BUILDING AND DEVELOPMENT
SERVICES DEPARTMENT

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DEVELOPMENT ENGINEERING CHECKLIST FOR
FINAL MAPS

This checklist is used as a processing aid to assure compliance with the Subdivision Map Act and Chico Municipal Code. In addition, this review shall produce a Tentative Map to allow any reviewing body to readily assimilate pertinent information and respond with an accurately informed recommendation.

Subdivision Name/Number: _____

Location/APN(s): _____

Engineer/Surveyor & Contact Number: _____

Record Owner(s): _____

Submittal No.: _____   Date Submitted: _____

Final Map check authority under the State Subdivision Map Act (SMA Sections 66425-66450) and Title 18 & 18R of the Chico Municipal Code (CMC):

I.   PLAN CHECK ITEMS

    ___ 1.   Boundary and lot closure calculations.
    ___ 2.   Final Map (2 copies).
    ___ 3.   Current title report (updated within 6 months or less).

II.   GENERAL

    ___ 1.   General layout, title, and lot configuration agrees with approved tentative map.
    ___ 2.   Map complies with conditions of approval. (If applicable, separate documents such as avigation easement, maintenance district, subdivision improvement agreement, and/or other documents have been submitted prior to final map).
    ___ 3.   Easements correspond with improvements and conditions.
    ___ 4.   All easements of record (deeds and maps) shown or noted.

III.   DEDICATION & CERTIFICATION

    ___ 1.   All (public and private) easements shown on the map for dedication have correct standard wording in the owner's statement and purpose indicated on the map. All

public rights of way (streets) and conveyance of abutter's rights offered for dedication under owner's statement.

___ 2. Owner's statement includes all parties having any record title interest in the subdivided property, consenting to the preparation and recordation of the final map and offering for dedication items as listed above.

___ 3. Surveyor's/Engineer's statement, including signature and number.

___ 4. Planning Commission statement.

___ 5. City Surveyor's/Engineer's statement.

___ 6. County Recorder's statement.

___ 7. All statements and acknowledgments are ready for execution.

___ 8. City Manager's statement.

IV. MONUMENTATION

___ 1. All found monuments tied by survey and described with tag numbers and recorded reference.

___ 2. Basis of bearings, two found monuments of record must appear in a statement and labeled on each sheet of the map.

___ 3. Tie to basis of bearings.

___ 4. Tie to adjoining surveys.

___ 5. Standard monuments set at required locations (including property corners, subdivision boundary corners, 500-ft max intervals along street centerline & at intersections), pursuant to City Standard Plan S-20.

___ 6. Minimum 2" nominal diameter iron pipe required at all section, quarter-section, and rancho corners.

___ 7. Bearing and distance dimensions between points shown.

___ 8. Subdivision corner monuments are set in concrete.

V. MATHEMATICAL

___ 1. All bearing & distance and curve information shown to nearest .01/ft; no ditto marks.

___ 2. All curves dimensioned with length radius, and angle data (L, R, Δ).

___ 3. Areas (net and gross), to nearest .01 of area.

___ 4. Minimum road centerline radius.

___ 5. Survey closures must be correct to 1 part in 10,000. The sum of interior distances, curve data (give Δ, R, L, and radial bearings) equal total. Areas must all compute accurately.

___ 6. Total subdivision acreage.

VI. MAP BODY

___ 1. Discrepancies with recorded data shown.

___ 2. Private facilities, roads, storm drain, sanitary sewer, etc. identified as private easements.

___ 3. Full map size is 18" x 26" with 1" border (16" x 24" inside border). Should have scale not less than 1" = 100'.

    4.   Title block contains assigned subdivision name & number/parcel map number, City of Chico in subtitle, and refers to most recent existing record map information. Date and firm name are shown. Private or public street subdivision noted

    5.   Legend shows found monuments as solid (type, size, tag number, and record information labeled and shown on each map sheet). All set monuments shall be shown as open with the type, size, and tag number. (Use Standard Plan S-20).

    6.   Distinctive (1/16" black boundary line) border used.

    7.   Adjoining property owners and/or recent subdivisions with recording information shown.

    8.   Show sidelines of all easements presently existing and of record on map, all of which shall be adequately dimensioned with widths, lengths, bearings, and ties to the easement.

    9.   Map tie to next street intersection or a vicinity map.

    10.   Street names with correct spelling, R/W width, and/or required widening.

    11.   Street names approved by Planning and Building & Development Services.

    12.   Parcels designated by numbers or letters.

    13.   Each lot/parcel must be shown completely on one sheet.

    14.   Show relationship between map sheets.

    15.   North arrow and scale shown.

    16.   Natural water courses shown.

    17.   Limitations on rights of access listed.

    18.   Abandoned rights-of-way and easements <u>not</u> shown.

    19.   Statements concerning easements not delineated on map.

    20.   Notes on map as required by conditions of approval, e.g. fees.

    21.   Continuous lot numbering for phased subdivisions. If applicable, remainder parcel(s) clearly indicated.

    22.   Numerical designation used for phased subdivisions (i.e. Phase 1).

VII.   <u>OTHER COMMENTS AND/OR NECESSARY ITEMS</u>

- *Prior to map recording, the City will require the following items from the developer:*

    1. *Sanitary sewer fees paid in-full:* _____

    2. *Storm drain fees paid in-full:* _____

    3. *Subdivision account has a minimum balance of $750 (deposit)*

    4. *Chico maintenance district formation (if applicable)*

    5. *Avigation easement, or other as required by conditions (if applicable)*

    6. *Conditions of approval have been met (planning)*

    7. *Subdivision/parcel map construction improvements accepted by inspection staff*
       (OR)
    8. *Subdivision improvement agreement entered into with City*