

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, EPD LLC, A DELAWARE LIMITED LIABILITY COMPANY
(RP 70 INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY)

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

BY Jonathan D. Bush CORPORATE
(EXECUTIVE VICE PRESIDENT)

SEAL

or

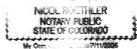
STATE OF COLORADO) SS
COUNTY OF _____)

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

WITNESS MY HAND AND OFFICIAL SEAL

Nicol Roettler
(NOTARY PUBLIC)

NOTARY SEAL



MY COMMISSION EXPIRES 07/27/2020 NOTARY BUSINESS ADDRESS: 515 Arapahoe Street, TB-900 Denver, CO 80202

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: 3/16/15

PLANNING DIRECTOR: Deb White DATE: 3/15/15

PLANNING COMMISSION: _____ DATE: 9/16/14
(3 PERSONS)

CITY COUNCIL: Arnold Brown 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 & R. 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 FLANK OUR MAIN ENTRY ALONG SMITH ROAD. THE LAST SIGN TYPE A WOULD BE DOUBLE 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 HARDSHIPS THAT THIS SITE CREATES FROM AN IDENTIFICATION PERSPECTIVE FROM A GREATER DISTANCE AWAY. REFER MASTER PLAN.

SQUARE FOOTAGE CALCULATION OF SIGN TYPE A & B

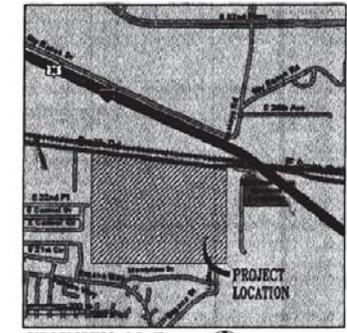
PROPOSED SIGN TYPE A SQUARE FOOTAGES	(3) SIGNS @ 60 S.F. EACH	= 180 S.F.
PROPOSED SIGN TYPE B SQUARE FOOTAGES	(1) SIGN @ 87 S.F.	= 87 S.F.
TOTAL PROPOSED S.F. FOR PROJ. IDENT. SIGNS		= 267 S.F.
TOTAL ALLOWABLE S.F. PER CODE		= 300 S.F.
		BALANCE 33 S.F. UNDER ALLOWABLE

* 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
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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

architectural
planning
interiors
graphics
civil engineering
1600 Champa Street
Aurora, CO 80014
480.486.4600
P: 724.688.2120

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
04-27-2018	MASTERPLAN AMENDMENT NO. 4

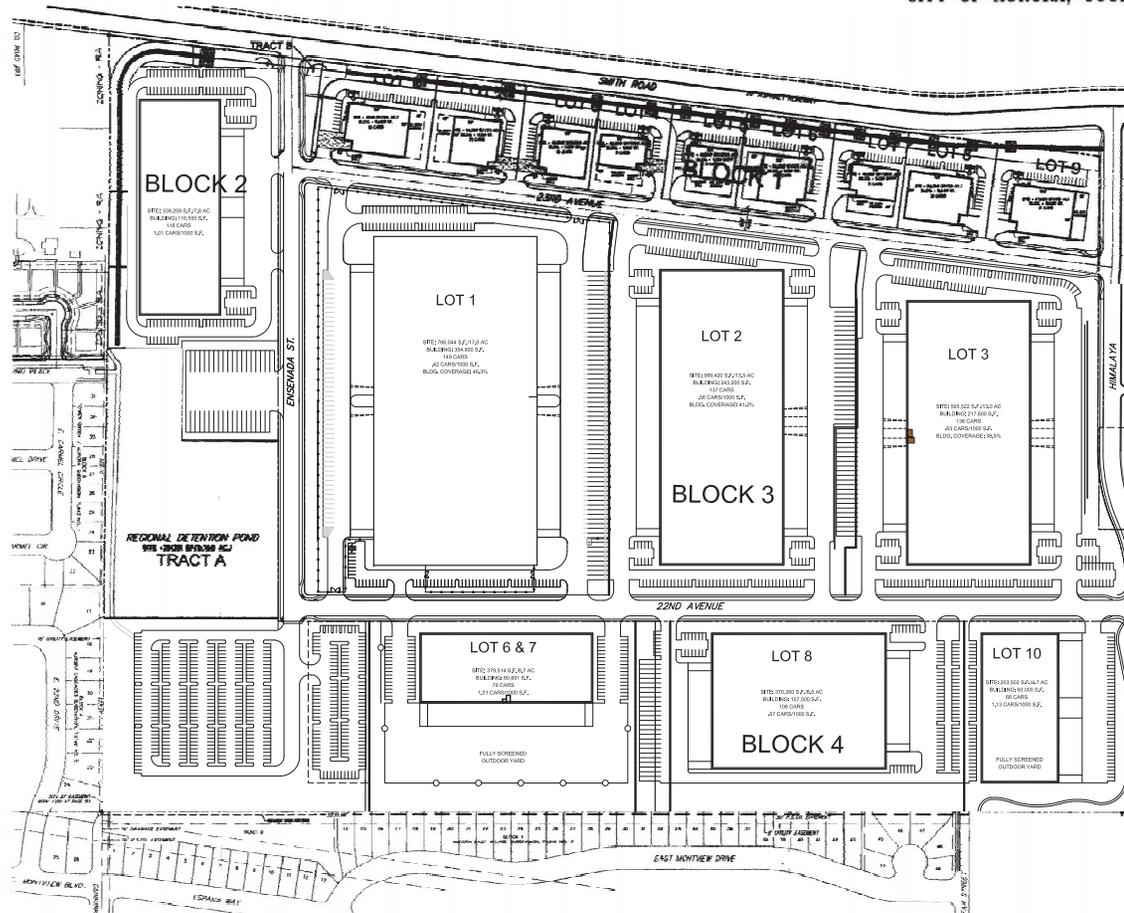
PA / PM: MC
DRAWN BY: S.B
JOB NO.: DENT-0008-00

