



Melissa Municipal Center
3411 Barker Avenue
Melissa, Texas 75454
Phone: (972) 838-2036

City File No.: _____

Preliminary Engineering Site Plan Application

Applicant: _____ Date: _____

Address: _____

Phone: _____ Fax: _____

Contact: _____ E-mail: _____

Proposed Addition Name: _____ Acres: _____

Existing Zoning: _____ Proposed Zoning: _____ No. of Lots: _____

NOTE:

The purpose of the Preliminary Engineering Site Plan is to ensure compliance with City of Melissa Ordinances and applicable development regulations, including, but not limited to City of Melissa Building & Construction; Zoning; and Subdivision Regulations and to access the need for off-site improvements and easements necessary to serve the proposed project.

Final engineering for site development will be provided with the Final Engineering Site Plan. If utility and drainage easements, dedication of streets, alleys, off-site improvements and other public improvements required to meet the standards for the platting of land are necessary, site plans shall be accompanied by a plat to record easements and dedications in the land records of Collin County, Texas. Any and all plots, tract, or lots must be provided access via a public street or drive.

Prior to site development, developer must secure a permit for site development.

I HEREBY CERTIFY THAT I AM THE SOLE CURRENT OWNER OF RECORD OF THE PROPERTY DESCRIBED ABOVE. THAT THIS APPLICATION IS BEING SUBMITTED WITH MY CONSENT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. IF I AM NOT THE SOLE CURRENT OWNER OF RECORD OF THE REAL PROPERTY INVOLVED, I HAVE ATTACHED NOTARIZED WRITTEN EVIDENCE OF AUTHORIZATION FROM THE CURRENT OWNER(S) OF RECORD. I ACKNOWLEDGE THAT ANY INVALID INFORMATION MAY BE CAUSE FOR DENIAL OF THIS APPLICATION. I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE STATEMENTS AND REPRESENTATIONS HEREIN ON THE BEHALF OF THE OWNER.

Printed Name: _____ Title: _____

Signature: _____

PART I. PRELIMINARY ENGINEERING SITE PLAN (To be completed by City of Melissa)

- Completed Preliminary Engineering Site Plan Application
- Completed Review Application
- Current Tax Certificate issued by Collin County Tax Offices:
2300 Bloomdale Rd Ste 2104
McKinney, TX 75071
972-548-4185
- Fees (Based on Fee Schedule) - Check made out to City of Melissa
- Drawings & Supporting Documents (and) Individually Folded or Rolled as deemed necessary with Cover Sheet facing out.
 - Six (6) Sets 24" x 36"
 - Two (2) Sets 11" x 17"
- Copy of Pre-Design Conference Meeting Minutes
- The following plans shall be submitted with a site plan application and approval is necessary prior to final authorization for development:
 - () Final Plat or Replat
 - () General Development
 - () Engineering plans, including but not limited to, utility, paving, drainage and site layout plans;
 - () Traffic impact analysis, if required;
 - () Tree preservation plan, if required;
 - () Traffic circulation study, if required;
 - () Landscape plan/tree survey;
 - () Flood study, if required;
 - () Façade plan; or
 - () Other approvals as required by ordinance or resolution.
- Completed Part II.
- Electronic copies of documents and supporting documents, (Word format, Auto CAD and PDF).
- Re-submittals shall include:
 - Original Staff marked-up drawings
 - Six (6) Sets 24" x 36"
 - Two (2) Sets 11" x 17"
 - Electronic copies of the entire resubmittal scanned at full size, (Word format, Auto CAD and PDF).

NOTE:

Upon staff approval, submit the following executed documents to the City of Melissa prior to City Council approval:

One (1) set of Mylars (24" x 36"), sealed by a Texas Registered Civil Engineer and signed by applicable utility companies, to be signed by staff members.

After all city staff signatures are obtained, submit original mylar and one (1) blueline or blackline copies (24" x 36"), and twenty-five (25) copies (11" x 17"), three (3) hole punched and stapled, including all signatures, for City Council consideration.

The attached and referenced site plan has been fully and properly processed in accordance with the provisions of the City of Melissa Code of Ordinances.

