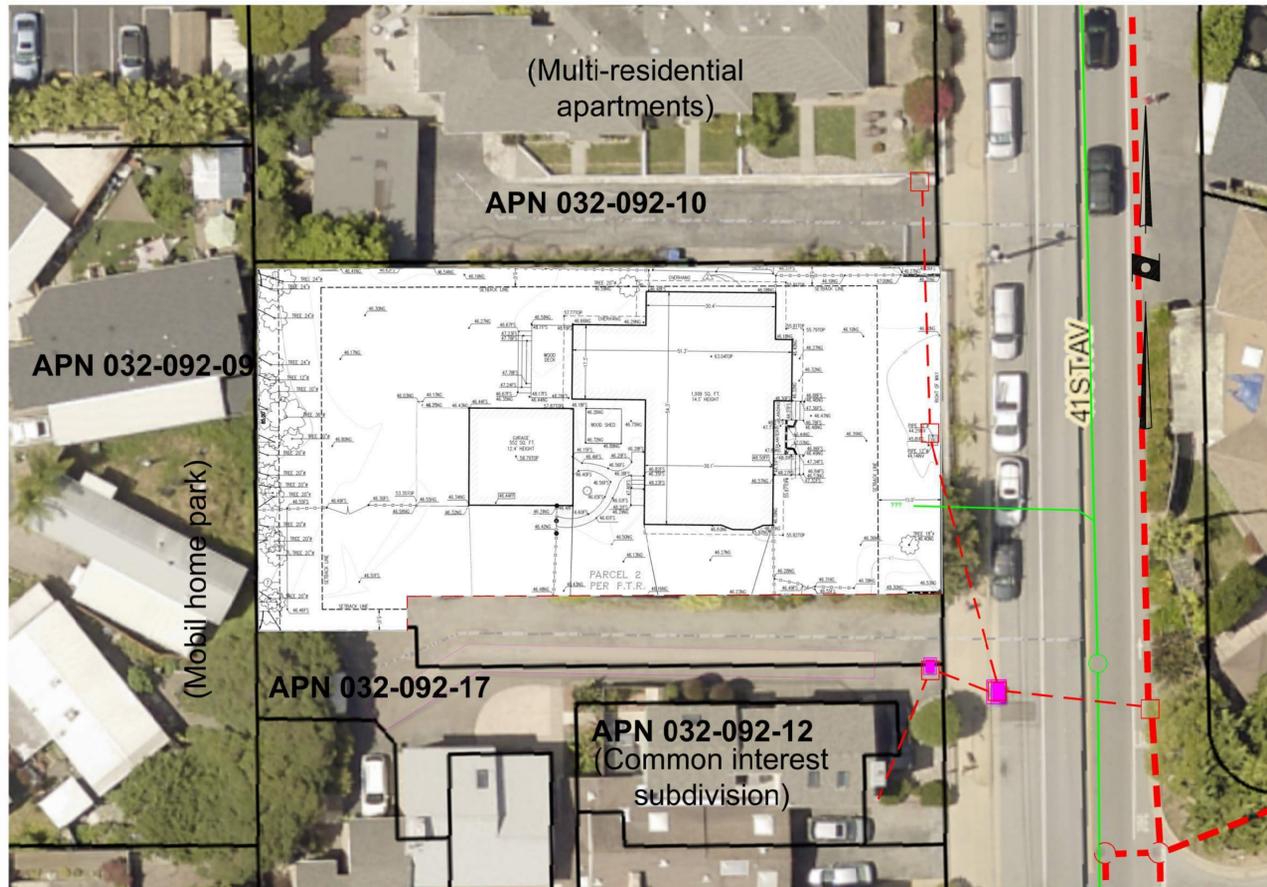


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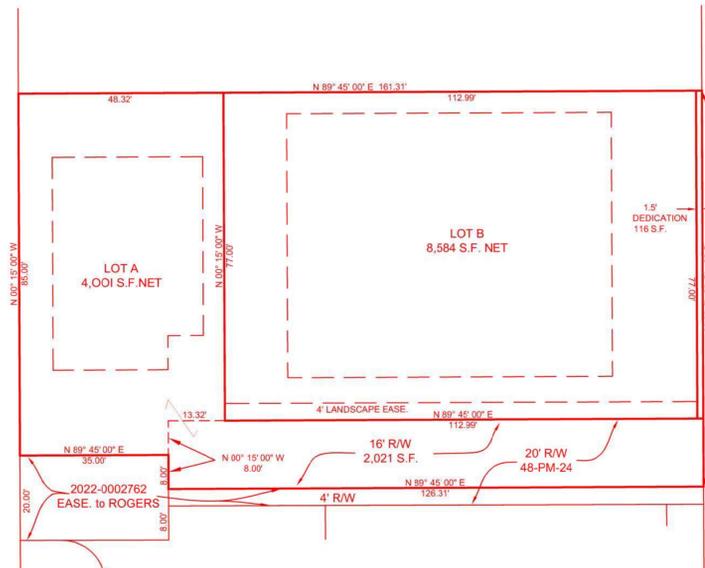


