

**SITE PLAN**  
**HOMEGATE STUDIOS AND SUITES**  
LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6  
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE: THIS SITE PLAN SERVES AS USE REQUEST TO PERMIT A HOTEL WITH  
CONCURRENT REZONING APPLICATION TO DELETE THE MOTEL/HOTEL PROHIBITION.

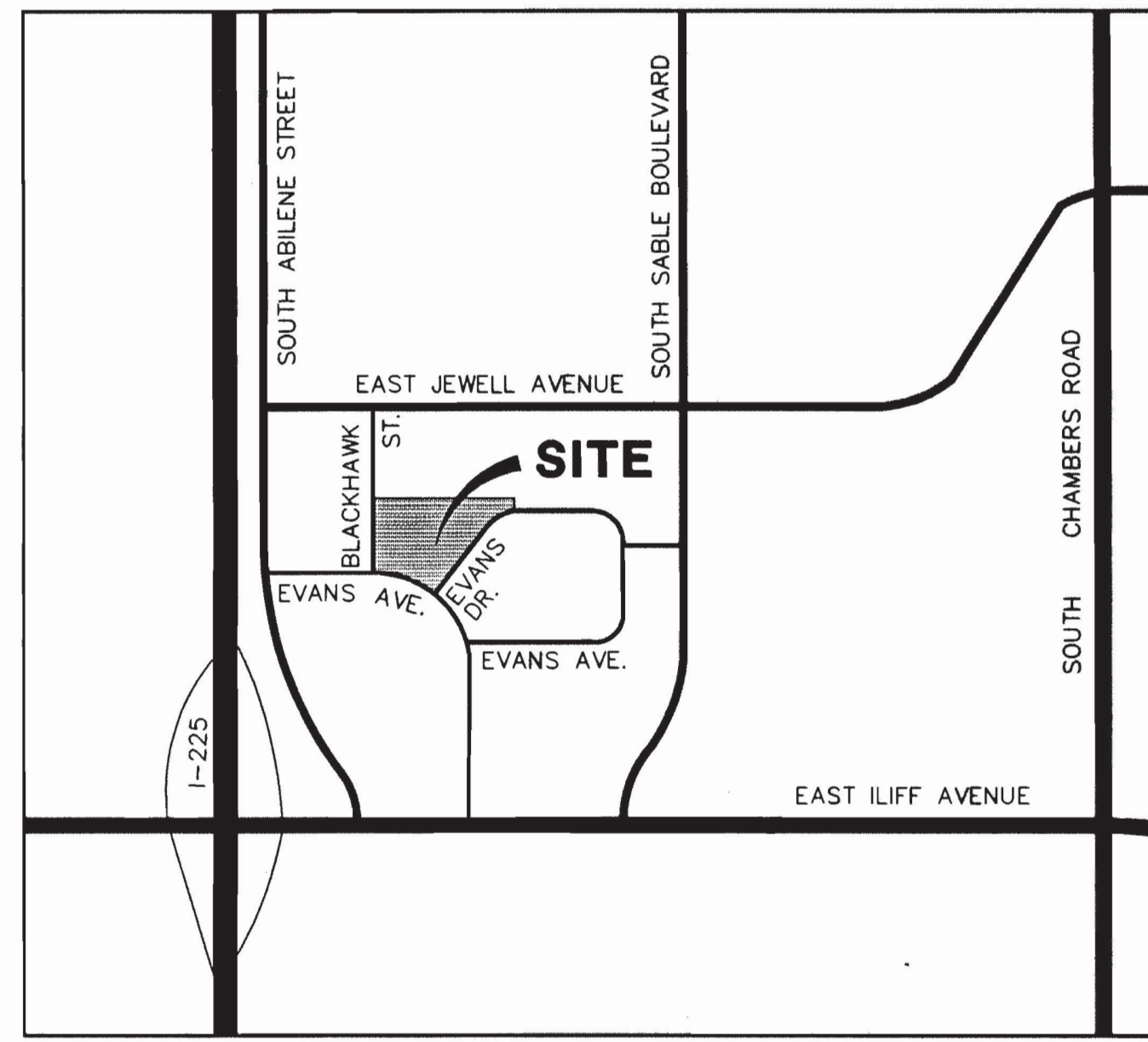
**SITE PLAN NOTES**

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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 "SERVICE/EMERGENCY AND UTILITY EASEMENTS" 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 LANDSCAPING PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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 AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO/ANSI 117.1.
- PARKING LOT LIGHTING PROVIDED BY POLE LIGHT FIXTURES. COLOR TO BE DARK BRONZE.
- NO OUTDOOR STORAGE WILL BE PROVIDED ON THE SITE.
- NO ROOF TOP MECHANICAL UNITS PROPOSED.
- A MAXIMUM OF 10 EMPLOYEES PER SHIFT (BASED ON PARKING PROVIDED) SHALL BE ALLOWED FOR THE ENTIRE OPERATION OF THIS FACILITY, UNLESS ADDITIONAL PARKING IS PROVIDED.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREETS RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE SIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEM.
- CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED TO PASS THROUGH THE NEARBY RESIDENTIAL AREAS.

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, SOUTHEAST COMMONS SUBDIVISION FILING NO. 6



