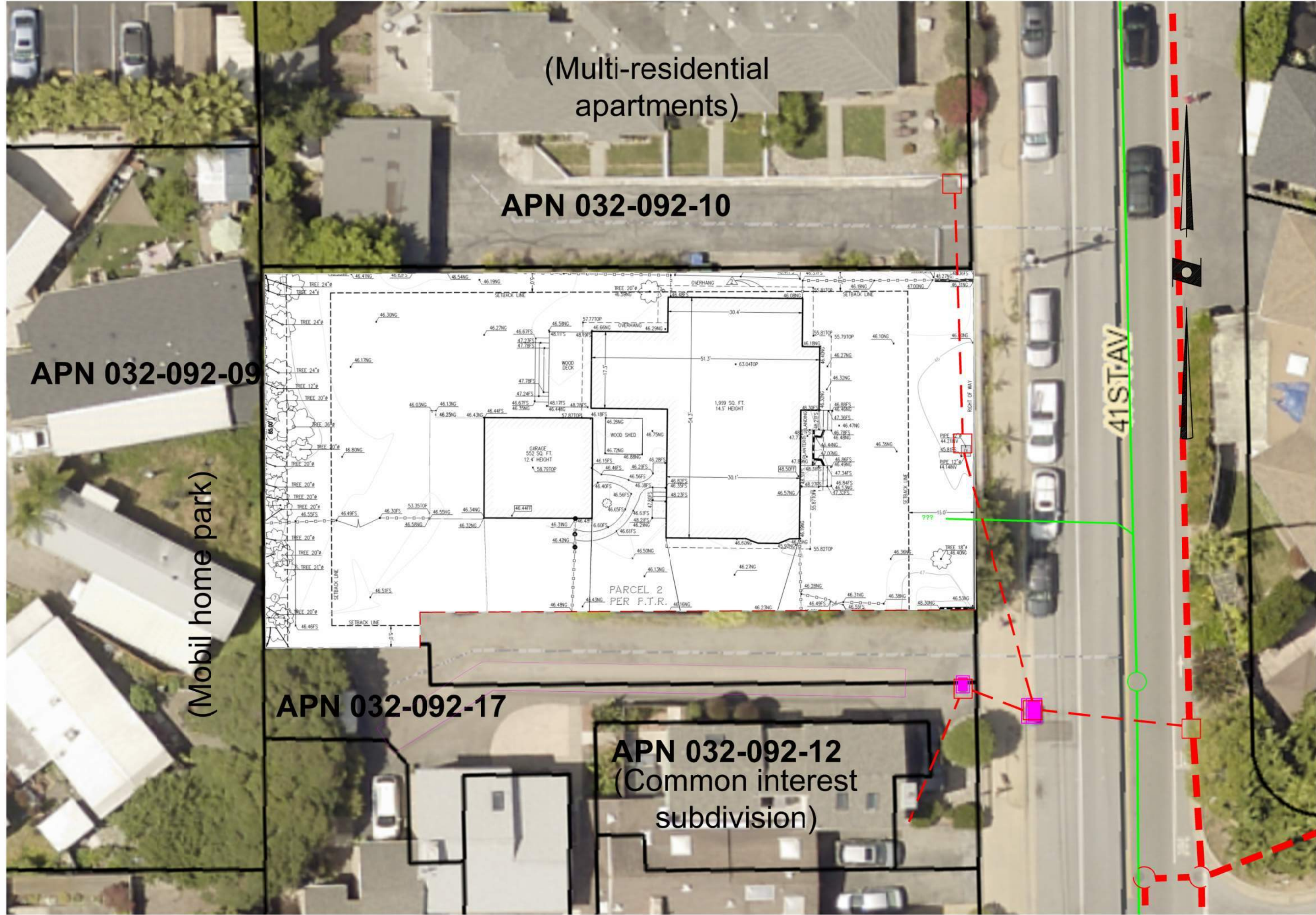


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NEIGHBORHOOD SETTING SITE PLAN

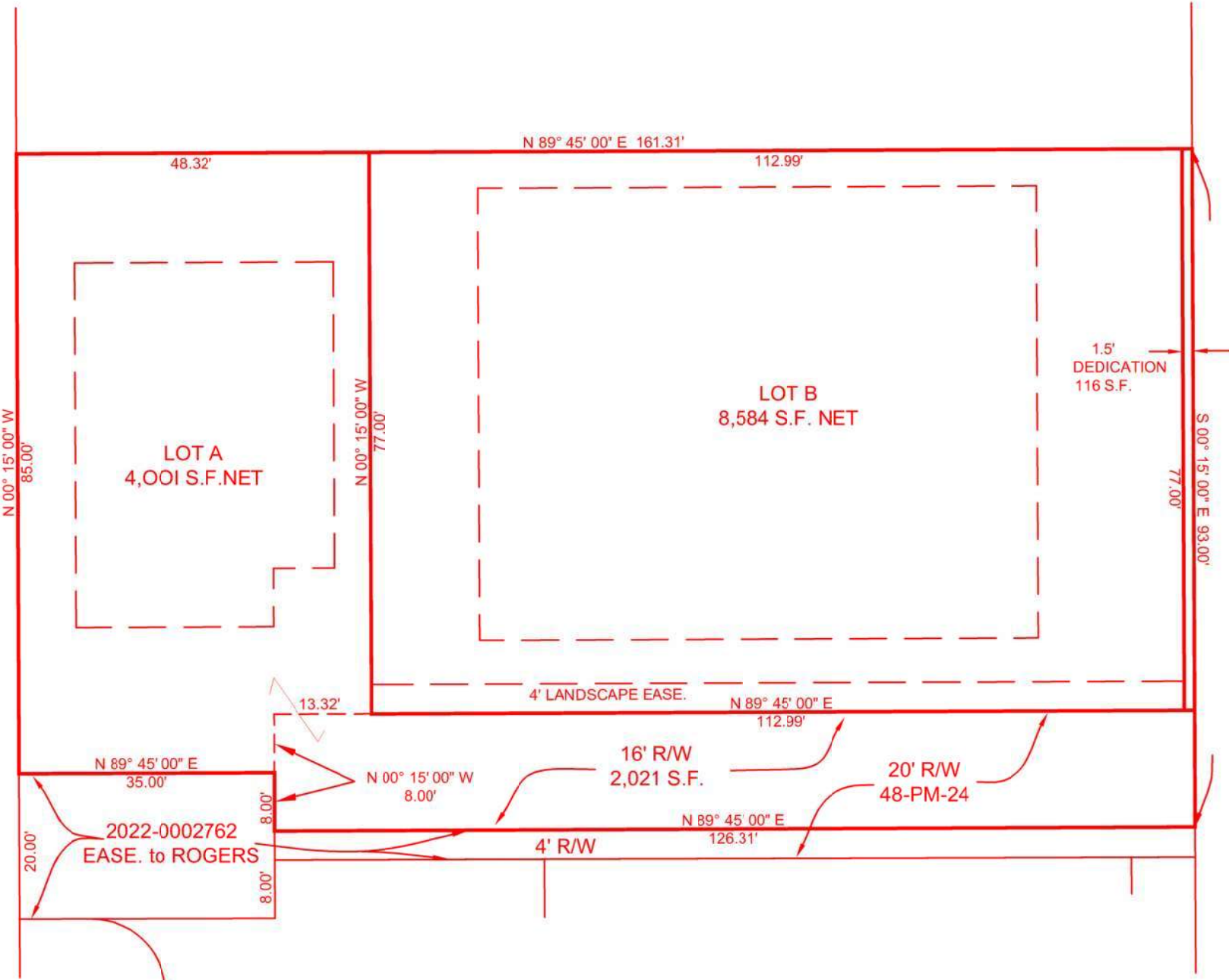
SCALE: 1" = 20'

