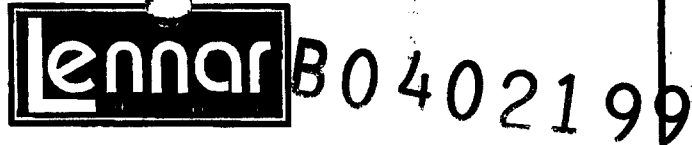
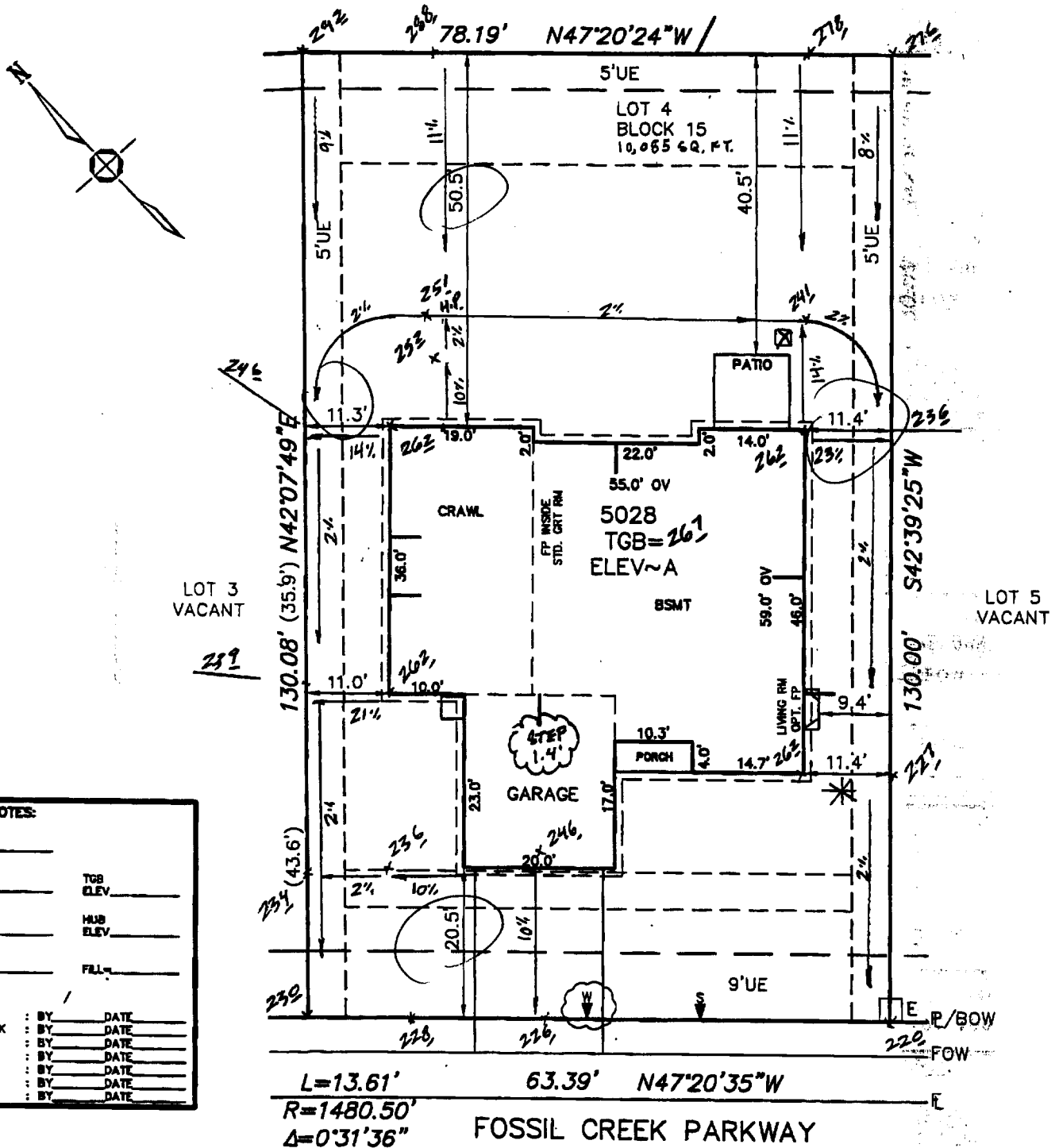


PLOT PLAN FOR



LOT 4 BLOCK 15 SUBDIVISION WESTCHASE P.U.D.
 CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO.
 ADDRESS 2326 FOSSIL CREEK PARKWAY



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 _____
 REGRO : BY _____ DATE _____
 REGRO : 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.	• 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
	☒=VERY STEEP BACKYARD. POSSIBLY OVER 3:1. DECK MAY WORK BETTER.	• WATER METER PIT IN DRIVEWAY.	

<p>Carroll & Lange <small>INC</small> Professional Engineers & Land Surveyors 165 South Union Blvd., Suite 155 Lakewood, Colorado 80228 (303) 980-0200</p>	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: 15'-STRUCT. 20'-GAR. STREET SIDE: 15' REAR: 15' SIDE: 5' MIN. BTWN STRUCT: 10'	SCALE: 1"=20' DATE: 3-29-04 REV: _____ REV: _____ JOB NO: 2666
---	---	--	--