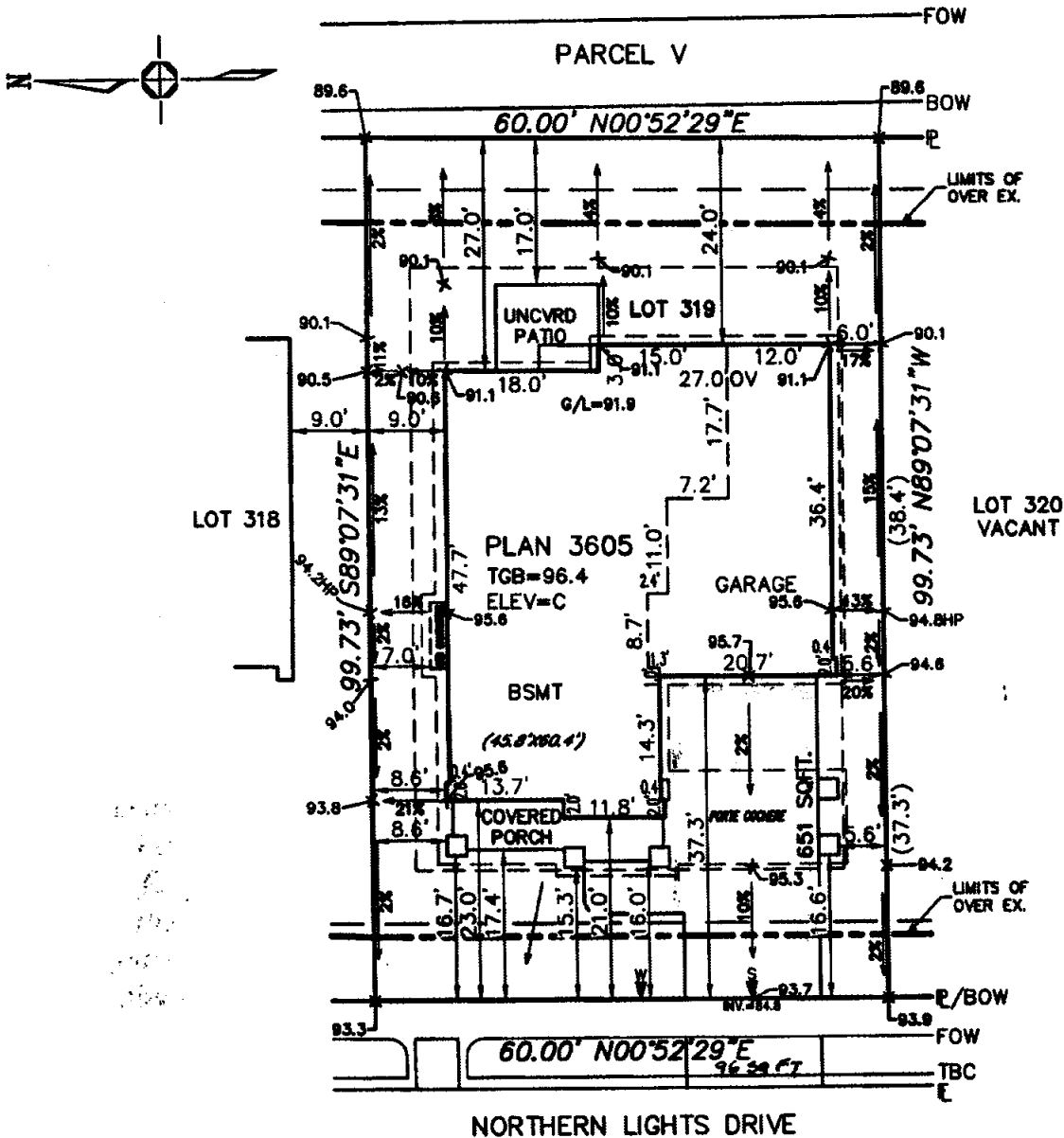


# PLOT PLAN FOR



LOT 319, SUBDIVISION WILLOW BROOK,  
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
 ADDRESS 5402 NORTHERN LIGHTS DRIVE

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



- 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 MARRANTIE 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=16', 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.

**B0405678**

PLOT PLAN CHECKED KL 07/20/04  
 OVER EX. CHECKED INT. DATE INT. DATE INT. DATE  
 DO NOT STAKE CRD. INT. DATE INT. DATE  
 R.O.M. IF APPLICABLE INT. DATE INT. DATE

**LEVEL NOTES:**

BOW	+	
HI	-	TOB ELEV. _____
HUB ELEV.	+	HUB ELEV. _____
HI	-	FILL _____

**CHECK IN**

HSE STK	: BY _____	DATE _____
HSE RESTK	: BY _____	DATE _____
FDN	: BY _____	DATE _____
ISP/GRD	: BY _____	DATE _____
H/W/GRD	: BY _____	DATE _____
REGRD	: BY _____	DATE _____
REGRD	: BY _____	DATE _____

NOTES OF CONCERN:

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

• 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  
 E=FLOW LINE  
 EASEMENT  
 SETBACK



**Carroll & Lange**  
 Professional Engineers & Land Surveyors  
 188 South Union Blvd., Suite 156  
 Lakewood, Colorado 80226  
 (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 MARKING OF UNDERGROUND MEMBER UTILITIES

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

SCALE: 1"=20'  
 DATE: 08/12/04 JJB  
 REV: \_\_\_\_\_  
 REV: \_\_\_\_\_  
 JOB NO: 2686