

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

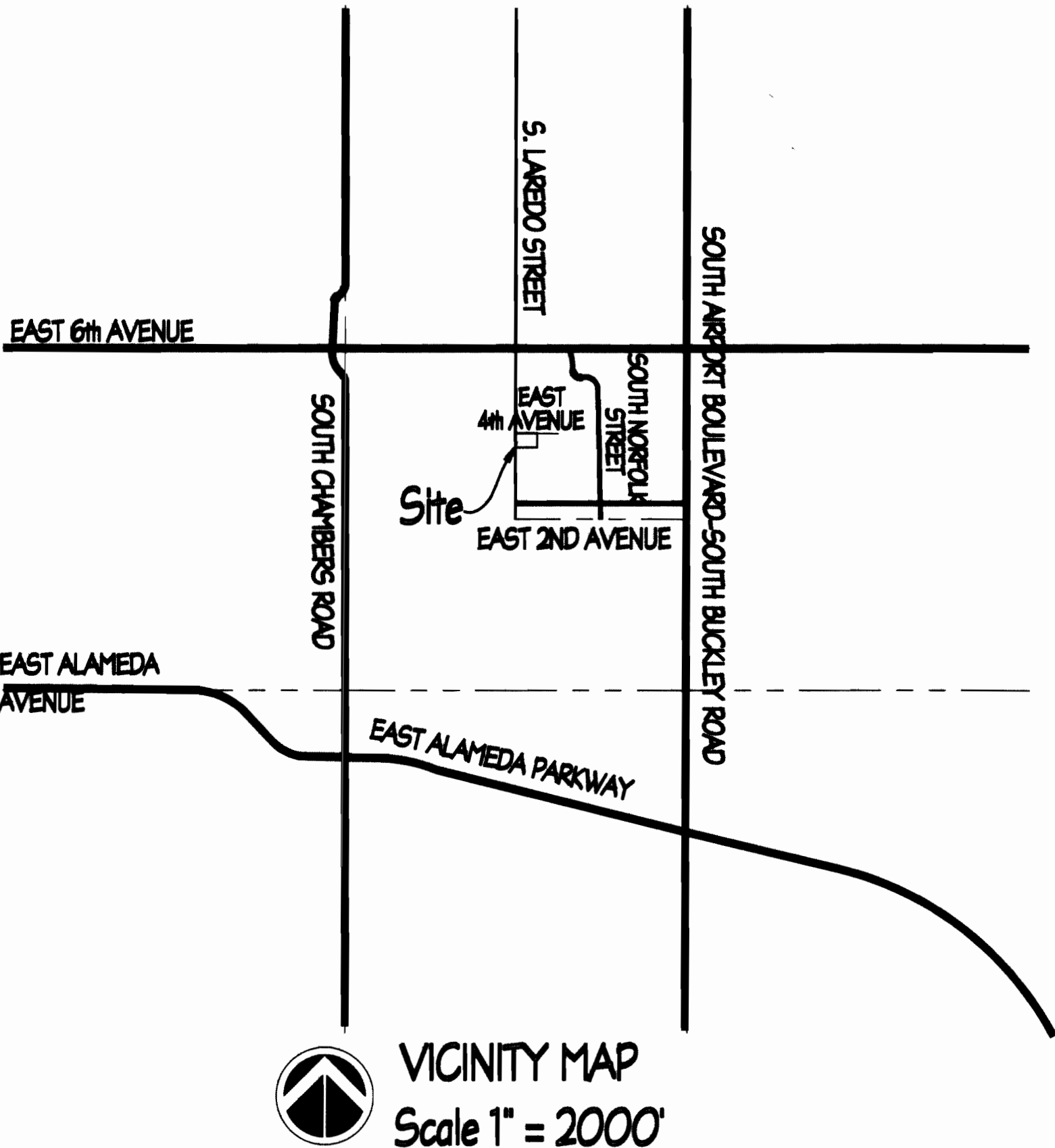
CITY OF AURORA APPROVALS

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
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SHEET 4	SITE PLAN - DETAILS
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SHEET 6	SITE PLAN-UTILITY PLAN

AMENDMENTS:

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

SITE PLAN

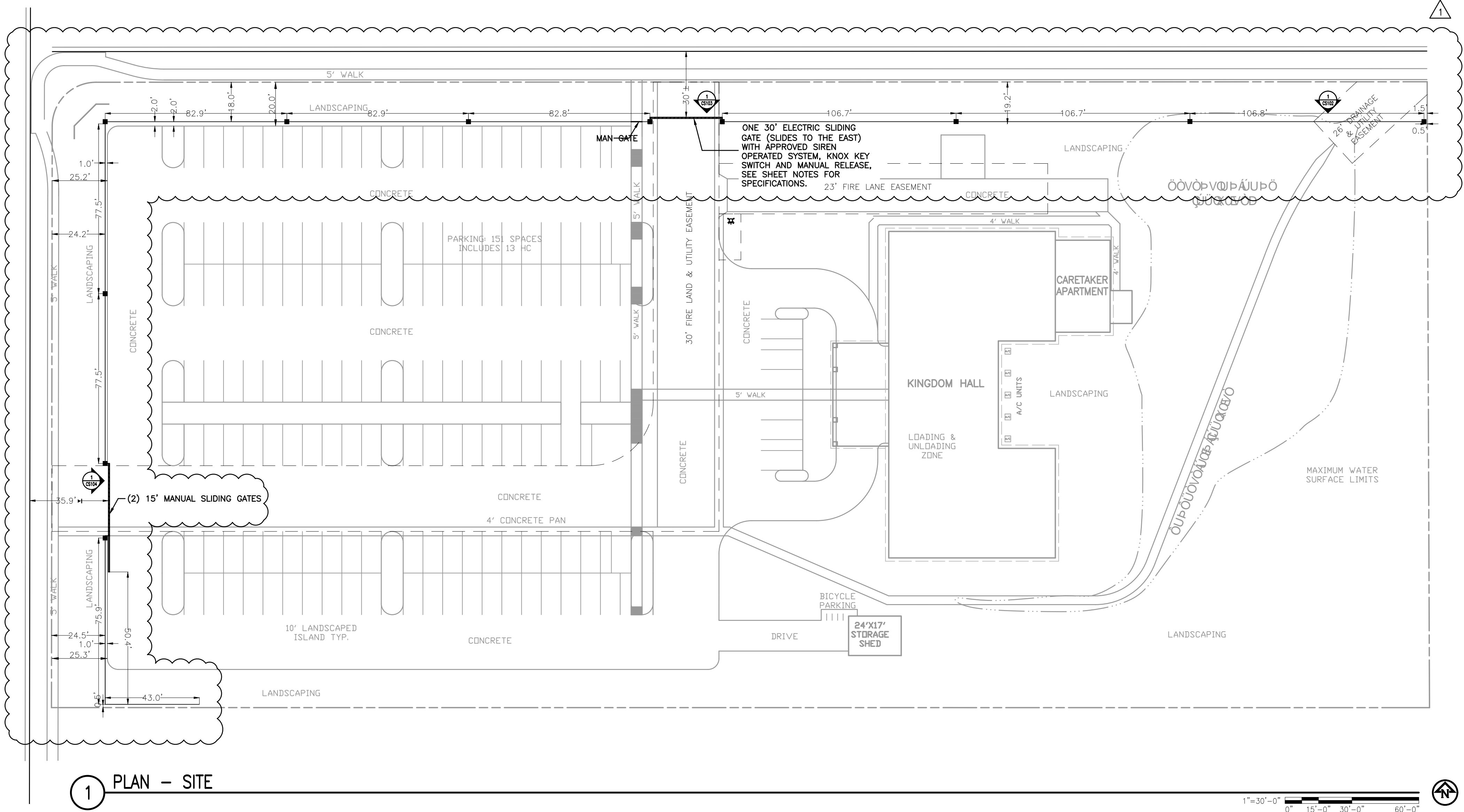
SUNRIDGE CONGREGATION OF JEHOVAH'S WITNESS

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



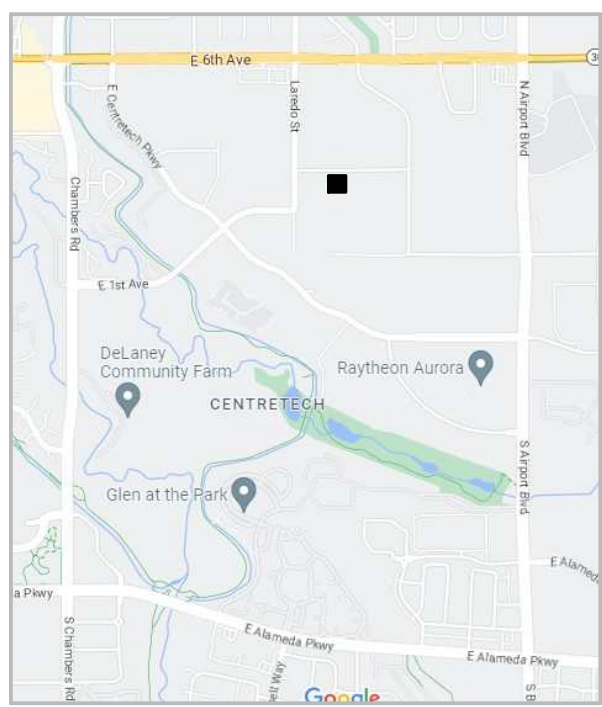
1 PLAN - SITE

GATING SYSTEM NOTES

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 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER. AN ENCROACHMENT INTO OR OVER A FIRE LANE 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.

THESE PLANS ARE FOR SITE CIVIL IMPROVEMENTS OF THE FENCE ONLY AND ALL ASSOCIATED ELECTRICAL WORK WILL BE PROVIDED BY OTHERS.

VICINITY MAP



GENERAL NOTES

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 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 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.

PROPERTY LEGAL DESCRIPTION

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;
THENCE NORTH 89°58'43" EAST, 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 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.

UWP U00000U0P0U0000P
U0R0P U0P0U0 QP0U0U0
00P0000P00000
H1 00000U0U000
000U0U000U0000



1"=30'-0" 0" 15'-0" 30'-0" 60'-0"

UUMPUOOUUPUUOE/WP
UØRØPXCFÇÅ ØPØÙØÙ
ØØPØØAØPÖÖEYØÙ
HÍ EÆEÏDÜAUÜØV
ÆEUUÜØUA EEF



$1\frac{1}{4}'' = 1'-0''$

[illegible]