

# CITY OF BRAWLEY

## TENTATIVE TRACT MAP CHECKLIST

The following information is to be on all tentative maps (five or more parcels) submitted to the City of Brawley, unless specific waivers are obtained from the planning director. These requirements are subject to change in conformance with state and local laws.

- Maps printed legibly on the paper size, paper type, and with margins, format, etc., as specified the Subdivision Map Act (California Government Code Sec.66420-66499.58)
- 20 copies of map or 30 copies if within Municipal Airport sphere
- Subdivision name, approved by the planning director
- Tract number
- Legal description of the property and Assessor Parcel Number
- Name, address, license number, and signature of registered civil engineer or licensed land surveyor who prepared the map
- Date of preparation, north arrow, scale of map
- Date of survey, if map is based on a survey
- Lines, approximate dimensions, and square footage of each lot
- Boundary survey map prepared by a registered land surveyor or a California registered engineer adequately monumented or referenced
- Subdivision boundaries with suitable ties to readily locate the property
- Vicinity map showing the location of the proposed subdivision
- Statement of the existing and proposed uses and acreage figures of the property with the approximate areas of the proposed uses by type, the total area of the tract and the existing and proposed zoning of the land, as applicable
- Statement of the proposals for sewage disposal, precise potable water supply plan, electric service, gas service, telephone service, television reception, and for other utilities, including the name of the school district(s) which will serve the site
- Precise sewerage plans and capacity study of the downstream collector sewer

- \_\_\_ Proposed method of handling storm water and drainage
- \_\_\_ Drainage and flood control plans. including: cross-section for all creeks, streams, channel, etc; lot drainage; easements for lot-to-lot and off-site drainage and erosion control methods
- \_\_\_ Location, width, and direction of flow of all water courses, and the outline of any area subject to flooding or storm water overflow
- \_\_\_ Soils report based upon adequate tests and prepared by a registered civil engineer or registered engineering geologist which resolves all questions of stability and fault setbacks
- \_\_\_ Geological report based upon adequate tests and prepared by a registered civil engineer or registered engineering geologist which resolves all questions of stability and fault setbacks
- \_\_\_ Geology Hazard Zone setback lines as designated by the approved geology/soils report
- \_\_\_ Proposed landscaping plan, if any
- \_\_\_ Landscaping plan including species, can size and irrigation and maintenance plans
- \_\_\_ Traffic study prepared by a registered traffic engineer in the format requested by the city, unless specifically deemed unnecessary by the city engineer
- \_\_\_ Information to complete an initial study of environmental significance, such as a noise study, a visual study, an archeological study based upon a site investigation, and other items deemed necessary by the city planner
- \_\_\_ Boundaries of existing and proposed public areas in or adjacent to the tract, with the nature of each indicated by label
- \_\_\_ Location and outline to scale of all existing buildings, structures, irrigation canals, and drains within subdivision and within 100 feet of the boundaries of the subdivision including the distances to property lines
- \_\_\_ Location of all railroads, all natural or man-made obstacles (including utility poles), and an indication of any physical restrictions or conditions in the subdivision which affect the use of the property
- \_\_\_ Location, width, and purpose of all existing and proposed easements for utilities, drainage, access, and other public purposes shown by dashed lines
- \_\_\_ Location of existing utilities in and adjacent to the tract, size, and invert elevation of sanitary and storm sewers, and size of water mains. If sewers and/or mains are not

in or adjacent to the tract, the direction and distance to the nearest sewer and water main with invert elevation of sewer and size of main.

- \_\_\_ Location and extent of proposed grading with pad elevation and size of useable pad area. Shade all slopes 3:1 or steeper. Delineate all retaining walls.
- \_\_\_ Improvement plans for roads, streets, street lights, highways and ways in the subdivision, including the location, names, exact widths, curve radius and grades, typical sections and an indication as to whether the facility is intended to be public or private
- \_\_\_ Location, width, and grade of all proposed streets, alleys, or other right-of-way, proposed street names, curb separations, radius of each curve, planned line for street widening of for any other public project in or adjacent to the tract, and show any street/alley, driveways, or other rights-of-way adjacent to the boundaries of the proposed subdivision
- \_\_\_ Curbs, gutters, sidewalks, and other improvements in a scale to clearly show details
- \_\_\_ Final grading plans (grades and elevations based on city data) in a scale large enough to show details (preferably one inch equals one hundred feet) showing: existing and proposed grade; extent of the of cut and fill; slope angle of all banks; spot elevations at the top of cuts and toe of retaining walls; sections at lot lines and subdivision boundaries; contour lines having one-foot intervals for zero to five percent cross slope and five-foot (maximum) intervals for over five percent cross slope
- \_\_\_ Contour lines at intervals sufficient to fully show the configuration of the land extending 100 feet beyond the project boundaries. In particular, show elevation of existing and proposed adjacent building pads
- \_\_\_ Deed restrictions and protective covenants to be recorded, including:
  - For single family residence, minimum square footage of liveable area
  - For condominiums, copy of homeowners' association documentation
- \_\_\_ Avigation Easement and Deed Notice, if within Municipal Airport sphere
- \_\_\_ Letter of credit or pledge of funds necessary to complete improvements
- \_\_\_ Such additional information as may be required by the planning director
- \_\_\_ Imperial County Recorder's filing fee
- \_\_\_ City engineer's fee

**In addition to the map requirements listed above, the following items are required for condos, multi-family housing, reduced-lot single-family detached subdivisions or as deemed applicable by the planning director:**

- Architectural plans for all buildings including floor plans, elevations, perspectives as necessary to illustrate design concept, color, and material samples and proposed signs
- Proposed height, size, and footprint of all buildings and precise building locations
- Plan of all common areas including location of sidewalks and walkways to serve all units, location of recreational and other common usage facilities, and an exterior lighting plan
- Plans of all individual lots including location of patios, fences, and walkways
- Plans of all garages, carports, parking spaces, and loading spaces as well as plans of any areas of common trash collection facilities, gang-type mailboxes, and utility boxes
- Summary statement of net and gross densities, areas of public and private open space, coverage of land by structures, number and type of units, uses to which the buildings will be put, required and proposed number of parking and loading spaces, and maintenance of all common facilities
- Phasing plan

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I, \_\_\_\_\_,  
(*print name*)

hereby acknowledge that I have included all of the items listed above that are required for my application, and understand that missing items will result in the delay of the processing of my application.

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*Signature of Applicant*

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*Date*