

NO.	DATE	DESCRIPTION

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

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, CONTAINING 13.361 ACRES OF LAND, MORE OR LESS, BEING THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6, BEARING S 89° 07' 38" WEST, A DISTANCE OF 726.92 FEET TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE NORTHWEST CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1987" AND ON THE SOUTH END A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE SOUTHWEST CORNER OF SECTION 6, BEARING NORTH 09° 07' 38" WEST, A DISTANCE OF 2634.96 FEET BETWEEN SAID MONUMENTS.

COMMENCE AT THE SAID NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 07' 38" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, BEARING S 89° 07' 38" WEST, A DISTANCE OF 726.92 FEET TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE NORTHWEST CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1987" AND ON THE SOUTH END A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE SOUTHWEST CORNER OF SECTION 6, BEARING NORTH 09° 07' 38" WEST, A DISTANCE OF 2634.96 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 INTEREST OF THE SAID DEVELOPER IN SAID LOT 10, WESTVIEW ESTATES, AS VACATED BY ORDINANCE NO. 11-86 RECORDED JUNE 6, 2012 UNDER RECEPTION NO. 212713227; 212248893 AND VACATION PLAN 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 SYMBOLLOGY FOR THE NORTHWEST CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1987" AND ON THE SOUTH END A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 6 AND "17477 - 2002" BEARING NORTH 00° 07' 38" WEST, A DISTANCE OF 2634.96 FEET BETWEEN SAID MONUMENTS.

COMMENCE AT THE SAID NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 07' 38" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, BEARING S 89° 07' 38" WEST, A DISTANCE OF 726.92 FEET TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER REBAR WITH A 3/4 INCH ALUMINUM CAP STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE NORTHWEST CORNER OF SECTION 6 AND "ORRINICHOLS & ASSOCIATES PLS 10959-1987" AND ON THE SOUTH END A FOUND REBAR WITH A 3/4 INCH ALUMINUM CAP WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 6 AND "17477 - 2002" BEARING NORTH 00° 07' 38" WEST, A DISTANCE OF 2634.96 FEET TO THE POINT OF BEGINNING OF THE SAID SECTION 6, BEARING NORTH 09° 07' 38" WEST, A DISTANCE OF 2634.96 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 09° 07' 38" WEST, A DISTANCE OF 684.63 FEET; THENCE NORTH 00° 07' 38" EAST, A DISTANCE OF 598.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF TUTT BOULEVARD AS DEDICATED BY THE OFFICIAL MAP OF TUTT BOULEVARD, FILED NO. 4 RECORDED MARCH 23, 2008 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDED'S OFFICE UNDER RECEPTION NUMBER 286712270; 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 1437.2 FEET TO THE SOUTH LINE OF LOT 10, WESTVIEW ESTATES;

THENCE SOUTH 89° 07' 38" WEST, A DISTANCE OF 726.92 FEET TO THE WEST LINE OF THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 09° 07' 38" EAST, A DISTANCE OF 598.95 FEET TO THE WEST LINE OF SAID LOT 10, A DISTANCE OF 526.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 89° 07' 38" WEST, THE PREVIOUSLY CITED NORTH LINE OF WESTVIEW ESTATES, A DISTANCE OF 2114.1 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13.361 ACRES OR 891987 SQUARE FEET MORE OR LESS

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CONTOUR (MINOR)
- PROPOSED CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MAJOR)
- 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 SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING WATER SERVICE W/ CURBSTOP
- PROPOSED WATER SERVICE W/ CURBSTOP
- EXISTING HYDRANT W/ VALVE
- PROPOSED HYDRANT W/ VALVE
- EXISTING WATER FITTINGS
- PROPOSED WATER FITTINGS

SHEET INDEX

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- 2 CONCEPT PLAN
- 3 CONCEPTUAL GRADING AND UTILITIES
- 4 ELEVATIONS

OWNER/DEVELOPER:
DR. HORTON
1000 WEST WASHINGTON COURT
ENGLEWOOD, CO 80113

APPLICANT:
WSB
1000 GREENWOOD BLVD., SUITE 111
GREENWOOD VILLAGE, CO 80111

GENERAL NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
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3. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
4. THE DEVELOPER WILL CONSTRUCT 6 INCH LINES ON TOP OF THE EXISTING INTERSECTION AT TUTT AND WILL INCLUDE THE CORRECT ROADWAY MARKINGS AND SIGNAGE.
5. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET.

