

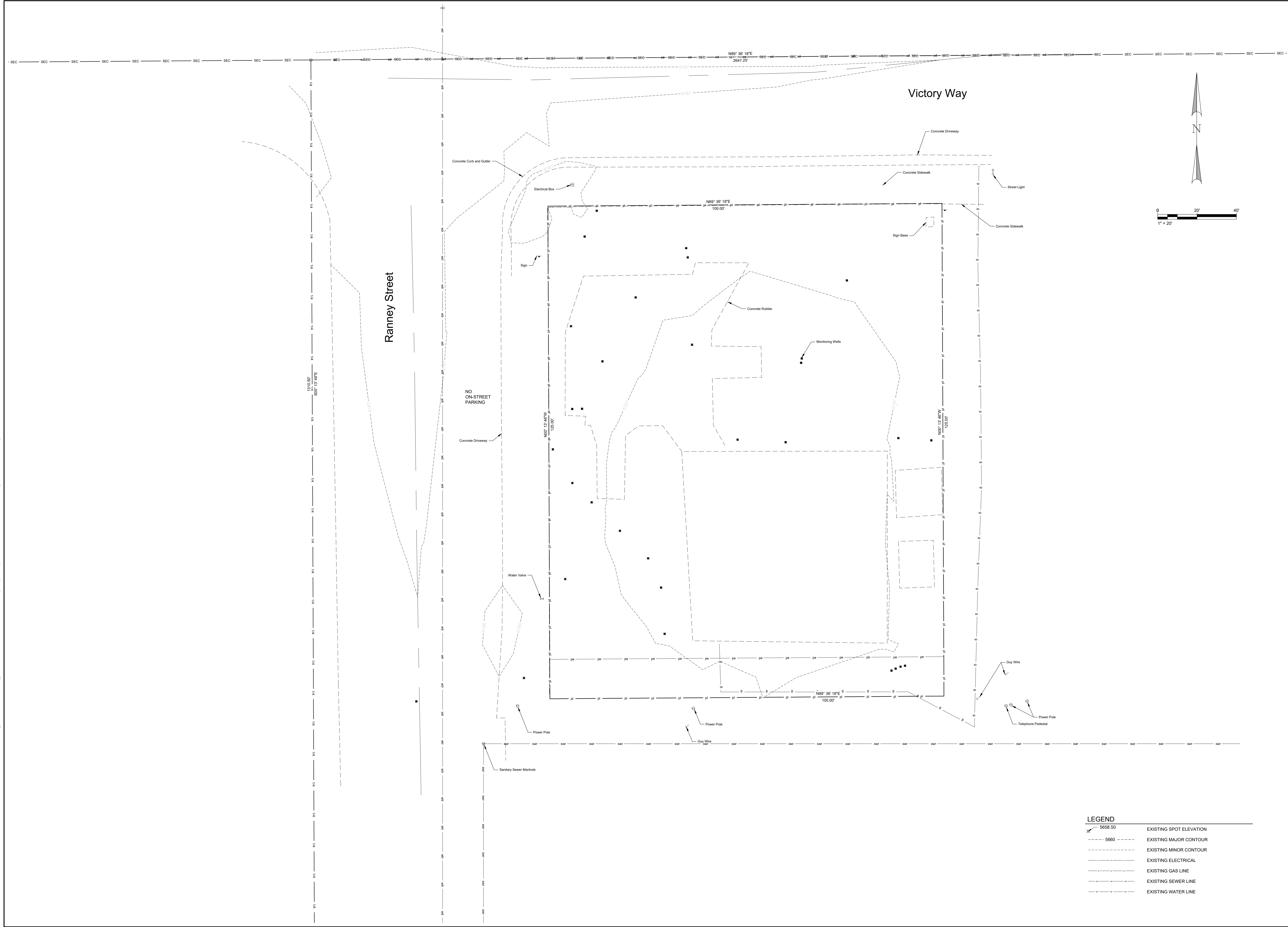
An aerial photograph of Craig, Colorado, showing a dense urban area with a grid street pattern. The city is surrounded by arid, hilly terrain. A black arrow points to the center of the city, and a white box with the word 'CRAIG' is located just below the arrow.

An aerial photograph of an industrial area. A black rectangle highlights a specific plot of land. Labels with arrows point to various features: 'VICTORY WAY' at the top, 'RANNEY ST' on the left, 'TAYLOR ST' on the right, and 'COMMERCIAL BUILDING' at the bottom right. A label 'APPROXIMATE PROJECT BOUNDARY' points to the black rectangle. A north arrow is in the top right corner.

