

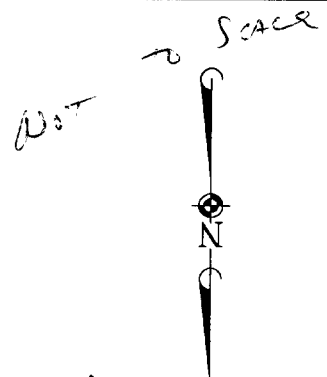
SITE LOCATION MAP

PLOT PLAN

FOR
KB Home Colorado, Inc.

LOT 136
RICHARD'S LAKE P.U.D. FILING ONE
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO

1809 BRIGHTWATER DRIVE
LOT DRAINAGE TYPE: "A" LOT



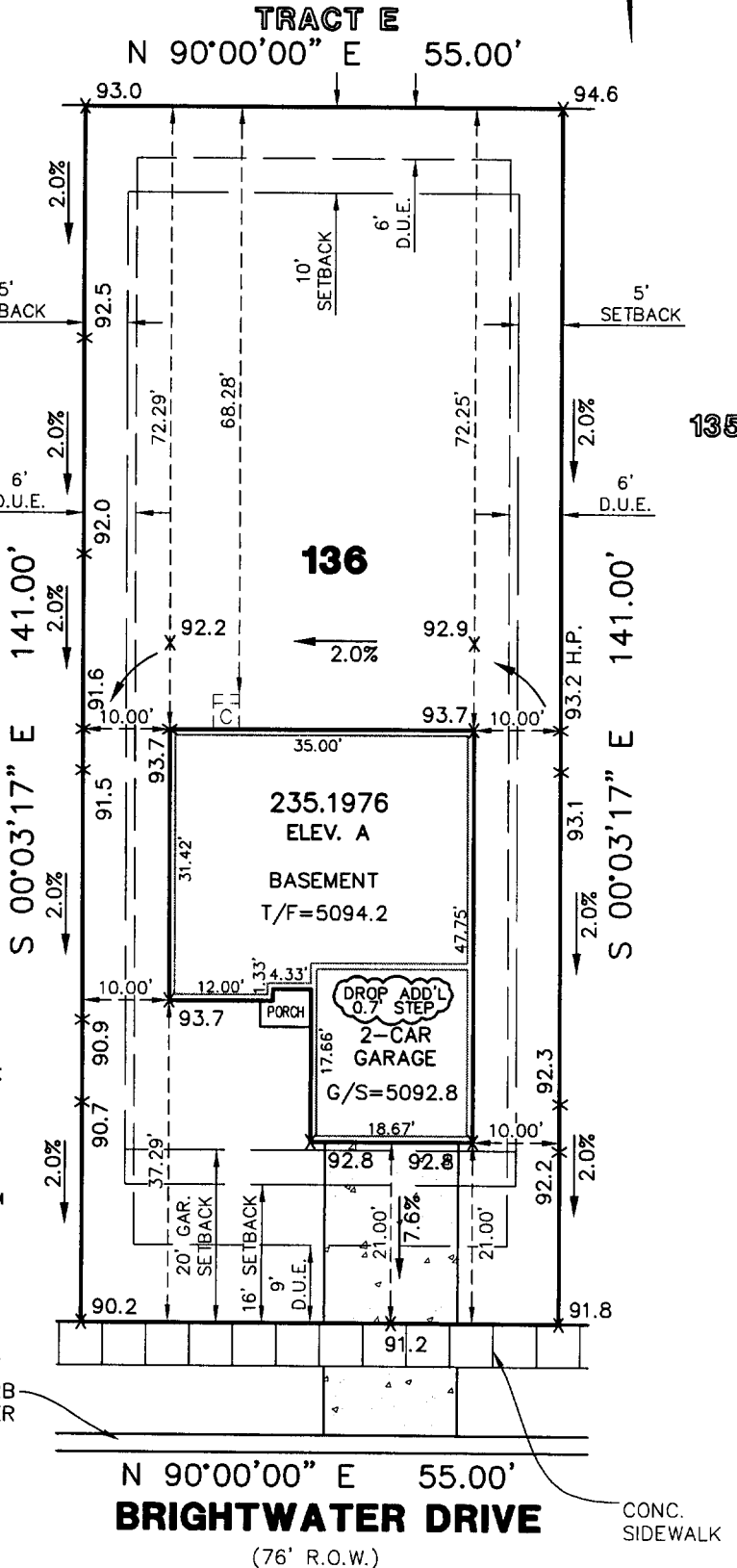
LEGEND

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

B0401048

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 235.1976 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.

Sf new
4.8.04

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'

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RICHARD'S LAKE PUD, FILING ONE
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
PLOT PLAN - LOT 136

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