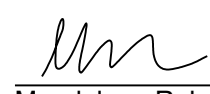


**Applicant/Owner:**  
 Magdalene Rakow  
 DraLion LLC, a California limited liability company  
 12200 Center Ave  
 San Martin, CA  
 408-859-9549  
 mndesigns19@gmail.com

As Managing Member:  
 DraLion LLC, a California Limited Liability Company  
  
 Magdalene Rakow (Manager)

**Engineer:**  
 David L. Faria, RCE 92432  
 Faria Engineering & Surveying  
 1656 Clenega Road Unit 100  
 Hollister, CA 95023  
 602.515.7650  
 david@fariaengineering.com

**Project Information:**

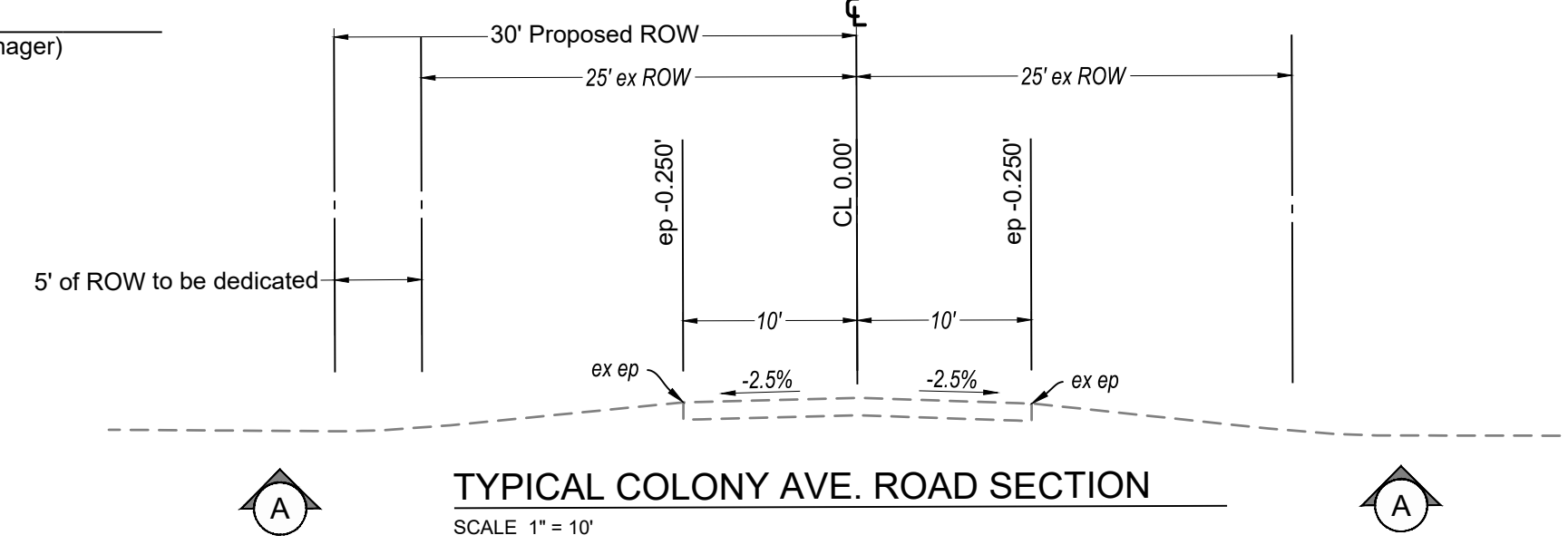
APN	779-08-001
Present Use:	Vacant
Proposed Use:	Residential
Present Zoning:	RR-5Ac
Existing Improvements:	As Shown
Water:	ex well
Sanitary Sewer:	proposed OWTS
Gas & Electric:	PGE
Fire Responsibility Area:	LRA
Wildland Urban Interface:	N/A
HCP Area:	Rural Development Not Covered
Hazard Zone(s):	N/A
Gross Area:	10.001 ac
Net Area:	8.959 ac

**Boundary Note:** Property lines shown on this plan are based on record data and boundary monumentation measured to date.

