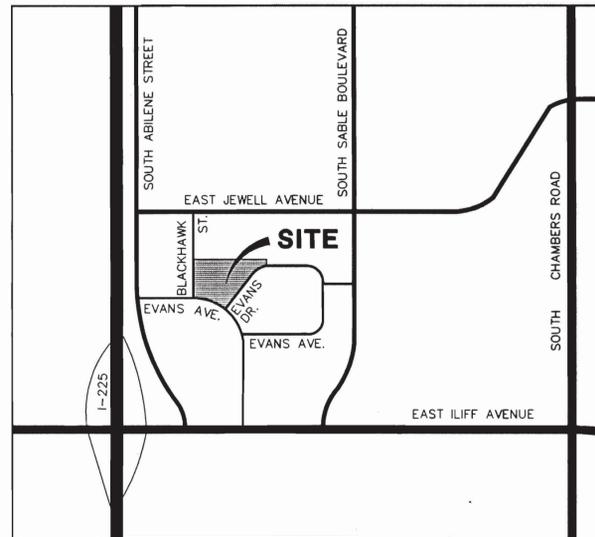


SITE PLAN
HOMEGATE STUDIOS AND SUITES
 LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
 BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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.



VICINITY MAP
 SCALE: 1"=1000'

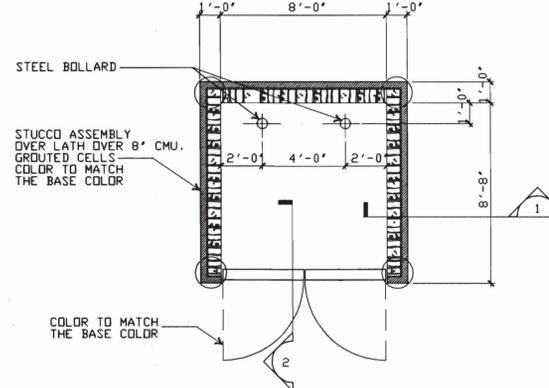
SITE DATA

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 REOOD.:	142
OVERALL STANDARD PARKING PROV.:	142
OVERALL HANDICAPPED PARKING REOOD.:	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

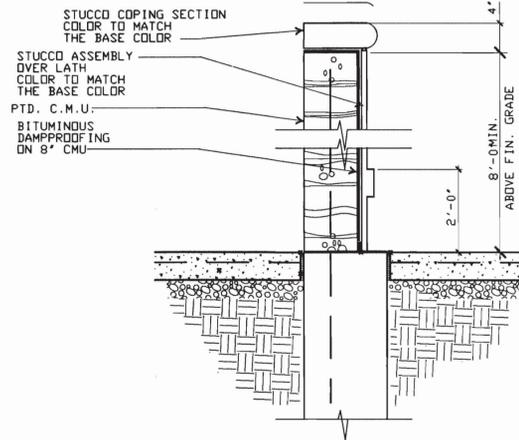
TOTAL ROOM NUMBER:	135 PLUS OFFICE
STANDARD PARKING REQUIRED:	1 SPACE PER EACH ACCOMMODATION: 135 1 SPACE PER 1.5 EMPLOYEES: 10/1.5=7
HANDICAP PARKING REQUIRED:	5 SPACES FOR 101 TO 150 REQUIRED SPACES
STANDARD PARKING REQUIRED	142
STANDARD PARKING PROVIDED	142
HANDICAP PARKING REQUIRED	5
HANDICAP PARKING 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.



