



EASTERN DEER HILL PLANNING AREA
PARCEL 27 VISUAL ANALYSIS

PARCEL 27

THE TERRACES OF LAFAYETTE

AMD FAMILY TRUST

O'BRIEN LAND COMPANY, L.L.C.









AUGUST 19, 2011

Table of Contents

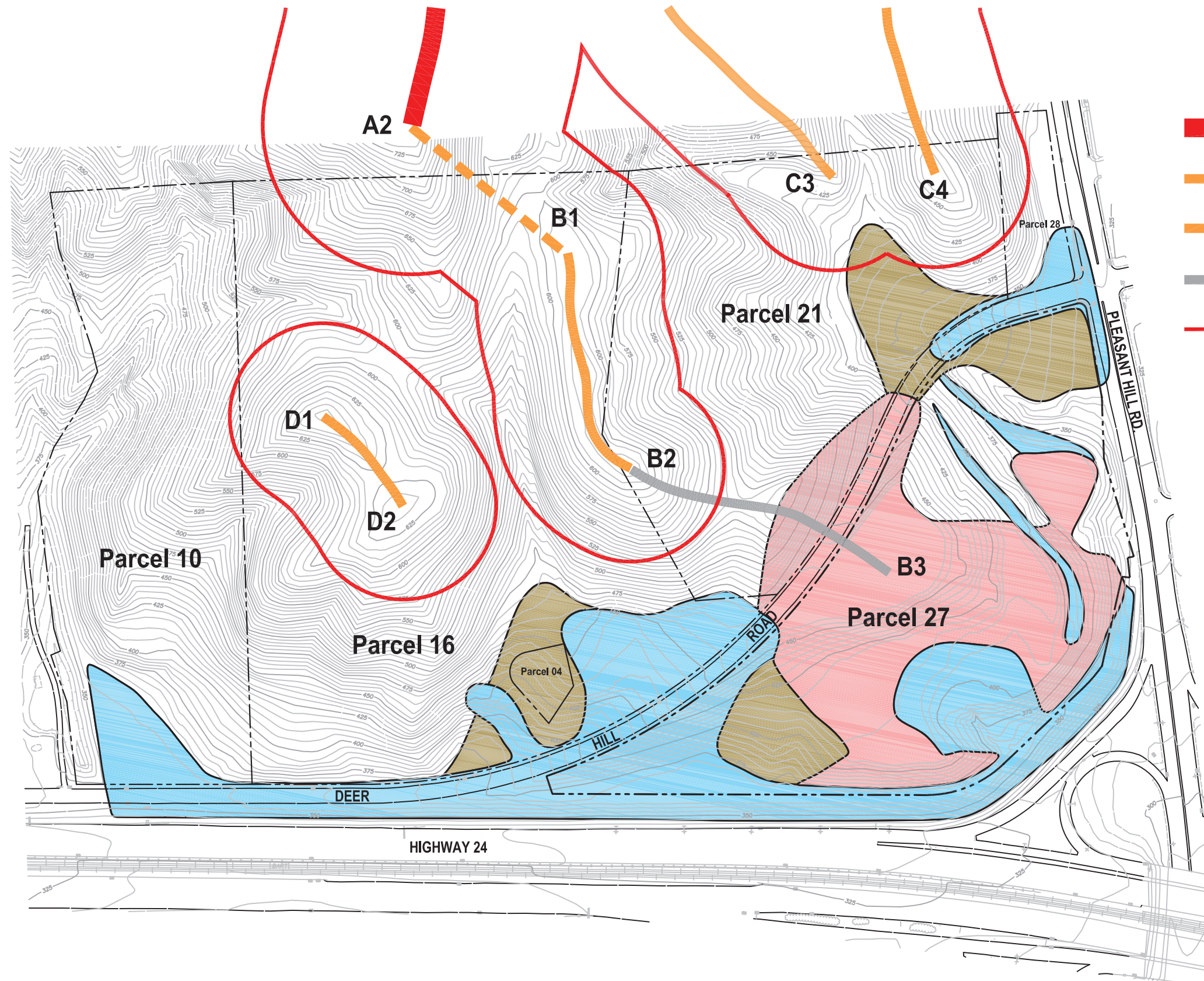
Aerial Context Map	1
Grading Disturbance	2
On-Site Photos	3
Off-Site Photos	4-6
Aerial Photo	7
Aerial Simulations	8-9
View from Site	10
Visibility Exhibit from Eastern Deer Hill Opportunities and Constraints Analysis	11
Hillside Overlay District Map Exhibit	12
Aerial Views of Ridge	13-24












