

# TENTATIVE PARCEL MAP

THREE LOT SUBDIVISION  
16220 HARWOOD ROAD  
LOS GATOS, CA 95032  
APN: 567-18-051

BEING ALL OF PARCEL 4 AS SHOWN ON PARCEL MAP RECORDED DECEMBER 11, 1980 IN BOOK 476 OF MAPS, PAGE 36, SANTA CLARA COUNTY REPORT, AND LYING ENTIRELY WITHIN THE

CITY OF LOS GATOS COUNTY OF SANTA CLARA CALIFORNIA  
SCALE: 1"=10'  
JUNE 2019

SMP ENGINEERS

### LOT AREA TABLE

LOT	GROSS AREA		NET AREA (FLAG EXCLUDED)	
	SQ. FT.	ACRES	SQ. FT.	ACRES
PARCEL A	11,647	0.27		
PARCEL B	11,810	0.27	10,010	0.23
PARCEL C	11,219	0.26		
TOTAL SUBDIVISION AREA	34,676	0.80		

### LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- EXTERIOR BOUNDARY LINE
- NEW LOT LINE
- EXISTING LOT LINES
- EXISTING EASEMENT LINE
- PROPOSED SETBACK LINE (SB)
- TIE LINES/ MINIMUM LOT DEPTH

### BASIS OF ELEVATIONS:

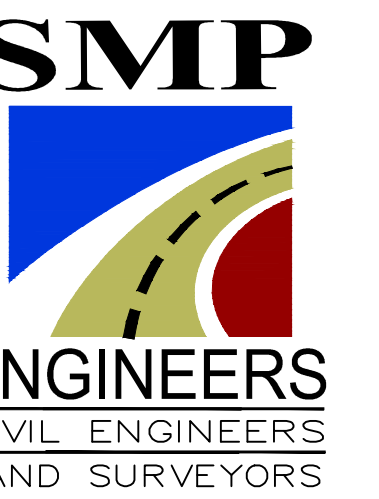
REFERENCED TOWN OF LOS GATOS B.M.: BM # LG58  
E.L.: 321.41' (NAVD88)

### BASIS OF BEARINGS:

THE CALCULATED BEARING N 49°25'51" E BETWEEN FOUND MONUMENT AT THE INTERSECTION OF HARWOOD ROAD AND BELVALE DRIVE AND FOUND MONUMENT AT THE INTERSECTION OF ALMOND BLOSSOM LANE AND ALMOND BLOSSOM COURT, AS SHOWN ON CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 476 OF MAPS AT PAGE 36, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

### GENERAL NOTES

- PROPERTY OWNER: MOHAZZAB MAJID AND ZARI (TRUSTEE) 19502 VIA MONTE DR, SARATOGA, CA 95070
- SUBDIVIDER: SAME AS ABOVE
- PREPARED BY: SAIED RAZAVI, RCE 52724 SMP ENGINEERS CIVIL ENGINEERS AND LAND SURVEYORS 1534 CAROB LANE LOS ALTOS, CA 94024 (650) 941-8055
- ASSESSOR'S PARCEL NUMBER: APN: 567-18-051
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: THREE SINGLE FAMILY RESIDENTIAL
- EXISTING WELLS: THERE ARE NO KNOWN WELLS.
- EXISTING STRUCTURES: ALL EXISTING STRUCTURES WITHIN SUBDIVISION AREA WILL BE REMOVED PRIOR TO RECORD OF PARCEL MAP
- PUBLIC STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DEDICATED AND IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- FIRE PROTECTION: COUNTY OF SANTA CLARA
- SANITARY SEWER & WATER: PUBLIC, TOWN OF LOS GATOS
- POWER AND GAS: PACIFIC GAS AND ELECTRIC.
- TELEPHONE: AT&T
- EXISTING ZONING: R-10
- PROPOSED ZONING: R-10.
- AREA TO BE SUBDIVIDED: APPROXIMATELY 0.80 ACRES (34,676 SQUARE FEET) INTO 3 LOTS.
- DATUM ELEVATION: NAVD88
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- NO NEW PRIVATE EASEMENTS IS PROPOSED TO SERVE INDIVIDUAL PARCELS, EACH PARCEL TO HAVE IT'S OWN SEPARATE PRIVATE UTILITIES AND ACCESS TO PUBLIC STREET.



