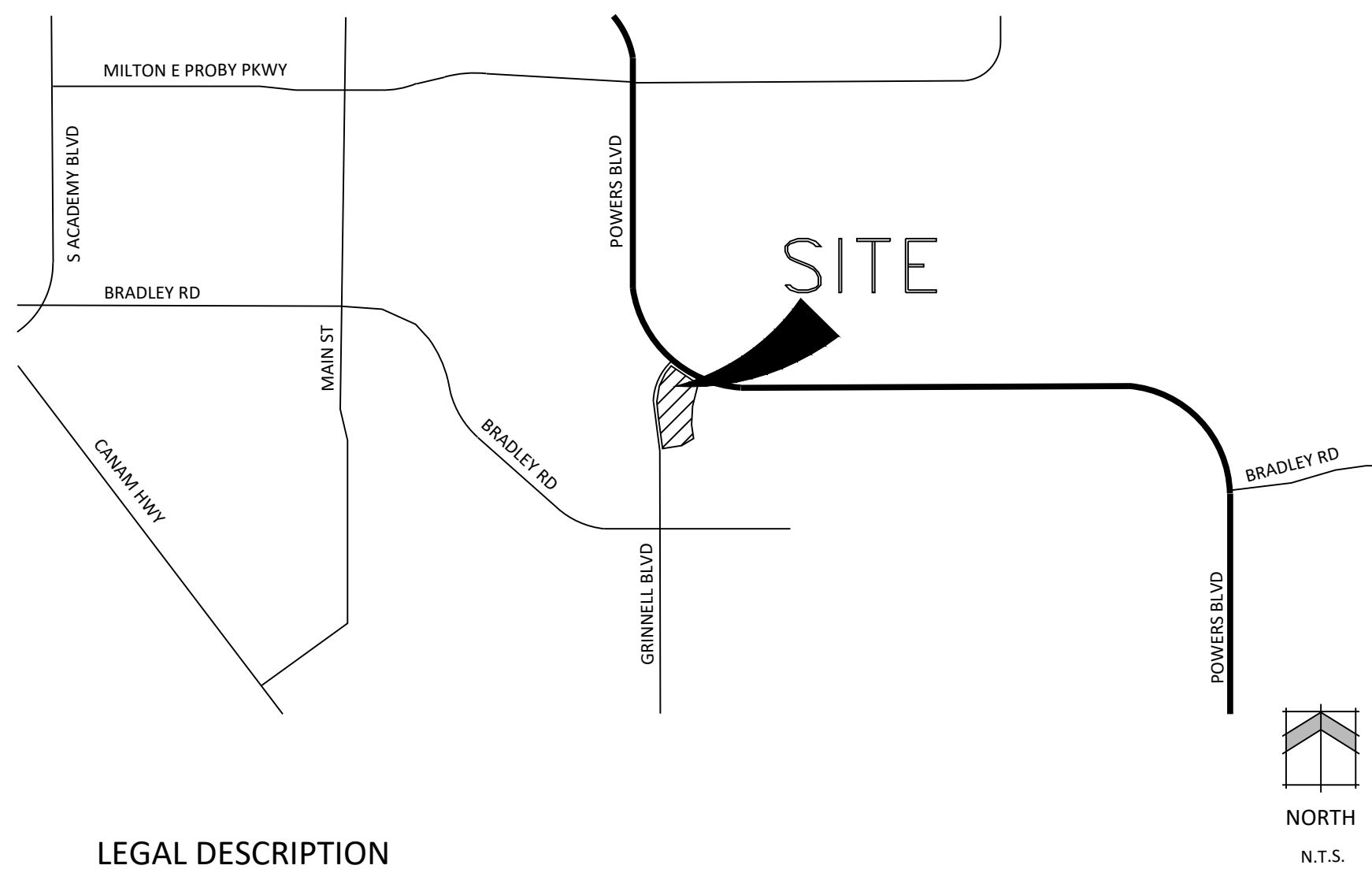


OUTLOOK POWERS & GRINNELL

SITUATED IN THE SOUTHWEST OF SECTION 6 AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 7,
TOWNSHIP 15 SOUTH, RANCH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 21°16'15" EAST, A DISTANCE OF 1,234.30 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL WHICH IS ALSO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD AS DENOTED UNDER RECEPTION NUMBER 0908408 AND THE NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AS DENOTED UNDER RECEPTION NUMBER 207712585 BOTH WITH THE CLERK AND RECORDER OF EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE DEPARTING THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AND CONTINUING NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD THE FOLLOWING SIX (6) COURSES:

