

FILE# _____

CITY OF OLIVE BRANCH

APPLICANT: _____

DESIGN STANDARDS

DEVELOPMENT: _____

MANDATORY REQUIREMENTS

THE SITE:

1. **Site Preparation:**

- Grading Addressed
- Erosion Control Plan
- Top Soil Retained on Site
- 8" Caliper or Larger Trees Identified
- Areas of Natural Vegetation Retained, property lines, fence rows, drainageways

2. **Storm Water Drainage:**

- Retention/Detention Facilities Provided
- Wetlands Maintained
- Storm water entry and discharge points maintained and protected from erosion
- Banks of Surface Drainage Ditch, Creek, or River Stabilized

3. **Flood Plain:**

- Flood plain not applicable
- Finished floor elevation 1' above the elevation of the 100-year flood base flood elevation
- LOMAR letter provided

4. **Site Triangle:**

- Addressed at street intersections
- Addressed at driveway entrances

5. **Off-Site Improvements:**

- Off-site improvements addressed
- Off-site improvements not applicable

6. **Utilities:**

- All utilities and services located underground

7. **Engineering Plans:**

- All grading, drainage, and engineering plans approved by City Engineer

PARKING AND TRAFFIC CIRCULATION:

1. **Curb Cuts:**

- Located a 75' or more from the end of the corner curb radius
- Joint shared curb cut or located 10' from any property line
- Located directly opposite from curb cut on other side of street or off-set 150'
- Parking spaces to not conflict with entering or exiting traffic

2. **Entrances and Exits:**

- Defined entrance and exit
- Unlimited access prohibited

3. **Minimum Entrance/Exit Widths:**

Residential:

- 12' at right-of-way, 16' at curb line

Commercial:

- One Way – 14' at right-of-way, 28' at curb line
- Two Way – 24' at right-of-way, 44' at curb line
- Three Way – 36' at right-of-way, 56' at curb line

Industrial:

- Accepted Standard

4. **Curb Radii:**

- Minor Streets: 20' at the street right-of-way intersection, 32' at back of curb or edge of pavement
- Arterial and Collector Streets: As approved by the City Engineer

5. **Number of Curb Cuts:**

- One curb cut for every 300' of frontage or less.

6. **Parking/Loading Areas:**

- Parking and Loading areas hard-surfaced concrete or asphalt
- All parking located on-site, not off-site
- Minimum number of parking spaces provided per the Zoning Ordinance
- No parking spaces backing directly into street
- Parking stall width and depth, and traffic aisle width meet minimum requirements

7. **Lighting:**

- Lighting plan submitted
- All entrances and exits to buildings and parking areas are lighted
- Lighting fixtures no more than 25' tall (except in industrial zones)
- All luminaires have a cut-off value of 90 percent
- No direct or reflected light or glare to adjacent residential properties
- No direct or reflected light interfering with traffic on adjacent streets
- No blinking, flashing, or fluttering lights
- All luminaires high pressure sodium or metal halide fixtures
- Lighting fixtures compatible with architecture of their associated buildings

8. **Fire Lanes:**

- Building 35' or less in height, 150' or more from nearest street
- Building more than 35' tall, 50' or more from nearest street
- Fire lane otherwise required by Fire Chief

9. **Rear Access to Buildings:**

- Vehicular access provided along the rear of all buildings

10. **Curbing and Wheel Stops:**

- Concrete curb provided around all parking and loading areas
- Wheel stops provided along all landscaped areas where parked cars may encroach

11. **Sidewalks:**

- Minor and Collector Streets: 5' wide sidewalks provided along the street frontage of all streets.
- Arterial Streets – Sidewalks provided along all street frontages at a width approved by the City Engineer
- Handicapped access ramps provided as needed
- Crosswalks provided as needed

12. **Street Signs and Traffic Control Devices:**

- Street signs, traffic regulatory signs, and traffic control devices provided, as required by City Engineer

BUILDING FORM AND MATERIALS:

1. **Building Form:**

- Multi-family structures designed to be compatible with the character of single-family residences
- Commercial and office structures designed to be compatible with single-family residences where directly adjacent to residentially zoned land.
- Individual structure on a single lot oriented parallel to street
- Office or commercial complexes clustered to create plazas or pedestrian mall areas
- Office or commercial complexes link building pads with pedestrian ways
- Materials and colors of primary elevation continue on sides and rear of building
- No "stage-set" facades

