

RECORD OWNER / DEVELOPER:
 ROSELVYN ESTATES, LLC
 670 P.O. LYNN JANSSEN
 DUBLIO, CA 94528-0417
 (925) 743-8482

ENGINEER:
 DEBOLT CIVIL ENGINEERING
 811 SAN RAMON VALLEY BLVD., SUITE 201
 DAVENILLE, CA 94526
 (925) 837-3780

SOILS ENGINEER:
 ENGEDO, INC.
 2010 CROW CANYON PLACE, SUITE 120
 SAN RAMON, CA 94583
 (925) 866-9000

SITE ADDRESS:
 1623 CINDY WAY - PARCEL 'B'
 PLEASANTON, CA 94586
 ASSESSORS PARCEL NUMBER:
 946-3477-001-06 (P.N.)

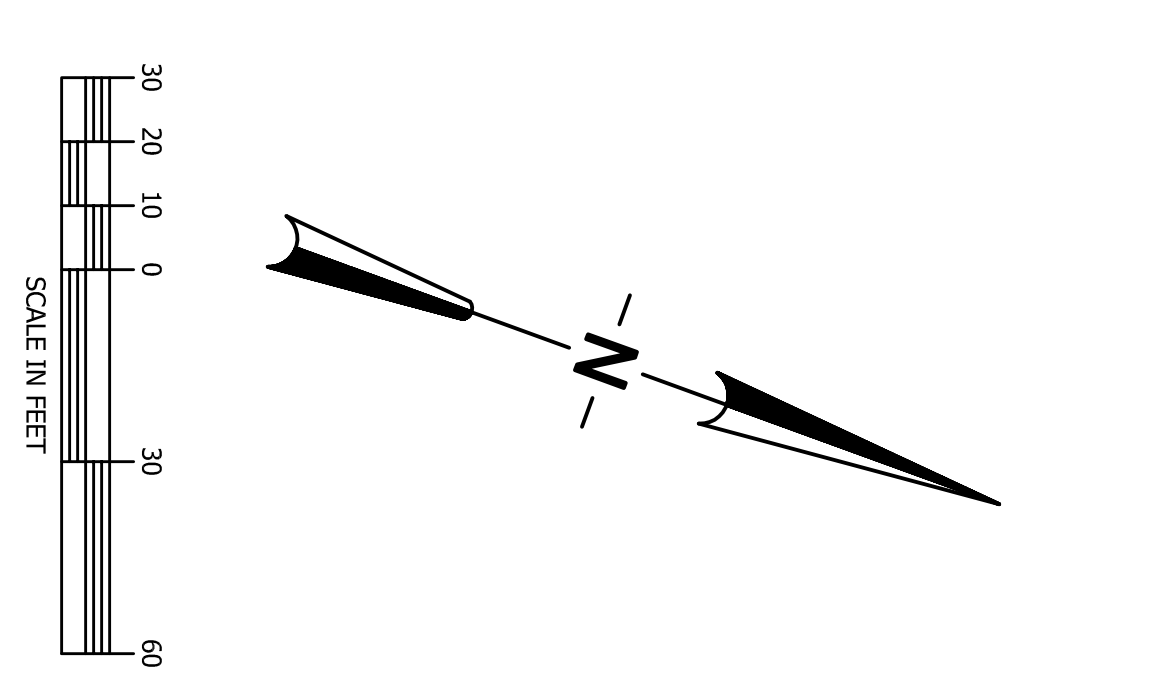
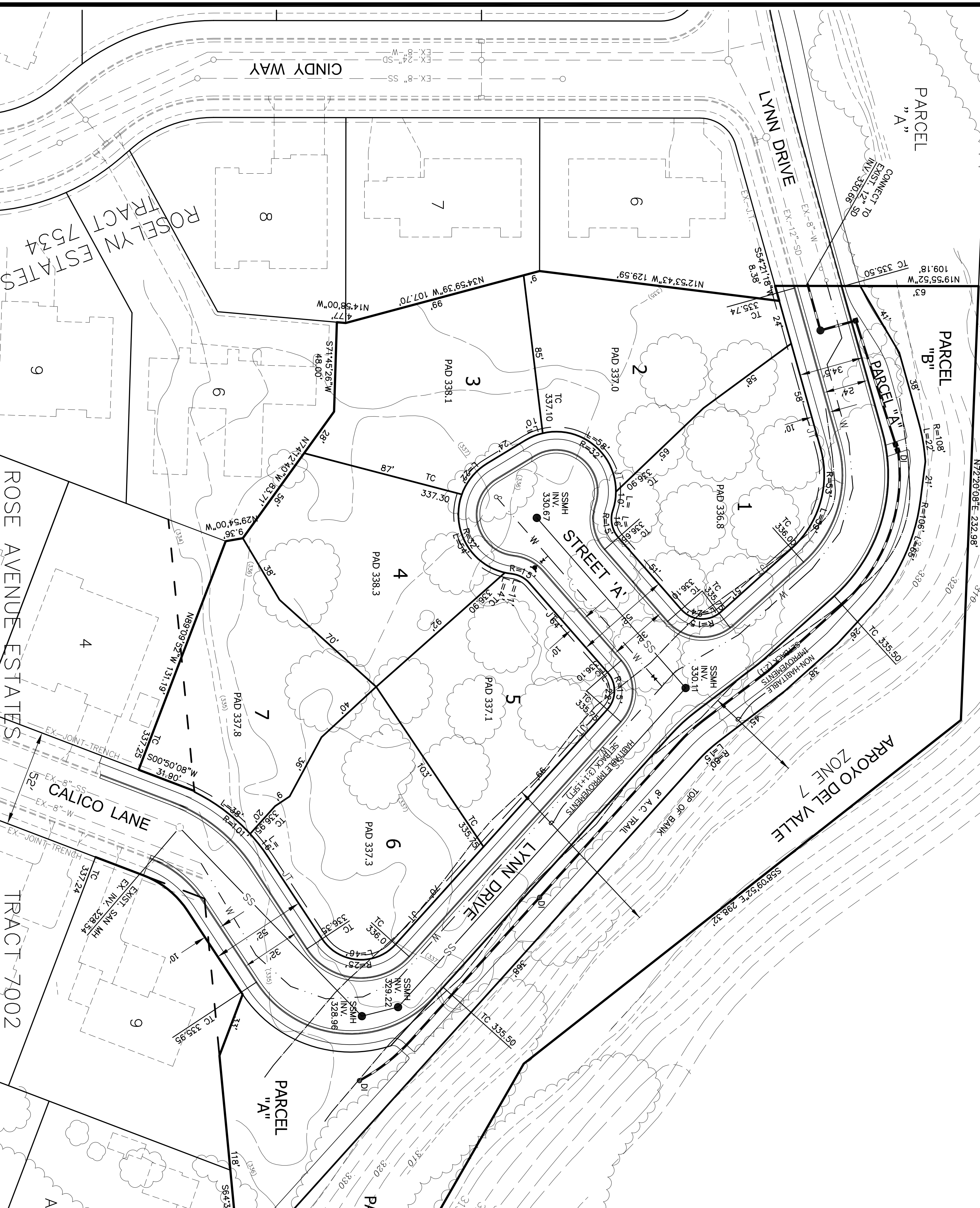
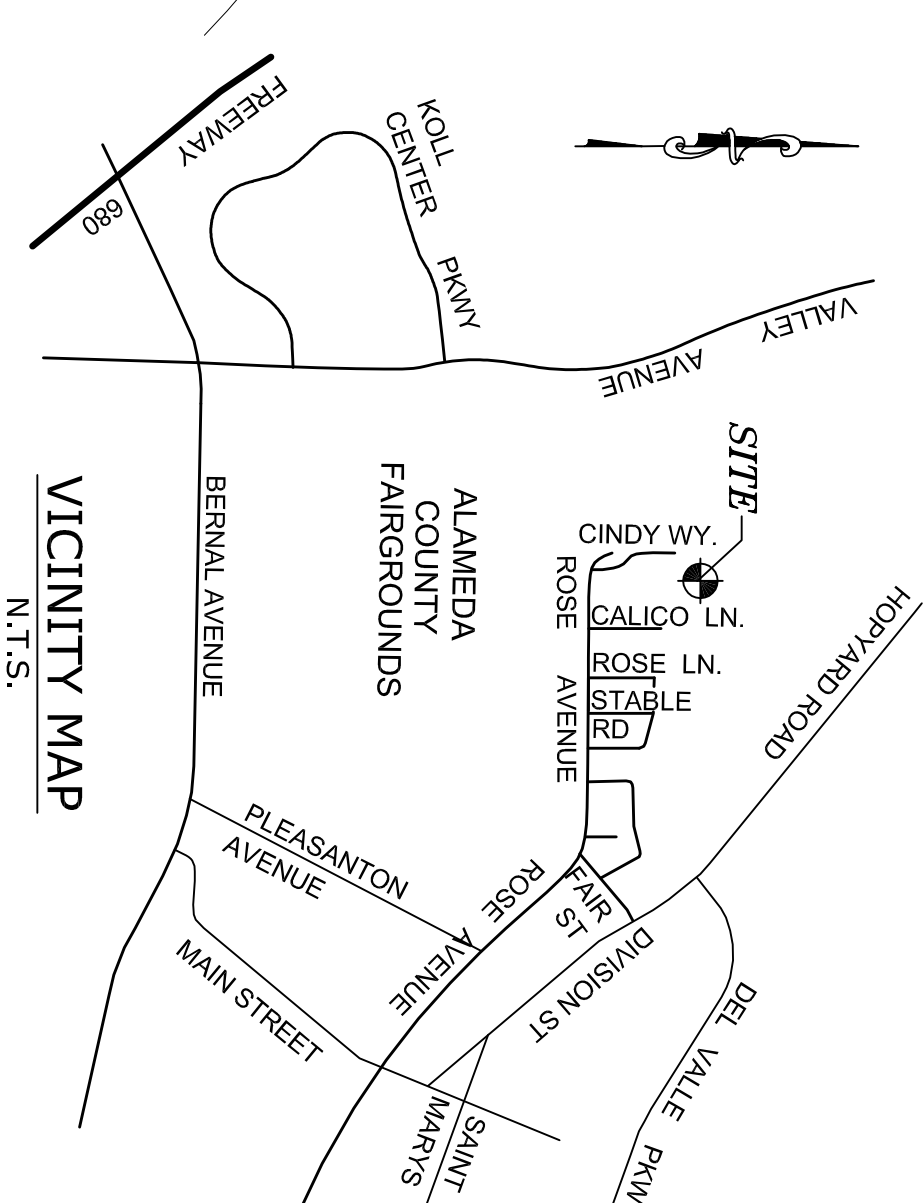
EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL SUBDIVISION
 GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
 EXISTING ZONING: PUD-MDR

