

**City of Avenal – Community and Economic Development**

**TENTATIVE TRACT MAP FILE NO. \_\_\_\_\_**

**Tentative Tract No. \_\_\_\_\_**

**APPLICANT**

**ENGINEER/SURVEYOR**

Name \_\_\_\_\_

\_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone \_\_\_\_\_

\_\_\_\_\_

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**TENTATIVE TRACT MAP FILING REQUIREMENTS**

File *five* (5) paper copies and *one* (1) electronic copy with the City of Avenal Community Development Agency, containing the following information:

- A tract number as assigned by the County of Kings – Community Development Agency – Planning Division.
- Name and address of the owner(s) of record of the property to be subdivided, and name and Subdivider(s) if the owner(s) is/are not the Subdivider(s).
- The Assessor’s Parcel Number or numbers of the land to be divided.
- Name of the registered civil engineer, licensed land surveyor, or person who prepared the map.
- A vicinity map indicating the location of the proposed Subdivision in relation to the surrounding area or region.
- Date of preparation, north arrow, and scale.
- Approximate acreage of parcel to be subdivided and the acreage or square feet proposed for each lot in the Subdivision.
- Exterior boundary lines of the total area to be divided.
- The location, names, width, and curve radii of all existing or proposed alley, roads, streets, highways and ways adjacent to or within the proposed Subdivision. Profiles shall be required where the grade exceeds three percent.
- Contour lines drawn to intervals of one foot, and/or spot elevations shown on a maximum grid of one hundred (100) feet in each direction. Contour lines are required when grades in the Subdivision exceed three (3) percent.
- The width and location of all existing or proposed easements or rights-of-way, whether public or private, for roads, drainage, sewers, public utilities, flood control purposes, or any other purpose.
- Lot numbers, lot lines and approximate dimensions.
- Location and approximate dimensions of proposed public areas.
- Waivers of rights of access to and from streets, lots and other parcels of land and the location and approximate width of Reserve Strips.
- Location of existing structures, irrigation ditches, water wells, pipelines, railroads, utility lines, and other physical features. Any existing structures or physical features which are to be left in place shall be so noted.
- Location of specific plan lines.
- Location of city boundary lines and boundary lines of any public district which may lie within 300 feet of the exterior boundary line of the proposed Subdivision.
- Location and widths of watercourses and areas subject to flooding.
- Approximate location and species of all existing and proposed trees or groups of trees located within the proposed Subdivision.

- Proposed name of Subdivision, if any. No existing Subdivision name may be reused. Phased developments may reuse a previous phase name by adding the words "Unit No. 2", etc. Subdivisions contiguous to other Subdivisions may reuse the previous name by adding the word "Addition."
- The existing and proposed zoning of the property to be divided.

Every Tentative Map shall be accompanied by the following statements:

- Existing uses of property.
- Proposed uses of the property, including a statement of the relative proportions of the total area of the proposed Subdivision to be devoted to each use.
- Source of water supply (system of supply and distribution).
- Proposed method of sewage disposal.
- Proposed storm water or other means of drainage disposal.
- Type of street improvement.
- A preliminary title report. (Separate).
- Environmental Information Form (Separate).
- All other improvements proposed to be made or installed.
- The time when improvements are proposed to be made or installed. (One of the following must be completed prior to recording the map: 1) install the improvements or, 2) bond for the improvements.)
- Description and location of community facilities which would serve the proposed Subdivision.
- Minimum lot size and average lot size.
- If the Subdivider desires that notices, reports and other communications from Community Development Department, Planning Commission, City Council, and other officers and agents of the county be sent to him in care of his engineer, he shall attach to the Tentative Parcel Map a statement to that effect
- Representative percolation tests at site locations, taken in accordance with the "Manual of Septic Tank Practice" by the U.S. Health Service, PB 218 226, shall be submitted if septic tanks are proposed or if storm waters are to be contained on the lots, and percolated.
- If the depth of ground water, as determined from information provided by the health department is less than 30 feet, its expected annual minimum depth, taking into account annual variation and fluctuations in adjacent water ways, shall be submitted. If the source of water supply is to be located within the Subdivision the expected depth to the potable water shall be reported.
- This checklist stating that all information required on the Tentative Map is included with the application and signed by the applicant or his, or her, agent.**

**CERTIFICATION:**

**DATE SUBMITTED:** \_\_\_\_\_, 20\_\_\_\_\_.

**APPLICANT OR AGENT:** \_\_\_\_\_; **Circle one:**      Owner                      Agent

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***INITIAL ACTION***

\_\_\_\_\_ Tentative Tract map not accepted for filing due to noncompliance with City Of Avenal Zoning Ordinance and Subdivision Map Act

\_\_\_\_\_ Tentative Tract map accepted and transmitted to City of Avenal Community Development - Planning Division.

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No. Of Parcels \_\_\_\_\_      Minimum Parcel Size \_\_\_\_\_      Filing Fee \_\_\_\_\_  
 Date \_\_\_\_\_      Receipt No. \_\_\_\_\_      Received by: \_\_\_\_\_