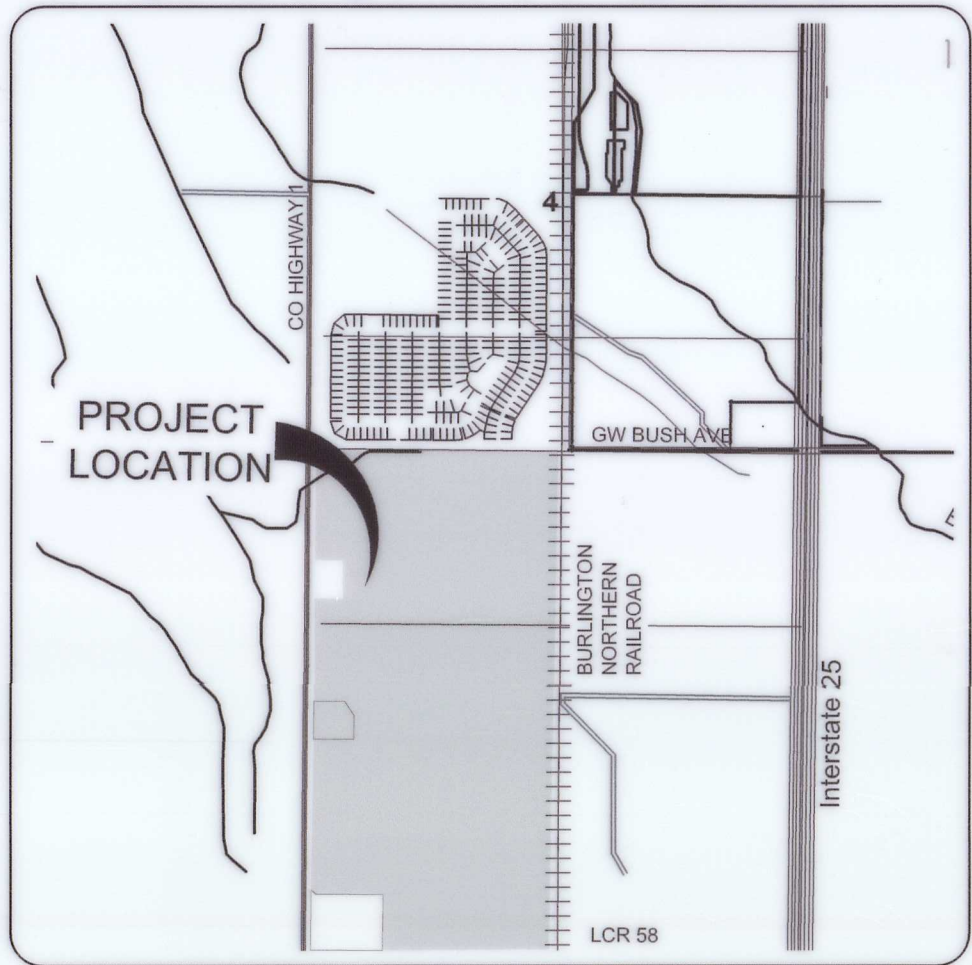


ZONING MAP FOR
SAGE FARMS P.U.D.

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

JANUARY 2023



NORTH

VICINITY MAP

1"=2000'

