

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

LEGAL DESCRIPTION - PARCEL A

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 (NW1/4NW1/4) 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, a distance of 1167.33 feet; thence S89°11'03"7"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 Northerly 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) N60°10'20"W (N60°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 762.59 feet for an arc distance of 152.96 feet, whose chord bears N20°19'13"W; 6) N15°28'26" E a distance of 31.66 feet; 7) N24°52'40"W a distance of 75.00 feet; 8) S65°07'20"W a distance of 12.00 feet; 9) N64°49'00"W a distance of 22.58 feet to a point on a curve: 1.0) 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°08'53"W to a point on a curve; 11) on a curve to the right having a central angle of 06°47'51", a radius of 643.21 feet for an arc distance of 96.76 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°06'33"E a distance of 31.94 feet; 15) N00°48'46"W a distance of 76.00 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 66.54 feet to the POINT OF BEGINNING and containing 51.05 acres of land, more or less.

LEGAL DESCRIPTION - PARCEL B

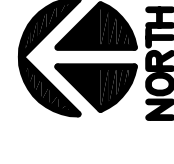
A tract of land located in the Northwest quarter (NW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:
COMMENCING at a 4"x9" red stone with a scribed "X" at the North quarter corner of said Section 36 from which a 3" x 3" x 3" iron nail is set in the ground, to the Northeast corner of the Northeast quarter (NE1/4NW1/4) of said Section 36 bears S89°09'42"7"W a distance of 1263.03 feet, and is the basis of bearings used herein; thence S89°09'47"7"W on the North line of said NE1/4NW1/4, a distance of 399.55 feet (400 feet of record) to the Northeast corner of the tract of land described in Book 3481 at Page 415 of the records of said El Paso County, also being the Northwest corner of Lot 10, Fillmore Heights Subdivision Filing No. 2 as recorded at Reception No. 98138750 of the records of said El Paso County; thence S00°19'45"W (500°01'48"W of record) on the common line between said tract of land and said Fillmore Heights Subdivision Filing No. 2 and the West line of Reception No. 2021772161 of the records of said El Paso County; a distance of 1167.33 feet (1167.35 feet of record); thence S00°19'45"W on the East line of said tract of land, a distance of 509°10'45"W (509°10'45"W of record) to the Southwest corner of Lot 1 of said Fillmore Heights Subdivision Filing No. 4; thence N79°53'13"E on the Southerly line of said Lot 1, a distance of 407.01 feet to the East line of said NW1/4; thence S00°17'43"W on said East line, a distance of 708.51 feet to the Northerly right-of-way line of Fillmore Street; thence N89°42'00"W on said Northerly right-of-way line, a distance of 3.25 feet to the most Easterly corner of the records of way as described in Book 2377 at Page 987 of the records of said El Paso County; thence S87°49'04"W on the Northerly right-of-way line of said Fillmore Street, a distance of 1421.94 feet; thence N00°18'54"E (N00°01'48"E of record) on the Easterly line of said tract of land described in Book 3481 at Page 415; a distance of 928.87 feet (928.77 feet of record); thence S00°18'45"W on the East line of said tract of land, a distance of 1023.64 feet (1023.64 feet of record) to the POINT OF BEGINNING and containing 27.788 acres of land, more or less.

GEOLOGIC HAZARD REPORT DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CT/THOMPSON DATED JANUARY 9, 2017. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # CPC PUP 15-00052-A1MN17 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. AS PART OF THE REVISED REPORT, A DETAILED SLOPE STABILITY ANALYSES FOR BOTH THE AREA ABOVE THE HOLLAND PARK LANDSLIDE SCARP AND THE AREA ABOVE THE HOLLAND PARK LANDSLIDE SCARP AND THE NORTHERN BOUNDARY WILL BE COMPLETED.



