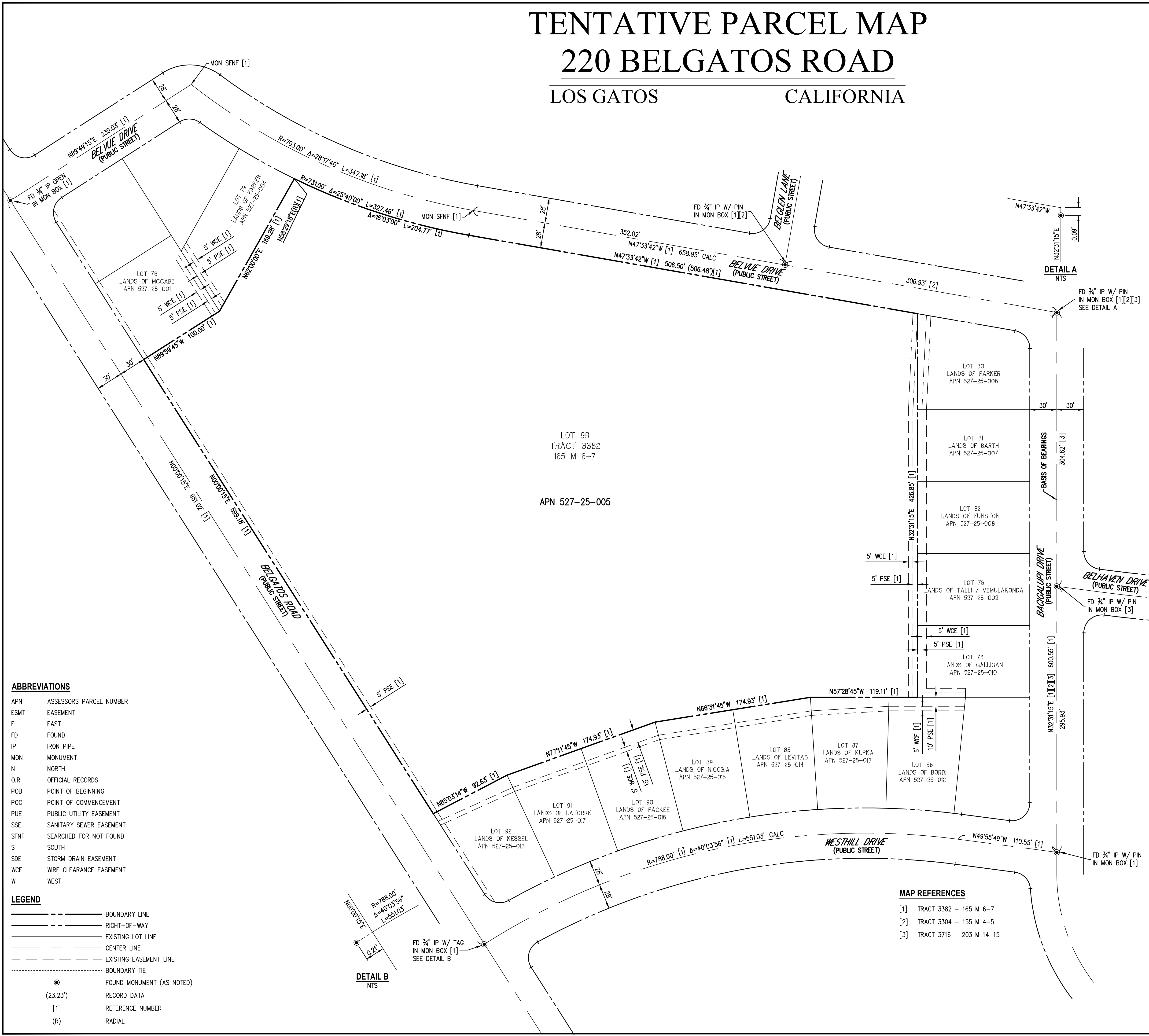


TENTATIVE PARCEL MAP
220 BELGATOS ROAD
LOS GATOS CALIFORNIA



ABBREVIATIONS

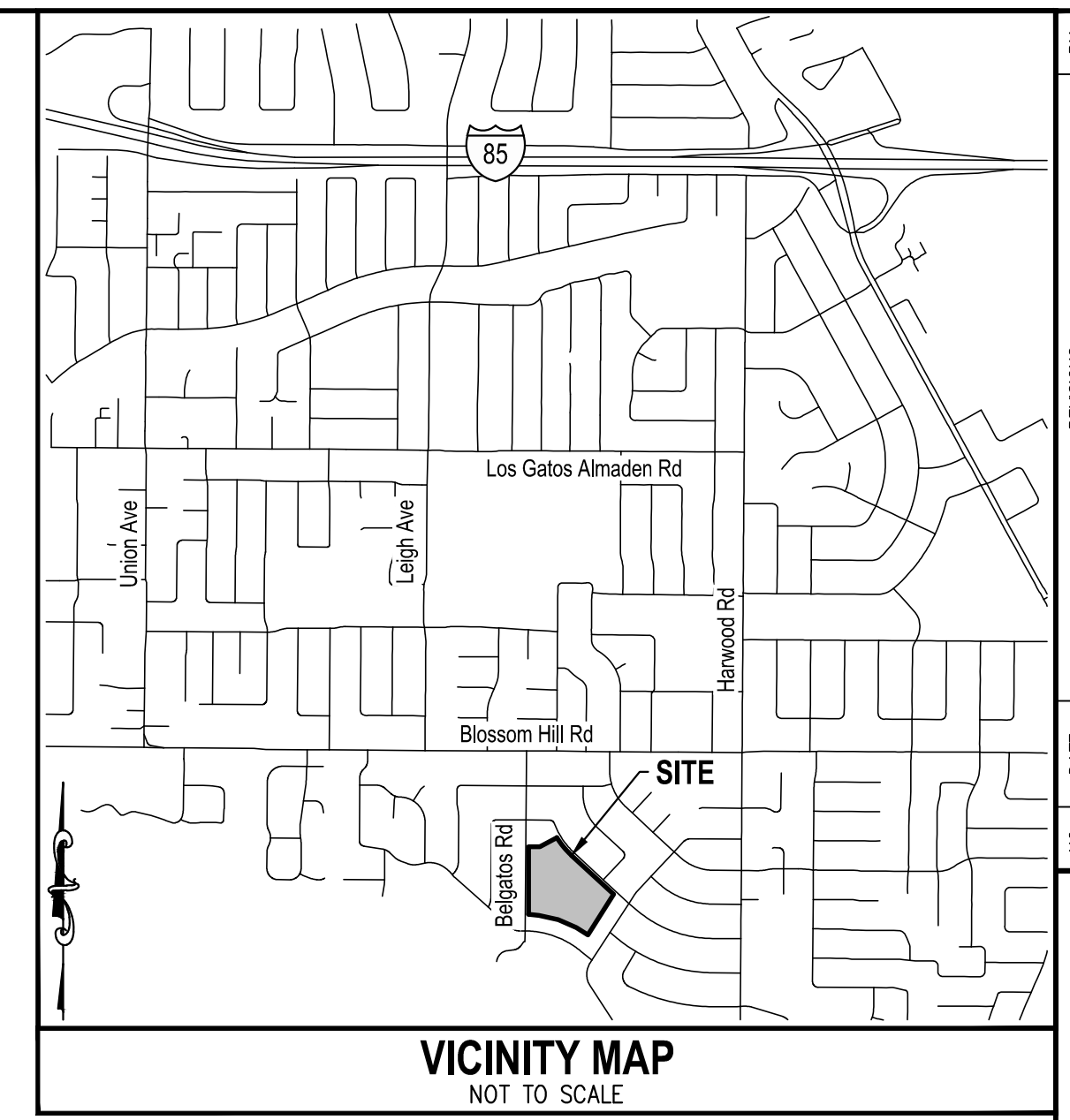
APN	ASSESSOR'S PARCEL NUMBER
ESMT	EASEMENT
E	EAST
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
N	NORTH
O.R.	OFFICIAL RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
SFNF	SEARCHED FOR NOT FOUND
S	SOUTH
