

SITE PLAN

VICINITY MAP: 1:500



SPRINGHILL SUITES AT PAINTED PRAIRIE SITE PLAN

THIS SITE PLAN AND 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, WITHDRAW OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, FLIGHT HOTEL QOZ PROPERTY, LLC., A LIMITED LIABILITY COMPANY, HAS

CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20__.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD.

_____ BY _____
(PRINCIPALS OR OWNER)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

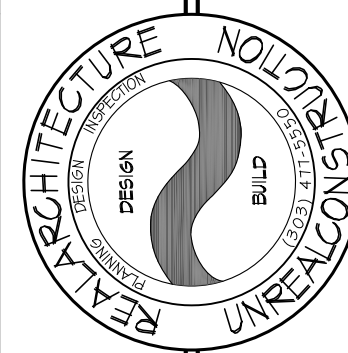
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LOT 1 BLOCK 2 PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO 3

PREPARED FOR:
FLIGHT HOTEL QOZ
PROPERTY, LLC.

20551 E 63RD DRIVE
AURORA, COLORADO 80019



DAVID L. BERTON A.I.A.
REALARCHITECTURE LTD.

22899 N. Speer Blvd, Denver, Co. 80211
ph. (303) 477-5550 fax 477-5505

www.realarchitecture.com

DRAWN	DLB, R
DATE	11-11-2
PROJECT NUMBER	23
REVISIONS	

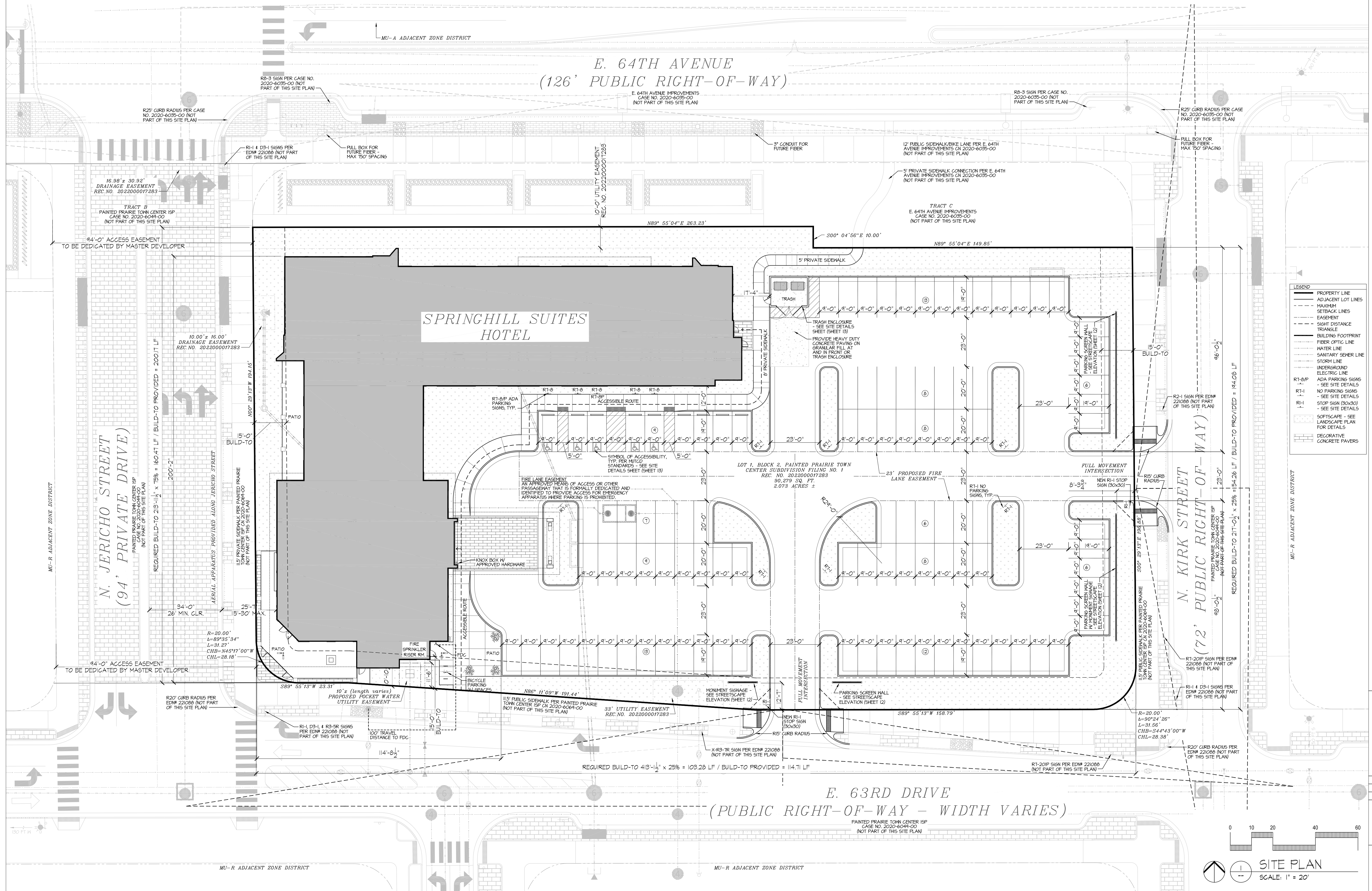
COVER

SHEET #

SPRINGHILL SUITES AT PAINTED PRAIRIE

SITE PLAN

LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3, SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION II, TOWNSHIP 3 SOUTH
RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

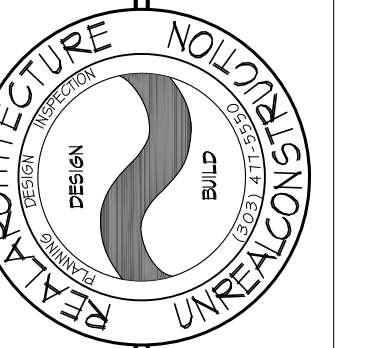


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FLIGHT HOTEL QOZ
PROPERTY, LLC.

SPRINGHILL SUITES
LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3

20551 L BOND DRIVE
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IN	DLB, RF
	11-11-24
EJECT NUMBER	232
WORKS	

SITE PLAN

SHEET #

2

SPRINGHILL SUITES AT PAINTED PRAIRIE

SITE PLAN

LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3, SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION II, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PREPARED BY:
POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
LITTLETON, CO 80128
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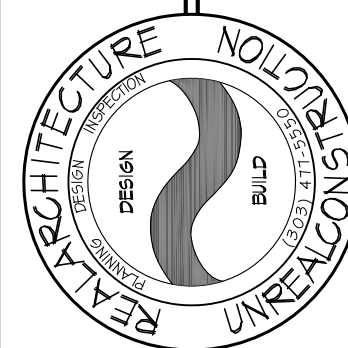
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PREPARED FOR:
FLIGHT HOTEL Q02
PROPERTY, LLC.

SPRINGHILL SUITES

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20551 E 63RD DRIVE
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DRAWN: DLB RF
DATE: 11-11-24
PROJECT NUMBER: 2321
REVISIONS:

GRADING
PLAN

SHEET #

3

E. 64TH AVE.
126' PUBLIC RIGHT-OF-WAY
(RSN 150363)
(4 LANE HYBRID ARTERIAL)

E. 63RD DR.
PUBLIC RIGHT-OF-WAY - WIDTH VARIES
(LOCAL CONNECTOR)

N. KIRK ST.
72' PUBLIC RIGHT-OF-WAY
(LOCAL CONNECTOR)

N. JERICHO ST.
94' PRIVATE DRIVE
(LOCAL CONNECTOR)

LEGEND

—	PROPERTY LINE
=====	EXISTING CURB AND GUTTER
=====	PROPOSED CATCH CURB AND GUTTER
=====	PROPOSED SPILL CURB AND GUTTER
=====	PROPOSED SIDEWALK
---	EXISTING MAJOR CONTOUR (OVERLOT) OVERLOT GRADING DONE UNDER EDN: 221088
---	EXISTING MINOR CONTOUR (OVERLOT) OVERLOT GRADING DONE UNDER EDN: 221088
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
⊕	EXISTING STREET LIGHT INSTALLED PER EDN# 221088
⊕	EXISTING STORM STRUCTURES
STM	EXISTING STORM PIPE
---	EXISTING EDGE DRAIN
⊕	PROPOSED STORM STRUCTURES
STM	PROPOSED STORM PIPE
⊕	PROPOSED LIGHT POLE
●	EXISTING SPOT ELEVATION
●	PROPOSED SPOT ELEVATION
HP	HIGH POINT AT FINISHED GRADE
LP	LOW POINT AT FINISHED GRADE
GB	GRADE BREAK
ME	MATCH EXISTING
→	PROPOSED GRADE FLOW
---	HANDICAP PARKING. GRADES NOT TO EXCEED 2% IN ANY DIRECTION.
---	PROPOSED ADA RAMP
---	PERFORATED PAVERS
---	CONCRETE

KEY NOTES

1. PROPOSED ADA RAMP
2. PROPOSED 6-INCH CURB WITH 1-FOOT CATCH PAN
3. PROPOSED 6-INCH CURB WITH 1-FOOT SPILL PAN
4. PROPOSED SIDEWALK
5. PROPOSED ASPHALT PAVEMENT
6. PROPOSED PARKING WALL
7. EXISTING MONUMENT SIGN
8. EXISTING SIDEWALK

GENERAL NOTES

1. ALL SPOT ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED ON PLAN.
2. SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 5400 TO ALL SPOTS.
3. STORM SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY OWNER.
4. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
5. SITE CONSISTS OF PLATNER LOAM WHICH IS CLASSIFIED AS HYDROLOGICAL SOIL GROUP C. DEFAULT PAVEMENT THICKNESS OF 5.0" FULL DEPTH ASPHALT SHALL BE USED OVER AND 3.5" ASPHALTIC CONCRETE AND A 6.0" AGGREGATE BASE COURSE SECTION.
6. CONSTRUCTION VEHICLES (INCLUDING CONSTRUCTION WORKERS' VEHICLES) SHALL ACCESS THE SITE FROM EAST 64TH AVENUE, VIA TOWER ROAD AND NOT THROUGH ANY ADJACENT RESIDENTIAL NEIGHBORHOODS.
7. ALL PAVING IS TO BE ASPHALT UNLESS OTHERWISE NOTED, SEE LEGEND.

STANDARD GRADING NOTES

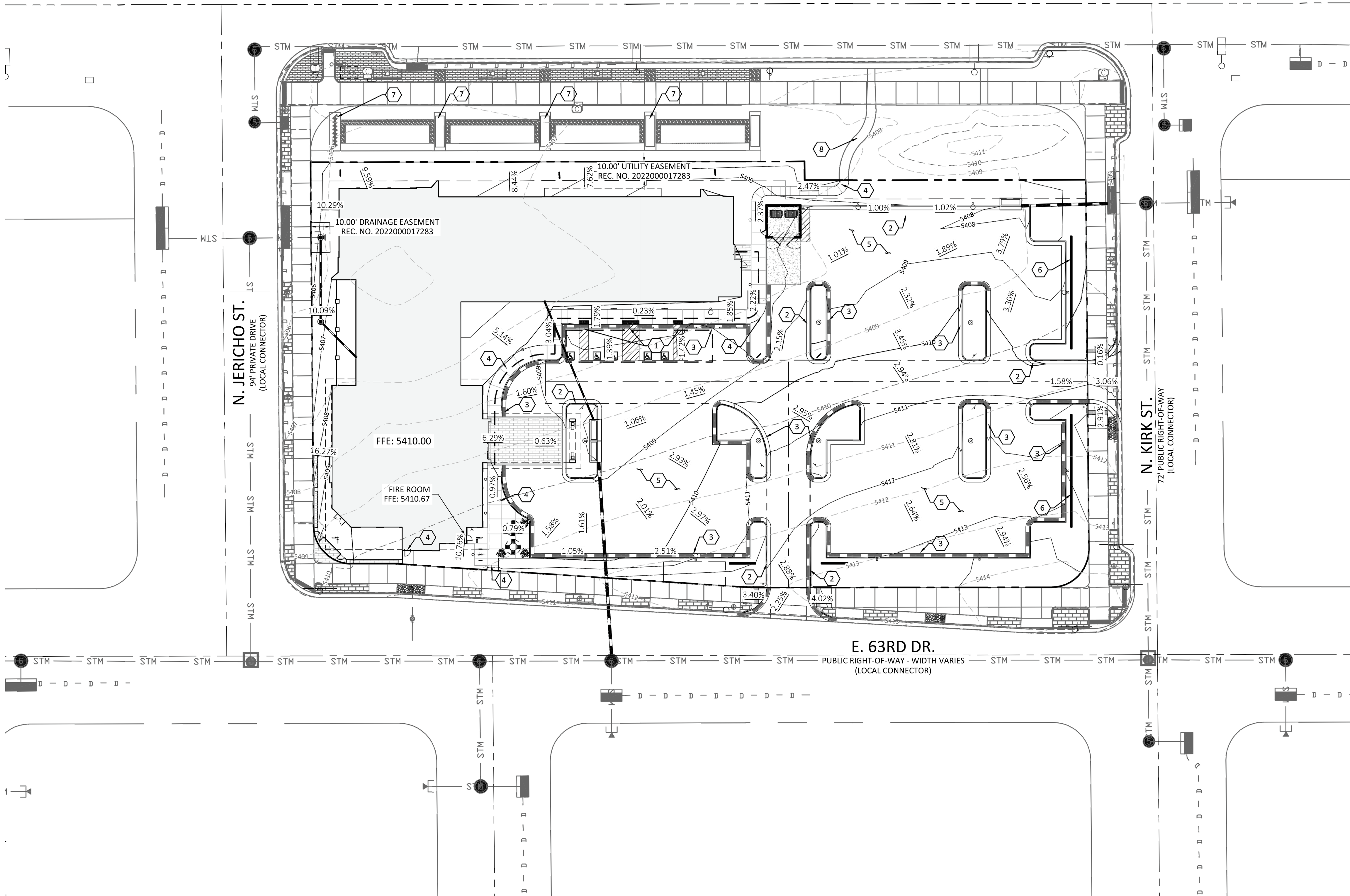
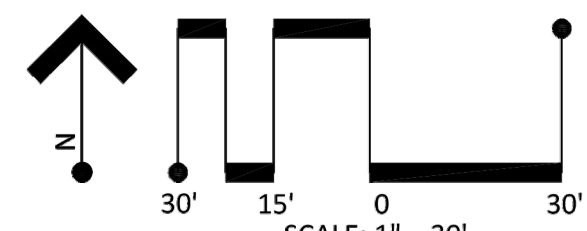
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

BENCHMARK

CITY OF AURORA BENCHMARK 356610NE001 BEING A SQUARE CUT IN THE TOP OF A 16" WIDE TYPE R STORM INLET ON THE EAST SIDE OF DUNKIRK STREET SOUTH OF THE INTERSECTION OF E 64TH AVE.
ELEVATION: 5374.28' NAVD88



Know what's below.
Call before you dig.



