

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, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Notate M.L.A. 24-05 Reception number E4016063 License Agreement and E4060883 Amendment allowing for the encroachment of the sliding gates into the 30' Fire Lane & Utility Easement and Drainage and Utility Easement

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 JSS

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: 3044 S. 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)

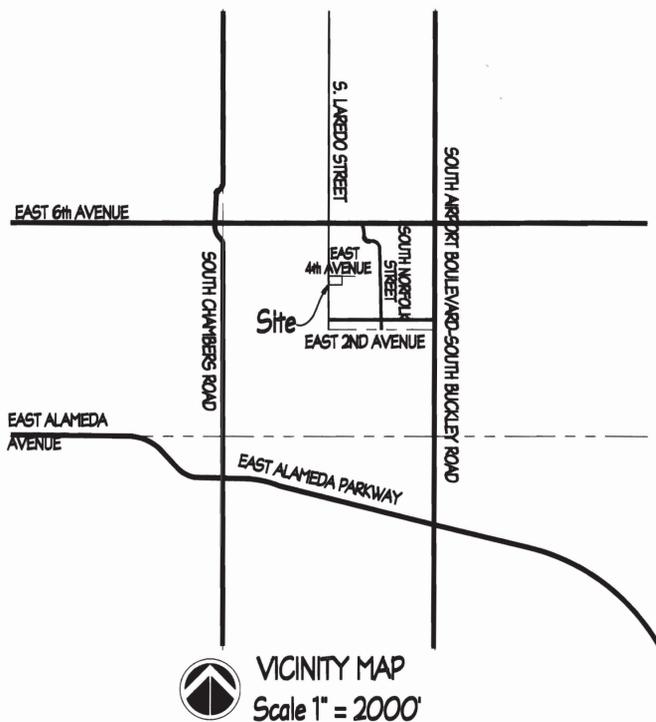
ATTEST: [Signature] DATE: _____
(City Clerk)

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 _____

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



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

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SHEET 6	SITE PLAN-UTILITY PLAN

AMENDMENTS:

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

07-26-24 Δ - ADD FENCING AND GATES, AMENDMENT M.L.A.24-05

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

