



**Planning Division**  
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## Site Improvement Plan (SIP) Application Submittal Requirements

The Site Improvement Plan (SIP) submittal requirements described below are required for all new SIP application packages, unless otherwise specified by the Community Development Department. Please consult the Planning Division for submittal requirements for SIP amendments. Applicants may use these tables as checklists to guide their successful preparation of SIP application packages; all application materials shall be submitted electronically in a portable electronic format (pdf) on forms approved by the Community Development or Public Works Departments.

This resource is NOT intended to be a comprehensive list of all code requirements or design guidelines; supplemental sheets, details, or studies may be required by the Community Development or Public Works Departments. Although staff will review submittal requirements at the time of the pre-submittal meeting for the SIP project, it is the applicant’s responsibility to consult (1) the City of Lone Tree Zoning Code, (2) the Design Guidelines and Standards for Architecture and Site Planning, (3) the Design Guidelines and Standards for Landscaping, (4) any applicable Planned Development District and/or Sub-area plans for additional code and design requirements, and (5) to review the City’s Comprehensive Plan to ensure the project aligns with the policies identified therein. All documents denoted below in **RED** are available on the City’s [Community Development Department](#) webpage.

### **General Submittal Requirements (Per Lone Tree City Code Sec. 16-27-80)**

	<p><b>Application Forms.</b> Both the <b>Community Development Application</b> form <u>AND</u> the <b>Engineering Application</b> form shall be provided.</p>
	<p><b>Application Fees.</b> Planning <u>AND</u> Engineering Division application fee(s) in accordance with the <a href="#">City's adopted fee schedule</a>.</p>
	<p><b>Project Description.</b> This description shall include:</p> <ul style="list-style-type: none"> <li>• A project narrative;</li> <li>• A Statement of Design Intent; and</li> <li>• A Sustainability Statement</li> </ul> <p><i>See further detail below in the Project Description table.</i></p>
	<p><b>SIP Plan Set.</b> Fully detailed SIP plan set prepared in accordance with generally accepted professional standards.</p> <ul style="list-style-type: none"> <li>• The set shall include plans for grading, utilities, irrigation, landscaping, photometrics and lighting specifications, drainage, site amenities and furnishings, parking and delivery, trash removal and snow storage, traffic and</li> </ul>

	<p>queuing, pedestrian access and connectivity, building elevations and renderings, and an electronic materials sample board.</p> <ul style="list-style-type: none"> <li>• The SIP shall include the standard notes, certifications, notices and signature blocks as provided by the Community Development Department and City Attorney.</li> <li>• Bound plan sets on 24" x 36" paper may be required by Community Development Department staff for purposes of plan review.</li> <li>• Prior to public hearings, staff will inform the applicant if additional bound plan sets are required on 11"x17" paper; when required, the applicant shall provide these to the Community Development Department to support Planning Commission and City Council review.</li> </ul>
	<p><b>Letter of Authorization.</b> <b>Notarized Letter of Authorization</b> from the landowner indicating proof of ownership and authorization for a representative to process the application (when the landowner and applicant are different).</p>
	<p><b>Tax Payment Confirmation.</b> Douglas County Treasurer's certificate of taxes paid.</p>
	<p><b>Plat/Survey.</b> Electronic file of the recorded final plat which shows the lots on which the SIP is proposed; or for unplatted land, a certified boundary survey of the site prepared by, or under the supervision of, a registered professional land surveyor licensed within the State of Colorado.</p>
	<p><b>Easements/Agreements.</b> Identification and documentation of covenants or other private agreements and encumbrances affecting the subject property.</p>
	<p><b>Dedications.</b> Dedications of land or cash in lieu of such dedication may be required as provided in <a href="#">Chapter 17, Article IX</a> of City Code.</p>
	<p><b>Physical Material Sample Board.</b> Product sample board reflecting all exterior building materials and colors, including glazing and mullions. When present, the materials and colors for any screening structures/walls, trash enclosures, fencing and/or retaining walls shall be provided.</p>
	<p><b>Additional Submittal Requirements.</b> Depending on the scale and complexity of the SIP proposal, the Community Development Department may require additional information, including but not limited to, building floor plans, section drawings, perspective drawings, contextual renderings, and/or supplemental reports/studies. Supplemental utility, traffic and/or other technical studies and information may be required by the Community Development and/or Public Works Departments to evaluate development impacts, such as impacts from drive-through uses.</p>
	<p><b>Maintenance Agreements.</b> To ensure a code-compliant, cohesive appearance and safe, efficient site function, project sites that have multiple ownerships sharing parking, access and/or public spaces shall coordinate site maintenance responsibilities, to include but not be limited to, snow and trash removal and the maintenance of parking lots and internal access roads, lighting, stormwater infrastructure, landscaping and monument signs through a business or common association, or separate agreement. For all applicable sites, a copy of such recorded agreement(s) is required with the SIP application. For applicable sites where such an agreement does not yet exist and/or is not yet recorded, development and/or recordation of such an agreement may be required as part of the SIP application.</p>
	<p><b>Phasing Plan.</b> A phasing plan is required for projects proposed to be constructed in more than one phase. The phasing plan shall identify the general type, design and timing of proposed public improvements, infrastructure and utility expansions, site and amenity development, and building construction. The master phasing plan must be included in the SIP plan set for review and approval; such plans shall be used to guide</p>

