P.B.G.
SOUTH POTOMAC PROFESSIONAL PARK

EAST BY SOUTHEAST SUBDIVISION FILING NO.4
LOT 2, BLOCK 1 ZONE M-1

OWNER: EAST BY SOUTHEAST VENTURE
c/o ALVIN SITEMAN
80 S. BEMISTON
CLAYTON, MO 63105

OWNER: EXTENDICARE OF COLORADO, INC.
c/o CULLERS - BAILEY & CO.
P.O. BOX 1488
LOUISVILLE, KY 40201

HUMANA SUBDIVISION
FILING NO. 1 ZONE R-4
LOT 2, BLOCK 1

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SIGN-TRAFFIC, STREET
		TELEPHONE POLE
		POWER POLE
		TELEPHONE JUNCTION BOX
		GUY WIRE
		LIGHT STANDARD
		TRAFFIC
		FENCE LINE
		VALVE
		FIRE HYDRANT
		VALVE VAULT
		METER VAULT
		INLET, CATCH BASIN
		CURB & GUTTER
		MANHOLE
		CLEANOUT
		GUARDRAIL
-T-	-T-	TELEPHONE (BURIED)
-OT-	-OT-	TELEPHONE (OVERHEAD)
-E-	-E-	ELECTRICAL (BURIED)
-OE-	-OE-	ELECTRICAL (OVERHEAD)
-S-	-S-	SANITARY SEWER
-ST-	-ST-	STORM SEWER
-W-	-W-	WATER LINE
-G-	-G-	GAS LINE
		PROPERTY PIN
-TV-	-TV-	TV CABLE (BURIED)
-OTV-	-OTV-	TV CABLE (OVERHEAD)
-S-	-S-	SANITARY SEWER FORCE MAIN
		CONTOUR LINE
		RIGHT-OF-WAY MARKER
		SECTION CORNER
		QUARTER CORNER
		CENTER OF SECTION
B.M. ⊕ 945.00		BENCHMARK
× 945.00	945.00	SPOT ELEVATION
		SECTION LINE
		RIGHT-OF-WAY LINE
		CONSTRUCTION LIMIT
		DIRECTIONAL SIGN

SOUTH POTOMAC STREET (80' R.O.W.)

I-225 R.O.W. (240.0')

BUILDING FINISH FLOOR ELEV. = 5603

PRIVATE UTILITY CROSSING

23 SPACES @ 9' = 207'

12 SPACES @ 9' = 108'

2 SPACES @ 9' = 18

20 SPACES @ 9' = 180

2 SPACES @ 9' = 18

DROP OFF & TRUCK LOADING AREA

KANSAS FARMER

EXISTING MH

EXISTING DRIVE WAY

INLET "C"

INLET "D"

INLET "F"

INLET "E"

EXISTING VERT. CURB (SEE DETAIL)

18' UTILITY EASEMENT

26' FIRELANE & UTILITY EASEMENT

JOINT I.D. SIGN 14' HIGH

New Sign Location

S89°31'42"E 660.00'

S89°28'18"W 466.88'

FIRE LANE ACCESS CONSTRUCTION TO BE COMPLETED WHEN PROPERTY TO SOUTH IS DEVELOPED

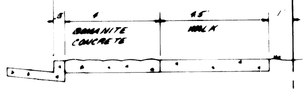
OWNER: EAST BY SOUTHEAST VENTURE
c/o ALVIN SITEMAN
80 S. BEMISTON
CLAYTON, MO 63105

UNPLATTED ZONE M-1

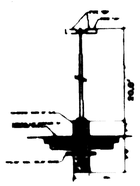
6/18/2010; MA-530163; 1985-6022-02
REPLACE EXISTING GROUND SIGN, TO INCLUDE ELECTRONIC MESSAGE CENTER

