SHOW 6' UTILITY EASEMENT ON SIDE LOT LINES PER NOTE ON SHEET 1 OF THREE OF PLAT NO. 2582 PAWNEE RANCHEROS FILING 1 (BOOK I-2, PAGE 28)

Please revise hatching based on Planning's comment.

The LOI indicates that there will be no patrons/guests on the site. Revise label or LOI.

Truck/Trailer/Equipment storage must be denoted and dimensioned on the site plan.

Note for the SDP:

Regarding the Large Lot PCM (ie: water quality pond) exclusion, the total lot impervious needs to be <10% or else a PCM is required. Right now you are pretty close to 10% so we'll want to see a discussion and calculations for that submitted with the SDP application. Thanks.

(iii)Paving in Rural Areas. Parking areas for more than 25 cars in rural areas shall be paved with asphalt, concrete, Modular Porous Block Pavement or the equivalent. Parking lots for less than 25 cars in rural areas may use rock or gravel or other measures instead of pavement to prevent erosion or runoff of sediment and other contaminants and tracking of sediment onto paved roadways. Any access to a paved County-maintained road shall be paved for a distance of at least 50 feet from the paved County road.

Label access width at right of way for all proposed accesses.

A maximum of 2 access points will be permitted for this parcel. The site plan must be revised to remove an access point.

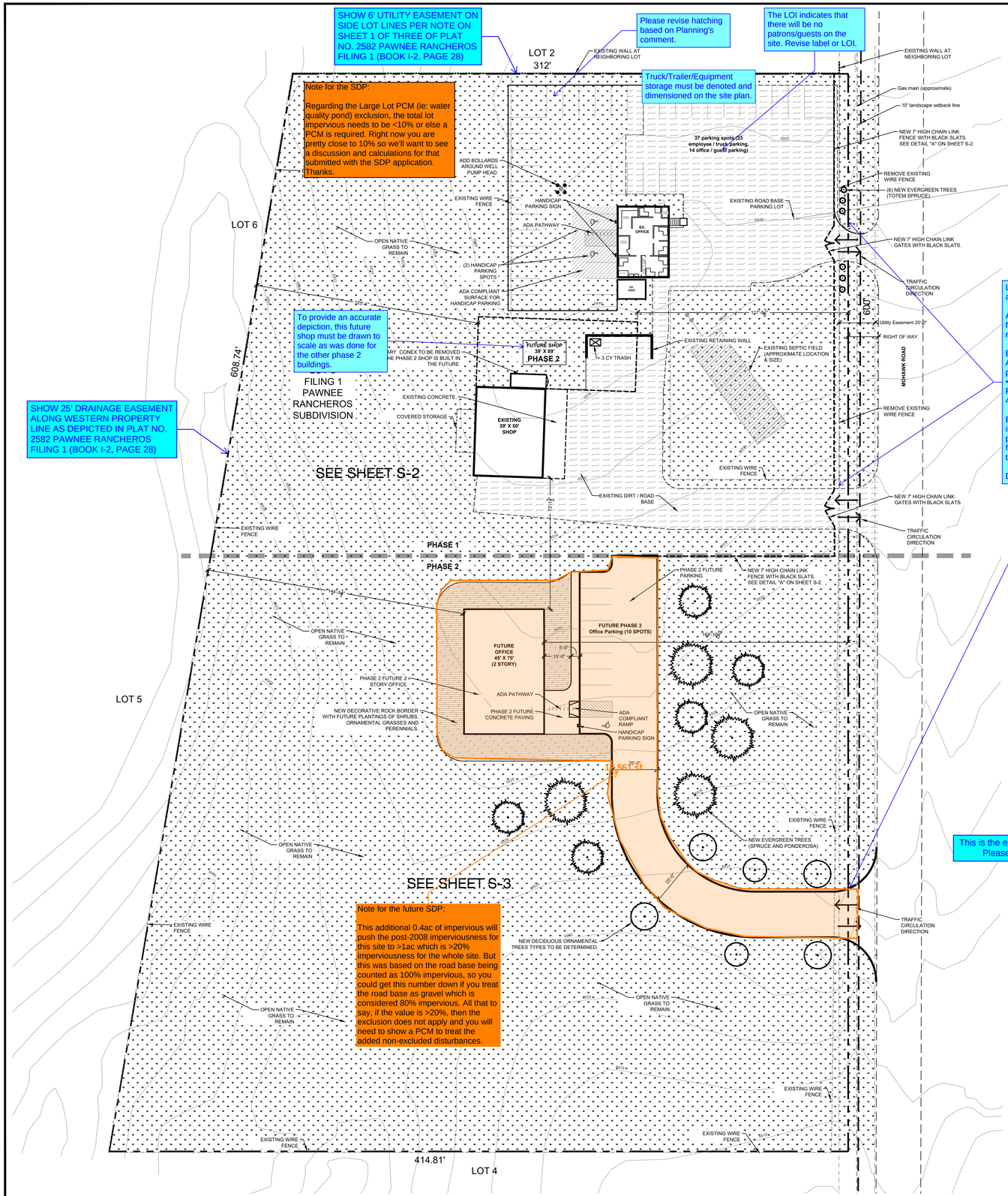
ECM 2.4.1.E, Two-Way Commercial or Industrial Access Points. Two-way commercial or industrial parcel access points shall have:
- For Nonresidential Collector and Local Roadways: A minimum 25-foot and maximum 40-foot access width.

