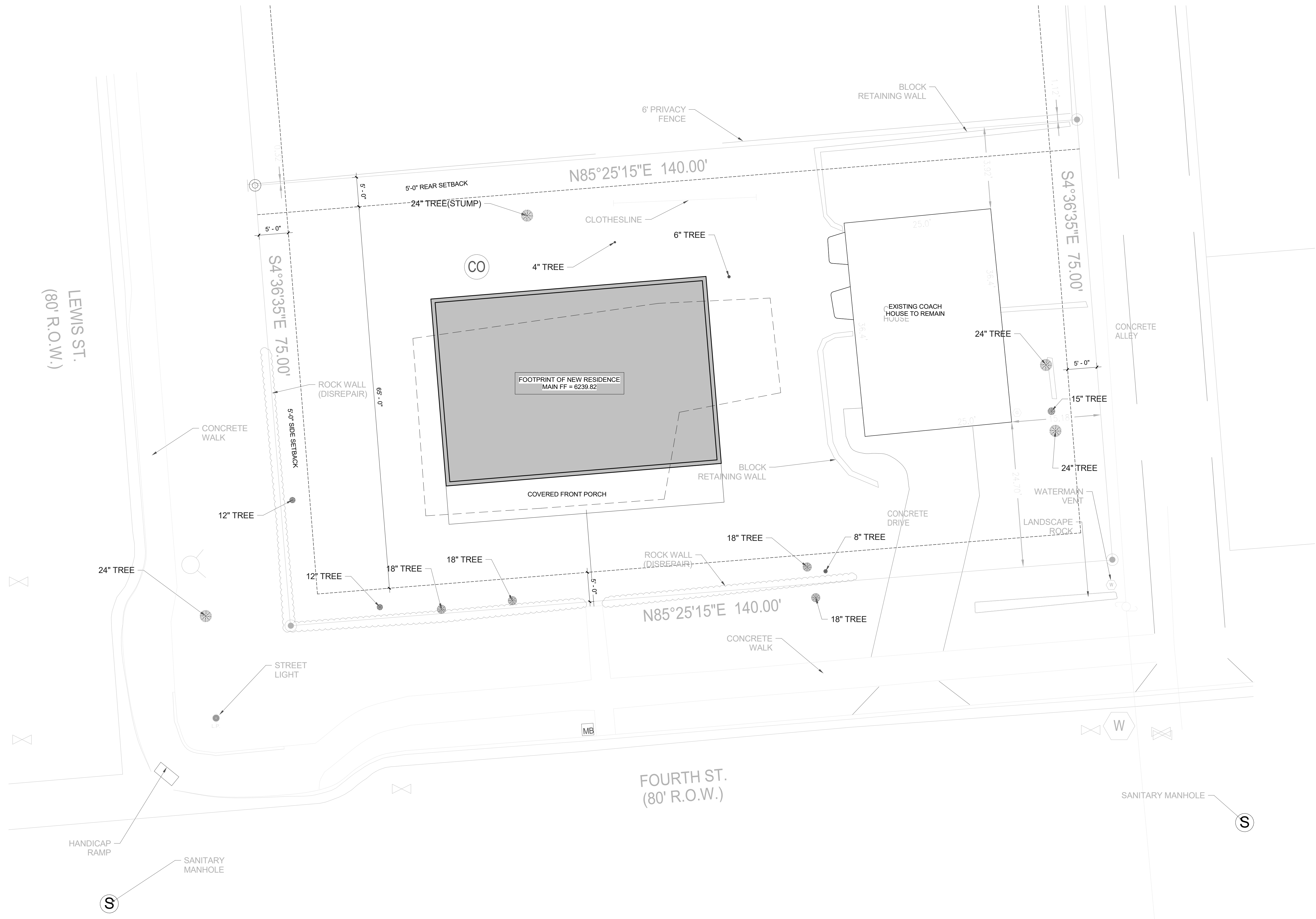




1 SITE PLAN
1/8" = 1'-0"

LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT

The architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable degree. If any mistakes, omissions, and/or discrepancies are found to exist within the work product, the Architect shall be promptly notified. Failure to promptly notify the Architect of such conditions shall disprove the accuracy of any representation by the consultant or its consultants. Acceptance shall constitute the knowledge and consent of the Architect, but of the acceptance of said restrictions as they apply to the entirety of the information contained herein.