PROJECT DATA

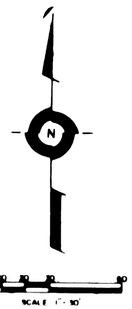
LAND AREA WITHIN PROPERTY LINES	6.141 ACRES
GROSS FLOOR AREA (41-16 CITY CODE)	78,811 SQ. FT.
NUMBER OF BUILDINGS	1 BUILDING
TOTAL BUILDING COVERAGE	26,385 SQUARE FEET (10%)
HARD SURFACE AREA (EXCLUSIVE OF BUILDING)	162,383 SQUARE FEET (61%)
AREA DEVOTED TO LANDSCAPING WITHIN SITE	78,721 SQUARE FEET (29%)
PRESENT ZONING CLASSIFICATION	M-1
PROPOSED USES	MEDICAL OFFICE BUILDING
SIGN AREA (GROUND SIGN)	64 SQUARE FEET
TYPE OF SIGN	BRICK BASE (DOUBLE FACED) 4' x 8' LIGHTED
NUMBER OF STORIES	3 STORIES
MAXIMUM HEIGHT OF BUILDINGS	45 FT.
PARKING SPACE (TYPICAL)	9' x 20'
PARKING AISLES	24' AND 26'
TOTAL PARKING SPACES PROVIDED	421 SPACES
NUMBER OF HANDICAP PARKING	4 SPACES
NUMBER OF STANDARD PARKING	417 SPACES
PERCENT COMPACT	0%
4 - SPACES PER DOCTOR, 60 DOCTORS	240 SPACES
1 SPACE PER EMPLOYEE, 3 EMPLOYEES PER DOCTOR	180 SPACES
PARKING SPACES REQUIRED (REF: CITY CODE 41-668)	420 SPACES

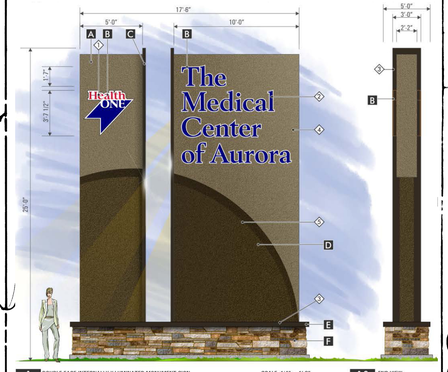


CROSS SEC. ALONG E. SIDE POTOMAC ST
NO SCALE



LIGHT POLE DETAIL
COLORS - DURONODIZ BRONZE
SITE LIGHTING IS DOWNCAST





1 DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN — SCALE: 1/4" = 1'-0" — QUANTITY: 2 MANUFACTURE & INSTALL

1.2 END VIEW

I-225 SIGN two sided sign
NO SCALE Project I.D.

(2) DOUBLESIDED DK. BRONZE W/ WHITE/RED REFLECTIVE COPY. TYPICAL BOTH SIDES.

EXIT ONLY

ENTER ONLY

ALL DELIVERIES IN REAR

DIRECTIONAL SIGN DETAIL

ADM. AMDT. 4-10-86
1 RELOCATED TRASH ENCLOSURE
2 APPROVED NEAR EAST PROPERTY LINE FOR ID FROM I-225
3 RELOCATE ELECTRICAL TRANSFORMER CLOSER TO BLDG. TO REDUCE COST OF SECONDARY SERVICE
4 AMENDED 7-23-86 - REMOVE AND ADD LIGHT STANDARDS
ADM. AMDT. 4-6-89
5 Add Joint I.D. Sign 14' high at N.E. Cor. of site.
6 ADM. AMDT. 3-28-91
Add (2) DIRECTIONAL SIGNS AT MAIN ENTRY

EHMG engineers • consultants
9851 S. Peoria Rd. Suite 250 Aurora, Colorado 80014 303 337-5004

