

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

11/20/2025 9:15 AM

Project Name

Mixed-Use at 6605 S College Avenue
CDR250078

Applicant

Timothy Halopoff

970-674-7568

thalopoff@highland-ds.com

Planner: Arlo Schumann

Engineer: Dave Betley

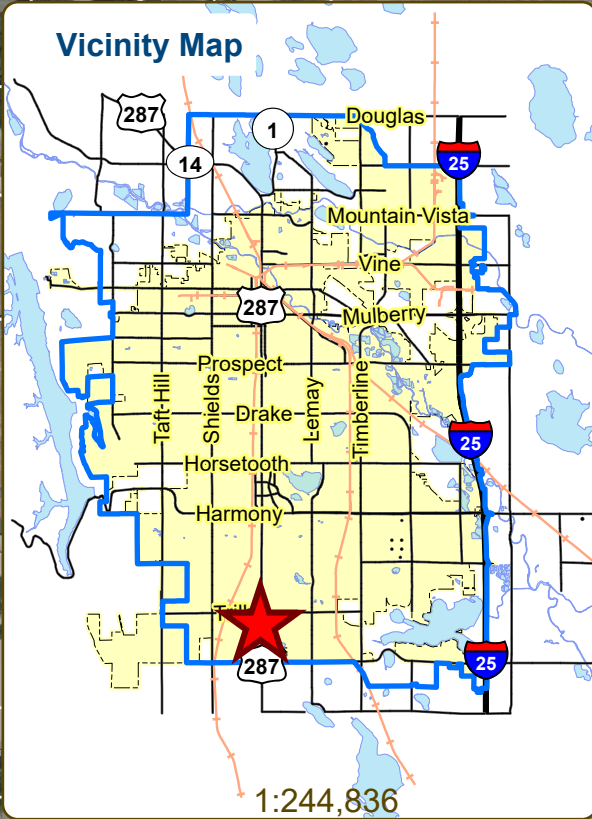
DRC: Brandy Bethurem Harras

Description

This is a request to develop multi-tenant commercial and residential uses at 6605 S College Ave (parcel # 9614120001). The applicant is proposing a variety of uses such as restaurant, retail, mixed-use dwelling units, and drive-through restaurants. Access can be taken from S College Ave. The site is directly south of W Trilby Rd and west of S College Ave. The property is located in the Limited Commercial District (C-L) and is the project is subject to a Planning & Zoning Commission (Type 2) Review.

Mixed-Use at 6605 S College Ave- Mixed-Use

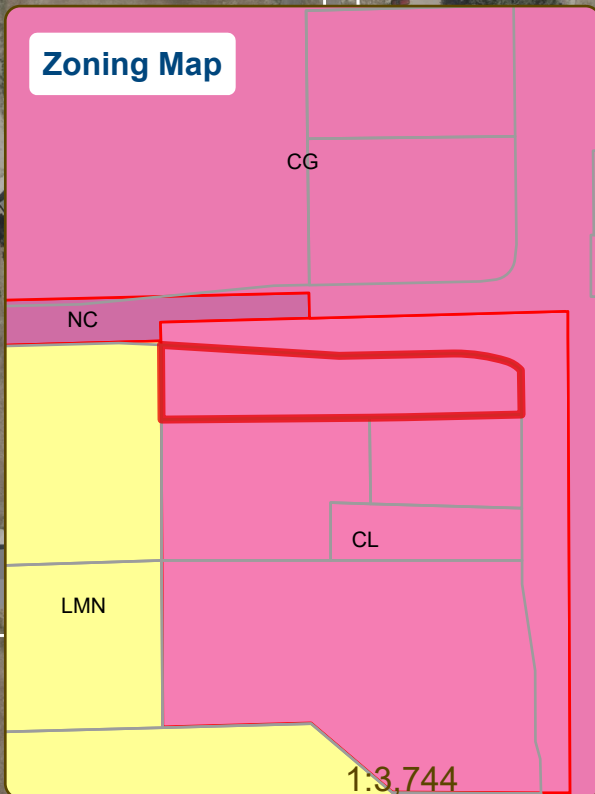
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Date: 10/22/25

Timothy Halopoff, PE, CFM - Consultant (Highland Development Services, Inc.) & Steve Luke - Developer

Are you a small business? ☒ Yes ☐ No **Business Name** (if applicable) Highland Development Services, Inc.

Your Mailing Address 6355 Fairgrounds Avenue, Suite 200, Windsor, Colorado 80550

Phone Number 970.674.7568 Email Address thalopoff@highland-ds.com

Site Address or Description (parcel # if no address) 6605 S College Avenue, Parcel #9614120001

Description of Proposal (attach additional sheets if necessary) Multi-tenant commercial/residential uses (Retail, Restaurant, Mixed-use dwelling units, Quick Service Restaurant (QSR) w/ Drive Thru, Convenience store, etc.). See attached Memo for project description, information and developer questions.

Proposed Use Limited Commercial (CL)

Existing Use Vacant

Total Building Square Footage 10k-15k(+/-) S.F. Number of Stories 1-3 Lot Dimensions 110' x 585' (see attached Plat)

Age of any Existing Structures None/Vacant

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it?

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

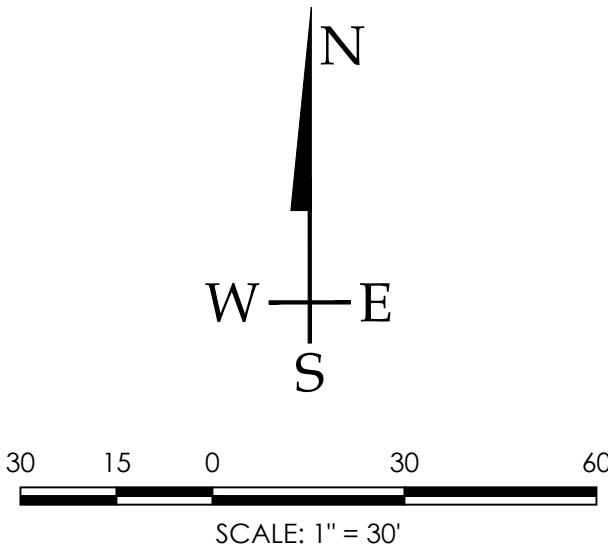
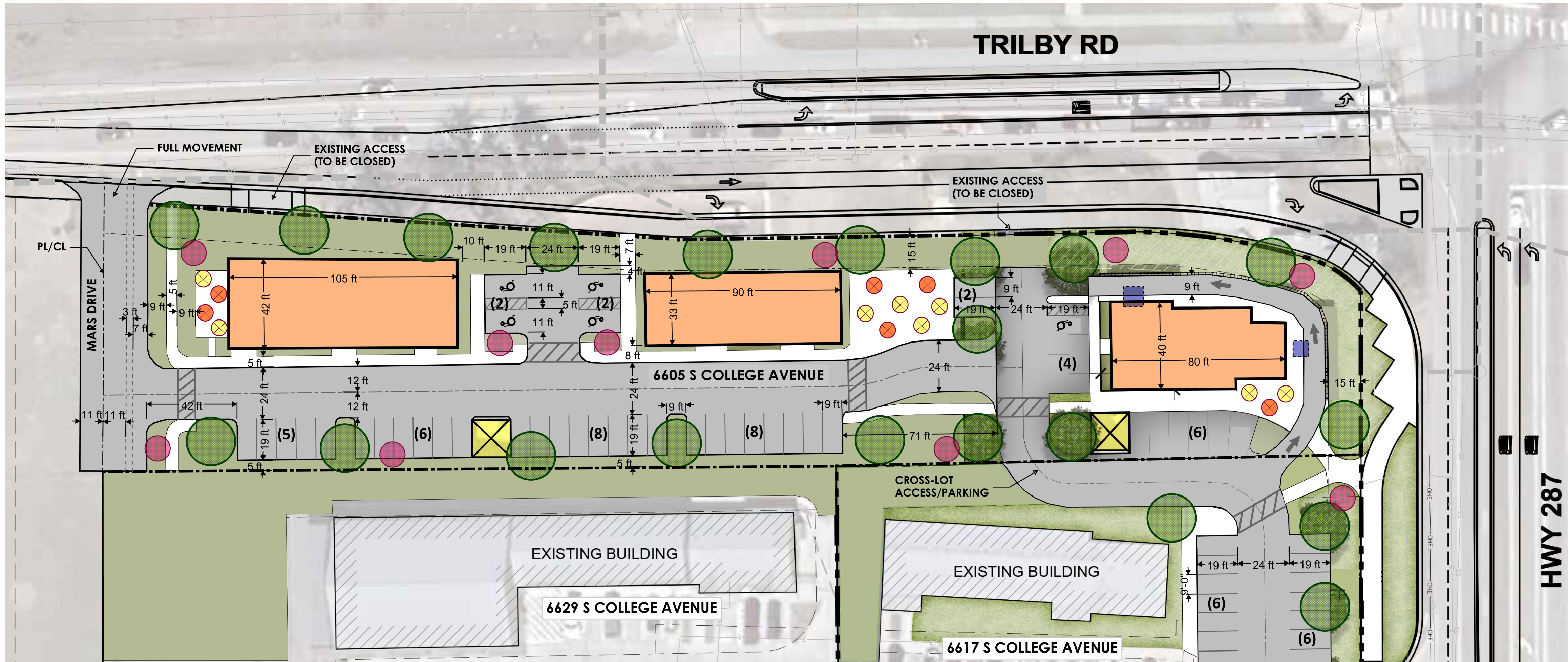
Increase in Impervious Area 43,560+/- S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change? See attached memo for planning, engineering, and drainage information.