SDE	STORM DRAIN EASEMENT
WCE	WIRE CLEARANCE EASEMENT
W	WEST

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	EXISTING LOT LINE
	CENTER LINE
	EXISTING EASEMENT LINE
	BOUNDARY TIE
	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



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

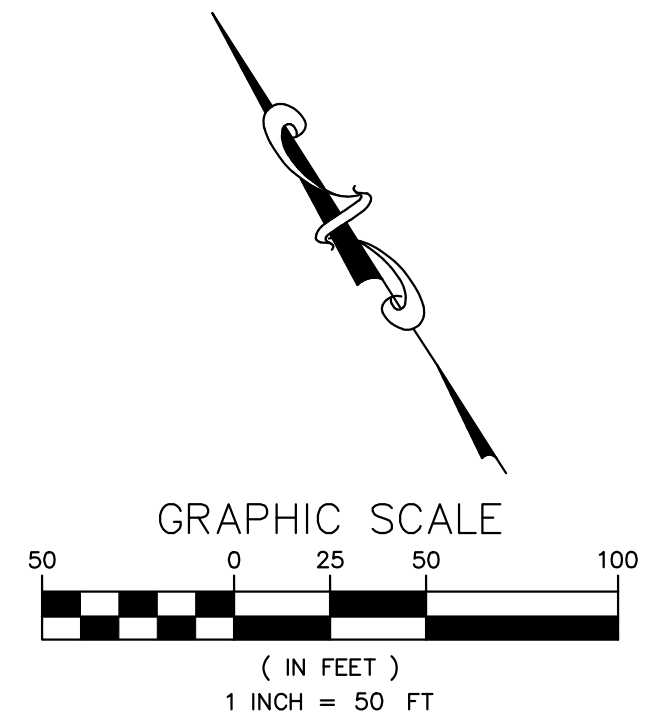
ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

