



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

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

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.	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

STAFF USE ONLY

GENERAL PERMIT FEES

\$ _____ Permit Administrative Fee (\$168)

SITE IMPROVEMENT (PLAN REVIEW)

PUBLIC IMPROVEMENTS

- \$ _____ \$0 - \$250,000 (2.5% or \$2,500 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)

LANDSCAPE IMPROVEMENTS (Public or Private)

\$ _____ All landscape improvements (2.5% or \$2,500 minimum deposit)

- \$ _____ Hauling Permit Fee (TBD by Engineering Staff)
 \$ _____ Street Storage Fee (\$84 / day)
 \$ _____ Oversize Loads Permit Fee (\$90 / 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

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

LANDSCAPE IMPROVEMENTS (Public or Private)

\$ _____ All landscape improvements (8% deposit)

OTHER

- \$ _____ GIS conversion of maps \$84 (\$168 hr. minimum ½ 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 (\$1,500 + \$50 / lot, or \$7,000, whichever is greater, deposit)
 \$ _____ Parcel Map Review (\$3,000 deposit)
 \$ _____ Lot Line Adjustment \$648 (\$162 hr. minimum 4 hrs.)
 \$ _____ County Land Surveyor Services (Cost + 25%)
 \$ _____ Certificate of Correction (\$1,500 deposit)
 \$ _____ Subdivision Monument Checking Fee (\$179 each)
 \$ _____ Base Map Revision (\$90 / lot)

OTHER SERVICES

- \$ _____ Condition of Approval Compliance Review (\$1,000 deposit)
 \$ _____ Drainage / Stormwater Control Plan Review \$336 (\$168/hr.; minimum 2 hours)
 \$ _____ Letter of Map Revision/Amendment (\$1,500 deposit)
 \$ _____ Easements / Dedications / Vacations (\$3,000 deposit)

\$ _____	TOTAL FLAT FEE
\$ _____	TOTAL DEPOSIT
\$ _____	TOTAL