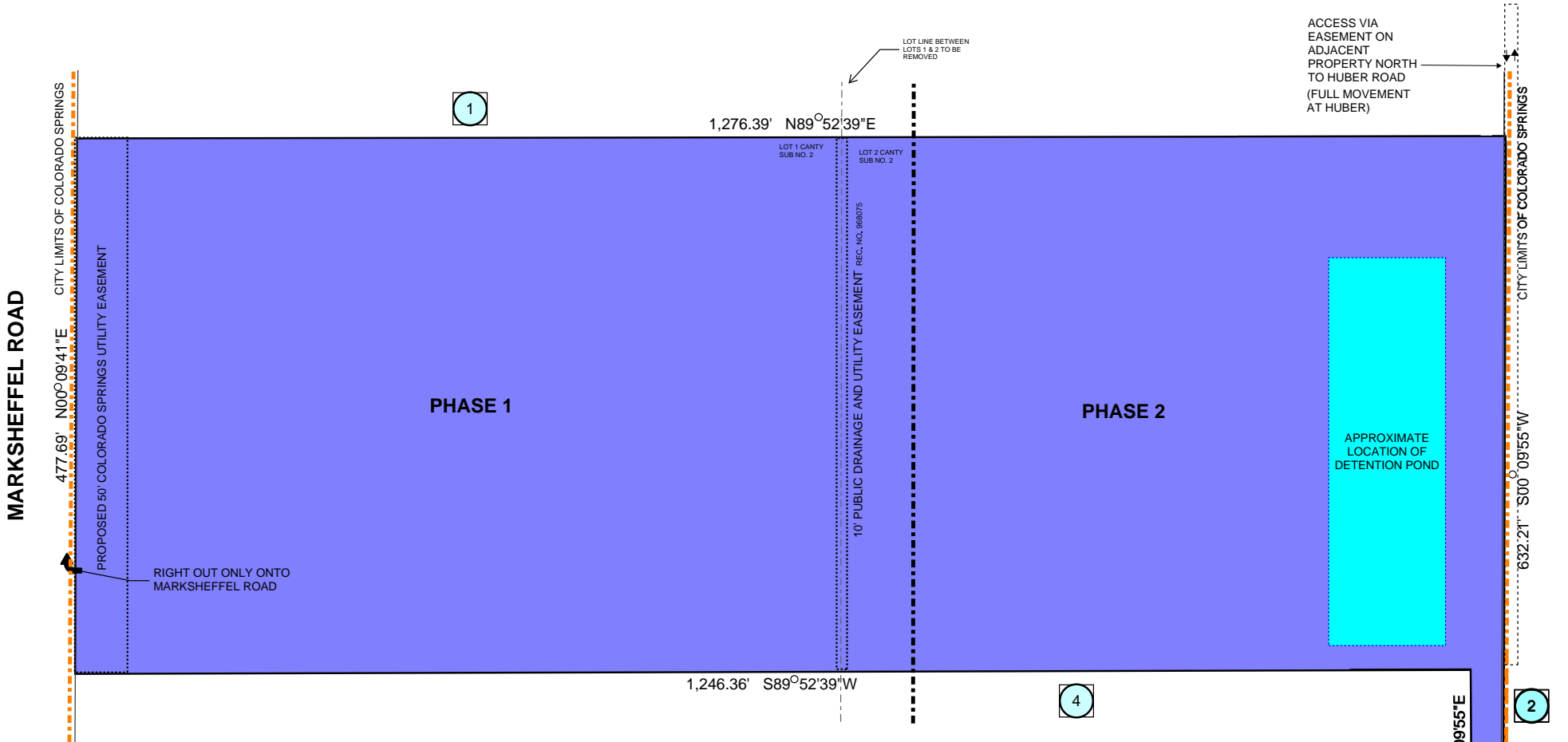


PTAA CHARTER SCHOOL
LAND USE PLAN

LOT 1 AND LOT 2, CANTY SUBDIVISION FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER OF
SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF
COLORADO



Adjacent Property Ownership			
	Tax ID Number	Ownership	Zoning
1	5321001003	Southwest Equity Assoc	County RR-5
2	5300000760	BLH NO 2 LLC	R1-6
3	5321002001	Tamlin Storage LLC	County CS
4	5321001005	Stetson Hills Property Owner LLC	County CC

PROJECT DESCRIPTION
This project proposes to annex 14.115 acres of land into the City of Colorado Springs. The Land Use Plan proposes a charter school. The goal of the project it to provide quality education.

