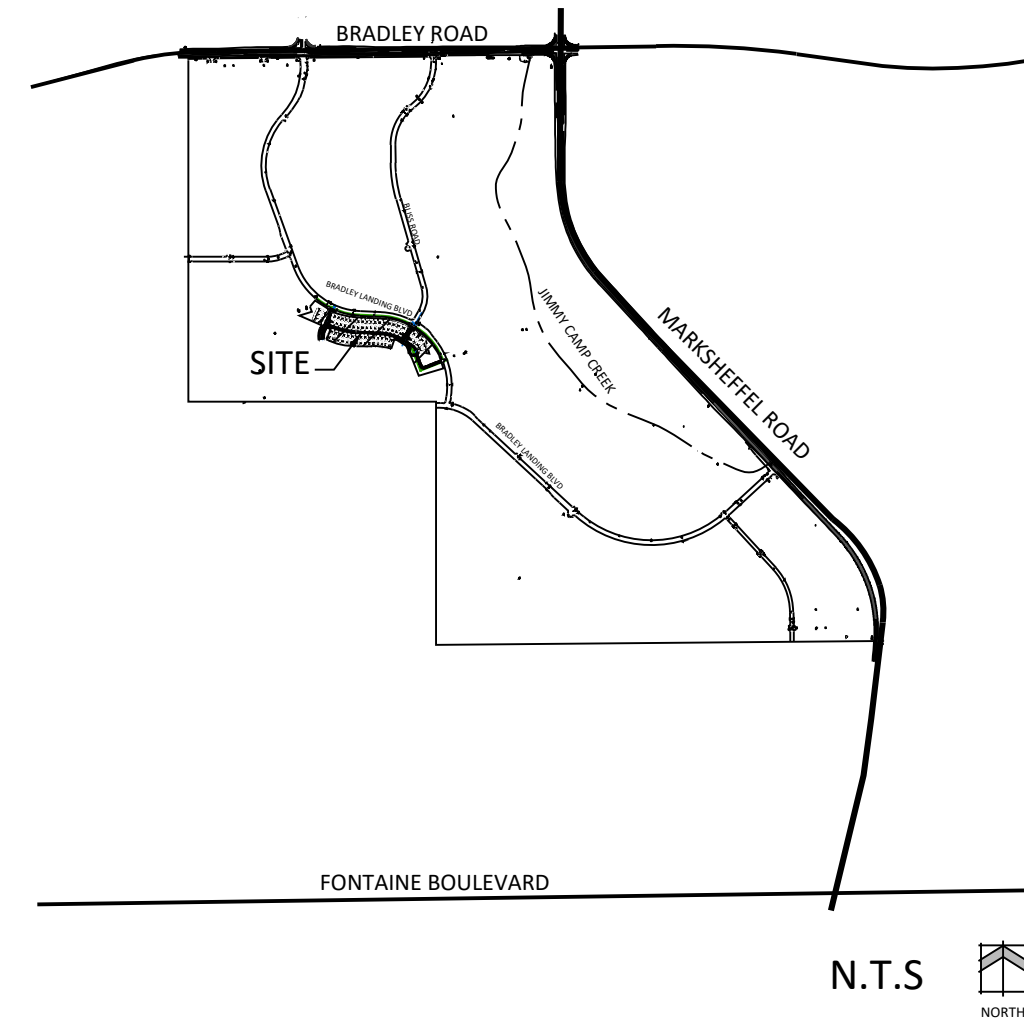


BRADLEY RIDGE FILING NO. 5

CITY OF COLORADO SPRINGS, COLORADO

PDZ DEVELOPMENT PLAN

VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCELS A AND B AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 211124493, AND BEING A PORTION OF PARCELS A, B, AND C AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 222074546, AND BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 221054106, ALL BEING OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, THE SOUTHWEST ONE-QUARTER OF SECTION 10, AND THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N88°57'55"E, MONUMENTED BY THE SOUTH QUARTER CORNER OF SAID SECTION 9, BEING A 2" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 10377", AND MONUMENTED BY THE SOUTHEAST CORNER OF SAID SECTION 9, BEING A 13" X 10" X 6" STONE WITH APPROPRIATE MARKINGS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE S 88°57'55" W, COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2,037.41 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED UNDER RECEPTION NO. 97149924;

THENCE N 21°53'06" E, COINCIDENT WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 776.88 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE 491.37 FEET ALONG THE ARC OF CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 34°32'40", A RADIUS OF 815.00 FEET AND A CHORD BEARING AND DISTANCE OF N 58°48'55" E, 483.96 FEET;

THENCE N 19°56'29" W, A DISTANCE OF 54.09 FEET;

THENCE N 40°10'18" E, A DISTANCE OF 90.45 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE S 16°10' FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 36°52'15", A RADIUS OF 802.00 FEET AND A CHORD BEARING AND DISTANCE OF S 69°09'25" E, 507.24 FEET TO A POINT OF TANGENCY;

THENCE S 87°35'32" E, A DISTANCE OF 226.06 FEET TO A POINT OF CURVATURE;

THENCE 1,225.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 96°26'45", A RADIUS OF 728.00 FEET AND A CHORD BEARING AND DISTANCE OF S 39°22'10" E, 1,085.80 FEET TO A POINT OF TANGENCY;

THENCE S 08°51'12" W, A DISTANCE OF 36.01 FEET;

THENCE S 52°49'33" W, A DISTANCE OF 43.89 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE 54.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 05°12'01", A RADIUS OF 598.00 FEET AND A CHORD BEARING AND DISTANCE OF S 89°47'31" W, 54.26 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15;

THENCE N 00°28'36" W, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 37.02 FEET TO THE POINT OF BEGINNING.

TO BE PLATTED LOTS 1 - 44, BRADLEY RIDGE FILING NO. 5 CONTAINING 37.92 ACRES, MORE OR LESS.

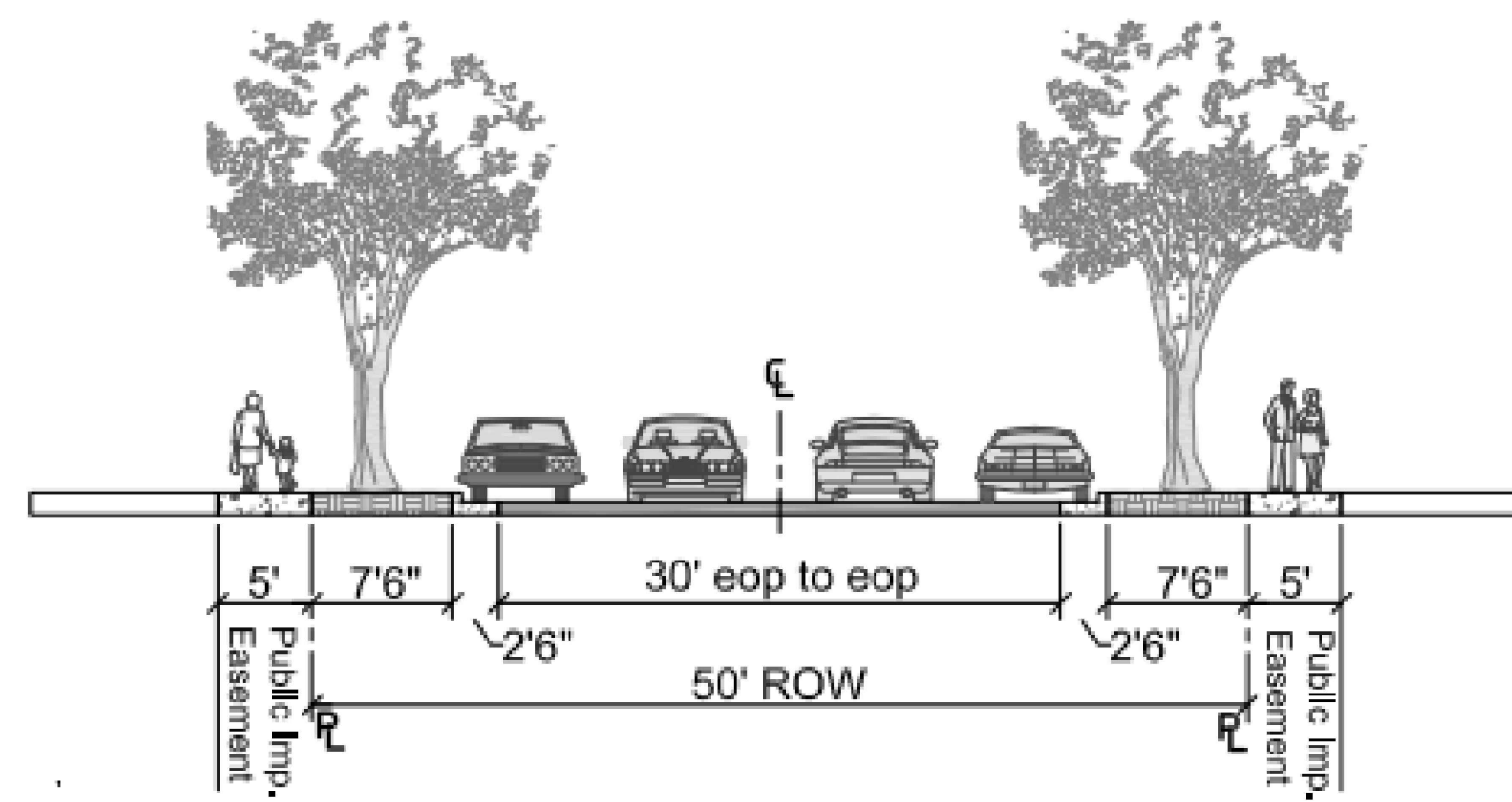
GENERAL NOTES

- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- AIRCRAFT ACKNOWLEDGEMENT: UPON ACCEPTING RESIDENCY WITHIN BRADLEY RIDGE FILING NO. 5, ALL ADULT RESIDENTS AND OCCUPANTS SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH THE TENANT ACKNOWLEDGES THAT BRADLEY RIDGE FILING NO. 5 IS WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 1.5 MILES FROM COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND AIRPORT.
- NO PORTION OF THIS SITE, BRADLEY RIDGE FILING NO. 5, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0768G, EFFECTIVE DECEMBER 7, 2018 (ZONE X).
- 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.
- THE BRADLEY HEIGHTS METRO DISTRICT NO. 2 WILL BE REQUIRED TO INSTALL A 5' DETACHED SIDEWALK ALONG BRADLEY RIDGE DRIVE FOR DEAD-END STREETS, TEMPORARY BLOCKADES WILL BE PLACED AT THE END OF THE ROADWAYS WHERE FUTURE ROAD WILL CONTINUE.
- PARKING IS ALLOWED ON BOTH SIDES OF THE PROPOSED PUBLIC 50' LOCAL RESIDENTIAL R.O.W. STREETS WITHIN THIS DEVELOPMENT.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS, OF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2, WHICH IS CREATED BY THE ORDINANCE NO. 205192041 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 205192042.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2.
- ALL STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATION SHOWN ON THE STREET IMPROVEMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS, & MARKINGS AT 719-685-6720 FOR ASSISTANCE.
- THERE WILL BE NO DIRECT ACCESS FROM LOTS ONTO BRADLEY LANDING.
- THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2 WILL BE RESPONSIBLE FOR THE COLLECTOR ROAD IMPROVEMENTS.
- SCHOOL LAND DEDICATION HAS BEEN MET BY LAND DEDICATION THROUGH THE CONCEPT PLAN, AND NO FEES WILL BE DUE.
- REFERENCE THE BRADLEY RIDGE FILING NO. 5 PRELIM DRAINAGE REPORT (STM-REV23-1142) FOR ASSOCIATED DEVELOPMENTS DRAINAGE ANALYSIS.
- WATER QUALITY NOTE: WATER QUALITY FOR THIS DEVELOPMENT IS PROVIDED BY (2) EXISTING POND. THE PONDS ARE LISTED BELOW ALONG WITH REFERENCE TO THE ASSOCIATED DRAINAGE REPORTS IN WHICH THE POND DESIGN IS INCLUDED:
 - WFJCC POND #1 - (PRIVATE FULL SPECTRUM EDB) BRADLEY HEIGHTS METRO DISTRICT PHASE 2 FINAL DRAINAGE REPORT, PREPARED BY MATRIX DESIGN GROUP (STM-REV22-0405)
 - MKJCC POND #5 - (PRIVATE FULL SPECTRUM EDB) BRADLEY HEIGHTS METRO DISTRICT PHASE 3 FINAL DRAINAGE REPORT & MDDP AMENDMENT, PREPARED BY MATRIX DESIGN GROUP (STM-REV22-1155)
 - AMENDED IN BRADLEY HEIGHTS METRO DISTRICT PHASE 3 FINAL DRAINAGE REPORT AMENDMENT, PREPARED BY MATRIX DESIGN GROUP (STM-REV23-0894)
- CITYWIDE DEVELOPMENT IMPACT (POLICE & FIRE) FEES ARE APPLICABLE TO THIS DEVELOPMENT AND WILL BE DUE AT TIME OF BUILDING PERMIT.
- AS PART OF THE PLDLO LAND DEDICATION, THE PROPOSED PUBLIC PARK SHALL BE REZONED TO PK BY THE DEVELOPER.
- PARK SITE WORK AND PRCS STAFF SITE VISIT IS REQUIRED TO BE COMPLETED BEFORE PLAT RECORDATION. AFTER RECORDATION, A REVOKABLE LICENSE THROUGH RES WOULD BE REQUIRED TO WORK ON THE PARK SITE.
- BRADLEY RIDGE FILING NO. 5 WILL BE ABLE TO OBTAIN TEN BUILDING PERMITS BEFORE THE PUBLIC PARK SITE LOCATED IN TRACT E IS REQUIRED TO BE REZONED.

TRACT TABLE

FILING 5	TRACT	SIZE (AC/SF)	USE	OWNERSHIP	MAINTENANCE
	Tract A	25,958 SF	Landscaping, Open Space, Public Improvements, Private Drainage, & Public Utilities	Bradley Heights Metropolitan District No. 2	Bradley Heights Metropolitan District No. 2
	Tract B	21,940 SF	Landscaping, Open Space, Public Improvements, Private Drainage, & Public Utilities	Bradley Heights Metropolitan District No. 2	Bradley Heights Metropolitan District No. 2
	Tract C	13,377 SF	Landscaping, Open Space, Public Improvements, Private Drainage, & Public Utilities	Bradley Heights Metropolitan District No. 2	Bradley Heights Metropolitan District No. 2
	Tract D	3.53 AC	Private Full Spectrum Detention Basin, Landscaping	Bradley Heights Metropolitan District No. 2	Bradley Heights Metropolitan District No. 2
	Tract E	7.33 AC	Future Public Park Site	City of Colorado Springs	City of Colorado Springs
	Tract F	1.52 AC	Landscaping, Open Space, Public Improvements, Private Drainage, & Public Utilities	Bradley Heights Metropolitan District No. 2	Bradley Heights Metropolitan District No. 2
	Tract G	1,310 SF	Landscaping, Open Space, Public Improvements, Private Drainage, & Public Utilities	Bradley Heights Metropolitan District No. 2	Bradley Heights Metropolitan District No. 2

PROPOSED 50' R.O.W CROSS SECTION



LOT STANDARDS

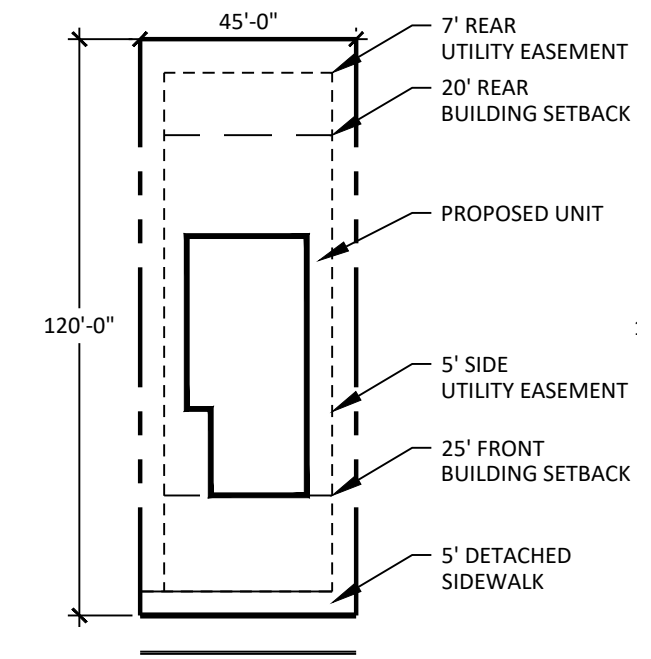
Setbacks: See Typical Lot Diagrams on Cover Sheet
 Minimum Lot Size: 4,800 SF
 Minimum Lot Width: 30'
 Maximum Building Height: 35'
 Lot Coverage: 80%
 Driveway Coverage: 80%
 Setback Encroachments: Patios, decks, porches, stoops, fireplaces, and accessory structures shall not be closer than 7' from the rear property line. Decks 18" in height or less may encroach into the setbacks.

SITE DATA

Tax ID Number: 550000466
 Overall Site Area: 37.92 Acres
 Residential Site Area: 9.91 Acres (excludes tracts D,E, and F)
 Development Schedule: Spring 2025
 Concept Plan: Bradley Heights PUD Concept Plan (COPN-22-0020)
 Master Plan: Banning Lewis Ranch
 Drainage Basin: Jimmy Camp Creek
 Current Zoning: PUD AO (Ord No. 15-11)
 Current Use: Vacant
 Proposed Use: Single-Family Residential (Attached & Detached)
 Number of Lots: 39 Lots
 Residential Density: 3.94 DU/AC
 Landscape Setbacks: Bradley Landing: 10'
 Guest Parking: 0.25 space per unit
 Required: 12
 Provided: 12
 PLDLO: 39 Units x .0146 = 0.057 Acres*

*Per the Bradley Height PUD Concept Plan (COPN-22-0020) 897 SFH units, or land equivalent, will be met by PLDLO Land Dedication. 17 units within this DP will be met by Land Dedication, the remaining 22 units (2-4 unit rate) will be met by fees in lieu of land. The first 27 (2-4 unit rate) units will pay fees at time of building permit.
 **6.53 acres of the 7.33 acre park site will meet the PLDLO land dedication as per the Concept Plan.

DETACHED - TYPICAL LOT DIAGRAM



PROJECT TEAM

OWNER: RJM LLC
 17 S. Wahsatch Ave.
 Colorado Springs, CO 80903
 DEVELOPER: RJM LLC
 17 S. Wahsatch Ave.
 Colorado Springs, CO 80903
 CIVIL ENGINEER: Galloway & Company Inc.
 1155 Kelly Johnson Blvd. Suite 305
 Colorado Springs, CO 80920
 APPLICANT/PLANNER: N.E.S. Inc.
 619 N. Cascade Ave., Suite 200
 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 25: Cover Sheet
 Sheet 2 of 25: Development Plan
 Sheet 3 of 25: Development Plan
 Sheet 4 of 25: Development Plan
 Sheet 5 of 25: Development Plan
 Sheet 6 of 25: Preliminary Grading Key Map
 Sheet 7 of 25: Preliminary Grading Plan
 Sheet 8 of 25: Preliminary Grading Plan
 Sheet 9 of 25: Preliminary Grading Plan
 Sheet 10 of 25: Preliminary Grading Plan
 Sheet 11 of 25: Lot Grading Template
 Sheet 12 of 25: Lot Utility Template
 Sheet 13 of 25: Preliminary Utility Key Map
 Sheet 14 of 25: Preliminary Utility Plan
 Sheet 15 of 25: Preliminary Utility Plan
 Sheet 16 of 25: Preliminary Utility Plan
 Sheet 17 of 25: Preliminary Utility Plan
 Sheet 18 of 25: Preliminary Landscape Plan Notes
 Sheet 19 of 25: Preliminary Landscape Plan
 Sheet 20 of 25: Preliminary Landscape Plan
 Sheet 21 of 25: Preliminary Landscape Plan
 Sheet 22 of 25: Preliminary Landscape Plan Details
 Sheet 23 of 25: Hydrozone Key Map
 Sheet 24 of 25: Hydrozone Key Map
 Sheet 25 of 25: Fire Truck Turn Exhibit



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903

Tel. 719.471.0073
 Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

PROJECT INFO

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
10/18/2023	BP/JS	PER CITY REVIEW COMMENTS
1/17/2024	BP/JS	PER CITY REVIEW COMMENTS
2/28/2024	BP/JS	PER CITY REVIEW COMMENTS
4/10/2024	BP/JS	PER CITY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE

COVER SHEET

1

1 OF 25

PUDD-23-0037

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IN ASSOCIATION WITH

PROJECT INFO

STAMP

ISSUE INFO

SHEET NUMBER

PLAN FILE #

ZONE: PUD AO
USE: SINGLE FAMILY RESIDENTIAL
OWNER: CHALLENGER COMMUNITIES LLC
SUB: BRADLEY HEIGHTS FILING NO. 2

**BRADLEY
RIDGE
FILING NO. 5
PDZ DEVELOPMENT
PLAN**

DATE: 08/15/2023
PROJECT MGR: B. PERKINS
PREPARED BY: J. SMITH

ENTITLEMENT

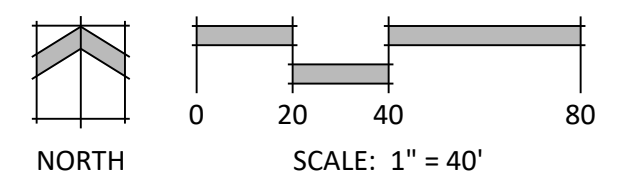
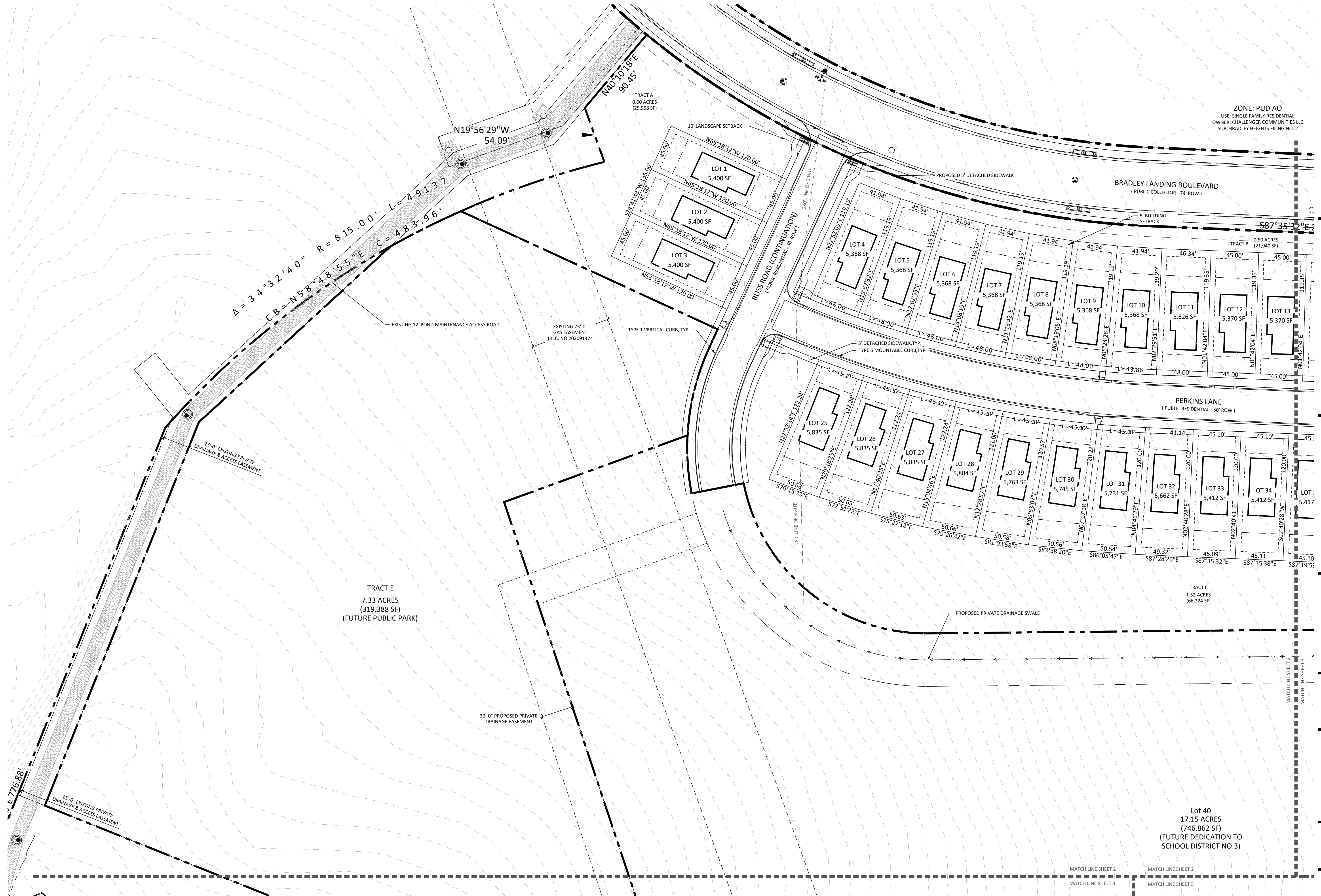
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**PDZ DEVELOPMENT
PLAN**

2

2 OF 25

PUDD-23-0037

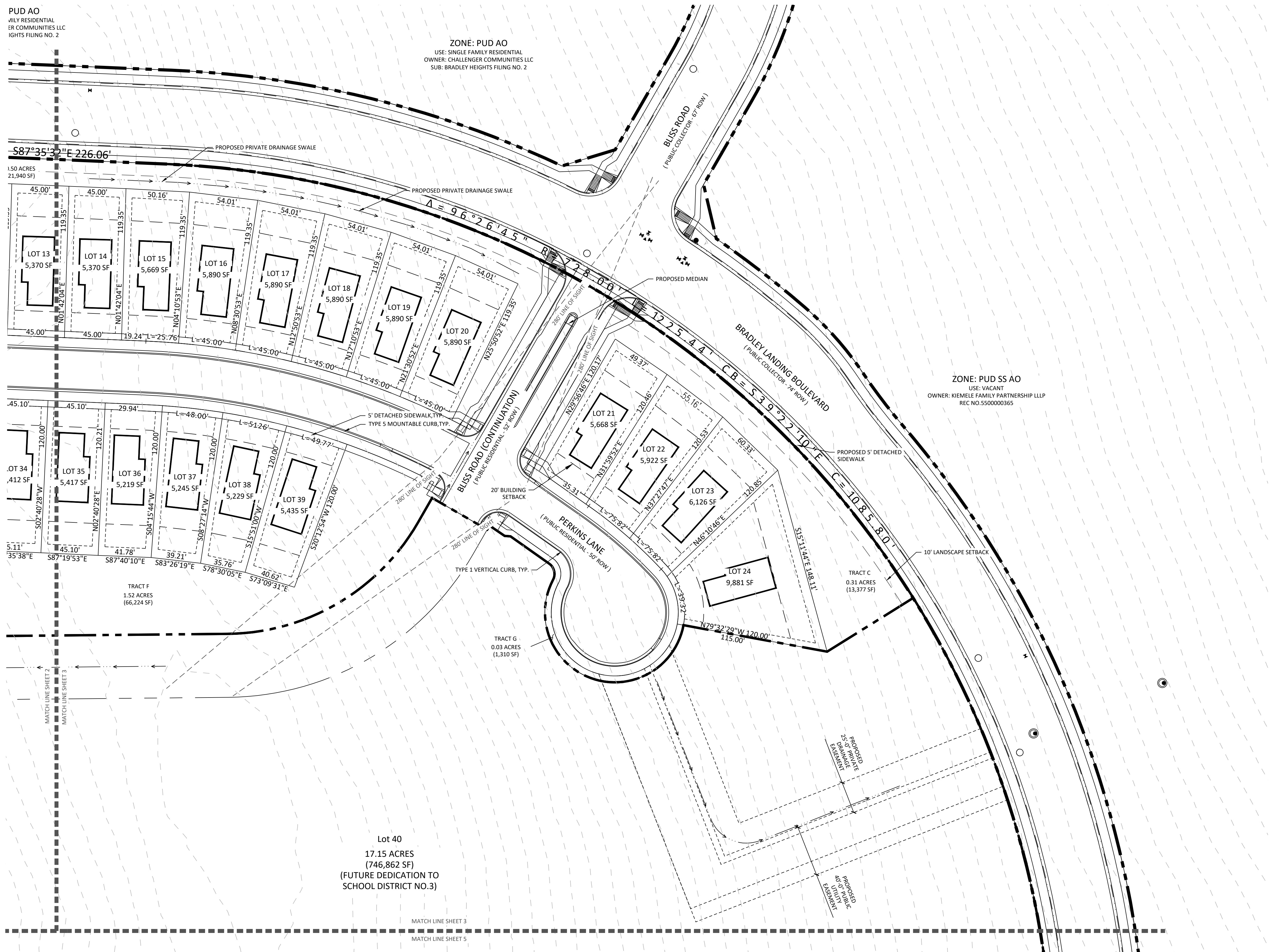


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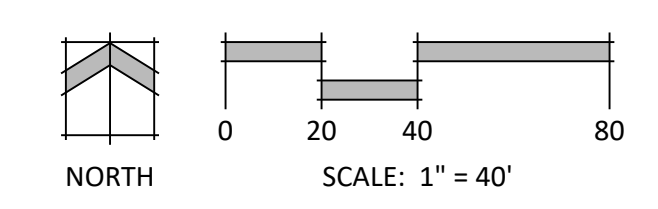
PUD AO
 SINGLE FAMILY RESIDENTIAL
 BR COMMUNITIES LLC
 RIGHTS FILING NO. 2

ZONE: PUD AO
 USE: SINGLE FAMILY RESIDENTIAL
 OWNER: CHALLENGER COMMUNITIES LLC
 SUB: BRADLEY HEIGHTS FILING NO. 2

ZONE: PUD SS AO
 USE: VACANT
 OWNER: KIEMELE FAMILY PARTNERSHIP LLLP
 REC NO. 5500000365



Lot 40
 17.15 ACRES
 (746,862 SF)
 (FUTURE DEDICATION TO
 SCHOOL DISTRICT NO.3)



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4/10/2024	BP/JS	PER CITY REVIEW COMMENTS

**PDZ DEVELOPMENT
 PLAN**

3

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PUDD-23-0037

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**BRADLEY
RIDGE
FILING NO. 5
PDZ DEVELOPMENT
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PROJECT INFO

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**PDZ DEVELOPMENT
PLAN**

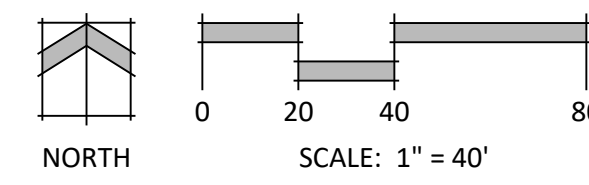
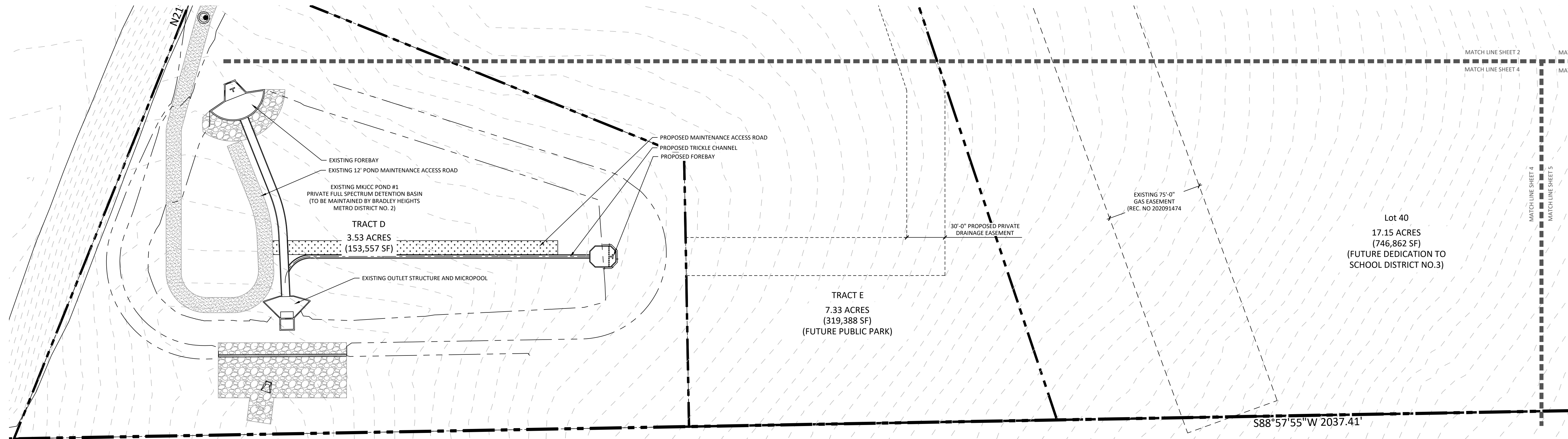
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4 OF 25

PUDD-23-0037

SHEET NUMBER

PLAN FILE #



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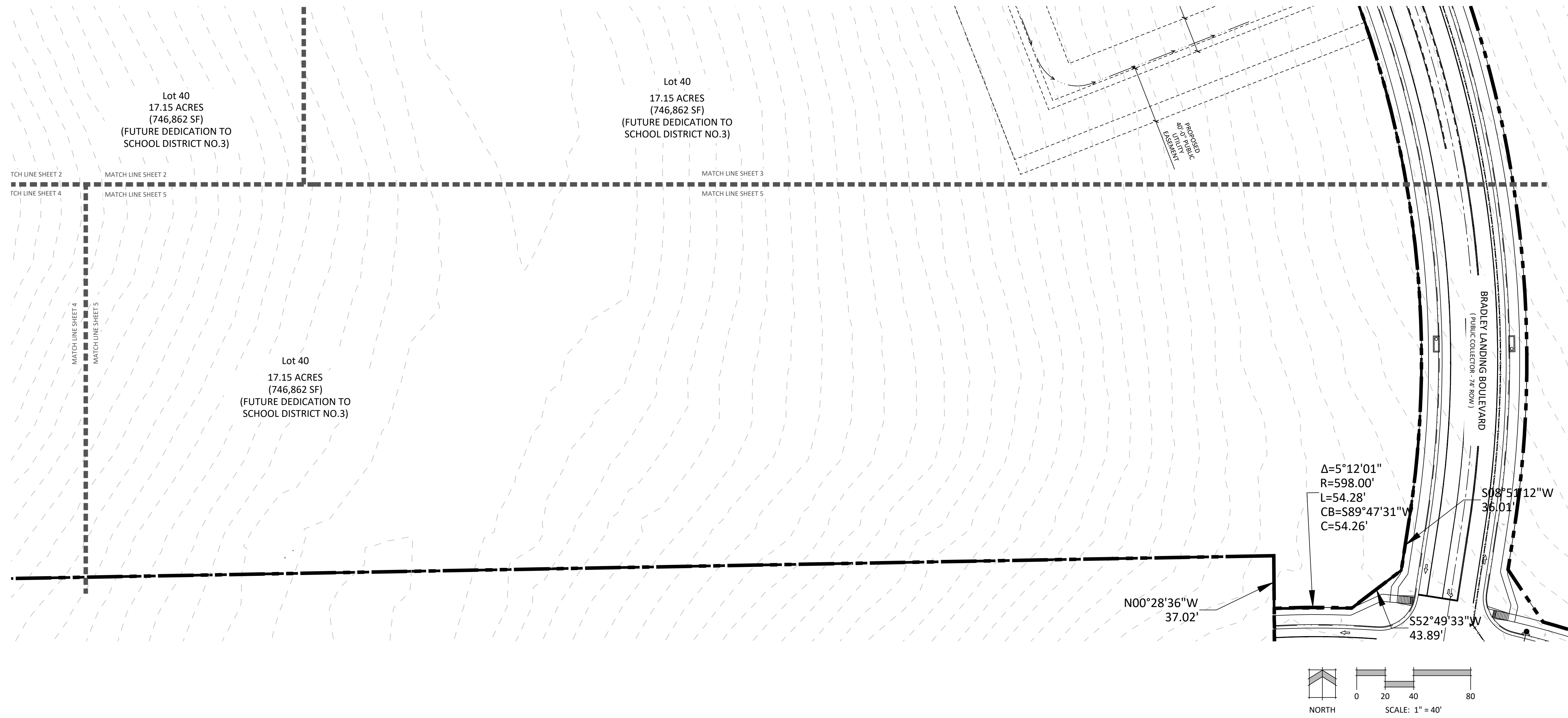


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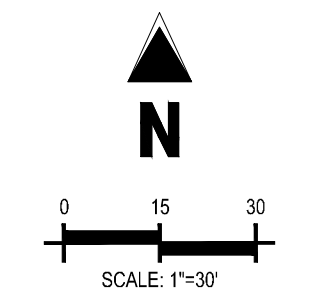
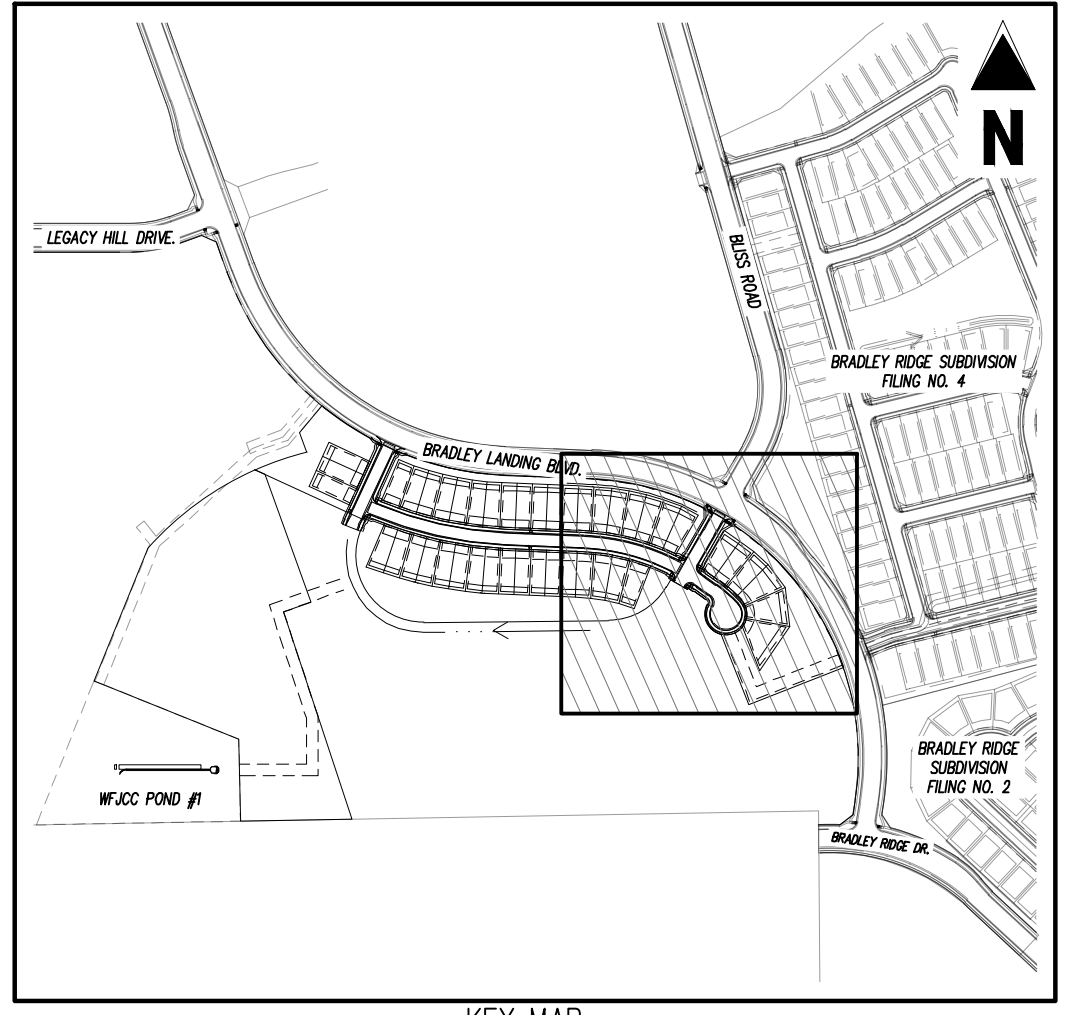
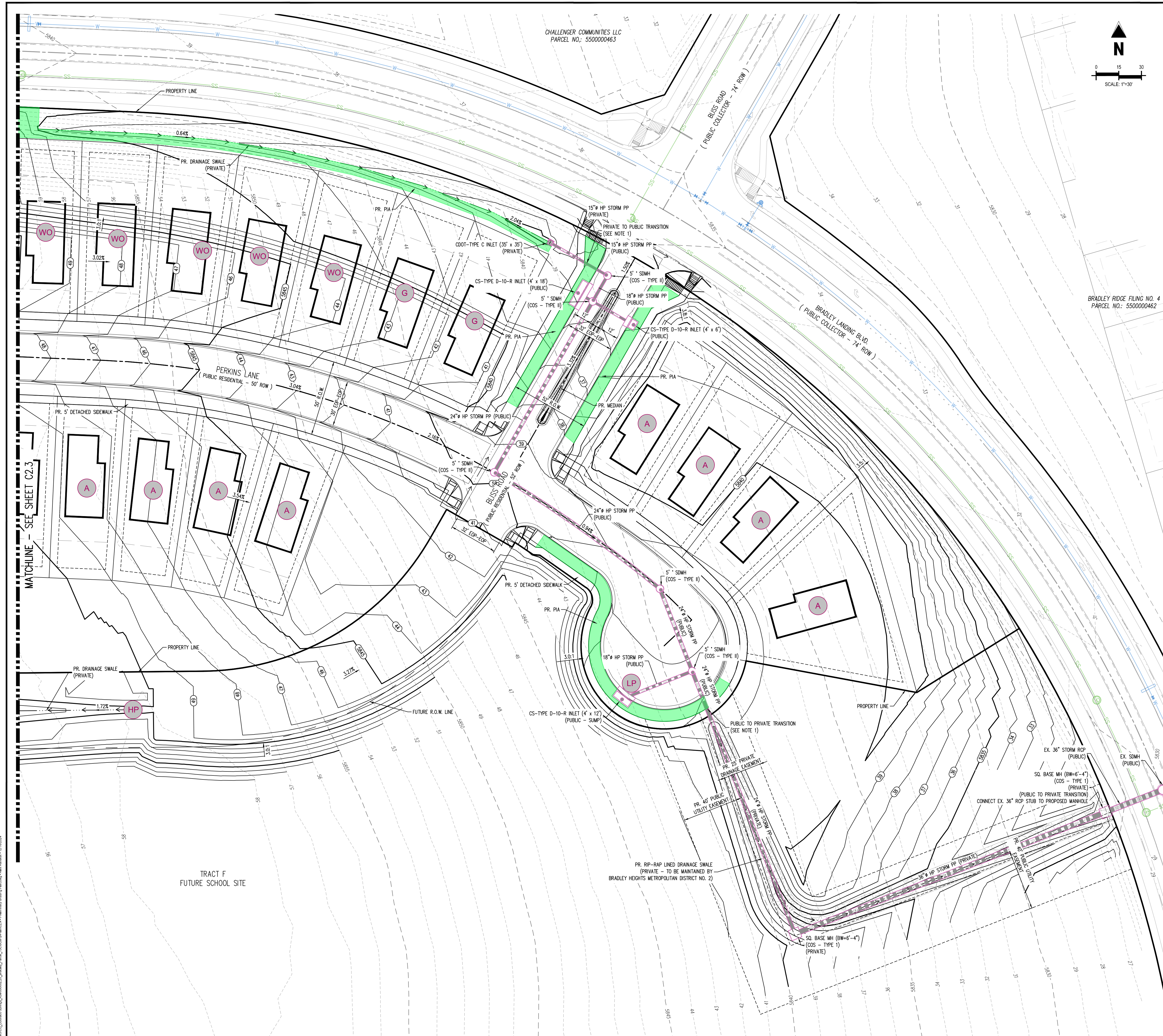
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**PDZ DEVELOPMENT
PLAN**

5

5 OF 25

PUDD-23-0037



GRADING LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED STORM SEWER (LESS THAN 12")
---	EXISTING STORM SEWER (GREATER THAN 12")
---	PROPOSED STORM SEWER (GREATER THAN 12")
15.00	PROPOSED SPOT ELEVATION

SITE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	RIGHT OF WAY BOUNDARY LINE
---	ROAD CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING TO REMAIN
---	PROPOSED NEW
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	PLANNED INFILTRATION AREA (PIA)

LEGAL DESCRIPTION
BRADLEY RIDGE SUBDIVISION FILING NO. 5

BENCHMARK
BENCHMARK USED WAS COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) MONUMENT F229, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF S. MARKSFEEL RD. AND BRADLEY RD., BEING A 3-1/4" FIMS CAP STAMPED "229" IN CONCRETE VAULT.

NAVD88 ELEVATION: 5802.76

BASIS OF BEARINGS
BASIS OF BEARINGS: ALL BEARINGS REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ASSUMED HEREIN TO BEAR IN S 89°21'24" W, SAID LINE BEING DEFINED BY A 3/4" REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377" AT BOTH ENDS OF SAID LINE.

- NOTES**
- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
 - BRADLEY LANDING BLVD. AND ALL ASSOCIATED UTILITY INFRASTRUCTURE AND IMPROVEMENTS WITHIN THEM ARE DESIGNED BY BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2 AND IS TO BE CONSTRUCTED CONCURRENTLY WITH THIS PROJECT.
 - REFER TO LANDSCAPE PLANS FOR ALL SITE LANDSCAPING - CITY FILE NUMBER AR PUD 23-0037.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

CITY APPROVAL STAMP:

811
Know what's below. Call before you dig.

CITY FILE NUMBER:
PUDD-23-0037

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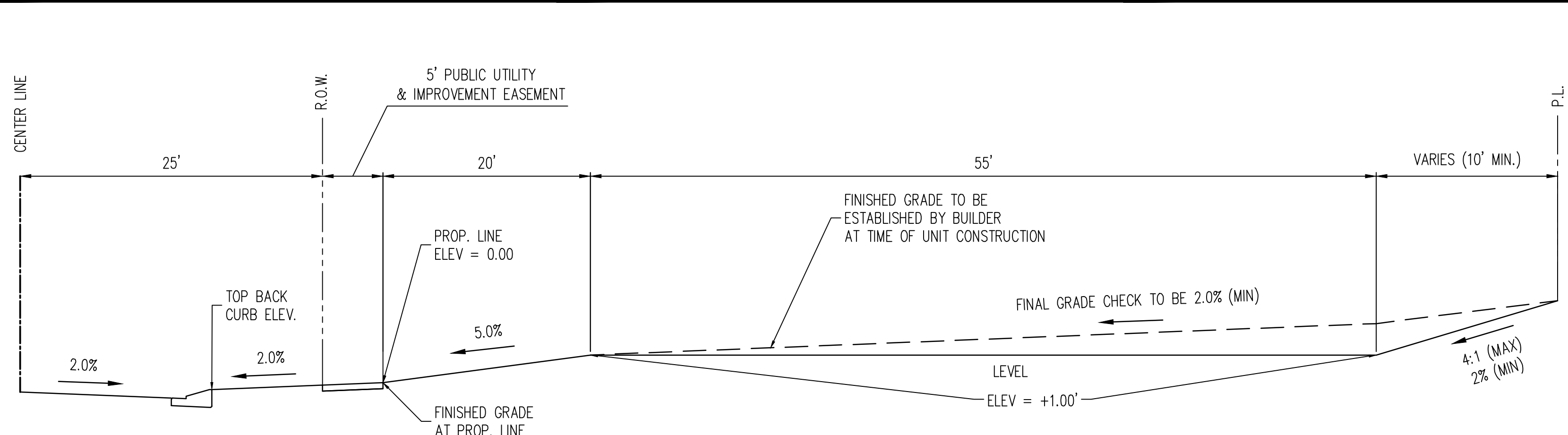
BRADLEY RIDGE SUBDIVISION FILING NO. 5
DEVELOPMENT PLAN
FOR RJMJ, LLC

SWC OF BRADLEY LANDING & BLISS ROAD
COLORADO SPRINGS, CO

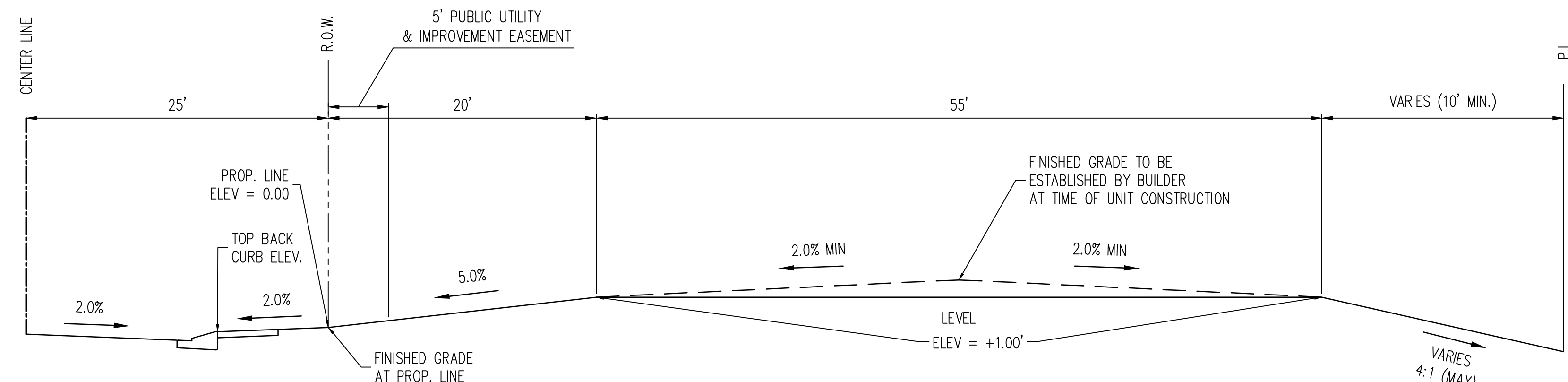
#	Date	Issue / Description	Init.
1	10/18/2023	REV. PER CITY DP COMMENTS	KRG

Project No: RJM02.20
Drawn By: AEH
Checked By: BAS
Date: DECEMBER 13, 2024

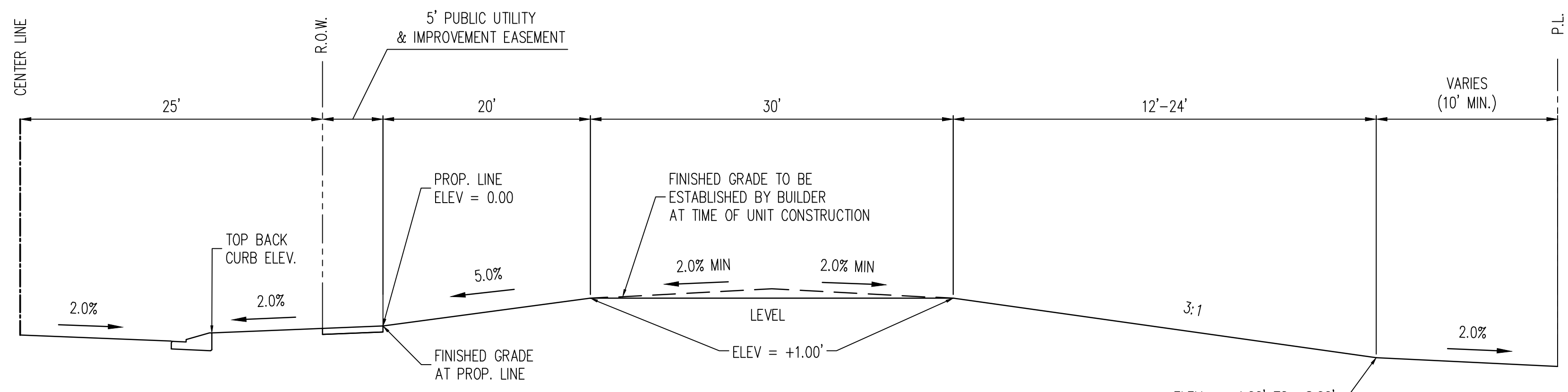
PRELIMINARY GRADING PLAN



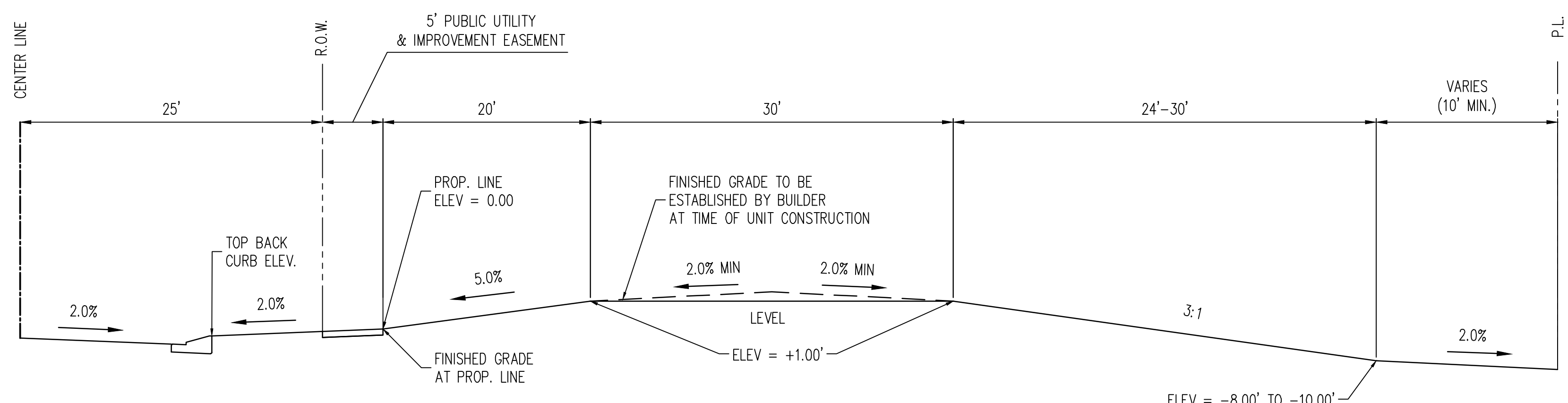
TYPICAL A LOT
N.T.S.



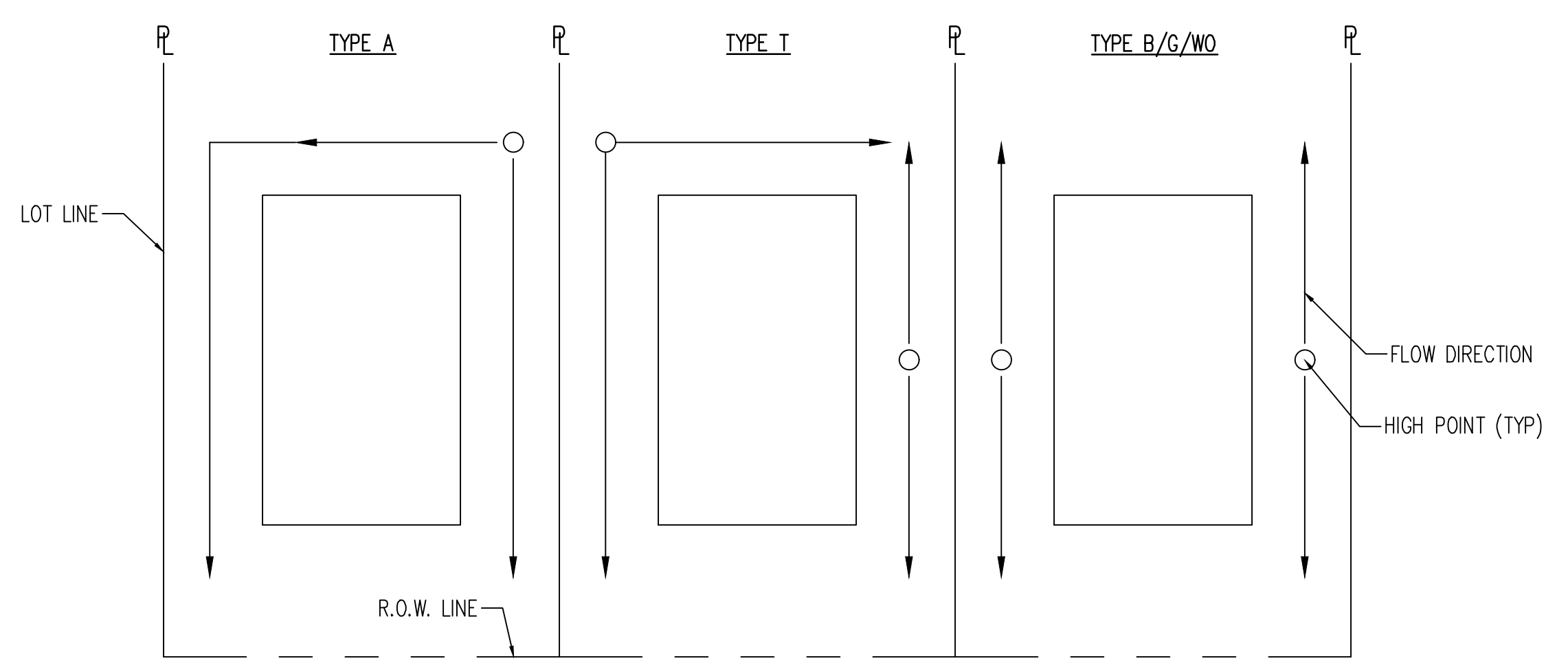
TYPICAL B LOT
N.T.S.



TYPICAL G LOT
N.T.S.



TYPICAL W/O LOT
N.T.S.



- NOTES:
1. TRANSITION LOTS IDENTIFIED BY A "T" ARE INCLUDED TO INDICATE LOTS THAT WILL REQUIRE HOME BUILDERS TO PREPARE A SITE SPECIFIC GRADING PLAN TO DETAIL THE GRADING TRANSITION FROM TYPE A/B LOTS TO GARDEN/WALKOUT LOTS
 2. THE DEVELOPER/HOME BUILDER SHALL INSTALL SIDE LOT SWALES TO MINIMIZE THE LOT TO LOT DRAINAGE.

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DEVELOPMENT PLAN
FOR RJMJ, LLC

SWC OF BRADLEY LANDING & BLISS ROAD
COLORADO SPRINGS, CO

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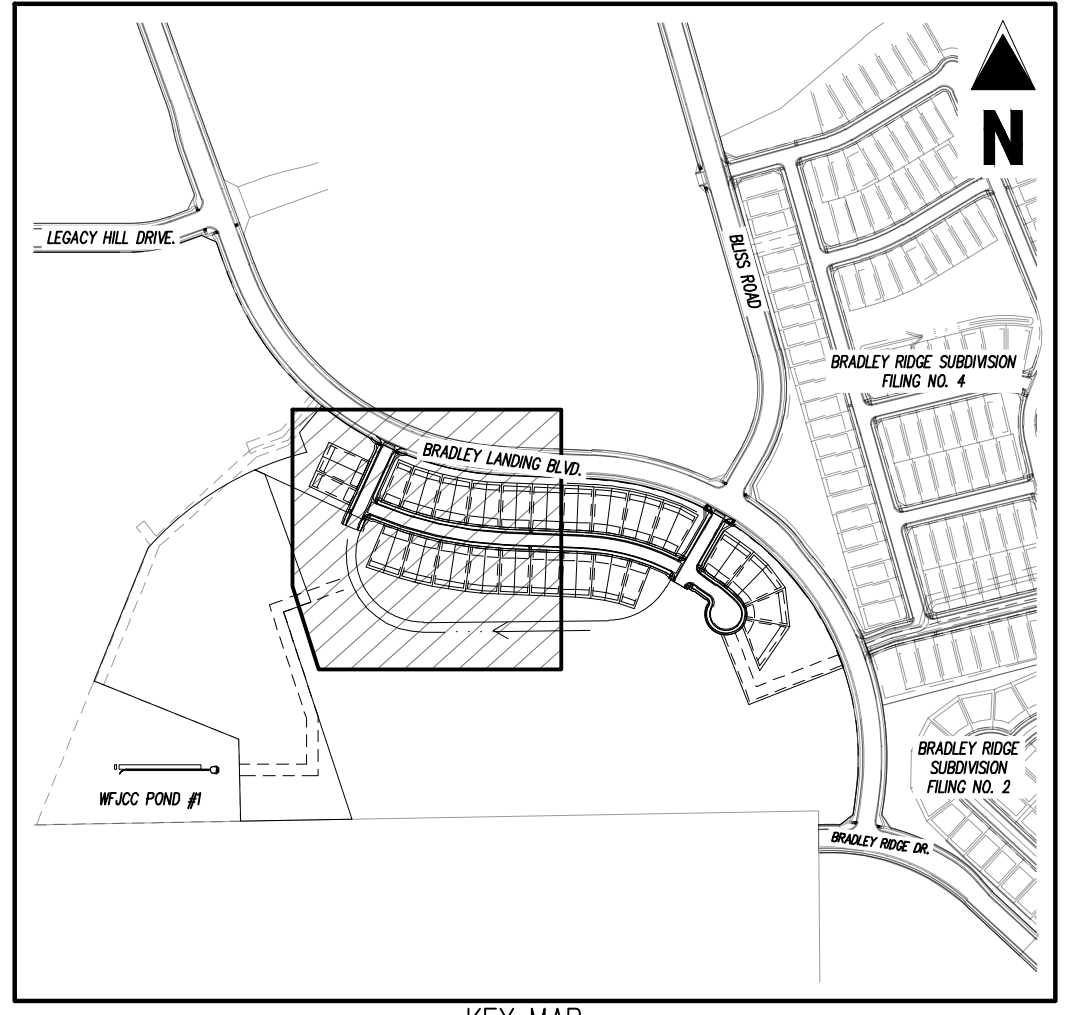
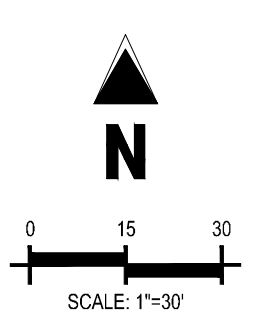
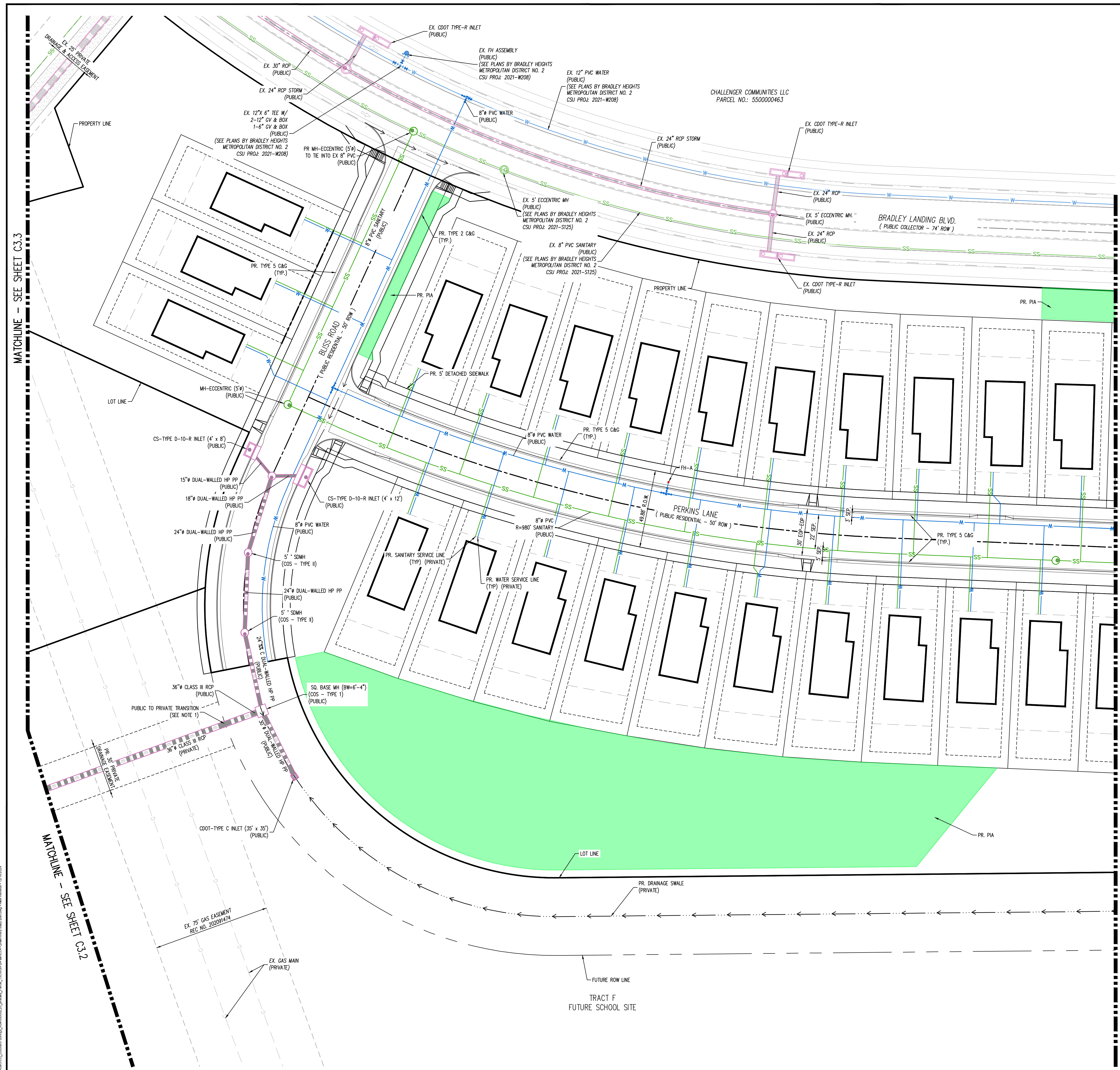
Project No: RJM02.20
Drawn By: AEH
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LOT GRADING TEMPLATE

CITY APPROVAL STAMP:

CITY FILE NUMBER:
PUDD-23-0037

C2.5
Sheet 11 of 25



KEY MAP
SCALE: 1"=500'

UTILITY LEGEND

- W- EXISTING WATER LINE
- W- PROPOSED WATER LINE
- SS- EXISTING SANITARY SEWER
- SS- PROPOSED SANITARY SEWER
- SS- EXISTING STORM SEWER
- SS- PROPOSED STORM SEWER
- UE- EXISTING UNDERGROUND ELECTRIC
- G- EXISTING GAS
- FO- EXISTING FIBER OPTIC
- FOV- EXISTING FIBER OPTIC VAULT
- T- EXISTING PAD MOUNTED TRANSFORMER
- L- EXISTING LIGHT POLE
- S- EXISTING STORM SEWER MANHOLE
- S- EXISTING SANITARY SEWER MANHOLE
- V- EXISTING WATER VALVE
- H- EXISTING FIRE HYDRANT

SITE LEGEND

- - - - - PROPERTY BOUNDARY LINE
- - - - - ADJACENT PROPERTY BOUNDARY LINE
- - - - - ADJACENT LOT LINE
- - - - - RIGHT OF WAY BOUNDARY LINE
- - - - - ROAD CENTERLINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - EXISTING TO REMAIN
- - - - - PROPOSED NEW
- - - - - PROPOSED CURB AND GUTTER
- - - - - EXISTING CURB AND GUTTER
- - - - - PROPOSED RETAINING WALL
- - - - - PROPOSED BUILDING SETBACK
- - - - - PLANNED INFILTRATION AREA (PIA)

LEGAL DESCRIPTION

BRADLEY RIDGE SUBDIVISION FILING NO. 5
BENCHMARK
 BENCHMARK USED WAS COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) MONUMENT F229, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF S. MARKSFEEL RD. AND BRADLEY RD., BEING A 3-1/4" FIMS CAP STAMPED "229" IN CONCRETE VAULT.

NAVD88 ELEVATION: 5802.76
BASIS OF BEARINGS
 BASIS OF BEARINGS: ALL BEARINGS REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ASSUMED HEREIN TO BEAR IN S 89°21'24" W, SAID LINE BEING DEFINED BY A 3/4" REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377" AT BOTH ENDS OF SAID LINE.

NOTES

- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
- BRADLEY LANDING BLVD. AND ALL ASSOCIATED UTILITY INFRASTRUCTURE AND IMPROVEMENTS WITHIN THEM ARE DESIGNED BY BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2 AND IS TO BE CONSTRUCTED CONCURRENTLY WITH THIS PROJECT.
- REFER TO LANDSCAPE PLANS FOR ALL SITE LANDSCAPING - CITY FILE NUMBER AR PUD 23-0037.

CAUTION - NOTICE TO CONTRACTOR

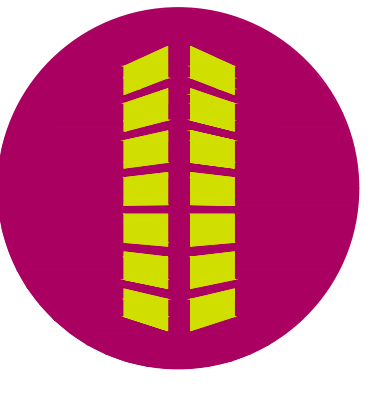
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BRADLEY RIDGE SUBDIVISION FILING NO. 5

DEVELOPMENT PLAN
 FOR RJM, LLC

SWC OF BRADLEY LANDING & BLISS ROAD
 COLORADO SPRINGS, CO

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Project No: RJM02.20
 Drawn By: AEH
 Checked By: BAS
 Date: DECEMBER 13, 2024

PRELIMINARY UTILITY PLAN

C3.4
 Sheet 16 of 25

CITY FILE NUMBER:
 PUDD-23-0037

BRADLEY RIDGE FILING NO. 5

CITY OF COLORADO SPRINGS, COLORADO

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
TRI-MIX II as supplied by C&C Sand
*To be applied as backfill in planting pits
- *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 3/4" DIAMETER MOUNTAIN GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W WILL BE MAINTAINED BY THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2.
- A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- MAINTAIN 15-FOOT MINIMUM SEPARATION FROM ANY TREE TO UTILITY SERVICE LINE.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
- THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Bradley Landing	Non-Arterial	10' / 10'	1,509'	1 / 30'	51 / 39

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
120 / Per FLP	0 / 0	BL	75% / 75%

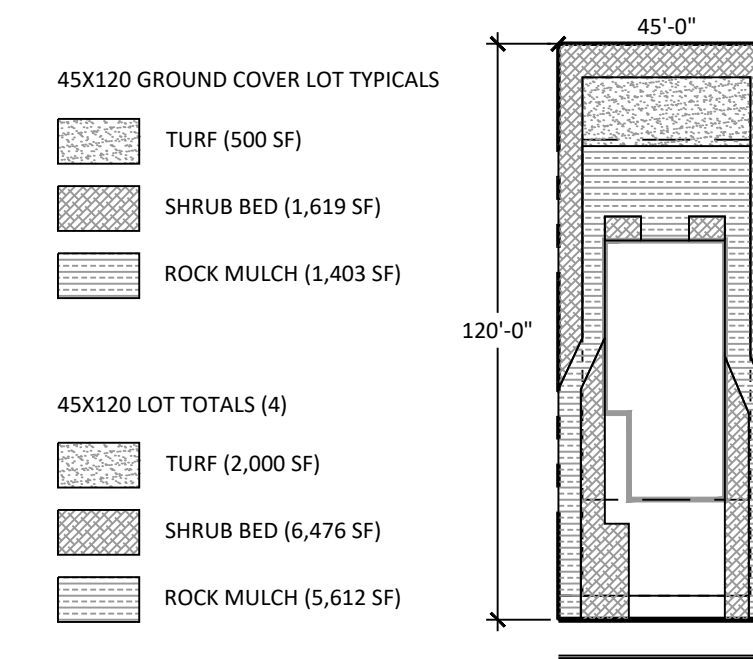
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Am	17	Acer miyabei / Miyabe Maple	30'	20"	2" Cal.	B&B
	Gs	10	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	40'	30"	2" Cal.	B&B
	Pm	12	Pinus monophylla / Piñon Pine	25'	20"	6" HT	B&B

GROUND COVER SCHEDULE

	EL PASO COUNTY ALL PURPOSE LOW GROW MIX	504,774 sf
	ROCK COBBLE	8,624 sf
	SOD	10,633 sf

DETACHED - TYPICAL LOT DIAGRAM



N.E.S. Inc.
610 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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BRADLEY RIDGE FILING NO. 5

PDZ DEVELOPMENT PLAN

DATE: 08/15/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. LANGHANS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10/18/2023	BP/JS	PER CITY REVIEW COMMENTS
01/17/2024	BP/JS	PER CITY REVIEW COMMENTS
02/28/2024	BP/JS	PER CITY REVIEW COMMENTS
4/10/2024	BP/JS	PER CITY REVIEW COMMENTS

PRELIMINARY LANDSCAPE PLAN NOTES

18

18 OF 25

PUDD-23-0037

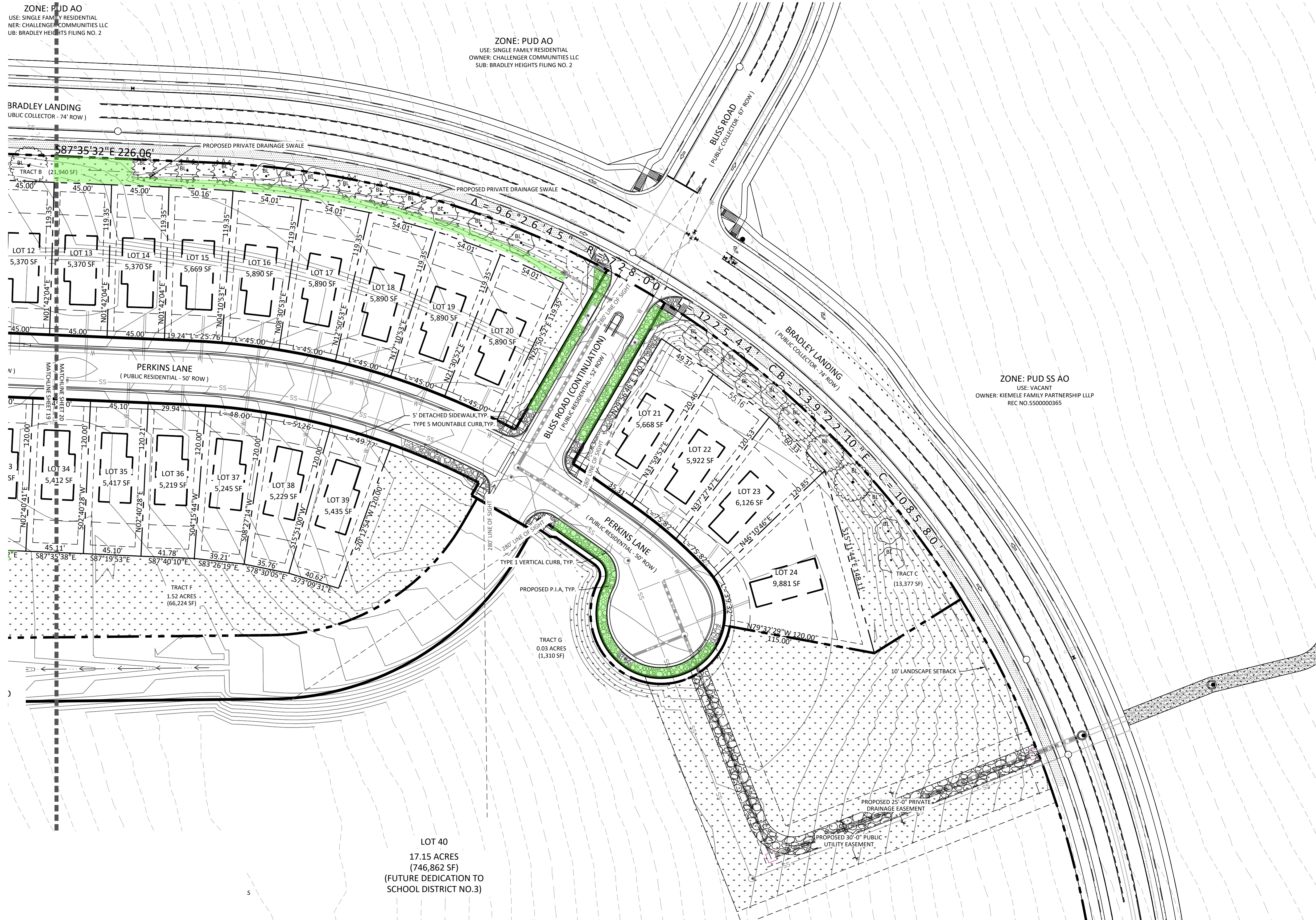


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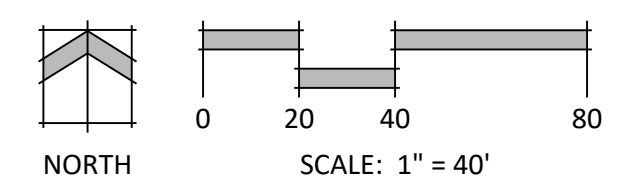
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PRELIMINARY LANDSCAPE PLAN

20

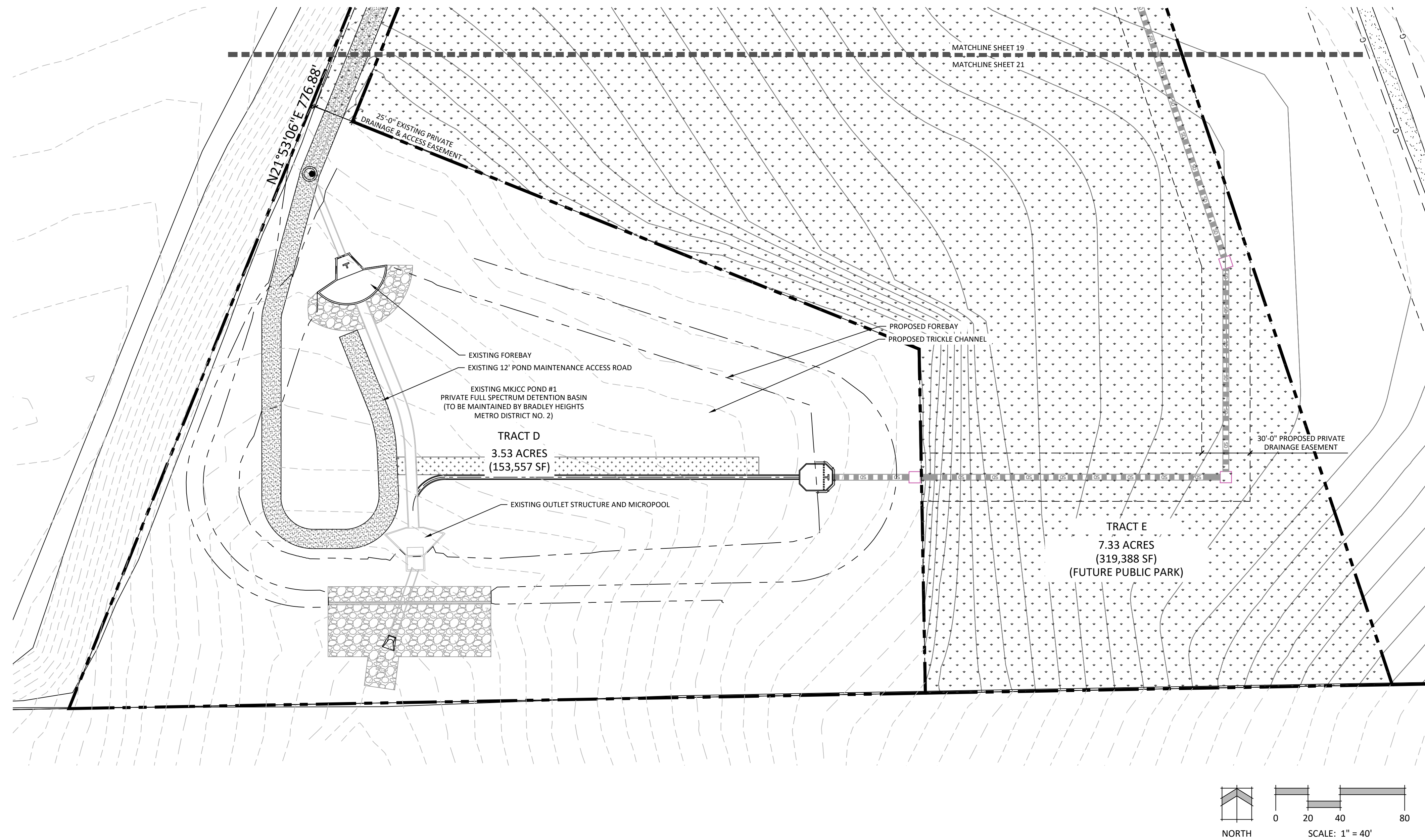
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PUDD-23-0037



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

BRADLEY RIDGE FILING NO. 5 PDZ DEVELOPMENT PLAN

PROJECT INFO

DATE: 08/15/2023
PROJECT MGR: B. PERKINS
PREPARED BY: A. LANGHANS

STAMP

ENTITLEMENT

ISSUE INFO

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4/10/2024	BP/JS	PER CITY REVIEW COMMENTS

ISSUE / REVISION

PRELIMINARY LANDSCAPE PLAN

SHEET TITLE

21

SHEET NUMBER

21 OF 25

PLAN FILE #

PUDD-23-0037

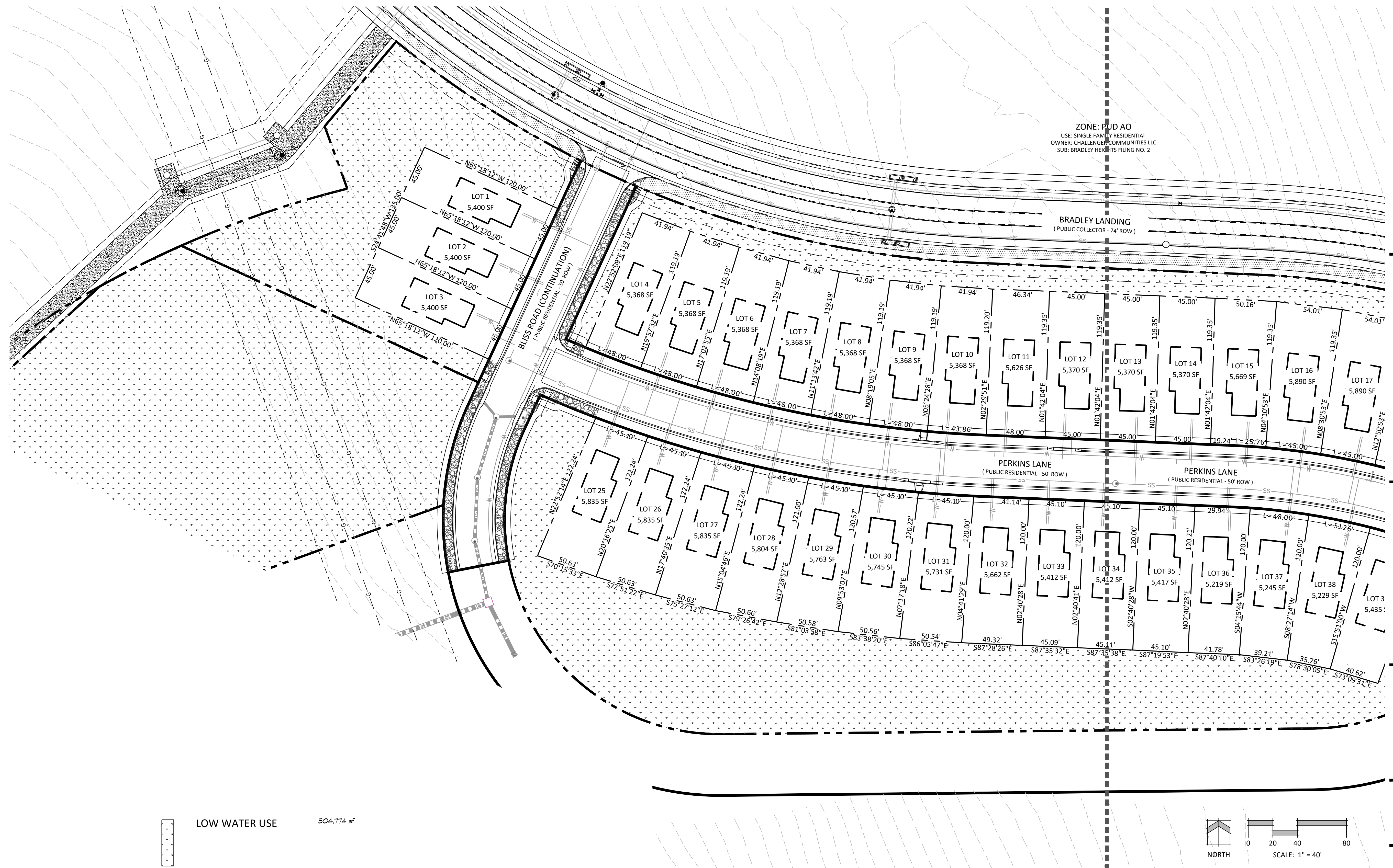


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ZONE: PDZ AO
USE: SINGLE FAMILY RESIDENTIAL
OWNER: CHALLENGER COMMUNITIES LLC
SUB: BRADLEY HEIGHTS FILING NO. 2



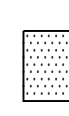
BRADLEY LANDING
(PUBLIC COLLECTOR - 74' ROW)

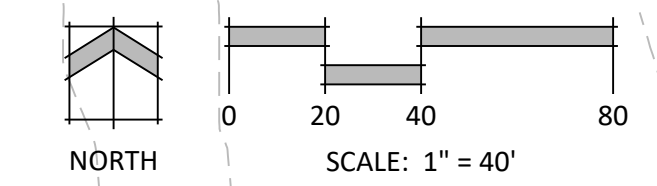
PERKINS LANE
(PUBLIC RESIDENTIAL - 50' ROW)

PERKINS LANE
(PUBLIC RESIDENTIAL - 50' ROW)

**BRADLEY
RIDGE
FILING NO. 5
PDZ DEVELOPMENT
PLAN**

DATE: 08/15/2023
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	LOW WATER USE	8,624 sf
	HIGH WATER USE	10,633 sf



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4/10/2024	BP/JS	PER CITY REVIEW COMMENTS

HYDROZONE KEY MAP

23

23 OF 25

PUDD-23-0037

\\nev02\project\OSullivan\Bradley Heights\Drawings\4-Act\BP\Bradley Heights Parcel 13C_BP.dwg (Hydrozone C3) 12/17/2024 11:35:04 AM jsmith

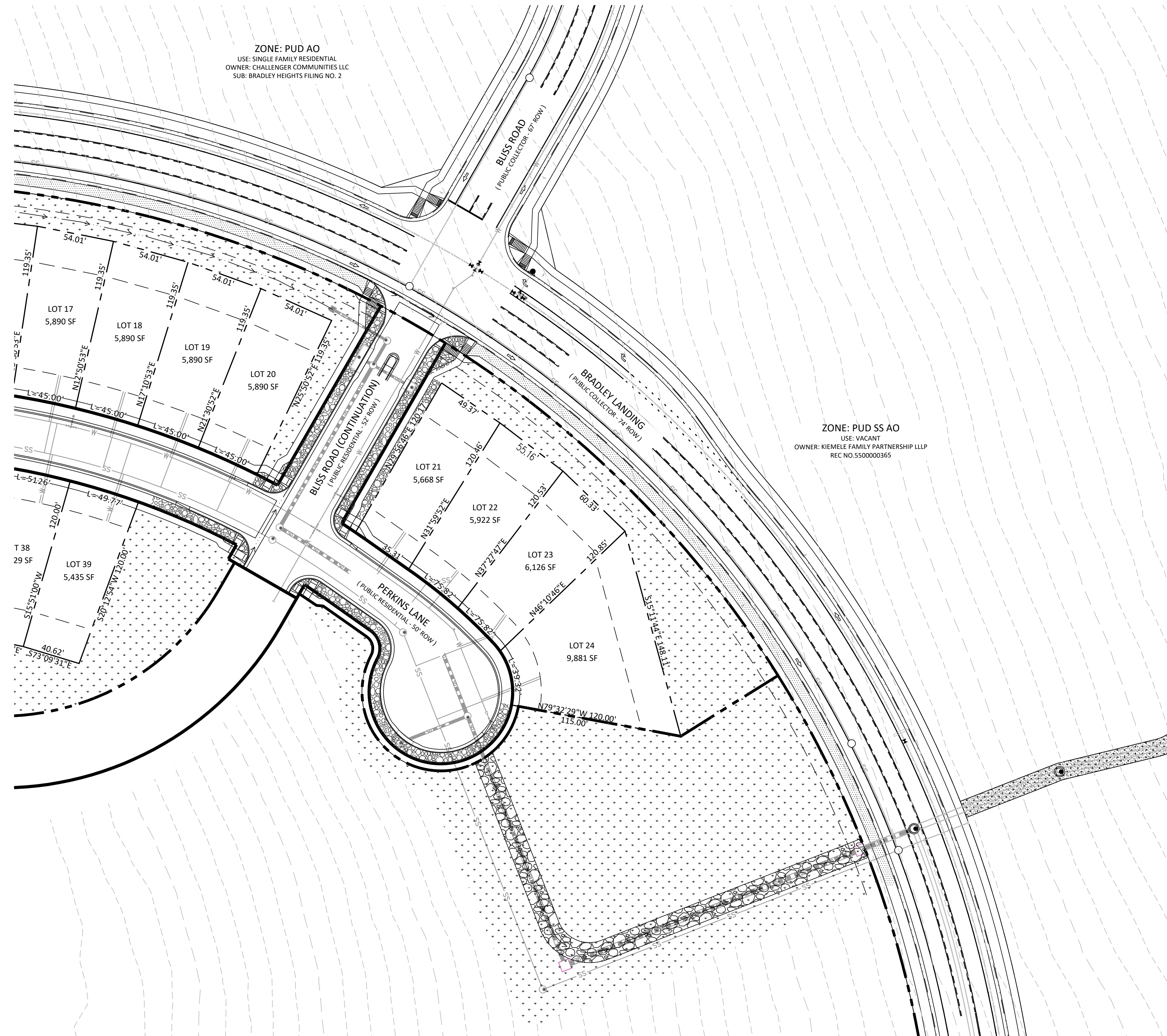


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619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

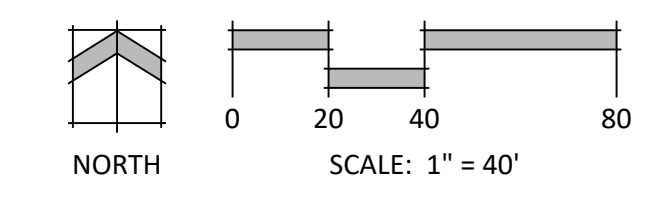
Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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	LOW WATER USE	504,774 sf
	LOW WATER USE	8,624 sf
	HIGH WATER USE	10,633 sf



BRADLEY RIDGE FILING NO. 5
PDZ DEVELOPMENT PLAN

PROJECT INFO

DATE:	08/15/2023
PROJECT MGR:	B. PERKINS
PREPARED BY:	A. LANGHANS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10/18/2023	BP/JS	PER CITY REVIEW COMMENTS
01/17/2024	BP/JS	PER CITY REVIEW COMMENTS
02/28/2024	BP/JS	PER CITY REVIEW COMMENTS
4/10/2024	BP/JS	PER CITY REVIEW COMMENTS

HYDROZONE KEY MAP

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PUDD-23-0037

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