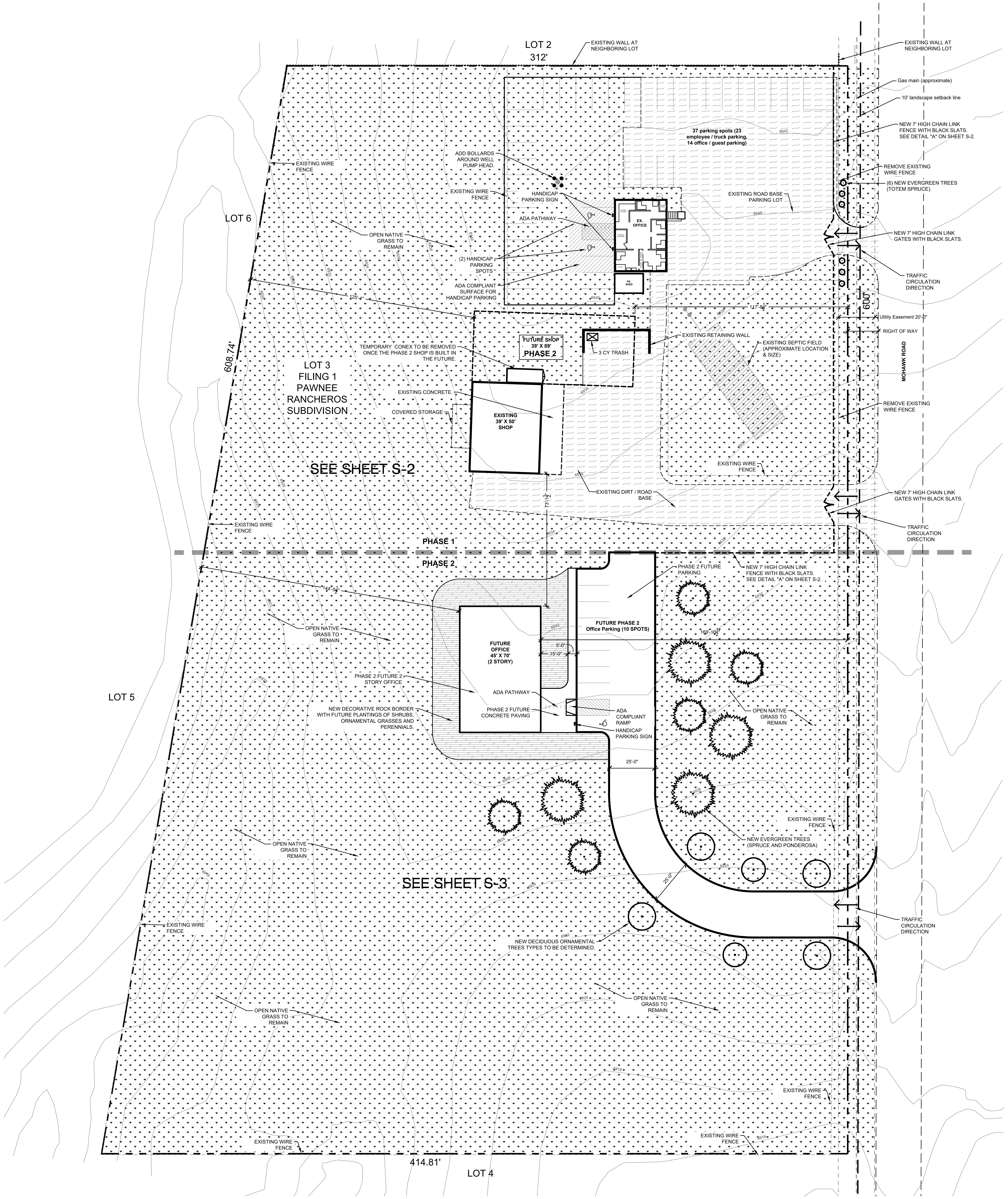
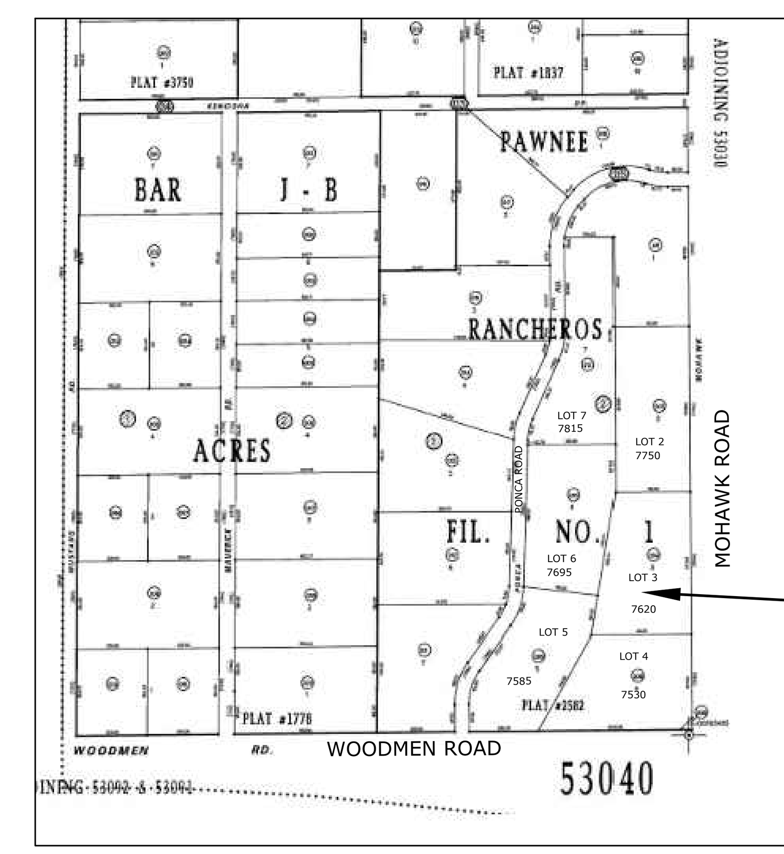


A more comprehensive landscape plan which meets LDC Sec. 6.2.2 will be required at PPR stage.

