Town Hall 551 Hot Springs Blvd.
Pagosa Springs, CO 81147

AGENDA

Planning Commission Meeting
Tuesday, September 9, 2025 @ 5:30 PM

1. REMOTE PARTICIPATION

The public is encouraged to join via Zoom conference call as space is limited in the meeting room.

Please paste this link below to join the webinar:
https://us06web.zoom.us/j/82738710091
Or to join by telephone dial: 1-719-359-4580 Webinar ID: 827 3871 0091

Meetings are conducted in person at Town Hall located at 551 Hot Springs Blvd. Whenever possible, meetings will be broadcast online via Zoom, which can be accessed from a computer or phone with internet access, or by calling in. The Town does not and cannot guarantee internet service or online broadcasting. Remote attendance is at the risk of the attendee as public meetings will continue in person regardless of the Town's broadcast capability.

I. CALL MEETING TO ORDER

II. ANNOUNCEMENTS

III. APPROVAL OF MINUTES

A. Approval of the 09 Sep 2025 Meeting Minutes
Planning Commission - 24 Jun 2025 - Minutes - Pdf

IV. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items not on the agenda.

V. BOARD OF ADJUSTMENTS

VI. DESIGN REVIEW BOARD

A. Final Design Review Application - Pagosa Bible Church, 209 Harman Park Drive
Agenda Brief - Final Design Review Application - Pagosa Bible Church, 209 Harman Park Drive - Pdf

B. Final Major Design Review - Pagosa Auto Rents, 103 Majestic Drive
Agenda Brief - Final Major Design Review - Pagosa Auto Rents, 103 Majestic Drive - Pdf

VII. PLANNING COMMISSION

A. Amending the Official Zoning Map Regarding Property Known As 1040 East U.S. Highway 160.
Agenda Brief - Amending the Official Zoning Map Regarding Property Known As 1040 East U.S. Highway 160 - Pdf

B. Elect Planning Commission Vice-Chair for Remainder of 2025
Agenda Brief - Elect Planning Commission Vice-Chair for Remainder of 2025 - Pdf

C. Recommendation for Appointing Regular Member to the Planning Commission
Agenda Brief - Recommendation for Appointing Regular Member to the Planning Commission - Pdf

D. Zoning Map Amendment for 1040 E. Hwy 160
Agenda Brief - Zoning Map Amendment for 1040 E. Hwy 160 - Pdf

VIII. REPORTS AND COMMENTS

A. Projects Review

Agenda Brief - Projects Review - Pdf

B. Development Department Monthly Report

Agenda Brief - Development Department Monthly Report - Pdf

C. Planning Commission - Comments, Ideas and Discussion

IX. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items on the agenda.

X. ADJOURNMENT

Town Hall 551 Hot Springs Blvd.
Pagosa Springs, CO 81147

MINUTES

Planning Commission Meeting
June 24, 2025 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on June 24, 2025, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

COMMISSION PRESENT: Commissioner Pitcher, Commissioner Weiler, Commissioner Gurule, and Commissioner Reid

COMMISSION ABSENT: Commissioner Hodges and Commissioner Pribble

1 CALL MEETING TO ORDER

a) at 5:32 p.m.

2 ANNOUNCEMENTS

a) Chair Pitcher promoted Commissioner Reid to a voting member.

3 APPROVAL OF MINUTES

a) Approval of the April 22, 2025 Meeting Minutes

Commissioner Gurule moved Member Gurule moved to approve the April 22, 2025 meeting minutes.Commissioner Weiler seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 DESIGN REVIEW BOARD

a) Extension Request – Sketch Major Design Review Approval for Healing Waters Resort

Director Dickhoff presented the staff report. Chair Pitcher asked about the geothermal issues that were stated on the applicant's request. Director Dichoff answered that he was unsure about those issues.

Commissioner Reid moved to approve the extension request for the Sketch Major Design Review of the Healing Waters at 140 Hot Springs Boulevard, extending the approval 1 year to July 23, 2026. Commissioner Gurule seconded.

Carried.

b) 103 Majestic Drive, Pagosa Auto Rents, Sketch Major Design Review Application

George Brown, applicant, introduced his project. Director Dickhoff, presented his staff report. Commissioner Reid asked what kind of rental business this will be. Mr. Brown answered an auto rental yard. Commissioner Reid noted that this could cause quite a bit of traffic. Mr. Brown answered that he gets about 8 cars a day. Chair Pitcher asked if Majestic Drive is paved that this location. Mr. Brown answered yes. Chair Pitcher noted that the intent of the LUDC is dust mitigation and you can not accomplish that without pavement or concrete, but at this site it is cost prohibitive. Mr. Brown noted that there is negative flow onto the site as well. Chair Pitcher noted that there are exposed hillsides on Majestic Drive and sediment going onto the road and capturing that sediment onsite is very important,

as well as erosion control. Chair Pitcher asked if the fencing will be the entire property or the flat portion in the front. Mr. Brown answered the front. Member Gurule asked if asphalt or concrete instead of gravel is a preference. Director Dickhoff answered that impervious surfaces could be an improvement for this site. Chair Pitcher said that he thinks that gravel meets the intent of the code for this site. Commissioner Gurule asked if a sign plan could be in the Final MDR application. Director answered yes. Chair Pitcher opened for public comment; none; closed public comment.

Commissioner Reid moved to APPROVE the Pagosa Auto Rents Sketch Major Design Review Application, directing the applicant
to provide at least the following with their Final Major Design Review application:
1) Complete dimensioned site plan showing all proposed improvements and code requirements.
2) Details regarding all proposed structures.
3) Cargo container painted to blend in with property.
4) Paving (gravel) areas frequently used by vehicles.
5) Landscape treatments consistent with code.
6) Buffering along northern property line.
7) Drainage waiver determination.
8) Sign plan to be provided at Final MDR. Commissioner Gurule seconded.

Carried.

6 PLANNING COMMISSION

a) Elect a Vice Chair to serve on the Planning Commission for the remainder of the 2025 calendar year

Kristin McCollam has resigned as of May 30, 2025. Thus, the Vice Chair position on the Planning Commission is now vacant, and a selection will need to be made to fill the role through the remainder of 2025 calendar year.

The commissioners agreed to table this election to the next meeting when there are more commissioners present.

7 REPORTS AND COMMENTS

a) Development Department Reports

Director Dickhoff presented the report. Chair Pitcher asked if the CDOT project was on schedule. Director Dickhoff answered that he believed so.

8 PUBLIC COMMENT

a) None.

9 ADJOURNMENT

a) at 7:08 p.m.

AGENDA BRIEF

MEETING: Planning Commission - 09 Sep 2025
FROM: James Dickhoff, Development Director

PROJECT:	Final Design Review Application - Pagosa Bible Church, 209 Harman Park Drive
ACTION:	Design Review Board action

ATTACHMENTS:
Staff Breif_MDR FINAL 2025-01_Pagosa Bible Church Expansion-09.09.25
Applicant Narrative
Architectural Design Sheets-Pagosa Bible Church
PBC Drainage Report 2025-08-10 with appendicies
Civil Plans _ Pagosa Bible Church

RECOMMENDATIONS:

1. Move to APPROVE the Pagosa Bible Church FINAL Major Design Review Application, directing the applicant to address staff's comments contained in the staff report, including:
    a. Snow storage plan exhibit
    b. Screening of any mechanical equipment and/or trash enclosures prior to TCO or CO
    c. Verification from the Harman Park Association regarding increased sanitary sewer service.
    d. Storm Water Management Plan prior to building permit submittal
    e. (Others as determined by the Design Review Board)

2. Move to CONTINUE the consideration of the Pagosa Bible Church SKETCH Major Design Review Application until [specify date], (providing direction to staff and/or the applicant).

3. Move to DENY the Pagosa Bible Church SKETCH Major Design Review Application (providing direction to staff and/or the applicant).

PLANNING DIVISION STAFF BRIEF

PAGOSA BIBLE CHURCH EXPANSION - FINAL MAJOR DESIGN REVIEW APPLICATION

Application: Final Major Design Review application - Pagosa Bible Church Expansion

Property Location: 209 Harman Park Drive

Acreage: 4.1 acres in total

Property Owner/Applicant: Pagosa Bible Church

Representative: Reynolds Ash + Associates, Brad Ash

Zoning: Mixed Use Corridor (MU-C)

Background:
The Design Review Board approved the SKETCH MDR application on April 22, 2025, contingent on the applicant providing at least the following with their FINAL Major Design Review application:
a. An assessment is required for increased drainage detention
b. Verification from PAWSD Regarding increased water service.
c. Verification from PSSGID and the Harman Park Association regarding increased sanitary sewer service.
d. Provide an illumination plan and light fixture specifications

Public Notification:
Public notification was mailed to property owners within a 500-foot radius, posted on site, posted in Town Hall, and published in the Sun Newspaper pursuant to LUDC 2.3.6.

Project and Process Description:
The applicant proposes a 5,800 square footprint expansion of the existing building, with 5,800 sq ft on the ground floor and 4,200 sq ft on the second level for a total addition of 10,000 sq ft attached to the south end of the existing building. The developers proposed development narrative is attached.

Staff's Land Use Development Code Review:
Below are the applicable sections of the LUDC that apply to this proposed project.
GREEN Text: Items that comply with the LUDC standard.
RED Text: Items that do not comply or need to be provided with Final Major Design Review application.
BLUE Text: General information or matters that require the Design Review Board's (DRB) attention and direction.

LUDC Article 3, Zoning:
The proposed project is located within the Mixed Use - Corridor (MU-C) zoning district.

"The MU-C district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential, along major highways. Commercial uses are appropriate, including retail, offices, hotels, and tourism-related businesses. The district is intended to promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed-use areas that also contain some housing, offices, and light trade". Complies

LUDC Article 4, Allowable Uses:

The proposed expansion include a fellowship hall, offices, meeting spaces, storage, 6 classrooms, women and men restrooms and storage are allowable uses associated with the primary permitted "Public Assembly" use as a within the MU-C District. Complies

LUDC Article 5, Dimensional Requirements

The proposed addition to the building is along the south building wall of the existing structure, with the same side wall plains.

Setbacks:

Front: 20 foot setback from Harman Park Drive: Complies
Side: 5 feet min. Complies
Rear: 5 feet min. Complies

Building Height (35 midpoint and 41 peak maximum allowed):

The proposed expansion matches the existing roof peak height of approximately 27 feet, with a 31 foot roof peak. Complies

Landscaping (Minimum 15%): Proposal includes approximately 17,569 SF. Complies

The total developed portion of the site is 1.36 acres, with the minimum required landscaping at 8,873 SF (15% of the site). The proposed landscaping provides roughly 30% of the developed area in landscaped areas, including church-adjacent areas, parking islands, and perimeter landscaping. The remaining undeveloped 1.04 acres of the 2.4-acre site will remain in its natural state, ensuring full compliance with LUDC.

Please note, with the pending adoption of the International Wildland Urban Interface Code (IWUIC), additional landscaping considerations may apply if the building permit application is submitted after the IWUIC adoption, which will amend the Town's existing landscaping regulations, including defensible space within certain distances of structures and the use of certain non-combustible materials. Complies

LUDC Article 6, Development and Design Standards

6.2 Flood Damage Protection Regulations:

Site is not located within a mapped flood hazard area. NA

6.3.1 Construction Erosion Control:

The phased disturbance areas will be under the 1-acre threshold for a Colorado Storm Water Management Permit (SWMP). However, a stormwater management Plan shall be submitted to the Town identifying "Best Managements Practices" (BMPs) to be installed for storm water erosion control during construction activities and maintained in place as functional erosion control structures until re-vegetation has been re-established to a minimum of 70%. The applicant shall submit a Storm Water Management Plan, and the contractor is required to ensure erosion BMPs are installed prior to any excavation activities and to ensure maintenance of erosion BMPs throughout the construction project and until 70% revegetation is established. A pre-construction meeting is now required for all commercial developments to ensure these BMPs are installed prior to excavation activities.

6.3.2. Site Drainage

Site drainage is proposed to flow to the existing detention pond located north of the Pagosa Bible Church building. The pond will be reconfigured and enlarged to accommodate the increased runoff from the developed site while separating on-site flows from off-site flows from adjacent properties to the west. Runoff from the pond is conveyed via an 18-inch diameter pipe to the roadside ditch along Harman Park Drive, which then conveys flows across the roadway to the natural drainage. The detention pond is designed to limit peak flows to levels below historical pre-development values for both the 10-year and 100-year storm events. Complies.

6.3.3: Adequate space for snow storage shall be provided.

"For planning purposes, one (1) square foot of snow storage space is generally necessary for each two (2) square feet of area to be cleared". A snow storage plan was provided. A snow storage plan must be submitted prior to building permit approval. The site currently includes 47 parking spaces over the minimum requirement, as well as a vacant lot that may be utilized for additional parking or snow storage.

6.3.4 Sanitary Sewer and 6.3.5 Potable Water:

The development will connect to Pagosa Area Water and Sanitation District (PAWSD) facilities for water and Pagosa Springs Sanitation General Improvement District (PSSGID) for sewer.

PAWSD is the water utility provider. Existing infrastructure has been verified by PAWSD and is expected to adequately handle the additional demand from the proposed development.

Harman Park has a private sanitary sewer collection system that outflows into the PSSGID main sewer line. Existing infrastructure has been verified by PSSGID and is expected to adequately handle the additional demand from the proposed development.

Verification from the Harman Park Association is required prior to building permit application submittal.

Fire District Sketch Review: The application has been forwarded to the Fire District for comments that the applicant shall consider for inclusion into the project.

6.4 Sensitive Area Protection:

Sensitive areas (steep slopes, hazard-prone areas, geologic or wildfire hazards) have not been identified on this site as it is an existing developed property. Not applicable.

LUDC 6.6 Access and Circulation

6.6.2 Connectivity and 6.6.5 Sidewalks and Trails.

Vehicular Access

The property has one primary access from Harman Park Drive. There is an existing additional access from Red Ryder Ct, that should be retained for emergency access.

Pedestrian access from Harman Park drive is existing. Complies

6.6.6. Parking and Vehicle Access

The on-site parking lot is located to the south side of the addition. The existing parking lot is being expanded to the south to accommodate the new building addition and additional parking needs. Existing emergency access will remain in place, accessing Red Ryder Court, which requires year round maintenance to ensure access for emergency vehicles. Complies

LUDC 6.7. Commercial and Mixed-Use Design Standards

6.7.3 Mixed Use Design General Standards

A. Site Layout Complies.

6.7.3.B BUILDING DESIGN

The proposed building addition matches the existing building architectural style, which complies with the LUDC standards.

1. Massing and Form. Complies

2. Exterior building materials: Multiple materials are proposed. Complies

Please note that with the potential future adoption of the IWUIC, building materials may be required to meet code requirements for fire safety. This could include the use of non-combustible or fire-resistant materials, particularly in areas requiring defensible space around structures.

3. Architectural Style. Architectural character matches character of existing building. Complies

4. Four-sided Design. Complies

5. Entrance visibility**.** The existing entrances are clearly visible from the street**.** Complies

LUDC 6.9 Parking and Loading

6.9.3 Off-Street Parking Requirements.

Total Required Parking Spaces:
Based on a total building of 22,602 sqft, a minimum of 75 spaces and 4 ADA spaces are required. The project proposes 122 with 8 ADA spaces. Complies

6.9.4 Parking Area Layout and Design

A. Stall dimensions and layout meet the requirements and are hard surfaced. Complies

B. Parking Area Layout:

1. Parking and driveway are proposed asphalt surfaced. Complies
2. Parking location does not dominate the primary street frontage or interfere with pedestrian access. Complies
3. Design Standards – Complies with 6.7.4

C. Landscaping. On-Site Parking lot is internal to the development.

17 trees are proposed to be planted in the new parking lot area in landscape islands according to the landscape plan. 11 existing trees along the perimeter of the parking lot and drive aisles. There are also a number of existing mature trees on site that have been preserved. Complies

Please note that with the future adoption of the IWUIC, tree spacing and placement may need to be reviewed to ensure compliance with defensible space requirements around structures.

LUDC 6.10 Landscape and Buffers

6.10.3 Design Standards

A. General: The total developed portion of the site is 1.36 acres, with the minimum required landscaping at 8,873 SF (15% of the site). The proposed landscaping provides roughly 30% of the developed area in landscaped areas, including church-adjacent areas, parking islands, and perimeter landscaping. The remaining undeveloped 1.04 acres of the 2.4-acre site will remain in its natural state, ensuring full compliance with LUDC.

Complies

6.10.4. Buffering and Screening

All new mechanical equipment shall include screening as necessary and fully screened trash collection area at building permit application.

LUDC 6.11 Exterior Lighting

An exterior lighting plan has been submitted with the Final MDR application. However, the submitted exterior lighting fixtures may need additional add-on shields to prevent light source visibility at a 5 foot height at the property lines. Compliance is determined at time of operation.

All exterior lighting will be inspected after installation for compliance determination prior to issuance of CO. All exterior lighting shall ensure the light source (bulb, LED board, reflective surface) is completely shielded from visibility at the property line.

LUDC 6.12 SIGN CODE

No additional signs are proposed at this time. A sign permit application is required if additional signage is proposed in the future, which is reviewed administratively.

Major Design Review Approval Criteria includes:

(i) The development plan complies with all applicable development and design standards set forth in this Land Use Code, including but not limited to the provisions in Article 3, Zoning Districts, Article 4, Use Regulations, Article 5, Dimensional Requirements, and Article 6, Development and Design Standards.
The proposed project FINAL Major Design Review application is consistent with the provisions of the LUDC.

(ii) The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable.
The proposed project FINAL Major Design Review application is consistent with the previously approved Harman Park Subdivision plat and subdivision plan.

(iii) The development plan is consistent with the Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.
The proposed use is consistent with the 2018 Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.

Alternative Motions for Design Review Board's Consideration:

1) Move to APPROVE the Pagosa Bible Church FINAL Major Design Review Application, directing the applicant to address staff's comments contained in the staff report, including:
   a. Snow storage plan exhibit
   b. Screening of any mechanical equipment and/or trash enclosures prior to TCO or CO
   c. Verification from the Harman Park Association regarding increased sanitary sewer service.
   d. Storm Water Management Plan prior to building permit submittal
   e. (Others as determined by the Design Review Board)

2) Move to CONTINUE the consideration of the Pagosa Bible Church SKETCH Major Design Review Application until [specify date], (providing direction to staff and/or the applicant).

3) Move to DENY the Pagosa Bible Church SKETCH Major Design Review Application (providing direction to staff and/or the applicant).

Durango
564 E. Second Ave., Suite 201
Durango, Colorado 81301
P – 970.259.7494

Pagosa Springs
262 Pagosa St., Suite 200
Pagosa Springs, CO 81147
P – 970.264.6884

Alamosa
610 State Ave., Suite 120
Alamosa, CO 81101
P – 719.936.7494

Project Name	Pagosa Bible Church
Subject	Design Review Major Application
Date	August 12, 2025

Project Description
A new addition to Pagosa Bible Church located at 209 Harman Park Drive. The addition will be approximately 5,800 S.F. on the main level and 4,200 S.F. on the upper level.

Exhibits

- Completed Land Use Development Application
- Land Use Application Fee
- Evidence of Good Title/Legal Description
- Landscape Plan
- Grading & Drainage Plan
- Utility Plan
- 3D Rendering
- Updated Architectural
- Photometric Plan

(m) **General Development Information**

- Owner is requesting approval of our Design Review Major Application for the addition to the existing Pagosa Bible Church located at 209 Harman Park Drive.
- Multi-story addition (Main Level 5,800 SF and Upper Level 4,200 S.F. Total 10,000 S.F.). The main level space will be used as a fellowship hall, offices, pantry, library, meeting spaces and storage. The upper-level space will be used for 6 classrooms, women and men restrooms and storage.
- The current site is a 4.1 acre parcel.
- The proposed addition will be constructed adjacent to the southern boundary of the existing building. This space is currently utilized as a parking lot.
- 122 parking spaces, including 8 handicap spaces are proposed
- Anticipated construction start date is Fall 2025.
- Exterior Materials:
  - ✓ Thin stone veneer to match existing
  - ✓ 2-Coat stucco system to match existing
  - ✓ Metal roofing to match existing
- The current zoning is mixed use corridor and the current use is commercial. This is a permitted use per Table 4.1.4 of the LUDC. No change in zoning is required. The proposed use will be assembly.
- Water, sewer and gas are existing at the property. At this time no additional utilities or changes in utilities will be required.
- No exception are being requested at this time of the LUDC.
- No additional applications or permits are pending.

Criteria

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(i) The development plan is consistent with the intent of the Comprehensive Plan and all other adopted Town plans.
(ii) The development plan complies with all applicable development and design standards set forth in this Land Use Code, including but not limited to the provisions in Article 3, *Zoning Districts*, Article 4, *Use Regulations*, Article 5, *Dimensional Requirements*, and Article 6, *Development and Design Standards*;
(iii) The development plan will not substantially alter the basic character of the surrounding area or jeopardize the development or redevelopment potential of the area; and

Responses to Sketch Major Design Review

- Lighting plan with fixture specification and illumination plan are included in Photometric Plan.
- Application and worksheets have been provided to PAWSD and PSSGID for verification that the existing infrastructure is adequate to handle the additional demand.
- Contacted owner for verification from Harman Park Association regarding sewer.

(p) **Conceptual Grading & Drainage Narrative provided by Davis Engineering**

- The existing Pagosa Bible Church has a detention pond to the northeast of the building. Currently, this pond intercepts both onsite runoff and offsite drainage from the west, coming from the mitigated County sites. Due to this, and with the expected increased impervious surface with the planned building and parking modifications, it is proposed to modify the existing detention pond to mitigate the onsite flows as necessary but allow offsite flows to bypass the structure. It may also be desirable to intercept any offsite flows from the south and direct them around the site utilizing swales and berms, as necessary. To the northeast of the developed site near the street intersection a large culvert exists which conveys runoff across Harman Park Drive toward the natural drainage and wetland area to the north.

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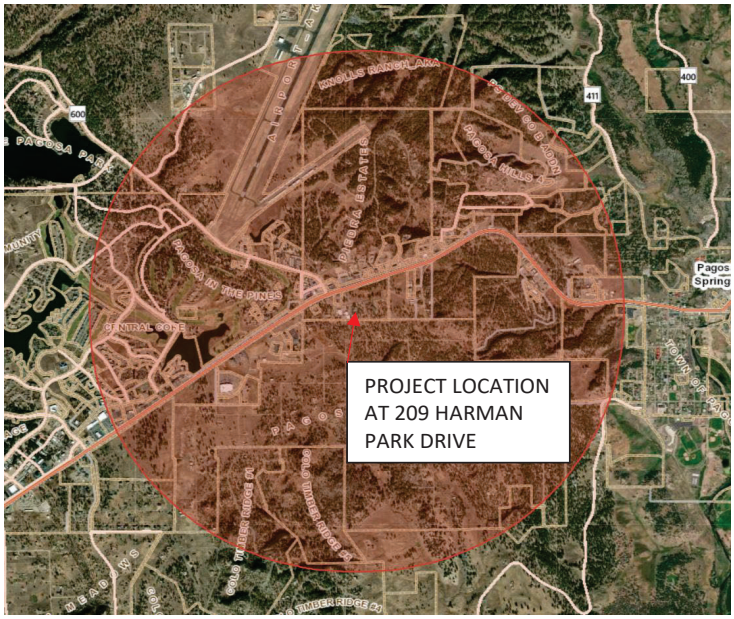
(t) **Context and Vicinity Map**



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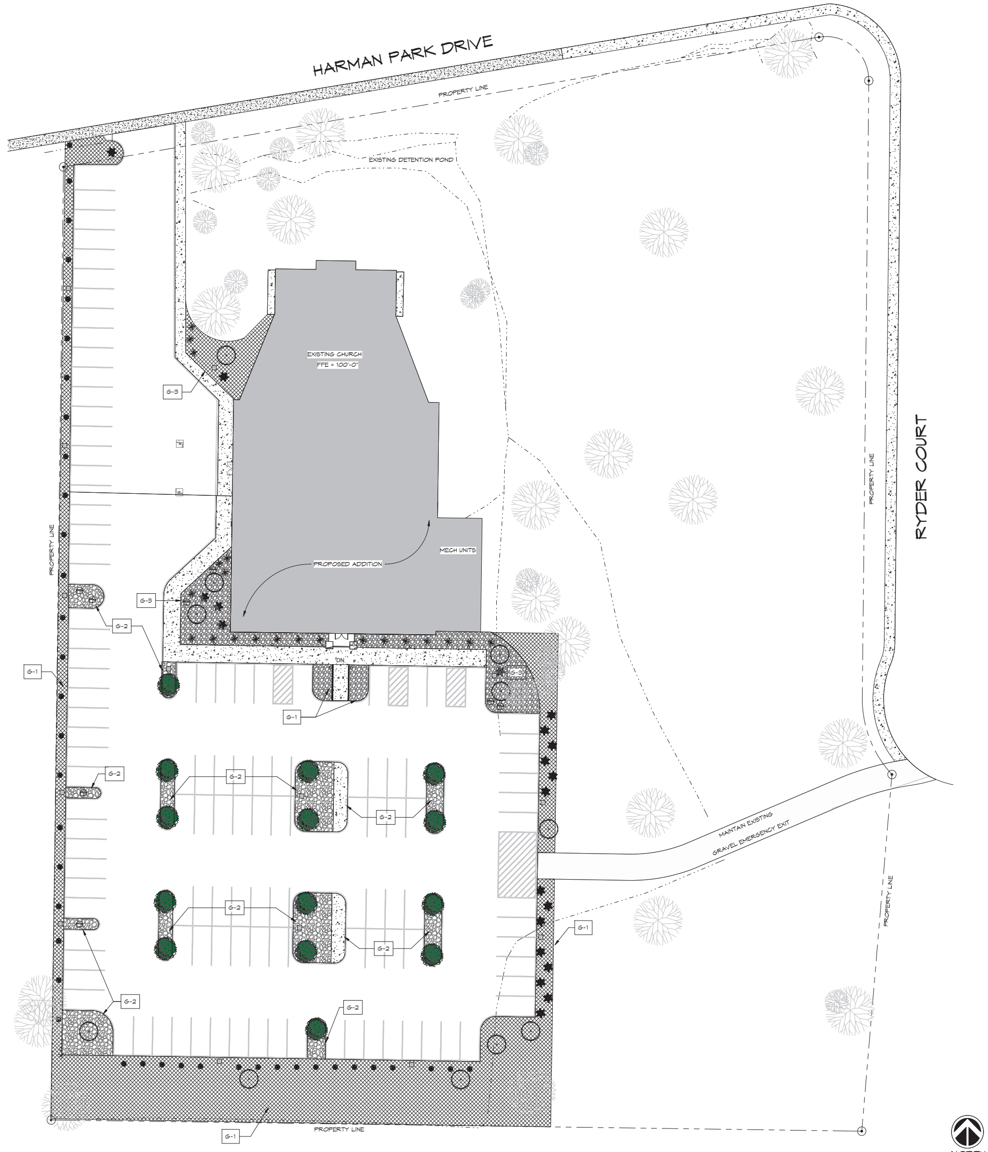


LANDSCAPE PLAN - LEGEND

- EXISTING TREE TO REMAIN
- T-1 BLUE SPRUCE (x11)
- T-2 AUTUMN BLAZE MAPLE (x14)
- S-1 KARL FORESTER REED GRASS
- S-2 BLUE OAT GRASS
- S-3 BUFFALO JUNIPER - 3' TALL
- LANDSCAPING BOULDERS
- PROPERTY BOUNDARY
- DRAINAGE PATH
- G-1 HYDRONIC MULCHING
  APPLY TO PROMOTE RAPID SEED GERMINATION OF NATIVE GRASS
- G-2 WASHED GRAVEL
  3" MINUS GRAVEL (RIVER ROCK) TO BE APPLIED 2-3" DEEP IN AREAS INDICATED ON PLANS.
  INSTALL WEED MAT BELOW ALL AREAS TO RECEIVE ROCK, SERVING AS DRY CREEK BED
- G-3 CRUSHED STONE
  2" STONE OVER 6" OF COMPACTED FILL.

LANDSCAPING SUMMARY

CHAPTER 21, ARTICLE 5.1.2 PAGOSA SPRINGS MUNICIPAL CODE:
DISTRICT MU-C

TOTAL AREA OF DEVELOPMENT	59,152 SF
AREA OF NEW PARKING, DRIVEWAY, AND CURBS	39,236 SF
AREA OF NEW SIDEWALKS	2,347 SF
*CHURCH ADJDACENT LANDSCAPING	2,498 SF
*PARKING ISLAND LANDSCAPING	3,050 SF
*PERIMETER LANDSCAPING	12,021 SF
TOTAL AREA OF HARDSCAPING	41,583 SF
TOATL AREA OF LANDSCAPING	17,569 SF
REQUIRED PERCENTAGE OF SITE LANDSCAPING	15 %
REQUIRED LANDSCAPING AREA (15% TOTAL)	8,873 SF
PROPOSED LANDSCAPING AREA (30% TOTAL)	17,569 SF

TREE CALCULATION

CHAPTER 21, ARTICLE 6.9.4 PAGOSA SPRINGS MUNICIPAL CODE:

1 NEW TREE REQUIRED PER 5 PARKING SPACES

PARKING SPACE PROVIDED	125
TREES REQUIRED	25
TREES PROVIDED (SEE LEGEND ABOVE)	25

LANDSCAPING PLAN

SCALE: 1" = 20'-0"

REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING

DURANGO OFFICE
564 E. 2ND AVE, STE. 201
DURANGO, CO 81301
(970) 259 - 7494

PAGOSA SPRINGS OFFICE
262 PAGOSA STREET, STE. 200
PAGOSA SPRINGS, CO 81147
(970) 264 - 6884

ALAMOSA OFFICE
610 STATE AVENUE, STE. 120
ALAMOSA, CO 81101
(719) 936 - 7494

RA-AE.COM

PROGRESS SET
NOT FOR CONST.

PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.:	22280
DATE:	2025-08-11
DRAWN BY:	Author

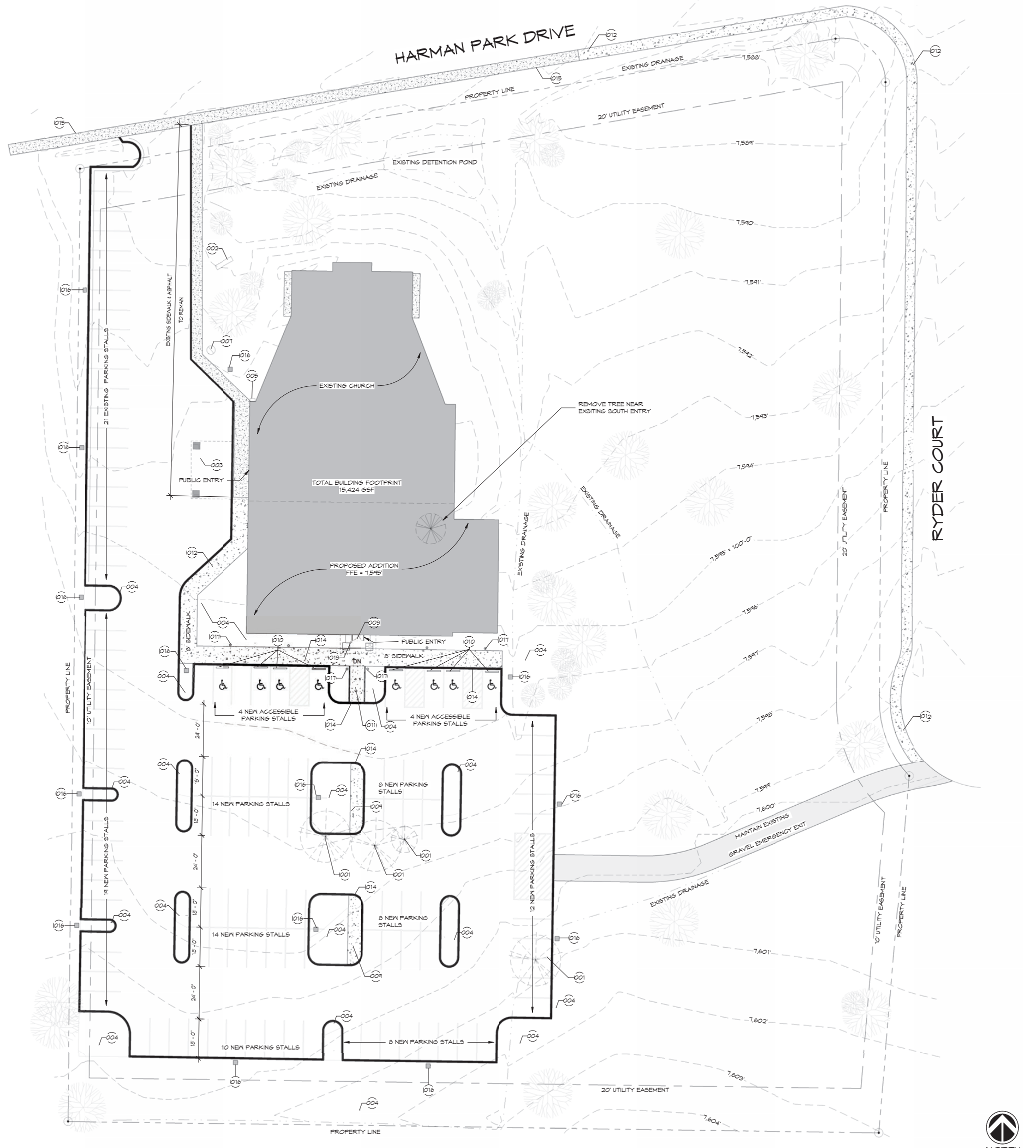
ISSUE RECORD:
- * MAJOR DESIGN REVIEW
- *
- *
- *

REVISIONS:
- *
- *
- *
- *

L-101
LANDSCAPE PLAN

PRINT DATE/TIME: 8/7/2025 2:22:07 PM

DESIGN REVIEW BOARD VI.A.



NOTE:
DEMOLISH ALL EXISTING LIGHTING POLES ALONG SIDEWALKS AND AT PARKING LOT. REPLACE WITH NEW LIGHT POLE FIXTURES WHERE APPLICABLE.

SITE PLAN GENERAL NOTES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

B. CONTRACTOR SHALL STAKE OUT EXPANSION LOCATION FOR OWNER/ ARCHITECT REVIEW PRIOR TO STARTING EXCAVATION.

C. STOCKPILE EXCAVATED MATERIAL ON SITE AT A LOCATION DIRECTED BY OWNER/ARCHITECT, TO USE FOR BACKFILL AT A LATER DATE. ALL EXCESS MATERIAL LEFT AFTER BACKFILL SHALL BE WASTED ON SITE, AT A LOCATION DIRECTED BY ARCHITECT. IF ADDITIONAL FILL MATERIALS ARE NEEDED, CONTRACTOR SHALL IMPORT AT HIS EXPENSE.

D. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INSTALLATION WITH LPEA.

E. CONTRACTOR SHALL VERIFY WATER METER LOCATION. CONTRACTOR IS RESPONSIBLE FOR WATER SERVICE INSTALLATION, OWNER WILL PAY TAP FEE.

F. CONTRACTOR SHALL COORDINATE GAS SERVICE AND TANK LOCATION.

G. CONTRACTOR SHALL FINISH GRADE SITE, READY FOR SEEDING/ LANDSCAPING. SEEDING AND LANDSCAPING IS EXCLUDED FROM CONTRACT.

H. SEE STRUCTURAL FOR EXCAVATION, STRUCTURAL FILL AND BACKFILL REQUIREMENTS.

SITE PLAN LEGEND

- EXISTING TREE TO BE REMOVED (x5)
- EXISTING TREE TO REMAIN (x35)
- PROPERTY BOUNDARY
- UTILITY EASEMENT
- CONTOUR LINE
- DRAINAGE PATH
- ASPHALT PARKING LOT, NEW AND EXISTING
- NEW CONCRETE
- EXISTING CONCRETE TO REMAIN
- NEW LANDSCAPING, RE: LANDSCAPING PLAN

KEYNOTES - SITE PLAN

001 REMOVE EXISTING TREE
002 EXISTING CHURCH SIGNAGE TO REMAIN
003 COVERED ENTRYWAY
004 LANDSCAPING. RE: LANDSCAPING PLAN
005 EXISTING GAS METER TO REMAIN
007 EXISTING SANITY SEWER CAP TO REMAIN
009 CONCRETE ACCESS WALKWAY
010 CONCRETE WHEEL STOP
011 ACCESSIBLE RAMP WITH HANDRAILS
012 NEW CONCRETE SIDEWALK
013 ADA PUSH BUTTON BOLLARD, RE: ELEC
014 ACCESSIBLE CONCRETE CURB RAMP
015 EXISTING SIDEWALK TO REMAIN
016 NEW EXTERIOR LIGHT POLE, RE: ELEC
017 LANDSCAPING BOLLARD LIGHT, RE: ELEC

SITE ZONING:	MU-C
SITE AREA:	4.1 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	20 FEET
SIDE YARD:	5 FEET
REAR YARD:	5 FEET
MINIMUM REQUIRED SETBACKS:	
MAX BLDG HGT ALLOWED:	35' - 0"
MAX BLDG HGT PROPOSED:	31' - 10"
OCCUPANCY GROUP:	ASSEMBLY A-3
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERED:	THROUGHOUT

PARKING SUMMARY

CHAPTER 21, ARTICLE 6.9-1 PAGOSA SPRINGS MUNICIPAL CODE:
COMMUNITY FACILITY, PUBLIC ASSEMBLY: 1 SPACE / 300 SF

TOTAL BUILDING GSF	15,424 SF
REQUIRED SPACES	52 SPACES
PROPOSED SPACES	122 SPACES
ADA SPACES REQUIRED	5 SPACES
ADA SPACES PROPOSED	8 SPACES

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING

DURANGO OFFICE
564 E. 2ND AVE, STE. 201
DURANGO, CO 81301
(970) 259 - 7494

PAGOSA SPRINGS OFFICE
262 PAGOSA STREET, STE. 200
PAGOSA SPRINGS, CO 81147
(970) 264 - 6884

ALAMOSA OFFICE
610 STATE AVENUE, STE. 120
ALAMOSA, CO 81101
(719) 936 - 7494

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PROGRESS SET
NOT FOR CONST.

PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.: 22280
DATE: 2025-08-11
DRAWN BY: CW

ISSUE RECORD:
- 100% DD SET
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REVISIONS:
- MAJOR DESIGN REVIEW
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-

AS-101
SITE PLAN

PRINT DATE/TIME: 8/7/2025 2:22:06 PM

SITE VICINITY MAP

PROJECT DATA

SITE ZONING:	MU-C
SITE AREA:	4.1 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	20 FEET
SIDE YARD:	5 FEET
REAR YARD:	5 FEET
MINIMUM REQUIRED SETBACKS:	
MAX BLDG HGT ALLOWED:	35' - 0"
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- MAJOR DESIGN REVIEW
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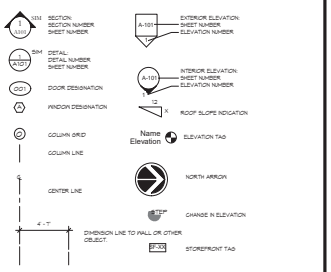
ABBREVIATIONS

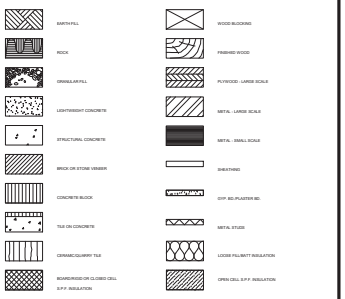
@	AT	ANCHOR BOLT	I.D.	INSIDE DIAMETER
ACT.		ACOUSTICAL CEILING TILE	INSUL.	INSULATION
A.F.F.		ABOVE FINISHED FLOOR	INT.	INTERIOR
AGGR.		AGGREGATE		
AL.		ALUMINUM	JAN.	JANITOR
ALT.		ALTERNATE	JNT.	JOINT
APPROX.		APPROXIMATE	JST.	JOIST
ARCH.		ARCHITECTURAL		
			KIT.	KITCHEN
BD.		BOARD		
BLDG.		BUILDING	LAB.	LABORATORY
BLK.		BLOCK	LAM.	LAMINATE
BLK'G.		BLOCKING	LAV.	LAVATORY
BM.		BEAM	LT.	LIGHT
BOT.		BOTTOM		
BTWN.		BETWEEN	MAX.	MAXIMUM
B.U.R.		BUILT UP ROOFING	MECH.	MECHANICAL
B.W.		BOTH WAYS	MEMB.	MEMBRANE
			MFR.	MANUFACTURER
C.J.		CONTROL JT.	M.H.	MANHOLE
CLG.		CEILING	MIN.	MINIMUM
CLKG.		CAULKING	MISC.	MISCELLANEOUS
CLR.		CLEAR	M.O.	MASONRY OPENING
C.M.U.		CONCRETE MASONRY UNIT	MTL.	METAL
COL.		COLUMN	MUL.	MULLION
CONC.		CONCRETE		
CONN.		CONNECTION		
CONSTR.		CONSTRUCTION	N	NORTH
CONT.		CONTINUOUS	N.I.C.	NOT IN CONTRACT
C.T.		CERAMIC TILE	NO.	NUMBER
C.O.A.		CENTER OF ARCH	NOM.	NOMINAL
			N.T.S.	NOT TO SCALE
DEG.		DEGREE	O.C.	ON CENTER
DET. /DTL.		DETAIL	O.D.	OUTSIDE DIAMETER
D.F.		DRINKING FOUNTAIN	OH.	OVERHEAD
DIAG.		DIAGONAL	OPG.	OPENING
DIA. / Ø		DIAMETER	OPP.	OPPOSITE
DN.		DOWN		
DS.		DOWNSPOUT	PCT.	PRE-CAST
DWG.		DRAWING	PL.	PROPERTY LINE
			P. LAM.	PLASTIC LAMINATE
E.		EAST	PLAS.	PLASTER
(E)		EXISTING	PLYWD.	PLYWOOD
EA.		EACH	PR.	PAIR
E.J.		EXPANSION JOINT		
E.I.F.S.		EXTERIOR INSULATION AND FINISH SYSTEM	QT.	QUARRY TILE
EL. /ELEV.		ELEVATION		
ELEC.		ELECTRICAL	R.	RISER
ELEV.		ELEVATION	R.D.	ROOF DRAIN
EMER.		EMERGENCY	REF.	REFER TO
ENCL.		ENCLOSURE	REFR.	REFRIGERATOR
EQ.		EQUAL	REINF.	REINFORCED
EQUIP.		EQUIPMENT	REQ'D.	REQUIRED
EW.		EACH WAY	RM.	ROOM
EWC.		ELECTRIC WATER COOLER	R.O.	ROUGH OPENING
EXP.		EXPANSION		
EXT.		EXTERIOR	S.	SOUTH
			S.C.	SOLID CORE
F.A.		FIRE ALARM	SCHED.	SCHEDULE
F.D.		FLOOR DRAIN	SECT.	SECTION
F.D.C.		FIRE DEPARTMENT CONNECTION	S.F.	SQUARE FOOT
FDN.		FOUNDATION	SHT.	SHEET
F.E.		FIRE EXTINGUISHER	SIM.	SIMILAR
F.E.C.		FIRE EXTINGUISHER CABINET	S.P.	SPRING POINT
F.F.		FINISH FLOOR	SPEC.	SPECIFICATION
F.H.C.		FIRE HOSE CABINET	SQ. OR □	SQUARE
FIN.		FINISH	S.S.	STAINLESS STEEL
FL.		FLOOR LINE	STRUCT.	STRUCTURAL DRAWINGS
FLR.		FLOORING	STL.	STEEL
FLUOR.		FLUORESCENT	STND.	STANDARD
FND.		FOUNDATION	STIFF	STIFFENER
F.O.B.		FACE OF BRICK	STL.	STEEL
F.O.C.		FACE OF CONCRETE	STRUC.	STRUCTURAL
F.O.S.		FULL SIZE	SUSP.	SUSPENDED
FT.		FOOT OR FEET		
FTG.		FOOTING	TR.	TREAD
FURR.		FURRING	T & B	TOP AND BOTTOM
			TER.	TERRACO
GA.		GAUGE	T. G.	TONGUE GROOVE
GALV.		GALVANIZED	THK.	THICK
G.C.		GENERAL CONTRACTOR	T.O.	TOP OF
GL.		GLASS	TS.	TUBE STEEL
GR.		GRADE	TYP.	TYPICAL
GYP.		GYPSUM		
GYP. BD.		GYPSUM BOARD	U.N.O.	UNLESS NOTED OTHERWISE
H.B.		HOSE BIBB	VCT	VINYL COMPOSITION TILE
H.C.		HOLLOW CORE	VER.	VERIFY
H/C		HANDICAPPED	VERT.	VERTICAL
HDWD.		HARDWOOD		
HDWE.		HARDWARE	W.	WEST
H.M.		HOLLOW METAL	W/	WITH
HORIZ.		HORIZONTAL	W.C.	WATER CLOSET
HR.		HOUR	WD.	WOOD
HT.		HEIGHT	W/O	WITHOUT
HVAC		HEATING, VENTILATION AND AIR CONDITIONING	℄	CENTERLINE

NOTE: clarify with Architect any abbreviations not listed. Some abbreviations on list may not be used in project.

ARCHITECHURAL SYMBOLS



MATERIAL LEGEND



GENERAL NOTES

I. APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE

II. GENERAL/CONTRACT REQUIREMENTS:

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

B. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.

C. CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT.

D. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.

E. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

F. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER/ARCHITECT AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE

III. PROJECT LAYOUT REQUIREMENTS:

A. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE DRAWINGS.

B. DIMENSIONING IS AS FOLLOWS, UNLESS OTHERWISE NOTED:
- CENTERLINE OF COLUMNS
- FACE OF CONCRETE
- FACE OF MASONRY
- EXTERIOR FACE OF SHEATHING AT EXTERIOR STUD WALLS
- FACE OF STUD AT INTERIOR STUD WALLS
- CENTER OF WINDOW/DOOR OPENINGS

C. ALL WALL THICKNESS SHOWN ARE NOMINAL.

D. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING, U.N.O.

E. ALL STEPS SHALL HAVE 7" MAXIMUM RISERS AND 11" MINIMUM TREADS U.N.O. OR SPECIFIED DIFFERENTLY ON THE DRAWINGS.

F. ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETRY, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER. INTERIOR DESIGNER AT CONSTRUCTION

IV. LIFE SAFETY REQUIREMENTS:

A. AN EMERGENCY ESCAPE AND/OR RESCUE WINDOW MEETING THE FOLLOWING REQUIREMENTS MUST BE INSTALLED AT EACH BEDROOM AND ONE IN EACH BASEMENT:
- MINIMUM NET OPENING OF 5.7 S.F.
- MINIMUM CLEAR OPENING HEIGHT 24 INCHES
- MINIMUM CLEAR OPENING WIDTH 20 INCHES

B. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
- GLAZING IN SWINGING DOORS
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR
- GLAZING IN DOORS ENCLOSURES FOR SHOWERS, BATHTUBS HOT TUBS, WHIRLPOOLS, ETC.
- GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARCH OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING MEETING ALL OF THE FOLLOWING:
  1. EXPOSED AREA < 9 S.F.
  2. EXPOSED BOTTOM EDGE < 18 INCHES ABOVE THE FLOOR
  3. EXPOSED TOP EDGE > 36 INCHES ABOVE THE FLOOR
  4. ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING.
- GLAZING IN GUARDRAILS RAILING

V. PROJECT CONSTRUCTION REQUIREMENTS:

A. FOLLOWING ARE MINIMUM INSULATION REQUIREMENTS:
- ROOF/CEILINGS: R-49
- FRAMED EXTERIOR WALLS: R-19
- CRAWL SPACE/FLOORS: R-30
- BASEMENT WALLS: R-10

PROVIDE VAPOR BARRIER AT THE WARM SIDE AT ALL FIBER/BLANKET INSULATION.

B. ALL ATTICS AND CRAWL SPACES SHALL BE VENTED PER IBC REQUIREMENTS.

C. ALL FRAMED WALLS SHALL HAVE AN EXTERIOR MOISTURE BARRIER AS FOLLOWS:
- TYVEK OR EQUAL AT WOOD SIDING OR HARDI-PLANK SIDING
- ONE LAYER 30# FELT AT MASONRY VENEER.
- TWO LAYERS 15# FELT AT STUCCO.