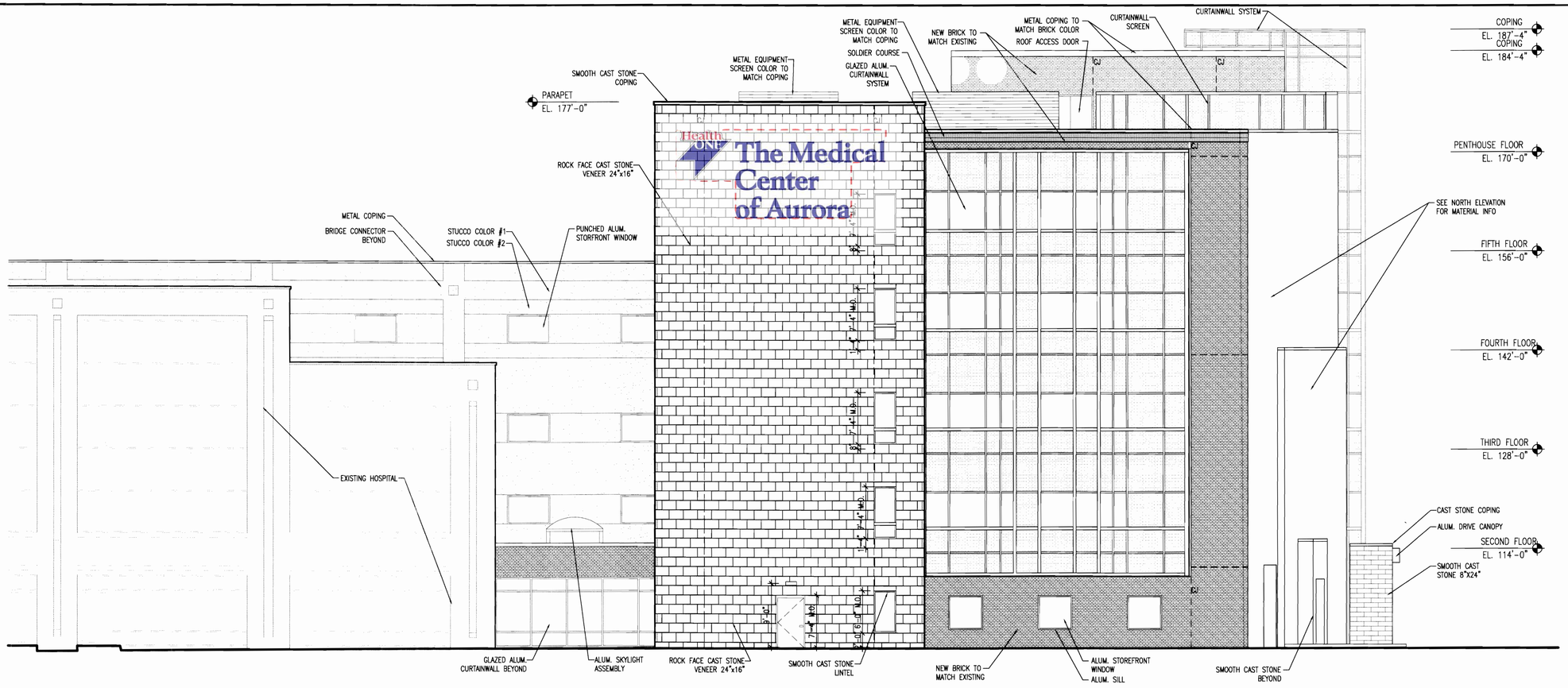
Job No. 5566.3
Date: 7-8-86
Design By: J.E.C.
Drawn By: J.E.C.
Checked By:

SHEET 2 OF 7

85-6022-1

ADM. AMDTS: 4-10-86, 4-6-89, 3-28-91, 5/18/2010

SOUTH POTOMAC PROFESSIONAL PARK

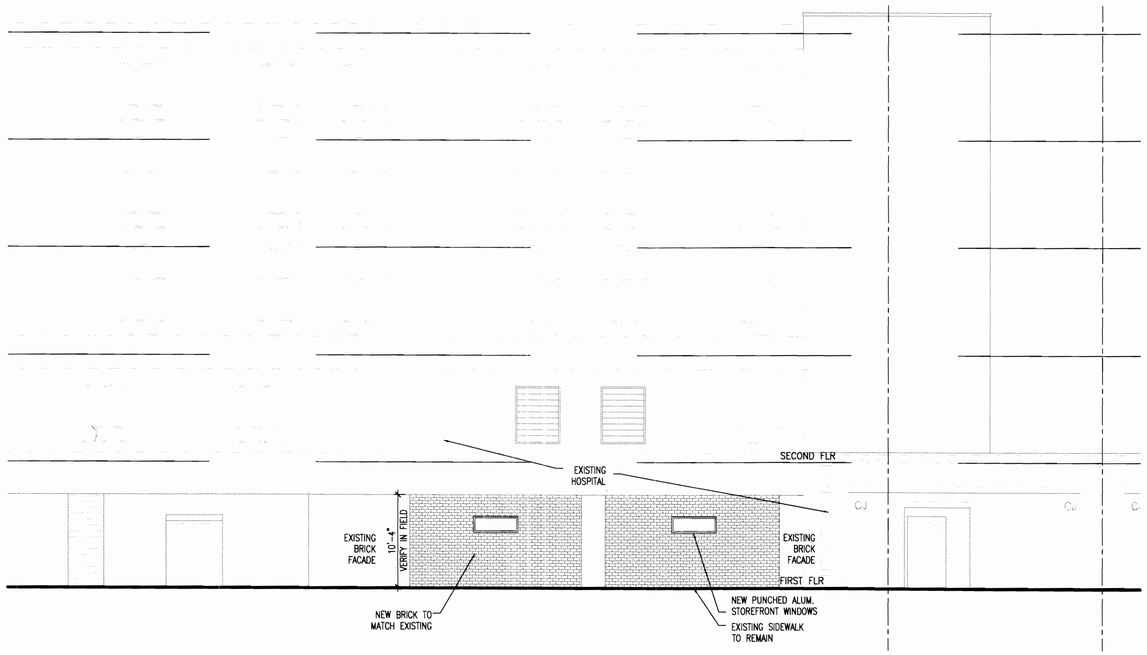


FACADE MATERIALS:

CAST STONE VENEER - 32%
BRICK VENEER - 23%
GLAZING - 34%
ALUMINUM CANOPY - 5%
EIFS BRIDGE CONNECTOR - 16%

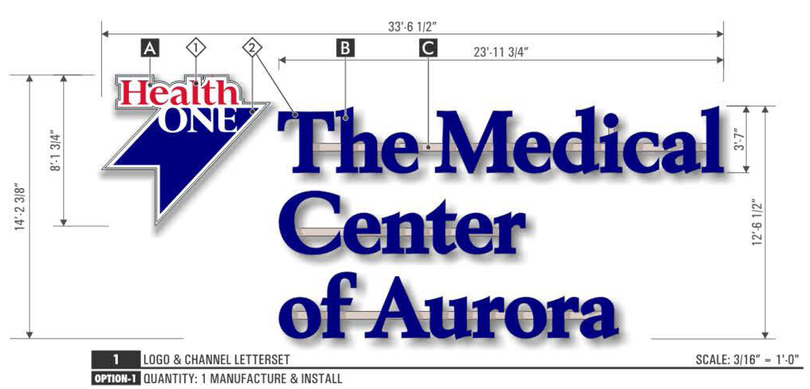
EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" 01



PARTIAL WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" 01



1 LOGO & CHANNEL LETTERSET

OPTION-1 QUANTITY: 1 MANUFACTURE & INSTALL

SCALE: 3/16" = 1'-0"

Davis Partnership Architects

2301 BLAKE ST., STE. #100
DENVER, COLORADO 80205
303.861.8555 F.303.861.3027

0137 MAIN STREET , UNIT C106
POST OFFICE BOX 2711
EDWARDS, COLORADO 81632
970.926.8960 F.970.926.8961

PERKINS + WILL

MARTIN / MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE
PO BOX 151500
LAKEWOOD, CO 80215
303.431.6100 F.303.431.4028

AMENDMENT BLOCK	DATE	NO.
VESTED SITE PLAN SUBMITTAL	03.20.06	
REQUIRED SECOND SUBMISSION	05.04.06	
REQUIRED THIRD SUBMISSION	06.12.06	
TECHNICAL CORRECTIONS	07.14.06	
TECHNICAL CORRECTIONS	08.23.06	
MYLAR CHANGE	03.27.07	

*MYLAR CHANGE 4/27/07
Revise exterior building materials from Colorado Sandstone Veneer to Cast Stone. (see sheets 10,11 & 12)
Replace aluminum on entry drive canopy with cast stone (see sheet 10)

MINOR AMENDMENT 3-19-09 1,3,14,17

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - PRIVATE ROOM EXPANSION
AURORA, COLORADO

