

PROPOSED SITING SUMMARY

Front Setback Min - Living Space	20 Feet	Front Setback Min. -Garage Porch	15 Feet
Side Setback Min -Standard	10 Feet	Side Setback Min.-Corner Lot	15 Feet
Rear Setback Min - Living Space	20 Feet	Rear Setback Min.-Porch	20 Feet

PROPOSED LOT USE SUMMARY

LOT #	LOT SF	PLAN-ELEV(HAND)	LIVING SF/GARAGE SF	PORCH SF	FAR SF	FAR
1	9,905	A-1 (left)	2,635 / 587	448	2,635	26.6%
2	10,002	B-1 (right)	3,433 / 682	409	3,433	35.1%
3	10,009	B-2 (left)	3,433 / 682	409	3,433	35.1%
4	10,009	B-1 (right)	3,433 / 682	409	3,433	35.1%
5	10,003	A-2 (right)	2,635 / 587	448	2,635	26.3%
6	10,001	A-2 (left)	2,635 / 587	448	2,635	26.3%
7	10,010	A-1 (right)	2,635 / 587	448	2,635	26.3%
TOTAL	69,938		20,839 / 4,394	3,019	20,839	
HIGH	10,010		3,433 / 682	448		35.1%
LOW	9,905		2,635 / 587	409		26.3%
AVE.	9,929		2,977 / 628	431		30.1%

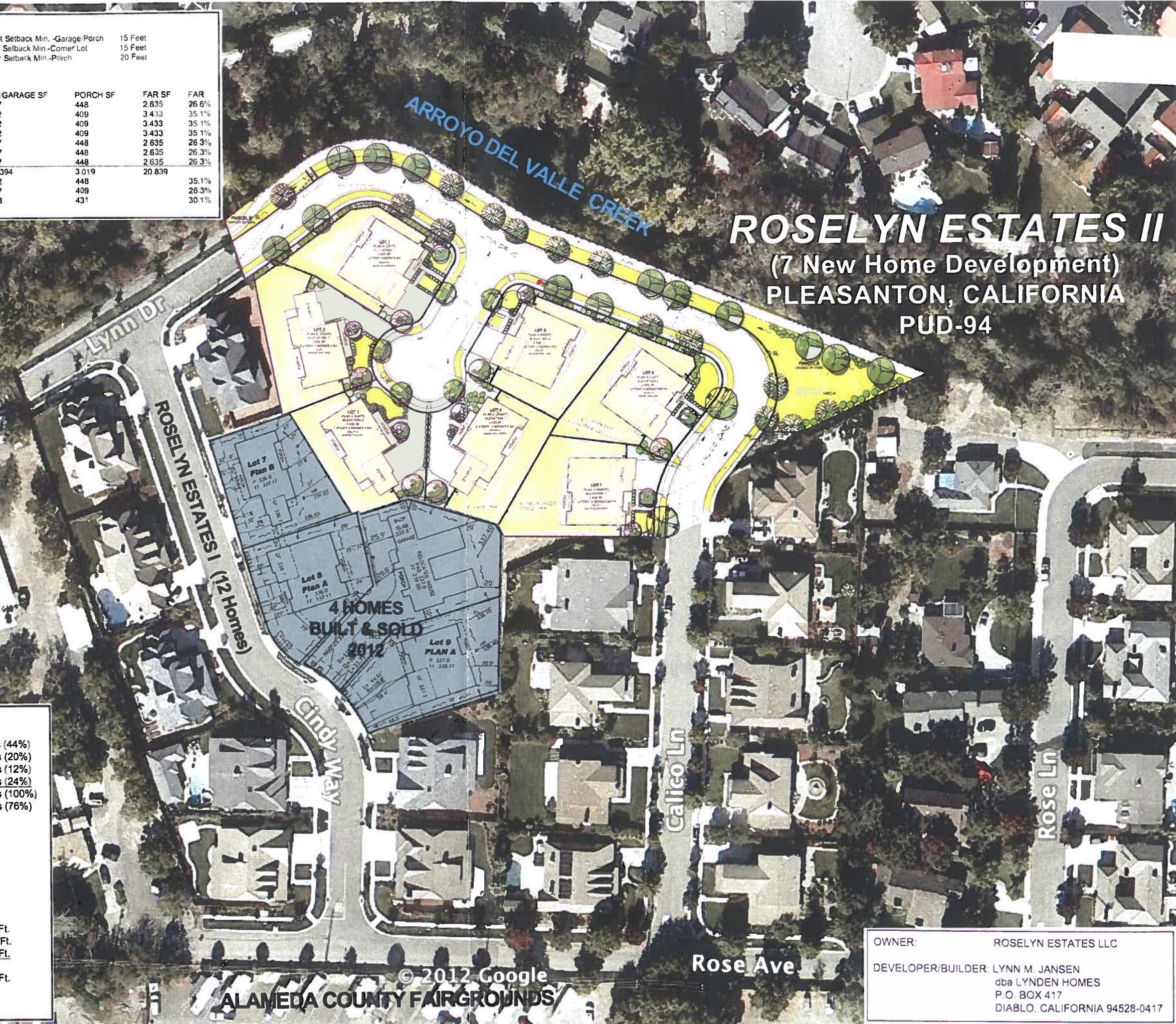
ROSELYN ESTATES II
 (7 New Home Development)
 PLEASANTON, CALIFORNIA
 PUD-94

PROPOSED LAND USE SUMMARY

SFD Residential Lots	1.606 Acres (44%)
Streets and Sidewalks ROW	0.747 Acres (20%)
Other ROW	0.432 Acres (12%)
Arroyo Del Valle	0.913 Acres (24%)
Total Project (Gross)	3.709 Acres (100%)
Total Project (Net w/o Arroyo)	2.796 Acres (76%)

PROPOSED PROJECT SUMMARY

Total Residential Units	7 Units
total Gross Acres	3.71 Acres
Gross Density	1.89 Du/Ac
Total Net Acres (w/o Arroyo)	2.80 Acres
Total Net Density (w/o Arroyo)	2.50 Du/Ac
Smallest Lot Size	9,905 Sq. Ft.
Largest Lot Size	10,010 Sq. Ft.
Average Lot Size	9,929 Sq. Ft.
Average Home (Living)	3,034 Sq. Ft.
Average FAR	30.1%
Highest FAR	35.1%



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 ALAMEDA COUNTY FAIRGROUNDS

OWNER: ROSELYN ESTATES LLC
 DEVELOPER/BUILDER: LYNN M. JANSEN
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