



ORANGE COUNTY PROPERTY SUBCOMMITTEE AGENDA

SUBCOMMITTEE MEMBERS

LARRY MCCALLON, MEMBER

PENNY LILBURN, MEMBER

RANDY HAMERLY, MEMBER

Thursday, September 15, 2011

2:00 P.M.

Upright Conference Room

27215 Base Line

Highland, California

CITY OF HIGHLAND MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.ci.highland.ca.us

THE CITY OF HIGHLAND COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT OF 1990. IF YOU REQUIRE SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CALL THE CITY CLERK'S OFFICE AT (909) 864-8732, EXT. 226 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the [legislative or other body] less than 72 hours prior to that meeting are available for public inspection at Highland City Hall, 27215 Base Line, Highland, during normal business hours.

ORANGE COUNTY PROPERTY SUBCOMMITTEE MEETING

September 15, 2011 – 2:00 p.m.

CALL TO ORDER

1. Review Minutes of August 04, 2011 Meeting
ACTION:

2. Update on the Specific Plan/General Plan Amendment/Zone Change/Tentative Tract Map/Development Agreement Applications (Attachment)
ACTION:

3. Summarize comments from East Highlands Ranch HOA meeting held on August 31st
ACTION:

4. Upcoming Neighborhood meetings (September 29th etc.)
ACTION:

5. Determine interest for a Subcommittee Field Trip
ACTION.


ADJOURN

I, Elena Rodrigues, Administrative Assistant III, of the City of Highland, California, certify that I caused to be posted this Agenda on the 13th of September 2011 by 5.30 p.m. in the following designated areas:

City Hall
27215 Base Line

Highland Branch Library
7863 Central Avenue

Highland Police Station
26985 Base Line


Elena Rodrigues, Administrative Assistant III

"DRAFT" MINUTES
ORANGE COUNTY PROPERTY SUBCOMMITTEE
August 4, 2011 – 2:00 p.m.

CALL TO ORDER

The meeting of the Orange County Property Subcommittee of the City of Highland was called to order at 2:15 P.M. at the Upright Conference Room, 27215 Base Line, Highland, California.

ROLL CALL

Present: Larry McCallon, Mayor
Randy Hamerly, Planning Commissioner
Ernie Wong, City Engineer/Public Works Director
Lawrence A. Mainez, City Planner
James Campbell, Admin Manager/Corp Real Estate, County of Orange
Zoila Finch, Property Development, County of Orange
Randall Lewis, Lewis Group of Companies
Leon Swails, Chief Operating Officer Lewis Group of Companies
Patrick Loy, VP Regional Project Manager, Lewis Group of Companies
Ben Macaluso, Project Manager, Lewis Group of Companies
Randy Jackson, President, The Planning Center (Specific Plan Consultant)

Absent: Penny Lilburn, Mayor Pro-tem

ITEMS

1. Review Minutes of August 23, 2010 Meeting
ACTION: Approved as submitted

2. Summary of Public Outreach Comments (City Council/Planning Commission Study Session and two Neighborhood Meetings)
ACTION:
 - Pat Loy of Lewis Group of Companies provided an overview of their public outreach efforts and summarized comments received.
 - Staff provided a memo to the Subcommittee summarizing the comments from July 12, 2011 Joint City Council/Planning Commission meeting, the July 14th and July 21st Neighborhood Meetings.
 - Randall Lewis noted that they plan to conduct Neighborhood Meetings every month for approximately 6 months and said the neighbors that attended the two meetings thought they had a good project team.
 - At the request of Mayor McCallon, a brief overview of the future High School traffic impacts was provided to the Subcommittee.
 - Randy Jackson provided a brief overview of some resolutions being considered to address a few public comments related to drainage, slopes, buffers, proposed villages, reduced VMT, activity zones, through traffic (avoiding a highway through the project area and impacts to surrounding uses), phasing of the project. Mr. Jackson also presented some of the assets of the Project such as embracing the Mill Creek River Basin (Highland Beach), Mountains/trails, and optimizing the valley views, possible church camp facility, and reestablishing critical habitat along Greenspot Road.
 - Mayor McCallon asked about the phasing/timing for the installation of a new Fire Station, and emphasized the importance of maintaining emergency response time inclusive of Paramedic/AMRs while accounting for mutual aid. Randy Jackson pointed out the interim location for a new Fire Station (near Greenspot Road).
 - Randy Jackson, noted that looking at potential negative impacts over the last couple of years has helped develop the site plan which may solve potential environmental problems. Having more neighbors review and comment on the plan also helps. The plan

will include enhanced landscaping with natural vegetation (such as vegetation found in Morton Canyon). An invasive grape vine that kills trees was also discussed.