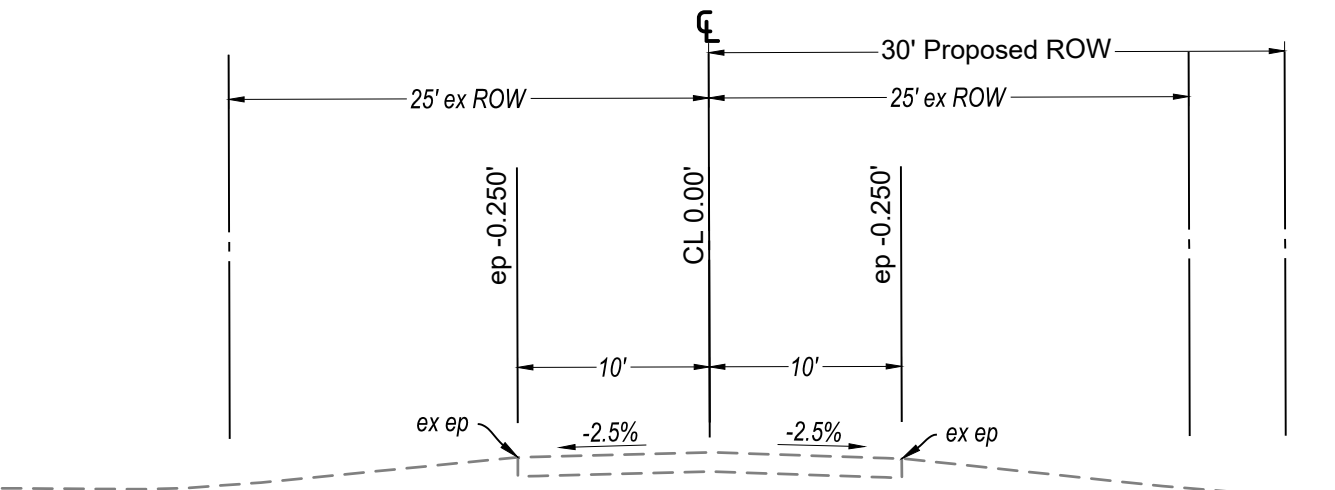
**Flood Zone:** The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0629H, effective May 18, 2009.

**Basis of Bearings:** The basis of bearings for this map is the centerline of California Avenue as filed in Book 285 of Maps at Page 7, Santa Clara County Records. (S64° 56'00"W).

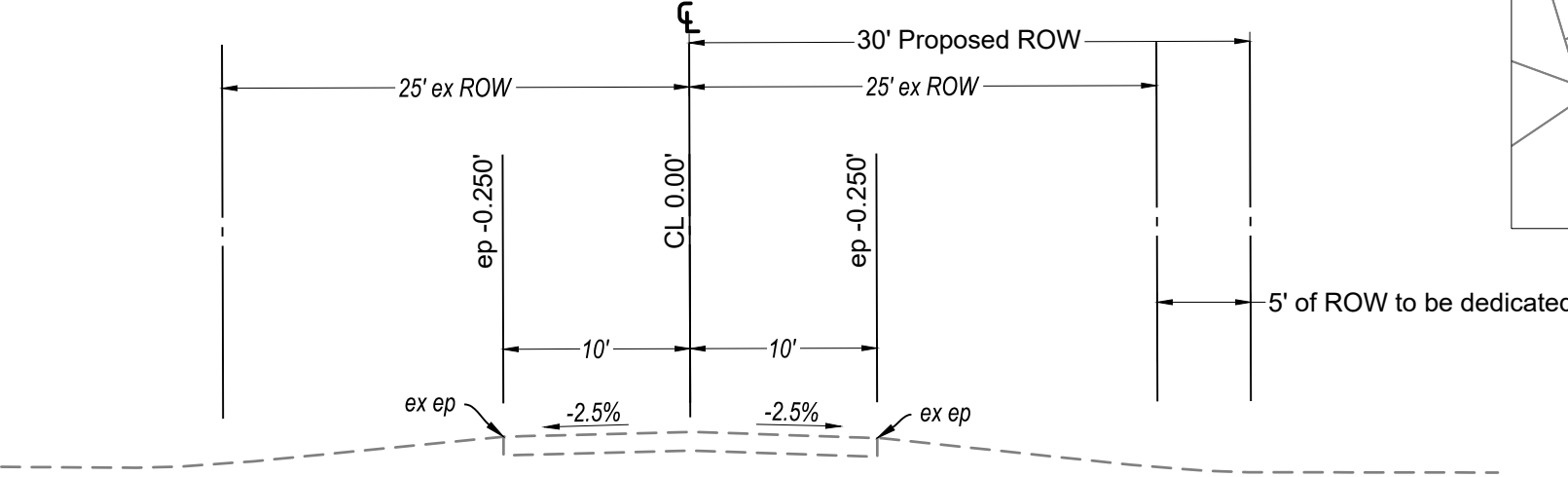
**Benchmark:** Elevations shown on this plan are based on field survey using GPS (NAVD88).



