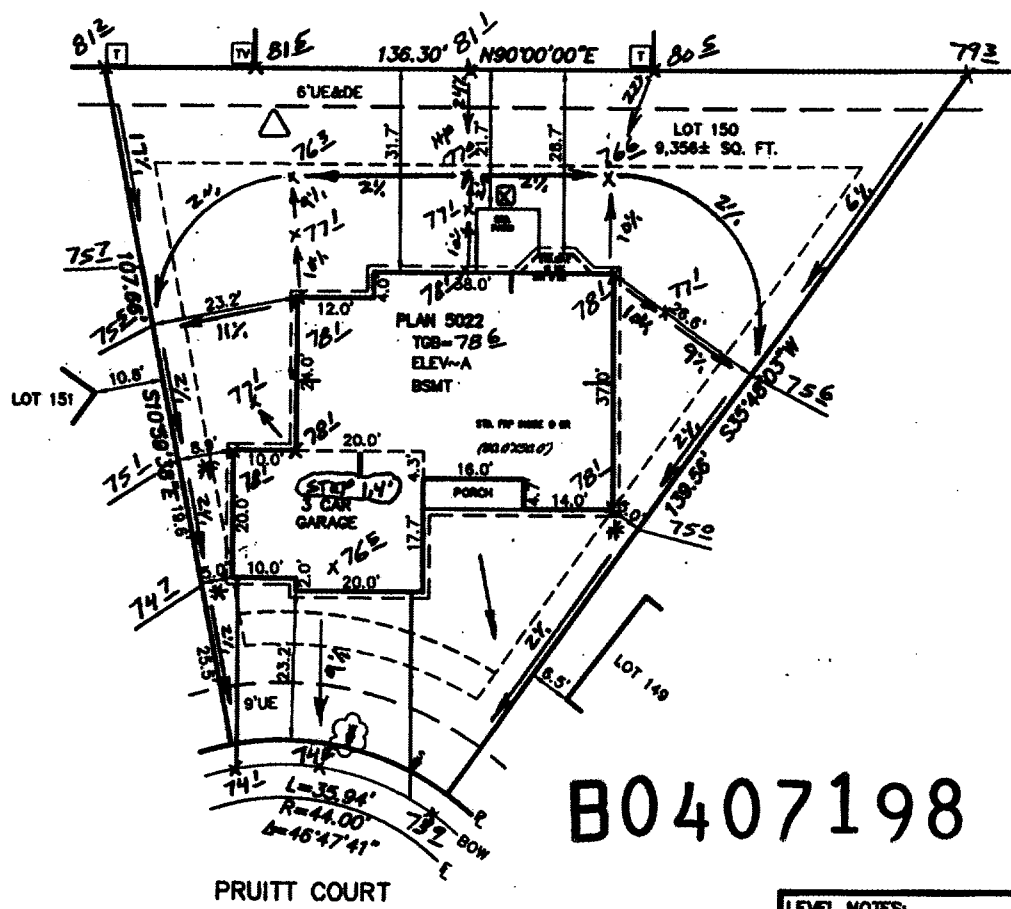




PLOT PLAN FOR

LOT 150 SUBDIVISION REGISTRY RIDGE P.U.D. THIRD FILING
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 ADDRESS 7108 PRUITT COURT



B0407198

PRUITT COURT

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.

△=POSSIBLE RETAINING WALL NEEDED.
 SLOPE EXCEEDS 25%.

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

LEVEL NOTES:	
BOW	+
HI	-
HUB ELEV	+
HI	-

CHECK IN	
HSE STK	BY _____ DATE _____
HSE RESTK	BY _____ DATE _____
FDN	BY _____ DATE _____
HSP/GRD	BY _____ DATE _____
HW/GRD	BY _____ DATE _____
REGRO	BY _____ DATE _____
REGRO	BY _____ DATE _____

NOTES OF CONCERN:

☒=VERY STEEP BACKYARD.
 POSSIBLY OVER 3:1.
 DECK MAY WORK BETTER.

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

LEGEND:

\square	=PROPERTY LINE
\square	=FRONT OF WALK
\square	=BACK OF WALK
\square	=FLOW LINE
---	=SETBACK EASEMENT



Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80226
 (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: 20' REAR: 15'
 STREET SIDE: 15'
 SIDE: 5'
 MINIMUM BETWEEN STRUCTURES: 10'

SCALE: 1"=30'
 DATE: 10-22-04 FRD
 REV: _____
 REV: _____
 JOB NO: 2665