



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**August 7, 2023
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 may submit comments by sending an email to lundyapa@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Monday, August 7, 2023. After 3:00 p.m. on August 7, written public comments can not 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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US: +17207072699,,87576162114# or +12532158782,,87576162114# Or Telephone:

US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Meeting Minutes of July 10, 2023
 6. NEW BUSINESS
 - A. Site Plan Review: The Well (8121 First Street)
 - B. Recommendation on Annexation and Zoning Request: Sage Farms Annexation and Village at Sage Farms Annexation and Planned Unit Development (PUD) Zoning
 7. COMMUNICATIONS
 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: August 7, 2023
Submitted By: Patty Lundy, Planning Analyst
Subject: Meeting Minutes of July 10, 2023

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of July 10, 2023, as presented.

ATTACHMENTS

1. Minutes of July 10, 2023



**TOWN OF WELLINGTON
PLANNING COMMISSION
JULY 10, 2023**

**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 July 10, 2023, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lisa Chollet
Bert McCaffrey
Stephen Carman
Lowrey Moyer
Linda Knaack

Absent:

Tim Whitehouse

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of June 5, 2023

Commissioner McCaffrey moved to approve the meeting minutes of June 5, 2023.
Commissioner Chollet seconded.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Sartor

Nays – None

Motion carried

B. Meeting Minutes of June 12, 2023

Commissioner Chollet moved to approve the meeting minutes of June 12, 2023.
Commissioner Moyer seconded.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Sartor

Nays – None

Motion carried

6. NEW BUSINESS

A. Site Plan Review – Lot 3, Block 1, Bonfire Subdivision, 2nd Filing (8761 Bonfire Drive)

Paul Whalen, Planner III gave the presentation on the site plan. The applicant, Streamline Crane Services, is looking to develop the property located at 8761 Bonfire Drive in the Bonfire Subdivision. The location is in the Light Industrial Zoning District. A crane service facility is not a use specifically listed in the Use Table of the Land Use Code. The Planning Director determined that the proposed use has similar visual, traffic, environmental, parking, employment, and other impacts as other uses permitted within the LI-Light Industrial District and is compatible with the definition of Industrial and Light Manufacturing, including that a crane business is of similar and no more objectionable character as other permitted uses. The site plan is consistent with the Comprehensive Plan and the intents stated in the Land Use Code. The applicant is working with Sinclair Oil & Gas to coordinate the proposed storage yard uses over the existing easement and Sinclair has already agreed to allow uses over the easement pending only design approvals.

Mark Pollacek, owner of Streamline Crane Services, gave a brief overview of his company. He said it is a small company with no other employees besides him and he only operates with one crane. He lives here in Wellington and desires to relocate his business to the town where he lives.

Commissioner Chollet was interested to know if the additional drainage information has been provided yet. Wyatt Knutson with Precision Drafting, LLC said that it has. Cody Bird, Planning Director, said that there still might be some minor changes as the Town Engineers are making sure that it complies with the Town Standards.

Commissioner Chollet wanted to know if there would be a separate irrigation tap even though there is little landscaping. Bird said there will be.

Chairman Sartor wanted to know a little bit more about the business. What will it look like when the business is up and going. Pollacek said that it is just him so it would be him driving to work and parking in the yard. He would then drive the crane to the jobsites where he needs to be. From time to time there might be large A/C units in the yard that he will take to the job sites.

Chairman Sartor wanted to know what the Traffic Impact Study would look like for this type of site being one crane operator. Bird said the engineering standards have different levels of thresholds as to whether there needs to be a full Traffic Impact Study (TIS) or if it can be an engineering letter that references the original subdivision TIS. There is a TIS Waiver that is also an option for qualifying projects.

Commissioner McCaffrey was interested to know if Sinclair already has a pipe in the ground or if it is for the future since it looks like there are plans to have some concrete over the easement. Bird said the pipeline is already in the ground. Pollacek understands that if Sinclair needs to do repairs, they can break up his concrete. He was fine with that.

Commissioner Carman asked about the fence design and height. Pollacek said it will be a 6-foot fence. Commissioner Carman asked if that would be tall enough being an industrial site. Bird said they can go up to 8-feet, but they are not really screening anything tall. The crane will be inside the building so it will be trucks, trailers, and A/C units. Pollacek also said he plans to have the mesh weave in the fence which will match the color of the building.

Commissioner Chollet asked about any signage. Knutson said they are just going to have the logo on the door for now. Bird said that there is a separate permit for signs and that staff has administrative review and will make sure any new signs meet applicable codes.

Commissioner Carman asked what other uses might be in the building with him and what could be stored. Pollacek said it would be similar and compatible uses to his own.

Commissioner Moyer moved to approve the site development plans for Lot 3, Block 1, Bonfire Subdivision, 2nd Filing, subject to staff comments and final engineering plan acceptance.

Motion seconded by Commissioner McCaffrey.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Sartor

Nays – None

Motion carried

6. COMMUNICATIONS

A. 2nd Quarter 2023 Residential Building Permit and Lot Inventory Report

Bird presented the 2nd quarter residential building permits issued and the remaining residential lot inventory. 2023 year-to-date, there have been 37 residential new home permits issued. There are 34 remaining residential lots that can be issued a building permit for a new home. There are not currently sufficient residential lots ready for building permits to meet the 80 budgeted permit projections for 2023. Sage Meadows Second Subdivision is currently under construction for public improvements to be able to have residential lots available for permits. Commissioners asked if they could get information on available commercial lots. Bird said the Town has not tracked commercial in the same way and it is hard for a small town to show commercial trends. Commissioners and Bird continued to talk about what kinds of reports would be helpful for the Commissioners to see for commercial properties. Bird said he would see what useful information he could put together and would work on having that for the 3rd quarter report.

7. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:21 PM.

Approved this _____ day of _____, 2023

Recording Secretary



Planning Commission Meeting

Date: August 7, 2023
Submitted By: Paul Whalen, Planner III
Subject: Site Plan Review: The Well (8121 First Street)

EXECUTIVE SUMMARY

General Location:

8121 First Street, Wellington, CO

Applicant/Agent:

Applicant/Agent: Ms. Twila Henley-Soles w/Soles^2, LLC

Reason for request:

Approve a site plan for The Well- a complimentary bar/tavern/event center in the Light Industrial zone district.

Background Information:

- The applicant is proposing to locate a special event/community center (The Well) that also serves alcohol (bar/tavern) on a 1.59-acre site situated in the SE ¼ Section 33, Township 9North, Range 68West of the 6th, P.M. Town of Wellington, County of Larimer, State of Colorado, and addressed as 8121 First Street (location map attached).
- The legal description is: Lot 8, Block 9, the N1/2 of vacated McKinley Avenue, Lot 1, S1/2 of vacated McKinley Avenue and Lots 2 – 7, and N1/2 of Lot 8, Block 10 of the Original Wellington Subdivision.
 - The applicant is requesting approval for a site plan allowing for The Well bar/tavern which is a permitted land use within the Light Industrial zoning district. The proposed use is consistent and complimentary to the existing use.
 - The property includes several existing structures including a 100+year old wood grain elevator. The site is partially occupied by Grouse Malting and Roasting Company which operates a Conditional Use Permit approved in 2013, (Ordinance 13-2013).
 - The conditional use process is no longer required since the Land Use Code was updated in 2022 and breweries, tap rooms and bar/taverns are classified as a permitted land use in the light industrial zone district.
 - On May 22, 2023 the Board of Adjustment by a 7-0 vote granted a variance request to reduce the 500-ft separation setback from any adjacent residential property to 140-ft with the following conditions:
 - Site Development shall proceed in substantial compliance with the attached site layout exhibit;
 - The Site Plan shall provide significant buffering and screening (landscaping) along the eastern property lines to mitigate potential impacts to the existing residences and public rights-of way;

- Application for and approval of Site Plan Review by the Planning Commission in accordance with applicable Land Use Codes and Town Standards;
 - Application for and approval of building permits with the Town of Wellington;
 - Satisfaction of all applicable State of Colorado, Larimer County and Town of Wellington permits and certifications;
 - Applicant shall obtain all required licenses and permits to operate a bar/tavern business.
- The property, adjacent to the railroad was formerly a grain elevator for the storage and transport of local farm grown grains and produce. The building's specific use has long since ended, and the applicant currently operates the Grouse Malting and Roasting brewery at the location since 2013. When the original concept was approved as a Conditional Use, the applicant/owner at that time expressed a desire to eventually include a brew room/pub/bar-tavern to offer homegrown products to the public.
 - In 2015, the Old Colorado Brewing Company conditional use permit was approved to allow a tap room to operate on the premises. The Old Colorado Brewing Company tap room operated from 2015 till 2019 and since relocated to 3700 Cleveland Avenue.
 - The applicant/owner now proposes to reuse the historic structure for a bar/tavern/event center branded as "The Well" to complement the brewery operation.
 - A Town of Wellington liquor license is required to serve alcohol. The liquor license also requires food service to be available to customers. The applicant proposes catered food with very limited food handling and processing on-site.
 - The applicant desires to make use of the existing structure with minimal changes. The interior is proposed to be remodeled to accommodate the food and beverage service as well as to accommodate an ADA accessible restroom.
 - Building and Fire Dept. permits will be required for any changes to the building structure or for any additions to the building(s). Additional site details may need to be adjusted to reflect any changes required by the Planning Commission or due to the nature of the outdoor use areas. Staff requests that minor changes be allowed to be made administratively.

BACKGROUND / DISCUSSION

The applicant will continue the Grouse Malting and Roasting operation but also proposes amending the site plan to accommodate the bar/tavern/event center use. This application addresses only those site features that have been modified, mainly the exterior landscaping, parking lot, drainage and sidewalk improvements.

The number of patrons and occupants is limited in accordance with Building and Fire Code restrictions. The existing building design has maximized the number of occupants than can be in the building before additional fire code requirements are needed (suppression or fire walls in accordance with adopted Fire Code and local amendments adopted by Wellington Fire Protection District). The attached building code analysis demonstrates the occupant load for the existing facilities. The applicant shall have the code analysis stamped and submitted with the revised site plans. The site plan identifies an approximately 600 square foot building addition. The building size and location meets applicable zoning and setback standards. All applicable permit requirements and building and fire codes apply.

Food services will also be limited in accordance with Town Municipal Code Chapter 13, Article 1, Division 2, Section 13.1.310 to ensure adequate protection of the Towns' wastewater collection and treatment facilities. All food service establishments are required to install a grease interceptor in accordance with Town standards. In this instance, the limited food service has been evaluated and determined that an in-floor grease trap may be utilized based on the proposed limited food preparation on site. The in-floor grease trap sizing is required to be verified by the Town's utility division and any future changes to the kitchen or food preparation



on site requires additional Town review and approval. A location for a future grease interceptor is required to be identified on the site plans to demonstrate the feasibility of installing a grease interceptor in the future if and when changes on the site require such installation.

Based upon the proposed uses, the parking counts- (32) total spaces offer parking accommodations on-site (26 including 2 HC spaces) as well as off-site (6) parking spaces on First Street. A minimum of two bicycle spaces has been designated as required. Landscaping is provided to meet the landscaping requirements to the extent possible for redevelopment of an existing site. In some instances where minimum landscape standards could not be satisfied due to space constraints or other site limitations, the spirit and intent of the landscaping requirement is satisfied and is designed to accentuate the buildings, to define spaces, and to block glare from vehicle lights parking in the parking lot.

1. Legal Description: SE ¼ Section 33, Township 9North, Range 68West of the 6th, P.M. Town of Wellington, County of Larimer, State of Colorado.
2. Parking: The site plan proposes (32) parking spaces which satisfy the code minimum of 4 spaces per 1,000 SF ratio.
 - o Thirty (30) regular and (2) two accessible parking spaces a minimum width (9-feet) and depth requirement (18-feet) are proposed, meeting the requirement.
 - o ADA standards require (1) accessible parking space for every 25 parking spaces, there are (32) total parking spaces proposed. Thus (2) ADA accessible parking spaces are required. Two accessible spaces are provided, meeting the minimum requirement.
 - o Town code requires all parking spaces to be paved. To meet the stormwater drainage and water quality standards, Town staff is recommending the parking spaces along the east edge of the site and south of the driveway location be allowed to be gravel in accordance with approved drainage plans.
 - o Town staff does not support the use of gravel parking areas on the north side of the driveway. The applicant shall revise the site plans to include paved parking on the north side of the site, or shall propose an alternative parking count proposal to reduce the impervious area to maintain the drainage and stormwater quality standards. Town planning staff supports a minor reduction in the parking count to achieve a balance of paved parking and stormwater quality within the existing site constraints.
3. Landscape/Screening and Buffering: The 2022 amended land use code requires Light Industrial zoned properties to provide a minimum 8-foot landscape buffer about the perimeter of the site. 15% of the gross site for landscaping with trees required every 40-feet on-center along the street. In addition, shrubs and groundcovers, earthen berms and landforms, walls/fences or a combination thereof are required to accent building architecture, screen parking lots and outdoor storage areas from public views. (25% of perimeter trees are to be evergreen). In keeping with the spirit and intent of the land use code (LUC), the applicant proposes installing (15) trees, multiple shrubs & plants, and maintaining the property's perimeter landscaping buffers, with limited internal planter areas to screen the site from public views.
 - o Parking Lot Trees: The code minimum requiring (4) trees at one tree for each 40-ft. of parking lot perimeter (127-lnt) has been satisfied with (5) trees provided along the parking lot perimeter for screening.
 - o Shrubs: 15% of the required landscape area must be landscaped with a combination of groundcovers and shrubs to effectively screen the site. Landscaping along the site perimeter requires (5) shrubs for every 25-ft of street frontage (127-ft), the (79) shrubs and grasses exceed the (60) required by the land use code.

- o Parking Lot Islands: One landscaped island at least 9-feet wide with (1) tree and 75% live groundcover is required for every 15 parking spaces. Twenty-six total parking spaces are proposed, thus two parking lot islands with trees and shrubs are required. The equivalent of five parking islands is provided. Those islands with pole lights that conflict with trees have been enhanced with additional shrub plantings.
 - o Parking Lot Shrubs/Screening: The parking lots are screened and buffered from public view by the existing perimeter landscaping. Shrubs are spaced appropriately to effectively meet the parking lot screening requirement.
4. Engineering Review: Issuance of Building Permits shall not occur until the revised Site Plan has been reviewed and approved by the Town Engineer. Any required changes, including but not limited to the following items, shall be included for site plan reviews:
- o Site Drainage: The site is existing and drainage and other site improvements are limited, however an on-site quality control basin has been provided. In addition, the site was designed to minimize impervious areas that would increase run-off (patios/concrete parking and drive lanes). To meet the stormwater detention and water quality standards, the site is designed with an area of the parking lot proposed as gravel and a raised perimeter curb to allow storage and infiltration of stormwater. If any changes are required or proposed for the site affecting impervious area, the drainage and water quality design will require additional review and approval by engineering.
 - o Site Utilities: As this is an existing site, existing utilities are intended to remain. The applicant shall identify location and size of existing on-site utilities. Fire hydrant locations and sizes have not changed. An in-floor grease trap is required to allow for limited on-site food processing (food to be catered to site), however in the event the company expands its' food preparation services, an in-ground grease interceptor shall be provided, (the site plan shall include a location for a future in-ground grease interceptor installation).
5. Fire District Review: The applicant shall maintain the existing fire hydrant in accordance with the Wellington Fire District standards. Fire sprinklers are not required at this time (48 or fewer occupants), however at the Fire Districts' request, the applicant has included a future water source point-of-connection on the plans to supply an interior fire protection/sprinkler system once the occupant load exceeds (48) persons. Building plan review and a permit issued by Wellington Fire Protection District is required prior to commencement of construction.
6. Architectural Design Standards: The mill/elevator building is an existing structure silhouetting the Wellington skyline since 1922, the Wellington downtown has changed over the years, but the facility remains much the same. It is the applicant's desire to maintain the unique character of the facility "as is" with minimal changes limited to bare necessities for a functional event/bar/tavern use. The majority of the proposed improvements are anticipated for landscaping, parking and grounds. In accordance with the Town's commercial and industrial architectural design requirements (Land Use Code Section 5.09.2), the architectural character of the facility remains unchanged as originally approved and continues to satisfy the requirements of the Town Land Use Code as amended.
7. Mechanical Equipment and Rooftop Units: The HVAC/mechanical units are located within an enclosure in the rear (west) away from the public view of First Street. The site plan identifies the ground-mounted AC unit within a fenced area to meet the screening requirement.
8. Corrected Plans: Following Planning Commission approval, the applicant shall be required to revise the site plan documents to incorporate all corrections or comments and submit revised copies to the Town for final review and approval. Changes on the site plan sheets shall be clouded, and a list of all changes shall be provided, noting which comment each is addressing.
- o It is advised that the nature of the outdoor use areas and the remaining considerations for the building permits, liquor license, mobile food vendor needs and other factors may still require

coordination for necessary Town approvals. If the Planning Commission approves the overall site plan and the general outline and purpose of the outdoor uses and activity areas, Town staff recommends that additional coordination for remaining items be handled administratively by staff. Any changes or needs that are not of a minor nature or that modify the approval intent of the Planning Commission could be brought back before the Commission for further review.

- o Based on the above staff report and comments, Town staff recommends approval of the site plans with the following conditions of approval:
 - 1. Provide the architectural code analysis stamped by a Colorado licensed architect.
 - 2. Revise site plans to include paved parking north of the driveway or submit an alternative parking count proposal for consideration.
 - 3. Provide details for the in-floor grease trap demonstrating sizing and installation are acceptable in accordance with applicable plumbing codes and fixtures connected to the grease trap.
 - 4. Address the following engineering comments on the civil construction plans (no construction may begin until the civil plans are accepted):
 - a. Show and label the existing wastewater service line.
 - b. Show and label the future location of a grease interceptor in the event a food use is proposed in the future.
 - c. Revise the proposed curb/gutter/sidewalk design to remove the existing pan and build new curb/gutter/sidewalk to town standards.
 - d. Extend the proposed curb/gutter/sidewalk to the southern property corner.
 - e. Include a concrete driveway approach for the existing gravel driveway.
 - 5. Allow Town staff to coordinate additional site details of a minor nature and within the intent of the Planning Commission's approval administratively.

STAFF RECOMMENDATION

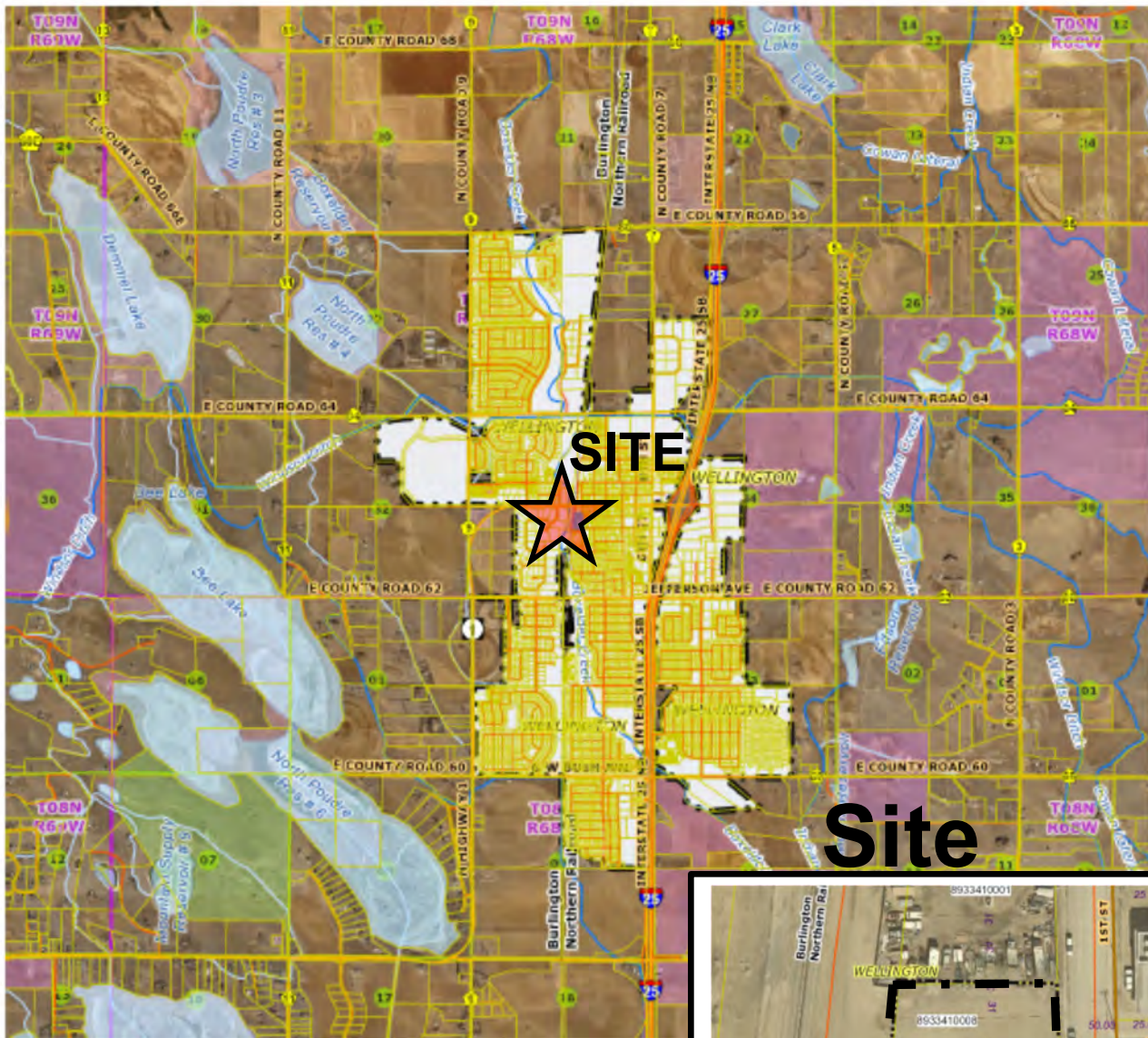
Move to approve the site plans for 8121 First Street, subject to conditions 1-5 identified in the staff report.

ATTACHMENTS

- 1. Location Map
- 2. Applicant Narrative
- 3. Site Plans
- 4. Landscape Plan
- 5. Draft Architectural Code Analysis
- 6. Presentation Slides

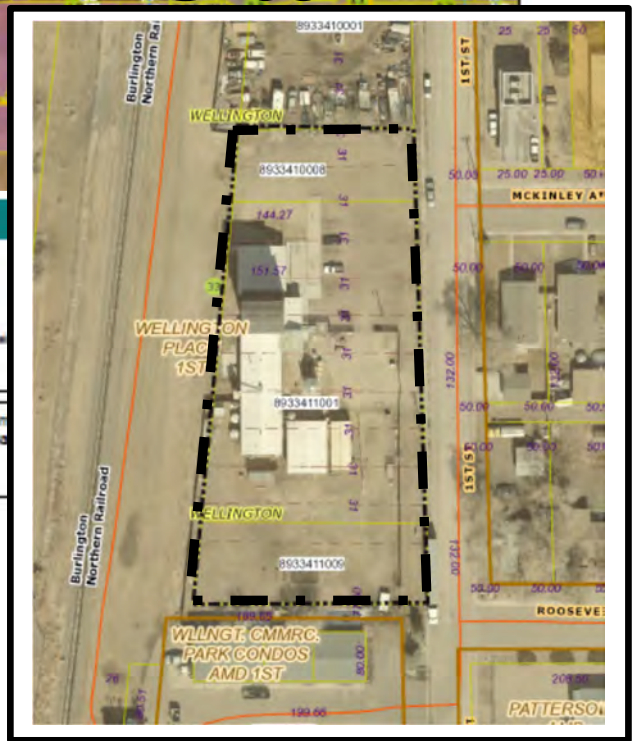
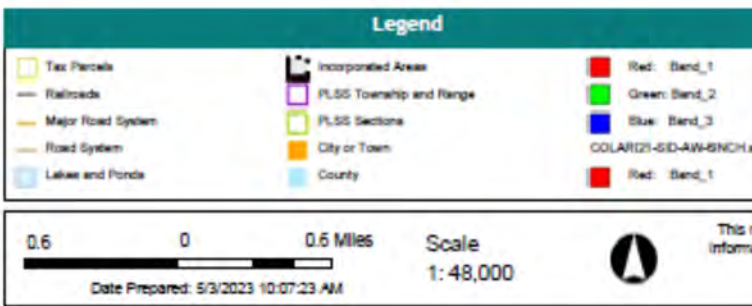


LOCATION MAP:



SITE

Site



Narrative: The Well In Wellington

The proposed project seeks approval of a site plan to reopen a tap room at 8121 First Street Wellington. The Well In Wellington “The Well” aims to create a gathering place that offers music, community, and craft beer made with local ingredients. The design and site plans have been carefully developed to ensure compatibility with the surrounding area. Adequate provisions have been made for parking, traffic management, utilities, and fire/building requirements. The proposed improvements also incorporate water quality and low-impact development features. Overall, the project aligns with the established regulations and will contribute to the enhancement of the Wellington community.

The Well encompass a craft nanobrewery, with equipment capable of producing 1 BBL of craft beer at a time. This will allow for a unique opportunity for patrons to try craft beer made with local ingredients produced by fellow tenant Grouse Malt House, which established itself at 8121 First Street in 2013. Alcohol purchased from a wholesaler and prepackaged food will also be served.

Initially The Well will be open for special events, including those rented by companies (team-building, nonprofit fundraisers) or individuals (weddings or general parties). The owner also plans to host ticketed, public events focused on live music entertainment and education. The Well intends to expand to more standard hours of operation in the future once it develops a following in the community and Grouse Malt House relocates.

Permitted Use

2022 updated Land Use Code states (4.02 Table of Allowable Uses) a bar/tavern and brew pub is permitted by right in light industrial zoning. However, as result of this changing code, the owner obtained a variance from the Board of Adjustments to operate a bar/tavern within 500 feet of residential zoning in May 2023.

Site Plan Improvements:

The site plan includes formal hardscape and parking improvements, as well as landscaped areas. The existing gravel and concrete areas will be reconfigured to provide outdoor patio space. To ensure that all future building and landscape blend in with the surrounding developments and enhance the area's aesthetic appeal, careful consideration has been given to the site plans and design of the improvements.

During the Tap room's opening hours, there will be temporary increased traffic on First Street due to pedestrian foot traffic, vehicles, and bike access to the site. To facilitate pedestrian access from the

street to the patio and entrance space, a west First Street sidewalk will be installed for all 6 on street parking spots created. The site plan offers ample parking for both vehicles and bicycles.

The Well is working within the established regulations that promote adequate light and air, maintain acceptable noise levels, and conserves energy and natural resources.

Parking and Paving Requirements

The parking provision for the occupied space meets the requirement of 30 spaces, with 32 spaces provided in total including 26 on site parking stalls with an additional 6 on street parking spots being created by limiting the existing access width. Of the 26 on site parking spots 9 are concrete, including 2 ADA accessible parking spaces. The on street parking will be accessible through a proposed attached side walk. The dust control of the parking lot will be significantly improved by paving the drive aisle. The owner is requesting an alteration to land use code requiring all on site parking to be paved.

The conversion of existing gravel areas to proposed concrete is offset by the conversions of existing gravel areas to landscaped areas to result in a very minor reduction in the 100-year Runoff Coefficient and reduction in flow rate which results in detention not being necessary. The existing site does not provide detention or water quality. The proposed improvement will incorporate Water Quality and Low Impact Development (LID) in the proposed improvements via a water quality plate provided at the outlet of the parking improvements and a water quality depression immediately downstream.

Drainage: Gravel allows for better drainage compared to solid surfaces like concrete or asphalt. Rainwater can easily permeate through the gravel and infiltrate the ground, reducing the risk of standing water and minimizing the potential for flooding. Increased impervious area will need to be detained prior to leaving the site but the limitations of the existing stormwater infrastructure are a huge hurdle to overcome in this regard.

Flexibility and Expansion: Gravel parking lots offer flexibility in terms of layout and expansion. They can be easily reconfigured or extended as needed, without the need for extensive demolition and reconstruction. This flexibility can be advantageous if you anticipate future changes or expansion of the parking area.

Environmentally Friendly: Gravel is a natural material and does not require extensive energy consumption or harmful emissions during production. It also allows rainwater to seep into the ground, which helps recharge groundwater resources.

Reduced Heat Island Effect: Unlike asphalt, which absorbs and retains heat, gravel surfaces tend to reflect more sunlight, reducing the heat island effect. This can contribute to a more comfortable parking environment, especially in hot climates.

Parking Table:

Space- The Well	SF	Parking/1000 SF	Parking Spots
Inside	1460	4/1000	5.8
West Patio (exterior)	445	4/1000	1.8
East Patio (exterior)	1200	4/1000	4.8
North Patio (exterior)	2600	4/1000	10.4
Production	627	1/1000	0.6
Total- The Well			23.4
Space- Grouse	SF	Parking/1000 SF	Parking Spots
Production Warehouses	4325	1/1000	4.3
Office	883	2/1000	1.8
Total- Grouse			6.1
Grand Total Required			29.5

To reduce the likelihood of a single large truck taking up many parking spaces along First Street directly in front of The Well, we are requesting to stripe the on street parking as a way to limit commercial vehicle use of these on street parking spots.

Landscape Requirements

The site plan includes improvements to the landscape. Rock mulch will be employed for the landscaping. The overall plan involves landscaping 4,578 square feet (18.67%) of the site, with a minimum requirement of 3,678 square feet (15%). To comply with the adopted land use code, parking light fixtures will be brought up to code, and headlights facing residential areas will be properly screened.

Utility Requirements:

Regarding utilities, the fats, oils, and grease generated by the establishment will be managed through best management practices, including the use of an under-the-counter grease trap for the main sink in the brewery area. This will accommodate the current brewing capacity of 1 barrel of beer at a time. As

the brewing capacity increases beyond 30 barrels of beer per month or when a kitchen is installed in the future, appropriate measures will be taken to handle the waste in drain water.

Fire/Building Requirements

Fire and building requirements have been addressed in an updated code analysis submitted to the Fire and Building departments. A KNOX box will be added to all gates that restrict access to the building.

Fencing

In addition to the existing fences surrounding portions of the existing property and limiting access to Malt House operations, a fence will be constructed around the permitted liquor area.

Signage

New signage will be added to the East side of the existing building and First Street.

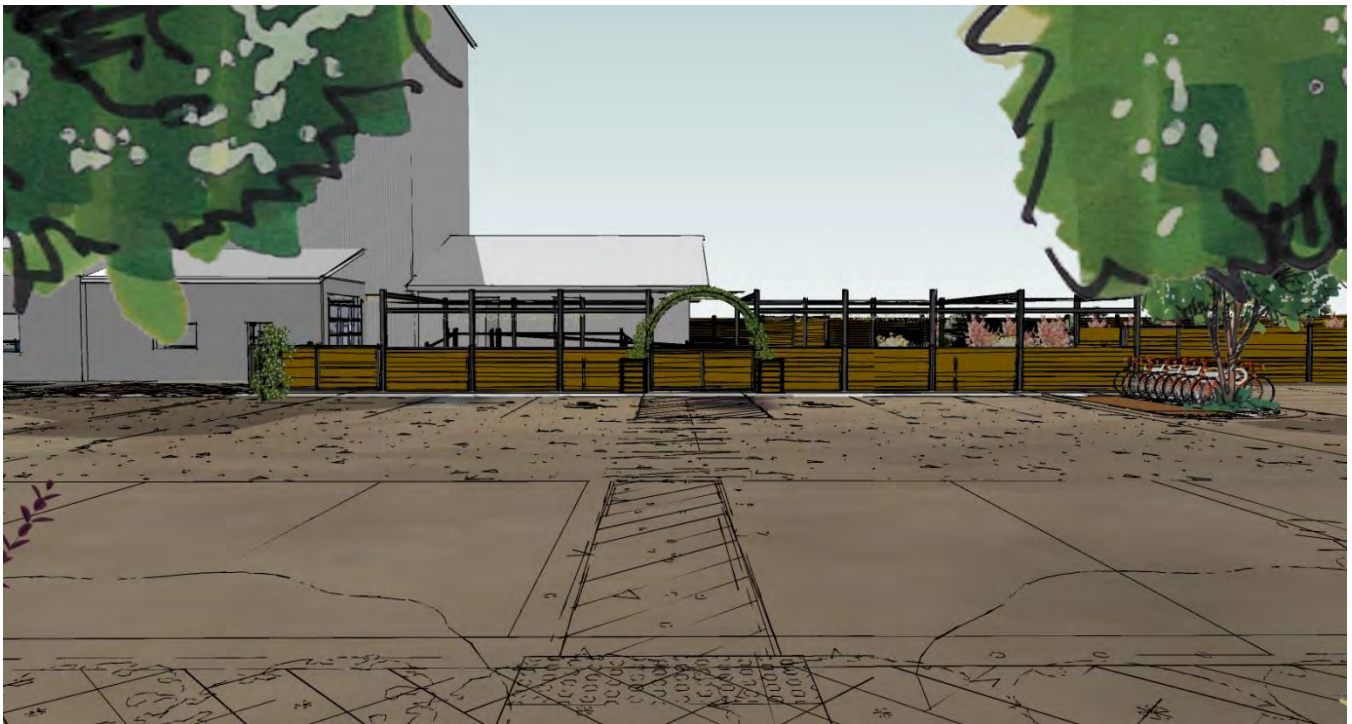
Renderings of The Well site improvements:



Scene 1



Scene 2



Scene 3



Scene 4



Scene 5



Scene 6



Scene 7



Scene 8



Scene 9



Scene 10

Site Development Plan for
The Well

8121 1st Street, Wellington, Colorado

PARCELS: 8933411001, 8933410008 & 8933411009, LOT 8, BLOCK 9 AND LOTS 1-9, BLOCK 10,
TOGETHER WITH THOSE PORTIONS OF VACATED MCKINLEY AND ROOSEVELT AVE. LYING
ADJACENT TO SAID LOTS. SITUATE IN THE SE1/4 OF S.33, T.9N., R.68W., OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Project Benchmarks

BENCHMARK #1:
EAST QUARTER CORNER SECTION 33, T.9N, R.68W, FOUND #6 REBAR WITH 2.5"ALUMINUM
CAP LS 5028 NAVD 88 DATUM

BENCHMARK #2:
CENTER QUARTER SECTION 33, T.9N, R.68W, FOUND #6 REBAR WITH 2.5" ALUMINUM CAP LS
12374 NAVD 88 DATUM

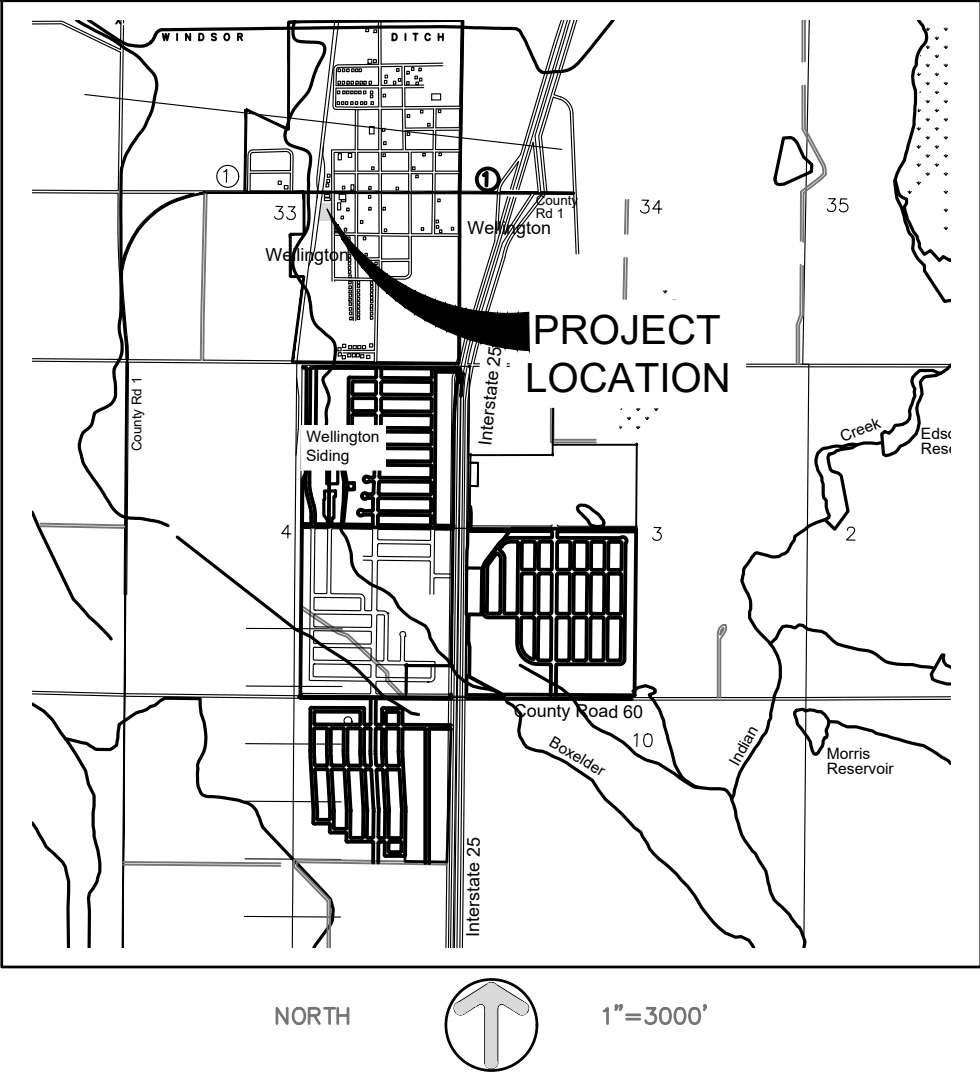
Basis of Bearing

Assuming the North line of the Southeast Quarter of Section 33, Township 9 North, Range 68 West of
the 6th P.M., as bearing North 89°41'21" East, being a Grid Bearing of the Colorado State Plane, North
Zone, North American Datum 1983/2011, a distance of 2649.02 feet and with all other bearings
contained herein relative thereto.

