

SITE PLAN
SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES
A Resubdivision of Tract 5, Windsor Gardens, being
Situated in the SW 1/4, NE 1/4 of Section 8, T. 4 S., R. 66 W., of the 6th P.M.,
City of Aurora, County of Arapahoe, State of Colorado

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 ONLY APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th DAY OF Nov A.D. 2003.

BY: [Signature]
T.J. JOHNSON, AS TRUSTEE
BY: [Signature]
RICHARD SCHWENGEL, AS TRUSTEE
BY: [Signature]
HENRY CRYER, AS TRUSTEE

STATE OF COLORADO)
COUNTY OF ARAPAHOE)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF Nov, A.D. 2003 BY T.J. JOHNSON, RICHARD SCHWENGEL AND HENRY CRYER AS TRUSTEES OF SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-14-04
NOTARY BUSINESS ADDRESS: 4014 E. Dahlia St Aurora Co 80013

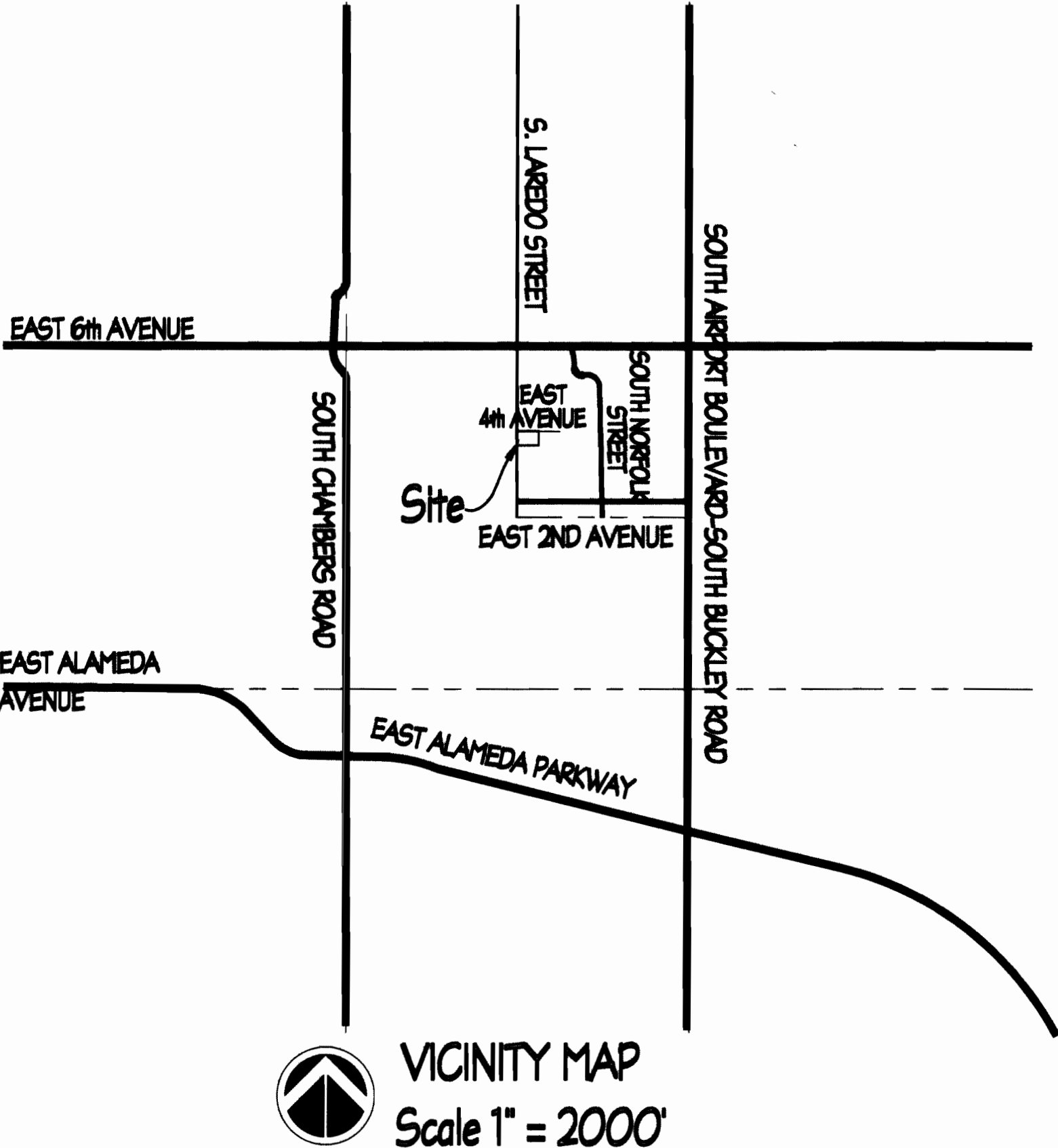
CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 11/5/03
PLANNING DIRECTOR: [Signature] DATE: 11-4-2003
PLANNING COMMISSION: [Signature] DATE: _____
(Chairman)
ATTEST: NA DATE: _____
(City Clerk)

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AT ____ O'CLOCK __M., THIS _____ DAY OF _____, A.D. 2003.

CLERK AND RECORDER: _____
DEPUTY _____



PROPERTY DESCRIPTION

TRACT 5, WINDSOR GARDENS, EXCEPT THE WEST FIVE FEET THEREOF, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITUATED IN THE SW 1/4 NE 1/4 OF SECTION 8, T.4 S., R. 66 W., OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4, NE 1/4 OF SAID SECTION 8;
THENCE N 89°58'43" E, ALONG THE NORTH LINE OF SAID SW 1/4, NE 1/4 A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 89°58'43" E, ALONG SAID NORTH LINE, A DISTANCE OF 627.20 FEET TO THE NORTHEAST CORNER OF TRACT 5 OF WINDSOR GARDENS, A SUBDIVISION PLAT RECORDED IN BOOK A3 AT PAGE 5 OF THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE;
THE S 00°12'53" E, ALONG THE EAST LINE OF SAID TRACT 5 A DISTANCE OF 319.62 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5;
THENCE N 89°59'52" W, ALONG THE SOUTH LINE OF SAID TRACT 5, A DISTANCE OF 628.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAREDO STREET;
THENCE N 00°04'22" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 319.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.61 ACRES (200,643 S.F.), MORE OR LESS.

PROJECT DATA

LAND AREA WITHIN PROPERTY LINE	4.61 ACRES	201,643 S.F.
LAND AREA WITHIN PUBLIC RIGHT-OF-WAY	0.49 ACRES	21,413 S.F.
GROSS FLOOR AREA (NO BASEMENT)	0.25 ACRES	10,850 S.F.
NUMBER OF BUILDINGS (NO BASEMENT)	TWO	
NUMBER OF STORIES	ONE	
MAXIMUM HEIGHT OF BUILDINGS	35 FEET	
TOTAL BUILDING COVERAGE	0.25 ACRES	10,850 S.F.
CHURCH (NO BASEMENT)	0.23 ACRES	10,050 S.F.
CARETAKER APARTMENT (NO BASEMENT)	0.02 ACRES	800 S.F.
HARD SURFACE COVERAGE	1.79 ACRES	78,352 S.F.
LANDSCAPE AREA - TOTAL INCLUDING BUFFER	2.08 ACRES	91,028 S.F.
LANDSCAPE AREA - INSIDE BUFFER	0.57 ACRES	24,960 S.F.
PRESENT ZONING CLASSIFICATION	M-1	
PROPOSED USES	CHURCH/CARETAKER APT.	
PERMITTED MAXIMUM SIGN AREA	80 S.F.	
PROPOSED TOTAL SIGN AREA	48 S.F.	
PROPOSED NUMBER OF SIGNS	1	
PARKING SPACES REQUIRED-CHURCH	114 SPACES	
PARKING SPACES REQUIRED-APARTMENT	2 SPACES	
PARKING SPACES PROVIDED	151 SPACES	
HANDICAP SPACES REQUIRED	5 SPACES	
△ HANDICAP SPACES PROVIDED	11 SPACES	
LOADING SPACES REQUIRED	NONE REQUIRED FOR CHURCH	
LOADING SPACES PROVIDED	NONE	

PARKING REQUIRED FOR CHURCHES: 1 PARKING SPACE PER 4 SEAT IN AUDITORIUM (2) SEATING-454 TOTAL = 113.5 PARKING SPACES REQUIRED.

