

[illegible]

SUBDIVISION NAME:	SHANNON HEIGHTS 14915 SHANNON ROAD LOS GATOS, CA 95032 INTERSECTION OF SHANNON ROAD AND SKY LANE
OWNER:	SHANNON ROAD, LLC P.O. BOX 1189 CARLSBAD, CA 92018
ATTN:	RICHARD GILLETTE
CIVIL ENGINEER:	TERENCE J SZEWCZYK, P.E. TS/CIVIL ENGINEERING INC 1776 TECHNOLOGY DR. SAN JOSE, CA 95110 (408) 316-2696 terry@tscivil.com
APN:	537-27-047
GENERAL PLAN DESIGNATION:	AGRICULTURE
HILLSIDE SPECIFIC PLAN:	SUB-AREA 1 - BLOSSOM HILL ROAD 2.5-10 ACRES PER DWELLING UNIT
EXISTING ZONING:	RC - RESOURCE CONSERVATION (DUE TO PRIOR WILLIAMSON AG LAND PRESERVATION CONTRACT)
PROPOSED ZONING:	HR-2.5 - HILLSIDE RESIDENTIAL 2.5 DWELLING UNITS PER ACRE
FIRE HAZARD SEVERITY ZONE:	VERY HIGH FIRE HAZARD SEVERITY AS OF FEB 2025-HIGH FIRE HAZARDS SEVERITY LOCALLY DESIGNATED WILDLAND-URBAN INTERFACE
WATER SUPPLY:	EXISTING 10" MAIN IN SHANNON ROAD
SEWAGE DISPOSAL:	ON-SITE PRIVATE PUMP TO GRAVITY MAIN AT TERMINUS OF SIERRA AZULE WEST VALLEY SANITATION DISTRICT
GAS & ELECTRIC:	PG&E
TELEPHONE:	AT&T
CABLE/INTERNET:	FRONTIER CABLE
STORM DRAINAGE:	TOWN OF LOS GATOS
GROSS AREA:	27.68 ACRES
NET AREA TO LOTS:	26.37 ACRES
AREA UNDER 50%:	21.89 ACRES
SLOPE DENSITY LOT YEILD:	9 UNITS
OPEN SPACE W/TRAIL:	20.4 ACRES 73%
ACTIVE LOT AREA:	7.5 ACRES 27%
FLOOD HAZARD:	ZONE D

GRAPHIC SCALE

(IN FEET)
1" = 100'

[illegible]

SHANNON HEIGHTS
SUBDIVISION

TS

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

→ Z-CIVIL ENGINEERING

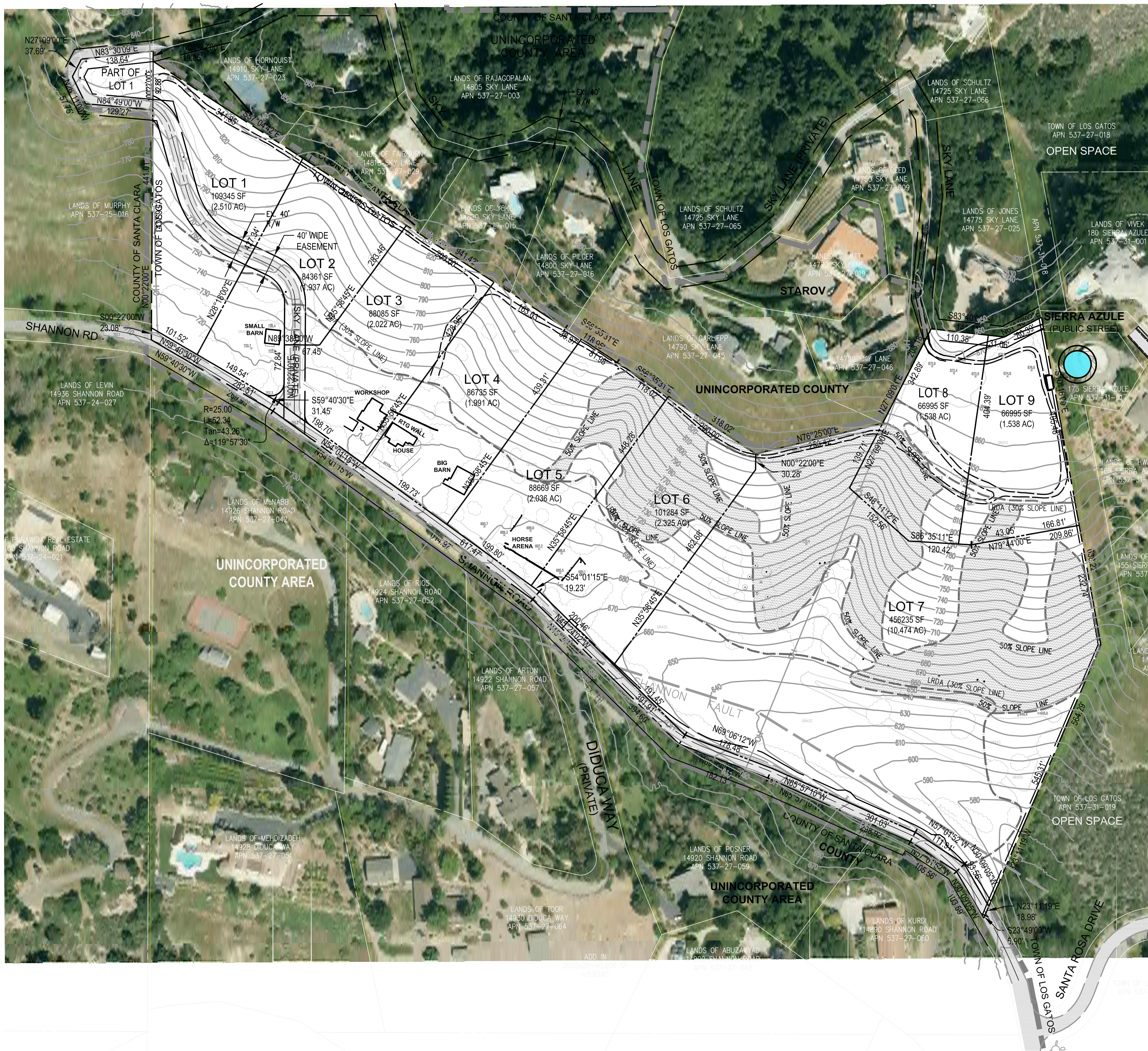
PH: 408.452.9300 FAX: 408.837.7550

TENTATIVE MAP
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

C-1
OF SHEETS

JOB NO.
20-235

05/07/2025 2:53am - Z:\2. Email Projects\EM05052025__00 (TJS) - 20-235 SHANNON ROAD REDLINES\Working\20-235 C1 TENTATIVE MAP.dwg - C1



AVERAGE SLOPE

NET AREA
(INCLUDING PRIVATE STREETS) 27.68 AC

AREA OVER 50% SLOPE 5.79 AC
(5.79 AC / 10 AC = 0.58 DU'S)

AVERAGE SLOPE
(LESS AREA OVER 50%)

$$S = \frac{(0.00229)(10)(26,565)}{(27.68 - 5.79)}$$

S = 27.7%

ALLOWABLE DWELLING UNITS FOR HR-2 1/2 ZONING

MINIMUM LOT AREA

$$a = \text{THE GREATER OF } \frac{1}{(0.6893 - (0.011786 * S))} \text{ OR } 2.5$$

$$\frac{1}{(0.6893 - (0.011786 * 27.7))} \text{ OR } 2.5$$

$$\frac{1}{0.363} \text{ OR } 2.5$$

$$2.75$$

$$a = 2.75$$

AREA OF PARCEL (EXCLUDING > 50% SLOPE) = 21.89 ACRES

$$\text{ALLOWABLE DWELLING UNITS} = \frac{21.89 \text{ ACRES}}{2.75 \text{ ACRES/UNIT}} = 7.96 \text{ DU'S}$$

TOTAL NUMBER OF ALLOWABLE DWELLING UNITS	7.96 DU'S
	+ 0.58 > 50%
	+ 1 EX. LEGAL LOT
	<u>9.54 UNITS</u>
	ROUND DOWN TO 9 LOTS