C:\PROJECTS\2024\10\22\25\1086-00\6605 S COLLEGE AVENUE\6605 S COLLEGE AVENUE SITE PLAN.dwg 10/22/2025 11:45 AM



NO.	REVISION	BY	DATE

6605 S COLLEGE AVENUE

CONCEPT SITE PLAN

PREPARED BY OR UNDER THE
DIRECT SUPERVISION OF:

REVIEW SET
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF HIGHLAND
DEVELOPMENT SERVICES

DATE 10/22/25
SCALE (H) 1" = 30'
SCALE (V) N/A
DRAWN BY TJH
CHECKED BY JTC
HDS PROJECT # 25-1086-00

CONCEPT

SHEET 1 OF 1

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE OF HIGHLAND DEVELOPMENT SERVICES, INC. HIGHLAND DEVELOPMENT SERVICES SHALL TO THE FULLEST EXTENT PERMITTED BY LAW, BE HELD HARMLESS OF ANY DAMAGE, LIABILITY, OR COST, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT BY OTHERS.

Memorandum

TO: City of Fort Collins – Development Review

FROM: Timothy J. Halopoff, PE, CFM

DATE: 10/22/25

PROJECT: 6605 S College Avenue

HDS JOB NO: 25-1086-00

SUBJECT: Conceptual Review Application (Planning & Engineering Narrative)

This memo has been prepared to supplement the Conceptual Review application for 6605 S College Avenue. There have been previous discussions with the City, South Fort Collins Sanitation District, and Fort Collins-Loveland Water District, as to how this parcel will be served, and this information is provided in this memo. The information below is a summary of site characteristics, project goals, property history, and developer posed questions.

Planning

Parcel # 9614120001

Zoned: Limited Commercial (CL)

Size: 1.450± acres

Existing Uses: Vacant

Proposed Uses: The developer is considering planning the site for typical College Avenue business uses such as retail, restaurant, mixed-use dwelling units, Quick Service Restaurant (QSR) w/ drive-thru, convenience store, carwash, and similarly allowed uses per code. Potential end users may vary depending on the outcome of the Conceptual Review comments and the answers to the developer questions that follow.

Building Square Footage: Current estimates for total proposed building square footages range from 10,000sf to 15,000sf for commercial/retail uses only, and could go up based on potential mixed-use dwelling units combined with commercial uses and building levels/heights.

Parking: Parking requirements will be met using on-site and cross-lot access/parking on Dings Subdivision, Lot 1, 6617 S College Avenue (RI/RO) to the southeast onto College Avenue. Parking calculations will be provided during the next stage of the project, based on realistic user/City criteria/requirements. Including the anticipated cross-lot parking agreement, the Concept Site Plan currently shows 55 stalls, 5 ADA van accessible. It is understood that EV ready/installed spaces will likely be required.

Engineering

Access: Mars Drive as shown is centered on the western property line and is in alignment with the College & Trilby Multifamily development application currently being reviewed by the City. It has been assumed that full movement access shall be taken from Mars Drive and secondary access through a cross-lot access and parking agreement on 6617 S College Avenue (RI/RO to College Avenue). It is also understood that 6617 S College will also require a cross-lot access/parking easement from this project. If this assumption is not correct, please advise which movements will be allowed.

Drainage: This project's storm drainage has been anticipated in the College & Trilby Road construction package. Underground detention and water quality may be utilized instead of conventional surface ponds. See drainage basin and storm stub attachments.

Water: This property has been considered by Fort Collins - Loveland Water District and will-serve letters for the recently combined 125 Trilby & 6605 S College are attached. Water improvements for this site have been anticipated in the College & Trilby Road construction package. Also attached are water plans and concepts for this site, previously discussed with the City & district.

Sewer: This property has been considered by South Fort Collins Sanitation District and a will-serve letter for 6605 S College is attached. Also attached are sewer plans and concepts for this site, previously discussed with the City & district.

Developer Questions

#1: When are the College & Trilby intersection improvements associated with supporting development of this southwest corner expected to finish?

#2: What repay considerations should be given to the development proposal on this site?

#3: Does the City support all of the code allowed proposed uses on this site? Particularly, if planning and engineering criteria are met, can the developer anticipate support for QSR's with drive-thru's, mixed-use dwelling units, convenience/retail stores, carwash or a mixture of similar types of uses?

#4: Does the City support a fueling station on this site?

#5: Can this project take all of its detained developed drainage to the inlets on Trilby and College Avenue immediately adjacent to the site as shown in the intersection drainage report (see attached drainage plan)?

#6: Will this project be responsible for a 6" water line loop from the relocated fire hydrant at the northeast corner of the site west to Mars, then Trilby Road?

#7: If warranted by this project's future traffic study, would the City entertain a RI/RO on the north side of the project, besides Mars Drive access?

#8: Would this project be allowed to provide the required detention/water quality/LID requirements all within underground chambers?

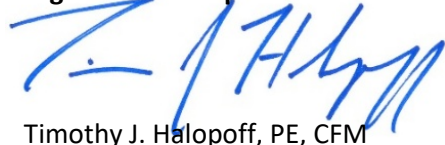
#9: We believe the newly constructed 6" sanitary sewer stub included in the intersection project on the east side of the property will support the potential uses on this project, but besides on-site extensions/services, will any other sanitary sewer improvements be required?

#10: Will the City help the development Team estimate probable development/permit fees?

We appreciate your consideration of this project by reviewing this submittal application and providing comments and answers to our questions. I can be reached at thalopoff@highland-ds.com or 970.674.7568 if you have any questions or need clarifying information.