D. ALL WINDOWS SHALL BE FLASHED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

E. AT MASONRY VENEER, PROVIDE FLEXIBLE MEMBRANE FLASHING AT THE BASE OF ALL WALLS AND AT WINDOW AND DOOR HEADS. PROVIDE PVC WEEPS @ 24 INCHES O.C. DIRECTLY ABOVE FLASHING.

VI. PROJECT WORKMANSHIP:

A. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.

B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

C. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS 'EQUAL TO' OR 'APPROVED EQUAL' ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE SUBCONTRACTOR.

D. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.

E. SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.

VII. 2015 IECC ENERGY CODES:

A. WALL INSULATION IS R-19 MINIMUM WITH VAPOR BARRIER.

B. CEILING INSULATION IS R-49 MINIMUM WITH VAPOR BARRIER.

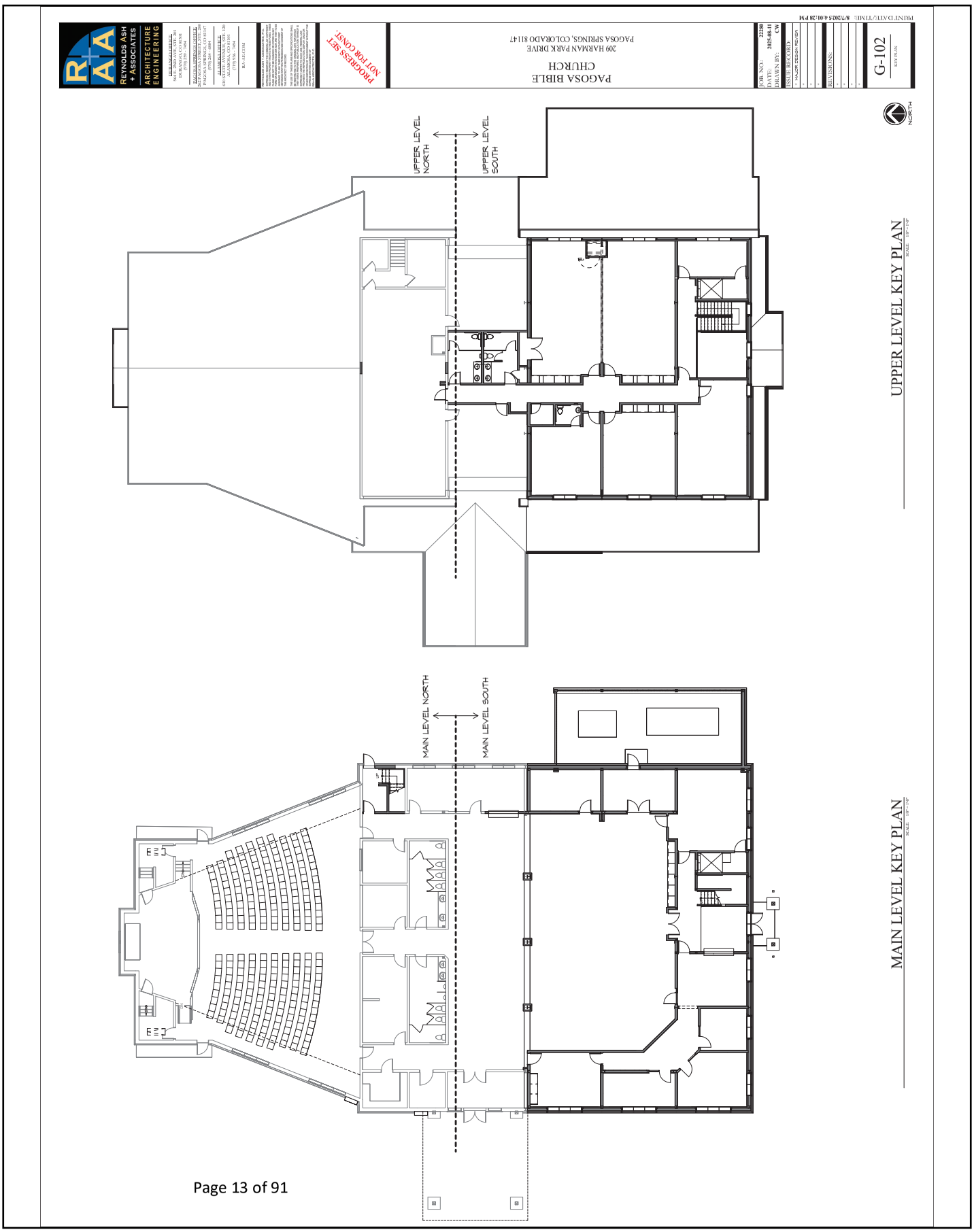
C. UNDERSLAB INSULATION IS 2-INCH RIGID STYROFOAM, R-10 MINIMUM, WHERE IN-FLOOR HEATING SYSTEM IS IN PLACE. THE INSULATION IS CONTINUOUS UNDER THE FLOOR. UNHEATED SPACE REQUIRES THE INSULATION TO BE 4'-0" MINIMUM AROUND THE EXTERIOR PERIMITER.

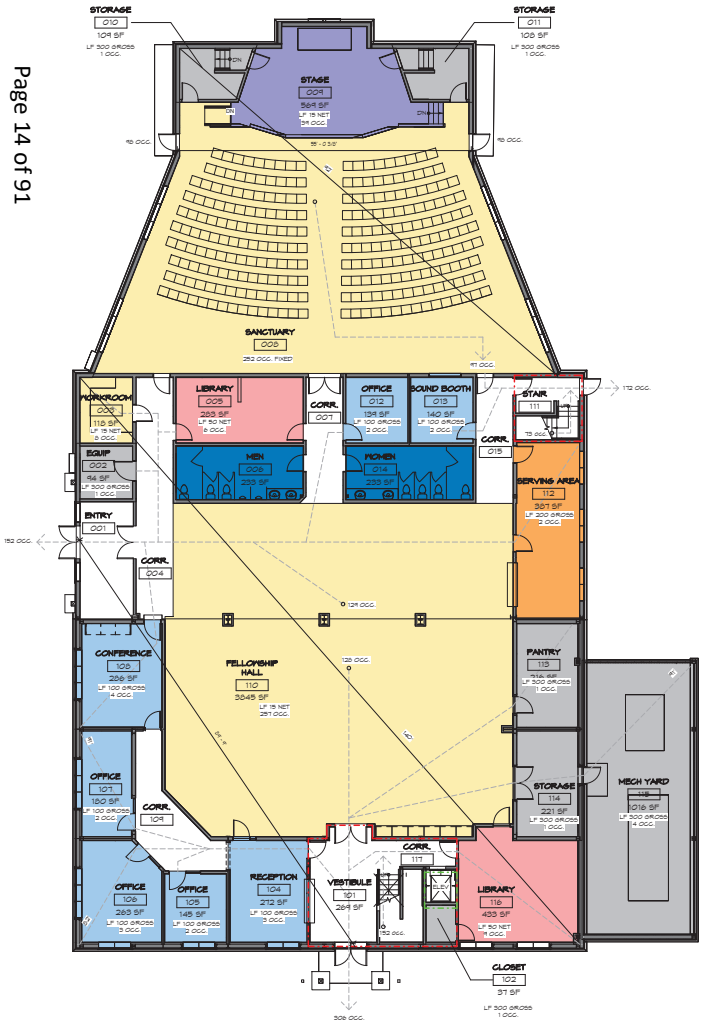
D. ALL PERIMETER BASEMENT WALLS TO HAVE 2-INCH RIGID STYROFOAM TO 4'-0" BELOW GRADE MINIMUM.

E. BELOW FLOOR SHEATHING AT CRAWL SPACES, INSULATION TO BE R-19 MINIMUM.

DRAWING INDEX

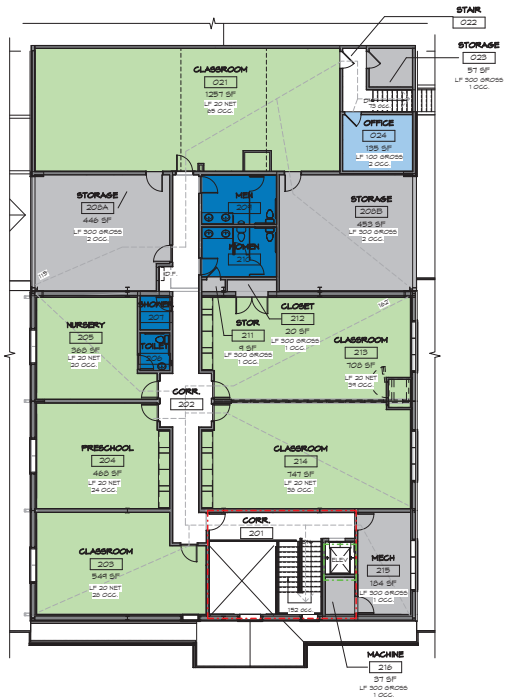
DESIGN REVIEW BOARD VI.A.


PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET: NOT FOR CONST.
REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
G-102
KEY PLAN
UPPER LEVEL NORTH
UPPER LEVEL SOUTH
NORTH
UPPER LEVEL KEY PLAN
MAIN LEVEL NORTH
MAIN LEVEL SOUTH
MAIN LEVEL KEY PLAN



MAIN LEVEL CODE PLAN

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



UPPER LEVEL CODE PLAN

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

CODE PLAN LEGEND:

- 1-HR FIRE SEPARATION EXIT ACCESS AREA
- 1-HR FIRE SEPARATION SHAFT ENCLOSURE

OCCUPANCY LOADS:

- ASSEMBLY — LOAD FACTOR OF 15 NET
- CLASSROOM — LOAD FACTOR OF 20 NET
- BUSINESS AREA — LOAD FACTOR OF 100 GROSS
- LIBRARY / READING ROOM — LOAD FACTOR OF 50 NET
- SERVING KITCHEN — LOAD FACTOR OF 200 GROSS
- STORAGE / MECHANICAL — LOAD FACTOR OF 300 GROSS
- STAGE — LOAD FACTOR OF 15 NET
- RESTROOMS
- CIRCULATION

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FIRE GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRIC CODE

OCCUPANCY GROUPS (CHAPTER 3):
A: ASSEMBLY A-3

CONSTRUCTION TYPE (CHAPTER 6):
TYPE V-B

FIRE PROTECTIONS SYSTEMS:
AUTOMATED FIRE SPRINKLERS THROUGHOUT
EXISTING AND NEW CONSTRUCTION

ALLOWABLE HEIGHTS (TABLE 504.3):
A, TYPE V-B, SPRINKLERED
ALLOWABLE HEIGHT = 60'-0"

MAX HEIGHT PER REGIONAL ZONING CODE
FOR MU-C ZONE = 35'-0"

PROPOSED MAX. HEIGHT ABOVE GRADE = 31'-10"

ALLOWABLE STORIES (TABLE 504.4):
A-3, TYPE V-B, SPRINKLERED
ALLOWABLE STORIES ABOVE GRADE = 2
PROPOSED STORIES ABOVE GRADE = 2

ALLOWABLE AREAS (TABLE 506.2):
A-3, TYPE V-B, SPRINKLERED THROUGHOUT
ALLOWABLE AREA PER FLOOR SF
PROPOSED AREA:

8,321 SF - EXISTING MAIN LEVEL
NEW SF - NEW MAIN LEVEL
14,018 SF - AGGREGATE MAIN LEVEL

4,211 SF - EXISTING UPPER LEVEL
4,314 SF - NEW UPPER LEVEL
8,526 SF - AGGREGATE UPPER LEVEL

FIRE RESISTANCE REQUIREMENT FOR BUILDING ELEMENTS (TABLE 601):
TYPE V-B:
STRUCTURAL FRAME: 0 HR
BEARING WALLS (EXT): 2 HR
BEARING WALLS (INT): 0 HR
NON-BEARING WALLS (INT): 0 HR
FLOOR CONSTRUCTION: 0 HR
ROOF CONSTRUCTION: 0 HR

FIRE RESISTANCE REQUIREMENT FOR EXTERIOR WALLS (TABLE 602):
FIRE SEPARATION X < 5': 1 HR
FIRE SEPARATION 5' < X < 10': 1 HR
FIRE SEPARATION 10' < X < 30': 0 HR
FIRE SEPARATION X > 30': 0 HR

MAX COMMON PATH OF EGRESS TRAVEL DISTANCE (TABLE 1006.2.1):
A OCCUPANCY, WITH SPRINKLER SYSTEM: 75'

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):
A OCCUPANCY, WITH SPRINKLER SYSTEM: 250'
PROPOSED MAX TRAVEL DISTANCE FROM FARTHEST POINTS = 162'

EGRESS SEPARATION (1007.1.1):
EGRESS SEPARATION NOT LESS THAN 1/3 DIAGONAL BUILDING DIMENSION,
WITH SPRINKLER SYSTEM

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES: (TABLE 2902.1)
BUILDING OCCUPANTS: 828 OCC. / 2
MALE:
415/150 = 3 REQ'D W.C.
415/ 200 = 3 REQ'D LAV.

FEMALE:
415 / 75 = 6 REQ'D W.C.
415 / 200 = 3 REQ'D LAV.

828/ 1000 = 1 REQ'D D.F.

2009 INTERNATIONAL ENERGY CONSERVATION CODE:
ARCHULETA COUNTY - CLIMATE ZONE 6
TABLE C802.2(1)

ROOFS
METAL BUILDING: R-13 + R-19 + R-5 THERMAL BLOCK

WALLS ABOVE GRADE
METAL BUILDING: R-13 + R-5.6 CI

SLAB-ON-GRADE FLOORS
UNHEATED SLABS: R-10 FOR 24" BELOW

NORTH

REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING

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ISSUE RECORD:
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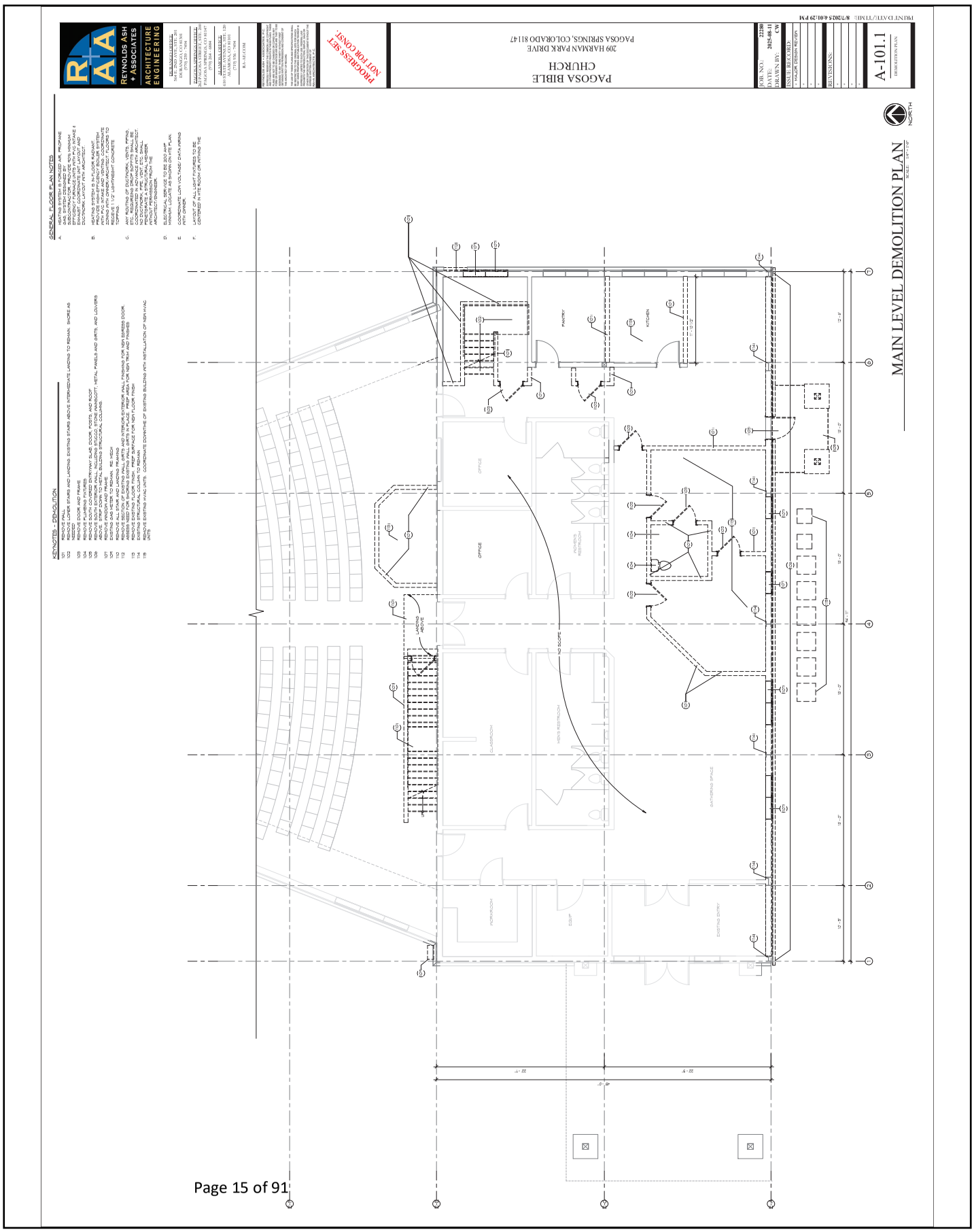
G-103
BUILDING CODE INFORMATION

PRINT DATE/TIME: 8/7/2025 4:01:29 PM

DESIGN REVIEW BOARD VI.A.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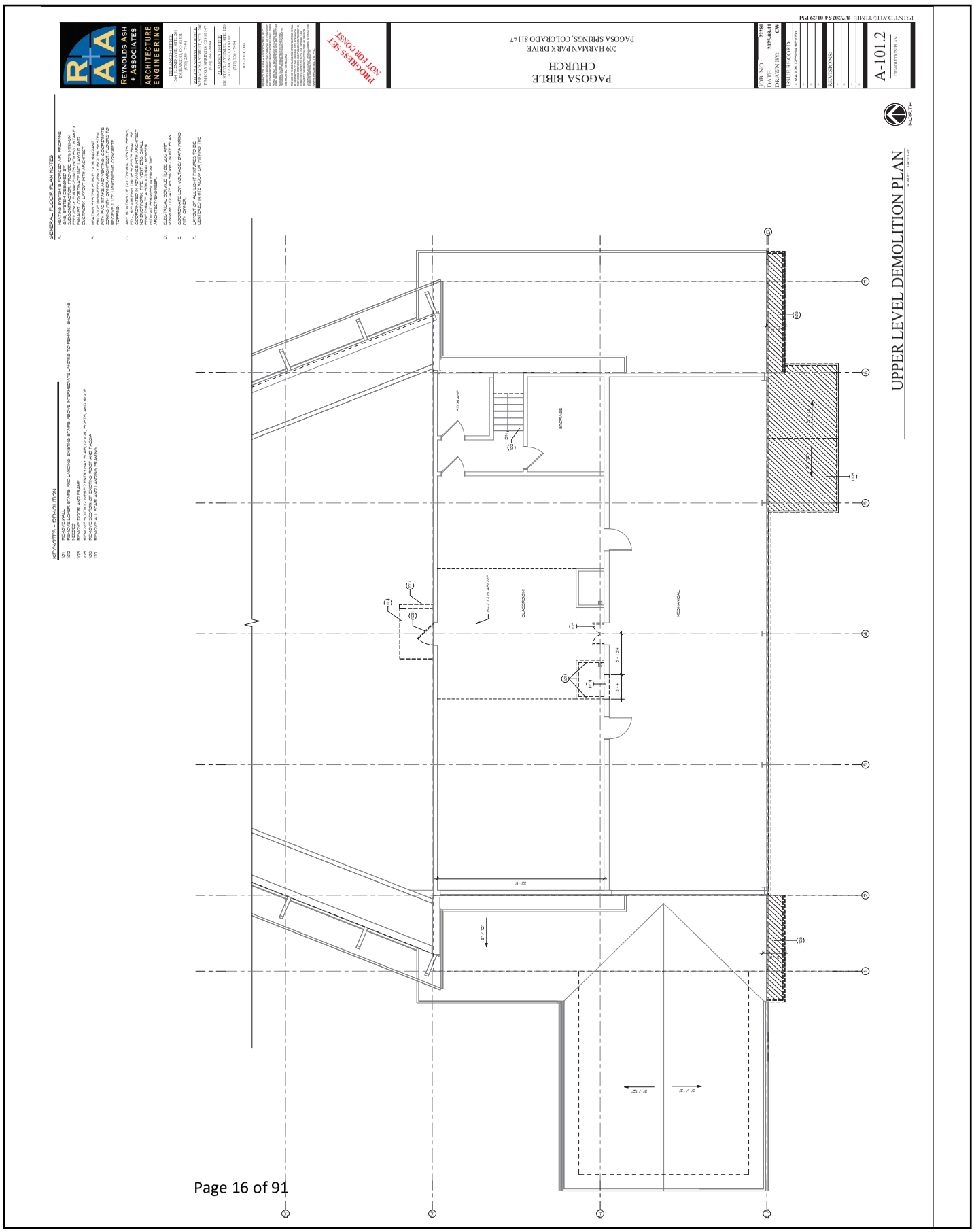
ARCHITECTURE ENGINEERING
A-101.1
MAIN LEVEL DEMOLITION PLAN
GENERAL FLOOR PLAN NOTES
KEYNOTES - DEMOLITION
PANTRY
KITCHEN
OFFICE
CLASSROOM
GATHERING SPACE
NORTH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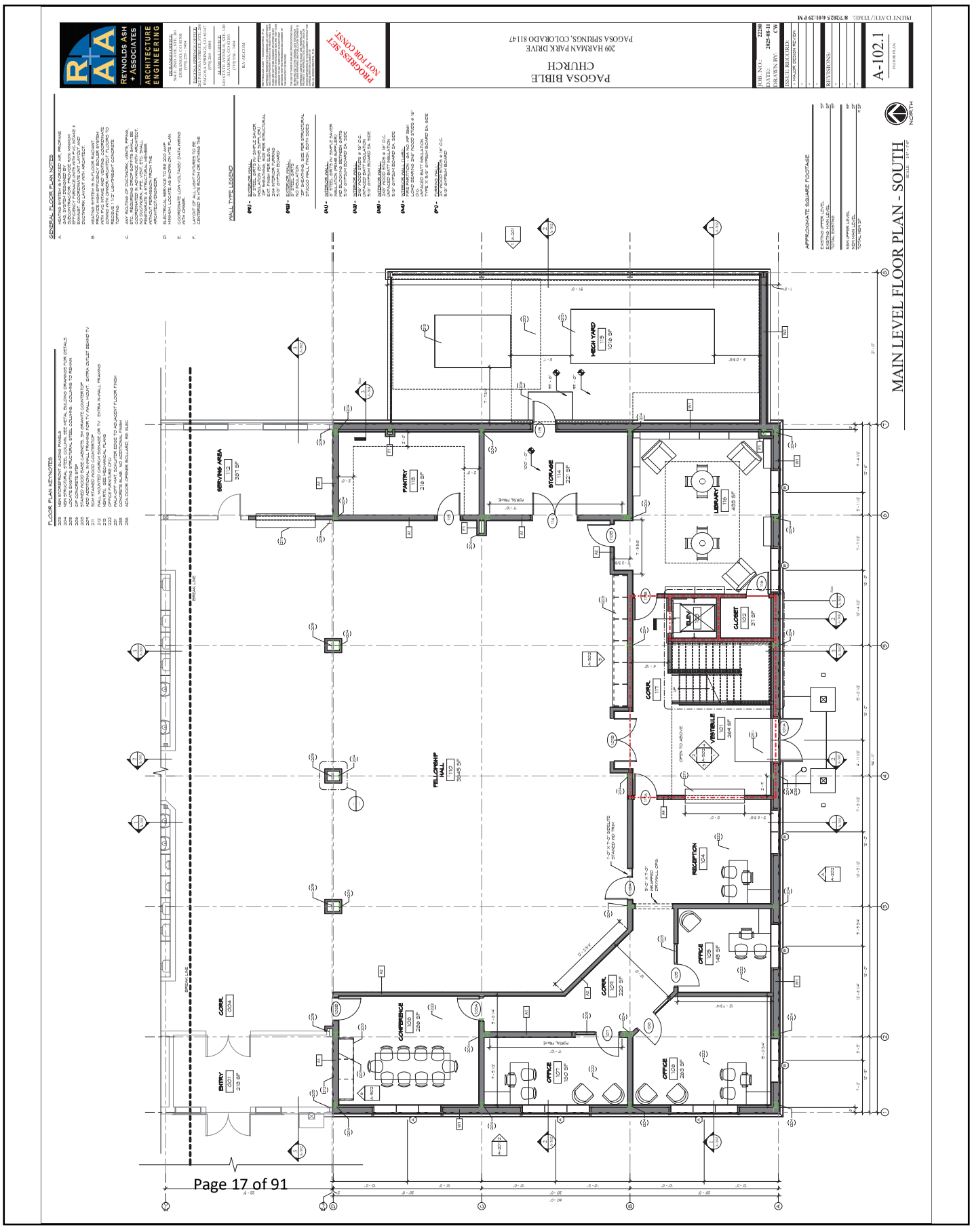
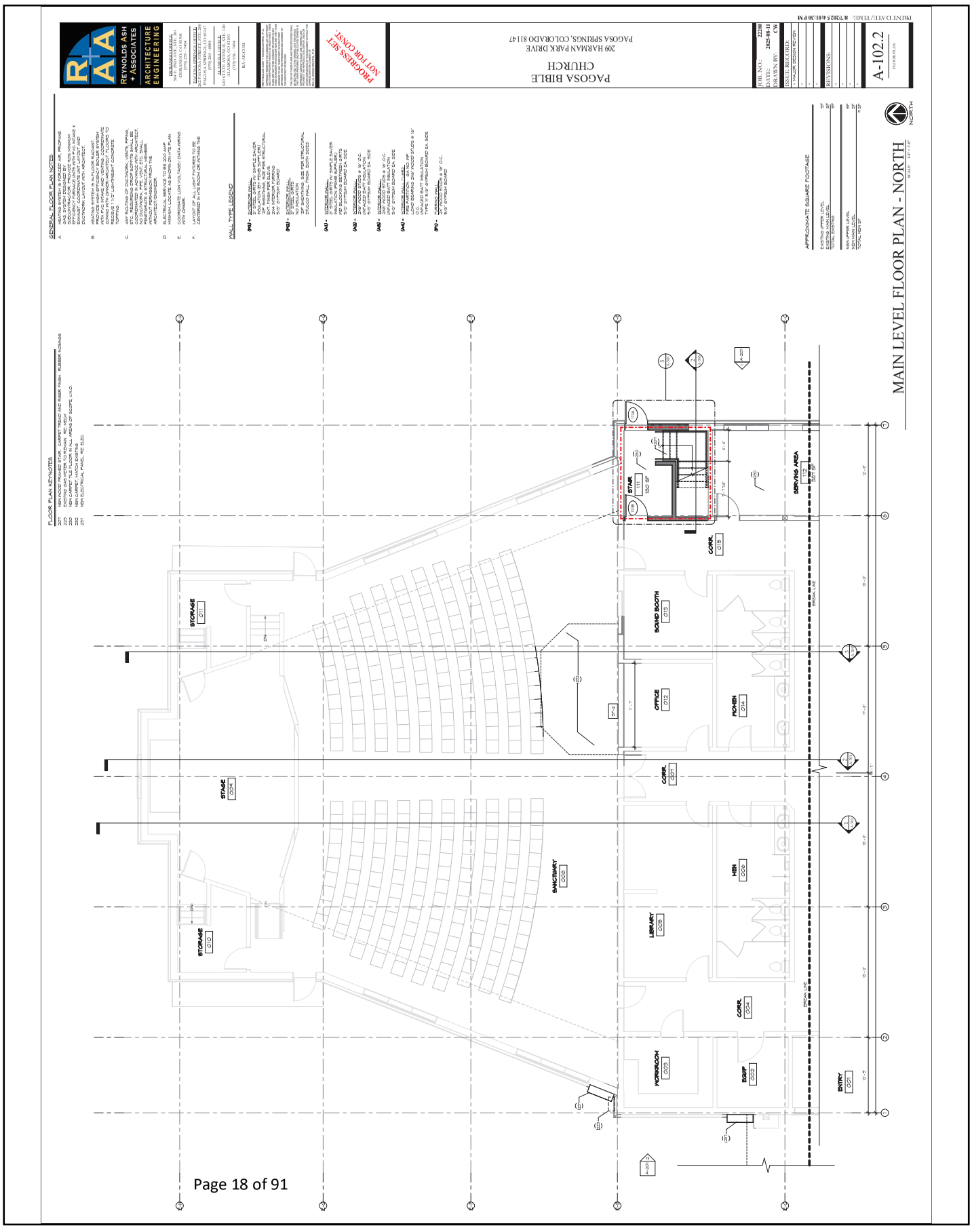
REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
A-101.2
DEMOLITION PLAN
GENERAL FLOOR PLAN NOTES
KEYNOTES - DEMOLITION
UPPER LEVEL DEMOLITION PLAN
NORTH
STORAGE
CLASSROOM
MECHANICAL


REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET - NOT FOR CONST.
A-102.1
FLOOR PLAN
MAIN LEVEL FLOOR PLAN - SOUTH
GENERAL FLOOR PLAN NOTES
FLOOR PLAN KEYNOTES
WALL TYPE LEGEND
APPROXIMATE SQUARE FOOTAGE
NORTH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PROGRESS SET
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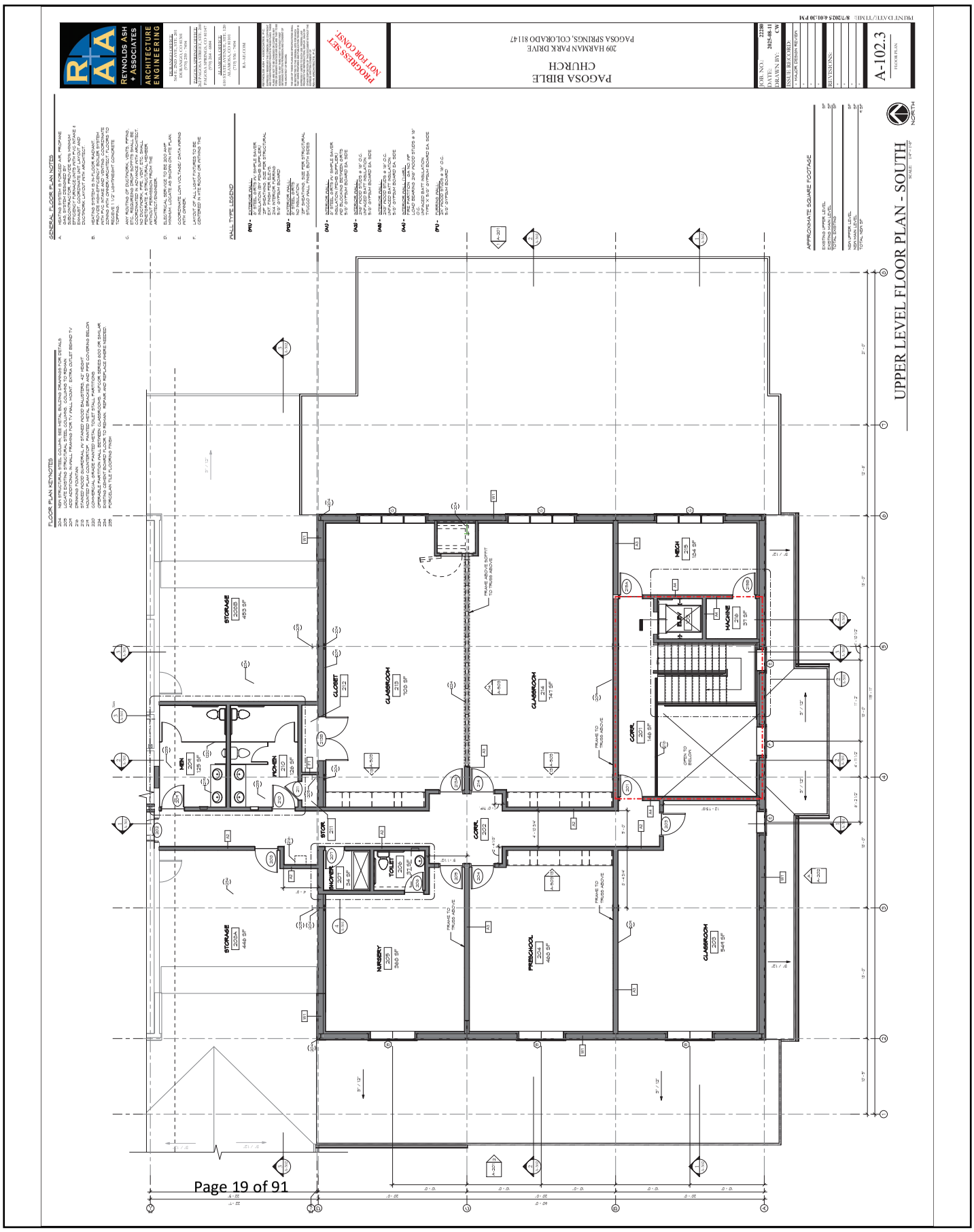
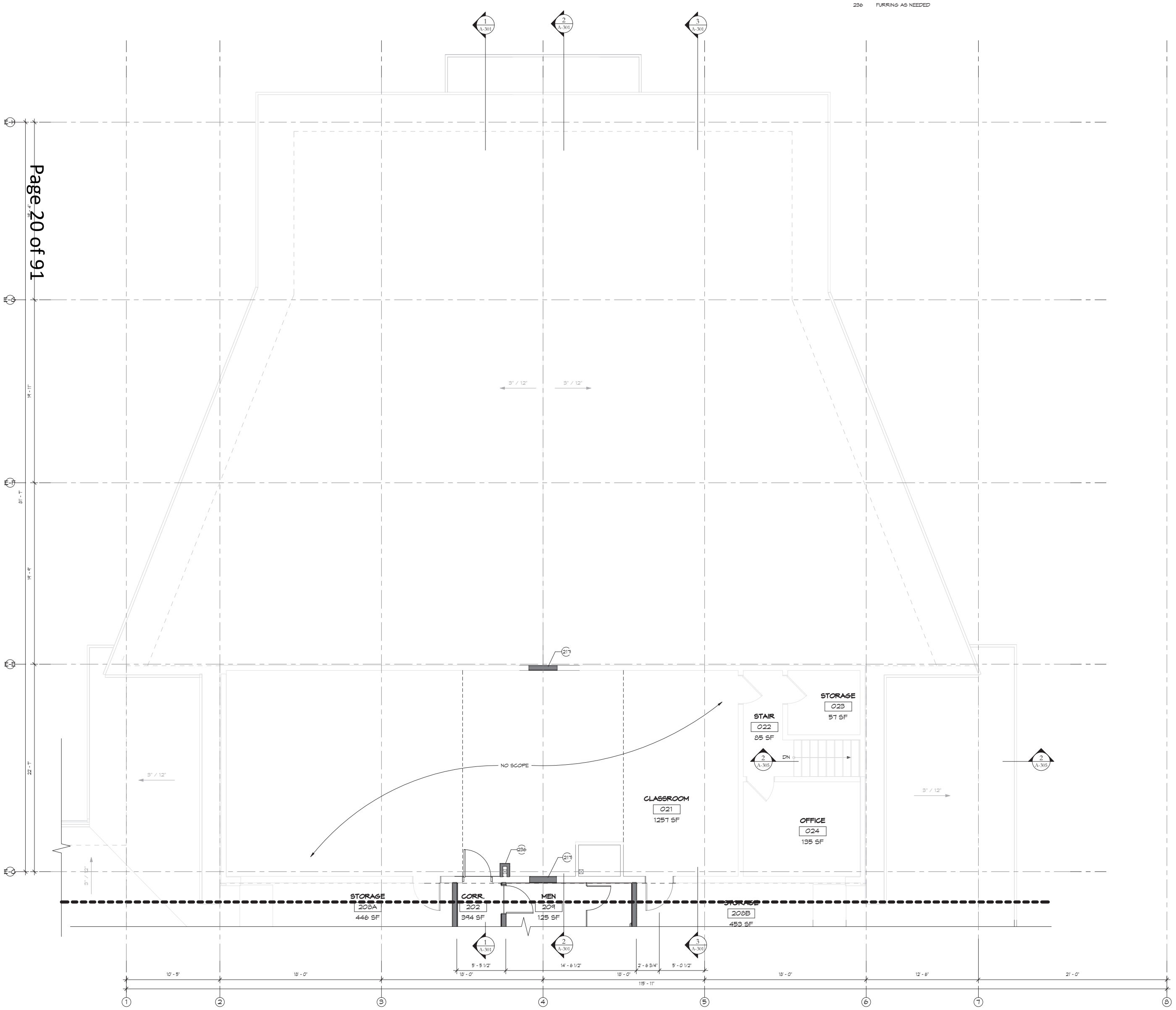
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
A-102.2
FLOOR PLAN
MAIN LEVEL FLOOR PLAN - NORTH
NORTH
STORAGE
STAGE
SANCTUARY
LIBRARY
MEN
WOMEN
OFFICE
SOUND BOOTH
CORR.
STAIR
SERVING AREA
MORE/BOOTH
EQUIP
ENTRY
BREAK LINE


PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET
NOT FOR CONST.
REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
A-102.3
FLOOR PLAN
UPPER LEVEL FLOOR PLAN - SOUTH
NORTH
GENERAL FLOOR PLAN NOTES
FLOOR PLAN KEYNOTES
WALL TYPE LEGEND
APPROXIMATE SQUARE FOOTAGE
STORAGE
CLOSET
CLASSROOM
CORR.
MEN
WOMEN
TOILET
NURSERY
PRESCHOOL
MACHINE
MECH.
STOR.
BLDG.
FRAME TO TRUSS ABOVE
OPEN TO BELOW

FLOOR PLAN KEYNOTES

217 INFILL FRAMING AT DEMOLISHED DOOR. PROVIDE PAINT AND DRYWALL WHERE APPLICABLE
236 FURRING AS NEEDED



UPPER LEVEL FLOOR PLAN - NORTH

SCALE: 1/4" = 1'-0"

NORTH

GENERAL FLOOR PLAN NOTES

A. HEATING SYSTEM IS FORCED AIR, PROPANE GAS, SYSTEM DESIGNED BY SUBCONTRACTOR. PROVIDE 90% MINIMUM EFFICIENCY FURNACE UNITS WITH PVC INTAKE & EXHAUST. COORDINATE UNIT LAYOUT AND DUCTWORK LAYOUT WITH ARCHITECT.

B. HEATING SYSTEM IS IN-FLOOR RADIANT. PROVIDE HIGH-EFFICIENCY BOILER SYSTEM WITH PVC INTAKE AND VENTING. COORDINATE ZONING WITH OWNER/ARCHITECT. FLOORS TO RECIEVE 1 1/2" LIGHTWIEGHT CONCRETE TOPPING.

C. ANY ROUTING OF DUCTWORK, VENTS, PIPING, ETC., REQUIREING DROP SOFFITS SHALL BE COORDINATED IN ADVANCE WITH ARCHITECT. NO DUCTWORK, PIPE, VENT, ETC. SHALL PENETGRATE A STRUCTURAL MEMBER WITHOUT PERMISSION FROM THE ARCHITECT/ENGINEER.

D. ELECTRICAL SERVICE TO BE 200 AMP MINIMUM. LOCATE AS SHOWN ON HTE PLAN.

E. COORDINATE LOW VOLTAGE/ DATA WIRING WITH OWNER.

F. LAYOUT OF ALL LIGHT FIXTURES TO BE CENTERED IN HTE ROOM OR WITHING THE

WALL TYPE LEGEND

(W1) - EXTERIOR WALL:
8" STEEL GIRTS W/ SIMPLE SAVER INSULATION (BY PEMB SUPPLIER)
'ZIP' SHEATHING, SIZE PER STRUCTURAL
EXT. FINISH PER ELEVS.
2X4 INTERIOR FURRING
5/8" GYPSUM BOARD

(W2) - EXTERIOR WALL:
8" STEEL GIRTS
NO INSULATION
'ZIP' SHEATHING, SIZE PER STRUCTURAL
STUCCO WALL FINISH, BOTH SIDES

(A1) - INTERIOR WALL:
8" STEEL GIRTS W/ SIMPLE SAVER INSULATION (PEMB SUPPLIER)
WD BLOCKING BETWEEN GIRTS
5/8" GYPSUM BOARD EA. SIDE

(A2) - INTERIOR WALL:
2X6" WOOD STUDS @ 16" O.C.
UNFACED BATT INSULATION
5/8" GYPSUM BOARD EA. SIDE

(A3) - INTERIOR WALL:
2X8" WOOD STUDS @ 16" O.C.
UNFACED BATT INSULATION
5/8" GYPSUM BOARD EA. SIDE

(A4) - INTERIOR WALL (1-HR):
FIRE PARTITION GA NO. WP
LOAD BEARING 2X6" WOOD STUDS @ 16" O.C.
UNFACED BATT INSULATION
TYPE 'X' 5/8" GYPSUM BOARD EA. SIDE

(F1) - FURRING WALL:
2X" WOOD STUDS @ 16" O.C.
5/8" GYPSUM BOARD

APPROXIMATE SQUARE FOOTAGE

EXISTING UPPER LEVEL	SF
EXISTING MAIN LEVEL	SF
TOTAL EXISTING	SF
NEW UPPER LEVEL	SF
NEW MAIN LEVEL	SF
TOTAL NEW SF	9 SF

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(719) 936 - 7494

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PROGRESS SET NOT FOR CONST.

PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.: 22280
DATE: 2025-08-11
DRAWN BY: CW

ISSUE RECORD:
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A-102.4
FLOOR PLAN

PRINT DATE/TIME: 8/7/2025 4:01:31 PM

KEYNOTES - ROOF PLAN

250 PRE-FINISHED METAL GUTTER. MATCH EXISTING COLOR
251 STANDING SEAM SNOW GUARD. SIMILAR OR EQUAL TO ROCKY MOUNTAIN SNOW GUARD S-5 BAR STYLE GUARD
252 NEW STANDING SEAM ROOF. MATCH EXISTING COLOR AND STYLE AS CLOSELY AS POSSIBLE
253 STAINED WOOD FASCIA TRIM W/ PRE-FINISHED METAL DRIP EDGE. MATCH EXISTING COLOR AND STYLE
254 PULL BACK APPROX. 24" OF EXISTING STANDING SEAM ROOF, UNDERLAYMENT, INSULATION, AND SHEATHING. REPLACE WITH NEW ROOF SYSTEM
255 ROOF PENETRATION LOCATIONS, QUANTITIES AND SIZES TO BE DETERMINED
256 PRE-FINISHED METAL DOWNSPOUT. MATCH EXISTING COLORE

ROOF PLAN GENERAL NOTES

A. ALL ROOF AREAS TO BE COVERED WITH INCE AND WATER SHIELD MEMBRANE. LAP PER MANUFACTURER'S REQUIREMENTS.

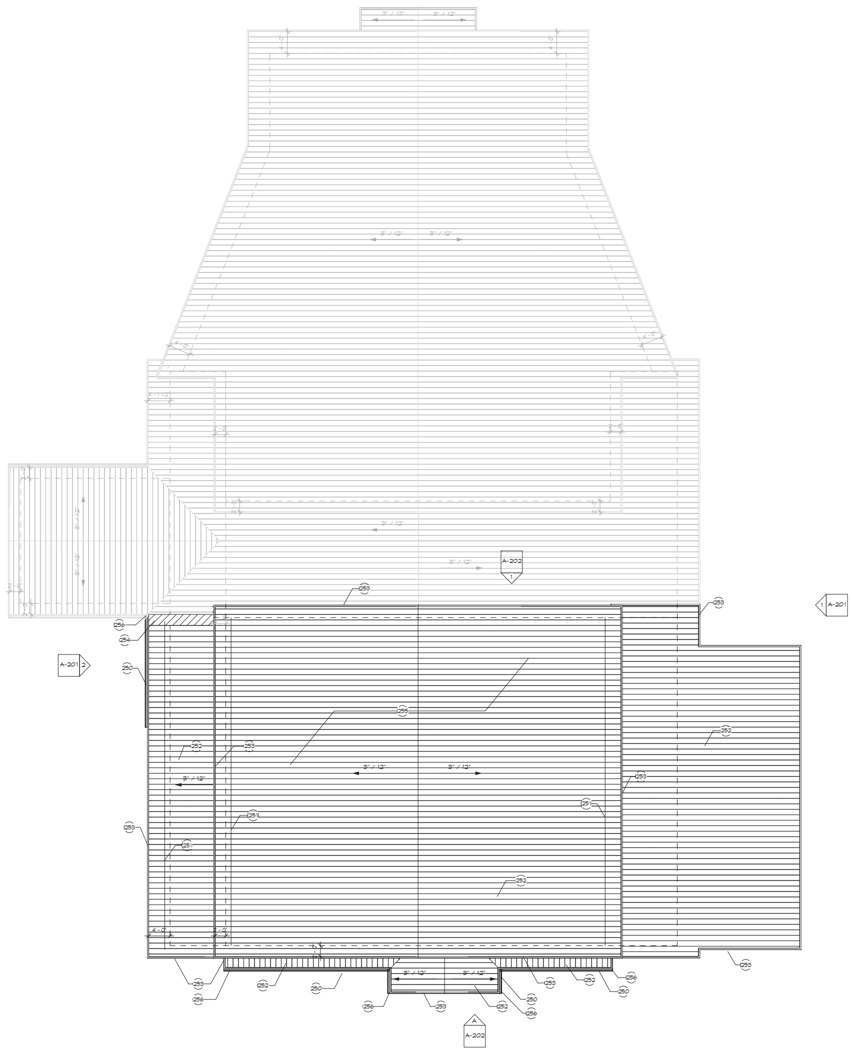
B. ROOFING TO BE STANDING SEAM METAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ORDER ROOFING OVERAGE FOR DAMAGE. FIELD CUTS TO BE CLEAN WITHOUT ROUGH OR RAGGED EDGES TO INSTALL IN PLACE WHERE NOT SEEN, INSTALL ALL ROOFING WITHOUT MARRING, FOLDING, TEARING OR STAINING.

C. PROVIDE ALL GALVANIZED NAILS, SEALANTS & FASTENERS TO MEET MANUFACTURER'S REQUIREMENTS FOR WIND CAPILLARY ACTION CONTROL AND WARRANTY.

D. ALL 24 GA. PREFINISHED METAL FLASHING TO BE INSTALLED WITHOUT MARRING, SCRATCHING, BENDING OR RIPPLES. LEAVE NO ROUGH OR RAGGED EDGES SHOWING. COLOR TO BE SELECTED BY OWNER.

E. CONFIRM EXSISTING CONDITIONS BEFORE ORDERING MATERIALS. PROVIDE CLEAN ROOF SURFACE FREE FROM DEBRIS, GREASE AND DUST BEFORE INSTALLING ROOFING.