City of Melissa Representative_____

Title: _____ Date: _____

PART II. CHECKLIST PERTINENT TO DRAWINGS – PRELIMINARY ENGINEERING SITE PLANS:**Sheets Required**

- Cover Sheet
- Preliminary Engineering Site Plan(s)

Sheets Required

- Cover Sheet
- Final Plat (if easements or right of way dedications are required)
- Engineering Site Plan
- Landscape and Irrigation Plan
- Utility Plan
- Paving Plan
- Grading Plan
- Drainage Plan
- Sign Coordination Plan, if applicable
- Fence/Screening Wall Plan, if applicable

General Requirements:**(Applicable) (N/A)**

- () () a. The engineering site plan shall be drawn to a scale of twenty (20), forty (40), sixty (60), or one hundred (100) feet to the inch, unless otherwise agreed to in writing by the City Engineer prior to submission of the plans.
- () () b. Sheets shall be 24" x 36"
- () () c. Each sheet plan shall have a north point (oriented to the top or right of the sheet) with a graphic scale of the sheet
- () () d. Each sheet shall be sealed and signed by a registered professional engineer (draft for draft submittals and sealed for final submittals)

(1) Title block information:

A title block containing the following information shall be located in the lower right hand corner of all drawings except the cover sheet.

- () () a. existing zoning
- () () b. proposed zoning
- () () c. drawing scale
- () () d. date (dates of revision are also to be added with each modified set of plans)
- () () e. acreage of the site
- () () f. names, addresses, and phone numbers of the owner, developer and land planner, engineer, and surveyor, as appropriate
- () () g. tract designation, abstract, and other description according to the land records of Collin County; or lot, block, and name of subdivision as filed in the land records of Collin County
- () () h. project name
- () () i. sheet name and designation

(2) Cover Sheet

All engineering site plans shall be include a cover sheet which includes the following information:

- () () a. project name
- () () b. project address
- () () c. existing zoning

(Applicable) (N/A)

- () () d. proposed zoning (if proposed differently than existing)
- () () e. lot, block, and name of the subdivision
- () () f. date (dates of revision are also to be added with each modified set of plans)
- () () g. acreage of the site

(3) Preliminary Engineering Site Plan

The intent of the Preliminary Engineering Site Plan is to preliminarily demonstrate compliance with provisions of City of Melissa Ordinances, including but not limited to City of Melissa Building & Construction; Comprehensive Zoning and Subdivision Regulations.

The following is a checklist for items that shall be included, as applicable, on each Preliminary Engineering Site Plan submitted for review. **IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER/PROJECT MANAGER IN CHARGE OF PLAN PREPARATION TO REVIEW PLANS FOR COMPLIANCE PRIOR TO SUBMITTAL.**

- () () h. names, addresses, and phone numbers of the owner, developer and land planner, engineer, and surveyor, as appropriate
- () () i. tract designation, abstract, and other description according to the land records of Collin County; or lot, block, and name of subdivision as filed in the land records of Collin County
- () () j. sheet index which indicates the revision date of each drawing submitted.
- () () k. month, day, and year of the date of submittal.

CHECK ALL THAT APPLY:

- () () Provide the General Purpose and Description statement of the property zoning above the title block.
- () () Identify the proposed use from the Schedule of Uses found in Section 20 of the Zoning Ordinance. If the intended use does not match any use listed in Section 20 of the Zoning Ordinance, propose a zoning classification. City council will make the ultimate determination regarding the zoning district or districts within which such use should be permitted.

Preliminary Site Plan Details – Tracts greater than Five (5) acres:

- () () At a minimum, the preliminary plat that includes tracts greater than five (5) acres shall depict the following information:
 - Estimated use and size of all buildings & amount of required parking. The exact location of the buildings is not required.
 - The general design of adjacent public street improvements and right-of-ways, including existing or proposed deceleration lanes, median openings and left turn bays, location of driveways, drive aisles, cross access between internal developments and access to properties adjacent to the subject site.
 - Required natural and hydrological features, including wetlands.
 - Existing or proposed easements.
 - Location & general size of drainage, detention and retention areas
 - Location of centralized or concentrated open spaces, screening and other site improvements.
 - Identify off-site water, sewer, and drainage improvements and associated easements to adequately serve the proposed project.