Sincerely,

Highland Development Services



Timothy J. Halopoff, PE, CFM

WINC-WATSON SUBDIVISION

A Lot Merger of two parcels of land,
Situate in the Northeast Quarter of Section 14, Township 6 North, Range 69 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

PARCEL I:

Beginning at a point S 88 degrees 40' W 264 feet from the Northeast corner of Section 14, Township 6 North, Range 69 West of the 6th P.M., thence S 88 degrees 40' W 396.44 feet along the North line of said Section 14, thence South 160 feet, thence Easterly to a point which is 165 feet South of the point of beginning, thence North 165 feet to the point of beginning, except 30 feet off the North side thereof used as a road and except that portion conveyed to the City of Fort Collins, Colorado in deed recorded August 17, 2023 as Reception No. 20230035564, County of Larimer, State of Colorado.

PARCEL II:

Beginning at the NE corner of Section 14, Township 6 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado; thence West 16 rods; thence South 10 rods; thence East 16 rods; thence North 10 rods to the point of beginning; excepting from the above parcel, all that portion described in Deed recorded May 6, 1958 in Book 1066 at Page 196 and except that portion described in Deed recorded April 11, 2024 as Reception No. 20240014019.

(which above described tract contains 1.450 acres, more or less)

for themselves and their successors in interest Winc, LLC, a Colorado limited liability company and David Dale Watson have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as WINC-WATSON SUBDIVISION, subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the Easements to be laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantees have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will ensure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design or construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pons, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown herein and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

Notice Of Other Documents:

All persons take notice that the Owner has executed certain documents pertaining to this development which create certain rights and obligations of the development, the Owner and/or subsequent Owners of all or portions of the development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the Clerk of the City and should be closely examined by all persons interested in purchasing any portion of the development site.

OWNER: Winc, LLC, a Colorado limited liability company

By: David Watson, Manager Date: 4-14-25
(name)(title)

NOTARIAL CERTIFICATE

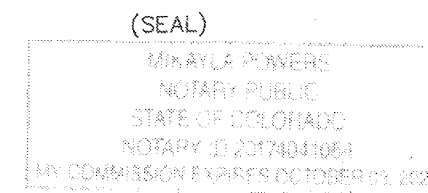
STATE OF Colorado ss.
COUNTY OF Larimer

The foregoing instrument was acknowledged before me by David Watson as Manager
of Winc, LLC, this 14th day of April, 2025.

My commission expires October 3, 2025

Witness my hand and official seal.

David Watson
Notary Public



OWNER: David Dale Watson

By: David Watson Date: 4-14-25
(name)(title)

NOTARIAL CERTIFICATE

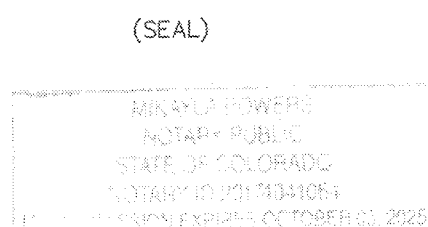
STATE OF Colorado ss.
COUNTY OF Larimer

The foregoing instrument was acknowledged before me by David Watson as
of Winc, LLC, this 14th day of April, 2025.

My commission expires October 3, 2025

Witness my hand and official seal.

David Watson
Notary Public



LIENHOLDER:

By: Jeff Schoonover Date: 4-14-25
(name)(title)

NOTARIAL CERTIFICATE

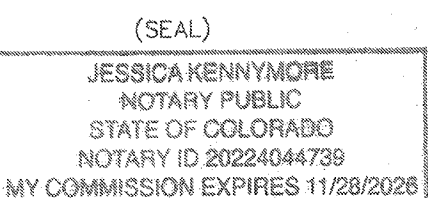
STATE OF Colorado ss.
COUNTY OF Larimer

The foregoing instrument was acknowledged before me by Jeff Schoonover as Senior Vice President
of Winc Bank of Commerce, this 14 day of April, 2025.

My commission expires 11-28-26

Witness my hand and official seal.

Jeff Schoonover
Notary Public



ATTORNEY'S CERTIFICATION:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: Patricia J. Jil

Address: 318 E. Oak St.
Fort Collins, CO 80524

Registration No.: 42760

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado on this day June 24, 2025

Decided by:

Tina Dager

City Engineer

PLANNING APPROVAL

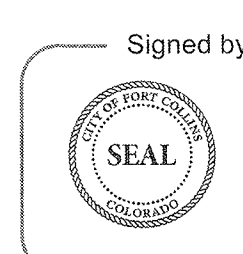
By the Director of Community and Neighborhood Services the City of Fort Collins, Colorado

on this day June 24, 2025

Signed by:

Clay Frickley

Director of Planning



SURVEYOR'S STATEMENT

I, Paul B. Groves, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.



Paul B. Groves - On Behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 14, T.6N., R.69W., as bearing South 88°27'40" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2562.83 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

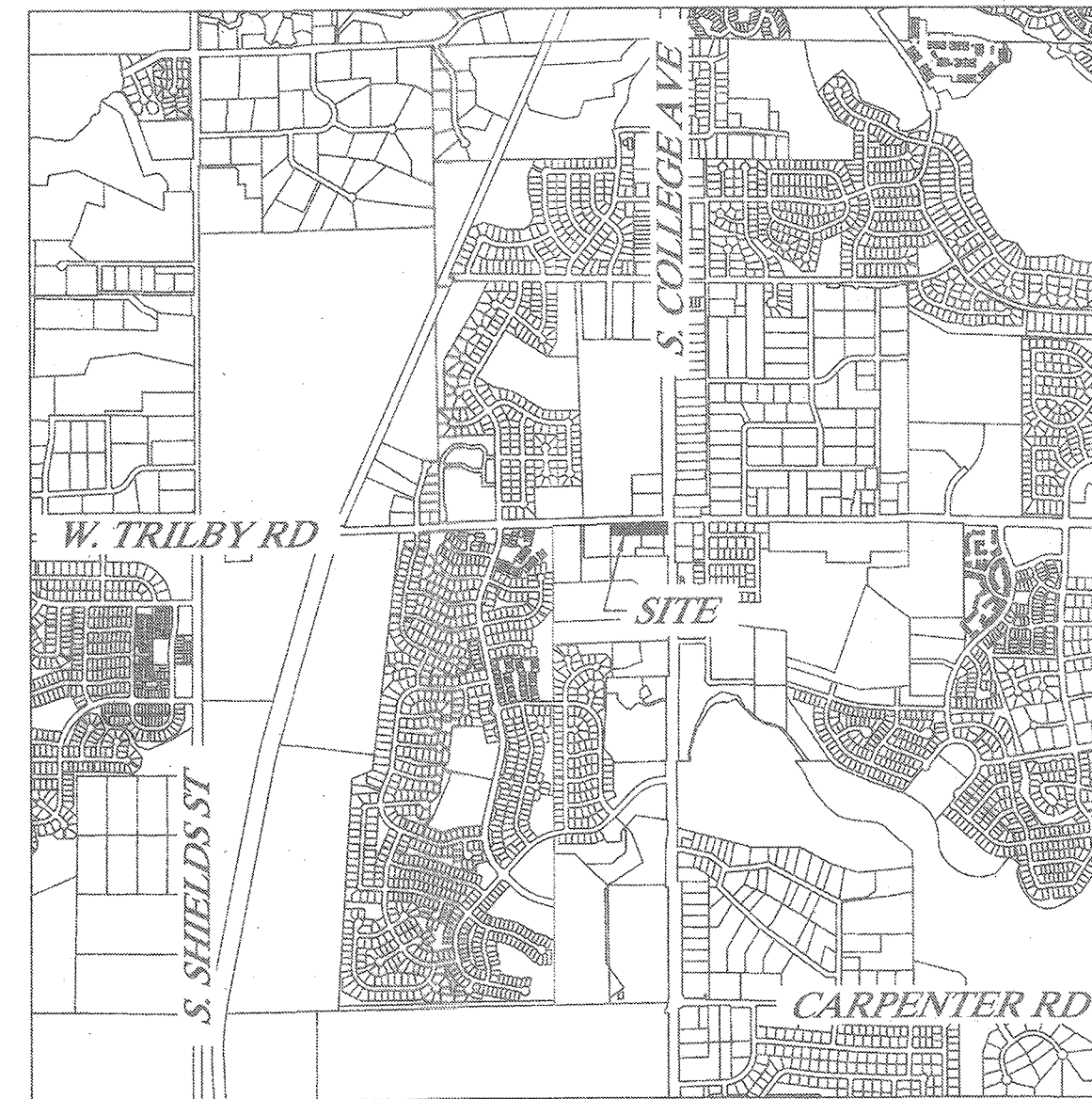
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 6102)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Property Information Binder No. FCC25212994, dated August 9, 2024 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

FLOOD PLAIN NOTE

The subject property is in a "NOT PRINTED" FEMA flood map 08069C1200F revised December 19, 2006.