F. CRICKETS: CRICKETS TO BE 24 GA. PREFINISHED METAL, COLOR TO MATCH OTHER FLASHINGS. INSTALL OVER ICE AND WATER SHIELD.



ARCHITECTURAL ROOF PLAN

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

NORTH

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PROGRESS SET
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PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.:	22280
DATE:	2025-08-11
DRAWN BY:	CW

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A-103
ROOF PLAN

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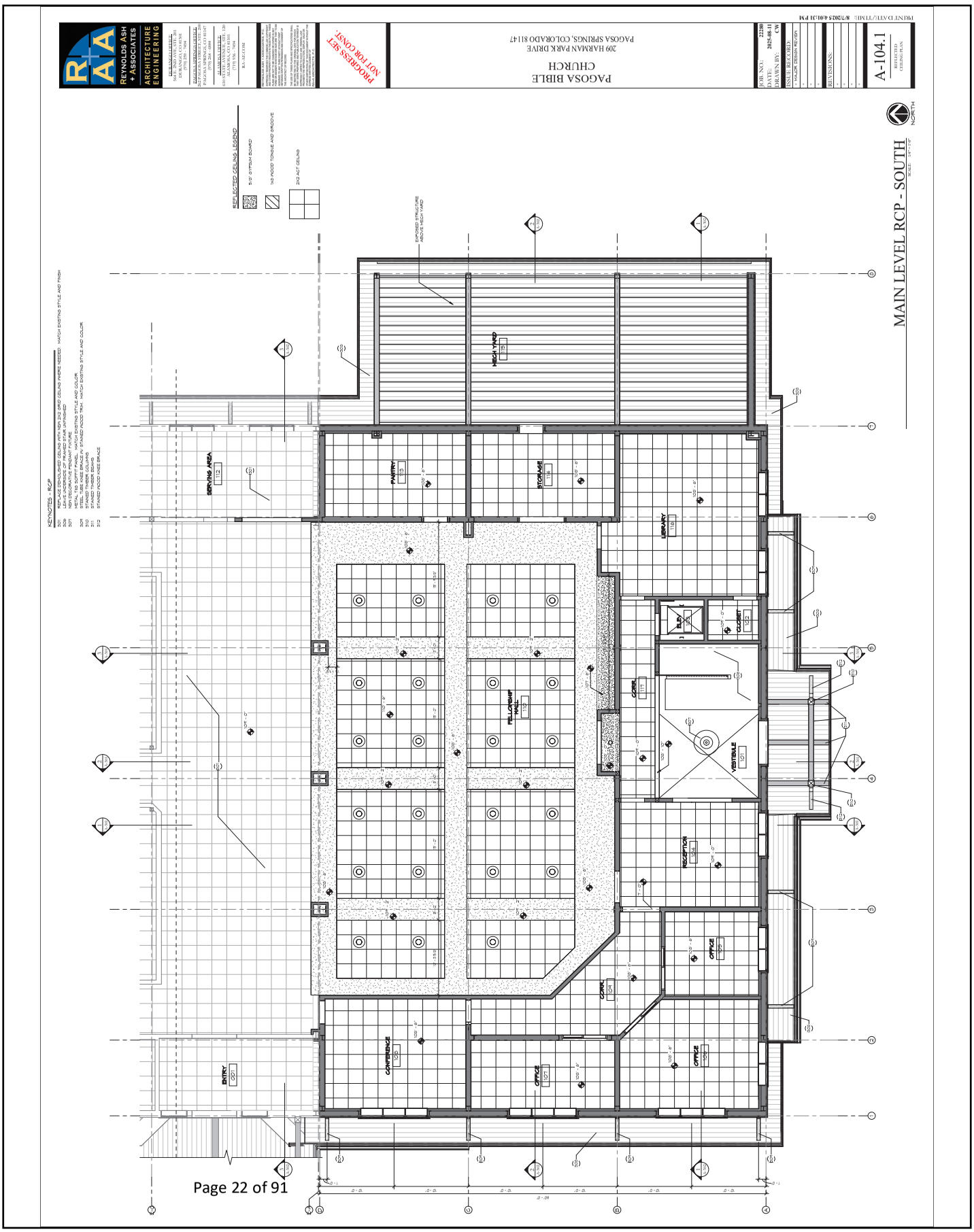
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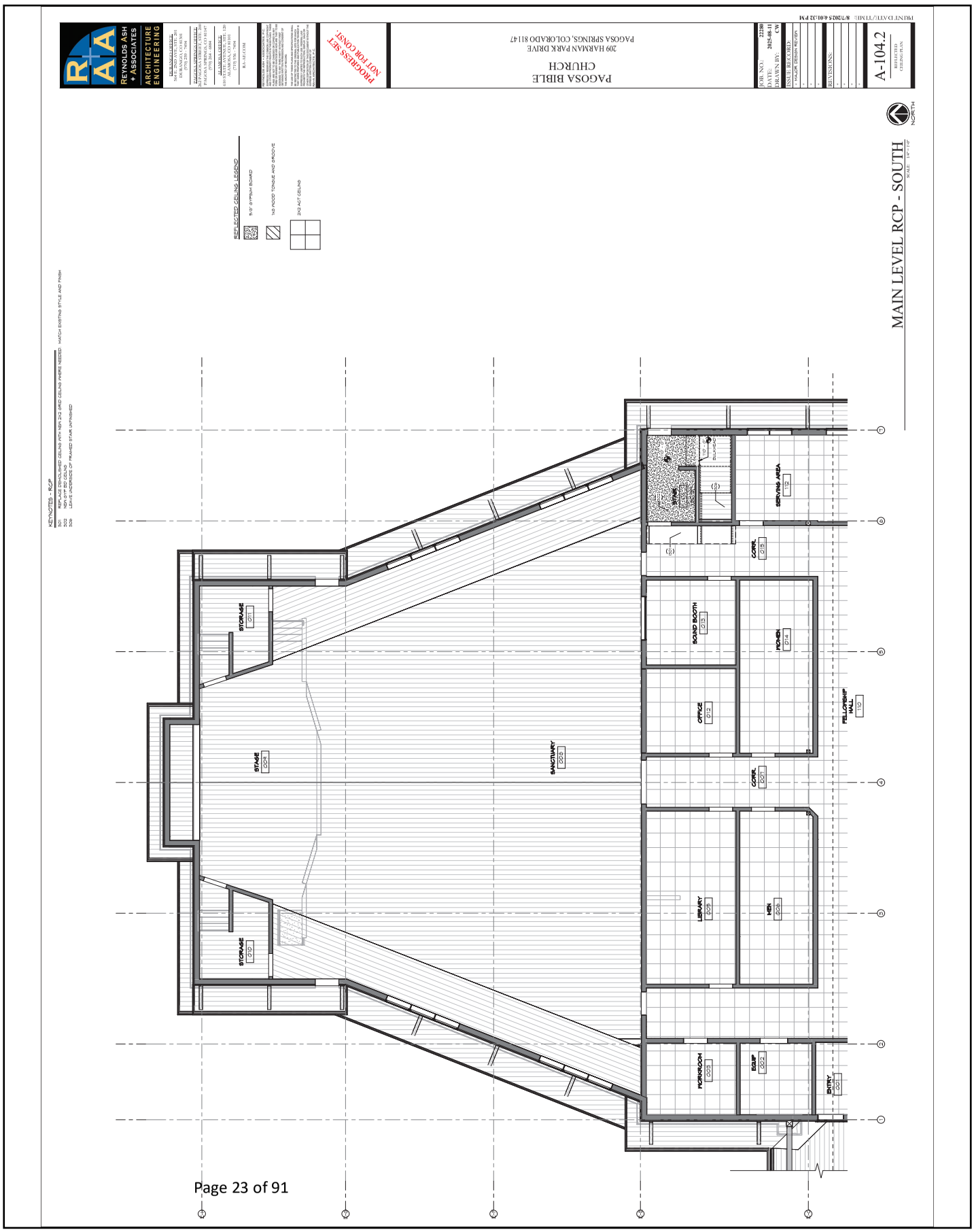
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET: NOT FOR CONST.
A-104.1
MAIN LEVEL RCP - SOUTH
REFLECTED CEILING LEGEND
5/8" GYPSUM BOARD
1X8 WOOD TONGUE AND GROOVE
2'-0" X 4'-0" CEILING
KEYNOTES - RCP
SERVING AREA
PANTRY
STORAGE
LIBRARY
CLOSET
ELEV.
CORR.
FELLOWSHIP HALL
VESTIBULE
RECEPTION
OFFICE
CONFERENCE
ENTRY
HIGH YARD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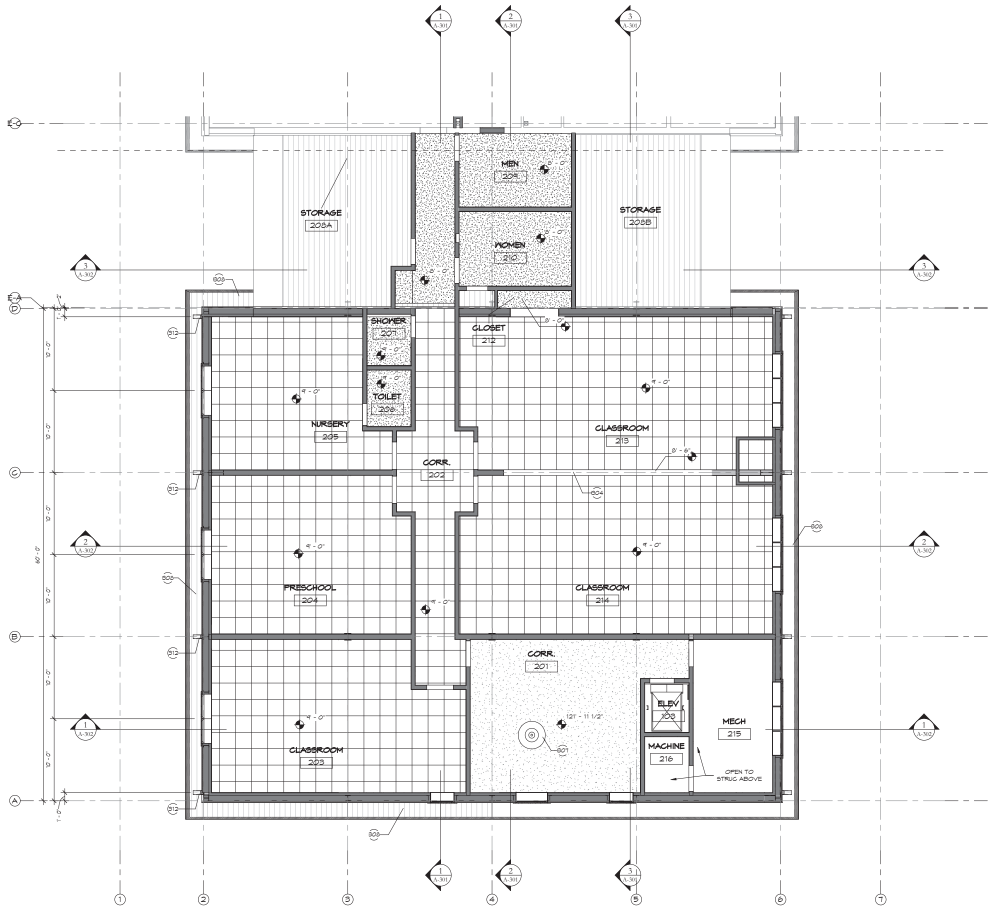
ARCHITECTURE ENGINEERING
PROGRESS SET
NOT FOR CONST.
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
A-104.2
REFLECTED CEILING PLAN
MAIN LEVEL RCP - SOUTH
NORTH
KEYNOTES - RCP
301 REFLECTED CEILING LEGEND
5/8" GYPSUM BOARD
1X3 WOOD TONGUE AND GROOVE
2X2 ACT CEILING
STAGE 104
STORAGE 101
STORAGE 110
SANCTUARY 102
SERVING AREA 112
CORR. 108
SOUND BOOTH 113
WOMEN 114
OFFICE 112
FELLOWSHIP HALL 110
CORR. 107
LIBRARY 105
MEN 106
NURSROOM 103
EQUIP 102
ENTRY 101

KEYNOTES - RCP

304	OPERABLE PARTITION TRACK SOFFIT, GYP BD
307	NEW DECORATIVE PENDANT FIXTURE
	METAL T&G SOFFIT PANEL. MATCH EXISTING STYLE AND COLOR
312	STAINED WOOD KNEE BRACE



REFLECTED CEILING LEGEND

5/8" GYPSUM BOARD

1x6 WOOD TONGUE AND GROOVE

2x2 ACT CEILING

UPPER LEVEL RCP - SOUTH

SCALE: 3/16" = 1'-0"

NORTH

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PAGOSA BIBLE CHURCH

209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.: 22280
DATE: 2025-08-11
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A-104.3

REFLECTED CEILING PLAN

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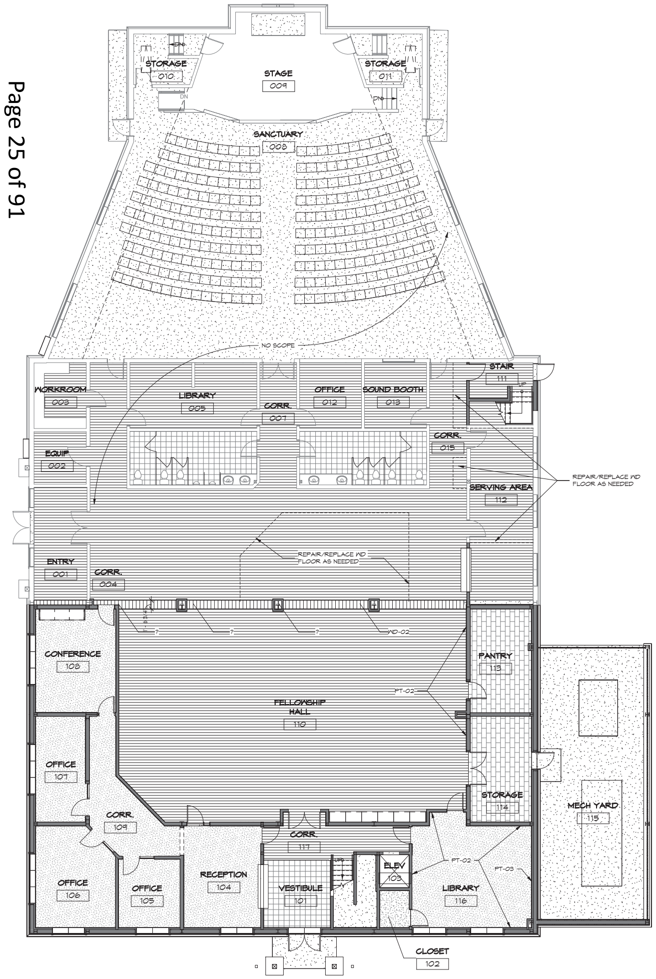
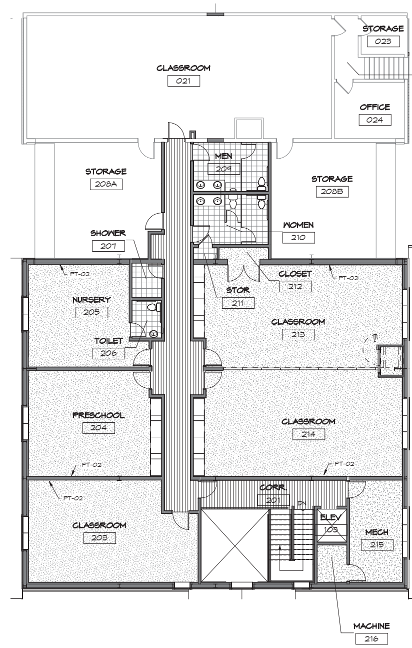
DESIGN REVIEW BOARD VI.A.



MAIN LEVEL FINISH PLAN 1 A-105
SCALE: 1/8" = 1'-0"



UPPER LEVEL FINISH PLAN 2 A-105
SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE

NO	NAME	FLOOR FINISH	BASE TRIM	WALL COV	CLG FINISH	CLG HEIGHT	COMMENTS
	VESTIBULE	TILE-01	WB				
	CLOSET	CMT-	N/A				
	ELEV	N/A	N/A				
	RECEPTION	CPT	WB				
	OFFICE	CPT-	WB				
	OFFICE	CPT-	WB				
	OFFICE	CPT-	WB				
	CONFERENCE	CPT-	WB				
	CORR	CPT-	WB				
	FELLOWSHIP HALL	WD-	WB				REPAIR, REPLACE,OR INSTALL AS NEEDED
	STAIR	WD-	WB				REPAIR, REPLACE,OR INSTALL AS NEEDED
	SERVING AREA	WD-	WB				REPAIR, REPLACE,OR INSTALL AS NEEDED
	PANTRY	LVT-	WB				
	STORAGE	LVT-	WB				
	MECH YARD	N/A	N/A				
	LIBRARY	CPT-	WB				
	CORR	WD-	WB				
	CORR	WD-	WB				
	CORR	WD-	WB				
	CLASSROOM	CPT	WB				
	PRESCHOOL	CPT	WB				
	NURSERY	CPT	WB				
	TOILET	TILE-02	TILE-05				SEE INTERIOR ELEVATIONS
	SHOWER	TILE-02	TILE-05				SEE INTERIOR ELEVATIONS
208A	STORAGE	N/A	N/A				
B	STORAGE	N/A	N/A				
	MEN	TILE-02	TILE-05				SEE INTERIOR ELEVATIONS
	WOMEN	TILE-02	TILE-05				SEE INTERIOR ELEVATIONS
	STOR	TILE-02	RB				
	CLOSET	CPT	RB				
	CLASSROOM	CPT	WB				
	CLASSROOM	CPT	WB				
	MECH	CMT-	N/A				
	MACHINE	CMT-	N/A				

FINISH PALETTE

FLOOR FINISH

CPT-01
24" X 24" TILE
MOHAWK EQ303-949 SLATE

CPT-02
24" X 24" TILE
MOHAWK EQ302-978 SMOKE

CPT-03
24" X 24" TILE
MOHAWK EQ303-888 NEUTRAL

LVT-01
7" X 48" PLANK
MOHAWK FOUNDER'S TRACE LOFT

WD-01
5-3/4" WIDE PLANK
(MATCH EXISTING)

WD-02
5-3/4" PLANKS
(MATCH EXISTING), RUN PERP.

TILE-01
12" X 12" TILES
(MATCH EXISTING ENTRYWAY)

TILE-02
12" X 12" FLOOR TILES
(MATCH EXISTING RESTROOM FLOOR)

WALL FINISH

PT-01
SW-7506 LOGGIA (OR MATCH EXISTING)

PT-02
SW-9174 MOTH WING, OR SIMILAR

PT-03
SW-0006 TOILE RED (OR MATCH EXISTING)

PT-04
RESTROOM FIELD (PT-01)
SATIN OR SEMI-GLOSS

PT-05
RESTROOM ACCEN(PT-02)
SATIN OR SEMI-GLOSS

PT-06
CEILING WHITE (MATCH EXISTING)
FLAT OR SATIN IN RESTROOMS

TILE-03
6" X 6" WALL TILES
(MATCH EXISTING RESTROOM WALLS)

TILE-04
6" X 6" WALL TILES
WALL BASE, BULLNOSE TRIM

TILE-05
PENCIL WALL TOP TRIM

FINISH LINE TYPE KEY

LINE INDICATES WALL TO RECEIVE VERTICAL WOOD

LINE INDICATES WALL TO RECEIVE HORIZONTAL WOOD

STONE VENEER

VERTICAL RUSTED METAL

APPROXIMATE SQUARE FOOTAGE

EXISTING UPPER LEVEL	SF
EXISTING MAIN LEVEL	SF
TOTAL EXISTING	SF
NEW UPPER LEVEL	SF
NEW MAIN LEVEL	SF
TOTAL NEW SF	9 SF

NORTH

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PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.: 22280
DATE: 2025-08-11
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A-105
FINISH PLANS

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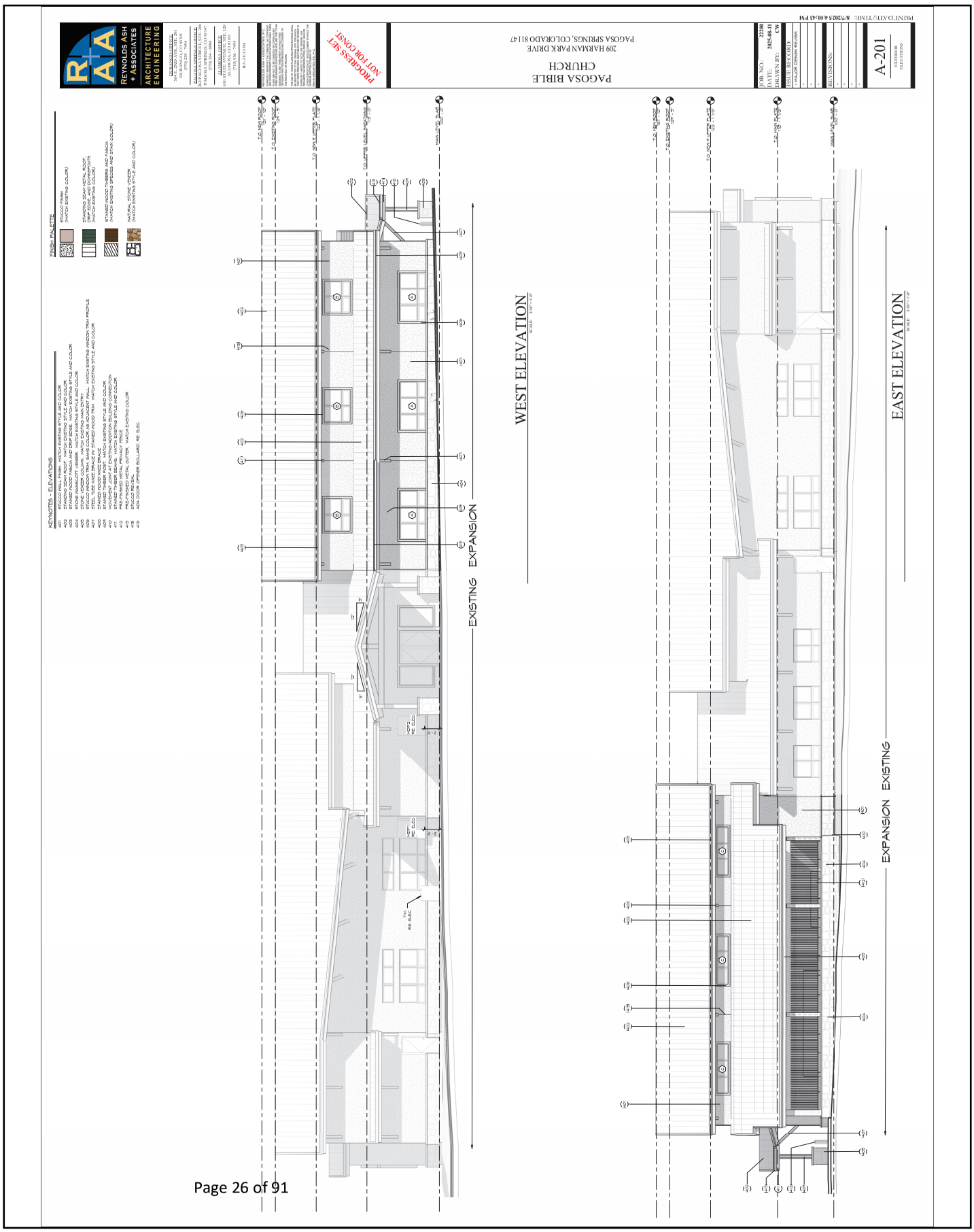
WEST ELEVATION
EXISTING EXPANSION
EAST ELEVATION
EXPANSION EXISTING
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET
NOT FOR CONST.
A-201
REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING

KEYNOTES - ELEVATIONS

401 STUCCO WALL FINISH. MATCH EXISTING STYLE AND COLOR.
402 STANDING SEAM ROOF. MATCH EXISTING STYLE AND COLOR.
403 STAINED WOOD FASCIA AND DRIP EDGE. MATCH EXISTING STYLE AND COLOR.
404 STONE WAINSCOTT VENEER. MATCH EXISTING STYLE AND COLOR.
405 STONE VENEER COLUMN. MATCH EXISTING MAIN ENTRY.
406 STUCCO WINDOW TRIM, SAME COLOR AS ADJACENT WALL. MATCH EXISTING WINDOW TRIM PROFILE.
407 STEEL TUBE KNEE BRACE W/ STAINED WOOD TRIM. MATCH EXISTING STYLE AND COLOR.
408 STAINED WOOD KNEE BRACE.
409 STAINED TIMBER POST. MATCH EXISTING STYLE AND COLOR.
411 STAINED TIMBER BEAMS. MATCH EXISTING STYLE AND COLOR.
413 PRE-FINISHED METAL GUTTER. MATCH EXISTING COLOR.
415 STUCCO REVEAL.

NORTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.: 22280
DATE: 2025-08-11
DRAWN BY: CW

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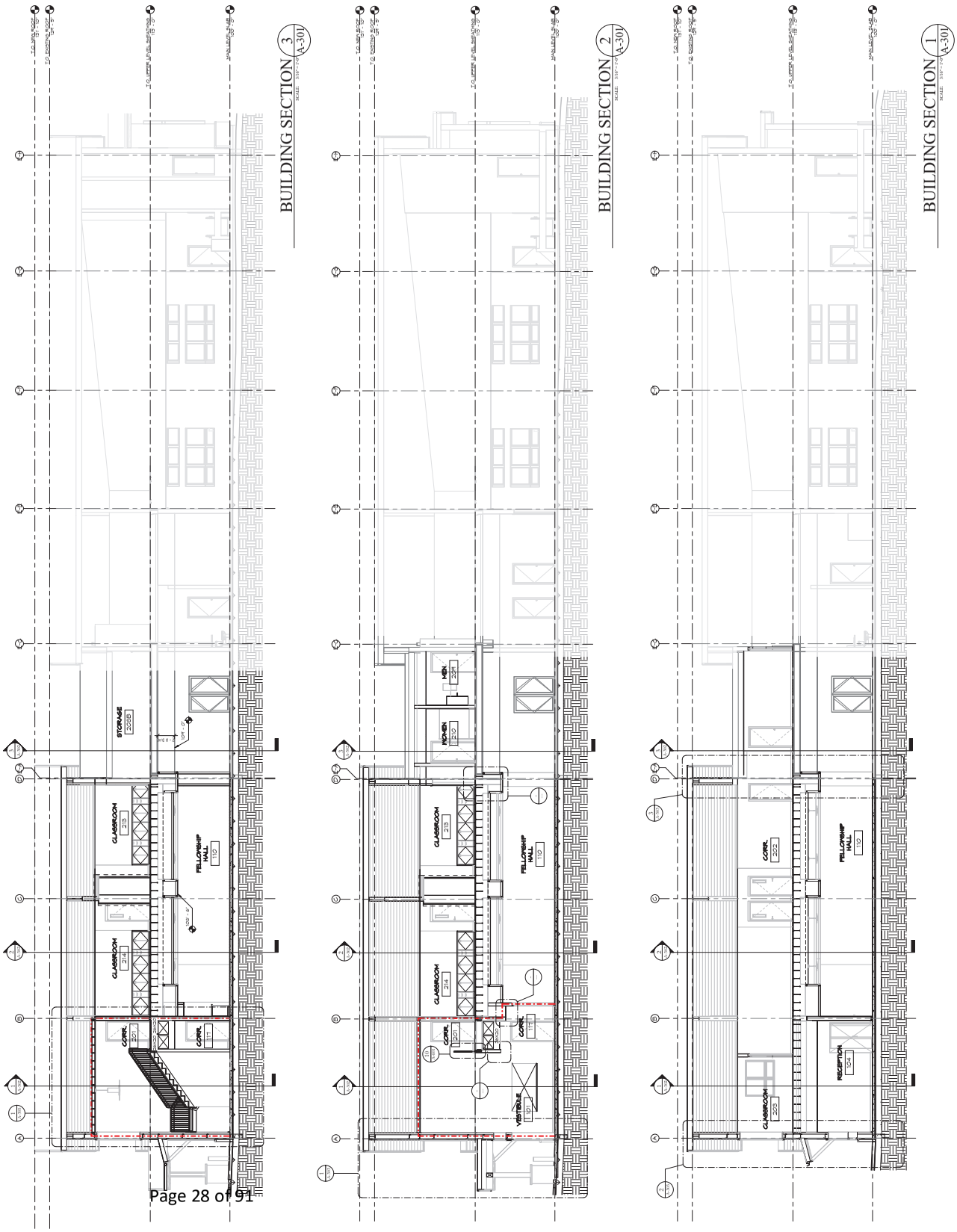
A-202
EXTERIOR ELEVATIONS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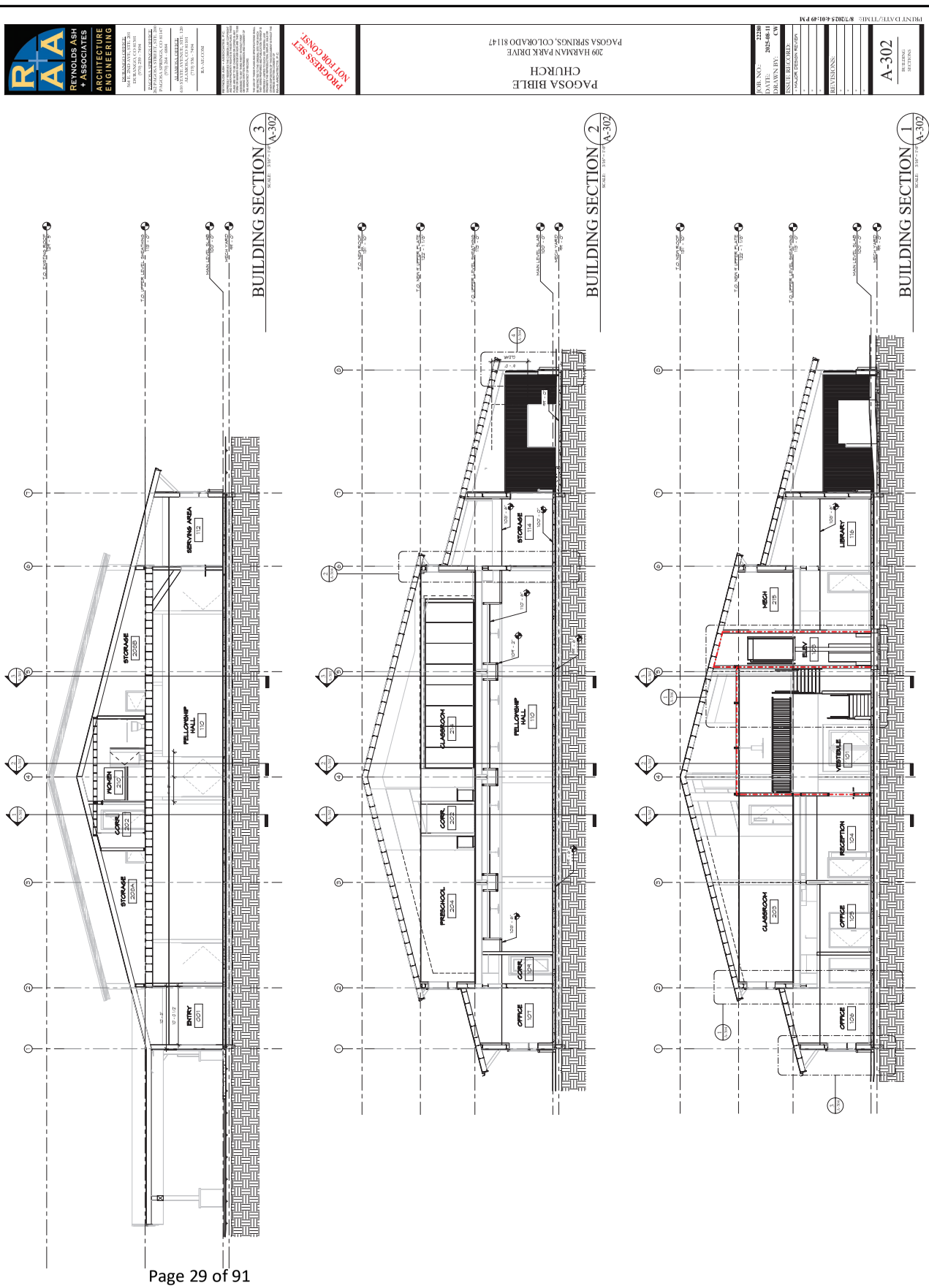
ARCHITECTURE ENGINEERING
PROGRESS SET
NOT FOR CONST.
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
A-301
BUILDING SECTION 3
BUILDING SECTION 2
BUILDING SECTION 1
STORAGE
CLASSROOM
FELLOWSHIP HALL
CORR.
MEN
WOMEN
VESTIBULE
RECEPTION


BUILDING SECTION 3
A-302
BUILDING SECTION 2
A-302
BUILDING SECTION 1
A-302
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET: NOT FOR CONST.
A-302
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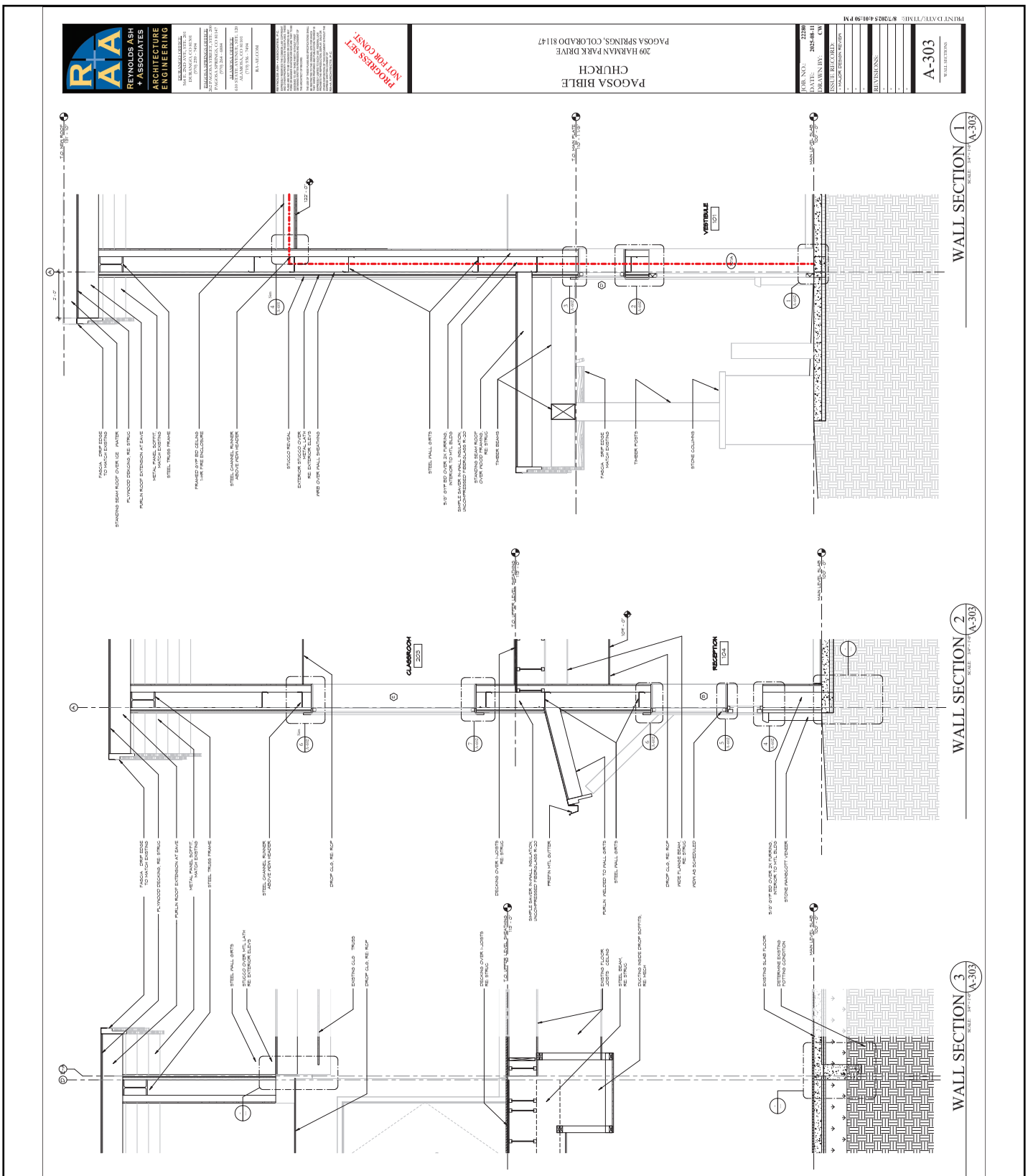
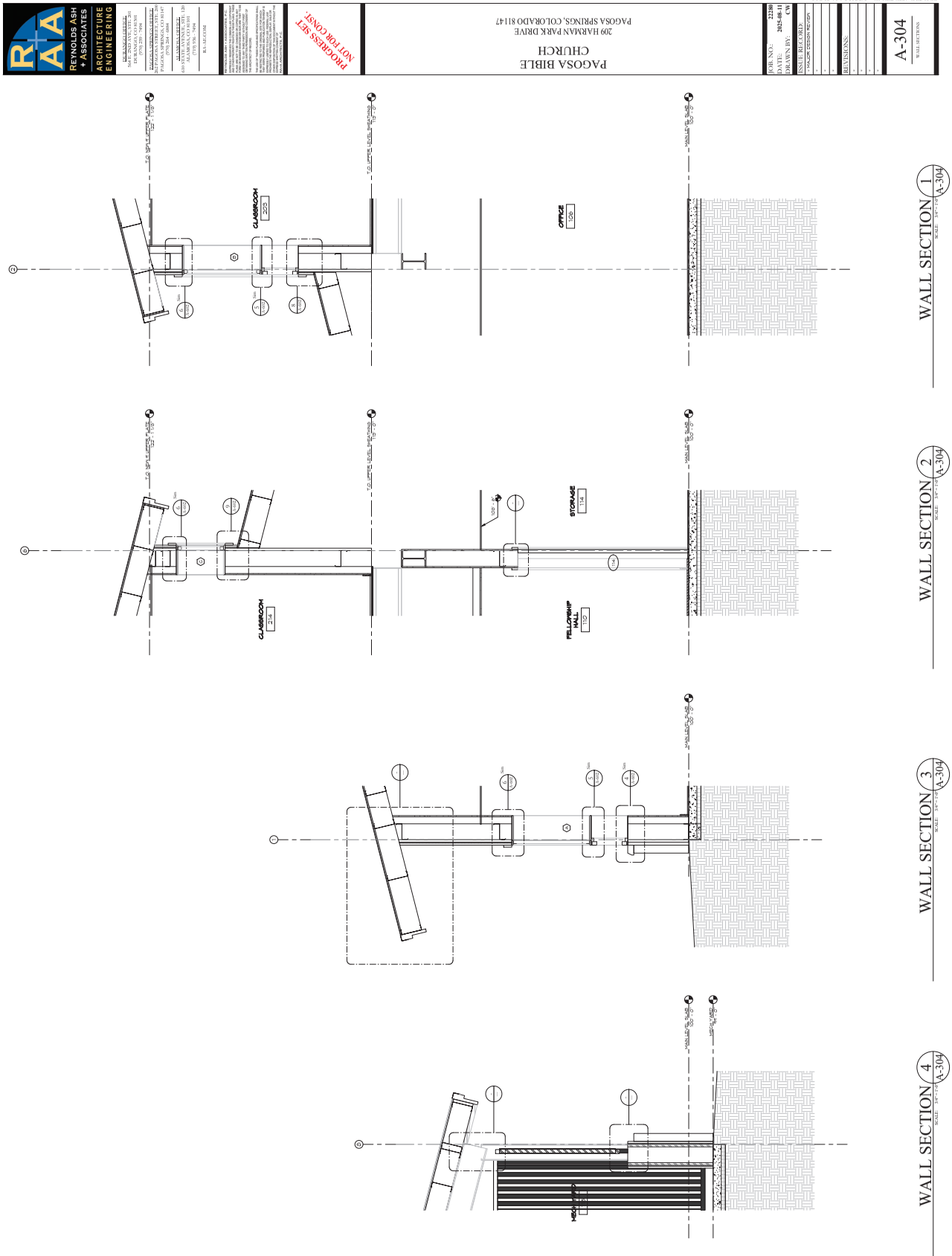
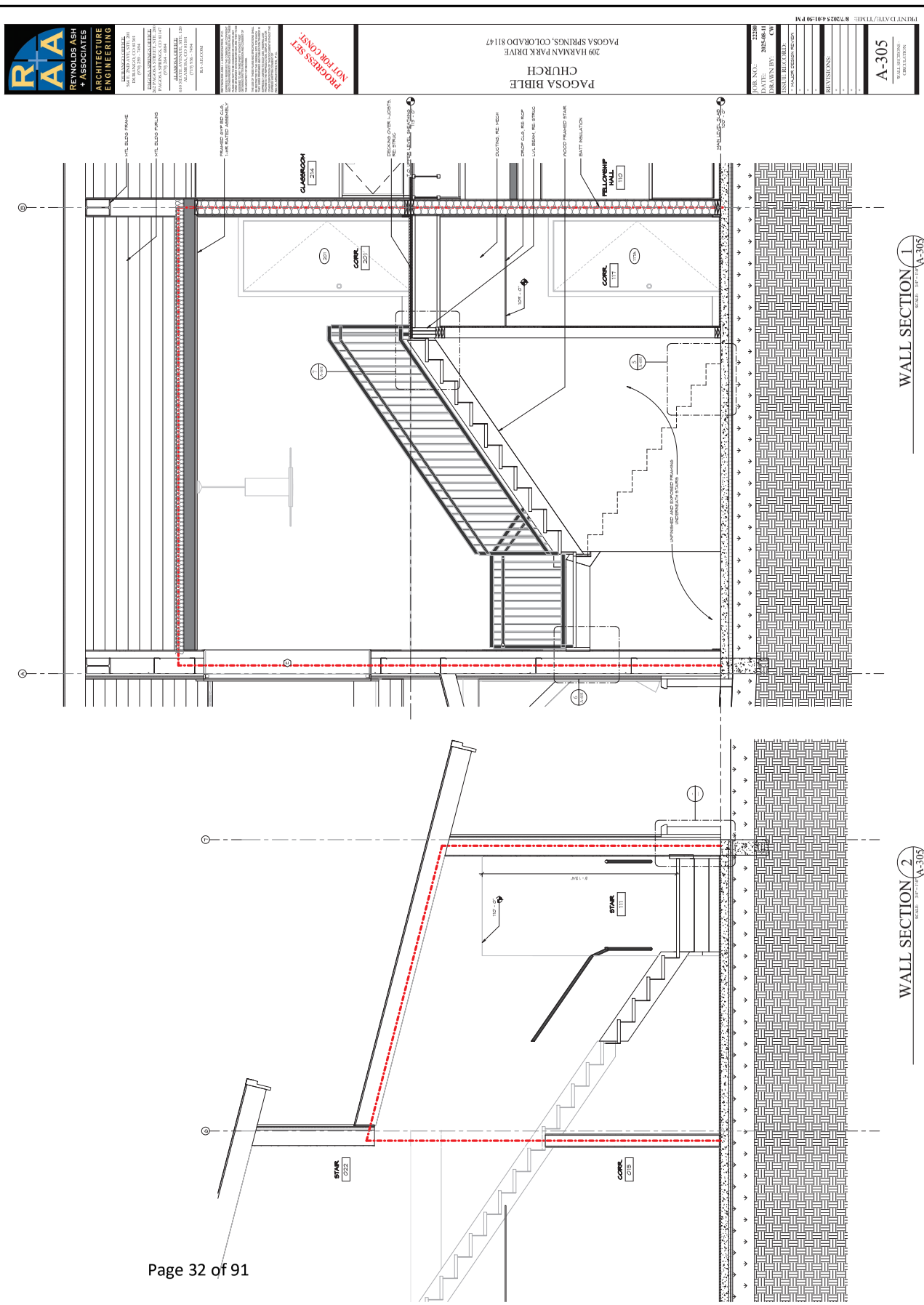
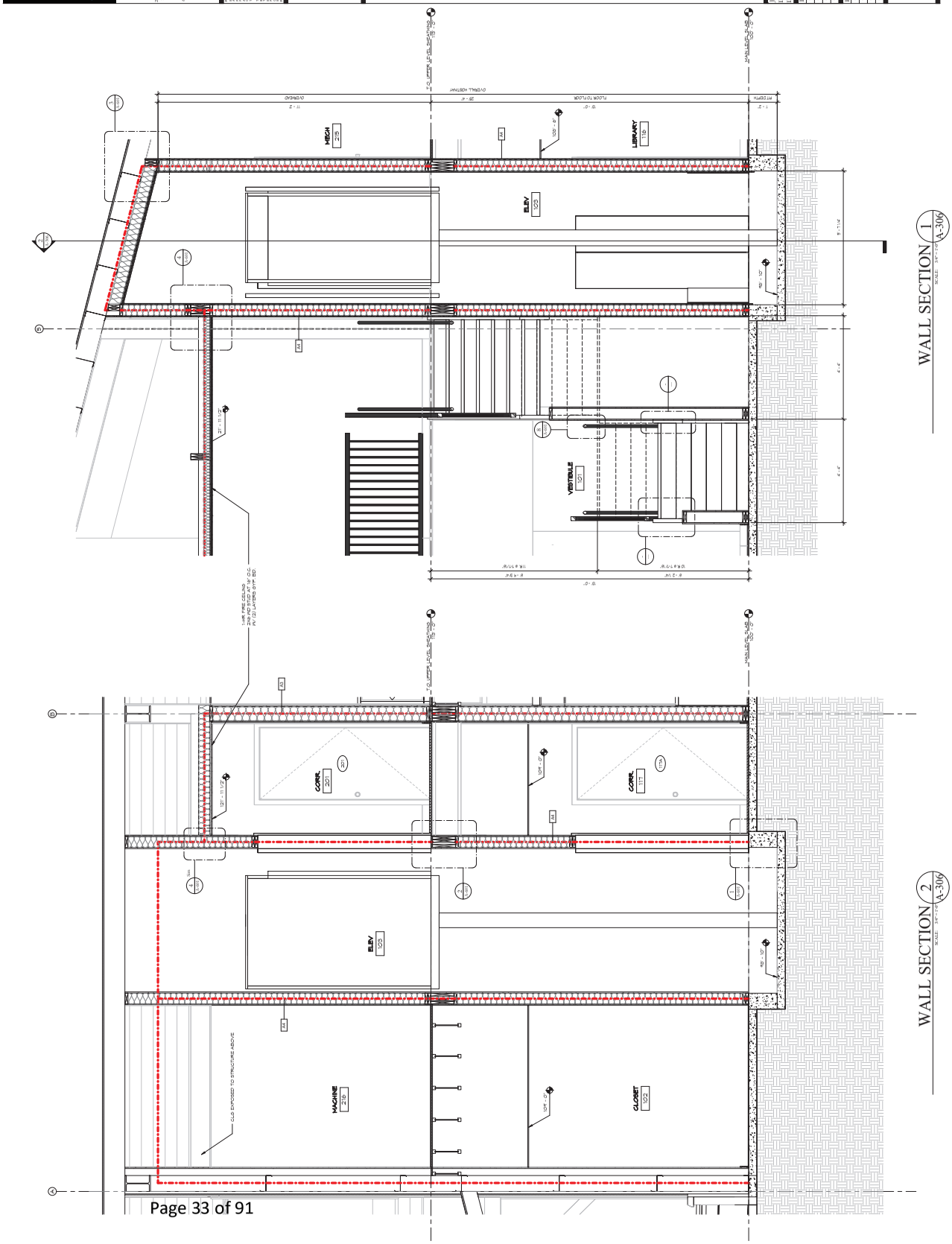
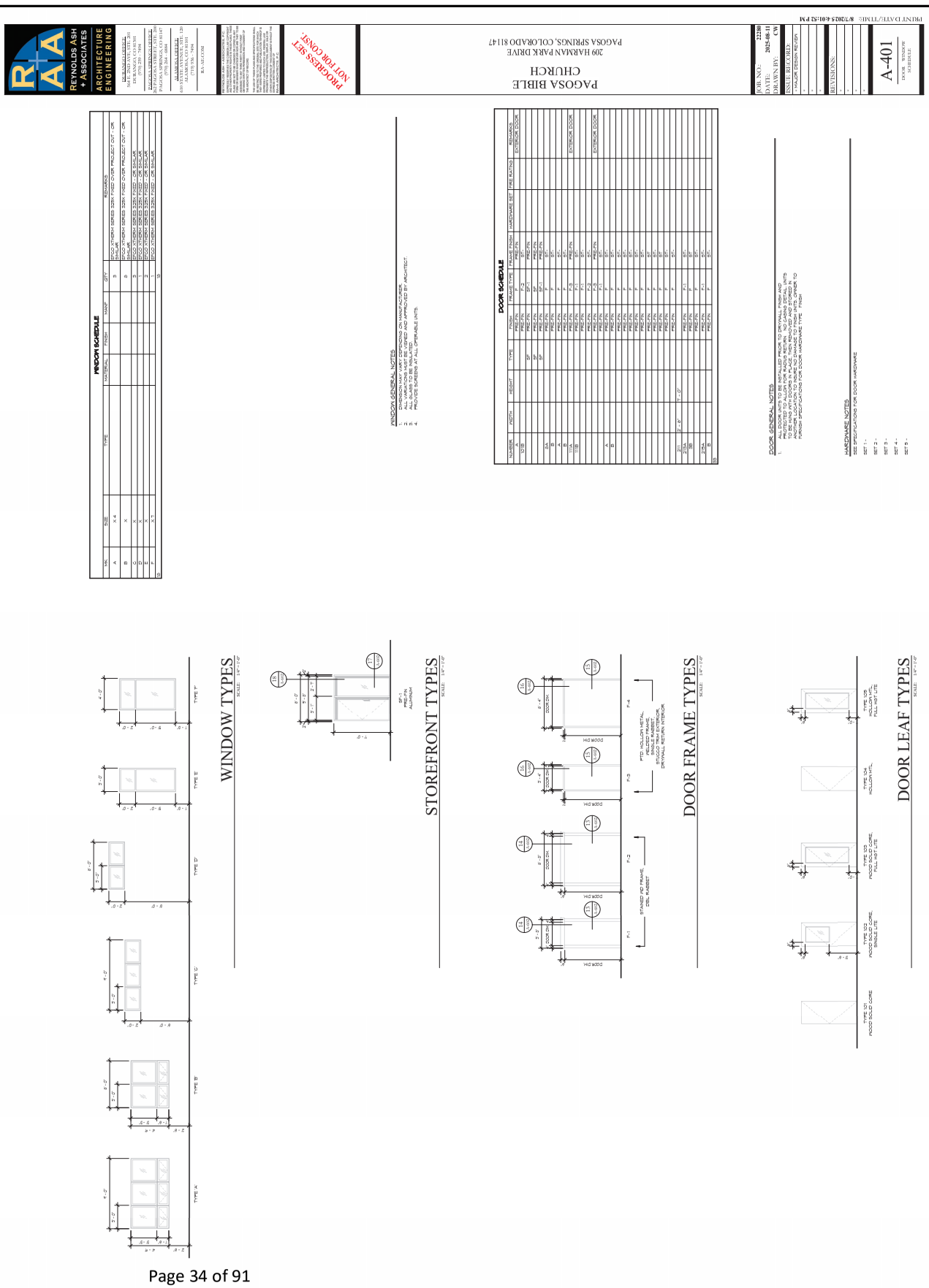
ENTRY 101
SERVING AREA 112
STORAGE 223B
STORAGE 223A
WOMEN 210
CORR. 222
FELLOWSHIP HALL 110
STORAGE 114
CLASSROOM 213
PRESCHOOL 204
CORR. 224
OFFICE 127
MECH 219
ELEV 135
VESTIBULE 101
LIBRARY 116
RECEPTION 124
CLASSROOM 223
OFFICE 125
OFFICE 126

