

HIMALAYA ROAD  
INFRASTRUCTURE SITE PLAN  
LOCATED IN SECTION 26, TOWNSHIP 3 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OWNERS SIGNATURES

HIMALAYA ROAD (SOUTH OF E 38TH AVENUE)

LEGAL DESCRIPTION:  
REFER TO RIGHT OF WAY DEDICATION: BOOK 2555, PAGE 934

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 UPON APPROVAL OF THE CITY OF AURORA.

OWNER

IN WITNESS THEREOF,

TOWER METROPOLITAN DISTRICT

BY: \_\_\_\_\_

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_)SS

COUNTY OF \_\_\_\_\_)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD,  
BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

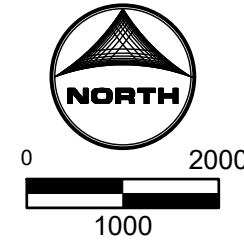
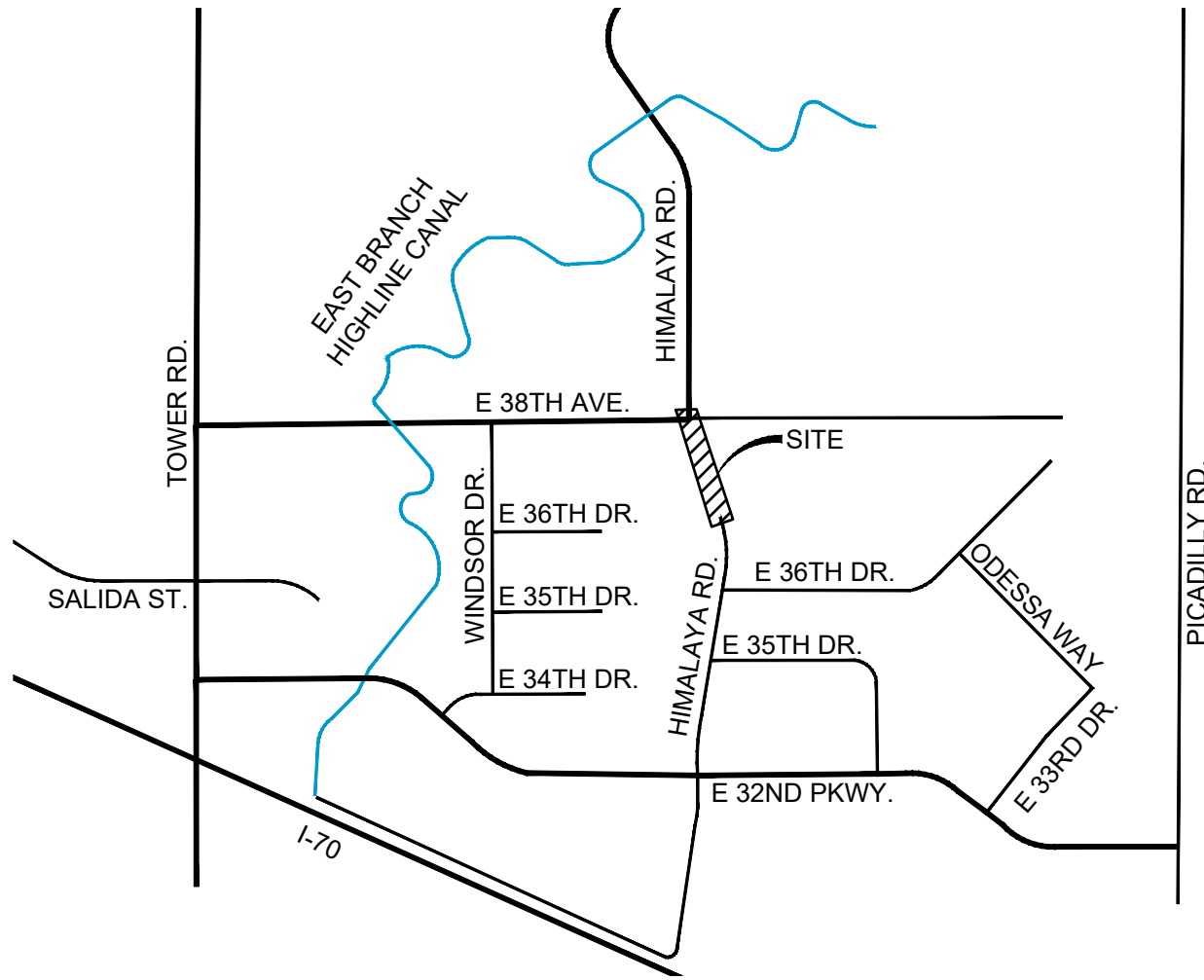
\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

\_\_\_\_\_

LOCATION MAP



SHEET INDEX

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CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_M,

\_\_\_\_\_  
COUNTY CLERK AND RECORDER DEPUTY

INSTRUMENT NO.: \_\_\_\_\_

SITE BENCHMARK:

CITY OF AURORA BENCHMARK 3S6626NW008 BEING A 3" DIAM. BRASS CAP STAMPED "COA BM 3S6626NW008, 2007" LOCATED ON THE NORTHWEST CORNER OF A CONCRETE APRON FOR POWER TOWER #36 (3RD POWER TOWER EAST OF HIMALAYA ROAD AND EAST 38TH AVE. EXTENDED), +/- 140 FEET WEST OF HIMALAYA STREET AND EAST 38TH AVENUE EXTENDED

ELEVATION = 5474.92 (NAVD88)

BASIS OF BEARINGS:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES.  
PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING \* 1.0002542620) - 1000000.00'

PROJECT EASTING = (STATE PLANE EASTING \* 1.0002542620) - 3000000.00'

Dial 811 or 1-800-892-0123



Know what's below.  
Call before you dig.

WITH THE FOLLOWING:  
COUNTY: ADAMS  
CITY-TOWNSHIP: AURORA-TOWNSHIP 3 SOUTH  
SEC. & 1/4 SEC. NO. #: SECTION 26

Two (2) working days before you dig  
(Excluding Sat., Sun. & Holidays)



5613 DTC PARKWAY SUITE 950 | GREENWOOD VILLAGE, COLORADO 80111  
Phone: 720.602.4999 | Toll Free: 800.728.7805 | HRGreen.com

DATA BLOCK

PROJECT AREA	2.57 ACRES
NUMBER OF LOTS	N/A
BUILDING HEIGHT	N/A
PROPOSED HARD SURFACE AREA	86,792 S.F.
LANDSCAPE AREA	25,157 S.F.
SIDEWALKS	13,670 S.F.
PRESENT ZONING CLASSIFICATION	I-1 (COA), R-2 (CCD)
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	N/A
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	7
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	0
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
OPEN SPACE	N/A
BUILDING CODE VERSION	IFC 2024, IBC 2024, COA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS 2025, COA WATER, SANITARY SEWER, & STORM DRAINAGE INFRASTRUCTURE STANDARDS & SPECIFICATIONS 2025

AMENDMENTS

--

ENGINEER CONTACT(S):