VICINITY MAP



PENROSE - ST. FRANCIS NEW CAMPUS
NORTHEAST CORNER OF CENTENNIAL BLVD. & W. FILLMORE ST.
COLORADO SPRINGS, CO 80907



CONCEPT PLAN

OWNER:
CHI/PENROSE - ST. FRANCIS HEALTH SERVICES
9100 E. MINERAL CIRCLE
COLORADO SPRINGS, CO 80912
P: (719) 471-1174
CONTACT: SCOT BROOKS

APPLICANT:
RTA ARCHITECTS
19 SOUTH TELON STREET, SUITE 300
COLORADO SPRINGS, CO 80912
P: (719) 471-1174
CONTACT: PAUL REU

File Number:	Approval Date:	Amendment:
CPC PUP 15-00052-A1MN17	xxxxxx, 2017	27.79 acre parcel to the south of Hospital property added to development for a total of 78.84 acres. Hospital Zone expanded to the South. Commercial and Office Zone added to the South. Private Open Space added to the East. Area of zones updated.

PROJECT NUMBER: 16060.00
DATE: 3-17-2017

DESCRIPTION:

CONCEPT PLAN - COVER SHEET

CP - 1 OF 2
CITY FILE NUMBER: CPC PUP 15-00052-A1MN17

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 70 West, is not within a Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 0804.C05.14F, Effective March 17, 1997.
3. Plan: The project site is part of the Hill Properties Master Plan (CPC MPA 04-00043-AS3M17).
4. Phasing: At this time, there are no plans for phased construction. However, the final design will allow for future expansion. Construction is to be completed within 18 months.
5. The proposed zoning for the site is PUD. The proposed zones include a Hospital/Commercial zone with 65' maximum height, Office/Medical zone with 45' maximum height, and Private Open Space. Helicopter services are anticipated at the site for "Flight for Life" as part of the Hospital's emergency services. Provisions will be taken to minimize noise impacts to the residential areas to the North of the site. These provisions include sound walls, sound barriers, and sound baffles. The hospital that avoid flying over the residential areas and adopting the Helicopter Association International "Fly Neighborly Program".
6. The site will be illuminated in accordance with the International Dark Sky Association's guidelines. Lighting above the first floor of the hospital will be addressed during the Development Plan phase of the project.
7. All signal modifications and improvements to the intersection of Grand Market Point and Centennial Boulevard will be at the expense of the applicant.
8. Public improvements adjacent to the site including sidewalks, pedestrian ramps, curb & gutter, and accesses will be installed per the current City of Colorado Springs Engineering requirements and standards.
9. The site is located within the Hill Properties development. The building locations as part of the future development of the site. Buildings may extend beyond the zone, but if a majority of the building extends beyond the zone an amendment should be completed for the concept plan.
10. The applicant will submit a site plan for the site. The site plan should include a designated working committee or both, to discuss the design aspects of the proposed building(s) and site design.

PROPOSED LAND USES

Hospital Building Zone (High Rise): Hospital, Hospices, 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 7.3.205 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 Zone: Parking lot/surface parking (Public and Private), Parking Structure (Public and Private).

LEGEND

	HOSPITAL BUILDING ZONE (HIGH RISE): -MAXIMUM SQUARE FOOTAGE - HOSPITAL: 1,550,000	ACRES	16.00
	COMMERCIAL OR OFFICE / MEDICAL OFFICE BUILDING ZONE: -OFFICE MAXIMUM SQUARE FOOTAGE: 200,000 -COMMERCIAL MAXIMUM SQUARE FOOTAGE: 100,000		6.00
	PRIVATE OPEN SPACE ZONE (1):		24.23
	LANDSCAPE ZONE:		7.21
	PARKING ZONE:		25.40
	TOTAL CONCEPT PLAN AREA:		78.84

NOTE (1): PER ZONING CODE SECTION 7.5.405, PRIVATE OPEN SPACE ALLOWS FOR PARK AND RECREATIONAL USES, INCLUDING, BUT NOT LIMITED TO, TRAILS AND PARK USES; GRADING AND UTILITY EXTENSION WORK IS ALSO POSSIBLE IN THIS ZONE.

