

Tentative Parceling Map Contents Checklist

Every tentative plat or the application accompanying same shall be clearly and legibly drawn on one sheet, if possible, and shall show the following data and information:

Check:

- _____ Land development title
- _____ Date
- _____ Northpoint
- _____ Scale
- _____ Legend
- _____ Margin
- _____ Graphic Border w/Title Block
- _____ Name and address of developer and owner of record
- _____ Name and address of land planner, surveyor or engineer who prepared the map
- _____ Legal description defining the boundaries of the development
- _____ Section Corner Tie
- _____ Basis of bearing
- _____ Number of sheets
- _____ Evidence of ownership of property to be divided
- _____ The locations, names and widths of all adjacent streets, and easements
- _____ Existing and proposed system of streets and roads providing access and traffic flow within the development, and ingress and egress to and from the development; including existing and proposed bridges
- _____ Existing and proposed road names
- _____ Limits of existing pavement and traveled ways
- _____ Limits of existing publicly maintained roads abutting or outside the development that will be utilized for primary or secondary access
- _____ The widths and approximate locations of all existing or proposed easements (public or private) for roads, drainage, sewers, irrigation or public utility purposes
- _____ The number, size and proposed use of all building sites
- _____ Zoning of the area
- _____ Assessors Parcel Number(s)
- _____ Total acreage and total number of lots
- _____ Source of water supply and proposed method of sewage disposal
- _____ Soil profile
- _____ Percolation tests
- _____ Numbering of all parcels or building lots
- _____ Noise contour lines from the most recent projections of the Fallon Naval Air Station Air Impact Compatibility Use Zone Study
- _____ Septic Density within a square mile (Transcribe a circle with a 2,979-foot radius from the center of the development)
- _____ The location and outline to scale of each building and improvements showing distances between structures and right-of-ways
- _____ Potential wetlands

- _____ Boundaries or areas subject to flood hazard, geologic hazard, excessive depth or slope of cuts or fills, groundwater or seepage conditions, or similar hazards to public safety and the probable use of these areas
- _____ A topographic contour map showing accurately the existing terrain within the land development, existing drainage channels, roads, culverts, underground utility lines, wells and springs, major structures, irrigation ditches, utility poles and other improvements in their correct location, drawn to a scale not smaller than one hundred feet to the inch; contour intervals shall not be greater than two feet if the ground slope is less than three percent or at such intervals that the contour lines will not be spread more than one hundred fifty feet of ground distance apart
- _____ Approximate existing property lines and approximate boundaries of existing easements within the development with the names of the owners of record of easement exclusions, and the abutting properties
- _____ A typical building site showing setbacks and typical building area
- _____ Location, approximate grade, direction of flow and type of facility of existing and proposed drainage channels and storm drains
- _____ A vicinity map showing roads, adjoining developments, places, creeks and other data sufficient to locate the proposed development and show its relation to community factors
- _____ The line of high and low water on all sides abutting any lake, river, stream, reservoir, and/or any other body of water
- _____ Statements of intent regarding proposed deed restrictions, home associations, and other legal instruments relating to the reservation, maintenance and liability of any common area, park or recreation areas
- _____ Each phase shall be delineated and a proposed schedule of development with proposed schedules for the construction of roads, bridges, secondary access and utilities noted
- _____ Location, description and extent of all irrigation facilities, both existing and proposed, within the boundary of the tentative plat
- _____ Location of water-righted areas
- _____ A letter from the Truckee-Carson Irrigation District or the agency having jurisdiction over irrigation waters in the area stating their recommendations for review by the planning commission
- _____ Water Right Dedication Note: “Water Right Dedication Requirements per Section 16.10.101 of the Churchill County Code will be met concurrently with recordation of final maps.”