HR GREEN DEVELOPMENT, LLC  
RYAN LITTLETON, P.E.  
5613 DTC PARKWAY SUITE 950  
GREENWOOD VILLAGE, CO 80111  
PH: 720-602-4999  
rlittleton@hrgreen.com

PROJECT OWNER/OPERATOR(S):

TOWER METROPOLITAN DISTRICT  
CHAD HEADLEE  
20100 EAST 32ND PARKWAY, SUITE 150  
AURORA, CO 80011  
PH: 303-574-8907  
CHeadlee@COMMERCELP.COM

LANDSCAPE ARCHITECT:

HR GREEN DEVELOPMENT, LLC  
JAMIE RAMOS  
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jramos@hrgreen.com

HIMALAYA ROAD  
INFRASTRUCTURE SITE PLAN  
TITLE: COVER SHEET

DATE: MAY 5, 2025



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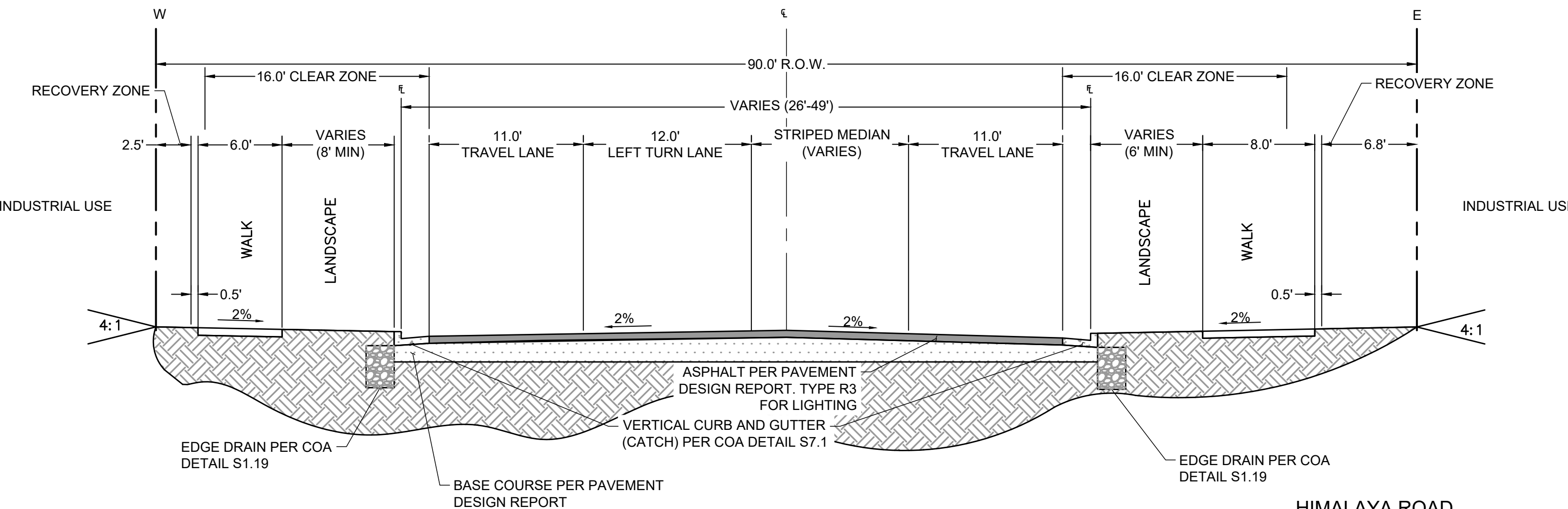
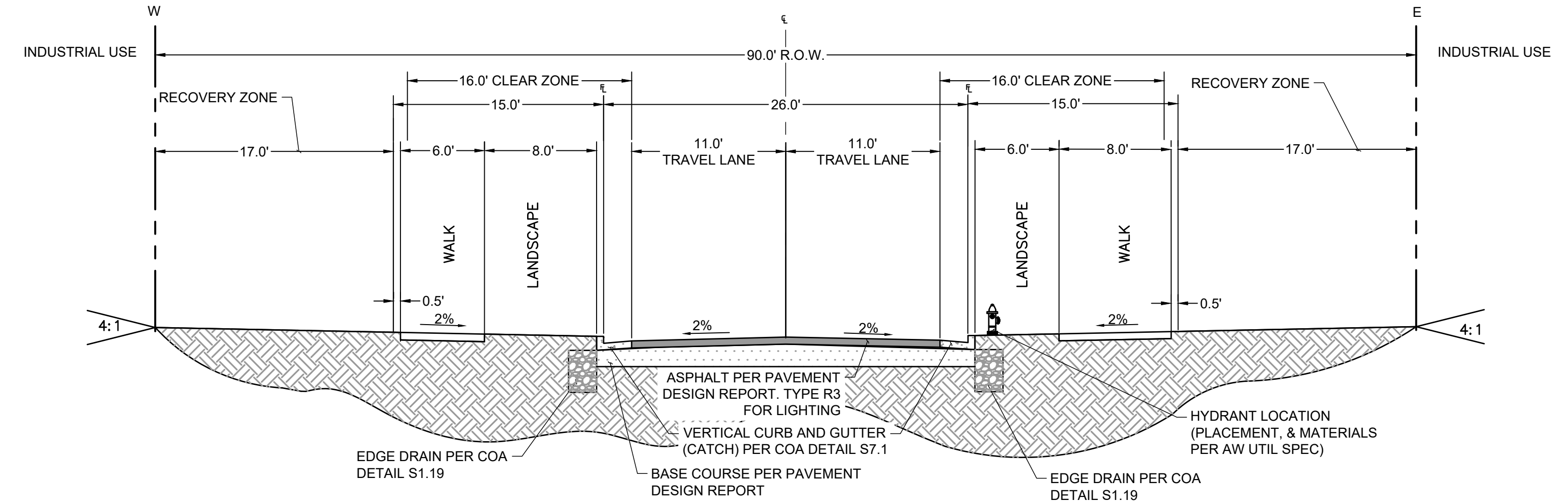
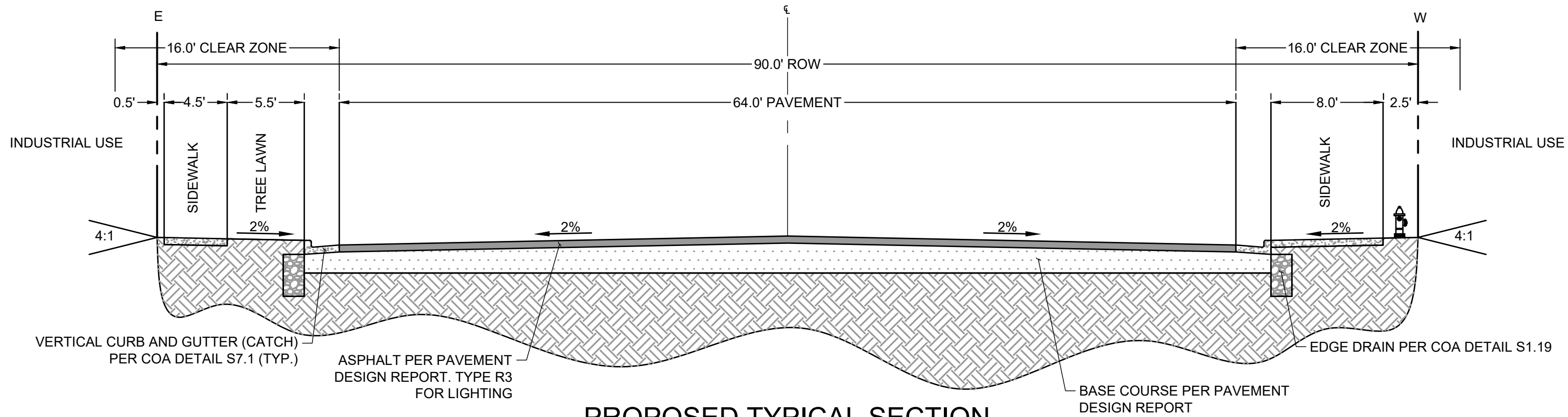
SHEET: 01

