



**DELAWARE ADDITION  
MASTER PLAN**  
2120 Delaware Avenue, Santa Cruz, CA 95060

NO REVISION DATE

REVISION	07.06.2016
REVISION	09.01.2016
REVISION	11.01.2016

DATE: 1 MAY 2016  
JOB No: 1405  
PHASE: LAND-USE APPLICATION  
ISSUED FOR: -  
PERMIT NO: -  
SCALE: 1" = 50'

**SHEET TITLE**  
REVISED VESTING  
TENTATIVE MAP

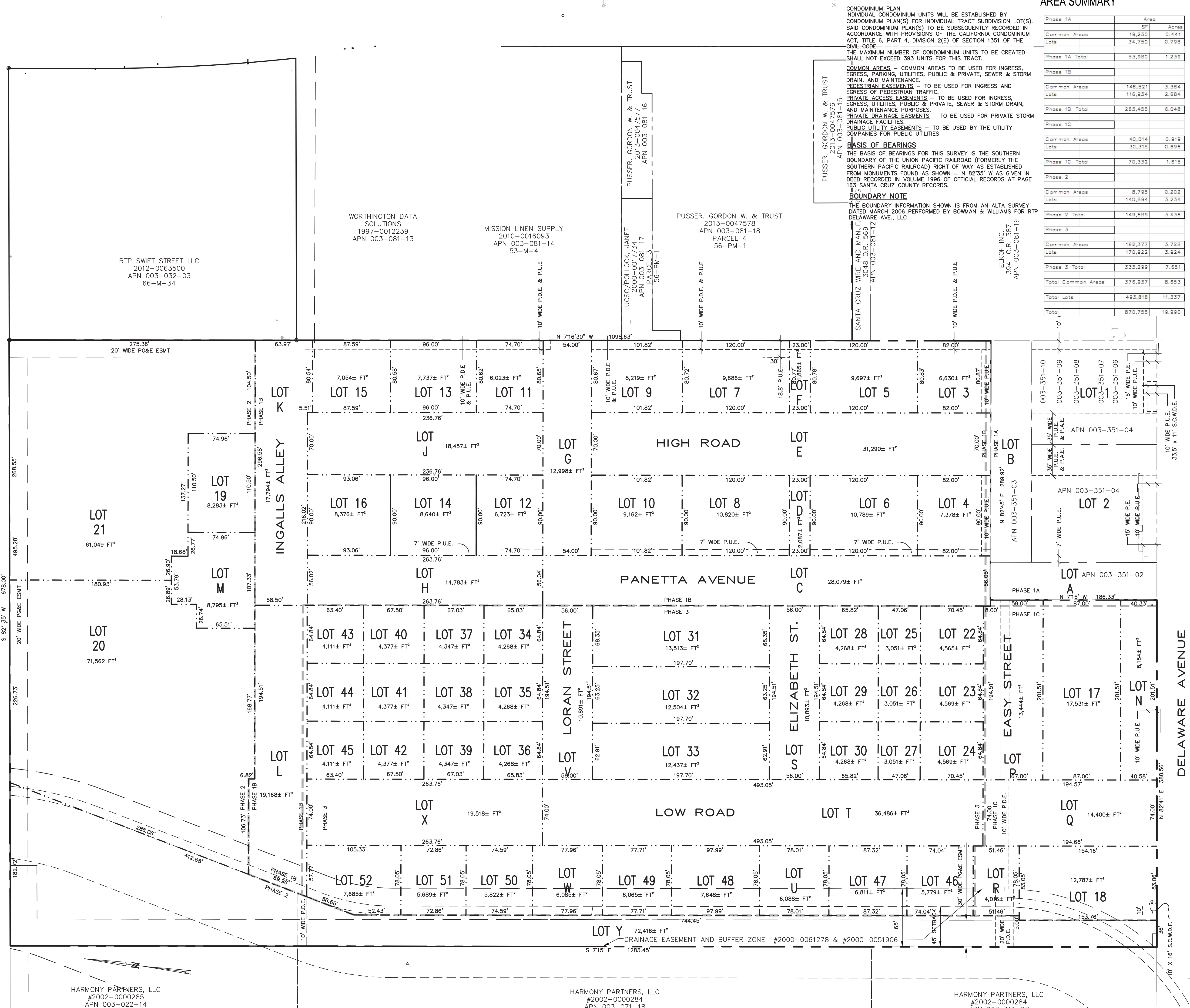
**AREA SUMMARY**

Phase	Area	
Common Areas	SF	Acres
Phase 1A	19,230	0.441
Phase 1B	34,750	0.798
Phase 1A Total	53,980	1.239
Phase 1B Total	146,521	3.364
Phase 1C	116,934	2.684
Phase 1C Total	263,455	6.048
Phase 2	40,014	0.919
Phase 2 Total	30,318	0.696
Phase 3	162,377	3.728
Phase 3 Total	170,922	3.924
Total Common Areas	376,937	8.653
Total Lots	493,818	11.337
Total	870,755	19.990