Contact Information

- Project Team**
- O M B R E civil engineering | Site Engineer
118 Jackson Ave, Fort Collins, CO 80521
970.573.6417
 - Natural Designs Solutions | Landscape Architect
5535 Colt Drive, Longmont, CO 80503
303.443.0388
 - Infusion Architects, LLC | Architect
4487 Highland Meadows Pkwy #B, Windsor, CO 80550
970.775.2925
 - Grouse Malt House | Owner & Applicant
8121 First St, Wellington, CO 80549
970.568.9001
 - Majestic Surveying, LLC | Surveyor
1111 Diamond Valley Drive #104, Windsor, CO 80550
970.833.5698

Vicinity Map



Sheet Index

No.	Description
1	Cover Sheet
2	General Notes
3	Existing Topography & Demolition
4	Site & Utility Plan
5	Grading
6	Erosion Control
7	Details
8	Details
9	Drainage Exhibit

Disclaimer Statement

These plans have been reviewed by the Town of Wellington for concept only. The review does not
imply responsibility by the reviewing department, the Town of Wellington Engineer, or the Town of
Wellington for accuracy and correctness of the calculations. Furthermore, the review does not imply
that quantities of items on the plans are the final quantities required. The review shall not be construed
for any reason as acceptance of financial responsibility by the Town of Wellington for additional
quantities of items shown that may be required during the construction phase.

Certification Statement

I hereby affirm that these final construction plans were prepared under my direct
supervision, in accordance with all applicable Town of Wellington and State of
Colorado standards and statutes, respectively; and that I am fully responsible for
the accuracy of all design, revisions, and record conditions that I have noted on
these plans.



TOWN OF WELLINGTON DRAWING APPROVAL REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.	
DATE _____ BY _____	TOWN ENGINEER
DATE _____ BY _____	PUBLIC WORKS DIRECTOR

A. GENERAL NOTES

- All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the Town of Wellington.
- All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
- These public improvement construction plans shall be valid for a period of three years from the date of approval by the Town of Wellington Engineer. Use of these plans after the expiration date will require a new review and approval process by the Town of Wellington prior to commencement of any work shown in these plans.
- The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the Town of Wellington, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the Town of Wellington Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the Town of Wellington, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
- All sanitary sewer, storm sewer, and water line construction, as well as power and other "dry" utility installations, shall conform to the Town of Wellington standards and specifications current at the date of approval of the plans by the Town of Wellington Engineer.
- The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.
- The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch or irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
- The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
- If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the Town of Wellington prior to beginning construction.
- The Developer shall coordinate and cooperate with the Town of Wellington, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for coordinating, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
- No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
- The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
- The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
- A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
- The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.
- The Town of Wellington shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
- Prior to final inspection and acceptance by the Town of Wellington, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Town of Wellington. Certification shall be submitted to the Town of Wellington at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Town of Wellington at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.
- The Town of Wellington shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the Town of Wellington failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
- All recommendations of the Drainage Report, Dated 2023.08.02 by O M B R E civil engineering shall be followed and implemented.
- Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.
- The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the Town of Wellington street inspector.
- No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.
- The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the Town of Wellington Inspector (970-568-3381) and the Town of Wellington Erosion Control Inspector (970-568-3381) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the Town of Wellington Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer's absence. However, the Town of Wellington reserves the right not to accept the improvement if subsequent testing reveals an improper installation.
- The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the Town of Wellington' default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the Town of Wellington Engineer approves the final report.
- NA.
- All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.
- NA.
- NA.
- NA.
- The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
- The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The Town of Wellington, Larimer County, Colorado), for approval prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
- Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the Town of Wellington Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.

- The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.
- There shall be no site construction activities on Saturdays, unless specifically approved by the Town of Wellington Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the Town of Wellington.
- The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
- Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.
- The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
- If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the Town of Wellington Engineer immediately.
- The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Town of Wellington Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the Town of Wellington Engineer.
- The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

BENCHMARK #1:
U.S.G.S BENCH MARK # R-356, 3 3/4" BRASS CAP IN CONCRETE BASE, LOCATED 50'± WEST OF THE NW CORNER OF SECTION 34, T5N, R65W, ELEVATION 5229.70 NAVD 88 DATUM

BENCHMARK #2:
ALUMINUM CAP IN CONCRETE BASE @ NE CORNER OF HWY 1/CR 58, AT THE LARGE CURVE GOING NORTH.
Elevation= 5158.71 NAVD 88 DATUM

Basis of Bearings
West line of the Southwest Quarter of Section 4-8-68 as bearing N 00°35'48" E.
- All stationing is based on centerline of roadways unless otherwise noted.
- Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
- When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Town of Wellington Construction Inspector before any cuts are made. Patching shall be done in accordance with the Town of Wellington Street Repair Standards. The finished patch shall blend smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the Town of Wellington Inspector at the time the cuts are made.
- Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
- Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
- After acceptance by the Town of Wellington, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
- The Town of Wellington shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: including all pans and storm sewer located on site.
- Approved Variances are listed as follows:
- None
- All sanitary and sewer line construction shall conform to the Town of Wellington Standards at the time of construction
- 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.
- All disturbed areas, not in a roadway, shall be seeded and mulched as soon as possible using the applicable seed mixture specified and using the Town of Fort Collins erosion control reference manual for construction sites.
- Water and sewer services shall be extended to a point 1-foot inside the utility easements. See utility plans.
- Place groundwater barriers in the following locations
 - 10-feet downstream of each manhole for both sanitary and storm sewers.
 - Every 400-feet on waterlines.

CONSTRUCTION NOTES

A. Grading and Erosion Control Notes

- The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
- There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
- All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc.). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.
- At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
- Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.
- All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town/County.
- In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
 - Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
 - Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
 - Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
- When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
- The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
- All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United

States.

- No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.
- The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the Town/County or Homeowners Association (HOA).
- Town Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
- A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
- Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the Town.

B. Street Improvement Notes

- All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.
- A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the Town of Wellington Engineer for approval, prior to any street construction activity. (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
- Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the Town of Wellington Engineer.
- Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the Town of Wellington Engineer.
- When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the Town of Wellington Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
- All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.
- The Developer is required to perform a gutter water flow test in the presence of the Town of Wellington Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
- Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less than 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the Town of Wellington Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The Town of Wellington Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be performed in the presence of an Inspector.

C. Traffic Signing and Pavement Marking Construction Notes

- All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
- All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
- All signage shall be per the Town of Wellington Standards and these plans or as otherwise specified in MUTCD.
- All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
- All lane lines for concrete pavement should be epoxy paint.
- Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the Town of Wellington Traffic Engineer prior to permanent installation of striping and symbols.
- Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
- Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
- All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
- All sign posts shall utilize break-away assemblies and fasteners per the Standards.
- A field inspection of location and installation of all signs shall be performed by the Town of Wellington Traffic Engineer or their designate. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
- The Developer installing signs shall be responsible for locating and protecting all underground utilities.
- Special care shall be taken in sign location to ensure an unobstructed view of each sign.
- Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the Town of Wellington Traffic Engineer reserves the right to require additional signage and/or striping if the Town of Wellington Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).
- Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

D. Storm Drainage Notes

- The Town of Wellington shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
- All recommendations of the Drainage Report, Dated 2023.08.02 by O M B R E civil engineering shall be followed and implemented.
- Prior to final inspection and acceptance by the Town of Wellington, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

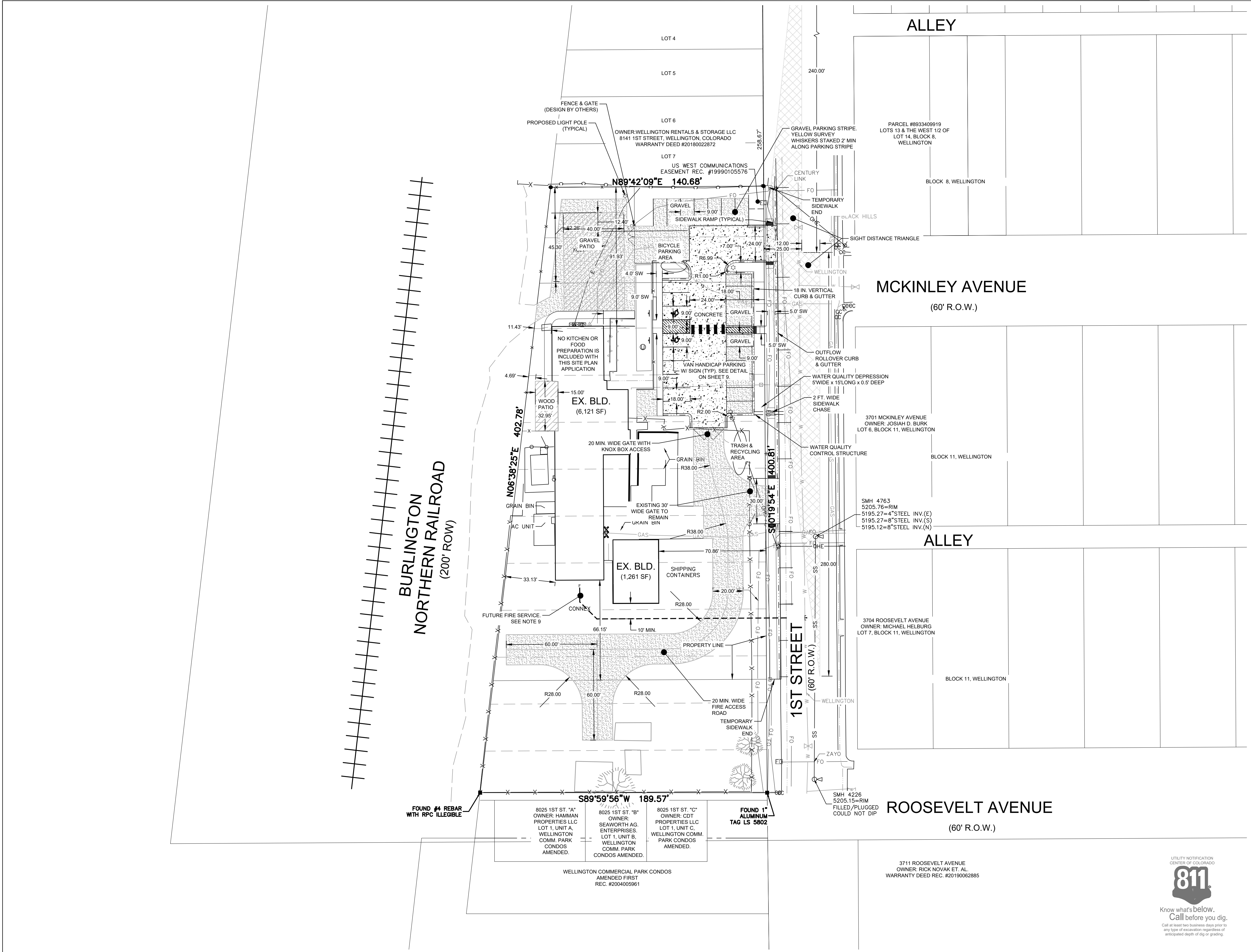
E. Water Notes

- All 8-12 inch water mains shall be AWWA C900 PVC DR 18. All 16-inch water mains shall be AWWA C905 PVC DR 18
- All water fittings and valves are only graphically represented and are not to scale.
- All ductile iron pipe, fittings, valves and metallic appurtenances shall be polyethylene wrapped.
- All fittings and mechanical joints shall be installed with restrained joint glands.
- Existing water system valves shall be operated by town personnel only.
- In locations where changes in line and grade are produced through deflections in individual joints, the maximum allowable deflection shall be 80% of the manufacturers recommendation.

- All water services shall be 3/4-inch unless otherwise shown.
- The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Town of Wellington.
- Water mains shall be poly-wrapped D.I.P. or PVC with tracer wire.
- HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 250 psi. Stiffeners shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal box and tracer wire test lid per Town Water Detail 2-5.

F. Sewer Notes

- Sewer line dimensions are calculated to the center of manholes.
- All sewer lines shall be SDR 35 PVC.
- Manhole rim elevations are to be adjusted to 1/4" below finished grade.
- Single family sewer services shall be 4-inch diameter with a minimum slope of 2% unless otherwise noted. Size and slope of sewer services multi family or commercial shall need to be approved by Town Engineer
- All sewer services shall be 4-inch diameter PVC unless otherwise noted.
- Maintain 10' minimum separation between all sanitary sewer & water mains & services.
- Service connections to manhole are acceptable only if manholes are precast with manhole to pipe connectors cast in manhole at the time of manufacturing. Otherwise connect service directly to sanitary sewer main.



NORTH

1"=30'

0

30

60

Feet

Legend

Proposed Curb & Gutter

Existing Right-of-Way

Property Boundary

Existing Sanitary Sewer w/ Manhole

- 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. See soils report and/or geotechnical report for pavement and subgrade preparation, design and recommendations.

3. Manhole rim elevations 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.

4. Expansion joints shall be provided in all sidewalks at maximum spacing of 50 feet.

5. Crossspans along public streets at the intersection of private drives shall have concrete extended to the right-of-way line.

6. Limits of street cut are approximate. final limits are to be determined in the field by the town engineering inspector. all repairs to be in accordance with town street repair standards.

7. Contractor shall adjust existing sanitary sewer manholes and subdrain cleanouts within the right-of-way per town standards.

8. Refer to the plat for lot areas, tract sizes, easements, lot dimensions, utility easements, other easements, and other survey information.

9. Future 4 inch to 6 inch fire service line to be installed if/when required.

10. The contractor shall follow geotechnical recommendations for pavement, gravel parking and fire access road requirements with a min. of H20 loading. Preliminary geotechnical investigation has been conducted by CTL Thompson with Project No. FC10554-125 dated October 12, 2022. Gravel parking is anticipated to utilize Gravelpave 2 or approved equivalent. See Gravelpave 2 detail on Sheet 7.

Land Use Table

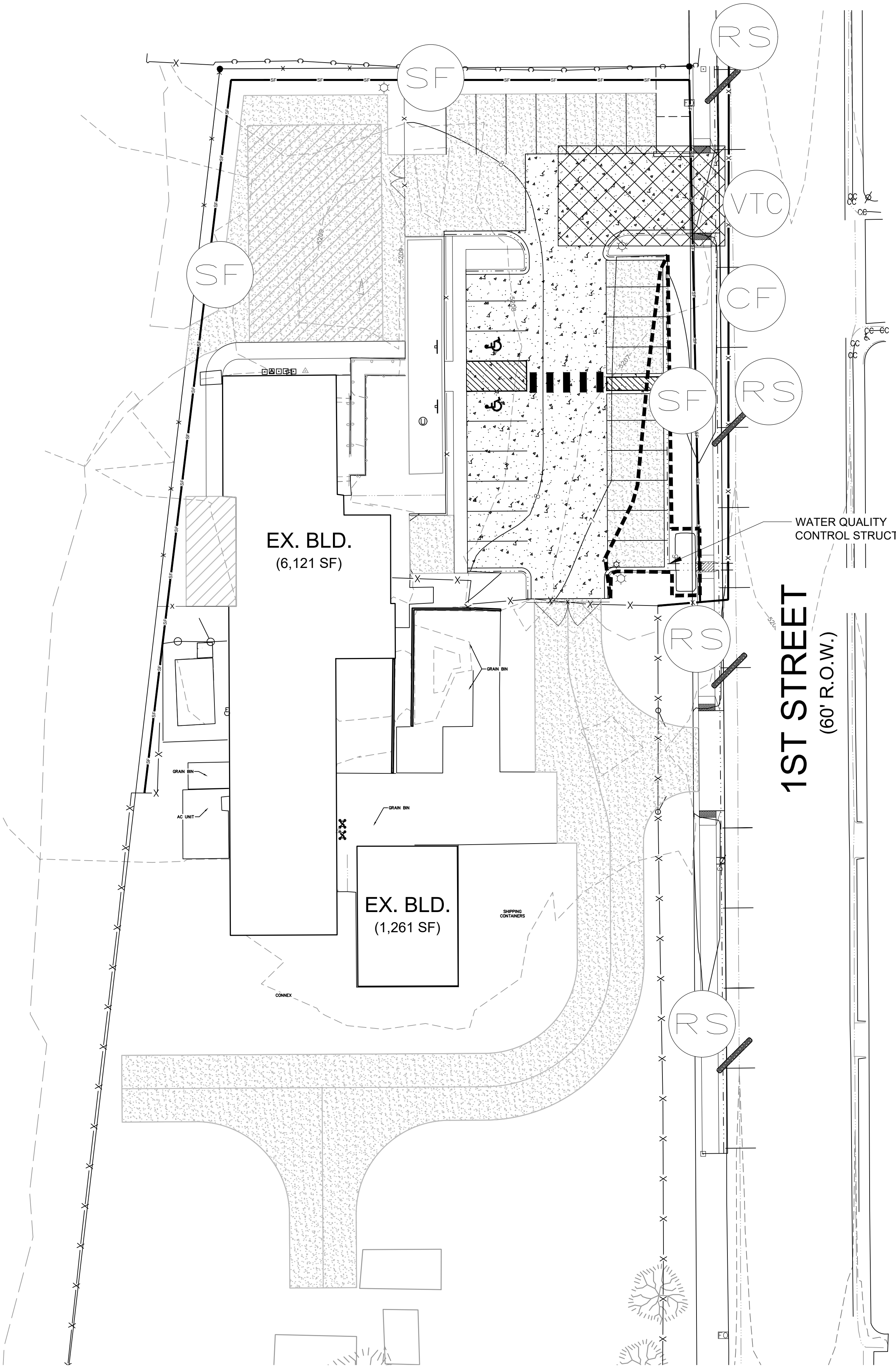
Description	Area (Square Feet)	Area (Acres)	Percent
Building	20,912	0.48	30.30%
Concrete	34,695	0.80	50.20%
Open Space	13,470	0.31	19.50%
Total	69,077	1.59	

Parking Table

Description	Area (Square Feet)	Parking per 1,000 Square Feet	Parking Spots
Patio The Well	5,705	4	22.8
Production The Well	627	1	0.6
Production Grouse	4,325	1	4.3
Office Grouse	883	2	1.8
Total			29.5

Description	Provided Parking Spots
On Site Concrete	9
On Site Gravel	17
Off Site Concrete	5
Total	31

BURLINGTON
NORTHERN RAILROAD
(200' ROW)



BLOCK 8, WELLINGTON

MCKINLEY AVENUE
(60' R.O.W.)

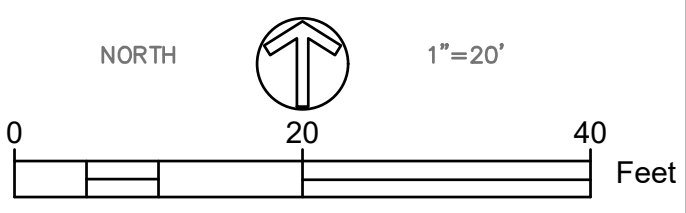
3701 MCKINLEY AVENUE
OWNER: JOSIAH D. BURK
LOT 6, BLOCK 11, WELLINGTON

BLOCK 11, WELLINGTON

ALLEY

3704 ROOSEVELT AVENUE
OWNER: MICHAEL HELBURG
LOT 7, BLOCK 11, WELLINGTON

BLOCK 11, WELLINGTON



Legend

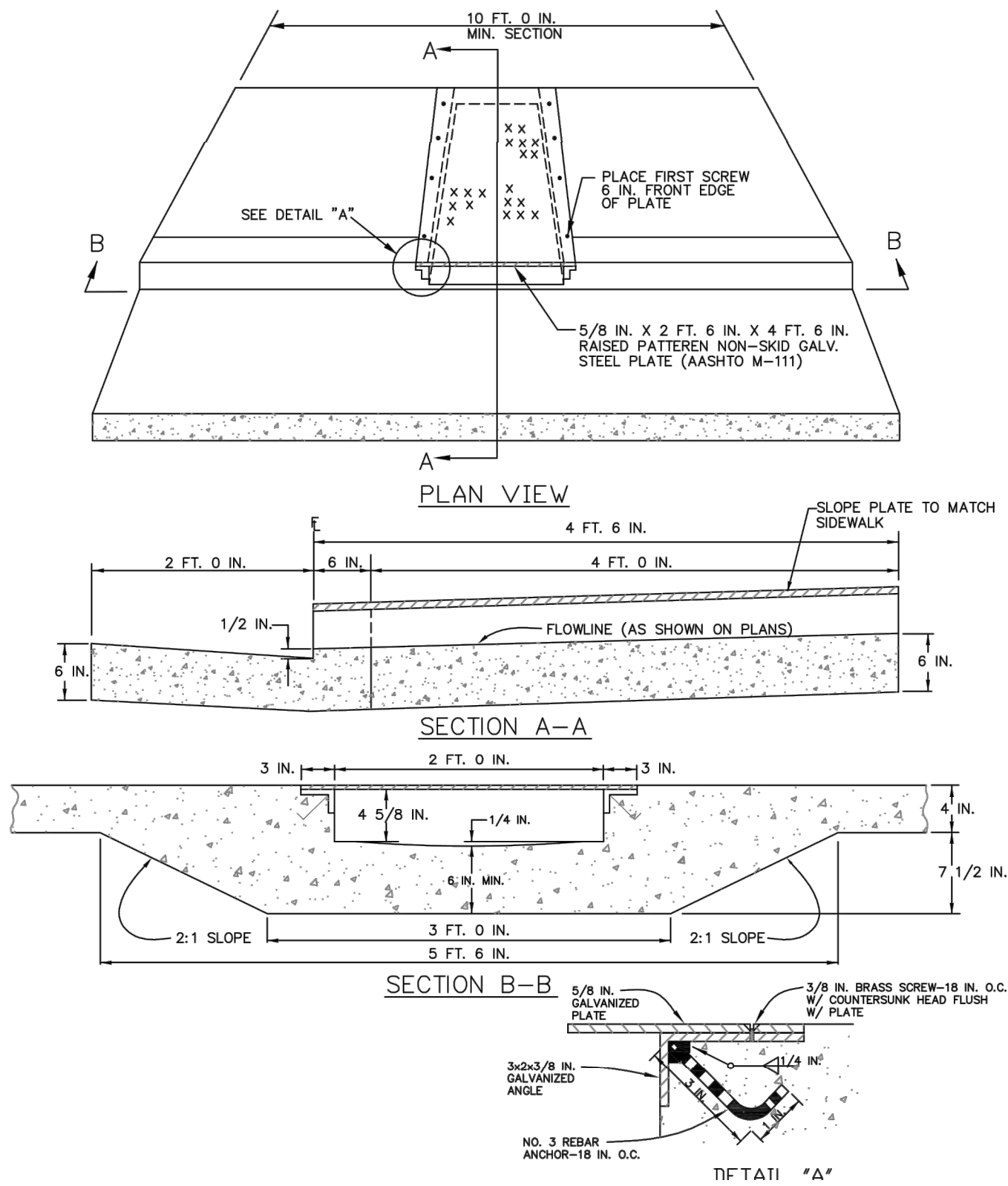
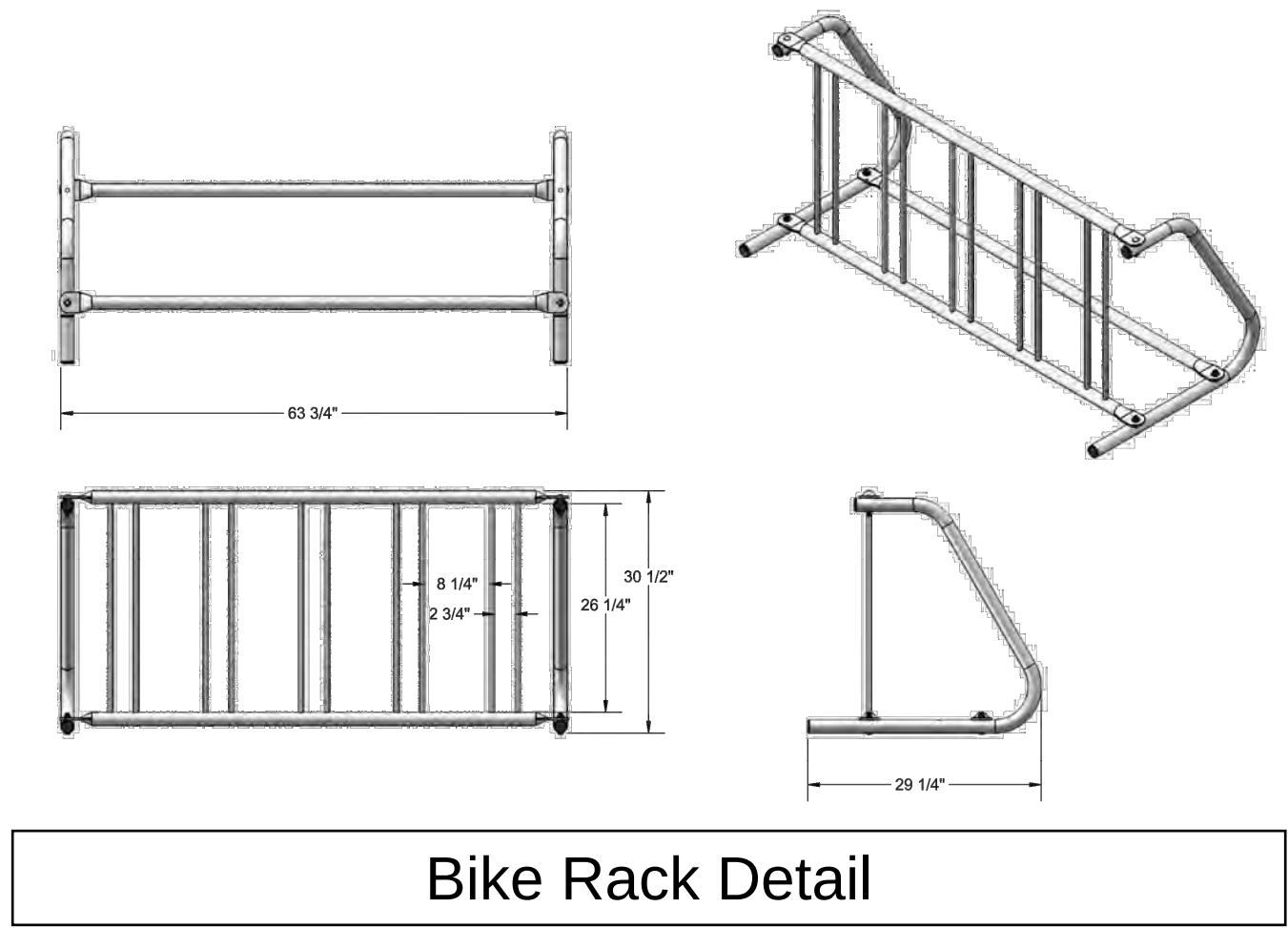
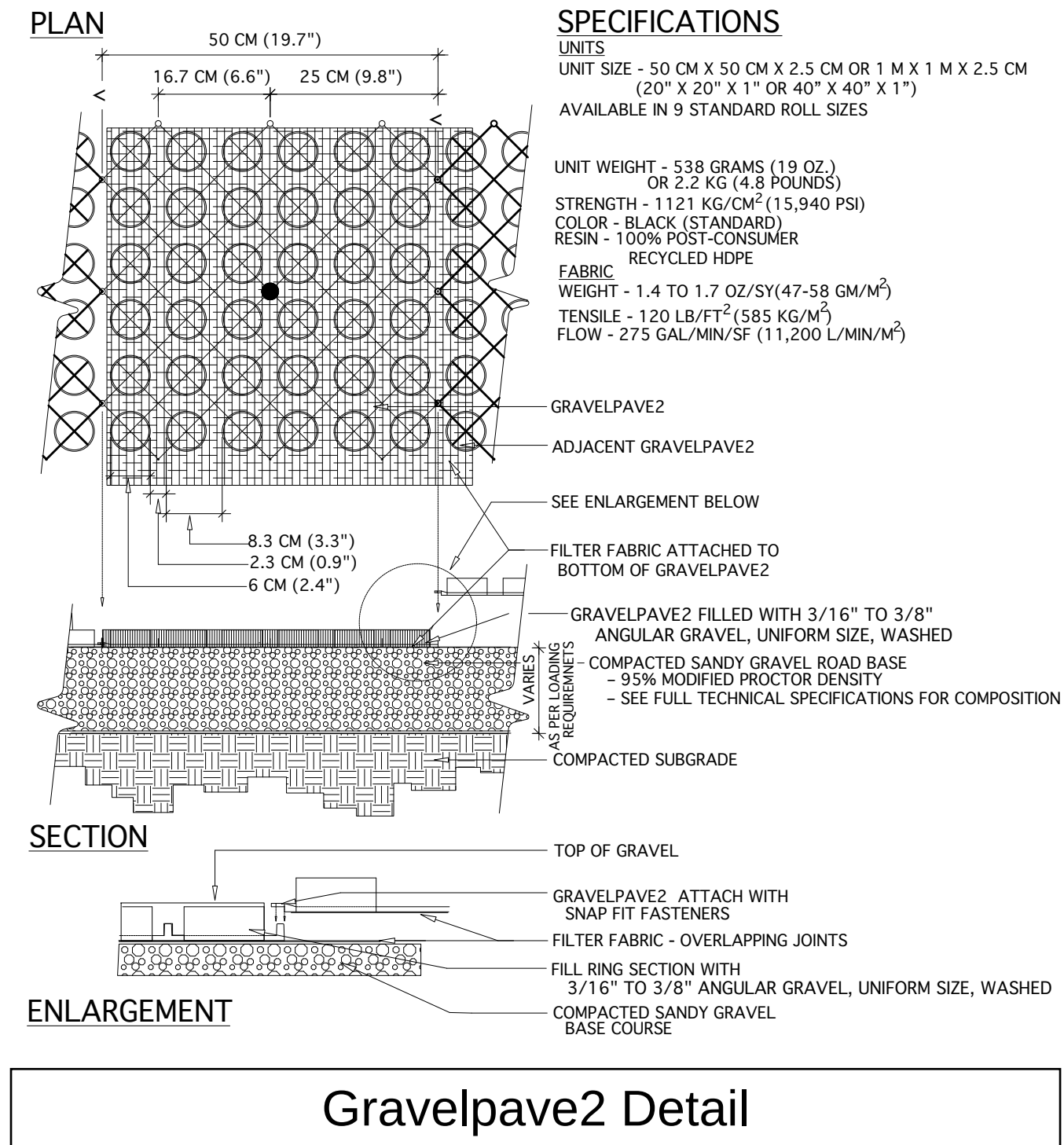
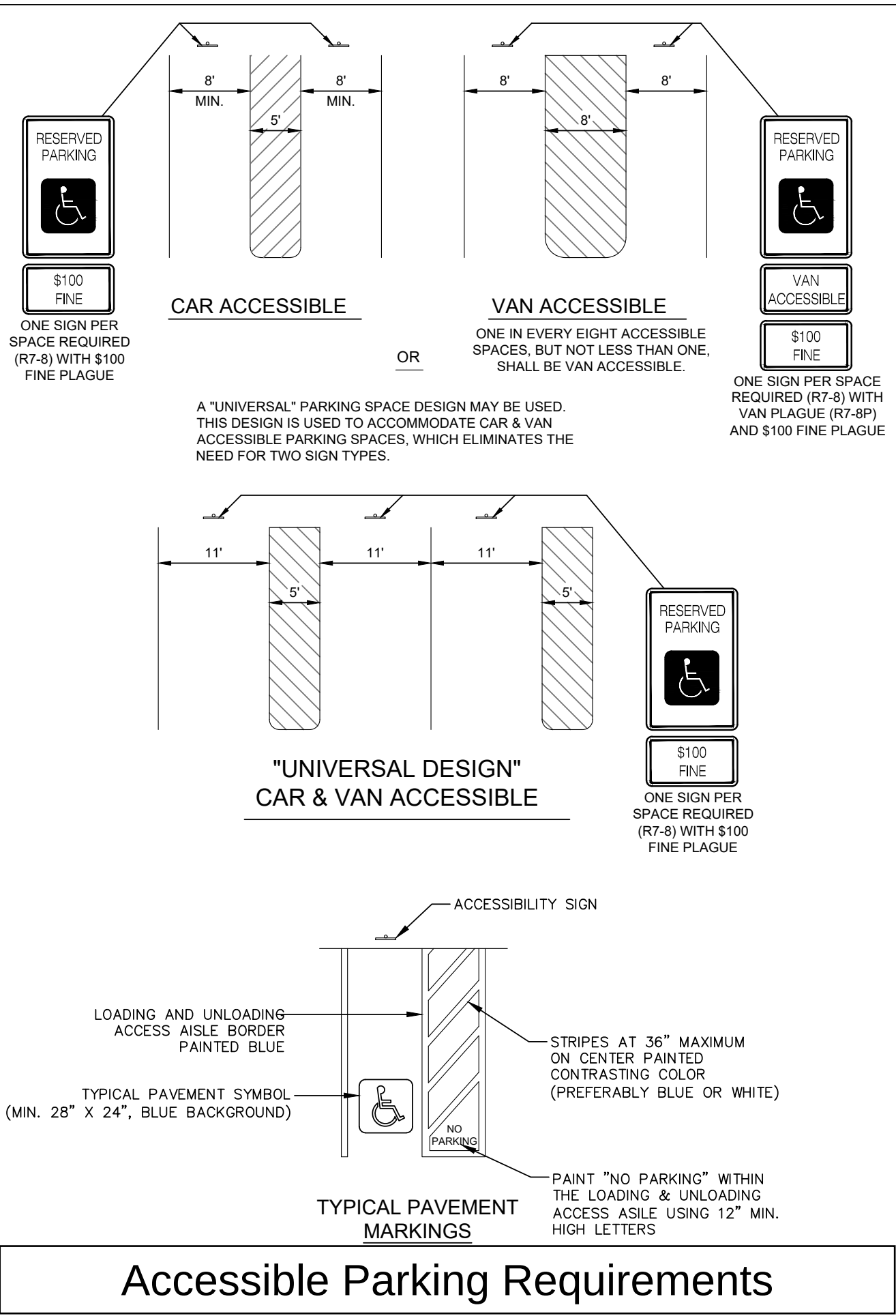
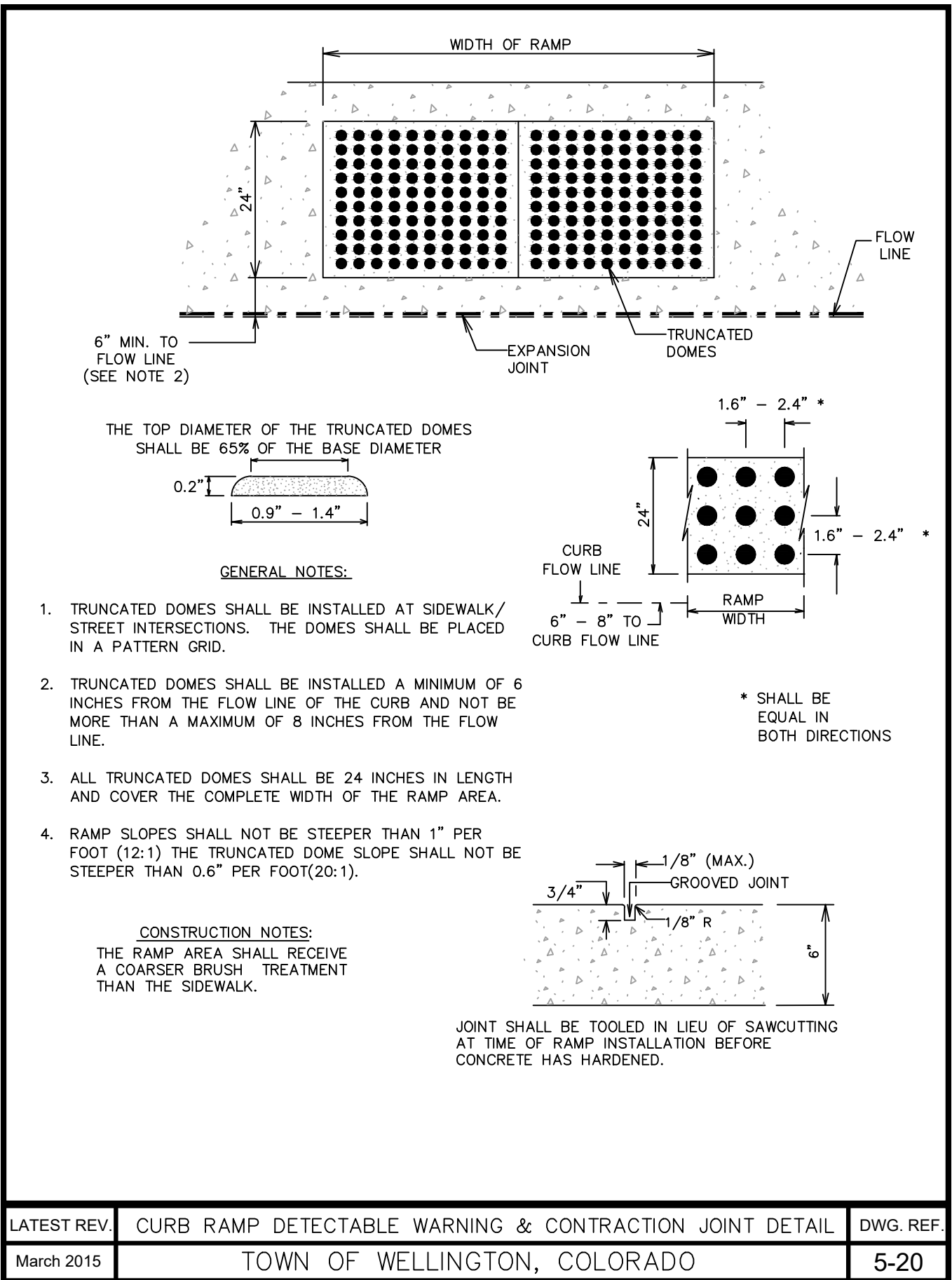
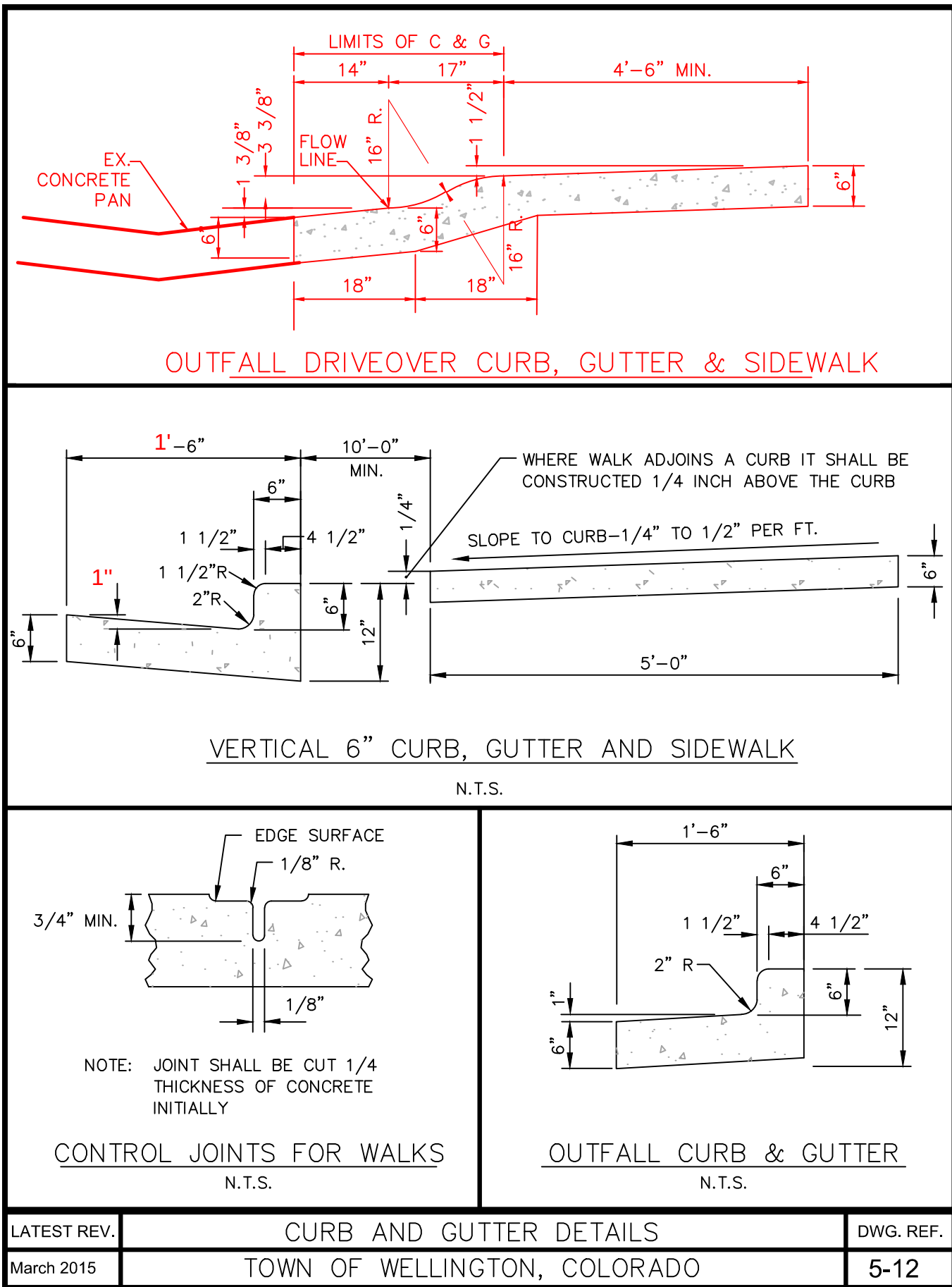
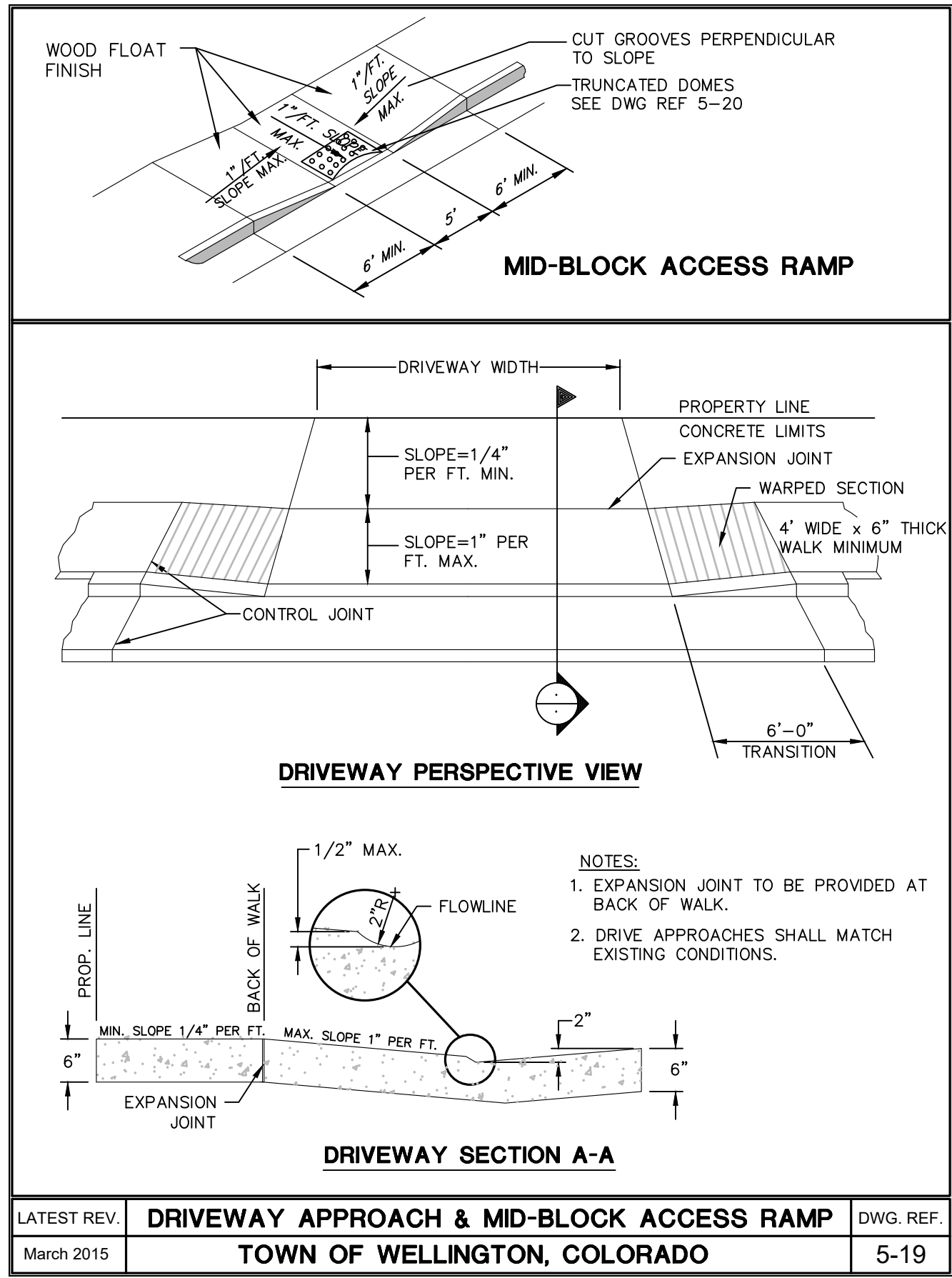
Existing Storm Sewer	---
Proposed Contour	-95-
Existing Contour	-5013-
Proposed Grade Break	---
Proposed Curb & Gutter	---
Property Boundary	---
Existing Lot Line	---
Existing Right-of-Way	---
Proposed Outflow Curb & Gutter	---
Proposed Spot Elevation	33.43 (47.45)
Existing Spot Elevation	---
Proposed Slopes	2.0%
Silt Fence	SF
Wattle	WD
Riprap	RP
Concrete Wash Area	CWA
Vehicle Tracking Control Pad	VTC
Construction Fence	CF
Inlet Protection	IP
Rock Sock	RS

