

City of Rocklin

Department of Economic & Community Development, Engineering Services
3970 Rocklin Rd, Rocklin CA 95677 (1st floor, City Hall)

REQUEST FOR PLAN/MAP CHECK

(INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED)

Fees per City of Rocklin Resolution Nos. 2011-9, 2013-36 and 2015-241, Effective October 1, 2015

Name of Project:	City Planning#:
Project Address:	TYPE OF PROJECT:
	Δ Subdivision Improvements
APN:	Δ Commercial/Industrial Improvements
Applicant/Engineer's Name:	Δ Parcel Map
	Δ Final Map
Title:	Firm:
Email:	Phone#
Owner:	Submittal Date:

SUBDIVISIONS/COMMERCIAL/INDUSTRIAL

A. 1) IMPROVEMENT PLANS (PER CHAPTER 16.28, ROCKLIN MUNICIPAL CODE)

<input type="checkbox"/>	6 sets of plans (7 sets required if Landscaping & Irrigation is part of project design)
	<p>Improvement plans (including landscaping plans) shall be on 24X36" sheets and shall include all appropriate design information as specified in the City of Rocklin Improvement Standards, and include but are not limited to the following information:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Name, address and telephone number of the project developer <input type="checkbox"/> Conditions of Approval from the Final Signed Planning Department Entitlements shall be included in the Notes Section of the improvement plans <input type="checkbox"/> Separate Fire Water Plan with applicable information as required by the City Fire Department <input type="checkbox"/> Separate Fencing Plan Exhibit with symbols depicting the various wall and fencing types as applicable (include denotation of walls requiring a separate Building Department permit-see section A.2 below) <input type="checkbox"/> Separate Landscaping Exhibit sheet with clear denotation of private versus public (City owned) landscaped areas as applicable
<input type="checkbox"/>	2 copies Engineer's cost estimate breakdown of improvements included on the plans (Including private and public landscaping/irrigation, but not including sewer and domestic water) with 10% contingency added
<input type="checkbox"/>	2 sets of storm drain calculations and watershed map
<input type="checkbox"/>	2 copies of soils report
<input type="checkbox"/>	2 sets of streetlight voltage drop calculations
<input type="checkbox"/>	2 sets of structural calculations for retaining walls and sound walls
<input type="checkbox"/>	Copies of Utility Letters showing transmittal of preliminary Improvement Plans to Utility companies
<input type="checkbox"/>	50% of plan check fee based on Engineer's estimate per City Fee Schedule F, Table A (Balance of plan check fee due prior to approval of improvement plans) Any reviews beyond the 3 rd plan check will be charged at an hourly rate.
<input type="checkbox"/>	Landscape Plan Check/Inspection Fee: \$2,492.00 per Schedule F (for Landscaping in City Owned Land or Right-of-Way)
<input type="checkbox"/>	100% of Inspection Fee per Schedule F, Table A (prior to approval of final improvement plans)

A. 2) BUILDING DIVISION PERMIT REQUIREMENTS ASSOCIATED WITH IMPROVEMENT PLANS

**Please note: All Building Permit Applications shall be submitted AFTER the approval of improvement plans (permits may be pulled individually or collectively by an appropriately licensed Contractor)*

Separate Building Permit Submittal and associated fees required for "Inspection Only" via:
[PROJECT CONTACT INFORMATION FORM](#) AND [BUILDING PERMIT APPLICATION](#)
in the following cases:

<input type="checkbox"/>	Retaining walls 4' and higher (<i>measured from bottom of footing to top of wall</i>) or retaining 3' of earth, or walls supporting a surcharge (<i>to be determined by the City Building Official</i>)
<input type="checkbox"/>	Site Sound Walls and Fences over 7' high as measured from the lowest adjacent grade (<i>includes a combination of wall or fence on top of retaining wall over 7' high</i>)

[SPECIAL INSPECTION AND TESTING AGREEMENT FORM](#)

Required in the following, but not limited to:

- Post-Tensioned designed Sound Walls
- Gravity Segmental Retaining Walls

(See Special Inspection form for comprehensive list of items to be inspected and tested. All applicable form sections are to be filled out and signed by 4 parties at the time of Building permit submittal)

Separate Building Permit Submittal and associated fees required for Plan Review and Inspection via:
[PROJECT CONTACT INFORMATION FORM](#) AND [BUILDING PERMIT APPLICATION](#)

with the submittal of the following:

- **4 copies of applicable design documents** (*with cover sheet clearly depicting the scope of work*)
- **2 copies of supporting documents**

<input type="checkbox"/>	Common Use Area Amenities: for Americans with Disabilities Act (ADA) accessibility compliance and approval of any Common Use Area Structures (<i>includes play equipment, shade structures, trellises, benches, picnic tables, etc.</i>)
<input type="checkbox"/>	Vehicular and Pedestrian Entry Gates: Electrical and Structural details and calculations, including "Opticom" access system for Emergency Vehicle Access
<input type="checkbox"/>	Privately owned and Maintained Site and Street Lighting: Electrical and foundation Design (<i>includes Common Use Area lighting, lighted bollards, etc.</i>)

UPON IMPROVEMENT PLAN SIGN-OFF BY CITY ENGINEER, PLEASE PROVIDE:

- 2 sets of full size bond (3 full size bond required if project has public landscaping)
- 2 sets of 11X17" bond
- Plans in PDF format on CD or via email link

Please note: Approval of improvement plans DOES NOT constitute a bond reduction for work done prior to recordation of the Final Map

UPON PROJECT CONSTRUCTION COMPLETION (*Subject to approval by City Inspection*) AND PRIOR TO CITY ISSUANCE OF A "NOTICE OF COMPLETION", THE FOLLOWING ITEMS SHALL BE FILED WITH THE ENGINEERING DIVISION:

- Lot Pad Certification block signed on Grading Sheet: 1 set of full size bond, 1 set of 11X17" bond, and pdf format
- 1 set of record drawing plans for review and approval by City inspection in pdf format
- Monuments to be set per the Final or Parcel Map & their placement verified by City Inspection

B. FINAL MAPS (PER CHAPTER 16.24, ROCKLIN MUNICIPAL CODE)

<input type="checkbox"/>	5 sets of Final Map on 18" x 26" sheets (Planning File # on map)
<input type="checkbox"/>	Final Map checking fee: \$8,009.00 (Fee Schedule F)
<input type="checkbox"/>	Boundary, lot and street closures
<input type="checkbox"/>	Preliminary Title Report (not more than 6 months old) with pdf copy provided with hyperlinks to documents
<input type="checkbox"/>	Other pertinent documents as deemed required by the City Engineer

AT PROJECT COMPLETION PROVIDE: A full size mylar copy and an electronic copy of the map in a pdf format

C. PARCEL MAPS (PER CHAPTER 16.20, ROCKLIN MUNICIPAL CODE)

<input type="checkbox"/>	4 sets of Parcel Map on 18" x 26" sheets (Planning file # on map)
<input type="checkbox"/>	Final Commercial Parcel Map Check: \$5,799.00 (Fee Schedule F)
<input type="checkbox"/>	Final Residential Parcel Map Check: \$2,407.00 (Fee Schedule F)
<input type="checkbox"/>	Boundary & parcel closures
<input type="checkbox"/>	Preliminary Title Report (not more than 6 months old) with pdf copy provided with hyperlinks to documents
<input type="checkbox"/>	Other pertinent documents as required

AT PROJECT COMPLETION PROVIDE: A full size mylar copy and an electronic copy of the map in a pdf format