14.01.206 FORM AND CONTENT OF TENTATIVE MAP

- (A) The tract name or other designation. NO TRACT NAME FOR MINOR LAND DIVISION
- (B) Survey of the existing parcel(s) boundaries prepared by a licensed civil engineer or land surveyor except where resulting parcel sizes outside the urban services line will be two and one-half acres or larger. BASE MAP IS AN ALTA SURVEY BY CAL VADA (SEE NOTES)
- (C) Names and addresses of record owner and subdivider; name, address, and license number of engineer or surveyor under whose direction the map was prepared. SEE NOTES
- (D) Locations, names and present widths of adjacent streets, highways and ways. ADJACENT TO 41ST. AVE., A COUNTY ROAD 60-FT. WIDE RIGHT OF WAY
- (E) The locations, proposed names, widths, and approximate grades of all streets, highways and ways in the subdivision. NONE
- (F) The locations and approximate widths of all easements for drainage, sewerage, or public utilities. NO DRAINAGE OR PUBLIC UTILITY EASEMENTS
- (G) Approximate radii of all curves. NONE
- (H) Approximate dimensions of all lots. SEE TENTATIVE MAP LOT LAYOUT
- (I) Approximate boundaries of areas subject to inundation or storm water overflow and of all areas covered by water and the location, width and direction of flow of all watercourses, living or dry. NONE
- (J) Existing use or uses of the property. SINGLE FAMILY RESIDENCE
- (K) Proposed uses of the property and an outline of proposed restrictions including deed restrictions to protect solar access. PROPOSED RESIDENTIAL, NO DEED RESTRICTIONS
- (L) Submit a letter from a responsible person for a source of water supply, certifying as to the availability of water and its ability to serve the subdivision, or submit a letter from the Environmental Health Services of the County Health Department, certifying as to the ability of the subdivision to meet requirements of Part IV of the Design Criteria Manual. WILL SERVE LETTER FROM CITY OF SANTA CRUZ WATER DEPARTMENT SUBMITTED
- (M) Submit a letter from a responsible person for a source of sanitary facility, such as a sanitation district, certifying as to the availability, capacity, and its ability to serve the subdivision, or, submit a letter from the Environmental Health Services of the County Health Department certifying as to the ability of the subdivision to provide individual sewage disposal systems. WILL SERVE LETTER FROM COUNTY OF SANTA CRUZ SANITATION DIVISION SUBMITTED
- (N) Public areas proposed, if any. NONE
- (O) In areas to be developed, contours shall be drawn to intervals as follows:
SlopeInterval0.00%~1.00%1 foot1.00%~10.00%2 feet10.00% and over10 feetContours shall be accurate to within one-half a contour interval. In areas not to be developed, greater intervals may be permitted which shall be extended into adjacent property a sufficient distance to establish proper topographical relationships. SITE SLOPES LESS THAN 2%
- (P) Statement of the improvements proposed to be made or installed. SEWER AND WATER CONNECTIONS TO BE PROVIDED FOR NEW LOT
- (Q) Typical cross sections of all streets. CROSS SECTION OF 41ST. AVE. IS SHOWN
- (R) Date, north point and scale. DONE
- (S) A site location sketch indicating the location of the proposed subdivision in relation to the surrounding area or region. SEE LOCATION MAP
- (T) Where sanitary sewers are not available, soil percolation rates and other soils test data as required by the Health Department. NOT RELEVANT
- (U) Show the approximate known soil or geologic hazard areas. NONE KNOWN
- (V) Submit four copies of the preliminary soils report noted in SCCC 14.01.432 or two copies of the waiver noted in SCCC 14.01.433. SOILS REPORT WAIVER REQUESTED
- (W) Preliminary engineered improvement plans specified in SCCC 14.01.207. SEE PRELIMINARY SITE PLAN
- (X) Sufficient information, as deemed necessary, to evaluate solar access protection including, but not limited to, building envelopes and shadow plans. SOLAR ACCESS TO BE DETERMINED BASED UPON FUTURE BUILDING PERMIT FOR NEW LOT.
- (Y) If the proposal includes a designated remainder parcel, and the gross area of the designated remainder parcel or similar parcel is less than five acres, that remainder parcel shall be shown on the tentative map. REMAINDER PARCEL SHOWN ON TENTATIVE MAP LAYOUT

14.01.433 Waiver

The preliminary soils report may be waived if the Planning Director determines that due to the knowledge he has as to the qualities of the soils of the subdivision, no preliminary analysis is necessary. SOILS REPORT WAIVER IS REQUESTED.



TENTATIVE MAP LOT LAYOUT

SCALE: 1" = 20'

LOT AREA SUMMARY

LOTS	GROSS AREA (s.f.)	LESS R/W AREA (s.f.)	NET AREA (s.f.)
LOT A	6,022	-2,021	4,001
LOT B (REMAINDER)	8,700	-116	8,584
TOTALS ...	14,722	-2,137	12,585
	0.34 Ac.		