LEGEND

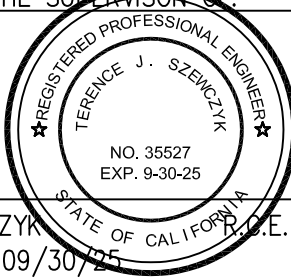


LOT AREA SUMMARY

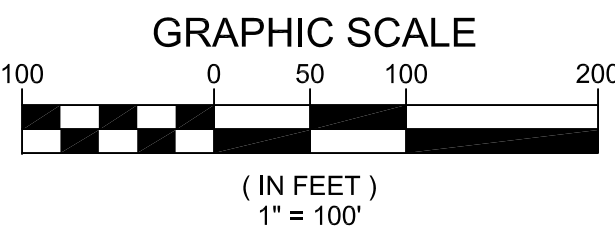
LOT 1	2.510 AC -
LOT 2	1.937 AC -
LOT 3	2.022 AC -
LOT 4	1.991 AC -
LOT 5	2.036 AC -
LOT 6	2.325 AC -
LOT 7	10.414 AC -
LOT 8	1.538 AC -
LOT 9	1.538 AC -

TOTAL 26.31± AC

DESIGNED UNDER THE SUPERVISION OF:



TERENCE J. SZEWCZYK R.D.E. 35527
EXPIRATION DATE: 09/30/25

[illegible]

SHANNON HEIGHTS
SUBDIVISION

TS → **Z-CIVIL ENGINEERING**

TSCIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

PH: 408.452.9300 FAX: 408.837.7575

SLOPE DENSITY MAP
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

05/06/2025 9:28am - Z:\2. Email Projects\EM05052025_00 (TJS) - 20-235 14915 SHANNON ROAD REDLINES\Working 20-235 C2 SLOPE DENSITY MAP.dwg - C2	TJS	TJS	00'	25	BY	REVISIONS	DATE	APN 537-27-047
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WEST SKY LANE - TYPICAL SECTION
N.T.S (LIMITED TO PROJECT SITE)

EXIST 40' PRIVATE STREET R/W

EXIST GRADE

2:1 MAX

1'

10'

10'

3" A.C.

6" CL. II AGG. BASE
95% REL. COMP.

6" NATIVE
95% REL. COMP.

3' GRAVITY RETAINING WALL

PCC V-DITCH
PER PLAN

4" THICK PCC

GEOTEXTILE
FABRIC
MIRAFI 140N
OR EQUIVALENT

1/2" TO 3/4" UNIFORMLY
GRADED CRUSHED GRAVEL
DRAIN ROCK

4"Ø PERFORATED DRAINAGE PIPE

6" DEEP

HEIGHT
VARIES

SKY LANE (PRIVATE)

LANDS OF GOODWIN
14805 SKY LANE
APN 537-27-003

LANDS OF HOTELLING
14725 SKY LANE
APN 537-27-065

LANDS OF YOEKE
14820 SKY LANE
APN 537-27-015

LANDS OF PILGOR
14800 SKY LANE
APN 537-27-016

LANDS OF HORNQUIST
14910 SKY LANE
APN 537-27-023

LANDS OF FAIRBURN
14810 SKY LANE
APN 537-27-029

LANDS OF MURPHY
15025 SKY LANE
APN 537-25-015

14875 SKY LANE
APN 537-27-017

14901 SKY LANE
APN 537-27-018

EXISTING MAINTENANCE ROAD TO SERVE AS WALKING TRAIL

OPEN SPACE 20.4 AC

ELAM LEGAL & SEPARATE PARCEL

WIDEN TO 20' ROAD

END RETAINING WALL

WIDEN PAVEMENT
ADD RTG

EXIST ROAD SLOPE 12%±

EX 40' R/W

BEGIN RETAINING WALL

BEGIN 20' ROAD
END 24' ROAD

SKY LANE (PRIVATE)

NEW PWT

PICK-UP AREA FOR TRASH CANS

EXIST CLUSTER MAILBOX

SHANNON

LANDS OF MURPHY
APN 537-25-016

EXISTING WATER LINE AND
ELECTRICAL LINE FOR SKY
LANE-MUTUAL WATER COMPANY
(NO RECORDED EASEMENT)

LANDS OF LEVIN
14936 SHANNON ROAD
APN 537-24-027

LANDS OF McNABB
14926 SHANNON ROAD
APN 537-27-042

LANDS OF RIOS
14924 SHANNON ROAD
APN 537-27-052

OPEN CATCHMENT AREA

BERM #1

6" PVC DRAIN PIPE

REMOVE ACCESS

PROPRANE TANK



 DEVELOPMENT AREA

 OPEN SPACE



GRAPHIC SCALE

(IN FEET)

TSCIVIL ENGINEERING, INC. 1776 TECHNOLOGY DRIVE SAN JOSE, CA 95110				PH: 408.452.9300 FAX: 408.637.7550	
SHANNON HEIGHTS SUBDIVISION		OPEN SPACE, TRAIL PLAN & WEST SKY LANE WIDENING EXISTING CONDITIONS PLAN 1 14915 SHANNON ROAD LOS GATOS, CA 95032 APN 537-27-047		SHANNON HEIGHTS SUBDIVISION	
DATE:	5-5-25	BY	DATE	REVISIONS	
SCALE:	1"=50'	DRAWN BY:	DKH		
SURVEYED BY:		PROJ ENGR:	TJS		
CHECK BY:	TJS				
SHEET NO.					
C-3 OF SHEETS					
JOB NO. 20-235					