**SCHEDULE F1
ENGINEERING AND PUBLIC WORKS
(RMC §3.32.0SOF)**

SERVICE PROVIDED	SEE	%COST RECOVERY
Final Map Check- subdivision (S-05100)	\$8,009	100%
Final Resident Parcel Map Check (S-05105)	\$2,407	100%
Final Commercial Parcel Map Check (S-05108)	\$5,799	100%
Improvement Plan Revision (S-05110)	\$503	100%
Public Improvements and Subdivision Plan Check/ Inspection Fee (S-04800)	See Table A	100% (varies by project)
	See Table A	
Certificate of Compliance Processing (S-04000)	\$3,652	100%
Grading Plan Check (S-04600)	\$2,091	100%
Grading Inspection (S-04700)	\$1,303	100%
Landscape Plan Check/Inspection (S-05700)	\$2,492	100%
Record of Survey Plan Check (S-05120)	\$2,874	100%
Encroachment Permit (S-05200)	\$326	100%
Reversion to Acreage (S-05300)	\$6,202	100%
Flood Zone Designation Letter (S-05400)	\$145	100%
Flood Zone Development Permit (S-05410)	\$1;018	100%
Flood Zone Development Variance (-)	Hourly Rate	
Flood Zone Development Appeal (.)	Hourly Rate	
Overwide/Overweight Transportation Permit (S-05000)	\$90 ann. permit \$16 indiv. permit	Vehicle Cd 35795 Vehicle Cd 35795

¹ The numbers in parenthesis cross-reference the service description to the Cost Control Analysis Update (2007) for the City of Rocklin, California. The hyphen in parenthesis indicates the service is not included in the Study.

TABLE A

ENGINEERING AND PUBLIC WORKS
(RMC§3.32.050F)

(S-04800, S-04900)

PROJECT COST Dollars	PLAN CHECK (Factor)	INSPECTION (Factor)
0 to 100,000	.0220	.0404
200,000	.0216	.0390
300,000	.0212	.0374
400,000	.0208	.0360
500,000	.0204	.0346
600,000	.0200	.0332
700,000	.0196	.0318
800,000	.0192	.0304
900,000	.0188	.0288
1,000,000	.0184	.0272
2,000,000	.0168,	.0258
3,000,000	.0154	.0244
4,000,000	.0140	.0230
5,000,000	.0126	.0216
6,000,000	.0112	.0202
7,000,000	.0098	.0188
8,000,000	.0084	.0174
9,000,000	.0070	.0160
10,000,000	.0056	.0146



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Engineering Division

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Engineering Plan Check Fees and Inspection Fees shall be charged on those items inspected by the City Engineers Office as follows:

1. All improvements within the public right-of-way In the following categories:
 - a. Road Improvements
 - b. Drainage Improvements
 - c. Fire Hydrants
 - d. In addition to the improvements listed, any improvements subject to dedication to the City of Rocklin that are common in nature to the above shall be subject to the Plan Check and Inspection Fees.
 - e. Improvements required under Chapter 16 and Chapter 17 of the Municipal Code.
2. All improvements to private property in the following categories:
 - a. Grading that would require a grading permit under Chapter 15, Chapter 16, or Chapter 17 of the Municipal Code.
 - b. Grading within any subdivision or upon issuance of a building permit or use permit when a grading permit has been submitted to and approved by the City Engineer.
 - c. Retaining walls exceeding two feet in height or any structures to be used as retention of loading, in addition to earthloads or soil pressures.
 - d. All work Involved in clearing, or construction requiring a permit under Chapter 15, 16 of the Rocklin Municipal Code.
 - e. All on-site paving for commerical, industrial, or multiple family development.
 - f. All drainage improvements.
3. Except as noted below; fees for the above-described improvements shall be calculated by applying the factor listed in the Fee Schedule or direct fee as noted in Schedule "F".
 - a. Plan Check and Inspection Fees shall not apply to items of water and sewer when inspected by SPMUD or PCWA. The Plan Check and Inspection Fees shall include the costs of fire hydrants.
 - b. The Plan Check and Inspection Factor shall be interpolated for project costs falling between the values shown.