

City of Commerce City - GIS
 Roadway Naming & Addressing Standards
 Approved
 Date: 10/27/2023 Initials: JB

CITY OF COMMERCE CITY

OASIS PARK

BUFFALO HIGHLANDS FILING NO. 1 PARCEL 4
 IN THE NORRTHWEST 1/4, SECTION 21, TOWNSHIP 2 S., RANGE 66 W. OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO, PARCEL #0172321201054

DEVELOPMENT PLAN SET

SEPTEMBER 21, 2023

LIST OF CONTACTS

OWNER/DEVELOPER

CITY OF COMMERCE CITY
 PARKS, RECREATION & GOLF
 1300 S. 117TH AVE
 COMMERCE CITY, COLORADO 80022
 TEL: 720-363-5863
 CONTACT: TRACI FERJUSON
 EMAIL: TFERJUSON@C3GOV.COM

ENGINEER

GALLOWAY & COMPANY, INC.
 GREENWOOD PLAZA BLVD, SUITE 200
 GREENWOOD VILLAGE, COLORADO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 CONTACT: ERLAND MOWINCKEL
 EMAIL: ERLAND.MOWINCKEL@GALLOWAYUS.COM

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
 GREENWOOD PLAZA BLVD, SUITE 200
 GREENWOOD VILLAGE, COLORADO 80111
 TEL: (303) 770-8884
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 EMAIL: DAVE.FOSTER@GALLOWAYUS.COM

SURVEYOR

POWER SURVEYING COMPANY, INC.
 6911 BROADWAY
 DENVER, CO 80221
 TEL: (303) 732-1617
 CONTACT: RICK GABRIEL
 EMAIL: RGABRIEL@POWERSURVEYING.COM

GEOTECHNICAL ENGINEER

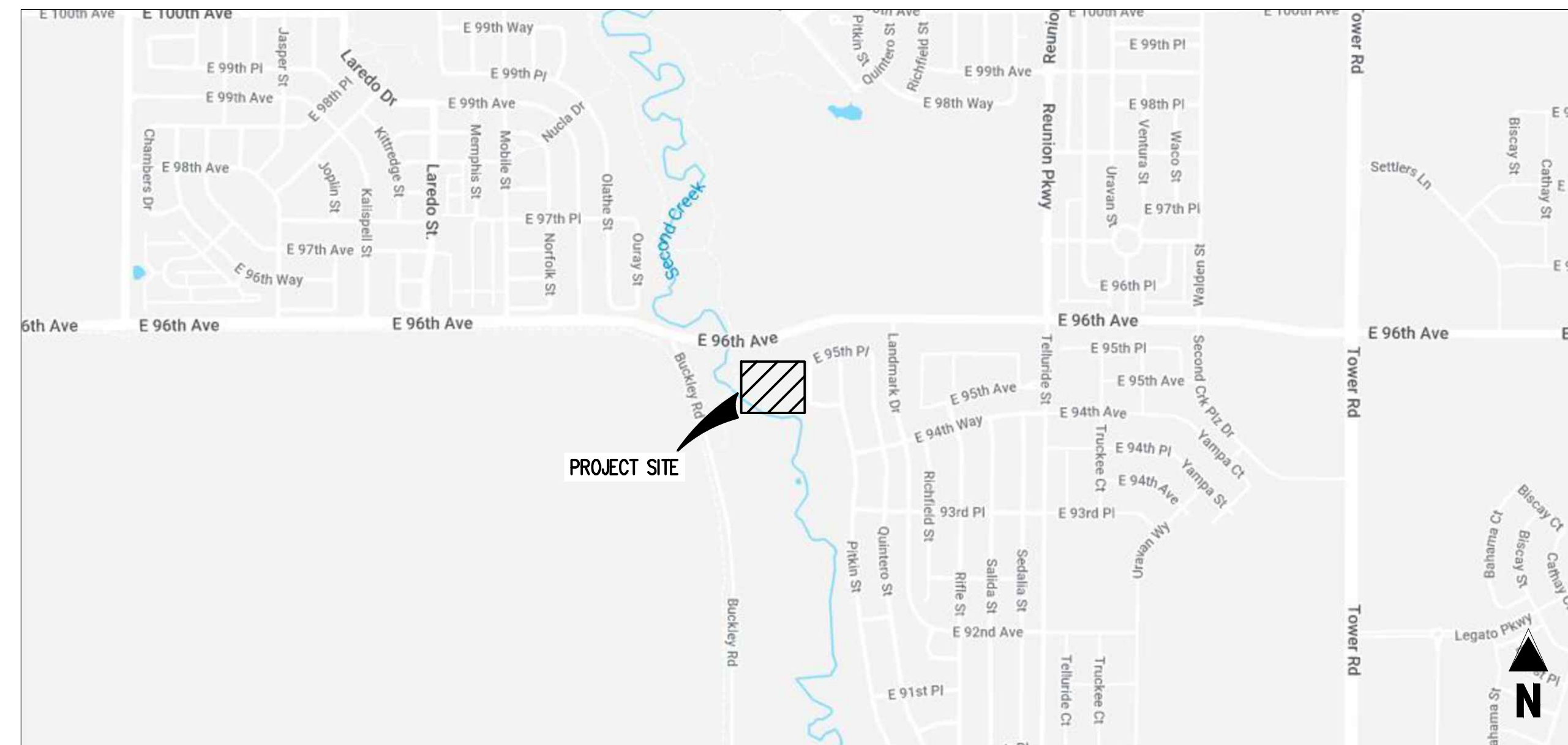
NINYO & MOORE
 8707 E. EXETER LANE
 CENTENNIAL, CO 80112
 TEL: (303) 629-6000
 CONTACT: BRIAN F. GSI, PE

