



Request for Comments

Case Name: Baseline Lakes, Filing 2

Case Number: PLT2021-00030

November 1, 2021

The Adams County Planning Commission is requesting comments on the following application: **Major Subdivision Final Plat to create 33 single family lots and 11 tracts on approximately 71 acres**. This request is located near the intersection of East 168th Avenue & Lima Street. The Assessor's Parcel Numbers are 0157102200005 and 0157103400002.

Applicant Information: CARLSON LAND
RYAN CARLSON
12460 FIRST STREET
PO BOX 247
EASTLAKE, CO 80614

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 11/30/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

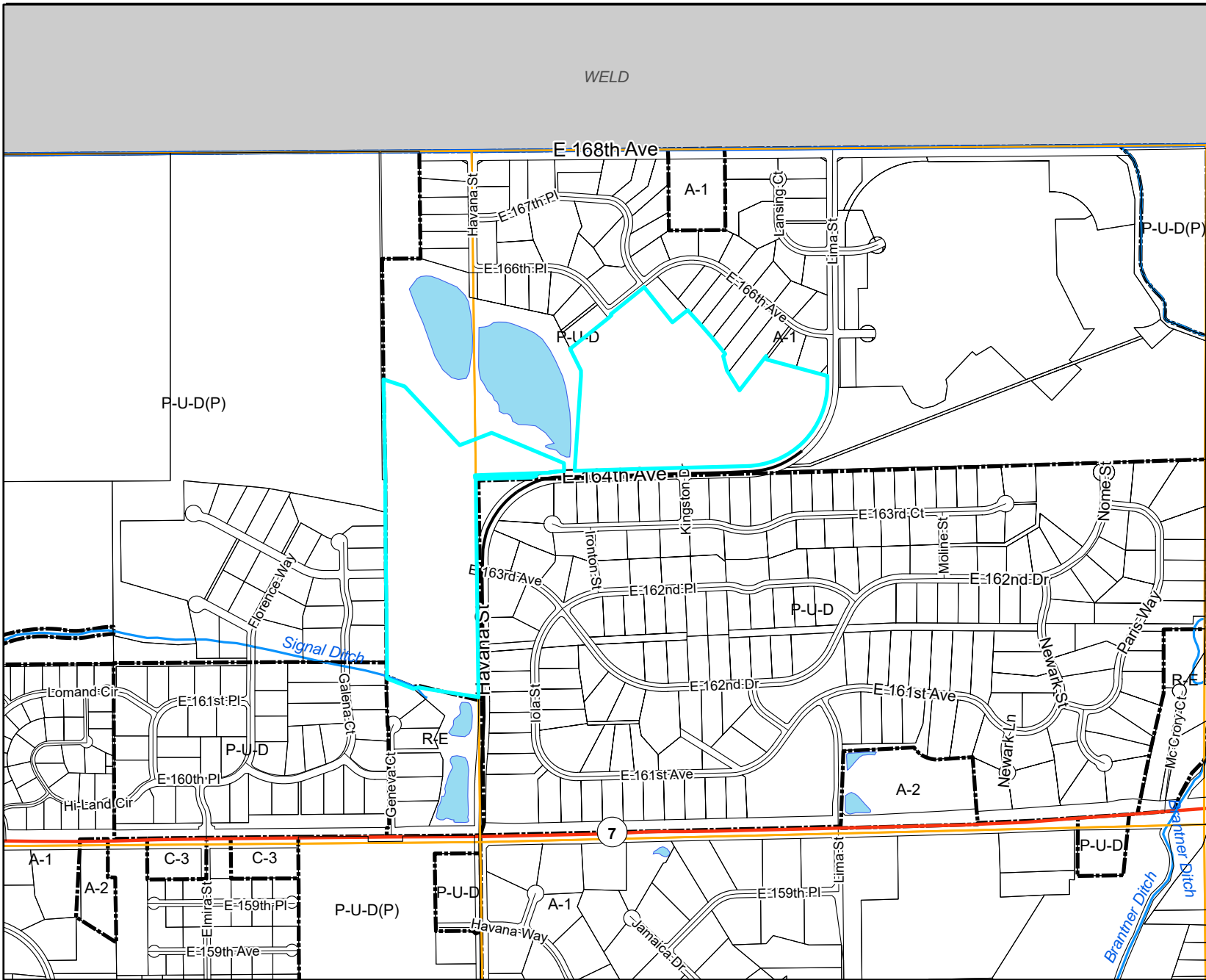
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2





Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4


Lynn Baca
DISTRICT 5





Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Baseline Lakes, Filing 2
PLT2021-00030


 For display purposes only.

 
 This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Baseline Lakes Major/Final Subdivision Project Summary

Existing Development

Baseline Lakes is an existing subdivision generally located at the intersection of Lima Street and 168th Avenue. The Planned Unit Development – Final Development Plan (PUD/FDP) for the Baseline Lakes Subdivision, approved in 2006, contained 317 acres with 197 lots. The first phase of the project, Baseline Lakes Subdivision Filing No. 1, was recorded in 2006 and platted approximately 133 acres creating 54 single family lots. Filing No. 1 included two water storage reservoirs – Stouffer Reservoirs 1 & 2.

Proposed Development

The preliminary plat amendment redefines the portion of the Baseline Lakes FDP south of Filing 1 and west of Lima Street/Havana Street. The plat amendment will be platted as Baseline Lakes Subdivision Filing 2, which includes 71.06 acres and creates 33 single family lots and 11 tracts.

Roadways

The local roadways will be a rural road section – two 12' asphalt lanes with 6' gravel shoulders and roadside swales. Driveways for each lot will have culverts. There shall be no improvements to Havana Street, 164th Avenue, Lima Street, and 168th Avenue.

Utilities

All lots are a minimum 1 acre and will be served by individual septic systems permitted through Tri County Health. Water will be provided by the Todd Creek Village Metropolitan District. The District did not provide a will serve letter. The District stated that the District will serve the subdivision under the existing Water Service Agreement between the District and Baseline Lakes. We've met with the Brighton Fire Rescue District. A Fire Report has been prepared per the fire flow requirements of the District.

Drainage

The drainage for Filing 1 flows to 2 separate detention ponds throughout the site. The detention ponds have been sized to detain the 100-year event and provide water quality. Outfalls for the detention ponds and downstream drainage improvements will be constructed to convey the pond discharge to the existing roadside swale system. The existing northern roadside swale along Havana/Lima street will be improved to accommodate higher flows.