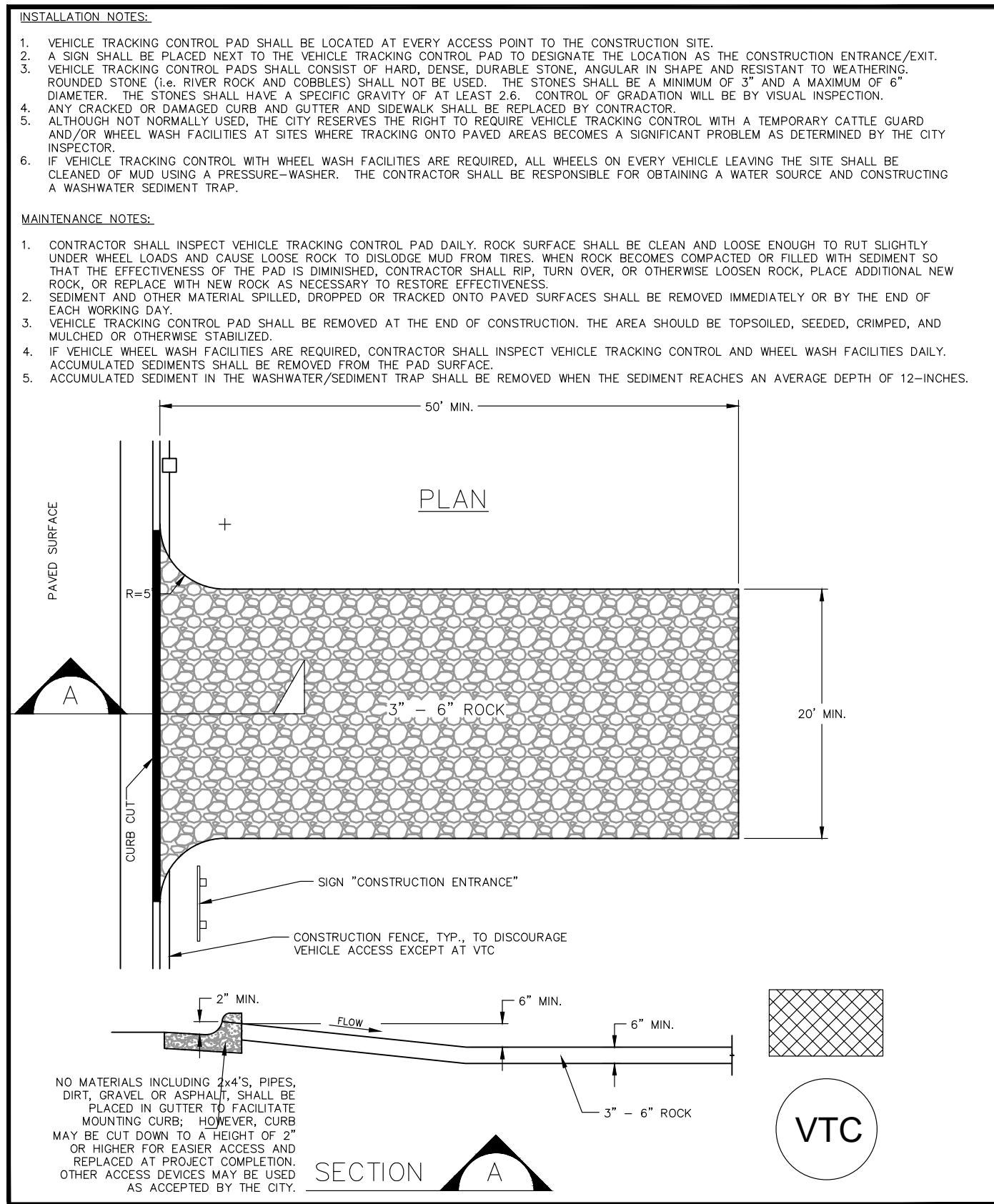
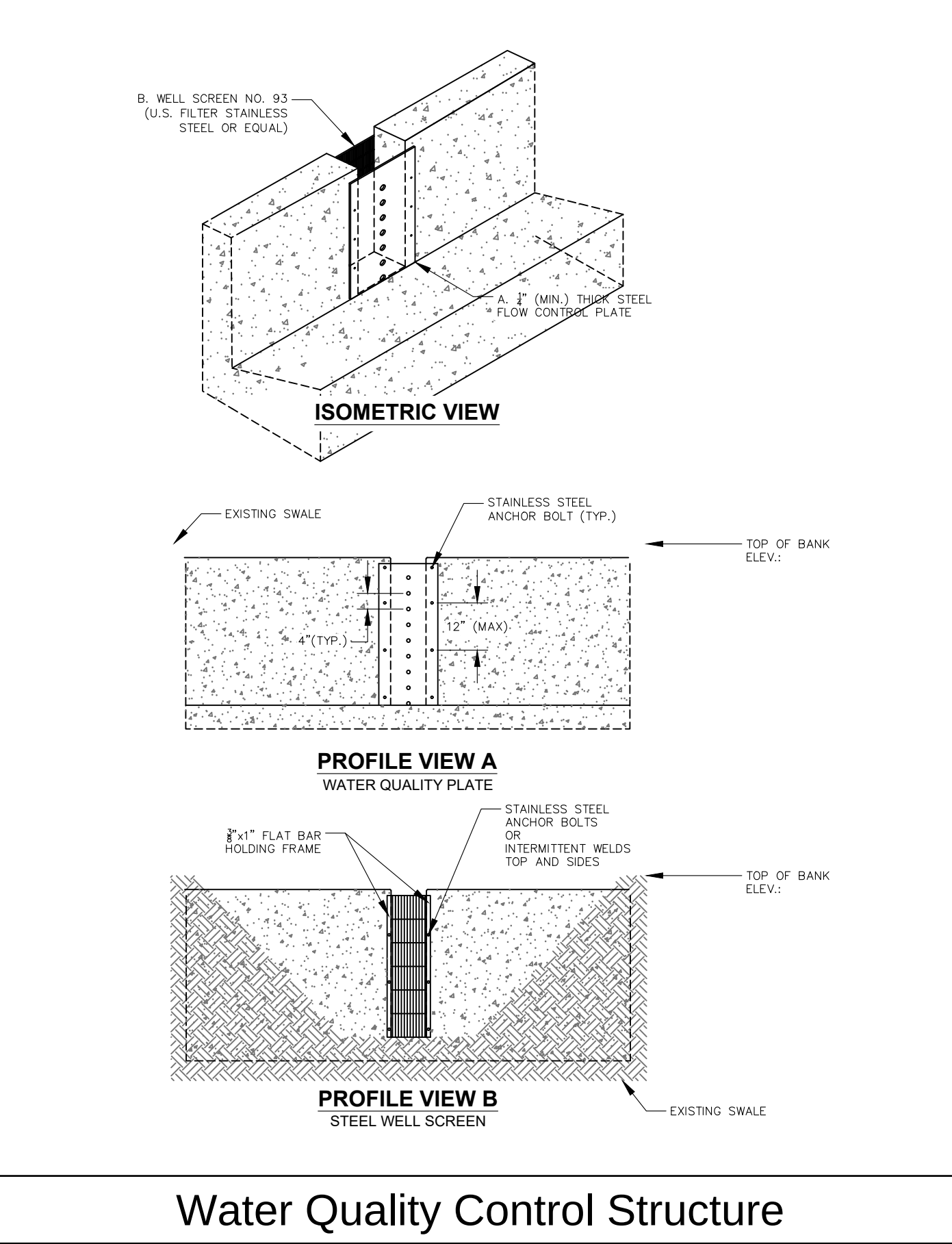
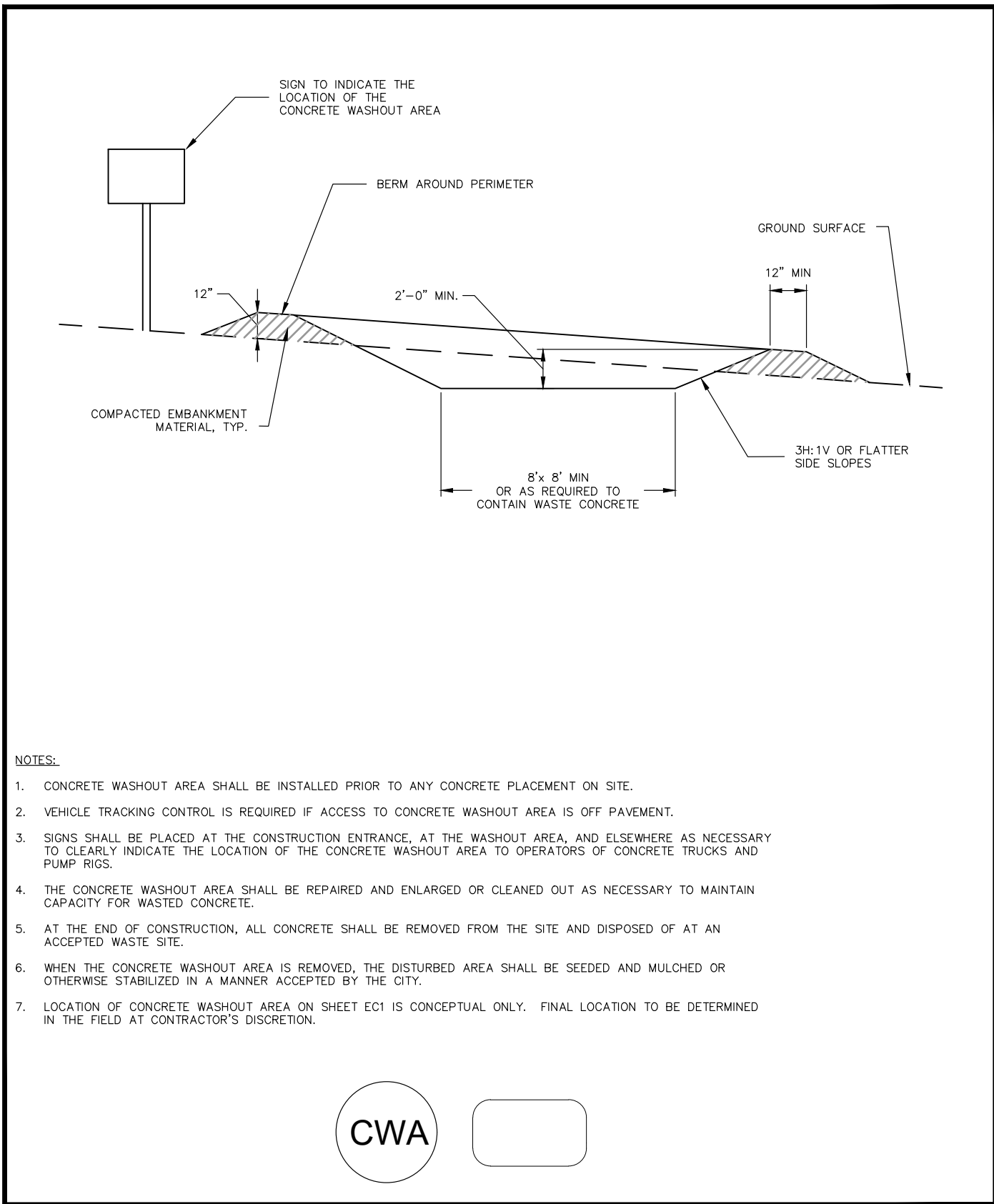
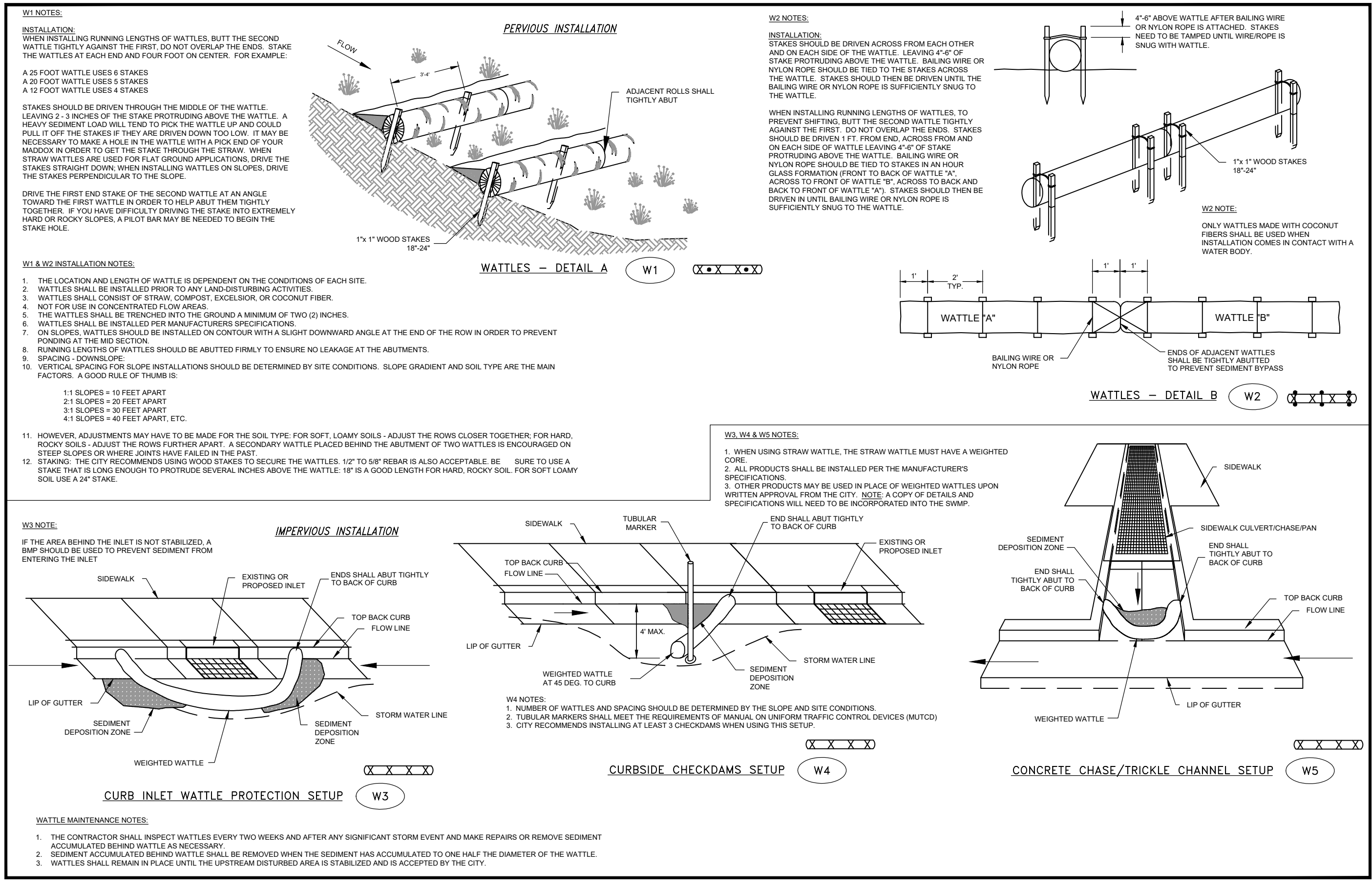
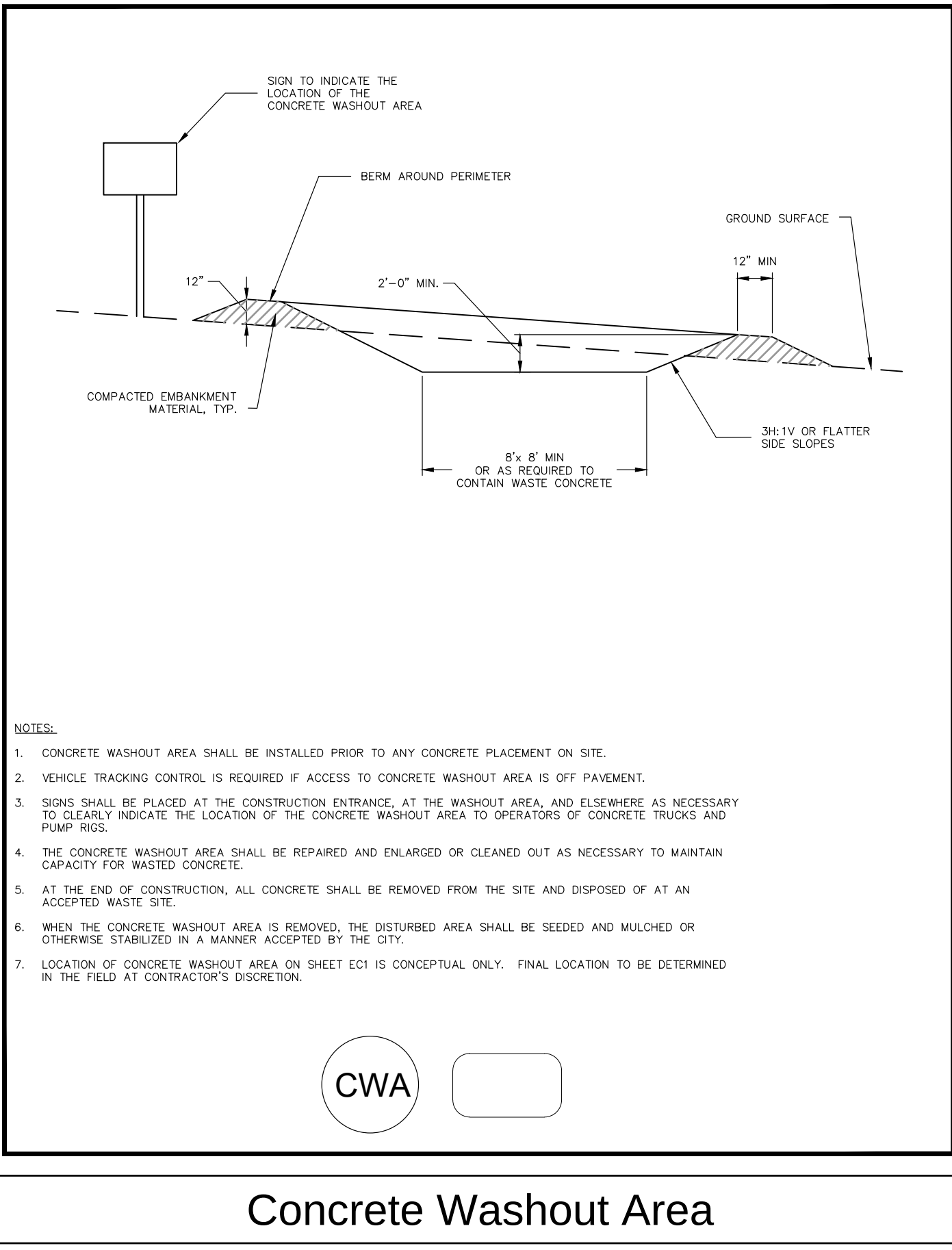
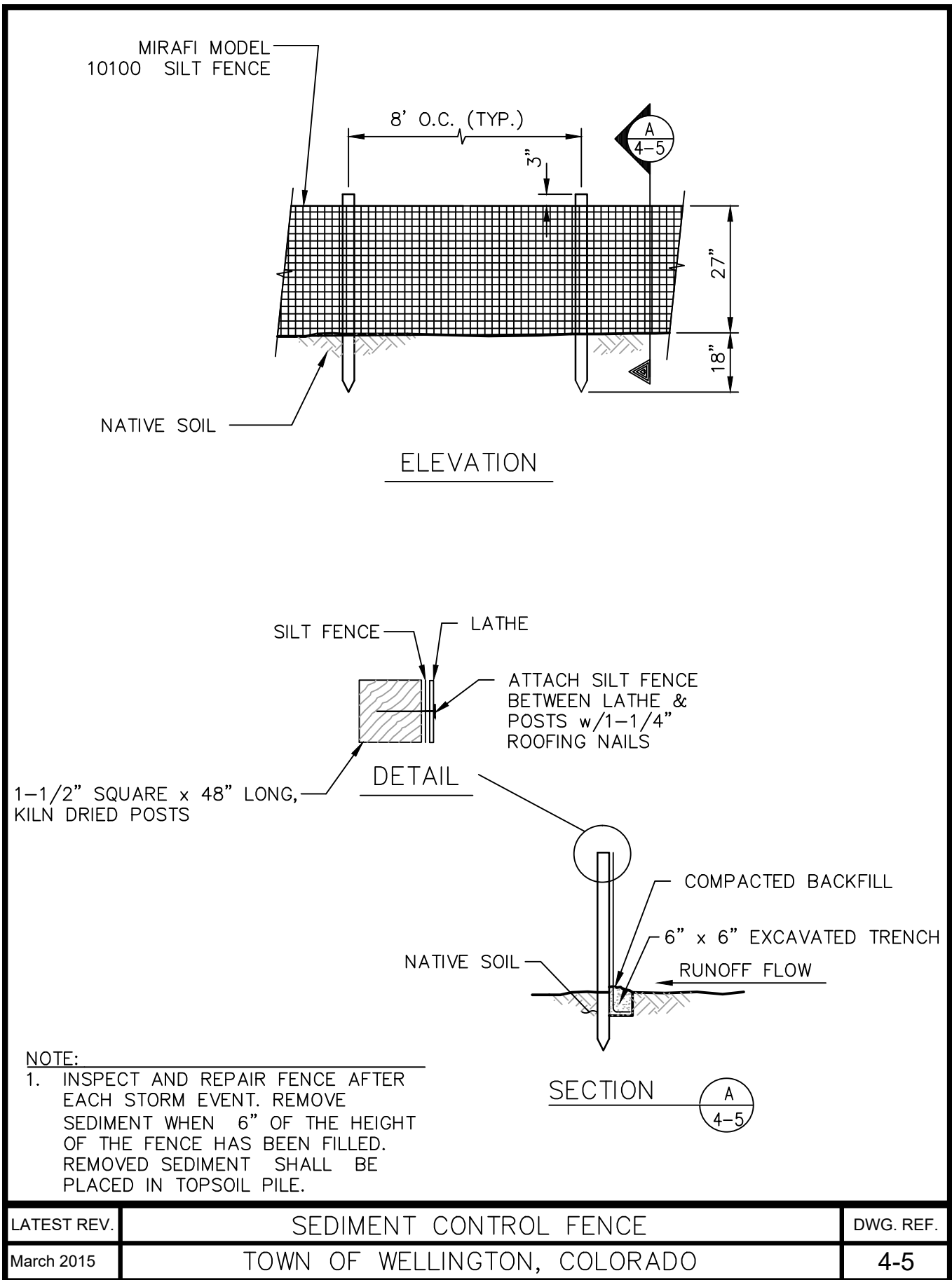
Grading Notes

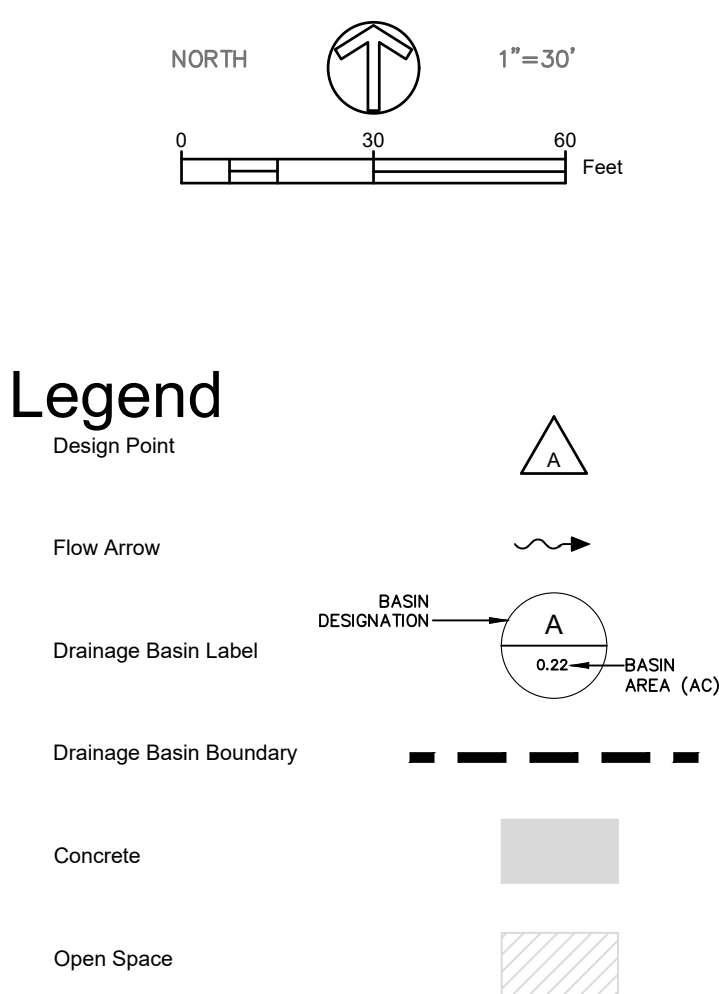
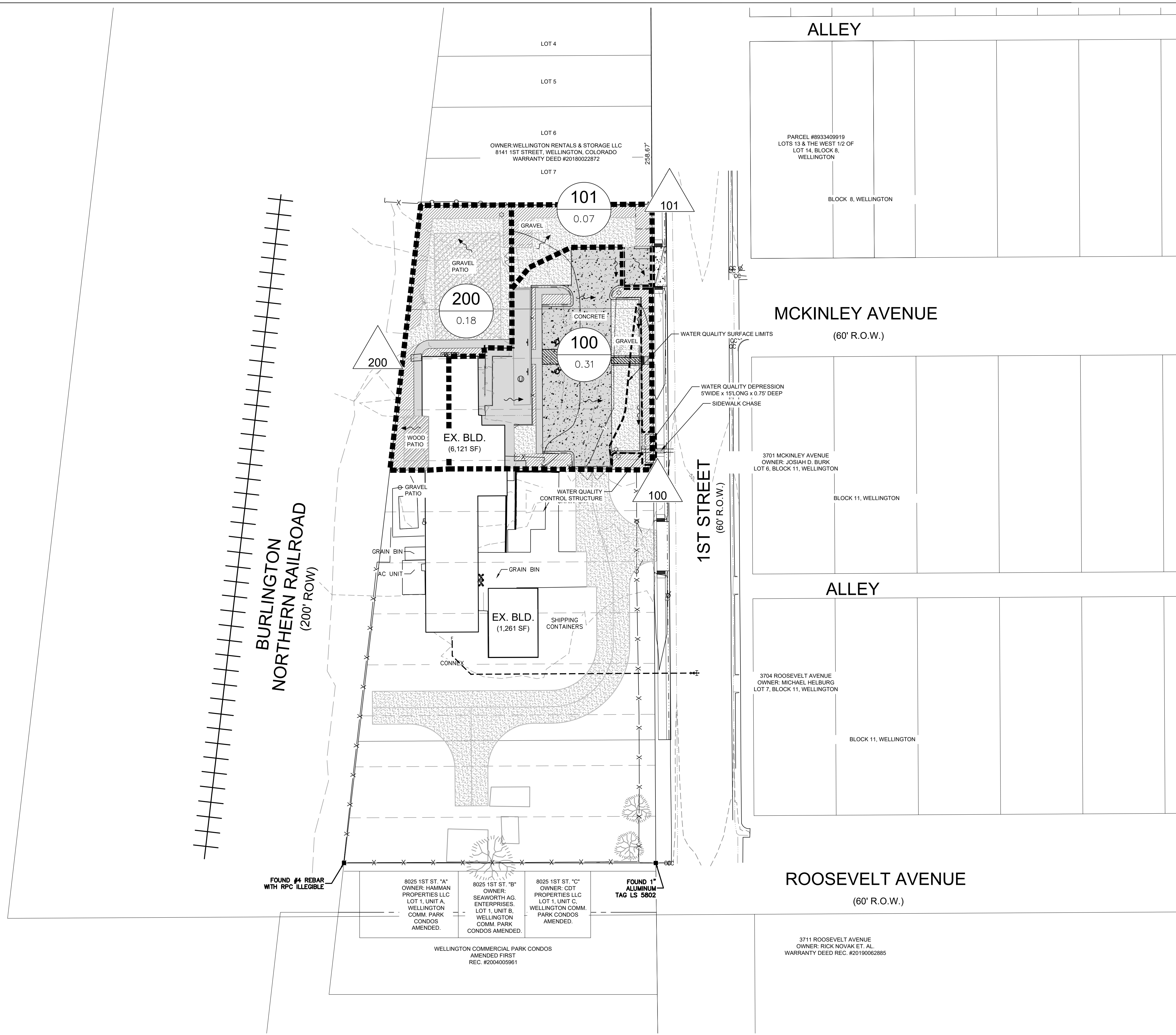
1. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
2. 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; see cover sheet for benchmark references.
4. All curb spots shown are flowline elevations. All other spots are finished grade elevations unless otherwise indicated.

General Notes

5. The contractor shall immediately stabilize all disturbed slopes by crop mulching or similar methods.
6. SWMP administrator:
Contact _____
Company _____
Address _____
Phone _____
7. Contractor shall provide vehicle tracking control for concrete washout area if access is off pavement.
8. Refer to the drainage memo for the Drainage Report, dated 2023.08.02 by OMBRE civil for additional information.







