-SITE GREENBRIAR/POWERWOOD CONCEPT PLAN

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH RANGE 65 WEST OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and deformations and the properties of the state of Colorado guidelines as pulpitable by the United States Department of Justice. Approved of this plan by the City of Colorado guidelines as pulpitable by the United States Department of Justice. Approved of this plan by the City of Colorado or spulpitable by the United States and the ADA or any other federal or state accessibility laws or any regulations or guidelines enceded or promipaled under or with respect to such laws. Sole responsibility for compliance with the property owner.

GENERAL NOTES:

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Section 77, theres 50,925 SE to Joing the West One-Half of the Northwest One-Quarter (W1 / 2 NW1 / 4) of said Section 77, theres 50,925 SE to Joing the West-Pyr In thereof 1.02,17 Feb., more rises, in a plone on the Section 77, there 50,925 Feb Joing 1.02, the Section 1.02 Feb Joing 1.02 Fe 2. This property is subject to the findings, summary and concludents of a Gologic Hazard Report prepared by CTL This property is subject to the findings, summary and concludents of a Gologic Hazard Report prepared by CTL This property is subject to the findings, summary and concludents are help of the CDC DD 1.148 of CTL This property and the CDC DD 1.148 of CTL of COC DD 1.148 of CTL of

AREN: 130-91 AC, GROSS AREA (INCLUDES R.O.W.)
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SITE DATA:

FRONT: 25' ADJACENT TO PUBLIC STREETS SIDE: 25' (PERIPHERY) REAR: 25' (PERIPHERY)

SETBACKS:

FROWT, 20'
SIDE: 0'
REAS, 10'
LANDSCAPE SETBACKS:
TUTT BLUD: 20'
TUTT BLUD: 20'

6. All partition to meet City standards relative to handrop & requirements. 7. Lighting plans to be provided with Their Guody by LSC. 8. Phasing to be a coordiance with Traff Study by LSC. 9. Healpert to be in accordiance with Traff Study by LSC. 10. Pedestrian confrors to be designed with the development plans. 11. Signage plan to be submitted to City with the development plans. 12. Concept plan to include deniange & unity planning documents. 13. Upon approved a development plan that includes the property immediately adjacent to the Powers/Woodmen Interchange - Landcaping will be incorporated to include the right-of-way and be installed and maintained by the development plans in the relative plans of a development plans and the Library of a development plans and the Library of the Concept plan is intereded to be used by buildings, parking, interesping, buildings, parking, interesping buildings, plans to proposed development plan in maintained by the development plan is most intended to provide the detail of a Development Plan nor Algorithms and extent of all required improvements. 15. The development plan in the cased closurion and extent of all required improvements. 15. The development will be responsible for the improvements to Templeton Gap Road as specified in the 2003 Annexation Agreements.

commending at the Southeast corner of said tract (all bearings in this describtion are relative to the Southeerly line and start that of which bears in 1967 41.12 W and 1964 41.25 Southeerly line and start that of the Southeerly line and start that of the Southeerly line and start that of the Southeerly line and start that the Southeerly wealth of the SOUTHEER SOU Parcel A

A pared to fland being a portion of the Northwest One-Quarter of Section 7, I Township 13 South, Range 65 West
the 6th Ph., also being a portion of that tract described by document (Book 2326, Page 69, El Paso County,
Colorado records), situated in the City of Colorado Springs, El Paso County, Colorado, described as follows:

TAX SCHEDULE NOS.: 53070-03-008, 53070-03-009, 53070-03-010, 53070-03-011, 53070-03-012, 53070-03-012, 53070-03-012, 53070-03-012, 53070-03-014, 53070-03-012, 53070-03-014, 53070-03-014, 53070-03-014, 53070-03-014, 53070

PARKING:
REGULAR SPACES: 9'X18'
HANDICAP SPACES: 8'X18'
POTVE AISLES: 24' (MINIMUI

MAX. BLDG. HEIGHT 45' EXCEPT FOR HR OVERLAY OF LOT 1 (42.58 AC.L) - 110'

TEMPLETON GAP ROAD: 10'
INTERNAL ROADS: 10'
ADJACENT TO RESIDENTIAL: 15' BUFFER

Parcel B.
A partel of and being a portion of the Northwest One-Quarter of Section 7, Township 13 South, Range 65 West to the One P.M. also being a portion of that tract described by document (Book 2326, Page 65, El Paso County, Colorado records), situate in the CRy of Colorado Springs, El Paso County, Colorado, described as follows:

The metabase scription system will be located adjacent to the Templeton Gap Landfill, within the 1001 landfill seback.

