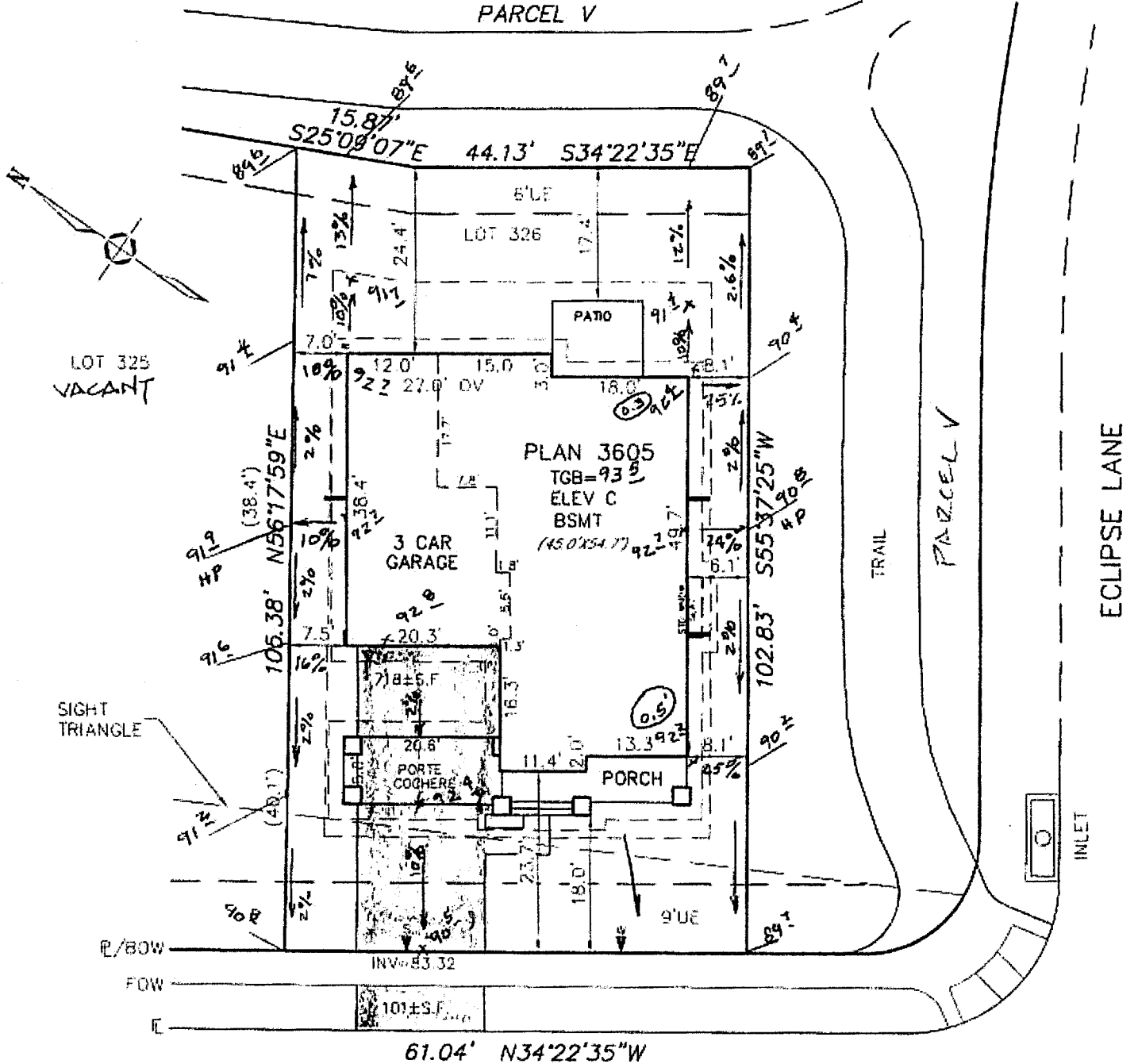


PLOT PLAN FOR



LOT 326, SUBDIVISION WILLOW BROOK,
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 ADDRESS 5444 NORTHERN LIGHTS DRIVE
 -CARROLL & LANGE RECOMMENDS A LOT INVENTORY BEFORE STAKING HOUSE-

PARCEL V



NORTHERN LIGHTS DRIVE

B0401561

Not in over-ex area

GENERAL NOTES

- THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL (ENGINEER) 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 WARRANTY 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 STARTING, 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=16.9', LENGTH=FACE OF GARAGE TO BACK OF WALK.
 - AREA IN FRONT OF GARAGE IS QUANTIFIED SEPARATELY.
 THIS IS A BASIC CALCULATION AND IS NOT AN ESTIMATE OF EXACT QUANTITIES REQUIRED.

PLOT PLAN CHECKED	2-20-07
OVER EX CHECKED	07-23-04
DO NOT STAKE OKD	
R.O.M. IF APPLICABLE	

LEVEL NOTES:

BOW	+	
HI	-	TGB ELEV
HUB ELEV	+	HUB ELEV
HI	-	ELL

CHECK IN	BY	DATE
HSE STR	BY	DATE
HSE REST	BY	DATE
FDN	BY	DATE
ISP/CRD	BY	DATE
HDW/GRD	BY	DATE
REGRD	BY	DATE
REGRD	BY	DATE

NOTES OF CONCERN:

If new
4.12.04

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

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 150
 Lakewood, Colorado 80228
 (303) 980-0200

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 OR **534-6700** IN METRO DENVER
CALL 7-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES

MINIMUM SETBACKS:
 FRONT: 15'
 REAR: SF=15'/ALLEY=8'
 SIDE: 5' ST. SIDE: 15'
 MIN. BETWEEN STRUCTURES: 10'

SCALE: 1"=20'
 DATE: 02-18-04
 REV: _____
 REV: _____
 JOB NO: 2686