

THIS MASTER 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 UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, RP 70 INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
(RP 70 INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY)

PRESENTS TO BE EXECUTED THIS 11th DAY OF MAY, 2015.

BY Jonathan D. Bush CORPORATE
(JONATHAN D. BUSH)
(EXECUTIVE VICE PRESIDENT)

SEAL

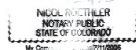
0:

STATE OF COLORADO)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MAY, 2015,
BY Jonathan D. Bush
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Nigel Rothwell NOTARY
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 07/11/2018 NOTARY BUSINESS ADDRESS: 515 Arapahoe Street, TB-900
Denver, CO 80202

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 3/16/14

PLANNING DIRECTOR: [Signature] DATE: 3/15/15

PLANNING COMMISSION: [Signature] DATE: 9/16/14
(3rd PERSON)

CITY COUNCIL: [Signature] DATE: 3/16/15
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF
AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

DATABASE APPROVAL DATE _____

DESCRIPTION OF WAIVERS REQUESTED:

* SIGN TYPE A - PROJECT IDENTIFICATION SIGN
WE ARE REQUESTING (1) ADDITIONAL SINGLE SIDED SIGN. THE CODE STATES THAT WE ARE ALLOWED A TOTAL OF (3) PROJECT IDENTIFICATION SIGNS WHICH WOULD INCLUDE OUR SIGN TYPES A & B. IN ADDITION, THE CODE STATES THAT THESE SIGNS MAY BE A MAXIMUM OF 100 SQUARE FEET. SIGN TYPE A SIGNS ARE 60 SQUARE FEET EACH. THESE (3) SIGNS, ACCORDING TO CODE WOULD NEED TO BE LOCATED ON OUR (3) ABUTTING STREETS. WE ARE REQUESTING THAT (3) SIGN TYPE A SIGNS AND (1) SIGN TYPE B SIGNS BE ALLOWED TO BE LOCATED ALONG SMITH ROAD. TWO OF THE SIGN TYPE A SIGNS WOULD BE SINGLE SIDED AND WOULD PLANK OUR MAIN ENTRY ALONG SMITH ROAD. THE LAST SIGN TYPE A WOULD REDOUBLE SIDED AND USED TO IDENTIFY OUR SECONDARY ENTRANCE ALONG SMITH ROAD. AT THIS POINT WE ARE PROPOSING A TOTAL OF (4) SIGN FACES ON (3) SIGNS OR THE EQUIVALENT OF (2) DOUBLE FACED SIGNS. REFER MASTER PLAN.

* SIGN TYPE B - PROJECT IDENTIFICATION SIGN
WE ARE REQUESTING ADDITIONAL HEIGHT FOR THIS SIGN TYPE DUE TO THE DISTANCE FROM I-70 AND THE FACT THAT RAILROAD CARS ARE PARKED ACROSS SMITH ROAD 100% OF THE TIME THUS ELIMINATING ANY LINE OF SIGHT FROM A DISTANCE. THIS REQUEST IS DUE TO THE UNIQUE LOCATION OF THIS PROJECT AND THE HARDSHIP'S THAT THIS SITE CREATES FROM AN IDENTIFICATION PERSPECTIVE FROM A GREATER DISTANCE AWAY. REFER MASTER PLAN.

SQUARE FOOTAGE CALCULATION OF SIGN TYPE A & B

PROPOSED SIGN TYPE A SQUARE FOOTAGES

PROPOSED SIGN TYPE B SQUARE FOOTAGES

(3) SIGNS @ 60 S.F. EACH = 180 S.F.

(1) SIGN @ 87 S.F. = 87 S.F.

TOTAL PROPOSED S.F. FOR PROJ. IDENT. SIGNS

= 267 S.F.

TOTAL ALLOWABLE S.F. PER CODE

= 300 S.F.

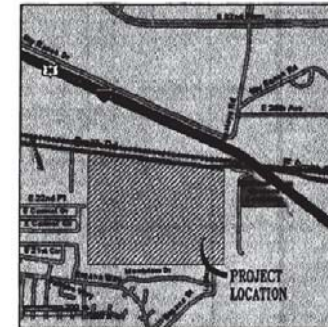
BALANCE 33 S.F. UNDER ALLOWABLE

* NON-STREET FRONTAGE BUFFERS WHERE WE ARE REQUESTING SHARED ACCESS DRIVES.