SITE PLAN

PREPARED BY:
POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
LITTLETON, CO 80128
720-258-6836
WWW.PNT-LLC.COM

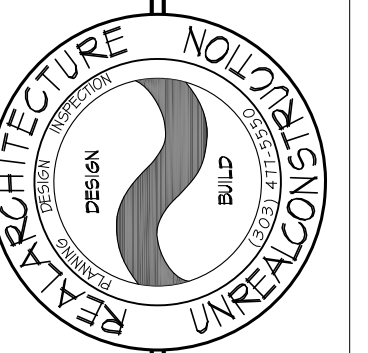


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FLIGHT HOTEL QOZ
PROPERTY, LLC.

SPRINGHILL SUITES
 201 BLOCK 2 PAINTED PRairie TOWN CENTER SUITES

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NAME	DLB, RF
DATE	11-11-24
PROJECT NUMBER	232
REVISIONS	

UTILITY
PLAN

HEET #

	PROPERTY LINE		PROPOSED STORM LINE
	PROPOSED CURB AND GUTTER		PROPOSED STORM DRAIN INLE
	EXISTING CURB AND GUTTER		PROPOSED 48" MANHOLE
	PROPOSED CONCRETE SIDEWALK		PROPOSED SANITARY LINE
	EXISTING SANITARY LINE		PROPOSED WATER LINE
	EXISTING OH ELECTRICAL		PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	EXISTING WATER LINE		PROPOSED KNOX BOX
	EXISTING STORM PIPE		PROPOSED SIGN
	EXISTING EDGE DRAIN		
	EXISTING FIRE HYDRANT		

WATER

- | | |
|---|---|
| 1 | EXISTING FIRE HYDRANT |
| 2 | PROPOSED 4" FIRE LINE DIP (PRIVATE) |
| 3 | PROPOSED FDC |
| 4 | PROPOSED KNOX BOX |
| 5 | PROPOSED 2" DOMESTIC SERVICE LINE |
| 6 | PROPOSED 2" WATER METER IN VAULT |
| 7 | CONNECT PROPOSED WATER SERVICE LINE OR PRIVATE FIRE LINE TO EXISTING MAIN |
| 8 | EXISTING 8" WATER STUB-OUT W/ CAP AND BLOWOFF |

SANITARY SEWER

- | | |
|---|---|
| 1 | EXISTING SANITARY SEWER MANHOLE |
| 2 | EXISTING 8" SANITARY MAIN |
| 3 | EXISTING 8" SANITARY STUB-OUT |
| 4 | PROPOSED 6" SANITARY CLEANOUT |
| 5 | PROPOSED 6" SERVICE LINE |
| 6 | PROPOSED 4" SANITARY CLEANOUT |
| 7 | PROPOSED 4" SANITARY TWO-WAY CLEANOUT |
| 8 | PROPOSED 4" SERVICE LINE |
| 9 | PROPOSED 6000 GALLON GREASE INTERCEPTOR |

STORM SEWER

- ① EXISTING STORM SEWER MANHOLE
- ② EXISTING STORM SEWER INLET
- ③ EXISTING 24" STORM MAIN
- ④ EXISTING 36" STORM MAIN
- ⑤ PROPOSED 24" STORM MANHOLE
- ⑥ PROPOSED 10" HDPE STORM SEWER LINE
- ⑦ PROPOSED 15" RCP STORM SEWER LINE
- ⑧ PROPOSED ROOF DRAIN CONNECTION
- ⑨ REMOVED AND REPLACE ENDCAP
- ⑩ PROPOSED 15-FOOT TYPE R INLET
- ⑪ PROPOSED 20-FOOT TYPE R INLET
DRY UTILITIES

- 1 EXISTING PULL BOX

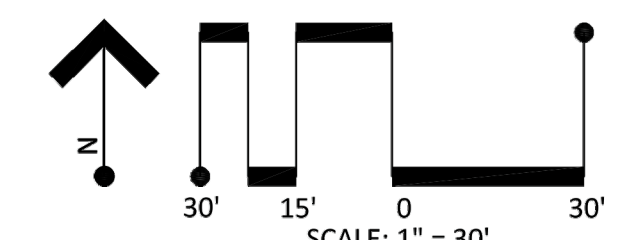
GENERAL NOTES

1. ALL PROPOSED STORM IS PRIVATE AND WILL BE MAINTAINED BY OWNER.

CITY OF AURORA BENCHMARK 356610NE001 BEING A SQUARE CUT IN THE TOP OF
A 16' WIDE TYPE R STORM INLET ON THE EAST SIDE OF DUNKIRK STREET SOUTH OF
THE INTERSECTION OF E 64TH AVE.
ELEVATION: 5374.28' NAVD88



Know what's **below**.
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SPRINGHILL SUITES AT PAINTED PRAIRIE

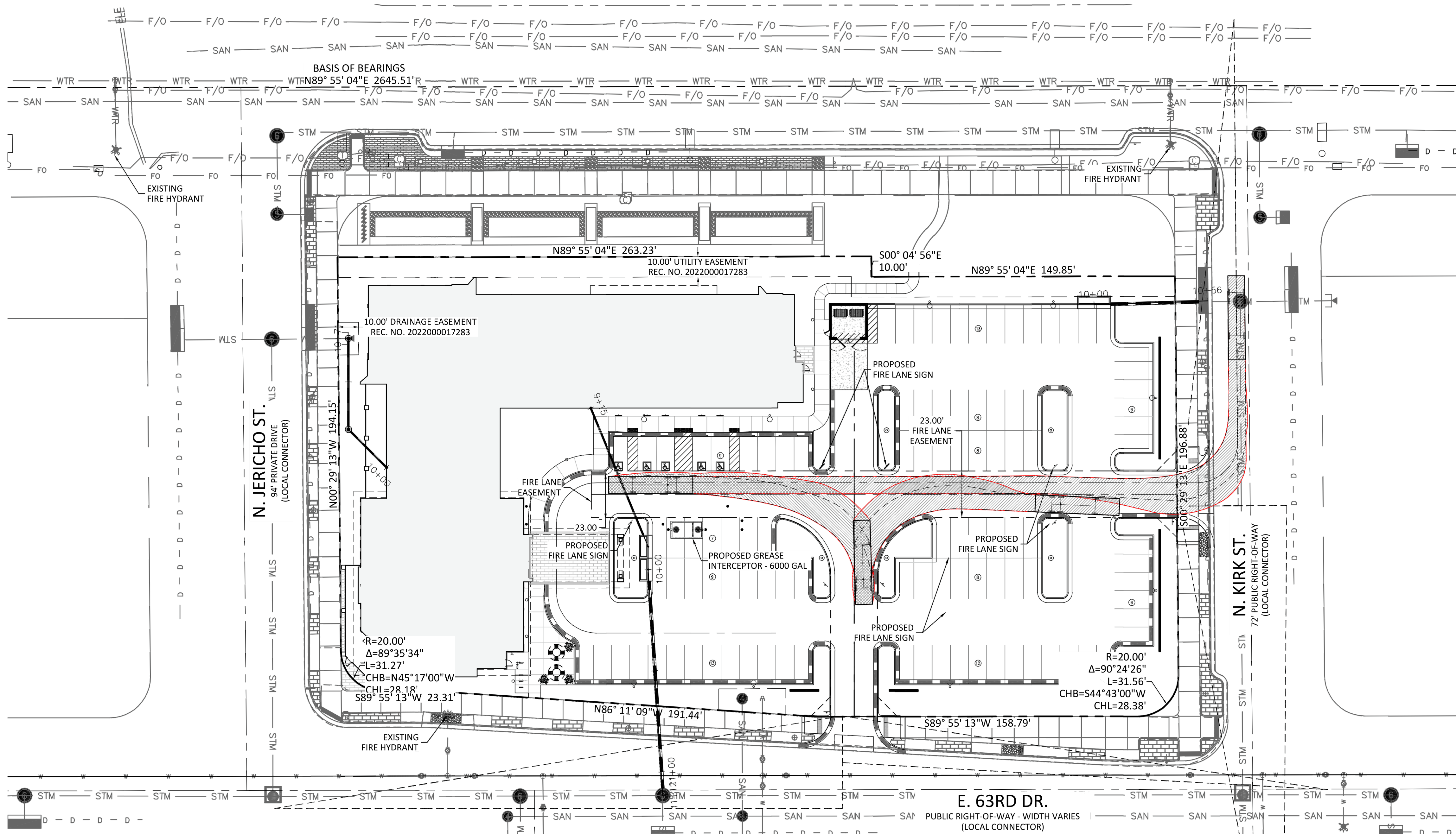
SITE PLAN

LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3, SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION II, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

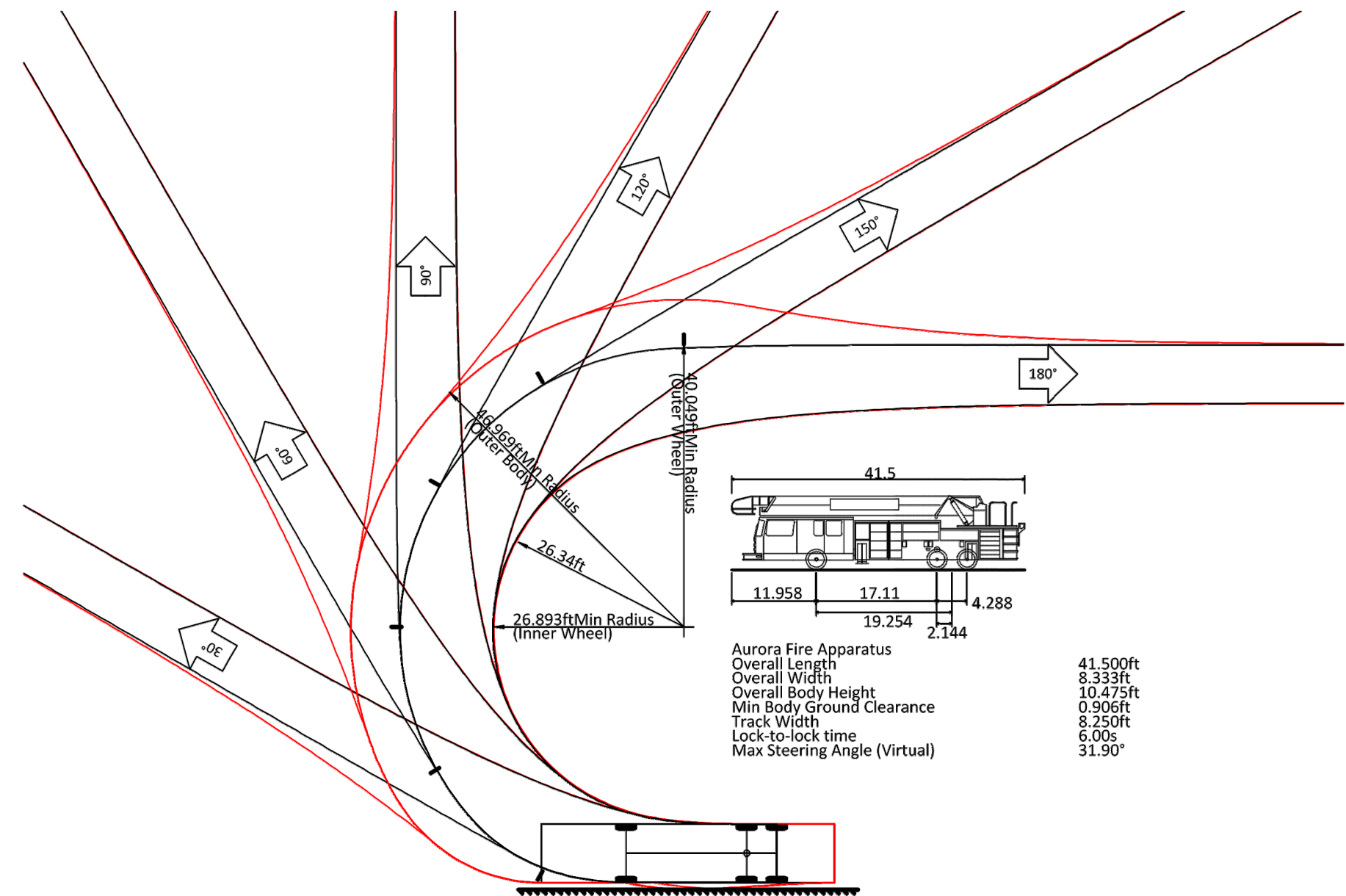
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LEGEND	
	MATCH LINE
	PROPERTY LINE
	LOT LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER WITH CATCH PAN
	PROPOSED CURB AND GUTTER WITH SPILL PAN
	LANDSCAPE AREA
	CONCRETE SIDEWALK
	PROPOSED STORM PIPE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	EXISTING STORM PIPE
	SITE DISTANCE TRIANGLE
	PROPOSED PARKING COUNT PER ROW
	PROPOSED SITE LIGHTING
	PROPOSED SIGN.



① AURORA FIRE TRUCK TURN TEMPLATE

NOT TO SCALE



② "NO PARKING - FIRE LANE" SIGN DETAIL

NOT TO SCALE

SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

- NOTES
1. SIGNS SHALL BE PERMANENTLY LABELED AS "NO PARKING - FIRE LANE" WITH IFC FIGURE D103.6.
 2. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305MM) WIDE BY 18 INCHES (457MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND WITH A THICKNESS OF 0.80.
 3. GALVANIZED STEEL POST, SET 3'-0" MINIMUM, BELOW GRADE AND INTO MINIMUM 12" DIAMETER CONCRETE PIER, FULL DEPTH.
 4. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 5. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 6. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 7. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 8. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL NOT HAVE OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 9. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

NO PARKING, FIRE LANE
COLORS:
LEGEND, CIRCLE, DIAGONAL, BORDER
SYMBOL
BACKGROUND
R7-201A - TOW AWAY ZONE
COLORS:
LEGEND
BACKGROUND

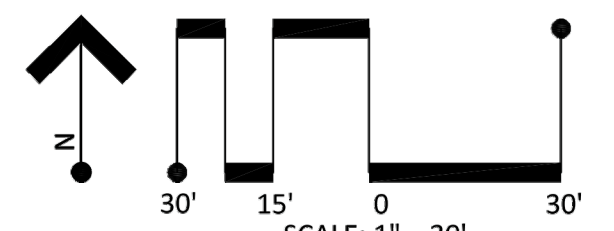
- RED (RETROREFLECTIVE)
- BLACK
- WHITE (RETROREFLECTIVE)
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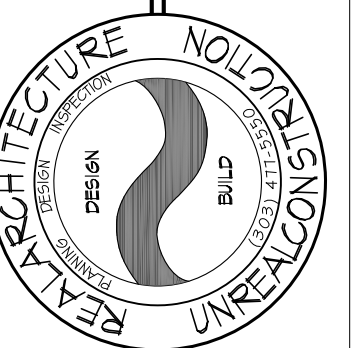


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PROPERTY, LLC.

