

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

FINAL PLAT ACADEMY GATEWAY SUBDIVISION FILING No. 2

A REPLAT OF TRACTS C, D & E, ACADEMY GATEWAY SUBDIVISION FILING No. 1
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67
AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That TKA Properties LLP, being the owners of the following described tracts of land to wit:

Tracts C, D and E, Academy Gateway Subdivision Filing No. 1, in the County of El Paso, State of Colorado according to the Plat thereof recorded July 11, 2017 under Reception No. 217713997 as corrected by that Affidavit of Correction recorded August 21, 2017 under Reception No. 217100004;

Except that portion of Tract D conveyed to El Paso County by and through the Board of County Commissioners of El Paso County, Colorado in Special Warranty Deed Recorded May 14, 2021 under Reception No. 221096004.

Soil and Geology Conditions: Note may be updated based on updated soils and geo report
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

USAFA Comment:
USAFA requests that the County ask the applicant to file an avigation easement.

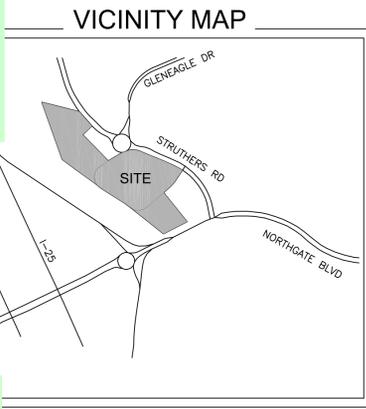
Create a plat not about easement as well
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

Include plat note about fire hydrants and the easement associated for them

The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.

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, the Colorado Division of 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).

NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)



Update language to:
Transportation Impact Study ; Final Drainage Report ; Water Resources Report;
Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Natural Features Report;

Tri-Lakes Monument Fire Protection District

note 9 map number is 08041CO290G correct typo on date, 2018

Lot ____ (or Tract ____) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

This note to be updated based on current pond that serves the entire subdivision.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of **ACADEMY GATEWAY SUBDIVISION FILING NO. 2**. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

S. Mickey Anderson Date

STATE OF COLORADO

COUNTY OF EL PASO

Acknowledged before me this ____ day of _____, 20____ by

S. Mickey Anderson

My commission expires _____

Witness my hand and official seal _____

Notary Public

Board of County Commissioners Certificate
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.
Chair, Board of County Commissioners _____ Date _____
Planning & Community Development Director _____ Date _____

Add specific note of who will be maintaining Gleneagle Gate View
X Tract A is not a part of this subdivision.
12. TRACT A IS FOR ACCESS, PUBLIC UTILITIES AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY ACADEMY GATEWAY BUSINESS OWNERS ASSOCIATION TO BE CONVEYED BY SEPARATE INSTRUMENT.

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown hereon, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this ____ day of _____, 20____.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

CLERK AND RECORDER:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, A.D., and was recorded at Reception Number _____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder

FEES:

Drainage Fee: _____ School Fee: _____

Bridge Fee: _____ Park Fee: _____

SF2510 added to each page

Environmental:
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, the Colorado Division of 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).

NOTES:

- 1) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by North American Title Insurance Company, File No. 36200-16-01694 with an effective date of January 2, 2024 at 7:30 A.M.
 - 2) Basis of bearings is the geodetic bearing of the northwest line of Tract E, monumented as shown and assumed to bear North 25 degrees 23 minutes 25 seconds West.
 - 3) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
 - 4) Water service shall be supplied by Donala Water and Sanitation District.
 - 5) Sewer service shall be supplied by Donala Water and Sanitation District.
 - 6) All structural foundations shall be located and designed by a professional engineer, currently licensed in the State of Colorado.
 - 7) The following reports have been submitted in association with the preliminary plan and/or final plat for this subdivision and are on file at the County Development Services Department: Transportation impact analysis; Preliminary/Final Drainage Report; Soil Study; Water Availability Study; Subdivision or Project Percolation Test Results; Erosion Control Report
 - 8) Fire protection by the Donald Westcott Fire Protection District.
 - 9) Floodplain Statement:
No portion of this site, Academy Gateway Subdivision Filing No. 2, is within a designated F.E.M.A Floodplain as determined by the Flood Insurance Rate Map, Map number ~~08041CO753~~, effective date, December 7, 2021.
 - 10) Prior to the establishment of any driveway, an access permit must be granted by the El Paso County ~~Development, Planning and Community Services Department.~~
 - 11) Individual lot purchases shall enter into a private detention basin / stormwater quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an agreement for each pond constructed. The agreement is recorded at Reception No. 217081215.
 - 12) Lot 3 is for access, public utilities and drainage purposes and shall be owned and maintained by Academy Gateway Business Owners Association to be conveyed by separate instrument.
 - 13) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impeded the flow or runoff shall not be placed in the drainage easements.
 - 14) The articles of incorporation of Academy Gateway Business Owner's Association, Inc. were filed with the Colorado Secretary of State under identification No. 20171422857. All property within this subdivision is subject to declaration of covenants, conditions, restrictions and easements for Academy Gateway, as recorded at Reception No. 217076379 of the records of the El Paso County Clerk and Recorder.
 - 15) This site is subject to the effect of the inclusion into the Donala Water and Sanitation District recorded under Reception No. 938939 and Book 5934 at Page 443.
 - 16) The addresses exhibited on this Plat are for informational purposes only and are subject to change.
 - 17) Easements are as shown hereon, with the sole responsibility for maintenance of these easements being hereby vested with the individual property owners.
 - 18) There shall be no direct Lot access to Northgate Boulevard or Struthers Road.
 - 19) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
 - 20) The private roads shown on this Plat will not be maintained by El Paso County and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
 - 21) The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved preliminary /final drainage report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP ~~this note is no longer applicable there is one pond that serves the entire subdivision.~~ development plan submittals, the detention pond/water quality BMP ~~this note is no longer applicable there is one pond that serves the entire subdivision.~~ prior to the issuance of any building permits for the subject lots. The developer shall be responsible for providing financial assurances as indicated in the subdivision improvements agreement and estimate of guaranteed funds for all detention ponds/water quality BMP(s). All detention ponds/water quality BMP(s) shall be constructed prior to the release of said financial assurances.
 - 22) The subdivider(s) agree on behalf of him/herself and any developer or builder successors and assigns that the subdivider(s) agree on behalf of him/herself and any developer or builder successors and assigns that the 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 No. 24-377), 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.
 - 23) Notice: This property may be impacted by noise and other similar sensory effects of flight by aircraft used in the United States Air Force Academy's airmanship program. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes. This notice shall run with the land.
 - 24) Water service for this Subdivision will be provided by the Donala Water and Sanitation District. The owner applied for a waiver of El Paso County's requirement that a 300-year supply of water be established, and such waiver was granted by the Board of County Commissioners with respect to a portion of the water supply provided by Donala. Additional information can be found in the Subdivision file in the records of El Paso County, Planning and Community Development.
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)



REVISIONS:	PROJECT No.	24213
	DATE:	FEBRUARY 20, 2025
	DRAWN BY:	JMJ
	CHECKED BY:	MSJ
	SHEET:	1 OF 3

FINAL PLAT ACADEMY GATEWAY SUBDIVISION FILING No. 2

A REPLAT OF TRACTS C, D & E, ACADEMY GATEWAY SUBDIVISION FILING No. 1
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67
AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

AS PLATTED Add Plat # 13997 ✓