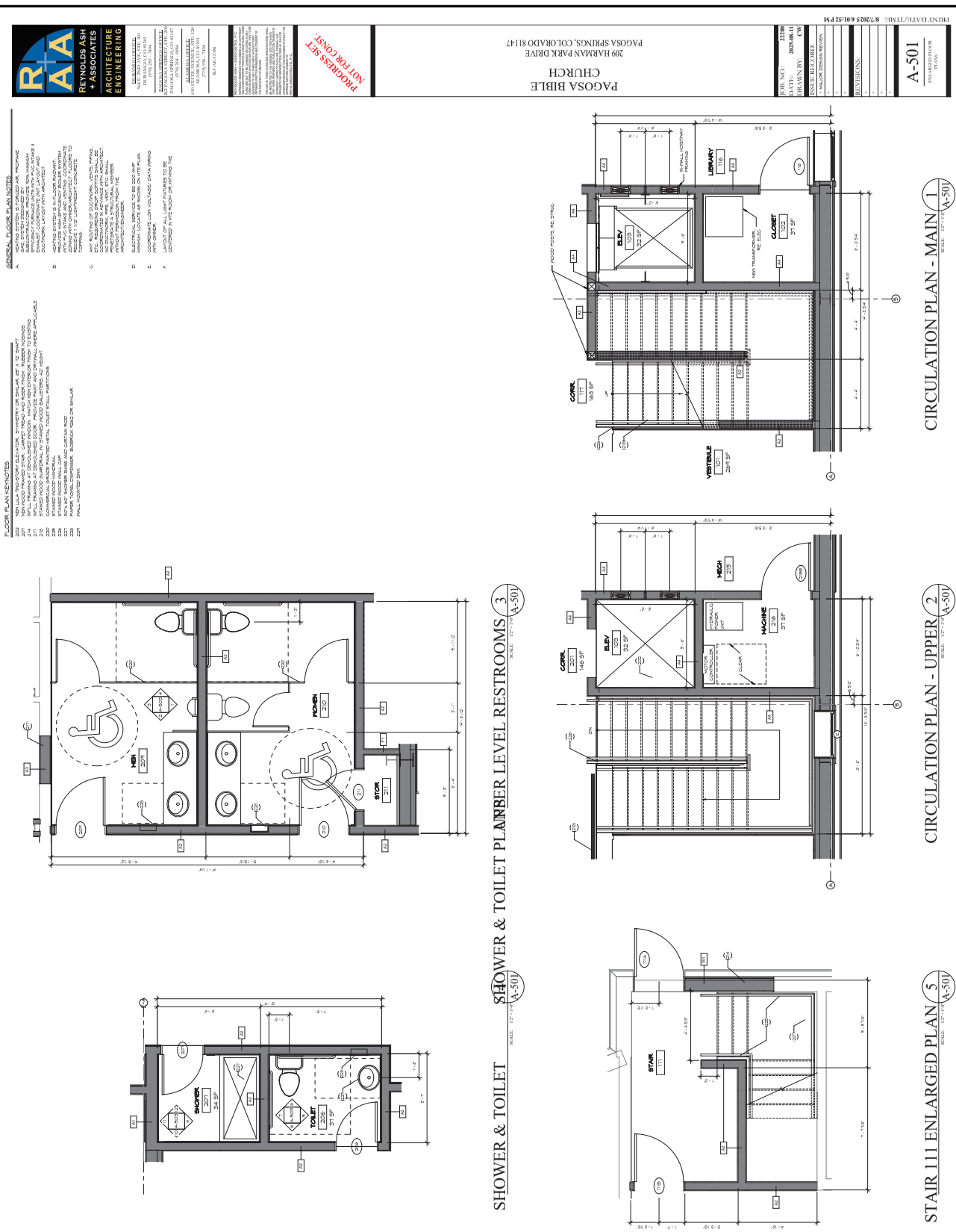

PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET: NOT FOR CONST.
REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
A-303
WALL SECTIONS
WALL SECTION 1 A-303
WALL SECTION 2 A-303
WALL SECTION 3 A-303
CLASSROOM 205
RECEPTION 104
VESTIBULE 101


PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET
NOT FOR CONST.
REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
A-304
WALL SECTIONS
WALL SECTION 1 A-304
WALL SECTION 2 A-304
WALL SECTION 3 A-304
WALL SECTION 4 A-304
CLASSROOM 229
OFFICE 106
STORAGE 114
CLASSROOM 214
FELLOWSHIP HALL 116


PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET
NOT FOR CONST.
A-305
WALL SECTIONS
WALL SECTION 1
SCALE: 3/4" = 1'-0"
A-305
WALL SECTION 2
SCALE: 3/4" = 1'-0"
A-305
CLASSROOM 214
FELLOWSHIP HALL 110
CORR. 207
CORR. 117
STAIR 122
STAIR 111
CORR. 218
VTL BLDG FRAME
VTL BLDG PURLIN
FRAMED 2HR BD CLG. 1 HR RATED ASSEMBLY
DUCTING RE: MECH
DROP CLG. RE: RCP
LVL BEAM RE: STRUC
WOOD FRAMED STAIR
BATT INSULATION
UNFINISHED AND EXPOSED FRAMING UNDERNEATH STAIRS


REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
PROGRESS SET
NOT FOR CONST.
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
A-306
WALL SECTIONS
WALL SECTIONS
WALL SECTION 1
A-306
WALL SECTION 2
A-306
MECH 215
LIBRARY 118
ELEV 103
VESTIBULE 101
CORR. 120
CORR. 117
ELEV 103
MACHINE 216
CLOSET 102
CLG EXPOSED TO STRUCTURE ABOVE


REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET: NOT FOR CONST.
A-401
WINDOW SCHEDULE
DOOR SCHEDULE
WINDOW GENERAL NOTES
DOOR GENERAL NOTES
HARDWARE NOTES
WINDOW TYPES
STOREFRONT TYPES
DOOR FRAME TYPES
DOOR LEAF TYPES


PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147
PROGRESS SET
NOT FOR CONST.
A-501
REYNOLDS ASH + ASSOCIATES
ARCHITECTURE ENGINEERING
GENERAL FLOOR PLAN NOTES
FLOOR PLAN KEYNOTES
CIRCULATION PLAN - MAIN
CIRCULATION PLAN - UPPER
SHOWER & TOILET PLAN
SHOWER & TOILET RESTROOMS
STAIR 111 ENLARGED PLAN

VESTIBULE 101 EAST 4 A-502
SCALE: 1/2" = 1'-0"

VESTIBULE 101 NORTH 2 A-502
SCALE: 1/2" = 1'-0"

CONFERENCE 108 NORTH 6 A-502
SCALE: 1/2" = 1'-0"

VESTIBULE 101 WEST 3 A-502
SCALE: 1/2" = 1'-0"

VESTIBULE 101 SOUTH 1 A-502
SCALE: 1/2" = 1'-0"

FELLOWSHIP HALL 110 SOUTH 5 A-502
SCALE: 1/2" = 1'-0"

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610 STATE AVENUE, STE. 120
ALAMOSA, CO 81101
(719) 936 - 7494

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PROGRESS SET
NOT FOR CONST.

PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.: 22280
DATE: 2025-08-11
DRAWN BY: CW

ISSUE RECORD:
- MAJOR DESIGN REVIEW
-
-
-

REVISIONS:
-
-
-
-

A-502
INTERIOR ELEVATIONS

PRINT DATE/TIME: 8/7/2025 4:01:54 PM

FOLDING PARTITIONS 14 A-503
SCALE: 1/2" = 1'-0"

CLASSROOM CASEWORK 13 A-503
SCALE: 1/2" = 1'-0"

SHOWER 207 EAST 12 A-503
SCALE: 1/2" = 1'-0"

SHOWER 207 NORTH 11 A-503
SCALE: 1/2" = 1'-0"

SHOWER 207 WEST 10 A-503
SCALE: 1/2" = 1'-0"

SHOWER 207 SOUTH 9 A-503
SCALE: 1/2" = 1'-0"

TOILET 206 EAST 8 A-503
SCALE: 1/2" = 1'-0"

TOILET 206 NORTH 7 A-503
SCALE: 1/2" = 1'-0"

TOILET 206 WEST 6 A-503
SCALE: 1/2" = 1'-0"

TOILET 206 SOUTH 5 A-503
SCALE: 1/2" = 1'-0"

UPPER RESTROOM EAST 4 A-503
SCALE: 1/2" = 1'-0"

UPPER RESTROOM NORTH 3 A-503
SCALE: 1/2" = 1'-0"

UPPER RESTROOM WEST 2 A-503
SCALE: 1/2" = 1'-0"

UPPER RESTROOM SOUTH 1 A-503
SCALE: 1/2" = 1'-0"

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PROGRESS SET
NOT FOR CONST.

PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.: 22280
DATE: 2025-08-11
DRAWN BY: CW

ISSUE RECORD:
- MAJOR DESIGN REVIEW
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-

REVISIONS:
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-

A-503
INTERIOR ELEVATIONS

PRINT DATE/TIME: 8/7/2025 4:01:56 PM

DESIGN REVIEW BOARD VI.A.

SOUTHWEST 3D VIEW 2 SCALE A-901

SOUTHEAST 3D VIEW 1 SCALE A-901

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PROGRESS SET
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PAGOSA BIBLE CHURCH
209 HARMAN PARK DRIVE
PAGOSA SPRINGS, COLORADO 81147

JOB. NO.: 22280
DATE: 2025-08-11
DRAWN BY: CW

ISSUE RECORD:
- MAJOR DESIGN REVIEW
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REVISIONS:
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A-901
3D VIEWS

PRINT DATE/TIME: 8/7/2025 4:01:58 PM

FIRE ALARM EQUIPMENT LEGEND

- FACP — FIRE ALARM CONTROL PANEL
- F — FIRE ALARM PULL STATION
- FIRE ALARM HORN
- FIRE ALARM STROBE
- FIRE ALARM HORN/STROBE
- CEILING MOUNTED SPEAKER
- DUCT DETECTOR
- REMOTE LAMP
- SMOKE DETECTOR - PHOTOELECTRIC
- 135° STANDARD HEAT DETECTOR
- PIR — PIR DETECTOR
- DH — DOOR HOLD - MAGNETIC HOLD
- FLOW SWITCH
- TAMPER SWITCH

COMMUNICATION LEGEND

- CLOCK ONLY
- CLOCK / PA SPEAKER WALL MOUNTED
- ROUND CEILING MOUNTED SPEAKER
- SQUARE SPEAKER
- INTERCOM PUSH TO CALL SWITCH
- WAP — WIRELESS ACCESS POINT ABOVE THE CEILING
- PROJECTOR — ABOVE THE CEILING PROJECTOR CONNECTION
- HDMI — WALL MOUNTED HDMI
- PLAIN DATA OUTLET
- 60° — PLAIN DATA OUTLET WITH MOUNTING HEIGHT
- COMBINATION DATA/TELEPHONE
- FLOOR MOUNTED COMBINATION DATA/TELEPHONE
- CEILING MOUNTED COMBINATION DATA/TELEPHONE
- TELEVISION OUTLET

SECURITY SYSTEM LEGEND

- SECURITY CAMERA
- ADA — ADA DOOR OPERATOR PUSH BUTTON
- EDS — ELECTRIC DOOR STRIKE
- CRR — CARD READER FOR DOOR OPERATOR

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH LATEST EDITION OF NEC, IECC AND ALL APPLICABLE GOVERNING CODES.
2. FIELD COORDINATION DURING CONSTRUCTION IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.
3. ELECTRIC UTILITY TO ADVISE OWNER AND/OR THE ELECTRICAL ENGINEER PRIOR TO SERVICE MODIFICATION REQUIRING COST TO THE OWNER.

WIRING:

1. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWING, FIELD VERIFY ALL CONDITIONS PRIOR TO ROUGH-IN.
2. ALL CONDUITS AND CONVEYANCES SHALL BE CONCEALED. IN THE EVENT THAT A NEW DEVICE IS BEING INSTALLED IN AN EXISTING DRYWALL PARTITION, PROVIDE A CUT IN TYPE BOX AND FISH FLEXIBLE CONDUIT DOWN INSIDE THE WALL FROM ABOVE THE CEILING AND REPAIR THE DRYWALL AROUND THE CONDUIT. TRANSITION TO EMT ONCE ABOVE THE CEILING.
3. SIZES OF WIRE AND CABLES ARE BASED UPON COPPER CONDUCTORS, UNLESS OTHERWISE INDICATED. ALL CIRCUITS SHALL CONTAIN (2) #12 AWG WITH (1) #12 GND IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
4. ALL BRANCH CIRCUITS WITH HOME RUNS OVER 50 FEET, WILL BE SIZED ONE SIZE LARGER.
5. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS.
7. COORDINATE ALL DEVICE, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT PRIOR TO MAKING SHOP DRAWING SUBMITTALS.
8. COORDINATE THE MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED ABOVE COUNTERS, CASEWORK AND APPLIANCE RECEPTACLES WITH ARCHITECTURAL ELEVATIONS.
9. BRANCH CIRCUIT AND SPECIAL SYSTEMS WIRING FOR DEVICES ON WALLS IN FINISHED AREAS WHICH CANNOT BE CONCEALED SHALL BE INSTALLED IN SURFACE MOUNTED RACEWAY.
10. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UN-PAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PATCHING, PAINTING, REPAIRING OR REPLACEMENT OF ALL WALLS, CEILING OR OTHER BUILDING ELEMENTS WHICH ARE DISTURBED AS PART OF THE DEMOLITION AND/OR INSTALLATION OF ELECTRICAL WORK.
12. PROVIDE ELECTRICAL CONNECTION TO ALL FIRE, SMOKE, AND FIRE / SMOKE DAMPERS INCLUDING POWER AND FIRE ALARM. VERIFY EXACT SIZE AND FINAL LOCATION OF ALL DAMPERS WITH THE MECHANICAL CONTRACTOR. ALL ROOFTOP UNITS RATED AT MORE THAN 2000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN THE RETURN DUCT. ALL ROOFTOP UNITS RATED AT MORE THAN 10000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN BOTH THE SUPPLY AND RETURN DUCT AT ROOFTOP LEVEL AND IN THE RETURN DUCT AT EVERY LEVEL THAT IS SERVED. ELECTRICAL CONTRACTOR WILL PROVIDE A REMOTE TEST STATION AND ALL WIRING NECESSARY TO COMPLETE INSTALLATION.
13. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS ASSOCIATED WITH PLUMBING AND HVAC EQUIPMENT AND OWNER/GENERAL CONTRACTOR FURNISHED EQUIPMENT.

LIGHTING LEGEND

NOTES:

SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS. THIS LIST SHOWS STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE PROJECT DRAWINGS; HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR, THE ITEM SHALL BE PROVIDED AND INSTALLED.

VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS.

A NUMBER NEXT TO A RECEPTACLE OR DEVICE INDICATES A CIRCUIT NUMBER.

AN UPPER CASE LETTER NEXT TO A SWITCH INDICATES THE FUNCTION OF THE SWITCH. A LOWER CASE LETTER INDICATES THE SWITCH CIRCUIT.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS. A LOWER CASE LETTER NEXT TO A LIGHT CORRESPONDS TO THE SWITCH DESIGNATION.

SWITCHES

- S — SINGLE POLE SWITCH
- S_2 — TWO POLE SWITCH
- S_3 — THREE-WAY SWITCH
- S_4 — FOUR-WAY SWITCH
- S_D — DIMMER SWITCH
- S_{3D} — 3 WAY DIMMER SWITCH - (4D INDICATES A 4WAY DIMMER)
- S_{DCR} — DOOR ACTIVATED SWITCH
- S_{WA} — WALL MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR SWITCH
- S_{LV} — LOW VOLTAGE LIGHT SWITCH
- S_{TO} — MANUAL MOTOR STARTER
- S_P — PILOT LIGHT SWITCH
- S_{CS} — AUTO ON / AUTO OFF LIGHT SWITCH
- S_{MD} — DUAL TECHNOLOGY MOTION / OCCUPANCY SENSOR LIGHT SWITCH
- S_{MA} — MANUAL ON / AUTO OFF DIMMING LIGHT SWITCH
- S_K — KEY OPERATED LIGHT SWITCH
- S_T — MANUAL ON - TIMED OFF LIGHT SWITCH
- MVS — CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH
- MVS / MVS — CEILING MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR
- MVS — CEILING MOUNTED DAYLIGHT HARVESTING SENSOR
- S_{SC} — SCENE CONTROL STATION
- S_{UIS} — UNIT LIGHTING MANAGEMENT CONTROL STATION.

LIGHT FIXTURES

- A — 1'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
- A — 2'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
- A — 2'x2' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
- OPEN STRIP FIXTURE
- WALL BRACKET LINEAR FIXTURE
- A — WALL MOUNTED SCONCE LIGHT FIXTURE
- A — RECESSED DOWNLIGHT CAN FIXTURE
- A — SURFACE CEILING OR PENDANT MOUNTED FIXTURE
- EX2 — DOUBLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
- EX1 / EXW — SINGLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
- EM — WALL MOUNTED EMERGENCY LIGHT
- EMR — EMERGENCY EXTERIOR EGRESS FIXTURE

LUMINAIRES:

1. COORDINATE THE LOCATION OF ALL LIGHTING EQUIPMENT INCLUDING BUT NOT LIMITED TO THE LUMINAIRES, SWITCHES WITH THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND ALL OTHER TRADES AS REQUIRED. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONAL LOCATION OF LIGHT FIXTURES.
2. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE AND SHALL NOT BE SUPPORTED FROM THE T-BAR CEILING GRID.
3. THE ELECTRICAL CONTRACTOR IS TO CONFIRM THE LIGHT FIXTURES ORDERED WILL BE COMPATIBLE WITH THE CEILING TYPES AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING THE FIXTURES.
4. VERIFY LUMINAIRE MOUNTING REQUIREMENTS AND OVERALL HEIGHT OF ALL PENDANT MOUNTED FIXTURES PRIOR TO ORDERING.
5. ALL LIGHT FIXTURES NEED TO BE COMPATIBLE WITH THE SWITCHES AND CONTROLS BEING PROVIDED.
6. THE LIGHTING PACKAGE SHALL BE APPROVED BY BOTH THE ARCHITECT AND ENGINEER AS APPROVED EQUAL BEFORE BID. NO LIGHT FIXTURE SHALL BE ORDERED UNTIL THE LIGHT FIXTURE SUBMITTAL PACKAGE HAS BEEN APPROVED IN WRITING BY THE ARCHITECT, GENERAL CONTRACTOR AND ELECTRICAL ENGINEER.
7. COORDINATE LUMINAIRE MOUNTING REQUIREMENTS PRIOR TO PLACING ORDER.

EMERGENCY AND EXIT LIGHTS:

1. PROVIDE EMERGENCY AND EXIT SIGNS AS PER ALL GOVERNING CODES.
2. EXIT SIGNS CONNECTED TO A REMOTE EMERGENCY HEAD REQUIRE EXTRA BATTERY CAPACITY TO OPERATE THE REMOTELY LOCATED EMERGENCY HEAD FOR EGRESS AWAY FROM THE BUILDING.
3. REFER TO THE PLANS FOR THE NUMBER OF FACES REQUIRED AT EACH EXIT. FIELD VERIFY THE LOCATION OF THE EXIT SIGNS AND NUMBER OF FACES FOR THE BEST VISIBILITY POSSIBLE.
4. ALL LIGHTING FIXTURES DENOTED WITH "EM" SHALL BE PROVIDED WITH AN ENGINEER APPROVED EMERGENCY LED DRIVER OR INVERTER TO OPERATE THE FIXTURE IN AN EMERGENCY MODE TO MEET ALL CURRENT GOVERNING CODES AND WILL BE CIRCUITED TO THE UNSWITCHED SIDE OF THE LIGHTING CIRCUIT.
5. ALL LIGHT FIXTURES DESIGNATED WITH "EM" OR SPECIFIED WITH AN EMERGENCY FUNCTION SHALL BE PROVIDE WITH ONE OF THE FOLLOWING.
   a. INTEGRAL TEST SWITCH
   b. REMOTE INFRARED HANDHELD DEVICE
   c. INTEGRAL ELECTRONIC DEVICE THAT AUTOMATICALLY PERFORMS CODE REQUIRED TESTS.
6. ALL STAIRWELLS AND PATHS OF EGRESS TO THE EXTERIOR DOORS AND THE EXTERIOR PATH OF EGRESS AWAY FROM THE BUILDING SHALL RECEIVE EMERGENCY LIGHTING PER CODE.

ELECTRICAL EQUIPMENT LEGEND

- BRANCH CIRCUIT PANELBOARD
- TELEPHONE TERMINAL BOARD
- ELECTRIC MOTOR
- FUSED SAFETY SWITCH / DISCONNECT COMBINATION
- MOTOR STARTER
- CONTACTOR
- LA — CIRCUITRY HOMERUN: PANEL LA - CIR. #7
- CONDUIT OR WIRE CONCEALED IN WALL/CLG. (SOLID LINE TYPE)
- CONDUIT OR WIRE UNDER/FLOOR/UNDERGND. (CENTER LINE TYPE)

MAIN DISTRIBUTION GEAR

- CIRCUIT BREAKER IN A PANEL BOARD
- PAD MOUNTED UTILITY TRANSFORMER
- 100 A 2 POLE FUSED DISCONNECT — FUSED DISCONNECT 100A = AMP RATING 2P = NUMBER OF POLES
- ELECTRICAL METER SHOWN ON ONE-LINE DIAGRAMS
- ELECTRICAL POWER PANEL WITH MAIN LUG OR MAIN BREAKER PP1= PANEL NAME 225A MLO = MAIN LUG OR BREAKER SIZE 120/208V = PANEL VOLTAGE 3PH, 4 WIRE = PANEL PHASE, DISTRIBUTION TYPE

PP1 225A MCB 120/208V 3PH, 4W — PP1 225A MLO 120/208V 3PH, 4W

ELECTRICAL DEVICE LEGEND

- CEILING JUNCTION BOX - SURFACE/FLUSH
- WALL JUNCTION BOX - SURFACE/FLUSH
- DUPLEX RECEPTACLE
- FLOOR MOUNTED RECEPTACLE
- SPLIT WIRED DUPLEX RECEPTACLE
- CEILING MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED FOURPLEX RECEPTACLE
- APPLIANCE RECEPTACLE - 3 WIRE
- DUPLEX RECEPTACLE
- FOURPLEX RECEPTACLE

ABBREVIATIONS PERTAIN TO ALL DUPLEX AND FOURPLEX RECEPTACLES:

AC	ABOVE COUNTER
AC GF	ABOVE COUNTER - GROUND FAULT CIRCUIT INTERRUPTER
AC USB	ABOVE COUNTER WITH USB PORT
AF	ARC FAULT PROTECTED
AF USB	ARC FAULT PROTECTED WITH USB PORT
AF GF	ARC FAULT WITH GROUND FAULT CIRCUIT INTERRUPTER
D	DEDICATED RECEPTACLE
D USB	DEDICATED RECEPTACLE WITH USB PORT
EM	RECEPTACLE CIRCUITED TO THE EMERGENCY PANEL WITH RED COVER PLATE
GF	GROUND FAULT CIRCUIT INTERRUPTER
GF WP	GROUND FAULT CIRCUIT INTERRUPTER WEATHER PROOF
PL	PULSE
72"	GENERAL PURPOSE WITH MOUNTING HEIGHT.

- ELECTRIC HAND DRYER
- THERMOSTAT
- OPEN/CLOSE/STOP PUSH BUTTON
- DRAWING KEY NOTES
- ROOM — 100 — ROOM DESIGNATION

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:

1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44"	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AFCI	ARC FAULT CIRCUIT INTERRUPTERS
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAFCI	COMBINATION ARC FAULT CIRCUIT INTERRUPTERS
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CR	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRSLB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING, AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

Bighorn Consulting Engineers, Inc.
Mechanical/Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-9709

PAGOSA BIBLE CHURCH

LIGHTING - COVER SHEET

209 HARMAN PARK DR
PAGOSA SPRINGS, CO 81147

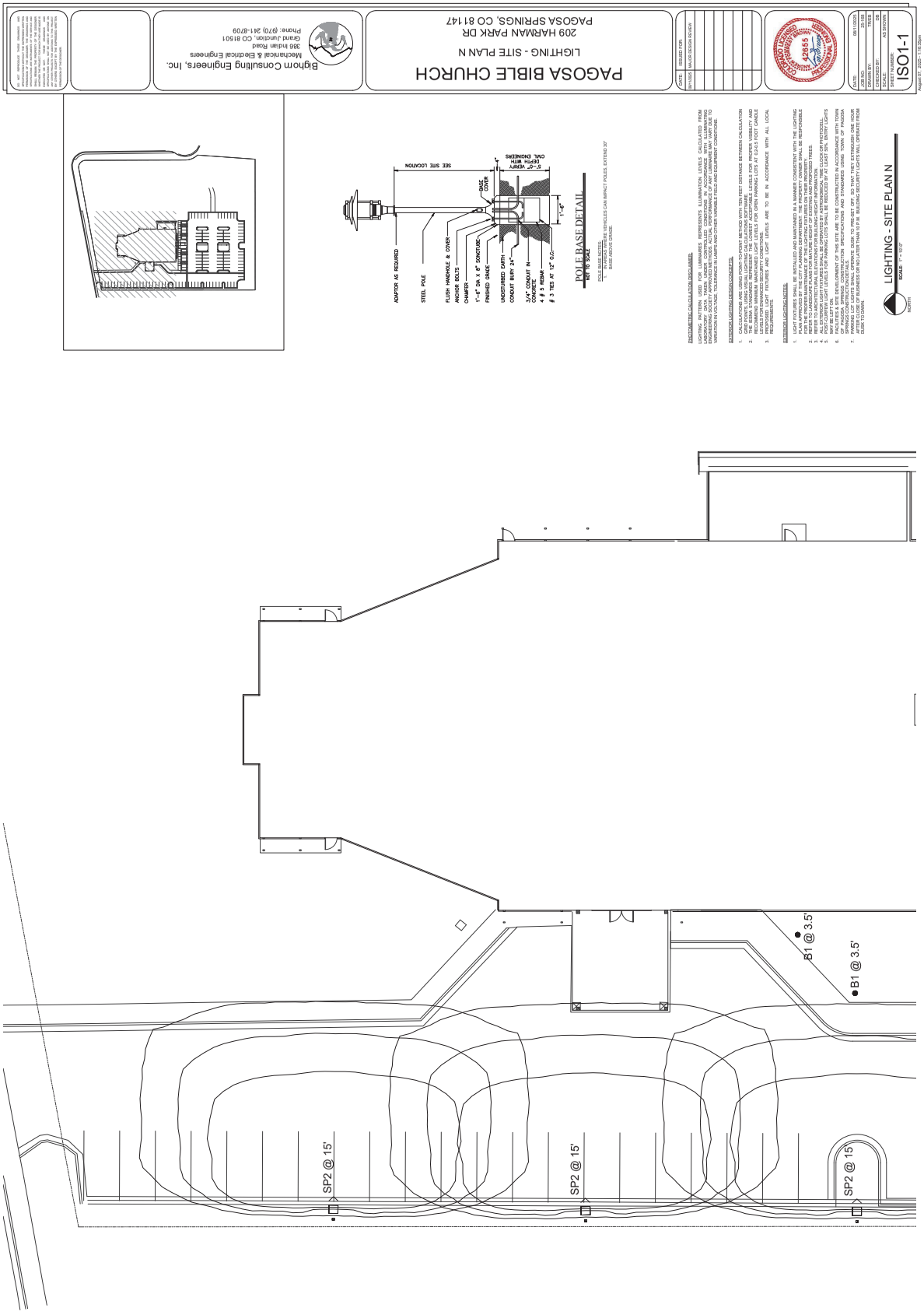
DATE:	ISSUED FOR:
06/11/2025	MAJOR DESIGN REVIEW

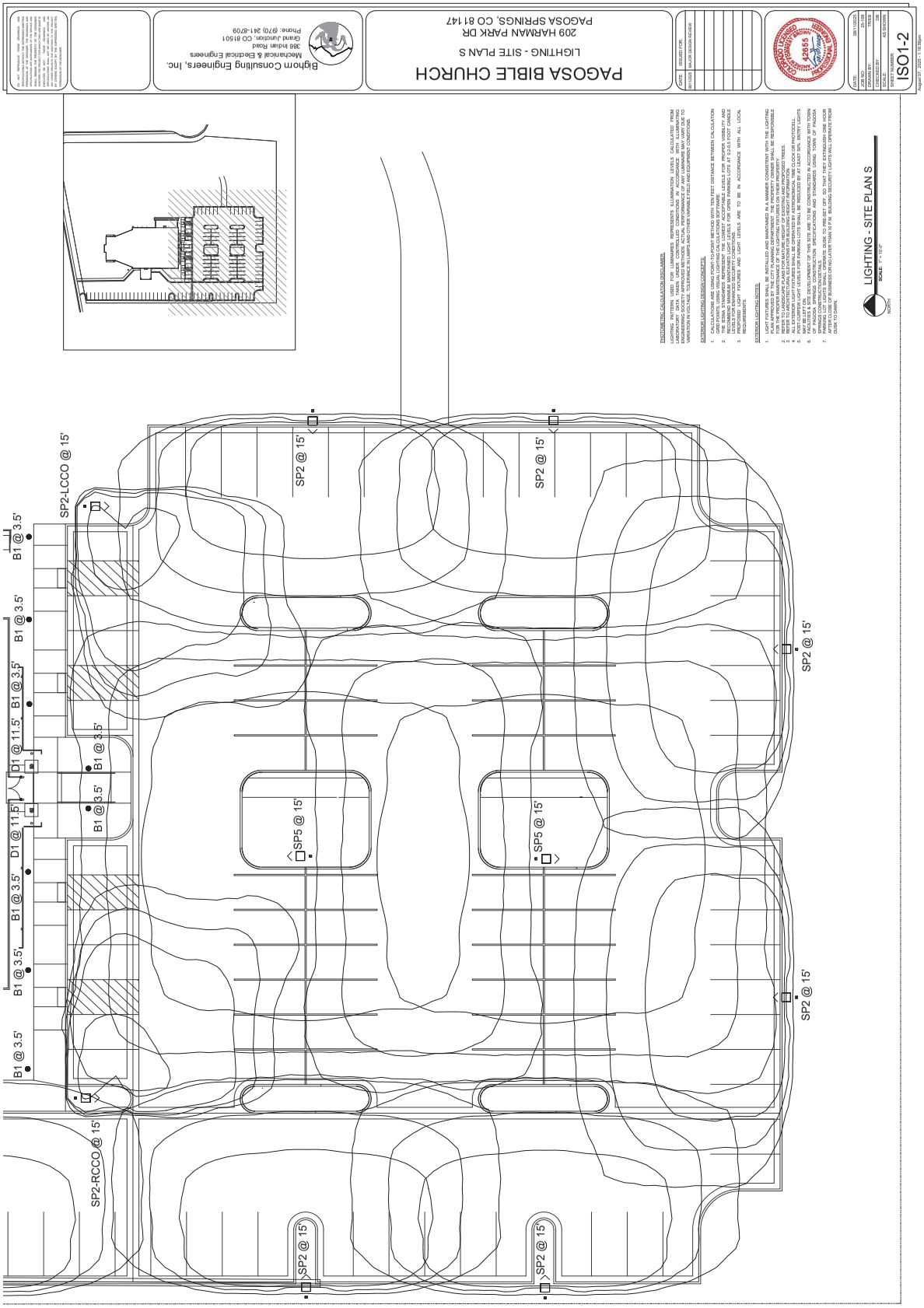
COLORADO LICENSED PROFESSIONAL ENGINEER 29655 Jeffrey Bighorn PROFESSIONAL ENGINEER

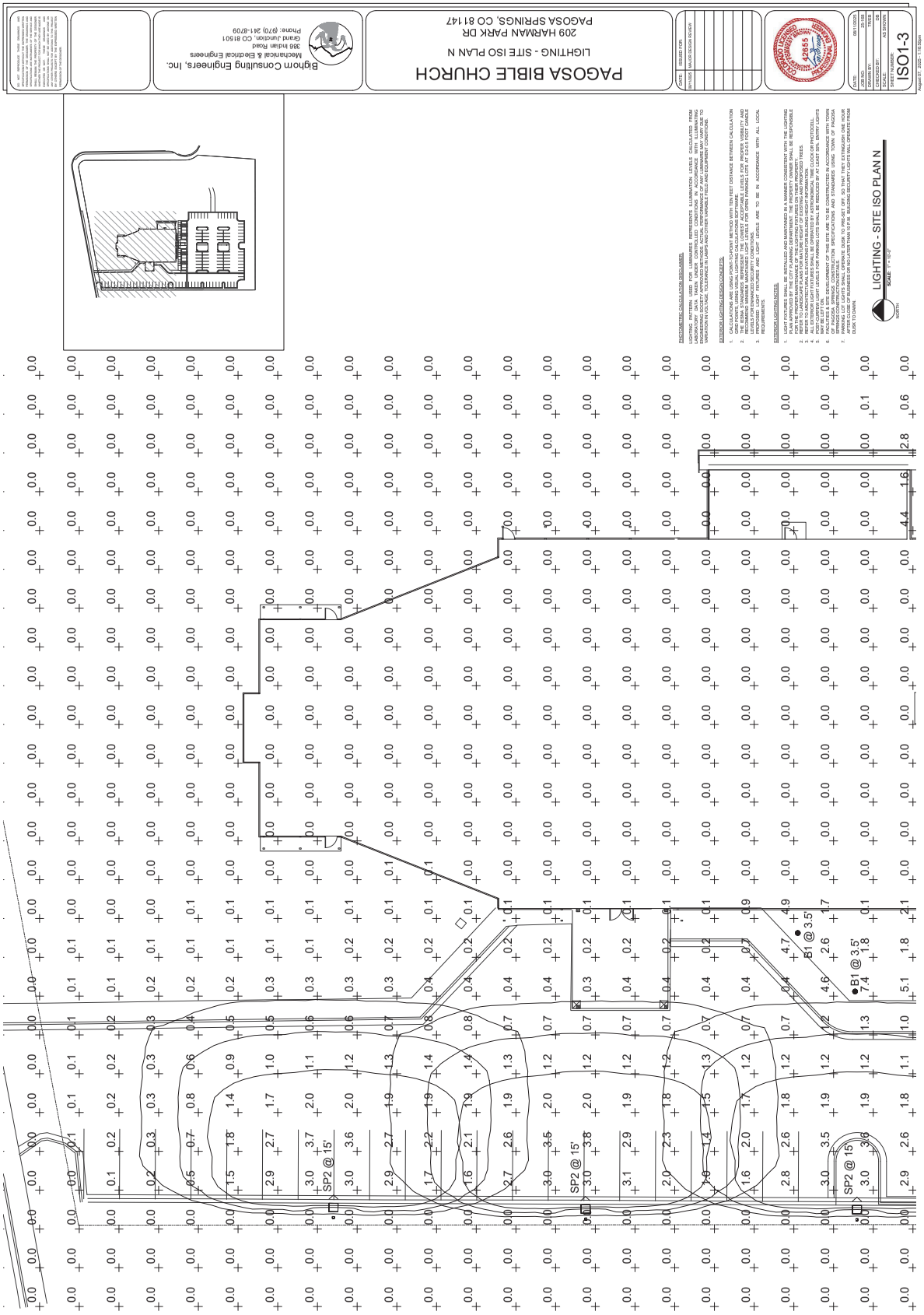
DATE:	08/11/2025
JOB NO:	25-168
DRAWN BY:	TR/EB
CHECKED BY:	DB
SCALE:	
SHEET NUMBER:	E0-1

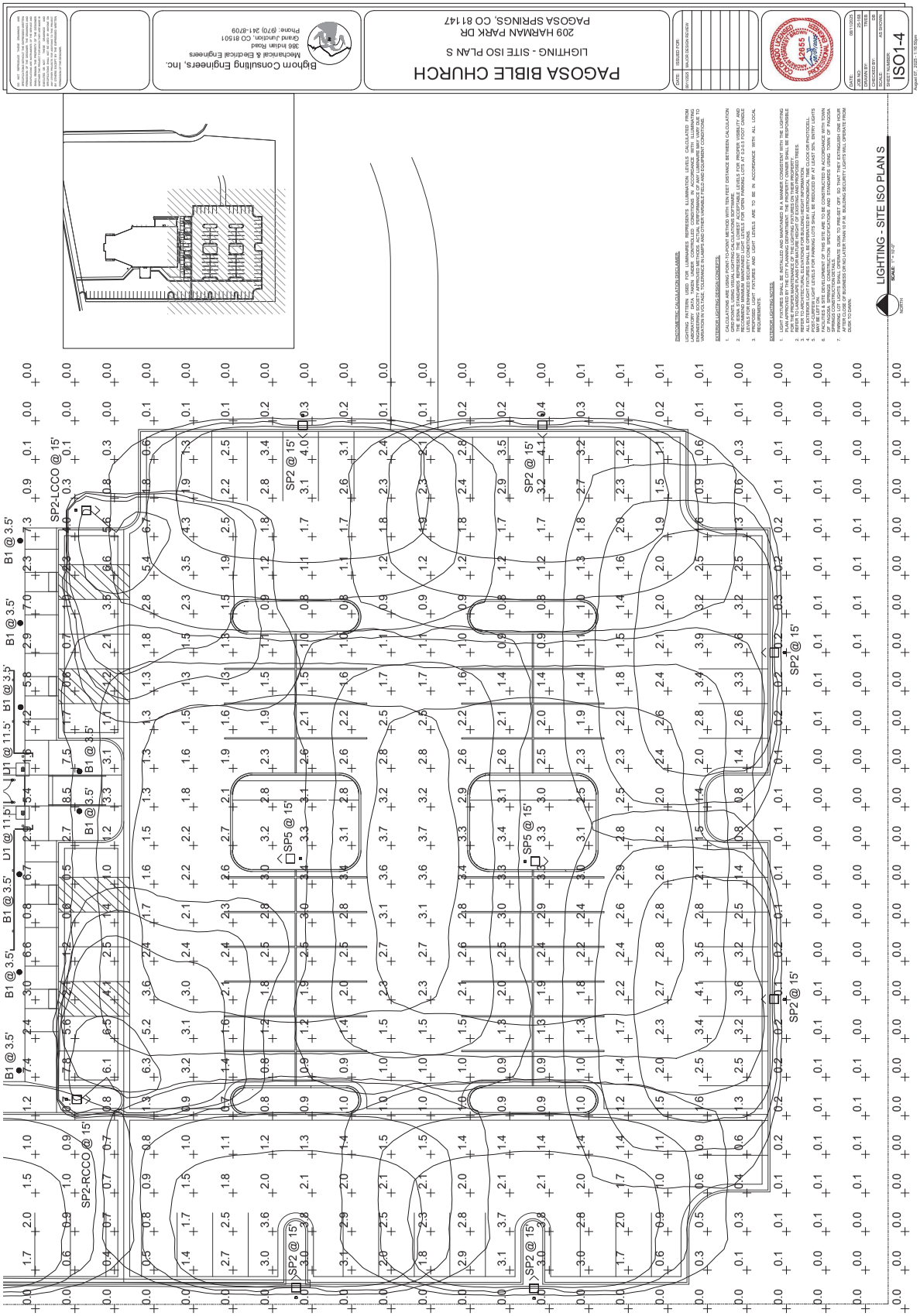
August 07, 2025 - 1:16:34pm

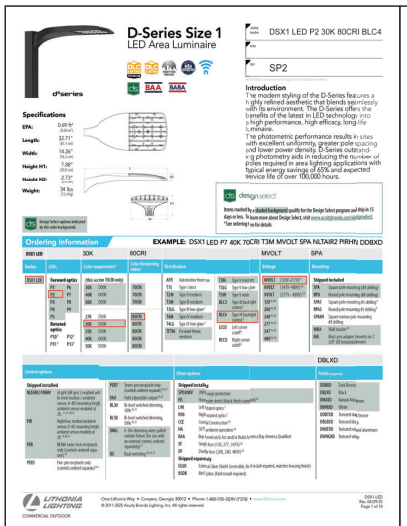
DESIGN REVIEW BOARD VI.A.


PAGOSA BIBLE CHURCH
209 HARMAN PARK DR
PAGOSA SPRINGS, CO 81147
LIGHTING - SITE PLAN N
Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
ISO1-1
LIGHTING - SITE PLAN N
SCALE 1" = 10'-0"
POLE BASE DETAIL
NOT TO SCALE
SEE SITE LOCATION
ADAPTOR AS REQUIRED
STEEL POLE
FLUSH HANDHOLE & COVER
ANCHOR BOLTS
CONCRETE
1'-6" DIA X 8' SONOTUBE
FINISHED GRADE
UNDISTURBED EARTH
CONDUIT RISE 24"
3/4" CONDUIT IN
4 # 5 VERT REBAR
3 TIES AT 12" O.C.
B1 @ 3.5'
SP2 @ 15'


PAGOSA BIBLE CHURCH
LIGHTING - SITE PLAN S
209 HARMAN PARK DR
PAGOSA SPRINGS, CO 81147
Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
366 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709
ISSUED FOR:
09/13/23
ISO1-2
PHOTOMETRIC CALCULATION DISCLAIMER:
EXTERIOR LIGHTING DESIGN CONCEPTS:
EXTERIOR LIGHTING NOTES:
LIGHTING - SITE PLAN S
SCALE: 1" = 10'-0"
SP2-LCCO @ 15'
SP2-RCCO @ 15'
SP2 @ 15'
SP5 @ 15'
B1 @ 3.5'
D1 @ 11.5'


PAGOSA BIBLE CHURCH
LIGHTING - SITE ISO PLAN N
209 HARMAN PARK DR
PAGOSA SPRINGS, CO 81147
Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709
ISO1-3
LIGHTING - SITE ISO PLAN N
SCALE: 1" = 10'-0"
NORTH
SP2 @ 15'
B1 @ 3.5'


PAGOSA BIBLE CHURCH
LIGHTING - SITE ISO PLAN S
209 HARMAN PARK DR
PAGOSA SPRINGS, CO 81147
Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709
ISO1-4
LIGHTING - SITE ISO PLAN S
SCALE: 1" = 15'-0"
NORTH
SP2-LCCO @ 15'
SP2-RCCO @ 15'
SP2 @ 15'
SP5 @ 15'
B1 @ 3.5'
D1 @ 11.5'



D-Series Size 1
LED Area Luminaire

DSX1 LED P2 30K 80CRI BLC4

SP2

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

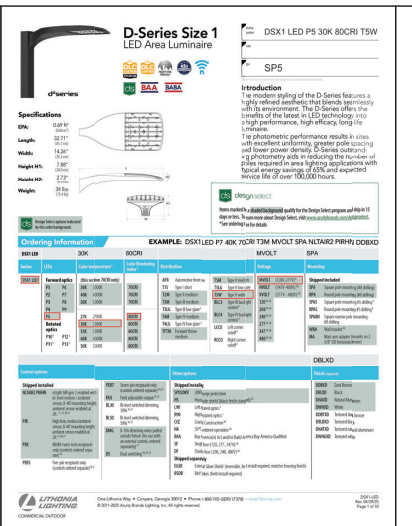
Specifications
EPA: 0.69 ft² (0.06m²)
Length: 32.71" (83.1cm)
Width: 14.26" (36.2cm)
Height H1: 7.88" (20.0cm)
Height H2: 2.72" (6.9cm)
Weight: 34 lbs (15.4kg)

Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED | 30K | 80CRI | MVOLT | SPA

DBLXD

Page 1 of 10



D-Series Size 1
LED Area Luminaire

DSX1 LED P5 30K 80CRI T5W

SP5

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire.
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Height H1: 7.88" (20.0cm)
Height H2: 2.72" (6.9cm)
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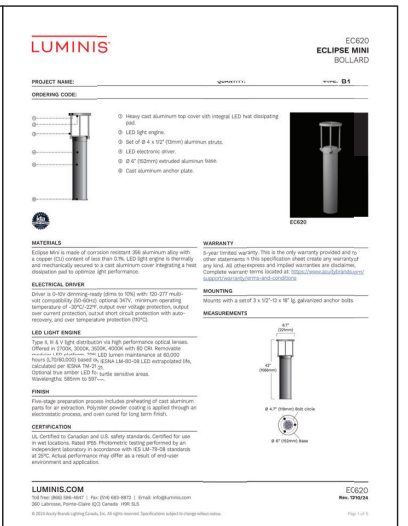
Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED | 30K | 80CRI | MVOLT | SPA

DBLXD

Page 1 of 10



LUMINIS

ECO20
ECLIPSE MINI
BOLLARD

PROJECT NAME: QUANTITY: TYPE: D1

ORDERING CODE:

① Heavy cast aluminum top cover with integral LED hat dissipating pad
② LED light engine.
③ Set of Ø 4 x 1/2" (10mm) aluminum struts.
④ LED electronic driver.
⑤ Ø 6" (152mm) extruded aluminum base.
⑥ Cast aluminum anchor plate.

ECO20

MATERIALS
Eclipse Mini is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. LED light engine is thermally and mechanically secured to a cast aluminum cover integrating a heat dissipation pad to optimize light performance.

ELECTRICAL DRIVER
Driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz); optional 347V, minimum operating temperature of -20°C/-22°F; output over voltage protection, output over current protection, output short circuit protection with auto-recovery, and over temperature protection (90°C).

LED LIGHT ENGINE
Type II, III & V light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K with 80 CRI. Removable module LED platform. 70K LED lumen maintenance at 60,000 hours (L70/60,000 hours) in -EMA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-11.
Optional true amber LED for turtle sensitive areas.
Wavelengths: 585nm to 597nm.

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP55. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING
Mounts with a set of 3 x 1/2"-13 x 18" lg. galvanized anchor bolts.