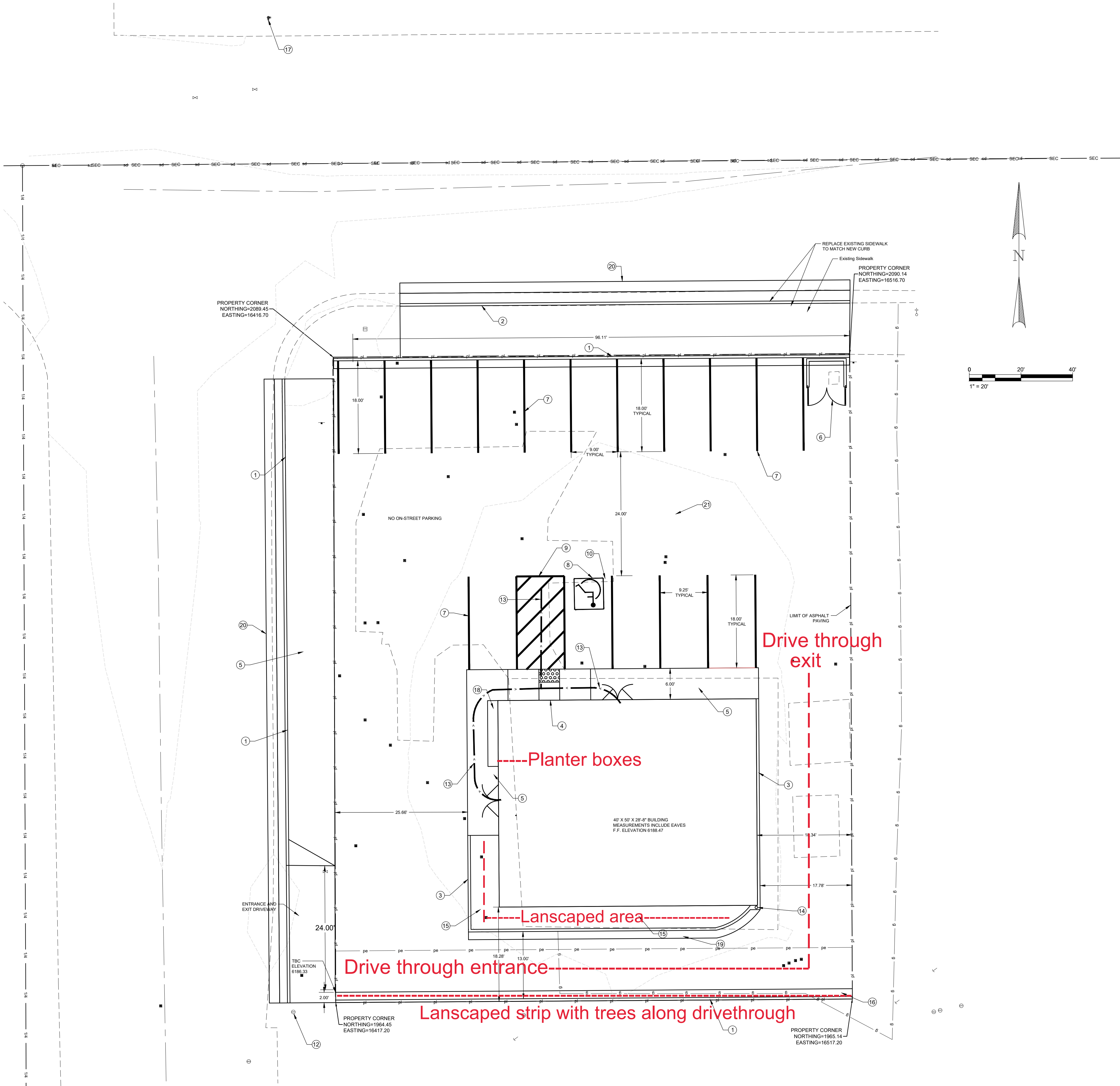
SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-01	TITLE
C-02	EXISTING CONDITION PLAN
C-03	SITE LAYOUT PLAN
C-04	SITE GRADING PLAN
C-05	SITE UTILITY PLAN
C-06	DETAILS

FIRM:
CIVCO ENGINEERING, INC.
BRET REYNOLDS
P.O. BOX 1758
VERNAL, UTAH 84078
TEL: 435-789-5448

[illegible]



CIVCO Engineering, Inc. P.O. Box 1758, Vernal, Utah 84078 Telephone: (435)789-5448 Fax: (435)789-4485 www.civcoengineering.com							
OWNER	TANYA HURTADO	DRAWN ##		REVISIONS			
PROJECT NAME	430 VICTORY WAY	DATE 10/3/2022		REV #	DATE	APPROVED	REVISION DESCRIPTION
PHASE	PLANS FOR CONSTRUCTION	CHECKED ###					
SHEET TITLE	EXISTING CONDITION PLAN	DATE					



PARKING

ADA ACCESSIBLE PARKING STALLS	1
STANDARD PARKING STALLS	14
TOTAL PARKING STALLS	15

LANDSCAPING

3.00%
SOUTH AND PART OF THE WEST SIDE
OF THE BUILDING WILL BE TITAN
BOXWOOD SHRUBS. 1 EMERALD
ARBONVITAE TREE IN THE SOUTH
EAST CORNER OF THE LOT. PLANTER
BOX ON THE WEST SIDE OF BUILDING.

LOT SIZE

12,500 SQ FT

COMMERCIAL USE

BEAUTY SALON	
CUSTOMERS	6
EMPLOYEES	6
COFFEE SHOP	
CUSTOMERS	24
EMPLOYEES	2
SPA UPSTAIRS	
CUSTOMERS	4
EMPLOYEES	2
	44

EXTERIOR LIGHTING

EXTERIOR LIGHTING FOR THE
PARKING LOT WILL BE PROVIDED
OFF OF THE BUILDING. SEE
BUILDING PLANS

FIRE HYDRANT

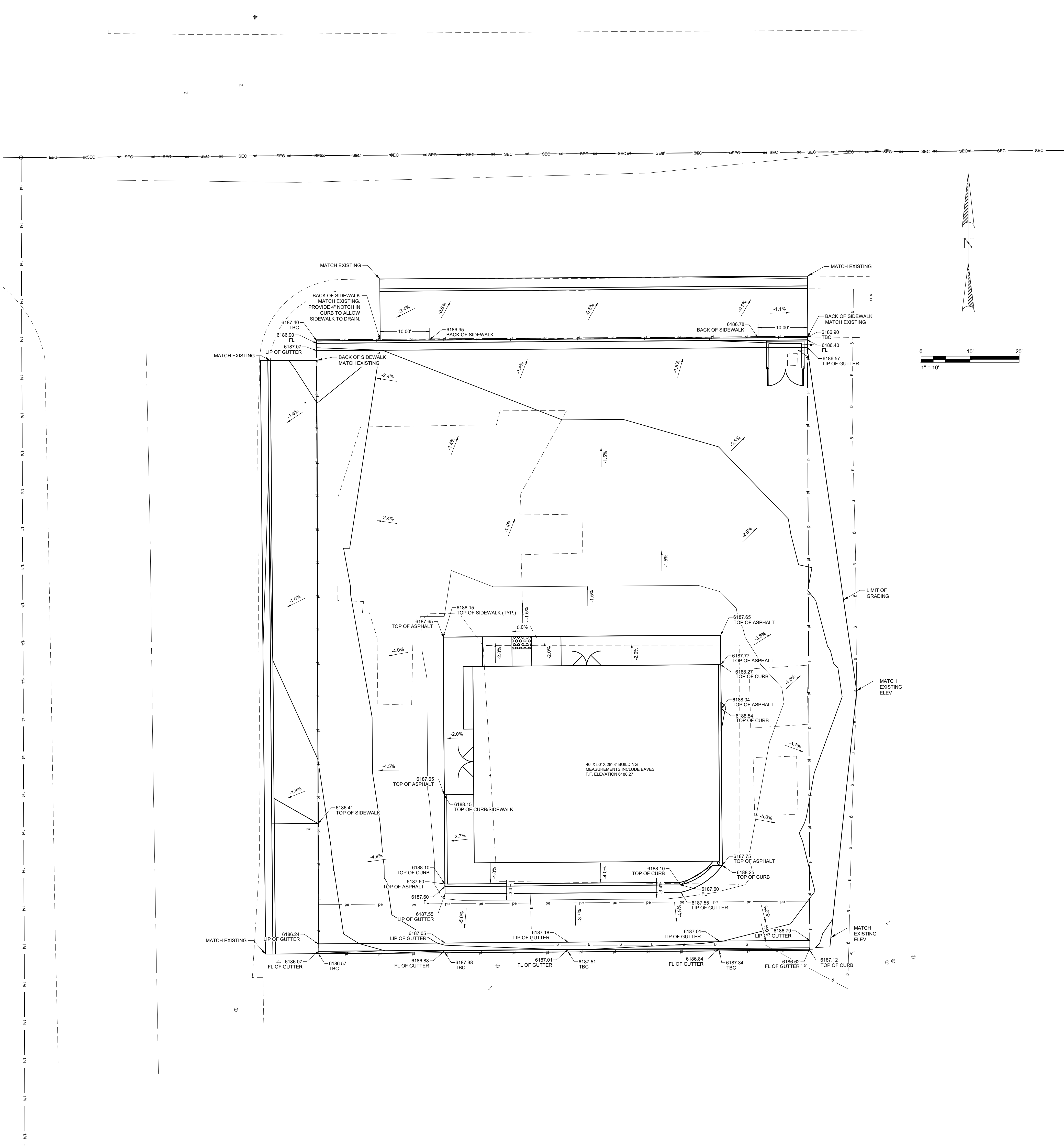
FIRE HYDRANT IS APPROXIMATELY
200 FT NORTH FROM PROPOSED
BUILDING, ACROSS VICTORY WAY.

