

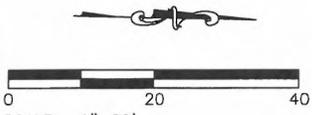
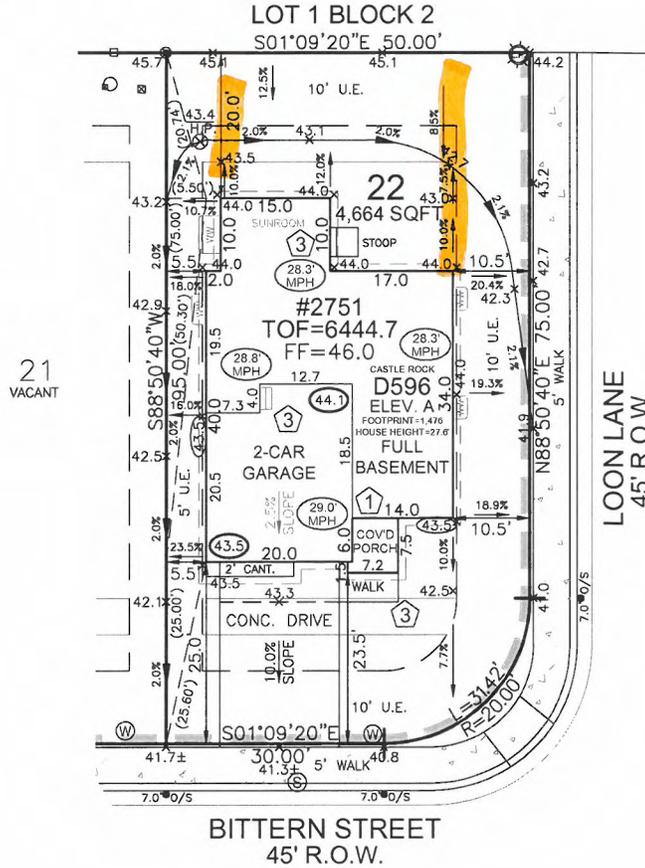


RICHMOND AMERICAN HOMES

JOB#22640022
LOT 22
BLOCK 1

PLOT PLAN D.E.S.C. PLAN

**Building Height Calculation for
the Town of Castle Rock**
Maximum Allowable Building Height=35.0'
Calculated Average Building Height=28.6'
Difference= -6.4'



- PLOT PLAN NOTES:**
- 1) PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT
 - 2) PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT
 - 3) EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD
 - 4) RECORDED PLAT PREPARED BY EMK
 - 5) OVERLOT/AREA GRADING PLAN PREPARED BY LEGACY ENGINEERING INC
 - 6) LOT INVENTORY TAKEN ON: 11-03-16

SUGGESTED NUMBER OF RISERS AT LOCATION(S) SHOWN BASED ON 7-3/4" MAXIMUM RISERS.

BUILDING HEIGHT @ MID POINT OF HOUSE.

FINISH GRADES HAVE BEEN LOWERED, SIDE DOWN TO MATCH.

*** GRADE BEAM TO BE 21" BELOW TOP OF FOUNDATION TO ACHIEVE DRIVEWAY SLOPE INDICATED.**
NOTE: FROST DEPTH MUST BE MAINTAINED; REFER TO STRUCTURAL DETAILS.

EROSION CONTROL

- DESC NOTES:**
1. 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 to this property.
 2. 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.
 3. This plan is in conformance with the minimum requirements as set forth in the CRYSTAL VALLEY RANCH FILING NO. 14 Subdivision Grading Plan as approved on 1/12/2015, Town of Castle Rock Project No. CD14-0025
 4. BMP Installation Standard Notes and Details are available at CRgov.com/GESC

SUBDIVISION: CRYSTAL VALLEY RANCH FILING NO. 14
COUNTY: DOUGLAS **CITY:** TOWN OF CASTLE ROCK
ADDRESS: 2751 BITTERN STREET
MODEL OPTIONS: D596-A/2-CAR/FULL BSMT/9' BSMT/SUNROOM
DRAWN BY: DV **DATE:** 10-04-17 **CHECKED BY:**

Surveying, Inc.
Specializing in Home Builder Services Since 1985

6841 South Yosemite Street #100 Phone: (303) 850-0559
Centennial, CO 80112 USA Fax: (303) 850-0711

SETBACK REQUIREMENTS ACQUIRED FROM THE SITE PLAN

FRONT: 20' GARAGE, 15' HOUSE/PORCH
SIDE: 5' REAR: 15'
CORNER: 10' SEPARATION: 10'