NEIGHBORHOOD SETTING SITE PLAN
SCALE: 1" = 20'

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:
Slope interval 0.00%–1.00% 1 foot 1.00%–10.00% 2 feet 10.00% and over 10 feet Contours 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:

1. **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
2. **OWNER AND APPLICANT:**
JEFFREY and LORI ROGERS
711 41st. AVE., SANTA CRUZ, CA 95062
PH.: 831-475-7203 lorisrogers@gmail.com
3. APN 032-092-11
4. **ENGINEER:**
HOGAN LAND SERVICES, INC.
2501 41st. AVE., STE. A, SOQUEL, CA 95073
Robert DeWitt, P.E. rdewitt@hoganls.com
PH: 831-425-1617
5. 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
6. **PARCEL PLANNING INFORMATION:**
ZONING = RM-4-PP GENERAL PLAN = R-UM
7. **UTILITY AGENCIES:**
WATER: CITY OF SANTA CRUZ WATER DEPARTMENT
SEWER: COUNTY OF SANTA CRUZ SANITATION DIVISION
ELECTRIC AND GAS: PACIFIC GAS & ELECTRIC
8. EXISTING DUPLEX RESIDENCE ON LOT B TO BE RETAINED. EXISTING GARAGE ON LOT B TO BE RETAINED TO PROVIDE REQUIRED PARKING FOR DUPLEX.
9. NO RESIDENTIAL CONSTRUCTION ON LOT B UNTIL FUTURE BUILDING PERMIT APPLICATION IS MADE.
10. 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

