

Tentative Map

Content Requirement

General Notes

All tentative map applicants are encouraged to review their proposal with Planning and Engineering staff members to determine the relationship of the map proposal to the City's Subdivision Ordinance, General Plan policies, adopted street plan lines, Park Dedication Ordinance and utility plans. All tentative maps shall be prepared by a registered civil engineer or licensed land surveyor. Recommend reading the City of Cupertino Subdivision Ordinances for regulations pertaining to Tentative parcel maps.

Required Number of Copies and Exhibits

Additional Information

- A. Title Report – a current preliminary title report showing all easements, rights-of-way, and owners shall be filed with all tentative map applications.
- B. Legal Description to define boundary of proposed subdivision

Tentative Map (special instructions for hillside and hazard area locations)

- A. Minimum scale requirement not less than 1"=40' (one sheet only)
- B. In addition to the general content specified below, see subdivision ordinance for additional details.
- C. Preliminary grading plan and soils & geologic hazard report may be required. Contact Planning Division staff for advice. The grading plan shall identify how the site will drain and the location and height of the retaining walls, particularly those that adjoin neighboring property. The plan shall describe the effect of grading on trees that are proposed for retention.

Tentative Map General Content

- A. Assessor's Parcel Number(s)
- B. A title which shall contain the subdivision number, subdivision name and type of subdivision.
- C. Name and address of legal owner, subdivider and person preparing the map (including registration number).
- D. Date, north arrow, scale and contour interval.
- E. Lane use, existing and proposed.
- F. Vicinity map showing roads, adjoining subdivision, towns, creeks, railroads, and other data sufficient to locate the proposed subdivision and show its relation to the community.
- G. Existing trees, type, circumference measured 3 ft. above grade and indicate dripline. Any trees proposed to be removed shall be so indicated.

- H. Existing structures, approximate location and outline indentified by type. Buildings to be removed shall be so marked.
- I. Lot area density per gross acre for each parcel (net square footage?,
- J. Areas subject to inundation or storm water overflow width and direction of flow of each water course – approximate location.
- K. Existing easements, widths, locations and type.
- L. Proposed infrastructure – The location and size of sanitary sewers, water mains and storm drains. Proposed slopes and approximate elevations of sanitary sewers and storm drains shall be indicated.

Accompanying Data and Reports – The Tentative Map shall be accompanied by the following data or reports as required by the Director of Planning and Public Works:

Soils Report – a preliminary soils report, as required by Section 16.12 of the Municipal Code, shall be submitted along with all tentative map applications. If the preliminary report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the subdivision.

Geology Report – A geological report shall be submitted for all properties which lie within the geological hazardous zones identified in the Public Health and Safety Element of the General Plan. The report shall include descriptions and physical characteristics on all geological formations, anomalies, and earthquake characteristics. Mitigation measures shall be identified for any geological hazard.