IMPROVEMENT LOCATION CERTIFICATE

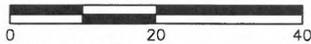
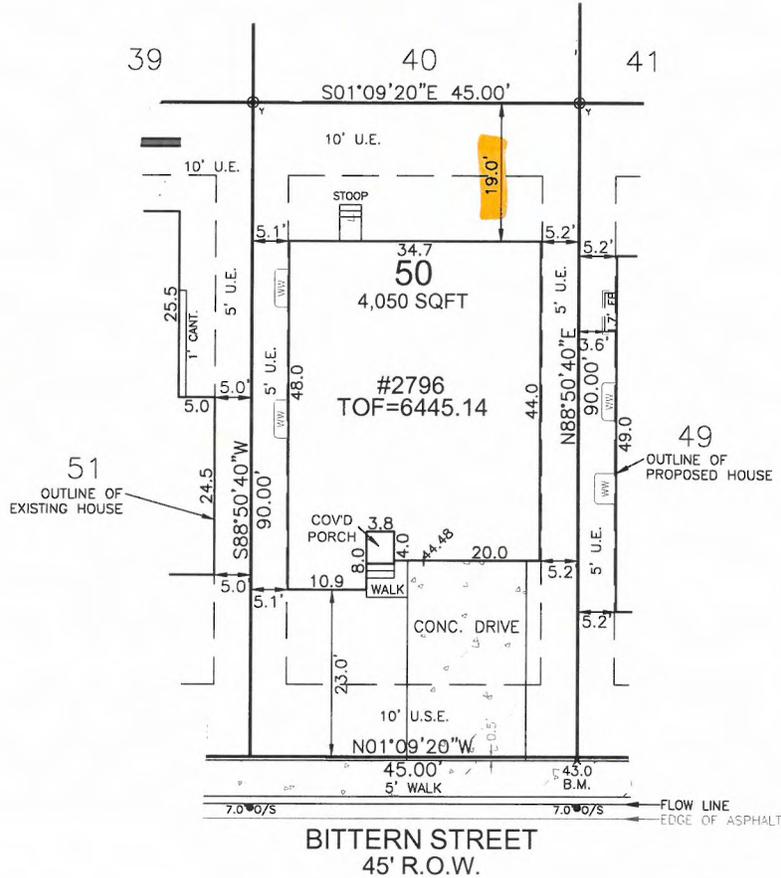


6841 SOUTH YOSEMITE STREET
CENTENNIAL, CO 80112

PIN CAP COLORS:
Y=YELLOW
P=PINK
O=ORANGE
R=RED
A=ALUMINUM

DESCRIPTION OF FOUND MONUMENTATION

- ⊙ - #5 REBAR, PLS # 36567.
- - DISKS FOUND AT OFFSETS TO LOT CORNER AS SHOWN BELOW. PLS # 36567.



SCALE: 1"=20'

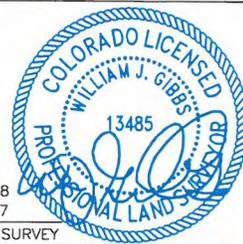
IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR RICHMOND AMERICAN HOMES OF THE PROPERTY DESCRIBED AS:

LOT 50, BLOCK 1, CRYSTAL VALLEY RANCH FILING NO. 14 PLAT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO; ALSO KNOWN AS: 2796 BITTERN STREET

AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE: 09-28-17 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENTS CROSSING OR BURDENING ANY PART OF SAID PARCEL. EASEMENTS SHOWN HEREON WERE TAKEN FROM THE RECORDED PLAT DESCRIBED ABOVE, AND NO OTHER RESEARCH OF TITLE WAS PERFORMED IN CONNECTION WITH THIS CERTIFICATE.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM WHEN YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION HEREON.



