

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION RIDGE FILING NO. 2, GENERALLY LOCATED BETWEEN PEORIA PARKWAY AND TUCSON STREET, APPROXIMATELY 1,000 FEET SOUTH OF E. 104TH AVENUE, AND CONSISTING OF 22.26 ACRES

NO. 2023-083

WHEREAS, the City of Commerce City has received an application for a final plat for the property known as Reunion Ridge Filing No. 2 (the “Subdivision”), generally located between Peoria Parkway and Tucson Street, approximately 1,000 feet south of E. 104th Avenue and as depicted on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the City Council, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3241(4)(d), has requested that this Subdivision be reviewed through the public hearing process; and

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested subdivision plat was given, including by publication on May 25, 2023, in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on May 25, 2023, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on May 26, 2023, in the manner and for the duration required by the Land Development code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. The City Council of the City of Commerce City, Colorado, finds, consistent with the Commerce City Land Development Code Section 21-3241(3), after a duly noticed public hearing held in compliance with legal requirements, as follows:

1. The Subdivision is consistent with the approved PUD zone document;
2. The Subdivision is consistent with and implements the intent of the PUD zone district in which it is located;
3. There is no evidence to suggest that the Subdivision violates any state, federal, or local laws, regulations, or requirements;
4. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed Subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development,

preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;

5. The Subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
6. Any adverse effect has been or will be mitigated to the maximum extent feasible;
7. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
8. A new development agreement between the city and the applicant has been executed which addresses the construction of required public improvements; and
9. The proposed phasing plan is rational in terms of available infrastructure capacity.

SECTION 3. The Final Plat for Reunion Ridge Filing No. 2, attached as Exhibit A, is hereby approved.

RESOLVED AND PASSED THIS 7TH DAY OF AUGUST 2023.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

EXHIBIT A RESOLUTION NO. 2023-083

REUNION RIDGE FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 11

CASE # - 5-778-2021

LEGAL DESCRIPTION
SEE SHEET 2 FOR LEGAL DESCRIPTION.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE DIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACES, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF REUNION RIDGE FILING NO. 2. THE UTILITY AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, FIRE ALARMS, AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE UTILITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY AND FOR MAINTENANCE OF THE SAME. THE UTILITIES ARE HEREBY REQUESTING THE CITY AND COUNTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREON ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF PRIVATE DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES. AS PROVIDED IN THIS DRAINAGE EASEMENT AND TECHNICAL DATA MANUAL, AS AMENDED, THE UNDERSIGNED AGREES TO MAINTAIN, OPERATE AND RECONSTRUCT THE PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE COMMERCIAL CITY MUNICIPAL CODE, AS AMENDED, AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE RELATED FACILITIES. BEST MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS. ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DESIGNATED AND CONVEYED TO THE CITY OF COMMERCE CITY, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES, PUBLIC FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC STORM SEWERS AND DRAINAGE FACILITIES.

DMC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY

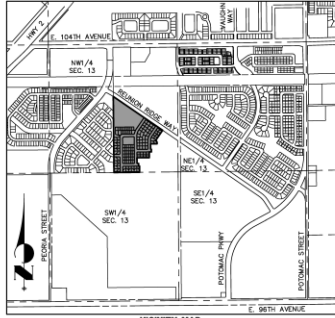
BY: _____
TITLE: _____
STATE OF _____, CO
COUNTY OF _____, CO
CITY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20____.
BY: _____ AS _____ OF DMC 96TH AND POTOMAC, LLC,
A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

PPP-DA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____
STATE OF _____, CO
COUNTY OF _____, CO
CITY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20____.
BY: _____ AS _____ OF PPP-DA, LLC, A COLORADO
LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____
TITLE: _____
STATE OF _____, CO
COUNTY OF _____, CO
CITY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20____.
BY: _____ AS _____ OF CLAYTON PROPERTIES
GROUP II, INC., A COLORADO CORPORATION.
WITNESS MY HAND AND SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=100'

SURVEYOR'S CERTIFICATE

I, DENNY LEE WAGNER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO (CO LICENSE NO. 10000), CERTIFY THAT THERE ARE NO RECORDS, PRELIMINARY, PROVISIONAL, ETC., OR OTHER EASEMENTS IN EXISTENCE OR KNOWN BY ME TO EXIST ON OR AFFECT THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE DUTY OF A SURVEYOR, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



DENNY LEE WAGNER, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 10000
10000 AND AS A RESULT OF AN ENGINEERING, LLC
7200 S. ALTON WAY, SUITE 4000, CENTENNIAL, CO 80112