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DRAWN: DLB RF
DATE: 11-11-24
PROJECT NUMBER: 2321

REVISIONS:
EMERGENCY
VEHICLE
TRACKING PLAN

SHEET #

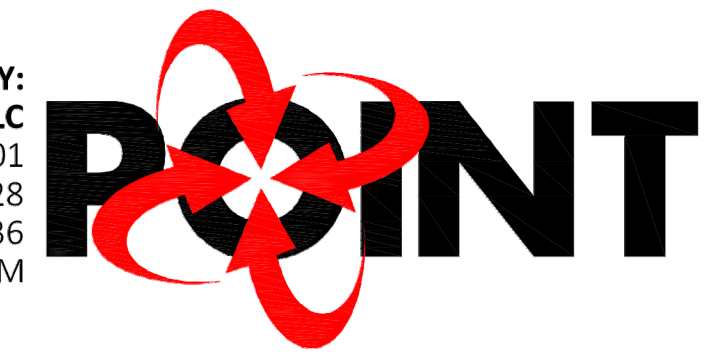
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SPRINGHILL SUITES AT PAINTED PRAIRIE

SITE PLAN

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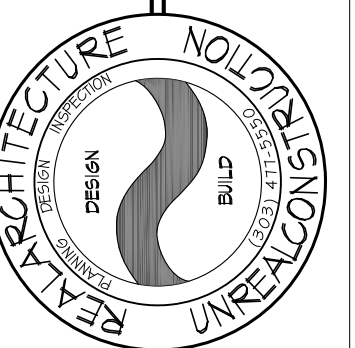
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FLIGHT HOTEL Q02
PROPERTY, LLC.

SPRINGHILL SUITES

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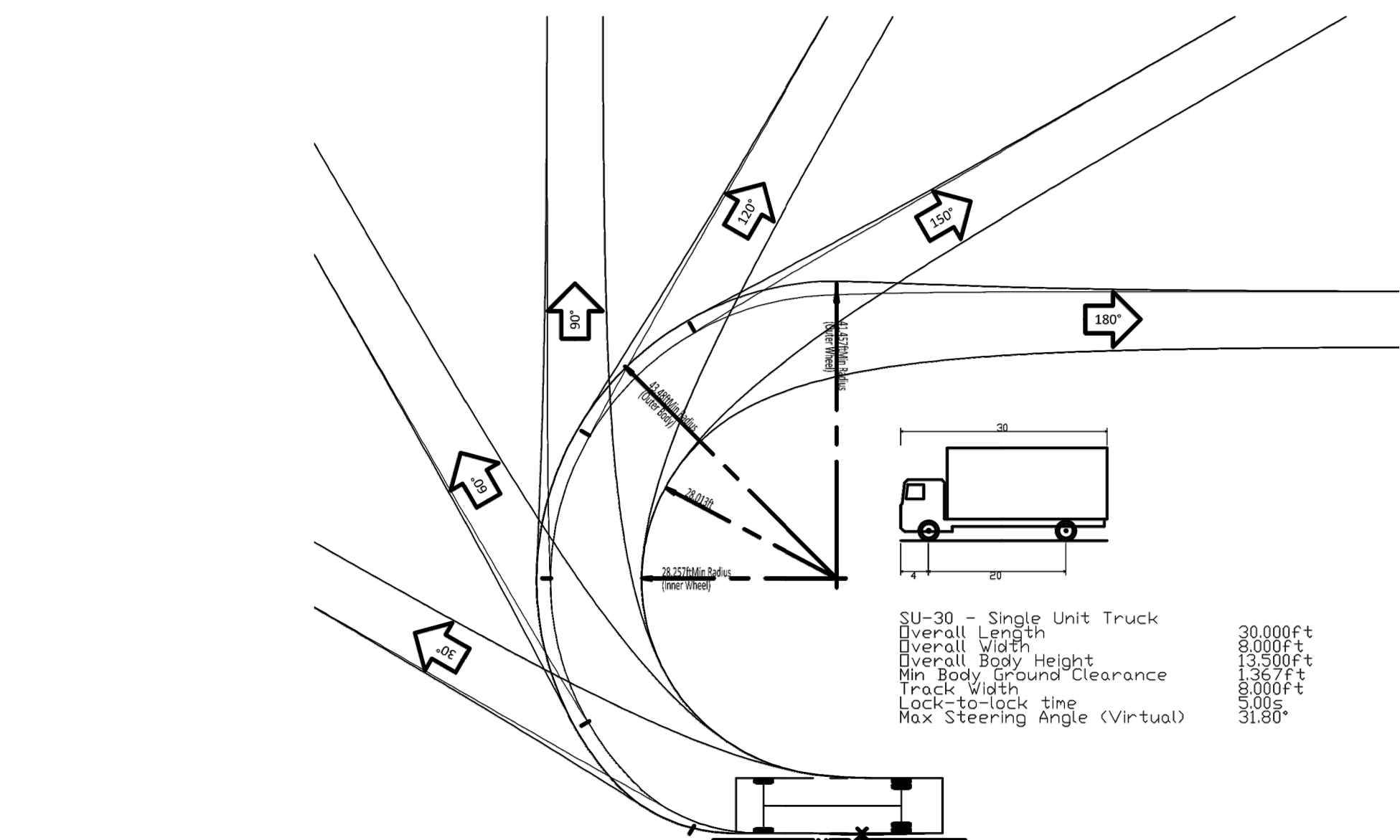
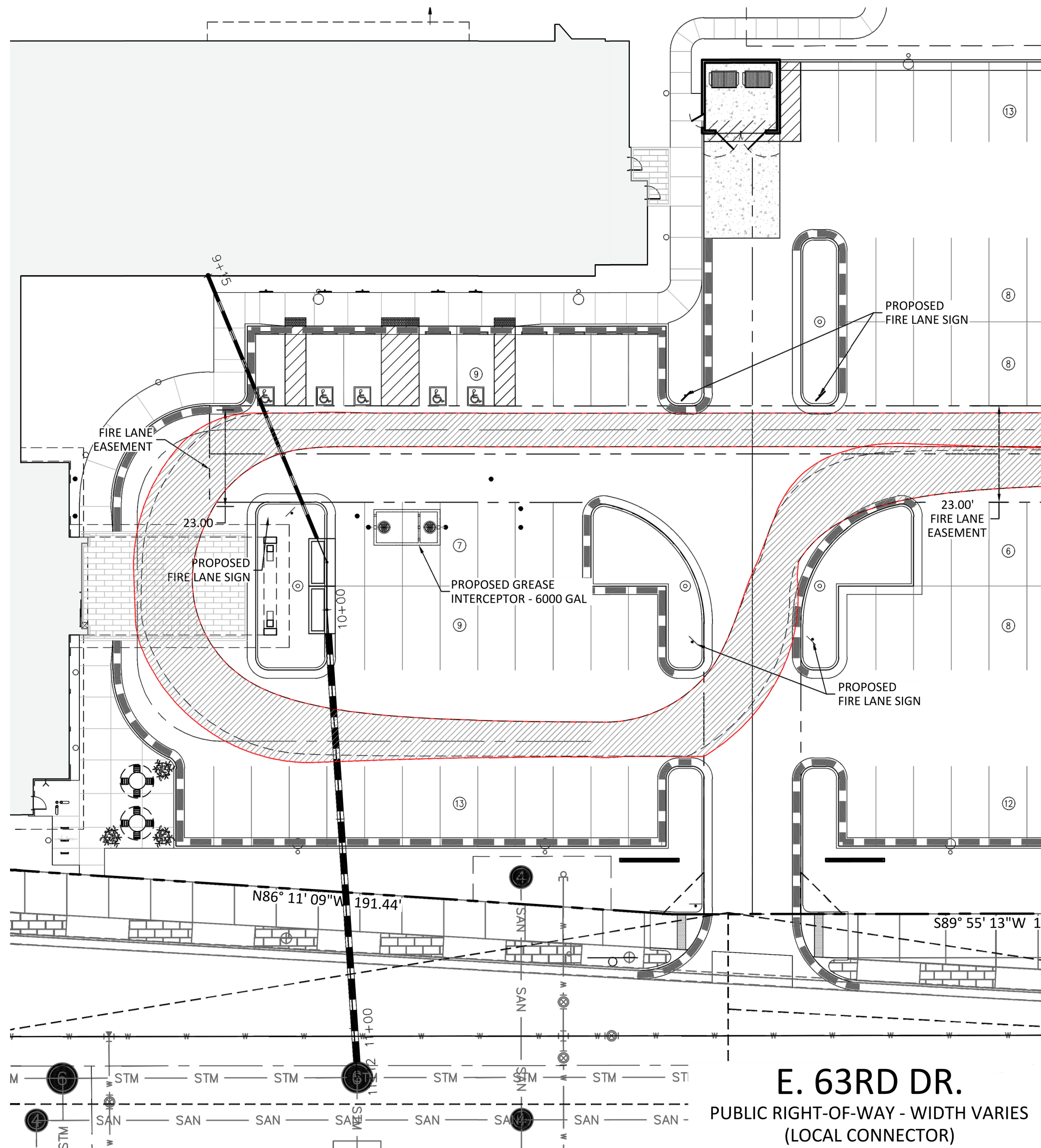
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DATE: 11-11-24
PROJECT NUMBER: 2321

REVISIONS:
SERVICE
VEHICLE
TRACKING PLAN

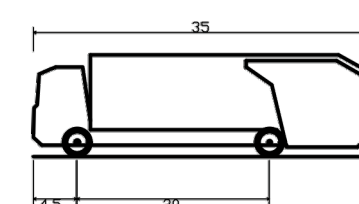
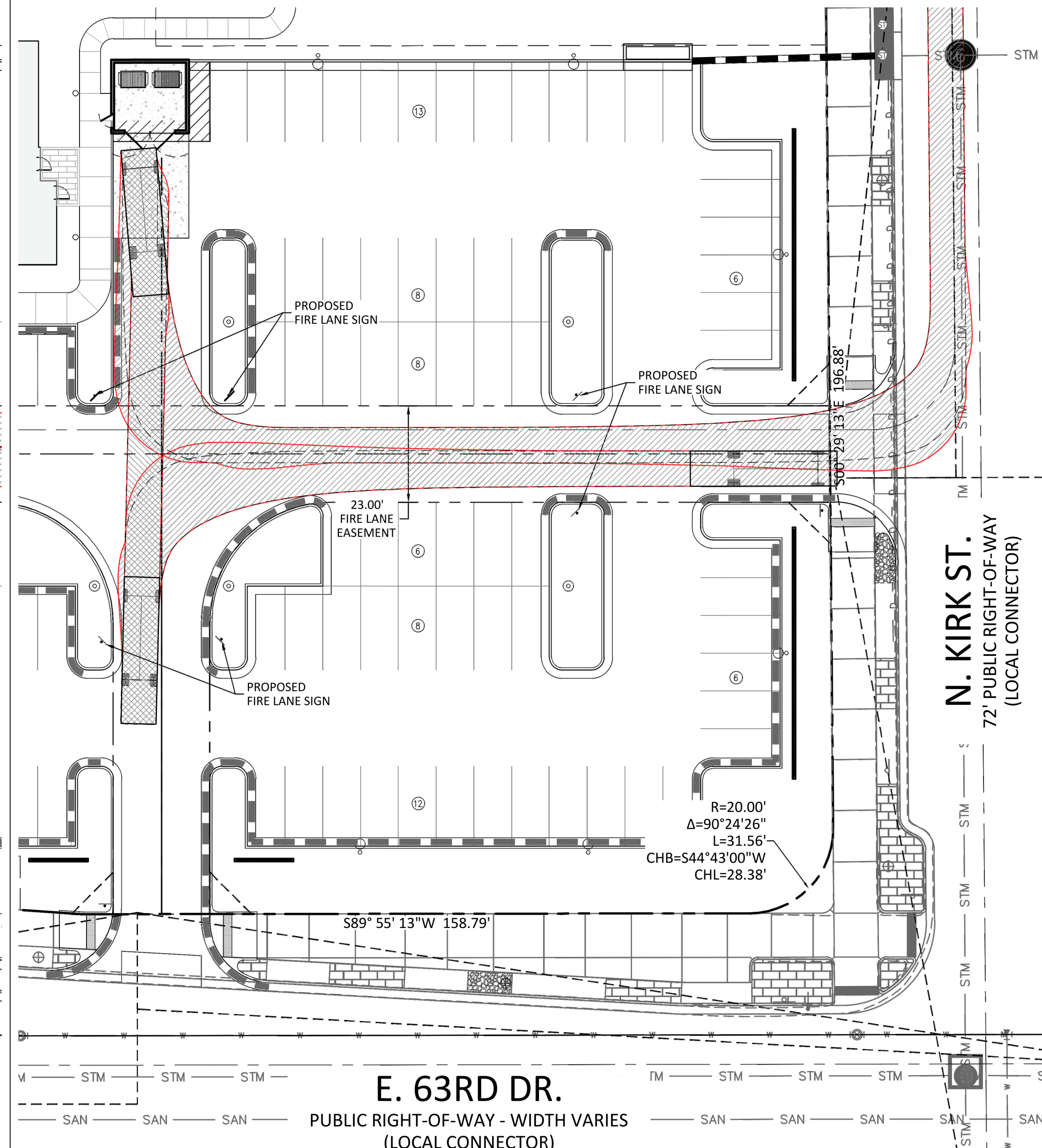
SHEET #

6



② SU-30 BOX TRUCK TURN TEMPLATE

NOT TO SCALE



Rear-Load Garbage Truck
Overall Length 35.000ft
Overall Width 8.500ft
Overall Body Height 10.500ft
Min. Body Ground Clearance 10.000ft
Track Width 8.500ft
Lock-to-lock time 3.00s
Curb to Curb Turning Radius 29.300ft

* REAR LOAD GARBAGE TRUCK USED FOR REFERENCE ONLY.

