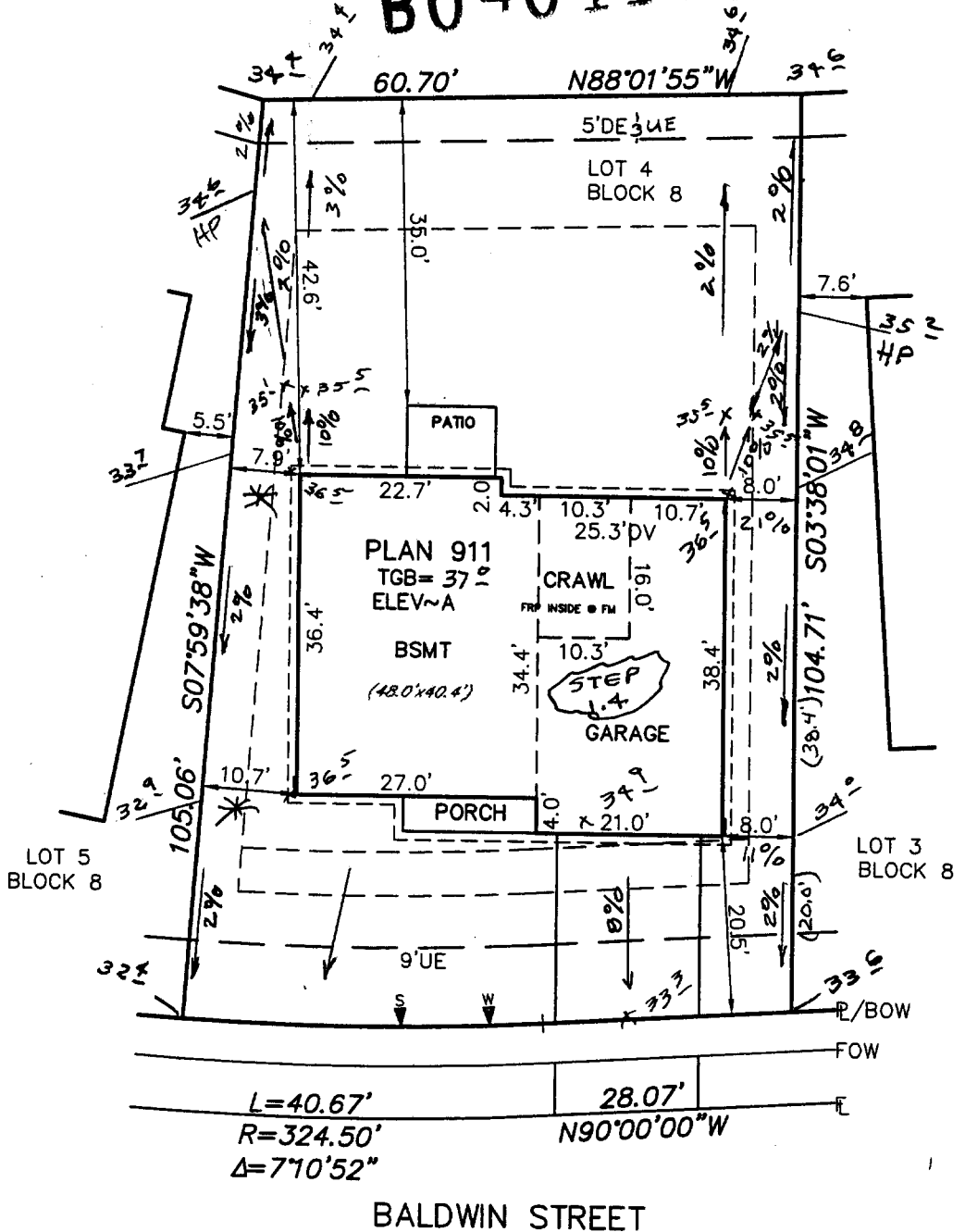


PLOT PLAN FOR



LOT 4, BLOCK 8, SUBDIVISION WESTCHASE P.U.D.
 CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO.
 ADDRESS 2139 BALDWIN STREET

B0401180



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

GENERAL NOTES

- THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL ENGINEERED PLANS.
- THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO CARROLL & LANGE BY THE BUILDER / DEVELOPER.
- DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
- PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTY REQUIREMENTS. (0.5% MINIMUM SLOPE FOR CONCRETE PANS.)
- THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
- FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERED FOUNDATION PLANS.
- 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.

Sf new
 4.8.04

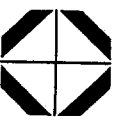
*=CONTRACTOR TO SIDE DOWN, POSSIBLE RETAINING WALL, OR EXPOSE MORE FOUNDATION.

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
 E=FLOW LINE
 --- EASEMENT
 - - - - - SETBACK



Carroll & Lange
 Professional Engineers & Land Surveyors
 165 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