**VICINITY MAP**

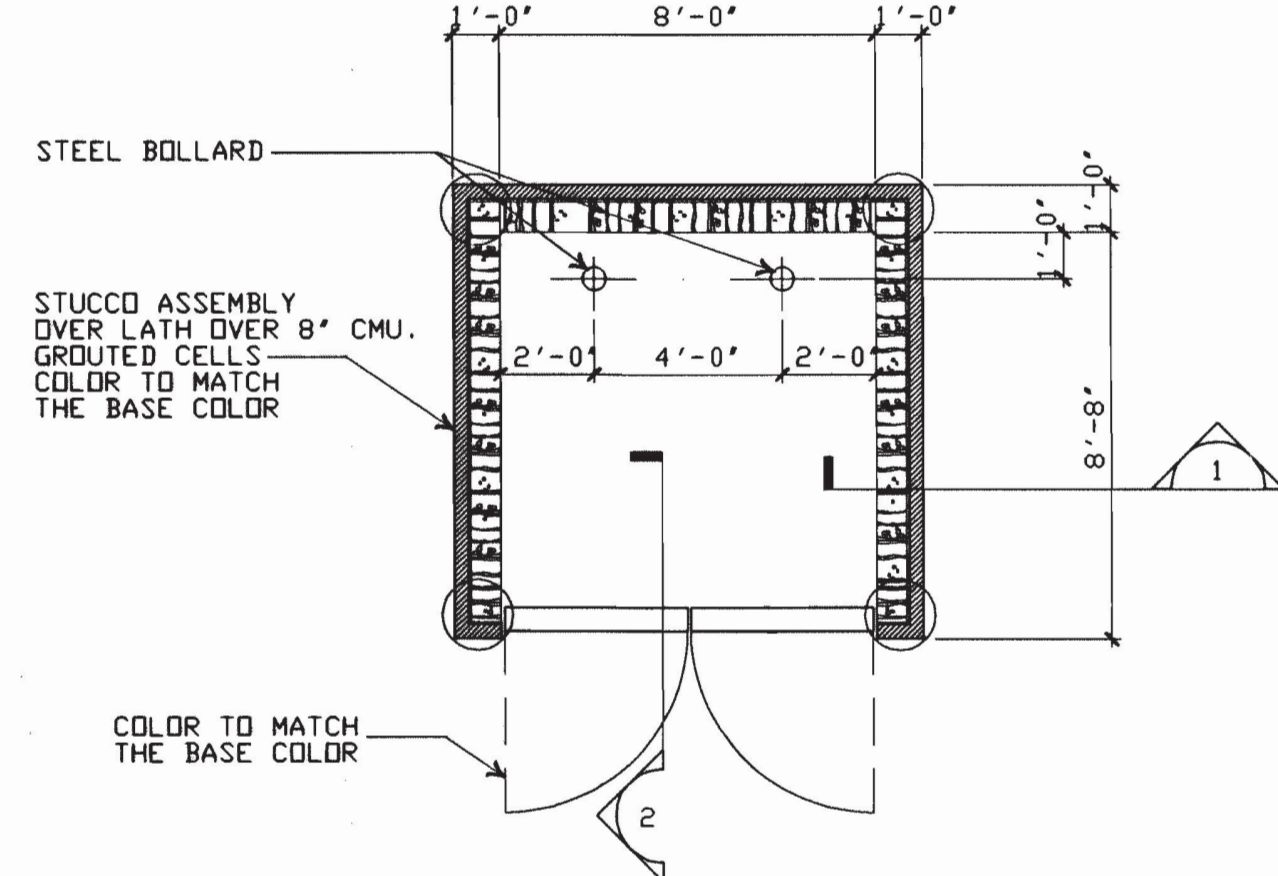
SCALE: 1"=1000'

**SITE DATA**

LAND AREA WITHIN PROPERTY LINES:	2.847 ACRES (124,015 SF.)
BUILDING COVERAGE:	25,754 SF - (20.77%)
GROSS FLOOR AREA:	76,200 SF
NUMBER OF BUILDINGS:	ONE
PRESENT ZONING CLASSIFICATION:	COD - CONDITIONAL
PROPOSED USE:	STUDIOS & SUITES TYPE OF HOTEL
NUMBER OF STORIES:	THREE
MAXIMUM HEIGHT OF BUILDING REQUIRED:	75'
HEIGHT OF BUILDING:	35' - FOR MAIN BUILDING AND 50' - FOR TOWER FEATURES
HARD SURFACE AREA (EXCLUSIVE OF BLDG):	49,444 SF (39.87%)
LANDSCAPED AREA (INCLUDING SIDEWALKS):	48,817 SF (39.36%)
TOTAL OUTSIDE DOORS PROVIDED:	8
OVERALL STANDARD PARKING REQDD:	142
OVERALL STANDARD PARKING PROV.:	142
OVERALL HANDICAPPED PARKING REQDD:	5
OVERALL HANDICAPPED PARKING PROV.:	5
OVERALL LOADING PARKING PROVIDED:	4
SIGN PROVIDED:	ONE MONUMENT SIGN PLUS WALL SIGN
SIGN AREA ALLOWED:	288 SF
SIGN AREA PROPOSED:	160 SF
PERMITTED MAX. SIGN HEIGHT:	8' ABOVE GRADE PLUS WALL SIGN
SIGN HEIGHT PROVIDED:	8' ABOVE GRADE PLUS WALL SIGN