ADAMSON ARCHITECTURE

10651 JEWELBERRY CIRCLE
HIGHLANDS RANCH, CO 80130
TELEPHONE 720-560-9441

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:

MORDEAUX RESIDENCE
705 4TH STREET
CASTLE ROCK, CO

DRAWING TITLE:

SITE PLAN

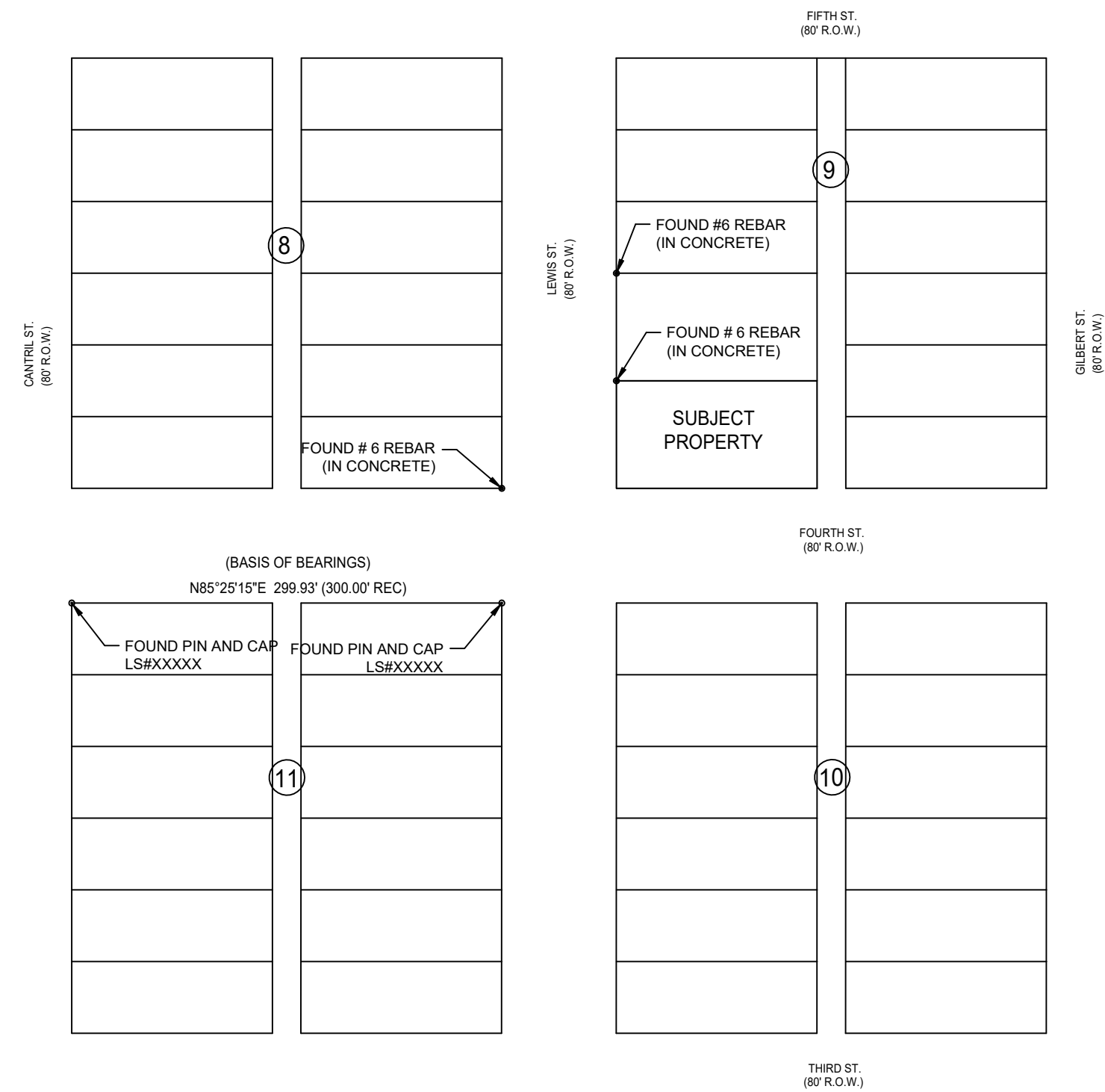
SCALE: 1/8" = 1'-0"

