

CONCEPTUAL SITE PLAN

Note: Topographic survey provided by Davis Engineering

SCALE: 1/8" = 1'-0"

SITE INFORMATION:
 SITE ZONING: MU-TC
 SITE AREA: 1.12 ACRES (48,768 SF)
 MIN. SETBACKS: 20' FRONT, 10' SIDE, 5' REAR
 REQ'D LANDSCAPING: 0.189 ACRES (15%)
 ALLOWABLE DENSITY: 1.12 X 16 = 20 UNITS
 MIN. UNIT SIZE: 400 SF
 OCCUPANCY GROUP: R-2
 CONSTRUCTION TYPE: V-B
 PROPOSED NO. OF UNITS: 16 EXISTING + 8 PROPOSED = 24

PARKING REQUIREMENTS:
 1.25 PARKING STALL REQUIRED PER UNIT
 REQUIRED: 10 NEW STALLS
 3 STALL SURPLUS (TANDEM STALLS OFF ALLEY)
 PROPOSED ALONG ALLEY: 3
 PROPOSED IN EXISTING PARKING LOT: 4

LANDSCAPE REQUIREMENTS:
 15% OF SITE TO BE LANDSCAPED- 8233 SF

ON-SITE DETENTION POND NOT REQUIRED AS PROPOSED STRUCTURES ARE NOT MORE THAN 10% (4,876 SF) OF TOTAL SITE AREA.
 ADDED SOUTH BUILDING ROOF AREA= 1,929 SF
 ADDED NORTH BUILDING ROOF AREA= 1,558 SF
 ADDED IMPERVIOUS PARKING= 810 SF
 (5 STALLS ON EXISTING PAVEMENT)
 TOTAL 4,297 SF, WHICH IS LESS THAN 10%

CASA DE LOS ARCOS
 503 SOUTH 8TH STREET
 PAGOSA SPRINGS, CO 81147



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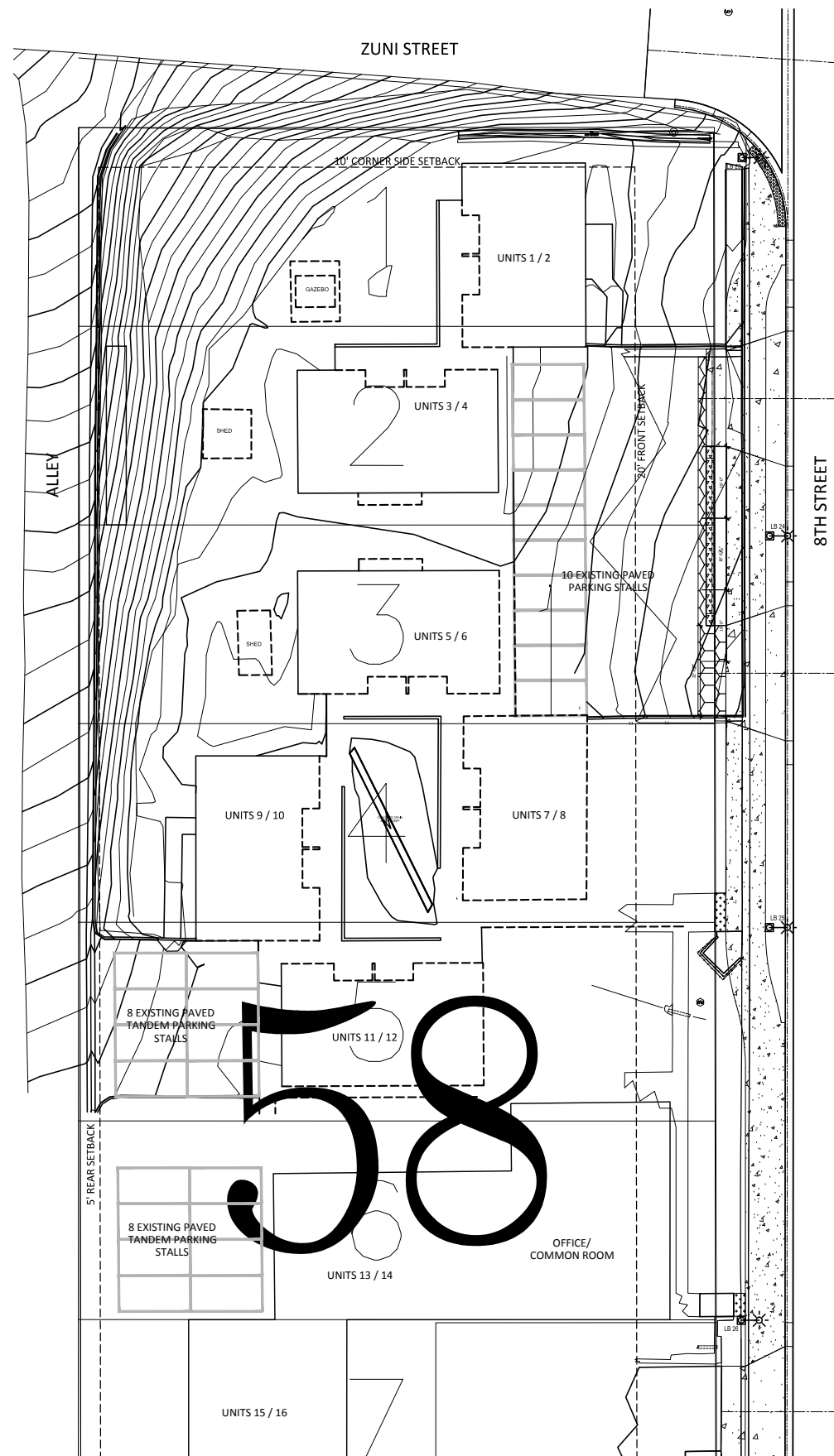
2017-05-11

2017-05-24

REVISIONS:

SP2

CONCEPTUAL
 SITE PLAN



NORTH

EXISTING SITE PLAN

SCALE: 1" = 20'-0", Note: Topographic survey provided by Davis Engineering

SITE INFORMATION:

SITE ZONING:	MU-TC
SITE AREA:	1.12 ACRES (48,768 SF)
MIN. SETBACKS:	20' FRONT, 10' SIDE, 5' REAR
REQ'D LANDSCAPING:	0.189 ACRES (15%)
ALLOWABLE DENSITY:	1.12 X 16 = 20 UNITS
MIN. UNIT SIZE:	400 SF
OCCUPANCY GROUP:	R-2
CONSTRUCTION TYPE:	V-B
EXISTING NO. OF UNITS:	16 UNITS + OFFICE

PARKING REQUIREMENTS:

1.25 PARKING STALL REQUIRED PER UNIT
 16 UNITS X 1.25 = 20 STALLS
 10 STALLS PROVIDED IN PAVED LOT OFF 8TH STREET
 16 TANDEM STALLS PROVIDED IN PAVED LOTS OFF ALLEY
 26 TOTAL PROVIDED

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REVISIONS:

SP1

EXISTING
SITE PLAN