

(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.

C) **Parking Lot Landscape Requirements.** 1) **Required Trees.** A tree of a type suitable for parking lots shall be provided for every 15 parking spaces in parking lots with 15 or more parking spaces. The required trees may be clustered and shall be located in a manner which will divide and break up expanses of paving and long rows of parking and create a canopy effect over the parking lot. See Landscaping and Planting Manual for island details. 2) **Parking Lot Islands.** The most common method to satisfy the parking lot tree requirement is through the utilization of plant islands, fingers (areas open to the parking on 3 sides), and corners (open to the parking on 2 sides). Islands, fingers, and corners are required to be incorporated into all parking lots of 15 parking spaces or more in area. 1 island shall be provided for every 15 spaces. An island, finger or corner must be a minimum of two parking spaces in size (18' x 18' or 9' x 36' in order to qualify as a required island, finger, or corner). Parking lots containing fewer than 15 spaces shall not be required to provide islands but must include some other form such as a finger or corner plantings to satisfy the requirement.

Islands should be located at the end of center rows and at entry locations to direct traffic and minimize cutovers. Islands should generally be used and located to organize and enhance circulation, breakup continuous parking areas, and capture and direct stormwater. Islands protect vegetation from damage. See Landscaping and Planting Manual.

Small parking lots may utilize the perimeter area of the parking lot to satisfy the parking lot tree location requirement when there are not more than 2 rows of parking spaces and a single drive aisle. Where a parking lot is not required to be paved, no islands shall be required.

The tree types, minimum planter sizes and utilization of perimeter tree placement shall be consistent with the Landscaping and Planting Manual.

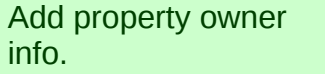
Parking lot island landscaping may also be counted towards Internal Landscape requirements provided any portion of the island is within 20 feet of a building elevation.z

Per ECM 2.4.1.E:
Two-way commercial or industrial parcel access points on Nonresidential Collector and Local Roadways must provide a minimum 25-foot and maximum 40-foot access width.

Revise the width of the two-way commercial access to a minimum of 25 feet.

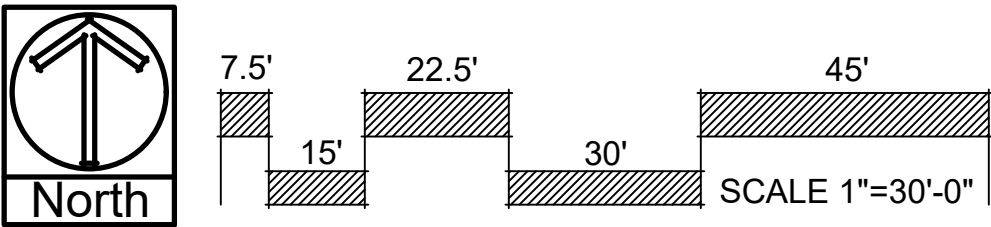
Per ECM 2.4.1.G:
Commercial, industrial, or multifamily development must install an asphalt or concrete apron for the first 50 feet of any new access connecting to a paved roadway.