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS ____ DAY OF _____, A.D. 20____.
CITY ENGINEER: _____
APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS ____ DAY OF _____, A.D. 20____.
DIRECTOR, COMMUNITY DEVELOPMENT: _____

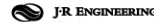
ADAMS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDERS, IN THE STATE OF COLORADO,
AT _____ M ON THE ____ DAY OF _____, AD, 20____.
COUNTY CLERK AND RECORDER: _____
BY: DEPUTY
RECEPTION NO. _____

TECHNICAL DATA:

LAND USE	NUMBER OF LOTS/PARCELS	AREA (AC)	PERCENT OF PROJECT
RESIDENTIAL	487	12,817.03	48.8%
PUBLIC OPEN SPACE/DRAINAGE	0	0.0000	0.0%
RIGHT OF WAY	1	4.8763	18.3%
METRO DISTRICT OWNED & MAINTAINED OPEN SPACE	6	1,300.00	32.9%
		GROSS ACRES: 22,360.00	100.0%

JOB NO. 14421.29
MARCH 27, 2023
SHEET 1 OF 11



700 E. Alton Way • Suite 340
Centennial, CO 80112 • 303-760-8888 • www.jrengineering.com

REUNION RIDGE FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

LEGAL DESCRIPTION

A PORTION OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARS OF BEARINGS: THE BEARS OF BEARINGS IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "1.5 25369" IN A RANGE BOX AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "1.5 25369" AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEARING AT THE SOUTHWEST CORNER OF REUNION RIDGE PARKWAY AS SHOWN ON THE PLAN OF REUNION RIDGE FILING NO. 1, RECORDED UNDER RECEPTION NO. 202000006264 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

THENCE ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID REUNION RIDGE PARKWAY ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S32°50'41"W, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 07°37'08" AND AN ARC LENGTH OF 15.82 FEET, TO A POINT OF TANGENCY.

THENCE CONTINUING SAID SOUTHERLY RIGHT-OF-WAY LINE, 58923°17'E A DISTANCE OF 1210.53 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, THE FOLLOWING FOURTEEN (14) COURSES:

1. S34°27'46"W A DISTANCE OF 244.48 FEET;
2. S27°45'17"E A DISTANCE OF 25.04 FEET;
3. S00°33'57"E A DISTANCE OF 28.86 FEET;
4. S89°28'03"W A DISTANCE OF 133.43 FEET;
5. S00°33'57"E A DISTANCE OF 54.00 FEET;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 90°27'25" AND AN ARC LENGTH OF 23.57 FEET, TO A POINT OF NON-TANGENCY;
7. S00°33'57"E A DISTANCE OF 54.00 FEET;
8. S89°28'03"W A DISTANCE OF 43.13 FEET;
9. S00°33'57"E A DISTANCE OF 117.49 FEET;
10. S89°28'03"W A DISTANCE OF 252.00 FEET;
11. S00°33'57"E A DISTANCE OF 102.50 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 90°27'25" AND AN ARC LENGTH OF 23.57 FEET, TO A POINT OF TANGENCY;
13. N89°28'03"E A DISTANCE OF 18.87 FEET;
14. S00°33'57"E A DISTANCE OF 54.00 FEET;
15. N89°28'03"E A DISTANCE OF 18.80 FEET;
16. S00°33'57"E A DISTANCE OF 127.00 FEET, TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13.

THENCE ON SAID SOUTH LINE, S89°28'03"W A DISTANCE OF 525.06 FEET, TO THE WEST LINE OF THE EAST-HALF OF SAID NORTHWEST QUARTER.

THENCE ON SAID WEST LINE, N00°33'57"E A DISTANCE OF 1982.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 969.570 SQUARE FEET OR 22.2583 ACRES.

GENERAL NOTES:

1. PER C.R.S. 38-101-108, ANY PERSON WHO INWITNESSLY REMOVES, ALTERS OR DEFILES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) Misdemeanor.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPLETENESS OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION RELATING TO EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIES UPON PROPERTY INFORMATION UNDER ORDER NO. R020725424, PREPARED BY OLD REPUBLIC NATIONAL TITLE RESEARCH COMPANY, DATED MAY 31, 2021.
3. THE BEARS OF BEARINGS IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "1.5 25369" IN A RANGE BOX AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "1.5 25369", BEARING S00°22'24"E, AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
4. PER C.R.S. 38-21-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAN ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
5. FLOODPLAIN NOTE: THIS SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 080103030H & 080010303H, BOTH WITH REVISED DATES OF MARCH 5, 2007.
6. THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PROVISION TO THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE CITY ENGINEER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION PLANS. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT GRADING IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY EROSION FROM THE APPROVED LOT GRADING PLANS.
7. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
8. NOTICE IS HEREBY GIVEN:
 - A. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREBY AUTHORIZED.
 - B. ANY DIVISION OF AN EXISTING LOT OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE (ARTICLE 15) APPROVED BY THE CITY OF COMMERCE CITY, OR (C) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
 - C. THIS PLAN DOES NOT ESTABLISH OWNER AVAILABILITY FOR SUBJECT PROPERTY WATER AND WASTEWATER SERVICES IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF AN APPLICABLE WATER SERVICE FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
 - D. THE STORM WATER FACILITIES PROPOSED WITHIN TRACT A SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF SUCH TRACTS AND SUBJECT OWNER, THEIR SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, THEIR SUCCESSORS, AND ASSIGNS AGREE TO PAY UPON BILLING.
 - E. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA WITHIN TRACT A, AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.
 - F. THIS SUBDIVISION IS PART OF THE REUNION RIDGE ZONE DOCUMENT, RECORDED UNDER RECEPTION NO. 201900000788.
9. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE STORM WATER, WASTEWATER, WATER, GAS, AND TELEPHONE CABLES AND TELEVISION CABLES. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, THEIR SUCCESSORS, AND ASSIGNS AGREE TO PAY UPON BILLING.
10. AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF COMMERCE CITY OVER AND ACROSS TRACT A, AND THOSE EASEMENTS DEPICTED WITHIN TRACT A AS SHOWN HEREON, FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES AS NEEDED.

LAND SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	OPEN SPACE (AC)	USE	OWNER	MAINTAINED BY
A	260,471	5.9396		OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
B	36,534	0.8386	0.8866	PARK, OPEN SPACE, UTILITIES	REUNION METRO DISTRICT	PROPERTY OWNER
C	4,213	0.0967	0.0967	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
D	2,208	0.0507	0.0507	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
E	5,161	0.1185	0.1185	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
F	7,801	0.1791	0.1791	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
TOTAL OPEN SPACE			1.3066			
TOTAL TRACT AREA	318,388	7.3002				
TOTAL LOT AREA	479,626	10.9780				
TOTAL BLOW AREA	177,056	4.0761				
TOTAL SITE AREA	969,570	22.2583				

THIS SUBDIVISION PLAT CONTAINS 147 LOTS AND 6 TRACTS.

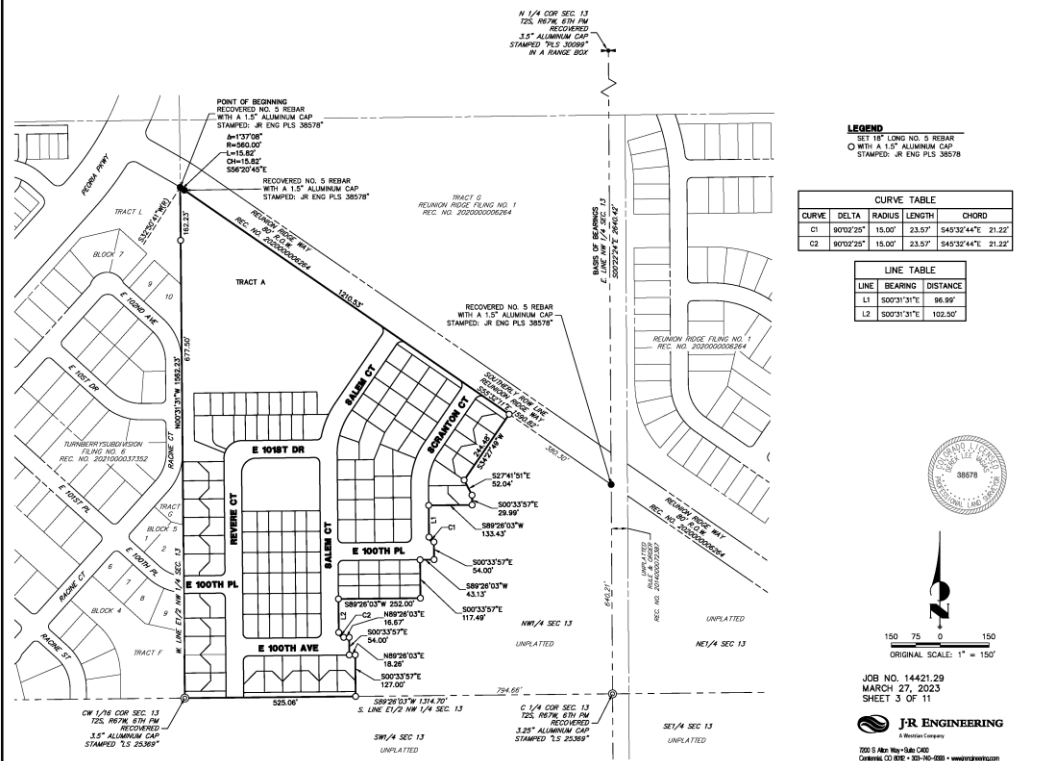


JR ENGINEERING
A Wabtec Company
750 S. Arroyo - Suite 240
Commerce, CO 80626 - 303-366-8885 - www.jrengineering.com

