

LANDSCAPE AND LIGHTING PLAN CHECKLIST

Any landscape and lighting that will be installed for your project must meet the standards in the Rock Hill Zoning Ordinance (RHZO). A landscape and lighting plan is required to be approved before the building permit can be issued for your project. We recommend that the landscape and lighting plan be included with the Civil Construction Plans to ensure there is no delay in issuing the building permit. If the landscape and lighting plan is not included with the Civil Construction Plans, a separate Landscape/Lighting Plan must be submitted and approved before the building permit can be issued. The landscape and lighting plans must be submitted together to verify there are no conflicts between the two.

PLEASE SUBMIT THE FOLLOWING FOR PLAN REVIEW:

Submit a PDF file with all sheets combined into one PDF in the order shown on the cover sheet. Please add bookmarks with the sheet number to each page. This will expedite the review process. Scaled drawings are required, not smaller than 1" = 20'.

- Lighting plan** with location of all site lighting including lights mounted on buildings that are intended to illuminate spaces adjacent to building with items listed in checklist below.
- Landscape plan** showing items listed in checklist below.
- Overlay of Landscape Plan, Lighting Plan and Utility Plan** showing all utility lines and associated easements to confirm plans are compatible.
- Photometric plan** (may be waived for small or infill sites where code compliance and compatibility can be determined through other data)
- Specifications and details** of all fixtures to be installed.

Plans may be submitted for review in one of the following ways:

- Online Services Website - www.cityofrockhill.com/OnlineServices
- FTP Website – Contact us for login information.

PROJECT INFORMATION

Project Address/Location: _____

Tax Map ID/Parcel No. _____

Project Description: _____

Applicant Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Lighting Contractor Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

CHECKLIST

LIGHTING

All site lighting shall be designed and installed to maintain adequate lighting levels on site and provide security for persons and land, through the use of fixtures that are durable, yet avoid the use of tall light fixtures that unnecessarily disperse light and glare to surrounding lands. Exterior and interior site lighting spillover/trespass onto adjacent residential districts shall be minimized without decreasing safety and security.

These exterior lighting provisions apply to the installation of new exterior lighting fixtures or the replacement of existing lighting fixtures. Replacement of a lighting fixture is defined as a change of fixture type, or change to the mounting height or location of

the fixture, or replacement of lamps or light bulbs with a higher wattage than existing. Routine fixture maintenance, such as changing lamps or light bulbs of the same or lesser wattage, ballast, starter, photo control, housing, lenses, and other similar components, does not constitute replacement and is allowed provided such changes do not result in higher light output.

Review Rock Hill Zoning Ordinance Section 6-700 for the following lighting standards and provide information to show compliance with these sections:

- The maximum height for exterior lighting in all districts shall not exceed 22 feet; except for outdoor sporting fields and commercial/institutional sites with more than 100 parking spaces. For additional information reference section 6-700(E)(1).
- All exterior light fixtures shall be located a minimum of five (5) feet from the property line and the public right of way.
- Maximum light levels at the property line should not exceed 0.5 foot-candles in residential districts and 2.5 foot-candles in commercial and industrial districts, and edge of right of way.
- Parking lot uniformity ratios shall not exceed (15:1) in residential districts and (10:1) in commercial and MP districts.
- The lighting source shall be consistent, non-distracting, non-flashing, and non-changing color-neutral types such as LED, halogen or metal halide.
- An illustration of the light fixture design must be submitted with all lighting plans.
- Exterior lights must be downward facing, fully shielded and have full cut-off lenses. For additional information reference section(s) 6-700 (E)(2), 6-700(E)(3), 6-700 (E)(6).
- Wall pack lights may be used at the entrance of buildings to light unsafe areas only. Wall pack lights are prohibited if visible from any location off the site. For additional information reference section 6-700 (H).
- Sign lighting shall be aimed, located, maintained, and shielded so that direct illumination is focused exclusively on the face of the sign. For additional information please reference section 6-700(K).

Building Code Requirements

- Provide a foundation detail for any light pole bases.
- Provide specifications for all light fixtures. Must be UL listed.
- Include complete wiring diagram that establishes compliance with the NEC.
- COMcheck report or equivalent compliance report that establishes compliance with the 2009 International Energy Code.

LANDSCAPE

- Show Tree Canopy Retention Calculations on plans. Current Zoning Ordinance Section 6-200 (2) (a) and Table 6-200 (C), specify minimum canopy tree coverage for Residential developments @ 25%, Commercial/Retail uses @ 10% and Industrial @ 7% of the development lot size. Allowance for mitigation trees is 400 sq.ft. per 3" caliper tree OR preservation of existing tree cover.
- Show City-approved tree protection barrier detail on plans.
- Tree protection to be erected along with construction drive and silt fence.
- Tree protection should be specified on plans along with erosion control measures and shall be erected prior to any site disturbance or excavation.
- VUA (vehicular use area) requires screening from off-site views primarily from public right-of-ways, such as streets & roads, but may include view corridors from adjacent property as well.
- Please show dumpster pad and ground-level utility pads that require screening from both off-site and on-site views. Dumpster pad access, exposure to public ROW which requires screening.
- Address turning radius issues for vehicular circulation primarily for dumpster and fire trucks by code.
- In some cases tree surveys are required. Heritage Tree and tree canopy coverage, mentioned above, are required elements on site plans.
- Buffers are required on all sites. The buffer width varies but only with respect to 'Old Town' development standards. Otherwise perimeter screening, vehicular use area screening, and minimum planting requirements are required for site plan approval. Land Use Intensity [LUI] dimensions are specified on Table 6-300(D)(2)(a): Land Use Differential. Minimum planting standards are on the following Table 6-300(D)(3).
- Review Current Zoning Code:
 - o Section 6-300 (C) (1): Landscape Plan - The plan shall be prepared by a landscape architect or other qualified landscape designer. The plan shall implement the requirements of this section, including both the specifications and design intent outlined in the various subsections. The plan shall be a fully specified and labeled detailed graphic representation of the design, demonstrating knowledge of plant material characteristics and growth habits, and basic landscape design practice. And (C)(2), Minimum Planting Standards, lists the minimum plant sizes for proposed trees & shrubs. Illustrated in Fig. 6-300(A)
 - o Section 6-300 (E) Parking Lot Landscaping, addresses internal parking lot requirements and perimeter screening which can also be credited toward buffer minimums along property boundaries.

- Section 6-300 (F) Building Landscaping – describes, in particular, building foundation planting strips and additional screening of service/delivery/mechanical & maintenance areas.
- Section 6-300 (G) & (H) describe Streetscape along road frontages for all proposals and Internal Property Boundaries for those parcels – or ‘out-parcels’ - within a greater approved development such as a multi-use or multi-tenant complex.
- Provide soil/planting notes on the landscape plan, available from the Landscape Architect in Planning and Development.
- Add a note “International Building Code (IBC), latest edition requires separate permits for retaining walls, four (4) feet in height and greater, and stand-alone walls and fences of six (6) feet in height and greater.” . . . or similar language that conveys this message.
- Under 6-300(J), Other Landscape Standards, are minimum requirements for landscape installation, performance standards including guarantees, warranty periods and maintenance.

Contact the Landscape Architect in Planning and Development for additional assistance if desired.

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