



# Town of Moraga

## Public Works/Engineering Department

### LAND DEVELOPMENT APPLICATION

Development No: \_\_\_\_\_

Deposit Acct #: \_\_\_\_\_

Staff: \_\_\_\_\_

Date: \_\_\_\_\_

#### APPLICATION TYPE

Land Development Plan Review	Stormwater	Other
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Drainage / Stormwater Control Plan	<input type="checkbox"/> COA Compliance Check
<input type="checkbox"/> Final Map	<input type="checkbox"/> C.6 SWPPP Monthly Inspection	<input type="checkbox"/> Letter of Map Revision / Amendment/Flood Plain Management
<input type="checkbox"/> Improvement Plan	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Easement / Dedication / Vacation
<input type="checkbox"/> Certificate of Correction	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Lot Line Adjustment (Also see Planning Dept.)
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

#### PROJECT INFORMATION

Site Address		
Final / Parcel Map No.	APN	Special Flood Hazard Area (SFHA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, Elevation Certificate required
Site Vacant <input type="checkbox"/> Yes <input type="checkbox"/> No	APN	
Project Description		

#### STREET ADDRESS WHERE WORK WILL BE DONE

Description of Work		Will improvements include permanent structures in the Right of Way? <input type="checkbox"/> Yes <input type="checkbox"/> No
Location of Work		Will location of work enter into a Moratorium Street: <input type="checkbox"/>
Start Date	End Date	Working Days

#### PROPERTY OWNER

Name	Phone	Fax
Company		
Address		
Email		
Signature	Date	

- I am the sole owner and hereby authorize the filing of this application.
- I own the project site jointly with one or more persons and am empowered to authorize the filing of this application on behalf of my fellow property owners.
- I own the project site in conjunction with one or more persons who are listed with their acknowledgement and authorization for the filing of this authorization / acknowledgement.

#### APPLICANT

Architect  Engineer  Tenant  Other

Name	Phone	Fax
Company		
Address		
Email		
Signature	Date	

In signing this application, I, as applicant, represent to have obtained authorization of the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearing on this application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file this application and agreement to conditions of approval, subject only to the right to object at the hearings or during the appeal period.

## GENERAL CONDITIONS

### **SUBDIVISION: SIZE OF DEVELOPMENT AND NUMBER OF LOTS**

Total Land Area of Projected Site (in acres)	Total No. of Units
Current number of lots	Total No. of SFR Lots
Proposed subdivision	Total No. of Townhouse Lots
Tentative Map Approval Date	Total No. of Common Lots
Total No. of Proposed Lots	Total No. of Condo Units

### **BILLING AUTHORIZATION**

<p>Person responsible for payment of project charges.  I agree that the application fee submitted with this application is a deposit only. If the application is modified, an additional deposit or deposits may be required. The actual charges for the application(s) and any subsequent modifications will be based on staff time required to process the application, including modifications and appeals. Progress billings will be made during the review of the project if charges exceed the deposit. Prompt payments of progress billings will assure continued staff review of the project. I also agree that the denial of the project does not relieve me of the payment of charges for the processing of the application. I acknowledge I will be issued a refund at the completion of the project review if excess funds have been paid.  I further agree to pay all fees charged for the processing of this application and any subsequent modification based on the current fee schedule, which is in effect at the time the work, is performed. Additionally, I authorize the Town to offset any shortage in any other accounts I might have with the Town with excess funds from this account. The Town reserves the right to offset any shortage in other accounts.</p>	Name	
	Company	
	Address	
	Phone	Fax
	Email	
	Signature	Date

### **INDEMNIFICATION**

Permittee shall indemnify, hold harmless, and defend the Town (including its elected officials, officers, agents and employees) from and against any and all claims (including all litigation, demands, damages, liabilities, costs, and expenses, and including court costs and attorney's fees) resulting or arising from performance, or failure to perform, under this application (except only for those claims arising from the Town's sole negligence, willful misconduct, or active negligence, as defined by California Civil Code section 2782). This Permit shall inure to the benefit of and be binding upon the Permittee and the Permittee's respective successors and assigns. This Permit shall not be assigned or transferred without the written consent of the Town.

