



City of Temple City

TENTATIVE TRACT MAP AND PARCEL MAP

APPLICATION SUBMITTAL CHECKLIST

ITEMS FOR APPLICATIONS

In addition to the items listed in the *General Development Application Requirements*, the following items may be required for *Supplemental Tentative Tract Map and Parcel Map Application*. Please note that all the required materials will be used by staff to determine if an application contains the appropriate requirements to begin the application process. If any items are not included the project will not be accepted for submittal. This checklist does not determine a project complete for purposes of the Permit Streamlining Act.

Initial Submittal:

- Completed [Master Application](#)
- Completed *Supplemental Application (Attached)*
- Fire Flow Availability Form (*Attached, Original Form with the Result to be submitted*)
- Preliminary Title Report (2 Copies)
- Grand Deed or Escrow Title Papers (2 Copies)
- Tentative Map (20 Copies)
- Area Sewer Capacity Study (3 Copies)
- Drainage Concept & Hydrology Study (3 Copies)
- Architectural Drawings - Floor Plans, Site Plan, Landscaping Plan, Elevations (5 Copies)
- Addressing Information – The applicant shall provide written preliminary verification of the addresses that will be assigned to each proposed parcel/unit. The preliminary verification of the addresses shall come from the Addressing Coordinator
- Public Hearing Noticing Package – Prepared in accordance with the *Public Notice Requirements*. For most residential projects, the Zoning Code requires a 300-foot radius from the outside property lines.
- Water & Sewer Will Serve Letter (before tentative map approval)

Other Items:

- Initial Traffic Assessment Report
- Photo Simulations
- Topographic Map
- [Completed Supplemental Application](#) – Environmental
- Parking Study
- Three Dimensional Digital Models
- Photometric Analysis
- Circulation Plans



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SUPPLEMENTAL APPLICATION

FILL IN THE FOLLOWING INFORMATION FOR TENTATIVE TRACT MAP AND PARCEL MAP APPLICATIONS

Findings: (Please answer the following questions. Be as specific as possible, attach sheets if necessary)

1. Is the proposed map consistent with applicable general and specific plans?

2. Is the design or improvement of the proposed subdivision consistent with applicable general and specific plans?

3. Is the site physically suitable for the proposed type of development (topography, dimensions, area)?

4. Is the site physically suitable for the proposed density of development?

5. Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage? (Including fish or wildlife or their habitat)

6. Is the design of the subdivision or type of improvements likely to cause serious public health problems?

7. Will the design of the subdivision or type of improvements conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision?

OTHER PERTINENT INFORMATION: (Be as specific as possible, attach sheets if necessary)



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

FORM 195
Rev. 04/03

Information on Fire Flow Availability for Building Permit

For Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:

Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

**PROJECT INFORMATION
(To be Completed by Applicant)**

PART I

Building Address: _____

City or Area: _____

Nearest Cross Street: _____

Distance of Nearest Cross Street: _____

Property Owner: _____ Telephone: () _____

Address: _____

City: _____ Zip Code _____

Occupancy (Use of Building): _____ Sprinklered: Yes No

Type of Construction _____

Square Footage: _____ Number of Stories: _____

Present Zoning: _____

Applicant's Signature

Date

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is _____
feet via vehicular access. The fire flow services will be rendered from a _____
inch diameter water main. The hydrant is located on _____
_____ (Street)
_____ of _____
(Feet) (Direction) (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this _____
hydrant is _____ GPM at 20 PSI residual for 2 hours at _____ PSI Static
(Size)

PART II (B) SPRINKLERED BUILDINGS ONLY

Detector Location:(check one) Above Grade Below Grade Either
Backflow protection required (fire sprinklers/private hydrant): Yes No
Type of Protection Required:(check one)
Double Check Detector Assembly Reduced Pressure Principal Detector Assembly
Other _____ Domestic Meter Size _____

PART II (C)

Water Purveyor Signature

Date Title

PART III Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.

The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department.**