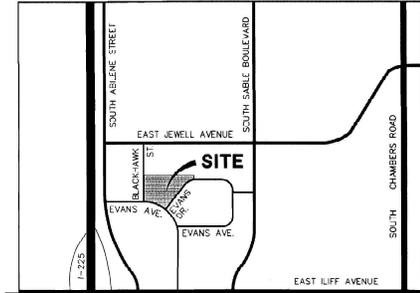


SITE PLAN
HOMEGATE STUDIOS AND SUITES
 LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
 BEING A PART OF THE NW 1/4 OF SECTION 30, T.49S., R. 66 W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 IN 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 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 34-124 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 UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN SURFACE, ETC. 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 ABEF 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 KEED, OR VICE VERSA.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PROMISE.
- 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 SHALL SERVE AT LEAST SOME 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 IBC 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 PROVIDED.
- 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 RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA 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



All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, freestanding, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

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:	COO - CONDITIONAL
PROPOSED USE:	STUDIOS & SUITES TYPE OF HOTEL
NUMBER OF STORIES:	THREE
MAXIMUM HEIGHT OF BUILDING REQUIRED:	76'
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 REQ'D:	142
OVERALL STANDARD PARKING PROVIDED:	142
OVERALL HANDICAP PARKING PROVIDED:	5
OVERALL LOADING PARKING PROVIDED:	4
SIGN AREA ALL:	151
PERMITTED MAX. SIGN HEIGHT:	8' ABOVE GRADE PLUS WALL SIGN
SIGN HEIGHT PROVIDED:	8' ABOVE GRADE PLUS WALL SIGN

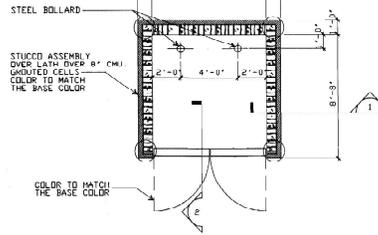
The installation of the gating and fence system will be installed by Taylor Fence Company.
 Our City of Aurora Fence Contractors license is # 2021 2078088
 00 CL. See application reference # 1669467.

An easement license application is currently being filed with the Real Property (Public Works).

PARKING

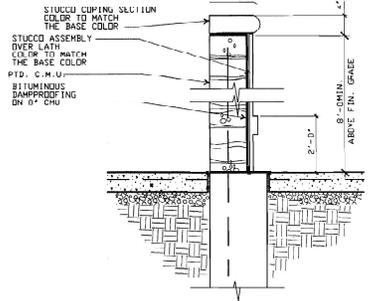
TOTAL ROOM NEEDED:	142
STANDARD PARKING PROVIDED:	142
HANDICAP PARKING REQUIRED:	5
HANDICAP PARKING PROVIDED:	5
LOADING PARKING PROVIDED:	4
TOTAL PARKING PROVIDED:	151
NUMBER OF COMPACT SPACES PROVIDED:	0

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.



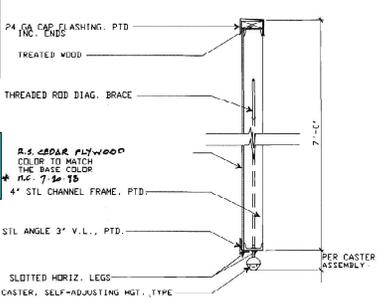
Dumpster Enclosure Plan

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: Eric Ryan DATE: 5-14-22
 PLANNING DIRECTOR: Janice M. Bellon DATE: 5-12-22
 PLANNING COMMISSION: Michelle S. Smith DATE: 3-26-22
 CITY COUNCIL: [Signature] DATE: 5-15-22
 ATTEST: Sharon Baulinger MATRUK DATE: 5-15-22
Acting CITY CLERK

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 Matthew Francis, III HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 5th DAY OF May AD 1922 CORPORATE SEAL
 BY: Thomas C. Deane, 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 1922 BY Thomas C. Deane, Vice President (PRINCIPALS OR OWNERS) NOTARY SEAL
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11/04/2000 NOTARY/BUSIN. ADDRESS: 1400 E. Evans Ave. Aurora Co Pool

AMENDMENTS:
 2/3/2022 Minor Amendment: Add perimeter fence and three gates. The purpose of adding the fence and gates is for security on the property, needed due to increased volume of theft and vandalism.

