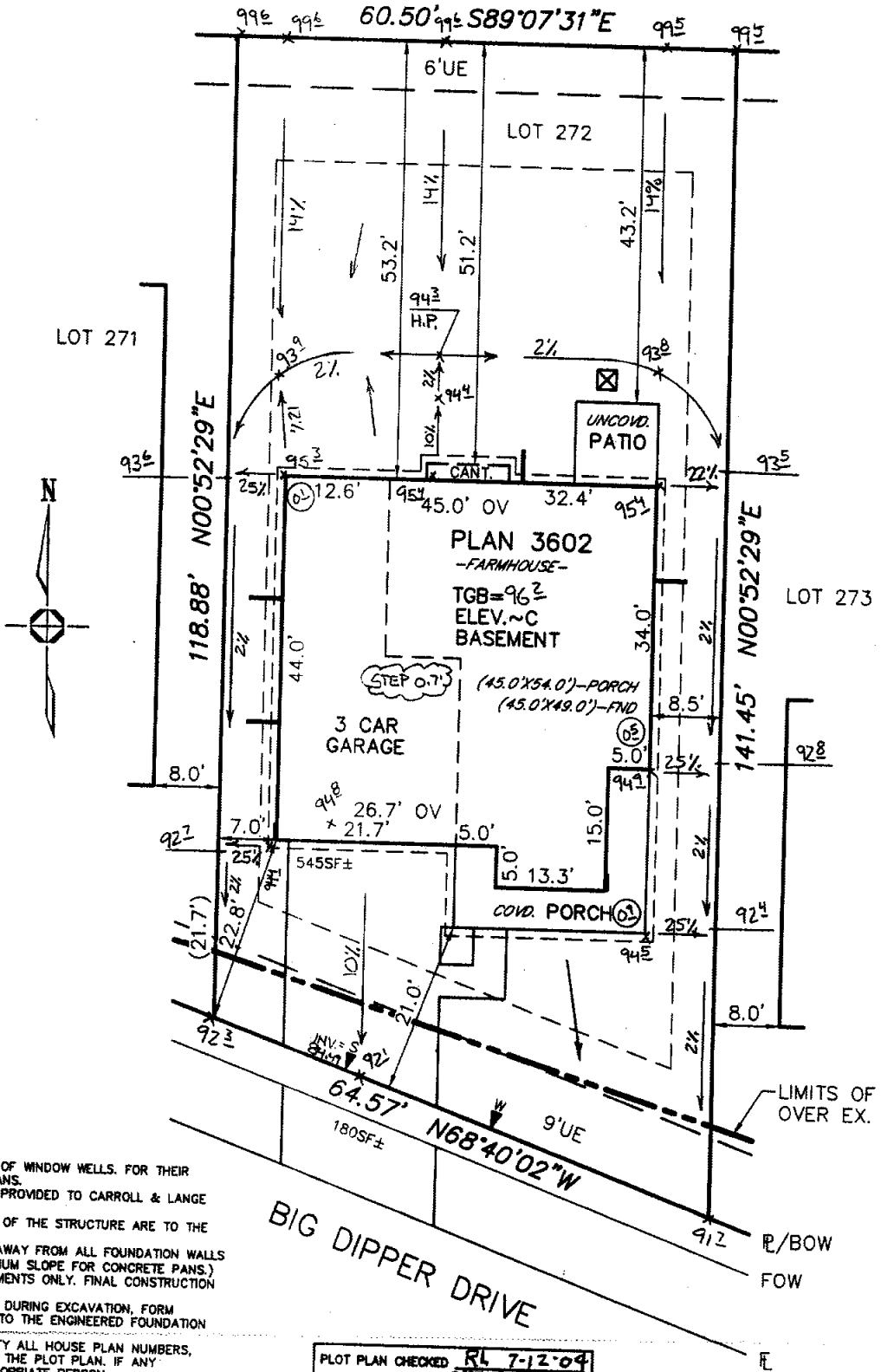


# PLOT PLAN FOR

LOT 272, SUBDIVISION WILLOW BROOK,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
ADDRESS 3902 BIG DIPPER DRIVE

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

30401613  
PB



**LEVEL NOTES:**

BOW	+	
HI	-	
HUB ELEV	+	TGB ELEV
HI	-	HUB ELEV
		FILL

**CHECK IN**

HSE STK	: BY	DATE
HSE RESTK	: BY	DATE
FDN	: BY	DATE
ISP/GRD	: BY	DATE
HW/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 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=19', 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	RL	7-12-09
OVER EX. CHECKED	RL	7-13-09
DO NOT STAKE CND.	INT.	DATE
R.O.M. IF APPLICABLE	INT.	DATE

NOTES OF CONCERN:

- LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.
- ☒=VERY STEEP BACKYARD. POSSIBLY OVER 3:1 SLOPE DECK MAY WORK BETTER.

**LEGEND:**  
 P=PROPERTY LINE  
 BOW=BACK OF WALK  
 FOW=FRONT OF WALK  
 FL=FLOW LINE  
 --- EASEMENT  
 - - - - - SETBACK

**Carroll & Lange** INC  
 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'  
 REAR: 8'  
 SIDE: 5' ST. SIDE: 15'  
 MIN. BETWEEN STRUCTURES: 10'

SCALE: 1"=20'  
 DATE: 7-9-04  
 REV: \_\_\_\_\_  
 REV: \_\_\_\_\_  
 JOB NO: 2686  
 R.M.