KEY NOTES

- CONCRETE CURB AND GUTTER TYPE A
- CONCRETE CURB AND GUTTER TYPE B
- CONCRETE CURB
- ADA RAMP
- CONCRETE SIDEWALK
- DUMPSTER ENCLOSURE WITH PRIVACY FENCE - 6' MAX HEIGHT - DESIGN BY OTHERS
- 4" WHITE PAINT LINE
- ADA PARKING SYMBOL
- PAINTED ADA AISLE WITH 45° STRIPING AT 3' SPACING, 4" WIDE - WHITE.
- 9' WIDE X 18' DEEP ADA PARKING STALL
- PAINTED NO PARKING AREA WITH 45° STRIPING AT 2' SPACING 4" WIDE - WHITE
- EXISTING POWER POLE - PROTECT IN PLACE
- ACCESSIBLE ROUTE
- BOLLARD
- LANDSCAPE AREA - TITAN BOXWOOD SHRUBS
- LANDSCAPE AREA - EMERALD GREEN ARBONVITAE TREE
- FIRE HYDRANT
- LANDSCAPING - PLANTER BOX
- CONCRETE RELEASE CURB AND GUTTER
- ASPHALT PATCH (4" MIN DEPTH OF ASPHALT)
- ASPHALT SURFACE

Situated in the County of Moffat, State of Colorado:
A tract of land in the West Half (W1/2) of the West Half (W1/2) of Lot Two (2) of Section One (1), Township Six (6) North, Range Ninety-one (91) West of the Sixth Principal Meridian (6th P.M.), described as follows, to wit: Beginning at a point Thirty-seven and one-half feet (37 1/2) South and Sixty feet (60') East of the North Quarter (N1/4) corner of said Section One (1); thence South One hundred Twenty-Five feet (125'); thence East One Hundred feet (100'); thence North One Hundred Twenty Five feet (125'); thence West One hundred feet (100') to the point of beginning.
also known by street and number as: 430 W. Victory Way, Craig, CO 81625
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his/her heirs, and assigns forever. The grantor(s), for himself/herself, his/her heirs, and personal representatives or successors, does covenant and agree that THEY shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his/her heirs, and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s), subject to general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

CIVCO Engineering, Inc. P.O. Box 1758, Vernal, Utah 84078 Telephone: (435)789-5448 Fax: (435)789-4485 www.civcoengineering.com											
OWNER	TANYA HURTADO	DRAWN ##									
PROJECT NAME	430 VICTORY WAY	DATE 10/6/2022									
PHASE	PLANS FOR CONSTRUCTION	CHECKED ###									
SHEET TITLE	SITE LAYOUT PLAN	DATE									



OWNER	PROJECT NAME	PHASE	SHEET TITLE	DRAWN ##	DATE	REVISIONS	
						REV #	REVISION DESCRIPTION
TANYA HURTADO	430 VICTORY WAY	PLANS FOR CONSTRUCTION	SITE GRADING PLAN		10/3/2022	APPROVED	
						DATE	

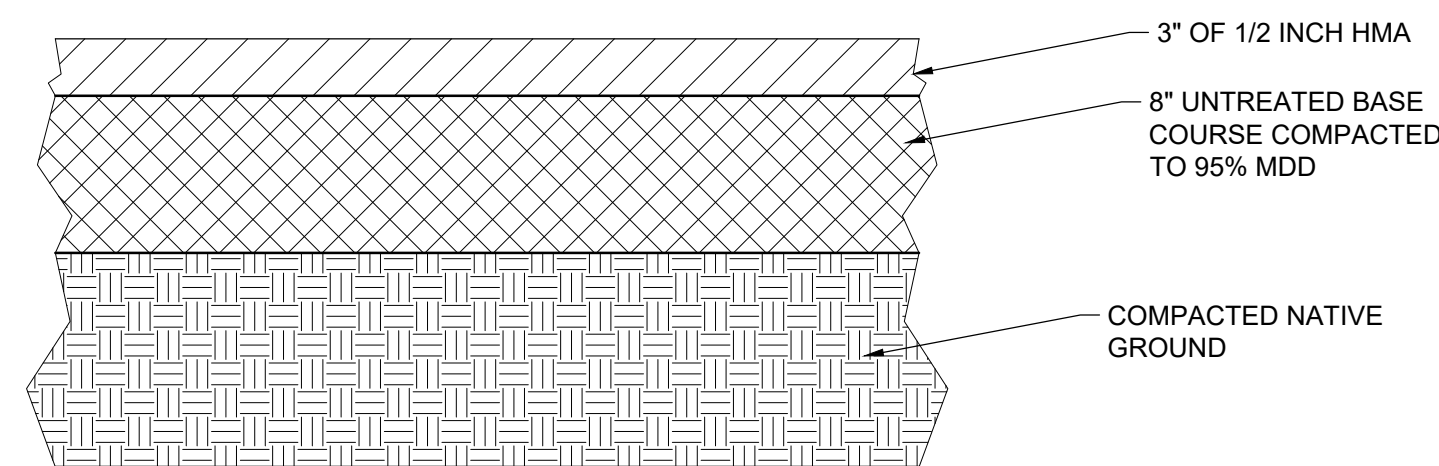
CIVCO Engineering, Inc.
P.O. Box 1758, Vernal, Utah 84078
Telephone: (435)789-5448 Fax: (435)789-4485
www.civcoengineering.com