-  CLASS I RIDGE (400' SETBACK)
-  CLASS II RIDGE (250' SETBACK)
-  IMPLIED RIDGE (NO FEATURE)
-  NO RIDGE (HODM BASED ON OUTDATED TOPO)
-  RIDGE SETBACK
-  C4 RIDGE POINT REFERENCE (REFER TO ENGEO REPORT)

THE TERRACES OF LAFAYETTE
 APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549
AERIAL CONTEXT MAP

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



-  CLASS I RIDGE (400' SETBACK)
-  CLASS II RIDGE (250' SETBACK)
-  IMPLIED RIDGE (NO FEATURE)
-  NO RIDGE (HODM BASED ON OUTDATED TOPO)
-  RIDGE SETBACK
-  AREAS OF SIGNIFICANT CUT
-  AREAS OF SIGNIFICANT FILL
-  AREAS OF OTHER DISTURBANCE
-  RIDGE POINT REFERENCE (REFER TO ENGEO REPORT)

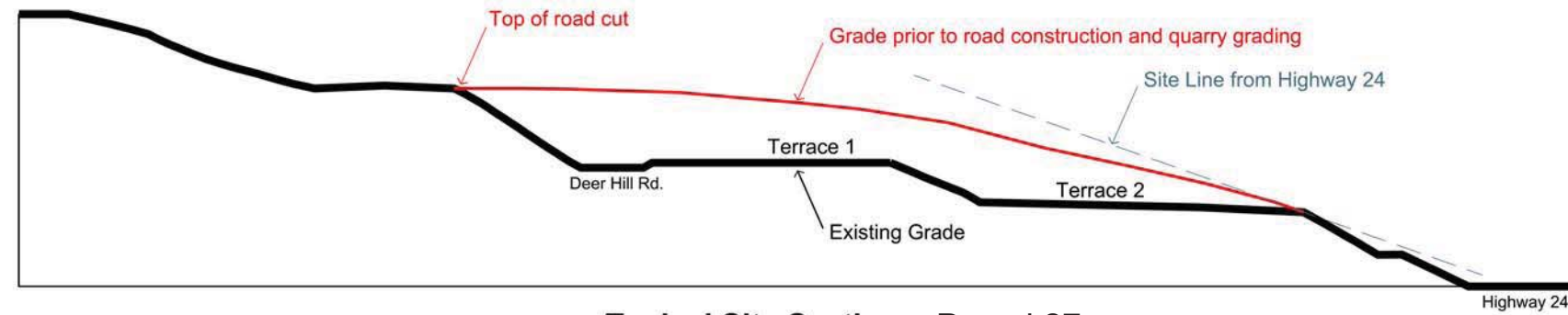
THE TERRACES OF LAFAYETTE
 APN 232-150-027 | 3233 DEER HILL ROAD, LAFAYETTE, CALIFORNIA 94549