UPDATED:
01-24-18
09-28-17
DATE OF SURVEY

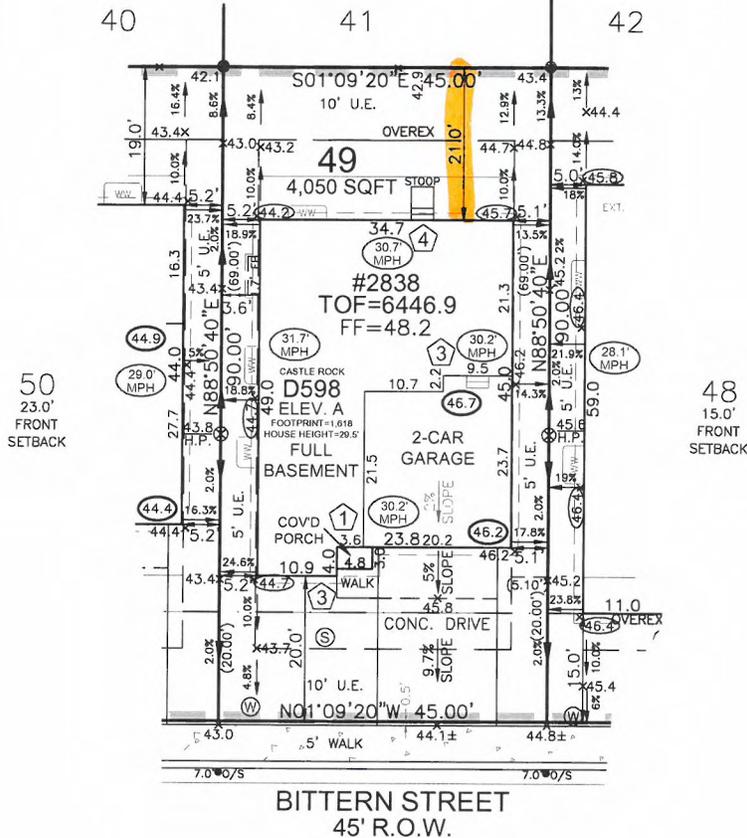
RICHMOND AMERICAN HOMES

JOB#22640049

PLOT PLAN D.E.S.C. PLAN

LOT 49
BLOCK 1

Building Height Calculation for the Town of Castle Rock
 Maximum Allowable Building Height=35.0'
 Calculated Average Building Height=30.7'
 Difference= -4.3'



0 20 40
SCALE: 1"=20'

PLOT PLAN NOTES:

- 1) PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT
- 2) PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT
- 3) EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD
- 4) RECORDED PLAT PREPARED BY: EMK
- 5) OVERLAP AREA GRADING PLAN PREPARED BY: LEGACY ENGINEERING INC
- 6) LOT INVENTORY TAKEN ON: 09-02-16

⊗ SUGGESTED NUMBER OF RISERS AT LOCATION(S) SHOWN BASED ON 7-3/4" MAXIMUM RISERS.

⊗ BUILDING HEIGHT @ MID POINT OF HOUSE.

⊗ FINISH GRADES HAVE BEEN LOWERED, SIDE DOWN TO MATCH.

* GRADE BEAM TO BE 12" BELOW TOP OF FOUNDATION TO ACHIEVE DRIVEWAY SLOPE INDICATED.
 NOTE: FROST DEPTH MUST BE MAINTAINED; REFER TO STRUCTURAL DETAILS.

EROSION CONTROL

DESC NOTES:

1. 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.
2. 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.
3. This plan is in conformance with the minimum requirements as set forth in the CRYSTAL VALLEY RANCH FILING NO. 14 Subdivision Grading Plan as approved on 1/12/2015. Town of Castle Rock Project No. CD14-0025
4. BMP Installation Standard Notes and Details are available at CRgov.com/GESC

REVISIONS:

SUBDIVISION: CRYSTAL VALLEY RANCH FILING NO. 14

COUNTY: DOUGLAS CITY: TOWN OF CASTLE ROCK

ADDRESS: 2838 BITTERN STREET

MODEL OPTIONS: D598-A/2-CAR/FULL BSMT/9' BSMT/FP FR

DRAWN BY: DV

DATE: 01-22-18

CHECKED BY:



6841 South Yosemite Street #100 Phone: (303) 850-0559
 Centennial, CO 80112 USA Fax: (303) 850-0711

SETBACK REQUIREMENTS ACQUIRED FROM THE SITE PLAN

FRONT: 20' GARAGE, 15' HOUSE/PORCH
 SIDE: 5' REAR: 15'
 CORNER: 10' SEPARATION: 10'