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

LAND PLANNER

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

SITE ENGINEER

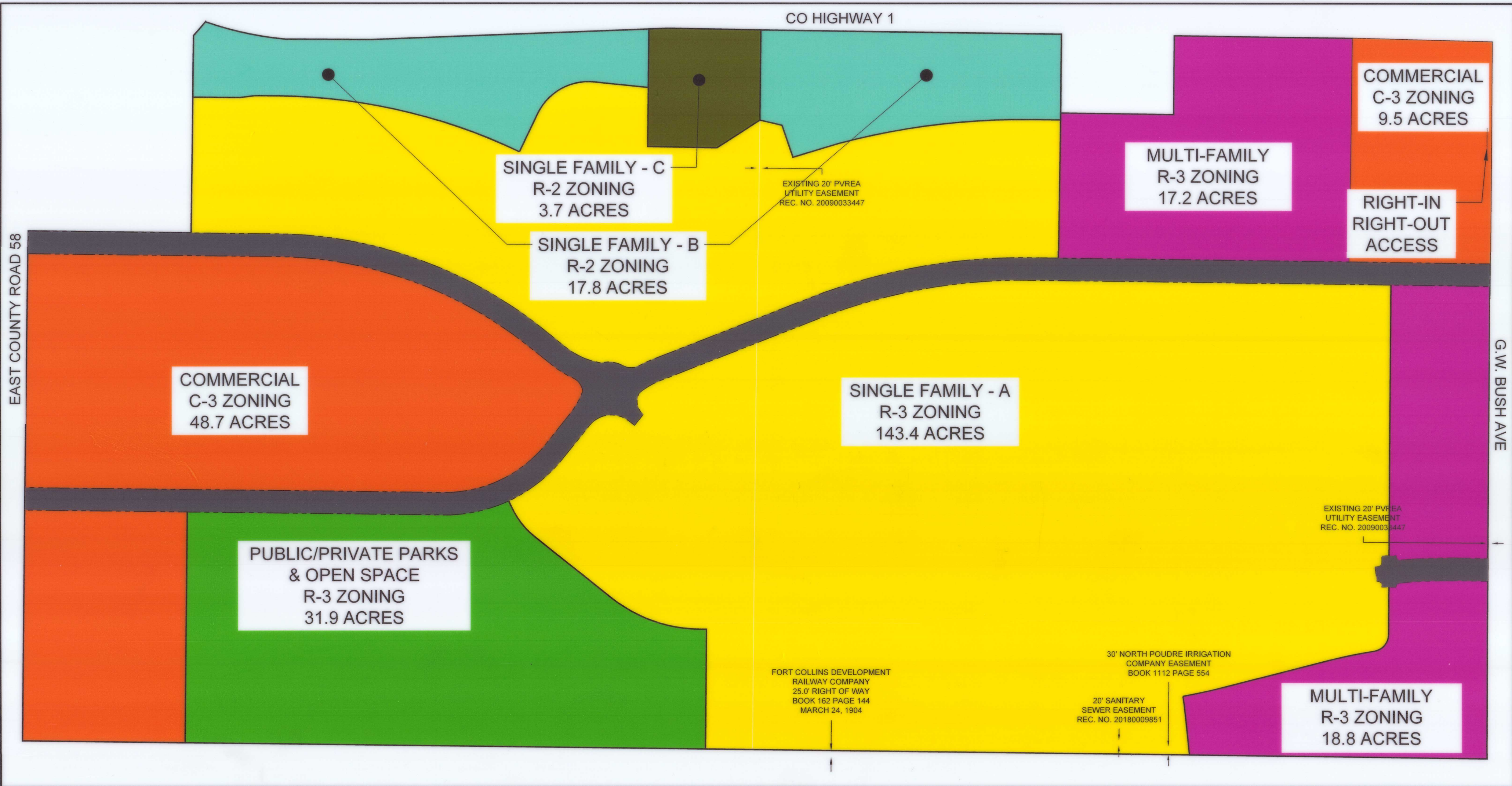
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

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-LAND3919 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County.

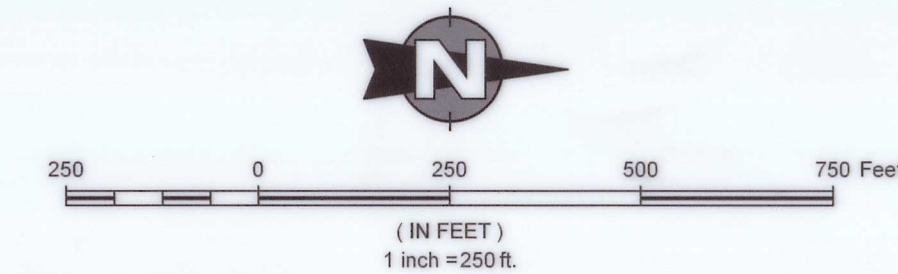
Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

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

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



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



SAGE FARMS P.U.D.

ZONING MAP

No.	Revisions:	By:	Date:

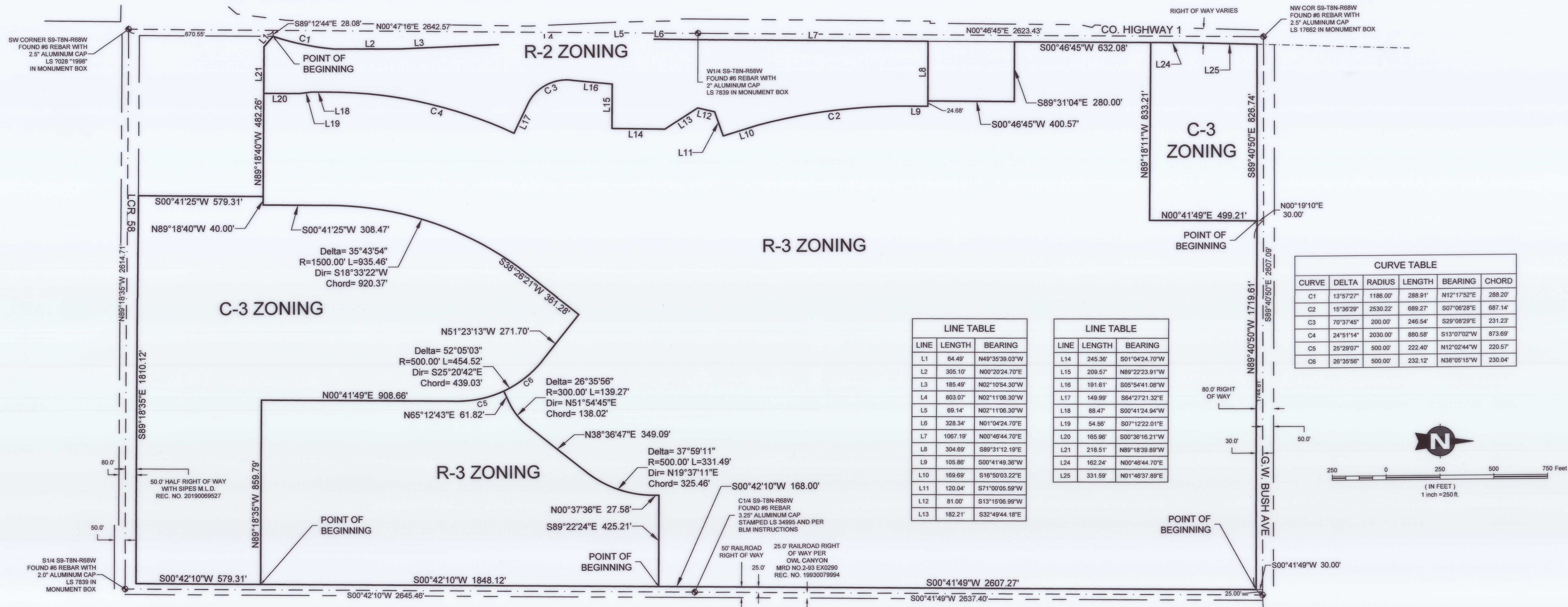
These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction without being signed and sealed by a professional engineer in the employ of Northern Engineering Services, Inc.

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

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

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



No.	Revisions	By	Date

These drawings are the property of Northern Engineering Services, Inc. and are not to be used for any other purpose without the written consent of Northern Engineering Services, Inc. signed and sealed by a Professional Engineer in the State of Colorado.

NE

**NORTHERN
ENGINEERING**

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.223.1198

NORTHERNENGINEERING.COM

PROJECT:	DATE:	SCALE:	REVIEWED BY:
982-006	07/23/2024	1"=250'	B.T.
CLIENT:	DRAWN BY:		
SAGE HOMES	S.P.		

SAGE FARMS P.U.D.

LEGAL DESCRIPTIONS

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

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 15-3-50 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 planning with applications 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	4 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	20.9%	
Public/Private	33.6 acres		11.5% of total (16.8% of residential area)	
Parks & Open Space				
TOTAL	291.1 acres		585,000 sq. ft.	100%

GLA is defined as "Gross Leasable 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 (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. Multi-Family Dwellings (P)

2. Single-Family Attached Dwellings (P)

3. Single-Family Detached Dwellings (P)

4. Multi-Family Attached Dwellings (P)

5. Multi-Family Detached Dwellings (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. Parks and Open space, public or private (P)

14. 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 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 from 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: 5 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 Offices (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 Density: 25 units per acre

2. Minimum Front Setback: 10 feet

3. Minimum internal setbacks from lot lines: 0 feet

4. Minimum setbacks from external property lines: 15 feet

5. Minimum setbacks between structures: 15 feet

6. 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 be 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. AUXILIARY 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

- Pollution Control**
Areas disturbed during construction shall be treated in such a manner so as to minimize the impact 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 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.
- 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 planning and subdivision approvals.
- 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 Leasable Area (GLA) shall not exceed the maximum amounts as listed on this PUD Zone.

