



E Smoky Hills Free Standing Emergency Room

20741 E. Smoky Hill Road, Centennial, CO 80015



Introductions



**HCA
HealthONE**
Developer



**Catalyst
Design Group**
Applicant / Civil
Engineer



Devenney Group
Architect

Project Information

The proposed project consists of redeveloping an existing parking to a new state of the art Free Standing Emergency Room, located at 20741 E. Smoky Hills Road. The proposed facility will provide 24/7 emergency and urgent care services to serve the community.

Existing Zoning: CG – General Commercial

Existing Land Use: Vacant / Parking Lot

Proposed Land Use: Free Standing Emergency Room (FSER)

Project Area: +/- 1.437 acres

Proposed Building Height: 30'

Proposed Building Square Footage: +/- 11,150 SF

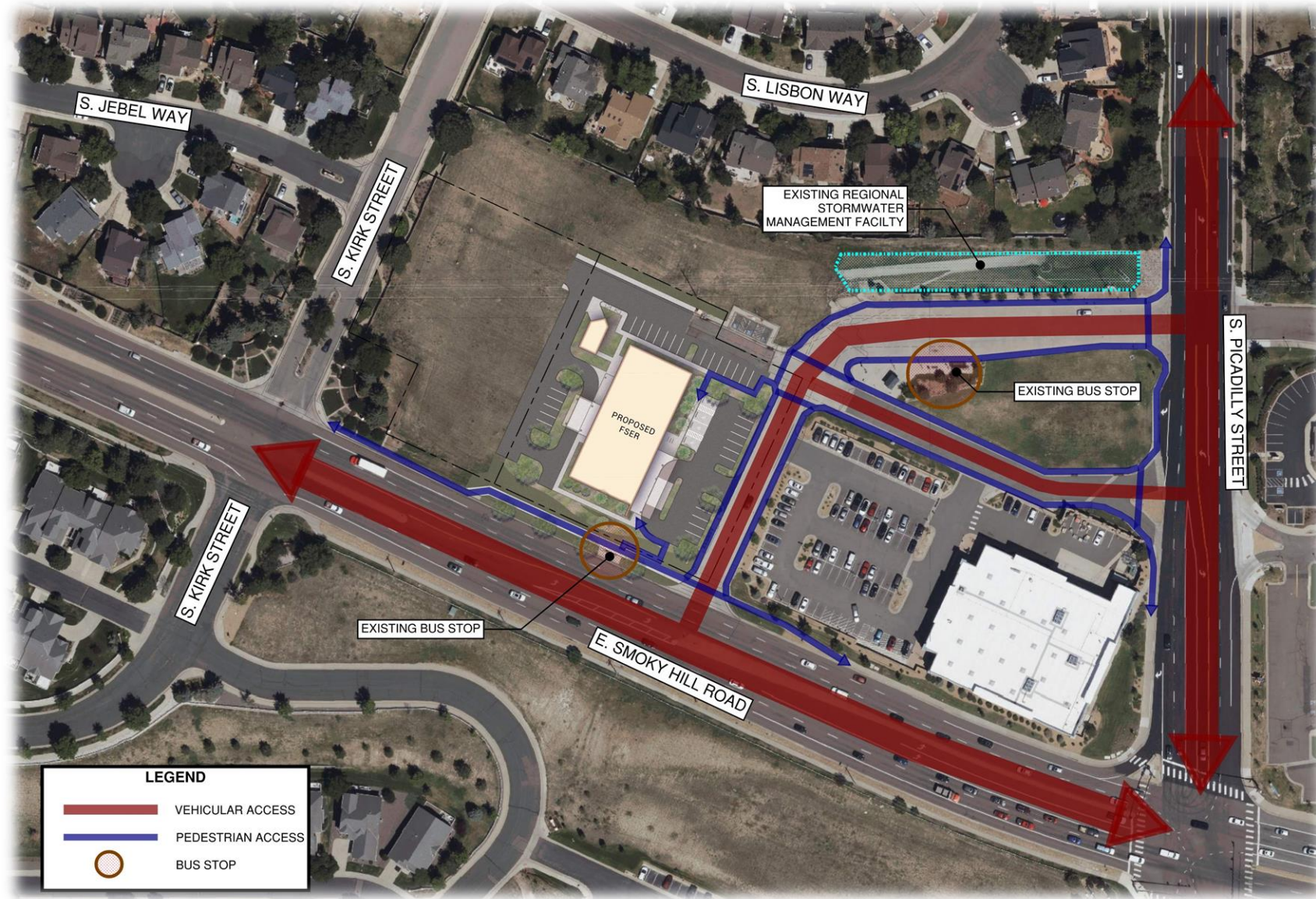


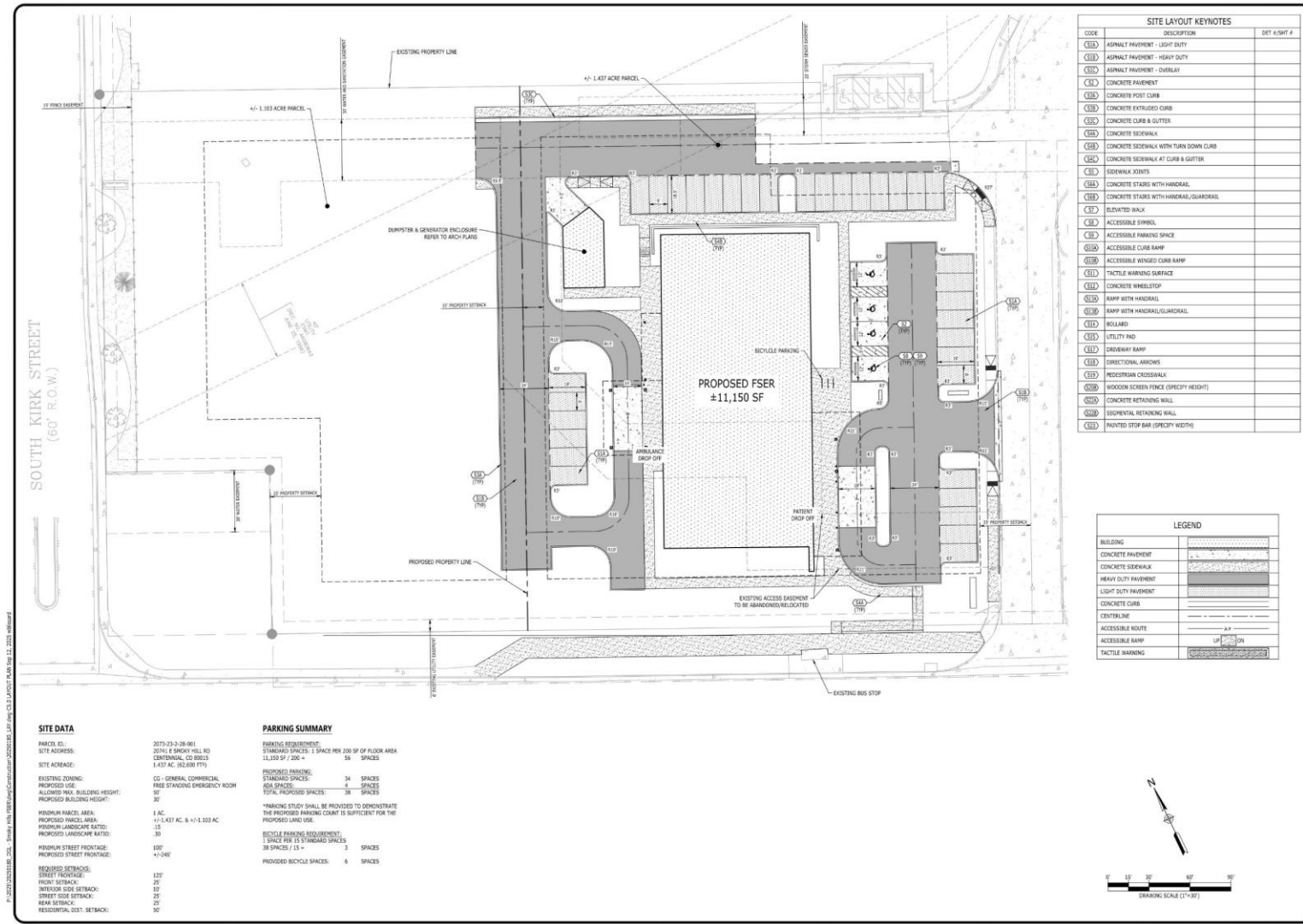
Approval Process



Access & Stormwater Management

- Vehicular Access is provided via E. Smoky Hill Road, S. Picadilly Street, and their connecting shared access.
- Pedestrian Access is provided via E. Smoky Hill Road, S. Picadilly Street, and their connecting shared access.