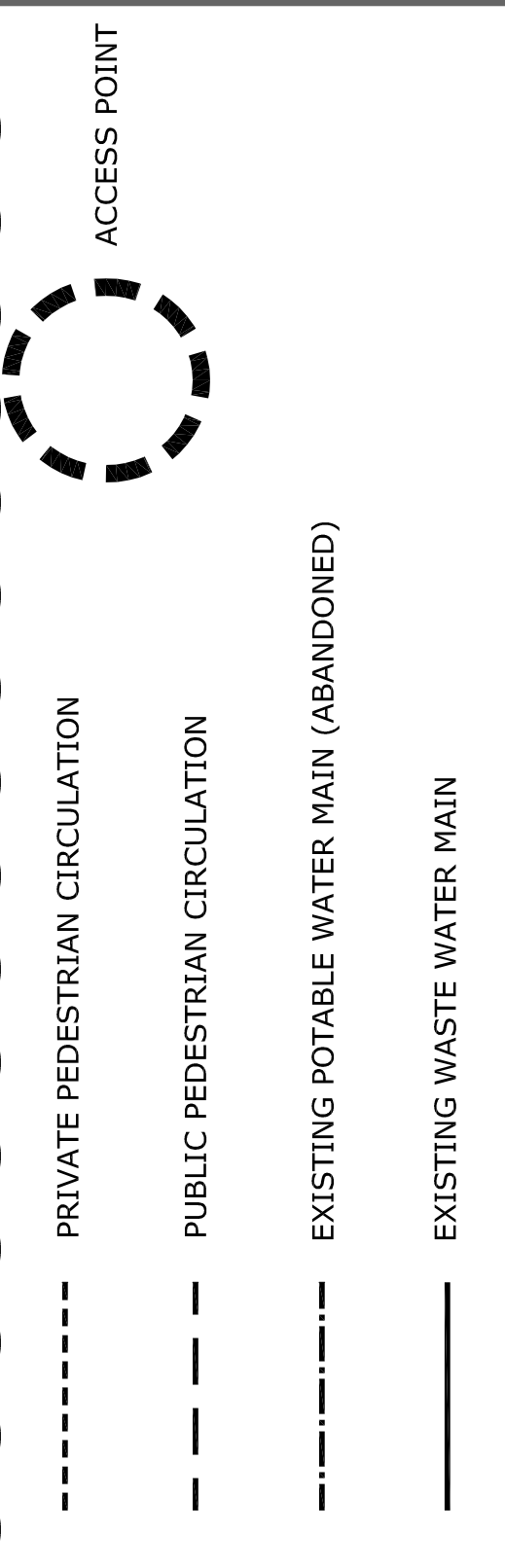
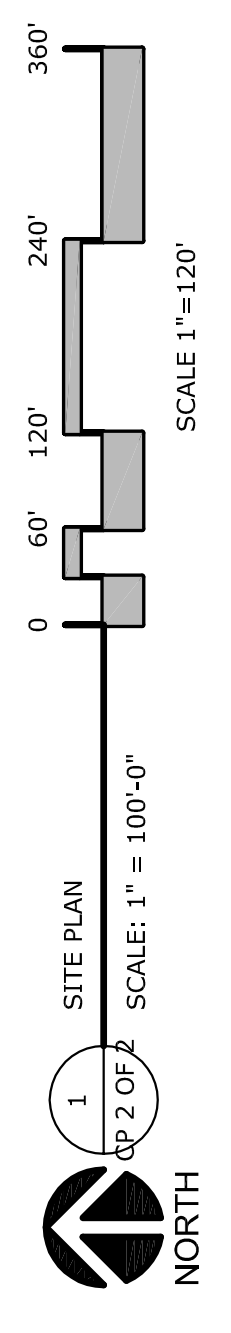


TABLE OF LINES

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"	66.54'

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"