ENVIRONMENTAL

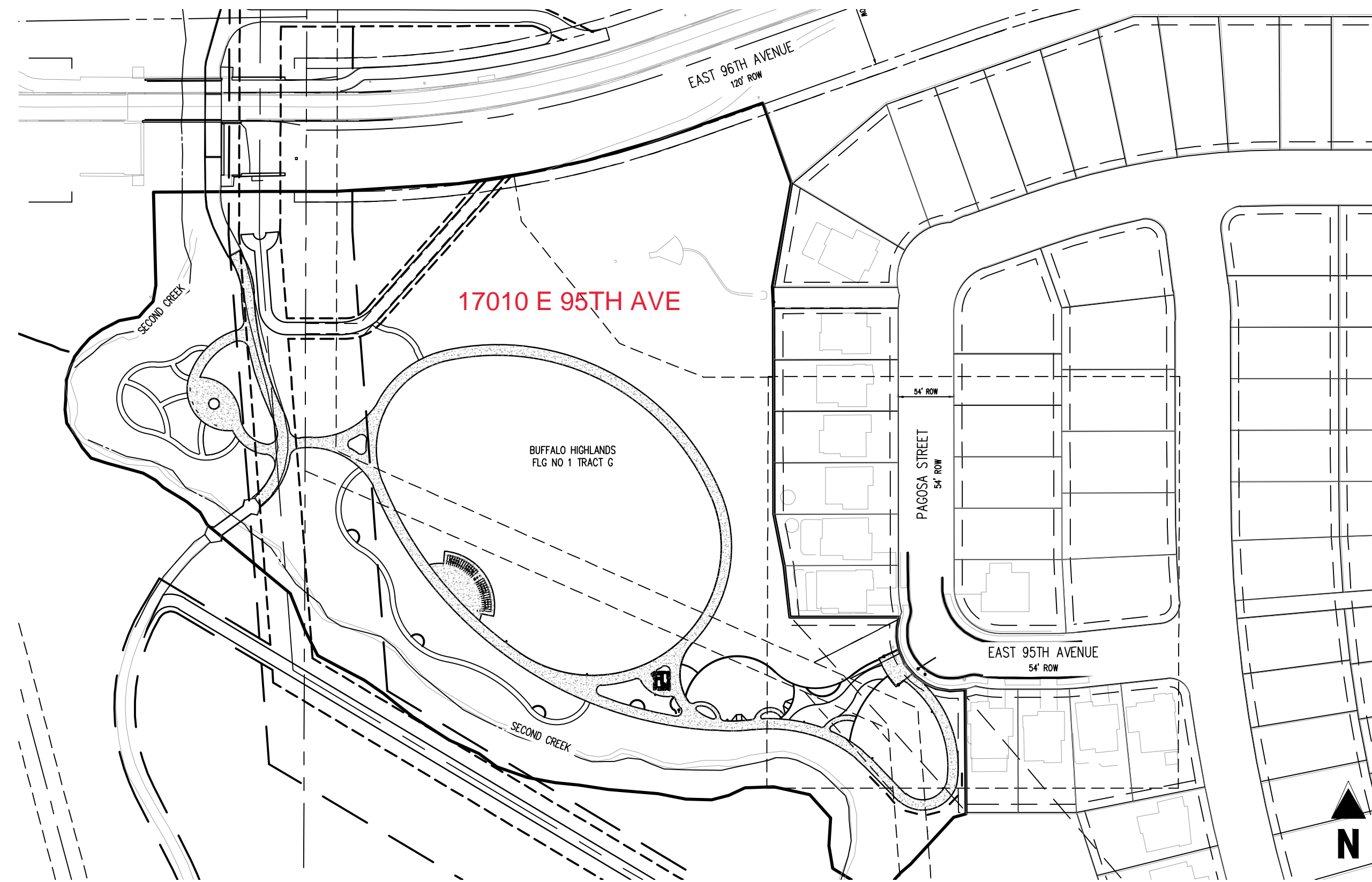
SDI ENGINEERING INC.
 6753 EAST 47TH AVENUE DRIVE, UNIT H
 DENVER, CO 80216
 TEL: (303) 321-3154
 CONTACT: LAURA VRABEL

