



- NOTE: Installation of Parcel H Detention Pond to be phased as per the following schedule. Each phase will be responsible for that portion of the improvement indicated and will receive the corresponding percentage of open space bonus points pertaining to the 3.165 acres of Parcel H.
- WITH PHASE 1, 40% CHESTNUT VILLAGE AT CUNNINGHAM CORNER, PRIOR TO APRIL 30, 1984; GRADING AND SEEDING WITH DRYLAND GRASSES FOR EROSION CONTROL IN ACCORDANCE WITH SPECIFICATIONS #1 AND #2.
 - WITH PHASE 2, 20% WILLOW GROVE VILLAGE AT CUNNINGHAM CORNER; CONSTRUCTION OF AN ADDITIONAL 72 DWELLING UNITS; INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM AND PLANTING OF TREES MARKED WITH AN ASTERISK.
 - WITH PHASE 3, 0% CONSTRUCTION OF AN ADDITIONAL 72 DWELLING UNITS; COMPLETION OF TREE PLANTING AND OVERSEEDING OF TURF AREAS IN ACCORDANCE WITH SPECIFICATIONS #11.
 - WITH PHASE 4, 40% COMPLETION OF AN ADDITIONAL 72 DWELLING UNITS; CONSTRUCTION OF VOLLEY BALL COURT AND OF PICKUP TABLES.
- Refer to landscape plan Parcel H for specifications and planting.

- NOTES**
- Numbering indicated on the phasing plan may not be chronological.
 - Street and utility improvements shall be installed as required to serve each phase, unless otherwise agreed with the City of Fort Collins through the Public Review Process.
 - Specific landscape buffering treatment for each phase will be determined with individual phase plans.
 - Maximum building height for each phase will not exceed 40' unless specifically approved by the City of Fort Collins.
 - Minimum open space for each residential area shall be 30%; 20% minimum for non-residential areas.

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 26, Township 7 North, Range 69 West of the Sixth Principal Meridian, Larimer County Colorado being described as follows: Beginning at the Southwest corner of said Section 26, said corner being the True Point of Beginning of this description and considering the West line of the Southwest Quarter of said Section 26 to bear North 00° 27' 27" West with all bearings contained herein relative thereto; thence Northerly along said West line North 00° 27' 27" West, 452.00 feet; thence North 00° 27' 27" West, 200.00 feet; thence South 89° 32' 33" East, 217.80 feet; thence North 00° 27' 27" West, 200.00 feet; thence South 89° 32' 33" West, 217.80 feet to the West line of said Southwest Quarter; thence Northerly along said West line North 00° 27' 27" West, 674.72 feet; thence departing said Westerly line North 09° 46' 40" East, 1,320.83 feet along the Southerly line of Worthington Farms and Woodwest 7th Filing according to the recorded plats thereof, to the Northwest corner of Sun Disk Village PUD according to the recorded plat thereof; thence Southerly along the Westerly line of said Sun Disk Village PUD South 00° 21' 47" East 492.84 feet to the Easterly right-of-way line of Windmill Drive; thence South 65° 13' 29" West, 54.00 feet to the Westerly right-of-way line of Windmill Drive; thence Southerly along said Westerly right-of-way line of Windmill Drive; thence Southerly along said Westerly right-of-way line along a non-tangent curve to the right having a delta of 24° 24' 44", a radius of 248.00 feet, an arc of 105.67 feet and a long chord which bears South 12° 34' 09" East, 104.87 feet; thence South 00° 21' 47" East 214.54 feet, to the North line of Chestnut Village at Cunningham Corner, a Planned Unit Development, according to the recorded plat thereof; thence Westerly and Southerly along the Northerly and Westerly lines of said Chestnut Village at Cunningham Corner PUD South 89° 38' 13" West, 458.00 feet; thence South 44° 38' 13" West, 234.71 feet; thence South 45° 21' 47" East, 156.42 feet; thence South 00° 17' 16" East, 215.72 feet to the South line of the Southwest Quarter of said Section 26; thence Westerly along said South line South 89° 42' 44" West, 778.00 feet to the true point of beginning of this description. The above described tract contains 32.588 acres more or less.

LAND USE DATA

Site Data
 Area: Net 26.8 acres, Gross 82.9 acres

Uses allowed in area "C" to include:
 Churches
 Standard restaurants
 Medical and dental clinics
 Membership clubs
 Offices and personal service shops
 Banks, savings and loan institutions, finance companies
 Parking lots and parking garages as a principal use
 Public and nonprofit quasi-public recreational uses as a principal use
 Undertaking establishments
 Children's centers
 Tourist homes
 Accessory buildings and uses, including office-oriented retail shops

Uses allowed in area "D" to include:
 Convenience grocery stores
 Banks, savings and loan institutions, finance companies
 Standard and fast food restaurants
 Indoor theaters
 Membership clubs
 Offices and clinics
 Personal service shops
 Retail shops
 Laundry and dry-cleaning outlets whose business consists primarily of serving retail customers
 Limited indoor recreation uses, provided that all such activities are conducted entirely within an enclosed structure
 Small animal veterinary clinics
 Aquarium shops
 Public utility installations, excluding repair and storage facilities
 Accessory buildings and uses

DENSITY ANALYSIS

	ORIGINAL 1986	NEW 1991
TRACT A	80	78
TRACT B	72	72
TRACT E	126	121
TRACT G	78	92
TOTAL	356	363

7 UNIT INCREASE-1.8%

OWNER'S SIGNATURES

THIS IS TO CERTIFY THAT, AS OF THE 15th DAY OF June, 1991, THE UNDERSIGNED PARTIES ARE SOLE OWNERS OF RECORD OF THE REAL PROPERTY DESCRIBED AS TRACT 'G' IN THE ABOVE SITE PLAN AS CONSTRUED IN C.R.S. 31-23-11, AND CONSENT TO THE DEVELOPMENT OF SAID PROPERTY AS SHOWN ACCORDING TO SAID PLAN.

SHIELDS STREET CORPORATION

 THOMAS R. SIBBALD, VICE PRESIDENT

THIRD AMENDMENT MASTER PLAN

CUNNINGHAM CORNER

TRACT G

