Preliminary Design Review Agenda

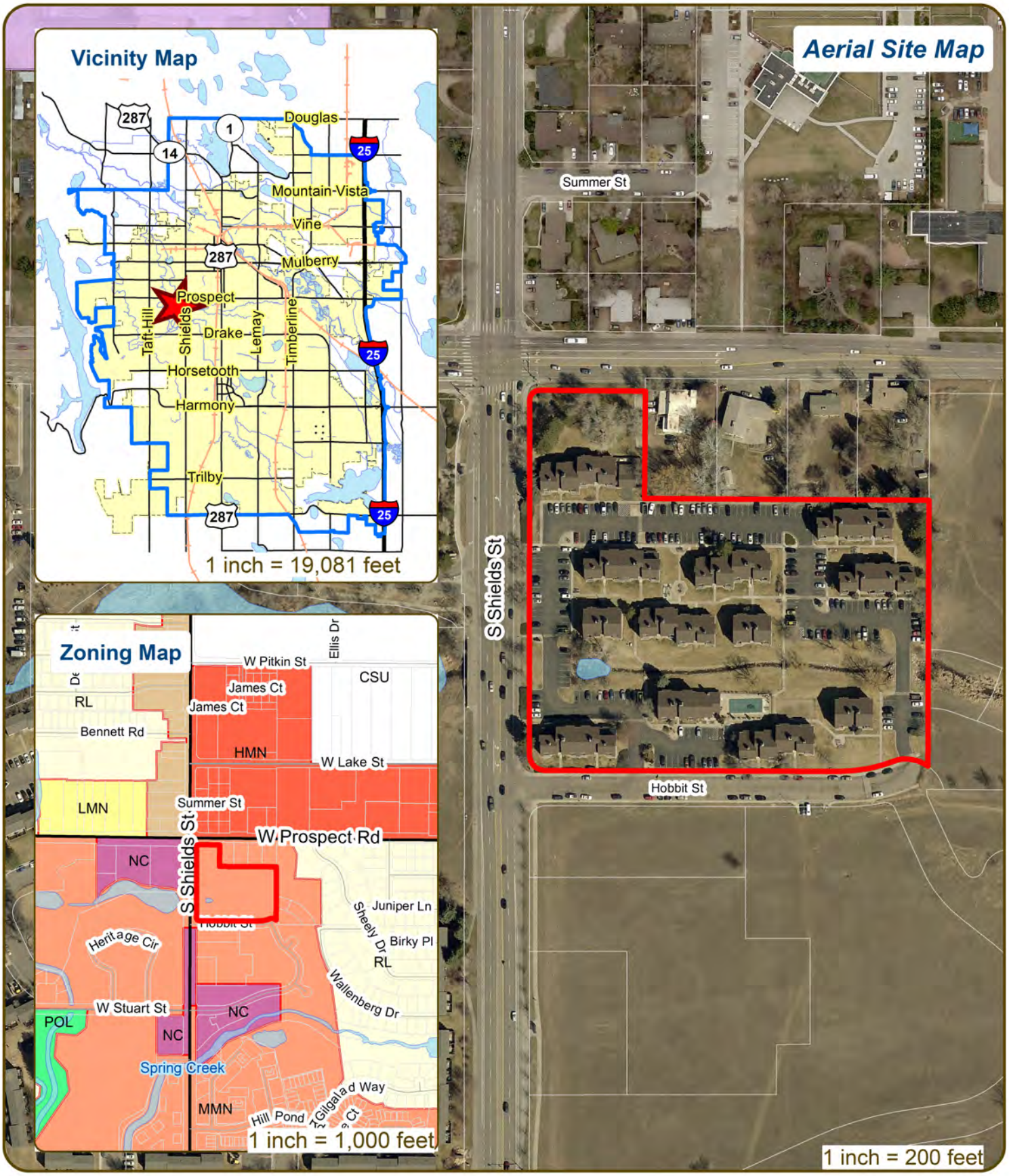
Schedule for 05/12/21

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, May 12, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	**Landmark Apartments Major Amendment** **PDR210008**	Jeffrey Dawson 720-771-0516 jeff@studiodevelopmentservices.com	This is a request for the addition of 72 bedrooms to the existing multi-family development known as the Landmark Apartments located at 1050 Hobbit St (parcel # 9723234001). The additional dwelling units will be created by converting existing 2-bedroom units to 3-bedroom units. The proposal includes the addition of 18 parking stalls to satisfy the parking requirement for the new dwelling units. Access to the site is from Hobbit St to the south. The site is directly east of S Shields St and directly south of W Prospect Rd. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and the proposal is subject to a Major Amendment process which requires a Planning & Zoning Board (Type 2) Review.	**Planner**: Jason Holland **Engineer**: TBD **DRC**: Todd Sullivan