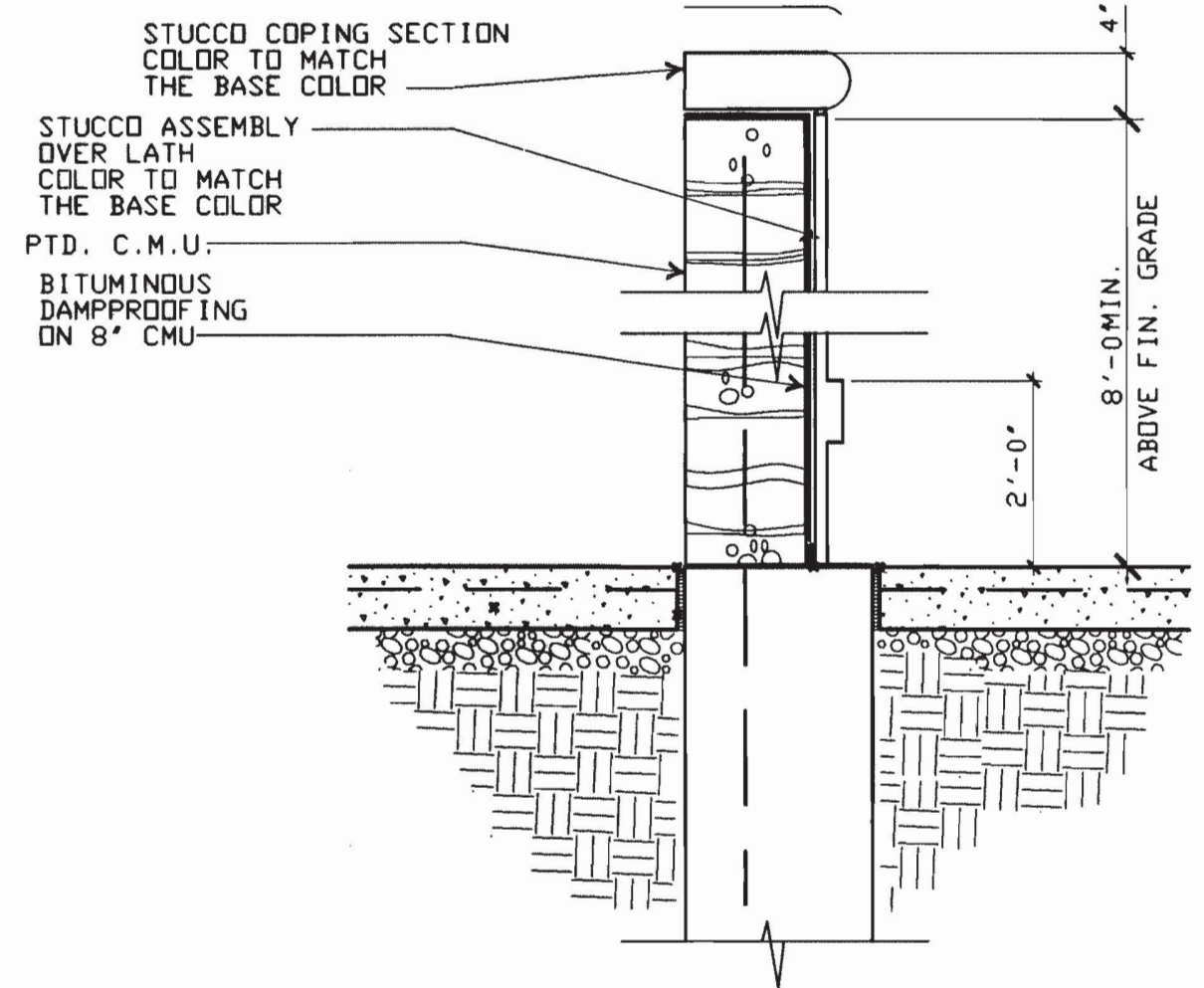
**PARKING TABULATION**

TOTAL ROOM NUMBER:	135 PLUS OFFICE
STANDARD PARKING REQUIRED:	1 SPACE PER EACH ACCOMMODATION: 135 1 SPACE PER 1.5 EMPLOYEES: 10/1.5=7
HANDICAP PARKING REQUIRED:	5 SPACES FOR 101 TO 150 REQUIRED SPACES
STANDARD PARKING REQUIRED	142
STANDARD PARKING PROVIDED	142
HANDICAP PARKING REQUIRED	5
HANDICAP PARKING PROVIDED	5
LOADING PARKING PROVIDED	4
TOTAL PARKING PROVIDED	151
NUMBER OF COMPACT SPACES PROVIDED	0
A MAXIMUM OF 10 EMPLOYEES PER SHIFT (BASED ON PARKING PROVIDED) SHALL BE ALLOWED FOR THE ENTIRE OPERATION OF THIS FACILITY, UNLESS ADDITIONAL PARKING IS PROVIDED.	



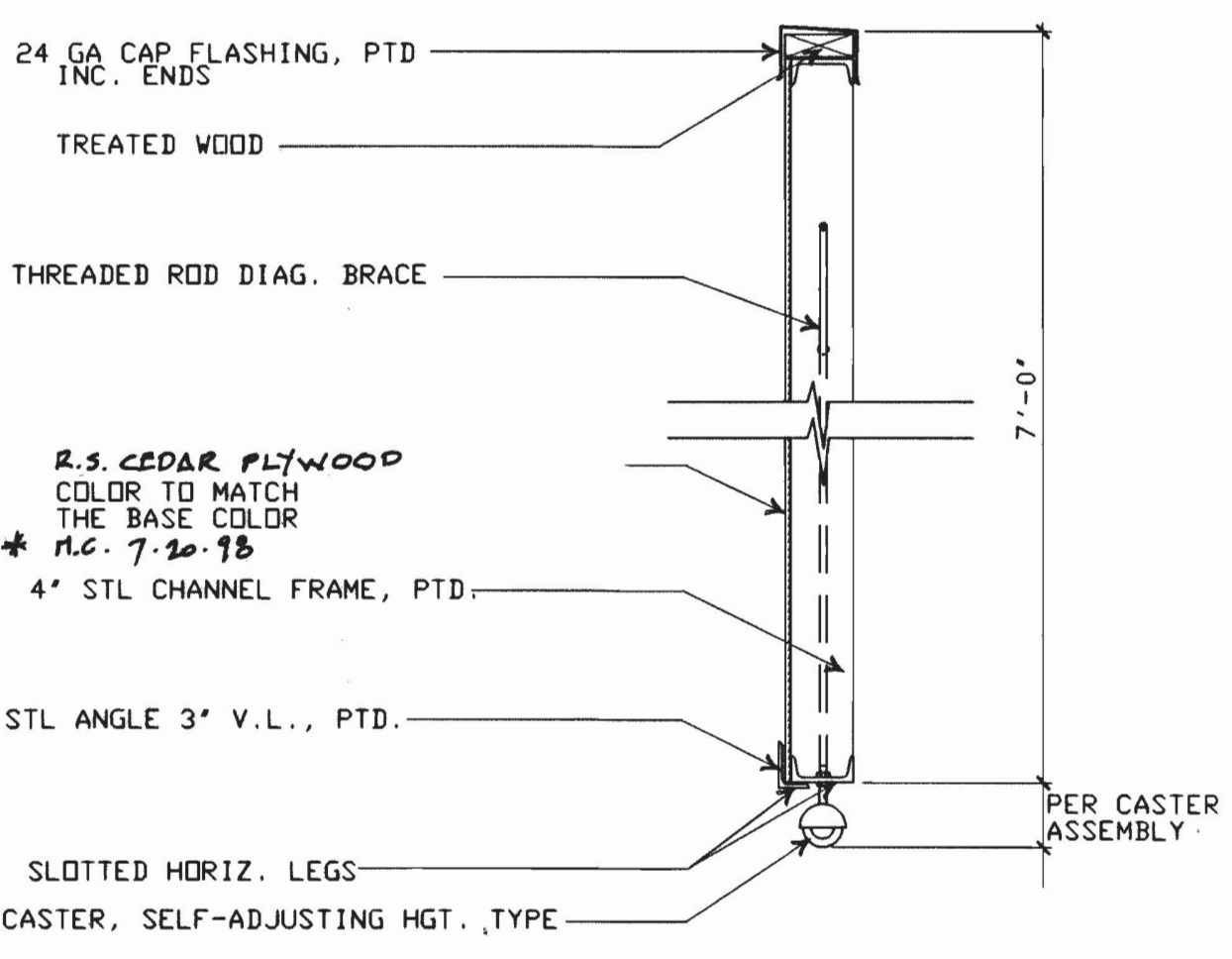
**Dumpster Enclosure Plan**

SCALE: 1/4" = 1'-0"



**Dumpster Enclosure Section**

SCALE: 1" = 1'-0"



**Dumpster Gate Section**

SCALE: 1" = 1'-0"

**CITY OF AURORA APPROVAL'S**

CITY ATTORNEY: Bob Ryan DATE: 5-14-97  
PLANNING DIRECTOR: Deane M. Balken DATE: 5-13-97  
PLANNING COMMISSION: Michael E. Smith DATE: 7-26-97  
CITY COUNCIL: Chairman DATE: 5-15-97  
ATTEST: Dusan Baulanger MAYOR  
Acting CITY CLERK DATE: 5-15-97

**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 19\_\_\_\_.  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

**OWNER'S SIGNATURE**

\_\_\_\_\_  
(OFFICIAL PROJECT NAME) SITE PLAN

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Minasham Farms, INC. HAS CAUSED THESE PRESENTS TO BE  
(CORP. COMPANY OR INDIVIDUAL)  
EXECUTED THIS 5th DAY OF May AD 1997 CORPORATE SEAL  
BY: Thomas C. DeWine, Vice President  
(PRINCIPALS OR OWNERS)