③ STANDARD GARBAGE TRUCK TURN TEMPLATE

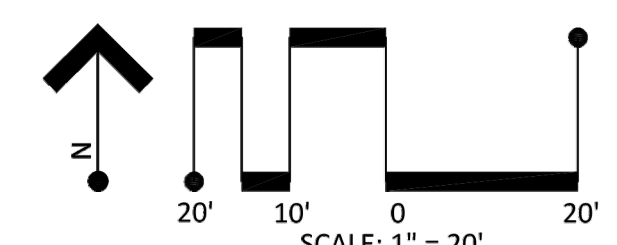
NOT TO SCALE

BENCHMARK

CITY OF AURORA BENCHMARK 356610NE001 BEING A SQUARE CUT IN THE TOP OF A 16" WIDE TYPE R STORM INLET ON THE EAST SIDE OF DUNKIRK STREET SOUTH OF THE INTERSECTION OF E 64TH AVE.
ELEVATION: 5374.28' NAVD88



Know what's below.
Call before you dig.



SPRINGHILL SUITES AT PAINTED PRAIRIE

SITE PLAN

LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3, SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION II, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PREPARED BY:
POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
LITTLETON, CO 80128
720-258-6836
WWW.PNT-LLC.COM



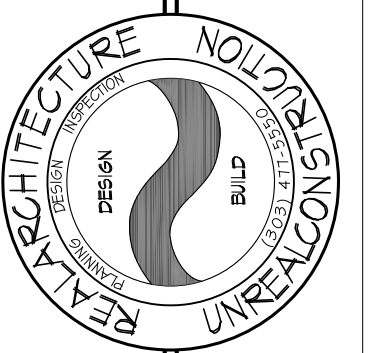
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PREPARED FOR:
FLIGHT HOTEL COZ
PROPERTY, LLC.

SPRINGHILL SUITES

LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3

20551 E 63RD DRIVE
AURORA, COLORADO 80019



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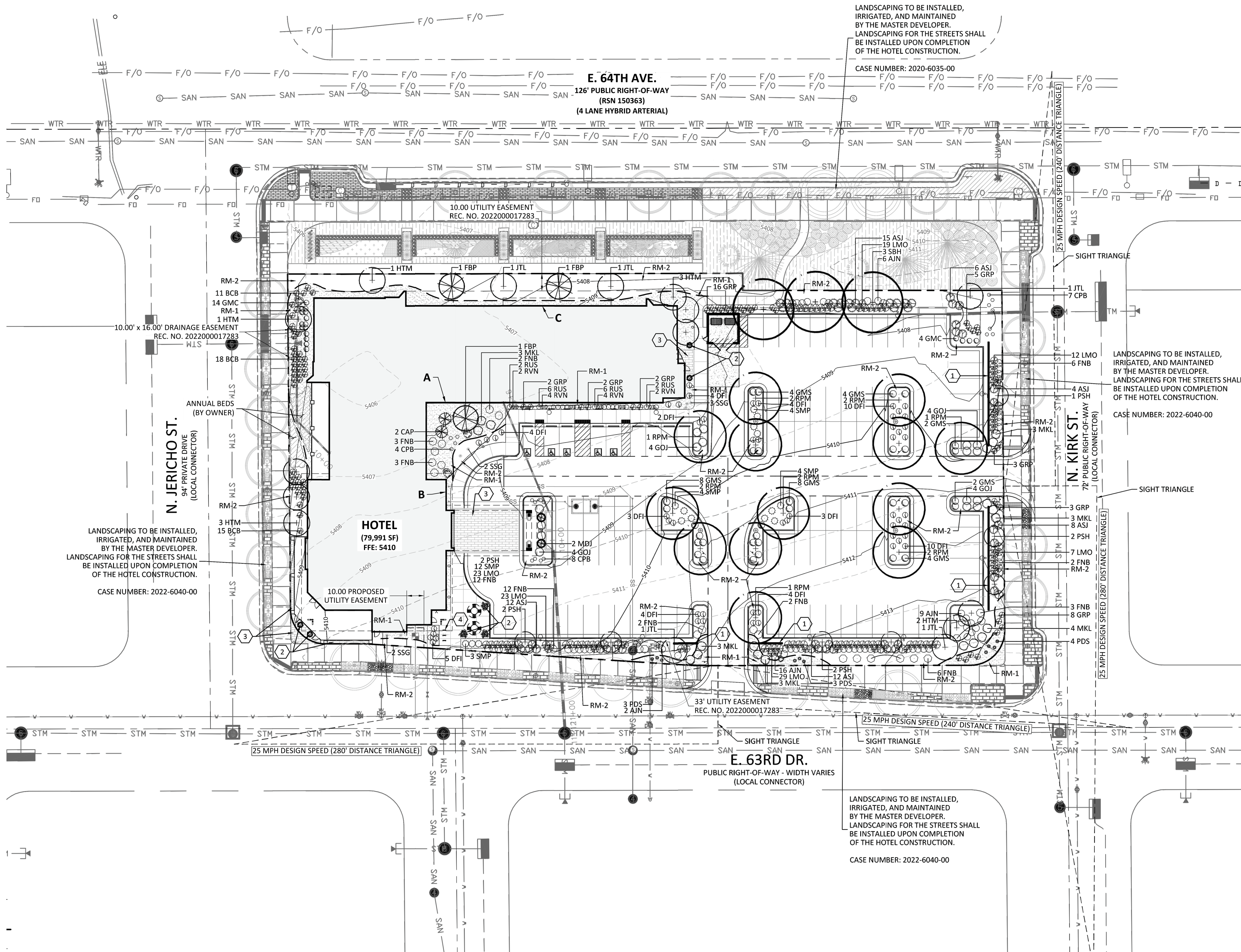
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DRAWN: DLB, RF
DATE: 11-11-24
PROJECT NUMBER: 2321

REVISIONS:
LANDSCAPE PLAN

SHEET #

NOT FOR CONSTRUCTION



LEGEND

- LANDSCAPE EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIAL FLOWERS
- BOULDER
- RM - 1: 1-1/2" CHEYENNE GREY ROCK MULCH
- RM - 2: 1-1/2" MOUNTAIN GRANITE ROCK MULCH
- ANNUAL FLOWER BEDS BY OWNER
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SIGHT DISTANCE TRIANGLE
- CONCRETE SIDEWALK
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING

KEY NOTES

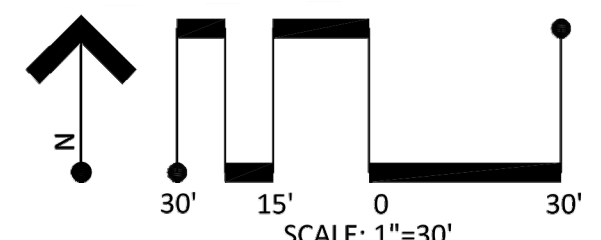
- PROPOSED 3-FOOT MASONRY WALL
- PROPOSED RAISED CONCRETE POTS (FILL WITH ANNUALS BY OWNER)
- DECORATIVE CONCRETE
RE: SHEET 9, DETAIL F
- PROPOSED U-SHAPED BICYCLE RACKS
RE: SHEET 9, DETAIL G

GENERAL NOTES

- REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
- REFER TO SHEETS 7-9, FOR LANDSCAPE DETAILS, FOR LANDSCAPE NOTES, PLANTING DETAILS, PLANT LIST, AND LANDSCAPE DATA.



Know what's below.
Call before you dig.



SPRINGHILL SUITES AT PAINTED PRAIRIE

SITE PLAN

LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3, SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION II, TOWNSHIP 3 SOUTH,
RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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STANDARD LANDSCAPE NOTES:

- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SHRUB BED AREAS.
 - 1.1 ASPEN RICH COMPOST -- FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA
 - 1.2 COMMERCIAL FERTILIZER (20-10-5): 10 LBS. PER 1,000 S.F.
 - 1.3 SUPERPHOSPHATE: 10 LBS. PER 1,000 S.F.
- SEE PHOTOMETRIC PLAN FOR INFORMATION REGARDING FREESTANDING LIGHTS.
- SURFACE MATERIALS ARE CITY STANDARD GREY CONCRETE FOR SIDEWALKS, CONCRETE PAVERS FOR PLAZA AREAS, AND DECOMPOSED GRANITE FOR TRAIL PATHWAYS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRY-LAND GRASS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE
ALL MSE CONCRETE WALL PRODUCTS WILL COME FROM PIONEER LANDSCAPE SUPPLY COMPANY 463 AIRPORT BLVD, AURORA, CO 80011 (303) 340-1440

GENERAL LANDSCAPE NOTES:

- LANDSCAPE EDGING SHALL BE ROLL TOP HEAVY DUTY W/ STAKES - 1/8"x4"x10" PER PIONEER LANDSCAPE SUPPLY, 13505 E 112TH AVENUE, BRIGHTON, CO 80603 (303) 288-6007.
- ROCK MULCH 1 SHALL BE 1 - 1/2" MOUNTAIN GRANITE PER PIONEER LANDSCAPE SUPPLY, 13505 E 112TH AVENUE, BRIGHTON, CO 80603 (303) 288-6007 (MINIMUM 3" DEPTH). LOCATIONS OF THE ROCK MULCH PLANTING BEDS ARE SPECIFIED ON THE LANDSCAPE PLAN.
- ROCK MULCH 2 SHALL BE 1 - 1/2" CHEYENNE GREY PIONEER LANDSCAPE SUPPLY, 13505 E 112TH AVENUE, BRIGHTON, CO 80603 (303) 288-6007.
- BOULDERS SHALL BE 36" DIAMETER COLORADO MOSS ROCK BOULDER PER PIONEER LANDSCAPE SUPPLY, 13505 E 112TH AVENUE, BRIGHTON, CO 80603 (303) 288-6007
- SEE LANDSCAPE DETAILS SHEET FOR ALL FENCING, RETAINING WALLS, AND SIGNAGE.
- SEE PHOTOMETRIC PLAN FOR ALL SIGHT LIGHTING.
- SEE ARCHITECTURAL PLAN FOR MASONRY WALL DESIGN.
- FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY. SPECIFICATIONS, SECTION 4.04.2.10

SITE DATA

	AREA IN SF	PERCENTAGE
TOTAL SITE AREA: (2.07 AC)	90,286	100%
GROUND LEVEL BUILDING AREA:	20,960	23%
HARD SURFACE AREA:	48,404	54%
LANDSCAPE AREA	20878	23%
NON-WATER USING AREA ROCK MULCH - 1	5,750	6%
NON-WATER USING AREA ROCK MULCH - 2	15,172	17%
OUTDOOR OPEN SPACE	3,393	4%

PARKING PERIMETER LANDSCAPE (INTEGRATED INTO BUFFER REQUIREMENT)

	LENGTH	WIDTH REQ.	WIDTH PROV.	4 FT HIGH SHRUBS 3' APART DIAMOND FORMATION (50% DECIDUOUS FLOWERING FORMATION (DOUBLE ROW) AT LEAST 1 TREE EVERY 40'	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN. PROV.
NORTH PARKING	118'	4' MIN	6'	3 TREES	3	68	0	0
EAST PARKING	110'	4' MIN	INTEGRATED IN BUFFER REQ.	3 TREES	3	39	0	0
SOUTH PARKING	227'	4' MIN	6'	6 TREES	6	110	0	0

STREET FRONTAGE LANDSCAPE BUFFER

	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 TREE / 5 SHRUBS PER 40 SF)	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.
EAST BOUNDARY - 30% EVERGREEN	193'	10'	10'	5/24	3	60	2	0

**LOW WALL INCENTIVE: STANDARD DESIGN PLUS 3
TO 4 FOOT HIGH MASONRY WALL WITH
LANDSCAPING ON EXTERIOR SIDE.
PART OF PARKING SCREEN LANDSCAPE

WEST BOUNDARY - 20% EVERGREEN	195'	10'	10'	5/24	4	58	2	7
SOUTH BOUNDARY - 50% EVERGREEN	210'	10'	10'	6/29	6	66	12	2

SITE LANDSCAPE DATA

	TOTAL AREA	LANDSCAPE AREA	PERCENT REQ.	PERCENT PROV.
LOT TOTAL	90,286	20,921	15%	23%

SITE DATA - BUILDING PERIMETER LANDSCAPE

BUILDING PERIMETER LANDSCAPING (20' PAST OUTER WALLS): (1 TREE OR TREE EQUIVALENT PER 40LF OF BUILDING ELEVATION LENGTH)

	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH	TOTAL TREE EQUIV REQ.	TREES REQ./PROV.	TREE EQUIVALENT REQ./PROV.
A	SOUTH INTERNAL FACING	150'	4	4/2	20/22
B	EAST INTERNAL FACING	185'	5	5/4	10/10
C	NORTH FACING	210'	5	5/5	0/0
TOTALS		545'	14 TREE EQUIV.	14/11	30/32

PLANT LIST

Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit	Water Usage
DECIDUOUS TREES						
7	PSH	PRAIRIE SENTINEL HACKBERRY	2" CAL.	FULL CROWN, B&B, STAKED	45X12 FEET	LOW
		Celtis 'JFS-KSU1'	SINGLE TRUNK	SPECIMEN QUALITY		
13	RPM	REDPOINTE MAPLE	2" CAL.	STRAIGHT TRUNK, B&B	35x25 FEET	MEDIUM
		Acer rubrum Redpointe	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
3	SBH	SUNBURST HONEYLOCUST	2" CAL.	FULL CROWN, B&B, STAKED	35X35 FEET	LOW
		Gleditsia triacanthos inermis 'Suncole'	SINGLE TRUNK	SPECIMEN QUALITY		

EVERGREEN TREES

2	CAP	COLUMNAR AUSTRIAN PINE	6' MIN.	STRAIGHT TRUNK, B&B	20X7 FEET	LOW
		Pinus nigra 'Arnold Sentinel'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
3	FBP	FORMAL FORM BRISTLECONE PINE	6' MIN.	STRAIGHT TRUNK, B&B	25X15 FEET	LOW
		Pinus aristata 'Formal Form'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
2	MDJ	MEDORA JUNIPER	6' MIN.	STRAIGHT TRUNK, B&B	18X5 FEET	LOW
		Juniperus scopulorum 'Medora'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		

ORNAMENTAL TREES

10	HTM	HOT WINGS TATARIAN MAPLE	2" CAL.	STRAIGHT TRUNK, B&B	15X15 FEET	LOW
		Acer Tatarium 'GarAnn	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
5	JTL	JAPANESE TREE LILAC	2" CAL.	MULTI TRUNK, B&B	25x15 FEET	LOW
		Syringa reticulata	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		

DECIDUOUS SHRUBS

33	AJN	AMBER JUBILEE NINEBARK	5 GAL.	SPACING 3' O.C.	5X4 FEET	LOW
		Physocarpus opulifolius 'Amber Jubilee'	18"-24" HT	5 CANES MIN.		
44	BCB	BLACK CHOKEBERRY	5 GAL.	SPACING 3' O.C.	2X3 FEET	LOW
		Aronia melanocarpa 'UCONNAM165'	18"-24" HT	5 CANES MIN.		
19	CPB	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	SPACING 3' O.C.	1.5X2.5 FEET	LOW
		Berberis thunbergii 'Crimson Pygmy'	18"-24" HT	5 CANES MIN.		
53	DFI	DWARF FALSE INDIGO	5 GAL.	SPACING 48" O.C.	3x3 FEET	LOW
		Amorpha nana	18"-24" HT.	5 CANES MIN.		
41	FNB	FERNBUSH	5 GAL.	SPACING 4' O.C.	5X5 FEET	LOW
		Chamaebatiaria millefolium	18"-24" HT	5 CANES MIN.		
18	GMC	GREEN MOUND CURRANT	5 GAL.	SPACING 3' O.C.	4X3 FEET	LOW
		Ribes alpinum 'Green Mound'	18"-24" HT	5 CANES MIN.		
32	GMS	GOLDMOUND SPIREA	5 GAL.	SPACING 3' O.C.	2X4 FEET	LOW
		Spiraea x 'Goldmound'	18"-24" HT	5 CANES MIN.		
41	GRP	GLOBE RUSSIAN PEASHRUB	5 GAL.	SPACING 6' O.C.	4X3 FEET	LOW
		Caragana arborescens 'Pendula'	18"-24" HT	5 CANES MIN.		
90	LMO	LITTLELEAF MOCKORANGE	5 GAL.	SPACING 5' O.C.	5X5 FEET	LOW
		Philadelphus microphyllus	18"-24" HT	5 CANES MIN.		
19	MKL	MISS KIM DWARF LILAC	5 GAL.	SPACING 5' O.C.	6X6 FEET	LOW
		Syringa patula 'Miss Kim'	18"-24" HT	5 CANES MIN.		

