

ROSELYN ESTATES II

PLEASANTON, CALIFORNIA
LYNDEN HOMES

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	9,987	A-1 (left)	2,635 / 587	448	2,635	26.4%
2	10,002	B-1 (right)	3,433 / 682	448	3,515	34.3%
3	10,011	B-2 (left)	3,433 / 682	409	3,515	34.3%
4	10,012	B-1 (right)	3,433 / 682	448	3,515	34.3%
5	10,003	A-2 (right)	2,635 / 587	409	2,635	26.3%
6	10,320	A-2 (left)	2,635 / 587	448	2,635	25.5%
7	10,085	A-1 (right)	2,635 / 587	449	2,635	26.1%
TOTAL	70,420		20,839 / 4,394	3,019	21,085	
HIGH	10,320		3,433 / 682	448		34.32%
LOW	9,987		2,635 / 587	409		25.53%
AVE.	10,060		2,977 / 628	431		29.61%



PROPOSED LAND USE SUMMARY	
SFD Residential Lots	1.617 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	9,987 Sq. Ft.
Largest Lot Size	10,320 Sq. Ft.
Average Lot Size	10,060 Sq. Ft.
Average Home (Living)	3,034 Sq. Ft.
Average FAR	29.61%
Highest FAR	34.32%

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