

Please show proposed parking spaces.

RICHARDSON LANE FROM LINE ROAD

No Storage in Required Landscape Area. Outside storage shall not be allowed within any required landscaped area.

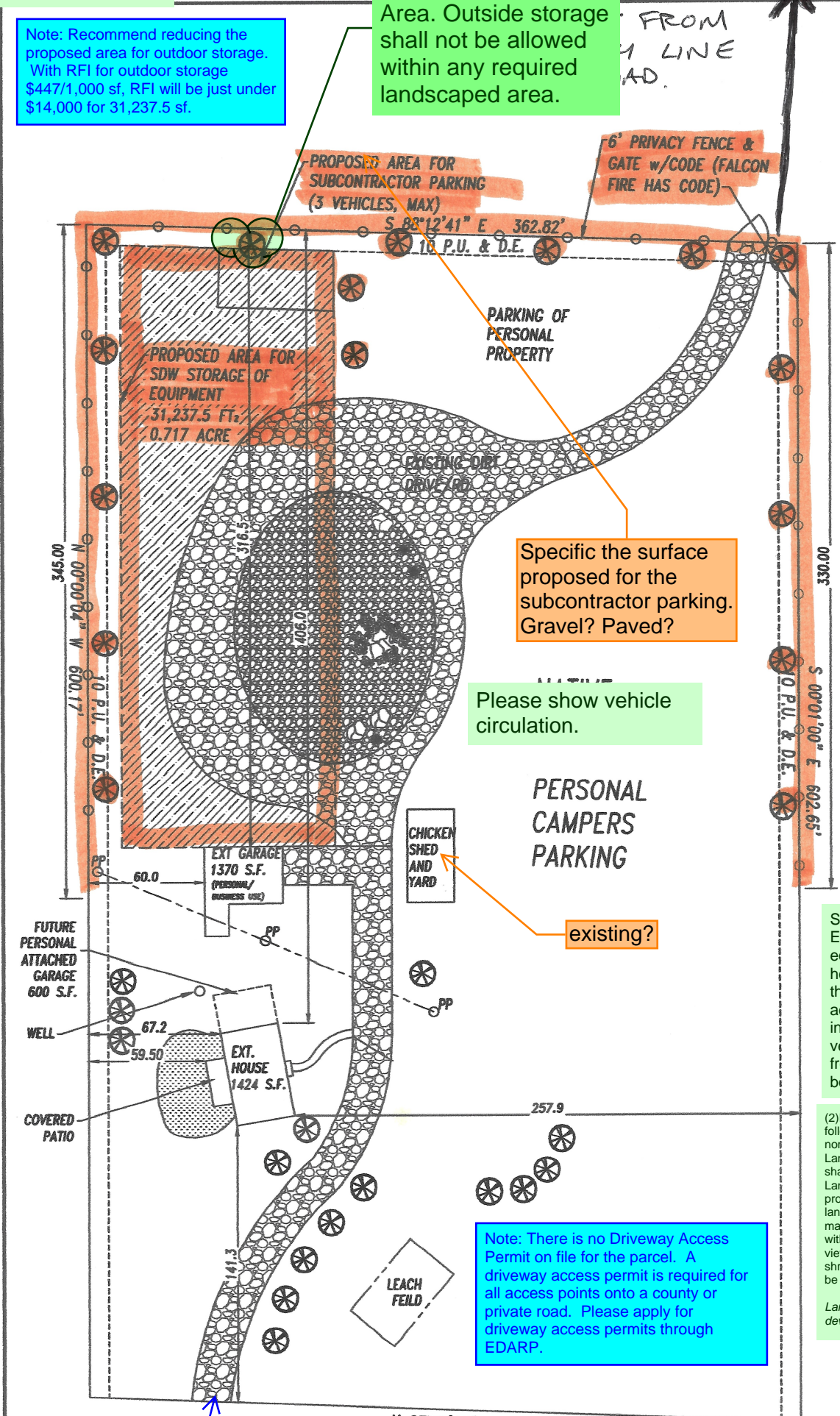
Note: Recommend reducing the proposed area for outdoor storage. With RFI for outdoor storage \$447/1,000 sf, RFI will be just under \$14,000 for 31,237.5 sf.

LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	NATIVE/ UNTOUCHED	
	EXISTING DRIVEWAY/RD	
	BRUSHED GRAY CONC.	0 s.f.
	SOD AREA	1800 s.f.
	1 1/2" ROCK	30,000 s.f.
	1 1/2" ROCK	
	BOULDER	3
PLANT QTY		
Name	Count	
	ORNAMENTAL-GRASS 1 GAL	3
	MAPLE-AUTUMN BLAZE 1.5 CAL	1
	EVERGREEN 6 FT	16
PP	POWER POLE	
SDW	SUNRISE DIRT WORKS	

Storage of Equipment and Vehicles Exceeding Height of Fence. All equipment and vehicles exceeding the height of the fence shall be stored on the rear 1/3 of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.

(2) Requirements for Non-Residential Uses. The following internal landscaping is required for non-residential uses: (a) Minimum Required Internal Landscaped Area. A minimum of 5% of the lot or parcel shall be landscaped. (b) Minimum Number of Trees in Landscaped Area. A minimum of 1 tree shall be provided for every 500 square feet of required internal landscape area. (c) Trees Replaced by Shrubs. A maximum of 1/4 of the required trees may be substituted with shrubs adjacent to retail store fronts where the view of wall signs may be obstructed. At least 10 shrubs with a minimum container size of 5 gallons shall be provided for each tree that is replaced.

Landscape plan to be submitted in future site development plan.



Specific the surface proposed for the subcontractor parking. Gravel? Paved?

Please show vehicle circulation.

existing?

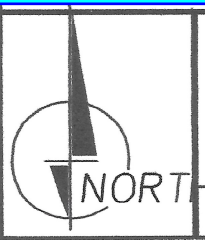
Note: There is no Driveway Access Permit on file for the parcel. A driveway access permit is required for all access points onto a county or private road. Please apply for driveway access permits through EDARP.

Label width of driveway access at right-of-way for all accesses.  
ECM 2.4.1.E, Two-Way Commercial or Industrial 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.

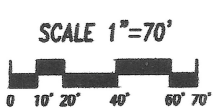
Add note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), 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.

CORONA DESIGNS FOR SUNRISE DIRT WORKS ONLY  
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SUNRISEDIRTWORKS@GMAIL.COM



ADDRESS:  
12260 SMITH ROAD  
DESCRIPTION:  
FALCON RANCHES  
LOT 7 BLOCK 1 SUB 1  
EL PASO COUNTY, CO



Please add:  
PCD  
File No.  
VA266