NO.	ISSUE DESCRIPTION:	DATE:	ARCHITECT'S PROJECT NO.:
1	ISSUED FOR PERMIT	06-29-2018	A1.0
2	PLAN REVISIONS	07-23-2018	
3			
4			
5			
6			
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9			

5/28/2026 5:57:16 PM

IMPROVEMENT SURVEY PLAT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



BLOCK DIAGRAM(1"=100') CRAIG AND GOULDS

LEGAL DESCRIPTION(PER CLIENT)

SOUTH 1/2 OF LOT 5, AND ALL OF LOT 6, BLOCK 9,
CRAIG AND GOULD'S ADDITION TO CASTLE ROCK,
COUNTY OF DOUGLAS,
STATE OF COLORADO

10,500.00 SQ. FT. OR 0.241 ACRES
ADDRESS: 705 FORTH ST.

NOTES

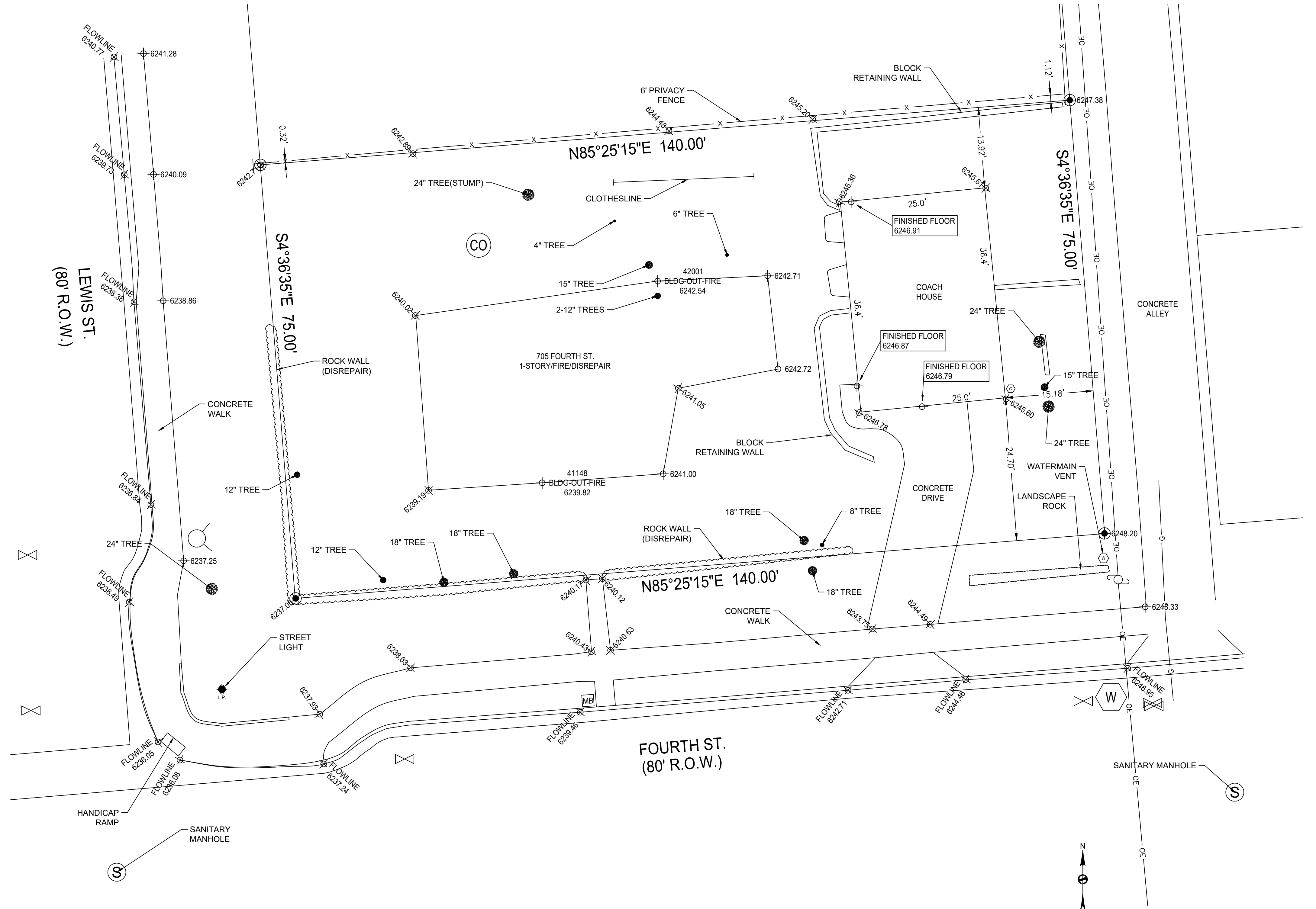
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH R.O.W. LINE OF BLOCK 11, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, AS MONUMENTED BY A FOUND PIN AND CAP AT THE NORTHWEST CORNER AND A FOUND PIN AND CAP AT THE NORTHEAST CORNER. SAID LINE BEARS N85°25'15"E
- BENCHMARK: GPS DERIVED BENCHMARK UTILIZING HIXON MANUFACTURING RTCM NETWORK REFERENCE POINT #2834 ELEV=5540.06(NAVD 88)
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
- UTILITIES: UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION. BEAUTIFUL GROUND LAND SURVEYING, LLC. DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. UNABLE TO LOCATE WATER SERVICE OR ELECTRICAL SERVICE FOR THIS PROPERTY. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

