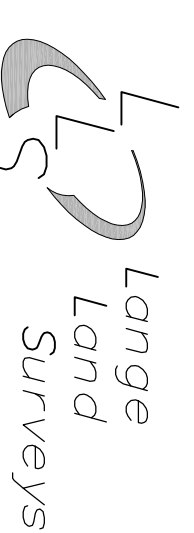


LEGAL DESCRIPTION

LOTS: 1.2, ADDRESS: 1023, 1013 XENON STREET,
SUBDIVISION: NEW VISION SUBDIVISION,
COUNTY OF JEFFERSON, STATE OF COLORADO.



5511 WEST 96TH AVENUE, SUITE 240
ARVADA, CO 80002 F: (720) 242-9752 F: (720) 242-9654

SITE COMPOSITE SKETCH

LOTS: 1, 2, 3, 4, 5
NEW VISION SUBDIVISION,
COUNTY OF JEFFERSON, STATE OF COLORADO

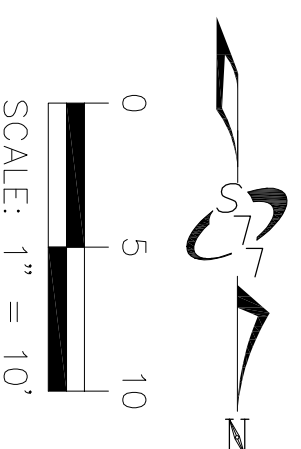
PREPARED FOR:
NEW VISION DEVELOPMENT PARTNERS

#	REVISIONS	DATE	BY:
1	1ST VERSION	09/12/19	ETC
2	REDESIGNED PER CLIENT SKETCHES	09/27/19	ETC
3	CHANGED DRAWING TO 10 SCALE	09/27/19	ETC
4			
5			
6			
7			
8			
9			

SETBACK DIMENSION	LEGEND	REMARKS
5'	RESIDENTIAL	MINIMUM SETBACK
5'	RESIDENTIAL	MINIMUM SETBACK
5'	RESIDENTIAL	MINIMUM SETBACK
5'	RESIDENTIAL	MINIMUM SETBACK
5'	RESIDENTIAL	MINIMUM SETBACK
5'	RESIDENTIAL	MINIMUM SETBACK

NOTES OF CONCERN:

- POSSIBLE RETAINING WALL AT GARAGE SERVICE DRIVE, AT OPTION.
- POSSIBLE RETAINING WALL AT GARAGE SERVICE DRIVE, AT OPTION.
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- POSSIBLE RETAINING WALL AT GARAGE SERVICE DRIVE, AT OPTION.



XENON STREET

GRADE BREAK (TYP.)

PROPOSED CULVERT WITH FES

TRACT B (DETENTION POND)

TRACT A
WEST 10TH AVENUE

PROPOSED CULVERT WITH FES
"V" SWALE THRU DRIVEWAYS
DRIVEWAYS CONFLICT WITH HANDICAP RAMP

65.0' POWER TRANSMISSION LINE
AS SHOWN IN PLAT BOOK 19, PAGE 167

LOT 1
9,000±S.F.
EXISTING 24 CAR GARAGE

LOT 2
9,000±S.F.
PLAN 1859

LOT 3
9,129±S.F.
PLAN 2581

LOT 4
6,250±S.F.
PLAN 2588

LOT 5
6,250±S.F.
PLAN 2588