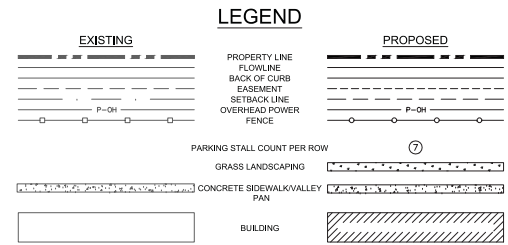
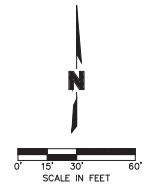
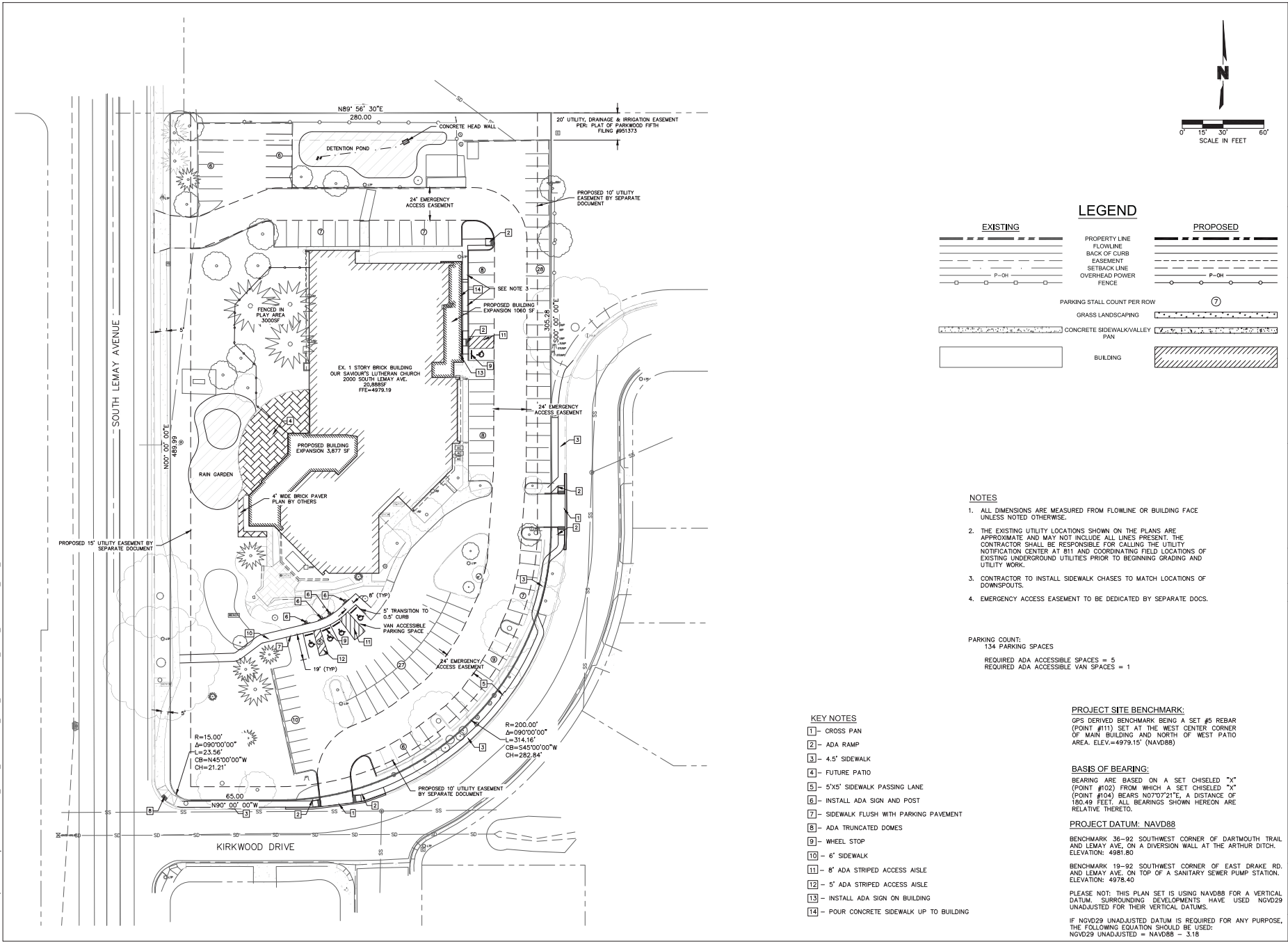


