**Development Review Team Comments**

**Date:** 11/24/2021  
**Project Number:** PLT2021-00030  
**Project Name:** Baseline Lakes, Filing 2

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**Commenting Division:** ROW Review  
**Name of Reviewer:** David Dittmer  
**Date:** 11/19/2021  
**Email:**

**Resubmittal Required**  
ROW1: Is there a Point of Commencement for Parcel A?  
ROW2: Correct Typo in legal for Parcel B  
ROW3: Correct Case Number on all Sheets to PLT2021-00030  
ROW4: Plat cannot be recorded with blanks, need Reception No for Storm Water Maintenance Manuel  
ROW5: Parcel B, Blk 2, Lot 4: Legibility issues with lettering over lot information, please correct. Advisory: No structures or OWTS will be allowed to encroach into Gas Easement as shown encumbering the lot. May affect Lot 5 as well.  
ROW6: See Comments on plat provided in the Documents.
Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 11/18/2021

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The request for final plat matches preliminary plat that was previously approved by the Board of County Commissioners.

PLN02: An attachment has been provided for a calculation of public land dedication and estimated cash-in-lieu payment. This payment will be expected prior to the Board of County Commissioners hearing date.

PLN03: A subdivision improvements agreement will be required to be submitted to the County for review with your resubmittal. I have attached the County's template of this document. Please resubmit this document in Microsoft Word format.

PLN04: Engineering plan review must be completed and approved prior to scheduling this project for BoCC.
ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected. The applicant will be required to obtain an State of Colorado COR-400000 Stormwater permit. The County requires that a copy of that permit be submitted to the County prior to issuance of any construction permits.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review few can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/one-stop-customer-center.

The construction document for this development have been received and are currently under review. Engineer review comment for the construction documents will be sent out separately when that review is complete.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of ensuring that the County’s rural road cross section for collector roadway is complete and, any roadway improvements as required by the approved traffic impact study.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:
1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
7. Treatment of stormwater flows as close to the impervious area as possible.
LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Commenting Division: Environmental Analyst Review
Name of Reviewer: Gregory Dean
Date: 11/18/2021
Email: 

OGL1: There are no active or abandoned oil and gas wells on the southern parcel associated with this case (Parcel Number 0157103400002).

OGL2: There are two plugged and abandoned wells and one actively producing well on the northern parcel associated with this case (Parcel Number 0157102200005). The active well (KPK Guthrie 1 well) is located on Tract F and requires a 250-foot buffer in the form of an easement on the final plat. No structures are permitted within the easement. This should be more clearly denoted on the plat. The first plugged and abandoned well (Guthrie 12-2 well) is located near the active well on Tract F and must include a 50-foot X 100-foot well maintenance and worker setback depicted on the plat with public access for ingress and egress. No permanent structures can be located within the setback.

OGL3: The second plugged and abandoned well (Guthrie 22-2 well) is located near Tract I must also include a 50-foot X 100-foot well maintenance and worker setback more clearly depicted on the plat. The plat currently shows a roadway being constructed within the setback, nothing should be constructed within the setback window.

Commenting Division: Building Safety Review
Name of Reviewer: Justin Blair
Date: 11/09/2021
Email: jblair@adcogov.org
Complete

Commenting Division: Planner Review
Name of Reviewer: Greg Barnes
Date: 11/01/2021
Email: gjbarnes@adcogov.org
External Agencies Selected
LEGAL DESCRIPTION PARCEL A


BEGINNING AT THE WEST QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 A DISTANCE OF 1,573.22 FEET;

THENCE NORTH 00°43'21'' EAST A DISTANCE OF 441.03 FEET;

THENCE NORTH 72°59'22'' EAST A DISTANCE OF 34.44 FEET;

THENCE NORTH 68°42'32'' EAST A DISTANCE OF 307.84 FEET;

THENCE NORTH 04°46'23'' EAST A DISTANCE OF 2.63 FEET TO THE WESTerpLY CORNER OF TRACT I SAID BASELINE LAKES SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING FIVE (5) COURSES:

1) SOUTH 71°39'32'' EAST A DISTANCE OF 192.93 FEET;

2) SOUTH 43'01''17'' EAST A DISTANCE OF 584.32 FEET;

3) NORTH 60°44'40'' EAST A DISTANCE OF 236.73 FEET;

4) SOUTH 67°09'08'' EAST A DISTANCE OF 566.91 FEET;

5) SOUTH 01°32'36'' EAST A DISTANCE OF 58.26 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E 164TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1) SOUTH 53°54'22'' WEST A DISTANCE OF 1.43 FEET TO A POINT OF CURVATURE;

2) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°24'03'', A RADIUS OF 83.05 FEET, AN ARC LENGTH OF 111.59 FEET AND A CHORD THAT BEARS SOUTH 78°13'52'' WEST A DISTANCE OF 203.59 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2;

THENCE SOUTH 33°17'22'' EAST ALONG SAID SOUTH LINE A DISTANCE OF 406.86 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 1,467,856 SQUARE FEET, OR 33.67 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL B

AKNOW LEGN BY THESE PRESENTS THAT THE UNDERGIRD BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOGETHER WITH TRACTS J AND S, BASELINE LAKES SUBDIVISION - FILING NO. 1, RECORDED AT RECEPTION NO. 2006000991342 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUT, RANGE 67 W 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 2 AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 88°27'02'' EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 88°27'02'' WEST A DISTANCE OF 690.57 FEET;

THENCE SOUTH 45°08'56'' WEST A DISTANCE OF 21.88 FEET;

THENCE SOUTH 41°24'06'' EAST A DISTANCE OF 124.87 FEET;

THENCE NORTH 51°09'48'' EAST A DISTANCE OF 312.36 FEET;

THENCE SOUTH 67°09'06'' EAST A DISTANCE OF 568.91 FEET;

THENCE NORTH 38°50'12'' WEST A DISTANCE OF 9.41 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°45'04'', A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 20.02 FEET AND A CHORD THAT BEARS SOUTH 55°04'10'' EAST A DISTANCE OF 20.02 FEET;

THENCE SOUTH 32°22'12'' EAST A DISTANCE OF 169.84 FEET;

THENCE SOUTH 74°48'54'' EAST A DISTANCE OF 396.55 FEET;

THENCE NORTH 00°18'00'' EAST A DISTANCE OF 131.67 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 88°27'02'' WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 408.66 FEET TO

THENCE SOUTH 00°43'12'' EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION TWO A DISTANCE OF 1,573.22 FEET;

THENCE NORTH 88°27'02'' WEST A DISTANCE OF 441.03 FEET;

THENCE SOUTH 72°59'22'' EAST A DISTANCE OF 34.44 FEET;

THENCE NORTH 68°42'32'' EAST A DISTANCE OF 307.84 FEET;

THENCE NORTH 04°46'23'' EAST A DISTANCE OF 2.63 FEET TO THE WESTerpLY CORNER OF TRACT I SAID BASELINE LAKES SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT I THE FOLLOWING FIVE (5) COURSES:

1) NORTH 71°39'32'' EAST A DISTANCE OF 192.93 FEET;

2) NORTH 43'01''17'' EAST A DISTANCE OF 584.32 FEET;

3) NORTH 60°44'40'' EAST A DISTANCE OF 236.73 FEET;

4) SOUTH 67°09'08'' EAST A DISTANCE OF 566.91 FEET;

5) SOUTH 01°32'36'' EAST A DISTANCE OF 58.26 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E 164TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1) SOUTH 53°54'22'' WEST A DISTANCE OF 1.43 FEET TO A POINT OF CURVATURE;

2) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°24'03'', A RADIUS OF 83.05 FEET, AN ARC LENGTH OF 111.59 FEET AND A CHORD THAT BEARS SOUTH 78°13'52'' WEST A DISTANCE OF 203.59 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2;