JOB NO. 14421.29
MARCH 27, 2023
SHEET 2 OF 11

REUNION RIDGE FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 11



LEGEND
SET 18\"/>

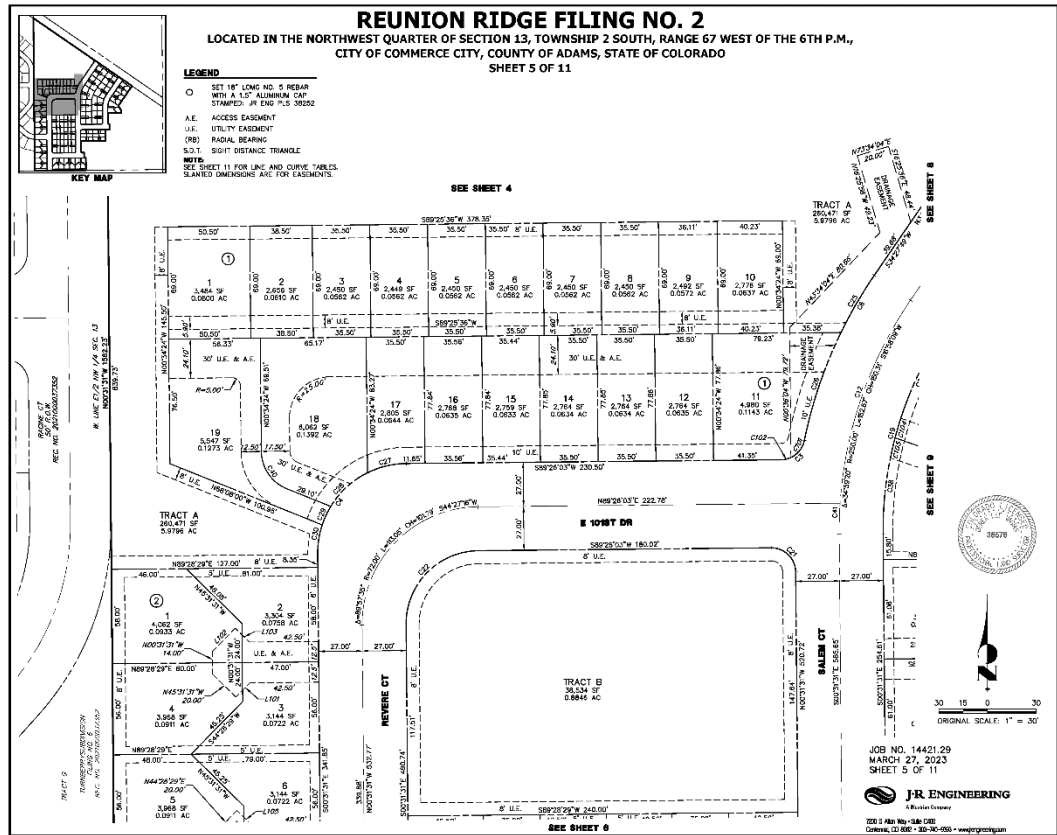
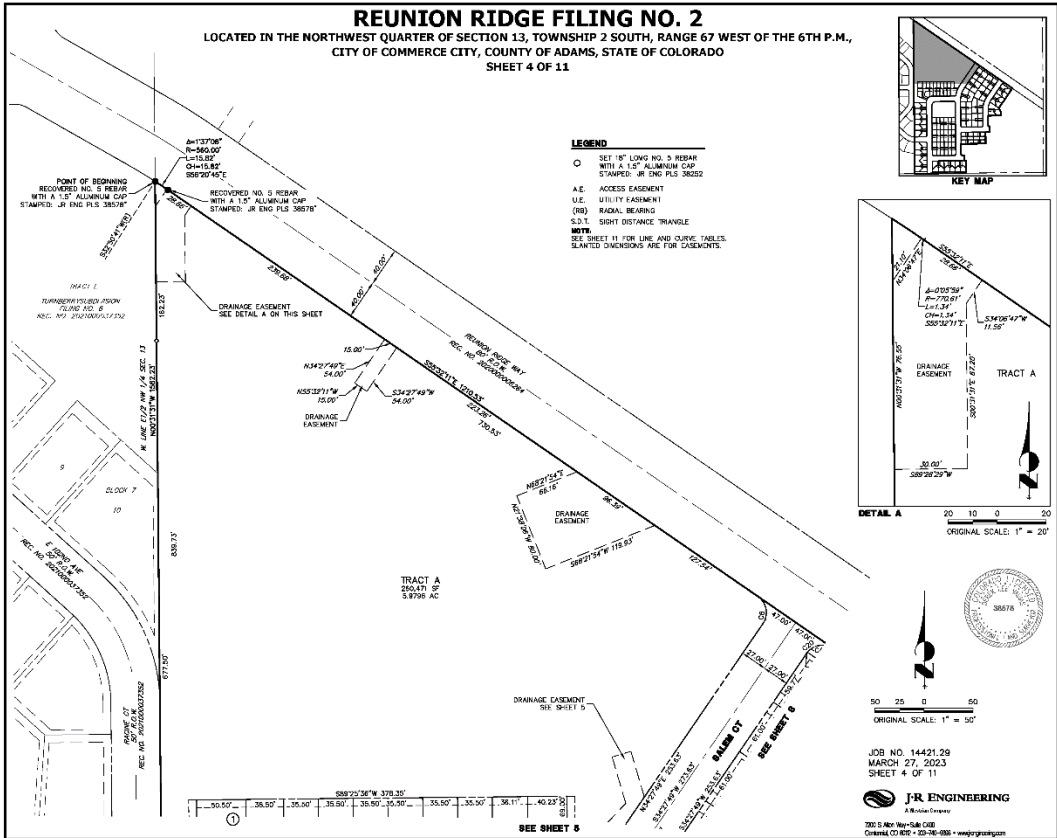
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°27'25"	15.00'	23.57'	549.32'±4"E
C2	90°27'25"	15.00'	23.57'	549.32'±4"E