17. All buildings & trails will be connected by sidewalds.

18. All industrial zoned development shall adhere to the Titt Boulevard Service Center Design Guidelines and no development shall ashere to the Titt Boulevard Service Center Design Guidelines and no development shall ashible sell-united to Gky Planning Land Lee Review without the prior written approad or consent of development plan shall be submitted to Gky Planning Land Lee Review without the prior written approad or consent for the Architectural Review Committee (Gharding). The address of Flan Review Committee (Gharding) and the Service Center of Will be required to be constructed concurrently with the adjoining property to the north. In addition, any project located within the Greenbrish/Powerwood Concept Plan rese that increases traffic generation above the previously approved volumes and laid trigger the intersection dedication and will be required to be specific on the approved development plan, unless previously dedicated by others.

Commending at the Southeast comer of said tract (all bearings in this description are relative to the Southerly line of soil stack, which bears 1979-4118 W seasoned? (He offlowing four (1) Courses are alloading the Esserby IV line of soil stack, said line also being coincident with the Westerly Right-G-kay line of Templeton Gap Road (80 Traw.)). Pays 10075: 5, 947-98 feet 10 the Roin of Beginning of the packel herder described.) So Indiana R23-91095'E, 465-533 feet; 3) 1300-98 feet, 114-47 feet, there is R32-4113'E, 3,15 feet to the fourheast corner of said tract, and the Soil set of 1910-98 feet, 114-47 feet, there is R32-4113'E, 3,15 feet to the fourheast corner of said tract, of TIT SOULE-MAD KIGHT-G-WAY ADDITIONS (recoming pending) (the following the (5) courses are alough the so said corner to said course and soil of the Soil set 3) rate (8,500 feet, an are flowing to the Soil set 3) rate (8,500 feet, and set flowing the R32-514 W). Los set 2, 25 thet; 3,520 feet, 3) 25 courses are alough the said cover always a central angle of 693-710, at addits of 630 feet, and are flowing the said cover always a central angle of 693-710, at addits of 630 feet, and are flowing the said cover always a central angle of 693-710, at addits of 630 feet, and are flowing the said cover always a central angle of 693-710, at addits of 630 feet, and are flowing the cover of 693-710 feet and 693-7

TOTAL PBC ZONE 66.33 AC. Containing 7.898 acres,

20. This development planyplate is subject to an aviation easement to the city of Colorado Springs recorded under reception number. Book 552, 18 a Page 35. Of the records of Page 50. Our Book 25. The subject to an aviation to the page 50. The subject of the subject of Page 50. The subject of P

M1_ZONE_DISTRICT_CONDITIONS_OF_RECORD_ORDINANCE_03-93_APPROVED_6/794/03_
Approve the request to change the soning to "141" industral with Conditions of Record, based upon the finding that the change decoming request compiles with the three (3) criterial for spanting of sone changes as set forth in Change of the first 5, section (64 or the Ch2, 2010) code (refer to 1) professed conditions of the record, as follows:

The recordination for approval is subject to the following proposed conditions of the record, as follows:

Commonding at the Worthast corner of the Worth Constitution of the Worthward Operator (IV 17 WM 14) of said Section 7 the bearings in this description are earlier on the East line of said Section 7. Wit 2 WM 14 with the hears 400°CS 56°E seasured? Thereo 650°CSSE along add WIN 12 WM 15°E set line, 10.11.7 Reft in a notion on the Souther Y quite-Favor here of Woodmen Road (Cowwidth varies), a said point also being the Point of on the Souther Y quite-Favor here of Woodmen Road (Cowwidth varies), a said point also being the Point of the Souther Y quite-Favor here of Woodmen Road (Cowwidth varies), a said point also being the Point of Beginning of the text hereof described the Road (Cowwidth varies), a said point also being the Point of the Souther Y quite-Favor here of Souther Point (Cowwidth varies), a said point also add point also the Cowwidth Varies of the Souther Point (Cowwidth varies), a said point also add point also point (Cowwidth varies). The Point of Point (Cowwidth varies) and point on the souther Point (Cowwidth varies) and Eastery further Have 2 was additionable to the Point of souther Point and an office 4 worth varies and the Southers Souther Point of Southers Souther Point (Cowwidth varies). The Southers Southers Southers Southers Point (Cowwidth of Point (C - PBC/HR ZONE
A hard for lam being a portion of the Northwest One-Quarter Section 7, Township 13 South, Range 65 West of
6 for Par. studen in El Pseo County, Colorado, described as follows:

Containing 42.578 acres, more or less. TOTAL PBC ZONE 42, 578 AC.

