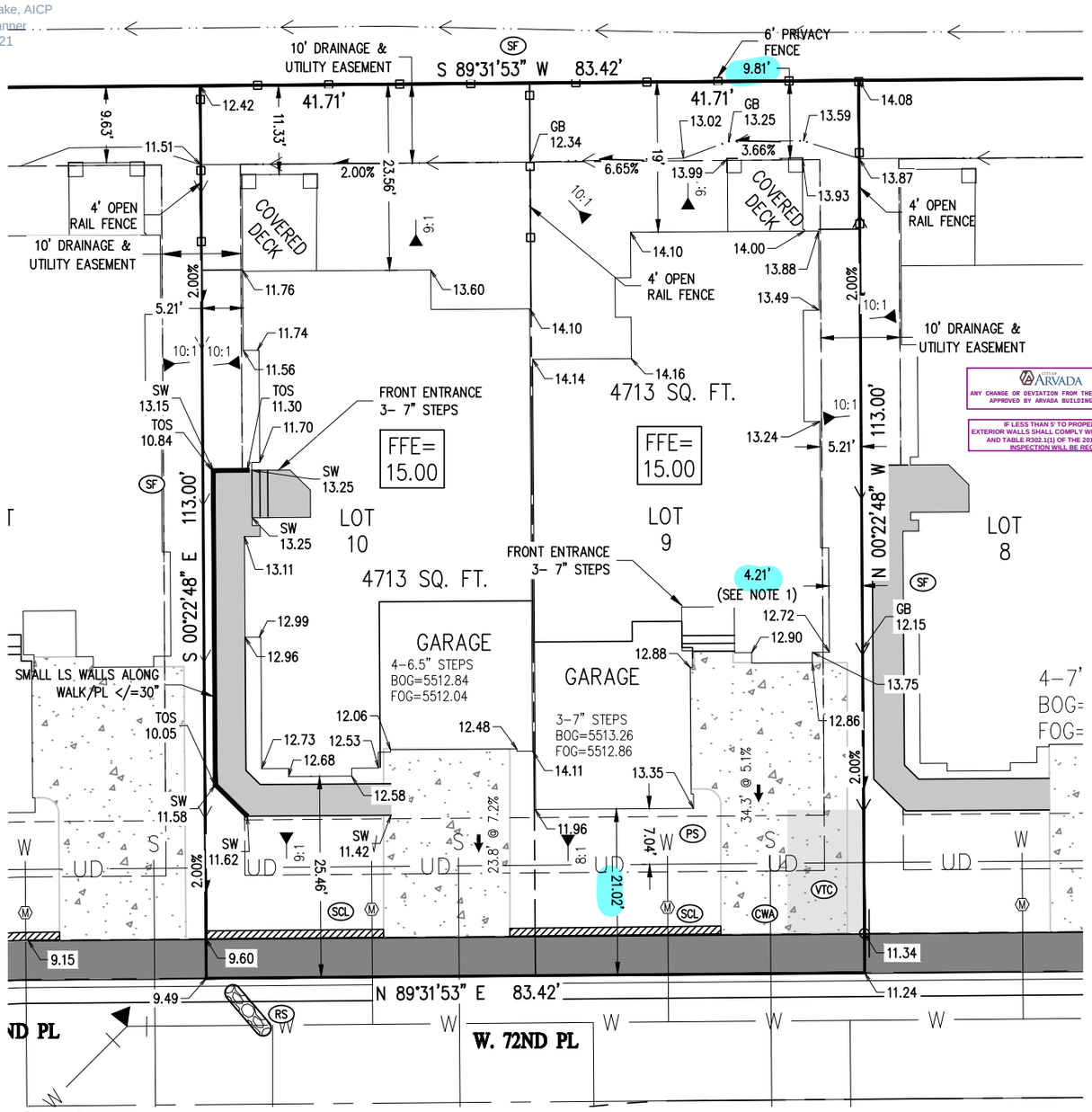
N:\co3295b – Sunrise Village\Drawings\Plot Plans\3295b– Plot Plans – Lots 9–10–Even.dwg, 11/23/2021 1:05:26 PM, Jake Jackson

PLANNING DIVISION
APPROVED
CITY OF ARVADA

Cheryl Drake, AICP
Senior Planner
11/30/2021

PLOT PLAN LOTS 9-10
SUNRISE VILLAGE

LOT	ADDRESS
9	11075 W 72ND PLACE
10	11077 W 72ND PLACE



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

IF LESS THAN 5' TO PROPERTY LINE, EXTERIOR WALLS SHALL COMPLY WITH SECTION R302.1 AND TABLE R302.1(1) OF THE 2015 OR 2018 IRC. INSPECTION WILL BE REQUIRED.

LEGEND

LOT LINE
EASEMENT
DITCH FLOWLINE
CURB AND GUTTER (SPILL/CATCH)
FENCE
WALL
BUILDING STEP

NOTES:
1. MINOR MODIFICATION (LOT 9)–BUILDING SETBACK–10" ENCROACHMENT INTO SETBACK–16.7% (10"/5') APPLIES TO 16.1% OR 13.21' OF THE 82.21' LONG BUILDING

SW= SIDEWALK
FL– FLOWLINE
GB= GRADE BREAK
TOS= TOE OF SLOPE
TW= TOP OF WALL
FFE= FINISHED FLOOR ELEVATION
FOG= FRONT OF GARAGE
BOG= BACK OF GARAGE

SCL= SEDIMENT CONTROL LOG
SF= SILT FENCE
VTC= VEHICLE TRACKING CONTROL
IP= INLET PROTECTION
RS= ROCK SOCK

CITY OF ARVADA - DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT -
REVIEWED FOR COMPLIANCE WITH CITY OF ARVADA STANDARDS
04/27/2022
Kyle Gillitzer

N

GRAPHIC SCALE
20 0 20
(IN FEET)
1 INCH = 20 FT

SETBACK REQUIREMENTS:
FRONT– 20'
BACK– 10'
SIDE– 5'
CORNER SIDE– 15'

LOT #	LOT AREA(SF)	BUILDING AREA(SF)	BUILDING COVEAGE
LOT 9	4,713	2,252	47.8%
LOT 10	4,713	2,261	48.0%

BASELINE
Engineering · Planning · Surveying
112 N RUBEY DRIVE, SUITE 210 · GOLDEN, COLORADO 80403
P: 303.940.9966 · F: 303.940.9969 · www.baselinecorp.com

SUNRISE VILLAGE, LLC
CITY OF ARVADA
JEFFERSON COUNTY
SUNRISE VILLAGE
LOTS 9–10

DESIGNED BY	MLL
DRAWN BY	MBR
CHECKED BY	MLL
INITIAL SUBMITTAL	06/30/21
DRAWING SIZE	8.5" X 14"
SURVEY FIRM	BASELINE
SURVEY DATE	
JOB NO.	CO3295b
DRAWING NAME	3295b– Plot Plans – Lots 9–10–Even.dwg
SHEET	1 OF 1