

PLOT PLAN

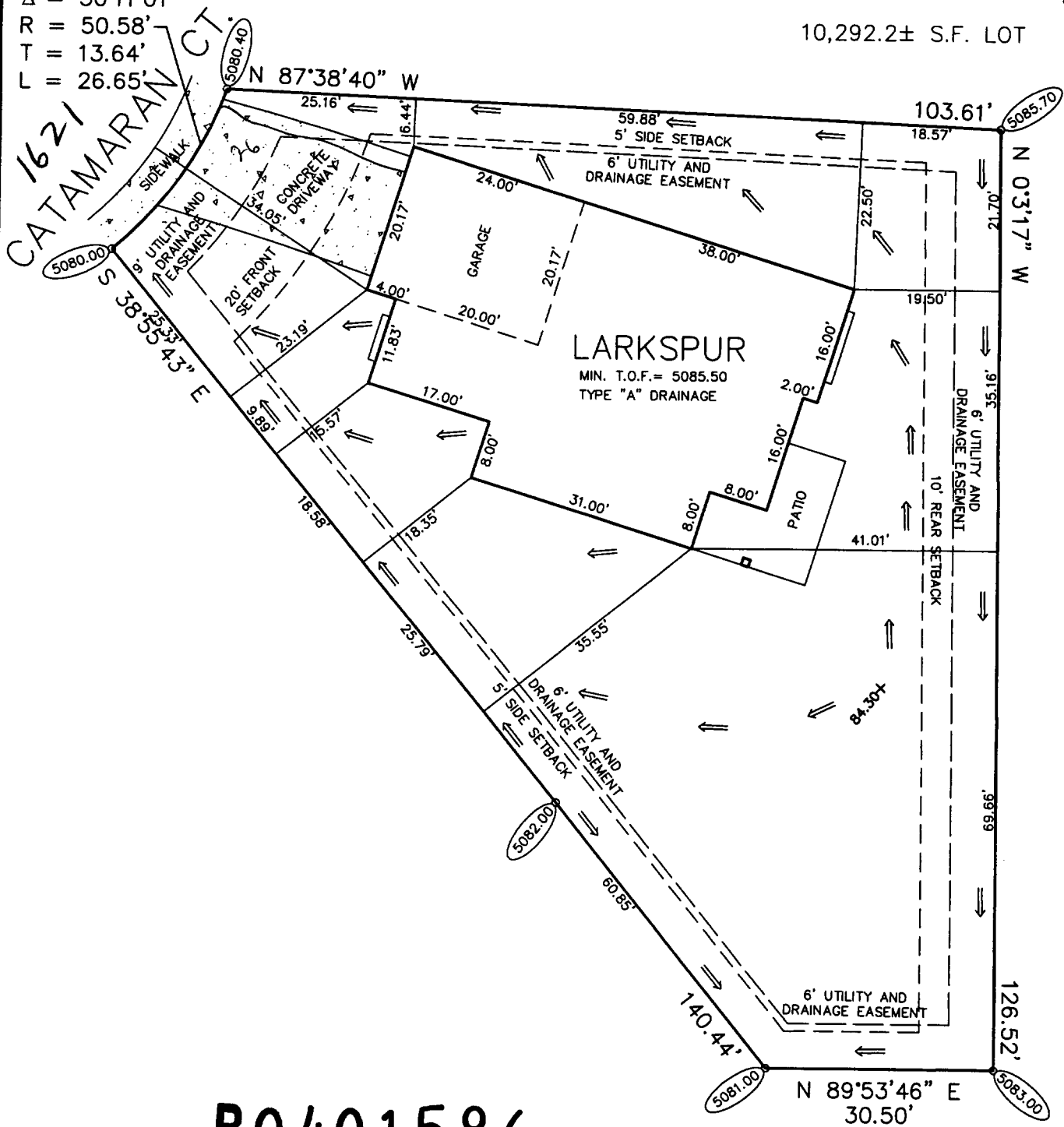
LOT 277, RICHARD'S LAKE PUD, FILING ONE
 CATAMARAN COURT, FORT COLLINS, COLORADO
 T.O.F. = PROPOSED TOP OF FOUNDATION ELEVATION

(XXXX.XX) = LOT CORNER ELEVATION PER GRADING PLAN

NOTE: FINISHED GRADE AT FOUNDATION SHALL BE 8 INCHES LOWER THAN TOP OF FOUNDATION.

$\Delta = 30^{\circ}11'01''$
 $R = 50.58'$
 $T = 13.64'$
 $L = 26.65'$

10,292.2± S.F. LOT



B0401586

NOTES:

1. THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER/CONTRACTOR. THE OWNER/CONTRACTOR SHALL VERIFY ALL LOT DIMENSIONS, SETBACK INFORMATION, EASEMENT WIDTHS, GRADING ELEVATIONS AND THE PROXIMITY TO EXISTING STRUCTURES WITH THE GOVERNING AUTHORITY AND OR COVENANTS.
2. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO EXTERIOR FOUNDATION CORNERS.
3. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY VARIATION TO THIS PLAN SHALL BE REPORTED TO LANDMARK ENGINEERING LTD. IMMEDIATELY.
4. THE CONTRACTOR SHALL NOT ENCROACH ON ADJACENT PROPERTY WITHOUT PERMISSION FROM THE AFFECTED PROPERTY OWNERS.
5. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS: A MINIMUM SLOPE OF 5% IS REQUIRED FOR THE FIRST 10 FEET AND THEN A MINIMUM SLOPE OF 2% IS REQUIRED THEREAFTER.

Sf new
 4.14.04

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TITLE: PLOT PLAN, L277, RICHARD'S LAKE PUD

CLIENT: COVE AT RICHARD'S LAKE

SCALE: 1" = 20'

MARCH 17, 2004

JOB #: COVERI-4C7F-01-623

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