SHEET INDEX

SHEET 1	SITE PLAN COVER
SHEET 2	SITE PLAN GENERAL NOTES
SHEET 3	SITE PLAN
SHEET 4	SITE PLAN - DETAILS
SHEET 5	SITE PLAN-GRADING PLAN
SHEET 6	SITE PLAN-UTILITY PLAN

AMENDMENTS:

08-16-04 △ - ADD SHED, CHANGE SIGN, LANDSCAPE, CHANGES + MINOR CORR. LIGHT DETAILS

SITE PLAN

SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESS

COSTIN ENGINEERING CONSULTANTS, INC.

**ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT**

7353 S. Alton Way, Suite A115
Englewood, Colorado 80112
PH (303) 790-4969
FAX (303) 790-4967

Prepared 10-8-2002
Project No 414
Sheet 1 of 6
Revised 12/31/02

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A Resubdivision of Tract 5, Windsor Gardens, being
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SITE PLAN GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEASE 50% OF ALL 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 STRIPS. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT".
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS OF WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS OF WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO THE CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

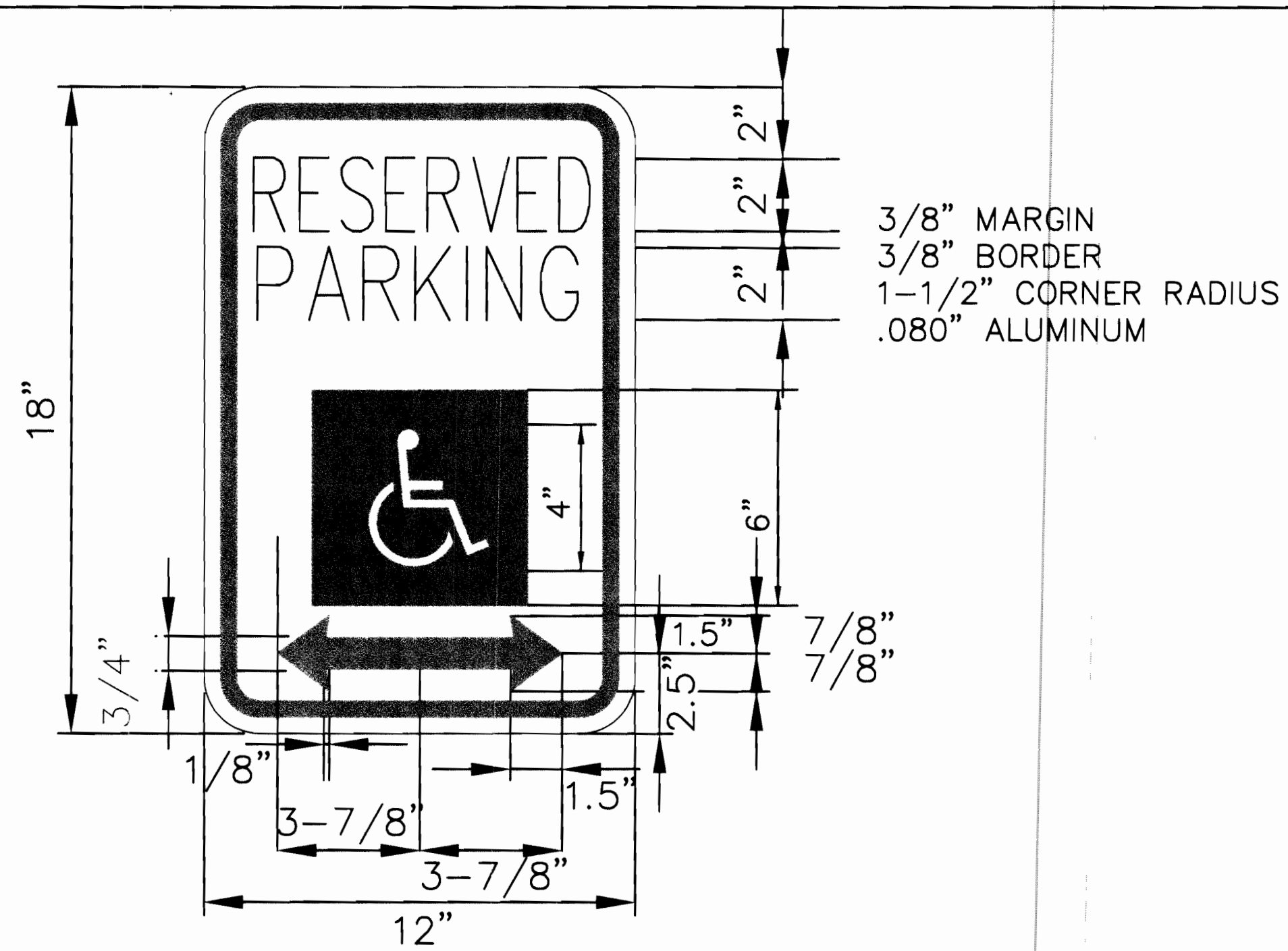
ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

SITE PLAN GENERAL NOTES Continued:

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING 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 THE 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. ALL REPRESENTATIVES AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE INSTALLATION WITH AURORA PUBLIC WORKS @ (303) 739-7300.
17. THE VENDOR OF ANY FUTURE SALE OF THE PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
18. THIS PROPERTY IS AFFECTED BY COVENANTS REGARDING AIRCRAFT OVER FLIGHT AS SET FORTH IN THE INSTRUMENT RECORDED MAY 30, 1975 IN BOOK 2339 AT PAGE 186, ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.
19. BENCHMARK: COA#10-040B-3" BRASS CAP ON SW CORNER OF CURB OPENING INLET, FACING LAREDO STREET, AND BEING AT THE SW CORNER OF E. 6TH AVE AND LAREDO STREET. COA-AKA I-045B - ELEVATION 5466.624 FT.

SITE PLAN
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COSTIN ENGINEERING CONSULTANTS, INC.
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7353 S. Alton Way, Suite A115	Prepared 10-8-2002
Englewood, Colorado 80112	Project No 414
PH (303) 790-4969	Sheet 2 of 6
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	Revised 03-01-03



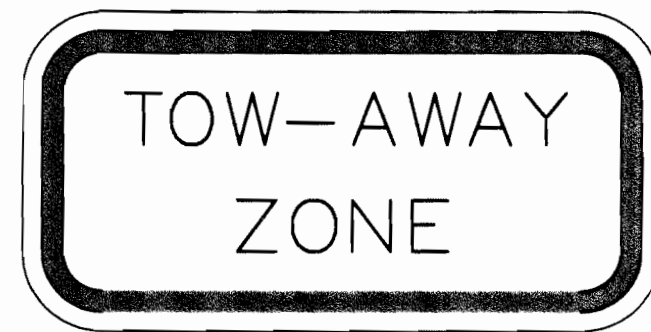
Signage for Accessible Parking

SIGNS FOR ACCESSIBLE PARKING SHALL

1. BE AT LEAST 12 INCHES WIDE AND 18 INCHES HIGH
2. HAVE WHITE LETTER ON BLUE BACKGROUND
3. STATE "RESERVED PARKING" AND "TOW AWAY ZONE"
4. SHOW A HANDICAPPED SYMBOL
5. BE PERMANENTLY MOUNTED WITHIN 10 FEET OF EACH ACCESSIBLE PARKING SPACE
6. BE LOCATED AT THE CENTER OF THE FRONT OF EACH ACCESSIBLE PARKING SPACE, FACING THE REAR OF THE SPACE
7. BE SEVEN FEET MEASURED FROM GRADE TO BOTTOM OF LOWEST SIGN POSTED
8. THE SHALL TWO VAN ACCESSIBLE PARKING SPACE ON THIS SITE.