**NOTARIAL**

STATE OF COLORADO )SS  
COUNTY OF ARAPAHOE )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MAY  
AD 1997 BY Thomas C. DeWine, Vice President  
(PRINCIPALS OR OWNERS)  
WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL  
Brian T. Coffman  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11/15/2000 NOTARY/BUSN. ADDRESS:  
14120 E. Evans Ave.  
Aurora, Co 80014

**AMENDMENTS:**

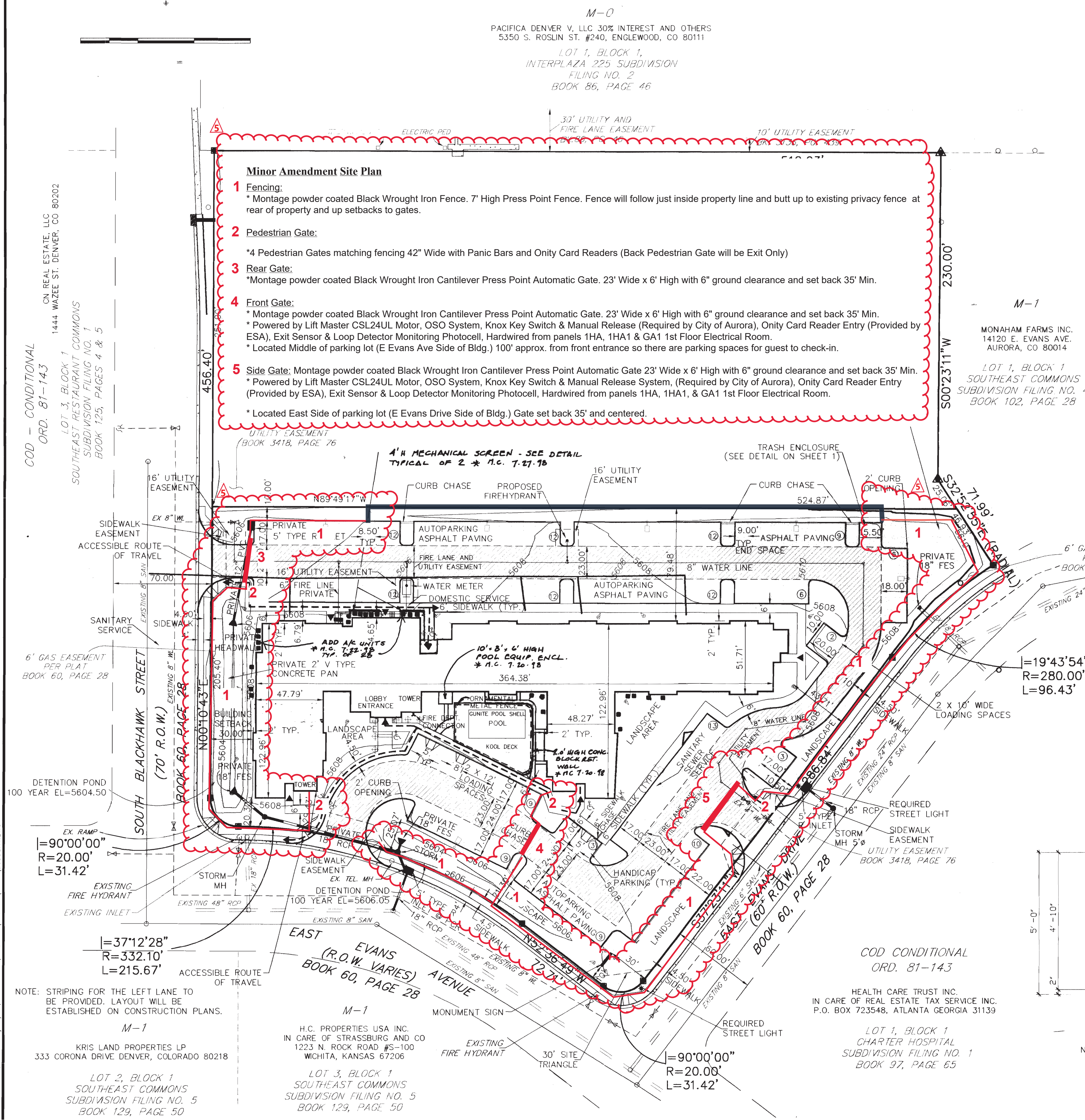
2/3/2022 Minor Amendment: Add perimeter 6' fence and three gates

SITE PLAN  
HOMEGATE STUDIOS AND SUITES  
2695.02  
4/2/97  
SHEET 1 OF 2

**JR Engineering, Ltd.**  
6110 Greenwood Plaza Blvd.  
Englewood, Colorado 80111  
Tel. (303) 740-9393  
FAX (303) 721-9019

