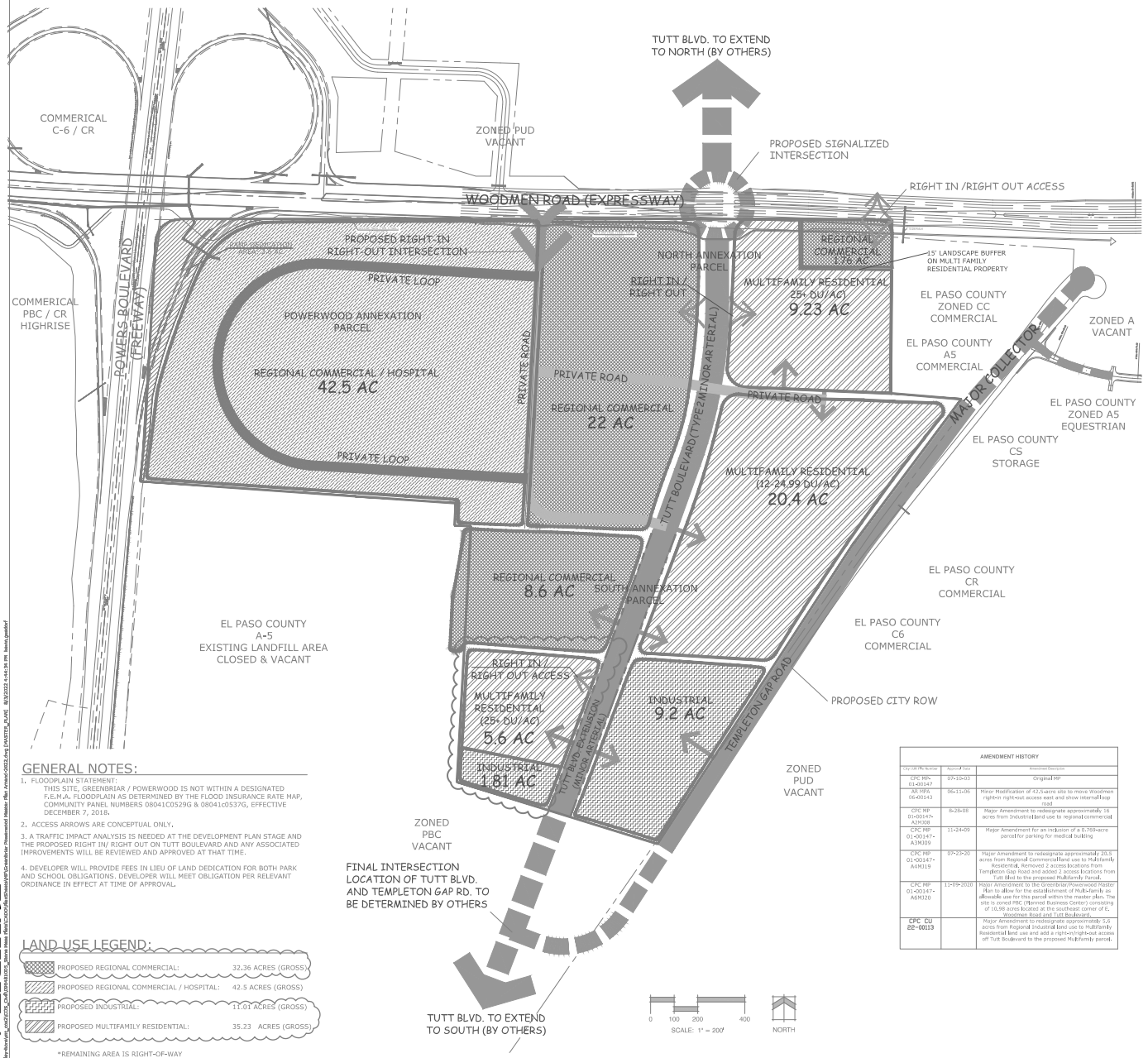



# EXHIBIT A

## GENERAL NOTES:

1. FLOODPLAIN STATEMENT:
   THIS SITE, GREENBRIAR / POWERWOOD IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C0529G & 08041c0537G, EFFECTIVE DECEMBER 7, 2018.
2. ACCESS ARROWS ARE CONCEPTUAL ONLY.
3. A TRAFFIC IMPACT ANALYSIS IS NEEDED AT THE DEVELOPMENT PLAN STAGE AND THE PROPOSED RIGHT IN/ RIGHT OUT ON TUTT BOULEVARD AND ANY ASSOCIATED IMPROVEMENTS WILL BE REVIEWED AND APPROVED AT THAT TIME.
4. DEVELOPER WILL PROVIDE FEES IN LIEU OF LAND DEDICATION FOR BOTH PARK AND SCHOOL OBLIGATIONS. DEVELOPER WILL MEET OBLIGATION PER RELEVANT ORDINANCE IN EFFECT AT TIME OF APPROVAL.

