



Engineering Division
201 North Broadway, Escondido, CA 92025
(760) 839-4651, FAX (760) 839-4597

FINAL MAP PLAN CHECK

To:	_____	Date:	_____
	_____	Project:	_____
	_____	Address:	_____
	_____		_____
	_____	Check No:	_____
Attn:	_____	VIA:	_____

The attached FINAL MAP has been reviewed by this office and is being returned for correction. Please complete all corrections noted both on this plan check and the attached red-lined FINAL MAP.

Re-submittal needs to include all redlined plans, this form, any fees or documents indicated on review and **4 copies** folded to 8.5"-11" format of revised plan.

If you have any questions on this review, please feel free to contact the Plan Checker. This PLAN CHECK and the attached check print(s) need to be resubmitted along with the corrected FINAL MAP before they can be rechecked.

From: _____

The Following circled conditions need revision prior to recordation of the Final Map.

SUBMITTAL MATERIAL

1. Final Map check fee: \$500 per sheet plus \$25 per lot or unit (condos), plus \$995 Planning Department Review Fee. . \$_____.
2. Re submit four (4) copies of Final Map folded in 8.5"x11.0" format and previous redlined plans & comments.
3. Approved Tentative Map (***stamped by Planning Department***) - 1 print.
4. Traverse closure printouts of the Procedure of Survey, blue border, each lot including lot area), the streets, easements, and all other distances, bearings and curve data shown on the map. Traverse closures should use City's coordinate system.
5. Preliminary Title Report.
6. Copies of Signature Omissions Letters on Final Map
7. Subdivision Guarantee (***needs to be dated within 1 month of final map recording date***)
8. Folded 8.5"x11.0" prints of recorded maps with highlighted data as referred to on Final Tract Map sheet legend or as otherwise noted on Final Tract Map.
9. Copy of the field survey notes used for the procedure of survey, as required.
10. Two (2) copies of Soils Report for city records.
11. Surveyor's/Engineer's estimate for monumentation bond.
12. Monumentation Bond: \$_____.
13. Imaging Fee: \$_____.

GENERAL REQUIREMENTS

1. Map shall be a legible and permanent record (***mylar and opaque ink***).
2. Size of each sheet shall be 18 by 26 inches.
3. Margin shall be one inch.
4. Scale shall be large enough to show details clearly.
5. Show Name, Address & Phone number (***who prepared map***) on title sheet in lower left corner.
6. Sheet No. ____ of ____ on each sheet.

7. Show the tract number on every sheet.
8. If there are more than three sheets of the map, an index map is required.
9. Conformance with tentative map, to be determined by Planning Department.
10. Lot configuration conforms to Tentative Map.
11. Total number of lots conforms to Tentative Map.
12. Street layout conforms to Tentative Map.
 - a. Street names must be submitted and approved by Planning Department.
 - b. "Air Space" condominiums (one lot subdivision) will not have the private streets named.
 - c. "Postage Stamp" condominiums (multiple lots) will have the private streets named.

TITLE SHEET

1. Show Escondido Tract No. _____ centered and below margin.
2. Show preamble of legal description of property, followed by Subdivision Guarantee Statement.

FINAL MAP STATEMENTS AND CERTIFICATES

Surveyors/Engineers' Statement

I, _____, a Licensed Land Surveyor (Registered Civil Engineer) of the State of California, hereby state that the survey of this subdivision was made on _____, and the survey and final map were made by me or under my direction, and that the survey is true and complete as shown, that all monuments indicated are of character indicated and occupy the positions indicated. I will set all other monuments of character and at positions indicated by the legend within 30 days after the completion of the required improvements and their acceptance by the City of Escondido, and all such monuments are or will be sufficient to enable the survey to be retraced.

 Surveyor or Civil Engineer's Name
 L.S.or R.C.E. Number _____
 Expires _____

(TO BE SEALED)

 Date

City Engineer's Statement

I, Owen M. Tunnell, a licensed Land Surveyor of the State of California, representing the City Engineer of the City of Escondido, California, hereby state that I have examined the Final Subdivision Map of Escondido Tract No._____, that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof. That all the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Tentative Map have been complied with and that I am satisfied that said map is technically correct.

Owen M. Tunnell, L.S. 7134
Expires 12/31/2006

Date

(TO BE SEALED)

Clerk of the Board's Statement

I, Thomas J. Pastuszka, Clerk of the Board of Supervisors, hereby state that the provisions of the Subdivision Map Act (Division 2 of Title 7 of the Government Code) regarding (a) deposits for taxes and (b) Certification of the Absence of Liens for Unpaid State, County, Municipal or Local taxes or Special Assessments collected as taxes except those not yet payable, have been complied with on property within this subdivision.

