
TENTATIVE MAP SUBMITTAL REQUIREMENTS

What are the submittal requirements for a Tentative Map?

In order to submit an application for either a Tentative Parcel Map or Tentative Tract Map, the following information must be included on the map.

- The tentative map shall be prepared by a registered civil engineer or licensed land surveyor.
- The map shall be clearly and legibly drawn and drawn to an engineer's scale, large enough to show all information clearly, but no less than one inch equals 100 feet.

The Map shall contain all of the following:

Map Title - A title including the subdivision number obtained from the county recorder and type of subdivision (Tentative Tract or Parcel Map)

Name and address - of legal owner, subdivider and person preparing the map, including registration or licenses number.

Legal Description - Sufficient legal description to define the boundary of the proposed subdivision, names and locations of streets adjacent to the proposed subdivision shall be indicated.

Adjacent Projects - The numbers of adjacent subdivisions and the names of owners of adjacent properties

Boundary lines - of the city, school district, and other taxing districts when within or contiguous to the subdivision.

Dates - of map preparation and map revision, if the map is revised after the initial submittal to the city.

North Arrow and Scale

Vicinity Map – showing streets, adjoining subdivision, shopping centers, schools, and other data sufficient to locate the proposed subdivision and show its relation to the community.

Topography – Existing topography of the proposed site and at least 100 feet beyond its boundary, and proposed changes in topography. The contours of the land shall be shown at intervals of not more than one foot for ground slopes between level and five percent, and not more than five feet for ground slopes in excess of five percent. Elevations shall be according to U.S. Geodetic Survey datum, commonly termed mean sea level.

Existing Improvements – The following improvements are to be shown but are not limited to:

Existing trees and significant vegetation – type, circumference, and drip line. Any tree or others significant vegetation proposed to be removed shall be so indicated

Existing Structures – indicate location, type and outline of existing structures to scale. Structures to be removed shall be so indicated.

Water Facilities – Indicate existing drainage channels, culverts, irrigation ditches, wells and springs, and the approximate location of all areas subject to inundation or storm water overflow, and the location, width and direction of flow of each watercourse.

Road Facilities – The location, pavement and right-of-way width, typical section, grade and name of existing streets, highways and driveways within and/or contiguous to the proposed subdivision.

Easements – The widths, location and identity of all existing easements.

Public Improvements – The location and size of existing sanitary sewers, fire hydrants, water mains, and storm drains within and/or contiguous to the proposed subdivision. The approximate slope of existing sewers and storm drains shall be indicated. The location of existing overhead and underground utility lines and poles within and/or contiguous to the proposed subdivision shall be indicated.

Proposed Improvements - The following improvements are to be shown but are not limited to:

Road Facilities – The location, grade, centerline radius, arc, length of curves, pavement, and right-of-way width of all streets. Typical sections of all streets shall be shown, including pavement widths, curbs, gutters, sidewalks, medians, and slopes of cuts and fills. Proposed private streets shall be clearly indicated.

Curb Returns – The location and radius of all curb returns and cul-de-sacs.

Easements – the location, width and purpose of all easements.

Street Angles – The angle of intersecting streets if such angle deviates from a right angle by more than four degrees.

Grading – Engineering plan and data showing the approximate finished grading of each lot, the preliminary design of all grading, the elevation of proposed building pads, and the top and toe of cut and fill slopes, to scale.

Public Areas – Areas to be used for public purposes or facilities

Recreation Facilities – Proposed recreation sites, trails and parks for private or public use. If park dedication is proposed, the tentative map application is not complete unless accompanied by Livermore Area Recreation and Park District's (LARPD) written comments on the proposed location.

Common Areas – Proposed common areas and areas to be dedicated to public open space.

Public Improvement – The location and size of sanitary sewers, fire hydrants, water mains, storm drains, including all necessary provisions for handling water supply, storm water, and sewage. Proposed slopes, approximate elevation, direction of flow and type of facility for sanitary sewers, storm drains, and overland drainage releases shall be indicated.

Planting Plan – A planting plan for slopes, erosion control, street trees, other landscaping and fencing.

Lot Numbers – Lot Numbers beginning with the numeral “1” and continuing consecutively throughout the subdivision.

Contact People – The name or names of any engineering geologist or soil engineer whose services were required in the preparation of the design of the tentative map

Lot Design – The approximate lot layout and the approximate dimensions of each lot and each building site. The size and lot number of the smallest and largest lots.

Stormwater – The approximate boundaries of areas subject to inundation or stormwater overflows, the location, width and direction of flow of all water courses.

Phasing Plan – If the subdivider plans to develop the site in phases, the proposed phases and their proposed sequence of construction shall be shown.

Street Names – Indicate proposed names on plans

Energy Conservation Information – The design of a subdivision for which a tentative map is required, excluding a conversion, shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The department may require other drawings, data, or information as deemed necessary by the department to accomplish the purposes of the Subdivision Map Act and this title. The department may waive any of the above tentative map requirements if the type of subdivision does not need to comply with these requirements or if other circumstances justify a waiver.