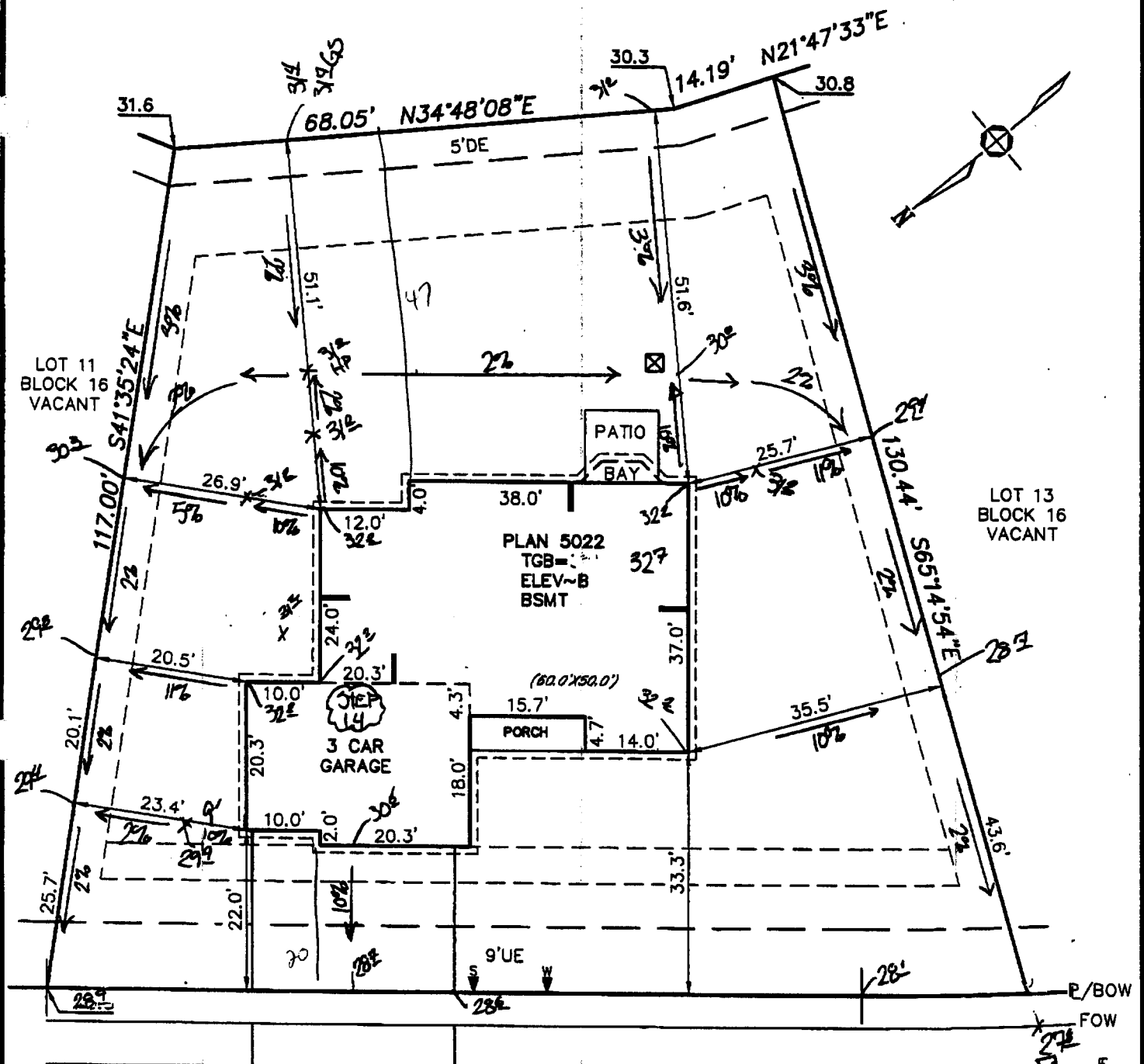


# PLOT PLAN FOR



LOT 12, BLOCK 16, SUBDIVISION WESTCHASE P.U.D.  
 CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO.  
 ADDRESS 6214 CLYMER CIRCLE



**B0401332** 10.37' N40°01'22"E  
 CLYMER CIRCLE

L=22.30'  
 R=459.50'  
 Δ=2°46'50"

**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.

LEVEL NOTES:	
BOW	+
HI	-
HUB ELEV	+
HI	-
FILL	-

CHECK IN	
HSE STK	: BY: DATE
HSE RESTK	: BY: DATE
FON	: BY: DATE
ISP/GRD	: BY: DATE
HW/GRD	: BY: DATE
REGRD	: BY: DATE
REGRD	: BY: DATE

*Sf new*  
 4-8-04

NOTES OF CONCERN:	*=CONTRACTOR TO SIDE DOWN, POSSIBLE RETAINING WALL, OR EXPOSE MORE FOUNDATION.	<ul style="list-style-type: none"> <li>LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.</li> </ul>	<b>LEGEND:</b> E=PROPERTY LINE BOW=BACK OF WALK FOW=FRONT OF WALK E=FLOW LINE --- EASEMENT - - - - - SETBACK
	☒=VERY STEEP BACKYARD. POSSIBLY OVER 3:1 SLOPE DECK MAY WORK BETTER.		

<p><b>Carroll &amp; Lange</b>                  Professional Engineers &amp; Land Surveyors                  165 South Union Blvd., Suite 156                  Lakewood, Colorado 80228                  (303) 980-0200</p>	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	<b>MINIMUM SETBACKS:</b> FRONT: 15'-STRUCT. 20'-GAR. STREET SIDE: 15' REAR: 15' SIDE: 5' MIN. BTWN STRUCT: 10'	SCALE: 1"=20' DATE: 03/04/04 REV: _____ REV: _____ JOB NO: 2686