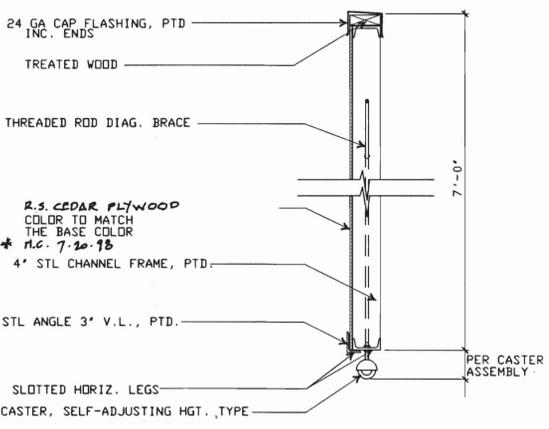
Dumpster Enclosure Plan

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



1 Dumpster Enclosure Section

SCALE: 1" = 1'-0"



2 Dumpster Gate Section

SCALE: 1" = 1'-0"

CITY OF AURORA APPROVAL'S

CITY ATTORNEY: Bob Ryan DATE: 5-14-97
 PLANNING DIRECTOR: Deise M. Balka DATE: 5-13-97
 PLANNING COMMISSION: Michael Esch DATE: 3-26-97
 CITY COUNCIL: Chairman DATE: 5-15-97
 ATTEST: Juan Baulinger 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 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 Manash 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 PUBLIC
Brian T. Coffman
 NOTARY PUBLIC

MY COMMISSION EXPIRES 11/17/2000 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

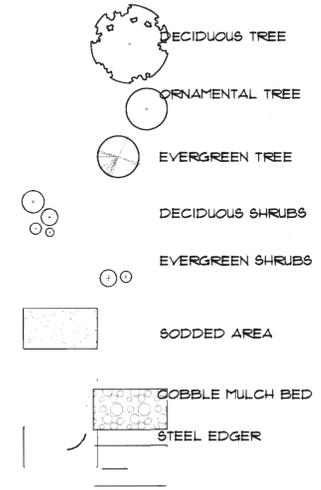
JR Engineering, Ltd.
 6110 Greenwood Plaza Blvd.
 Englewood, Colorado 80111
 Tel. (303) 740-8393
 FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

PLT SCALE 1"=40' DATE 04/02/97 TIME 09:42 FILE X:\269502\ACAD\269502.DWG

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 'PATHMORE'
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 CRUGALLI 'NERMIS'
FRN	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'
DGY	YELLOW TWIG DOGWOOD	CORNUS STOLONIFERA 'FLAVIRAMEA'
PTJ	JACKMAN POTENTILLA	POTENTILLA FRUITICOSA 'JACKMANII'
PMU	POTENTILLA MCKAY'S WHITE	POTENTILLA 'MCKAY'S WHITE'
PVG	FRIVET, GOLDEN VICARY	LIGUSTRUM X VICARY
LVL	FRIVET, LODENSE	LIGUSTRUM VULGARE 'LODENSE'
RON	ROSE, NEARLY WILD	ROSA X 'NEARLY WILD'
SFF	FROBEL SPIREA	SPIRAEA BIMALDA 'FROBELI'
SPG	GOLD FLAME SPIREA	SPIRAEA BIMALDA 'GOLDFLAME'
VCA	AM. COMPACT CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'
VSR	SNOWBALL VIBURNUM	VIBURNUM OPULUS 'ROSEUM'
CDI	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	HEMEROCALIS 'RED SCARLET'
HST	HONEYBUCKLE, SCARLET TRUMPET	LONICERA BEMPERVIRENS 'MAGNIFICA'
SRL	STONECROP, RED LEAF SHOUT	SEDUM HYBRIDUM
JSM	JAPANESE SEDGE	COREX MORROWII
OTHER		
JSR	SKYROCKET JUNIPER	JUNIFERUS VIRGINIANA 'SKYROCKET'
JSP	SPARTAN JUNIPER	JUNIFERUS SCOPULORUM 'SPARTAN'
JCO	COLOGREEN JUNIPER	JUNIFERUS SCOPULORUM

HOMEGATE STUDIOS & SUITES NC.
 Aurora, Colorado
 UNIT I
LANDSCAPE PLAN

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

Revisions

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

Date MAY 5, 1997
 Job Number 4271000
 Sheet 1 of 3

