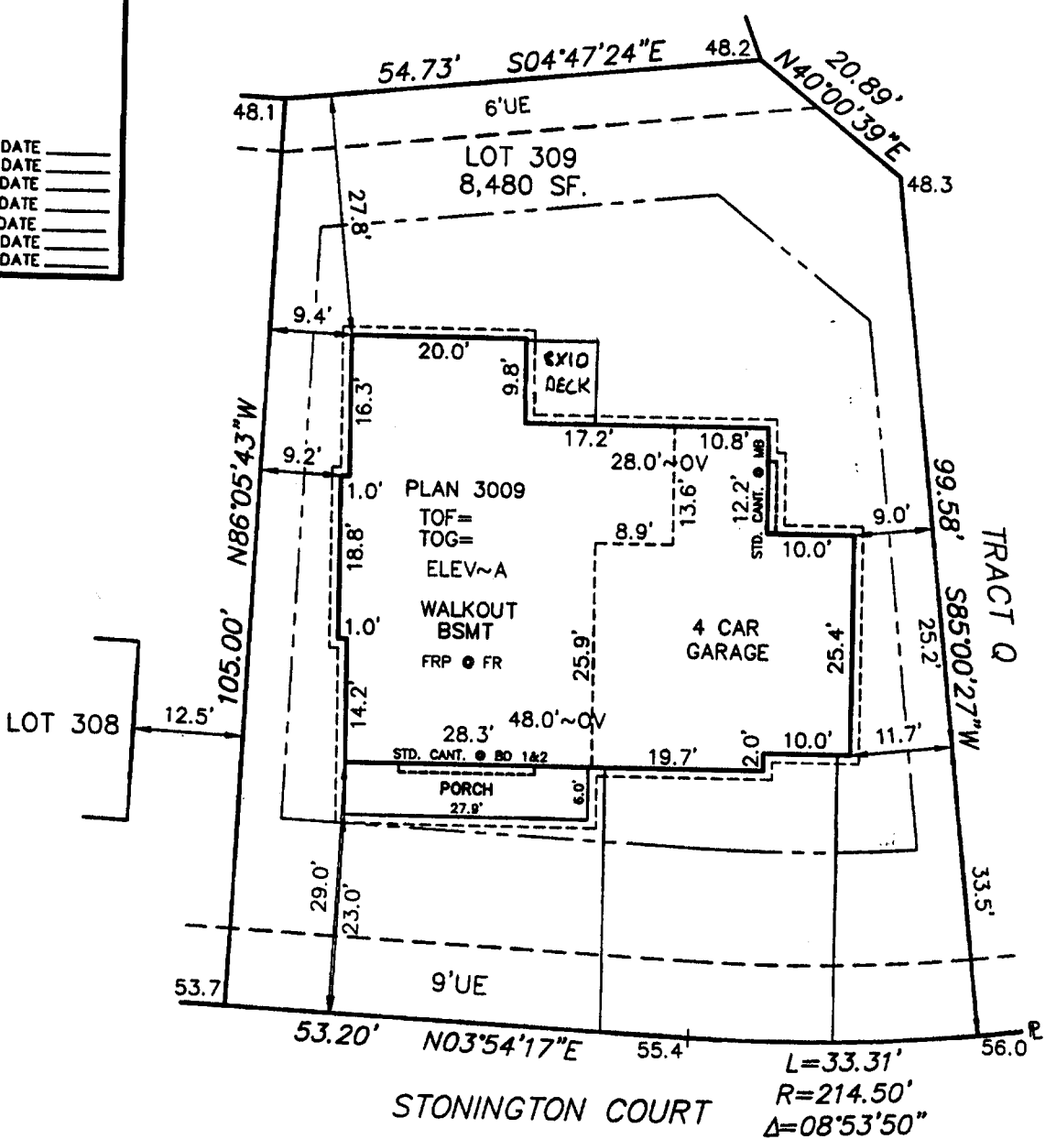
PLOT PLAN FOR MELODY HOMES INC.

LOT 309, BLOCK –, RIDGEWOOD HILLS P.U.D. THIRD FILING,
CITY OF FT. COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
ADDRESS 7450 STONINGTON COURT

LEVEL NOTES:
BOW
+
*HI
–
BOW HUB
HSD –
BOW
*HI HSD
– C–
HUB
+
HI
–

CHECK IN /

HSE STK	: BY	DATE
HSE RESTK	: BY	DATE
FDN	: BY	DATE
ISP/GRD STK	: BY	DATE
HBW/GRD	: BY	DATE
REGRD	: BY	DATE
REGRD	: 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.

2' STAGGER REQUIRED

INFO STAKE: 3009 RH
4 CAR
ELEV~A

B0407667

REVIEWED & APPROVED FOR STAKING

NOTES OF CONCERN:
- LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE. 1.5.05

LEGEND:
- Ⓦ WATER SERVICE
- Ⓢ SANITARY SEWER SERVICE
- LIGHT POLE
- FIRE HYDRANT
- UTILITY PEDESTALS
- P=PROPERTY LINE
- BOW=BACK OF WALK
- FOW=FRONT OF WALK
- F=FLOW LINE
- SETBACK
- EASEMENT

MELODY HOMES INC.
11031 SHERIDAN BLVD.
WESTMINSTER CO. 80020
PHONE: (303) 466-1831
FAX: (303) 466-2368

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'
SIDE: 5' REAR: 15'
STREET SIDE: 15'
MINIMUM BETWEEN STRUCTURES: 10'

SCALE: 1"=20'
DATE: 12-13-04
REV: 12-20-04
BY: JS
JOB NO: 2386

This unofficial copy was downloaded on Sep-17-2019 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Building and Zoning Office 281 North College Fort Collins, CO 80521 USA

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