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December 15, 2021

Town of Keenesburg
91 W. Broadway Avenue
Keenesburg, CO 80643

RE: Vista West Subdivision – 3rd Construction Document and Final Plat Submittal

To Whom it May Concern,

This cover letter describes revisions made to Final Plat and Construction Documents for the Vista West Subdivision. Sent in conjunction with this cover letter are updated copies of Vista West's Final Drainage Report and SWMP Report. This resubmittal is in response to comments from Town Staff as well as to revisions made to the southern portion of the site as discussed with Debbie Chumley and Mark Gray.

Changes to the site include the relocation of the detention pond to the natural low point of the project at the southeast corner. The previous pond location was artificially lifting the southeast corner of the site resulting in both grading and utility challenges as identified by the Town's review engineer. This change will also eliminate the need to acquire slope, drainage and construction easements from the property to the south by revising the road layout. A new east/west road, Smith Avenue, has been added to the southern portion of the site, replacing Shepard Avenue, which allows access to the site from Aspen Street and Maple Street and will service the surrounding lots. The lot layout in the southern portion of the project has, in response, been adjusted. The total number of lots has remained the same as the previous design – 120 Lots.

The sanitary sewer main that connects to the existing manhole in West Nelson Avenue has been changed to connect to the next manhole to the east. This will allow for a deeper sanitary sewer line in the new Smith Avenue that allows for future connection to the South Stewart Property located southwest of the Vista West Site. This sewer line is sized to be 12" PVC to accommodate future development and to cross under the existing drainage channel. On-site and off-site sewer construction documents are being

altered to fit the site plan revisions. The re-design includes the off-site sanitary sewer main from MH 45 to the west (for Phase 1) and between MH 45 and MH 63 (for Phase II). It also includes replacing the existing 8" pipe with a 12" PVC pipe (Phase II). This will be fully detailed in construction plans to be submitted by others.

The above-described revisions are detailed in the attached Final Plat, Final Civil CDs, Revised Drainage Report, and SWMP Report. Consilium Design will be completing the Landscape and Irrigation Plan revisions which will be submitted in the near future.

Sincerely,
MSP Companies

A handwritten signature in blue ink that reads "Eric A. Chekal". The signature is written in a cursive style with a large, stylized initial "E".

Eric A. Chekal
Director of Development
(303) 399-9804