



Hillside Development Plan Application Checklist

SUBMITTAL REQUIREMENTS. The following information is required for a complete application. Please review this checklist with the City of Concord Planning and Engineering Divisions to confirm specific requirements and to determine if other applications are required.

- APPLICATION FORM.** Include signature and contact information for the legal property owner, applicant or authorized agent and contact information for the Civil Engineer, Architect, Landscape Architect, and all other consultants involved with the application.
- FILING FEES***. (See Fees and Charges Resolution for current year).
- ENVIRONMENTAL FACT SHEET.** Including supplemental studies as required.
- TITLE REPORT.** Prepared within the past three months. (three copies)
- ARBORIST REPORT.** Prepared by an ISA Certified Arborist for the removal or disturbance of any Heritage Tree on the site or on an adjacent property which could be impacted by the proposed development. Describe the condition of all heritage trees to be removed/disturbed and provide a statement of specific reasons for the proposed removal. (three copies)
- WRITTEN STATEMENT.** Describe in detail the existing and post-project appearance of the site as seen from adjoining parcels located level with or above the lowest elevation of the site, public open spaces, parks, rights-of-way, and other public places.

REQUIREMENTS FOR ALL DEVELOPMENT PLANS. If the application is filed in conjunction with other applications, the submittal requirements from all applicable checklists shall be incorporated into one set of plans. All plans shall:

- ___ Be prepared, signed and stamped by licensed professionals.
- ___ Include the date of preparation and dates of each revision.
- ___ Be fully dimensioned and drawn to scale on the same size sheets, with a consistent scale (as noted) throughout all plan sheets.
- ___ Be submitted in collated sets and folded to 8-1/2" x 11".
- ___ Be numbered in proper sequence.

The following numbers of plan sets are required:

- ___ 15 sets full size 24" x 36"
- ___ 21 sets reduced to 11" x 17"
- ___ 1 set 8 1/2" x 11"
- ___ 1 each, full-sized rendered Site Plan, Elevations, Cross-Sections, and Landscape Plan. The rendered plans shall be rolled, not folded.

When the application is deemed complete or after Final Design Review, a set of plans shall be submitted on a CD in pdf format.

* The City adjusts all fees and charges on an annual basis in accordance with the San Francisco-San Jose-Oakland Area Consumer Price Index, actual hourly rates for work performed by City employees, and the Construction Cost Index for the San Francisco Bay Area published in the most current edition of the Engineering News Record. The new fees are adopted following a public hearing and incorporated in the Master Fees and Charges Resolution July 1 of every year. Persons interested in how a particular fee is adjusted should contact the City department that administers the fee or the Finance Department.