LOCATION MAP

SHEET INDEX:

- P-1: TITLE, TENTATIVE MAP, NEIGHBORHOOD SETTING, AND NOTES
P-2: PRELIMINARY SITE PLAN, STREET CROSS SECTION
P-3: ALTA/ACSM SURVEY MAP (2006)
P-4: PRELIMINARY DRAINAGE REPORT AND PLAN
P-5: SUPPLEMENTAL DRAINAGE CALCULATIONS

PROJECT NOTES:

- PROJECT DESCRIPTION:**
PROPOSED MINOR LAND DIVISION TO CREATE A 4,001 (NET) SQ. FT. PARCEL AND AN 8,584 (NET) SQ. FT. REMAINDER PARCEL FROM A 0.34 AC. PARCEL
- OWNER AND APPLICANT:**
JEFFREY and LORI ROGERS
711 41st. AVE., SANTA CRUZ, CA 95062
PH.: 831-475-7203 lorisrogers@gmail.com
- APN 032-092-11
- ENGINEER:**
HOGAN LAND SERVICES, INC.
2501 41st. AVE., STE. A, SOQUEL, CA 95073
Robert DeWitt, P.E. rdewitt@hoganls.com
PH: 831-425-1617
- TOPOGRAPHIC MAP BASE IS FROM ALTA SURVEY MAP BY CAL VADA, 108 BUSINESS CENTER DR., CORONA, CA 92880; JOB NO. 0634, DATED 2/20/2006
- PARCEL PLANNING INFORMATION:**
ZONING = RM-4-PP GENERAL PLAN = R-UM
- UTILITY AGENCIES:**
WATER: CITY OF SANTA CRUZ WATER DEPARTMENT
SEWER: COUNTY OF SANTA CRUZ SANITATION DIVISION
ELECTRIC AND GAS: PACIFIC GAS & ELECTRIC
- EXISTING DUPLEX RESIDENCE ON LOT B TO BE RETAINED. EXISTING GARAGE ON LOT B TO BE RETAINED TO PROVIDE REQUIRED PARKING FOR DUPLEX.
- NO RESIDENTIAL CONSTRUCTION ON LOT B UNTIL FUTURE BUILDING PERMIT APPLICATION IS MADE.
- A BIOTIC REVIEW WAS PREPARED BY THE BIOTIC RESOURCES GROUP DATED DEC. 12, 2022, ON FILE WITH THE COUNTY PLANNING DEPARTMENT APPLICATION FILE FOR THIS TENTATIVE MAP.

TITLE SHEET, TENTATIVE MAP, EXISTING SITE PLAN, AND NOTES

DEMOLISH PORTION OF GARAGE, ADD 2
PARKING SPACES IN FRONT YARD
SHEET P-2 REV. 05/30/2024
RE-SUBMITTAL 03/05/2024

PROFESSIONAL ENGINEER
CIVIL
No. 26919
RECEIVED
2022

THIS PLAN WAS PREPARED BY ME OR UNDER MY
DIRECTION AT THE REQUEST OF:
JEFFREY and LORI ROGERS

Robert DeWitt, P.E.
Dec. 23, 2022

DRN: RLD
CHK: XXX
PM: RLD
DATE: JULY 2021
JOB #: 5087

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

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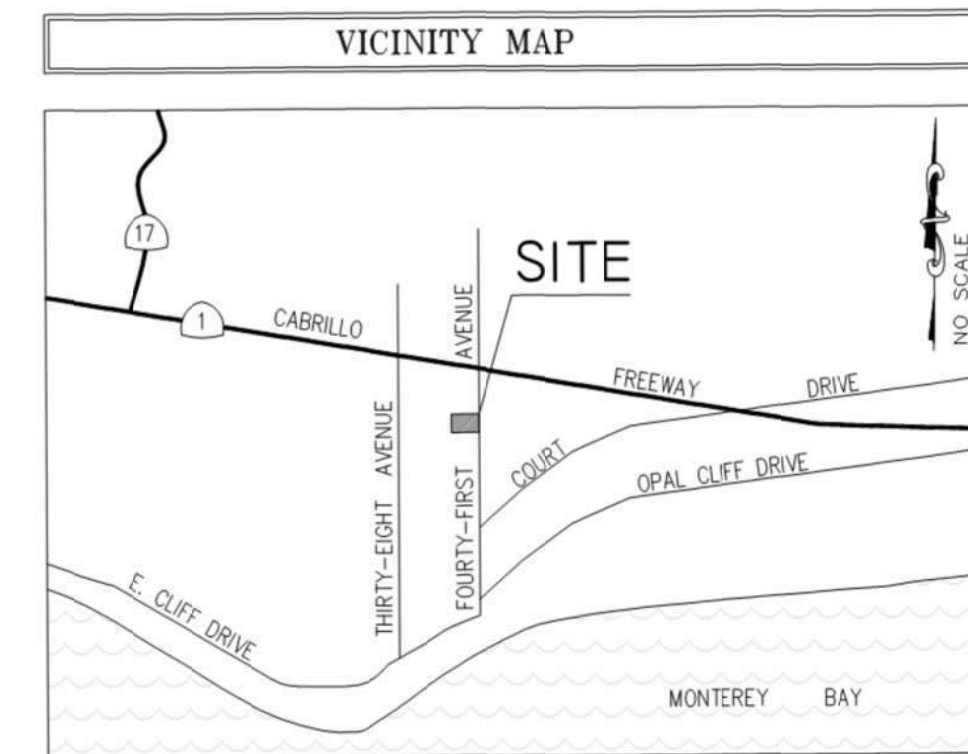
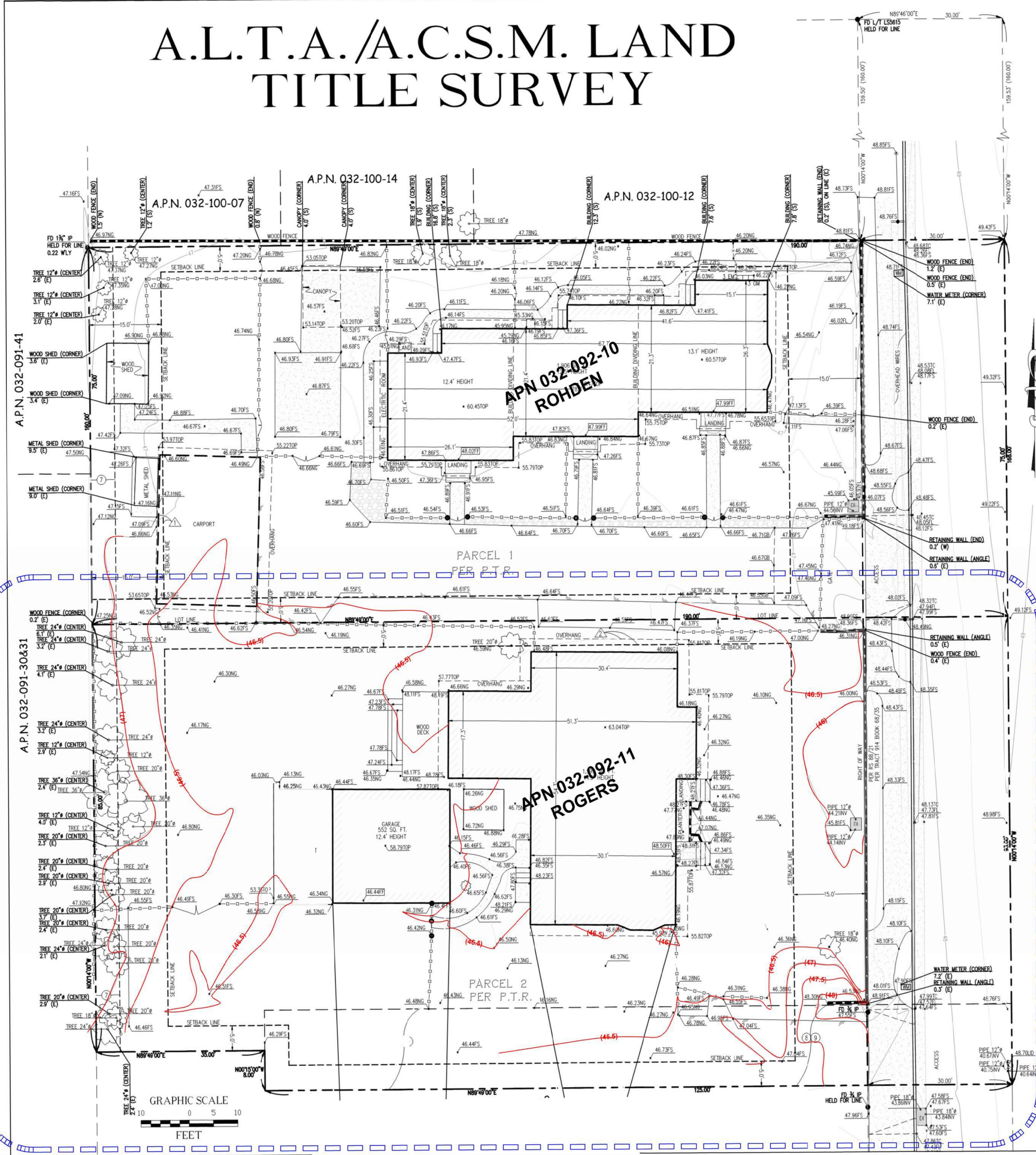
TENTATIVE MAP
PREPARED AT THE REQUEST OF
JEFFREY and LORI ROGERS
FOR
711 41st. AVE., SANTA CRUZ

