



May 18, 2020

Attn: Stacey Nerger  
 Town of Parker  
 Planning Department  
 20120 E. Main Street  
 Parker, CO 80138

Project: Cottonwood Highlands Filing 7 Amendment No. 1  
 Applications: Final Plat Application  
 RE: 2<sup>nd</sup> Submittal of Final Plat Application (SUB20-004)

Ms. Nerger,

On behalf of Lennar Colorado, we respectfully submit the following responses to the Final Plat Application for Cottonwood Highlands Filing 7 Amendment 1 review comments dated April 30, 2020.

<i>Sheet #</i>	<i>Staff Comments &amp; Client Team Responses</i>
<b>TOWN OF PARKER PLANNING COMMENTS (Stacey Nerger)</b>	
<b>General &amp; Final Landscape Plan</b>	
N/A	Please see the attached redlines of the Preliminary Landscape Plan. <a href="#">Response: Redlines have been reviewed and addressed in this re-submittal.</a>
N/A	The Final Landscape Plan needs to be in general conformance with the approved Preliminary Landscape Plan. Any deviations should be justified. <a href="#">Response: Noted.</a>
N/A	The general form of the Subdivision Agreement was attached to the Cottonwood Highlands Filing No. 7 comments for your reference. The final agreement is still being written and will be forwarded to you once complete. <a href="#">Response: Noted.</a>
N/A	Please see the attached redlines on the proposed retaining wall. <a href="#">Response: Noted</a>



N/A	Please adjust the landscape cost estimates with any changes to the landscape plan that are made.
	<a href="#">Response: No changes were required to the landscape plan for this resubmittal.</a>
L3.02	Please add the trees back in.
	<a href="#">Response: The trees have been removed due to the proposed easement in this location and for ease of access for maintenance purposes.</a>
L3.03	Please add a note to this area that states Landscaping in this area is part of Cottonwood Highlands Filing No. 7.
	<a href="#">Response: Note has been added to this sheet.</a>
L3.04	Please add the note that landscaping/streetscape in this area is included in Cottonwood Highlands Filing No. 7.
	<a href="#">Response: Note has been added to this sheet.</a>
L3.07	Please add the note that landscaping/streetscape in this area is included in Cottonwood Highlands Filing No. 7.
	<a href="#">Response: Note has been added to this sheet.</a>
L3.10	Please add the note that landscaping/streetscape in this area is included in Cottonwood Highlands Filing No. 7.
	<a href="#">Response: Note has been added to this sheet.</a>
<b>TOWN OF PARKER ENGINEERING COMMENTS (Tyler Sandt)</b>	
<b>Public Improvements Cost Estimate</b>	
N/A	The cost estimates are in the correct format and will be reviewed further when the project phasing is finalized.
	<a href="#">Response: Noted.</a>



We appreciate the City's cooperation in working with us on the proposed Cottonwood Highlands Filing 7 development, and we look forward to continuing the partnership.

Sincerely,

Lindsay Rappa

Design Associate, LAI Design Group