



November 1, 2021

Kristen Kapelanski, AICP

**RE: Camden Crossing (City File #19-031)
Plan Revisions per Planning Commission Meeting - Revision #5**

Dear Kristen

We have revised the landscape plans to incorporate the comments from the Planning Commission and the adjacent neighbors.

1. We have removed Unit 7 and driveway from Crestline. The total units proposed are 25 detached single-family homes. The new density is 2.67 dwelling units per acre.
2. We spoke with the neighbors immediately following the public hearing. Their concerns were not wanting people cutting through their yard, nor do they want to see anyone walking behind their home.
3. We have reduced the north loop, and the new "C" circulation loop is 1,983 L.F. This loop contains the pergola, bench, trash receptacle, and swinging bench. The pollinator garden was also adjusted around the loop. This will provide the community with a walking link to the other amenities by way of the sidewalk on the east. This would increase the area to the north to be left in a natural condition undisturbed.
4. The active open space is 40,630 S.F., which is twice the size of the required minimum of 20,386 S.F.
5. Our client tried to contact the neighbors to discuss plantings and had not heard from them. Since our time was limited to revising the plans, we added plant material along the property line that meets the B buffer to screen their property. The West buffer now includes: 1 existing tree to be preserved, 2 - 3" caliper shade trees, 11 - 10' evergreen trees, 2 - 2" caliper ornamental trees and 22 large shrubs. We have added the note that the locations of the plants are subject to planning office approval.
6. We have removed the irrigation sheet from our preliminary plans. The cost estimate was changed to a subtotal of \$108,580.45 for the landscape material only. It will be revised later to include the irrigation cost for final review and approval.
7. Our plans will need to be adjusted for the final review to include the revised engineering grading and base.

If you have any questions, please do not hesitate to call.

Sincerely,

NÚÑEZDESIGN, Inc

A handwritten signature in black ink, appearing to read 'R. Núñez', with a long horizontal flourish extending to the right.

Ralph L. Núñez, PLA, CLARB, ASLA
President
Landscape Architect | Urban Designer