P-1
of 5

Dec. 23, 2022

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A.L.T.A./A.C.S.M. LAND TITLE SURVEY



SITE INFORMATION	
SANTA CRUZ PROJECT	
SITE ADDRESS: 721 41ST AVENUE, SANTA CRUZ, CA.	
NET AREA: 0.726 AC.	31,640 SQ. FT.
TO R/W AREA: 0.611 AC.	26,600 SQ. FT.
TOTAL GROUND FLOOR AREA OF BUILDING:	3,905 SQ. FT.
AREA OF GARAGE:	552 SQ. FT.
TOTAL AREA:	4,457 SQ. FT.
PARKING:	NONE
ASSESSORS PARCEL NO.:	032-091-32 & 44

ZONING RESTRICTIONS	
NOTE: INDICATED ZONING INFORMATION ARE FROM THE CITY OF SANTA CRUZ ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY.	
ZONE:	RM-4 (RESIDENTIAL)
MINIMUM SETBACKS:	FRONT: 15 FEET SIDE: 5 FEET REAR: 15 FEET
HEIGHT RESTRICTIONS:	28 FEET

ENCROACHMENT NOTES	
⚠	CARPORT ENCROACHES ACROSS SETBACK LINE IN THE WEST AS SHOWN
⚠	OVERHANG ENCROACHES ACROSS SETBACK LINE IN THE EAST AS SHOWN

FLOOD NOTE: By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 060353-0355 B Date April 15, 1986. This property is not located in a special Flood Hazard area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

PROJECT SITE

LEGEND	
—	BREAK
—	CENTER LINE
—	CHAIN LINK FENCE
—	CONCRETE PAVEMENT
—	EDGE OF PAVEMENT
—	FOUND MONUMENT
—	GATE
—	GUARD POST
—	GUY WIRE
—	POWER POLE
—	PROPERTY LINE
—	RETAINING/BLOCK WALL
—	SEWER CLEAN OUT
—	SEWER MAN HOLE
—	TREE
—	TRANSFORMER
—	WOOD FENCE
—	DRAIN INLET
—	WATER METER
—	ELECTRIC METER
—	INVERSE DIAMETER
—	NATURAL GROUND
—	TOP OF STRUCTURE
—	LAND
—	GRADE BREAK
—	TOP OF CURB
—	FINISH SURFACE
—	FLOW LINE

P.T.R. PRELIMINARY TITLE REPORT
() PER RS 88/21

PREPARED FOR
SISKIN INVESTMENTS
11776 PICO BOULEVARD
LOS ANGELES, CA 90064

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SANTA CRUZ, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEING A PART OF THE RANCHO ARROYO DEL RODEO, AND A PART OF THE LAND CONVEYED TO ADRIAN E. BURNARD AND WIFE, BY DEED DATED JANUARY 6, 1947 AND RECORDED JANUARY 25, 1947 IN VOLUME 526, OF OFFICIAL RECORDS, AT PAGE 314, SANTA CRUZ COUNTY RECORDS, AND DESCRIBED AS FOLLOWS:
BEGINNING ON THE CENTERLINE OF 41ST AVENUE AT THE NORTHEAST CORNER OF SAID LAND; THENCE ALONG THE CENTERLINE OF 41ST AVENUE, SOUTH 01° 15' EAST 75.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED OF TRUST TO SANTA CRUZ INVESTMENT COMPANY, A CORPORATION, DATED JANUARY 4, 1950 AND RECORDED JANUARY 4, 1950, IN VOLUME 752 OF OFFICIAL RECORDS, AT PAGE 440, SANTA CRUZ RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST NAMED PARCEL, SOUTH 89° 45' WEST 190.00 FEET TO THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN DEED OF TRUST; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF BURNARD, NORTH 01° 15' EAST 75.00 FEET TO THE NORTHWEST CORNER OF LAND OF SAID BURNARD; THENCE NORTH 89° 45' EAST ALONG THE NORTHERLY LINE OF SAID LAND OF BURNARD, 190.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
BEING A PART OF THE RANCHO ARROYO DEL RODEO, AND A PART OF THE LAND DESCRIBED IN THE DEED TO EDWARD W. GRAMM, ET EX, RECORDED NOVEMBER 5, 1942 IN VOLUME 443 OF OFFICIAL RECORDS, AT PAGE 217, SANTA CRUZ COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF 41ST AVENUE (60 FEET WIDE), FROM WHICH THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ADRIAN E. BURNARD, ET EX, RECORDED JANUARY 25, 1947 IN VOLUME 526 OF OFFICIAL RECORDS, AT PAGE 314, SANTA CRUZ COUNTY RECORDS, BEARS NORTH 01° 15' EAST 93.0 FEET TO A POINT; THENCE ALONG THE CENTERLINE OF 41ST AVENUE, SOUTH 01° 15' EAST 93.0 FEET TO A POINT; THENCE LEAVING SAID AVENUE CENTERLINE AND RUNNING, AT RIGHT ANGLES, SOUTH 89° 45' WEST 155.0 FEET TO A POINT; THENCE NORTH 01° 15' WEST 8.0 FEET AND SOUTH 89° 45' WEST 35.0 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO BURNARD, RUNNING THENCE ALONG SAID WESTERLY LINE NORTH 01° 15' WEST 85.0 FEET TO A POINT WHICH BEARS SOUTH 89° 45' WEST FROM THE POINT OF BEGINNING HEREOF, RUNNING THENCE NORTH 89° 45' EAST 190.0 FEET TO THE POINT OF BEGINNING.