- ① Existing Sewer Manhole
- ② Existing 15" PVC Sewer Line
- ③ 4" SEWER LINE
- ④ SEWER MANHOLE (USE CITY STANDARD)
- ⑤ WATER VALVE / METER
- ⑥ 1 1/2" WATER LINE
- ⑦ DRIP IRRIGATION WATER VALVE
- ⑧ 3/4" DRIP IRRIGATION SYSTEM WITH BACK FLOW PREVENTER
- ⑨ Existing 8" PVC Water Line
- ⑩ FIRE HYDRANT
- ⑪ POWER POLE

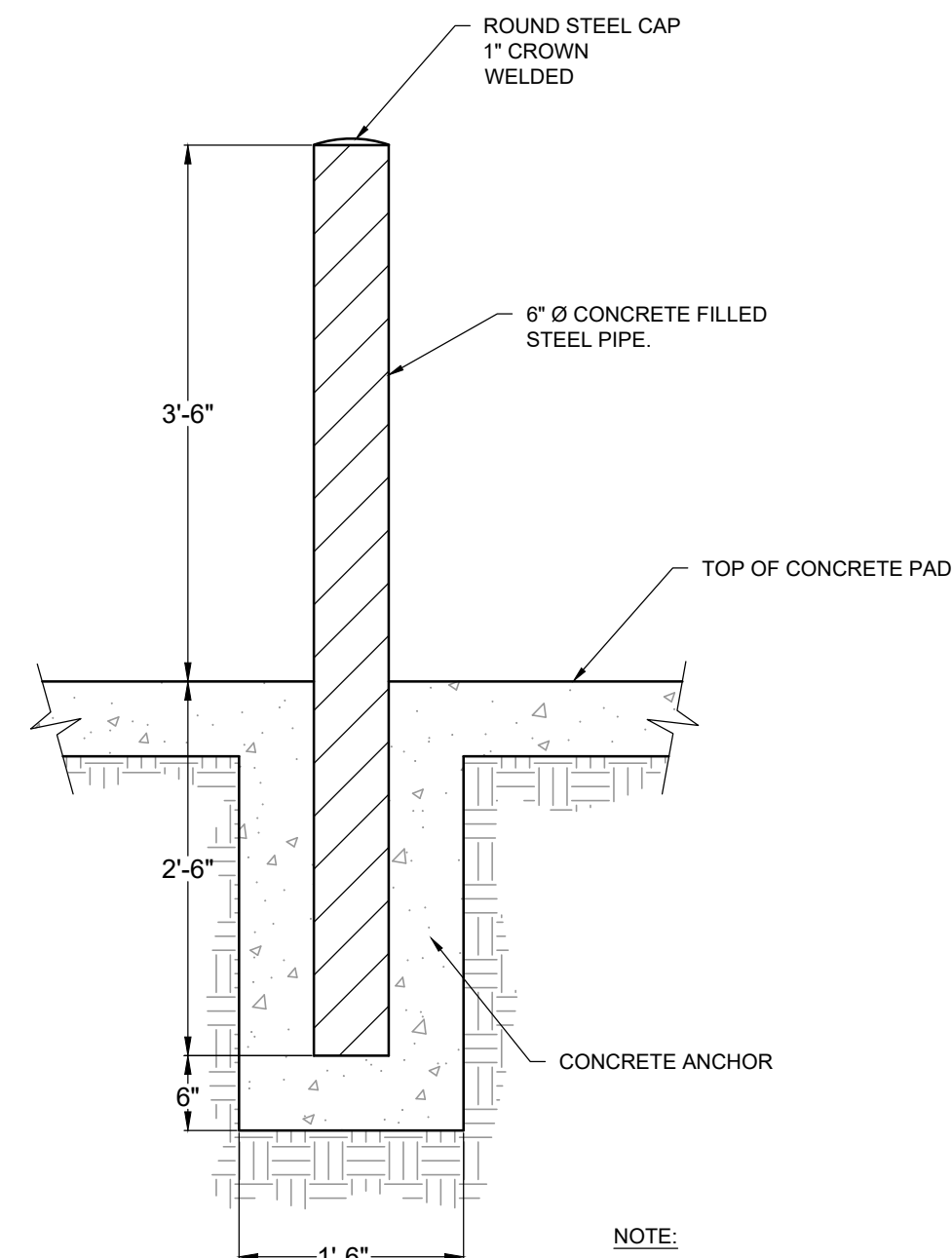
0 20' 40'

1" = 20'

