



URBAN DESIGN STANDARDS

10

Specific examples regarding the selection and identification of site elements was provided to the consultant so that it was understood the level of detail that Planning Staff is expecting to be included in the Master Plan. That level of detail has still not been provided. A lot of verbiage is included, but no identifying elements to support the aesthetic theming. Specific benches, trash receptacles, lighting etc. should be identified and not a family of examples.

Response: Specific examples such as product types have been provided in addition to the language previously provided.

Consistency with high-quality design that is vibrant in form and color. The site should be similar in nature, color, style, and theme for consistency.

Light fixture examples shown below represent lighting character within Buckley Yard. Actual fixtures may be selected at time of Site Plan based upon more detailed design, photometric studies, and costing study.

General Lighting Standards

- Pole mounted fixtures shall have fixture head placement at a maximum height of 35 feet
- Lighting within pedestrian corridors and trails shall have a fixture head placement between 12'-16' in height
- The following spacing shall be used
 - 150' on center for lighting within the residential portion of the community
 - 100' on center for lighting within the commercial portion of the community
- Full cut off fixtures should be used, where possible



Images are representative of intended character and a developer approved equal may be permitted.

FENCING

Fencing shall provide separation and screening that complements the landscape and site character. A variety of fence and screening materials are permitted but **should align with the overall design theme of the community**, such as, but not limited to: brick, stone, metal picket, decorative CMU, MSE, wood or composite wood (vertical or horizontal), and closed-style wood fences.

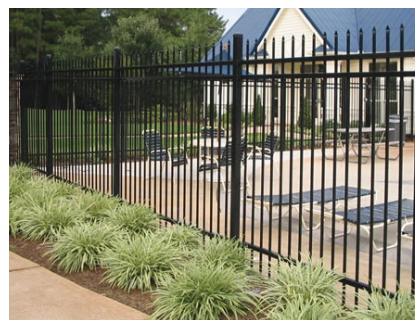
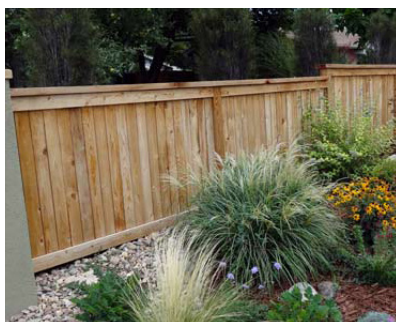
General Fencing Standards

- Fencing within the residential portion of the community shall be consistent between product types
- Rear and side yard fencing within the residential portion shall be consistent with adjacent Alameda Pkwy, Alameda Dr. and Quintana St. Fencing shall be of a consistent material and height.
- Open style fencing shall be used in yards adjacent to commercial areas.
- Fencing within the commercial portion of the community shall be consistent with the architecture of adjacent buildings

The following are example fencing styles consistent with the design theme of Buckley Yard. Actual fencing designs may be selected upon more detailed design and costing study.

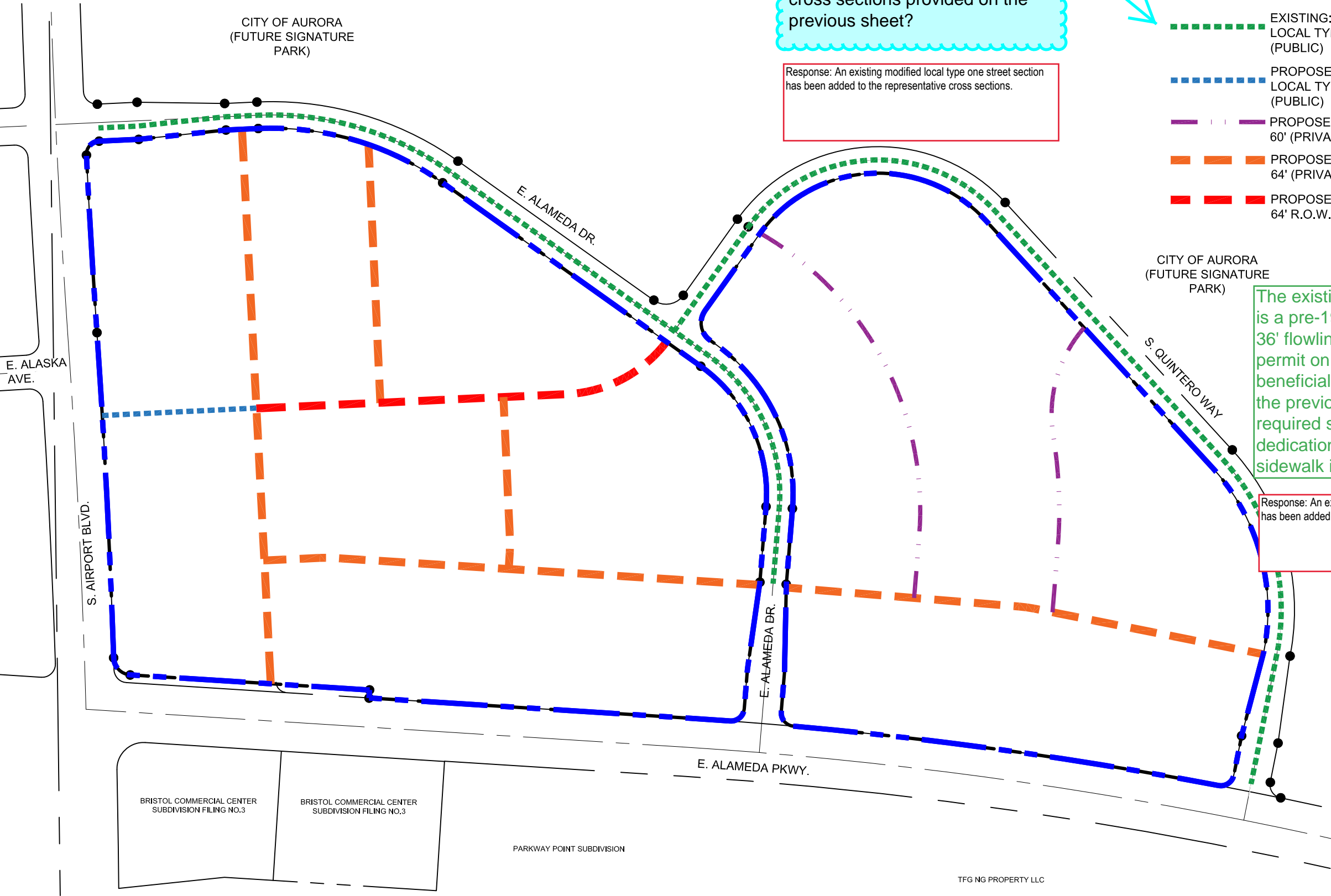
The examples provided below do not seem to represent any design theme. They are just a selection of fence types. If needed, Planning staff can again provide the consultant with specific examples of how this was addressed in other Master Plans.