- NORTH 08°19'24" WEST, A DISTANCE OF 695.98 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 190.45 FEET, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 12°15'39", AND A CHORD WHICH BEARS NORTH 02°15'50" WEST, A CHORD DISTANCE OF 190.09 FEET TO A POINT OF NON-TANGENT;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 209.47 FEET, SAID CURVE HAVING A RADIUS OF 806.07 FEET, A CENTRAL ANGLE OF 14°01'11", AND A CHORD WHICH BEARS NORTH 12°14'55" EAST, A CHORD DISTANCE OF 208.95 FEET;
- NORTH 27°27'34" EAST, A DISTANCE OF 142.19 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 143.22 FEET, SAID CURVE HAVING A RADIUS OF 844.07 FEET, A CENTRAL ANGLE OF 09°43'19", AND A CHORD WHICH BEARS NORTH 32°16'35" EAST, A CHORD DISTANCE OF 143.05 FEET TO A POINT OF NON-TANGENT;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.20 FEET, SAID CURVE HAVING A RADIUS OF 110.01 FEET, A CENTRAL ANGLE OF 63°38'34", AND A CHORD WHICH BEARS NORTH 68°57'28" EAST, A CHORD DISTANCE OF 116.01 FEET TO A POINT OF NON-TANGENT ON THE SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AS RECORDED UNDER BOOK 4307, PAGE 1472 WITH THE EL PASO CLERK AND RECORDER;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 488.21 FEET, SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 13°17'19", AND A CHORD WHICH BEARS SOUTH 60°44'03" EAST A CHORD DISTANCE OF 487.12 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF LOT 1, PAINTED SKY AT WATERVIEW FILING NO.3 AS RECORDED UNDER RECEPTION NUMBER 21271398 WITH THE EL PASO CLERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AND CONTINUING SOUTHERLY ALONG THE SAID WEST PROPERTY LINE OF LOT 1 SOUTH 15°45'42" WEST, A DISTANCE OF 150.36 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF DANCING SUN WAY AND THE WEST RIGHT-OF-WAY OF CUDAHY DRIVE, BOTH RECORDED UNDER SAID RECEPTION NUMBER 21271398;

THENCE CONTINUING SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE THE FOLLOWING THREE (3) COURSES:

- SOUTH 15°45'42" WEST, A DISTANCE OF 201.74 FEET TO A POINT OF CURVATURE;
- ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 910.02 FEET, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 37°47'09", AND A CHORD WHICH BEARS SOUTH 03°10'04" EAST, A CHORD DISTANCE OF 599.03 FEET;
- SOUTH 22°03'38" EAST, A DISTANCE OF 12.90 FEET TO A POINT OF CURVATURE ON THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE;

THENCE WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE THE FOLLOWING FIVE (5) COURSES:

- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 91.01 FEET, SAID CURVE HAVING A RADIUS OF 736.00 FEET, A CENTRAL ANGLE OF 07°05'04", AND A CHORD WHICH BEARS SOUTH 62°27'39" EAST, A CHORD DISTANCE OF 90.95 FEET;
- SOUTH 58°52'08" WEST, A DISTANCE OF 114.02 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 110.36 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CENTRAL ANGLE OF 12°11'02", AND A CHORD WHICH BEARS SOUTH 65°00'36" WEST, A CHORD DISTANCE OF 110.16 FEET;
- SOUTH 83°24'45" WEST, A DISTANCE OF 172.84 FEET TO THE POINT OF BEGINNING;
- SOUTH 81°41'14" WEST, A DISTANCE OF 105.09 FEET;

