

Preliminary Design Review Agenda

Schedule for 07/28/21

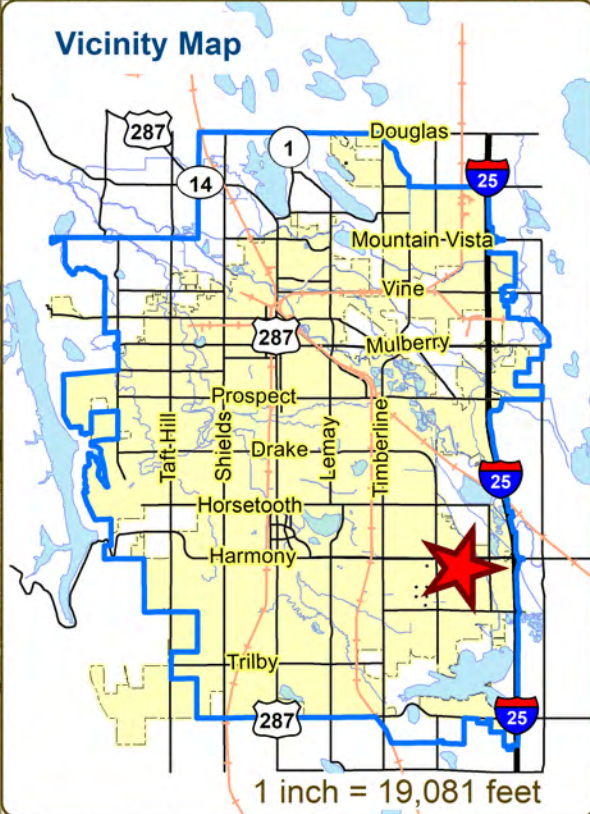
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, July 28, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	3733 E Harmony Rd – Balfour Senior Living Development PDR210011	Chris Smith 303-895-7376 csmith@balfourcare.com	This is a request to develop approximately 5 acres into a senior living community with approximately 220 multi-family dwelling units for independent living, assisted living, and memory care at 3733 E Harmony Rd (8604000018). The primary building proposed on the site is approximately 250,000 sf and 4-5 stories in height. The proposal includes 56 vehicle parking spaces. The applicant intends to preserve the existing historic structures on site (2 cottages, 1 barn). Additionally, a central courtyard, event lawn, walking loop, and memory care garden are proposed as site amenities. Access is proposed from Cinquefoil Ln directly to the west. The site is directly south of E Harmony Rd and approximately .2 miles west of Strauss Cabin Rd. The project is within the Harmony Corridor (HC) zone district and would be subject to a Planning & Zoning Commission (Type 2) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Brandy Bethurem Harras

3733 E Harmony Rd Balfour Senior Living

Vicinity Map



Aerial Site Map



Zoning Map



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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 Wednesday 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 _____

Project Address (parcel # if no address) _____

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ **E-mail Address** _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ **Proposed Use** _____ **Existing Use** _____

Total Building Square Footage _____ **S.F. Number of Stories** _____ **Lot Dimensions** _____

Age of any Existing Structures _____

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? _____

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

Increase in Impervious Area _____ **S.F.**

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



SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations



BALFOUR SENIOR LIVING

FORT COLLINS, COLORADO

July 7, 2021

PRELIMINARY DESIGN REVIEW SUBMITTAL





Date: July 7, 2021

To: City of Fort Collins, Community Development and Neighborhood Services

From: Balfour Senior Living and DTJ DESIGN, Inc.

Re: Project Narrative and Site Plan Summary Supplement to PDR submittal

Project Narrative

(a) What are you proposing/use?

- i. This project will be a full continuum senior care community.
- ii. It will be approximately 220 units and 250,000 square feet, which adequately meets the density requirement for having a minimum of 7 units per acre as required by the Harmony Corridor District.
- iii. Along Harmony Road, we are conceptualizing a collection of spaces in the theme of agricultural/ agrarian architectural forms, with a northwest corner direct connection to the refurbished barn.
- iv. Landscape design and outdoor features will celebrate historic roots of the site/ area, with design focused on historic water conveyance and riparian areas along Harmony Road.
- v. Intent of the vertical massing of the project will be to step the building away from Harmony Road. While still early in development, preliminary massing along Harmony will be 2-4 stories, the east side of the project will be 3-5 stories and the south side the project will be 4-5 stories.

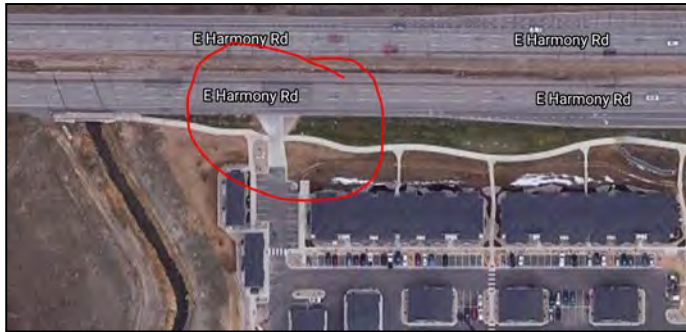
(b) What improvements and uses currently exist on the site?

- i. Three (3) abandoned structures and former farm field.
- ii. There are also three-sided livestock run in sheds on the southwest portion of the site.

