

DFT PR-2024-010446

SI-2024-00774

BP-2024-15892 (*active*); BP-2023-49573 (*cancelled automatically while working on meeting requirements*)

IL: PROJ ID 791882; ITEM #47140798

RESPONSE TO: Code Enforcement Comments

The Clifford West Business Park Master Development Plan hereinafter identified as CWBP is used to address DFT comments. Where no specification is provided in the CWMP, the IDO-2022 Effective 7-27-2023 edition will be referenced.

1. As per previous instructions, and recently ratified on the **enclosed document**, the required customer and staff parking spaces were separated from the display spaces. As shown on Site Plan, we are providing the required 5% EV spaces, based on the number of regular/ADA-customer-employee parking spaces. (58 x 5% = 3)

2. CWBP SETBACKS (**as shown on Site Plan AC-1**)

The property address for both parcels has been established as 8531 Bluewater Rd. which sets the Front Lot Line on the southern edge of the property. Front Setback to buildings is 20 feet to buildings and 15 feet to parking areas. Building Setback - buildings are erected to the rear of the lots and well exceed the required setbacks.

Parking Area Setback -	REQUIRED	PROVIDED
Principal Arterial Unser	30 feet	56 feet
Collector Street Bluewater	20 feet	20 feet
Local Street Saul Bell	15 feet	20 feet

3. Bicycle spaces - IDO TABLE 5-5-5, pg 287: For, Non-residential uses not listed in this table; 3 spaces or 10% of required off-street parking spaces, whichever is greater. The bicycle spaces will be provided for using an anchored rack located within 50 feet of the primary entrance of the office building as shown on the **site plan (marked "B")** as per DPM and IDO 5-5.E.3 and E.4

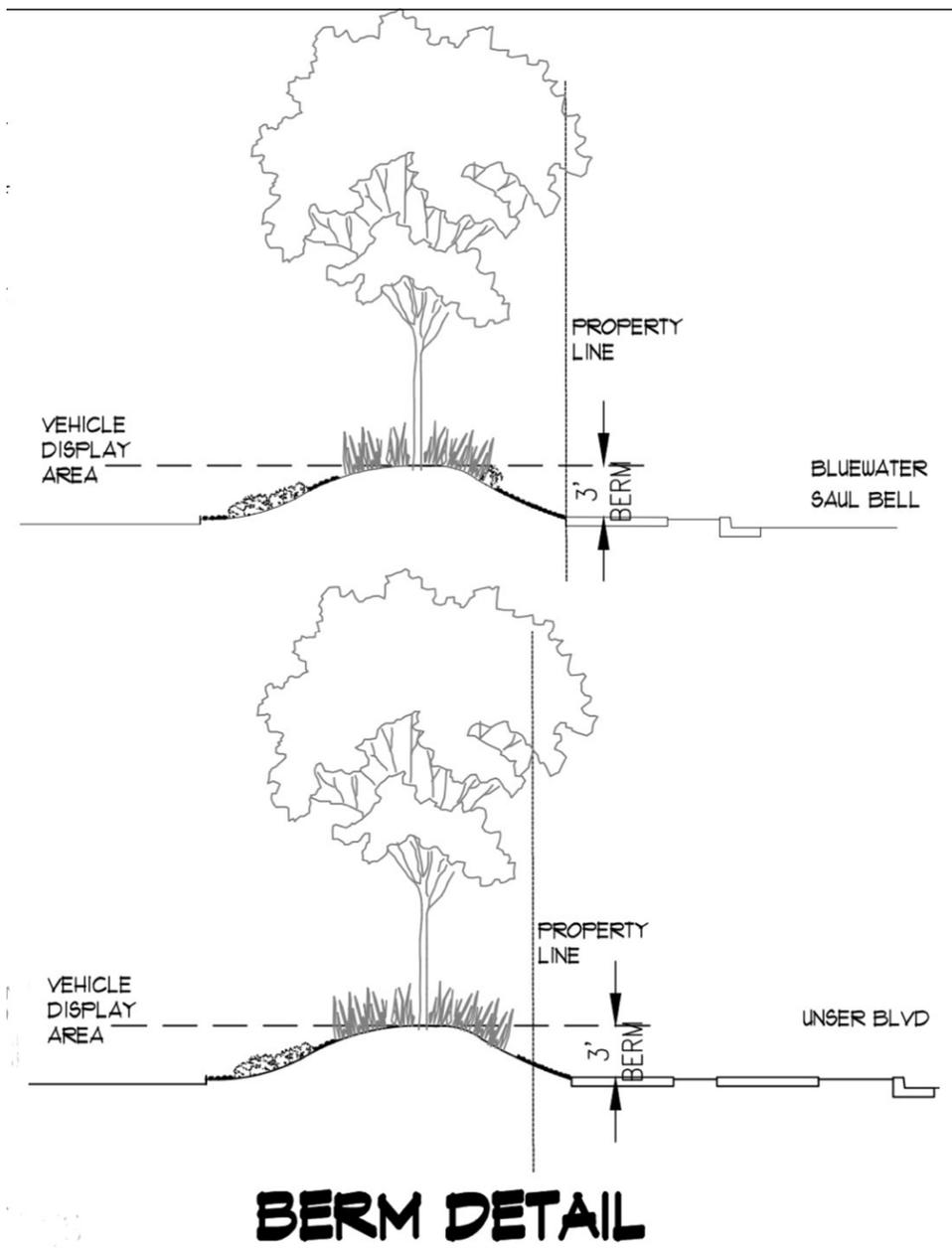
	REQUIRED	PROVIDED
Parking spaces-		
Off-street Parking	31	58
Bicycle requirements	3.1	5
Motorcycle requirements (26-50)	2	3

4. Permeable asphalt to be used as requested by Planning Director for approved Alternate Landscape Plan as per IDO and DPM specifications. (Outdoor parking display - IDO 5-5(F)(1)(a)(4). The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director - IDO 5-6(F)(1)(g).) More details on pages 3 and 4.

