





Response: Please reference the submitted buffer section, which is a more accurate representation of the grade change and landscape buffer location.

The section shows that there is a significant amount of grade change between the existing residences to the west and the proposed apartment site. The vertical elevation difference between the finished floor of the existing houses and the finished floor of the nearest apartment building is approximately 50-feet. Additionally, the closest house measures approximately 200-feet horizontal distance from the nearest apartment building.

A 6' fence is not necessary to create a buffer between the properties, as the grade difference, proposed retaining walls and dense landscaping provide a visual barrier between the properties. Furthermore, many of the existing homes have 6' cedar fences along their rear property lines as well as mature vegetation in backyards and along portions of the slope that are not to be disturbed. The combination of the existing fencing and vegetation with the proposed landscaping will create an appropriate buffer.

The proposed buffer includes a variety of evergreen species to be planted at minimum 6-foot height. Each of the buffers has at least 50 percent evergreen species, while the County requirement is 33 percent. The west side has 75 percent evergreen species, which will create a visual barrier as early as initial planting and will increase in density and fullness as the trees mature. On average, evergreens grow between 6 and 12 inches per year.

See notes on LOI and Landscaping Plan, what will caliber and maturity be at time of planting?



*View corridor sketch from the homes to the west of the project site illustrating how the trees (at maturity) provide a buffer.*