

CITY OF BRAWLEY FINAL MAP REQUIREMENTS

PROCEDURE FOR APPROVAL OF FINAL MAP

1. Planning Commission approves or conditionally approves the Tentative Map.
2. Subdivider submits to Planning Department
 - a. Original final map (two copies)
 - b. Improvement plans (grading plan, calculations, etc.)
 - c. Deed restrictions and protective covenants to be recorded
 - d. Payment of filing fees, including plan check fees
 - e. Proof that there are no liens against the subdivision (taxes, special assessments)
 - f. Subdivision agreement
 - g. Required bonds
 - h. Subdivision guarantee
3. Planning Department
 - a. Determines if map meets conditions of approval
 - b. Verifies all certificates/documents are signed
 - c. Transmits map and documents to the Engineering Department
4. Engineering Department
 - a. Verifies improvement plans and map are complete
 - b. Transmits comments to the Planning Department
5. Final map submitted to the City Council when all documentation is verified complete
6. The City Clerk records the final map and appropriate documents if the City Council approves.

REQUIRED CERTIFICATES

1. Printed on Final Map
 - a. A statement, signed, and acknowledged by all parties having any record title interest in the subdivided real property, consenting to the preparation and recordation of the Final Map is required (except as provided by Subdivision Map Act)
 - b. A statement by the engineer or surveyor responsible for the survey and final map is required
 - c. A certification for execution by the City Clerk stating legislative body approved the map
 - d. A statement by the City Planner that the Planning Commission approved the map, that it conforms to conditions of approval of the tentative map, that it is substantially the same as it appeared on the tentative map and any approved alterations thereof
 - e. Utility statement
 - f. A statement by the City Engineer that map was examined and satisfied the map meets all provisions of the Subdivision Map

- Act, that local ordinances have been complied with, and that it is technically correct
- g. A certificate / statement by the developer's engineer or surveyor that sets forth the date of the survey, a statement that the survey and final map were made by him or her (or under his or her direction) and that the survey is true and complete as shown.
2. Required dedications and easements shall be stated on final map

BONDS FOR OFF-SITE IMPROVEMENTS

1. Required if improvements have not been completed
 - a. Security for the faithful performance of such agreement in an amount equal to 100% of the total estimated costs of such improvements
 - b. Security in an amount not less than 100% of the total estimated costs of such improvements, securing payment to the contractor, subcontractors, and to persons furnishing labor, materials, or equipment to them in the performance of the required improvements
 - c. Security in a sum equal to 10% of the total estimated costs of such improvements for the guarantee and warranty of the work for a period of one year following the completion and acceptance of the improvements against any defective work or labor done, or defective materials furnished

REQUIRED DOCUMENTS (as determined by Planning Director)

1. Subdivision Improvement Agreement
2. Subdivision Guarantee
3. Final Map
 - a. Approved tentative map
 - b. Project conditions of approval (or resolution of approval)
 - c. Preliminary title report
 - d. Copies of all documents listed in the preliminary title report
 - e. Vesting deed
 - f. Traverse calculations
 - g. Reference maps
 - h. Other
4. Grading Plan
 - a. Approved tentative map
 - b. Project conditions of approval (or resolution of approval)
 - c. Preliminary title report
 - d. Soils report
 - e. Hydrology map
 - f. Hydraulic calcs
 - g. Cost estimate
 - h. Checklist

- i. Other
- 5. Improvement Plan
 - a. Approved tentative map
 - b. Project conditions of approval (or resolution of approval)
 - c. Preliminary title report
 - d. Adjacent improvement report
 - e. Hydrology map
 - f. Hydraulic calcs
 - g. Cross sections
 - h. Cost estimate
 - i. Checklist
 - j. Other
- 6. General
 - a. Circulation and other applicable elements of the City's General Plan
 - b. Master plan, if any, for sewer, storm drain, and other infrastructure facility
 - c. City subdivision, grading, and other applicable ordinance
 - d. City design standard and standard details for street, sewer, storm drain, and other infrastructure improvements
 - e. Standard city checklists, if any
 - f. Standard unit prices, if any, for bond estimates