

PENROSE - ST. FRANCIS NEW CAMPUS

COLORADO SPRINGS, COLORADO

DRAWING INDEX

CP - 1 OF 2 CONCEPT PLAN - COVER SHEET
CP - 2 OF 2 CONCEPT PLAN - SITE PLAN



18 SOUTH TEJAN STREET, SUITE 300
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LEGAL DESCRIPTION

That tract of land described in Book 3481 at Page 415 of the records of El Paso County, Colorado located in the Northwest quarter (NW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:
BEGINNING at the Northeast corner of Centennial Boulevard as described in Book 5373 at Page 77 of the records of said El Paso County, thence N89°10'20"E on the North line of the Northwest quarter of the Northwest quarter (NW1/4) of said Section 36, a distance of 711.66 feet to the Northeast corner of said NW1/4NW1/4; thence N89°11'02"E on the North line of the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of said Section 36, a distance of 892.77 feet to the Northeast corner of said tract of land described in Book 3481 at Page 415; thence S00°18'45"W on the East line of said tract of land, distance of 1167.33 feet; thence S89°10'37"W on the South line of said tract of land, a distance of 1023.64 feet; thence S00°18'45"W on the East line of said tract of land, a distance of 928.77 feet to the North right-of-way line of Fillmore Street, the following two (2) courses are on said Northern right-of-way line; thence: 1) S87°50'07"W a distance of 4.80 feet; 2) S84°20'01"W a distance of 304.17 feet to the intersection with the East right-of-way line of Centennial Boulevard as described in Book 5373, at Page 77 of the records of said El Paso County, the following twenty-two (22) courses are on said East right-of-way line; thence: 1) N50°10'20"W (N50°10'22"W of record) a distance of 30.82 feet; 2) N05°10'22"W a distance of 443.80 feet; 3) N03°15'35"W a distance of 79.67 feet to a point on a non-tangent curve; 4) on a curve to the left having a central angle of 08°12'56" (08°12'57" of record), a radius of 763.67 feet for an arc distance of 109.50 feet, whose chord bears N08°44'51"W to a point on a non-tangent curve; 5) on a curve to the left having a central angle of 11°29'32" (11°29'31" of record), a radius of 782.59 feet for an arc distance of 152.86 feet, whose chord bears N20°19'13"W; 6) N15°28'28" E a distance of 31.88 feet; 7) N24°52'40"W a distance of 75.00 feet; 8) S65°07'20"W a distance of 12.00 feet; 9) N84°49'00"W a distance of 22.58 feet to a point on a curve; 10) on a curve to the right having a central angle of 15°04'37", a radius of 645.00 feet for an arc distance of 169.73 feet, whose chord bears N17°08'35"W to a point on a curve; 11) on a curve to the right having a central angle of 08°47'51", a radius of 643.21 feet for an arc distance of 98.76 feet, whose chord bears N03°08'07"W; 12) N01°05'59"E (N01°05'48"E of record) a distance of 72.62 feet (72.63 feet of record); 13) N00°48'46"W a distance of 140.00 feet; 14) N39°08'33"E a distance of 31.94 feet; 15) N00°48'46"W a distance of 75.00 feet; 16) S89°11'14"W a distance of 12.00 feet; 17) N40°27'17"W a distance of 22.73 feet; 18) N00°48'46"W a distance of 138.00 feet; 19) N01°46'03"W a distance of 180.03 feet; 20) N00°48'46"W a distance of 66.00 feet; 21) N01°05'47"E a distance of 180.10 feet; 22) N00°48'46"W a distance of 68.54 feet to the POINT OF BEGINNING and containing 51.05 acres of land, more or less.



VICINITY MAP



GEOLOGIC HAZARD REPORT DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY C.T. THOMPSON DATED FEBRUARY 27, 2015. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # CPC PUP 15-00052 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

GEOLOGIC HAZARD STATEMENT

A GEOLOGIC HAZARD REPORT WILL BE REQUIRED WITH THE SUBMITTAL OF A DEVELOPMENT PLAN FOR THE HOSPITAL BUILDING ZONE AND THE PARKING ZONES NORTH AND EAST OF THE HOSPITAL BUILDING ZONE.