5. The tree requirements are shown on landscaping plan. Parking lot landscaping meets the required parking space trees. Trees have been planted within 100 ft of park and display areas as depicted by the dotted round circles on the landscaping plan.

6. The CWMP only calls for a berm to be installed along the full length of Tract B at Unser Blvd.

8. The CWMP only calls for a berm to be installed along the full length of Tract B at Unser Blvd. For this development, a 3' high landscaped earthen berm has also been added along Saul Bell Rd. and Bluewater Rd. to comply with the IDO requirement to prevent headlight beams being directed into the traffic lanes.



7. As defined in the CWMP section **SETBACKS** - “The area between the curb and the property line shall be landscaped and shall be considered as part of the Front Yard Setback.” Therefore, the installation of landscape materials in this area is a requirement of the Master Plan and not a request for a special condition. Review of the materials installed in this area is a component of the approval of the overall Landscape Plan.

9. The following CWBP and IDO landscape CALCULATIONS are used and applied to the ALTERNATE LANDSCAPING PLAN **showing a total of 33,945 sf of landscaping area.** This was approved by Planning Director pending authorization by AFR and City Engineer of proposed 1) Paving plan and 2) composition of permeable material.

- 1) Paving Plan AC3 is submitted for review demonstrating the permeable material along the required Parking areas, Vehicle circulation areas, and the Drive aisles as shown on the shaded areas.
- 2) Both paving manufacturers in Albuquerque do not have the composition mix available at hand since neither of them have had reason to make it in the past. Our contractor is working with them to get us this information as soon as possible. Enclosed is the information provided thus far from the contractor regarding this endeavor.

....additional comments and responses:

1. --Please identify other areas on the lot where landscaping can be added to fulfill this requirement. Please note that regulations below on dimensions of tree planter areas and confirm compliance.

5-6(F)(2)(d) Location and Dimension of Landscaped Areas

1. The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a permeable material and, combined with the tree planter area, meets the 60 square foot per tree requirement.

RESPONSE: See attached new drawing Paving Plan Sheet AC3 for details to document the size and locations of spot planters shown in the previous submittals. The area of planters exceeds the 60 square feet per tree minimum requirement.

2/24/2025 - COMMENT RESPONSES
To DFT 3rd Submittal – 5 March. 2025

Alternative Landscaping Plan Calculations:

TOTAL LOT AREA (Lot 5 & Tract B) inside the property lines	262,667 SF
LESS TOTAL BUILDING FOOTPRINT	- 5,925 SF
LESS OUTDOOR STORAGE AREA	- 11,339 SF
LESS ROW LANDSCAPE*	- 16,024 SF
NET LOT AREA	<u>229,379 SF</u>
CWMP LANDSCAPE COVERAGE REQUIREMENT @ 18%	41,288 SF

IMPERVIOUS PAVING CREDIT @ 25% OF TOTAL REQUIREMENT - 10,322 SF
(IDO 5-6(F)(1)(g) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director.)

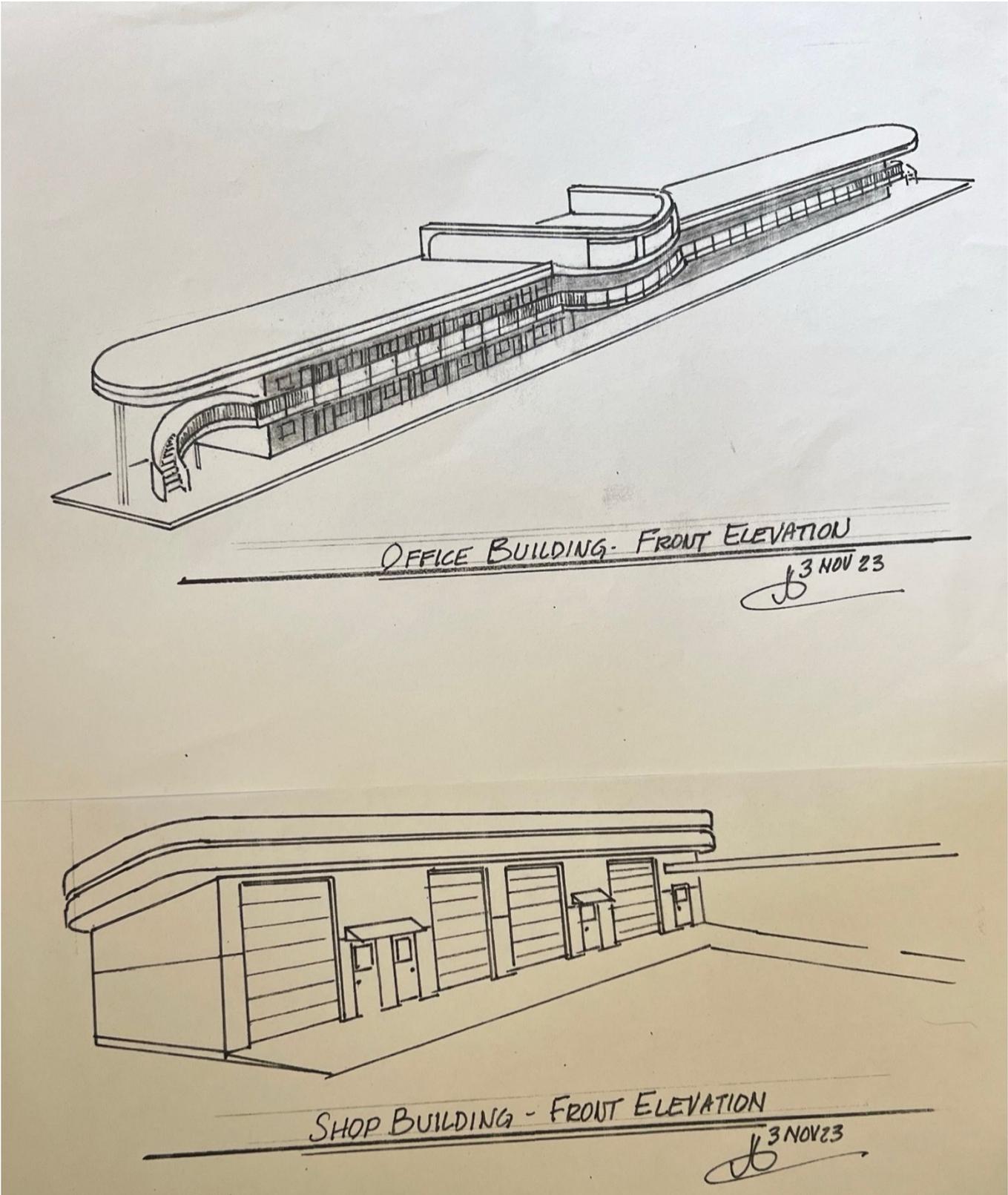
ADDITIONAL ALLOWANCE @ 10% OF TOTAL REQUIREMENT - 4,128 SF
(As per Planning Director, upon satisfaction of the set forth conditions previously mentioned, an additional 10% deviation from the pre-deduction landscaped area of 41,288 sf has been authorized, i.e. a further reduction of 4,128 sf which reduces the absolutely required landscaped area for this site to 26,838 sf.)