TUTT BLVD TOWNHOMES
DR HORTON

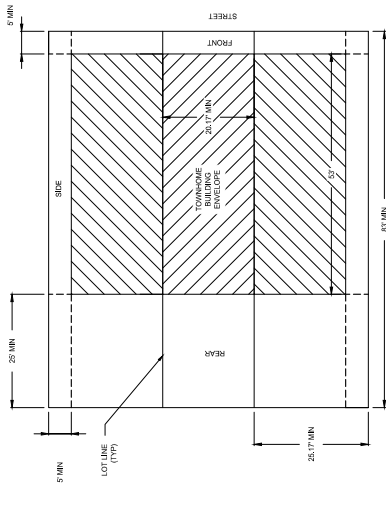
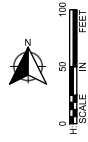
COVER SHEET

NO.	DATE	REVISIONS

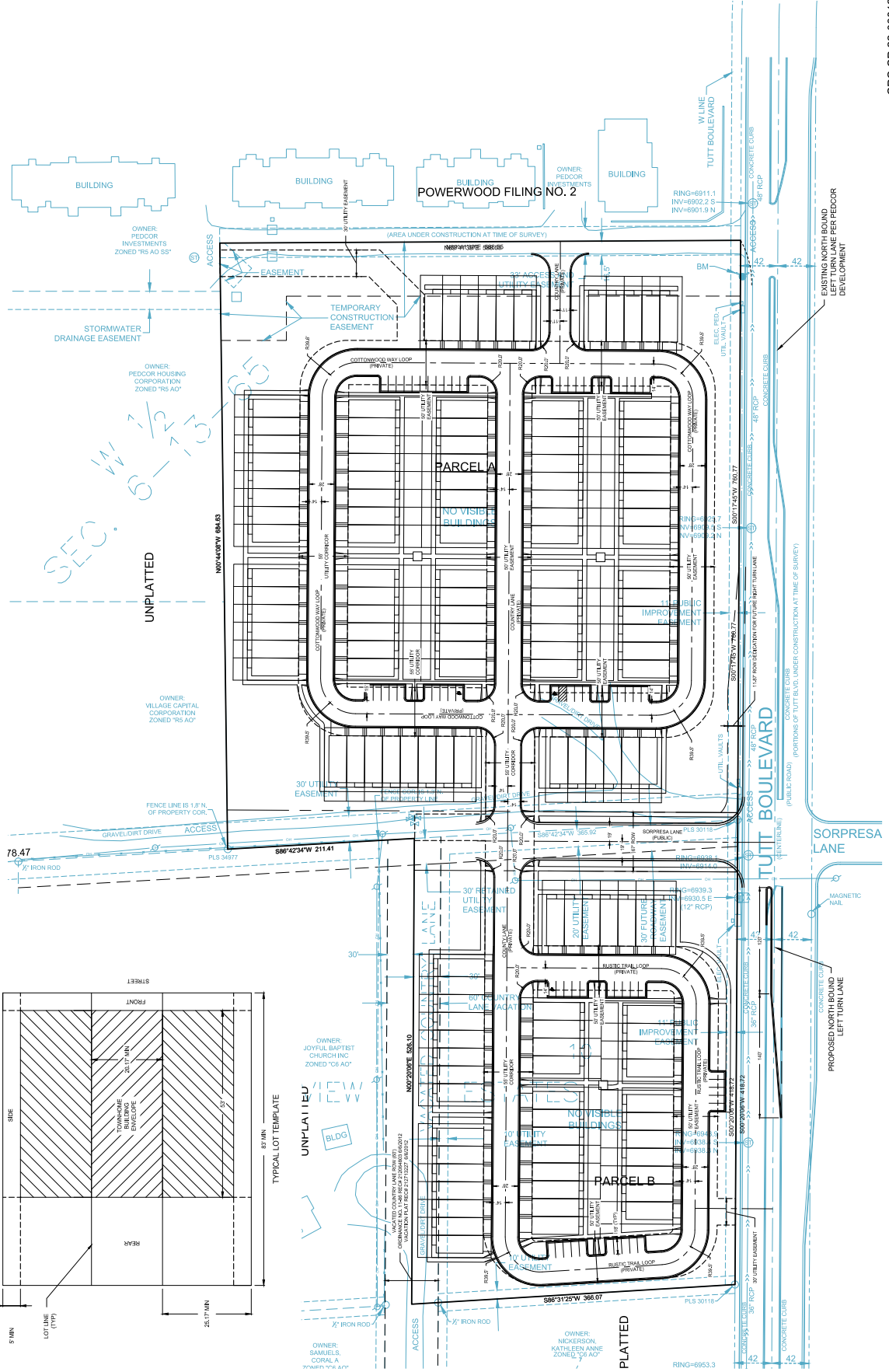
CONCEPT PLAN

TUTT BLVD TOWNHOMES
 DR HORTON

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



