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OWNER / DEVELOPER

Roselyn Estates, LLC
 c/o Mr. Lynn Jansen
 Lynden Homes
 P.O. Box 417
 Diablo, CA 94528-0417
 (925) 743-8482

ROSELYN ESTATES PHASE II
RESIDENTIAL HOME PROJECT
 (PUD 94 - TR 0000)

BY **Lynden**
 H O M E S

CIVIL ENGINEERING

DeBolt Civil Engineering
 811 San Ramon Valley Boulevard
 Danville, CA 94526
 (925) 743-8482

LANDSCAPE DESIGN

Thomas Baak & Associates
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 (925) 933-2583

PUBLIC WORKS AGENCIES

Water Service City of Pleasanton
 Sanitary Sewer City of Pleasanton
 Storm Drain City of Pleasanton
 Creek Drainage Zone 7 Water District

ARCHITECTURAL DESIGN

John Niceley, Architect
 179 Kendall Road
 Walnut Creek, CA 94595
 (925) 932-6767

OUTSIDE UTILITIES & AGENCIES

Telephone AT&T
 Gas & Electric Pacific Gas & Electric
 Cable TV Comcast
 Fire Protection Livermore-Pleasanton Fire Dept.

EXISTING SITE INFORMATION

Address	APN	Acres	Usage	Zoning	General Plan
Parcel Map 10076 (Pcl. 'B')	946-3477-001-06 (portion) 946-4610-008-01 946-4610-009-01	3.71	Residential	Residential	Medium Density Residential

PROPOSED HOMES

Plan	Quantity	Living Area	Porch	Garage	Bedrooms	Gar. Car	Dwy. Car
'A'	4	2,635 SF	448 SF	587 SF	4	3	3
'B'	3	3,433 SF	409 SF	682 SF	5	3	3
Project Totals:	7	20,839 SF	3,019 SF	4,394 SF	31	21	21

PROPOSED PROJECT SUMMARY

Total Residential Units	7 Units
Total Gross Acres	3.71 Acres
Gross Density	1.89 Acres
Total Net Acres (w/o Arroyo)	2.80 Acres
Net Density	2.50 Du/Ac
Smallest Lot Size	9,905 Sq. Ft.
Largest Lot Size	10,010 Sq. Ft.
Average Lot Size	9,991 Sq. Ft.
Average Home (Living)	2,929 Sq. Ft.
Average FAR SF	30.1 Percent
Highest FAR	35.1 Percent

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. - Street 'A':	15 Feet *
Rear Setback Min. - Living Space:	20 Feet *

