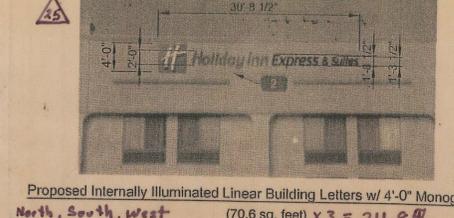
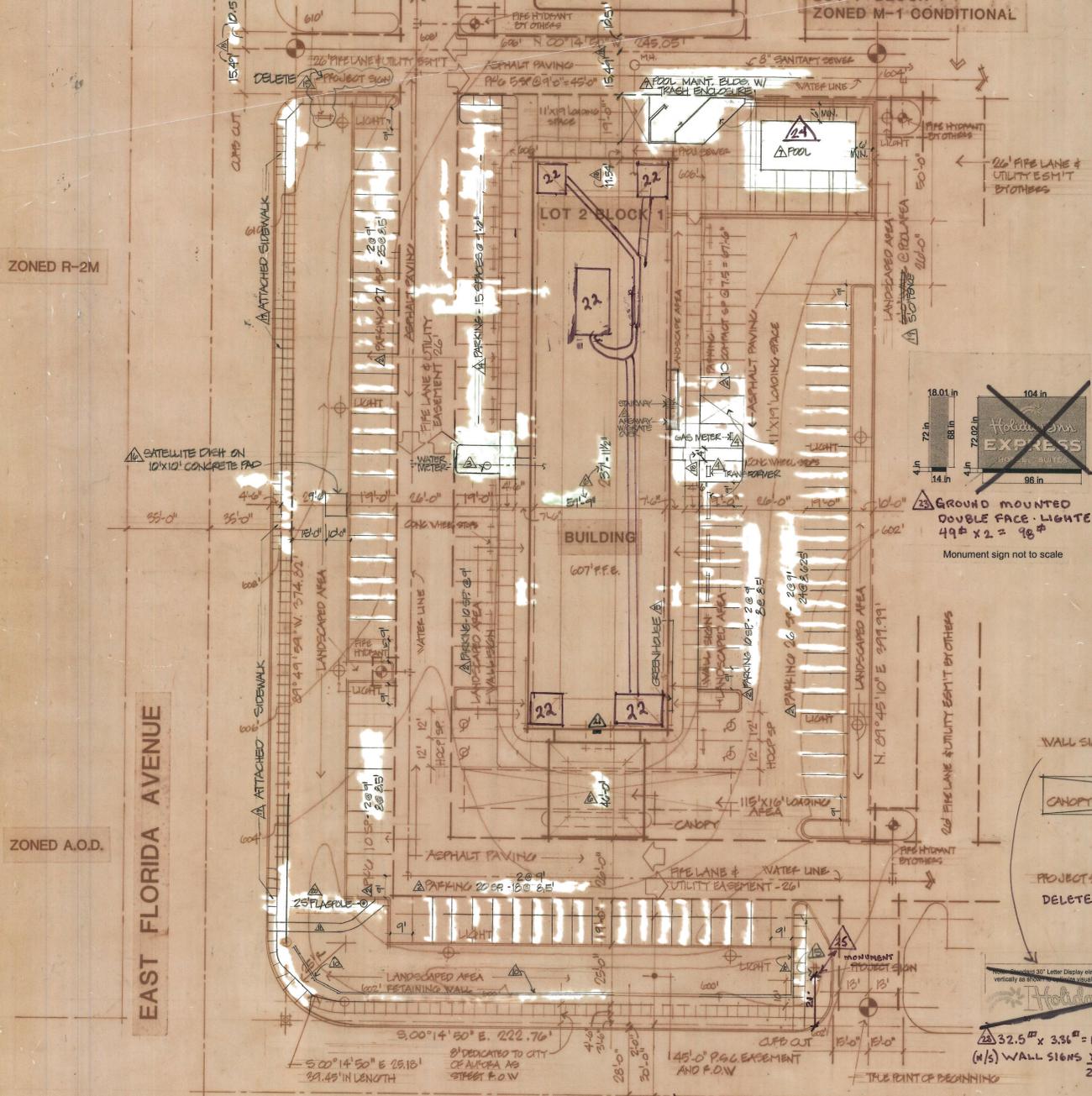




Proposed Double-Faced Internally Illuminated XPS-20 Monument Sign (20 sq. ft.) x 2 = 40 sq. ft. Total



Proposed Internally Illuminated Linear Building Letters w/ 4'-0" Monogram North, South, West (70.6 sq. feet) x 3 = 211.8 sq. ft.



