

ZONING MAP FOR SAGE MEADOWS SECOND SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 4, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado and being described as follows:

THE SW 1/4 OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO
EXCEPTING THEREFROM THOSE PARCELS DESCRIBED IN DEEDS RECORDED OCTOBER 8, 1906 IN BOOK 212 AT PAGE 248 AND APRIL 5, 1956 IN BOOK 1015 AT PAGE 371 AND APRIL 20, 1964 IN BOOK 1244 AT PAGE 314 AND DECEMBER 31, 1992 AT RECEPTION NO. 92084441

Being more particularly described as:

Considering the West line of the Southwest Quarter of Section 4 as bearing North 00° 35' 48" East and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter Corner of Section 4; thence along the North line of the Southwest Quarter of Section 4, South 89° 17' 42" East, 31.99 feet to the POINT OF BEGINNING; thence continuing along said North line, South 89° 17' 42" East, 1236.31 feet to the Northwestern line of Sage Meadows Subdivision; thence along said Northwestern line the following 2 courses and distances: South 00° 34' 33" West, 1270.04 feet; thence, North 89° 17' 56" West, 1220.00 feet to the East Right-of-Way line of Colorado Highway 1; then along said East line, North 00° 09' 36" West, 1270.26 feet to the POINT OF BEGINNING.

The above described land contains 1,559,853 square feet or 35.809 acres more or less and may be subject to easements and rights-of-way now on record or existing.

APPROVAL CERTIFICATES

PLANNING COMMISSION CERTIFICATE

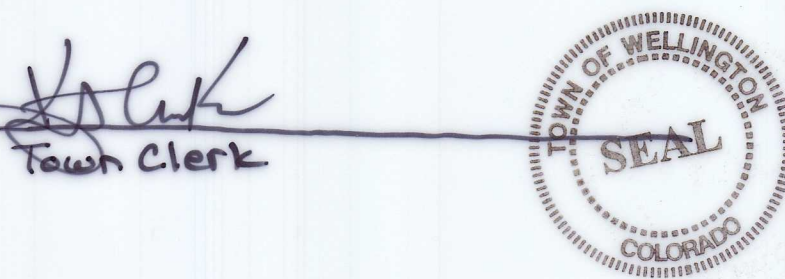
Approved this 2ND day of NOVEMBER, 20 20, by the Town Planning and Zoning Commission, Wellington, Colorado.

[Signature]
Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this 11TH day of NOVEMBER, 20 20, 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.

[Signature]
Mayor



OWNER: JOHNSTON
FREDERICK W &
JOHNSTON LAURA M

OWNER: ORCUTT
TERRY

W 1/4 COR. S4-T8N-R68W
FND #6 REBAR W/
2 1/2" ALUM. CAP
LS 17662, LANDSTAR
(P.O.C.)

