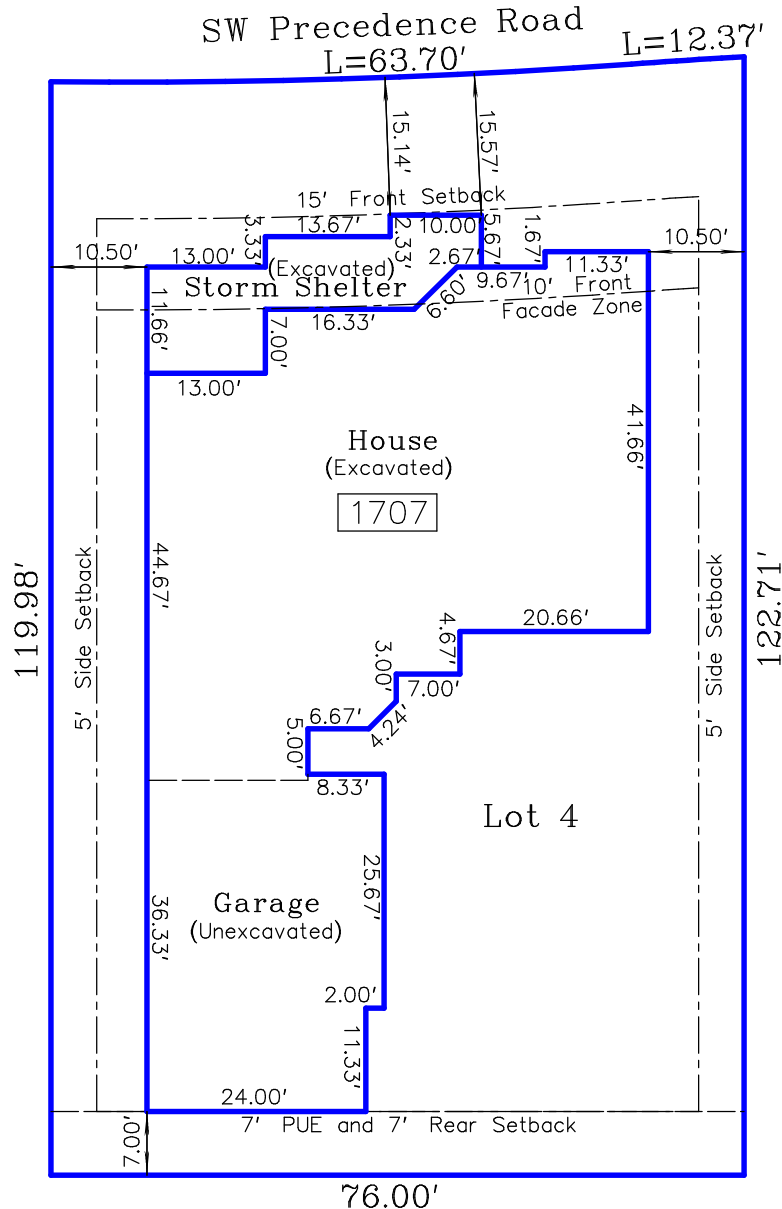
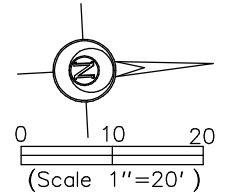


HOUSE SITUATION PLAN

For: Denton Homes
 Stephanie Denton
 Site Address: 1707 SW Precedence Road
 Ankeny, Iowa 50023

Legal Description: Lot 4, Precedence at Prairie Trail Plat 2,
 Official Plat, Ankeny, Polk County, Iowa



Notes:

- 1) The contractor has elected to determine his own building and site grades.
- 2) Verify (if applicable) the as-built sanitary sewer service location and elevation prior to construction. Adjust building grades as needed.
- 3) The contractor is responsible for insuring that all construction is in accordance with any Minimum Opening Elevation (M.O.E.), Minimum Protection Elevation (M.P.E.) or flood protection requirement(s).
- 4) The contractor is responsible for insuring that the driveway is located and constructed in accordance with any and all applicable City/County standards.
- 5) The contractor is responsible for any and all construction methods and or materials.
- 6) The contractor shall obtain a building permit prior to starting construction. The City/County Building Department shall verify proposed setbacks (see checkoff lower right) prior to issuing the building permit.
- 7) No changes unless authorized in writing by the City/County and Abaci Consulting, Inc.
- 8) Utilities are shown for reference only. The contractor is responsible for any and all damages to any utilities. Iowa law requires at least 48 hours advance notice prior to excavation. Notify Iowa One-Call at 1-800-292-8989.
- 9) The dimensions and setbacks are to the outside of foundation walls. Prior to construction the contractor shall verify that any soffits, overhangs, gutters, cantilevers, fascia, facades, etc. are not encroaching beyond required setbacks for said building elements.
- 10) Refer to the detailed foundation plan for dimensional details. In the event of a discrepancy between this and the detailed foundation plan the detailed foundation plan shall govern. The contractor shall verify all foundation dimensions prior to construction.

City Building Dept. Checkoff:

	Okay	Not Okay
Front Setback	<input type="checkbox"/>	<input type="checkbox"/>
Side Setback	<input type="checkbox"/>	<input type="checkbox"/>
Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>
Driveway Location	<input type="checkbox"/>	<input type="checkbox"/>
Easements	<input type="checkbox"/>	<input type="checkbox"/>