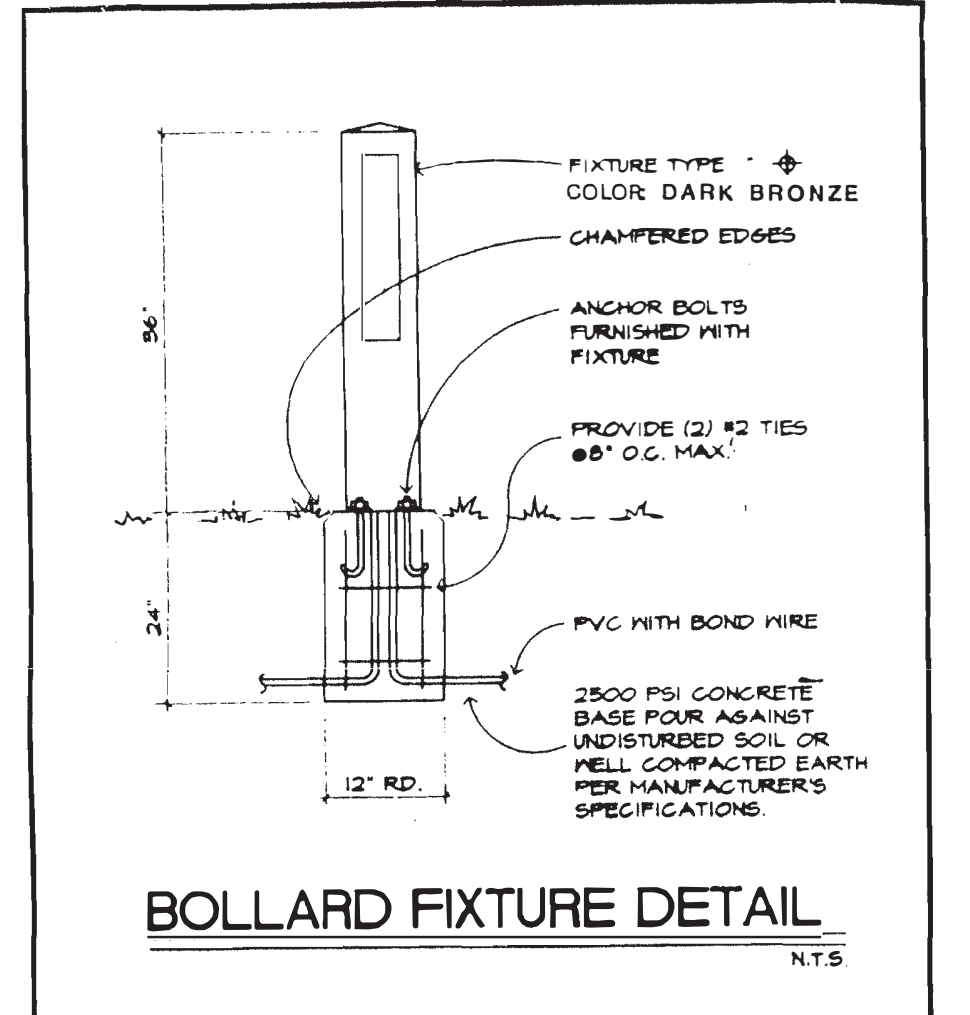
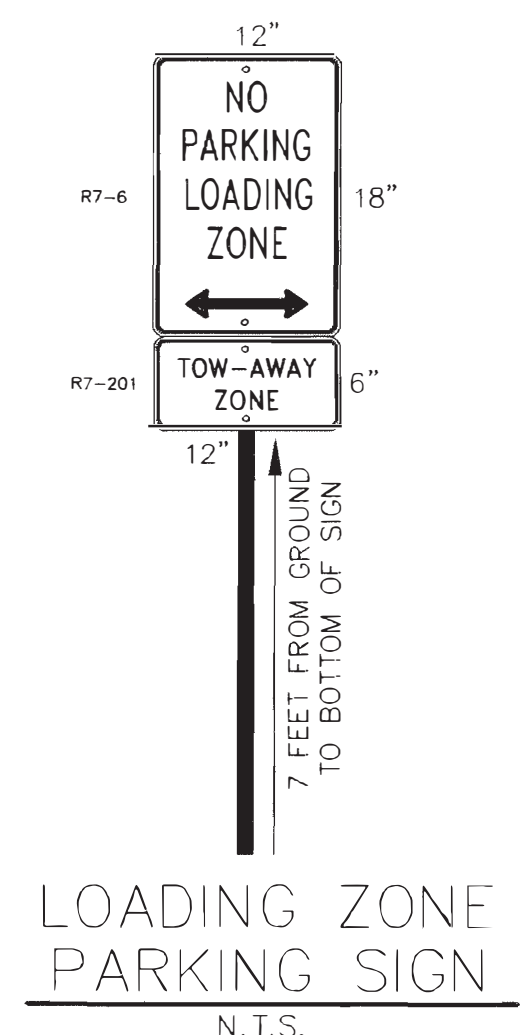
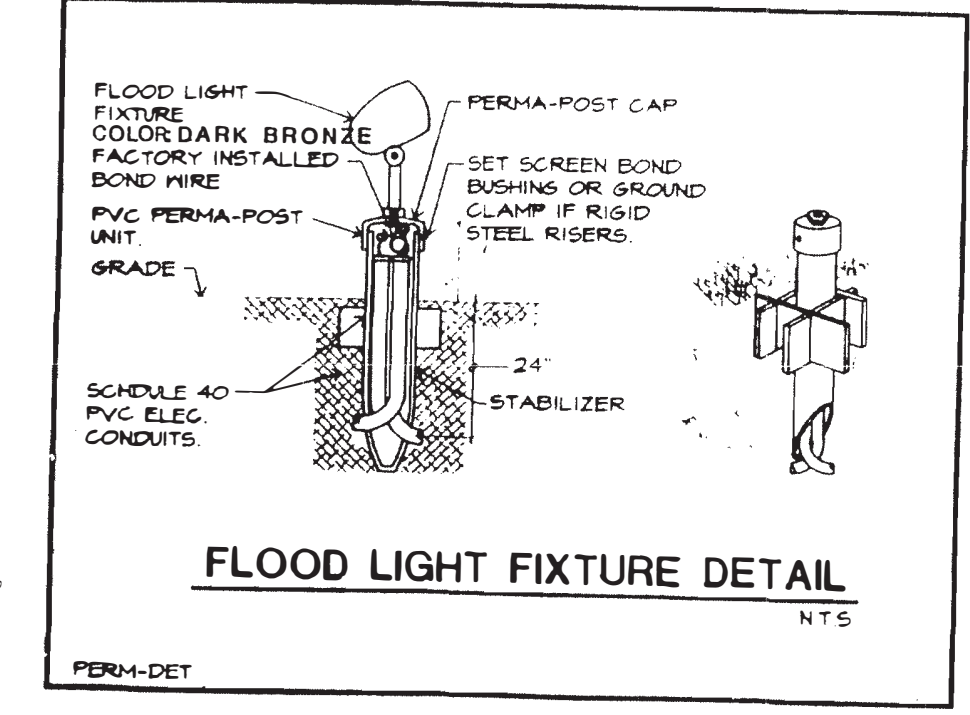
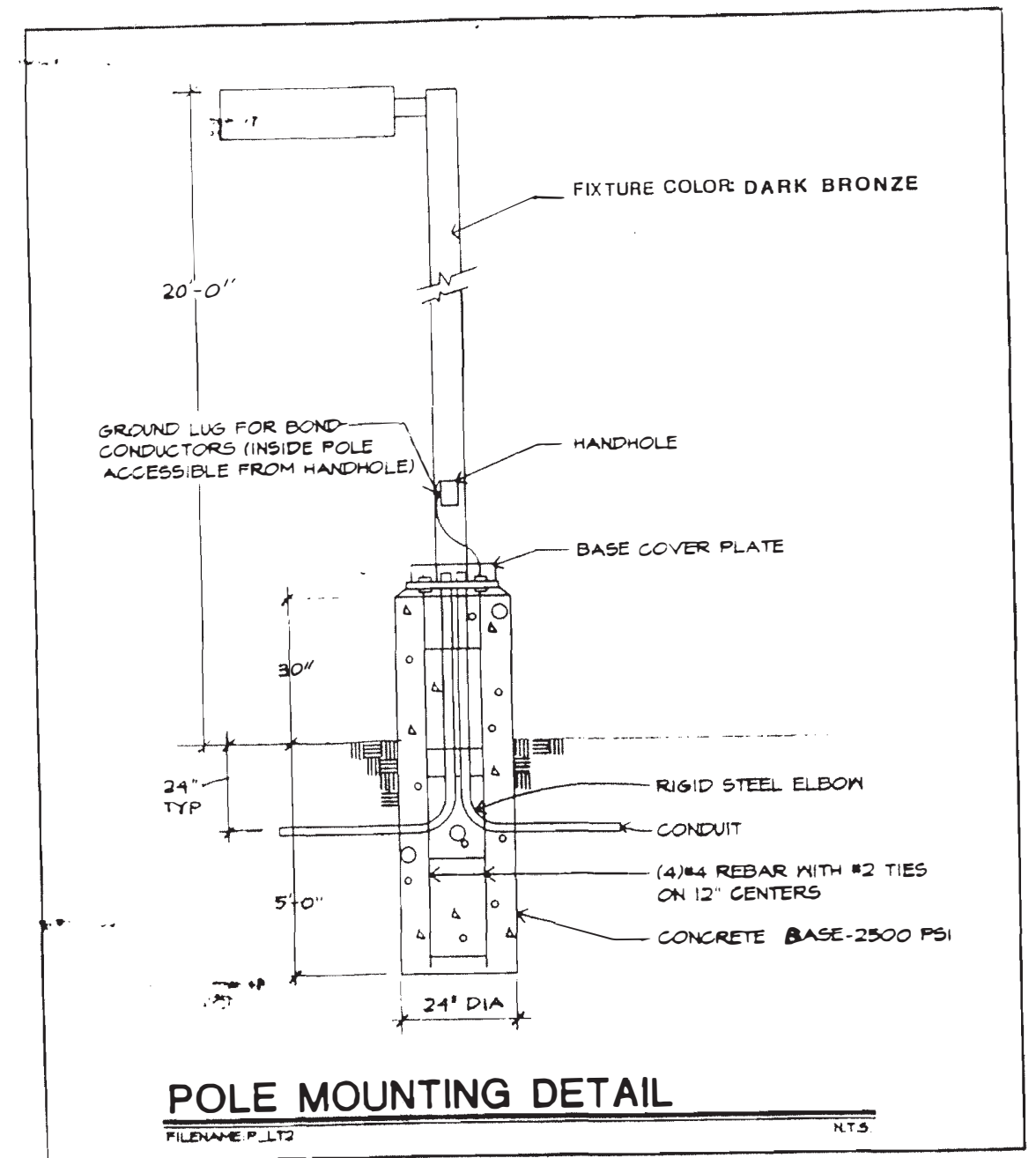
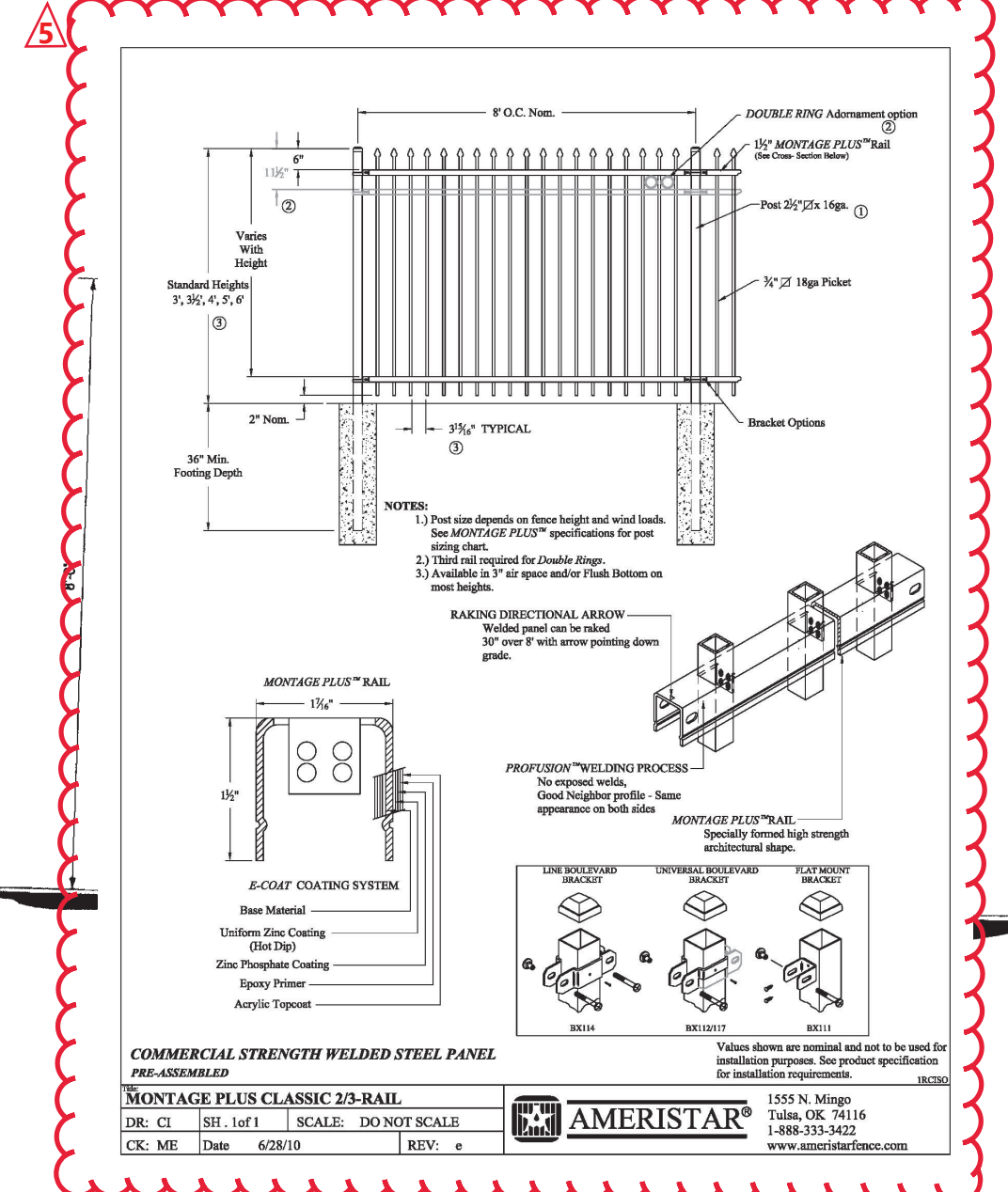
ENGINEERING/PLANNING/SURVEYING