Landmark Apartments
Major Amendment



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City of Fort Collins GIS

City of Fort Collins

Development Review Guide – STEP 2 of 8

PRELIMINARY DESIGN REVIEW: *APPLICATION*

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications **must be submitted to City Staff no later than Thursday at 5:00pm three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff

Date of Meeting _____ **Project Planner** _____

Submittal Date _____ **Fee Paid ($500)** _____

"BOLDED ITEMS ARE REQUIRED" *"The more info provided, the more detailed your comments from staff will be."*

Project Name LANDMARK APARTMENTS

Project Address (parcel # if no address) 1050 HOBBIT ST.

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) JEFF DAWSON (CONSULTANT / OWNERS REPRESENTATIVE

Business Name (if applicable) STUDIO DEVELOPMENT SERVICES

Applicant Mailing Address PO BOX 17983, BOULDER, CO 80308

Phone Number (720) 771-0516 E-mail Address jeff@studiodevelopmentservices.com

Basic Description of Proposal (a detailed narrative is also required) SEE ATTACHED NARRATIVE
ADDITION OF 72 BEDROOMS & 15-19 NEW PARKING SPACES

Zoning M-M-N **Proposed Use** MULTIFAMILY RESID. **Existing Use** MULTIFAMILY RESIDENTIAL

Total Building Square Footage 100,000 S.F. Number of Stories 2.5 Lot Dimensions 1/ACRES APPROX. 450'x600'

Age of any Existing Structures BUILT 1985

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Is your property in a Flood Plain? ☒ Yes ☐ No If yes, then what risk level? NA

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area APPROX. 6000 SF S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

STUDIO
DEVELOPMENT SERVICES

April 23, 2021

Jason Holland
City Planner
Planning and Development Services
City of Fort Collins

Landmark Apartments – Preliminary Design Review for Proposal to Convert 72 Two Bedroom units to Three Bedroom Unit and Add New Parking

Dear Jason,

Thank you for this opportunity to provide you with a summary of how we plan to improve the Landmark Apartments property at 1050 Hobbit Street.

Project Narrative:

(a) What are you proposing/use?
Our remodel of the 1050 Hobbit Street property includes the addition of 72 bedrooms through the conversion of 2-bedroom units to 3-bedroom units. This will require us to add 18 parking spaces to meet the City of Fort Collin's current parking requirements. There are 209 existing parking spaces on the property. We will need 228 spaces to meet current parking requirements. We propose to address this in a few different ways. The first is to add new parking spaces to the property, however, it appears we may have limited locations on the site where we could do this. We have attached a sketch over the existing survey to indicate one location where we may be able to add spaces using a one-way drive and angled parking near the center of the site. It may be possible to add new spaces, but it is unlikely we can add all of the 18 required.

(b) What improvements and uses currently exist on the site?
The existing property includes 120 apartment units in 2.5 to 3-story buildings (the ground floor is partially below grade), asphalt parking lots and landscaping.

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
The parking lot driveways loop through the property with double and single loaded parking stalls. This property generally is independent from the surrounding street system exept where it connects to the apartment project recently built to the east.

(d) Describe site design and architecture.
The existing site design is best described as inwardly-focused and suburban in nature. The 3 story apartment structures do not front on the perimeter rights-of-way and are for the most part walk-up, garden style apartments accessed by exterior stairs. The landscaping includes mature lawn and shrub beds. A creek runs through the center of the site flowing from the west to the east.

(e) How is your proposal compatible with the surrounding area?
We do not intend to modify anything around the perimeter of the site and are only proposing interior improvements to the existing structures. Exterior parking improvements are proposed in the center of the property and will have very limited, if any, impact on the surrounding area. The properties surrounding the site are mostly multifamily residential except for a few remaining single-family homes on Prospect that are currently used for student housing.

(f) Is water detention provided? If so, where? (show on site plan)
There is no detention provided on the property as far as we are aware.

(g) How does the site drain now (on and off site)? Will it change? If so, what will change?
We believe the property drains to the creek, and we do not intend to change that unless it is required as part of our proposed project.