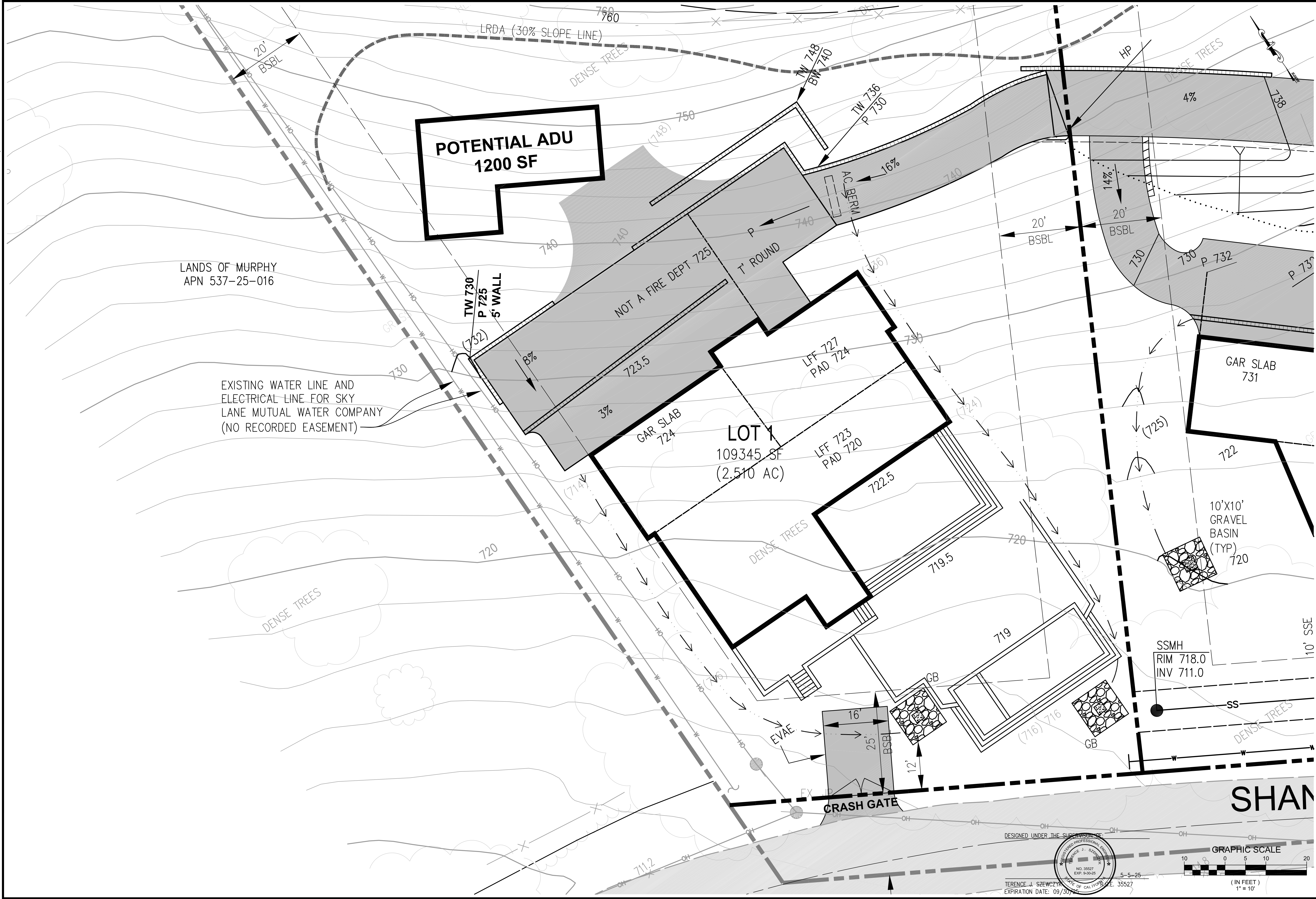
MATCH LINE - SEE SHEET C-3



OPEN SPACE & TRAIL PLAN EXISTING CONDITIONS PLAN 2 14915 SHANNON ROAD LOS GATOS, CA 95032 APN 537-27-047		SHANNON HEIGHTS SUBDIVISION		 TS-CIVIL ENGINEERING		TSCIVIL ENGINEERING, INC. 1793 TECHNOLOGY DRIVE SAN JOSE, CA 95110	
6	DATE:	5-5-25				PH: 408-452-9300	FAX: 408-837-7550
5	SCALE:	1"=50'					
4	SURVEYED BY:	DKH					
3	PROJ ENGR:	TJS					
2	CHECK BY:	TJS					
1	SHEET NO.						
	C-4						
	OF SHEETS						
	JOB NO.						
	20-235						

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SHANNON HEIGHTS
SUBDIVISION

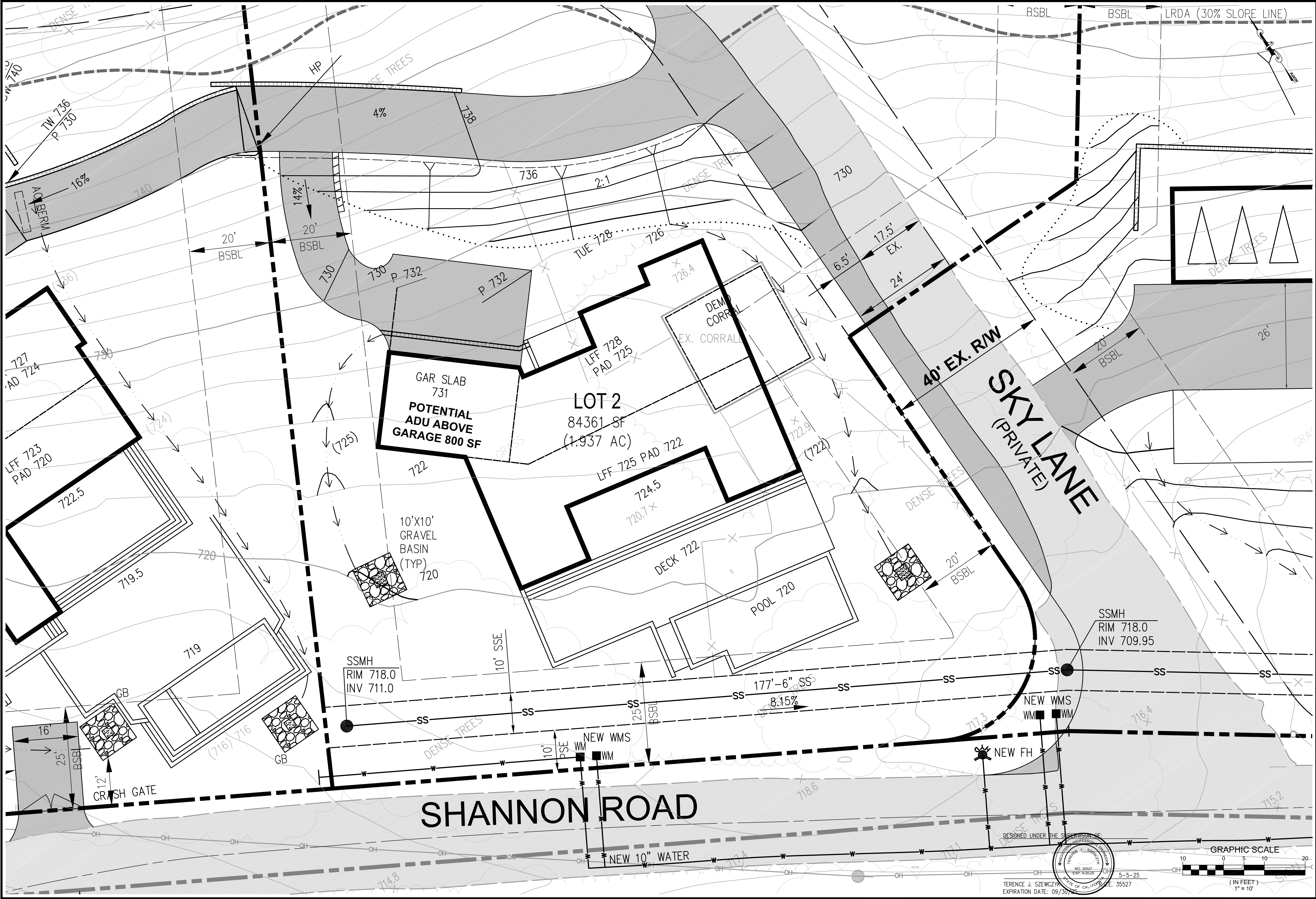
LOT 1
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

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DATE: 5-5-25
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
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SHEET NO. C-5 OF SHEETS 20-235

05/06/2025 10:39pm - Z:\2. Email Projects\EM05052025_00 (TJS) - 20-235 14915 SHANNON ROAD REDLINES\Working\20-235 C5 LOT 1.dwg - C5

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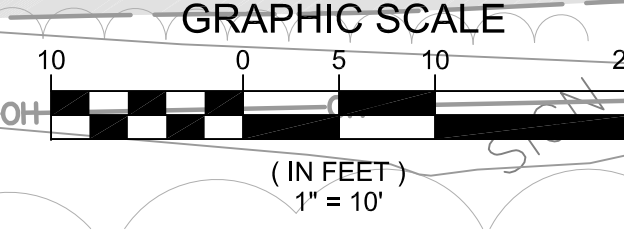
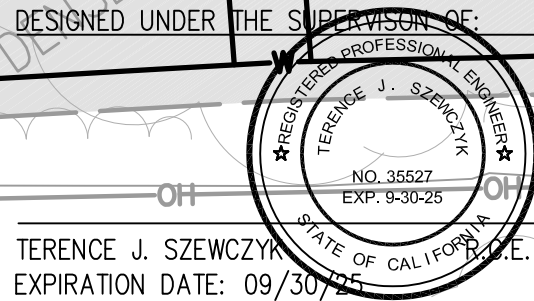
SHANNON HEIGHTS
SUBDIVISION

