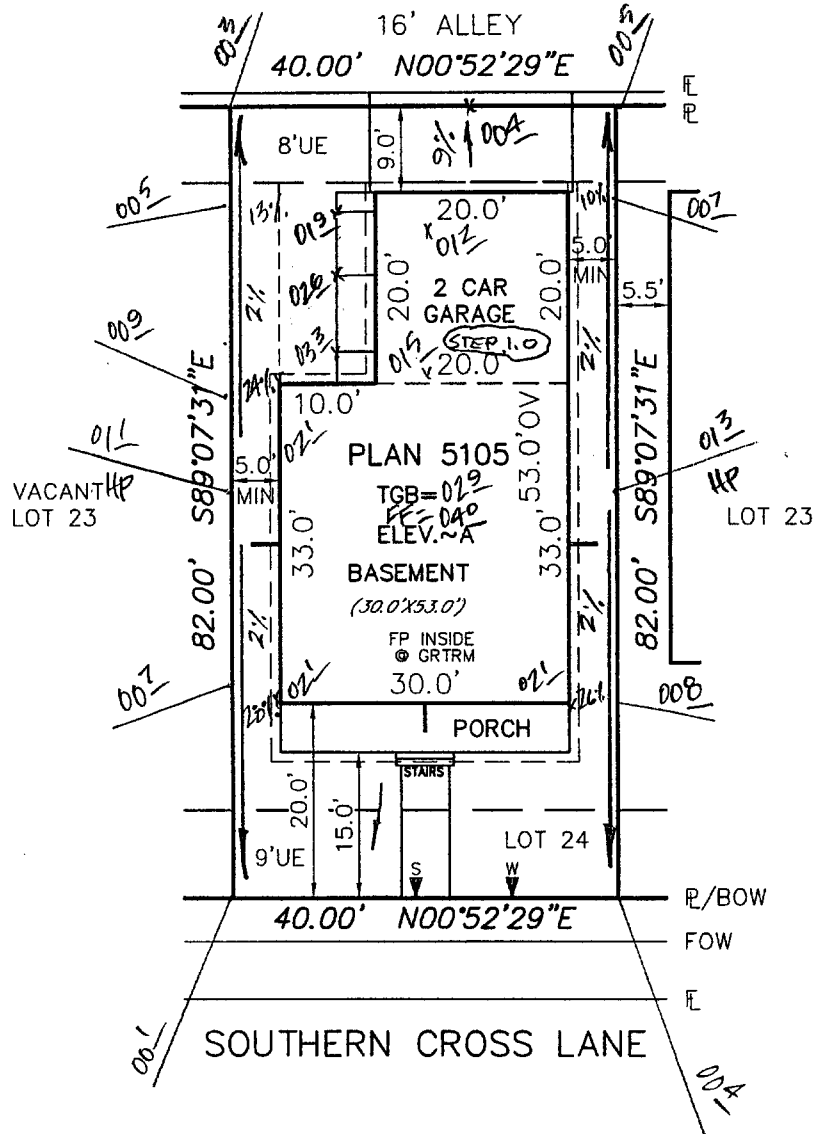


# PLOT PLAN FOR



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	_____ HUB ELEV _____
+	_____
HI	_____ HUB ELEV _____
-	_____
	_____ 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

- 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.

## B0206380



NOTES OF CONCERN:

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

*of new*  
4-12-04

### LEGEND:

- R=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 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: 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