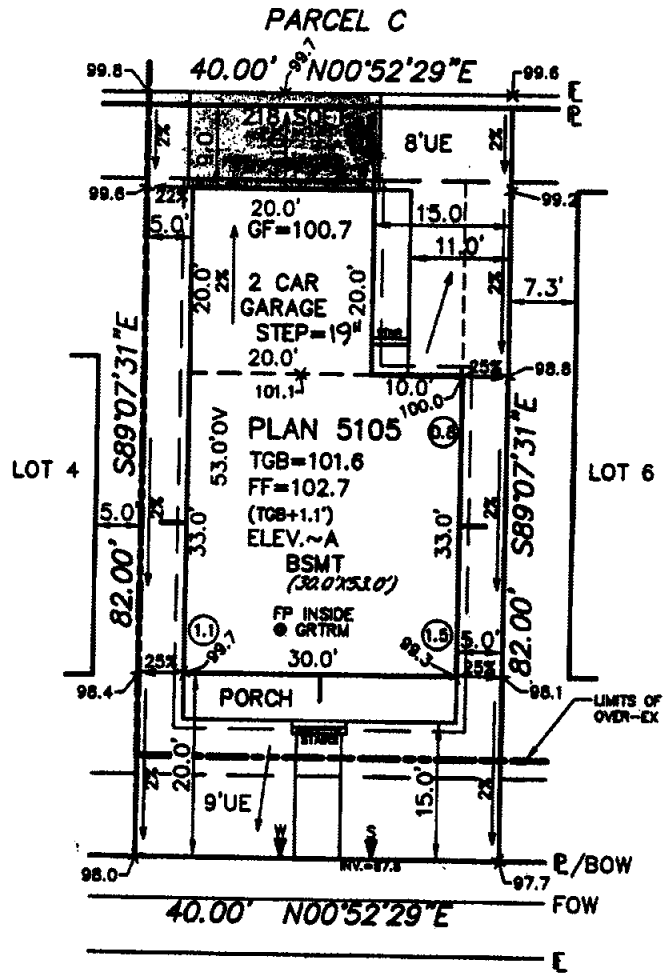


PLOT PLAN FOR



LOT 5, SUBDIVISION WILLOW BROOK,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
ADDRESS 5126 CINQUEFOIL LANE

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



CINQUEFOIL LANE

B0406027

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. (USE 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= 21.8' 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>CL</u>	DATE: <u>07-10-04</u>
OVER EX. CHECKED	BY:	DATE:
DO NOT STAKE OKD	BY:	DATE:
R.O.M. IF APPLICABLE	BY:	DATE:

LEVEL NOTES:

BOW	+	
-		
-		TOB ELEV. _____
HUB ELEV. +		HUB ELEV. _____
-		
-		FLL _____

CHECK IN

HSE STK	BY:	DATE:
HSE RESTK	BY:	DATE:
FOW	BY:	DATE:
HSP/GRD	BY:	DATE:
HFW/GRD	BY:	DATE:
REGRD	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.
- HOUSE AT MINIMUM SETBACK CHECK FORMS BEFORE POURING 48 HOUR NOTICE REQUIRED

LEGEND:

- E** = 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 158
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 LANDING OF UNDERGROUND
UTILITY UTILITIES

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

SCALE: 1"=20'
DATE: 7-21-04 FRD
REV: 08/10/04 JJB
REV:
JOB NO: 2686