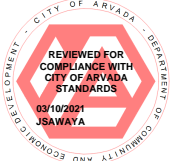




# PLOT PLAN FOR ROYAL OAK

LOTS: 1-2-3, ADDRESS: 8008 W. 52ND LANE, SUBDIVISION: ALLISON PARK, COUNTY OF JEFFERSON, STATE OF COLORADO.

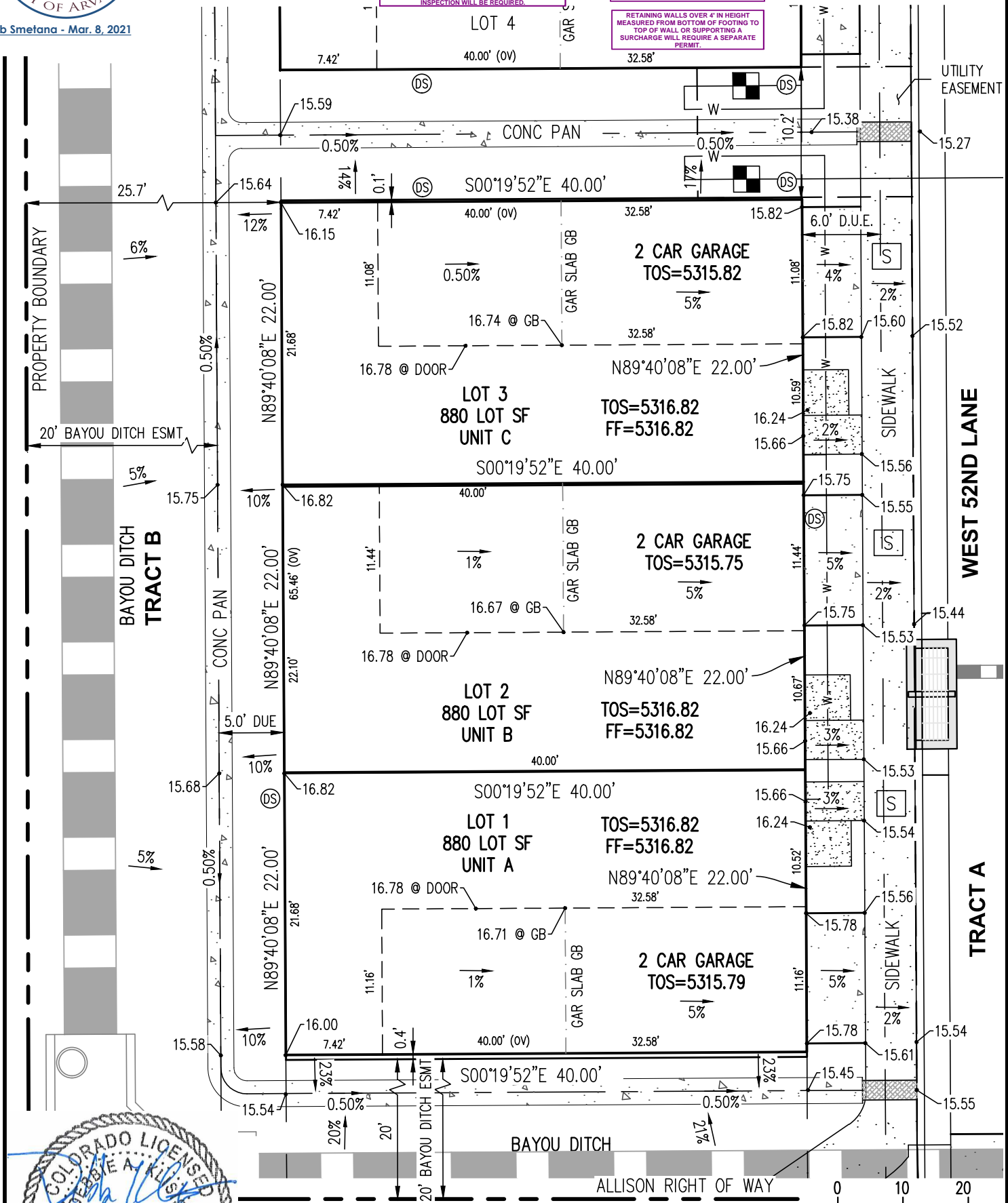


Rob Smetana - Mar. 8, 2021

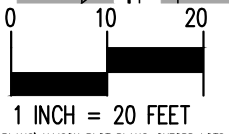
IF LESS THAN 5' TO PROPERTY LINE EXTERIOR WALLS SHALL COMPLY WITH SECTION R302.1 AND TABLE R302.1 OF THE 2009 OR 2015 IRC. INSPECTION WILL BE REQUIRED.

ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

RETAINING WALLS OVER 4' IN HEIGHT MEASURED FROM BOTTOM OF FOOTING TO TOP OF WALL OR SUPPORTING A SURCHARGE WILL REQUIRE A SEPARATE PERMIT.



NOTE: ALL ADJOINING INTERIOR LOT LINES WILL HAVE A PARTY WALL AGREEMENT TO ALLOW FOR ENCROACHMENT UP TO 6"



1 INCH = 20 FEET

C:\RICK\Projects\D\_ARV\_J\2354\216-122 Allison Pk\SURVEY\LOT PLANS\ALLISON PLOT PLANS-OXFORD LOTS.dwg

NOTES OF CONCERN: GARAGE SLAB = ELEVATION AT THE FRONT OF THE GARAGE

LEGEND:	P=PROPERTY LINE	TW=GRADE AT TOP OF RETAINING WALL	(1.5) CONTRACTOR TO SIDE DOWN, CONSTRUCT RETAINING WALL OR EXPOSE MORE FOUNDATION. THIS SLOPE WILL BE NO LESS THAN 10% OR GREATER THAN 25%.
	TBW=BACK OF WALK	BW=GRADE AT BOTTOM OF RETAINING WALL	
	TBC=TOP BACK OF CURB	TOG=TOP OF GRATE	
	HP=HIGH POINT	FG=FINISHED GRADE	
	TF=TOP OF FOUNDATION WALL	FL=FLOW LINE AT GRASS SWALE	(DS) DOWN SPOUT
	TOS=TOP OF SLAB	PE=PEDESTRIAN EASEMENT	
	FF=FINISHED FLOOR	UE=UTILITY EASEMENT	
	GE=GAS EASEMENT	[W] = WATER METER PIT	
	GB=GRADE BREAK	[S] = SANITARY SEWER SERVICE CLEAN OUT	
	UDE=UTILITY AND DRAINAGE EASEMENT		
			--- EASEMENT
			- - - GRADE BREAKLINE
			▬ STORM SEWER

SETBACKS: SIDE LOT = 10' MIN (BETWEEN BUILDINGS), LOT TO ALLISON STREET (ROW) = 20'

SPECIFICATIONS:	MODEL: OXFORD 300	REVISIONS:	DATE:	BY:
	GARAGE TYPE: 2 CAR	#	1ST VERSION	02/02/2021
	GARAGE HANDLING: N/A	1		MCG
	BSMT. TYPE: NONE	2		
	BSMT. HEIGHT: N/A	3		
LOT TYPE: N/A	4			
LOT AREA COMBINED: 2,640 S.F.	5			
HOUSE COVERAGE: 99%		JOB NUMBER: 2354-216-122		SHEET: 1 OF 1