



ERIE
COLORADO

Erie Highlands Filing 16 Development Agreement Amendment

Town of Erie

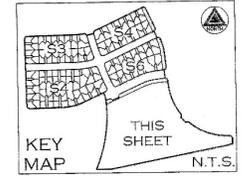
David Frank, Director of Environmental Services

April 23, 2024



ERIE HIGHLANDS FILING NO. 16

A REPLAT OF TRACTS I AND J, ERIE HIGHLANDS FILING NO. 14
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
 26.319 ACRES - 156 RESIDENTIAL LOTS - 43 TRACTS
 FP-001138-2020



LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
- CAPPED AND ABANDONED WELL
- R.O.W. RIGHT-OF-WAY
- (NR) NON RADIAL
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- SUA SURFACE USE AGREEMENT
- S.U.E. SHARED USE EASEMENT (SEE NOTE 16)
- SECTION LINE
- PLAT BOUNDARY
- PLAT ROW LINE
- PLAT LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT

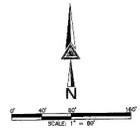
LINE TABLE

LINE	BEARING	LENGTH
L1	N74°21'18"E	60.00'
L2	S24°54'05"E	60.00'
L3	S00°00'00"E	70.00'
L4	S06°00'08"E	36.54'
L5	N44°03'27"W	60.00'
L6	S88°58'35"E	27.65'
L7	S00°00'25"W	50.96'
L8	N89°58'35"W	20.00'
L9	S00°00'25"W	5.30'
L10	N89°58'19"W	128.21'
L11	N24°54'48"W	34.89'
L17	N63°49'32"E	70.63'
L18	S63°49'52"W	90.63'
L19	N64°58'03"E	60.00'
L20	N64°58'03"E	32.58'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°03'33"	510.00'	80.49'
C3	84°33'12"	20.00'	29.53'
C4	84°35'12"	20.00'	29.53'
C5	338°28'	510.00'	55.38'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	20.00'	31.42'
C8	91°28'08"	20.00'	31.63'
C9	173°32'00"	435.00'	132.02'
C10	90°00'00"	20.00'	31.42'
C11	90°00'00"	20.00'	31.42'
C12	84°22'25"	20.00'	29.45'
C13	84°22'25"	20.00'	29.45'
C14	90°00'00"	20.00'	31.42'
C15	235°56'36"	440.00'	183.10'
C16	90°00'00"	20.00'	31.42'
C23	185°15'00"	415.00'	136.63'
C24	185°15'00"	385.00'	128.78'
C25	90°00'00"	20.00'	31.42'
C26	90°00'00"	20.00'	31.42'