EASTERN DEER HILL PLANNING AREA - AREAS OF GRADING DISTURBANCE

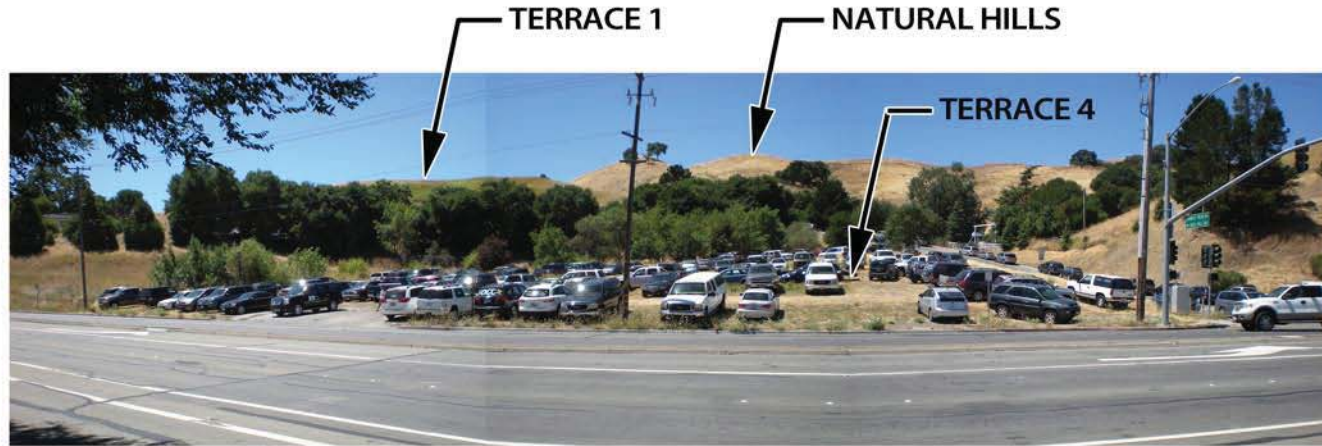
AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



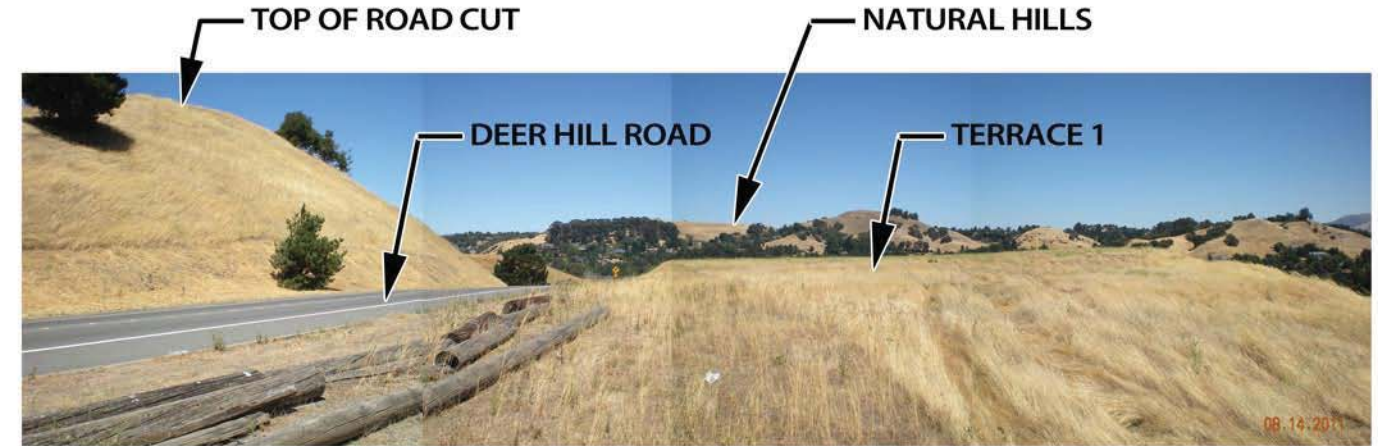
KEY MAP
 Letters = View Locations
 Numbers = Terrace Locations



