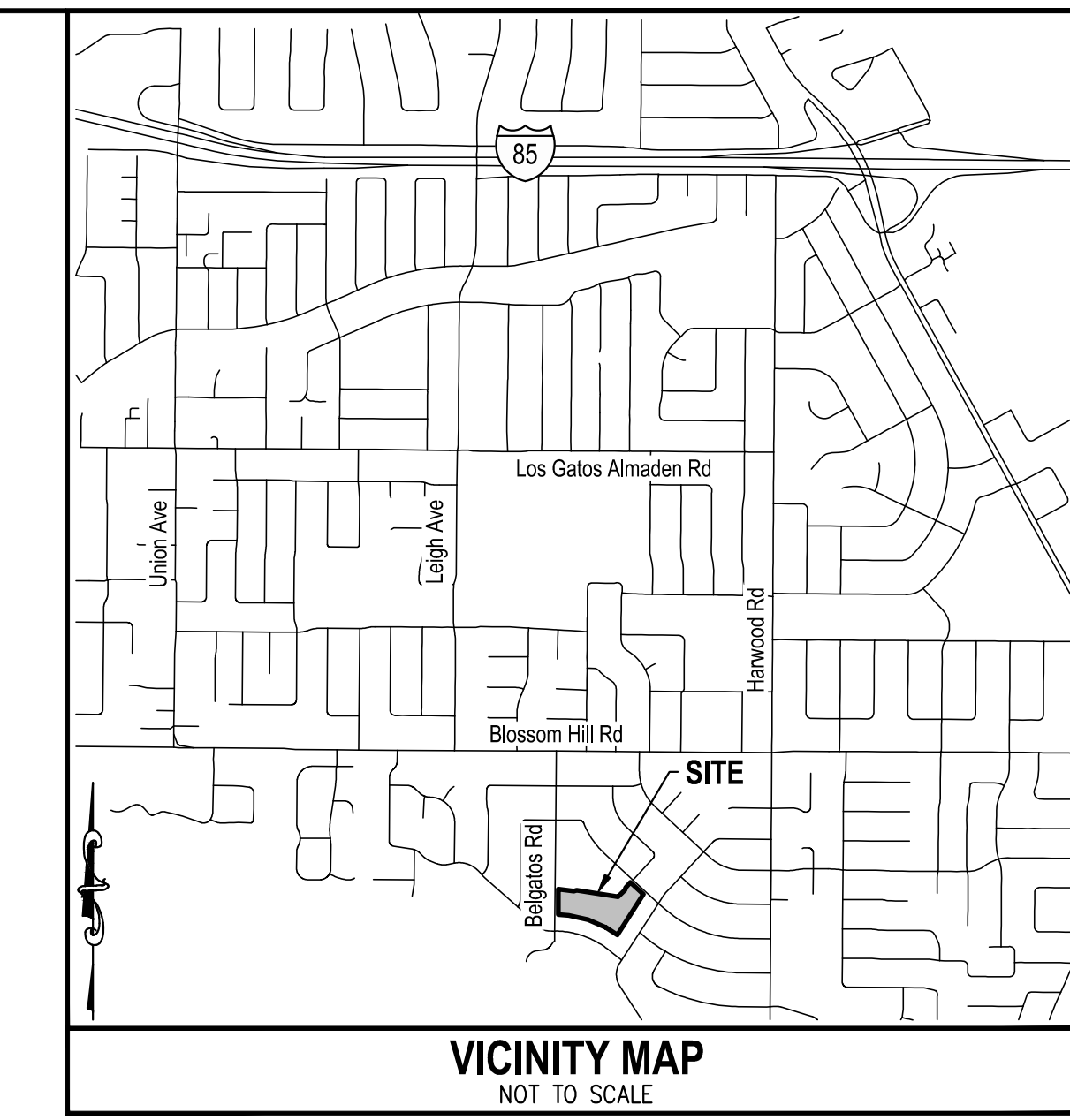