BENCHMARK:
 U.S.C. & G.S. DISK A 972 ~ 0.45 MILES NORTHWEST ALONG DIVISION STREET FROM THE WESTERN PACIFIC RAILROAD STATION AT PLEASANTON, 0.1 MILES NORTHWEST OF THE JUNCTION OF FAIR STREET IN THE TOP OF THE NORTHWEST AND THE SOUTHWEST CONCRETE CURB OF THE DRIVE BRIDGE # 218 FROM ROAD TO DEL VALLE, 65.12 FEET SOUTH OF THE DRIVE BRIDGE # 218 FROM ROAD TO DEL VALLE, NORTHWEST OF THE NORTHWEST CURB AND ABOUT 1 FOOT HIGHER THAN THE CURB. ELEVATION 345.042

- NOTES:
1. PARCEL 'A' TO BE CONVERTED TO AND MAINTAINED BY THE ROSELVYN HOMEOWNERS
 2. ASSOCIATION FOR STORM WATER DETENTION AND PUBLIC TRAIL PURPOSES.
 3. PARCEL 'B' TO BE CONVERTED TO THE HOMEOWNERS ASSOCIATION WITH AN ASSOCIATION FOR STORM WATER DETENTION AND PUBLIC TRAIL PURPOSES. ALL CONDITIONS OF APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD) 38 SHALL APPLY TO THIS TENTATIVE MAP.
 4. SEE PLANNED UNIT DEVELOPMENT (PUD) 38 FOR BUILDING SETBACKS.

LOT NO.	LOT AREA (SQ. FT.)
1	9,905
2	10,002
3	10,002
4	10,009
5	10,003
6	10,001
7	10,010
PARCEL 'A'	17,508
PARCEL 'B'	40,945
SMALLEST LOT: LOT 1 = 9,905 SQ. FT.	
AVERAGE LOT AREA: 9,991 SQ. FT.	
TOTAL AREA: 3.71 AC.	

UTILITIES:
 WATER - CITY OF PLEASANTON
 SANITARY SEWER - CITY OF PLEASANTON
 STORM - CITY OF PLEASANTON
 TELEPHONE - FIBER OPTIC
 CABLE TV - COMCAST
 FIRE PROTECTION DISTRICT - LIVERMORE-PLEASANTON FIRE DEPARTMENT



PRELIMINARY VESTING
 TENTATIVE MAP

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

WAGNON
 APN: 946-3475-001-2

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. SANITARY SEWER ALIGNMENT	12/13/2012
3	REV. LOTS 1-7	10/20/13
4	REV. WATER, SAN & SP ALIGNMENT	4/27/2013

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

Date: 9/10/2012
 Scale: 1" = 30'
 Plotted by: JAK
 Job No.: 10636