



City of Fort Collins Approved Plans

Approved by: 

Date: 2/9/2016

February 9, 2015

Dan Mogen
Water Utilities Engineering
City of Fort Collins
281 N. College Avenue
Fort Collins, Colorado 80524

RE: Drainage Compliance
Minor Amendment
Lot 1, Centre for Advanced Technology P.U.D., Tenth Filing
1013 Centre Avenue, Fort Collins, Colorado

Lot 1, Centre for Advanced Technology P.U.D. Tenth Filing is planned for a minor amendment in the redevelopment of a 2,380 square-foot convenience store with fuel canopy into a MOD Pizza restaurant. The intent for the site work involved with this redevelopment is to work with existing pavement and grading to the maximum extent possible. The redevelopment will not modify the building footprint or finished floor elevation, which will allow for minor modifications to the parking lot configuration (once the fuel canopy and storage tanks are removed) without affecting on-site grading or drainage patterns.

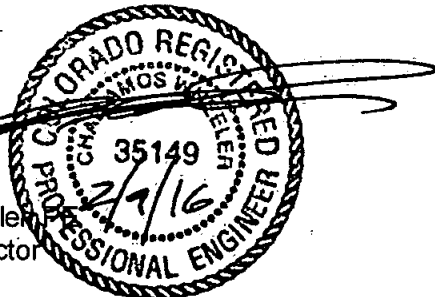
Drainage for the current site entirely sheetflows from northwest to southeast, eventually being captured into a concrete drainage swale which routes stormwater toward the existing detention pond located south of Lot 3. The attached exhibit shows the intent of the proposed redesign of the site, including the extent of areas which will switch from paved to landscaped and from landscaped to paved. The proposed site work will result in a net increase in landscaped (pervious) area.

Drainage patterns will be unchanged from the current condition. Stormwater will sheetflow toward the southeast corner of the site where it will be routed through a curb chase and released toward the existing concrete drainage swale. Stormwater drainage from the southwest portion of the parking lot will be encouraged to pass through small curb cuts and into a grass-lined swale before exiting the site, providing 4,775 square feet of disconnected imperviousness stormwater quality enhancements over the current condition. The grass-lined swale slopes at just under 1 percent and will be constructed with 18-inch-thick peat/sand media to promote infiltration.

In conclusion, the redevelopment of this site will reduce net imperviousness and provide stormwater quality enhancements, while minimizing disturbance during construction by maintaining existing grades and utilizing existing pavement where practical. If you wish to discuss this proposed redevelopment further regarding stormwater design, please do not hesitate to call.

Sincerely,

Chad A. Wheeler
Regional Director

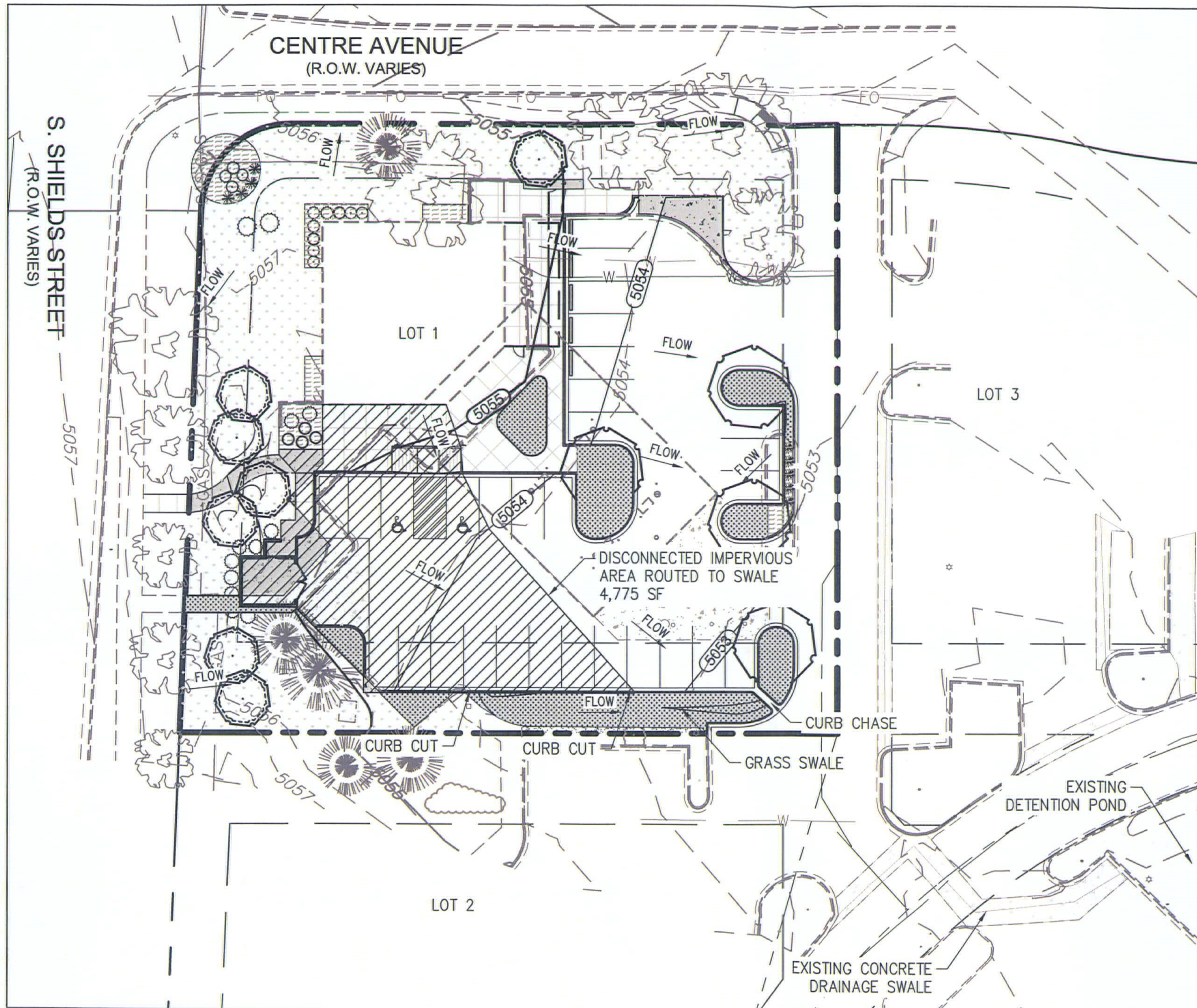




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	LANDSCAPED AREA BECOMING PAVED AREA
	PAVED AREA BECOMING LANDSCAPED AREA

	Lot Size (FT ²)	Landscape Area (FT ²)	Paved Area (FT ²)	Roof Area (FT ²)
Existing	29,768	9,571	17,817	2,380
Proposed	29,768	10,531	16,857	2,380
Difference	0	960	-960	0

N

GRAPHIC SCALE
0 15 30
1 INCH = 30 FEET

DRAINAGE PLAN
MOD PIZZA AT CENTRE & SHIELDS
FORT COLLINS, COLORADO

This certified copy was downloaded on 04-15-2019 from the City of Fort Collins Public Record Website. For additional information or an official copy, please contact the City of Fort Collins, 500 Wood Street, Fort Collins, CO 80521, USA.