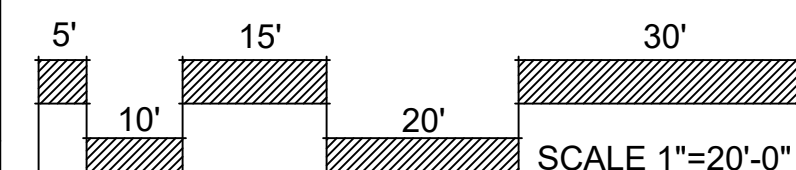
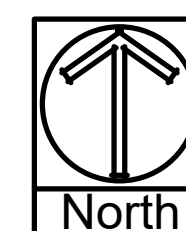
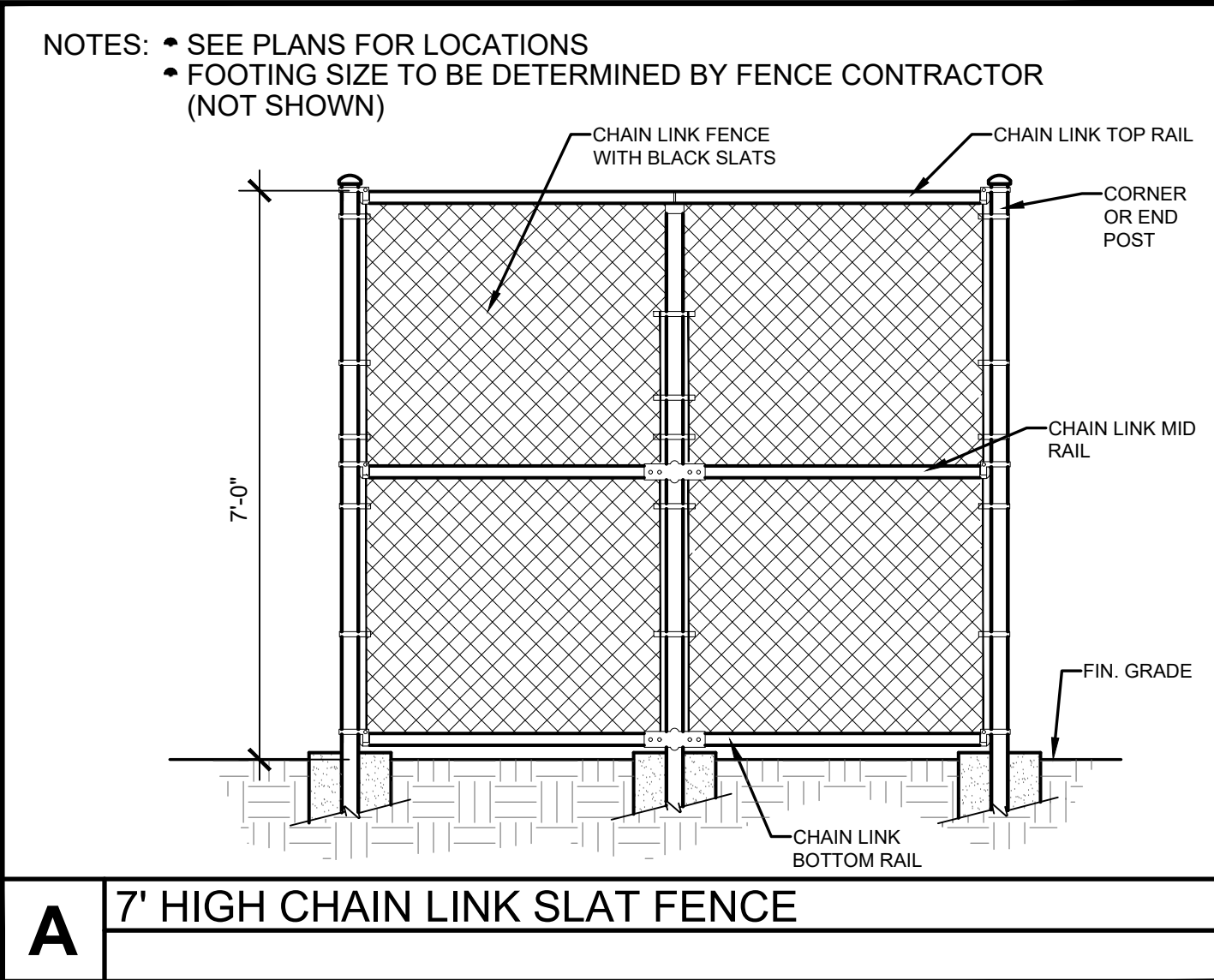
Depict 50 feet of paving (asphalt or concrete) for both access points on the plans.



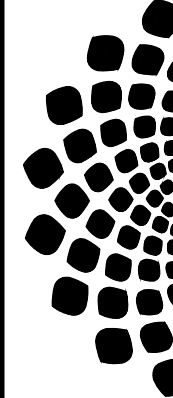
Please add a table that explains the different hatching/colors/road materials etc

BUSINESS 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: LOT 3, BLOCK 2, PAWNEE RANCHEROS FILING 1
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: 43 (34 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. 25-337), 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.

[illegible]



PCD File No. VA265



SUNFLOWER

LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916

[illegible]

SUNFLOWER LANDSCAPES

OFFICE / YARD
7620 MOHAWK ROAD
COLORADO SPRINGS, CO

JOB NUMBER
2790-0326

DATE 7/7/2026

DRAWN BY ME

DRAWING DESCRIPTION

SITE PLAN
20 SCALE

SHEET #

S-2

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