

City of Ft. Collins Approved Plans

Approved By Mr. Lamay

Date 8-23-12



700 Automation Drive, Unit I
Windsor, CO 80550
Phone: 970-686-6939
Fax: 970-686-1188

July 25, 2012

Glen Schlueter
City of Fort Collins Stormwater
700 Wood Street
Fort Collins, CO 80522

RE: 2545 Research Blvd Expansion

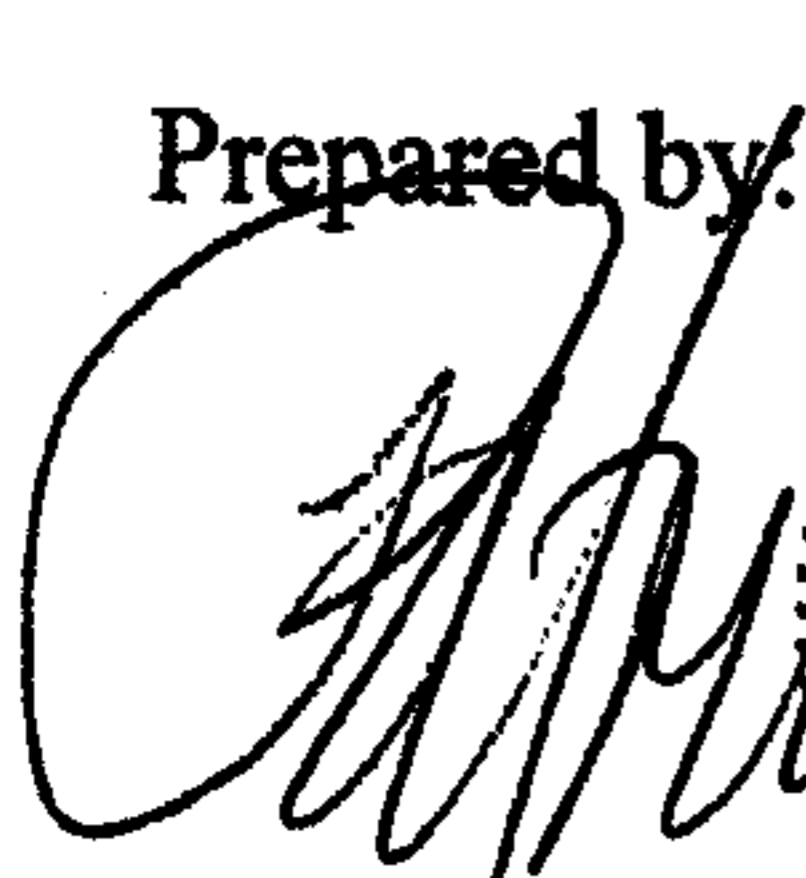
Dear Glen,

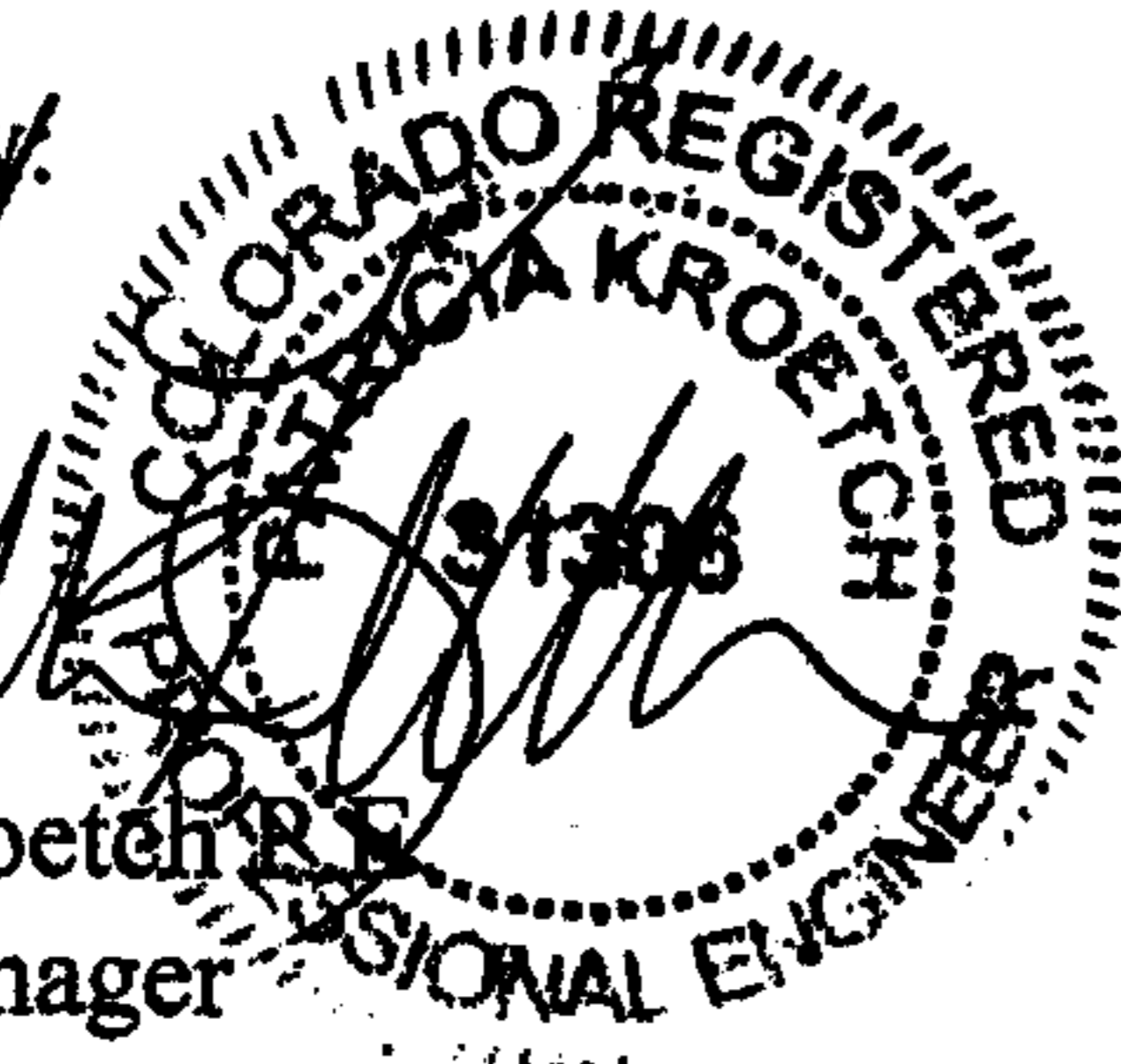
The owners of the existing building at 2545 Research Boulevard at proposing to construct a 4600 square foot expansion on the northeast side of the building. In order to construct this addition, the existing drive through lanes, canopy and access drive will be removed. It was calculated that approximately 11,500 square feet of imperviousness will be removed and approximately 7,000 square feet of imperviousness will be constructed resulting in a net reduction of imperviousness on site of 4,500 square feet. Because a reduction in imperviousness is anticipated, no further drainage calculations have been completed and no additional detention will be provided.

The majority of the runoff from this building will discharge onto the landscaped area and flow to the existing on site storm or to the existing street. This flow through the landscaping will provide some level of water quality enhancement for this runoff.

I appreciate your time and consideration in reviewing this submittal. Please call if you have any questions.

Prepared by:


Patricia Kroetch
Project Manager

A circular professional engineer seal for Patricia Kroetch. The seal contains the text "COLORADO REGISTERED PROFESSIONAL ENGINEER" around the perimeter and "PATRICIA KROETCH" in the center. A registration number "21305" is also visible within the seal.

MA120065 2545 Research Blvd

July 6, 2012

Comments on utility plans:

The two following notes need to be added to the overall utility plan sheet:

- Limits of street cut are approximate. Final limits are to be determined in the field by the City Engineering Inspector. All repairs to be in accordance with City street repair standards.
- Damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. The limits of the repairs will be identified in the field by the City Engineering Inspector prior to and over the course of the project and will not be shown on the plans.

Detail 1601 also needs to be added to the plans.

By: Sheri Langenberger