R7-8a



R7-201

SEE MUTCD MANUAL FOR DETAILS OF SIGNS



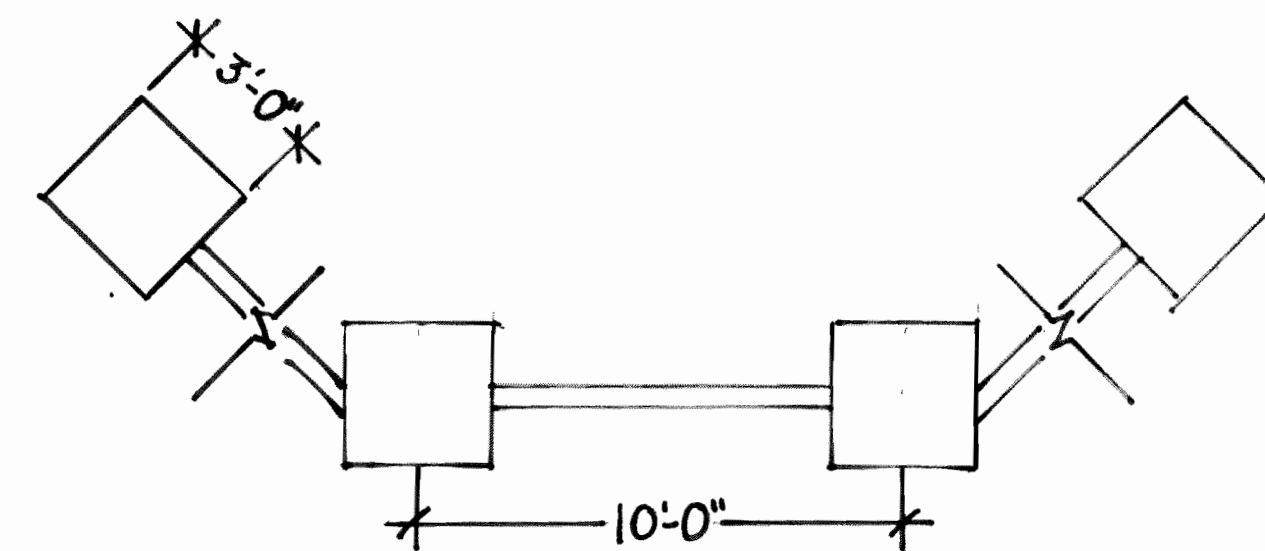
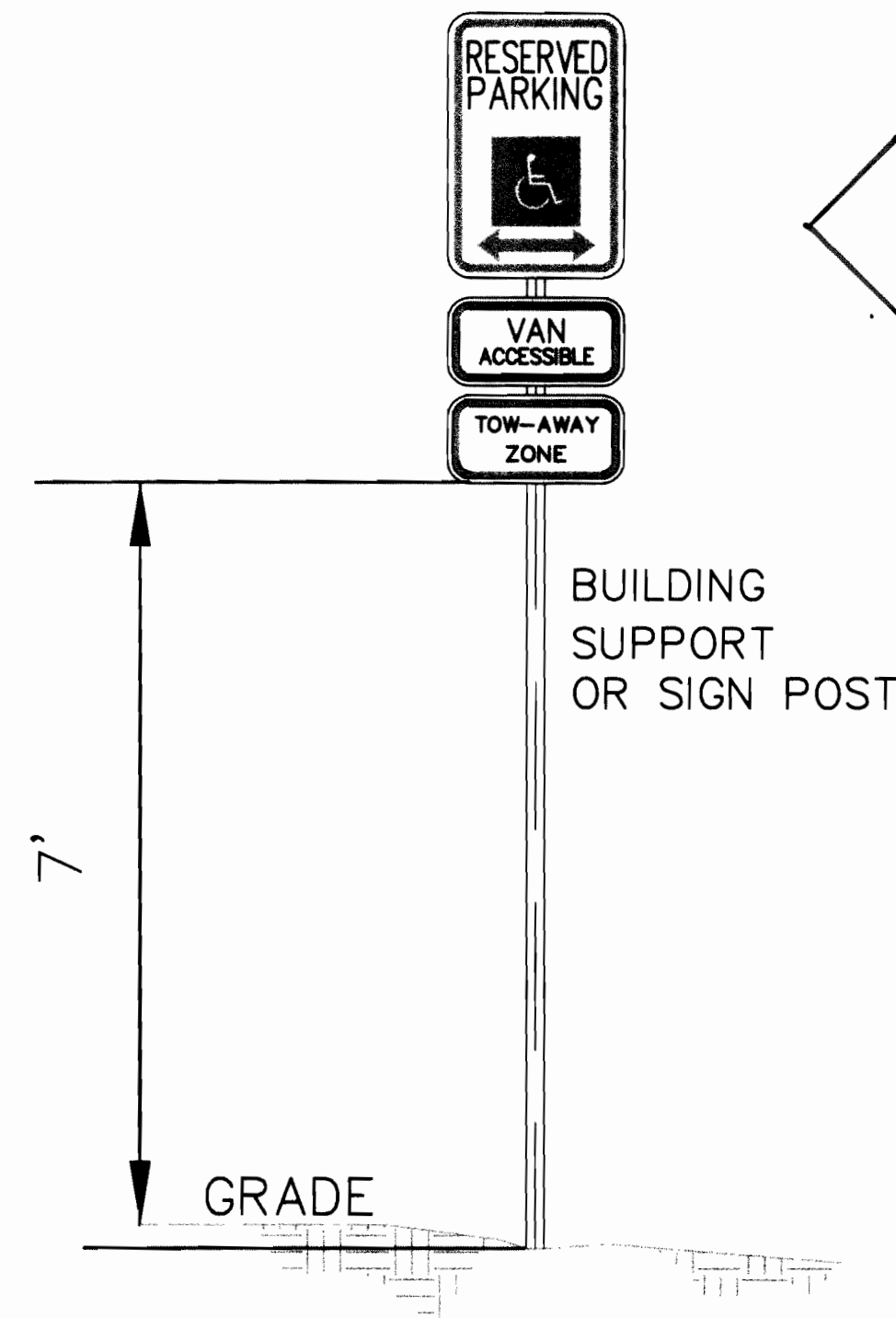
SITE PLAN

SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES

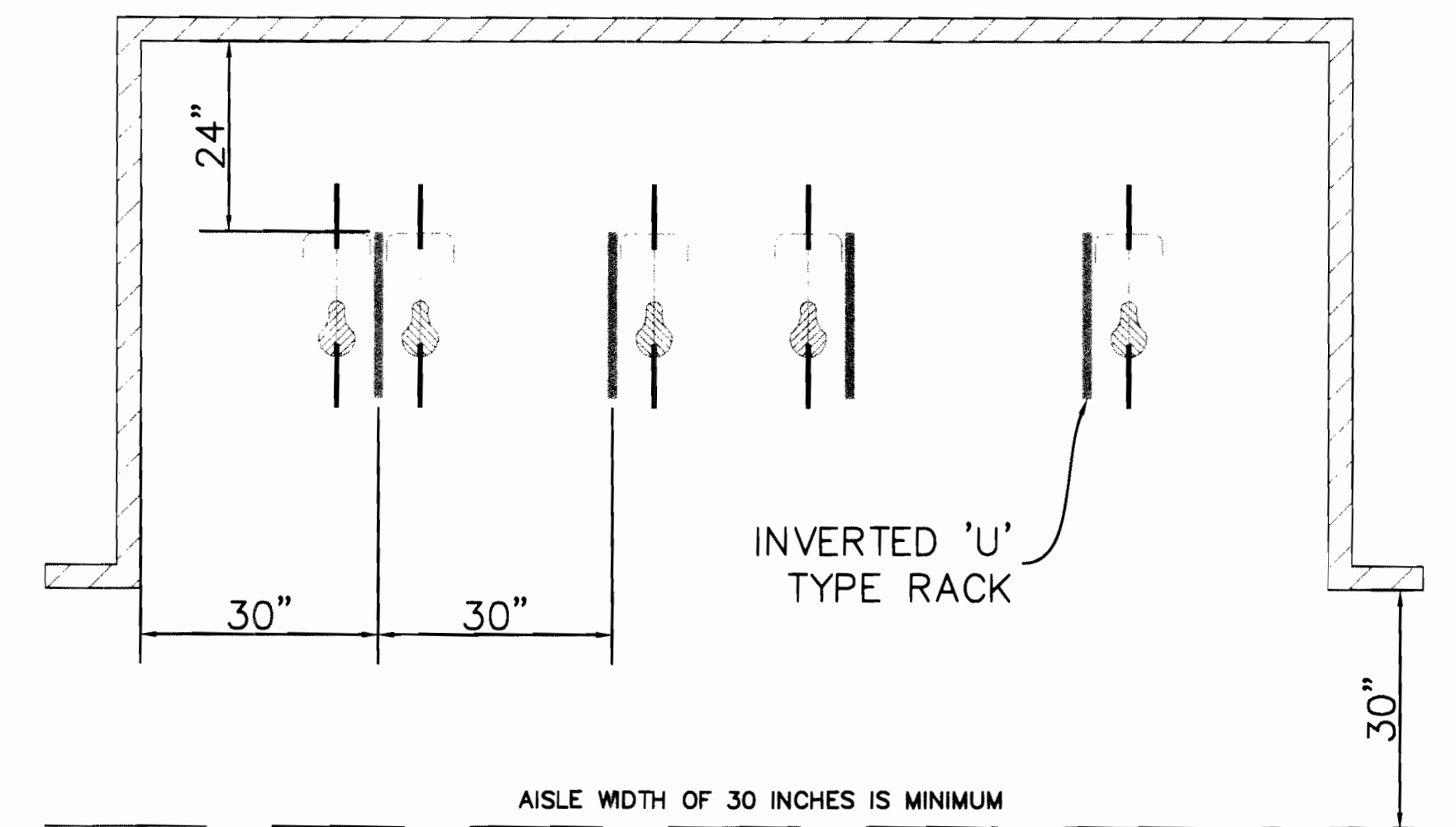
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GENERAL NOTES:

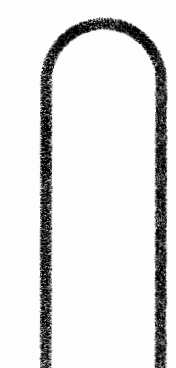
1. COLUMNS ARE LIGHT WEIGHT CONCRETE BLOCK COVERED WITH BRICK TO MATCH BRICK ON THE BUILDING.
2. FOR FOUNDATION DETAILS SEE F2.2.
3. TOP MAY BE SOLID STONE SLAB OR BRICK.
4. SIGN SURFACE IS 4'-0" X 8'-0"
5. LETTERING IS 9" HIGH.



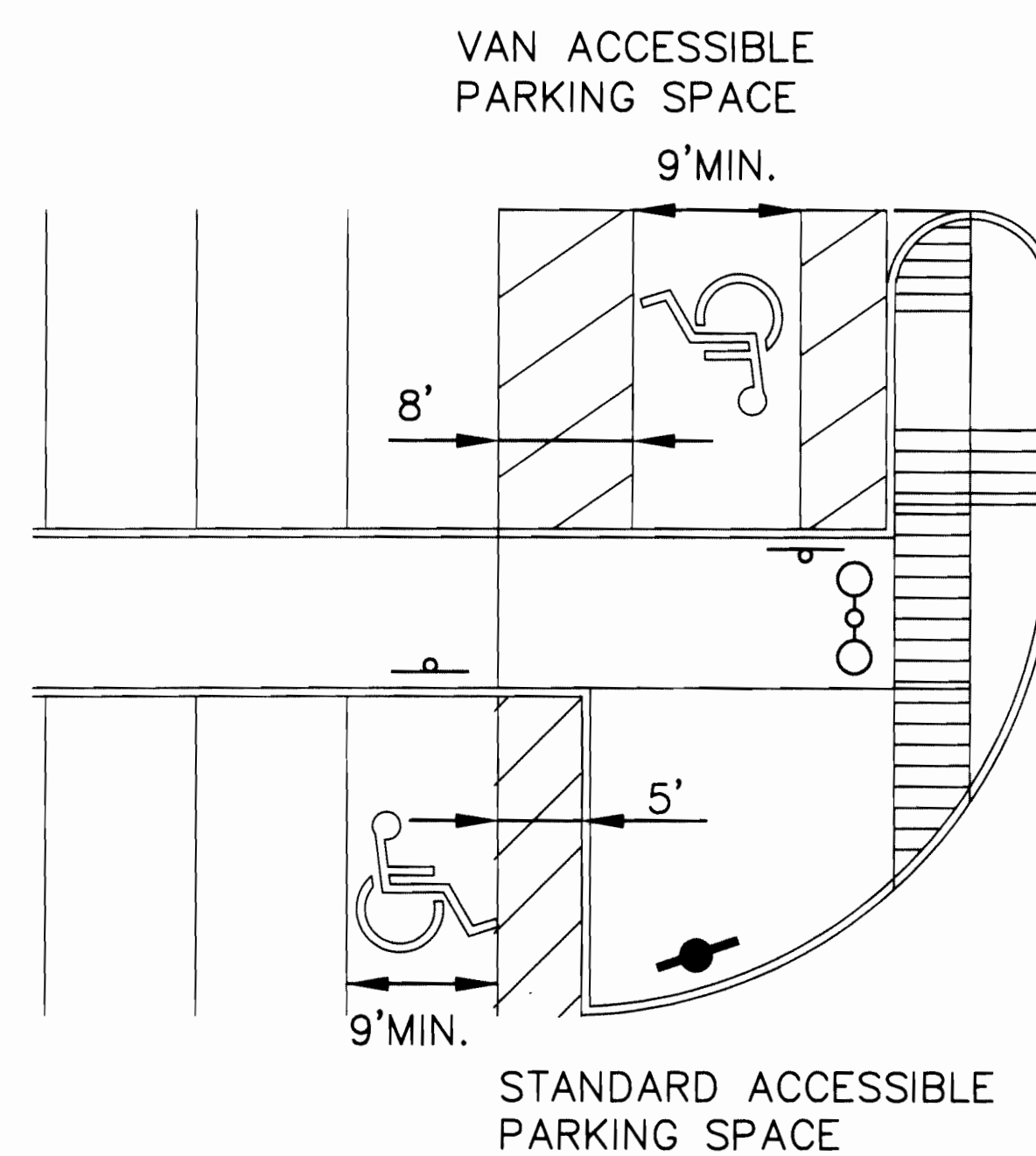
Project Sign Detail



Generalized Bicycle Parking Layout



Inverted 'U' Bicycle Rack



handicap Parking Stall Detail

SITE PLAN - DETAILS

SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESS

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LAND SURVEYING
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Prepared 10-8-2002
Project No 414
Sheet 4 of 6
Revised 12/31/02
Revised 04/22/03

