

January 8<sup>th</sup>, 2024

**Responses to City Review Comments Dated December 29<sup>th</sup>, 2023**  
**Cui Preliminary Short Plat**  
**SUB22 – 009**

Please refer to attached Arborist list of detailed responses to the City's Arborist review comments dated December 29<sup>th</sup>, 2023.

This letter will provide responses to the city planning review comments and to the city first two Arborist review comments listed in the City's letter of review comments dated December 29<sup>th</sup>, 2023.

Planning:

1. The building envelopes shown on the plans set is not the building pads as proposed. The building envelopes are shown in dashed line type, whereas the building pads are shown in solid linetype inside the building envelopes consistent with building setback requirements.
2. There is no city code that requires 5' set back between trees dripline and building pads, this matter was discussed with and waived by the City Planning Manager Ryan Harriman on January 2<sup>nd</sup>, 2024.

Arborist:

1. The intent of Civil Plan Sheet C-5.0 is to show the overall site temporary erosion and sedimentation control (TESC) devices as required by State laws, and it is not intended to show individual clearing limits / tree protection fencing around existing trees to remain. To prevent clutter of information shown and for plans clarity individual clearing limits / tree protection fencing around existing trees to be retained is shown on the Arborist Plan TR-01, please refer to that sheet for additional information.
2. To retain Exceptional Tree # 55, the building foot print on proposed lot 4 must be reduced significantly, see attached sketch of reduced foot print. This reduced footprint will result in less than 85% of allowable GFA for proposed house on proposed lot 4, and therefore, Tree # 55 cannot be retained.

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

Sincerely,

Mazen Haidar, PE



Pacific Land Engineering  
Attachments