LOT 2
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

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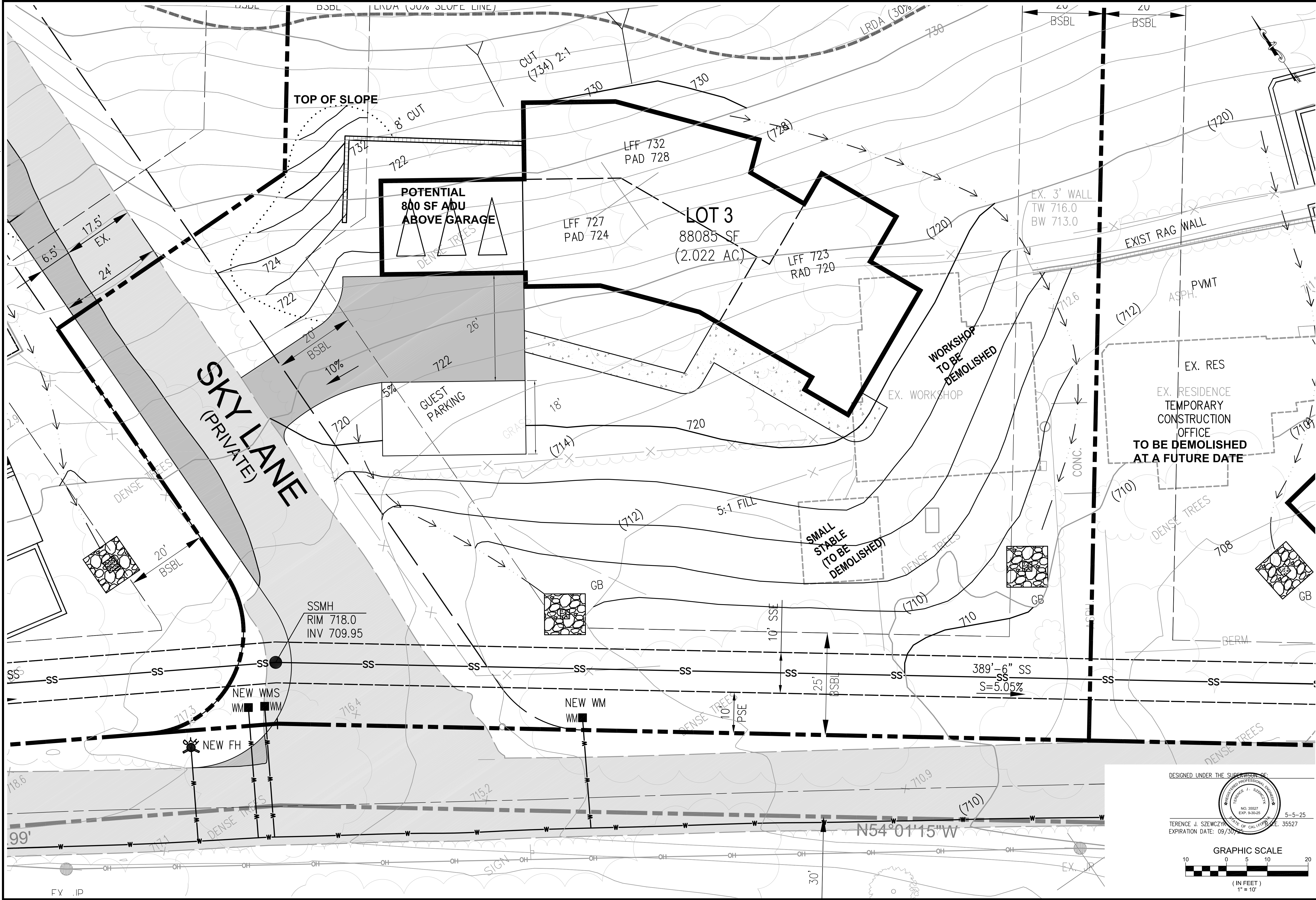
DATE: 5-5-25
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SHEET NO. **C-6**
OF SHEETS
JOB NO. 20-235

05/06/2025 10:41pm - Z:\2. Email Projects\EM05052025_00 (TJS) - 20-235 14915 SHANNON ROAD REDLINES\Working\20-235 C6 LOT 2.dwg - C-6



DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SZCZORYN
EXPIRATION DATE: 09/30/25
DATE OF CALIF. REG. NO. 35527

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SHANNON HEIGHTS
SUBDIVISION

LOT 3
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

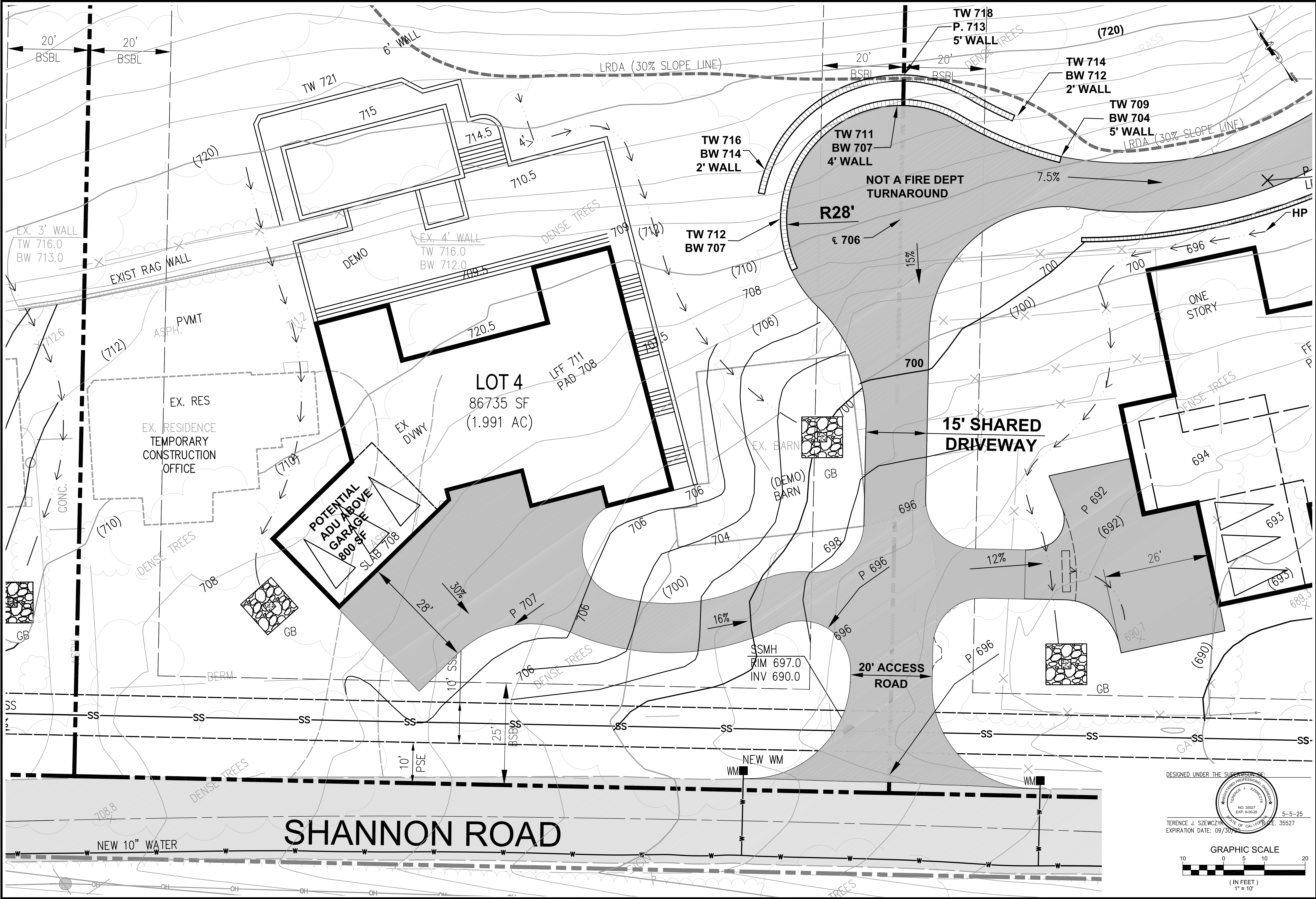
20-235 14915 SHANNON ROAD REDLINES Working\20-235 C7 LOT 3.dwg - C6

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DATE: 5-5-25
SCALE: 1"=10'
DRAWN BY: DKH
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PROJ ENGR: TJS
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SHEET NO.

