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## DEVELOPMENT

May 6, 2025

Erik Gates  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

Re: Response to 1st Submission Review - Himalaya Road Extension - Site Plan  
Application Number: DA-1127-50  
Case Number: 2025-6010-00

Dear Erik,

This letter is in response to the comments received from the City of Aurora dated April 10<sup>th</sup>, 2025. Please see the original comments made below and our response in **bold** following each line item.

The ISP has been provided and incorporates the noted responses below.

If there are any questions or comments on the contents, please do not hesitate to contact me directly at 720-390-4232.

Sincerely,

**HR GREEN DEVELOPMENT, LLC**

A handwritten signature in black ink that reads "Sean Morton".

**Sean Morton, PE**  
Project Engineer

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**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS:**

- Development review fees totaling \$13,539.00 are still outstanding and must be paid prior to the acceptance of the second submission  
**Response: Outstanding fees will be paid.**
- Are two access points on each side of this stretch of Himalaya necessary? The current adjacent plans do not show any access along this road. [Planning]  
**Response: Accesses onto Himalaya have been omitted from the design.**
- Please be advised that while native seed is permitted in the curbside landscape based upon the width of the curbside area, rotor and spray irrigation are not. Seed establishment may be difficult. [Landscaping]  
**Response: Grow low seeding was removed from the curbside landscape to avoid establishment issues.**
- Provide a grading plan sheet showing proposed contours and where they tie in to existing contours. [Civil Engineering]  
**Response: All necessary grading information is shown in the roadway site sheet, including proposed contours and the tie-in to existing contours, satisfying site plan requirements.**
- Recommend parking not be allowed in the proposed area due to access points, grade crossing and intersection with 38th Ave. [Traffic Engineering]  
**Response: Parking has been omitted from the street section.**
- Any license, easement dedications or releases required by all departments need to be started. [Easements]  
**Response: Acknowledged.**
- Please see the outside agency review letter from Xcel Energy. There are conflicts with existing utilities.  
**Response: Acknowledged. The conflicts are being looked into.**

**PLANNING DEPARTMENT COMMENTS**

**1. Community Questions, Comments and Concerns**

1A. There were no community comments or concerns on this review cycle.

**Response: Acknowledged.**

**2. Completeness and Clarity of the Application (Comments in teal)**

2A. Development review fees totaling \$13,539.00 are still outstanding and must be paid prior to the acceptance of the second submission.

**Response: Acknowledged.**

**3. Street and Pedestrian Issues (Comments in teal)**

[Site Plan Page 3]

3A. Are two access points on each side of this stretch of Himalaya necessary? The most recent submission of the Building 29 Parking Lot does not include any accesses along Himalaya. An amendment to that site plan will be needed for any new accesses added.

**Response: All the access points have been removed until such time as site amendments are processed.**

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**4. Parking Issues** (Comments in teal)

[Site Plan Page 3]

4A. If street-side parking is removed, then the parking lane should be physically removed altogether by narrowing the road.

**Response: Street-side parking is removed. The pavement section has been narrowed for just the travel lanes.**

**5. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 2]

5A. Since this is an ISP, change note 25 to say: All landscaping will be installed as delineated on the plan, upon construction of the roadway infrastructure.

**Response: Note changed as requested.**

[Site Plan Page 6]

5B. Please be advised that while native seed is permitted in the curbside landscape based upon the width of the curbside area, rotor and spray irrigation are not. Seed establishment may be difficult.

**Response: Grow low seeding was removed from the curbside landscape to avoid establishment issues.**

5C. Label all easements.

**Response: All easements have been labeled.**

5D. Note the hatching on the west side of the rail crossing in the Legend.

**Response: Rip rap was added to the ground cover legend.**

5E. Label and dimension the 30' Railroad R/W

**Response: Railroad R/W has been labeled and dimensioned.**

5F. What is the dashed line along the southernmost curbside landscaping and can it be removed?

**Response: That is a roadway edge drain and has been removed from landscape plans.**

5G. Show the right of way line as it is shown on Sheet 03. A long dash and two short dashes.

**Response: The right of way line has been updated to show as it is on Sheet 3. However, note on some pages it is hard to see due to the ROW line and edge of groundcover hatch lines overlapping.**

5H. Include the identified hatching in the Legend, if this is native seed, the hatch is shown in the Legend at a different angle.

**Response: Hatch angles have been updated to reflect how they are in the legend.**

5I. Adjust shrubs around the fire hydrant clearance area.