A pareel of land befing a portion of the Northwest One-Quarter of Section 7, Township 13 south, Range 65 West of the forth, mulsio befing a portion of that act described by document looks (2256, pg 18 pass County, colorado records), statute in the Offor of Colorado Springs, El pass county, Colorado, described as follows: - M1 ZONE

1. The following uses shall be allowed within the "N-1" Light Industrial District:

A. Readentable Use Types,
C. Commercial Center
3. Commercial Center
3. Commercial Center
4. Consumer Commercial Center
5. General Reali

renchig at the intersection of the Northwesterly right-of-way the of Tlutt Boulevard (97 r.c.w.) as platted Trutt bouleval failthen No. S (exception No. 2025/2023), and as tamended by survoice's falloakut under ton No. 2099/2766, said El Peas County records) and the Southwesterly line of said trant (ell bearings in sacciption are relablative to said tracks Southwesterly line, witch bearens frofewing-dut (1914 w. seasonmetr); he should be a season of the said of the nce N16°36′26′F along said Tutt Boulevard's Nor inning of the parcel herein describet; thence con the control inc., 540.25 feet; thence S89°05′08′W, eption tract described by document (Book 5295, eption tract's Easterly line, 403.71 feet; thence S

Lot 1 of the Tutt Boulevard Industrial Park, Filing No. 1 containing 6.485 acres, more or less Lot 2 of the Tutt Boulevard Industrial Park Filing No. 1 containing 2.733 acres, more or less. Containing 6.600 acres, more or less.

Tract A of the Tutt Boulevard Industrial Park, Filing No. 1 containing 1.811 acres, more or less. TOTAL M1 ZONE 18 25 AC.

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to all "M-1"
restrictive than
standards to
ay and use

Industrial park Design. Prior or in oxygenization with the first development plan for any project within it for the project of the prior of the prio

N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

www.nescolorado.com Tel. 719.471.0073 Fax 719.471.0267

PBC/HR CONDITIONS OF RECORD ORDINANCE 03-92 APPROVED 6 24<u>/</u> 03

1, Final building heights and heli-pad facilities are subject to review and approval of the USAF Air Academy and City Airport Administration.

GREENBRIAR/POWERWOOD CONCEPT PLAN AMENDMENT HISTORY

AR CP 06-144	6/11/2006	Anneded Powerwood Medical Sites & Hospital only. Increased the size & height of the hospital. Move Woodmen right-in/right-out threesection 200 east. Medical offices moved west of Sisters Grove. Added parking structure for hospital. Move helipad to NW corner of site.
CPC CP 01-148-A1 (06)	Not Approved	Not Approved
CPC CP 01-148-A2 (07)	9/7/2007	Amended Greenbriar Industrial Site only. Established industrial park standards. Allowed landscaping businesses.
CPC CP 01-148-A3MN07	3/29/2007	Amended Powerwood Medical Site & Hospital only. Added revised lot lines for platting purposes.
CPC CP 01-148-A4MJ08	8/28/2008	Amended Greenbriar Commercial site only. Change in land use and rezone from "M-1" Mandracturing to "PBC" Planned Business Commercial
CPC CP 01-148-A5MN08	2/2/2009	Amended Powerwood Commercial site only. Change in land use. Removed hotel & convenience store and added liquor store
CPC CP 01-148-A6MJ09	11/24/2009	Amended Greenbriar Commercial site only. Added 0.7 acres to plan and designed land use as medical office
CPC CP 01-148-A7MJ10	6/16/2011	Amended Powerwood Commercial site only. Change in land use. Removed fliquor store and added additional retail, bank & office. Revised the number of lots from 5 to 9 lots.
CPC CP 01-00148-A8MN11	05/07/2012	Amended Powerwood Commencal Site only. Re-aligned the private street. Woodnen Park View and reduced the number of lots north of Powerwood View from seven to five.
CPC CP 01-00148-A9MN14	11/14/2017	Amended to reflect replat of Lots 2 & 3 Powerwood Subdivision Filing 18 into Lots 1,2 & 3 in Powerwood Subdivision Filing No. 1C along with property boundary adjustment Lots 2 & 3 Powerwood Subdivision FII 1C.
CPC CP 01-00148-A9MN14-MM01	06/04/2014	Modification to the 3.04-acre area located immediately southers for Woodmen Road and Tutt Blvd Intersection zoned PBC to create 3 news lots from the 2 lots for commercial use.
CPC CP 01-00148-A9MN14-MM02	05/17/2017	Modification of the property lines between Lot 2 & 3 and alteration of the boundary of the 1.4-acre property located on the southwest comer of Woodmen Road and Tutt Blvd zoned PBC.
CPC CP 01-00148-A10M319	07/16/2019	Amended Greenbriar I and Greenbriar II commercial sites and added multifamily residential land use.

PARKING REQUIRE 575 416 40 105 1,136

312 288 600

175'

BED TOWER (PHASE I) BED TOWER (PHASE II) BUILDING USE DICAL OFFICE

H1 H2 TOTALS

POWERWOOD MEDICAL SITES
SITE BUILD
NUMBER USE AREA.

