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APN	841-48-031
Occupancy Group	Type-U
Type of Construction	V-B
Present Use:	Hillside Residential
Proposed Use:	Hillside Residential
Present Zoning:	HS-d1
Existing Improvements:	As Shown
Water:	ex well
Sanitary Sewer:	ex OWTS
Gas & Electric:	ex PGE and propane
Fire Responsibility Area:	SRA
Highland Urban Interface:	Rural
WCD Area:	Full Development Equal to or Greater Than Two Acres Covered
Hazard Zone(s):	Fault Rupture, Landslide
Gross Area:	10.216 ac

Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0645H, effective May 18, 2009.

Benchmark: Elevations shown on this plan are based on the top of a 3" PVC pipe with a plug, LS 4516, located at the western most property corner of the property.
ELEVATION = 298.35'. (NAVD88)

1. No fire sprinklers proposed. Structure meets B7-9(d)(2)(a).
2. Property is located in the State Response Area.
3. Property is in Wildland Urban Interface (WUI).
4. Structures to meet WUI construction requirements.
5. Property to maintain defensible space at all times.
6. Driveway width will be maintained at 12' minimum with a clear height of 13' 6".
7. Existing driveway capable of supporting 75,000 lbs.
8. All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
9. All proposed driveways shall have a max. slope of 15%

Tree Note: No trees are proposed to be removed.

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Development Coverage	
Proposed Barn	2,000 SF
Proposed AB Driveway	2,579 SF
Existing Residence w/Garage	4,552 SF
Proposed Water Tank	300 SF
Existing Water Tank	504 SF
Total Development Coverage	9,935 SF
Entire Parcel	445,009 SF
Development Coverage %	2.02%



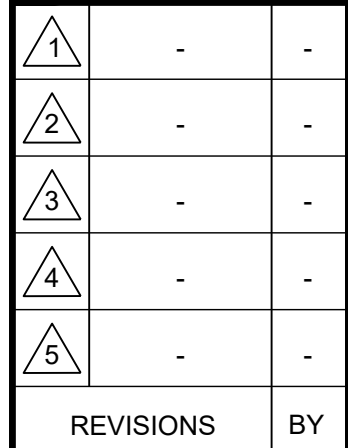
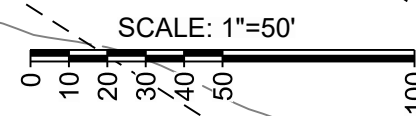
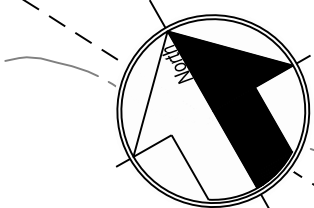
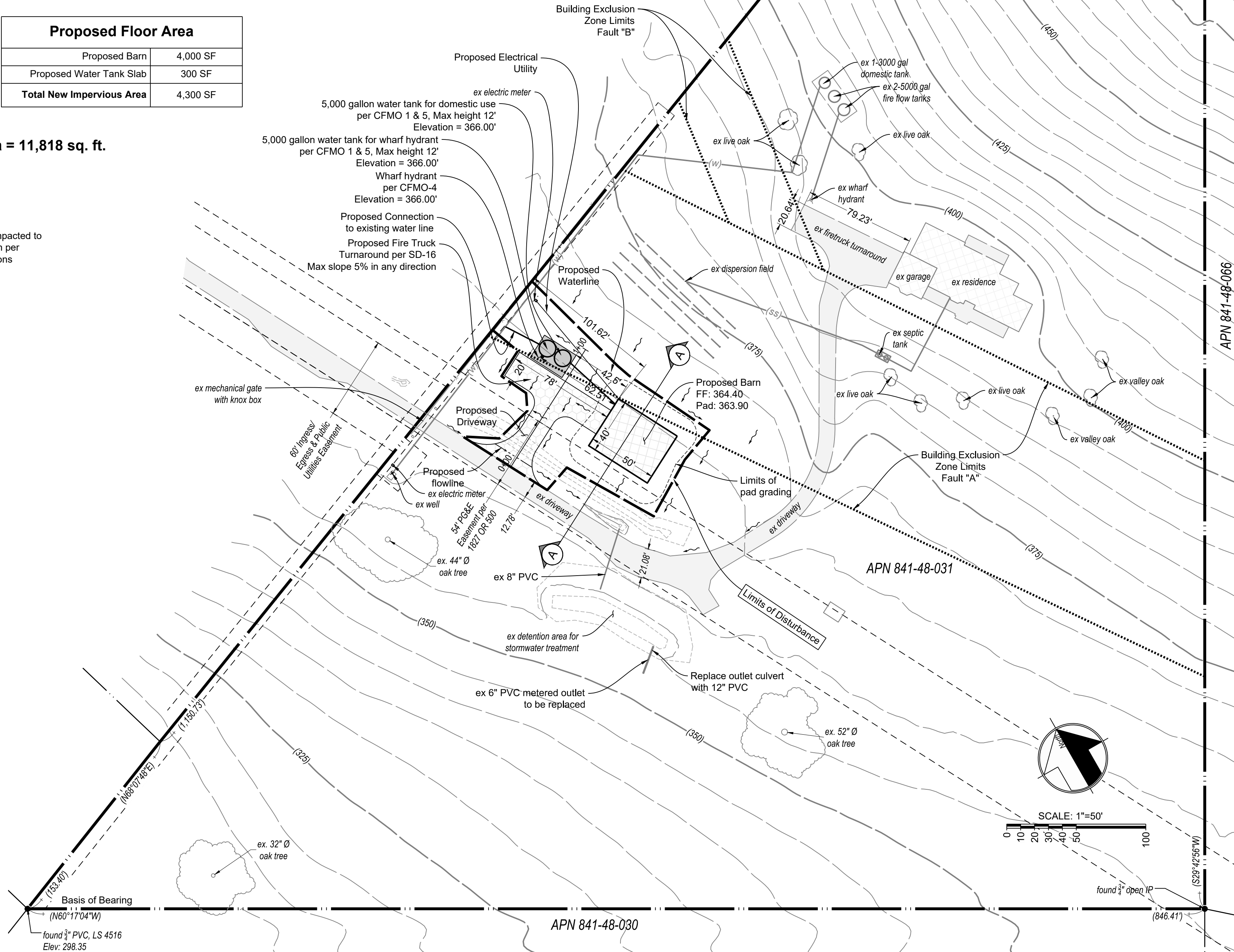
Earthwork Quantities				
	Cut	Fill	Max Cut	Max Fill
Proposed Barn	78 cy	113 cy	2.10'	1.80'
Driveway	33 cy	6 cy	0.80'	0.30'
Water Tank Slab	6 cy	0 cy	1.00'	0.10'
Stormwater Treatment	0 cy	0 cy	0.00'	0.00'
Total	117 cy	119 cy		

Note: All excess material shall be hauled offsite to a county approved location.

Impervious Area Summary	
Proposed Barn	2,000 SF
Proposed AB Driveway	2,379 SF
Proposed Water Tank Slab	513 SF
Total New Impervious Area	4,892 SF

Proposed Floor Area	
Proposed Barn	4,000 SF
Proposed Water Tank Slab	300 SF
Total New Impervious Area	4,300 SF

Total Disturbed Area = 11,818 sq. ft.



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PLANNING ★ BUILDING ★ SEPTIC

7680 Crews Road - APN 841-48-031

DATE:	3/10/2025
SCALE:	1" = 50'
DRAWN BY:	DF
CHECKED BY:	DF
JOB NO. <u>225003</u>	
SHEET NO: <u>1</u> OF <u>1</u>	