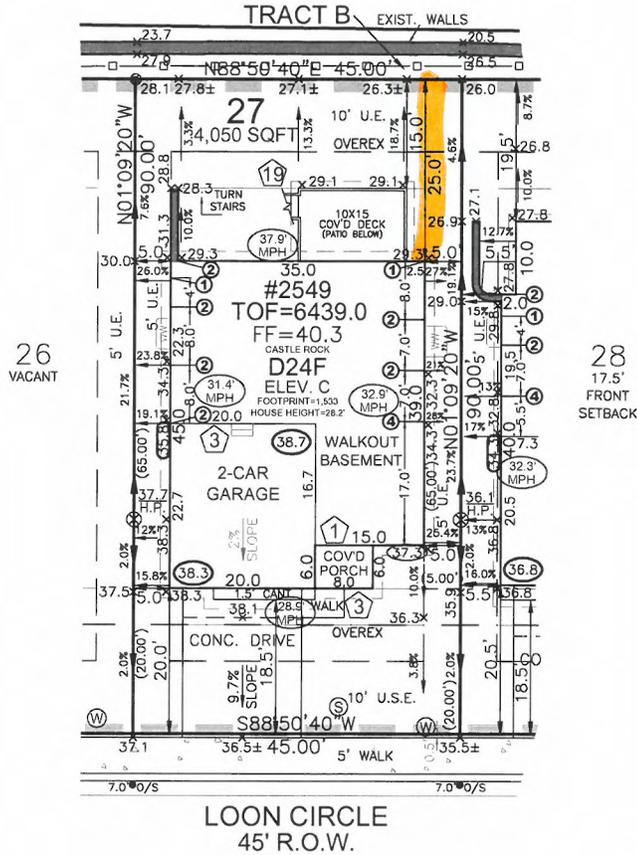
RICHMOND AMERICAN HOMES

JOB#22640027

PLOT PLAN D.E.S.C. PLAN

LOT 27
BLOCK 1

Building Height Calculation for
the Town of Castle Rock
Maximum Allowable Building Height=35.0'
Calculated Average Building Height=32.8'
Difference= -2.2'



SCALE: 1"=20'

PLOT PLAN NOTES:

- 1) PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT
- 2) PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT
- 3) EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD
- 4) RECORDED PLAT PREPARED BY: EJK
- 5) OVERLOT AREA GRADING PLAN PREPARED BY: LEGACY ENGINEERING INC
- 6) LOT INVENTORY TAKEN ON: 9-2-16

REVISIONS:

SUBDIVISION: CRYSTAL VALLEY RANCH FILING NO. 14

COUNTY: DOUGLAS CITY: TOWN OF CASTLE ROCK

ADDRESS: 2549 LOON CIRCLE

MODEL OPTIONS: D24F-C/2-CAR/WALKOUT BSMT/9' BSMT/FP FR/COV'D DECK

DRAWN BY: AL

DATE: 12-28-17

CHECKED BY:



6841 South Yosemite Street #100 Phone: (303) 850-0559
Centennial, CO 80112 USA Fax: (303) 850-0711

SETBACK REQUIREMENTS ACQUIRED FROM THE SITE PLAN

FRONT: 20' GARAGE, 15' HOUSE/PORCH
SIDE: 5' REAR: 15'
CORNER: 10' SEPARATION: 10'

FINISH GRADES HAVE BEEN LOWERED, SIDE DOWN TO MATCH.

FINISH GRADES ALONG SIDE OF GARAGE HAVE BEEN LOWERED, POUR TALLER FOUNDATION WALL TO MAINTAIN FROST PROTECTION.

②—INDICATES AMOUNT TO STEP FOUNDATION AT EACH LOCATION INDICATED.
NOTE: STEPS SHOWN MEET GRADING REQUIREMENTS ONLY, NOT TO BE RELIED UPON AS A STRUCTURALLY ENGINEERED DESIGN.

TO AVOID EXCEEDING 3:1 SLOPES AND PROVIDE FOR ADEQUATE DRAINAGE, A RETAINING WALL HAS BEEN PROPOSED IN AREA SHOWN AND MAY BE SUBJECT TO CHANGE.

SUGGESTED NUMBER OF RISERS AT LOCATION(S) SHOWN BASED ON 7-3/4" MAXIMUM RISERS.

BUILDING HEIGHT @ MID POINT OF HOUSE.

* GRADE BEAM TO BE 12" BELOW TOP OF FOUNDATION TO ACHIEVE DRIVEWAY SLOPE INDICATED.
NOTE: FROST DEPTH MUST BE MAINTAINED; REFER TO STRUCTURAL DETAILS.

