PHASE II BUILDING ENVELOPE INFORMATION	
TYPE	ENVELOPE SIZE
B-8 UNITS -	71'x130' BUILDING ENVELOPE INCLUDING GARAGES
B-10 UNITS -	71'x148' BUILDING ENVELOPE INCLUDING GARAGES
S-8 UNITS -	41'x119' BUILDING ENVELOPE
S-10 UNITS -	41'x148' BUILDING ENVELOPE
S-12 UNITS -	41'x177' BUILDING ENVELOPE
S-14 UNITS -	41'x205' BUILDING ENVELOPE

NOTE: REFER TO ARCHITECTURAL PLANS TO LOCATE REAR OF BUILDING AND SECOND FLOOR CANTILEVER. CREATE SO NO PART OF BUILDING (ANTICIPATED TO BE 25' BACK) COMPLIES WITH ARCH'T. PRIOR TO BOURING

South Quebec St.

East Arkansas Ave

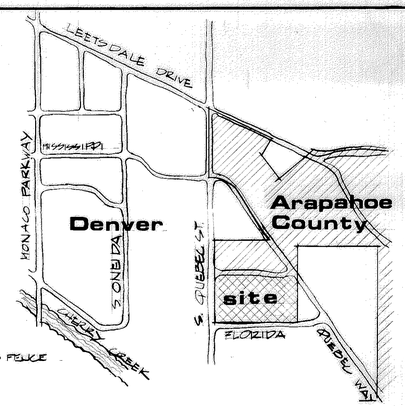
South Quebec Way

East Florida Ave.

6-S-8 UNITS
5-B-8 UNITS
1-B-8 UNITS
40-B-10 UNITS
37-B-10 UNITS
35-B-10 UNITS
36-S-12 UNITS
7-S-10 UNITS
4-B-10 UNITS
3-B-10 UNITS
2-S-14 UNITS
39-B-10 UNITS
38-S-14 UNITS
8-B-10 UNITS
9-B-10 UNITS
10-B-8 UNITS
CLUB HOUSE
POOL
TENNIS
33-B-10 UNITS
34-S-10 UNITS
31-B-8 UNITS
32-B-10 UNITS
12-B-8 UNITS
11-S-12 UNITS
18-S-14 UNITS
14-S-8 UNITS
16-B-8 UNITS
13-B-10 UNITS
19-B-10 UNITS
21-B-10 UNITS
23-S-12 UNITS
24-B-10 UNITS
30-S-10 UNITS
26-S-10 UNITS
29-B-8 UNITS
28-B-8 UNITS
15-B-10 UNITS
17-B-10 UNITS
20-B-10 UNITS
22-B-10 UNITS
25-B-10 UNITS
27-B-10 UNITS

PHASE II
PROJECT PHASE LINE
PHASE I
OPEN SPACE

20' SETBACK
10' SEWER EASEMENT
VISUAL CLEARANCE AREA, TYPICAL
REFER TO LANDSCAPE PLAN
UTILITY & DRAINAGE EASEMENT
15' MIN
LANDSCAPED ISLAND
4'-HIGH PATIO FENCE
WOOD FENCE
MAIL KIOSK
LANDSCAPE ISLAND
REST LIGHTS
PARKING SPACES 9'x19' 17' DEEP PAVING WHEELSTOP 6" OFF 4' SIDEWALK, 2' OF 4' SIDEWALK, TYPICAL
4' HIGH CHAIN LINK FENCE
10' HIGH CHAIN LINK FENCE
4' SIDEWALK, TYPICAL FOR WALKS NOT ADJACENT TO PARKING
205'x86' BUILDING ENVELOPE, TYPICAL FOR THIS TYPE
119'x86' BUILDING ENVELOPE, TYPICAL FOR THIS TYPE
132'x89' BUILDING ENVELOPE (EXCLUDES GARAGES) TYPICAL FOR THIS TYPE
166'x89' BUILDING ENVELOPE (EXCLUDES GARAGES) TYPICAL FOR THIS TYPE
BUILDING NUMBER
BUILDING TYPE
NUMBER OF UNITS IN BLDG
148'x86' BUILDING ENVELOPE, TYPICAL FOR THIS TYPE
6' HIGH STAINED WOOD FENCE, WITH 24" HIGH BRICK COLUMNS AT 40'± ON CENTER
APRON
PARKING SPACE AND RETAINING WALL ADJACENT TYP FOR 15 BUILDINGS
APRON VARIES FROM 2' TO 4' AS BLDG. STEPS, MIN.
MAIL KIOSK
WALKWAY ADJACENT TO TRASH ENCLOSURE ADJACENT TO LANDSCAPE ISLAND TYPICAL
LANDSCAPING ISLAND TYP. BETWEEN BUILDING AT OUTER LOOP
WOOD FENCE
REFER TO LANDSCAPE PLAN
15' MIN., TYPICAL
VISUAL CLEARANCE AREA, TYPICAL OF ALL ENTRYS



