



# LAND DEVELOPMENT APPLICATION

NAME OF PROJECT: Model home in The Grove at Crystal Valley Ranch PROJECT NO. \_\_\_\_\_  
 PROPERTY ADDRESS / GENERAL LOCATION: 3634 Makley Circle  
 LEGAL DESCRIPTION: Crystal Valley Ranch Filing No. 11

**PLEASE CHECK THE TYPE OF APPLICATION:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> SKETCH PLAN              | <input type="checkbox"/> SDP- USE BY SPECIAL REVIEW     | <input type="checkbox"/> GESC                 |
| <input type="checkbox"/> ANNEXATION               | <input type="checkbox"/> SDP-AMENDMENT                  | <input type="checkbox"/> ZONING/SIGN VARIANCE |
| <input type="checkbox"/> ZONING/REZONING          | <input type="checkbox"/> WIRELESS USE BY SPECIAL REVIEW | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> PLANNED DEVELOPMENT PLAN | <input type="checkbox"/> DOWNTOWN FAÇADE/VARIANCE       | <input type="checkbox"/> OTHER: _____         |
| <input type="checkbox"/> PDP AMENDMENT            | <input type="checkbox"/> PLAT                           |   |
| <input type="checkbox"/> SITE DEVELOPMENT PLAN    | <input type="checkbox"/> CONSTRUCTION DOCUMENTS         |   |

**SUMMARY DATA:**

Present Zoning/Use \_\_\_\_\_ Proposed # of Lots/DUs \_\_\_\_\_  
 Proposed Zoning/Use 12.7' front setback Proposed Building Sq. Ft. 1,876 sf  
 Area in Acres 5,739 sf

**PROPERTY OWNER INFORMATION:**

Name Marea Duca  
 Company Richmond American Homes  
 Address 4350 S Monaco Street  
Denver, CO 80237  
 Fax \_\_\_\_\_  
 Phone 720-977-3844  
 Email marea.duca@mdch.com

Marea Duca  
 Signature of Property Owner

Marea Duca  
 Name (Please Print)

**REPRESENTATIVE INFORMATION:**

Name Marea Duca  
 Company Richmond American Homes  
 Address 4350 S Monaco Street  
Denver, CO 80237  
 Fax \_\_\_\_\_  
 Phone 720-977-3844  
 Email marea.duca@mdch.com

Marea Duca  
 Signature of Representative

Marea Duca  
 Name (Please Print)

<i>Staff Use Only</i>	
Date Received: _____	Staff Contact: _____
Application Fee Received: _____	

***Achieving the Community Vision through Excellence, Dedication and Service***



*Building and Financing the American Dream*

June 26, 2019

Town of Castle Rock  
100 Wilcox Street  
Castle Rock, CO 80104

To Whom It May Concern,

Richmond American Homes intends on building a D918 tract home on vacant lot 89 – 3634 Makley Circle. This home will serve as one of Richmond's model homes in The Grove at Crystal Valley Ranch community. The D918 plan is 74' long causing this home to encroach 0.6' into the front setback. The swale is also not 10' away from the foundation of the house. No COs have been issued on the neighboring lots of this model so there will be no impact on public health, safety or welfare.

Thank You,

Marea Duca  
Representative  
Richmond American Homes  
720.977.3844  
[Marea.Duca@mdch.com](mailto:Marea.Duca@mdch.com)