1534 CAROB LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

OWNER/ APPLICANT:  
Mohazzab Majid And Zari (Trustee)  
19502 Via Monte Dr,  
Saratoga, CA 95070

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CIVIL ENGINEERS

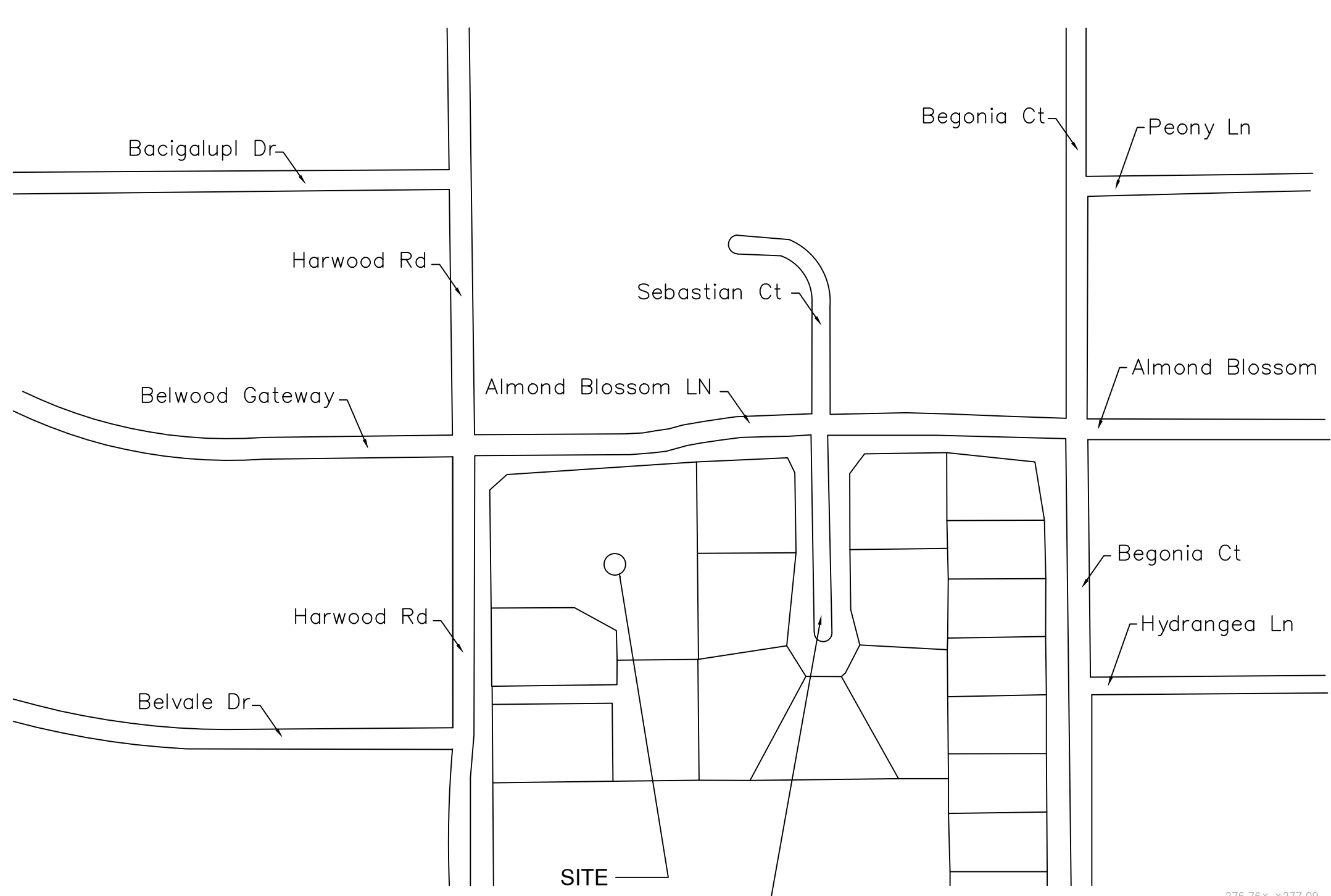
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THREE LOT SUBDIVISION  
16220 HARWOOD ROAD, LOS GATOS, CA 95032  
APN: 567-18-051