SEE SHEETS 3-6 FOR LOT & EASEMENT DETAILS



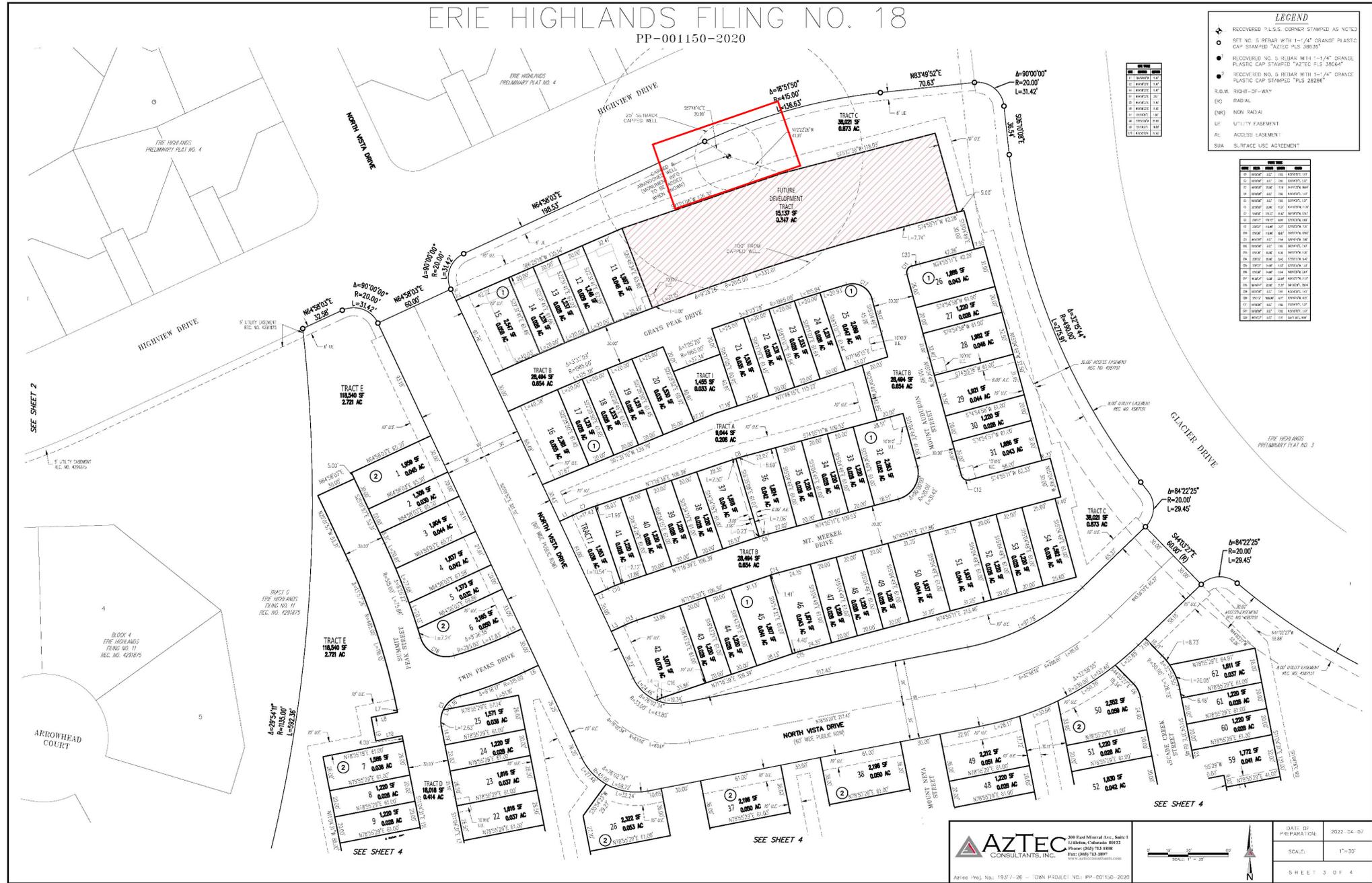
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

	38636 1/18/21	DATE OF PREPARATION: 12-09-2019 SCALE: 1" = 60' SHEET 2 OF 7
	DEVELOPER OAKWOOD LAND DEVELOPMENT 4908 TOWER ROAD DENVER, COLORADO	DATE OF PREPARATION: 12-09-2019 SCALE: 1" = 60' SHEET 2 OF 7



ERIE HIGHLANDS FILING NO. 18

PP-001150-2020



LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" CRANDIC PLASTIC CAP STAMPED "AZTEC PLS 38835"
- RECOVERED NO. 5 REBAR WITH 1-1/4" CRANDIC PLASTIC CAP STAMPED "AZTEC PLS 38864"
- RECOVERED NO. 5 REBAR WITH 1-1/4" CRANDIC PLASTIC CAP STAMPED "PLS 28286"
- R.O.B. RIGHT-OF-WAY
- (R) ROAD
- (NR) NON ROAD
- UF UTILITY EASEMENT
- AL ACCESS EASEMENT
- SUA SURFACE USE AGREEMENT