LINE	BEARING	DISTANCE
L1	S00°33'57"E	96.99'
L2	S00°33'57"E	102.50'



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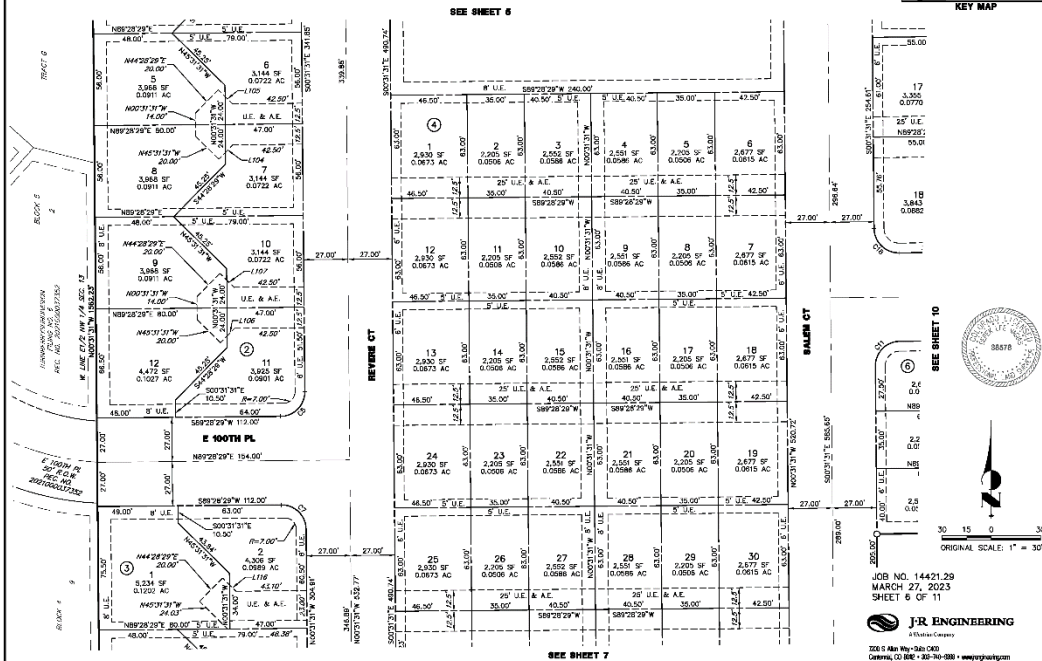
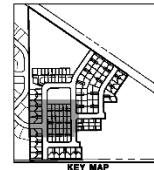
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SHEET 3 OF 11