TYPICAL LOT TEMPLATE





DESIGN BY:
D'NEILL

CHECK BY:
J. PETERS

NO.	DATE	DESCRIPTION

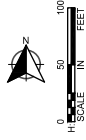
CONCEPTUAL
GRADING AND
UTILITIES

TUTT BLVD TOWNHOMES
DR HORTON

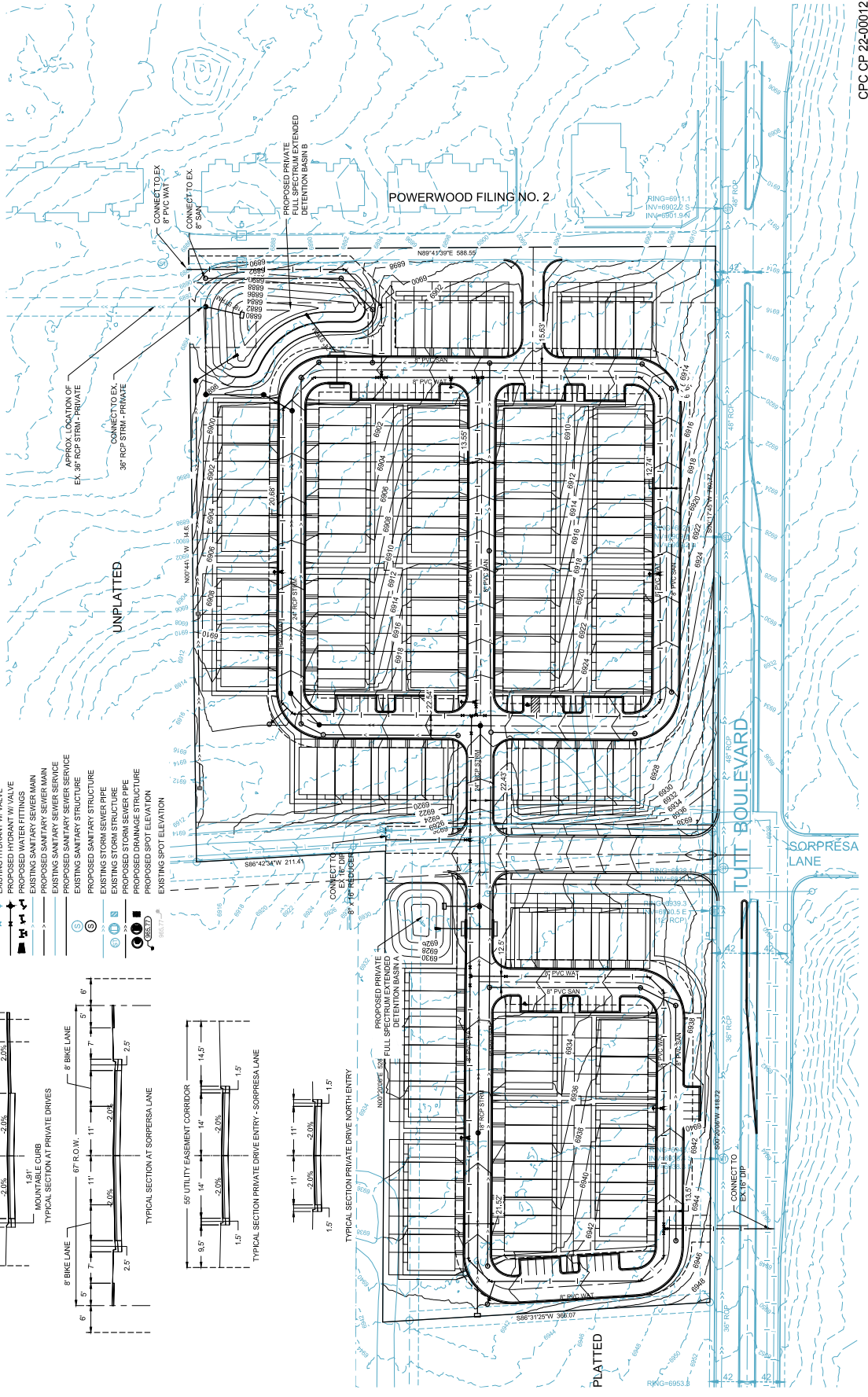
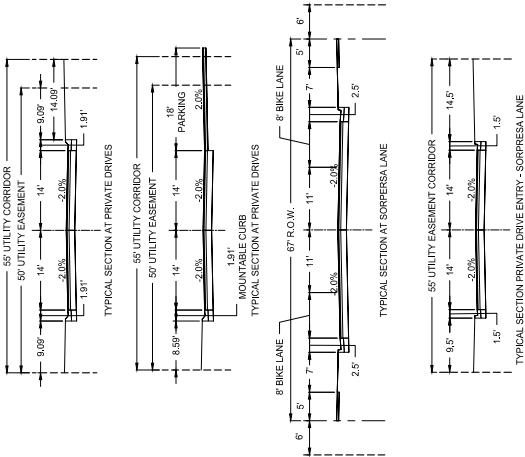
WSB PROJECT NO.
019380-000

