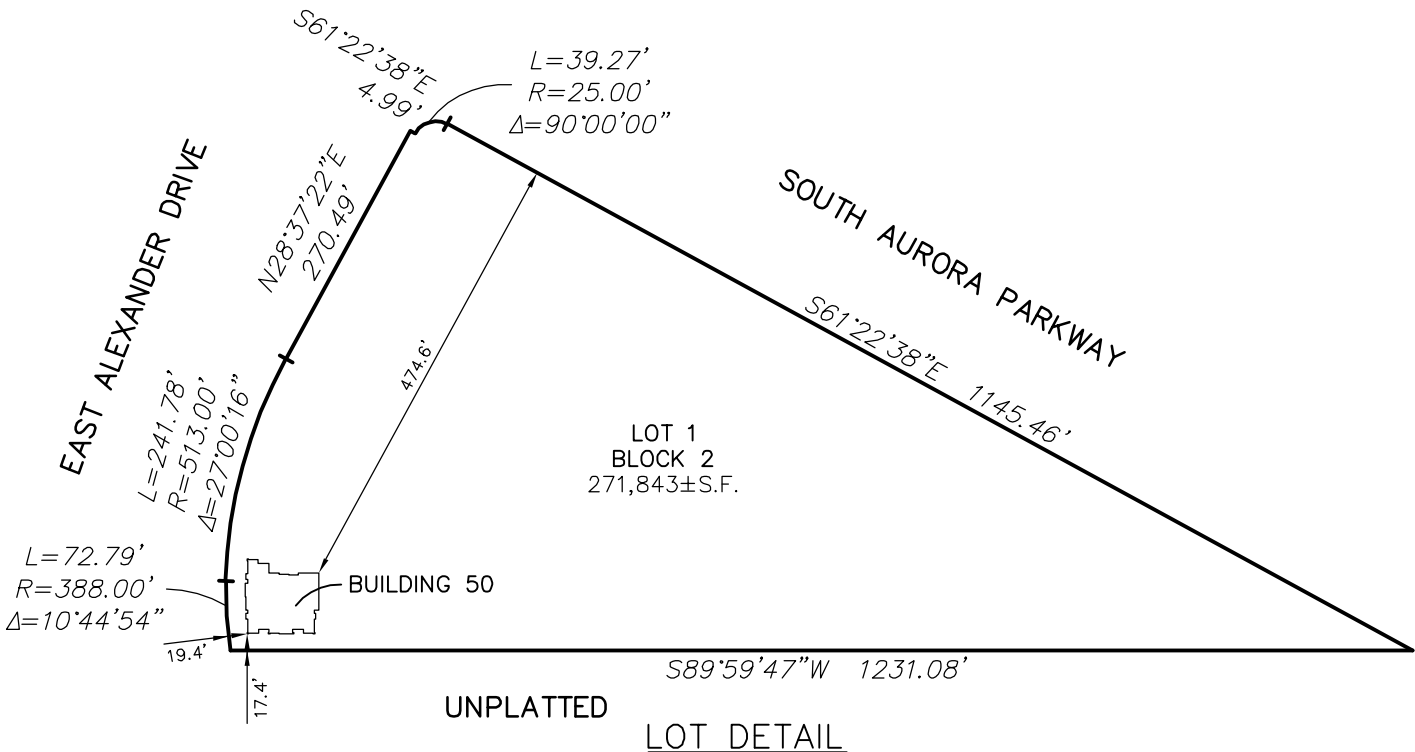