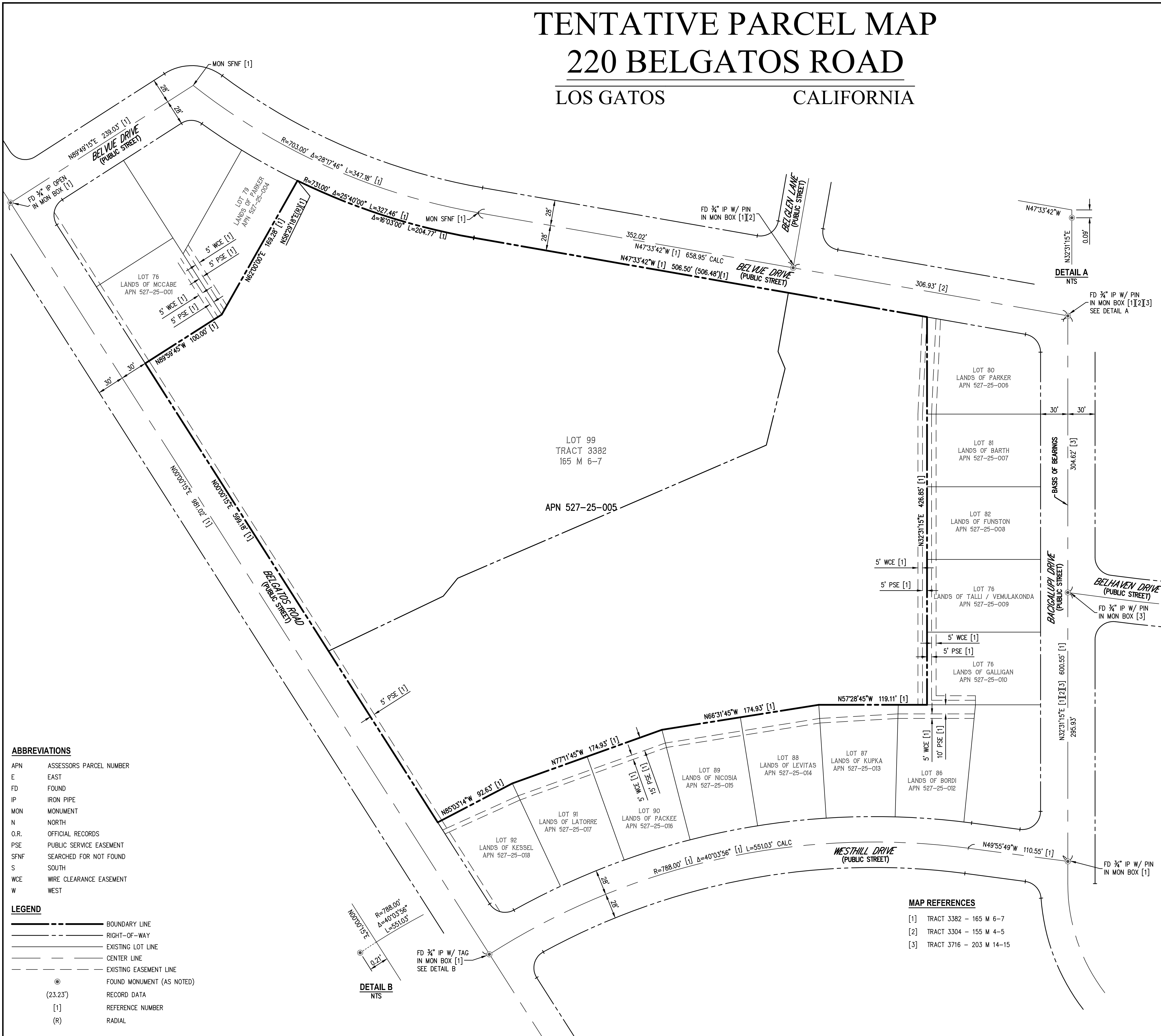