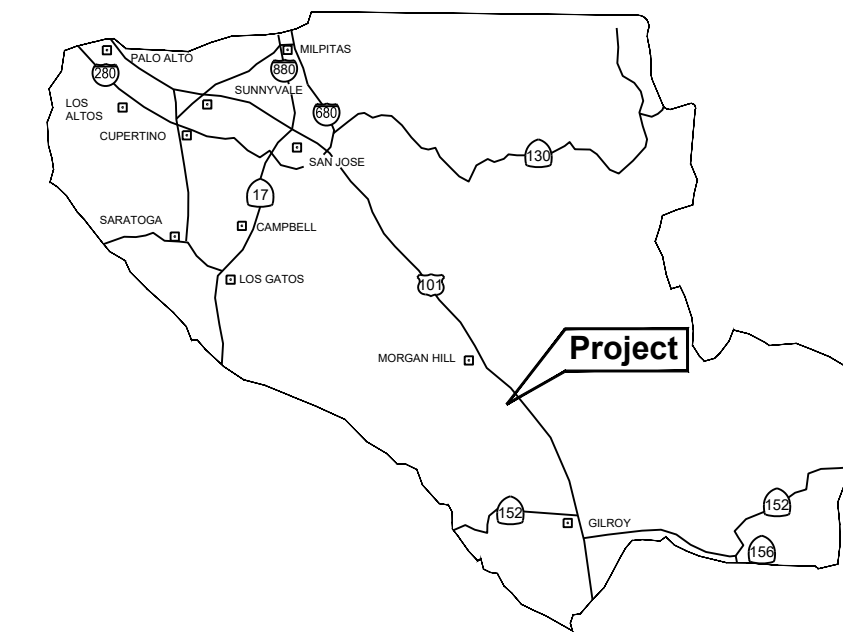
TYPICAL COLONY AVE. ROAD SECTION  
 SCALE 1" = 10'



