

FILE# _____

CITY OF OLIVE BRANCH

APPLICANT: _____

DESIGN REQUIREMENTS

DEVELOPMENT: _____

OPTIONAL PROVISIONS

THE SITE:

1. Impervious Surface:

- _____ Less than 50 percent in impervious surface – 30 points
- _____ 50 to 65 percent in impervious surface – 20 points
- _____ 66 to 75 percent in impervious surface – 10 points
- _____ 78 to 85 percent in impervious surface – 0 points
- _____ More than 85 percent in impervious surface is strictly prohibited

2. Topographic Transitions:

- _____ Slopes less than 1:3 rise to run – 20 points
- _____ Slopes at 1:3 rise to run – 10 points
- _____ Slopes greater than 1:3 rise to run – 0 points

PARKING AND TRAFFIC CIRCULATION:

1. Exterior Lighting Fixtures:

- _____ Building mounted exterior light sources shielded from public view – 10 points
- _____ Use of antique, pierced, ceramic, pierced metal, or other decorative fixture when compatible – 10 points

2. Pedestrian Circulation:

- _____ 5' wide sidewalk from street to main entry with landscaping along more than 50 percent of its length – 20 points
- _____ 5' wide sidewalk from street to main entry with landscaping along less than 50 percent of its length – 10 points
- _____ No sidewalk is provided – 0 points

3. Sidewalk Materials:

- _____ Brick pavers, tile, stone, washed aggregate – 20 points
- _____ Stamped concrete, Bomanite, etc. – 10 points
- _____ Flat concrete -- 0 points

Asphalt, cinders, gravel, or no walkways provided is strictly prohibited

4. _____ Provide bicycle parking facilities within the commercial site that do not interfere with pedestrian facilities – 5 points

BUILDING FORM AND MATERIALS:

1. Predominate Exterior Surface Material:

- _____ 100 percent brick or cementuous stucco – 30 points
- _____ 75 percent brick or cementuous stucco, "split-faced" concrete block, limestone, Integrally colored unit masonry, vertical board and batten stone – 20 points
- _____ 50 percent brick or cementuous stucco, wood siding, wood simulated materials, clear or neutral tint curtainwall, Dryvit*, EIFS*, or Stowe* -- 10 points

**Dryvit, EIFS, or Stowe may only be used in those areas not accessible to either pedestrian or vehicular traffic
The use of metal, flat-faced concrete block, or mirror glass curtainwall is prohibited*

2. Color of Predominate Exterior Surface Material:

- _____ White, Off-White, Earthtones, Cream, Pastels of Earthtones, including rose, peach, and terra cotta, Dark, subdued Green – 30 points
- _____ Pastels of Non-Earthtone hues, yellows, greens, and grayish greens – 20 points
- _____ Flat matte finish of primary colors – 10 points

Use of following colors is strictly prohibited: High Intensity Colors, Metallic Colors, Gloss Colors, Finish Primary Colors, Red and Black colors, Fluorescent and Full Chroma Colors

The use of uncolored pre-cast concrete panelsot "tilt-up" slabs are strictly prohibited.

3. Exterior Surface Design:

- Wall surfaces appear monolithic with at least 75 percent of the total wall area in one material and color (see manual) – 10 points
- Wall surfaces do not meet the criteria set forth above – 0 points
- All loading docks, overhead doors, and truck parking are positioned on the subject property so as not to be visible from the public street – 10 points
- Building design does not meet the criteria set forth above or does not incorporate loading docks or overhead doors – 0 points

4. Doors and Windows:

- 100 percent of the doors, windows, and glazed surfaces, with the exception of steel fire doors on the rear elevation of the building, have one or more of the following – 30 points:
 - A. Frames recessed a minimum of four (4) inches
 - B. Encased with trim
 - C. Have divided lights
 - D. Have exposed or otherwise articulated lintels
- More than 50 percent, but less than 100 percent of the doors, windows, and glazed surfaces have one or more of the above referenced elements – 20 points
- Less than 50 percent of the doors, windows, and glazed surfaces meet the requirements set forth above – 0 points
- All glazing is clear, tinted neutral gray, leaded, frosted, or decorative glass – 10 points
- Any use of colored glazing – 0 points

The use of mirror glazing is strictly prohibited

5. Door Material:

- Doors with divided lights – 30 points
- Solid wood paneled doors, metal panel doors, decorative paneled bronze doors – 20 points
- Paneled metal doors or wood frame doors – 10 points
- Glass doors or flat-faced metal doors – 0 points

6. Architectural Features:

- Use of arches for more than 50 percent of all doorways, windows, and portal, with a spring point of at least 6 feet above the ground – 5 points
- Use of decorative trim around the roof perimeter, all doors, windows, and signs – 5 points
- Decorative wrought iron used as gates, fencing, windows, and railings – 5 points
- Architectural decorative accents, portal windows, stained glass, carved stone cantera, or plaster – 5 points
- Decorative use of brick, stucco, or stone accents around walls, columns, rooflines, doors and windows, including crown molding – 5 points

7. Roof Standards:

- Enameled standing seam metal, flat tiles of concrete or clay, copper metal – 20 points
- All surfaces concealed from public view by parapets (flat, built-up, or pitched roofs), wood textured composition shingles, architectural shingles – 10 points
- Non-textured composition shingles – 5 points

The use of plastic, fiberglass, other metal, or glass, visible to public view is strictly prohibited

8. Roof Color:

- Browns, Earthtones, copper metal, grays, dark subdued green, hunter green, and terra cotta – 15 points
- All surfaces concealed from public view by parapets, low intensity flat colors – 10 points
- White – 0 points

The use of bright, high intensity colors is strictly prohibited

LANDSCAPING:

1. Maintenance or Replacement of Existing Trees:

- 5 points for every existing tree, 8 inches or more in caliper, preserved on the site, to a total of 25 points
- 5 points for every existing tree, 8 inches or more in caliper, replaced by new trees of the same size or appropriate multiple, to a total of 25 points

Preservation or replacement of existing trees shall not double-count trees maintained receiving credit as part of perimeter or interior landscaping requirement or in buffer yard areas.

FENCES AND SCREENING:

1. Screening:

- Mechanical units, communications, and service equipment, including satellite dishes and vent pipes are totally screened from public view by parapets or walls – 10 points
- All building mounted equipment set forth above is either screened from public view or is painted to visually match adjacent surfaces – 5 points

2. Fence Color:

- Browns, Earthtones, Wrought Iron(black or green) – 10 points
- Pastel, white, low intensity colors – 5 points

SIGNAGE:

- Complies with Article 10, "Signs" of the Zoning Ordinance – 0 points
- Complies with the recommended sign guidelines contained in Appendix "B" of the Manual – 20 points

POINTS REQUIRED: 285

POINTS ACQUIRED: _____

PASS: _____ FAIL: _____

REVIEWED BY: _____ DATE: _____