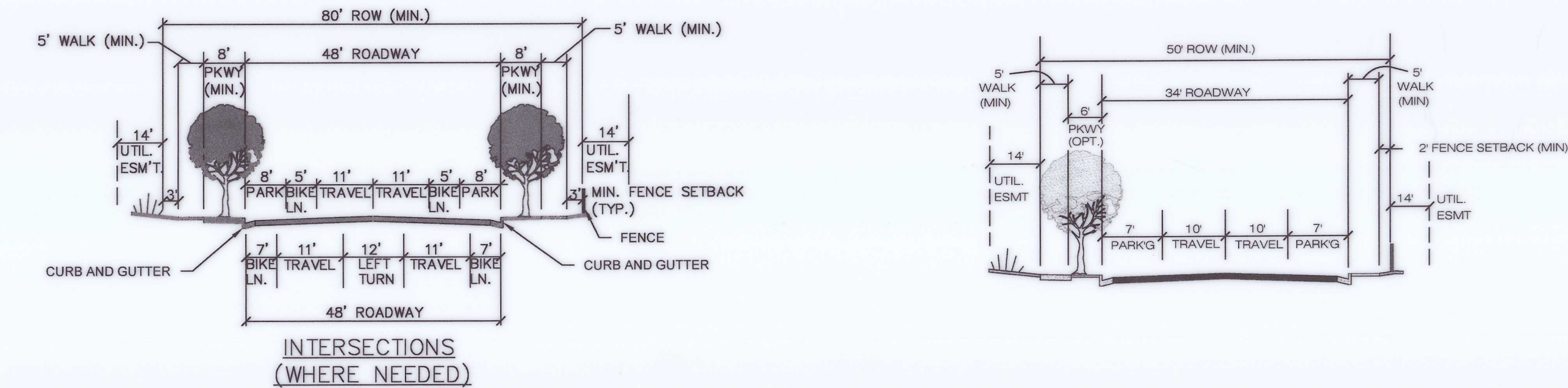
H. PUD OVERLAY DISTRICT JUSTIFICATION

This PUD Zone is a mixed-use site development plan for property controlled by two affiliated landowners 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's 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's Comprehensive Plan; secure a reasonable investment-backed expectation over a 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's 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 also allows for:

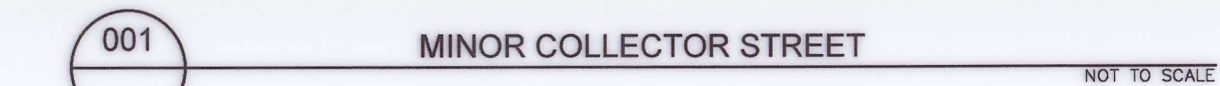
- the existing agricultural uses to continue to be permitted in the Single-Family C use area.
- modifies the R-3 Residential Medium Density zone allowing a reduction in the maximum density allowed in the Single-Family A use area.
- modifies the R-2 Residential Low Density zone allowing an increase the 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.
- 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

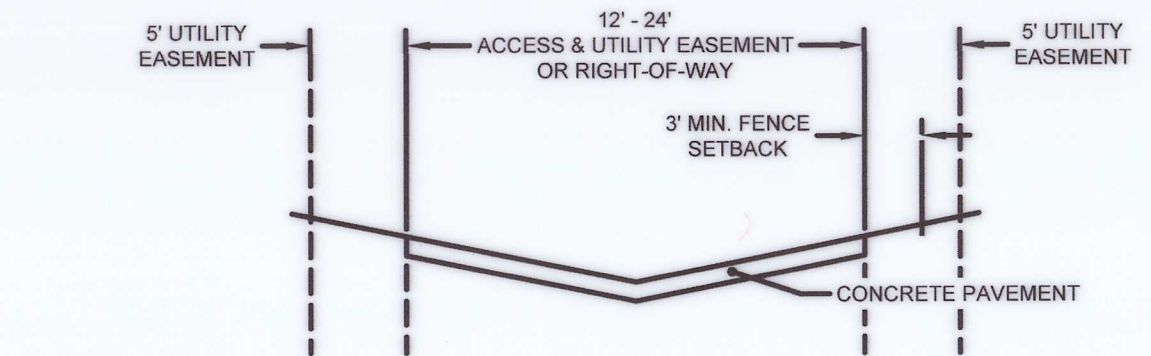
- See details on the right side of this sheet



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.



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



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.

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 shutting 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 thrive. 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 services 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 may be sold at retailer wholesale or on 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 minor 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 pledgor 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.

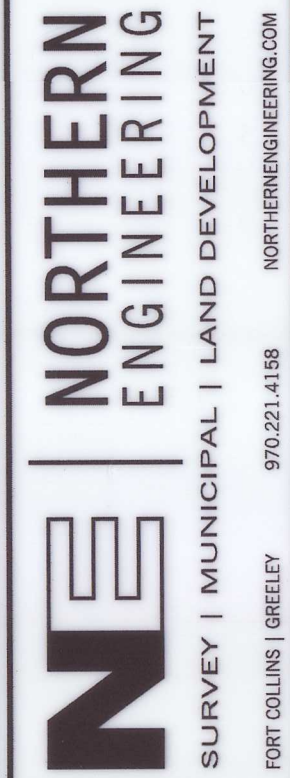
Town means the Town of Wellington, a municipal corporation of the State, in its present incorporated form or in any later reorganized, consolidated, enlarged or reincorporated form.

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 under a Professional Engineer's license. They are not to be used for construction unless prepared by or under the direct supervision of a Professional Engineer in the employ of Northern Engineering Services, Inc.



NORTHERN ENGINEERING

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NORTHERNENGINEERING.COM

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

SAGE FARMS P.U.D.

STANDARDS