OWNER: FULKROD
RONALD E

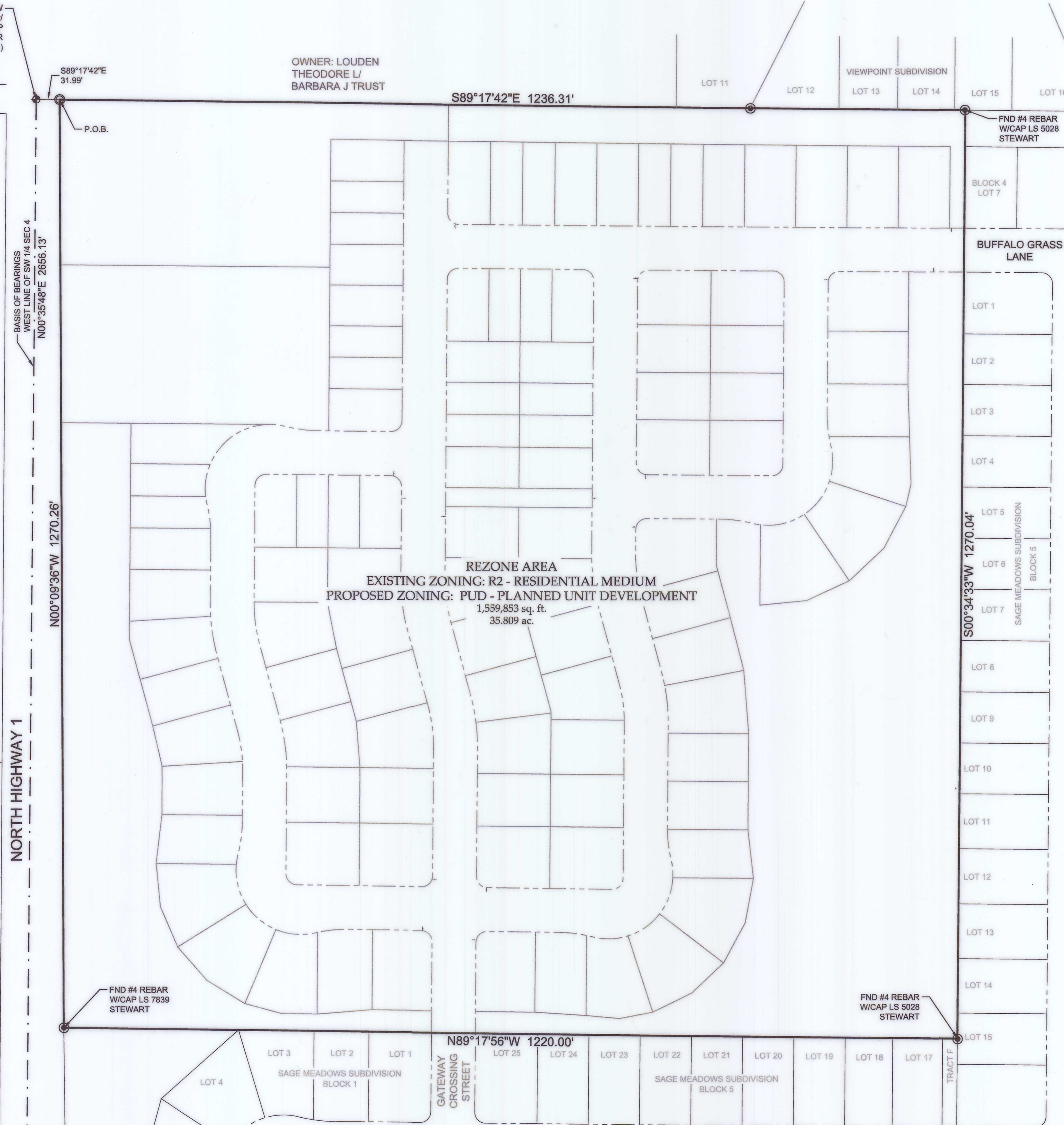
OWNER: BENNETT
STEPHEN LESLIE

OWNER: NIXON EDDIE
L. VIOLA ELAINE

OWNER: JOHNSTON
FREDERICK W &
JOHNSTON LAURA M

OWNER: ORCUTT
TERRY

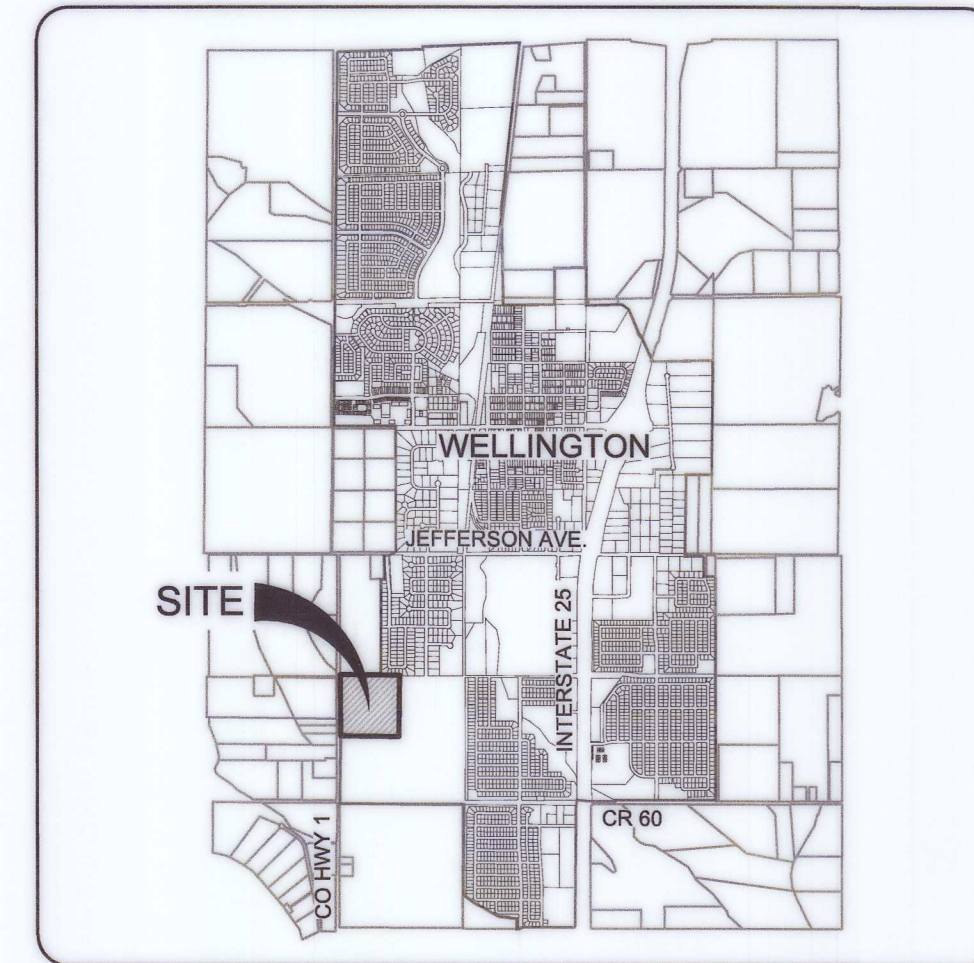
SW COR. S4-T8N-R68W
FND 2 1/2" ALUM. CAP
LS 17662, LANDSTAR



SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Zoning Map to the Town of Wellington, County of Larimer, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

For and on Behalf of Northern Engineering
Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470



NORTH
VICINITY MAP
1"=400'

A. STATEMENT OF INTENT

This Zoning Map is intended to serve as a development concept for the zoning of the property consisting of approximately 36 acres within the Patterson Annexation in the Town of Wellington, Colorado. 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 properties unique physical aspects. Lot layout and road alignments will be refined at time of platting with adjustments allowed for specific site and market conditions.

B. PROPOSED ZONING

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

C. PROJECT SUMMARY CHART

Land Use	Acreage	Max # of Units	Gross Density per acre	Net Density per acre	% of Total Area
Single Family Detached and Attached	16.4 ac.	103	2.9 units/ac.	6.3 units/ac.	45.9%
Outlots (2)	3.9 ac.	N/A	N/A	N/A	11.0%
Open Space	9.0 ac.	N/A	N/A	N/A	25.1%
Public ROW	6.5 ac.	N/A	N/A	N/A	18.0%
TOTAL	35.8 ac.	103			100%

D. LAND USE STANDARDS

- Single Family - R-2 Residential Zoning
 - Statement of Intent
This land use area is intended to provide for the development of single-family detached and single-family attached dwelling units with a full complement of accessory uses including public governmental office and facilities.
 - Uses Permitted
 - Single family detached (SFD) and single family attached dwelling (SFA) units (up to four attached units per building on individual lots)
 - Accessory structures
 - Parks and open space, recreation areas and facilities, public or private
 - Service buildings and facilities normally incidental to the use of a park or recreation area including playgrounds
 - Child care centers
 - Public and private schools
 - Governmental offices, libraries, police, fire and postal facilities including training facilities, repair and storage facilities
 - Churches and places of worship
 - Storage and maintenance buildings excluding public storage units or facilities
 - Entry features, signs and/or security gates
 - Home occupations subject to the provisions of Section 16-12-10 of the Town Code
- Development Standards
 - Minimum Lot Size: 6,500 sf (SFD); 4,000 sf (SFA)
 - Minimum Front Setback (SFD & SFA): 20 ft. principal building; 25 ft. attached garage
 - Minimum Side Setback: 7 ft.; 15 ft. from corner ROW
 - Minimum Rear Setback: 20 feet
 - Maximum Building Height: 35 feet
 - Max. Dwelling Units per Structure (SFA): Four

E. AUXILIARY USE STANDARDS

- Signs
 - Signs shall be in accordance with the Town's Zoning regulations.
- Fences
 - Fencing within the project shall consist of wood panels and pickets, split rail, vinyl, wrought iron and/or masonry (brick, rock, stucco, etc.)
 - No fence shall exceed 6 feet in height.
 - No fence shall obstruct visual sight distance triangles at street intersections.
 - Permits for all fencing shall be obtained prior to installation.
 - Fences within the front yard area shall not exceed 42" in height.
 - Excessive fencing shall be avoided through the use of alternating fencing, varying fence height and style, staggered alignment of fencing, landscaping and buffering techniques. Landscape features shall be incorporated into the streetscape along and within the residential areas.
- Pedestrian Paths/Traile
 - 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 concrete and range from 5 to 10 feet in width.
 - Such paths shall be maintained by a homeowner's association or the Town of Wellington depending upon location, subject to approval by such entity.