LOT	AREA (SF)	AREA (AC)
1	1,098 SF	0.024 AC
2	1,200 SF	0.028 AC
3	1,004 SF	0.023 AC
4	1,057 SF	0.024 AC
5	1,573 SF	0.036 AC
6	2,095 SF	0.048 AC
7	1,508 SF	0.034 AC
8	1,220 SF	0.028 AC
9	1,220 SF	0.028 AC
10	1,220 SF	0.028 AC
11	1,098 SF	0.024 AC
12	1,098 SF	0.024 AC
13	1,098 SF	0.024 AC
14	1,098 SF	0.024 AC
15	1,098 SF	0.024 AC
16	1,098 SF	0.024 AC
17	1,098 SF	0.024 AC
18	1,098 SF	0.024 AC
19	1,098 SF	0.024 AC
20	1,098 SF	0.024 AC
21	1,098 SF	0.024 AC
22	1,098 SF	0.024 AC
23	1,098 SF	0.024 AC
24	1,220 SF	0.028 AC
25	1,220 SF	0.028 AC
26	2,322 SF	0.053 AC
27	1,220 SF	0.028 AC
28	1,220 SF	0.028 AC
29	1,220 SF	0.028 AC
30	1,220 SF	0.028 AC
31	1,098 SF	0.024 AC
32	1,098 SF	0.024 AC
33	1,098 SF	0.024 AC
34	1,098 SF	0.024 AC
35	1,098 SF	0.024 AC
36	1,098 SF	0.024 AC
37	2,196 SF	0.050 AC
38	2,196 SF	0.050 AC
39	2,196 SF	0.050 AC
40	2,196 SF	0.050 AC
41	2,196 SF	0.050 AC
42	2,196 SF	0.050 AC
43	2,196 SF	0.050 AC
44	2,196 SF	0.050 AC
45	2,196 SF	0.050 AC
46	2,196 SF	0.050 AC
47	2,196 SF	0.050 AC
48	2,196 SF	0.050 AC
49	2,272 SF	0.052 AC
50	2,552 SF	0.059 AC
51	1,220 SF	0.028 AC
52	1,830 SF	0.042 AC
53	1,830 SF	0.042 AC
54	1,830 SF	0.042 AC
55	1,830 SF	0.042 AC
56	1,830 SF	0.042 AC
57	1,830 SF	0.042 AC
58	1,830 SF	0.042 AC
59	1,773 SF	0.040 AC
60	1,773 SF	0.040 AC
61	1,773 SF	0.040 AC
62	1,811 SF	0.041 AC

SEE SHEET 2

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

AZTEC
CONSULTANTS, INC.