ZONED R-2M

ZONED A.O.D.

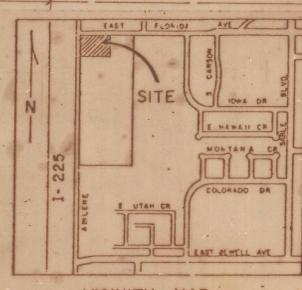
EAST FLORIDA AVENUE

SOUTH ABILENE STREET

SITE PLAN

SCALE 1"=30'

- ADMIN. AMEND 1.17.85
- ADJUSTMENTS TO PARKING - INCREASE OF ONE SPACE
- MOVE WATER METER & ADD PARKING ISLAND
- MOVE & ENLARGE PARKING ISLAND & MOVE GAS METER & TRANSFORMER
- ADD GREENHOUSE AREA
- ADJUSTMENTS TO BUILDING DIMENSIONS
- ADD POOL MAINT. BLDG. & TRASH ENCL. & MOVE POOL LOCATION
- CHANGE TO SIDEWALK AT WEST DRIVEWAY ENTRANCE
- CHANGE DIMENSIONS BETWEEN EAST PROPERTY LINE AND 24" EASEMENT
- REVISOR DATA BLOCK - AREA CALCULATIONS
- ADMIN. AMEND 7.2.85
- ADJUST O.A. LENGTH/ANGLE OF RETAINING WALL & WEST PROP. LINE
- ADJUST ARRANGEMENT OF SIDEWALK AT N.W. CORNER OF SITE
- DELETE CHANGE TO SIDEWALK AT WEST DRIVEWAY ENTRANCE
- CHANGE DIMENSIONS BETWEEN EAST PROPERTY LINE AND 24" EASEMENT
- ADMIN. AMEND: 1.17.85, 2-26-85, 7-2-85, 10/20/00B Minor Amdt 1/16/07, MA 3/12/09



THE APPLICANT STATED AT PLANNING COMMISSION ON 5-23-84 THAT THE BUILDING HEIGHT WAS 45 FEET. THE APPLICANT MISTAKENLY GAVE THE WRONG INFORMATION AND WAS LATER THAT NIGHT CORRECTED TO 48 FEET. (6-14-84)

ADJUST PARKING AND ISLAND CONFIGURATION AT PARKING AREA ALONG NORTH SIDE OF BLDG

ADJUSTMENTS TO SIGNAGE

ADD SIDEWALK SIGN AT NORTH SIDE OF BLDG

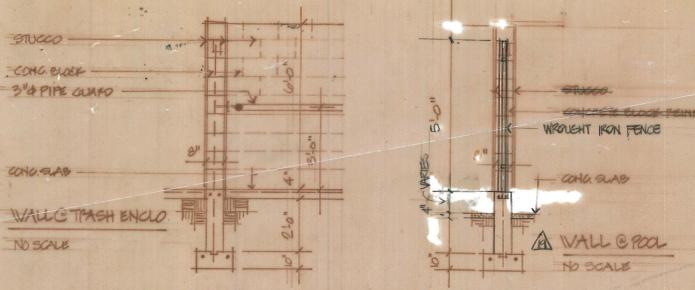
CHANGE SIDEWALK ALONG EAST FLORIDA AVE. FROM DETACHED TO ATTACHED

CHANGE DIM. OF WALK AT SOUTHWEST CORNER FROM 15' AND FROM 4'-0" TO 4'-0" WIDE

CHANGE WALL AROUND POOL TO 5" HIGH WROUGHT IRON FENCE

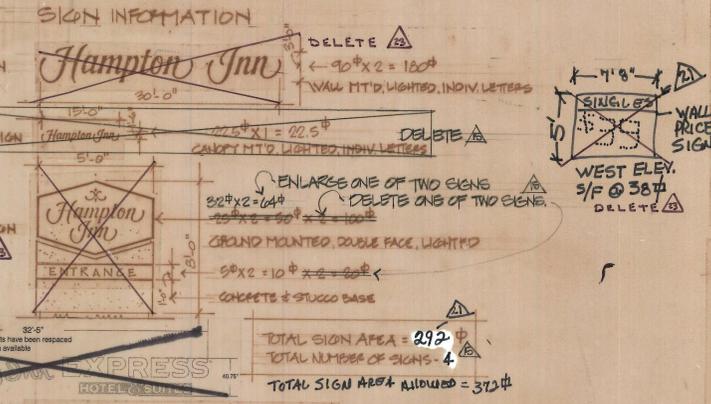
LOCATE 24" HIGH FLASPOLE AT N.W. CORNER OF SITE