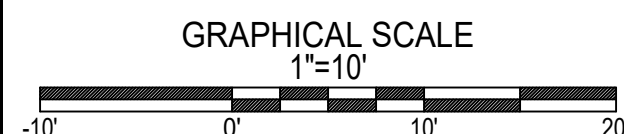
I, LEE HOOPER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE IMPROVEMENT SURVEY PLAT SHOWN HEREON WAS PREPARED BY ME OR UNDER DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE AND THIS SURVEY WAS DONE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LEGEND

- SET SHINER PLUS #38214 OFFSET AS NOTED
- SET PIN AND CAP PLUS #38214
- FOUND CHISELED CROSS
- FOUND PIN AND CAP AS NOTED
- FOUND PIN AND CAP
- FOUND WASHER AND NAIL AS NOTED
- FOUND RANGE POINT/SECTION CORNER AS NOTED
- GAS VALVE AT BUILDING
- STORM MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TREE SIZE AND TYPE NOTED
- SANITARY MANHOLE
- SANITARY CLEANOUT
- TOP OF CURB
- FLOWLINE
- SIDEWALK
- ELECTRIC HANDHOLE
- MAIL BOX
- IRRIGATION CONTROL VALVE
- ELECTRIC SERVICE/CONNECTION TO BUILDING
- POWER POLE
- AIR CONDITIONER



NAME: LEE HOOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 38214
EMAIL: LHOOPER@BEAUTIFULGROUND-LS.COM



BEAUTIFUL GROUND
Land Surveying
P.O. Box 1875-Englewood, CO 80150
Tel: 303-419-6391
lhooper@beautifulground-ls.com