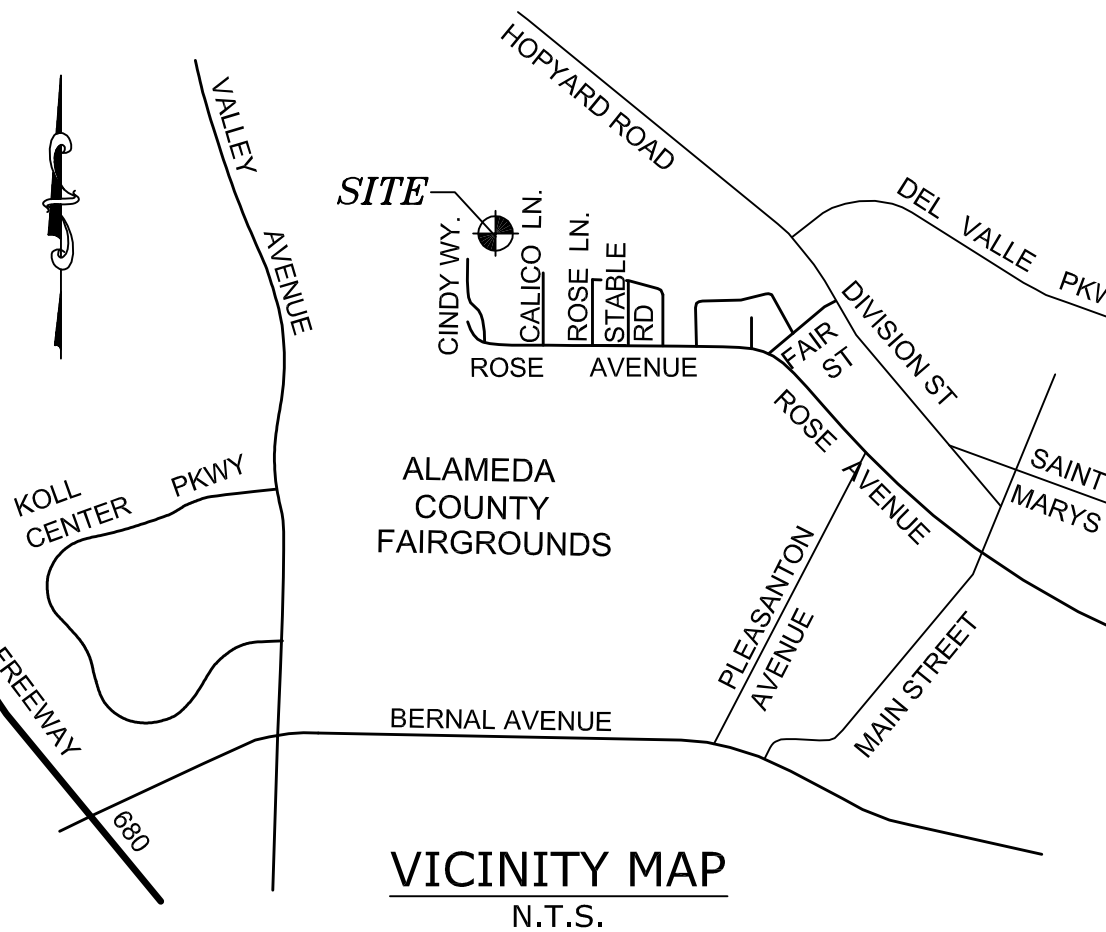
* Exceptions as indicated on Sheet 5 Building Layouts

PROPOSED LAND USE SUMMARY

SFD Residential Lots	1.606 Acres	44%
Streets & Sidewalks R-O-W	0.747 Acres	20%
Other R-O-W	0.432 Acres	12%
Arroyo Del Valle	0.913 Acres	24%
Total Project	3.709 Acres	100%