MEASUREMENTS

8" (152mm) Base

LUMINIS.COM
Toll Free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
360 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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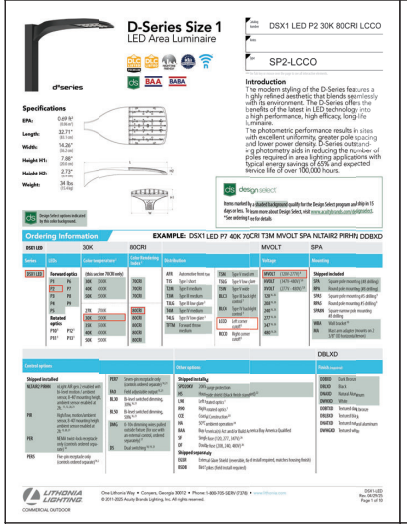
ECO20
Rev. 12/12/24

Page 1 of 5



D-Series Size 1
LED Area Luminaire

DSX1 LED P2 30K 80CRI LCCO

SP2-LCCO

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire.
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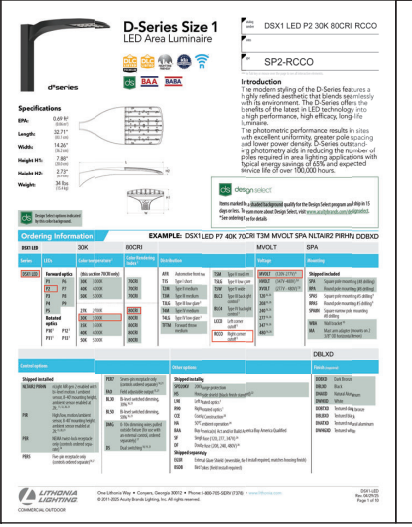
Height H2: 2.72" (6.9cm)
Weight: 34 lbs (15.4kg)

Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED | 30K | 80CRI | MVOLT | SPA

DBLXD

Page 1 of 10



D-Series Size 1
LED Area Luminaire

DSX1 LED P2 30K 80CRI RCCO

SP2-RCCO

Introduction
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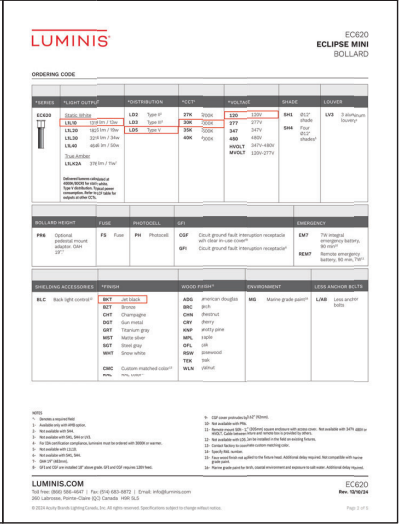
Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED | 30K | 80CRI | MVOLT | SPA

DBLXD

Page 1 of 10



LUMINIS

ECO20
ECLIPSE MINI
BOLLARD

ORDERING CODE

LUMINIS.COM
Toll Free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
360 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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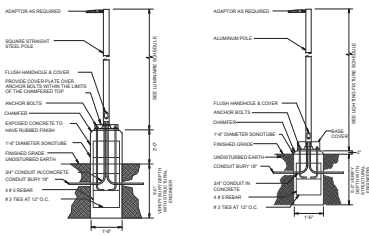
Rev. 12/12/24

Page 2 of 5



LIGHT POLE BASE DETAIL
SCALE: NOT TO SCALE

NOTES:
1. VERIFY THE BURY DEPTH AND DIAMETER OF THE SONOTUBE WITH THE STRUCTURAL ENGINEER PRIOR TO PURCHASING THE EQUIPMENT. DEPTH WILL DEPEND ON SOIL CONDITIONS. TYPICAL CONCRETE DEPTH IS 6 FT.
2. THE STRUCTURAL ENGINEER IS RESPONSIBLE FOR THE DESIGN OF ALL POLES. OBTAIN DRAWINGS FROM POLE MANUFACTURER FOR EACH ALUMINUM POLE.
3. ALL OUTSIDE LIGHT SOURCES SHALL COMPLY WITH THE LOCAL ZONING AND DEVELOPMENT CODES.
4. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.

Bighorn Consulting Engineers, Inc.
Mechanical-Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-9709

PAGOSA BIBLE CHURCH
LIGHTING - DETAILS
209 HARMAN PARK DR
PAGOSA SPRINGS, CO 81147

DATE:	ISSUED FOR:
08/11/2025	MAJOR DESIGN REVIEW

COLORADO LICENSED 32655 PROFESSIONAL ENGINEER

DATE:	08/11/2025
JOB NO:	25-166
DRAWN BY:	TR/EB
CHECKED BY:	DB
SCALE:	
SHEET NUMBER:	ISO1-5

August 07, 2025 - 1:16:59pm

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SINCE 1948 DAVIS ENGINEERING SERVICE, INC.

Drainage Study
For the
Pagosa Bible Church – Pagosa Springs, Colorado

Figure 1 – 2024 aerial image with property boundary overlay.

Prepared for

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Dated

August 10, 2025

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Project Background

It is understood that the Pagosa Bible Church (PBC) plans to construct an addition on their existing facilities in Pagosa Springs, Colorado. Associated with the addition is a significant rework of the site parking and drainage handling. As a result, a drainage study has been performed to determine the appropriate peak flow mitigation according to current Town of Pagosa Springs (TOPS) Standards. In doing so, the conditions for the undeveloped site will be compared to the developed site including the proposed addition and site modifications.

Project Location

The PBC is located on Lot D-1X of the Harman Park Subdivision at 209 Harman Park Drive, Pagosa Springs, Colorado. The parcel is approximately 178,595 square feet, or 4.10 acres in Section 15, Township 35 North, Range 2 West, New Mexico Principal Meridian, Archuleta County, Colorado. The parcel is adjacent to and on the south side of Harman Park Drive and adjacent to and on the west side of Ryder Court. The approximate coordinates of the site are Latitude 37.2662°N and Longitude 107.0498°W.

Project Scope

The scope of this project is to analyze both the pre-developed and developed site runoff from the 100-year 24-hour event, as TOPS requirements call for limiting developed runoff to pre-developed peak flows (or less). We also have analyzed the 2-year 24-hour and 10-year 24-hour events for comparison and for consideration in detention pond design, as necessary. It should be noted that there is a fairly significant offsite drainage component that cannot be avoided or easily rerouted as offsite runoff concentrates in an existing low area at the southwest corner of the property, where runoff is conveyed along the west boundary and ultimately to the existing detention pond. As such, this offsite area has been considered for both the pre-developed and developed conditions.

Rainfall Estimate

In general, historical precipitation data is used to generate rainfall depths over a given area. Precipitation events are gauged by depth for storm duration and return year. This data is available from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 8, Version 2, which covers Colorado. The NOAA Atlas 14 gives various duration and return interval data. Specific site precipitation estimates are available on-line, with a copy of the data used for our analyses included in Appendix A. For the purposes of this report, we are using the 24 hour storm data. A summary of the precipitation depths of primary concern is shown below:

24 Hour Precipitation Event	Precipitation Depth (in.)
2-year	1.68
10-year	2.31
100-year	3.43

Figure 2 – Precipitation Depths for 2-year, 10-year, and 100-year 24-hour events.

Site Soils

The NRCS Web Soil Survey site was used to determine the existing site soils. For the subject project, the area is comprised of Valto Very Stony Fine Sandy Loam, which is classified as a Hydrologic Soil Group (HSG) D. A copy of the NRCS Web Soil Survey output is contained in Appendix B.

Drainage Basin Delineation

The site drainage basin boundaries were estimated based on the topography. The boundaries were sketched in AutoCAD using a combination of data from a recently performed GPS topographic survey, existing site improvements, estimated original site configuration, and the proposed site modifications. As previously indicated, a significant off-site runoff component has been included for both the pre-developed and developed conditions. It should be noted that the easterly portion of the PBC site has not been included in the drainage basin nor have additional offsite areas to the south which could contribute to runoff for the said easterly area. If additions to the PBC site outside of the analyzed areas are pursued in the future, either specific drainage associated with those improvements will need to be made, or the overall site will need to be reviewed if it is desired to utilize the detention pond and further modify it as necessary.

The pre-developed site was analyzed for one drainage basin utilizing one surface type for the native condition, Woods/Grass (fair). The longest pre-developed drainage path was estimated from the southwesterly basin corner to the northeasterly corner. For the developed site it was again analyzed for one drainage basin, with three surface types, Woods/Grass (fair) for the native or landscaped conditions, Impervious for the building or hardscaped areas, and Gravel for a portion of the emergency road to between the parking and Ryder Court. The longest drainage path started again at the southwesterly basin corner then to the southwest parcel corner, then along the west boundary to just south of Harman Park Drive where it crosses the driveway on the surface and into the detention pond. As previously mentioned, the entire site is comprised of HSG-D soils. A tabulation of the drainage basin characteristics is contained in Figure 3, and a sketch of the developed drainage basin is contained in Figure 4.

Drainage Basin	Woods/Grass HSG-D (s.f.)	Impervious Area (s.f.)	Gravel Area (s.f.)	Total Area (s.f.)
Pre-dev.	279,900	-	-	279,900
Developed	212,610	66,471	819	279,900

Figure 3 – Drainage basin data.

Figure 4 – Developed drainage basin configuration.

Runoff Analysis

Peak runoff values were determined using Natural Resources Conservation Service (NRCS) Curve Number (CN) method and unit hydrograph utilizing the HydroCAD program. Time of concentrations (Tc) were determined by a combination of sheet flow, concentrated shallow flow, and ditch flow, as appropriate. The CN values calculated for each basin are the weighted average using a CN of 82 for Woods/Grass (fair) HSG-D, a CN of 98 for the impervious areas (asphalt, concrete, building, etc.), and a CN of 96 for the gravel areas (emergency access). The basin parameters used in HydroCAD and the resulting peak flow and total runoff values listed in Figures 5 and 6, respectively.

Drainage Basin	Weighted CN	Tc (minutes)	Peak Runoff (cfs)		
			2-year	10-year	100-year
Pre-developed	82	49.2	1.54	3.23	6.77
Developed	86	43.9	2.50	4.61	8.75

Figure 5 – CN and Tc used and HydroCAD peak flow for each basin.

Drainage Basin	10-year Runoff (ac.-ft.)	100-year Runoff (ac.-ft.)
Pre-developed	0.461	0.924
Developed	0.584	1.090

Figure 6 – HydroCAD runoff volume for each basin.

As evident in the preceding Figures 5 and 6, the developed site runoff peak flow and volumes exceed those from the pre-developed condition, as anticipated. Select HydroCAD runoff output is contained in Appendix C, with additional data available upon request.

Peak Flow Mitigation – Detention Pond

It is proposed to reconfigure and enlarge the existing detention pond, as appropriate, to mitigate peak flows from the revised site. The existing detention pond is located to the north of the PBC building, and presently accepts both the offsite flow from the south, as previously mentioned, along with the runoff coming along the south side of Harman Park Drive from the properties to the west (Detention Center, Justice Center, Transit Facility, and Sheriff's Office). With the detention pond configuration, it is proposed to separate the on-site flow from that from the properties to the west by constructing the pond berm as a barrier.

To give a starting point for the detention pond size, the NRCS TR-55 method was used, where the ratio of the runoff outflow (Qo) to runoff inflow (Qi) relates to the ratio of storage volume (Vs) to total runoff (Vr) for a given event. To get the starting point pond size, the 100-year event is reviewed, as the 10-year event will be mitigated within this structure by adjusting placement of outlet features. Figure 7 below shows the variables required for use of Figure 6-1 in NRCS TR-55 and the resulting storage requirement, or Vs:

Drainage Basin	Qo (cfs)	Qi (cfs)	Qo/Qi	Vr (ac. ft.)	Vs/Vr	Vs (ac. ft.)
Developed	6.77	8.75	0.77	1.090	0.19	0.2071

Figure 7 – Variables for use of Figure 6-1 in TR-55 and resulting storage requirement (Vs).

HydroCAD modeling gives us values for Qo, Qi, and Vr, leaving Vs to be found. Comparing the Qo to Qi yields a ratio of 0.77, which according to Figure 6-1 in NRCS TR-55 equates to a ratio of 0.19 of Vs to Vr for a Type II storm. As such the Vs, or storage required for Developed Basin 1 is 0.2071 acre-feet, or 9,021 cubic feet. This volume was the general target, with trial and error of modifying the existing pond performed while working with the existing topography until something close was obtained, at which point the pond could be modeled in HydroCAD.

Please refer to prepared plans for the PBC site, with a half-size copy included in Appendix D, while reviewing the actual design as discussed in the following paragraphs. As previously mentioned, the existing detention pond was reconfigured and enlarged to eliminate off-site drainage from the west and sized appropriately for the calculated modified peak flow. Pond depth was kept shallow, working with the existing ground while building berms as necessary to obtain the necessary volume and convey off-site or non-accounted runoff around the pond. The pond incorporates a concrete outlet structure with a steel orifice plate, with orifice sizes and

locations positioned to properly mitigate the 10-year and 100-year peak flows (Three 6 inch diameter orifices with invert elevations of 7089.00, and three 4 inch diameter orifices with invert elevations of 7090.36). The designed pond has a volume of 9,243 cubic feet below the top of the outlet structure (top elevation 7592.17), which is slightly larger than that estimated of 9,021 cubic feet by NRCS TR-55. The top of the pond berm is planned for an elevation of 7591.50, with an overall volume of 13,340 cubic feet.

The modeled results from HydroCAD for the Developed Basin detention pond as designed with an outlet structure incorporating appropriate orifice plate configurations are listed in Figure 8:

Precipitation Event	Max. Pond Elev. (ft.)	Dev. Bas. Peak (cfs)	Pre-Dev. Basin (cfs)
10-yr 24-hr	7590.34	2.96	3.23
100-yr 24-hr	7591.05	4.72	6.77

Figure 8 – Modeled pond peak discharges compared to historical values.

As indicated in the figure above, the designed 10-yr 24-hr release rate of 2.96 cfs is just below the historical value of 3.23 cfs. The 100-yr 24-hr release rate of 4.72 cfs is quite a bit lower than the historical value of 6.77 cfs.

The detention pond outlet structure is designed to allow for emergency overflow prior to overtopping the pond (top of structure is 4 inches below the planned berm elevation). Runoff from the Developed Basin is conveyed by a 18 inch diameter corrugated metal pipe (CMP) to the roadside ditch on the south side of Harman Park Drive. Approximately 100 downstream of this confluence, the roadside drainage is conveyed across Harman Park Drive in a squash CMP (18 inch equivalent) to the natural drainage. It should be noted that this report and the proposed improvements are to address the PBC site and limit it to historical peak flows with no review of offsite downstream drainage.

Appendix A

NOAA Site Specific Precipitation Estimate

www.nws.noaa.gov

NOAA's National Weather Service
Hydrometeorological Design Studies Center
Precipitation Frequency Data Server (PFDS)

Home Site Map Organization Search NWS All NOAA Go

General Information
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USA.gov

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: CO

Data description

Data type: Precipitation depth Units: English Time series type: Partial duration

Select location

1) Manually:

a) By location (decimal degrees, use "-" for S and W): Latitude: 37.26623 Longitude: -107.0498 Submit

b) By station (list of CO stations): Select station

c) By address Search

2) Use map:

a) Select location
Move crosshair or double click

b) Click on station icon
Show stations on map

Location information:
Name: Pagosa Springs, Colorado, USA*
Latitude: 37.2662°
Longitude: -107.0498°
Elevation: 7594 ft **

* Source: ESRI Maps
** Source: USGS

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 8, Version 2

PF tabular | PF graphical | Supplementary information | Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.215** (0.169-0.276)	**0.251** (0.197-0.322)	**0.326** (0.254-0.418)	**0.404** (0.313-0.520)	**0.534** (0.413-0.733)	**0.653** (0.489-0.895)	**0.788** (0.569-1.10)	**0.942** (0.653-1.33)	**1.17** (0.779-1.68)	**1.36** (0.875-1.94)
10-min	**0.315** (0.247-0.404)	**0.367** (0.288-0.471)	**0.477** (0.372-0.612)	**0.591** (0.459-0.761)	**0.782** (0.605-1.07)	**0.956** (0.715-1.31)	**1.15** (0.833-1.60)	**1.38** (0.956-1.95)	**1.71** (1.14-2.46)	**1.99** (1.28-2.84)
15-min	**0.385** (0.302-0.493)	**0.448** (0.351-0.574)	**0.582** (0.454-0.747)	**0.721** (0.560-0.928)	**0.954** (0.738-1.31)	**1.17** (0.872-1.60)	**1.41** (1.02-1.96)	**1.68** (1.16-2.38)	**2.09** (1.39-3.00)	**2.43** (1.56-3.47)
30-min	**0.487** (0.381-0.623)	**0.564** (0.442-0.723)	**0.730** (0.570-0.937)	**0.905** (0.702-1.16)	**1.20** (0.930-1.65)	**1.47** (1.10-2.02)	**1.78** (1.29-2.48)	**2.13** (1.48-3.02)	**2.66** (1.77-3.82)	**3.10** (1.99-4.42)
60-min	**0.575** (0.451-0.736)	**0.675** (0.529-0.865)	**0.882** (0.689-1.13)	**1.09** (0.849-1.41)	**1.44** (1.12-1.98)	**1.76** (1.32-2.41)	**2.12** (1.53-2.94)	**2.52** (1.75-3.56)	**3.12** (2.08-4.48)	**3.62** (2.33-5.17)
2-hr	**0.663** (0.527-0.836)	**0.787** (0.624-0.993)	**1.03** (0.818-1.31)	**1.28** (1.01-1.63)	**1.69** (1.32-2.27)	**2.05** (1.55-2.76)	**2.46** (1.80-3.35)	**2.91** (2.04-4.04)	**3.59** (2.42-5.06)	**4.15** (2.71-5.83)
3-hr	**0.717** (0.574-0.896)	**0.868** (0.694-1.08)	**1.15** (0.917-1.44)	**1.42** (1.13-1.79)	**1.84** (1.44-2.44)	**2.21** (1.68-2.93)	**2.62** (1.92-3.52)	**3.06** (2.16-4.19)	**3.71** (2.52-5.16)	**4.24** (2.79-5.90)

6-hr	**0.885** (0.717-1.09)	**1.06** (0.861-1.31)	**1.38** (1.12-1.70)	**1.67** (1.34-2.07)	**2.11** (1.66-2.71)	**2.47** (1.90-3.20)	**2.86** (2.13-3.77)	**3.29** (2.35-4.40)	**3.89** (2.68-5.30)	**4.37** (2.92-5.99)
12-hr	**1.17** (0.957-1.41)	**1.35** (1.11-1.64)	**1.67** (1.37-2.03)	**1.96** (1.59-2.38)	**2.38** (1.89-3.00)	**2.73** (2.12-3.46)	**3.10** (2.34-4.00)	**3.50** (2.54-4.60)	**4.06** (2.84-5.44)	**4.51** (3.06-6.07)
24-hr	**1.49** (1.24-1.78)	**1.68** (1.40-2.01)	**2.02** (1.67-2.41)	**2.31** (1.90-2.76)	**2.73** (2.20-3.36)	**3.07** (2.42-3.82)	**3.43** (2.62-4.34)	**3.81** (2.80-4.91)	**4.33** (3.07-5.69)	**4.74** (3.28-6.28)
2-day	**1.81** (1.53-2.12)	**2.05** (1.72-2.40)	**2.44** (2.05-2.86)	**2.77** (2.31-3.26)	**3.24** (2.63-3.90)	**3.60** (2.87-4.39)	**3.98** (3.07-4.93)	**4.36** (3.25-5.51)	**4.89** (3.51-6.30)	**5.29** (3.71-6.89)
3-day	**2.04** (1.74-2.37)	**2.31** (1.96-2.69)	**2.76** (2.34-3.21)	**3.13** (2.64-3.66)	**3.66** (2.99-4.36)	**4.06** (3.26-4.90)	**4.48** (3.49-5.49)	**4.90** (3.68-6.12)	**5.47** (3.97-6.97)	**5.90** (4.19-7.61)
4-day	**2.23** (1.90-2.57)	**2.53** (2.16-2.92)	**3.02** (2.57-3.49)	**3.44** (2.91-3.98)	**4.02** (3.31-4.76)	**4.47** (3.61-5.35)	**4.93** (3.86-6.00)	**5.40** (4.08-6.70)	**6.03** (4.40-7.63)	**6.51** (4.65-8.34)
7-day	**2.66** (2.30-3.03)	**3.02** (2.61-3.44)	**3.63** (3.12-4.14)	**4.14** (3.55-4.74)	**4.87** (4.06-5.70)	**5.44** (4.44-6.42)	**6.02** (4.78-7.23)	**6.62** (5.07-8.11)	**7.43** (5.51-9.28)	**8.06** (5.84-10.2)
10-day	**3.04** (2.65-3.43)	**3.44** (2.99-3.88)	**4.11** (3.56-4.64)	**4.68** (4.04-5.30)	**5.49** (4.61-6.37)	**6.13** (5.05-7.17)	**6.78** (5.43-8.08)	**7.46** (5.76-9.06)	**8.38** (6.26-10.4)	**9.09** (6.64-11.4)
20-day	**4.13** (3.65-4.58)	**4.61** (4.06-5.10)	**5.39** (4.74-5.98)	**6.05** (5.30-6.74)	**6.98** (5.95-7.94)	**7.70** (6.44-8.85)	**8.44** (6.86-9.86)	**9.20** (7.22-11.0)	**10.2** (7.77-12.4)	**11.0** (8.18-13.5)
30-day	**5.00** (4.45-5.48)	**5.56** (4.94-6.10)	**6.47** (5.74-7.11)	**7.23** (6.38-7.97)	**8.28** (7.11-9.30)	**9.08** (7.65-10.3)	**9.88** (8.10-11.4)	**10.7** (8.48-12.6)	**11.8** (9.04-14.1)	**12.6** (9.46-15.3)
45-day	**6.03** (5.41-6.54)	**6.75** (6.05-7.32)	**7.90** (7.07-8.59)	**8.84** (7.87-9.64)	**10.1** (8.74-11.2)	**11.1** (9.39-12.4)	**12.0** (9.91-13.7)	**12.9** (10.3-15.0)	**14.1** (10.9-16.7)	**15.0** (11.4-18.0)
60-day	**6.86** (6.20-7.39)	**7.76** (6.99-8.35)	**9.17** (8.25-9.90)	**10.3** (9.23-11.2)	**11.8** (10.3-13.0)	**12.9** (11.0-14.4)	**14.0** (11.7-15.8)	**15.1** (12.1-17.4)	**16.4** (12.8-19.3)	**17.4** (13.3-20.7)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Estimates from the table in CSV format: Precipitation frequency estimates Submit

Main Link Categories:
Home | OWP

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
Office of Water Prediction (OWP)
1325 East West Highway
Silver Spring, MD 20910
Page Author: HDSC webmaster
Page last modified: August 4th, 2025 07:27:16 AM

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Appendix B

NRCS Web Soil Survey Data


Hydrologic Soil Group—Archuleta County Area, Colorado
(Pagosa Bible Church)
107° 3' 6" W
107° 2' 56" W
37° 16' 1" N
37° 15' 51" N
318080
318120
318160
318200
318240
318280
318320
4126480
4126440
4126400
4126360
4126320
4126280
4126240
4126200
4126160
M1-CE
Soil Map may not be valid at this scale.
Map Scale: 1:1,590 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 20 40 80 120
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

Hydrologic Soil Group—Archuleta County Area, Colorado
(Pagosa Bible Church)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Archuleta County Area, Colorado
Survey Area Data: Version 16, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 6, 2021—Sep 17, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
M1-CE	Valto very stony fine sandy loam, 3 to 25 percent slopes, very stony	D	5.9	100.0%
Totals for Area of Interest			**5.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix C

HydroCAD Model Runoff Output


1S
2S
3P
Pre-Developed
Developed
Detention Pond
Subcat
Reach
Pond
Link
Routing Diagram for Pagosa Bible Church
Prepared by Davis Engineering, Printed 8/10/2025
HydroCAD® 10.20-3h s/n 04941 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr 24-hr	Type II 24-hr		Default	24.00	1	1.68	2
2	10-yr 24-hr	Type II 24-hr		Default	24.00	1	2.31	2
3	100-yr 24-hr	Type II 24-hr		Default	24.00	1	3.43	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.019	96	Gravel surface, HSG D (2S)
1.526	98	Paved parking, HSG D (2S)
11.306	82	Woods/grass comb., Fair, HSG D (1S, 2S)
12.851	**84**	**TOTAL AREA**

Summary for Subcatchment 1S: Pre-Developed

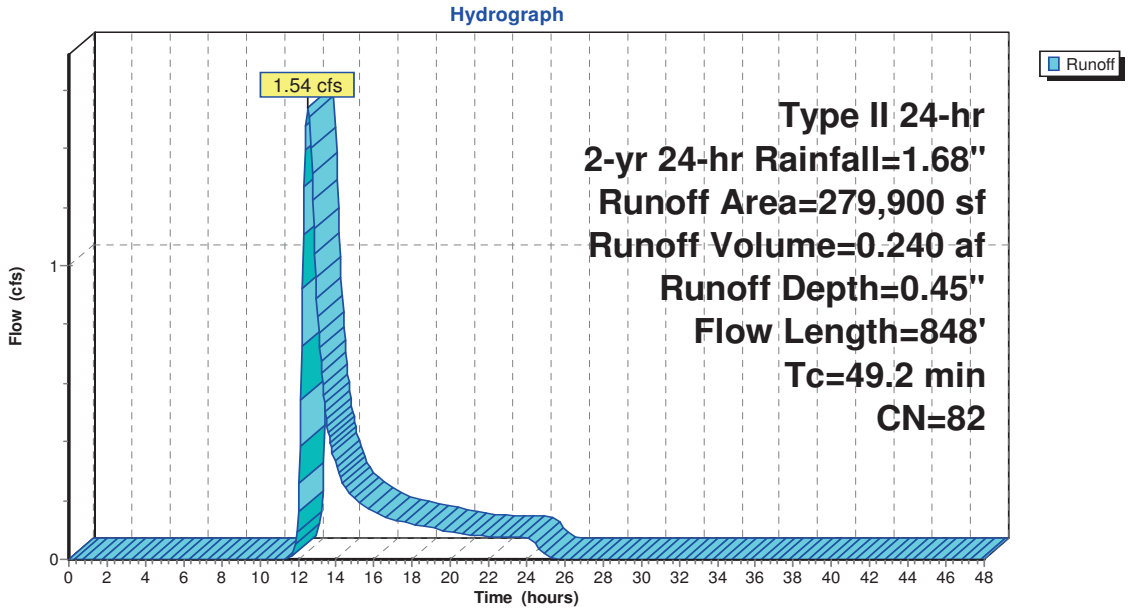
Runoff = 1.54 cfs @ 12.54 hrs, Volume= 0.240 af, Depth= 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr 24-hr Rainfall=1.68"

Area (sf)	CN	Description
279,900	82	Woods/grass comb., Fair, HSG D
279,900		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.9	300	0.0351	0.13		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 1.68"
1.2	70	0.0351	0.94		**Shallow Concentrated Flow, Shallow Concentrated 3.51%** Woodland Kv= 5.0 fps
10.1	478	0.0251	0.79		**Shallow Concentrated Flow, Shallow Concentrated 2.51%** Woodland Kv= 5.0 fps
49.2	848	Total			

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Developed

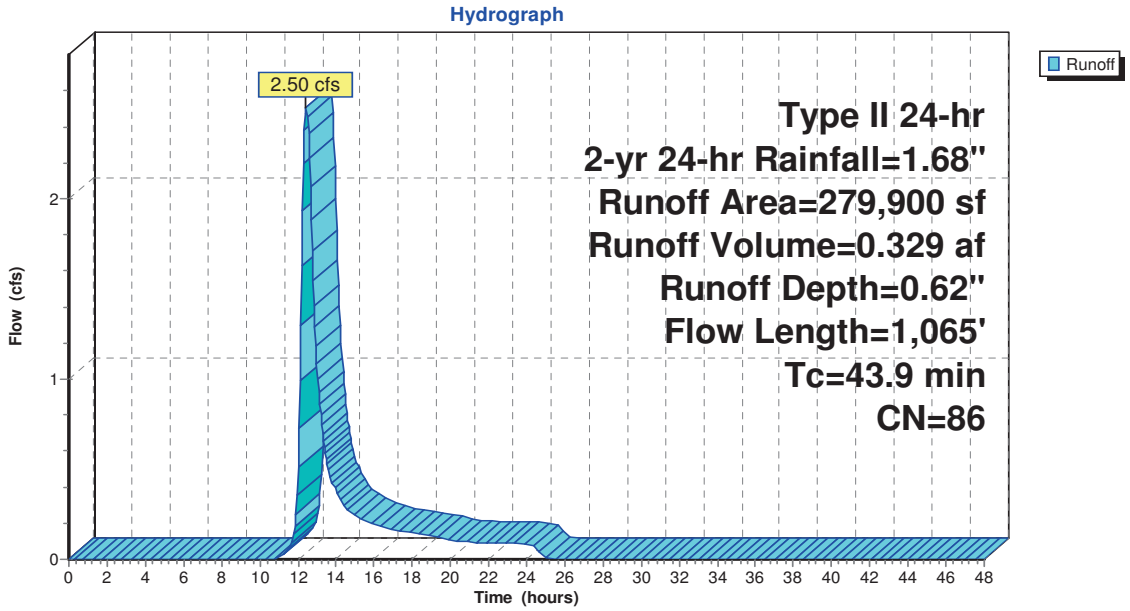
Runoff = 2.50 cfs @ 12.44 hrs, Volume= 0.329 af, Depth= 0.62"
Routed to Pond 3P : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr 24-hr Rainfall=1.68"

Area (sf)	CN	Description
66,471	98	Paved parking, HSG D
819	96	Gravel surface, HSG D
212,610	82	Woods/grass comb., Fair, HSG D
279,900	86	Weighted Average
213,429		76.25% Pervious Area
66,471		23.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.9	300	0.0351	0.13		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 1.68"
1.2	70	0.0351	0.94		**Shallow Concentrated Flow, Shallow Concentrated 3.51%** Woodland Kv= 5.0 fps
3.2	419	0.0213	2.19		**Shallow Concentrated Flow, Shallow Concentrated 2.13%** Grassed Waterway Kv= 15.0 fps
0.3	52	0.0199	2.86		**Shallow Concentrated Flow, Shallow Concentrated Pavement** Paved Kv= 20.3 fps
1.3	224	0.0092	2.97	20.78	**Trap/Vee/Rect Channel Flow, Ditch/Pond Bottom** Bot.W=0.00' D=1.00' Z= 4.0 & 10.0 '/' Top.W=14.00' n= 0.030 Earth, grassed & winding
43.9	1,065	Total			

Subcatchment 2S: Developed



Summary for Pond 3P: Detention Pond

Inflow Area = 6.426 ac, 23.75% Impervious, Inflow Depth = 0.62" for 2-yr 24-hr event
Inflow = 2.50 cfs @ 12.44 hrs, Volume= 0.329 af
Outflow = 2.13 cfs @ 12.63 hrs, Volume= 0.329 af, Atten= 15%, Lag= 11.3 min
Primary = 2.13 cfs @ 12.63 hrs, Volume= 0.329 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 7,589.81' @ 12.63 hrs Surf.Area= 3,253 sf Storage= 1,002 cf

Plug-Flow detention time= 4.1 min calculated for 0.329 af (100% of inflow)
Center-of-Mass det. time= 4.1 min (890.4 - 886.3)

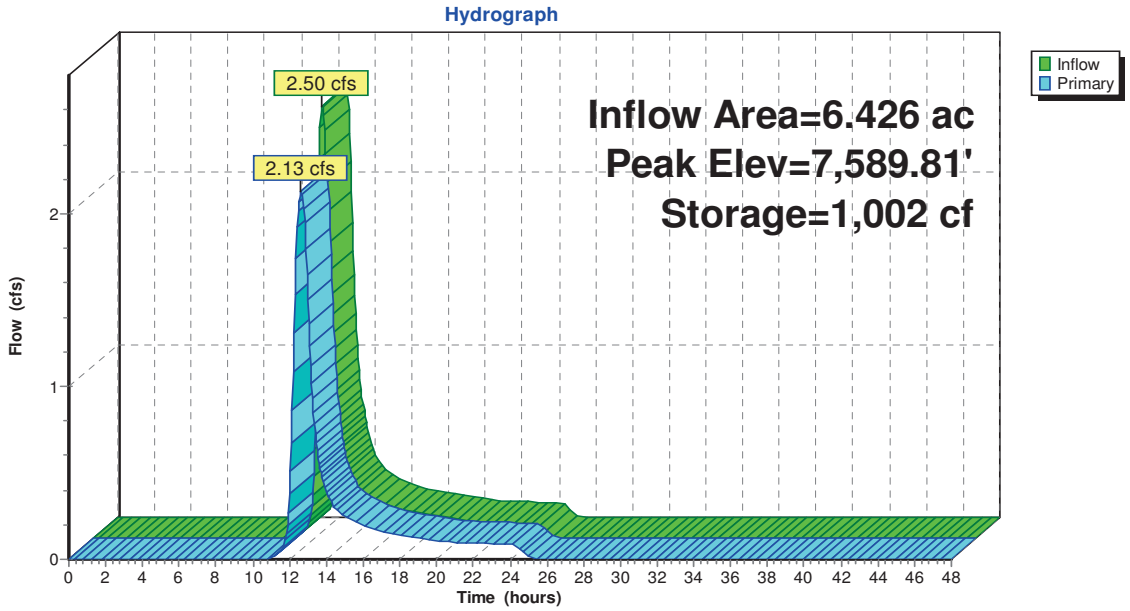
Volume	Invert	Avail.Storage	Storage Description
#1	7,589.00'	15,065 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
7,589.00	0	0	0
7,589.25	387	48	48
7,589.50	1,426	227	275
7,589.75	2,854	535	810
7,590.00	4,442	912	1,722
7,590.25	5,751	1,274	2,996
7,590.50	7,225	1,622	4,618
7,590.75	8,965	2,024	6,642
7,591.00	10,615	2,448	9,089
7,591.25	11,915	2,816	11,906
7,591.50	13,362	3,160	15,065

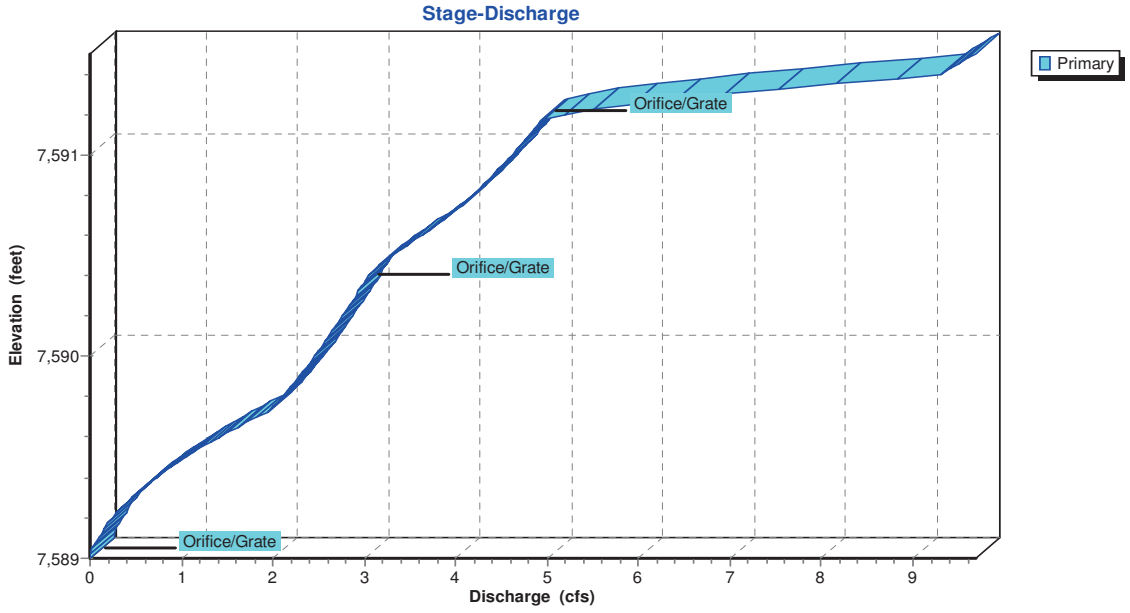
Device	Routing	Invert	Outlet Devices
#1	Primary	7,588.92'	**18.0" Round Culvert** L= 18.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 7,588.92' / 7,588.73' S= 0.0106 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.77 sf
#2	Device 1	7,591.17'	**35.0" x 35.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	7,590.36'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	7,589.00'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.13 cfs @ 12.63 hrs HW=7,589.81' (Free Discharge)
└**1=Culvert** (Passes 2.13 cfs of 2.33 cfs potential flow)
  ├**2=Orifice/Grate** (Controls 0.00 cfs)
  ├**3=Orifice/Grate** (Controls 0.00 cfs)
  └**4=Orifice/Grate** (Orifice Controls 2.13 cfs @ 3.61 fps)

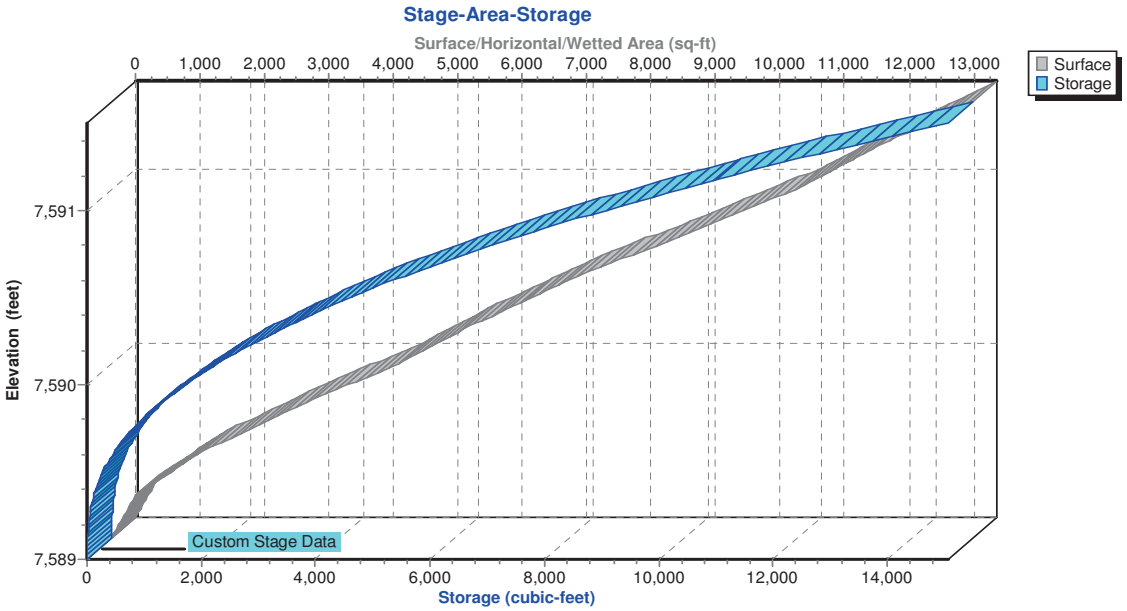
Pond 3P: Detention Pond



Pond 3P: Detention Pond



Pond 3P: Detention Pond



Stage-Discharge for Pond 3P: Detention Pond

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
7,589.00	0.00	7,590.08	2.58	7,591.16	4.92
7,589.02	0.00	7,590.10	2.61	7,591.18	5.00
7,589.04	0.02	7,590.12	2.65	7,591.20	5.19
7,589.06	0.03	7,590.14	2.68	7,591.22	5.46
7,589.08	0.06	7,590.16	2.71	7,591.24	5.77
7,589.10	0.09	7,590.18	2.74	7,591.26	6.13
7,589.12	0.12	7,590.20	2.76	7,591.28	6.53
7,589.14	0.15	7,590.22	2.79	7,591.30	6.96
7,589.16	0.18	7,590.24	2.82	7,591.32	7.42
7,589.18	0.21	7,590.26	2.85	7,591.34	7.91
7,589.20	0.24	7,590.28	2.88	7,591.36	8.43
7,589.22	0.28	7,590.30	2.91	7,591.38	8.98
7,589.24	0.32	7,590.32	2.93	7,591.40	9.31
7,589.26	0.36	7,590.34	2.96	7,591.42	9.38
7,589.28	0.40	7,590.36	2.99	7,591.44	9.46
7,589.30	0.45	7,590.38	3.02	7,591.46	9.54
7,589.32	0.50	7,590.40	3.05	7,591.48	9.62
7,589.34	0.55	7,590.42	3.09	7,591.50	**9.69**
7,589.36	0.61	7,590.44	3.14		
7,589.38	0.66	7,590.46	3.19		
7,589.40	0.72	7,590.48	3.25		
7,589.42	0.78	7,590.50	3.30		
7,589.44	0.84	7,590.52	3.37		
7,589.46	0.91	7,590.54	3.43		
7,589.48	0.97	7,590.56	3.50		
7,589.50	1.04	7,590.58	3.56		
7,589.52	1.11	7,590.60	3.63		
7,589.54	1.18	7,590.62	3.70		
7,589.56	1.26	7,590.64	3.77		
7,589.58	1.33	7,590.66	3.83		
7,589.60	1.41	7,590.68	3.89		
7,589.62	1.49	7,590.70	3.94		
7,589.64	1.57	7,590.72	3.99		
7,589.66	1.65	7,590.74	4.04		
7,589.68	1.74	7,590.76	4.09		
7,589.70	1.82	7,590.78	4.14		
7,589.72	1.91	7,590.80	4.19		
7,589.74	1.99	7,590.82	4.24		
7,589.76	2.03	7,590.84	4.28		
7,589.78	2.06	7,590.86	4.33		
7,589.80	2.10	7,590.88	4.37		
7,589.82	2.14	7,590.90	4.41		
7,589.84	2.18	7,590.92	4.46		
7,589.86	2.22	7,590.94	4.50		
7,589.88	2.25	7,590.96	4.54		
7,589.90	2.29	7,590.98	4.58		
7,589.92	2.32	7,591.00	4.62		
7,589.94	2.36	7,591.02	4.66		
7,589.96	2.39	7,591.04	4.70		
7,589.98	2.42	7,591.06	4.74		
7,590.00	2.46	7,591.08	4.77		
7,590.02	2.49	7,591.10	4.81		
7,590.04	2.52	7,591.12	4.85		
7,590.06	2.55	7,591.14	4.89		

Stage-Area-Storage for Pond 3P: Detention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
7,589.00	0	0
7,589.05	77	2
7,589.10	155	8
7,589.15	232	17
7,589.20	310	31
7,589.25	387	48
7,589.30	595	73
7,589.35	803	108
7,589.40	1,010	153
7,589.45	1,218	209
7,589.50	1,426	275
7,589.55	1,712	353
7,589.60	1,997	446
7,589.65	2,283	553
7,589.70	2,568	674
7,589.75	2,854	810
7,589.80	3,172	961
7,589.85	3,489	1,127
7,589.90	3,807	1,310
7,589.95	4,124	1,508
7,590.00	4,442	1,722
7,590.05	4,704	1,951
7,590.10	4,966	2,192
7,590.15	5,227	2,447
7,590.20	5,489	2,715
7,590.25	5,751	2,996
7,590.30	6,046	3,291
7,590.35	6,341	3,601
7,590.40	6,635	3,925
7,590.45	6,930	4,264
7,590.50	7,225	4,618
7,590.55	7,573	4,988
7,590.60	7,921	5,375
7,590.65	8,269	5,780
7,590.70	8,617	6,202
7,590.75	8,965	6,642
7,590.80	9,295	7,098
7,590.85	9,625	7,571
7,590.90	9,955	8,061
7,590.95	10,285	8,567
7,591.00	10,615	9,089
7,591.05	10,875	9,627
7,591.10	11,135	10,177
7,591.15	11,395	10,740
7,591.20	11,655	11,316
7,591.25	11,915	11,906
7,591.30	12,204	12,509
7,591.35	12,494	13,126
7,591.40	12,783	13,758
7,591.45	13,073	14,404
7,591.50	**13,362**	**15,065**

Summary for Subcatchment 1S: Pre-Developed

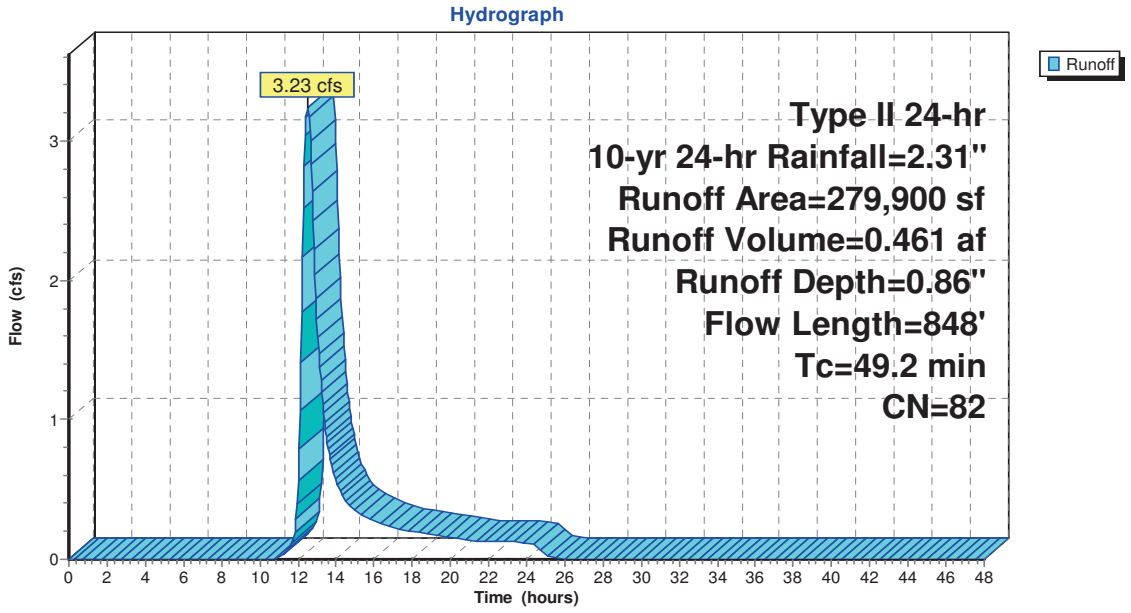
Runoff = 3.23 cfs @ 12.51 hrs, Volume= 0.461 af, Depth= 0.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr 24-hr Rainfall=2.31"

Area (sf)	CN	Description
279,900	82	Woods/grass comb., Fair, HSG D
279,900		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.9	300	0.0351	0.13		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 1.68"
1.2	70	0.0351	0.94		**Shallow Concentrated Flow, Shallow Concentrated 3.51%** Woodland Kv= 5.0 fps
10.1	478	0.0251	0.79		**Shallow Concentrated Flow, Shallow Concentrated 2.51%** Woodland Kv= 5.0 fps
49.2	848	Total			

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Developed

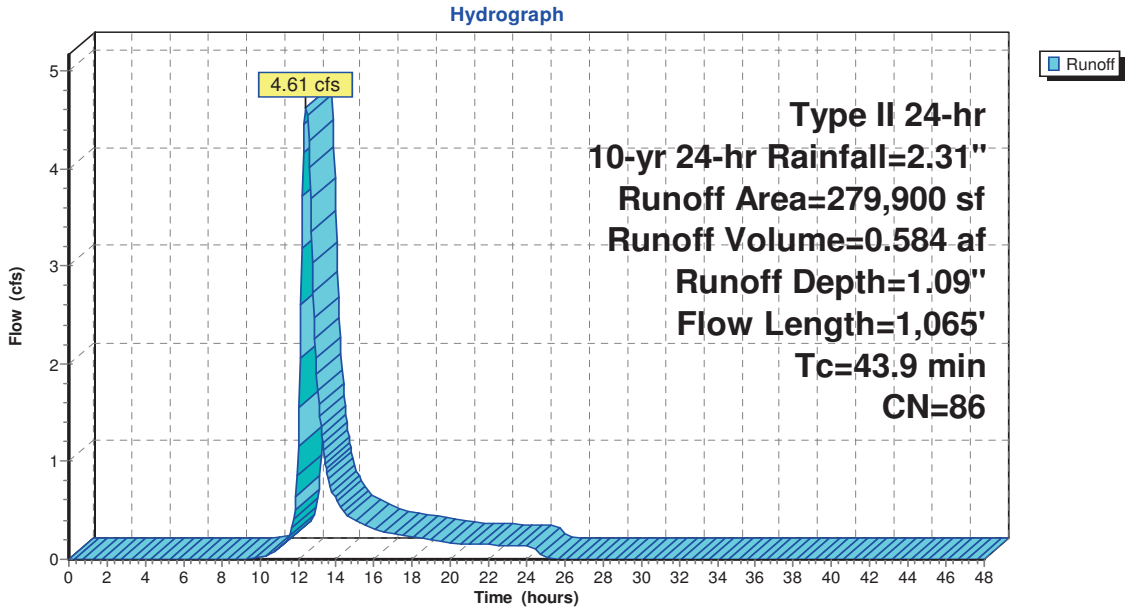
Runoff = 4.61 cfs @ 12.43 hrs, Volume= 0.584 af, Depth= 1.09"
Routed to Pond 3P : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr 24-hr Rainfall=2.31"