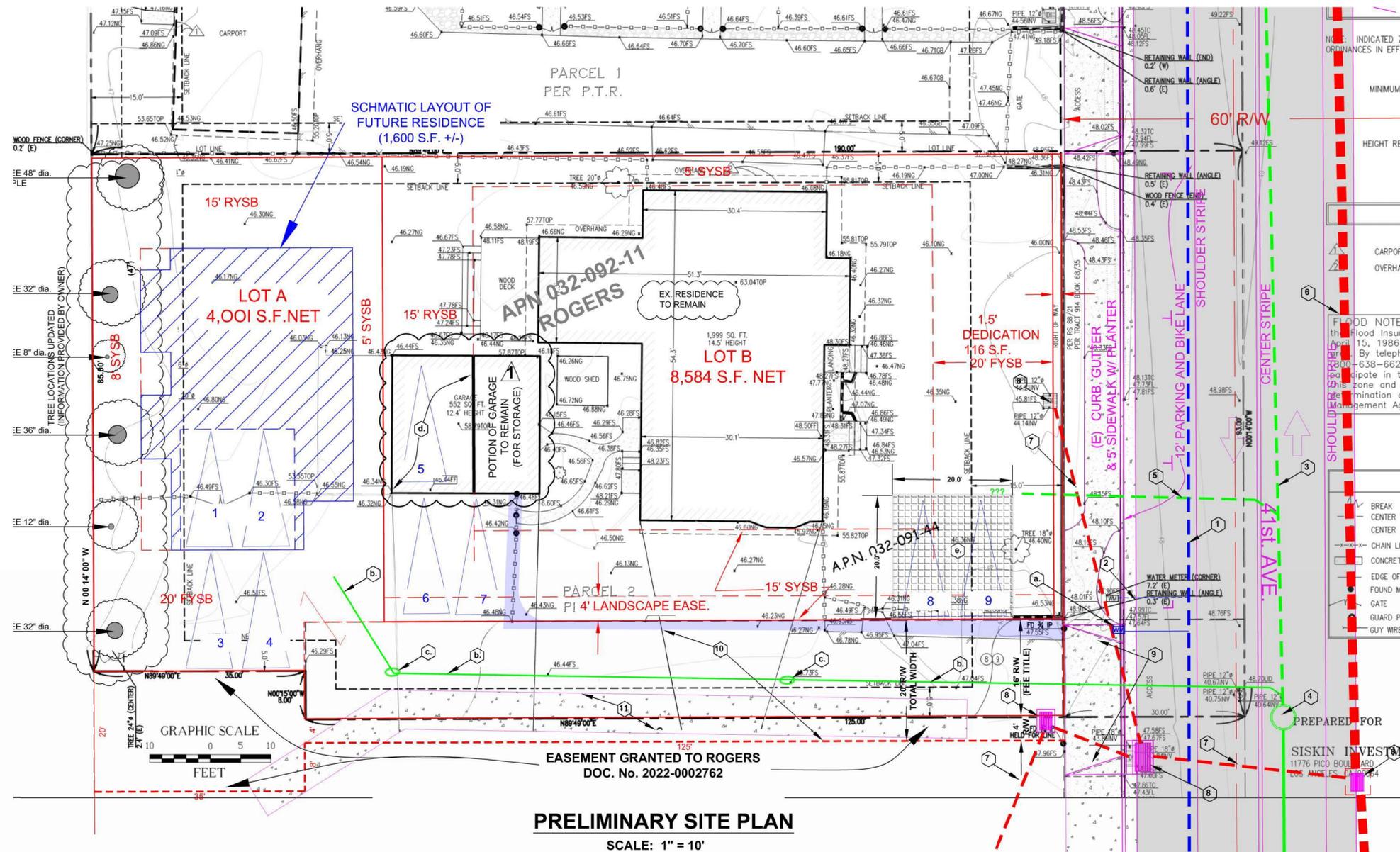


THIS PLAN WAS PREPARED BY ME OR UNDER MY
DIRECTION AT THE REQUEST OF:
JEFFREY and LORI ROGERS
Robert DeWitt
ROBERT L. DEWITT, P.E.
Dec. 23, 2022
JOB #: 5087

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
Tel (831) 425-1617 www.hoganls.com
Fax (831) 425-0224
2601 41st Ave, Ste. A
Soquel, CA 95073

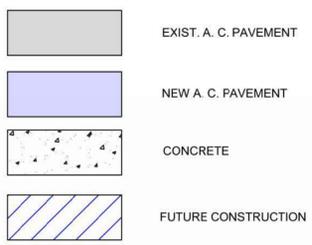
TENTATIVE MAP
PREPARED AT THE REQUEST OF
JEFFREY and LORI ROGERS
FOR
711 41st. AVE., SANTA CRUZ

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- KEY:**
- EXISTING FACILITIES**
1. 6" CITY WATER MAIN
 2. WATER SERVICE LATERAL W/ METER
 3. 6" SANITARY SEWER
 4. SSMH # ES 23
 5. SEWER LATERAL TO EX. RESIDENCE
 6. 18" STORM DRAIN
 7. STORM DRAIN (SIZE TO BE VERIFIED)
 8. DRAIN INLET/JUNCTION
 9. DRIVEWAY APRON
 10. A. C. PAVED DRIVEWAY
 11. CONCRETE VALLEY GUTTER
- PROPOSED FACILITIES:**
- a. FUTURE WATER SERVICE METER
 - b. SEWER LATERAL TO LOT A
 - c. CLEAN-OUT (MAX. 100' SPACING)
 - d. PORTION OF GARAGE TO BE REMOVED
 - e. ADD 2 PARKING SPACES; USE PAVERS W. GRAVEL BASE TO MINIMIZE RUNOFF

HATCH LEGEND:



SITE PLAN NOTES:

1. THIS APPLICATION IS FOR A LOT-ONLY MINOR LAND DIVISION.
2. THE EXISTING HOME ON LOT B WILL BE RETAINED BY THE OWNER.
3. THE EXISTING GARAGE ON LOT B WILL MODIFIED TO MEET THE REAR YARD SETBACK FROM THE NEW LOT LINE. (REV. 5-30-24)
4. NO SITE IMPROVEMENTS, GRADING, OR DRAINAGE ARE PROPOSED FOR NEW LOT A. THESE IMPROVEMENTS WILL BE PROPOSED WHEN A FUTURE BUILDING PERMIT APPLICATION IS SUBMITTED FOR A NEW RESIDENCE ON LOT A.
5. A NEW SEWER LATERAL TO SERVE LOT A IS PROPOSED.
6. A NEW WATER SERVICE TO LOT A WILL NOT BE APPROVED BY THE CITY OF SANTA CRUZ WATER DEPARTMENT UNTIL A BUILDING PERMIT IS ISSUED ACCORDING TO WATER DEPARTMENT REGULATIONS.
7. A GEOTECHNICAL INVESTIGATION AND REPORT WILL BE SUBMITTED WITH THE PARCEL MAP FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE MAP.
8. FUTURE BUILD OUT ON NEW LOT A WILL BE LIMITED TO THE IMPERVIOUS AREA CONSISTENT WITH PROJECT INFORMATION AND THRESHOLD DETERMINATION FORM SHOWN ON SHEET P-3.

PRELIMINARY SITE PLAN, NOTES, AND SECTIONS

▲ DEMOLISH PORTION OF GARAGE, ADD 2 PARKING SPACES IN FRONT YARD
RE-SUBMITTAL 05/30/2024

Dec. 23, 2022

ROBERT L. DEWITT, P.E.

