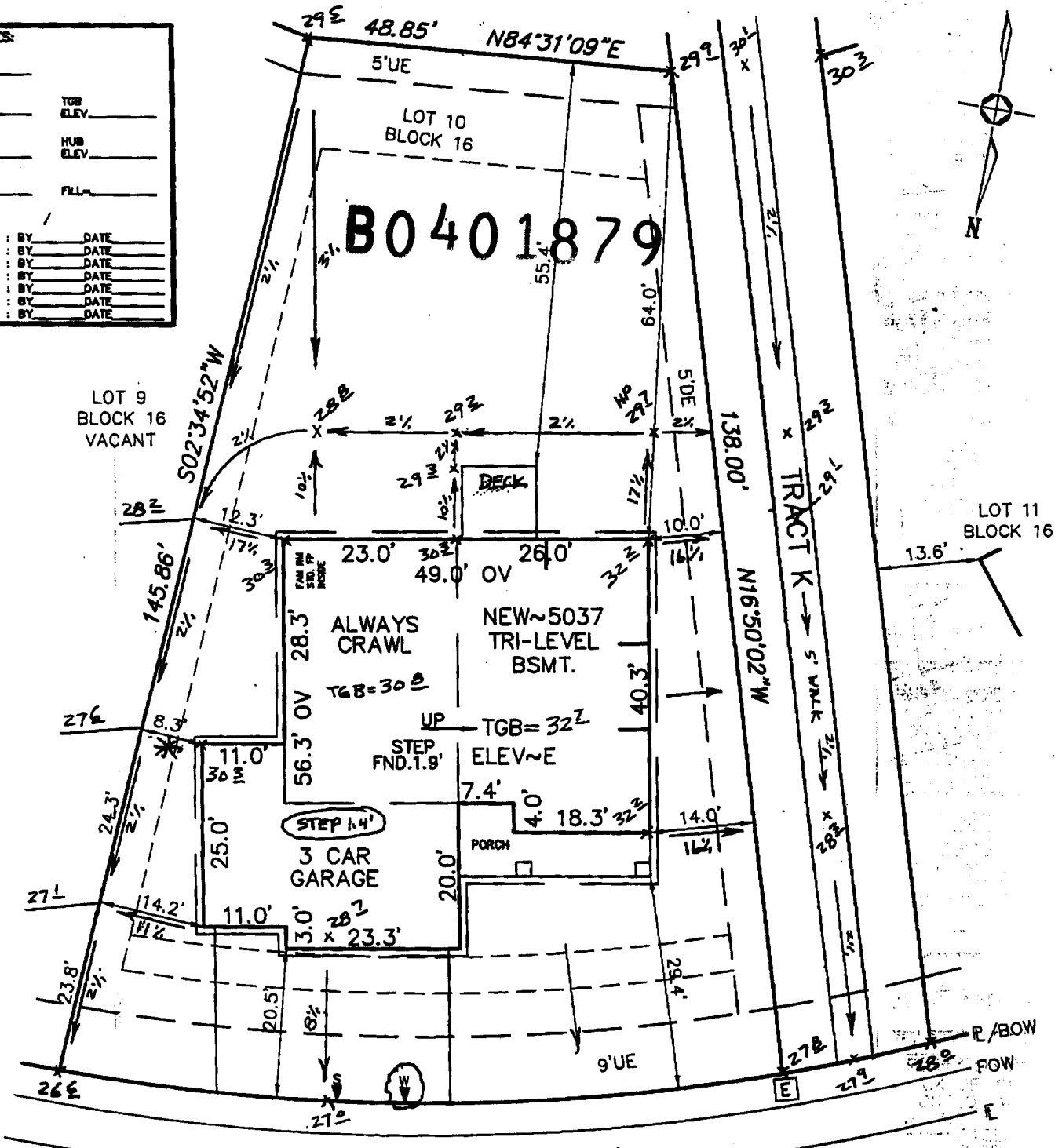


# PLOT PLAN FOR



LOT 10, BLOCK 16, SUBDIVISION WESTCHASE P.U.D.  
 CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO.  
 ADDRESS 6103 WESTCHASE ROAD

LEVEL NOTES:	
BOW	+
HI	-
HUB ELEV	+
HI	-
TGB ELEV	_____
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 _____



$L=97.40'$   
 $R=279.50'$   
 $\Delta=19^{\circ}57'57''$   
 WESTCHASE ROAD

**GENERAL NOTES**

1. THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL ENGINEERED PLANS.
2. THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO CARROLL & LANGE BY THE BUILDER / DEVELOPER.
3. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
4. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTY REQUIREMENTS. (0.5% MINIMUM SLOPE FOR CONCRETE PANS.)
5. THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
6. FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERED FOUNDATION PLANS.
7. 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:

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

**LEGEND:**

- =PROPERTY LINE
- =BACK OF WALK
- =FRONT OF WALK
- =FLOW LINE
- - - - - EASEMENT
- - - - - SETBACK



**Carroll & Lange**  
 Professional Engineers & Land Surveyors  
 105 South Union Blvd., Suite 154  
 Lakewood, Colorado 80228  
 (303) 980-0200

CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 OR 534-6700 IN METRO DENVER  
 CALL 3-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: 3-9-04 FRD  
 REV: 3-12-04 R.M.  
 REV: 4-9-04 FRD  
 JOB NO: 2666