

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. THE WILL BE APPROXIMATELY 104 10-FOOT WIDE UNITS WITHIN SIX BUILDINGS.

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

LANDSCAPING:

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
• 4" MINUS LIMESTONE COBBLE
• DISPERSED 1'-4" DECORATIVE BOULDERS

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

TOTAL LANDSCAPE = 7,517 SQ-FT

LANDSCAPING IRRIGATION PLAN:

TREES AND BUSHED WILL BE IRRIGATED WITH A LOW-HEAD DRIP SYSTEM.

GRASS AREAS WILL BE IRRIGATED WITH POP-UP ROTARY STYLE SPRAYERS OR OR DRIP SYSTEM AS RECOMMENDED BY A LANDSCAPE ARCHITECT OR AS APPROVED BY THE CITY OF CRAIG.

LANDSCAPING LEGEND:

- TREE (TYP. OF 10 MIN.)
- BUSH (TYP. OF 15 MIN.)
- DECORATIVE BOULDER/ROCK

TREE AND BUSH PLAN:

TREES WILL BE A BALANCED MIX OF:
1. QUAKING ASPEN AND
2. CRABAPPLE

BUSHES & SHRUBS WILL BE A MIXTURE OF:
1. BOXWOOD
2. ROCK SPIREA
3. KELSEY DOGWOOD

ADA ACCESS AND USAGE:

6 OF THE 104 PLANED UNITS (OR 5.7 PERCENT) WILL BE DEDICATED FOR ADA ACCESSIBLE AND USE. THESE LOCATIONS ARE DEPICTED ON THE ADJACENT MAP.

UTILITY PLAN:

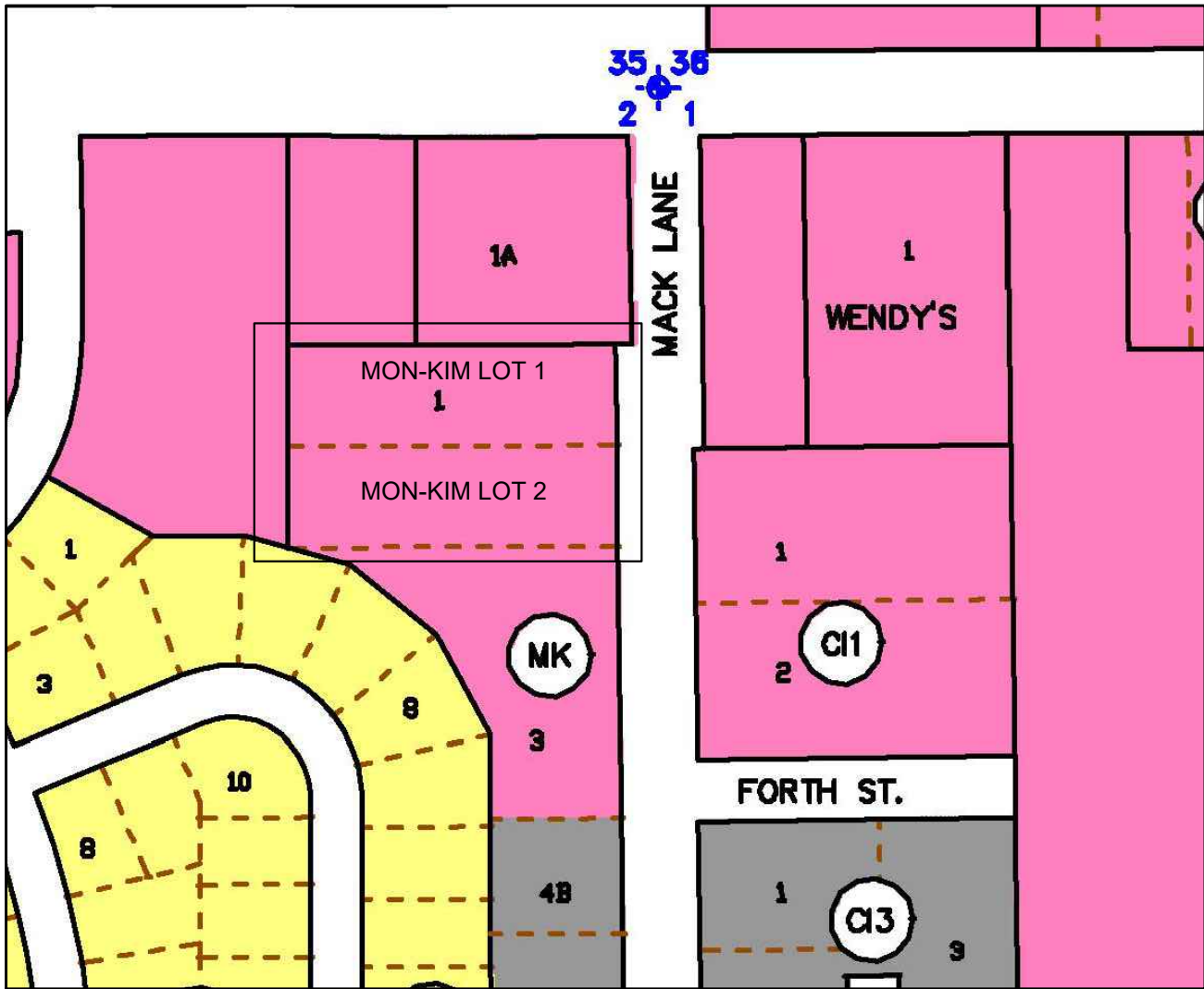
APPLICANT PLANS TO CONNECT TO ELECTRICAL AND THE CITY OF CRAIG'S WATER AND STORM SEWER UTILITIES.