- Randy Jackson provided examples of some solutions planned for drainage through the Project and discussed how the project will incorporate complete streets and green streets (as a result of new changes in state law).

3. Opportunity for Staff to Share their "Preliminary" Comments on the Harmony Specific Plan "Land Use Plan"

ACTION:

- City Planner Mainez prefaced his presentation by informing the Subcommittee that his comments are preliminary due to the fact the City is currently reviewing the partially submitted Harmony Specific Plan Application and the City has not yet accepted the Application as Complete. Study Sessions, and Neighborhood Meetings will be used to assist staff's review of the Specific Plan Application.
- City Planner Mainez summarized Staff's comments and passed out a Memo to the Subcommittee which lists and explains the following eleven (11) topics for Subcommittee consideration:
 1. "Cost/Revenue Analysis"
 2. "Economic Sustainability, and Neighborhood Retail and Support Service"
 3. Lacking a "Main Street Retail Area/Mixed Use District".
 4. Unincorporated San Bernardino County Area.
 5. Regional Circulation.
 6. Local Circulation.
 7. Private Gated Communities and Neighborhoods
 8. Mass Grading.
 9. Implement "Voluntary" Green Code Measures.
 10. Mill Creek "Edge".
 11. Multi-use Trail Edge along north side of PA 8.
- City Engineer Wong assisted with comments related to circulation and grading and stated further discussion is needed concerning options related to a future bridge over Mill Creek. It was agreed that a determination should be made early in the planning process. City Engineer Wong, noted that mass graded was not something that would be permitted by the City and that traffic circles and other calming devices should be included into the plan as well.
- Mayor McCallon acknowledged his agreement with all of Staff's comments and concerns.

4. Obtain Additional Comments and/or Direction from the Subcommittee as Appropriate

ACTION:

- Planning Commissioner Hamerly requested staff explain the City's philosophic preference related to connecting a second access over Mill Creek. City Engineer Wong provided an overview of the City's General Plan policy and summarized the City's meetings with surrounding jurisdictions (Redlands and Yucaipa) related to a future connection over Mill Creek.
- City Engineer Wong explained that the long shape of the Harmony Project necessitates a secondary access and cost will be a factor in the selecting the best option over Mill Creek.
- Planning Commissioner Hamerly was concerned that a bridge over Mill Creek would encourage residence to shop in Redlands (outside City limits).
- Mayor McCallon concurred and stated the importance of keeping tax dollars in the City and reiterated that in the future there will be a need to install an improved crossing over Mill Creek, and how he was advocating a light-rail loop in the area as part of the RTP.
- Planning Commissioner Hamerly inquired how SANBAG influenced the City circulation decision making process. City Engineer Wong summarized the RTP process.
- Randy Jackson indicated that the final Land Use Plan and Circulation Plan design will require balancing act with the Traffic Study.

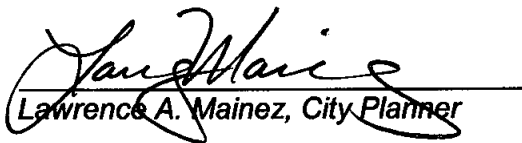
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- Planning Commission Hamerly suggested connecting Greenspot Road around the Redlands Sphere of Influence area.
- Randall Lewis asked City Engineer to provide his take on comments from the Neighborhood meeting. City Engineer Wong summarized and said he thought the neighborhood meetings were a good approach.
- Randall Lewis asked City Planner Mainez to explain the overarching purpose of requiring higher density products in the Harmony Project. City Planner Mainez indicated a need for upscale multi-family apartment units in the Project and that it would provide a housing product to those households that wished to be part of the Harmony community but do not want the responsibilities associated with homeownership. City Planner Mainez explained that the requirement was not to accommodate for low income housing.
- Mayor McCallon stated that Lewis Group of Companies advertises upscale multi-family products and that the City must consider options for multi-family units on the east end of the City in the future.
- Randall Lewis explained to the Subcommittee that a pro-forma may not support apartments in the Project, but directed Randy Jackson of The Planning Center to explore some models that may work in the Harmony Project.
- Mayor McCallon, with concurrence from Randall Lewis agreed to have a Subcommittee meeting every 2 to 3 months.

