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March 11, 2010

Summit County Planning Department
360 Peak 1 Circle
Frisco, CO 80443
Breckenridge CO 80424

Attn: Kristin Dean, Senior Planner

Re: Estates at the Alders

Dear Kristin,

Please find enclosed the submittal for the preliminary plat review work session. We are proposing to plat 10 single family lots on a portion of the Alders Tract A property. The total area to be platted for the roads and single family lots is 358,636 square feet (8.23 acres).

Tract A-5 per the previous re-subdivision (18774PLT) will remain as public open space to fulfill the required open space for the entire Tract A. The existing soft surface trail will also be relocated per the note on the same drawing.

Per the Wildlife Habitat District requirements- According to the Colorado DOW April 1995, Land Cover Classifications Map nearly 100% of the property being platted is in the Conifer (Sparsen) classification.

Please do not hesitate to call if you have any additional questions or comments.

Sincerely,

Ryan T. Novak