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

- i. The proposed use-type (senior care) is demonstrated to produce less traffic than most other commercial real estate types.
- ii. Cinquefoil will be the main public auto access and emergency access only will be located off Harmony Road. (See photos A and B below)
- iii. Parking demand will be based on the senior care use-type proposed. We intend to right size parking in keeping with Balfour's other Colorado projects.
- iv. Pedestrian connections will connect the campus to pedestrian circulation along the ditch and Harmony Road.
- v. These strategies align well with adjacent uses and places the emphasis on architecture and landscape design.

[Photo A](#)



[Photo B](#)



- (d) Describe site design and architecture.
- Our shared vision with the Harmony Corridor Guidelines is to embrace the agrarian roots of Ft. Collins by showcasing a village of preserved structures around a central lawn. Architectural character will relate to the existing building and the agrarian roots of the region.
 - Site design will focus on the history of the area and the “story” of water conveyance in northern Colorado.
 - Areas along Harmony will follow the guidelines of the Harmony Corridor with riparian features as water quality elements.
- (e) How is your proposal compatible with the surrounding area?
- We intend to preserve and augment the natural, agrarian landscape design within the setback along Harmony Road, which aligns well with the Harmony Corridor District guidelines.
 - Vehicular entrances on Cinquefoil will be aligned approximately with the existing entrances to the Banner Medical center on the opposite side of the road.
 - We are proposing no vehicular circulation along the east side of the proposed buildings, which allows the site design here to create the desired “natural habitat buffer” and resident outdoor spaces.
- (f) Is water detention provided? If so, where? (show on site plan)
- Drainage of site will be two-pronged with 1) surface detention in a proposed pond behind the eastern leg of the building and adjacent to the Fossil Creek Reservoir, and 2) underground storage underneath the southern access drive. Both are planned to drain to a single discharge into the Fossil Creek Ditch running along the eastern boundary of the site.
- (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
- The site is in the East Harmony portion of McClelland’s Creek Basin.
 - Currently the site drains to the east and runs into the Fossil Creek Ditch bordering the site; there are no significant offsite areas currently draining to the site.
 - This plan proposes to follow the historic drainage pattern of the site but detain storm water onsite and control the release into the ditch.

- iv. The proposed release rate will be equivalent to the historic two-year flows from the site.
- v. The allowed release rate for the 100-year storm in this area is 0.5 cfs/acre, or total 2.5 cfs.
- vi. This will be a reduced rate from the historic 100-year release rates.

(h) What is being proposed to treat run-off?

- i. A Low Impact Development (LID) requirement applies to the property.
- ii. We are proposing to make at least 25% of the proposed pavement on the site pervious, like permeable pavers and/or grass pavers (emergency access road along the northern edge of the building).
- iii. In addition, a minimum of 50% of the newly added impervious area will be directed towards linear bio-retention areas within the setback from Harmony Road. Any drainage running to those bioretention facilities will be piped to the above-ground storage at the southeast corner of the site and discharge into the Fossil Creek Ditch.

(i) How does the proposal impact natural features?

- i. The project currently intends to preserve the three (3) existing structures on the northwest portion of the site, preserve healthy existing trees in this area, and blend edges of the project into the context along the east ditch and Harmony Road.

(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

- i. Proposed new construction will be fully sprinklered.
- ii. No fire sprinklers exist in the existing structures.
 - 1. No fire sprinklers are proposed for the western most structures.
 - 2. Fire sprinklers may be added in the eastern (barn structure). This is currently under review.

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

- i. The preservation requirements/limitations for the existing structures and the health of the existing trees intended for preservation.
- ii. There are five trees located onsite and that appear to be over 50 years old (see photo). Pending the health of the trees that will be assessed by the city arborist, Balfour's corporate policy is to protect and preserve trees when possible.
- iii. Application will be made to the North Poudre Irrigation Company for a detention basin outfall into the Fossil Creek Ditch.



(l) Have you previously submitted an application? No.

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

- iv. What, if any, offsite/ROW improvements will be required?
- v. What are the requirements for the proposed emergency access of Harmony Road?

- vi. Will grading be allowed over the existing water transmission main running along Harmony Road? If so, is there a maximum grade change allowed?
- vii. What funds are available through the city and/ or state to assist in restoring the existing structures?
- viii. Will a garden-level count as a story?
- ix. Are there setbacks or screening requirements along the south property line?
- x. Please advise on tree replacement requirements.
- xi. Can the proposed emergency access on the north side of the building, or portions thereof, be in the 80' Harmony Road setback?
- xii. The development phasing PDF is helpful. How has the covid environment affected timing for the overall process?
- xiii. There appear to be several utilities along Harmony Road that will impact site design. What detailed information, if any, is available through the City of Fort Collins? Is there information related to buried depths?
- xiv. What variances, if any, should we anticipate for this project?
- xv. Please confirm this project will be classified as an Institutional Use.
- xvi. This property was burdened with an easement on June 23, 2008. The District covenanted and agreed to provide 2 – 8" connections to the proposed waterline at the time of construction of the proposed waterline. Connections will be installed at no cost to the Grantor and there shall be no future connection fees associated with these connections assessed to the Grantor per the agreement. See Easement and Right-of-Way Agreement, Page 3, Paragraph G. Please confirm.
- xvii. The property was burdened with a cost sharing agreement on June 20, 2016. It shows that this property owes \$47,420.02 plus an adjustment for inflation based on the construction cost index for Denver, Colorado, as published monthly by "Engineering News Record." Please confirm.