ADJOURN

There being no further business the meeting was adjourned at 3:25 P.M.

Submitted by:

Approved by:


Lawrence A. Mainez, City Planner

Subcommittee Member



August 12, 2011

Ben Macaluso
Project Manager
LCD Greenspot, LLC
1156 N. Mountain Avenue
Upland, CA 91785

27215 Base Line
Highland, CA 92346
(909) 864-6861
(909) 862-3180 FAX
www.cityofhighland.org

EMAILED AND MAILED

**RE: Proposed Harmony Land Use Plan and Specific Plan Application -
(SPR 011-001)
Incompleteness Letter**

City Council

Mayor
Larry McCallon

Mayor Pro-Tem
Penny Liburn

Sam J. Racadio
Jody Scott
John P. Timmer

City Manager
Joseph A. Hughes

Dear Ben,

The City is in receipt of the Harmony Land Use Plan and Specific Plan Application submitted on July 14, 2011, and has completed its review. The City's comments from the following meetings assisted in our review.

- The City Council's Orange County Property Subcommittee meeting held with the Lewis team on August 4, 2011 (see draft Minutes attached)

Comments provided by Staff at the meeting reflect Staff's initial comments on the proposed Harmony Land Use Plan previously provided to the Lewis team on June 23, 2011.

- The Joint Study Session with the City Council and Planning Commission on the proposed Harmony Land Use Plan held on July 12, 2011.

Pursuant to Government Code Section 65943 the Harmony Land Use Plan and Specific Plan Application(s) are deemed incomplete. We have identified below the deficiencies that must be addressed in your Application(s) and plans before the Planning Division can accept your Application as complete.

We have also provided a list of items required to be submitted with the Applications for the General Plan Amendment, Zone Change, Tentative Tract Map(s), and Development Agreement.

APPLICATIONS(S) AND PLANS

The deficiencies listed below must be addressed in your Application(s) and plans before the Planning Division can accept your Application(s) as complete.

Specific Plan Application:

The following items are required to complete the Specific Plan Application.

1. In accordance with CC Resolution No. 2010-037

An initial deposit of \$35,000 is required to process the Specific Plan application. The City can apply the remaining balance from the initial \$50,000 deposit provided to the City by LCD Greenspot, LLC in January of this year. However, at present there is approximately \$37,000 remaining on deposit but that figure does not include all of Engineering's time nor the City's Geologist's time spent to date on the project. Therefore, additional funds will be required to submit the Specific Plan Application. The City is presently preparing an accounting of all departments time to date to determine the available balance remaining from the initial \$50,000 deposit. With that said, a \$35,000 deposit is required when the Specific Plan Application is submitted.

2. Specific Plan Required.

Eighteen (18) copies of the Specific Plan including text and diagrams (plans) which specify all of the detail required by Highland Municipal Code Sections 16.60.050 and 16.60.060.

3. One (1) digital copy of the Specific Plan and the Specific Plan application in the PFD format on a compact disc.
4. One (1) copy of a completed Land Use Questionnaire/Environmental Assessment.
5. One (1) signed and dated copy of the "Hazardous Waste Site Certification" that encompasses the entire site.
6. One (1) copy of a recorded grant deed for each lot or parcel.
7. One (1) reduced set of all plans (8.5" X 11").
8. Notification Labels

One (1) copy of the signed surrounding property owners list with the names and mailing addresses of all property owners within a three hundred (300) foot radius of the external boundaries of the project along with three (3) sets of sticky backed mailing labels for those property owners. The mailing labels must be prepared following the City's example included in the application, including: the Assessor Parcel Number, property owner's name, and the property owner's mailing address.

9. Three (3) copies of a Geology Report if 5,000 cubic yards of earth work or more, will be moved as part of the proposed project pursuant to the 2010 California Building Code Chapter 18 Sections 1803.2 and 1803.6. An initial deposit of \$3,200 will be required for the City's Geologist to review the Report.
10. Three (3) copies of a Preliminary Approved Water Quality Management Plan (WQMP) prepared in conformance with the most recent San Bernardino County Storm Water Program. An initial deposit of \$3,200 will be required for the City's WQMP consultant's review of the Preliminary WQMP.

Please note that upon submittal of the items listed above the City will again review your application(s) for completeness and will advise you as to whether the application(s) will be accepted for processing at that time.

