



City of Waterford
312 E Street
Waterford, CA 95386

www.cityofwaterford.org

APPLICATION
**SUBDIVISION
TENTATIVE MAP**
ATTACHMENT A

SUBMITTAL INFORMATION

The Subdivision Tentative Map Application must include the information indicated on the checklist below (or include a written statement explaining any omissions from this checklist).

Please mark the boxes accordingly on both the front and back sides of this form. This checklist must be signed by the project engineer and included with all Tentative Map Applications.

THE TENTATIVE PARCEL MAP OR TENTATIVE FINAL MAP SHALL INCLUDE THE FOLLOWING INFORMATION:

TITLE BLOCK

- 1. Title block located in lower right hand corner of drawing (preferably)
- 2. Assessor's parcel number(s)
- 3. Name of project (and phase number, if applicable)
- 4. Total number of lots
- 5. Total project acreage (to the nearest 0.10 acre)
- 6. Date prepared
- 7. Boundary description with Stanislaus County document number or O.R. number
- 8. Project street address
- 9. Sheet number and number of sheets (if more than one sheet is required).

NOTES

- 10.. Present zoning
- 11. Proposed zoning
- 12. Individual lot areas (smallest, largest, and average, to the nearest 100 square feet of 0.10 acre).

GENERAL INFORMATION

- 13. *Key map (if more than one sheet is required)
- 14. Location map (to be located on the first map sheet or the key map and to be oriented in the same direction as the tentative map.
- 15. North arrow (to be upward facing, if practical)
- 16. Scale (written and graphic)
- 17. Sheet size 24" x 36" (if practical)
- 18. Benchmark (preferably tied to an established City of Waterford bench mark)
- 19. Name, address and phone number of
 - A. Owner
 - B. Subdivider
 - C. Engineer or Surveyor
- 20. Symbols legend
- 21. Registered civil engineer/land surveyor stamp and signature

PLAN VIEW

- 22. Clear delineation of project boundaries (with accurate distance and bearings)
- 23. *Subdivision unit boundaries (if phased)
- 24. Names of adjoining subdivisions.
- 25. Names of adjoining property owners.
- 26. Proposed streets:
 - A. Names
 - B. Widths (to the nearest foot)
 - C. Approximate curve radii
 - D. Approximate grades
 - E. Clear identification of proposed ownership (public or private)
 - F. Cross Sections (include private streets)
 - G. Driveways serving more than one unit
- 27. Adjoining Streets:
 - A. Names
 - B. Widths
 - C. Locations
- 28. Existing and proposed easements (on-site and Off-site):
 - A. Approximate locations
 - B. Approximate widths
 - C. Purpose and nature (public or private)
- 29. Approximate lot dimensions (to nearest foot)
- 30. Lot numbers (beginning with number 1 and continuing consecutively without duplication or omission)
- 31. Proposed or existing public areas
- 32. Existing public improvements
- 33. Existing buildings, bridges, and structures:
 - A. Proposed to be retained
 - B. Proposed to be removed
- 34. Proposed bridges
- 35. Building setback lines for existing buildings
- 36. Existing and proposed utilities (sewer, water, street lighting, fire hydrants, etc)
 - A. Location
 - B. Type (examples: sewer, water, etc)
 - C. Size (example: diameter in inches)
 - D. Material
 - E. Rough invert (elevations and slopes (for sewer lines))
 - F. Provision of a clear delineation between proposed utilities intended to be public and those intended to be private

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PLAN VIEW (continued)

- 37. *Existing electrical utilities (main feeder, primary and secondary distribution, and transmission lines) labeled as to above or below ground.
- 38. Existing and proposed culverts and underground storm drainage:
 - A. Location. (Proposed storm drainage measures should direct flows to the nearest downstream facility)
 - B. Diameter (in inches)
 - C. Length (approximate)
 - D. Material
- 39. Water courses and open drainage channels
 - A. Width (to nearest foot)
 - B. Direction of flow
 - C. Inundation areas
 - D. Existing and proposed improvements
- 40. Existing wells (noted as to whether retained or removed)
- 41. Existing septic systems (noted as to whether to be retained or removed).
- 42. Existing contours (or spot elevations) sufficient to show the slope of the project and the adjoining ground for at least 100 feet beyond the project boundaries
 - A. One foot intervals at 0% to 5% cross-slopes
 - B. Two foot intervals at 5% - 25% cross-slopes
 - C. Five foot intervals (maximum) at above 25% cross-slopes
- 43. *Preliminary grading plan showing finished contours at two foot intervals (flat ground-provide proposed pad elevations)
- 44. Existing trees and brush (noted as to whether to be retained or removed)
 - A. Location
 - B. Trunk diameter (4" diameter and above)
 - C. Kind (common name)
 - D. Dripline
 - E. Heritage Trees
- 45. Location and description of significant or unique natural features on the property
- 46. Location and description of existing structures and features on adjoining properties to 100 feet
- 47. Proposed location and typical dimensions of required parking and drive ways (if applicable)
- 48. *Pedestrian circulation and emergency vehicle access (if applicable)
- 49. Special Study Zone boundaries (if applicable)
- 50. Setback from mapped faults (if applicable)
- 51. Creek setback line based on creek cross-sections (if applicable)
- 52. 100-year flood elevations (if applicable)

THE FOLLOWING SUPPORTING DATA IS REQUIRED IN ADDITION TO THE MAP:

- 53. Preliminary title report issued within the last three months (2 copies)
- 54. Related Planning applications necessary to process the map (Rezoning, Development Plan/Policy Statement, Density Increase, Lot Line Adjustment, Vacation of Right-of-Way, Design Review, Conditional Use Permit, Variance, Annexation, GPA, Environmental Assessment)
- 55. Application for a modification of, or exceptions from, any City Standards or Policies specifically stating the proposed modification and the grounds for the request
- 56. Statement as to soils conditions (by Registered Civil Engineer)
- 57. Statement as to type and location of street trees proposed to be installed as part of this project
- 58. Statement of provisions for sewer and water supply and service
- 59. Existing and projected sewage generation figures and identification of the trunk line to which the development is tributary
- 60. 1" = 200' scale aerial photo covering 300 feet beyond the project boundaries with the project boundary shown thereon
- 61. Statement as to presence of hazardous materials
- 62. Statement as to flooding
- 63. Written approval for off-site work
- 64. Map showing storm drain service area (area above the project draining through it)
- 65. Creek cross-sections with 100 year flood elevations (if applicable)

THE FOLLOWING INFORMATION MAY BE REQUIRED IN CONJUNCTION WITH ENVIRONMENTAL REVIEW:

- 66. Traffic study prepared in the format required by the City
- 67. Sewer model run
- 68. Collector sewer analysis
- 69. Water system analysis
- 70. Drainage study (City/SCWA)
- 71. Area-wide circulation plan
- 72. Soils report (expansive soils and non-engineered fill) (2 copies)
- 73. Cross sections
- 74. Geological report (slope stability and faulting)
- 75. Alquist-Priolo Special Studies Report (Consult Building Division prior to preparation)
- 76. Erosion control report
- 77. Biotic survey
- 78. Arborist report
- 79. Archeological study
- 80. Historical study
- 81. Noise survey
- 82. Hazardous materials assessment
- 83. Soil/Water Remediation Plan for hazardous materials
- 84. Visual analysis
- 85. Creek cross-section (includes 100 year flood elevation)
- 86. Wetlands/Vernal Pool Study

* Not generally required for a tentative parcel map submittal

I HAVE READ THE FOREGOING AND HAVE SUPPLIED ALL OF THE INFORMATION REQUESTED (OR HAVE ATTACHED A WRITTEN STATEMENT EXPLAINING ANY OMISSIONS FROM THIS CHECKLIST).

SIGNATURE AND REGISTRATION NUMBER OF ENGINEER X DATE _____