POWERWOOD CONCEPT PLAN MAJOR AMENDMENT

GREENBRIAR/

11-03-20 A. BARLOW J.SHAGIN

PROJECT MGR

CPC CP 01-(CPC CP 01-0					10 07 007	5	CPC CP 01-0				CPC CP 01-		{	CPC CP 01-0	_	~	}				
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APPRO)	75,	45	35,	45	45	45	5			S		}		F 05		}						}	
POWERWOOD COMMERCIAL SITES/ LOTS LOTS AREA SQ. FT /AGRES HEIGHT (F	SEE USE TABLE	RETAIL/OFFICE	ITAL			GREENBRIAR COMMERCIAL SITES	BUILDING	AREA (SE)	APPROX.	120,000 SQ. FT.		8,000	30,000	43,000	000'09		5,700		266,700				
MMERCIA USE	SEEL	SEEU	SEE L	SEE U	SEEL	RETAI	HOSPITAL			OMMERO			JSE PER PBC	ZONE DISTRICT		RESTAURANT/RETAIL	DFFICES	DFFICES	LIVING	(SQ:	RESTAURANT/RETAIL	}	
DD CO	0.913	0.903	1,443	3,909	1,251	1.22	7.00	17.33		IAR C	SITE	USE	USE	ZONE		ESTAUR?	MEDICAL OFFICES	MEDICAL OFFICES	ASSISTED LIVING	(100 BEDS)	ESTAUR/	{	
FRWOOD C AREA SQ. FT./ACRES	39,777	39,359	62,860	170,280	54,494	52,936	305,128	TOTAL 755,034		RENBR	SITE	NUMBER		(AMENDED		}						}	TOTALS
POW		5	m	4	ıs	00	6	TOTAL		5	SI	Ĭ(N/A	\(\frac{1}{2}\)	(AREA))E	C24	C25	C26		C27	(2

WURSER USE USE USE USE PROVIDED	SITE	SITE	BUILDING	BUILDING	PARKING	PARKING
USE FER PRO C. APPROX. MAX 45" 0 ENDE ZONE DISTRICT 120,000 SQ. FT. APPROX. MEDICAL OFFICES 30,000 45" 150 MEDICAL OFFICES 43,000 45" 215 ASSISTED LIVING 60,000 45" 20 (100 BEDS) ASSISTED LIVING 67,000 45" 25 ASSISTED LIVING 70,000 45" 20 ASSISTED LIVING 70,000 45" 20 ASSISTED LIVING 70,000 75" 25 AS	NUMBER	USE	AREA (SE)	HEIGHT (FT)	REQUIRED	PROVIDED
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RESTANDANT/RETAIL 8,000 45" 50 60 60 60 60 60 60 60	(AMENDED	ZONE DISTRICT	120,000 SQ. FT.			~
RESTADRANT/RETAIL \$,000	{ AREA)					~
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MENGAL OFFICE 43,000 45" 215	C24	MEDICAL OFFICES	30,000	45'	150	160
ASSISTED LIVING 60,000 45° 20 (100 BEDS) RESTAURANT/RETAIL 5,700 45° 57 266,700 266,700 266,700	C25	MEDICAL OFFICES	43,000	45'	215	225
(100 BEDS) RESTAURANT/RELAIL 5,700 45' 57 S66,700 S22 S26,700 S2	C26	ASSISTED LIVING	000'09	45'	20	30
RESTAURANT/RETAIL 5,700 45' 57 266,700 522		(100 BEDS)				
266,700 522	C27	RESTAURANT/RETAIL	5,700	45'	57	69
	TOTALS		566,700		522	574

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ENTIAL :	BUII HEIG 40' N/A 40'	40,
AMILY RESIDI MAX DENSITY 24.99 DU/AC 35 DU/AC	IAL SITES BUILDING AREA (SF) 78,540 N/A 28,300 106,840 SF	6,800
RIAR MULTIF, BUILDING AREA (SF.) 7 TBD AREA	Control	LANDSCAPE/
GREENBI STTE NUSTE MULTIFAMILY	GREEN SITE NUMBER 1-2 1-6 1-6 1-7	I-5

SHEET INDEX:	1 OF 3: CONCEPT PLAN COVER SHEET	2 OF 3: CONCEPT PLAN	3 OF 3: CONCEPT PLAN

12-08-20 JS PER CITY REVIEW COMMENTS	CONCEPT PLAN COVER SHEET	т
NOBNAH/BRSS	31/11/13348	

PER CITY TRAFFIC CORRESPONDENCE DENSITY REVISION CONCERT PLAN AMENDMENT

	-	-	1 or 3		CPC CP 01-00148-A12MJ2
1.133HS	l	RESINUE	SHEELV	Ş	31H 701



