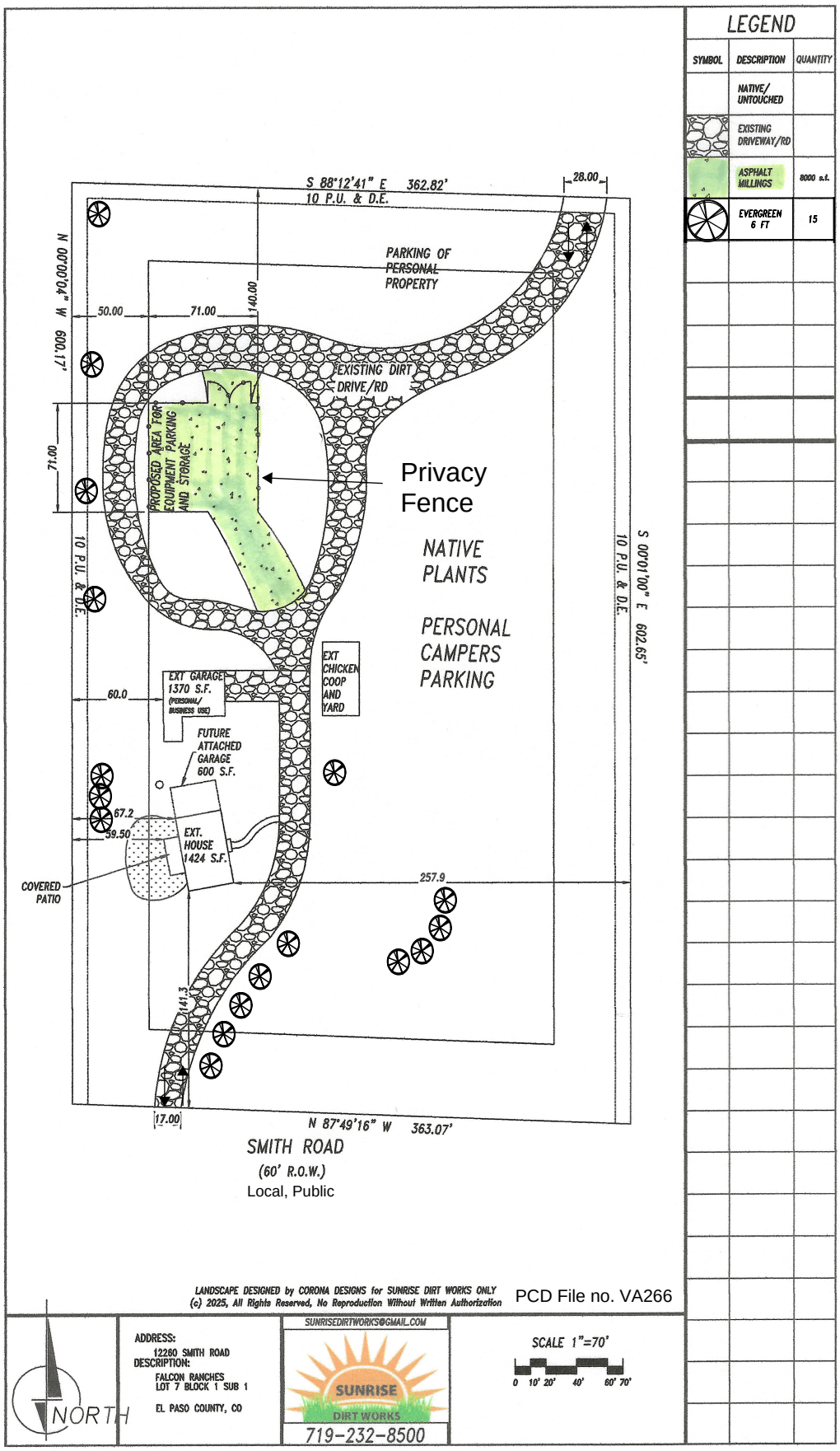

LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	NATIVE/ UNTOUCHED	
	EXISTING DRIVEWAY/RD	
	ASPHALT MILLINGS	8000 s.f.
	EVERGREEN 6 FT	15

LANDSCAPE DESIGNED by CORONA DESIGNS for SUNRISE DIRT WORKS ONLY
(c) 2025, All Rights Reserved, No Reproduction Without Written Authorization

PCD File no. VA266

NORTH

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

SUNRISEDIRTWORKS@GMAIL.COM
SUNRISE DIRT WORKS
719-232-8500

SCALE 1"=70'
0 10' 20' 40' 60' 70'

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.