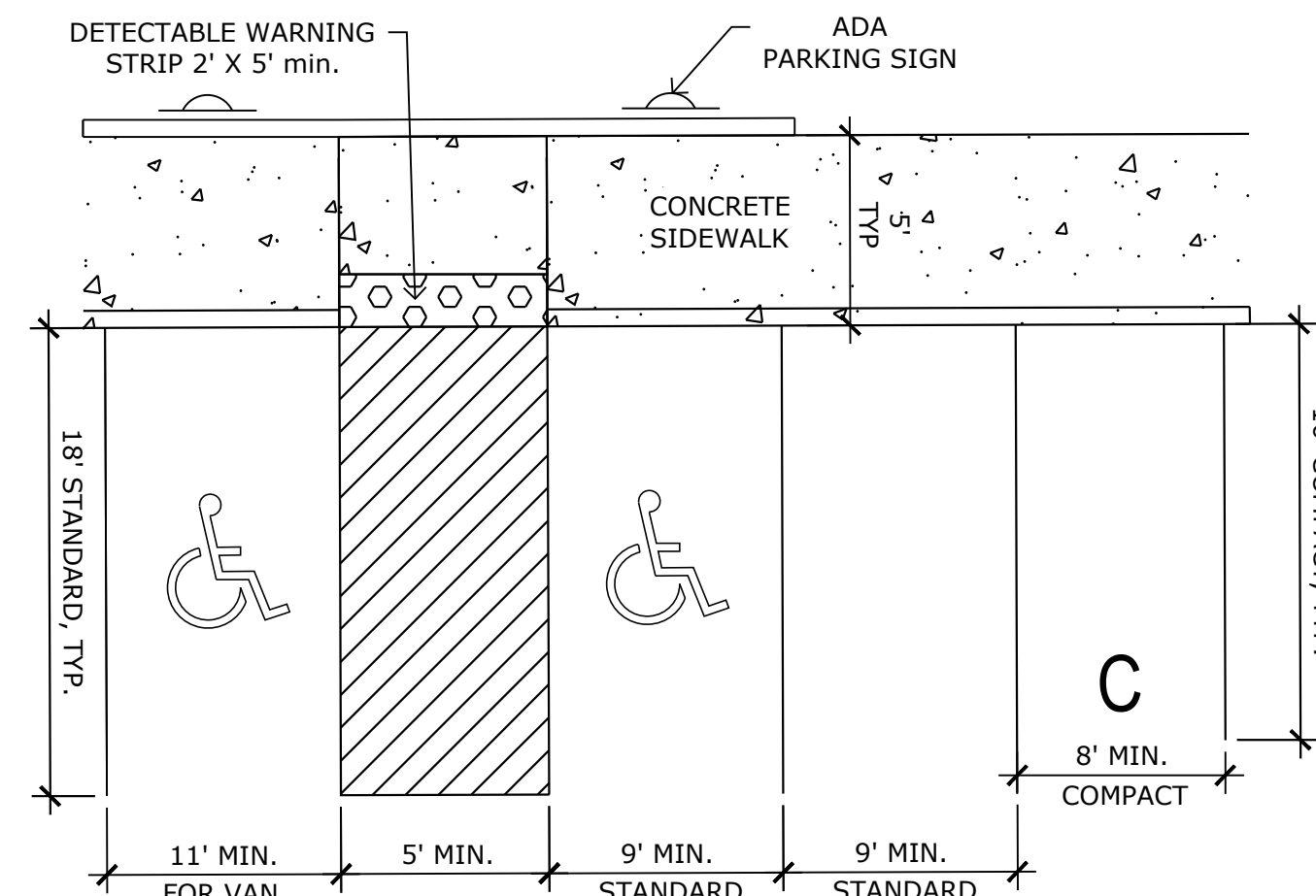
SAID PARCEL CONTAINS 751,650 SQUARE FEET OR 16.567 ACRES, MORE OR LESS;