	<p>the review of SIPs submitted for subsequent phases and may be amended as part of the original SIP.</p> <ul style="list-style-type: none"> <li>When projects will be constructed in phases, the perimeter of the site visible by the public must be included in phase one and shall be finished with final landscaping, lighting, pedestrian connections, and streetscape elements. Future pad sites must be graded and seeded with natural grasses that is served by temporary irrigation to establish such grasses; such pad site preparation must be included in phase one.</li> </ul>
	<p><b>Drainage Report.</b> Phase III drainage report submitted in conformance with the City's adopted Storm Drainage Design and Technical Criteria manual.</p>
	<p><b>Erosion Control.</b> Erosion Control Study and Plan, in conformance with <a href="#">Chapter 15</a> of Code and the City's adopted Storm Drainage Design and Technical Criteria manual. The plan shall include methods of erosion control (temporary and/or permanent), soil and vegetation removal, stockpiling.</p>
	<p><b>Civil Plans.</b> One (1) bound set of civil site improvement construction drawings, showing items such as grading, paving, storm drainage improvements, etc. The bound civil drawings shall be provided on 24" x 36" paper and shall be accompanied by electronic copies in pdf and AutoCAD formats. Civil design shall be at 100%, unless otherwise approved by the Public Works and/or Community Development Directors. (Contact the Engineering Division and any affected special district for details.)</p>
	<p><b>Wildlife Mitigation Plan.</b> Sites located in a wildfire risk area, as determined by the Regional Hazard Mitigation Plan and/or Colorado State Forest Service risk mapping, shall be required to submit a wildfire mitigation plan. Additional design criteria may apply to sites in medium-high to severe risk areas.</p>

**Project Description**

A written narrative shall be provided that includes the following information:

	<p><b>Development impacts.</b> Describe the overall impacts of the proposed development, including, but not limited to, increased traffic, increased lighting, and increased noise on adjacent lands; discuss proposed methods for mitigating those impacts.</p>
	<p><b>SIP Intent &amp; Approval Standards.</b> Describe how the development complies with the Intent and Approval Standards of Chapter 16, <a href="#">Article XXVII</a>.</p>
	<p><b>Other Project Data.</b></p> <ol style="list-style-type: none"> <li>Total number of employees on maximum shift, when known (for parking purposes).</li> <li>Estimated number of daily customers and hours of operation (if applicable).</li> <li>Square footage of building(s).</li> <li>Lot square footage.</li> <li>Anticipated opening date.</li> <li>Describe the number and type of any commercial vehicles associated with the proposed use that may be parked or stored on site, either during the day or overnight (delivery, fleet, etc.).</li> <li>Any additional data that may be applicable to project review.</li> </ol>
	<p><b>Statement of Design Intent.</b></p> <ol style="list-style-type: none"> <li>Describe the use and overall concept for the project, including unique features or functions of the site, or distinguishing characteristics of the design.</li> <li>Describe how the project meets each of the Core Design Principles of the Design Guidelines and Standards for Architecture and Site Planning, as well</li> </ol>

	<p>as the Xeriscape Principles for Landscaping. This is also an opportunity to describe any project constraints that pose challenges to meeting these Principles, and how the design balances those challenges with meeting these Principles.</p> <p>c. Describe how the design and intent of the project is consistent with the goals and policies provided in the City's Comprehensive Plan.</p>
	<p><b>Sustainability.</b> Highlight ways the project furthers the City's environmental goals regarding sustainability, as outlined in the City's Comprehensive Plan and supporting master plans. This may include a general description of the project's access to public transit and trails, water conservation and water quality measures, installation of vehicle charging stations, use of green building practices, or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.</p>

**SIP Plan Set & Exhibit Requirements**

The SIP plan set shall include the following components, unless the Community Development Department waives one or more requirements determined to be unnecessary for the review of the application due to site circumstances, or the scale or nature of the application.

**General Requirements**

The following information is required on all sheets of the SIP:

	<p><b>Name &amp; SIP Information.</b> The name of the proposed development, legal description, site size, and the Community Development Department project number. Business names may not be utilized for project names. Consult the Planning Division for assistance with naming conventions.</p>
	<p><b>Sheet Formatting.</b> Sheet orientation shall be with the long dimension horizontal. A margin line shall be drawn completely around the sheet, leaving a margin of at least one (1) inch on all sides entirely blank.</p>
	<p><b>Information Block.</b> An information block shall be located in the lower right-hand corner, or along the right-hand margin of the sheet, and shall include (1) the date of initial preparation and dates of all revisions; (2) a north arrow; (3) the scale used, including a graphic scale; (4) the sheet title, i.e., Site Plan, Landscape Plan or Grading Plan; (5) the business name, i.e., Smith's Ice Cream; (6) and the preparer's name, address phone number, and professional stamp, when applicable.</p> <ul style="list-style-type: none"> <li>• <b>Note:</b> Landscape plans must be stamped by a landscape architect license in the state of Colorado. Architectural sheets must be stamped by an architect licensed in the state of Colorado; utility and grading plans and Civil Construction Drawings must be stamped by a professional engineer (P.E.) licensed in the state of Colorado.</li> </ul>
	<p><b>Sheet Number.</b> Each sheet shall include a sheet number, including the individual sheet number and the total number of sheets, i.e. "1 of 3," numbered in consecutive ascending order.</p>

**Cover Sheet**

	<p><b>Notes or Other Requirements.</b> Notes pertaining to site requirements specific to the SIP shall be provided on Sheet 1. Some notes are required on all SIPs. Additional</p>
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	notes may apply to certain properties or SIPs, as determined by the Community Development Department. See the Community Development Department's <b>SIP Plan Notes</b> supplement for required note language.
	<b>Floodplain.</b> Denote the applicable Flood Insurance Rate Map number(s).
	<p><b>Vicinity Map.</b> A vicinity map shall be provided at a scale of 1" = 2,000' showing the relationship of the site to the surrounding area, identifying major streets for context. Additionally, a site context aerial of the site shall be provided to illustrate the scale of the proposed project in relation to the existing built environment. If the site is within a Planned Development, a Planned Development map at approximately 1" = 1,000' for a one-mile radius shall also be included.</p> <p>On either map, the location of (and distance to) the nearest existing (or planned) public park and transit station shall be labeled. For multi-family projects, the location of the nearest existing grocery store and medical facility must also be shown.</p> <p>When more than one (1) sheet is required to delineate the project area, a composite plan showing the entire project area, including a sheet key diagram, shall be provided. The scale for the composite plan may be different from that used on the individual plan sheets, as approved by the Planning Manager.</p>
	<b>Certification Block.</b> A certification block shall be provided on Sheet 1 to provide space for required signatures and approvals. The signature block(s) shall be in the format identified in the Community Development Department's <b>SIP Signature Blocks</b> supplement.
	<b>Sheet Index.</b> A sheet index identifying each sheet within the SIP plan set (by sheet number and title) shall be provided on the cover sheet.

**Site Plan Sheets**

	<b>Scale.</b> Plans are to be prepared at a scale of 1" = 40', 1" = 20', or another scale approved by the Planning Manager, which allows for maximum clarity of the proposal.
	<p><b>Boundary Lines.</b></p> <ul style="list-style-type: none"> <li>• For subdivided land, all boundary lines shall be labeled with bearings, distances and curve data, as shown on the final plat.</li> <li>• For unsubdivided land, all boundary lines shall be labeled with bearings, distance and curve data as shown on the certified boundary survey prepared by, or under the supervision of, a registered professional land surveyor licensed with the State. A written metes and bounds legal description of the site's boundary shall be included.</li> <li>• Denote the applicable Flood Insurance Rate Map number(s) and all associated Areas of Flood Hazard, to include identification of estimated boundaries for both the one percent (1%) and two-tenths percent (0.2%) chance flood events, if applicable.</li> </ul>
	<b>Surrounding Area.</b> The adjoining land uses, zoning, physical features and building locations shall be labeled.
	<b>Easements.</b> The location, dimension and use/type of all easements (include easement name and reception number) on or adjacent to the site boundary shall be indicated.
	<b>Drainageways.</b> Major drainageways affecting the site and any identified special flood hazard areas on or adjacent to the site shall be delineated.

	<p><b>Site Data Table.</b> A site data table shall be provided to identify major components of the development of the site. The data table shall be formatted and include the site, building and parking information as identified in the Community Development Department's <a href="#">Site Data Table</a> supplement.</p>
	<p><b>Structures.</b> Dimensions of all existing and proposed structures (to include retaining walls and fences) shall be identified, including setback dimensions from lot lines. All proposed buildings shall be consistent with the architectural elevations to be used for construction purposes. Points of building ingress/egress shall be clearly detailed and labeled. Those structures that are to be removed shall be indicated.</p>
	<p><b>Parking.</b> The plan shall show the location, dimensions and number of required off-street and on-street parking, accessible parking spaces and access aisles, and loading/delivery spaces as required by Chapter 16, <a href="#">Article XXVIII</a>. The plan shall also identify designated parking spaces for commercial vehicles, if applicable.</p>
	<p><b>Access.</b> The plan shall show points of access on, or adjacent to, the proposed site and shall label the names of adjacent streets. The plan shall show the location and dimensions of all public and private streets; emergency/fire access lanes if required; pedestrian walks and connections, trails, vehicle circulation and crossings; and bicycle circulation routes and crossings. In all cases, surface materials shall be noted. Label the number and location of drive-through queues where applicable, and the stacking volume that can be accommodated on site. Note: SIPs that include drive-throughs may be required to submit a stacking analysis.</p>
	<p><b>Sight Distance Triangles.</b> The plan shall show all sight distance triangles (sight lines) in accordance with the City's adopted Roadway Design and Construction Standards. Contact the <a href="#">Public Works Department</a> for any questions.</p>
	<p><b>Site Amenities.</b> The location of all existing and proposed recreational amenities such as open play areas, swimming pools, tennis courts, play or exercise equipment, and similar facilities shall be identified. Label pet relief areas and pet waste stations</p>
	<p><b>Site Furnishings.</b> The plan shall show all site furnishings, including bike racks, trash receptacles, patio furniture, benches and shade covers as required on site.</p>
	<p><b>Signs.</b> The plan shall show the conceptual location of all existing and proposed signs in order to evaluate the relationship of future signs to easements, landscaping, lighting, architectural design, etc. Sign dimensions and design will not be evaluated as part of the SIP review; all signs shall be subject to separate sign permit approval in accordance with Chapter 16, <a href="#">Article XXIX</a> of this Chapter.</p>
	<p><b>Art.</b> The plan shall show the conceptual location of all existing and proposed art (to include murals and freestanding installations) in order to evaluate the relationship of future art to easements, landscaping, lighting, architectural design. The approval process for art installations shall be determined by City Council during their review of the SIP; installations may require coordination with the Lone Tree Arts Commission.</p> <ul style="list-style-type: none"> <li>• Murals: the proposed dimension and materials should be provided on the SIP.</li> </ul>
	<p><b>Lighting.</b> All proposed and existing fixtures shall be depicted in plan view (wall-mounted, pole-mounted, single- versus multiple-head, etc.). All lighting shall be arranged to prevent light glare on adjacent sites and streets. Regulatory requirements regarding lighting are set out in Chapter 16, <a href="#">Article XXX</a> of City Code and in the Design Guidelines and Standards for Architecture and Site Planning. The lighting plan shall include the following details:</p> <ul style="list-style-type: none"> <li>• The location, height, and specifications of all exterior site lighting.</li> <li>• A photometric plan that includes an isoline map to provide a visual representation of lighting intensity on the site, as well as onto adjacent sites;</li> </ul>



	the plan shall include a description of the isolines and their corresponding foot-candle levels.
	<b>Trash Storage.</b> The plan shall show the location and dimensions of all trash enclosures. See the Design Guidelines and Standards for Architectural and Site Planning for design and materials requirements for trash enclosures.
	<b>Outdoor Storage/Sales.</b> <ul style="list-style-type: none"> <li>• The plan shall show the location and dimensions for all proposed permanent or seasonal outdoor storage, where applicable, in conformance with the requirements of Chapter 16, <a href="#">Article XXII-B</a> of this Chapter.</li> <li>• The plan shall show the location and dimensions of all areas proposed for outdoor sales and promotions, where applicable, in conformance with the requirements of <a href="#">Section 16-22A-70</a> of Chapter 16.</li> </ul>
	<b>Fire Hydrants.</b> The plan shall show the location of all fire hydrants. If none exist on site, the plan shall note the approximate distance and direction of the closest hydrant(s) adjacent to the site that are within five hundred (500) feet.
	<b>Snow Storage.</b> Snow storage areas shall be identified on the plan in compliance with the requirements of <a href="#">Sec. 16-28-130</a> .
	<b>Utility Equipment/Facilities.</b> Exterior water, gas and electric meters, irrigation control boxes, ground-mounted HVAC equipment and transformer boxes shall be located on the Site Plan. Above-ground utility fixtures, such as telephone boxes or transformer boxes, shall be located to minimize visibility, and/or screened to reduce visual impacts, and/or should be painted to match the building behind it. <ul style="list-style-type: none"> <li>• When screened by landscaping, the design must provide room for maintenance staff to access the utility boxes.</li> </ul>
	<b>Outdoor Dining/Patios.</b> The plan shall depict the location and dimensions of all outdoor/patio dining areas, to include access to such areas.

**Landscape and Irrigation Plan Sheets**

The landscape and irrigation plans shall be submitted in conformance with the Design Guidelines and Standards for Landscaping.

	<b>APPLICABLE TO ALL LANDSCAPING AND IRRIGATION PLAN SHEETS</b>
	<b>Scale.</b> The landscape plan shall be prepared at a scale of 1" = 40' or 1" = 20' or another scale approved by the Planning Manager, which allows for maximum clarity of the proposal and is the same scale as the irrigation and grading plans.  Include a graphic scale, north arrow, site boundaries and setbacks as applicable.
	<b>Identification.</b> The following items, where present, shall be labeled: <ul style="list-style-type: none"> <li>• Easements</li> <li>• Storm inlets</li> <li>• Existing or proposed underground utilities and associated structures</li> <li>• Existing or proposed above-ground utilities, to include meters and transformer boxes</li> <li>• Traffic boxes, fire hydrants and ground-mounted HVAC equipment</li> <li>• Fences and/or walls (including minimum and maximum heights)</li> <li>• Monument signs</li> <li>• Art installations</li> <li>• Amenity spaces (e.g. outdoor patio)</li> </ul>

	<ul style="list-style-type: none"> <li>• Lighting</li> <li>• Water features</li> <li>• Sight distance triangles and site easements in accordance with the City's adopted Roadway Design and Construction Standards.</li> <li>• The name and dimension all streets, sidewalks, rights-of-way and points of access on or adjacent to the proposed site.</li> <li>• All finished grades (existing or proposed) with a slope greater than or equal to 3:1.</li> <li>• Identify Special Flood Hazard Areas.</li> </ul>
	<b>APPLICABLE TO LANDSCAPING PLAN SHEETS</b>
	<b>Notes.</b> Include required plan notes, as identified in the Community Development Department's <b>SIP Plan Notes</b> supplement.
	<b>Natural Areas.</b> Label areas to be maintained in a natural state. Include the area's square footage and label the existing vegetation to remain, with size and species indicated. Identify any existing native or invasive species that need to be removed. Label any wildlife habitat and landscape features to be preserved and/or improved.
	<b>Planting Areas.</b> Label the dimensions of tree lawns, tree wells, raised planters, turf/lawn areas and ground cover areas; distinguish between perennial and annual planting areas. Provide area dimensions and planting details.
	<b>Walls and berms.</b> Identify and dimension all proposed retaining walls, berms and border edge treatments.
	<b>Pedestrian Areas.</b> Dimension pedestrian walkways and pedestrian-oriented areas (existing and proposed), with type(s) of surface noted.
	<b>Plant Schedule.</b> Include a plantings chart that lists the plant symbol, quantity, percentage of total plantings (biodiversity requirement), hardiness zone, hydrozones (if applicable), botanical and common names, size at planting, size at maturity (height and width), water use (very low, low, medium, and high), pet waste and salt tolerance properties, and special notes (e.g. balled and burlapped). Include the type, depth, and total square footage of mulch and cobble areas and soil amendments. Provide the total square footage (for the entire site) of the natural/native areas to be maintained, turf/lawn areas, planting areas, cobble areas and hardscape. When using seed mixes, the details of the see mix shall be provided.
	<b>Site Amenities.</b> Label bike racks, trash enclosures, trash & recycling receptacles, pet waste stations, street furniture, recreational facilities, and other site amenities and furnishings, as applicable. Locate and label all outdoor storage and display areas, if applicable
	<b>APPLICABLE TO IRRIGATION PLAN SHEETS</b>
	<b>Scale.</b> The landscape plan shall be prepared at a scale of 1" = 40' or 1" = 20' or another scale approved by the Planning Manager, which allows for maximum clarity of the proposal and is the same scale as the irrigation and grading plans.
	<b>Identification.</b> <ul style="list-style-type: none"> <li>• Label the location of the irrigation control panels, master valve and backflow preventer(s).</li> <li>• Label the method of water application (drip, spray, etc.).</li> <li>• Label the location of the master valve and backflow preventer(s).</li> <li>• Label the location and type of weather-based smart controller(s).</li> </ul>