EXTERIOR ELEVATION

DATE	05.04.06
DRAWN BY	DCE
CHK'D BY	DCE
SHEET FILE	

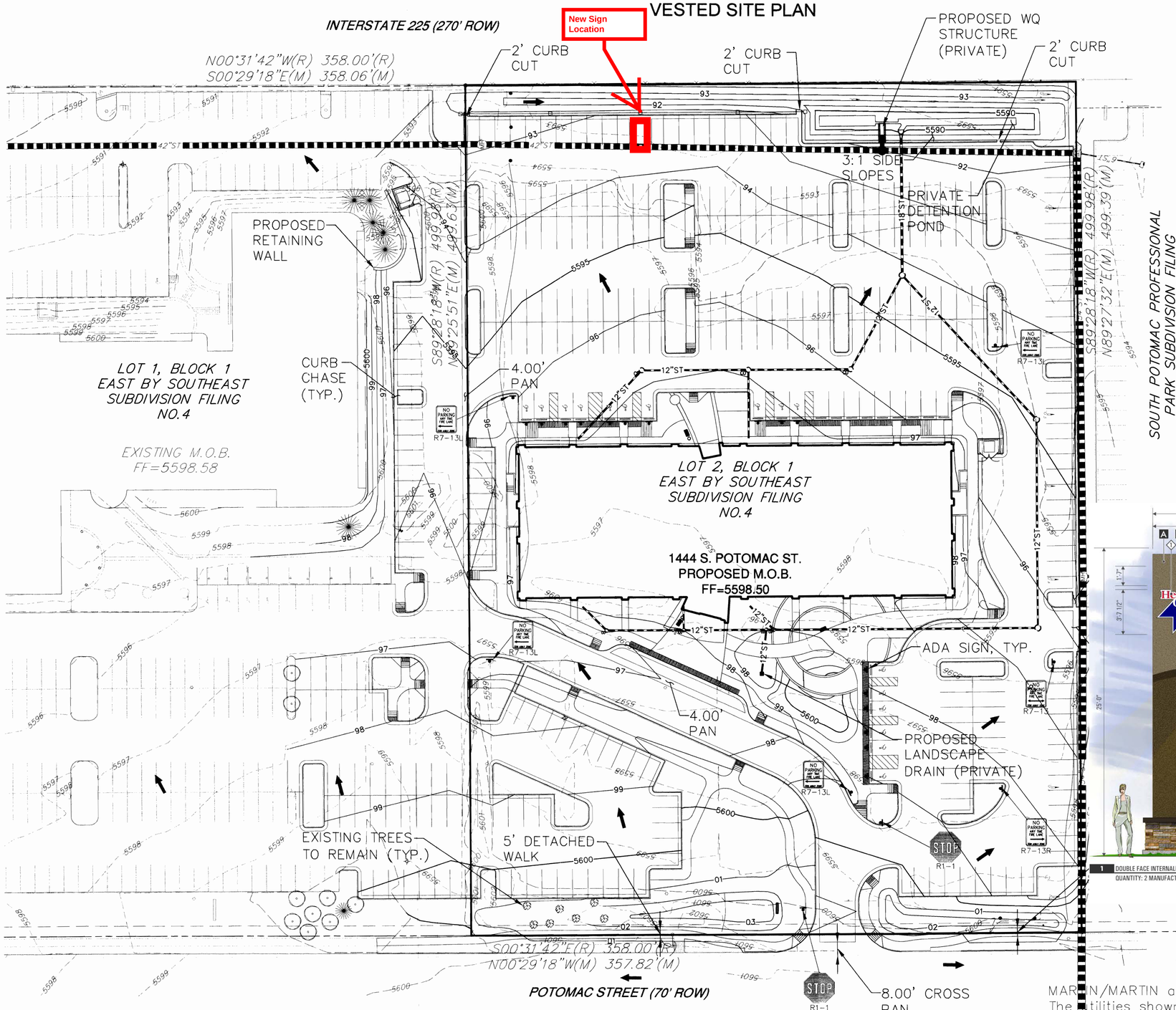
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SHEET NUMBER:
11 OF 17
D.P.A. PROJECT # 0554300

*MC 4/27/07

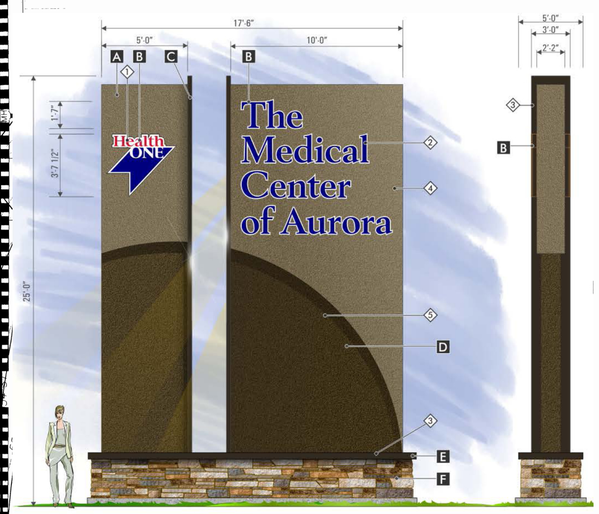
THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING

VESTED SITE PLAN



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
5750	CONTOURS	5750
	MANHOLE	
ST	STORM SEWER	ST
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	DIRECTION OF FLOW	
	TREE	
DRIVE	DESCRIPTIONS	DRIVE



N

30 15 0 30 60

SCALE 1"= 30'

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

Davis Partnership Architects

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0137 MAIN STREET . UNIT C106
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MARTIN / MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

ISSUE/REVISION	DATE	NO.
VESTED SITE PLAN SUBMITTAL	08.09.04	
REQUIRED 2ND SUBMISSION	10.04.04	
AMENDED 2ND SUBMISSION	11.01.04	
TECHNICAL CORRECTIONS	01.07.05	
TECHNICAL CORRECTIONS	01.26.05	
MINOR AMENDMENT	09.21.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

GRADING PLAN

DATE	09.21.05
DRAWN BY	S.LOPEZ
CHK'D BY	P.KRIEBLE/C.STRAWN
SHEET FILE	GRADING.DWG

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SHEET NUMBER:

7 OF 11

D.P.A. PROJECT # 0262100

1444 S. POTOMAC MEDICAL OFFICE BLDG 2004-6050-01

G:\JANSEN1\16456C Aurora MOB\CSP\Grading.dwg