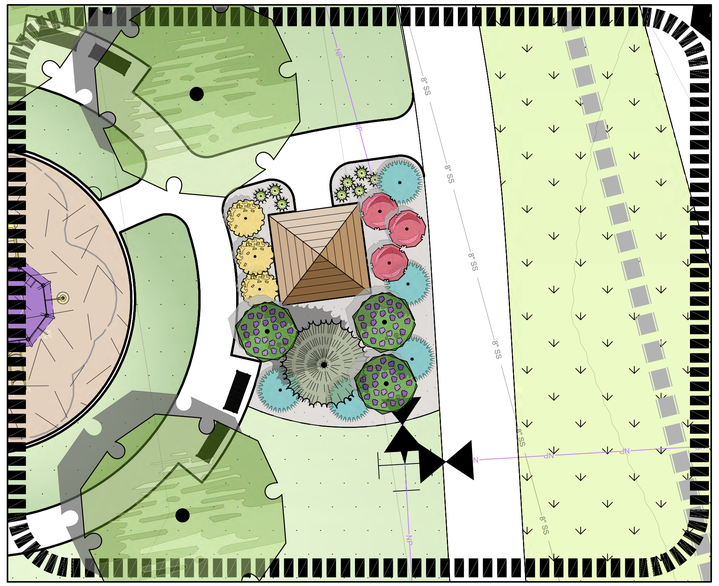
SHEET: L-8



AREA C



AREA D



AREA E

PLANT SCHEDULE C

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	1	Artemisia tridentata / Big Sagebrush	#5 CNT	Very low - Low	3 - 6ft. ht.	3 - 6ft. w.
	3	Fallugia paradoxa / Apache Plume	#5 CNT	Very low - Low	3 - 6ft. ht.	3 - 6ft. w.
EVERGREEN SHRUBS						
	2	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	#5 CNT	Very low - Medium	18 - 6ft. ht.	3 - 6ft. w.
	7	Yucca filamentosa 'Bright Edge' / Bright Edge Adam's Needle	#5 CNT	Very low - Medium	18 - 36in. ht.	3 - 6ft. w.
GRASSES						
	4	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama	#1 CNT.	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
PERENNIALS						
	3	Achillea x `Moonshine` / Moonshine Yarrow	#1 CNT.	Low	6 - 18in. ht.	1 - 3ft. w.
	7	Artemisia x `Powis Castle` / Powis Castle Artemisia	#1 CNT.	Low	18 - 36in. ht.	3 - 6ft. w.
	4	Eriogonum umbellatum aureum 'Psdowns' / Kannah Creek® Sulphur Buckwheat	#1 CNT	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
	5	Nepeta x `Little Trudy` / Little Trudy Catmint	#1 CNT.	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
	6	Ratibida columnifera / Prairie Coneflower	#1 CNT	Low - Medium	18 - 36in. ht.	1 - 3ft. w.
	3	Tanacetum x 'Robinson's Pink' / Tansy	#1 CNT	Low - Medium	18 - 36in. ht.	
GROUND COVERS						
	22 sf	Zinnia grandiflora 'Gold On Blue' / Gold On Blue Rocky Mountain Zinnia	#1 CNT.	Very low - Medium	< 6in. ht.	< 1ft. w.

PLANT SCHEDULE D

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	4	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	1	Syringa x hyacinthiflora `Mount Baker` / Mount Baker Lilac	#5 CNT.	Low - Medium	10 - 15ft. ht.	6 - 10ft. ht.
GRASSES						
	17	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	#1 CNT.	Low	6 - 10ft. ht.	
PERENNIALS						
	7	Eriogonum umbellatum aureum 'Psdowns' / Kannah Creek® Sulphur Buckwheat	#1 CNT	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
GROUND COVERS						
	22	Cerastium tomentosum / Snow In Summer	#1 CNT.	Very low - Low	6 - 18in. ht.	1 - 3ft. w.

PLANT SCHEDULE E

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	3	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	3	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	#5 CNT.	Very low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	3	Syringa x hyacinthiflora `Mount Baker` / Mount Baker Lilac	#5 CNT.	Low - Medium	10 - 15ft. ht.	6 - 10ft. ht.
EVERGREEN SHRUBS						
	5	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	#5 CNT.	Low - Medium	6 - 18in. ht.	6 - 10ft. w.
GRASSES						
	8	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	#1 CNT.	Low	6 - 10ft. ht.	

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

COLORADO 811

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NO. REVISIONS:

DATE:

PROJECT NUMBER: C530

DATE: 03-11-25

PREPARED FOR:

SAGE FARMS PUD
Wellington, Colorado

Landscape Plan - Planting Beds

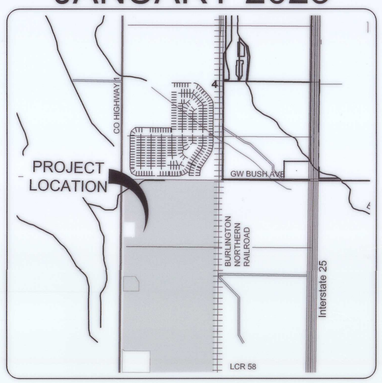
SHEET: L-9

ZONING MAP FOR
SAGE FARMS P.U.D.

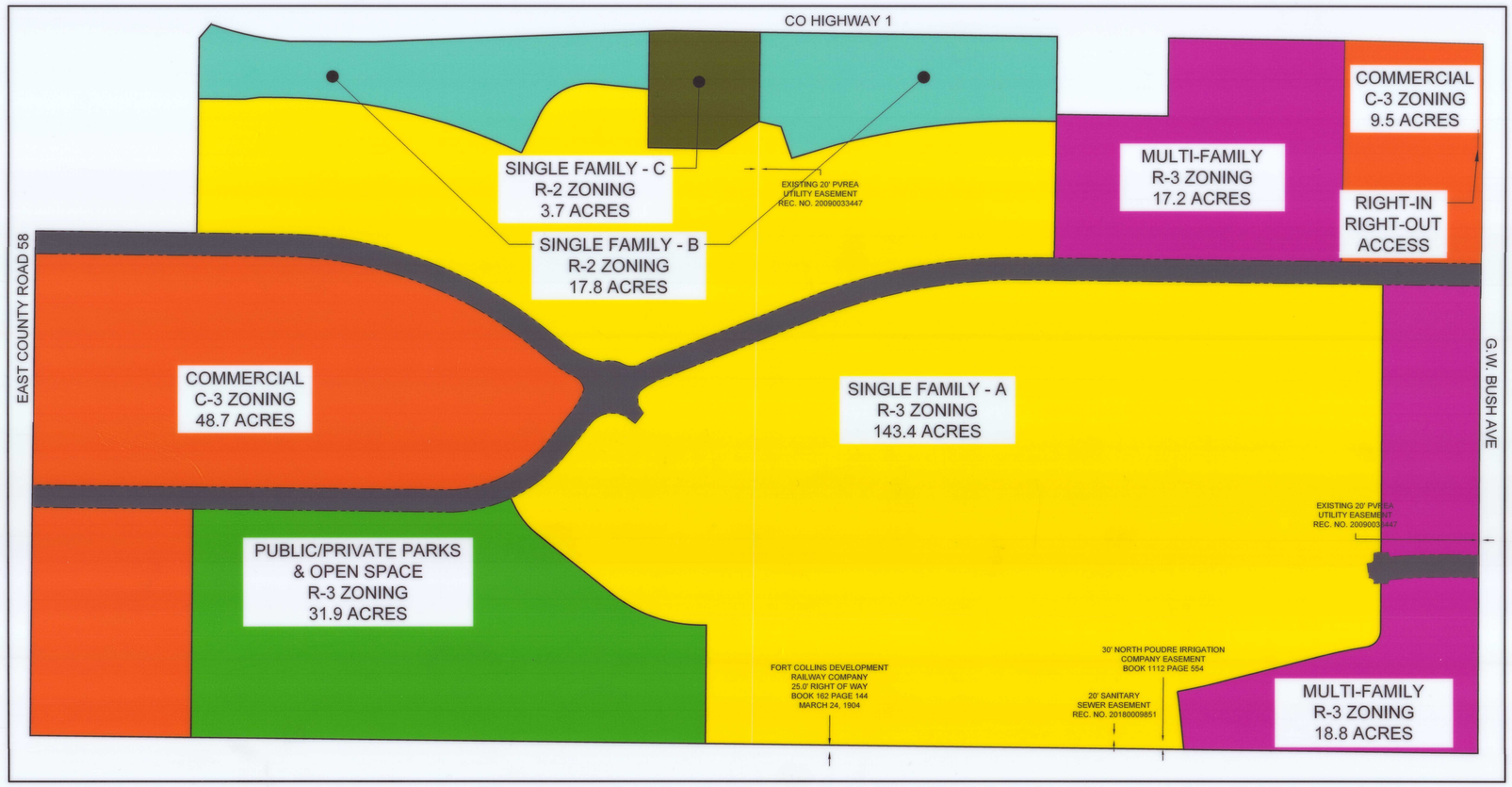
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Attachment H

JANUARY 2023



VICINITY MAP
1"=2000'



250 0 250 500 750 Feet
(IN FEET)
1 inch =250 ft.

PROJECT TEAM:

APPLICANT
FC Farm Holding, LLC and Sipes Farm Holding, LLC
Mr. Daren Roberson
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

SITE ENGINEER
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

LAND PLANNER
Pinecrest Planning and Design, LLC
Mr. Tom Dugan
4225 Westshore Way
Fort Collins, CO 80525
(970) 566-4714

OWNERS
FC Farm Holdings, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

and

Sipes Farm Holding, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

LEGAL DESCRIPTION

A parcel of land being the Northwest Quarter of Section Nine (9) and a portion of the Southwest Quarter of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

EXCEPTING THEREFROM the East 25.00 feet for railroad right of way.

ALSO EXCEPTING THEREFROM those parcels described in Deeds recorded April 20, 1964 in Book 1244 at Page 319, and June 5, 1979 in Book 1958 at Page 277, and August 2, 1990 as Reception No. 90033927, all of the Records of Larimer County.

TOGETHER WITH Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County.

Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

NOTE:
This Zoning Map is not a statutory monumented land survey as defined by the State of Colorado. Monuments depicted and or referenced hereon are for reference purposes only. This Zoning Map may be subject to rights, easements, rights-of-way, covenants and restrictions of record.

LEGEND

- MUTLI-FAMILY RESIDENTIAL - R-3
- SINGLE FAMILY RESIDENTIAL (A) - R-3
- SINGLE FAMILY RESIDENTIAL (B) - R-2
- SINGLE FAMILY RESIDENTIAL (C) - R-2
- COMMERCIAL - C-3
- PARKS/OPEN SPACE - R-3

LAND USE DATA

Land Use Type	Area (acres)	Maximum Density (units/acre)	Maximum GLA (sq. ft.)	Percent of Total Area (%)
Single Family - A	141.8	6.0		48.7%
Single Family - B	17.8	3.0		6.1%
Single Family - C	3.7	3.0		1.3%
Multi-Family	36.0	12.0		12.4%
Commercial	58.2	16.0	585,000	20.0%
Public/Private Parks & Open Space	33.6			11.5% (of Total) 16.8% (of Residential)
On-Site Total	291.0			100.0%
Additional Areas				
BNSF Right-of-way	6.1			
CR 58 Right-of-way	3.4			
Total	300.5			

Zoning: PUD - Planned Unit Development Overlay District

APPROVAL CERTIFICATES

PLANNING COMMISSION CERTIFICATE

Approved this 7TH day of AUGUST, 2023, by the Town Planning and Zoning Commission, Wellington, Colorado.

Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this 23RD day of JANUARY, 2024, by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by other and not the towns.

Mayor

Attest:

Town Clerk

TOWN OF WELLINGTON SEAL COLORADO

Revisions: No. By: Date:

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless they are signed and sealed by a Professional Engineer employed by Northern Engineering Services, Inc.

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

DATE: 01/23/2024
SCALE: 1"=250'
REVIEWED BY: B.T.
PROJECT: 992-008
CLIENT: SAGE HOMES
DRAWN BY: S.P.

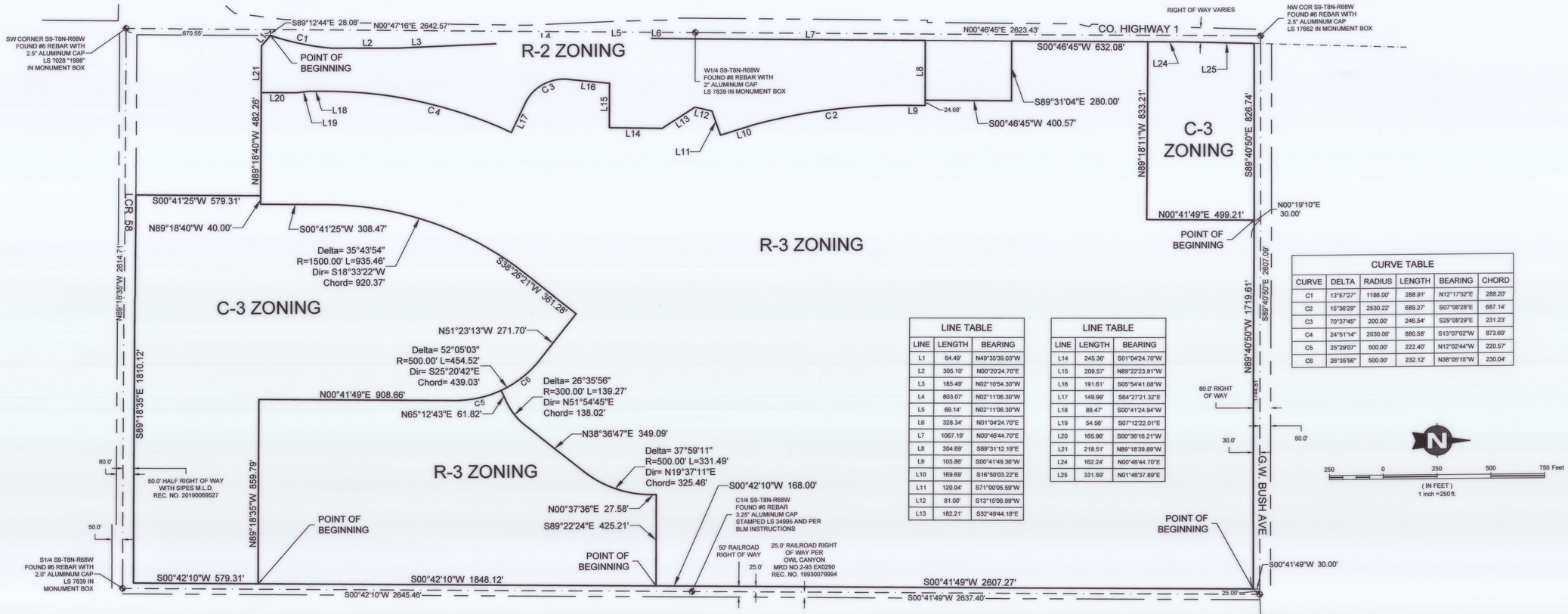
SAGE FARMS P.U.D.

ZONING MAP

Sheet 1 Of 4 Sheets

ZONING MAP FOR
SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	13°57'27"	1186.00'	288.91'	N12°17'52"E	288.20'
C2	15°36'29"	2530.22'	689.27'	S07°06'28"E	687.14'
C3	70°37'45"	200.00'	246.54'	S29°08'29"E	231.23'
C4	24°51'14"	2030.00'	880.58'	S13°07'02"W	873.69'
C5	25°29'07"	500.00'	222.40'	N12°02'44"W	220.57'
C6	26°35'56"	500.00'	232.12'	N38°05'15"W	230.04'

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.49'	N49°35'39.03"W
L2	305.10'	N00°20'24.70"E
L3	185.49'	N02°10'54.30"W
L4	803.07'	N02°11'06.30"W
L5	69.14'	N02°11'06.30"W
L6	328.34'	N01°04'24.70"E
L7	1067.19'	N00°46'44.70"E
L8	304.69'	S89°31'12.19"E
L9	105.86'	S00°41'49.36"W
L10	169.69'	S16°50'03.22"E
L11	120.04'	S71°00'05.59"W
L12	81.00'	S13°15'06.99"W
L13	182.21'	S32°49'44.18"E

LINE TABLE		
LINE	LENGTH	BEARING
L14	245.36'	S01°04'24.70"W
L15	209.57'	N89°22'23.91"W
L16	191.61'	S05°54'41.08"W
L17	149.99'	S64°27'21.32"E
L18	88.47'	S00°41'24.94"W
L19	54.56'	S07°12'22.01"E
L20	165.96'	S00°36'16.21"W
L21	218.51'	N89°18'39.89"W
L24	162.24'	N00°46'44.70"E
L25	331.59'	N01°46'37.89"E

(IN FEET)
1 inch =250 ft.

ZONE R-2 (SINGLE FAMILY RESIDENTIAL)

A parcel of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the Southwest Corner of Section 9, being monumented by a No. 6 Rebar with a 2 1/2" aluminum cap Stamped "LS 7028 1998" in a monument box and assuming the West line of the Southwest Quarter of said Section 9 as bearing North 00° 47' 16" East a distance of 2642.57 feet, being monumented on the North by a #6 rebar with a 2" aluminum cap stamped "LS 7839" in a monument box with all bearings contained herein relative thereto.
THENCE North 00° 47' 16" East along said West line of the Southwest Quarter of Section 9 a distance of 670.55 feet;
THENCE South 89° 12' 44" East a distance of 28.08 feet to the beginning point of a curve non-tangent to this course and to the **POINT OF BEGINNING.**

The following 7 courses are along the Easterly Right of Way line of Hwy 1:
THENCE along the arc of a curve concave to the Northwest a distance of 288.91 feet, said curve has a Radius of 1186.00 feet and is subtended by a Chord bearing North 12° 17' 52" East a distance of 288.20 feet to a line non-tangent to this curve;
THENCE North 00° 20' 25" East a distance of 305.10 feet;
THENCE North 02° 10' 54" West a distance of 185.49 feet;
THENCE North 02° 11' 06" West a distance of 803.07 feet;
THENCE North 02° 11' 06" West a distance of 69.14 feet;
THENCE North 01° 04' 25" East a distance of 328.34 feet;
THENCE North 00° 46' 45" East a distance of 1067.19 feet;

THENCE South 89° 31' 12" East a distance of 304.69 feet;
THENCE South 00° 41' 49" West a distance of 105.86 to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the East a distance of 689.27 feet, said curve has a Radius of 2530.22 feet and is subtended by a Chord bearing South 07° 06' 28" East a distance of 687.14 to a line non-tangent to this curve;
THENCE South 16° 50' 03" East a distance of 169.69 feet;
THENCE South 71° 13' 00" West a distance of 20.04 feet;
THENCE South 70° 57' 30" West a distance of 100.00 feet;
THENCE South 13° 15' 07" West a distance of 81.00 feet;
THENCE South 32° 49' 44" East a distance of 182.21 feet;
THENCE South 01° 04' 25" West a distance of 245.36 feet;
THENCE South 89° 22' 24" West a distance of 209.57 feet;
THENCE South 05° 54' 41" West a distance of 191.61 to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Northeast a distance of 246.54 feet, said curve has a Radius of 200.00 feet and is subtended by a Chord bearing South 29° 08' 29" East a distance of 231.23 to a Point of Tangency;
THENCE South 64° 27' 21" East a distance of 149.99 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southeast a distance of 880.58 feet, said curve has a Radius of 2030.00 feet and is subtended by a Chord bearing South 13° 07' 02" West a distance of 873.69 to a Point of Tangency;
THENCE South 00° 41' 25" West a distance of 88.47 feet;
THENCE South 07° 12' 22" East a distance of 54.56 feet;
THENCE South 00° 36' 16" West a distance of 165.96 feet to a point on the Southerly line of Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;
THENCE North 89° 18' 40" West along the said Southerly line of Lot 2 a distance of 218.51'
THENCE North 49° 35' 39" West along the said Southerly line of Lot 2 a distance of 64.49 feet to the **POINT OF BEGINNING**;

Said described parcels of land contains a total of 21.5 acres, more or less (±).

ZONE R-3 (MULTI-FAMILY RESIDENTIAL)

Two parcels of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing N 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto.
THENCE North 89° 40' 50" West along said North line of the Northwest Quarter of Section 9 a distance of 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;
THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line prolongation a distance of 30.00 feet to the intersection of the Westerly line of said Railroad Right of Way and the South line of G.W. Bush Ave and to the **POINT OF BEGINNING**;

THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2607.27 feet to the South line of the Northwest Quarter of said Section 9;
THENCE South 00° 42' 10" West a distance of 168.00 feet;
THENCE North 89° 22' 24" East a distance of 425.21 feet;
THENCE North 00° 37' 36" West a distance of 27.58 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 331.49 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing North 19° 37' 11" West a distance of 325.46 feet to a Point of Tangency;
THENCE South 38° 36' 47" West a distance of 349.09 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 139.27 feet, said curve has a Radius of 300.00 feet and is subtended by a Chord bearing South 51° 54' 45" West a distance of 138.02 feet to a Point of Tangency;
THENCE South 65° 12' 43" East a distance of 61.82 feet to a point on a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southeast a distance of 232.12 feet, said curve has a radius of 500.00 feet and is subtended by a Chord bearing North 38° 05' 15" West a distance of 230.04 feet to a Point of Tangency;
THENCE North 51° 23' 13" West a distance of 271.70 feet;
THENCE South 38° 26' 21" West a distance of 361.28 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southeast a distance of 935.46 feet, said curve has a Radius of 1500.00 feet, a Delta of 35°43'54" and is subtended by a Chord bearing South 18° 33' 22" West a distance of 920.37 feet to a Point of Tangency.
THENCE South 00° 41' 25" West a distance of 308.47 feet;
THENCE North 89° 18' 40" West a distance of 40.00 feet to a point on the Southerly line of Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;
THENCE North 89° 18' 40" West along the said Southerly line of Lot 2 a distance of 482.26 feet;
THENCE North 00° 36' 16" East a distance of 165.96 feet;
THENCE North 07° 12' 22" West a distance of 54.56 feet;
THENCE North 00° 41' 25" East a distance of 88.47 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 880.58 feet, said curve has a Radius of 2030.00 feet, a Delta of 024°51'14" and is subtended by a Chord bearing North 13° 07' 02" East a distance of 873.69 feet to a line non-tangent to this curve;
THENCE North 64° 27' 21" West a distance of 149.99 feet to a Point of Tangency;
THENCE along the arc of a curve concave to the Northeast a distance of 246.54 feet, said curve has a Radius of 200.00 feet, a Delta of 70°37'45" and is subtended by a Chord bearing North 29° 08' 29" West a distance of 231.23 feet to a line non-tangent to this curve;
THENCE North 05° 54' 41" East a distance of 191.61 feet;
THENCE North 89° 22' 24" East a distance of 209.57 feet;
THENCE North 01° 04' 25" East a distance of 245.36 feet;
THENCE North 32° 49' 44" West a distance of 182.21 feet;
THENCE North 13° 15' 07" East a distance of 81.00 feet;
THENCE North 71° 00' 06" East a distance of 120.04 feet;
THENCE North 16° 50' 03" West a distance of 169.69 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the East a distance of 689.27 feet, said curve has a Radius of 2530.22 feet, a Delta of 15°36'29" and is subtended by a Chord bearing North 07° 06' 28" West 687.14 feet to a line non-tangent to this curve;
THENCE North 00° 41' 49" East a distance of 105.86 feet;
THENCE North 89° 31' 12" West a distance of 24.68 feet;
THENCE North 00° 46' 45" East a distance of 400.57 feet;
THENCE North 89° 31' 04" West a distance of 280.00 feet;
THENCE North 00° 46' 45" East a distance of 632.08 feet;
THENCE South 89° 18' 11" East a distance of 833.21 feet;
THENCE North 00° 41' 49" East a distance of 499.21 feet to a point of the Southerly line of G.W. Bush Avenue being a line parallel to and 30.00 feet Southerly of the North line of the Northwest Quarter of said Section 9;
THENCE South 89° 40' 50" East along said Southerly line of G.W. Bush Avenue a distance of 1719.61 feet to the **POINT OF BEGINNING**;

TOGETHER WITH

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing North 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto.
THENCE North 89° 40' 50" West along the North line of said Section 9 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;
THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2637.27 feet to the South line of the Northwest Quarter of said Section 9;
THENCE South 00° 42' 10" West along said Westerly Railroad Right of Way line a distance of 168.00 feet to the **POINT OF BEGINNING;**

THENCE South 00° 42' 10" West continuing along said Westerly Railroad Right of Way line a distance of 1848.12 feet;
THENCE North 89° 18' 35" West a distance of 859.79 feet;
THENCE North 00° 41' 49" East a distance of 908.66 to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 222.40 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing North 12° 02' 44" West a distance of 220.57 feet to a line non-tangent to this curve;
THENCE North 65° 12' 43" East a distance of 61.82 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 139.27 feet, said curve has a Radius of 300.00 feet and is subtended by a Chord bearing North 51° 54' 45" East a distance of 138.02 feet to a Point of Tangency;
THENCE North 38° 36' 47" East a distance of 349.09 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 331.49 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing North 19° 37' 11" East a distance of 325.46 feet to a Point of Tangency;
THENCE North 00° 37' 36" East a distance of 27.58 feet;
THENCE North 89° 22' 24" East a distance of 425.21 feet to the **POINT OF BEGINNING.**

Said described parcels of land contains a total of 175.3 acres, more or less (±).

