

**TENTATIVE PARCEL MAP  
NON-RESIDENTIAL AND MULTI-FAMILY DESIGN REVIEW CHECKLIST**

**SUBMITTAL PLAN CHECKLIST**

*Last Revised November 2017*

Common Acronyms/Definitions			
<b>RCZC</b>	Rancho Cordova Zoning Code	<b>RCMC</b>	Rancho Cordova Municipal Code
<b>CRPD</b>	Cordova Recreation	<b>RCIS</b>	Rancho Cordova Improvement Standards
Contact Information			
<b>City of Rancho Cordova Planning Department</b>	(916)851-8750	<b>City of Rancho Cordova Public Works</b>	(916) 851-8719
<b>City of Rancho Cordova Public Works</b>	(916) 851-8719	<b>Cordova Recreation Park District</b>	(916) 362-1841 www.crpdc.com
<b>City of Rancho Cordova Building</b>	(916) 851-8760		

This Checklist includes information for the following Entitlements;

- **General Plan/Specific Plan Amendment and Rezone Submittal**
- **Conditional Use Permit**
- **Tentative Parcel Map**
- **Non-residential and Multi-Family Design Review**

Notes/Conditions that are required on Improvement Plans (last page)

\*\*\*Please Submit a Trip Generation Analysis. Contact Public Works for additional information

General Plan, Specific Plan Amendment, and Rezone Submittal Items			
#	Requirement	Additional Information	Reference
1	<b>EXHIBITS;</b> Existing and Proposed General Plan land use designation Existing and Proposed Zoning designation Existing and Proposed Specific Plan/Special Planning Area designation		
2	<b>Two (2) set of reduced exhibits</b> at 8.5x 11 and 11 x 17 size <b>One (1) digital set of exhibits</b> in JPEG format.		

Conditional Use Permit Submittal Items			
#	Requirement	Additional Information	Reference
1	Include Site Plan (see Parcel Map/Site Plan checklist, following page). If existing building, include the approved site plan		
2	Include Design Review Elevations (see Design Review Checklist, on following page #9), if a new building or addition.		

Conditional Use Permit Submittal Items			
#	Requirement	Additional Information	Reference
3	Include Project Narrative		
4	<b>Three (3) full-size sets 24" x 36"</b> Paper Copies <b>One (1) set of reduced exhibits</b> at 8.5x 11 and 11 x 17 size <b>One (1) digital set of exhibits</b> in JPEG format. <b>One (1) colored rendering of elevations</b>		

PARCEL MAP SUBMITTAL ITEMS			
#	Requirement	Additional Information	Reference
1	<b>Three (3) full-size sets 24" x 36"</b> Paper Copies <u>Plans include; Cover Sheet, Existing Conditions Sheet, Site Layout Sheet,</u> <u>If Entitlement Includes Design Permit also include: Preliminary Grading Sheet, Utility Sheet, Landscape Sheet, Lighting Sheet, and Elevation Sheet</u> <b>One (1) set of reduced exhibits</b> at 11 x 17 size <b>One (1) digital set of exhibits</b> in JPEG format.	Submit application, a set of site plans (24"x36" at a scale of not less than 1"=50' horizontal, 1"=5' vertical)	
2	Every checklist item must be included on the plan sets. Do not attach checklist to the plan submittal.	If an item is not applicable, place a note on the applicable plan sheet stating why the item is not applicable. Failure to do so may result in the plans being considered incomplete.	
3	Check the Parcel Map for conformity with City Plans, Ordinances, and outside agency plans.	General Plan Zoning Code Approved Specific Plan (if the project site is within a Specific Plan area) Transportation Master Plan Bicycle Master Plan and Pedestrian Master Plan Cordova Park and Recreation Master Plan Open Space Guidelines City of Rancho Cordova Design Guidelines Water and Wastewater Master Plans Cordova Park and Recreation Master Plan	City website <a href="http://www.cityofranhocordova.org">www.cityofranhocordova.org</a> See Application form for outside agency website.