**Response: Plantings around the fire hydrant were adjusted to give the hydrant a 5' clearance.**

5J. What is the material identified between the trees?

**Response: That material was grow low seeding, but it has been removed from the plans due to establishment concerns.**

5K. What is the identified dashed line on the west side of the road and can it be removed?

**Response: That is a roadway edge drain and was removed from the landscape plan.**

5L. Label and dimension the 65' Electrical Transmission line Easement.

**Response: Electrical Transmission Easement has been labeled and dimensioned.**

5M. The low grow native seed and native seeding hatch patterns are too similar. Show this hatch at a smaller scale as it does not read at 40 scale for this plan. Note: revise the same hatches on sheet 06 as well.

**Response: Low grow native seeding was removed from this plan due to sprays not being permitted in the curbside landscape, so the native seeding hatch doesn't conflict with any other hatch type on the newly submitted plans. As well the native seeding areas have been expanded so the hatch reads more clearly now.**

[Site Plan Page 7]

5N. Under the General Notes: On note #8-Since this is an ISP, change the note to say: All landscaping will be installed as delineated on the plan, upon construction of the roadway infrastructure.

**Response: The note has been updated.**

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- 5O. Under the General Notes: On note #9- Remove the reference to the previous landscape code  
**Response: The note has been updated.**
- 5P. Under the General Notes: On note #10- Remove this note as medians are not being proposed with this application.  
**Response: The note has been removed.**
- 5Q. Show the Requirements in a Table Form and show the north side and south side of the road separately with Required/Provided format. See example table to right. Himalaya Road north Trees Required 13/Provided 13 Shrubs provided 154 shrubs.  
**Response: Landscape requirements are now displayed as a table per example given. The table breaks the requirements down per street and side as well.**
- 5R. Himalayan Road south Trees Required 13, Provided 13 trees. Shrubs provided: 90 shrubs.  
**Response: The landscape requirements table has been adjusted.**
- 5S. Include the curbside landscape requirement on 38th Avenue.  
**Response: The landscape requirements table has been adjusted.**
- 5T. Under the ornamental grasses in the Plant List- All of the ornamental grasses in the curbside landscape area are required to be 5 gallon.  
**Response: Adjusted plant schedule so that all grasses are 5 gal. day of installation.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering** ([Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green](#))

[Site Plan Page 2]

6A. Replace note 6:

“All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora’s use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.”

**Response: Note 6 updated as requested.**

6B. Replace note 8:

“All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.”

**Response: Note 8 replaced as requested.**

6C. Name the streets the typicals apply to.

**Response: Street names added to title of typical sections.**

6D. Provide the existing typical where Himalaya ties into the existing portion.

**Response: The typical section from station 9+95 to 11+45 ties into the existing Himalaya Road typical section.**

6E. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if its not already shown) can be added to the street sections provided if desired.

**Response: In the typical sections, we already listed roadway classification and number of lanes. Adjacent land use category, pedestrian activity level classification, and pavement type have been added to the typical sections. Flowline-to-flowline width is in the typical**

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**sections; to avoid unnecessary clutter, back-to-back curb width has not been added. Where pavement width varies, a range of flowline-to-flowline widths has been added.**

[Site Plan Page 3]

6F. Provide a grading plan sheet showing proposed contours and where they tie into existing contours. In the grading plan, also show slope arrows throughout the road, sidewalks, landscape, at steep slopes, etc.

**Response: All necessary grading information is shown on this plan view, satisfying site plan requirements per email correspondence with Sergio Um on 5/1/2025. Longitudinal slope labels are the only required labels and have been added. 4:1 slope labels have been added as well.**

6G. Minimum slopes are:

0.5% for concrete

1.0% for asphalt

2.0% for grass/lawns

**Response: Acknowledged, see note 4 on the roadway site sheet.**

6H. Label taper rates

**Response: Taper rate labels added.**

6I. Label roadway classifications

**Response: Roadway classifications have been labeled.**

6J. Discuss with traffic if these curb ramps crossing 38<sup>th</sup> Ave are required. Crosswalk striping would be necessary.

