



## Minor Site Plan Amendment *DRC Staff Approval*

### **Submission Requirements:**

- ✓ Completed application form signed by the owner of the property
- ✓ Filing fee
- ✓ Transmittal Letter

### **The following sets of prints will be required throughout the review process:**

- ✓ Mandatory Pre-Application
  - One (1) 24"x36" print of the Site Plan for Staff's pre-review.
  - One (1) 24 x 36" print of the Landscape Plan/Tree Survey, Elevations and Utility Plans, if being revised as part of this Minor Site Plan Amendment
- ✓ Filing Deadline
  - Seven (7) 24"x36" prints (FOLDED IN SETS) of required exhibits
  - Four (4) 24" x 36" prints of Tree Survey/Mitigation Plan, if required
  - One (1) 24"x36" print of the Preliminary Utility Plan. If required
  - PDF version of all exhibits (no larger than 2 MB), submitted via e-mail is preferred
- ✓ DRC Meeting
  - Two (2) REVISED sets of exhibits addressing DRC comments, for discussion at DRC meeting. One set will be submitted to the staff, the other set is to record any additional revisions discussed at the meeting.
- ✓ Approval Set/Record Copy
  - Two (2) REVISED sets of exhibits, addressing all DRC comments. Do not resubmit Utility Plans, unless requested.
  - PDF version of all exhibits (no larger than 2 MB), submitted via e-mail is preferred

### **Site Plan Sheet:**

Applicant/Staff

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Title block located in lower right corner (titled as Site Plan) with subdivision name, block, lot numbers and date of preparation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Name, address, phone and email addresses for owner, applicant, architect/engineer, preparing the plan.                             |
| <input type="checkbox"/> | <input type="checkbox"/> | North arrow should be pointing up or to the right and scale generally a minimum of 1"=50'.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Site Data Table indicating as follows:   |

- Existing zoning
- Proposed use
- *Existing and Proposed* square footage of each proposed use
- *Existing and Proposed* building area - gross square footage
- *Existing and Proposed* building height
- *Existing and Proposed* required and provided parking per each use
- *Existing and Proposed* lot coverage
- *Existing and Proposed* floor area ratio

- Zoning districts adjacent to the property.
- Boundaries of the property with dimensions.
- Adjoining streets including curbs, sidewalks, existing and proposed median openings and all street intersections, driveways, alleys within 200 feet of the property.
- Indicate spacing between driveways within the subject property and adjacent properties as required in the *Subdivision Ordinance*.
- Parking layout and driveways including loading areas, fire lanes (minimum 24' wide), access easements, parking space dimensions (typical 9'x18' or 9'x19' where head to head parking exists) and aisle width (typical 24' wide). *All revisions need to be illustrated by clouding or similar method.*
- All existing and proposed drainage and utility easements.
- Topography with contour intervals of five (5) or less and minimum finished floor elevations both referenced to mean sea level datum.
- Show the location of the FEMA 100-year flood plain.
- Refuse facilities and mechanical equipment including height, materials and elevations of proposed screening.
- Lighting facilities, security lighting, screening and glare shades.
- Proposed attached and monument signs including elevations showing dimensions, total square footage, materials, colors, font and light source, if any, sign elevations may be shown on a separate sheet.
- Show existing and proposed sidewalks.
- Fire hydrant layout.
- Additional information as needed.

**Preliminary Engineering:** *if existing utilities will be relocated due to this site plan amendment*

Applicant/Staff

- Preliminary Engineering (Preliminary Utility Plan)

**Landscape Plan:** *if existing landscaping will be effected by this site plan amendment.*

Applicant/Staff

- The block located in lower right corner (titled as Landscape Plan) with subdivision name, block and lot numbers and date of preparation.
- Names, address, phone and email addresses of owner, applicant and Landscape Architect preparing the plan.
- North arrow and scale (generally minimum 1"=50'). The Landscape Plan must be at the same scale as the site plan. North arrow should be up or to the right.

Applicant/Staff

- Boundaries of the property with dimensions.
- Landscape Data Table showing required/provided trees/shrubs and square footage for each category as follows:
  - Existing and Proposed:*
    - Perimeter Landscaping: \_\_\_\_\_ sq. ft. required \_\_\_\_\_ sq. ft. provided  
Trees # \_\_\_\_\_ required # \_\_\_\_\_ provided
    - Interior Landscaping: \_\_\_\_\_ sq. ft. required \_\_\_\_\_ sq. ft. provided  
Trees # \_\_\_\_\_ required # \_\_\_\_\_ provided
    - Non-vehicular Landscaping: \_\_\_\_\_ sq. ft. required \_\_\_\_\_ sq. ft. provided  
Trees # \_\_\_\_\_ required # \_\_\_\_\_ provided
    - Percentage of Total Site Area devoted to landscaping: \_\_\_\_\_%
- Plant List/Schedule Table showing number of each species of trees and shrubs including caliper inches, species and scientific name.
- Plant Legend if symbols or abbreviations are used.
- Clearly show landscape areas and plant materials on plan designated to fulfill interior, perimeter and non-vehicular landscape requirements.
- Location of all trees to be preserved.
- Spacing of plant material to be used.
- Description of maintenance provisions for the Landscape Plan.
- Existing and proposed utilities easements.
- Show proposed and existing sidewalks.
- Note that all landscaped areas shall be fully irrigated and an irrigation plan will be required with the Building Permit.

**Tree Survey:** *If any trees are to be removed*

- Complete tree survey per Article 34, Division 2 of the *Zoning Ordinance*.

**Building Elevations:** *Indicate revisions, if applicable*

- North, south, east and west building elevations.
- Proposed building colors and materials including manufacturer's specifications.
- Proposed building height.
- Percentage of masonry materials.

**Color Board:** *if applicable*

- The color board shall indicate the name of the proposed project and show a sampling of all proposed materials in the appropriate color and labeled accordingly.

**NOTE: This checklist is only a supplement to the *Zoning Ordinance* and *Subdivision Regulations*. It is the applicant's responsibility to review and comply with the requirements of the *Zoning Ordinance* and *Subdivision Regulations*.**

## **Standard site plan approval conditions**

### **For Retail & Office Projects outside industrial areas:**

The following conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan:

#### Applicant/Staff

- Utility meters shall not be visible except from areas clearly intended as service areas where the public is generally excluded.
- Rooftop mechanical equipment shall be screened.
- Eighty percent or more of all building facades shall be brick or stone of an earth tone color (earth tone color is defined on page 12 of the 2/97 Report to the City Council prepared by the Committee to Improve the Visual Image of Coppell).
- Awnings shall be either neutral in color with a deep solid trim color permitted or the reverse of that, a deep solid color with a neutral trim. (neutral is defined as white, black, gray, beige or brown. Deep solid is defined as burgundy, navy blue, hunter green or chocolate brown).
- Parking lot lights shall not exceed 30' in height. Unless intended as a decorative feature, parking lot lights shall resemble the simple box lights on square section metal poles painted brown in use on most major thoroughfares.
- Entrance light shall resemble the fixtures on the Denton Tap Road bridges (Sentry Electric, Central Park Series). One such entrance light shall be placed on each side of any driveway in which brick pavers are installed.
- Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical dimension at least 3% of the height of the building. Pitched roofs shall have roofing material of a lusterless gray, beige, brown or green color.

**NOTE: This checklist is only a supplement to the *Zoning Ordinance* and *Subdivision Regulations*. It is the applicant's responsibility to review and comply with the requirements of the *Zoning Ordinance* and *Subdivision Regulations*.**