

**Amendment to
Master Development Drainage Plan
for Hill Properties
[Penrose-St. Francis New Campus]
Colorado Springs, Colorado**

Prepared for:
Penrose-St. Francis Health Services
2222 North Nevada Avenue
Colorado Springs, Colorado 80907

Prepared by:



1804 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Kiowa Project No. 16062
March 16, 2017



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Ms. Erin Powers
City of Colorado Springs
Engineering Development Review Division
30 South Nevada Avenue, Suite 401
Colorado Springs, Colorado 80903

RE: Amendment to Master Development Drainage Plan for Hill Properties [Penrose-St. Francis New Campus] (Kiowa Project No. 16062)

Dear Erin:

The following is an Amendment to the *Master Drainage Development Plan for Hill Properties* necessary due to the Minor Amendment to Master Plan (CPC MPA 04-00043-A3MN17) for the proposed Penrose-St. Francis Campus as a part of the overall Hill Properties Amended Master Plan. This amendment is being submitted in support of the Minor Amendment to the Hill Properties Amended Master Plan for the proposed new of Penrose-St. Francis campus to be located on the northeast corner of Fillmore Street and Centennial Boulevard. The Amended Master Plan is being updated to include the property that currently contains the existing asphalt plant. As the asphalt plant was not included in the *Master Drainage Development Plan for Hill Properties*, the amendment is required. Further detail on the drainage system and specific requirements for the proposed development will be developed and presented as the project continues to progress through the development process. This will be accomplished with the submittal of the required Master Development Drainage Plan, Preliminary Drainage Reports, and Final Drainage Reports. This amendment has been prepared according to City/County drainage criteria and is being submitted for approval.

If you have any questions or if we may be of further assistance, please feel free to contact us.

Sincerely,

Kiowa Engineering Corporation

Andrew W. McCord, P.E.
Associate

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Amendment to the Master Drainage Development Plan for Hill Properties (Penrose-St. Francis New Campus)

The project site is in the City of Colorado Springs on the northeast corner of Fillmore Street and Centennial Boulevard. A vicinity map of the project site is included as Figure 1. The site is located within the Mesa Drainage Basin, which was studied in a Drainage Basin Planning Study (DBPS) by Gilbert, Meyer & Sams, Inc., entitled *Master Plan for Mesa Drainage Basin*, adopted March 31, 1986. A portion of the project site (51.05 acres) was included in a Master Development Drainage Plan (MDDP) for the Hill Properties. The MDDP was entitled *Master Development Drainage Plan for Hill Properties*, prepared by Rockwell-Minchow Consults, Inc. This MDDP was prepared for the Hill Properties in 1995. The MDDP generally encompassed the Hill Properties and some areas outside of their properties. The plan does address a portion of the project site, but excludes the asphalt plant.

The Master Plan for the proposed Penrose-St. Francis New Campus now includes the additional 27.79 acres of the existing asphalt plant. The existing asphalt plant was not included in the Hill Properties MDDP. The intent of this amendment is to include the additional 27.79 acres into the MDDP. The existing drainage patterns on the existing asphalt plant are consistent with the Hill Properties MDDP and these patterns are expected to remain essentially the same.

The proposed development of the Penrose-St. Francis New Campus will be a phased project and is over ten acres in size. Per current drainage criteria, a new or updated Master Drainage Development Plan will be required.

As this proposed development moves through the entitlement process with the City of Colorado Springs, it is anticipated that a new MDDP will be prepared for the site as the proposed site layout is developed. While the Hill Properties MDDP could be updated, the development of the site has changed enough since the preparation of the Hill Properties MDDP and Master Plan that this document should be prepared as a separate document. The Hill Properties MDDP would be used as a reference as the MDDP is prepared.

The proposed MDDP will become the 'master plan' for the development of drainage facilities on this site. This future MDDP will address water quality and how site runoff will be safely conveyed to the drainage facilities located downhill to the east generally in the location of Fillmore Ridge Heights. It is expected that full spectrum detention will be necessary, not only as it is a requirement for sites such as this, but also to reduce the runoff peak flows to allow the existing downstream facilities to remain. Water quality facilities will be incorporated into the proposed detention facilities. The detention facilities will be located 'downstream' of the proposed development and outside of backfill areas associated with any structures.