Site Plan

- (a) Project site boundary and adjacent property uses.
 - i. See ALTA.
- (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - i. See Circulation Plan of submittal package.
- (c) Existing and proposed landscaping (Will trees be removed?)
 - i. There are several existing, mature deciduous trees that the site plan intends to preserve, assuming they are in good health. See sheet ALTA Sheet 2 of 2 of submittal package.
- (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - i. The two farmhouse structures will remain in place, will be restored, and converted to cottages. This includes not moving the two farmhouses from within current setback shown on survey.
 - ii. The barn structure will be restored and connected to the proposed buildings with exact use to be determined.
 - iii. See Proposed Site Plan of submittal package.
- (e) Existing natural features (Will these be impacted by the proposal?)
 - i. Except for the previously noted trees, there are no natural features.
 - ii. See Proposed Site Plan of submittal package.
- (f) On and offsite improvements.
 - i. We do not intend to show any offsite improvements beyond the two entrances on Cinquefoil.
 - ii. If there are any required offsite improvements, please advise.

- (g) Location of detention, drainage and water quality features
 - i. See Grading, Utility & Stormwater Plan of submittal package.
- (h) Emergency vehicle access and fire hydrant locations.
 - i. See Emergency Circulation Plan of submittal package.

Attachments included with PDR Application:

Preliminary Design Review Submittal PDF dated July 7, 2021.

- 1) Cover
- 2) Balfour Company Information
- 3) History & Theming
- 4) Existing Structures
- 5) Proposed Site Plan
- 6) ALTA/NSPS Land Title Survey- Sheet 1 of 2
- 7) ALTA/NSPS Land Title Survey- Sheet 2 of 2
- 8) Circulation Plan
- 9) Grading, Utility and Stormwater Plan
- 10) Emergency Circulation Plan



About Balfour

Founded in 1997,
privately held and
headquartered in
Louisville, Colorado.

Largest
owner-operator of
senior housing in
Colorado.

Balfour makes
long-term investments
in our properties
and in our
communities.





Regional Examples

Longmont, CO

Ann Arbor, MI

Littleton, CO

Louisville, CO





Adaptive Reuse & Historical Preservation

Moffat Station
Riverfront Park, CO
Nationally registered historic landmark
catalog.archives.gov

Mitton House
Brookline, MA
Presently under restoration





Social Responsibility

Nearly 1,000 employees
strong.

Our communities welcome
and respect differences that
include age, race, gender,
religion, sexual orientation,
language and cultural
background.

Active participation and
engagement with local
non-profit and arts
organizations.

