

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)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: 2614 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: [Signature] DATE: _____
(City Clerk)

RECORDER'S CERTIFICATE

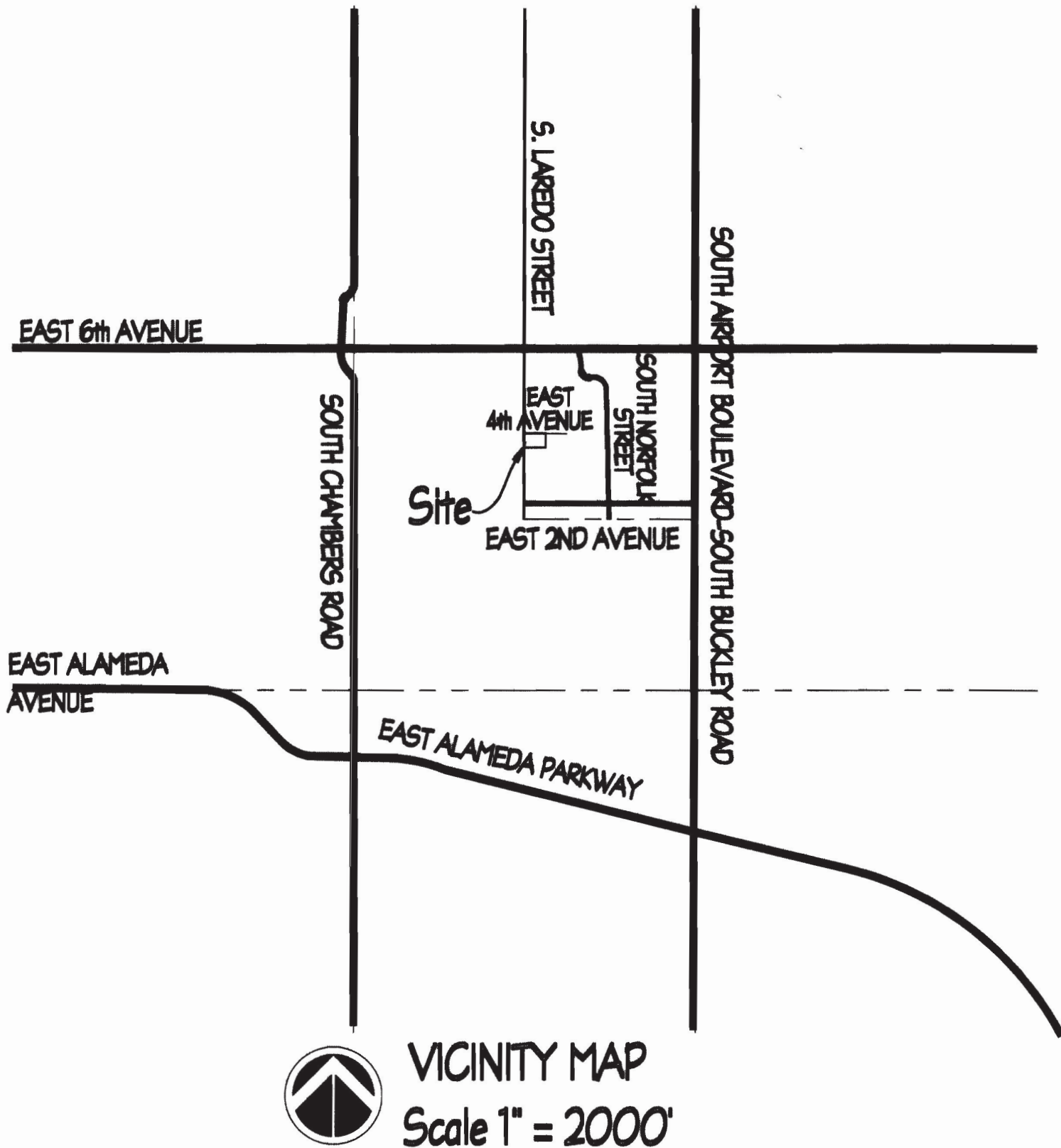
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AT ____ O'CLOCK __M., THIS _____ DAY OF _____, A.D. 2003.

CLERK AND RECORDER: _____
DEPUTY _____

SITE PLAN

SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESSES

A Resubdivision of Tract 5, Windsor Gardens, being
Situating 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



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.

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.

