



City of Sanger
Development Services
1700 7th Street, Sanger, California 93657
(559) 876-6300 / Fax 876-6323

Submittal Requirements for Tentative Parcel Maps (TPM)

1. Completed and signed TPM application along with the processing fee of \$1,415.00.
2. One (1) copy of the Assessor's Parcel Map showing the subject parcel outlined.
3. Twelve (12) black line copies of the Tentative Parcel Map prepared by a civil engineer or licensed surveyor and showing the following:
 - a. Map title and number (*number will be assigned by the Development Services Senior Planner*)
 - b. Name, address and phone number of owner(s).
 - c. Name, address and phone number of person preparing the map, date of preparation, and signature of party responsible for preparing the map.
 - d. The proposed lot lines, lot dimensions, lot numbers, and the classification of lots as to the intended residential, commercial or industrial subdivision
 - e. Exact acreage and square footage of each parcel(s).
 - f. North arrow and scale.
 - g. A small location map clearly locating the property within the community.
 - h. Location of the city limits (if adjacent).
 - i. Legend showing monuments found and accepted or made reference to.
 - j. Existing elevations of all adjacent properties within one hundred feet (100') of the site. Show the following when located within 100 feet of property lines.
 - (1) The names, locations, and widths of all adjacent streets, alley rights-of-way, railroad right-of-ways and highways.
 - (2) The location of all benchmarks.
 - (3) Natural watercourses and natural drainage channels (canals, ditches and irrigation lines) and approximate locations of all areas covered by water or subject to overflow by a one percent flood.
 - (4) All existing buildings and structures with exterior dimensions, structures and dimensions to existing boundary lines and dimensions to proposed boundary lines; trees with a six-inch or greater caliper trunk at a level of three feet above existing ground, septic tanks, water and sewer lines, railroad tracks, edge of pavement and other physical features which will remain or be removed.
 - (5) Trees, orchards, vineyards, fences, etc.
 - (6) Telephone and power poles and utility easements and the widths and approximate locations of all existing or proposed easements, whether public or private, for roads, drainage, sewers, slope, or public utility purposes.
 - (7) Existing and proposed water wells (to include those used, unused and abandoned), septic sewer systems and leaching fields.

- (8) Existing street improvements, curbs, gutters, sidewalks, paving limits, header boards, drive approaches, streetlights, fire hydrants, etc. including the location, width, proposed names, centerline, curve radii, and approximate grades of all streets and alleys within the boundaries of the proposed subdivision
- (9) Approximate existing contours at one-foot intervals (at five-foot intervals in hillside areas)
- (10) Location of cuts or fills over two feet in depth
- k. Provide existing use and ownership of properties immediately surrounding the area to be parceled.

Supplemental Information Requirements:

(Development Services will determine there need, however providing as much of this information as it may be applicable will better facilitate review and processing)

1. Preliminary Title Report. (not over 30 days)
2. Typical proposed street and alley sections.
3. Approximate connection location for the source of water, storm drainage, sanitary sewer and other utilities.
4. Proposed off-site route for the drainage, sanitary sewer, and water system.
5. Any conditions, covenants, or restrictions proposed to be recorded.
6. Legal description of all parcels involved in the tentative map.
7. Any additional information that would help illustrate the proposal.
8. A soils report(s) prepared by a licensed California geotechnical engineer.
9. Storm drainage calculations.

For questions regarding these submittal requirements, please contact the Senior Planner at 876-6300 x1540.