

RESPONSE: This comment was discussed during the comment review meeting that occurred on 7.28.26 with the Planning Manager. We discussed whether full asphalt paving of the parking area would be consistent with the character of the surrounding rural area. As noted, the existing parking areas utilize asphalt millings, which help mitigate dust impacts. Per the Manager suggestion, we added a note to the site plan identifying the asphalt millings and their dust-control function. Additionally, Phase 2 improvements include asphalt pavement for a portion of the parking area, which the Manager had specifically requested we add some number of asphalt paved areas.

V1 Comment:

(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 on 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.

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The traffic study shows the majority of the traffic utilizing the southern access. These turning volumes don't make sense with the current site plan as there is no parking shown for phase 1 connected to the southern access and limited parking for phase 2. Please update the turning volumes or the site plan (similar comment made on traffic study) or include explanation in the traffic study report.

RESPONSE: revised

Unresolved comment. Asphalt paving is required for the first 50' in phase 1 as this access is proposed to open under phase 1. The purpose of this is to preserve the integrity at the connection with the paved county road and to track off sediment from the site before entering the ROW.

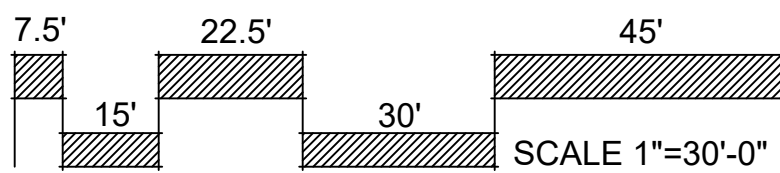
RESPONSE: revised

Thank you for providing the legend. Please include proposed for these since there is a mix of existing and proposed features for the site. Please match the color between the legend and the drawing.

RESPONSE: revised to read as this detail will be provided in the PPR and is not requiring the variance.

PROJECT SITE DATA

CURRENT OWNER NAME: Dennis R. Hathcock
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: 72 (53 phase 1 and 19 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.



PCD File No. VA265

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



SHEET #

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