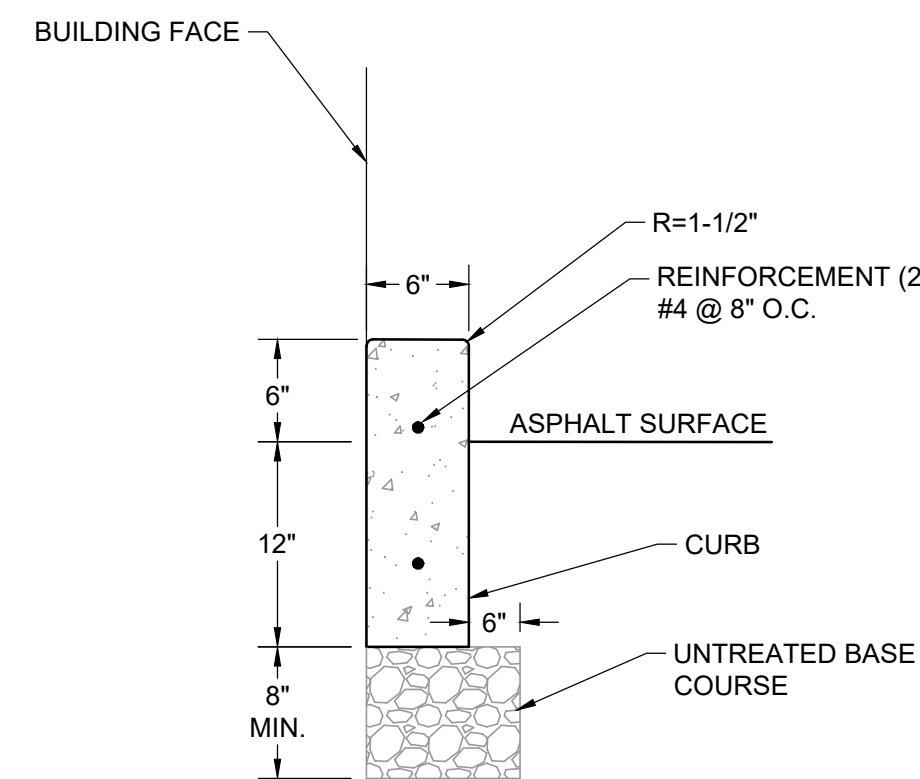
OWNER	TANYA HURTADO	DRAWN ##	CIVCO Engineering, Inc. P.O. Box 1758, Vernal, Utah 84078 Telephone: (435)789-5448 Fax: (435)789-4485 www.civcoengineering.com			REVISIONS <table><thead><tr><th>REV #</th><th>DATE</th><th>APPROVED</th><th>REVISION DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>			REV #	DATE	APPROVED	REVISION DESCRIPTION																
REV #	DATE	APPROVED							REVISION DESCRIPTION																			
PROJECT NAME	430 VICTORY WAY	DATE 10/3/2022																										
PHASE	PLANS FOR CONSTRUCTION	CHECKED ###																										
SHEET TITLE	SITE UTILITY PLAN	DATE ---																										
SHEET NO			C-05																									



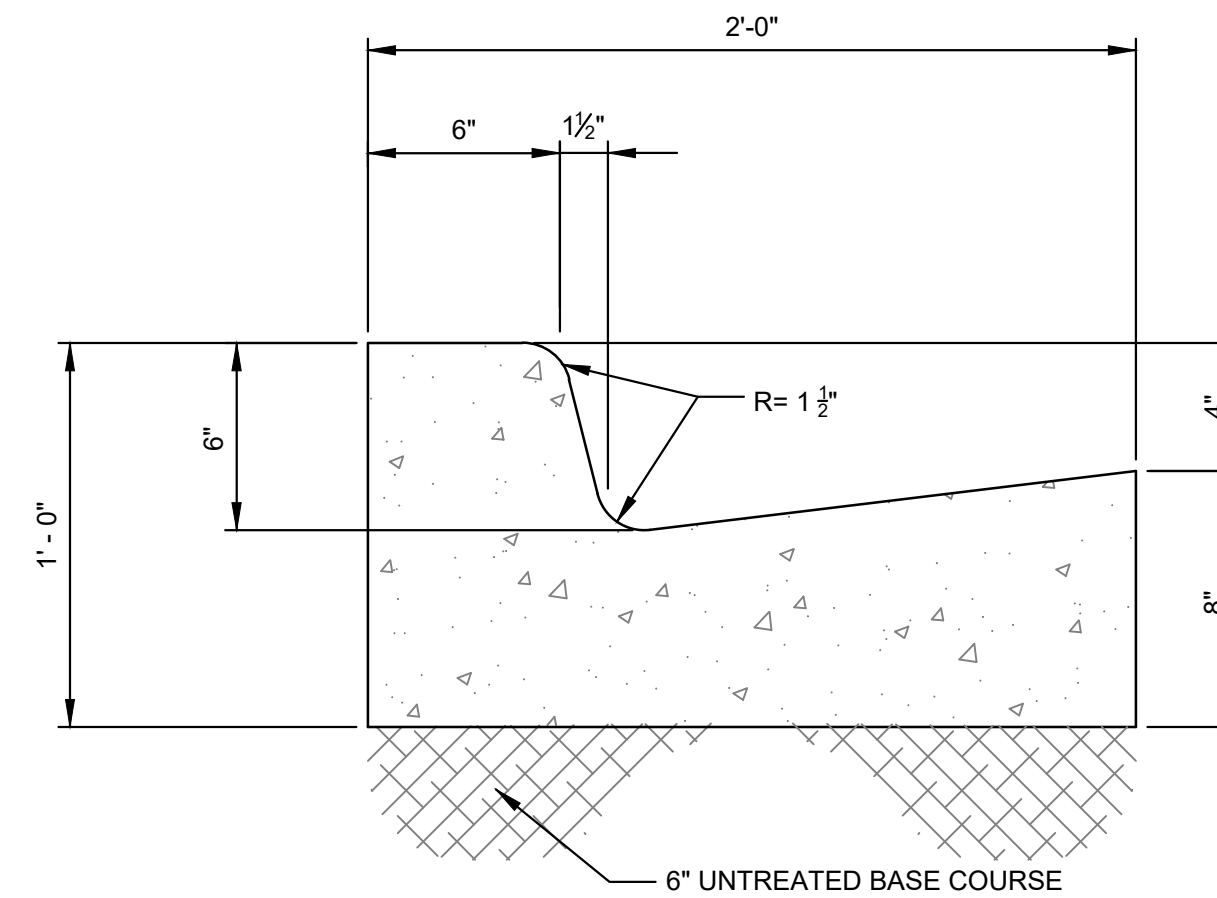
ASPHALT SECTION
N.T.S



6" DIAMETER PIPE BOLLARD
N.T.S.



