

PLAN COMMISSION CHECKLIST

COMMERCIAL and INDUSTRIAL PRELIMINARY PLAN REVIEW

- ☒ Four (4) full-size, (one of which must be in COLOR) and seven (7) reduced copies unless waived by the department. The reduced set of copies should include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.
- ☒ One digital copy of all plans (JPG or PDF) **including the colored plans.**
- ☒ Written Statement - A written statement containing a general description of the project, including ownership, the number of phases for development, if more than one, the number of buildings, the area of each building, and the number of parking stalls.
- ☐ Plat of Survey - A plat of survey by a registered land surveyor, showing thereon the exact net area of the site, and of each phase, if more than one phase.
- ☒ Site Plan. An accurate scale map of the proposed development at an engineers scale of at least 1" = 40' showing the following where applicable:
 - ☒ Existing topography referenced to City datum and platted at 2 foot contour intervals, except that five foot intervals may be accepted where warranted by extremes in topography. These contours must extend at least 20 feet onto surrounding properties;
 - ☒ All existing rights-of-way, easements, pavements, structures, utilities, drainage facilities, lot lines and natural features such as wooded areas, streams, ponds, wetlands, and floodplain;
 - ☒ Locations, dimensions and grades of all proposed structures, with each structure referenced to the building plans, and including (on drawing) the locations and grade of all buildings within 100' of property;
 - ☒ Proposed topography showing grading of all proposed roadways, drives, walks, parking areas, and stormwater management facilities;
 - ☒ Generalized landscaping plan showing areas to be planted and nature of plantings; and
 - ☒ General utility system plans, including sanitary sewer, storm drainage, water distribution, telephone, gas, and electric in sufficient detail to allow evaluation of their adequacy. The developer shall consult with the Engineering Department and the Water Utility for direction.
- ☒ Building Plans. Of sufficient detail to illustrate the architectural character of every building including the following:
 - ☒ Partial building elevation sketches indicating representative materials, finishes, and architectural style, with reference to all sides of every building;
 - ☒ Representative floor plans indicating layout of each floor.
- ☒ Review Fee. A review fee equal to \$300 plus \$15.00 per 1000 sq. ft. of floor area.

SUSTAINABILITY CHECKLIST FOR NEW COMMERCIAL CONSTRUCTION MAJOR RENOVATION

PROJECT NAME: Panda Express

DATE: October 5th, 2016

SUSTAINABILITY CHECKLIST FOR NEW COMMERCIAL CONSTRUCTION MAJOR RENOVATION

PROJECT NAME: Panda Express- Preliminary Checklist

DATE: October 5th, 2016

SUSTAINABLE SITES		Notes	SUSTAINABLE SITES CONT'D		Notes
Construction Activity Pollution Prevention			Stormwater Quantity & Quality Design		
Chapter 32 permit			Chapter 32 permit		
Site Selection			Heat Island Effect-Nonroof		
Not farmland	Site is not located on a farmland		50% shade in 5 years		N/A
Not lower than 5 feet above 100 year flood elevation	Site is not lower than 5 feet above 100 year flood elevation		Materials with SRI of at least 29		N/A
Protect species habitat	N/A		Heat Island Effect-Roof		
Not within 100 feet of wetlands	Site is not located within 100 feet of wetlands		High albedo roof surface		Yes SRI = 104 (white PVC roof)
Not within 50 feet of water body	Site is not located within 50 feet of water body		Green Roof		N/A
Not previously parkland	Site is not a previous parkland		Light Pollution Reduction		
Dev. Density and Community Connectivity			Indoor Lighting		
Previously developed site	Site was not previously developed		Reduced lighting 11pm-5am		Yes
1/2 mile to basic services	Yes, Site is located within a 1/2 mile to basic services		Meet ANSI/ASHRAE/IESNA standards		Yes
Pedestrian access to services	Yes, Site has pedestrian access		Exterior Lighting		Yes, Exterior Lighting is provided for this site
W/in 1/2 mile of dense neighborhood	Yes, Site is located in a 1/2 mile of dense neighborhood		WATER EFFICIENCY		
Brownfield Redevelopment			Water Use Reduction		
Site documented as contaminated	N/A		Toilets		N/A
Defined as brownfield by gov't agency	N/A		Faucets		N/A
Alternative Transportation			Prerinse spray valves		
Public Transportation Access	Yes, Site has access to public transportation (bus route)		Water Efficient Landscaping		
Bicycle Storage & Changing Rooms	No, building does not contain bicycle storage & change rooms		Reduce water consumption by 50% for landscaping		N/A
Low Emitting & Fuel-Efficient Vehicles	N/A		Use no potable water for irrigation		N/A
Parking Capacity			ENERGY & ATMOSPHERE		
Provide no new parking	Site will have new parking		On-site Renewable Energy		
Sized to no exceed minimum zoning requirement	Yes, Site meets local zoning parkings requirements		MATERIALS & RESOURCES		
Preserve future parking in greenspace	N/A		Storage & Collection of Recyclables		
Protect or Restore Habitat			Building Reuse		
Limit site disturbance	N/A		Construction Waste Management		
Restore greenspace	N/A		Materials Reuse		
Maximize Open Space			Recycled Content		
20% open space	N/A		Regional Materials		
Vegetated roof	N/A		Rapidly Renewable Materials		
25% Pedestrian oriented hardscape areas	N/A				
Wetlands or naturally designed pond	N/A				