Community-wide events
hosted regularly on-site





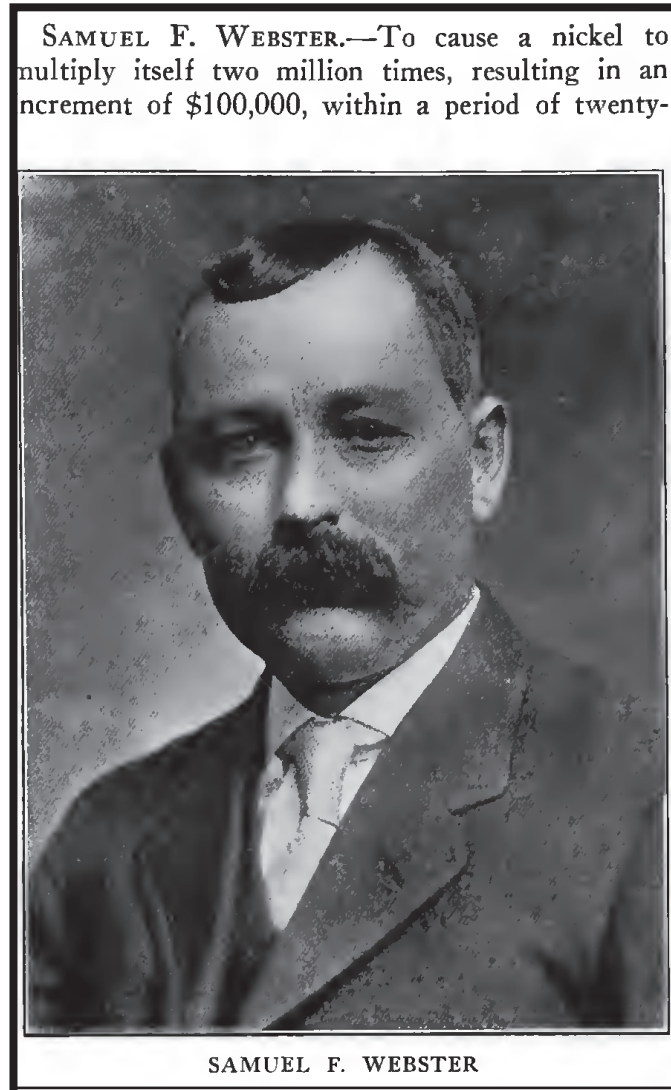
Irrigation Fort Collins 1969



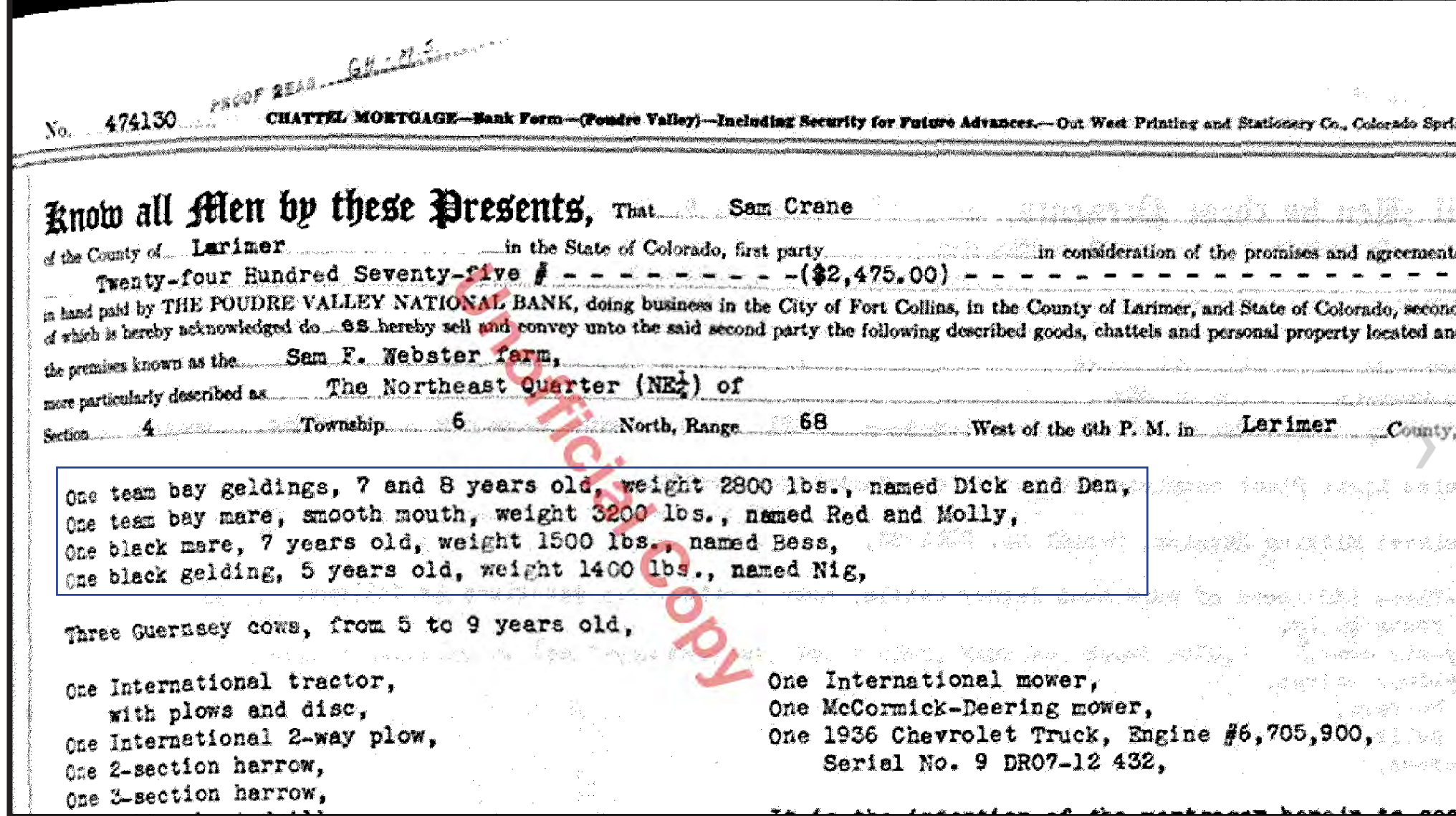
Irrigation Ditch for Farming



Water



SAMUEL F. WEBSTER



Fort Collins Farming History

Fort Collins General History

1. Water was the lifeblood of Fort Collins Farmers. Water shortages were common, water rights were hard to obtain, and yet, access to water was crucial. Farmers had to adapt quickly- dealing with changing winds, water, weather, and the unpredictable movements in life. It is in their invention, discovery, and grit- that remind us of how to nimbly convert so called impediments into successes.

SF Webster, an owner of the site from the early 1890s to 1940 approx.

1. He is considered to be one of the most successful farmers and businessmen of his time according to local newspapers.
2. He made his livelihood off of farming alfalfa, corn, wheat, beets, barley, oats, and raising sheep. Not only that, but in 1911 he risked it all in a lawsuit against the Pacific Railroad for inhumane treatment of his 4,500 sheep - which went 73 consecutive hours without food or water on the way to Chicago to be sold. Few farmers would dare to sue the powerhouse railroad company which served as a farmers primary transportation method for their crops or animals to be sold.
4. In his bill of sale in 1940, he listed amongst his assets the names of his Mares –Red and Molly, and Geldings - Dick and Dan.

Building History

Atop Harmony Rd sits 3 buildings which provide us with clues into the past of what transpired on these lands over 100 years ago.

1. In the upper image, the masonry brick structure, built in 1899 - architecturally dignified unlike typical farm houses, represents an era & bursting agricultural economy of Fort Collins due to migrants seeking work in the sugar beet industry.
2. This farmhouse has remained relatively the same throughout its life.
3. The lower barn structure, we think was converted into living quarters between 1950 and 1970.

The Expression

Our design drivers are to reflect the stories of the site's historical figures & everchanging eras, to celebrate the agrarian cycles culminating in a harvest ceremony & to cherish water as it represents the journey & movement of life.