LIST OF ABBREVIATIONS

BOC - BACK OF CURB
 CB - CHORD BEARING
 C - CHORD LENGTH
 C&G - CURB AND GUTTER
 CT - COURT
 A - DEFLECTION ANGLE
 DET - DETAIL
 Ø - DIA - DIAMETER
 DR - DRIVE
 E - EAST/EASTING
 EOA - EDGE OF ASPHALT
 EX - EXISTING
 FDC - FIRE DEPARTMENT CONNECTION
 FL - FLOWLINE
 HOPE - HIGH DENSITY POLYETHYLENE
 L - LENGTH
 ME - MATCH EXISTING
 MAX - MAXIMUM
 MIN - MINIMUM
 N - NORTH/NORTHING
 OC - ON CENTER
 PC - POINT OF CURVATURE/PORTLAND CEMENT
 PT - POINT OF TANGENCY
 PR - PROPOSED
 R - RADIUS
 REC - RECEPTION NUMBER
 ROW - RIGHT OF WAY
 SHI - SHEET
 S - SOUTH
 TBR - TO BE REMOVED
 TYP - TYPICAL
 VERT - VERTICAL
 WWF - WELDED WIRE FABRIC
 W - WEST
 W/ - WITH



VICINITY MAP
 SCALE: 1"=1000'



SITE MAP
 SCALE: 1"=100'

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET NAME
1	CO.0	COVER SHEET
2	SP0.0	SITE LAYOUT NOTES
3	D1.0	EXISTING CONDITIONS & DEMO
4	SP1.0	SITE LAYOUT PLAN
5	SP1.1	SITE LAYOUT PLAN
6	SP1.2	SITE LAYOUT PLAN
7	SP1.3	SITE LAYOUT PLAN
8	SP1.4	SITE LAYOUT PLAN
9	SP1.5	SITE LAYOUT DETAILS
10	SP1.6	SITE LAYOUT DETAILS
11	SP1.7	SITE LAYOUT DETAILS
12	SP1.8	SITE LAYOUT DETAILS
13	C1.1	GRADING 1
14	C1.2	GRADING 2
15	C1.3	GRADING 3
16	C1.4	GRADING 4
17	L1.0	LANDSCAPE PLAN
18	L1.1	LANDSCAPE PLAN
19	L1.2	LANDSCAPE PLAN
20	L1.3	LANDSCAPE PLAN
21	L2.0	LANDSCAPE DETAILS
22	IR1.0	OVERALL IRRIGATION MAINLINE PLAN
23	IR1.2	IRRIGATION PLAN
24	IR1.2	IRRIGATION PLAN
25	IR1.3	IRRIGATION PLAN
26	IR1.4	IRRIGATION PLAN
27	IR2.0	IRRIGATION DETAILS
28	IR2.1	IRRIGATION DETAILS

LEGAL DESCRIPTION

BUFFALO HIGHLANDS FILING NO. 1, PARCEL 4, R.O.W PARCEL NO. 3 IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO.

BASIS OF BEARING

BASES OF BEARINGS: BEARINGS ARE GRID BEARINGS COLORADO STATE PLAN COORDINATE SYSTEM NAD 83 (2007) CENTRAL ZONE FROM GPS OBSERVATIONS ORIGINATING FROM CITY OF COMMERCE CITY CONTROL DIAGRAM PREPARED BY NOLTE ENGINEERING, JOB NO. DVB0316, AND DATED: 11-17-2008. SAID TO BEAR N 89°59'51" W BETWEEN CITY OF COMMERCE CITY CONTROL POINT 50 AND 156 AS SHOWN ON SAID CONTROL DIAGRAM.

BENCHMARK

NOS DESIGNATION CONLAN NAVD 88 ELEVATION 5338.18 US SURVEY FEET

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED OASIS PARK - COMMERCE CITY

GEOTECHNICAL ENGINEER: NINYO & MOORE
 PROJECT NO: 502666001
 DATE: MAY 11, 2023

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

FLOODPLAIN

PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 0800020E35H, HAVING A MAP REVISED DATE OF MARCH 5, 2007 INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE A (SPECIAL FLOOD HAZARD AREA (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).

GEOTECHNICAL NOTE

CONTRACTOR TO REFER TO GEOTECHNICAL REPORT (PREPARED BY NINYO & MOORE, REPORT NO. 502666001 ON MAY 11, 2023) FOR PAVING, SUBGRADE AND COMPACTION RECOMMENDATIONS. SEE GRADING PLANS FOR DETAILED INFORMATION ON FINAL GRADES AND PAVING.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



CITY APPROVAL CERTIFICATE

CITY STAFF CERTIFICATE
 APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS ____ DAY OF ____ 20__

DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY COUNCIL CERTIFICATE
 APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS ____ DAY OF ____ 20__

CITY SIGNATURE

ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR OASIS PARK WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COMMERCE CITY'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.

ERLAND MOWINCKEL
 GALLOWAY & COMPANY, INC.

P.E. NUMBER 50666



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PRELIMINARY
 BIDDING SET

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BID SET
 OASIS PARK
 ADAMS COUNTY, CO
 COMMERCE CITY CO., 80022

#	Date	Issue / Description	Init.
1	2023/06/26	PUD SUBMITTAL #1	EKM
2	2023/09/21	PUD SUBMITTAL #2	EKM

Project No: CYC01.20
 Drawn By:
 Checked By:
 Date: 09/21/2023

COVER SHEET

CO.0
 SHEET 1 OF 28