- 2 Bus Stops are directly adjacent to the project site.
- Stormwater runoff will be treated and detained by the existing regional stormwater management facility which was designed for the project site's build out.





SITE DATA

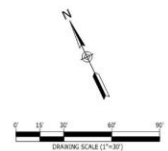
PARCEL ID: 2073-2-2-28-001
SITE ADDRESS: 2074 E SMOKY HILL RD
CENTRAL, CO 80015
SITE ADDRESS: 1,437 AC (62,690 TYP)
EXISTING ZONING: CO - GENERAL COMMERCIAL
PROPOSED USE: FREE STANDING EMERGENCY ROOM
ALLOWED MAX. BUILDING HEIGHT: 30'
PROPOSED BUILDING HEIGHT: 30'
MINIMUM PARCEL AREA: 1 AC
PROPOSED PARCEL AREA: ±1,437 AC & ±1,150 AC
MINIMUM LANDSCAPE RATIO: 15%
PROPOSED LANDSCAPE RATIO: 30%
MINIMUM STREET FRONTAGE: 130'
PROPOSED STREET FRONTAGE: ±1,280'
REQUIRED SETBACKS:
STREET FRONTAGE: 120'
FRONT SETBACK: 20'
INTERIOR SIDE SETBACK: 10'
STREET SIDE SETBACK: 10'
REAR SETBACK: 10'
RESIDENTIAL DIST. SETBACK: 30'

PARKING SUMMARY

PARKING REQUIREMENT:
STANDARD SPACES: 1 SPACE PER 200 SF OF FLOOR AREA
11,150 SF / 200 = 56 SPACES
PROPOSED PARKING:
STANDARD SPACES: 24 SPACES
ADA SPACES: 4 SPACES
TOTAL PROPOSED SPACES: 28 SPACES
BICYCLE PARKING REQUIREMENT:
1 SPACE PER 15 STANDARD SPACES