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- DEVELOPMENT PLAN SETS.** The following plans shall comprise the Development Plan set:
 - TITLE SHEET.** Including subdivision name and number, assessor's parcel numbers, location, prior development approvals, and table of contents listing all the plan sheets with content, page numbers and date prepared.
 - SITE PLAN.** Prepared by a licensed Civil Engineer, drawn at 1"= 20' scale with scale noted, a graphic bar scale, and north arrow. The plan shall include the following:
 - Vicinity map showing north arrow, the location and boundary of the project, major cross streets and the existing street pattern in the vicinity.
 - Table with the following information:
 - General Plan and Zoning designations.
 - Size of property including gross & net lot area (square feet and acres).
 - For residential development, include the floor area for each unit type, the number of bedrooms, the number of units by type, the number of units per building, the total number of units, and net density.
 - For commercial development, total floor area in each building (including basements, mezzanines, interior balconies, and upper stories or levels in a multistory building) and total building area and FAR (Floor Area Ratio = total floor area divided by total net land area).
 - Percent lot coverage, percent of net lot area covered by buildings (total ground floor area of all buildings divided by net lot area).
 - Percentage of net lot area devoted landscaping, common open space and private useable open space.
 - Parking requirements including tabulation of the number of parking spaces required and proposed based on building area, by type (standard, universal, compact and handicapped), and parking ratios (required and proposed).
 - Statement if the property is subject to inundation.
 - Sewage disposal; source of water supply.
 - Statement setting forth the intended land use of the parcels.
 - Assessor's Parcel numbers.
 - Existing and proposed property lines with dimensions, bearings, radii and arc lengths, easements, and net & gross lot area for existing and proposed parcels. Benchmark based on U.S.C. & G.S. datum, 1929 (City of Concord is on the same datum as U.S.C. & G.S., 1929).
 - Location and dimensions of all existing and proposed structures extending 50 feet beyond the property. If adjacent to a street, show the entire width of street to the next property line, including driveways. Clearly identify all existing and proposed structures such as fencing, walls, all building features including decks and porches, all accessory structures including garages and sheds, mailboxes, and trash enclosures. Label all structures and indicate the structures to remain and the structures to be removed.
 - Dimensions for setbacks from property lines and between structures.
 - Location, dimension and purpose (i.e. water, sewer, access, etc.) of all easements including sufficient recording data to identify the conveyance (book and page of official records).
 - Location and dimensions for all adjacent streets (public and private) and proposed streets showing both sides of streets, street names, street width, striping, centerlines, centerline radii of all curves, median and landscape strips, bike lanes, pedestrian ways, trails, bridges, curb, gutters, sidewalks, driveways, and edge of right-of-way including any proposed or required right-of-way dedication. Show all existing and proposed improvements including traffic signal poles and traffic signs. Show line of sight for all intersections and driveways based on current City of Concord standards, and corner setback lines based on City of Concord Standard Plan S-36.
 - Existing topography and proposed grading extending 50 feet beyond the property at 2 foot contour intervals for slopes up to 5% and under 5 feet in height; and contour intervals of 5

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feet for slopes over 5% or greater than 5 feet in height. Include spot elevations, pad elevations, percent slope and show all retaining walls with TOW/BOW elevations.

- Preliminary drainage information showing spot elevations, pad elevations, existing catch basins, and direction of proposed drainage, including approximate street grade and existing and proposed storm drain locations.
- Location and dimensions of existing and proposed utilities including water supply system, sanitary sewers and laterals, drainage facilities, wells, septic tanks, underground and overhead electrical lines, utility poles, aboveground utility vaults and meters, transformers, electroliers, street lights, lighting fixtures, underground irrigation and drainage lines, backflow prevention and reduced pressure devices, traffic signal poles, underground conduit for signals and interconnect, and traffic signal pull boxes, signal cabinets, service cabinets, and other related facilities.
- Location and dimensions of parking spaces, back up, loading areas, and circulation patterns.
- Survey of all existing trees on the site and adjacent to the site with a trunk diameter of 4" or greater, indicating species, size (circumference or diameter noted) measured at 4-1/2' above grade, base elevation, and accurate trunk locations and drip lines. Identify all Heritage trees (trees over 72 in. in circumference measured 4-1/2 feet above natural grade, multi-stemmed trees with one stem of at least 24 inches in circumference)
- Location of all natural features such as creeks, ponds, drainage swales, wetlands, etc., extending 50 feet beyond the property line to show the relationship with the proposed development.
- Approximate location of areas subject to inundation or storm water overflow, and all areas covered by watercourses.
- If any parcel is within a FEMA defined 100-year floodplain or floodway:
 - Identify the floodplain or floodway on all plan sheets depicting the existing and proposed site, with the base flood elevation (BFE) and flood zone type clearly labeled. In addition, show the existing site topography and finish floor elevations for all existing and proposed structures. If FEMA has not defined a BFE, a site specific hydraulic analysis will be required to determine the BFE prior to deeming the application complete (CMC Sec. 34-32.b2).
 - Flood zone boundaries and floodwater surface elevation. If the property proposed to be developed is within or adjacent to the 100 year flood zone (Zone A) or the National Flood Insurance Program, Flood Insurance Rate Map, the extent of Zone A shall be clearly drawn on the tentative map and the 100 year flood water surface elevation shall be shown. The map shall show the approximate location of the Floodway Boundary as shown on the latest edition of the "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency.
- SLOPE MAPS.** Plans showing existing and final slope (two separate colored maps at 24 in. x 36 in.), based on the following slope categories: 0-10%, 10-15%, 15-20%, 20-25%, 25-30%, 30-35%, 35-40%, greater than 40%; adjoining slope categories shall be shown using contrasting colors.
- SLOPE CALCULATION.** Average slope calculation data including the completed worksheet form (attached).
- PRELIMINARY GRADING AND DRAINAGE PLAN.** Prepared by a licensed Civil Engineer, drawn at 1"= 20' scale, with scale noted, showing the following:
 - Existing and proposed topography with two foot contour intervals, pad elevations and finished floor elevations; location and height of all retaining walls, swales and inlets indicating top of bank; top of curb (TOC), top of wall (TOW), base of wall (BOW), invert and grate elevations.

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- Average slope of property, and percentage of slope for all finished slopes, driveways, roadways and trails or pathways.
- Contours shall extend 50 feet onto all adjacent properties showing existing improvements and spot and pad elevations for the adjacent properties.
- A calculation of amount of earth in cubic yards to be moved, imported or exported from the site, if total is greater than 50 cubic yards.
- Direction of drainage, location of catch basins and off site connections with details of swales and drainage structures.

- ENGINEERED CROSS-SECTIONS.** A minimum of two cross-sections drawn with an exaggerated vertical scale, with scale noted, through critical portions of the site extending beyond the property line to the opposite curb line of adjacent streets or to a minimum of 50 feet onto adjacent properties. Sections shall include existing topography, final grades, existing and proposed structures, fences, walls, property lines, dedications, curb, gutter and sidewalks. Section locations shall be identified on the Tentative Map.

- TRUE CROSS-SECTIONS.** A minimum of two cross-sections (more as needed to showing varying site conditions) drawn at 1:1 scale (same scale used for both vertical and horizontal axis), 1"=20' minimum scale, with scale noted, and a graphic bar scale, through critical portions of the site extending 50 feet beyond the property line onto adjacent properties or to the property lines on the opposite side of adjacent streets. Sections shall include existing topography, final grades, location and height of existing and proposed structures, fences, walls, roadways, parking areas, landscaping, trees, and property lines. Section locations shall be identified on the Tentative Map, Development Plan or Site Plan.

- STORMWATER CONTROL PLAN.** See Stormwater Control Plan Application Checklist. If the project creates or replaces more than 10,000 sq. ft. of impervious area, a Stormwater Control Plan is required. Provide the following information to determine if the project meets this threshold.
 - Site size in sq. ft.
 - Existing impervious surface area (all land covered by buildings, sheds, patios, parking lots, streets, paved walkways, driveways, etc.) in sq. ft.
 - Impervious surface area created, added or replaced in sq. ft.
 - Total impervious surface area in sq. ft.
 - Percent increase/replacement of impervious surface area (new impervious surface area in sq. ft./existing impervious surface area in sq. ft. multiplied by 100).
 - Estimated area in sq. ft. of land disturbance during construction (including clearing, grading or excavating).

- PRELIMINARY UTILITY PLAN.** Prepared by a licensed Civil Engineer and drawn at 1"= 20' scale, with scale noted, showing the location and dimensions of existing and proposed utilities including water supply system, sanitary sewers and laterals, drainage facilities/storm drainage system, wells, septic tanks, underground and overhead electrical lines, utility poles, aboveground utility vaults and meters, transformers, underground irrigation and drainage lines, backflow prevention and reduced pressure devices, electroliers, lighting fixtures, street lights, traffic signal poles, traffic signal pull boxes, signal cabinets, service cabinets, underground conduit for signals and interconnect, and other related facilities.

- SIGNIFICANT FEATURES.** Location of significant natural, historic, cultural and archaeological features of the site, including Heritage trees and any group of trees which has a relationship to an event of historical significance or is of public interest, and other natural attributes such as creeks, ponds, drainage swales, wetlands, etc., extending 50 feet beyond the property line to show the relationship with the proposed development.

- TREE SURVEY.** Drawn at 1"=20' scale, showing all existing trees on the site and adjacent to the site with a trunk diameter of 4" or greater (measured at 4-1/2' above grade), prepared by an ISA Certified Arborist, showing accurate trunk location and drip line. For each tree, specify the species, size (circumference or diameter noted), and base elevation and clearly indicate if it is to be preserved or to be removed. Identify all Heritage trees. Identify existing trees or plant materials on the site and on abutting properties that could influence site design or be impacted by the project.

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- PRELIMINARY LANDSCAPE PLAN.** Plan shall be drawn at 1" = 20' or larger scale by a licensed landscape architect. The plan shall include the following:
 - A conceptual plan showing proposed trees and tree clusters, existing trees to be saved, shrub groupings, lawn and groundcover areas, special paving, hardscape, and site furnishings. Include a landscape legend with a preliminary list of primary plant materials (indicate both Latin and common name).
 - Size, species and spacing of street trees (maximum spacing 30 feet on-center).
 - Size, species, trunk location, and canopy for all existing trees on the site and on abutting properties that could influence site design or be affected by the project, identifying all trees to be removed and to be preserved.
 - Show accurate representation of plant materials within six months, one year and three years.
 - Plan information shall be coordinated with the information on the Site Plan, Grading Plan, Utility Plan and Stormwater Plan and all utilities and bio-swales shall be identified on the landscape plan.
 - Location of all ground signs, walls, fences and other significant site improvements.

- FINAL LANDSCAPE PLAN.*** Plan shall be drawn at 1" = 20' or larger scale by a licensed landscape architect. The plan shall include the following:
 - Final planting plan and plant list indicating appropriate trees, shrubs, groundcovers, turf varieties, mulches, and other surfacing materials. Trees shall be a minimum of 15 gallon size and shrubs a minimum of 5 gallon size. Tree sizes may be required to be increased depending on project location, size, or other conditions.
 - Landscape grading plan (may be combined with final site plan or planting plan).
 - Details for tree and shrub planting, staking and specimen tree guying and where applicable, details for espalier treatment of vines and shrubs, permanent tree-staking in parking areas, and details to show the protection of existing trees.
 - Schedule for finish grading, soil preparation and treatment, planting mulching and landscape maintenance, and outline of site inspections to be performed by the landscape architect or owner's representative.
 - Final construction plan for non-vegetative landscape improvements: paving, fences, walls, retaining walls, planters, trash enclosures, arbors, etc. (may be combined with final site plan or architectural drawings).
 - Statement indicating that a fully automatic irrigation system will be provided.

- EROSION CONTROL.** A preliminary erosion control plan. (A detailed discussion of proposed facilities to manage storm water runoff is not required as part of a Hillside Development Plan.)

- PHOTO-SIMULATIONS.** Digital photo-simulations of the site with and without the project, as viewed from surrounding private property, public rights-of-way, public open spaces, trails or walkways to show views to and from the subject property. Include a key map showing the location where each photo was taken.

- PHOTOS.** Several photos of the project site and adjacent development with the location noted.

FOR STAFF USE ONLY

FILE NUMBER _____ ASSOCIATED FILES _____

PLANNER _____ DATE _____

PROJECT NAME _____

PROJECT ADDRESS _____

GENERAL PLAN _____ ZONING _____

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_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	
_____	contour/elevation	_____	x	_____	=	length	_____	feet.
(0-999+)		(length in inches)		(scale: 1" = ___ ft.)			(at scale)	

Subtotal Length in Inches _____
(Prior Pages)

Subtotal Contour/Elevation Line Length _____ **Feet**
(Prior Pages) (at scale)