RESEARCH PLAZA SUBDIVISION FILING NO. 1 LOT 1 BLOCK 1 ZONED M-1 CONDITIONAL



- NOTES:
- All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described herein.
 - Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."
 - The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department.
 - Applicant must indicate by note the method and material to be utilized in screening of roof-top mechanical units from view. SEE NOTE BELOW
 - The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate departments prior to the issuance of building permits.
 - All fire lanes shall be posted with 12" x 18", 18 ga. metal signs, white background with 3" red lettering reading NO PARKING FIRE LANE. Such signs to be mounted on metal posts permanently imbedded in the ground. The bottom of the sign to be 7' above grade. The universal symbol for NO PARKING may be substituted for the lettering.
 - All landscaping will be installed prior to issuance of certificate of occupancy.
 - The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 16-29 of the Aurora City Code.

- NOTES:
- PAINT STRIPPING FOR ALL SPACES HDCP SPACES AND DIVIDER LINES AS PER BY CITY OF AURORA.
 - PARKING STALL DIM. 8.5'0" x 19' HDCP 12' x 19'
 - CURB CUTS, SIDEWALKS AND CURBS OF PROPERTY TO BE TO CITY OF AURORA STANDARDS
 - MIN. OF 20'-0" RADIUS AT ALL CURVES AND 5'-0" PADJUS AT ALL OTHER RADII.
 - MECHANICAL ROOF TOP EQUIP TO BE SCREENED FROM VIEW WITH METAL SCREEN MANUFACTURED ROOF
 - ⊕ INDICATES A FREE-STANDING, 20'-0" HIGH LIGHT POLE - DOWN CAST TYPE ONLY
 - ⊓ INDICATES A 4'-0" MIN. SIDEWALK



DATA:

Land area within property line:	98,459.41 SQ. FT. 2.26 AC ±
Gross floor area 41 - 16 City Code:	57,000 SQ. FT.
Number of buildings:	ONE
Total building coverage:	14,800 SQ. FT. 15%
Hard surface area (exclusive of buildings):	58,000 SQ. FT. 59%
Area devoted to landscaping within site:	29,600 SQ. FT. 30%
Present zoning classification:	M-1 CONDITIONAL
Proposed uses:	HOTEL - 130 UNITS
Sign area:	AS PER AURORA SIGN CODE/TOTAL AREA 340 sq. ft.
Type of Sign:	FREE-STANDING AND WALL MOUNTED
Number of Stories:	FOUR
Maximum Height of Buildings:	48' FEET
Loading spaces provided:	2 SPACES 11' x 19'
Total Parking spaces provided:	1 SPACES - 115' x 16'
Parking spaces required:	1 SP/UNIT PWS 1 SP/EMPLOYEE (5 BHP)

Adm. AMND: 10.21.84

Revised sign area to 294 sq. ft. to allow for 5'0" x 7'0" electronic price changer on west elev.

Admin AMND 5-3-01

CMRS Cricket Communications Equipment 5' above roofline

PLANNED BUILDING GROUP

HOTEL FACILITY FOR: HAMPTON INN

SOUTHEAST AURORA HOTEL VENTURE DEVELOPER

EAST FLORIDA AVENUE AND SOUTH ABILENE STREET

AURORA

COLORADO

ALL SPECIAL PLANS REGISTERED AND RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE AND OPERATION OF ALL LAND AND STRUCTURES INCLUDED WITHIN SUCH PLANS TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.