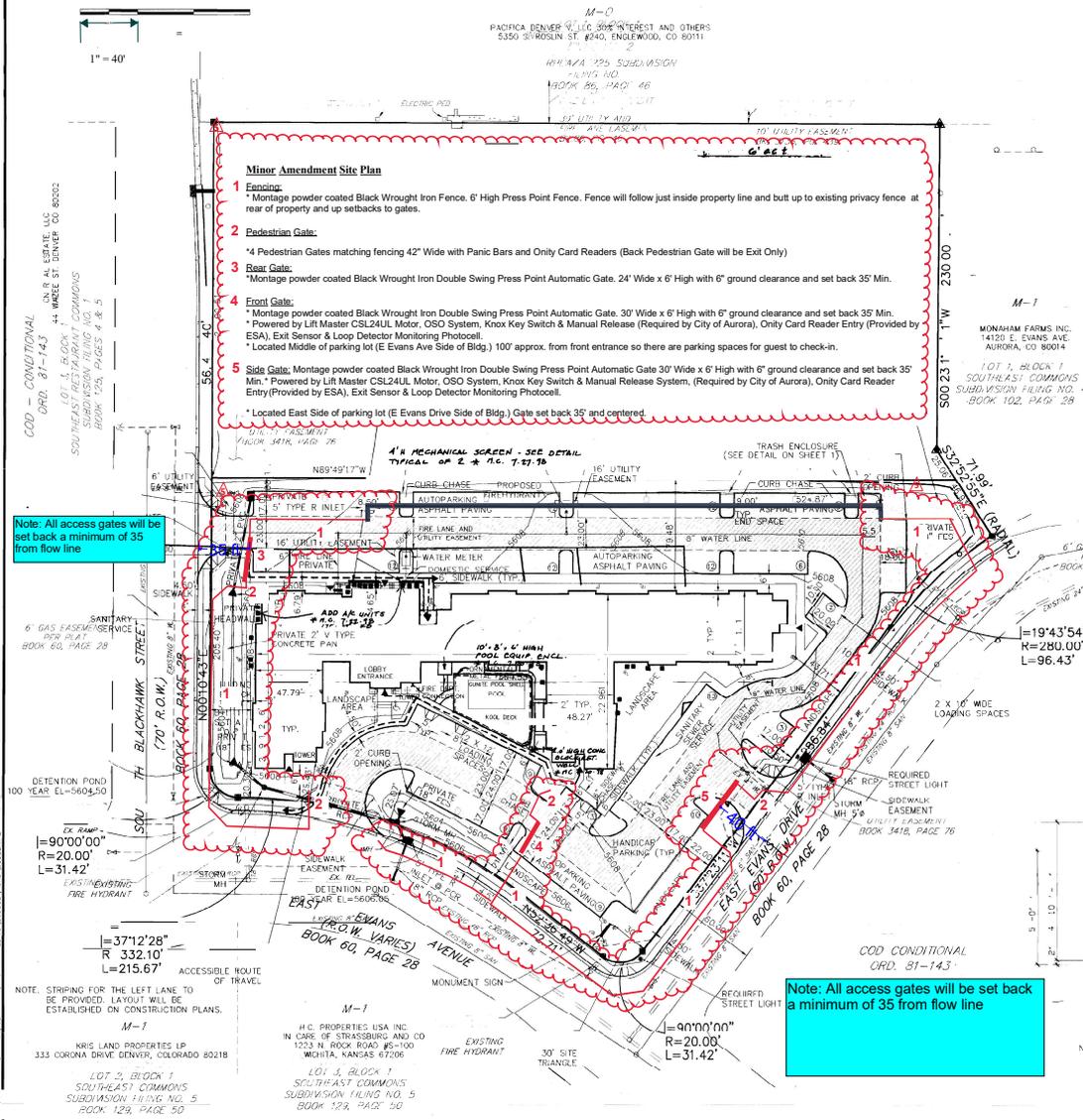
SITE PLAN
 HOMEGATE STUDIOS AND SUITES
 2895.02
 4/2/22
 SHEET 1 OF 2

JR Engineering, Ltd.
 6110 Greenwood Plaza Blvd.
 Englewood, Colorado 80111
 Tel. (303) 740-8983
 FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