- NOTES CORRESPONDING TO SCHEDULE B ITEMS**
- BASED UPON TITLE REPORT NO. NCS-215907-LA1, DATED JANUARY 27, 2006 AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT PURPORTER RECORDED JANUARY 11, 1947 IN BOOK 545, PAGE 28 OFFICIAL RECORDS (PLOTTED HEREON; NO BUILDING SHALL BE CONSTRUCTED WITHIN 5 FEET OF THE SIDE OR REAR LINES AND 20 FEET FROM THE FRONT LINE; NO EASEMENT SPECIFIED)
 - AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES RECORDED JULY 25, 1973 IN BOOK 2332 PAGE 409 OFFICIAL RECORDS (PLOTTED HEREON)
 - TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD MAINTENANCE AGREEMENT" PURPOSES RECORDED SEPTEMBER 11, 1987 AS INSTRUMENT NO. 061216 BOOK 4220 PAGE 801 OFFICIAL RECORDS (PLOTTED HEREON)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF FORTY-FIRST AVENUE BEING N 00° 14' W PER RECORD OF SURVEY BOOK 88, PAGE 21

BENCH MARK

THE ELEVATIONS SHOWN HEREON ARE BASED UPON NGS POINT NO. AJ1928 (DESIGNATION-SOBO SODA SPRINGS GRM), ELEVATION = 3341.23 FEET (NAVD 88)

SURVEYOR'S CERTIFICATE

TO: SISKIN INVESTMENTS AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THE UNDERSIGNED HEREBY CERTIFIES TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED (TOGETHER THE "SURVEY"), THAT THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES ON THIS SURVEY, AND (I) CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED HEREON, (II) CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE EXISTING IMPROVEMENTS, MONUMENTS, AND OTHER VISIBLE ITEMS ON SUCH LAND, (III) CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS WITHIN THE TITLE COMMITMENT BY FIDELITY NATIONAL TITLE COMPANY, OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, AFFECTING SUCH LAND ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS, (IV) EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS OR CONFLICTS, AND THERE ARE NO VISIBLE ENCROACHMENTS ON OR UPON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SUCH IMPROVEMENTS OR MONUMENTS, AND THERE ARE NO VISIBLE ENCROACHMENTS ON OR UPON SUCH LAND BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; AND (V) THE FLOOD NOTE ON THE SURVEY CORRECTLY REPORTS THE FLOOD ZONES CITED ON THE REFERENCED FLOOD INSURANCE PRODUCED BY THE FEDERAL INSURANCE ADMINISTRATION.

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL FOR ALTA AND ASOM LAND SURVEY TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASOM IN 1999; (II) IN ACCORDANCE WITH THE "ALTA/ASOM LAND TITLE SURVEY REQUIREMENTS, INCLUDES ITEMS 2, 3, 4, 6, 8, 9 AND 10 OF TABLE A SPECIFICALLY DEFINES THEREIN; AND (III) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ASOM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF URBAN SURVEYING.

Armando D. DuPont
Registration No. 7780
in the State of California

CAL VADA	
LAND SURVEYING • CIVIL ENGINEERING • ENVIRONMENTAL SERVICES	
108 BUSINESS CENTER DRIVE CORONA, CA 92880-1782	
PHONE: 951-280-9960 FAX: 951-280-9746 TOLL: 800-CALVADA	
www.calvada.com JOB NO. 06034	

NO.		DATE		REVISIONS		BY		DATE		SHEET 1 OF 1	
02-20-06				SUBMITTAL		HP		FEBRUARY 20, 2006			

**LICENSED SURVEYOR'S MAP
USED FOR TOPO BASE FOR SITE PLAN
(REDUCED SCALE TO FIT SHEET)**

NOTE:
On-site contours shown on the surveyor's map are re-traced for presentation

RE-SUBMITTAL 03/05/2024

PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF CALIFORNIA
No. 26919

THIS PLAN WAS PREPARED BY ME OR UNDER MY
DIRECTION AT THE REQUEST OF:
JEFFREY AND LORI ROGERS

Dec 23, 2022

ROBERT L. DEWITT, P.E.

