

PLOT PLAN

FOR
KB Home Colorado, Inc.
 LOT 141
 RICHARD'S LAKE P.U.D. FILING NO.1
 CITY OF FORT COLLINS, COUNTY OF LARIMER,
 STATE OF COLORADO

1839 BRIGHTWATER COURT
 LOT DRAINAGE TYPE: " A " LOT

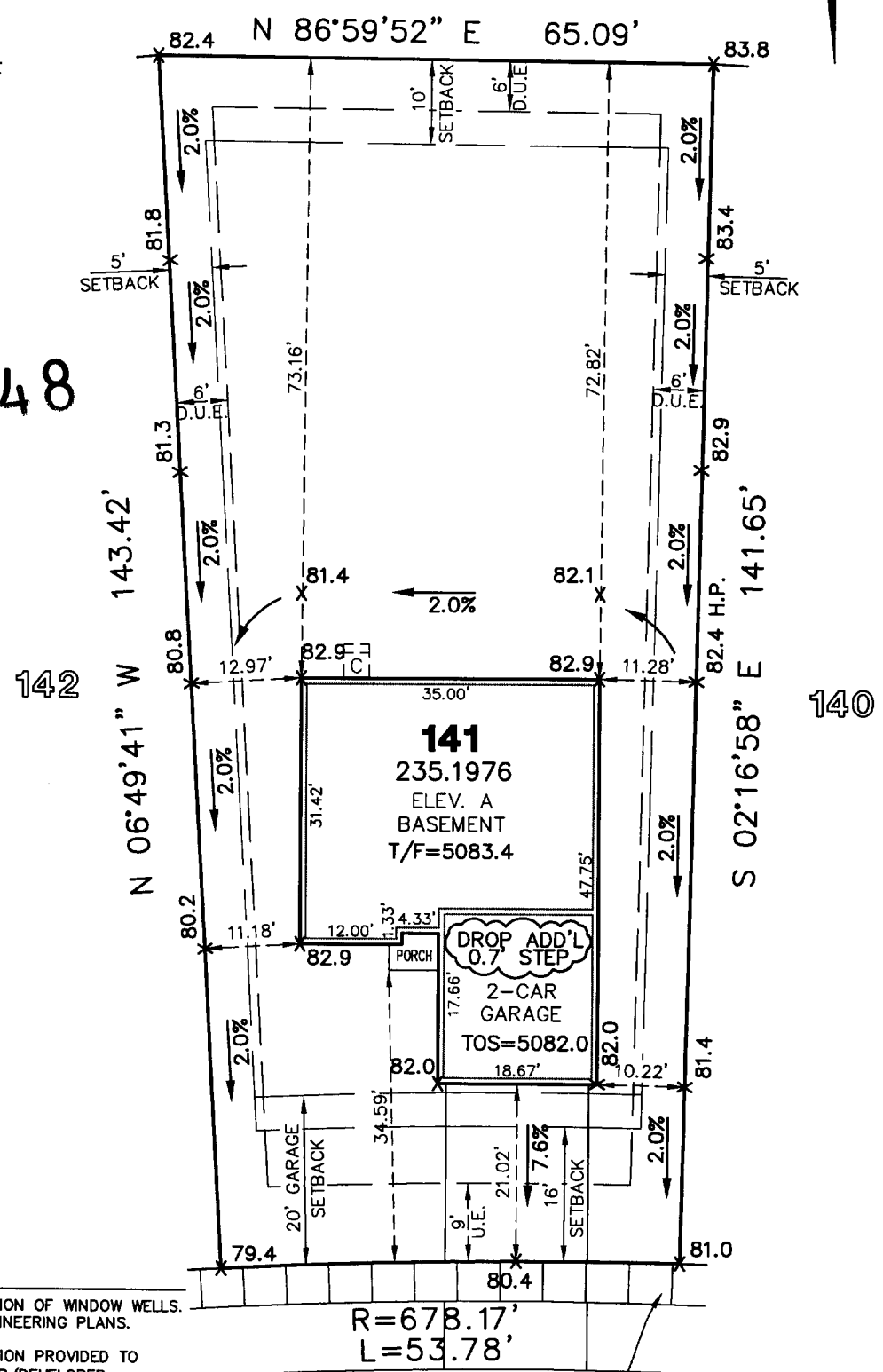
TRACT G



SITE LOCATION MAP LEGEND

- 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
- W/O = WALKOUT FOUNDATION
- G/L = GARDEN LEVEL FOUNDATION

B0401348

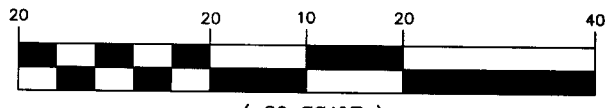


GENERAL NOTES

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.
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.

CONC. SIDEWALK
 CONC. CURB & GUTTER
BRIGHTWATER COURT
 (76' R.O.W.)

Snew
 4-7-04



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' SIDE: 5' REAR: 10' GARAGE: 20'

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 P.U.D., FILING NO. 1
CITY OF FORT COLLINS, COUTNY OF BOULDER, COLORADO
PLOT PLAN - LOT 141

DRAWN BY: M.D.F.	RELEASE DATE: 09/16/03	SCALE: 1"=20'	CODE: KBFC3 PROJECT: C227
GRADED BY: L.C.S.			

Dwg Name: P:\KerCS\eng\Surv\Final Drawings\Plot Plans\KerCS-L142-pp.dwg Updated By: lbouhroua Sept 16, 2003 - 1428