Revisions:

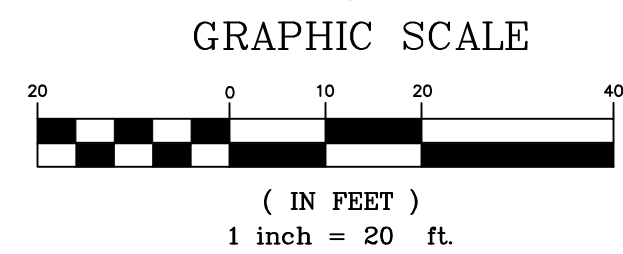
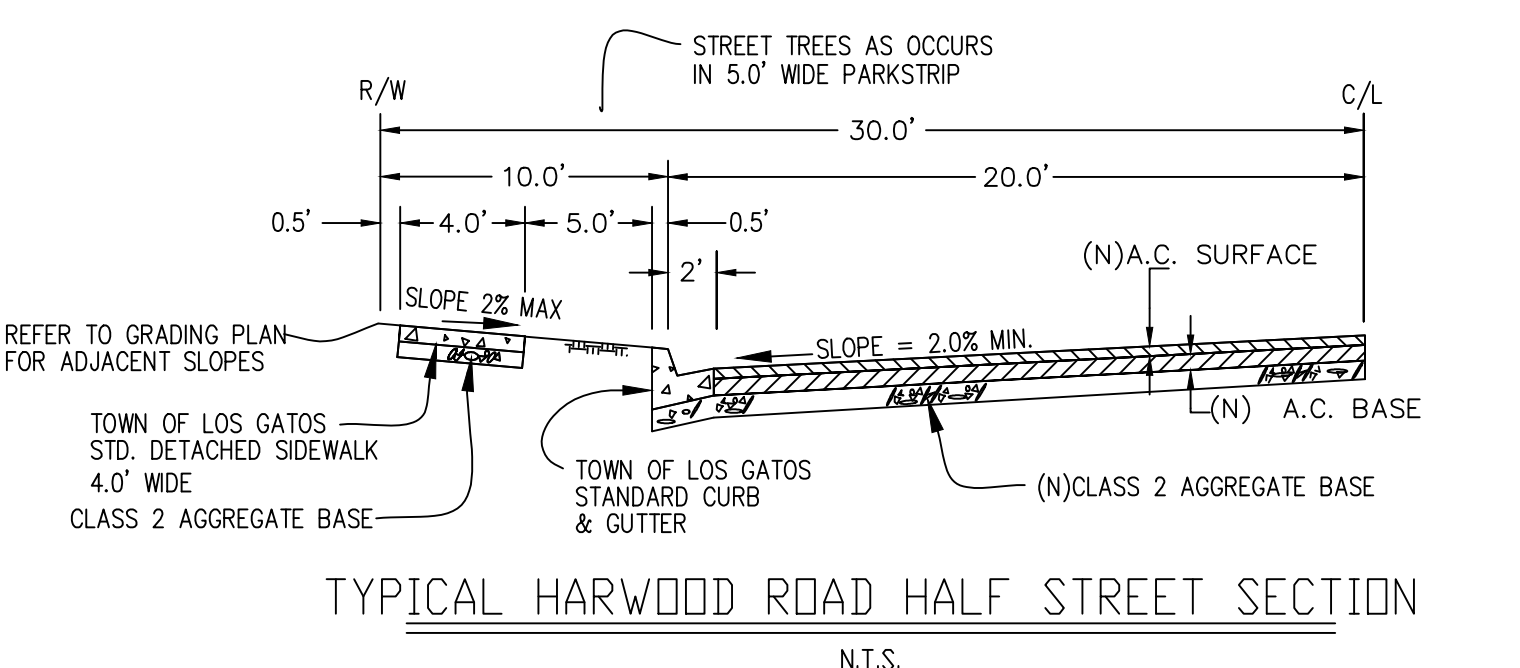
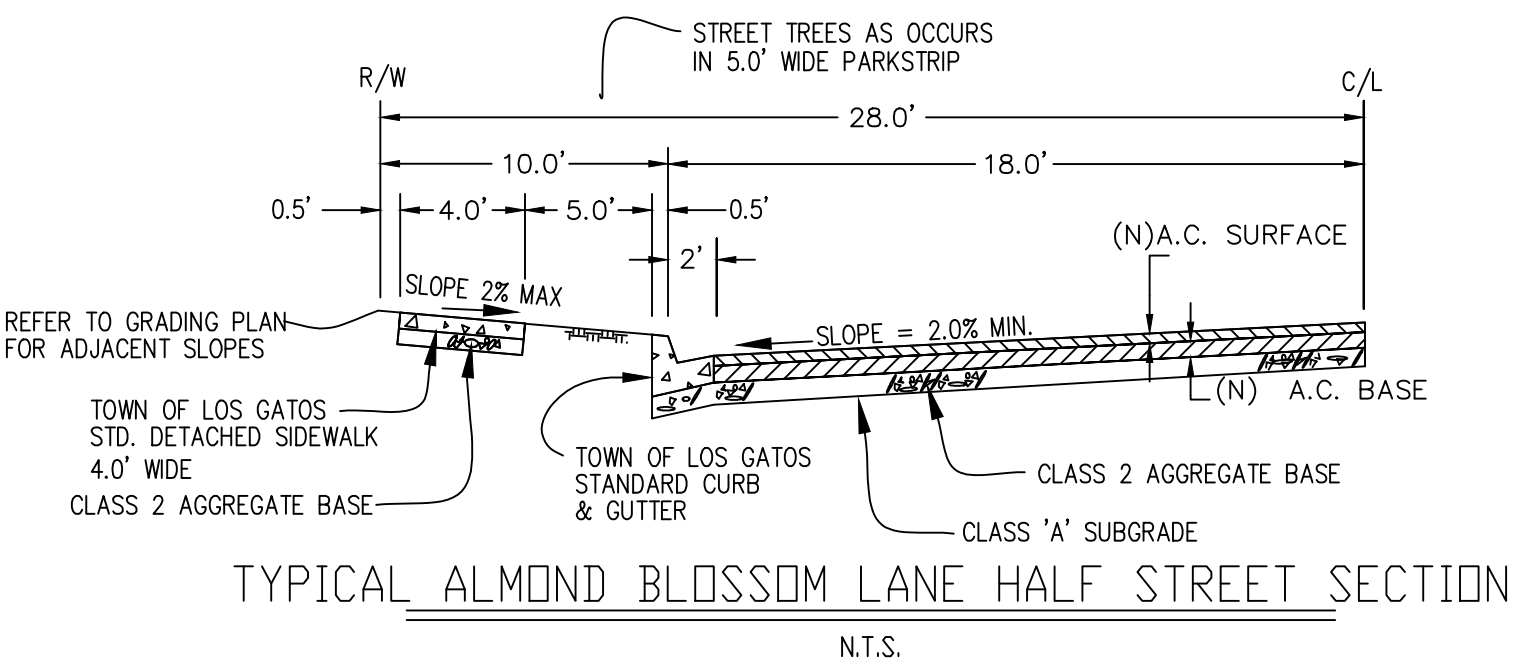