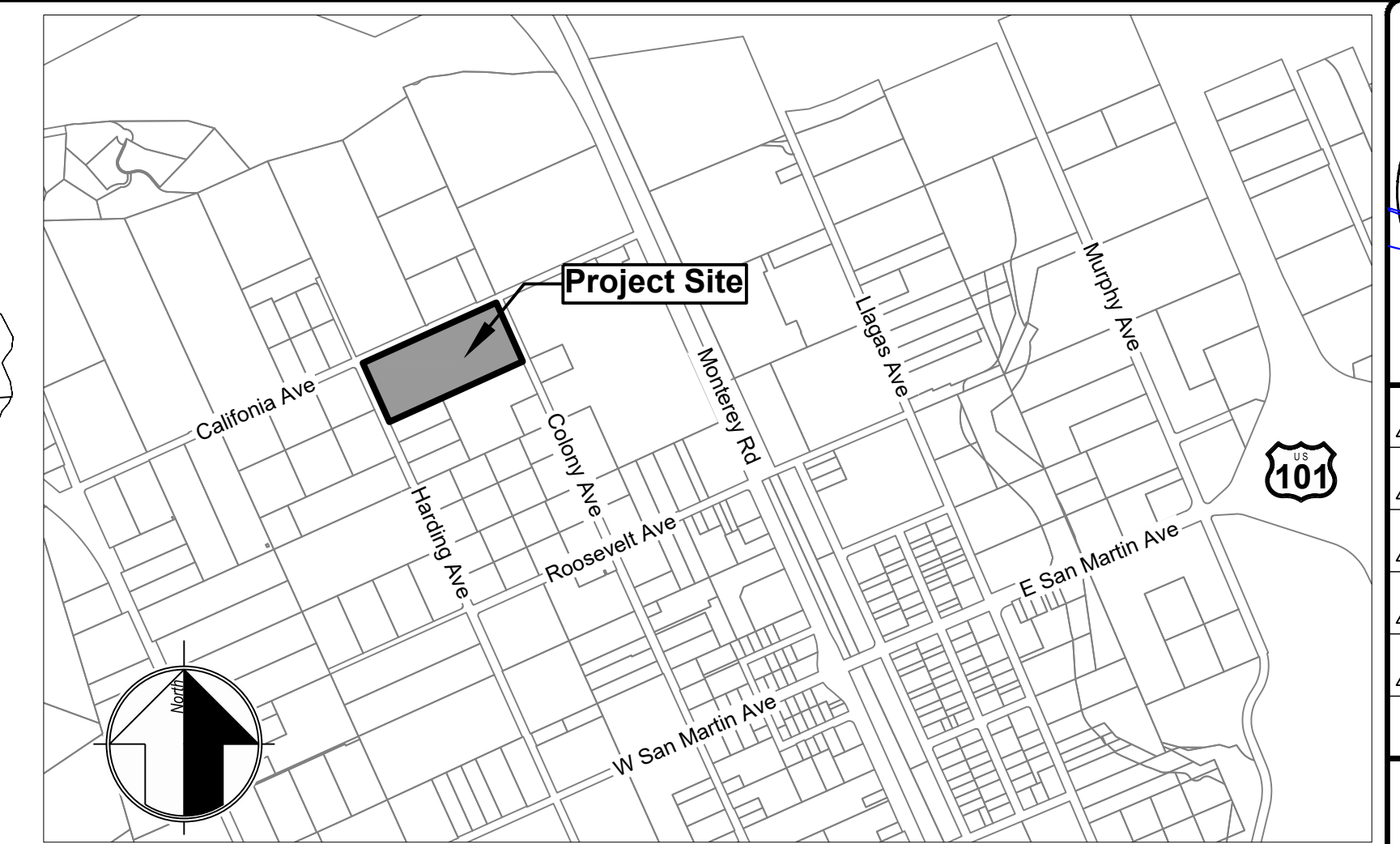
TYPICAL CALIFORNIA AVE. ROAD SECTION  
 SCALE 1" = 10'



TYPICAL HARDING AVE. ROAD SECTION  
 SCALE 1" = 10'