GENERAL NOTES:

BOUNDARY AND EASEMENT LOCATION FROM EPP AND ASSOCIATES.

AERIAL IMAGE COLLECTED BY DRONE 4/22/23 FOR REFERENCE ONLY. ACTUAL LOCATIONS WILL VARY.

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



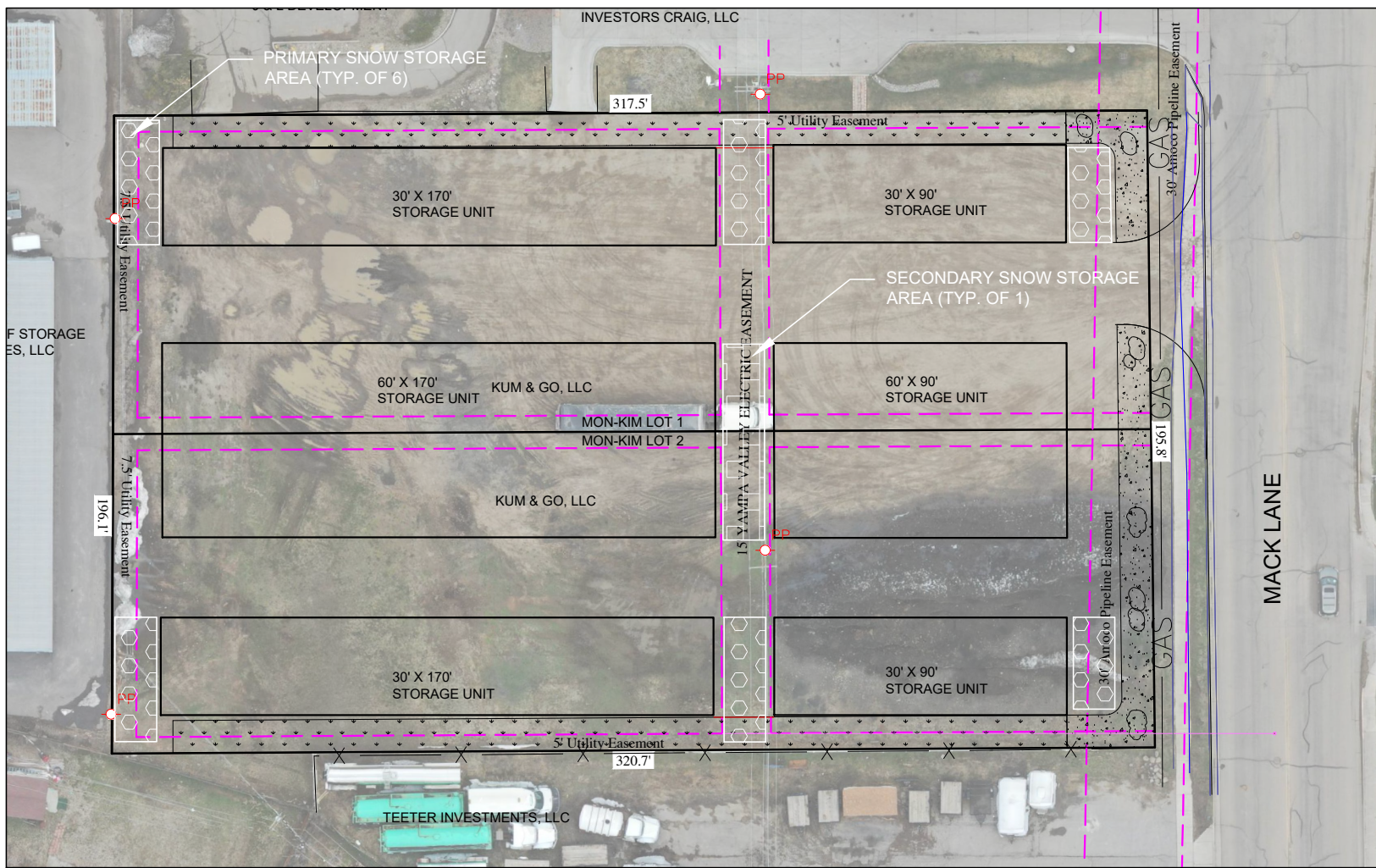
CURRENT SITE ZONING

NTS

CURRENT ZONE: C-2 COMMUNITY COMMERCIAL

GENERAL SITE PLAN

SCALE: 1" = 20'



SNOW STORAGE MAP

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CRAIG SELF-STORAGE EXPANSION

MON-KIM LOTS 1 & 2

GENERAL SITE PLAN

DRAWN	DATE	BY	WML	REVISED	APPROVED
	2/27/23				