PO Box 17983 | Boulder, CO | 80308 | 720.771.0516
www.studidevelopmentservices.com

(h) What is being proposed to treat run-off?
We are unsure if existing run-off needs to be treated, however, if it is required, we anticipate making improvements to the site to address this requirement. This is one of the major questions we have related to our proposal. We suspect the amount of new impervious area may require us to add water quality or detention areas to the existing property.

(i) How does the proposal impact natural features?
The existing property is fully developed so there is no impact to natural features.

(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
The existing structures are not sprinklered and we don't intend to add sprinklers unless required by code. Our initial analysis indicates sprinklers are not required as a result of our proposed improvements.

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
The existing site may not have enough site area to add all 18-19 parking spaces that would be needed to support the 72 new bedrooms. We believe we could pick up a few parking spaces by restriping a number of the existing parking lots to convert existing standard sized stalls to a maximum of 40% compact spaces on the property. We would like to also propose using a number of Transportation Demand Mitigation (TDM) strategies to reduce demand along with our application requesting approval of a "stand alone" modification through the Major Amendment process. Some of the ideas we've discussed with staff included buying bus passes for residents, implementing a ride-share program, creating a car share program, providing EV charging stations, etc. There may be others we haven't thought of, but we are willing to discuss any ideas the City of Fort Collins staff believe would help mitigate the parking reduction we are proposing.

(l) Have you previously submitted an application?
We submitted a Concept Review application but have not had a meeting with staff yet.

(m) What specific questions, if any, do you want addressed?

- If we exceed 1,000 SF of new impervious area when adding parking spaces to the property, how is the area or volume of storm water detention and/or water quality area determined? Are there any restrictions on where it can be located?
- Would staff support building the one-way driveway and angled parking in the location shown on the attached sketch? We plan to improve this area so the drive and parking would look like a narrow "European-style" street with landscaping, new lighting, attached sidewalks and potentially some enhanced paving in the driveway. To offset the loss of the existing dilapidated amenity areas and site furniture, we would build a larger, more useable amenity area just to the north of the current seating areas.
- What TDM strategies would staff recommend we focus on to mitigate any parking reduction and what additional information or details would staff need from the applicant to review and approve our TDM approach?
- Are there any other challenges staff anticipate that we will need to include with this proposal to add new parking, restripe the existing parking lots to add compact spaces and mitigate any remaining parking with TDM strategies?
- What are the next steps in the entitlement process? What other applications or civil engineering documents are required to complete the application and approval processes?
- What are the fees associated with the improvements proposed?

STUDIO
DEVELOPMENT SERVICES

We appreciate your time and look forward to meeting with you on May 12, 2021. Please don't hesitate to contact me with any questions or comments.