EVERGREEN SHRUBS

57	ASJ	ARMSTRONG JUNIPER	5 GAL.	SPACING 6' O.C.	4X6 FEET	LOW
		Juniperus chinensis 'Armstrong'	18"-24" HT	5 CANES MIN.		
16	GOJ	GREY OWL JUNIPER	5 GAL.	SPACING 6' O.C.	18"X5 FEET	LOW
		Juniperus virginiana 'Grey owl'	18"-24" HT	5 CANES MIN.		
15	SMP	SLOWMOUND MUGO PINE	5 GAL.	SPACING 6' O.C.	2X5 FEET	LOW
		Pinu Mugo 'Slowmound'	18"-24" HT	5 CANES MIN.		

ORNAMENTAL GRASSES

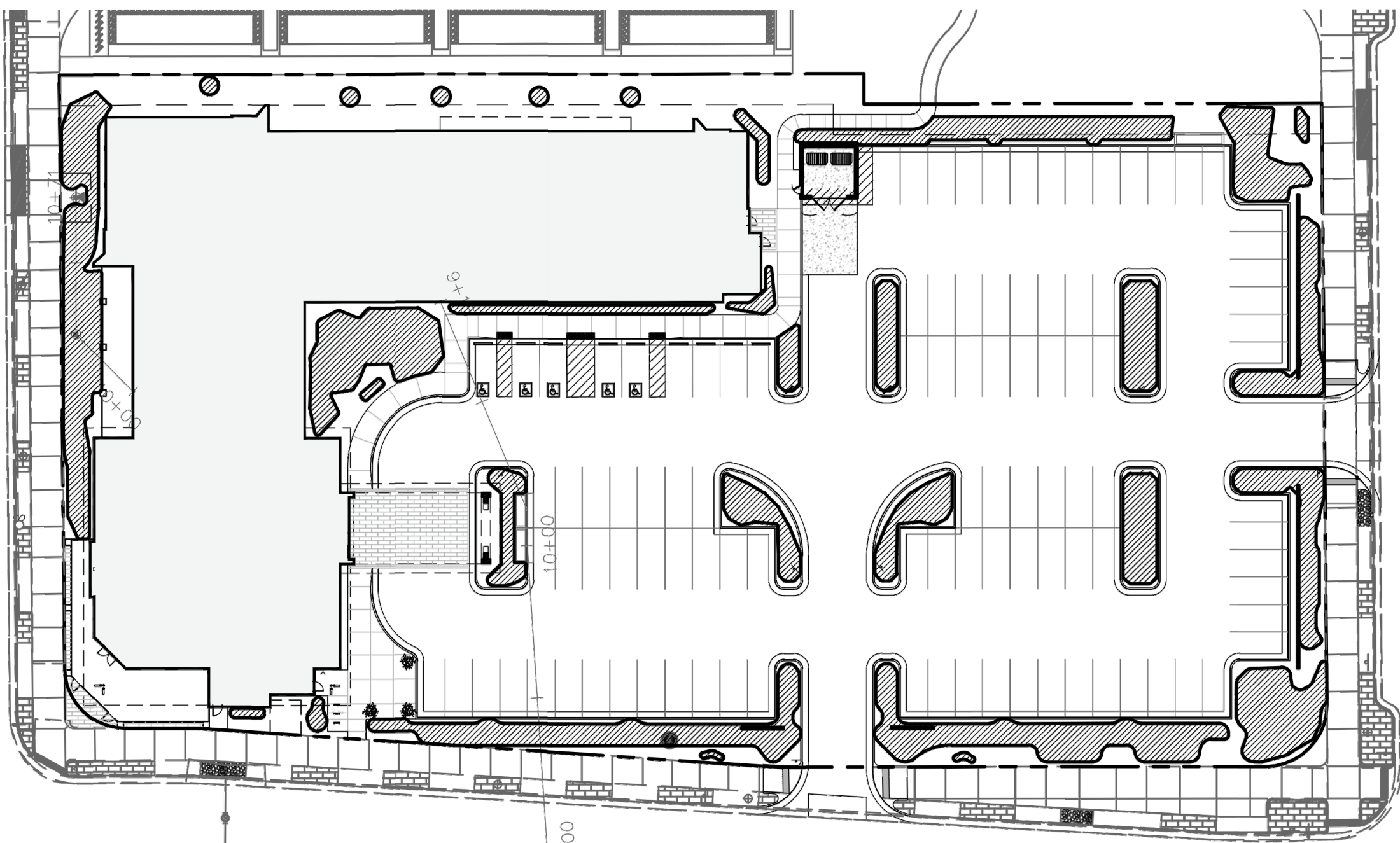
10	PDS	PRAIRIE DROPSEED	1 GAL.	SPACING 24" O.C.	3X2 FEET	LOW
		Sporobolus heterolepis	ESTABLISHED			
7	SSG	SHENANDOAH SWITCHGRASS	1 GAL.	SPACING 30" O.C.	4X2 FEET	LOW
		Panicum virgatum 'Shenandoah'	ESTABLISHED			

PERENNIALS

15	RUS	DENIM N LACE RUSSIAN SAGE	1 GAL.	SPACING 36" O.C.	36X36 INCHES	LOW
		Perovskia atriplicifolia 'Denim 'n Lace'	ESTABLISHED			
12	RVN	RED VALERIAN	1 GAL.	SPACING 24" O.C.	24X24 INCHES	LOW
		Centanthus ruber	ESTABLISHED			

LANDSCAPE WATER BUDGET

LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)	
LOW	100	10,594	x 3 GAL =	31,782
TOTAL GAL / TOTAL LANDSCAPE AREA =			3	GAL/SF



HYDROZONE MAP
SCALE: 1"=40'

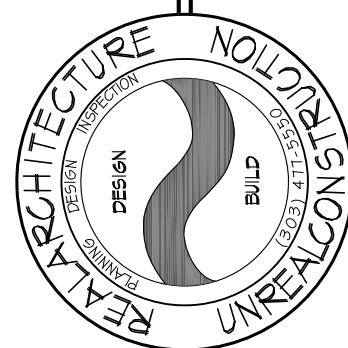


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SPRINGHILL SUITES

LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3

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DRAWN: DLB RF
DATE: 11-11-24
PROJECT NUMBER: 2321
REVISIONS:

LANDSCAPE
NOTES

SHEET #

8

SPRINGHILL SUITES AT PAINTED PRAIRIE

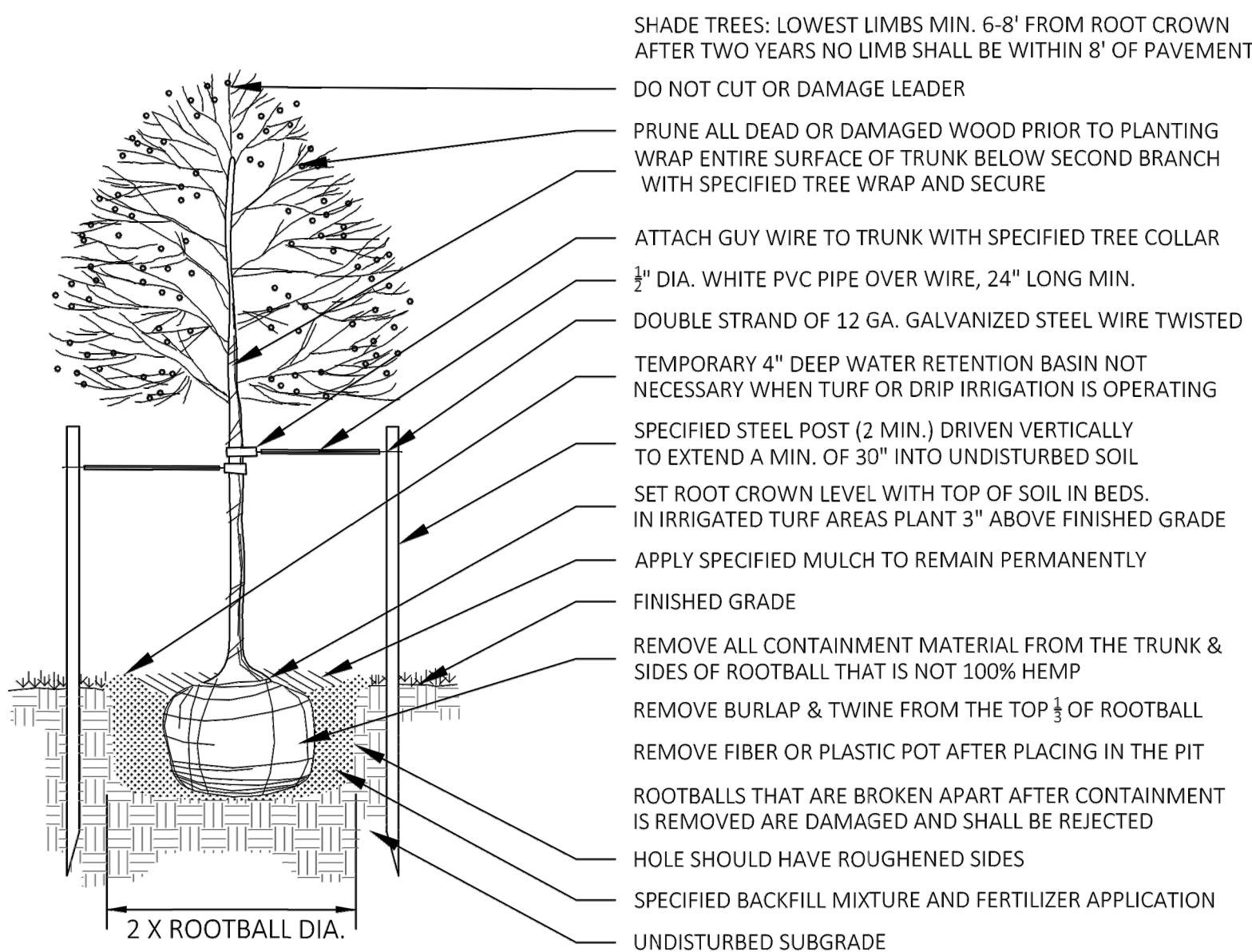
SITE PLAN

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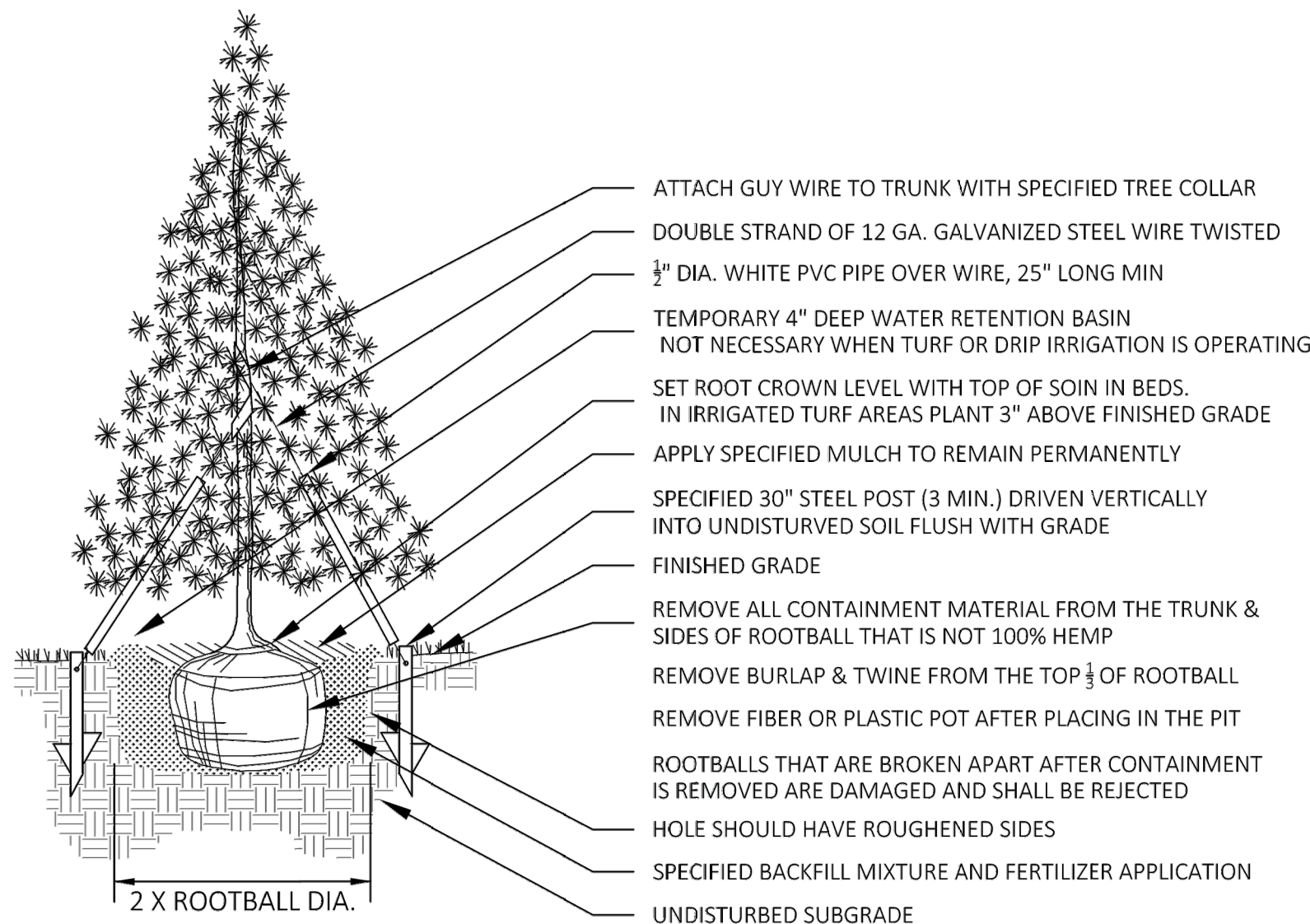
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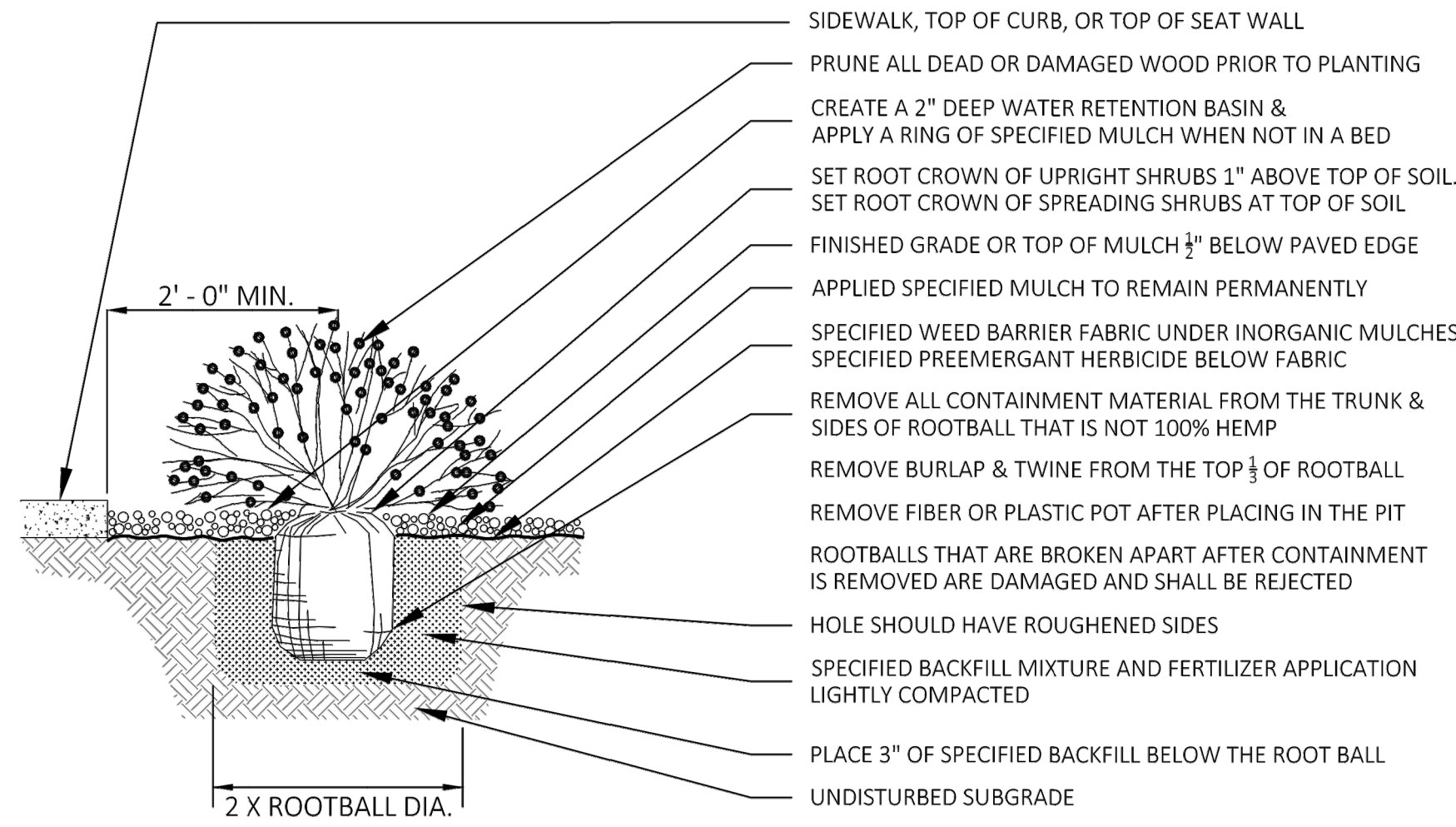
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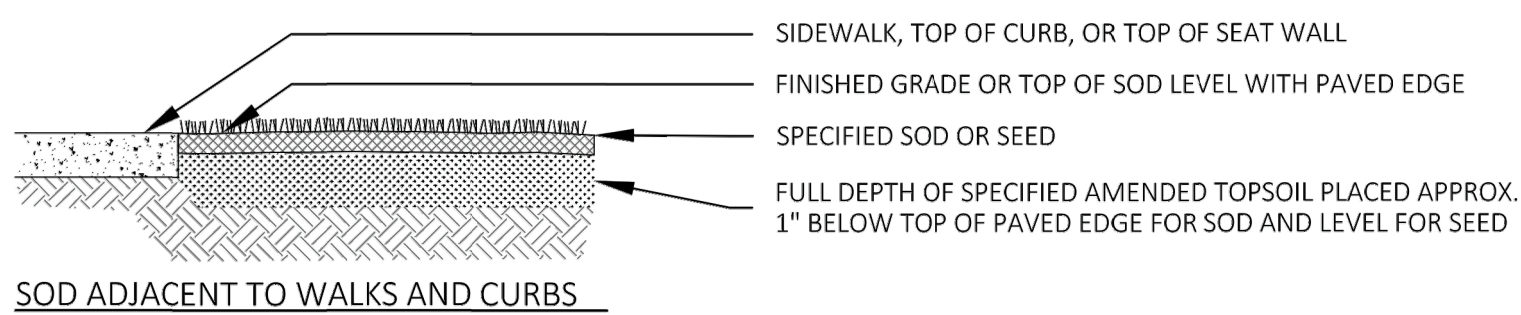
A **DECIDUOUS TREE PLANTING**
NOT TO SCALE



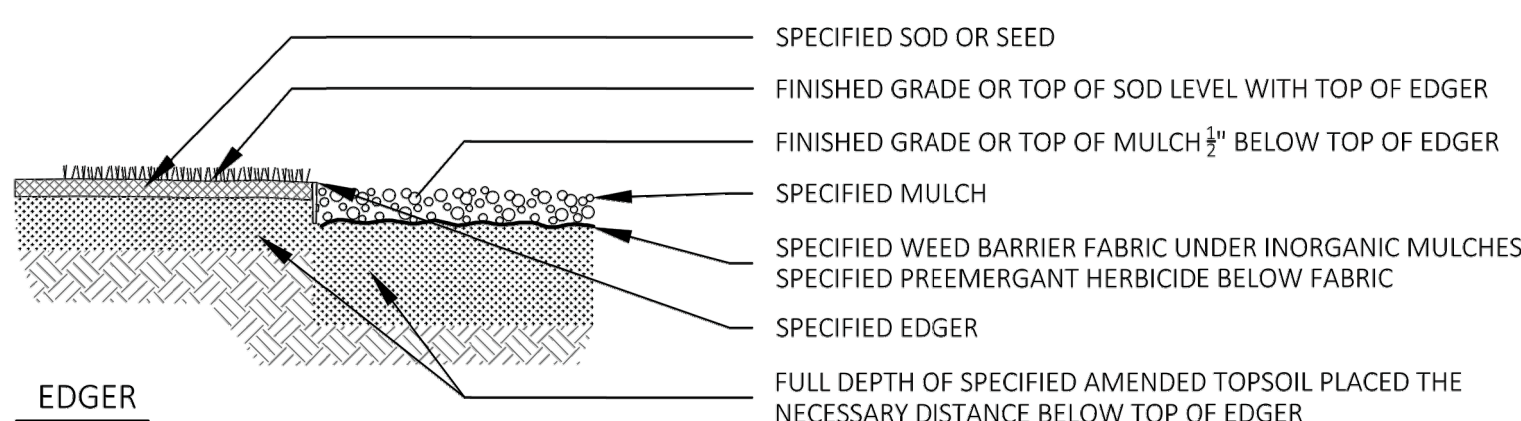
B **EVERGREEN TREE PLANTING**
NOT TO SCALE