2. **Building Setbacks:**

- Building setbacks comply with the requirements of the Zoning Ordinance

3. **Building Height:**

- Building height complies with the requirements of the Zoning Ordinance

4. **Building Massing:**

- Maximum unbroken residential façade shall be 50'
- Maximum unbroken commercial and office façade shall be 60'
- Multi-story buildings of over 20,000 sq. ft. of gross floor area provide off-setting wall planes or upper story setbacks

5. **Exterior Surfaces:**

- No flat-faced cement block or metal surfaces visible on the exterior of any building

6. **Pitched Roofs:**

- Primary roof form with pitch of no less than 6/12
- Porch roofs shall have a pitch of no less than 3/12

7. **Parapet Facades:**

- Parapet designed of unified construction/color/materials of primary wall
- Reverse side of all elements not visible to public view
- No false mansards
- Canopies integrated into overall building design, do not create impression of false mansard, and are not used as a location or support for signage

8. **Colors:**

- No more than 3 painted or applied colors on the exterior of the building

9. **Doors and Windows:**

- The treatment of door and windows uniform throughout building (with the exception of steel fire doors on the rear of building)

LANDSCAPING:

1. **General Requirements:**

- Landscaped areas dominate the frontage of the site with entries the only interruption
- Design and depth of landscaping consistent as they transition from property to property

2. **Perimeter Landscaping:**

- One (1) three and one half (3½) inch caliper street tree planted for each thirty-five (35) lineal feet of frontage
- All street trees located within the area five (5) feet behind the street right-of-way line

3. **Interior Landscaping:**

- A minimum of 20 sq. ft. of landscaped area for each parking space provided
- A landscape island placed for every 100 lineal feet of parking provided
- A landscape island containing one (1) two and one half (2½) inch caliper tree and low shrubs placed at each end of every parking row (see manual for specifications)

4. **Ground Cover:**

- Areas adjacent to streets, landscape islands, and areas adjacent to sidewalks treated with grass or other vegetative cover

5. **Irrigation:**

- Method of irrigation identified

6. **Existing Trees:**

- Existing trees over 8 inches in caliper identified, justification for removal submitted
- 1:1 tree credit for maintaining existing trees, 8" in caliper, or more in perimeter or interior parking lot landscape areas.

FENCES AND SCREENING:

1. **Buffer Yards:**

- Transitional buffer yard provided of a width in accordance with the Buffer Yard Requirements Table
- Landscaping and fencing provided within the buffer yard in accordance with "Buffer Yard Design Types"
- Existing trees over 8 inches in caliper identified
- Existing trees removed, replaced by equivalent multiple
- Opaque barrier provided in accordance with Ordinance requirements
- Buffer yard treated with grass or other vegetative cover, sod or established lawn prior to building occupancy
- Method of irrigation identified

In commercial and industrial applications, the use of wooden fencing is prohibited

The use of chain-link, chain-link with slats, wire, barbed or razor wire, vinyl, plastic, or metal panels is strictly prohibited for buffering purposes

2. **Garbage Collection Areas:**

- Dumpster located on a concrete pad
- The approach to the dumpster is paved with cement or asphalt
- The screening for the dumpster is at least 2 feet taller than the dumpster
- Compaction units provide floor drain to sanitary sewer

The use of wooden fences or chain-link fences with slats as a screening device for garbage collection areas is strictly prohibited

3. **Parking Areas:**

- 3' tall opaque barrier provided where parking areas adjoin public streets in accordance with Ordinance standards

4. **Wall and Fence Standards:**

- Minimum height of all fences and walls 6 feet, except within front yard areas where they shall not exceed 3 feet in height.
- Walls and fences do not impede or divert the flow of storm water
- Walls and fences do not block access to any above-ground, pad-mounted transformer, and provides minimum clear access to the transformer doors
- Fences over 80 feet in length have at least 50 percent of the length setback 6 feet with evergreen plantings within the setback area

5. **Retaining Walls:**

- Construction plan stamped by civil engineer
- Retaining wall 3 feet or more tall constructed of split-face concrete block, or poured in place concrete with a decorative face

APPENDIXES:

1. **Appendix "A:"**

- Plants on submitted plan conform with the Approved Plant List

2. **Appendix "C:"**

- Planting details on the submitted plan conform to Appendix "C"