

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

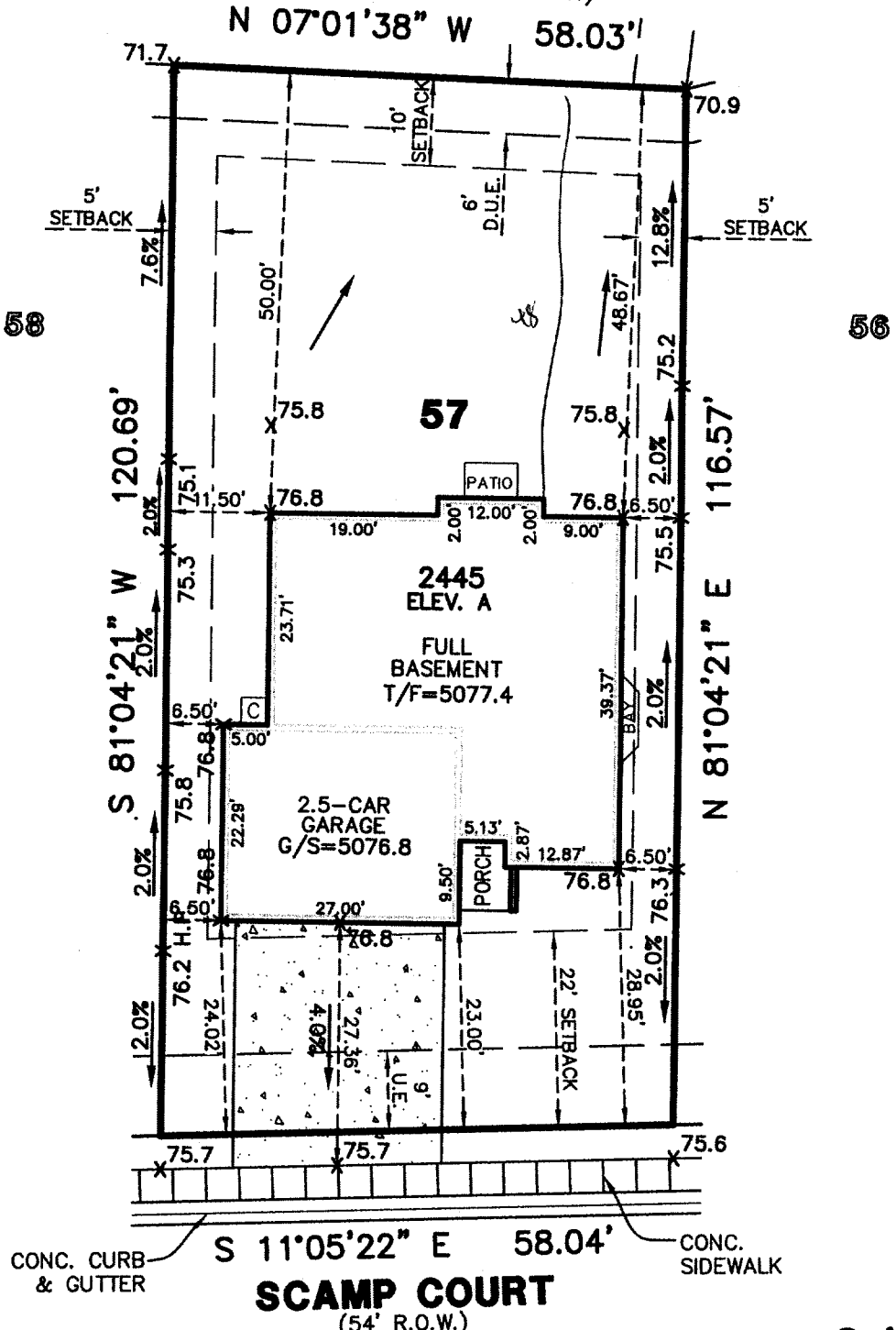
# PLOT PLAN

FOR  
**ENGLE HOMES COLORADO, INC.**

LOT 57  
 REGISTRY RIDGE P.U.D., THIRD FILING,  
 CITY OF FORT COLLINS, COUNTY OF LARIMER  
 STATE OF COLORADO



7208 SCAMP COURT  
 LOT DRAINAGE TYPE: " " LOT  
**TRACT C**  
 (PEDESTRIAN ACCESS, DRAINAGE  
 AND LANDSCAPE EASEMENT)



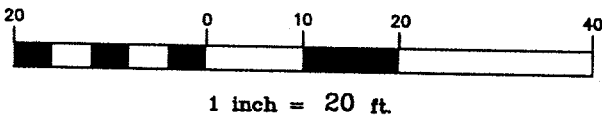
**SURVEYOR NOTE:**

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. BASEMENT PLAN NUMBER 2445 DATED 12/16/02.
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.

**GRAPHIC SCALE**



DATE	REVISIONS	BY

MINIMUM SETBACKS: FRONT: 22' SIDE: 5' REAR: 10'

**MANHARD CONSULTING LTD.**  
 ENGINEERS · SURVEYORS ·  
 ENVIRONMENTAL SCIENTISTS

8232 E. Park Meadows Dr. Littleton, Colorado 80124

**REGISTRY RIDGE P.U.D., THIRD FILING**  
**CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO**  
**PLOT PLAN - LOT 57**

DRAWN BY: M.T.C.

B0402488

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