C:\MICHEL\A141\stephan\A4SITE-GRADING.dwg Thu May 15 11:46:32 2003

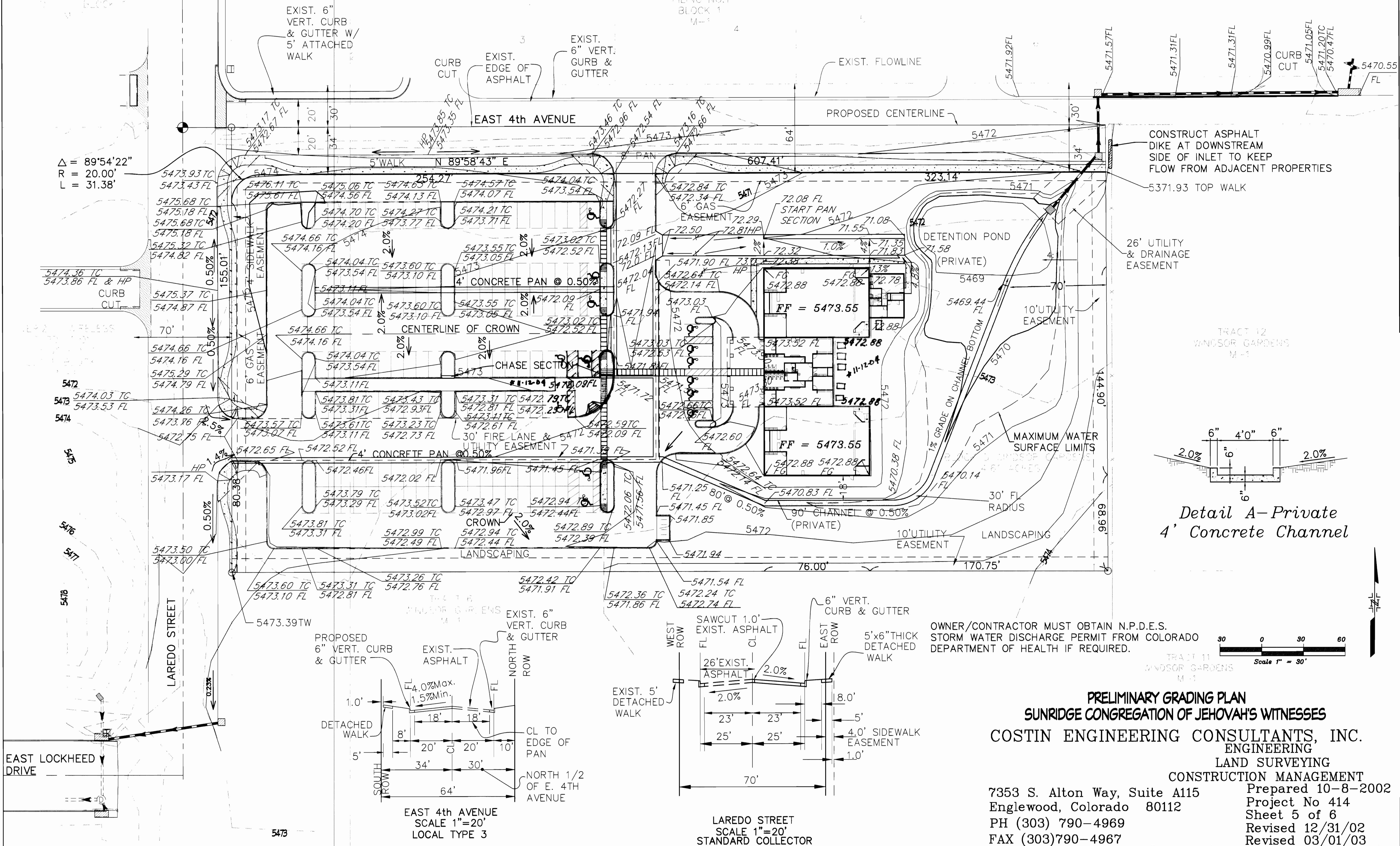
PRELIMINARY GRADING PLAN SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES

SPILL CURB
CATCH CURB

FG- FINISH GROUND
TC- TOP CURB
TW- TOP WALK
FL- FLOWLINE

LAREDO SUBDIVISION
FILING NO.1
BLOCK 1
M-1

WINDSOR STREET BUSINESS
CENTER SUBDIVISION
FILING NO. 1
LOT 1 BLOCK 1
M-1



C:\MICHELE\4141stephan\4141SITE-UTILITY96.dwg Thu May 15 11:47:34 2003

SITE PLAN SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES

RIM ELEV=5473.00
INV OUT(N)=5464.00
INV IN(S)=5464.10
INV IN(E)=5464.25

LAREDO SUBDIVISION
FILING NO.1
BLOCK 1
M-1

NORFOLK STREET BUSINESS
CENTER SUBDIVISION
FILING NO. 1
LOT 1 - BLOCK 1
M-1

RIM ELEV=5471.64
INV OUT(W)=5466.26
INV IN(E)=5466.34

Inlet JW.1
INSTALL 5' TYPE R
INLET(PUBLIC)
FL=5471.60

EXIST. 15' TYPE R
DROP INLET
TOP ELEV=5471.20

EX. 18"
STORM

EAST 4th AVENUE

EXIST. 8" DIP

EXIST. 8" PVC

50.0'~18" RCP
@ 0.36% (PRIVATE)

CONSTRUCT ASPHALT
DIKE AT DOWNSTREAM
SIDE OF INLET TO KEEP
FLOW FROM ADJACENT PROPERTIES

Inlet JW.2
5' TYPE R INLET
FL=5471.18

Inlet JW.3
TOP GRATE=5470.43
TYPE 13 INLET W/ PERMANENT
BMP OUTLET (PRIVATE)

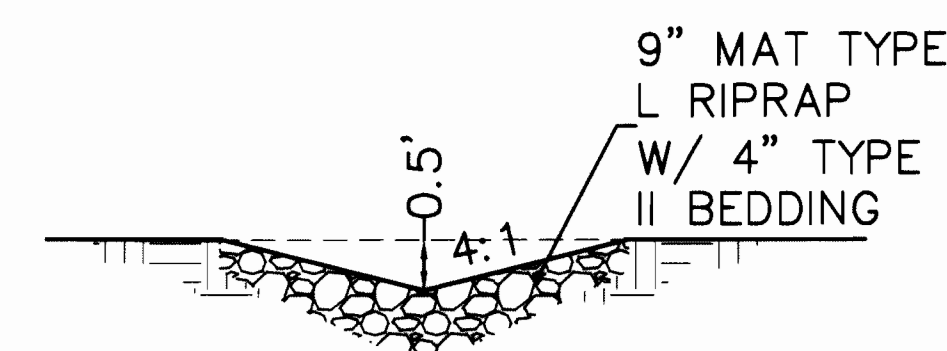
TRACT 12
WILDSOR GARDENS
M-1

MAXIMUM WATER
SURFACE LIMITS
10' UTILITY
EASEMENT
30' FL
RADIUS

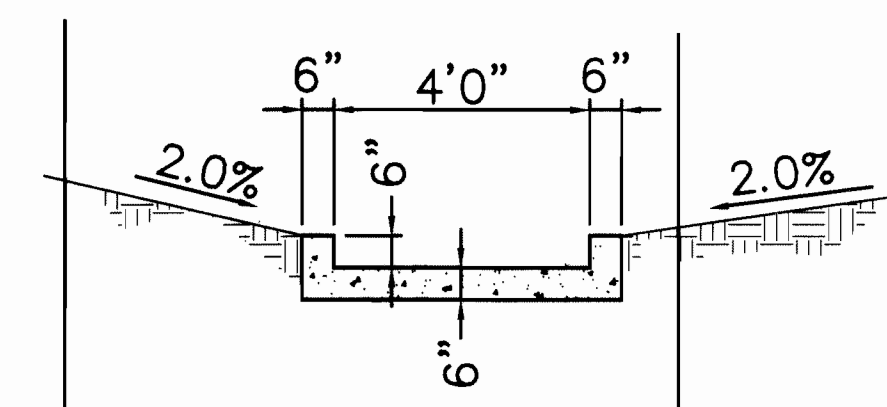
TRACT 5 WINDSOR GARDENS
4.61 ACRES

NOTE

ALL OFFSITE UTILITIES, i.e., STORM
SEWER IN EAST 4TH AVENUE TO BE
CONSTRUCTED AND APPROVED PRIOR
TO FINAL C.O.



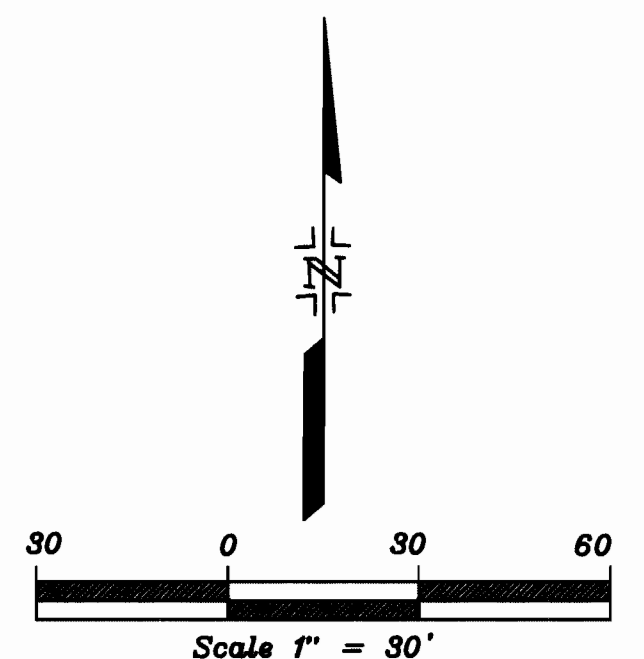
'V' Ditch (Private)
Temporary Drainage



Detail A
4' Concrete Channel
(Private)