IN WITNESS WHEREOF SOUTHEAST AURORA HOTEL VENTURE HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23rd DAY OF MAY AD 1984

BY: Robert A. Allen GENERAL PARTNER

NOTARIAL:

STATE OF COLORADO COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF MAY AD 1984 BY: Robert A. Allen



WITNESS MY HAND AND OFFICIAL SEAL

Carlton Bessard Notary Public My Commission Expires 11/11/1985

CITY OF AURORA APPROVALS:

CITY ATTORNEY: *Robert R. ...* DATE: 6-18-84

PLANNING DIRECTOR: *Carroll J. ...* DATE: June 8, 1984

PLANNING COMMISSION: *John C. ...* DATE: 5-23-84

CITY COUNCIL: *Mark ...* DATE: 6-20-84

ATTEST: *Tom ...* DATE: 6-21-84

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COUNTY, COLORADO AT ... O'CLOCK M., THIS ... DAY OF ... AD.

CLERK AND RECORDER: ... DEPUTY: ...

LEGAL DESCRIPTION

RESEARCH PLAZA SUBDIVISION FILING NO. 1 BLOCK 1 LOT 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF LOT 1, BLOCK 1, R & B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19; THENCE S 89° 49' 59" E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 30.00 FEET; THENCE S 00° 14' 50" E, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE EXTENDED; THENCE S 89° 49' 59" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ABILENE STREET EXTENDED; THENCE S 00° 14' 50" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 274.94 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 89° 45' 10" E, A DISTANCE OF 399.99 FEET; THENCE N 00° 14' 50" W, A DISTANCE OF 245.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE; THENCE 89° 49' 59" W ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 374.82 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90° 24' 51" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 39.45 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF SOUTH ABILENE STREET; THENCE CONTINUING S 00° 14' 50" E, A DISTANCE OF 222.76 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINING 98,459.41 SF (2.26 AC) MORE OR LESS

BASIS OF BEARING: WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST, COUNTY OF ARAPAHOE, STATE OF COLORADO, BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST, AS SHOWN ON THE PLAT FOR R & B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 1).

BEARING OF SAID LINE = N 00° 14' 50" W.