EROSION CONTROL

DESC NOTES:

1. 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.
2. 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.
3. This plan is in conformance with the minimum requirements as set forth in the CRYSTAL VALLEY RANCH FILING NO. 14 Subdivision Grading Plan as approved on 1/12/2015. Town of Castle Rock Project No. CD14-0025
4. BMP installation Standard Notes and Details are available at CRgov.com/GESC

IMPROVEMENT LOCATION CERTIFICATE

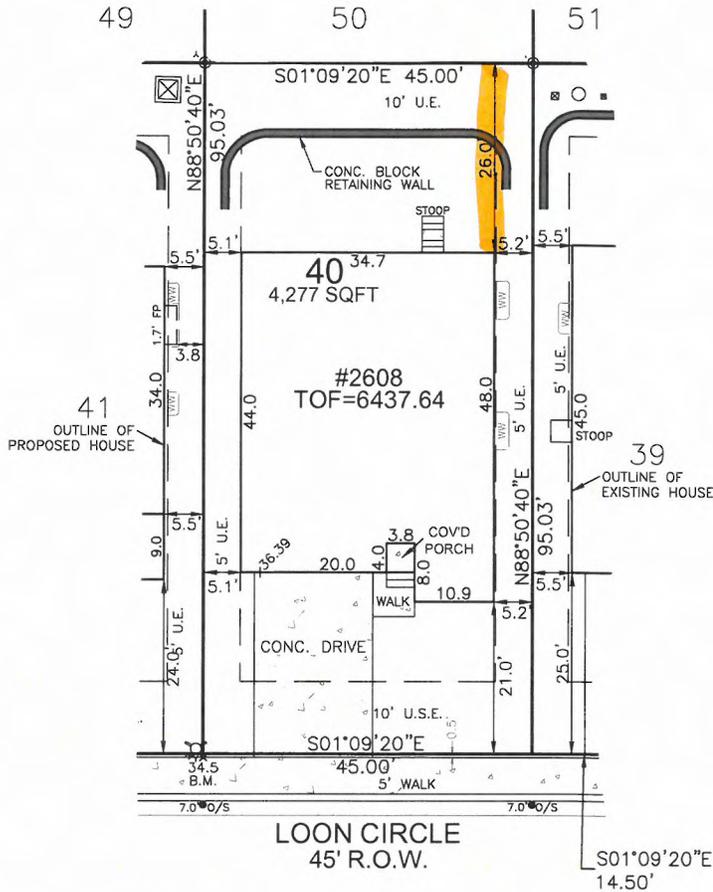


6841 SOUTH YOSEMITE STREET
CENTENNIAL, CO 80112

PIN CAP COLORS:
 Y=YELLOW
 P=PINK
 O=ORANGE
 R=RED
 A=ALUMINUM

DESCRIPTION OF FOUND MONUMENTATION

- ⊙ - #5 REBAR, PLS # 36567.
- - DISKS FOUND AT OFFSETS TO LOT CORNER AS SHOWN BELOW. PLS # 36567.

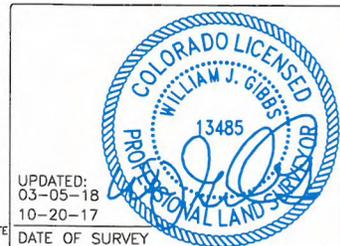


SCALE: 1"=20'

IMPROVEMENT LOCATION CERTIFICATE I HEREBY CERTIFY THIS **IMPROVEMENT LOCATION CERTIFICATE** WAS PREPARED FOR RICHMOND AMERICAN HOMES OF THE PROPERTY DESCRIBED AS:

LOT 40, BLOCK 1, CRYSTAL VALLEY RANCH FILING NO. 14, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO; ALSO KNOWN AS: **2608 LOON CIRCLE** AND THAT IT IS NOT A **LAND SURVEY PLAT** OR **IMPROVEMENT SURVEY PLAT**, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE: 10-20-17 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENTS CROSSING OR BURDENING ANY PART OF SAID PARCEL. EASEMENTS SHOWN HEREON WERE TAKEN FROM THE RECORDED PLAT DESCRIBED ABOVE, AND NO OTHER RESEARCH OF TITLE WAS PERFORMED IN CONNECTION WITH THIS CERTIFICATE.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM WHEN YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION HEREON.



