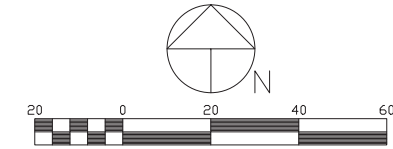
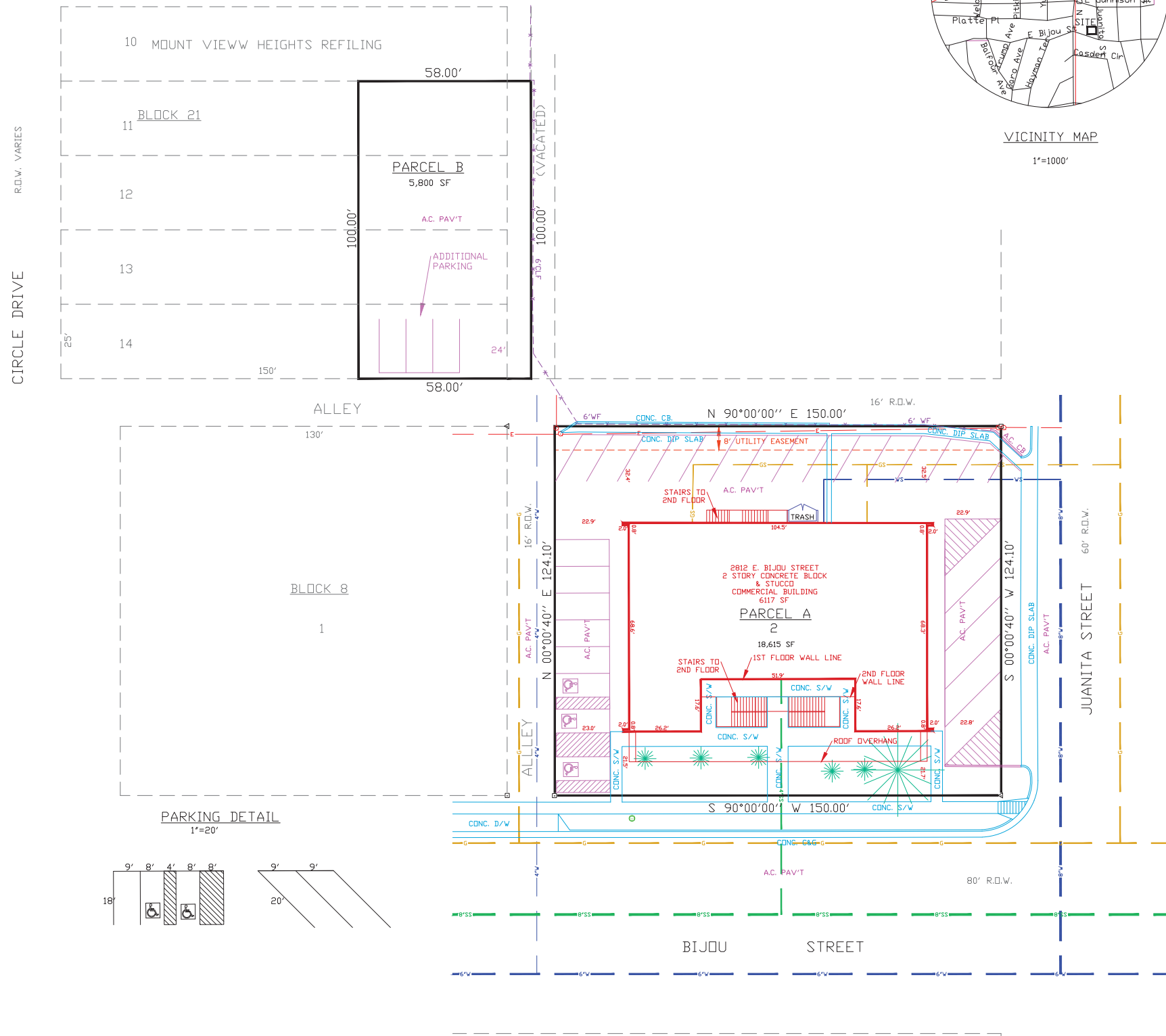


VICINITY MAP

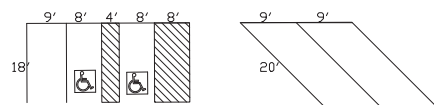
1"=1000'



Scale 1" = 20'



PARKING DETAIL
1"=20'



Owner:
Greccio Housing Unlimited
1015 East Pikes Peak Avenue
suite 110
Colorado Springs, CO 80903-5700

Legal Description:

Parcel A:
Lot 2, Block 8 park Hill Subdivision, in the City of Colorado Springs, El Paso County, Colorado
Parcel B:
Lots 11, 12, 13 and 14, Block 21, except the west 100' thereof, together with the west half of a vacated alley lying east and adjoining thereto, Mount View Heights Refiling, City of Colorado Springs, El Paso County, Colorado

Units of measurement: US Survey Feet

Address: 2812 East Bijou Street

Zone: DR (office residential)

Assessors Parcel No.:

Parcel A: 64152-12-009
Parcel B: 64152-12-006

Floodplain:

This site is not within the 100-year flood plain per FEMA Map No. 08041C0734 F, dated March 17, 1997.

Use(s):

Multifamily, affordable housing

Development time table:

Winter, 2019

Area:

Parcel A			%
Overall: 18,615 sf	100%		
Building: 6,117 sf	32%		
Asphalt and concrete: 10,848	59%		
Landscape: 1,650 sf	9%		
Parcel B			
Overall: 5,800sf	100%	all asphalt	

Parking requirements:

18 Apartments
8 - 2 bedroom apartments at 1.7 spaces per unit = 14 spaces
10 - 1 bedroom apartments at 1.5 spaces per unit = 15 spaces
Required: 29 spaces with 2 marked for handicapped parking
Provided: 30 spaces with 3 marked for handicapped parking; 27 on Parcel A and 3 on Parcel B

Site notes:

- The purpose of the project is to convert a commercial building to an 11-unit, affordable housing apartment building
- Trash dumpsters are to be screened by a 6' high, wooden fenced enclosure.
- All parking and driveway are paved to meet H-20 load specs.
- All handicapped parking spaces are to be marked and have a vertical sign. Handicapped parking will meet all applicable City and ADA requirements. Ramps are to be placed in a handicapped access aisle, be a minimum of 3' wide, and have a slope of no more than 8%. Access aisles may not exceed 2% slope in any direction.
- The Design Professional responsible for this plan has familiarized themselves with all current ADA criteria and specifications and the proposed plan reflects required site elements. See 2010 ADA Standards for Accessible Design, as published by the Department of Justice (DOJ).
- There will be no grading associated with this project.
- Signage is not approved with this plan. Contact City Zoning at 385-5982 for a separate sign application.
- All utilities to service the site are in place / existing; mains and services
- Parcel B is for parking only

Site drainage:

Drainage will not change with this development.

City File No.:

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173
Olleewatts@aol.com
Celebrating 39 years in Business

DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS:
DATE: 11-6-18	PROJ. NO.:	
DWG. NO.: 18-S131-03	DWG.:	
SURVEYED BY: DEV, ESV, 2-8-18		

OLIVER E. WATTS
CONSULTING ENGINEER
COLORADO SPRINGS

PROJECT
2812 E BIJOU ST.
L2, B8, PARK HILL SUB. 1
COLORADO SPRINGS

SHT. NAME
CONDITIONAL USE

SHT. NO.
1
OF
1

FIGURE 3