



August 17, 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: 3rd 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 June 24, 2020.

<i>Sheet #</i>	<i>Staff Comments & Client Team Responses</i>
TOWN OF PARKER PLANNING COMMENTS (Stacey Nerger)	
General & Final Landscape Plan	
N/A	Please see the attached redlines of the Preliminary Landscape Plan. Response: Redlines have been reviewed and addressed in this re-submittal.
N/A	The two trees identified in the open space area on the west side of the subdivision need to be added back into the Landscape Plan. See redlines for exact location. Response: The trees in this location are within an easement and cannot be planted there. Alternative landscaping has been added in this location to supplement the removed trees.
N/A	There are a couple of areas where the type of fence needs to be changed to meet the intent of the code. Response: Fencing has been updated per the redlines.
N/A	Please see the attached redlines on the proposed retaining wall. Response: Noted



N/A	Please adjust the landscape cost estimates with any changes to the landscape plan that are made. Response: The landscape cost estimates have been updated accordingly.
L1.03	Can these fences be changed to the open space fence as they side to open space? Response: Fencing has been changed accordingly.
L1.03	This fence needs to be changed to the open space fence. Response: Fencing has been changed accordingly.
L3.02	Please add the trees back in Response: The trees have been removed due to the proposed easement in this location and for ease of access for maintenance purposes. Alternative landscaping has been added in this location to supplement the removed trees.

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