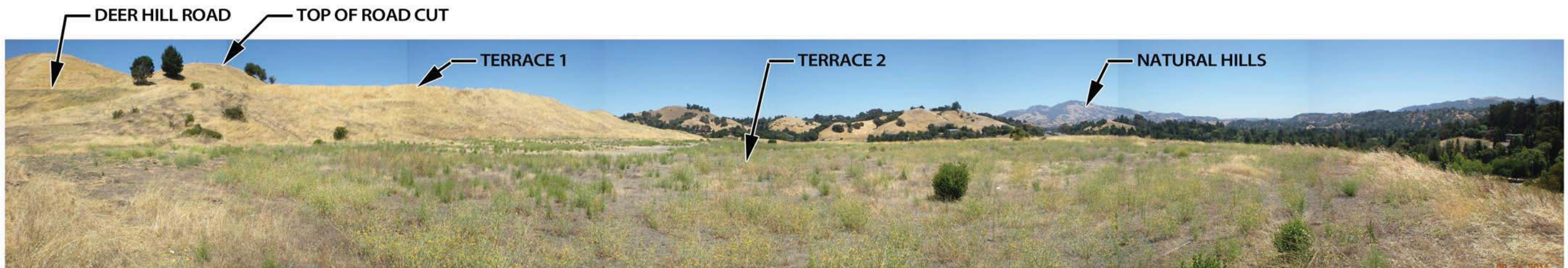
Typical Site Section - Parcel 27



View A



View B



View C

THE TERRACES OF LAFAYETTE
 APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

ON-SITE PHOTOS

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | **LCA** ARCHITECTS



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

OFF-SITE PHOTOS: VIEW FROM HIGHWAY 24 WESTBOUND

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

OFF-SITE PHOTOS: VIEW FROM EL CURTOLA BRIDGE

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 

OFF-SITE PHOTOS: VIEW FROM OLD TUNNEL AND PLEASANT HILL ROADS



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549
AERIAL PHOTOGRAPH (LOOKING WEST)

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | **LCA**
ARCHITECTS



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549
AERIAL SIMULATION (LOOKING WEST)

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549
AERIAL SIMULATION (LOOKING SOUTH)