LEGEND

--- SPILL CURB
--- CATCH CURB

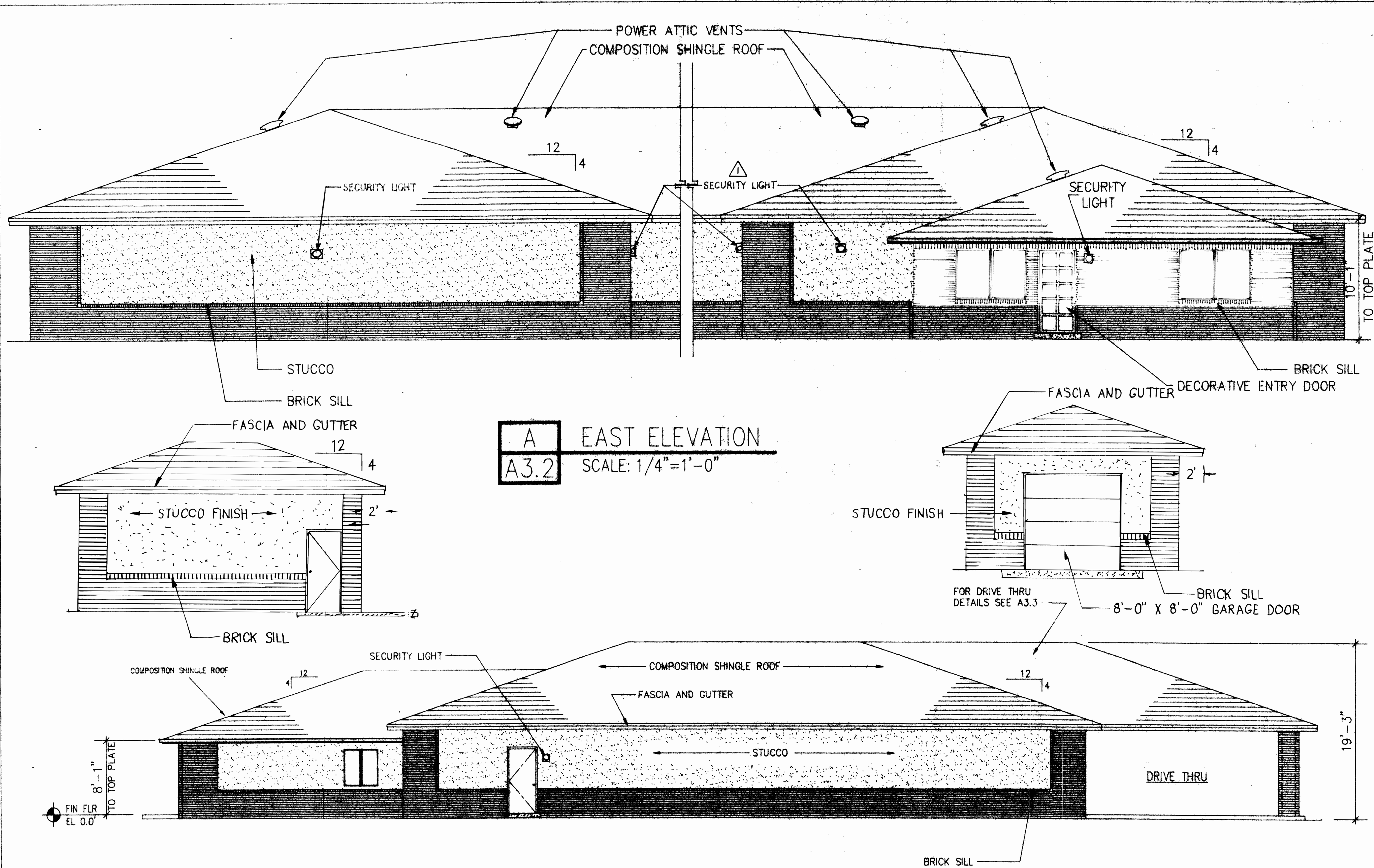


SITE PLAN-UTILITY
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SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES 2002-6047-00



A EAST ELEVATION
A3.2 SCALE: 1/4"=1'-0"

D ELEVATION EAST
A3.2 SCALE: 1/4"=1'-0" GARAGE ABOVE

C ELEVATION NORTH
A3.2 SCALE: 1/4"=1'-0" GARAGE ABOVE

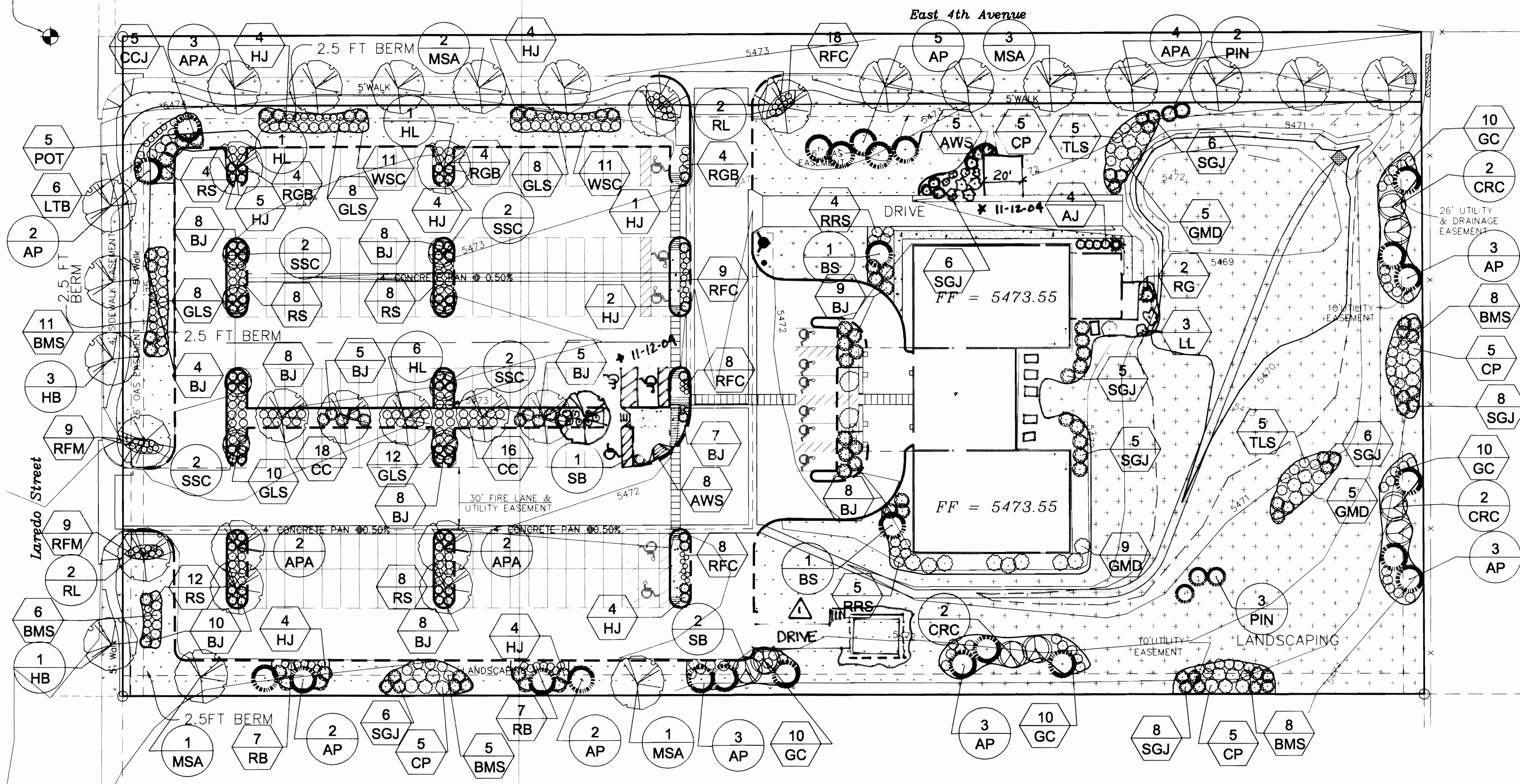
B NORTH ELEVATION
A3.2 SCALE: 3/16"=1'-0"