SHEET
MP-1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE OBTAINED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

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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303.440.4400
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SWC OF SMITH & HIMALAYA
AURORA, COLORADO

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PA / PM: MC

DRAWN BY: S.B

JOB NO.: DEN17-0008-00

SHEET

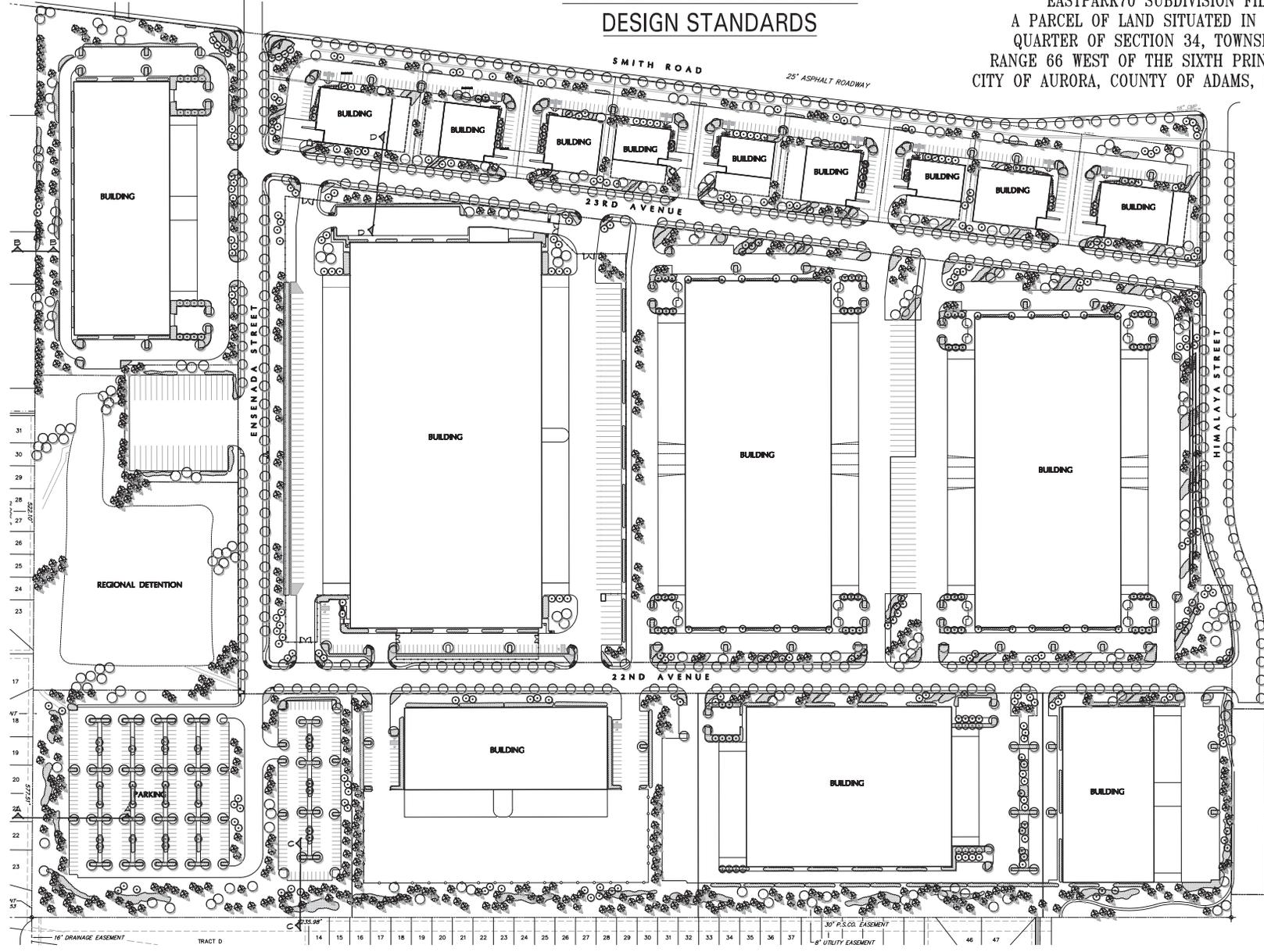
MP-5

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EASTPARK70 COMMERCIAL MASTER PLAN DESIGN STANDARDS

EASTPARK70 SITE PLAN WITH WAIVERS

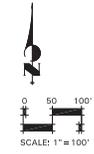
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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