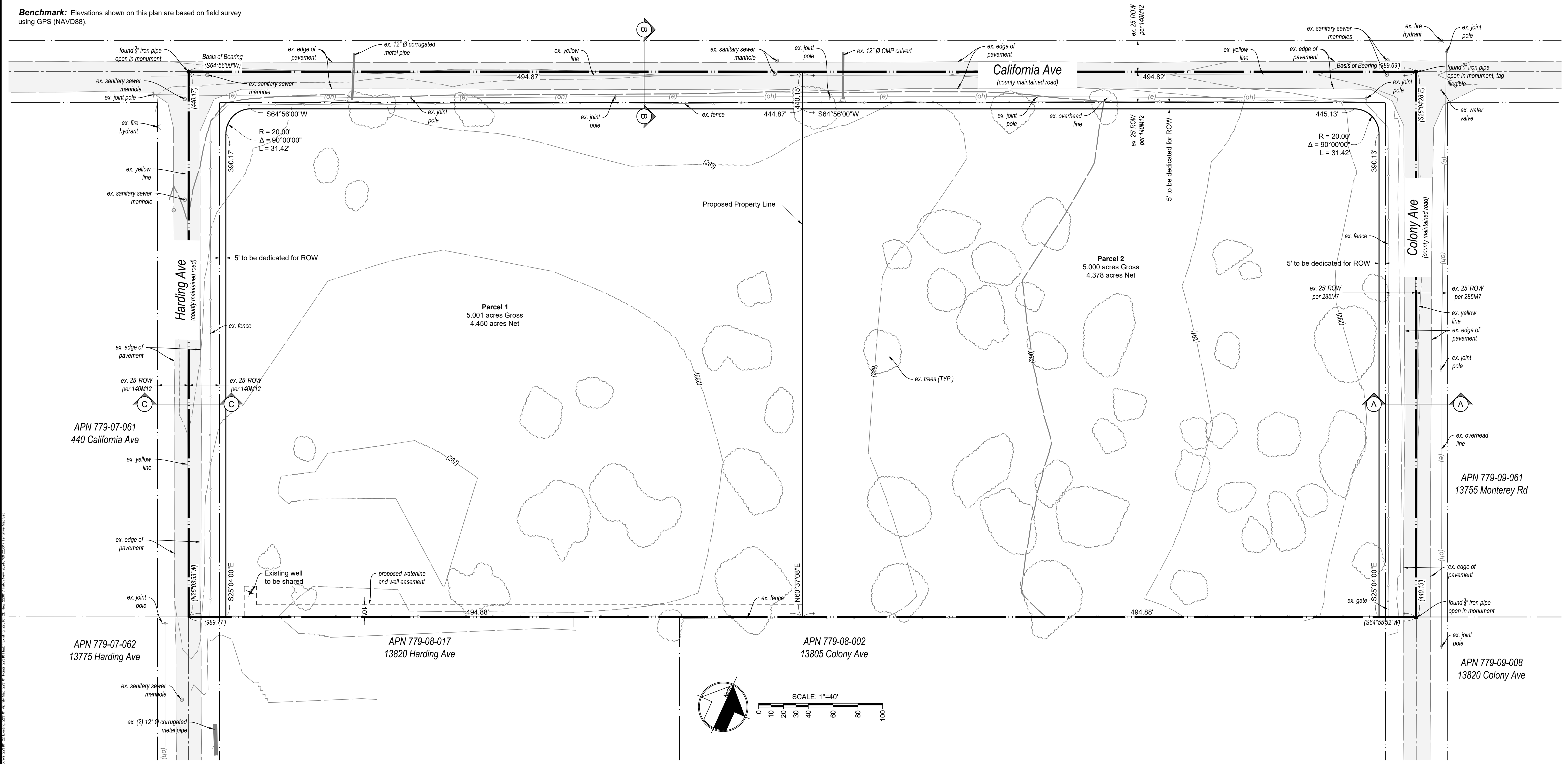
COUNTY LOCATION MAP



Vicinity Map

**Statement of Dedications and Proposed Improvements:**

- The owner shall dedicate an additional 5 feet of right of way for California Avenue, Harding Avenue, and Colony Avenue to make a 30 foot half street right of way.
- No improvements are proposed with the Tentative Map.



NO.	REVISIONS	BY
1		
2		
3		
4		
5		

**FARIA ENGINEERING & SURVEYING**  
 PLANNING • BUILDING • SEPTIC  
 david@fariaengineering.com  
 (650) 515-1650

**DraLion LLC - Vesting Tentative Map**  
**APN 779-08-001**

DATE: 7/9/2024  
 SCALE: 1" = 40'  
 DRAWN BY: DF  
 CHECKED BY: DF  
 JOB NO. **223017**  
 SHEET NO. **1**  
 OF **2**

**Applicant/Owner:**  
 Magdalene Rakow  
 DraLion LLC, a California limited liability company  
 12200 Center Ave  
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**Engineer:**  
 David L. Faria, RCE 92432  
 Faria Engineering & Surveying  
 1656 Clenega Road Unit 100  
 Hollister, CA 95023  
 602.515.7650  
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**Project Information:**

APN 779-08-001  
 Present Use: Vacant  
 Proposed Use: Residential  
 Present Zoning: RR-5Ac  
 Existing Improvements: As Shown  
 Water: ex well proposed OWTS  
 Gas & Electric: PGE  
 Fire Responsibility Area: LRA  
 Wildland Urban Interface: N/A  
 HCP Area: Rural Development Not Covered  
 Hazard Zone(s): N/A  
 Gross Area: 10.001 ac  
 Net Area: 8.959 ac

**Boundary Note:** Property lines shown on this plan are based on record data and boundary monumentation measured to date.

