



CITY OF MONTE SERENO

18041 SARATOGA-LOS GATOS ROAD, MONTE SERENO, CA 95030
(408) 354-7635 • WWW.CITYOFMONTESERENO.ORG

LOT LINE ADJUSTMENT SUBMITTAL REQUIREMENTS

APPLICATION FEES:

- \$1,630 - Lot Line Application Fee

SUBMITTAL TO INCLUDE:

- Completed Application
- One full-sized set of plans (no larger than 24" x 36")
- Electronic set of plans in PDF format (on Flash Drive or emailed to cityplanner@cityofmontesereno.org)

Once the application is deemed complete, additional hardcopies of plans may be required.

LOT LINE ADJUSTMENT APPLICATIONS MUST INCLUDE ALL OF THE FOLLOWING DATA:

1. The map must be legible with clear delineation of all data required thereon and must be prepared by a registered civil engineer or a licensed land surveyor and shall have a dimension of not less than 18 x 26 inches and a scale of no greater than 1 inch equal to 100 feet.
2. Name, date, book, and page of any existing recorded map applicable to the adjustment.
3. North arrow and scale.
4. Key map showing adjacent property and lot configuration, giving location, names of owners, and widths of adjacent rights of way.
5. Name, address, phone number of legal owner and applicant.
6. Name, address, phone number of Engineer or Land Surveyor and Geotechnical Consultant.
7. Location names, widths center line radii and centerline slopes of all streets (showing existing and proposed pavement), highways and other ways within the proposed development or on adjacent property.
8. Show ROW, pavement and other improvements.
9. Number and dimensions of lots, including frontage, depth, width area in square feet, slope of each lot and proposed driveway approaches and their slopes.
10. Contour intervals of not greater than two (2) feet, including amount and direction of ground slope at the building site.
11. Location and character of existing easements and restrictions for drainage, sewage, public utilities, all buildings, and uses.
12. Existing wells, active or abandoned and proposed disposition.
13. Location, diameter, and species of all existing native and ornamental trees exceeding six (6) inches in diameter, four (4) feet above grade and including outline centers.

14. Location of all natural creeks, streams, and other watercourses, showing top of existing banks and creek depth, with separate sheet showing cross-section of all such creeks, streams, and water courses.

15. A calculation of the slope percentage prepared by a Registered Civil Engineer or a licensed Land Surveyor, using the following formula for each lot before adjustment and the proposed lots after adjustment:

SLOPE DENSITY FORMULA:

$$S = \frac{0.00229 IL}{A}$$

A

S = Percent (%) Slope = $\frac{0.00229IL}{A}$ where

A

I = Interval of contours in feet (uniform vertical distance between successive contours)

L = Length in feet (sum of individual contour lengths)

A = Gross area in acres and fractions thereof in the parcel being considered