

# PLOT PLAN FOR

# Lennar 30401339

LOT 11, BLOCK 7, SUBDIVISION WESTCHASE P.U.D.  
 CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO.  
 ADDRESS 2239 FOSSIL CREEK PARKWAY

**LEVEL NOTES:**

BOW + \_\_\_\_\_

HI \_\_\_\_\_

HUB ELEV + \_\_\_\_\_ TGB ELEV \_\_\_\_\_

HI \_\_\_\_\_ HUB ELEV \_\_\_\_\_

HI \_\_\_\_\_ FILL \_\_\_\_\_

CHECK IN \_\_\_\_\_

HSE STK : BY \_\_\_\_\_ DATE \_\_\_\_\_

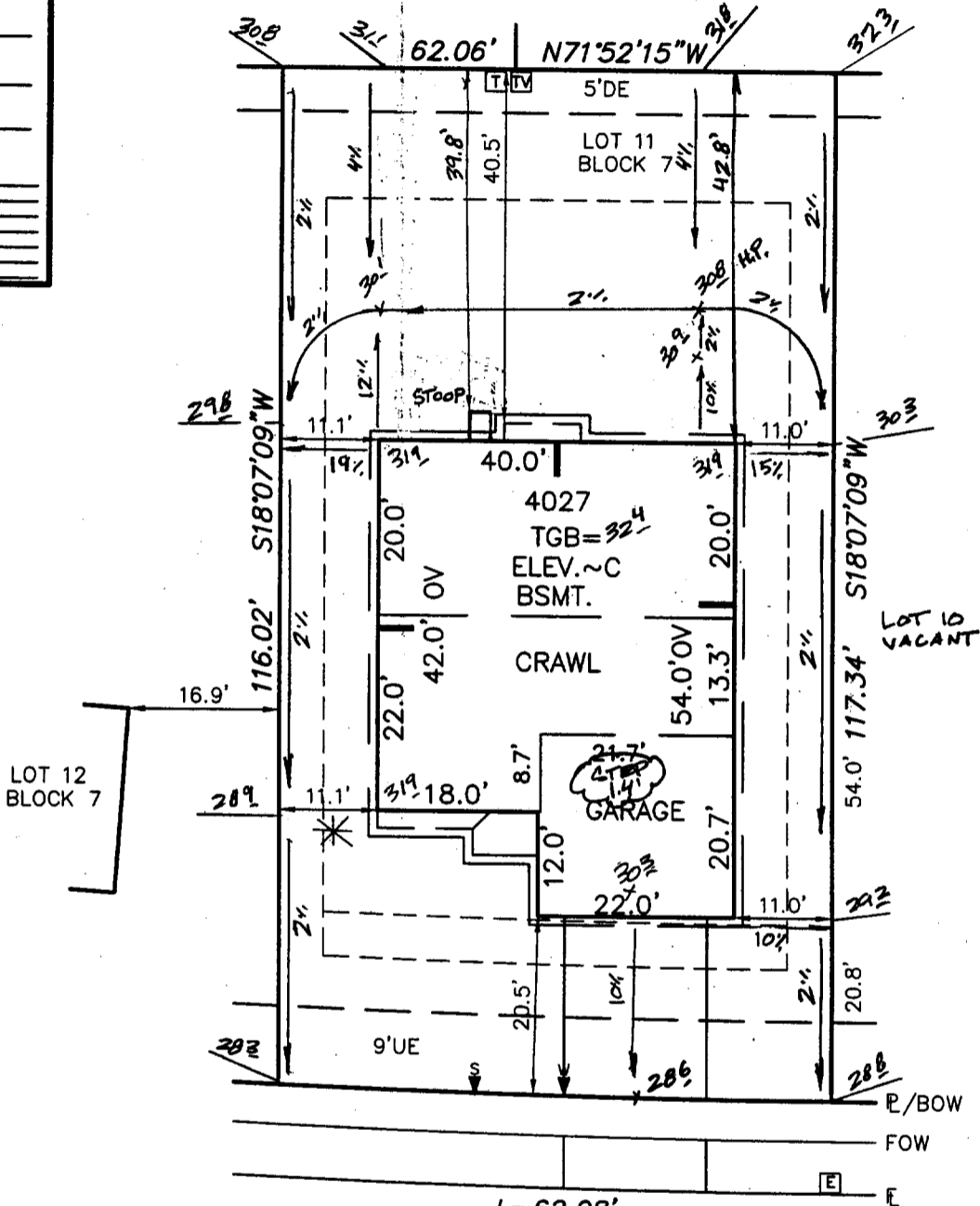
HSE RESTK : BY \_\_\_\_\_ DATE \_\_\_\_\_

FDN : BY \_\_\_\_\_ DATE \_\_\_\_\_

ISP/GRD : BY \_\_\_\_\_ DATE \_\_\_\_\_

MBW/GRD : BY \_\_\_\_\_ DATE \_\_\_\_\_

REGRD : BY \_\_\_\_\_ DATE \_\_\_\_\_



$L=62.08'$   
 $R=1429.50'$   
 $\Delta=2'29'18''$

FOSSIL CREEK PARKWAY

**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.

*of 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.

• WATER METER PIT IN DRIVEWAY. 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  
 FL=FLOW LINE  
 --- EASEMENT  
 - - - SETBACK



**Carroll & Lange** P.E.  
 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: 2-13-04  
 REV: \_\_\_\_\_  
 REV: \_\_\_\_\_  
 JOB NO: 2666