

December 8th, 2023

Responses to City Review Comments Dated October 25th, 2023
Cui Preliminary Short Plat
SUB22 – 009

Please refer to the attached Arborist list of detailed responses to the City's Arborist review comments dated October 25th, 2023.

This letter will provide responses to the city review bullets 2 through 4 under review comments number 3 as shown below. As requested by the city we re-configured and moved proposed building pads on the proposed lots as follows:

1. We moved the proposed building pad within proposed lot -1 westerly while maintaining compliance with required maximum gross floor area requirement. This action resulted in saving two exceptional trees, number 68 and 63 as shown on the attached revised Civil Plans and attached Trees Retention Plan.
2. We trimmed proposed building pad within proposed lot – 2 while maintaining compliance with required maximum gross floor area requirement. This action resulted in saving one exceptional tree number 54 as shown on the attached revised Civil Plans and Trees Retention Plan.
3. We trimmed proposed building pad within proposed lot – 3 while maintaining compliance with required maximum gross floor area requirement. This action resulted in saving two exceptional trees, number 4 and 5 as shown on the attached revised Civil Plans and Trees Retention Plan.
4. We modified the layout of proposed building pad within Lot – 4 by flipping the proposed house while maintaining compliance with required maximum gross floor area requirement. This action resulted in less impact to surrounding exceptional trees as shown on the attached revised Civil Plans and Trees Retention Plan.

The above reconfiguration to proposed building pads will result in saving 8 exceptional trees out of existing 12 exceptional trees. It is not possible to save the remaining 4 exception trees due to the need of proposed on-site access road, proposed on-site drainage retention/detention vault, proposed on-site storm water conveyance system, and proposed on-site utilities.

The general shape of the current parcel is square, adjusting the proposed lot lines to produce 4 lots with odd shapes will result in new lots that are not consistent with the City land use code and development regulations, including but not limited to required minimum lot area, required lot dimensions (depth, width, and length), required building setback, required common access road, and required access driveway to each lot, and will further increase the total of new impervious surfaces as well as will further create the need to remove more trees than is currently proposed. Therefore, it does not make any sense to provide new Short Plat map showing lot configuration that we already know it will not comply with the above referenced city code requirement, this must be understood by the city staff in general by the City Arborist in particular.

We trust the above responses fully address the city review comments and we look forward to the city's approval for this 4 Lot Preliminary Short.

Sincerely,

Mazen Haidar, PE



Pacific Land Engineering
Attachments