SHEET
3 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



- 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

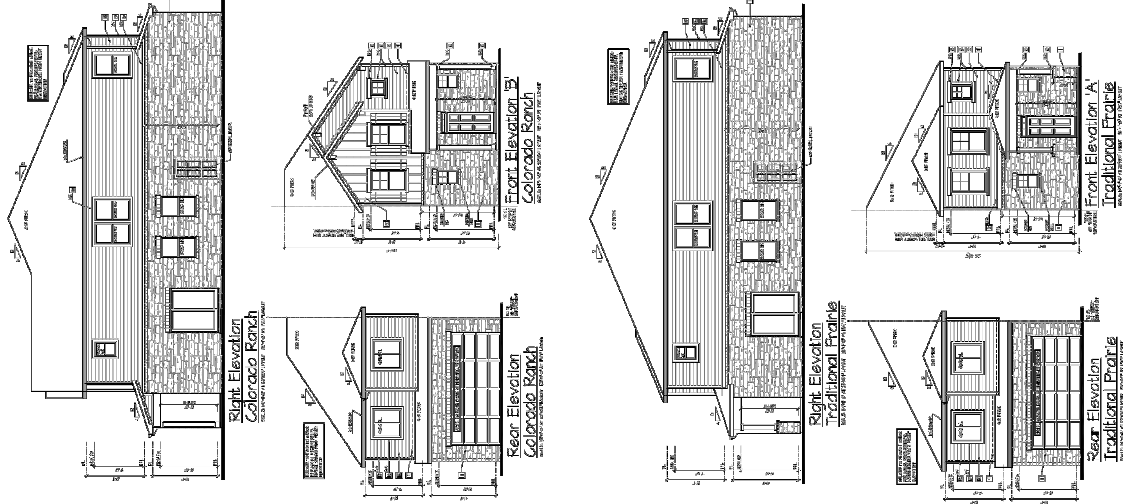
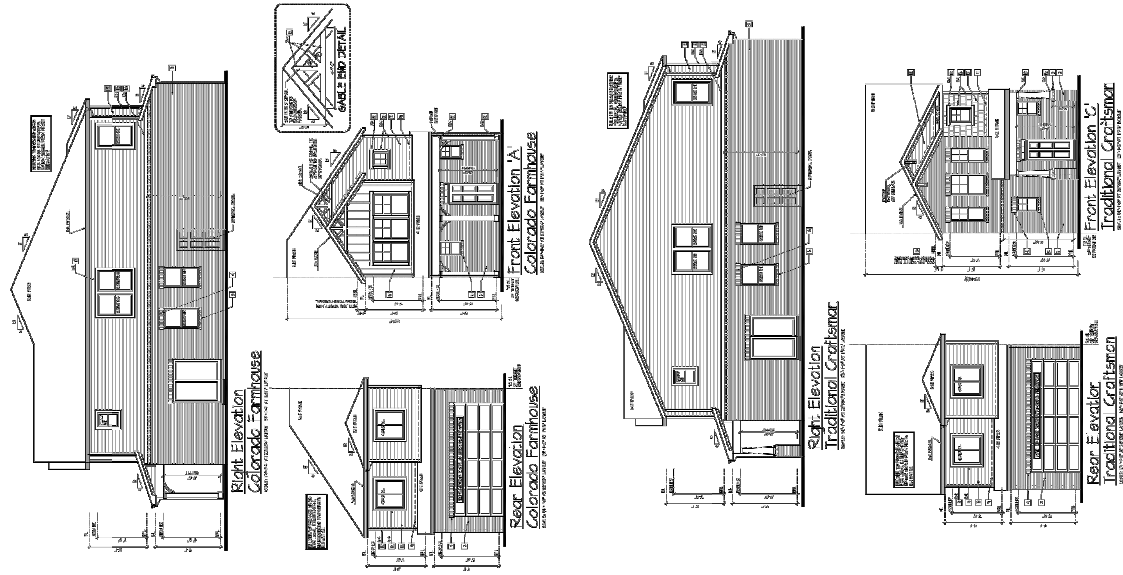


CPC CP 22-00012

TUTT BOULEVARD TOWN HOMES

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PART OF LOT 10, WESTVIEW ESTATES
EL PASO COUNTY, COLORADO

CONCEPT PLAN



CPC CP 22-00012



DESIGN BY:
D'NEILL
PLAN BY:
D'NEILL
CHECK BY:
J. PETERS

NO.	DATE	REVISIONS	DESCRIPTION

ELEVATIONS

TUTT BLVD TOWNHOMES
DR HORTON

WSB PROJECT NO.
019380-000
SHEET
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