

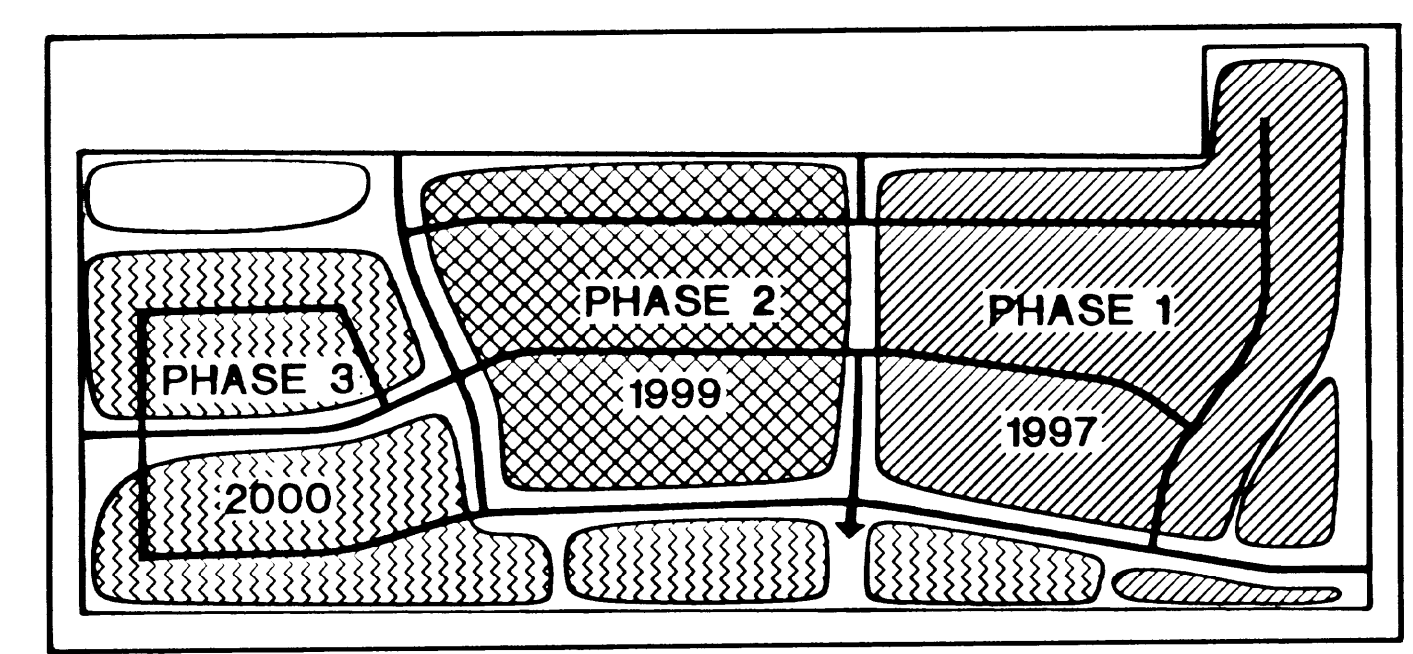
LINTON ELEMENTARY
 SUNSTONE VILLAGE P.L.D. - 1ST FILING ZONED RLP
 SUNSTONE DRIVE
 HARMONY ROAD MOBILE HOME PARK ZONED MM

ENGLISH RANCH SIXTH FILING
 ENGLISH RANCH FIFTH FILING
 ENGLISH RANCH FOURTH FILING ZONED RLP
 ENGLISH RANCH THIRD FILING
 SPRING CREEK FARMS O.D.P.
 WHITWORTH DRIVE
 REDBURN DRIVE
 KENTFORD ROAD
 NUSSEBAUMER MKD
 PROPOSED WOODLAND PARK ESTATES 32 D.U. / AC.
 POTENTIAL SIGNALIZED INTERSECTION
 DEETS
 STRACHAN

LAND USE BREAKDOWN

PARCEL	LAND USE	GROSS AREA	NO. UNITS	DENSITY
A	SINGLE FAMILY	18.5 AC.	66 D.U.	3.6 D.U./AC.
B	MULTI FAMILY	2.3 AC.	15 D.U.	6.5 D.U./AC.
C	PATIO HOMES	3.0 AC.	16 D.U.	5.3 D.U./AC.
D	SINGLE FAMILY	14.3 AC.	55 D.U.	3.8 D.U./AC.
E	SINGLE FAMILY	12.49 AC.	55 D.U.	4.4 D.U./AC.
F	SINGLE FAMILY	6.2 AC.	29 D.U.	4.7 D.U./AC.
G	PARK	2.7 AC.	-----	-----
TOTAL		59.45 AC.	236 D.U.	3.96 D.U./AC. GROSS
LESS DETENTION POND & ROW		- 1.16 AC.		
		58.29 AC. NET	236 D.U.	4.06 D.U./AC. NET