VICINITY MAP
SCALE: 1"=2000'

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

NOTE

There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City Code.

OWNER: WINC, LLC
6629 S. COLLEGE AVE
FORT COLLINS, CO 80525

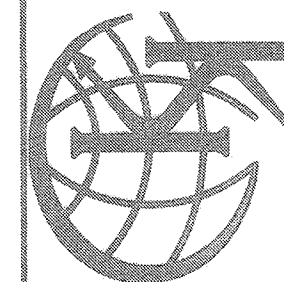
OWNER: DAVID DALE WATSON
6817 S. COLLEGE AVE
FORT COLLINS, CO 80525

SUBDIVIDER: HIGHLAND DEVELOPMENT SERVICES
6355 FAIRGROUNDS AVE, SUITE 100
WINDSOR, CO 80550

SURVEYOR: KING SURVEYORS
650 GARDEN DRIVE
WINDSOR, CO 80550

DATE: 9/4/2024
FILE NAME: 20240415SUB-1
SCALE: 1"=30'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE: _____
REVISIONS: _____

WINC-WATSON SUBDIVISION
FOR
HIGHLAND DEVELOPMENT SERVICES
6355 FAIRGROUNDS AVE, SUITE 100
WINDSOR, CO 80550

PROJECT #: 20240415

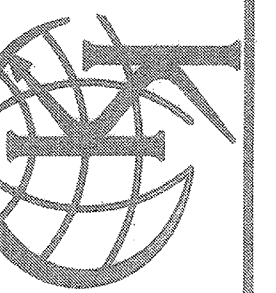
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SHEET 1 OF 2

WINC-WATSON SUBDIVISION

A Subdivision of two parcels of land,
Situate in the Northeast Quarter of Section 14, Township 6 North, Range 69 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

DATE:
9/4/2024
FILE NAME:
20240415SUB-1
SCALE:
1"=30'
DRAWN BY:
CSK
CHECKED BY:
PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



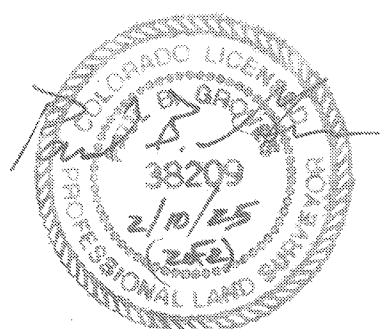
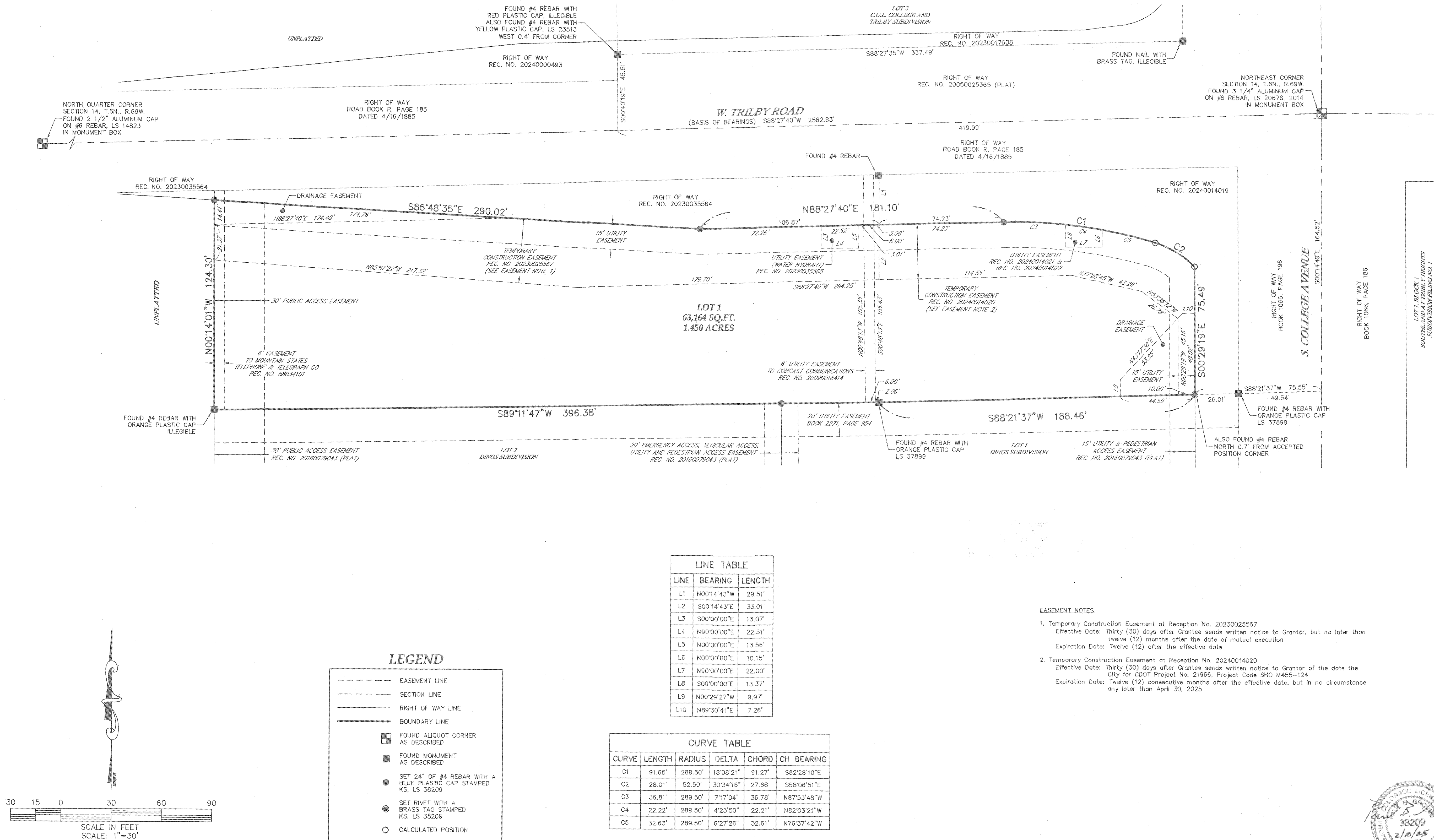
DATE:
REVISIONS:

