

# 522 EAST PIKES PEAK

**SHEET INDEX:**

1	COVER
2	ENLARGED SITE PLAN
3	SITE PLAN

**SITE & BUILDING DATA**

OWNER NAME:	OGC RE3 LLC PO BOX 1385 COLORADO SPRINGS, CO 80901-1385
APPLICANT NAME:	BOBBY HILL DESIGNS 219 WEST COLORADO AVE #308 COLORADO SPRINGS, 80903
SITE ADDRESS:	522 EAST PIKES PEAK COLORADO SPRINGS, CO 80905
LEGAL DESCRIPTION:	LOT 21 EX ELY 1.8 FT OF NLY 50.0 FT, TOG WITH WLY 0.6 FT OF SLY 150.0 FT OF LOT 20 R A EDGERTONS SUB BLK 244 ADD 1 COLO SPGS
TAX SCHEDULE #:	6418115030
ZONING:	FBZ-T2A
BUILDING TYPE:	SMALL COMMERCIAL BUILDING
FRONTAGE:	SHOPFRONT
HOURS OF OPERATION:	MON-FRI 8AM - 5PM



## MINOR IMPROVEMENT PLAN COVER PAGE

**SITE ADDRESS:**

522 EAST PIKES PEAK  
COLORADO SPRINGS 80905

**OWNER:**

OGC RE3, LLC

**APPLICANT:**

**bobbyhill**  
**DESIGNS**  
219 WEST COLORADO AVE.  
SUITE 308  
COLORADO SPRINGS, CO.  
719-534-3600 719-534-2239

TAX SCHEDULE: 6418115030

FILE #: CPC DP 19-00077

LOT SIZE: 10,000 SF

LOT COVERAGE: 59.5%

EXISTING SQ FT: 5,945 SF

DATE: 06/10/2019

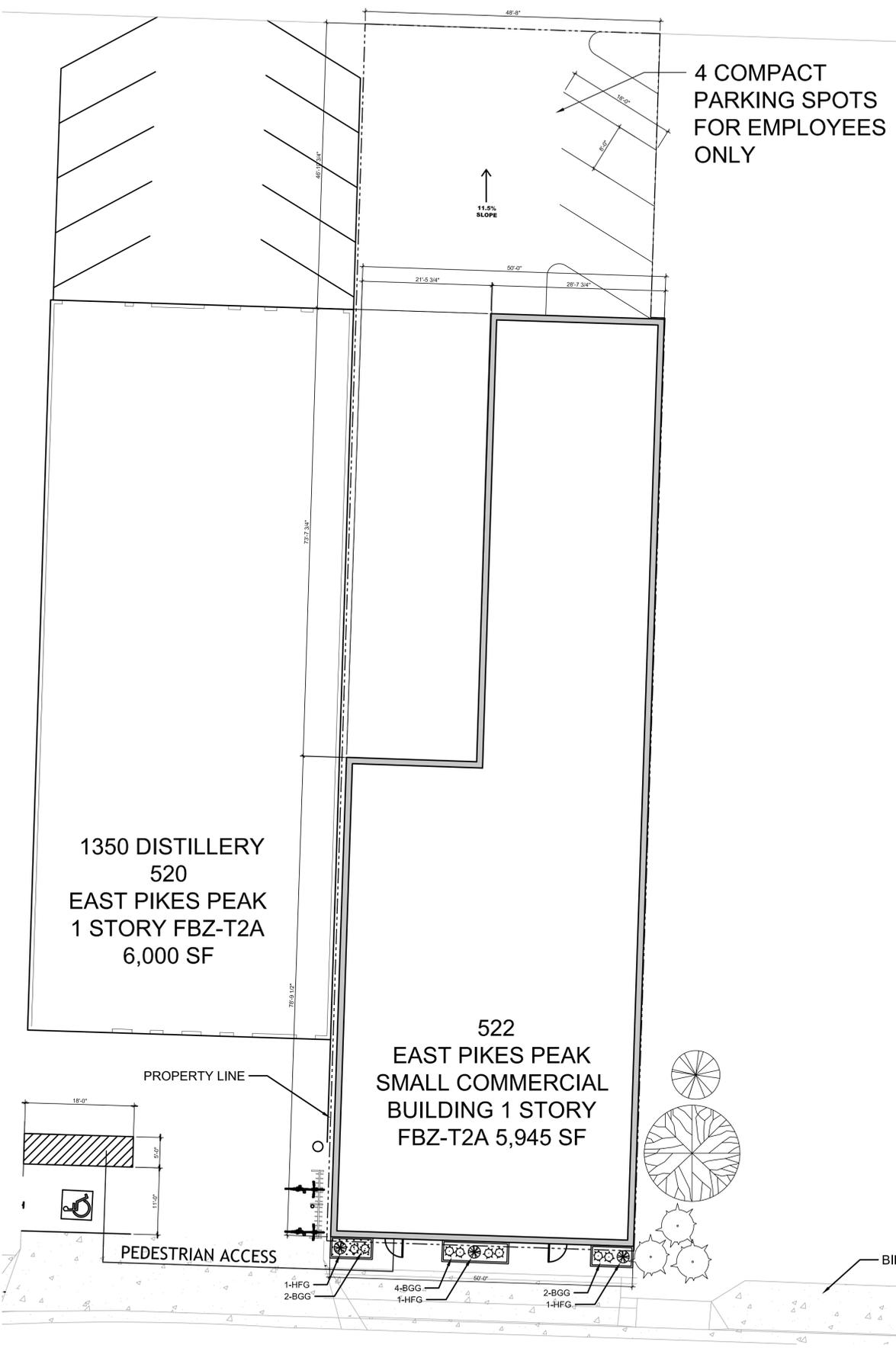
**SHEET #**

# 1

OF 3 SHEETS  
FIGURE 5

MINOR IMPROVEMENT PLAN  
ENLARGED SITE PLAN

PAVED ALLEY



4 COMPACT PARKING SPOTS FOR EMPLOYEES ONLY



2 EXISTING SITE STOREFRONT  
SCALE:



3 PROPOSED SITE STOREFRONT  
SCALE:

37.2% GLAZING BETWEEN 18" AND THE LOWER-MOST 10' OF THE SOUTH FACADE AND A PERCENTAGE OF 9.22 ON THE WEST FACADE.

EXISTING BRICK FACADE, GLAZING, AND STANDARD MINI-BLINDS TO REMAIN.

ENSURE THE CROSS AND RUNNING SLOPE OF THE ACCESSIBLE PARKING SPACE AND AISLE DO NOT EXCEED 2% AND THE ROUTE TO THE FRONT DOOR (SIDEWALK) DOES NOT EXCEED 2% CROSS SLOPE AND 8.33% RUNNING SLOPE.

PLEASE NOTE THAT SIGNS ON BUILDING ARE FOR ILLUSTRATION PURPOSES ONLY. SIGNS WILL BE APPROVED SEPARATELY. 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)

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OF 3 SHEETS  
FIGURE 5

PARKING CALCULATIONS

(COLORADO SPRINGS, CO CITY CODE CHAPTER 7, ARTICLE 4, PART 2)				(7.4.205)
CLASSIFICATION	SQUARE FOOTAGE	RATIO	REQUIRED	REQUIRED ACCESSIBLE
OFFICE/ BATHROOMS	EXISTING: 5,945	1 PER 500	12	1

4 OFF STREET PARKING SPACES ARE PROVIDED BEHIND BUILDING AND 8 ON STREET PARKING SPACES ARE PROVIDED IN A 300' RADIUS TO BUILDING

PERENNIALS & ORNAMENTAL GRASSES (DRY 13-20")

BGG	8	BLUE GRAMA GRASS	BOUTELOUA GRACILLIS	1235D	18"/18"	1 GALLON	24" O.C.
PERENNIALS & ORNAMENTAL GRASSES (ADAPTABLE 18-28")							
HFG	3	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	A	2'/2'-3'	1 GALLON	30" O.C.