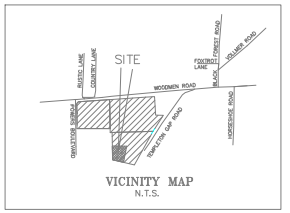
## LAND USE LEGEND:

| | | |
|---|---|---|
| PROPOSED REGIONAL COMMERCIAL: | 32.36 | ACRES (GROSS) |
| PROPOSED REGIONAL COMMERCIAL / HOSPITAL: | 42.5 | ACRES (GROSS) |
| PROPOSED INDUSTRIAL: | 11.01 | ACRES (GROSS) |
| PROPOSED MULTIFAMILY RESIDENTIAL: | 35.23 | ACRES (GROSS) |

*REMAINING AREA IS RIGHT-OF-WAY

### AMENDMENT HISTORY

| Current Reference | Approval Date | Amended Decision |
|---|---|---|
| CPC MP 01-00147 | 07-10-03 | Original MP |
| AR PBP# 06-00143 | 06-11-06 | Minor Modification of 42.5-acre site to move Woodmen right-in right-out access east and show internal loop road |
| CPC MP 01-00147-A2MJ08 | 8-28-08 | Major Amendment to redesignate approximately 16 acres from Industrial land use to regional commercial |
| CPC MP 01-00147-A3MJ09 | 11-24-09 | Major Amendment for an inclusion of a 0.769-acre parcel for parking for medical building |
| CPC MP 01-00147-A4MJ19 | 07-23-20 | Major Amendment to redesignate approximately 20.5 acres from Regional Commercial land use to Multifamily Residential. Removed 2 access locations from Templeton Gap Road and added 2 access locations from Tutt Blvd to the proposed Multifamily Parcel. |
| CPC MP 01-00147-A6MJ20 | 11-09-2020 | Major Amendment to the Greenbriar/Powerwood Master Plan to allow for the establishment of Multi-family as allowable use for this parcel within the master plan. The site is zoned PBC (Planned Business Center) consisting of 10.98 acres located at the southeast corner of E. Woodmen Road and Tutt Boulevard. |
| CPC CU 22-00113 | | Major Amendment to redesignate approximately 5.6 acres from Regional Industrial land use to Multifamily Residential land use and add a right-in/right-out access off Tutt Boulevard to the proposed Multifamily parcel. |




VICINITY MAP
N.T.S.

## LEGAL DESCRIPTION:

GREENBRIAR NORTH ANNEXATION PARCEL
A TRACT OF LAND IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER WEST ONE–HALT OF THE NORTHWEST ONE–QUARTER OF SAID SECTION 7; THENCE S00°55'56"E, ALONG THE WESTERLY LINE THEREOF, 120.17 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF EXISTING 120 FOOT WIDE WOODMEN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°38'42"E, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 1285.87 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N86°16'27"E, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 501.53 FEET TO THE NORTHWEST CORNER OF LOT 1, "REEL SUBDIVISION" AS RECORDED IN BOOK 2890 AT PAGE 382 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S03°21'36"E, ALONG THE WESTERLY LINE THEREOF AND ALONG ITS SOUTHERLY EXTENSION, 735.57 FEET; THENCE S89°17'38"E, 303.93 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF EXISTING 80 FOOT WIDE TEMPLETON GAP ROAD; THENCE S32°55'27"W, ALONG SAID WESTERLY RIGHT–OF–WAY LINE, 566.97 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PARCEL A AS DESCRIBED IN EXHIBIT A OF THE DOCUMENT RECORDED IN BOOK 3831 AT PAGE 101 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S32°56'52"W, ALONG SAID WESTERLY RIGHT–OF–WAY LINE, 62.43 FEET TO A POINT OF CURVE IN SAID RIGHT–OF–WAY LINE; THENCE SOUTHWESTERLY ALONG SAID A CURVE TO THE LEFT, HAVING A RADIUS OF 3539.94 FEET AND A CENTRAL ANGLE OF 02°06'53", RIGHT–OF–WAY LINE AND ON AN ARC DISTANCE OF 130.65 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A IN EXHIBIT A; THENCE N88°34'07"W, ALONG THE SOUTHERLY LINE THEREOF, 405.54 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE S88°18'52"E, ALONG THE SOUTHERLY LINE OF SAID PARCEL A IN EXHIBIT A, 1292.97 FEET; THENCE N00°55'56"W, 1302.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.025 ACRES, MORE OR LESS.

GREENBRIAR SOUTH ANNEXATION PARCEL
A TRACT OF LAND IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE–QUARTER OF SAID SECTION 7; THENCE S00°55'56"E, ALONG THE WESTERLY LINE THEREOF, 1422.87 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PARCEL A AS DESCRIBED IN EXHIBIT A IN THAT DOCUMENT RECORDED IN BOOK 3831 AT PAGE 101 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N88°18'52"E, ALONG THE SOUTHERLY LINE THEREOF, 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88°18'52"E, ALONG SAID SOUTHERLY LINE, 1222.97 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N88°34'07"E, ALONG SAID SOUTHERLY LINE, 405.54 FEET TO A POINT ON A CURVE IN THE WESTERLY RIGHT–OF–WAY LINE OF EXISTING 80 FOOT WIDE TEMPLETON GAP ROAD; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT–OF–WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 3539.94 FEET AND A CENTRAL ANGLE OF 01° 52'23", AN ARC DISTANCE OF 115.73 FEET; THENCE S29°00'46"W, ALONG SAID WESTERLY RIGHT–OF–WAY LINE, 1413.07 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 2198 AT PAGE 467 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N76°53'47"W, ALONG THE NORTHERLY LINE THEREOF, 890.30 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN THE DOCUMENT RECORDED IN BOOK 5295 AT PAGE 1367 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°55'56"E, ALONG THE EASTERLY LINE THEREOF, 1088.27 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

CONTAINING 35.3562 ACRES, MORE OR LESS.