**Flood Zone:** The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0629H, effective May 18, 2009.

**Basis of Bearings:** The basis of bearings for this map is the centerline of California Avenue as filed in Book 285 of Maps at Page 7, Santa Clara County Records. (S64° 56'W).

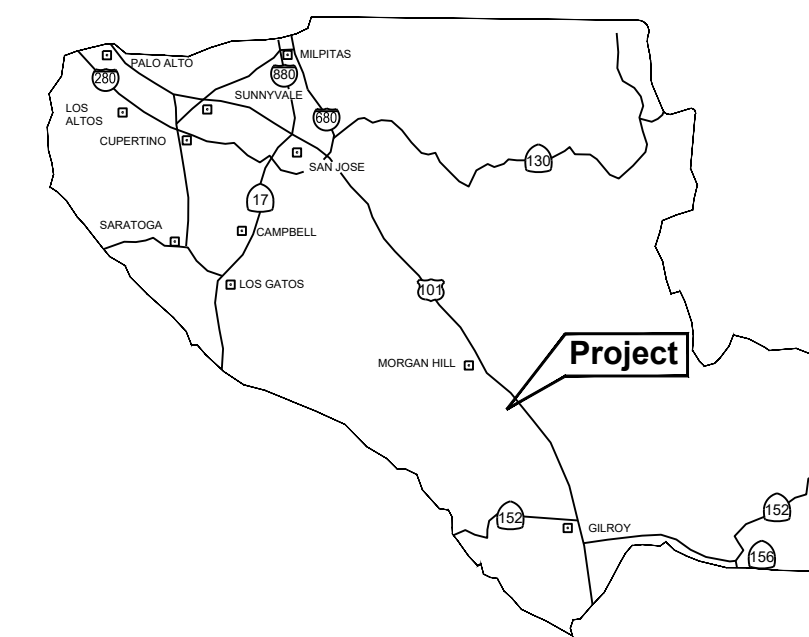
**Benchmark:** Elevations shown on this plan are based on field survey using GPS (NAVD88).

Impervious Area - Parcel 1		
Residence	2,000 SF	
Driveway	843 SF	
B4/A Improvements	2,327 SF	
<b>Total New Impervious Area</b>	<b>5,170 SF</b>	

