



Tentative Map-Minor Subdivision* Submittal Requirements

CITY OF RIO VISTA
COMMUNITY DEVELOPMENT DEPARTMENT

***4 OR FEWER PARCELS**

For the Planning Department to review and act upon your request please follow these map and plan preparation guidelines and any other requirements listed in the Subdivision Map Act. Fees and other materials are also required for your submittal and will need to accompany any plans you prepare under these guidelines. Please consult with the Planning Department about your particular proposal before committing substantial resources for plan preparation. A separate "Parcel Map" application is required upon the approval of a tentative map for a minor subdivision.

Plan Size and Scale

- A. The plan shall be prepared by a registered civil engineer or licensed land surveyor; and
- B. Shall be clearly and legibly drawn on one sheet according to a 1:40 scale on a standard 24 by 36 inch sheet size unless otherwise approved by the Planning Division.

Form and Contents

- A. Name and address of legal owner, subdivider, and California registered civil engineer or licensed land surveyor who is preparing the map (including registration or license number);
- B. Assessor's parcel number;
- C. Date prepared, north arrow, scale and contour interval; (**Note: all revision dates SHALL be shown**).
- D. Existing and proposed land use;
- E. Title and legal description of existing lot of record;
- F. A vicinity map, sufficient to show the relation to the local community;
- G. Existing topography of the site and at least one hundred (100) feet from its boundary, including but not limited to:
 - 1) Existing contours at two-foot intervals, if the existing ground slope is less than ten (10) percent and not less than five-foot intervals for existing ground slopes greater than or equal to ten (10) percent. Existing contours shall be represented by screened or dashed lines,
 - 2) Type, circumference, and drip line of existing trees,
 - 3) The approximate location and outline of existing structures identified by type. Structures to be removed shall be so marked,

- 4) The location, width, and direction of flow of each watercourse,
 - 5) The location, pavement, and right-of-way width, and grade and name of existing streets or highways,
 - 6) Location and type of street improvements,
 - 7) The location, size, and slope of existing storm drains, wells and septic systems. The location of existing overhead utility lines on peripheral streets,
 - 8) The location, width, and identity of existing easements;
- H. Any improvements proposed by the owner shall be shown;
- I. If the site is to be graded, proposed contours shall be shown or an approved grading plan shall be submitted;
- J. The proposed lot layout and lot areas;
- K. Proposed easements or rights-of-way;
- L. The source and date of existing contours;
- M. A preliminary report of title showing the current vested owner;
- N. A soils and/or engineering geology report may be required by the city engineer;
- O. The subdivider shall have the option of submitting a tentative map or a vesting tentative map.
- P. Electronic copies or cd of proposed map and exhibits

*City staff may waive any of the foregoing tentative map requirements whenever he/she finds that the type of subdivision is such as not to necessitate compliance with these requirements or that other circumstances justify such waiver. City staff may require other such drawings, data or other information as deemed necessary.

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