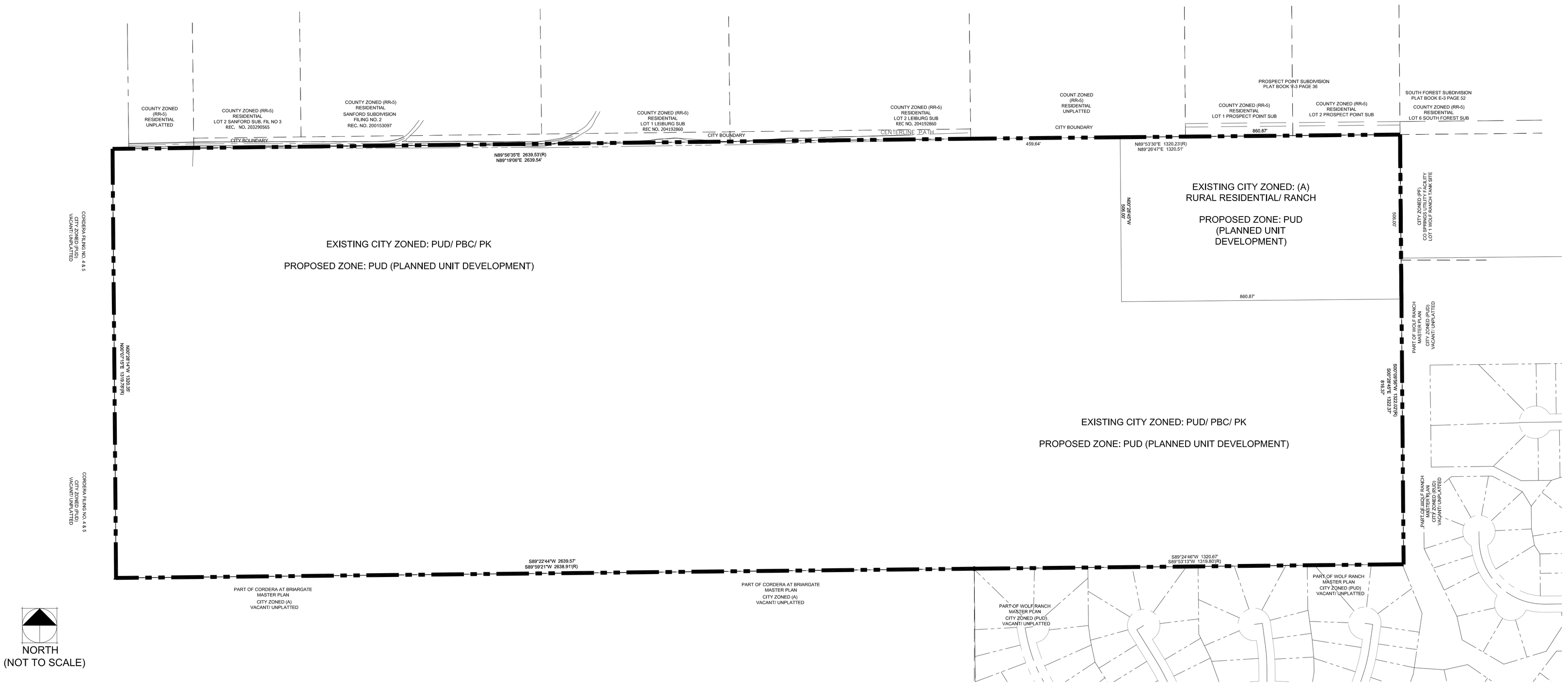
BRADLEY RANCH

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PUD REZONE



SITE DATA CHART:

PROPOSED LAND USE: SINGLE-FAMILY DETACHED RESIDENTIAL AND OPEN SPACE

MAXIMUM GROSS DENSITY: 3.00-4.99 DU/ AC

MAXIMUM BUILDING HEIGHT: 35' H

GENERAL NOTES:

1. An application for a zone change shall be filed and approved for all public parkland to be developed in accordance with City Code prior to approval of all final plats that account for more than 50% of the parkland boundary.

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 NORTHEAST ONE-QUARTER (NW1/4 NE1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

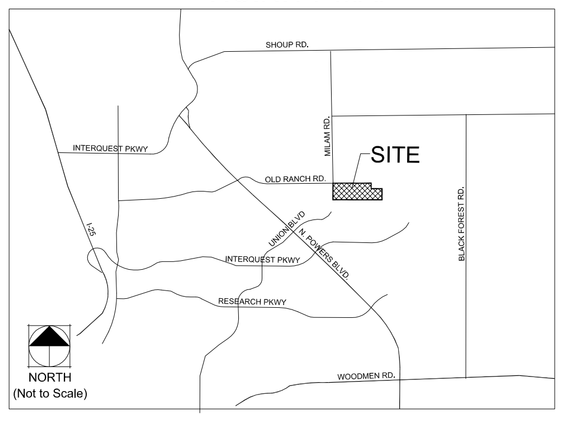
BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ASSUMED TO BEAR N89°19'06"E, A DISTANCE OF 2639.54 FEET (N89°56'35"E, A DISTANCE OF 2639.53 FEET OF RECORD);

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 N89°26'47"E (S89°53'30"E OF RECORD) ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1320.51 FEET (1320.23 FEET OF RECORD)TO THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4) ; THENCE S00°28'45"E (S00°09'56"W OF RECORD) ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE EASTERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1322.37 FEET (1322.02 FEET OF RECORD)TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4) ; THENCE S89°24'46"W (N89°53'13"W OF RECORD) ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1320.67 FEET (1319.80 FEET OF RECORD)TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4) ; THENCE S89°22'44"W (S89°59'21"W OF RECORD) ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4) 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 NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW1/4) ;
THENCE N89°19'06"E (N89°56'35"E OF RECORD) ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW1/4) SAID LINE ALSO BEING 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 120.193 ACRES OF LAND, MORE OR LESS.

VICINITY MAP



City File Number: CPC PUZ 17-00002

EXHIBIT B

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

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

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

BRADLEY RANCH
Colorado Springs, CO
PUD REZONE

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