ZONE C-3 (COMMERCIAL)

Multiple parcels of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing N 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto.
THENCE North 89° 40' 50" West along said North line of the Northwest Quarter of Section 9 a distance of 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;
THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2637.27 feet to the South line of the Northwest Quarter of said Section 9;
THENCE South 00° 42' 10" West along said Westerly Railroad Right of Way line a distance of 2016.12 feet to the **POINT OF BEGINNING;**

THENCE South 00° 42' 10" West continuing along said Westerly Railroad Right of Way line a distance of 579.31 feet to the Northerly Right of Way line of County Road 58 being parallel to and 50.00 feet Northerly of the South line of the Southwest Quarter of said Section 9;
THENCE North 89° 18' 35" West along said Northerly Right of Way line a distance of 1810.12 feet to the Northerly line of Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;
THENCE North 00° 41' 25" East along said Northerly line of Lot 2 a distance of 579.31 feet to the Northeast Corner of said Lot 2;
THENCE South 89° 18' 40" East a distance of 40.00 feet;
THENCE North 00° 41' 25" East a distance of 308.47 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 935.46 feet, said curve has a Radius of 1500.00 feet, a Delta of 35° 43' 54" and is subtended by a Chord bearing South 18° 33' 22" West a distance of 920.37 feet to a Point of Tangency;
THENCE North 38° 36' 47" East a distance of 303.93 feet;
THENCE South 51° 23' 13" East a distance of 100.00 feet;
THENCE North 38° 26' 21" East a distance of 361.28 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southwest a distance of 454.52 feet, said curve has a Radius of 500.00 feet, a Delta of 52° 05' 03" and is subtended by a Chord bearing South 25° 20' 42" East a distance of 439.03 feet to a Point of Tangency;
THENCE South 00° 41' 49" West a distance of 908.66 feet;
THENCE South 89° 18' 35" East a distance of 859.79 feet to the Westerly Railroad Right of Way line and to the **POINT OF BEGINNING.**

TOGETHER WITH

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing N 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto.
THENCE North 89° 40' 50" West along said North line of the Northwest Quarter of Section 9 a distance of 1744.81 feet;
THENCE South 00° 19' 10" West along a line perpendicular to the aforesaid course a distance of 30.00 feet to the Southerly Right of Way line of G. W. Bush Avenue and to the **POINT OF BEGINNING.**

THENCE South 00° 41' 49" West a distance of 499.21 feet;
THENCE North 89° 18' 11" West a distance of 833.21 feet to the Easterly Right of Way line of Colorado State Highway No. 1;
THENCE North 00° 46' 45" East along said Easterly Right of Way line a distance of 162.24 feet;
THENCE North 01° 46' 38" East continuing along said Easterly Right of Way line a distance of 331.59 feet to the Southerly Right of Way line of G. W. Bush Avenue;
THENCE South 89° 40' 50" East along said Southerly Right of Way line a distance of 826.74 feet to the **POINT OF BEGINNING.**

Said described parcels of land contains a total of 58.21 acres, more or less (±).

NOTE:
This Zoning Map is not a statutory monumented land survey as defined by the State of Colorado. Monuments depicted and or referenced hereon are for reference purposes only. This Zoning Map may be subject to rights, easements, rights-of-way, covenants and restrictions of record.

Revisions: By: Date:

These drawings are instruments of service prepared by Northern Engineering Services, Inc., and are not to be used for any purpose or construction unless specifically authorized in writing by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

DATE: 01/23/2024
SCALE: 1"=250'
REVIEWED BY: B.T.
PROJECT: 992-008
CLIENT: SAGE HOMES
DRAWN BY: S.P.

SAGE FARMS P.U.D.

LEGAL DESCRIPTIONS

ZONING MAP FOR
SAGE FARMS P.U.D.
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

A. STATEMENT OF INTENT

This **Zoning Map** is a PUD - Planned Unit Development Overlay District ("**PUD Zone**") to serve as a master-planned development under Land Use Code 15-3-50 for the zoning of the property consisting of approximately 291.1 acres within the serial annexations for **Sage Farms Annexation and Village at Sage Farms Annexation** to the Town of Wellington, Colorado ("**Town**").

This PUD Zone is a Site Specific Development Plan and a final development plan for this Planned Unit Development under Land Use Code 15-7-20 and under Colorado Revised Statutes Section 24-68-101 et. seq. for vested rights. The duration of the vested rights under this PUD Zone is twenty (20) years from the ordinance effective date for the following zone districts: Single-Family A - R-3 Residential Medium Density District; Single-Family B - R-2 Residential Low Density District; Single-Family C - R-2 Residential Low Density District; and, Multi-Family - R-3 Residential Medium Density District. ("**Residential Vested Rights Period**"). The duration of the vested rights under this PUD Zone is twenty-five (25) years from the ordinance effective date for the following zone districts: Commercial - C-3 Mixed-Use Commercial District; and, Park and Open Space - R-3 Residential Medium Density District ("**Commercial Vested Rights Period**").

This Mixed-Use PUD is intended to create a compatible variety of land uses that provide for a homogeneous development of mixed uses that are in keeping with the property's unique physical aspects including two existing irrigation water wells which can be used for non-potable irrigation of the developed property, access from two existing public roads and unique topography allowing drainage flows along the southeast portion of the property. This zoning map is also in compliance with the Town's Comprehensive Plan. The PUD Zoning Map supplements the underlying standard zone district with modification of lot size, bulk or type of use, density, lot coverage, open space or other considerations that are incompatible and inappropriate for the overall PUD Zone and that do not correspond with existing underlying standard zone district. Lot layout, road alignments and specific multi-family and commercial building siting will be refined at the time of platting with adjustments allowed for each specific development phase and market conditions.

B. ZONING

The zoning for the property is: **PUD - Planned Unit Development Overlay District.**

C. PROJECT SUMMARY CHART

Land Use	Acreage	Maximum Density per acre	Max GLA	% of Total Area
Single Family - A	141.8 acres	6 units/acre		48.7%
Single Family - B	17.8 acres	3 units/acre		6.1%
Single Family - C	3.7 acres	3 units/acre		1.3%
Multi-Family	36.0 acres	12 units/acre		12.4%
Commercial	58.2 acres	16 units/acre	585,000 sq. ft.	20.0%
Public/Private Parks & Open Space	33.6 acres			11.5% of total (16.8% of residential area)
TOTAL	291.1 acres		585,000 sq. ft.	100%

GLA is defined as "Gross Leaseable Area."

D. LAND USE STANDARDS

1. Permitted Uses; Prohibited Uses; Unlisted Uses; Use Specific Standards.

A. Permitted Uses.
Uses permitted in the PUD Zone shall be those uses permitted in the underlying standard zone district for the property unless specifically listed as prohibited or otherwise modified herein. The uses permitted in this PUD Zone are listed in the sections below. All uses for this PUD Zone are defined in Section J, Definitions. If a capitalized term is not defined in Section J or otherwise in this PUD Zone, the definitions in the Municipal Code of the Town of Wellington, Colorado ("**Code**") and the Land Use Code adopted March 22, 2022 (Ordinance No. 07-2022) ("**Land Use Code**") apply. The terms in this PUD Zone control in the event of a conflict with the Code or the Land Use Code.

B. Prohibited Uses.
Uses prohibited in the PUD Zone shall be those uses prohibited in the underlying standard zone district for the property unless specifically listed as permitted or otherwise modified herein. Development or use of a property for any other use not specifically allowed in this PUD Zone and approved under the appropriate process is prohibited.

C. Unlisted Uses.
If a proposed use is not specifically listed below, the Planning Director shall determine whether the use is permitted or not permitted. This determination shall be based upon the similarity in nature and character to one or more uses that are listed as permitted in each district under this PUD Zone. In making this determination, the Planning Director may refer for guidance to the factors set forth for unlisted uses in Section 15-4-30 of the Land Use Code, as may be amended, provided that any amendment to such factors adopted during the Residential Vested Rights Period or the Commercial Vested Rights Period are applied consistently to all Town wide zoning districts.

D. Use-Specific Standards.
The uses permitted in each of the zoning districts established in this PUD Zone are listed below. Uses are designated as Permitted by Right (P) and as Conditional Uses (C). The list of permitted uses also provides a reference to any use-specific standards by including the designation (Y). If applicable, the use specific standards are set forth in Section 15-4-30 of the Land Use Code, as may be amended, provided that any amendment to a use specific standard adopted during the Residential Vested Rights Period or the Commercial Vested Rights Period are uniformly applied in all similar zone districts within the Town. Approval of a use listed in this PUD Zone, and compliance with any applicable use-specific standards for that use, authorizes that use only.

2. Single-Family A - R-3 Residential Medium Density District

A. Statement of Intent
This land use area is intended to provide for the development of Single-Family Detached Dwellings and Single-Family Attached Dwellings including Parks, Open space, trail systems, and green belts.

B. Uses Permitted
1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Single-Family Detached Dwellings (including up to six Single-Family Detached Dwellings utilizing the same Alley for vehicular access) (P)
3. Single-Family Attached Dwellings (including up to six Single-Family Attached Dwellings per Building; Alley loaded Single-Family Attached Dwellings are allowed) (P)
4. Community Facility (P)
5. Religious Land Use (C)
6. Civic Space (C)
7. Accessory Building but not to exceed 80 square feet (P)
8. Accessory Dwelling Units (C) (Y)
9. Accessory Use (P)
10. Home Occupation (P)
11. Attached or detached garages or carports and paved parking areas (P)
12. Parks and Open space, public or private (P)
13. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Multi-Family Dwelling
2. Bed and Breakfast
3. Boarding and Rooming House
4. Long-Term Care Facilities

D. Development Standards

1.	Minimum Front Setback:	20 feet to garage, 15 feet to front of unit, 10 feet for rear or Alley loaded garages
2.	Minimum Side Setback:	5 feet for detached units; 0 feet for attached units
3.	Minimum Rear Setback:	15 feet, 5 feet for rear or Alley loaded garage
4.	Minimum Lot Width:	35 feet for detached units; 25 feet for an attached dwelling
5.	Minimum Distance Between Buildings	10 feet

3. Single Family B - R-2 Residential Low Density District

A. Statement of Intent
This land use area is intended to provide for the development of Single-Family Detached Dwellings including Parks and Open space, trail systems and green belts.

B. Uses Permitted
1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-2 Residential Low Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not eliminate a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Single Family Detached Dwellings (P)
3. Attached or detached garages or carports and paved parking areas (P)
4. Community Facility (P)
5. Religious Land Use (C)
6. Civic Space (C)
7. Accessory Buildings but not to exceed 80 square feet (P)
8. Accessory Dwelling Units (P) (Y)
9. Accessory Use (P)
10. Home Occupation (P)
11. Parks and Open space, public or private (P)
12. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Single Family Attached Dwellings
2. Golf course

D. Development Standards

1.	Minimum Lot Size:	10,000 sf
2.	Minimum Front Setback:	25 feet
3.	Minimum Rear Setback:	25 feet
4.	Minimum Side Setback:	10 feet
5.	Minimum Distance from Hwy. 1 ROW	50 feet

4. Single Family C - R-2 Residential Low Density District

A. Statement of Intent
This land use area is intended to allow for the continued use of the existing agricultural uses and to allow for the development of Single-Family Detached Dwellings at some time in the future.

B. Uses Permitted
1. Agriculture but excluding Livestock, dairy, poultry, bee and Stable uses.
2. The storage of agricultural machinery and equipment needed in the production of agricultural products, and the storage of harvested products before wholesale distribution.
3. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-2 Residential Low Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
4. Single Family Detached Dwellings (P)
5. Attached or detached garages or carports and paved parking areas (P)
6. Community Facility (P)
7. Religious Land Use (C)
8. Civic Space (C)
9. Accessory Buildings but not to exceed 80 square feet (P)
10. Accessory Dwelling Units (P) (Y)
11. Accessory Use (P)
12. Home Occupation (P)
13. Parks and Open space, public or private (P)
14. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Single Family Attached Dwellings
2. Golf course

D. Development Standards

1.	Minimum Lot Size:	10,000 sf
2.	Minimum Front Setback:	25 feet
3.	Minimum Rear Setback:	25 feet
4.	Minimum Side Setback:	10 feet
5.	Minimum Distance from Hwy. 1 ROW	50 feet

1. Multi-Family - R-3 Residential Medium Density District

A. Statement of Intent
1. This land use area is intended to provide for the development of Multi-Family Dwellings, Single-Family Attached Dwellings and Single-Family Detached Dwellings

B. Uses Permitted
1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not eliminate a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Multi-Family Dwellings (P)
3. Single-Family Attached Dwellings (P)
4. Single-Family Detached Dwellings (P)
5. Multitenant building or development (P)
6. Community Facility (P)
7. Religious Land Use (C)
8. Civic Space (C)
9. Accessory Building but not to exceed 80 square feet (P)
10. Accessory Dwelling Units (C) (Y)
11. Accessory Use (P)
12. Home Occupation (P)
13. Attached or detached garages or carports and paved parking areas (P)
14. Parks and Open space, public or private (P)
15. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Bed and Breakfast
2. Boarding and Rooming House
3. Long-Term Care Facilities

D. Development Standards

1.	Maximum Density	12 units per acre
2.	Minimum Front Setback:	15 feet for detached units; 10 feet for attached units
3.	Minimum Setback to Garage	20 feet front loaded; 5 feet rear or Alley loaded
4.	Minimum Side Setback:	5 feet for detached units; 0 feet for attached units
5.	Minimum Rear Setback:	5 feet
6.	Minimum Distance between Buildings	10 feet
7.	Minimum Distance from Hwy. 1 ROW	20 feet

2. Commercial - C-3 Mixed-Use Commercial District

A. Statement of Intent
This land use area is intended to provide for the development of a mixed-use neighborhood business and commercial shopping center which allows the convenience of these services to the neighborhoods that it serves creating a self-sustaining neighborhood.

B. Permitted Uses
1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the C-3 Mixed-Use Commercial District, pursuant to the Land Use Code as may be amended, provided that any amendments may not eliminate a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Mixed-Use Dwelling (P)
3. Multi-Family Dwelling (P)
4. Multitenant building or development (P)
5. Grocery Stores, including Grocery Stores exceeding twenty-five thousand (25,000) square feet (P) (Y)
6. Child Care Center (P)
7. Long-Term Care Facilities (P)
8. Medical Care Facility (P)
9. Medical Office (P)
10. Accessory Dwelling Unit (P) (Y)
11. Accessory Use (P) (Y)
12. Home Occupation (P) (Y)
13. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Boarding and Rooming House
2. Veterinary Facilities, Large animal
3. Golf Course
4. Pawn Shop
5. Medical Marijuana Store
6. Retail Marijuana Store
7. Industrial Manufacturing, Light
8. Industrial Manufacturing, Heavy
9. Golf Course

D. Development Standards

1.	Minimum setbacks from: a. Arterial streets	25 feet
	b. Other streets	10 feet
2.	Minimum internal setbacks from lot lines	0 feet
3.	Minimum setbacks from external property lines	15 feet
4.	Minimum distance between structures	15 feet
5.	Maximum Residential Density	16 units/acre

3. Parks and Open Space - R-3 Residential Medium Density District

A. Statement of Intent
This land use area is intended to preserve and use land for both public and private recreational uses.

B. Permitted Uses
1. Parks and Open space, public or private, including active and passive recreation activities including swimming pools, tennis and basketball courts, ball fields and soccer fields, and the like. (P)
2. Accessory Building including service buildings and facilities normally incidental to the use of a public park and recreational area (P)
3. Public and private utility installations including storm drainage and detention/retention areas, and irrigation ponds (P)
4. Mixed-Use Dwellings (C)
5. Multi-Family Dwellings (C)
6. Multitenant building or development (C) (Y)
7. Community Facility (C) (Y)
8. Home Occupation (P) (Y)
9. Accessory Uses (C) (Y)

C. Prohibited Uses
1. Single-Family Attached Dwellings
2. Single-Family Detached Dwellings
3. Bed and Breakfast
4. Boarding and Rooming House
5. Long-Term Care Facilities
6. Civic Space

D. Development Standards
1. Minimum Lot Size - There shall be no minimum lot size for open space areas though a minimum of 20% of the site excluding the commercial parcels shall by designated as Parks and Open space (both public and private).
2. Pocket Parks - There shall be a minimum of one pocket park for each 200 Single-Family Detached Dwellings.

E. PARKING STANDARDS

1. Off Street Parking Requirements - shall comply per section 5.05.07 of the Town Land Use Code as amended from time to time with the exception of any one-bedroom dwelling units which shall be allowed to have a minimum of one off street parking space per unit.

F. AUXILLARY USE STANDARDS

1. Pedestrian Paths/Trails
Paths and trails shall be provided within park/open space areas and to link, where feasible, between residential and commercial use areas and open space. Such paths shall consist of asphalt, concrete, or other approved materials and range from 5 to 10 feet in width. Such paths shall be maintained by a homeowner's association, the Town of Wellington and/or special improvement district depending upon location, subject to approval by such entity.

G. MISCELLANEOUS REQUIREMENTS

1. Pollution Control
Areas disturbed during construction shall be treated in such a manner so as to minimize the impacts of erosion and dust pollution. No other polluting activity shall be permitted on a permitted basis.
2. Temporary Uses
Temporary trailers and/or residential units may be used as sales or construction offices during the sales and construction period in accordance with Section 15-4-50 and all applicable permits. Temporary material storage, concrete batch plants and other temporary construction uses may be permitted during the construction period provided such activities are secured and in accordance with Section 15-4-50 and all applicable permits. Such temporary uses shall terminate 90 days after construction of the final building within the project.
3. Buffering
Buffering adjacent to the commercial use areas shall be utilized to minimize the impacts of vehicular noise on adjacent residential areas. Commercial structures shall be placed in such a fashion to further buffer the parks and traveled areas. Where differing land uses abut one another, buffering techniques shall be implemented to diffuse any negative impacts. These buffering techniques and their locations shall be determined at the time of platting and subdivision approvals.
4. Zoning Boundaries
The zoning boundaries may be modified or changed by a maximum of 10% with an administrative approval by the Town's Planning Director though the overall densities or total Gross Leaseable Area (GLA) shall not exceed the maximum amounts as listed on this PUD Zone.

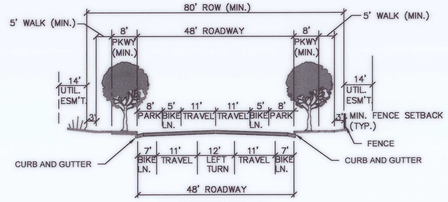
H. PUD OVERLAY DISTRICT JUSTIFICATION

This PUD Zone is a mixed-use site development plan for property controlled by two affiliated landowners and under a unified plan of development for an anticipated number and density of residential dwelling units and commercial uses. It creates a compatible variety of land uses that provide for a homogeneous neighborhood of mixed uses and affordable housing that are in keeping with the property's unique, site specific topography for stormwater systems and two independent nonpotable irrigation systems that will be utilized consistent with historical water well usage. The northern portion of the property is currently adjoining public infrastructure sufficient to facilitate anticipated, existing market demand for residential dwelling units and commercial uses. Southern portion of the property is not currently served by public infrastructure sufficient to support development consistent with the objectives set forth in the Town Comprehensive Plan. The PUD Zone and vested property rights are necessary and desirable in order to ensure reasonable certainty and stability for the development of the property; stimulate economic growth consistent with the Town Comprehensive Plan; secure a reasonable investment-backed expectation over the lengthy timeframe anticipated to complete development of the residential neighborhoods and commercial uses; and, to foster public and private cooperation necessary to fund and then complete the community wide impact studies for the design, permitting, and construction of the anticipated off-site public infrastructure improvements to support development of the commercial uses in southern portions of the property consistent with the Town Comprehensive Plan. To accomplish these objectives, the PUD Zone overlays and modifies specific terms of the underlying standard zone district which do not correspond in lot size, bulk or type of use, density, lot coverage, open space and other considerations. The PUD Zone allows for:

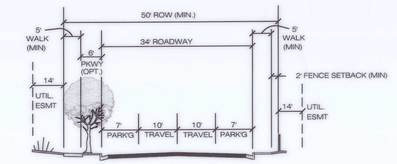
- the existing agricultural uses to continue to be permitted in the Single-Family C use area.
- modifies the R-3 Residential Medium Density zone allowing a reduction in the maximum density allowed in the Single-Family A use area.
- modifies the R-2 Residential Low Density zone allowing an increase the minimum lot size for Single-Family B and Single-Family C use areas.
- modifies the R-2 Residential Low Density zone allowing a reduction in the maximum density allowed in the Single-Family B and Single-Family C use areas.
- modifies the R-3 Residential Medium Density zone allowing for Multi-Family Dwellings and multitenant building or development in the Multi-Family - R-3 use area.
- creates vested rights for Mixed-Use Dwellings and Multi-Family Dwellings in the Commercial C-3 zone area.
- allows for the PUD Zone to permit additional uses that are not permitted uses in the underlying zone district consistent with the unified plan of development.
- allows the PUD Zone to prohibit and restrict specific uses that are allowed in specified areas in the underlying zone district consistent with the unified plan of development.
- allows for modifications of the Town's current road and street standards allowing narrower streets and also allowing public and private Alleys to serve the residential and commercial use areas thereby reducing development costs and making housing more affordable.

I. STREET and ROADWAY STANDARDS

- See details on the right side of this sheet



INTERSECTIONS (WHERE NEEDED)



ROADWAY WIDTH: 48'

RIGHT OF WAY WIDTH: 80' (MIN.) PLUS 28' (MIN.) UTILITY EASEMENT

TRAVEL LANES: TWO LANES, 11' WIDE.

LEFT TURN LANES: 12' WIDE AT INTERSECTIONS WHERE NEEDED.

BIKE LANES: TWO LANES, 5' WIDE. (7' WIDE WHERE ADJACENT TO CURB)

PARKING: TWO LANES, 8' WIDE. PARKING MAY BE REMOVED AT CERTAIN LOCATIONS TO PROVIDE A LEFT TURN LANE AT INTERSECTIONS WHERE NEEDED.

PARKWAY: 8' (MIN.) WIDTH. ADDITIONAL WIDTH OPTIONAL.

SIDEWALK: 5' (MIN.) WIDTH. ADDITIONAL WIDTH MAY BE REQUIRED FOR HIGHER PEDESTRIAN TRAFFIC WITHIN AND LEADING TO ACTIVITY AREAS.

MEDIAN: IF MEDIANS ARE PROPOSED THEY MUST BE ACCEPTABLE TO THE TOWN.

WHERE USED: THESE SPECIFICATIONS SHALL APPLY AS REQUIRED BY THE TOWN, WHEN A COLLECTOR STREET IS SHOWN ON THE MASTER STREET PLAN OR WHEN THE TRAFFIC VOLUME ON THE STREET IS ANTICIPATED TO BE IN THE RANGE OF 2,500 TO 3,500 VEHICLES PER DAY.

DESIGN SPEED: 40 MPH

SPEED LIMIT: 25-30 MPH

ACCESS: NO LIMIT

FENCES: FENCES SHALL BE SETBACK A MINIMUM OF 3' FROM THE BACK EDGE OF THE SIDEWALK.

CURB AND GUTTER: VERTICAL CURB AND GUTTER, OR DRIVEOVER IF APPROVED BY THE TOWN.

STRIPING: STRIPE INTERSECTION APPROACHES ONLY.

STREET TREES: AS SHOWN ON LANDSCAPING PLAN TO BE APPROVED BY TOWN. REQUIRED SPACING IS 40' O.C.

001 MINOR COLLECTOR STREET — NOT TO SCALE

ROADWAY WIDTH: 34' WIDE (WITH PARKING).

RIGHT OF WAY WIDTH: 50' (MIN.) PLUS 28' (MIN.) UTILITY EASEMENT.

