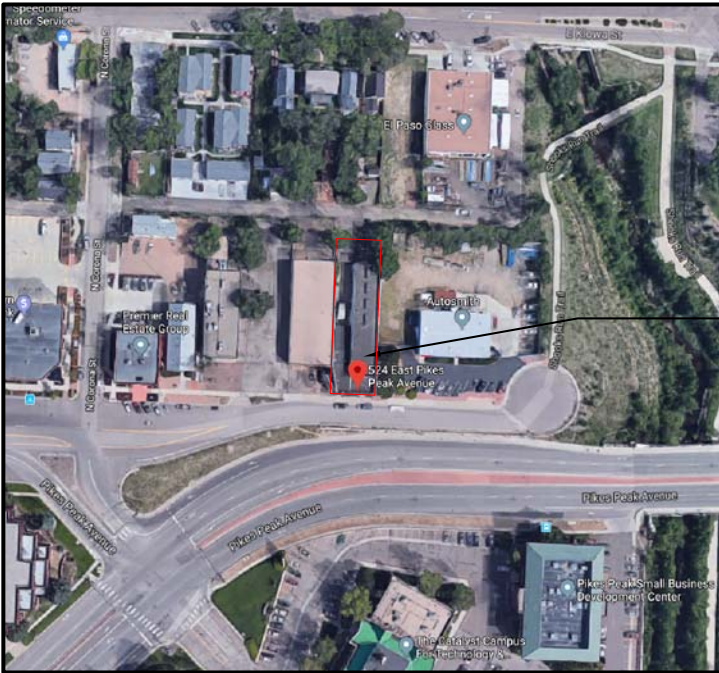


522 EAST PIKES PEAK

SHEET INDEX:

- 1
- COVER
- 2
- ENLARGED SITE PLAN
- 3
- SITE PLAN

VICINITY MAP:



SITE: 522 EAST PIKES PEAK AVE

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

CITY STAMP:

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.
719-634-3600 719-634-2239

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

PAVED ALLEY

4 COMPACT PARKING SPOTS FOR EMPLOYEES ONLY

1350 DISTILLERY 520
EAST PIKES PEAK
1 STORY FBZ-T2A
6,000 SF

522
EAST PIKES PEAK
SMALL COMMERCIAL BUILDING 1 STORY
FBZ-T2A 5,945 SF

PROPERTY LINE

PEDESTRIAN ACCESS

1-HFG
2-BGG

4-BGG
1-HFG

2-BGG
1-HFG

1

ENLARGED SITE PLAN

SCALE: 3/32" = 1' 0"

N

0 8' 16' 32'



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 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)

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

1 ENLARGED SITE PLAN

SCALE: $\frac{3}{32}'' = 1'-0''$

N

0 8' 16' 32'