Sincerely,

Jeff Dawson, Principal
STUDIO Development Services

B2231 P1454

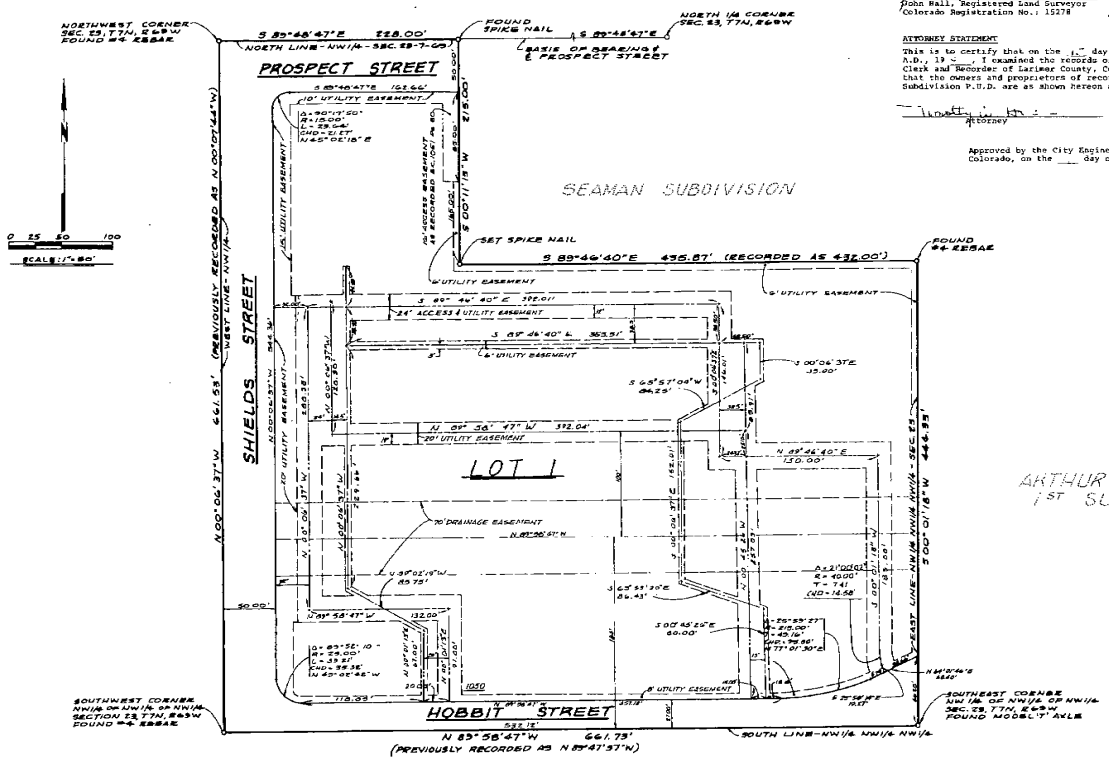
520211

COUNTY OF LARIMER

STATE OF COLORADO

LANDMARK SUBDIVISION P.U.D.

LOCATED IN THE NW 1/4 OF SECTION 23, T 7 N, R 69 W OF THE 6th P.M., LARIMER COUNTY, COLORADO



SURVEYOR'S CERTIFICATE

I, John Hall, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Landmark Subdivision, P.U.D. truly and correctly represents the results of a survey made by me or under my supervision.

John Hall, Registered Land Surveyor
Colorado Registration No.: 15278

ATTORNEY STATEMENT

This is to certify that on the 1st day of _____, A.D., 19 __, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado, and established that the owners and proprietors of record of the Landmark Subdivision P.U.D. are as shown hereon as of this date.

Attorney

Approved by the City Engineer for the City of Fort Collins, Colorado, on the ___ day of _____, 19 __.

City Engineer

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS:

Know all men by these presents: that the undersigned, being the owners and proprietors of the following described land, namely --

A parcel of land located in the NW ¼ of Section 23, T7N - R69W of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, being that parcel of land as described on Page 979 of Book 1574 of the Larimer County Records being more particularly described as follows:

Considering the North line of said NW ¼ as bearing S 89°48'47" E and with all bearings contained herein relative thereto, and commencing at the NW corner of said Section 23, the True Point of Beginning of this description; thence along said North line S 89°48'47" E 228.00 feet to the westerly line of the Plat of the Seaman Subdivision, as recorded with the Clerk and Recorder of Larimer County; thence along the westerly and southern boundaries of said Plat of Seaman Subdivision the following two courses: S 00°11'13" W 215.00 feet; thence S 89°46'40" E 435.87 feet (recorded as 432.00 feet on page 479, Book 1574) to the East line of the NW ¼ of the NW ¼ of the NW ¼ of said Section 23; thence along said East line S 00°01'18" W 444.33 feet to the SE corner of the said NW ¼ of the NW ¼ of the NW ¼; thence along the South line of the said NW ¼ of the NW ¼ of the NW ¼ N 89°58'47" W 661.73 feet to the SW corner of the said NW ¼ of the NW ¼ of the NW ¼; thence along the West line of said NW ¼ of Section 23, N 0°06'37" W 661.53 feet to the True Point of Beginning.

Containing 7.895 acres more or less and being subject to all easements and rights-of-way now on record or existing or indicated on this plat -- have caused the same to be surveyed and subdivided as shown on this plat to be known as Landmark Subdivision P.U.D. and do hereby dedicate and convey to and for public use, forever hereafter, the easements and rights-of-way as are laid out and designated on this plat. The Surveyor has performed no further easement search than that indicated on this plat.

N. Rolle Walker, Owner

STATE OF COLORADO)
ss:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 19 __, A.D., by N. Rolle Walker.

My notarial commission expires: _____

Notary Public

Colorado National Bank - Exchange

(title)

STATE OF COLORADO)
ss:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 1st day of _____, 19 __, A.D., by _____, for Colorado National Bank - Exchange.

My notarial commission expires: _____

Notary Public

Katherine H. Watts

STATE OF COLORADO)
ss:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 1st day of _____, 19__, A.D., by Katherine H. Watts.

My notarial commission expires: _____

Notary Public

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 26th day of _____, 19 81.