JOB #: 5087

DATE: JULY 2021

PREPARED BY: JEFFREY AND LORI ROGERS

DIRECTION AT THE REQUEST OF: JEFFREY AND LORI ROGERS

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

No. 20919

REGISTERED PROFESSIONAL ENGINEER

CIVIL

CALIFORNIA

HOGAN LAND SERVICES

A CALIFORNIA CORPORATION

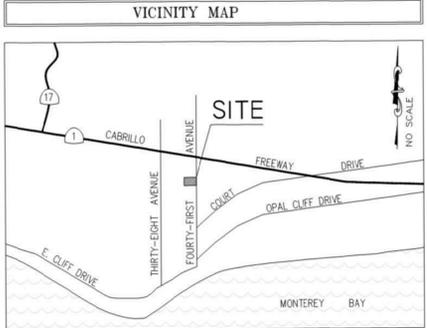
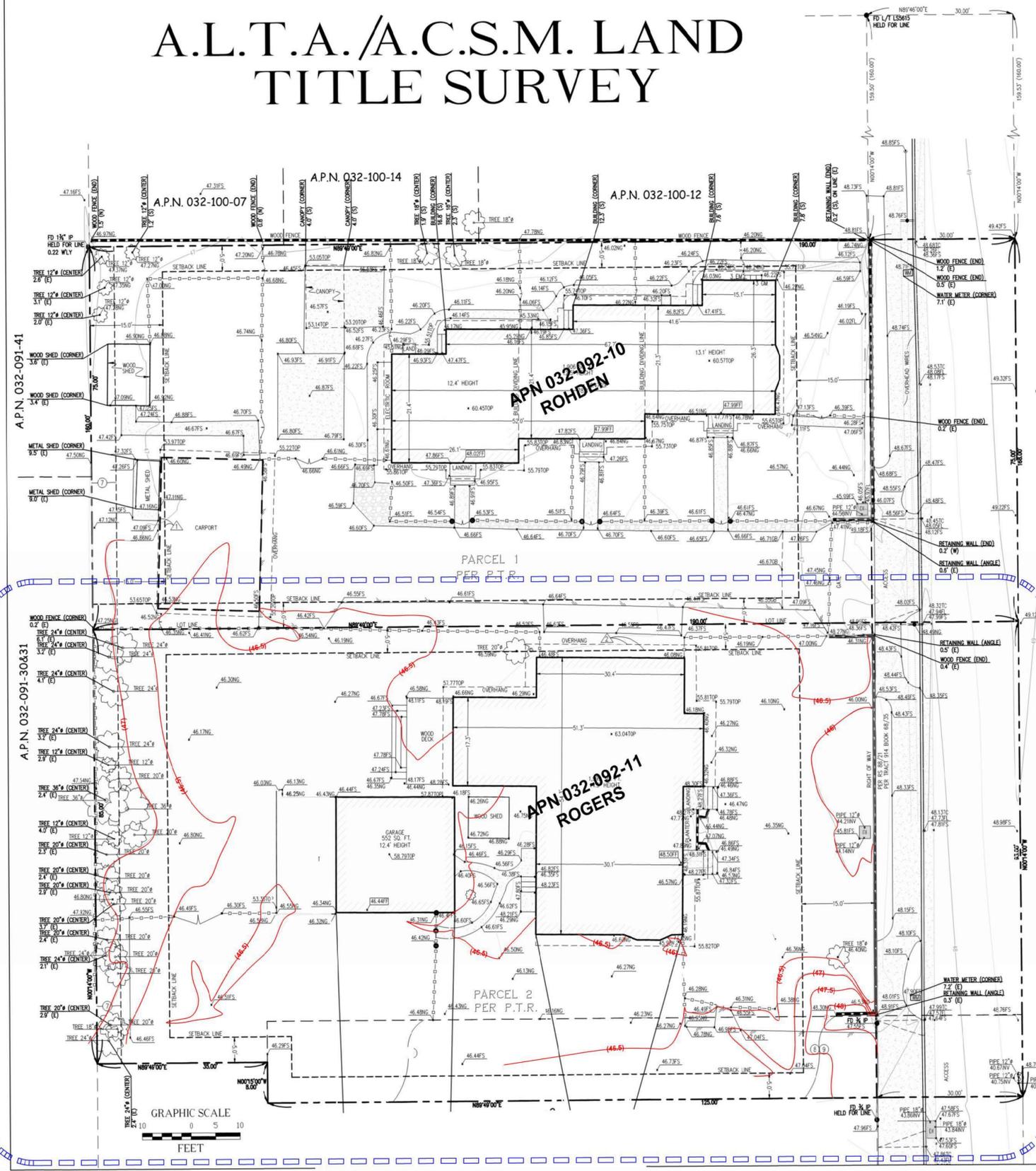
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TENTATIVE MAP
PREPARED AT THE REQUEST OF
JEFFREY and LORI ROGERS
FOR
711 41st. AVE., SANTA CRUZ

