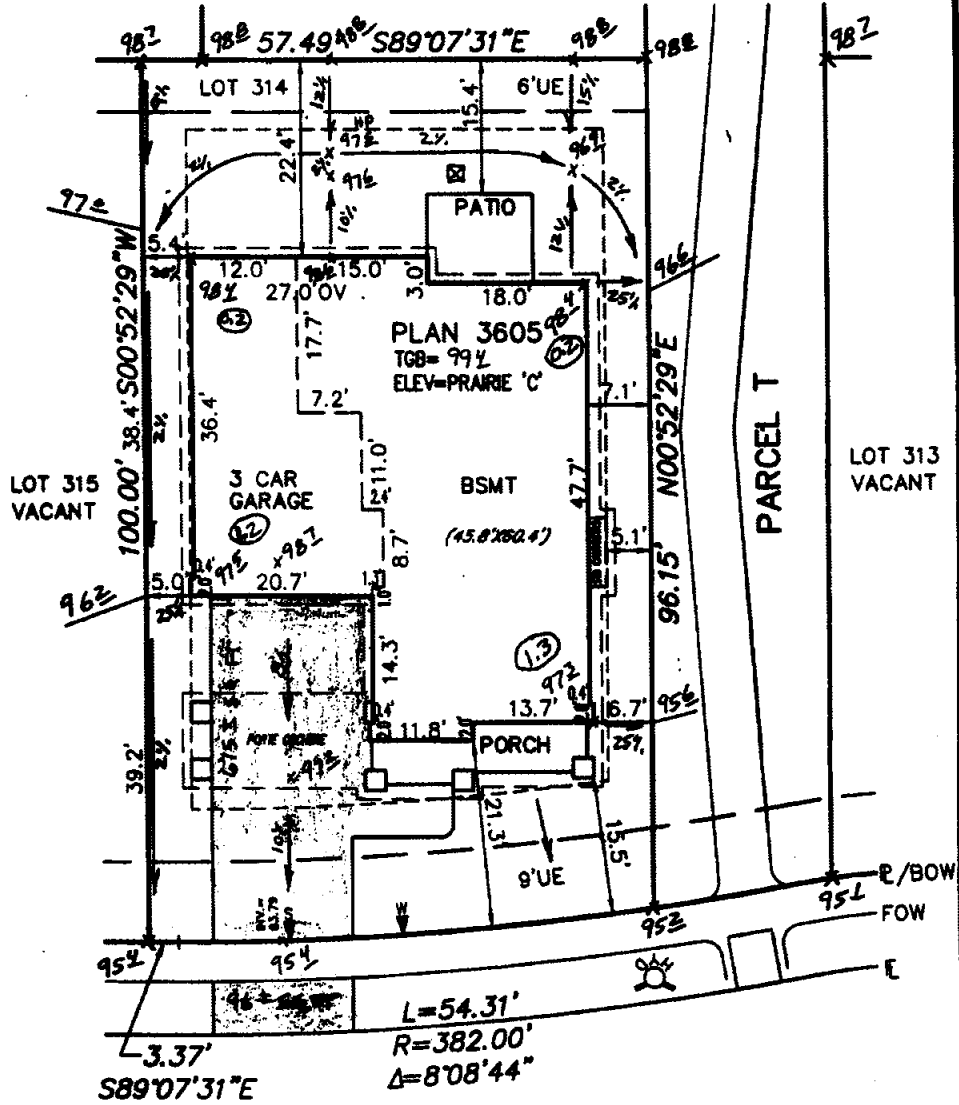


PLOT PLAN FOR



LOT 314, SUBDIVISION WILLOW BROOK,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
ADDRESS 3814 KEPLER DRIVE

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



B0406155

KEPLER DRIVE

- 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= 16' - 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.

= VERY STEEP BACKYARD. POSSIBLY OVER 3:1. DECK MAY WORK BETTER.

THIS LOT NOT IN OVEREXCAVATION AREA

PLOT PLAN CHECKED	RL 4-29-07
OVER EX. CHECKED	SL 5-4-07
DO NOT STAKE C&L	BY: DATE
R.O.M. IF APPLICABLE	BY: DATE

LEVEL NOTES:		
BOW	+	
H	-	TOP ELEV. _____
HUB ELEV.	+	HUB ELEV. _____
H	-	FILL _____
CHECK IN		
HSE STK	BY: DATE	
HSE RESTK	BY: DATE	
FDN	BY: DATE	
ISP/GRD	BY: DATE	
HSE/GRD	BY: DATE	
REGRD	BY: DATE	

NOTES OF CONCERN:

DO NOT STAKE !!!
PLEASE DELIVER REQUIRED ARCHITECTURAL AND STRUCTURAL PLANS TO C&L 48 HOURS BEFORE ORDERING A HOUSE STAKE A HOUSE WILL BE STAKED 48 HOURS AFTER RECEIVING REQUIRED ARCHITECTURAL AND STRUCTURAL PLANS.

LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.

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

<p>Carroll & Lange Professional Engineers & Land Surveyors 100 South Union Blvd., Suite 100 Lafayette, Colorado 80026 (303) 990-0200</p>	<p>CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 534-6700 BY METRO SERVICE CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAB, OR EXCAVATE FOR THE PROTECTION OF UNDERGROUND MEMBER UTILITIES</p>	<p>MINIMUM SETBACKS: FRONT: 15' REAR: SF=15' / ALLEY=8' SIDE: 5' ST. SIDE: 15' MIN. BETWEEN STRUCTURES: 10'</p>	<p>SCALE: 1"=20' DATE: 4-28-04 FRO REV: _____ REV: _____ JOB NO: 2686</p>
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