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED NO PARKING-FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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 IDEMNIFY 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE,
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY PLANING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKewise, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRoACH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE, OR OTHER AGGREGATE WITH NOT LESS THAN ONE INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS, IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE FIRE/LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS

NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.

- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINT OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATERLINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A S STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D104.3)
- TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON CONSTRUCTION OF THE ROADWAY INFRASTRUCTURE.



PROPOSED TYPICAL SECTION AT INTERSECTION OF HIMALAYA ROAD AND 38TH AVENUE

(MODIFIED TWO LANE COLLECTOR)  
DESIGN SPEED = 35 MPH  
ADT = 7,000  
PEDESTRIAN ACTIVITY LEVEL: MEDIUM

HIMALAYA ROAD  
INFRASTRUCTURE SITE PLAN  
TITLE: NOTES & TYPICAL SECTIONS

DATE: MAY 5, 2025



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SHEET: 02







SCALE: 1" = 40'

- PHASE 1:
  - ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (FROM THE TIE-IN SOUTH OF THE RAILROAD CROSSING THROUGH 30 FEET NORTH OF THE CROSSING).
  - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SIDEWALKS, STREET LIGHTS, AND CURB RAMPS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
  - PHASE 1 MAY BE DEVELOPED INDEPENDENTLY.
- PHASE 2:
  - ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (FROM 30 FEET NORTH OF THE RAILROAD CROSSING TO THE INTERSECTION WITH E 38TH AVENUE).
  - RELOCATION OF FIRE HYDRANTS TO FINAL LOCATION. 16" WATER MAIN IN HIMALAYA ROAD IS EXISTING.
  - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SIDEWALKS, STREET LIGHTS, AND CURB RAMPS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
  - PHASE 2 MAY BE DEVELOPED CONCURRENTLY WITH PHASE 1 OR AFTER PHASE 1 IS COMPLETED.

- ① PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- ② PROPOSED 4" MOUNTABLE CURB AND GUTTER, COA DETAIL S7.1
- ③ ROADWAY EDGE DRAIN, COA DETAIL S1.19
- ④ PROPOSED INLET
- ⑤ PROPOSED STREET LIGHT
- ⑥ PROPOSED FIRE HYDRANT
- ⑦ PROPOSED DETECTABLE WARNING
- ⑧ PROPOSED SIGHT TRIANGLE

EXISTING MINOR (1'')

EXISTING MAJOR (5'')

PROPOSED MINOR (1'')

PROPOSED MAJOR (5'')

PHASING LINE

CENTERLINE

RIGHT-OF-WAY

PROPOSED WATER LINE

EXISTING/FUTURE WATER

EXISTING/FUTURE SANITARY SEWER

PROPOSED STORM

EXISTING/FUTURE STORM

EXISTING GAS (LOCATE QUALITY LEVEL D)

OVERHEAD ELECTRIC

EASEMENT

EXISTING/FUTURE EASEMENT

EXISTING FENCE

EXISTING STORM MANHOLE

RANGE BOX (CONTRACTOR RESPONSIBLE)

TURN ARROW PAVEMENT MARKINGS

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

PROPOSED PUBLIC STREET LIGHT (SL4, 30' HEIGHT)

EXISTING STREET LIGHT

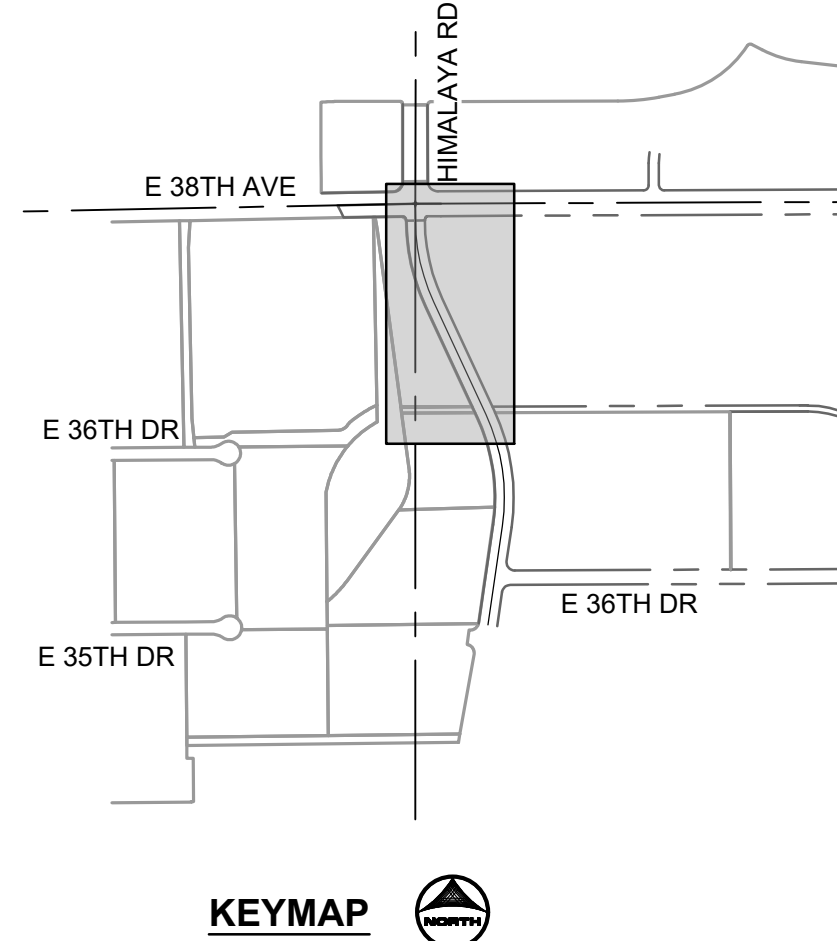
PROPOSED DRAINAGE ARROW

PROPOSED ASPHALT

X.X%

1. THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER CODE SECTION 114-35, WHICH INCLUDES REPAIR/RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC.
2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
3. ALL STORM INFRASTRUCTURE IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
4. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
5. THE MAXIMUM SLOPE WITHIN RIGHT OF WAY IS 4:1.
6. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE RIGHT OF WAY IS 3:1.

