



# CITY OF OAKLAND

## SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT

### PART I – PRELIMINARY AND FINAL PLANS

1. Preliminary development plan to include the following:
  - a. Street pattern, sidewalks, driveways, and pedestrian ways (including rough grades).
  - b. Off-street parking and loading area
  - c. Location and approximate dimensions of structures
  - d. Utilization of structures, including activities and number of dwelling units
  - e. Reservations for public uses, including schools, parks, playgrounds and other open spaces
  - f. Major landscaping features, discuss trees and species
2. Environmental renderings clearly establishing the following:
  - a. Scale of the buildings, streets and open spaces
  - b. Character of the buildings, street and open spaces
  - c. Relationship of the buildings, street and open spaces
3. Maps and information on the surrounding area within 100 feet of the proposed development
4. Calculations of the following:
  - a. Estimated population
  - b. Land area to be devoted to various uses
  - c. Average residential density per net acre (excluding dedicated street)
  - d. Average residential density per net residential acre (exclude dedicated street) and land in uses other than related recreation, circulation and open space
5. Stage Development. Schedule demonstrating that the developer intends to commence construction within one year from the date of receiving approval for the development, and will proceed diligently to completion.
6. Preliminary grading plans with the estimated amount of earth to be moved both on and off the site.
7. On all large-scale projects, a rough topographic model should be submitted.

These supplemental submittal requirements are in addition to the submittal requirements listed in the Basic Application for Development Review.

## **PART II – FINAL PLAN**

1. Plans for street improvements, water, sewage and drinking facilities.
2. Detailed building and landscaping plans and elevations.
3. Grading and/or earth moving plans.
4. Plans showing the character and location of all signs.
5. Copies of legal documents for dedication or reservation of open space and/or for the creation of a homeowners association. The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development.
6. On all large-scale projects, a detailed scale model should be submitted with the final plans.

These supplemental submittal requirements are in addition to the submittal requirements listed in the Basic Application for Development Review.