COMMENTS FROM THE CITY

Due to the lack of a Specific Plan Document submittal, the following are comments on the Harmony Land Use Plan submitted with the Application.

Comments from the August 4, 2011 Meeting with City Council's Orange County Property Subcommittee

These comments were provided at the Orange County Property Subcommittee meeting held August 4, 2011 (also see the draft Minutes from the Orange County Property Subcommittee's August 4, 2011 meeting attached).

1. "Cost/Revenue Analysis" (subsequent to Specific Plan Document):
 - a. Evaluate the short and long term fiscal impacts on City Services.
 - b. Evaluate Property Tax and Retail Sales Tax Generation.
2. Economic Sustainability, and Neighborhood Retail and Support Services:
 - a. The draft Plan lacks adequate area for neighborhood retail support services such as a local grocery store, dining/cafes, beauty/barber shop, etc. (4.7 acres identified on Land Use Plan to serve 10,000-13,000 new residents).

- b. Compare to general area of East Highland Ranch PUD and westerly to City Creek at approximately 14,800 residents being served by 3 retail centers totaling approx. 32 acres.
 - Potomac Center = 5.15 acres
 - East Highland Ranch Village Center = 6.28 acres
 - Highland Plaza = 20.54
 - Total = 31.97 acres
 - c. Property Tax may not be enough to sustain services (long-term)
3. Lacking a "Main Street Retail Area/Mixed Use District" (expansion of item No.2):
- a. People meeting and gathering place (excluding Club House).
 - b. Reduction of Vehicle Miles Traveled (VMT) - Conveniently located within walking distance to surrounding neighborhoods.
 - c. Office or living space (condos and lofts) about retail stores or surround retail with high density housing (at 20 du/ac plus) – not low income housing.
 - d. Court Yards and Town Square.
 - e. Possible location for a Main Street Retail/Mixed Use District within PA 5 & 6
 - f. Create a sense of place for the entire City not just Harmony residents.
4. Unincorporated San Bernardino County Area (Redlands Sphere of Influence):
- a. Integrate the surrounding/contiguous land uses into the "infrastructure planning" for the Specific Plan (i.e. circulation, drainage, water, sewer etc).
 - b. Evaluate the benefits of including the Redlands Sphere of Influence into the Specific Plan Document (requiring City of Redlands participation) and explore all implementation options such as City support of a formal annexation application through LAFCO.
5. Regional Circulation:
- a. Greenspot Realignment (pros and cons)
 - b. General Plan Circulation Element (regional connection to State Highway 38)
 - c. As proposed there is significant impact to existing streets within the Unincorporated SB County areas (Florida and Garnett).
6. Local Circulation:
- a. "complete and/or green" streets.
7. Private Gated Communities/Neighborhoods
- a. It is Staff's understanding that 30-40% of the neighborhoods will be gated communities.

- b. Ensure Joint Use facilities open to general public and not within private gated neighborhoods.
8. Mass Grading:
 - a. Avoid
 - b. Phasing to reduce impacts
9. Implement "Voluntary" Green Code Measures
 - a. City's new Green Code.
10. Mill Creek Edge (good nature feature to embrace)
11. Multi-use Trail Edge along north side of PA 8
 - a. Take advantage of views and seven oaks dam.

Comments from the July 12, 2011 Joint Study Session with the City Council and Planning Commission

Larry McCallon, Mayor

1. Doesn't the City's Municipal Code require access roads around the perimeter of a hillside tract? And if roads are required - why aren't they shown on the plan?
2. Lewis should not side step the Subcommittee the City Council established to review the project, from now on bring these types of things to the Subcommittee first.

Penny Lilburn, Mayor Pro Tem

1. If 3 to 4 thousand units are proposed how much area would be developed versus left undeveloped?
2. Is there any thought about preserving some of the existing citrus groves?
3. It's important that the project and the future residents consider themselves as Highland residents, not part of East Highlands, Greenspot, Seven Oaks, etc. Penny liked Randy Jackson's comment about finding ways to connect the project to Highland, but he offered no specifics.

Jody Scott, Council Member

1. Jody was concerned about emergency access – the plan doesn't appear to have an adequate number of access points to evacuate the project in an emergency.