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 ENCLOSES ACROSS SETBACK LINE IN THE WEST AS SHOWN
 ▲ OVERHANG ENCLOSES 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 Dated 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	—	POWER POLE	DI	DRAIN INLET
—	CENTER LINE	—	PROPERTY LINE	WM	WATER METER
—	CHAIN LINK FENCE	—	RETAINING/BLOCK WALL	GM	GAS METER
—	CONCRETE PAVEMENT	—	SEWER CLEAN OUT	EM	ELECTRIC METER
—	EDGE OF PAVEMENT	—	SEWER MAN HOLE	IN	INVERSE
—	FOUND MONUMENT	—	SEWER MAN HOLE	NG	NATURAL GROUND
—	GATE	—	SEWER MAN HOLE	TOP	TOP OF STRUCTURE
—	GUARD POST	—	SEWER MAN HOLE	LAND	LAND
—	GUY WIRE	—	SEWER MAN HOLE	GB	GRADE BREAK
		—	SEWER MAN HOLE	TC	TOP OF CURB
		—	SEWER MAN HOLE	FS	FRESH SURFACE
		—	SEWER MAN HOLE	FL	FLOW LINE

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

NO.	DATE	REVISIONS	BY
02-20-06		SUBMITTAL	HP

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 140, SANTA CRUZ COUNTY 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' WEST 75.00 FEET TO THE NORTHWEST CORNER OF SAID LAND OF 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. GRAMA, ET ALX, 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 ALX, RECORDED JANUARY 25, 1947 IN VOLUME 526 OF OFFICIAL RECORDS, AT PAGE 314, SANTA CRUZ COUNTY RECORDS, BEARS NORTH 01° 15' WEST 75 FEET DISTANT; RUNNING 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.

⑦ 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)

⑧ AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES RECORDED JULY 25, 1973 IN BOOK 2332 PAGE 409 OFFICIAL RECORDS (PLOTTED HEREON)

⑨ 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 001° 4' 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 1995; (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 SURVEY.

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

CALVADA
 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

DATE: FEBRUARY 20, 2006 SHEET 1 OF 1

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

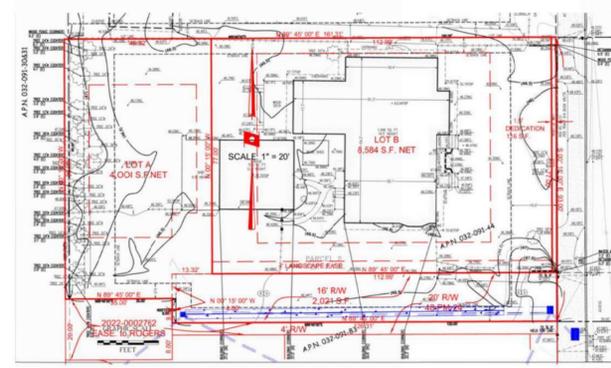
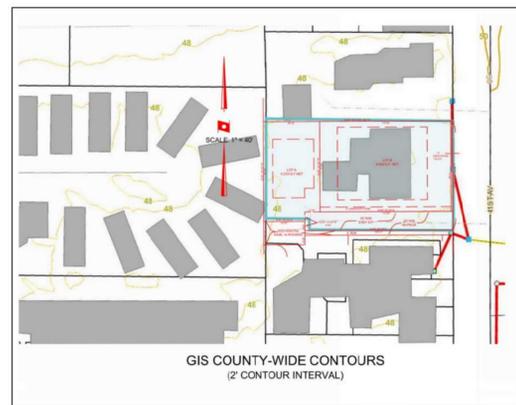
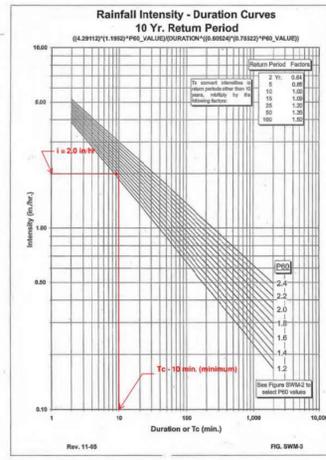
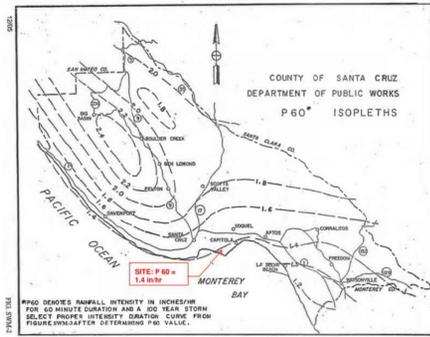
NOTE:
 On-site contours shown on the surveyor's map are re-traced for presentation

