

PLOT PLAN

FOR

ENGLE HOMES COLORADO, INC.

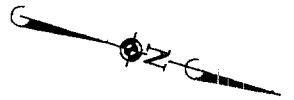
LOT 50

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

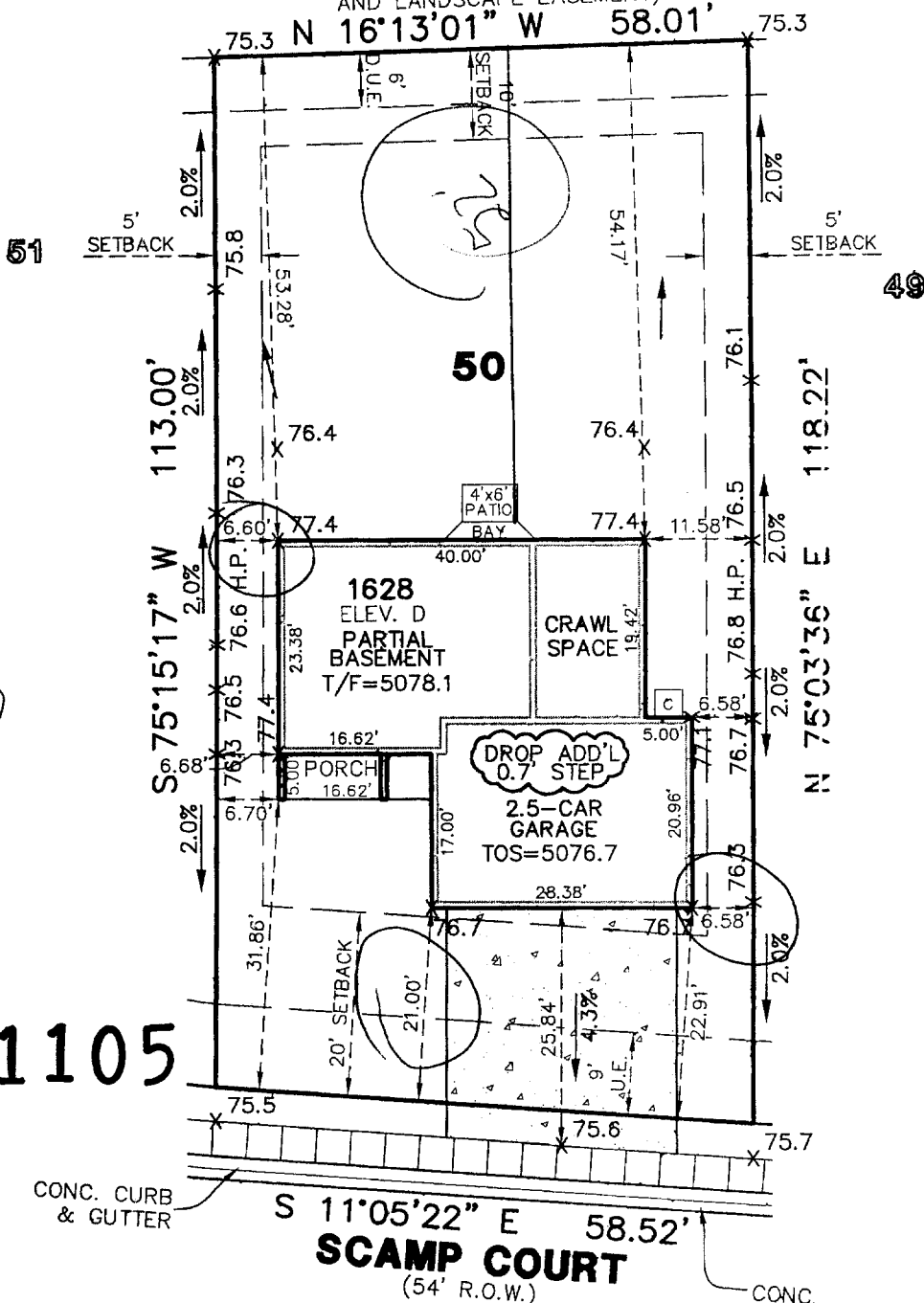
7209 SCAMP COURT
LOT DRAINAGE TYPE: "B" LOT

TRACT C

(PEDESTRIAN ACCESS, DRAINAGE
AND LANDSCAPE EASEMENT)



- 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



B0401105

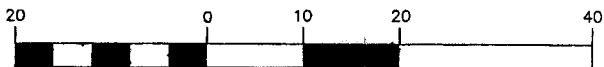
SURVEYOR NOTE:

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.

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 1628 LAST REVISED 01/22/02.

GRAPHIC SCALE



1 inch = 20 ft.

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

8232 E. Park Meadows Dr. Littleton, Colorado 80124
tel: 303/708-0500 fax: 303/708-0400 <http://www.MANHARD.com>

REGISTRY RIDGE P.U.D., THIRD FILING
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
PLOT PLAN - LOT 50

DRAWN BY: M.T.C. RELEASE 01/22/04 PROJECT: C308