THENCE SOUTH 33°17'22'' EAST ALONG SAID SOUTH LINE A DISTANCE OF 406.86 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 1,467,856 SQUARE FEET, OR 33.67 ACRES, MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED OWNERS HAS BY THESE PRESENTS LAY OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, TRACTS, EASEMENTS, SETBACKS, BUFFERs AND ACCESS, AS SHOWN ON THIS PLAT UNDER THE NAME BASELINE LAKES FILING NO. 2. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. (SEE SHEET 3 FOR SIGNATURE BLOCKS)

CERTIFICATE OF CLERK AND RECORDER:

I, THOMAS D. STAAB, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREIN, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

I, THOMAS D. STAAB,
COLO MCO. S. A. NO. 25965
FOR A ON BEHALF OF: WARE MALCOMB
991 SOUTH BROADWAY, SUITE 230
DENVER, CO 80209
303.961.3333

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS __________ DAY OF __________, __________.

CHAIR

CERTIFICATE OF CLERK AND RECORDER:

THE PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT __________ ON THE __________ DAY OF __________, AD. __________.

COUNTY CLERK AND RECORDER

DEPUTY
NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN. ASSUMED TO BEAR NORTH 85°25′ EAST AND IS MONUMENTED AS SHOWN HEREIN.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACE ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-308 OF THE COLORADO REVISED STATUTES.

3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONSENT TO 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 CERTIFICATION SHOWN HEREIN.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, WARE MALCOMB REPLIED UPON COMMITMENT FOR TITLE INSURANCE ORDER NO. ABC70593425-2, ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF JUNE 2, 2021 AT 5:00 P.M.

5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINED THE SURVEY FOOT AS 1200/3937 METERS.

6. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 028112225, REVISED MARCH 5, 2007, SUBJECT PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOOD.

7. ENGINEERED INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISS) MAY BE REQUIRED ON CERTAIN LOTS. ENGINEERED ISS ARE LARGER AND MORE COSTLY THAN CONVENTIONAL SYSTEMS. LOT-SPECIFIC SOILS AND PERCOLATION TESTS SHALL BE USED TO DETERMINE THE TYPE AND SIZE OF ISS.

8. SUITABLE AREA NEEDS TO BE DESIGNED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT STORM DRAINAGE FACILITIES. REPLACEMENT OF THE PRIMARY ABSORPTION AREA MAY BE REQUIRED IF FAILURE OF THE PRIMARY AREA OCCURS. THESE AREAS NEED TO MEET ALL TRI-COUNTY HEALTH DEPARTMENT SETBACK REQUIREMENTS, AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS, E.G. HEADQUARTERS, OUT-BUILDINGS, ETC.

9. INSPECTION OF ISS SYSTEMS SHALL BE THE RESPONSIBILITY OF THE TIDAL CREEK METROPOLITAN DISTRICT. MAINTENANCE OF ISS SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER.

10. ACCESS PROVISION STATEMENT:

STORM DRAINAGE FACILITIES STATEMENT:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

EASEMENT STATEMENT:

TEN FOOT (10') WIDE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY, ADJACENT TO THE FRONT LOT LINES OF EACH LOT AND TRACTS 2G AND 2J IN THE SUBDIVISION. TEN FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY, ADJACENT TO THE REAR LINES OF EACH LOT AND TRACTS 2G AND 2J. FIVE FOOT (5') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE SIDE LINES OF EACH LOT AND TRACTS 2G AND 2J. A BLASTED ACCESS AND DRY UTILITY EASEMENT IS HEREBY DEDICATED OVER TRACT H. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES ON USE THEREOF (INTERFERING OBJECT) SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS.

BASELINE LAKES FILING NO. 2
A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

BASELINE LAKES FILING NO. 2

ACCESSTREATMENTS:

STATEMENT RESTRICTING ACCESS: ACCESS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, MUST BE APPROVED BY ADAMS COUNTY.

