City of Commerce City - GIS Roadway Naming & Addressing Standards 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** 

E 99th PI

E 97th Pl

E 95th Ave

E 96th Ave

N



SCALE: 1"=1000'
17010 E 95TH AVE
BUFFALO HIGHLANDS FLG NO 1 TRACT G
SCONG CREEK  STE MAP  0 20 50 100

	SHEET NAME	SHEET TITLE	ET NUMBER
•	COVER SHEET	C0.0	1
	SITE LAYOUT NOTES	SP0.0	2
	EXISTING CONDITIONS & DEMO	D1.0	3
	SITE LAYOUT PLAN	SP1.0	4
	SITE LAYOUT PLAN	SP1.1	5
	SITE LAYOUT PLAN	SP1.2	6
	SITE LAYOUT PLAN	SP1.3	7
	SITE LAYOUT PLAN	SP1.4	8
LEGAI	SITE LAYOUT DETAILS	SP1.5	9
BUFFAL	SITE LAYOUT DETAILS	SP1.6	10
ONE-QU MERIDIA	SITE LAYOUT DETAILS	SP1.7	11
	SITE LAYOUT DETAILS	SP1.8	12
	GRADING 1	C1.1	13
DACIO	GRADING 2	C1.2	14
BASIS O	GRADING 3	C1.3	15
NAD 83	GRADING 4	C1.4	16
CITY CC	LANDSCAPE PLAN	L1.0	17
50 AND	LANDSCAPE PLAN	L1.1	18
	LANDSCAPE PLAN	L1.2	19
	LANDSCAPE PLAN	L1.3	20
BENC	LANDSCAPE DETAILS	L2.0	21
NGS DE	OVERALL IRRIGATION MAINLINE PLAN	IR1.0	22
	IRRIGATION PLAN	IR1.2	23
SOIL	IRRIGATION PLAN	IR1.2	24
SOIL F	IRRIGATION PLAN	IR1.3	25
EXPL0	IRRIGATION PLAN	IR1.4	26
GEC PRO	IRRIGATION DETAILS	IR2.0	27
DAT	IRRIGATION DETAILS	IR2.1	28
THE C			

CITY APPROVAL CERTIFICATE

DEPARTMENT OF COMMUNITY DEVELOPMENT

DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY SIGNATURE

<u>CITY STAFF CERTIFICATE</u> APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF

THE CITY OF COMMERCE CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_,

<u>CITY COUNCIL CERTIFICATE</u>

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS \_\_\_\_

SHEET LIST TABLE

	SP1.1	SITE LAYOUT PLAN	
	SP1.2	SITE LAYOUT PLAN	
	SP1.3	SITE LAYOUT PLAN	
	SP1.4	SITE LAYOUT PLAN	
	SP1.5	SITE LAYOUT DETAILS	LEGAL DESCRIPTION
	SP1.6	SITE LAYOUT DETAILS	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.
	SP1.7	SITE LAYOUT DETAILS	
	SP1.8	SITE LAYOUT DETAILS	
	C1.1	GRADING 1	
	C1.2	GRADING 2	DACIC OF DEADING
	C1.3	GRADING 3	BASIS OF BEARINGS BASIS 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.
	C1.4	GRADING 4	
	L1.0	LANDSCAPE PLAN	
	L1.1	LANDSCAPE PLAN	
	L1.2	LANDSCAPE PLAN	
	L1.3	LANDSCAPE PLAN	
	L2.0	LANDSCAPE DETAILS	BENCHMARK
	IR1.0	OVERALL IRRIGATION MAINLINE PLAN	NGS DESIGNATION CONLAN NAVD 88 ELEVATION 5338.18 US SURVEY FEET
ı	IR1.2	IRRIGATION PLAN	
	IR1.2	IRRIGATION PLAN	SOIL PREPARATION AND PAVEMENT DESIGN NOTE
ı	IR1.3	IRRIGATION PLAN	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
	IR1.4	IRRIGATION PLAN	
,	IR2.0	IRRIGATION DETAILS	GEOTECHNICAL ENGINEER: NINYO & MOORE PROJECT NO: 502666001 DATE: MAY 11, 2023
	IR2.1	IRRIGATION DETAILS	
			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. 08001C0635H, HAVING A MAP REVISED DATE OF MARCH 5, 2007 INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE A (SPECIAL FLOOR HAZARD AREA (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).

GEOTECHNICAL NOTE

CONSTRUCTION.

CAUTION - NOTICE TO CONTRACTOR

ENGINEER PRIOR TO CONSTRUCTION.

ENGINEER'S CERTIFICATION

CONSTRUCTION STANDARDS AND SPECIFICATIONS.

CONTRACTOR TO REFER TO GEOTECHNICAL REPORT (PREPARED BY NINYO & MOORE, REPORT NO.

502666001 ON MAY 11, 2023) FOR PAVING, SUBGRADE AND COMPACTION RECOMMENDATIONS.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE

Know what's below.

P.E. NUMBER 50666

SEE GRADING PLANS FOR DETAILED INFORMATION ON FINAL GRADES AND PAVING.

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.

WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND

POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE

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

VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH

REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO



Greenwood Village, CO 80111 303.770.8884 GallowayUS.com



**COPYRIGHT** 

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



E Date Issue / Description 2023/06/26 PUD SUBMITTAL #1 2023/09/21 PUD SUBMITTAL #2

CYC01.20 09/21/2023

**COVER SHEET** 