A Pioneer and Farmer's Legacy



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

FARMHOUSE

est. circa 1899



1950



1970



1976



2021

FARMHOUSE

est. circa 1915



1950



1970



1976



2021

BARN

est. circa 1921



1950



1970



1976



2021

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF LARIMER, COLORADO

GENERAL NOTES

- IMPROVEMENTS AND FEATURES SHOWN HEREON WERE LOCATED BY BOWMAN CONSULTING DURING THE MONTH OF JUNE 2021. UTILITIES SHOWN ARE BASED ON FOUND MARKINGS OBSERVED BY SURVEYOR WHILE ON SITE.
- NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY 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 THE CERTIFICATION SHOWN HEREON.
- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE STATEMENT HEREON. THE STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LAST FIELD INSPECTION OF THIS SITE BY THE SURVEYOR WAS ON JUNE 04, 2021.
- BASIS OF BEARINGS: BEARINGS ARE BASED THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. BEARING NORTH 00°00'00" EAST, AS MONUMENTED AT THE NORTH 1/4 CORNER BY A 3.25" ALUMINUM CAP, PARTIALLY ILLEGIBLE, AND MONUMENTED AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP, PARTIALLY ILLEGIBLE
- BENCHMARK USED: NGS BM Y401
ELEVATION: 4971.96 US SURVEY FEET (NAVD 88 DATUM).
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF LARIMER, COLORADO.
- STANDARD OF CARE - SURVEYING SERVICES PROVIDED BY BOWMAN CONSULTING TO COMPLETE THIS ALTA/NSPS LAND TITLE SURVEY WAS PERFORMED IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES INCLUDING STANDARD OF CARE AT THE TIME THE SERVICES WERE PROVIDED.
- ALL LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL 08069C0994F, EFFECTIVE DECEMBER 19, 2006, THE SURVEYED LAND IS WITHIN "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD.

TITLE COMMITMENT LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, WHICH CONSIDERING THE NORTH LINE OF SAID NORTHEAST 1/4 AS BEARING DUE WEST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF COLORADO HIGHWAY NO. 68 WHICH BEARS EAST 957.10 FEET, AND AGAIN SOUTH 02 DEGREES 03 MINUTES 30 SECONDS EAST 30.02 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 4, AND RUN THENCE EAST 492.28 FEET ALONG SAID SOUTH LINE; THENCE ALONG THE WEST LINE OF FOSSIL CREEK INLET DITCH, SOUTH 25 DEGREES 39 MINUTES EAST 252.55 FEET, AND AGAIN SOUTH 00 DEGREES 52 MINUTES EAST 159.23 FEET; THENCE WEST 590.11 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 30 SECONDS WEST 387.12 FEET TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

TITLE COMMITMENT NOTES

THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BOWMAN CONSULTING TO DETERMINE OWNERSHIP OF THIS PROPERTY, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT PROPERTIES, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BOWMAN CONSULTING RELIED UPON TITLE COMMITMENT FILE NO. 100-N0032743-010-TO2, PREPARED BY FIDELITY NATIONAL TITLE, EFFECTIVE DATE MAY 19, 2021. P.M. THE FOLLOWING COMMENTS ARE IN REGARDS TO SAID TITLE COMMITMENT. THE NUMBERS IN OUR TITLE COMMITMENT NOTES CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, BOWMAN CONSULTING DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEE OR ASSESSMENT DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. THIS SURVEY SHOWS OR OTHERWISE ADDRESSES ONLY THE GEOGRAPHIC LOCATION OF ANY IDENTIFIABLE PROPERTY DESCRIPTION CONTAINED IN THOSE DOCUMENTS.

SCHEDULE B-1 OF THE ABOVE TITLE COMMITMENT CONTAINS REQUIREMENTS REGARDING LIENS, TAXES, MORTGAGES AND LEASES THAT WERE NOT EXAMINED OR ADDRESSED BY BOWMAN CONSULTING.

- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
[NOT A SURVEY RELATED ITEM]
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
[NOT A SURVEY RELATED ITEM]
- ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.
[NOT A SURVEY RELATED ITEM]
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
[NOT A SURVEY RELATED ITEM]

TITLE COMMITMENT NOTES CONTD.

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOTE:THE ABOVE EXCEPTION WILL NOT APPEAR ON POLICIES WHERE CLOSING AND SETTLEMENT HAS BEEN PERFORMED BY THE COMPANY.
[NOT A SURVEY RELATED ITEM]
- WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
[NOT A SURVEY RELATED ITEM]
- ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. NOTE: THIS TAX EXCEPTION WILL BE AMENDED AT POLICY UPON SATISFACTION AND EVIDENCE OF PAYMENT OF TAXES.
[NOT A SURVEY RELATED ITEM]
- ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES.
[NOT A SURVEY RELATED ITEM]
- RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 5, 1887 RECORDING NO: BOOK 32 AT PAGE 133 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
[NOT A SURVEY RELATED ITEM]
- COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT CONTAIN A REVERTER CLAUSE AND A THIRTY (30) FOOT NONEXCLUSIVE RIGHT OF WAY FOR ROAD PURPOSES OVER AND ACROSS THE WEST BOUNDARY OF THE PROPERTY AND A RIGHT OF WAY TEN (10) FEET IN WIDTH FOR AN IRRIGATION DITCH, LOCATION NOT SPECIFICALLY DEFINED AS CONTAINED IN THE DEED AS SET FORTH BELOW: RECORDING DATE: OCTOBER 7, 1974 RECORDING NO.: BOOK 1620 AT PAGE 232.
[30' EASEMENT AS SHOWN ON SURVEY, 10' ROW BLANKET IN NATURE AND NOT ABLE TO BE SHOWN]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NOTICE OF UNDERGROUND FACILITIES OF POUDRE VALLEY RURAL ELECTRIC ASSOCIATION, INC. AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 16, 1984 RECORDING NO.: RECEPTION NO. 597617
[NOT A SURVEY RELATED ITEM]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 192, 1984, AND ORDINANCE NO. 193, 1984, REGARDING ANNEXATION AS SET FORTH BELOW: RECORDING DATE: JANUARY 29, 1985 RECORDING NO.: RECEPTION NO. 854762 AND RECEPTION NO. 854763 SMITH ANNEXATION MAP: RECORDING DATE: JANUARY 29, 1985 RECORDING NO.: RECEPTION NO. 894761 AFFIDAVIT AND NOTICE REGARDING "SMITH" ANNEXATION AND ZONING IN THE CITY OF FORT COLLINS: RECORDING DATE: MARCH 4, 1985 RECORDING NO.: RECEPTION NO. 85010096 MARY SMITH ANNEXATION MAP: RECORDING DATE: MARCH 4, 1985 RECORDING NO.: RECEPTION NO. 85010095.
[NOT A SURVEY RELATED ITEM]
- ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE FORT COLLINS-LOVELAND WATER DISTRICT, AS EVIDENCED BY INSTRUMENT AS SET FORTH BELOW: RECORDING DATE: JUNE 20, 2008 RECORDING NO.: RECEPTION NO. 20080039599.
[NOT A SURVEY RELATED ITEM]
- ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE SOUTH FORT COLLINS SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT AS SET FORTH BELOW: RECORDING DATE: JUNE 20, 2008 RECORDING NO.: RECEPTION NO. 20080039600.
[NOT A SURVEY RELATED ITEM]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AND RIGHT-OF-WAY AGREEMENT AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 25, 2008 RECORDING NO.: RECEPTION NO. 20080061069.
[EASEMENT AS SHOWN ON SURVEY]
- ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 30, 2010 RECORDING NO.: RECEPTION NO. 20100058874.
[NOT A SURVEY RELATED ITEM]
- ALL MATTERS AS SHOWN ON THE LAND SURVEY PLAT RECORDED JANUARY 3, 2011 AT RECEPTION NO. 2011000391 AND OCTOBER 5, 2012 AT RECEPTION NO. 20120069966.
[AS SHOWN ON SURVEY]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE REIMBURSEMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: JULY 15, 2016 RECORDING NO.: RECEPTION NO. 20160045499.
[NOT A SURVEY RELATED ITEM]