IMPROVEMENT SURVEY PLAT
705 FORTH ST

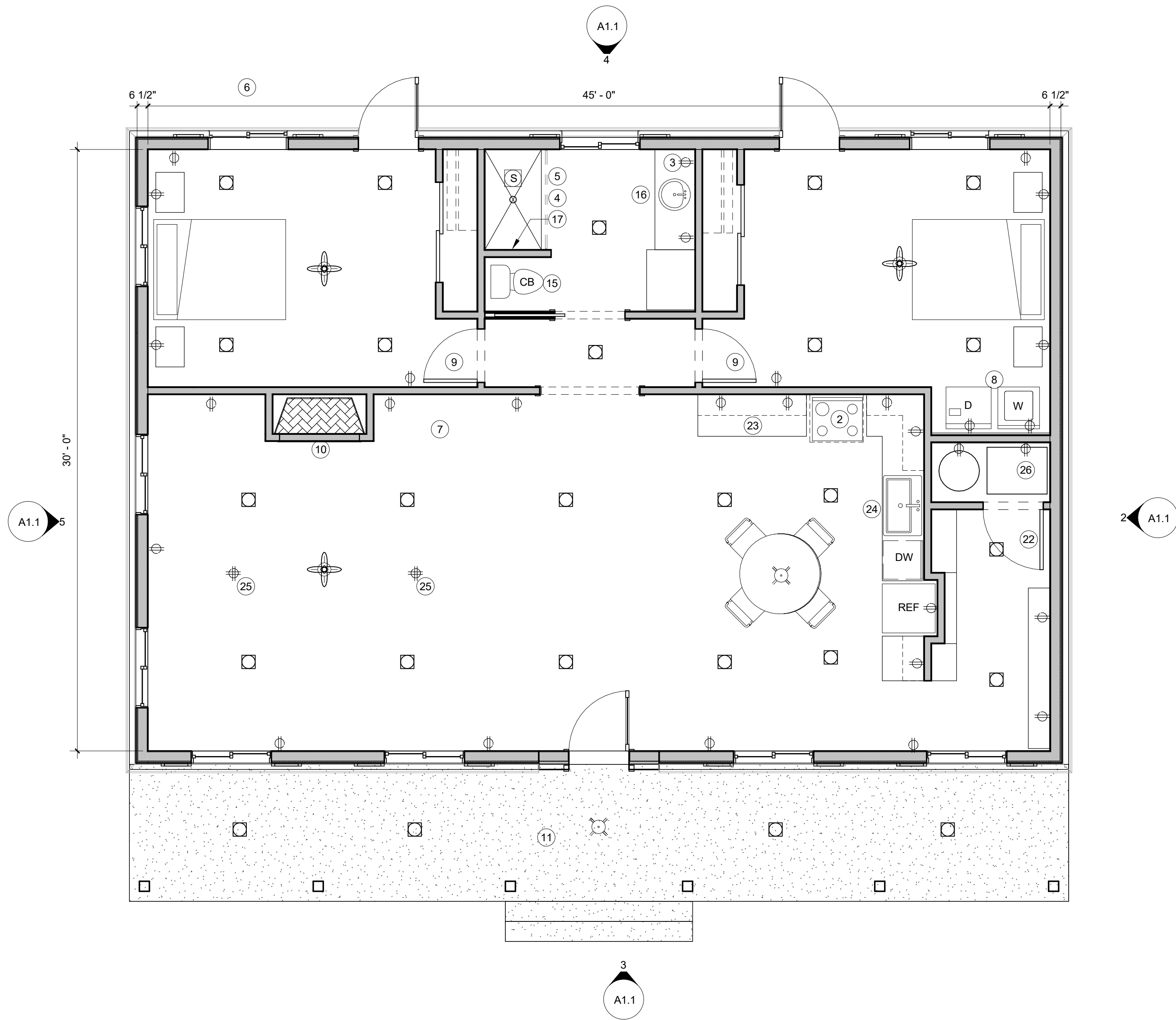