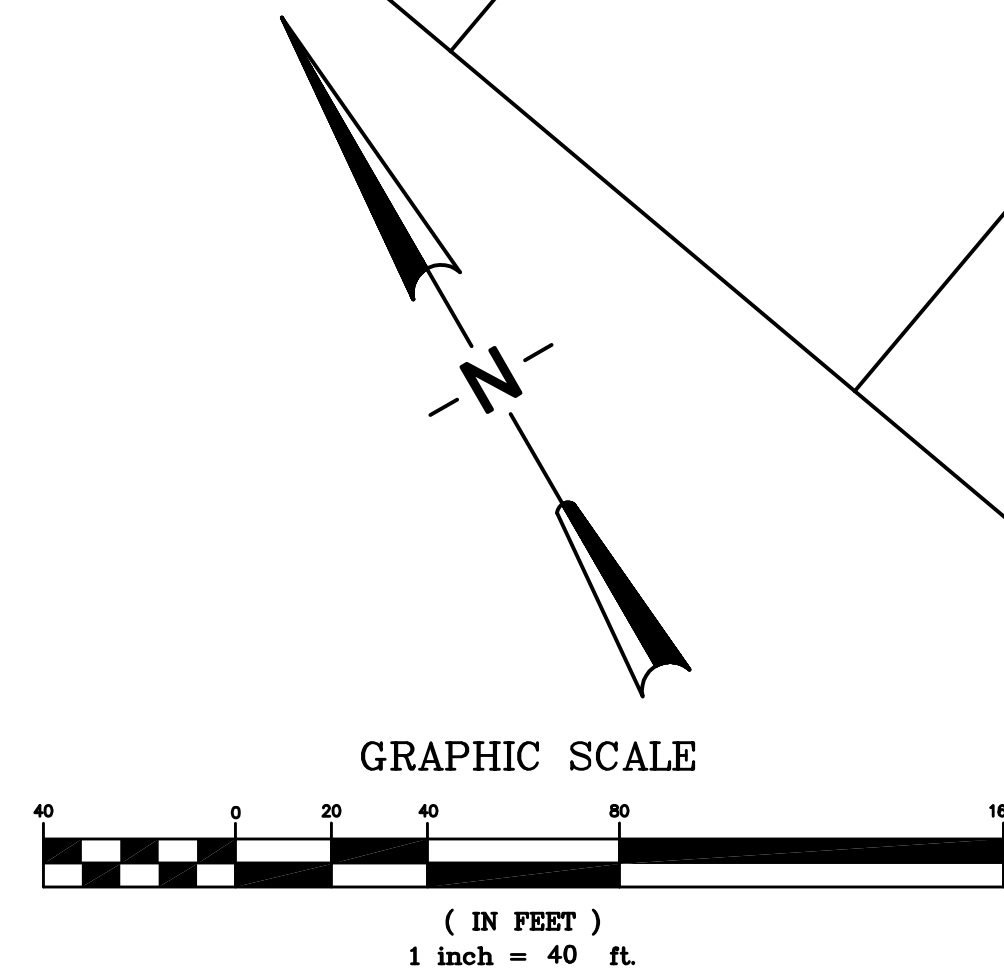
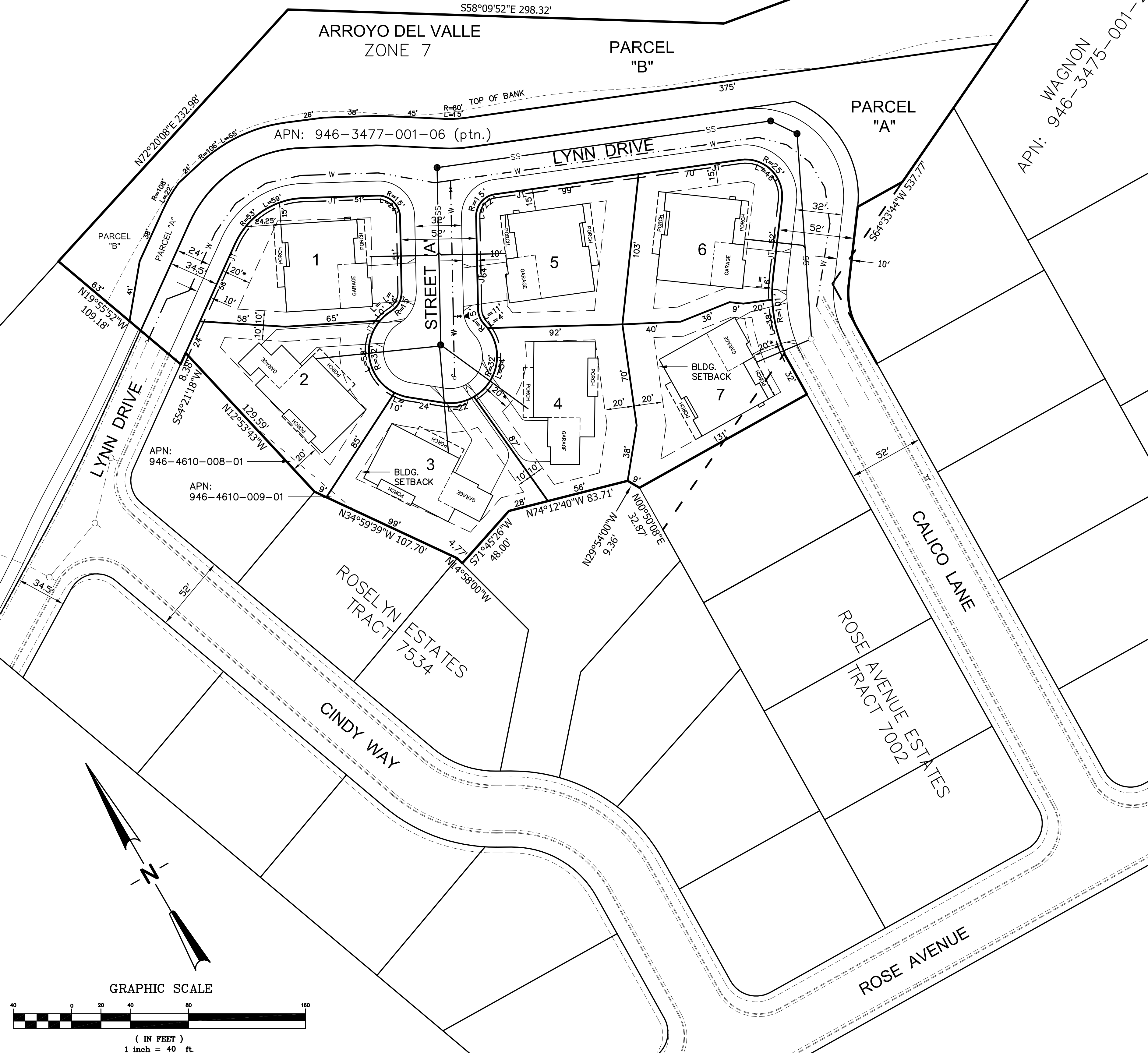
PROPOSED LANDSCAPING