SHEET INDEX

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SHEET 6	SITE PLAN-UTILITY PLAN

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

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

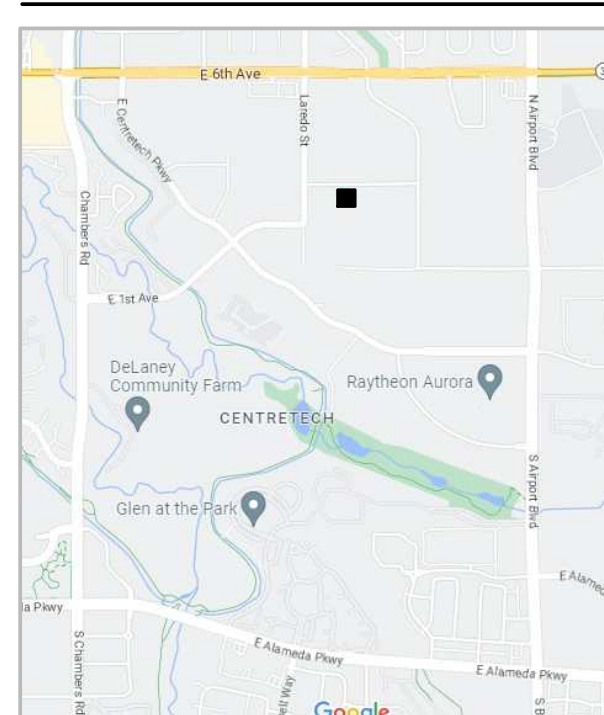
SITE PLAN
SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESS
COSTIN ENGINEERING CONSULTANTS, INC.

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



THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE DEPARTMENT. FOR ASSISTANCE PLEASE CALL THE AURORA FIRE DEPARTMENT LIFE SAFETY EXAMINER AT 312-420-7200. AN ENCROACHMENT INFO OR FIRE LINE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.

VICINITY MAP



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 KEPT IN AN 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 WILL 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 A SYSTEM FAILURE. GATING SYSTEMS SHALL 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.

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

SITUATED IN THE SW 1/4, NE 1/4 OF SECTION 8, TOWNSHIP
4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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;

SAID SW 1/4 NE 1/4, A DISTANCE OF 35.00 FEET TO THE
POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°58'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 627.20 FEET TO THE NORTHEAST CORNER OF TRACT 5, WINDSOR GARDENS, A SUBDIVISION PLAT RECORDED IN BOOK A3, AT PAGE 5 OF THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE;

THENCE SOUTH 00°12'53" EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 319.62 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5;

THENCE NORTH 89°59'52" WEST, 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 NORTH 00°04'22" EAST, 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.

OWNER:

**SUNRIDGE
CONGREGATION**
350 LAREDO STREET
AURORA, CO 80011

PROJECT TITLE:

KINGDOM HALL
FENCE AND GATES
350 LAREDO STREET
AURORA, CO 80011

SHEET TITLE:

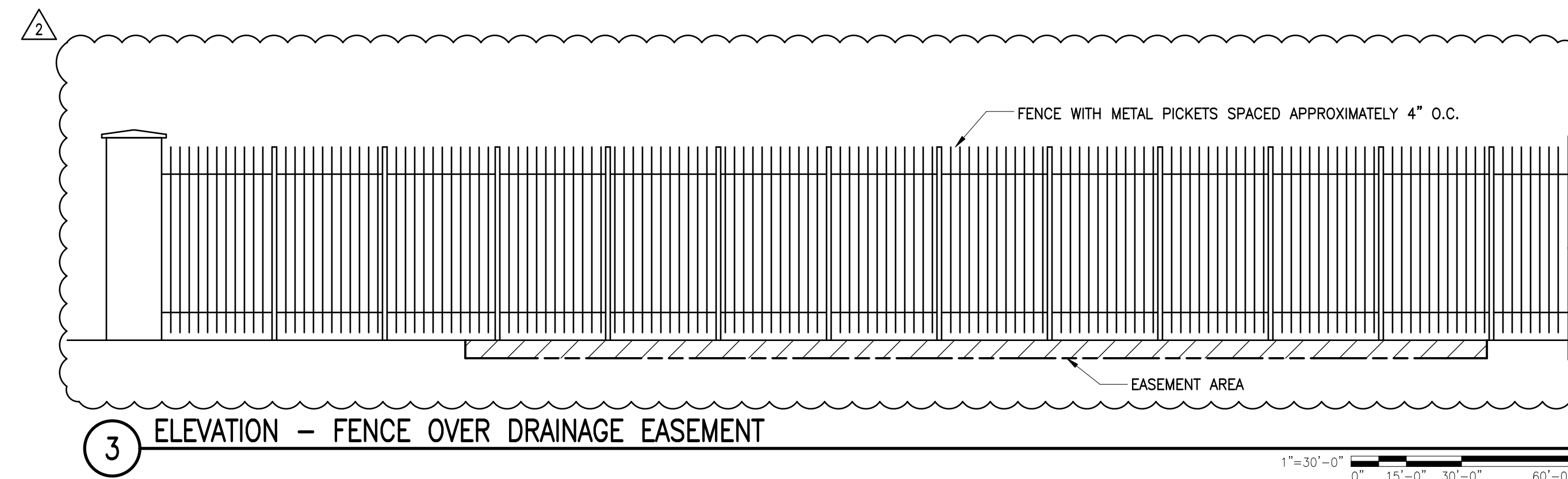
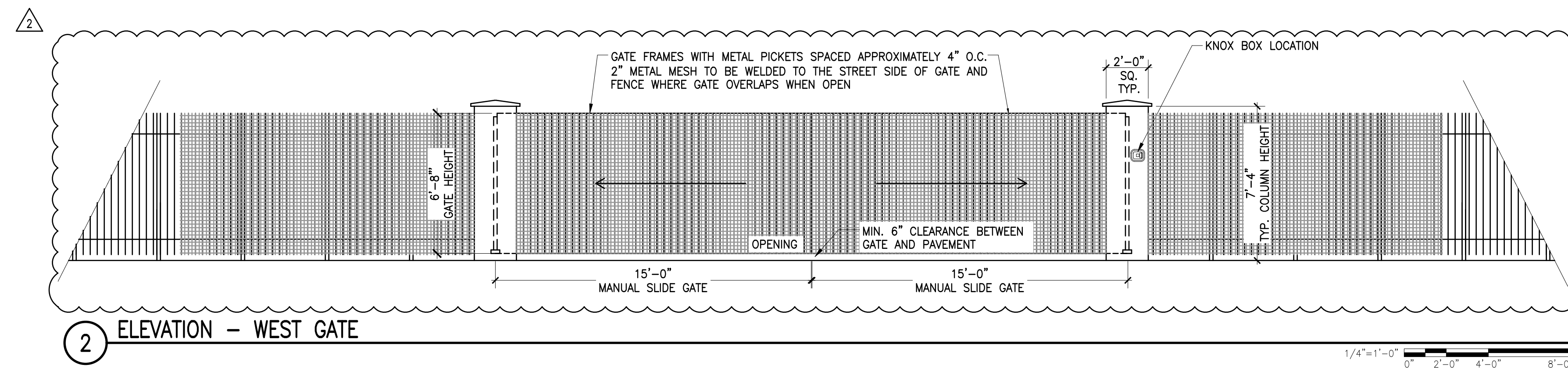
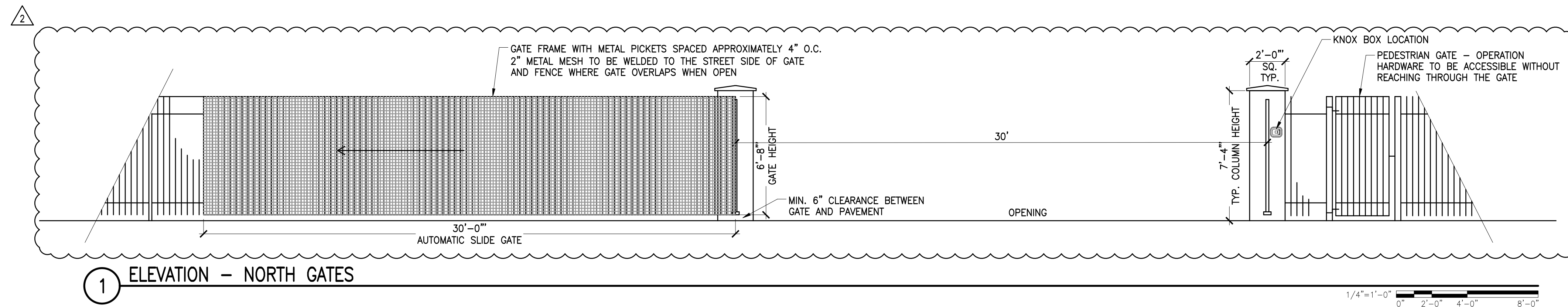
PLAN - SITE

PROJECT No. _____

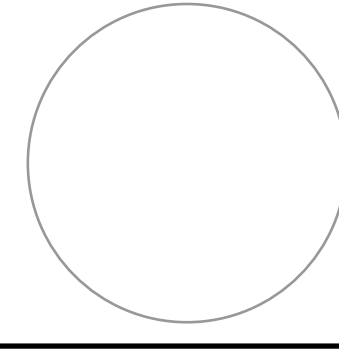

37737

SHEET No. _____

CS101



- ### GENERAL SHEET NOTES
1. ALL MOTORIZED GATES AND ADJACENT FENCE ON OPENING SIDE TO COMPLY WITH ASTM F2200 AND UL325
 2. ALL MANUAL GATES AND ADJACENT FENCE TO COMPLY WITH ASTM F900 & ASTM F1184

		
CONSULTANT:		
	26 JUL 24	AHJ COMMENTS
MARK:	DATE:	DESCRIPTION:
OWNER:		
<p>SUNRIDGE CONGREGATION</p> <p>350 LAREDO STREET AURORA, CO 80011</p>		
PROJECT TITLE:		
<p>KINGDOM HALL FENCE AND GATES</p> <p>350 LAREDO STREET AURORA, CO 80011</p>		
SHEET TITLE:		
<p>FENCE & GATE ELEVATIONS</p>		
PROJECT No.		
<p>37737</p>		
SHEET No.		
<p>CS102</p>		
		