HOGAN LAND SERVICES
 A CALIFORNIA CORPORATION
 www.hogan.com
 2601 41st Ave, Ste. A
 San Jose, CA 95073
 Tel (831) 425-1617
 Fax (831) 425-0224

PROFESSIONAL ENGINEER
 No. 26919
 CIVIL
 STATE OF CALIFORNIA

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:
 JEFFREY AND LORI ROGERS
 DATE: JULY 20, 2012
 JOB NO.: 5087
 Dec. 23, 2012
 ROBERT L. DEWITT, P.E.

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

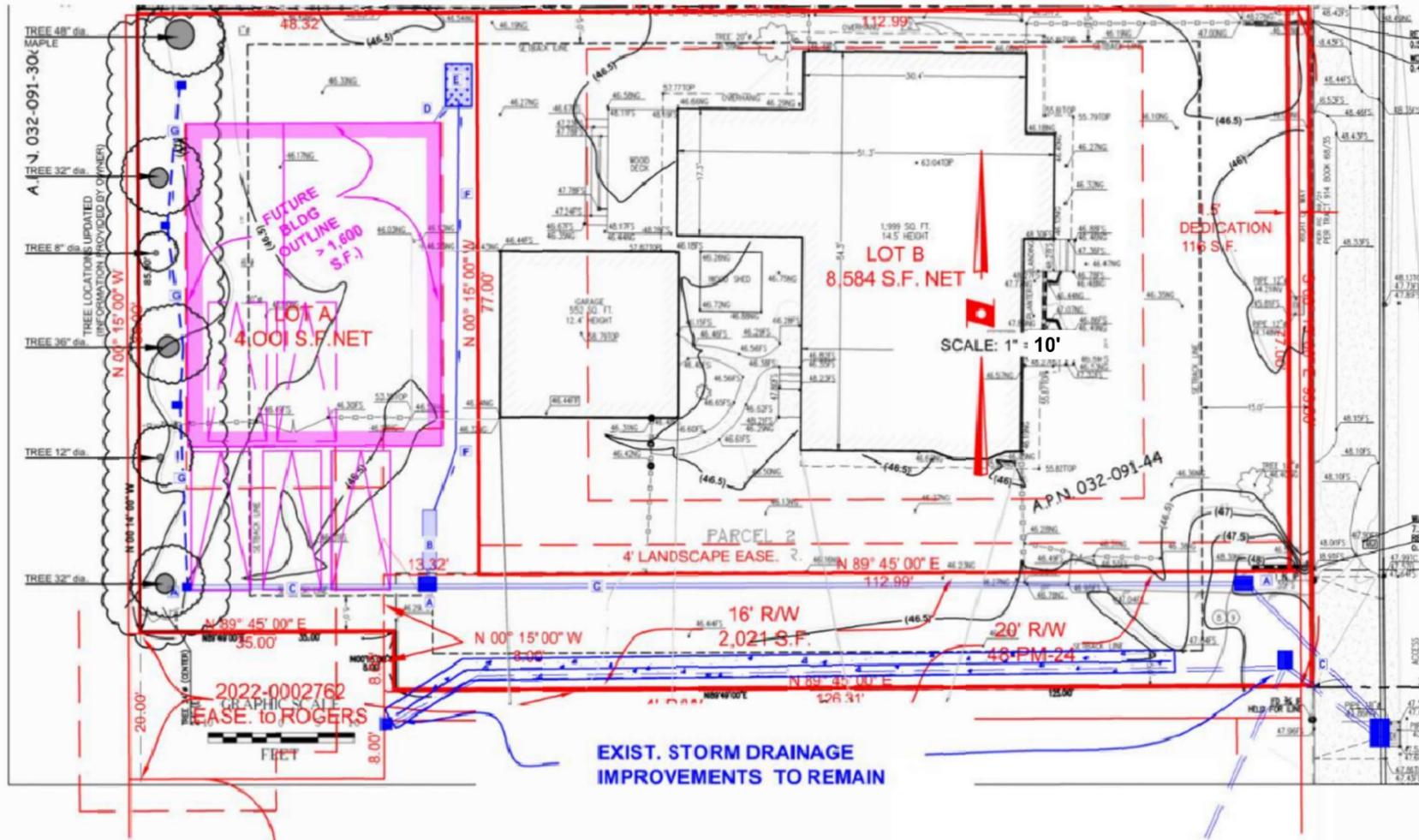


PRELIMINARY DRAINAGE REPORT:

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 southern 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-foot 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 preliminary drainage design 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.



- 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)

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.