C-7
OF SHEETS
JOB NO.
20-235

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DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SZEWCZYK
REGISTERED PROFESSIONAL ENGINEER
NO. 35527
EXP. 9-30-25
STATE OF CALIFORNIA
EXPIRATION DATE: 09/30/25

5-5-25

TERENCE J. SZEWCZYK
EXPIRATION DATE: 09/30/25

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

TS CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550

TS CIVIL ENGINEERING

SHANNON HEIGHTS
SUBDIVISION

LOT 4
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

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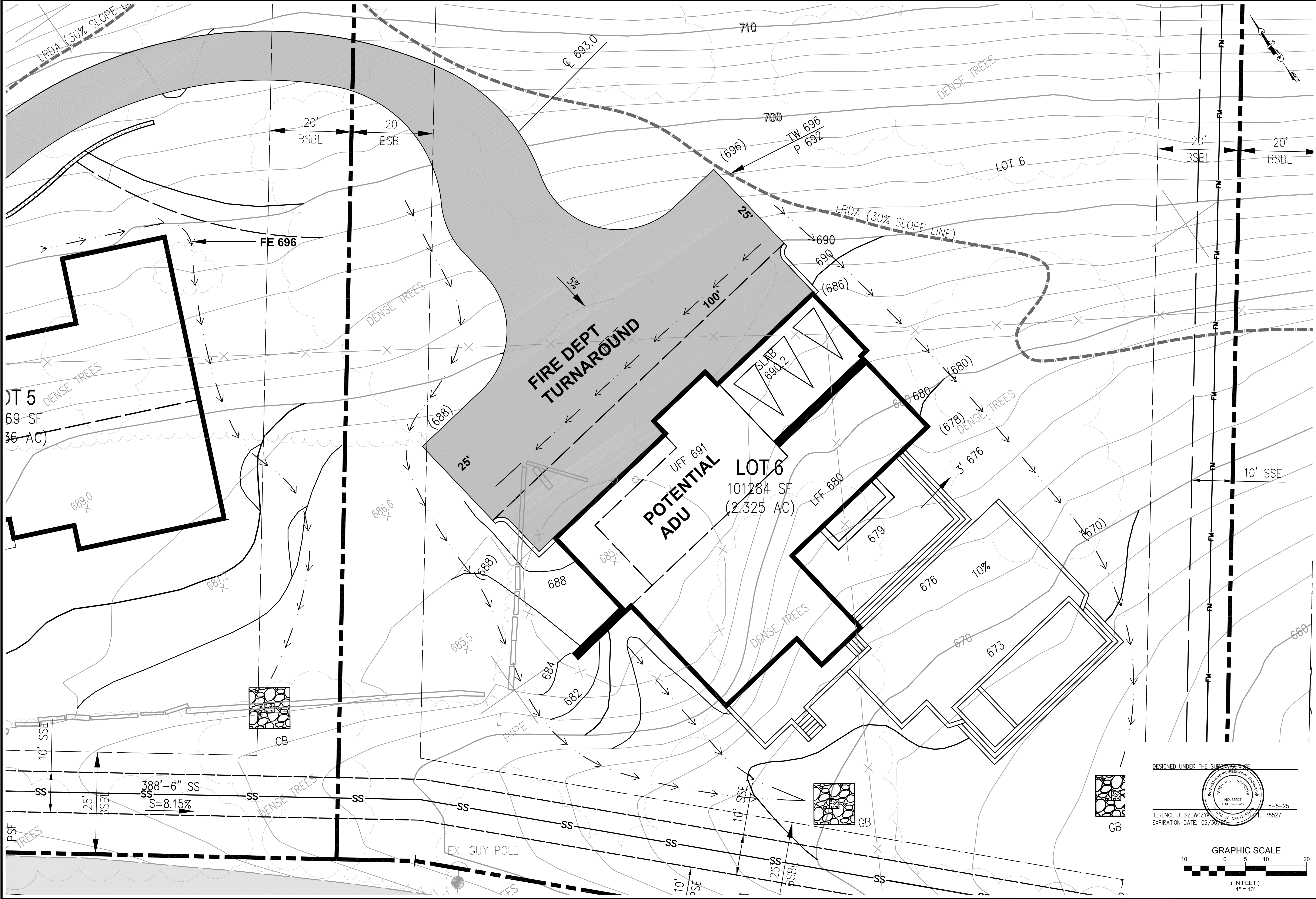
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SHEET NO. **C-8**
OF SHEETS
JOB NO. 20-235

05/06/2025 10:45pm - Z:\2. Email Projects\EM05052025_00 (TJS) - 20-235 14915 SHANNON ROAD REDLINES\Working\20-235 C8 LOT 4.dwg - C6

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SHANNON HEIGHTS
SUBDIVISION

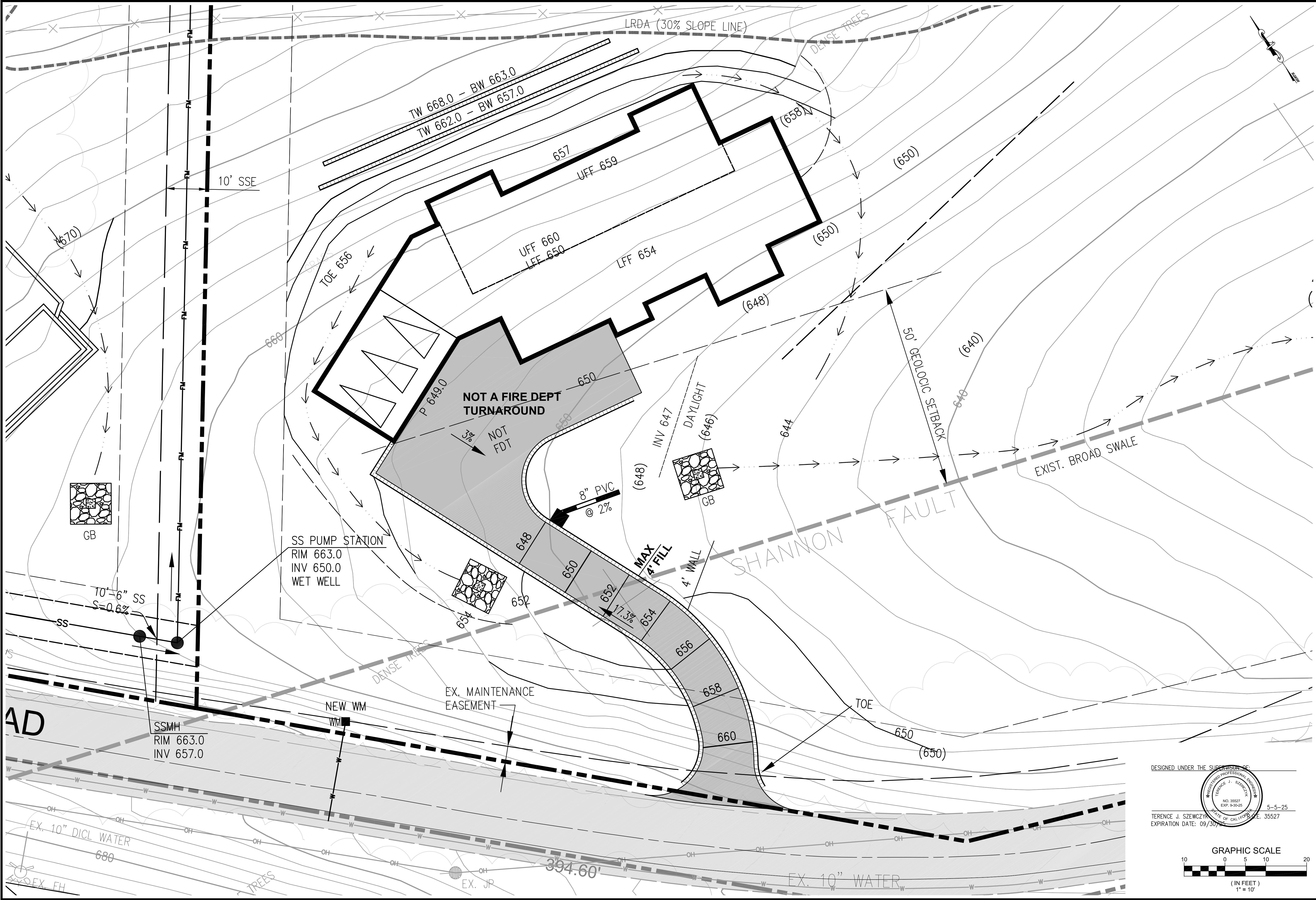
LOT 6
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

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DATE: 5-5-25
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C-10
OF SHEETS
JOB NO.
20-235

