



Public Works and Engineering

Tentative Parcel / Tract Map Checklist

City of Stanton | 7800 Katella Avenue, Stanton, CA 90680 | StantonCA.gov

Submittal Requirements

(Stanton Municipal Codes: 19.08, 19.10, 19.12, 19.24)

- _____ **Completed Application Form**
- _____ **Environmental Documents / Records Required by CEQA**
- _____ **Application Fees**
- _____ **Preliminary Title Report and Supporting Deed Documents dated within 90 days of application**
- _____ **Letter of Owner Authorization (if Owner is not the Applicant)**
- _____ **Preliminary Soil Report prepared by a Registered Civil Engineer, if required**
- _____ **Public Notification Package**
- _____ **Tentative Parcel / Tract Map (3 Copies, 18" x 26" Preferred, no bigger than 24" x 36")**

Tentative Map Checklist

Title Block

- _____ Title of Subdivision (e.g. Tentative Parcel Map No. XXXXX or Tentative Tract Map No. XXXXX)
- _____ Name, Address, and Contact Information of Legal Owner
- _____ Name, Address, and Contact Information of Subdivider
- _____ Name, Address, and Contact Information of Person Preparing Map
- _____ Tentative Map Preparation Date
- _____ Project Site Address

Descriptive Information

- _____ North Arrow
- _____ Scale (text and graphic, no smaller than 1"=60')
- _____ Contour Interval (at 5-foot intervals if slope is greater than 10%, at 10-foot intervals if slope is less than 10%)
- _____ Acreage (gross and net of each lot, before and after)
- _____ Vicinity Map
- _____ Assessor's Parcel Number(s)
- _____ Legal Description of Property

Existing Conditions

- _____ Highways, Street, and Roads (if to be private, designated as such) (Locations, Names, _____ Grades, Existing Widths, Centerlines)
- _____ Sidewalks, Curbs and Gutter, and Driveways (Location, Widths, and Type)
- _____ Easements, including private and public Rights-of-Way (Width and Approximate Locations)
- _____ Utilities and Drainage Facilities (e.g. Gas, Electric, Sanitary Sewer, etc.)
- _____ Identification of all buildings and/or structures as to land use (single-family, commercial building, duplex, etc.)
- _____ Location of all existing buildings and/or structures with respect to the proposed lot
- _____ Location of all major vegetation showing size and shape
- _____ Watercourses (Widths and Directions of Flow)

Proposed Development

- _____ Proposed Highways, Streets, or Roads (if to be private, designated as such) (Locations, Grades, Widths, Centerlines)
- _____ Proposed Easements

- _____ Proposed Sidewalks, Pavement, Curbs and Gutter, Retaining Walls, Street Lights, and Driveways
- _____ Sewer Facilities (whether public or private) (Location, Size, and Direction of Flow)
- _____ Drainage Facilities (Direction of Surface Drainage and Structural BMPs)
- _____ Any existing structures to be removed or relocated and any proposed buildings
- _____ Any vegetation to be removed
- _____ Proposed Contour Lines
- _____ Proposed Grades

Supplemental Information

- _____ Property Boundaries (existing and proposed property lines with dimensions, proposed lot number, location and size of any common areas, open space trails)
- _____ Tentative Map shall be prepared by a Licensed Land Surveyor or Civil Engineer (registration number, seal, and signature required)
- _____ Approximate radius of all centerline curves on highways, streets, alleys, and vehicular access ways
- _____ Different line styles, weights, and colors for the following elements:
 - _____ a) Existing structures, elements, and improvements
 - _____ b) Proposed structures, elements, and improvements
 - _____ c) Property Lines
 - _____ d) Right-of-Way Boundaries
 - _____ e) Centerlines
 - _____ f) Substructure (e.g. —G— for gas, —E— for electrical, —SS— for sanitary sewer, etc.)
 - _____ g) A legend for all line elements
- _____ Tentative map for condominium developments shall be labelled “FOR CONDOMINIUM PURPOSES” in minimum 3/8” bold letters
- _____ Tentative map for planned residential development shall be labelled “FOR PLANNED RESIDENTIAL DEVELOPMENT PURPOSES” in minimum 3/8” bold letters
- _____ Existing and Proposed Land Uses (Zoning)
- _____ The source and date of existing contours
- _____ Property Lines are accompanied by distances and bearing (Basis of Bearing)
- _____ A legend is provided as necessary
- _____ Typical sections of adjacent street and alleys

Vesting Tentative Parcel / Tract Maps

Approval of a Vesting Tentative Map vests the application with development standards and requirements (such as fees) in place at time of approval, even if building permits are not immediately obtained.

Filing of a Vesting Tentative Map also requires the submittal of the following, in addition to the items above:

- _____ At the time a vesting map is filed, it shall have printed conspicuously on its face the words “Vesting Tentative Map”. This requirement is mandatory.
- _____ Maximum height, total square footage, and general location of all future buildings on the subject property (include a site plan containing this information)
- _____ The proposed location and size of connections to sewer, water, storm drain, and roadways
- _____ A preliminary grading plan indicating reasonable approximation of site cut and fill (cubic yards) along with any required geological studies
- _____ Methodology of satisfying storm water runoff and the estimated amount of storm water runoff is cubic feet per second (CFS)
- _____ School impact analysis for grades K through 12
- _____ Traffic Impact analysis, as required by CEQA
- _____ Conceptual building signing program
- _____ Any other material considered essential to the proper evaluation of the project (i.e. open space maintenance responsibilities, provision made for trails and/or parks and their maintenance responsibilities)
- _____ A vesting map cannot be accepted for filing unless all other discretionary land use approval applications area already approved or are filed concurrently with the map
- _____ If the vesting tentative map accompanies a project that is inconsistent with the zoning ordinance in existence at the time of filing, such inconsistency shall be noted on the map by the subdivider.