**PRELIMINARY DRAINAGE
REPORT AND PLAN**

UPDATED 03-05-2024



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

DATE: JULY 2021

ROBERT L. DEWITT, P.E.

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

2601 41st Ave., Ste. A
Soquel, CA 95073

Tel (831) 425-1617
Fax (831) 425-0224

www.hoganis.com

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



Stormwater Management Division

Project Information & Threshold Determination Form (APPENDIX A)

Completion of this form shall be used as guidance by the applicant. All projects shall maintain pre-development runoff rates & patterns. For any questions on this form, please contact DPW Stormwater Management at 831-454-2160.

PROJECT & CONTACT INFORMATION

711 41st Ave
 Project Street Address
 Jeffrey and Lori Rodgers
 Property Owner's Name
 032-092-11
 Assessor's Parcel No (APHN)
 Geoff Fleischer
 Applicant's Name (i.e. design professional)
 Zone 5
 Flood Control District (if applicable)

Building Permit No./Discretionary Application
 Project Name (Alias)
 Hogan Land Services
 Property Owner/Representative's Firm
 (831) 425-1617
 Property Owner/Representative's Phone No.
 Hogan Land Services
 Applicant's Firm Name
 (831) 425-1617
 Applicant's Phone No.

PROJECT DESCRIPTION

Lot Coverage	Actual	Advised	Total REPLACED impervious & semi-impervious area:
A. Total lot size:	4,001		0
B. Existing Permitted Impervious Area:			
C. Replaced Permitted Impervious Area:			1,600
D. Replaced Permitted Semi-Impervious Area:	0		
E. Total proposed self-sealing Area:	1,600		
F. Proposed Impervious Area:			
G. Proposed Semi-Impervious Area:	0		

Project Threshold Classification 1,600

Small Project (less than 500 sq ft. created and/or replaced) - Use Appendix A 'Small Project Submitter Requirements' for submittal requirement guidance.

Medium Project (more than 500 sq ft. but less than 5,000 sq ft. created and/or replaced) - Use Appendix C 'Medium Project Submitter Requirements' for submittal requirement guidance.

Large Project (more than 5,000 sq ft. created and/or replaced OR 50% increase in permitted impervious area**) - Use Appendix D 'Large Project Submitter Requirements' for submittal requirement guidance.

Application is part of a phased project OR master plan?
 Application will maintain pre-development runoff patterns?
 Application is unable to comply with Part 3 of the Design Criteria requirements & is electing to request a waiver(s) Please provide a brief description (below):

Yes No
 Yes No
 Yes No

*Form will apply a 50% credit for semi-impervious areas as final cover. Applicant shall not apply the credit.
 **Projects that add more than 50% impervious area coverage are required to mitigate the entire site.
 ***Disclaimer: Permit review is based on the information provided, additional clarification may be required for unclassified/undefined areas. Uncovered areas may recede the project threshold.

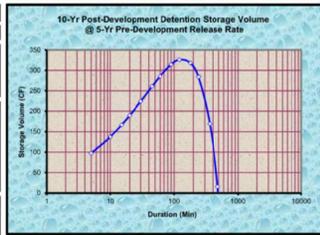
Project Information & Threshold Determination Form

PROJECT: Rogers MLD - APN: 032-092-11 Application: 221238 Calc by: rd Date: 7/24/2022

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

Data Entry: PRESS TAB & ENTER DESIGN VALUES Ver: 6.14.21

Site Location P60 Isoleth: 1.40 Fig. SWM-2 in County Design Criteria
 Rational Coefficients Cpr: 0.25 See note # 2
 Cpost: 0.90 See note # 2 and # 4
 Impervious Area: 1600 ft² See note # 2 and # 4



STRUCTURE DIMENSIONS FOR DETENTION

69 ft² storage volume calculated
 100 % void space assumed
 69 ft² excavated volume needed

Structure	Length	Width*	Depth*
Radius	25.10	1.77	1.77
Dimen. (ft)	24.01	1.70	1.70

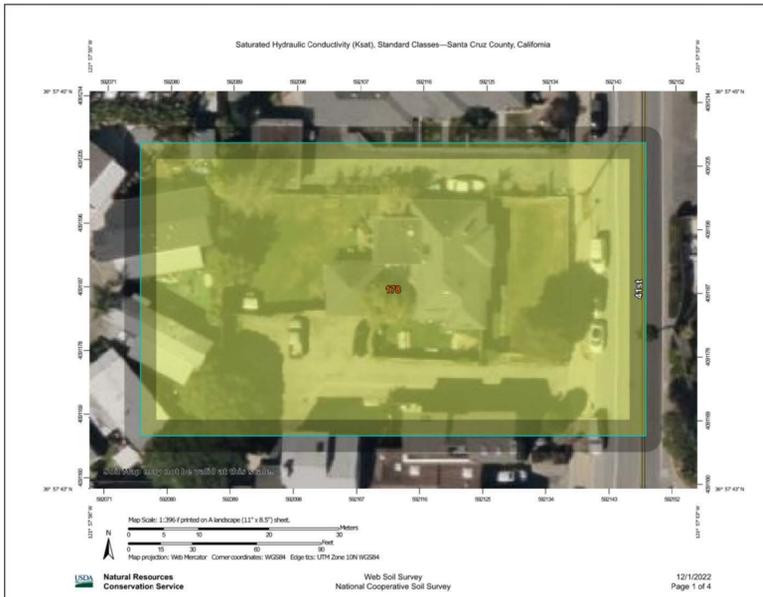
*For pipe, use the square root of the sectional area

