

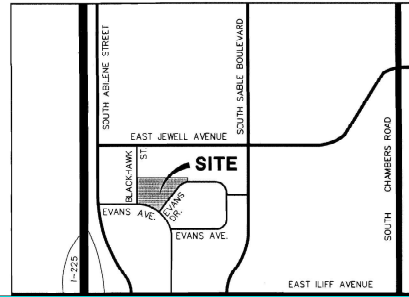
SITE PLAN
HOMEGATE STUDIOS AND SUITES
 LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
 BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 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, 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. IF ANY SITE PLAN IS 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 DOING 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 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 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 USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, HIS 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 DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION.

IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM SHALL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.



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 UTILITY ROOMS PROVIDED: 8
 OVERALL STANDARD PARKING REQ'D: 142
 OVERALL HANDICAP PARKING PROVIDED: 142

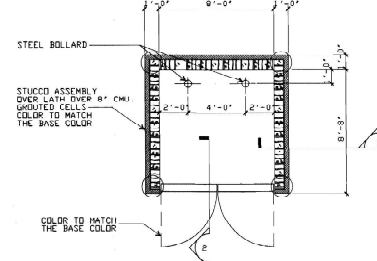
The installation of the gating and fence system will be installed by Taylor Fence Company.

Our City of Aurora Fence Contractors license is # 2021 2078088
 00 CL. See application reference # 1669467.

PARKING

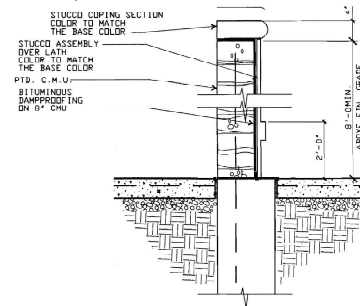
TOTAL ROOM STANDARD PARKING PROVIDED: 1 SPACE PER 1.5 EMPLOYEES: 101/150
 HANDICAP PARKING REQUIRED: 5 SPACES FOR 101 TO 150 REQUIRED SPACES
 STANDARD PARKING PROVIDED: 142
 HANDICAP PARKING PROVIDED: 142
 HANDICAP PARKING PROVIDED: 5
 HANDICAP PARKING PROVIDED: 5
 LOADING PARKING PROVIDED: 4
 TOTAL 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.



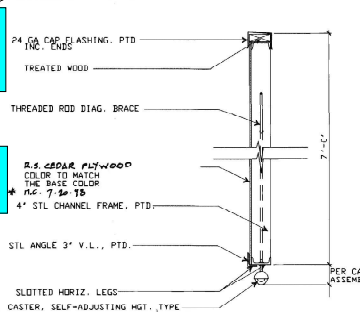
Dumpster Enclosure Plan

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: 5-14-97
 PLANNING DIRECTOR: Janice M. Bellan DATE: 5-18-97
 PLANNING COMMISSION: Michelle S. Bellan DATE: 3-26-97
 CITY COUNCIL: Carol J. Bellan DATE: 5-15-97
 ATTEST: Sharon Boudreau MAYOR
Rebecca 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. WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Thomas C. Deane, INC. HAS CAUSED THESE PRESENTS TO BE
 EXECUTED THIS 5th DAY OF May AD 19 97
 BY: Thomas C. Deane, Vice President CORPORATE
 (PRINCIPALS OR OWNERS) SEAL

NOTARIAL

STATE OF COLORADO) ss
 COUNTY OF ARAPAHOE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MAY
 AD 19 97 BY: Thomas C. Deane, Vice President
 (PRINCIPALS OR OWNERS)
 WITNESS MY HAND AND OFFICIAL SEAL
Sharon Boudreau NOTARY PUBLIC
 MY COMMISSION EXPIRES 11/04/2000 NOTARY/BUSN. ADDRESS:
4100 E. Evans Ave.
Aurora, Co 80017

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
 4/2/97
 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