Scale: 1"=1,000'

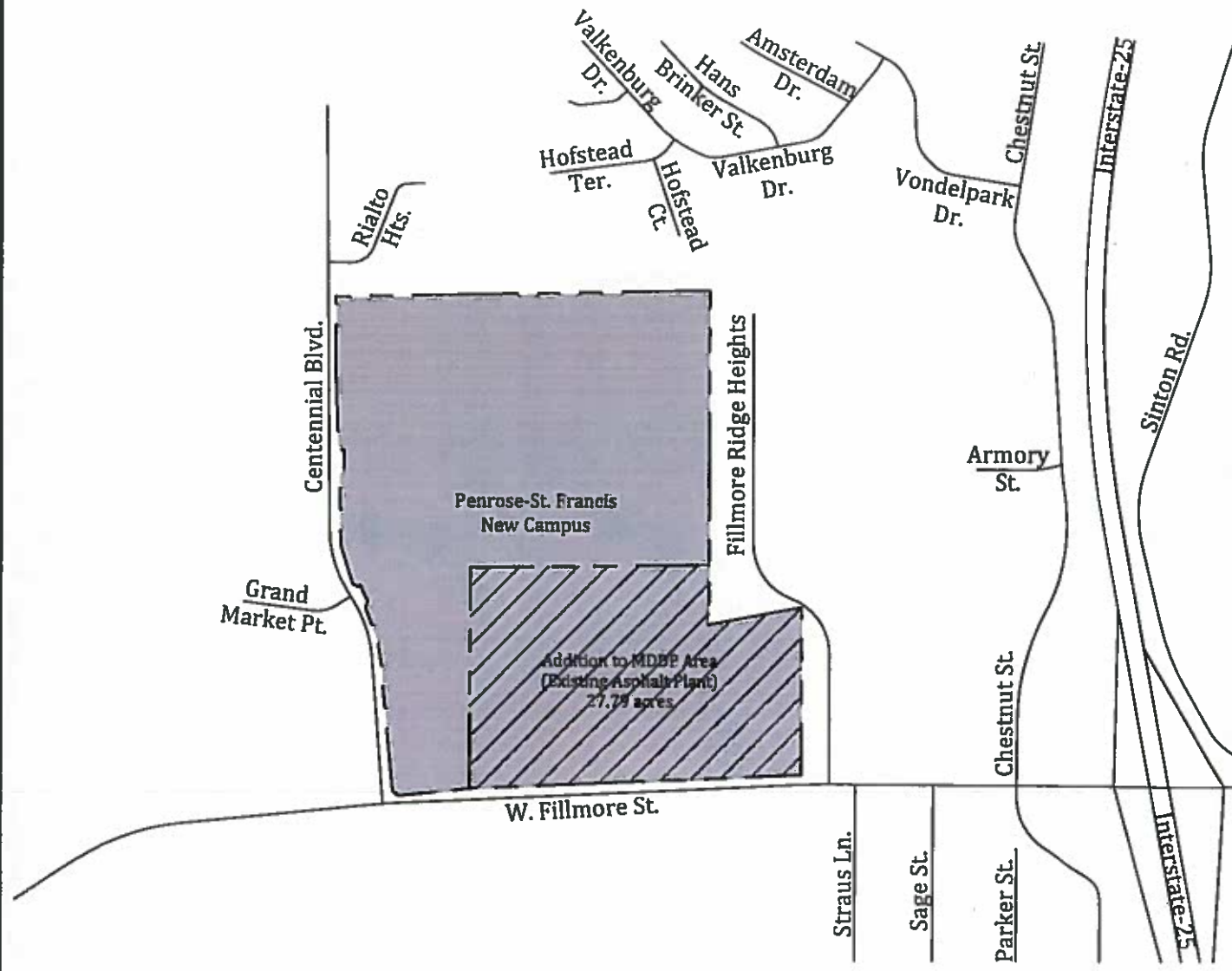


Figure 1

Figure 1.dwg/Mar 16, 2017

Amendment to Hill Properties MDDP
 Penrose-St. Francis New Campus
 Vicinity Map
 Colorado Springs, Colorado

Date: 3/16/2017
 Project No. 16062

Celebrating 30 years
Kiowa
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