COVER SHEET SUBMITTAL ITEMS			
#	Requirement	Additional Information	Reference
1	Index of titled drawing sheets	All sheets are to be titled in a descriptive manner (i.e. Site Layout Plan, Landscape Plan, etc.).	
2	Vicinity Map	Map showing the location of the property and adjacent streets within a maximum of a ½ mile radius.	
3	List & label any proposed adjustments.		RCZC Chapter 23.131
4	Project Data (tabular format)-requirements below:		
a	Name & address(s) and parcel ID(s) of the project	Include any phase numbers	
b	Applicant/Preparer's name, address, phone number, and e-mail address		

## COVER SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
c	Owner's name, address, phone number, and e-mail address		
d	Contract purchaser's name, address, phone, fax and e-mail address		
e	Zoning of the property	Contact the Planning Department at 916-851-8750	Zoning Map
f	Current General Plan Map designation		General Plan Map
g	Proposed General Plan Map designation	If amendment is required, an application must be submitted.	Application
h	Area of tract(s)	In acres or less than an acre in square feet	
i	Existing and proposed gross square footage of buildings. <b>If entitlement includes Design Review</b>		
j	Proposed gross square footage of floor area by use. <b>If entitlement includes Design Review</b>	Type of use and use classification for the floor area use.	
k	Required front, side, and rear yard setbacks	Please check if the project site is within a Specific Plan Area or Special Planning Area as they many have different setbacks from the RCZC. Planning Dept 916-851-8750	RCZC Table 23.310-2
l	Proposed height of the building and number of stories. <b>If entitlement includes Design Review</b>	Proposed building height measured as the vertical distance in feet between the finished grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 23.701-2	RCZC Chapter 23.701
m	Number of parking spaces required. <b>If entitlement includes Design Review</b>		RCZC Chapter 23.719
n	Total number of existing and proposed number of parking spaces provided. <b>If entitlement includes Design Review</b>	Follow parking lot design standards	RCZC Chapter 23.719
o	Number of handicapped spaces provided. <b>If entitlement includes Design Review</b>		California Building Code, Title 24
p	Amount and percentage of built upon area allowed	Please check if the project site is within a Specific Plan Area or Special Planning Area as they many have different built upon area percentages from the RCZC. Planning Dept 916-851-8750	RCZC Table 23.310-2
q	Amount and percentage of built upon area proposed. <b>If entitlement includes Design Review</b>		
r	Indicate if the site contains a FEMA designated 100 year floodplain.	Provide Floodplain Map Number and Date	City website, Community Map, under Public Works layer
s	Gross square footage and percent of Open Space required.	Please check if the project site is within a Specific Plan Area or Special Planning Area as they many have different open space requirements from the RCZC. Planning Dept 916-851-8750	Appropriate Specific/Special Plan or Open Space Guideline
t	Gross square footage and percent of Open Space provided. <b>If entitlement includes Design Review</b>		
u	The proposed type of construction. <b>If entitlement includes Design Review</b>		CA Building and Fire Code
aa	Whether or not an automatic fire sprinkler system is planned.		Current CA Bldg & Fire Code

## COVER SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
	<b>If entitlement includes Design Review</b>		

## EXISTING CONDITIONS SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
1	Provide boundaries of the site in metes and bounds.		
2	Provide topography contour at the property line corners, showing existing grades		City website, Community Map, under Public Works layers
3	If buildings will be demolished, a Demolition Permit shall be obtained from the City of Rancho Cordova Building and Safety Division		Demolition Permit
4	Provide tree survey locating existing trees and type with DBH on the site.		RCMC Chapter 19.12
5	If wetlands exist on the site, show location and prepare a wetland delineation that is verified by the Army Corps of Engineers..		Army Corps of Engineers
6	Show location of all creeks, streams, ponds and dams.		
7	Show location of the 100 year floodplain and 100 year floodway based upon the effective FIRM maps, or best available information.	If not applicable, certify that there is no FEMA floodplain on the subject property by giving FIRM map number and date. Where no FEMA FIRM exists, provide non-FEMA flood study information on floodplains, floodways, flood fringes and flood hazards at the construction plan stage of plan review.	
8	Provide location of existing fencing, roads, and structures.		
9	Provide locations of significant site elements	Such as, but not limited to, historic and cultural sites and structures, scenic views, rock outcroppings, and cemeteries.	
10	Indicate clearly on the plans the location of all existing utilities (water, sewer, natural gas, electric, telephone, cable, fiber optic, etc.) <u>above and/or below ground as well as existing utility easements.</u>		
11	Identify location of any underground storage tanks, hazardous waste and debris, abandoned wells, septic tanks or similar structures.		

## SITE LAYOUT SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
1	<b>Base Items:</b>		
a	North arrow		
b	Roads and driveways		
c	Vehicular use areas <b>If entitlement includes Design Review</b>		
d	Buildings <b>If Entitlement includes Design Review</b>		
e	Detention, retention or natural ponds	Please label each pond with a number	
f	Creeks, streams, ponds and dams		
g	Location & dimension of all Open Space area and		

## SITE LAYOUT SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
	buffers including riparian buffers		
h	All Public and Private Easements		
i	Location of the 100 year floodplain and 100 year floodway based upon the FIRM maps, the FEMA detailed study and field measurements.		City website, Community map, under Public Works layer
2	Zoning, ownership and present use of all adjacent tracts.	List uses such as residential, vacant, etc. Include uses on opposite side of adjoining streets.	
3	Location and dimensions of existing and proposed driveways or curb cuts on site and adjoining properties.	Include properties on opposite side of adjoining streets and existing/proposed lane striping on all streets.	
4	Boundary of entire tract by metes and bounds. Square footage & dimensions of each lot	Square footage must be shown on all sheets. Dimensions are only needed on layout sheet.	
5	Location and dimensions of setbacks If entitlement includes Design Review	Setback requirements can be found in the Zoning Ordinance or if applicable, in the appropriate Specific Plan or Special Planning Area	
6	Location of fences and decorative or retaining walls, if applicable. Indicate type and height of fence. Retaining wall heights will be indicated on the Grading Sheet.	Where there are multiple retaining walls at the same location, either use a color to differentiate them on the plan or label them (RW1, RW2, etc.) and include a legend on the same page.	RCZC Chapter 23.731
7	Indicate entrances/exits and general internal circulation. Show proposed gates both vehicle and pedestrian	Include lane striping, crosswalks, pavement markings and signs.	Improvement Standards
8	Location of existing & proposed sidewalks and other pedestrian areas such as trails and greenways.	Show widths of all features.	
9	Ensure that a turning radius will accommodate emergency vehicles or anticipated delivery vehicles. <b>If entitlement includes Design Review</b>	Vehicle gates require a 40 foot off of public and private streets. Contact Sacramento Metro Fire for more information.	
10	Streets and rights-of-way showing existing and proposed dimensions in accordance with the Specific/Special Plan or City's Improvement Standards Show street sections/cross-sections of right-of-ways	Connections must be made to existing stub outs on adjacent property. Indicate location and dimensions of pavement, curbs and gutters, and sidewalks.	Approved Specific/Special Plan or City Improvement Standards
11	Show width of landscape planter along roads and interior		RCZC Chapter 23.716
12	Show clear vision triangles with dimensions. <b>If entitlement includes Design Review</b>		City Improvement Standards
13	Location, arrangement and dimensions of parking spaces and aisles. <b>If entitlement includes Design Review</b>	Show wheel stops. Indicate location of handicapped parking spaces, dimensions and signage, include location of pole sign required by code.	RCZC Chapter 23.719
14	Location and number of bicycle racks. <b>If entitlement includes Design Review.</b>		RCZC Chapter 23.719.115
15	Location, arrangement and dimensions of truck loading and unloading spaces and docks. <b>If entitlement includes Design Review.</b>		RCZC Chapter 23.719
16	Location of fire lane striping and signage. <b>If entitlement includes Design Review</b>		

## SITE LAYOUT SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
17	Location and method of on-site garbage containment. Include detail of enclosure/ screened area <b>If entitlement includes Design Review</b>		RCMC Chapter 6.20
18	Location of accessory structures and site amenities. <b>If entitlement includes Design Review</b>	HVAC units, satellite dishes mail kiosks, gas tanks/pumps, flag poles, etc.	
19	Location and dimensions of outside storage yards, display or sales area. <b>If entitlement includes Design Review</b>	Include storage areas-list materials to be stored.	RCZC Chapter 23.728
20	Indicate clearly on the plans the location of all existing Public utilities easements and overhead lines (water, sewer, natural gas, electric, telephone, cable, fiber optic, etc.)	Structures including fences and retaining walls and their support structures are not allowed within the public utility easement. Contact the public utility agency for more information.	
21	Show location of all existing saved trees		
22	Identify all required elements associated with the California Accessibility Code, including, but not limited to the following <b>If entitlement includes Design Review:</b>		
a	Show sidewalk connecting the accessible entrances of the buildings with the public sidewalk.	If a public sidewalk is provided.	
b	Show locations of exterior exits from the building(s) and sidewalks associated.		
c	Show an accessible route connecting all buildings and/or elements on the site.		
d	Provide the slope for all accessible routes on site.		
e	Show pavement markings identifying access route at vehicular crossing paths and parking areas.		
f	Show all accessible parking spaces locations.		
g	Identify all accessible parking spaces on the plan with "HC" or HC-Van" only.	Do not use the ground painted symbol to identify the parking space(s).	
h	Dispersed accessible parking spaces for each parking area with a minimum of one van accessible parking space for each parking area.		
i	Show locations of all accessible curb cuts and ramps.		
j	Note the width of sidewalks utilized as an accessible path	The minimum sidewalk width for an accessible path where directly adjacent to perpendicular parking spaces without wheel stops is six (6) feet and six (6) inches as measured from the curb face.	

## GRADING SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
1	Base Items (a through i)	See list on Site Layout Sheet Submittal Items	
2	Provide a Final Rough Grading sheet that shows drainage of lot(s).		
3	If there will be fill within a floodplain, a Letter of Map Revision based on Fill (LOMR-F) is required to be obtained.	Flood Plain Development Permit Application	
4	Indicate all slopes equal to or greater than 3:1 and show required stabilization measures.	Slopes greater than 2:1 shall not be permitted.	
5	Provide Finished Floor Elevations for all structures. <b>If entitlement includes Design Review</b>		

## GRADING SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
6	Location of existing trees to be saved and removed.	Show type and DBH of trees.	RCMC Chapter 19.12
7	Show location of Tree Protection Fencing (saved trees and saved environmental sensitive areas)		
8	All required stormwater detention and water quality facilities shall be designed in accordance with City stormwater design standards and the adopted Stormwater Quality Design Manual. Indicate location and size.	All required storm water quality/detention facilities shall be shown in plan and profile. Include any necessary details including but not limited to flow control structures, bypass structures, and emergency spillways. Provide a table with detention/water quality sizing volume requirements necessary to mitigate post developed runoff. Detention facilities shall be designed to match the pre-developed 10-yr and 100-yr 24 hr peak flows.	City Stormwater Design Standards and Stormwater Quality Design Manual
9	Location of retaining walls. Indicate material, color, height of wall and area of disturbance. Top of wall and bottom of wall spot elevations must be provided. If applicable.	Where there are multiple retaining walls in the same location, either use a color to differentiate them on the plan or label them (RW1, RW2, etc.) and include a legend on the same page.	RCZC Chapter 23.731 and 23.731.080.B
a	Retaining systems: A separate Building Permit may be required.		RCMC Chapter 16 and Chapter 12.03
b	All grading and support structures associated with any retaining structure shall not encroach into any required buffer or protected area and shall be contained entirely on site. If applicable.	Protected areas are defined as but are not limited to, Open Space and critical root zones of trees, public utility easements and rights-of-way.	
10	Indicate clearly on the plans the location of all existing Public utilities easements and overhead lines (water, sewer, natural gas, electric, telephone, cable, fiber optic, etc.)	Structures including fences and retaining walls and their support structures are not allowed within the public utility easement. Contact the public utility agency for more information.	
11	Provide spot elevations (or other method) to ensure the maximum slope of all required or provided accessible routes do not exceed a 1:20 slope. <b>If entitlement includes Design Review</b>	Clearly identify on the plan the areas of the accessible route where the slope exceeds 1:20 and provide the appropriate ramp details conforming to the California Accessibility Code. Reference the location of the detail on this sheet if the ramp details are located on another sheet elsewhere in the plans.	California Accessibility Code
12	Provide spot elevations at the four corners of the area encompassing the accessible parking spaces and adjacent accessible aisle at each location on the plan. <b>If entitlement includes Design Review</b>		
13	Show site elements required to satisfy recreational requirements. Must meet any applicable standards found in the Improvement Standards and the requirements of the CRPD Parks and Recreation Department. <b>If entitlement includes Design Review and greenway trails</b>	Site elements include but are not limited to play fields and greenway trails.	
14	Indicate location and width dimension of easements required for stormwater (drainage) lines and culverts. Include permanent and temporary construction easements. <b>If entitlement includes Design Review</b>		

## UTILITY SHEET SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
1	Base Items (a through i)	See list on Site Layout Sheet Submittal Items	
2	Indicate services – water, sewer, storm, and electricity.	Information on services can be located on the City website on the Public Works page; Services and Programs; Water, Sewer, and Drainage Services	www.cityoffranchocordova.org
3	Indicate location and width dimension of easements required for utilities. <b>If entitlement includes Design Review</b>		
4	Indicate clearly on the plans the location of all existing and proposed utilities above and/or below ground. Co-location of dry utilities is preferred.	Utilities include water, sewer, and storm. If the site is encumbered by existing utility easements then the applicant should provide a letter from the utility company indicating the acceptability of the site improvements.	
5	Location of fire lane striping and signage. <b>If entitlement includes a Design Review</b>		
6	For each warehouse or storage building on the site, note whether it will or will not have high pile storage. <b>If entitlement includes Design Review</b>	Buildings with high pile storage are required to be sprinklered.	
7	Location of grease trap, oil and grit separator, and/or the location of the backflow preventer assembly. <b>If entitlement includes a Design Review</b>		
8	Location of existing trees to be saved and removed.		RCMC Chapter 19.12
9	Show location of Tree Protection Fencing (saved trees and saved environmental sensitive areas)		
10	Location of recreational elements such as greenways in utility easements.		

### ADDITIONAL ANALYSIS SUBMITTAL ITEMS

Required only upon request of the Planning Department

#	Requirement	Additional Information	Reference
1	Report by a certified arborist, forester, or horticulturist indicating the general health and condition of site vegetation and/or specimen trees.	Information to be included; Type of trees and vegetation, size range and average sizes, density, general health and conditions, special vegetation, and any noxious vegetation.	
2	Traffic Impact Analysis	Determined by Public Works or CEQA Initial Study	
3	Report by a design professional (architectural, engineering, etc.) related to any other relevant existing site features (ponds/dams, wetlands, structures, etc.).	Report should indicate the general condition of the feature.	
4	Proposal for protecting existing vegetation and site features such as structures, wetlands, floodplains, floodways, etc.	Protection of existing trees and environmental sensitive areas can be achieved by High Visibility Protection Fencing	
5	Any reports requested by Planning staff to ensure site features do not pose a threat to the health, safety, and welfare of the Town's residents.		

### NON-RESIDENTIAL AND MULTI-FAMILY DESIGN REVIEW SUBMITTAL ITEMS

\*\* Design Review \*\*

ELEVATION SHEETS SUBMITTAL ITEMS

#	Requirement	Additional Information	Reference
1	Please review the City of Rancho Cordova Design Guidelines. If property is within a Specific Plan or Special Area Plan, please review appropriate Plan.	Design Guidelines include: <ul style="list-style-type: none"> <li>• Site Design (Circulation and connectivity, building placement &amp; orientation, parks and open space</li> <li>• Architecture</li> <li>• Landscape/Streetscape</li> <li>• Lighting</li> </ul>	Rancho Cordova website; <a href="http://www.cityofranchocordova.org">www.cityofranchocordova.org</a>
2	<b>Three (3) full-size 24" x 36" Elevation Sheets with colored elevations</b> <b>One (1) set of reduced exhibits</b> at 11 x 17 size <b>One (1) digital set of exhibits</b> in JPEG format	Indicate dimensions, number of stories with height	
3	Building elevations showing all sides of the structure(s). Indicate: height and number of stories.	Refer to the City Design Guidelines and if applicable, Specific/Special Plan	
4	Indicate occupancy, floor area per floor and type of construction.		
5	Label exterior materials and colors (include façade, roof, trim, awnings, etc.).	Include a tabular format with manufacturers and color reference numbers.	
6	Rooftop mechanical units (such as HVAC and satellite dish) and detail of screening.		
7	Presentation materials: a color rendering of the building elevation, material/color samples including façade, trim, roof, awnings, glass, door, and other materials required by the Planning staff.	Required for presentation to the Boards	
8	Show Plaza Areas "Public Space" If applicable	Public Space means an open area for public use on a lot developed in accordance with requirements of an arcade, a building entry, an employee break area, or a plaza	RCZC Chapter 23.722-6

<b>**Design Review** LANDSCAPE SHEET SUBMITTAL ITEMS</b>			
#	Requirement	Additional Information	Reference
1	Please review the City of Rancho Cordova Design Guidelines. If property is within a Specific Plan or Special Area Plan, please review appropriate Plan		<a href="http://www.cityofranchocordova.org">www.cityofranchocordova.org</a>
2	<b>Three (3) full-size sets 24" x 36" Landscape and Irrigation Plans</b> Paper Copies <b>One (1) set of reduced exhibits</b> 11 x 17 size <b>One (1) digital set of exhibits</b> in JPEG format	A set of landscape and irrigation plans (24"x36" at a scale of not less than 1"=50' horizontal)	
3	Base Items (a through i)	See list on Site Layout Sheet Submittal Items	
4	Show Landscaping within site and buffers, and around the building		RCZC Chapter 23.716
5	Graphic symbols used to depict trees and shrubs must accurately reflect the average mature spread.		
6	Indicate location, width, and type of required buffers.	Existing plants to be saved and new plant material must be located and identified within the buffer.	RCZC Chapter 23.716.050
7	Indicate all slopes equal to or greater than 3:1 and provide appropriate landscaping and/or slope retention devices (no turf grasses) required to stabilize these areas.		
8	Show clear vision triangles with dimensions.		City Improvement