BIKE LANES: SHARE STREET.

PARKING: TWO LANES 7' WIDE SHARED WITH BIKES.

PARKWAY: NOT REQUIRED. 6' (MIN.) WIDTH WHERE USED.

SIDEWALK: 5' (MIN.) WIDTH ATTACHED OR DETACHED. ADDITIONAL WIDTH MAY BE REQUIRED WITHIN AND LEADING TO ACTIVITY AREAS.

MEDIAN: NONE. ADDITIONAL WIDTH REQUIRED FOR DEVELOPMENT REQUESTING MEDIANS.

DESIGN SPEED: 25 MPH

SPEED LIMIT: 25 MPH

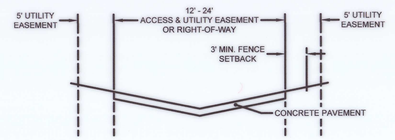
ACCESS: NO LIMIT.

FENCES: SETBACK A MINIMUM OF 2' FROM THE EDGE OF THE SIDEWALK.

PARKWAY LANDSCAPING: TREE, LAWN, MEDIAN, AND BUFFER AREA LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR HOA.

CURB AND GUTTER: VERTICAL, ROLLOVER, OR DRIVEOVER.

002 RESIDENTIAL LOCAL STREET — NOT TO SCALE



Roadway Width: 12' to 24' (20' width required for commercial and industrial areas).

Access Easement or Right-of-Way Width: 12' to 24' (20' width required for commercial and industrial areas). Parking: None. Parking must be provided on private property.

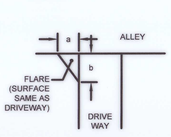
Design Speed: 15 MPH.

Speed Limit: 15 MPH.

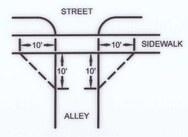
Driveway Connections to Alleys: Driveway connections to alleys must be flared in accordance with Detail 1.

Alley Connections to Streets: Where an alley intersects the right-of-way for a street 10' x 10' corner cuts shall be dedicated as access easement or right-of-way for visibility as shown in Detail 2. These areas may be landscaped no higher than 12'. No fences may encroach into this area.

Continuity: Dead-end alleys are limited in length to 660 feet.

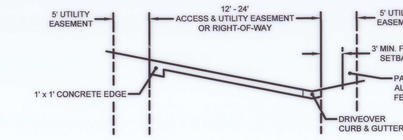


Alley Width	Driveway Flare a (FT.)	Driveway Flare b (FT.)
24	0	0
20	0	0
18	2'-0"	6'-0"
16	4'-0"	8'-0"
14	5'-0"	8'-0"
12	6'-0"	8'-0"



DETAIL 1 DETAIL 2

003 ALLEY OPTION A (DRAINAGE TO CENTER) — NOT TO SCALE



Roadway Width: 12' to 24' (20' width required for commercial and industrial areas).

Access Easement or Right-of-Way Width: 12' to 24' (20' width required for commercial and industrial areas). Parking: None. Parking must be provided on private property.

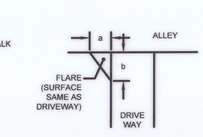
Design Speed: 15 MPH.

Speed Limit: 15 MPH.

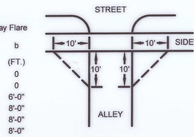
Driveway Connections to Alleys: Driveway connections to alleys must be flared in accordance with Detail 1.

Alley Connections to Streets: Where an alley intersects the right-of-way for a street 10' x 10' corner cuts shall be dedicated as access easement or right-of-way for visibility as shown in Detail 2. These areas may be landscaped no higher than 12'. No fences may encroach into this area.

Continuity: Dead-end alleys are limited in length to 660 feet.



Alley Width	Driveway Flare a (FT.)	Driveway Flare b (FT.)
24	0	0
20	0	0
18	2'-0"	6'-0"
16	4'-0"	8'-0"
14	5'-0"	8'-0"
12	6'-0"	8'-0"



DETAIL 1 DETAIL 2

004 ALLEY OPTION B (DRAINAGE TO ONE SIDE) — NOT TO SCALE

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

These drawings are instruments of service prepared by Northern Engineering Services, Inc. and are not to be used in any form of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

No.	Revisions:	By:	Date:

DATE: 01/24/2024 | SCALE: 1"=250' | REVIEWED BY: S.T.
PROJECT: 992-008 | CLIENT: SAGE HOMES | DRAWN BY: S.P.

SAGE FARMS P.U.D.

STANDARDS

Sheet 3 Of 4 Sheets

SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

J. DEFINITIONS

Accessory Building. A subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot (or on a contiguous lot in the same ownership) with the main building or use.

Accessory Dwelling Unit. An additional dwelling unit integrated within a single-family dwelling, or located in a detached accessory building, such as carriage houses or agricultural-type out buildings, located on the same lot as single-family dwellings. An Accessory Dwelling Unit is not counted as a dwelling unit in calculating the allowed density per acre in a zone district.

Accessory Use. A subordinate use, clearly incidental and related to the main structure, building or use of land and located on the same lot (or on a contiguous lot in the same ownership) as that of the main structure, building or use.

Alley. A paved constructed vehicular access way serving one (1) or more properties and abutting a public or private road. An Alley may be a public or private access way. An Alley may satisfy, but does not need to satisfy, emergency access requirements.

Agriculture. The use of land for accessory uses for treating or storing farm products and equipment.

Bed and Breakfast. An establishment operated in a private residence or portion thereof, which provides temporary accommodations to overnight guests for a fee, and which is occupied by the operator of such establishment.

Boarding and Rooming House. A building or portion of which is used to accommodate, for compensation, four (4) or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building.

Building means any permanent structure built for the shelter or enclosure of persons, animals, chattels or property of any kind, which is governed by the following characteristics:

a) Is permanently affixed to the land.
b) Has one (1) or more floors and a roof.

Child Care Center. A facility, by whatever name known, which is maintained for the whole or part of a day for the care of seven (7) or more children under the age of sixteen (16) years who are not related to the owner, operator or manager, whether such facility is operated with or without compensation for such care and with or without stated educational purposes, except that a childcare center shall not include any family child care home as defined by the State. The term includes, but is not limited to, facilities commonly known as day care centers, day nurseries, nursery schools, preschools, play groups, day camps, summer camps, centers for developmentally disabled children and those facilities which give twenty-four-hour-per-day care for dependent and neglected children. Child care centers are also those facilities for children under the age of six (6) years with stated educational purposes which are operated in conjunction with a public, private, or parochial college or a private or parochial school, except that the term shall not apply to a kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six (6) grades.

Civic Space. Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix. Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. This includes any of the following as defined below:

a) Active recreation: Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.

b) Dog park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.

c) Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.

d) Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Code, open space includes active recreation space, common open space, and dedicated open space.

e) Park or plaza: An open space which may be improved and landscaped; usually surrounded by streets and buildings.

f) Urban deck: A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.

g) Wetlands mitigation bank: A natural resource management technique authorized by Part 404 of the Federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities, which may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into other similar arrangements.

Code means the Municipal Code of the Town, including this Land Use Code.

Community Facility. A place, structure, area, or other facility used to provide fraternal, cultural, social, educational, or recreational programs or activities. This includes swimming pools, tennis courts, and similar facilities of a homeowners association, open to the public or a designated part of the public, and which may be publicly or privately owned.

Dwelling means a building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multi-family dwellings.

Dwelling unit means one (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

Dwelling, two-family or duplex means a building occupied by two (2) families living independently of each other.

Golf Course. A tract of land laid out with a course having nine (9) or more holes for playing golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.

Grocery Store. A retail establishment primarily selling food, as well as other convenience and household goods, without a limitation on the number of square feet of the Building structure.

Group Home state-licensed facilities for developmentally disabled, handicapped, seniors or children as defined by and meeting the requirements of Section 31-23-303(2), C.R.S., or similar state statute.

Home Occupation. An occupation or business activity which results in a product or service and is conducted in whole or in part in a dwelling unit and is subordinate to the residential use of the dwelling unit. Home Occupation shall not include home offices for telecommuting and similar uses with no customer, client, or coworker visits.

Industrial and Manufacturing, Heavy. Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and magazine contained explosives facilities.

Industrial and Manufacturing, Light. Manufacturing of products, from extracted, raw, recycled or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on-site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Industrial and Manufacturing, Heavy. Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dressmaking); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking(including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage);fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; mobile homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); 3-D printing, radio and TV receiving sets; sanitary paper products; scientific and precision instruments; service industry machines; signs; textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.

Land Use Code means Chapter 15 of the Town of Wellington Municipal Code.

Livestock includes horses, cattle, sheep and llamas, but does not include swine, chickens, goats, roosters, fowl, peacocks, guinea hens or other animals not allowed to be maintained within the Town by this Code (except that swine, chickens, goats, roosters, fowl, peacocks or guinea hens maybe permitted with the Board of Trustees' approval in isolated circumstances, including for 4-H-type projects that do not unreasonably impact neighbors).

Long-term care facility means any of the following:

a) Convalescent center means a health institution that is planned, organized, operated and maintained to offer facilities and services to in-patients requiring restorative care and treatment and that is either an integral patient care unit of a general hospital or a facility physically separated from, but maintaining an affiliation with, all services in a general hospital.

b) Nursing care facility means a health institution planned, organized, operated and maintained to provide facilities and health services with related social care to in-patients who require regular medical care and twenty-four-hour-per-day nursing services for illness, injury or disability. Each patient shall be under the care of a physician licensed to practice medicine in the State. The nursing services shall be organized and maintained to provide twenty-four-hour-per-day nursing services under the direction of a registered professional nurse employed full time.

c) Intermediate health care facility means a health-related institution planned, organized, operated and maintained to provide facilities and services which are supportive, restorative or preventive in nature, with related social care, to individuals who because of a physical or mental condition, or both, require care in an institutional environment but who do not have an illness, injury or disability for which regular medical care and twenty-four-hour-per-day nursing services are required.

Lot means a designated parcel, tract or area of land established by plat or subdivision.

Manufactured Home. A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; which is installed on an engineered permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system including wheels, tires, axles and tongue hitch removed; and which is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended.

Medical Care Facility. An establishment, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose, or treat human disease, pain, injury, deformity, or physical condition, whether medical or surgical, of two (2) or more non-related mentally or physically sick or injured persons; or for the care of two (2) or more non- related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled. This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be operated for profit or nonprofit, privately owned, or operated by a local government unit. This use includes any hospital, defined as any licensed and State of Colorado accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).

Medical Office. A facility operated by one (1) or more duly licensed members of the human healthcare professions, including but not limited to physicians, dentists, chiropractors, psychiatrists and osteopaths, where patients are not lodged overnight but are admitted for examination and/or treatment.

Mixed use means the development of a lot, tract or parcel of land, building or structure with two (2) or more different uses, including but not limited to residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

Mixed-Use Dwelling. Multi-Family Dwelling units contained within a mixed-use building attached above the building's nonresidential uses (the mixed-use building may contain office or commercial uses below the residential use).

Multi-Family Dwelling. A dwelling contained in a structure also containing other dwellings in which each unit is attached to another at one (1) or more party walls and at either the floor or the ceiling. The number of dwelling units provided in a Multi-Family Dwelling is limited only by the density allowed in the applicable zone district. This includes apartments and manor style apartments. This does not include townhomes or duplexes, which are considered single-family attached dwellings.

Multitenant building or **development** means a building or series of buildings on a parcel or several parcels under common ownership, management, and control and whose occupants are distinct users that each occupy a portion of the multitenant building or development.

Open space means any land or water area with its surface open to the sky, which serves specific uses of providing park and recreation opportunities, conserving natural areas and environmental resources, structuring urban development form and protecting areas of agricultural, archeological or historical significance. Open space shall not be considered synonymous with vacant or unused land but serves important urban functions. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and setbacks from oil and gas wells and their appurtenances or other hazards to the public.

Park means an area open to the general public and reserved for recreational, educational or scenic purposes.

Pawn Shop. Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling that property back to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security on it, and takes or receives that personal property and issues a lien upon the personal property.

Religious Land Use. A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, summer camps, recreational facilities, caretaker's quarters, and sale of religious items.

Sign, subdivision entrance means a type of permanent freestanding sign located at the entrance to a subdivision in a residential district or a distinct phase of a subdivision in a residential district.

Single-Family Attached Dwelling. A dwelling contained in a structure that shares party walls with another dwelling. This includes duplexes and townhomes.

Single-Family Detached Dwelling. A single-family dwelling (a building designed exclusively for occupancy by one (1) family) which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation.

Site specific development plan means the final plat of a subdivision or final development plan of a PUD (Planned Unit Development) when approved by the Board of Trustees pursuant to the Land Use Code.

Stable. A facility that keeps or boards horses owned for the private use of the owners and/or residents of the property. This also includes horses owned by non-owners or non-residents of the property for private use. Accessory uses are permitted and include but are not limited to offices, storage areas, caretaker's quarters, educating and training in equitation, and caring for, breeding, or training horses associated with the Stable use.

Transit Facilities. Includes transit or bus shelters bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street, which is designed and used primarily for the protection and convenience of bus passengers. Includes accessory vehicle and bicycle parking.

Town Comprehensive Plan means the plan, which was adopted by the Planning Commission and Board of Trustees in accordance with Section 31-23-206, C.R.S., to guide the future growth, protection and development of the Town, affording adequate facilities for housing, transportation, comfort, convenience, public health, safety and general welfare of its population.

Town means the Town of Wellington, a municipal corporation of the State, in its present incorporated form or in any later reorganized, consolidated, enlarged or reincorporated form.

Vested property rights means the right to undertake and complete the development and use of the property under the terms and conditions of a site-specific development plan.

Veterinary Facilities, Large animals. Any facility which is maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases.

No. | Revisions: | By: | Date:

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used in any form or manner without the written consent of Northern Engineering Services, Inc. and are to be returned upon request. Any alteration of these drawings by other than a person employed in the employ of Northern Engineering Services, Inc. is done at the user's own risk and Northern Engineering Services, Inc. shall not be responsible for any damages resulting therefrom.

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

PROJECT: 992-008 | DATE: 07/23/2024
CLIENT: SAGE HOMES | SCALE: 1"=250'
DRAWN BY: S.P. | REVIEWED BY: B.T.

SAGE FARMS P.U.D.

STANDARDS

Sheet 4 Of 4 Sheets

Attachment I

LAW OFFICES OF
GEORGE B. ERWIN, LLC
2600 North Mayfair Road
Suite 1000
Milwaukee, Wisconsin 53226
Tel (414) 258-4300
Fax (414) 258-5487
gbe@sdelaw.com

April 29, 2025

VIA FEDEX

Brittany Lenoir, Planner III
Town of Wellington
8225 Third Street
Wellington, CO 80549

Re: Public Hearing #1 – Preliminary Plat for Sage Farms Filing 1
Public Hearing #2 – Sage Farms Planned Unit Development (PUD) Text Amendment

Dear Ms. Lenoir:

Attached please find Fait Family Limited Partnership's comments for each of the above public hearings. Please provide to the Planning Commission/Board of Trustees. If appropriate, our concerns may be entered in the record and/or read. Thank you.

Sincerely yours,

LAW OFFICES OF GEORGE B. ERWIN, LLC

George B. Erwin, III

GBE:km
Enclosure
cc: Christopher Fait

FAIT FAMILY LIMITED PARTNERSHIP

Memo

To:	**Town of Wellington Planning Commission**
From:	**Fait Family Limited Partnership**
CC:	**George B. Erwin, III**
Date:	**April 29, 2025**
Re:	**Public Hearing Sage Farms Planned Unit Development**

Fait Family Limited Partnership owns adjacent property of approximately 186 acres just south of CR58 and is adjacent to the Sage Farm development.

We write in support of the project and wish to provide additional insight to the Planning Commission in connection with the approval process. To that end, we offer the following requests and recommendations:

1. In connection with assessing the water and sanitary sewer needs to the project and the need to connect going north, we would ask that you bring into consideration our parcel by including its capacity needs. We welcome an opportunity to discuss a Reimbursement Agreement to the extent that infrastructure upsizing is necessary in order to serve our adjacent parcel. Future development of our parcel is likely to follow the buildout of the Sage Farms development.

2. Any storm water management associated with this development needs to be managed by the project itself and should not have any adverse impact on surrounding lands including our lands.

3. Road infrastructure needs should be addressed on a regional basis and any road upgrades should be mandated based on traffic impact analysis conducted.

4. Water resource management must be considered and adequate water sources identified to support this project without adverse impact on water resources currently available to surrounding lands.

If we can provide additional guidance, we would be happy to do so.

Fait Family Limited Partnership

Planning Commission Regular Meeting

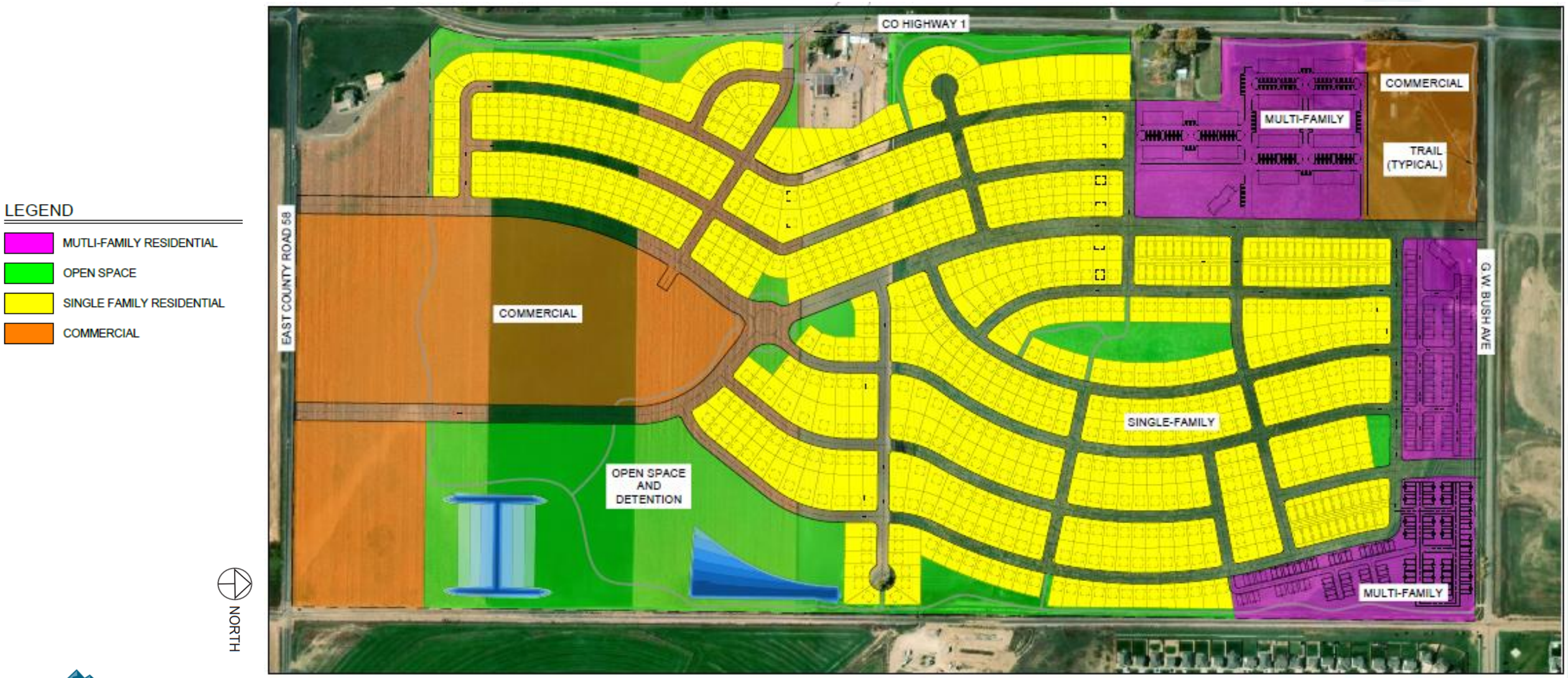
Preliminary Plat for Sage Farms Filing 1

Presented By: Brittany Lenoir, Planner III
Town of Wellington Planning Department

Monday, May 5, 2025

TOWN OF WELLINGTON

Sage Farms Conceptual Master Plan



TOWN OF WELLINGTON

Application and Review Process – Sage Farms Filing 1

- January 2024 - the Board of Trustees approved the Sage Farms Annexation, established the PUD zoning, approved the annexation agreements and established vested development rights

- Preliminary plat - overall master plan for the proposed development
  - Preliminary grading, drainage plan, utility plan, landscape, traffic study, soils report

- Final plat – intended to complete the subdivision of land consistent with technical standards
  - Construction plans and profiles, structure detail (roads), sewage collection and water supply distribution plans, final drainage plans, final street lighting plan

TOWN OF WELLINGTON

Findings For Approval – Preliminary Plat

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.

2. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
   a. The proposed development promotes the Town's small town, rural character;
   b. Proposed residential development adds diversity to the Town's housing supply;
   c. Proposed commercial development will benefit the Town's economic base;
   d. Parks and open space are incorporated into the site design;
   e. The proposed project protects the Town's environmental quality; and
   f. The development enhances cultural, historical, educational and/or human service opportunities.

TOWN OF WELLINGTON

Findings For Approval – Preliminary Plat (continued)

3. The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.

4. The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.

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

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.

TOWN OF WELLINGTON

Planning Commission Actions

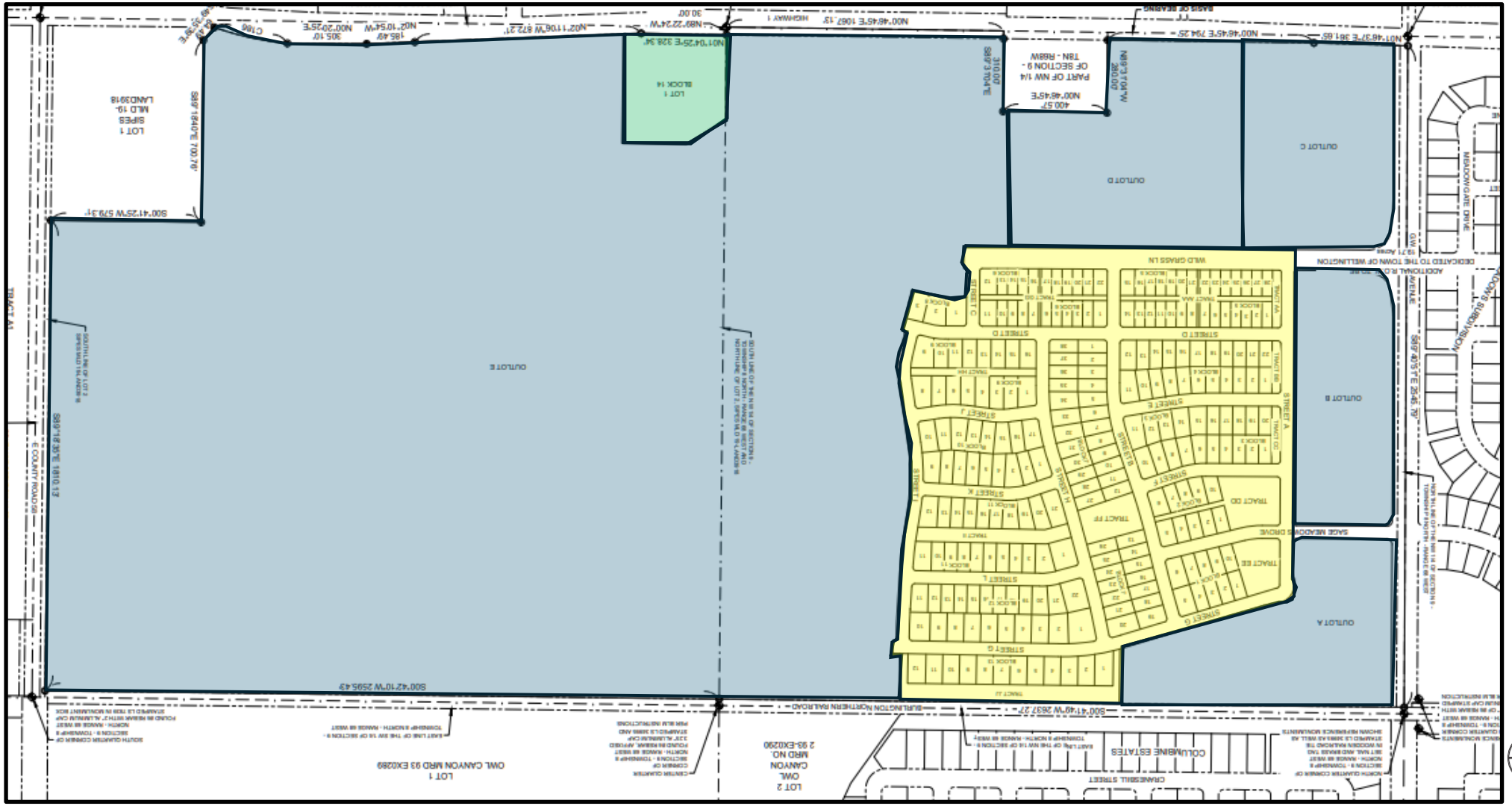
"The purpose of the major subdivision preliminary plat is to provide the Town with an overall master plan for the proposed development."