Response: Fencing has been updated to reflect actual fencing proposed with the Preliminary Plat/Site Plan application.



Images are representative of intended character and purely conceptual in nature.

10 | Street Sections



Is this existing modified local type 1 street represented by any of the cross sections provided on the previous sheet?

Response: An existing modified local type one street section has been added to the representative cross sections.

The existing Local Type 1 (50' ROW) is a pre-1999 section and includes 36' flowline to flowline which would permit on street parking. It may be beneficial to include this section on the previous sheet and show the required sidewalk easement dedication once the detached sidewalk is constructed

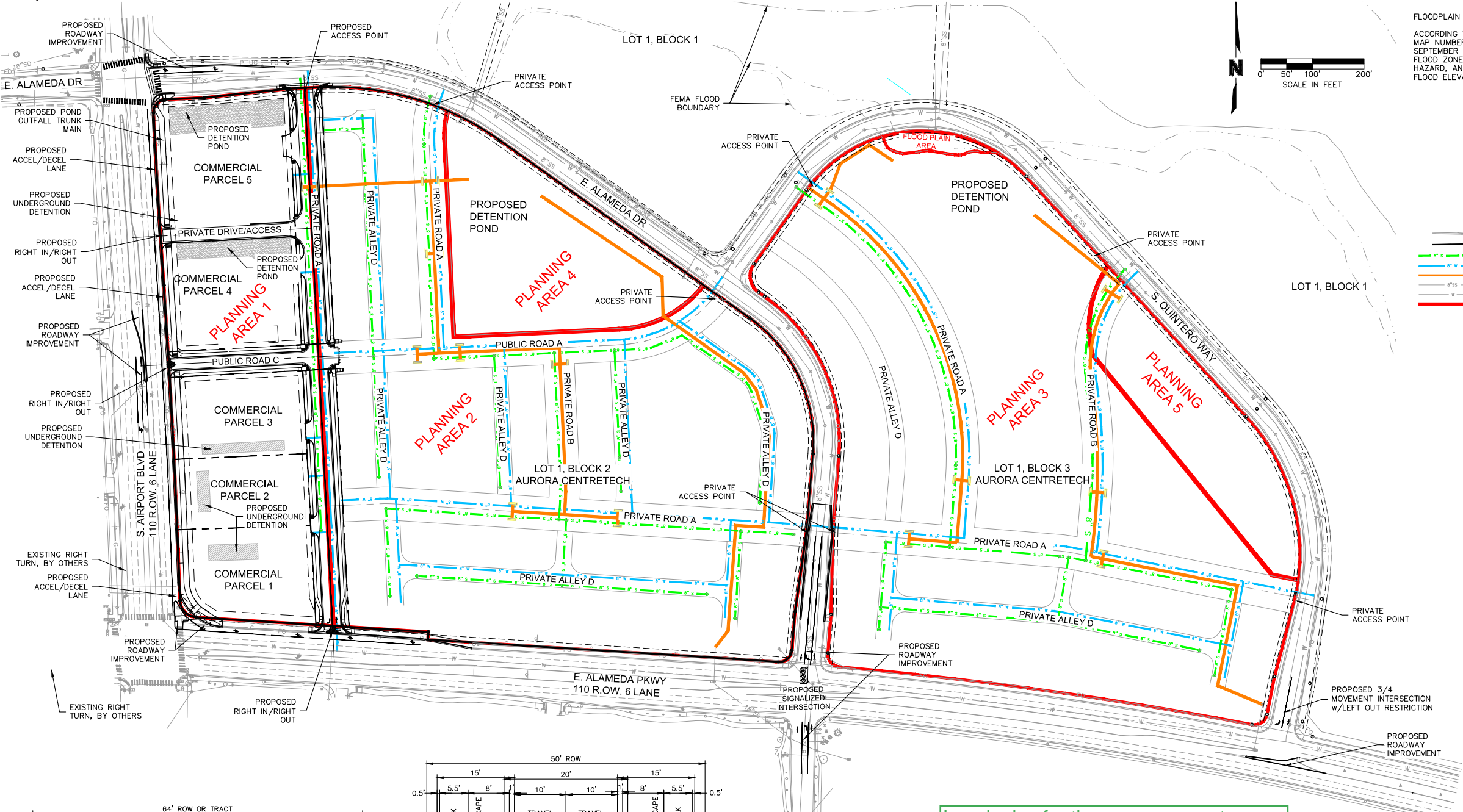
Response: An existing modified local type one street section has been added to the representative cross sections.