<b>** Design Review**</b>			
<b>LANDSCAPE SHEET SUBMITTAL ITEMS</b>			
<b>#</b>	<b>Requirement</b>	<b>Additional Information</b>	<b>Reference</b>
			Standards
9	Indicate clearly on the plans the location of all existing Public utilities easements and overhead lines (water, sewer, natural gas, electric, telephone, cable, fiber optic, etc.)	Structures including fences and retaining walls and their support structures are not allowed within the public utility easement. Contact the public utility agency for more information.	
10	Type of trees, located near overhead or underground utility lines.	If plant material encroaches into the easement, express written consent of the utility company is required.	RCZC Chapter 23.716.060.I
11	Show parking lot landscape to include the following; <b>Trees</b> (location and dimensions of landscape islands) <b>Screening</b> vehicle use area from off-site view.		RCZC Chapter 23.716.070
12	Show location of light poles and fire hydrants.		
13	Permanent protection for plants near vehicular use areas.	Permanent protection consists of curbs, wheel stops, walls or fences.	
14	Location, height and type of fencing and retaining walls. Show elevation and construction detail.		
15	Enclosures and/or vegetative screening of loading & service areas, dumpsters & recycling bins, HVAC, mechanical, and utility units.		RCZC Chapter 23.731.080
16	Plant list summary table with the following information:		
a	Key identifying proposed plant material using botanical and common names.		
b	Quantity of each plant material.		
c	Size, height, caliper, and spacing of plant material.	Plants must meet or exceed minimum sizes listed.	

<b>** Design Review**</b>			
<b>LIGHTING SHEET SUBMITTAL ITEMS</b>			
<b>#</b>	<b>Requirement</b>	<b>Additional Information</b>	<b>Reference</b>
1	<b>Three (3) full-size sets 24" x 36"</b> Paper Copies <b>One (1) set of reduced exhibits 11 x 17 size</b> <b>One (1) digital set of exhibits</b> in JPEG format.	A set of plans (24"x36" at a scale of not less than 1"=50' horizontal)	
2	Location of site lighting (parking, pedestrian, etc.).	Lighting shall be located so that it does not interfere with landscaped areas and planting islands.	RCZC Chapter 23.725
3	Show distance of light poles from property lines, buffers, and Open Space.		
4	An isofootcandle plan of site lighting that shows a point photometric grid with foot-candle levels measured at grade. Other information such as: maximum, average, and minimum site footcandles, uniformity ratio (average/minimum) and depreciation factors should also be included. Plan certified by a lighting engineer or a lighting manufacturer.	Calculations for averages must be based on the lighted area (curb to curb).	RCZC Chapter 23.725.080
5	Location of other exterior lighting including building mounted lights such as wall-packs. Provide manufacturer's footcandle contours.	Including entrance, security, accent, etc.	
6	Specifications/details for the lighting fixtures such as: type of unit, lamps, location on site, mounting height, type of pole, color of pole and shielding to prevent off-site glare (as applicable).		
7	Show spillover lighting at the property line in footcandles at grade.		
8	Cross-sections of all lighted perimeter areas	A cross-section must be provided for each adjoining	

** Design Review**		LIGHTING SHEET SUBMITTAL ITEMS	
#	Requirement	Additional Information	Reference
	immediately adjacent to existing residential properties indicating how all exterior lighting will be designed to limit spillover light and control off-site glare.	single-family residential property. Where the developing site adjoins multi-family residential property, a typical cross-section must be provided at 100 foot intervals along the common property line. The cross-sections must accurately represent existing site topography of the residential properties, sections of the residential units, and proposed topography and site/architectural elements (buildings, retaining walls, lights, landscape screening, etc.) of the developing site.	

** Design Review**		DETAILS SHEET SUBMITTAL ITEMS	
#	Requirement	Additional Information	Reference
	Please place Detail items on the Landscape Sheet. If the Detail items cannot fit on the Landscape Sheet, please submit a separate Detail Sheet. If submitting a separate Detail Sheet; <b>Three (3) full-size sets 24" x 36" Detail Sheet</b> <b>One (1) set of reduced exhibits 11 x 17 size</b> <b>One (1) digital set of exhibits in JPEG format</b>		
1	Detailed drawing of dumpster/recycling bin enclosure.		RCZC Chapter 23.731
3	Detailed drawing of retaining wall including handrails and/or guardrails.	Include colors of all materials.	
4	Detailed drawing of site features including benches, fences, curb and gutter, wheel stops, etc.	Include colors and manufacturers where applicable.	
8	Detailed drawing of bicycle parking		