UPDATED:
03-05-18
10-20-17

DATE OF SURVEY

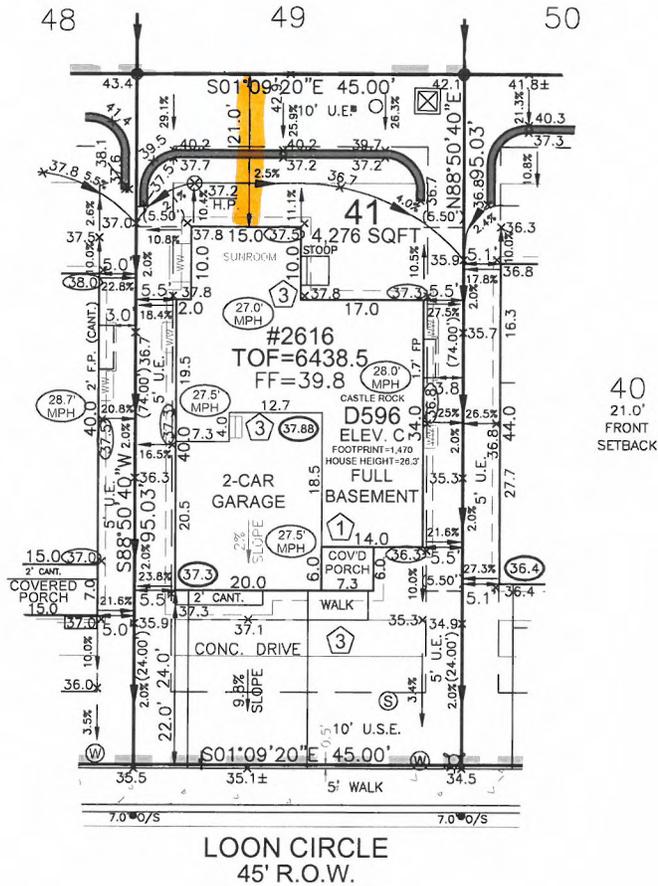
RICHMOND AMERICAN HOMES

JOB#22640041

PLOT PLAN D.E.S.C. PLAN

LOT 41
BLOCK 1

**Building Height Calculation for
the Town of Castle Rock**
Maximum Allowable Building Height=35.0'
Calculated Average Building Height=27.5'
Difference= -7.5'



LOON CIRCLE
45' R.O.W.



0 20 40
SCALE: 1"=20'

PLOT PLAN NOTES:

- 1) PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT
- 2) PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT
- 3) EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD
- 4) RECORDED PLAT PREPARED BY: EMK
- 5) OVERLOT AREA GRADING PLAN PREPARED BY: LEGACY ENGINEERING INC.
- 6) LOT INVENTORY TAKEN ON: 05-02-16

**SUGGESTED NUMBER OF RISERS
AT LOCATION(S) SHOWN BASED
ON 7-3/4" MAXIMUM RISERS.**

**XXX MPH BUILDING HEIGHT @ MID
POINT OF HOUSE.**

**FINISH GRADES HAVE BEEN
LOWERED, SIDE DOWN TO
MATCH.**

**TO AVOID EXCEEDING 3:1 SLOPES
AND PROVIDE FOR ADEQUATE
DRAINAGE, A RETAINING WALL HAS
BEEN PROPOSED IN AREA SHOWN
AND MAY BE SUBJECT TO CHANGE.**

*** GRADE BEAM TO BE 18" BELOW
TOP OF FOUNDATION TO ACHIEVE
DRIVEWAY SLOPE INDICATED.**
NOTE: FROST DEPTH MUST BE
MAINTAINED; REFER TO
STRUCTURAL DETAILS.

EROSION CONTROL

DESC NOTES:

1. 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.
2. 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.
3. This plan is in conformance with the minimum requirements as set forth in the CRYSTAL VALLEY RANCH FILING NO. 14 Subdivision Grading Plan as approved on 1/12/2015. Town of Castle Rock Project No. CD14-0025
4. BMP installation Standard Notes and Details are available at CRgov.com/GESC

SUBDIVISION: CRYSTAL VALLEY RANCH FILING NO. 14

COUNTY: DOUGLAS CITY: TOWN OF CASTLE ROCK

ADDRESS: 2616 LOON CIRCLE

MODEL OPTIONS: D596-C/2-CAR/FULL BSMT/9' BSMT/SUNROOM/FP FR

DRAWN BY: DV DATE: 01-22-18 CHECKED BY:

REVISIONS:

SETBACK REQUIREMENTS ACQUIRED FROM THE SITE PLAN

FRONT: 20' GARAGE, 15' HOUSE/PORCH
SIDE: 5' REAR: 15'
CORNER: 10' SEPARATION: 10'



6841 South Yosemite Street #100 Phone: (303) 850-0559
Centennial, CO 80112 USA Fax: (303) 850-0711