

BRADLEY RANCH

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN

SITE DATA

MASTER PLAN:	BRADLEY RANCH
TAX SCHEDULE NUMBER:	620000569; 622520002; 622510001
GROSS SITE ACRES:	120.19 AC
EXISTING ZONING:	PUD/PK/PBC
PROPOSED ZONING:	PUD
EXISTING LAND USE:	VACANT/SINGLE-FAMILY DETACHED RESIDENCE
PROPOSED LAND USE:	SINGLE-FAMILY DETACHED RESIDENTIAL/PARK
TOTAL UNITS	358
GROSS DENSITY	2.98 DU / AC.
SCHEDULE FOR CONSTRUCTION:	FALL / WINTER 2017
ON-STREET PARKING	ALLOWED EXCEPT WHERE MARKED AS "NO PARKING FIRE LANE"

DEVELOPMENT STANDARDS AND GUIDELINES: LOTS 1-76, 100-336, 341-358

Lot Size Note: Lots 228-288 shall be a minimum 60' in width and a minimum 6,800 Square Feet in size.

Minimum Lot Area: 5,000 SF

Setback Requirements:

- Front Yard: 18' from Property Line to Principle Structure
- Garage Setback: 20' Minimum from Back of Sidewalk to Garage Door
- Side Yard: 5'
- Rear Yard: 20'
- Corner Yard Lot (Non Driveway side): 10'; Corner lot setback can be reduced to 5' when adjacent to 10' Minimum Tract.

Maximum Percentage of Structural Coverage of Lot: 45% for One-Story Residence (Including Walkouts)

40% for Two-Story Residence

Maximum Building Height: 35'

Storage Sheds are permitted per City Code 7.3.105

DEVELOPMENT STANDARDS AND GUIDELINES: LOTS 76-86

Minimum Lot Area: 12,000 SF

Setback Requirements:

- Front Yard: 18' from Property Line to Principle Structure
- Garage Setback: 20' Minimum from Back of Sidewalk to Garage Door
- Side Yard: 10'
- Rear Yard: 40'
- Corner Lot (Non Driveway Side): 15'

Maximum Percentage of Structural Coverage of Lot: 45% for One-Story Residence (Including Walkouts)

40% for Two-Story Residence

Maximum Building Height: 35'

Storage Sheds are permitted per City Code 7.3.105

DEVELOPMENT STANDARDS AND GUIDELINES: LOTS 87-99 and 337-340

Minimum Lot Area: 21,780 SF

Setback Requirements:

- Front Yard: 25'
- Side Yard: 10'
- Rear Yard: 75'
- Corner Lot (Non Driveway Side): 15'

Maximum Percentage of Structural Coverage of Lot: 25%

Maximum Building Height: 35'

Storage Sheds are permitted per City Code 7.3.105

OVERALL LAYOUT PLAN:

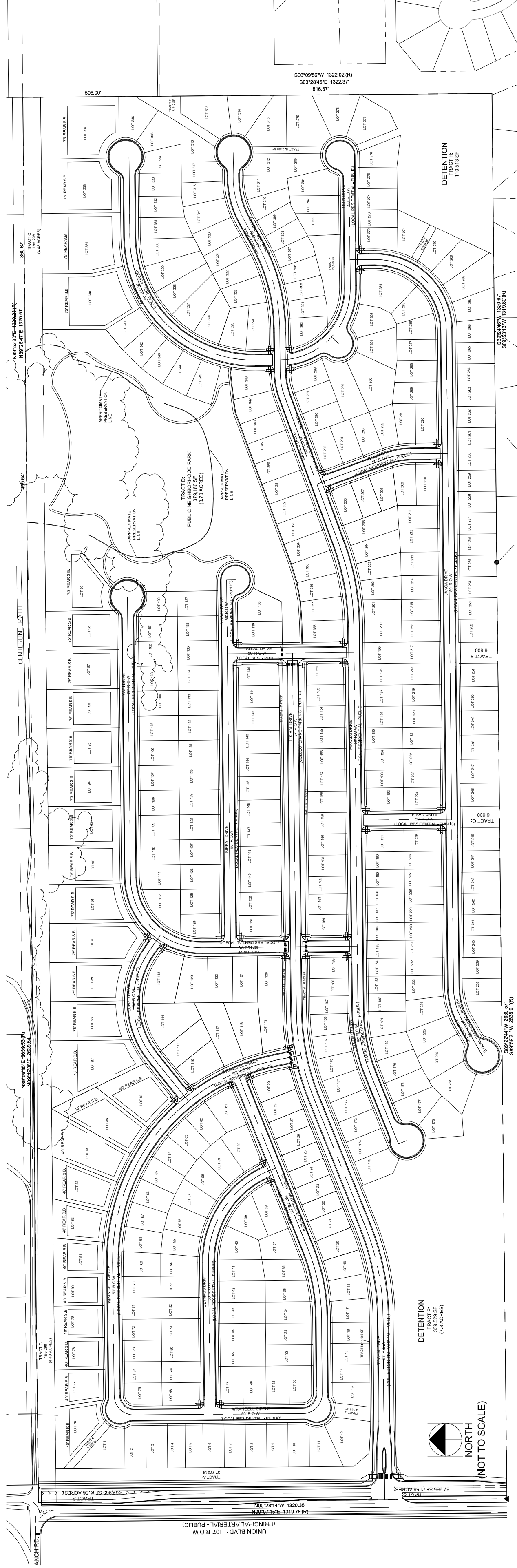


FIGURE 2

GENERAL NOTES:

- THIS SITE MAY BE IMPACTED BY NOISE AND OTHER SIMILAR ACCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USES IN THE USAF'S AIRMAINTENANCE PROGRAM. THE CITY OF COLORADO SPRINGS HAS A NOISE ABATEMENT AND CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
- THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL INFORMATION ONLY. THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MAKE ANY CHANGES TO THE DRAWINGS WITHOUT NOTICE. VARIATIONS IN LOCATION, ALIGNMENT, LOT SIZE AND SHAPE, AND EASEMENT LOCATION MAY OCCUR AT TIME OF PLATTING.
- EACH LOT SHALL HAVE THE CITY STANDARD (5') FRONT SIDE, AND (7') REAR LOT LINE EASEMENTS. SEE DETAIL 172. DOOR TO THE FRONT LOT LINE. THE GARAGE DOOR SHALL BE 20 FEET MINIMUM FROM THE BACK OF SIDEWALK.
- STREET LIGHTS SHALL BE PROVIDED WITHIN THE PUBLIC RIGHTS OF WAY AS REQUIRED BY THE CITY OF COLORADO SPRINGS STANDARDS. FINAL LIGHT LOCATIONS TO BE DETERMINED AT A LATER DATE.
- THIS SITE AND DEVELOPMENT PLAN IS LIMITED TO SINGLE-FAMILY DEVELOPED RESIDENTIAL USES AND OPEN SPACE. COMMERCIAL, INDUSTRIAL, OR OTHER USES ARE NOT PERMITTED.
- THE BRADLEY RANCH METROPOLITAN DISTRICT WAS FORMED AND APPROVED ON DECEMBER 5, 2006 RECORDED UNDER RECEPTION NO. 20670529 BY EL PASO COUNTY. THE BRADLEY RANCH METROPOLITAN DISTRICT IS A CITY AND STREETSCAPE PLANTINGS WITHIN THE RIGHT OF WAY SHALL BE OWNED AND MAINTAINED BY THE BRADLEY RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED IN THE TRACT NOTES.
- THE EXACT LOCATION OF OF SOFT SURFACE TRAILS TO BE MAINTAINED BY THE BRADLEY RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED IN THE TRACT NOTES.
- THERE ARE NO SIGNIFICANT FEATURES SUCH AS GRAVING, FOUND ON SITE. THE SITE DOES CONTAIN MATURE AND SPREADING TREES. THESE TREES ARE TO BE MAINTAINED IN NEIGHBORHOOD PARK. ANY EXISTING VEGETATION THAT IS NOT DISTURBED BY SITE IMPROVEMENTS SHALL BE PROTECTED.
- CLUSTER BOX UNITS WILL BE PROVIDED WITHIN THE CLUSTER BOX UNITS WILL REQUIRE LIGHTING AND COVERINGS. LOCATIONS SHOWN ON THE DRAWINGS ARE PRELIMINARY. LOCATIONS TO BE ESTABLISHED BY THE ENGINEER SHALL BE SHOWN ON THE DRAWINGS.
- PUBLIC IMPROVEMENTS AND UTILITIES TO BE PROVIDED WITHIN THIS TRACT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS. WASTEWATER SERVICE, STORM WATER DETENTION FEATURES, AND LANDSCAPING.
- SEE GRADING PLAN FOR PROPOSED SITE GRADING. HEIGHT AND ANY RETAINING WALLS.
- FINAL PLATS WHERE THE SIDEWALK AND TRAFFIC CONTROL FIXTURES ARE OUTSIDE THE PUBLIC RIGHT OF WAY.
- RESIDENTIAL STREETS TO HAVE A COMBINATION OF RAMPED TYPE 1 CURB AND GUTTER AT RETURNS AND INLETS.
- ALL STREETS SHALL BE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.

GENERAL LOT DRAINAGE NOTES:

- FOR ALL LOTS ADJACENT TO THE DEVELOPMENT BOUNDARY, THE ROOF DRAIN DOWN SPOUTS ALONG THE FRONT OF ALL UNITS SHALL DIRECT DISCHARGE FLOW TOWARDS THE FRONT (STREET) OF EACH LOT.
- FOR ALL LOTS ADJACENT TO THE DEVELOPMENT BOUNDARY, THE SIDE AND REAR ROOF DRAIN DOWN SPOUTS DIRECTLY DISCHARGING TO THE REAR DOWNSPOUTS BE EXTENDED FURTHER THAN THE REAR BUILDING SETBACK. THIS ALLOWS DRAINAGE TO DISSIPATE AS SHEET FLOW PRIOR TO REACHING THE REAR LOT LINE AND ADJACENT PROPERTIES.
- THE BUILDERS DURING CONSTRUCTION AND PRIOR TO SALE OF THE LOT SHALL AT ALL TIMES MAINTAIN THIS DRAINAGE PATTERN.
- THE HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THIS DRAINAGE PATTERN AFTER PURCHASING SUCH LOT.
- THE DETENTION POND LOCATED ON TRACT H (AS SHOWN ON THE DEVELOPMENT PLAN), THE DEVELOPER OF BRADLEY RANCH SHALL BE RESPONSIBLE FOR THE REASONABLE COSTS INCURRED BY WOLF RANCH TO ACCOMMODATE THE DISCHARGE FROM SUCH DETENTION FACILITY.

PARK NOTES:

- THE ILLUSTRATED PARK SITE SHALL BE DEDICATED TO THE CITY OF COLORADO SPRINGS AS REQUIRED. AMENITIES TO BE PROGRAMMED AND PROVIDED BY THE CITY OF COLORADO SPRINGS AT A FUTURE DATE.
- AN APPLICATION FOR A ZONE CHANGE SHALL BE FILED AND APPROVED PRIOR TO APPROVAL OF ALL FINAL PLATS THAT ACCOUNT FOR MORE THAN 50% OF THE PARKLAND BOUNDARY.
- THE 5 FT. SOFT SURFACE TRAIL AS DEPICTED WITHIN TRACT D SHALL BE FIELD SURVEY WITH THE CITY ENGINEERING DEPT. DESIGN DEVELOPMENT STAFF PRIOR TO ANY GRADING CONSTRUCTION.
- ORANGE CONSTRUCTION FENCING SHALL BE ERRECTED BEFORE GRADING OPERATIONS BEGIN ALONG THE DEPICTED APPROXIMATE DISTURBANCE LINE. WITHIN THE PARK SITE DEDICATION AREA TO PROVIDE FIELD IDENTIFICATION FOR THE GRADING CONTRACTOR. FINAL LOCATION TO BE FIELD VERIFIED BASED ON FINAL DESIGN.

FLOODPLAIN:

This property is not located within located within a designated FEMA floodplain as determined by the flood insurance rate map (FIRM), community map number '08041C0530F', effective date 'March 17, 1997'. This flood insurance rate map was updated per LOMR Case No. 05-08-0575P, effective date August 23, 2006.

VICINITY MAP



- DIRECT ACCESS FROM THE COLLECTOR STREET (OOCHAL DRIVE) AND PRINCIPAL ARTERIAL STREET (UNION BLVD.) WILL BE PROHIBITED FOR ALL LOTS.
- THE DEVELOPMENT SHALL BE LIMITED TO A MINIMUM 65.5 FEET OF RIGHT-OF-WAY FOR THE EXTENSION AND CONSTRUCTION OF UNION BOULEVARD ADJACENT TO THE PROPERTY.
- ESCROW FUNDS IN THE AMOUNT OF \$75,000 WILL BE REQUIRED AT TIME OF PLATTING FOR FUTURE TRAFFIC IMPROVEMENTS TO BE MADE AT THE INTERSECTION OF UNION BLVD. AND OLD RANCHO MILWAUKEE.
- THE POTENTIAL FUTURE ALIGNMENT AND EXTENSION OF OLD RANCH ROAD WILL BE DETERMINED THROUGH FURTHER COORDINATION WITH THE CITY OF COLORADO SPRINGS AND COLORADO SPRINGS METROPOLITAN DISTRICT.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD.
- UNLESS SPECIFICALLY STATED OTHERWISE.
- THE BRADLEY RANCH DEVELOPMENT WILL BE LIMITED TO ONE PHASING PLAN WITH PHASES 1 AND 2. UNLESS THE AVAILABILITY OF ADEQUATE EMERGENCY ACCESS, THE CONSTRUCTION OF PUBLIC IMPROVEMENTS, AND AVAILABILITY OF UTILITIES ARE PROVIDED. SEE SHEET P5 FOR ADDITIONAL INFORMATION.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR LOT CONSTRUCTION GREATER THAN 151 LOTS, THE UNION BLVD. ROADWAY SHALL BE FULLY COMPLETED IN ACCORDANCE WITH THE DETAILS AS SHOWN WITHIN THIS DEVELOPMENT PLAN.
- SCHOOL FEES (IN LIEU OF LAND DEDICATION) SHALL BE PROVIDED AT TIME OF FINAL PLAT RECORDATION.
- IF IT IS DETERMINED BY THE CITY OF COLORADO SPRINGS THAT FUTURE RIGHT-OF-WAY RESERVATIONS ARE NOT NECESSARY FOR THE PROJECT, THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN AND THE CORRESPONDING FINAL PLAT AND USE THE RIGHT-OF-WAY RESERVATION FOR FUTURE LOTS, OPEN SPACE, OR PUBLIC IMPROVEMENT EASEMENTS.
- THE RIGHT-OF-WAY RESERVATIONS INCLUDE TRACTS 'G' AND 'H' OF THE BRADLEY RANCH METRO DISTRICT.
- PRIOR TO THE RECORDATION OF ANY FINAL PLAT ASSOCIATED WITH PHASE 3, THE DEVELOPER SHALL PLACE FUNDS INTO ESCROW FOR THE FUTURE ANTICIPATED RESERVATIONS AND IMPROVEMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF THESE RESERVATIONS, WHICH IS ANTICIPATED ON EITHER TRACT 'G' OR 'H'. A PLUD DEVELOPMENT PLAN MINOR MODIFICATION SHALL BE CONCURRENTLY SUBMITTED WITH THE FINAL PLAT AND SHALL BE REVIEWED AND APPROVED BY THE CITY OF COLORADO SPRINGS. THE DEVELOPER OF BRADLEY RANCH METRO DISTRICT SHALL DETERMINE SITING, DESIGN AND FUNDING AMOUNT TO BE REMITTED FOR THE FUTURE ACCESS.
- THE BRADLEY RANCH DEVELOPMENT SHALL BE LIMITED TO THE DEVELOPMENT OF 119 LOTS UNTIL THE DEVELOPER HAS COMPLETED ALL RIGHT-OF-WAY RESERVATIONS AND SOUTH SIDES OF OLD RANCH ROAD BETWEEN THE UNION BOULEVARD/MILWAUKEE ROAD/RANCH ROAD INTERSECTION TO HOWELS ROAD. THESE IMPROVEMENTS SHALL CONSIST OF IMPROVED SHOULDERS BUILT TO THE RURAL WIDTH OF 14 FEET, IMPROVED CURBS, IMPROVED SIDEWALKS, TRAFFIC SIGNALS, TRAFFIC CONTROL FIXTURES, AND TRAFFIC CONTROL FIXTURES. THE DEVELOPER SHALL NOT BE OBLIGATED TO ACQUIRE ADDITIONAL RIGHT-OF-WAY OR COVER ANY COSTS ASSOCIATED WITH THE RELOCATION OF MAILBOX, UTILITY POLES, OR OTHER SIMILAR FACILITIES FOUND WITHIN THE SUFFICIENT RIGHT-OF-WAY OR EASEMENTS ARE AVAILABLE TO CONSTRUCT. EL PASO COUNTY SHALL ENSURE SUFFICIENT RIGHT-OF-WAY OR EASEMENTS ARE AVAILABLE TO INSTALL SAID IMPROVEMENTS. SHOULD THE FULL DEVELOPMENT OF UNITS BOULEVARD COURTPARK TO BEYOND LOT 119, THE APPLICANT SHALL NOT BE REQUIRED TO CONSTRUCT THE ABOVE SAFETY IMPROVEMENTS TO OLD RANCH ROAD.

REV

REV #	DATE	REVISIONS
1	4/11/17	CITY COMMENTS REV1
2	6/13/17	CITY COMMENTS REV2
3	8/01/17	CITY COMMENTS REV3
4	8/29/17	CITY COMMENTS REV4
5		
6		

DESIGNED

JRA 12.21.16

DRAWN

JRH 12.21.16

CHECKED

3603.00

PROJECT NUMBER:

AS NOTED

SCALE:

AS NOTED

BRADLEY RANCH
Colorado Springs, CO

PROJECT TEAM

OWNER/APPLICANT:
The Landhaus Company
THOMAS & THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO 80903
PH: (719) 635-3200

CIVIL ENGINEER:
IMS CIVIL CONSULTANTS, INC.
PO BOX 1380
COLORADO SPRINGS, CO 80901
PHONE: (719) 491-0818

PLANNERS / LANDSCAPE ARCH:

THOMAS & THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO 80903
PHONE: (719) 578-8777

INDEX TO DRAWINGS

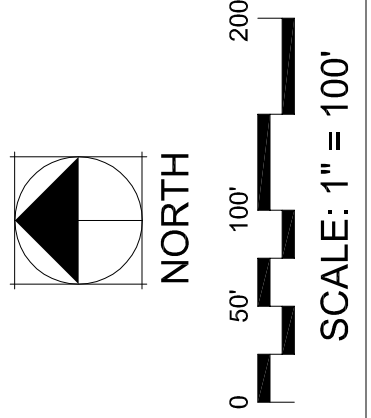
- P1 DEVELOPMENT PLAN COVER SHEET
- P2 DEVELOPMENT PLAN DETAILS
- P3-4 DEVELOPMENT PLAN
- P5 DEVELOPMENT PHASING PLAN
- PGR 6-7 PRELIMINARY GRADING PLAN
- PUT 8-9 PRELIMINARY UTILITY PLAN
- LS 10-13 PRELIMINARY LANDSCAPE PLAN

BRADLEY RANCH
Colorado Springs, CO

P1

1 of 13

City File Number: CPC PUD 17-00003

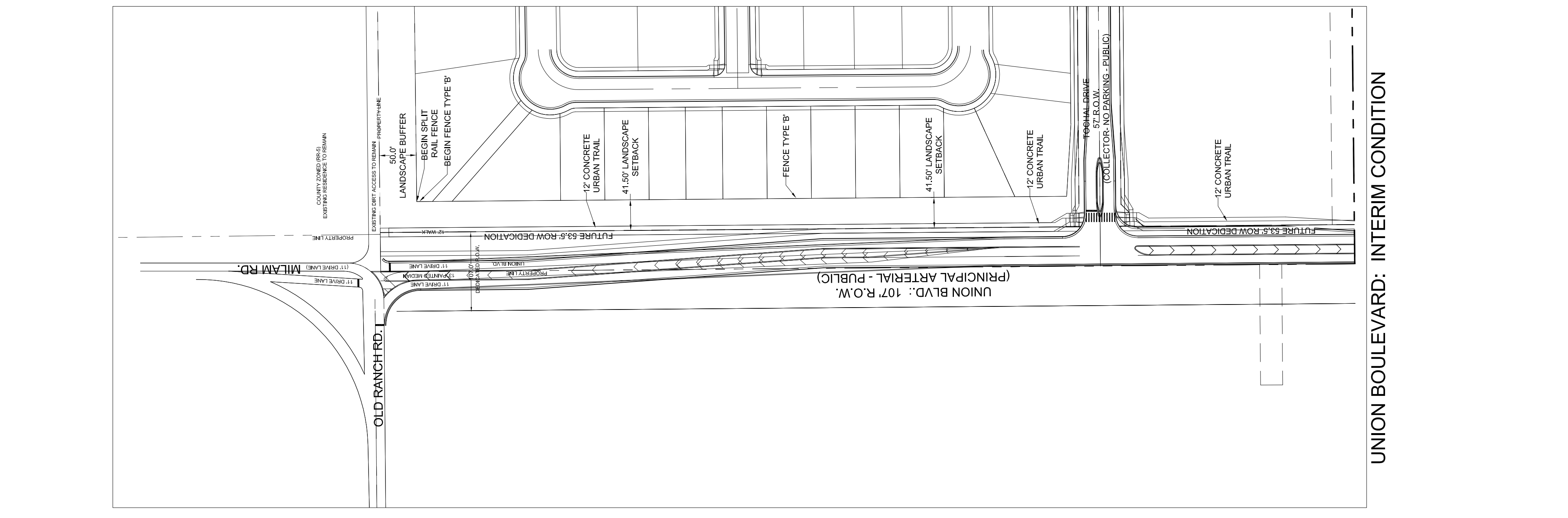
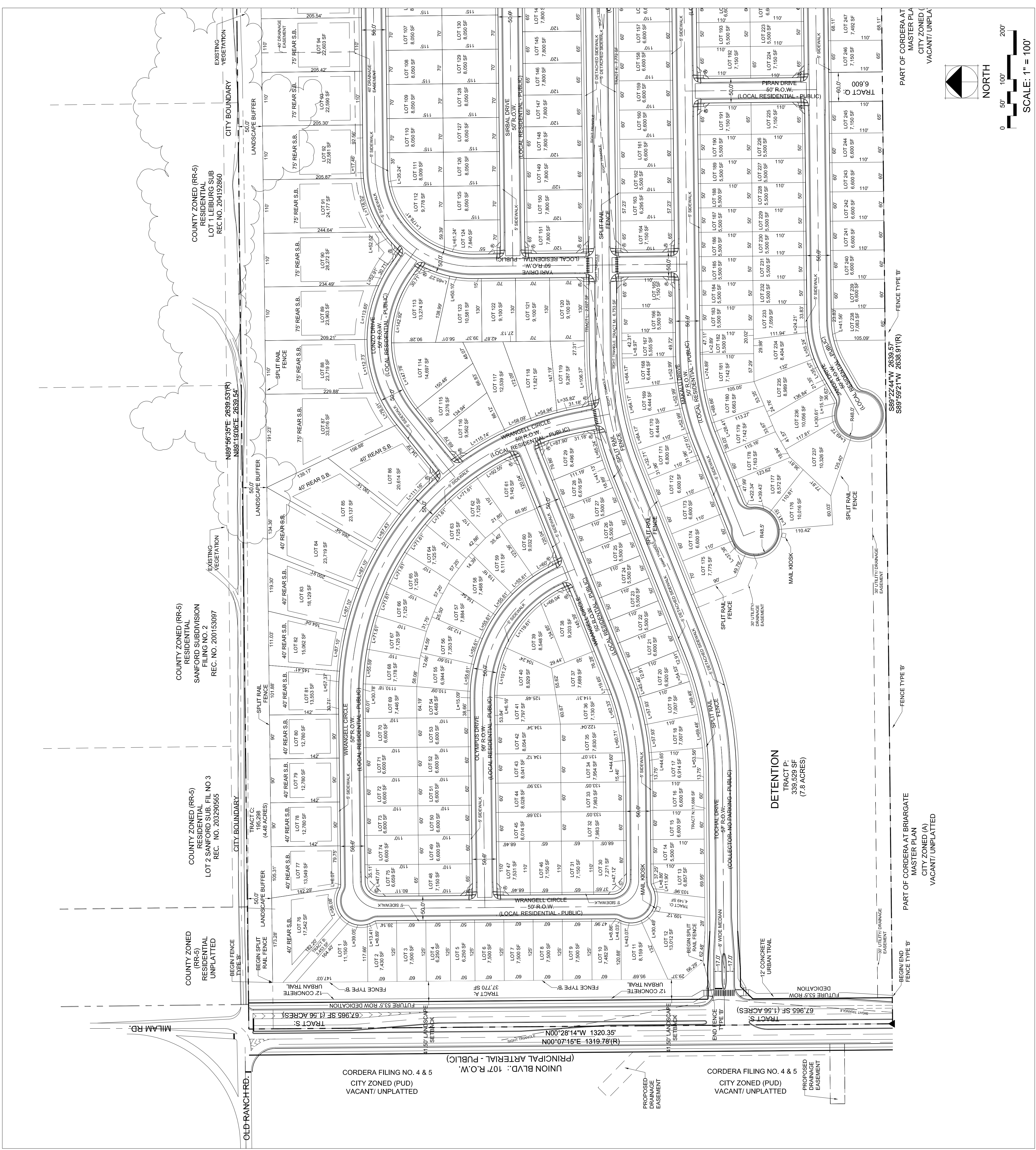


BRADLEY RANCH
Colorado Springs, CO
PLANNED UNIT DEVELOPMENT (PUD) PLAN

DESIGNED	JRA	12.21.16
DRAWN	JRA	12.21.16
CHECKED	JRH	12.21.16
PROJECT NUMBER:	3603.00	
SCALE:	AS NOTED	

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4	8/29/17	CITY COMMENTS REV4
5		
6		

THOMAS THOMAS
Planning
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777



UNION BOULEVARD: INTERIM CONDITION

CORDERA FILING NO. 4 & 5
CITY ZONED (PUD)
VACANT/ UNPLATTED

CORDERA FILING NO. 4 & 5
CITY ZONED (PUD)
VACANT/ UNPLATTED

DETECTION
TRACT P:
339,529 SF
(7.8 ACRES)

PART OF CORDERA AT BRIARGATE
MASTER PLAN
CITY ZONED (A)
VACANT/ UNPLATTED

PART OF CORDERA AT
MASTER PLAN
CITY ZONED (A)
VACANT/ UNPLATTED

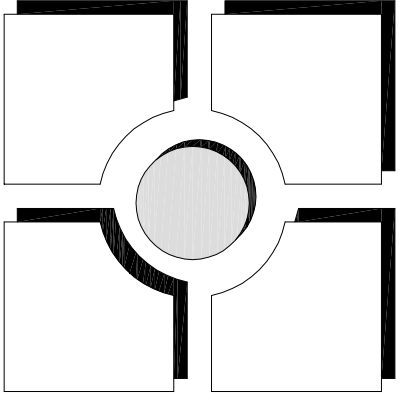
COUNTY ZONED (RR-5)
RESIDENTIAL
SANFORD SUBDIVISION
FILING NO. 2
REC. NO. 200153097

COUNTY ZONED (RR-5)
RESIDENTIAL
LOT 1 LEIBURG SUB
REC. NO. 204192860

COUNTY ZONED (RR-5)
RESIDENTIAL
LOT 1 LEIBURG SUB
REC. NO. 204192860

COUNTY ZONED (RR-5)
RESIDENTIAL
LOT 1 LEIBURG SUB
REC. NO. 204192860

COUNTY ZONED (RR-5)
RESIDENTIAL
LOT 1 LEIBURG SUB
REC. NO. 204192860



THOMAS & THOMAS
 Planning
 Urban Design
 Landscape Architecture
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 578-8777

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1	4/11/17	CITY COMMENTS REV1			
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3	8/01/17	CITY COMMENTS REV3			
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6					

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
JRA	JRA	JRH	3603.00	AS NOTED
12.21.16	12.21.16			

BRADLEY RANCH
 Colorado Springs, CO
PLANNED UNIT DEVELOPMENT (PUD) PLAN

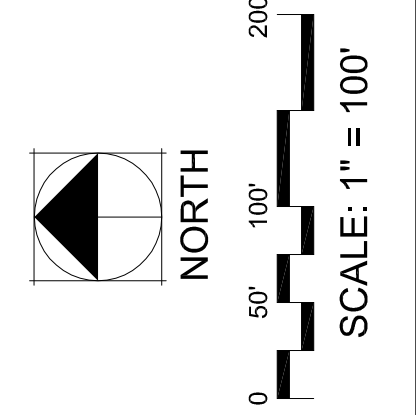
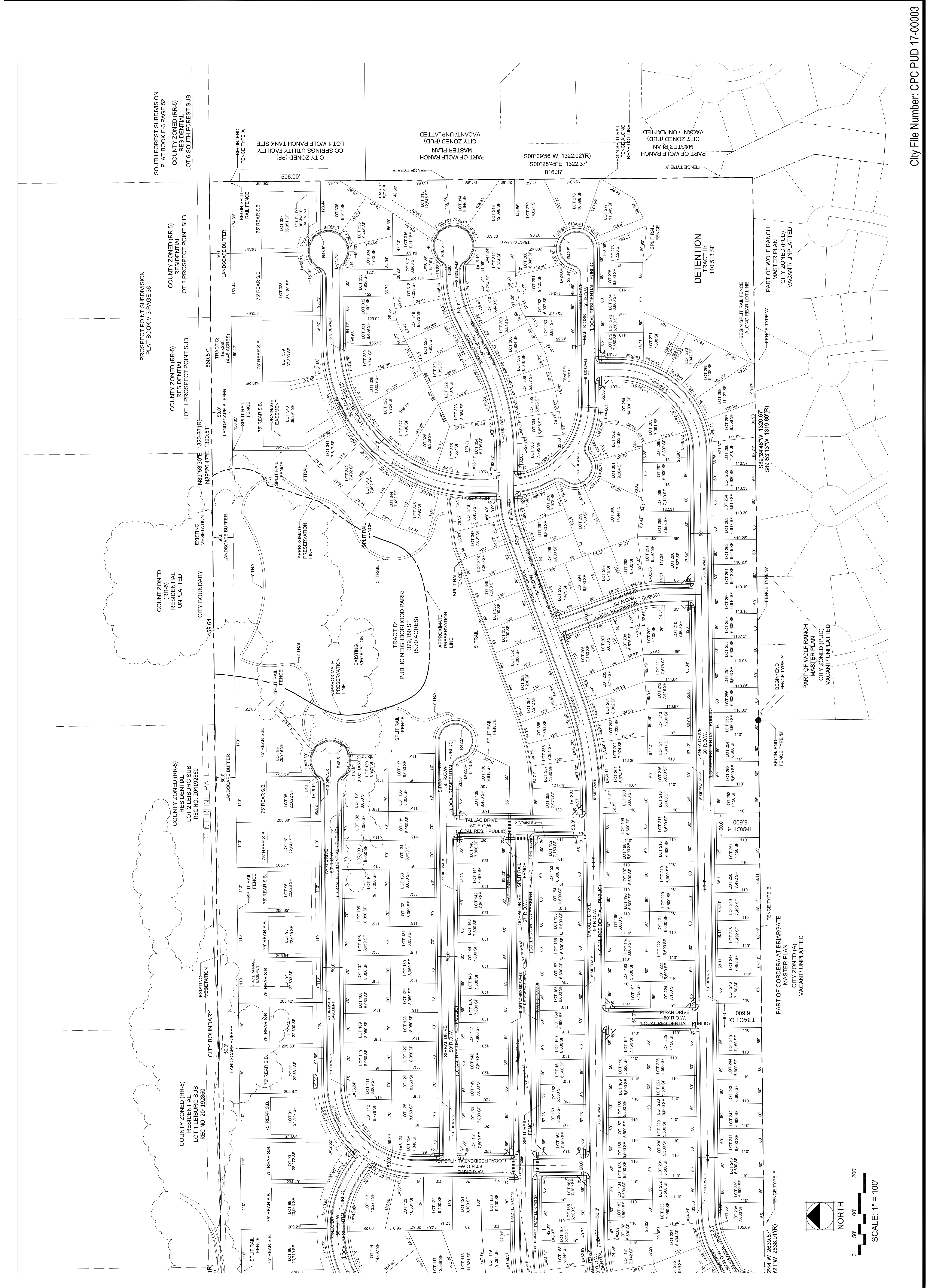


FIGURE 2