38 SPACES / 15 = 3 SPACES
PROPOSED BICYCLE SPACES: 6 SPACES
*PARKING STUDY SHALL BE PROVIDED TO DEMONSTRATE THE PROPOSED PARKING COUNT IS SUFFICIENT FOR THE PROPOSED LAND USE.

SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
101	ASPHALT PAVEMENT - LIGHT DUTY	
102	ASPHALT PAVEMENT - HEAVY DUTY	
103	ASPHALT PAVEMENT - OVERLAY	
104	CONCRETE PAVEMENT	
105	CONCRETE POST CURB	
106	CONCRETE EXTENDED CURB	
107	CONCRETE CURB & GUTTER	
108	CONCRETE SIDEWALK	
109	CONCRETE SIDEWALK WITH TURN DOWN CURB	
110	CONCRETE SIDEWALK AT CURB & GUTTER	
111	SIDEWALK JOINTS	
112	CONCRETE STAIRS WITH HANDRAIL	
113	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
114	ELEVATED WALK	
115	ACCESSIBLE SYMBOL	
116	ACCESSIBLE PARKING SPACE	
117	ACCESSIBLE CURB RAMP	
118	ACCESSIBLE WINGED CURB RAMP	
119	TACTILE WARNING SURFACE	
120	CONCRETE WHEELSTOP	
121	RAMP WITH HANDRAIL	
122	RAMP WITH HANDRAIL/GUARDRAIL	
123	BOLLARD	
124	UTILITY PAD	
125	DRIVEWAY RAMP	
126	DIRECTIONAL ARROWS	
127	PEDESTRIAN CROSSWALK	
128	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
129	CONCRETE RETAINING WALL	
130	SEGMENTAL RETAINING WALL	
131	PAINTED STOP BAR (SPECIFY WIDTH)	