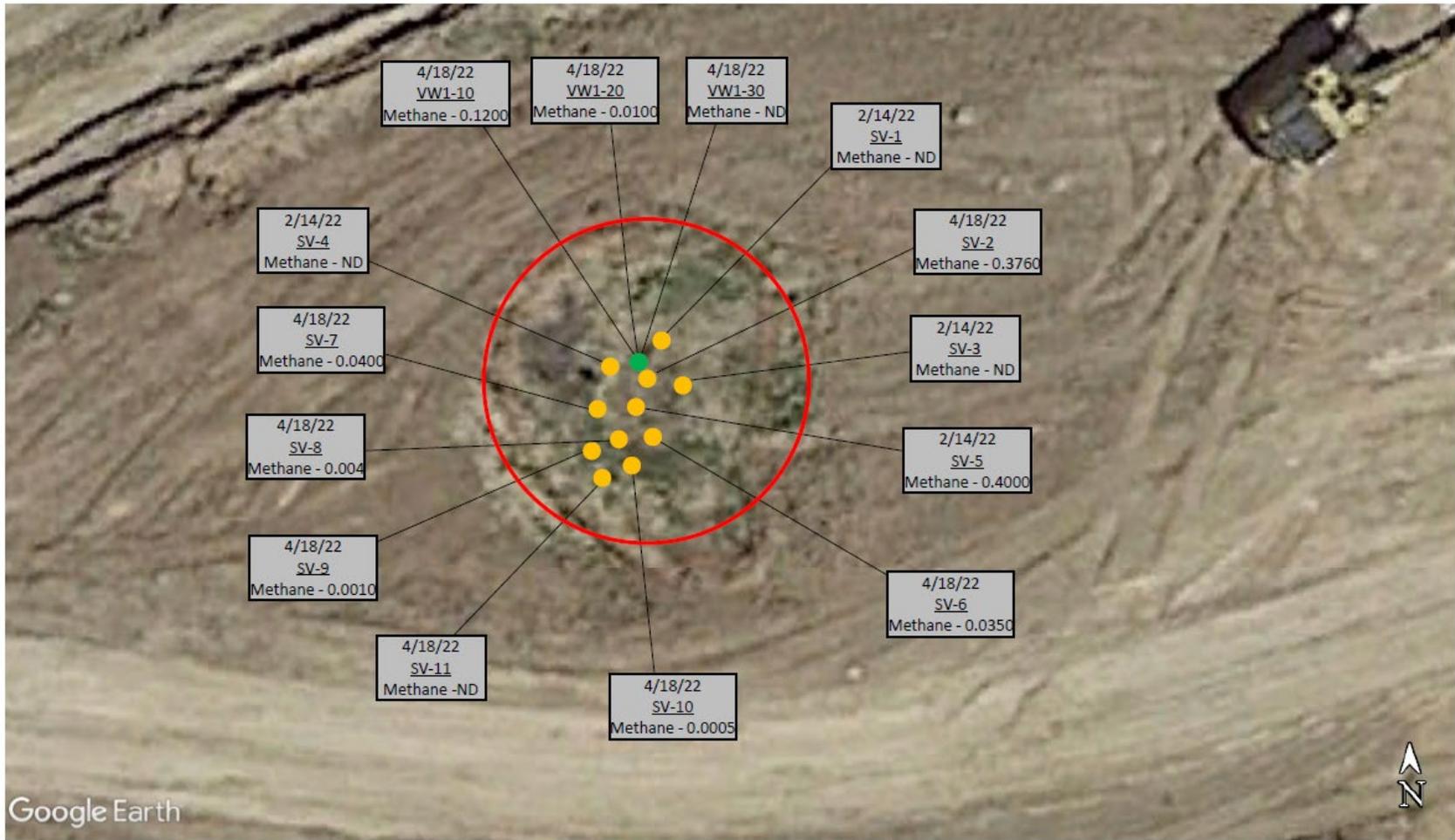
399 East Harvard Ave., Suite 1
Littleton, Colorado 80121
Phone: (303) 713-8998
Fax: (303) 713-1897
www.aztecinc.com

DATE OF PREPARATION: 2022-04-07

SCALE: 1"=30'