LAND SURVEY DEPOSITING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____ 20____ A.D. AT _____ O'CLOCK ____ M

IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____, DEPOSIT NO. _____

RECORDS OF _____ COUNTY, COLORADO.

SIGNED: _____

TITLE: _____

BY: _____

VICINITY MAP

1" = 1000'



ALTA / NSPS TABLE "A" ITEMS

PURSUANT TO OUR CLIENTS REQUEST, THE FOLLOWING ITEMS FROM "TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS" FOR ALTA/NSPS LAND TITLE SURVEYS, WERE ADDRESSED AND, IF APPLICABLE, ARE SHOWN ON OUR SURVEY: 1, 2, 3, 4, 5, 6(b), 7(a), 7(b1), 8, 9, 10(a), 11, 13, 14, 16, and 19.

- A-1: MONUMENTS FOUND OR SET AS SHOWN.
- A-2: PROPERTY ADDRESS: PARCEL AT SOUTHEAST CORNER OF CINQUEFOIL LANE AND EAST HARMONY ROAD, FT. COLLINS, CO 80528
- A-3: SEE GENERAL NOTE #11 FOR FLOOD ZONE CLASSIFICATION.
- A-4: AREA OF SURVEYED LAND IS 217,802 SQUARE FEET (5.00 ACRES).
- A-5: SEE GENERAL NOTE #7 FOR BENCHMARK INFORMATION.
- A-6(b): NO ZONING REPORT WAS PROVIDED BY THE CLIENT.
- A-7(a): BUILDINGS AS SHOWN.
- A-7(b1): BUILDINGS AS SHOWN.
- A-8: SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON.
- A-9: NO PARKING SPACES OBSERVED ON THE SURVEYED PROPERTY.
- A-10(a): NO PARTY WALL INFORMATION PROVIDED TO SURVEYOR.
- A-11: SEE GENERAL NOTE #1 FOR UTILITY LOCATION DETAILS.
- A-13: ADJOINING OWNERS SHOWN.
- A-14: NEAREST STREET INTERSECTION SHOWN.
- A-16: NO EVIDENCE OF RECENT EARTHWORK OBSERVED AT TIME OF SURVEY .
- A-19: COI AVAILABLE ON REQUEST.

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b1), 8, 9, 10(a), 11, 13, 14, 16, and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 22, 2021.

DATE OF MAP: JUNE 28, 2021

BRIAN SOCIA, PLS 38272
FOR AND ON-BEHALF OF
BOWMAN CONSULTING GROUP, LTD.

Bowman

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1526 Cole Blvd., Suite 100
Lakewood, CO 80401
Phone: (303) 901-2900
www.bowmanconsulting.com

REVISIONS	
DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

A PART OF NE QUARTER OF SECTION 4,
T6S, R68W 6TH P.M.