ACCESS PROVISION STATEMENT:

STATEMENT RESTRICTING ACCESS: ACCESS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, MUST BE APPROVED BY ADAMS COUNTY.
BASELINE LAKES FILING NO. 2
A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 9

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF
AD.
OWNER: TAYLOR R. CARLSON
BY: TAYLOR R. CARLSON
TAYLOR R. CARLSON
12460 1ST STREET
THORNTON, COLORADO 80241
NOTARY PUBLIC
STATE OF COLORADO     SS
COUNTY OF ADAMS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
AD.
BY TAYLOR R. CARLSON
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: __________________________
NOTARY ADDRESS: __________________________

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF
AD.
OWNER: CORY J. THORNTON
BY: CORY J. THORNTON
CORY J. THORNTON
12460 1ST STREET
THORNTON, COLORADO 80241
NOTARY PUBLIC
STATE OF COLORADO     SS
COUNTY OF ADAMS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
AD.
BY CORY J. THORNTON
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: __________________________
NOTARY ADDRESS: __________________________

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF
AD.
OWNER: BRADLEY W. PENWELL
BY: BRADLEY W. PENWELL
BRADLEY W. PENWELL
12460 1ST STREET
THORNTON, COLORADO 80241
NOTARY PUBLIC
STATE OF COLORADO     SS
COUNTY OF ADAMS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
AD.
BY BRADLEY W. PENWELL
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: __________________________
NOTARY ADDRESS: __________________________

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF
AD.
OWNER: JENNY L. MOORE
BY: JENNY L. MOORE
JENNY L. MOORE
12460 1ST STREET
THORNTON, COLORADO 80241
NOTARY PUBLIC
STATE OF COLORADO     SS
COUNTY OF ADAMS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
AD.
BY JENNY L. MOORE
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: __________________________
NOTARY ADDRESS: __________________________

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF
AD.
OWNER: RYAN CARLSON
BY: RYAN CARLSON
RYAN CARLSON
12460 1ST STREET
THORNTON, COLORADO 80241
NOTARY PUBLIC
STATE OF COLORADO     SS
COUNTY OF ADAMS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
AD.
BY RYAN CARLSON
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: __________________________
NOTARY ADDRESS: __________________________

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF
AD.
OWNER: BASELINE LAKES HOLDINGS LLC.
BY: __________________________
ASE: __________________________
BASELINE LAKES HOLDINGS LLC. A COLORADO LIMITED LIABILITY COMPANY
BASELINE LAKES HOLDINGS LLC.
12460 1ST STREET
THORNTON, COLORADO 80241
NOTARY PUBLIC
STATE OF COLORADO     SS
COUNTY OF ADAMS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
AD.
BY BASELINE LAKES HOLDINGS LLC.
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: __________________________
NOTARY ADDRESS: __________________________
BASELINE LAKES FILING NO. 2
A PART OF THE NORTHWEST 1/4 OF SECTION 2, AND A PART OF THE EAST HALF OF SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

DETAILED WORK OVER SETBACK
SEE NOTES 10 AND 11 ON SHEET 2

SCALE: 1" = 100'

BASELINE LAKES
SUBDIVISION FILING NO. 1
RECORDED: 2005000991342

JOY NO. 1
64.83
47.098 SQ. FT.
1.08 ACRES
556'1235'Y
88.99
10' U.E.
5' U.E.
10' U.E. D.E.
139.65
4.10 ACRES
347.32
203.50 (NR)

BASELINE LAKES
SUBDIVISION FILING NO. 1
RECORDED: 2005000991342

JOY NO. 1
64.83
47.098 SQ. FT.
1.08 ACRES
556'1235'Y
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10' U.E. D.E.
139.65
4.10 ACRES
347.32
203.50 (NR)
**BASELINE LAKES FILING NO. 2**