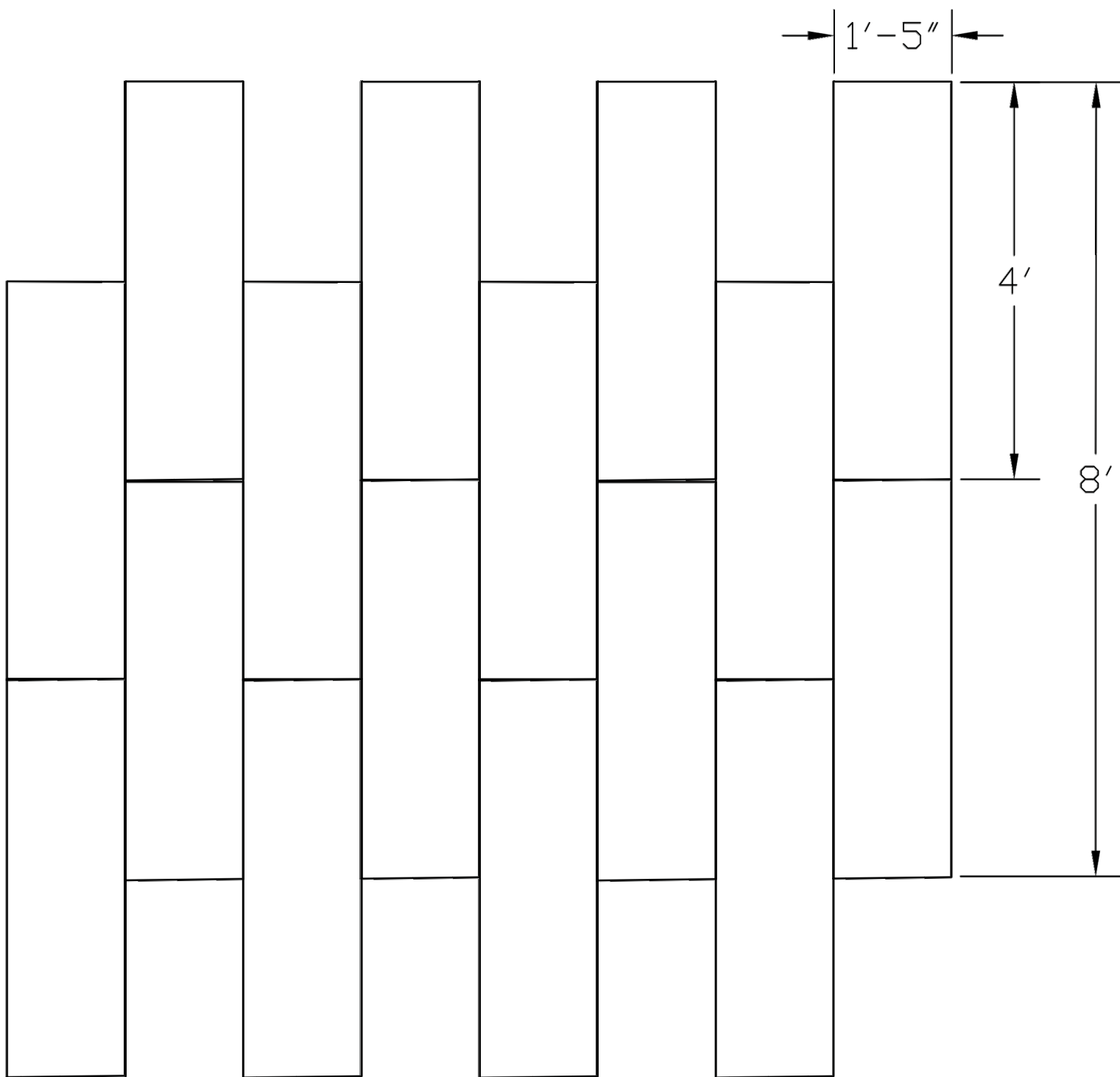
C **SHRUB PLANTING**
NOT TO SCALE



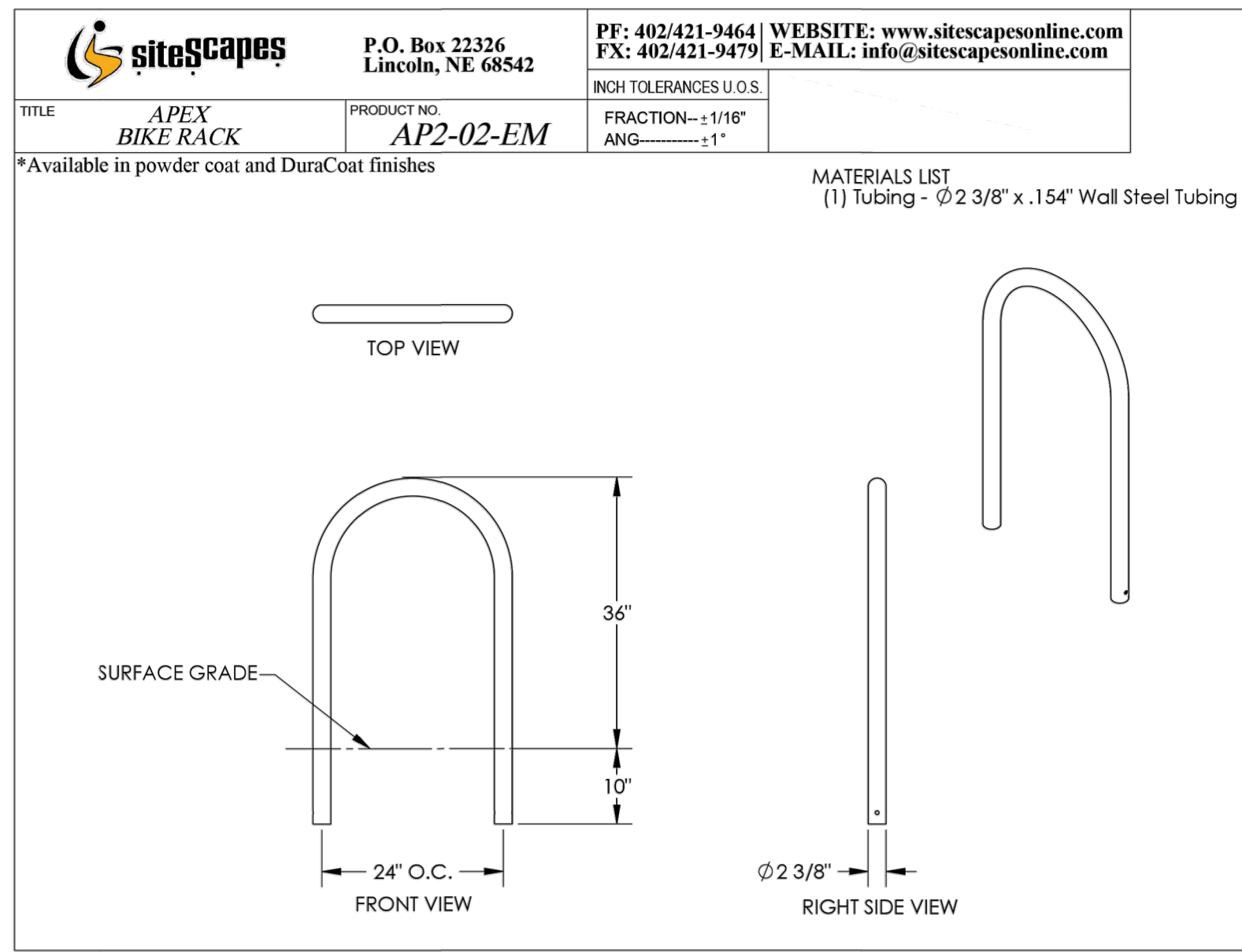
D **EDGE TREATMENT**
NOT TO SCALE



E **BOULDER PLACEMENT**
NOT TO SCALE



F **DECORATIVE CONCRETE PAVING**
NOT TO SCALE



G **SITE SCAPES APEX BIKE RACK**
NOT TO SCALE

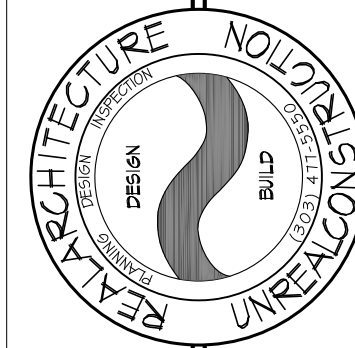
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DRAWN: DLB, RF
DATE: 11-11-24
PROJECT NUMBER: 2321

REVISIONS:
LANDSCAPE DETAILS

SHEET #



SPRINGHILL SUITES AT PAINTED PRAIRIE

SITE PLAN

SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION II, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOTE: THE LOCATION AND SIZE OF SIGNAGE IS CONCEPTUAL AND WILL BE REVIEWED FOR COMPLIANCE DURING THE SIGN PERMIT REVIEW PROCESS.
218'-6 1/2" OF ARTERIAL STREET FRONTAGE
294.21 SF OF SIGN AREA PERMITTED PER 4.10.5.B.2.a OF THE UDO; 96 SF PROVIDED

TRASH ENCLOSURE - SEE SITE DETAILS SHEET (SHEET 13)

2 E. 64TH AVENUE ELEVATION (NORTH)
SCALE: 1" = 10'



NOTE: THE LOCATION AND SIZE OF SIGNAGE IS CONCEPTUAL AND WILL BE REVIEWED FOR COMPLIANCE DURING THE SIGN PERMIT REVIEW PROCESS.
203'-10" OF STREET FRONTAGE
201.9 SF OF SIGN AREA PERMITTED PER 4.10.5.B.2.b OF THE UDO; 96 SF PROVIDED

1 N. JERICO STREET ELEVATION (WEST)
SCALE: 1" = 10'

EXTERIOR MATERIAL LEGEND	
HATCH	DESCRIPTION
	DECORATIVE CONCRETE BLOCK BASALITE - 120MR - GROUND FACE
	METAL PANELS WESTERN STATES METAL ROOFING - SHERWIN WILLIAMS - DANUBE (SW 6803)
	STUCCO VENEER SHERWIN WILLIAMS - SNOWBOUND (SW 7004)
	DECORATIVE CONCRETE BLOCK BASALITE - 120MR - GROUND FACE

NOTES:
METAL COPING, FASCIA, AND TRIM TO BE POWDER COATED SHERWIN WILLIAMS - TRICORN BLACK (SW 6250)
- SEE RENDERINGS FOR LOCATIONS.
METAL FASCIA @ PORT-COCHERE AND LOW ROOFS TO BE POWDER COATED SHERWIN WILLIAMS - GOLDFINCH (SW 6905)
- SEE RENDERINGS FOR LOCATIONS.
ALL METAL RAILINGS TO BE POWDER COATED SHERWIN WILLIAMS - TRICORN BLACK (SW 6250).
ALL METAL COLUMNS TO BE POWDER COATED SHERWIN WILLIAMS - DANUBE (SW 6803).
ALL EXTERIOR DOORS, WINDOWS & PTAC GRILLES TO MATCH SHERWIN WILLIAMS - TRICORN BLACK (SW 6250).
EXTERIOR SOFFIT MATERIAL TO BE WESTERN STATES METAL ROOFING - ROSEWOOD T-8 PLANKWALL.

EXTERIOR MATERIAL CALCULATIONS		
N. JERICO STREET (TYPE A)		
DECORATIVE CONCRETE BLOCK	1658 SF	23%
METAL PANELS	2439 SF	34%
STUCCO	3,016 SF	43%
TOTAL MATERIALS	7,113 SF	100%
E. 63RD DRIVE (TYPE B)		
DECORATIVE CONCRETE BLOCK	2,721 SF	33%
METAL PANELS	2,013 SF	25%
STUCCO	3,432 SF	42%
TOTAL MATERIALS	8,226 SF	100%
N. KIRK STREET (TYPE B)		
DECORATIVE CONCRETE BLOCK	2,250 SF	29%
METAL PANELS	2,614 SF	34%
STUCCO	2,902 SF	37%
TOTAL MATERIALS	7,714 SF	100%
E. 64TH AVENUE		
DECORATIVE CONCRETE BLOCK	1,465 SF	18%
METAL PANELS	3,176 SF	39%
STUCCO	3,543 SF	43%
TOTAL MATERIALS	8,184 SF	100%
AGGREGATE TOTALS OF MATERIALS		
DECORATIVE CONCRETE BLOCK	25.15%	
METAL PANELS	33%	
STUCCO	41.25%	

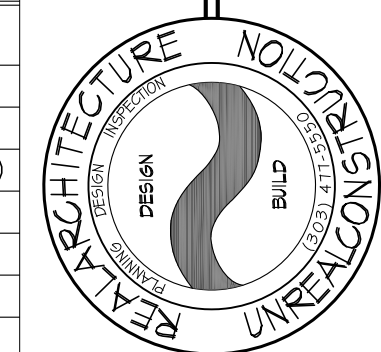
BUILD-TO ANALYSIS		
N. JERICO STREET (TYPE A)		
	REQUIRED	PROVIDED
TOTAL BUILD-TO	75% (160.41')	93% (200.11')
LOT STREET FRONTAGE	--	213.46'
BUILDING FRONTAGE (0' - 15')	--	119.74'
OPEN SPACE (0' - 15')	--	--
PLAZA (0' - 15')	--	80.38'
E. 63RD DRIVE (TYPE B)		
	REQUIRED	PROVIDED
TOTAL BUILD-TO	25% (103.28')	28% (114.71')
LOT STREET FRONTAGE	--	413.12'
BUILDING FRONTAGE (0' - 15')	--	34.63'
OPEN SPACE (0' - 15')	--	--
PLAZA (0' - 15')	--	80.08'
N. KIRK STREET (TYPE B)		
	REQUIRED	PROVIDED
TOTAL BUILD-TO	25% (54.26')	84% (114.08')
LOT STREET FRONTAGE	--	217.04'
BUILDING FRONTAGE (0' - 15')	--	--
OPEN SPACE (0' - 15')	--	114.08'
PLAZA (0' - 15')	--	--

GROUND-STORY ACTIVATION		
N. JERICO STREET (TYPE A)		
	REQUIRED	PROVIDED
AGGREGATE ACTIVATION	50%	75.3%
BUILDING FRONTAGE BUILD-TO (0' - 15')	--	119.74'
TRANSPARENCY (0' - 15')	--	60.62'
TRANSPARENCY ACTIVE USE	--	50.6%
PLAZA BUILD-TO (0' - 15')	--	80.38'
PATIO (0' - 15')	--	80.38'
PATIO ACTIVE USE	--	100%
E. 63RD DRIVE (TYPE B)		
	REQUIRED	PROVIDED
AGGREGATE ACTIVATION	50%	62%
BUILDING FRONTAGE BUILD-TO (0' - 15')	--	34.63'
TRANSPARENCY (0' - 15')	--	8.33'
TRANSPARENCY ACTIVE USE	--	24%
PLAZA BUILD-TO (0' - 15')	--	80.08'
PATIO (0' - 15')	--	80.08'
PATIO ACTIVE USE	--	100%
N. KIRK STREET (TYPE B)		
	REQUIRED	PROVIDED
AGGREGATE ACTIVATION	50%	61.8%
OPEN SPACE BUILD-TO (0' - 15')	--	114.08'
STREETSCAPE (0' - 15')	--	120.0'
STREETSCAPE ACTIVE USE	--	61.8%

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PREPARED FOR:
SPRINGHILL CO2
PROPERTY, LLC.

SPRINGHILL SUITES
20551 E 63RD DRIVE
AURORA, COLORADO 80019



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DRAWN: DLB RF
DATE: 7-11-24
PROJECT NUMBER: 2321
REVISIONS:

ELEVATIONS

SHEET #



SITE PLAN
SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION II, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



N. KIRK STREET (TYPE B)		
	REQUIRED	PROVIDED
AGGREGATE ACTIVATION	50%	61.8%
OPEN SPACE BUILD-TO (0' - 15')	--	194.08'
STREETSCAPE (0' - 15')	--	120.0'
STREETSCAPE ACTIVE USE	--	61.8%

SHEET #

SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION II, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



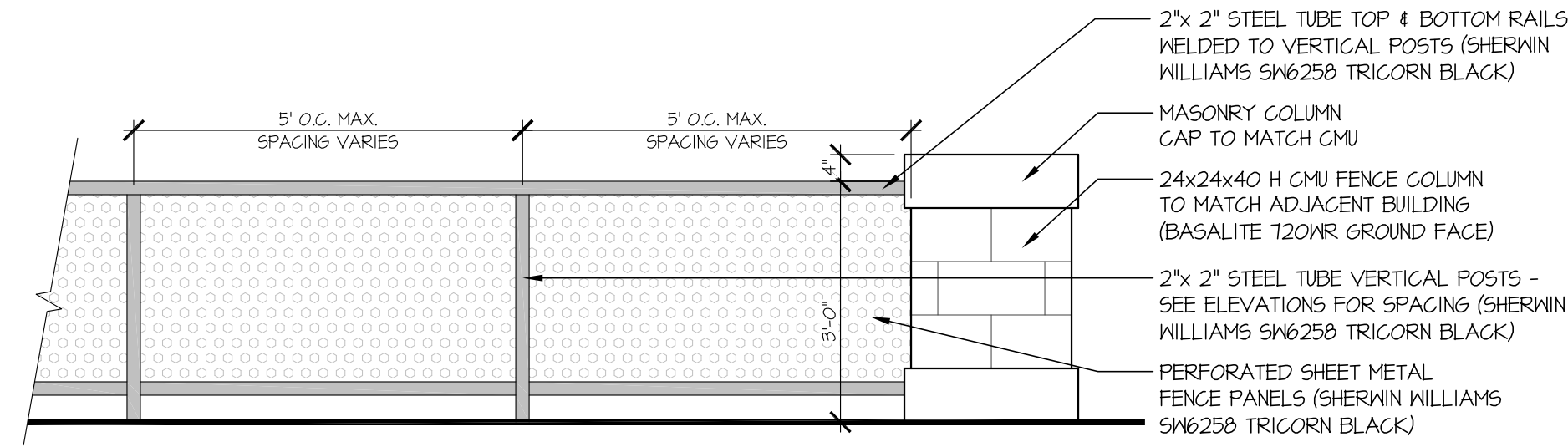
N. KIRK STREET (TYPE B)	REQUIRED	PROVIDED
AGGREGATE ACTIVATION	50%	61.8%
OPEN SPACE BUILD-TO (0' - 15')	--	194.08'
STREETSCAPE (0' - 15')	--	120.0'
STREETSCAPE ACTIVE USE	--	61.8%