Preliminary Site Plan Details – Tracts Containing Five (5) acres or less:

- () () At a minimum, the preliminary plat that includes tracts containing five (5) acres or less shall depict a greater level of detail than tracts in excess of five (5) net acres including: building layout, parking, drives, landscaping, screening and other site improvements.

Preliminary Site Plan Details**(Applicable) (N/A)**

() () Preliminary Site Plan Additional Requirements – The following approvals may be necessary. Failure to submit such applications prior to approval of the preliminary site plan shall be grounds for denial or rejection of the preliminary site plan.

- () Preliminary Plat
- () Traffic impact analysis, if required
- () Traffic circulation study, if required
- () Landscape Plan/Tree Survey
- () Flood Study, if required
- () Façade Plan
- () Sign coordination plan

() () Variances/exceptions to applicable development regulations must be listed in tabular form along with the specific requirement for which the variance/exception is requested.

Building and Construction Code Section 3.300 – Building Setback Lines

() () Building Setback Lines

Building & Construction Code Section 3.1000 - Sign Regulations

- () () Sign coordination plan is required for consideration by the Planning and Zoning Commission.
- () () Elevations of signs illustrating the material of construction, colors, lighting, font of letters, and dimensions of signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building.
- () () Elevations depicting the size of the signs in relation to the size of the buildings within the development;
- () () A detailed plan of the site, illustrating the location of existing and proposed signs on the property and the properties within 200 feet of the site along the nearest right of way to the proposed sign.
- () () Other information to illustrate the consistency and uniformity of the signs.
- () () For unified development signs, the sign coordination plan shall identify a unified development zone. Prior to consideration of a unified development zone, all property owners located within a proposed zone must submit notarized letters to the City authorizing the creation of the unified development. Only those properties and businesses included within the unified development zone shall be included on the unified development signs erected within the unified development zone. A lot shall only be included in a single unified development zone.
- () () The sign coordination plan shall be submitted to the City for review with a concept plan, preliminary site plan, site plan and/or final plat of the property.
- () () A sign coordination plan required of specified signs shall be submitted to the Planning and Zoning Commission. The Planning and Zoning Commission will forward their recommendations to the City Council for action. The City Council may approve or deny the plan. The City Council's decision is final.

Building and Construction Section 3.1200 – Off-Street Parking Requirements

() () Off street parking requirements shall comply with the zoning ordinance. Required parking must be paved concrete, or it may be pervious concrete or other materials with approval of the City (Comprehensive Zoning Ordinance, Section 22).

Building and Construction Code Section 3.1300 – Building Numbers

() () All building numbers fronting on any street or alley in the City shall be numbered in some conspicuous place that can be clearly seen from the street or road fronting such property. Show proposed location of building numbering.

(4) Fire Protection Code**(Applicable) (N/A)**

() () Marking of fire lanes or fire apparatus roads on public or private property within the City of Melissa shall be in accordance with the requirements of the 2009 IFC with COG Amendments Option B and at the direction of the Fire Chief. Fire lanes and fire apparatus access roads shall be marked with approved signs or other approved notices and maintained for such purpose so as to identify the road or lane and prohibit the obstruction thereof.

() () A fire lane on a public street or in a parking facility shall be marked as directed by the fire chief and all curbs or pavement of fire lanes must be painted red and conspicuously and legibly marked with the warning "fire lane/tow away zone" in white letters at least three inches tall, at intervals not exceeding fifty feet.

() () Hydrant locations shall be identified by the installation of reflective markers.

() () Provide needed fire flow calculation per attached worksheet

(5) Comprehensive Zoning Ordinance

Comprehensive Zoning Ord. Section 3 - Zoning Districts Established: Designate zoning classification of the Site:

_____ A - Agricultural District

_____ SF-1 - Single Family Residential District 1

_____ SF-2 - Single Family Residential District 2

_____ SF-3 - Single Family Residential District 3

_____ MF - Multi-Family Dwelling District

_____ MH - Manufactured Home Park District

_____ C-1 - Restricted Commercial District

_____ C-2 - General Commercial District

_____ I-1 - Light Industrial District

_____ I-2 - Heavy Industrial District

_____ PD - Planned Development District (attach PD ordinance for the site)

_____ H/O Historic Overlay District

_____ CC/O Commercial Corridor Overlay District

_____ SUP - Specific Use Permit

Comprehensive Zoning Ordinance Section 20 – Schedule of Uses and Parking Requirements

() () Identify the proposed use of the property as listed in Section 20 of the zoning regulations;

Comprehensive Zoning Ordinance Section 21- Schedule of District Regulations

() () In tabular form, present zoning district requirements as listed in Section 21 and parking requirements as defined in Section 20 of the Zoning Ordinance and the site plan provisions to demonstrate compliance with all zoning requirements.

Comprehensive Zoning Ordinance Section 22 – Off-Street Parking & Loading Requirements**(Applicable) (N/A)**

() () All nonresidential uses having fifty (50,000) square feet or more of gross floor area shall provide and maintain an off-street area for the loading and unloading of merchandise and goods.

- () () Child-care, Kindergartens, Day Schools and Similar Child Training Establishments. One (1) space per eight (8) pupils plus one (1) space per employee-and one (1) stacking space per twenty (20) students provided on a through "circular" drive.
- () () Loading areas and docks, truck parking, overhead doors, outdoor storage, utility meters, HVAC equipment, trash collection and other building service functions and areas shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets. These functions and areas shall not be on any facade facing US 75, the CCOL or any other street right-of-way in the CC/O District.
- () () Unlisted Use Requirement Calculation. The parking space requirements for a use not specifically mentioned shall be the same as required for a use of similar nature or as approved by the City in conjunction with a Site Plan. The applicant must provide data to support the request. Optional resources for the parking space requirement consideration may include the Urban Land Institute (ULI) and Institute of Transportation Engineers (ITE) technical manuals or other similar planning documents.
- () () Off-site parking shall be provided in accordance with Section 20 of the Zoning Ordinance for all uses at the time any building or structure is erected or structurally altered.
- () () Compute the parking space requirement as defined in Section 22.6 of the Zoning Ordinance.
- () () Zoning Ordinance Section 22.7 - Circulation & Parking Requirement for all Nonresidential Districts: Parking aisles shall be designed perpendicular to the front of the primary building in the development. If curbs are not provided parking spaces that face and are adjacent to a building shall utilize wheel stops and/or bollards. Continuous drive aisles in front of buildings cannot be longer than three (300) feet without a thirty (3) foot offset, roundabout, raised crosswalks or other acceptable traffic-calming feature approved by the director of Fire Chief.
- () () Compute the required number of parking spaces as defined in Section 22. Show parking space calculation on the Preliminary Engineering Site Plan to demonstrate compliance with the Zoning Ordinance.
- () () Handicapped parking spaces shall be provided in accordance with State and Federal requirements.
- () () All parking spaces shall be located on the same lot with the building or use served, except as allowed in Section 22.9 of the Zoning Ordinance. If an exception is requested, present the requested exception on the Engineering Site Plan and demonstrate compliance in accordance with the exception.
- () () Required off street parking and loading spaces shall be used only for the respective purposes and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials, or products for sale.

Comprehensive Zoning Ordinance Section 23

- () () Only one (1) main building for a single-family residence, detached, or duplex use with permitted accessory buildings may be located upon a lot or unplattd tract, save and except if such single-family residence, detached, use consists of cottages. Every means of access shall have a minimum width of twenty-five (25) feet. Where a lot is used for retail and dwelling purposes, more than one (1) main building may be located upon the lot but only when such buildings conform to all the open space, parking and density requirements applicable to the uses and districts. Whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings do not face upon a public street, the same may be permitted when the site plan for such development is recommended by the Planning and Zoning Commission and approved by the City Council so as to comply with the normal requirements for platting. No parking area, storage area, or required open space for one building shall be computed as being the open space, yard, or area requirements for any other dwelling or other use.
- () () On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets (unless shown otherwise on an approved final plat).
- () () Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.
- () () Where a building line has been established by a plat approved by the City Council or by ordinance and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat provided not such building line shall be less than 20 feet except as provided in a PD.

(Applicable) (N/A)

() () The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory buildings. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four (4) feet and subsurface structures, platforms, or slabs may not project into the front yard to a height greater than thirty (30) inches above the average grade of the yard.

() () Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory building has been established along one frontage on the plat or by ordinance, in which even only one required front yard need be observed.

() () Visual clearance shall be provided in all zoning districts so that no fence, wall, architectural screen, earth mounding or landscaping obstructs the vision of a motor vehicle driver approaching any street alley, or driveway intersection.

() () On any corner lot for which front and side yards are required herein, no wall, fence, structure, sign, tree, or other planting slope terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point thirty (30) feet back from the right of way corner.

() () Gasoline service station pump islands may not be located nearer than eighteen (18) feet to the front property line. An unenclosed canopy for gasoline filling station may extend beyond the front building line but shall never be closer than ten (10) feet to the property line.

() () Where a future right of way line has been established for future widening of opening of a street or thoroughfare upon which a lot abuts, the front or side yard shall be measured from the future right of way line.

() () Every part of a required side yard shall be open and unobstructed except for (1) accessory buildings as permitted in the Zoning Ordinance; (2) the ordinary projections of window sills, belt courses, cornices, and other architectural features not more than twelve (12) inches into the required side yard; and (3) roof eaves projecting not more than thirty-six (36) inches into the required side yard. Balconies shall not project into the required side yard.

() () For multi-family structures in the MF and PD districts, a minimum side yard, or space between adjoining buildings, shall be thirty (30) feet between building walls when such walls have openings for windows or access, and twenty (20) feet when no openings exist.

() () When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of ten (10) feet shall be provided on the nonresidential property. An opaque wood fence or masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on non-residential property adjacent to the common side (or rear) property line.

() () The required rear yard shall be open and unobstructed from a point thirty (30) inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four (4) feet. Balconies shall not project into the required rear yard.

() () Refer to Section 23.5 of the Zoning Ordinance for Swimming Pool Regulations. All swimming pools shall conform to Melissa's Zoning Ordinance.

Comprehensive Zoning Ordinance Section 24 - Accessory Buildings

() () Accessory buildings shall not be greater in height than the main structure.

Comprehensive Zoning Ordinance Section 27-A - Landscaping

() () The minimum landscaping area for non-residential districts shall be not less than ten (10) percent of the paved area on the Site. Landscaping area shall include landscaping along street ROW, interior parking lot landscaping, landscaping for corner lots, and landscaping/screening for parking lots adjacent to residential areas.

() () Landscaping along street ROW. A landscaped edge shall be provided adjacent to all streets. The landscaped edge shall be a minimum of 10 feet wide exclusive of existing or future street ROW, except for along SH5,

(Applicable) (N/A)

SH121, and US75 where a minimum landscaped edge of 25 feet is required exclusive of existing or future ROW. Within the landscaped edge, a minimum of one shade tree (3" caliper minimum) or an approved ornamental tree shall be planted for each 500 square feet, or fraction thereof, of landscaped edge area.