Secretary of Planning and Zoning Board

SEAL

PREPARED BY: ENGINEERING PROFESSIONALS INC., 2020 AIRWAY AVENUE, FORT COLLINS, COLORADO 80524

DWN. BY: H.B. DATE: SEPT. 1982 JOB No.: 83-3

L-54 1211

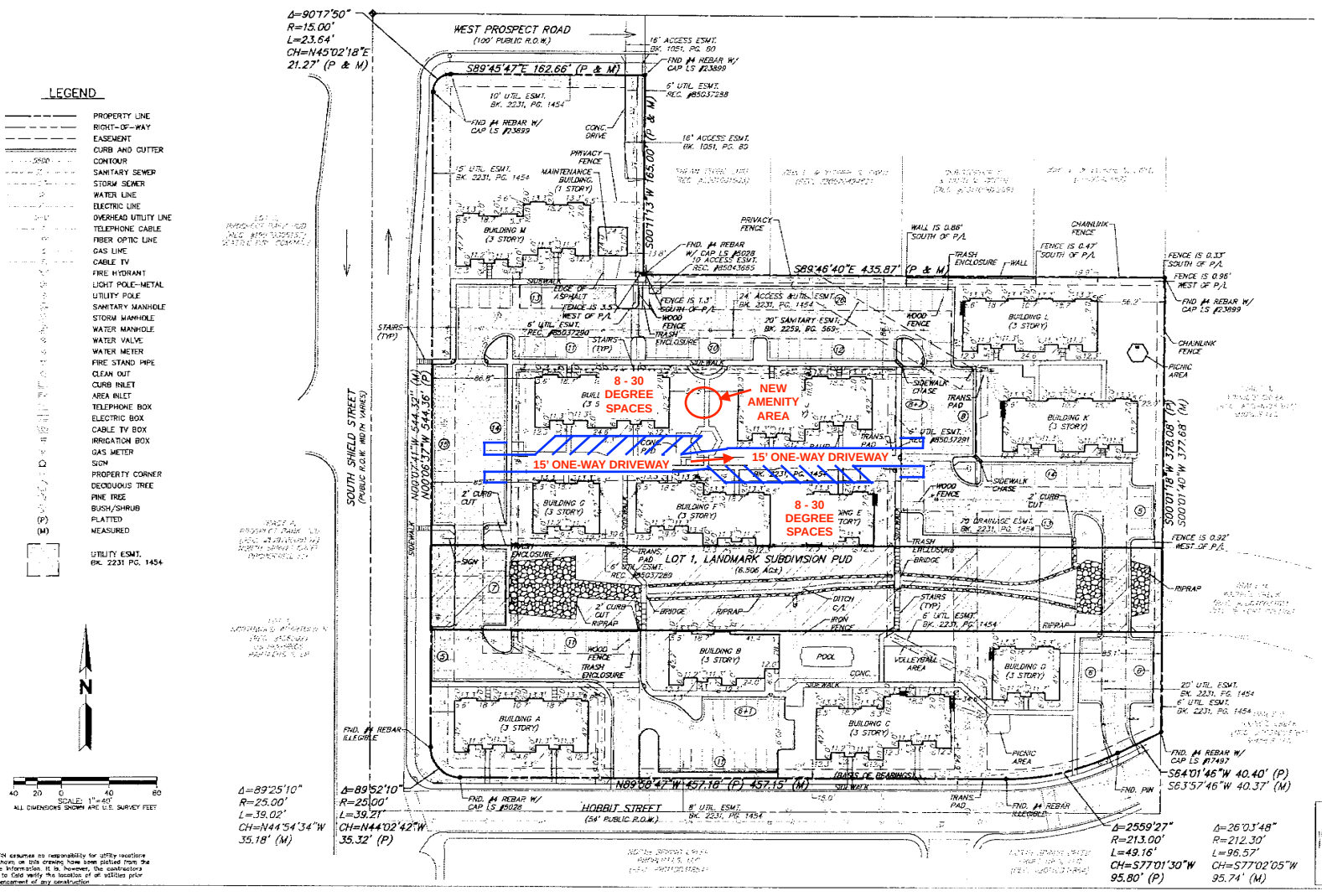
L-212 1/1

ALTA/ACSM LAND TITLE SURVEY

LANDMARK APARTMENTS

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO

SHEET 2 OF 3



NOTE:

PROPERTY ADDRESS IS 1050 HOBBIT STREET, FORT COLLINS, COLORADO 80526.