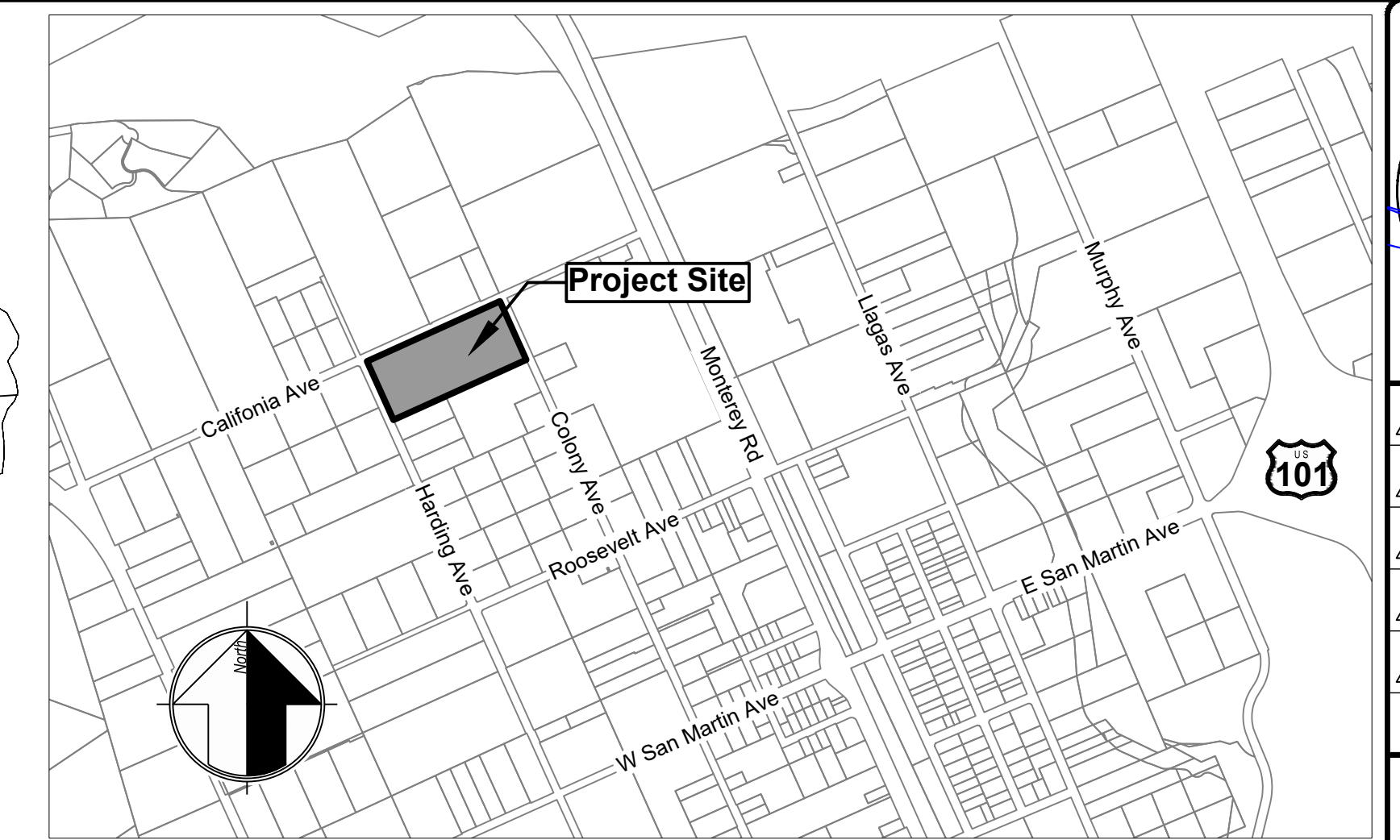
Impervious Area - Parcel 2		
Residence	2,000 SF	
Driveway	1,022 SF	
B4/A Improvements	2,365 SF	
<b>Total New Impervious Area</b>	<b>5,387 SF</b>	

Earthwork Quantities - Parcel 1				
Residence	0 cy	74 cy	0.00'	1.00'
Driveway	31 cy	0 cy	1.00'	0.00'
B4/A Improvements	43 cy	0 cy	1.00'	0.00'
<b>Total</b>	<b>74 cy</b>	<b>74 cy</b>		

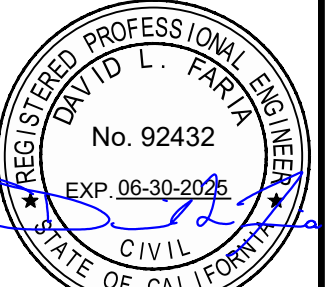
Earthwork Quantities - Parcel 1				
Residence	0 cy	74 cy	0.00'	1.00'
Driveway	37 cy	0 cy	1.00'	0.00'
B4/A Improvements	43 cy	0 cy	1.00'	0.00'
<b>Total</b>	<b>80 cy</b>	<b>74 cy</b>		