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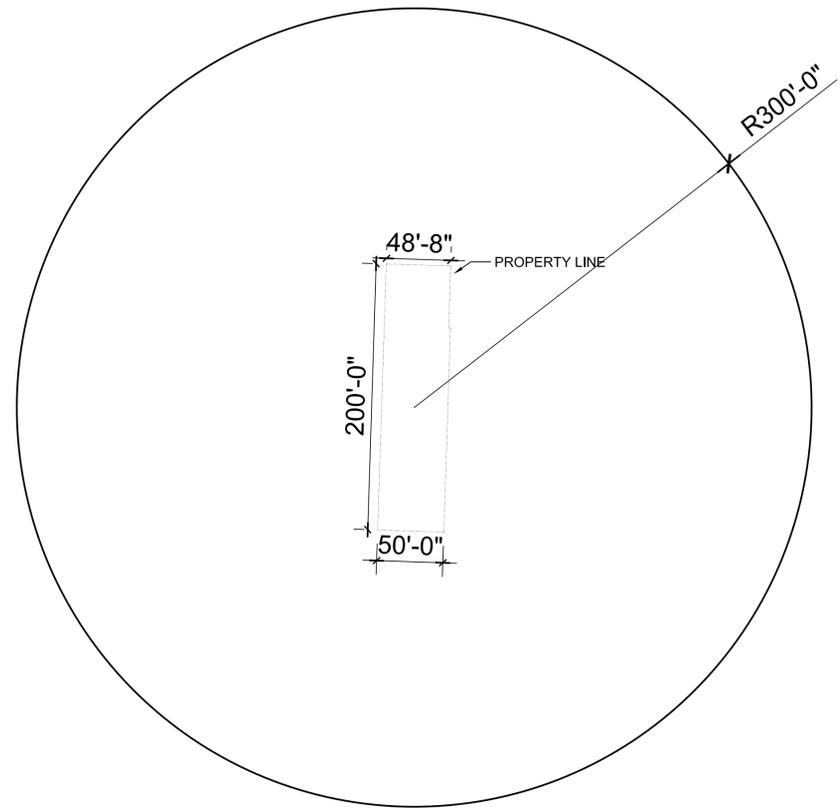
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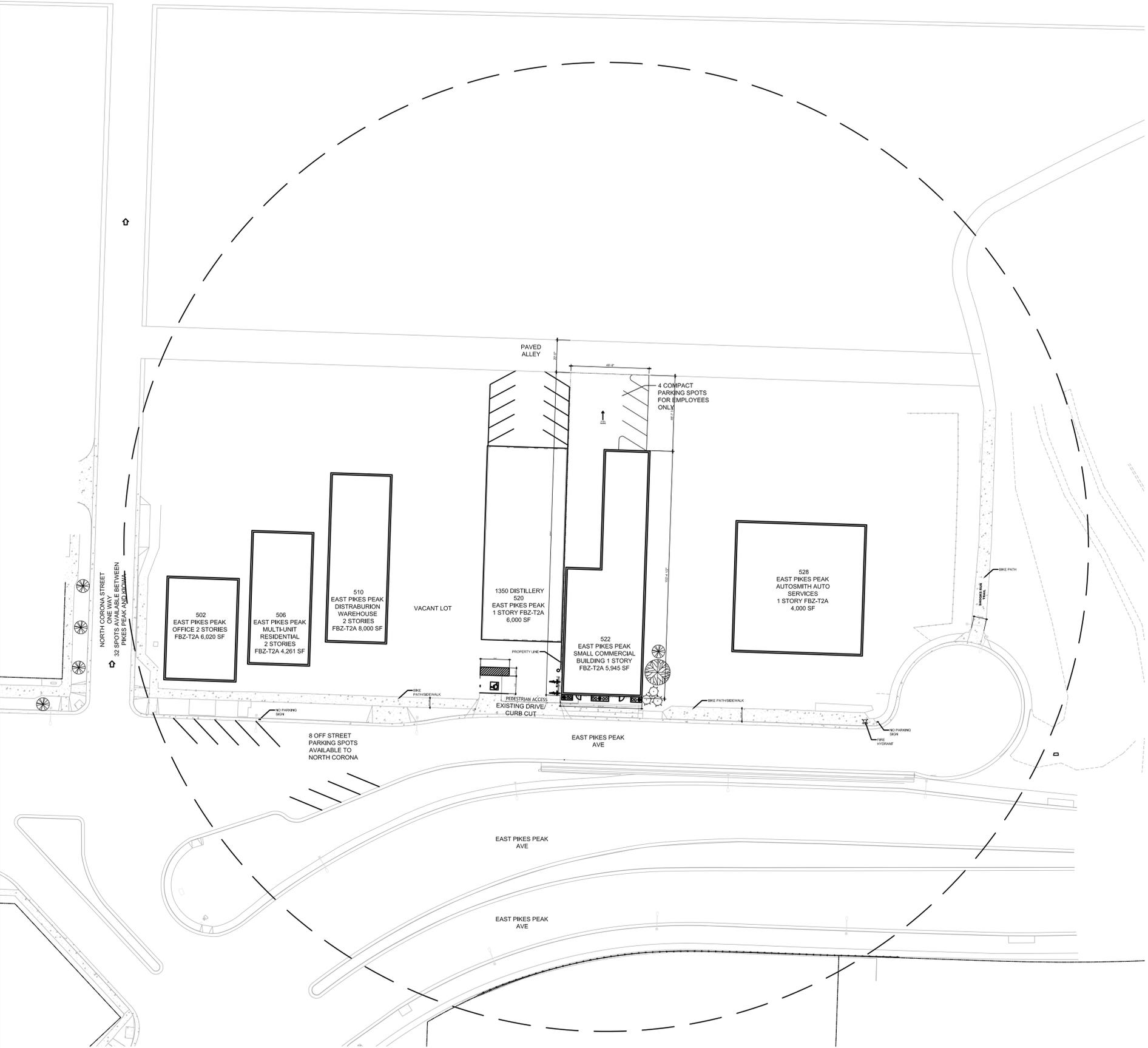
OF 3 SHEETS  
FIGURE 5



**2** SITE RADIUS MAP  
SCALE: 1/64" = 1'-0"

NOTE: 522 PIKES PEAK WILL SHARE ACCESSIBLE PARKING SPOT LOCATED IN FRONT OF 520 EAST PIKES PEAK AS THEY SHARE THE SAME OWNER.

INSTALL 'NO PARKING' SIGNS ALONG THE NORTH SIDE OF PIKES PEAK AVENUE FRONTAGE. THE 'NO PARKING' SIGNS WILL NEED TO START ADJACENT TO THE EAST EDGE OF THE EXISTING ANGLED PARKING TO THE START OF THE CUL DE SAC.



**1** SITE PLAN  
SCALE: 1/32" = 1'-0"