MINOR IMPROVEMENT PLAN ENLARGED SITE PLAN

OF 3 SHEETS
FIGURE 5

MINOR IMPROVEMENT PLAN
SITE PLAN

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.
719-634-3600 719-634-2239

TAX SCHEDULE: 6418115030

FILE #: CPC DP 19-00077

LOT SIZE: 10,000 SF

LOT COVERAGE: 59.5%

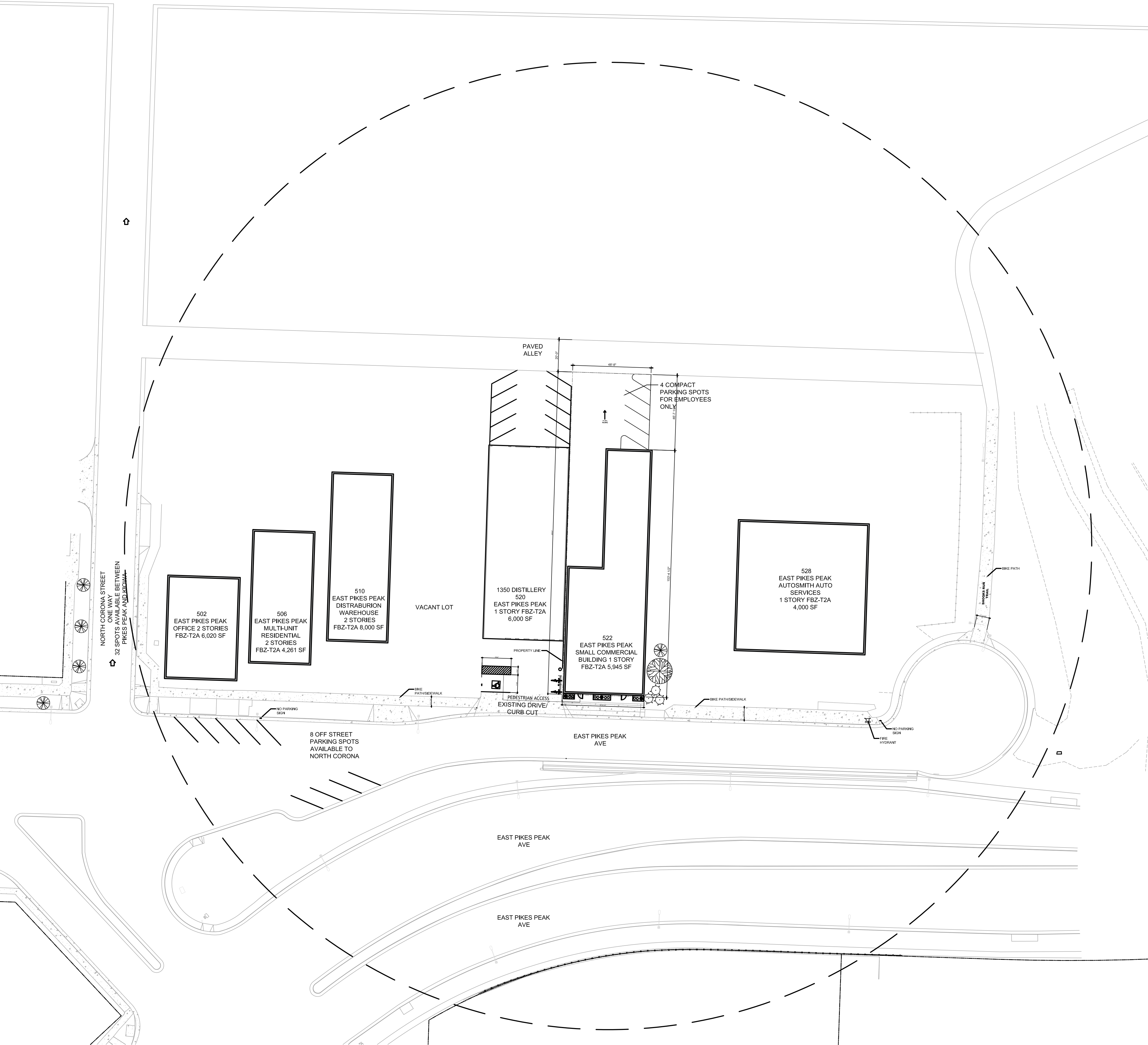
EXISTING SQ FT: 5,945 SF

DATE: 06/10/2019

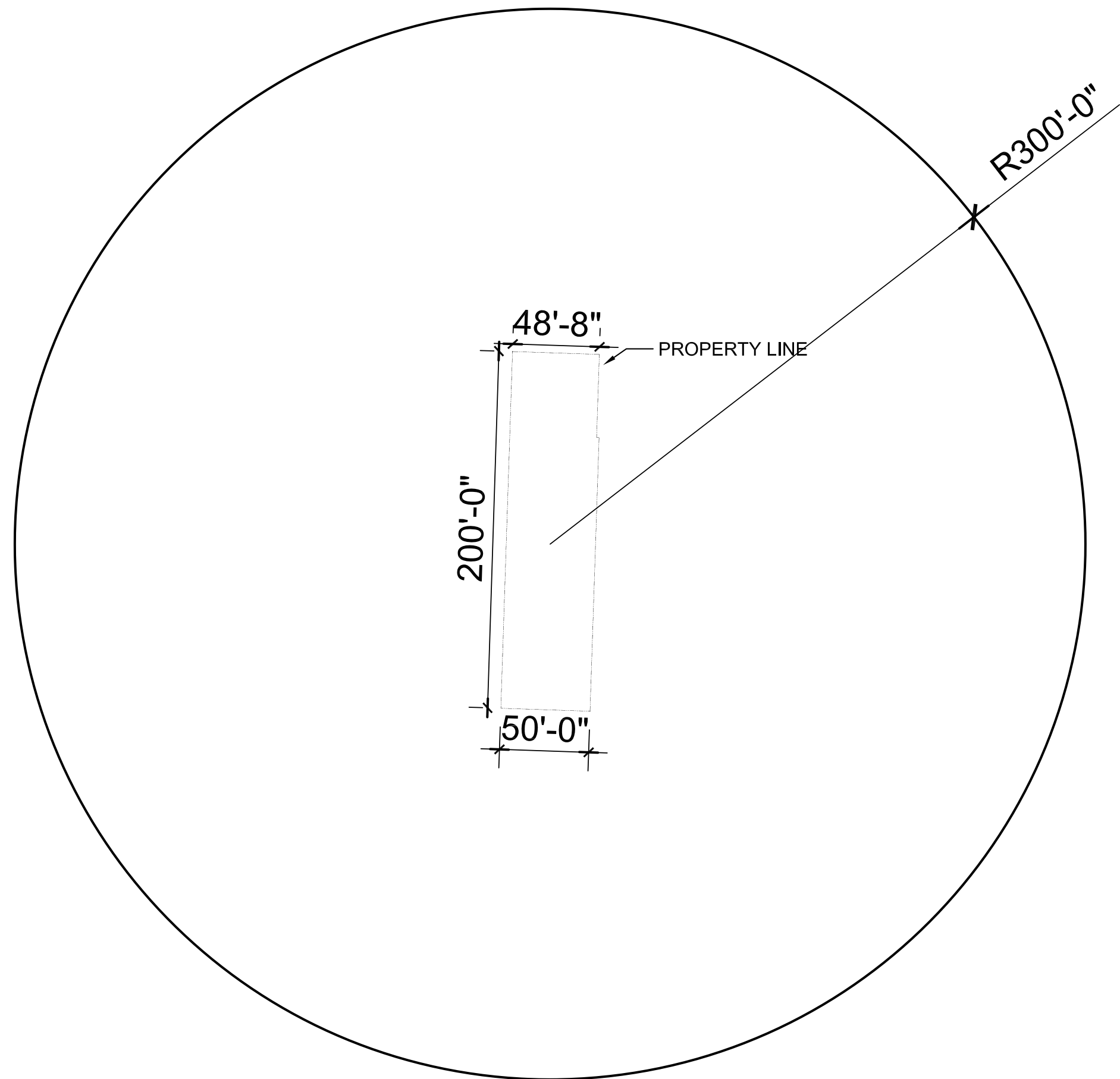
SHEET #

3

OF 3 SHEETS
FIGURE 5



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



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.