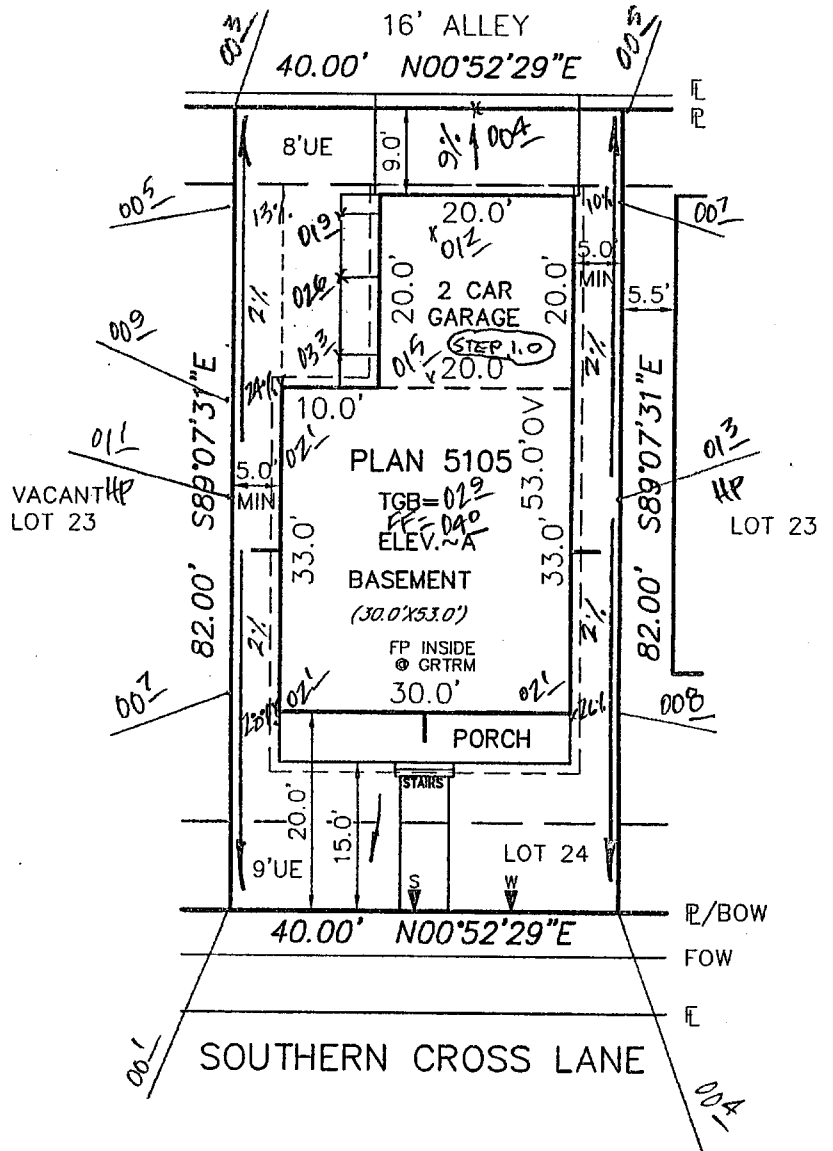


PLOT PLAN FOR



LOT 24, SUBDIVISION WILLOW BROOK,
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 ADDRESS 5109 SOUTHERN CROSS LANE

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



LEVEL NOTES:

BOW
 + _____

HI
 - _____ TGB
 ELEV _____

HUB
 ELEV + _____ HUB
 ELEV _____

HI
 - _____ 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 _____

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.

B0401557



NOTES OF CONCERN:

J new
 12.29.04

• HOUSE AT MINIMUM SETBACK
 CHECK FORMS BEFORE POURING
 48 HOUR NOTICE REQUIRED

LEGEND:

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



Carroll & Lange INC
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80224
 (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: SF=15'/ALLEY=8'
 SIDE: 5' ST. SIDE: 15'
 MIN. BETWEEN STRUCTURES 10'

SCALE: 1"=20'
 DATE: 9-6-02
 REV: _____
 REV: _____
 JOB NO: 2686