2696 SOUTH COLORADO BOULEVARD SUITE 304 DENVER COLORADO 80222 303 758 8877



HAMPTON INN HOTEL EAST FLORIDA AVENUE AND SOUTH ABILENE STREET AURORA COLORADO

DATE REVISIONS

5-14-84	AS PER COMMENTS
5-21-84	AS PER COMMENTS

DATE PRINT USE

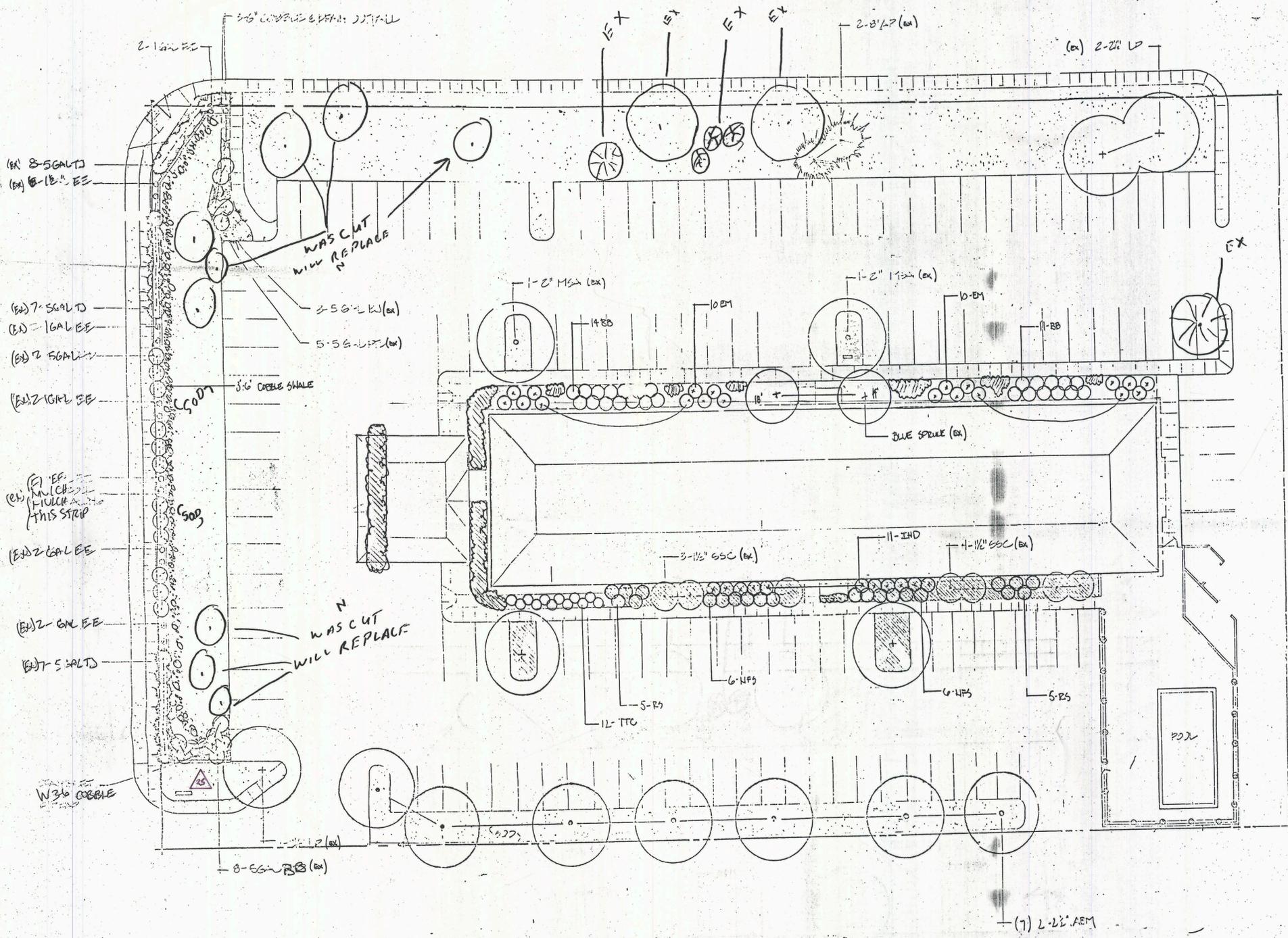
4-18-84 3:30 PM

SHEET

SITE PLAN

P. B. G.

84-6029 84-6029-1



Plant Schedule

7	ABM	2"-2 1/2"	Autumn Blaze Maple
25	BB	#5	Burning Bush
20	EM	#5	Euonymus Manhattan
12	TTC	#5	Tom Thumb Cotoneaster
10	RS	#5	Russian Sage
12	NFS	#5	Neon Flash Spirea
11	IHD	#5	Ivory Halo Dogwood
186	Perennials	#1	Assorted
126	Ornamental Grasses	#1	Assorted

We will be placing an additional 6" caliper for the trees that were cut down. THE 6" CALIPER INCHES WILL BE 8' TALL PINNAC PINES

GENERAL NOTES

1. PLANTED AREAS SHALL HAVE WELL DEGRADED COMPOST APPLIED AT A RATE OF 30 LB PER 1000 SF AND TILED TO A DEPTH OF 6". THE AREAS SHALL BE LEVELLED AND GRADED TO AN ACCEPTABLE FINISH GRADE. ALL DEBRIS AND ROCK NOT PASSING THROUGH A #100 SIEVE SHALL BE REMOVED.
2. SOD SHALL BE A HIGH QUALITY BLUE GRASS BLEND, FREE FROM WEEDS. SOD SHALL BE PROTECTED FROM DRAINAGE OUT.
3. PLANT MATERIAL STANDARDS SHALL COMPLY WITH CURRENT MAA STANDARDS. PLANTS SHALL NOT EXCEED 60% DEVELOPMENT. ALL TREES SHALL HAVE WELL DEVELOPED TOPS WITH FEASIBLE STRENGTH, WELL DEVELOPED SINGLE LEADERS.
4. ALL SHRUB AREAS TO BE MULCHED WITH 3" OF 1/2"-3" BIODEGRADABLE WEED BARRIERS OF 6 MIL BLACK PLASTIC. ALL GROUND COVER AREAS TO BE MULCHED WITH 3" WOOD PINE PEELEDINGS. GROUND COVER AREAS WITH STEEL EDGING AS DRAWN ON PLAN.
5. ALL PLANTED AREAS TO HAVE PROTECTIVE SYSTEM WITH AUTOMATIC CONTROLS.
6. ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF FINAL ACCEPTANCE.

HAMPTON INN
 EAST FLORIDA AVENUE AND
 SOUTH ABILENE STREET
 AURORA, COLORADO

LANDSCAPE SITE PLAN

DATE: 9-12-84

SHEET L-1

NEW PLAN 6/15/2007
 ALSO SEE PAPER FILE

Hampton Inn 84-6029