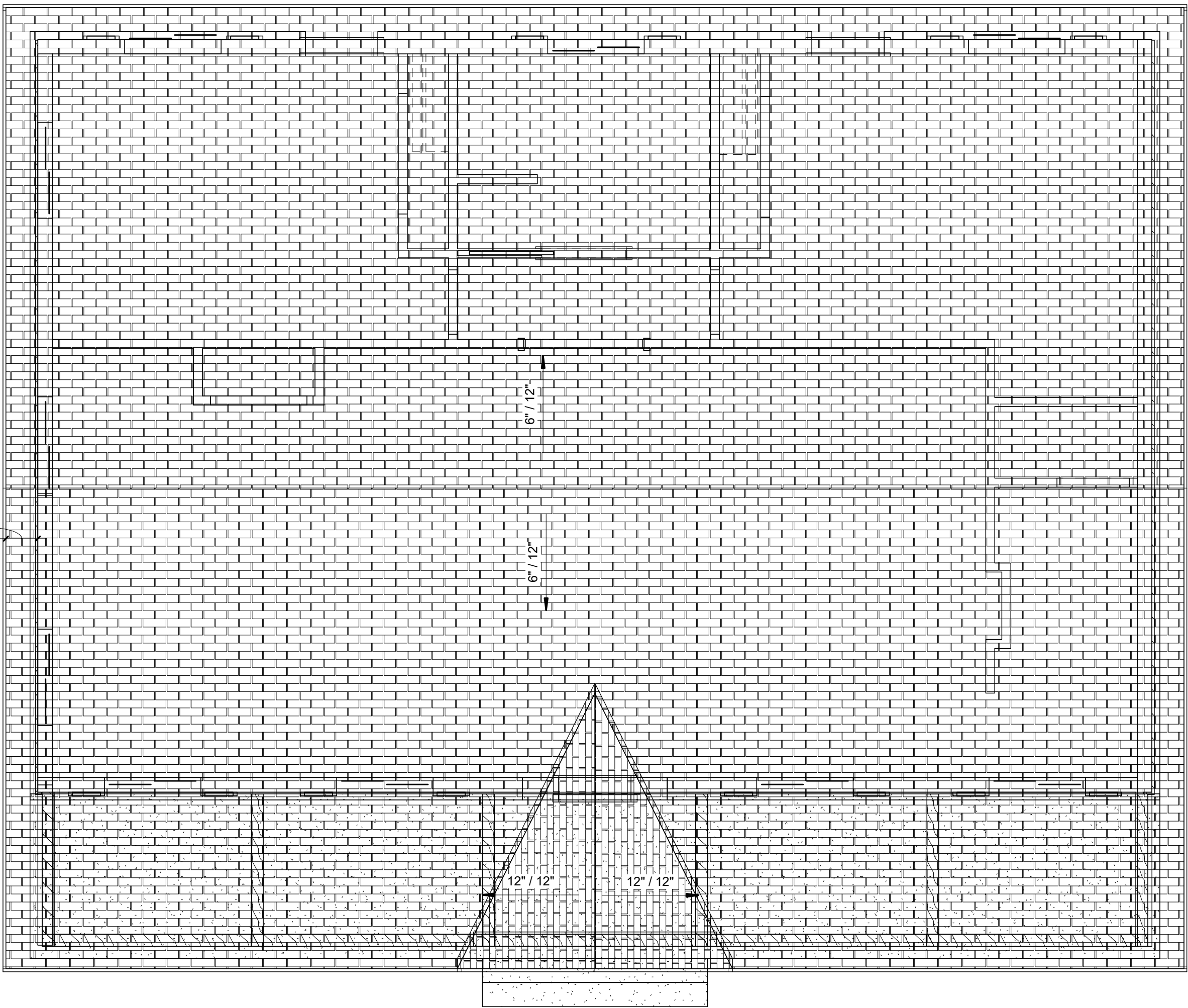
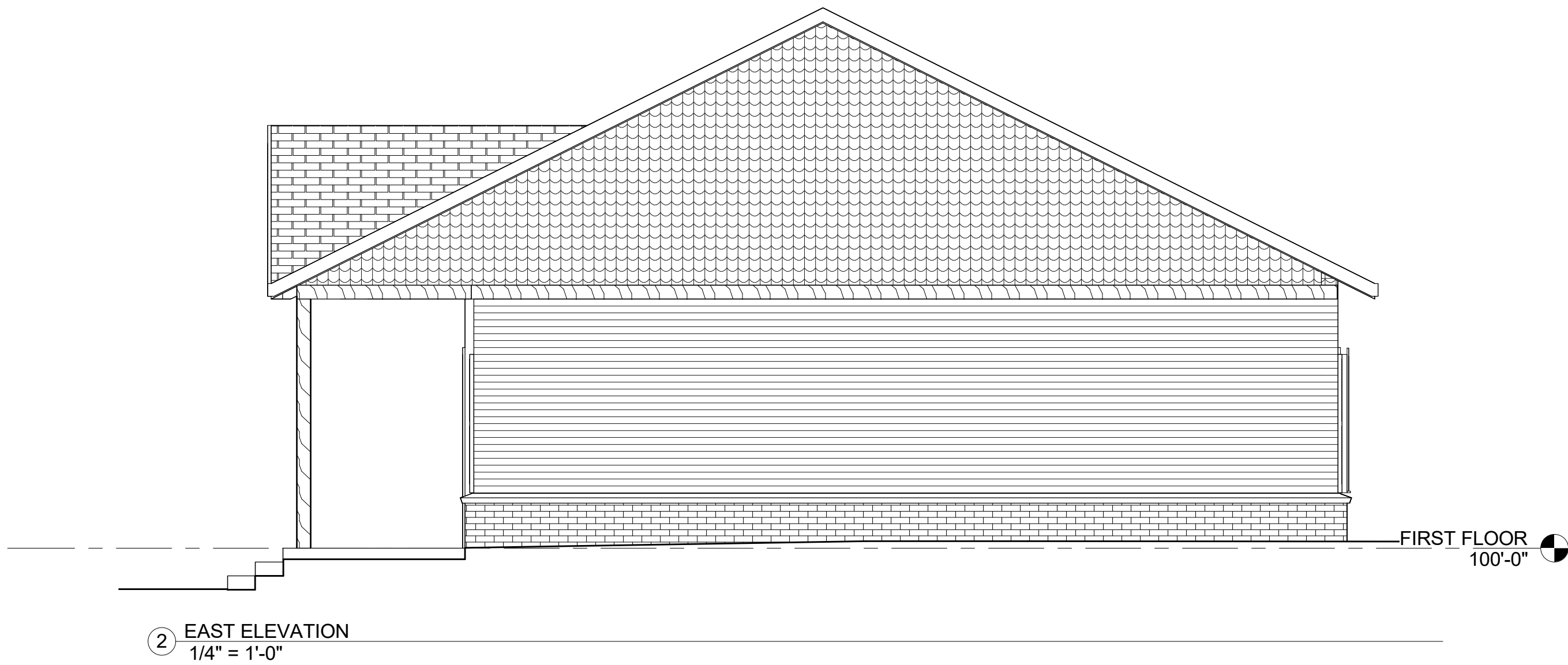