**6K. After discussion with traffic (email from Dean Kaiser on 4/15/2025), these curb ramps crossing 38th have been removed since a traffic signal is not yet warranted.**

6L. Add the following note: Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

**Response: Since the entrances have been omitted, this note was not added per email correspondence with Sergio Um on 5/1/2025.**

**7. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

[Site Plan Page 2]

7A. Cross sections must identify Clear zones in depictions

**Response: Clear zone added to typical sections**

[Site Plan Page 3]

7B. Need to document if UP and CPUC have been notified/contacted about new active highway-rail grade crossing

**Response: Union Pacific is aware of this crossing. We worked with UP over several submissions to get the horizontal and vertical geometry set to their preferences. UP indicated preliminary approval of the crossing in April 2024. Carlie Campuzano has been included in all correspondence/reviews with UP.**

7C. Recommend parking not be allowed in the proposed area due to access points, grade crossing and intersection with 38<sup>th</sup> Ave.

**Response: Street-side parking is removed. The pavement section has been narrowed for just the travel lanes.**

7D. Show traffic signal equipment easements on southern corners of 38<sup>th</sup> & Himalaya.

**Response: Traffic signal equipment easement not added. Existing ROW wide enough and sidewalks are offset enough to accommodate future traffic signals without easements. An additional exhibit has been provided offline.**

[TIS Page 6]

7E. 38<sup>th</sup> & Tower aerial outdated, additional EB LTL added between Aug '24 and Mar '25

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**Response: The geometry at 38th Avenue and Tower has been revised to match the most recent conditions in the figures, analysis, and report text.**

7F. Fig 2, update turn lane lengths

**Response: The turn lane lengths have been updated.**

[TIS Page 13]

7G. Note on Fig 5 that 2040 needs to be updated to 2050

**Response: Understood. The long-term horizon has been studied for 2050**

7H. Fig 5 2050 horizon year

**Response: Understood. The long-term horizon has been studied for 2050**

[TIS Page 18]

7I. Text about dual EB LTL at 38th & Tower & 2050 analyses required in Table 2

**Response: The geometry at 38th Avenue and Tower has been revised to match the most recent conditions in the figures, analysis, and report text.**

7J. Table 3 2050 analyses required

**Response: Understood. The long-term horizon has been studied for 2050.**

7K. Table 4 2050 analyses required for unsignalized and signalized, highlight LOS E and delay and tabulate turning movement LOS & Delay for 2050

**Response: The unsignalized condition has been included in the analysis. The LOS for the turning movements have been included. The LOS E or worse has been highlighted in the report tables.**

7L. Table 5 & 6 update for 2050

**Response: Understood. The long-term horizon has been studied for 2050.**

7M. Table 7, update existing storage lengths and update for 2050 values

**Response: The existing turn lane lengths have been updated in Table 7.**

7N. Fig 6, update title for 2050 chk storage lengths

**Response: The figure title has been updated.**

[TIS Appendix]

7O. Traffic counts, heavy vehicles need to be called out in traffic data per Section 4.2 of our TIS Guidelines

**Response: The count sheets have been updated to include heavy vehicle percentages. These percentages have been included in the Synchro analysis.**

7P. Synchro analyses, provided updated timing sheets for existing 38th & Tower

**Response: This signal timing sheet has been included in the analysis.**

7Q. Signal warrant analysis figure needed for 38th & Himalaya (to replace a duplicate Picadilly & 38th.

**Response: The signal warrant output sheets has been updated.**

**8. Easements (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) /Comments in magenta)**

8A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**Response: Acknowledged.**

**9. Xcel Energy Public Service Co (Donna George/ 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

9A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are potential conflicts with the above captioned project.

**Response: Acknowledged**

9B. Public Service Company has existing electric transmission lines and associated land along East 38th Avenue. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the site plan, it is the responsibility of the property owner/developer/contractor to have



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this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).

**Response: Acknowledged. Encroachment application has been submitted.**

- 9C. Additionally, PSCo owns and operates existing intermediate pressure natural gas distribution facilities along the east side of Himalaya Road, then crossing a bit north of the railroad right-of-way and again along the west side of Himalaya – this pipeline must be shown on the plan, particularly in relation to all construction activities.

**Response: Thanks for bringing this to attention. A line has been roughed in as a quality level D locate of this gas line. More detailed locates will be performed as civil plans move forward.**

- 9D. Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Additionally, bear in mind structures are not allowed over buried facilities. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

**Response: Acknowledged.**

- 9E. For new natural gas or electric service or modification to any existing facilities, the property owner/ developer/contractor must complete the application process via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect); and, if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

**Response: No new services or modifications to PSCO infrastructure are proposed at this time.**