FILE: F:\2017\1454\1454.dwg
 DATE: Oct 29, 2017 10:00pm
 USER: JESSICA
 PROJECT: 1454
 DRAWING: 1454-01



- ### NOTES
- ALL DIMENSIONS ARE MEASURED FROM FLOWLINE OR BUILDING FACE UNLESS NOTED OTHERWISE.
 - THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE UTILITY NOTIFICATION CENTER AT 811 AND COORDINATING FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING AND UTILITY WORK.
 - CONTRACTOR TO INSTALL SIDEWALK CHASES TO MATCH LOCATIONS OF DOWNSPOUTS.
 - EMERGENCY ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCS.

PARKING COUNT:
 134 PARKING SPACES
 REQUIRED ADA ACCESSIBLE SPACES = 5
 REQUIRED ADA ACCESSIBLE VAN SPACES = 1

- ### KEY NOTES
- CROSS PAN
 - ADA RAMP
 - 4.5' SIDEWALK
 - FUTURE PATIO
 - 5'X5' SIDEWALK PASSING LANE
 - INSTALL ADA SIGN AND POST
 - SIDEWALK FLUSH WITH PARKING PAVEMENT
 - ADA TRUNCATED DOMES
 - WHEEL STOP
 - 6' SIDEWALK
 - 8' ADA STRIPED ACCESS AISLE
 - 5' ADA STRIPED ACCESS AISLE
 - INSTALL ADA SIGN ON BUILDING
 - POUR CONCRETE SIDEWALK UP TO BUILDING

PROJECT SITE BENCHMARK:
 GPS DERIVED BENCHMARK BEING A SET #5 REBAR (POINT #111) SET AT THE WEST CENTER CORNER OF MAIN BUILDING AND NORTH OF WEST PATIO AREA. ELEV. = 4979.15' (NAVD88)

BASIS OF BEARING:
 BEARING ARE BASED ON A SET CHEISEL "X" (POINT #102) FROM WHICH A SET CHEISEL "X" (POINT #104) BEARS N07°07'21" E. A DISTANCE OF 180.49 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

PROJECT DATUM: NAVD88
 BENCHMARK 36-92 SOUTHWEST CORNER OF DARTMOUTH TRAIL AND LEMAY AVE. ON A DIVERSION WALL AT THE ARTHUR DITCH. ELEVATION: 4981.80

BENCHMARK 19-92 SOUTHWEST CORNER OF EAST DRAKE RD. AND LEMAY AVE. ON TOP OF A SANITARY SEWER PUMP STATION. ELEVATION: 4978.40

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:
 NGVD29 UNADJUSTED = NAVD88 - 3.18

OLSSON ASSOCIATES
 1020 N. New Street, Suite 100
 Fort Collins, CO 80526
 TEL: 970.481.7733 www.olsonassociates.com

NOTE: THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ASSOCIATES ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THE DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE DRAWINGS HAVE BEEN FILED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811 Know what's below.
 Call before you dig.
 CALL 811 EVERY TIME YOU HOOP.
 PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REV. NO.	DATE	REVISION DESCRIPTION

2017

OUR SAVIORS LUTHERAN CHURCH
 TRACT F PARKWOOD FIFTH FILING
 MINOR AMENDMENT
 SITE PLAN
 FORT COLLINS, CO

drawn by: EM
 checked by: MB
 approved by: MB
 GADOC by: EBO
 project no.: 1454-01
 drawing no.: SITE_011434.dwg
 date: 10/29/2017

SHEET C3.0