**CURVE TABLE**

<table>
<thead>
<tr>
<th>CURVE #</th>
<th>DELTA</th>
<th>RADIUS</th>
<th>ARC LENGTH</th>
<th>CHORD DIRECTION</th>
<th>CHORD LENGTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>277°32'20&quot;</td>
<td>60.00'</td>
<td>280.84'</td>
<td>S89°18'45&quot;W</td>
<td>79.09'</td>
</tr>
<tr>
<td>C2</td>
<td>48°46'10&quot;</td>
<td>28.00'</td>
<td>23.83'</td>
<td>N89°18'45&quot;E</td>
<td>23.87'</td>
</tr>
<tr>
<td>C3</td>
<td>48°16'36&quot;</td>
<td>25.00'</td>
<td>23.59'</td>
<td>S48°16'36&quot;E</td>
<td>23.52'</td>
</tr>
<tr>
<td>C4</td>
<td>90°00'00&quot;</td>
<td>25.00'</td>
<td>23.59'</td>
<td>N90°00'00&quot;E</td>
<td>23.52'</td>
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November 3, 2021

Greg Barnes
Adams County Community and Economic Development Department
Transmitted via email:
gbarnes@adcogov.org

RE: Baseline Lakes Filing 2 Subdivision, Final Plat
Project Number: PLT2021-000302019-00015
Portion of the Sections 2 and 3, T1S, R67W, 6th P.M.
Water Division 1, Water District 2

Dear Mr. Barnes,

We have reviewed the documents related to case no. PLT2021-00030, concerning the above referenced proposed final plat for Baseline Lakes Filing 2 Subdivision, which represent the second phase of development for the Baseline Lakes PUD. The Baseline Lakes PUD is an existing subdivision approved in 2006 for 197 lots on 317 acres. The first phase of the project, Baseline Lakes Subdivision Filing No. 1, was recorded in 2006 and platted on approximately 133 acres creating 54 single family lots. Filing No. 1 also included two water storage reservoirs, known as Stouffer Reservoirs 1 and 2. The proposed final plat for the Baseline Lakes Filing 2 will be creating 33 lots and 11 tracks on 71.06 acres.

This office previously provided comments to the application (PRC2019-00015) by our letter dated May 13, 2020, when the proposal was for the creation of 76 lots on 104.61 acres and by our letter dated October 21, 2020, when the proposal was for the creation of 34 lots and 11 tracts on 71.06 acres. The comments from our previous letters (copies enclosed) regarding the water supply for this subdivision still apply, therefore we have no additional comments for this referral.

Should you or the applicant have any questions, please contact Ioana Comaniciu at (303) 866-3581 x8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

JMW/idc

Ec: Subdivision File 27118
   Todd Creek Village Metro District File
October 21, 2020

Greg Barnes
Adams County Community and Economic Development Department
Transmitted via email:
gbarnes@adcogov.org

RE: Baseline Lakes - PUD Amendment and Filing 2 Subdivision
    Project Number: PRC2019-00015
    Portion of the Sections 2 and 3, T15S, R67W, 6th P.M.
    Water Division 1, Water District 2

Dear Mr. Barnes,

We have reviewed the documents related to case no. PRC2019-00015, concerning the above referenced proposed preliminary Plat Amendment of Baseline Lakes PUD. Baseline Lakes is an existing subdivision approved in 2006 for 197 lots on 317 acres. The first phase of the project, Baseline Lakes Subdivision Filing No. 1, was recorded in 2006 and platted on approximately 133 acres creating 54 single family lots. Filing No. 1 also included two water storage reservoirs, known as Stouffer Reservoirs 1 and 2. The proposed preliminary Plat Amendment proposes the development of the second phase of the project, creating 34 lots and 11 tracks on 71.06 acres. In addition, the preliminary Plat Amendment proposes the elimination and redevelopment of the Stouffer Reservoirs 1 and 2, into lots.

This office previously provided comments to the application (PRC2019-00015) by our letter dated May 13, 2020, when the proposal was for the creation of 76 lots on 104.61 acres. The comments from our previous letter (copy enclosed) regarding the water supply for this subdivision still apply except that the in house water demand for the 34 lots proposed for Filing 2 would be 10.2 acre-feet/year or 1,020 acre-feet for 100 year, or 3,060 acre-feet for 300 year county’s approach.