Site Data	
Owner/Applicant:	SSS Education Corp 6464 Peterson Road Colorado Springs, CO 80923
Site Address:	5304 Tamlin Road
Tax ID Numbers:	5321001008, 5321001009
Current Zoning:	El Paso County RR-5
Proposed Zoning:	MX-M/AP-O
Total Site Area:	14.115 Ac
Existing Land Use:	Vacant
Proposed Land Use:	D49 Charter School
Maximum Height Allowance:	60 FT
Anticipated Height:	33.5 FT
Anticipated Structure Size:	76,000 SQ FT
Master Plan:	NA
Development Schedule:	Spring 2025

- GENERAL NOTES
- 1)PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
 - 2)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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
 - 3)AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WAS RECORDED ON APRIL 19, 1983 IN BOOK 3707 AT PAGE 571.
 - 4)THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE LUP-24-0005. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
 - 5)A FISCAL IMPACT ANALYSIS AND A CALCULATION OF TOTAL COSTS TO THE CITY TO PROVIDE INFRASTRUCTURE TO THE PROPOSED DEVELOPMENT FOR A PERIOD OF AT LEAST 10 YEARS.
 - 6)ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE DEVELOPMENT PLAN.
 - 7)PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A DEVELOPMENT PLAN OR GRADING PLAN MUST BE APPROVED.
 - 8)THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041c0545g, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN).
 - 9)THE WATER QUALITY/DETENTION FACILITY(IES) WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - 10) THE PROPERTY IS SUBJECT TO A GAS LINE EASEMENT RECORDED IN BOOK 2123 ON PAGE 741.
 - 11) NO ACCESS SHALL BE TAKEN FROM TAMLIN ROAD.
 - 12) A DRIVEWAY ACCESS EASEMENT SHALL BE RECORDED PRIOR TO RECORDATION OF THE ANNEXATION PLAT FOR THE CONSTRUCTION, MAINTENANCE, AND ACCESS FROM THE SUBJECT PROPERTY THROUGH THE BLH NO 2 LLC PROPERTY. THIS EASEMENT MAY BE CONVERTED TO A PUBLIC ROADWAY UPON DEVELOPMENT OF THIS PORTION OF BANNING LEWIS RANCH.
- (NOTES CONTINUED ON PAGE 2)