Notes

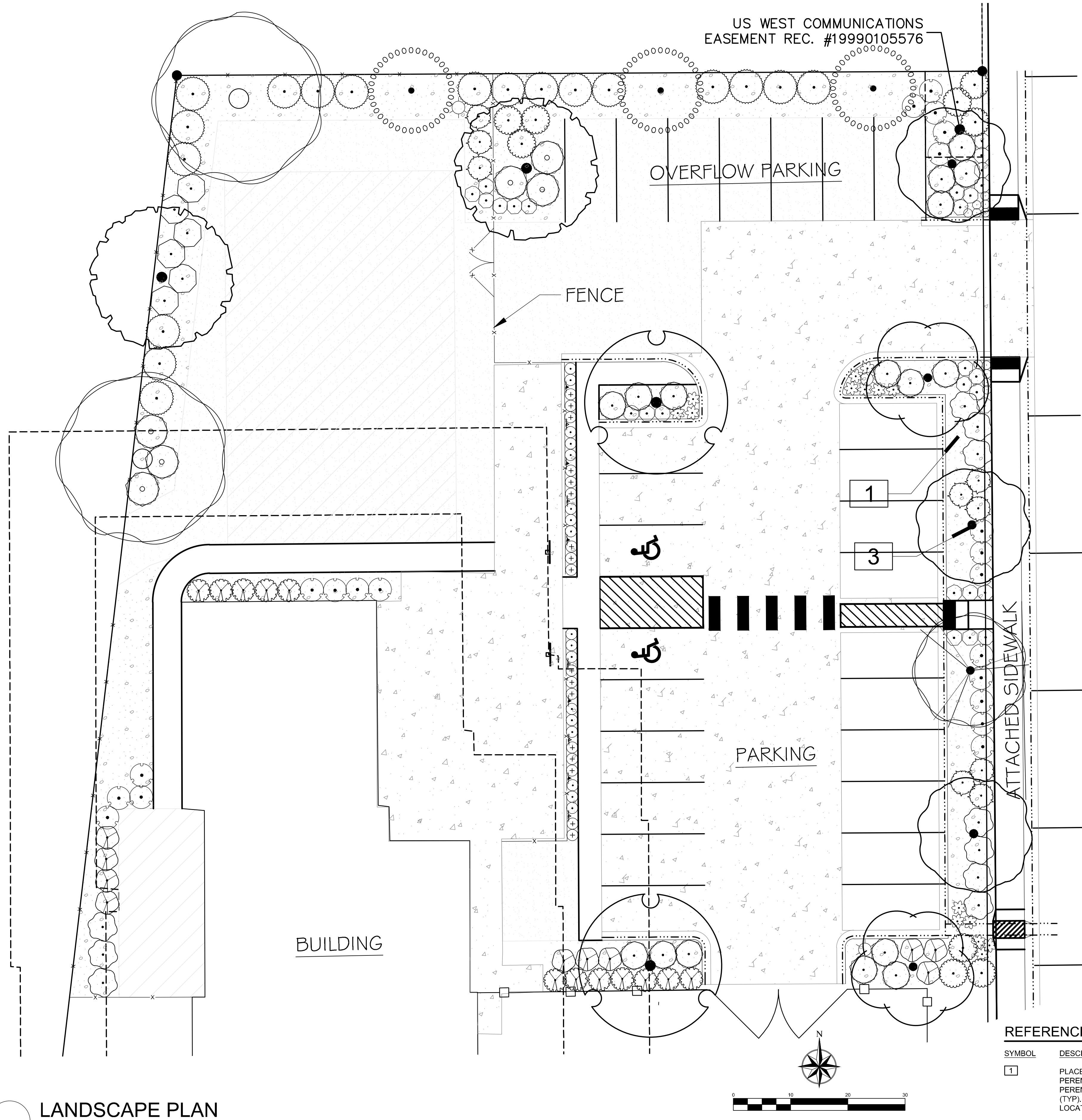
1. Refer to the Drainage Report, Dated 2023.08.02 for additional details

Rational Flow Summary							
BASIN ID	TOTAL AREA (acres)	Tc2 (min)	Tc100 (min)	C2	C100	Q2 (cfs)	Q100 (cfs)
100Ex	0.31	5.0	5.0	0.63	0.73	0.55	2.24
101Ex	0.07	5.0	5.0	0.50	0.63	0.10	0.43
1 Ex	0.38	5.0	5.0	0.60	0.71	0.65	2.67
200Ex	0.16	5.0	5.0	0.53	0.63	0.27	1.11
100Pho	0.31	5.0	5.0	0.80	0.88	0.70	2.64
101 Ph	0.07	5.0	5.0	0.48	0.57	0.09	0.39
1 Ph	0.38	5.0	5.0	0.74	0.81	0.70	2.75
200Pho	0.16	5.0	5.0	0.51	0.60	0.26	1.06



SITE DEVELOPMENT PLAN

PARCEL: 8933411001, 8933410008 & 8933411009, LOT 8, BLOCK 9 AND LOTS 1-9, BLOCK 10,
TOGETHER WITH THOSE PORTIONS OF VACATED MCKINLEY AND ROOSEVELT AVE. LYING
ADJACENT TO SAID LOTS. SITUATE IN THE SE1/4 OF S.33, T.9N., R.68W., OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



PLANT SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER WATER USE
	AG	2	Acer grandidentatum	Bigtooth Maple	B & B	2"Cal L
	AS	3	Amelanchier grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	1.5"Cal L
	CS	2	Catalpa speciosa	Northern Catalpa	B & B	2"Cal L
	MS	1	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	1.5"Cal M
	PE	3	Pinus edulis	Pinon Pine	6' B&B	L
	QM	2	Quercus muehlenbergii	Chinkapin Oak	B & B	2"Cal L
	UF	2	Ulmus x 'Frontier'	Frontier Elm	B & B	2"Cal M
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AC	16	Arctostaphylos x coloradoensis 'Chieftain'	Manzanita	5 gal	L
	AM	9	Aronia melanocarpa 'Iroquois Beauty'	Dwarf Chokeberry	5 gal	M
	CD	10	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Shrub	5 gal	L
	JCM	18	Juniperus scopulorum 'Moonglow' Stake for first growing season	Moonglow Juniper	10 gal	L
	MC	12	Mahonia aquifolium 'COMPACTA'	COMPACT Oregon Grape	5 gal	L
	PLC	6	Philadelphus lewisii 'Cheyenne'	Lewis Mock Orange	5 gal	L
	PSW	10	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal	L
	PF	21	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 gal	L
	RG	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	L
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	BB	15	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	L
	SW	9	Sporobolus wrightii	Big Sacaton	1 gal	L
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	HA	17	Hemerocallis x 'Chicago Apache'	Daylily	1 gal	M
	HR2	17	Hemerocallis x 'Rocket City'	Rocket City Daylily	1 gal	M
	NF	27	Nepeta faassenii 'Walkers Low'	Catmint	1 gal	M
	PPP	11	Penstemon pinifolius	Threadleaf Beardtongue	4"pot	L
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CN	5	Clematis 'Nelly Moser'	Two-Tone Pink Clematis	1 gal	M
	CJ	5	Clematis x 'Jackmani'	Clematis	1 gal	M
MULCHES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	RM	4,578 sf	ROCK MULCH PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3".	RIVER ROCK 1"-2"	mulch	

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA		MINIMUM OVERALL LANDSCAPE AREA REQUIRED = 20% - 53.69% PROVIDED					
Total Site area per platting documents 24,517 (Affected)	Total Landscape Area Required (15%) 3678	Total Landscape Area Provided (on-site) 4578 SF (18.67%)					
PARKING LOT LANDSCAPE							
Total # of parking spaces proposed 26	Parking Screening Areas (6' Perimeter) East	Parking Screening Length / SF 127/ 127	Total Tree/Islands Req / Prov. (1/20 spaces) 2 / 2		Total Shrubs Req./Prov. (75% Min. 30" Ht.) 101 LF/120 LF		
STREET ROW LANDSCAPE							
Street Name or Zone Boundary (elev.)	Street Classification	Linear Footage	Tree/lf Required	No. of Trees Req. / Prov.	Shrubs/Sf Required	No. of Shrubs Req. / Prov.	
1st Street	Collector	135	1 / 40 lf	4 / 4	1 / 150 sf	7 / 7 + coverage	
NON-STREETFRONT PERIMETERS							
Zone Boundary	Linear Footage	Tree/lf Required	No. of Trees Req. / Prov.	No. Evergreen Req. / Prov.	Shrubs/Sf Required	No. of Shrubs Req. / Prov.	
North	140	1 / 40 lf	4 / 4	1 / 3	1 / 150 sf	7 / 7 + coverage	
West	93	1 / 40 lf	3 / 3	1 / 0	1 / 150 sf	4 / 4 + coverage	
BUILDING PERIMETER							
Street Frontage	Linear Footage	Tree/lf Required	No. of Trees Req. / Prov.				
North	68	1 / 40 lf	2 / 2				

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
[1]	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
[3]	Place plants to provide min. 2" clearance from back of curb at mature spread.

REVISIONS:

City	Comments	06.20.23

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
3539 Oak Drive, Longmont, CO 80503
(303) 766-2525 info@ndsdesign.com

THE WELL
8121 1ST STREET, WELLINGTON, CO
LANDSCAPE PLAN RENDERING

PROJ. NO.:
DATE: 03.30.23
SCALE: See Sheet
DRAWN: NAM
CHKD BY: NAM
SHEET L10

SITE DEVELOPMENT PLAN

PARCEL: 8933411001, 8933410008 & 8933411009, LOT 8, BLOCK 9 AND LOTS 1-9, BLOCK 10, TOGETHER WITH THOSE PORTIONS OF VACATED MCKINLEY AND ROOSEVELT AVE. LYING ADJACENT TO SAID LOTS. SITUATE IN THE SE1/4 OF S.33, T.9N., R.68W., OF THE 6TH P.M. TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

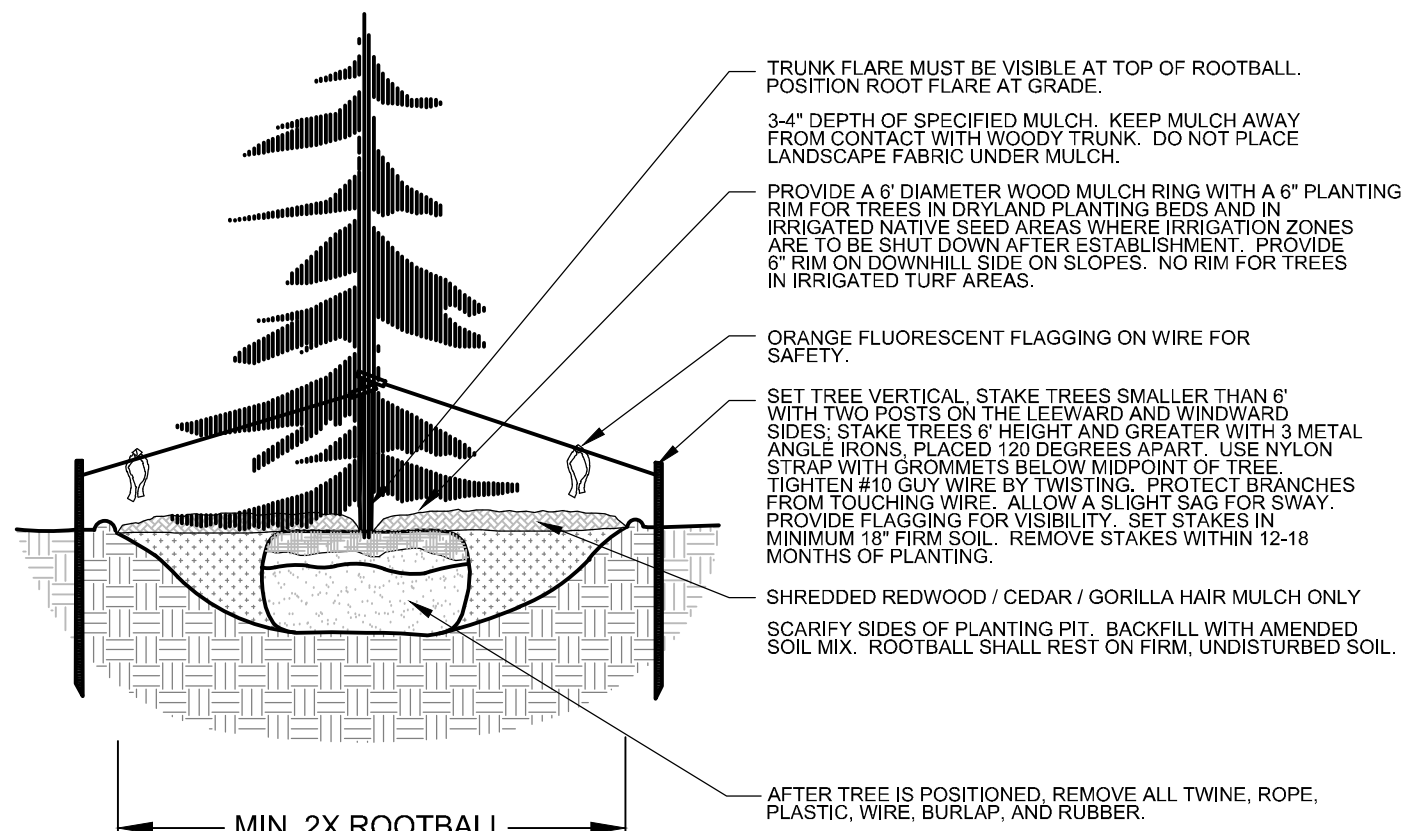
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT AND TOWN OF WELLINGTON GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE TOWN PLANNING DEPARTMENT. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SEEDED AREAS.
 - 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 4 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINISH GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. SURFACE SHALL BE FREE OF ROCKS AND DEBRIS. FINISH GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINISH GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH TOWN FORESTRY
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

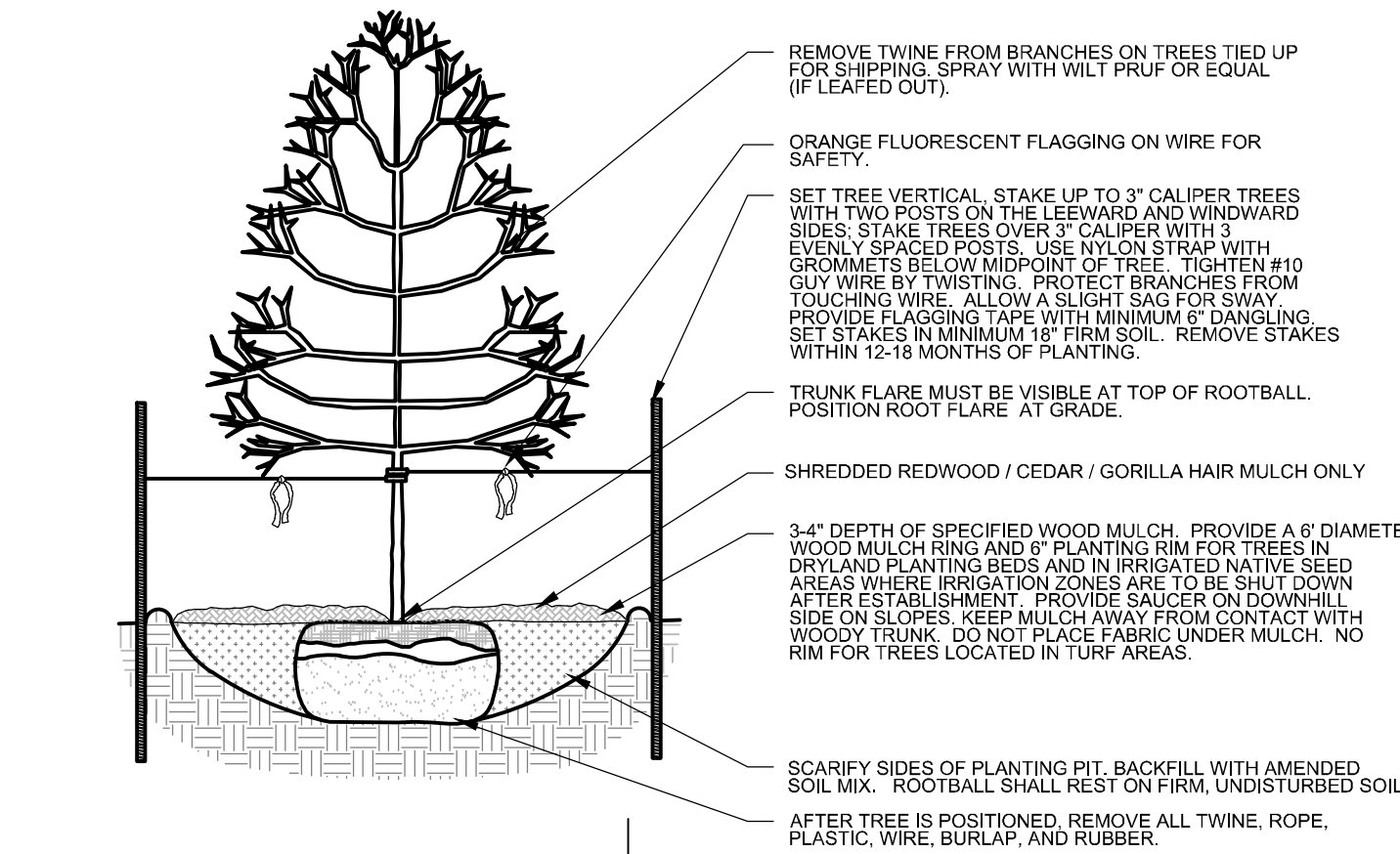


L2.0 NOT TO SCALE SECTION
EVERGREEN TREE PLANTING DETAIL

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES. AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED BRANCHES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH TOWN FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



L2.0 NOT TO SCALE SECTION
DECIDUOUS TREE PLANTING DETAIL

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

IRRIGATION NOTES
ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED.

PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT, 2534 DRC, AND TOWN OF WELLINGTON. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.**
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.**
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.**
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.**
- ALL EMITTERS PER IRRIGATION PLAN.**
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.**
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.**
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.**

Native Lawn Mix
(90%) Buffalograss (10%) Blue Grama
Seed @ 2-3 lb / 1000 sf

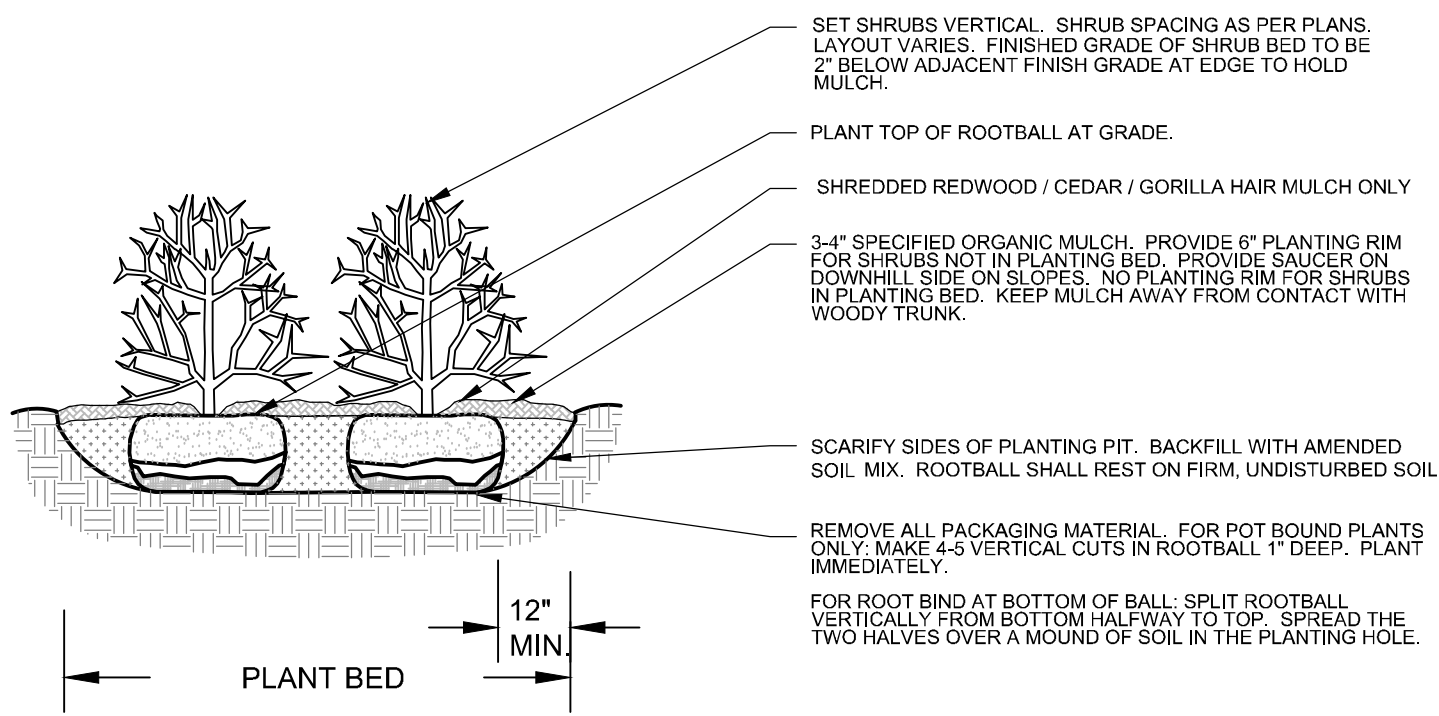
DISTURBED AREAS TO BE RESEED WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

SEED MAINTENANCE: MOW NATIVE MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

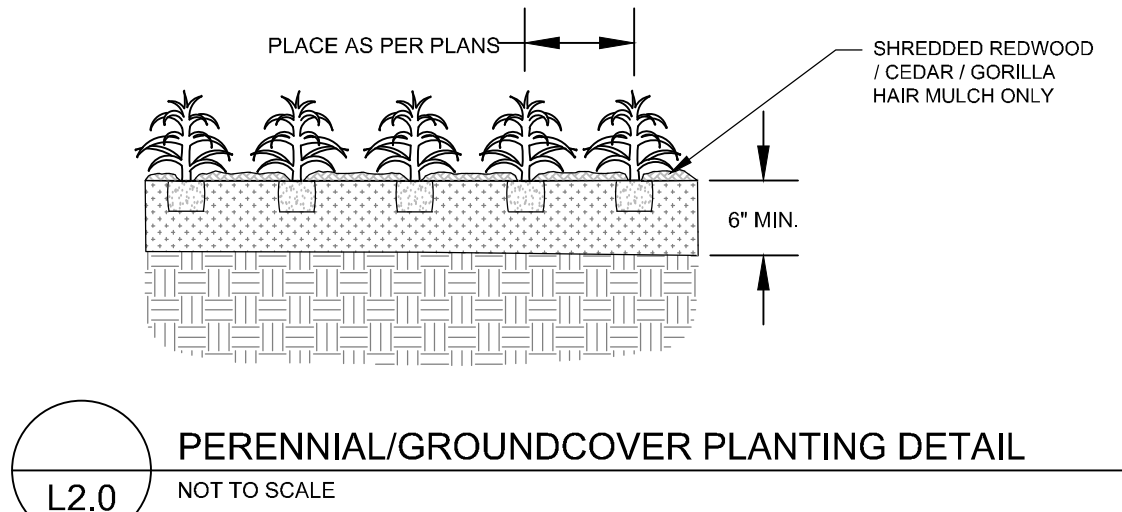
NATIVE SEED TO BE WATERED VIA TEMPORARY IRRIGATION UNTIL ESTABLISHED, FOR A PERIOD OF APPROXIMATELY 6 WEEKS.

Water Usage Category	Total Area per Category	Total Gallons of Water per Square Foot per Category
High Water Use		
Medium Water Use	325	10 GAL/SF/YR = 3250
Low Water Use	3018	4.5 GAL/SF/YR = 13,591
Xeric Water Use?		
Totals	3343	TOTAL GAL/YR = 16,840



L2.0 NOT TO SCALE SECTION
SHRUB PLANTING DETAIL

NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. REMOVE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 10 COMPOST (PREFERABLY CLASSED BED) AND 90 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

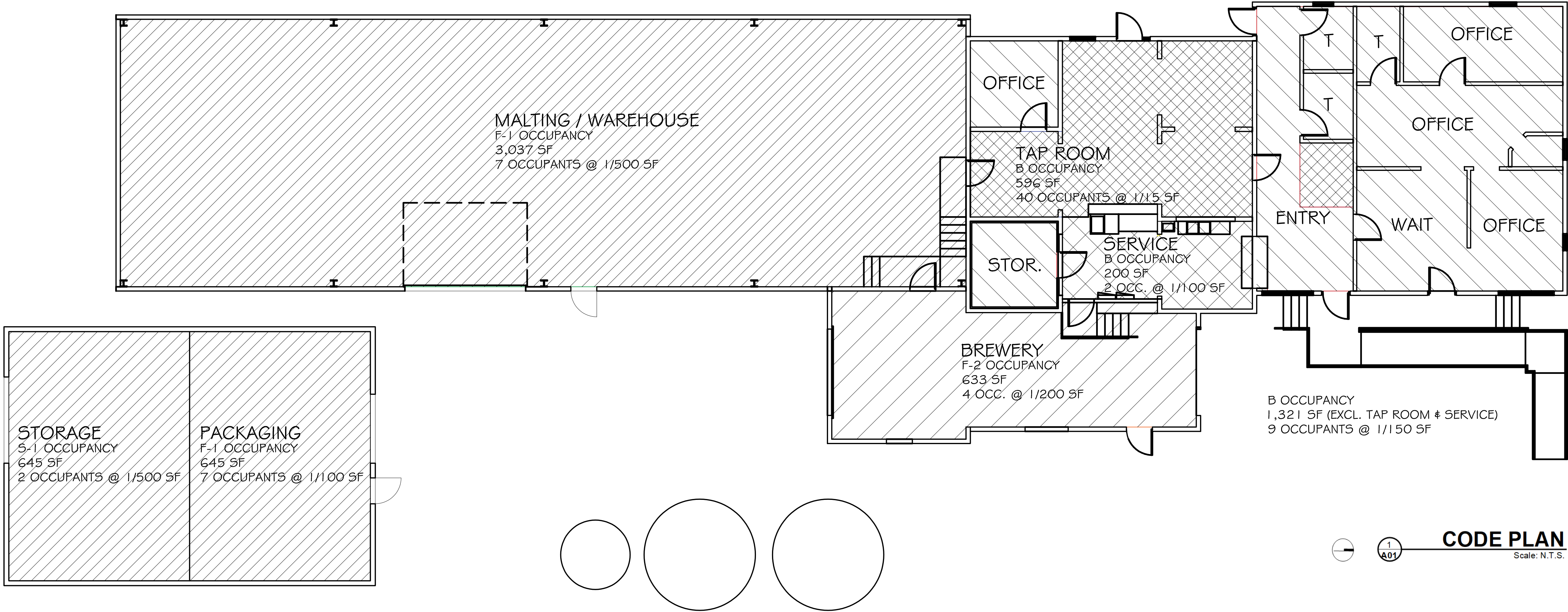


THE WELL
8121 1ST STREET, WELLINGTON, CO
LANDSCAPE DETAILS & NOTES

PROJ. NO.:
DATE: 03.30.23
SCALE: See Sheet
DRAWN: NAM
CHKD BY: NAM
SHEET L2.0

REVISIONS:
City Comments 06.20.23

NDS NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning Irrigation Design
1000 1st Street, Suite 100
Wellington, CO 80550
(970) 443-3345 info@ndsdesign.com



OCCUPANT LOAD CALCULATION				
FUNCTION	OCC. GP.	AREA	RATIO	OCCUPANTS
BUSINESS USE	B	1,321 SF	1/150	9
TAP ROOM	B	589 SF	1/15	40
SERVICE AREA	B	200 SF	1/100	2
BREWERY	F-2	633 SF	1/200	4
MALTING / WORK AREA	F-1	1,519 SF	1/100	16
MALTING / STORAGE	F-1	1,519 SF	1/500	4
PACKAGING / WORK AREA	F-1	645 SF	1/100	7
PACKAGING / STORAGE	F-1	645 SF	1/500	2
TOTALS:		7,071 SF	**	84 OCC.

ALLOWABLE AREA CALCULATION	
MOSTLY RESTRICTIVE OCCUPANCE = F-1: NON-SPRINKLERED, TYPE V-B - MAX. TABULAR AREA = 8,500 SF	
TOTAL GROSS BUILDING AREA = 7,071 SF. ** BUILDING QUALIFIES FOR NON-SEPARATED MIXED OCCUPANCIES WITH NO OCCUPANCY SEPARATION REQUIRED.	
** THE TOTAL GROSS BUILDING AND OCCUPANCY CALCULATION INCLUDES THE SEPARATE PACKAGING BUILDING. THE TOTAL GROSS EXISTING BUILDING = 5,781 SF	

PLUMBING FIXTURE REQUIREMENTS				
FIXTURE	MALE		FEMALE	
	REQUIRED	PROV.	REQUIRED	PROV.
WATER CLOSETS - BUSINESS AREAS:	1/25 X 4.5 = 0.18		1/25 X 4.5 = 0.18	
WATER CLOSETS - ASSEMBLY AREA:	1/40 X 21 = 0.53		1/40 X 21 = 0.53	
WATER CLOSETS - INDUSTRIAL AREAS:	1/100 X 17 = 0.17		1/100 X 17 = 0.17	
	TOTAL RQD. = 0.88	1.5	TOTAL RQD. = 0.88	1.5
LAVATORIES - BUSINESS AREAS:	1/40 X 4.5 = 0.12		1/40 X 4.5 = 0.12	
LAVATORIES - ASSEMBLY AREA:	1/75 X 21 = 0.28		1/75 X 21 = 0.28	
LAVATORIES - INDUSTRIAL AREAS:	1/100 X 17 = 0.17		1/100 X 17 = 0.17	
	TOTAL RQD. = 0.57	1.5	TOTAL RQD. = 0.57	1.5
DRINKING FOUNTAIN -	1 REQUIRED 0 PROVIDED			
SERVICE SINK -	1 REQUIRED 0 PROVIDED			

THE WELL TAP ROOM
8121 1ST STREET, WELLINGTON, COLORADO
TENANT REMODEL

ISSUED FOR PERMIT

Issued For SD: 00/00/2020
Issued For DD: 00/00/2020
Issued For Permit: 00/00/2020
Issued For Construction: 00/00/2020
Revision Number: Revision Date

Seal:

Plot Date: June 23, 2023

CODE PLAN &
PLUMBING FIXTURE
COUNT

A01

Planning Commission

Site Plan Approval Request:

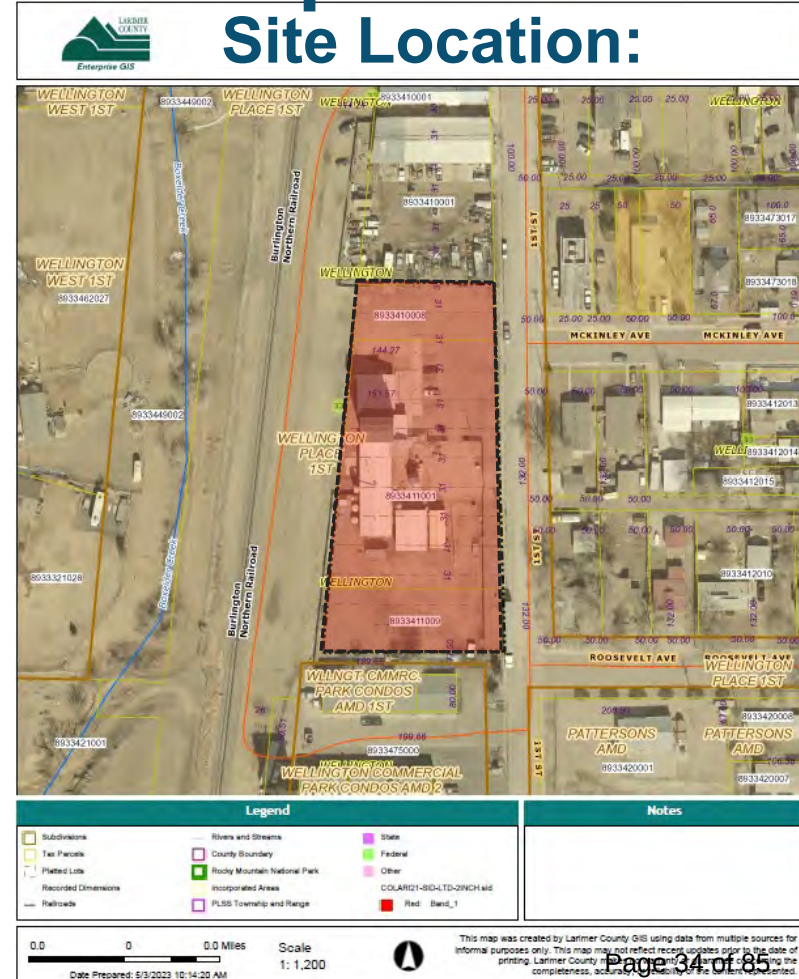
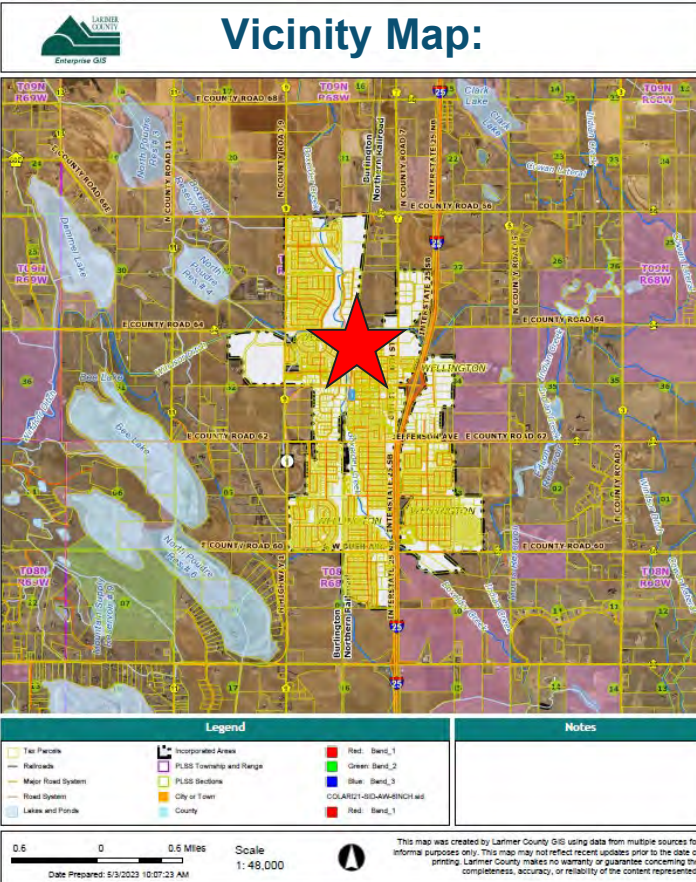
The Well at 8121 First Street

Owner/Applicant:

Ms Twila Soles w/
Soles^2 LLC



Vicinity & Site Location Maps:



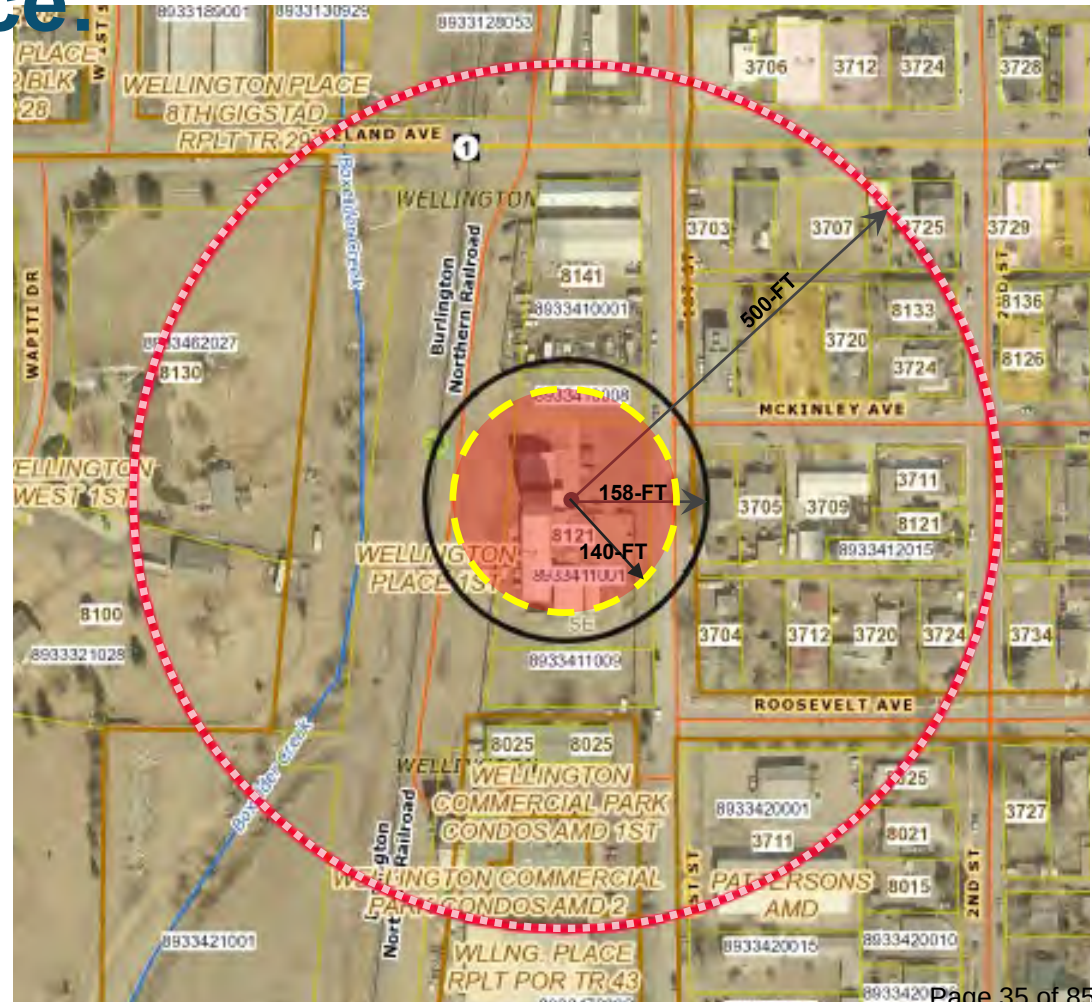
The Variance:

The owner of the property applied for and was granted a variance reducing the setback from a bar/tavern from a residential property.

May 25th 2023, the Board of Adjustment granted a variance to the Town's separation setback.

The variance reduced the separation setback standard to 140-ft from the standard 500-ft. setback.

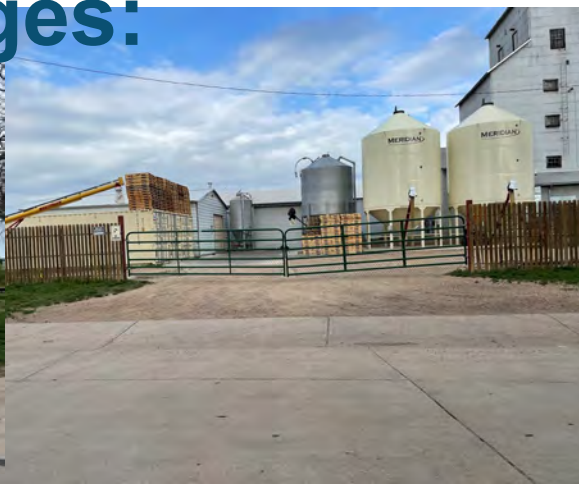
The variance was approved subject to conditions. The conditions are identified in the staff report.