Front Yard Landscaping	11,034 SF
Creekside Trail	5,432 SF
Bioswale Area	13,357 SF
24" Box Street Trees	15 Ea.
24" Box Front Yard Trees	14 Ea.
HOA Area Trees	19 Ea.



PROPOSED LOT USE SUMMARY

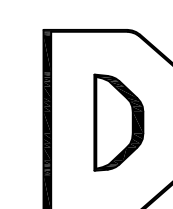
LOT #	LOT SQ. FT.	LIVING SQ. FT.	GARAGE SQ. FT.	PORCH SQ. FT.	F.A.R.
1	9,905 SF±	2,635 SF±	587 SF±	448 SF±	26.6%
2	10,002 SF±	3,433 SF±	682 SF±	409 SF±	35.1%
3	10,009 SF±	3,433 SF±	682 SF±	409 SF±	35.1%
4	10,009 SF±	3,433 SF±	682 SF±	409 SF±	35.1%
5	10,003 SF±	2,635 SF±	587 SF±	448 SF±	26.3%
6	10,001 SF±	2,635 SF±	587 SF±	448 SF±	26.3%
7	10,010 SF±	2,635 SF±	587 SF±	448 SF±	26.3%
TOTAL	69,938 SF±	20,839 SF±	4,394 SF±	3,019 SF±	
HIGH	10,010 SF±	3,433 SF±	682 SF±	448 SF±	35.1%
LOW	9,905 SF±	2,635 SF±	587 SF±	409 SF±	26.3%
AVERAGE	9,991 SF±	2,977 SF±	628 SF±	431 SF±	30.1%



SITE PLAN AND PROJECT INFORMATION

ROSELYN ESTATES PHASE II PROJECT
 P.U.D. #94 ~ TRACT 0000
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. SANITARY SEWER ALIGNMENT	12/13/2012
3	REV. LOTS 1-7	1/3/2013
4	REV. WATER & SEWER ALIGNMENT	4/27/2013



DeBolt Civil Engineering
 811 San Ramon Valley Boulevard
 Danville, California 94526
 Tel: 925/837-3780
 Fax: 925/837-4378

Date: 8/15/2012
 Scale: 1" = 40'
 By: JED/adv
 Job No.: 06136