TOTAL LANDSCAPING AREA REVISED REQUIREMENT 26,838 SF

LANDSCAPING CALCULATIONS BY AREA	PROPERTY LINE	
	INSIDE	OUTSIDE
TRACT B (Office Bldg)		
Saul Bell Rd Buffer	2,726 SF	568 SF
Unser Blvd Buffer	3,189 SF	14,876 SF
Bluewater Rd Buffer	673 SF	233 SF
West Property Line	2,176 SF	
Display Area Parking Islands	1,943 SF	
Display Area Planters	624 SF	
Customer Parking Area Planters	<u>670 SF</u>	
	12,001 SF	15,667 SF
LOT 5 (Shops Bldg)		
Bluewater Rd Buffer	3,781 SF	347 SF
West Property Line	1,388 SF	
Display Area Parking Islands	<u>751 SF</u>	
	5,920 SF	347 SF
SUBTOTAL BY LANDSCAPING AREA PROVIDED	17,921 SF	15,254 SF

TOTAL LANDSCAPING PROVIDED LOT 5 + TRACT B 33,945 SF

10. See drawings A1 Office Building and A6 Shop Building for the exterior elevations of the buildings. The finish materials and colors are specified for primary and secondary surfaces as per CWBP. Concept designs are shown here for visual clarification.





11. The marquee mounted sign proposed for this project will be an LED illuminated sign complying with the IDO Table 5-12-3 for NR-BP zoning as static text.

12. The exterior area lighting plan Sheets E1 and Supplements 1 and 2 have been clarified to improve the readability of illumination levels and dispersion patterns. (Enclosed Rev. E1, Supp.1&2) The light trespass limits surrounding the fence line are within 0.8 fc. The main site lighting is bordered by three streets: Saul bell Road NW, Unser Boulevard NW and Bluewater Road NW. The foot candle level on the fence line is the minimum for video surveillance to pick up activity to dispatch a quick response team with adequate information. Exterior Lighting Compliance Certificate is also enclosed.

...additional comments and responses:

2. --Lighting plan appears to meet the standards of IDO section 5-8 from the 2022 IDO version. However, clarify how it will be meeting the CP plan.

Lighting.

Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.

RESPONSE: See sheet E1 for the Pole Base Detail and fixture specifications. All outdoor pole mounted fixtures will be set at 25' maximum above ground. Luminaires have integral cutoffs to control the horizontal projection of fugitive illumination. See the pole mounted luminaire and wall mounted fixture exterior lighting will be automatically controlled for ON/OFF operation.

3. --Signage within NR-BP is per the plan. A signage plan would need to be submitted with your site plan. It will need to meet the CP plan and where silent, the IDO. Or signage can be done through building permit by using both the CP plan and NR-C standards.

The CP plan calls out specific signage criteria (see below) along with several types of signage identified within the IDO. Each may have specific requirements or restrictions.

For example, in the IDO the only signage allow along Unser are wall signs and freestanding, not rooftop. Electronic signage/LED message boards are prohibited along Unser. CP plan calls out specific lighting/illumination for signage.

Freestanding signs must be at least 3ft away from any property line and are limited in size along Unser. As mentioned, the CP plan calls out signage standards as well:

Sign Standards.

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. All elements of a sign shall be maintained in a visually appealing manner. Fascia signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the Committee, must include the location, materials, colors, method of lighting, construction details, and drawings showing a copy of the proposed signs. The maximum height of free standing signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.