**SITE PLAN**  
**HOMEGATE STUDIOS AND SUITES**  
LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6  
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.  
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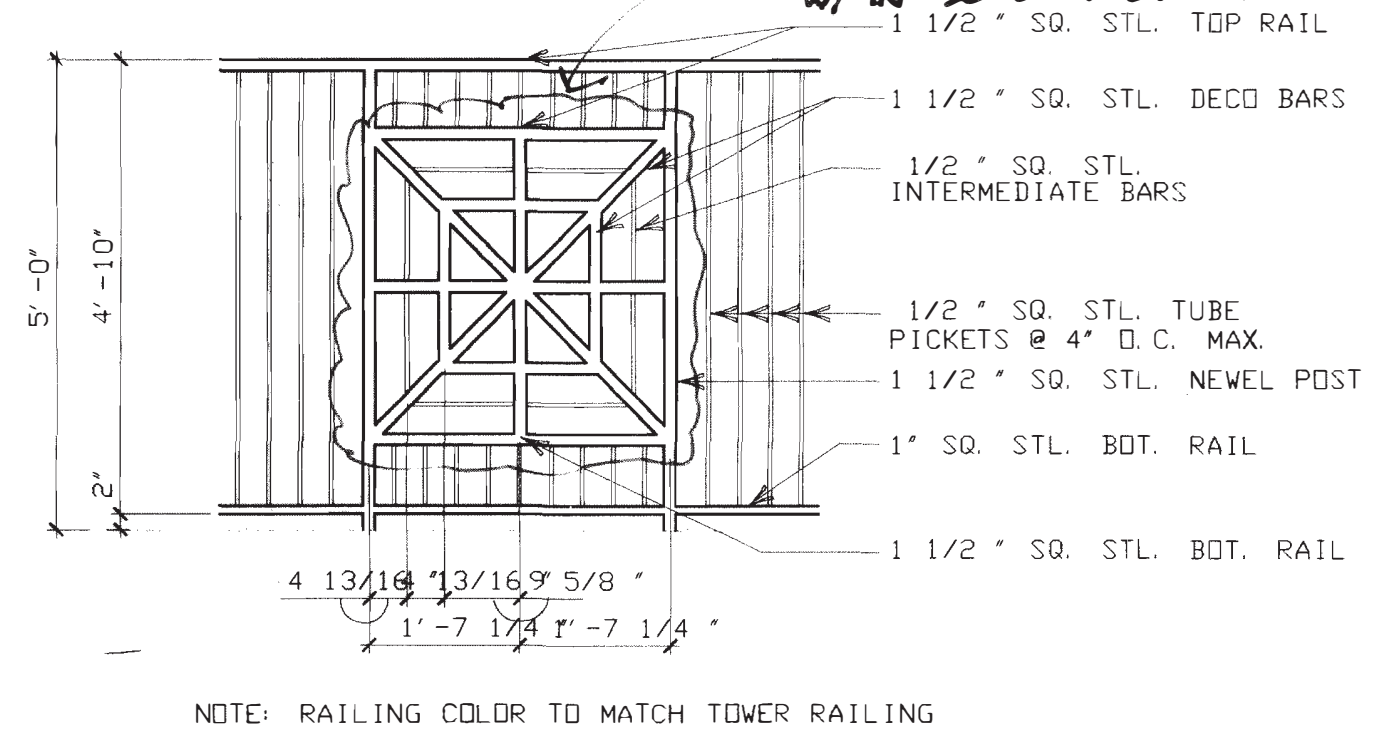
**Minor Amendment Site Plan**