Signature	Date
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### **STAFF USE ONLY**

#### **GENERAL PERMIT FEES**

\$ \_\_\_\_\_ Permit Administrative Fee (\$316)

#### **SITE IMPROVEMENT (PLAN REVIEW)**

##### **PUBLIC IMPROVEMENTS**

\$ \_\_\_\_\_ \$0 - \$250,000 (2.5% or \$2,575 minimum deposit)  
 \$ \_\_\_\_\_ \$250,001 - \$1,000,000 (2.25% deposit)  
 \$ \_\_\_\_\_ \$1,000,000+ (2.5% deposit)

##### **PRIVATE IMPROVEMENTS**

\$ \_\_\_\_\_ All private improvements (1% or \$2,500 minimum deposit)  
 \$ \_\_\_\_\_ Other \_\_\_\_\_

#### **LANDSCAPE IMPROVEMENTS (Public or Private)**

\$ \_\_\_\_\_ All landscape improvements (2.5% or \$2,575 minimum deposit)  
 \$ \_\_\_\_\_ Hauling Permit Fee (TBD by Engineering Staff)  
 \$ \_\_\_\_\_ Street Storage Fee (\$75 / day)  
 \$ \_\_\_\_\_ Oversize Loads Permit Fee (\$95 / year for each vehicle)  
 \$ \_\_\_\_\_ Other \_\_\_\_\_

#### **SITE IMPROVEMENT (INSPECTION)**

##### **PUBLIC IMPROVEMENTS (Including Public Off-Site Improvements)**

\$ \_\_\_\_\_ < \$50,000 (8% deposit)  
 \$ \_\_\_\_\_ \$50,001 - \$150,000 (6% deposit)  
 \$ \_\_\_\_\_ \$150,001 - \$300,000 (5% deposit)  
 \$ \_\_\_\_\_ \$300,001 - \$500,000 (4% deposit)  
 \$ \_\_\_\_\_ > \$500,000 (3% deposit)

##### **PRIVATE IMPROVEMENTS**

\$ \_\_\_\_\_ \$150,001 - \$300,000 (3% deposit)  
 \$ \_\_\_\_\_ \$300,001 - \$500,000 (2% deposit)  
 \$ \_\_\_\_\_ > \$500,000 (1% deposit)  
 \$ \_\_\_\_\_ < \$50,000 (5% deposit)  
 \$ \_\_\_\_\_ \$50,001 - \$150,000 (4% deposit)

#### **LANDSCAPE IMPROVEMENTS (Public or Private)**

\$ \_\_\_\_\_ All landscape improvements (8% deposit)

##### **OTHER**

\$ \_\_\_\_\_ GIS conversion of maps \$170 (\$170 hr. minimum 1 hr.)  
 \$ \_\_\_\_\_ Performance Bond (99% value of engineer's estimate)  
 \$ \_\_\_\_\_ Performance Cash Bond (1% value of engineer's estimate)  
 \$ \_\_\_\_\_ Payment Security Bond (50% value of engineer's estimate)  
 \$ \_\_\_\_\_ Warranty Bond (15% value of engineer's estimate)

##### **MAP CHECKING**

\$ \_\_\_\_\_ Final Map Review (\$1,545 + \$52 / lot, or \$7,210, whichever is greater, deposit)  
 \$ \_\_\_\_\_ Parcel Map Review (\$3,090 deposit)  
 \$ \_\_\_\_\_ Lot Line Adjustment \$680 (\$170 hr. minimum 4 hrs.)  
 \$ \_\_\_\_\_ County Land Surveyor Services (Cost + 25%\*)  
 \$ \_\_\_\_\_ Certificate of Correction (\$1,545 deposit)  
 \$ \_\_\_\_\_ Subdivision Monument Checking Fee (\$185 each)  
 \$ \_\_\_\_\_ Base Map Revision (\$93 / lot)

##### **OTHER SERVICES**

\$ \_\_\_\_\_ Condition of Approval Compliance Review \$340 (\$170 hr. minimum 2 hrs.)  
 \$ \_\_\_\_\_ Drainage / Stormwater Control Plan Review \$340 (\$170/hr.; minimum 2 hours))  
 \$ \_\_\_\_\_ Letter of Map Revision/Amendment (\$1,545 deposit)  
 \$ \_\_\_\_\_ Easements / Dedication / Vacations (\$3,090 deposit)

\$ _____	<b>TOTAL FLAT FEE</b>
\$ _____	<b>TOTAL DEPOSIT</b>
\$ _____	<b>CASH BOND DEPOSIT</b>
\$ _____	<b>TOTAL</b>

\*Outside Consultants, Specialists /Experts required Cost plus 25% deposit