

LEGEND

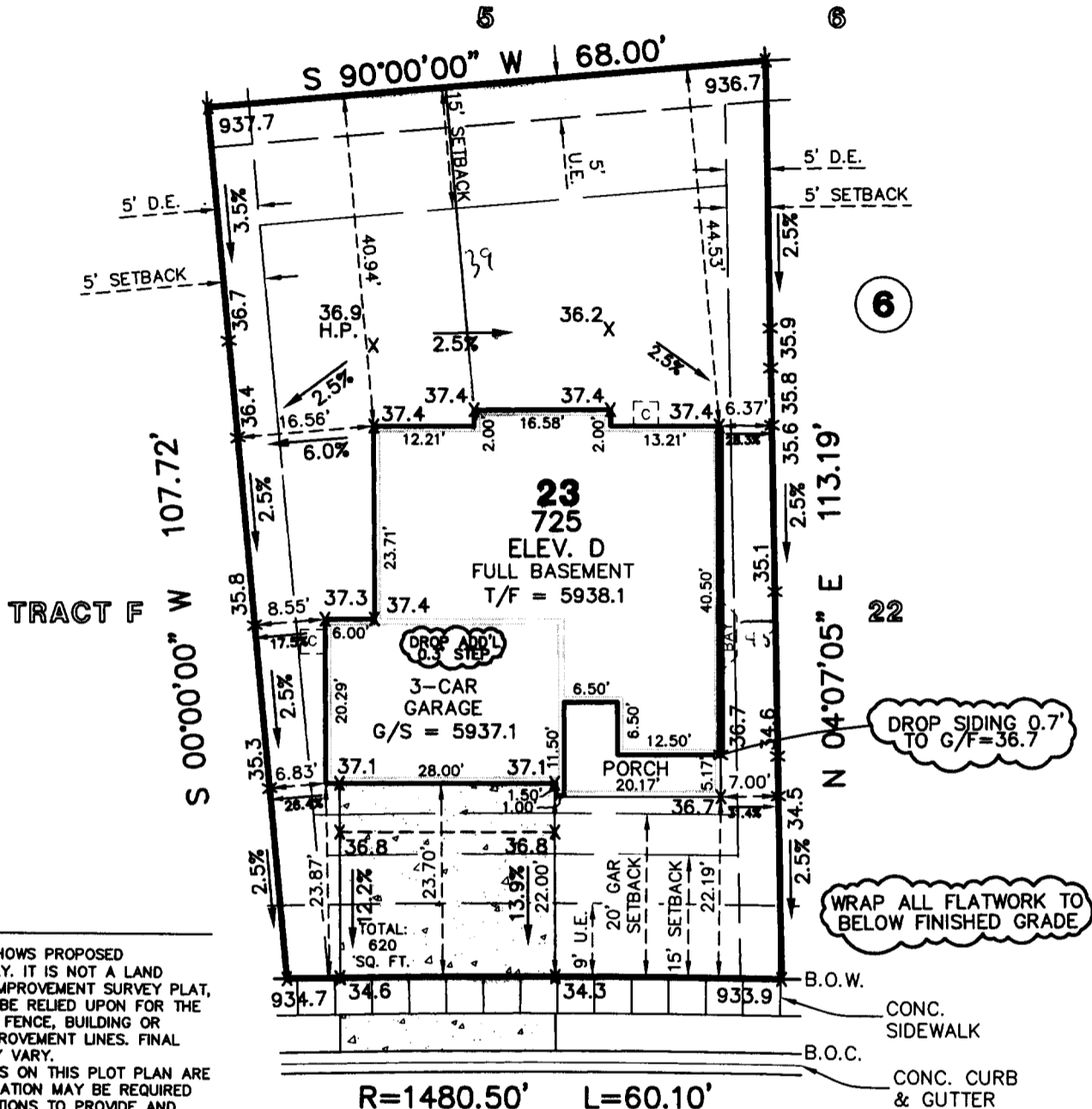
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- B.O.W. = BACK OF SIDEWALK
- B.O.C. = BACK OF CURB
- R.O.W. = RIGHT OF WAY
- T/F = TOP OF FOUNDATION
- T.O.S. = TOP OF SLAB
- G/S = GARAGE SLAB

PLOT PLAN

FOR
Ryland Homes
 BLOCK 6 - LOT 23
 WESTCHASE P.U.D.
 CITY OF FORT COLLINS, COUNTY OF LARIMER,
 STATE OF COLORADO



2202 FOSSIL CREEK PARKWAY
 LOT DRAINAGE TYPE: " A " LOT



SURVEYOR NOTE:

THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. FINAL CONSTRUCTION MAY VARY. DRAINAGE PATTERNS ON THIS PLOT PLAN ARE PROPOSED. MODIFICATION MAY BE REQUIRED BY EXISTING CONDITIONS TO PROVIDE AND MAINTAIN POSITIVE DRAINAGE OF THE FINISHED LOT.

WRAP ALL FLATWORK TO BELOW FINISHED GRADE

R=1480.50' L=60.10'

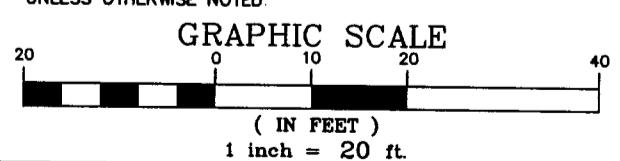
FOSSIL CREEK PARKWAY

(51' R.O.W.)

B0407493

GENERAL NOTES

1. THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL ENGINEERING PLANS.
2. THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO MANHARD CONSULTING LTD. BY THE BUILDER/DEVELOPER.
3. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS AND BASED ON THE RYLAND HOMES ARCHITECTURAL PLAN NUMBER 725 DATED 02/27/02.
4. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTEE REQUIREMENTS. (0.5 % MINIMUM SLOPE FOR CONCRETE PANS)
5. THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
6. FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERING FOUNDATION PLANS.
7. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
8. COMPARE ALL POINTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES.
9. LOCATE WATER METER PIT BEFORE STAKING.
10. ALL SIDE YARD DRAINAGE SWALES ARE LOCATED ON LOT LINES UNLESS OTHERWISE NOTED.



DATE	REVISIONS	BY

Sf new
 12.23.04

MIN. SETBACKS: FRONT: 15' GARAGE: 20' B.O.W.
 SIDE: 5' REAR: 15' STREET SIDE: 15'

MANHARD CONSULTING LTD.
 ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS

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 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
PLOT PLAN BLOCK 6 - LOT 23

DRAWN BY: TRL RELEASE DATE: 12/14/04 SCALE: 1"=20' CODE: RYFCC PROJECT: C296
 GRADED BY: B.C.T.