**LOT AREAS**

Parcel	Area	
Common Areas	SF	Acres
LOT A	7,825	0.180
LOT B	11,405	0.262
LOT C	16,243	0.373
LOT D	18,507	0.425
TOTALS	53,980	1.239
Phase 1B	28,079	0.645
LOT D	2,087	0.048
LOT E	31,290	0.718
LOT F	1,865	0.043
LOT G	12,998	0.298
LOT H	14,783	0.339
LOT J	18,457	0.424
LOT K	17,794	0.408
LOT L	19,168	0.440
LOT 3	6,630	0.152
LOT 4	7,378	0.169
LOT 5	9,697	0.223
LOT 6	10,789	0.248
LOT 7	9,686	0.222
LOT 8	10,820	0.248
LOT 9	8,219	0.189
LOT 10	9,162	0.210
LOT 11	6,023	0.138
LOT 12	6,223	0.143
LOT 13	7,737	0.178
LOT 14	8,640	0.198
LOT 15	7,054	0.162
LOT 16	8,376	0.192
TOTALS	263,455	7.035
Phase 1C	28,079	0.645
Common Areas	15,444	0.350
LOT N	8,154	0.187
LOT P	13,444	0.309
LOT Q	14,400	0.331
LOT R	4,016	0.092
LOT 17	17,531	0.402
LOT 18	12,787	0.294
TOTALS	70,332	0.696
Phase 2	8,795	0.202
Common Areas	8,795	0.202
LOT 19	8,283	0.190
LOT 20	71,562	1.643
LOT 21	61,049	1.401
TOTALS	149,689	3.436
Phase 3	10,893	0.250
Common Areas	36,486	0.838
LOT S	6,085	0.140
LOT U	10,891	0.250
LOT V	6,085	0.140
LOT X	19,518	0.448
LOT Y	72,416	1.662
LOT 22	4,565	0.105
LOT 23	4,569	0.105
LOT 24	4,569	0.105
LOT 25	3,051	0.070
LOT 26	3,051	0.070
LOT 27	3,051	0.070
LOT 28	4,268	0.098
LOT 29	4,268	0.098
LOT 30	4,268	0.098
LOT 31	13,513	0.310
LOT 32	12,504	0.287
LOT 33	12,437	0.284
LOT 34	4,268	0.098
LOT 35	4,268	0.098
LOT 36	4,268	0.098
LOT 37	4,347	0.100
LOT 38	4,347	0.100
LOT 39	4,347	0.100
LOT 40	4,377	0.100
LOT 41	4,377	0.100
LOT 42	4,377	0.100
LOT 43	4,111	0.094
LOT 44	4,111	0.094
LOT 45	4,111	0.094
LOT 46	5,779	0.133
LOT 47	6,811	0.156
LOT 48	7,648	0.176
LOT 49	6,065	0.139
LOT 50	5,822	0.134
LOT 51	5,689	0.131
LOT 52	7,685	0.176
TOTALS	333,299	7.651
TOTAL	870,755	19.990

CONDOMINIUM PLAN  
INDIVIDUAL CONDOMINIUM UNITS WILL BE ESTABLISHED BY CONDOMINIUM PLAN(S) FOR INDIVIDUAL TRACT SUBDIVISION LOT(S). SAID CONDOMINIUM PLAN(S) TO BE SUBSEQUENTLY RECORDED IN ACCORDANCE WITH PROVISIONS OF THE CALIFORNIA CONDOMINIUM ACT, TITLE 6, PART 4, DIVISION 2(E) OF SECTION 1351 OF THE CIVIL CODE.  
THE MAXIMUM NUMBER OF CONDOMINIUM UNITS TO BE CREATED SHALL NOT EXCEED 393 UNITS FOR THIS TRACT.  
COMMON AREAS - COMMON AREAS TO BE USED FOR INGRESS, EGRESS, PARKING, UTILITIES, PUBLIC & PRIVATE, SEWER & STORM DRAIN, AND MAINTENANCE.  
PEDESTRIAN EASEMENTS - TO BE USED FOR INGRESS AND EGRESS OF PEDESTRIAN TRAFFIC.  
PRIVATE ACCESS EASEMENTS - TO BE USED FOR INGRESS, EGRESS, UTILITIES, PUBLIC & PRIVATE, SEWER & STORM DRAIN, AND MAINTENANCE PURPOSES.  
PRIVATE DRAINAGE EASEMENTS - TO BE USED FOR PRIVATE STORM DRAINAGE FACILITIES.  
PUBLIC UTILITY EASEMENTS - TO BE USED BY THE UTILITY COMPANIES FOR PUBLIC UTILITIES.  
BASIS OF BEARINGS  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERN BOUNDARY OF THE UNION PACIFIC RAILROAD, (FORMERLY THE SOUTHERN PACIFIC RAILROAD) RIGHT OF WAY AS ESTABLISHED FROM MONUMENTS FOUND AS SHOWN = N 82°35' W AS GIVEN IN DEED RECORDED IN VOLUME 1996 OF OFFICIAL RECORDS AT PAGE 163 SANTA CRUZ COUNTY RECORDS.  
BOUNDARY NOTE  
THE BOUNDARY INFORMATION SHOWN IS FROM AN ALTA SURVEY DATED MARCH 2006 PERFORMED BY BOWMAN & WILLIAMS FOR RTP DELAWARE AVE, LLC



HARMONY PARTNERS, LLC  
#2002-0000285  
APN 003-022-14

HARMONY PARTNERS, LLC  
#2002-0000284  
APN 003-071-18

HARMONY PARTNERS, LLC  
#2002-0000284  
APN 003-111-07

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