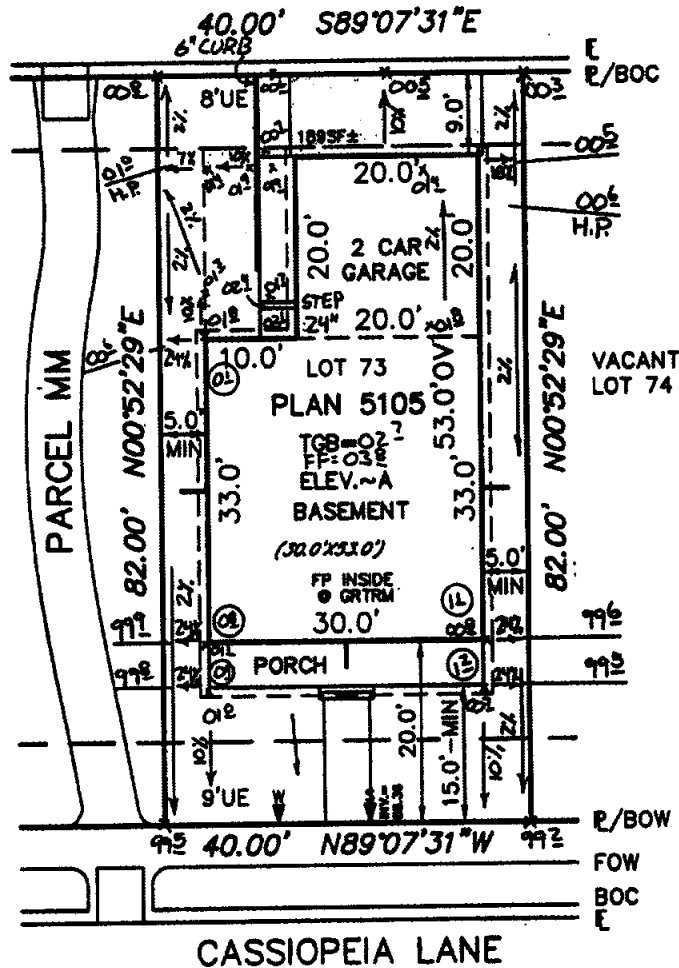


# PLOT PLAN FOR



LOT 73, SUBDIVISION WILLOW BROOK  
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
 ADDRESS 3644 CASSIOPEIA LANE  
 -CARROLL & LANGE RECOMMENDS A LOT INVENTORY BEFORE STAKING HOUSE.-

## PARCEL L



- 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.
  8. DRIVEWAY SQUARE FOOTAGE CALCULATION IS BASED ON FOLLOWING ASSUMPTIONS: -WIDTH= 21'. LENGTH=FACE OF GARAGE TO BACK OF WALK. -AREA IN FRONT OF WALK IS QUANTIFIED SEPARATELY. THIS IS A BASIC CALCULATION AND IS NOT AN ESTIMATE OF EXACT QUANTITIES REQUIRED.

**B0406147**

PLOT PLAN CHECKED	BY	DATE
OVER EX. CHECKED	BY	DATE
DO NOT STAKE OLD	BY	DATE
R.O.M. IF APPLICABLE	BY	DATE

LEVEL NOTES:	
BOW	+
HI	-
HUB ELEV	+
HI	-
CHECK IN	
HSE STK	BY _____ DATE _____
HSE RESTK	BY _____ DATE _____
FSM	BY _____ DATE _____
ISP / ORD	BY _____ DATE _____
HW / ORD	BY _____ DATE _____
REORD	BY _____ DATE _____

NOTES OF CONCERN:

- HOUSE AT MINIMUM SETBACK CHECK FORMS BEFORE POURING 48 HOUR NOTICE REQUIRED
- 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  
 F=FLOW LINE  
 --- EASEMENT  
 - - - - - SETBACK

**Carroll & Lange**  
 Professional Engineers & Land Surveyors  
 165 South Union Blvd., Suite 158  
 Lakewood, Colorado 80228  
 (303) 980-0200

CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 OR 534-6700 IN METRO DENVER  
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU GET SHOOK OR EXCITED FOR THE HAZARD OF UNDERGROUND UTILITY LINES

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

SCALE: 1"=20'  
 DATE: 9-13-04  
 REV: \_\_\_\_\_  
 REV: \_\_\_\_\_  
 JOB NO: 2686  
 R.M.