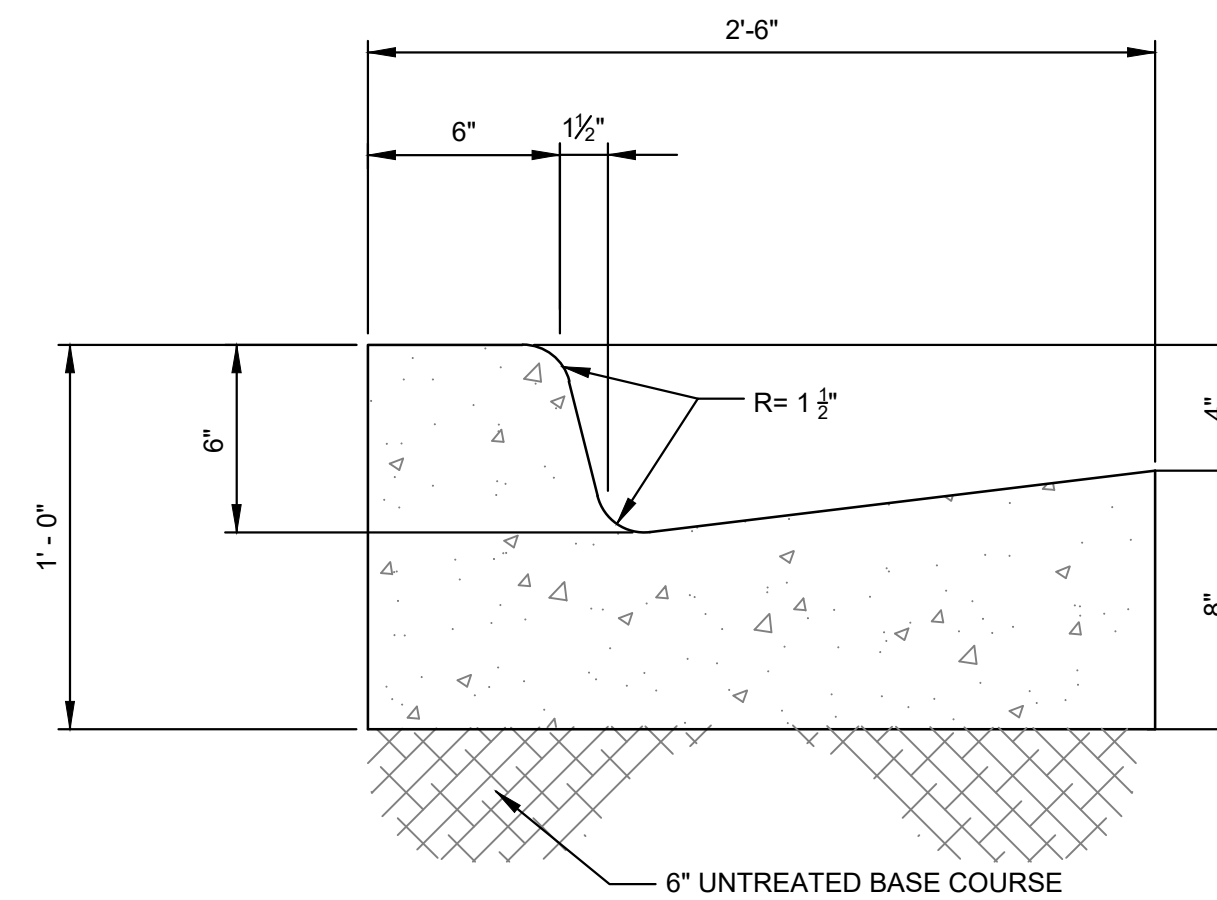
CONCRETE CURB



NOTE:

1. SEE ADA RAMP DETAIL FOR CURB & GUTTER AT PEDESTRIAN ACCESS AREAS

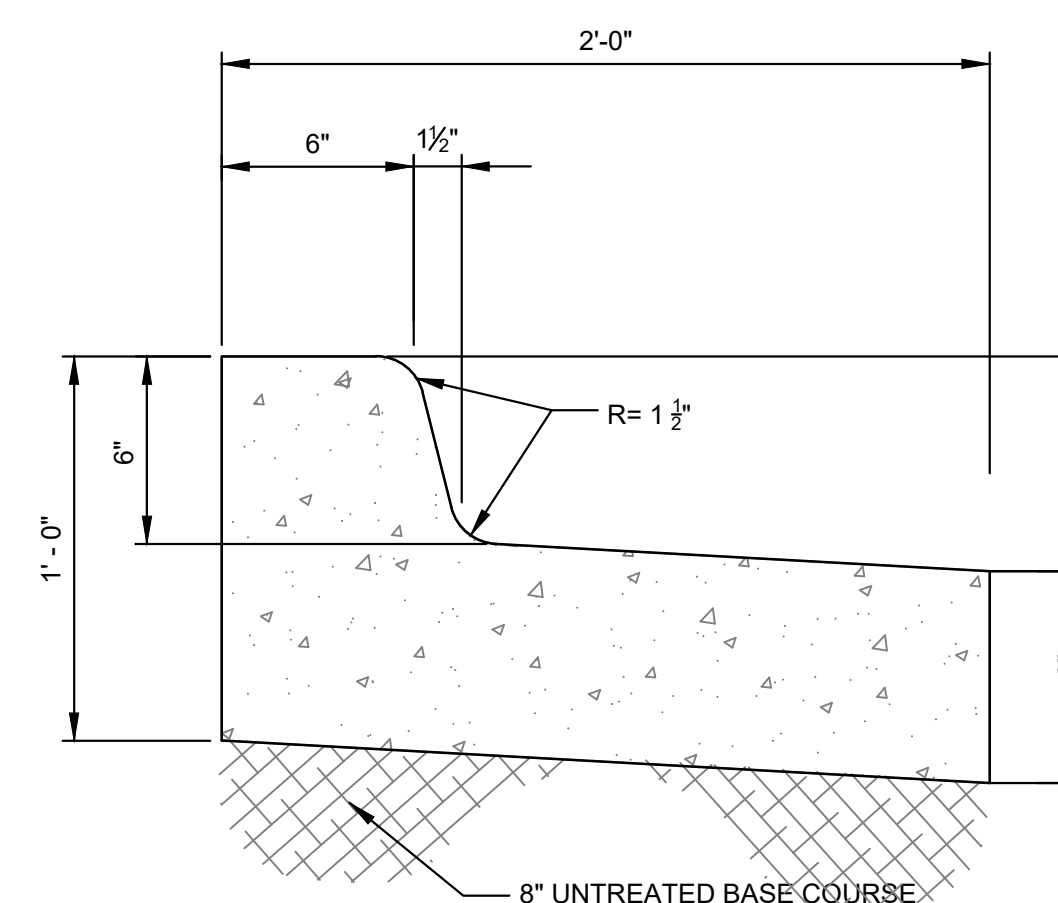
CONCRETE CURB AND GUTTER TYPE A
N.T.S



NOTE:

1. SEE ADA RAMP DETAIL FOR CURB & GUTTER AT PEDESTRIAN ACCESS AREAS

CONCRETE CURB AND GUTTER TYPE B
N.T.S



NOTE:

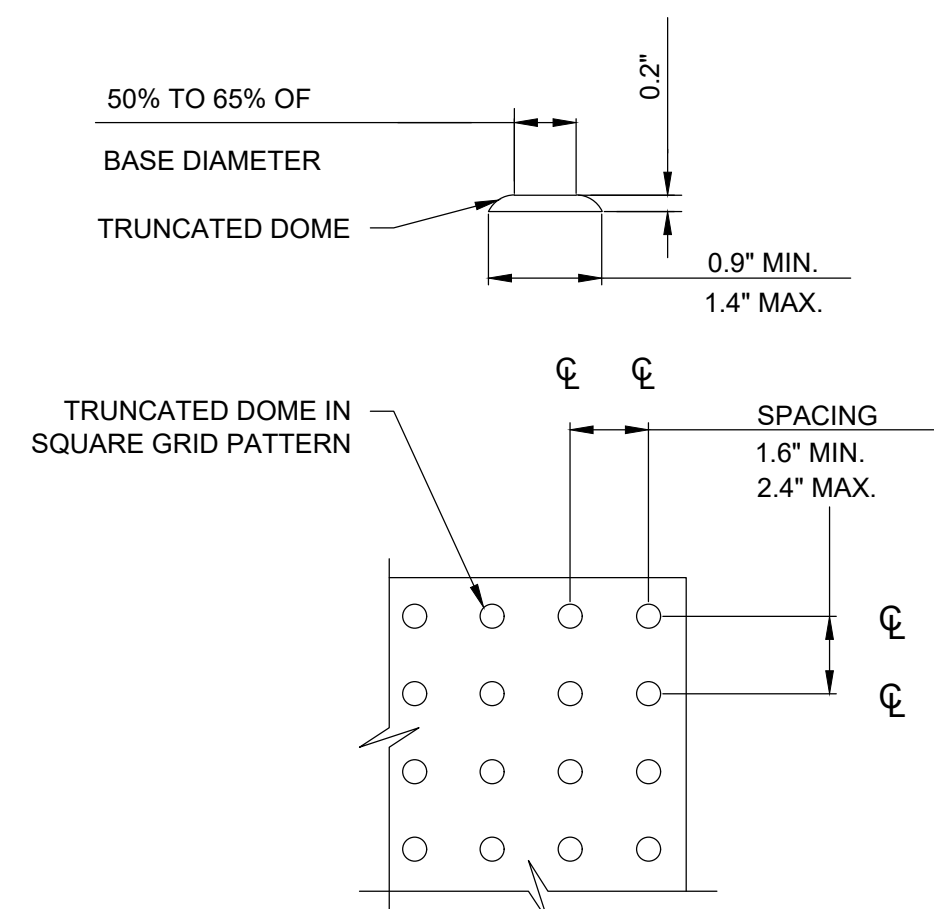
1. SEE ADA RAMP DETAIL FOR CURB & GUTTER AT PEDESTRIAN ACCESS AREAS

CONCRETE RELEASE CURB AND GUTTER
N.T.S

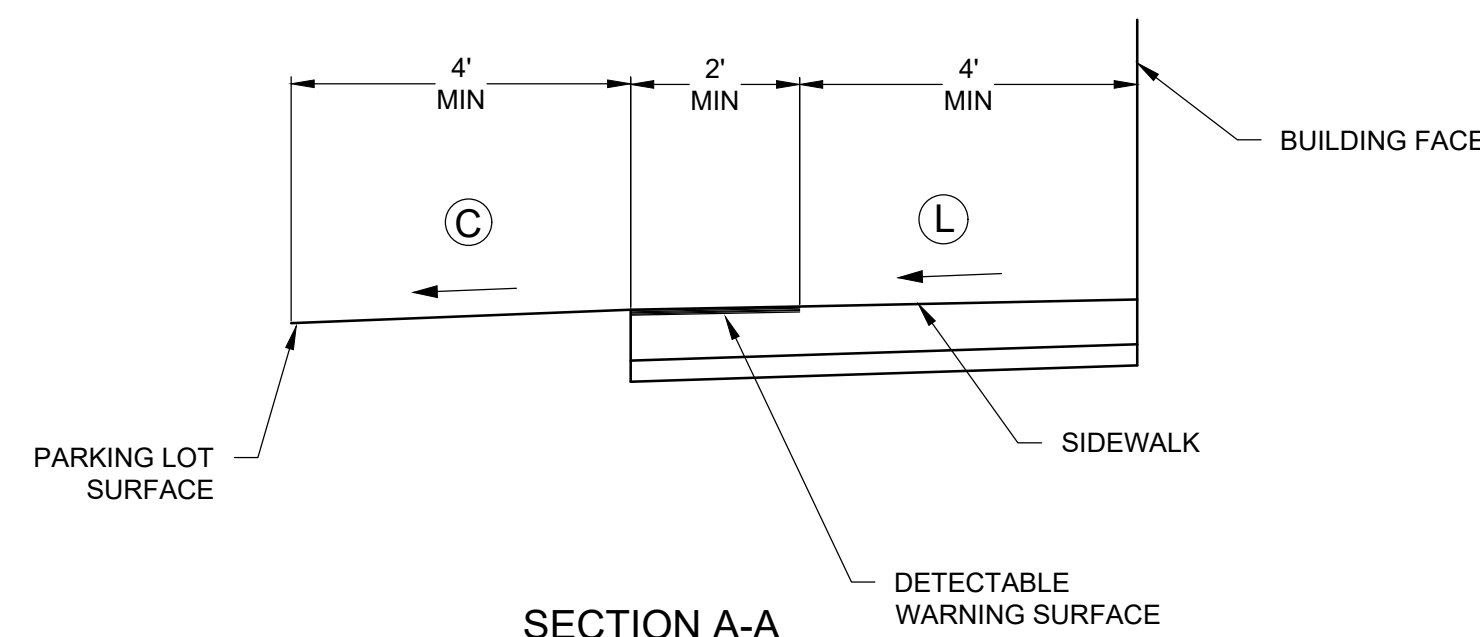
SLOPE TABLE			
	ITEM	MAX. RUNNING SLOPE *	MAX. CROSS SLOPE *
(L)	LANDING	2% (1V:48H)	2% (1V:48H)
(R)	RAMP	8.33% (1V:12H)	2% (1V:48H)
(C)	CLEAR SPA.	5% (1V:20H)	2% (1V:48H)
(S)	SIDEWALK	-	2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL
WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN
TRAVEL.