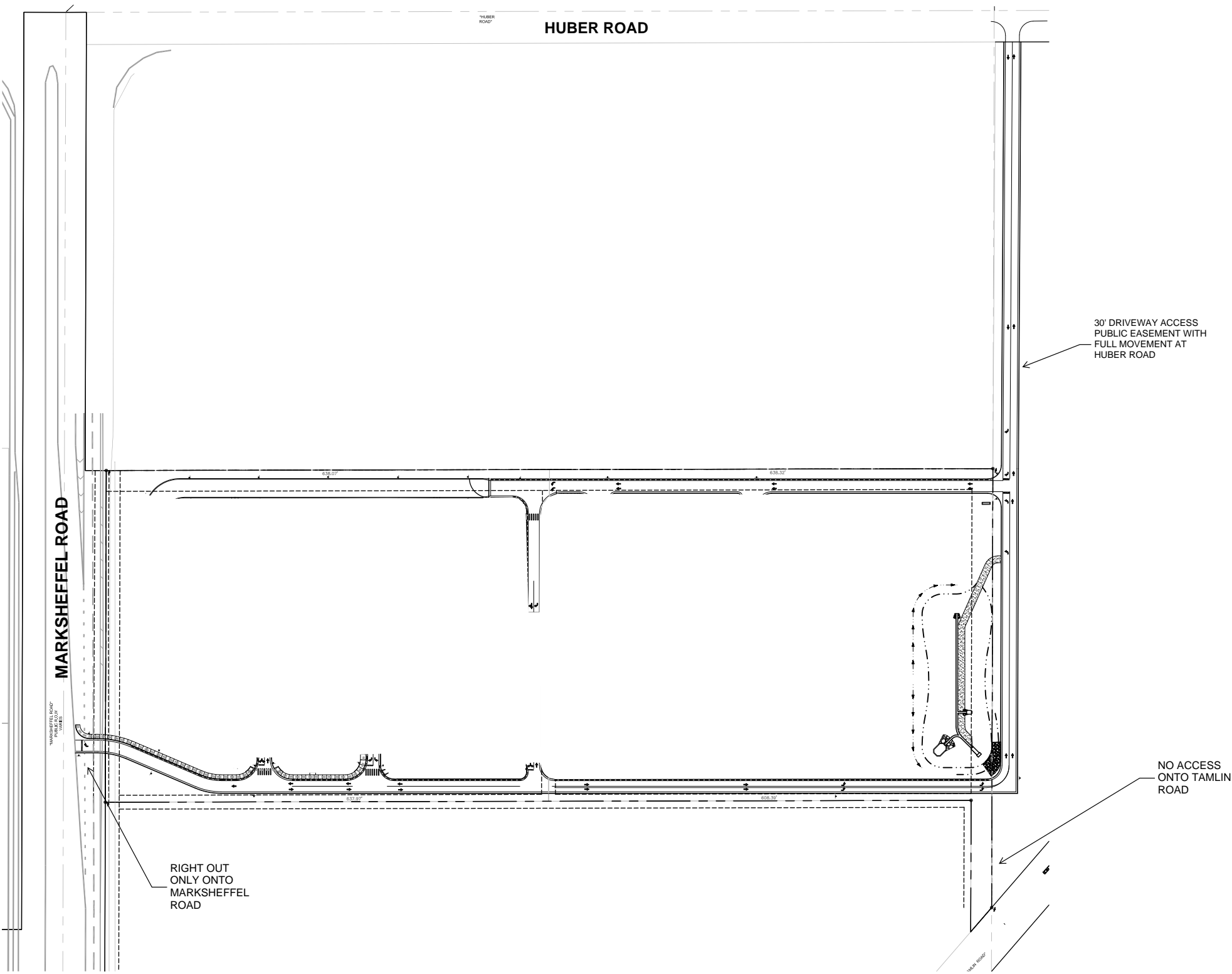
PTAA CHARTER
SCHOOL LAND USE
PLAN

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO. LUP-24-0005	SHEET
DATE 5/6/25	1 of 3
PREPARED NRR	APPROVED CAD

PTAA CHARTER SCHOOL LAND USE PLAN

LOT 1 AND LOT 2, CANTY SUBDIVISION FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER OF
SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF
COLORADO



GENERAL NOTES

- 12) THE SCHOOL SITE WILL NEED TO PROVIDE A MINIMUM OF 2295 FEET OF INTERNAL QUEUE (STACKING).
- 13) HUBER ROAD WILL NEED TO BE BUILT TO A CITY STANDARD, WITH A 57-FOOT RIGHT-OF-WAY. CURB AND GUTTER IS REQUIRED ON BOTH SIDES OF THE ROADWAY. SIDEWALK IS NOT REQUIRED ON THE NORTH SIDE BUT WILL BE REQUIRED ON THE SOUTH SIDE.
- 14) A BLANKET GAS EASEMENT HAS BEEN RECORDED AT BOOK 798 PAGE 161. AN ENCROACHMENT AGREEMENT HAS BEEN ESTABLISHED WITH THE GAS LINE OWNER.