The Planning Commission shall either:

- Recommend approval of the application to the Town Board;
- Recommend approval of the application, with conditions, to the Town Board;
- Recommend denial of the application to the Town Board; or
- Continue the hearing to a later date

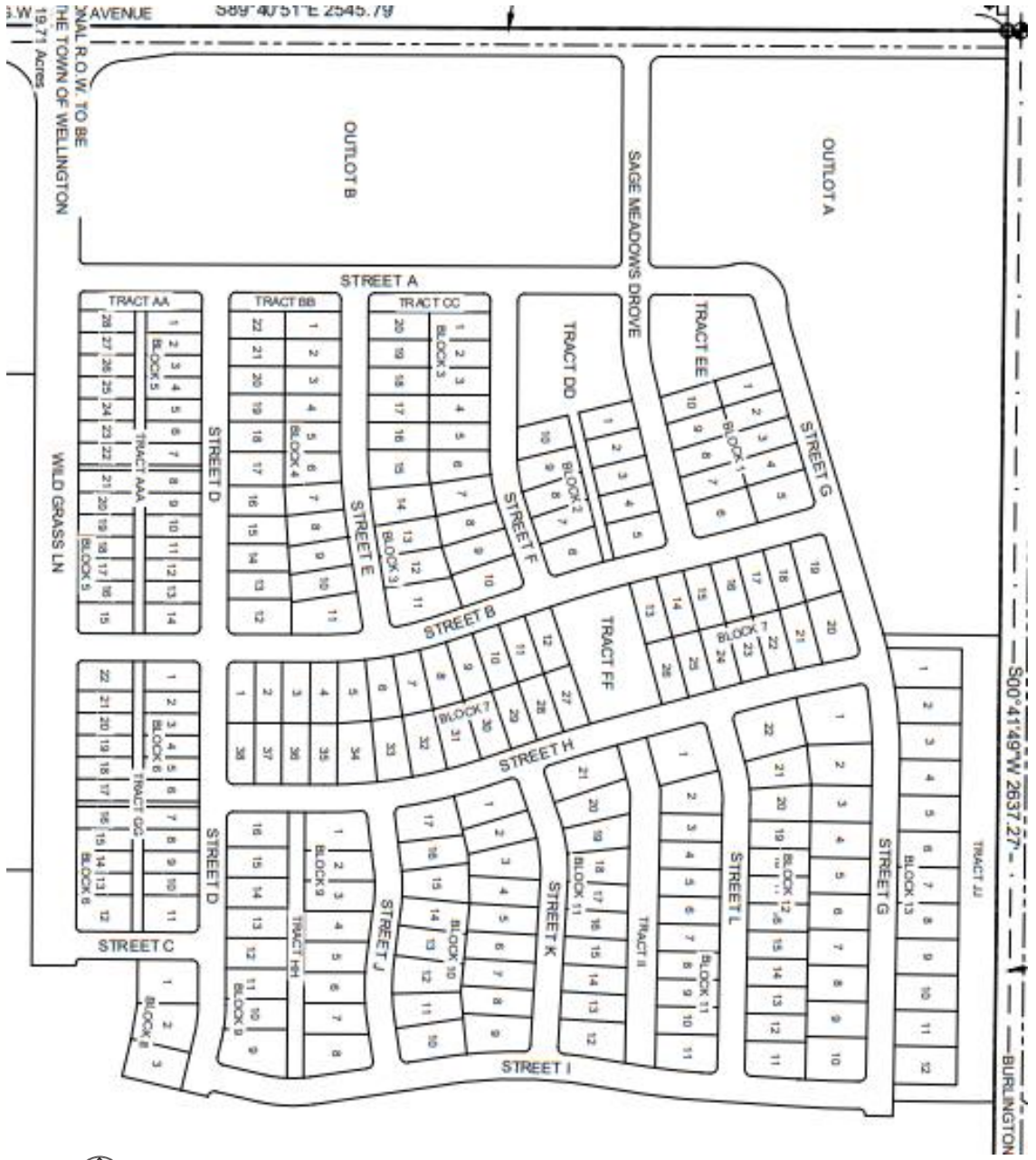
TOWN OF WELLINGTON

Preliminary Plat of Sage Farms Filing 1



Lot/Block Layout

- First filing of the Sage Farms PUD development
- Residential lots range in size from 4,000 – 12,000 square feet
- Similar layout and density to surrounding residential neighborhoods
  - Sage Meadows
  - Columbine Estates (Mountain View Ranch)
  - The Knolls Subdivision



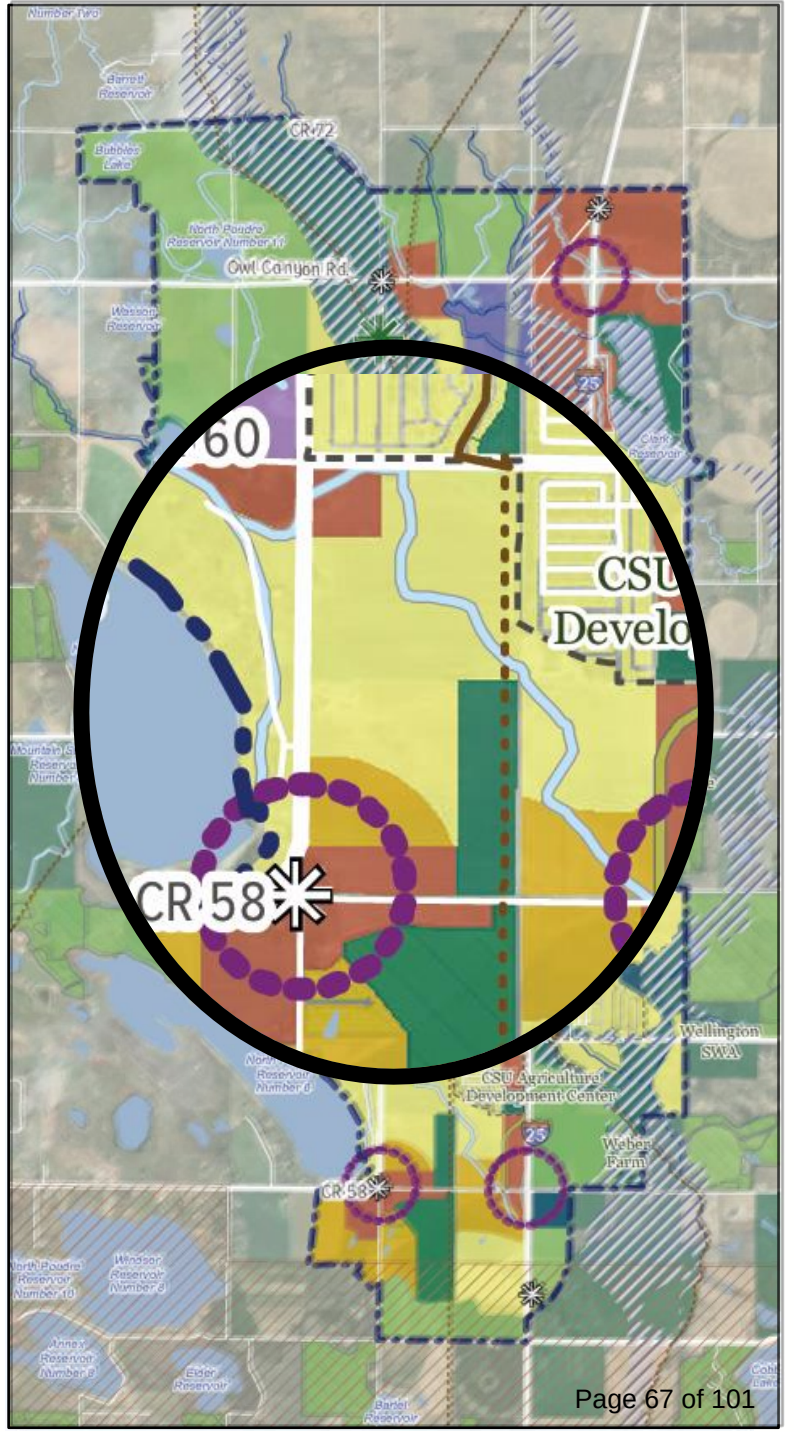
Relationship to Comprehensive Plan and Zoning

Zoning

- Sage Farms Planned Unit Development District
- Mix of single-family, multi-family, commercial, and public/private parks and open space
- This phase: Single Family – A

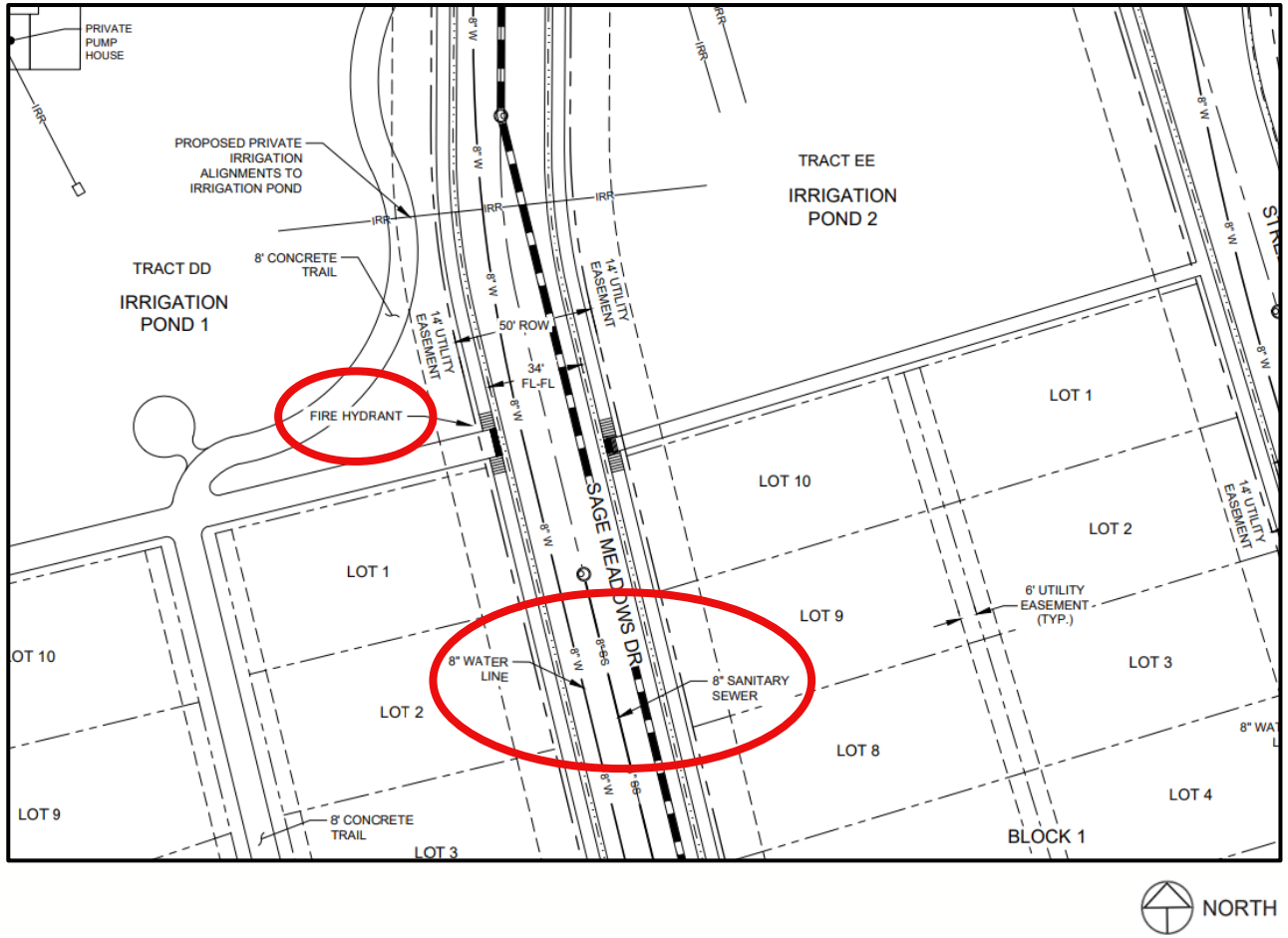
Comprehensive Plan

- Mix of commercial, low and medium density residential, and parks and open space land uses
- This phase: Low Density Residential
- Lot with agricultural operations yard



Utility Design

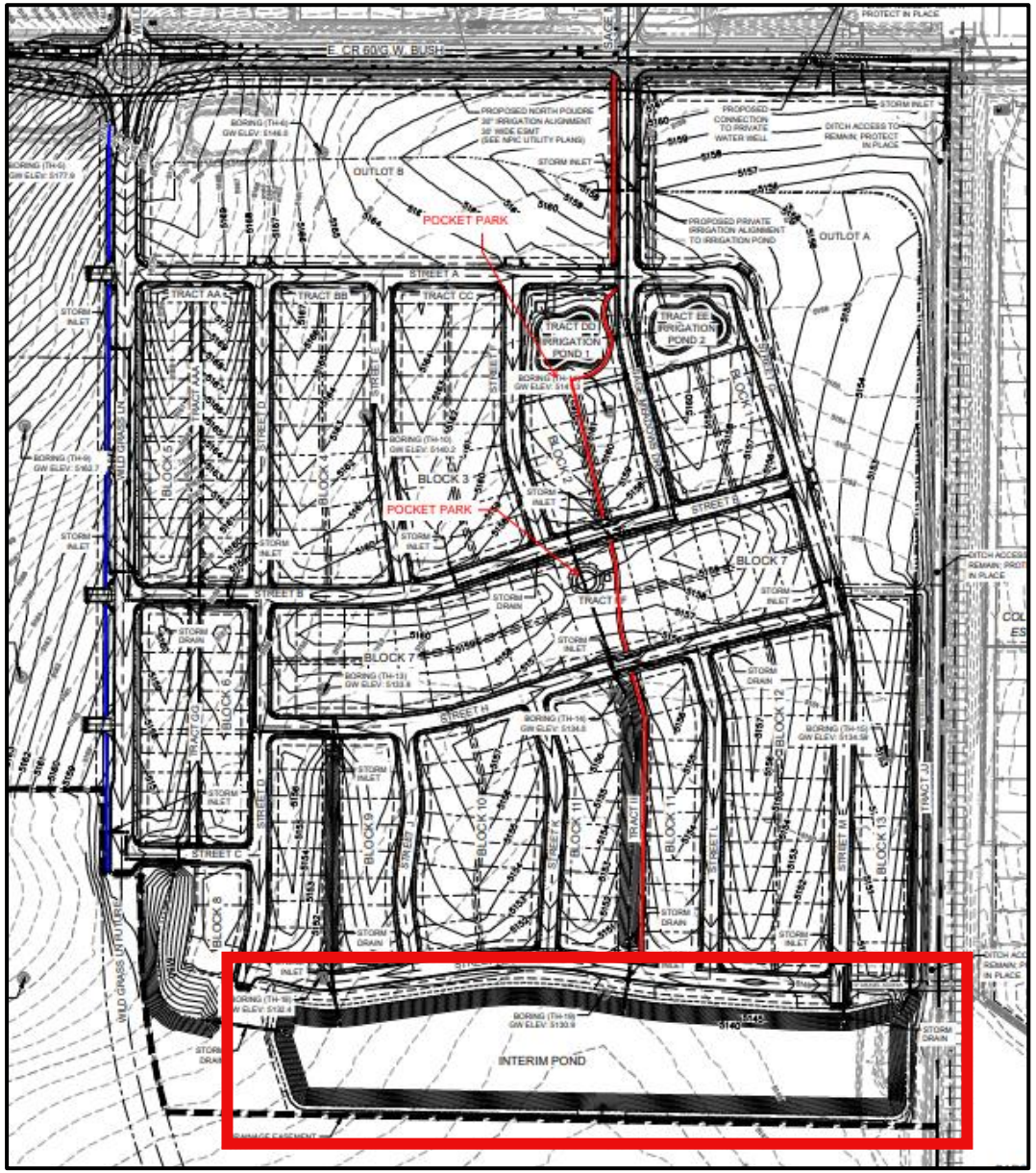
- Water, sanitary sewer, stormwater infrastructure
- Phased development – design accommodates future extension of public main lines
- Non-potable water irrigation system
- NPIC irrigation ditch lateral



Landscape and Open Space Design

- North – South trail
  - Connects across G.W. Bush Ave. at Sage Meadows Dr.

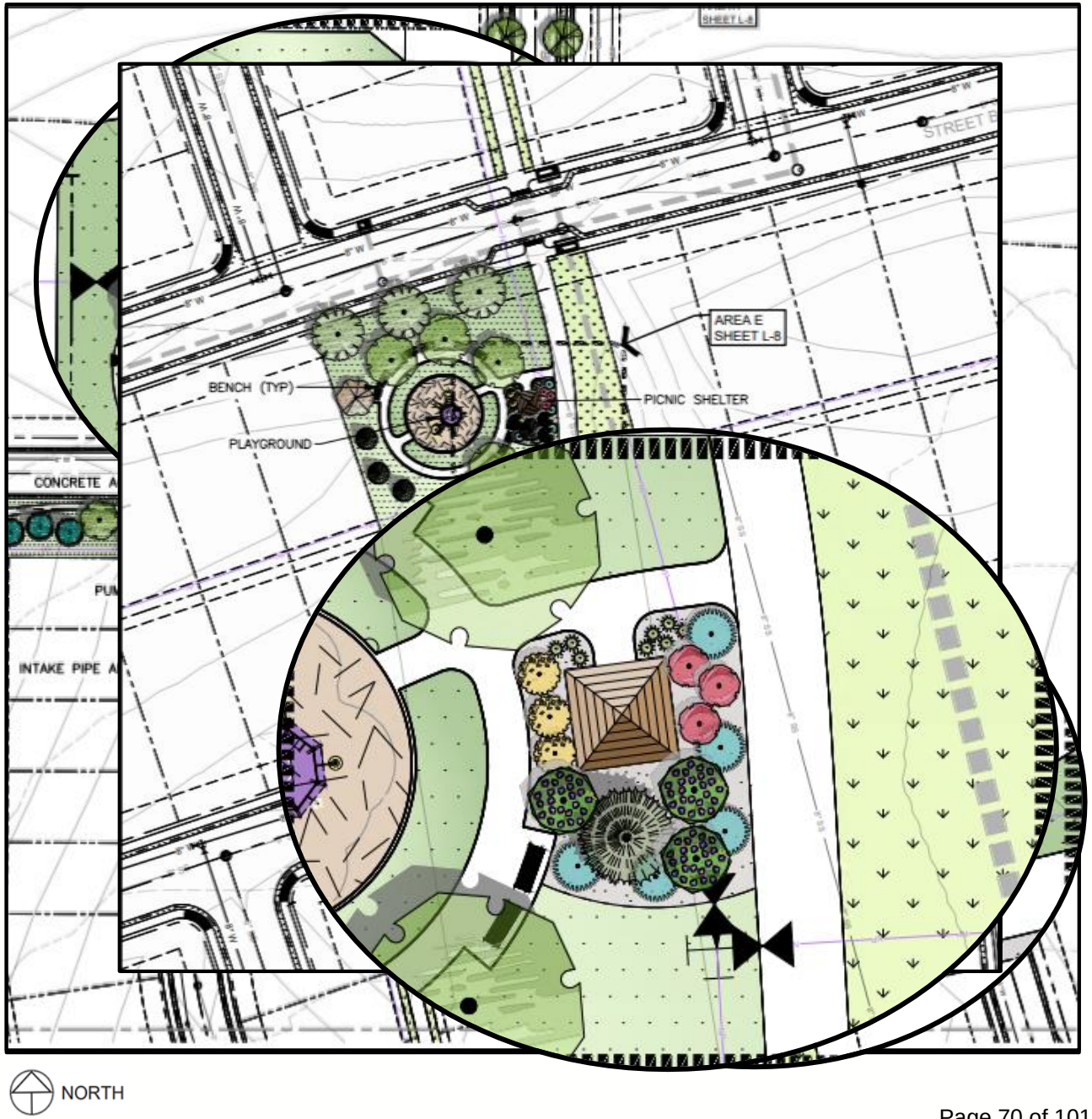
- Interim Pond



Landscape and Open Space Design

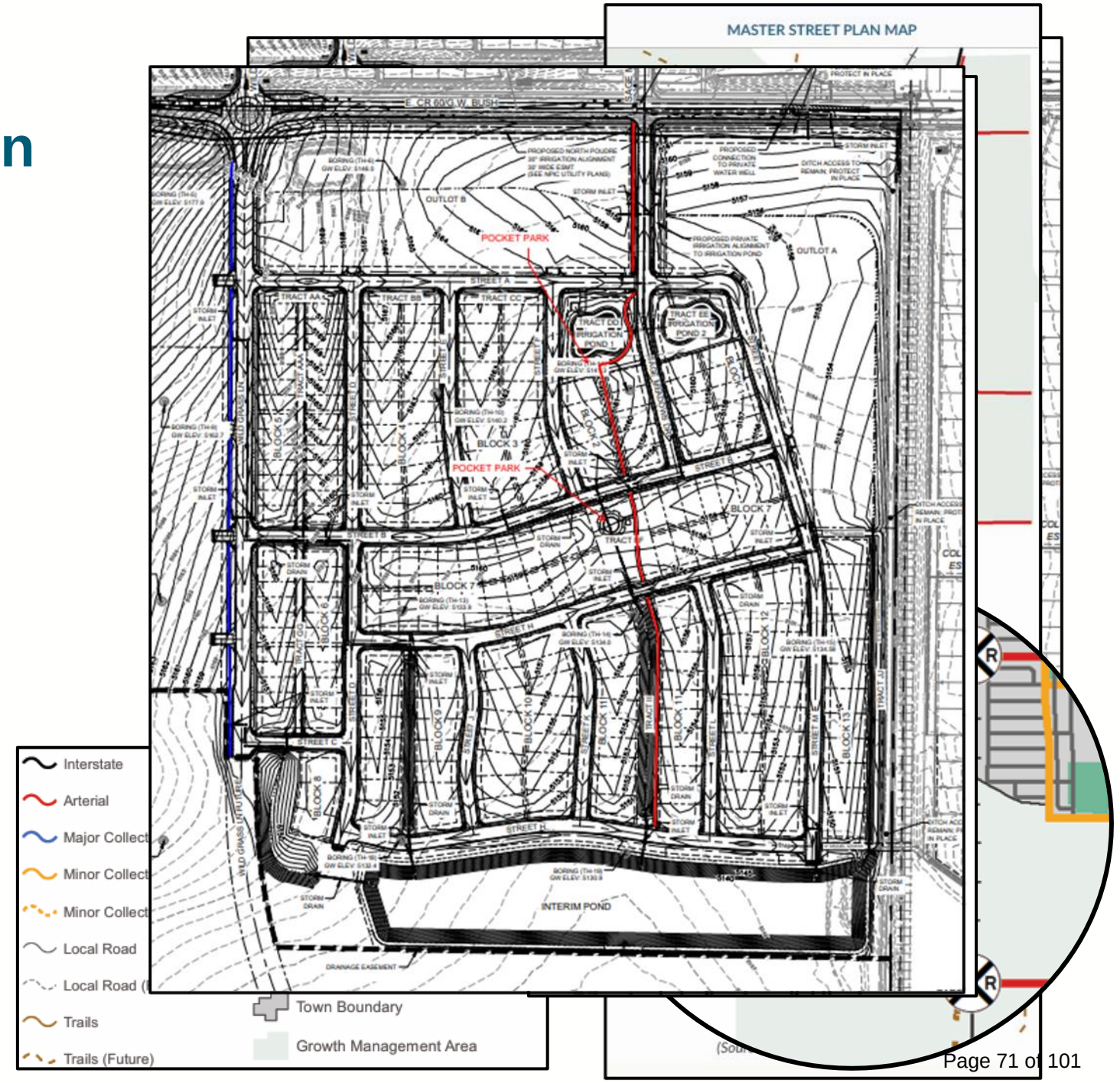
- Two Pocket Parks

- PROST Board considerations
  - Shortened crossings
  - Ownership
  - Trail Alignment



Transportation Design

- Comprehensive Plan – Master Street Plan Map
- Improvements to G.W. Bush Avenue (CR 60)
- Detached sidewalks along Wild Grass Lane and G.W. Bush Avenue
- Trail system



Staff Recommendation

Move to forward a recommendation to the Board of Trustees to approve the preliminary plat for Sage Farms Filing 1, as presented, based on the Findings for Approval.