CITY FILE NUMBER

CPC PUP 15-00052-A1.MN17

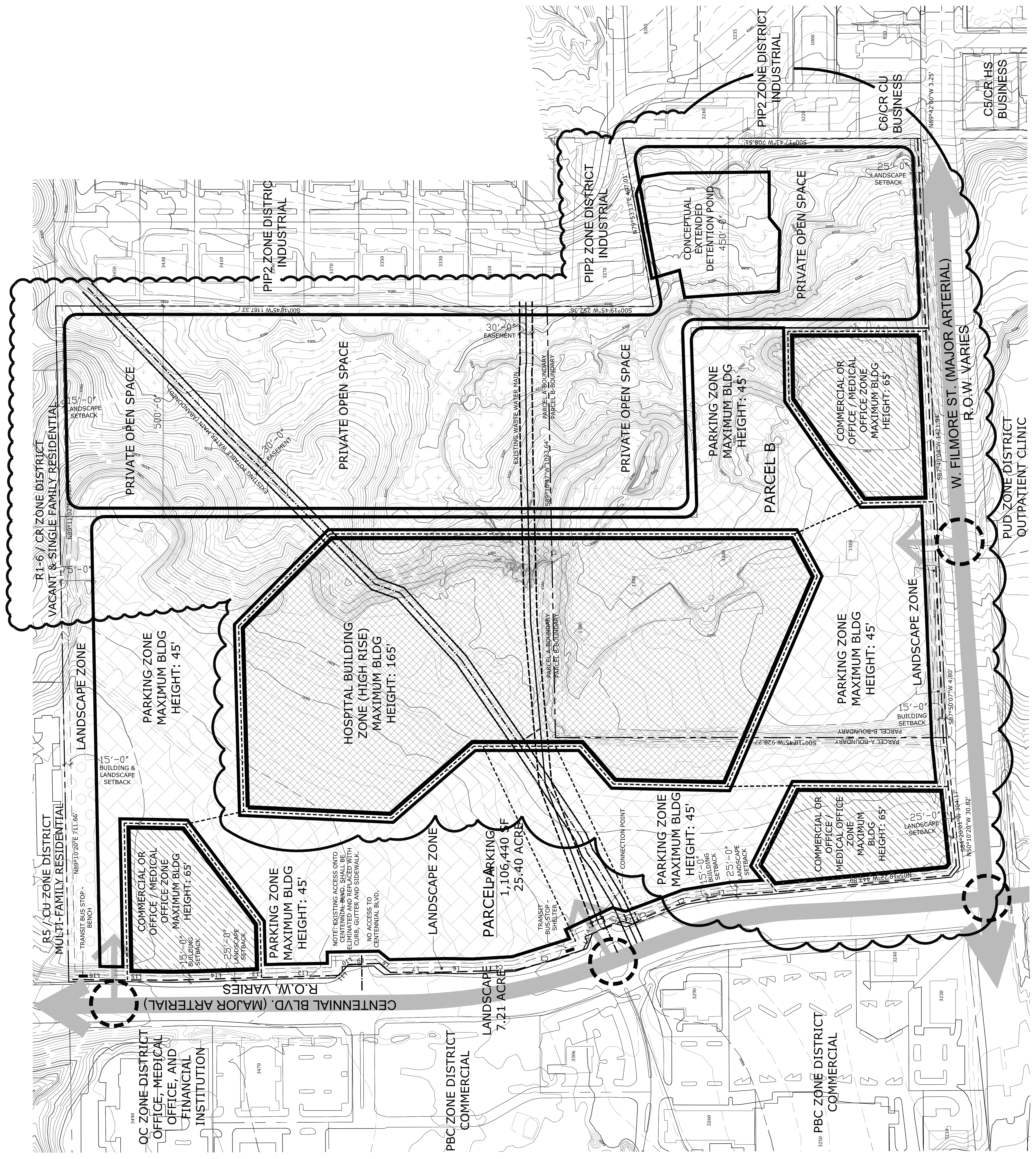


FIGURE 6 - Concept Plan Amendment Hill Property - Penrose/St. Francis