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTRALLINE	
ACCESSIBLE ROUTE	
ACCESSIBLE RAMP	
TACTILE WARNING	






1000 W. UNIVERSITY AVENUE, SUITE 200, DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.CATALYST-DESIGN.COM

HCA HEALTHCARE
ONE PARK PLAZA
NAPLESVILLE, IN 47453
CLIENT PHONE NUMBER

CONSTRUCTION DOCUMENTS
SMOKY HILL FSER
2074 E SMOKY HILL RD
CENTRAL, CO 80015
ARAPAHO COUNTY


DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER: 2025180
DRAWING NUMBER: **C5.0**



Devenney Group Ltd., Architects
6900 East Camelback Road
Suite 500
Scottsdale, AZ 85251
T: 602.943.8950
www.devenneygroup.com

Consultant:



1000 W. UNIVERSITY AVENUE, SUITE 200, DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.CATALYST-DESIGN.COM

SMOKY HILL FSER

AUTHORITY HAVING JURISDICTION
CITY OF CENTRAL, CO PLANNING COMMISSION

FACILITY NUMBER:

AGENCY APPROVALS:

REVISIONS		
REV #	DESCRIPTION	DATE

DATE:

SCALE:

DRAWN:

REVIEWED:

JOB NUMBER:

LAYOUT PLAN

C5.0

P: 2025-2026-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 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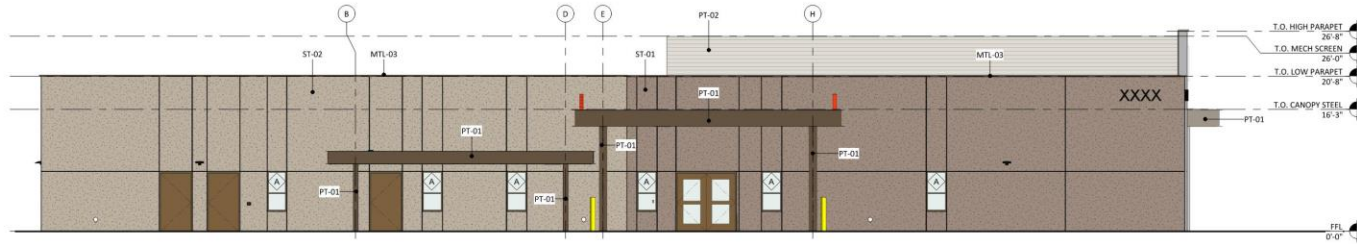