	<ul style="list-style-type: none"> <li>Label the location of the rain/freeze sensor that will override the irrigation cycle of the system.</li> </ul>
	<p><b>Hydrozones.</b> Label the separate valve zones (hydrozones) and the type of irrigation proposed for each hydrozone. Hydrozones within the landscape site are to be established based on the location of plants with similar water use requirements, slope aspect, and sun/ shade micro-climates.</p>

### Grading Plan Sheet

	<p><b>Scale.</b> The grading plan shall be prepared at a scale of 1" = 40', 1" = 20' or another scale approved by the Planning Manager, which allows for maximum clarity. Additionally, the grading plan shall be at the same scale as the landscape plan.</p>
	<p><b>Improvements.</b> The plan shall identify and label all proposed and existing buildings, structures (e.g., fences, walls, signs, lights, trash enclosures, etc.), pedestrian walkways, trails, parking and loading areas, streets, storm and sanitary sewers, water mains and related structures.</p>
	<p><b>Contour Lines.</b> Existing contour lines shown shall be shown as dashed lines (screening acceptable) and proposed grades shown as solid lines. The contour interval shall be a maximum of two (2) feet unless otherwise approved by the Planning Manager.</p>
	<p><b>Berming.</b> Staff may require berms to be shown at a contour interval of one (1) foot. These contour lines shall be graphically distinguishable from the other contour lines on the plan.</p>
	<p><b>Major Grading.</b> The grading plan shall identify existing grades greater than a 5:1 slope (20%) and proposed grades greater than a 4:1 slope (25%). Different hatching and screening patterns shall be used for existing and proposed grades.</p>
	<p><b>Low and High Points.</b> The grading plan shall identify low and high points on the subject site.</p>
	<p><b>Drainage.</b> The direction of flow shall be depicted by arrows.</p>
	<p><b>Detention Areas.</b> Detention/retention areas and storm sewer infrastructure (to include storm inlets) shall be identified, along with any required drainage easements.</p>
	<p><b>Sight Distance Triangles.</b> Sight distance triangles (sight lines) shall be identified in accordance with the City's adopted Roadway Design and Construction Standards.</p>

### Site Amenities and Furnishings Plan Sheet(s)

	<p><b>Site Amenities Plan.</b> The plan shall include photographs and design specifications, including manufacturers' names and product numbers, materials, and colors for all site furnishings, to include, but not be limited to, lighting, benches, trash receptacles, outdoor tables/chairs, umbrellas, awnings, bike racks, fences, walls, water features, pet waste stations and pet amenities, and recreation facilities (to include playground equipment).</p>
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### Lighting Specification Sheet(s)

	<p><b>Specifications.</b> The manufacturer specifications (to include lumen ratings) for all fixtures shall be provided. Elevation type details and manufacturers' product information shall be provided for all proposed and existing lighting fixtures.</p>
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## Building Elevation/Rendering Sheets

	<p><b>Elevation Drawings.</b> All exterior elevations of the proposed structures shall be shown with all dimensions, colors and materials labeled. All light fixtures shall be shown on the elevations.</p>
	<p><b>Utility Equipment/Facilities.</b> The location of all HVAC units, mechanical equipment, electrical boxes and meters, irrigation control panels and transformer boxes shall be shown, indicating how they will be effectively screened by building parapets, screen walls or landscaping. All mechanical rooftop equipment shall be shown to scale on all building elevations and/or cross sections to adequately illustrate how effective screening of such equipment will be achieved. Locate the top of the rooftop HVAC units in a dashed line.</p>
	<p><b>Signage and Murals.</b> All exterior wall sign and/or mural locations and dimensions shall be shown (note signs require a separate application to obtain a sign permit, as required). Such depictions should be identified simply by 'future sign' or 'future mural' and should not include business names.</p>
	<p><b>Renderings.</b> Color photo renderings of all exterior sides of the building(s) are required unless waived by the Planning Manager.</p>
	<p><b>Material Board.</b> An electronic version of the material sample board shall be included within the SIP plan set.</p>