



CURRENT SITE ZONING
NTS
CURRENT ZONE: C-2 COMMUNITY COMMERCIAL

GENERAL SITE PLAN
SCALE: 1" = 20'

PROPOSED SITE USE & PLAN NARRATIVE:

THE OWNER OF THE EXISTING CRAIG SELF STORAGE PROPOSE TO CONSTRUCT MINI-STORAGE UNITS ON MON-KIM LOTS 1 & 2. UNDER PROVISIONS OF MUNICIPAL CODE 16.03.040.K FOR A CONDITIONAL USE FOR C-2 COMMUNITY COMMERCIAL ZONING.

IF APPROVED FOR THE CONDITIONAL USE, OWNERS MAY RE-PLAT BY VACATING THE LOT LINE BETWEEN MON-KIM LOTS 1 & 2. AND OR BETWEEN THE EXISTING LOT LINE.

LANDSCAPING:

THE APPLICANTS PROPOSE TO SEEK A VARIANCE FROM THE REQUIREMENT TO PROVIDE IRRIGATED LANDSCAPING FOR THE FOLLOWING REASONS:

- IT WOULD BE A HARDSHIP TO DEVELOP A WATER SYSTEM FOR THE SOLE PURPOSE OF LANDSCAPE IRRIGATION.
- CONSIDERING CURRENT DROUGHT TRENDS, IRRIGATED LANDSCAPE WOULD NOT BE IN LINE WITH WATER CONSERVATION PLANNING, AND
- APPLICANT WILL CONSTRUCT AND MAINTAIN VEGETATED DRAINAGE SWALES AT THE NORTH AND SOUTH SIDES OF THE LOT THAT WILL COLLECT ROOF AND ROADWAY RUNOFF.

REQUIRED LANDSCAPING
C-2 REQUIREMENT: 8 PERCENT OF GROSS LOT SIZE
MON-KIM LOT 1= 31,1667 SQ-FT
MON-KIM LOT 2 = 31,350 SQ-FT
LOTS 1 & 2 COMBINED GROSS = 62,517 SQ-FT
8 PERCENT OF GROSS = 5,001 SQ-FT

PROPOSED:

XERISCAPE WITH GRAVEL AND BOULDERS: 2,026 SQ-FT

NATURAL GRASS /DRAINAGE SWALE: 5,491 SQ-FT

TOTAL LANDSCAPE = 7,517 SQ-FT

GRADING AND DRAINAGE PLAN:

BASED ON LIMITED SURVEY DATA DUE TO SNOW COVER, THE NATURAL SITE GRADE IS TO THE SOUTHWEST. RUNOFF WILL DRAIN TO THE CENTER ISLE BETWEEN BUILDINGS AND THEN DOWN TO THE SOUTH. THE BUILDING FLOORS WILL BE AT LEAST 6" ABOVE THE ADJACENT SURFACING.

RUNOFF WILL BE COLLECTED AND HELD ON SITE VIA DRAINAGE DITCHES OR A RETENTION BASINS.

DESIGNED GRADING AND DRAINAGE WILL BE DEVELOPED FROM FURTHER SURVEY DATA.

UTILITY PLAN:

NO PLANS ARE MADE AT THIS TIME TO CONNECT TO ANY OTHER UTILITIES OTHER THAN POWER.

GENERAL NOTES:

BOUNDARY AND EASEMENT LOCATION FROM EPP AND ASSOCIATES.

AERIAL IMAGE FOR REFERENCE ONLY, ACTUAL LOCATIONS WILL VARY.

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE, THE LOCATIONS OF WHICH HAVE NOT BEEN SURVEYED.

CRAIG SELF-STORAGE EXPANSION
MON-KIM LOTS 1 & 2
GENERAL SITE PLAN

COPYRIGHT 2023
HEADWATER ENGINEERING, RESERVES
OUR COMMON LAW COPYRIGHT. THIS
DRAWING AND ALL THE INFORMATION
HEREIN AS AN INSTRUMENT OF
PROFESSIONAL SERVICE WHICH SHALL
NOT BE USED IN WHOLE OR PART FOR
ANY PROJECT OR OTHER USE WITHOUT
OUR EXPRESS WRITTEN CONSENT.

Civil - Water Resources - Environmental
Craig, CO 9703-26-3350
Coordinate Note

APPLICANT:
CENTRAL PARK MANAGEMENT, INC
C/O CURT WEISS
880 WEISS DRIVE SUITE A
STERLING SPRINGS, CO 80487

DRAWN	DATE	BY	WML	REVISED	APPROVED
	2/2/23				