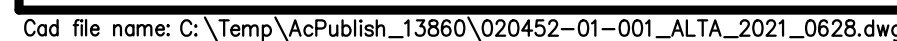
LARIMER COUNTY, COLORADO

COLORADO

PRELIMINARY

DESIGN XXX	DRAWN BTG	CHKD BS
SCALE	H: ----- V: -----	
JOB No.	020452-01-001	
DATE :	06/28/2021	
SHEET 1 OF 2		

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF LARIMER, COLORADO



COLORADO

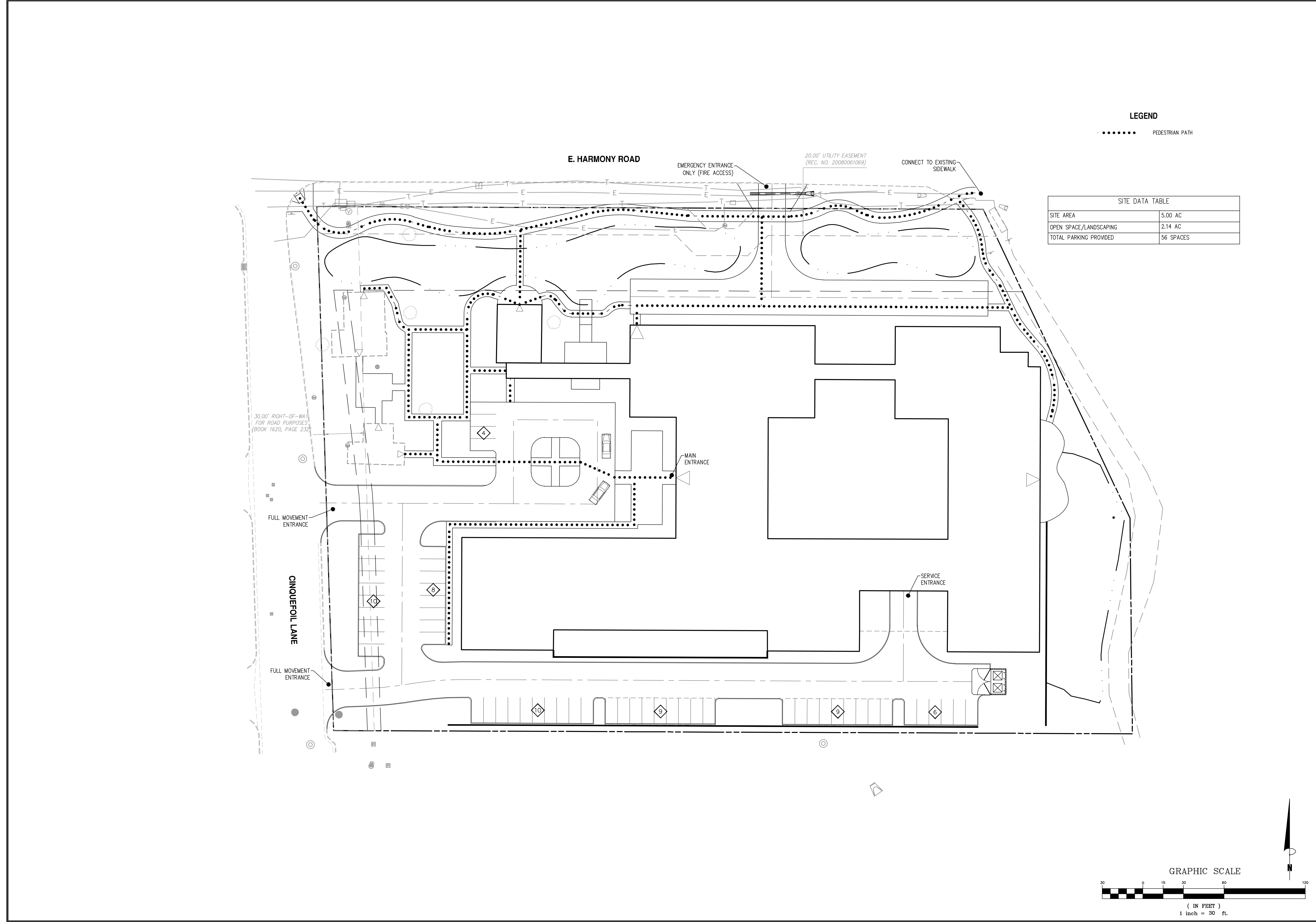
ALIANS LAND TITLE SURVEY

A PART OF NE QUARTER OF SECTION 4,
T6S, R68W 6TH P.M.

