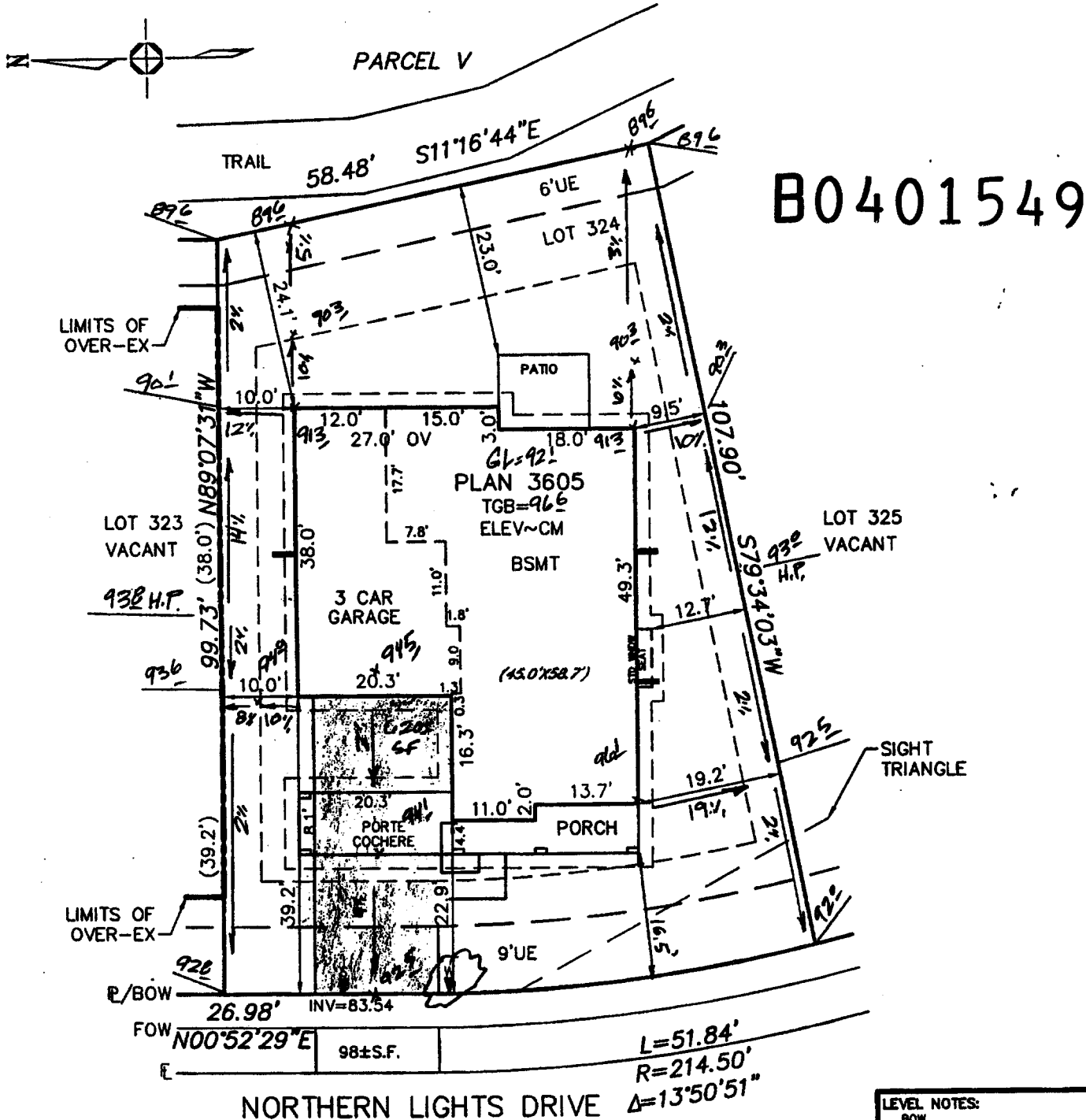


PLOT PLAN FOR



LOT 324, SUBDIVISION WILLOW BROOK,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
ADDRESS 5432 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=18.9', 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.

| | |
|------------------------------------|-----------|
| PLOT PLAN CHECKED <i>RL 7-1-04</i> | |
| OVER EX. CHECKED | INT. DATE |
| DO NOT STAKE CHD. | INT. DATE |
| R.O.M. IF APPLICABLE | INT. DATE |

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 |
| HW/GRD | : BY | DATE |
| REGRO | : BY | DATE |
| REGRO | : BY | DATE |

NOTES OF CONCERN:

House set from rear right corner

Sf new
4.12.04

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

LEGEND:

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



Carroll & Lange Inc.
Professional Engineers & Land Surveyors
165 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 3-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: 2-27-04
REV: _____
REV: _____
JOB NO: 2686