RESPONSE: See drawings AC1 and AC2 for location and construction of the Monument Sign near the Unser/Bluewater intersection. This sign area is 24 square feet and will be face lighted. This sign is designed with two faces and is positioned on a diagonal axis so that a sign face is readily visible to Bluewater and Saul Bell roads and in both directions of traffic flow.

See drawing A1 for the business signs that are to be mounted on the roof equipment screening parapet. The Office Building Parapet screen wall will be surface mounted painted inserts with face lighting fixtures. No electronic signs will be installed. All exterior fixtures are dark-sky rated.

Separate sign permits will be obtained as part of the Building Permit Application.

RESPONSE TO: Hydrology

Approved G&D will not be significantly altered.

RESPONSE TO: Transportation

Infrastructure List has been approved, and financial guarantee has been recorded. **See attached.** Paving Plan (AC3) has followed Planning Director’s conditions and is enclosed for review.

RESPONSE TO: DFT Planning

- **Confirm with Code Enforcement that the proposed metal fencing is meeting the material requirements of the Clifford West Plan and/or IDO standards.**

The CWBP does not provide any discussion of fence materials or design. The 6’ high, 3 crimp wire fencing specified for this project is the same as that which the City has commonly used for perimeter fencing of playgrounds and other public activity areas. Separate fencing permit has been applied for (GP-2024-16832).

ADDITIONAL RESPONSE: See drawing AC2 for fence details and specifications. The same three (3) crimp wire fence as the City has installed in public parks and other areas, will be installed on the perimeter of this Development.

At the vehicle storage area near the Shop Building, prefinished metal panels, as allowed by the CWMP design criteria for “back of house” areas, will be installed to visibly isolate the storage area from the public.

- **Clarify and confirm that all development, landscaping, and screening are on private property, and they do not encroach into the public right of way. Clarify if dedication of right of way or sidewalk access easements are needed.**

All development improvements and basic landscaping are located within the existing property boundaries of Lot 5 and Tract B. Buffer landscaping and screening required by the CWBP are located in the ROW between the back of the street curb and the property line.

ADDITIONAL RESPONSE: See the drawing Landscape Plan LS-101 BERM DETAIL which shows the edges of landscaping areas in relation to the property lines right of way boundaries. All development will occur within the property boundaries. The only exception being the CWMP requirement that the landscaping areas shall commence at the back of the street curb, therefore requiring that new landscaping is to be installed outside the property lines abutting Saul Bell, Unser and Bluewater. All sidewalk work is identified in the approved and recorded Infrastructure List. A copy is provided for review.

- **Clarify compliance with the Clifford West Plan and section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements, the landscape buffer, and trails along Bluewater and Unser. *6ft sidewalk and 6ft landscape buffer. Plus any required trails and bikeways.** No trails or walkways are required. As per the CWBP Master Plan for this project, all three street classifications are applicable:

CWBP MP: Street Name and Classification	Sidewalk Width		Buffer Setback
	REQ. MIN.	PROPOSED	
Unser Blvd - Commuter	6 feet	6 feet	6 feet
Bluewater Rd - Collector Street	4 feet	6 feet	6 feet
Saul Bell Rd - Local Street	4 feet	5 feet	5 feet

The CWMP section *PEDESTRIAN WALKWAYS/BIKEWAYS* calls for a 6’ wide sidewalk and a 6’ wide buffer at Unser Blvd. These improvements, and an asphalt paved non-required trail, are existing along Unser Blvd for the entire length of curb at Tract B.

Furthermore, the CWMP defines that “All other collector or local streets, where sidewalks are required, shall have a 4’ wide sidewalk”. On Saul Bell Rd, along the adjacent property west of Tract B, there is an existing sidewalk 5’ in width and it is setback from the curb by a 5’ buffer. A new concrete sidewalk will be installed along the north edge of Tract B to continue this existing configuration of the sidewalk and buffer. Along Bluewater Rd, on the south edge of Lot 5 is an existing sidewalk 5’ in width and is setback from the curb by a 5’ buffer. A new concrete sidewalk will be installed from Unser Blvd to the property line of Lot 5 to continue this existing configuration of the sidewalk. All sidewalks will be compliant with both the CWMP and the IDO at the completion of the work shown on the Site Plan Sheet AC1 and included in Infrastructure List.

- **a recorded Infrastructure Improvements Agreement to guarantee the infrastructure will need to be executed and recorded with the County Clerk prior to final sign off of the site plan.**

Infrastructure List has been approved, and financial guarantee has been recorded. **See attached.**

- **With a Bluewater address, the Site Plan, measurements, and Landscaping Plan will need to reflect that as the front lot line.**
 - The property address has been assigned as 8531 Bluewater Rd NW. This establishes the Front Line location on the south edge of Lot 5 and Tract B and is **reflected on Site Plan**

Location-addressing was confirmed on Bluewater. However, per the IDO, the address determines a corner lot’s front line. With a Bluewater address, the Site Plan, measurements, and Landscaping Plan will need to reflect that as the front lot line.

Currently it appears that Unser was used as the “Front”. **Please clarify.**

ADDITIONAL RESPONSE: As shown on the drawing Site Development Plan AC1, 8531 Bluewater Road SW abuts the southern property lines of both Lot 5 and Tract B. These property lines are thus designated as the Front Lot Line of this development. All other setback requirements are applied to the other property

boundaries as being front lot lines in accordance with CWMP regulations SETBACKS, subparagraph stating “Sites which front on more than one street must satisfy the Front Yard Setback for all such streets”.

- **Lot Line**

A boundary of a deeded lot (i.e., a lot recorded and mapped by the Bernalillo County Assessor) or platted lot (i.e., a lot recorded by the Bernalillo County Clerk and mapped by AGIS).