GENERAL NOTES

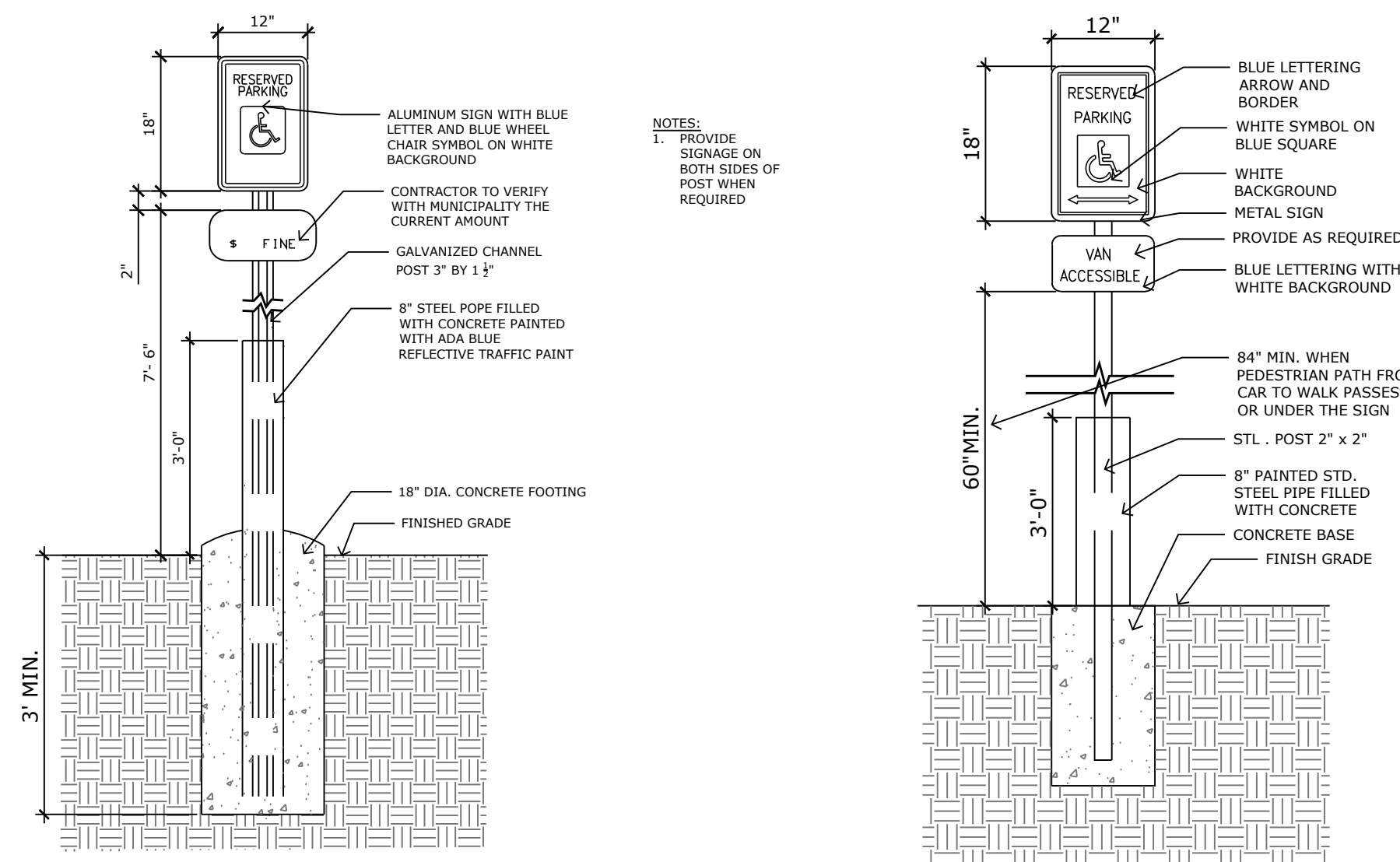
- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
- Private roads are to be paved asphalt with concrete curbs.
- This site, 0 Grinnell Blvd. is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel numbers 08041C0763G & 08041C0764G, effective December 7, 2018.
- 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.
- Notice: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the academy shall cease to be actively used. This notice shall run with the land.
- A private aviation easement acknowledging the USAFA airmanship program will be established prior to recordation of the final subdivision plat(s) for this development or prior to the issuance of a certificated of occupancy for any unit within the development.
- The aviation easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 207095753 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- Placeholder Sound Study Note: Please advise on language referencing the conducted Sound Study for Outlook Powers & Grinnell Filing No. 1.

TRACT TABLE

NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	68,620	1.58	Public Utilities, Landscape, Public R.O.W.	PROPERTY OWNER	PROPERTY OWNER



PARKING STALL LAYOUT DETAILS



ADA / VAN ACCESIBLE PARKING SIGNS

SITE DATA

Site Address: 0 Grinnell St
Tax ID Number: 550720002
Total Area: 16.57 Acres
Development Schedule: --
Concept Plan: --
Master Plan: --
Drainage Basin: RM-30
Current Zoning: Vacant
Proposed Use: Multi-Family
Units: 318
Gross Density: 19.19 DU/AC

Height Information:
Max. Height Allowed: 40'
Heights Proposed:
Clubhouse: 23'-7"
Carriage House: 22'-7"
24-Plex: 38'-4.5"
36-Plex: 38'-6"
Double Garage: 13'-3"
Single Garage: 14'-1"

Lot Coverage:
Max. Allowed: 60%
Proposed: 18.8%
Buildings: 141,303 SF (18.8%)
Impervious: 309,625 SF (41.2%)
Landscape: 300,722 SF (40.0%)

Open Space:
Required: 97,955 SF (15%)
Provided: 100,970 SF

Building Setbacks:
Front: 25'
Side: 15'
Rear: 15'

Landscape Setbacks/Buffers:
Grinnell Blvd: 20' 0"
Goldfield Drive: 10' 15"
Cudahy Drive: 10' 15"
Powers Blvd: 25' 0"

Parking Standards:

1.1 spaces per studio
1.5 spaces per 1-bedroom (252)
1.7 spaces per 2-bedroom (204)
2.0 spaces per 3-bedroom (60)
Guest - 1.0 spaces per 3 units (106)
622 spaces (12 ADA spaces)
622 spaces

Required:
Total Provided:
Garage Parking:
Compact:
Standard ADA:
ADA Van:

Bicycle Parking:
Required:
Provided:

Building Type	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
24 Plex (5) Type A Units	60	45	15	120
36 Plex (1)	18	15	3	36
36 Plex (1) Type A Units	72	60	12	144
3 Plex (6)	18	0	0	18
Total Units	168	120	30	318

PROJECT TEAM

OWNER/DEVELOPER: Evergreen Devco
1873 S. Bellaire St., Suite 1200
Denver, CO 80222