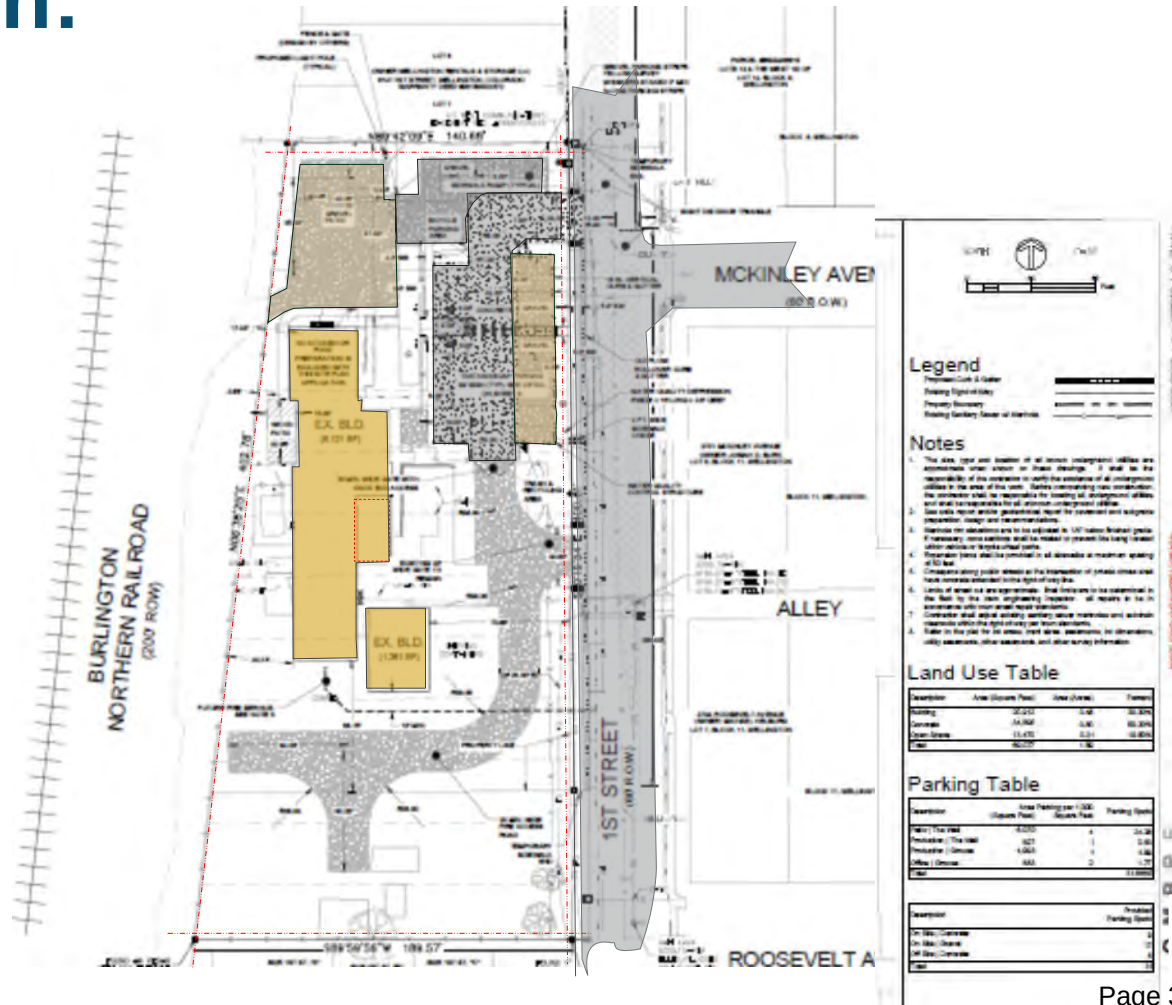
Existing Structures/Site Images:



Existing Structures/Site Images:

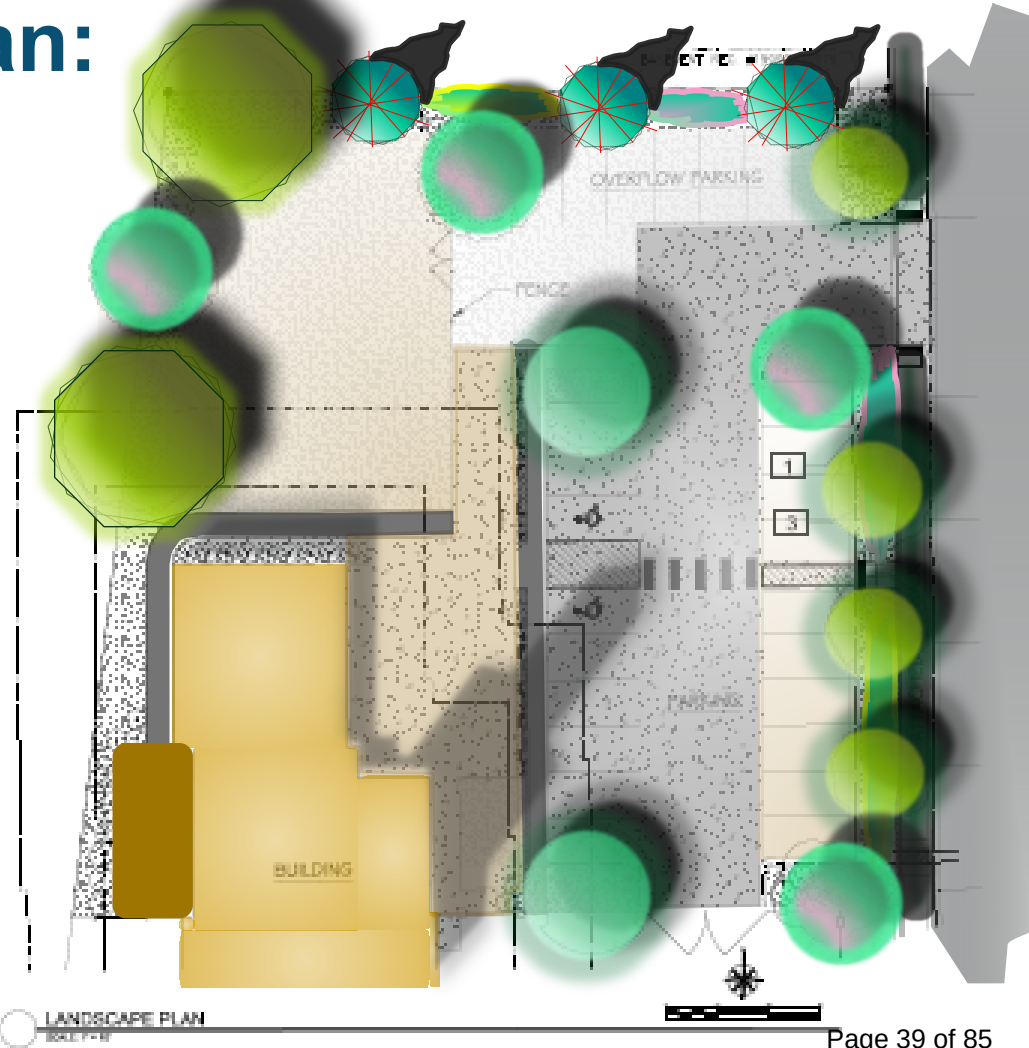


Site Plan:



Landscape Plan:

- ✓ The buildings are existing and will remain as existing;
- ✓ The site is an infill site near the railroad- existing site constraints have resulted in the need for creative site improvements to meet applicable standards;
- ✓ Improvements include designated on-site parking, fencing, drainage and landscaping;
- ✓ Canopy and evergreen trees with shrubs and groundcover have been provided to screen, buffer, define & accentuate the site and architecture;
- ✓ Landscape is both aesthetic and functional;
- ✓ Re-use of a local landmark with new site improvements to spur reinvestment in the downtown;



Architectural Character:



- ✓ The buildings are existing with the grain elevator recognized as a significant part of the Wellington skyline.
- ✓ The site location, development pattern and the buildings' shape and form reflect the function of the facility.

Rendered Site Perspective:



- ✓ The site is currently used by the Grouse Malt & Roasting manufacturing operation, and the addition of a taproom will not adversely impact the site. The site and buildings will remain much the same as they do today.
- ✓ Site improvements are proposed including landscape plantings, parking lot improvements, sidewalk installations, and updates to address engineering design standards.
- ✓ In lieu of modifying the architectural character of the site, the applicant proposes embracing the building character and improving the site grounds for the business needs.



Findings: (Section 2.12.3)

- Proposal is consistent with the Town's Comprehensive Master Plan and compliant with the Amended Town Land Use Code. *(Comprehensive Plan - Nurture and grow local businesses and rejuvenate the downtown region).*
- The lot size and lot dimensions are consistent with what is shown on the approved final plat. *(The project is consistent with the original 1903 approved plat).*
- No buildings or structures infringe on any easements. *(The site is sufficient to accommodate the proposed improvements without conflicting with easements).*
- The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans. *(Engineering plans and documents for elevation contours, site grading, drainage and utility connections are required to be prepared to meet Town engineering standards).*
- The density and dimensions shown conform with Article 4 of this Code or the approved PUD requirements. *(the project complies with LI zone district density.)*
- The applicable Development Standards have been adequately addressed and the proposed improvements conform with Article 5 of the Code. *(As an infill property in the downtown area, the applicant has attempted to configure the site plan to comply with the intent of Article 5 as much as is reasonable).*



Summary & Staff Recommendation:

- *The property platted in 1903, is an infill site within the downtown corridor; (uses and major site improvements are limited);*
- *The existing grain elevator, structures/buildings and site layout served a specific and unique land use, and has limited reuse opportunities;*
- *The site is an historic architecture and landmark in Town to continue in an existing condition;*
- *Bar/Tavern is a related synergistic use of the existing facility;*
- *Improvements to the facility and expanded use reinvests in the downtown area and is consistent with Land Use Code and Comprehensive Plan.*
- *Staff recommends approval of the site plan with revisions/corrections completed to the satisfaction of engineering and planning staff prior to issuance of building permits.*



Planning Commission Meeting

Date: August 7, 2023
Submitted By: Cody Bird, Planning Director
Subject: Recommendation on Annexation and Zoning Request: Sage Farms Annexation and Village at Sage Farms Annexation and Planned Unit Development (PUD) Zoning

EXECUTIVE SUMMARY

The owner of property approximately 300.52 acres in size located between CO Highway 1 and BNSF Railroad, and G.W. Bush Ave. and CR 58 has submitted a petition for annexation to incorporate the property into the Town of Wellington (vicinity map attached).

The Board of Trustees on July 11, 2023 passed Resolution No. 20-2023 finding the annexation petition to be in substantial compliance with State and local requirements and found that the property meets the eligibility requirements of State Statutes. The resolution also established the date for a public hearing to consider the annexation on August 22, 2023.

The Board of Trustees referred the requested annexation to the Planning Commission for review and to form a recommendation on the annexation. If annexation is recommended, a recommendation for zoning is also needed. The owner is proposing a Planned Unit Development (PUD) zoning district for the property as a phased development plan (attached).

The recommendation of the Planning Commission will be forwarded to the Board of Trustees for consideration at the August 22, 2023 public hearing. The Board of Trustees makes the final decision on annexation and zoning.

BACKGROUND / DISCUSSION

The property owner, Sipes Farm Holding, LLC and Fort Collins Farm Holding, LLC (Daren Roberson) has submitted petitions for annexation to incorporate approximately 300.52 acres of land located between CO Highway 1 and BNSF Railroad, and G.W. Bush Ave. and CR 58 into the Town of Wellington. The property is currently in unincorporated Larimer County and is zoned O – Open Zone District. The property is currently being used for farming and agricultural uses. There are several existing farmhouses and numerous outbuildings on the site. The farming and agricultural uses are expected to continue until development phases are approved. Since the property is intended to be developed in phases, portions of the property unaffected by development are expected to remain agricultural. Existing agricultural uses and structures are allowed to continue until such time as those areas are approved for redevelopment.

A Planned Unit Development (PUD) zoning map is proposed to support the Conceptual Master Plan (attached) for a phased development. The zoning map is proposed with the annexation to satisfy the zoning requirement for the property. The proposed PUD supports the overall Conceptual Master Plan and is intended to be a phased development. If annexation and zoning are approved, the owner or developer expects that Phase 1 of the development (beginning on the north end) will be submitted for consideration soon after approval. Pending annexation and zoning approval, as well as Phase 1 approval, the owner or developer is anticipating beginning construction of public improvements in 2024/2025 and possibly be ready for submitting applications for building permits once the Town's Water Treatment Plant and Wastewater Treatment Facility projects are complete.

Findings for Approval (Annexation):

1. The annexation is consistent with the Comprehensive Plan and the intent stated in the Land Use Code;
 - o The property is within the Town's Growth Management Area (GMA) and is within the identified 3-mile plan adopted by the Town. Land within the GMA and 3-mile plan are areas which are likely to be incorporated into the Town and urban services provided.
2. The annexation shall not create any additional cost or burden on then-existing residents of the Town to provide public facilities and additional community services in any newly-annexed area;
 - o Urban services including Town water and sanitary sewer can be extended to serve the property. There will be sufficient capacity within the adjacent public utilities to serve the site. Water Treatment Plant and Wastewater Treatment Facility projects are currently underway and will be complete before building permits are issued for the annexation property.
 - o Public utility extensions necessary to serve the site will be designed and installed in development phases requiring additional Town approvals.
 - o The owner or developer is required to pay for design and installation of infrastructure serving the site. The owner or developer will utilize private funds and/or construction loans secured by the owner or developer.
 - o The property has two existing irrigation wells available and are anticipated to meet the outdoor irrigation needs of the development. Sufficiency of the existing wells is being evaluated by Town staff. Use of irrigation wells for outdoor water use reduces the treatment demand on the Town's water treatment and delivery systems and allows more efficient use of the Town's treated water supply for indoor uses.
3. The applicant has demonstrated that they arranged with the school district regarding the dedication of school sites, or payment of fees in lieu of said dedication, as may be agreed to among the applicant, the school district, and the Town;
 - o Poudre School District has provided a letter (included in the attached Annexation Impact Report) identifying that the district desires to collect payment in lieu of land dedications for development within the annexation area.
 - o The Town and Poudre School District have an existing IGA requiring builders to pay the District fees in lieu of land dedication collected at the time of building permit issuance.
4. All existing proposed streets in newly annexed territory shall be constructed in compliance with all current Town standards unless the Town determines that the existing streets will provide appropriate access during all seasons of the year to all lots fronting on each street; and that the curbs, gutters, sidewalks, bike lanes, culverts, drains, and other structures necessary to the use of such streets or highways are satisfactory or not necessary to promote public safety. The location, type, character and dimensions of all structures and the grades for all existing or proposed street work shall be subject to approval by the Town;
 - o All existing roadways and future roadways are required to be constructed or reconstructed in accordance with applicable standards. Existing Larimer County roadways will be annexed into the Town and constructed to applicable Town standards (including tapers back to Larimer County road standards).
 - o The property is adjacent to CO Highway 1. Highway 1 improvements will be required in accordance with applicable CDOT design standards.
 - o All future roadway improvements shall be designed and constructed in conjunction with future development phases. All development phases are required to obtain appropriate Town approvals prior to construction.
5. The annexation is in the best interest of the citizens of the Town of Wellington; and

- o The Town recently updated the Town's Comprehensive Plan. The Comprehensive Plan anticipates and accommodates future growth within the Town's Growth Management Area (GMA). The Comprehensive Plan contemplates the consideration of innovative land uses that provide a sound tax base, preserve the quality of life, and balance residential and commercial development. Citizens have expressed a desire to ensure that new development does not overburden existing infrastructure and services and does not detract from the community's existing character.
 - o The Town's vision for purposefully planning for growth as outlined in the Comprehensive Plan includes that proposed new developments ensure the logical extension of the Town's boundaries in a fiscally sound manner and provide predictability in the rate, location and character of growth within the GMA. Growth should not create a net negative fiscal burden on the Town, but rather, should anticipate a net positive fiscal benefit to the Town upon occupancy of all property zoned for commercial uses in the annexation area. It is anticipated that commercial uses within the annexation area will provide goods and services to Town residents as well as to residents living in north Fort Collins and surrounding areas in unincorporated Larimer County.
 - o The annexations, in conjunction with the Planned Unit Development proposed, will ensure a variety of housing types and provide a pipeline of residential developments that will ensure the ability for continued revenues from permits, use tax and impact fees.
6. The annexation is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).
- o The annexation, including the proposed Planned Unit Development (PUD) zoning, contemplates the proposed future land uses identified on the Future Land Use Map of the Comprehensive Plan.
 - o The PUD proposes a mix of residential and commercial land uses generally consistent with the pattern contemplated in the Comprehensive Plan. The Future Land Map identifies the area as primarily Low Density Residential (up to 6 dwelling units per acre) as well as some Medium Density Residential (6-12 dwelling units per acre). The Conceptual Master Plan and Proposed PUD generally meets the intent of providing a mix of large lot, small lot and multi-family zoning areas with residential densities within the recommended densities identified in the Comprehensive Plan.
 - o The Conceptual Master Plan and proposed PUD also proposed commercial areas at primary intersections and arterial street corridors as identified in the Comprehensive Plan. The commercial areas proposed support identified Town priorities to provide opportunities for business to locate in the Town and diversify revenues by increasing retail sales tax.
 - o Future Town approvals will also evaluate the development phases in accordance with applicable Town infrastructure master plans.

Findings for Approval (Planned Unit Development):

- a. The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and the exceptions are in the best interest of the public health, safety, and welfare.
 - o The proposed PUD is intended to generally reflect the uses allowed within the Town's standard zoning districts. The PUD intent and justification are included on Page 3 of the PUD document in Section H – PUD Overlay District Justification.
 - o Permitted and prohibited uses are proposed to be modified slightly and are based upon the owner or developers expected development patterns.

- o Lot sizes and setbacks and proposed to be modified based upon the design intent for the various zone districts identified on the PUD and are further defined in the text of the PUD (Page 3).
 - o The proposed PUD also proposes to modify the street standards slightly to reduce pavement width of the street and to provide detached sidewalks on local residential streets. An alley section is also included in the proposed PUD to accommodate potential alley-loaded garages for certain housing product types. The proposed street and alley sections are included on the PUD document (Page 3).
- b. The proposed PUD conforms to the PUD restrictions, and the proposed zoning is compatible with the surrounding land uses.
- o The proposed PUD follows the purpose statement, applicability, and general PUD requirements of the Land Use Code.
 - o The proposed zoning categories defined on the PUD document and in the PUD text are compatible with surrounding land uses.
 - All areas of the proposed PUD are separated by existing arterial roadways or railroad right-of-way.
 - Existing Town developments adjacent to the site are single-family residential neighborhoods. PUD zoning proposed adjacent to existing neighborhoods are single-family detached, single-family attached, and multi-family housing products with mixed densities (3-12 dwelling units per acre).
 - Larger lot single-family units are proposed east of CO Highway 1 to reflect the similar large lot development on the west side of the highway (Cottonwood Shores) and to maintain a similar appearance at a gateway to the community.
 - Larger setbacks are proposed along CO Highway 1 to allow for a more open appearance at the entrance to the community and may allow for additional open space and trail amenities.
 - Commercial areas proposed are located along arterial roadways at intersections appropriate for commercial development and will allow business services that support nearby residents.
- c. The PUD proposes creative and innovative design and high-quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.
- o Streets internal to the site are contemplated to provide continuity with existing roadways and provide logical future extensions into future developments. Access points onto CO Highway 1 are purposefully limited to limit the number of intersections and conflict points that could result in traffic safety concerns.
 - o Public park and open spaces are intended to be grouped into a larger area to make the most product use of Town resources where larger park needs can be possible as opposed to multiple smaller parks and where staffing and material resources can be used efficiently.
 - o Public parks and open spaces are proposed to be connected via trail systems and sidewalks and will connect to private HOA pocket parks and other amenities.
- d. The uses and densities in the proposed PUD are compatible and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.
- o The overall PUD and Conceptual Master Plan are intended to provide a variety of residential project types, lot sizes and densities to achieve a diversity of available housing options.
 - o Significant commercial areas are proposed as well to ensure integration of land uses and provide commercial opportunities for the Town to attract new businesses and services.

- o Adjacent neighborhoods zoning and land use patterns are reflected in the proposed land uses and zoning in the PUD.
- e. The proposed PUD is in general conformance with the Comprehensive Plan.
 - o The proposed PUD closely follows the intent of the Future Land Use Map for uses identified as desirable within the Town's GMA.
 - o The proposed PUD identifies and proposes opportunities for commercial land uses that support the business priorities of the Comprehensive Plan.
 - o Densities for the proposed residential categories of the PUD are consistent with the recommended densities of the Comprehensive Plan.
- f. One (1) or more of the criteria for amendment of the official zoning map has been satisfied.
 - o The findings for approval for changes to the official zoning map are identified in the Rezone section of the Land Use Code.
 - o Multiple findings for changes to the official zoning map are satisfied, including 1) consistent with the Comprehensive Plan; 2) consistent with the stated intent and purposes of Town zoning districts; 3) no adverse impacts to the natural environment are anticipated without appropriate mitigation measures; 4) material adverse impacts to surrounding properties are not anticipated; 5) Town facilities and services are or will be made available to serve the property with future development approvals and will be designed to maintain adequate levels of service to existing developments.

Based upon the above staff report and findings for approval, Town staff recommends approval of the Sage Farms Annexation and the Village at Sage Farms Annexation and the proposed Sage Farms Planned Unit Development (PUD). Changes to the PUD or the text of the PUD may be recommended by Town staff, the Planning Commission, or the Board of Trustees and such changes shall be reflected on the final PUD documents for approval.

STAFF RECOMMENDATION

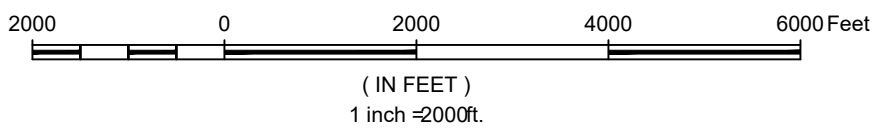
Move to forward a recommendation of approval to the Board of Trustees to annex the Sage Farms Annexation and the Village at Sage Farms Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexations as PUD – Planned Unit Development based on the findings for approval.

ATTACHMENTS

1. Vicinity Map
2. Annexation Map - Sage Farms Annexation
3. Annexation Map - Village at Sage Farms Annexation
4. Comprehensive Plan - Future Land Use Map
5. Official Zoning Map
6. Conceptual Master Plan
7. Zoning Map - Planned Unit Development
8. Preliminary Utility Plan
9. Annexation Impact Report

**SAGE FARMS
ANNEXATION
247.56 AC.**

**VILLAGE AT
SAGE FARMS
ANNEXATION
52.97 AC.**



SAGE FARMS ANNEXATION
WELLINGTON, CO

VICINITY MAP

06.22.23

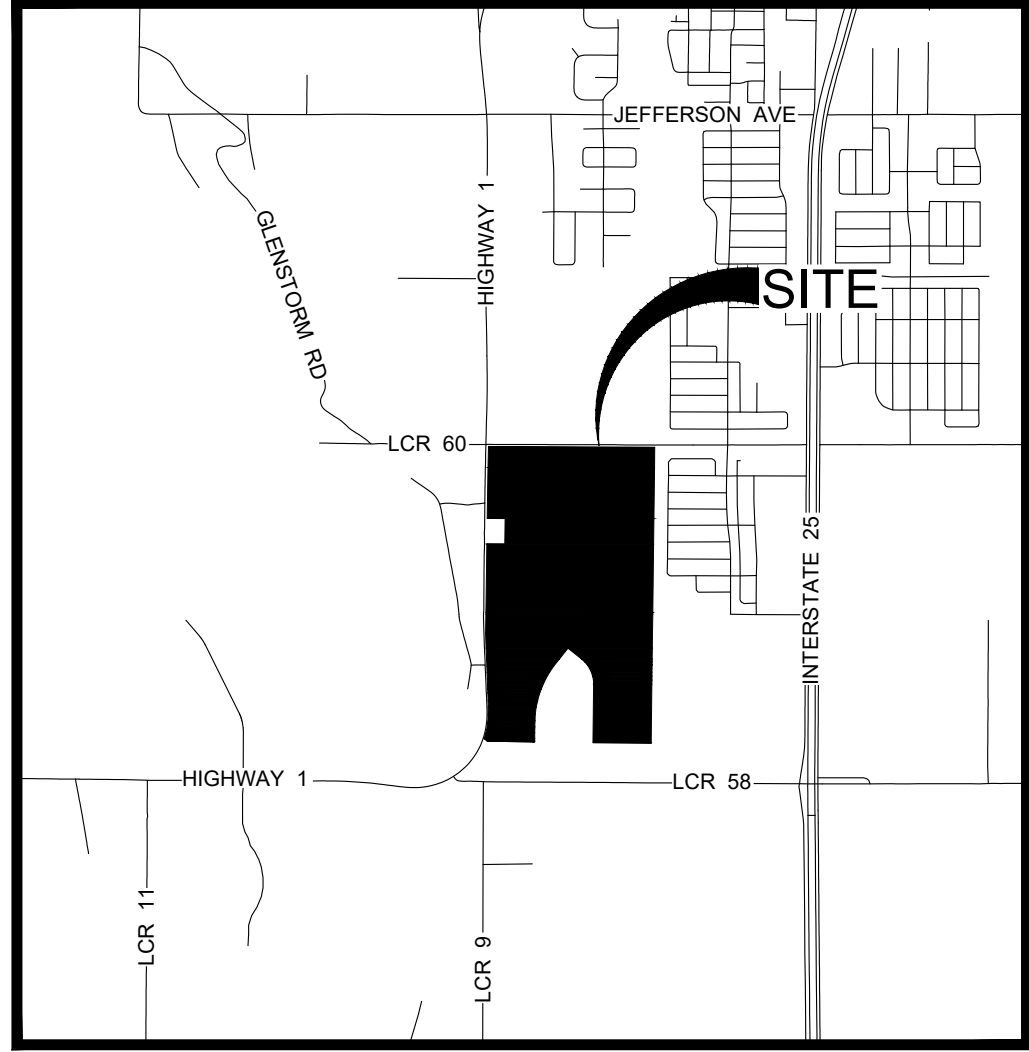


**NORTHERN
ENGINEERING**

D:\PROJECTS\992-008\DWG\EXHIBITS\992-008 VICINITY MAP.DWG

SAGE FARMS ANNEXATION

BEING A PORTION OF SECTION 9 AND SECTION 16,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP

1" = 3000'

SAGE FARMS ANNEXATION PARCEL

A parcel of land being a portion 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:

COMMENCING at the West Quarter Corner of said Section 9 and assuming the West line of the Northwest Quarter of Section 9 as bearing North 00° 46' 45" East a distance of 2623.43 feet with all other bearings contained herein relative thereto:

THENCE South 89° 22' 24" East along the Southerly line of the Northwest Quarter of said Section 9 a distance of 30.00 feet to the Easterly Right of Way line of Colorado State Highway 1 and to the **POINT OF BEGINNING**.

THENCE North 00° 46' 45" East along said Easterly Right of Way line of Colorado State Highway 1 a distance of 1067.20 feet to the Southerly line of that parcel of land described in Warranty Deed recorded June 5, 1979 in Book 1958, Page 277 of the Records of Larimer County;

THENCE South 89° 31' 04" East a distance of 280.00 feet to the Northeast Corner of that parcel of land described in said Warranty Deed recorded in Book 1958, Page 277;

THENCE North 00° 46' 45" East along the Easterly line and Northerly prolongation of said Warranty Deed parcel recorded in Book 1958, Page 277 a distance of 400.57 feet to the Northeast Corner of that parcel of land described in Special Warranty Deed recorded August 2, 1990 as Reception No. 19900033927 of the Records of Larimer County;

THENCE North 89° 31' 04" West along the Northerly line of that parcel of land described in said Special Warranty Deed recorded as Reception No. 19900033927 a distance of 280.00 feet to the Easterly Right of Way line of said Colorado State Highway 1;

THENCE North 00° 46' 45" East along said Easterly Right of Way line a distance of 794.32 feet to an angle point;

THENCE North 01° 46' 38" East continuing along said Easterly Right of Way line of Colorado State Highway 1 a distance of 331.59 feet to the Southerly line of the Prouty Annexation Map recorded October 14, 2005 as Reception No. 20050088016 of the Records of Larimer County said line being coincidental with the Southerly Right of Way line of G.W. Bush Avenue;

THENCE South 89° 40' 50" East along said Southerly line a distance of 2596.36 feet to the Northerly prolongation of the Westerly line of the Winick Annexation recorded August 8, 2002 as Reception No. 2002084459 of the Records of Larimer County;

THENCE South 00° 41' 49" West along said Westerly line of the Winick Annexation and along the Westerly line of Lot 2, Owl Canyon MRD No.2-93 EX0290 recorded November 18, 1993 as Reception No. 19930068444 of the Records of Larimer County a distance of 2607.63 feet to the Northwest Corner of Lot 1, Owl Canyon MRD No.1-No.93-EX0289 recorded October 27, 1993 as Reception No. 19930079994 of the Records of Larimer County;

THENCE South 00° 42' 10" West along the Westerly line of said Lot 1, Owl Canyon MRD No.1-No.93-EX0289 a distance of 2016.08 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9 and the Easterly prolongation thereof;

THENCE North 88° 18' 35" West along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 and the Easterly prolongation thereof a distance of 909.80 feet;

THENCE North 00° 41' 49" East a distance of 908.66 feet to a point of curvature;

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 North 25° 20' 42" West a distance of 439.03 feet to a point of tangency;

THENCE North 51° 23' 13" West a distance of 271.70 feet;

THENCE South 38° 36' 47" West a distance of 303.93 feet to a point of curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 992.81 feet, said curve has a Radius of 1500.00 feet, a Delta of 37° 55' 22" and is subtended by a Chord bearing South 19° 39' 06" West a distance of 974.79 feet to a point of tangency;

THENCE South 00° 41' 25" West a distance of 308.47 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9;

THENCE North 89° 18' 35" West along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 a distance of 40.00 feet to the Northeast Corner of Lot 1, Sipes M.L.D. #19-LAND3918 as recorded on November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;

The following two (2) courses are along the Northerly lines of said Lot 1, Sipes M.L.D. #19-LAND3918:

THENCE North 89° 18' 40" West a distance of 700.76 feet;

THENCE North 49° 35' 39" West a distance of 64.49 feet to the Easterly Right of Way line of Colorado State Highway 1 and to the beginning point of a curve non-tangent to this course;

The following five (5) courses are along the Easterly Right of Way lines and arcs of said Colorado State Highway 1.

THENCE along the arc of curve concave to the Northwest a distance of 288.91 feet, said curve has a Radius of 1166.00 feet, a Delta of 13° 57' 27" and is subtended by a Chord bearing North 12° 17' 52" East a distance of 288.20 feet to end point of said curve;

THENCE North 00° 20' 25" East along a line non-tangent to the aforesaid curve a distance of 305.10 feet;

THENCE North 02° 10' 54" West a distance of 165.49 feet;

THENCE North 02° 11' 06" West a distance of 872.21 feet;

THENCE North 01° 04' 25" East a distance of 328.34 feet to the North line of the Southwest Quarter of said Section 9 and to the **POINT OF BEGINNING**.

TOTAL ANNEXED AREA for the Parcel 1 Annexation is 10,783,366 sq. ft. or 247.55 acres, more or less (±).

PLANNING AND ZONING APPROVAL:

This Map to be known as FORT COLLINS FARM ANNEXATION #1 was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Wellington, Colorado at the regular meeting held on the _____ day of _____, 20____

Signature

TOWN COUNCIL APPROVAL:

This Map to be known as FORT COLLINS FARM ANNEXATION #1 is approved and accepted to the Town of Wellington, Colorado by Ordinance Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Wellington, Colorado, held on the _____ day of _____, 20____

Mayor

Attest: Town Clerk

OWNERS APPROVAL AND DEDICATION:

The undersigned, being sole owners of the land described herein, have caused said land to be laid out and Annexed under the name of FORT COLLINS FARM ANNEXATION #1 and do hereby dedicate to the public forever all streets, alleys and utility easements as indicated hereon. In compliance with the Town of Wellington Subdivision Regulations and by contractual agreement, the undersigned shall bear all expenses involved in improvements.

In witness whereof, we have hereto set our hands and seal this _____ day of _____, 20____.

OWNER

OWNER

STATE OF COLORADO)

COUNTY OF LARIMER) SS

The foregoing instrument was acknowledged before me by _____ day of _____, 20____.

My commission expires: _____

Notary Public

SURVEYOR'S CERTIFICATION:

I hereby state that this Property Description of land proposed to be annexed to the Town of Wellington, County of Larimer, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Wellington, County of Larimer, State of Colorado.

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470

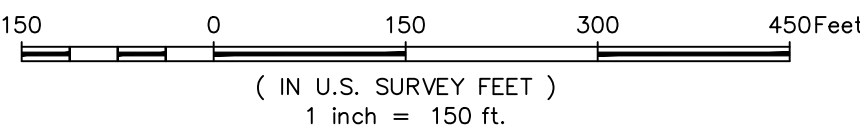
SYMBOL LEGEND

- CALCULATED POSITION
- FOUND PROPERTY MONUMENT
- ⊕ FOUND SECTION CORNER AS DESCRIBED

LINE LEGEND

- RIGHT OF WAY LINE
- - - SECTION LINE
- ANNEXATION BOUNDARY LINE
- PROPERTY LINE
- - - EXISTING ANNEXATION LINE

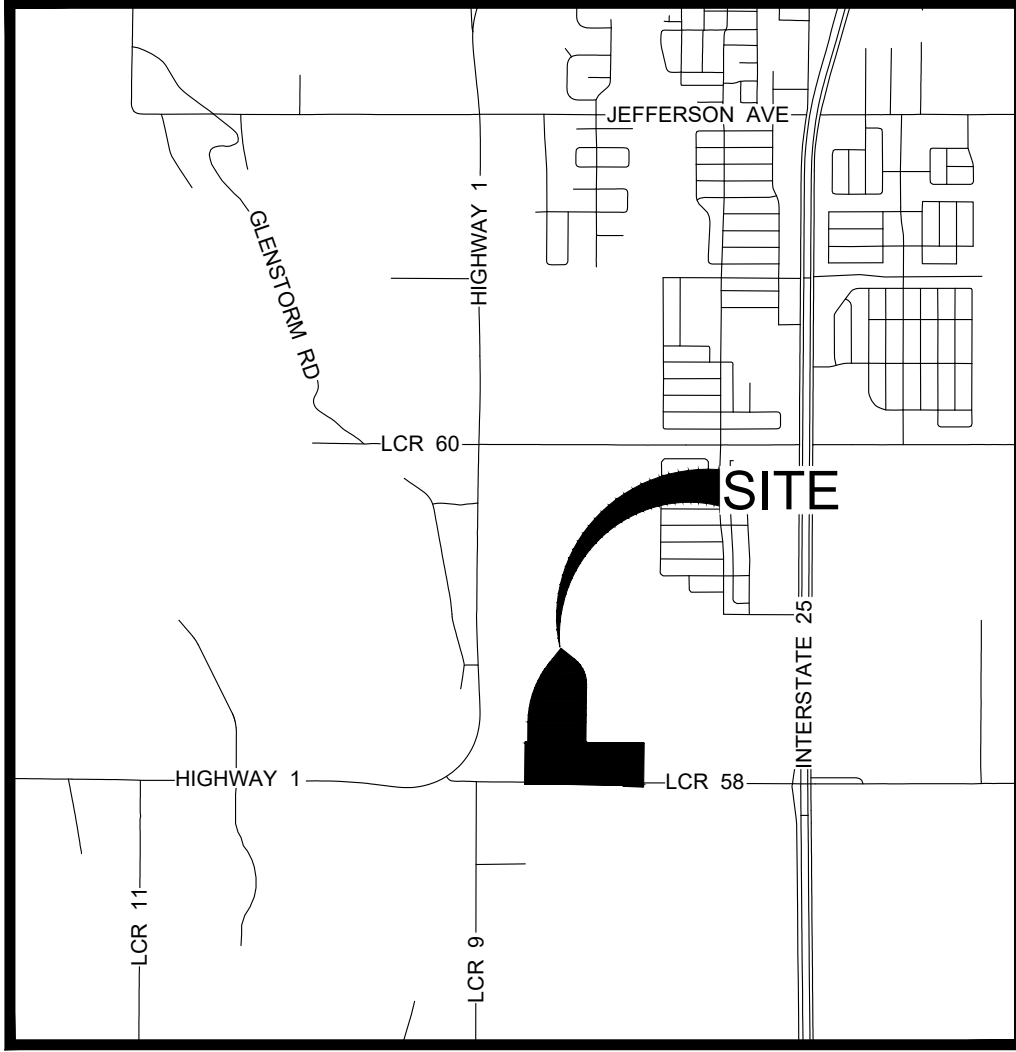
SEE SHEET 1 OF 2



FORT COLLINS DEVELOPMENT
RAILWAY COMPANY
25.0' RIGHT OF WAY
BOOK 162 PAGE 144
MARCH 24, 1904

VILLAGE AT SAGE FARMS ANNEXATION

BEING A PORTION OF SECTION 9 AND SECTION 16,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP

1" = 3000'

VILLAGE AT SAGE FARMS ANNEXATION PARCEL

A parcel of land being a portion of Section Nine (9) and a portion of the North Half of Section Sixteen (16), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

COMMENCING at the West Quarter Corner of said Section 9 and assuming the West line of the Northwest Quarter of Section 9 as bearing North 00° 46' 45" East a distance of 2623.43 feet with all other bearings contained herein relative thereto:

THENCE South 89° 22' 24" East along the Southerly line of the Northwest Quarter of said Section 9 a distance of 30.00 feet to the Easterly Right of Way line of Colorado State Highway 1;
The following five (5) courses are along the Easterly Right of Way lines and area of said Colorado State Highway 1:

THENCE South 01° 04' 25" West a distance of 328.34 feet;
THENCE South 02° 11' 06" East a distance of 872.21 feet;
THENCE South 02° 10' 54" East a distance of 185.49 feet;
THENCE South 00° 20' 25" West a distance of 305.10 feet to the beginning point of a curve non-tangent to this course;

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, a Delta of 13° 57' 27" and is subtended by a Chord bearing South 12° 17' 52" West a distance of 288.20 feet to end point of said curve and to the Northerly line of Lot 1, Sipes M.L.D. #19-LAND3918 as recorded on November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;

The following two (2) courses are along the Northerly lines of said Lot 1, Sipes M.L.D. #19-LAND3918:
THENCE South 49° 35' 39" East a distance of 64.49 feet;
THENCE South 89° 18' 40" East a distance of 700.76 feet to the Northeast Corner of said Lot 1, Sipes M.L.D. #19-LAND3918 and to the **POINT OF BEGINNING**.

