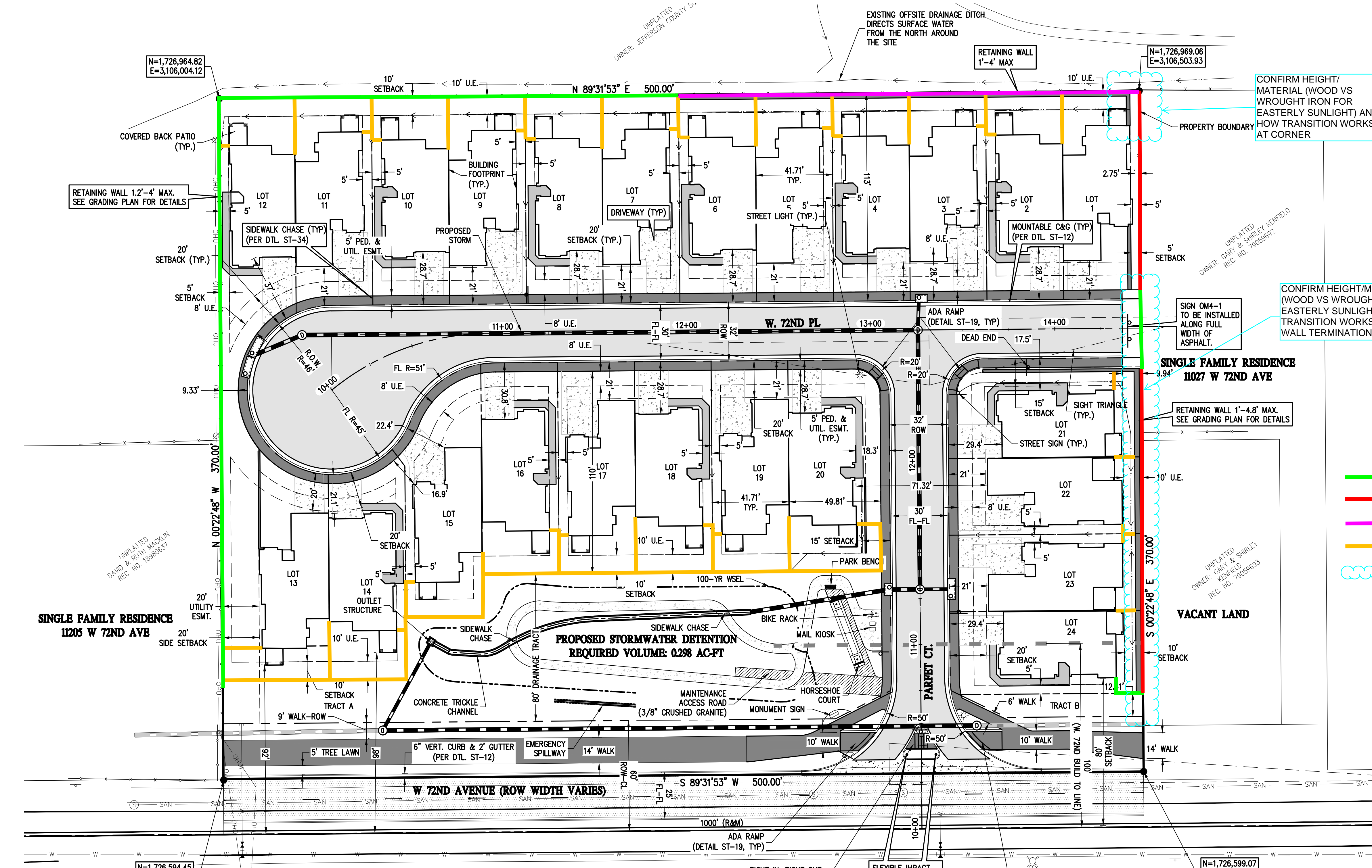


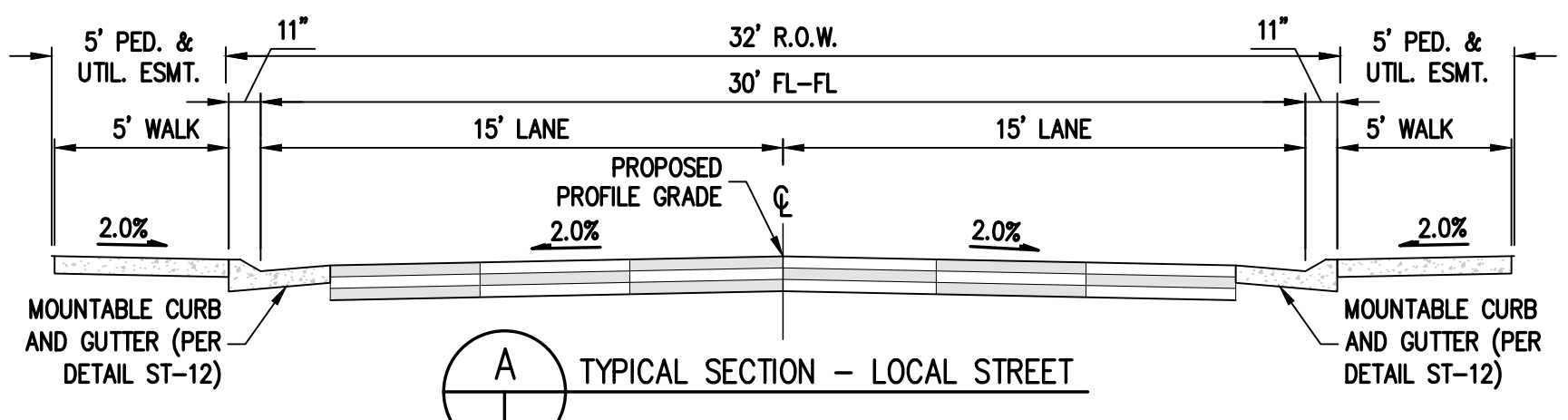
SUNRISE VILLAGE MINOR SUBDIVISION  
SITE PLAN

