

PLOT PLAN FOR

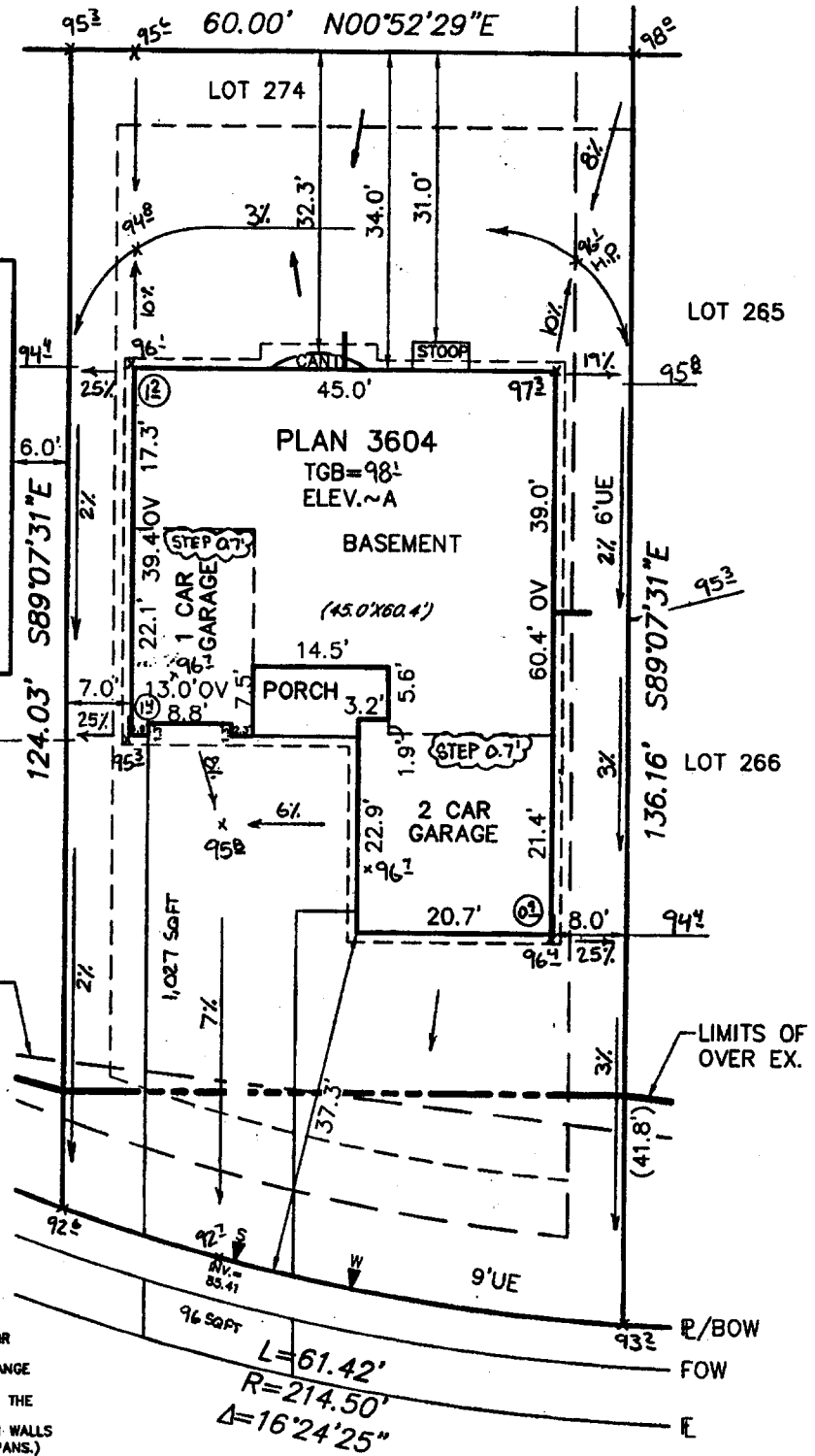


The Place You Want To Be

LOT 274, SUBDIVISION WILLOW BROOK,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
ADDRESS 5309 NORTHERN LIGHTS DRIVE

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

Boyls
OK.
4/14/04



LEVEL NOTES:	
BOW	+
HI	-
HUB ELEV	+ TGB ELEV
HI	- HUB ELEV
	FILL
CHECK IN	
HSE STK	: BY _____ DATE _____
HSE RESTK	: BY _____ DATE _____
FDH	: BY _____ DATE _____
ISP/GRD	: BY _____ DATE _____
HBW/GRD	: 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.
 - DRIVEWAY SQUARE FOOTAGE CALCULATION IS BASED ON FOLLOWING ASSUMPTIONS:
-WIDTH= 16', 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.

NORTHERN LIGHTS DRIVE

PLOT PLAN CHECKED	RL 4-13-04
OVER EX. CHECKED	SM 3-22-02
DO NOT STAKE CKD.	INT. DATE
R.O.M. IF APPLICABLE	INT. DATE

NOTES OF CONCERN:	<ul style="list-style-type: none"> LOCATE WATER METER PIT, LIGHT POLE OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE. 	<p>LEGEND:</p> <p>—=PROPERTY LINE BOW=BACK OF WALK FOW=FRONT OF WALK F=FLOW LINE ---=EASEMENT - - - - -SETBACK</p>
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<p>Carroll & Lange Professional Engineers & Land Surveyors 165 South Union Blvd., Suite 156 Lakewood, Colorado 80228 (303) 980-0200</p>	<p>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</p>	<p>MINIMUM SETBACKS: FRONT: 15' REAR: 8' SIDE: 5' ST. SIDE: 15' MIN. BETWEEN STRUCTURES: 10'</p>	<p>SCALE: 1"=20' DATE: 3-15-04 REV: 4-13-04R.M. REV: JOB NO: 2686 R.M.</p>
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