- **Front Lot Line**

A legal boundary of a lot that abuts a street. On a corner lot, the side with the street number address is the front lot line. For the purposes of determining setback requirements on an interior lot that does not abut a street, the lot is not considered to have a front lot line. In that case, all lot lines would be considered side lot lines. For a through lot, the property owner may designate which of the 2 lot lines is the front lot line. See also Measurement Definitions for Setback.

- **Rear Lot Line**

A legal boundary that is opposite and most distant from the front lot line. In the case of an L-shaped or other irregularly shaped lot where 2 or more lines are so located, all are considered rear lines, except those that are within 50 feet of the front lot line. In the case of a lot that comes to a point at the rear, the rear lot line (shown in the illustration below as the horizontal line marked as “A”) is established by connecting two points that are 10 feet from the rear point, measured along the side lot lines. See also Measurement Definitions for Setback.

- **Side Lot Line**

A lot line that is not a front lot line or a rear lot line. This term includes both interior side lot lines abutting another lot and street side lot lines for corner lots, where the side lot line abuts a street. See also Measurement Definitions for Setback.

The CWMP defines the requirement for a 100’ setback for both landscaping and building appearance criteria. This setback area measured from the back of curb for all three abutting streets. This 100’ setback is also casually referred to as the front yard area. The actual Building and Parking Setbacks are shown in the CWMP SETBACK description as reproduced in the two following comment paragraphs.

The Site Plan needs to include measurements for setbacks.

Building and improvements required setback distances are given in the *BUILDING SITE COVERAGE* section of the CWBP building regulations as tabulated below.

CWBP sets the measurement of setbacks to parking and buildings from the back of the street curb. The depth of the setback varies according to the classification of the street adjoining the property. Sites which front on more than one street must satisfy the Front Yard Setback for all such streets. The meaning of this requirement is that on corner lots

the standard 10’ side or rear setback is not to be applied. For this project, all three street classifications are applicable. Setbacks are compliant as shown on the Site Plan Sheet AC1

<u>CWBP Master Plan Setbacks</u>	<u>Building Front Yard</u>	<u>Parking Area</u>
Principal Arterial	50 feet	30 feet
Collector Street	20 feet	20 feet
Local Street	15 feet	15 feet
<u>Street Name and Classification</u>	<u>Building Setback</u>	<u>Parking Setback</u>
Unser Blvd - Principle Arterial	50 feet	30 feet
Bluewater Rd – Collector Street	20 feet	20 feet
Saul Bell Rd – Local Street	15 feet	15 feet

- **Elevation pages need to include measurements, dimensions, and information regarding screening. Provide detail to demonstrate and explain compliance with all sections within 5-11-E and 5-11-E-2.**

The CWMP Section **BUILDING REGULATIONS** details various means and measures to be employed in the façade design of buildings. These definitions and the IDO requirements are similar enough that one reflects the other. Both the CWMP and the IDO concerns are addressed as described below. The Building Elevations are shown on Sheet A1 Office Building and Sheet A6 Shops Secondary Building.

IDO Section 5-11(E)

BUILDING DESIGN sets forth requirements for the design and appearance of above ground structures. This project resides in a NR-BP (Non-Residential Business Park) zone district and specific applicable requirements for this project are described in subsection 5-11(E)(2) Facade Design.

IDO Section 5-11(E)(1) Ground Floor Clear Height

This Section is not applicable to this development

IDO Section 5-11(E)(2)(a) General

- 1. These buildings are very much to human scale with a maximum height of two stories in the primary Office Building and single story in the secondary Shop Building.
- 2. Street facing facades provide the two required features via:
 - b. Windows on upper floors;
 - c. Primary pedestrian entrances;
 - d. Overhang of roof edges and balcony walkway weather protection
- 3. Street facing facades over 100’ in length provide one required feature:
 - d. Three-dimensional roof overhang cornice;
 - e. Change in parapet height above the main entrance.
- 4. The Shop Accessory building follows the motif of the primary building with its extended roof overhangs, and the wall and detail color patterns.

IDO Section 5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas

– This Section is not applicable to this development as neither Unser Blvd nor Bluewater Rd are not within a Premium Transit Corridor according to the Online published ABC Comprehensive Plan - Centers and Corridors map.

IDO Section 5-11(E)(3) Outdoor Seating and Gathering Areas

– This Section is not applicable to this development

Include detail regarding how the façade and colors will meet the Clifford plan design requirements.

These buildings are designed with a particular facade motif that relates to the automotive function of the development.

Existing Building Elevation drawings have been revised with additional information as requested. The finish materials and colors are specified for primary and secondary surfaces as per CWBP Master Plan: “Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building up to 100 feet from any public street curb.”

A reading of the CWBP Building Regulations certainly conveys a desire that this development shall not become a collection of nondescript industrial metal buildings with rectangular floor plans and uninterrupted metal sided walls. In its stead, both projected buildings are surfaced with a stucco wall finish listed as a quality material in the Clifford West Building Regulations. Using a mid-century iconic building style as the signature image of a multi-dealer vehicle sales center certainly raises this development from routine to one of a kind. The unique main image background is of a 60’s roadside diner with an extended canopy roof over an international style. The low-slung horizontal building is a particularly appropriate format for the Office Building which provides a large number of small offices each exposed to a view over the vehicle Display Areas. With each office having unencumbered access to the public, the independent dealers can more easily be located by the customer. Likewise, the company offices, elevator and public restrooms are grouped in the central core area for additional ease of access. The marquee roof addition on the central core provides a readily understood break in the roof line and a focal point for the entire building facade.