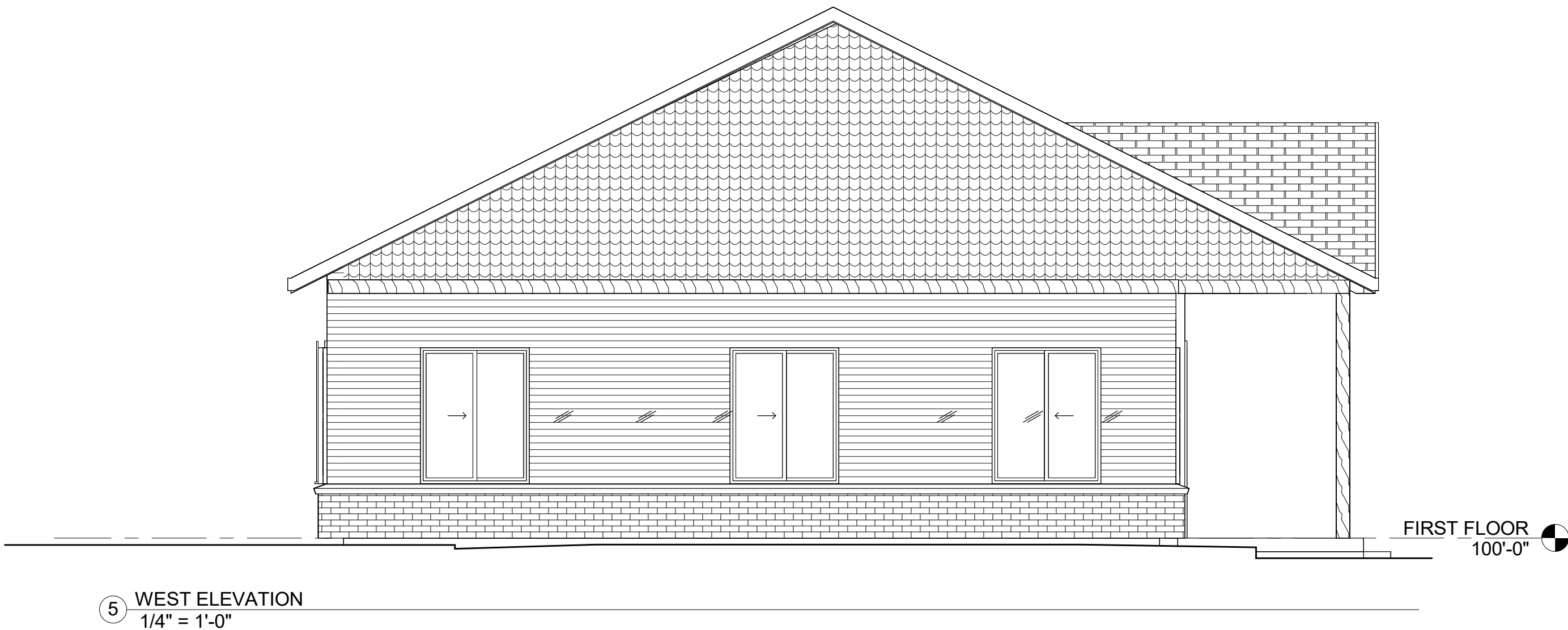
ISSUE DATE: 3/03/2026

