

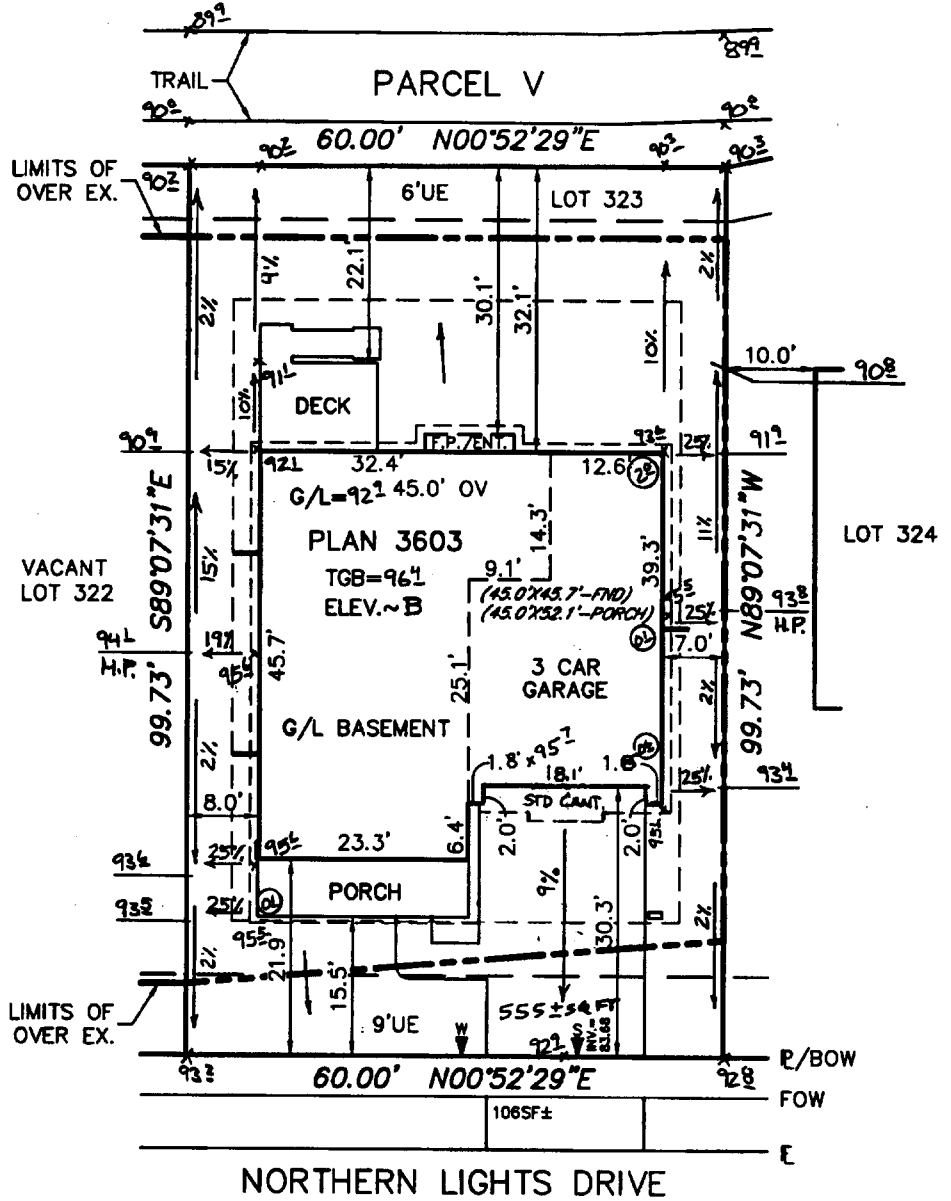
B0404376
revised 12-22-04

PLOT PLAN FOR



LOT 323, SUBDIVISION WILLOW BROOK,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
ADDRESS 5426 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 WARRANTEE 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' 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.



LEVEL NOTES:

BOW	+	
H	-	TGB ELEV. _____
HUB ELEV	+	HUB ELEV. _____
H	-	FILL _____

CHECK IN

HSE STK	: BY	DATE
HSE RESTK	: BY	DATE
FDN	: BY	DATE
ISP/GRD	: BY	DATE
HBW/GRD	: BY	DATE
REGRD	: BY	DATE
REGRD	: BY	DATE

PLOT PLAN CHECKED	RL 11-9-04	DATE
OVER EX. CHECKED	SL 5-19-04	DATE
DO NOT STAKE CHD.	INT.	DATE
R.O.M. IF APPLICABLE	INT.	DATE

NOTES OF CONCERN:

- LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.
- BASEMENT STEPED 3.5' PER VILLAGE HOMES.

LEGEND:

- P=PROPERTY LINE
- BOW=BACK OF WALK
- FOW=FRONT OF WALK
- E=FLOW LINE
- EASEMENT
- - - - - SETBACK



Carroll & Lange
Professional Engineers & Land Surveyors
105 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 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: 5-13-04
REV: 10-28-04 R.M.
REV: 11-8-04 FRD
JOB NO: 2686
R.M.