* NO CONNECTIVITY WITH 22ND PLACE AND HALIFAX AVENUE IN ORDER TO ELIMINATE ACCESS, ESPECIALLY FOR TRUCK TRAFFIC INTO THE ADJACENT NEIGHBORHOODS.

EASTPARK70 MASTER PLAN WITH WAIVERS

EASTPARK70 SUBDIVISION FILING NO. 1
A PARCEL OF LAND SITUATED IN THE NORTHEAST
QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
SCALE 1"=1,000'

DRAWING INDEX:

MP-1	MASTER PLAN NOTES - REVISED 04-27-2018
MP-1a	MASTER PLAN NOTES - REVISED 04-27-2018
MP-2	MASTER PLAN DESIGN STANDARDS
MP-3	MASTER PLAN DESIGN STANDARDS - REVISED 04-27-2018
MP-4	MASTER PLAN DESIGN STANDARDS - REVISED 09-15-2014
MP-5	MASTER PLAN DESIGN STANDARDS - REVISED 04-27-2018
MP-6	MASTER PLAN DESIGN STANDARDS
MP-7	MASTER PLAN DESIGN STANDARDS
MP-8	MASTER PLAN DESIGN STANDARDS - REVISED 04-20-2017
MP-9	MASTER PLAN DESIGN STANDARDS - REVISED 02-03-2014
MP-10	MASTER PLAN DESIGN STANDARDS
MP-11	MASTER PLAN DESIGN STANDARDS
MP-12	MASTER PLAN DESIGN STANDARDS
MP-13	MASTER PLAN DESIGN STANDARDS
MP-14	MASTER PLAN DESIGN STANDARDS
MP-15	MASTER PLAN DESIGN STANDARDS
MP-16	MASTER PLAN DESIGN STANDARDS - REVISED 04-27-2018
MP-17	MASTER PLAN DESIGN STANDARDS

AMENDMENTS

- MASTERPLAN AMEND, NO. 1 - 09-15-2014
- MASTERPLAN AMEND, NO. 2 - 03-03-2017
- MASTERPLAN AMEND, NO. 3 - 04-20-2017
- MASTERPLAN AMEND, NO. 4 - 04-27-2018

WARE MALCOMB
Leading Design for Commercial Real Estate

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civil engineering
1600 champlain street
denver, CO
80202
P: 724.488.2420

EASTPARK 70
SWC OF SMITH & HIMALAYA
AURORA, COLORADO

MASTER PLAN NOTES	
DATE	REMARKS
09-15-2014	MASTERPLAN AMENDMENT NO. 1
03-03-2017	MASTERPLAN AMENDMENT NO. 2
04-20-2017	MASTERPLAN AMENDMENT NO. 3
04-27-2018	MASTERPLAN AMENDMENT NO. 4

