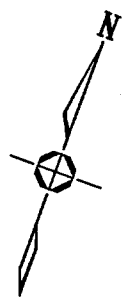




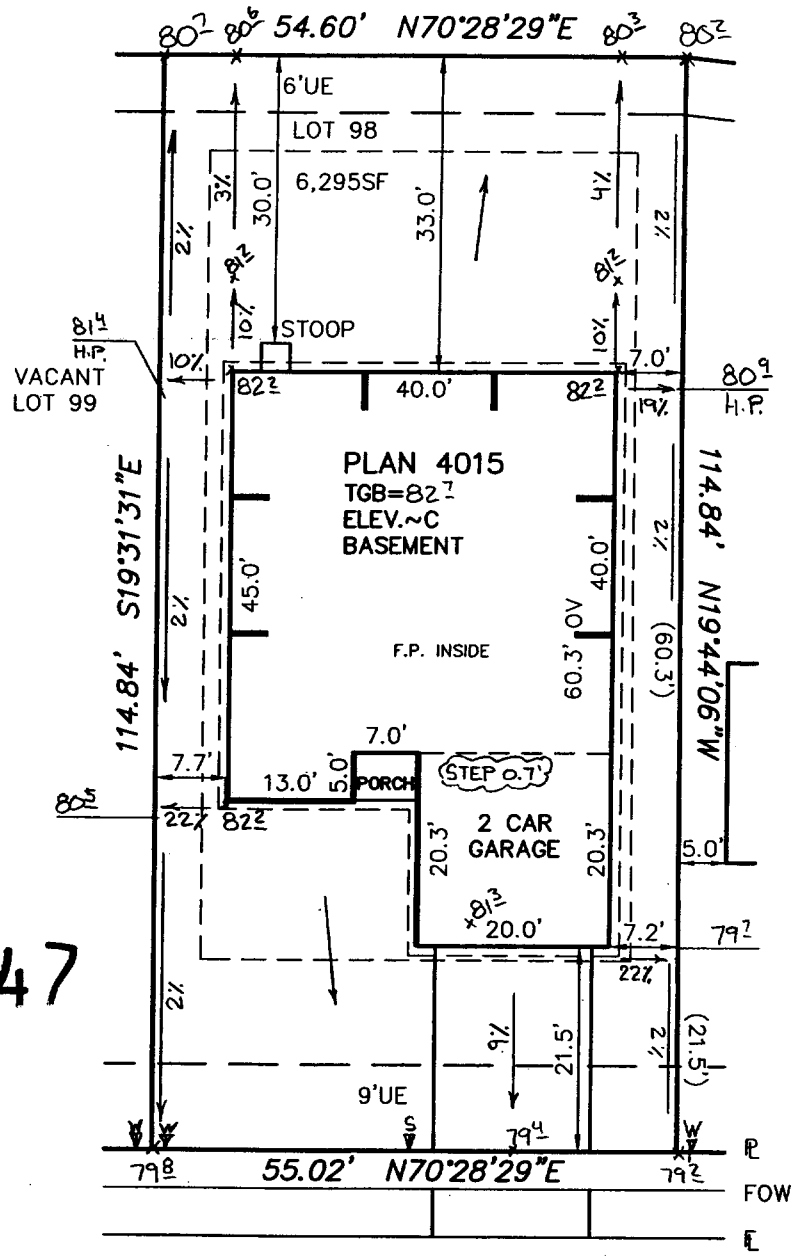
PLOT PLAN FOR

CORRECTED PLAT OF THE FINAL PLAT OF REGISTRY RIDGE
LOT 98 SUBDIVISION P.U.D. FIRST FILING
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 ADDRESS 1402 REEVES DRIVE

B0401947




TRACT C



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.

REEVES DRIVE

NOTES OF CONCERN:	<ul style="list-style-type: none"> • LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE. *=CONTRACTOR TO SIDE DOWN, POSSIBLE RETAINING WALL, OR EXPOSE MORE FOUNDATION. 	LEGEND: R=PROPERTY LINE FOW=FRONT OF WALK BOW=BACK OF WALK FL=FLOW LINE --- SETBACK --- EASEMENT	
	 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 <small>CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES</small>	MINIMUM SETBACKS: FRONT: 20' REAR: 10' STREET SIDE: 15' SIDE: 5' MINIMUM BETWEEN STRUCTURES: 10'