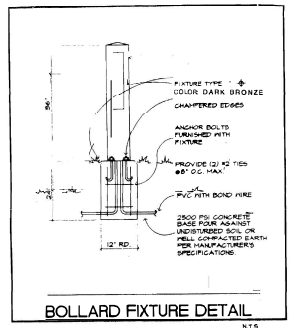
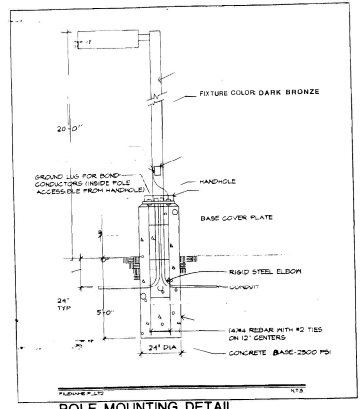
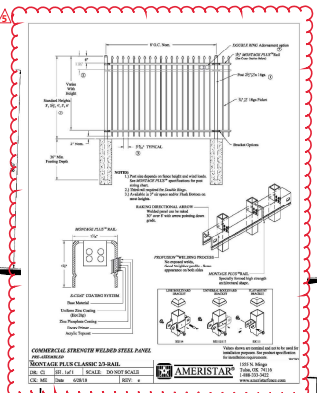
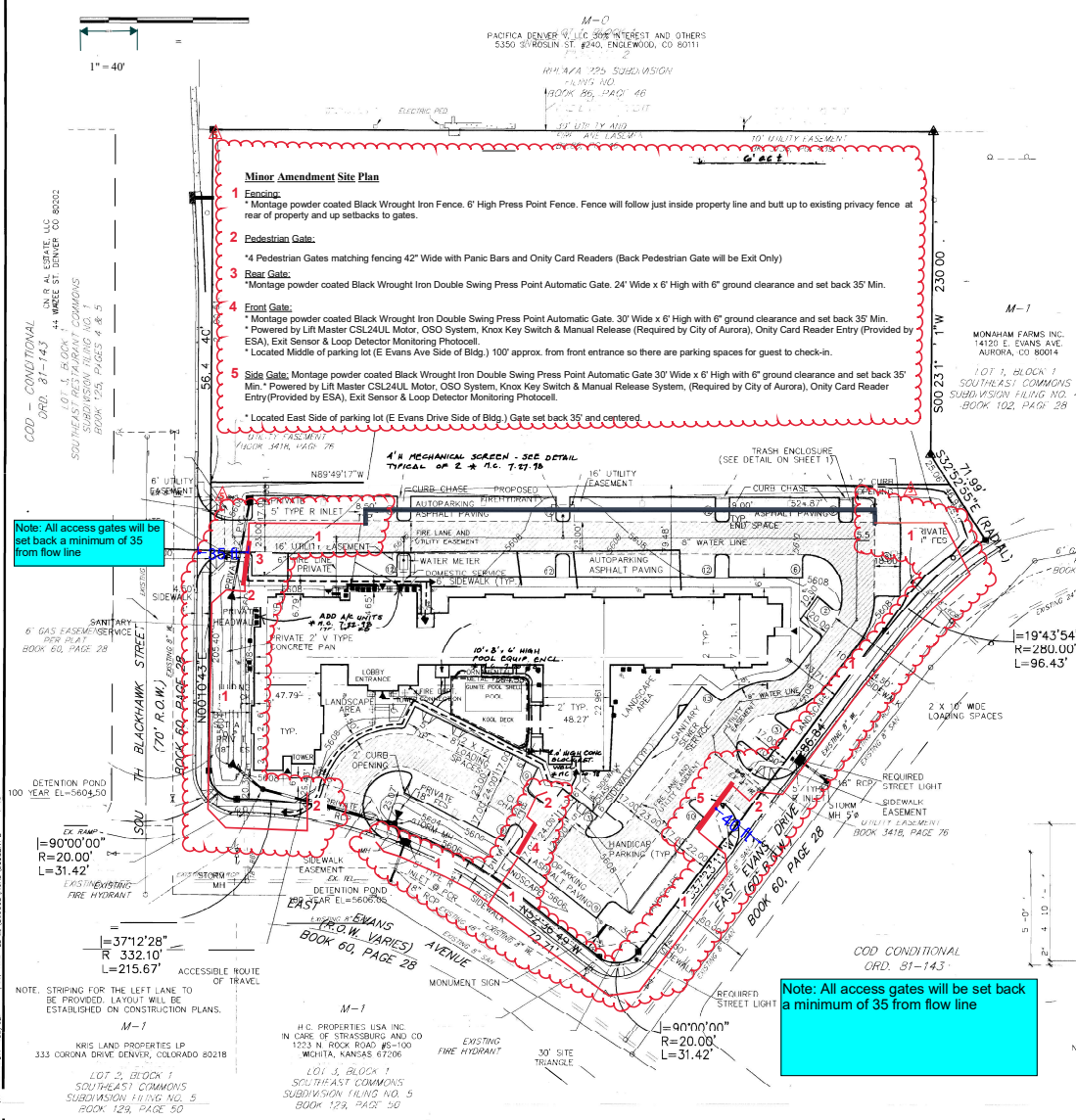
HOMEGATE STUDIOS & SUITES