Should you or the applicant have any questions, please contact Ioana Comaniciu at (303) 866-3581 x8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

JMW/idc

Ec: Subdivision File 27118
    Todd Creek Village Metro District File
November 22, 2021

Greg Barnes  
Adams County  
Community & Economic Development Department  
GJBbarnes@adcogov.org

Location:  
NW¼ Section 2 and  
E½ E½ Section 3,  
T1S, R67W, 6th P.M.  
39.9955, -104.8646

Subject: Baseline Lakes, Filing 2  
Case Number PLT2021-00030; Adams County, CO; CGS Unique No. AD-20-0017-3

Dear Greg:

Colorado Geological Survey has reviewed the Baseline Lakes Filing 2 major subdivision final plat referral, for 33 lots of approximately 1.01 to 1.71 acres and 11 tracts on 71.06 acres.

A previous Baseline Lakes referral reviewed by CGS included a Preliminary Subsurface Investigation report by Church & Associates (June 15, 2004). No geologic or geotechnical information was included with the current referral documents.

CGS has no objection to approval of the plat as currently proposed, but our previous comments regarding shallow groundwater, soil and bedrock engineering properties, and OWS constraints remain valid:

Shallow groundwater and basement feasibility. Groundwater was observed by Church in 2004 at shallow depths of 3 to 7 feet below the ground surface in portions of the site. Groundwater at such shallow depths precludes full-depth basement construction. Due to risks of water infiltration into below-grade spaces, damp/moldy conditions, and hydrostatic loads on below-grade walls and floors, basements should be allowed only where a minimum separation distance of three feet between shallowest seasonal water levels and lowermost floor levels can be maintained year-round. Individual foundation perimeter drains are intended to handle small amounts of intermittent, perched water, and may not be used to mitigate a persistent shallow groundwater condition.

Soil and bedrock engineering properties. The site is underlain by loess (wind-deposited silt with clay and sand). Loess deposits commonly exhibit compression or collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to wetting and drying cycles). The surficial soils are underlain at unknown but likely shallow depth by Denver formation interbedded sandstone, claystone, siltstone, and shale. Claystone can exhibit low strength at high water content, very high swell potential and, if present at or near foundation depths, can cause significant damage to foundations and homes if not properly identified and mitigated.

Lot-specific geotechnical investigation, testing, and analysis will be needed, once building locations are identified and prior to building permit application, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as swell/consolidation potential, density, strength, water content, and allowable bearing pressures. This information is needed to determine whether overexcavation is required to provide adequate separation.
between highly expansive claystone bedrock and foundation elements, to design foundations, floor systems, subsurface drainage, pavements, etc., and to determine each lot’s suitability for below-grade (basement) construction, if planned.

**Slow percolation rates, and possible need for engineer-designed OWS.** The project summaries state that each lot will contain an onsite wastewater system (OWS).

- Percolation tests by Church indicate that many of the proposed lots will require engineered systems due to 1) percolation rates that fall outside the range considered acceptable for conventional OWS, and/or 2) groundwater or bedrock occurring at depths shallower than eight feet.
- Since engineer-designed septic systems tend to require more maintenance and have shorter lifespans than conventional OWS, a backup location should be identified on each lot.
- Lots requiring an engineered OWS due to slow percolation rates will likely utilize drip-irrigation fields, which tend to be large. The proposed one-acre lots may not contain adequate suitable area, to accommodate both a primary and backup OWS field. Many counties require minimum 5-acre lots for OWS.

For these reasons, CGS continues to encourage the applicant to explore the possibility of extending municipal sewer service to the site, or constructing one or more wastewater treatment plants to serve the subdivision.

**Mineral resource potential.** According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-B, 1974), the subject property is not mapped as containing a sand, gravel, or aggregate resource.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist
November 22, 2021

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Baseline Lakes, Filing 2, PLT2021-00030  
TCHD Case No. 7333

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Major Subdivision Final Plat to create 33 single family lots and 11 tracts on 71 acres located near the intersection of E 168th Avenue and Lima Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**On-Site Wastewater Treatment Systems (OWTS)**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. We note that the applicant is proposing over-lot grading on the following lots:

- 1-5 at the north end of Geneva Street;
- Lots 4-6 at the south end of Geneva Street; and
- Lots 5-11 East of E. 166th Place and north of 165th Avenue.