Area (sf)	CN	Description
66,471	98	Paved parking, HSG D
819	96	Gravel surface, HSG D
212,610	82	Woods/grass comb., Fair, HSG D
279,900	86	Weighted Average
213,429		76.25% Pervious Area
66,471		23.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.9	300	0.0351	0.13		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 1.68"
1.2	70	0.0351	0.94		**Shallow Concentrated Flow, Shallow Concentrated 3.51%** Woodland Kv= 5.0 fps
3.2	419	0.0213	2.19		**Shallow Concentrated Flow, Shallow Concentrated 2.13%** Grassed Waterway Kv= 15.0 fps
0.3	52	0.0199	2.86		**Shallow Concentrated Flow, Shallow Concentrated Pavement** Paved Kv= 20.3 fps
1.3	224	0.0092	2.97	20.78	**Trap/Vee/Rect Channel Flow, Ditch/Pond Bottom** Bot.W=0.00' D=1.00' Z= 4.0 & 10.0 '/' Top.W=14.00' n= 0.030 Earth, grassed & winding
43.9	1,065	Total			

Subcatchment 2S: Developed



Summary for Pond 3P: Detention Pond

Inflow Area = 6.426 ac, 23.75% Impervious, Inflow Depth = 1.09" for 10-yr 24-hr event
Inflow = 4.61 cfs @ 12.43 hrs, Volume= 0.584 af
Outflow = 2.96 cfs @ 12.76 hrs, Volume= 0.584 af, Atten= 36%, Lag= 20.0 min
Primary = 2.96 cfs @ 12.76 hrs, Volume= 0.584 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 7,590.34' @ 12.76 hrs Surf.Area= 6,290 sf Storage= 3,546 cf

Plug-Flow detention time= 8.9 min calculated for 0.583 af (100% of inflow)
Center-of-Mass det. time= 8.9 min (878.4 - 869.5)

Volume	Invert	Avail.Storage	Storage Description
#1	7,589.00'	15,065 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

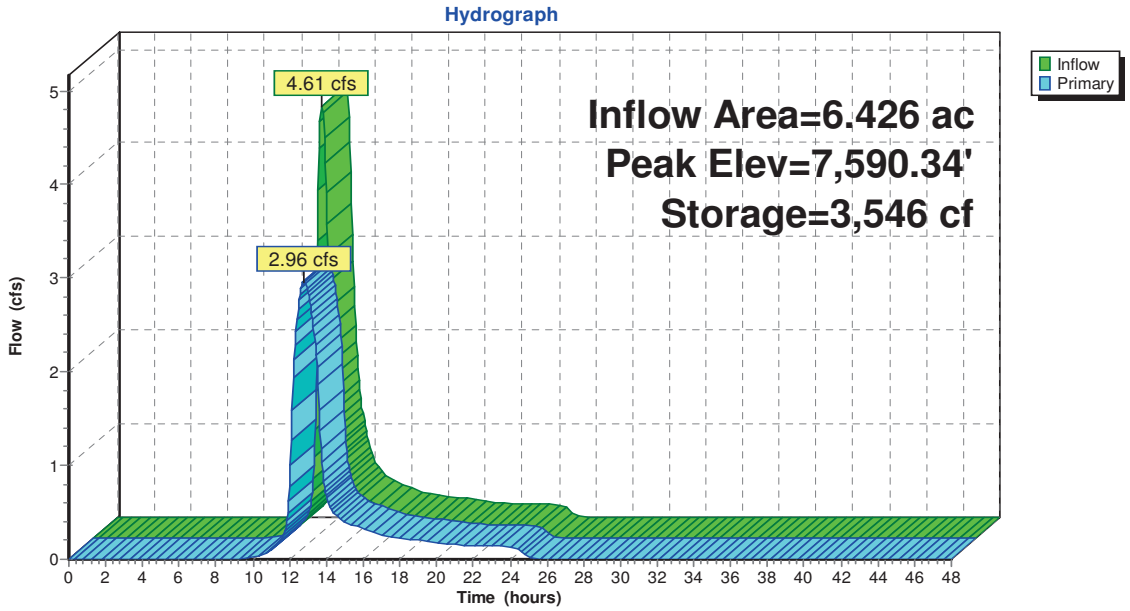
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
7,589.00	0	0	0
7,589.25	387	48	48
7,589.50	1,426	227	275
7,589.75	2,854	535	810
7,590.00	4,442	912	1,722
7,590.25	5,751	1,274	2,996
7,590.50	7,225	1,622	4,618
7,590.75	8,965	2,024	6,642
7,591.00	10,615	2,448	9,089
7,591.25	11,915	2,816	11,906
7,591.50	13,362	3,160	15,065

Device	Routing	Invert	Outlet Devices
#1	Primary	7,588.92'	**18.0" Round Culvert** L= 18.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 7,588.92' / 7,588.73' S= 0.0106 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.77 sf
#2	Device 1	7,591.17'	**35.0" x 35.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	7,590.36'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	7,589.00'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.96 cfs @ 12.76 hrs HW=7,590.34' (Free Discharge)
└**1=Culvert** (Passes 2.96 cfs of 5.07 cfs potential flow)
  ├**2=Orifice/Grate** (Controls 0.00 cfs)
  ├**3=Orifice/Grate** (Controls 0.00 cfs)
  └**4=Orifice/Grate** (Orifice Controls 2.96 cfs @ 5.03 fps)

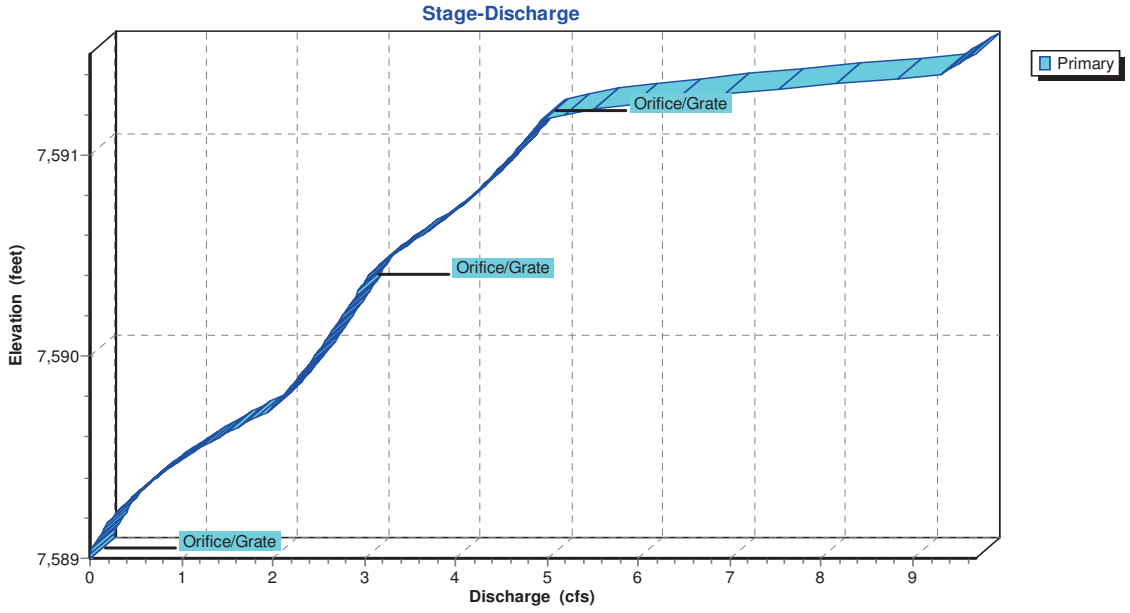
Pond 3P: Detention Pond

Hydrograph

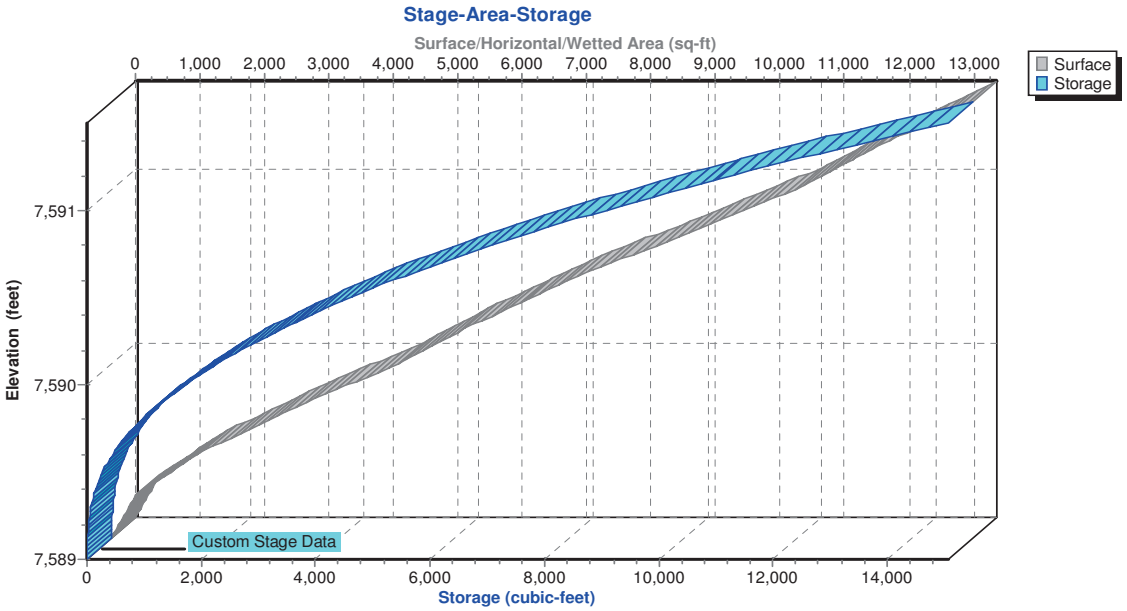


Pond 3P: Detention Pond

Stage-Discharge



Pond 3P: Detention Pond



Stage-Discharge for Pond 3P: Detention Pond

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
7,589.00	0.00	7,590.08	2.58	7,591.16	4.92
7,589.02	0.00	7,590.10	2.61	7,591.18	5.00
7,589.04	0.02	7,590.12	2.65	7,591.20	5.19
7,589.06	0.03	7,590.14	2.68	7,591.22	5.46
7,589.08	0.06	7,590.16	2.71	7,591.24	5.77
7,589.10	0.09	7,590.18	2.74	7,591.26	6.13
7,589.12	0.12	7,590.20	2.76	7,591.28	6.53
7,589.14	0.15	7,590.22	2.79	7,591.30	6.96
7,589.16	0.18	7,590.24	2.82	7,591.32	7.42
7,589.18	0.21	7,590.26	2.85	7,591.34	7.91
7,589.20	0.24	7,590.28	2.88	7,591.36	8.43
7,589.22	0.28	7,590.30	2.91	7,591.38	8.98
7,589.24	0.32	7,590.32	2.93	7,591.40	9.31
7,589.26	0.36	7,590.34	2.96	7,591.42	9.38
7,589.28	0.40	7,590.36	2.99	7,591.44	9.46
7,589.30	0.45	7,590.38	3.02	7,591.46	9.54
7,589.32	0.50	7,590.40	3.05	7,591.48	9.62
7,589.34	0.55	7,590.42	3.09	7,591.50	**9.69**
7,589.36	0.61	7,590.44	3.14		
7,589.38	0.66	7,590.46	3.19		
7,589.40	0.72	7,590.48	3.25		
7,589.42	0.78	7,590.50	3.30		
7,589.44	0.84	7,590.52	3.37		
7,589.46	0.91	7,590.54	3.43		
7,589.48	0.97	7,590.56	3.50		
7,589.50	1.04	7,590.58	3.56		
7,589.52	1.11	7,590.60	3.63		
7,589.54	1.18	7,590.62	3.70		
7,589.56	1.26	7,590.64	3.77		
7,589.58	1.33	7,590.66	3.83		
7,589.60	1.41	7,590.68	3.89		
7,589.62	1.49	7,590.70	3.94		
7,589.64	1.57	7,590.72	3.99		
7,589.66	1.65	7,590.74	4.04		
7,589.68	1.74	7,590.76	4.09		
7,589.70	1.82	7,590.78	4.14		
7,589.72	1.91	7,590.80	4.19		
7,589.74	1.99	7,590.82	4.24		
7,589.76	2.03	7,590.84	4.28		
7,589.78	2.06	7,590.86	4.33		
7,589.80	2.10	7,590.88	4.37		
7,589.82	2.14	7,590.90	4.41		
7,589.84	2.18	7,590.92	4.46		
7,589.86	2.22	7,590.94	4.50		
7,589.88	2.25	7,590.96	4.54		
7,589.90	2.29	7,590.98	4.58		
7,589.92	2.32	7,591.00	4.62		
7,589.94	2.36	7,591.02	4.66		
7,589.96	2.39	7,591.04	4.70		
7,589.98	2.42	7,591.06	4.74		
7,590.00	2.46	7,591.08	4.77		
7,590.02	2.49	7,591.10	4.81		
7,590.04	2.52	7,591.12	4.85		
7,590.06	2.55	7,591.14	4.89		

Stage-Area-Storage for Pond 3P: Detention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
7,589.00	0	0
7,589.05	77	2
7,589.10	155	8
7,589.15	232	17
7,589.20	310	31
7,589.25	387	48
7,589.30	595	73
7,589.35	803	108
7,589.40	1,010	153
7,589.45	1,218	209
7,589.50	1,426	275
7,589.55	1,712	353
7,589.60	1,997	446
7,589.65	2,283	553
7,589.70	2,568	674
7,589.75	2,854	810
7,589.80	3,172	961
7,589.85	3,489	1,127
7,589.90	3,807	1,310
7,589.95	4,124	1,508
7,590.00	4,442	1,722
7,590.05	4,704	1,951
7,590.10	4,966	2,192
7,590.15	5,227	2,447
7,590.20	5,489	2,715
7,590.25	5,751	2,996
7,590.30	6,046	3,291
7,590.35	6,341	3,601
7,590.40	6,635	3,925
7,590.45	6,930	4,264
7,590.50	7,225	4,618
7,590.55	7,573	4,988
7,590.60	7,921	5,375
7,590.65	8,269	5,780
7,590.70	8,617	6,202
7,590.75	8,965	6,642
7,590.80	9,295	7,098
7,590.85	9,625	7,571
7,590.90	9,955	8,061
7,590.95	10,285	8,567
7,591.00	10,615	9,089
7,591.05	10,875	9,627
7,591.10	11,135	10,177
7,591.15	11,395	10,740
7,591.20	11,655	11,316
7,591.25	11,915	11,906
7,591.30	12,204	12,509
7,591.35	12,494	13,126
7,591.40	12,783	13,758
7,591.45	13,073	14,404
7,591.50	**13,362**	**15,065**

Summary for Subcatchment 1S: Pre-Developed

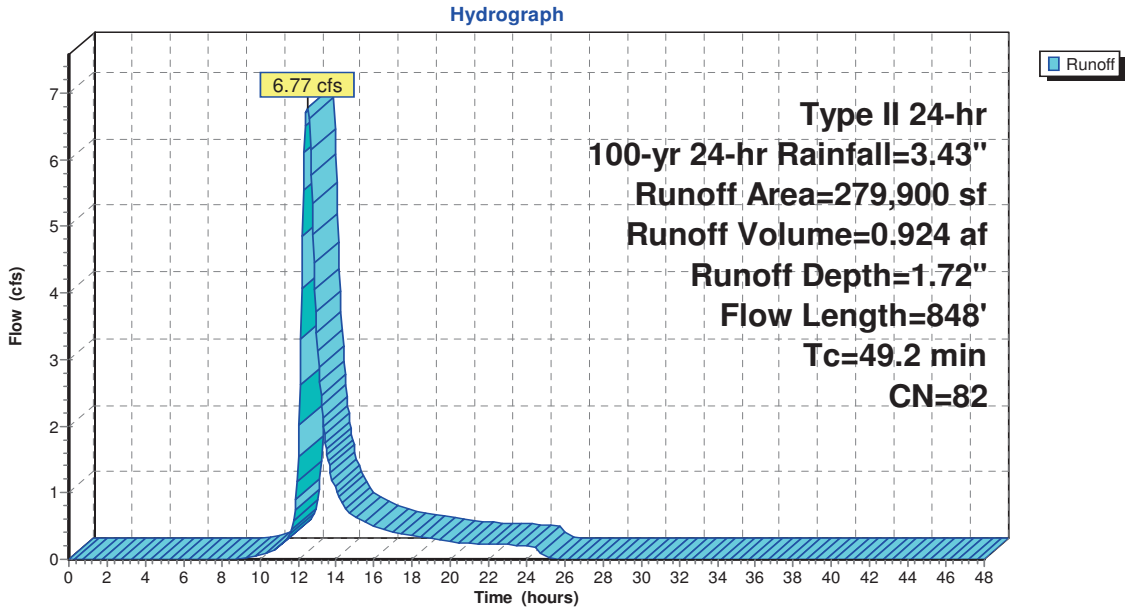
Runoff = 6.77 cfs @ 12.49 hrs, Volume= 0.924 af, Depth= 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr 24-hr Rainfall=3.43"

Area (sf)	CN	Description
279,900	82	Woods/grass comb., Fair, HSG D
279,900		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.9	300	0.0351	0.13		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 1.68"
1.2	70	0.0351	0.94		**Shallow Concentrated Flow, Shallow Concentrated 3.51%** Woodland Kv= 5.0 fps
10.1	478	0.0251	0.79		**Shallow Concentrated Flow, Shallow Concentrated 2.51%** Woodland Kv= 5.0 fps
49.2	848	Total			

Subcatchment 1S: Pre-Developed



Summary for Subcatchment 2S: Developed

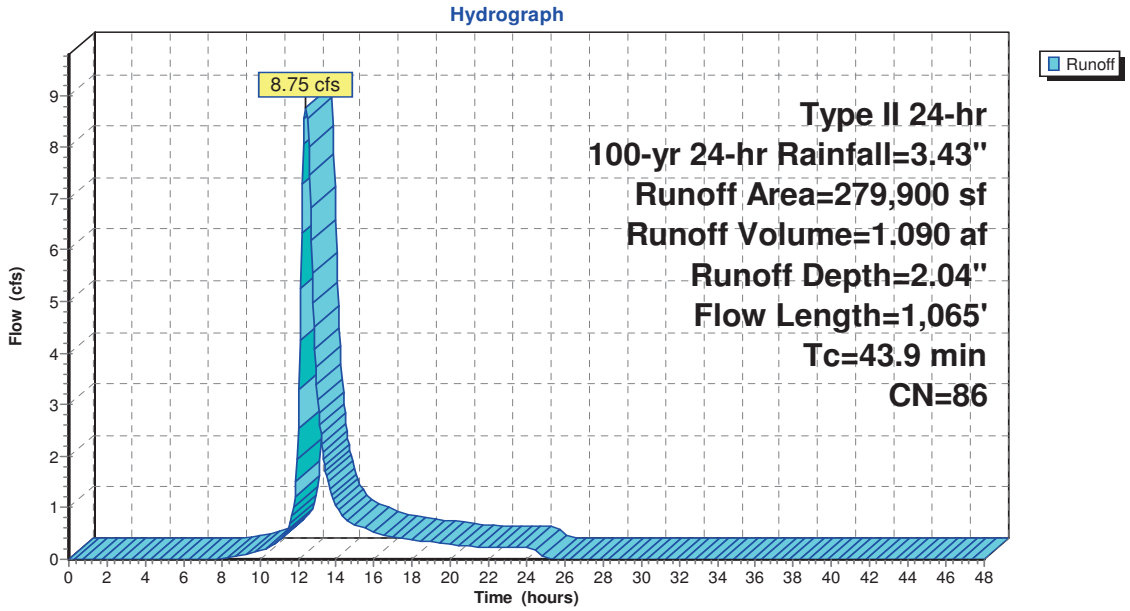
Runoff = 8.75 cfs @ 12.42 hrs, Volume= 1.090 af, Depth= 2.04"
Routed to Pond 3P : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr 24-hr Rainfall=3.43"

Area (sf)	CN	Description
66,471	98	Paved parking, HSG D
819	96	Gravel surface, HSG D
212,610	82	Woods/grass comb., Fair, HSG D
279,900	86	Weighted Average
213,429		76.25% Pervious Area
66,471		23.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.9	300	0.0351	0.13		**Sheet Flow, Sheet Flow** Grass: Dense n= 0.240 P2= 1.68"
1.2	70	0.0351	0.94		**Shallow Concentrated Flow, Shallow Concentrated 3.51%** Woodland Kv= 5.0 fps
3.2	419	0.0213	2.19		**Shallow Concentrated Flow, Shallow Concentrated 2.13%** Grassed Waterway Kv= 15.0 fps
0.3	52	0.0199	2.86		**Shallow Concentrated Flow, Shallow Concentrated Pavement** Paved Kv= 20.3 fps
1.3	224	0.0092	2.97	20.78	**Trap/Vee/Rect Channel Flow, Ditch/Pond Bottom** Bot.W=0.00' D=1.00' Z= 4.0 & 10.0 '/' Top.W=14.00' n= 0.030 Earth, grassed & winding
43.9	1,065	Total			

Subcatchment 2S: Developed



Summary for Pond 3P: Detention Pond

Inflow Area = 6.426 ac, 23.75% Impervious, Inflow Depth = 2.04" for 100-yr 24-hr event
Inflow = 8.75 cfs @ 12.42 hrs, Volume= 1.090 af
Outflow = 4.72 cfs @ 12.83 hrs, Volume= 1.090 af, Atten= 46%, Lag= 24.7 min
Primary = 4.72 cfs @ 12.83 hrs, Volume= 1.090 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 7,591.05' @ 12.83 hrs Surf.Area= 10,885 sf Storage= 9,647 cf

Plug-Flow detention time= 16.8 min calculated for 1.089 af (100% of inflow)
Center-of-Mass det. time= 16.8 min (868.4 - 851.6)

Volume	Invert	Avail.Storage	Storage Description
#1	7,589.00'	15,065 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

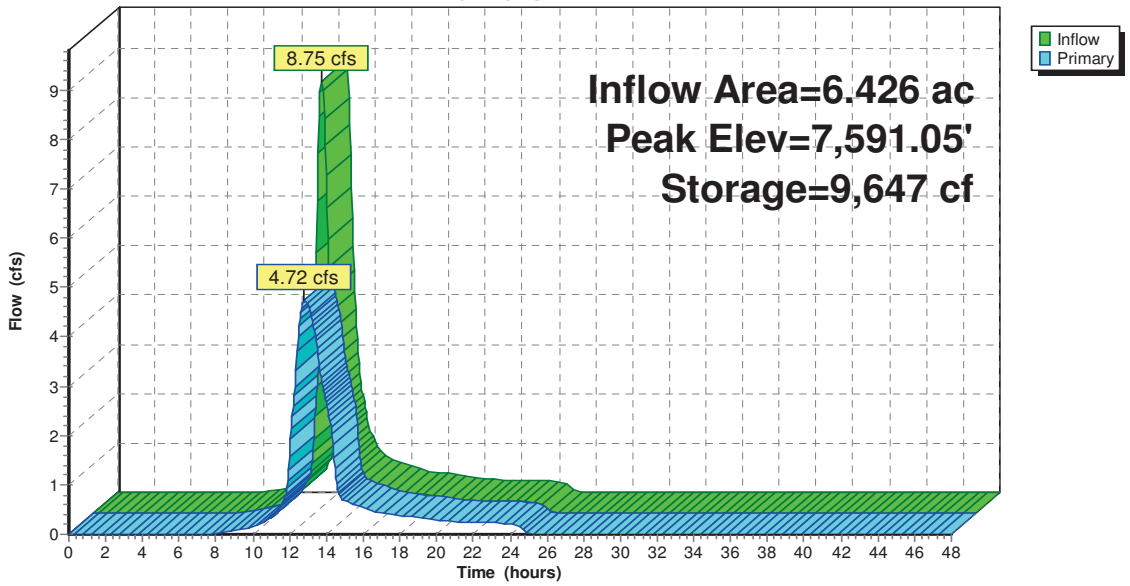
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
7,589.00	0	0	0
7,589.25	387	48	48
7,589.50	1,426	227	275
7,589.75	2,854	535	810
7,590.00	4,442	912	1,722
7,590.25	5,751	1,274	2,996
7,590.50	7,225	1,622	4,618
7,590.75	8,965	2,024	6,642
7,591.00	10,615	2,448	9,089
7,591.25	11,915	2,816	11,906
7,591.50	13,362	3,160	15,065

Device	Routing	Invert	Outlet Devices
#1	Primary	7,588.92'	**18.0" Round Culvert** L= 18.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 7,588.92' / 7,588.73' S= 0.0106 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.77 sf
#2	Device 1	7,591.17'	**35.0" x 35.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	7,590.36'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	7,589.00'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=4.72 cfs @ 12.83 hrs HW=7,591.05' (Free Discharge)
└**1=Culvert** (Passes 4.72 cfs of 7.79 cfs potential flow)
  ├**2=Orifice/Grate** (Controls 0.00 cfs)
  ├**3=Orifice/Grate** (Orifice Controls 0.91 cfs @ 3.49 fps)
  └**4=Orifice/Grate** (Orifice Controls 3.81 cfs @ 6.46 fps)

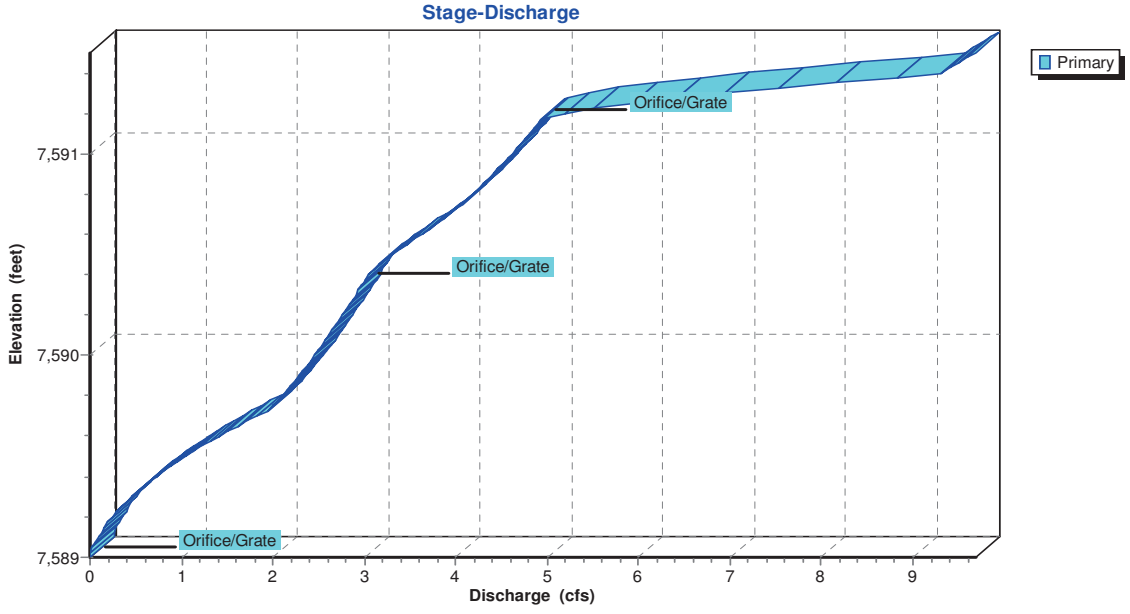
Pond 3P: Detention Pond

Hydrograph

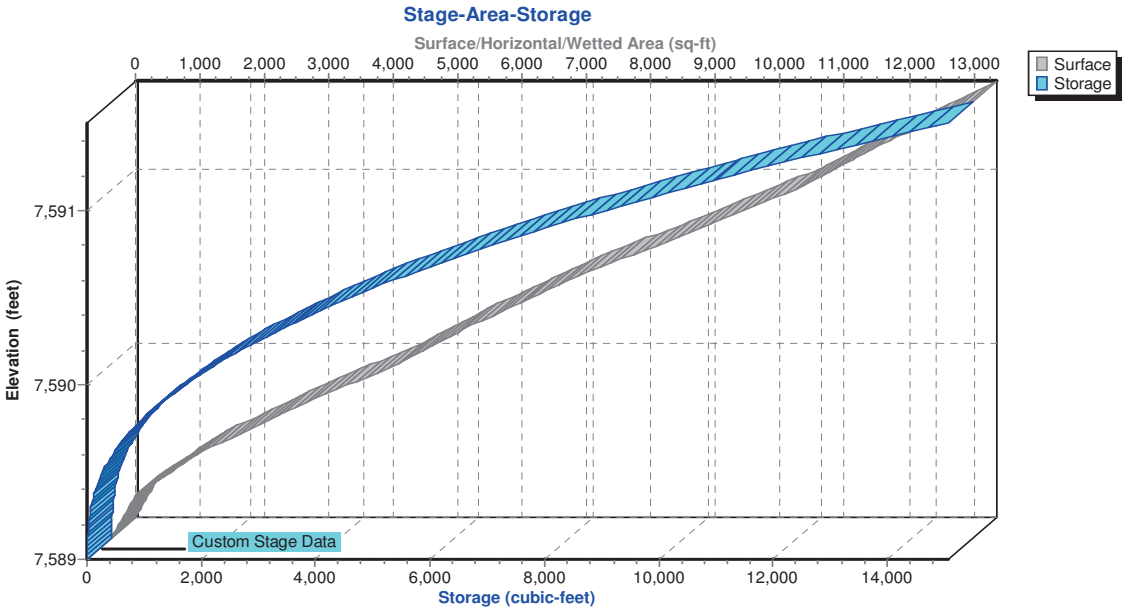


Pond 3P: Detention Pond

Stage-Discharge



Pond 3P: Detention Pond



Stage-Discharge for Pond 3P: Detention Pond

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
7,589.00	0.00	7,590.08	2.58	7,591.16	4.92
7,589.02	0.00	7,590.10	2.61	7,591.18	5.00
7,589.04	0.02	7,590.12	2.65	7,591.20	5.19
7,589.06	0.03	7,590.14	2.68	7,591.22	5.46
7,589.08	0.06	7,590.16	2.71	7,591.24	5.77
7,589.10	0.09	7,590.18	2.74	7,591.26	6.13
7,589.12	0.12	7,590.20	2.76	7,591.28	6.53
7,589.14	0.15	7,590.22	2.79	7,591.30	6.96
7,589.16	0.18	7,590.24	2.82	7,591.32	7.42
7,589.18	0.21	7,590.26	2.85	7,591.34	7.91
7,589.20	0.24	7,590.28	2.88	7,591.36	8.43
7,589.22	0.28	7,590.30	2.91	7,591.38	8.98
7,589.24	0.32	7,590.32	2.93	7,591.40	9.31
7,589.26	0.36	7,590.34	2.96	7,591.42	9.38
7,589.28	0.40	7,590.36	2.99	7,591.44	9.46
7,589.30	0.45	7,590.38	3.02	7,591.46	9.54
7,589.32	0.50	7,590.40	3.05	7,591.48	9.62
7,589.34	0.55	7,590.42	3.09	7,591.50	**9.69**
7,589.36	0.61	7,590.44	3.14		
7,589.38	0.66	7,590.46	3.19		
7,589.40	0.72	7,590.48	3.25		
7,589.42	0.78	7,590.50	3.30		
7,589.44	0.84	7,590.52	3.37		
7,589.46	0.91	7,590.54	3.43		
7,589.48	0.97	7,590.56	3.50		
7,589.50	1.04	7,590.58	3.56		
7,589.52	1.11	7,590.60	3.63		
7,589.54	1.18	7,590.62	3.70		
7,589.56	1.26	7,590.64	3.77		
7,589.58	1.33	7,590.66	3.83		
7,589.60	1.41	7,590.68	3.89		
7,589.62	1.49	7,590.70	3.94		
7,589.64	1.57	7,590.72	3.99		
7,589.66	1.65	7,590.74	4.04		
7,589.68	1.74	7,590.76	4.09		
7,589.70	1.82	7,590.78	4.14		
7,589.72	1.91	7,590.80	4.19		
7,589.74	1.99	7,590.82	4.24		
7,589.76	2.03	7,590.84	4.28		
7,589.78	2.06	7,590.86	4.33		
7,589.80	2.10	7,590.88	4.37		
7,589.82	2.14	7,590.90	4.41		
7,589.84	2.18	7,590.92	4.46		
7,589.86	2.22	7,590.94	4.50		
7,589.88	2.25	7,590.96	4.54		
7,589.90	2.29	7,590.98	4.58		
7,589.92	2.32	7,591.00	4.62		
7,589.94	2.36	7,591.02	4.66		
7,589.96	2.39	7,591.04	4.70		
7,589.98	2.42	7,591.06	4.74		
7,590.00	2.46	7,591.08	4.77		
7,590.02	2.49	7,591.10	4.81		
7,590.04	2.52	7,591.12	4.85		
7,590.06	2.55	7,591.14	4.89		

Stage-Area-Storage for Pond 3P: Detention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
7,589.00	0	0
7,589.05	77	2
7,589.10	155	8
7,589.15	232	17
7,589.20	310	31
7,589.25	387	48
7,589.30	595	73
7,589.35	803	108
7,589.40	1,010	153
7,589.45	1,218	209
7,589.50	1,426	275
7,589.55	1,712	353
7,589.60	1,997	446
7,589.65	2,283	553
7,589.70	2,568	674
7,589.75	2,854	810
7,589.80	3,172	961
7,589.85	3,489	1,127
7,589.90	3,807	1,310
7,589.95	4,124	1,508
7,590.00	4,442	1,722
7,590.05	4,704	1,951
7,590.10	4,966	2,192
7,590.15	5,227	2,447
7,590.20	5,489	2,715
7,590.25	5,751	2,996
7,590.30	6,046	3,291
7,590.35	6,341	3,601
7,590.40	6,635	3,925
7,590.45	6,930	4,264
7,590.50	7,225	4,618
7,590.55	7,573	4,988
7,590.60	7,921	5,375
7,590.65	8,269	5,780
7,590.70	8,617	6,202
7,590.75	8,965	6,642
7,590.80	9,295	7,098
7,590.85	9,625	7,571
7,590.90	9,955	8,061
7,590.95	10,285	8,567
7,591.00	10,615	9,089
7,591.05	10,875	9,627
7,591.10	11,135	10,177
7,591.15	11,395	10,740
7,591.20	11,655	11,316
7,591.25	11,915	11,906
7,591.30	12,204	12,509
7,591.35	12,494	13,126
7,591.40	12,783	13,758
7,591.45	13,073	14,404
7,591.50	**13,362**	**15,065**

Appendix D

DES Plans for Pagosa Bible Church Addition & Site Modifications

GENERAL AND SITE NOTES

1) NO EXCAVATION OR WORK SHALL BEGIN UNTIL THE CONTRACTOR HAS OBTAINED, AT HIS EXPENSE, ANY PERMITS REQUIRED TO PERFORM THE PROPOSED WORK.

2) ALL SITE-WORK SHALL BE IN CONFORMANCE WITH PROJECT SPECIFICATIONS AND TOWN OF PAGOSA SPRINGS STANDARDS, WITH QUALITY ASSURANCE TESTING DOCUMENTATION RECOMMENDED FOR COMPACTION, AGGREGATES, HOT MIX ASPHALT (HMA) AND CONCRETE.

3) THE CONTRACTOR SHALL NOT DISTURB AREAS BEYOND THE PROJECT LIMITS UNLESS OTHERWISE DIRECTED BY THE OWNER.

4) THE ANTICIPATED DISTURBANCE AREA IS APPROXIMATELY 1.75 ACRES IN SIZE. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A STORM WATER DISCHARGE PERMIT FROM THE STATE OF COLORADO. THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE STORM WATER MANAGEMENT PLAN OR AS DIRECTED BY THE ENGINEER. ANY REWORK OF MATERIALS DUE TO LACK OF THIS MAINTENANCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

5) COMPACTION AND MOISTURE CONTROL IN NATIVE MATERIALS SHALL BE TO 90% STANDARD PROCTOR DENSITY (AASHTO T-99) FROM 0 TO +3% OPTIMUM MOISTURE, AND IN AGGREGATE MATERIALS SHALL BE TO 95% MODIFIED PROCTOR (AASHTO T-180) AT ±2% OPTIMUM MOISTURE, OR AS OTHERWISE DETERMINED APPROPRIATE BY A SITE SPECIFIC GEOTECHNICAL REPORT.

6) CLEARING AND GRUBBING SHALL INCLUDE REMOVAL OF ALL TREES, LOGS, LIMBS, STUMPS, BRUSH, TRASH, ETC. TO AN OFFSITE LOCATION. TREE REMOVAL SHALL INCLUDE THE ROOTS.

7) WHERE NEW ASPHALT PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE EDGE OF THE EXISTING ASPHALT MAT TO PROVIDE A CLEAN JOINT BETWEEN EXISTING ROADWAY AND ASPHALT PATCHES OR TIE-INS. TACK COAT SHALL BE APPLIED TO ALL ADJACENT SURFACES WHERE A TIGHT JOINT IS DESIRED.

8) ALL ASPHALT PROVIDED FOR THIS PROJECT SHALL BE A MIX DESIGN THAT HAS BEEN APPROVED FOR MUNICIPAL PROJECTS WITHIN TWO YEARS APPROPRIATE FOR THIS CLIMATE AND THE INTENDED USE. HOT MIX ASPHALT (HMA) SHALL BE COMPACTED TO 92% TO 96% MAXIMUM THEORETICAL DENSITY, AND SHALL HAVE PROPER GRADATION, OIL, AND VOIDS AS APPROPRIATE FOR THE MIX BEING USED.

9) THE MIX FOR ALL EXTERIOR CONCRETE SHALL BE PROPORTIONED TO OBTAIN A MINIMUM OF 4,000 PSI AFTER 28 DAYS (SUCH AS A CDOT CLASS D, OR EQUIVALENT), CONTAIN PROPER AIR ENTRAINMENT, CONTAIN FIBERMESH, SHALL HAVE A SLUMP BETWEEN 2 AND 5 INCHES, AND SHALL BE GIVEN A LIGHT BROOM FINISH. EXPANSION JOINTS IN CURBS SHALL BE PLACED NO GREATER THAN EVERY 200 FEET, AND CONTROL JOINTS SHALL BE PLACED EVERY 10 FEET. EXPANSION JOINTS IN SIDEWALKS SHALL BE NO GREATER THAN EVERY 200 FEET, AND CONTROL JOINTS SHALL TYPICALLY MATCH THE SIDEWALK WIDTH, BUT MAY BE SHORTENED TO MATCH CURB CONTROL JOINTS. IN NO CASE SHALL CONTROL JOINTS IN ANY CONCRETE FLATWORK BE SPACED MORE THAN 15 FEET APART. STRUCTURAL REINFORCEMENT SHALL BE DISCONTINUOUS ACROSS EXPANSION JOINTS, WITH 24 INCH SMOOTH BAR DOWELS CENTERED ON EXPANSION JOINTS WITH BAR TO BAR SPACING MATCHING THAT OF THE ADJACENT STRUCTURAL STEEL. PREFORMED EXPANSION JOINT MATERIAL SHALL BE PLACED BETWEEN ADJACENT CONCRETE PLACEMENTS TO WITHIN ½ INCH OF THE SURFACE. CONTROL AND EXPANSION JOINTING PLANS AND PATTERNS FOR LARGE AREA CONCRETE PLACEMENTS SHALL BE APPROVED BY THE ENGINEER.

10) RIPRAP AND LANDSCAPE BOULDERS SHALL BE SOUND, ANGULAR ROCK OF THE DIMENSIONS INDICATED. IT IS LIKELY THAT RIPRAP AND LANDSCAPE BOULDERS CAN BE OBTAINED FROM SITE BEDROCK EXCAVATIONS, AS APPROVED BY THE ENGINEER.

11) SUBGRADE STABILIZATION, IF REQUIRED, TYPICALLY CONSISTS OF A COMBINATION OF MUCK EXCAVATION, CLASS 2 OR 6 AGGREGATE BASE COURSE, AND GEOGRID REINFORCEMENT. THE NEED, METHOD, AND QUANTITY FOR SUBGRADE STABILIZATION WILL BE DETERMINED BY THE ENGINEER IN THE FIELD.

12) THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES PRIOR TO BEGINNING ANY WORK.

13) THE CONTRACTOR SHALL KEEP ALL OPERATIONS WITHIN THE PROJECT LIMITS AS ESTABLISHED BY THE OWNER. THE CONTRACTOR SHALL KEEP EQUIPMENT AND MATERIALS WITHIN THESE LIMITS AND CLEAR OF THE PUBLIC ROADWAYS. CONSTRUCTION ACTIVITIES, STAGING, PARKING, OR OFF-SITE DISPOSAL SHALL NOT ENCROACH UPON PRIVATE OR PUBLIC LANDS WITHOUT WRITTEN APPROVAL FROM THE PROPERTY OWNER OR LAND MANAGEMENT AGENCY.

14) SHOULD ANY QUESTIONS ARISE OR ANY DISCREPANCIES BE NOTED IN THE PLANS, THE ENGINEER SHOULD BE CONSULTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEMS.

15) THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR AND THE ENGINEER SHALL NOTE THESE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.

16) ANY DAMAGE TO PUBLIC ROADWAYS SHALL BE REPAIRED IMMEDIATELY AND PRIOR TO CONTINUING OPERATIONS. DUST SHALL BE PROPERLY CONTROLLED, AND ANY MUD OR OTHER MATERIAL TRACKED OR OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED DAILY OR AS ORDERED BY THE ENGINEER.

17) ANY PAVEMENT, CURB AND GUTTER, OR SIDEWALK MATERIAL THAT IS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION, AND IS NOT DESIGNATED FOR REMOVAL, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

18) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGGERS, OR OTHER DEVICES NECESSARY TO MAINTAIN A SAFE SITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND STANDARDS. TRAFFIC SIGNS MAY BE REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR, BUT AT NO TIME SHALL AN INTERSECTION BE LEFT IN AN UNSAFE CONFIGURATION. TEMPORARY STOP SIGNS, ETC. SHALL BE INSTALLED BY THE CONTRACTOR WHEN SUCH SIGNS ARE TO BE REMOVED FOR ANY EXTENDED PERIOD OF TIME. ANY EXISTING SIGNS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

19) PAVEMENT MARKING AND SIGNS SHALL BE CONSTRUCTED WITH APPROPRIATE AND DURABLE MATERIALS IN CONFORMANCE WITH THE MUTCD, AND CDOT STANDARDS, AS APPROPRIATE. SIGNS SHALL BE CLASS 1, WITH THE PLACARDS AS INDICATED.

20) SEE ARCHITECT PLANS FOR LANDSCAPING, TRASH ENCLOSURE, RETAINING WALL, AND OTHER DETAILS NOT COVERED IN THESE PLANS ASSOCIATED WITH THE SITE IMPROVEMENTS.

21) ADD 7500 FEET TO SPOT ELEVATIONS TO MATCH SURVEY ELEVATION DATUM.

UTILITY GENERAL NOTES

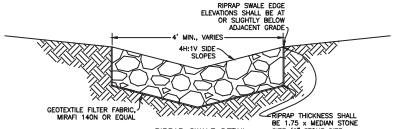
1) NO UTILITY LOCATES WERE PERFORMED FOR THIS PROJECT, WITH ONLY SURFACE EVIDENCE OF UTILITIES SHOWN ON THE PLANS FROM INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE INFORMATION SHOWN ON THESE PLANS CONCERNING TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. SOME UTILITIES MAY HAVE BEEN ADDED OR RELOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS AND ASCERTAIN WHETHER ANY OTHER STRUCTURE AND UTILITIES MAY EXIST. EVERY REASONABLE MEANS SHALL BE USED, INCLUDING FIELD LOCATION OF THE UTILITY USING WHATEVER PROSPECTING MEANS ARE NECESSARY. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK, AND SHALL HOLD THE OWNER AND THEIR CONSULTANTS HARMLESS FOR ANY AND ALL DAMAGES TO UTILITIES ARISING FROM CONSTRUCTION OPERATIONS.

2) NO UTILITY MODIFICATIONS OUTSIDE OF THE BUILDING ARE PLANNED.

3) THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNERS. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.

4) THE CONTRACTOR SHALL VERIFY AND DOCUMENT THE CONDITION OF EXISTING UTILITIES (VISIBLE FACILITIES) WITH REPRESENTATIVES FROM THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5) TWELVE SITE LIGHT LOCATIONS ARE SHOWN ON THE PLANS, WITH COORDINATES TO BE PROVIDED FOR THE CENTER OF THE BASES. LIGHT BASE DETAIL SHALL BE VERIFIED TO PRIOR TO RUNNING ELECTRICAL CONDUIT TO MAKE SURE BASES CAN FIT AT THE INDICATED LOCATIONS WITH THE GIVEN SPACING.



RIPRAP SWALE DETAIL
(4:1 SIDE SLOPES)
SCALE: 1" = 1'

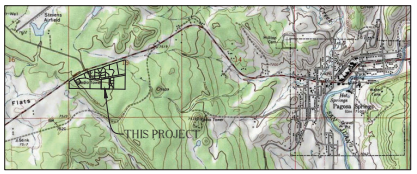
PLANS FOR THE

PAGOSA BIBLE CHURCH
BUILDING ADDITION & SITE MODIFICATION

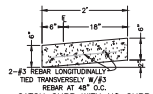
LOCATED IN SECTION 15, T. 35 N., R. 2 W.,
N.M.P.M., ARCHULETA COUNTY, COLORADO.

PREPARED FOR

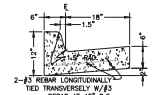
REYNOLDS, ASH & ASSOCIATES



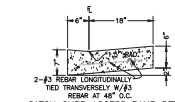
VICINITY MAP
SCALE: 1" = 2,000'



CATCH CURB WITH NO CURB
(NO CURB, 24" PAN)
SCALE: 1" = 1'

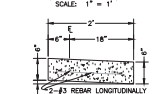


CATCH CURB AND GUTTER DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'

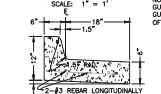


CATCH CURB ACCESS RAMP DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'

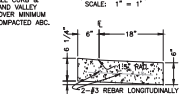
NOTE: ALL CURB & GUTTER AND VALLEY GUTTER OVER MINIMUM OF 5" COMPACTED ABC.



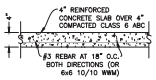
SPILL CURB WITH NO CURB
(NO CURB, 24" PAN)
SCALE: 1" = 1'



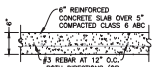
SPILL CURB AND GUTTER DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'



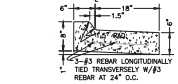
SPILL CURB ACCESS RAMP DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'



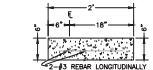
CONCRETE SIDEWALK DETAIL
(SLABS FOR PEDESTRIAN TRAFFIC ONLY)
SCALE: 1" = 1'



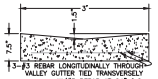
CONCRETE APRON DETAIL
(SLABS FOR VEHICLE TRAFFIC)
SCALE: 1" = 1'



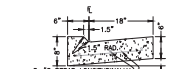
SPILL DRIVEWAY CURB DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'



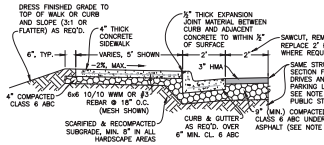
FLAT CURB AND GUTTER
(NO CURB, 24" PAN, MATCH APRONS)
SCALE: 1" = 1'



TYPICAL VALLEY GUTTER DETAIL
(3" WIDE, 1.5" VALLEY)
SCALE: 1" = 1'



CATCH DR. GUTTER DETAIL
(6" CURB, 18" PAN)
SCALE: 1" = 1'



SIDEWALK, CURB & PARKING LOT TYPICAL DETAIL
SCALE: 1/2" = 1'

SIDEWALK, CURB, & ASPHALT NOTES:

1) INDIVIDUAL TRUNCATED DOME INSERTS SHALL BE 2' LONG WITH THE WIDTH TO WITHIN 2" OF THE EDGE OF EACH SIDE OF THE RAMP WIDTH, INSTALLED IN THE LOCATIONS INDICATED. INSERTS SHALL BE PATINA FINISH CAST IRON, OR OTHER MATERIAL AND COLOR (AS DETERMINED BY THE ARCHITECT) APPROPRIATE FOR THE INTENDED USE AND AS APPROVED BY THE OWNER.

2) TRUNCATED DOME INSERTS MAY BE INSTALLED AGAINST THE BACK OF CURB WHERE FLUSH FOR THE ENTIRE LENGTH, OTHERWISE, SHALL HAVE A MINIMUM OF 2" BETWEEN THE INSERT AND THE BACK OF CURB. INSERTS SHALL BE INSTALLED TO ALIGN WITH THE WALKWAYS, NOT NECESSARILY THE CURBS.