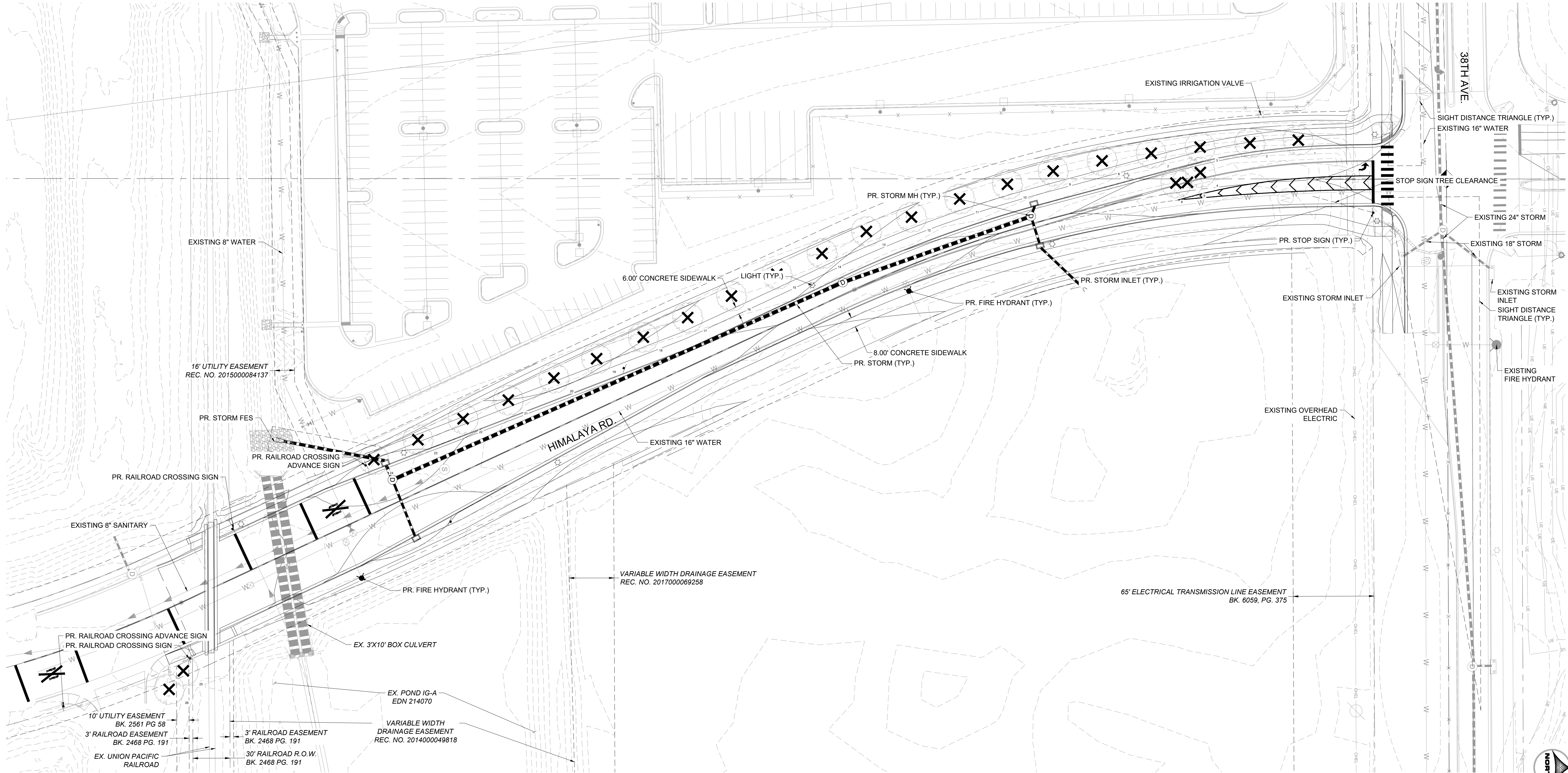
- 1 STOP SIGN R1-1 (30"x30")
- 2 RAILROAD CROSSING ADVANCE SIGN W10-1 (36" DIA.) & EXEMPT SIGN W10-1aP (24"x12")
- 3 RAILROAD CROSSING SIGN R15-1 (9"x48") & EXEMPT SIGN R15-1P (24"x12") & YIELD SIGN (36"x36"x36")
- 4 24" SOLID WHITE BAR
- 5 PEDESTRIAN CROSSWALK (2'X10") STRIPES)
- 6 DOUBLE 4" YELLOW STRIPE
- 7 RAILROAD PAVEMENT MARKING
- 8L NO PARKING ANY TIME SIGN R7-1 (12"x18") (LEFT)
- 8R NO PARKING ANY TIME SIGN R7-1 (12"x18") (RIGHT)
- 9 8" YELLOW CHANNELIZING LINE - CHEVRON PAVEMENT MARKING
- 10 WHITE PAVEMENT MARKING ARROW
- 11 4" DOTTED LANE LINE (2' SEGMENTS AND 6' GAPS)



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SHEET: 03





TREE MITIGATION PLAN

EXISTING TREE TO BE REMOVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

EXIST. TREES TO BE PRESERVED	0
EXIST. TREES TO BE REMOVED	26
TOTAL EXISTING TREES TAGGED	26

GENERAL NOTES

- EXISTING TREES TO BE EVALUATED FOR MITIGATION BY COA FORESTRY STAFF.
- IF THE EXISTING TREES PLANTED IN THE FUTURE TREE LAWN ARE DETERMINED TO BE LESS THAN 4.5" DBH THEY WILL BE REMOVED.
- CONTRACTOR IS RESPONSIBLE FOR THE HAUL-OFF OF ALL TREES AND OTHER VEGETATION TO BE REMOVED.

NOTES

- THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER CODE SECTION 114-35, WHICH INCLUDES REPAIR/RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- ALL STORM INFRASTRUCTURE IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN RIGHT OF WAY IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE RIGHT OF WAY IS 3:1.