Storm Duration (min)	10 - YEAR DESIGN STORM		DETENTION @ 15 MIN		Detention Rate To Storage (cfs)	Specified Storage Volume (cft)
	10 - Year Intensity (in/hr)	10 - Yr. Release Qpr (cfs)	10 - Year Cpost (cfs)	10 - Year Cpost (cfs)		
1440	0.23	0.002	0.008	-0.008	-856	
1200	0.25	0.002	0.008	-0.007	-656	
960	0.28	0.003	0.009	-0.006	-463	
720	0.32	0.003	0.011	-0.005	-280	
480	0.38	0.003	0.013	-0.003	-114	
360	0.43	0.004	0.014	-0.001	-40	
240	0.51	0.005	0.017	0.001	23	
180	0.58	0.005	0.019	0.004	47	
120	0.69	0.006	0.023	0.007	65	
90	0.78	0.007	0.026	0.010	69	
60	0.93	0.009	0.031	0.015	69	
45	1.05	0.010	0.035	0.019	66	
30	1.26	0.012	0.042	0.026	59	
20	1.50	0.014	0.050	0.034	51	
15	1.70	0.016	0.057	0.041	46	
10	2.03	0.019	0.068	0.052	39	
5	2.74	0.026	0.091	0.076	28	

This method is available from the County Public Works web site in a compressed Excel spreadsheet format to simplify access. http://www.scc.ca.gov/santa_cruz/cdpw/Stormwater.htm

The spreadsheet formulas and format are copy protected to prevent alteration. Any modified submittals may be rejected, unless the changes made and the author are clearly identified, and the format is recognizably different.

FIG. SWM-17 Runoff Detention by Modified Rational Method



Saturated Hydraulic Conductivity (Ksat) Pg. 1 of 4

MAP LEGEND

Area of Interest (AOI)
 Area of Interest (AOI)
 Water Features
 Soils
 Soil Rating Polygons
 Soil Rating Lines
 Soil Rating Points

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.
 Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.
 Please rely on the bar scale on each map sheet for map measurements.
 Source of Map: Natural Resources Conservation Service Web Soil Survey URL: <http://www.nrcs.usda.gov/water/soils/>
 Coordinate System: Web Mercator (EPSG:3857)
 Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
 This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
 Soil Survey Area: Santa Cruz County, California
 Survey Area Data: Version 16, Sep 14, 2022
 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
 Date(s) aerial images were photographed: Mar 11, 2022--May 29, 2022
 The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat) Pg. 2 of 4

Saturated Hydraulic Conductivity (Ksat), Standard Classes—Santa Cruz County, California

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
178	Watsonville loam, thick surface, 0 to 2 percent slopes	0.4770	0.7	100.0%
Totals for Area of Interest			0.7	100.0%

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits. The classes are:

Very low: 0.00 to 0.01
 Low: 0.01 to 0.1
 Moderately low: 0.1 to 1.0
 Moderately high: 1 to 10
 High: 10 to 100
 Very high: 100 to 705

Rating Options

Units of Measure: micrometers per second
 Aggregation Method: Dominant Component
 Component Percent Cutoff: None Specified
 Tie-break Rule: Fastest
 Interpret Nulls as Zero: No

Saturated Hydraulic Conductivity (Ksat) Pg. 3 of 4

Saturated Hydraulic Conductivity (Ksat), Standard Classes—Santa Cruz County, California

Layer Options (Horizon Aggregation Method): Depth Range (Weighted Average)
 Top Depth: 24
 Bottom Depth: 48
 Units of Measure: Inches

Saturated Hydraulic Conductivity (Ksat) Pg. 4 of 4

SUPPLEMENTAL DRAINAGE CALCULATION SHEETS



THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:
 JEFFREY AND LORI ROGERS
 DRN: RLD XXX
 CHK: XXX
 PM: RLD
 DATE: JULY 2021
 JOB #: 5087

Dec. 23, 2022
 ROBERT L. DEWITT, P.E.

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TENTATIVE MAP
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