- 1 Fencing:**  
\* Montage powder coated Black Wrought Iron Fence. 7' High Press Point Fence. Fence will follow just inside property line and butt up to existing privacy fence at rear of property and up setbacks to gates.
- 2 Pedestrian Gate:**  
\* 4 Pedestrian Gates matching fencing 42" Wide with Panic Bars and Onity Card Readers (Back Pedestrian Gate will be Exit Only)
- 3 Rear Gate:**  
\* Montage powder coated Black Wrought Iron Cantilever Press Point Automatic Gate. 23' Wide x 6' High with 6" ground clearance and set back 35' Min.
- 4 Front Gate:**  
\* Montage powder coated Black Wrought Iron Cantilever Press Point Automatic Gate. 23' Wide x 6' High with 6" ground clearance and set back 35' Min.  
\* Powered by Lift Master CSL24UL Motor, OSO System, Knox Key Switch & Manual Release (Required by City of Aurora), Onity Card Reader Entry (Provided by ESA), Exit Sensor & Loop Detector Monitoring Photocell, Hardwired from panels 1HA, 1HA1 & GA1 1st Floor Electrical Room.  
\* Located Middle of parking lot (E Evans Ave Side of Bldg.) 100' approx. from front entrance so there are parking spaces for guest to check-in.
- 5 Side Gate:** Montage powder coated Black Wrought Iron Cantilever Press Point Automatic Gate 23' Wide x 6' High with 6" ground clearance and set back 35' Min.  
\* Powered by Lift Master CSL24UL Motor, OSO System, Knox Key Switch & Manual Release System, (Required by City of Aurora), Onity Card Reader Entry (Provided by ESA), Exit Sensor & Loop Detector Monitoring Photocell, Hardwired from panels 1HA, 1HA1, & GA1 1st Floor Electrical Room.  
\* Located East Side of parking lot (E Evans Drive Side of Bldg.) Gate set back 35' and centered.



**SPECIFICATIONS**

- POLE MOUNTED CUT-OFF LIGHTING FIXTURE WITH (1) 400W MH LAMP. H.P.F. U.L. LISTED FOR WET LOCATIONS. COLOR: DARK BRONZE.
  - BOLLARD LIGHTING FIXTURE WITH (1) 50W MH LAMP. 120V U.L. LISTED FOR WET LOCATIONS. LITHONIA KBAG 50W-120V COLOR AS SELECTED BY ARCHITECT.
  - BULLET TYPE FLOODLIGHT WITH (1) 90W PAR 38 CAPSULE TUNGSTEN HALOGEN LAMP. U.L. LISTED FOR WET LOCATIONS. MOUNT ON A "ROCKET PERMS POST DEVICE".
- NOTE: THE ELECTRICAL PLAN SHOWN ON THIS SHEET IS CONCEPTUAL IN NATURE AND SHOULD BE REVIEWED BY AN ELECTRICAL ENGINEER PRIOR TO CONSTRUCTION.