1997-6011-1 1 OF 6

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



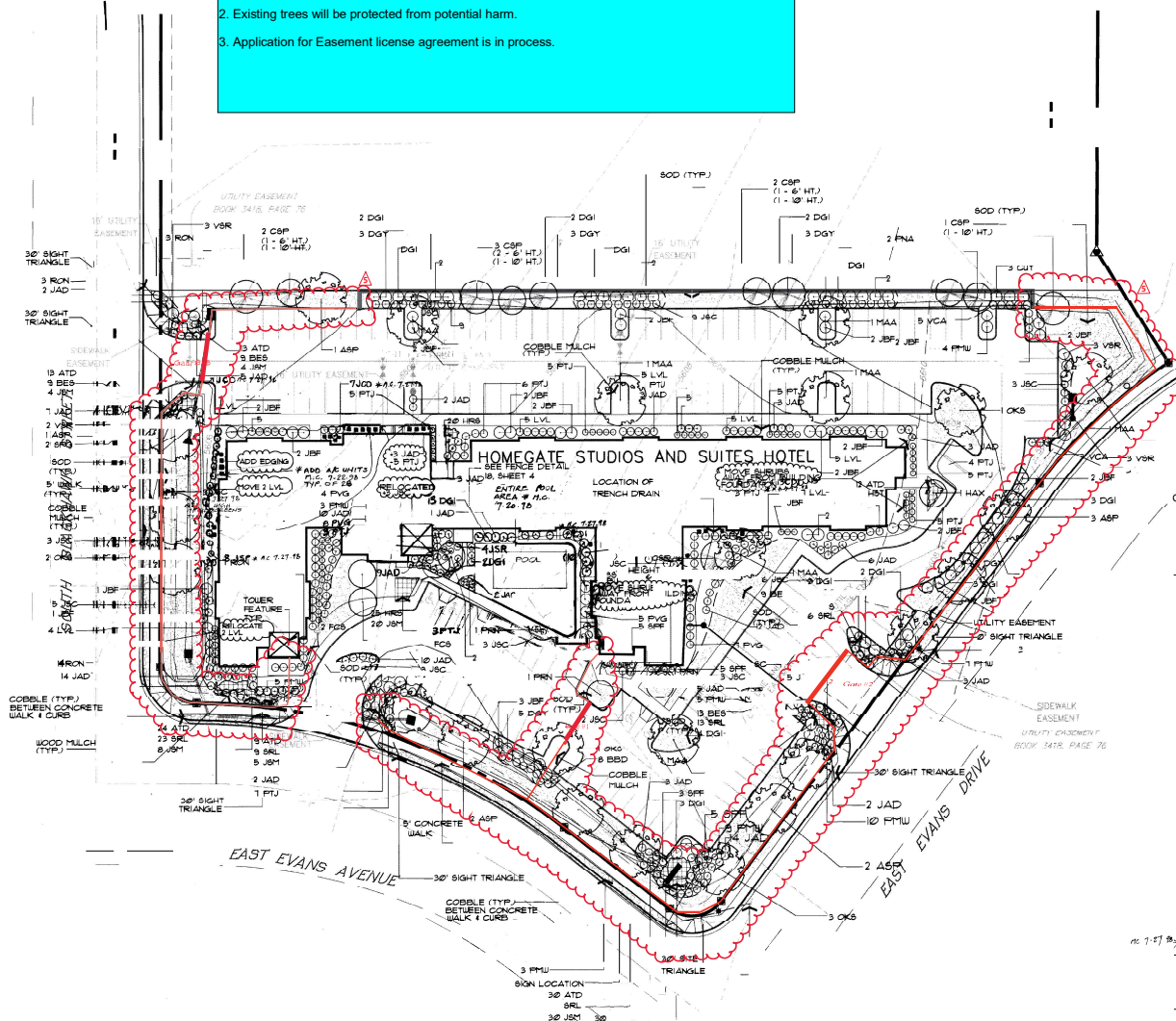
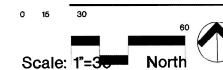
- AMENDMENTS:**
- 9-24-97 RELOCATION OF THE WATER AND SANITARY SEWER SERVICES AND REPLACEMENT OF STORM OUTLET STRUCTURES WITH FLARED END SECTIONS
 - 10-29-97 DELETE SIDEWALK AND ENTRANCE ON WEST SIDE OF THE BUILDING BY THE POND. ADD STEPS ON SIDEWALK AND DELETE ACCESSIBLE ROUTE OF TRAVEL ON SIDEWALK 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.
6010 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel: (303) 710-9383
Fax: (303) 721-9019

2 of 6
ENGINEERING/PLANNING/SURVEYING

2. Existing trees will be protected from potential harm.
3. Application for Easement license agreement is in process.



SYMBOL	COMMON NAME	BOTANIC NAME
DECIDUOUS TREES		
ASP	PATMORE ASH	FRAXINUS PENN. LANCEOLATA PATMORE
HAA	NORTHWOOD HAWKLE	ACER RUBRUM NORTHWOOD
OKQ	SWAMP WHITE OAK	QUERCUS BICOLOR
EVERGREEN TREES		
CSF	COLORADO SPRUCE (8' HT.)	PICEA PUNGENS
CSF	COLORADO SPRUCE (10' HT.)	PICEA PUNGENS
FNA	AUSTRIAN PINE	PINUS NUBILA
ORNAMENTAL TREES		
PCB	SPRING SNOW CROOKAPPLE	MALUS SP. SPRING SNOW
HAX	THORNLESS CROOKSPUR HAW.	CRATAEGUS CRUGALLII NERMIS
FRN	NEWPORT PLUM	CERASUS FRANKFURTA NEWPORT
DECIDUOUS SHRUBS		
BBQ	BURNING BUSH DWARF	ELYONANTIS ALATA 'COMPACTA'
GY	'YELLOW CURIANT'	REBES AUREUM
DOI	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'
DDY	YELLOWFLOW DOGWOOD	CORNUS STOLONIFERA 'FLAVIRUBRA'
PTV	JACOBIN POTENTILLA	POTENTILLA FRUTICOSA 'JACOBINIAN'
FTV	POTENTILLA 'HOKA'S' WHITE	POTENTILLA 'HOKA'S' WHITE
PVG	PRIVET, GOLDEN VICARY	LIGUSTRUM X VICARY
LVL	PRIVET, LODENSE	LIGUSTRUM VULGARE LODENSE
RN	ROSE, NEARLY 'WILD'	ROSA X NEARLY 'WILD'
SPB	SPREA, SPIREA	SPIREA EUPHULADA 'PROBIL'
SPB	GOLD FLAME SPIREA	SPIREA EUPHULADA 'GOLDFLAME'
VCR	AM. COMPACT CRANBERRY	VIBURNUM TIRILOBUM 'COMPACTUM'
VSA	INDIANBELL VIBURNUM	VIBURNUM OPULIFOLIUM 'ROSEUM'
STG	STONEHEDGE STRETCHES	STONEMASTER STRETCHES

EVERGREEN SHRUBS		
JAC	ANDORRA JUNIFER	'ANDORRA YOUNGSTON
JBF	BUFFALO JUNIFER	JUNIFERUS SABINA 'BUFFALO'
JSC	SCANDIA JUNIFER	JUNIFERUS SABINA 'SCANDIA'
PERENNIALS & GRASS		
ATD	ASTER DWARF WHITE FALL	ASTER NOVI-BELGI 'SNOW CUSHION'
BE9	BLACK EYED SUSAN	RUDECKIA FLUIDA GOLDSTRIM'
HR9	RED SCARLET DAYLILY	HEMEROCALIS RED SCARLET'
HBT	HONEYBUCKLE SCARLET TRUMPET	LONICERA PERPERVIRENS 'MAGNIFICA'
SLK	STONECRACK. RED LEAF SHOUT	SEDUM HYBRIDUM
JSM	JAPANESE SEDGE	COREX 'MORRISU'
	SKYROCKET JUNIFER	JUNIFERUS VIRGINIANA 'SKYROC'
	SPORTAN JUNIFER.	JUNIFERUS SCOPULORUM 'SPORTA'
	COLOGREEN JUNIFER	JUNIFERUS SCOPULORUM

HOME GATE STUDIOS SUITES NC. Aurora, Colorado & LANDSCAPE PLAN



Revisions

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

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

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