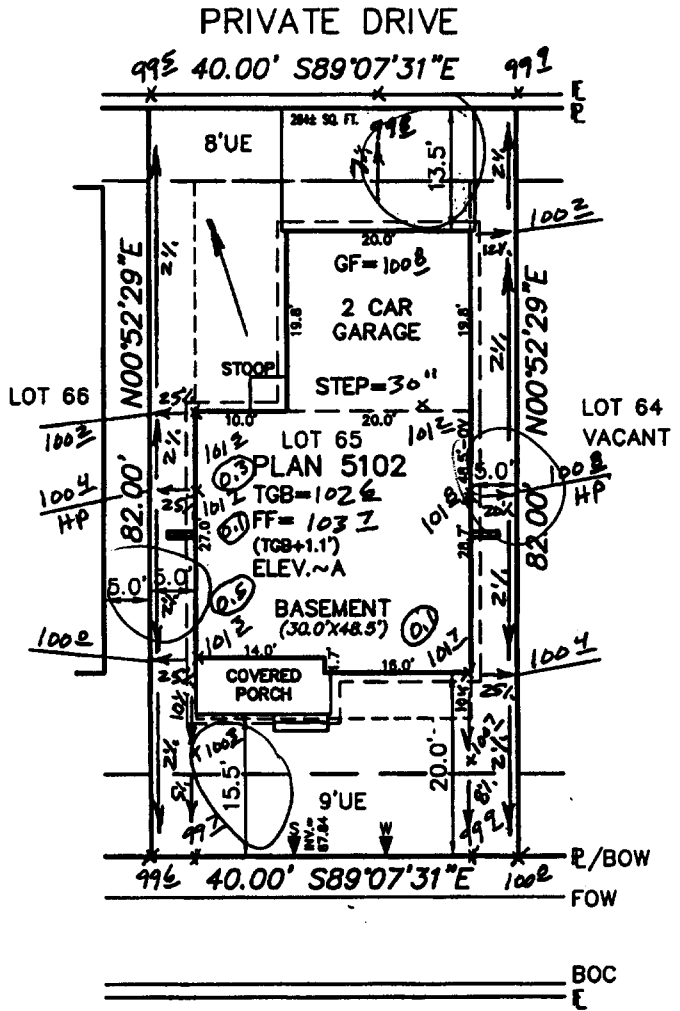


PLOT PLAN FOR



LOT 65, SUBDIVISION WILLOW BROOK,
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 ADDRESS 3703 OBSERVATORY DRIVE

-CARROLL & LANGE RECOMMENDS A LOT INVENTORY BEFORE STAKING HOUSE.-



OBSERVATORY DRIVE

B0405798

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 WARRANTEE 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.
- DRIVEWAY SQUARE FOOTAGE CALCULATION IS BASED ON FOLLOWING ASSUMPTIONS:
 -WIDTH= 21.7' . LENGTH=FACE OF GARAGE TO BACK OF WALK.
 -AREA IN RIGHT OF WAY IS QUANTIFIED SEPARATELY.
 THIS IS A BASIC CALCULATION AND IS NOT AN ESTIMATE OF EXACT QUANTITIES REQUIRED.

PLOT PLAN CHECKED	RC	9-7-04
OVER EX. CHECKED	SL	8-16-04
DO NOT STAKE OK'D	INT.	DATE
R.O.M. IF APPLICABLE	INT.	DATE

LEVEL NOTES:

BOW	+	
HI	-	TGB ELEV. _____
HUB ELEV.	+	HUB ELEV. _____
HI	-	FILL _____
CHECK IN		
HSE STK	: BY	DATE
HSE RESTX	: BY	DATE
FDN	: BY	DATE
ISP/GRD	: BY	DATE
HBW/GRD	: BY	DATE
REGRD	: BY	DATE
REGRD	: BY	DATE

NOTES OF CONCERN:

NOTE: THIS LOT WAS NOT OVER-EX.

Sf new
 9.30.04

- LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.
- HOUSE AT MINIMUM SETBACK CHECK FORMS BEFORE POURING 48 HOUR NOTICE REQUIRED

LEGEND:

- P=PROPERTY LINE
- BOW=BACK OF WALK
- FOW=FRONT OF WALK
- E=FLOW LINE
- EASEMENT
- SETBACK



Carroll & Lange
 Professional Engineers & Land Surveyors
 185 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'
 REAR: 8'
 SIDE: 5' ST. SIDE: 15'
 MIN. BETWEEN STRUCTURES: 10'

SCALE: 1"=20'
 DATE: 7-28-04 FRD
 REV: 9-3-04 FRD
 REV:
 JOB NO: 2686