HIMALAYA ROAD  
INFRASTRUCTURE SITE PLAN  
TITLE: TREE MITIGATION PLAN

DATE: MAY 5, 2025

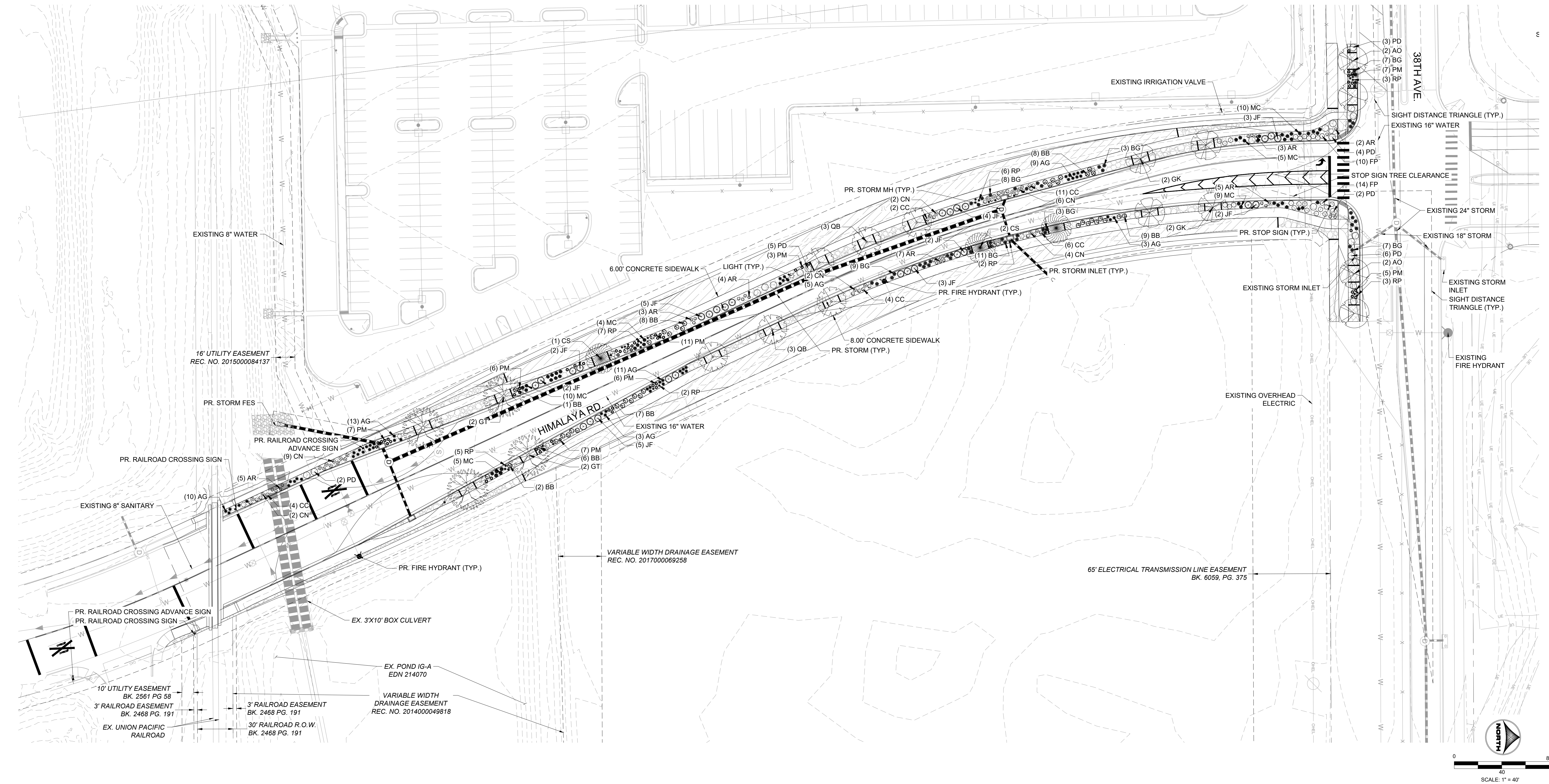


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NOT FOR CONSTRUCTION SHEET:04





TREES PLACED WITHIN THE SIGHT DISTANCE TRIANGLES WILL BE LIMBED UP AT MATURITY (ABOVE 8'-0") TO AVOID OBSTRUCTING VEHICULAR VIEWS.

GROUND COVERS	
SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	1" ROCK MULCH
	2-1/2" DECORATIVE ROCK
	NATIVE SEEDING
	WOOD MULCH
	RIP RAP

- NOTES**
- THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER CODE SECTION 114-35, WHICH INCLUDES REPAIR / RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC.
  - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
  - ALL STORM INFRASTRUCTURE IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
  - MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  - THE MAXIMUM SLOPE WITHIN RIGHT OF WAY IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE RIGHT OF WAY IS 3:1.



HIMALAYA ROAD  
INFRASTRUCTURE SITE PLAN  
TITLE: LANDSCAPE PLAN

DATE: MAY 5, 2025

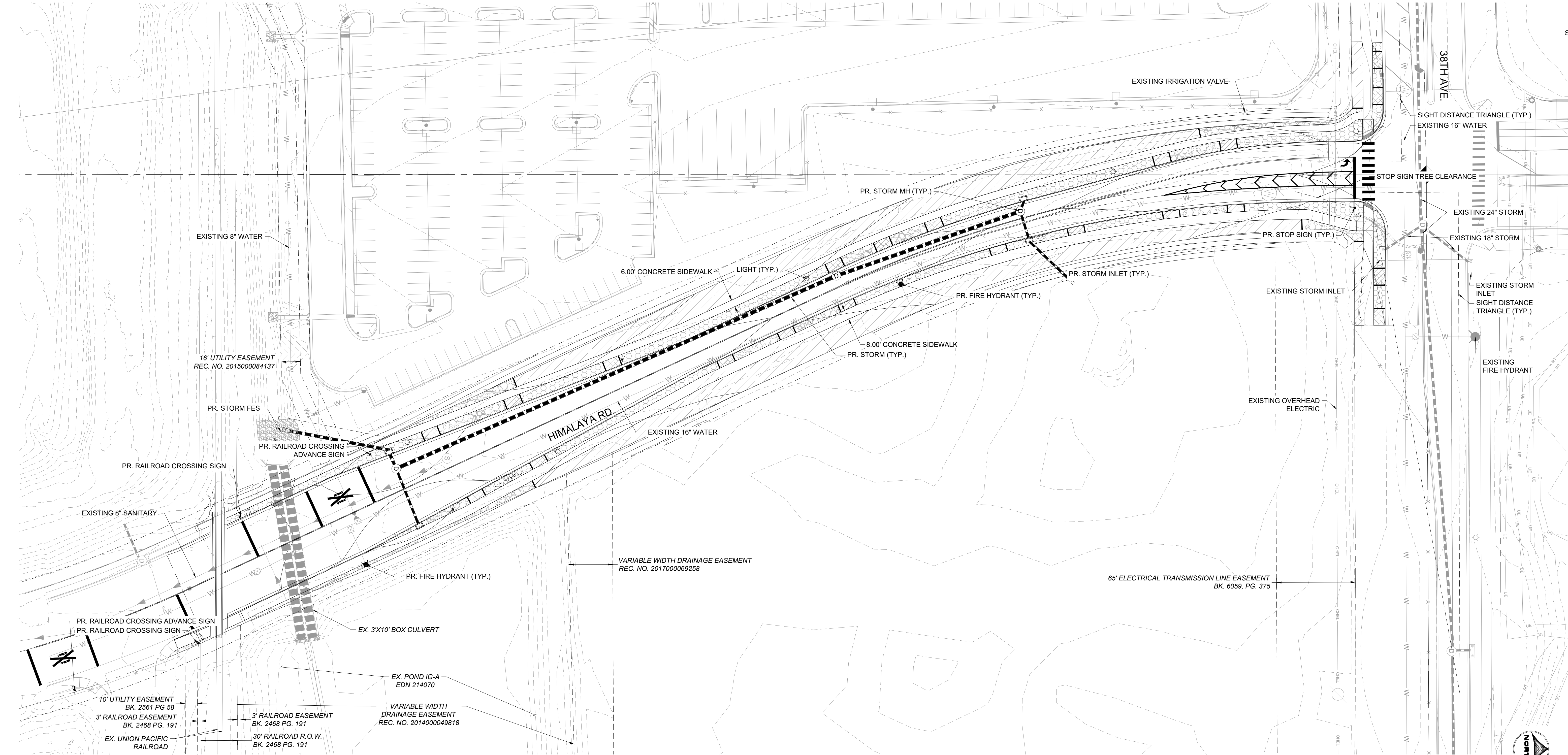


5613 DTC PARKWAY SUITE 950  
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PHONE: 720.602.4999  
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NOT FOR CONSTRUCTION SHEET:05