NO.	REVISION/ISSUE	DATE

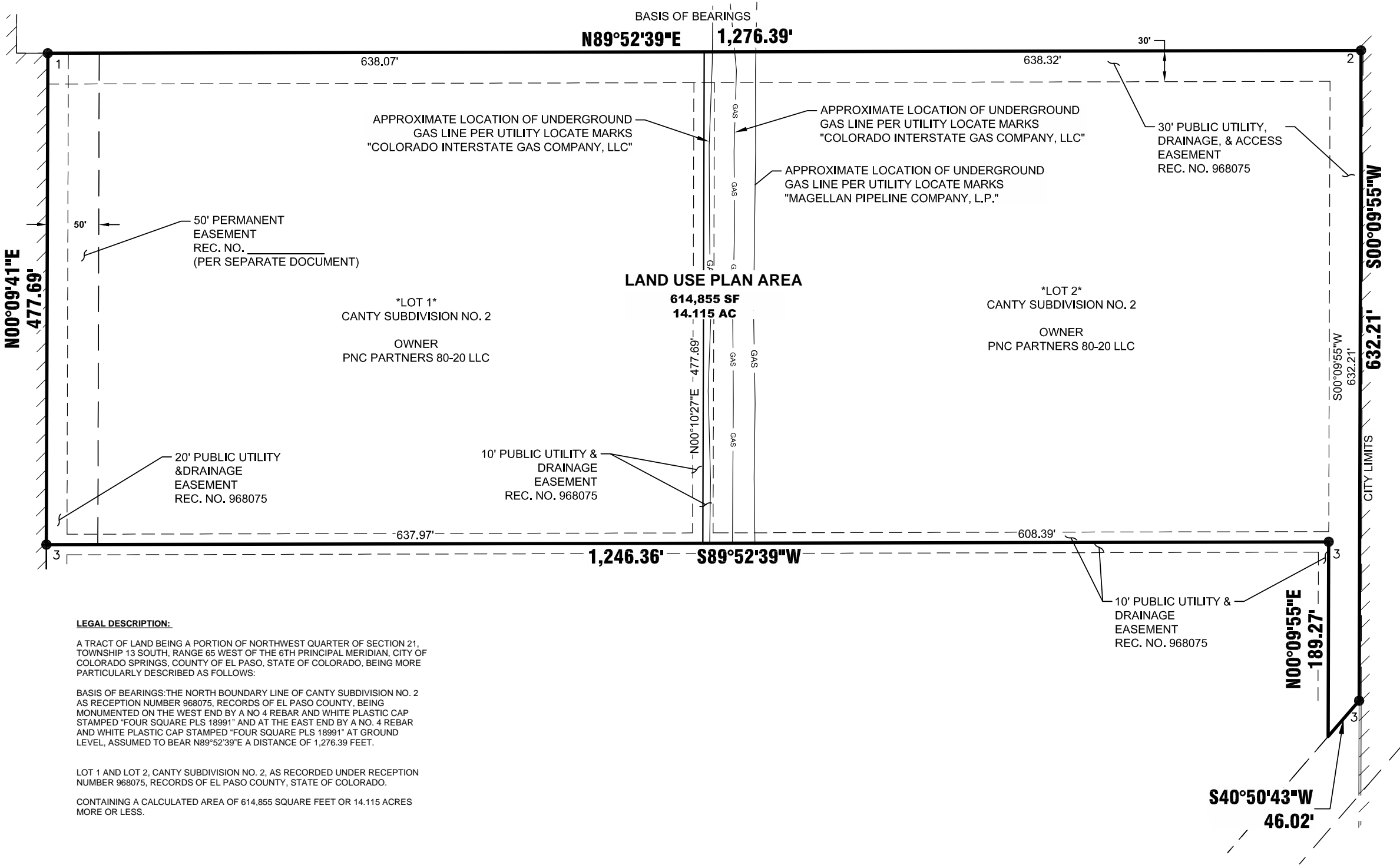
PTAA CHARTER
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PROJECT NO. LUPL-24-0005	SHEET 2 of 3
DATE 5/6/25	
PREPARED 	APPROVED CAD

PTAA CHARTER SCHOOL
LAND USE PLAN

LOT 1 AND LOT 2, CANTY SUBDIVISION FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER OF
SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF
COLORADO



LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 614,855 SQUARE FEET OR 14.115 ACRES MORE OR LESS.

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

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SCHOOL LAND USE
PLAN

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PROJECT NO. LUPL-24-0005	SHEET 3 of 3
DATE 5/6/25	
PREPARED 	APPROVED CAD