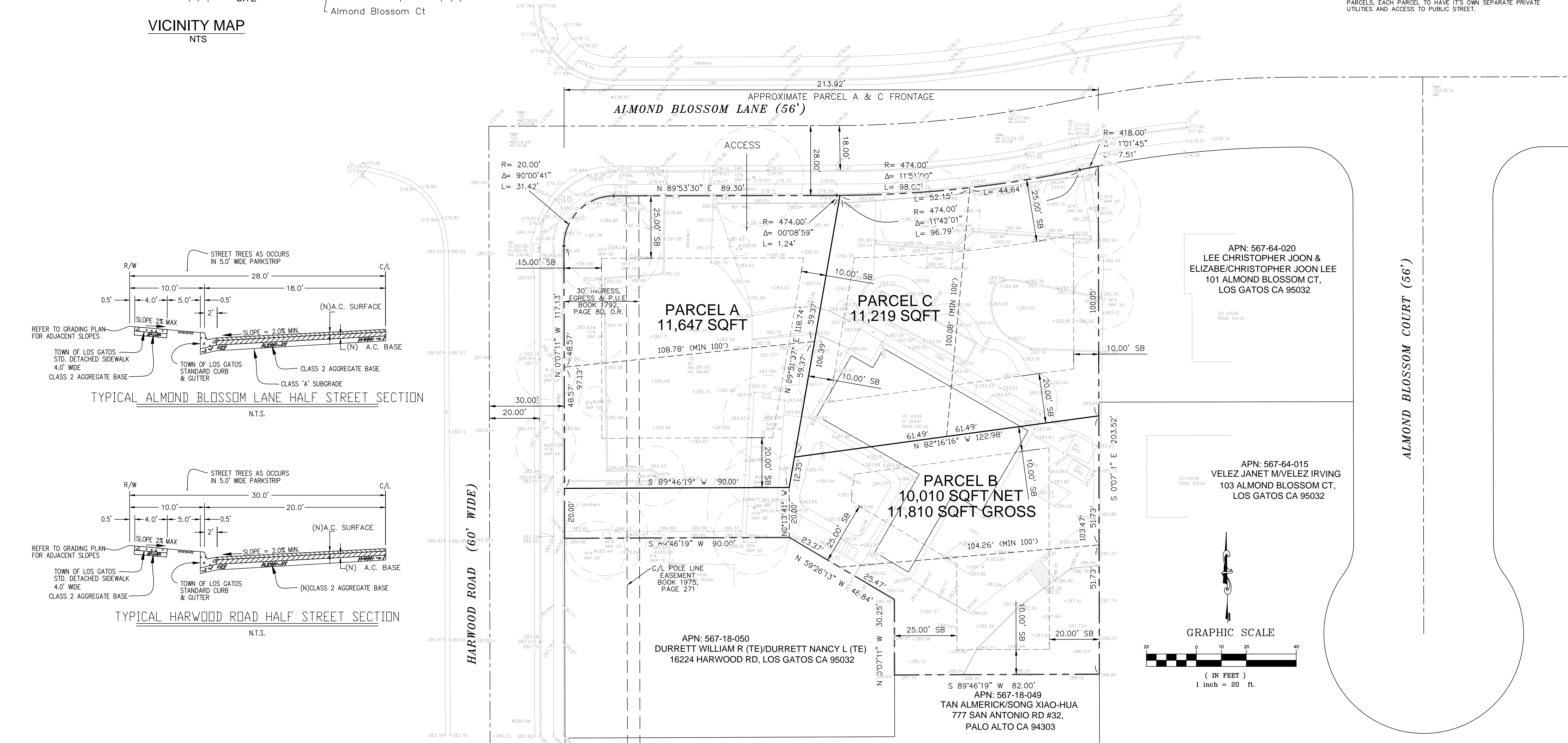