2. Are they considering other points of access?

John Timmer, Council Member

1. How will the project's interface along Mill Creek be handled - will Flood Control require improvements?
2. Other than the one connection at Garnet St. will there be other access points to Highway 38?
3. Will the property owners on the east side of the property have access through the project?
4. Will there be a master HOA?
5. What other kinds of recreational facilities other than parks be available to residents and/or public?

Randy Hamerly, Chairman of the Planning Commission

1. Need to be careful about how steeper areas are developed.
2. Why is PA 33, a multi-family area, further away from the clubhouse and the recreational facilities? Shouldn't multi-family units be closer to the amenities of the clubhouse?
3. Trails proposed along larger roads should be separate from the roadway. Concerned about runners and pedestrians mixing it up with traffic. Randy didn't mention bicyclist.
4. Avoid designing walled communities – provide neighborhoods that aren't encircled by walls.
5. Any thought about buying additional land around Orange County's property?

Rich Haller, Commissioner

1. How will Lewis deal with developing the steeper areas of the site?
2. They need to be careful about forming a HOA that takes on a life of its own and tries to define itself separate from the City

Mike Stoffel, Commissioner

1. Be careful about forming overlapping HOA's with overlapping fees and requirements.

Staff encourages the Lewis team to address the City Council Member's, Planning Commissioner's and Staff's comments as you move forward with preparing the Harmony Land Use Plan and Specific Plan Application or provide a written response to any comments or questions not addressed on the Plan or Application.

OTHER APPLCIATIONS

The following is a list of items the City will require with the applications for the General Plan Amendment, Zone Change, Tentative Tract Map and a Development Agreement.

General Plan Amendment Application

The following items are required to submit a complete General Plan Amendment application.

1. An initial deposit of \$8,400 is required at the time the General Plan Amendment application is submitted.
2. One (1) copy of the Land Use Application Form. All owners must sign the Application Certificate. The Notarized Power of Attorney must contain names of all owners, if applicable.
3. One (1) copy of a complete Land Use Questionnaire/Environmental Assessment.
4. One (1) digital copy of the entire document in PDF format on a compact disc.
5. One (1) reduced set of all plans (8.5" X 11").
6. Mailing labels from the Specific Plan Application will be duplicated for the General Plan Amendment Application.

Zone Change Application

The following items are required to submit a complete Zone Change application.

1. An initial deposit of \$5,200 is required at the time the Zone Change application is submitted.
2. One (1) copy of the Land Use Application Form. All owners must sign the Application Certificate. The Notarized Power of Attorney must contain names of all owners, if applicable.
3. One (1) copy of a complete Land Use Questionnaire/Environmental Assessment.
4. One (1) digital copy of a full document in PDF format on a compact disc.
5. One (1) reduced set of all plans and exhibits (8.5" X 11").
6. Mailing labels from the Specific Plan Application will be duplicated for the Zone Change Application.

Tentative Tract Map Application

The following items are required to submit a complete the Tentative Tract Map application.

1. An initial deposit of \$12,800 is required at the time the Tentative Tract Map application is submitted.
2. One (1) copy of the Land Use Application Form. All owners must sign the Application Certificate. The Notarized Power of Attorney must contain names of all owners, if applicable. All applications must have original signatures upon submittal.
3. One (1) copy of a complete Land Use Questionnaire/Environmental Assessment.
4. Thirty (30) copies of the Tentative Tract Map(s) and all associated exhibits and drawings. The Map must comply with the City's Tentative Subdivision Map Checklist (see Checklist attached).
5. Three (3) copies of a preliminary title report(s) for the property (not more than 60 days old).
6. Three (3) copies of a preliminary drainage study showing or explaining the drainage area tributary to the Subdivision and the access route from the nearest maintained public road. The study shall set forth in detail the manner in which storm water run-off will enter the Subdivision, the manner in which it will be carried through the Subdivision, and the manner in which

any disruption of natural water courses by grading or construction of the access routes will be addressed.

7. One (1) copy of Subdivision Declaration - Land Project.
8. One (1) copy of a will serve letter from the Water Department stating they can and will serve the project.
9. One (1) copy of a will serve letter from the Water Department stating there is adequate sewage capacity and they can and will serve the project.
10. One (1) copy of the proposed grading including cross sections showing cut and fill and typical slopes.
11. Three (3) copies of the Preliminary Soils Report and appropriate review fee. An initial deposit of \$3,200 will be required for the City's Geologist to review the Preliminary Soils Report.
12. One (1) reduced set of all plans (8.5" X 11").
13. One (1) digital copy of a full set of plans in the JPEG format and one (1) copy of a full document and plans in PDF format on a compact disc.
14. Mailing labels from the Specific Plan Application will be duplicated for the Tentative Tract Map Application.