TOWN OF WELLINGTON

Questions or Comments?

TOWN OF WELLINGTON

Planning Commission Meeting

Date: **May 5, 2025**
Submitted By: **Cody Bird, Planning Director**
Subject: **Proposed Amendment to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)**

EXECUTIVE SUMMARY

General Location:
Land east of State Highway 1 to BNSF Railroad and south of G.W. Bush Ave. (CR60) to CR58 – Location Map included in *Attachment A*

Applicant/Owner:
FC Farm Holding, LLC and Sipes Farm Holding, LLC

Reason For Request:

- The applicant has submitted a request to change numerical standards applicable to the approved Sage Farms Planned Unit Development (PUD). The PUD text at Section D.2.B. limits the development of no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building.
- The applicant requests to amend the text of the PUD to remove the limitation on the number of units to be consistent with the intent of the Sage Farms PUD, and to align with similar applicable standards in the Town's Land Use Code.

Background:

- On January 23, 2024, the Wellington Board of Trustees passed Ordinance No. 02-2024 approving the Sage Farms Annexation and Village at Sage Farms Annexation, established the zoning as a Planned Unit Development (PUD), approved the annexation agreements, and established vested development rights.
- The Sage Farms PUD allows a mix of single-family residential, multi-family residential, commercial, and parks and open space uses.
- The Sage Farms PUD will be developed as a phased development. The first filing for phase 1 is a major subdivision of the 293.5 acres site to create 241 single-family lots, open space areas, five outlots for future development, and one lot to accommodate existing agricultural operations.
- The preliminary plat for the first filing is subject to the PUD text standards sought to be amended.
- The preliminary plat and PUD text amendments are submitted for concurrent review. The applications are being considered concurrently, but are processed as separate requests.
- The applicant has summarized the proposed PUD text amendments, included as *Attachment B*.
- The PUD text amendments and preliminary plat were advertised for public hearings before the Planning Commission and Board of Trustees as required by law.

1. Staff received one written correspondence in support included as *Attachment E*. No other written correspondence or phone calls on the Sage Farms PUD text amendment public hearing item were received by the time the agenda packet was published.

Text Amendment Process and Findings for Approval:

- Pursuant to Section 15-2-70(b)(2) of the Land Use Code, a rezone that includes "changes to standards or characteristics of zoning districts (such as floor area ratio or setbacks) shall be processed as text amendments to the Land Use Code."
- Since the proposed amendments are related to standards for single family attached and detached units, the amendments are processed as text amendments to the Land Use Code.
- Land Use Code amendments are processed in accordance with Section 15-2-50 of the Land Use Code and are reviewed by the Planning Commission at a public hearing and a recommendation is made to the Board of Trustees. The Planning Commission may choose to either recommend approval, approval with conditions, denial, or may continue the public hearing to another date.
- The Planning Commission evaluates the request using the following criteria – Land Use Code Amendment Findings for Approval (Land Use Code Section 15-2-50(d)):
    1. The amendment is not likely to result in significant adverse impacts upon the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be substantially mitigated;
    2. The amendment is necessary for the protection of health, safety, welfare, and morals of the community;
    3. The amendment is consistent with the Comprehensive Plan and the intent stated in this Land Use Code; and
    4. The amendment is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas.
- The Planning Commission will need to consider any testimony presented during the public hearing.

BACKGROUND / DISCUSSION

The Findings for Approval for a text amendment are listed below (in **bold** text), along with Staff's recommendation for each finding (in regular text).

Land Use Code Amendment Findings for Approval (Land Use Code Section 15-2-50(d)):

1. **The amendment is not likely to result in significant adverse impacts upon the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be substantially mitigated;**
    - The proposed amendments to remove the language in the PUD that limits the development to no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building, will not result in significant adverse impacts upon the environment.
    - The amendments will remove overly restrictive language in the Single-family A zoned areas of the PUD to ensure that development in these areas is organized in a usable and efficient way.
    - The proposed amendments only affect unit and block layout but will not impact the development densities that were approved and established through the PUD.

2. **The amendment is necessary for the protection of health, safety, welfare, and morals of the community;**
    - The PUD text amendments will remove language that currently inhibits the ability for usable and cohesive lot and block layouts. The proposed amendments will allow additional flexibility and other applicable provisions of the PUD will still ensure a thoughtful development layout that will benefit the health, safety, and welfare of the future residents of Sage Farms and the community as a whole.

3. **The amendment is consistent with the Comprehensive Plan and the intent stated in this Land Use Code; and**
    - The proposed PUD text amendments are consistent with the intent of the Comprehensive Plan, the Land Use Code, and the Sage Farms PUD.
    - The proposed PUD text amendments impact the single-family zoned areas of the Sage Farms PUD. Specifically, those areas designated as “Single-Family A.”
    - The intent of the "Single-Family A” designation on the Sage Farms PUD is to provide for a mix of small lot single-family detached, single-family attached, and multi-family dwellings in a walkable environment.
    - The proposed amendments to remove the unit count limit per building and alley access limit will allow for more flexible building, lot, and block layouts. This flexibility will allow the thoughtful layout of the neighborhoods to ensure walkability and connectivity are prioritized. The Sage Farms PUD was approved as being consistent with the Comprehensive Plan for the medium density residential land use designation and is intended to allow for single-family and multi-family neighborhoods with local and walkable commercial areas with access to public facilities and amenities.
    - The proposed PUD text change to remove the restrictions on alley access and unit count per building will continue to be consistent with the Comprehensive Plan.
4. **The amendment is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas.**
    - The proposed PUD text amendments to remove the dwelling unit limitation and alley access limitation will not impact the approved densities or mix of land uses that were established for the Sage Farms PUD.
    - All other provisions of the Sage Farms PUD will remain in effect.
    - The removal of the limitation on the number of dwelling units is consistent with the adoption of Ordinance No. 08-2025 approving amendments to the Land Use Code to increase opportunities for housing affordability. The Land Use Code amendments approved April 8, 2025 similarly removed several limitations on the number of dwelling units allowed per building.

STAFF RECOMMENDATION

Based upon the above findings, Town staff recommends the PUD Text Amendment satisfies the Findings for Approval in accordance with the Land Use Code. Town staff recommends approval of the proposed text amendments, as presented (motion option 1, below).

Below are motion options for the Planning Commission to consider:

1. Move to forward a recommendation to the Board of Trustees to approve the proposed text amendments to the Sage Farms PUD, as presented, based on the Findings for Approval.

2. Move to forward a recommendation to the Board of Trustees to approve the proposed text amendments to the Sage Farms PUD, as presented, based on the Findings for Approval and including conditions of approval.
3. Move to forward a recommendation to the Board of Trustees to deny the proposed text amendments to the Sage Farms PUD, based on the Findings for Approval.
4. Move to continue the public hearing to a future date.

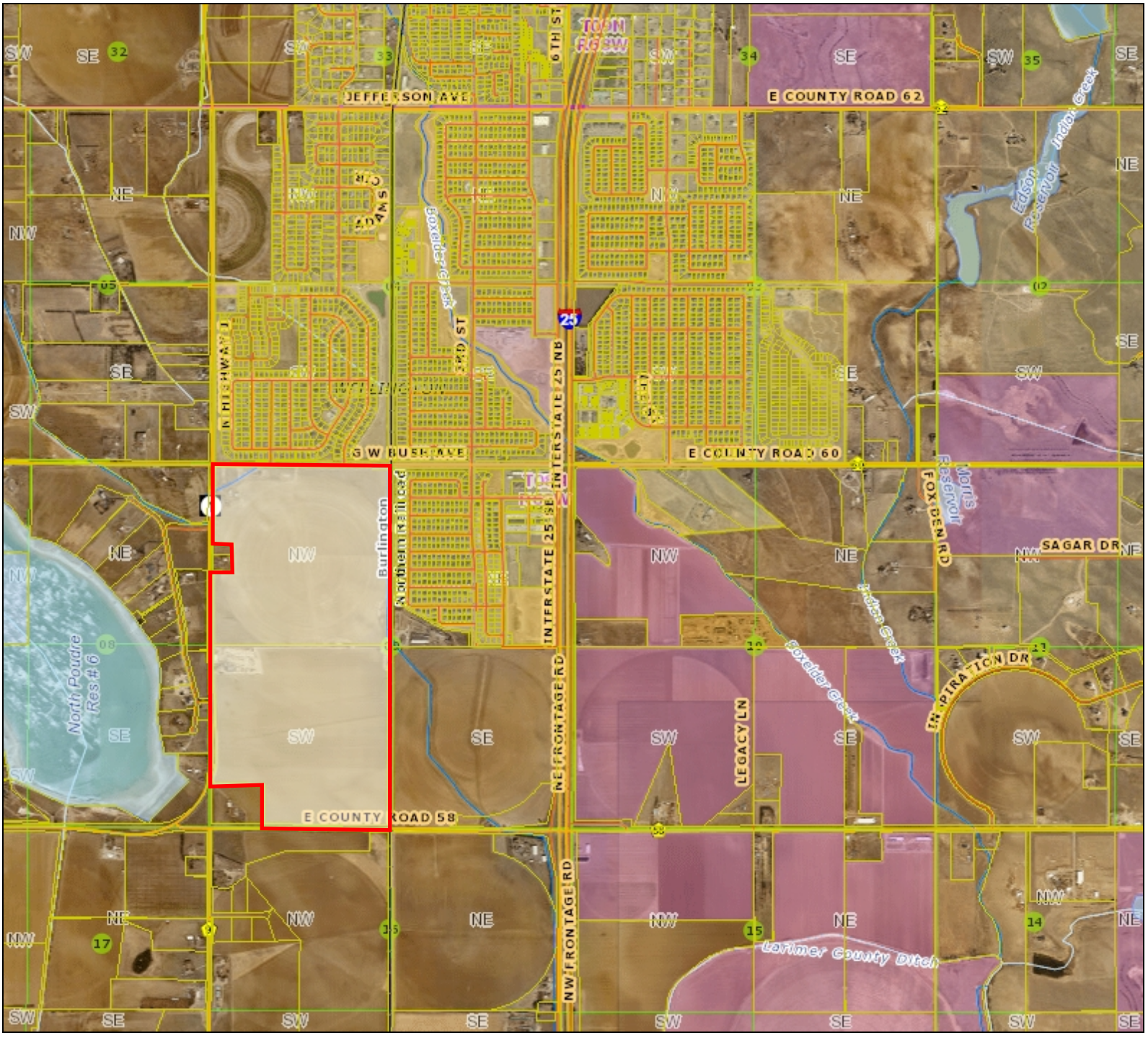
ATTACHMENTS

1. Attachment A. Location Map with Site Outline
2. Attachment B. PUD Text Amendment Request
3. Attachment C. Approved Sage Farms PUD
4. Attachment D. Proposed Text Amendments
5. Attachment E. Letter from Fait Family Limited Partnership
6. Presentation Slides

LARIMER COUNTY
Enterprise GIS

Larimer County Web Map

Attachment A



Legend

- Tax Parcels
- Railroads
- Major Road System
- Road System
- Lakes and Ponds
- Incorporated Areas
- PLSS Township and Range
- PLSS Sections
- PLSS Quarter Sections
- City or Town
- 30969E146467N.sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- 30969E144091N.sid

Notes

0.3 0 0.3 Miles

Date Prepared: 4/8/2025 8:41:45 AM

Scale
1: 24,000

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Town of Wellington,
County of Larimer, Colorado

Sage Farms Planned Unit Development Amendment Number1

Rezoning Request

March 10, 2025

Sage Farms PUD

The Sage Farms Planned Unit Development is a mixed-use master-planned community approved by the Town of Wellington Planning Commission on August 7, 2023 and the Town Board of Trustees on January 23, 2024. It allows for a mix of residential, commercial and office uses as well as parks and open space on the 291 acres within the development within the PUD Overlay District.

Since the approval of the PUD, the owners and consultants have been working with Town staff on the Preliminary Plat and Utility Construction Plan Documents. The initial submittal of the Preliminary Plat documents was on November 21, 2024. Staff has reviewed the plans and we are in the process of revising them based on the staff and referral agency comments.

Property Owners/Applicant/Consultants

Property Owners
FC Farm Holding, LLC and **Sipes Farm Holding, LLC**
Mr. Daren Roberson, Manager
395 Delozier Drive, Suite 110
Fort Collins, Colorado 80524
(970)224-3103
daren@sagehomes.com

Applicant/ Owners
FC Farm Holding, LLC and
Sipes Farm Holding, LLC
Mr. Daren Roberson
395 Delozier Drive, Suite 110
Fort Collins, Colorado 80524
(970) 224-3103
daren@sagehomes.com

Attorney
Johnson Muffly & Dauster PC
Mr. Jeff Johnson
323 South College Ave., Suite 1
Fort Collins, Colorado 80524
(970)692-5886
jjohnson@nocolawgroup.com.com

Planning Consultant
PineCrest Planning and Design LLC
Mr. Tom Dugan
4225 Westshore Way
Fort Collins, Colorado 80525
(970) 566-4714
tompinecrest@qwest.net

Civil Engineer
EPS Group Inc.
Mr. Blaine Mathisen
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970)488-3901
shane@northernengineering.com

Surveyor
EPS Group Inc.
Mr. Tharen Helgerson, PLS
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 461-2661
tharen.helgerson@epsgroupinc.com

Landscape Architect
Centennial Design LLC
Mr. John Gettman
601 S. 9th Street
Berthoud, CO 80513
(970)567-1912
centennialdesign@hotmail.com

Legal Description

Please see the Property Description, attached as **Exhibit "A".**

Existing Zoning	**Proposed Zoning**
PUD – Planned Unit Development Overlay District	PUD-Planned Unit Development Overlay District
Acreage 293 acres	293 acres
Land Use Agricultural	Commercial/Residential Parks and Open Space

Proposed PUD Amendment

The existing Sage Farms PUD language allows for a mix of land uses throughout the development. In review of the preliminary plat submittal by the Town staff it was noticed there was an unattended restriction on the use of an alley for vehicle access to both single-family and multi-family dwellings. Under the Land Use Standards Permitted Uses on the PUD the following sections state:

D.2.B.2 Single-Family Detached Dwellings (including up to six Single-Family Detached Dwellings utilizing the same Alley for vehicular access) (P)

D.2.B.3 Single-Family Attached Dwellings (including up to six Single-Family Attached Dwellings per Building; Alley loaded Single-Family Attached Dwellings are Allowed) (P)

The PUD amendment request is to delete the restriction of a maximum of six dwellings in each of the above land use standards and substitute the following language:

D.2.B.2 Single-Family Detached Dwellings (including Alley loaded Single-Family Detached Dwellings) (P)

D.2.B.3 Single-Family Attached Dwellings (including Alley loaded Single-Family Attached Dwellings are Allowed) (P)

By allowing this amendment to the approved PUD it would eliminate the restriction of a maximum of six alley accessed dwellings thereby clarifying the original intent of the land use on the PUD.

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land being the Northwest Quarter of Section Nine (9) and a portion of the Southwest Quarter of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

EXCEPTING THEREFROM the East 25.00 feet for railroad right of way.
ALSO EXCEPTING THEREFROM those parcels described in Deeds recorded April 20, 1964 in Book 1244 at Page 319, and June 5, 1979 in Book 1958 at Page 277, and August 2, 1990 as Reception No. 90033927, all of the Records of Larimer County.

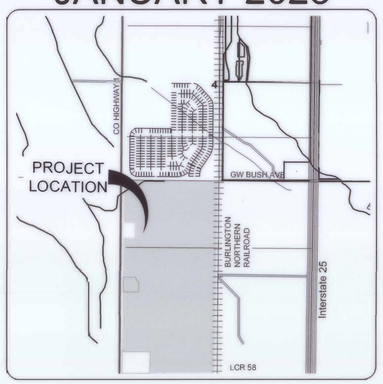
TOGETHER WITH Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County.
Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

ZONING MAP FOR
SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Attachment C

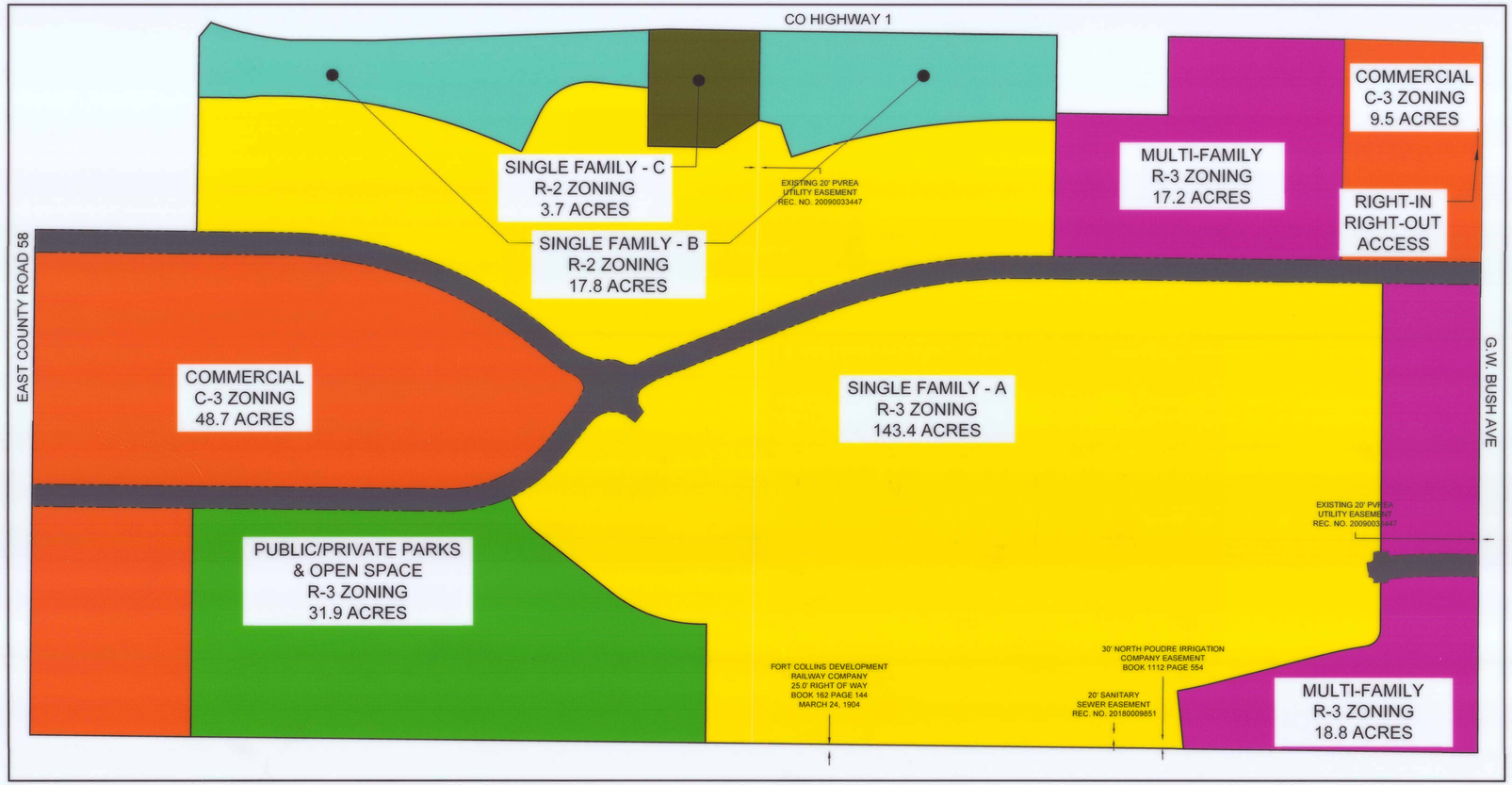
JANUARY 2023



NORTH

VICINITY MAP

1"=2000'



250 0 250 500 750 Feet

(IN FEET)
1 inch =250 ft.

PROJECT TEAM:

APPLICANT
FC Farm Holding, LLC and Sipes Farm Holding, LLC
Mr. Daren Roberson
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

SITE ENGINEER
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

LAND PLANNER
Pinecrest Planning and Design, LLC
Mr. Tom Dugan
4225 Westshore Way
Fort Collins, CO 80525
(970) 566-4714

OWNERS
FC Farm Holdings, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

and

Sipes Farm Holding, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

LEGAL DESCRIPTION

A parcel of land being the Northwest Quarter of Section Nine (9) and a portion of the Southwest Quarter of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

EXCEPTING THEREFROM the East 25.00 feet for railroad right of way.

ALSO EXCEPTING THEREFROM those parcels described in Deeds recorded April 20, 1964 in Book 1244 at Page 319, and June 5, 1979 in Book 1958 at Page 277, and August 2, 1990 as Reception No. 90033927, all of the Records of Larimer County.

TOGETHER WITH Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County.

Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

NOTE:
This Zoning Map is not a statutory monumented land survey as defined by the State of Colorado. Monuments depicted and or referenced hereon are for reference purposes only. This Zoning Map may be subject to rights, easements, rights-of-way, covenants and restrictions of record.

LEGEND

- MUTLI-FAMILY RESIDENTIAL - R-3
- SINGLE FAMILY RESIDENTIAL (A) - R-3
- SINGLE FAMILY RESIDENTIAL (B) - R-2
- SINGLE FAMILY RESIDENTIAL (C) - R-2
- COMMERCIAL - C-3
- PARKS/OPEN SPACE - R-3

LAND USE DATA

Land Use Type	Area (acres)	Maximum Density (units/acre)	Maximum GLA (sq. ft.)	Percent of Total Area (%)
Single Family - A	141.8	6.0		48.7%
Single Family - B	17.8	3.0		6.1%
Single Family - C	3.7	3.0		1.3%
Multi-Family	36.0	12.0		12.4%
Commercial	58.2	16.0	585,000	20.0%
Public/Private Parks & Open Space	33.6			11.5% (of Total) 16.8% (of Residential)
On-Site Total	291.0			100.0%
Additional Areas				
BNSF Right-of-way	6.1			
CR 58 Right-of-way	3.4			
Total	300.5			

Zoning: PUD - Planned Unit Development Overlay District

APPROVAL CERTIFICATES

PLANNING COMMISSION CERTIFICATE

Approved this 7TH day of AUGUST, 2023, by the Town Planning and Zoning Commission, Wellington, Colorado.

Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this 23RD day of JANUARY, 2024, by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by other and not the towns.

Mayor

Attest:

Town Clerk

TOWN OF WELLINGTON SEAL COLORADO

Date:
By:
Revisions:
No.

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless they are signed and sealed by a Professional Engineer employed by Northern Engineering Services, Inc.

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

DATE: 01/23/2024
SCALE: 1"=250'
REVIEWED BY: B.T.
PROJECT: 992-008
CLIENT: SAGE HOMES
DRAWN BY: S.P.