REV. JANUARY 22, 2015
REV. JANUARY 20, 2015
REV. JANUARY 15, 2015
DECEMBER 19, 2014

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTIN-MARTIN.COM
SURVEYS@MARTIN-MARTIN.COM

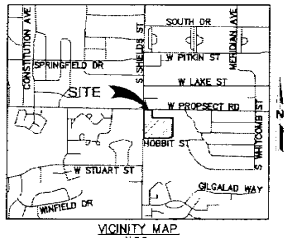
MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

Project Manager: K. Hobbs
Surveyed By: DM / RD
Location: N:\Projects\2012\...
Drawn By: Karen
Job Number: 12-0343
Sheet Number: 2 OF 3
Plot Date: 12/12/2014
Plot Author: ...

ALTA/ACSM LAND TITLE SURVEY

LANDMARK APARTMENTS

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOT 1, LANDMARK SUBDIVISION P.U.D., COUNTY OF LARIMER, STATE OF COLORADO.

NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5509-2254869, WITH AN EFFECTIVE DATE OF JANUARY 08, 2015 AT 5:00 P.M.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THERE ARE NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
4. THERE ARE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING REPAIRS.
5. THERE ARE NO BUILDING ENCROACHMENTS ON OR OFF OF THE PROPERTY.
6. THERE ARE NO BUILDING ENCROACHMENTS ONTO ANY EASEMENTS. THERE ARE SITE IMPROVEMENTS WITHIN THE EASEMENTS AS SHOWN ON THE SURVEY.
7. NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

TITLE COMMITMENT SCHEDULE B-II EXCEPTIONS

7. PROPERTY IS SUBJECT TO THE RIGHT OF WAY FOR UNDERGROUND DRAIN DITCH GRANTED TO EDWIN S. BUMSTEAD BY ORA E. LONG IN THE AGREEMENT RECORDED MAY 14, 1906 IN BOOK 214 AT PAGE 334 AND AGREEMENT RECORDED JUNE 14, 1906 IN BOOK 214 AT PAGE 392, IN WHICH THE SPECIFIC LOCATION IS NOT DEFINED. (NOT PLOTABLE)
8. PROPERTY IS SUBJECT TO THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE RECORDED AUGUST 22, 1973 IN BOOK 1568 AT PAGE 693. (BLANKET)
9. PROPERTY IS SUBJECT TO THE RIGHT OF WAY INCLUDING INGRESS AND EGRESS AND DRIVEWAY PURPOSES GRANTED TO LEROY A. ACKERMAN AND LAURINE F. ACKERMAN IN THE DEED RECORDED AUGUST 31, 1957 IN BOOK 1051 AT PAGE 80 AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN. (SHOWN)
10. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT DATED FEBRUARY 24, 1983 AS EVIDENCED BY NOTICE RECORDED AUGUST 5, 1983 IN BOOK 2231 AT PAGE 1455. (BLANKET)
11. PROPERTY IS SUBJECT TO THE SITE AND LANDSCAPE COVENANTS BETWEEN LANDMARK, LTD AND THE CITY OF FORT COLLINS FOR LANDMARK P.U.D. TO GUARANTY THAT PROPERTY BE DEVELOPED AND LANDSCAPED IN DESIRABLE CONDITION, RECORDED AUGUST 5, 1983 IN BOOK 2231 AT PAGE 1457. (NOT PLOTABLE)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

12. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE WATER DETENTION AGREEMENT BY AND BETWEEN ROBERT A. YOUNG AND LYNN YOUNG AND LANDMARK LIMITED RECORDED NOVEMBER 10, 1983 IN BOOK 2245 AT PAGE 1160. (NOT PLOTABLE)
13. PROPERTY IS SUBJECT TO AN EASEMENT FOR RIGHT OF WAY SANITARY SEWER MAIN PURPOSES AND INCIDENTAL PURPOSES GRANTED TO CITY OF FORT COLLINS BY M. ROLLE WALKER BY THE INSTRUMENT RECORDED FEBRUARY 15, 1984 IN BOOK 2259 AT PAGE 589. (SHOWN)
14. PROPERTY IS SUBJECT TO A SIX FOOT EASEMENT FOR UTILITY PURPOSES GRANTED TO MOUNTAIN BELL AND COLUMBINE CABLE VISION BY LANDMARK APARTMENTS LTD. BY THE INSTRUMENT RECORDED JULY 31, 1985 AT RECEPTION NO. 85037288. (SHOWN)
15. PROPERTY IS SUBJECT TO A SIX FOOT EASEMENT FOR UTILITY PURPOSES GRANTED TO CITY OF FORT COLLINS, MOUNTAIN BELL AND COLUMBINE CABLE VISION BY LANDMARK APARTMENTS, LTD. BY THE INSTRUMENT RECORDED JULY 31, 1985 AT RECEPTION NO. 85037289. (SHOWN)
16. PROPERTY IS SUBJECT TO A SIX FOOT EASEMENT FOR UTILITY PURPOSES GRANTED TO MOUNTAIN BELL AND COLUMBINE CABLE VISION BY LANDMARK APARTMENTS, LTD. BY THE INSTRUMENT RECORDED JULY 31, 1985 AT RECEPTION NO. 85037290. (SHOWN)
17. PROPERTY IS SUBJECT TO A SIX FOOT EASEMENT FOR UTILITY PURPOSES AND INCIDENTAL PURPOSES GRANTED TO CITY OF FORT COLLINS AND MOUNTAIN BELL BY LANDMARK APARTMENTS, LTD. BY THE INSTRUMENT RECORDED JULY 31, 1985 AT RECEPTION NO. 85037291. (SHOWN)
18. PROPERTY IS SUBJECT TO A TEN FOOT ACCESS EASEMENT FOR INGRESS AND EGRESS GRANTED TO JOSHUA KEITH RICHARDSON BY LANDMARK APARTMENTS, LTD., RECORDED AUGUST 30, 1985 AT RECEPTION NO. 85043665. (SHOWN)
19. INTENTIONALLY DELETED.
20. PROPERTY IS SUBJECT TO THE BROADBAND EASEMENT AND RIGHT OF ENTRY AGREEMENT FOR CABLEVISION EQUIPMENT INSTALLATION, MAINTENANCE, MARKETING AND REMOVAL RECORDED NOVEMBER 4, 1997 AT RECEPTION NO. 97072706. (BLANKET)
21. REFERS TO THIS SURVEY
22. PROPERTY IS SUBJECT TO THE NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF LANDMARK SUBDIVISION P.U.D. RECORDED AUGUST 5, 1983 IN PLAT BOOK 2231 AT PAGE 1454. (SHOWN)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF LOT 1, LANDMARK SUBDIVISION P.U.D. RECORDED IN BOOK 2231 AT PAGE 1457 AS MONUMENTED BY A FOUND #4 REBAR WITH CAP, LS #5028 AT THE WEST END AND A FOUND #4 REBAR LS # ILLEGIBLE AT THE EAST END BEARING N89°58'47"W.

PARKING

THERE ARE 203 REGULAR PARKING SPACES AND 3 HANDICAP SPACES. FOR A TOTAL OF 208 PARKING SPACES.

NOTE: THERE ARE 5 ADDITIONAL REGULAR PARKING SPACES BEING USED FOR TRASH ENCLOSURES.

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF LARIMER, STATE OF COLORADO, PANEL NUMBER 08069C0978G, DATED MAY 02, 2012.

ZONING / SETBACKS

PROPERTY IS ZONED M-M-N (MEDIUM DENSITY MIXED USE NEIGHBORHOOD DISTRICT)

NO SETBACKS REQUIREMENTS – PER APPROVED SITE PLAN

PER PZR REPORT PREPARED BY THE PLANNING & ZONING RESOURCE CORPORATION DATED DECEMBER 18, 2014

INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF _____, 20___ AT _____ .M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) _____ RECEPTION NUMBER _____.

SURVEYOR'S CERTIFICATION

TO: LANDMARK HOUSING, LLC, AN OHIO LIMITED LIABILITY COMPANY, CBBE CAPITAL MARKETS, INC, FEDERAL HOME LOAN MORTGAGE CORPORATION, MOSS & BARNETT, AND RESPECTIVE SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 10(a), 11(a), 13, 16, 18 AND 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2014.

DATE OF MAP JANUARY 20, 2015

RICHARD A. NOBBE
PLS # 23899

NOTICE

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

REV. JANUARY 22, 2015
REV. JANUARY 20, 2015
REV. JANUARY 15, 2015
DECEMBER 18, 2014

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN: 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