PA / PM:	MC
DRAWN BY:	SJB
JOB NO.:	DEN17-0008-00

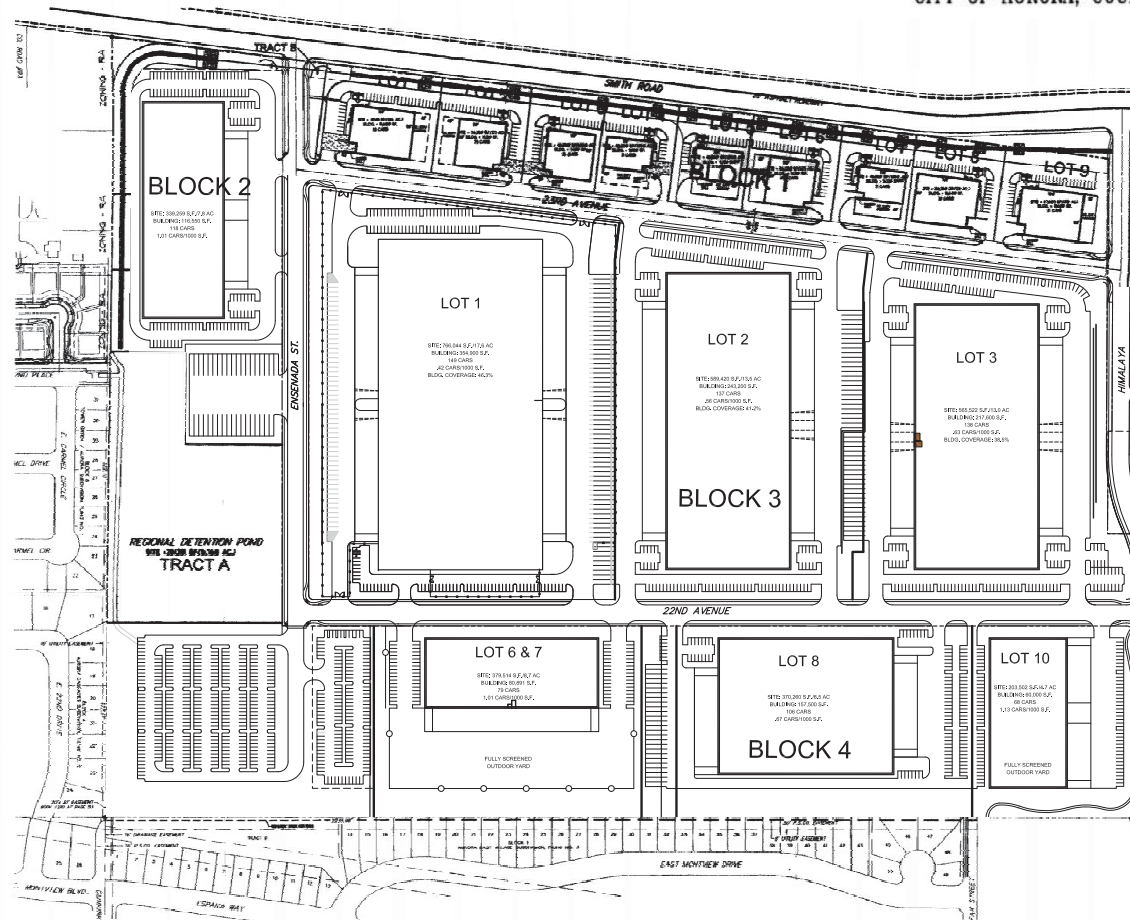
SHEET

MP-1

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EASTPARK70 MASTER PLAN WITH WAIVERS

EASTPARK70 SUBDIVISION FILING NO. 1
A PARCEL OF LAND SITUATED IN THE NORTHEAST
QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



TABULATIONS	
CURRENT APPROVED MASTER PLAN	
BLOCK 3 BUILDINGS	
LOT 1	140,800 SF
LOT 2	291,600 SF
LOT 3	236,800 SF
LOT 4	193,800 SF
BLOCK 4 BUILDINGS	
LOT 6	76,950 SF
LOT 7	66,000 SF
LOT 8	76,950 SF
LOT 9	85,300 SF
LOT 10	59,400 SF
TOTAL BUILDING AREA	1,227,600 SF
PROPOSED MASTER PLAN AMENDMENT	
BLOCK 3 BUILDINGS	
LOT 1	354,900 SF
LOT 2	243,200 SF
LOT 3	217,600 SF
BLOCK 4 BUILDINGS	
LOT 6 & 7	80,891 SF
LOT 8	77,000 SF
LOT 9	77,000 SF
LOT 10	60,000 SF
TOTAL BUILDING AREA	1,110,591 SF



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Denver, Colorado 80202
P: 724.688.2420