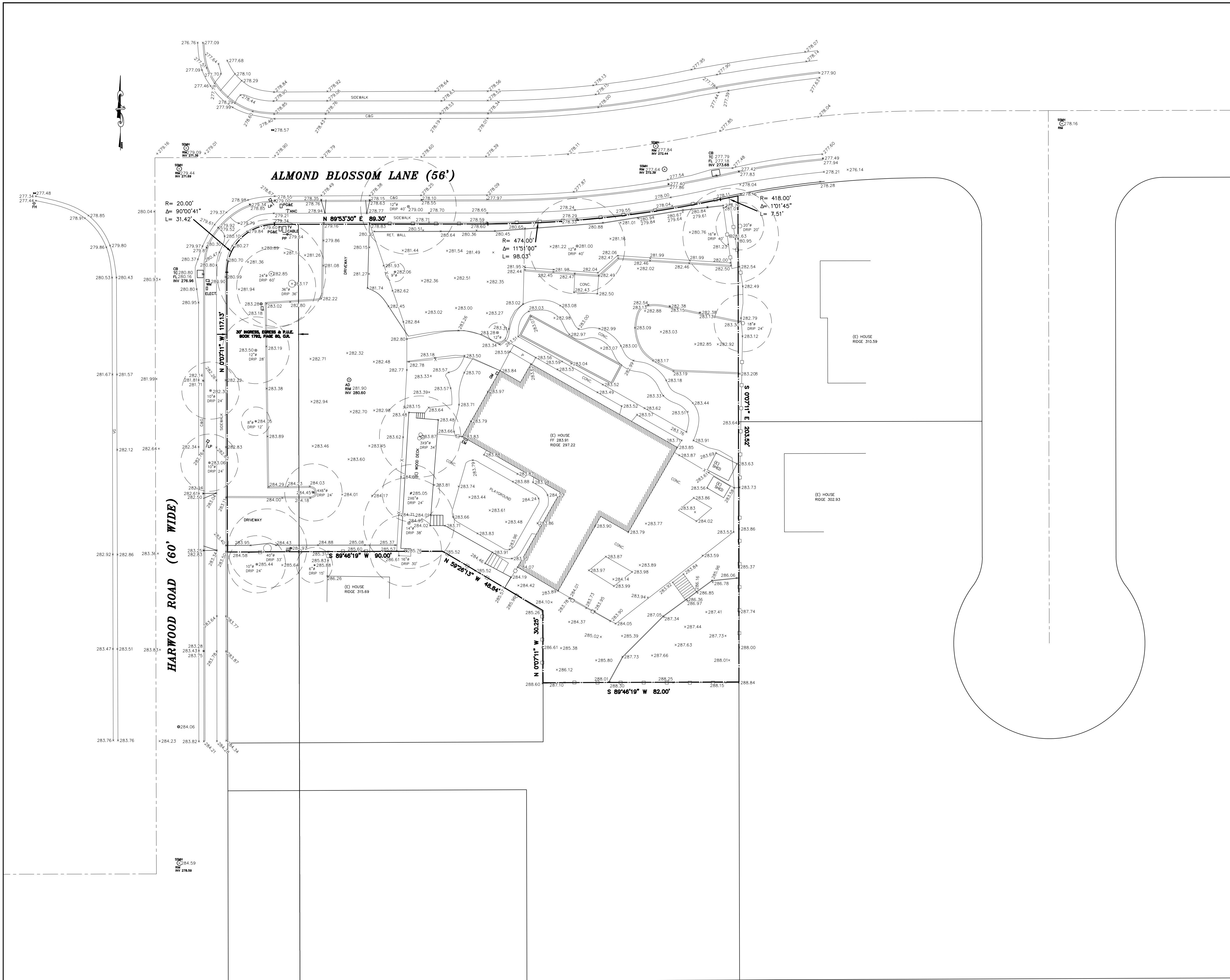
Date: 6/6/2019  
Scale: 1" = 20'  
Prepared by: V.G.  
Checked by: V.G.  
Job #: 219047