THENCE South 89° 18' 35" East along a line parallel with and 429.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9 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 992.81 feet, said curve has a Radius of 1500.00 feet, a Delta of 37° 55' 22" and is subtended by a Chord bearing North 19° 39' 06" East a distance of 974.79 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 271.70 feet to a point of curvature;
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 450.03 feet to a point of tangency;
THENCE South 00° 41' 49" West a distance of 908.66 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9;

THENCE South 89° 18' 35" East along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 a distance of 909.80 feet to the Westerly line of Lot 1, Owl Canyon MRD No.1-No.93-EX0289 as recorded on October 27, 1993 as Reception No. 19930079994 of the Records of Larimer County;

THENCE South 00° 42' 10" West along the Westerly line and Southerly prolongation of the Westerly line of said Lot 1, Owl Canyon MRD No.1-No.93-EX0289 a distance of 679.31 feet to a line parallel with and 50.00 feet Southerly of the South line of the Southeast Quarter of Section 9 and to the Southerly Right of Way line of Larimer County Road 58;

The following Four (4) courses are along the Southerly Right of Way lines of said Larimer County Road 58:
THENCE North 89° 18' 02" West along said line parallel with and 50.00 feet Southerly of the South line of the Southeast Quarter of Section 9 a distance of 24.99 feet;

THENCE North 89° 18' 35" West along a line parallel with and 50.00 feet Southerly of the South line of the Southwest Quarter of said Section 9 a distance of 296.94 feet;

THENCE North 00° 41' 25" East a distance of 20.00 feet to a line parallel with and 30.00 feet Southerly of said Southwest Quarter;

THENCE North 89° 18' 35" West along said line being parallel and 30.00 feet Southerly of the Southwest Quarter of Section 9 a distance of 1538.17 feet to the Southerly prolongation of the Easterly line of said Lot 1, Sipes M.L.D. #19-LAND3918;

THENCE North 00° 41' 25" East along the Southerly prolongation of the Easterly line, and along the true Easterly line of said Lot 1, Sipes M.L.D. #19-LAND3918 a distance of 659.31 feet to the Northeast Corner of Lot 1, Sipes M.L.D. #19-LAND3918 and to the **POINT OF BEGINNING**.

TOTAL ANNEXED AREA for the Parcel 2 Annexation is 2,307,254 sq. ft. or 52.97 acres, more or less (±).

PLANNING AND ZONING APPROVAL:

This Map to be known as FORT COLLINS FARM ANNEXATION #1 was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Wellington, Colorado at the regular meeting held on the _____ day of _____, 20_____.

Signature _____

TOWN COUNCIL APPROVAL:

This Map to be known as FORT COLLINS FARM ANNEXATION #1 is approved and accepted to the Town of Wellington, Colorado by Ordinance Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Wellington, Colorado, held on the _____ day of _____, 20_____.

Mayor _____

Attest: Town Clerk _____

OWNERS APPROVAL AND DEDICATION:

The undersigned, being sole owners of the land described herein, have caused said land to be laid out and Annexed under the name of FORT COLLINS FARM ANNEXATION #1 and do hereby dedicate to the public forever all streets, alleys and utility easements as indicated hereon. In compliance with the Town of Wellington Subdivision Regulations and by contractual agreement, the undersigned shall bear all expenses involved in improvements.

In witness whereof, we have hereto set our hands and seal this _____ day of _____, 20_____.

OWNER _____

OWNER _____

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me by _____ day of _____, 20_____.

My commission expires: _____

Notary Public _____

SURVEYOR'S CERTIFICATION:

I hereby state that this Property Description of land proposed to be annexed to the Town of Wellington, County of Larimer, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Wellington, County of Larimer, State of Colorado.

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470

FORT COLLINS FARM ANNEXATION

TOTAL PERIMETER..... 7,408.68'
CONTIGUOUS BOUNDARY..... 4,189.89'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 1,185.39'

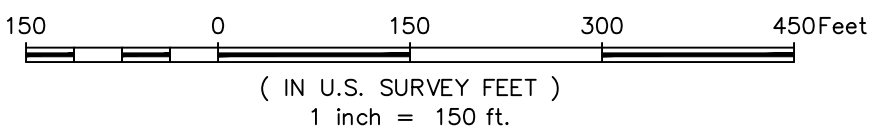
SAGE FARMS ANNEXATION
10,783,543 sq. ft.
247.56 acres
Zoning: PUD Overlay

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	13°57'27"	1186.00'	1186.91'	N12°17'52"E	288.20'
C2	8°12'31"	1186.00'	169.92'	N15°10'20"E	169.77'
C3	5°44'55"	1186.00'	119.00'	N08°11'36"E	118.95'
C8	35°43'54"	1500.00'	935.46'	S18°33'22"W	920.37'
C9	52°05'03"	500.00'	454.52'	N25°20'42"W	439.03'

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	N45° 00' 00"W
L2	80.00'	N45° 00' 00"E

INDICATES PRESENT TOWN BOUNDARY LINE

VILLAGE AT SAGE FARMS ANNEXATION
2,307,254 sq. ft.
52.97 acres
Zoning: PUD Overlay



SYMBOL LEGEND	
	CALCULATED POSITION
	FOUND PROPERTY MONUMENT
	FOUND SECTION CORNER AS DESCRIBED

LINE LEGEND	
	RIGHT OF WAY LINE
	SECTION LINE
	ANNEXATION BOUNDARY LINE
	PROPERTY LINE
	EXISTING ANNEXATION LINE

TRACT A-1, AMENDED PLAT OF TRACTS A AND B, DULO M.D. NO. 8760094
OWNER: KRAFT, ROBERT BRIAN
PARCEL NO. 8616207701

RESIDUAL LOT A, FOX RUN ESTATES PLUP 00-51718
OWNER: FATT FAMILY LIMITED PARTNERSHIP
PARCEL NO. 8616209001

LOT 3, LOCKMAN MINOR LAND DIVISION NO. 08-52854
OWNER: FATT FAMILY LIMITED PARTNERSHIP
PARCEL NO. 8616209001

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 herein.

SECTION: S9 & S16
TOWNSHIP: 8 N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
N
FORT COLLINS: 307 North Howard Street, Suite 100, 80521, 970.221.4158
GREELEY: 820 8th Street, 80633, northernengineering.com

PROJECT: 992-008
DATE: 06/26/2023
DESIGNED BY:
DRAWN BY: A. Lund
SCALE: 1" = 150'
REVIEWED BY: B. Tessey

VILLAGE AT SAGE FARMS ANNEXATION
SECTION 9 & SECTION 16, T.8N., R.68W.
LARIMER COUNTY, COLORADO

Sheet
1
Of 1 Sheets

FUTURE LAND USE MAP

-  Gateway
-  Proposed Regional Park
-  Existing Trails
-  Proposed Trails
-  Future Roads
-  Canal
-  Streams
-  Activity Center
-  Boxelder Sanitation District
-  100-Year Floodplain
-  Town Boundary
-  Growth Management Area

Future Land Use Categories

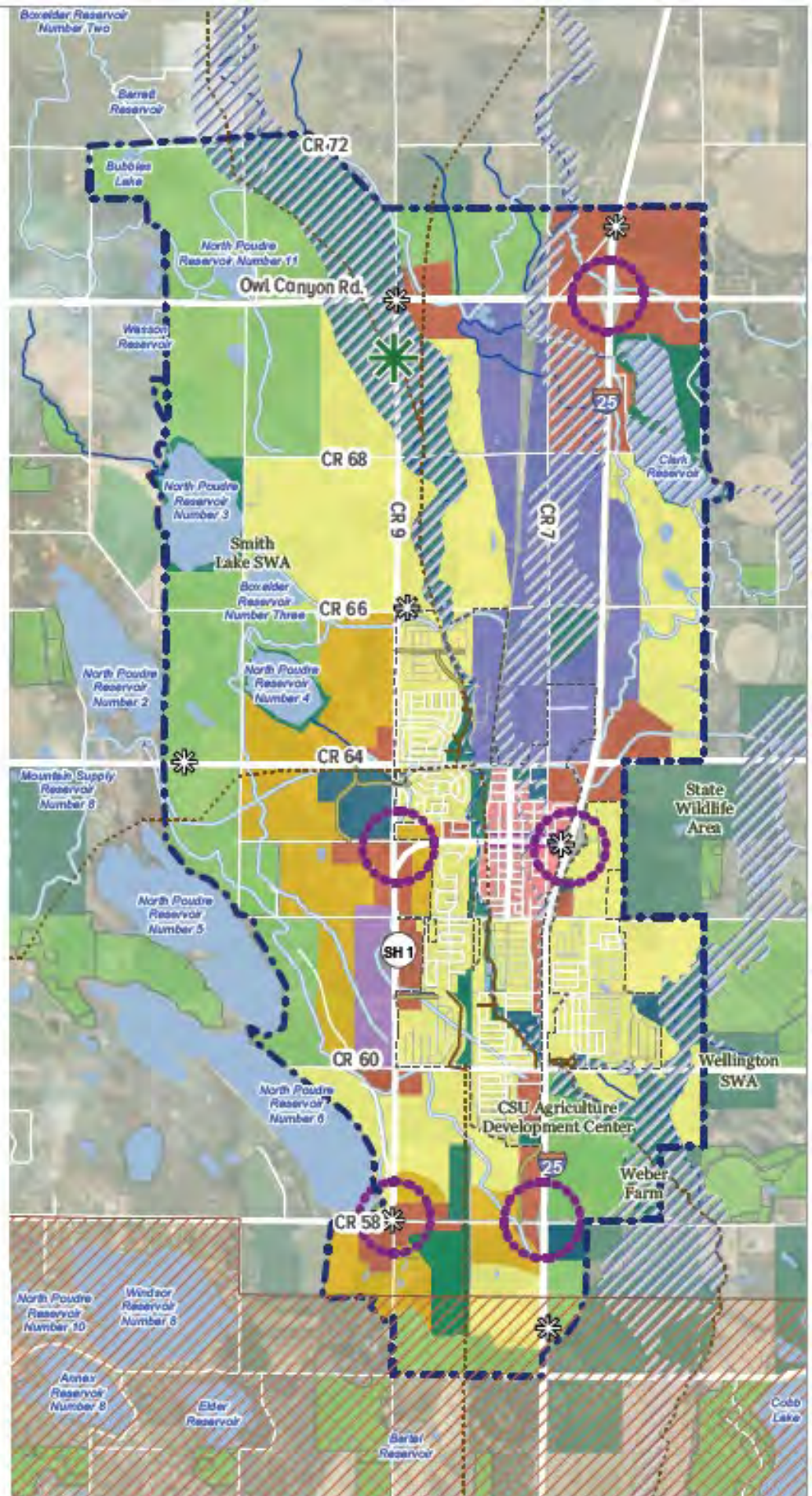
-  Parks and Open Space
-  Agriculture
-  Low Density Residential
-  Medium Density Residential
-  Downtown Neighborhoods
-  Downtown Core
-  Commercial
-  Mixed Use
-  Industrial/Light Industrial
-  Civic

Conserved Lands

-  Private Conservation
-  State Owned Conservation

6/17/2021

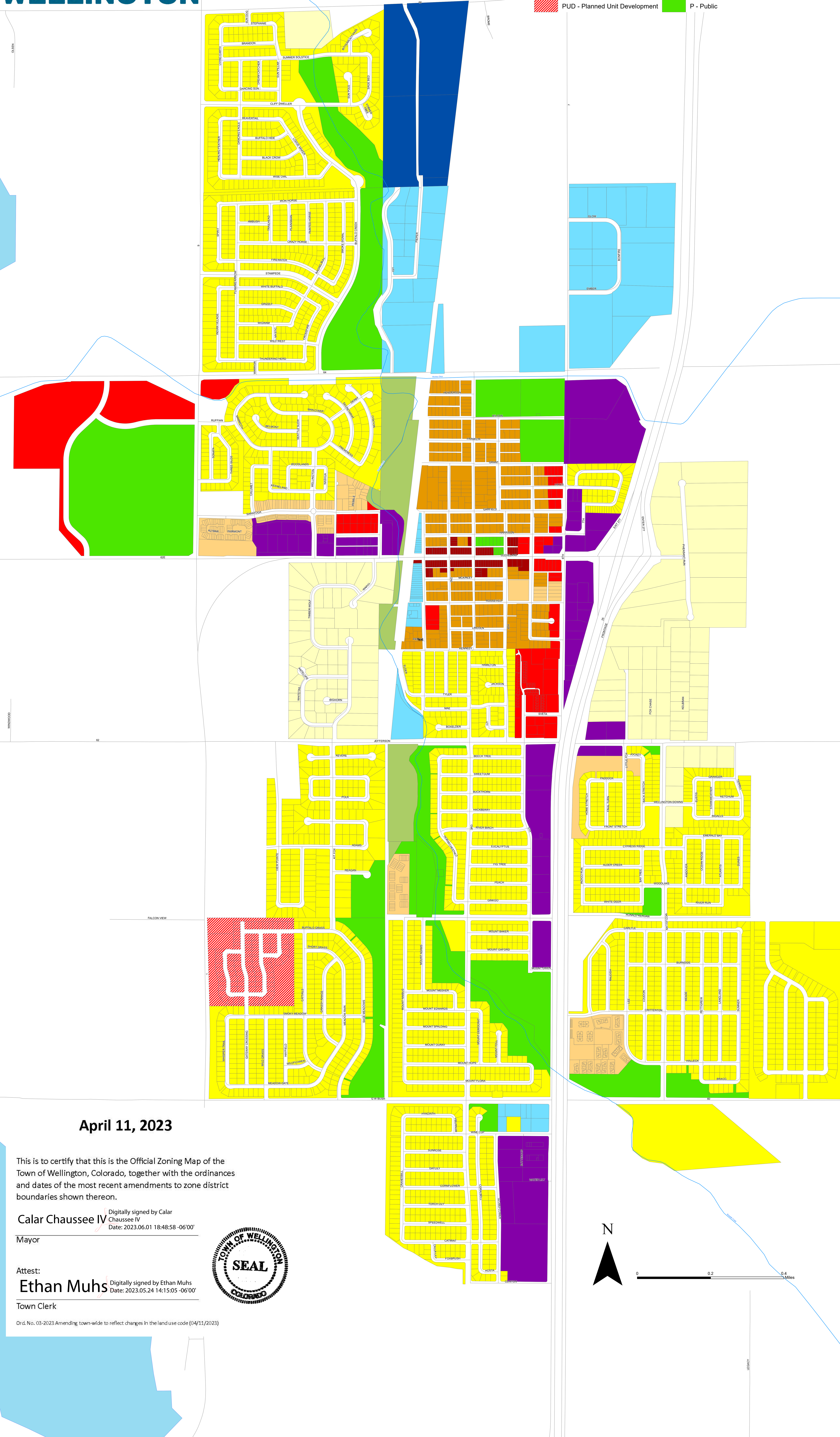
0 0.5 1 Miles





Official Zoning District Map
Town of Wellington, Colorado

- | | |
|----------------------------------|----------------------------|
| A - Agriculture | C-1 - Community Commercial |
| R-1 - Residential Rural | C-2 - Downtown Commercial |
| R-2 - Residential Low Density | C-3 - Mixed-use Commercial |
| R-3 - Residential Medium Density | LI - Light Industrial |
| R-4 - Downtown Neighborhoods | I - Industrial |
| PUD - Planned Unit Development | P - Public |



April 11, 2023

This is to certify that this is the Official Zoning Map of the Town of Wellington, Colorado, together with the ordinances and dates of the most recent amendments to zone district boundaries shown thereon.

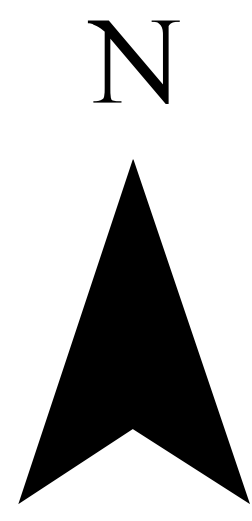
Calar Chaussee IV
Digitally signed by Calar Chaussee IV
Date: 2023.06.01 18:48:58 -06'00'

Mayor

Attest:
Ethan Muhs
Digitally signed by Ethan Muhs
Date: 2023.05.24 14:15:05 -06'00'

Town Clerk

Ord. No. 03-2023 Amending town-wide to reflect changes in the land use code (04/11/2023)



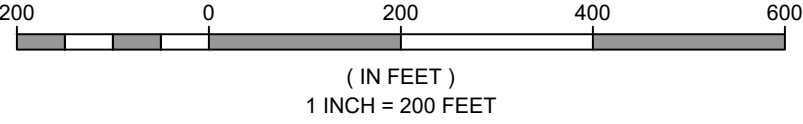
0 0.2 0.4 Miles



LAND USE DATA

Land Use Type	Area	Maximum Density	Maximum GLA	Percent of Total Area
	(acres)	(units/acre)	(sq. ft.)	(%)
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%

NOTE: THIS MASTER PLAN IS A CONCEPTUAL ILLUSTRATION AS TO HOW THE PROPERTY COULD DEVELOP AND IS SUBJECT TO CHANGE AT THE TIME OF PLATTING



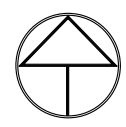
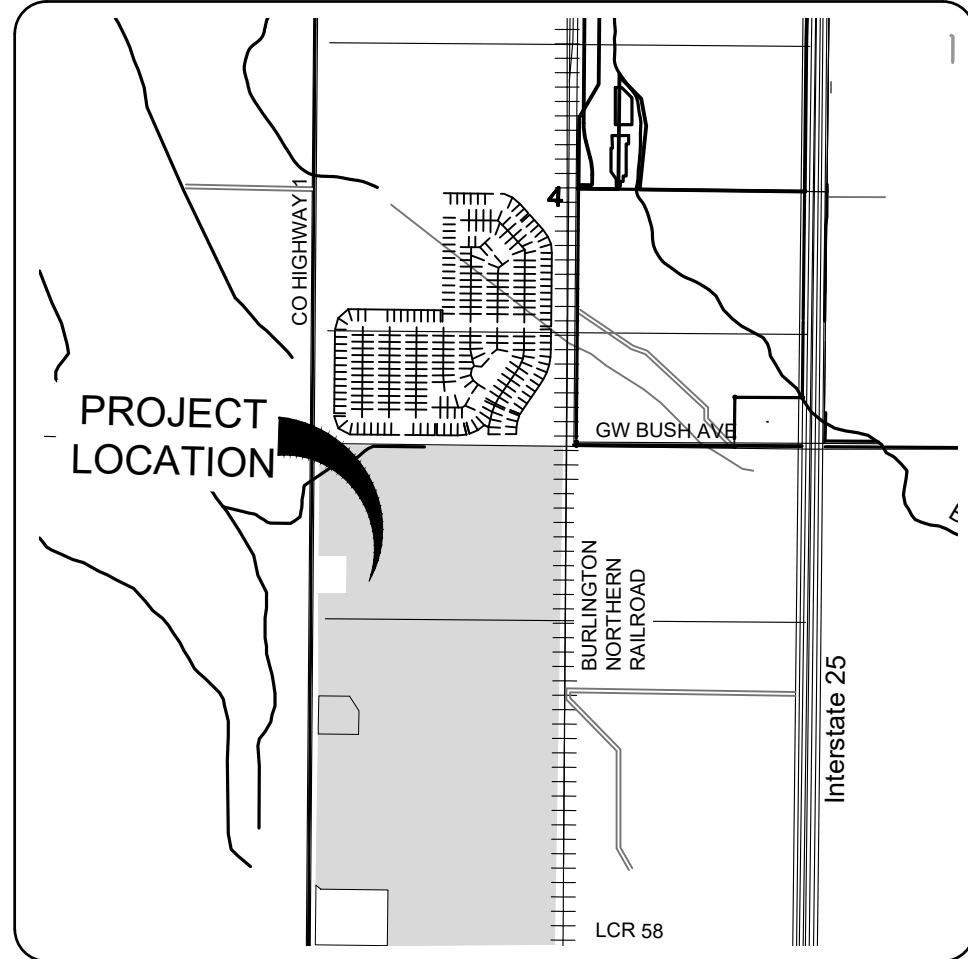
LEGEND

- MULTI-FAMILY RESIDENTIAL
- OPEN SPACE
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL

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

OWNERS

FC Farm Holding, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103
(971) 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.

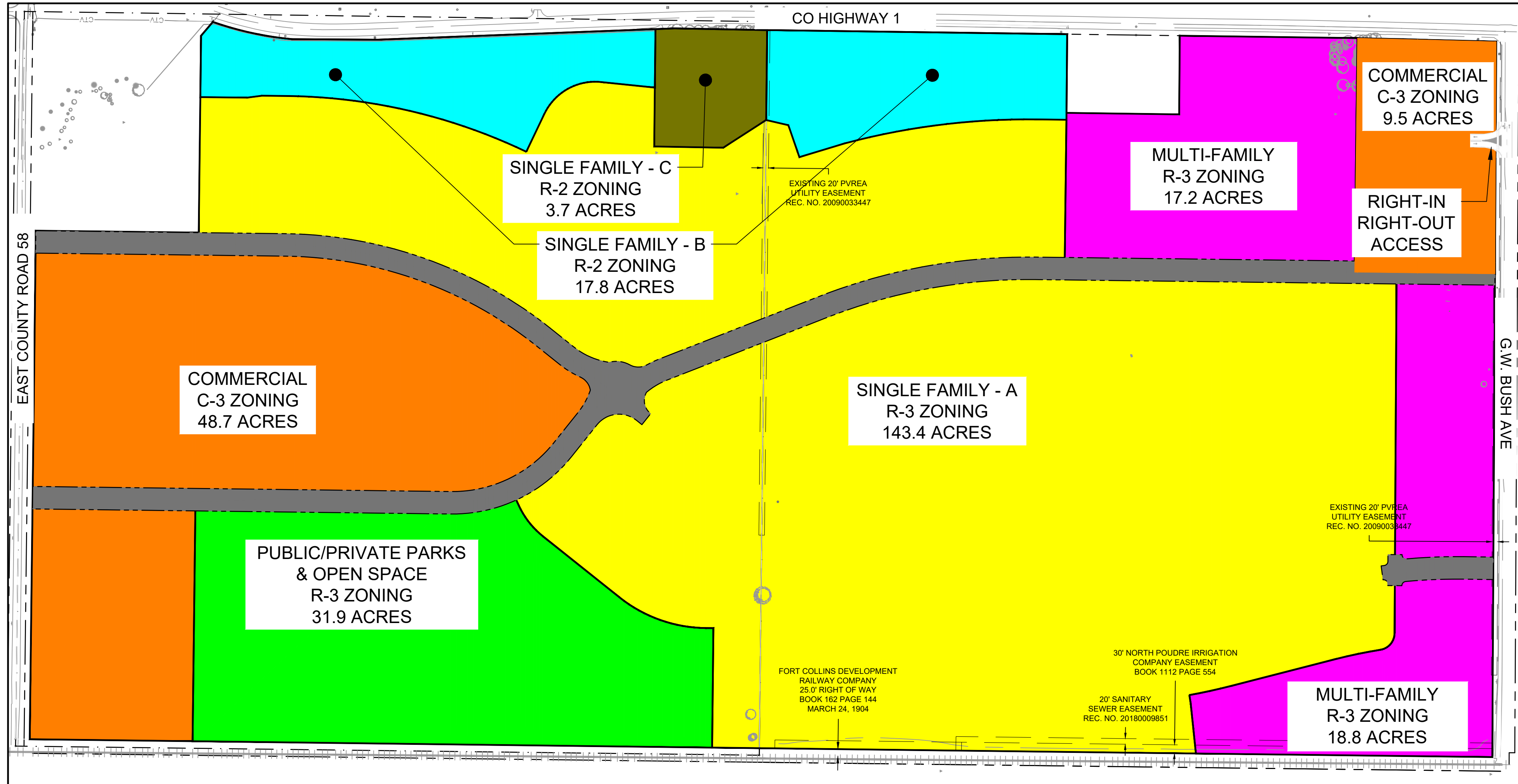
Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

SITE ENGINEER

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

SURVEYOR

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



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

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 _____ day of _____, 20____, by the Town
Planning and Zoning Commission, Wellington, Colorado.

Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 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.

Mayor

SAGE FARMS

ZONING MAP

Sheet

1

1 of 4

Revisions:
No. _____ Date _____
REVIEW SET
NOT FOR CONSTRUCTION
06/15/22

These drawings are
provided by Northern
Engineering Services, Inc.
and are not to be used for
any type of construction
without the approval of
a Professional Engineer
in the employ of Northern
Engineering Services, Inc.

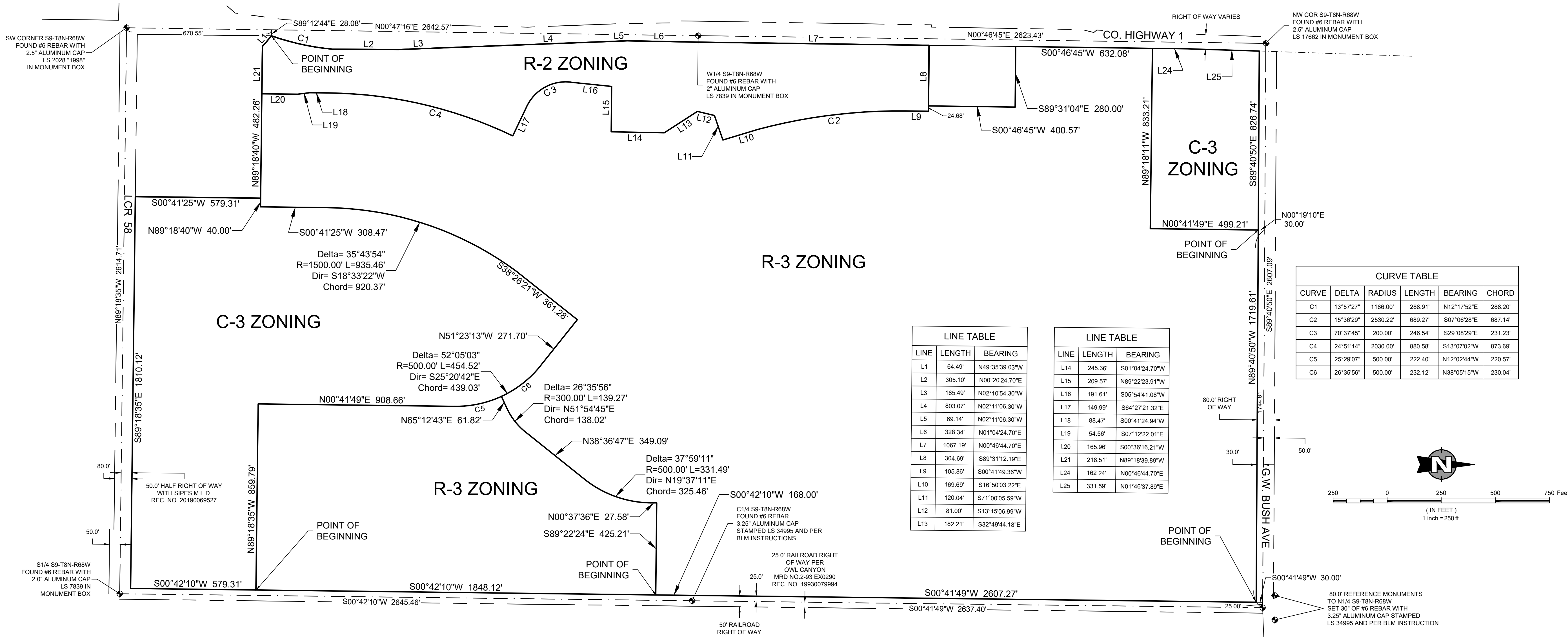
**NORTHERN
ENGINEERING**
NE
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 992-008
DATE: 06/26/2023
DESIGNED BY: S. Ritchie
SCALE: 1"=250'
DRAWN BY: S. Ritchie
REVIEWED BY: S. Ritchie

DRAWING TITLE: SAGE FARMS P.U.D. Zoning Map
DATE: 06/26/2023
BY: S. Ritchie
CHECKED BY: S. Ritchie
APPROVED BY: S. Ritchie
PROJECT: 992-008
SHEET: 1 OF 4

ZONING MAP FOR FORT COLLINS FARM 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



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 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 North 89° 18' 40" West 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 "curves" 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 388.91 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 North 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 2030.00 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" East 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 03° 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° 39' 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 South 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 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 South 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 course;
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 course;
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 South 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**.

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

Revisions: No. Date
REVIEW SET
NOT FOR CONSTRUCTION
06/15/22

These drawings were prepared by Northern Engineering Services, Inc. and are not to be used for construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
N
FORT COLLINS: 301 North Housa Street, Suite 100, 80521 970.221.4158
GREELEY: 820 8th Street, 80631 northernengineering.com

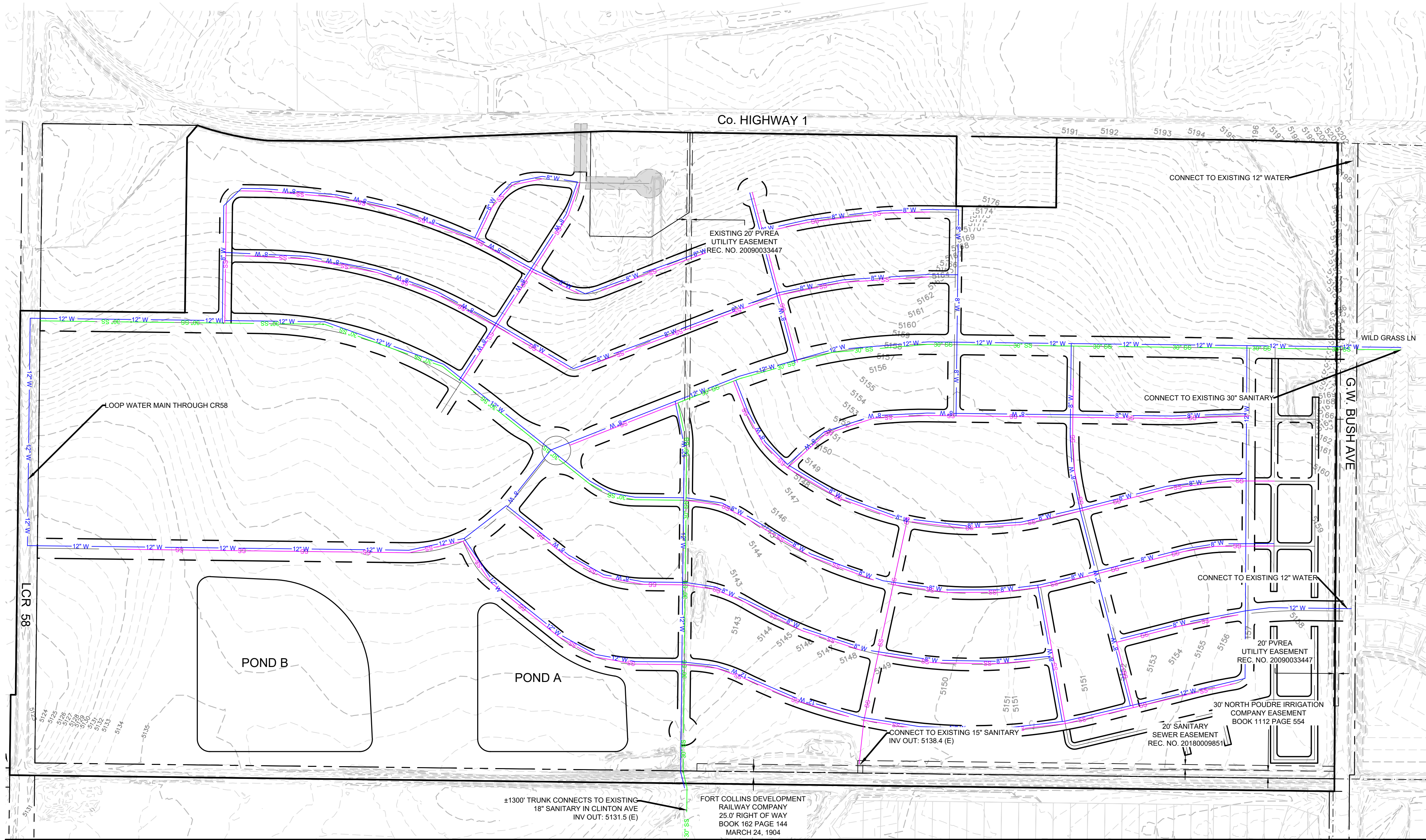
PROJECT: 992-008
DATE: 06/26/2023
DESIGNED BY: A. Wurster
SCALE: 1"=250'
DRAWN BY: A. Wurster
REVIEWED BY: S. HITCHIE

SAGE FARMS
LEGAL DESCRIPTIONS
Sheet 2
2 of 4

[illegible]

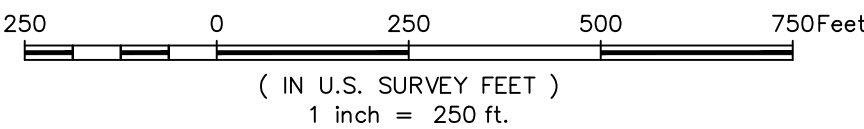
PRELIMINARY UTILITY PLAN FOR
SAGE FARMS P.U.D.

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



LEGEND:

- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM SEWER
- PROPOSED 12" WATER MAIN
- EXISTING WATER MAIN
- PROPOSED 30" TRUNK SANITARY SEWER
- EXISTING SANITARY SEWER w/ MANHOLE
- PROPOSED SANITARY SEWER



SAGE FARMS

PRELIMINARY UTILITY PLAN

Sheet
1

PROJECT:	DATE:
992-008	06/26/2023
DESIGNED BY:	SCALE:
A. WURSTER	1" = 250'
DRAWN BY:	REVIEWED BY:
A. WURSTER	S. RITCHE

**NORTHERN
ENGINEERING**

PORT COLLINS, 30 North Rowes Street, Suite 100, 80521 970.221.4158
ARLINGTON, 420 8th Street, 55131 761.2544

Revisions:

No.	By	Date:

Service provided by Northern Engineering are not to be used for any type of construction unless signed and sealed by a Professional Engineer of Northern Engineering, Inc.

REVIEW SET

NOT FOR CONSTRUCTION

06/15/22



Annexation Impact Report
for
Sage Farms Annexation
and
Village at Sage Farms Annexation
(Serial Annexation)

Report Prepared: July 28, 2023
Public Hearing Scheduled: August 22, 2023

In accordance with Section 31-12-108.5 of the Colorado Revised Statutes, The Town of Wellington is submitting the following annexation impact report to fulfill all such required action for the above-named annexation. This impact report analyzes the above annexation and identifies what impact it will have upon the Town of Wellington and the municipal services that will be provided. This impact report has been completed at least twenty-five (25) days before the date of the Public Hearing established pursuant to Section 31-12-108 of the Colorado Revised Statutes.

Annexation and the Town of Wellington

State statutes require that municipalities proposing to annex property must extend municipal government services and facilities to those areas eligible for and intended for annexation. The Town of Wellington recognizes this responsibility and can successfully provide municipal services to property currently under consideration for annexation into the Town. The Town of Wellington has adopted the Wellington Comprehensive Plan 2021 and the Wellington Municipal Code, both of which describe and require development within the Town to meet standards that will provide municipal services to any new areas annexed those same services currently available within the existing town. Furthermore, the Town's Comprehensive Plan and Municipal Code will encourage natural and well-ordered development, will increase the ability for the Town to provide services to citizens within the Wellington urban area, and will achieve a fair and equitable distribution of the costs of municipal services.

In accordance with the requirements of the Municipal Annexation Act of 1965, as amended, and specifically C.R.S. Section 31-12-108.5, the following constitutes the annexation impact report (the "Report") for the Sage Farms Annexation and Village at Sage Farms Annexation (the "Subject Property").

Sage Farms Annexation and Village at Sage Farms Annexation

The Subject Property included in this annexation is to be known as the Sage Farm Annexation and the Village at Sage Farms Annexation to the Town of Wellington. In accordance with C.R.S. Section 31-12-104(1)(a), the Subject Property is proposed to be annexed as one or more parcels in a series, which annexations will be completed simultaneously and considered together for the purpose of the public hearing and this annexation impact report.

The parcels to be annexed are contiguous to the Town of Wellington and the total area of the two annexations is approximately 300.5 acres, more or less, and includes the CR 58 right-of-way and the BNSF railroad right-of-way. The parcels included in this annexation are currently used for agricultural uses and will be annexed into the Town under the zoning of PUD – Planned Unit Development Overlay District. The intended use of the Subject Property is development for single-family residential, multi-family residential, and business/retail uses.

The legal description attached as Exhibit "A" is for the property included in the Sage Farms Annexation. The Sage Farms Annexation is the first in the serial annexation of two properties.

The legal description attached as Exhibit "B" is for the property included in the Village at Sage Farms Annexation. The Village at Sage Farms Annexation is the second in the serial annexation of two properties.

The Sage Farms Annexation property and the Village at Sage Farms Annexation property are immediately adjoining parcels of real estate.

a) Annexation Maps

Annexation maps identifying the Subject Property and the adjacent territory and the present boundaries of the Town in the vicinity of the Subject Property are enclosed herewith (together, the “Annexation Maps”), and is made part of this Report.

- i. The Annexation Maps show the boundaries (present and proposed) of the Town of Wellington in the vicinity of the proposed annexation. The present and proposed boundaries of the Town are identified in red on the vicinity maps for Sage Farms Annexation (Map 1A) and the Village at Sage Farms Annexation (Map 1B) of this impact report.
- ii. The Annexation Maps show the present streets in the vicinity of the proposed annexation. All of the present streets in the vicinity of the Subject Property are shown in the Annexation Maps. The annexation area is bounded by G.W. Bush Ave. on the north, CO Highway 1 on the west, and CR 58 on the south. G.W. Bush Ave. is already annexed into the Town of Wellington. All existing roadways are paved, though they are paved to different design standards (Town, County, CDOT standards, as applicable).

Approximate locations of contemplated future streets internal to the annexation area are identified on the Conceptual Master Plan. All future streets internal to the annexation area will be designed and constructed as part of development phases subject to approvals. Improvements to existing streets and highways will also be designed and constructed as part of development phases subject to approvals.

Town water mains and sewer mains are available within the vicinity of the Subject Property, and have adequate capacity to serve the property. The Town of Wellington will provide municipal water services upon annexation. A Town Existing Utilities Map showing the locations of existing Town utilities and a Preliminary Utility Plan Map showing approximate anticipated alignment of proposed utilities to serve the annexation area is provided with this Report in accordance with C.R.S. Section 31-12-108.5(1)(a)(II). Final design and alignment of Town utilities will be completed in development phases subject to future approvals.