Total Length in Inches _____

TOTAL CONTOUR/ELEVATION LINE LENGTH _____ **FEET**

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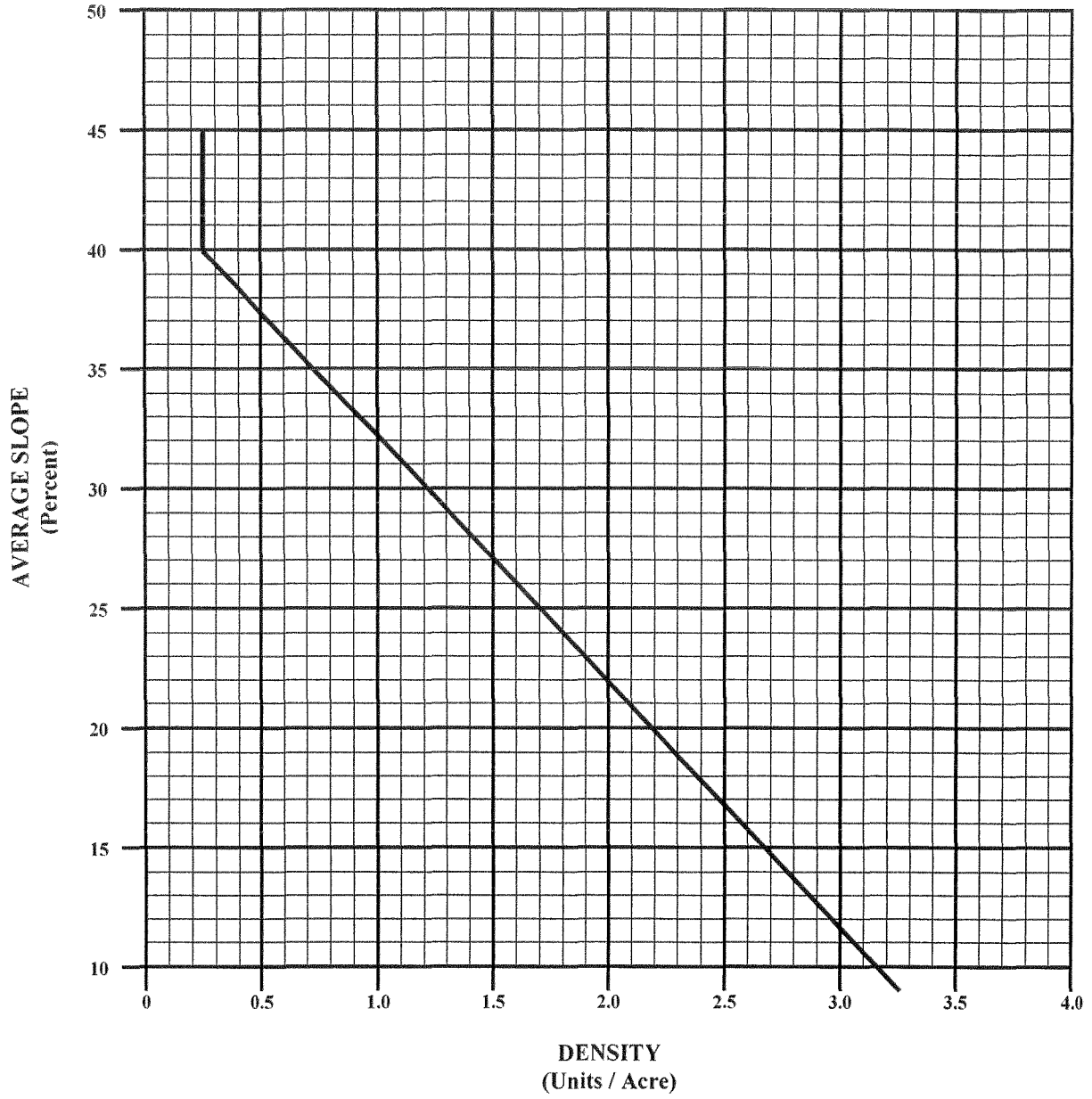
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MAXIMUM DENSITY AT HILLSIDE PARCELS

SLOPE (%)	DENSITY (UNITS)
10%	3.25
11%	3.15
12%	3.05
13%	2.95
14%	2.85
15%	2.75
16%	2.65
17%	2.55
18%	2.45
19%	2.35
20%	2.25
21%	2.15
22%	2.05
23%	1.95
24%	1.85
25%	1.75
26%	1.65
27%	1.55
28%	1.45
29%	1.35
30%	1.25
31%	1.15
32%	1.05
33%	.95
34%	.85
35%	.75
36%	.65
37%	.55
38%	.45
39%	.35
40%	.25

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