NO	DATE	REVISION	BY

SHEET TITLE	EXTERIOR ELEVATIONS
PROJECT TITLE	SUNRIDGE KINGDOM HALL 360 N. LAREDO ST. AURORA, CO 80011

DWN BY: CJS	CKD BY: HRB
SCALE: 1/4"=1'-0"	
DATE: 08-08-03	
CAD #: R10A32H5	
SHEET No.	A3.2

LANDSCAPE PLAN
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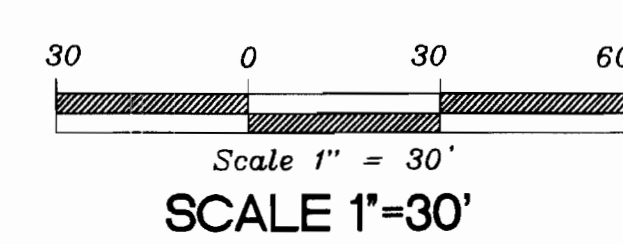


SITE LAND- USE DATA		SQUARE FEET	SQUARE FEET	PERCENT OF SITE
BUILDING			10,850	6.0%
PARKING/HARDSCAPE			78,352	43.5%
LANDSCAPE AREAS-			91,028	50.5%
LAWN, SEED, IRRIGATED	22,020			
PLANTING BEDS	15,365			
DETENTION/NATIVE-SEED,IRR	48,013			
PARKING LOT LANDSCAPING	5,630			
TOTAL LOT AREA			180230	100.0%
RIGHT-OF-WAY LANDSCAPING				
PLANTING BEDS	0			
LAWN, SOD, IRRIGATED	5,960			
TOTAL RT-OF-WAY LANDSC.	5,960			

DETENTION POND LANDSCAPE REQUIREMENTS			
SQUARE FOOTAGE	REQUIREMENT	# TREES REQ'D/ PROV'D	# SHRUBS REQ'D/ PROV'D
16,875 SQFT	1 TREE/10 SHRUBS PER 4,000 SQ. FT.	4/10	42/63

LANDSCAPE LEGEND

-
- Diagram illustrating a landscape plan with various plant types and irrigation zones:
- DECIDUOUS CANOPY TREE**: Represented by a large circle with a cross inside.
 - DECIDUOUS ORNAMENTAL TREE**: Represented by a circle with a cross inside, smaller than the canopy tree.
 - CONIFEROUS (EVERGREEN) TREE**: Represented by a circle with a cross inside, smaller than the canopy tree.
 - DECIDUOUS SHRUB**: Represented by a cloud-like shape.
 - EVERGREEN SHRUB**: Represented by a cloud-like shape with a cross inside.
 - NO. OF PLANTS**: Represented by a hexagon with the number 3 inside.
 - PLANT VARIETY**: Represented by a hexagon with the letters XX inside.
 - SOD--REQUIRED IN RIGHT-OF-WAY: IRRIGATED**: Represented by a rectangle with a cross inside.
 - RIGHT-OF-WAY: LAREDO 10', 4TH AVENUE 14'**: Represented by a rectangle with a cross inside.
 - LAWN--CAREFREE SEED MIX: IRRIGATED**: Represented by a rectangle with a cross inside.
 - NATIVE--LOW-GROW SEED MIX: IRRIGATE FOR 3 YEARS MINIMUM**: Represented by a rectangle with a cross inside.
 - SHRUB BEDS: ROCK OR CEDAR MULCH**: Represented by a rectangle with a cross inside.
 - FIRE HYDRANT**: Represented by a circle with a cross inside.



LANDSCAPE PLAN--SHEET L-1
SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESS

LANDSCAPE DESIGN BY:



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SHEET 1 OF 2
DATE 1/27/2003
REV. 5/9/2003
REV. 8/1/2003 REV. 10/08/2003

L1

LANDSCAPE PLAN DETAILS

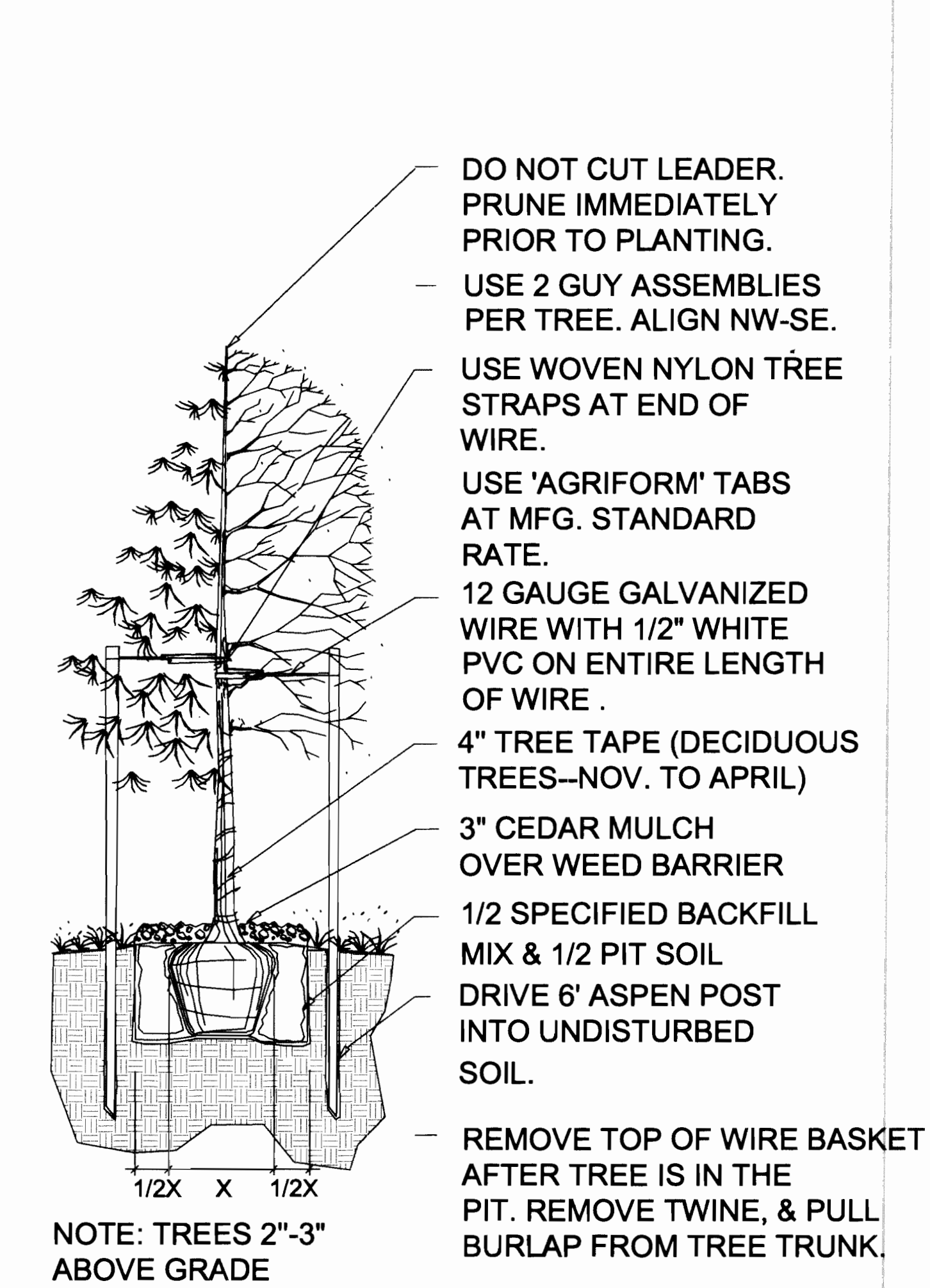
SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES

A Resubdivision of Tract 5, Windsor Gardens, being

Situated in the SW 1/4, NE 1/4 of Section 8, T. 4 S., R.66 W., of the 6th P.M.,

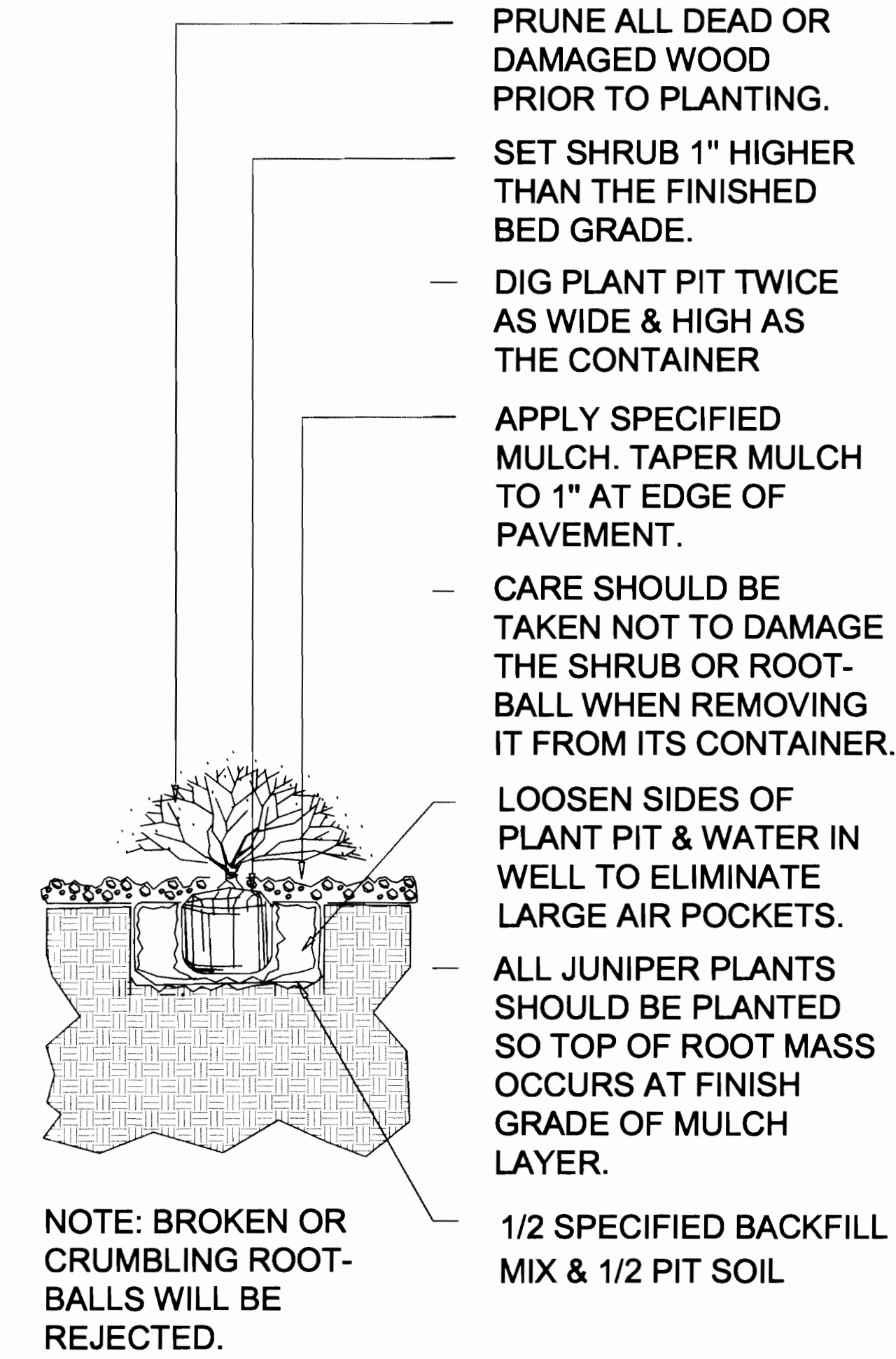
City of Aurora, County of Arapahoe, State of Colorado

1. FOR SOIL PREPARATION OF LAWN AREAS, ROTOTILL SOIL TO A DEPTH OF 6", WORKING IN A MIXTURE OF COMPOST, PEAT, AND MANURE MIX AT THE RATE OF 5 CU.YDS. PER 1000 SQ. FT., 8 YDS/1000 SQ.FT. IN PERENNIAL BEDS.
2. PARKING LOT LIGHTS CAN BE SINGLE OR DOUBLE FIXTURES. DETAIL SHOWN ON THE SITE PLAN. ALL LIGHT TO BE DOWNCAST AND TO REMAIN ON THE SITE.
3. ALL CONCRETE WALKS AND PATIO AREAS TO BE A MINIMUM OF 4" CONCRETE, BROOM-FINISHED. THE VEHICULAR DRIVES AND PARKING LOTS TO BE ASPHALT AS SPECIFIED BY THE ARCHITECT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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 CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUT OFF RAIN SENSORS. ALL TREES AND SHRUBS LOCATED IN PLANTING BEDS SHALL BE WATERED BY A PERMANENT AUTOMATIC DRIP IRRIGATION SYSTEM. ALL NATIVE-TURF AREAS SHALL BE IRRIGATED BY AN AUTOMATIC SPRAY OR POPUP SYSTEM FOR A MINIMUM OF THREE YEARS.



TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

SYM	COMMON NAME	BOTANIC NAME	Water Usage	SIZE	QUAN
DECIDUOUS TREES					
APA	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	M	2.5" BB	11
CRC	Canada Red Cherry	Prunus virginiana 'Canada Red'	L	2.0" BB	6
HB	Hackberry	Celtis occidentalis	L	2.5" BB	4
HL	Imperial Honeylocust	Gleditsia triacanthos 'Imperial'	L	2.5" BB	8
MSA	Marshall's Seedless Ash	Fraxinus americana 'Marshall's Seedless'	L	2.5" BB	7
RL	Redmond Linden	Tilia americana 'Redmond'	M	2.5" BB	4
SB	Shadblow Serviceberry	Amelanchier canadensis	M	6-8" BB	3
SSC	Spring Snow Cabapple	Malus x 'Spring Snow'	M	2.0" BB	8
EVERGREEN TREES					
AP	Austrian Pine	Pinus nigra	L	6' BB	23
BS	Baker's Blue Spruce	Picea pungens	M	6' BB	2
PIN	Pinyon Pine	Pinus ponderosa	L	6' BB	5
TOTAL					81
SHRUBS					
AJ	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	L	#5 cont	4
AWS	Anthony Waterer Spirea	Spirea japonica 'Anthony Waterer'	M	#5 cont	13
BJ	Buffalo Juniper	Juniperus sabina 'Buffalo'	L	#5 cont	88
BMS	Blue Mist Spirea	Caryopteris x clandonensis	L	#5 cont	38
CC	Cranberry Cotoneaster	Cotoneaster apiculatus	L	#5cont	34
CCJ	Calgary Carpet Juniper	Juniperus horizontalis 'Calgary Carpet'	L	#5 cont	5
CP	Cistena Plum	Prunus cistena	M	#5 cont	20
GC	Golden Currant	Ribes aureum	L	#5 cont	40
GLS	Grow-Low Sumac	Rhus aromatica 'Grow-Low'	L	#5 cont	46
GMD	Ginnala Maple, Dwarf	Acer ginnala 'Compacta'	L	#5 cont	19
HJ	Hughes Juniper	Juniperus horizontalis 'Hughes'	L	#5 cont	32
LL	James McFarland Lilac/other	Syringa x prestoniae 'James McFarland'	L	#5 cont	3
LTB	Lilac Time Broom	Cystis x 'Lilac Time'	L	#5 cont	6
POT	Yellow Gem Potentilla	Potentilla fruticosa 'Yellow Gem'	M	#5 cont	5
RB	Rabbitbrush	Chrysothamnus nauseosus	L	#5 cont	14
RFC	Flower Carpet Rose	Rosa 'Flower Carpet'	L	#5 cont	43
RFM	Fushia Meidiland Rose	Rosa 'Meipelta'	L	#5 cont	18
RG	Ravenna Grass	Erianthus ravennae	M	#5 cont	2
RGB	Rosy Glow Barberry	Berberis thunbergii 'Rosy Glow'	M	#5 cont	12
RRS	Red Sevilliana Rose	Rosa 'Red Sevilliana Meidiland'	L	#5 cont	9
RS	Russian Sage	Perovskia artiplicifolia	L	#5 cont	40
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	L	#5 cont	50
TLS	Three-Leaf Sumac	Rhus trilobata	L	#5 cont	10
WSC	Western Sandcherry	Prunus besseyi	L	#5 cont	22
TOTAL					573
Source: Arkansas Valley Seed Co.					
Native Seed--Low Grow Mix			L	Sq.Ft.	46920
Lawn--Care-Free Seed Mix			M	Sq.Ft.	23425
Lawn--Right-of-Way--sod			H	Sq.Ft.	5960

LANDSCAPE PLAN--SHEET L-2

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