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

VIEW FROM SITE

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 

FIGURE 15: VISIBILITY



LEGEND

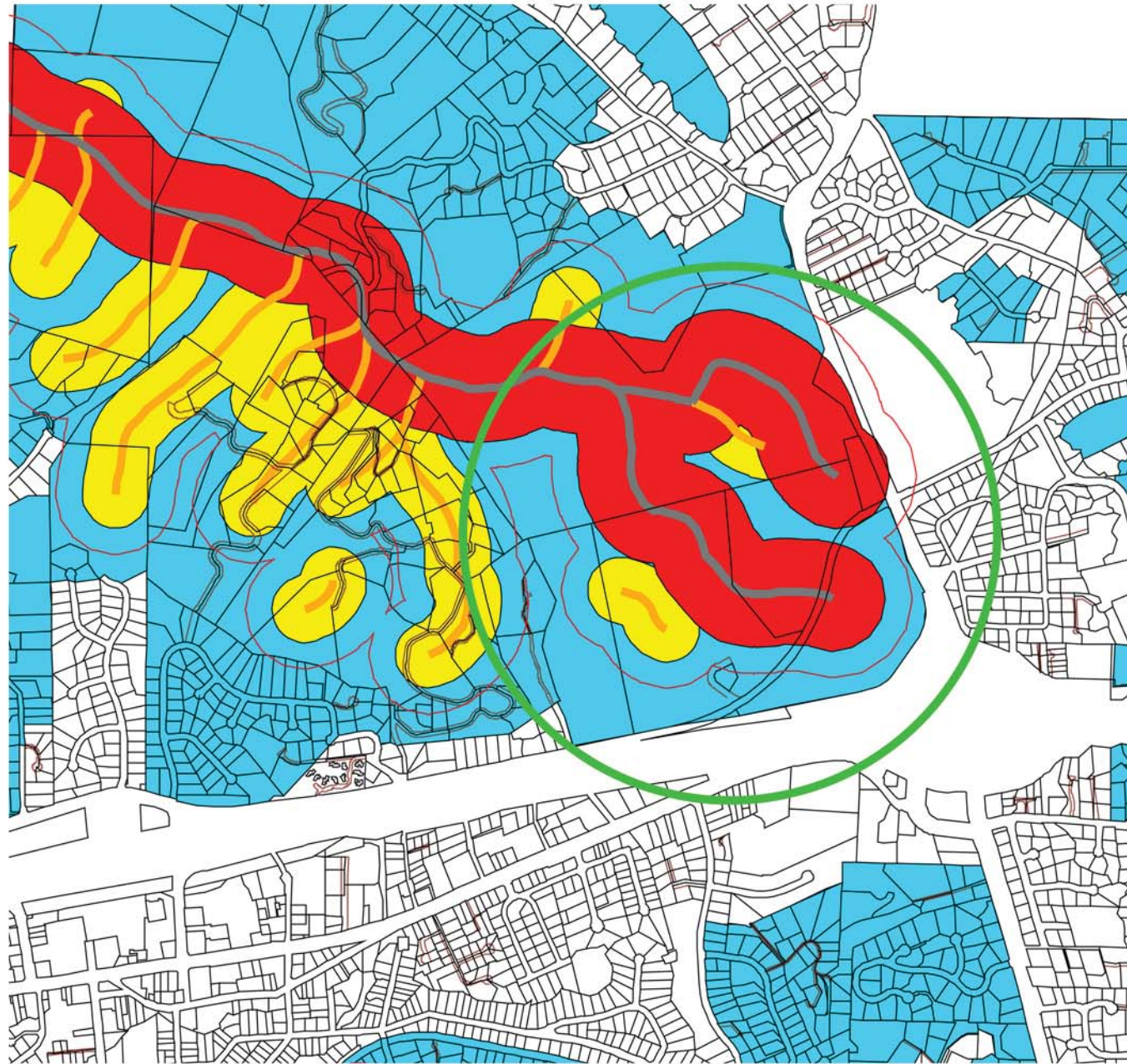
Visible from Viewing Evaluation Map Locations (when viewed from lower elevations from publicly owned property)



0 100 200 400
Feet

15,000 Sq. Ft.
1 Acre





ADOPTED JULY 8, 2002 - ORDINANCE 528



CORRECTED PER ENGEO REPORT



City of Lafayette

Lafayette Area Ridge Map
Hillside Overlay District Map

Adopted July 8, 2002 - Ordinance 528

- Ridgeline Protected Area
- Lafayette Parcels
- Private Road
- Class I Ridge
- Class II Ridge
- Class I Setback (400-ft.)
- Class II Setback (250-ft.)
- Class III Ridge
- Hillside Overlay District



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

LAFAYETTE AREA RIDGE MAP - HILLSIDE OVERLAY DISTRICT MAP

AMD FAMILY TRUST

O'BRIEN LAND COMPANY, L.L.C.





THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST

O'BRIEN LAND COMPANY, L.L.C.





THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST

O'BRIEN LAND COMPANY, L.L.C.





THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST

O'BRIEN LAND COMPANY, L.L.C.





THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST

O'BRIEN LAND COMPANY, L.L.C.





THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST

O'BRIEN LAND COMPANY, L.L.C.





THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST

O'BRIEN LAND COMPANY, L.L.C.





THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 



THE TERRACES OF LAFAYETTE
APN 232-150-027 | 3233 DEAR HILL ROAD, LAFAYETTE, CALIFORNIA 94549

AERIAL VIEWS OF RIDGE

AMD FAMILY TRUST | O'BRIEN LAND COMPANY, L.L.C. | 