GENERAL SITE PLAN
SCALE: 1" = 40'

CEDAR MOUNTAIN VILLAGE PROPERTY LINE
PAVED PARKING PAD 18' X 18' MIN.
PROPOSED 48" SAN. SEWER MANHOLE
WATER SERVICE LINE (TYP.)
PROPOSED 6" Ø WATER MAIN
PROPOSED 8" Ø SAN. SEWER PIPE
PARCEL A BOUNDARY
SANITARY SEWER SERVICE LINE (TYP.)
REMOVE AND RE-PAVE LEDFORD STREET
PROPOSED 48" SAN. SEWER MANHOLE

10' REAR LOT SET BACK
PROPOSED CHAIN-LINK FENCE
PROPOSED 48" SAN. SEWER MANHOLE
EDGE OF MARKED RAIL ROAD R/O/W
PROPOSED FIRE HYDRANT
25.0'
4,110 SQ-FT LOT
18.0'
18.0'
94.6'
43.5'
6.0'
3,778 SQ-FT LOT
4,049 SQ-FT LOT
22.0'
3,777 SQ-FT LOT
24.0'
3,721 SQ-FT LOT
93.0'
11.2'
3,719 SQ-FT LOT
84.1'
3,780 SQ-FT LOT
40.0'
7.5'
3,706 SQ-FT LOT
6.0'
7.7'
4,387 SQ-FT LOT
6.0'
10.1'
35'
48.7'
39.8'

3,265 SQ-FT LOT
TREE (MIN OF 4)
12.6'
3,387 SQ-FT LOT
BUSH (MIN OF 6)
40.0'
3,373 SQ-FT LOT
10' SIDE LOT SET BACK
6.0'
ELECTRIC & PHONE UTILITIES (TYP.)
3,363 SQ-FT LOT
3,376 SQ-FT LOT
MH. 76'x10' (TYP. OF 14)
11.6'
PROPOSED PRIVACY FENCE
6.0'

≈ OHP EASMENT & 10' REAR SETBACK

LEDFORD STREET
PRIVATE UTILITY R/O/W
PROPOSED CIRCLE DRIVE STREET EXTENSION
CIRCLE DRIVE
8" Ø PVC
8" Ø PVC
8" Ø PVC
8" Ø PVC
NYS
NYS
NYS
NYS
8" Ø PVC
6" Ø PVC
6" Ø PVC
8" Ø PVC
EXISTING 8" Ø WATERMAIN
EXISTING 8" Ø SEWER MAIN

PROPOSED 8" Ø SAN. SEWER PIPE
PROPOSED PARK / OPEN SPACE 12,880 SQ-FT LANDSCAPED WITH GRASS, BUSHES, TREES AND ROCKS
PROPOSED 8" Ø WATER MAIN
PROPOSED FIRE HYDRANT
REPLACE EXISTING SAN. SEWER MANHOLE
EXISTING 8" Ø WATER MAIN
EXISTING 6" Ø SEWER MAIN

N

SITE ZONING
NTS

THIRD STREET
D & RGW RR
STEELE ST
STOUT ST
I-2
R2
PARCEL "A"
RE-ZONED AS RMH
OPEN SPACE PARK
RMH
I-1
MW
STREET
MACK LANE
CM
CM
CM
CM
CM
CM
CIRCLE DRIVE
LEDFORD STREET
CIRCLE DRIVE
CRABB STREET
MARIANA WAY
CIRCLE DRIVE
1ST STREET
D & RGW

PARK / PLAYGROUND CONCEPT
NTS

PRIVACY FENCE
TREE (MIN. OF 3)
HORSE SHOE PIT
BENCH
LANSCAPE ROCK (MIN. OF 3)
SWING
BUSH (MIN. OF 2)
GAZEBO
FORT / SLIDE COMBO
LAWN GRASS
PRIVACY FENCE

PROPOSED SITE USE & PLAN NARRATIVE:

THE OWNER PLANS TO EXPAND THE THE EXISTING MANUFACTURED HOME PARK NORTH INTO PARCEL "A" BY ADDING 14 ADDITIONAL HOMES AND INFRASTRUCTURE. PARCEL "A" WAS ZONED LIGHT INDUSTRIAL, BUT WAS APPROVED BE RE-ZONED TO MHP TO OPEN SPACE.

