





INCLUDED IN MASTER PLANS & MASTER PLANS  
TEMPLETON GAP ROAD  
MAX. OVERLOOK 90' 10" M.  
S32°56'52" W. 62.43'  
A=02°06'43"  
R=353.9 84  
L=130.65'  
MATCH SHEET 3 LINE

GREENBRIAR I  
ZONED CS COMMERCIAL  
FUTURE CS COMMERCIAL  
ALLOWED USES PER PBC ZONE DISTRICT  
APPROX. 100,000 SQUARE FEET  
10.5 ACRES

GREENBRIAR I  
ZONED PBC  
PROPOSED MULTIFAMILY RESIDENTIAL  
MAX. 24.99 DU/ACRE  
20.5 ACRES

WOODMEN ROAD  
PROPOSED MULTI-LANE THRUWAY PAVED 70' R.O.W.

TEMPLETON GAP ROAD  
25' BUILDING SETBACK (P) 20' LANDSCAPE SETBACK (P)

PRIVATE DRIVE  
RIGHT IN / RIGHT OUT

PRIVATE ROAD  
RIGHT IN / RIGHT OUT

POWERWOOD VIEW (PRIVATE)

SISTERS GROVE (PRIVATE)

SERVICE DRIVE



Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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**GREENBRIAR/  
POWERWOOD  
CONCEPT PLAN  
MAJOR AMENDMENT**

DATE: 11/15/19  
DRAWN BY: J. WATSON  
CHECKED BY: J. WATSON

NO.	DATE	DESCRIPTION
001	11/15/19	ISSUED FOR REVIEW
002	11/15/19	ISSUED FOR REVIEW
003	11/15/19	ISSUED FOR REVIEW
004	11/15/19	ISSUED FOR REVIEW
005	11/15/19	ISSUED FOR REVIEW
006	11/15/19	ISSUED FOR REVIEW
007	11/15/19	ISSUED FOR REVIEW
008	11/15/19	ISSUED FOR REVIEW
009	11/15/19	ISSUED FOR REVIEW
010	11/15/19	ISSUED FOR REVIEW

CONCEPT PLAN

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OF 3

CPC: CP 01-00148-A-100419