REUNION RIDGE FILING NO. 2

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 11

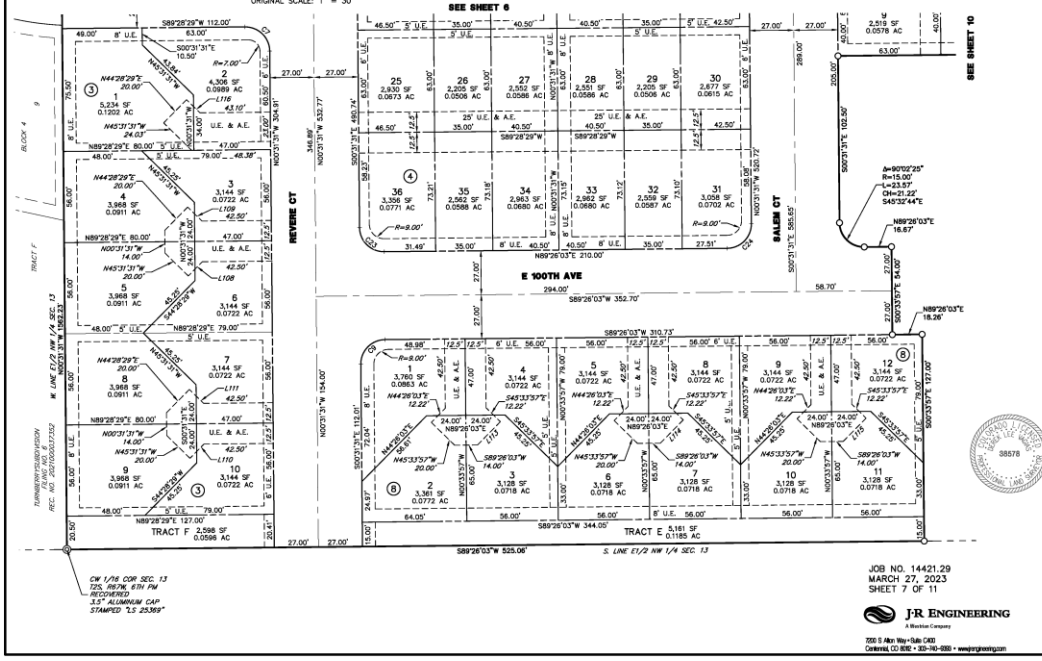
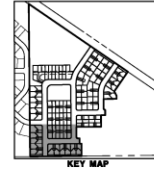
LEGEND
 ○ SET 1" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
 A.E. ACCESS EASEMENT
 U.E. UTILITY EASEMENT
 (RB) RADIAL BEARING
 S.D.T. SIGHT DISTANCE TRIANGLE
NOTE
 SEE SHEET 11 FOR LINE AND CURVE TABLES.
 SLANTED DIMENSIONS ARE FOR EASEMENTS.



REUNION RIDGE FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 11

LEGEND
 ○ SET 1" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
 A.E. ACCESS EASEMENT
 U.E. UTILITY EASEMENT
 (RB) RADIAL BEARING
 S.D.T. SIGHT DISTANCE TRIANGLE
NOTE
 SEE SHEET 11 FOR LINE AND CURVE TABLES.
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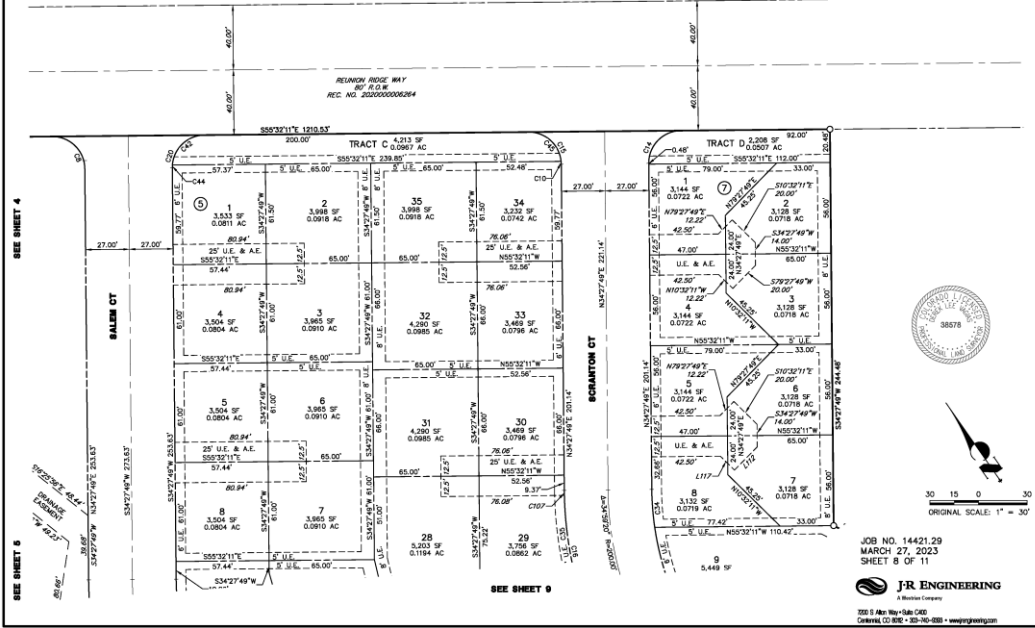
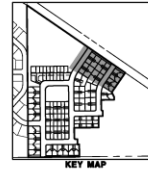


