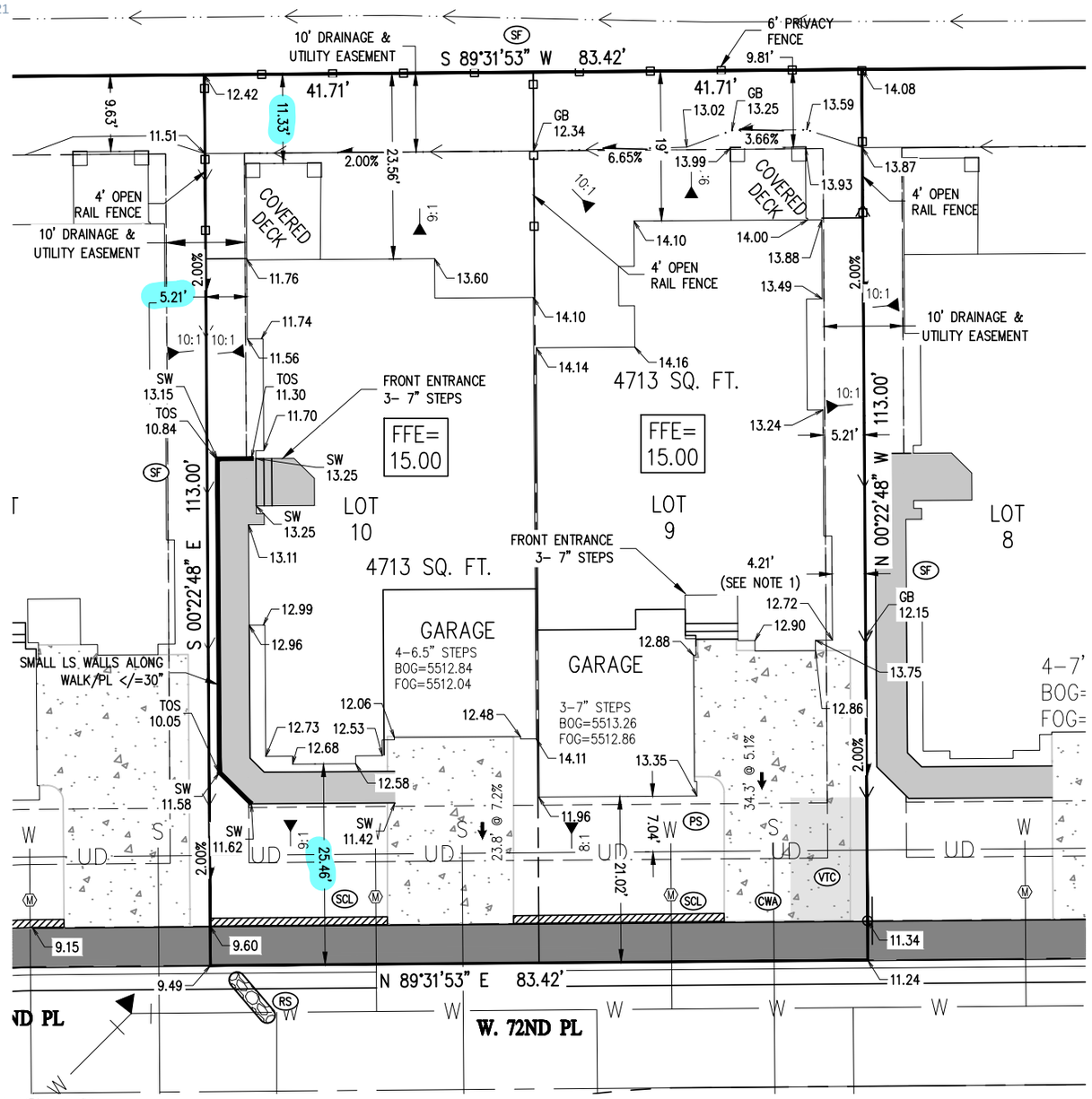
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CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

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



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

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%

N

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

BASELINE
Engineering · Planning · Surveying
112 N RUBEY DRIVE, SUITE 210 · GOLDEN, COLORADO 80403
P: 303.940.9988 · 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