

# BRADLEY POINT FILING NO. 1-DRY SUBDIVISION SITE DEVELOPMENT PLAN

AP NO. 65034-00-038 AND AP NO. 65034-00-040 ON HIGHWAY 85/87 (EAST LAS VEGAS STREET)  
IN THE SE 1/4 OF SECTION 3, T15S R66W, 6th P.M., EL PASO COUNTY, COLORADO

MARCH 2024

**BE IT KNOWN BY THESE PRESENTS:**

THAT BRADLEY POINT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, T15S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1, "ROCKY MOUNTAIN MATERIALS AND ASPHALT EXEMPTION PLAT MAP" AS RECORDED UNDER REC. NO. 211713132 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N49°09'00"E ALONG THE SOUTHERLY LINE THEREOF 363.30 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF ATCHISON, TOPEKA, & SANTA FE RAILROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) THENCE S36°35'31"E A DISTANCE OF 762.98 FEET;
  - 2) THENCE S36°32'54"E A DISTANCE OF 609.95 FEET;
- THENCE S48°15'16"W A DISTANCE OF 256.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF E. LAS VEGAS STREET (U.S. HIGHWAY 85/87);

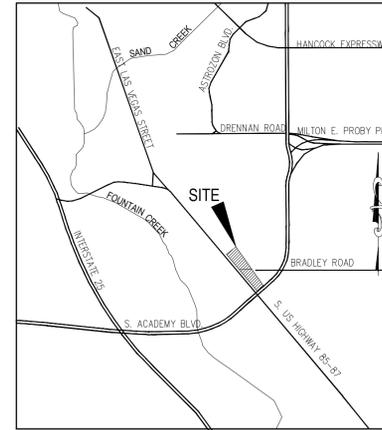
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE N40°49'47"W A DISTANCE OF 823.77 FEET;
- 2) THENCE N89°57'24"W A DISTANCE OF 6.60 FEET;
- 3) THENCE N40°47'37"W A DISTANCE OF 58.44 FEET;
- 4) THENCE N40°50'47"W A DISTANCE OF 486.58 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 424,094 SQUARE FEET (9.736 ACRES, MORE OR LESS).

**SITE DEVELOPMENT PLAN CHECKLIST, SITE PLAN DRAWING NOTES:**

1. "DATE, NORTH ARROW, AND A GRAPHIC SCALE."  
The date, north arrow and a graphic scale are provided on the map.
2. "VICINITY MAP SHOWN THE SUBDIVISION IN RELATION TO THE SECTION LINES AND EXISTING OR PROPOSED ARTERIAL OR COLLECTOR ROADWAYS."  
A Vicinity map has been provided showing the relationship of the subdivision to the adjacent major roadway systems.
3. "LOCATION AND DIMENSIONS OF ALL THE PROPERTY LINES, RIGHTS OF WAY, AND ALL EXISTING AND PROPOSED EASEMENTS."  
The attached map shows the location and dimensions of all property lines, rights of way, and existing and proposed easements. A blanket drainage easement is being provided for the site.
4. "SIGNATURE BLOCK FOR THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR A MINIMUM OF 1 INCH BY 2 INCHES."  
A signature block has been provided on each map for the Director's signature.
5. "THE FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDING AND THE SETBACK DISTANCES FROM EACH EXISTING AND PROPOSED STRUCTURE TO THE PROPERTY LINES."  
There are no existing buildings within the 9.736 Acre subdivision area. No buildings are currently proposed at this time. As such no setbacks distances are shown on the map. The required setbacks are as follows: Front/Rear Yard Setbacks : Fifteen Feet (15'), Side Yard Setbacks: 0'
6. "LOCATION OF ALL SIDEWALKS, TRAILS, FENCES AND WALLS, RETAINING WALLS OR BERMS."  
Presently there are none and will be no proposed sidewalks, trails, walls or retaining walls. A 6' steel panel fence exists along the western property line of Lot 1. A 6' steel panel fence shall be constructed along the south and east property lines (US HWY 85-87 and S. Academy Blvd ROWs). A 6' chainlink fence shall be constructed along the northern property line (Adjacent to AT&SF Railroad ROW). A small earthen berm shall be constructed along the US85-87 property line to ensure onsite developed drainage is retained onsite. The site is private and is not intended for public use.
7. "LOCATION AND DIMENSIONS OF ALL EXISTING AND PROPOSED SIGNAGE ON THE SITE."  
No site signs are being proposed at this time. The only planned onsite signage that is proposed will be for the two (2) detention facilities that indicate that this area is a stormwater facility and is subject to periodic flooding. A stop sign with street sign will be provided at the entrance.
8. "TRAFFIC CIRCULATION ON THE SITE INCLUDING ALL POINTS OF INGRESS/EGRESS INTO THE PROPERTY."  
The existing point of ingress/egress into the site is being removed. The proposed developments ingress and egress point is Polar Point, which has been approved as an access point by CDOT (permit number). There is no defined traffic circulation within the proposed material storage areas. All internal drive paths are considered temporary and are not intended for public use.
9. "THE LAYOUT AND LOCATION OF ALL OFF STREET PARKING, LOADING AND OTHER VEHICULAR USE AREA, UNLESS OTHERWISE DEPICTED IN DETAIL ON A SEPARATE PARKING PLAN. IF DEPICTED ON A SEPARATE PARKING PLAN THEN DEPICTION OF THE PARKING AREA ARE REQUIRED."  
Not applicable.
10. "THE LAYOUT AND LOCATION OF ALL LANDSCAPING, INCLUDING LANDSCAPE SETBACK, UNLESS OTHERWISE DEPICTED IN DETAIL ON A SEPARATE LANDSCAPE PLAN. IF DEPICTED ON A SEPARATE PLAN THEN DEPICTION OF THE LANDSCAPE AREA ARE REQUIRED."  
A separate landscape plan is being provided.
11. "LOCATION OF ALL ADA SPACES, RAMPS, AND SIGNS, INCLUDES ADA PATHWAYS."  
The site is private and is not intended for public use. There are no structures or buildings proposed. As deemed necessary the site will comply all applicable ADA requirements.
12. "LOCATION OF EXISTING AND PROPOSED WATER AND WASTEWATER INFRASTRUCTURE, INCLUDING WELL AND SEPTIC LOCATIONS, IF APPLICABLE."  
A 10 and 20 foot easement located along the southern property houses CSU Sludge lines. No known functioning existing water infrastructure or wells are present onsite. The proposed development shall be a "dry" subdivision, as such no public or private water/wastewater services are required or being provided. All known easements and utility infrastructure are provided on the map.
13. "LOCATION OF OF ALL NO-BUILD AREAS, FLOODPLAIN, DRAINAGE WAYS AND FACILITIES."  
No structures are being proposed. No floodplains, drainage ways or drainage related facilities exist onsite. Two Infiltration (Water Quality and Detention Storage) Ponds are being constructed to aid in the treatment and discharge of developed runoff.
14. "LOCATION OF ALL GARBAGE RECEPTACLES WITH A GRAPHICAL DEPICTION OF THE SCREENING MECHANISM."  
There is no permanent structures or staff. No garbage receptacles are proposed.
15. "LOCATION OF EXISTING AND PROPOSED UTILITY LINES AND ASSOCIATED INFRASTRUCTURE."  
Several easements existing within the parcel, specific of note are a 75 foot electric easement with overhead lines is located along the eastern property line. A fiber optic easement skirts the parameter of the southern lot. All known utilities and easements are provided on the map.
16. "ANY ADDITIONAL INFORMATION REQUIRED PURSUANT TO ANY ASSOCIATED CONDITION OF APPROVAL OR PLAT NOTES."  
Nothing is required.
17. "ANY OTHER ADDITIONAL ITEMS AS REQUIRED BY THE PCD DIRECTOR DEEMED NECESSARY TO ADDRESS THE APPLICATION REVIEW CRITERIA."  
No additional items from the PCD Director have been received/required.



VICINITY MAP  
N.T.S.



SITE MAP  
N.T.S.

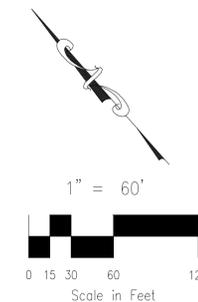
**ADDITIONAL NOTES:**

PLEASE INCLUDE A NOTE STATING: THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT 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 (RESOLUTION NO. 19-471); 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 DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE OBLIGATION BEFORE SALE OF THE PROPERTY

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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

**SHEET INDEX**

- SHEET 1 TITLE SHEET
- SHEET 2 SITE DEVELOPMENT PLAN
- SHEET 3 SITE DEVELOPMENT PLAN DETAIL



**AGENCIES**

- OWNER/DEVELOPER: STEPHEN J. SCHNURR  
2010 FOX MOUNTAIN POINT  
COLORADO SPRINGS, CO 80906  
STEPHEN J. SCHNURR (719) 491-3101
- CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVE, SUITE 305  
COLORADO SPRINGS, CO 80903  
VIRGIL A. SANCHEZ P.E. (719) 955-5485
- WATER RESOURCES: SECURITY WATER AND SANITATION DISTRICT  
231 SECURITY BOULEVARD  
COLORADO SPRINGS, CO 80911  
ROY HEALD (719) 392-3475
- COUNTY ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
GILBERT LAFORCE (719) 520-7945
- TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
JENNIFER IRVINE, P.E. (719) 520-6460
- FIRE DISTRICT: SECURITY FIRE DEPARTMENT  
400 SECURITY BOULEVARD  
SECURITY, CO 80911  
BRANDON SULLIVAN (719) 392-7121
- GAS DEPARTMENT: COLORADO SPRINGS UTILITIES  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, CO 80903  
(719) 668-7640
- ELECTRIC DEPARTMENT: COLORADO SPRINGS UTILITIES  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, CO 80903  
(719) 668-7640
- COMMUNICATIONS: TBD  
(U.N.C.G. LOCATORS) (800) 922-1987  
AT&T (LOCATORS) (719) 635-3674

PLANNING & COMMUNITY  
DEVELOPMENT DIRECTOR APPROVAL



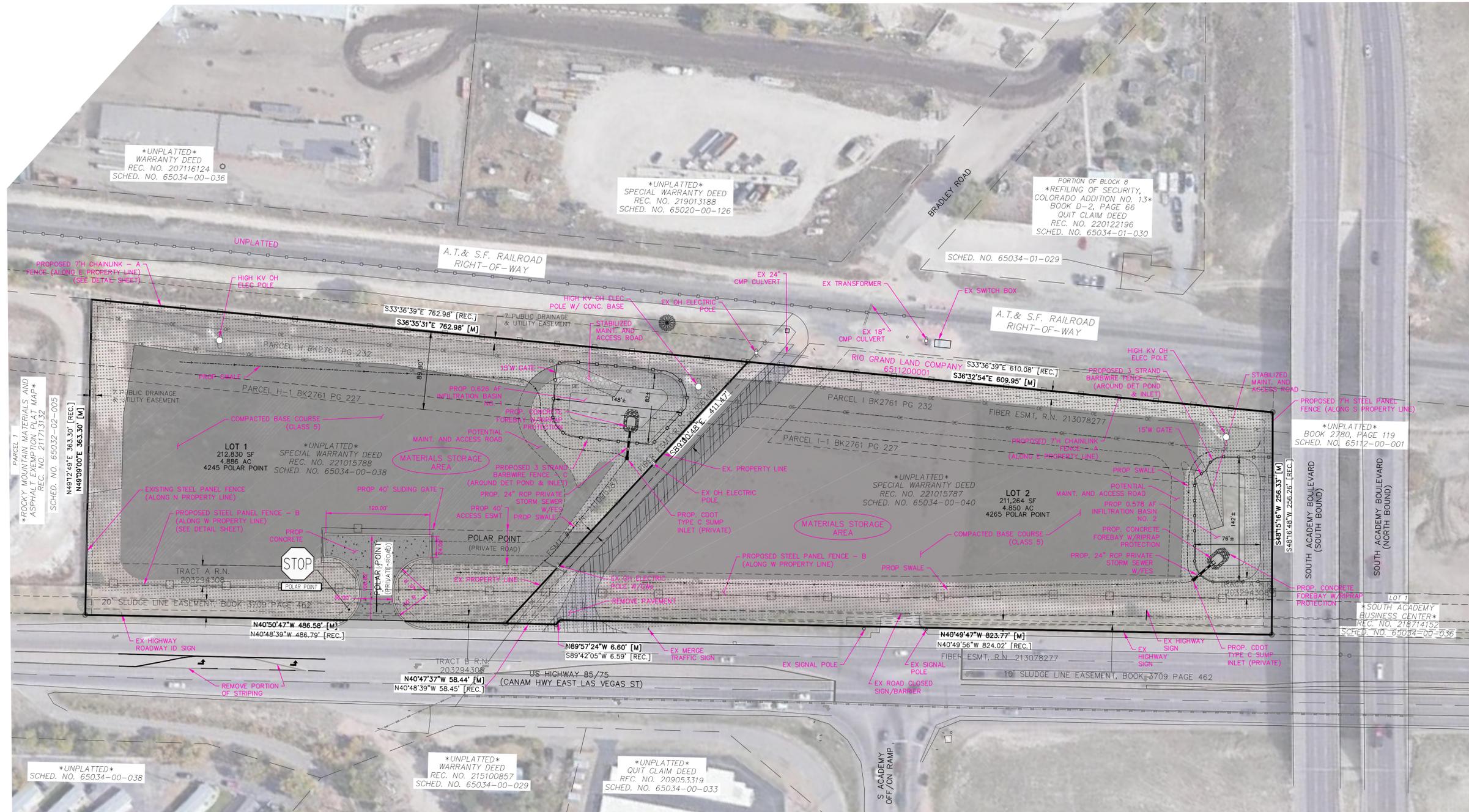
EL PASO COUNTY FILE NO. PPR243



BRADLEY POINT FILING NO. 1  
SITE DEVELOPMENT PLAN  
JOB NO. 70-077  
DATE PREPARED: 04/02/24  
DATE REVISED:

# BRADLEY POINT FILING NO. 1-DRY SUBDIVISION SITE DEVELOPMENT PLAN

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IN SECTION 3, T15S R66W, 6th P.M., EL PASO COUNTY, COLORADO



### LEGEND:

- PROPOSED SUBDIVISION LINE
- PROP OPAQUE FENCE
- PROP CHAINLINK FENCE
- PROP 3-STRAND BARBWIRE FENCE W/ INTERMITTENT REFLECTORS
- EXIST EASEMENT
- EXIST OVERHEAD ELECTRIC
- PROP STORM SEWER
- PROP MATERIAL STORAGE AREA COMPACT BASE COARSE (CLASS 5)
- PROP NATURAL OR NATIVE SEEDING
- PROP STABILIZED POND MAINTENANCE ACCESS ROAD
- PROP RIPRAP
- DEMO EXISTING PAVEMENT
- PROP CONCRETE
- PROP ASPHALT
- PROP SWALE

### PARCEL NOTE:

THE TWO PARCELS ARE UNDER THE SAME OWNERSHIP.

### FEMA FLOODPLAIN NOTE:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0744 G, EFFECTIVE DATE DECEMBER 7, 2018.

### CONSTRUCTION DRAWINGS NOTE:

PLEASE REFER TO PCD FILE NO. MS212 FOR APPROVED CONSTRUCTION DRAWINGS.

### ADDITIONAL NOTE:

ALL STORED MATERIAL MUST ADHERE TO 15 FT SETBACKS ON THE FRONT AND REAR AND CANNOT EXCEED THE HEIGHT OF THE FENCE. ANY STORAGE EXCEEDING THE HEIGHT OF THE FENCE SHALL BE STORED IN THE REAR 1/3 OF THE PROPERTY.

### SITE DATA:

SITE ADDRESSES: 4265 POLAR POINT, 4285 POLAR POINT  
EXISTING/PROP ZONE: M (INDUSTRIAL USE)  
SITE PLAN ACREAGE: 9.736 AC, (LOT 1 - 4.886 ACRES, LOT 2 - 4.850 ACRES)  
TAX SCHEDULE NO.: 6503400038, 6503400040  
PROPOSED USE: MATERIAL AND TRUCK STORAGE YARD  
EXISTING LAND USE: VACANT COMMERCIAL LAND

PARKING REQUIREMENTS: DRY SUBDIVISION, NO BUILDINGS  
PARKING SPACES: 2 PROVIDED, NOT REQUIRED  
BICYCLE SPACE: NOT REQUIRED

IMPERVIOUS SURFACE COVERAGE: 61.30% ~ 38.70% OPEN/LANDSCAPING

REFER TO THE LANDSCAPING PLAN FOR ADDITIONAL DETAILS REGARDING PLANTINGS

NO LIGHTING IS BEING PROPOSED AS A PORTION OF THIS DEVELOPMENT.

THE ENTIRE PROPERTY IS SUBJECT TO A BLANKET DRAINAGE AND ACCESS EASEMENT TO PROVIDE FOR THE CONSTRUCTION MAINTENANCE AND ACCESS OF DETENTION AND STORMWATER MANAGEMENT FACILITIES.



EL PASO COUNTY FILE NO. PPR234

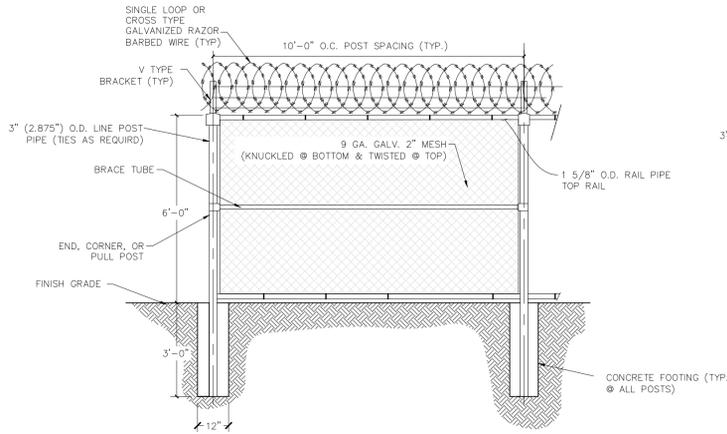


212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

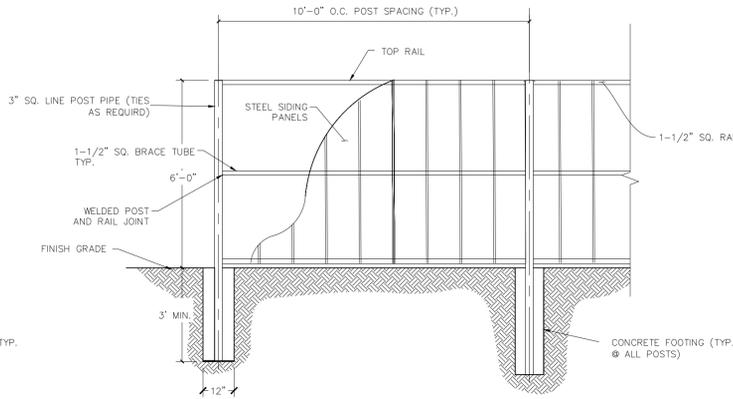
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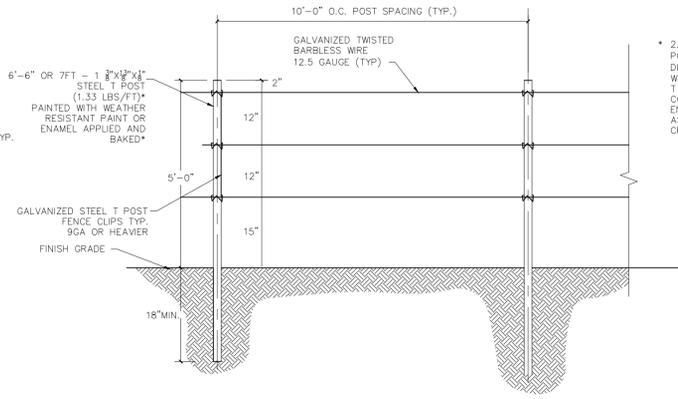
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**A** 6' CHAIN-LINK FENCE DETAIL  
OR EQUAL



**B** 6' STEEL PANEL FENCE DETAIL  
OR EQUAL



**C** 5' BARWIRE FENCE DETAIL  
OR EQUAL

\* 2.375" O.D. ROUND METAL POSTS EMBEDDED IN 8" DIA. 3" THICK CONCRETE WILL BE SUBSTITUTED FOR T POSTS AT END OR CORNER POSTS. END AND CORNER POST ASSEMBLIES SHALL BE CROSS BRACED.

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