WARE MALCOMB
Leading Design for Commercial Real Estate

architect
interior design
graphics
civil engineering
6231 greenwood plaza boulevard
boulder, colorado 80501
P 720.488.2625 F 720.488.2625

meuran
design group

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site planning
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303.816.0549 www.meurandesign.com

EASTPARK 70
SWC OF SMITH & HIMALAYA
AURORA, COLORADO

DATE	REMARKS
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4 04-27-2018	MASTERPLAN AMENDMENT NO. 4

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JOB NO.:	14-127

SHEET
MP-8

EASTPARK70 MASTER PLAN WITH WAIVERS

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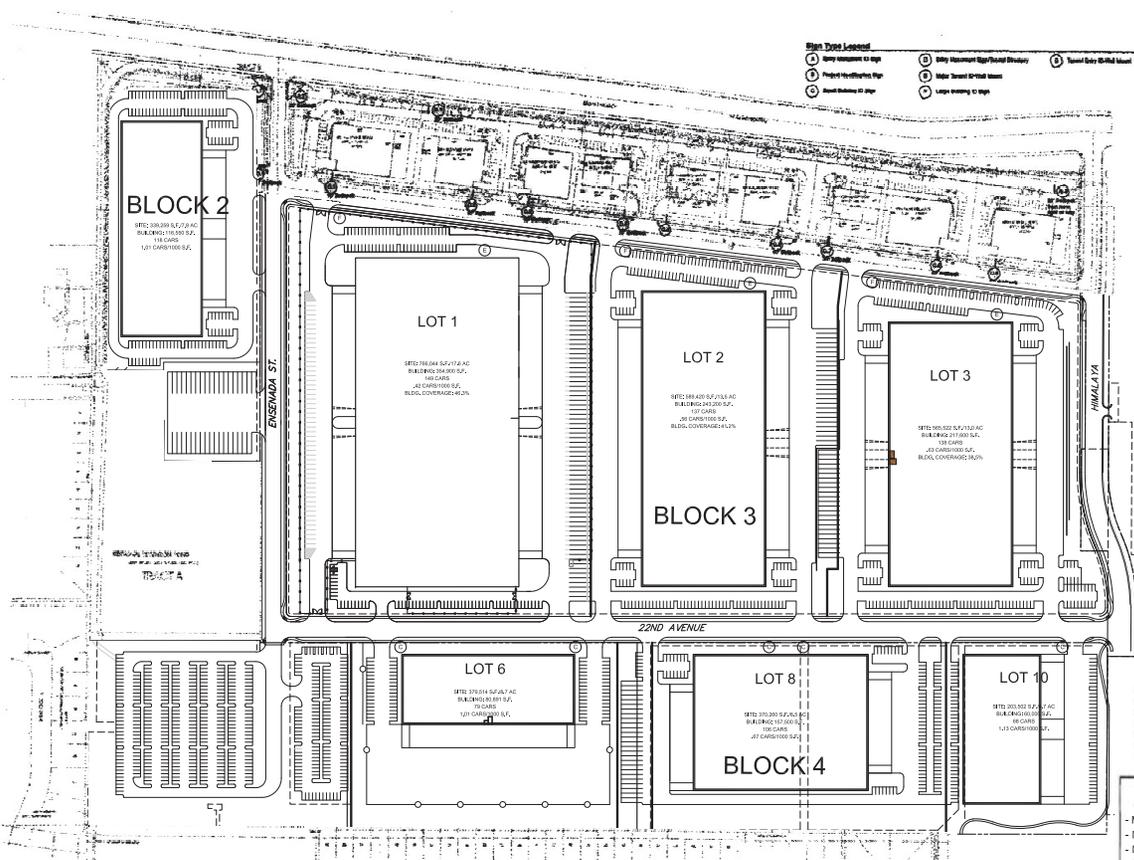
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EASTPARK 70
SWC OF SMITH & HIMALAYA
AURORA, COLORADO

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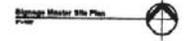
PA / PM:	MC
DRAWN BY:	SJB
JOB NO.:	DEN17-0008-00

SHEET
MP-16



- Sign Type Legend**
- 1 City Minimum 10 sign
 - 2 Project Hydroplan Sign
 - 3 Road Building 10 sign
 - 4 City Minimum 10 sign
 - 5 City Minimum 10 sign
 - 6 City Minimum 10 sign
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Sign Type 70

70	Sign Type 70				
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