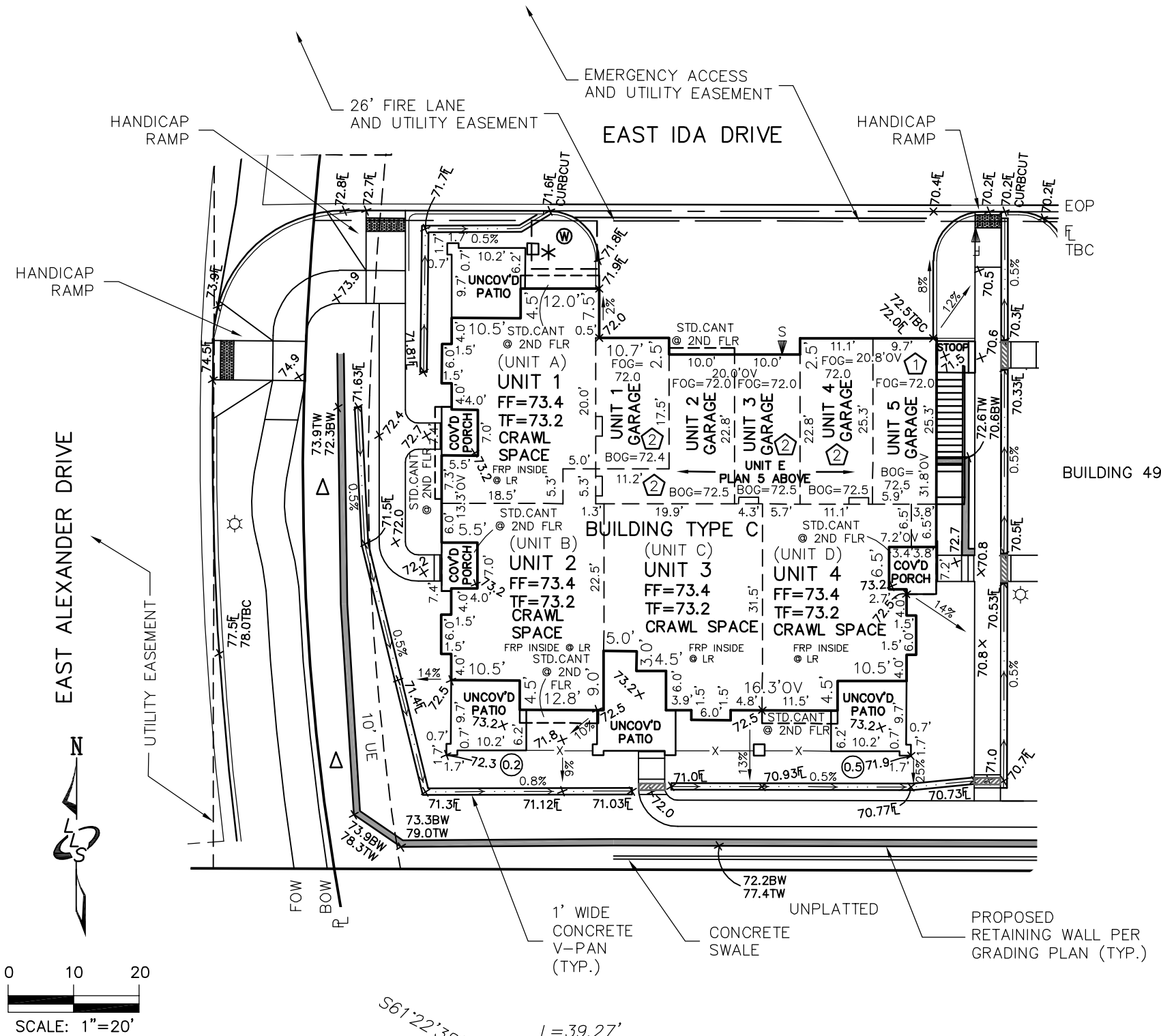