# TENTATIVE PARCEL MAP

## 220 BELGATOS ROAD

LOS GATOS CALIFORNIA



**OWNER**  
UNION SCHOOL DISTRICT OF SANTA CLARA COUNTY  
5175 UNION AVENUE  
SAN JOSE, CA 95124  
(408) 377-8010

**DEVELOPER & SUBDIVIDER**  
ROBSON HOMES, LLC  
2185 THE ALAMEDA #150  
SAN JOSE, CA 95126  
(408) 345-1767

**ENGINEER**  
CIVIL ENGINEERING ASSOCIATES, INC.  
28 RAILWAY AVENUE  
CAMPBELL, CA 95008  
(408) 453-1066

- NOTES**
- THIS TENTATIVE MAP AUTHORIZES THE FILING OF MULTIPLE FINAL MAPS.
  - THERE ARE NO EXISTING WELLS ON SITE
  - ASSESSORS PARCEL NUMBER: 527-25-005
  - EXISTING USE: PUBLIC (SCHOOL CAMPUS)
  - EXISTING ZONING: R-1:10 (SINGLE FAMILY RESIDENTIAL - MINIMUM LOT AREA OF 10,000 SQUARE FEET)
  - PROPOSED ZONING: R-1:10
  - GENERAL PLAN DESIGNATION: PUBLIC
  - HILLSIDE OVERLAY: NONE
  - NO BUILDINGS ARE BEING REMOVED
  - SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
  - STORM CONDUIT: TOWN OF LOS GATOS
  - WATER SYSTEM: SAN JOSE WATER COMPANY
  - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
  - TELEPHONE & CABLE TV: XFINITY, AT&T
  - NUMBER OF LOTS: 2
  - TOTAL AREA: 9.104 ACRES (396,511 SQUARE FEET)

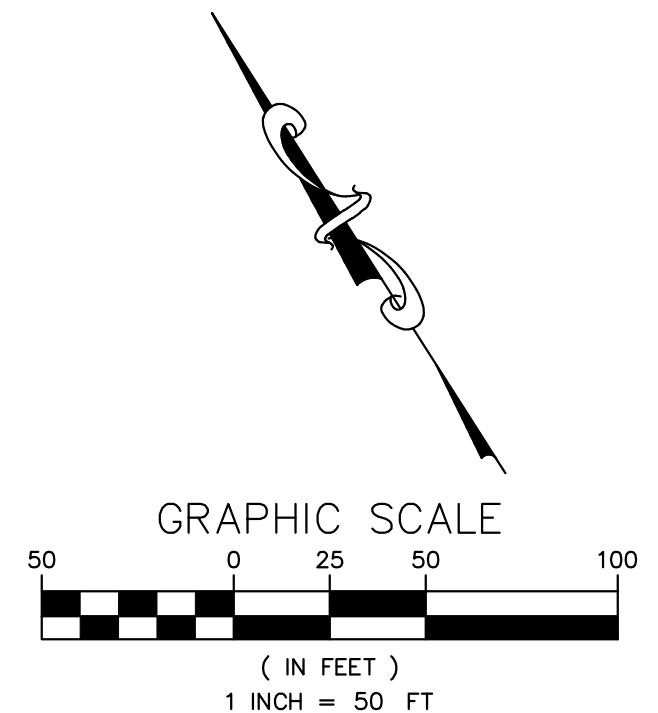
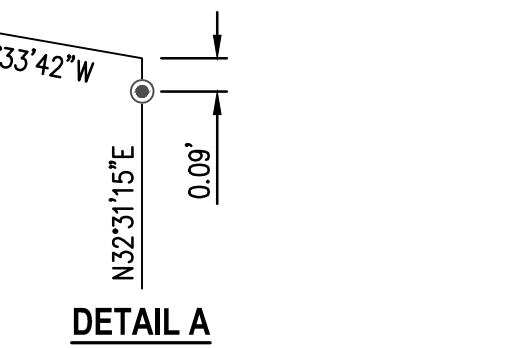
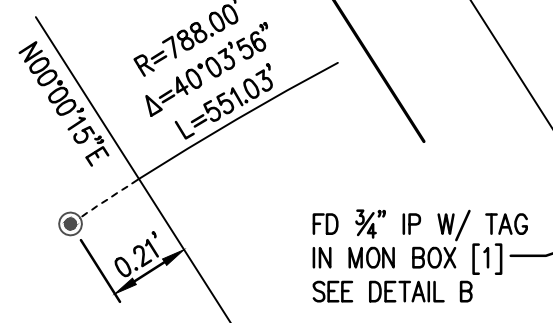
**BASIS OF BEARINGS**  
THE BEARING NORTH 32°31'15" EAST AS FOUND MONUMENTED ON BACIGALUPI DRIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "BELWOOD OF LOS GATOS UNIT NO. 2, TRACT NO. 3382" FILED FOR RECORD IN BOOK 165 OF MAPS AT PAGES 6-7, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