NOTES

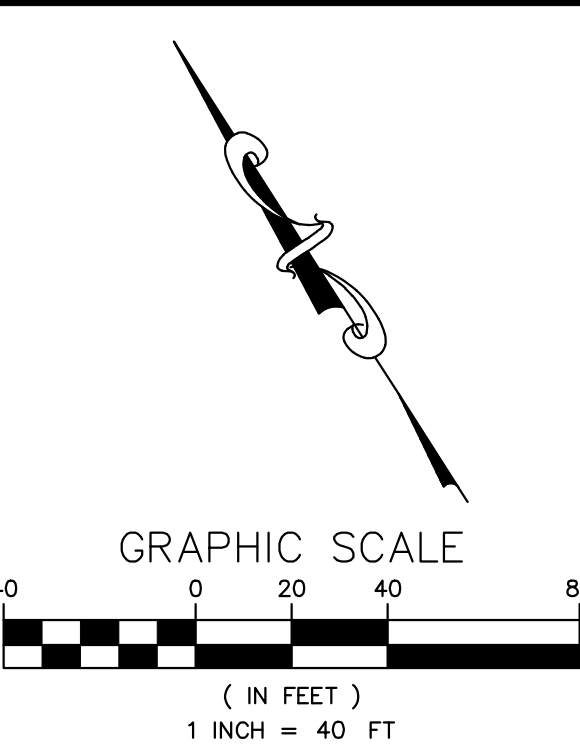
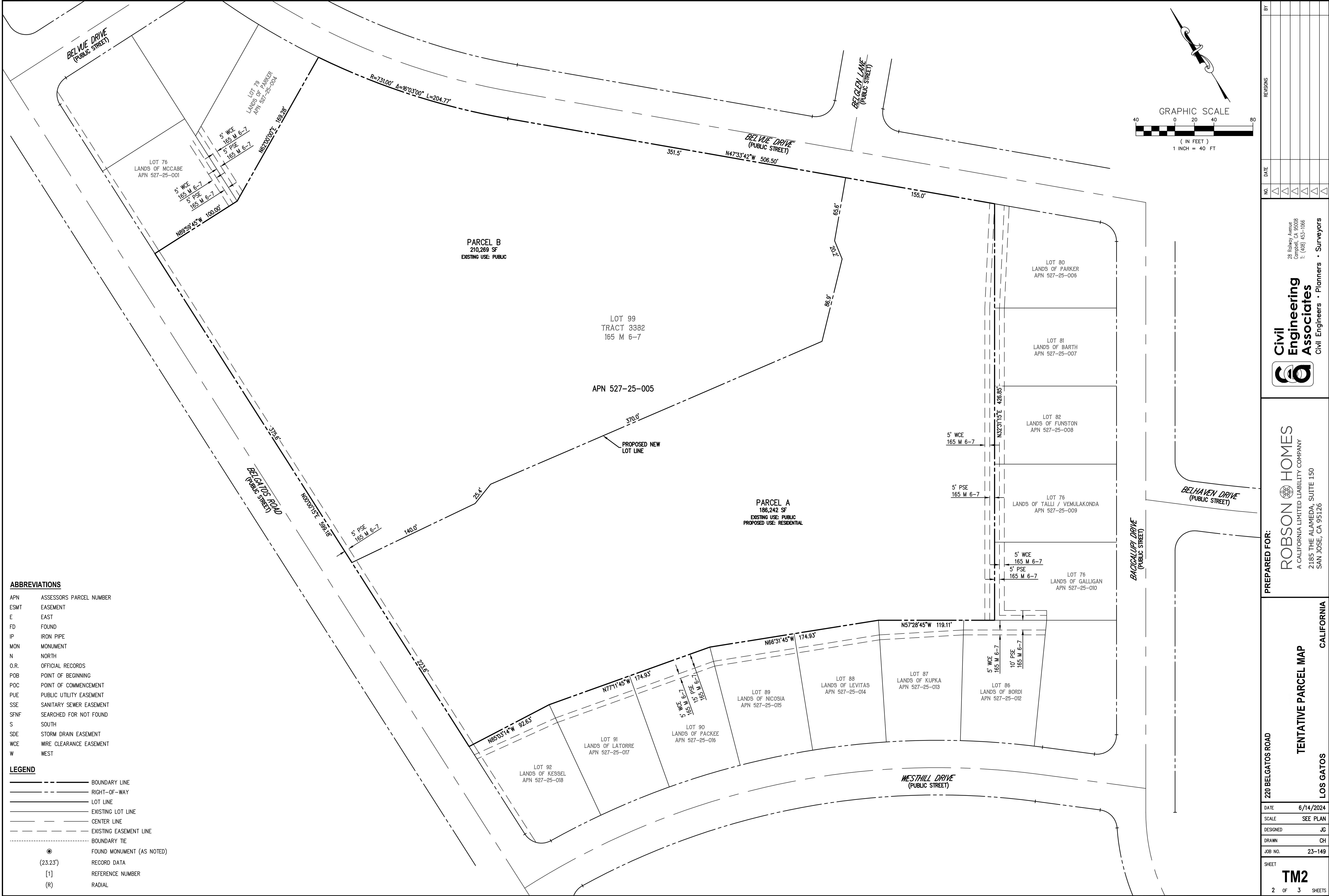
- THIS TENTATIVE MAP AUTHORIZES THE FILING OF MULTIPLE FINAL MAPS.
- THERE ARE NO EXISTING WELLS ON SITE
- ASSESSOR'S PARCEL NUMBER: 527-25-005
- EXISTING USE: PUBLIC (SCHOOL CAMPUS)
- PROPOSED ZONING: PARCEL A: LOW DENSITY RESIDENTIAL, PARCEL B: PUBLIC
- EXISTING ZONING: R-1:10 (SINGLE FAMILY RESIDENTIAL - 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
- APPLICANT HAS REQUEST A TREE SURVEY
- 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 BACIGALUPE 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 LC59. BRASS DISK IN MONUMENT WELL STAMPED "LC#59". LOCATED AT THE INTERSECTION OF BELGATOS ROAD AND WESTHILL DRIVE. NGVD29 ELEVATION: 307.82