POWERWOOD ANNEXATION PARCEL:
That portion of the West Half of the Northwest Quarter of Section 7, Township 13 South, Range 65 West of the Sixth P.M., El Paso County, Colorado, more particularly described as follows:

Commencing at the Northeast corner of the West Half of the Northwest Quarter of said Section; thence S00°55'56"E, 120.17 feet along the East line thereof to the South line of Woodmen Road and the Point of Beginning; thence continuing S00°55'56"E, 1208.61 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter said Section 7; thence N90°00'00"W, 1344.58 feet to the Easterly right–of–way line of Powers Boulevard; (the following five (5) courses are along said Easterly line and the Southerly line of Woodmen Road); 1) thence N01°47'44"E, 174.63 feet; 2) thence N00°44'57"W, 844.04 feet; 3) thence along the arc of a curve to the right having a central angle of 88°22'00", a radius of 100.00 feet, for an arc distance of 154.23 feet, with a chord bearing N43°26'03"E; 4) thence N02°22'54"W, 2.90 feet; 5) thence N86°01'28"E, 1237.75 feet to the Point of Beginning;

Containing 35.583 acres, more or less.

A parcel of land being a portion of the Northwest One–Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being a portion of that tract described by document (Book 5295, Page 1366, El Paso County, Colorado records), situate in El Paso County, Colorado, described as follows:

Commencing at the Southeast corner of TUTT BOULEVARD INDUSTRIAL PARK FILING NO. 1 (Reception No. 207712698), said El Paso County records) (all bearings in this description are relative to the Southerly line of said FILING, which bears N76°41'18"W assumed); thence N76°41'18"W along said FILING's Southerly line, as extended through TUTT Boulevard (97' r.o.w.) as platted within TUTT BOULEVARD FILING NO. 5 (Reception No. 205002791, and as amended by Surveyor's Affidavit under Reception No. 207093766, said records), 880.01 feet to the Southeast corner of said FILING, said corner also being the Southeast corner of said tract; thence N00°55'56"W along the most Westerly line of said FILING, as extended Northerly, said line also being coincident with the Easterly line of said tract, 545.58 feet to the Point of Beginning of the parcel herein described; thence continue N00°55'56"W along said coincident lines, said lines also being coincident with the Westerly line of those parcels described by document (Reception No. 208004122 and Book 2326, Page 69, said records), 545.00 feet to the Northeast corner of said tract, said corner also being on a Southerly line of ST. FRANCIS MEDICAL CENTER FILING NO. 1 (Reception No. 207712569, said records); thence S88°18'52"W along the Northerly line of said tract, said line also being coincident with said ST. FRANCIS MEDICAL CENTER FILING NO. 1's Southerly line, 45.00 feet to a point on the Easterly line of the 'clean soil' exploratory borings conducted by CTL THOMPSON, INC. and determined on or about October 13, 2008 (the following three (3) courses are along said 'clean soil' exploratory borings' Easterly line); 1) S00°55'56"E, 70.00 feet; 2) S05°15'45"W, 231.68 feet to a point on the Westerly line of said tract, said point also being on the Easterly line that tract described by document (Book 2810, Page 332, said records); thence S00°55'56"E along said coincident lines, 244.06 feet; thence N89°05'08"E, 70.00 feet to the Point of Beginning;

Containing 0.769 acres, more or less.


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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Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180


# GREENBRIAR/ POWERWOOD MASTER PLAN AMENDMENT

| | |
|---|---|
| DATE: | 12-8-20 |
| PROJECT MGR: | A. BARLOW |
| PREPARED BY: | J. SHAGIN |
| DATE: | 06-01-22 |
| PROJECT MGR: | J. HEIDERGER |
| PREPARED BY: | T. WILMES |

SEAL

BUILT INFO

NES

| DATE: | BY: | DESCRIPTION: |
|---|---|---|
| 12-8-20 | NES | PCR CITY REVIEW COMMENTS |
| 6-1-22 | KH | AMENDMENT |

BUILT FINISH

MASTER PLAN AMENDMENT

SHEET TITLE

SHEET NUMBER

1

1 OF 1

PLAN FILE #

CPC MP 01-00147-A7MJ22

PLANNING LANDSCAPE ARCHITECT

Land Planning
Landscape Architecture
Urban Design

NES


\\Jaydenfiles\projects\2019\Greenbriar\Documents\Master Plan Amend\GREENBRIAR MASTER PLAN AMENDMENT.dwg [MASTER_PLAN] 6/2/2022 6:46:26 PM Jaden.gaddert