SITE PLAN HOMEGATE STUDIOS AND SUITES

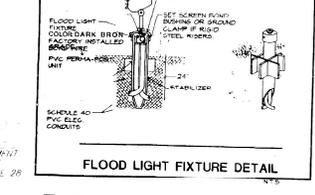
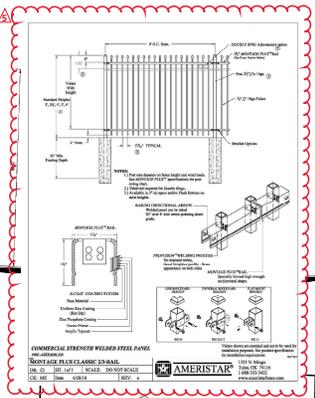
LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- Minor Amendment Site Plan**
- Fencing:**
 - Montage powder coated Black Wrought Iron Fence. 6' 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.
 - Pedestrian Gate:**
 - 4' Pedestrian Gates matching fencing 42" Wide with Panic Bars and Only Card Readers (Back Pedestrian Gate will be Exit Only)
 - Rear Gate:**
 - Montage powder coated Black Wrought Iron Double Swing Press Point Automatic Gate. 24' Wide x 6' High with 6" ground clearance and set back 35' Min.
 - Front Gate:**
 - Montage powder coated Black Wrought Iron Double Swing Press Point Automatic Gate. 30' Wide x 6' High with 6" ground clearance and set back 35' Min.
 - Powered by LIR Master CSL24UL Motor, OSO System, Knox Key Switch & Manual Release (Required by City of Aurora), Only Card Reader Entry (Provided by ESA), Exit Sensor & Loop Detector Monitoring Photocell.
 - 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.
 - Side Gate:**
 - Montage powder coated Black Wrought Iron Double Swing Press Point Automatic Gate 30' Wide x 6' High with 6" ground clearance and set back 35' Min.
 - Powered by LIR Master CSL24UL Motor, OSO System, Knox Key Switch & Manual Release System, (Required by City of Aurora), Only Card Reader Entry (Provided by ESA), Exit Sensor & Loop Detector Monitoring Photocell.
 - Located East Side of parking lot (E Evans Drive Side of Bldg.) Gate set back 35' and centered.

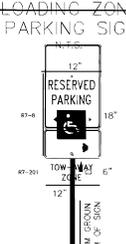
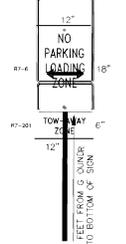
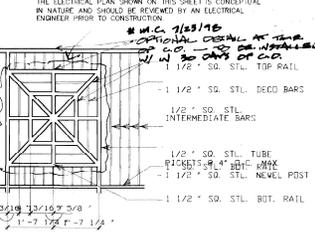
Note: All access gates will be set back a minimum of 35' from flow line

Note: All access gates will be set back a minimum of 35' from flow line



SPECIFICATIONS

- POLE MOUNTED OUT-OFF LIGHTING FIXTURE WITH (1) 400W MH LAMP. H.P.F. UL LISTED FOR WET LOCATIONS. COLOR: GARY BRONZE.
- BOLLARD LIGHTING FIXTURE WITH (1) 50W MH LAMP. 120V. UL LISTED FOR WET LOCATIONS. LITHONIA READ 50M-120 COLOR AS SELECTED BY ARCHITECT.
- BULLET TYPE FLOODLIGHT WITH (1) 50W PAR 38 CAPSULE BUNGSTEN HALOGEN LAMP. UL LISTED FOR WET LOCATIONS. MOUNT ON A "ROCKET" PENDING DEVICE.



- 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
3/14/98
SHEET 2 OF 2

JR Engineering, Ltd.
6110 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel: (303) 710-9383
Fax: (303) 921-9919

2 of 6
ENGINEERING/PLANNING/SURVEYING

ADM. AMD. 9-24-97, 10-29-97, 11-19-97, 1-21-98

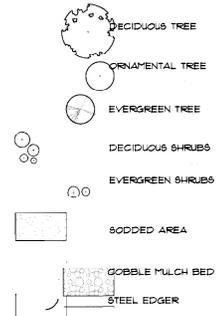
HOMEGATE STUDIO & SUITES

1997-6011-1

1. Any plants that will be removed in order to install the fence will be replaced and shown on the landscape plan.
 2. Existing trees will be protected from potential harm.
 3. Application for Easement license agreement is in process.



