

**LEGEND**

- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- B.O.W. = BACK OF SIDEWALK
- B.O.C. = BACK OF CURB
- R.O.W. = RIGHT OF WAY
- T/F = TOP OF FOUNDATION
- G/S = GARAGE SLAB

**PLOT PLAN**

FOR

**Ryland Homes**

BLOCK 1 LOT 12

WESTCHASE P.U.D.

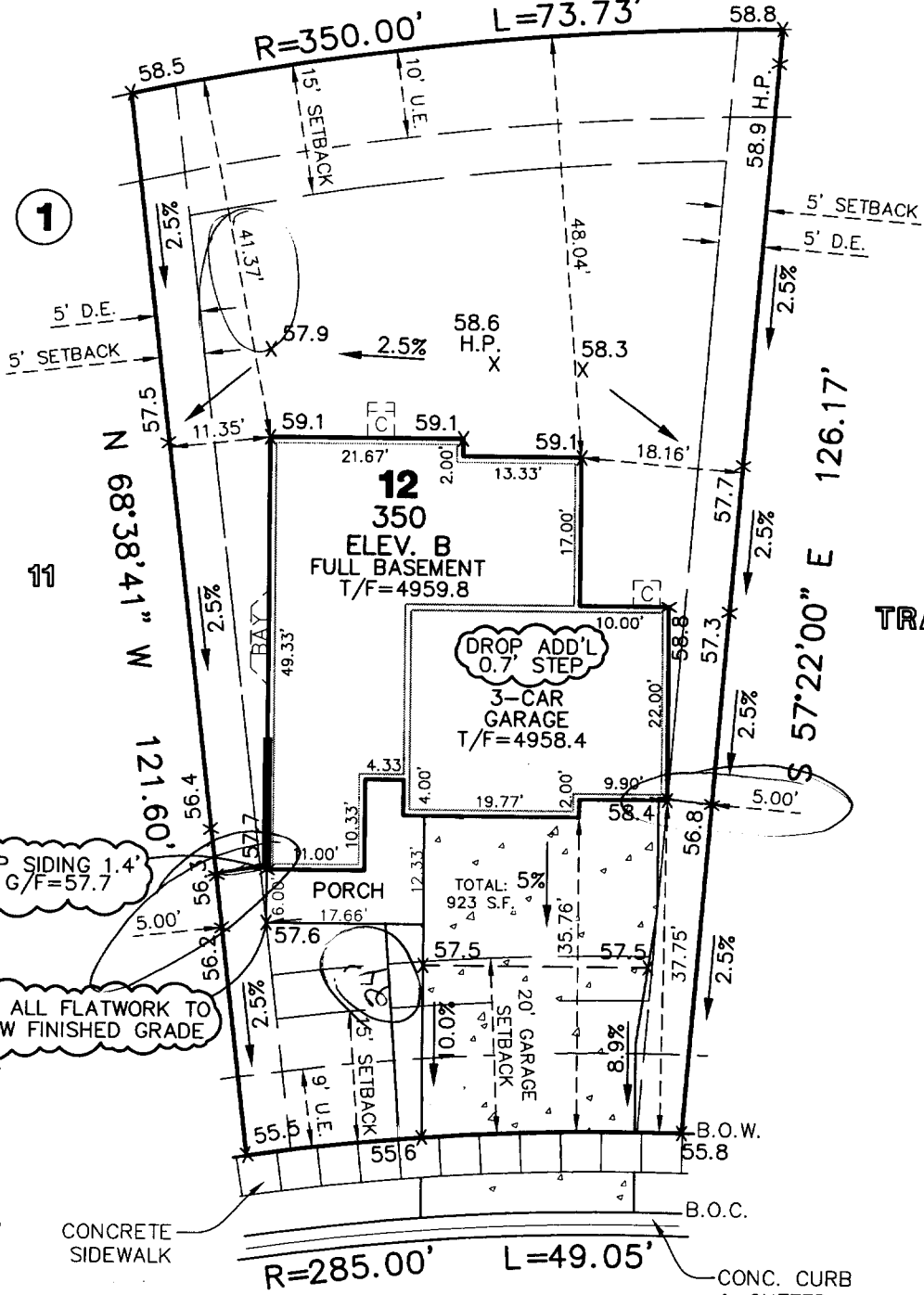
CITY OF FORT COLLINS, COUNTY OF LARIMER,  
STATE OF COLORADO

6121 CARMICHAEL STREET  
LOT DRAINAGE TYPE: "A" LOT

**B0401134**

TRACT A

R=350.00' L=73.73'



1

11

TRACT A

DROP SIDING 1.4' TO G/F=57.7

WRAP ALL FLATWORK TO BELOW FINISHED GRADE

**SURVEYOR NOTE:**

THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. FINAL CONSTRUCTION MAY VARY.

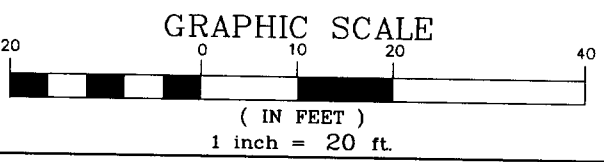
R=285.00' L=49.05'

**CARMICHAEL STREET**  
(R.O.W. VARIES)

CONC. CURB & GUTTER

**GENERAL NOTES**

1. THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL ENGINEERING PLANS.
2. THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO MANHARD CONSULTING LTD. BY THE BUILDER/DEVELOPER.
3. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS AND BASED ON THE RYLAND HOMES ARCHITECTURAL PLAN NUMBER 350 DATED 01/22/02.
4. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTEE 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 ENGINEERING FOUNDATION PLANS.
7. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
8. COMPARE ALL POINTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES.
9. LOCATE WATER METER PIT BEFORE STAKING.
10. ALL SIDE YARD DRAINAGE SWALES ARE LOCATED ON LOT LINES UNLESS OTHERWISE NOTED.



MIN. SETBACKS: FRONT: 15' GARAGE: 20' B.O.W.  
SIDE: 5' REAR: 15'

DATE	REVISIONS	BY

**MANHARD CONSULTING LTD.**  
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**WESTCHASE P.U.D.**  
**CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO**  
**PLOT PLAN BLOCK 1 LOT 12**

DRAWN BY: RJB	RELEASE DATE: 03/01/04	SCALE: 1"=20'	CODE: RYFCC	PROJECT: C296
GRADED BY: GPH				