DEVELOPMENT NOTES

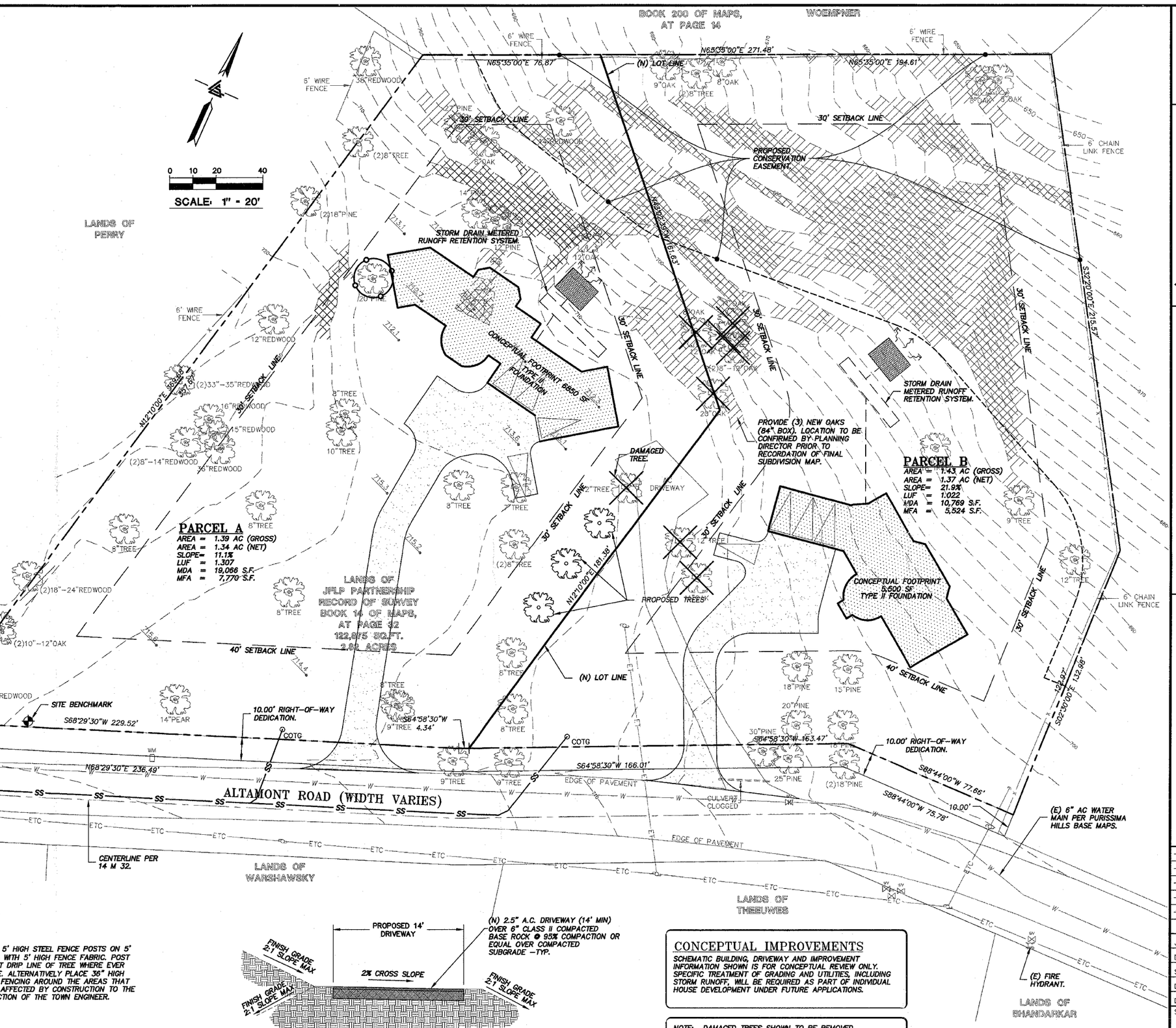
OWNER/DEVELOPER: JFLP PARTNERSHIP
C/O BRAD BLACKMAN
300 SOUTH SAN ANTONIO ROAD
LOS ALTOS, CA 94022
(650) 947-8401

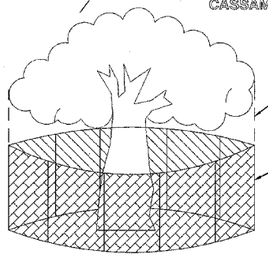
PROPERTY INFORMATION
27361 ALTAMONT ROAD
LOS ALTOS HILLS, CA 94022
APN: 182-26-002

LOT AREA BEFORE SUBDIVISION:
ORIGINAL LOT 2.82 ACRES GROSS
2.71 ACRES NET (LUF 2.333)
SLOPE: 16.5%
LUF: 2.333
MDA: 29,308 SQ FT
MFA: 13,240 SQ FT

LEGEND AND NOTES

- ET — ELECTRICAL & TELEPHONE LINE
- ETC — ELECTRICAL, TELEPHONE & CABLE LINE
- GUY ANCHOR
- JOINT POLE
- PG&E — PG&E VAULT
- WV — WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- BENCHMARK
- XXX.X — SPOT GRADE
- XX" TREE — TREE: TYPE AND SIZE AS NOTED
- DAMAGED TREE
- (N) TREE PROTECTION FENCING
- SS — (N) SS MAIN
- W — (E) WATER MAIN
- SLOPE 30%-40%
- AREAS EXCEEDING 40% SLOPE





PROVIDE 5' HIGH STEEL FENCE POSTS ON 5' CENTERS WITH 5' HIGH FENCE FABRIC. POST TO BE AT DRIP LINE OF TREE WHERE EVER POSSIBLE. ALTERNATIVELY PLACE 36" HIGH PLASTIC FENCING AROUND THE AREAS THAT MAY BE AFFECTED BY CONSTRUCTION TO THE SATISFACTION OF THE TOWN ENGINEER.

EXISTING TREE PROTECTION DETAIL
N.T.S.

DRIVEWAY CROSS-SECTION
N.T.S.

CONCEPTUAL IMPROVEMENTS

SCHEMATIC BUILDING, DRIVEWAY AND IMPROVEMENT INFORMATION SHOWN IS FOR CONCEPTUAL REVIEW ONLY. SPECIFIC TREATMENT OF GRADING AND UTILITIES, INCLUDING STORM RUNOFF, WILL BE REQUIRED AS PART OF INDIVIDUAL HOUSE DEVELOPMENT UNDER FUTURE APPLICATIONS.

NOTE: DAMAGED TREES SHOWN TO BE REMOVED.

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LEA No. 31878 Exp. 12-31-05 CIVIL STATE OF CALIFORNIA

LEA & SUNG ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
FAX (510) 887-3019
WWW.LEASUNG.COM

27361 ALTAMONT ROAD LOS ALTOS HILLS, CA

SANTA CLARA COUNTY

182-26-002

CONCEPTUAL DEVELOPMENT PLAN

REVISIONS	BY
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JOB NO:	2040469
DATE:	11-18-04
SCALE:	1" = 20'
DESIGN BY:	JL/PC
DRAWN BY:	GM
SHEET NO:	C-2

OF 4 SHEETS