- () () Landscaping along street ROW. The landscaped edge may be reduced in the Restricted Commercial (C-1) district to no less than two feet (except along SH5, SH121, and US75). In such case, a minimum of one shade tree or approved ornamental shall be planted for each fifty feet of frontage on any public street.
- () () Landscaping along street ROW. Where parking lots and drives abut the landscaped edge, ten shrubs (5 gallon minimum) shall be placed per 500 square feet of landscaped edge. A berm may be placed within the landscaped edge in lieu of the required shrubs; however a headlight screen must be accommodated, if required. The berm must be 42 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed 3 to 1 grade.
- () () Landscaping along street ROW. If the parking lot is located 50 feet or more from the street right of way line, no shrubs or berms will be required unless required for a headlight screen.
- () () Landscaping along street ROW. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living ground cover.
- () () Interior Parking Lot Landscaping. Interior landscaping shall include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces and all interior driveways and aisles except those with no parking spaces located on either side. Landscaped areas outside of the parking lot may not be used to meet the interior landscaping requirement.
- () () Interior Parking Lot Landscaping. There shall be eight square feet of interior landscaping for each parking space (180 sq. ft.) or fraction thereof.
- () () Interior Parking Lot Landscaping. There shall be a minimum of one shade tree (4" caliper minimum) or an approved ornamental tree for every twenty parking spaces.
- () () Interior Parking Lot Landscaping. All landscaped areas shall be protected by a raised six inch concrete curb. Pavement shall not be placed in closer than the drip line of the tree, at the time of installation.
- () () Interior Parking Lot Landscaping. Where an existing parking area is altered or expanded to increase the number of spaces to more than twenty, interior landscaping shall be provided on the new portion of the lot in accordance with the above standards.
- () () Landscaping for Corner Lots at the intersection of two major or larger thoroughfares. A minimum 15 foot wide landscaped edge shall be located along the street ROW beginning at the corner and extending 175 feet or to the closest driveway. Beyond this point, the landscaped edge may be gradually reduced (over a distance of 25 feet) to 10 feet in width.
- () () Landscaping for Corner Lots at the intersection of two major or larger thoroughfares. If a right turn lane is needed, as determined by the City Engineer, additional ROW shall be dedicated and the landscaped edge may be reduced to a minimum of 7.5 feet beyond the edge of the new ROW line.
- () () Landscaping for Corner Lots at the intersection of two major or larger thoroughfares. A minimum landscaped area of approximately 900 square feet shall be located at each corner of the intersection of the corner lot. This landscaped area shall be provided within the area measured a minimum distance of 40 feet from the projected corner of the intersection on both sides of the lot. No trees shall be planted in this area.
- () () Landscaping/Screening for parking lots adjacent to residential areas. Where parking is within 50 feet of residentially zoned property and is not screened from view by a screening wall as specified in Section 23.3(c), a continuous screen of shrubs (5 gallon minimum) must be placed adjacent to the parking. The required landscaping shall comply with the following requirements:
 - () () Landscaping/Screening for parking lots adjacent to residential areas. The required shrubs shall create a minimum 42 inch high screen at the time of installation.
 - () () Landscaping/Screening for parking lots adjacent to residential areas. Drought and freeze resistant shrubs shall be used including those listed in Section 27-A.2 E. (2).
 - () () All landscaping shall meet the American Association of Nurseryman, Inc. "American Standard for Nursery Stock" (latest edition).

(Applicable) (N/A)

Multi-family landscaping requirements (to be added to checklist as necessary)

() () Landscape Maintenance requirements. An automatic irrigation system shall be installed in all required landscaped areas and all front yards along thoroughfares.

() () Landscape Maintenance requirements. Any developer desiring to install and maintain landscaping materials and irrigation facilities within the City ROW must first enter into and execute a “Median Right of Way Landscape and Irrigation Agreement.”

() () Landscape Maintenance requirements. Entryway or amenity features within City ROW may be maintained by a Commercial Property Owners Association. Documents shall be submitted, reviewed, and approved by the City.

() () Refer to 27-A.5 F. of the Zoning Ordinance for procedures to measure existing trees, if applicable to site development.

() () Refer to 27-A.6 of the Zoning Ordinance for Recommended Trees for New Plantings.

() () Landscape/Irrigation Plan Approval. Landscape and irrigation plans shall be submitted with all nonresidential, multifamily, and retirement housing development submissions. Landscape/irrigation plans shall ensure proper location of vegetation within public rights of way, preserve visibility triangles, maintain overall integrity and intent of living screens, and promote ornamental planting within the City.

() () Landscape/Irrigation Plan Approval. Submission of landscape and irrigation plans for areas which include public rights of way, parks, and greenbelts shall be made to the City Council until the Department of Community Development, Public Works, and Parks and Recreation department are in place. All other submissions shall be made to the City Council until the Community Development department is in place. City staff shall evaluate the appropriateness of the landscape and irrigation plan and may approve them, or approve them subject to stipulations.

() () Landscape/Irrigation Plan Approval. Landscape and Irrigation “As Built” plans shall be submitted to the City for areas which include public ROW, parks, and greenbelts. As-built drawings shall be drawn to a suitable scale before the certificate of occupancy is issued.

() () Refer to Section 27-A.8 of the Zoning Ordinance for Tree preservation and Protection requirement, if applicable.

() () Refer to Section 27-A.9 of the Zoning Ordinance for Installation Practices for areas to be dedicated to the City, if applicable.

() () Refer to Section 27-A.10 of the Zoning Ordinance for Tree Removal Permit information, if applicable.

(6) Preliminary Design Topography

() () Topography to be shown with mean sea level contour intervals of two (2) feet.

() () Preliminary Site Plan Details:

- Utility plans
- Paving plans
- Drainage plans
- Site layout plans