WINC-WATSON SUBDIVISION
FOR
HIGHLAND DEVELOPMENT SERVICES
6355 FAIRGROUNDS AVE, SUITE 100
WINDSOR, CO 80550

PROJECT #
20240415

2

SHEET 2 OF 2



Paul B. Graves — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

LOCAL DRAINAGE PROPOSED CONDITIONS SUMMARY TABLE										
Design Point	Tributary Sub-basin	Area (ac)	C (2 & 10)	C (100)	tc (2 & 10) (min)	tc (100) (min)	Q(2)tot (cfs)	Q(10)tot (cfs)	Q(100)tot (cfs)	REMARKS
ROW										
1	1	1.00	0.84	1.00	5.1	6.8	2.0	3.4	11.3	ON-GRADE INLET
2	2	0.73	0.92	1.00	5.0	5.0	1.9	3.3	7.3	SUMP INLET
3a	3a	0.38	0.88	1.00	5.0	5.0	0.9	1.6	3.7	ON-GRADE INLET
3b	3b	0.98	0.76	0.98	7.1	5.0	1.9	3.2	6.2	ON-GRADE INLET
4	4	0.46	0.90	1.00	5.0	5.0	1.0	1.6	6.6	ON-GRADE INLET (END OF PROJECT COLLEGE TO NORTH)
5	5	1.52	0.88	1.00	7.8	6.9	3.2	5.6	13.5	ON-GRADE INLET
6	6	0.38	0.93	1.00	5.0	5.0	0.9	2.1	6.7	ON-GRADE INLET
7	7	0.48	0.91	1.00	5.0	5.0	1.2	2.1	4.8	ON-GRADE INLET
8	8	0.56	0.88	1.00	5.1	5.0	1.3	2.3	5.6	ON-GRADE INLET (END OF PROJECT COLLEGE TO NORTH)
9	9	0.40	0.95	1.00	5.0	5.0	1.1	1.8	4.0	ON-GRADE INLET
10	10	0.28	0.95	1.00	5.0	5.0	0.8	1.3	2.8	ON-GRADE INLET
11	11	0.42	0.81	1.00	5.0	5.0	1.0	1.7	5.5	END OF PROJECT (TRILBY TO EAST)
12	12	0.44	0.85	1.00	5.0	5.0	1.2	2.0	4.6	END OF PROJECT (TRILBY TO EAST)
OFFSITE										
	OS-A	0.48	0.35	0.44	9.3	8.2	0.4	0.7	1.8	TO BASIN 1
	OS-B	0.56	0.53	0.66	11.1	9.2	1.1	1.9	5.2	TO BASIN 2
	OS-C	0.59	0.20	0.25	11.1	11.1	0.3	0.4	1.1	TO BASIN 9
COMBINED BASINS										
1	OS-A+1	1.48	0.88	0.80	11.3	9.2	2.1	3.6	10.1	ON-GRADE INLET
2	OS-B+2	1.71	0.70	0.87	9.6	5.9	2.7	4.6	16.0	SUMP INLET
9	OS-C+9	0.98	0.50	0.63	13.1	11.7	1.0	1.7	4.5	ON-GRADE INLET
3b	3a+3b	1.34	0.80	1.00	5.1	5.0	3.0	5.1	13.3	ON-GRADE INLET

LEGEND

XXXX

EXISTING MINOR CONTOUR

XXXX

EXISTING MAJOR CONTOUR

XXXX

PROPOSED MINOR CONTOUR

XXXX

PROPOSED MAJOR CONTOUR

PROPOSED DIRECTION OF OVERLAND FLOW

PROPOSED STORM SYSTEM

PROPOSED DRAINAGE BASIN/ROUTE LINE

PROPOSED DRAINAGE BASIN ID

MINOR STORM (10-YR RUNOFF COEFFICIENT)

MAJOR STORM (100-YR RUNOFF COEFFICIENT)

DRAINAGE BASIN AREA, ACRES

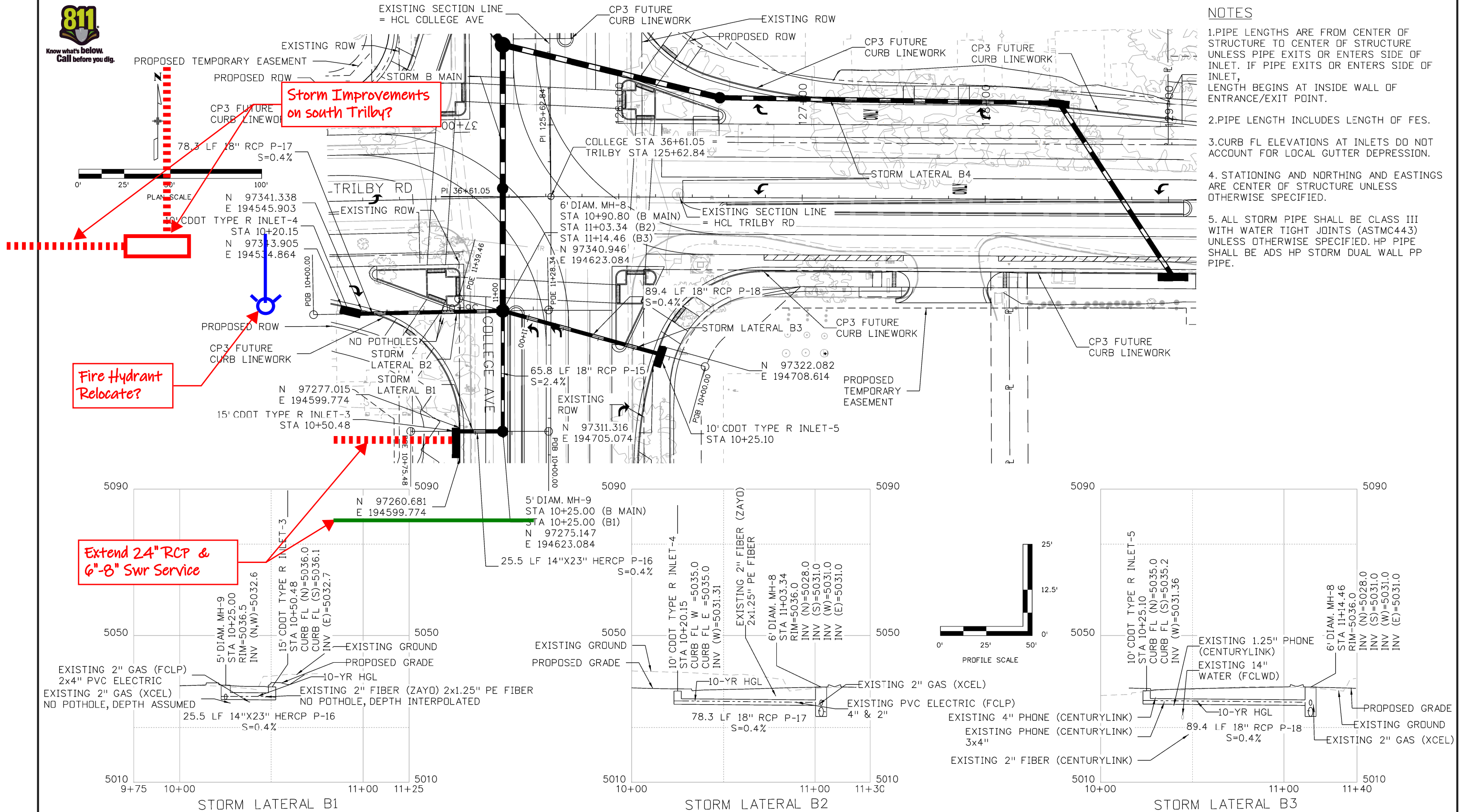
DESIGN POINT

The map illustrates the proposed drainage system for the College and Trilby Intersection Enhancements. It shows the layout of streets including College Avenue, Trilby Road, Debra Drive, and Rick Drive. Key landmarks such as Ziggi's Coffee, South Gate Church, Conoco Gas Station, Kind Care, and Pioneer Landscape Centers are identified. The drainage system is detailed with various inlets (e.g., 10" Type R Inlet-1, 12" Type R Inlet-2) and basins (e.g., Basin 1, Basin 2, Basin 9). Flow directions are indicated by arrows, and design points are marked with circles containing numbers. The map also shows existing conditions, such as the CDOT Type D Inlet 1 & 2 Sump and the CDOT Type C Inlet 4 Sump. A scale bar at the bottom indicates a scale of 1" = 60', and a north arrow is provided for orientation.

