

LEGEND

- 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

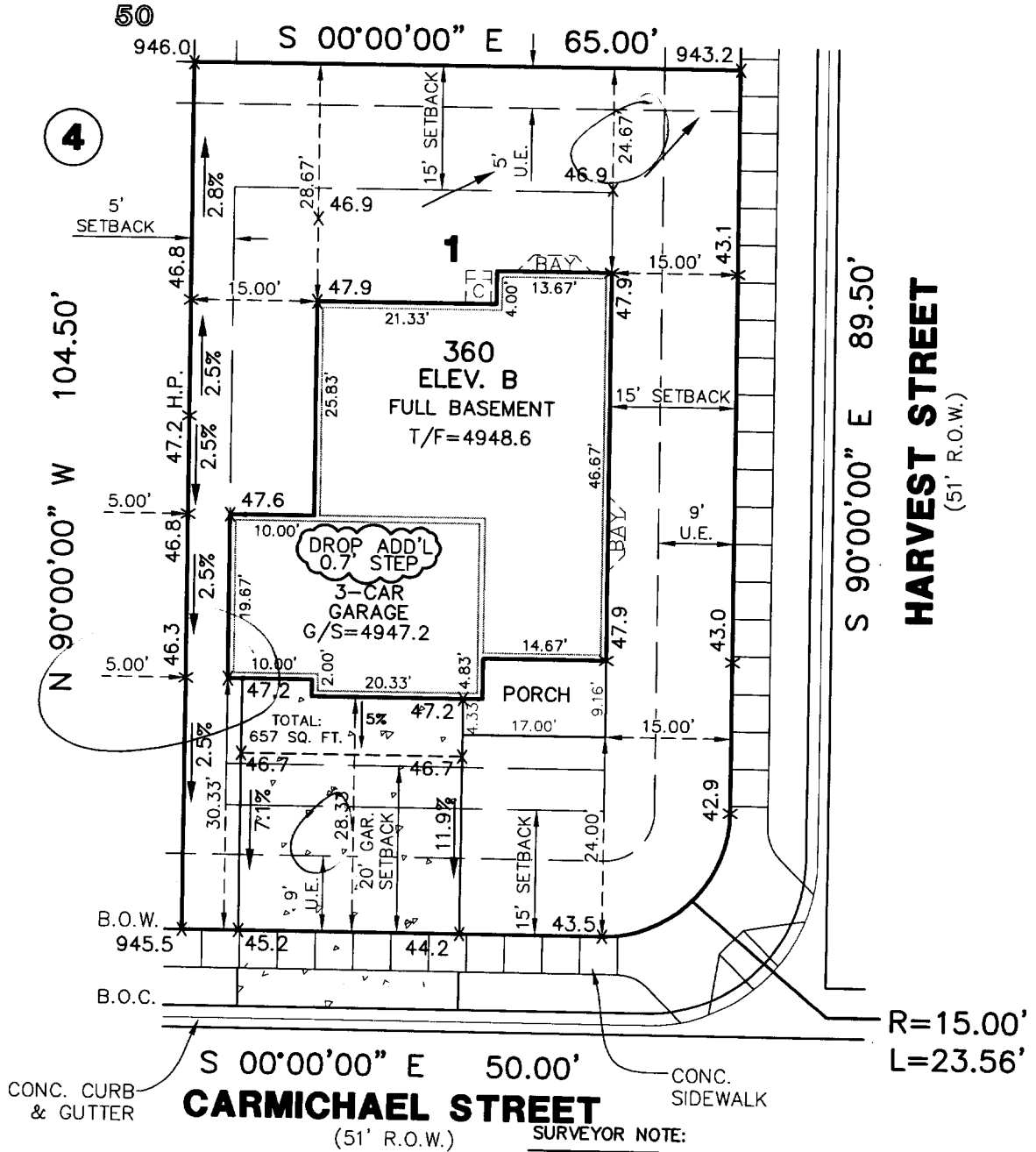
BLOCK 4 - LOT 1
WESTCHASE P.U.D.

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



6156 CARMICHAEL STREET
LOT DRAINAGE TYPE: " B " LOT

51



B0401024

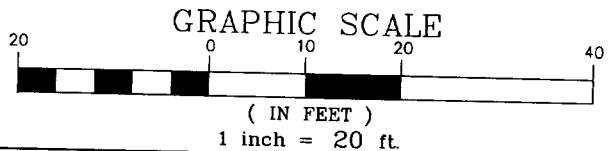
GENERAL NOTES

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 360 DATED XX/XX/XX.
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.

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.

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' STREET SIDE:15'

DATE	REVISIONS	BY

MANHARD CONSULTING LTD.
ENGINEERS • SURVEYORS •
ENVIRONMENTAL SCIENTISTS

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WESTCHASE P.U.D.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
PLOT PLAN BLOCK 4 - LOT 1

DRAWN BY: M.T.C. RELEASE DATE: 02/25/04 SCALE: 1"=20 CODE: RYFCC PROJECT: C296
GRADED BY: GPH