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
13905 E. 112TH AVE
COMMERCE CITY, COLORADO 80022
TEL: 720-363-5863
CONTACT: TRACI FERGUSON
EMAIL: TFERGUSON@C3CGOV.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: ERLANDMOWINCKEL@GALLOWAYUS.COM

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
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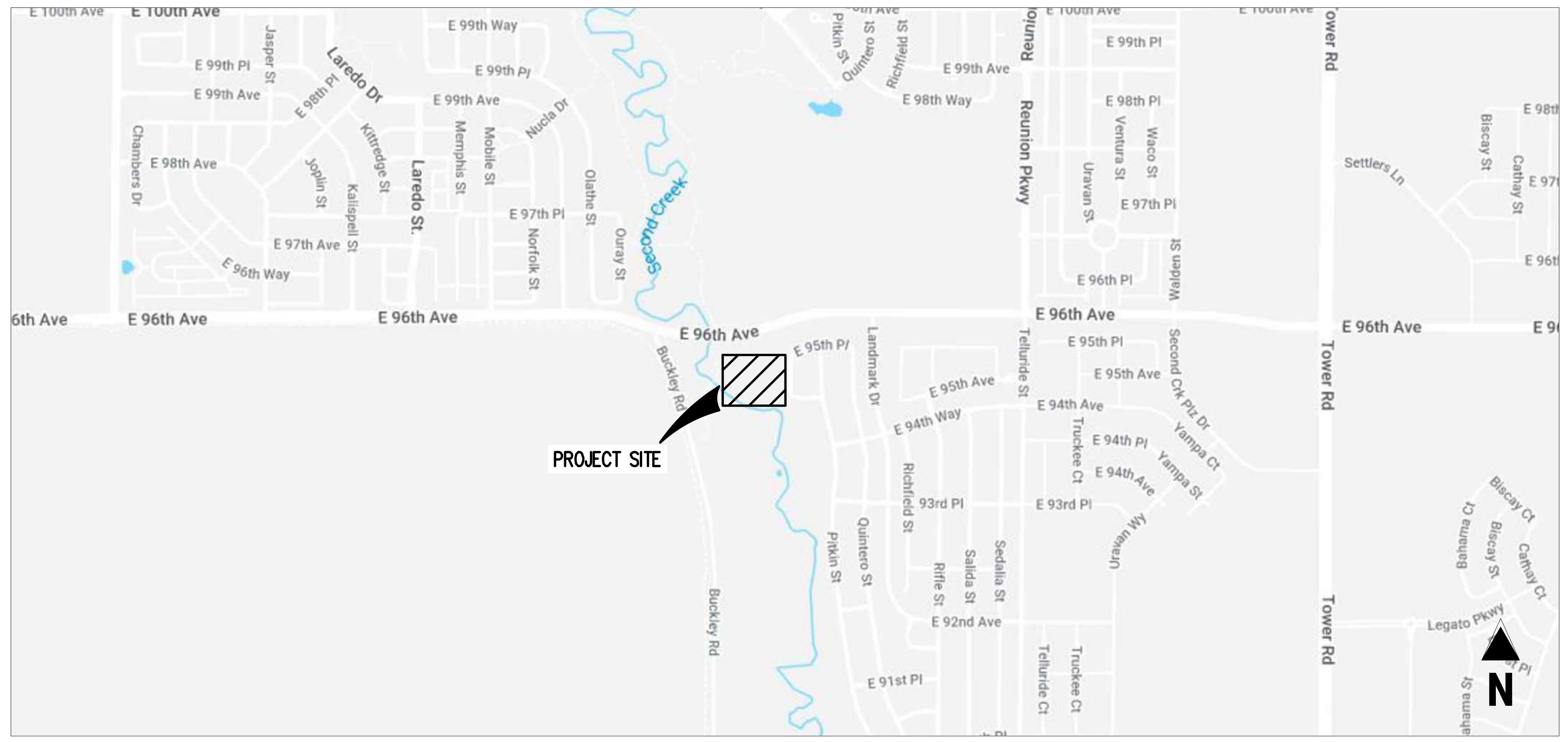
CONTACT: DAVE FOSTER
EMAIL: DAVEFOSTER@GALLOWAYUS.COM