GROUND COVERS			
SYMBOL	QTY	BOTANICAL / COMMON NAME	WATER USE
GROUND COVERS			
	9,923 SF	1" ROCK MULCH	MEDIUM
	4,639 SF	2-1/2" DECORATIVE ROCK	NONE
	19,705 SF	NATIVE SEEDING	LOW
	2,149 SF	WOOD MULCH	MEDIUM

- NOTES**
1. THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER CODE SECTION 114-35, WHICH INCLUDES REPAIR / RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC.
  2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
  3. ALL STORM INFRASTRUCTURE IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
  4. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  5. THE MAXIMUM SLOPE WITHIN RIGHT OF WAY IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE RIGHT OF WAY IS 3:1.



HIMALAYA ROAD  
INFRASTRUCTURE SITE PLAN  
TITLE: HYDROZONE PLAN

DATE: MAY 5, 2025



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GREENWOOD VILLAGE, CO 80111  
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NOT FOR CONSTRUCTION SHEET:06

LIETZKE, KRISTEN\_5/5/2025 2:31 PM

GENERAL NOTES:

1. BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
2. THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL,, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE,, FOR ADDITIONAL DETAILED INFORMATION.
3. LANDSCAPE EDGING SHALL BE REQUIRED BETWEEN WHERE ALL GROUND COVER TYPES CHANGE TO A DIFFERENT GROUND COVER. SEE SPECIFICATIONS DETAIL.
4. CONTRACTOR SHALL FIELD ADJUST PLANT LOCATIONS TO ACCOMMODATE ALL LIGHTING AND ENSURE PLANTS WILL NOT INTERFERE WITH LIGHTING.
5. ALL ROCK MULCH IN CURBSIDE LANDSCAPE AND MEDIANS SHALL BE 3/4" - 1 1/2" GRANITE
6. ALL SOIL ON SITE SHALL BE AMENDED AT A RATE OF FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTILLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON CONSTRUCTION OF THE ROADWAY INFRASTRUCTURE.
9. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
10. ALL CURBSIDE LANDSCAPE SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.

ORDINANCE LANDSCAPE REQUIREMENTS AND CALCULATIONS

- ONE TREE EVERY 40 LINEAR FOOT
- ONE SHRUB PER 40 SQUARE FEET OR SHRUB EQUIVALENTS MAY BE INSTALLED WITHIN THE CURBSIDE LANDSCAPE AREA.
- NO MORE THAN 40 PERCENT OF THE SHRUBS COUNT CAN BE ORNAMENTAL GRASSES PROVIDED AS SHRUB EQUIVALENTS.

• NO MORE THAN FIVE PERCENT OF PERENNIALS MAY BE PROVIDED AS SHRUB EQUIVALENTS.

• SHRUBS AND ORNAMENTAL GRASSES SHALL BE FIVE (5) GALLON AT TIME OF INSTALLATION.

• PERENNIALS SHALL BE PROVIDED AT A RATIO OF THREE TO ONE (3:1)- THREE ONE (1) GALLON PERENNIALS TO ONE FIVE (5) GALLON SHRUB.

LANDSCAPE CALCULATIONS								
STREET	LENGTH (LF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED	TREE EQUIVALENTS	AREA (SF)	SHRUBS REQUIRED (1/40 SF)	SHRUBS PROVIDED	GRASS EQUIVALENTS (NOT TO EXCEED 40%)
HIMALAYA RD. - WEST SIDE	310 LF	8	8	N/A	7784 SF	194	117	77
HIMALAYA RD. - EAST SIDE	349 LF	9	9	N/A	5347 SF	134	81	54
38TH AVE. - SOUTH SIDE	163 LF	4	4	N/A	1377 SF	35	21	14
TOTAL			21				219	145



NATIVE SEED - FOOTHILLS MIX		
LBS/ACRE	BOTANICAL NAME	COMMON NAME
4	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
3	ELYMUS TRICHYCAULUS	SLENDER WHEATGRASS
2.40	AGROPYRON CRISTATUM	CRESTED WHEATGRASS
2	BROMUS MARGINATUS	MOUNTAIN BROME
2	FESTUCA OVINA	HARD FESCUE
2	POA COMPRESSA	CANADA BLUEGRASS
1.20	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
1.20	ANDROPOGO GERARDI	BIG BLUESTEM
1	BOUTELOUS GRACILIS	BLUE GRAMA (COATED)
1	PANICUM VIRGATUM	SWITCHGRASS
0.20	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
TOTAL: 20 LBS		

SEEDING RATE:  
NEW SEEDING  
BROADCAST: 20-25 LBS/ACRE  
DRILLED: 15-20 LBS/ACRE

OVERSEEDING  
BROADCAST: 10-15 LBS/ACRE  
DRILLED: 5-10 LBS/ACRE

ARKANSAS VALLEY SEED, INC.  
4300 MONACO ST.  
DENVER, CO 80216  
303.320.7500

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
DECIDUOUS TREES				
	AO	4	AESCULUS GLABRA OHIO BUCKEYE	2.5" CAL.
	CS	3	CATALPA SPECIOSA NORTHERN CATALPA	2.5" CAL.
	GT	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	2.5" CAL.
	GK	4	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.
	QB	6	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS				
	BB	41	BUDDLEJA DAVIDII 'TOBUDPIPUR' BUZZ™ PURPLE BUTTERFLY BUSH	5 GAL.
	CC	27	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	5 GAL.
	CN	25	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	5 GAL.
	FP	24	FALLUGIA PARADOXA APACHE PLUME	5 GAL.
	PD	22	PHILADELPHUS MICROPHYLLUS 'DESERT SNOW' MOCK ORANGE	5 GAL.
EVERGREEN SHRUBS				
	JF	28	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL.
	PM	52	PINUS MUGO 'MOPS' MOPS MUGO PINE	5 GAL.
GRASSES				
	AG	54	ANDROPOGON GERARDII BIG BLUESTEM	5 GAL.
	BG	48	BOUTELOUA GRACILIS BLUE GRAMA GRASS	5 GAL.
	MC	43	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL.
PERENNIALS				
	AR	29	AGASTACHE RUPESTRIS SUNSET HYSSOP	1 GAL.
	RP	28	RUDBECKIA PURPUREA PURPLE CONEFLOWER	1 GAL.
	LF	346	STEEL EDGER	