COUNTY LOCATION MAP



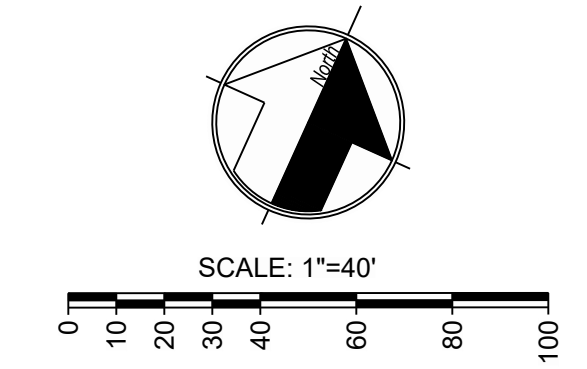
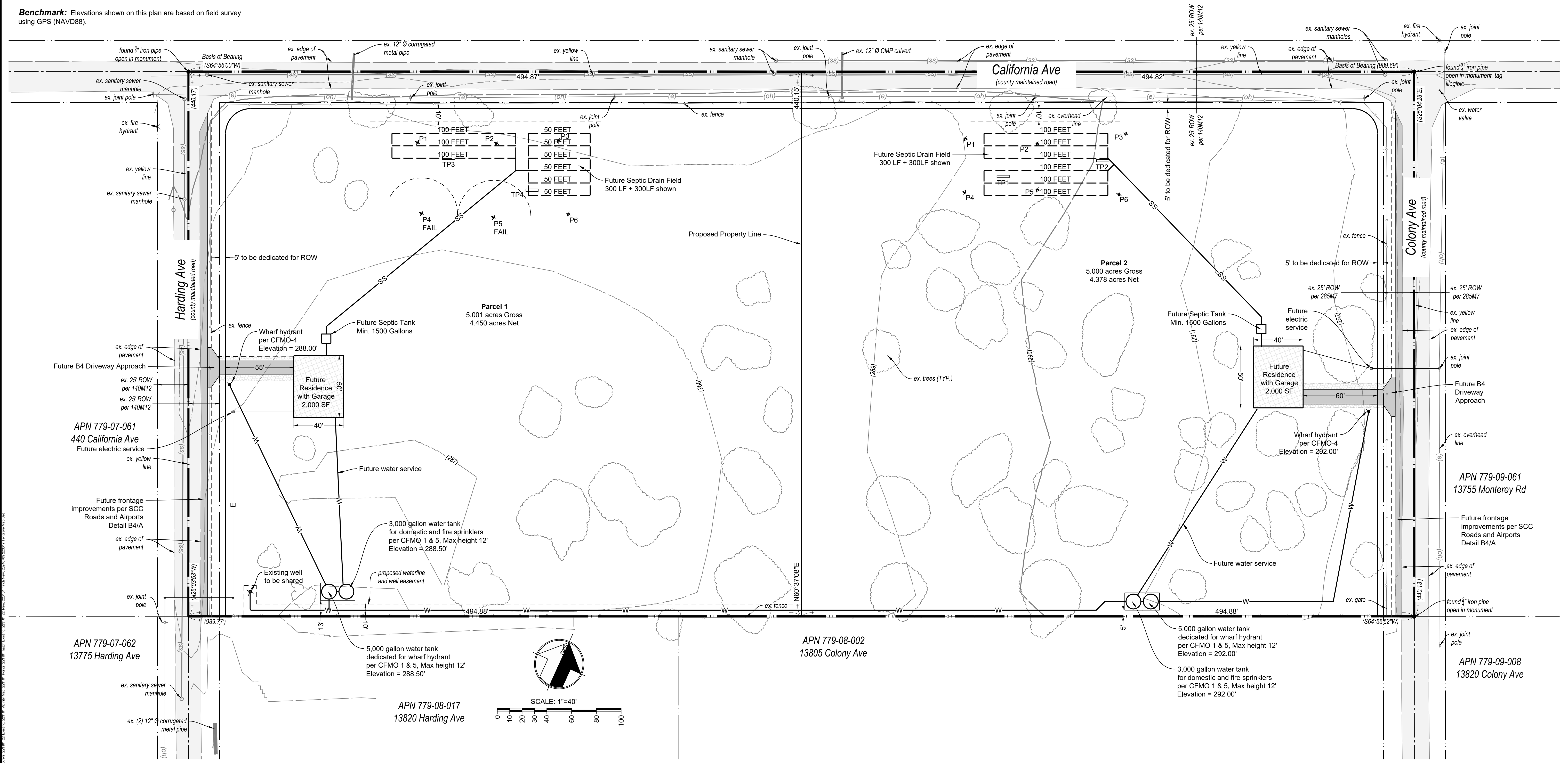
Vicinity Map



7/9/2024

REVISIONS	BY
1	
2	
3	
4	
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**FARIA ENGINEERING & SURVEYING**  
 PLANNING \* BUILDING \* SEPTIC  
 david@fariaengineering.com  
 602.515.7650



**DraLion LLC - Feasibility Site Plan**  
**APN 779-08-001**

DATE: 7/9/2024  
 SCALE: 1" = 40'  
 DRAWN BY: DF  
 CHECKED BY: DF  
 JOB NO. **223017**  
 SHEET NO. **2**  
 OF **2**