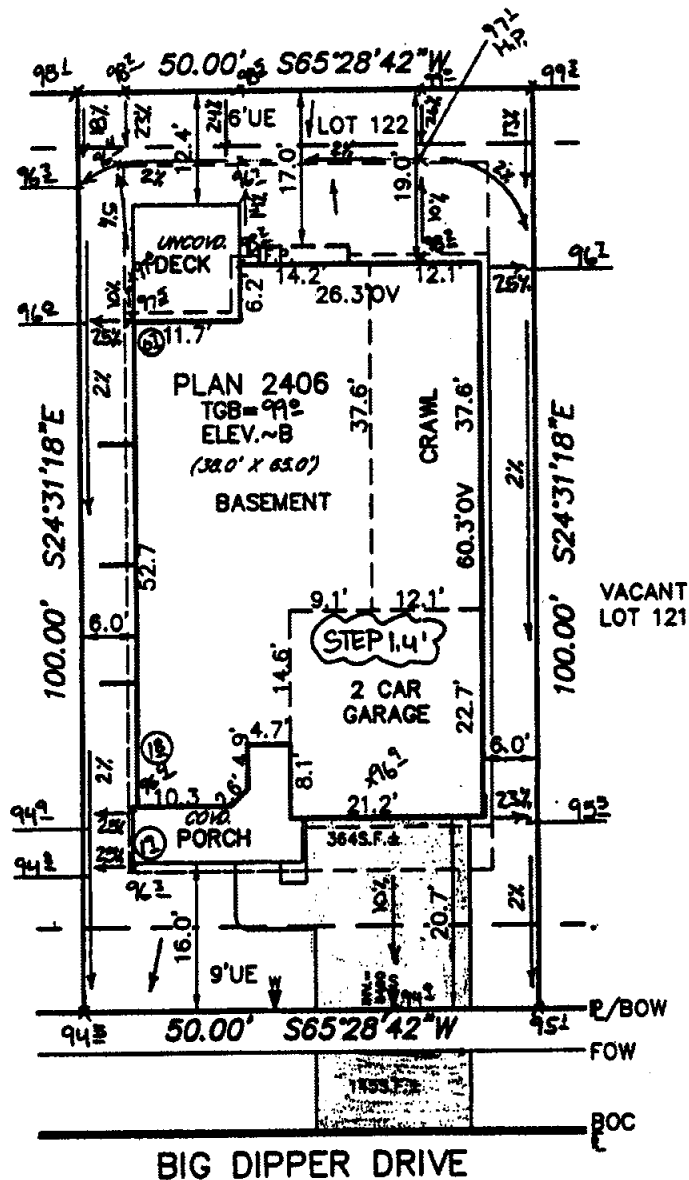


PLOT PLAN FOR



LOT 122, SUBDIVISION WILLOW BROOK,
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 ADDRESS 3709 BIG DIPPER DRIVE

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



B0406022



- 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. (CLERK 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.
 8. DRIVEWAY SQUARE FOOTAGE CALCULATION IS BASED ON FOLLOWING ASSUMPTIONS: -WIDTH- / 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	BY: <u>RL</u>	DATE: <u>8-30-04</u>
OVER EX CHECKED	BY: _____	DATE: _____
DO NOT STAKE CHD	BY: _____	DATE: _____
R.O.M. IF APPLICABLE	BY: _____	DATE: _____

LEVEL NOTES:

BOW	+	_____
H	-	_____
HUB ELEV	+	_____
H	-	_____
FLL	+	_____

CHECK IN:

HSE STR	BY: _____	DATE: _____
HSE RESTK	BY: _____	DATE: _____
FDN	BY: _____	DATE: _____
HW/GRD	BY: _____	DATE: _____
REGRD	BY: _____	DATE: _____

NOTES OF CONCERN:

- LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.
- NO OVEREXCAVATION ON THIS LOT.

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



Carroll & Lange
 Professional Engineers & Land Surveyors
 188 South Union Blvd., Suite 154,
 Lakewood, Colorado 80228
 (303) 960-0200

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. ALWAYS BE RESPONSIVE FOR THE SAFETY OF THE MEMBER UTILITIES

MINIMUM SETBACKS:
 FRONT: 15'
 REAR: 8'
 SIDE: 5' ST. SIDE: 15'
 MIN. BETWEEN STRUCTURES: 10'

SCALE: 1"=20'
 DATE: 8-30-04
 REV: _____
 REV: _____
 JOB NO: 2686
 R.M.