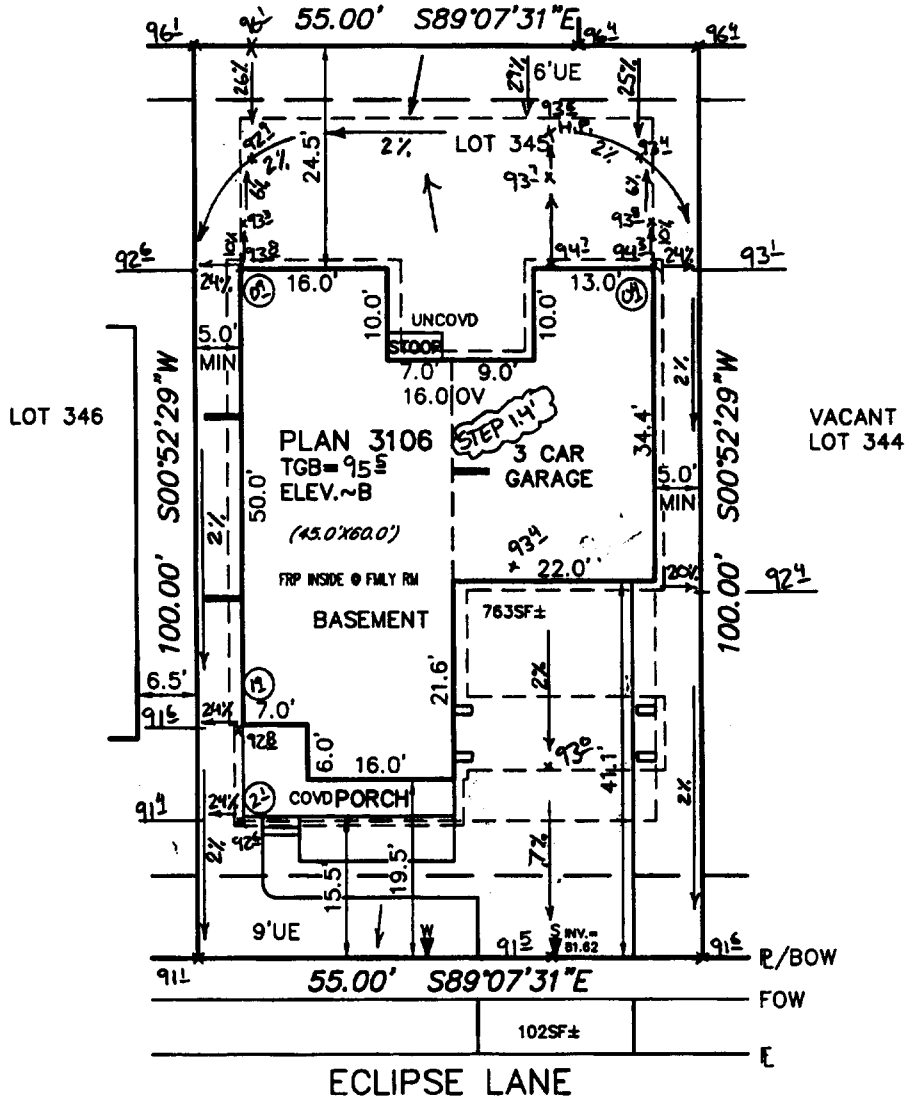


# PLOT PLAN FOR



LOT 345, SUBDIVISION WILLOW BROOK,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
ADDRESS 3821 ECLIPSE LANE

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



**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 WARRANTEE 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= 17', 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.



NOTE: NO OVER-EX ON THIS LOT.

**LEVEL NOTES:**

BOW	+	
H	-	TGB ELEV _____
HUB	+	HUB ELEV _____
H	-	FILL _____
<b>CHECK IN</b>		
MSE STK	BY	DATE
MSE RESTK	BY	DATE
FDN	BY	DATE
ISP/GRD	BY	DATE
HBW/GRD	BY	DATE
REGRD	BY	DATE
REGRD	BY	DATE

NOTES OF CONCERN:

Sf new 12.16.04  
**B0405906**

- 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:**

- PROPERTY LINE
- BACK OF WALK
- FRONT OF WALK
- FLOW LINE
- EASEMENT
- SETBACK



**Carroll & Lange** INC  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
(303) 960-0200

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: 7-9-04  
REV: \_\_\_\_\_  
REV: \_\_\_\_\_  
JOB NO: 2686  
R.M.