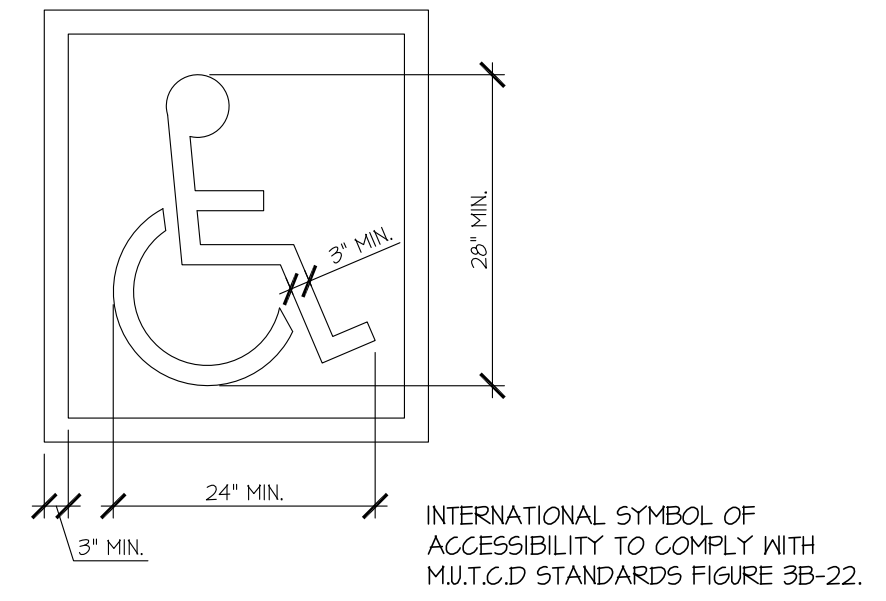
SPRINGHILL SUITES AT PAINTED PRAIRIE

SITE PLAN

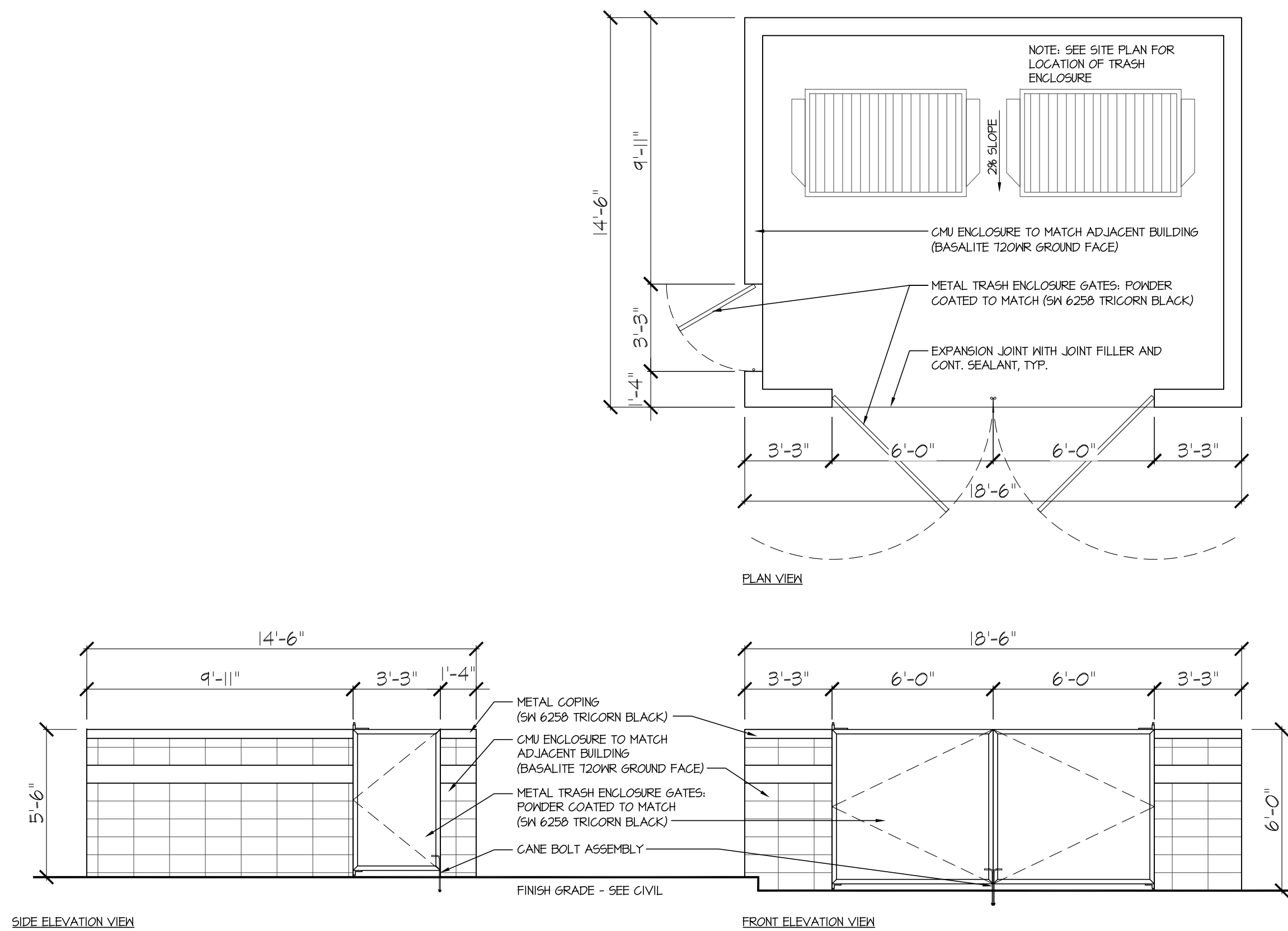
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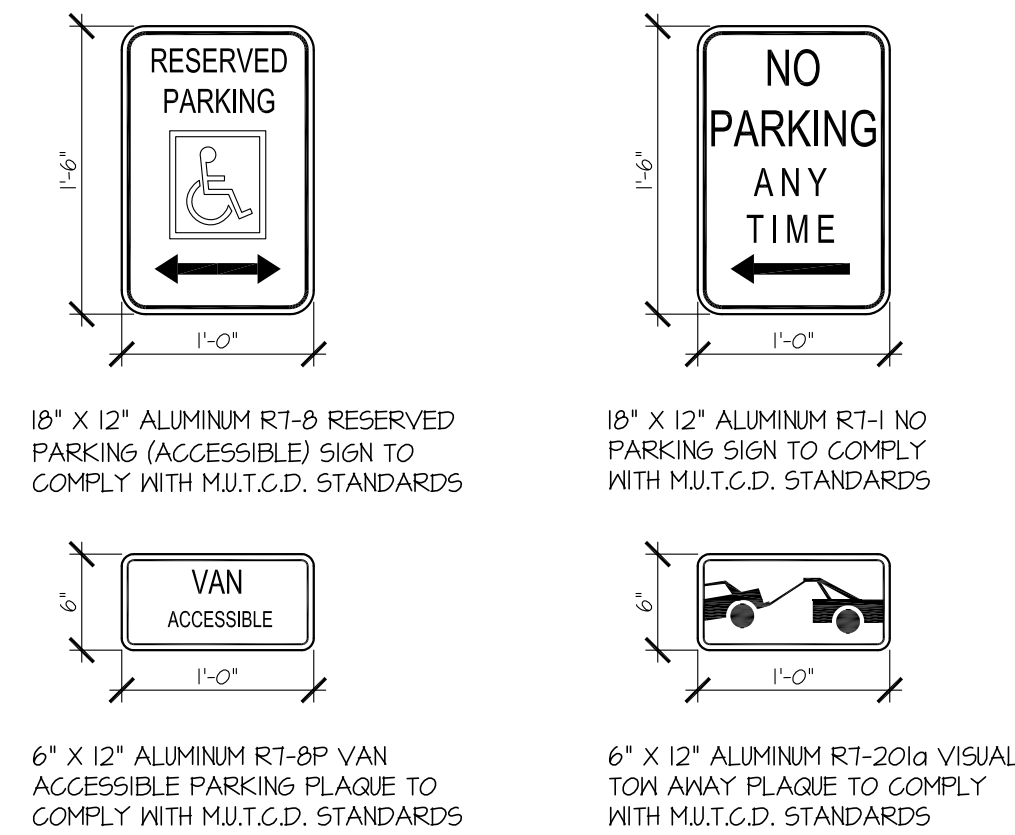
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TYPICAL PATIO FENCE DETAIL
SCALE: 1/2"=1'-0"



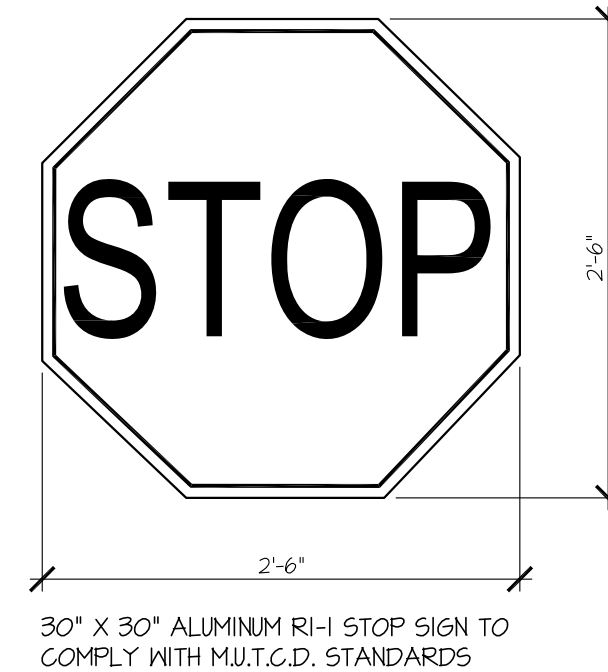
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SYMBOL OF ACCESSIBILITY DETAIL
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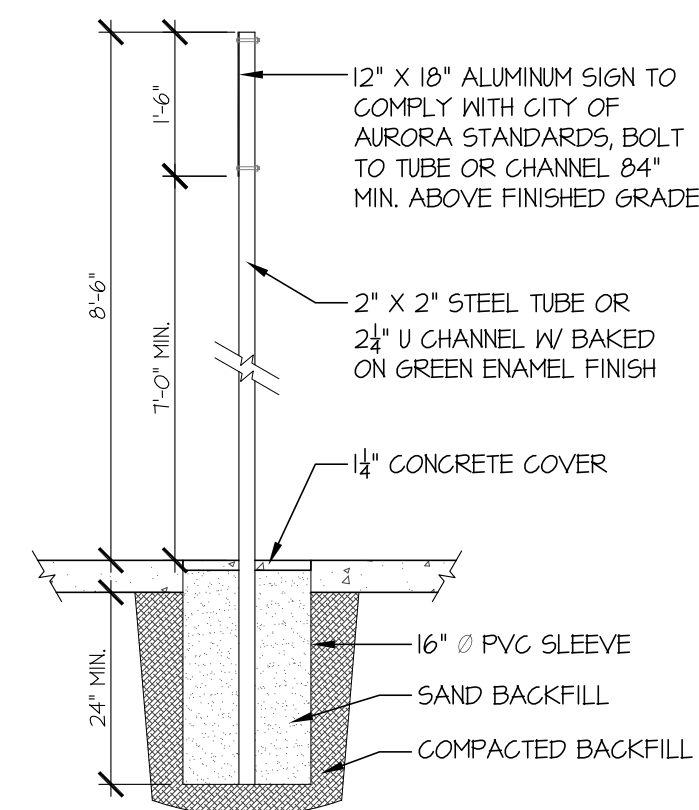
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TRASH ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



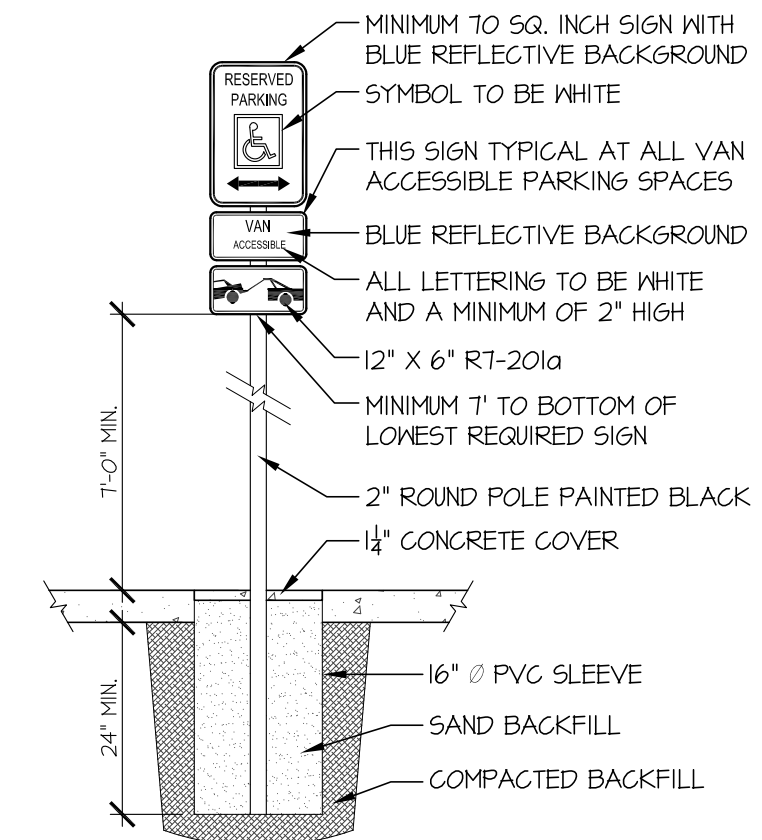
4
--
TYPICAL SIGN & PLAQUE DETAILS
SCALE: 1"=1'-0"



3
--
TYPICAL STOP SIGN DETAIL
SCALE: 1"=1'-0"



2
--
TYPICAL PARKING SIGN DETAIL
SCALE: 1/2"=1'-0"



1
--
HANDICAP PARKING SIGN DETAIL
SCALE: 1/2"=1'-0"

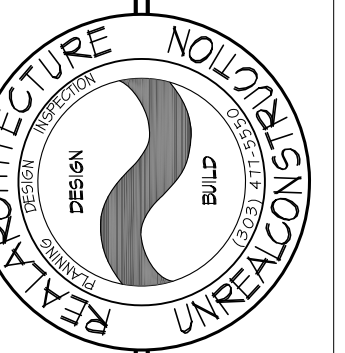
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PREPARED FOR:
FLIGHT HOTEL 902
PROPERTY, LLC.

SPRINGHILL SUITES

LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3

20551 E 63RD DRIVE
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REVISIONS:

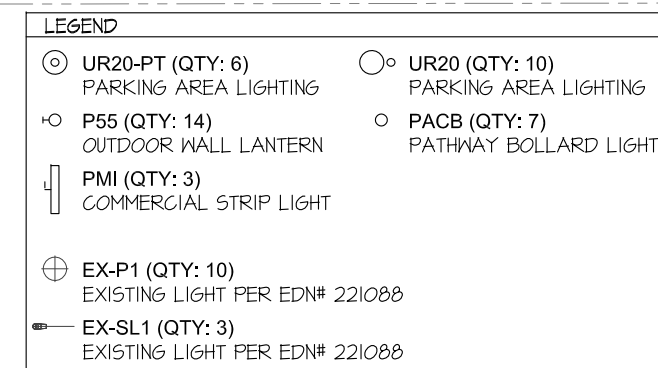
SITE PLAN
DETAILS

SHEET #

13

SITE PLAN

E. 64TH AVENUE
(126' PUBLIC RIGHT-OF-WAY)

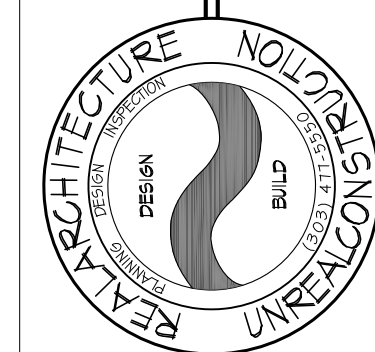


LIGHTING NOTES:

I. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

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SPRINGHILL SUITES
LOT 1, BLOCK 2, PAINTED PRAIRIE TOWN CENTER SUBDIVISION FILING NO. 3
20551 E 63RD DRIVE
AURORA, COLORADO 80014
PREPARED FOR:
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PROJECT NUMBER	23

PHOTOMETRIC
PLAN

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