**BENCHMARK**  
TOWN OF LOS GATOS MONUMENT LG59. BRASS DISK IN MONUMENT WELL STAMPED "LG#59", LOCATED AT THE INTERSECTION OF BELGATOS ROAD AND WESTHILL DRIVE. NGVD29 ELEVATION: 307.82

- ABBREVIATIONS**
- APN ASSESSORS PARCEL NUMBER
  - E EAST
  - FD FOUND
  - IP IRON PIPE
  - MON MONUMENT
  - N NORTH
  - O.R. OFFICIAL RECORDS
  - PSE PUBLIC SERVICE EASEMENT
  - SFNF SEARCHED FOR NOT FOUND
  - S SOUTH
  - WCE WIRE CLEARANCE EASEMENT
  - W WEST

- LEGEND**
- BOUNDARY LINE
  - RIGHT-OF-WAY
  - EXISTING LOT LINE
  - CENTER LINE
  - EXISTING EASEMENT LINE
  - FOUND MONUMENT (AS NOTED)
  - (23.23') RECORD DATA
  - [1] REFERENCE NUMBER
  - (R) RADIAL

- MAP REFERENCES**
- [1] TRACT 3382 - 165 M 6-7
  - [2] TRACT 3304 - 155 M 4-5
  - [3] TRACT 3716 - 203 M 14-15



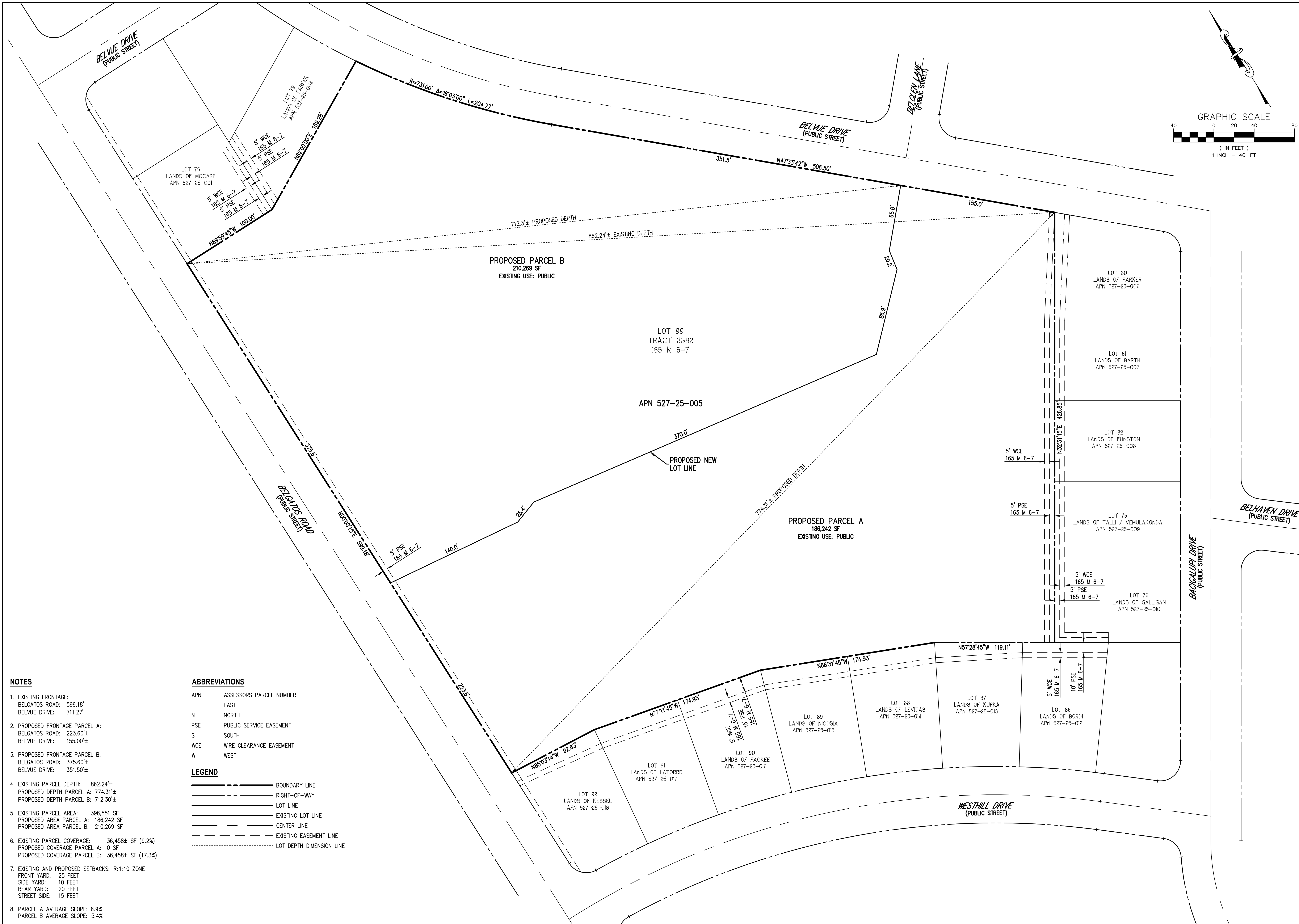
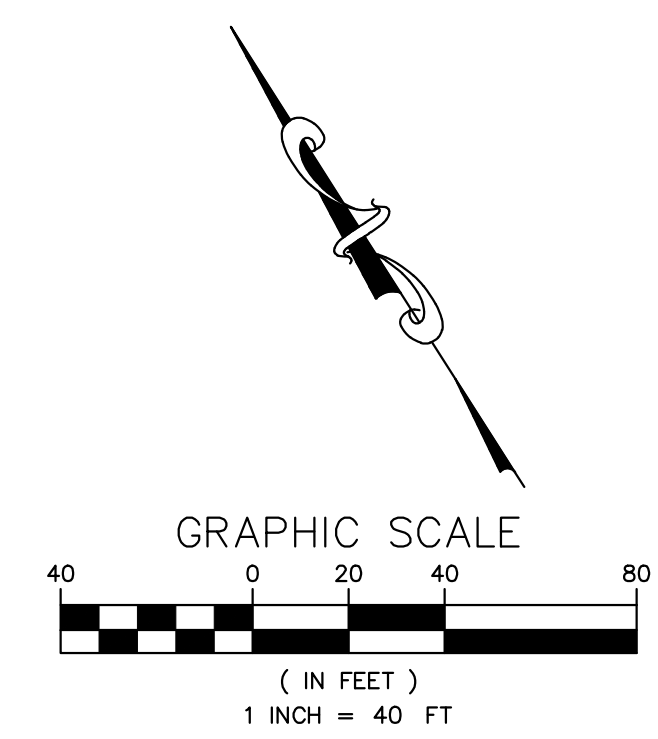
NO.	DATE	REVISIONS	BY	CH
1	8/19/24	REVISED PER TOWN COMMENTS		
2				
3				
4				

28 Railway Avenue  
Campbell, CA 95008  
T: (408) 453-1066

**Civil Engineering Associates**  
Civil Engineers • Planners • Surveyors

**PREPARED FOR:**  
ROBSON HOMES  
A CALIFORNIA LIMITED LIABILITY COMPANY  
2185 THE ALAMEDA, SUITE 150  
SAN JOSE, CA 95126

DATE	7/22/2024
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	TM1
	1 OF 3 SHEETS