- iii. The Subject Property is situated along CO Highway 1 on the west and BNSF railroad line to the east. Properties north and east of the Subject Property are built out single-family residential subdivisions. East and south of the Subject Property are agricultural uses. West of the Subject Property is a large-lot (4-10 acres lot) subdivision developed in unincorporated Larimer County (Cottonwood Shores). The Subject Property is currently being used for farming and agricultural uses and it has a portion of the North Poudre Irrigation Company ditch cutting through the north, east and west portions of the site. The site slopes from north to south with the lowest point on the property in the southeast corner near CR 58. There are several existing farmhouses and numerous outbuildings on the site as well as several large trees near the existing farmhouses.

The current zoning of the Subject Property is Larimer County O – Open Zone District and the current use of the land is agricultural. Upon annexation, the Subject Property is proposed to be zoned PUD – Planned Unit Development District and developed in phases. The contemplated land uses are illustrated on the Conceptual Master Plan and include approximately 58 acres of commercial, retail, office, and medical uses. In addition to the commercial uses, single family and multi-family residential uses are proposed. Approximately 850 small and medium lots and approximately 64 large lot single-family units are contemplated on approximately 160 acres (a net density of approximately 5.3 units/acre). Approximately 432 attached or detached multi-family townhomes, condominiums or apartments are contemplated on approximately 36 acres (a net density of approximately 12 units/acre). Also proposed is approximately 33.6 acres to be open space or park land to serve the development and the community.

b) [Pre-annexation Agreement](#)

The Owner and Town have not entered into a pre-annexation agreement for the annexation.

c) [Municipal Services](#)

Following the effective date of annexation of the Subject Property, the Town will provide municipal services performed by or on behalf of the Town. Municipal services provided by the Town are categorized below along with a statement setting forth the plans for extending municipal services to the Subject Property.

Water: The Subject Property is within the Northern Colorado Water Association service area. Northern Colorado Water Association has indicated in the attached letter that it is not practical for Northern Colorado Water Association to serve this development has consented to Town of Wellington providing water service for the area. The Town will extend water service to the Subject Property following annexation and subsequent phases of development approval. The Owner or Developer will be responsible for designing and installing water infrastructure to serve development phases within the annexation area. Preliminary alignment considerations are identified on the Preliminary Utility Plan.

Outdoor irrigation for residential and commercial landscapes, lawns and parks is anticipated to be provided from two (2) non-potable wells historically used to irrigate the lands included within the annexation area. Wells included and currently being evaluated for sufficiency include:

- 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.

- Herman Blehm Well No. 2-Unregistered, for groundwater, Appropriation Date: June 3, 1948; Adjudication Date: April 20, 1972, Case No. W-1344, for 2.36 cubic feet per second ("Blehm Well No. 2"). The Blehm Well No. 2 was subsequently registered by Dick Matsuda and Mary Matsuda in 1980, Permit Number 24984-F. The Blehm Well No. 2 is permitted for irrigation purposes in the Southwest Quarter of Section 9, Township 8 North, Range 68 West of the Sixth Principal Meridian. Blehm Well No. 2 is subject to the Cache La Poudre Augmentation Plan.

If the above wells are determined to be insufficient to meet the outdoor irrigation supply requirements, the Town may agree to allow use of surface water to be provided by the Owner or Developer, or the Town may agree to provide town-treated potable water subject to approvals and meeting applicable raw water contributions and payment of fees.

Sewer: The Town will extend sanitary sewer service to the Subject Property following annexation and subsequent phases of development approval. The Subject Property is within the Town's 208 sewer service boundary approved in accordance with the 208 Areawide Water Quality Management Plan adopted by the North Front Range Water Quality Planning Association. The Owner or Developer will be responsible for designing and installing sewer infrastructure to serve development phases within the annexation area. Preliminary alignment considerations are identified on the Preliminary Utility Plan.

Streets: The Subject Property is bounded by existing paved roadways including G.W. Bush Ave. on the north, CO Highway 1 on the west, and CR 58 on the south. All existing roadways are expected to need improvements as a result of phased development of the annexation area. A Traffic Impact Study (TIS) has been prepared by the Owner of the annexation property and is being communicated to CDOT and Larimer County Planning Department and Larimer County Engineering Department for comment. Required improvements will be determined in accordance with applicable agency design standards. Timing of final design and installation will be determined based upon development phases and applicable approvals.

Law Enforcement: Law enforcement services are currently provided to the Subject Property by Larimer County Sheriff's Office. The Subject Property will continue to receive law enforcement from Larimer County Sheriff's Office following annexation via the Town of Wellington's contract for law enforcement services. Additional law enforcement needs such as additional officers and equipment needed to support development of the Subject Property are anticipated to be contemplated in contract negotiations with Larimer County Sheriff's Office on a periodic basis as part of the Town's budget preparation process or concurrent with approvals of development phases.

General Government: Government administration and other general government functions including but not limited to public works maintenance, parks and recreation, planning, zoning, building department, code enforcement and library services will be extended to the Subject Property upon annexation.

Other Utilities: The Owner or Developer is responsible for coordinating with other utility company providers for the design, installation and costs of providing other utility services not provided by the Town of Wellington.

d) Financing of Municipal Service Expansion

Town Services will be extended and provided to the Subject Property. The Owner or Developer is responsible for the installation and cost of installation of all public utilities for each development phase. Owner or Developer financing will be achieved through the use of private funds and construction loans secured by the Owner or Developer. The Town may agree to participate in sharing a portion of costs for agreed upon oversizing of infrastructure to serve future development in accordance with Town policy. Any cost-sharing agreed to by the Town will be determined in a Development Agreement for each phase of development. The Town, upon request from the Owner or Developer, may agree to the creation of special improvement districts, tax increment financing districts, public districts, improvement fees, or other municipal financing options available for Statutory Towns. The use and sufficiency of such districts or municipal financing will be evaluated at the time of request.

The Town of Wellington provides repair and maintenance of public infrastructure. These services are financed through utility user fees, sales and use taxes, and other revenues such as gas tax or motor vehicle taxes as appropriate. Non-infrastructure municipal services are typically paid from the Town's General Fund.

e) Existing Districts

The Subject Property is currently within or partially within the boundaries of the following districts:

- Fire: Wellington Fire Protection District, and Poudre Fire Authority
- Water: Northern Colorado Water Conservancy District, and East Larimer County Water District
- County: Larimer County Weed Control District
Larimer County Pest Control District
- Health: Health District of Northern Larimer County
- Schools: Poudre School District R-1
- Library: Poudre River Public Library District
- Stormwater: Boxelder Basin Regional Stormwater Authority

f) Anticipated School Impacts and Costs to Schools

The projected number of students at full development of the proposed project based upon the Poudre School District R-1 student generation factors (based upon the School Districts' student generation rates and a total estimated impact of 1,346 residential units):

Proposed Single Family Housing Count – 914

Elementary School	0.35 students/DU	320	students
Middle School	0.10 students/DU	92	students
High School	0.09 students/DU	82	students
Total Projected Students at full buildout		494	students

Proposed Multi-Family Housing Count – 432

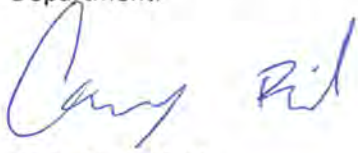
Elementary School	0.18 students/DU	77	students
Middle School	0.05 students/DU	20	students
High School	0.05 students/DU	20	students
Total Projected Students at full buildout		117	students

In aggregate, this equals 0.54 students per single-family residential unit and 0.27 student per multi-family residence, or a total of 611 students.

In the letter from Mr. Earl Smith, Poudre School District, dated May 18, 2023, the School District requests that this development pay the current payment (fees) in lieu of land dedication to be paid at the time of issuance of building permits for the dwelling units in the Sage Farms PUD development. At the current rate of \$1,710 per single-family dwelling unit and \$855 per multi-family dwelling unit, this would generate \$1,932,300 in fees to be paid to the School District. (See attached letter).

It is also anticipated that the development of the Sage Farms Annexation and Village at Sage Farms Annexation would generate additional tax revenues for the school district and that these revenues would help offset required capital construction costs required to educate students generated from development of the property to be annexed. According to the School Districts' website for funding sources, the District receives about \$8,050 per student in accordance with the State funding formula. Based upon the 611 projected students at full buildout of the residential portions of the property proposed to be annexed and the current state funding formula amount, the District would receive approximately \$4,918,550 annually.

This Annexation Impact Report for the Sage Farms Annexation and Village at Sage Farms Annexation to the Town of Wellington is respectfully submitted by the Town of Wellington Planning & Development Department.

A handwritten signature in blue ink, appearing to read "Cody Bird".

Cody Bird, AICP
Planning Director

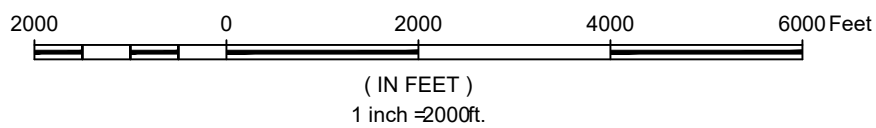
Town of Wellington
PO Box 127
Wellington, CO 80549

birdca@wellingtoncolorado.gov
(970) 568-3381

Vicinity Map

**SAGE FARMS
ANNEXATION
247.56 AC.**

**VILLAGE AT
SAGE FARMS
ANNEXATION
52.97 AC.**



SAGE FARMS ANNEXATION
WELLINGTON, CO

VICINITY MAP

06.22.23



**NORTHERN
ENGINEERING**

D:\PROJECTS\992-008\DWG\EXHIBITS\992-008 VICINITY MAP.DWG

Exhibit A

Legal Description

SAGE FARMS ANNEXATION PARCEL

A parcel of land being a portion 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:

COMMENCING at the West Quarter Corner of said Section 9 and assuming the West line of the Northwest Quarter of Section 9 as bearing North 00° 46' 45" East a distance of 2623.43 feet with all other bearings contained herein relative thereto:

THENCE South 89° 22' 24" East along the Southerly line of the Northwest Quarter of said Section 9 a distance of 30.00 feet to the Easterly Right of Way line of Colorado State Highway 1 and to the **POINT OF BEGINNING**.

THENCE North 00° 46' 45" East along said Easterly Right of Way line of Colorado State Highway 1 a distance of 1067.20 feet to the Southerly line of that parcel of land described in Warranty Deed recorded June 5, 1979 in Book 1958, Page 277 of the Records of Larimer County;

THENCE South 89° 31' 04" East a distance of 280.00 feet to the Southeast Corner of that parcel of land described in said Warranty Deed recorded in Book 1958, Page 277;

THENCE North 00° 46' 45" East along the Easterly line and Northerly prolongation of said Warranty Deed parcel recorded in Book 1958, Page 277 a distance of 400.57 feet to the Northeast Corner of that parcel of land described in Special Warranty Deed recorded August 2, 1990 as Reception No. 19900033927 of the Records of Larimer County;

THENCE North 89° 31' 04" West along the Northerly line of that parcel of land described in said Special Warranty Deed recorded as Reception No. 19900033927 a distance of 280.00 feet to the Easterly Right of Way line of said Colorado State Highway 1;

THENCE North 00° 46' 45" East along said Easterly Right of Way line a distance of 794.32 feet to an angle point;

THENCE North 01° 46' 38" East continuing along said Easterly Right of Way line of Colorado State Highway 1 a distance of 331.59 feet to the Southerly line of the Prouty Annexation Map recorded October 14, 2005 as Reception No. 20050088016 of the Records of Larimer County said line being coincidental with the Southerly Right of Way line of G.W. Bush Avenue;

THENCE South 89° 40' 50" East along said Southerly line a distance of 2596.36 feet to the Northerly prolongation of the Westerly line of the Winick Annexation recorded August 8, 2002 as Reception No. 2002084459 of the Records of Larimer County;

THENCE South 00° 41' 49" West along said Westerly line of the Winick Annexation and along the Westerly line of Lot 2, Owl Canyon MRD No.2-93 EX0290 recorded November 18, 1993 as Reception No. 19930086844 of the Records of Larimer County a distance of 2607.63 feet to the Northwest Corner of Lot 1, Owl Canyon MRD No.1-No.93-EX0289 recorded October 27, 1993 as Reception No. 19930079994 of the Records of Larimer County;

THENCE South 00° 42' 10" West along the Westerly line of said Lot 1, Owl Canyon MRD No.1-No.93-EX0289 a distance of 2016.08 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9 and the Easterly prolongation thereof;

THENCE North 89° 18' 35" West along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 and the Easterly prolongation thereof a distance of 909.80 feet;

THENCE North 00° 41' 49" East a distance of 908.66 feet to a point of curvature;

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 North 25° 20' 42"

West a distance of 439.03 feet to a point of tangency;

THENCE North 51° 23' 13" West a distance of 271.70 feet;

THENCE South $38^{\circ} 36' 47''$ West a distance of 303.93 feet to a point of curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 992.81 feet, said curve has a Radius of 1500.00 feet, a Delta of $37^{\circ} 55' 22''$ and is subtended by a Chord bearing South $19^{\circ} 39' 06''$ West a distance of 974.79 feet to a Point of Tangency;
THENCE South $00^{\circ} 41' 25''$ West a distance of 308.47 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9;
THENCE North $89^{\circ} 18' 35''$ West along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 a distance of 40.00 feet to the Northeast Corner of Lot 1, Sipes M.L.D. #19-LAND3918 as recorded on November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;

The following two (2) courses are along the Northerly lines of said Lot 1, Sipes M.L.D. #19-LAND3918;

THENCE North $89^{\circ} 18' 40''$ West a distance of 700.76 feet;
THENCE North $49^{\circ} 35' 39''$ West a distance of 64.49 feet to the Easterly Right of Way line of Colorado State Highway 1 and to the beginning point of a curve non-tangent to this course;

The following five (5) courses are along the Easterly Right of Way lines and arcs of said Colorado State Highway 1.

THENCE along the arc of curve concave to the Northwest a distance of 288.91 feet, said curve has a Radius of 1186.00 feet, a Delta of $13^{\circ} 57' 27''$ and is subtended by a Chord bearing North $12^{\circ} 17' 52''$ East a distance of 288.20 feet to end point of said curve;
THENCE North $00^{\circ} 20' 25''$ East along a line non-tangent to the aforesaid curve a distance of 305.10 feet;
THENCE North $02^{\circ} 10' 54''$ West a distance of 185.49 feet;
THENCE North $02^{\circ} 11' 06''$ West a distance of 872.21 feet;
THENCE North $01^{\circ} 04' 25''$ East a distance of 328.34 feet to the North line of the Southwest Quarter of said Section 9 and to the **POINT OF BEGINNING**.

TOTAL ANNEXED AREA for the Parcel 1 Annexation is 10,783,366 sq. ft. or 247.55 acres, more or less ($\pm$).

Exhibit B

Legal Description

VILLAGE AT SAGE FARMS ANNEXATION PARCEL

A parcel of land being a portion of Section Nine (9) and a portion of the North Half of Section Sixteen (16), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado:

COMMENCING at the West Quarter Corner of said Section 9 and assuming the West line of the Northwest Quarter of Section 9 as bearing North $00^{\circ} 46' 45''$ East a distance of 2623.43 feet with all other bearings contained herein relative thereto:

THENCE South $89^{\circ} 22' 24''$ East along the Southerly line of the Northwest Quarter of said Section 9 a distance of 30.00 feet to the Easterly Right of Way line of Colorado State Highway 1;

The following five (5) courses are along the Easterly Right of Way lines and arcs of said Colorado State Highway 1.

THENCE South $01^{\circ} 04' 25''$ West a distance of 328.34 feet;

THENCE South $02^{\circ} 11' 06''$ East a distance of 872.21 feet;

THENCE South $02^{\circ} 10' 54''$ East a distance of 185.49 feet;

THENCE South $00^{\circ} 20' 25''$ West a distance of 305.10 feet to the beginning point of a curve non-tangent to this course;

THENCE along the arc of curve concave to the Northwest a distance of 288.91 feet, said curve has a Radius of 1186.00 feet, a Delta of $13^{\circ} 57' 27''$ and is subtended by a Chord bearing South $12^{\circ} 17' 52''$ West a distance of 288.20 feet to end point of said curve and to the Northerly line of Lot 1, Sipes M.L.D. #19-LAND3918 as recorded on November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;

The following two (2) courses are along the Northerly lines of said Lot 1, Sipes M.L.D. #19-LAND3918.

THENCE South $49^{\circ} 35' 39''$ East a distance of 64.49 feet;

THENCE South $89^{\circ} 18' 40''$ East a distance of 700.76 feet to the Northeast Corner of said Lot 1, Sipes M.L.D. #19-LAND3918 and to the **POINT OF BEGINNING**.

THENCE South $89^{\circ} 18' 35''$ East along a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9 a distance of 40.00 feet;

THENCE North $00^{\circ} 41' 25''$ 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 992.81 feet, said curve has a Radius of 1500.00 feet, a Delta of $37^{\circ} 55' 22''$ and is subtended by a Chord bearing North $19^{\circ} 39' 06''$ East a distance of 974.79 feet to a Point of Tangency;

THENCE North $38^{\circ} 36' 47''$ East a distance of 303.93 feet;

THENCE South $51^{\circ} 23' 13''$ East a distance of 271.70 feet to a point of curvature;

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 $52^{\circ} 05' 03''$ and is subtended by a Chord bearing South $25^{\circ} 20' 42''$ East a distance of 439.03 feet to a point of tangency;

THENCE South $00^{\circ} 41' 49''$ West a distance of 908.66 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9;

THENCE South $89^{\circ} 18' 35''$ East along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 a distance of 909.80 feet to the Westerly line of Lot 1, Owl Canyon MRD No.1-No.93-EX0289 as recorded on October 27, 1993 as Reception No. 19930079994 of the Records of Larimer County;

THENCE South $00^{\circ} 42' 10''$ West along the Westerly line and Southerly prolongation of the Westerly line of said Lot 1, Owl Canyon MRD No.1-No.93-EX0289 a distance of 679.31 feet to a line parallel with and 50.00 feet Southerly of the South line of the Southeast Quarter of Section 9 and to the Southerly Right of Way line of Larimer County Road 58;

The following Four (4) courses are along the Southerly Right of Way lines of said Larimer County Road 58.

THENCE North 89° 18' 02" West along said line parallel with and 50.00 feet Southerly of the South line of the Southeast Quarter of Section 9 a distance of 24.99 feet;

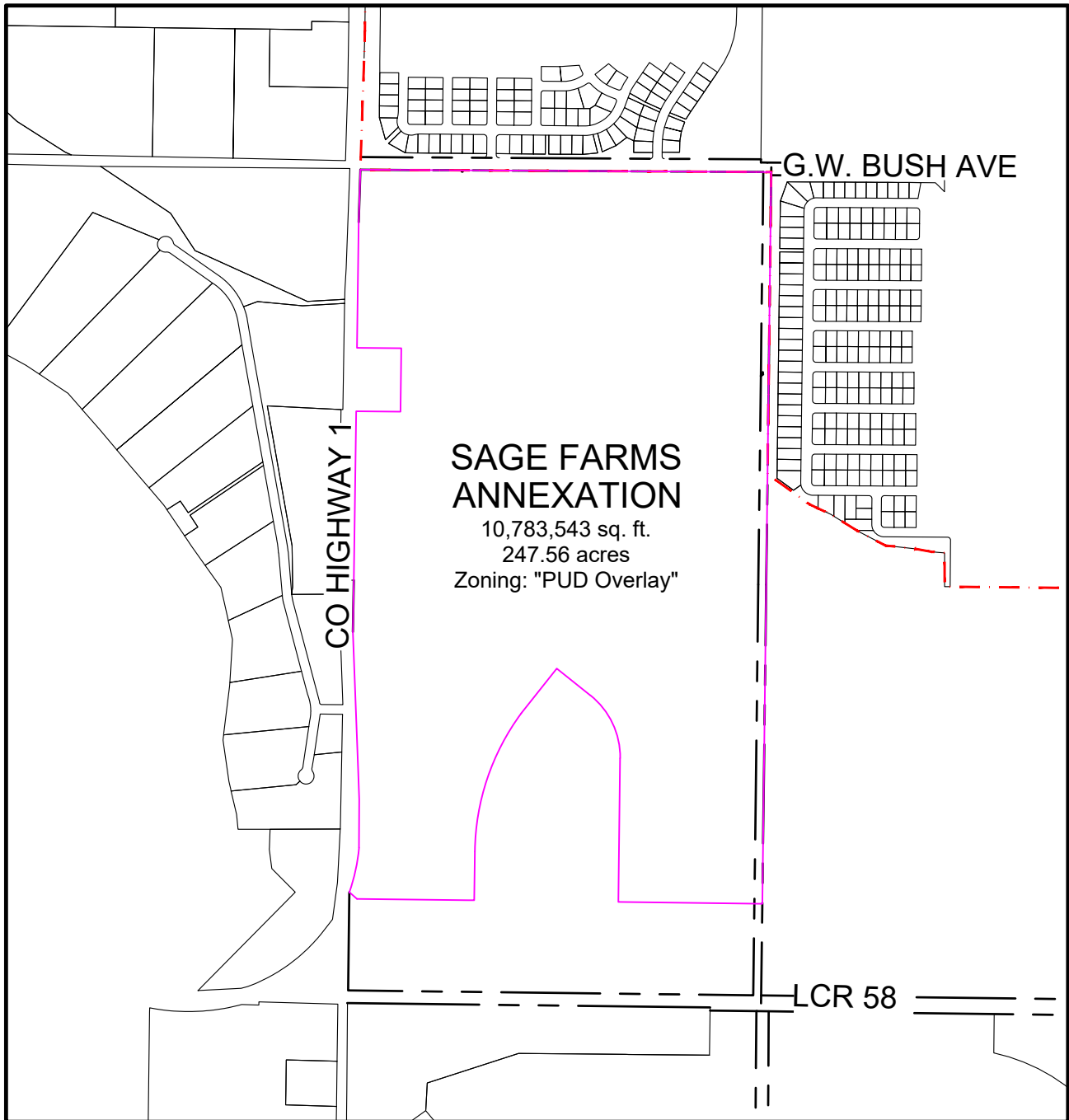
THENCE North 89° 18' 35" West along a line parallel with and 50.00 feet Southerly of the South line of the Southwest Quarter of said Section 9 a distance of 296.94 feet;

THENCE North 00° 41' 25" East a distance of 20.00 feet to a line parallel with and 30.00 feet Southerly of said Southwest Quarter;

THENCE North 89° 18' 35" West along said line being parallel and 30.00 feet Southerly of the Southwest Quarter of Section 9 a distance of 1538.17 feet to the Southerly prolongation of the Easterly line of said Lot 1, Sipes M.L.D. #19-LAND3918;

THENCE North 00° 41' 25" East along the Southerly prolongation of the Easterly line, and along the true Easterly line of said Lot 1, Sipes M.L.D. #19-LAND3918 a distance of 659.31 feet to the Northeast Corner of Lot 1, Sipes M.L.D. #19-LAND3918 and to the **POINT OF BEGINNING**.

TOTAL ANNEXED AREA for the Parcel 2 Annexation is 2,307,254 sq. ft. or 52.97 acres, more or less (±).

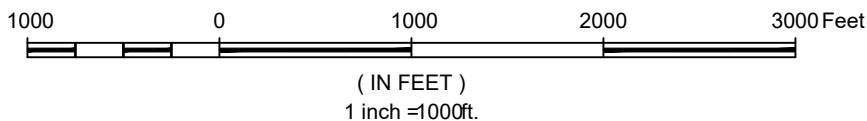


LINE LEGEND

	RIGHT OF WAY
	PROPOSED ANNEXATION BOUNDARY
	EXISTING TOWN BOUNDARY
	PROPERTY LINES

SAGE FARMS ANNEXATION

TOTAL PERIMETER.....	17,308.94'
CONTIGUOUS BOUNDARY.....	4,449.88'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED.....	2,769.43'

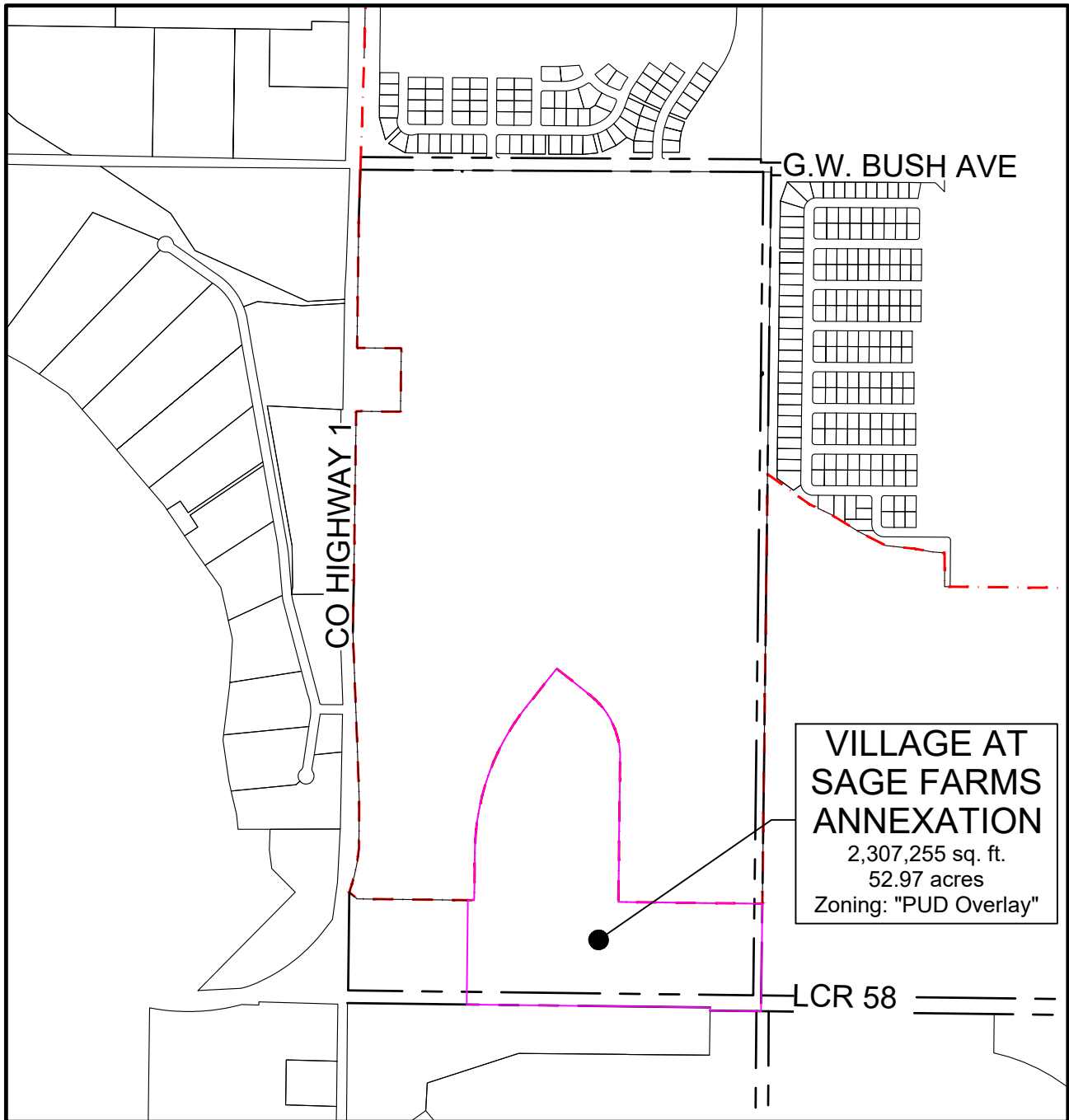


SAGE FARMS
 WELLINGTON, CO

MAP 1a

ANNEXATION BOUNDARY INFORMATION

Map 1b

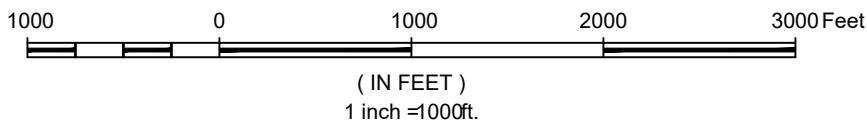


LINE LEGEND

— — — — —	RIGHT OF WAY
— — — — —	PROPOSED ANNEXATION BOUNDARY
- - - - -	EXISTING TOWN BOUNDARY
— — — — —	PROPERTY LINES

FORT COLLINS FARM ANNEXATION

TOTAL PERIMETER.....	7,408.68'
CONTIGUOUS BOUNDARY.....	4,189.89'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED.....	1,185.39'



VILLAGE AT SAGE FARMS

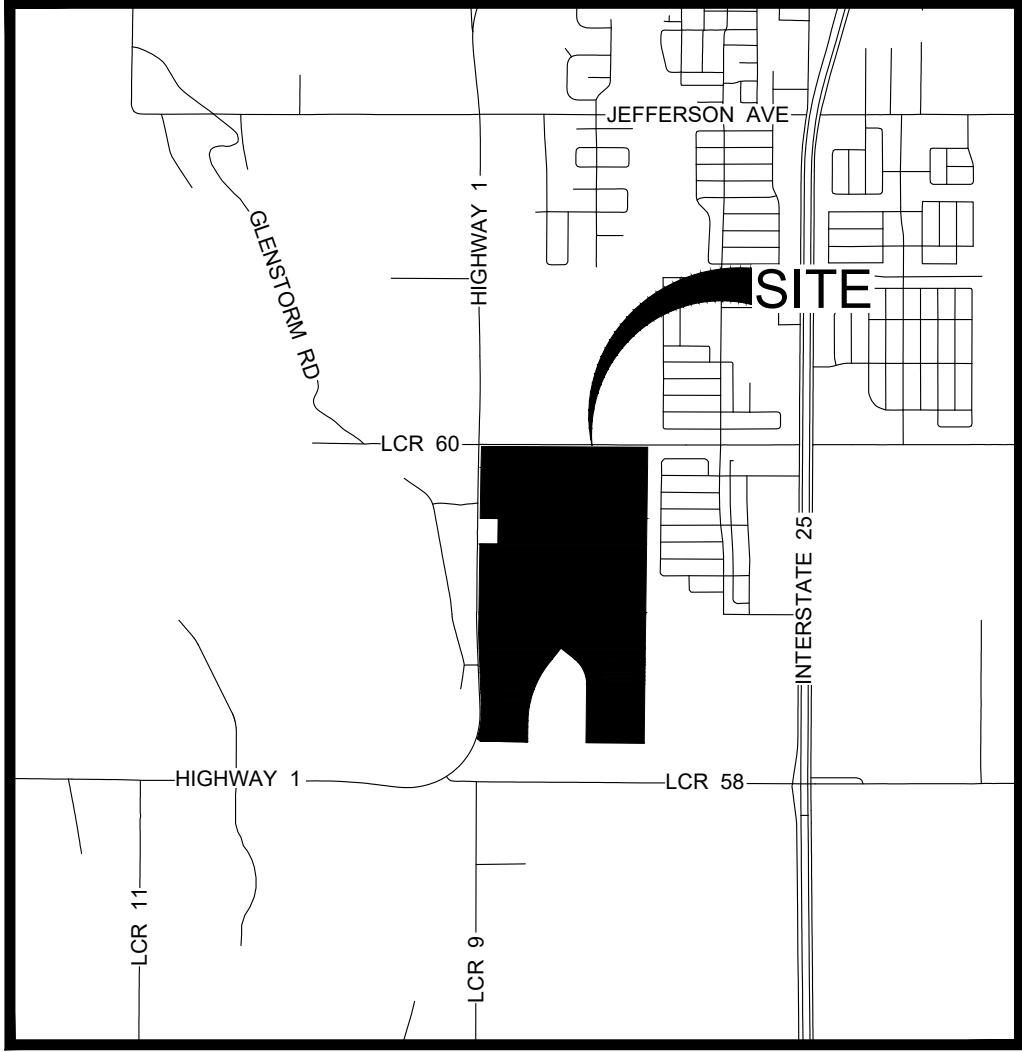
WELLINGTON, CO

MAP 1b

ANNEXATION BOUNDARY INFORMATION

SAGE FARMS ANNEXATION

BEING A PORTION OF SECTION 9 AND SECTION 16,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP

SAGE FARMS ANNEXATION PARCEL

A parcel of land being a portion 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:

COMMENCING at the West Quarter Corner of said Section 9 and assuming the West line of the Northwest Quarter of Section 9 as bearing North 00° 46' 45" East a distance of 2623.43 feet with all other bearings contained herein relative thereto:

THENCE South 89° 22' 24" East along the Southerly line of the Northwest Quarter of said Section 9 a distance of 30.00 feet to the Easterly Right of Way line of Colorado State Highway 1 and to the **POINT OF BEGINNING**.

THENCE North 00° 46' 45" East along said Easterly Right of Way line of Colorado State Highway 1 a distance of 1067.20 feet to the Southerly line of that parcel of land described in Warranty Deed recorded June 5, 1979 in Book 1958, Page 277 of the Records of Larimer County;

THENCE South 89° 31' 04" East a distance of 280.00 feet to the Southeast Corner of that parcel of land described in said Warranty Deed recorded in Book 1958, Page 277;

THENCE North 00° 46' 45" East along the Easterly line and Northerly prolongation of said Warranty Deed parcel recorded in Book 1958, Page 277 a distance of 400.57 feet to the Northeast Corner of that parcel of land described in Special Warranty Deed recorded August 2, 1990 as Reception No. 19900033927 of the Records of Larimer County;

THENCE North 89° 31' 04" West along the Northerly line of that parcel of land described in said Special Warranty Deed recorded as Reception No. 19900033927 a distance of 280.00 feet to the Easterly Right of Way line of said Colorado State Highway 1;

THENCE North 00° 46' 45" East along said Easterly Right of Way line a distance of 794.32 feet to an angle point;

THENCE North 01° 46' 38" East continuing along said Easterly Right of Way line of Colorado State Highway 1 a distance of 331.59 feet to the Southerly line of the Prouty Annexation Map recorded October 14, 2005 as Reception No. 20050088016 of the Records of Larimer County said line being coincidental with the Southerly Right of Way line of G.W. Bush Avenue;

THENCE South 89° 40' 50" East along said Southerly line a distance of 2596.36 feet to the Northerly prolongation of the Westerly line of the Winick Annexation recorded August 8, 2002 as Reception No. 2002084459 of the Records of Larimer County;

THENCE South 00° 41' 49" West along said Westerly line of the Winick Annexation and along the Westerly line of Lot 2, Owl Canyon MRD No.2-93 EX0290 recorded November 18, 1993 as Reception No. 19930068444 of the Records of Larimer County a distance of 2607.63 feet to the Northwest Corner of Lot 1, Owl Canyon MRD No.1-No.93-EX0289 recorded October 27, 1993 as Reception No. 19930079994 of the Records of Larimer County;

THENCE South 00° 42' 10" West along the Westerly line of said Lot 1, Owl Canyon MRD No.1-No.93-EX0289 a distance of 2016.08 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9 and the Easterly prolongation thereof;

THENCE North 88° 18' 35" West along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 and the Easterly prolongation thereof a distance of 909.80 feet;

THENCE North 00° 41' 49" East a distance of 908.66 feet to a point of curvature;

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° 03' 03" and is subtended by a Chord bearing North 25° 20' 42" West a distance of 439.03 feet to a point of tangency;

THENCE North 51° 23' 13" West a distance of 271.70 feet;

THENCE South 38° 36' 47" West a distance of 303.93 feet to a point of curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 992.81 feet, said curve has a Radius of 1500.00 feet, a Delta of 37° 55' 22" and is subtended by a Chord bearing South 19° 39' 06" West a distance of 974.79 feet to a point of tangency;

THENCE South 00° 41' 25" West a distance of 308.47 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9;

THENCE North 89° 18' 35" West along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 a distance of 40.00 feet to the Northeast Corner of Lot 1, Sipes M.L.D. #19-LAND3918 as recorded on November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;

The following two (2) courses are along the Northerly lines of said Lot 1, Sipes M.L.D. #19-LAND3918:

THENCE North 89° 18' 40" West a distance of 700.76 feet;

THENCE North 49° 35' 39" West a distance of 64.49 feet to the Easterly Right of Way line of Colorado State Highway 1 and to the beginning point of a curve non-tangent to this course;

The following five (5) courses are along the Easterly Right of Way lines and arcs of said Colorado State Highway 1.

THENCE along the arc of curve concave to the Northwest a distance of 288.91 feet, said curve has a Radius of 1166.00 feet, a Delta of 13° 57' 27" and is subtended by a Chord bearing North 12° 17' 52" East a distance of 288.20 feet to end point of said curve;

THENCE North 00° 20' 25" East along a line non-tangent to the aforesaid curve a distance of 305.10 feet;

THENCE North 02° 10' 54" West a distance of 165.49 feet;

THENCE North 02° 11' 06" West a distance of 872.21 feet;

THENCE North 01° 04' 25" East a distance of 328.34 feet to the North line of the Southwest Quarter of said Section 9 and to the **POINT OF BEGINNING**.

TOTAL ANNEXED AREA for the Parcel 1 Annexation is 10,783,366 sq. ft. or 247.55 acres, more or less (±).

PLANNING AND ZONING APPROVAL:

This Map to be known as FORT COLLINS FARM ANNEXATION #1 was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Wellington, Colorado at the regular meeting held on the _____ day of _____, 20____

Signature

TOWN COUNCIL APPROVAL:

This Map to be known as FORT COLLINS FARM ANNEXATION #1 is approved and accepted to the Town of Wellington, Colorado by Ordinance Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Wellington, Colorado, held on the _____ day of _____, 20____

Mayor

Attest: Town Clerk

OWNERS APPROVAL AND DEDICATION:

The undersigned, being sole owners of the land described herein, have caused said land to be laid out and Annexed under the name of FORT COLLINS FARM ANNEXATION #1 and do hereby dedicate to the public forever all streets, alleys and utility easements as indicated hereon. In compliance with the Town of Wellington Subdivision Regulations and by contractual agreement, the undersigned shall bear all expenses involved in improvements.

In witness whereof, we have hereto set our hands and seal this _____ day of _____, 20____.