SHEET 3 OF 4

Initial sampling in Spring 2022



Google Earth



William H. Peltier #1
Additional Subsurface Investigation
Erie, Colorado

Project No. 210477
Site Map and
Analytical Results

Soil Vapor Point



Soil Vapor Well



25' Radius Setback

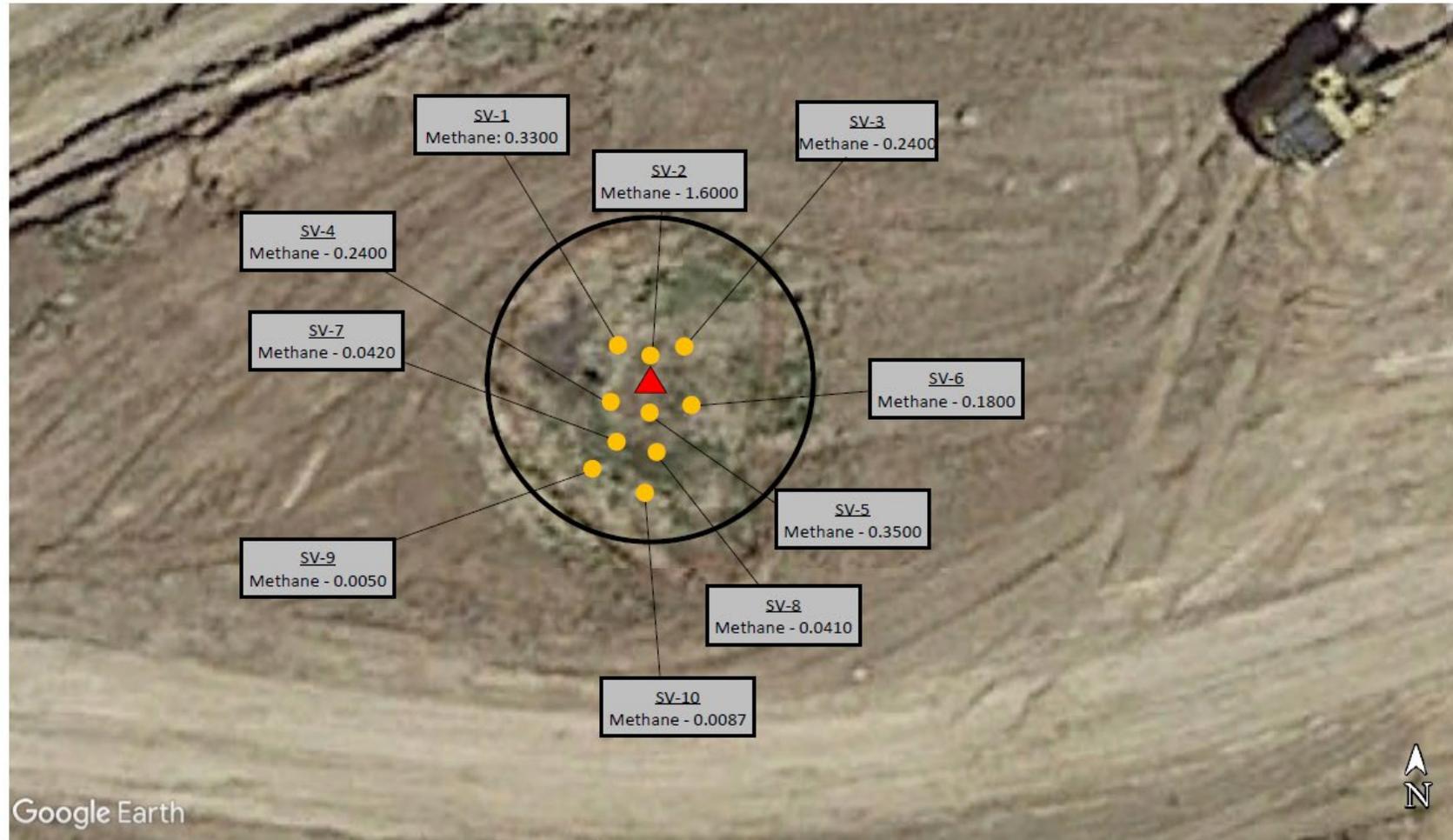


Date Sampled
Sample ID
Compound - Concentration

Soil Gas concentrations in percent (%)
ND - Not detected above laboratory reporting limits
Results in **BOLD** are above regulatory standards

NOTE: ALL LOCATIONS ARE APPROXIMATE

Additional sampling in April 2023



	William H. Peltier #1 Additional Subsurface Investigation Erie, Colorado
	Project No. 210477 Soil Gas Analytical Results April 17, 2023