- NOTES**
- EXISTING FRONTAGE:  
BELGATOUS ROAD: 599.18'  
BELVUE DRIVE: 711.27'
  - PROPOSED FRONTAGE PARCEL A:  
BELGATOUS ROAD: 223.60'±  
BELVUE DRIVE: 155.00'±
  - PROPOSED FRONTAGE PARCEL B:  
BELGATOUS ROAD: 375.60'±  
BELVUE DRIVE: 351.50'±
  - EXISTING PARCEL DEPTH: 862.24'±  
PROPOSED DEPTH PARCEL A: 774.31'±  
PROPOSED DEPTH PARCEL B: 712.30'±
  - EXISTING PARCEL AREA: 396,551 SF  
PROPOSED AREA PARCEL A: 186,242 SF  
PROPOSED AREA PARCEL B: 210,269 SF
  - EXISTING PARCEL COVERAGE: 36,458± SF (9.2%)  
PROPOSED COVERAGE PARCEL A: 0 SF  
PROPOSED COVERAGE PARCEL B: 36,458± SF (17.3%)
  - EXISTING AND PROPOSED SETBACKS: R:1:10 ZONE  
FRONT YARD: 25 FEET  
SIDE YARD: 10 FEET  
REAR YARD: 20 FEET  
STREET SIDE: 15 FEET
  - PARCEL A AVERAGE SLOPE: 6.9%  
PARCEL B AVERAGE SLOPE: 5.4%

**ABBREVIATIONS**

APN	ASSESSORS PARCEL NUMBER
E	EAST
N	NORTH
PSE	PUBLIC SERVICE EASEMENT
S	SOUTH
WCE	WIRE CLEARANCE EASEMENT
W	WEST

**LEGEND**

———	BOUNDARY LINE
- - - - -	RIGHT-OF-WAY
———	LOT LINE
———	EXISTING LOT LINE
———	CENTER LINE
- - - - -	EXISTING EASEMENT LINE
.....	LOT DEPTH DIMENSION LINE

NO.	DATE	REVISIONS	REVISED PER TOWN COMMENTS	BY	CH
1	8/19/24				
2					
3					
4					
5					

28 Bailey Avenue  
Camarillo, CA 93008  
T: (805) 453-1066

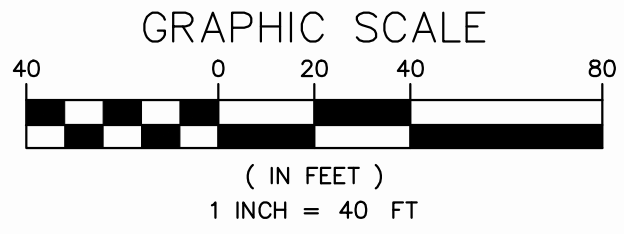
**Civil Engineering Associates**  
Civil Engineers • Planners • Surveyors

**PREPARED FOR:**

**ROBSON HOMES**  
A CALIFORNIA LIMITED LIABILITY COMPANY  
2185 THE ALAMEDA, SUITE 150  
SAN JOSE, CA 95126

220 BELGATOUS ROAD	CALIFORNIA
<b>TENTATIVE PARCEL MAP</b>	
DATE	7/22/2024
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	<b>TM2</b>
2 OF 3 SHEETS	





**ABBREVIATIONS**

APN	ASSESSORS PARCEL NUMBER
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CO	CLEANOUT
EX	EXISTING
FH	FIRE HYDRANT
GM	GAS METER
GRT	GRATE
INV	INVERT
PED	PEDESTAL
PP	POWER POLE
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
STLT	STREET LIGHT
TC	TOP OF CURB
UTIL	UTILITY
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER
WT	WATER

**LEGEND**

---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	EXISTING LOT LINE
---	CENTER LINE
---	EASEMENT LINE
SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER LINE
FH	FIRE HYDRANT
GM	GAS OR WATER VALVE
E	ELECTRIC LINE
G	GAS LINE
JT	JOINT TRENCH LINE
OH	OVERHEAD LINE
STLT	STREET LIGHT
X	CHAIN LINK FENCE
○	BOLLARD
○	TREE (TAG NUMBER PER ARBORIST REPORT)

NO.	DATE	REVISIONS	REVISED PER TOWN COMMENTS	BY	CH
1	8/19/24				
2					
3					
4					

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 2185 THE ALAMEDA, SUITE 150  
 SAN JOSE, CA 95126

**PREPARED FOR:** CALIFORNIA

**TENTATIVE PARCEL MAP**

**LOS GATOS**

DATE	7/22/2024
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	TM3
	3 OF 3 SHEETS

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