SMOKY HILL FSER | site concept
20741 EAST SMOKY HILL ROAD - CENTENNIAL, CO 80015

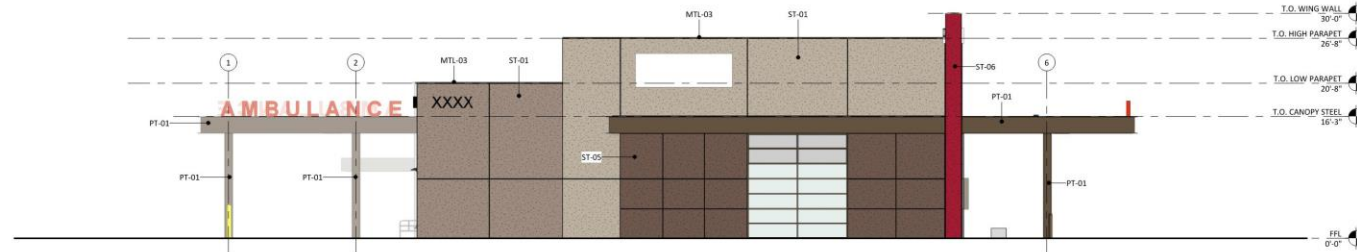




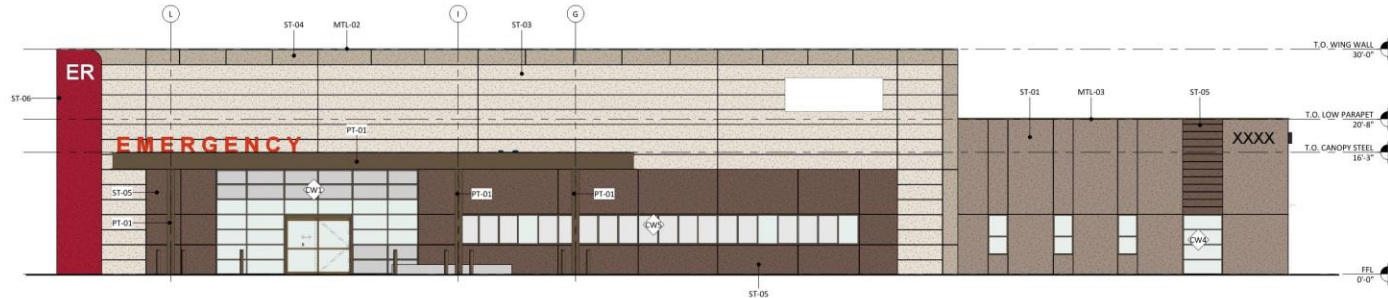
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE			
MARKER	PRODUCT	MANUFACTURER	COLOR/FINISH
ST-01	INSULATED STUCCO SYSTEM	DRYVIT	SANDBLAST FINISH SUDE 105
ST-02	INSULATED STUCCO SYSTEM	DRYVIT	SANDBLAST FINISH SPECTRUM BROWN 142
ST-03	STUCCO SYSTEM WING WALL PANELS	DRYVIT	FINESSE FINISH NATURAL WHITE 103
ST-04	INSULATED STUCCO SYSTEM WING WALL FRAME	DRYVIT	REFLECTIT FINISH DOVER SKY 104
ST-05	INSULATED STUCCO SYSTEM, ACCESS ENTRY	DRYVIT	SANDBLAST FINISH COCONUT SHELL 392
ST-06	STUCCO SYSTEM WING WALL BEACON	DRYVIT	REFLECTIT FINISH MATCH PANTONE PMS 7427C
PT-01	CANOPY FASCIA, COLUMNS, WINDOW BOXES	SHERWIN WILLIAMS	MATCH SHERWIN WILLIAMS TO ATAS MEDIUM BRONZE
PT-02	MECHANICAL SCREEN WALL	BERRIDGE	MATCH SHERWIN WILLIAMS USEFUL GRAY SW7050
PT-03	EXTERIOR HM DOORS, FRAMES, LOUVERS, GATES	REFER TO SPECIFICATIONS	MATCH SHERWIN WILLIAMS BRAINSTORM BRONZE SW7033
MTL-01	ABOVE DOORWAYS	KOVACH	K-WALL FACTORY FINISH MATCH SHERWIN WILLIAMS BRAINSTORM BRONZE SW7033
MTL-02	METAL COPING WING WALL	REFER TO SPECIFICATIONS	COLOR MATCH DOVER SKY 104
MTL-03	METAL COPING STANDARD WALLS	REFER TO SPECIFICATIONS	MATCH SHERWIN WILLIAMS BRAINSTORM BRONZE SW7033
AL-01	STOREFRONTS	REFER TO SPECIFICATIONS	DARK BRONZE
GL-01	INSULATED VISION GLASS	VIRACON	VE1-2M
GL-01G	INSULATED SPANDREL GLASS	VIRACON	VE1-2M DARK GREY SPANDREL
GL-02W	INSULATED SPANDREL GLASS	VIRACON	VE1-2M WHITE SPANDREL