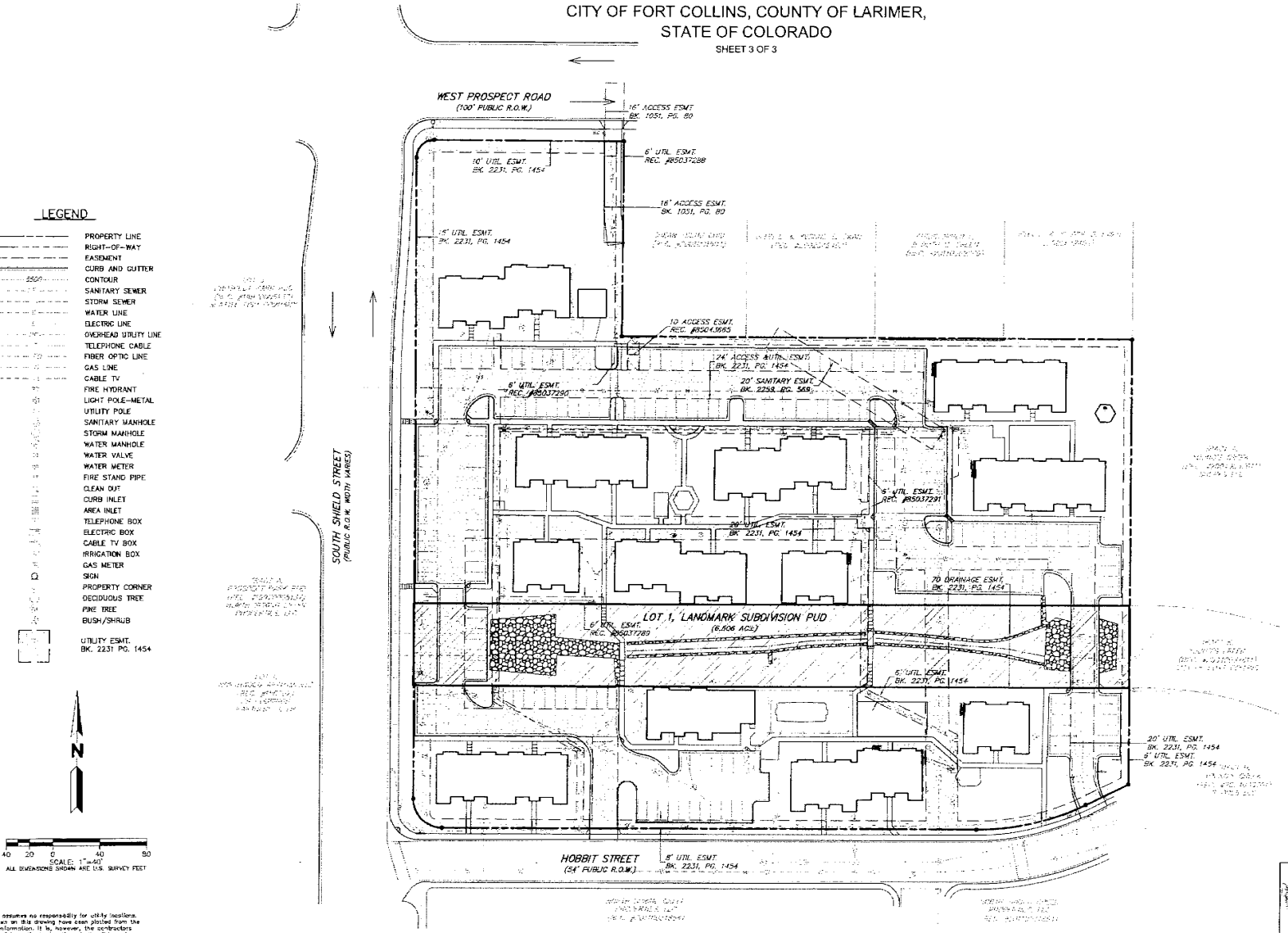
Plot Date:
Project Manager:
Drawn By:
Surveyed By:
Job Number:
Sheet Number:
Location:

ALTA/ACSM LAND TITLE SURVEY

LANDMARK APARTMENTS

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO

SHEET 3 OF 3



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- CURB AND GUTTER
- CONTOUR
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- ELECTRIC LINE
- OVERHEAD UTILITY LINE
- TELEPHONE CABLE
- FIBER OPTIC LINE
- GAS LINE
- CABLE TV
- FIRE HYDRANT
- LIGHT POLE-METAL
- UTILITY POLE
- SANITARY MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE STAND PIPE
- CLEAN OUT
- CURB INLET
- AREA INLET
- TELEPHONE BOX
- ELECTRIC BOX
- CABLE TV BOX
- IRRIGATION BOX
- GAS METER
- SIGN
- PROPERTY CORNER
- DECIDUOUS TREE
- PINE TREE
- BUSH/SHRUB
- UTILITY ESMT. BK. 2231 PG. 1454

N

40 20 0 40 80
SCALE: 1"=40'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

REV. JANUARY 22, 2015
REV. JANUARY 20, 2015
REV. JANUARY 15, 2015
DECEMBER 19, 2014

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Project Manager:
Drawn By:
Surveyed By:
Plot Date:
Location:
Job Number:
Sheet Number: