13. Subdivisions and Minor Land Divisions

1. **General Information** (check "A" or "B"):

A. Minor Land Division (1-4 lots) _____

Existing number of lots: _____

Proposed number of lots: _____

B. Subdivision (5 or more lots) _____

Existing number of lots: _____

Proposed number of lots: _____

2. **Original Land Area**: _____
(in square feet)

Acreage: _____

Lot Dimensions: _____

3. **Subdivision Tract Name**: _____

_____

4. **Tract Number**: _____

5. **Mapping Requirements**:

Minor Land Divisions (creating four (4) or fewer lots): Provide six (6) copies of a tentative map prepared to the specifications listed in (a) below.

Subdivisions (for five (5) or more lots): Provide twelve (12) copies of tentative map plus one (1) reproducible transparency of the tentative map.

All subdivision applications shall be accompanied by a preliminary title report for the property. If the tentative map is for a condominium project, include three (3) copies of preliminary draft Covenants, Conditions, and Restrictions (CC&Rs).

All CC&Rs shall include the following language:

"The owners of all parcels subject to these Covenants, Conditions and Restrictions (CC&Rs) recognize that proper maintenance of the common area is for the benefit of all citizens of the City of Santa Cruz and that the City of Santa Cruz is an intended third-party beneficiary of the CC&Rs and may, thirty (30) days after notice to the association, exercise the same powers of enforcement as the association.

"In the event that the association does not adequately maintain the common area, the City of Santa Cruz may, thirty (30) days after written notice to the association, undertake the maintenance of such common area. Any and all costs incurred by the City in maintaining such common area shall be a lien against the maintenance fund and the property subject to assessment and shall be the personal obligation of the members of the association."

The CC&Rs shall include reference to all conditions of City use permits, design permits, building permits, other permits as applicable for projects concerning future construction or modification to the project as approved under this subdivision.

(continued on reverse)

A. All tentative maps shall include the following data:

1. Title Block Showing:
   - Name of the subdivision or development;
   - Tract number;
   - Land owners;
   - Developers;

- Name and seal of registered design professional who prepared the map;
- Date of original drawing and all subsequent revisions and scale. The tentative map shall be drawn at an engineer's scale. In some special cases, tentative maps for small parcels or condominium maps can show tentative lot boundaries at an acceptable architectural scale.

2. A vicinity sketch shall be drawn on the tentative map and shall show nearby public or private streets, lot intersecting boundary lines and identifying name of abutting subdivisions. It shall also show the outline of parcels of land which are adjacent to the project or subdivision.

3. North arrow and graphic scale.

4. Sufficient description to define the location and boundary of the proposed subdivision.

5. The dimensions and area of each lot and lot number in the tract.

6. Any proposed building setback lines.

7. If the contemplated development proposes condominium units, provide the corner grades and floor elevations of proposed buildings on the tentative map.

8. The outline of any existing buildings on the property.

9. The location and dripline of all isolated trees with 8" or greater trunk diameter (measures 24" above natural grade) and the outlines of denser tree groves noting the number of trees with an 8" or greater trunk diameter.

10. All areas subject to inundation and the location, size, direction of flow of all water courses and proposed major storm drain facilities.

11. The widths, location and uses of all existing and proposed drainage, sewage and public utility easements including proposed locations of such utilities within said easements.

12. Location, names, widths and grades of the existing streets, highways, and other public ways within the subdivision.

13. Location, names, widths, grades and typical cross section of all proposed streets, highways, alleys and access easements.

14. All recorded existing easements, use restriction or other areas which were previously vacated or abandoned.

15. The radii of all street curves.

16. The proposed public or semi-public areas.

17. The proposed landscape and planting plan for any common area for public use or street areas including a statement of the variety, size and locations of proposed street trees or other plantings.

18. Location and height of all structures over 10 feet in height within fifty feet of the external boundary of the subdivision.

19. The location of existing structures and existing vegetation, trees or groups of trees exceeding or capable of exceeding 10 feet in height and located within 50 feet and 45 degrees of due south from any proposed southerly wall, property line or roof within the subdivision and the approximate shading pattern cast by these structures and vegetation. Shadow patterns shown are those cast on the 31st of December between 9:00 a.m. and 3:00 p.m. Pacific Standard Time.

B. Twelve (12) copies of all the following data, maps or appropriate information (required for all subdivisions of 5+ lots):

1. If the development is contemplating the construction of units, condominiums, or cluster residential subdivision, refer to appropriate design drawings **(please see 3. Plan Specifications)**.

2. Slope analysis diagram for any properties which exceed 5% grades; a topographic map which graphically describes different slope sections of the terrain including 0-10%, 10-20%, 20-30%, and slopes in excess of 30%. This information must be based on field survey and not on aerial photographs. Areas shown in excess of 30% will require an area calculation prepared by a registered civil engineer or land surveyor of the project site under 30% slopes.

3. Preliminary grading and drainage plan including location, size and direction of flow of all proposed storm drain facilities and calculations of runoff for the site including both pre- and post-development conditions.

4. Preliminary soils report by a registered geologist or soils engineer evaluating the suitability of the existing terrain for building foundations as well as appropriate information on surface and subsurface geology and hydrology and its impact on drainage and percolation in the area involved (must be included in subdivisions of five or more lots).

5. Statement of traffic impacts projected by the development, including current counts of number of trips per day on existing street surrounding the subdivision, as well as projected number of trips generated by the proposed project. Should also include impact on intersections in the vicinity.

6. The location of any other public improvement which may be required to be constructed beyond the boundaries of the subdivision shown on appropriate scaled version of the tentative map or appropriate vicinity map.

7. A statement of any existing or proposed deed restrictions for the property.

8. A statement of present zoning and land uses and all proposed uses within the property to be subdivided.