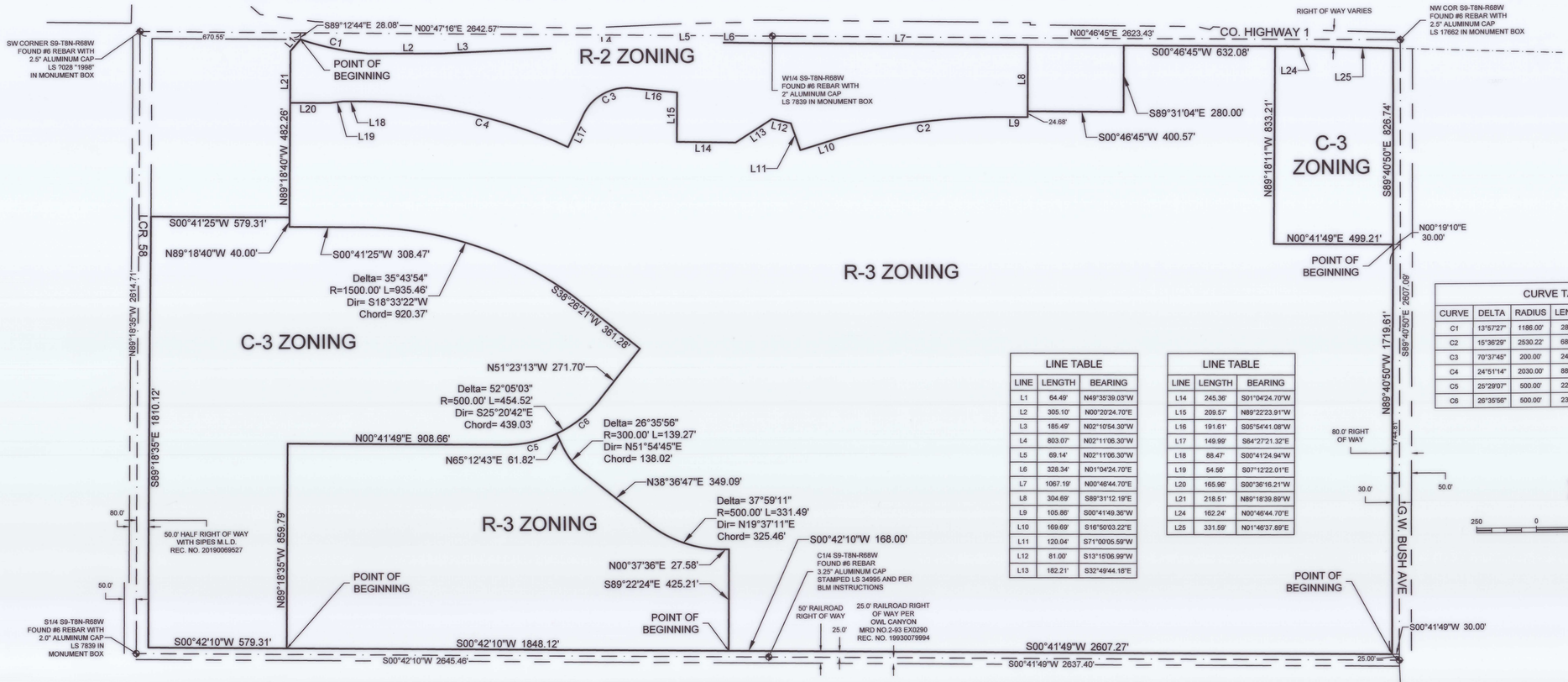
SAGE FARMS P.U.D.

ZONING MAP

Sheet 1 Of 4 Sheets

ZONING MAP FOR
SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	13°57'27"	1186.00'	288.91'	N12°17'52"E	288.20'
C2	15°36'29"	2530.22'	689.27'	S07°06'28"E	687.14'
C3	70°37'45"	200.00'	246.54'	S29°08'29"E	231.23'
C4	24°51'14"	2030.00'	880.58'	S13°07'02"W	873.69'
C5	25°29'07"	500.00'	222.40'	N12°02'44"W	220.57'
C6	26°35'56"	500.00'	232.12'	N38°05'15"W	230.04'

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.49'	N49°35'39.03"W
L2	305.10'	N00°20'24.70"E
L3	185.49'	N02°10'54.30"W
L4	803.07'	N02°11'06.30"W
L5	69.14'	N02°11'06.30"W
L6	328.34'	N01°04'24.70"E
L7	1067.19'	N00°46'44.70"E
L8	304.69'	S89°31'12.19"E
L9	105.86'	S00°41'49.36"W
L10	169.69'	S16°50'03.22"E
L11	120.04'	S71°00'05.59"W
L12	81.00'	S13°15'06.99"W
L13	182.21'	S32°49'44.18"E

LINE TABLE		
LINE	LENGTH	BEARING
L14	245.36'	S01°04'24.70"W
L15	209.57'	N89°22'23.91"W
L16	191.61'	S05°54'41.08"W
L17	149.99'	S64°27'21.32"E
L18	88.47'	S00°41'24.94"W
L19	54.56'	S07°12'22.01"E
L20	165.96'	S00°36'16.21"W
L21	218.51'	N89°18'39.89"W
L24	162.24'	N00°46'44.70"E
L25	331.59'	N01°46'37.89"E

ZONE R-2 (SINGLE FAMILY RESIDENTIAL)

A parcel of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the Southwest Corner of Section 9, being monumented by a No. 6 Rebar with a 2 1/2" aluminum cap Stamped "LS 7028 1998" in a monument box and assuming the West line of the Southwest Quarter of said Section 9 as bearing North 00° 47' 16" East a distance of 2642.57 feet, being monumented on the North by a #6 rebar with a 2" aluminum cap stamped "LS 7839" in a monument box with all bearings contained herein relative thereto.
THENCE North 00° 47' 16" East along said West line of the Southwest Quarter of Section 9 a distance of 670.55 feet;
THENCE South 89° 12' 44" East a distance of 28.08 feet to the beginning point of a curve non-tangent to this course and to the **POINT OF BEGINNING.**

The following 7 courses are along the Easterly Right of Way line of Hwy 1:
THENCE along the arc of a curve concave to the Northwest a distance of 288.91 feet, said curve has a Radius of 1186.00 feet and is subtended by a Chord bearing North 12° 17' 52" East a distance of 288.20 feet to a line non-tangent to this curve;
THENCE North 00° 20' 25" East a distance of 305.10 feet;
THENCE North 02° 10' 54" West a distance of 185.49 feet;
THENCE North 02° 11' 06" West a distance of 803.07 feet;
THENCE North 02° 11' 06" West a distance of 69.14 feet;
THENCE North 01° 04' 25" East a distance of 328.34 feet;
THENCE North 00° 46' 45" East a distance of 1067.19 feet;

THENCE South 89° 31' 12" East a distance of 304.69 feet;
THENCE South 00° 41' 49" West a distance of 105.86 to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the East a distance of 689.27 feet, said curve has a Radius of 2530.22 feet and is subtended by a Chord bearing South 07° 06' 28" East a distance of 687.14 to a line non-tangent to this curve;
THENCE South 16° 50' 03" East a distance of 169.69 feet;
THENCE South 71° 13' 00" West a distance of 20.04 feet;
THENCE South 70° 57' 30" West a distance of 100.00 feet;
THENCE South 13° 15' 07" West a distance of 81.00 feet;
THENCE South 32° 49' 44" East a distance of 182.21 feet;
THENCE South 01° 04' 25" West a distance of 245.36 feet;
THENCE South 89° 22' 24" West a distance of 209.57 feet;
THENCE South 05° 54' 41" West a distance of 191.61 to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Northeast a distance of 246.54 feet, said curve has a Radius of 200.00 feet and is subtended by a Chord bearing South 29° 08' 29" East a distance of 231.23 to a Point of Tangency;
THENCE South 64° 27' 21" East a distance of 149.99 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southeast a distance of 880.58 feet, said curve has a Radius of 2030.00 feet and is subtended by a Chord bearing South 13° 07' 02" West a distance of 873.69 to a Point of Tangency;
THENCE South 00° 41' 25" West a distance of 88.47 feet;
THENCE South 07° 12' 22" East a distance of 54.56 feet;
THENCE South 00° 36' 16" East a distance of 165.96 feet;
THENCE South 89° 18' 40" West along the said Southerly line of Lot 2 a distance of 218.51'
THENCE North 49° 35' 39" West along the said Southerly line of Lot 2 a distance of 64.49 feet to the **POINT OF BEGINNING**;

Said described parcels of land contains a total of 21.5 acres, more or less (±).

ZONE R-3 (MULTI-FAMILY RESIDENTIAL)

Two parcels of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing N 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto.
THENCE North 89° 40' 50" West along said North line of the Northwest Quarter of Section 9 a distance of 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;
THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line prolongation a distance of 30.00 feet to the intersection of the Westerly line of said Railroad Right of Way and the South line of G.W. Bush Ave and to the **POINT OF BEGINNING**;

THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2607.27 feet to the South line of the Northwest Quarter of said Section 9;
THENCE South 00° 42' 10" West a distance of 168.00 feet;
THENCE North 89° 22' 24" East a distance of 425.21 feet;
THENCE North 00° 37' 36" West a distance of 27.58 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 331.49 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing South 19° 37' 11" West a distance of 325.46 feet to a Point of Tangency;
THENCE South 38° 36' 47" West a distance of 349.09 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 139.27 feet, said curve has a Radius of 300.00 feet and is subtended by a Chord bearing South 51° 54' 45" West a distance of 138.02 feet to a Point of Tangency;
THENCE South 65° 12' 43" East a distance of 61.82 feet to a point on a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southwest a distance of 232.12 feet, said curve has a radius of 500.00 feet and is subtended by a Chord bearing North 38° 05' 15" West a distance of 230.04 feet to a Point of Tangency;
THENCE North 51° 23' 13" West a distance of 271.70 feet;
THENCE South 38° 26' 21" West a distance of 361.28 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southeast a distance of 935.46 feet, said curve has a Radius of 1500.00 feet, a Delta of 35°43'54" and is subtended by a Chord bearing South 18° 33' 22" West a distance of 920.37 feet to a Point of Tangency.
THENCE South 00° 41' 25" West a distance of 308.47 feet;
THENCE North 89° 18' 40" West a distance of 40.00 feet to a point on the Southerly line of Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;
THENCE North 89° 18' 40" West along the said Southerly line of Lot 2 a distance of 482.26 feet;
THENCE North 00° 36' 16" East a distance of 165.96 feet;
THENCE North 07° 12' 22" West a distance of 54.56 feet;
THENCE North 00° 41' 25" East a distance of 88.47 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 880.58 feet, said curve has a Radius of 2030.00 feet, a Delta of 024°51'14" and is subtended by a Chord bearing North 13° 07' 02" East a distance of 873.69 feet to a line non-tangent to this curve;
THENCE North 64° 27' 21" West a distance of 149.99 feet to a Point of Tangency;
THENCE along the arc of a curve concave to the Northeast a distance of 246.54 feet, said curve has a Radius of 200.00 feet, a Delta of 70°37'45" and is subtended by a Chord bearing North 29° 08' 29" West a distance of 231.23 feet to a line non-tangent to this curve;
THENCE North 05° 54' 41" East a distance of 191.61 feet;
THENCE North 89° 22' 24" East a distance of 209.57 feet;
THENCE North 01° 04' 25" East a distance of 245.36 feet;
THENCE North 32° 49' 44" West a distance of 182.21 feet;
THENCE North 13° 15' 07" East a distance of 81.00 feet;
THENCE North 71° 00' 06" East a distance of 120.04 feet;
THENCE North 16° 50' 03" West a distance of 169.69 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the East a distance of 689.27 feet, said curve has a Radius of 2530.22 feet, a Delta of 15°36'29" and is subtended by a Chord bearing North 07° 06' 28" West 687.14 feet to a line non-tangent to this curve;
THENCE North 00° 41' 49" East a distance of 105.86 feet;
THENCE North 89° 31' 12" West a distance of 24.68 feet;
THENCE North 00° 46' 45" East a distance of 400.57 feet;
THENCE North 89° 31' 04" West a distance of 280.00 feet;
THENCE North 00° 46' 45" East a distance of 632.08 feet;
THENCE South 89° 18' 11" East a distance of 833.21 feet;
THENCE North 00° 41' 49" East a distance of 499.21 feet to a point of the Southerly line of G.W. Bush Avenue being a line parallel to and 30.00 feet Southerly of the North line of the Northwest Quarter of said Section 9;
THENCE South 89° 40' 50" East along said Southerly line of G.W. Bush Avenue a distance of 1719.61 feet to the **POINT OF BEGINNING**;

TOGETHER WITH

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing North 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto.
THENCE North 89° 40' 50" West along the North line of said Section 9 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;
THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2637.27 feet to the South line of the Northwest Quarter of said Section 9;
THENCE South 00° 42' 10" West along said Westerly Railroad Right of Way line a distance of 168.00 feet to the **POINT OF BEGINNING;**

THENCE South 00° 42' 10" West continuing along said Westerly Railroad Right of Way line a distance of 1848.12 feet;
THENCE North 89° 18' 35" West a distance of 859.79 feet;
THENCE North 00° 41' 49" East a distance of 908.66 to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 222.40 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing North 12° 02' 44" West a distance of 220.57 feet to a line non-tangent to this curve;
THENCE North 65° 12' 43" East a distance of 61.82 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 139.27 feet, said curve has a Radius of 300.00 feet and is subtended by a Chord bearing North 51° 54' 45" East a distance of 138.02 feet to a Point of Tangency;
THENCE North 38° 36' 47" East a distance of 349.09 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 331.49 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing North 19° 37' 11" East a distance of 325.46 feet to a Point of Tangency;
THENCE North 00° 37' 36" East a distance of 27.58 feet;
THENCE North 89° 22' 24" East a distance of 425.21 feet to the **POINT OF BEGINNING.**

Said described parcels of land contains a total of 175.3 acres, more or less (±).

ZONE C-3 (COMMERCIAL)

Multiple parcels of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing N 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto.
THENCE North 89° 40' 50" West along said North line of the Northwest Quarter of Section 9 a distance of 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;
THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2637.27 feet to the South line of the Northwest Quarter of said Section 9;
THENCE South 00° 42' 10" West along said Westerly Railroad Right of Way line a distance of 2016.12 feet to the **POINT OF BEGINNING;**

THENCE South 00° 42' 10" West continuing along said Westerly Railroad Right of Way line a distance of 579.31 feet to the Northerly Right of Way line of County Road 58 being parallel to and 50.00 feet Northerly of the South line of the Southwest Quarter of said Section 9;
THENCE North 89° 18' 35" West along said Northerly Right of Way line a distance of 1810.12 feet to the Northerly line of Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;
THENCE North 00° 41' 25" East along said Northerly line of Lot 2 a distance of 579.31 feet to the Northeast Corner of said Lot 2;
THENCE South 89° 18' 40" East a distance of 40.00 feet;
THENCE North 00° 41' 25" East a distance of 308.47 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 935.46 feet, said curve has a Radius of 1500.00 feet, a Delta of 35° 43' 54" and is subtended by a Chord bearing South 18° 33' 22" West a distance of 920.37 feet to a Point of Tangency;
THENCE South 38° 36' 47" East a distance of 303.93 feet;
THENCE South 51° 23' 13" East a distance of 100.00 feet;
THENCE North 38° 26' 21" East a distance of 361.28 feet to the beginning point of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southwest a distance of 454.52 feet, said curve has a Radius of 500.00 feet, a Delta of 52° 05' 03" and is subtended by a Chord bearing South 25° 20' 42" East a distance of 439.03 feet to a Point of Tangency;
THENCE South 00° 41' 49" West a distance of 908.66 feet;
THENCE South 89° 18' 35" East a distance of 859.79 feet to the Westerly Railroad Right of Way line and to the **POINT OF BEGINNING.**

TOGETHER WITH

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing N 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto.
THENCE North 89° 40' 50" West along said North line of the Northwest Quarter of Section 9 a distance of 1744.81 feet;
THENCE South 00° 19' 10" West along a line perpendicular to the aforesaid course a distance of 30.00 feet to the Southerly Right of Way line of G. W. Bush Avenue and to the **POINT OF BEGINNING.**

THENCE South 00° 41' 49" West a distance of 499.21 feet;
THENCE North 89° 18' 11" West a distance of 833.21 feet to the Easterly Right of Way line of Colorado State Highway No. 1;
THENCE North 00° 46' 45" East along said Easterly Right of Way line a distance of 162.24 feet;
THENCE North 01° 46' 38" East continuing along said Easterly Right of Way line a distance of 331.59 feet to the Southerly Right of Way line of G. W. Bush Avenue;
THENCE South 89° 40' 50" East along said Southerly Right of Way line a distance of 826.74 feet to the **POINT OF BEGINNING.**

Said described parcels of land contains a total of 58.21 acres, more or less (±).

NOTE:
This Zoning Map is not a statutory monumented land survey as defined by the State of Colorado. Monuments depicted and or referenced hereon are for reference purposes only. This Zoning Map may be subject to rights, easements, rights-of-way, covenants and restrictions of record.

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These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any purpose or construction unless specifically authorized in writing by a Professional Engineer in the employ of Northern Engineering Services, Inc.

Revisions: No. By: Date:

PROJECT: 982-008
CLIENT: SAGE HOMES
DRAWN BY: SJ
DATE: 01/23/2024
SCALE: 1"=250'
REVIEWED BY: B.T.

SAGE FARMS P.U.D.
LEGAL DESCRIPTIONS

Sheet 2
Of 4 Sheets

ZONING MAP FOR
SAGE FARMS P.U.D.
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

A. STATEMENT OF INTENT

This **Zoning Map** is a PUD - Planned Unit Development Overlay District ("**PUD Zone**") to serve as a master-planned development under Land Use Code 15-3-50 for the zoning of the property consisting of approximately 291.1 acres within the serial annexations for **Sage Farms Annexation and Village at Sage Farms Annexation** to the Town of Wellington, Colorado ("**Town**").

This PUD Zone is a Site Specific Development Plan and a final development plan for this Planned Unit Development under Land Use Code 15-7-20 and under Colorado Revised Statutes Section 24-68-101 et. seq. for vested rights. The duration of the vested rights under this PUD Zone is twenty (20) years from the ordinance effective date for the following zone districts: Single-Family A - R-3 Residential Medium Density District; Single-Family B - R-2 Residential Low Density District; Single-Family C - R-2 Residential Low Density District; and, Multi-Family - R-3 Residential Medium Density District. ("**Residential Vested Rights Period**"). The duration of the vested rights under this PUD Zone is twenty-five (25) years from the ordinance effective date for the following zone districts: Commercial - C-3 Mixed-Use Commercial District; and, Park and Open Space - R-3 Residential Medium Density District ("**Commercial Vested Rights Period**").

This Mixed-Use PUD is intended to create a compatible variety of land uses that provide for a homogeneous development of mixed uses that are in keeping with the property's unique physical aspects including two existing irrigation water wells which can be used for non-potable irrigation of the developed property, access from two existing public roads and unique topography allowing drainage flows along the southeast portion of the property. This zoning map is also in compliance with the Town's Comprehensive Plan. The PUD Zoning Map supplements the underlying standard zone district with modification of lot size, bulk or type of use, density, lot coverage, open space or other considerations that are incompatible and inappropriate for the overall PUD Zone and that do not correspond with existing underlying standard zone district. Lot layout, road alignments and specific multi-family and commercial building siting will be refined at the time of platting with adjustments allowed for each specific development phase and market conditions.

B. ZONING

The zoning for the property is: **PUD - Planned Unit Development Overlay District.**

C. PROJECT SUMMARY CHART

Land Use	Acreage	Maximum Density per acre	Max GLA	% of Total Area
Single Family - A	141.8 acres	6 units/acre		48.7%
Single Family - B	17.8 acres	3 units/acre		6.1%
Single Family - C	3.7 acres	3 units/acre		1.3%
Multi-Family	36.0 acres	12 units/acre		12.4%
Commercial	58.2 acres	16 units/acre	585,000 sq. ft.	20.0%
Public/Private Parks & Open Space	33.6 acres			11.5% of total (16.8% of residential area)
TOTAL	291.1 acres		585,000 sq. ft.	100%

GLA is defined as "Gross Leaseable Area."

D. LAND USE STANDARDS

1. Permitted Uses; Prohibited Uses; Unlisted Uses; Use Specific Standards.

A. Permitted Uses.
Uses permitted in the PUD Zone shall be those uses permitted in the underlying standard zone district for the property unless specifically listed as prohibited or otherwise modified herein. The uses permitted in this PUD Zone are listed in the sections below. All uses for this PUD Zone are defined in Section J, Definitions. If a capitalized term is not defined in Section J or otherwise in this PUD Zone, the definitions in the Municipal Code of the Town of Wellington, Colorado ("**Code**") and the Land Use Code adopted March 22, 2022 (Ordinance No. 07-2022) ("**Land Use Code**") apply. The terms in this PUD Zone control in the event of a conflict with the Code or the Land Use Code.

B. Prohibited Uses.
Uses prohibited in the PUD Zone shall be those uses prohibited in the underlying standard zone district for the property unless specifically listed as permitted or otherwise modified herein. Development or use of a property for any other use not specifically allowed in this PUD Zone and approved under the appropriate process is prohibited.

C. Unlisted Uses.
If a proposed use is not specifically listed below, the Planning Director shall determine whether the use is permitted or not permitted. This determination shall be based upon the similarity in nature and character to one or more uses that are listed as permitted in each district under this PUD Zone. In making this determination, the Planning Director may refer for guidance to the factors set forth for unlisted uses in Section 15-4-30 of the Land Use Code, as may be amended, provided that any amendment to such factors adopted during the Residential Vested Rights Period or the Commercial Vested Rights Period are applied consistently to all Town wide zoning districts.

D. Use-Specific Standards.
The uses permitted in each of the zoning districts established in this PUD Zone are listed below. Uses are designated as Permitted by Right (P) and as Conditional Uses (C). The list of permitted uses also provides a reference to any use-specific standards by including the designation (Y). If applicable, the use specific standards are set forth in Section 15-4-30 of the Land Use Code, as may be amended, provided that any amendment to a use specific standard adopted during the Residential Vested Rights Period or the Commercial Vested Rights Period are uniformly applied in all similar zone districts within the Town. Approval of a use listed in this PUD Zone, and compliance with any applicable use-specific standards for that use, authorizes that use only.

2. Single-Family A - R-3 Residential Medium Density District

A. Statement of Intent
This land use area is intended to provide for the development of Single-Family Detached Dwellings and Single-Family Attached Dwellings including Parks, Open space, trail systems, and green belts.

B. Uses Permitted
1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Single-Family Detached Dwellings (including up to six Single-Family Detached Dwellings utilizing the same Alley for vehicular access) (P)
3. Single-Family Attached Dwellings (including up to six Single-Family Attached Dwellings per Building; Alley loaded Single-Family Attached Dwellings are allowed) (P)
4. Community Facility (P)
5. Religious Land Use (C)
6. Civic Space (C)
7. Accessory Building but not to exceed 80 square feet (P)
8. Accessory Dwelling Units (C) (Y)
9. Accessory Use (P)
10. Home Occupation (P)
11. Attached or detached garages or carports and paved parking areas (P)
12. Parks and Open space, public or private (P)
13. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Multi-Family Dwelling
2. Bed and Breakfast
3. Boarding and Rooming House
4. Long-Term Care Facilities

D. Development Standards

1.	Minimum Front Setback:	20 feet to garage, 15 feet to front of unit, 10 feet for rear or Alley loaded garages
2.	Minimum Side Setback:	5 feet for detached units; 0 feet for attached units
3.	Minimum Rear Setback:	15 feet, 5 feet for rear or Alley loaded garage
4.	Minimum Lot Width:	35 feet for detached units; 25 feet for an attached dwelling
5.	Minimum Distance Between Buildings	10 feet

3. Single Family B - R-2 Residential Low Density District

A. Statement of Intent
This land use area is intended to provide for the development of Single-Family Detached Dwellings including Parks and Open space, trail systems and green belts.

B. Uses Permitted
1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-2 Residential Low Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not eliminate a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Single Family Detached Dwellings (P)
3. Attached or detached garages or carports and paved parking areas (P)
4. Community Facility (P)
5. Religious Land Use (C)
6. Civic Space (C)
7. Accessory Buildings but not to exceed 80 square feet (P)
8. Accessory Dwelling Units (P) (Y)
9. Accessory Use (P)
10. Home Occupation (P)
11. Parks and Open space, public or private (P)
12. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Single Family Attached Dwellings
2. Golf course

D. Development Standards

1.	Minimum Lot Size:	10,000 sf
2.	Minimum Front Setback:	25 feet
3.	Minimum Rear Setback:	25 feet
4.	Minimum Side Setback:	10 feet
5.	Minimum Distance from Hwy. 1 ROW	50 feet

4. Single Family C - R-2 Residential Low Density District

A. Statement of Intent
This land use area is intended to allow for the continued use of the existing agricultural uses and to allow for the development of Single-Family Detached Dwellings at some time in the future.