COLLEGE AND TRILBY
INTERSECTION ENHANCEMENTS
PROPOSED DRAINAGE MAP
1-30-24

A2

KNPuley 2:42:17 AM pw:\\wilson-pw\\Documents\\100-TRN\\City of Fort Collins, CO\\20-100-033-00\\9082\\Design\\Drawings\\Storm ERP\\StormERP_Drainage Plan and Profile 03.dgn



Print Date: 4/20/2024	
File Name: StormERP_Drainage Plan and Profile 03.dgn	
Horiz. Scale: 1:50	Vert. Scale: As Noted
Unit Information	Unit Leader Initials
WILSON & COMPANY ENGINEERS & ARCHITECTS 1675 Broadway, Suite 200 Denver, CO 80202 (303) 297-2976 main (303) 297-2693 fax www.wilsonco.com	

Sheet Revisions		
Date:	Comments	Init.



Region 4 KMK



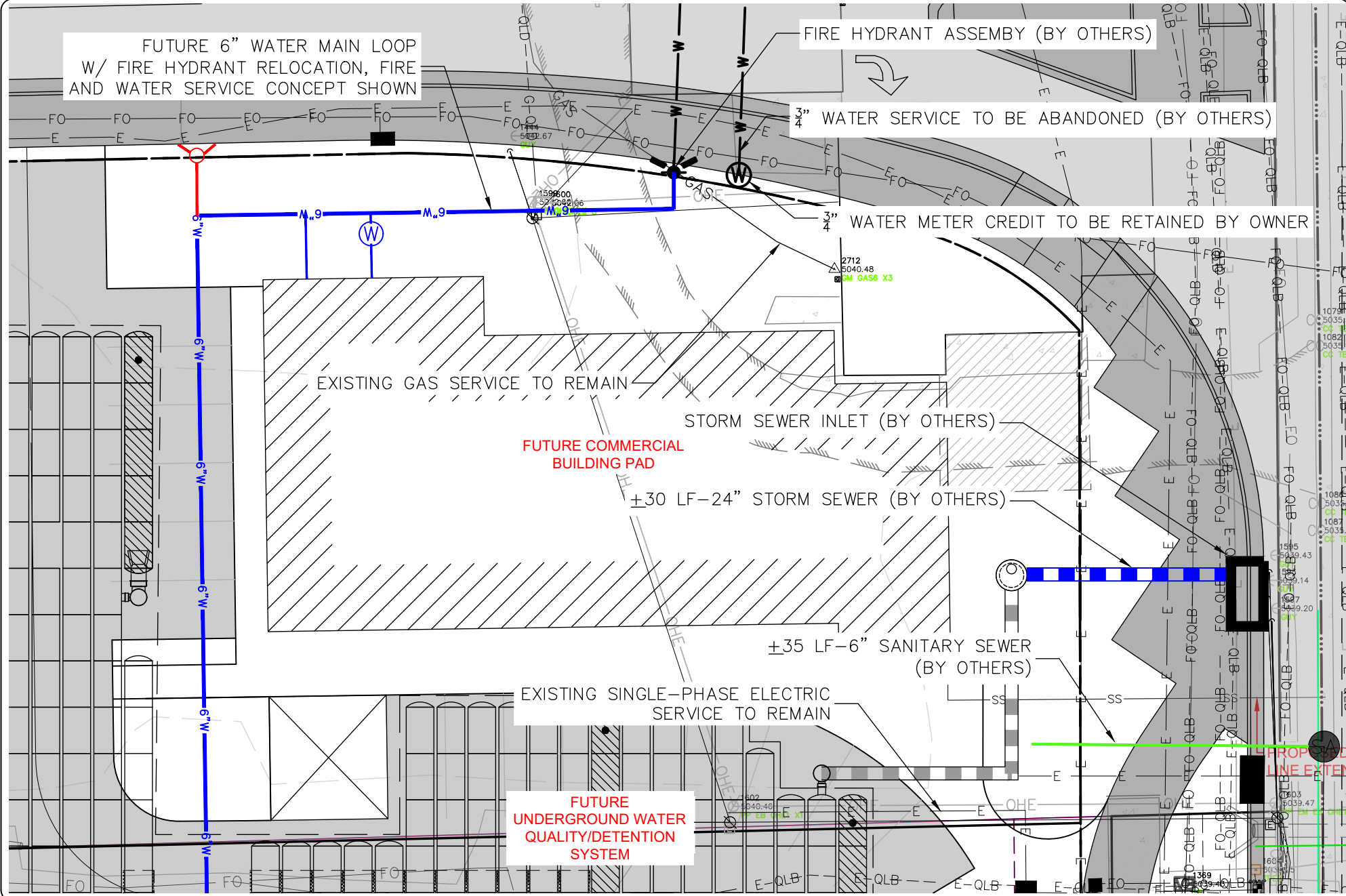
As Constructed
No Revisions:
Revised:
Void:

COLLEGE AND TRILBY CP2 DRAINAGE PLAN AND PROFILE			
Designer:	DMZ	Structure	
Detailer:	GCC	Numbers	
Sheet Subset: DRNG P&P	Subset Sheets: 03 of 10		

Project No./Code	
SHD M455-124	
25869	
Sheet Number	45

NOTE: THIS EXHIBIT WAS PREPARED FOR INFORMATION ONLY AND THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED USE OF THEM.