BY	
REVISIONS	
NO.	
DATE	
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	
TENTATIVE PARCEL MAP	
CALIFORNIA	
220 BELGATOS ROAD	
DATE	6/14/2024
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	TM1
1 OF 3 SHEETS	



ABBREVIATIONS	
APN	ASSESSORS' PARCEL NUMBER
ESMT	EASEMENT
E	EAST
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
N	NORTH
O.R.	OFFICIAL RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PUE	PUBLIC UTILITY EASEMENT
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S	SOUTH
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LEGEND	
	BOUNDARY LINE
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	LOT LINE
	EXISTING LOT LINE
	CENTER LINE
	EXISTING EASEMENT LINE
	BOUNDARY TIE
	FOUND MONUMENT (AS NOTED)
(23.23')	RECORD DATA
[1]	REFERENCE NUMBER
(R)	RADIAL

NO.	DATE	BY	REVISIONS		
2020 BELGATOS ROAD					
TENTATIVE PARCEL MAP					
LOS GATOS, CALIFORNIA					
DATE 6/14/2024					
SCALE SEE PLAN					
DESIGNED JG					
DRAWN CH					
JOB NO. 23-149					
SHEET					
TM2					
2 OF 3 SHEETS					

PREPARED FOR:

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

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

28 Bailey Avenue
Campbell, CA 95008
T: (408) 433-1066



- ABBREVIATIONS**
- APN ASSESSORS PARCEL NUMBER
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CLF CHAIN LINK FENCE
 - E EAST
 - FH FIRE HYDRANT
 - MH MANHOLE
 - N NORTH
 - PED PEDESTAL
 - PP POWER POLE
 - PL PROPERTY LINE
 - SS SANITARY SEWER
 - S SOUTH
 - SD STORM DRAIN
 - STLT STREET LIGHT
 - TC TOP OF CURB
 - UTIL UTILITY
 - WCE WIRE CLEARANCE EASEMENT
 - WM WATER METER
 - WT WATER
 - W WEST
- LEGEND**
- BOUNDARY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - CENTER LINE
 - EASEMENT LINE
 - SANITARY SEWER
 - STORM DRAIN
 - WATER LINE
 - FIRE HYDRANT
 - GAS OR WATER VALVE
 - OVERHEAD LINE
 - STREET LIGHT
 - CHAIN LINK FENCE
 - TREE

BY	
REVISIONS	
DATE	
NO.	

28 Bailey Avenue
Compton, CA 90008
T: (408) 453-1066

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

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

TENTATIVE PARCEL MAP

220 BELGATOS ROAD

DATE 6/14/2024
SCALE SEE PLAN
DESIGNED JG
DRAWN CH
JOB NO. 23-149
SHEET

TM3
3 OF 3 SHEETS

CALIFORNIA

LOS GATOS

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