B. Uses Permitted
1. Agriculture but excluding Livestock, dairy, poultry, bee and Stable uses.
2. The storage of agricultural machinery and equipment needed in the production of agricultural products, and the storage of harvested products before wholesale distribution.
3. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-2 Residential Low Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
4. Single Family Detached Dwellings (P)
5. Attached or detached garages or carports and paved parking areas (P)
6. Community Facility (P)
7. Religious Land Use (C)
8. Civic Space (C)
9. Accessory Buildings but not to exceed 80 square feet (P)
10. Accessory Dwelling Units (P) (Y)
11. Accessory Use (P)
12. Home Occupation (P)
13. Parks and Open space, public or private (P)
14. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Single Family Attached Dwellings
2. Golf course

D. Development Standards

1.	Minimum Lot Size:	10,000 sf
2.	Minimum Front Setback:	25 feet
3.	Minimum Rear Setback:	25 feet
4.	Minimum Side Setback:	10 feet
5.	Minimum Distance from Hwy. 1 ROW	50 feet

1. Multi-Family - R-3 Residential Medium Density District

A. Statement of Intent
1. This land use area is intended to provide for the development of Multi-Family Dwellings, Single-Family Attached Dwellings and Single-Family Detached Dwellings

B. Uses Permitted
1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not eliminate a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Multi-Family Dwellings (P)
3. Single-Family Attached Dwellings (P)
4. Single-Family Detached Dwellings (P)
5. Multitenant building or development (P)
6. Community Facility (P)
7. Religious Land Use (C)
8. Civic Space (C)
9. Accessory Building but not to exceed 80 square feet (P)
10. Accessory Dwelling Units (C) (Y)
11. Accessory Use (P)
12. Home Occupation (P)
13. Attached or detached garages or carports and paved parking areas (P)
14. Parks and Open space, public or private (P)
15. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Bed and Breakfast
2. Boarding and Rooming House
3. Long-Term Care Facilities

D. Development Standards

1.	Maximum Density	12 units per acre
2.	Minimum Front Setback:	15 feet for detached units; 10 feet for attached units
3.	Minimum Setback to Garage	20 feet front loaded; 5 feet rear or Alley loaded
4.	Minimum Side Setback:	5 feet for detached units; 0 feet for attached units
5.	Minimum Rear Setback:	5 feet
6.	Minimum Distance between Buildings	10 feet
7.	Minimum Distance from Hwy. 1 ROW	20 feet

2. Commercial - C-3 Mixed-Use Commercial District

A. Statement of Intent
This land use area is intended to provide for the development of a mixed-use neighborhood business and commercial shopping center which allows the convenience of these services to the neighborhoods that it serves creating a self-sustaining neighborhood.

B. Permitted Uses
1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the C-3 Mixed-Use Commercial District, pursuant to the Land Use Code as may be amended, provided that any amendments may not eliminate a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Mixed-Use Dwelling (P)
3. Multi-Family Dwelling (P)
4. Multitenant building or development (P)
5. Grocery Stores, including Grocery Stores exceeding twenty-five thousand (25,000) square feet (P) (Y)
6. Child Care Center (P)
7. Long-Term Care Facilities (P)
8. Medical Care Facility (P)
9. Medical Office (P)
10. Accessory Dwelling Unit (P) (Y)
11. Accessory Use (P) (Y)
12. Home Occupation (P) (Y)
13. Sign, subdivision entrance (P)

C. Prohibited Uses
1. Boarding and Rooming House
2. Veterinary Facilities, Large animal
3. Golf Course
4. Pawn Shop
5. Medical Marijuana Store
6. Retail Marijuana Store
7. Industrial Manufacturing, Light
8. Industrial Manufacturing, Heavy
9. Golf Course

D. Development Standards

1.	Minimum setbacks from:	
	a. Arterial streets	25 feet
	b. Other streets	10 feet
2.	Minimum internal setbacks from lot lines	0 feet
3.	Minimum setbacks from external property lines	15 feet
4.	Minimum distance between structures	15 feet
5.	Maximum Residential Density	16 units/acre

3. Parks and Open Space - R-3 Residential Medium Density District

A. Statement of Intent
This land use area is intended to preserve and use land for both public and private recreational uses.

B. Permitted Uses
1. Parks and Open space, public or private, including active and passive recreation activities including swimming pools, tennis and basketball courts, ball fields and soccer fields, and the like. (P)
2. Accessory Building including service buildings and facilities normally incidental to the use of a public park and recreational area (P)
3. Public and private utility installations including storm drainage and detention/retention areas, and irrigation ponds (P)
4. Mixed-Use Dwellings (C)
5. Multi-Family Dwellings (C)
6. Multitenant building or development (C) (Y)
7. Community Facility (C) (Y)
8. Home Occupation (P) (Y)
9. Accessory Uses (C) (Y)

C. Prohibited Uses
1. Single-Family Attached Dwellings
2. Single-Family Detached Dwellings
3. Bed and Breakfast
4. Boarding and Rooming House
5. Long-Term Care Facilities
6. Civic Space

D. Development Standards
1. Minimum Lot Size - There shall be no minimum lot size for open space areas though a minimum of 20% of the site excluding the commercial parcels shall by designated as Parks and Open space (both public and private).
2. Pocket Parks - There shall be a minimum of one pocket park for each 200 Single-Family Detached Dwellings.

E. PARKING STANDARDS

1. Off Street Parking Requirements - shall comply per section 5.05.07 of the Town Land Use Code as amended from time to time with the exception of any one-bedroom dwelling units which shall be allowed to have a minimum of one off street parking space per unit.

F. AUXILLARY USE STANDARDS

1. Pedestrian Paths/Trails
Paths and trails shall be provided within park/open space areas and to link, where feasible, between residential and commercial use areas and open space. Such paths shall consist of asphalt, concrete, or other approved materials and range from 5 to 10 feet in width. Such paths shall be maintained by a homeowner's association, the Town of Wellington and/or special improvement district depending upon location, subject to approval by such entity.

G. MISCELLANEOUS REQUIREMENTS

1. Pollution Control
Areas disturbed during construction shall be treated in such a manner so as to minimize the impacts of erosion and dust pollution. No other polluting activity shall be permitted on a permitted basis.
2. Temporary Uses
Temporary trailers and/or residential units may be used as sales or construction offices during the sales and construction period in accordance with Section 15-4-50 and all applicable permits. Temporary material storage, concrete batch plants and other temporary construction uses may be permitted during the construction period provided such activities are secured and in accordance with Section 15-4-50 and all applicable permits. Such temporary uses shall terminate 90 days after construction of the final building within the project.
3. Buffering
Buffering adjacent to the commercial use areas shall be utilized to minimize the impacts of vehicular noise on adjacent residential areas. Commercial structures shall be placed in such a fashion to further buffer the parks and traveled areas. Where differing land uses abut one another, buffering techniques shall be implemented to diffuse any negative impacts. These buffering techniques and their locations shall be determined at the time of platting and subdivision approvals.
4. Zoning Boundaries
The zoning boundaries may be modified or changed by a maximum of 10% with an administrative approval by the Town's Planning Director though the overall densities or total Gross Leaseable Area (GLA) shall not exceed the maximum amounts as listed on this PUD Zone.

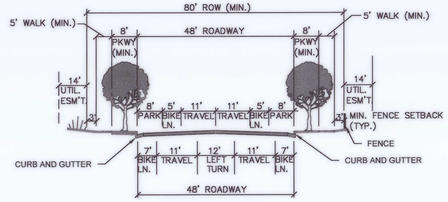
H. PUD OVERLAY DISTRICT JUSTIFICATION

This PUD Zone is a mixed-use site development plan for property controlled by two affiliated landowners and under a unified plan of development for an anticipated number and density of residential dwelling units and commercial uses. It creates a compatible variety of land uses that provide for a homogeneous neighborhood of mixed uses and affordable housing that are in keeping with the property's unique, site specific topography for stormwater systems and two independent nonpotable irrigation systems that will be utilized consistent with historical water well usage. The northern portion of the property is currently adjoining public infrastructure sufficient to facilitate anticipated, existing market demand for residential dwelling units and commercial uses. Southern portion of the property is not currently served by public infrastructure sufficient to support development consistent with the objectives set forth in the Town Comprehensive Plan. The PUD Zone and vested property rights are necessary and desirable in order to ensure reasonable certainty and stability for the development of the property; stimulate economic growth consistent with the Town Comprehensive Plan; secure a reasonable investment-backed expectation over the lengthy timeframe anticipated to complete development of the residential neighborhoods and commercial uses; and, to foster public and private cooperation necessary to fund and then complete the community wide impact studies for the design, permitting, and construction of the anticipated off-site public infrastructure improvements to support development of the commercial uses in southern portions of the property consistent with the Town Comprehensive Plan. To accomplish these objectives, the PUD Zone overlays and modifies specific terms of the underlying standard zone district which do not correspond in lot size, bulk or type of use, density, lot coverage, open space and other considerations. The PUD Zone allows for:

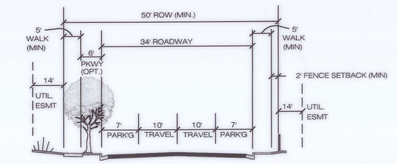
- the existing agricultural uses to continue to be permitted in the Single-Family C use area.
- modifies the R-3 Residential Medium Density zone allowing a reduction in the maximum density allowed in the Single-Family A use area.
- modifies the R-2 Residential Low Density zone allowing an increase the minimum lot size for Single-Family B and Single-Family C use areas.
- modifies the R-2 Residential Low Density zone allowing a reduction in the maximum density allowed in the Single-Family B and Single-Family C use areas.
- modifies the R-3 Residential Medium Density zone allowing for Multi-Family Dwellings and multitenant building or development in the Multi-Family - R-3 use area.
- creates vested rights for Mixed-Use Dwellings and Multi-Family Dwellings in the Commercial C-3 zone area.
- allows for the PUD Zone to permit additional uses that are not permitted uses in the underlying zone district consistent with the unified plan of development.
- allows the PUD Zone to prohibit and restrict specific uses that are allowed in specified areas in the underlying zone district consistent with the unified plan of development.
- allows for modifications of the Town's current road and street standards allowing narrower streets and also allowing public and private Alleys to serve the residential and commercial use areas thereby reducing development costs and making housing more affordable.

I. STREET and ROADWAY STANDARDS

- See details on the right side of this sheet



INTERSECTIONS (WHERE NEEDED)



ROADWAY WIDTH: 48'

RIGHT OF WAY WIDTH: 80' (MIN.) PLUS 28' (MIN.) UTILITY EASEMENT

TRAVEL LANES: TWO LANES, 11' WIDE.

LEFT TURN LANES: 12' WIDE AT INTERSECTIONS WHERE NEEDED.

BIKE LANES: TWO LANES, 5' WIDE. (7' WIDE WHERE ADJACENT TO CURB)

PARKING: TWO LANES, 8' WIDE. PARKING MAY BE REMOVED AT CERTAIN LOCATIONS TO PROVIDE A LEFT TURN LANE AT INTERSECTIONS WHERE NEEDED.

PARKWAY: 8' (MIN.) WIDTH. ADDITIONAL WIDTH OPTIONAL.

SIDEWALK: 5' (MIN.) WIDTH. ADDITIONAL WIDTH MAY BE REQUIRED FOR HIGHER PEDESTRIAN TRAFFIC WITHIN AND LEADING TO ACTIVITY AREAS.

MEDIAN: IF MEDIANS ARE PROPOSED THEY MUST BE ACCEPTABLE TO THE TOWN.

WHERE USED: THESE SPECIFICATIONS SHALL APPLY AS REQUIRED BY THE TOWN, WHEN A COLLECTOR STREET IS SHOWN ON THE MASTER STREET PLAN OR WHEN THE TRAFFIC VOLUME ON THE STREET IS ANTICIPATED TO BE IN THE RANGE OF 2,500 TO 3,500 VEHICLES PER DAY.

DESIGN SPEED: 40 MPH

SPEED LIMIT: 25-30 MPH

ACCESS: NO LIMIT

FENCES: FENCES SHALL BE SETBACK A MINIMUM OF 3' FROM THE BACK EDGE OF THE SIDEWALK.

CURB AND GUTTER: VERTICAL CURB AND GUTTER, OR DRIVEOVER IF APPROVED BY THE TOWN.

STRIPING: STRIPE INTERSECTION APPROACHES ONLY.

STREET TREES: AS SHOWN ON LANDSCAPING PLAN TO BE APPROVED BY TOWN. REQUIRED SPACING IS 40' O.C.

001 MINOR COLLECTOR STREET — NOT TO SCALE

ROADWAY WIDTH: 34' WIDE (WITH PARKING).

RIGHT OF WAY WIDTH: 50' (MIN.) PLUS 28' (MIN.) UTILITY EASEMENT.

BIKE LANES: SHARE STREET.

PARKING: TWO LANES 7' WIDE SHARED WITH BIKES.

PARKWAY: NOT REQUIRED. 6' (MIN.) WIDTH WHERE USED.

SIDEWALK: 5' (MIN.) WIDTH ATTACHED OR DETACHED. ADDITIONAL WIDTH MAY BE REQUIRED WITHIN AND LEADING TO ACTIVITY AREAS.

MEDIAN: NONE. ADDITIONAL WIDTH REQUIRED FOR DEVELOPMENT REQUESTING MEDIANS.

DESIGN SPEED: 25 MPH

SPEED LIMIT: 25 MPH

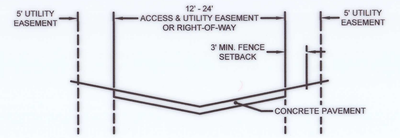
ACCESS: NO LIMIT.

FENCES: SETBACK A MINIMUM OF 2' FROM THE EDGE OF THE SIDEWALK.

PARKWAY LANDSCAPING: TREE, LAWN, MEDIAN, AND BUFFER AREA LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR HOA.

CURB AND GUTTER: VERTICAL, ROLLOVER, OR DRIVEOVER.

002 RESIDENTIAL LOCAL STREET — NOT TO SCALE



Roadway Width: 12' to 24' (20' width required for commercial and industrial areas).

Access Easement or Right-of-Way Width: 12' to 24' (20' width required for commercial and industrial areas). Parking: None. Parking must be provided on private property.

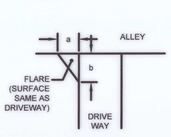
Design Speed: 15 MPH.

Speed Limit: 15 MPH.

Driveway Connections to Alleys: Driveway connections to alleys must be flared in accordance with Detail 1.

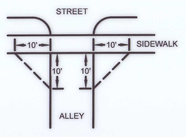
Alley Connections to Streets: Where an alley intersects the right-of-way for a street 10' x 10' corner cuts shall be dedicated as access easement or right-of-way for visibility as shown in Detail 2. These areas may be landscaped no higher than 12'. No fences may encroach into this area.

Continuity: Dead-end alleys are limited in length to 660 feet.



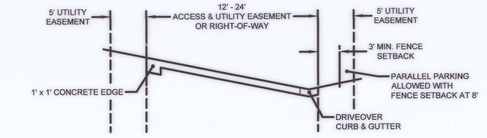
Alley Width	Driveway Flare a (FT.)	Driveway Flare b (FT.)
24	0	0
20	0	0
18	2'-0"	6'-0"
16	4'-0"	8'-0"
14	5'-0"	8'-0"
12	6'-0"	8'-0"

DETAIL 1



DETAIL 2

003 ALLEY OPTION A (DRAINAGE TO CENTER) — NOT TO SCALE



Roadway Width: 12' to 24' (20' width required for commercial and industrial areas).

Access Easement or Right-of-Way Width: 12' to 24' (20' width required for commercial and industrial areas). Parking: None. Parking must be provided on private property.

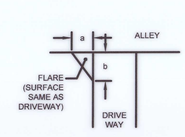
Design Speed: 15 MPH.

Speed Limit: 15 MPH.

Driveway Connections to Alleys: Driveway connections to alleys must be flared in accordance with Detail 1.

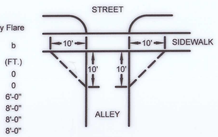
Alley Connections to Streets: Where an alley intersects the right-of-way for a street 10' x 10' corner cuts shall be dedicated as access easement or right-of-way for visibility as shown in Detail 2. These areas may be landscaped no higher than 12'. No fences may encroach into this area.

Continuity: Dead-end alleys are limited in length to 660 feet.



Alley Width	Driveway Flare a (FT.)	Driveway Flare b (FT.)
24	0	0
20	0	0
18	2'-0"	6'-0"
16	4'-0"	8'-0"
14	5'-0"	8'-0"
12	6'-0"	8'-0"

DETAIL 1



DETAIL 2

004 ALLEY OPTION B (DRAINAGE TO ONE SIDE) — NOT TO SCALE

These drawings are instruments of service prepared by Northern Engineering Services, Inc. and are not to be used in any form of construction unless authorized by the preparer. Professional Engineer In the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
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FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

No. | Revisions: | By: | Date:

DATE: 01/24/2024 | SCALE: 1"=250' | REVIEWED BY: SJT:
PROJECT: 992-008 | CLIENT: SAGE HOMES | DRAWN BY: SJT:

SAGE FARMS P.U.D.

STANDARDS

Sheet 3 Of 4 Sheets

SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

J. DEFINITIONS

Accessory Building. A subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot (or on a contiguous lot in the same ownership) with the main building or use.

Accessory Dwelling Unit. An additional dwelling unit integrated within a single-family dwelling, or located in a detached accessory building, such as carriage houses or agricultural-type out buildings, located on the same lot as single-family dwellings. An Accessory Dwelling Unit is not counted as a dwelling unit in calculating the allowed density per acre in a zone district.

Accessory Use. A subordinate use, clearly incidental and related to the main structure, building or use of land and located on the same lot (or on a contiguous lot in the same ownership) as that of the main structure, building or use.

Alley. A paved constructed vehicular access way serving one (1) or more properties and abutting a public or private road. An Alley may be a public or private access way. An Alley may satisfy, but does not need to satisfy, emergency access requirements.

Agriculture. The use of land for accessory uses for treating or storing farm products and equipment.

Bed and Breakfast. An establishment operated in a private residence or portion thereof, which provides temporary accommodations to overnight guests for a fee, and which is occupied by the operator of such establishment.

Boarding and Rooming House. A building or portion of which is used to accommodate, for compensation, four (4) or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building.

Building means any permanent structure built for the shelter or enclosure of persons, animals, chattels or property of any kind, which is governed by the following characteristics:

a) Is permanently affixed to the land.
b) Has one (1) or more floors and a roof.

Child Care Center. A facility, by whatever name known, which is maintained for the whole or part of a day for the care of seven (7) or more children under the age of sixteen (16) years who are not related to the owner, operator or manager, whether such facility is operated with or without compensation for such care and with or without stated educational purposes, except that a childcare center shall not include any family child care home as defined by the State. The term includes, but is not limited to, facilities commonly known as day care centers, day nurseries, nursery schools, preschools, play groups, day camps, summer camps, centers for developmentally disabled children and those facilities which give twenty-four-hour-per-day care for dependent and neglected children. Child care centers are also those facilities for children under the age of six (6) years with stated educational purposes which are operated in conjunction with a public, private, or parochial college or a private or parochial school, except that the term shall not apply to a kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six (6) grades.

Civic Space. Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix. Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. This includes any of the following as defined below:

a) Active recreation: Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.

b) Dog park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.

c) Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.

d) Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Code, open space includes active recreation space, common open space, and dedicated open space.

e) Park or plaza: An open space which may be improved and landscaped; usually surrounded by streets and buildings.

f) Urban deck: A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.

g) Wetlands mitigation bank: A natural resource management technique authorized by Part 404 of the Federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities, which may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into other similar arrangements.

Code means the Municipal Code of the Town, including this Land Use Code.

Community Facility. A place, structure, area, or other facility used to provide fraternal, cultural, social, educational, or recreational programs or activities. This includes swimming pools, tennis courts, and similar facilities of a homeowners association, open to the public or a designated part of the public, and which may be publicly or privately owned.

Dwelling means a building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multi-family dwellings.

Dwelling unit means one (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

Dwelling, two-family or duplex means a building occupied by two (2) families living independently of each other.

Golf Course. A tract of land laid out with a course having nine (9) or more holes for playing golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.

Grocery Store. A retail establishment primarily selling food, as well as other convenience and household goods, without a limitation on the number of square feet of the Building structure.

Group Home state-licensed facilities for developmentally disabled, handicapped, seniors or children as defined by and meeting the requirements of Section 31-23-303(2), C.R.S., or similar state statute.

Home Occupation. An occupation or business activity which results in a product or service and is conducted in whole or in part in a dwelling unit and is subordinate to the residential use of the dwelling unit. Home Occupation shall not include home offices for telecommuting and similar uses with no customer, client, or coworker visits.

Industrial and Manufacturing, Heavy. Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and magazine contained explosives facilities.

Industrial and Manufacturing, Light. Manufacturing of products, from extracted, raw, recycled or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on-site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Industrial and Manufacturing, Heavy. Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dressmaking); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking(including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage);fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; mobile homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); 3-D printing, radio and TV receiving sets; sanitary paper products; scientific and precision instruments; service industry machines; signs; textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.

Land Use Code means Chapter 15 of the Town of Wellington Municipal Code.

Livestock includes horses, cattle, sheep and llamas, but does not include swine, chickens, goats, roosters, fowl, peacocks, guinea hens or other animals not allowed to be maintained within the Town by this Code (except that swine, chickens, goats, roosters, fowl, peacocks or guinea hens maybe permitted with the Board of Trustees' approval in isolated circumstances, including for 4-H-type projects that do not unreasonably impact neighbors).

Long-term care facility means any of the following:

a) Convalescent center means a health institution that is planned, organized, operated and maintained to offer facilities and services to in-patients requiring restorative care and treatment and that is either an integral patient care unit of a general hospital or a facility physically separated from, but maintaining an affiliation with, all services in a general hospital.

b) Nursing care facility means a health institution planned, organized, operated and maintained to provide facilities and health services with related social care to in-patients who require regular medical care and twenty-four-hour-per-day nursing services for illness, injury or disability. Each patient shall be under the care of a physician licensed to practice medicine in the State. The nursing services shall be organized and maintained to provide twenty-four-hour-per-day nursing services under the direction of a registered professional nurse employed full time.

c) Intermediate health care facility means a health-related institution planned, organized, operated and maintained to provide facilities and services which are supportive, restorative or preventive in nature, with related social care, to individuals who because of a physical or mental condition, or both, require care in an institutional environment but who do not have an illness, injury or disability for which regular medical care and twenty-four-hour-per-day nursing services are required.

Lot means a designated parcel, tract or area of land established by plat or subdivision.

Manufactured Home. A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; which is installed on an engineered permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system including wheels, tires, axles and tongue hitch removed; and which is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended.

Medical Care Facility. An establishment, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose, or treat human disease, pain, injury, deformity, or physical condition, whether medical or surgical, of two (2) or more non-related mentally or physically sick or injured persons; or for the care of two (2) or more non- related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled. This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be operated for profit or nonprofit, privately owned, or operated by a local government unit. This use includes any hospital, defined as any licensed and State of Colorado accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).

Medical Office. A facility operated by one (1) or more duly licensed members of the human healthcare professions, including but not limited to physicians, dentists, chiropractors, psychiatrists and osteopaths, where patients are not lodged overnight but are admitted for examination and/or treatment.

Mixed use means the development of a lot, tract or parcel of land, building or structure with two (2) or more different uses, including but not limited to residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

Mixed-Use Dwelling. Multi-Family Dwelling units contained within a mixed-use building attached above the building's nonresidential uses (the mixed-use building may contain office or commercial uses below the residential use).

Multi-Family Dwelling. A dwelling contained in a structure also containing other dwellings in which each unit is attached to another at one (1) or more party walls and at either the floor or the ceiling. The number of dwelling units provided in a Multi-Family Dwelling is limited only by the density allowed in the applicable zone district. This includes apartments and manor style apartments. This does not include townhomes or duplexes, which are considered single-family attached dwellings.

Multitenant building or **development** means a building or series of buildings on a parcel or several parcels under common ownership, management, and control and whose occupants are distinct users that each occupy a portion of the multitenant building or development.

Open space means any land or water area with its surface open to the sky, which serves specific uses of providing park and recreation opportunities, conserving natural areas and environmental resources, structuring urban development form and protecting areas of agricultural, archeological or historical significance. Open space shall not be considered synonymous with vacant or unused land but serves important urban functions. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and setbacks from oil and gas wells and their appurtenances or other hazards to the public.

Park means an area open to the general public and reserved for recreational, educational or scenic purposes.

Pawn Shop. Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling that property back to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security on it, and takes or receives that personal property and issues a lien upon the personal property.

Religious Land Use. A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, summer camps, recreational facilities, caretaker's quarters, and sale of religious items.

Sign, subdivision entrance means a type of permanent freestanding sign located at the entrance to a subdivision in a residential district or a distinct phase of a subdivision in a residential district.

Single-Family Attached Dwelling. A dwelling contained in a structure that shares party walls with another dwelling. This includes duplexes and townhomes.

Single-Family Detached Dwelling. A single-family dwelling (a building designed exclusively for occupancy by one (1) family) which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation.

Site specific development plan means the final plat of a subdivision or final development plan of a PUD (Planned Unit Development) when approved by the Board of Trustees pursuant to the Land Use Code.

Stable. A facility that keeps or boards horses owned for the private use of the owners and/or residents of the property. This also includes horses owned by non-owners or non-residents of the property for private use. Accessory uses are permitted and include but are not limited to offices, storage areas, caretaker's quarters, educating and training in equitation, and caring for, breeding, or training horses associated with the Stable use.

Transit Facilities. Includes transit or bus shelters bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street, which is designed and used primarily for the protection and convenience of bus passengers. Includes accessory vehicle and bicycle parking.