APPROVED

NOV 24 2015

BY CITY COUNCIL

CONCEPT PLAN

OWNER

CHI/PENROSE - ST. FRANCIS HEALTH SERVICES
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COLORADO SPRINGS, CO 80907
P: 719-776-8111
CONTACT: JAMESON SMITH

APPLICANT

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CITY FILE NUMBER

CPC PUP 15-00052

PENROSE - ST. FRANCIS NEW CAMPUS
NORTHEAST CORNER OF CENTENNIAL BLVD & W. FILLMORE ST.
COLORADO SPRINGS, CO 80908

CONCEPT PLAN - COVER SHEET

150003.01

15-10-2015

DATE DESCRIPTION

CP - 1 OF 2

PENROSE - ST. FRANCIS NEW CAMPUS
 NORTHEAST CORNER OF CENTENNIAL BLVD & W. FILMORE ST.
 COLORADO SPRINGS, CO 80908

- GENERAL NOTES**
1. Platting: This concept plan is not to be used for preliminary platting purposes.
 2. Floodplain Statement: This site, Section 36, Township 13 South, Range 67 West of the 6th P.M. in El Paso County, Colorado, is not within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0514F, Effective March 17, 1997.
 3. Master Plan: The project site is part of the Hill Properties Master Plan (CPC PRA 04-00043-AZ-N115).
 4. PRA 04-00043-AZ-N115: There are no plans for phased construction. However, the final design will allow for future expansion. Construction is anticipated to begin in February 2017 and be completed in May 2019.
 5. The site is currently zoned as PBC, OC and PIP-1.
 6. The proposed zoning for the site is PUD. The proposed zones include a Hospital zone with 200' maximum height, Office/Medical Office/Commercial zones with 65' maximum height, and Parking zones with 45' maximum height. **Ord. 15-98.**
 7. Helicopter services are anticipated at the site for "Flight for Life" as part of the development. The site will include a helipad, flight deck, and associated noise impacts to the residential areas to the north of the site. These measures include locating the helipad away from the residential area, and may include also including designating flight paths to and from the hospital that avoid flying over the residential areas and adopting the Helicopter Association International "Fly Neighboring Program".
 8. All exterior lights shall include full cut-off fixtures, except for safety lighting due to the height of the building and helicopter operations. Lighting above the first floor of the hospital will be addressed during the Development Plan phase of the project.
 9. Storage for the project will be addressed during the Development Plan phase of the project.
 10. All signal modifications and improvements to the intersection of Grand Market Point and Centennial Boulevard will be at the expense of the property owner.

- PROPOSED LAND USES**
- Hospital Building Zone (High Rise): Hospital, Hospice, General Office and Medical Office
 - Office/Medical Office Building Zone: General Offices, Medical Offices, Labs and/or Clinics
 - Commercial Zone: Commercial (including all Commercial uses in the Land Use Table in Section 7.3.03 of the City Code), General Office and Medical Office.
 - Landscape Zones: Landscape areas of varying sizes and configurations, and Stormwater Quality and Detention Ponds.
 - Parking Zones: Parking lot/surface parking (Public and Private), Parking Structure (Public and Private).

LEGEND

ACRES	ACCESS POINT
HOSPITAL BUILDING ZONE (HIGH RISE): -MAXIMUM SQUARE FOOTAGE - HOSPITAL: 775,000 -MAXIMUM SQUARE FOOTAGE - CENTRAL PLANT BUILDING: 30,000	5.77
OFFICE / MEDICAL OFFICE BUILDING ZONE: -MAXIMUM SQUARE FOOTAGE: 227,000	2.71
LANDSCAPE ZONE:	18.24
PARKING ZONE:	24.33
TOTAL CONCEPT PLAN AREA:	51.05