SHEET SIZE: 8.5 x 11
DRAWING NAME: WATERMAIN EXTENSION EXHIBIT



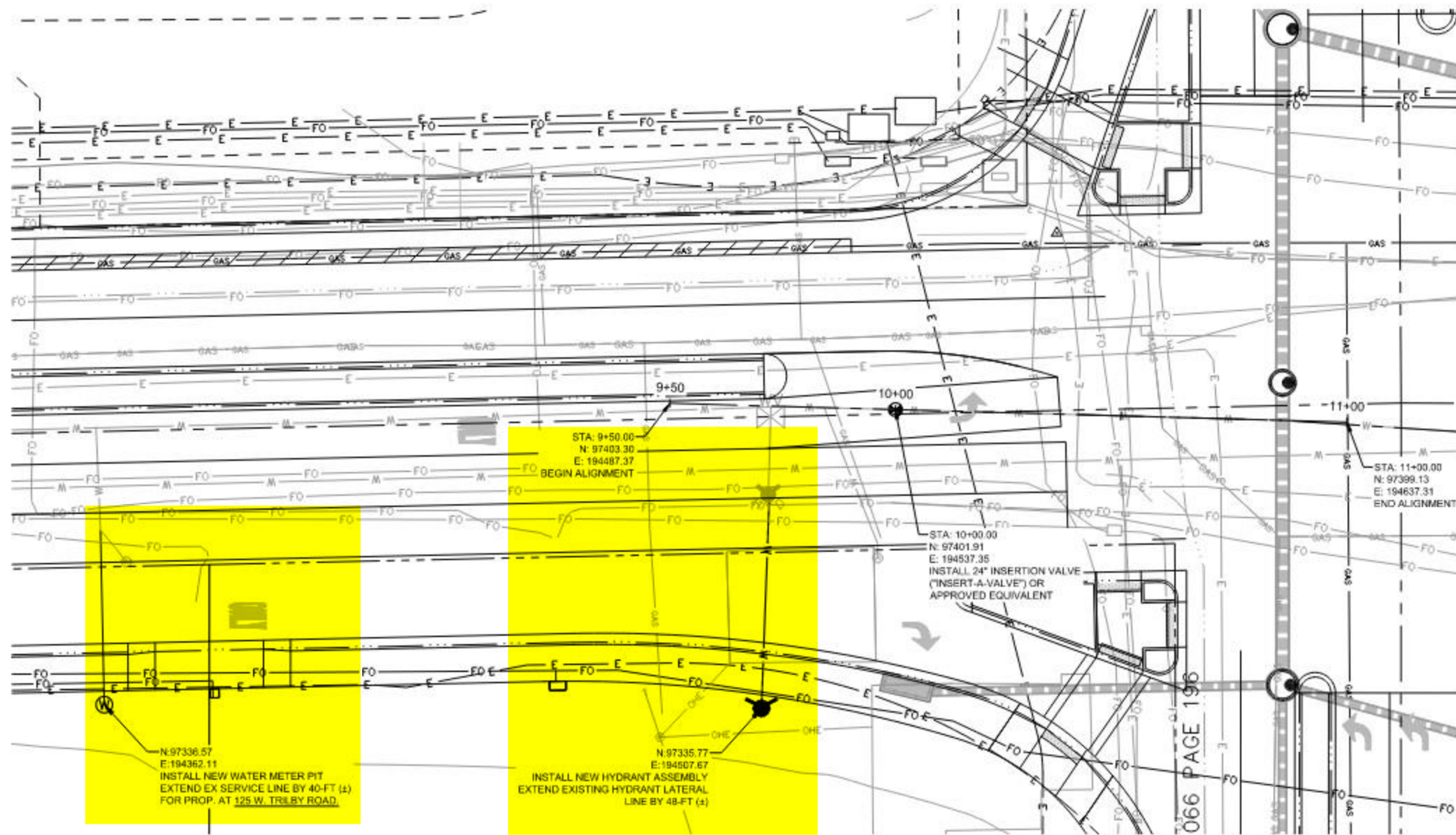
CONCEPTUAL FUTURE UTILITIES
6605 S. COLLEGE AVENUE, FORT COLLINS, CO



DATE: 11/29/23

PREPARED FOR: CITY OF FORT COLLINS / FCLWD / SFCSD

SHEET 1 OF 1



Trilby 24-IN D.I. Water (WEST) PROFILE
SCALE: (H) 1" = 20' (V) 1" = 2'
START STA: 9+50.00, END STA: 11+00.00



KEYMAP
NTS

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY
- - - LOT LINES
- - - EASEMENTS
- CURB AND GUTTER

PROPOSED UTILITIES

- W — WATER LINE
- W — WATER SERVICE
- FIRE HYDRANT
- INSERTION VALVE

EXISTING UTILITIES

- W — WATER LINE
- SS — SANITARY LINE
- IRR — IRRIGATION LINE
- RWT — RECLAIMED WATER LINE
- OHE — OVERHEAD ELECTRIC
- E — ELECTRICAL LINE
- FO — FIBRE OPTIC CABLE LINE
- COM — COMMUNICATION LINE
- ST — STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN OUTLET
- RIP RAP
- STREET LIGHT



4025 Automation Way
Suite B2
Fort Collins, CO 80525
(970) 698-6046
CivilWorxeng.com

NO.	BY	DATE	REVISION	DESCRIPTION
1				NEW BASELINE WATER METER LOCATION

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

LINE UTILITY ADJUSTMENTS
D PROFILE, 6705 S. COLLEGE WATER METER

DATE SUBMITTED: 12/18/2024

FORT COLLINS, CO

Fort Collins-Loveland Water District



October 22, 2024

Dave Watson
WINC LLC

Via Email: thelopoff@highland-ds.com

Re: 125 W. Trilby Rd ("Property") – Will Serve Letter

Dear Dave:

The above-referenced Property is located within the boundaries of the Fort Collins-Loveland Water District ("District"). The District currently serves the Property with a ¾" Residential tap. The District's understanding is that the Property is planning for up to a 1.5" Commercial tap to be used in the future.

The District has determined, based upon the information currently available, that it is willing and able to serve the development if all of the following conditions are satisfied, as determined by the District in its sole discretion:

- (1) Availability of water rights for new service at the time of tap application. Such taps are currently available, but this is subject to change, and may require dedication of water rights.
- (2) Availability of sufficient water treatment capacity at the time of tap application. Such capacity is currently available, but this is subject to change.
- (3) Payment of all applicable fees and charges.

In addition, the District's agreement to serve the Property is contingent on the property owner's compliance with all policies, rules and regulations of the District (collectively, the "District Regulations"). To the extent there are any inconsistencies between this letter and the District Regulations, the District Regulations shall govern.

The District's agreement to serve the Property shall expire one year from the date of this letter ("Expiration Date"). If the development deviates from the plans submitted to the District, or if the conditions listed above are not satisfied on or before the Expiration Date, this letter shall be deemed null and void.

If you have any questions, please feel free to contact me.

Sincerely,

Sam Lowe, PE
Civil Engineer III
CC: Sandra Bratlie, PE – District Engineer

Fort Collins-Loveland Water District



October 22, 2024

Dave Watson
WINC LLC

Via Email: thelopoff@highland-ds.com

Re: 6605 S. College Ave ("Property") – Will Serve Letter

Dear Dave:

The above-referenced Property is located within the boundaries of the Fort Collins-Loveland Water District ("District"). The District currently serves the Property with a $\frac{3}{4}$ " Commercial tap. The District's understanding is that the Property is planning for up to a 1.5" Commercial tap to be used in the future.

The District has determined, based upon the information currently available, that it is willing and able to serve the development if all of the following conditions are satisfied, as determined by the District in its sole discretion:

- (1) Availability of water rights for new service at the time of tap application. Such taps are currently available, but this is subject to change, and may require dedication of water rights.
- (2) Availability of sufficient water treatment capacity at the time of tap application. Such capacity is currently available, but this is subject to change.
- (3) Payment of all applicable fees and charges.

