

GENERAL NOTES

1. Water to be provided via individual on site wells.
2. Waste water to be individual on site septic systems
3. This property is located within and serviced by Mountain View Electric Association District, Black Hills Energy Gas Service District, Falcon Fire Protection District, and the Falcon School District.
4. All roadways and drainage facilities within dedicated rights of way and drainage easements as shown on Lots 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 31, 32, 34, 37, 38 shall be constructed to El Paso County standards, and are to be owned and maintained by the County upon acceptance.
5. Proposed method of guaranteeing funds will be one of any approved acceptable to the El Paso County Attorneys Office.
6. Mountain View Electric Association requires that their easements be exclusive of grading and drainage easements.
7. This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0535G, effective December 7, 2018.
8. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
9. Soil and Geology Conditions:
Geologic Hazard Note-Final Plat:
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study Prepared by Entech Engineering, Inc. November 19, 2021, revised August 22, 2022, in file SP-2106 available at the El Paso County Planning and Community Development Department:
 - Potentially Seasonal Shallow Groundwater: Lots 21-23, 32
 - Seasonal Shallow Groundwater: 4, 5, 9-32, 34-38
 - Potentially Unstable Slopes: 12-18, 21, 23, 24, 31, 32, 34, 36-38
 - Artificial Fill: Lots 4, 5, and 35
 - Expansive Soils are sporadic and have not been mapped. If encountered, over excavation and replacement is recommended.In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
13. Structure, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
14. Certified engineer OWTS are required where this is shallow bedrock groundwater. OWTS shall not be located within 25ft of drainage areas and easements.
15. Drainage Easements as shown on lots 4, 5, 6, 9, 10, 11, 12, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38 are no build areas. No construction or accessory structures are permitted in these easements.
16. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report;
17. Property owners are responsible for maintaining proper storm water drainage in and through their property. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to drainage facilities. Homeowners shall not change the grade of the lot or drainage swales as constructed by the builder in a manner that would cause adverse drainage impacts to adjacent properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
18. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
19. No driveway shall be established unless an access permit or waiver has been granted by El Paso County.
20. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
21. The following lots will require engineered site plans for the construction design of driveway culverts in the event driveways are proposed to cross the drainage easements: Lots 4, 5, 9, 19, 20, 25-30, 34-36, and 38.
22. A new Metropolitan District will be formed to serve this development.