CIVIL ENGINEER: HKS Engineering
1120 Lincoln St, STE 1000
Denver, CO 80203

APPLICANT/PLANNER: N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

SHEET INDEX

SHEET NO.	TITLE
Sheet 1 of 25:	Cover Sheet
Sheet 2 of 25:	Site Plan
Sheet 3 of 25:	Grading Plan
Sheet 4 of 25:	Utility Plan
Sheet 5 of 25:	Utility Plan
Sheet 6 of 25:	Landscape Notes & Schedules
Sheet 7 of 25:	Landscape Plan North
Sheet 8 of 25:	Landscape Plan South
Sheet 9 of 25:	Elevations - Clubhouse
Sheet 10 of 25:	Floor Plan - Clubhouse
Sheet 11 of 25:	Elevations - 24 Plex
Sheet 12 of 25:	Elevations - 24 Plex
Sheet 13 of 25:	Elevations - 24 Plex
Sheet 14 of 25:	Elevations - 36 Plex
Sheet 15 of 25:	Elevations - 36 Plex
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Sheet 18 of 25:	Composite Plans - Carriages
Sheet 19 of 25:	Elevations - Single Garage
Sheet 20 of 25:	Elevations - Double Garage
Sheet 21 of 25:	Floor Plan - Single Garage & Double Garage
Sheet 22 of 25:	Elevations and Floor Plan - Trash Enclosure
Sheet 23 of 25:	Site Photometric Plan
Sheet 24 of 25:	Site Lighting Details
Sheet 25 of 25:	

Ownership Certification

Name of Landowner _____
Name of Landowner _____
Landowner's Signature, notarized _____

I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature _____

OR Name of Attorney and registration number _____

Clerk and Recorder Certification

State of Colorado) ss.
El Paso County)

I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____

El Paso County Clerk and Recorder

County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (board resolution or motion #) regulations. _____ (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners _____ date

Director, Planning & Community Development Department _____ date



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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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OUTLOOK POWERS & GRINNELL

DEVELOPMENT PLAN

0 Grinnell Blvd

DATE: 02/07/2023
PROJECT MGR: C. LIEBER
PREPARED BY: J. SMITH

ENTITLEMENT

DATE: BY: DESCRIPTION:

COVER SHEET

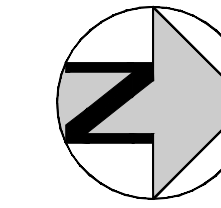
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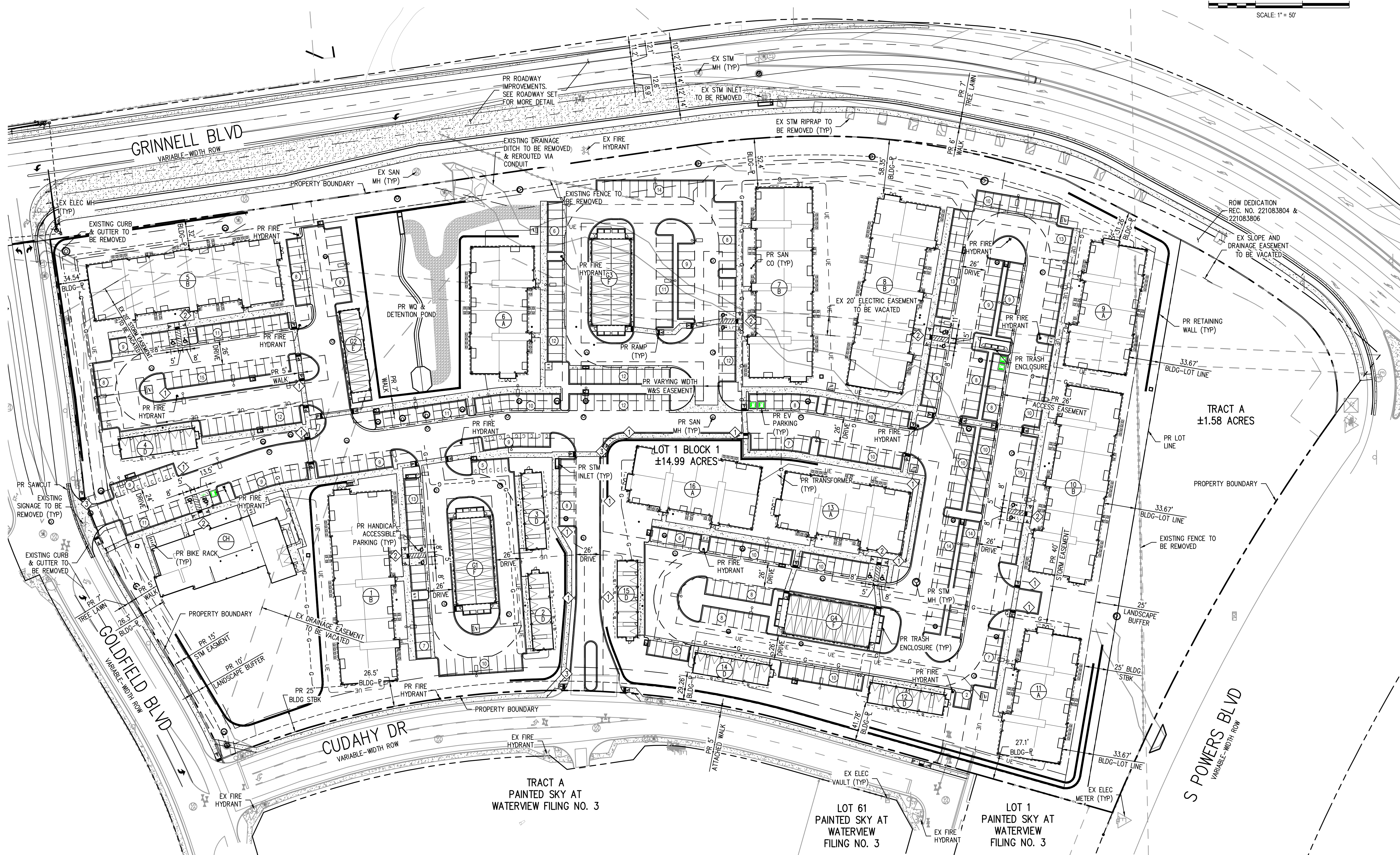
OUTLOOK POWERS & GRINNELL

EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN



50 0 50 100
SCALE: 1" = 50'



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Colorado Springs, CO 80903
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Fax 719.471.0267
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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO

DATE: 05/08/2023
PROJECT MGR: RCP
PREPARED BY: TLW

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SITE PLAN

2
2 OF 26
221206

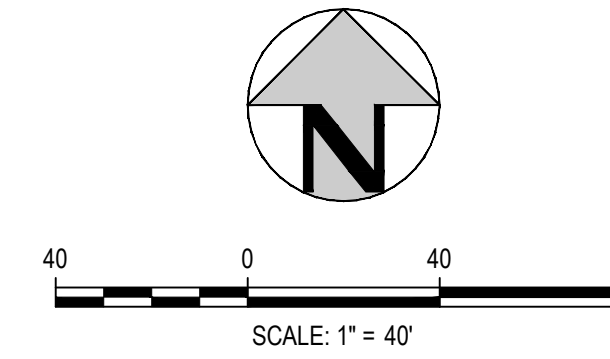
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- PR "NO PARKING - FIRE LANE" SIGN
R7-1(L) (12'x18')
R7-1 (12'x18')
R7-1(R) (12'x18')
- PR "HANDICAP PARKING" SIGN
R7-8 (12'x18')
R7-8 (12'x18')
- PR "STOP" SIGN
R1-1 (30')

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OUTLOOK POWERS & GRINNELL

EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



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**OUTLOOK AT
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GRINNELL**

SITE DEVELOPMENT
PLAN
EL PASO COUNTY, COLORADO

DATE: 05/08/2023
PROJECT MGR: RCP
PREPARED BY: TLW

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

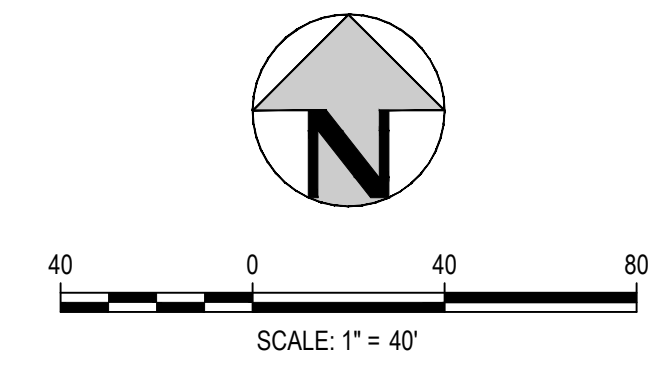
GRADING PLAN

3
3 OF 26
221206

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OUTLOOK POWERS & GRINNELL

EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



MATCH LINE - SEE SHEET 3



TRACT A
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WATERVIEW FILING NO. 3



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619 N. Cascade Avenue, Suite 200
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GRADING PLAN