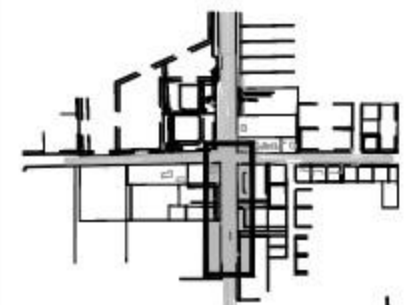
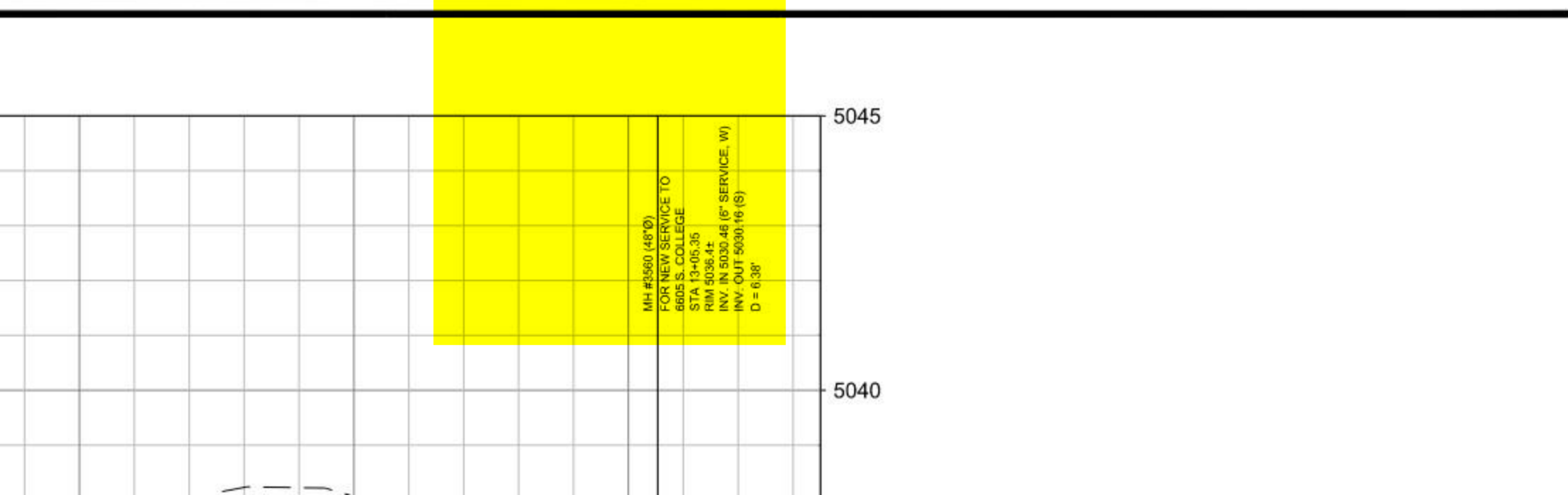
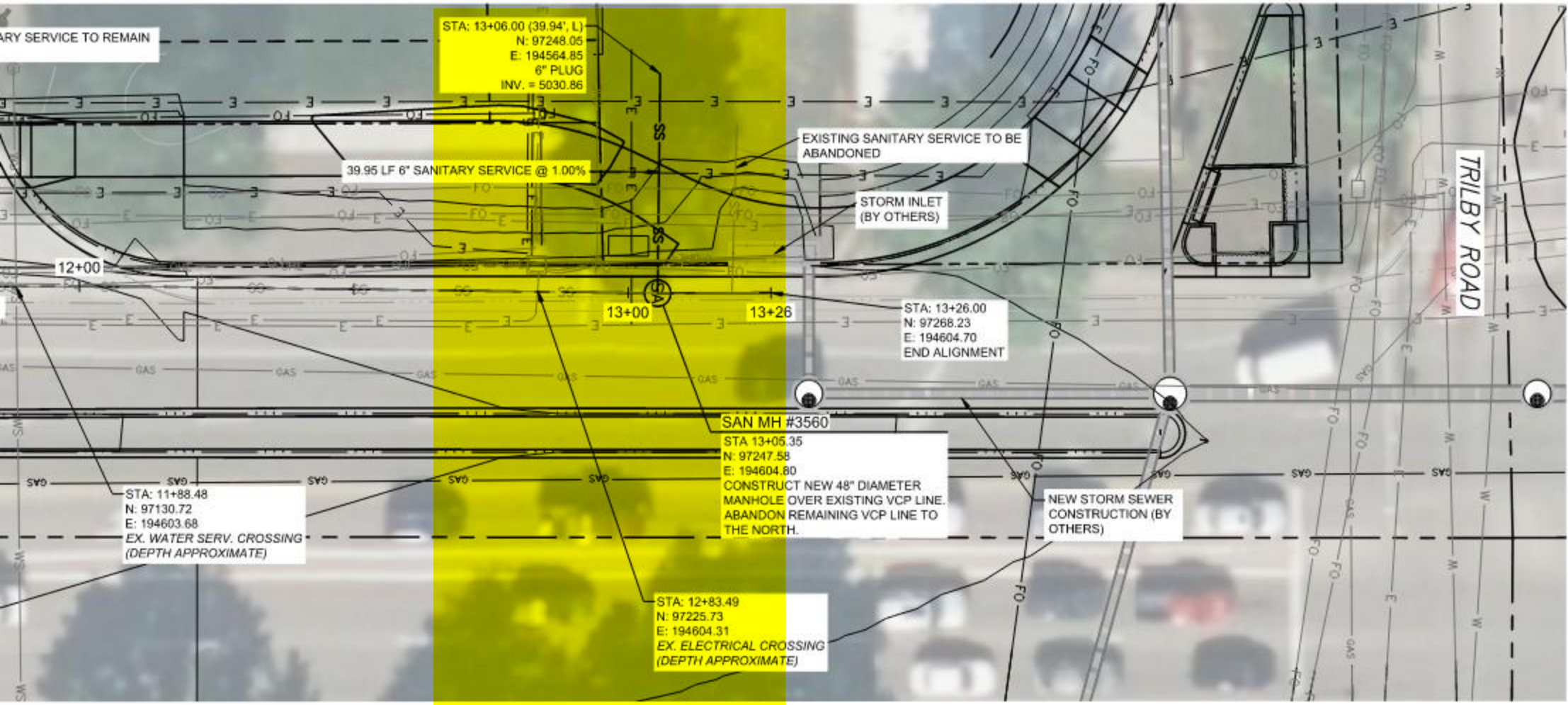
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If you have any questions, please feel free to contact me.

Sincerely,

Sam Lowe, PE
Civil Engineer III
CC: Sandra Bratlie, PE – District Engineer



KEYMAP
NTS

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CURB AND GUTTER

PROPOSED UTILITIES

- SS SANITARY LINE
- SS SANITARY SERVICE
- (S) SANITARY MANHOLE

EXISTING UTILITIES

- W WATER LINE
- SS SANITARY LINE
- ST STORM DRAIN PIPE
- OHE OVERHEAD ELECTRIC
- E ELECTRICAL LINE
- FO FIBER OPTIC CABLE LINE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN OUTLET
- RIP RAP
- STREET LIGHT



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Fort Collins, CO 80525
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CivilWorxeng.com

NO.	BY	DATE	REVISIONS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

USTMENTS (PACKAGE 2)

LE

DATE SUBMITTED: 12/18/2024

South Fort Collins Sanitation District



October 18, 2024

David Watson
6617 S College Avenue
Fort Collins, CO 80525
c/o Timothy Halopoff, PE, Highland Development Services
Via email: thalopoff@highland-ds.com

Re: Highpoint – Intent to Serve, 125 Trilby Road, Fort Collins

The above-referenced property is within the service area boundary of the South Fort Collins Sanitation District (District). It is our understanding that the property will be re-platted for commercial development.

It is the District's intent to provide wastewater service to the property, provided that all District requirements are satisfied. Once site development construction reaches Substantial Completion, the property owner will be permitted to apply for taps.

If you have any additional question or require additional information, please feel free to contact me at rkenyon@sfcscd.net or 970-792-5981.

Sincerely,

A handwritten signature in black ink that reads "Randy Kenyon". The signature is written in a cursive, flowing style.

Randy Kenyon, PE
District Engineer

South Fort Collins Sanitation District



October 18, 2024

WINC LLC
6629 S College Avenue
Fort Collins, CO 80525
c/o Timothy Halopoff, PE, Highland Development Services
Via email: thelopoff@highland-ds.com

Re: Highpoint – Intent to Serve, 6605 S College Ave, Fort Collins

The above-referenced property is within the service area boundary of the South Fort Collins Sanitation District (District). It is our understanding that the property will be re-platted for commercial development.

It is the District's intent to provide wastewater service to the property, provided that all District requirements are satisfied. Once site development construction reaches Substantial Completion, the property owner will be permitted to apply for taps.

If you have any additional question or require additional information, please feel free to contact me at rkenyon@sfcscd.net or 970-792-5981.

Sincerely,

A handwritten signature in black ink that reads "Randy Kenyon".

Randy Kenyon, PE
District Engineer