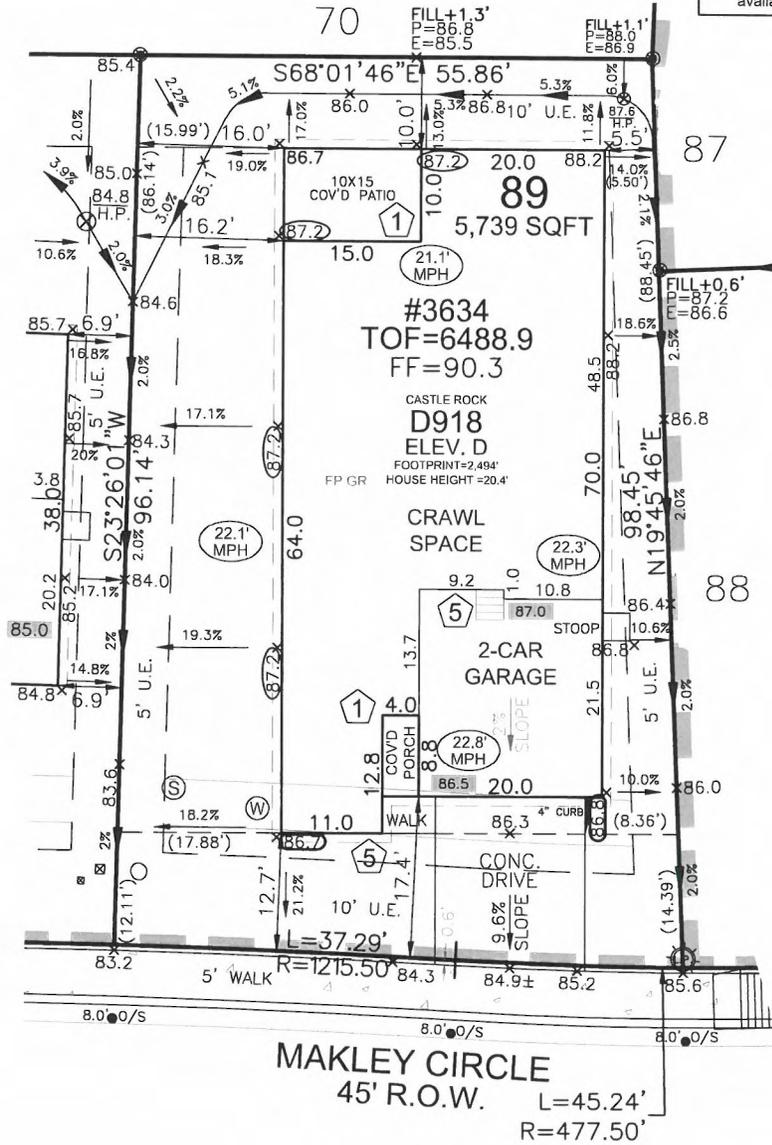
# RICHMOND AMERICAN HOMES JOB#24410089

## DRAINAGE PLAN/DESC PLAN LOT 89

"FRONT OF HOUSE DOES NOT MEET MINIMUM SETBACK, BUILDER TO APPLY FOR A VARIANCE"

- DESC NOTES:**
- All structural BMPs associated with the construction of the specific lot must be maintained in effective operating condition at all times and are subject to inspection and enforcement under the DESC permit of this property.
  - Any adjustments which must be made to utility poles, street light standards, fire hydrants, catch basins or inlets, traffic signs and signals, or other public improvements or installations which are necessary as the result of the curb openings or driveways shall be accomplished without any cost to the Town. Driveways shall not interfere with operations or locations of any drainage appurtenances or ADA ramps.
  - This plan is in conformance with the minimum requirements as set forth in the CRYSTAL VALLEY FILING NO. 11 Subdivision Grading Plan as approved on 03/20/2018 Town of Castle Rock Project No. CD17-0012
  - BMP installation Standard Notes and Details are available at CRgov.com/GESC

90  
23.0'  
FRONT  
SETBACK  
(GRADING CERTIFICATION  
PASSED ON 05-02-2019.)



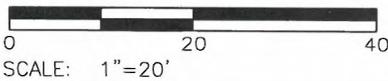
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 88.9
- GARAGE SLAB = 86.5
- GRADE BEAM = 33"  
(88.9 - 86.5 = 02.4 \* 12 = 29" + 4" = 33")
- \*FROST DEPTH MUST BE MAINTAINED
- AVERAGE BUILDING HEIGHT = 22.1'
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN GARAGE/CRAWL SPACE TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO/CONCRETE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE
- POUR 4" CURB ALONG SIDE OF DRIVE TO PROVIDE POSITIVE DRAINAGE

**LEGEND**

**LOWERED FINISH GRADE:**

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- [XX.X] GRADING PLAN ELEVATION
- (XX.X MPH) BUILDING HEIGHT AT MID-POINT OF HOUSE
- OVEREX LIMITS
- EROSION CONTROL



MODEL OPTIONS: D918-D/2-CAR/CRAWL SPACE/FP FR/GSD

SUBDIVISION: CRYSTAL VALLEY RANCH FILING NO. 11

COUNTY: DOUGLAS TOWN OF CASTLE ROCK

ADDRESS: 3634 MAKLEY CIRCLE

**GENERAL NOTES:**

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 04-30-19

**MINIMUM SETBACKS:**  
LIVING: 13' SIDE: 5'  
GARAGE: 18' SEP.: 10'  
REAR: 10'  
CORNER: 10'

DRAWN BY: DV

DATE: 06-18-19



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E-mail: info@bjsurveying.net



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Thank You,

Marea Duca  
Representative  
Richmond American Homes  
720.977.3844  
[Marea.Duca@mdch.com](mailto:Marea.Duca@mdch.com)