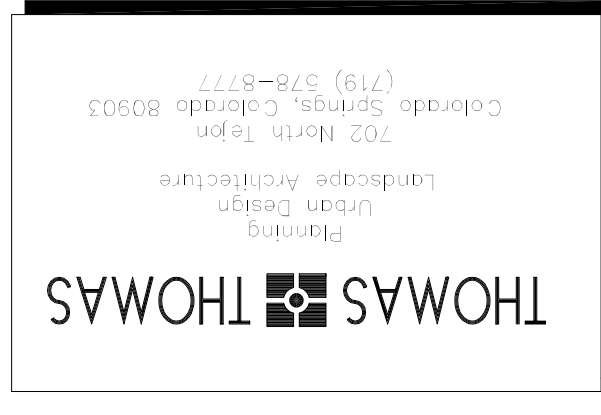


# BRADLEY MASTER PLAN

## CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

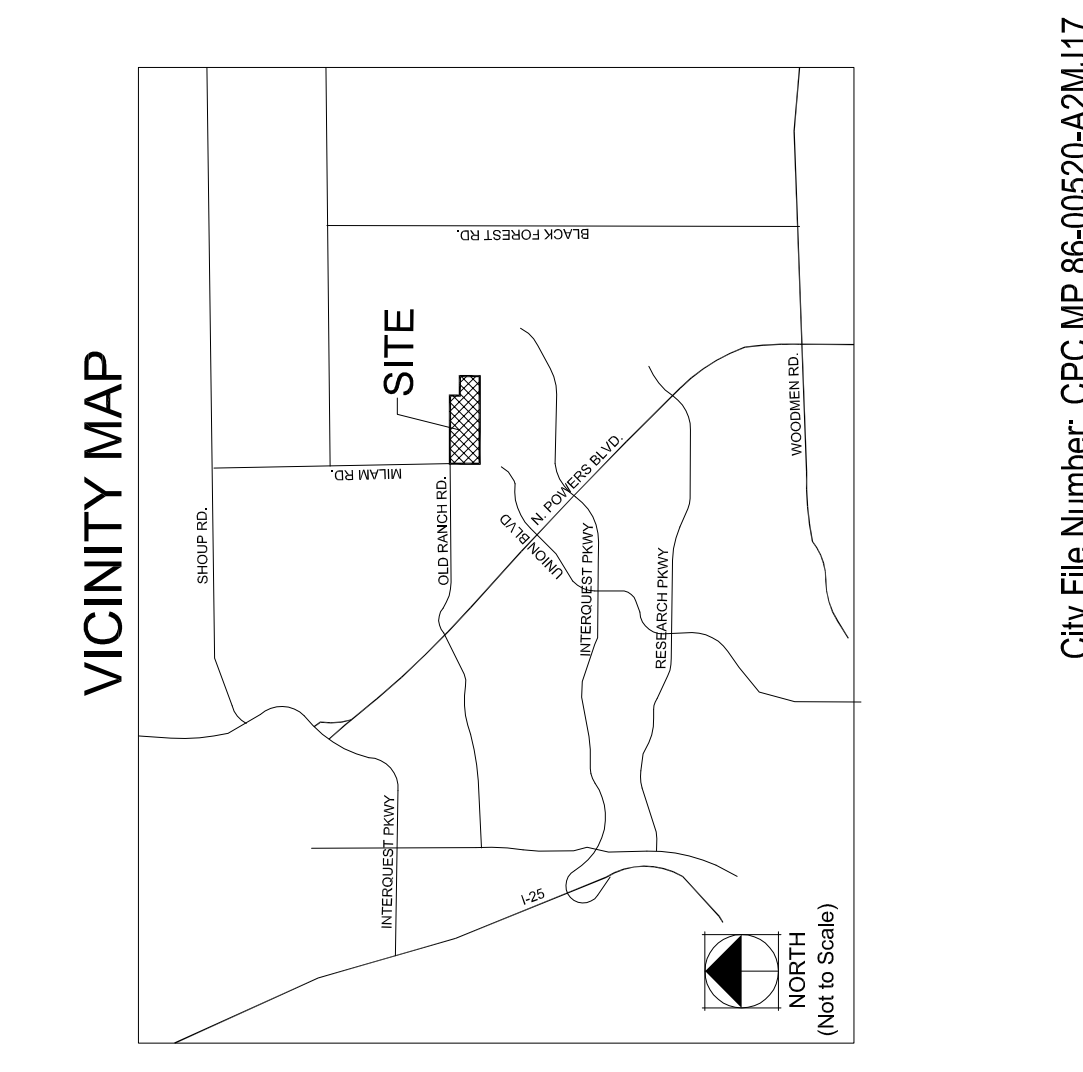
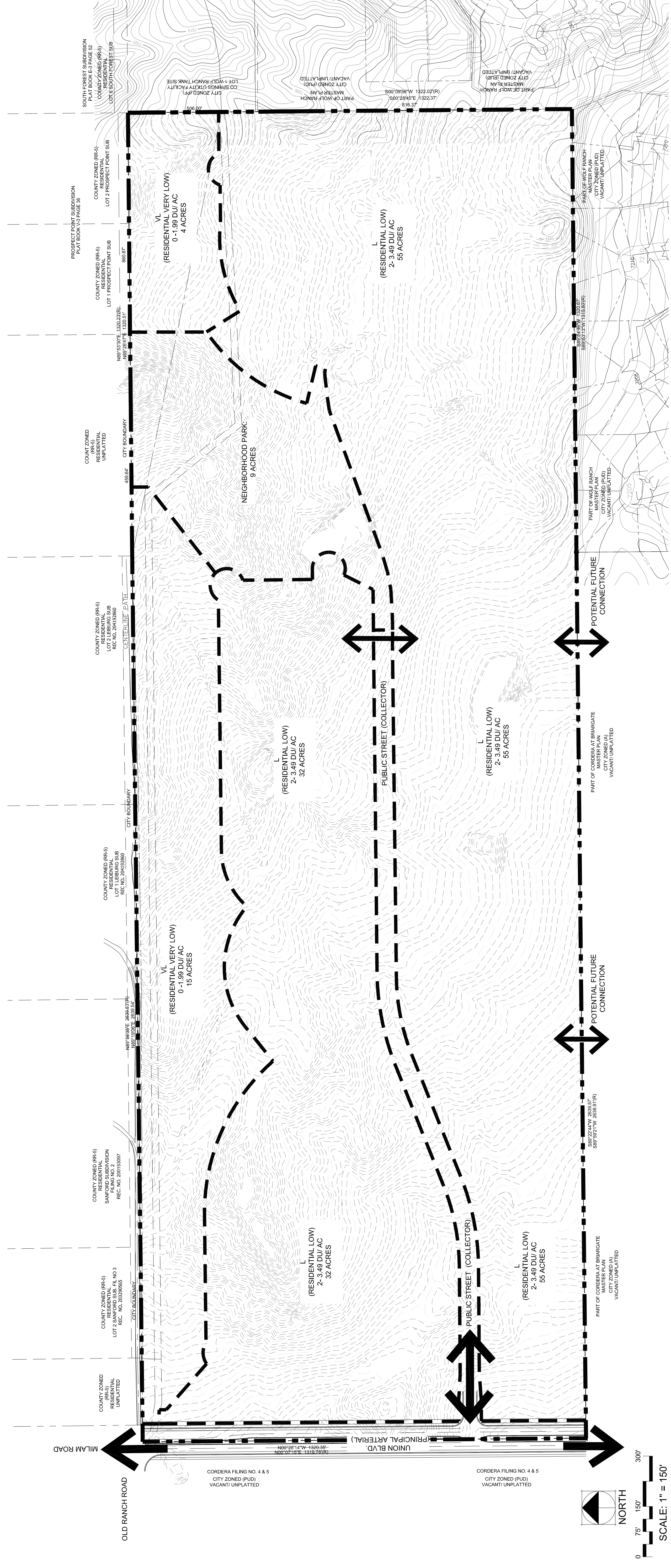
### MASTER PLAN AMENDMENT



REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	INITIAL COS PLANNING SUBMITTAL	12/29/16	JRA	JRA	
2	COS PLANNING COMMENTS REV1	04/11/17	JRH	JRH	
3	COS PLANNING COMMENTS REV2	06/13/17	JRH	JRH	
4	COS PLANNING COMMENTS REV3	08/01/17	JRH	JRH	
5					
6					

DESIGNED	JRA	12.29.16
DRAWN	JRA	12.29.16
CHECKED	JRH	12.29.16
PROJECT NUMBER:	3603.00	
SCALE:	AS NOTED	

**BRADLEY MASTER PLAN**  
Colorado Springs, CO  
**MASTER PLAN AMENDMENT**



**LEGAL DESCRIPTION**

A TRACT OF LAND BEING ALL OF BRADLEY ADDITION NO. 1, ANNEXATION PLAT, AS RECORDED IN PLAT BOOK X.3 AT PAGE 90, RECORDS OF EL PASO COUNTY CLERK AND RECORDER AND BEING ALL OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ASSUMED TO BEAR N89°19'06"E, A DISTANCE OF 2639.54 FEET (N89°56'35"E, A DISTANCE OF 2639.53 FEET OF RECORD);

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, SAID POINT BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1, ANNEXATION PLAT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE S89°24'44"W (S89°09'56"W OF RECORD) ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1, ANNEXATION PLAT, A DISTANCE OF 120.51 FEET (120.23 FEET OF RECORD) TO THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4); THENCE S89°24'44"W (S89°09'56"W OF RECORD) ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1, ANNEXATION PLAT, A DISTANCE OF 120.67 FEET (120.39 FEET OF RECORD) TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4); THENCE S89°24'44"W (S89°09'56"W OF RECORD) ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1, ANNEXATION PLAT, A DISTANCE OF 2639.57 FEET (2638.91 FEET OF RECORD) TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4); THENCE N00°28'14"W (N00°07'15"E OF RECORD) ALONG THE WEST LINE OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4) SAID LINE ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1, ANNEXATION PLAT, A DISTANCE OF 1320.35 FEET (1319.78 FEET OF RECORD) TO THE WESTERLY CORNER OF SAID NORTHWEST ONE-QUARTER (N1/2 NW1/4) SAID LINE ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1, ANNEXATION PLAT, A DISTANCE OF 2639.54 FEET (2639.53 FEET OF RECORD) TO THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1, ANNEXATION PLAT, A DISTANCE OF 2639.54 FEET (2639.53 FEET OF RECORD) TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 120.93 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES:**

- ACCESS LOCATIONS AND FUTURE POINTS OF CONNECTION AS SHOWN ARE CONCEPTUAL AND SUBJECT TO APPROVAL OF FINAL DESIGN.
- NUMERIC VALUES IDENTIFYING NUMBERS OR ACRES IS CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- PARK SITE IS CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- UNION BOULEVARD RIGHT-OF-WAY DEDICATION, IF ANY, WILL BE DETERMINED WITH FINAL DESIGN AND FUTURE SUBMITTALS. FINAL LOCATION AND ALIGNMENT OF UNION BOULEVARD WILL BE DETERMINED WITH FINAL DESIGN.
- THE POTENTIAL FUTURE ALIGNMENT AND EXTENSION OF OLD RANCH ROAD WILL BE DETERMINED THROUGH FURTHER COORDINATION WITH THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY.
- BUFFERING AND/OR A TRANSITION OF LAND USE DENSITIES SHOULD BE PROVIDED ALONG SHARED CITY AND COUNTY BOUNDARIES.

**DATA CHART:**

USE	DENSITY	AREA
L (RESIDENTIAL LOW)	2.00-3.49 DU/AC	87 ACRES
VL (RESIDENTIAL VERY LOW)	0-1.99 DU/AC	19 ACRES
NEIGHBORHOOD PARK:		9 ACRES
PUBLIC RIGHTS-OF-WAY:		5 ACRES
<b>TOTALS :</b>		<b>120 ACRES</b>

**AMENDMENT HISTORY TABLE:**

FILE NUMBER	APPROVAL DATE	PROPOSAL
CPC MP 86-00520		Initial Approval
CPC MP 86-00520-A1MN07	Withdrawn 8/10/10	Reconfigurations of the proposed land use designations and envisioned road alignments.
CPC MP 86-00520-A2MJ17		Removal of commercial land use designation and reorganization of residential and open space land. This amendment also changes the proposed roadway alignments and residential density.

FIGURE 5