A CITIZEN'S GUIDE TO TENTATIVE MAP REQUIREMENTS

When a tentative map is applied for, the map must be prepared in accordance with Title 16 of the Bellflower Municipal Code. Please note that through the application review process, the Engineer or Director may require that additional information be included on the tentative map to provide important or necessary disclosures or other information. Should you have any questions, you may contact the City Engineer, Jerry Stock, for more information at 562-804-1424, or at jstock@bellflower.org.

At a minimum, each tentative map submitted to the City must contain the following information:

- The tract number of a subdivision.
- The date, north arrow, and scale.
- A sufficient legal description of the land to define the boundaries of the proposed division of land.
- A key map indicating the location of the proposed division of land in relation to the surrounding area. The name and address of the record owner, the subdivider, and the civil engineer or licensed surveyor under whose direction the map was prepared, including the registration number of the engineer or surveyor and the names and addresses of all operators of the utility systems of the subdivision.
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- The existing topography of land proposed to be divided using contour intervals as follows:
  - One foot when the slope of the ground is less than 5%;
  - Two feet when the slope of the ground ranges from 5% to 10%;
  - Five feet when the slope of the ground exceeds 10% but is less than 25%; and
  - Ten feet when the slope of the ground is 25% or greater.
- At least every fifth contour of topography described above must be clearly labeled and indicated so as to be distinctive. Contours of adjacent land must also be shown whenever the surface features of such land affect the design and/or improvement of the proposed division. The tentative map must contain a statement by the person preparing the map stating the source of information used to develop the contours shown on the map.
- The approximate location and outline to scale of each building or structure on the property proposed for division. Buildings or structures on adjacent property must also be shown if such buildings or structures affect the design of the proposed subdivision. Each building shown must be identified by house number or other identifying feature, including a notation on each building, structure, fence, wall, tree row, and land use to be retained.
- The approximate location of all areas subject to inundation or storm water overflow and the location, width, and direction of flow of each watercourse and existing flood control district channels within 1/2 mile of the exterior boundaries of the subdivision.
- Descriptions of the proposed source of water supply and the proposed method of sewage disposal.
- A proposed method and plan for storm water treatment and conveyance in accordance with the Los Angeles Regional Water Quality Control Board Standard Urban Stormwater Mitigation Plan ("SUSMP") requirements.
☐ The approximate location of each area covered by trees, with a statement of the nature of the cover and the kind and approximate location of all trees standing within the boundaries of proposed public rights-of-way.

☐ The location, width, approximate grade, and curb radii of all existing and proposed streets and highways within and adjacent to the proposed subdivision.

☐ The width, purpose, and approximate location of all existing and proposed easements or rights-of-way, whether public or private, within and adjacent to the proposed subdivision, as well as the approximate radius and arc length of each centerline curve.

☐ The approximate lot layout and the approximate dimensions and net area of each lot and building site. Engineering data must show the approximate finished grading of each lot, the preliminary design of all grading, the elevation of proposed building pads, the top and toe of cut and fill slopes to scale, and the number of each lot.

☐ The proposed areas for public use.

☐ The angle of intersecting streets or highways if such angle deviates from a right angle by more than 10 degrees

☐ The location of all cut and fill slopes, or a separate grading plan.

☐ Each street shown by its actual street name or by a temporary name or letter for purpose of identification until the proper name of such street is determined.

☐ The name or names of any geologist or soils engineer whose services were required in the preparation of the design of the tentative map.

☐ A geologic soils report prepared by a civil engineer, registered by the state of California, based upon adequate test borings or excavations, unless the Engineer or Building Official determines that, due to information the City has regarding the qualities of the soil of such subdivision or lot, no preliminary analysis is necessary. If stormwater infiltration is proposed as part of the project, liquefaction and percolation tests must also be included.

☒ If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the person filing the tentative map must submit a soils investigation of each lot within the subdivision, prepared by a California-registered civil engineer, who must recommend corrective action likely to prevent structural damage to each dwelling proposed to be constructed on the expansive soil.

☐ The Building Official, or designee, must approve the soils investigation if determined that the recommended action is likely to prevent structural damage to each dwelling to be constructed and must require that the approved recommended action be incorporated in the construction of each dwelling as a condition to the issuance of a building permit.

☐ A geologic hazards report, if the Engineer finds that a written geological hazards report is necessary to determine whether the property to be divided is subject to an existing or potential geological hazard. Such report is prepared by a registered engineering geologist and must state:

☐ Whether the proposed plan is feasible;

☐ Proposed solutions for all known hazardous conditions or problems;

☐ The location and lot numbers of any test borings;

☐ The effect of the geology on the proposed development and on adjacent properties; and

☐ A description of specific locations in which development may create hazardous conditions.

☐ All tentative maps for airspace subdivisions that create airspace lots must provide cross-sectional drawings showing how the proposed building or buildings are to be divided into ownership boundaries, and record a deed restriction that ensures the following:

☐ Airspace lots must have access to appropriate public rights-of-way, common spaces, ingress, egress, parking and other areas available for common use by means of CC&Rs, management documents, one or more easements, or other entitlements to use, in a form satisfactory to the City Attorney, Engineer, and Building Official.
Inclusionary housing requirements, Building Code requirements, all other applicable property development standards required by the Municipal Code and any other technical code requirements affecting the development of the property, will be determined for the airspace lots as if all lots in the airspace subdivision were merged into the same lot.

Individual buildings that are subdivided by an airspace map will be reviewed as a single building for purposes of applying the Building Code, Municipal Code, and General Plan policies. Property development standards including, but not limited to, density, lot coverage, floor area ratio, parking, height, and setbacks will be calculated as if the subdivided building were one building within one lot.

In addition, all vesting maps must include the following requirements:

- Identification. At the time a Vesting tentative map is filed, it must have printed conspicuously on its face the words “Vesting Tentative Map.”
- Right-of-way. The map must show proposed street widenings and extensions; existing and proposed sidewalks and curb cuts; existing and proposed fire hydrants within 300 feet of the project perimeter; and existing utility poles.
- Site and Buildings. Information must be provided regarding the type and use of all buildings, both existing and proposed; location of buildings to be removed; square footage of each floor, building, lot, and total project; all facilities and accessory structures related to underground utilities and street lighting; all mechanical equipment on the buildings or on the site; appropriate screening methods and materials; and the location and screening of outdoor trash and storage areas.
- Parking and Circulation (if applicable). Information must be provided regarding the parking spaces to be provided, with total number of spaces given; wheel stops or curb substitute; parking space striping; handicap parking; ingress and egress to include all private drives; and pedestrian walkways.
- Landscaping (if applicable). Diagrams must be provided showing and identifying all existing trees; existing and proposed landscaped areas in terms of proposed plants by type, size, spacing, and number; screening of adjacent properties, if required; and square footage of common usable and private open space (patio) areas, where such is required by this code.
- Floor plans. Dimensioned preliminary floor plans must be provided for each proposed use.
- Building Elevations, with Grading. Diagrams must be provided to show two cross-section lines that clearly portray buildings and grading concepts; natural grade (dotted lines) and finished grade (solid lines); preliminary renderings of front, right side, left side, and rear elevations of all buildings; building height in feet and stories; proposed construction materials; and the proposed colors of all buildings.
- All development permit fees required subsequent to the approval of the vesting tentative map must be paid.