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LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 11

LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JK ENG PLS 38252
 - A.E. ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - (RB) RADIAL BEARING
 - S.D.T. SIGHT DISTANCE TRIANGLE
- NOTE:**
SEE SHEET 11 FOR LINE AND CURVE TABLES
SLANTED DIMENSIONS ARE FOR EASEMENTS



JOB NO. 14421-29
MARCH 27, 2023
SHEET 8 OF 11

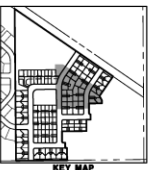
J.R. ENGINEERING
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LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 11

LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JK ENG PLS 38252
 - A.E. ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - (RB) RADIAL BEARING
 - S.D.T. SIGHT DISTANCE TRIANGLE
- NOTE:**
SEE SHEET 11 FOR LINE AND CURVE TABLES
SLANTED DIMENSIONS ARE FOR EASEMENTS

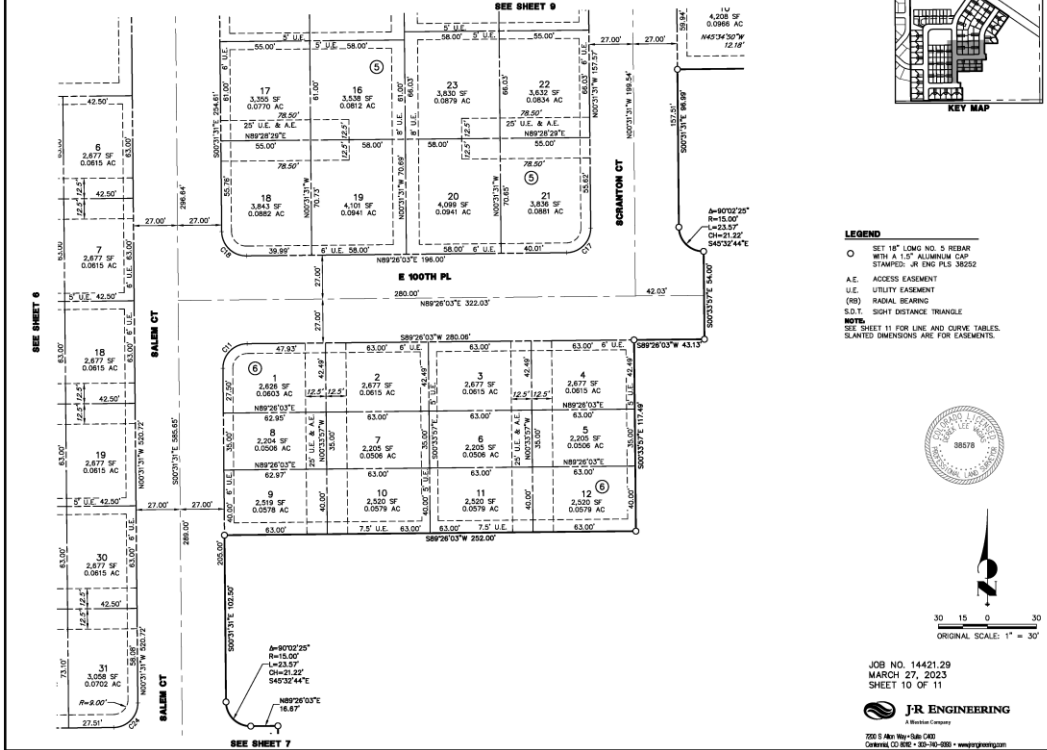


JOB NO. 14421-29
MARCH 27, 2023
SHEET 9 OF 11

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REUNION RIDGE FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 11



