



7.5' 22.5' 45'

15' 30'

SCALE 1"=30'-0"

PCD File No. VA265

PLAT #1078

PLAT #1037

BAR

J - B

ACRES

RANCHEROS

FIL.

NO.

1

WOODMEN ROAD

MOHAWK ROAD

ADJOINING SECTION

LOT 3 7342

LOT 4 7750

LOT 5 7444

LOT 6 7444

LOT 7 7350

LOT 8 7450

LOT 9 7450

LOT 10 7450

LOT 11 7450

LOT 12 7450

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LOT 251 74

SYMBOL	DESCRIPTION
	EXISTING CONCRETE PAVING
	NEW CONCRETE PAVING (PHASE 2 NEAR NEW OFFICE PARKING LOT)
	NEW PROPOSED ASPHALT PAVING
	EXISTING NATIVE LANDSCAPE TO REMAIN (NATIVE GRASSES / NATIVE GROUNDCOVER)
	EXISTING RECYCLED ASPHALT MILLINGS
	PROPOSED NEW RECYCLED ASPHALT MILLINGS
	NEW PROPOSED ASPHALT PAVING
	STEEL EDGING
	3/4" LANDSCAPED ROCK AREA
	1-1/2" LANDSCAPED ROCK AREA
	4-8" AND 2-4" MIX OF COBBLE
	CASCADE MULCH AT LANDSCAPED AREAS

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 assigns 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]

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

JOB NUMBER
2790-0326

DATE 8/6/2026

DRAWN BY ME

DRAWING DESCRIPTION

SITE PLAN - OVERALL

SHEET #
S-1
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**LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION**

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-437-0313