- Lighting
Lighting within the project shall consist of downcast varieties and shall not cast any offensive glare on adjacent land uses or rights-of-way. Light standards shall not exceed 15 feet in height and shall be coordinated with the Town of Wellington as to location, style and function.
- Storage
 - Boats, campers, and trailer vehicles shall only be permitted to be stored within completely enclosed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines. Such storage shall only be permitted in single family and commercial use areas.
 - No outside storage of materials other than those required for the initial construction of the structures shall be permitted except within the areas provided in the temporary use areas described below.
 - Trash shall be kept in sealed containers within the residential units until the day of collection and within screened areas within the single-family attached and commercial use areas.
- Common Areas
Common areas within the project shall be owned and maintained by either a homeowner's or property owner's association established for such purpose, and/or the Town of Wellington.
- Utilities
All utilities (water, sanitary sewer and storm sewer) shall be constructed to the Town of Wellington specifications and approved by the Town prior to construction. Utility construction may be phased based upon a phasing plan that shall be submitted at the time of Final Platting.
- Home occupations are permitted in accordance with Town regulations

F. LANDSCAPE REQUIREMENTS

- The major type of landscape materials shall consist of plant types which are known to survive well in Colorado climate and which are drought tolerant. The number and species of plant materials shall be determined at the time of platting.
- Coniferous trees shall be a minimum of 5 feet in height, deciduous trees shall be a minimum of 2 inches in caliper, with the exception of "street trees" within residential areas which shall be a minimum of 1 1/4 inches in caliper, ornamental trees shall be 1 1/4 inches in caliper. Evergreen and deciduous shrubs shall be a minimum of 5 gallon size and ground covers shall be a minimum of the equivalent of 1 gallon in size.
- All sites disturbed for construction, but not yet proposed for development shall be graded and seeded with native seed. All permanent open spaces shall be planted utilizing landscape and landscaping techniques together with massing of materials and reasonable combinations of plant varieties.
- The minimum percentage (as a percentage of the total use area) of open space areas shall conform to the following described land use:
 - Residential Areas - The minimum required open space in the residential portions of this PUD shall be 20% of the total of the residential portions of the site including all areas designated as park or open space. This required open space shall be land areas not occupied by buildings, structures, parking areas, driveways, streets or alleys. Said open space shall be devoted to landscaping, walkways, recreational uses and facilities, and the preservation of natural features.

G. MISCELLANEOUS REQUIREMENTS

- 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.
- Temporary Uses
Temporary trailers and/or residential units may be used as sales or construction offices during the sales and construction period. Temporary material storage, concrete batch plants and other temporary construction uses may be permitted during the construction period provided such activities are secured and not offensive. Such temporary uses shall terminate 90 days after construction of the final building within the project.
- Buffering
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.
- Architectural Standards
All exterior walls of structures shall be designed and finished with architecturally and aesthetically pleasing materials compatible with the natural features of the property. Specific materials shall include materials such as brick, stone, textured concrete, wood siding, masonry, hardboard or vinyl siding, stucco, metal only when exposed soffits are finished, and glass. In addition to these materials, precast, exposed aggregate concrete and concrete block shall be permitted in the Commercial area. Colors shall be natural earth tones.

H. DEVELOPMENT SCHEDULE

- It is anticipated that the single family residential portions of the development shall be constructed in one or two. Construction of the first phase is expected to begin in 2021.
- A phasing plan shall be provided to the Town of Wellington at the time of platting.

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: 4
TOWNSHIP: 8N
RANGE: 68W of the 6th PM

NORTHERN ENGINEERING
970.221.4198
nthernengineering.com

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 6th Street, 80631

DATE: 10/15/21
PROJECT: 992-004
CLIENT: Sage Homes
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

ZONING MAP FOR
SAGE MEADOWS SECOND SUBDIVISION
PUD - PLANNED UNIT DEVELOPMENT
OVERLAY DISTRICT

Sheet
1
Of 1 Sheet