The classic mid-century design of this project is very recognizable to the general public and promotes this development as an automotive related operation. This homage to the business function by its unique assets and resources, certainly supports the wishes of the development’s founders to

provide a sophisticated Business Park for Albuquerque’s southwest area. See new Sheets A1 and A6 for elevation information. Concept designs also enclosed for visual clarification.

See new Sheets A1 and A6 for elevation information. Concept designs have been added {pgs 3&4) for visual clarification.

▪ **Project and application numbers must be added to the Site Plan and any associated Infrastructure List. Along with the DFT signature block.**

-Project Number PR-2024-010446 and Application Number SI-2024-00774 have been added to the Site Plan and other associated documents. A DFT signature block has also been added to Site Plan. Other permit numbers related to this project are as follows: BP-2024-15892 (active); BP-2023-49573 (cancelled automatically while working on meeting requirements); GP-2024-16832; IL: PROJ ID 791882; ITEM #47140798).

▪ **Provide a lighting plan with dimensions that meet the Clifford plan requirements.**

The exterior area lighting plan **Sheets E1 and Supplements 1 and 2** have been clarified to improve the readability of illumination levels and dispersion patterns. (Enclosed)

The light trespass limits surrounding the fence line are within 0.8 fc. The main site lighting is bordered by three streets: Saul bell Road NW, Unser Boulevard NW and Bluewater Road NW. The foot candle level on the fence line is the minimum for video surveillance to pick up activity to dispatch a quick response team with adequate information. **Exterior Lighting Compliance Certificate is also enclosed.**

ADDITIONAL RESPONSE: The CWMP Section LIGHTING standards for 25 foot tall pole mounted parking area lighting has been implemented. Walkway fixtures on the Office Building are flush mounted into the underside soffits of the balcony and the roof eave projection. Wall mounted lighting fixtures on the Shop Building are set at 12’ above grade. The exterior pole mounted area lighting and building mounted circulation lighting was designed in compliance with the IDO 2023 Edition. The exterior area lighting plan Sheets E1 and Supplements 1 and 2 have been clarified to improve the readability of illumination levels and dispersion patterns. (Enclosed Rev. E1, Supp.1&2). Luminaires are shielded to cutoff light spread and regulate lighting intensity levels as required by IDO 5-8(D)(1)(a).

The light trespass limits surrounding the fence line are within 0.8 fc specified limits. The main site lighting is bordered by three streets: Saul bell Road NW, Unser Boulevard NW and Bluewater Road NW. The foot candle level on the fence line is the minimum for video surveillance to pick up activity to dispatch a quick response team with adequate information.

Automatic controls will maintain the general exterior lighting OFF time from 11:00 pm to sunrise. Necessary security and personnel lighting will be identified and exempted from this general OFF lighting period.

The IECC Exterior Lighting Compliance Certificate is also enclosed.

- Clarify the landscape calculation of the net lot area. Calculations must show how the entire development meets the minimum requirement(s). *Plan should note/demonstrate how all relevant sections within both the Clifford Park plan and IDO section 5-6 are being met.

ARCHITECTURAL SITE PLAN CALCULATIONS:

REQUIRED LANDSCAPE AREA

GROSS DEVELOPED AREA:	262,667 SF
BUILDINGS TOTAL FOOTPRINT:	5,925 SF
VEHICLE STORAGE AREA:	11,339 SF
* ROW LANDSCAPE:	<u>16,024 SF</u>
NET LOT AREA:	229,379 SF
CWBP 18% REQUIRED LANDSCAPING	41,288 SF
ALTERNATE LANDSCAPE ALLOWANCES:	
*25% REDUCTION PERMEABLE MATERIAL	10,322 SF
*10% RQD LANDSCAPE ADD ALLOWANCE	<u>4,128 SF</u>
TOTAL REQUIRED LANDSCAPE AREA	26,838 SF
75% MIN REQUIRED COVERAGE AREA	20,129 SF

DECIDUOUS AND EVERGREEN TREES

STREET TREES:	REQUIRED
UNSER BOULEVARD: 720 LF @ 1/25 LF	= 29
SAUL BELL ROAD: 280 LF @ 1/25 LF	= 12
BLUEWATER ROAD: 520 LF @ 1/25 LF	= <u>21</u>
TOTAL TREES THIS AREA TYPE:	62
PROPERTY LINE TREES:	REQUIRED
LOT 5: 429 LF @ 1/80 LF	= 6
TRACT B: 300 LF @ 1/80 LF	= <u>4</u>
TOTAL TREES THIS AREA TYPE:	10
PARKING AREA TREES:	
LOT 5 : 87 SP @ 1/10 ST	= 9
TRACT B: 659 SP @ 1/10 ST	= <u>66</u>
TOTAL TREES THIS AREA TYPE:	75
DECIDUOUS TREES PROVIDED:	61
EVERGREEN TREES PROVIDED:	30
	91

PROVIDED LANDSCAPE AREA

Area 1	7,602 SF	Area 7	797 SF
Area 2	13,058 SF	Area 8	287 SF
Area 3	2,938 SF	Area 9	241 SF
Area 4	2,295 SF	Area 10	661 SF
Area 5	1,254 SF	Area 11	730 SF
Area 6	<u>2,554 SF</u>	Area 12	<u>1,528 SF</u>
TOTAL PROVIDED LANDSCAPE AREA	33,945 SF		

LANDSCAPE COVERAGE:

TREE LOCATIONS AND QUANTITIES FOR 75% PLANT COVERAGE

TREE QUANTITIES BY LOCATIONS:

	North	South	East	West	Interior	TTL
REDBUD	5	7	7	-	-	19
OAK	1	1	4	-	2	8
PINE	2	4	3	-	-	9
F-ELM	2	5	10	-	7	24
A-ELM	-	-	-	-	10	10
JUNIPER	2	4	5	10	-	21
TTL REQ/PROV	12	21	29	10	19	91

CANOPY COVERAGE:

Area	Trees	Total Coverage
177 SF x	19	3,363 SF
2826 SF x	8	22,608 SF
490 SF x	9	4,410 SF
707 SF x	24	16,968 SF
1256 SF x	10	12,560 SF
28 SF x	21	<u>588 SF</u>
TTL CANOPY COVERAGE AREA PROVIDED		60,497 SF
25% Vegetative coverage Required:		5032
TTL VEGETATIVE COVERAGE AREA PROVIDED		5,856 SF
TTL OTHER COVERAGE AREA PROVIDED		37,700 SF
TOTAL LANDSCAPE COVERAGE AREA PROVIDED THIS PROJECT:		104,053 SF

(Include and describe how these citations are being met: CWBP MP and IDO: 5-6-C; 5-6-C-2; 5-6-D; 5-6-E-2; 5-6-F; 5-6-G)

The CWMP Section **LANDSCAPE AREA** details various means of and measures to be employed in the design and implementation of landscaping on the property. Refer back to the earlier narrative describing the landscape design basis and the calculations for the landscaped areas. IMPERVIOUS PAVING CREDIT @ 25% OF TOTAL REQUIREMENT 11,043 SF (IDO 5-6(F)(1)(g) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director.)

CWMP COMPLIANCE:

CWMP Section Landscape Area. The front yard setback of every site and the side yard setbacks within 100' from the curb area is a landscaped area (the "Landscape Area"). The entire front yard setback less the paved access ways and parking areas, will be landscaped, and the side yard setbacks within 100' from the curb not being used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, will be landscaped.

Required Landscaped Area: Being that on this site a building will be placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, will be landscaped in accordance with the following guidelines and thereafter will be maintained in a well-kept condition:

- A minimum of eighteen percent (18%) of the net site area will be devoted to landscape materials with an emphasis placed on areas with street side exposure.
- Seventy-five percent (75%) of the required Landscape Area will be covered with living vegetative materials. The area and the percentage are calculated based on the mature canopy size of all plant materials.
- All Landscape Areas not covered with turf will have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.
- Headers will be used to separate the turf and ground cover zones.
- The landscape treatment at prominent entries and intersections changes in terms of intensity, pattern, texture, scale or form to highlight these areas.
- One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty-foot gap between groupings.
- In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous and evergreen trees.

- To shade and reduce the visual impact of large expanses of pavement, off-street parking will have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.
- The minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five-gallon containers, and the balance shall be in one gallon containers. (~~Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.~~ N/A following EPC ruling)

IDO COMPLIANCE: Where CWMP is not clearly defined IDO compliance will be invoked.
IDO Section 5-6(C) GENERAL LANDSCAPING STANDARDS sets forth requirements for the design and appearance of the required landscaping, screening, or buffering to be provided for this development.

5-6(C)(2)(a) Minimum Landscape Area under the CWMP shall be 18% of the Net Lot Area. Under the IDO the minimum landscape area shall be 15%. This development provides a surplus of covered area of 816 square feet. This was carried out by using pervious paving over the Display Areas which allows a 25% reduction in the required amount of landscape coverage area.

5-6(C)(3) Overlapping Requirements. If areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, the provision requiring the greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements. In this plan, the requirement of parking trees had the greatest number of trees required and therefore includes the counts for street trees and buffer trees as well.

IDO Section 5-6(D) STREET FRONTAGE LANDSCAPING sets forth the requirements for the installation of trees using the ROA 1994 Street Tree Ordinance and other City standards. See the Landscape Plan LS-101 for the street tree design and specs for this development.

IDO Section 5-6(E)(2) Development Next to Low Density Residential Zone Districts
This Section is not applicable to the development.

IDO Section 5-6(F) PARKING LOT LANDSCAPINGj sets forth the requirements for the installation of trees using the ROA 1994 Street Tree Ordinance and other City standards. Specific requirements from 5-6(F)(1) used to determine planting for buffer parking edges. See the Landscape Plan LS-101 for the street tree design and specs for this development.

5-6(F)(1)(i) Landscape Buffers

-1. Front Lot Edge

- a. General- Front Lot Edges will have a wall or landscape berm of 3 foot minimum height to screen the headlights of parked vehicles.

b. Not applicable to this development

-2. Side and Rear Lot Edges

a. General- Side or Rear Edges will have a 6 foot wide landscaped buffer and a wall or landscape berm of 3 foot minimum height to screen the headlights of parked vehicles.

b. Not applicable to this development

IDO Section 5-6(F)(2) PARKING LOT INTERIOR. Tree requirements in 5-6(F)(2)(c) are used to determine number of parking trees required, noting that they do not have to be every 10 spaces in a row (represented in the 5-6(F)(2)(d.2) illustration in the IDO), rather showing they can be anywhere within the allotted distance from any parking space. Revealing some street trees are counting for the parking tree requirement.

Specific requirements from 5-6(F)(2)(D) used to design internal parking islands:

5-6(F)(2)(d.1) Tree planters 36 ft.² if permeable ground surrounds 60 ft.² of it.

5-6(F)(2)(d.2) Ends of parking aisles landscaped islands, 8' x 8' minimum (64 ft.²)

IDO Section 5-6(G) SCREENING OF MECHANICAL EQUIPMENT sets forth the requirements for the concealment of operational equipment. Mechanical Equipment is not defined in the IDO, therefore, non-operational equipment such as telephone and cable risers, gas meters, electrical power transformers, service equipment and poles are not subject to the requirements of this Section.

