

LEGEND:

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

PLOT PLAN

FOR

ENGLE HOMES COLORADO, INC.

LOT 58

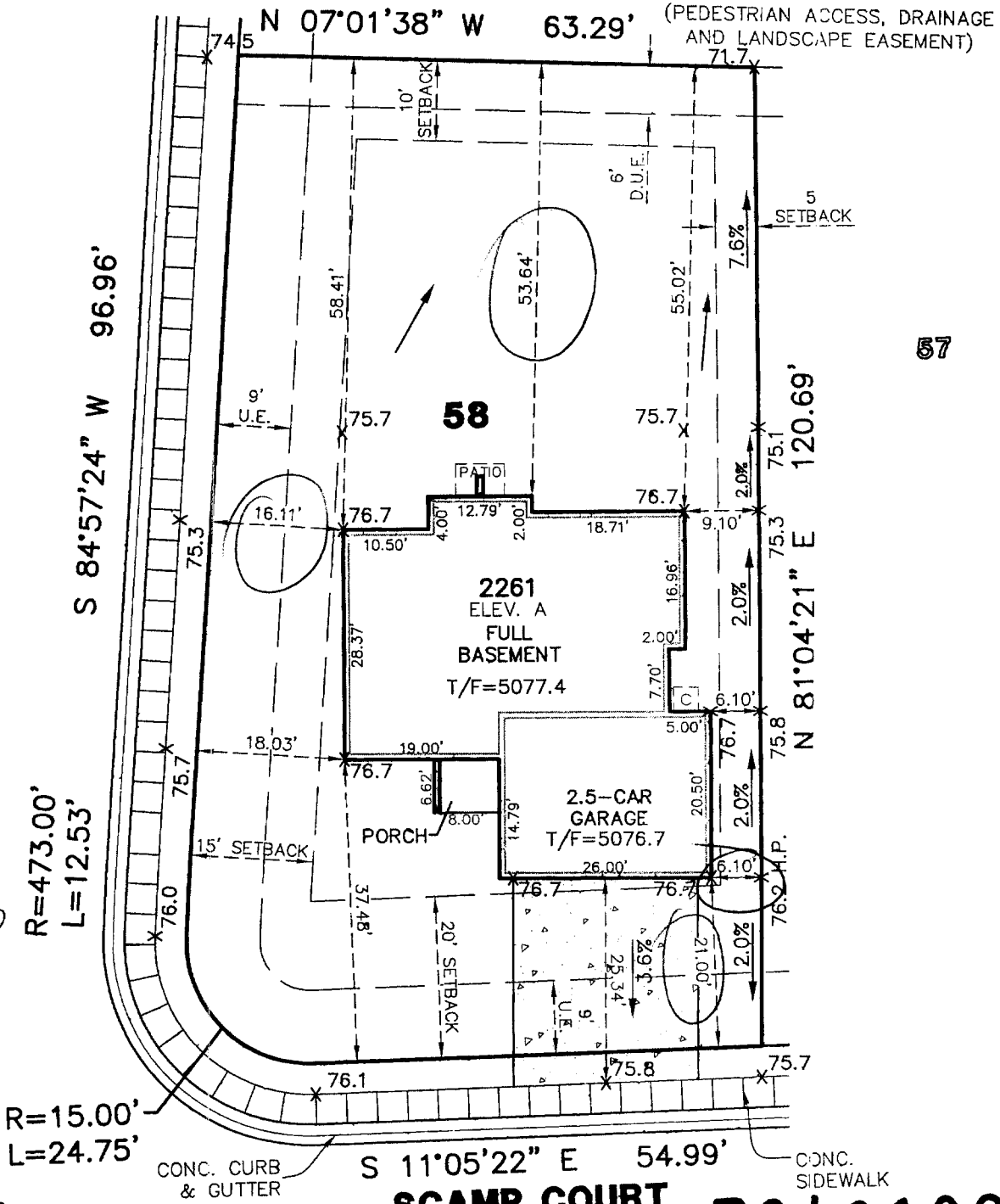
REGISTRY RIDGE P.U.D., THIRD FILING,
CITY OF FORT COLLINS, COUNTY OF LARIMER
STATE OF COLORADO



7202 SCAMP COURT
LOT DRAINAGE TYPE: "B" LOT

TRACT C

(PEDESTRIAN ACCESS, DRAINAGE AND LANDSCAPE EASEMENT)



57

1315-3

UE

SCAMP COURT
(54' R.O.W.)

B0401099

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.

GRAPHIC SCALE



1 inch = 20 ft.

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 ENGLE HOMES COLORADO, INC. ABOVE BASEMENT PLAN NUMBER.
4. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTY REQUIREMENTS.
5. FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERING FOUNDATION PLANS.
6. LOCATE WATER METER PIT BEFORE STAKING.
7. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS AND BASED ON THE ENGLE HOMES COLORADO, INC. ARCHITECTURAL PLAN NUMBERED 2261 LAST REVISED FEB. 27, 2002.

DATE	REVISIONS	BY
		Sf new
		3-22-04

MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 10' CORNER: 15'

MANHARD CONSULTING LTD.
ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS

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REGISTRY RIDGE P.U.D., THIRD FILING
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
PLOT PLAN - LOT 58

DRAWN BY: M.T.C RELEASE DATE: 01/30/04 SCALE: 1"=20' CODE: EHFCC2 PROJECT: C308