William H. Peltier #1 Well Marker 

Soil Vapor Point 

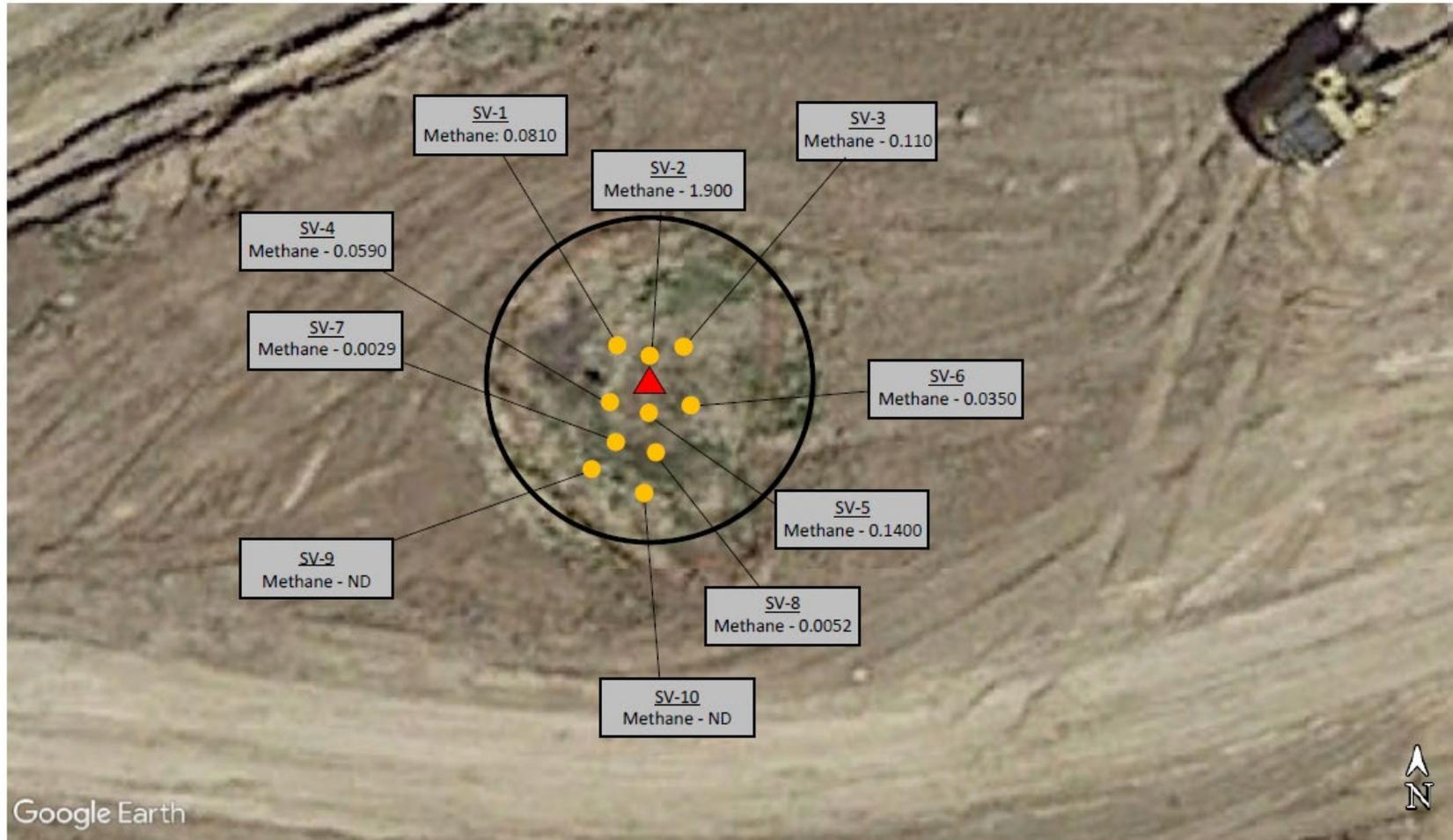
25' Radius Setback 

Date Sampled
Sample ID
Compound - Concentration

Soil Gas concentrations in percent by volume (%)

NOTE: ALL LOCATIONS ARE APPROXIMATE

Additional sampling in October 2023



	William H. Peltier #1 Additional Subsurface Investigation Erie, Colorado
	Project No. 210477 Soil Gas Analytical Results October 31, 2023