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	9,923 SF	1" ROCK MULCH
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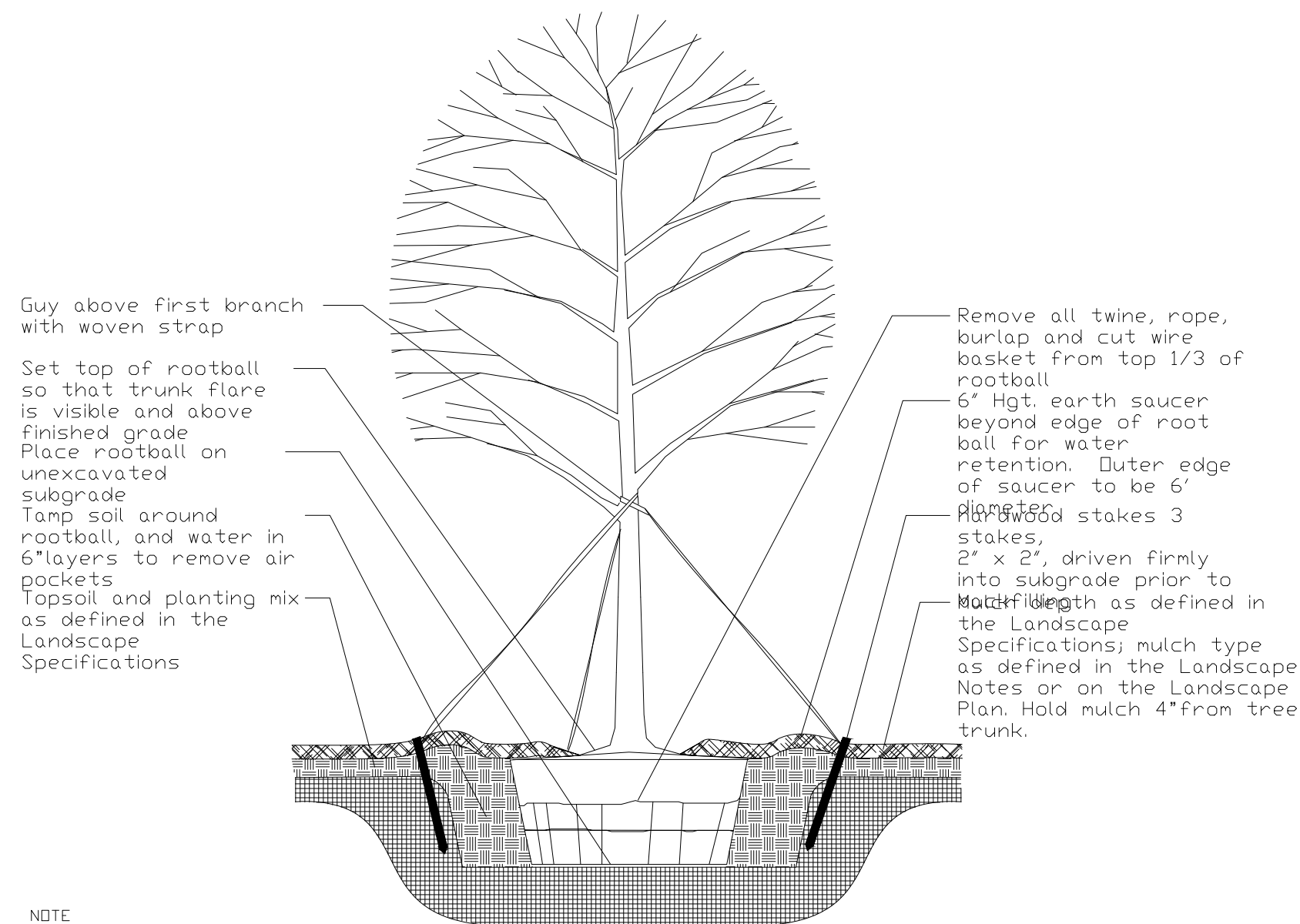
HIMALAYA ROAD  
INFRASTRUCTURE SITE PLAN  
TITLE: LANDSCAPE NOTES

DATE: MAY 5, 2025



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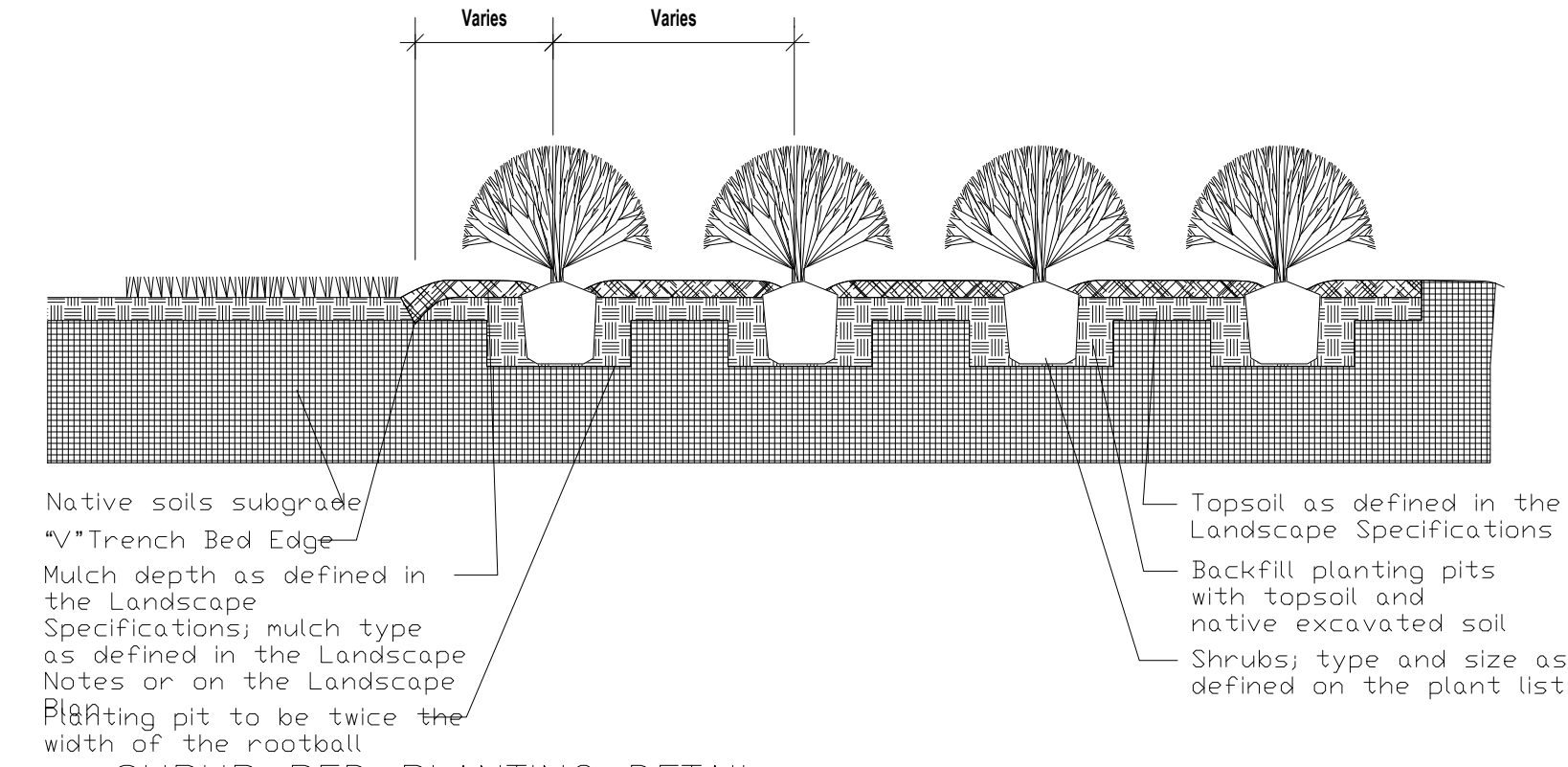
HR GREEN\_Krkt\_01-xp-krkymse-sp-allghpn\_LANDSCAPE: AL-design\_Himalaya\_L-Export-00-XV-Survey\_00-XC-DSEGN\_01-XL-3D-Xref\_01-XC-UTIL: xg-01-dm01-1SF\_00-XC-ROW



- NOTE
- Hole to be twice the width of the rootball.
  - Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
  - Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
  - Remove Guy Wires and Staking when warranty period has expired (after one year).