EASTPARK 70
SWC OF SMITH & HIMALAYA
AURORA, COLORADO

MASTER PLAN

DATE

REMARKS

09-15-2014

MASTERPLAN AMENDMENT NO. 1

03-03-2017

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04-20-2017

MASTERPLAN AMENDMENT NO. 3

04-27-2018

MASTERPLAN AMENDMENT NO. 4

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DRAWN BY: SJB

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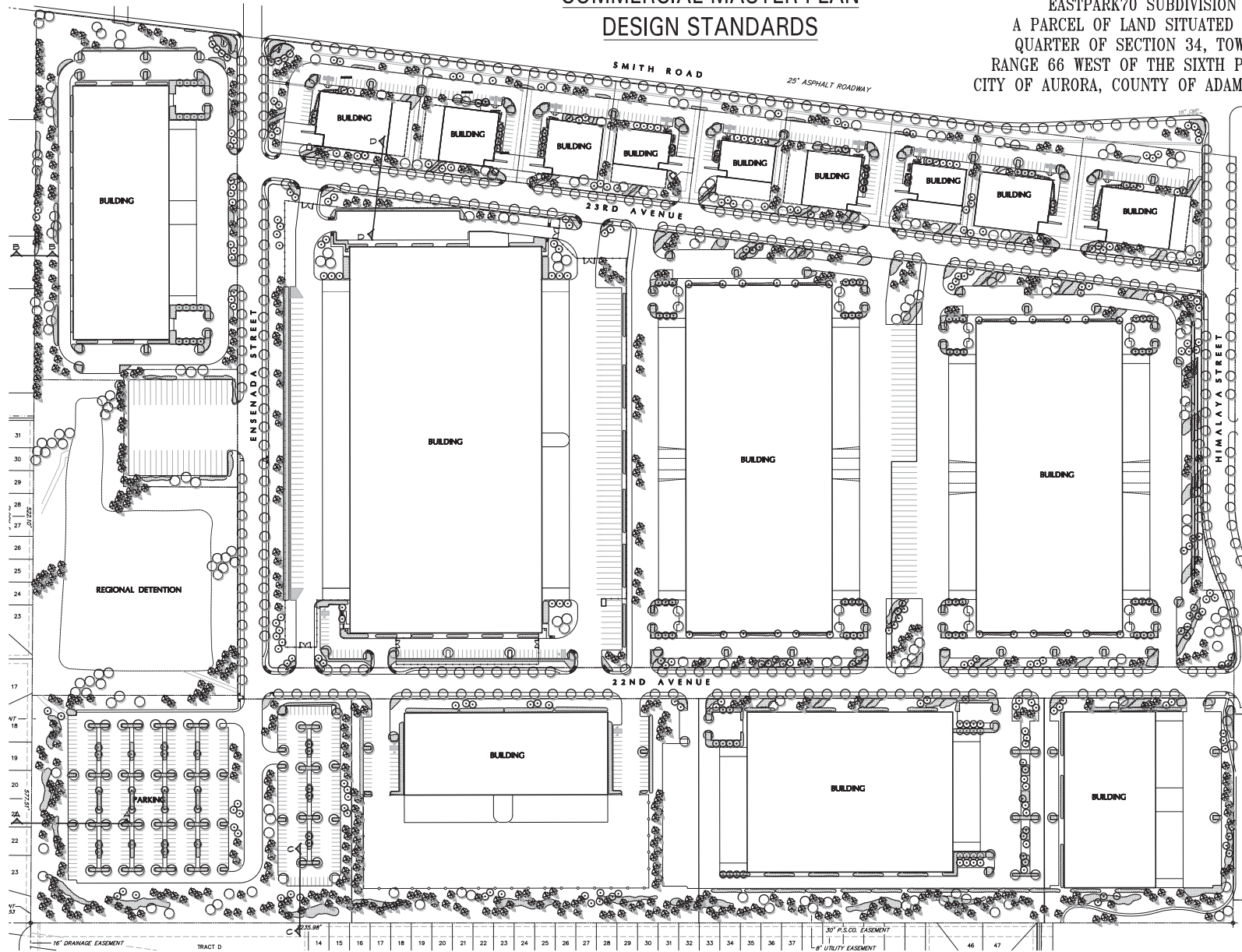
MP-5

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EASTPARK70 COMMERCIAL MASTER PLAN DESIGN STANDARDS

EASTPARK70 SITE PLAN WITH WAIVERS

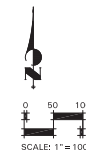
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



5.2
LANDSCAPE
MASTER
PLAN

5.0
LANDSCAPE
DESIGN
STANDARDS

NOTE:
ALL LANDSCAPING WILL
COMPLY WITH COA ROADWAY
SPECIFICATIONS, SECTION
4.04.2.10



AMENDMENTS

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aurora, colorado 80011
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meuran
design group

site design
landscape architecture
site planning
700 colorado boulevard, suite 131
denver, colorado 80206
303.812.0549 www.meuran.com