05/06/2025 10:56pm - Z:\2. Email Projects\EM05052025_00 (TJS) - 20-235 14915 SHANNON ROAD REDLINES\Working\20-235 C10 LOT 6.dwg - C7

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DESIGNED UNDER THE SUPERVISION OF:

TERENCE J. SZEWCOY
NO. 35527
EXP. 9-30-25
STATE OF CALIFORNIA, 35527

5-5-25

TERENCE J. SZEWCOY
EXPIRATION DATE: 09/30/25

GRAPHIC SCALE
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(IN FEET)
1" = 10'

NO.	DATE	REVISIONS	BY
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DATE: 5-5-25
SCALE: 1"=10'
DRAWN BY: DKH
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PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.
C-11
OF SHEETS
JOB NO.
20-235

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1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
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SHANNON HEIGHTS
SUBDIVISION

LOT 7
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

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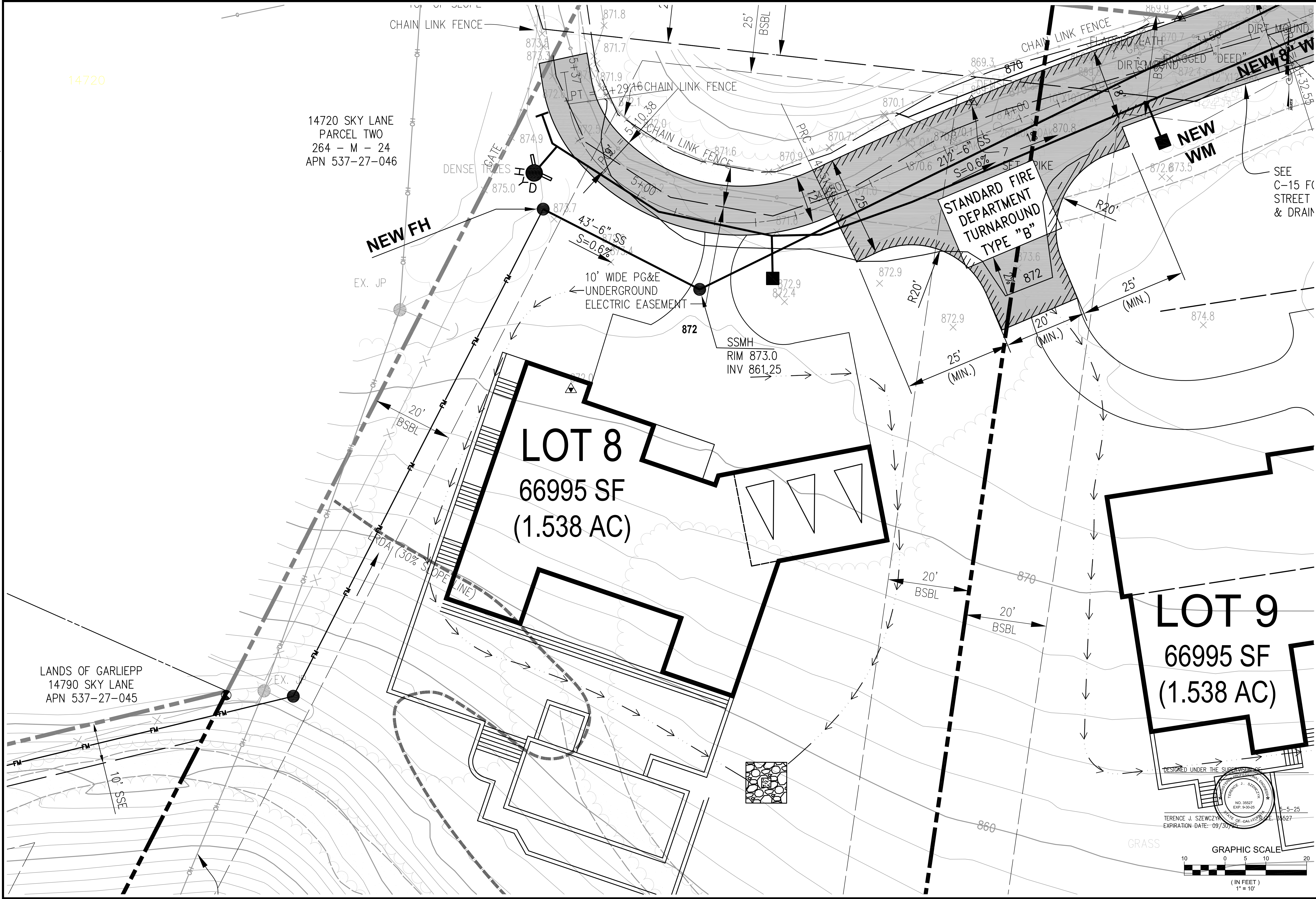
SHANNON HEIGHTS
SUBDIVISION

LOT 7
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

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DATE: 5-5-25
SCALE: 1"=20'
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SHEET NO.
C-12
OF SHEETS
JOB NO.
20-235

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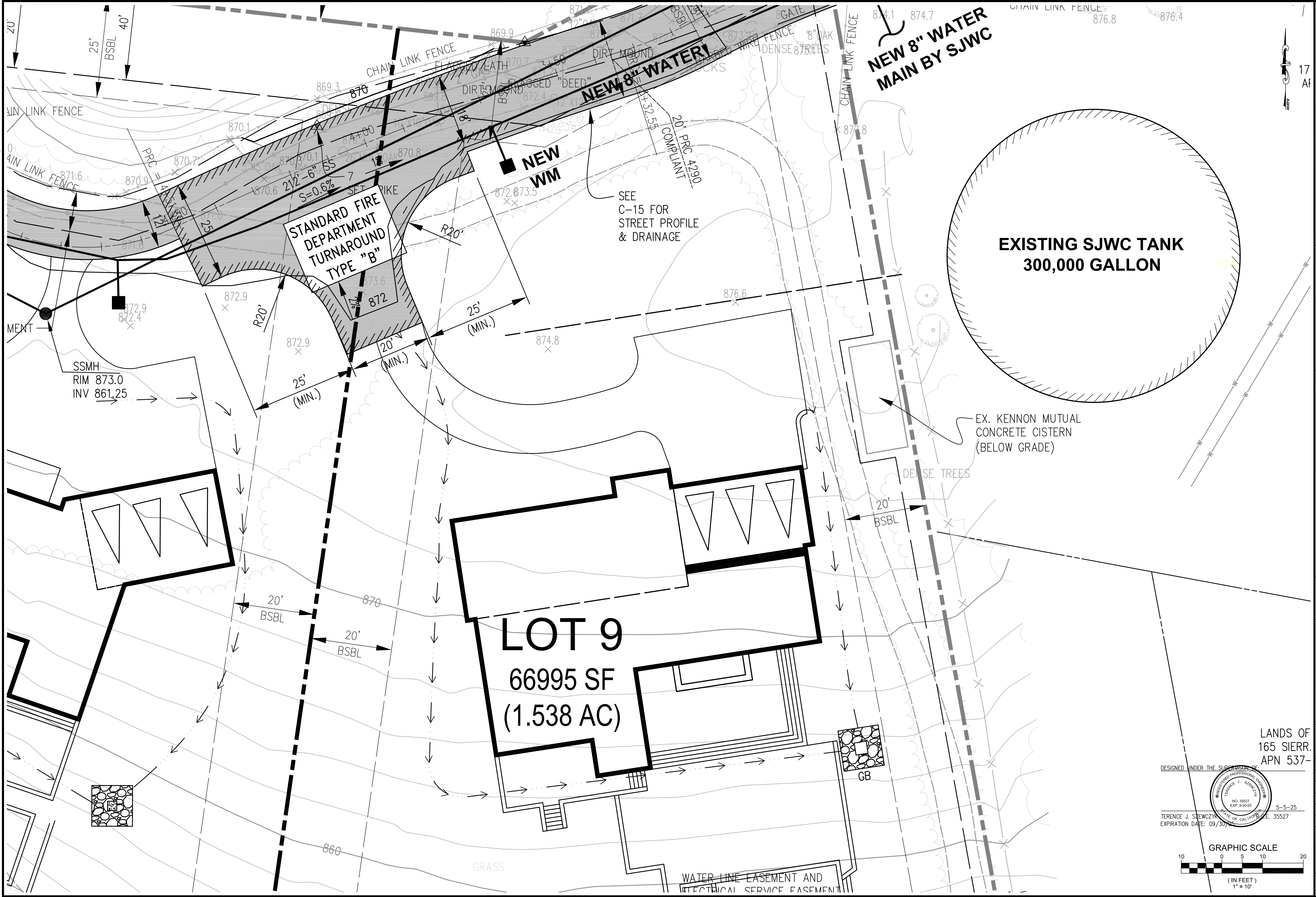
SHANNON HEIGHTS
SUBDIVISION