JOB NUMBER: 26-010
CLIENT CODE: MDC03

SHEET NO.

1

1 OF 1



FLOOR PLAN KEYNOTES:		
1	NEW 30" GAS COOKTOP/OVEN WITH SELF VENTING MICROWAVE ABOVE	
2	ELECTRIC COOKTOP WITH SMOOTH SURFACE 4 BURNER COOKTOP	
3	MEDICINE CABINET WITH MIRROR	
4	ZERO THRESHOLD SHOWER WITH CURTAIN	
5	FIBERGLASS SHOWER ENCLOSURE WITH SHOWER CURTAIN. DESIGN TO RESEMBLE MARBLE OR GRANITE	
6	HORIZONTAL SLIDER WINDOWS	
7	3/4" WOOD FLOORING	
8	TOP LOADING ELECTRIC DRYER & WASHER. VENT UP THRU ROOF PER CODE	
9	32" X 84" SOLID WOOD DOORS	
10	ELECTRIC FIREBOX	
11	FRONT PORCH. CONCRETE WITH WOOD POSTS	
15	FLOOR MOUNTED TOILET	
16	UNDERMOUNT SINK	
17	SHOWER CONTROLS	
18	SOLID SURFACE COUNTERTOPS	
19	2X6 WOOD STUDS @ 16" O.C. WITH MASONRY -RE: WALL SECTION FOR DETAILS	
20	SURVEYOR TO STAKE NEW FACE OF FOUNDATION UP TO SIDE SETBACK. FOUNDATION TO STAY OF OF SETBACK	
21	CLOSET ROD & SHELF	
22	36" X 84" SOLID WOOD DOORS	
23	KITCHEN CABINETS. PER OWNERS SELECTION	
24	DOUBLE BASIN UNDERMOUNT KITCHEN SINK WITH DISPOSAL	
25	<VARIES>	
26	ELECTRIC WATER HEATER & HIGH EFFICIENCY FURNACE	
27	-	
28	ROOF OVERHANG ABOVE	
30	NEW CONCRETE DRIVEWAY AND WALK	
31	NEW CONCRETE COVERED PATIO	
32	RE: SITE PLAN	
33	MILLWORK	

LIGHTING FIXTURE LEGEND	
	RECESSED CEILING FIXTURE
	RECESSED CEILING FIXTURE (WATER RESISTANT)
	RECESSED WALL WASHER CEILING FIXTURE
	LIGHT AND EXHAUST COMBO FIXTURE
	SMOKE /CARBON MONOXIDE DETECTOR
	CEILING FIXTURE
	CEILING FIXTURE -FAN WITH LIGHT KIT
	WALL FIXTURE
	UNDER CABINET DOWNLIGHT
	BATH BAR

DIMENSION LEGEND - REMODEL / ADDITION	
DIM. 1: FACE OF EXISTING WALL TO FACE OF STUD. NEW WALL	FINISH FACE OF EXISTING WALL & NEW WALL TO ALIGN.
DIM. 2: FACE OF STUD NEW WALL TO FACE OF STUD NEW WALL	
*REFER TO PLANS. DIMS MIGHT VARY	

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**ADAMSON
ARCHITECTURE**

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705 4TH STREET
CASTLE ROCK, CO

DRAWING TITLE:

FLOOR PLAN

SCALE: 1/4" = 1'-0"		
NO.	ISSUE DESCRIPTION:	DATE:
1	ISSUED FOR PERMIT	12.07.2025
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ARCHITECT'S PROJECT NO.:

A1.1