3) VERIFY ASPHALT PATCH THICKNESS FOR HARMAN PARK DRIVE AND RYDER COURT WITH THE TOWN OF PAGOSA SPRINGS, AS THEY MAY REQUIRE A MINIMUM OF 5 INCHES.

OUTLET STRUCTURE NOTES:

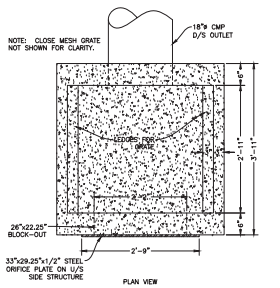
1) CONCRETE OUTLET STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD M-604-10, LATEST EDITION, WITH A CLOSE MESH GRATE. IT SHALL BE CONSTRUCTED TO THE DIMENSIONS INDICATED AND INCORPORATE A BLOCK-OUT ON UPSTREAM SIDE WHICH WILL BE COVERED BY THE ORIFICE PLATE.

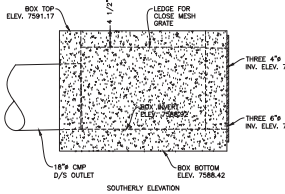
2) THE STEEL ORIFICE PLATE SHALL BE PROTECTED FROM CORROSION BY POWDER COATING OR PAINTING WITH MARINE GRADE PAINT, SUCH AS 15 MILS (MIN.) OF HYCOTE 151, OR SIMILAR.

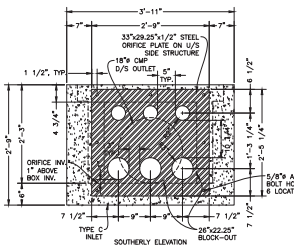
3) THE STEEL ORIFICE PLATE SHALL BE ATTACHED TO THE CONCRETE BOX WITH 1/2"ø, 4" LONG, GALVANIZED ANCHOR BOLTS (SIX MIN.), EITHER MECHANICALLY OR EPOXY SECURED.

4) A GASKET, O-RING, OR BEAD OF APPROPRIATE WATER-TIGHT SEALANT SHALL BE PLACED BETWEEN THE STEEL ORIFICE PLATE AND THE CONCRETE BOX.

5) THE OUTLET STRUCTURE CONFIGURATIONS AND ELEVATIONS RELATIVE TO THEMSELVES AND THE SITE ARE CRITICAL TO THEM FUNCTIONING AS DESIGNED. SPECIAL CARE SHALL BE MADE TO FOLLOW THE PLANNED CONFIGURATION AND ELEVATIONS.







DETENTION POND OUTLET STRUCTURE DETAILS
SCALE: 1" = 1'

DAVIS ENGINEERING SERVICE, INC.
68 S. 8th STREET - P.O. BOX 1208
PAGOSA SPRINGS, COLORADO 81147
PHONE: (970) 264-6835
FAX: (970) 264-6210

0" 2" 3"
(IF NOT) ELEVATION/BASE ASSUMED

	DES.	DRAWN	CHECKED	DATE
AS NOTED	MMD	MMD	PRELIM.	08/10/25
			PRELIM.	

Reynolds, Ash & Associates
P.O. Box 96
Pagosa Springs, CO 81147

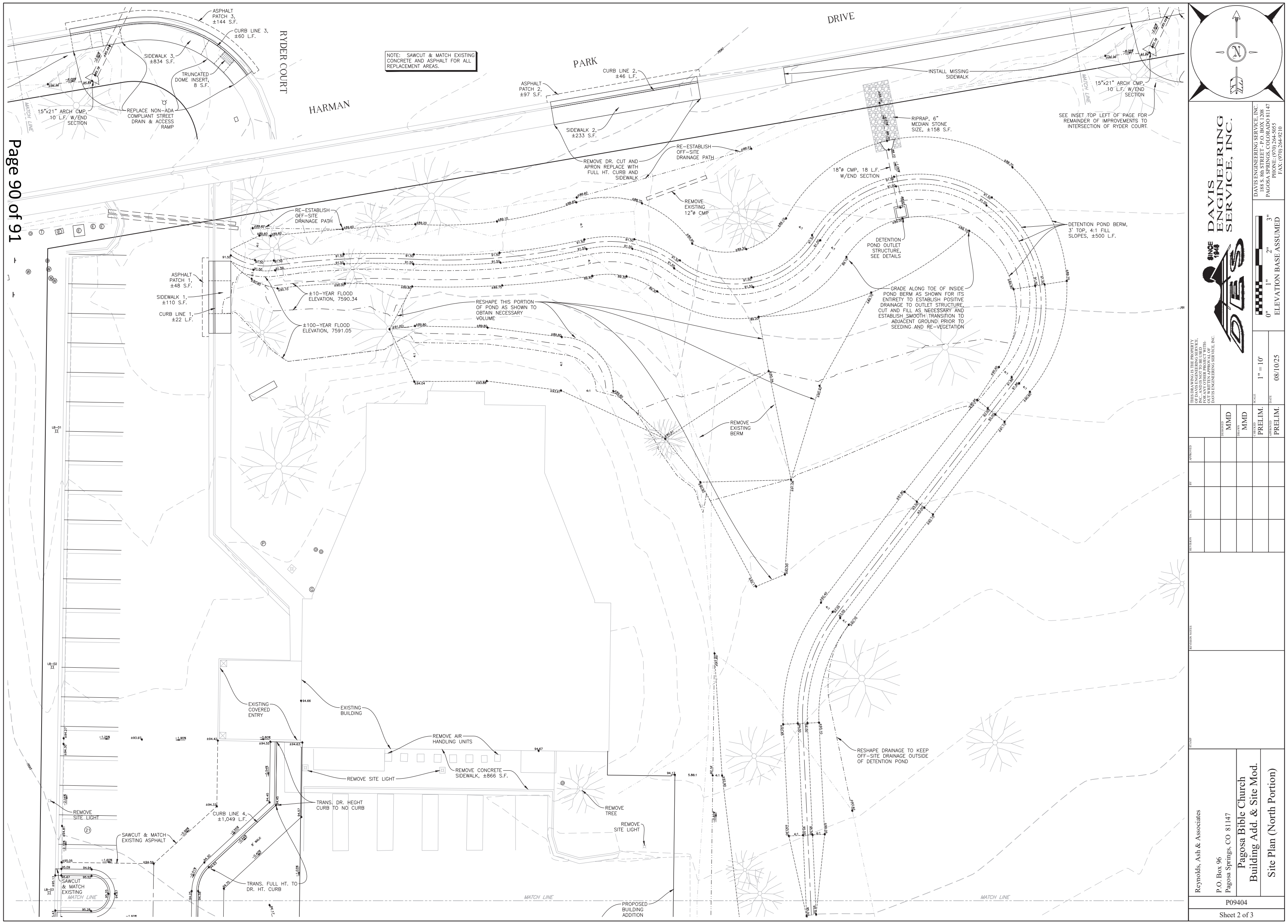
Pagosa Bible Church
Building Add. & Site Mod.
Notes, Construction Details, Vicinity Map

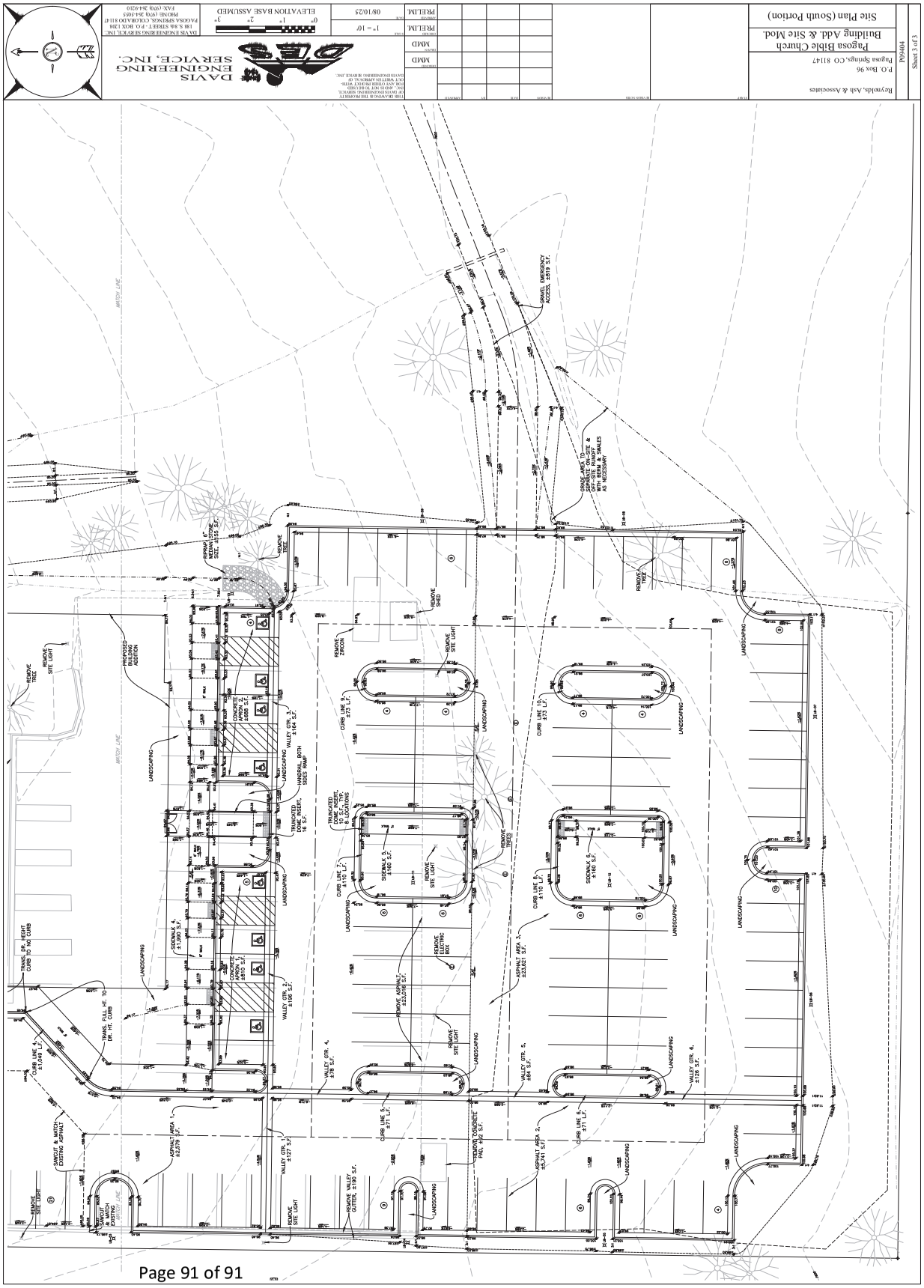
P09404

Sheet 1 of 3

DESIGN REVIEW BOARD VI.A.

DESIGN REVIEW BOARD VI.A.




Reynolds, Ash & Associates
P.O. Box 96
Pagosa Springs, CO 81147
Pagosa Bible Church
Building Add. & Site Mod.
Site Plan (South Portion)
P09404
Sheet 3 of 3
DAVIS ENGINEERING SERVICE, INC.
08/10/25
ELEVATION BASE ASSUMED
PRELIM.
MMD
1" = 10'
0" 1" 2" 3"
GRAVEL EMERGENCY ACCESS, ±819 S.F.
GRADE AWAY TO SEPARATE ON-SITE & OFF-SITE FLOWS WITH BERM & SWALES AS NECESSARY
REMOVE TREE
REMOVE SHED
REMOVE DRIVE
REMOVE SITE LIGHT
PROPOSED BUILDING ADDITION
LANDSCAPING
CURB LINE 9, ±73 L.F.
CURB LINE 10, ±73 L.F.
CONCRETE AREA 1, ±490 S.F.
VALLEY GTR. 3, ±164 S.F.
HANDRAIL BOTH SIDES RAMP
TRUNCATED DOME INSERT, 16 S.F.
TRUNCATED DOME INSERT, DO NOT SCALE, 6 LOCATIONS
CURB LINE 7, ±110 L.F.
SIDEWALK 5, ±160 S.F.
CURB LINE 8, ±110 L.F.
SIDEWALK 6, ±160 S.F.
REMOVE ELECTRIC BOX
REMOVE ASPHALT, ±23,621 S.F.
ASPHALT AREA 3, ±23,621 S.F.
SIDEWALK 4, ±1,990 S.F.
CONCRETE AREA 2, ±810 S.F.
VALLEY GTR. 2, ±190 S.F.
TRANS. DR. HEIGHT CURB TO NO CURB
TRANS. FULL HT. TO DR. HT. CURB
CURB LINE 4, ±1,049 L.F.
VALLEY GTR. 4, ±78 S.F.
VALLEY GTR. 5, ±84 S.F.
VALLEY GTR. 6, ±145 S.F.
CURB LINE 5, ±71 L.F.
CURB LINE 6, ±71 L.F.
SAWCUT & MATCH EXISTING ASPHALT
ASPHALT AREA 1, ±2,579 S.F.
ASPHALT AREA 2, ±5,141 S.F.
VALLEY GTR. 1, ±47 L.F.
REMOVE CONCRETE PAD, ±92 S.F.
REMOVE VALLEY GUTTER, ±190 S.F.
REMOVE SIDEWALK
MATCH LINE

AGENDA BRIEF

MEETING: Planning Commission - 09 Sep 2025
FROM: James Dickhoff, Development Director

PROJECT:	Final Major Design Review - Pagosa Auto Rents, 103 Majestic Drive
ACTION:	Design Review Board Action

PURPOSE/BACKGROUND:
The Pagosa Rents Design Review application is being continued until the September 23rd Planning Commission meeting. Due to public notifications being sent out, it is important that the Design Review Board officially continue the application consideration until the September 23, 2025 Planning Commission meeting.

RECOMMENDATIONS:
1. Move to continue the Pagosa Rents Design Review application consideration until September 23, 2025.

AGENDA BRIEF

MEETING: Planning Commission - 09 Sep 2025
FROM: James Dickhoff, Development Director

PROJECT:	Amending the Official Zoning Map Regarding Property Known As 1040 East U.S. Highway 160
ACTION:	Planning Commission action

ATTACHMENTS:
1040 E. Hwy 160 Zoning - Agenda Brief - 09.09.25
1040 E.US Highway 160 ISP_easement-Aerial with North Side Property
RiverMasterPlan Map 1 of 2
Ord 1019 Zoning 1040 E. Hwy 160

RECOMMENDATIONS:

1. Move to Approve a Recommendation for Town Council to APPROVE the Open Space and Parks Zoning District Designation for 1040 E. Hwy 160.
2. Move to Approve a Recommendation for Town Council to DENY the Open Space and Parks Zoning District Designation for 1040 E. Hwy 160.
3. Move to Provide Direction to Staff.

Planning Commission Meeting - September 9, 2025
Staff Brief - Zoning 1040 E. Hwy 160

On September 2, 2025, the Town Council approved the first reading of Ordinance 1018, annexing property known as 1040 E. U.S. Hwy 160. Second reading of Ordinance 1018 is expected to occur on (October 7, 2025) (September 16, 2025), at which time Town Council will also consider the first reading of Ordinance 1019, Amending the Official Zoning Map Regarding Property Known As 1040 East U.S. Highway 160 and assigning the subject property an "Open Space/Parks" (OP) zoning designation.

On May 05, 2025, the Town purchased 1040 E. Hwy 160 for the development of a new public river access park.

Pursuant to LUDC section 2.3.6., Public notice was mailed to properties within 500 feet of the subject property, posted on site, published in the SUN Newspaper, and posted in Town Hall at least 15 days prior to public hearings.

Consistency with LUDC, 2018 Comprehensive Plan and other adopted and long-range plans as follows:

2018 Comprehensive Plan references:

Chapter 2, Natural Environment.

Vision:

Pagosa Springs values, protects, and enhances the beauty and health of its natural environment.

"Access to the San Juan River is important for recreation, economic development and community culture. As the natural environment is critical to the tourism industry, its protection is necessary. Balancing access with preservation of the natural system will assure the environment remains healthy and vibrant."

Chapter 4, Human Environment.

Goal T:

"Create high-quality, convenient, and safe connections for pedestrians and bicyclists. The Town aims to provide a variety of opportunities to both residents and visitors for recreation and transportation.

Chapter 2, Natural Environment.

Goal N-2:
Develop guidelines, regulations, and educational programs that protect area wildlife.
C. Provide wildlife interpretive areas along trails, parks and open space where feasible.

Goal N-1:
Protect and conserve water resources, water quality, the San Juan River corridor, streams, lakes, wetlands, and geothermal resources.

Chapter 5, Economic Vitality,

Goal E-3:
Continue to support the tourism economic base.

Chapter 6, Infrastructure and Government.

Goal G-1:
Continue to provide a high level of public services and maintain existing facilities while aiming to provide needed and desired improvements.
Actions:
A. Prioritize improvements to facilities in the community consistent with recommendations in this Comprehensive Plan, the Downtown Master Plan and other adopted plans*.
*Other plans include the River Corridor Master Plan and the East End Multi Modal Plan.

East End Multi Modal Plan references:

OPPORTUNITIES:
SAN JUAN RIVER, RIVERWALK, AND RESERVOIR HILL TRAILHEAD
The San Juan River, adjacent Riverwalk, and access to Reservoir Hill are great recreational amenities. Providing clear access to these features will make them more visible and highly used, and expanding the Riverwalk to the East will improve its function.

CONSTRAINTS:
HIDDEN RIVER CENTER PARK
River Center Park is a great amenity with the Riverwalk trail and several other recreational features, but with the Riverwalk dead-ending on each side of the study area and no clear parking/ signage for the park, it is not well used. There is also no formal river access, leading to competing interests with adjacent businesses since portions of the Riverwalk are currently within an easement.

2011 River Corridor Master Plan:

The River Corridor Master Plan Identified 1040 E. Hwy 160 as a future public river access park. See attached.

LUDC section 2.4.2.C.2.a, Rezoning Approval Criteria:
The Town Council may approve rezonings, and the Planning Commission may recommend approval, if the rezoning meets all of the following criteria:

(1) The rezoning will promote the public health, safety, and general welfare;
The new Park improvements will substantially improve the east gateway entrance to our community, and provides a new recreation access for enjoy the San Juan River and providing a future opportunity for extending the Riverwalk trail.

(2) The rezoning is consistent with the Comprehensive Plan and the purposes of this Land Use Code;
The Open Space and Parks zoning is consistent with the intent and many goals contained in the 2018 Comprehensive Plan

(3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
The Open Space and Parks zoning is consistent with the proposed and intended use of the property as a Public River Access Park.

(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
The property has existing water, sanitary sewer, Electric and Natural Gas infrastructure. The property is located in an area that is served by the Fire Protection District, and will be served by the Town Police Department. Hwy 160 provides existing access to the property.

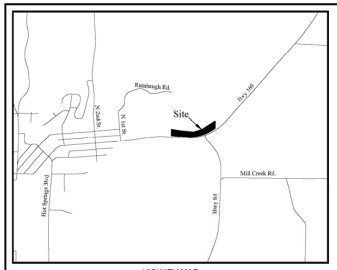
(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and
Prior to purchasing the proper, an Environmental Assessment was conducted in conjunction with the Pagosa Gateway River Improvement project (PGP). The eddy structures at the bottom of the boat ramp were permitted along with the PGP.
A Wetland delineation was commissioned as part of the property purchase indicating wetland boundaries. All of the above are critical for identifying any potential mitigation measures that will be needed during the conceptual and final planning processes.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.
No adverse impacts have been identified. The improvement of the property will result in a more appealing east gateway entrance to downtown.

IMPROVEMENT SURVEY PLAT

1040 E. U.S. Highway 160

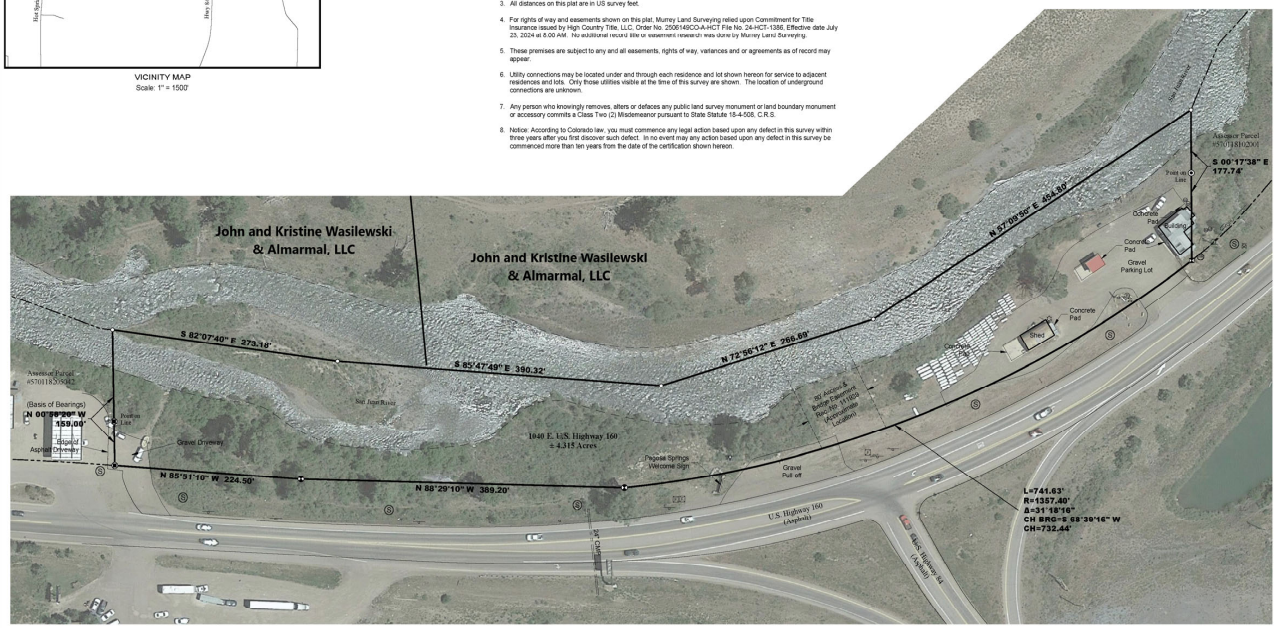
Lying within Section 18 T.35N R.1W, N.M.P.M.
ARCHULETA COUNTY, COLORADO



VICINITY MAP
Scale: 1" = 1500'

NOTES:

1. Basis of bearings: Bearings are geodetic bearings determined by GPS observations. The west line of the subject parcel, monumented as shown hereon, bears N 00°58'20" W.
2. Bearings and distances shown hereon are field measured. Record bearings and distances provided by High Country Title, LLC, Commitment Order No. File No. 250814SCOA-HCT. Office File No. 24-HCT-1386 are listed under Parcel Description on the right side of this plat.
3. All distances on this plat are in US survey feet.
4. For rights of way and easements shown on this plat, Murrey Land Surveying relied upon Commitment for Title Insurance issued by High Country Title, LLC, Order No. 250814SCOA-HCT File No. 24-HCT-1386, Effective date July 23, 2024 at 8:00 AM. No additional record title or easement research was done by Murrey Land Surveying.
5. These premises are subject to any and all easements, rights of way, variances and or agreements as of record may appear.
6. Utility connections may be located under and through each residence and lot shown hereon for service to adjacent residences and lots. Only those utilities visible at the time of this survey are shown. The location of underground connections are unknown.
7. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508, C.R.S.
8. Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



PARCEL DESCRIPTION:
Provided by High Country Title, LLC
Commitment Order No. 250814SCO-A-HCT
Office File No. 24 HCT 1386

A TRACT OF LAND LYING AND BEING IN THE SE 1/4 NW 1/4 AND THE NE 1/4 SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 1 WEST, N.M.P.M., ARCHULETA COUNTY, COLORADO, BEING A TRACT OF LAND LYING SOUTH OF THE CENTER-LINE OF THE SAN JUAN RIVER, AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 160, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE POINT WHERE THE WEST BOUNDARY LINE OF THE SAID NE 1/4 SW 1/4 OF SECTION 8 INTERSECTS THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 160, WHENCE THE NORTHEAST CORNER OF THE TOWNSITE OF PAGOSA SPRINGS BEARS N. 64°44' W., 1479.09 FEET THENCE RUNNING FROM SAID POINT OF BEGINNING ALONG THE WEST BOUNDARY LINE OF THE SAID NE 1/4 SW 1/4 AND THE SE 1/4 NW 1/4, NORTHERLY, 110.34 FEET, MORE OR LESS TO THE CENTER OF THE SAID SAN JUAN RIVER; THENCE UP THE CENTER OF THE SAN JUAN RIVER, S. 77°23' E. 197.42 FEET; THENCE UP THE CENTER OF THE SAN JUAN RIVER, S. 89°45' ?, 447.3 FEET; THENCE UP THE CENTER OF THE SAN JUAN RIVER, N. 71°22' E. 211.9 FEET; THENCE UP THE CENTER OF THE SAN JUAN RIVER, N. 57°46' E., 570 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF THE SAID SE 1/4 NW 1/4; THENCE ALONG SAID EAST BOUNDARY LINE OF THE SE 1/4 NW 1/4, SOUTHERLY, 160 FEET, MORE OR LESS, TO THE SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 160 (THE COLO. DEPT. OF HIGHWAYS RW MAP SHOWS THAT THE NORTH ONE-QUARTER CORNER OF SAID SEC. 18 BEARS NORTH, 2489.9 FEET, FROM THIS POINT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT IN A WESTERLY DIRECTION, 806.6 FEET, TO P.S.C. AT STA. 19/89.1 OF SAID HIGHWAY NO. 160; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N. 88°32' W., 389.2 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N. 71°23' W., 103.48 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, APPROXIMATELY N. 88°54' W., 88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 1 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN, ARCHULETA COUNTY, COLORADO, LYING NORTH OF U.S. HIGHWAY NO. 160 AND SOUTH OF THE CENTERLINE OF THE SAN JUAN RIVER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL RECORDED IN BOOK 202 AT PAGE 357 WHERE THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER INTERSECTS WITH THE NORTH LINE OF SAID U.S. HIGHWAY NO. 160 FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BEARS N 1°30'20" E AT A DISTANCE OF 59.70 FEET;

THENCE N 1°30'20" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 168.43 FEET TO SAID CENTERLINE OF THE SAN JUAN RIVER;

THENCE S 60°08'48" E ALONG SAID CENTERLINE, A DISTANCE OF 131.62 FEET;

THENCE S 87°29'48" E ALONG SAID CENTERLINE, A DISTANCE OF 17.88 FEET;

THENCE S 1°30'20" W PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 114.38 FEET TO THE NORTH LINE OF SAID U.S. HIGHWAY NO. 160 BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1894.70 FEET;

THENCE WESTERLY ALONG SAID NORTH LINE AN ARC DISTANCE OF 134.01 FEET THROUGH A CENTRAL ANGEL OF 1°08'17" (CHORD BEARING N 84°44'20" W) TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 18,325 SQUARE FEET OR 0.421 ACRES, MORE OR LESS.

LEGEND

- Set 2" Aluminum Cap PLS 37884 on 5/8" Rebar
- Found 2" Aluminum Cap PLS 34696 on 5/8" Rebar
- Found 1.5" Aluminum Cap PLS 31920 on 5/8" Rebar
- Found 1.5" Aluminum Cap PLS 20691 on 5/8" Rebar
- Calculated Corner - Falls in San Juan River
- Sanitary Sewer Manhole
- Sign
- Electric Panel
- Light Pole
- Solar Panel
- Fiber Optic Communications Pedestal
- Propane Tank
- Telephone Pedestal
- Water Meter
- Utility Pole
- Guy Wire
- Water Valve
- 4" PVC Sanitary Sewer Clean Out
- OHU Overhead Utility Line

PLAT REFERENCE:

1. Survey Deposit Plat S-1574, recorded at the Archuleta County Clerk and Recorders Office in Pagosa Springs, Colorado, by Thomas E. Au.
2. Colorado State Highway Department R.O.W. plans for U.S. Highway 160.

SURVEYOR'S CERTIFICATE:

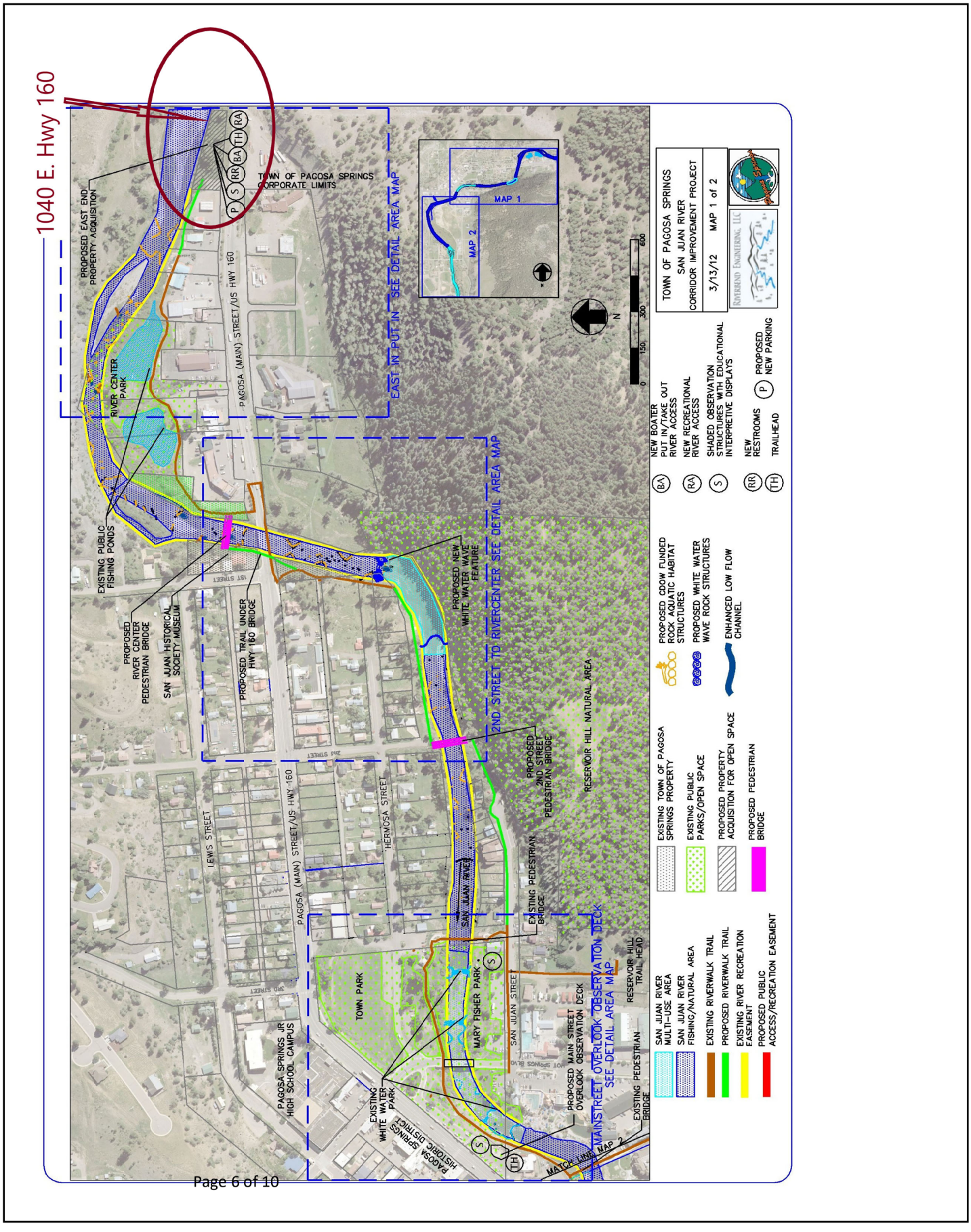
I, David J. Murrey, a Professional Land Surveyor licensed in the State of Colorado, hereby state, for and on behalf of Murrey Land Surveying, to, and only to: Town of Pagosa Springs that a survey, made on the ground, was conducted by me or under my direction during the month of July, 2024, that said survey and the attached print hereon were made in substantial accordance with C.R.S. 38-51-106 "Land Survey Plat", and is accurate to the best of my knowledge, information and belief. The notes are made a part of this statement.

David J. Murrey
PLS 37884

COLORADO REGISTERED DAVID J. MURREY 37884 9/13/24 PROFESSIONAL LAND SURVEYOR

IMPROVEMENT SURVEY PLAT
1040 E. U.S. Highway 160
Lying within Section 18 T.35N R.1W, N.M.P.M.
ARCHULETA COUNTY, COLORADO

PROJECT NO: 24230		SCALE: 1" = 60'
DRAWN BY: MTC	MURREY LAND SURVEYING	DATE: 9/12/2024
CHECKED BY: DJM	PO BOX 5532	SHT: 1 OF: 1
SURVEYED BY: DJM	PAGOSA SPRINGS, CO 81147	
	(970) 946-1043	


1040 E. Hwy 160
PROPOSED EAST END PROPERTY ACQUISITION
TOWN OF PAGOSA SPRINGS CORPORATE LIMITS
EAST IN PUT IN SEE DETAIL AREA MAP
MAP 1
MAP 2
RIVER CENTER PARK
PAGOSA (MAIN) STREET/US HWY 160
EXISTING PUBLIC FISHING PONDS
PROPOSED RIVER CENTER PEDESTRIAN BRIDGE
SAN JUAN HISTORICAL SOCIETY MUSEUM
PROPOSED TRAIL UNDER HWY 160 BRIDGE
1ST STREET
PROPOSED NEW WHITE WATER WAVE FEATURE
2ND STREET TO RIVERCENTER SEE DETAIL AREA MAP
2nd STREET
LEWS STREET
HERMOSA STREET
PROPOSED 2ND STREET PEDESTRIAN BRIDGE
RESERVOIR HILL NATURAL AREA
SAN JUAN RIVER
EXISTING PEDESTRIAN BRIDGE
TOWN PARK
MARY FISHER PARK
SAN JUAN STREET
PAGOSA SPRINGS JR HIGH SCHOOL CAMPUS
EXISTING WHITE WATER PARK
PAGOSA SPRINGS HISTORIC DISTRICT
PROPOSED MAIN STREET OVERLOOK OBSERVATION DECK
RESERVOIR HILL TRAIL HEAD
EXISTING PEDESTRIAN BRIDGE
MAIN STREET OVERLOOK OBSERVATION DECK SEE DETAIL AREA MAP
MATCH LINE MAP 2
SAN JUAN RIVER MULTI-USE AREA
SAN JUAN RIVER FISHING/NATURAL AREA
EXISTING RIVERWALK TRAIL
PROPOSED RIVERWALK TRAIL
EXISTING RIVER RECREATION EASEMENT
PROPOSED PUBLIC ACCESS/RECREATION EASEMENT
EXISTING TOWN OF PAGOSA SPRINGS PROPERTY
EXISTING PUBLIC PARKS/OPEN SPACE
PROPOSED PROPERTY ACQUISITION FOR OPEN SPACE
PROPOSED PEDESTRIAN BRIDGE
PROPOSED CDOW FUNDED ROCK AQUATIC HABITAT STRUCTURES
PROPOSED WHITE WATER WAVE ROCK STRUCTURES
ENHANCED LOW FLOW CHANNEL
NEW BOATER PUT IN/TAKE OUT RIVER ACCESS
NEW RECREATIONAL RIVER ACCESS
SHADED OBSERVATION STRUCTURES WITH EDUCATIONAL INTERPRETIVE DISPLAYS
NEW RESTROOMS
PROPOSED NEW PARKING
TRAILHEAD
0 150 300 600
N
TOWN OF PAGOSA SPRINGS
SAN JUAN RIVER
CORRIDOR IMPROVEMENT PROJECT
3/13/12 MAP 1 of 2
RIVERBEND ENGINEERING, LLC

TOWN OF PAGOSA SPRINGS, COLORADO

ORDINANCE NO. 1019
(SERIES 2025)

AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS AMENDING THE OFFICIAL ZONING MAP REGARDING PROPERTY KNOWN AS 1040 EAST U.S. HIGHWAY 160

WHEREAS, the Town of Pagosa Springs ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003, as amended; and

WHEREAS, Section 11.2.A. of the Charter provides that the Town Council may adopt land use and development ordinances, including but not limited to zoning ordinances, subdivision ordinances and an official map of the Town; and

WHEREAS, the Town has provided in the Pagosa Springs Municipal Code ("Code"), within Chapter 21 ("Land Use Code"), Articles 2 through Article 6, for zoning districts, use regulations, dimensional requirements, and development and design standards, for the purpose of promoting the health, safety, morals and general welfare of the Town; and

WHEREAS, the Land Use Code, Section 2.4.2, allows for the Town's Official Zoning Map to be amended by the Town Council following a recommendation by the Planning Commission; and

WHEREAS, the Town has purchased property, which is eligible for annexation into the Town's Boundary, located at 1040 E. U.S. Hwy 160, which is depicted on Exhibit A and described on Exhibit B attached hereto and incorporated herein (the "Property"), along with concurrent zoning designation as Open Space and Parks (OS); and

WHEREAS, the Property is being considered for annexation into the Town's Boundary Pursuant to Ordinance 1018 (2025 Series), and Section C.R.S. 31-12-115 provides that initial zoning of the Property upon annexation may occur concurrently with annexation, and shall occur within ninety days after the effective date of the Annexation Ordinance, irrespective of any legal review which may be instituted pursuant to Section 31-12-116, C.R.S.; and

WHEREAS, On September 9, 2025 the Town of Pagosa Springs Planning Commission considered the proposed Open Space and Parks zoning designation and provided a recommendation to the Town Council to **(approve/deny)** the zoning of property known as the 1040 E. Hwy 160 Annexation to Open Space and Parks; and

WHEREAS, the Town Council has at a public hearing as provided for in the Land Use Code, Sections 2.3.6, 2.3.7 and 2.4.2, considered the Application, the recommendation of the Planning Commission, the report of Town staff, the testimony members of the public, and other evidence presented at such hearing; and

WHEREAS, the Town Council finds and determines zoning the Property as Open Space and Parks (OS) Zoning District:

1. Will initially zone the Property under the Town's Land Use Code upon its recent annexation to the Town;
2. Will promote the public health, safety, and general welfare;
3. Is consistent with the Comprehensive Plan and the purposes of the Code;
4. Is consistent with the stated purpose of the proposed zoning district;
5. Will result in facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) available to serve the Property while maintaining adequate levels of service to existing development;
6. Is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and
7. Is not likely to result in significant adverse impacts upon other property in the vicinity of the Property; and

WHEREAS, the Town Council further finds zoning the property is necessary to advance the general welfare of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, as follows:

1. **Incorporation of Recitals**. The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.

2. **Zoning Approval**. The Application is approved; the base zoning district classification of the Property is Open Space and Parks (OS).

3. **Amendment of Zoning Map**. The official zoning map of the Town of Pagosa Springs, dated February 3, 2009, as amended, is further amended to designate the base zoning district of the Property as Open Space and Parks (OS).

4. **Public Inspection**. The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.

5. **Severability**. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

6. **Effective Date**. This Ordinance shall become effective and be in force immediately upon final passage at second reading and after ordinance 1018 (Series 2025) annexing the subject property has been recorded with the Archuleta County Clerk and Recorders office.

INTRODUCED, READ, AND ORDERED PUBLISHED BY TITLE ONLY PURSUANT TO SECTION 3.9, B) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE ___ DAY OF _____, 2025.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

Attest:

_____
April Hessman, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED BY TITLE ONLY PURSUANT TO SECTION 3.9, D) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE ___ DAY OF _____, 2025.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

Attest:

_____
April Hessman, Town Clerk

CERTIFICATE OF PUBLICATION

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 1019 (Series 2025) was approved by the Town Council of the Town of Pagosa Springs on first reading at its **regular** meeting held on the ____ day of _____, 20__, and was published by title only, along with a statement indicating that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website, on _____, 20__, which date was at least ten (10) days prior to the date of Town Council consideration on second reading.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this _____ day of _____, 20___.

_____
April Hessman, Town Clerk

(S E A L)

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 1019 (Series 2025) was approved by the Town Council of the Town of Pagosa Springs on second reading, at its **regular** meeting held on the ____ day of _____, 20___, and was published by title only, along with a statement indicating the effective date of the Ordinance and that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website on _____, 20___.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this ____ day of _____, 20___.

_____
April Hessman, Town Clerk

(S E A L)

AGENDA BRIEF

MEETING: Planning Commission - 09 Sep 2025
FROM: Katelyn Tunnell, Planner

PROJECT:	Elect Planning Commission Vice-Chair for Remainder of 2025
ACTION:	Planning Commission Action

PURPOSE/BACKGROUND:
The Planning Commission Vice Chair Kristen McCollam has resigned from the Planning Commission due to moving from Pagosa Springs.
Her resignation opens up the Vice-Chair position.

LUDC 2.5.6. Election of Chairman and Vice Chairman:
"(The Planning Commission) shall elect, by majority vote, from its membership a Chairman and Vice-Chairman, with each being eligible for re-election, and each serving a one-year term in such capacity.
The Chairman of each board or commission shall preside at all meetings and public hearings of such board or commission and shall decide all points of order and procedure.
The Vice-Chairman shall assume the duties of the Chairman in the absence of the Chairman and shall act in the capacity of Chairman of all special committees created by the board or commission.
Should the Vice-Chairman and the Chairman be absent from a meeting or public hearing, the majority of the board or commission shall appoint a member to be the presiding officer.
Any vacancy from the position of Chairman or Vice Chairman shall be filled in the same manner as such positions are established."

Staff recommends that the Planning Commission elect a Vice-Chairperson to serve for the remainder of 2025.

RECOMMENDATIONS:
Move to elect [PC member name] as the Planning Commission Vice-Chair to serve for the remainder of 2025.

AGENDA BRIEF

MEETING: Planning Commission - 09 Sep 2025
FROM: Katelyn Tunnell, Planner

PROJECT:	Recommendation for Appointing Regular Member to the Planning Commission
ACTION:	Discussion and Possible Commission Action

PURPOSE/BACKGROUND:
The resignation of Kirstin McCollam has left an open Regular Seat on the Planning Commission.

To seat a new regular member, staff suggests that the Planning Commission provide a recommendation to the Town Council to appoint one of the Alternative Planning Commissioners, David Pribble or Brian Reid, to the open regular seat. Town Council will consider the Planning Commission's recommendation at their September 16 meeting, appointing a regular member via resolution.

Current Planning Commission members include:
~ Chris Pitcher, 2025 Chair, regular member, term expires May 17, 2028
~ Chad Hodges, regular member, term expires January 16, 2028
~ Julie Gurule, regular member, term expires July 5, 2026
~ Mark Weiler, regular member, term expires November 18, 2025
~ David Pribble, alternate Member, term expires August 5, 2028
~ Brian Reid, alternative Member, term expires April 14, 2029

RECOMMENDATIONS:
1. Move to recommend that the Town Council appoint _____ to a regular Planning Commissioner seat for a four year term.
2. Provide direction to staff.

AGENDA BRIEF

MEETING: Planning Commission - 09 Sep 2025
FROM: James Dickhoff, Development Director

PROJECT:	Zoning Map Amendment for 1040 E. Hwy 160
ACTION:	Commission action

ATTACHMENTS:
1040 E. Hwy 160 Zoning - Agenda Brief - 09.09.25
1040 E.US Highway 160 ISP_easement-Aerial with North Side Property
RiverMasterPlan Map 1 of 2
DRAFT Ord 1019 Zoning 1040 E. Hwy 160

RECOMMENDATIONS:

1. Move to Approve a Recommendation for Town Council to Approve the Zoning Map Amendment, Assigning Open Space and Parks Zoning District to 1040 E. Hwy 160.
2. Move to Approve a Recommendation for Town Council to Deny the Zoning Map Amendment, Assigning Open Space and Parks Zoning District to 1040 E. Hwy 160.
3. Move to Provide Direction to Staff.

Planning Commission Meeting - September 9, 2025
Staff Brief - Zoning 1040 E. Hwy 160

On September 2, 2025, the Town Council approved the first reading of Ordinance 1018, annexing property known as 1040 E. U.S. Hwy 160. Second reading of Ordinance 1018 is expected to occur on September 16, 2025, at which time Town Council will also consider the Planning Commission's recommendation and first reading of Ordinance 1019, Amending the Official Zoning Map Regarding Property Known As 1040 East U.S. Highway 160 and assigning the subject property an "Open Space/Parks" (OP) zoning designation.

On May 05, 2025, the Town purchased 1040 E. Hwy 160 for the development of a new public river access park.

Pursuant to LUDC section 2.3.6., Public notice was mailed to properties within 500 feet of the subject property, posted on site, published in the SUN Newspaper, and posted in Town Hall at least 15 days prior to public hearings.

Consistency with LUDC, 2018 Comprehensive Plan and other adopted and long-range plans as follows:

2018 Comprehensive Plan references:

Chapter 2, Natural Environment.

Vision:

Pagosa Springs values, protects, and enhances the beauty and health of its natural environment.

"Access to the San Juan River is important for recreation, economic development and community culture. As the natural environment is critical to the tourism industry, its protection is necessary. Balancing access with preservation of the natural system will assure the environment remains healthy and vibrant."

Chapter 4, Human Environment.

Goal T:

"Create high-quality, convenient, and safe connections for pedestrians and bicyclists. The Town aims to provide a variety of opportunities to both residents and visitors for recreation and transportation.

Chapter 2, Natural Environment.

Goal N-2:
Develop guidelines, regulations, and educational programs that protect area wildlife.
C. Provide wildlife interpretive areas along trails, parks and open space where feasible.

Goal N-1:
Protect and conserve water resources, water quality, the San Juan River corridor, streams, lakes, wetlands, and geothermal resources.

Chapter 5, Economic Vitality,

Goal E-3:
Continue to support the tourism economic base.

Chapter 6, Infrastructure and Government.

Goal G-1:
Continue to provide a high level of public services and maintain existing facilities while aiming to provide needed and desired improvements.
Actions:
A. Prioritize improvements to facilities in the community consistent with recommendations in this Comprehensive Plan, the Downtown Master Plan and other adopted plans*.
*Other plans include the River Corridor Master Plan and the East End Multi Modal Plan.

East End Multi Modal Plan references:

OPPORTUNITIES:
SAN JUAN RIVER, RIVERWALK, AND RESERVOIR HILL TRAILHEAD
The San Juan River, adjacent Riverwalk, and access to Reservoir Hill are great recreational amenities. Providing clear access to these features will make them more visible and highly used, and expanding the Riverwalk to the East will improve its function.

CONSTRAINTS:
HIDDEN RIVER CENTER PARK
River Center Park is a great amenity with the Riverwalk trail and several other recreational features, but with the Riverwalk dead-ending on each side of the study area and no clear parking/ signage for the park, it is not well used. There is also no formal river access, leading to competing interests with adjacent businesses since portions of the Riverwalk are currently within an easement.

2011 River Corridor Master Plan:

The River Corridor Master Plan Identified 1040 E. Hwy 160 as a future public river access park. See attached.

LUDC section 2.4.2.C.2.a, Rezoning Approval Criteria:
The Town Council may approve rezonings, and the Planning Commission may recommend approval, if the rezoning meets all of the following criteria:

(1) The rezoning will promote the public health, safety, and general welfare;
The new Park improvements will substantially improve the east gateway entrance to our community and provides a new recreation access for enjoy the San Juan River and providing a future opportunity for extending the Riverwalk trail.

(2) The rezoning is consistent with the Comprehensive Plan and the purposes of this Land Use Code;
The Open Space and Parks zoning is consistent with the intent and many goals contained in the 2018 Comprehensive Plan

(3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
The Open Space and Parks zoning is consistent with the proposed and intended use of the property as a Public River Access Park.

(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
The property has existing water, sanitary sewer, Electric and Natural Gas infrastructure. The property is in an area that is served by the Fire Protection District, and will be served by the Town Police Department. Hwy 160 provides existing access to the property.

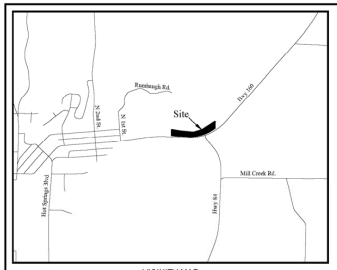
(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and
Prior to purchasing the proper, an Environmental Assessment was conducted in conjunction with the Pagosa Gateway River Improvement project (PGP). The eddy structures at the bottom of the boat ramp were permitted along with the PGP.
A Wetland delineation was commissioned as part of the property purchase indicating wetland boundaries. All the above are critical for identifying any potential mitigation measures that will be needed during the conceptual and final planning processes.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.
No adverse impacts have been identified. The improvement of the property will result in a more appealing east gateway entrance to downtown.