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN,  
CITY OF ARVADA, JEFFERSON COUNTY, STATE OF COLORADO



LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT (U.E. - UTILITY EASEMENT)
---	---	BUILDING SETBACK
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	WATER LINE
---	---	SANITARY SEWER MAIN
---	---	STORM SEWER
---	---	UNDERDRAIN
---	---	ASPHALT PAVING - BY OTHERS (SEE NOTE 5)
---	---	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
---	---	SIDEWALK
---	---	CONCRETE PAVING
---	---	3/8" CRUSHED GRANITE



- 6' PERIMETER WOOD FENCE (TYPICAL)
- 42" GUARD RAIL/FENCE REQUIRED
- 42" GUARD RAIL/FENCE NOT REQUIRED
- 3' HORIZONTAL SPLIT RAIL WOOD FENCE (TYPICAL)
- AREAS TO DISCUSS WITH BILL (X3)

- NOTES:
- THE DEVELOPER WILL BE REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, ETC CURB, GUTTER AND SIDEWALK THAT FRONTS THE LOT OR IS PUBLIC PRIOR TO ANY CO ON THAT LOT.
  - APPROVED FIRE LANE AND EMERGENCY ACCESS (EVA) SHALL BE PROVIDED DURING VERTICAL CONSTRUCTION. UNLESS OTHERWISE APPROVED, THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE, AND BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
  - FIRE LANE AND EMERGENCY VEHICLE ACCESS ROAD(S) SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (ASPHALT OF CONCRETE), AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
  - DURING CONSTRUCTION THERE SHALL BE SIGNAGE THAT PROVIDES THE ADDRESS AT THE FIRE DEPARTMENT ACCESS POINT. THE CHARACTERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A 0.5 INCH STROKE AND VISIBLE FROM THE FIRE DEPARTMENT ACCESS POINT. THE COLOR OF THE SIGN SHALL EITHER BE A RED BACKGROUND WITH WHITE CHARACTERS OR WHITE BACKGROUND WITH RED CHARACTERS.
  - PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN ARE EXPECTED TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SUNRISE VILLAGE. REFER TO 72ND AVENUE WIDENING PLANS BY MULLER ENGINEERING.
  - REFER TO LANDSCAPING PLANS FOR SIDEWALK CHASE MATERIAL AND DETAIL.
  - \*BUILDING COVERAGE FOR LOTS 22 AND 23 IS 52.1%

	Lot Area (SF)	Building Area (SF)	Building Coverage
Lot 1	4,713.00	2,264.02	48.0%
Lot 2	4,713.00	2,224.11	47.2%
Lot 3	4,713.00	2,264.02	48.0%
Lot 4	4,713.00	2,224.11	47.2%
Lot 5	4,713.00	2,224.11	47.2%
Lot 6	4,713.00	2,264.02	48.0%
Lot 7	4,713.00	2,224.11	47.2%
Lot 8	4,713.00	2,264.02	48.0%
Lot 9	4,713.00	2,224.11	47.2%
Lot 10	4,713.00	2,264.02	48.0%
Lot 11	4,739.00	2,264.34	47.8%
Lot 12	5,739.00	2,293.17	40.0%
Lot 13	7,597.00	2,233.52	29.4%
Lot 14	4,850.00	2,224.11	45.9%
Lot 15	5,307.00	2,223.93	41.9%
Lot 16	4,795.00	2,263.72	47.2%
Lot 17	4,797.00	2,264.02	47.2%
Lot 18	4,797.00	2,224.11	46.4%
Lot 19	4,797.00	2,224.11	46.4%
Lot 20	6,226.00	2,264.02	36.4%
Lot 21	5,589.00	2,236.43	40.0%
Lot 22	4,376.00	2,278.85	52.1%*
Lot 23	4,374.00	2,277.85	52.1%*
Lot 24	4,709.00	2,236.43	47.5%

\*MINOR MODIFICATION, BUILDING COVERAGE

BASELINE

Engineering - Planning - Surveying

102 N RIBEY DRIVE SUITE 200 • GOLDEN, COLORADO 80403

P: 303.940.9966 • F: 303.940.9968 • www.baselinecorp.com

DESIGNED BY

DATE

PREPARED BY

REVISION DESCRIPTION

MLL

11/06/2020

MLL

CITY COMMENTS

MLL

01/15/2021

MLL

CITY COMMENTS

MLL

02/19/2021

MLL

CITY COMMENTS

MLL

06/11/2021

MLL

CITY COMMENTS

SUNRISE VILLAGE, LLC

SUNRISE VILLAGE MINOR SUBDIVISION

11301 W. 72ND AVENUE

SITE PLAN

JEFFERSON

ARVADA

FOR AND ON BEHALF OF

BASELINE CORPORATION

INITIAL SUBMITTAL

09/11/20

DRAWING SIZE

24" X 36"

SURVEY FIRM

BASELINE

SURVEY DATE

09/20/17

JOB NO.

C03295b

DRAWING NAME

3295b - Site Plan.dwg

SHEET

2 OF 31

SP01

811

Know what's below.

Call before you dig.