LEGEND



PLANT KEY (SEE SHEET 5 FOR QUANTITIES)

SYMBOL	COMMON NAME	BOTANIC NAME
DECIDUOUS TREES		
ASP	PATMORE ASH	FRAXINUS PENN. LANCEOLATA 'PATMORE'
MAA	NORTHOOD MAPLE	ACER RUBRUM 'NORTHOOD'
OKS	SWAMP WHITE OAK	QUERCUS BICOLOR
EVERGREEN TREES		
CSP	COLORADO SPRUCE (6' HT.)	PICEA PUNGENS
CSP	COLORADO SPRUCE (10' HT.)	PICEA PUNGENS
FNA	AUSTRIAN PINE	PINUS NIGRA
ORNAMENTAL TREES		
FGS	SPRING SNOW CRABAPPLE	MALUS SP. 'SPRING SNOW'
HAX	THORNLESS COOKSPUR HAWK	CRATAEGUS CRUGALLI NERPMIS
FRN	NEUPORT PLUM	PRUNUS CERASIFERA 'NEUPORT'
DECIDUOUS SHRUBS		
BBD	BURNING BUSH DWARF	EUONYMUS ALATA 'COMPACTA'
CUT	YELLOW CURRIANT	RIBES AUREUM
DGI	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'
DGY	YELLOWING DOGWOOD	CORNUS STOLONIFERA 'FLAVIRAMEA'
PTJ	JACQUAN POTENTILLA	POTENTILLA FRUITICOSA 'JACQUAN'
PPW	POTENTILLA 'HOGAY'S WHITE'	POTENTILLA 'HOGAY'S WHITE'
PVG	PRIVET GOLDEN VICARY	LIGUSTRUM X VICARY
LVL	PRIVET, LODENSE	LIGUSTRUM VULGARE 'LODENSE'
RON	ROSE, NEARLY WILD	ROSA X 'NEARLY WILD'
SFP	PROBEL SPIREA	SPIRAEA BUMALDA 'PROBEL'
SPG	GOLD FLAME SPIREA	SPIRAEA BUMALDA 'GOLDFLAME'
VCA	AP. COMPACT CRANBERRY	VIBURNUM TRICHOBUM 'COMPACTUM'
VSR	SNOWBALL VIBURNUM	VIBURNUM OPULIS 'ROSEM'
CDI	COTONEASTER	COTONEASTER DVARICTUS
EVERGREEN SHRUBS		
JAD	ANDORRA JUNIFER	'ANDORRA YOUNGSTON'
JEF	BUFFALO JUNIFER	JUNIPERUS SABINA 'BUFFALO'
JSC	SCANDIA JUNIFER	JUNIPERUS SABINA 'SCANDIA'
PERENNIALS & GRASS		
ATD	ASTER DWARF WHITE FALL	ASTER NOV-BELGIJ 'SNOW CUSHION'
BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
HRB	RED SCARLET DAYLILY	HEMEROCALLIS 'RED SCARLET'
HST	HONEYBUCKLE, SCARLET TRUMPET	LONICERA NEMPELVERIENS 'MAGNIFICA'
SRL	STONECROP, RED LEAF SHOWY	SEDUM HYBRIDUM
JSM	JAPANESE SEDGE	COREX MORROQUI
REVISIONS		
10-29-97	Delete sidewalk, entrance	
11-19-97	Change of building envelope	
	ent setbacks	
DATE MAY 5, 1997		
JOB NUMBER 427.1000		
SHEET 1 of 3		

HOMEGATE STUDIOS & SUITES NC.
 A rora, Co orado
 UR
 LANDSCAPE PLAN



Extended Stay Aurora

Legend
Extended Stay America - Denver - Aurora North

24' Double Swing gates with operators

Pedestrian Gates

Scope of Work:
Installing (4) automatic gating systems with UL325 compliance systems, Knox Key Switch and Manual Release systems.
Installing (4) pedestrian gates for entry and egress. All gates will have panic egress hardware, self closing hinges, and secured access entry.

Electrical Note:
3 new 20 Amp/120V circuits (1) per gate system will be added. See attached electrical sheets.

Fence Lines = 
Vehicle Gates = 
Pedestrian Gates = 

Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

30' Double Swing Gate Openings with operators