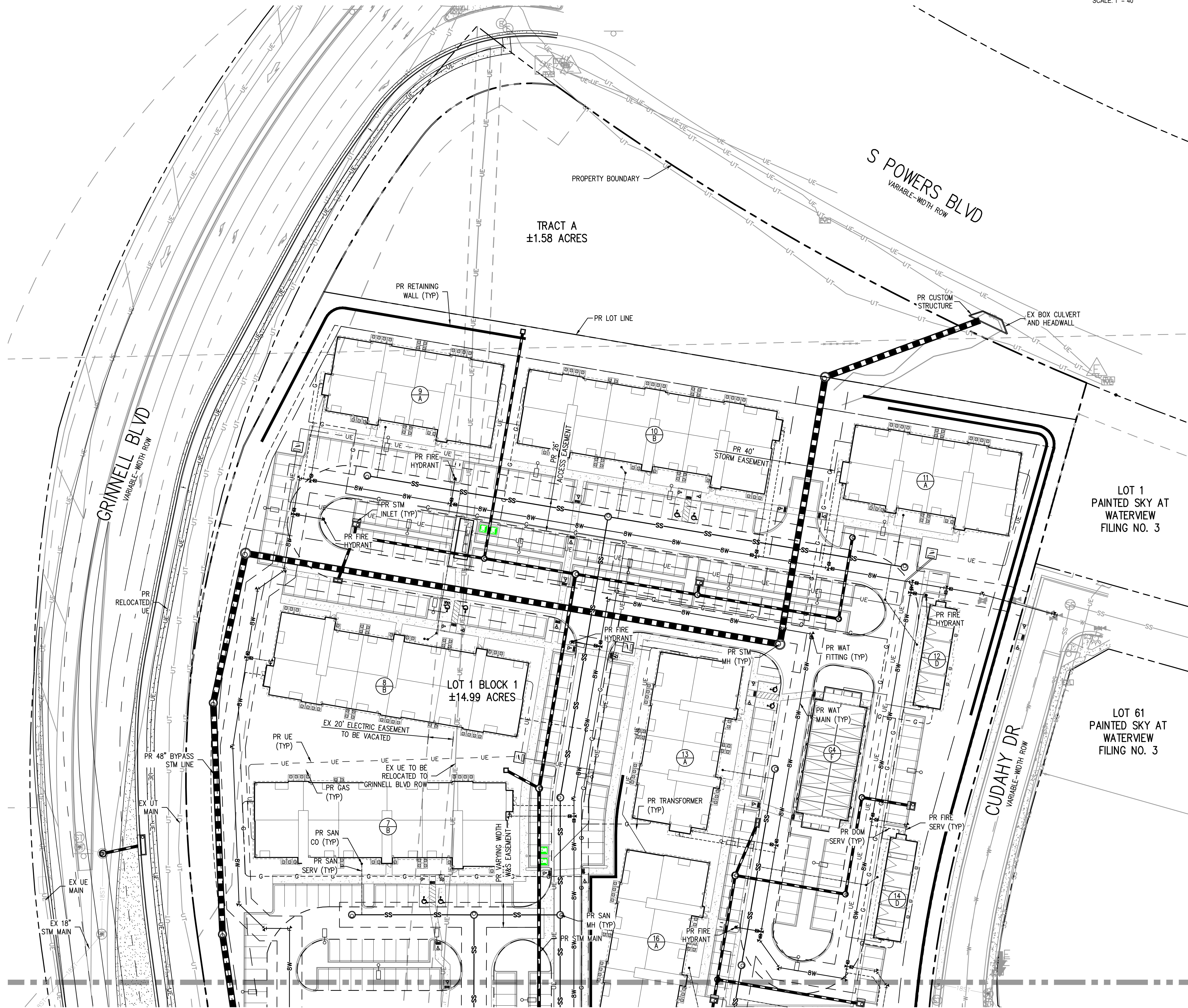
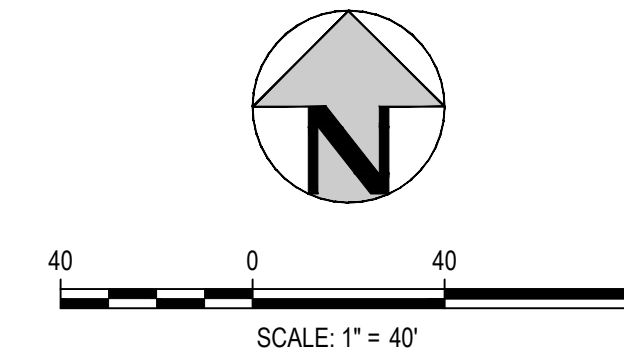
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SITE DEVELOPMENT PLAN



MATCH LINE - SEE SHEET 6



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619 N. Cascade Avenue, Suite 200
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Tel. 719.471.0073
Fax 719.471.0267

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DATE: 05/08/2023
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PREPARED BY: TLW

ENTITLEMENT

DATE: BY: DESCRIPTION:

UTILITY PLAN

5

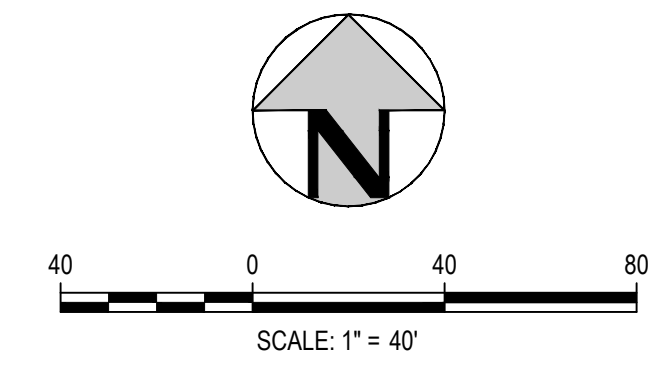
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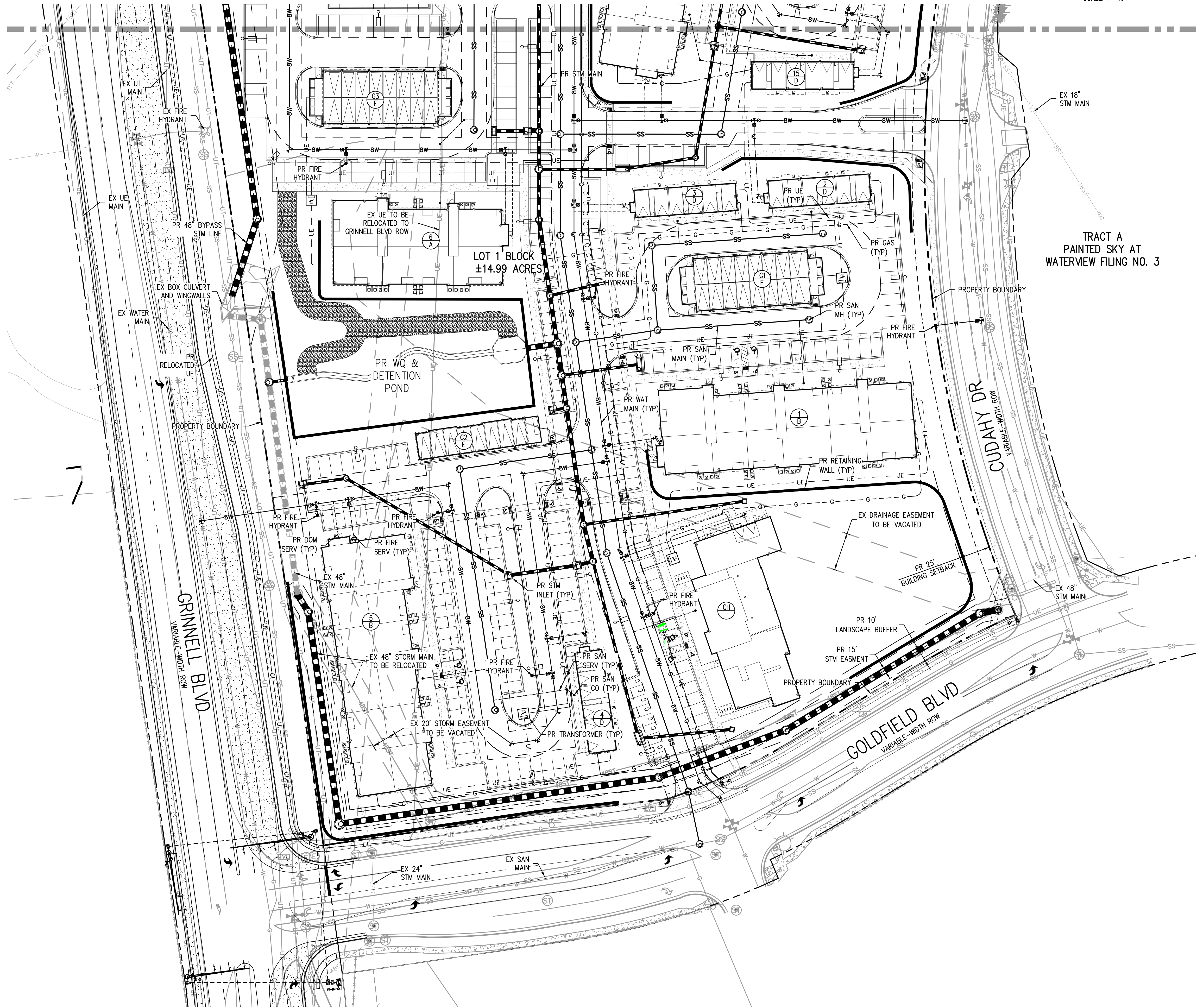
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EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN



MATCH LINE - SEE SHEET 5



TRACT A
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WATERVIEW FILING NO. 3



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ENTITLEMENT

DATE: BY: DESCRIPTION:

UTILITY PLAN

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221206