

SITE LOCATION MAP

PLOT PLAN

FOR
KB Home Colorado, Inc.

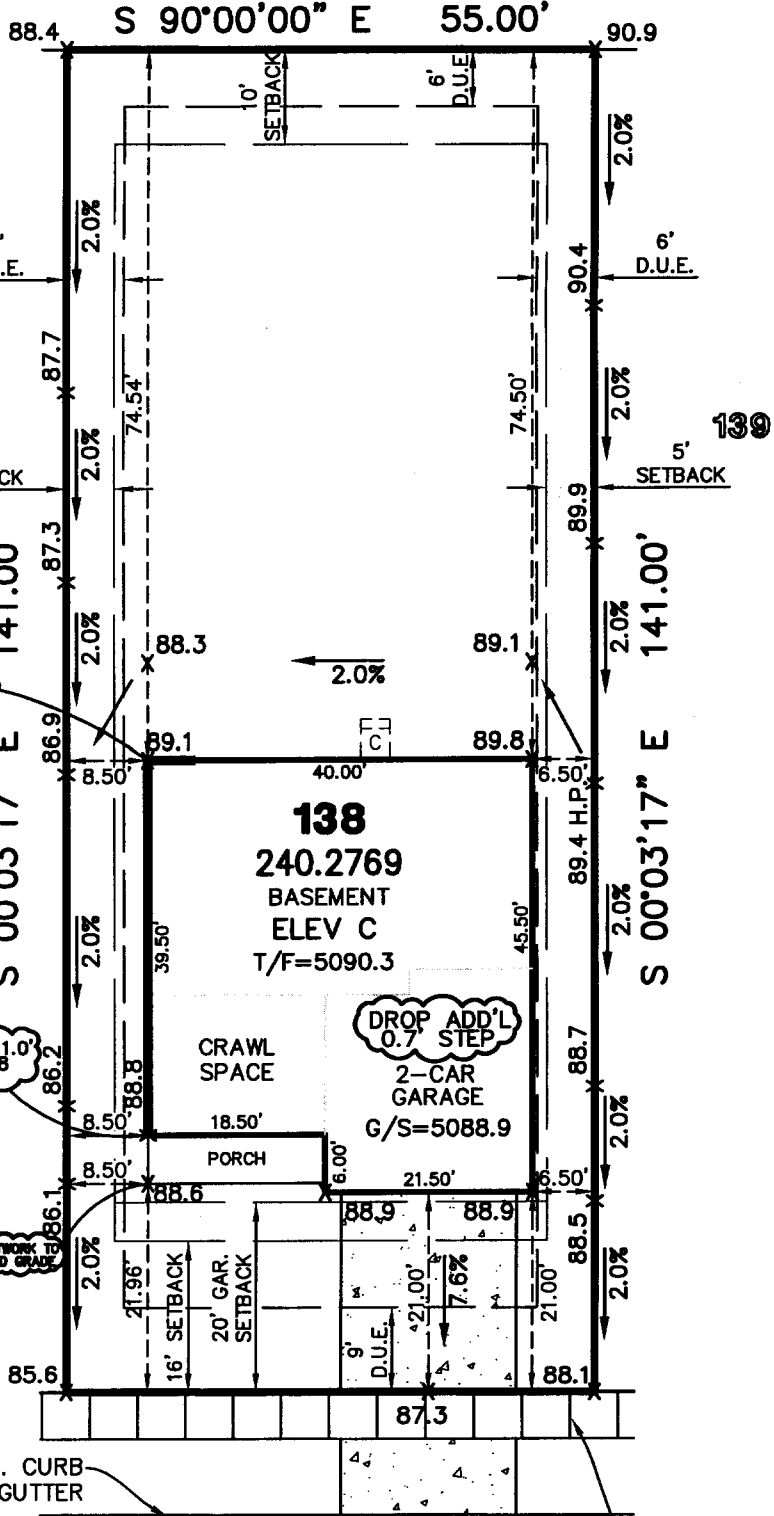
LOT 138
RICHARD'S LAKE P.U.D. FILING ONE
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO

1821 BRIGHTWATER DRIVE
LOT DRAINAGE TYPE: "A" LOT

TRACT E



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



B0401044

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 KB HOMES ARCHITECTURAL PLAN NUMBER 240.2769 DATED 12/01/00.
4. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTY REQUIREMENTS. (0.5 % MINIMUM SLOPE FOR CONCRETE PANS)
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. ALL SIDE YARD SWALES ARE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

BRIGHTWATER DRIVE
(76' R.O.W.)

*If new
3-31-04*

DATE	REVISIONS	BY

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.

MIN. SETBACKS: FRONT: 16' GARAGE: 20'
SIDE: 5' REAR: 10' CORNER SIDE: 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>

RICHARD'S LAKE PUD, FILING ONE
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
PLOT PLAN - LOT 138

DRAWN BY: M.T.C. RELEASE DATE: 02/24/04 SCALE: 1"=20' CODE: KBFC3 PROJECT: C226