Section 5-6(G)(1) Roof-mounted Mechanical Equipment exists only on the Shops Accessory Building. The equipment is not visible from the south property line at Bluewater Rd due to the site topography and the 18 foot building height.

Section 5-6(G)(2) There is no ground mounted mechanical equipment in the project.

Section 5-6(G)(3) Loading, Service and Refuse Areas - there is only one that is located on Lot 5 consisting of a double dumpster enclosure complying with the specifications of the Solid Waste Department. This enclosure has been set back 40 feet from the property line to reduce its appearance from street observation. This dumpster enclosure design and location has been approved by the Solid Waste Department. The enclosure walls are stucco finished, the enclosure gate panels are painted and both surfaces will have the tan color used on the buildings.

Section 5-6(G)(4) Outdoor Storage Areas for Vehicles, Equipment, and Materials shall be screened from view by a decorative wall or fence. The Vehicle Storage Area shown on drawing AC1 is enclosed by a metal panel fence, pre-finished to match the roof edge flashings of the buildings.

....additional comments and responses:

*Mentioned above-*Plan should note/demonstrate how all relevant sections within both the Clifford Park plan and IDO section 5-6 are being met.

RESPONSE: The Landscape installation requirements of IDO Section 5-6 have been addressed in the Site Development Plan AC1, in the Improvements Details drawing AC2, the Paving Plan AC3, and the Landscape Plan LS-101, Landscape Details LS-103 and the Landscape Specifications shown in LS-104.

Your response should include, but is not limited to, the citation of the Clifford Plan below and the IDO, sections 5-6-C *General Landscaping*, 5-6-C-2 *Minimum Landscape Area*, 5-6-D *Required Street Trees*, 5-6-E-2 *Development next to Low Density Residential*, 5-6-F *Parking Lot Landscaping*, 5-6-G *Equipment/Support areas*.

(Include detail for pedestrian connections per the Clifford plan and IDO section 5-3.)

Pathways between buildings and from the buildings to the property lines are shown on drawing AC1. These pathways are 6 feet in width and connect to the perimeter site sidewalks thus providing an Accessible Path for emergency exiting. These paths will be constructed of 4" thick reinforced concrete in foot traffic areas and as 6" thick reinforced concrete in vehicle traffic areas. Concrete will be left in its natural color and will be treated with a light broom finish. Grades will be set at 1:12 maximum in the direction of travel and 1:48 cross slope.

*Include detail for pedestrian connections per the Clifford plan and IDO section 5-3.

ADDITIONAL RESPONSE: Connection walkways from the buildings to the property line/right-of-way locations and specification call outs are existing on drawing Sheet Site Development Plan AC1. Pathways between buildings and from the buildings to the property lines are shown on drawing AC1. These pathways are 6 feet in width and connect to the perimeter site sidewalks thus providing an Accessible Path for emergency exiting. These paths will be constructed of 4" thick reinforced concrete in foot traffic areas and as 6" thick reinforced concrete in vehicle traffic areas. Concrete will be left in its natural color and will be treated with a light broom finish. Grades will be set at 1:12 maximum in the direction of travel and 1:48 cross slope.

- Clarify the details for the 100 ft landscape areas, and how/where berming screening areas are being used to meet the requirements of the Clifford Park plan.

The tree requirements are shown on landscaping plan. Parking lot landscaping meets the required parking space trees. Trees have been planted within 100 ft of park and display areas as depicted by the dotted round circles on the landscaping plan. The CWMP only calls for a berm to be installed along the full length of Tract B at Unser Blvd. For this development, a 3' high landscaped earthen berm has also been added along Saul Bell Rd. and Bluewater Rd. to comply with the IDO requirement to prevent headlight beams being directed into the traffic lanes

- *Mentioned above-Clarify the details for the 100 ft landscape areas, and how/where berm screening areas are being used to meet the requirements of the Clifford Park plan. *See snippets below referencing the plan standards.

ADDITIONAL RESPONSE: The 100' Quality Materials setback is defined in the CWMP Regulations under paragraph REGULATION OF BUILDINGS AND IMPROVEMENTS, subparagraph Building Regulations. This same 100' setback dimension requires the landscaping of all unpaved areas for 100' behind the back of an abutting street curb.

The CWMP, LANDSCAPED AREA, subparagraph Parking Areas, requires the installation of a 3-foot-high landscape berm along the property edge abutting Unser Blvd. General requirements of the IDO require that parking spaces where vehicles face an abutting street, a 3-foot-high berm, plant hedge or opaque wall shall be required to prevent headlight beams from entering the street. Thus, all edges of the property which abut Saul Bell St., Bluewater St. and Unser Blvd. shall have landscaped berms installed. See drawing LS-101 for the earthen berm construction details.

REQUIRED NOTES

LANDSCAPING and IRRIGATION

IRRIGATION:

- Irrigation shall be a complete underground system with Trees to receive | Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.
- Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.
- Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
- Irrigation maintenance shall be the responsibility of the Property Owner.

- Water and Power source shall be the responsibility of the Developer/Builder.
- **Add the following notes from the IDO to the landscaping and Irrigation plan notes: 5-6(C)(4)(g&h); 5-6(C)(5)(a,b,d); 5-6(C)(9)(a,b,c); 5-6(C)(14)(a-d); 5-6(C)(15)(c&d); 5-13(B)(7)(a&b)**

Notes have been added accordingly.