

TENTATIVE PARCEL MAP CHECK LIST

SUBMITTAL REQUIREMENTS

The following items shall be submitted to the Tuolumne County Surveyor's Office:

- Application for Land Division (completed and signed).
- Seven (7) copies of the Tentative Parcel Map prepared in compliance with the County Surveyor's Tentative Parcel Map Specifications.
- One (1) 8½ X 11" reduced copy of the Tentative Parcel Map.
- Preliminary Parcel Map Guarantee Title Report naming Tuolumne County as insured. (no more than 90 days old)
- Tentative Parcel Map fee (See County fee schedule).

The following items shall be submitted to the Planning Division:

- Land Development Application (completed and signed).
- Two (2) of the seven copies of the Tentative Parcel Map with the TPM number assigned by the County Surveyor's Office.
- One 8½ X 11" reduced copy of the Tentative Parcel Map.
- Service Availability Letters from the appropriate Water or Sewer Company. In addition to typical information, the Will Serve letters shall confirm that the project site is within the service area boundary and sufficient capacity exists within the system to service the proposed development.

Note:

1. Environmental Health Division's approval as to compliance with TCOC Title 13 may also be submitted at the time of application.
2. Additional information may be required, as determined by the Environmental Coordinator, to facilitate the formulation of mitigation measures to enable the project to qualify for the preparation of a mitigated Negative Declaration instead of an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA).
3. An application is not complete until the planning application, fees and information necessary to satisfy the California Environmental Quality Act (CEQA) has been submitted to the Planning Division.

Ref: Tuolumne County Ordinance Code (TCOC) Title 16, Title 13, and Title 17.

TENTATIVE PARCEL MAP SPECIFICATIONS:

The map shall be prepared by a licensed Land Surveyor or qualified Civil Engineer. The map shall be no larger than 24" x 36" and no smaller than 11" x 17" and be drawn in an appropriate size to show sufficient detail. Recommended scales are from 1" = 50' to 1" = 200'. The scale chosen shall be shown on a standard Engineer's Scale. Dimensions shall be in US survey feet. The County Surveyor may approve deviations from the above specifications.

THE FOLLOWING INFORMATION SHALL BE INCLUDED ON THE MAP:

1. Title Block - Tentative Parcel Map or Vesting Tentative Parcel Map.
2. Subtitle – i.e., A subdivision of Lot(s) #____, of _____ Subdivision, recorded in Volume _____ of Subdivisions at page _____; or Parcel(s) _____, of Book _____ of Parcel Maps, at Page _____, Township, Range, Section, Quarter-section, M.D.M. or M.D.B.&M, in the unincorporated area of Tuolumne County, California.
3. Vicinity map showing location of property and its relation to surrounding roads, adjacent subdivisions, towns, creeks, etc.
4. North arrow to point away from reader.
5. Scale.
6. The date map was prepared or if a revised submittal, the date of revision.
7. Name, seal and signature of the surveyor or engineer who prepared the tentative map.
8. Name and address of owner, developer and agent.
9. Assessor's Parcel Number for each existing parcel.
10. Existing zoning and, if applicable, proposed zoning.
11. General Plan designation and if applicable, proposed GP designation.
12. Indicate the exterior boundary of the property to be subdivided by a heavy line and label with approximate dimensions based on the latest documents or maps of record.
13. The total area, in acres, of the property being subdivided.
14. The percent grade of the project site shall be shown with labeled arrows indicating the direction of downward slope or clearly labeled topographic contours.
15. Layout of the proposed parcels indicated by a distinctive line type or weight, with approximate line dimensions and the approximate area in acres or square feet.
16. Parcel designation for each proposed parcel (i.e.: Parcel A, Parcel B, or Lot 1, Lot 2; etc.).
17. Location of properties adjoining the boundary of the project and the landowner's name and assessor parcel number.
18. Indicate proof of legal access (deeded, dedicated or adjudicated) and plot the access location.

19. Name, location and width of all existing and proposed road easements within or serving the project. (If the road easement is unnamed, a letter proposing options for road names shall be submitted for approval with the tentative map where the road has the potential to serve four parcels or more.)
20. "Dash in" any existing parcel lines, road right-of-way lines, or easements, which are to be removed or abandoned and label as such.
21. The location, length and grade of proposed roads or common driveways.
22. The driving distance from the nearest through road to the end of any cul-de-sac road within or serving the project.
23. Source of water and sewer service (i.e.: Private wells, individual septic systems or public utility agency).
24. Name, location and width of all existing and proposed service easements within or serving the project (i.e.: utility, drainage, etc.).
25. Locations of all existing buildings, structures, septic systems and improvements on the project site.
26. Show all bodies of water, wells, springs, drainage ditches, streams, etc. on the project site and within 150 feet outside the project boundary.
27. Show the closest fire hydrant and approximate distance from parcel, if appropriate.
28. Environmental Health soil study information may be included on the map. Soil study information is not necessary for any proposed parcel:
 - which exceeds 10 acres in size (subject to Environmental Health confirmation)
 - to be served by public sewer.
 - shown on an Exhibit Map for Merger or Boundary Line Adjustment (unless specifically requested by Environmental Health).