TENTATIVE MAP
PREPARED AT THE REQUEST OF
JEFFREY AND LORI ROGERS
FOR

711 41ST AVE., SANTA CRUZ

P-3
of 5

2801 41st Ave, Ste. A
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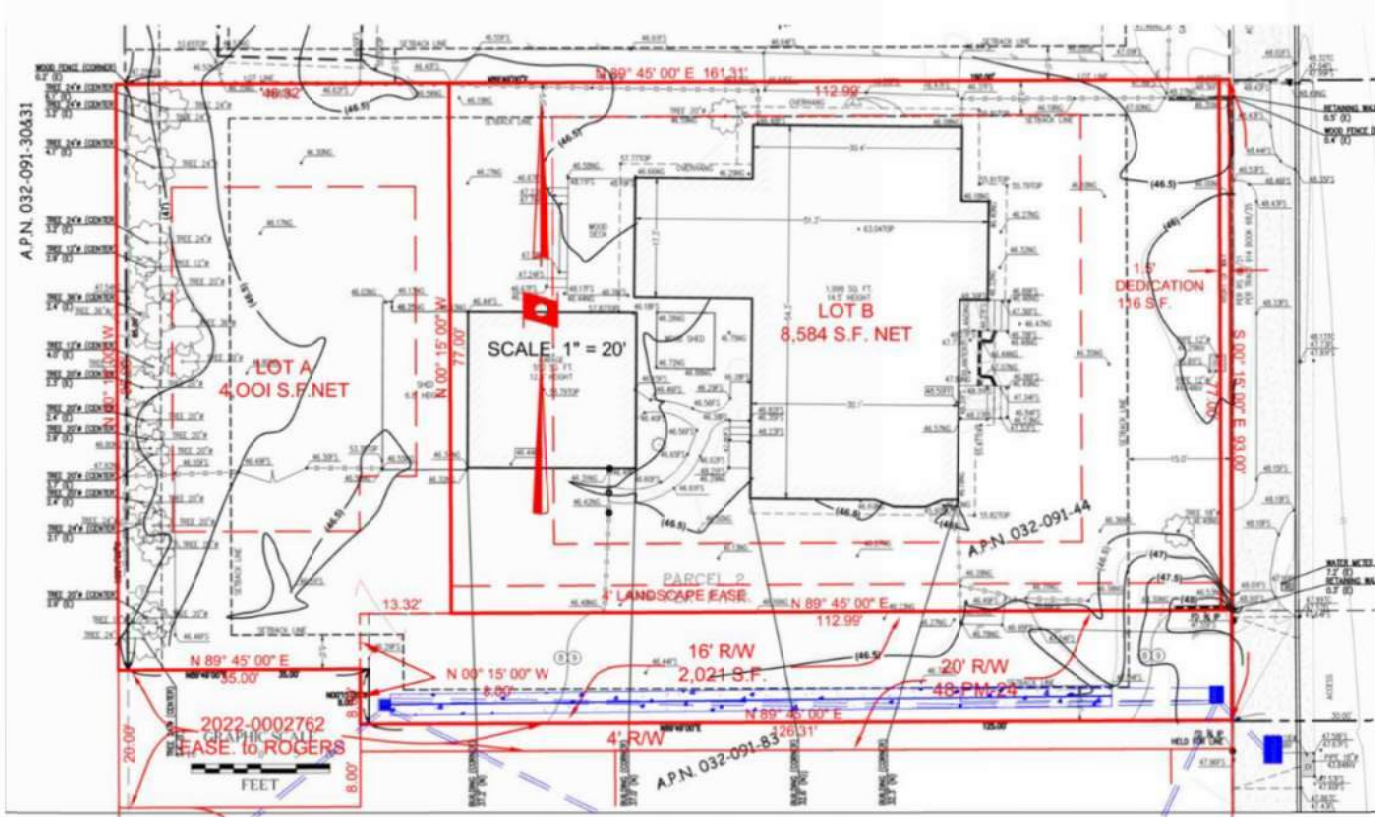
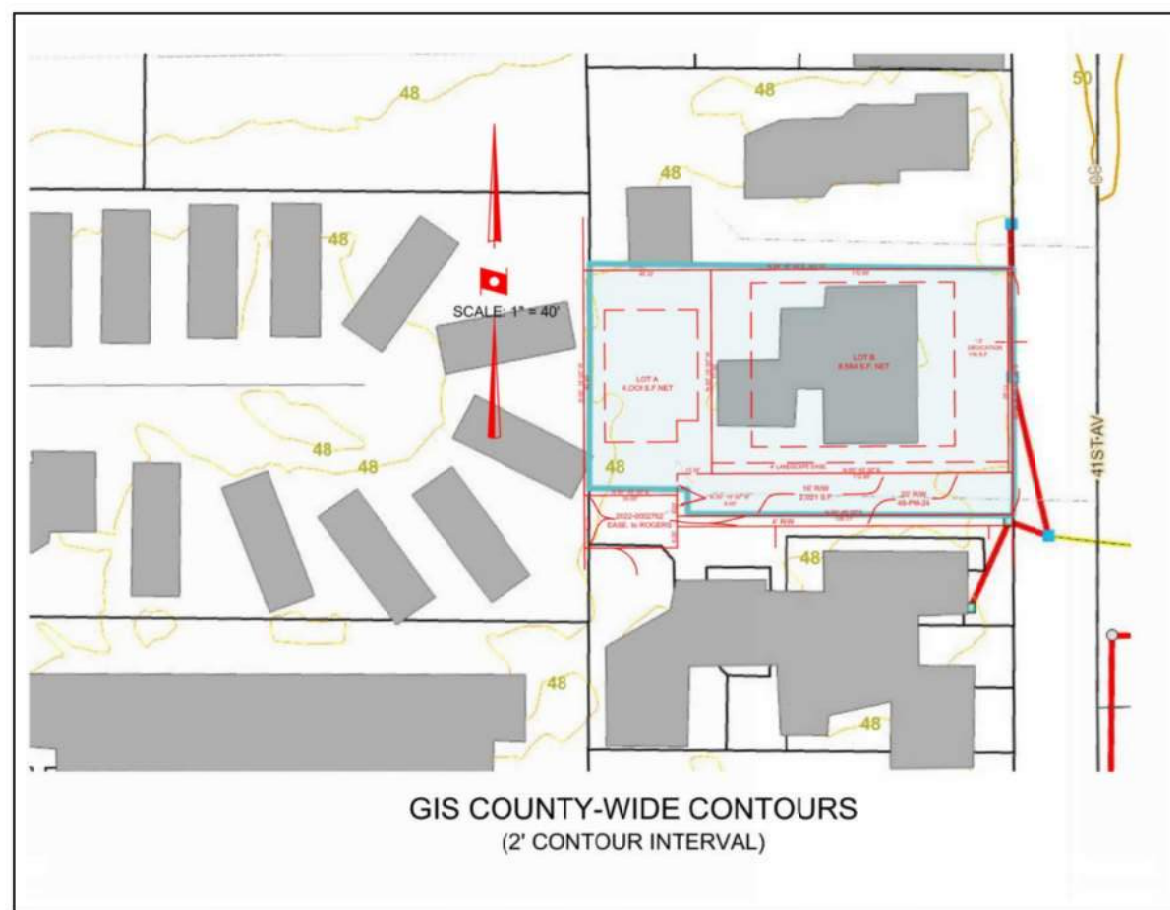
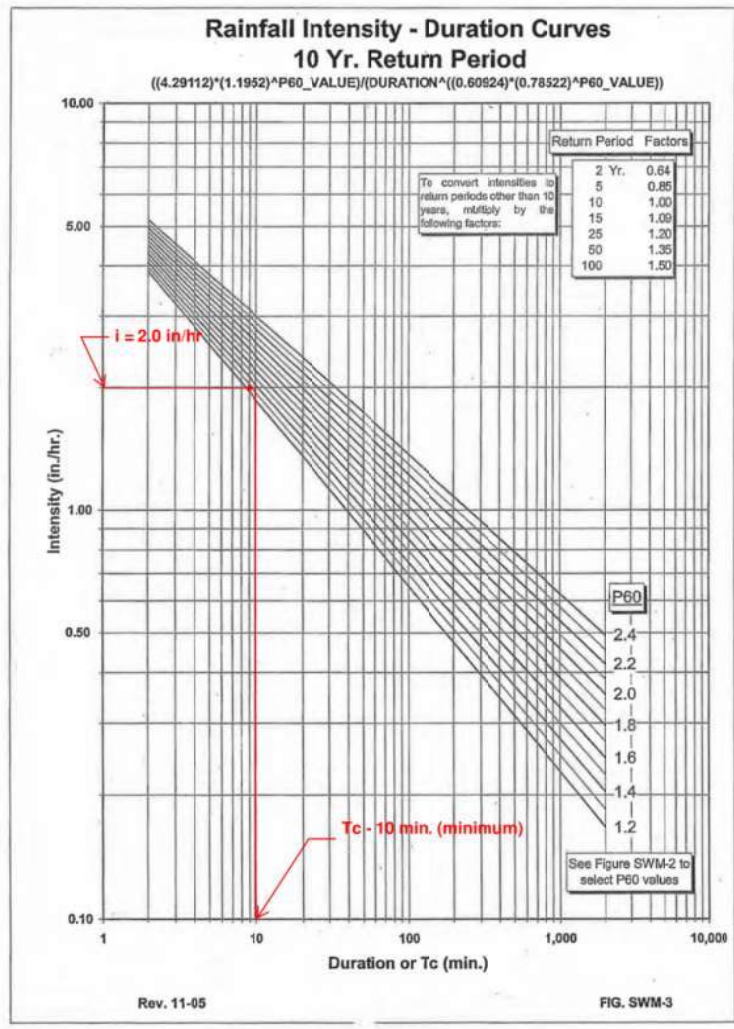
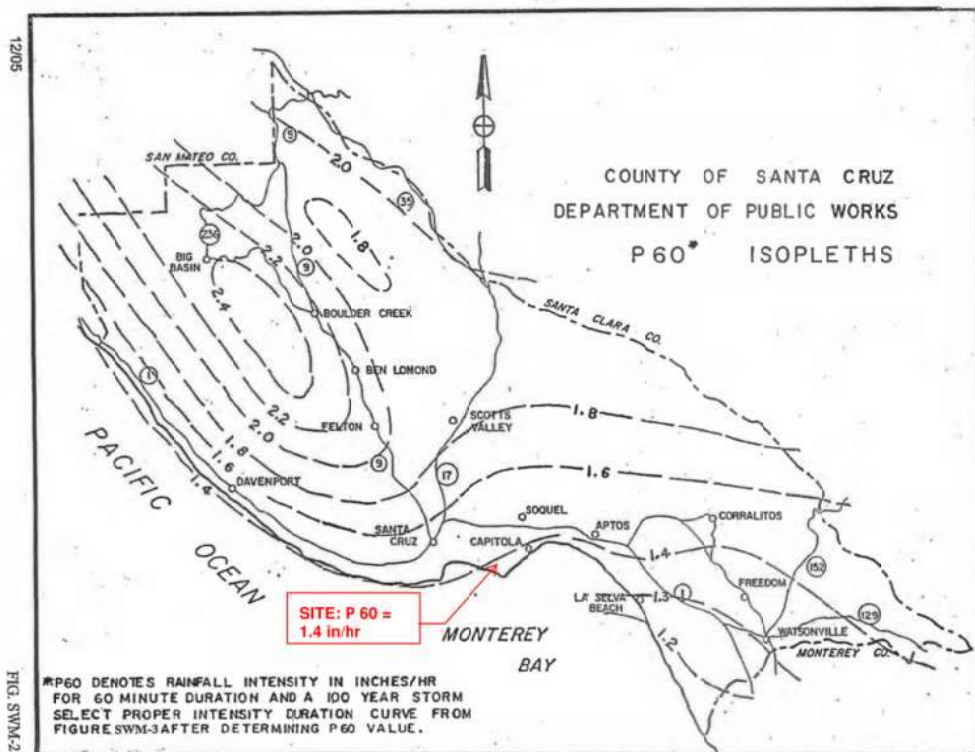
2801 41st Ave, Ste. A
San Jose, CA 95073