ECM 2.4.1.G, At a minimum, commercial, industrial, or multifamily development shall provide an asphalt or concrete apron for the first fifty (50) feet of the new access when connecting to a paved roadway.

Depict paving on the drawing.

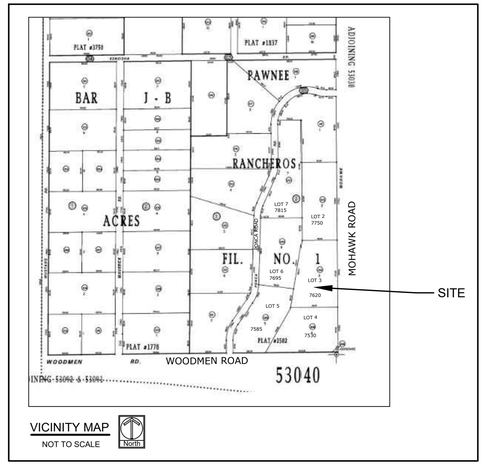
To provide an accurate depiction, this future shop must be drawn to scale as was done for the other phase 2 buildings.

SHOW 25' DRAINAGE EASEMENT ALONG WESTERN PROPERTY LINE AS DEPICTED IN PLAT NO. 2582 PAWNEE RANCHEROS FILING 1 (BOOK I-2, PAGE 28)



Note for the future SDP:

This additional 0.4ac of impervious will push the post-2008 imperviousness for this site to >1ac which is >20% imperviousness for the whole site. But this was based on the road base being counted as 100% impervious, so you could get this number down if you treat the road base as gravel which is considered 80% impervious. All that to say, if the value is >20%, then the exclusion does not apply and you will need to show a PCM to treat the added non-excluded disturbances.



VICINITY MAP
NOT TO SCALE
North

Please clarify if this is the business or property owner.

This is the existing/proposed land use. Please provide legal description.

PROJECT SITE DATA

OWNER NAME: Dustin Hamilton and Sheldon Funk (Sunflower Landscapes)
Applicant name: Dustin Hamilton 719-661-5049 & Sheldon Funk 719-661-4100
Contact Emails: Dustin@sunflower-landscapes.com & Sheldon@sunflower-landscapes.com
Property Tax Schedule number: R5304005004
ZONING: RR-5 CAD-0
Legal Description: Single Family Residential to be used as Office / shop
Lot / Parcel size: 5.01 Acres
Lot area coverage calculation:
Total Building square footage: 912 SF Existing office, ±3,471 Ex shop / Barn
Open space, landscaping, and impermeable surface percentage: 2.008 % impermeable area.
PARKING SPOTS: 46 (37 phase 1 and 9 phase 2) 2 ARE handicap accessible parking spots in Phase 1 and 1 HANDICAP IN PHASE 2.
The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. ~~19-471~~), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

25-337

As the phase 1 buildings are existing, the RIF for phase 1 will be due at the approval of the phase 1 SDP.