Development Agreement

The following items are required to submit a Development Agreement.

1. An initial deposit of \$17,500 is required at the time a draft Development Agreement is submitted.
2. The Development Agreement at a minimum must comply with all the requirements found in Section 16.08.080 Development Agreements of the Highland Municipal Code.

If you have any questions please call me at (909) 864-8732, Ext 209 or Lawrence Mainez, City Planner at Ext 215.

Sincerely,



Bruce Meikle
Senior Planner

"DRAFT" MINUTES
ORANGE COUNTY PROPERTY SUBCOMMITTEE
August 4, 2011 – 2:00 p.m.

DRAFT

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ADJOURN

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Submitted by:

Approved by:

Lawrence A. Mainez, City Planner

Subcommittee Member



CITY OF HIGHLAND

27215 Base Line, Highland, CA 92346
Telephone (909) 864-8732 FAX: (909) 862-3180

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

TENTATIVE SUBDIVISION MAP CHECKLIST

Map shall be drawn to an Engineer's scale. A scale of 1" = 100' is preferred, but in no case should the scale be smaller than 1" to 200'. Entire Tract and all information must be on one sheet.

The following information must appear on the Tentative Map. Incomplete maps will not be accepted for filing at the planning office:

1. The Tract number.
2. The Registered Civil Engineer or Licensed Land Surveyor shall sign, seal, and provide their California registration or license number and the date of expiration of such license or registration.
3. Names, addresses and telephone numbers of the record owner, subdivider and the engineer or surveyor preparing the Map.
4. List the names, addresses and telephone numbers of public utility companies which will serve the Tract, including water supply and method of sewage disposal and telephone company.
5. North point, scale, date, boundary line and dimensions of the project. The direction of the north arrow should be shown pointing towards the top or right hand side of the map.
6. Show entire Assessor's Parcel, and identify any remainder portion.
7. Legal description of the land included within the proposed Tentative Map.
8. The lot layout, the approximate dimensions of each lot (ditto marks not acceptable and a number for each lot in consecutive numbers (Circle last lot number)).
9. Indicate the approximate acreage, the number of numbered lots, number of lettered lots and lot density proposed by the Subdivision. Indicate acreage of any remainder parcel and total acreage of project, including numbered, lettered and remainder parcels.
10. Existing and proposed zoning by lot numbers and/or lettered lots.
11. Propose use of any lettered lots.
12. The number of lineal feet of new streets.
13. Zone district classification and land use or uses of adjoining property, including across any streets. Indicate distance from property line to any structures that are within fifteen (15) feet of property line.
14. Front and side street building setback line, delineated on the Map, including dimensions.
15. Locations, names and existing width of all adjoining highways, streets, alleys and/or ways. If none exist, indicate access to property.

16. The approximate radius of all centerline curves on highways, street or ways.
17. The width and locations of all recorded and/or proposed easements. Dedication of Streets or rights-of-way.
18. Approximate radius of all centerline curves on highways, streets or ways.
19. The location, width and direction of flow of all water courses and the approximate location of all areas subject to flood waters, overflow or inundation.
20. The location and outline, to scale, of each building, utility pole or other structure above ground, noting thereon whether such building, pole, or structure is to be removed from or is to remain in the development of the Subdivision.
21. The accurate contour of the land at interval of not more than two feet (2') if the general slope of the land is less than 10%, or of not more than five feet (5') if the general slope of the land is more than 10%. Topo to be obtained by aerial or field survey, done under the supervision of Land Surveyor, Registered Engineer, or Registered Landscape Architect.
22. The location of existing wells, sewers, culverts, bridges, drain pipes, fire hydrants and/or sand, gravel or other excavations within the Subdivision.
23. Vicinity map of the area showing the proposed Tract in relation to any adjacent tracts, established roads, landmarks, etc., so that the site can be easily located.
24. In a subdivision consisting of a condominium project or a Planned Unit Development, the Tentative Map shall show the approximate location of all building envelope and other structures to be erected by dashed lines with no unit or space numbers, sidewalks, parking areas, etc., shown.
25. Total square footage and total pad area by lot numbers, lettered lots, and/or remainder parcels.
26. All proposed street sections shall be alphabetically labeled.