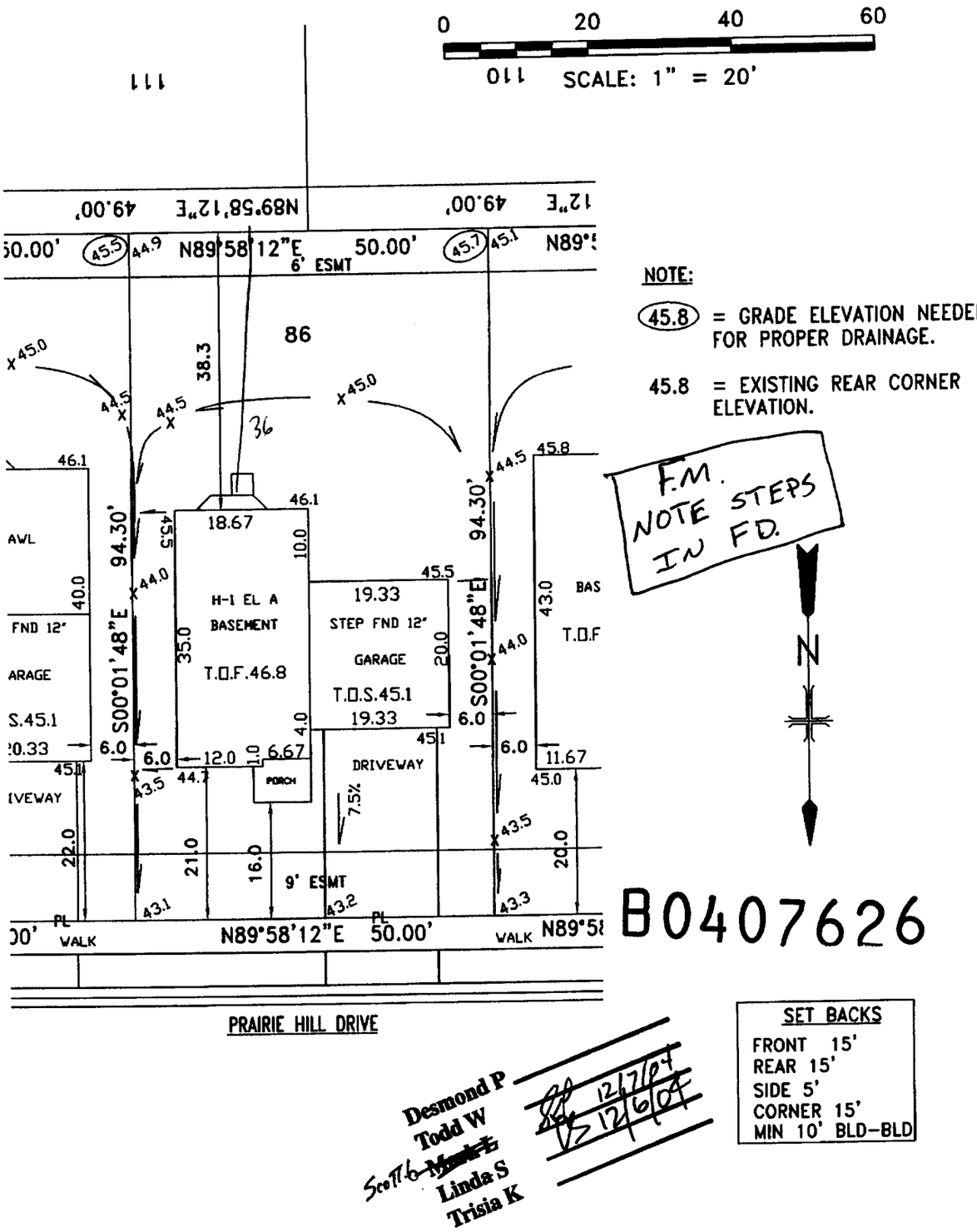
KMD inc.
6538 S. Racine Circle
Suite #110
Centennial, CO. 80111
PH: 303-773-8770
FX: 303-773-8776

PLOT PLAN

CLIENT:	CENTEX HOMES
SURVEY:	LP86 (113476)
DATE:	12/01/04
ADDRESS:	1745 PRAIRE HILL DRIVE



NOTE:

45.8 = GRADE ELEVATION NEEDED FOR PROPER DRAINAGE.

45.8 = EXISTING REAR CORNER ELEVATION.

B0407626

SET BACKS
FRONT 15'
REAR 15'
SIDE 5'
CORNER 15'
MIN 10' BLD-BLD

Desmond P 12/7/04
Todd W 12/6/04
Scott G ~~Mark E~~
Linda S
Trisia K

LEGAL
LOT 86, LINDEN PARK, CITY OF FORT COLLINS,
COUNTY OF LARIMER, STATE OF COLORADO

NOTE:
A. ALL SWALES @ MIN 2%
B. DROP 1' IN FIRST 10' OR MIN 10% FROM HOUSE

GENERAL NOTES
1. THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELL FOR THEIR LOCATION SEE STRUCTURAL ENGINEERED PLANS.
2. THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO KMD INC. BY THE BUILDER / DEVELOPER.
3. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
4. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALL PER WARRANTEE REQUIREMENTS. (0.5% MINUMUM 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 ENGINEERED FOUNDATION PLANS.

HOMEOWNERS ACCEPTANCE:

This unofficial copy was downloaded on Sep-16-2019 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Building and Zoning Office 281 North College Fort Collins, CO 80521 USA