



Tentative Map Checklist

(For Tentative Maps and Parcel Maps)

The tentative tract or parcel map shall be professionally prepared in conformance with accepted drafting standards. Ten maps or sets of maps shall be submitted.

The following information shall be indicated on all maps:

- The Tentative Map number (obtain from the County Recorder, 909 387-8306).
 - Maps may be submitted on 24" x 36" sheets (folded to 8½" x 14"). Larger sheet may be accepted in order to accommodate the entire parent parcel(s). A remainder parcel larger than 20 acres need not be drawn to scale. Provide an 8½" x 11" reduction or PDF file document of the site plan.
 - Show appropriate scale. Generally 1" = 50'. Larger maps may use 1"= 100'.
 - Name, address, and telephone number of the developer, owner of record, and person who prepared the map. The responsible party shall sign, seal and provide their California registration or license number and the date of expiration of such license or registration.
 - List the names, addresses and telephone numbers of public utility companies, which will serve the map, including water supply and method of sewage disposal, telephone company and cable television company.
 - Date of preparation of maps and/or revisions.
 - Precise legal description (the Assessor's Parcel Number (APN) is not a legal description).
 - North arrow oriented towards the top or to the right of the sheet and a legend identifying symbols used.
 - Property lines with dimensions and bearings.
 - Gross acreage (including streets) and net lot area. Label linear feet of new streets.
 - The approximate gradient or centerline profile for each proposed highway, street and drainage improvement shown on the map.
 - Approximate radius of all centerline curves on highways, streets or ways.
 - Calculations for on-site retention per City Ordinance and indicate the location, type, and depth of all drainage structures for on-site retention.
 - The location, width and direction of flow of all water courses and the approximate location of all areas subject to flood waters, overflow or inundation.
 - Locations, names and existing width of all adjoining highways, streets, or alleys. If none exist, indicate access to property.
 - Existing zoning and land use or uses of adjoining property, including across any streets. Indicate distance from property line to off-site structures that are within 15 feet of the property line.
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- The lot or parcel layout, the approximate dimensions of each parcel (ditto marks not acceptable) and a number for each parcel in consecutive numbers.
 - Indicate the number of numbered lots, lettered lots, and residential density proposed. Indicate area of each numbered and lettered lots, remainder parcels. Indicate total acreage of project (including numbered, lettered and remainder parcels).
 - Existing and proposed zoning by lot numbers and/or letters. Identify the proposed use of all lots.
 - Provide names for each street. Extend existing street names onto new streets within the tract and provide lettered street names for new street alignments.
 - Front, side and rear building setback lines, delineated on the map, including dimensions.
 - A vicinity map showing the precise location of the project. Indicate the proposed access route to the site from the nearest City or County maintained road.
 - All easements of record. Identify, label, and dimension all recorded easements which affect the subject property. Indicate and dimension any utilities or improvements within these easements.
 - Dimension both off-site and on-site improvements including right-of-way for streets and alleys.
 - Show and dimension street improvements if existing improvements occur within 100 feet of the project site (break lines may be used).
 - Indicate the limits of the phasing and all off-site and on-site improvements to be constructed with each phase.
 - For condominiums or planned developments, the number of unit types, unit area by type, number of bedrooms, number of stories and number of units per building (as applicable).
 - For condominiums or planned developments, dimension and label all existing and proposed buildings and structures from property lines and provide distances between buildings.
 - All grading shall comply with Chapter 70 of the Uniform Building Code and per the City of Hesperia Municipal Code 16.20.075(13). Natural contours of the land shall be delineated at intervals of not more than 2 feet if the slope of the land is less than 10% and of not more than 5 feet if the slope of the land is 10% or greater. Topographic information shall be obtained by aerial or field survey done under the supervision of a Professional Civil Engineer or a Licensed Surveyor. (Elevations shall be based upon 1983 datum and the bench marks shall be accepted by the City Engineer).
 - Where grading is proposed on slopes exceeding 15%, a slope analysis shall be submitted (2 sets) pursuant to the Chapter 16.40 of the Development Code. The slope analysis shall be prepared and signed by a California licensed Civil Engineer, Land Surveyor, or Landscape Architect. The Analysis shall show all topographic information and note the various categories of slopes from 0 to 15%, 15% to 30%, 30% to 40%, and over 40%. Areas of each category shall be tabulated.
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- Show location(s) of all plants protected or regulated by the State Desert Native Plants Act. Identify whether to be saved, removed, or relocated. (Joshua trees, Yuccas, Smoketrees, Century plants, Nolindas, Creosote Rings over ten feet in diameter, and all members of the Family Agavaceae are protected plants).
- Provide a tabular summary, which includes the following information:
 1. Adjusted gross and net acreage.
 2. Net lot area for each numbered lot and the average lot size.
 3. For condominiums or planned developments, the number of unit types, unit area by type, number of bedrooms, number of stories and number of units per building (as applicable).
 4. For condominiums or planned developments, required and proposed number of parking spaces (covered, uncovered and handicapped accessible, as applicable). Include parking formulas used and calculations.

Supporting Documentation:

The following reports / information shall be submitted with the site plan as required:

- Three copies of a hydrology study which identifies the off-site tributary flow and its impact to the site.
- Three copies of a preliminary title report (less than 90 days old). Three copies of all supporting documents referenced in the title report shall be included.
- Three copies of a Traffic Scoping Study or Traffic Impact Study may be required based on the size of the project and the requirements of the San Bernardino County Congestion Management Plan.
- WQMP Regulated Submittal (Projects that create or replace \geq 5000 sq. ft. impervious surface)**
Submit a project specific Water Quality Management Plan (WQMP) prepared using the City of Hesperia WQMP Template applicable to the project. Provide signed certifications and a draft Maintenance Agreement that identifies the responsible parties. For WQMP non-regulated submittals (projects that create or replace \geq 2500 sq ft impervious surface, show water quality features on Site Plan.

Consult with the Planning Division prior to contracting for the following:

- Provide three sets of a protected plant plan.
 - Provide three sets of a biological report.
 - Provide three sets of a cultural resources report.
 - Provide three sets of an acoustic or noise study.
 - Provide three sets of a photometric study.
 - Provide three sets of a slope analysis.
 - Three copies of a Traffic Scoping Study or Traffic Impact Study may be required based on the size of the project and the requirements of the San Bernardino County Congestion Management Plan.
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City of Hesperia _____

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**ALL APPLICATION MATERIALS LISTED WITHIN THE APPROPRIATE
APPLICATION SHALL ALSO BE SUBMITTED.**

***I HEREBY ACKNOWLEDGE THAT I HAVE INCLUDED ALL OF THE ITEMS LISTED AND UNDERSTAND
THAT MISSING ITEMS WILL RESULT IN THE DELAY OF THE PROCESSING OF MY APPLICATION.***

Signature of Plan Preparer or Applicant

Date