The master plan will not be approved by public works until the master drainage study is approved

NOTED

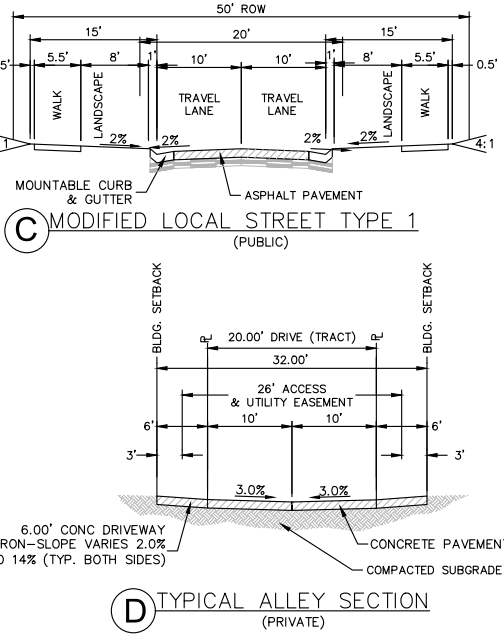
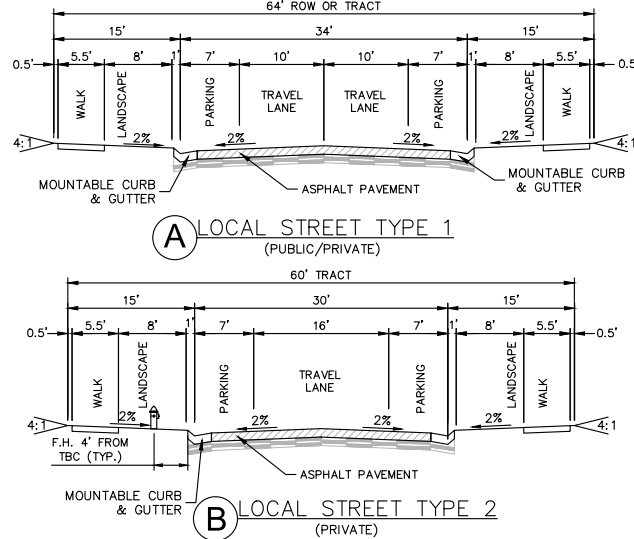
PUBLIC IMPROVEMENTS PLAN

13



FLOODPLAIN NOTE:
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE
MAP NUMBER: 08005C0183L, REVISION DATE:
SEPTEMBER 04, 2020, THIS PROPERTY LIES WITHIN
FLOOD ZONE X, AREAS OF MINIMAL FLOODING
HAZARD, AND FLOOD ZONE AE, WITHOUT BASE
FLOOD ELEVATION (BFE) OR DEPTH DETERMINED.

- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - SANITARY MAIN
 - WATER MAIN
 - STORM MAIN
 - EXISTING SANITARY MAIN
 - EXISTING WATER MAIN
 - PLANNING AREA



I apologize for the new comment. Please provide a section for Airport, Alameda Pkwy, Alameda Drive and Quintero Way that indicate the required improvements along those streets. If a section is not provided, please include the required improvements in the narrative.

OLSSON RESPONSE 4/2/2021
DESCRIPTIONS OF EACH "OFFSITE" IMPROVEMENT ARE ALREADY CONTAINED WITHIN THE PIP NARRATIVE. TO AID IN THE CITY'S REVIEW, WE'VE ADDED STREET SECTIONS TO THE PIP FOR EACH "OFFSITE" IMPROVEMENT, AS WELL.

NOTE:
ONLY PUBLIC STREETS WILL HAVE ROW. PRIVATE STREETS WILL BE TRACTS AND OWNED AND MAINTAINED BY THE METRO DISTRICT.