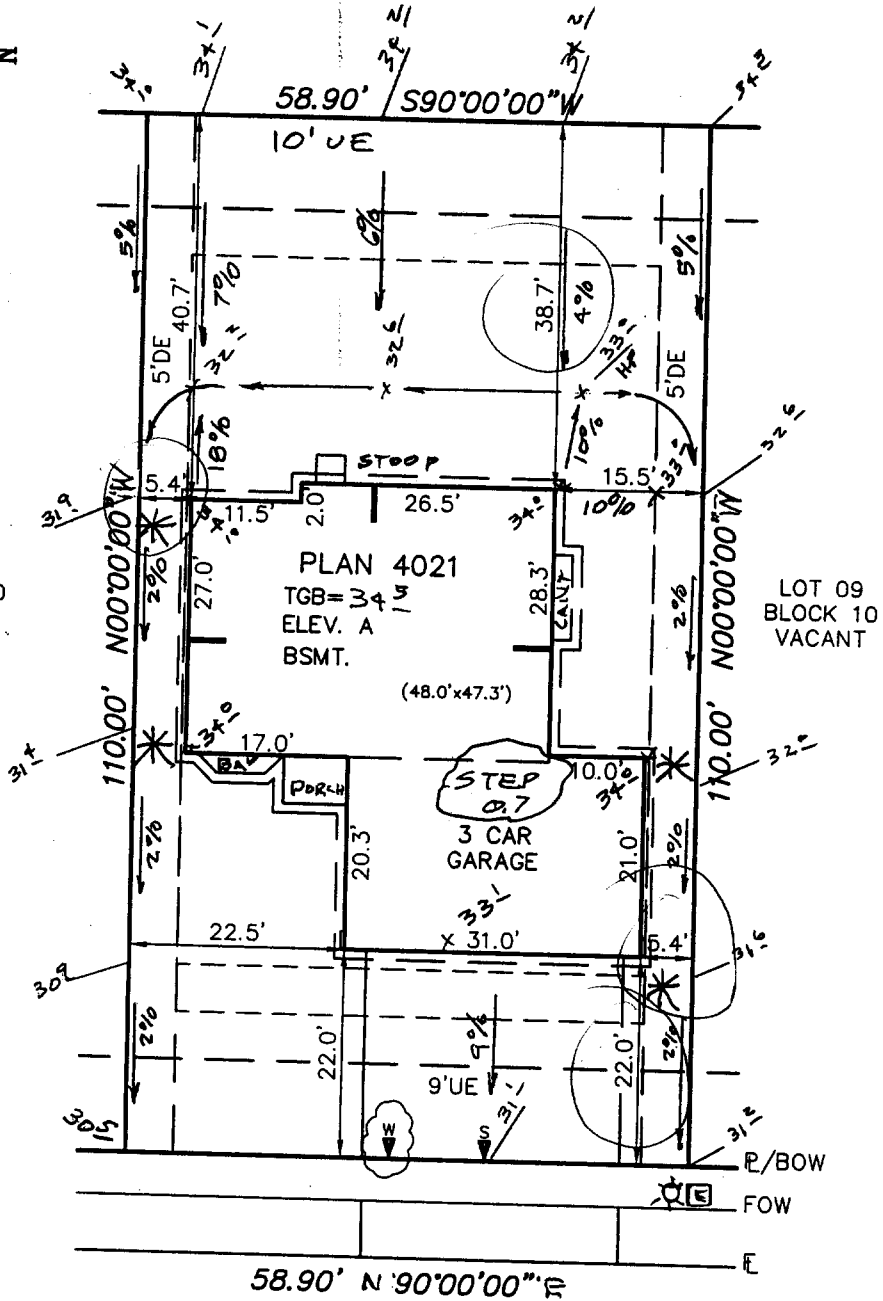


# PLOT PLAN FOR



LOT 10, BLOCK 10, SUBDIVISION WESTCHASE P.U.D.,  
 CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO.  
 ADDRESS 6357 CARMICHAEL STREET

## B0401474



### LEVEL NOTES:

BOW	+		
HI	-		
HUB ELEV	+		TGB ELEV
HI	-		HUB ELEV
			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.

NOTES OF CONCERN:

\*=CONTRACTOR TO SIDE DOWN, POSSIBLE RETAINING WALL, OR EXPOSE MORE FOUNDATION. *Sf new 4.8.04*

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

**LEGEND:**  
 PL=PROPERTY LINE  
 BOW=BACK OF WALK  
 FOW=FRONT OF WALK  
 FL=FLOW LINE  
 --- EASEMENT  
 --- SETBACK

**Carroll & Lange** PC  
 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: 03/04/04 JB  
 REV: \_\_\_\_\_  
 REV: \_\_\_\_\_  
 JOB NO: 2666