



300 East Mineral Ave., Ste.1
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PLOT PLAN
PREPARED FOR:
TAYLOR MORRISON

SCALE:	1" = 20'
DRAWN:	7/12/2018
PROJECT:	33817-12
DWG:	31_LOT04PP
PATH:	T:\33817-12 RAVENWOOD\DWG

WARNING!!

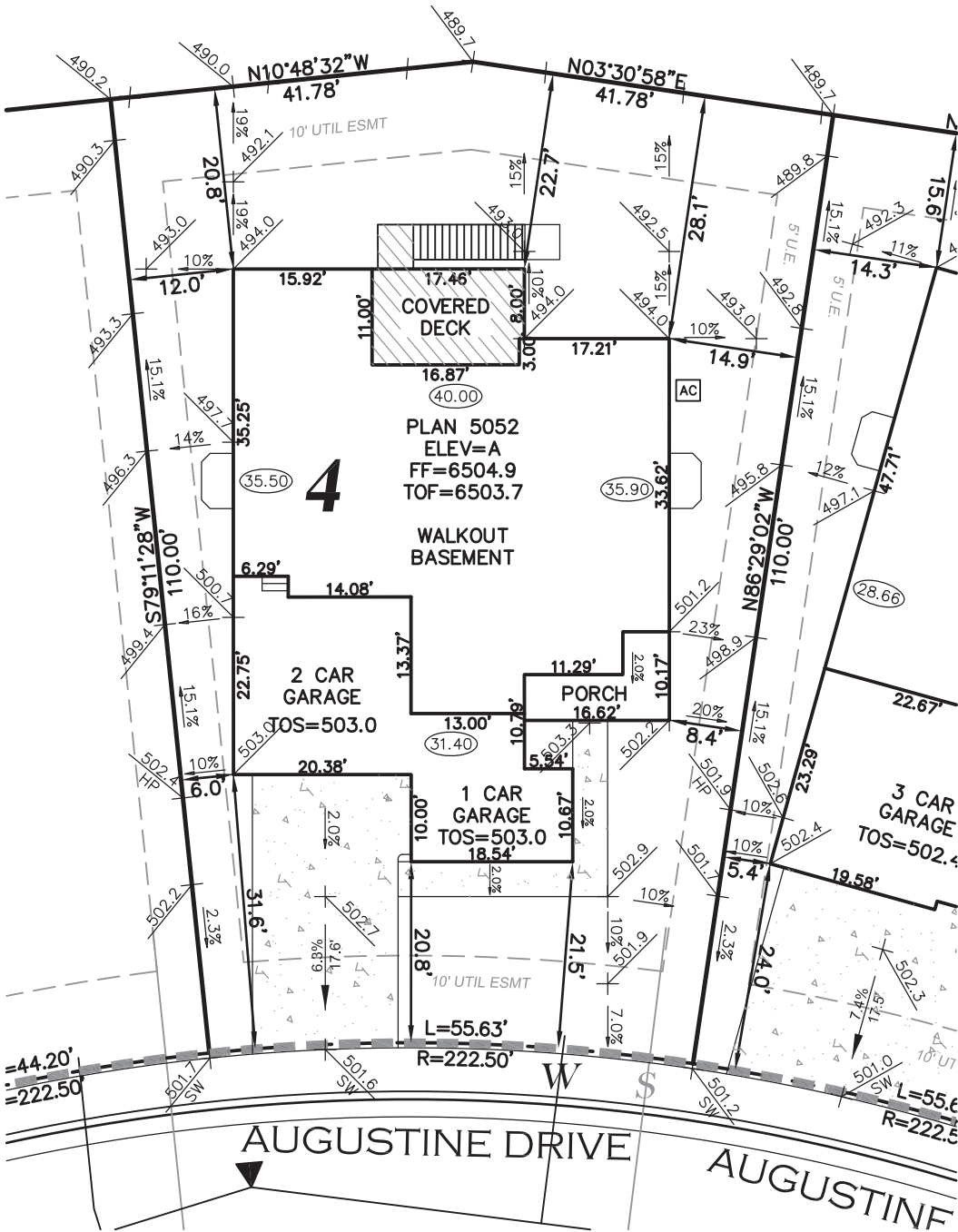
1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE AND GRADING ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.



LOT INVENTORY NOT AVAILABLE AT TIME OF PLOT PLAN PREPARATION; GRADES SHOWN AT CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION

NOTE:

- # - STEP FOUNDATION #,
USE SLEEPERS, RETAINING
WALL, OR EXPOSE FOUNDATION



BUILDING HEIGHT CALC:	
BLDG. HT =	30.30
TOP OF FOUNDATION =	503.7
REAR =	40.00
LEFT =	35.50
RIGHT =	35.90
FRONT =	31.40
AVG. HEIGHT =	35.70

- 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 TERRAIN FILING NO. 1, AMEND. 1 Subdivision Grading Plan as approved on 02/22/2016, Town of Castle Rock Project No, CD 15-0026
 4. BMP installation Standard Notes and Details are available at CRgov.com/GESC

- NOTES:
1. EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
 2. SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT. (>2%)
 3. PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
 4. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.

- LOT SPECIFIC NOTES:
1. THREE GARAGE RISERS
 - 2.
 - 3.

PLOT PLAN FOR
INITIAL DESC PERMIT

LEGEND	
✕	SILT FENCE
■	SEDIMENT CONTROL

LOT COVERAGE:
7,704 SQ. FT.

LEGAL DESCRIPTION:	MIN. SETBACKS:	REVISIONS:
SUBDIVISION: TERRAIN F-1, AMEND. 1	FRONT: 15'/20' GARAGE	
LOT: 4 , BLOCK: 31 ,	REAR: 15'	
ADDRESS: 1711 AUGUSTINE DRIVE	SIDE: 5'/10' CORNER	
CITY: CASTLE ROCK COUNTY: DOUGLAS	BETWEEN UNITS: -	
STATE OF COLORADO		