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 21; THENCE S 89° 49' 46" E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼), A DISTANCE OF 1328.81 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 21; THENCE N 00° 05' 45" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼), A DISTANCE OF 755.62 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH QUEBEC WAY; THENCE N 35° 42' 40" W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 73.30 FEET TO A POINT ON THE CENTERLINE OF EAST ARKANSAS AVENUE AND THE TRUE POINT OF BEGINNING; THENCE S 54° 04' 43" W ALONG SAID CENTERLINE, A DISTANCE OF 13.02 FEET TO THE POINT OF CURVATURE OF A CURVE WITH A RADIUS OF 416.70 FEET, DELTA ANGLE OF 54° 26' 57" AND WHOSE LONG CHORD BEARS S 81° 18' 11" W, A DISTANCE OF 381.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 396.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N 71° 28' 20" W, A DISTANCE OF 347.17 FEET TO THE POINT OF CURVATURE OF A CURVE WITH A RADIUS OF 583.04 FEET, DELTA ANGLE OF 18° 19' 32" AND WHOSE LONG CHORD BEARS N 80° 38' 06" W, A DISTANCE OF 185.69 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 185.69 FEET; THENCE N 89° 47' 52" W, A DISTANCE OF 384.95 FEET TO THE WEST LINE OF SECTION 21; THENCE S 00° 00' 00" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼), A DISTANCE OF 887.79 FEET TO THE TRUE POINT OF BEGINNING EXCEPTING THE WEST 50 FEET THEREOF FOR SOUTH QUEBEC STREET.

THE ABOVE DESCRIBED PARCEL CONTAINS 1090886.14 SQUARE FEET (25.043 ACRES MORE OR LESS).

Certificate of Approval by the County Commissioners, Approved by the Board of County Commissioners of Arapahoe County, State of Colorado.

Witness my hand and the corporate Seal of Arapahoe County ~~this~~ 22nd day of October A.D., 1984

Attest Martha Boge

Chairman Bill Temmer

Zeff Properties

SITE DATA

PHASE I	
B Building - Large Horizontal Condominium	148 Units
S Building - Small Horizontal Condominium	66 Units
TOTAL	214 Units
Parking - Apron Spaces	22
Garage Spaces	159
Open Spaces	251
	432
2.02 Parking Spaces/Unit	
PHASE II	
B Building - Large Horizontal Condominium	116 Units
S Building - Small Horizontal Condominium	68 Units
TOTAL	184 Units
Parking - Apron Spaces	24
Garage Spaces	140
Open Spaces	211
	375
2.04 Parking Spaces/Unit	
Overall B-Units	264 Units
S-Units	134 Units
TOTAL	398
	Plus Two Clubhouses
TOTAL PARKING SPACES	807
807/398 = 2.03 Parking Spaces/Unit	

THIRD
Administrative PUD Amendment to
FINAL DEVELOPMENT PLAN
Fox Run Phase Two Arapahoe County

0 50' 100'

NOTES

1. Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads, ways and drives now or hereafter designated as fire lanes and shall be posted "NO PARKING-FIRE LANE".
2. Building envelopes and minimum distance dimensions on sheet three do not include balconies, porches, patios, chimneys, roof eaves and gutters.
3. Landscaping shall remain as shown on sheet two, latest revision 27 July 1982.

BAER & HICKMAN ARCHITECTS
2910 E. 6TH AVENUE
DENVER, COLORADO 80206
TELEPHONE: 388-0301

15 OCTOBER 1984

FOX RUN PHASE II F.D.P. A84-44

A84-044

A 84 0044

TOP DRAWER NOT MICROFILMED