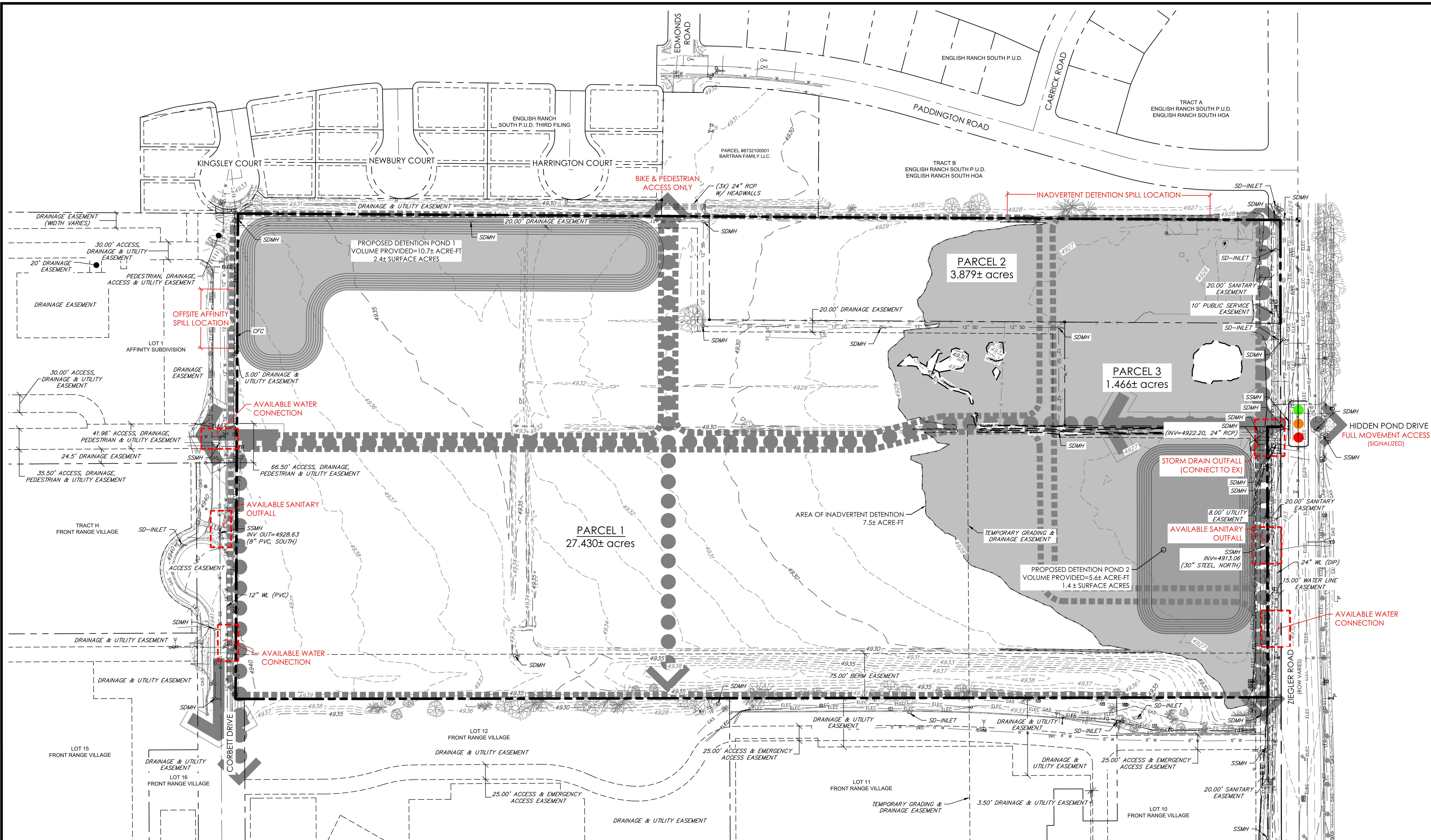


**Utility Plans  
Presented at  
Planning & Zoning  
Commission**

**March 23, 2023**



- NOTES**
- TOTAL SITE AREA IS 32.78± ACRES.
  - BOUNDARY, UTILITY AND TOPOGRAPHICAL INFORMATION PROVIDED BY ALTA LAND TITLE SURVEY PREPARED BY MAJESTIC SURVEYING, DATED 9-24-21.
  - PROJECT VERTICAL DATUM IS ON NAVD88.
  - WATER SERVICE TO BE PROVIDED BY THE CITY OF FORT COLLINS UTILIZING MAIN WITHIN CORBETT DRIVE AND ZIEGLER ROAD.
  - SEWER SERVICE TO BE PROVIDED BY THE CITY OF FORT COLLINS UTILIZING 30" MAIN ALONG THE WEST SIDE OF ZIEGLER ROAD AND/OR THE 8" MAIN ALONG EAST SIDE OF CORBETT DRIVE.
  - STORMWATER OUTFALL PROVIDED BY THE EXISTING 24" STORM DRAIN STUB, IN COMBINATION WITH ADEQUATELY SIZED SPILLWAYS.
  - ALL POINTS OF ACCESS, POINTS OF UTILITY CONNECTIONS, AND STORMWATER DETENTION LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH SUBSEQUENT PROJECT DEVELOPMENT APPLICATIONS.

NO.	REVISION	BY	DATE

**ZIEGLER-CORBETT**  
**AMENDED OVERALL DEVELOPMENT PLAN**  
**MASTER UTILITY & OVERALL DRAINAGE PLAN**

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES

DATE	11/11/22
SCALE (H)	1" = 80'
SCALE (V)	N/A
DRAWN BY	JTC
CHECKED BY	JTC
HDS PROJECT #	21-1044-00