Phase 2 RIF can be paid at time of building permit as the structure is proposed.

Please revise this note accordingly.

Please add:
PCD File No. VA265

North

SCALE 1"=30'-0"

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-5213

DATE	REVISION DESCRIPTION

SUNFLOWER LANDSCAPES
OFFICE / YARD
7620 MOHAWK ROAD
COLORADO SPRINGS, CO

JOB NUMBER 2790-0326
DATE 4/9/2026
DRAWN BY MB
DRAWING DESCRIPTION
SITE PLAN - OVERALL
SHEET # S-1

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Please review and revise as this appears to be a vehicle impact and chemical contamination risk.

LOT 2
312'

EXISTING WALL AT NEIGHBORING LOT

EXISTING WALL AT NEIGHBORING LOT

Gas main (approximate)

10' landscape setback line

NEW 7' HIGH CHAIN LINK FENCE WITH BLACK SLATS. SEE DETAIL "A" ON SHEET S-2.

Note: No access permits were found on file for the existing driveway accesses onto Mohawk Road. Please initiate separate applications for driveway access permits on EDARP prior to the site development plan.

Note: For the purposes of the implementation the Road Impact Fee (RIF), the applicable land use category for the existing and proposed buildings is General Commercial. The RIF for General Commercial is $5,498 per 1,000 sq. ft. of gross floor area.

Landscaping setback should not be within the right of way.

37 parking spots (23 employee / truck parking, 14 office / guest parking)

ADD BOLLARDS AROUND WELL PUMP HEAD.

EXISTING WIRE FENCE

HANDICAP PARKING SIGN

EXISTING ROAD BASE PARKING LOT

REMOVE EXISTING WIRE FENCE

(6) NEW EVERGREEN TREES (TOTEM SPRUCE).

EXISTING WIRE FENCE

LOT 6

ADA PATHWAY

EX. OFFICE

NEW 7' HIGH CHAIN LINK GATES WITH BLACK SLATS.

OPEN NATIVE GRASS TO REMAIN

Include dimensions and square footage for all buildings.

(2) HANDICAP PARKING SPOTS

EX. SHED

TRAFFIC CIRCULATION DIRECTION

ADA COMPLIANT SURFACE FOR HANDICAP PARKING

125'-4"

Location and number of sheds do not match recent aerial imagery.

117'-8"

600'

Utility Easement 20'-0"

RIGHT OF WAY

MOHAWK ROAD

This dimension label is from the eastern property line to the approximate edge of pavement of Mohawk Road. Provide dimension for Mohawk Rd ROW.

Please identify ownership and classification of Mohawk Rd. (Public Local)

FUTURE SHOP 39' X 89' PHASE 2

3 CY TRASH

EXISTING RETAINING WALL

EXISTING SEPTIC FIELD (APPROXIMATE LOCATION & SIZE)

608.74'

LOT 3
FILING 1
PAWNEE
RANCHEROS
SUBDIVISION

TEMPORARY CONEX TO BE REMOVED ONCE THE PHASE 2 SHOP IS BUILT IN THE FUTURE.

EXISTING CONCRETE

COVERED STORAGE

EXISTING 39' X 50' SHOP

REMOVE EXISTING WIRE FENCE

Include dimensions/square footage

EXISTING WIRE FENCE

EXISTING DIRT / ROAD BASE

73'-1"

NEW 7' HIGH CHAIN LINK GATES WITH BLACK SLATS.

TRAFFIC CIRCULATION DIRECTION

EXISTING WIRE FENCE

PHASE 1

PHASE 2

PHASE 2 FUTURE PARKING

NEW 7' HIGH CHAIN LINK FENCE WITH BLACK SLATS. SEE DETAIL "A" ON SHEET S-2.