William H. Peltier #1 Well Marker 

Soil Vapor Point 

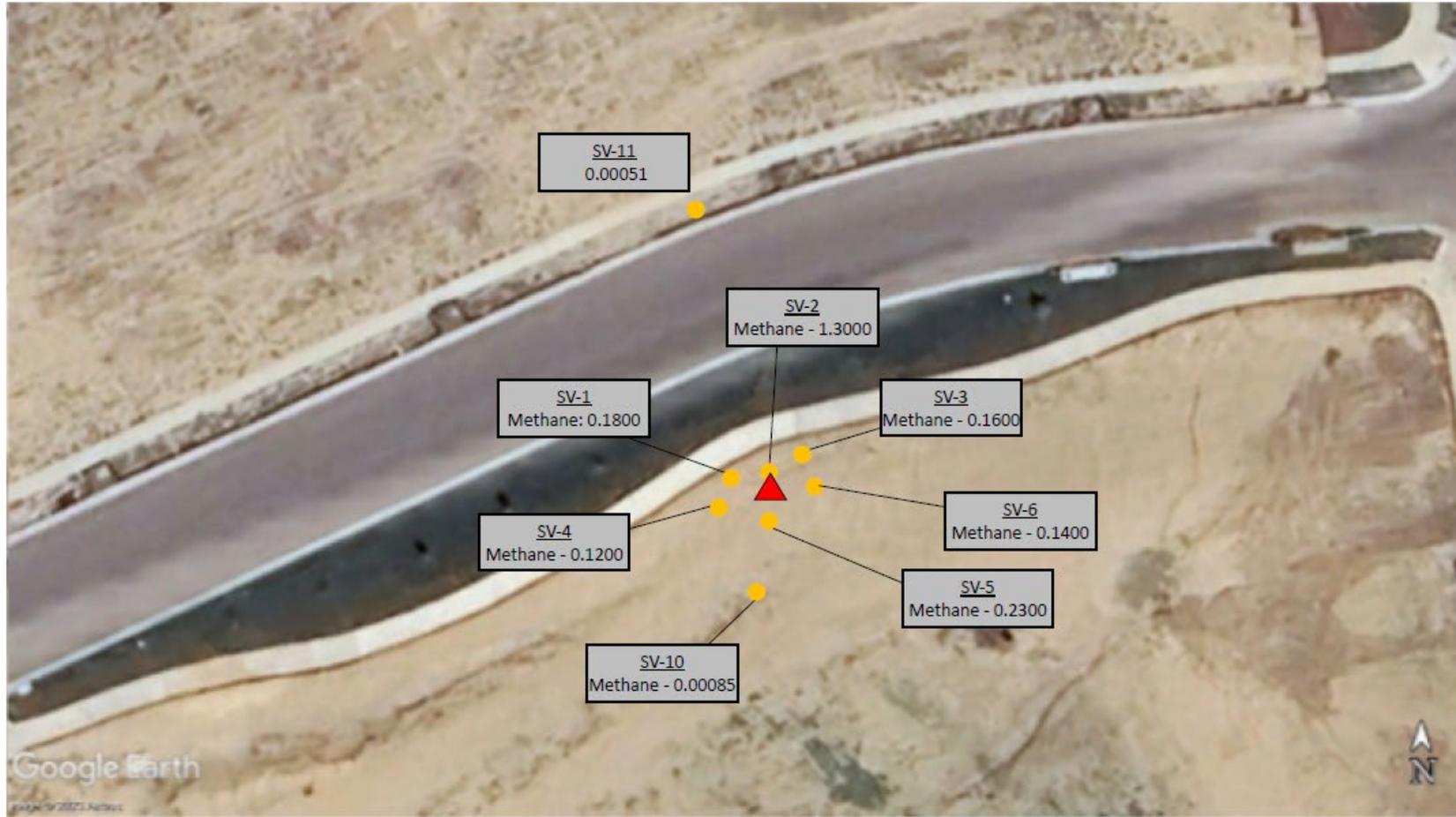
25' Radius Setback 

Sample ID
 Compound - Concentration

Soil Gas concentrations in percent by volume (%)

NOTE: ALL LOCATIONS ARE APPROXIMATE

Additional sampling in December 2023



William H. Peltier #1
Soil Gas Investigation -
Lateral Extent
Erie, Colorado

Project No. 210477
Soil Gas Analytical Results
December 18, 2023

William H. Peltier #1 Well Marker 

Soil Vapor Point 

Sample ID
Compound - Concentration

Soil Gas concentrations in percent by volume (%)

NOTE: ALL LOCATIONS ARE APPROXIMATE