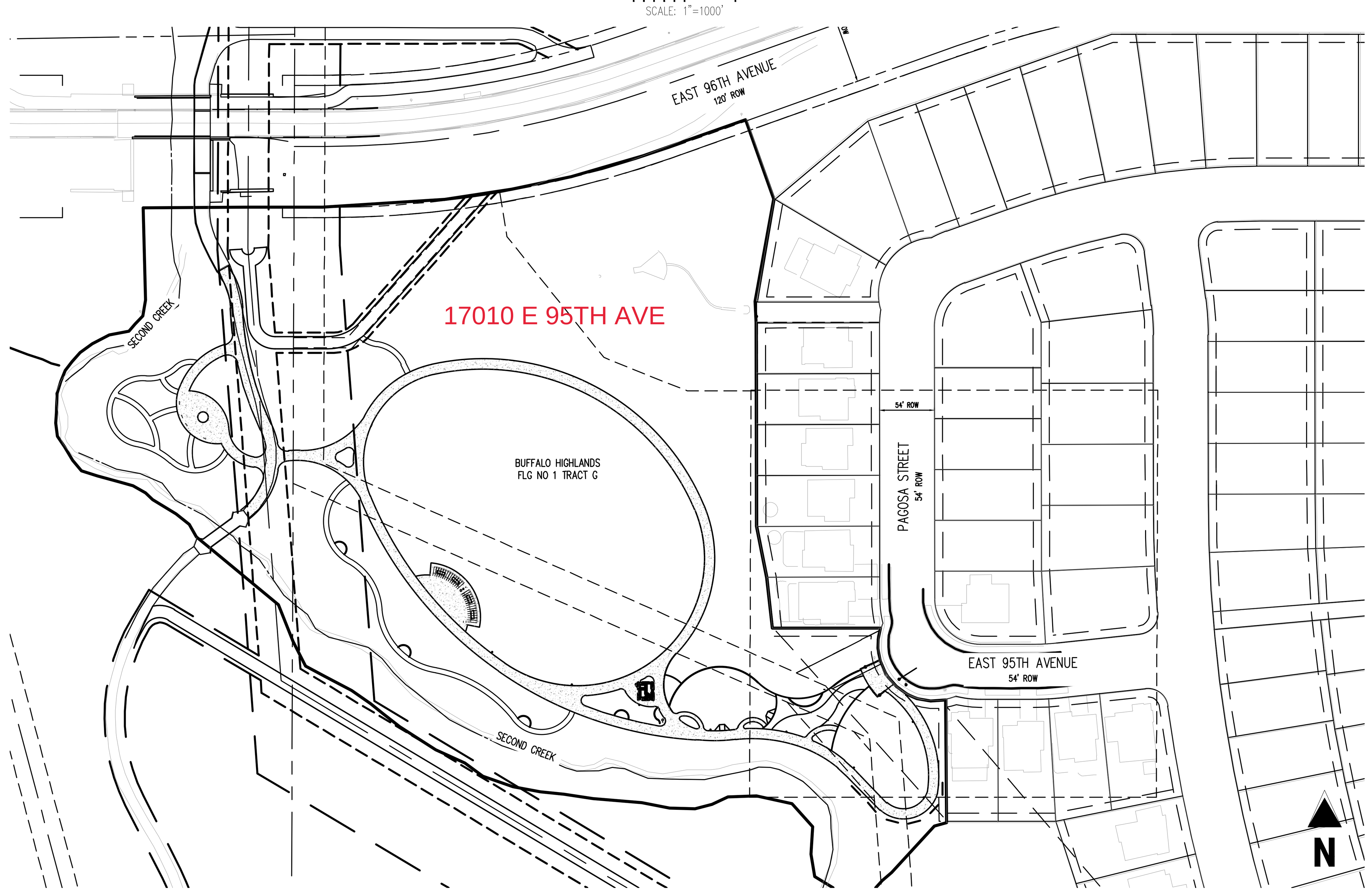
SURVEYOR
POWER SURVEYING COMPANY, INC.
6911 BROADWAY
DENVER, CO 80221
TEL: (303) 702-1617
CONTACT: RICK GABRIEL
EMAIL: RGABRIEL@POWERSURVEYING.COM

GEOTECHNICAL ENGINEER
NINYO & MOORE
9707 E. EASTER LANE
CENTENNIAL, CO 80112
TEL: (303)629-6000
CONTACT: BRIAN F. GISI, PE

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



VICINITY MAP
0 200 500 1000
SCALE: 1"=1000'



SITE MAP
0 20 50 100
SCALE: 1"=100'

LIST OF ABBREVIATIONS

BOC – BACK OF CURB
CB – CHORD BEARING
C – CHORD LENGTH
C&G – CURB AND GUTTER
CT – COURT
Δ – DEFLECTION ANGLE
DET – DETAIL
ø, DIA – DIAMETER
DR – DRIVE
E – EAST/EASTING
EOA – EDGE OF ASPHALT
EX – EXISTING
FDC – FIRE DEPARTMENT CONNECTION
FL – FLOWLINE
HDPE – 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
SHT – SHEET
S – SOUTH
TBR – TO BE REMOVED
TYP – TYPICAL
VERT – VERTICAL
WWF – WELDED WIRE FABRIC
W – WEST
W/ – WITH

H:\C\City of Commerce City_Parks Dept\0CIV\2-Plan\CYC01 - BID - COVER.dwg - Matt Bundren - 9/21/2023

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET NAME
1	C0.0	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

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

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

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.

BENCHMARK

NGS 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. 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

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

1. 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.
2. 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

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

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
BIDDING SET

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

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

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

COVER SHEET