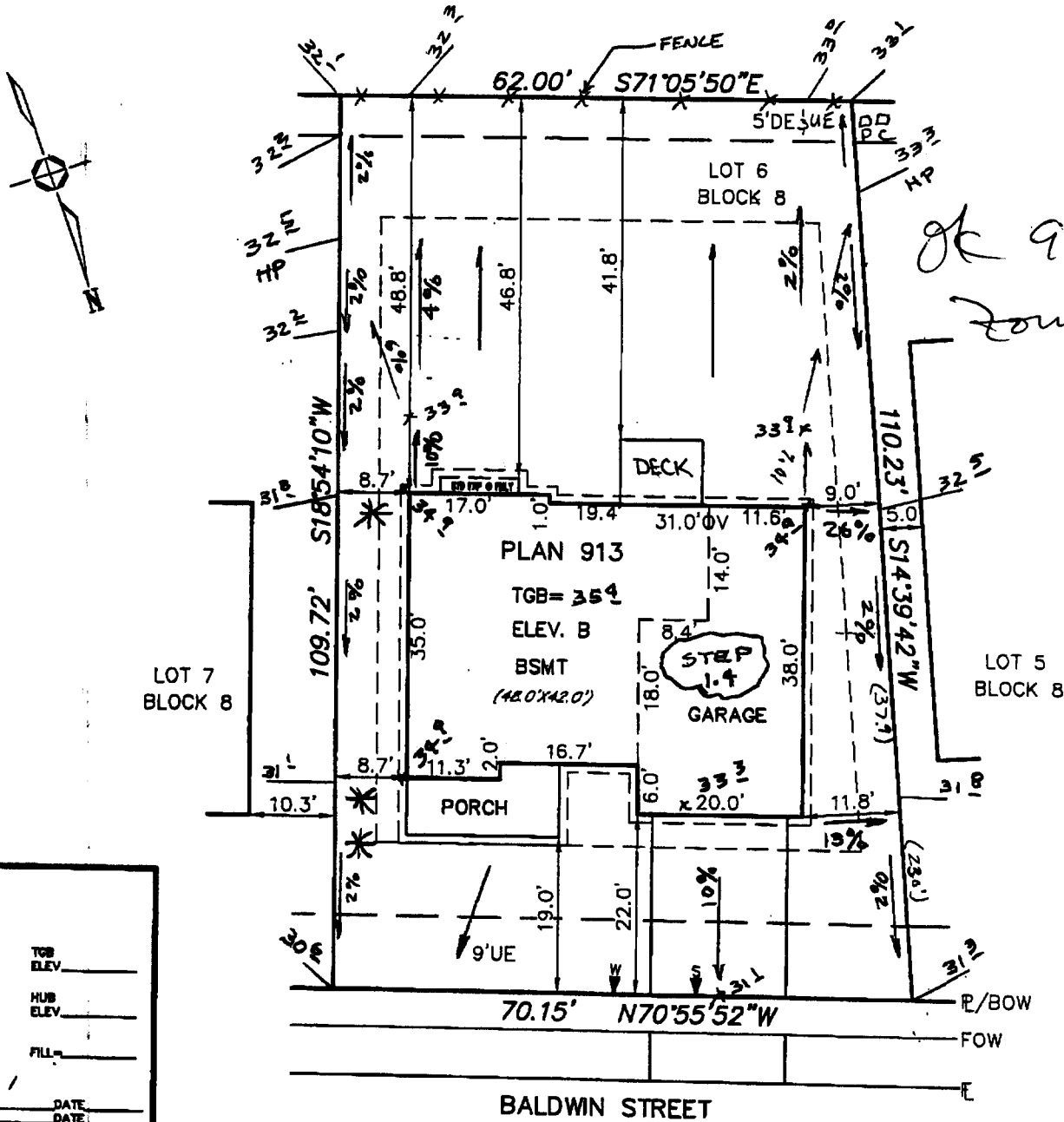


# PLOT PLAN FOR



LOT 6 BLOCK 8 SUBDIVISION WESTCHASE P.U.D.  
 CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO.  
 ADDRESS 2209 BALDWIN STREET



LEVEL NOTES:	
BOW	_____
+	_____
HI	_____ TGB ELEV _____
-	_____
HUB ELEV	_____ HUB ELEV _____
+	_____
HI	_____ FILL _____
-	_____
CHECK IN	
HSE STK	: BY _____ DATE _____
HSE RESTK	: BY _____ DATE _____
FDN	: BY _____ DATE _____
ISP/GRD	: BY _____ DATE _____
HW/GRD	: BY _____ DATE _____
REGD	: BY _____ DATE _____
REGD	: BY _____ DATE _____

**GENERAL NOTES**

1. THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL ENGINEERED PLANS.
2. THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO CARROLL & LANGE BY THE BUILDER / DEVELOPER.
3. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
4. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTY REQUIREMENTS. (0.5% MINIMUM SLOPE FOR CONCRETE PANS.)
5. THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
6. FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERED FOUNDATION PLANS.
7. BEFORE STAKING, THE BUILDER SHOULD VERIFY ALL HOUSE PLAN NUMBERS, DIMENSIONS, ELEVATIONS, AND SETBACKS TO THE PLOT PLAN. IF ANY DISCREPANCY EXISTS PLEASE CONTACT APPROPRIATE PERSON.

B0401155

If new  
3.26.04

\*=CONTRACTOR TO SIDE DOWN, POSSIBLE RETAINING WALL, OR EXPOSE MORE FOUNDATION.

NOTES OF CONCERN:

**DO NOT STAKE !!!**  
 PLEASE DELIVER REQUIRED STRUCTURAL PLANS TO C&L 48 HOURS BEFORE ORDERING A HOUSE STAKE A HOUSE WILL BE STAKED 48 HOURS AFTER RECEIVING REQUIRED STRUCTURAL PLANS.

- LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.

**LEGEND:**  
 P=PROPERTY LINE  
 BOW=BACK OF WALK  
 FOW=FRONT OF WALK  
 F=FLOW LINE  
 --- EASEMENT  
 - - - SETBACK



**Carroll & Lange** INC  
 Professional Engineers & Land Surveyors  
 185 South Union Blvd., Suite 156  
 Lakewood, Colorado 80228  
 (303) 980-0200

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
 1-800-922-1987  
 OR 534-6700 IN METRO DENVER  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

**MINIMUM SETBACKS:**  
 FRONT: 15'-STRUCT. 20'-GAR.  
 STREET SIDE: 15'  
 REAR: 15' SIDE: 5'  
 MIN. BTWN STRUCT: 10'

SCALE: 1"=20'  
 DATE: 02-18-04 JRS  
 REV: \_\_\_\_\_  
 REV: \_\_\_\_\_  
 JOB NO: 2666