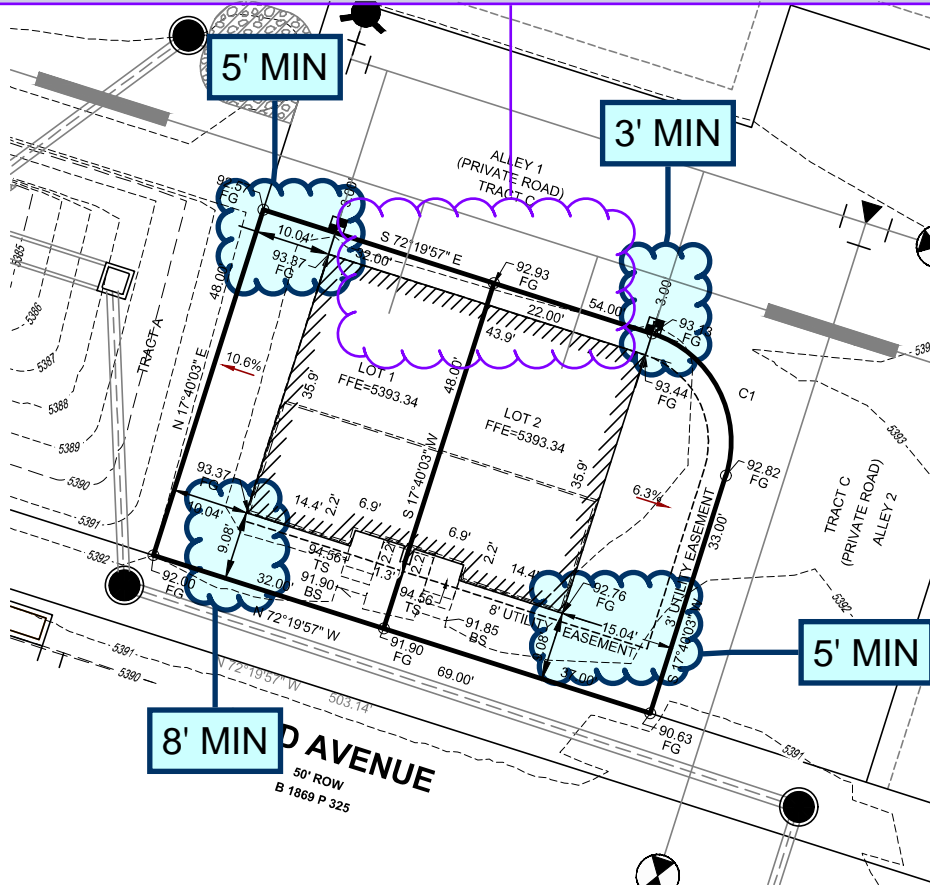


PLOT PLAN

PREPARED FOR
PROMINENT RESIDENTIAL PROPERTIES

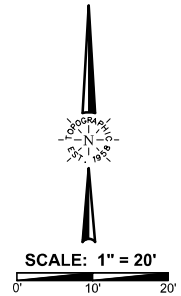
LOTS: 1 & 2 OF KIMBROUGH HEIGHTS FILING NO. 2
ADDRESS: (1) 8500 W 62ND AVE., UNIT H, CITY OF ARVADA, JEFFERSON COUNTY, COLORADO
 (2) 8500 W 62ND AVE., UNIT G, CITY OF ARVADA, JEFFERSON COUNTY, COLORADO

AT 3' TO THE PROPERTY LINE, THIS SIDE OF THE BUILDING WOULD NEED TO BE PROTECTED WITH A ONE HOUR FIRE WALL AND BE LIMITED WITH OPENINGS. IF YOU ARE MEASURING THE SETBACK TO THE MIDDLE OF THE ALLEY TO AVOID THE FIREWALL REQUIREMENT, THAT IS FINE BUT YOU WILL NEED TO ADD A NOTE WITH THE SETBACK MEASUREMENT TO THE MIDDLE OF THE ALLEY. OTHERWISE, PROVIDE A ONE HOUR FIRE RATED WALL ASSEMBLY FOR THAT SIDE OF THE BUILDING AND SHOW HOW YOU WILL LIMIT THE OPENINGS IN THAT SIDE OF THE BUILDING TO 25%



LEGEND

- RECORD PROPERTY CORNER (NOT FOUND)
- PROPOSED WATER METER
- SUBJECT PROPERTY BOUNDARY
- UTILITY EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED TOPO MAJOR
- PROPOSED TOPO MINOR



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	90°00'00"	15.00'	23.56'	S 27°19'57" E	21.12'



JEREMIAH BEBO
 PLANNER II
 10/20/2021



PREPARED FOR: PROMINENT PROPERTIES
 Linco Construction
 12650 W 54th Dr Unit A
 Arvada, CO 80002

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