LARAMIE COUNTY, COLORADO

PRELIMINARY

DESIGN XXX	DRAWN BTG	CHKD BS
SCALE	H: ----- V: -----	
JOB No. 020452-01-001		
DATE : 06/28/2021		
SHEET 2 OF 2		



REVISIONS		DATE
REVISION	DESCRIPTION	

CIRCULATION PLAN

BALFOUR AT FORT COLLINS

PRELIMINARY DESIGN REVIEW

COLORADO

FORT COLLINS

SEAL

NOT FOR CONSTRUCTION

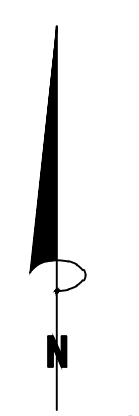
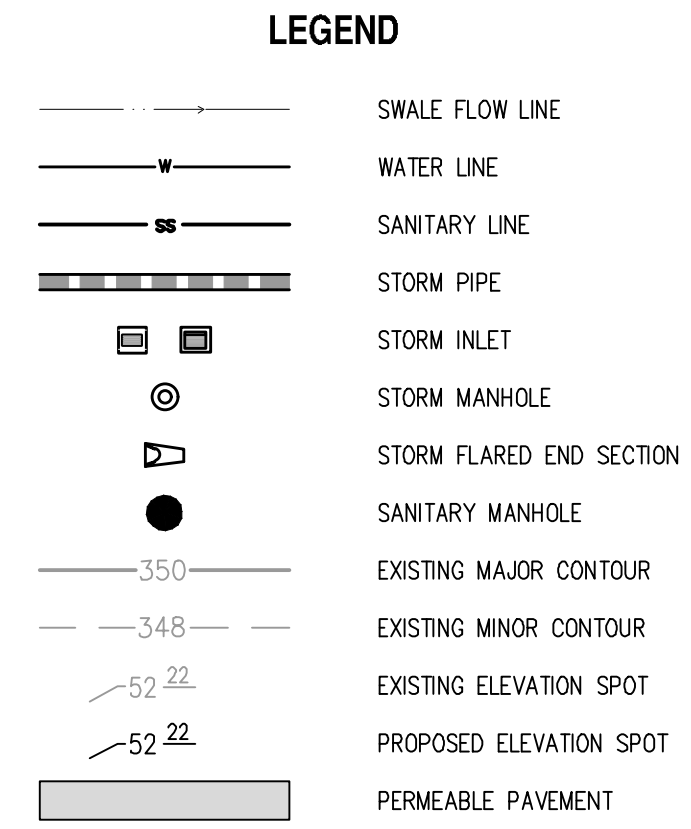
DESIGN BM	DRAWN BM	CHKD DD
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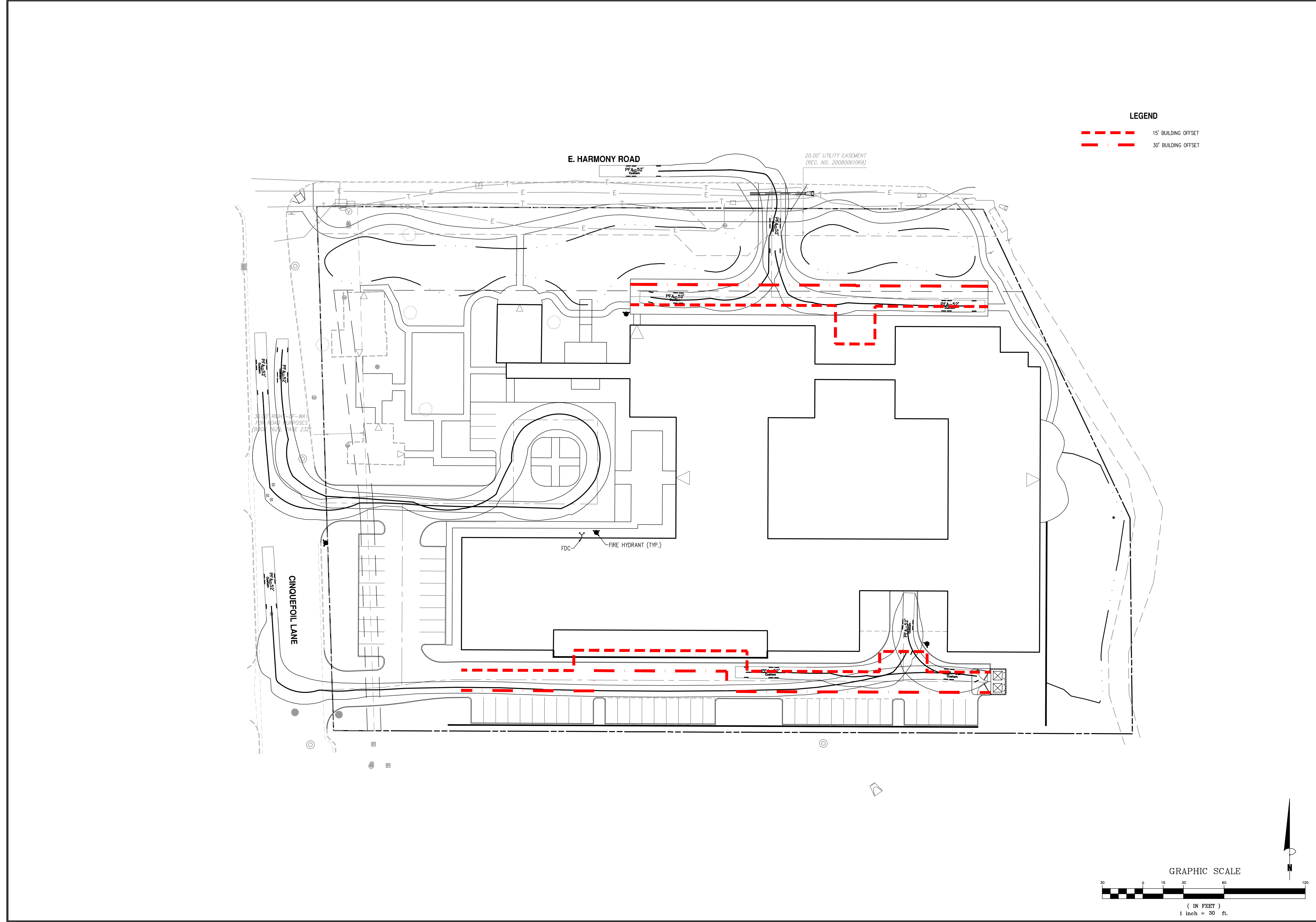
SCALE H: 1" = 30'
V:

JOB No. 020452-01-001

DATE : 07/02/2021

SHEET
6





LEGEND

--- 15' BUILDING OFFSET

--- 30' BUILDING OFFSET

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

30 0 15 30 60 90 120



Bowman

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Phone: (303) 801-2900
www.bowman.com

REVISIONS		DATE
REVISION	DESCRIPTION	

EMERGENCY CIRCULATION PLAN

BALFOUR AT FORT COLLINS

PRELIMINARY DESIGN REVIEW

COLORADO

FORT COLLINS

SEAL

NOT FOR CONSTRUCTION

DESIGN BM	DRAWN BM	CHKD DD
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SCALE H: 1" = 30'
V:

JOB No. 020452-01-001

DATE : 07/02/2021

SHEET
8