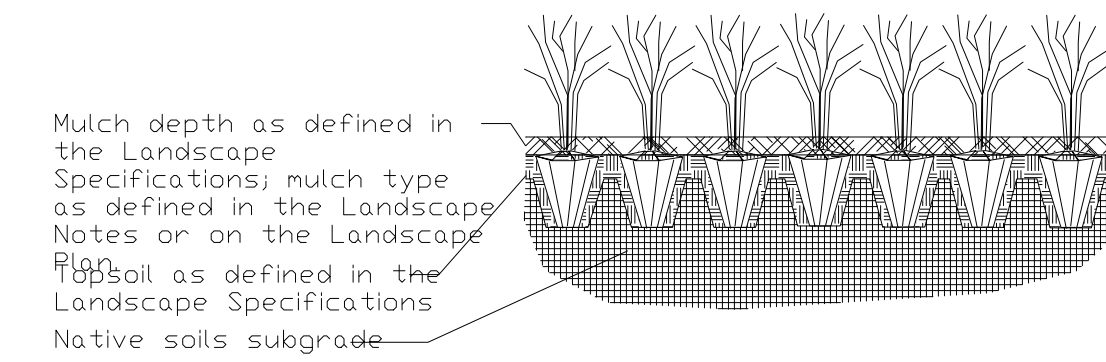
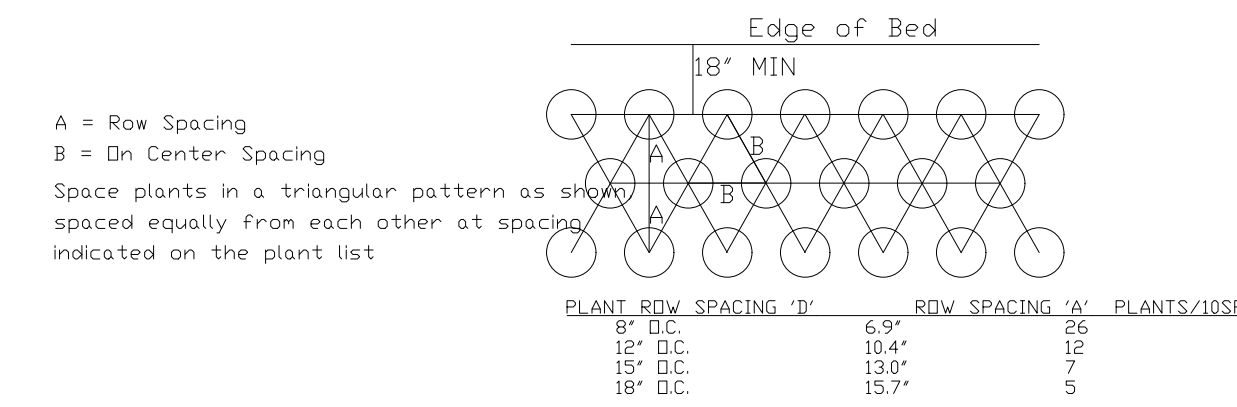
### 1 TREE PLANTING AND STAKING DETAIL

SCALE: NTS



### 2 SHRUB BED PLANTING DETAIL

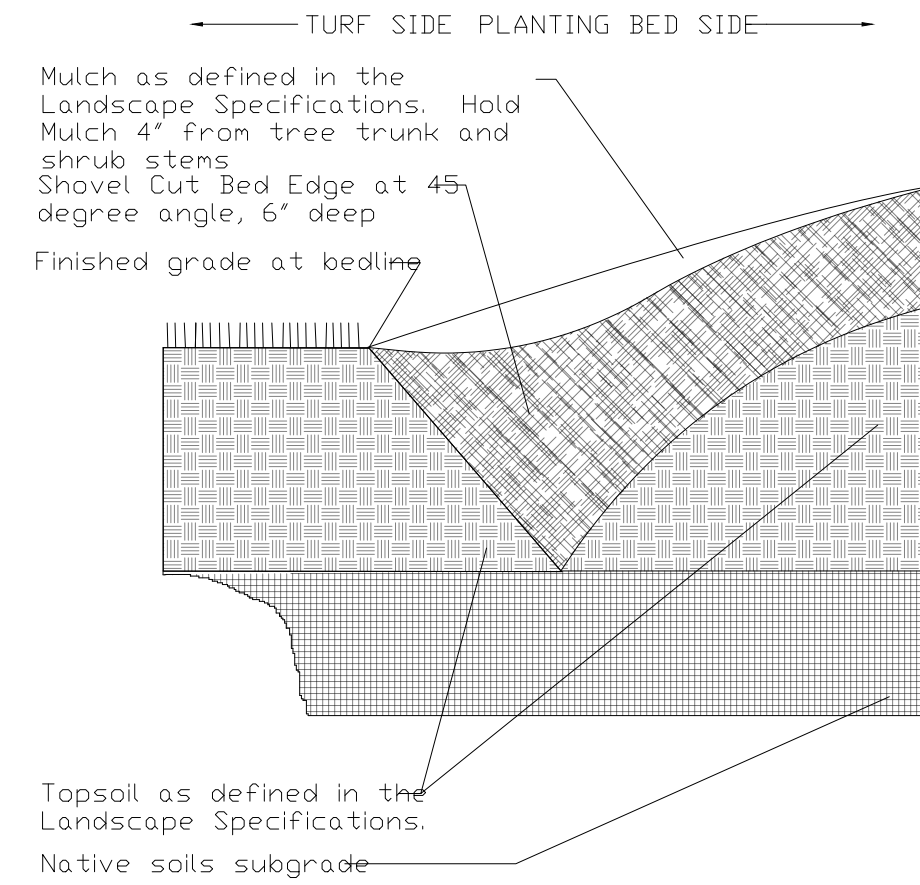
SCALE: NTS



- NOTE
- Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
  - Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
  - Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

### 3 GROUNDCOVER PLANTING DETAIL

SCALE: NTS



### 4 "V" TRENCH BED EDGING

SCALE: NTS

HIMALAYA ROAD  
INFRASTRUCTURE SITE PLAN  
TITLE: LANDSCAPE DETAILS

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