EASTPARK 70
SWC OF SMITH & HIMALAYA
AURORA, COLORADO

DATE	REMARKS
1 09-15-2014	MASTERPLAN AMENDMENT NO. 1
2 03-03-2017	MASTERPLAN AMENDMENT NO. 2
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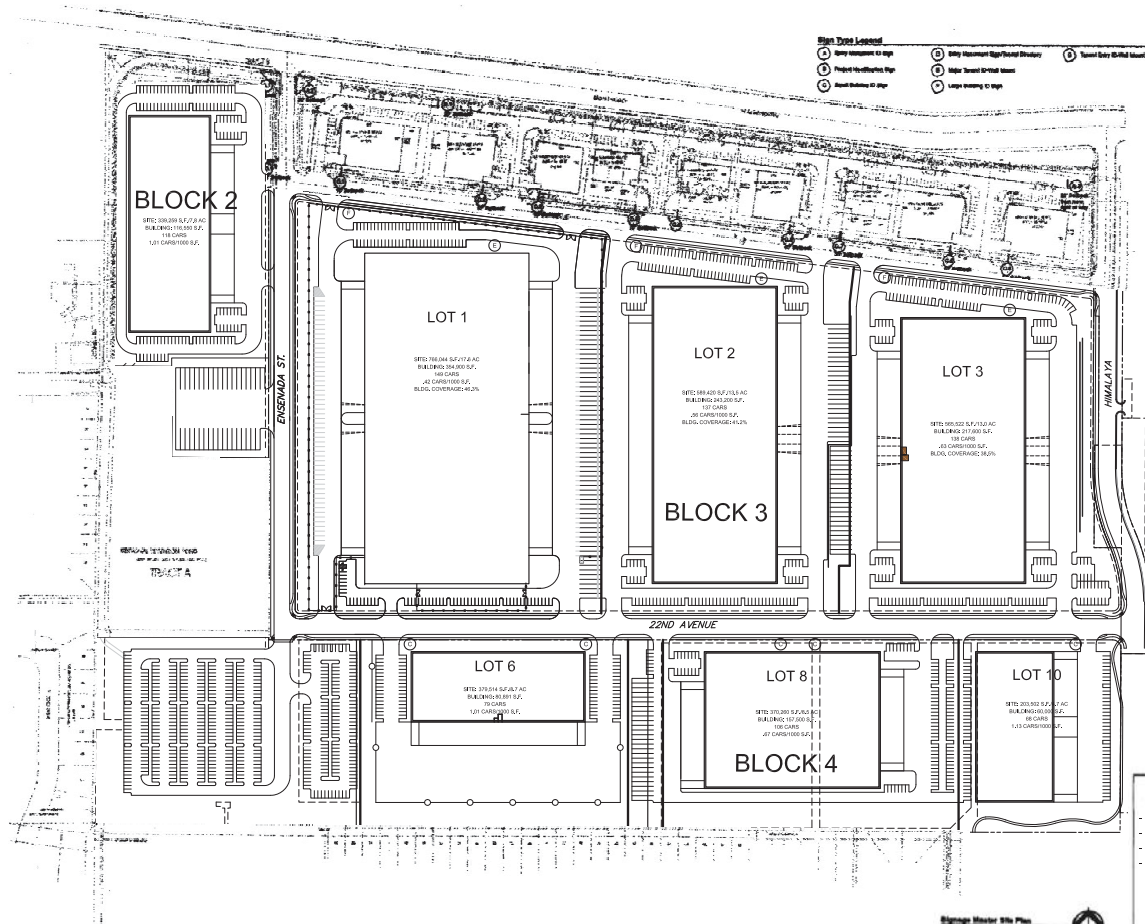
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MP-8

EASTPARK70 MASTER PLAN WITH WAIVERS

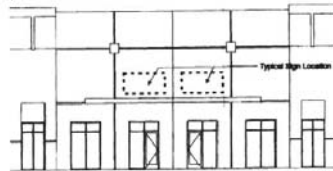
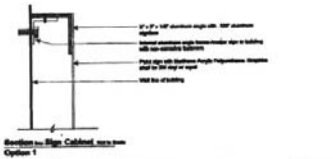
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- Sign Type Legend**
- 1 Entry Waypoint G Sign
 - 2 Project Identification Sign
 - 3 Road Building G Sign
 - 4 Entry Waypoint Sign/Shared Driveway
 - 5 Major Street G-Flag Sign
 - 6 Large Warning G Sign
 - 7 Tunnel Entry Shield Sign

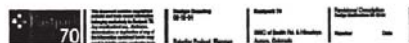


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Sign Type G-Insert Entry G Sign
16"x11'4"



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Suite 200
Aurora, Colorado 80012
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JOB NO.:	DEN17-0006-00

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MP-16

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