LOT 8
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

NO.	DATE	BY	REVISIONS
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DATE: 5-5-25
SCALE: 1"=10'
DRAWN BY: DKH
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SHEET NO.
C-13
OF SHEETS
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20-235

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TERENCE J. SIEWCZYK
REGISTERED PROFESSIONAL ENGINEER
NO. 35527
EXP. 9/30/25
STATE OF CALIFORNIA
EXPIRATION DATE: 09/30/25

5-5-25

GRAPHIC SCALE
(IN FEET)
1" = 10'

NO.	DATE	REVISIONS	BY
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DATE: 5-5-25
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.
C-14
OF SHEETS
JOB NO.
20-235

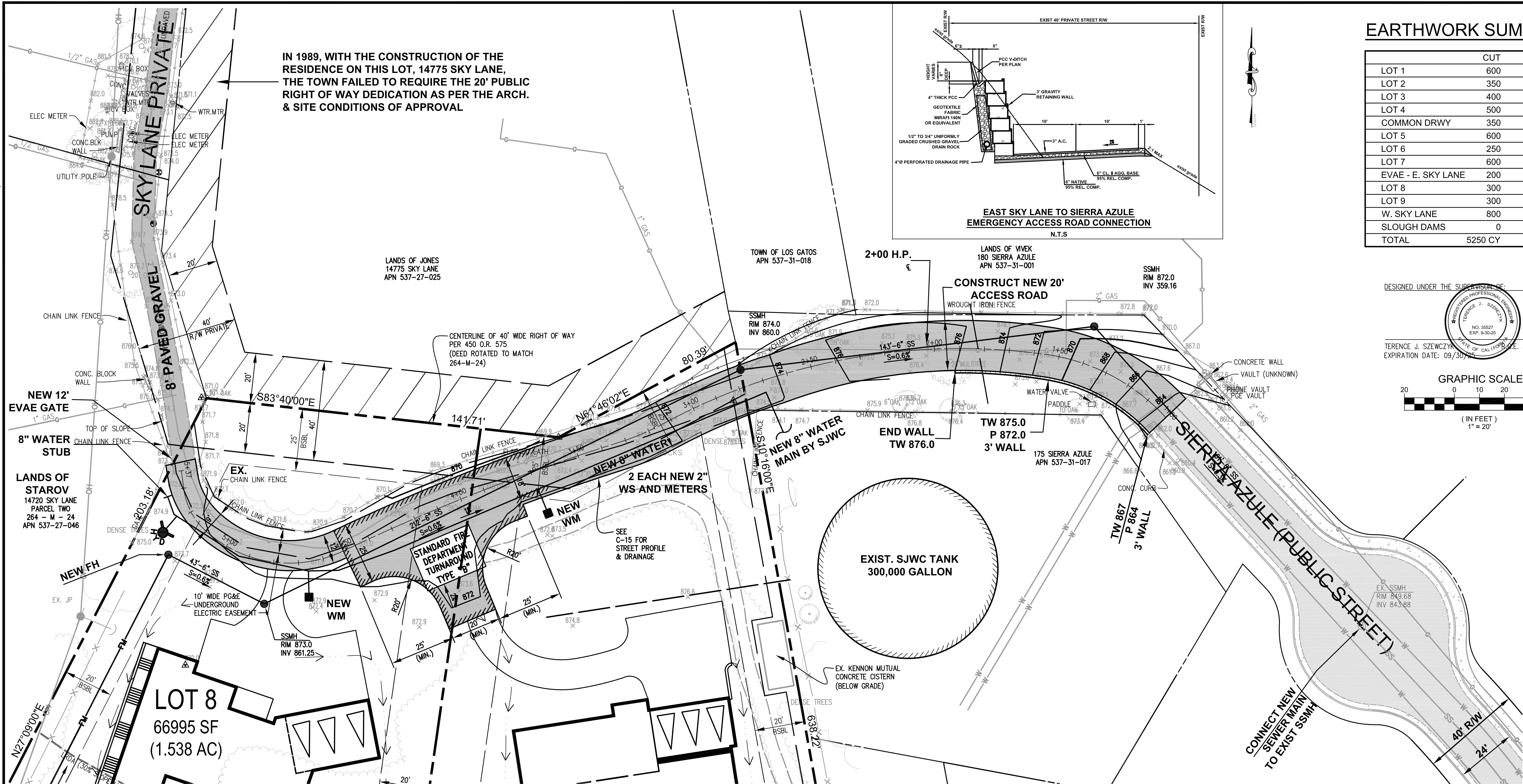
LOT 9
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

SHANNON HEIGHTS
SUBDIVISION

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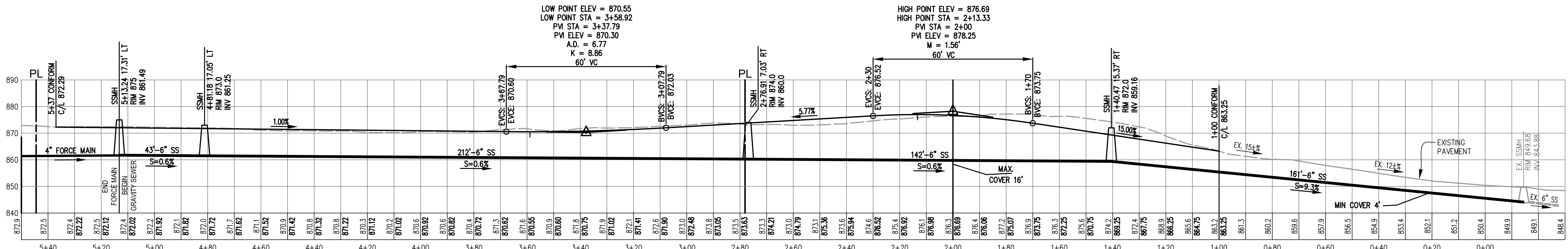
05/06/2025 11:01pm - Z:\2. Email Projects\EM05052025_00 (TJS) - 20-235 14915 SHANNON ROAD REDLINES\Working\20-235 C14 LOT 9.dwg - C-14

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EARTHWORK SUMMARY

	CUT	FILL
LOT 1	600	150
LOT 2	350	600
LOT 3	400	800
LOT 4	500	400
COMMON DRWY	350	-
LOT 5	600	200
LOT 6	250	250
LOT 7	600	250
EVAE - E. SKY LANE	200	-
LOT 8	300	300
LOT 9	300	300
W. SKY LANE	800	500
SLOUGH DAMS	0	1200
TOTAL	5250 CY	4950 CY



EAST SKY LANE TO SIERRA AZULE
EMERGENCY ACCESS ROAD CONNECTION

14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

SHANNON HEIGHTS
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DATE: 5-5-25
SCALE: 1"=20'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS

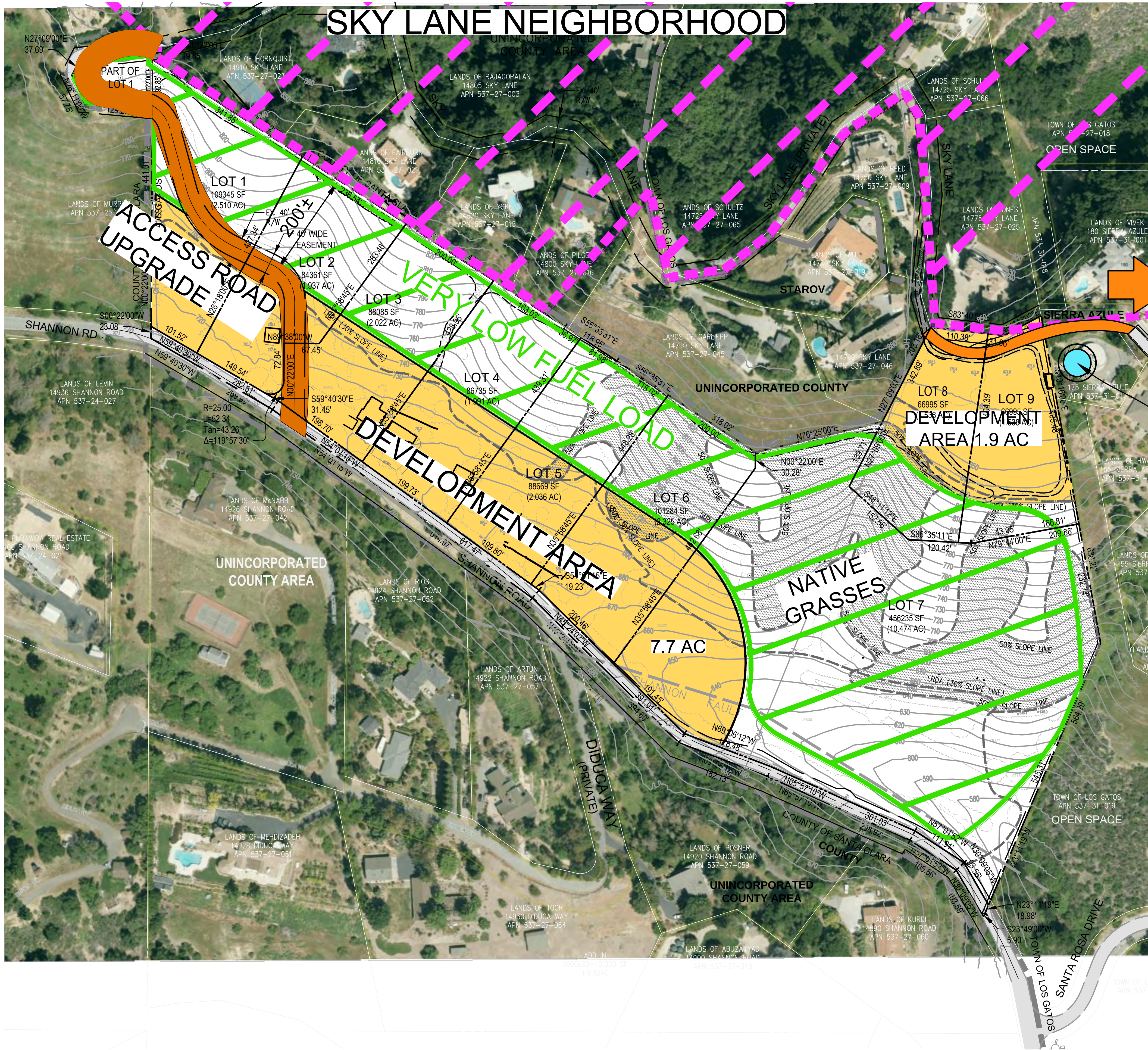
SHEET NO.

C-15
OF SHEETS

JOB NO.
20-235

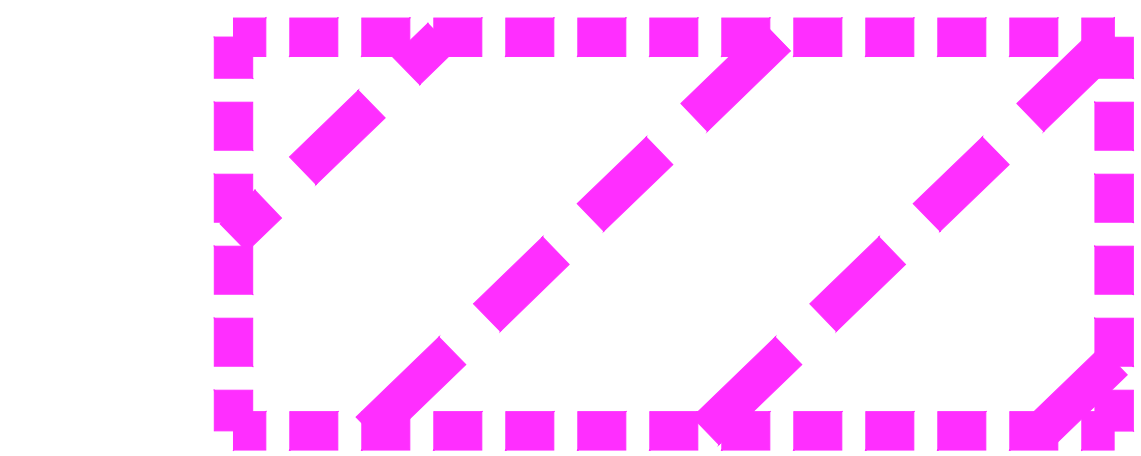
05/07/2025 2:35am - Z:\2. Email Projects\EM05052025\20-235 14915 SHANNON ROAD REDLINES\Working\20-235 015 EMERGENCY ACCESS ROAD CONNECTION_v2.dwg - C-15

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PROPOSED NEW EMERGENCY
ACCESS ROUTE

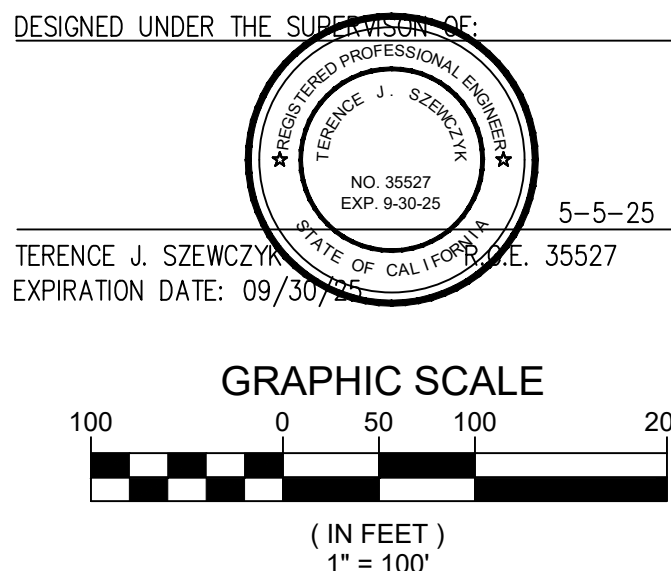
EXIST 300,000 GAL
SJWC TANK



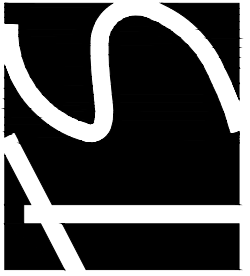
EXTREMELY HIGH FUEL
LOAD - DENSE OAK
WOODLANDS & 1950'S ERA
HOUSES OF WOOD
CONSTRUCTION WITHOUT
"HARDENING" COMBINED
WITH-

- 1) SKY LANE - A
SUBSTANDARD
CIRCUITOUS ROADWAY
GENERALLY LESS THAN
15' WIDE, 3400' LONG
DEAD-END
- 2) SKY LANE MUTUAL
WATER SYSTEM: HAS
NO SIGNIFICANT FIRE
STORAGE
- 3) LACK OF DEFENSIBLE
SPACE AT 15 EXISTING
RESIDENCES ON SKY
LANE

DEVELOPMENT AREA 9.6 AC
GROSS SITE AREA 27.7 AC
35% ACTIVE USE
65% PASSIVE OPEN
SPACE (18.1 AC)



TS CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550

**CIVIL ENGINEERING**

SHANNON HEIGHTS
SUBDIVISION

FUEL LOAD ASSESSMENT
14915 SHANNON ROAD
LOS GATOS, CA 95032
APN 537-27-047

	6	5	4	3	2	1	BY	REVISIONS	DATE
DATE:									5-5-25
SCALE:									1"=100'
DRAWN BY:							DKH		
SURVEYED BY:									
PROJ ENGR:							TJS		
CHECK BY:							TJS		
SHEET NO.									

C-16
OF SHEETS
JOB NO.
20-235