Thomas J. Pastuszka,
Clerk of the Board of Supervisors

Deputy

Date

Recorder's Statement

File No. _____

I, Gregory J. Smith, Recorder of the County of San Diego, hereby certify that I have accepted for recordation this map filed at the request of _____, this _____ day of _____, 200__, at _____ o'clock, _____.M.

Gregory J. Smith,
County Recorder

By: _____
Deputy County Recorder

Fee: _____

Owner's Statement

We hereby state that we are the owners or are interested in the land included within the subdivision to be known as Escondido Tract No. _____ and we hereby consent to the preparation and recordation of this map consisting of _____ sheet(s) and described in the caption thereof.

We hereby dedicate to the Public _____ as shown on this map.

We hereby grant to the City of Escondido a permanent and perpetual public utilities and access easement as shown on this map, together with the right to forever maintain, operate, construct, reconstruct, parallel, renew and enlarge any existing or future public utilities and appurtenances within said easement, along with the right of ingress and egress to said easement at all times. The grantors, their successors, heirs and assigns agree not to erect any buildings or other structures, nor to plant trees upon any portion of said easement, and further agree that any such obstructions to the City's use of said easement shall be removed at the property owner's expense.

We hereby relinquish and waive all vehicular access rights to _____ from lots _____ to the City of Escondido as shown on this map.

We hereby Irrevocably Offer to Dedicate to the Public _____ for _____ purposes as shown on this map.

(Followed by all owners' signatures and all-purpose notary acknowledgments.)

Condominium Statement

This map is a _____ unit condominium project as defined in Section 1351 of the Civil Code of the State of California and is filed pursuant to the Subdivision Map Act.

Subdivision Guarantee Statement

A Subdivision Guarantee furnished by _____, Order No. _____ is on file in the City Engineer's Office.

Signature Omissions Statement

The signatures of the parties listed below, owners of easements per documents noted below have been omitted under the Provisions of Section 66436, Subsection (a)(3)(A)(i) of the Subdivision Map Act, their interest is such that it cannot ripen into fee title and said signatures are not required by the governing body.

(List holders of easements as well as City of Escondido's easements.)

City Council Statement

The Council of the City of Escondido, California, has approved this map and has accepted the items dedicated in the Owner's Statement under the conditions expressed therein.

(Note: Section 66477.2 of the Government Code of the State of California provides that a rejected Offer of Dedication shall remain open and subject to future acceptance by the City of Escondido.)

Council of the City of Escondido, California:

City Clerk

Mayor

City Treasurer's Statement

I, Kenneth Hugins, City Treasurer of the City of Escondido, hereby state that there are no liens or unpaid bonds issued under any improvement bond act of the State of California shown by the books of this office against the subdivision or any part thereof shown on the map of Escondido Tract No. _____.

Deputy City Treasurer

Date

County Treasurer/Tax Collector and Director of Public Works Statement

We, County Treasurer and Tax Collector of the County of San Diego, State of California, and Director of Department of Public Works of said County, hereby state that there are no unpaid special assessments or bonds which may be paid in full, shown by the books of our offices, against the subdivision or any part thereof shown on the map of Escondido Tentative Subdivision Map No._____.

Dan McAllister,
County Treasurer-
Tax Collector

By: _____
Deputy Date

John L. Snyder,
Director
Department of Public Works

By: _____
For Director Date

PROCEDURE OF SURVEY SHEET

1. The boundary of the map shall be tied to the California Coordinate System of 1983 (CCS-83), Zone 6, based on the North American Datum of 1983 (NAD-83) geodetic datum to at least two first-order survey monuments from **R.O.S. 14236**. Show grid distances, bearings and coordinates to two points on subdivision boundary.
2. Basis of bearings shall be the California Coordinate System (CSS 83), Zone 6.
3. Procedure of survey statements and clarifying notes, if any.
4. Traverse closures for procedure of survey.
5. Legend:
 - a. Show found monument(s) as a closed symbol and set monument(s) as open symbol (s).
 - b. Label found monuments per record data or notes no record.
 - c. Set monuments in accordance with Subdivision Ordinance and City of Escondido Design Standards.
 - Boundary Corners - 2" x 24" I.P. w/tag
 - Property Corners or points of curve - 3/4" x 18" I.P. w/tag, 1/2" x 12" stamped sq. steel rod, or lead plug with copper disk offset in concrete sidewalks or curbs.
 - d. Street survey monuments: well monument per Standard Drawings M-10 & M-13.
 - e. City/County boundary.
6. Location in relation to surrounding recorded maps, section corners, etc
7. Ties to record monuments and all found monuments must be shown.
8. Record (deed and map) bearings and distances shown where different from measured shown in ().
9. Vicinity map.

MAP INFORMATION

1. Graphic bar scale 1/4" wide x 3" long and north arrow
2. All lettering on Title and Map Sheets to be in upper case with minimum 0.1" height with no drafted lines running through text and must be legible.
3. Lot numbers shown and are consecutive.
4. Lot size must conform to zoning.
5. Average lot width must conform to zoning, - *to be checked by Planning Department*.

6. Show all lot areas, gross and net in square feet. Area of lots over one acre shall be expressed in acres. (*Net area subtracts dedication, offers of dedication and public or private road easements, fenced flood control easements, and panhandles.*)
7. All bearings and distances shown for each lot
8. Street names shown and approved by Planning.
9. Street widenings labeled: "Portion of _____ dedicated hereon."
10. Strips labeled "Lot 'A' 1' x _____ fee simple lot dedicated hereon" (only use adjacent to City/County boundary).
11. Detail of 1' strips shown, as necessary for clarity.
12. Show all public street sidelines as solid lines with street widths shown
13. Centerline symbol, distances, bearing and ties shown.
14. All curve elements shown, sidelines and centerline.
15. Exterior boundary clearly designated by distinctive symbol(s) use AutoCAD heavy weight phantom linetype or solid line with indicators identifying as SUBDIVISION BOUNDARY.
16. Adjoining map lines shown as light dashed lines with Ghost lettering for lot numbers, block numbers, and map numbers shall be shown on all map sheets.
17. Label all city and county boundaries with symbol shown per map legend.
18. Surrounding surveys and maps must be shown on all map sheets.
 - a. Subdivision maps, tract and map number.
 - b. Parcel Map and Record of Survey number.
 - c. Road Surveys and State Highway Maps.
 - d. Show record deed data.
19. Show details where required for additional clarity on map sheets.

EASEMENTS

1. Show bearing and distance for all proposed & existing easements. If sidelines are parallel and perpendicular to centerline you may use centerline control with bearing and distance on map. Also, show bearing and distance ties from boundary or lot corners to easements.
2. Show all existing public and private road easements with centerline bearing and distance control with dimensions on both sides of centerline to right of way and include recording data along with area quantity.
3. Show existing drainage, sewer, water, public utility easements with centerline bearing and distance control with dimensions on both sides of centerline to right of way and include recording data along with area quantity.
3. If existing easement can't be plotted, make a note of it on the map with title reference NON-PLOTTABLE EASEMENTS.
4. Areas subject to floods (i.e. 100-year flood) shown and labeled.
5. Open space, hiking trail easements shown and labeled.
6. Widths, bearing and distance ties to lot lines of all easements shown.
7. Submit legal description and plat of all offsite easements.
8. Line of sight easement per City of Escondido Design Standards Figure No. 14.
9. Standard easement width for public utilities is 20'. More than one utility main easement will increase the width by 5 feet for each additional utility.
10. Show proposed sewer, water, drainage, and public utility easements and label them "dedicated hereon".
 - a. Include the following facilities within easement:
 - 1) Water meters
 - 2) Fire hydrants
 - 3) Air release and vacuum valves
 - 4) Blow-off assemblies
 - b. Tree planting and maintenance easements:
 - 1) Width - 10' minimum behind contiguous sidewalks or behind curb if no sidewalk.
 - 2) Not required on non-contiguous sidewalks and on rural streets.

MATHEMATICAL DATA

1. Bearings in correct quadrant and complete
2. Curve data: delta, radius, curve lengths, radial bearing, centerline and sidelines all shown.
3. Total distance shown.
4. Sum of parts equals total.
5. Area calculations furnished.
6. Traverse for:
 - a. Procedure of survey
 - b. Subdivision boundary
 - c. Street centerline and sidelines
 - d. Individual lots
 - e. All easements existing and/or proposed
 - f. NAD 83 Basis of Bearing and ties to boundary
7. Traverse closes.

FINAL MAP CHECK MATERIAL

1. Plan Check submittals:
 - A. Four (4) bond copies of corrected map shall be folded in 8.5"x11.0" format.
 - B. Previous redlined FINAL MAP with original blue **FINAL MAP CHECK**.
 - C. Checked **TRACT MAP** – Transmittal ~ Re-Submittal Requirements.

FINAL MAP APPROVAL - *The following items are required before scheduling the map on the Council Agenda.*

1. Submit the original mylar of the Final Map with title sheet certificate signatures as required.
2. Verify that the Final Map has been approved by Planning and has not expired.
3. Post all the agreements, bonds, and fees required for the improvements.
4. All conditions of the Tentative Map shall be met to the satisfaction of the City Engineer.
5. Submit a digital copy of the Final Map on ACAD.

ADDITIONAL COMMENTS

1. _____

2. _____

3. _____

4. _____