GRADING AND DRAINAGE PLAN:

THE CURRENT SITE IS CURRENTLY GRADED. EACH HOME SITE WILL BE ELEVATED PER CODE WITH RUNOFF FROM EACH HOME EXPECTED TO DISSIPATE IN THE GRASSED YARD. ALL OTHER FLOWS WILL FLOW IN TO THE STREET GUTTERS AND FLOW SOUTH.

UTILITY PLAN:

OWNER PLANS TO CONNECT TO EXISTING CITY OF CRAIG WATER AND SEWER. HOMES WILL BE ELECTRIC ONLY AND WILL CONNECT TO ELECTRICAL SERVICE.

LOT LAYOUT AND SIZE :

THE AREA OF ALL PROPOSED LOTS ARE GREATER THAN THE 3,000 MINIMUM
ALL LOTS ARE 40' WIDE UNLESS OTHERWISE DIMENSIONED, THE TWO LOTS THAT ARE NOT 40' WIDE INCLUDE THE LOT AT THE MOST NORTHEAST CORNER AND THE LOT NORTHWEST OF THE CIRCLE DRIVE ROAD EXTENSION..

LANDSCAPING PLAN :

THE PARK AND PLAYGROUND AREA WILL BE PLANTED WITH LAWN GRASS AND LANDSCAPED WITH ROCKS, TREES AND BUSHES. THE EAST SIDE OF THE EXPANSION WILL BE LANDSCAPED WITH ALTERNATING TREES AND BUSHES ALONG THE PROPERTY FENCE.

GENERAL NOTES:

BOUNDARY AND EASEMENT LOCATION FROM BAKER AND ASSOCIATES.
AERIAL IMAGE FOR REFERENCE ONLY, ACTUAL LOCATIONS WILL VARY.
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE.
TURNING MOVEMENTS OF A WB40 TRUCK HAVE BEEN MODELED TO ASSURE ADEQUATE INGRESS AND EGRESS OF A TRASH TRUCK AND FIRE TRUCK.

PLANNING & ZONING CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20_____

BY: _____
   TITLE: _____

CRAIG CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20_____

BY: _____
   TITLE: _____

CITY OF CRAIG UTILITY PROVIDER:

APPROVED THIS _____ DAY OF _____, 20_____

BY: _____
   TITLE: _____

SURVEYOR CERTIFICATE:

BY: _____
   TITLE: _____
THIS _____ DAY OF _____, 20_____

ENGINEER CERTIFICATE:

BY: _____
   TITLE: _____
THIS _____ DAY OF _____, 20_____

OWNER CERTIFICATE:

BY: _____
   TITLE: _____
THIS _____ DAY OF _____, 20_____

HEADWATER
ENGINEERING & CONSULTING
Civil - Water Resources - Environmental
Craig, CO 970.826.3350

Coordinate Note:

APPLICANT:
CEDAR MNT. MHP, LLC
625 W. 1ST STREET
CRAIG, CO 81625

DRAWN BY: WM
DATE BY
REVISED: wm
02/13/25
APPROVED

CRAIG CEDAR MNT. MHP
NORTH EXPANSION SITE PLAN
CRAIG CEDAR MNT. MHP, LLC

SHEET
1 OF 1

CMV EXPANSION
14 HOMES

CMV PARCEL BOUNDARY

NOTE:
ALL SEWER MAINS ARE 6" Ø
UNLESS OTHERWISE CALLED OUT

LEDFORD STREET

d22   SAN   SAN   d23
d21   d4   d14

SAN

EXISTING 8" Ø
SANITARY SEWER
MAIN

CIRCLE DRIVE

SAN

PRIVATE HOMES
USING CMV WATER
AND SEWER LINES
12 TOTAL

d20
d18   SAN   CIRCLE   d19
DRIVE
d17

LEDFORD STREET

SAN   d13

SAN

d16   SAN   d15   CRABB   SAN   d2
STREET

SAN

MARIANA WAY
d9   SAN   d8   SAN   d7

d1   d12

d6   SAN   d5   CIRCLE   SAN   d11
d10   DRIVE

FLOW TEST MANHOLE

N

1ST STEET

a45

HEADWATER
ENGINEERING & CONSULTING

0   100'   200'
GRAPHIC SCALE (FEET)

Location:

CEDAR MOUNTAIN MHP
SANITARY SEWER OVERVIEW MAP

File:
Revised:
Drawn By: WAM   Checked By: WAM   Date: Revised: