

NO.	DATE	DESCRIPTION

LEGAL DESCRIPTION

PARCEL A:
A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COLORADO, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING 13.36 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SOUTH BEARINGS BEING MONUMENTED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER SAID SECTION 6 BEING MONUMENTED BY A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOLOGY FOR THE NORTHWEST CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1986" AND ON THE SOUTH END A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOLOGY FOR THE SOUTHWEST CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1986" AND ON THE SOUTH END A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOLOGY FOR THE SOUTHWEST CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1986". THE DISTANCE OF 2634.96 FEET BETWEEN SAID MONUMENTS.

COMMENCE AT THE SAID NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00°07'39" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 TO THE SAID CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1986" 726.32 FEET; THENCE SOUTH 10°41'16" EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 726.32 FEET TO THE NORTH LINE OF WESTVIEW ESTATES ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED APRIL 15, 1998 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE IN PLAT BOOK 1-2 PAGE 37 UNDER RECEPTION NUMBER 474959; THENCE NORTH 86°42'34" EAST ALONG SAID NORTH LINE A DISTANCE OF 579.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREINAFTER DESCRIBED; THENCE SOUTH 86°42'34" WEST ALONG SAID NORTH LINE A DISTANCE OF 598.55 FEET TO THE WEST RIGHT-OF-WAY LINE OF TUTT BOULEVARD AS DEDICATED BY THE OFFICIAL MAP OF TUTT BOULEVARD PLING NO. 4 RECORDED MARCH 23, 2008 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE IN PLAT BOOK 1-2 PAGE 37 UNDER RECEPTION NUMBER 28071270; THENCE SOUTH 86°42'34" WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 654.48 FEET TO THE PREVIOUSLY CITED NORTH LINE OF WESTVIEW ESTATES; THENCE SOUTH 86°42'34" WEST ALONG SAID NORTH LINE A DISTANCE OF 977.93 FEET TO THE POINT OF BEGINNING.

PARCEL B:
LOT 10, WESTVIEW ESTATES, EXCEPT THE EASTERLY 94 FEET THEREOF, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THE WESTERLY 94 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SAID NORTHWEST CORNER OF SECTION 6 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COLORADO, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING 13.36 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
VACATED BY ORDINANCE NO. 11-86 RECORDED JUNE 6, 2012 UNDER RECEPTION NO. 212713227.
212284893 AND VACATION PLAT RECORDED JUNE 6, 2012 UNDER RECEPTION NO. 212713227.

PARCEL A & B COMBINED MORE PARTICULARLY DESCRIBED AS FOLLOWS:
WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 BEING MONUMENTED ON THE NORTH END BY A FOUND BY A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOLOGY FOR THE NORTHWEST CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1986" AND ON THE SOUTH END A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP WITH THE APPROPRIATE TEXT AND SYMBOLOLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 6 AND "17477 - 2002" BEARING NORTH 00° 07'39" WEST A DISTANCE OF 2634.96 FEET BETWEEN SAID MONUMENTS.

COMMENCE AT THE SAID NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00°07'39" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 TO THE SAID CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1986" 726.32 FEET; THENCE SOUTH 10°41'16" EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 726.32 FEET TO THE NORTH LINE OF WESTVIEW ESTATES ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED APRIL 15, 1998 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE IN PLAT BOOK 1-2 PAGE 37 UNDER RECEPTION NUMBER 474959; THENCE NORTH 86°42'34" EAST ALONG SAID NORTH LINE A DISTANCE OF 579.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREINAFTER DESCRIBED; THENCE SOUTH 86°42'34" WEST ALONG SAID NORTH LINE A DISTANCE OF 598.55 FEET; THENCE NORTH 86°42'34" EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 654.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF TUTT BOULEVARD AS DEDICATED BY THE OFFICIAL MAP OF TUTT BOULEVARD PLING NO. 4 RECORDED MARCH 23, 2008 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER 28071270;

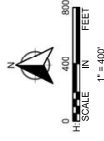
AND RECORDED'S OFFICE UNDER RECEPTION NUMBER 28071270;
THENCE SOUTH 00° 17'45" WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 780.77 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1437.72 FEET TO THE SOUTH LINE OF LOT 10, WESTVIEW ESTATES;
THENCE SOUTH 86°42'34" WEST A DISTANCE OF 986.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10;
THENCE NORTH 00°20'05" EAST ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 526.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;
THENCE SOUTH 86°42'34" WEST, THE PREVIOUSLY CITED NORTH LINE OF WESTVIEW ESTATES, A DISTANCE OF 211.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13.36 ACRES OR 81987 SQUARE FEET MORE OR LESS

TUTT BOULEVARD TOWN HOMES
PART OF W 1/4 SEC. 6, T13S, R65W
PART OF LOT 10, WESTVIEW ESTATES
EL PASO COUNTY, COLORADO
CONCEPT PLAN



SITE MAP



DEVELOPMENT DATA	
EXISTING ZONING	PARCEL A: R-5 AO, PARCEL B: A AO
PROPOSED ZONING	R-5 AO
EXISTING USE	VACANT
PROPOSED USE	TOWN HOMES
TAX SCHEDULE	530939000A, 5309300007
DEVELOPMENT SCHEDULE	DECEMBER 2022
DRAINAGE BASIN	COTTONWOOD CREEK
MASTER PLAN	POWERWOOD NO.2 (CPC MPA 02-2025-43M14)
SITE ACREAGE	13.45 ACRES
GROSS DENSITY	104 DU/AC
NUMBER OF UNITS	140
PARKING RATIO	2.4 SPDU
OPEN SPACE	0.0 ACRES

R-5 ZONE STANDARDS	
FRONT SETBACK	20 FEET (VARIANCE REQUEST FOR 5 FEET MIN)
SIDE SETBACK	5 FEET
REAR SETBACK	25 FEET
MAXIMUM LOT COVERAGE	40% (VARIANCE REQUEST FOR 65%)
MAXIMUM BUILDING HEIGHT	45 FEET
MINIMUM FRONT YARD SETBACK (MULTI-FAMILY TWO STORY)	1,100 SQUARE FEET

GENERAL NOTES:

- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS, COLORADO, AND THE STATE OF COLORADO. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS, COLORADO, AND THE STATE OF COLORADO.
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REVISIONS

NO.	DATE	DESCRIPTION

COVER SHEET

SHEET INDEX

1	COVER SHEET
2	PARCEL A
3	CONCEPTUAL GRADING AND UTILITIES
4	ELEVATIONS

OWNER/DEVELOPER:
DR. HORTON
1500 WEST 10TH AVENUE
ENGLEWOOD, CO 80113

APPLICANT:
WSB
1500 GREENWOOD BLVD, SUITE 111
GREENWOOD VILLAGE, CO 80111

TUTT BLVD TOWNHOMES
DR HORTON



SCALE: AS SHOWN
 PLAN BY: D'NEILL
 CHECK BY: J. PETERS

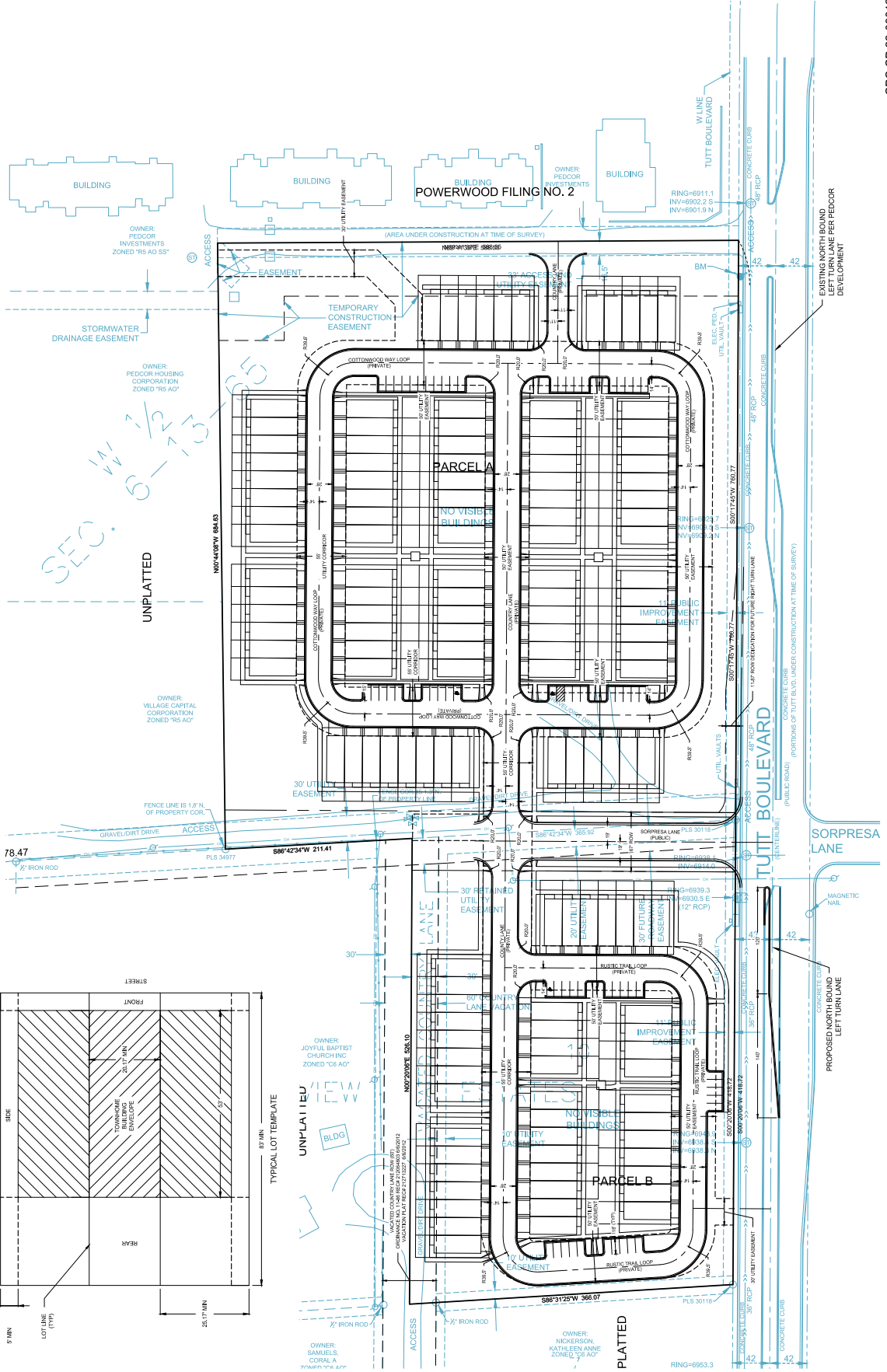
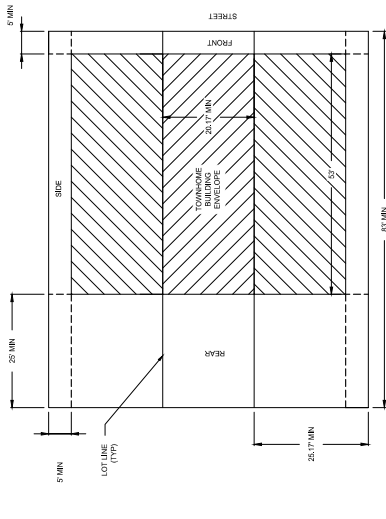
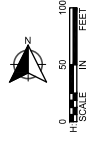
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CONCEPT PLAN

TUTT BLVD TOWNHOMES
 DR HORTON

WSB PROJECT NO.
 019380-000
 SHEET
 2 OF 4

TUTT BOULEVARD TOWN HOMES
 PART OF W 1/4 SEC. 6, T13S, R65W
 PART OF LOT 10, WESTVIEW ESTATES
 EL PASO COUNTY, COLORADO
 CONCEPT PLAN



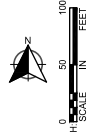
CPC CP 22-00012

NO.	DATE	DESCRIPTION

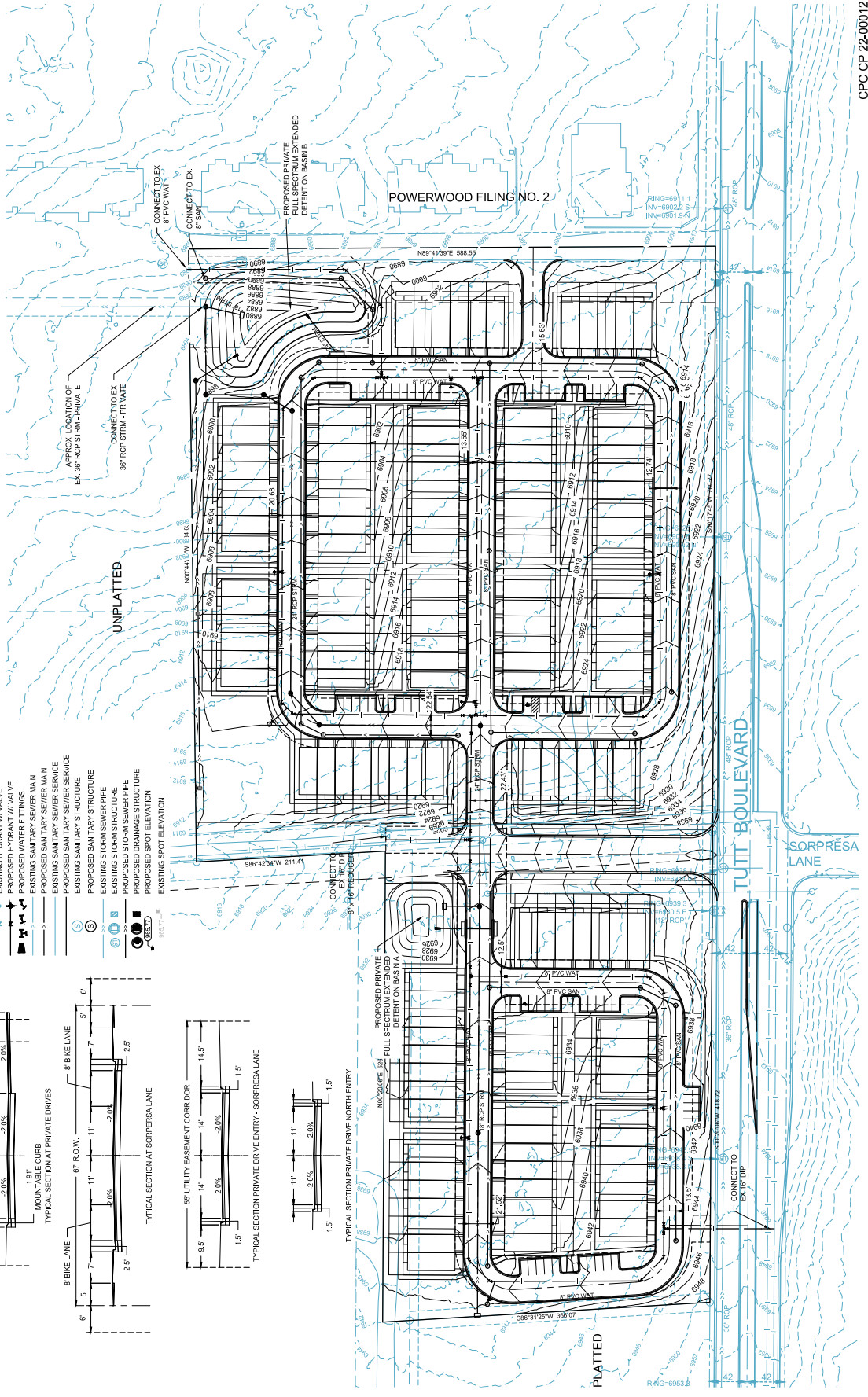
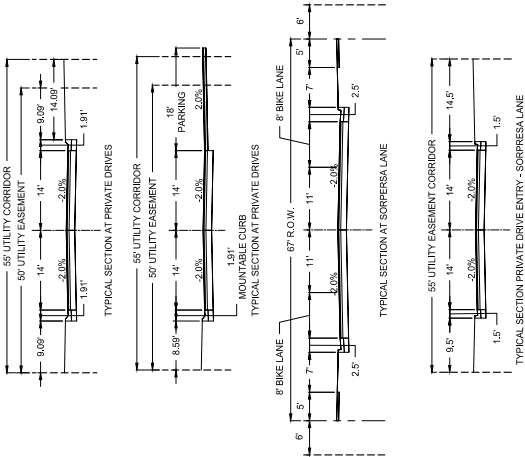
CONCEPTUAL
GRADING AND
UTILITIES

TUTT BLVD TOWNHOMES
DR HORTON

TUTT BOULEVARD TOWN HOMES
PART OF W 1/4 SEC. 6, T13S, R65W
PART OF LOT 10, WESTVIEW ESTATES
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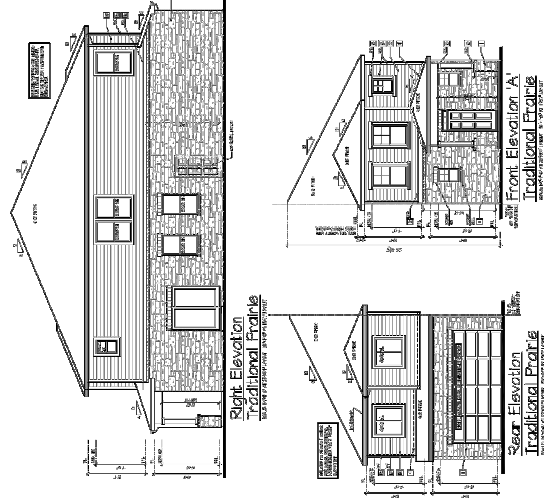
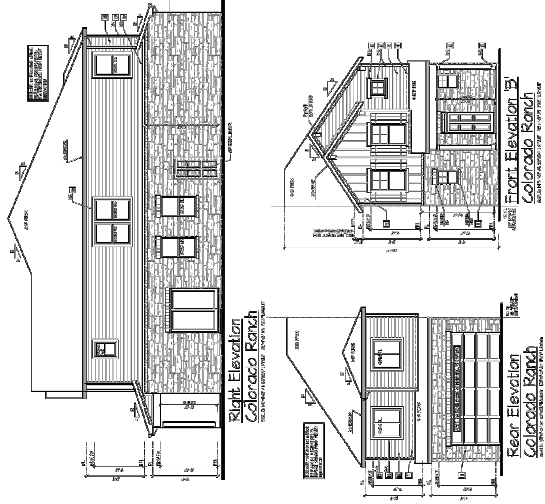
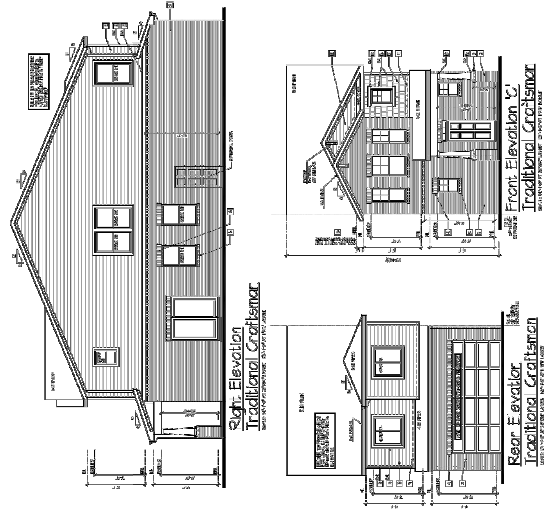
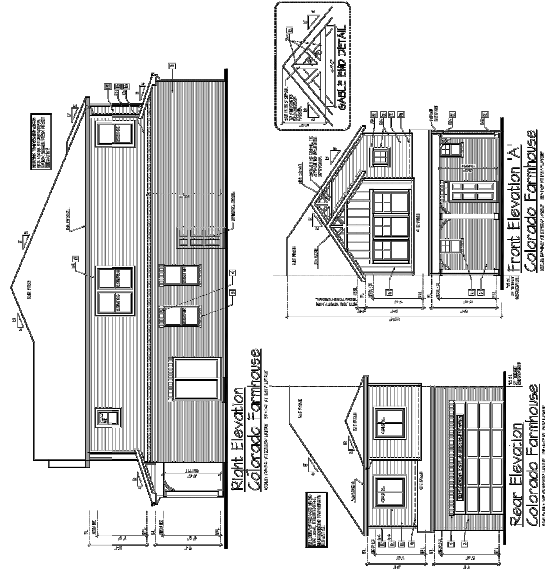
- LEGEND**
- APPROX. CONSTRUCTION LIMITS
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - EXISTING WATER SERVICE W/ CURBSTOP
 - PROPOSED WATER SERVICE W/ CURBSTOP
 - EXISTING HYDRANT W/ VALVE
 - PROPOSED HYDRANT W/ VALVE
 - PROPOSED WATER FITTINGS
 - EXISTING SANITARY SEWER MAIN
 - PROPOSED SANITARY SEWER MAIN
 - EXISTING SANITARY SEWER SERVICE
 - PROPOSED SANITARY SEWER SERVICE
 - EXISTING SANITARY STRUCTURE
 - PROPOSED SANITARY STRUCTURE
 - EXISTING STORM SEWER PIPE
 - PROPOSED STORM SEWER PIPE
 - EXISTING STORM STRUCTURE
 - PROPOSED STORM STRUCTURE
 - PROPOSED DRAINAGE STRUCTURE
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION



TUTT BOULEVARD TOWN HOMES

PART OF W 1/4 SEC. 6, T13S, R65W
 PART OF LOT 10, WESTVIEW ESTATES
 EL PASO COUNTY, COLORADO

CONCEPT PLAN



ELEVATIONS

TUTT BLVD TOWNHOMES
 DR HORTON

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REVISIONS

SCALE: AS SHOWN
 PLAN BY: D'NEILL
 DESIGN BY: D'NEILL
 CHECK BY: J. PETERS



WSB PROJECT NO.
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 4 OF 4

CPC CP 22-00012