IMPROVEMENT SURVEY PLAT

1040 E. U.S. Highway 160

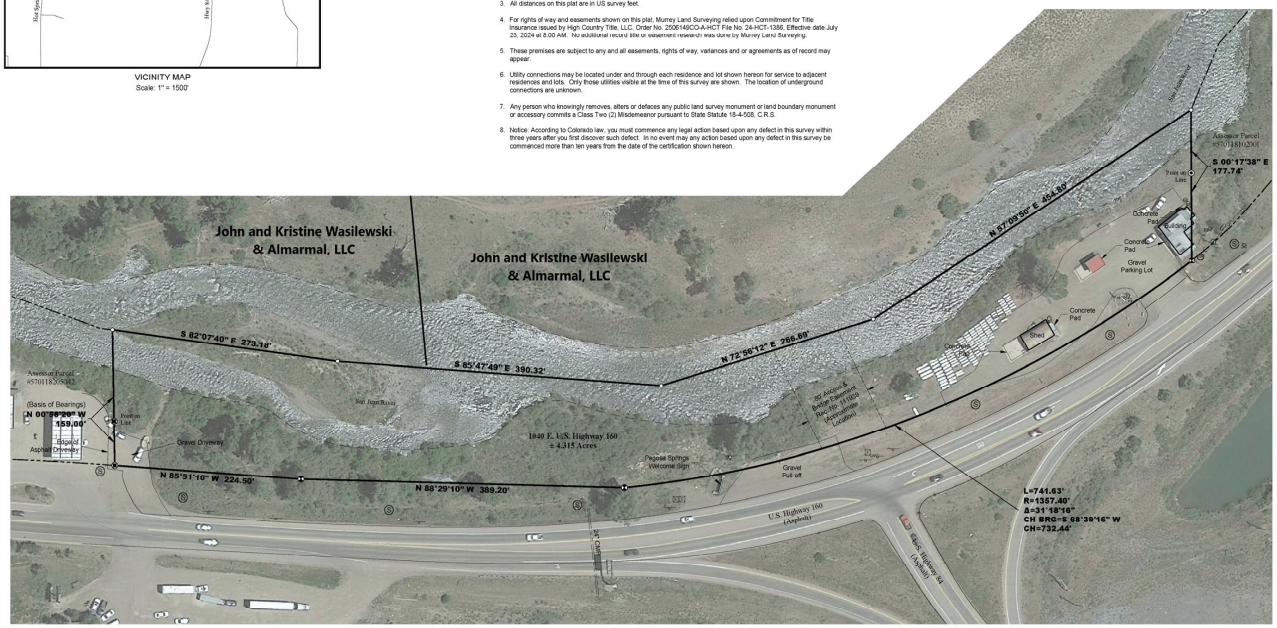
Lying within Section 18 T.35N R.1W, N.M.P.M.
ARCHULETA COUNTY, COLORADO



VICINITY MAP
Scale: 1" = 1500'

NOTES:

1. Basis of bearings: Bearings are geodetic bearings determined by GPS observations. The west line of the subject parcel, monumented as shown hereon, bears N 00°58'20" W.
2. Bearings and distances shown hereon are field measured. Record bearings and distances provided by High Country Title, LLC, Commitment Order No. File No. 2508148CO-A-HCT, Office File No. 24-HCT-1386 are listed under Parcel Description on the right side of this plat.
3. All distances on this plat are in US survey feet.
4. For rights of way and easements shown on this plat, Murrey Land Surveying relied upon Commitment for Title Insurance issued by High Country Title, LLC, Order No. 2508148CO-A-HCT File No. 24-HCT-1386, Effective date July 23, 2024 at 6:00 AM. No additional record title or easement research was done by Murrey Land Surveying.
5. These premises are subject to any and all easements, rights of way, variances and or agreements as of record may appear.
6. Utility connections may be located under and through each residence and lot shown hereon for service to adjacent residences and lots. Only those utilities visible at the time of this survey are shown. The location of underground connections are unknown.
7. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508, C.R.S.
8. Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



PARCEL DESCRIPTION:
Provided by High Country Title, LLC
Commitment Order No. 2508149CO-A-HCT
Office File No. 24 HCT 1386

A TRACT OF LAND LYING AND BEING IN THE SE 1/4 NW 1/4 AND THE NE 1/4 SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 1 WEST, N.M.P.M., ARCHULETA COUNTY, COLORADO, BEING A TRACT OF LAND LYING SOUTH OF THE CENTER-LINE OF THE SAN JUAN RIVER, AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 160, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE POINT WHERE THE WEST BOUNDARY LINE OF THE SAID NE 1/4 SW 1/4 OF SECTION 8 INTERSECTS THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 160, WHENCE THE NORTHEAST CORNER OF THE TOWNSITE OF PAGOSA SPRINGS BEARS N. 64°44' W., 1479.09 FEET THENCE RUNNING FROM SAID POINT OF BEGINNING ALONG THE WEST BOUNDARY LINE OF THE SAID NE 1/4 SW 1/4 AND THE SE 1/4 NW 1/4, NORTHERLY, 110.34 FEET, MORE OR LESS TO THE CENTER OF THE SAID SAN JUAN RIVER; THENCE UP THE CENTER OF THE SAN JUAN RIVER, S. 77°23' E. 197.42 FEET; THENCE UP THE CENTER OF THE SAN JUAN RIVER, S. 89°45' ?, 447.3 FEET; THENCE UP THE CENTER OF THE SAN JUAN RIVER, N. 71°22' E. 211.9 FEET; THENCE UP THE CENTER OF THE SAN JUAN RIVER, N. 57°46' E., 570 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF THE SAID SE 1/4 NW 1/4; THENCE ALONG SAID EAST BOUNDARY LINE OF THE SE 1/4 NW 1/4, SOUTHERLY, 160 FEET, MORE OR LESS, TO THE SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 160 (THE COLO. DEPT. OF HIGHWAYS RW MAP SHOWS THAT THE NORTH ONE-QUARTER CORNER OF SAID SEC. 18 BEARS NORTH, 2489.9 FEET, FROM THIS POINT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT IN A WESTERLY DIRECTION, 806.6 FEET, TO P.S.C. AT STA. 19/89.1 OF SAID HIGHWAY NO. 160; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N. 88°32' W., 389.2 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N. 71°23' W., 103.48 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, APPROXIMATELY N. 88°54' W., 88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 1 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN, ARCHULETA COUNTY, COLORADO, LYING NORTH OF U.S. HIGHWAY NO. 160 AND SOUTH OF THE CENTERLINE OF THE SAN JUAN RIVER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL RECORDED IN BOOK 202 AT PAGE 357 WHERE THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER INTERSECTS WITH THE NORTH LINE OF SAID U.S. HIGHWAY NO. 160 FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BEARS N 1°30'20" E AT A DISTANCE OF 59.70 FEET;

THENCE N 1°30'20" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 168.43 FEET TO SAID CENTERLINE OF THE SAN JUAN RIVER;

THENCE S 60°08'48" E ALONG SAID CENTERLINE, A DISTANCE OF 131.62 FEET;

THENCE S 87°29'48" E ALONG SAID CENTERLINE, A DISTANCE OF 17.88 FEET;

THENCE S 1°30'20" W PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 114.38 FEET TO THE NORTH LINE OF SAID U.S. HIGHWAY NO. 160 BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 3894.70 FEET;

THENCE WESTERLY ALONG SAID NORTH LINE AN ARC DISTANCE OF 134.01 FEET THROUGH A CENTRAL ANGEL OF 1°58'17" (CHORD BEARING N 84°44'20" W) TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 18,325 SQUARE FEET OR 0.421 ACRES, MORE OR LESS.

LEGEND

- Set 2" Aluminum Cap PLS 37884 on 5/8" Rebar
- Found 2" Aluminum Cap PLS 34696 on 5/8" Rebar
- Found 1.5" Aluminum Cap PLS 31920 on 5/8" Rebar
- Found 1.5" Aluminum Cap PLS 20691 on 5/8" Rebar
- Calculated Corner - Falls in San Juan River
- Sanitary Sewer Manhole
- Sign
- Electric Panel
- Light Pole
- Solar Panel
- Fiber Optic Communications Pedestal
- Propane Tank
- Telephone Pedestal
- Water Meter
- Utility Pole
- Guy Wire
- Water Valve
- 4" PVC Sanitary Sewer Clean Out
- OHU Overhead Utility Line

PLAT REFERENCE:

1. Survey Deposit Plat S-1574, recorded at the Archuleta County Clerk and Recorders Office in Pagosa Springs, Colorado, by Thomas E. Au.
2. Colorado State Highway Department R.O.W. plans for U.S. Highway 160.

SURVEYOR'S CERTIFICATE:

I, David J. Murrey, a Professional Land Surveyor licensed in the State of Colorado, hereby state, for and on behalf of Murrey Land Surveying, to, and only to: Town of Pagosa Springs that a survey, made on the ground, was conducted by me or under my direction during the month of July, 2024, that said survey and the attached print hereon were made in substantial accordance with C.R.S. 38-51-106 "Land Survey Plat", and is accurate to the best of my knowledge, information and belief. The notes are made a part of this statement.

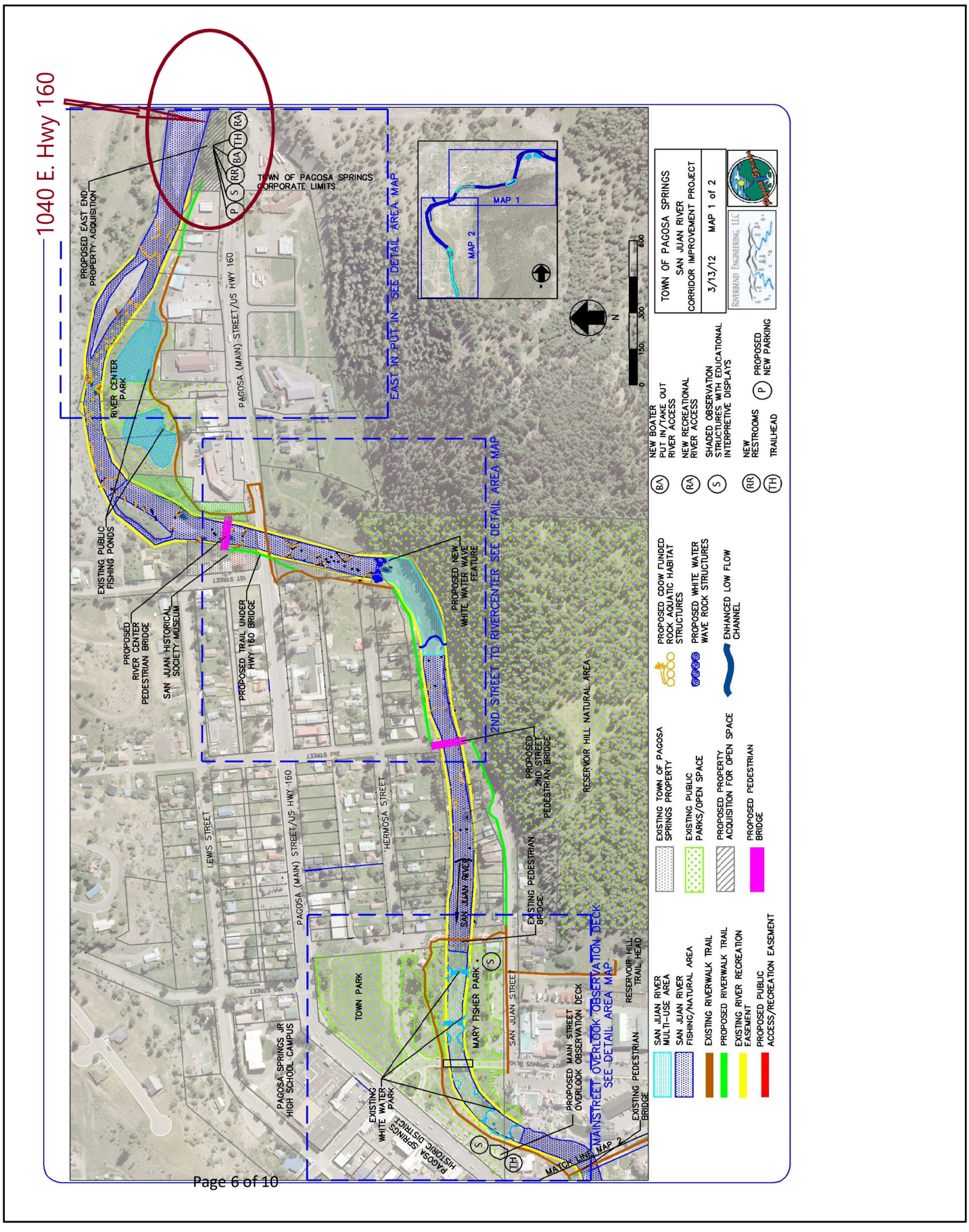
David J. Murrey
PLS 37884

COLORADO REGISTERED DAVID J. MURREY 9/13/24 37884 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'
-30 0 60 120
U.S. SURVEY FEET

IMPROVEMENT SURVEY PLAT
1040 E. U.S. Highway 160
Lying within Section 18 T.35N R.1W, N.M.P.M.
ARCHULETA COUNTY, COLORADO

PROJECT NO: 24230		SCALE: 1" = 60'
DRAWN BY: MTC	MURREY LAND SURVEYING	DATE: 9/12/2024
CHECKED BY: DJM	PO BOX 5532	SHT: 1 OF: 1
SURVEYED BY: DJM	PAGOSA SPRINGS, CO 81147	
	(970) 946-1043	


1040 E. Hwy 160
PROPOSED EAST END PROPERTY ACQUISITION
TOWN OF PAGOSA SPRINGS CORPORATE LIMITS
EAST IN PUT IN SEE DETAIL AREA MAP
MAP 1
MAP 2
PAGOSA (MAIN) STREET/US HWY 160
RIVER CENTER PARK
EXISTING PUBLIC FISHING PONDS
PROPOSED RIVER CENTER PEDESTRIAN BRIDGE
SAN JUAN HISTORICAL SOCIETY MUSEUM
PROPOSED TRAIL UNDER HWY 160 BRIDGE
1ST STREET
2ND STREET TO RIVERCENTER SEE DETAIL AREA MAP
PROPOSED NEW WHITE WATER WAVE FEATURE
2nd STREET
PROPOSED 2ND STREET PEDESTRIAN BRIDGE
RESERVOIR HILL NATURAL AREA
LEWS STREET
HERMOSA STREET
PAGOSA (MAIN) STREET/US HWY 160
SAN JUAN RIVER
EXISTING PEDESTRIAN BRIDGE
TOWN PARK
MARY FISHER PARK
SAN JUAN STREET
RESERVOIR HILL TRAIL HEAD
3RD STREET
PAGOSA SPRINGS JR HIGH SCHOOL CAMPUS
EXISTING WHITE WATER PARK
PAGOSA SPRINGS HISTORIC DISTRICT
PROPOSED MAIN STREET OVERLOOK OBSERVATION DECK
EXISTING PEDESTRIAN BRIDGE
MAIN STREET OVERLOOK OBSERVATION DECK SEE DETAIL AREA MAP
MATCH LINE MAP 2
SAN JUAN RIVER MULTI-USE AREA
SAN JUAN RIVER FISHING/NATURAL AREA
EXISTING RIVERWALK TRAIL
PROPOSED RIVERWALK TRAIL
EXISTING RIVER RECREATION EASEMENT
PROPOSED PUBLIC ACCESS/RECREATION EASEMENT
EXISTING TOWN OF PAGOSA SPRINGS PROPERTY
EXISTING PUBLIC PARKS/OPEN SPACE
PROPOSED PROPERTY ACQUISITION FOR OPEN SPACE
PROPOSED PEDESTRIAN BRIDGE
PROPOSED CDOW FUNDED ROCK AQUATIC HABITAT STRUCTURES
PROPOSED WHITE WATER WAVE ROCK STRUCTURES
ENHANCED LOW FLOW CHANNEL
NEW BOATER PUT IN/TAKE OUT RIVER ACCESS
NEW RECREATIONAL RIVER ACCESS
SHADED OBSERVATION STRUCTURES WITH EDUCATIONAL INTERPRETIVE DISPLAYS
NEW RESTROOMS
PROPOSED NEW PARKING
TRAILHEAD
0 150 300 600
N
TOWN OF PAGOSA SPRINGS
SAN JUAN RIVER
CORRIDOR IMPROVEMENT PROJECT
3/13/12
MAP 1 of 2
RIVERBEND ENGINEERING, LLC

TOWN OF PAGOSA SPRINGS, COLORADO

ORDINANCE NO. 1019
(SERIES 2025)

AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS AMENDING THE OFFICIAL ZONING MAP REGARDING PROPERTY KNOWN AS 1040 EAST U.S. HIGHWAY 160

WHEREAS, the Town of Pagosa Springs ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003, as amended; and

WHEREAS, Section 11.2.A. of the Charter provides that the Town Council may adopt land use and development ordinances, including but not limited to zoning ordinances, subdivision ordinances and an official map of the Town; and

WHEREAS, the Town has provided in the Pagosa Springs Municipal Code ("Code"), within Chapter 21 ("Land Use Code"), Articles 2 through Article 6, for zoning districts, use regulations, dimensional requirements, and development and design standards, for the purpose of promoting the health, safety, morals and general welfare of the Town; and

WHEREAS, the Land Use Code, Section 2.4.2, allows for the Town's Official Zoning Map to be amended by the Town Council following a recommendation by the Planning Commission; and

WHEREAS, the Town has purchased property, which is eligible for annexation into the Town's Boundary, located at 1040 E. U.S. Hwy 160, which is depicted on Exhibit A and described on Exhibit B attached hereto and incorporated herein (the "Property"), along with concurrent zoning designation as Open Space and Parks (OS); and

WHEREAS, the Property is being considered for annexation into the Town's Boundary Pursuant to Ordinance 1018 (2025 Series), and Section C.R.S. 31-12-115 provides that initial zoning of the Property upon annexation may occur concurrently with annexation, and shall occur within ninety days after the effective date of the Annexation Ordinance, irrespective of any legal review which may be instituted pursuant to Section 31-12-116, C.R.S.; and

WHEREAS, On September 9, 2025 the Town of Pagosa Springs Planning Commission considered the proposed Open Space and Parks zoning designation and provided a recommendation to the Town Council to **(approve/deny)** the zoning of property known as the 1040 E. Hwy 160 Annexation to Open Space and Parks; and

WHEREAS, the Town Council has at a public hearing as provided for in the Land Use Code, Sections 2.3.6, 2.3.7 and 2.4.2, considered the Application, the recommendation of the Planning Commission, the report of Town staff, the testimony members of the public, and other evidence presented at such hearing; and

WHEREAS, the Town Council finds and determines zoning the Property as Open Space and Parks (OS) Zoning District:

1. Will initially zone the Property under the Town's Land Use Code upon its recent annexation to the Town;
2. Will promote the public health, safety, and general welfare;
3. Is consistent with the Comprehensive Plan and the purposes of the Code;
4. Is consistent with the stated purpose of the proposed zoning district;
5. Will result in facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) available to serve the Property while maintaining adequate levels of service to existing development;
6. Is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and
7. Is not likely to result in significant adverse impacts upon other property in the vicinity of the Property; and

WHEREAS, the Town Council further finds zoning the property is necessary to advance the general welfare of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, as follows:

1. **Incorporation of Recitals**. The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.

2. **Zoning Approval**. The Application is approved; the base zoning district classification of the Property is Open Space and Parks (OS).

3. **Amendment of Zoning Map**. The official zoning map of the Town of Pagosa Springs, dated February 3, 2009, as amended, is further amended to designate the base zoning district of the Property as Open Space and Parks (OS).

4. **Public Inspection**. The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.

5. **Severability**. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

6. **Effective Date**. This Ordinance shall become effective and be in force immediately upon final passage at second reading and after ordinance 1018 (Series 2025) annexing the subject property has been recorded with the Archuleta County Clerk and Recorders office.

INTRODUCED, READ, AND ORDERED PUBLISHED BY TITLE ONLY PURSUANT TO SECTION 3.9, B) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE ___ DAY OF _____, 2025.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

Attest:

_____
April Hessman, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED BY TITLE ONLY PURSUANT TO SECTION 3.9, D) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE ___ DAY OF _____, 2025.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

Attest:

_____
April Hessman, Town Clerk

CERTIFICATE OF PUBLICATION

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 1019 (Series 2025) was approved by the Town Council of the Town of Pagosa Springs on first reading at its **regular** meeting held on the ____ day of _____, 20__, and was published by title only, along with a statement indicating that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website, on _____, 20__, which date was at least ten (10) days prior to the date of Town Council consideration on second reading.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this _____ day of _____, 20___.

_____
April Hessman, Town Clerk

(S E A L)

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 1019 (Series 2025) was approved by the Town Council of the Town of Pagosa Springs on second reading, at its **regular** meeting held on the ____ day of _____, 20___, and was published by title only, along with a statement indicating the effective date of the Ordinance and that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website on _____, 20___.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this ____ day of _____, 20___.

_____
April Hessman, Town Clerk

(S E A L)

AGENDA BRIEF

MEETING: Planning Commission - 09 Sep 2025
FROM: James Dickhoff, Development Director

PROJECT:	Projects Review
ACTION:	Planning Commission information

PURPOSE/BACKGROUND:
The Town's Projects Manager, Kyle Rickert, will provide a presentation on current active Town projects.

AGENDA BRIEF

MEETING: Planning Commission - 09 Sep 2025
FROM: James Dickhoff, Development Director

PROJECT:	Development Department Monthly Report
ACTION:	Commision information

ATTACHMENTS:
Development Department Report_August 2025

DEVELOPMENT DEPARTMENT MONTHLY REPORT

AUGUST 2025

JAMES DICKHOFF, DEVELOPMENT DEPARTMENT DIRECTOR

PLANNING DIVISION / BUILDING DIVISION / PROJECTS DIVISION / HOUSING DIVISION

RECENT HIGHLIGHTS

Planning Manager
We have hired a Planning Manager who will start on September 8th. This position has been unfilled since January 2024. We are looking forward to rounding out our team with this new hire.

Main Street Reconstruction Project
The Development Director and Public Works Director continue to participate in weekly CDOT meetings and meetings with WW Clyde for performing Town improvements incorporated into and improvements occurring alongside the CDOT project. The project is currently focusing on the continuation of subsurface utility work which includes; Sewer service line repair/replacements, stormwater culverts, water lines, fire hydrants, electrical conduit for street lighting, and conduit for fiber. Middle school sidewalk replacement preparation is now underway.

GENERAL INFORMATION

Upper San Juan Water Shed Enhancement Partnership (WEP)
The Town's Development Department Director serves on the WEP Board as a Town Representative.

WEP continues to effectively manage the Pagosa Gateway River Improvements Project for the Town pursuant an agreement formalized in Resolution 2023-15. The Project pre-construction meeting was conducted on August 12th, mobilization will occur the first week of September with construction activities starting the second week of September.

WEP is also pursuing an agricultural irrigation improvement project along Echo Ditch, with preliminary design work expected to start late in 2025. More details will be provided once the proposed project matures. WEP also continues to manage the Pagosa Gateway River Improvement project for the Town.

FEMA and Colorado Water Conservation Board (CWCB) Phase Two – Floodplain Mapping Updates
The Colorado Water Conservation Board (CWCB) is still progressing with phase two of a flood hazard remapping process for waterways within Town boundaries. The full phase two mapping process is expected to be completed in approximately 12 months, pending continued funding and staffing levels. The remapping project will likely result in changes to the current flood hazard maps along the San Juan River and McCabe Creek.

PLANNING DIVISION, BUILDING DIVISION, PROJECTS DIVISION AND HOUSING DIVISION REPORTS FOLLOW

PLANNING DIVISION MONTHLY REPORT

AUGUST 2025

KATELYN TUNNELL

PLANNING DIVISION AND PLANNING COMMISSION:

The Planning Commission will hold its regular meeting on September 9, 2025. During this meeting, the commission will consider the Final Major Design Review for the Pagosa Bible Church located at 209 Harman Park Drive. The commission will also elect a new vice chair to fill the vacancy created by Member McCollam's resignation in late May. In addition, the commission will make a recommendation to the Town Council for the appointment of one alternate member to a regular member position.

The Planning Division staff has issued 8 Outdoor Commercial Establishment (OCE) permits for the 2025 season thus far. There have been 19 sign permits approved for 2025 (4 temporary sign permits and 15 regular sign permits).

The Planning Division is currently working on an addressing update involving 25 properties within town limits that are currently addressed out of sequence. This effort is intended to ensure public safety and confirm that all properties are using correct and consistent address numbers. Staff are meeting with concerned community members to ensure they are well informed about the changes made.

The Town recently hired a new Planning Manager, who will begin their role in early September. We received several strong applications for the position and are excited to welcome and onboard our new staff member.

CURRENT DEVELOPMENT PROPOSAL UPDATES:

209 Harman Park Drive, Pagosa Bible Church: Staff received a complete Final Major Design Review application for an addition to the existing Pagosa Bible Church at 209 Harman Park Drive. The proposed multi-story addition will include a 5,800 SF main level and a 4,200 SF upper level, to be constructed adjacent to the southern boundary of the current building. This application will be reviewed by the Design Review Board at their September 9, 2025 meeting.

103 Majestic Drive, Pagosa Auto Rents Parking: Staff received a Sketch Major Design Review application for an auto rental parking lot at 103 Majestic Drive. The application was reviewed and approved by the Design Review Board at their June 24, 2025 meeting.

140 Hot Springs Blvd., The Healing Waters Spa Resort and Spa: The applicant submitted a Sketch Major Design Review application for the phased redevelopment of the entire property. The Design Review Board approved the sketch concept plan on July 23, 2024. Subsequently, the applicant requested and was granted a one-year extension at the June 24, 2025 Planning Commission meeting.

105 Country Center Drive, Electric Vehicle Supercharging Station (EVCS): Staff received a complete Design Review application for the paved parking area at 105 Country Center Drive. The applicant is proposing the installation of supercharger cabinets, charging posts, a switchboard, a utility transformer, a meter, and pole-mounted luminaires. The project will utilize 10 existing parking spaces at the site. This application will be reviewed by the Design Review Board on April 22, 2025. No word when the project intends to break ground.

Pagosa West Sketch Major Subdivision Application: Staff received a complete Sketch Major Subdivision application for the 100-acre vacant land located on the SE corner of S. Pagosa Blvd and Hwy 160. The vacant land is comprised of 3 total parcels. The applicant proposes commercial and residential housing. The application was considered at the Planning Commission meeting on March 25, 2025. The application was continued and is expected to be resubmitted with revisions and considered at a Fall Planning Commission meeting.

232 Pagosa Street, Eagle Mountain Mixed Use Project: The applicant has submitted a request for extension of their Final Design Review approval by July 2026 due to the potential conflict with the Main Street reconstruction project. The Planning Commission approved the requested extension on December 10, 2024. There are no changes to the previously approved development proposed.

2911 Cornerstone Drive, Circle K Stores: Town staff have not heard back from the design and construction team in 6 months and are currently uncertain if this project is moving forward.

600 W. Highway 160, Pagosa Views PUD: The applicant is now expected to move forward with their subdivision application process in the 3rd Q of 2025, for consideration by the Planning Commission and subsequently by the Town Council. The recorded PUD agreement for the 80 acres just west of the Elementary School includes a mix of up to 675 housing units, to include 78 deed-restricted workforce units, along with 144 lodging units and recreational and commercial level amenities. Subsequent applications would include Major Design Review for each phase.

BUILDING DIVISION
MONTHLY REPORT

AUGUST 2025
Tim Hatch, Building Official

Building Division Permitting and Activity

Current Building Permit details provided below under “Active Building Permits Summary”.

The Building Department is currently preparing for the adoption of several new codes: the 2024 ICC codes, the State of Colorado Wildfire Resiliency Code (CWRC), and the Colorado Model Electric and Colorado Solar Ready Code.

We are required to adopt all three of these codes by April 1, 2026, and they must be fully implemented by July 1, 2026. It's important to note that if we do not meet this deadline, we will be mandated to adopt the Colorado Model Green Code. The Model Green Code would eliminate the use of fossil fuels entirely, meaning all new homes constructed would be required to use electricity for heating, generated by either solar power or LPEA electricity.

Adopting the updated ICC codes and the CWRC is more than just a state requirement. Insurance companies monitor our adherence to ICC code cycles and have a particular interest in wildfire resiliency codes. We've seen insurance companies in the area assessing properties and either requiring homeowners to mitigate fire risks or dropping their coverage.

While the code is presented as primarily impacting new construction and major renovations (25% or more) of existing homes, I believe there's a significant unspoken implication. It's highly probable that insurance companies will begin requiring existing homes to meet the CWRC standards, or an equivalent code, regardless of renovation plans. In my opinion, this approach by the State of Colorado is a subtle way of downplaying the code's true reach, when it will likely affect all of us.

We are still facing significant challenges with existing building projects, violations, and changes of use in existing buildings. The International Existing Building Code (IEBC), combined with State Statutes, is somewhat complex. This complexity may explain why it wasn’t fully administered in the past. There's a lack of accredited training available for the subject unfortunately. It seems that many communities tend to overlook the enforcement due to the nature of it as well. The complexity also justifies the requirement for a licensed professional as required by the State of Colorado for all commercial remodel projects as well as the change of use of existing commercial buildings. The Building Official is dedicating a significant amount of time to educating himself to effectively and legally enforce these regulations. To help with consistency and reduce uncertainty regarding permitting requirements, we are creating new guides for reference. Additionally, the department has shifted training priorities to focus on existing building regulations for all staff, regardless of certification or accreditation availability. A large portion of our work deals with existing commercial buildings.

As expected, due to a change in permitting processes, the numbers for permitting are down. In the last two months there has been a slight uptick in the permitting.

Building Department Activity

		May	June	July	Year to Date
Building - Plan Review/Permits		10	5	14	40
Building – Inspections		15	15	41	*168*
Building Permits - Commercial		4	3	5	17
Building Permits - Residential		5	2	7	19

Building Permits by Type

Type of permit	Current Month	Year to Date	Same period by year		
	July	2025	2024	2023	2022
Commercial Addition	0	1	5	4	4
Commercial New	1	5	0	7	2
Commercial Other (Demo/Mech)	0	3	4	20	14
Commercial Repair/Remodel	4	7	4	17	14
Residential Addition/Deck	3	7	6	7	7
Residential New home/garage	2	7	5	11	26
Residential Other (Demo/Mech)	0	6	12	16	10
Residential Repair/Remodel	2	4	7	5	10
Total Building Permits	12	40	52	79	87
Total Project Valuations	2,199,710	* 10,148,186	19,087,491	13,822,049	16,333,056

*$3,500,00 of the valuation is the library project

Notable Commercial and Multifamily Building Permits Issued During July:

- Casa at Two Does, 320 Hot Springs Blvd. (Contractor -Owner) Permitted phase 2 which includes 5 new structures at 448 sf. each for a total of 2,240 sf.

- Nylund Dental, 2363 Eagle Dr. (Contractor-Owner, R&A) 2363 Eagle Dr. Change of use and remodel of 1,770 sf. building.

Commercial/Multifamily Active Building Permits:

- Casa at Two Doves, 320 Hot Springs Blvd, (Contractor-Owner), In plan review phase.
- Brad Ash Office Remodel, 262 Pagosa St, (Contractor-Owner), Demo completed, fire resistant assemblies patched and repaired and began framing.
- Ruby Sission Library/Upper San Juan Library, 811 San Juan St. (Contractor FCI Construction) Contractor has mobilized, installed fencing and constructed temporary separation wall between the addition and existing space.
- Colorado Garden Company, 23 Pike Dr. (Contractor-Owners) Many building violations have been corrected or removed. The violations were mostly unpermitted work. Some conditions were high hazard. 750 sf. Deck demo to start soon. TCO was issued. Deck will be closed until it is reconstructed.
- 802 Rosita St. (Contractor-Custom Comforts) This project was permitted as a Residential (IRC) remodel, however, the correct occupancy is commercial R-2, proposed use is *congregate living,* not single family residential. Revised stamped plans and change of use with a code analysis were submitted to the Development Department for review and were approved. The remodel work of the structure is nearly complete. Site work on the retaining walls has not begun. Not sure why they have not requested final inspection.
- Timberline Apartments, 2911 Cornerstone Dr. (Contractor-Watermark Commercial Contractors), 135 Legacy, 50 dwellings. **This project is still very high maintenance!** The sequence of inspections has been a major issue. In their defense, they had to pull a lot of permits for each building individually. Many of the permits are for the same scope of work but from different agencies. Without spending too much time on math, I think they will have 150 to 200 inspections before the project is complete. Building A is in the finish trades phase of work. Building B passed the framing inspection after the third attempt. They are forming curb and gutter for site work.
- Springs Resort, Prefabricated Shed, 331 Hot Springs Blvd. 1st of three units planned has been set. There is an unpermitted project on site that could hold this project up. They are remodeling the old spa building, turning the building into a huge laundry room. The laundry building was unpermitted.
- Walmart remodel, NO CHANGE (Contractor-Tristate General Contracting) 2011 Aspen Village Dr. Permit has been issued.
- Quality Inn, NO CHANGE , 174 Hot Springs Blvd. (Contractor-Whispering Pines) We have met with the owner to discuss progress. The fastening of the drywall to the ceilings in the existing building has been completed. The addition project in the south building is nearly complete. Working towards getting their final electrical inspection. They will have a little drywall work in a mechanical room and an HVAC unit to trim out and make operational. The owner was informed of potential fees to extend permit.
- Parish Hall NO CHANGE, (Contractor-Dutton Creek), 451 Lewis Street, interior remodel, roof demolition permit issued 11/17/23. Basically, little to no change. Roof demo and remodel is

complete. An additional Interior remodel application was submitted. Fire district approval was received. The Planning Division received and approved the plat amendment and mechanical screening during December 2024. Work is in process. Silence, all boarded up.

- Sunridge of Pagosa P-II, (Contractor-Z-Carpenters), 2790 Rock Rd, 3 two family units for a total of 6 single family homes as part of phase two. Four homes are complete, and the Certificate of Occupancies are issued. The last two homes are wrapping up. The site work has been completed for Phase 2.

New Contractor/Commercial Businesses:

- Colorado Garden Company

PROJECT DIVISION MONTHLY REPORT

AUGUST 2025

KYLE RICKERT, PROJECTS MANAGER

Middle School Sidewalk Improvement

The Middle School Sidewalk replacement is currently under construction with WW Clyde as part of the Main Street Reconstruction Project. The Town has been granted the Revitalizing Main Street (RMS) grant for the proposed sidewalk enhancements along Pagosa Street, adjacent to the Middle School. This grant allocates $250,000, requiring a 10% contribution from the applicant. The project aims to encompass the replacement of the sidewalk spanning from the middle school to the Hwy. 160 curbside, alongside the incorporation of various amenities including new tree boxes, benches, a bus stop, trash receptacles, bike repair station, light posts with flower basket hangers and banner holders. All existing trees from the middle school block were moved to the Town Park Athletic Field and Yamaguchi Park. The existing street trees along the middle school have been transplanted in the Athletic Field and Yamaguchi Park.

400 Block Sidewalk Reconstruction

Street trees were removed with most of them being transplanted in the Town Park Athletic Field, NE corner. Two trees were too tall for safely removing or transplanting, thus those two were cut down. WW Clyde and our Parks staff coordinated this effort. New mature replacement trees were reserved in the fall of 2024 and will be planted in the new, to-be-constructed tree boxes in 2025.
The reconstruction of the 400-block sidewalk is planned to coincide with CDOT's Main Street Reconstruct Project in 2025. The Town included this work within our contract with WW Clyde to complete.

Main Street Reconstruction Project

On April 1, 2025 the Town Council approved a number of improvements along and adjacent to main street to be completed by WW Clyde, including the 400-block sidewalk, middle school sidewalk, sewer service line replacements, fire hydrant installation, S. 8th, S. 7th, HSB, intersection improvements, 2nd Street drainage improvements and reconstruction of S. 5th Street to Centennial Park.

The Town's scope of work within the CDOT project includes: landscaping, geothermal line replacement and relocation, and street lighting, to name a few.

Additionally, the Piedra Road/Hwy 160 crosswalk project will be incorporated into the broader Main Street Reconstruction Project, with construction occurring in 2026.

First Street Pedestrian Bridge – Design/Engineering Phase

The Field Investigation Review (FIR) will be scheduled with CDOT soon to review the 30% plans from Davis Engineering for the bridge abutments and river trail connection. After all issues are addressed in the plans and finalized, we will be submitting a 25% down payment to BCS Fabrication to initiate the

Pratt Truss style bridge fabrication. This expenditure is anticipated to occur in Fall of 2025. Project construction is projected for Spring 2026.

Pagosa Gateway River Project
The Pagosa Gateway Project, aimed at enhancing the river ecosystem and improving water quality, is starting at the beginning of September, under the oversight of the Watershed Enhancement Partnership (WEP). FlyWater, the contractor, has obtained permitting, a riparian health assessment, river surveys, endangered species surveys, cultural resource survey, identified and pre-ordered a portion of the required containerized plantings, organized meetings with all property owners along the project reach, and concluded three public comment periods. The Pre-Construction meeting occurred Wednesday, Aug. 13th for this project and private landowners and stakeholders were updated on project details, plans, and where information will be available during construction. The project has already utilized the Town's obligated $54,000 match for this project.

This project's design was based on the inclusion of improvements received during three public comment and engagement opportunities. In an effort to include all improvements without reducing the scope of the project due to the limited budget, staff applied for and was awarded an additional $292,222.00 from the Colorado Water Conservation Board, utilizing existing grant awards for required matching funds to cover the expected additional estimated cost.

As part of the requirements for the Colorado Water Plan (CWCB) Grant, WEP, in partnership with the Town, has selected a bid for Barr Engineering to design and implement an environmental monitoring plan for a five-year period. This portion of the project will commence before the beginning of the construction slated to start in September 2025. Barr Engineering's proposal for the monitoring was $87,800 and will be covered by the Colorado Water Plan (CWCB) Grant. Fish monitoring will also take place every other year by Colorado Parks and Wildlife as part of the monitoring requirements.

Yamaguchi South River Improvements Project
The Yamaguchi South River Improvement Project aims to enhance stream and river access for recreational and ecological purposes. It will also improve the water irrigation system for Yamaguchi Park, including a new in-stream rock diversion structure with headgate and an open water delivery ditch to an adjacent wetland pond that will be used for irrigation water storage and wetland pond habitat. The Town has secured funding for this project through grants from the Colorado Water Conservation Board (CWCB), Southwest Water Conservation District, Archuleta County, and Town matching funds.

Surveys, biological assessments, 100% designs plans, and final project budget estimates have been completed to date. Two public meetings have taken place and comments received have been used to inform the final design. The project is scheduled to begin in Fall 2025.

Skyrocket Park
The Town owned parcel at 229 US HWY 84 #A (Goodman's property) is being considered as a location for a new Park, currently being referred to as Skyrocket Park until a formal name designation is determined. The Park would include a Trailhead marking connection trail that accesses the Reservoir Hill trail system. A way-finding kiosk, interpretive signage, ADA-accessible picnic areas, fencing, and parking lot improvements would be the starting point for the first access to Reservoir Hill from the US HWY 84 corridor. 8-acres of fire mitigation on the north-east side of Reservoir Hill is also being proposed as part of the project. We are looking to seek funding from the Conservation Service Corps Grant, which would

provide the labor from the CO Youth Corps Association in partnership with GOCO. This project is being presented to Town Council on July 15 to seek approval to apply for the grant opportunity.

Town-to-Lakes: 10th St to Great West Ave

The Town was awarded Congestion Mitigation and Air Quality (CMAQ) Improvement Program funds for the design and construction of the Town to Pagosa Lakes Trail segment, spanning from 10th St to Great West Ave. These funds were granted as part of the last available funding through the CMAQ program in late 2019, as the CMAQ program no longer exists. The Town was awarded $662,320 in funding with a local match obligation of $137,680. This project involves the design and construction of a twelve-foot-wide asphalt or concrete non-motorized shared-use path between 10th Street and Great West Ave.

In coordination with the Pagosa Views Planned Development set to proceed in 2025-26, the development bears the responsibility of constructing the trail along their frontage. The Town's role is to finalize engineered construction plans and execute the connections to the Pagosa Views property from 10th St and Great West Ave. The awarded CMAQ funds are expected to cover the expenses associated with the Town's portion of the project.

Site surveys are completed, and trail design is currently on schedule for late 2025 – early 2026. completion. Construction may commence during the 2026 construction season, However, TBD. This project is funded with federal funding, thus progress will be determined on the continued availability of the awarded federal funds.

A Field Inspection Review (FIR) meeting has occurred with CDOT to review the 30% design plans and seek direction from CDOT for plan revisions. Staff and our consultant will use CDOT's feedback to inform the subsequent design considerations.

East Gateway River Park Project

The Town received proposals for the RFP that was advertised in August for the design and phase one construction for the East Gateway River Project. Staff will be making a recommendation for award of the project at the Aug. 19th Town Council meeting. The Town officially purchased the property located at 1040 E. Hwy 160 on May 5, 2025. The primary purpose of the first phase of the project is to develop a multi-phase conceptual design for all phases and phase one portion of the site work. Phase one will include removing existing structures, cleaning the site, design improvements, constructing boat access, minor parking improvements, and potential landscaping. Phase two is anticipated to include the construction of restrooms, changing rooms, shade structures, and paved parking. Phase three is anticipated to include construction of the riverwalk trailhead with additional educational signage and riverwalk connectivity to the existing ADA-compliant paved trails upstream and downstream, a handicap accessible fishing pier, and final landscaping treatments. Initial funding for the 4.315 acres land purchase and phase one of the project was provided by the Land & Water Conservation Fund (LWCF) and GOCO.

Regional Workforce Center

The Town of Pagosa Springs has been awarded $600,000 in Community Development Block Grant funds through the Department of Local Affairs to support the construction of a Regional Workforce and Technical Training Center being managed by Build Pagosa. This new facility will be located on property owned by the Archuleta School District and will serve as a resource for the school district and regional partners. It will be equipped to provide technical training in a variety of trades, contributing to the development of the future workforce. The design phase of the project is set to be finalized in early 2026, with construction to start later that year. Build Pagosa has selected a firm for the RFP for design & engineering and are currently under contract negotiations.

CALSTART Clean Energy Strategic Plan
Staff is working with the non-profit organization Four Corners Office for Resource Efficiency (4CORE) to collaborate on the development of a zero-emissions mobility plan for the greater Pagosa Springs area. In collaboration with Archuleta County, Pagosa Springs Community Development Corporation, and Town, staff is gathering existing conditions data for advancing the project to the next phase. This initiative aims to deliver an actionable clean transportation and mobility plan for the community, serving as a valuable resource for pursuing future funding opportunities related to sustainable transportation in the greater Archuleta County region.

4CORE has secured a $135,000 grant to support the creation of this plan and is seeking Community-Based Organizations (CBOs) to assist with current condition inventories and community outreach efforts. The Town, Archuleta County, and Pagosa Springs Community Development Corporation (PSCDC) have been identified as potential CBO partners to coordinate these efforts. Compensation for participation will be provided through the grant funding, with $50,000 in revenue to be shared equally among the Town, Archuleta County, and PSCDC. An online survey is currently being conducted to gather the resident, visitor, and business feedback necessary to develop an assessment report that will inform the creation of a detailed mobility service proposal. The survey is available on MyPagosa.org and will be open until the end of September.

HOUSING DIVISION MONTHLY REPORT

August 2025

FROM: JEFF SAMS, HOUSING COORDINATOR

Housing Needs Assessment (HNA)

The Housing Needs Assessment was completed and adopted by both the Town and County. It showed a need for 362 Units to catch up with current demand and a total of 1316 units needed by 2035. This should help guide us in reviewing current projects. Our next step will be to create a Housing Action Plan, in compliance with SB24-174. The county was approved for a grant to hire a consultant to complete the Housing Action Plan. We have a kickoff meeting scheduled with the consultants in early August to review requirements and next steps to initiate the process for engaging our residents.

Workforce Housing Guidelines

The Workforce Housing Guidelines being drafted by Jennifer Kermode of Kermode Consulting, LLC continue to progress. We completed our stakeholder work sessions on March 17th and 19th. Key stakeholders attended those with representation from the Town and County. There was great progress made towards identifying key goals around workforce housing to guide the completion of this document. The purpose of the Guidelines is to provide direction for deed restricting units based on the totality of public incentives provided to individual housing projects, ensuring long term affordability of workforce housing units. The Guidelines will be referenced by Town and County officials, Other Government Agencies (including state agencies and those working on Prop 123), Developers, those looking for housing, etc. The consultant has completed the final draft, and we are working towards scheduling presentations to the Town Council and the Board of County Commissioners for adoption.

Land Banking

The Land Banking application to purchase 11 lots currently owned by the county in Chris Mountain II has been withdrawn.

Projects Underway

- Timberline Apartment LITCH project located at 135 Legacy Drive next to Walmart is making good progress on the 50 units. Following the completion of this project, the developer is planning on submitting a LIHTC application for a second project of 50 units as well. The projected rental range is broad, which helps us hit multiple income ratios in the lower income brackets, with units serving 30%-80% of AMI (averaging below 60% of AMI). Recent updates from the developer stated they plan to start pre-leasing in December of 2025.
- **Phase 1 CDC Chris Mountain Work Force Ownership Housing.**
  The first two houses closed on February 20th. We have sold an additional 2-bedroom home in May, and one 3-bedroom home was also sold in May. Currently we have 4 potential buyers that are working through the process of purchasing. The last 3-bedroom home closed on July 24th and another 2-bedroom home is under contract. This leaves four homes left to sell.

Potential Developments

- Pagosa Views is still working towards submitting subdivision applications to get their project approved.

- Town's Enclave property with a development agreement with Servitas has been working on a model for this property. I have connected them with a Modular Construction Company, Vederra. They have been working on pricing for the project and reviewing financial options to build. Servitas presented it to the Town Council on May 20th to review the proposed build and financial structure. Town Council planned to review and gather questions to be presented to Servitas. Servitas continues to work on finding a financial model that works.

- Colorado Outdoors, LLC is looking to move forward with their proposed middle income (60- 140% of AMI) apartment rental project east of the Pagosa Springs Medical Center. The developer is revising their subdivision sketch application for future Planning Commission review. The Commission voted for a continuance on their first submittal, allowing the Developer to make some changes. The second presentation has not been scheduled. The Town received a $2 million DOLA More Housing Now grant that will be used towards the costs of the public infrastructure needed to serve the housing project.

- Looking at other construction options for Single Family homes in Chris Mountain for future Phases. Meetings with Vederra Modular to review options and pricing to see how that would fit for a housing project. Working towards some final pricing to give a full review of the project and compare it to traditional construction. Recently looked at another modular company but may not be the right fit for our climate.

- Met with a new developer that owns property in Archuleta County and they would like to build approximately 70 units. They have some preliminary drawings of a 10-building apartment complex with a mix of unit sizes. They are still in the initial design phase but working towards a final plan and identifying what grants to pursue. I have continued to meet with them to review options. They plan to apply for an HBG grant which will need to be submitted by August 15th and they are on track to complete that.

Other Work in Progress

Continued attendance at meetings with Region 9, DOLA and other Prop 123 groups to stay abreast of current programs, funding opportunities and successful housing project examples It helps to keep up with changes and what is going on in the industry. There are frequent meetings and presentations to review grant opportunities and requirements for current state initiatives that involve housing.

Continued attending C.A.S.T. (Colorado Area Ski Towns) Housing Task Force Meetings. This group has had a big focus on Workforce Housing.

Continue to review alternative construction methods, mostly focused on modular construction. This includes some regional builders and local General Contractors. Another company with a similar product out of Delta has also reached out. We have also had additional inquiries from other "innovative" Construction companies. A modular builder out of Oklahoma has discussed options to provide affordable housing. They have a local general contractor that they work with. There is also a local general contractor that has approached us to use SIP Panels for construction. They work with an out-of-state supplier to ship them here

Reviewing Childcare needs in our community to potentially incorporate into future developments. There is a push from the state to incorporate childcare into new developments, and it increases your "scoring" when evaluated from grants. Discussed need with Laura Mijares at the Early Childhood Council of Archuleta County. She asked me to present to their board, and I attended and asked for their assistance to help identify an owner for a new facility as well as helping to address how we staff that new facility. We also discussed the need for ongoing funding.