PHASING PLAN



OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LANDLORDS/OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

BARTRAN & CO., INC.
 BY: *William D. Bartran*
 WILLIAM D. BARTRAN, PRESIDENT

SPRING CREEK FARMS
 BY: *Glen A. Johnson*
 GLEN A. JOHNSON, MANAGING PARTNER

(STATE OF COLORADO)
 COUNTY OF LAWYER) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF June, A.D. 1996 BY
William D. Bartran
Glen A. Johnson

MY NOTARIAL COMMISSION EXPIRES September 16, 1998
James S. Dwyer
 Notary Public
 2000 Swan Road
 Fort Collins, CO 80525
 CITY, STATE, ZIP CODE

PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 23 DAY OF OCTOBER, 1995.

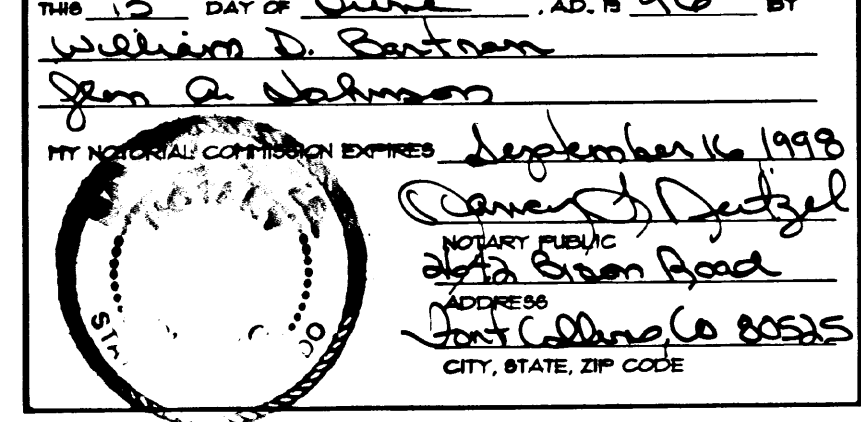
Ralph E. Starbuck
 SECRETARY OF PLANNING AND ZONING BOARD

LEGAL DESCRIPTION

A tract of land situate in the South 1/2 of the Northeast 1/4 Section 32, Township 7 North, Range 68 West of the 6th P.M., City of Ft. Collins, County of Larimer, State of Colorado, which considering the East line of the said Northeast 1/4 as bearing S 00° 09' 53" E and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on the East line of the said Northeast 1/4 which bears S 00° 09' 53" E 1473.24 feet from the Northeast corner of said Section 32, the said point of beginning being the Southeast corner of English Ranch P.U.D. Sixth Filing and run thence S 00° 09' 53" E 1176.71 feet along the said East line the East 1/4 corner of said Section 32; thence N 89° 41' 34" W 2647.13 feet along the South line of the said Northeast 1/4 to the Center 1/4 corner of said Section 32; thence N 00° 09' 23" W 960.57 feet along the West line of the said Northeast 1/4; thence S 89° 12' 06" E 2312.46 feet; thence N 00° 09' 53" W 233.20 feet to the Southwest corner of English Ranch P.U.D. Sixth Filing; thence N 89° 50' 07" E 334.77 feet to the point of beginning; containing 59.4945 acres more or less.

GENERAL NOTES

1. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS O.D.P. BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DESIGN OR DENSITIES. NEITHER ANY FUTURE LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES, AND CRITERIA OF THE PLANNED UNIT DEVELOPMENT REGULATIONS AND OTHER RELEVANT CITY POLICIES AND STANDARDS.
2. EXISTING ZONING IS EP - EMPLOYMENT PARK.
3. ALL PUBLIC STREETS AND PRIVATE DRIVEWAYS SHALL MEET THE CITY ENGINEER'S REQUIREMENTS.
4. MAXIMUM BUILDING HEIGHT IS 48'.
5. LAND AREA ESTIMATES ARE APPROXIMATIONS. GROSS AREA IS CALCULATED TO THE CENTERLINE OF SURROUNDING STREETS. NET AREA IS CALCULATED LESS THE STREET RIGHTS-OF-WAY.



ENGLISH RANCH SOUTH
 FORT COLLINS COLORADO

VAUGHT FRYE
 architects
 202 Henry Hill Drive
 Fort Collins, Colorado 80521
 (970) 221-1111

OVERALL DEVELOPMENT PLAN

DATE: 8/21/95
 JOB NO.: 88-56
 DRAWN: CH
 CHECKED BY:
 REVISED: 10/4/95

PLAN NORTH
 SCALE: 1" = 100'-0"