**POOL RAIL CONCEPT**  
SCALE: N.T.S.

**AMENDMENTS:**

- 9-24-97 RELOCATION OF THE WATER AND SANITARY SEWER SERVICES AND REPLACEMENT OF STORM OUTLET STRUCTURES WITH FLARED END SECTIONS
- 10-29-97 DELETE SIDEWALK AND ENTRANCE ON WEST SIDE OF THE BUILDING BY THE POND ADD STEPS ON SIDEWALK AND DELETE ACCESSIBLE ROUTE OF TRAVEL ON SIDEWALK IN FRONT OF THE BUILDING
- 11-19-97 CHANGE OF BUILDING ENVELOPE AND SETBACK
- 1-21-98 CHANGE CONFIGURATION OF STORM SEWER CHANGE LOCATION OF STORM SEWER SERVICE

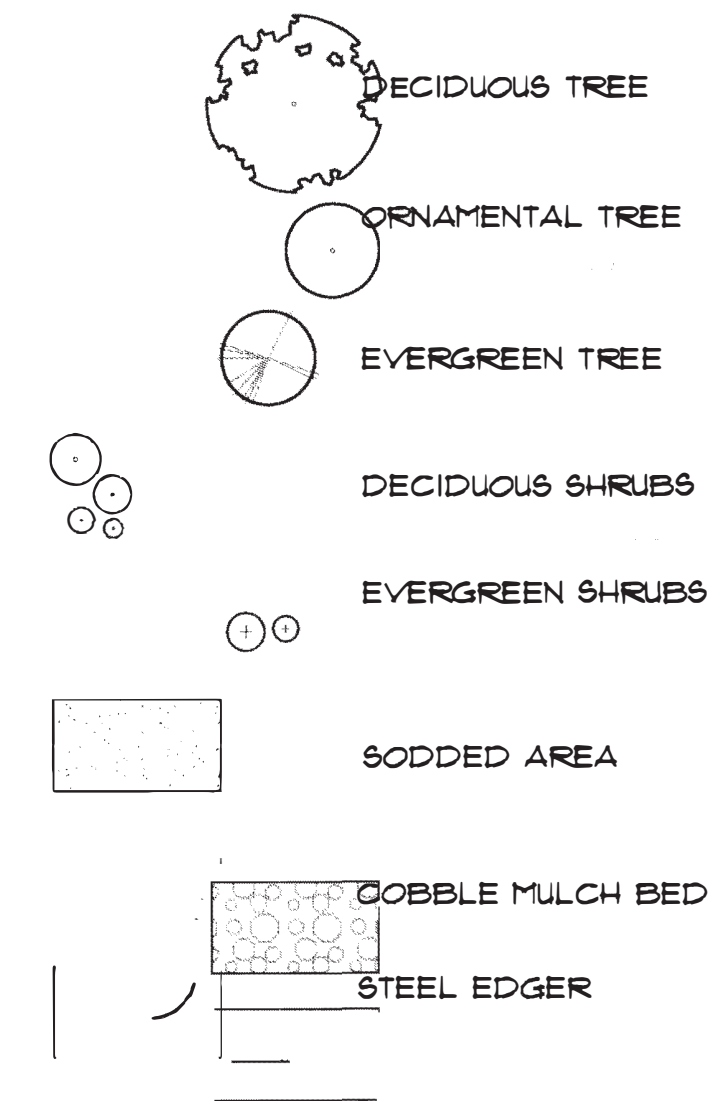
SITE PLAN  
HOMEGATE STUDIOS AND SUITES  
2695.02  
3/14/96  
SHEET 2 OF 2

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**2 of 6**  
ENGINEERING/PLANNING/SURVEYING

LOT 1  
CONTAINS 2.951 ACRES

## LEGEND



## PLANT KEY (SEE SHEET 5 FOR QUANTITIES)

SYMBOL	COMMON NAME	BOTANIC NAME
DECIDUOUS TREES		
ASP	PATHMORE ASH	FRAXINUS PENN. LANCEOLATA 'PATMORE'
MAA	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOOD'
OKS	SWAMP WHITE OAK	QUERCUS BICOLOR
EVERGREEN TREES		
CSP	COLORADO SPRUCE (6' HT.)	PICEA PUNGENS
CSP	COLORADO SPRUCE (10' HT.)	PICEA PUNGENS
FNA	AUSTRIAN FINE	FINUS NIGRA
ORNAMENTAL TREES		
FCS	SPRING SNOW CRABAPPLE	MALUS SP. 'SPRING SNOW'
HAX	THORNLESS COCKSPUR HAW.	CRATAEGUS CRUGGALLI 'NERMIS'
PRN	NEWPORT PLUM	PRUNUS Cerasifera 'NEWPORT'
DECIDUOUS SHRUBS		
BBD	BURNING BUSH, DWARF	EUONYMUS ALATA 'COMPACTA'
CUY	YELLOW CURRANT	RIBES AUREUM
DGI	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'
PTJ	YELLOW TWIG DOGWOOD	CORNUS STOLONIFERA 'FLAVIRAMEA'
FMU	JACMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACMANII'
PVG	POTENTILLA, MCKAY'S WHITE	POTENTILLA 'MCKAY'S WHITE'
LVL	PRIVET, GOLDEN VICARY	LIGUSTRUM X VICARY
RON	PRIVET, LODENSE	LIGUSTRUM VULGARE 'LODENSE'
SFF	ROSE, NEARLY WILD	ROSA X 'NEARLY WILD'
SFG	PROBEL SPIREA	SPIRAEA BIMALDA 'PROBELI'
VCA	GOLD FLAME SPIREA	SPIRAEA BIMALDA 'GOLDFLAME'
VSR	AM. COMPACT CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'
CDI	SNOWBALL VIBURNUM	VIBURNUM OPULUS 'ROSEUM'
	COTONEASTER	COTONEASTER DIVARICATUS
EVERGREEN SHRUBS		
JAD	ANDORRA JUNIPER	'ANDORRA YOUNGSTOWN'
JBF	BUFFALO JUNIPER	JUNIFERUS SABINA 'BUFFALO'
JSC	SCANDIA JUNIPER	JUNIFERUS SABINA 'SCANDIA'
PERENNIALS & GRASS		
ATD	ASTER, DWARF WHITE FALL	ASTER NOVI-BELGII 'SNOW CUSHION'
BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
HRS	RED SCARLET DAYLILY	HEMEROCALLIS 'RED SCARLET'
HST	HONEYBUCKLE, SCARLET TRUMPET	LONICERA SEMPERVIRENS 'MAGNIFICA'
SRL	STONECROP, RED LEAF SHOWY	SEDUM HYBRIDUM
JSM	JAPANESE SEDGE	COREX MORROWII
	SKYROCKET JUNIPER	JUNIFERUS VIRGINIANA 'SKYROCKET'
	SPARTAN JUNIPER	JUNIFERUS SCOPULORUM 'SPARTAN'
	COLOGREEN JUNIPER	JUNIFERUS SCOPULORUM

Revisions	
1	10-29-97 Delete sidewalk, entrance
2	11-19-97 Change of building envelope and setbacks

Date MAY 5, 1997

Job Number 4271.000

Sheet 1 of 3

# HOMEGATE STUDIOS & SUITES NC. Aurora, Colorado LANDSCAPE PLAN

THK Associates, Inc.  
5325 So. Valentia Way, Suite 200  
Greenwood Village, Colorado 80111  
303-770-7201 FAX 770-7132