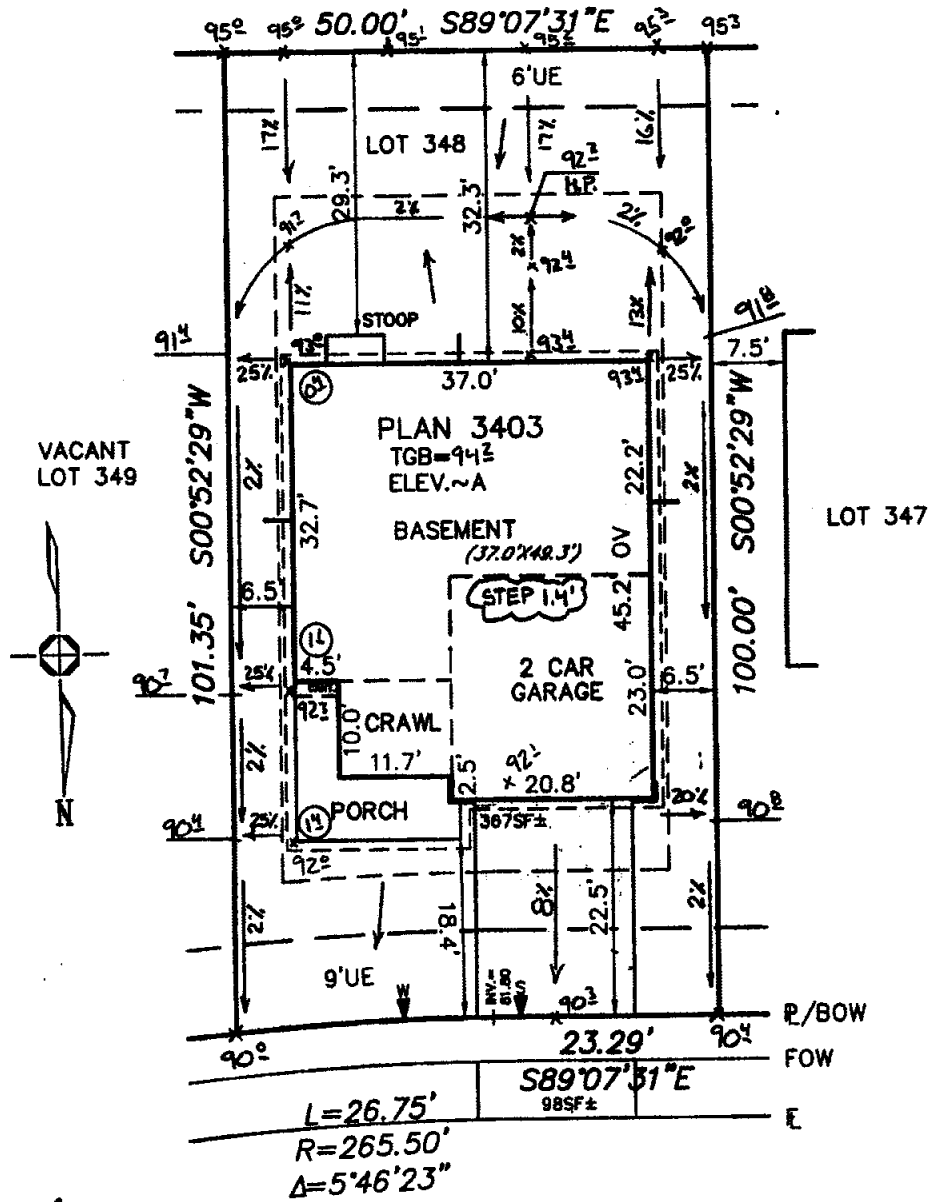


PLOT PLAN FOR



LOT 348, SUBDIVISION WILLOW BROOK,
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 ADDRESS 3839 ECLIPSE LANE
 -CARROLL & LANGE RECOMMENDS A LOT INVENTORY BEFORE STAKING HOUSE.-



B0404363

ECLIPSE LANE

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. (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= 18.3' . 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: _____	DATE: _____
OVER EX. CHECKED	BY: _____	DATE: _____
DO NOT STAKE OKD.	BY: _____	DATE: _____
R.O.M. IF APPLICABLE	BY: _____	DATE: _____

LEVEL NOTES:	
BOW	+
H	-
HUB ELEV	+
H	-
CHECK IN	
HSE STK	: BY: _____ DATE: _____
HSE RESTK	: BY: _____ DATE: _____
FDN	: BY: _____ DATE: _____
ISP/ORD	: BY: _____ DATE: _____
H/W/ORD	: 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.
- 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
 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 3-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: 5-13-04
 REV: _____
 REV: _____
 JOB NO
 R.M.