

**CITY OF CHOWCHILLA  
PARCEL MAP APPLICATION**

\_\_\_\_\_ Application Number

\_\_\_\_\_ Date

**APPLICANT INFORMATION:**

Applicant's Name: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Assessor Parcel Number: \_\_\_\_\_

Property Location (Street Address): \_\_\_\_\_

Legal Description (Lot, Block, Tracts, etc.): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROPERTY USE INFORMATION:**

Current Zoning: \_\_\_\_\_ Existing Use: \_\_\_\_\_

Existing Structures: \_\_\_\_\_ Existing Number of Lots: \_\_\_\_\_

Proposed Number of Lots: \_\_\_\_\_ Area of Parcel (sq or acs.): \_\_\_\_\_

Minimum Lot Size (sq. ft.): \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

\_\_\_\_\_

Existing Easements and Use: \_\_\_\_\_

\_\_\_\_\_

Are all public improvements currently installed?  Yes  No

Will all improvements meet City Minimum requirements?  Yes  No

If no, list exceptions and give justification: \_\_\_\_\_

\_\_\_\_\_

**Describe Improvements for:**

Street Trees (List Type & Interval of Spacing): \_\_\_\_\_

\_\_\_\_\_

Drainage Collection & Disposal: \_\_\_\_\_

Domestic Water Supply (Include Fire Hydrants): \_\_\_\_\_

Proposed Sewer Collection & Disposal: \_\_\_\_\_

Other Public Utilities (Power, Telephone, Irrigation, Cable TV): \_\_\_\_\_

**ATTACH PRELIMINARY TITLE REPORT DESCRIBING THE STATUS OF ALL INTEREST IN PARCEL**

**CERTIFICATION:**

Owner of property hereby certifies they are the owner of the property on which the map is proposed for subdivision and that they have examined the map and consent to the submission of the map and this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Agent

\_\_\_\_\_  
Owner's Name (Please Print)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Engineer of Map

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone

## INSTRUCTIONS TO APPLICANTS FOR PARCEL MAP APPLICATION

Persons desiring to sub-divide land shall submit fifteen (15), copies of the parcel map and the sub-divider's statement to the Planning Commission. In addition, the sub-divider shall describe the proposed development.

In compliance with the Chowchilla Municipal Code, a Parcel Sub-division Map shall be submitted.

Parcel maps shall be to a scale of one inch equals one hundred feet (1" = 100'). Sub-divisions with lots of two and one-half acres or greater may use a scale of one inch equals two hundred feet (1" = 200'). If complexity of detail warrants it, the city engineer may require a scale of one inch equals fifty feet (1" = 50').

The Municipal Code requires parcel maps to show and contain the following information:

- Tract number and tract name (if any)
- Date of preparation, north point, and scale
- Name, address, and telephone number of the sub-divider, the record owner, and the person or persons preparing the map
- A sufficient legal description of the land to define the boundaries of the proposed tract
- A site location map, where necessary, to locate the tract
- Approximate ties to section corner or other known point
- The boundary lines of the sub-division to be shown as required on the final map
- The approximate layout, dimensions and numbers of lots
- The approximate acreage of the sub-division
- Ownership division lines of abutting properties as shown on the latest assessor's parcel map and tract number and name, if any, of adjoining sub-division
- Identification of lots in the proposed sub-division as to the existing and proposed use. If property is to be used for more than one purpose, the area, lot, or lots proposed for each type of use shall be known.
- Identification of proposed public uses, if any
- The approximate location of trees and the location and outline to scale of buildings and structures (wooded areas and orchards may be indicated as such without locating each individual tree) and a description of their proposed disposition

- The locations, names, and existing right-of-way widths of all adjoining highways, roads, and alleys. The centerline and gutter line elevations of the adjoining streets shall be shown at every change in grade.
- The location, widths, and approximate gradients of all highways, roads, and alleys proposed within the tract
- Each road shown by its actual name or by a temporary name or letter for purposes of identification until the proper name of such road is determined
- The approximate radii of all curves
- Location of marginal or dividing strips, if any
- The widths and approximate locations of all existing or proposed easements or right-of-ways within the sub-division or along its boundaries, whether public or private, for roads, railroads, drainage, storm water, irrigation canals, sewers, or public utility purposes
- Accurate contours shall be shown and drawn to intervals prescribed in the city standards. The contours shall be extended into adjacent property at a sufficient distance to establish proper topographical relationships.
- Approximate location of all areas subject to inundation of storm water overflow and the locations, widths, and direction of flow of all water courses
- The proposed surface water drainage flow
- Elevation of existing sewer and the lot to be used for the community water supply, if any
- The source of water supply and the lot to be used for the community water supply, if any
- Proposed phasing or development

Where discrepancies exist in the map or statement, the Planning Commission may return them to the sub-divider for correction, revision, or submission of a petition for exception. The parcel map shall be accepted for filing only when all discrepancies are corrected, revised, or sub-divider submits a petition for exception. If a revised and alternate parcel map is submitted, then maps shall contain the word “revised” or “alternate” after the tract number. Optional alternate parcel maps may be filed at the same time; however, each alternate tentative map shall be considered a separate application. A filing fee is required for each parcel map filed. Only the most recently approved parcel map shall be recognized in the consideration of the final map.

Before submitting a parcel map to the Planning Commission, the sub-divider shall obtain a number assigned for the tract to be sub-divided from the county recorder. These numbers are assigned in consecutive order. The tract number assigned shall be placed on each street of the tentative and final map of the sub-division. This tract number may not be changed or altered unless a new number is assigned in the manner provided in Subsection A or Section 17.20.030 of the Chowchilla Municipal Code.

## **INFORMATION TO BE SHOWN ON PARCEL MAP**

- A. The boundary lines of the entire parcel, with dimensions, based on existing survey data or property description
- B. The proposed division lines with dimensions
- C. Identification of each parcel with a number
- D. All existing buildings and structures located within one hundred (100) feet of all proposed boundary lines, with the distance from the boundary line stated
- E. The location of all existing wells, septic tanks, and leaching fields located within one hundred (100) feet of all proposed boundary lines, with the distance from the boundary lines stated
- F. The locations and names of all abutting roads
- G. The locations, widths, and names of any proposed roads
- H. Source(s) of data from which the map was drawn
- I. Name, address, and telephone number of the person preparing the map
- J. The widths and locations of all existing or proposed easements or right-of-ways within the land or on its boundaries
- K. Land subject to flooding
- L. Water courses, streams, and drainage channels
- M. Such additional information as the City deems necessary due to unusual topography or drainage conditions

# PARCEL MAP