Over-lot grading poses significant problems for the construction of OWTS, for the following reasons:

- Heavy equipment utilized to accomplish over-lot grading will compact the existing soils. The resulting compaction will substantially reduce the soil’s ability to treat and disperse septic tank effluent; and
- TCHD Regulation No. O-17 prohibits the installation of soil treatment areas (STAs) in fill soils, other than approved sand.

Based on the above and the information provided with the referral, the indicated lots are not suitable for OWTS. TCHD is available to meet with the applicant to discuss options to revise the grading plans to address our concerns. Please contact Warren Brown at wbrown@tchd.org or Michael Weakley at mweakley@tchd.org to discuss further.

**Responsible Management Entity**

At the time of our review of the original subdivision, it was TCHD’s expectation that the Todd Creek Farms Metropolitan District (TCMD) would act as the Responsible Management Entity (RME) for OWTS within the Baseline Lakes Subdivision. Maintenance of OWTS by TCMD is
also addressed in the Plat Notes provided in this application. The understanding that TCMD would be responsible for inspections of the OWTS in the Baseline Lakes Subdivision was a factor in our agreeing to allow properties in the Baseline Lakes Subdivision to be served by OWTS. However, we understand that TCMD is not acting as the RME for OWTS.

As stated in the plat note, TCHD recommends that Adams County require that TCMD act as the RME for the homes in the Baseline Lakes Subdivision. TCHD would like to work with Adams County to ensure this role is met.

**Plat Notes**
TCHD reviewed the plat notes addressing OWTS, referred to as individual sewage disposal systems (ISDS), on the existing plat dated December 24, 2020. Based on that review, TCHD requests that all mention of individual sewage disposal systems (ISDS) be replaced with on-site wastewater treatment systems (OWTS). This better reflects current terminology and regulatory requirements in TCHD’s On-Site Wastewater Treatment System (OWTS) Regulation O-17.

**Radon**
Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: https://www.epa.gov/radon/building-new-home-have-you-considered-radon.

**Mosquito Control - Stormwater Facilities**
The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here http://www.tchd.org/276/Mosquitoes-West-Nile-Virus. A guidance document is attached.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Keith Homersham, Warren Brown, Michael Weakley, TCHD
A Mosquito Control Plan should contain the following elements:

1. **Designation of a management entity**
   This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. **Funding mechanism**
   A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. **Activities that will be undertaken to prevent mosquito breeding conditions**
   This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District’s (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

   The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

   We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

   Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County’s Engineering and/or Stormwater sections.
Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- Operation and maintenance activities: This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD’s Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- Regular inspections: Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- Larvacide program: Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet. Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Janine Runfola, Tri-County Health Department’s mosquito control specialist, if you have any questions about any elements of the mosquito control program. Ms. Runfola is in Tri-County’s Aurora office; she can be reached by phone at 303-363-3064, or by e-mail at jrunfola@tchd.org.
November 11, 2021

Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

Re: Baseline Lakes Filing 2 - Final Plat - PLT2021-00030

Dear Greg Barnes:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Baseline Lakes Filing 2 - Final Plat. After review of the information, United Power has no concerns or objections to the proposed PLT2021-00030; contingent upon United Power’s ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via [https://www.unitedpower.com/construction](https://www.unitedpower.com/construction). United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

**As a Reminder:** No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza
Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com
November 22, 2021

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Baseline Lakes Filing No. 2, Case # PLT2021-00030

Public Service Company of Colorado’s (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for Baseline Lakes Filing No. 2. As always, thank you for the opportunity to take part in the review process. For these single-family residential lots and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Six-foot (6’) wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot in the subdivision. In addition, eight-foot (8’) wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses, in which case a Right-of-Way Agent will need to be contacted.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com