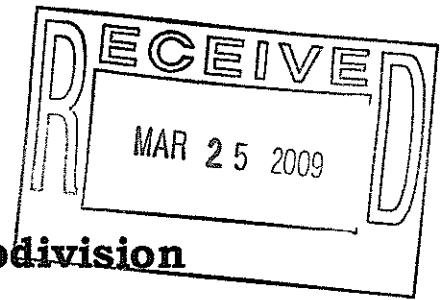


STATEMENT OF INTENT

Amended Development Plan/Minor Subdivision

THE MEADOW

Lot 4a – Mary's Lake Replat



The subject property is 5.062 acres located between Marys Lake Road and Kiowa Trail east of Marys Lake Lodge. It is zoned A-Accommodations. This property has an approved Development Plan for 35 residential condominium units.

The original plan, approved in 2006, was intended to be a co-housing project. This Amended Development Plan reflects a change from a 35-unit co-housing project to a 10-unit townhouse-style residential development (The Meadow), and a 36-unit accommodations development (The Suites at The Meadow).

The approved plan has four duplexes and a common building in Phase I, which is under construction. This Amended Development Plan replaces the common building with another duplex. Through a Minor Subdivision, Phase I is put into its own 1.88-acre lot (Lot 4B) containing 10 residential condominiums with detached garages. The only change to the basic layout of drives, parking, and buildings is the elimination of four surface parking spaces.

The Minor Subdivision also moves the Property Line between Lots 2A and 4A, expanding Lot 2A to encompass the detention basins currently on Lot 4A. These two changes reduce the size of Lot 4A to 1.62 acres.

The Amended Development Plan proposes 36 accommodations units on the new Lot4A. The new layout removes all the units from the meadow, and increases the number of units located on Kiowa Trail. There are four buildings containing 9 units each. There are five 560-square-foot units on the upper level, four 700-square-foot units on the lower level, and four parking spaces, storage, laundry, and mechanical on the basement level.

The perpendicular parking on Kiowa Drive was approved in 2005 as part of the "private drive" design of the Kiowa Trail extension. This road design was intended to discourage general use of this section of road - a major concern of home owners in the Kiowa Ridge Subdivision. This Amended Development Plan eliminates six of the parking spaces on Kiowa Trail.

PHASING

The approved plan has four phases. The Amended Plan has no phasing.

UTILITIES

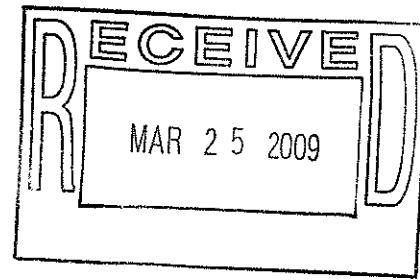
As a result of shifting the units out of the meadow, the utilities are simplified and site disturbance is dramatically reduced.

DRAINAGE

There are no changes to the approved drainage plan. Detention basins have already been built.

BUILT GREEN

Both The Meadow and The Suites at The Meadow are going to be certified Built Green structures. Solar panels are planned for the south facing garage roofs in The Meadow and may also be incorporated in the final design of the Suites buildings.



STATISTICAL INFORMATION

LOT 4A

LOT AREA		1.62 acres 70,353 sf
AVERAGE SLOPE		5.6 %
DENSITY/AREA USED	36 ACCOM. UNITS @ 1,800 sf/UNIT	64,800 sf
UNITS ALLOWED	70,353sf/1,800 sf/UNIT	39 UNITS
IMPERVIOUS COVERAGE		25,666 sf
TOTAL PROPOSED SITE COVERAGE		36.5%
MAXIMUM ALLOWED SITE COVERAGE		50 %
PARKING REQUIRED	36 x 1 SPACE/UNIT	36 SPACES
PARKING PROVIDED	36 x 1.08 SPACES/UNIT (16 in garages and 23 surface)	39 SPACES

LOT 4B

LOT AREA		1.88 acres 82,053 sf
AVERAGE SLOPE		8.2 %
DENSITY/AREA USED	10 DUPLEX UNITS @ 6,750 sf/UNIT	67,500sf
UNITS ALLOWED	82,053/6,750 sf/DUPLEX UNIT	12 UNITS
IMPERVIOUS COVERAGE		34,138 sf
TOTAL PROPOSED SITE COVERAGE		41.6%
MAXIMUM ALLOWED SITE COVERAGE		50 %
PARKING REQUIRED	10 x 2.25 SPACES/UNIT	23 SPACES
PARKING PROVIDED	10 x 3.2 SPACES/UNIT (20 in garages and 12 surface)	32 SPACES

Town

ESTES VALLEY DEVELOPMENT REVIEW APPLICATION

Submittal Date:

Type of Application

- Development Plan (AMENDED) Boundary Line Adjustment Condominium Map
- Special Review ROW or Easement Vacation Preliminary Map
- Rezoning Petition Street Name Change Final Map
- Preliminary Subdivision Plat Time Extension Supplemental Map
- Final Subdivision Plat Other: Please specify _____
- Minor Subdivision Plat
- Amended Plat

General Information

Project Name THE MEADOW - AMENDED DEVELOPMENT PLAN
 Project Description MINOR SUBDIVISION
 Project Address 341 KIOWA DR.
 Legal Description LOT 4A MARYS MEADOW REPLAT
 Parcel ID # 3402438004 Section 2 Township 4 NORTH Range 73 WEST

Site Information

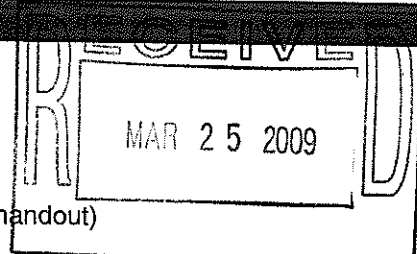
Total Development Area (e.g., lot size) in acres 5.062 AC.
 Existing Land Use APPROVED 35-UNIT DEVELOPMENT UNDER CONST.
 Proposed Land Use 10-UNIT RESIDENTIAL / 36-UNIT ACCOMMODATIONS
 Existing Water Service Town Well None Other (specify) _____
 Proposed Water Service Town Well None Other (specify) _____
 Existing Sanitary Sewer Service EPSD UTSD Septic None
 Proposed Sanitary Sewer Service EPSD UTSD Septic
 Is a sewer lift station required? Yes No
 Existing Gas Service Xcel Other None
 Existing Zoning A-ACCOM Proposed Zoning SAME
 Site Access (if not on public street) _____
 Are there wetlands on the site? Yes No
 Site staking must be completed at the time application is submitted. Complete? Yes No WILL DO ONE WEEK PRIOR TO PC

Primary Contact Information

Name of Primary Contact Person FRANK THEIS
 Complete Mailing Address POB 416 EP, CO 80517

Attachments

- Application fee
- Statement of intent
- 3 copies (folded) of plat or plan
- 11" X 17" reduced copy of plat or plan
- Names & mailing addresses of neighboring property owners (see attached handout)



Please review the Estes Valley Development Code Appendix B for additional submittal requirements, which may include ISO calculations, drainage report, traffic impact analysis, geologic hazard mitigation report, wildfire hazard mitigation report, wetlands report, and/or other additional information.