PLOT PLAN

PREPARED
FOR



BUILDING: 50 ,
LOT: 1 , BLOCK: 2 , ADDRESS: 23648 EAST IDA DRIVE, UNITS A-E ,
SUBDIVISION: SORREL RANCH SUBDIVISION FILING NO. 3 ,
CITY OF AURORA , COUNTY OF ARAPAHOE , STATE OF COLORADO.



LEGEND:	R=PROPERTY LINE BOW=BACK OF WALK FOW=FRONT OF WALK TBC=TOP BACK OF CURB FL=FLOW LINE FF=FINISHED FLOOR TS=TOP OF SLAB FOG=FRONT OF GARAGE BOG=BACK OF GARAGE HP=HIGH POINT EOP=EDGE OF PAVEMENT TG=TOP OF GRATE TW=TOP OF WALL BW=BOTTOM OF WALL	P=PROPOSED ELEVATION G=GRADING PLAN ELEVATION UE=UTILITY EASEMENT DE=DRAINAGE EASEMENT S.F.=SQUARE FOOT ☀ = LIGHT POLE ⊙ = AREA DRAIN ⊕ = WATER METER PIT ⊖ = DRY UTILITY PEDESTALS	♿ = HANDICAP ACCESSIBLE PARKING SPACE 🔥 = FIRE HYDRANT F = FIRE LINE SERVICE W = WATER SERVICE S = SANITARY SEWER SERVICE	▨ = SIDEWALK CHASE OR PIPE UNDER WALK ⊗ = ADDITIONAL AMOUNT TO DROP DIRT AT FOUNDATION. — = EASEMENT --- = SETBACK ⊞ = NUMBER OF RISERS, 7-3/4" MAXIMUM HEIGHT (FF TO BOG)

NOTES OF
CONCERN:

- * = PATIO COLUMN ENCROACHES UTILITY EASEMENT.
- Δ = RETAINING WALL ENCROACHES UTILITY EASEMENT.

REVISIONS:		DATE:	BY:
#	DESCRIPTION		
1	1ST VERSION	11/23/20	JSS
2			
3			
4			
5			
JOB NUMBER: 1266-1741		SHEET: 1 OF 1	



City of Aurora
Building Codes Division
Plot Plan Approval
(303) 739-7420

Row ID: 1520839

Property ID: 116996

Address of Job: 23648 E IDA DR			
Zip Code: 80016		Date: 2/ 25/ 2021	
Contractor Email: NFLEMING@LOKALHOMES.COM			
Legal Description: Lot 001, Block 002, SORREL RANCH SUBDIVISION FLG NO 3			
Description of work: PERMITSONLINE MULTIFAMILY BUILDING 5 UNITS WC-12 FURNACE-5-4-60k, 1-40K WH-5-160K-TanklessK AC-5-13 Seer 2 Ton			
Reference File: LOK-TYPE C-SO			
Type of structure: 120			
Garage 1,2 or 3:	Total Units: 5	Mid Point Bldg Height: 0	No. of Stories: 2
Occ Group and Div: IBC R-2	Use Zone: R-2	Total Building SQFT: 6638	Construction Type: IBC TYPE VB-SPK
Owner: LOKAL HOMES			Phone: 3038680261
Contractor: LOKAL HOMES			Phone: 3038680261
Developer:			Phone:
LDN: influence	E470: Yes	Site Plan #: 2003-4001-00	
Engineering: (303) 739-7300			
User: Steven Bertella - Date: 3/8/2021 - Result: Dept Review OK Comment: APPROVED FOR 2 RETAINING WALL(S) THE MAXIMUM DRIVEWAY GRADE IS 14%. IF THE DRIVEWAY GRADE EXCEEDS 10%, THERE SHALL BE ON ACCOMPANYING PEDESTRIAN WALK TO THE MAIN ENTRY WITH A MAXIMUM GRADE OF 10% ON THE WALK. THE INSTALLATION OF WATER SERVICE LINES UNDERNEATH DRIVEWAYS SHOULD BE AVOIDED. A PVC SLEEVE IS REQUIRED FOR ANY SERVICE LINE UNDER A DRIVEWAY. ALL METER PITS SHALL HAVE A 2-FOOT SEPARATION FROM ANY CONCRETE.			
Traffic: (303) 739-7300			
User: Steven Bertella - Date: 3/8/2021 - Result: Dept Review OK Comment:			
Right Of Way: (303) 739-7300			
User: Maurice Brooks - Date: 3/6/2021 - Result: Dept Review OK Comment:			
Water: (303) 739-7393 or (303) 739-7395			
User: Melody Oestmann - Date: 3/1/2021 - Result: Dept Review OK Comment:			
User:			
User: Ani Jones - Date: 3/8/2021 - Result: BLD OK For Permit Comment:			