Please include all Site Plan revision in this page and add PCD File No. VA265



VICINITY MAP
NOT TO SCALE

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.

North
7.5' 15' 22.5' 30' 45'
SCALE 1"=30'-0"

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

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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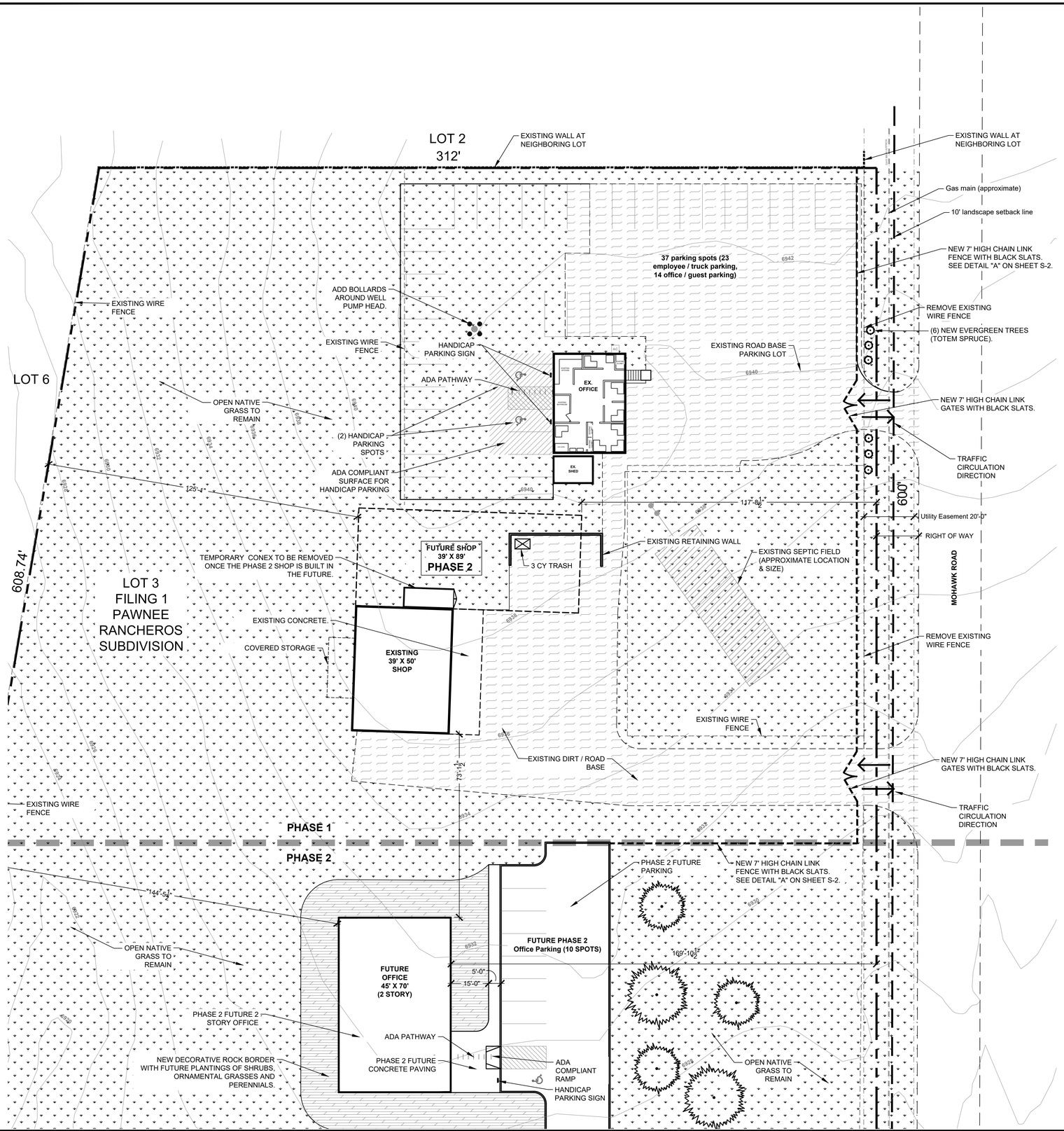
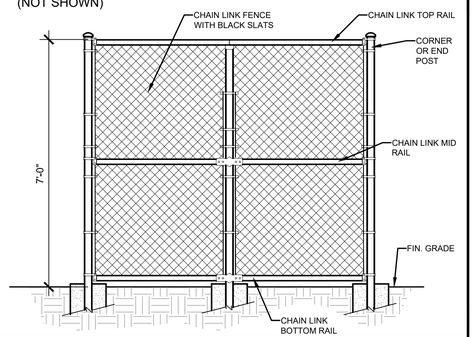


NOTES:
- SEE PLANS FOR LOCATIONS
- FOOTING SIZE TO BE DETERMINED BY FENCE CONTRACTOR (NOT SHOWN)



A 7' HIGH CHAIN LINK SLAT FENCE

North

5' 10' 15' 20' 30'

SCALE 1"=20'-0"

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
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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-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

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DRAWN BY MB

DRAWING DESCRIPTION
SITE PLAN
20 SCALE

SHEET # S-3

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