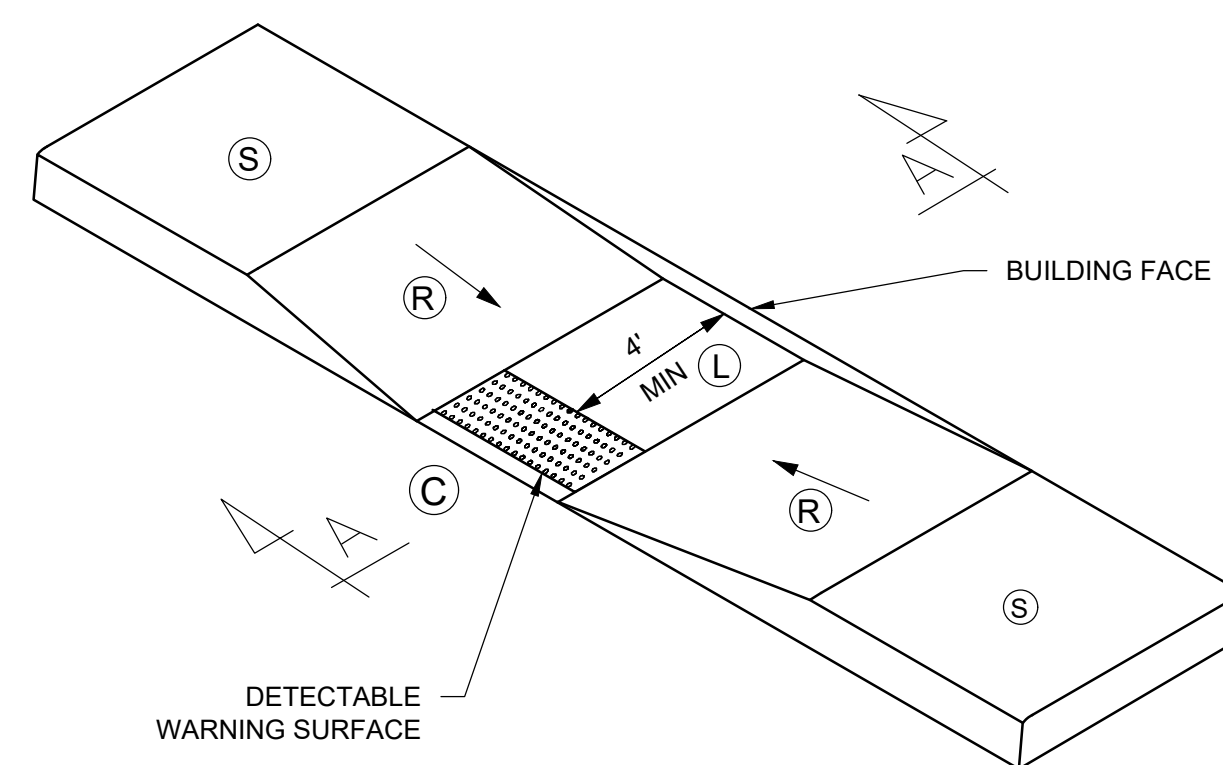
1. PROVIDE DETECTABLE WARNING SURFACE (YELLOW) FOR FULL WIDTH OF LANDING.
2. LOCATE DETECTABLE WARNING SURFACE SO THE EDGE NEAREST THE ASPHALT IS AT OR WITHIN 2" OF THE BACK OF CURB.



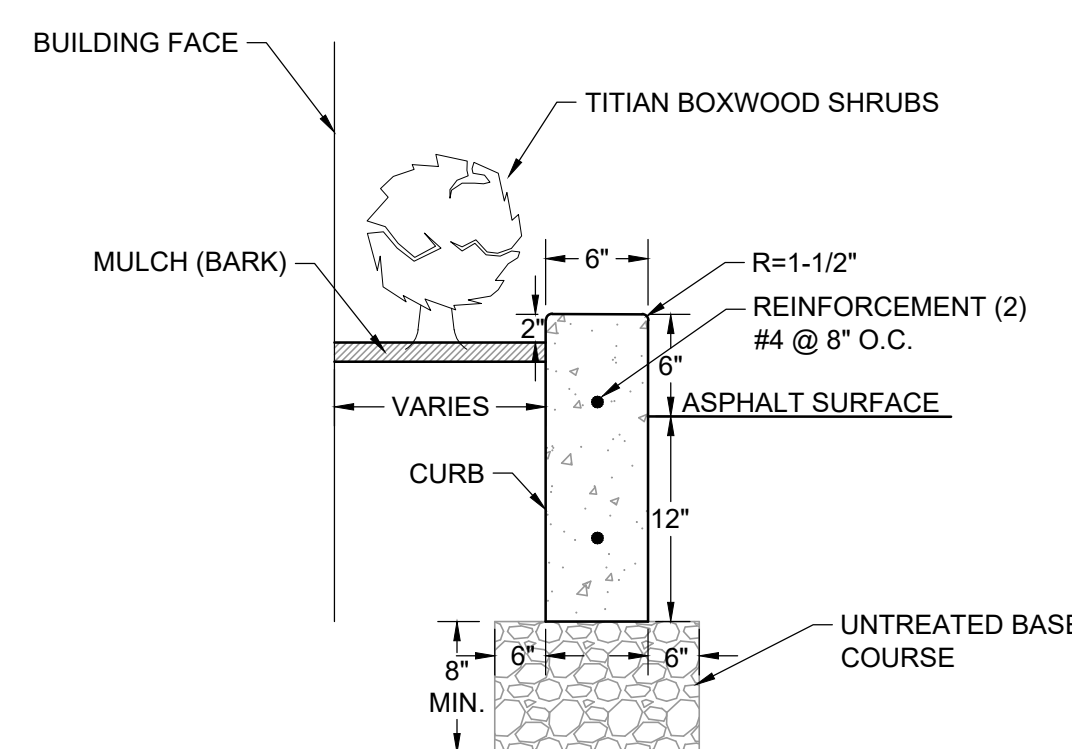
DETECTABLE WARNING SURFACE



SECTION A-A



ADA RAMP DETAIL



LANDSCAPE AREA
NEAR BUILDING

N.T.S.

OWNER		TANYA HURTADO		DRAWN MK		CIVCO Engineering, Inc. P.O. Box 1758, Vernal, Utah 84078 Telephone: (435)789-5448 Fax: (435)789-4485 www.civcoengineering.com					REVISIONS		
PROJECT NAME		430 VICTORY WAY		DATE 10/6/2022									
PHASE		PLANS FOR CONSTRUCTION		CHECKED JBB									
SHEET TITLE		DETAILS		DATE									
				--									
SHEET NO. C-06													