OWNER

STATE OF COLORADO)

COUNTY OF LARIMER) SS

The foregoing instrument was acknowledged before me by _____ day of _____, 20____.

My commission expires: _____

Notary Public

SURVEYOR'S CERTIFICATION:

I hereby state that this Property Description of land proposed to be annexed to the Town of Wellington, County of Larimer, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Wellington, County of Larimer, State of Colorado.

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470

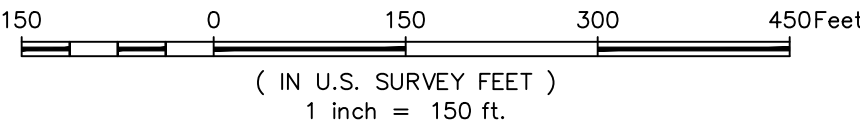
SYMBOL LEGEND

- CALCULATED POSITION
- FOUND PROPERTY MONUMENT
- ⊕ FOUND SECTION CORNER AS DESCRIBED

LINE LEGEND

- RIGHT OF WAY LINE
- - - SECTION LINE
- ANNEXATION BOUNDARY LINE
- PROPERTY LINE
- - - EXISTING ANNEXATION LINE

SEE SHEET 1 OF 2



SAGE FARMS ANNEXATION

TOTAL PERIMETER..... 17,308.94'
CONTIGUOUS BOUNDARY..... 4,449.88'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 2,769.43'

INDICATES PRESENT TOWN BOUNDARY LINE

SAGE FARMS ANNEXATION

10,783,543 sq. ft.
247.56 acres
Zoning: "PUD Overlay"

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 herein.

SECTION: S9 & S16
TOWNSHIP: 8 N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 307 North Hower Street, Suite 100, 80521-9702, 221.4158 GREELEY: 820 8th Street, 80633-1 northernengineering.com

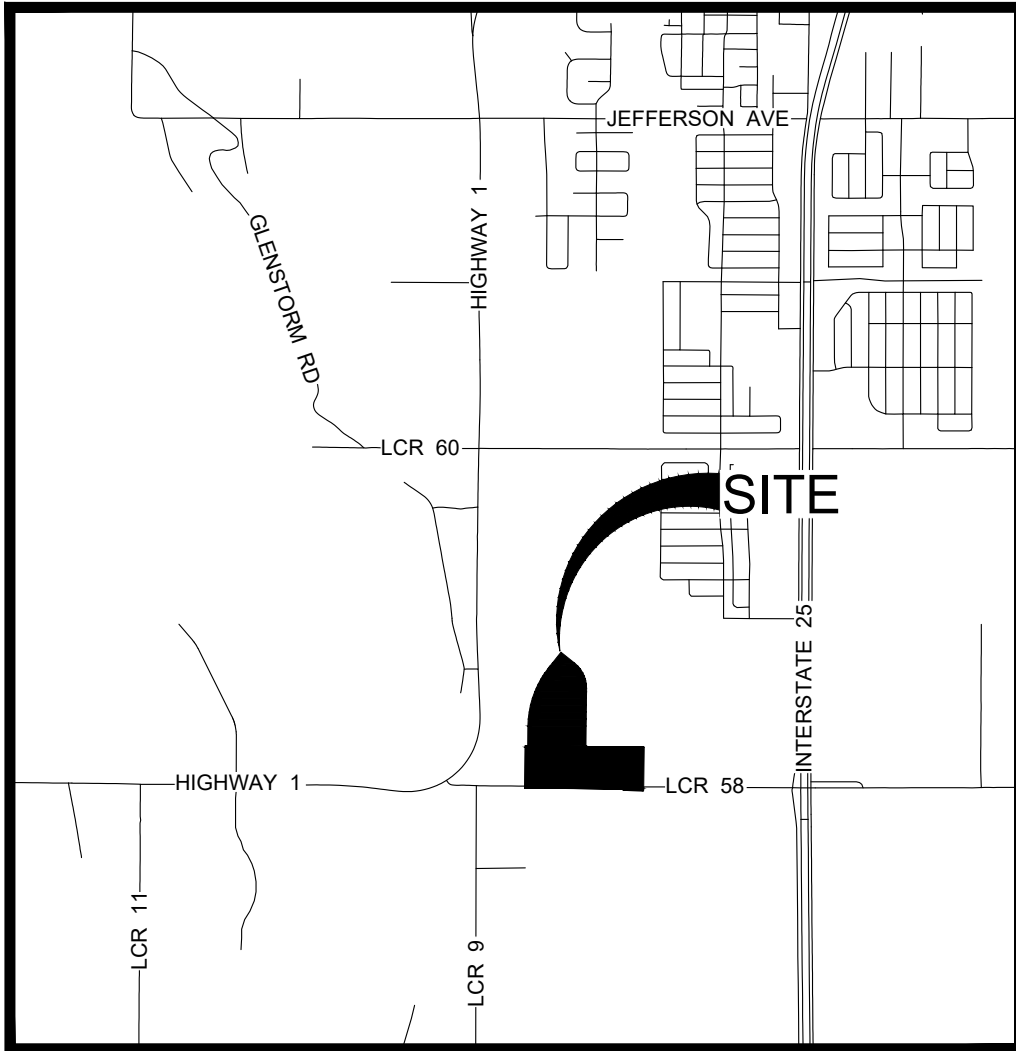
PROJECT: 992-008
DATE: 06/26/2023
DESIGNED BY:
DRAWN BY: A. Lund
REVIEWED BY: B. Tessey

SAGE FARMS ANNEXATION
SECTION 9 & SECTION 16, T.8N., R.68W.
LARIMER COUNTY, COLORADO

Sheet
1
Of 2 Sheets

VILLAGE AT SAGE FARMS ANNEXATION

BEING A PORTION OF SECTION 9 AND SECTION 16,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP

VILLAGE AT SAGE FARMS ANNEXATION PARCEL

A parcel of land being a portion of Section Nine (9) and a portion of the North Half of Section Sixteen (16), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado:

COMMENCING at the West Quarter Corner of said Section 9 and assuming the West line of the Northwest Quarter of Section 9 as bearing North 00° 46' 45" East a distance of 2623.43 feet with all other bearings contained herein relative thereto:

THENCE South 89° 22' 24" East along the Southerly line of the Northwest Quarter of said Section 9 a distance of 30.00 feet to the Easterly Right of Way line of Colorado State Highway 1;
The following five (5) courses are along the Easterly Right of Way lines and area of said Colorado State Highway 1:

THENCE South 01° 04' 25" West a distance of 328.34 feet;
THENCE South 02° 11' 06" East a distance of 872.21 feet;
THENCE South 02° 10' 54" East a distance of 185.49 feet;
THENCE South 00° 20' 25" West a distance of 305.10 feet to the beginning point of a curve non-tangent to this course;

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, a Delta of 13° 57' 27" and is subtended by a Chord bearing South 12° 17' 52" West a distance of 288.20 feet to end point of said curve and to the Northerly line of Lot 1, Sipes M.L.D. #19-LAND3918 as recorded on November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County;

The following two (2) courses are along the Northerly lines of said Lot 1, Sipes M.L.D. #19-LAND3918:
THENCE South 49° 35' 39" East a distance of 64.49 feet;
THENCE South 89° 18' 40" East a distance of 700.76 feet to the Northeast Corner of said Lot 1, Sipes M.L.D. #19-LAND3918 and to the **POINT OF BEGINNING**.

THENCE South 89° 18' 35" East along a line parallel with and 429.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9 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 992.81 feet, said curve has a Radius of 1500.00 feet, a Delta of 37° 55' 22" and is subtended by a Chord bearing North 19° 39' 06" East a distance of 974.79 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 271.70 feet to a point of curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 454.52 feet, said curve has a Radius of 2000.00 feet, a Delta of 52° 05' 03" and is subtended by a Chord bearing South 25° 20' 42" East a distance of 450.03 feet to a point of tangency;
THENCE South 00° 41' 49" West a distance of 908.66 feet to a line parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of said Section 9;
THENCE South 89° 18' 35" East along said line being parallel with and 629.31 feet Northerly of the Southerly line of the Southwest Quarter of Section 9 a distance of 909.80 feet to the Westerly line of Lot 1, Owl Canyon MRD No.1-No.93-EX0289 as recorded on October 27, 1993 as Reception No. 19930079994 of the Records of Larimer County;

THENCE South 00° 42' 10" West along the Westerly line and Southerly prolongation of the Westerly line of said Lot 1, Owl Canyon MRD No.1-No.93-EX0289 a distance of 679.31 feet to a line parallel with and 50.00 feet Southerly of the South line of the Southeast Quarter of Section 9 and to the Southerly Right of Way line of Larimer County Road 58;

The following Four (4) courses are along the Southerly Right of Way lines of said Larimer County Road 58:
THENCE North 89° 18' 02" West along said line parallel with and 50.00 feet Southerly of the South line of the Southeast Quarter of Section 9 a distance of 24.99 feet;

THENCE North 89° 18' 35" West along a line parallel with and 50.00 feet Southerly of the South line of the Southwest Quarter of said Section 9 a distance of 296.94 feet;
THENCE North 00° 41' 25" East a distance of 20.00 feet to a line parallel with and 30.00 feet Southerly of said Southwest Quarter;
THENCE North 89° 18' 35" West along said line being parallel and 30.00 feet Southerly of the Southwest Quarter of Section 9 a distance of 1538.17 feet to the Southerly prolongation of the Easterly line of said Lot 1, Sipes M.L.D. #19-LAND3918;
THENCE North 00° 41' 25" East along the Southerly prolongation of the Easterly line, and along the true Easterly line of said Lot 1, Sipes M.L.D. #19-LAND3918 a distance of 659.31 feet to the Northeast Corner of Lot 1, Sipes M.L.D. #19-LAND3918 and to the **POINT OF BEGINNING**.

TOTAL ANNEXED AREA for the Parcel 2 Annexation is 2,307,254 sq. ft. or 52.97 acres, more or less (±).

PLANNING AND ZONING APPROVAL:

This Map to be known as FORT COLLINS FARM ANNEXATION #1 was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Wellington, Colorado at the regular meeting held on the _____ day of _____, 20_____

Signature _____

TOWN COUNCIL APPROVAL:

This Map to be known as FORT COLLINS FARM ANNEXATION #1 is approved and accepted to the Town of Wellington, Colorado by Ordinance Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Wellington, Colorado, held on the _____ day of _____, 20_____

Mayor _____

Attest: Town Clerk _____

OWNERS APPROVAL AND DEDICATION:

The undersigned, being sole owners of the land described herein, have caused said land to be laid out and Annexed under the name of FORT COLLINS FARM ANNEXATION #1 and do hereby dedicate to the public forever all streets, alleys and utility easements as indicated hereon. In compliance with the Town of Wellington Subdivision Regulations and by contractual agreement, the undersigned shall bear all expenses involved in improvements.

In witness whereof, we have hereto set our hands and seal this _____ day of _____, 20_____

OWNER _____

OWNER _____

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me by _____ day of _____, 20_____.

My commission expires: _____

Notary Public _____

SURVEYOR'S CERTIFICATION:

I hereby state that this Property Description of land proposed to be annexed to the Town of Wellington, County of Larimer, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Wellington, County of Larimer, State of Colorado.

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470

FORT COLLINS FARM ANNEXATION

TOTAL PERIMETER..... 7,408.68'
CONTIGUOUS BOUNDARY..... 4,189.89'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 1,185.39'

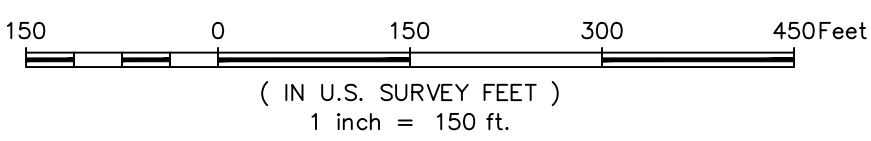
SAGE FARMS ANNEXATION
10,783,543 sq. ft.
247.56 acres
Zoning: PUD Overlay

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	13°57'27"	1186.00'	1186.91'	N12°17'52"E	288.20'
C2	8°12'31"	1186.00'	169.92'	N15°10'20"E	169.77'
C3	5°44'55"	1186.00'	119.00'	N08°11'36"E	118.95'
C8	35°43'54"	1500.00'	935.46'	S18°33'22"W	920.37'
C9	52°05'03"	500.00'	454.52'	N25°20'42"W	439.03'

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	N45° 00' 00"W
L2	80.00'	N45° 00' 00"E

INDICATES PRESENT TOWN BOUNDARY LINE

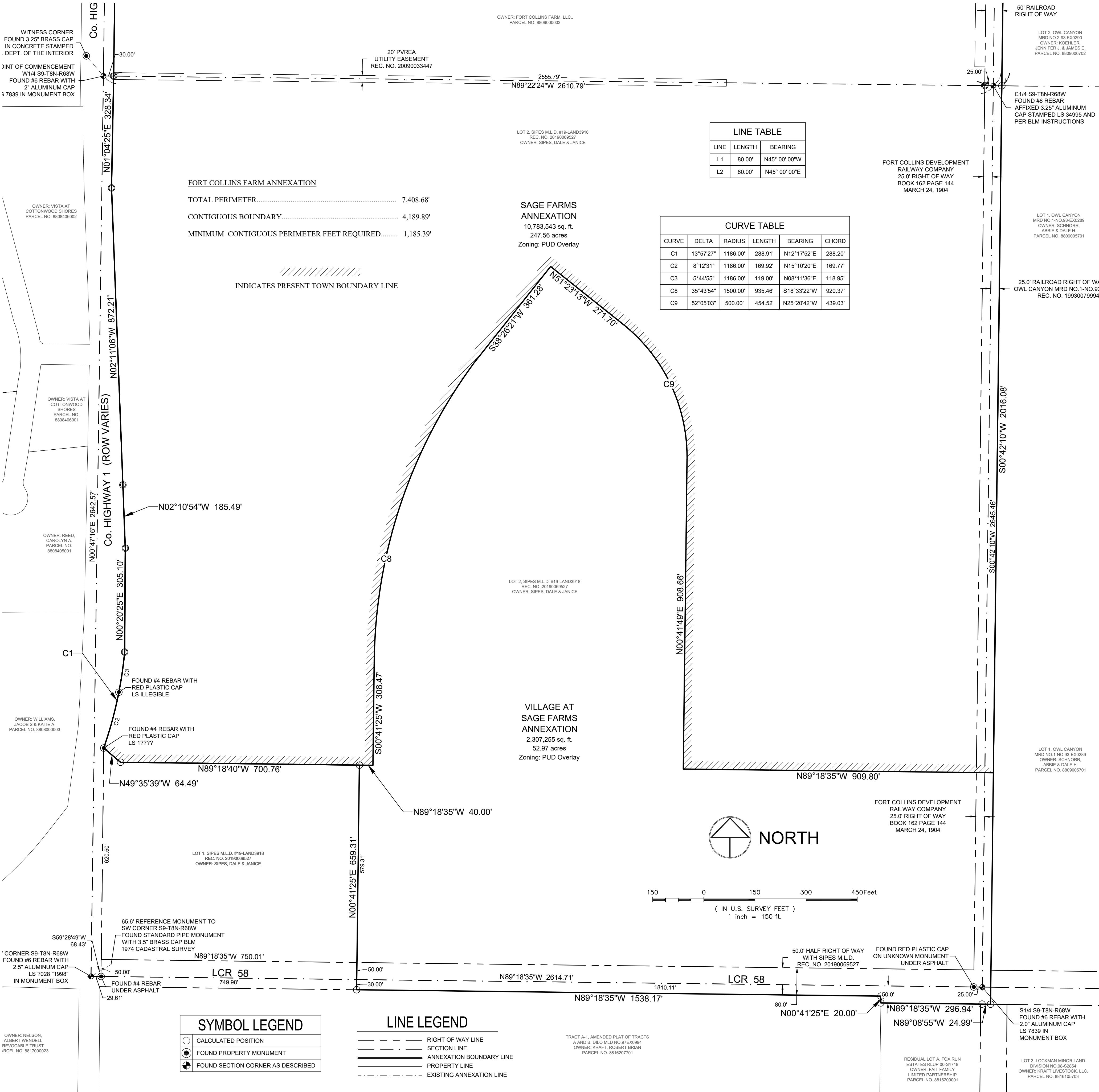
VILLAGE AT SAGE FARMS ANNEXATION
2,307,254 sq. ft.
52.97 acres
Zoning: PUD Overlay



SYMBOL LEGEND	
	CALCULATED POSITION
	FOUND PROPERTY MONUMENT
	FOUND SECTION CORNER AS DESCRIBED

LINE LEGEND	
	RIGHT OF WAY LINE
	SECTION LINE
	ANNEXATION BOUNDARY LINE
	PROPERTY LINE
	EXISTING ANNEXATION LINE

TRACT A-1, AMENDED PLAT OF TRACTS A AND B, DULO M.D. NO. 8760094
OWNER: KRAFT, ROBERT BRIAN
PARCEL NO. 8616207701



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 herein.

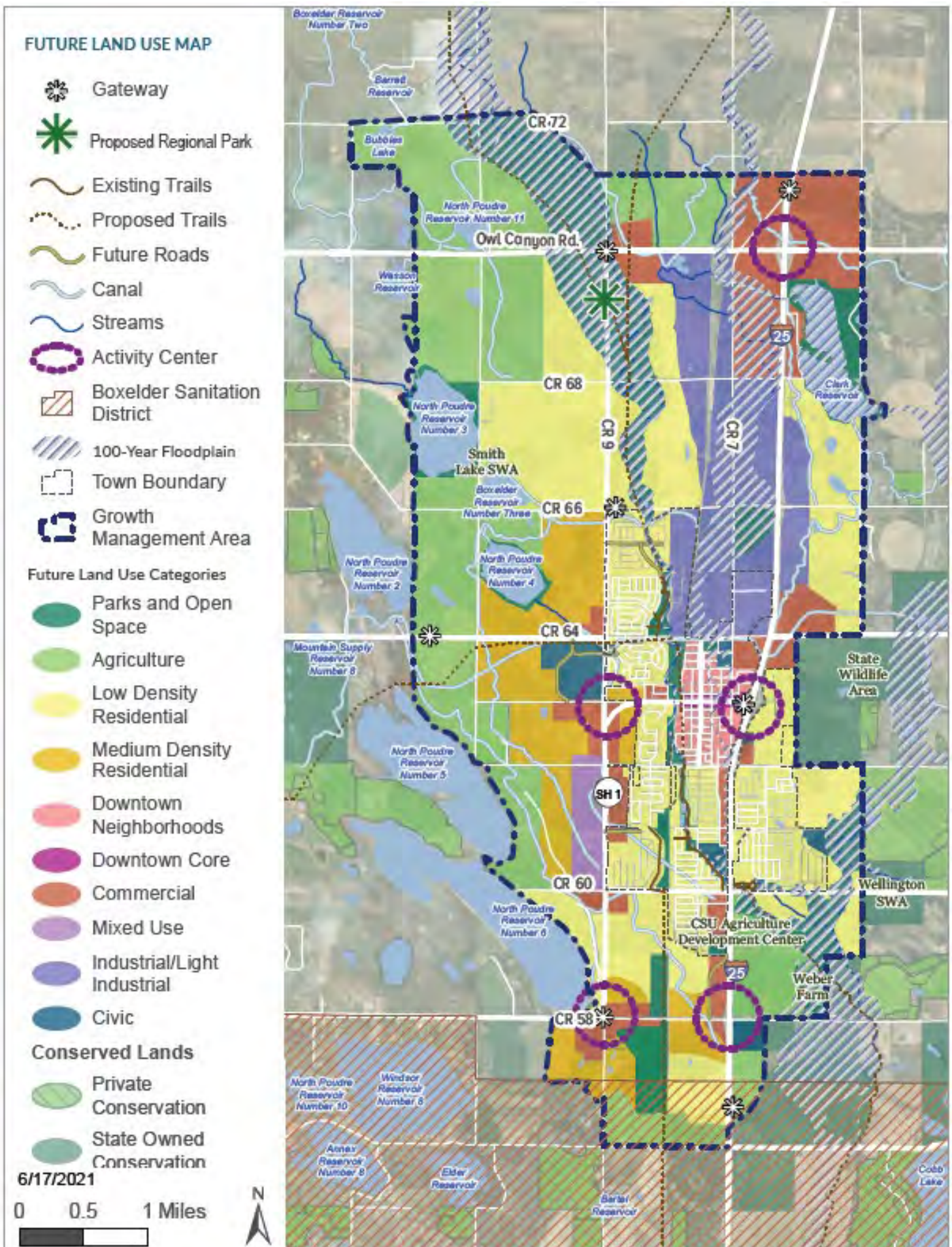
SECTION: S9 & S16
TOWNSHIP: 8 N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
N
FORT COLLINS: 307 North Hovey Street, Suite 100, 80521, 970.221.4158
GREELEY: 820 8th Street, 80633, northernengineering.com

PROJECT: 992-008
DATE: 06/26/2023
DESIGNED BY:
DRAWN BY: A. Lund
SCALE: 1" = 150'
REVIEWED BY: B. Tessey

VILLAGE AT SAGE FARMS ANNEXATION
SECTION 9 & SECTION 16, T.8N., R.68W.
LARIMER COUNTY, COLORADO

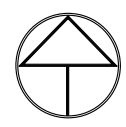
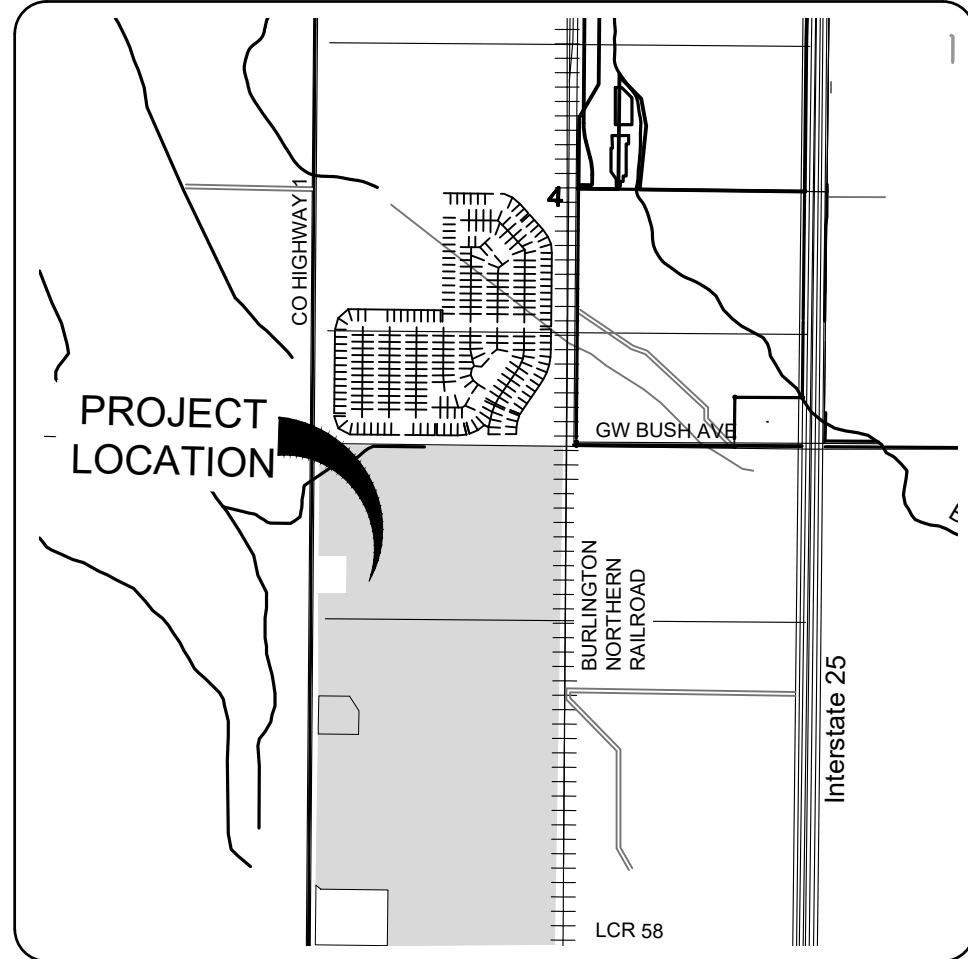
Sheet
1
Of 1 Sheets



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

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

OWNERS

FC Farm Holding, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103
(971) 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.

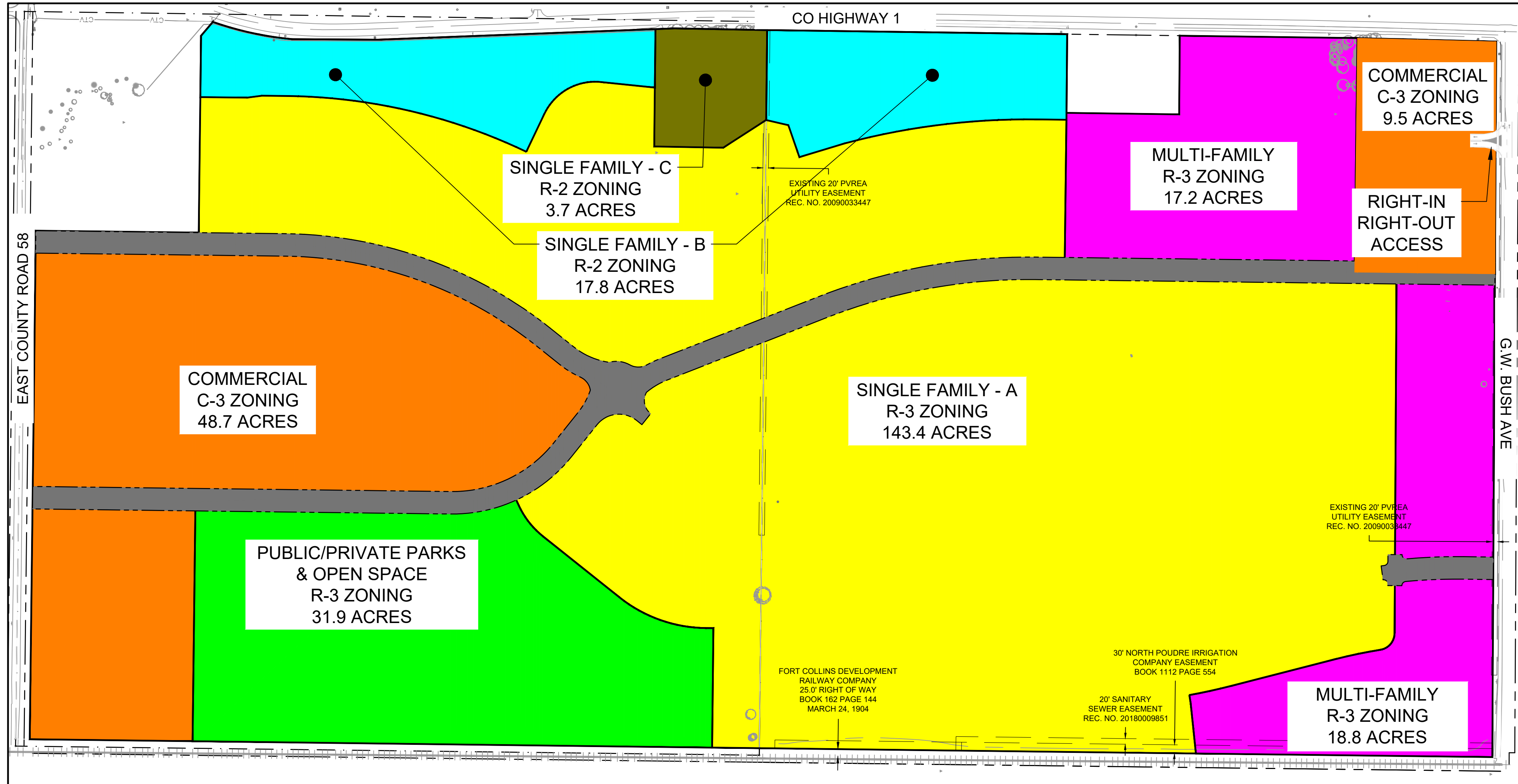
Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

SITE ENGINEER

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

SURVEYOR

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



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

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 _____ day of _____, 20____, by the Town
Planning and Zoning Commission, Wellington, Colorado.

Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 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.

Mayor

SAGE FARMS

ZONING MAP

Sheet

1

1 of 4

No.	Revisions:
	06/15/22

These drawings are
provided by Northern
Engineering Services, Inc.
and are not to be used for
any type of construction
without the approval of
a Professional Engineer
in the employ of Northern
Engineering Services, Inc.

**NORTHERN
ENGINEERING**

NE

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631

970.221.4158
northernengineering.com

PROJECT:	DATE:	DESIGNED BY:	REVIEWED BY:
992-008	06/26/2023	S. Ritchie	S. Ritchie
	SCALE:		
	1"=250'		

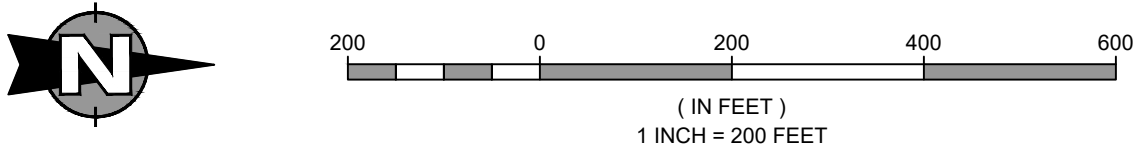
Conceptual Master Plan



LAND USE DATA

Land Use Type	Area	Maximum Density	Maximum GLA	Percent of Total Area
	(acres)	(units/acre)	(sq. ft.)	(%)
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%

NOTE: THIS MASTER PLAN IS A CONCEPTUAL ILLUSTRATION AS TO HOW THE PROPERTY COULD DEVELOP AND IS SUBJECT TO CHANGE AT THE TIME OF PLATTING



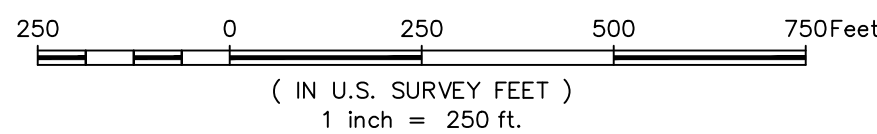
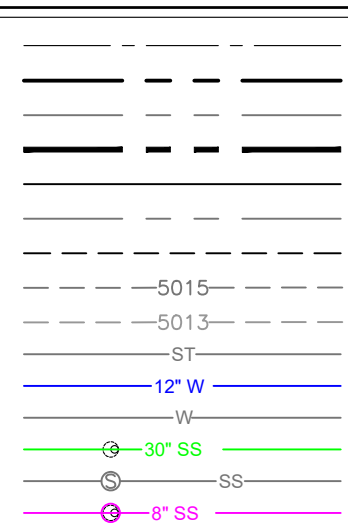
LEGEND

	MULTI-FAMILY RESIDENTIAL
	OPEN SPACE
	SINGLE FAMILY RESIDENTIAL
	COMMERCIAL

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



PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
PROPERTY BOUNDARY
PROPOSED LOT LINE
EXISTING LOT LINE
EXISTING EASEMENT LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING STORM SEWER
PROPOSED 12" WATER MAIN
EXISTING WATER MAIN
PROPOSED 30" TRUNK SANITARY SEWER
EXISTING SANITARY SEWER w/ MANHOLE
PROPOSED SANITARY SEWER



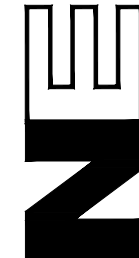
SAGE FARMS

PRELIMINARY UTILITY PLAN

Sheet
1

No.	
Revisions:	<i>any</i> Date:
REVIEW SET NOT FOR CONSTRUCTION	
<i>06/15/22</i>	

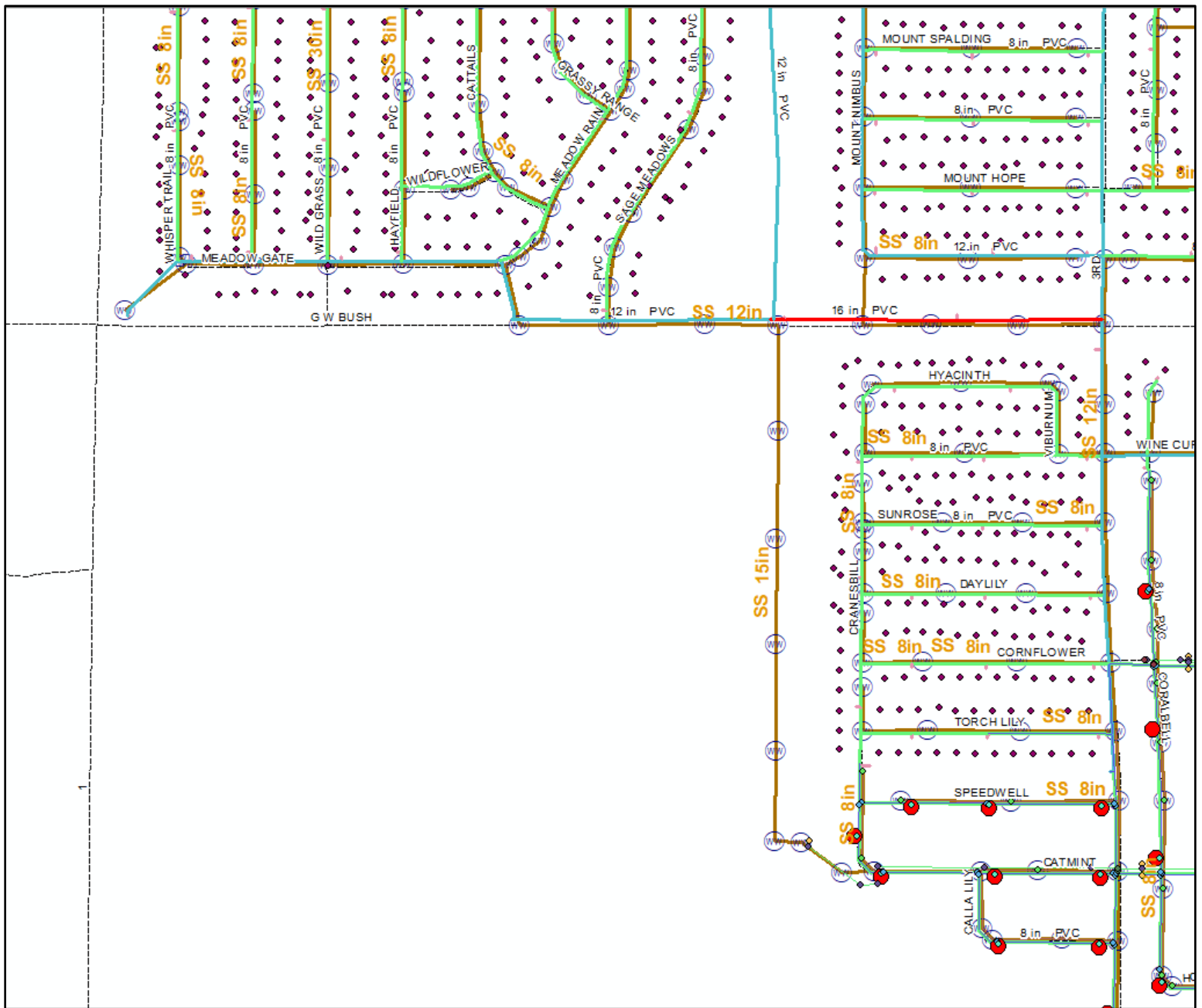
instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless designed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN
ENGINEERING

FORT COLLINS: 301 North Howes Street, Suite 100, 80521 970.221.4158
GREELEY: 820 8th Street, 80631 northernengineering.com

PROJECT: 992-008	DATE: 06/26/2023
DESIGNED BY: A. WURSTER	SCALE: 1" = 250'
DRAWN BY: A. WURSTER	REVIEWED BY: S. RITCHIE

Wellington Existing Utilities Map





Planning
 2445 LaPorte Avenue
 Fort Collins, CO 80521
 Fax: 970.490.3479

May 18, 2023

Thomas J. Dugan
 Manager – PineCrest Planning & Design LLC
 4225 Westshore Way
 Fort Collins, CO 80525

RE: Sage Farms Annexation & Zoning

Dear Mr. Dugan,

Thank you for the information regarding the Sage Farms Annexation and Zoning into the Town of Wellington. Based upon the information you provided, Poudre School District currently has adequate facilities to accommodate the increase in student population. Additionally, PSD Planning has reviewed the projections and offers the following summary of payment in lieu of land, our preference for this development. Please see the table(s) below for an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

<i>Proposed Single Family Housing Count =</i>				914
School Level	Student Yield	Acres	PILO	
Elementary	0.35	0.010	\$950	
Middle	0.10	0.004	\$380	
High	0.09	0.004	\$380	
<i>Totals</i>	<i>0.54</i>	<i>0.018</i>	<i>\$1,710</i>	
Totals for Development	494	15.48	\$1,562,940	

<i>Proposed Multi-Family Housing Count =</i>				432
School Level	Student Yield	Acres	PILO	
Elementary	0.18	0.005	\$475	
Middle	0.05	0.002	\$190	
High	0.05	0.002	\$190	
<i>Totals</i>	<i>0.27</i>	<i>0.009</i>	<i>\$855</i>	
Totals for Development	117	3.89	\$369,360	

<u>Combined</u>
Student Yield
611
Acres
19.37
PILO
\$1,932,300

Please reach out to me if you have any further questions on this development.

Sincerely,

Earl Smith
 Director of Facilities and Construction
 Poudre School District

cc: Cody Bird (Town of Wellington), File



Northern Colorado Water Association

P.O. BOX 415 WELLINGTON, COLORADO 80549 PHONE 568-3975

December 21, 2022

Mr. Thomas Dugan
PineCrest Planning & Design LLC
4225 Westshore Way
Fort Collins, CO 80525

Subject: Sage Farms Annexation & Zoning, Wellington, CO - Water Service

Dear Mr. Dugan:

The Northern Colorado Water Association (NCWA) has reviewed the information you provided relative to the above referenced Annexation and Zoning request. Based on our review, we have determined that it would not be practical for NCWA to serve this development and hereby consent to the Town of Wellington providing potable water service to this proposed subdivision.

Thank you for referring this information to our office. If you have any questions or need anything else from NCWA regarding this matter, please contact me.

Sincerely,

NORTHERN COLORADO WATER ASSOCIATION

Tom Chaffin
General Manager

cc: Ed Cannon, Town of Wellington