

INSTRUCTIONS TO APPLICANTS FOR TENTATIVE MAP APPLICATION

Persons desiring to sub-divide land shall submit fifteen (15), copies of the tentative map and the sub-divider's statement to the planning commission. In addition, the sub-divider shall describe the proposed development.

In compliance with the Coalinga Municipal Code, a Tentative Sub-division Map shall be submitted.

Tentative maps shall be to a scale of one inch equals one hundred feet (1" = 100'). Sub-divisions with lots of two and one-half acres or greater may use a scale of one inch equals two hundred feet (1" = 200'). If complexity of detail warrants it, the city engineer may require a scale of one inch equals fifty feet (1" = 50').

The Municipal Code requires tentative maps to show and contain the following information:

The tract number and tract name (if any).

Date of preparation, north point, and scale.

Name, address, and telephone number of the sub-divider; the record owner; and the person or persons preparing the map.

A sufficient legal description of the land to define the boundaries of the proposed Tract.

A site location map, where necessary, to locate the tract.

Approximate ties to section corner or other know point.

The boundary lines of the sub-division to be shown as required on the final map.

The approximately layout, dimensions and numbers of lots.

The approximately acreage of the sub-division.

Ownership division lines of abutting properties as shown on the latest assessor's parcel map and tract number and name, if any, of adjoining sub-division.

Identification of lots in the proposed sub-division as to the existing and proposed use. If property is to be used for more than one purpose, the area, lot, or lots proposed for each type of use shall be known. Identification of proposed public uses, if any.

The approximate location of trees and the location and outline to scale of buildings and structures (wooded areas and orchards may be indicated as such without locating each individual tree) and a description of their proposed disposition.

The locations, names, and existing right-of-way widths of all adjoining highways, roads, and alleys. The centerline and gutter line elevations of the adjoining streets shall be shown at every change in grade.

The location, widths, and approximately gradients of all highways, roads, and alleys proposed within the tract.

Each road shown by its actual name or by a temporary name or letter for purposes or identification until the proper name of such road is determined.

The approximate radii of all curves.

Location of marginal or dividing strips, if any.

The widths and approximate locations of all existing or proposed easements or right-of-ways within the sub-division or along its boundaries, whether public or private, for roads, railroads, drainage, storm water, irrigation canals, sewers, or public utility purposes.

Accurate contours shall be shown, drawn to intervals prescribed in the city standards. The contours shall be extended into adjacent property a sufficient distance to establish proper topographical relationships.

Approximate location of all areas subject to inundation or storm water overflow, and the locations, widths and direction of flow of all water courses.

The proposed surface water drainage flow.

Elevation of existing sewer and the lot to be used for the community water supply, if any.

The source of water supply and the lot to be used for the community water supply, if any.

Proposed phasing or development.

Where discrepancies exist in the map or statement, the planning commission may return them to the sub-divider for correction, revision, or submission of a petition for exception.

The tentative map shall be accepted for filing only when all discrepancies are correction, revision, or submission of a petition for exception.

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If a revised and alternate tentative map is submitted, then maps shall contain the word "revised" or "alternate" after the tract number.

Optional alternative tentative maps may be filed at the same time; however, each alternative tentative map shall be considered a separate application.

A filing fee is required for each tentative map filed.

Only the most recently approved tentative map shall be recognized in the consideration of the final map.

Before submitting a tentative map to the planning commission, the sub-divider shall obtain a number assigned for the tract to be sub-divided from the county recorder. These numbers are assigned in consecutive order.

The tract number assigned shall be placed on each street of the tentative and final map of the sub-division. This tract number may not be changed or altered unless a new number is assigned in the manner of the Coalinga Municipal Code.