144'-6"

OPEN NATIVE GRASS TO REMAIN

FUTURE PHASE 2 Office Parking (10 SPOTS)

169'-10"

FUTURE OFFICE 45' X 70' (2 STORY)

5'-0"

15'-0"

PHASE 2 FUTURE 2 STORY OFFICE

ADA PATHWAY

PHASE 2 FUTURE CONCRETE PAVING

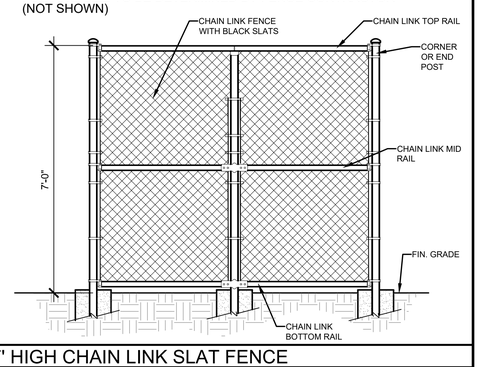
ADA COMPLIANT RAMP

HANDICAP PARKING SIGN

NEW DECORATIVE ROCK BORDER WITH FUTURE PLANTINGS OF SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS.

OPEN NATIVE GRASS TO REMAIN

NOTES:
- SEE PLANS FOR LOCATIONS
- FOOTING SIZE TO BE DETERMINED BY FENCE CONTRACTOR (NOT SHOWN)



A 7' HIGH CHAIN LINK SLAT FENCE

North

5' 10' 15' 20' 30'

SCALE 1"=20'-0"

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SUNFLOWER LANDSCAPES
OFFICE / YARD
7620 MOHAWK ROAD
COLORADO SPRINGS, CO

JOB NUMBER 2790-0326
DATE 4/9/2026
DRAWN BY MB
DRAWING DESCRIPTION SITE PLAN 20 SCALE
SHEET # S-2

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SUBDIVISION

COVERED STORAGE

EXISTING 39' X 50' SHOP

EXISTING WIRE FENCE

EXISTING DIRT / ROAD BASE

NEW 7' HIGH CHAIN LINK GATES WITH BLACK SLATS.

TRAFFIC CIRCULATION DIRECTION

EXISTING WIRE FENCE

PHASE 1

PHASE 2

PHASE 2 FUTURE PARKING

NEW 7' HIGH CHAIN LINK FENCE WITH BLACK SLATS. SEE DETAIL "A" ON SHEET S-2.

144'-5½"

OPEN NATIVE GRASS TO REMAIN

FUTURE PHASE 2 Office Parking (10 SPOTS)

169'-10½"

FUTURE OFFICE 45' X 70' (2 STORY)

5'-0"

15'-0"

PHASE 2 FUTURE 2 STORY OFFICE

ADA PATHWAY

PHASE 2 FUTURE CONCRETE PAVING

NEW DECORATIVE ROCK BORDER WITH FUTURE PLANTINGS OF SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS.

ADA COMPLIANT RAMP

HANDICAP PARKING SIGN

25'-0"

OPEN NATIVE GRASS TO REMAIN

EXISTING WIRE FENCE

NEW EVERGREEN TREES (SPRUCE AND PONDEROSA)

25'-0"

TRAFFIC CIRCULATION DIRECTION

OPEN NATIVE GRASS TO REMAIN

EXISTING WIRE FENCE

NEW DECIDUOUS ORNAMENTAL TREES TYPES TO BE DETERMINED.

OPEN NATIVE GRASS TO REMAIN

OPEN NATIVE GRASS TO REMAIN

EXISTING WIRE FENCE

EXISTING WIRE FENCE

EXISTING WIRE FENCE

LOT 5

414.81'

LOT 4

North

5' 10' 15' 20' 30'

SCALE 1"=20'-0"

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0213

DATE	REVISION DESCRIPTION

SUNFLOWER LANDSCAPES
OFFICE / YARD
7620 MOHAWK ROAD
COLORADO SPRINGS, CO

JOB NUMBER 2790-0326

DATE 4/9/2026

DRAWN BY MB

DRAWING DESCRIPTION
SITE PLAN
20 SCALE

SHEET # S-3

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