Tel (831) 425-1617
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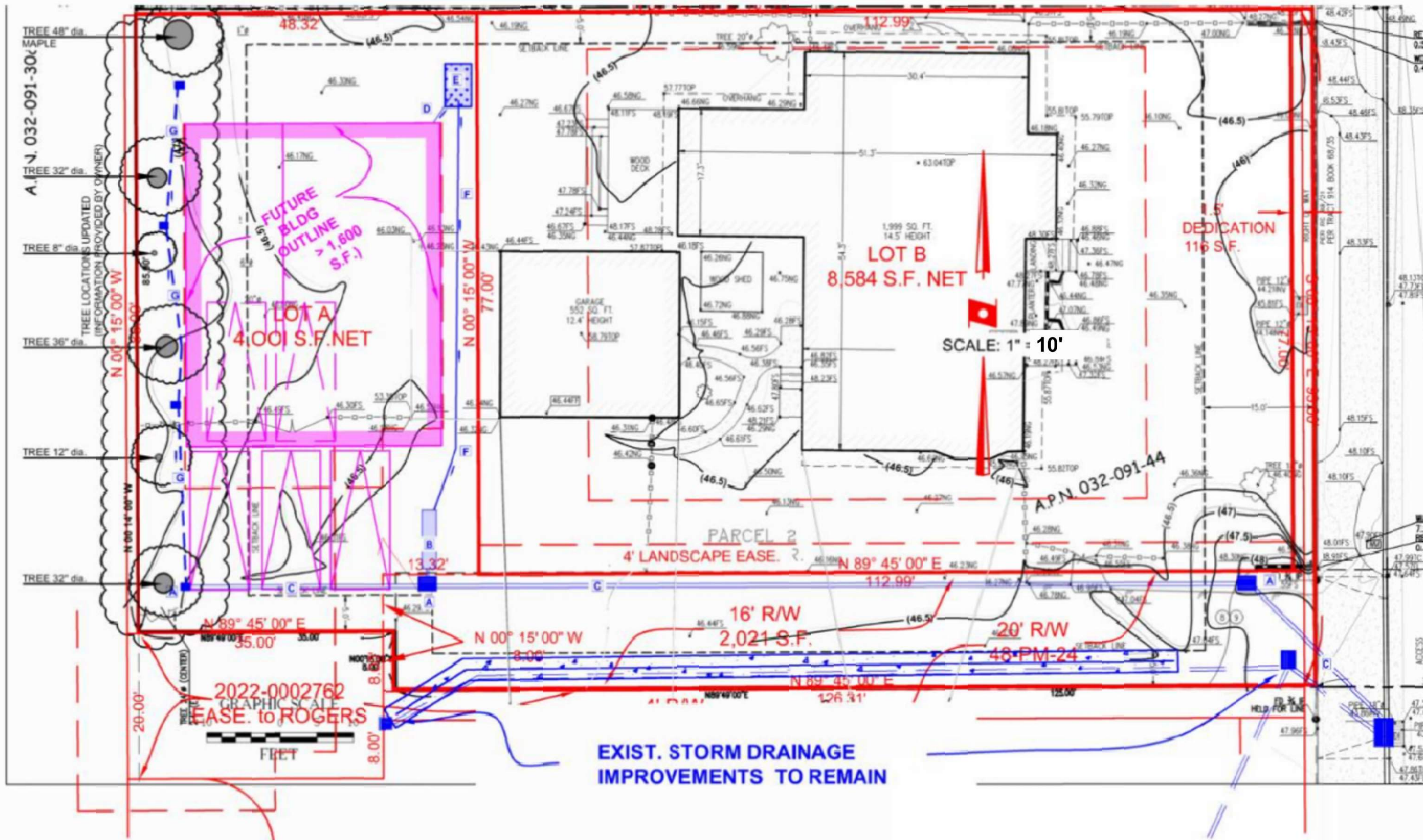
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ALTA MAP CONTOURS
(0.5' contour interval)



DRAINAGE KEY ITEMS:

- A** = (N) CATCH BASIN
- B** = (N) BELOW GRADE STRUCTURE FOR DETENTION
- C** = (N) 6" PVC STORM DRAIN
- D** = (N) 4" PVC CONNECTION ROOF DRAINS TO RETENTION
- E** = (N) BIO-RETENTION AREA
- F** = 4" PVC DRAIN TO DETENTION
- G** = YARD INLET AND 4" DRAIN SYSTEM (TO INTERCEPT RUNOFF FROM OFF SITE)

NOTE:

OWNER ACKNOWLEDGES UPSTREAM
RUNOFF FROM PROPERTY TO THE WEST

PRELIM. SITE DRAINAGE PLAN

(SUBJECT TO FINAL BUILDING PERMIT APPLICATION SUBMITTAL)

PRELIMINARY DRAINAGE REPORT:

Description of the site:
This site is a residential property located on the west side of 41st Avenue about midway between Portola Drive and the southerly end of 41st Avenue. The site includes a residential duplex with an attached garage. The rear yard area is vacant, and the minor land division application is for a new lot over the westerly portion of the property. The site is bounded by multi-family residential on the north and south, and by a mobile home park on the west. This application for a minor land division will result in a new residential lot over the vacant western portion of the property.

Watershed notes:
The property is bounded on the north by a driveway serving as access to the residential units on the adjacent lands. Site drainage from this adjacent site appears to be contained in the driveway that discharges to a drainage system adjacent to the right of way of 41st Avenue. The property is bounded on the south by a driveway that provides access to the subject property as well as the units located on the adjacent property. Drainage from this southern property is contained in an existing system developed in the common driveway that discharges to the storm drain system in the public right of way for 41st Avenue. Surface runoff from the mobile home park is directed to the cul-de-sac street that drains westerly away from the subject property. Based upon these observations, it appears that the runoff from the adjacent properties do not flow to the subject property, with the possible exception of runoff from a small easterly portion of the mobile home park. In our analysis of the area surrounding the subject property, we were unable to identify a watershed area upstream from the property based upon the GIS contours, as shown on the attached exhibit labeled "GIS COUNTY-WIDE CONTOURS". The 2006 ALTA survey map shows the 1/2-ft. contour interval for the subject property, and the site of the rear portion is very nearly flat with changes in elevation of less than a foot.

Future Drainage Plan:
The current application is for a lot-only minor land division and does not include a new development on the new lot being created by this subdivision. However, the Stormwater Management Division of the Department of Public Works requires drainage design that accounts for the future development. Accordingly, we have developed a Preliminary Site Drainage Plan for the future development within the setbacks of the new lot. The new impervious roof surface area within the development area is calculated to be 1,600 sq. ft. or less. Roof runoff from the impervious area is to be routed to a bio-retention location in the rear yard area and then to an underground detention facility under the front parking area. The outflow from the detention facility is via controlled release to a new storm drain within the access driveway that will discharge to the existing storm drain in 41st Avenue. To account for potential runoff from the mobile home site west of the site, a series of yard inlets is shown to connect with the new storm drain in the driveway. The existing paving in the southerly portion of the new lot will be retained to provide for the required on-site parking. The new development will be subject to an application for a building permit which includes review and approval of a drainage plan for issuance of the permit. The preliminary drainage plan included in this application is intended to provide guidance for the final drainage design. The conditions of approval for this subdivision should include a requirement that the final drainage design conform to this preliminary drainage plan included on the tentative map.

Amended Operation and Maintenance Agreement:

As determined by the Department of Public Works, prior to the recording of the Final Parcel Map, the Road Maintenance Agreement recorded in the office of the County Recorder on September 11, 1987 in Volume 4220, at Page 801, Official Records, shall be amended to include the operation and maintenance of the storm drainage improvements as shown on the approved improvement plan for Minor Land Division 86-776 as prepared by Robert L. DeWitt & Associates, dated August 7, 1987, to include gutters, swales, catch basins, drainage pipes, detention pipe, flow control structure and flap gate, as depicted on said plan. The amendment shall incorporate the widening of the private road easement as described in the Real Estate Agreement recorded January 27, 2022, as Document No. 2022-0002762, Official Records, in the office of the County Recorder of the County of Santa Cruz.

In addition, this amendment shall include operation and maintenance of new storm drainage improvements as may be approved by the Department of Public Works for Lot A as shown on Sheet P-1 for this application. The storm drainage improvements consist of catch basins, detention structure, storm drains, bio-retention area, and connection to existing storm drain inlet. The storm drainage improvements associated with Lot A shall be solely operated and maintained by the owner of said Lot A.

TENTATIVE MAP
PREPARED AT THE REQUEST OF
JEFFREY and LORI ROGERS
FOR
711 41st AVE., SANTA CRUZ

**PRELIMINARY DRAINAGE
REPORT AND PLAN**

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
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www.hoganls.com
2601 41st Ave, Ste. A
San Jose, CA 95073

DRN:	R/LD	XXX	R/LD	JULY 2021	5087
CHK:	XXX				
PM:					
DATE:					

THIS PLAN WAS PREPARED BY ME OR UNDER MY
DIRECTION AT THE REQUEST OF:
JEFFREY and LORI ROGERS
No. 20,919
Dec. 23, 2022
ROBERT L. DEWITT, P.E.