Sheet: TM  
1 OF 1



VICINITY MAP  
NTS





**LEGEND**

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
○	POWER POLE	EB	ELECTRIC BOX
○	FIRE HYDRANT	EM	ELECTRIC METER
○	JOINT POLE	EP	EDGE OF PAVEMENT
○	SURVEY MONUMENT FOUND	EH	FIRE HYDRANT
○	TBM (ELEVATION)	GA	GUY ANCHOR
○	WATER VALVE	GM	GAS METER
○		GV	GAS VALVE
○		IV	IRRIGATION VALVE
○		LP	LIGHT POLE
○		MB	MAIL BOX
○		MH	UTILITY MANHOLE
○		P.U.E.	PUBLIC UTILITY EASEMENT
○		P	BRICK CONC PILLAR
○		PP	POWER POLE
○		(R)	RADIAL BEARING
○		SL	STREET LIGHT
○		SDMH	STORM DRAINAGE MANHOLE
○		SSMH	SANITARY SEWER MANHOLE
○		SSCO	SANITARY SEWER CLEAN OUT
○		TCD	THROUGH CURB DRAIN
○		TS	TRAFFIC SIGN
○		VG	VALLEY GUTTER
○		WM	WATER METER
○		WV	WATER VALVE

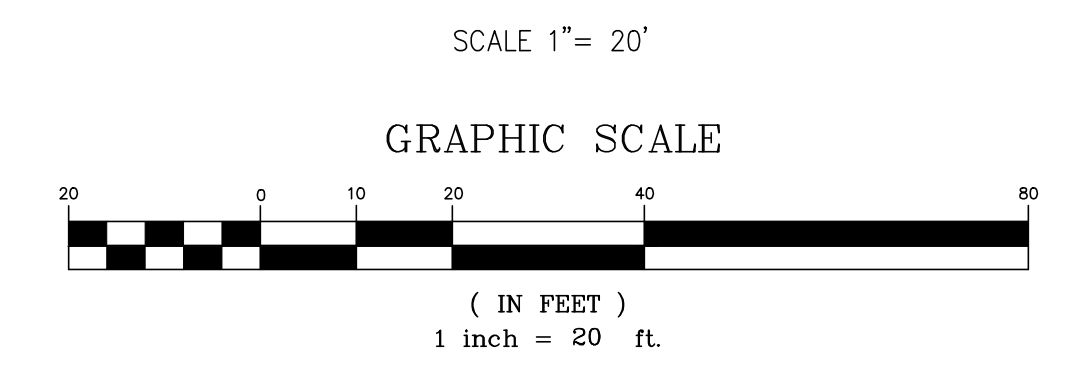
**DISCLAIMER:**  
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**NOTE:**  
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

**BASIS OF BEARINGS:**  
THE CALCULATED BEARING N 49°25'51" E BETWEEN FOUND MONUMENT AT THE INTERSECTION OF HARWOOD ROAD AND BELVALE DRIVE AND FOUND MONUMENT AT THE INTERSECTION OF ALMOND BLOSSOM LANE AND ALMOND BLOSSOM COURT, AS SHOWN ON CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 476 OF MAPS AT PAGE 36, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**PROJECT BENCHMARK:**  
REFERENCED TOWN OF LOS GATOS B.M.: BM # LG58 EL.: 321.41' (NAVD85)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
  - THE GROSS AREA OF LAND OF RECORD IS 34676.40 SQ. FT. ±.
  - THE MAP WAS BASED ON A QUITCLAIM DEED DOC.# 20055673 BY GRANTOR: MAJID MOHAZZAB AND ZARI MOHAZZAB. DATED 11/26/2008, RECORDED IN SANTA CLARA COUNTY.
  - ALL EXISTING BUILDINGS ARE WOOD.
  - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
  - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES, PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



$$\text{SLOPE DENSITY} = \frac{0.0023 \times 1 \times 2188}{0.796} = 6.32\%$$

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**SMP ENGINEERS**  
CIVIL ENGINEERS—LAND SURVEYORS  
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Scale: 1" = 20'  
Prepared by: S.S.  
Checked by: S.R.  
Date: 05/29/2019  
Project No: 219047

**PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP**

Sheet No:

T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS GATOS