Town Comprehensive Plan means the plan, which was adopted by the Planning Commission and Board of Trustees in accordance with Section 31-23-206, C.R.S., to guide the future growth, protection and development of the Town, affording adequate facilities for housing, transportation, comfort, convenience, public health, safety and general welfare of its population.

Town means the Town of Wellington, a municipal corporation of the State, in its present incorporated form or in any later reorganized, consolidated, enlarged or reincorporated form.

Vested property rights means the right to undertake and complete the development and use of the property under the terms and conditions of a site-specific development plan.

Veterinary Facilities, Large animals. Any facility which is maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases.

No.	Revisions:	By:	Date:

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PROJECT: 992-008	CLIENT: SAGE HOMES	DRAWN BY: S.P.
DATE: 07/23/2024	SCALE: 1"=250'	REVIEWED BY: B.T.

SAGE FARMS P.U.D.

STANDARDS

Sheet 4 Of 4 Sheets

2. Single-Family A - R-3 Residential Medium Density District

A. Statement of Intent

This land use area is intended to provide for the development of Single-Family Detached Dwellings and Single-Family Attached Dwellings including Parks, Open space, trail systems, and green belts.

B. Uses Permitted

1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Single-Family Detached Dwellings ~~(including up to six Single-Family Detached Dwellings utilizing the same Alley for vehicular access)~~ (including Alley loaded Single-Family Detached Dwellings) (P)
3. Single-Family Attached Dwellings ~~(including up to six Single-Family Attached Dwellings per Building;~~ including Alley loaded Single-Family Attached Dwellings are allowed) (P)
4. Community Facility (P)
5. Religious Land Use (C)
6. Civic Space (C)
7. Accessory Building but not to exceed 80 square feet (P)
8. Accessory Dwelling Units (C) (Y)
9. Accessory Use (P)
10. Home Occupation (P)
11. Attached or detached garages or carports and paved parking areas (P)
12. Parks and Open space, public or private (P)
13. Sign, subdivision entrance (P)

C. Prohibited Uses

1. Multi-Family Dwelling
2. Bed and Breakfast
3. Boarding and Rooming House
4. Long-Term Care Facilities

D. Development Standards

1. Minimum Front Setback: 20 feet to garage, 15 feet to front of unit, 10 feet for rear or Alley loaded garages
2. Minimum Side Setback: 5 feet for detached units; 0 feet for attached units
3. Minimum Rear Setback: 15 feet, 5 feet for rear or Alley loaded garage
4. Minimum Lot Width: 35 feet for detached units; 25 feet for an attached dwelling
5. Minimum Distance Between Buildings 10 feet

Attachment E

LAW OFFICES OF
GEORGE B. ERWIN, LLC
2600 North Mayfair Road
Suite 1000
Milwaukee, Wisconsin 53226
Tel (414) 258-4300
Fax (414) 258-5487
gbe@sdelaw.com

April 29, 2025

VIA FEDEX

Brittany Lenoir, Planner III
Town of Wellington
8225 Third Street
Wellington, CO 80549

Re: Public Hearing #1 – Preliminary Plat for Sage Farms Filing 1
Public Hearing #2 – Sage Farms Planned Unit Development (PUD) Text Amendment

Dear Ms. Lenoir:

Attached please find Fait Family Limited Partnership's comments for each of the above public hearings. Please provide to the Planning Commission/Board of Trustees. If appropriate, our concerns may be entered in the record and/or read. Thank you.

Sincerely yours,

LAW OFFICES OF GEORGE B. ERWIN, LLC

George B. Erwin, III

GBE:km
Enclosure
cc: Christopher Fait

FAIT FAMILY LIMITED PARTNERSHIP

Memo

To:	**Town of Wellington Planning Commission**
From:	**Fait Family Limited Partnership**
CC:	**George B. Erwin, III**
Date:	**April 29, 2025**
Re:	**Public Hearing Sage Farms Planned Unit Development**

Fait Family Limited Partnership owns adjacent property of approximately 186 acres just south of CR58 and is adjacent to the Sage Farm development.

We write in support of the project and wish to provide additional insight to the Planning Commission in connection with the approval process. To that end, we offer the following requests and recommendations:

1. In connection with assessing the water and sanitary sewer needs to the project and the need to connect going north, we would ask that you bring into consideration our parcel by including its capacity needs. We welcome an opportunity to discuss a Reimbursement Agreement to the extent that infrastructure upsizing is necessary in order to serve our adjacent parcel. Future development of our parcel is likely to follow the buildout of the Sage Farms development.

2. Any storm water management associated with this development needs to be managed by the project itself and should not have any adverse impact on surrounding lands including our lands.

3. Road infrastructure needs should be addressed on a regional basis and any road upgrades should be mandated based on traffic impact analysis conducted.

4. Water resource management must be considered and adequate water sources identified to support this project without adverse impact on water resources currently available to surrounding lands.

If we can provide additional guidance, we would be happy to do so.

Fait Family Limited Partnership

Planning Commission Regular Meeting

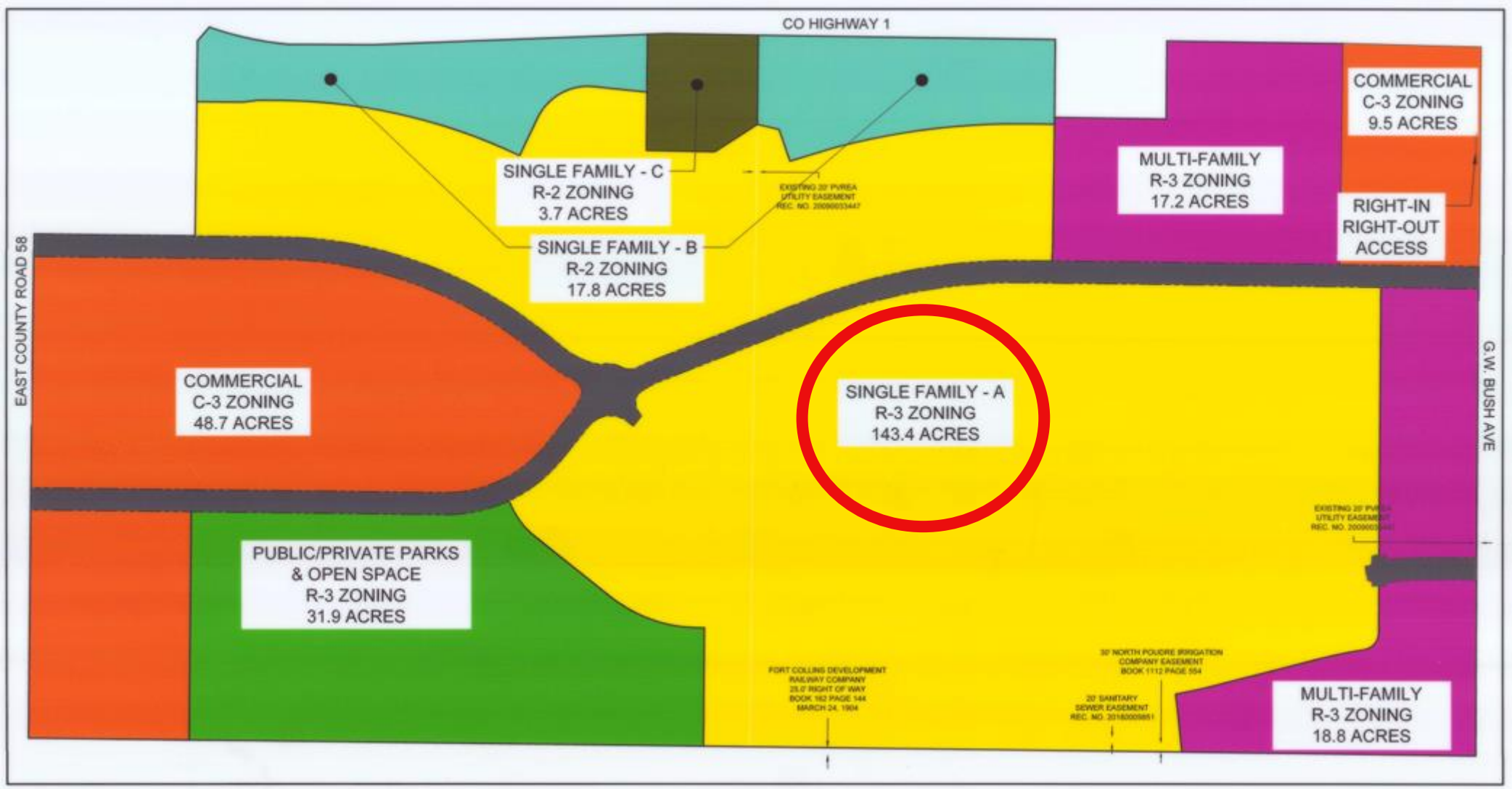
Sage Farms Planned Unit Development (PUD) Text Amendments

Presented By: Cody Bird, Planning Director
Town of Wellington Planning Department

Monday, May 5, 2025

TOWN OF WELLINGTON

Sage Farms PUD Zoning Map



TOWN OF WELLINGTON

Findings For Approval – Land Use Code amendment

1. The amendment is not likely to result in significant adverse impacts upon the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be substantially mitigated;

2. The amendment is necessary for the protection of health, safety, welfare, and morals of the community;

3. The amendment is consistent with the Comprehensive Plan and the intent stated in this Land Use Code; and

4. The amendment is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas.

TOWN OF WELLINGTON

Proposed Amendments

- Single-Family A
- Removes numeric limitation on alley loaded Detached Dwellings
- Remove numeric limitation on Attached Dwellings

Amended Language:

2. Single-Family Detached Dwellings (including Alley loaded Single-Family Detached Dwellings) (P)

3. Single-Family Attached Dwellings (including Alley loaded Single-Family Attached Dwellings are allowed) (P)

2. Single-Family A - R-3 Residential Medium Density District

A. Statement of Intent

This land use area is intended to provide for the development of Single-Family Detached Dwellings and Single-Family Attached Dwellings including Parks, Open space, trail systems, and green belts.

B. Uses Permitted

1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Single-Family Detached Dwellings (including up to six Single-Family Detached Dwellings utilizing the same Alley for vehicular access) (P)
3. Single-Family Attached Dwellings (including up to six Single-Family Attached Dwellings per Building; Alley loaded Single-Family Attached Dwellings are allowed) (P)
4. Community Facility (P)
5. Religious Land Use (C)
6. Civic Space (C)
7. Accessory Building but not to exceed 80 square feet (P)
8. Accessory Dwelling Units (C) (Y)
9. Accessory Use (P)
10. Home Occupation (P)
11. Attached or detached garages or carports and paved parking areas (P)
12. Parks and Open space, public or private (P)
13. Sign, subdivision entrance (P)

C. Prohibited Uses

1. Multi-Family Dwelling
2. Bed and Breakfast
3. Boarding and Rooming House
4. Long-Term Care Facilities

D. Development Standards

1. Minimum Front Setback:20 feet to garage, 15 feet to front of unit, 10 feet for rear or Alley loaded garages
2. Minimum Side Setback: 5 feet for detached units; 0 feet for attached units
3. Minimum Rear Setback: 15 feet, 5 feet for rear or Alley loaded garage
4. Minimum Lot Width: 35 feet for detached units; 25 feet for an attached dwelling
5. Minimum Distance Between Buildings 10 feet

TOWN OF WELLINGTON

Results of the PUD Text Amendment

- Removes overly restrictive language
- Allows flexibility with unit and block layout
  - Increases ability to provide a thoughtful and walkable neighborhood layout
- The amendment will comply with the intent of the Single Family – A designation of the Sage Farms PUD
  - Single-family detached and attached dwellings, parks, open space, trail systems, and green belts
- Sage Farms PUD will continue to comply with the Comprehensive Plan

Staff Recommendation

Move to forward a recommendation to the Board of Trustees to approve the proposed text amendments to the Sage Farms PUD, as presented, based on the Findings for Approval.

TOWN OF WELLINGTON

Questions or Comments?

TOWN OF WELLINGTON

Planning Commission Meeting

Date: **May 5, 2025**
Submitted By: **Cody Bird, Planning Director**
Subject: **1st Quarter 2025 Residential Building Permit and Lot Inventory Report**

EXECUTIVE SUMMARY

This quarterly report on residential building activities provides an update of the current development trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

Town staff tracks the number of new residential dwelling permits issued throughout the year. Staff also tracks the number of available buildable lots (buildable lots in this context means zoned residential, platted for development, and public infrastructure is installed and operational). Tracking the number of permits and the number of buildable lots is an indicator of development trends and is used as a resource to guide when and how many new residential building permits the Town is able to issue.

BACKGROUND / DISCUSSION

Attached is a report of residential building permits issued through the 1st Quarter 2025 (January 1, 2025 to March 31, 2025). Also included is a report of new residential dwelling permits issued since 2010. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

Also included in this report is a summary of the available platted and buildable lots for commercially zoned properties within the Town. The inventory includes lots that are currently undeveloped (some lots have been approved for commercial site development plans, but may not have been constructed yet - development lots that are currently vacant at the time of this report are included in the inventory).

STAFF RECOMMENDATION

Review and retain report.

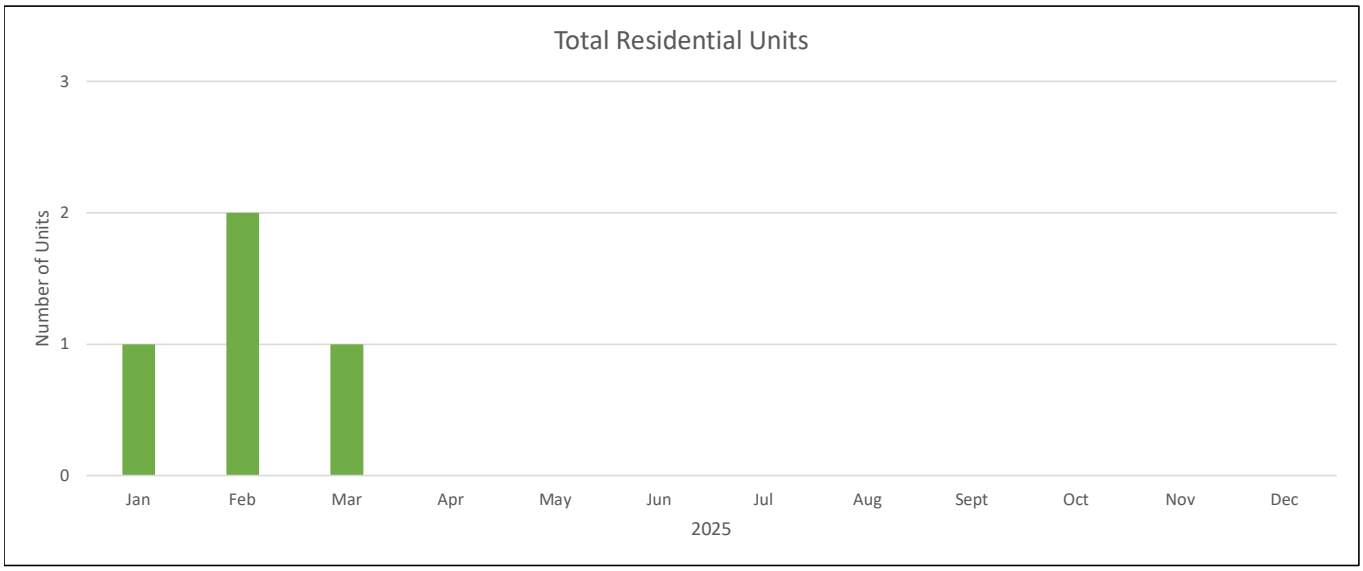
ATTACHMENTS

1. Q1 2025 Monthly Residential Permits
2. Historic and Projected Residential Permits
3. Residential Lot Inventory
4. Commercial Lot Inventory

Wellington, Colorado
Residential Permits Issued by Month

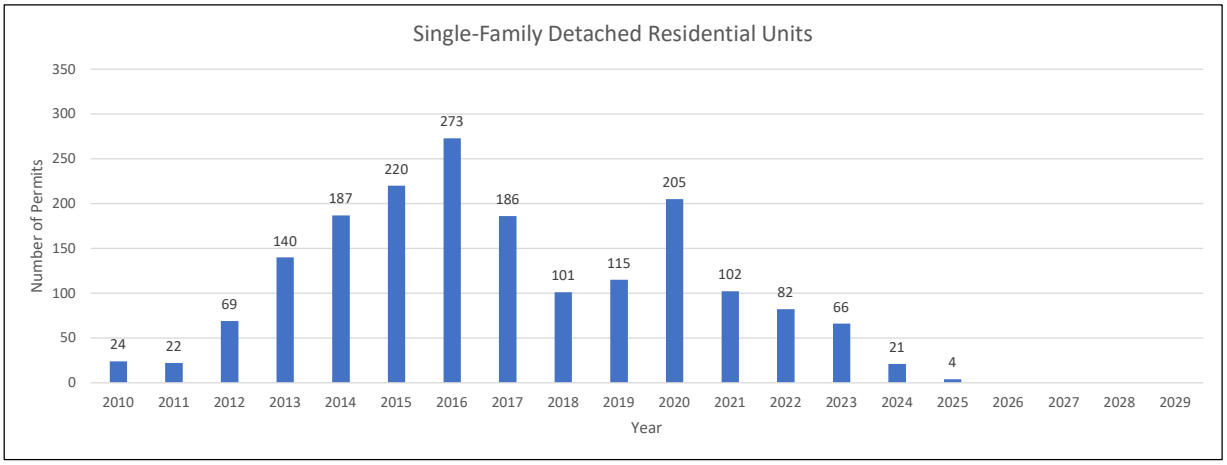
Updated: 4/1/2025
Printed: 4/14/2025

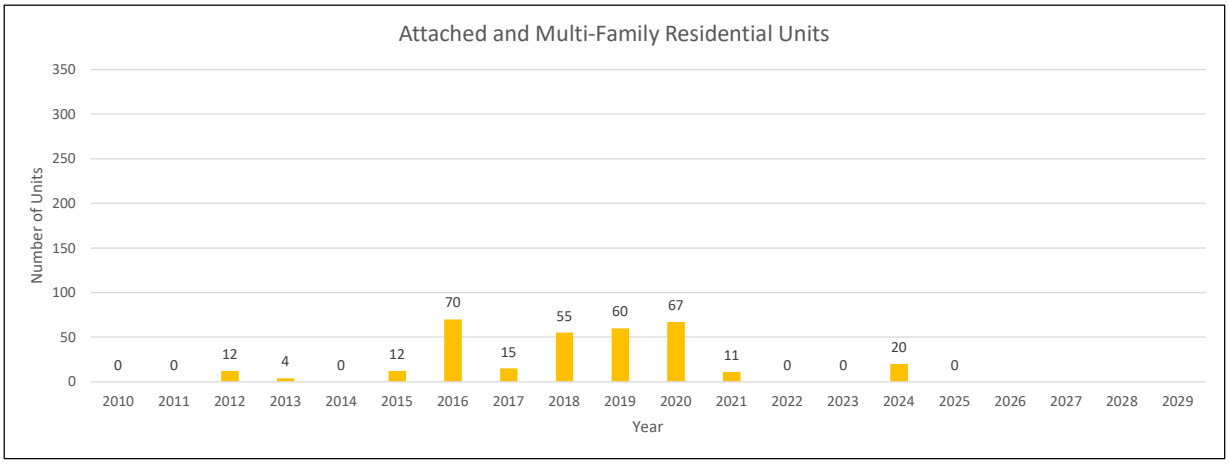
New Residential Permits Issued by Month
2025

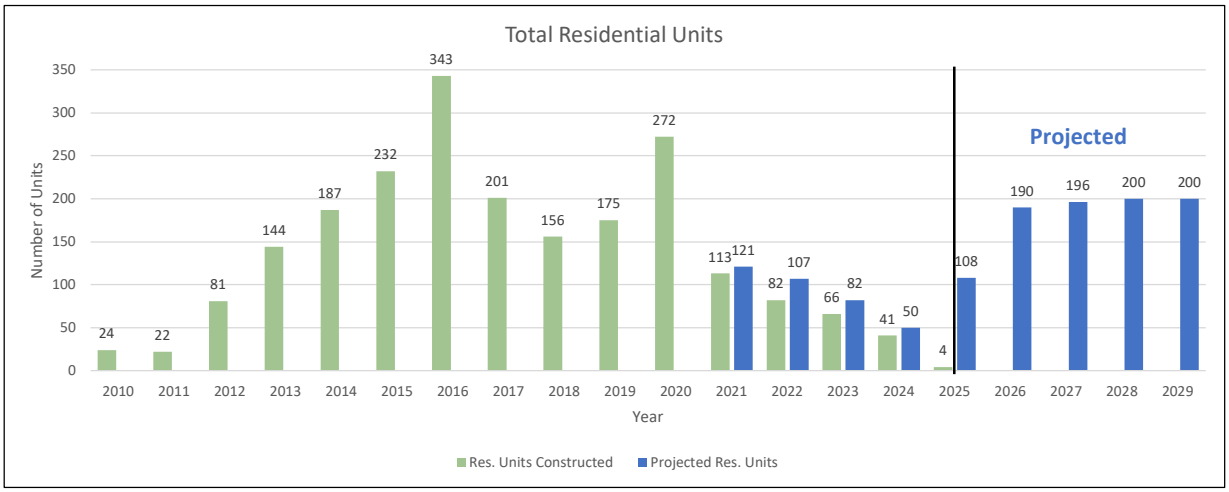


2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	1	2	1	0	0	0	0	0	0	0	0	0
Attached Units	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RES. UNITS	1	2	1	0	0	0	0	0	0	0	0	0
			4			0			0			0
											Total	**4**

Residential Dwelling Units - Historic and Projected







	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single-Family Detached	24	22	69	140	187	220	273	186	101	115	205	102	82	66	21	4				
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	0				
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	4				
Projected Res. Units												121	107	82	50	108	190	196	200	200

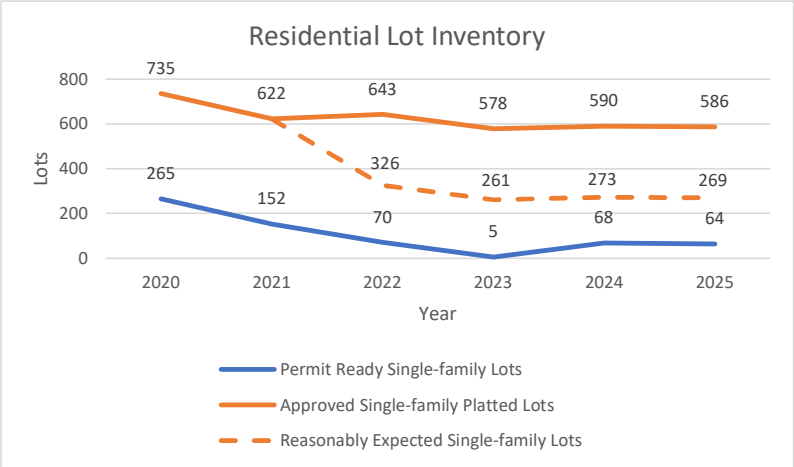
** Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time*

** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatement plant expansions

Wellington, Colorado **Updated: 4/1/2025**
Residential Dwelling Unit Inventory **Printed: 4/14/2025**

Subdivison Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
Infill (the Knolls)	2	Yes	Single-family	Yes	Yes
Infill (Fifth St.)	1	Yes	Single-family	Yes	Yes
Infill (Garfield Ave.)	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	60	Yes	Single-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Filing 1 (expected)	241	Yes	Single-family	No	No
Sage Farms Phase 1B (estimated)	200	Yes	Multi-family	No	No
Sage Farms Phase 1C (estimated)	200	Yes	Multi-family	No	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No
Sage Farms (Future Phases)	705	Yes	Mixed densities	No	No
ESTIMATED TOTAL UNITS	**1973**				

Platted Lots	**586**
Buildable Lots (with infrastructure)	**64**



Wellington, Colorado
Commercial Lot Inventory

Updated: 4/1/2025
Printed: 4/14/2025

Zoning	Acres (total)	Parcels	Acres (buildable)	Lots (buildable)
C-1 - Neighborhood Commercial	6.1	11	4.8	9
C-2 - Downtown Commercial	0.6	4	0.6	4
C-3 - Mixed-Use Commercial	56.3	22	27.9	18
LI - Light Industrial	42.4	13	42.4	13
I - Industrial	59.5	2	0.0	0
PUD - Planned Unit Development	64.2	4	0.0	0

** "Buildable" indicates lots are platted and have public infrastructure installed and ready for permit.*