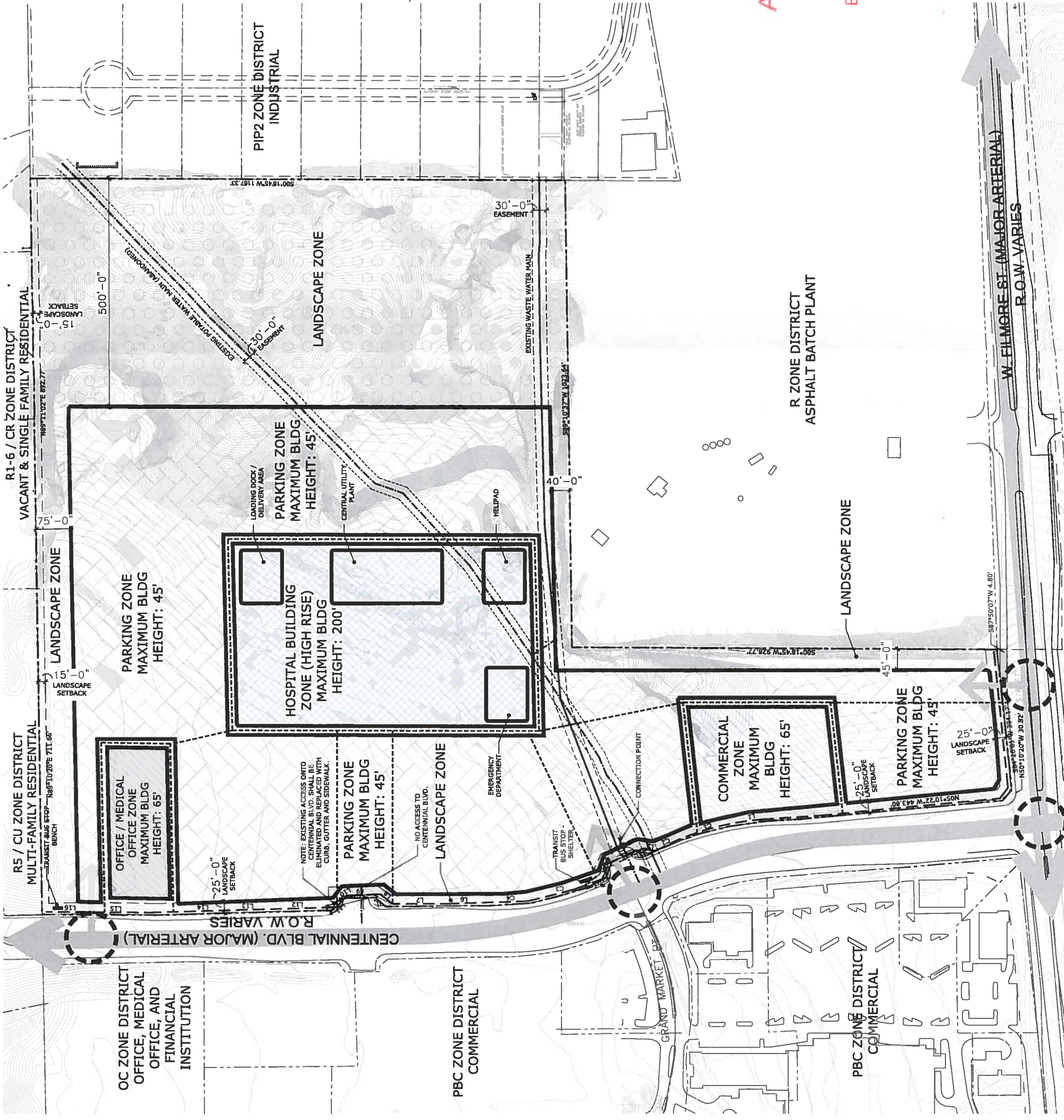
- PRIVATE PEDESTRIAN CIRCULATION
- PUBLIC PEDESTRIAN CIRCULATION
- EXISTING POTABLE WATER MAIN (ABANDONED)
- EXISTING WASTE WATER MAIN

TABLE OF LINES

NO.	BEARING	DIST.
L1	N03°15'35"	79.67'
L2	N15°28'26"	31.66'
L3	N24°52'40"	75.00'
L4	S65°07'20"	12.00'
L5	N64°49'00"	22.58'
L6	N01°05'59"	72.62'
L7	N00°48'46"	140.00'
L8	N39°06'33"	31.94'
L9	N00°48'46"	75.00'
L10	N89°11'14"	12.00'
L11	N40°27'17"	22.73'
L12	N00°48'46"	138.00'
L13	N01°46'03"	180.03'
L14	N00°48'46"	66.00'
L15	N01°05'47"	180.10'
L16	N00°48'46"	68.54'

TABLE OF CURVES

NO.	DELTA ANG.	RADIUS	ARC LEN.	CHORD BRG
C1	08°12'56"	763.67'	109.50'	N08°44'51"
C2	11°29'32"	762.59'	152.96'	N20°19'13"
C3	15°04'37"	645.00'	169.73'	N17°08'35"
C4	08°47'51"	643.21'	98.76'	N03°08'07"



APPROVED
 NOV 24 2015
 BY CITY COUNCIL

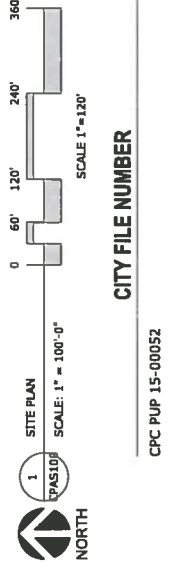


FIGURE 4 - Original PUP
 Hill Property - Penrose/St. Francis