REUNION RIDGE FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 11

CURVE TABLE					CURVE TABLE					CURVE TABLE					LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	CHORD	CURVE	DELTA	RADIUS	LENGTH	CHORD	CURVE	DELTA	RADIUS	LENGTH	CHORD	LINE	BEARING	DISTANCE
C3	77°53'00"	15.00	20.39	N50°29'18"E 18.86'	C24	89°57'35"	15.00	23.55	N44°27'18"E 21.21'	C101	53°00'25"	15.00	13.86	N38°02'48"E 13.39'	L3	N00°24'30"W	23.98'
C4	88°57'30"	55.00	86.36	S44°27'18"W 77.75'	C25	82°47'29"	277.00	40.65	S30°10'34"W 40.61'	C102	77°53'00"	15.00	20.39	N50°29'18"E 18.86'	L101	S44°28'29"W	12.22'
C5	80°00'00"	15.00	23.56	N44°28'29"E 21.21'	C26	14°30'47"	277.00	70.18	S18°47'57"W 69.88'	C103	37°03'03"	173.00	11.83	N01°27'00"E 11.83'	L102	N44°28'29"E	20.00'
C6	22°50'15"	27.00	110.81	S23°00'17"W 110.08'	C27	29°41'38"	55.00	24.66	S78°20'14"W 24.46'	C104	37°20'58"	223.00	12.57	N18°23'41"E 12.57'	L103	S45°31'31"E	12.22'
C7	80°00'00"	15.00	23.56	N49°31'31"W 21.21'	C28	32°21'18"	55.00	31.06	S47°33'48"W 30.85'	C105	37°13'44"	223.00	12.57	N13°10'18"E 12.57'	L104	S44°28'29"W	12.22'
C8	80°00'00"	20.00	31.42	N02°32'11"W 28.28'	C29	13°04'24"	55.00	12.54	S24°37'02"W 12.52'	C106	37°14'44"	227.00	12.66	S08°37'38"W 12.66'	L105	S45°31'31"E	12.22'
C9	88°57'30"	15.00	23.55	S44°27'18"W 21.21'	C30	18°50'34"	55.00	18.09	S08°53'48"W 18.01'	C107	07°47'25"	227.00	3.17	S34°54'08"W 3.17'	L106	S44°28'29"W	12.22'
C10	47°37'38"	20.00	1.73	N31°59'01"E 1.73'	C31	27°44'08"	173.00	82.23	S13°00'32"W 81.46'	C108	37°02'22"	227.00	12.57	S09°26'34"W 12.57'	L107	S45°31'31"E	12.22'
C11	88°57'30"	15.00	23.55	S44°27'18"W 21.21'	C32	7°45'14"	173.00	23.41	S30°30'12"W 23.39'					L108	S44°28'29"W	12.22'	
C12	30°36'47"	250.00	133.57	S19°09'25"W 131.99'	C33	13°24'54"	227.00	53.15	S27°45'22"W 53.03'					L109	S45°31'31"E	12.22'	
C13	34°56'20"	173.00	105.85	S18°58'09"W 104.01'	C34	14°01'09"	227.00	55.54	S14°02'20"W 55.40'					L110	S44°22'20"W	12.22'	
C14	90°00'00"	20.00	31.42	S79°27'49"W 28.28'	C35	7°53'18"	227.00	29.83	S03°10'07"W 29.81'					L111	S45°31'31"E	12.22'	
C15	80°00'00"	20.00	31.42	N02°32'11"W 28.28'	C36	18°18'44"	223.00	58.86	S07°07'51"W 58.42'					L112	S39°27'48"W	20.00'	
C16	34°56'20"	227.00	138.62	S18°58'09"W 136.48'	C37	19°42'38"	223.00	76.58	S24°37'31"W 76.21'					L113	S44°28'03"W	20.00'	
C17	89°57'35"	15.00	23.55	N44°27'18"E 21.21'	C38	67°33'38"	25.00	29.48	S34°12'12"E 27.80'					L114	S44°28'03"W	20.00'	
C18	80°02'25"	15.00	23.57	S49°32'44"E 21.22'	C39	4°22'33"	250.00	19.09	S01°39'45"W 19.09'					L115	S44°28'03"W	20.00'	
C19	34°56'20"	223.00	136.18	S18°58'09"W 134.07'	C40	85°02'24"	20.00	29.68	S81°56'37"W 27.03'					L116	S45°31'31"E	11.50'	
C20	80°00'00"	20.00	31.42	S79°27'49"W 28.28'	C41	47°37'38"	20.00	1.73	S38°56'37"W 1.73'					L117	N03°32'11"W	12.22'	
C21	90°02'25"	15.00	23.57	N49°32'44"W 21.22'	C42	89°02'24"	20.00	29.68	N13°00'59"W 27.03'								
C22	88°57'30"	45.00	70.65	S44°27'18"W 63.62'													
C23	90°02'25"	15.00	23.57	S49°32'44"E 21.22'													

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SHEET 11 OF 11

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