

PUD DESIGN GUIDELINES

A. BUILDING DESIGN

Homes shall be designed to promote a traditional rural 'farmhouse' like character. High slope gable roofs and large front and rear porches with shed roofs shall be a predominant design feature typical of this style. The home's styles shall also be typified by other traditional rural 'farmhouse' such as: wide frontages, lap siding, minimal ornamentation, and white, mullioned windows recessed into full wrap 2x wood trim.

B. BUILDING EXTERIOR ELEVATION COLORS

Colors shall be limited to light to medium earth tones for the body of the homes (for example: sand, cream, stone, or slate). Trim shall predominately be white (ex: KM 'Swiss Coffee'), with limited usage of accent colors (ex: steel blue, forest green, or deep maroon).

C. BUILDING ROOFING MATERIAL AND COLORS

Roofing material shall be limited to fireproof flat concrete tiles. Roof tile colors shall be coordinated into the overall color scheme of the house and in general shall be of a medium to dark color (ex: tan, brown, or light or dark grey). No red roof tiles shall be allowed. All vents pipes, roof jacks, etc. shall tend to be located to the rear, and shall be painted to blend with the roof color. Skylights, if used, shall be flat low profile type.

D. BUILDING SIDING MATERIALS

The building veneer shall be manufactured HardiPlank 8" lap siding (or equal) with 2x wood trimming. Any accenting shall be with stone or masonry materials. No stucco siding shall be used. The homes shall have a consistent design and level of detail on all four elevations.

E. BUILDING HEIGHTS

Interior ceilings heights shall typically be 9 ft. -10 ft. high. Single-story homes shall not exceed a maximum exterior height of 24 feet, and two-story houses shall not exceed 32 feet - measured from the finished grade at the house to the highest ridge.

F. BUILDING SETBACKS

Building setbacks shall generally conform to the following guidelines:

Front Yard to Living Area	20 feet
Front Yard to Attached Porches/Garages	15 feet
Driveway Minimum Length to Public Sidewalk	20 feet
Rear Yard to Attached Porch/Garage	15 feet
Rear Yard to Living Area	20 feet
Side Yard to Living Area.....	10 feet
Side Yard to Attached Porch/Garage.....	8 feet

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G. BUILDING FLOOR AREA RATIO

The maximum Floor Area Ratio (FAR) for the homes shall no greater than 40 percent (40%).

H. BUILDING PLACEMENT/ORIENTATION

No driveways shall open onto the future extension of Lynn Drive along the Del Valle Creek.

I. ACCESSORY BUILDINGS AND SECONDARY BUILDINGS

Accessory buildings or structures such as gazebos, trellises, equipment sheds, cabanas, etc., shall not be located in any front yard areas. No accessory or secondary structure shall be erected within five feet of any property line or within fifteen feet from the public street.

Secondary dwellings shall be designed so as to maintain the appearance of main single dwelling. Secondary dwellings shall contain no more than one bedroom, one kitchen, and one bath. Living and dining areas are permitted. Secondary dwellings are subject to use permit review and approval by the City of Pleasanton.

J. VEHICLE STORAGE

Recreational vehicles, boats, campers, etc., shall be screened from view from all public streets and shall be parked in accordance with Chapter 18.84.270 of the Pleasanton Municipal Code.

K. LANDSCAPING

Front yard landscaping shall be installed prior to the issuance of an occupancy permit for each dwelling, and is subject to design review. Completed landscaping shall consist of plant material selected to be harmonious with the existing plants and shall generally be drought resistant. A water conserving irrigation system shall be provided for each lot's landscaping.

A 20' wide (average) creekside trail and irrigated & landscaped and/or bio-retention area shall be provided along the northern side of the new creekside street (aka Lynn Drive). Maintenance of this landscaping and trail, shall be the responsibility of the PUD HOA.

L. EXISTING AND FUTURE TREES

Prior to any future development, a tree report shall be submitted to assess the health, vigor, and desirability of each of the site's trees. The tree report shall contain specific recommendations on the preservation strategies in order to preserve desirable and substantial trees, and healthy, substantial existing trees not in location of buildings or street r.o.w. shall be saved if feasible.

Two existing or new 15 gal. (minimum) public street trees are required per lot, with an additional two for each corner lot. Two additional front yard 15 gal. (minimum) street trees shall be required in each new home's private front yard landscaping, to be provided prior to each building occupancy.

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M. FENCING

All fencing shall be in keeping with a rural 'farmhouse' nature and shall be in accordance with the approved master fence design and Chapter 18.84 of the Pleasanton Municipal Code,

N. DESIGN REVIEW

All house plans shall be reviewed and approved pursuant to the City of Pleasanton's design review process pursuant to Chapter 18.20 of the Pleasanton Municipal Code.

O. GRADING AND DRAINAGE

All new grading for future development shall collect and convey all drainage onsite and direct it into a storm drainage system which releases into the Arroyo Del Valle, and shall comply with all local, state, and federal mandates for drainage control and drainage water quality. The objective of the final accepted grading plan shall be to emulate the existing grades and match up with the existing neighboring grades whenever feasible, and shall keep unavoidable grade differentials to a minimum. Grade differentials shall be accommodated by either tapered grading fill or cuts on the neighboring property if acceptable to the adjacent property owner, or in the alternate, use of wood retaining walls (not to exceed 24" in height). The grading plan shall be reviewed and approved by the Planning Director prior to the subdivision approval.

P. INFRASTRUCTURE IMPROVEMENTS

Any required new water and sanitary sewer main lines shall be constructed as needed, and connected to the existing service terminuses at the northern end of Calico Drive, and water main lines shall additionally connect to the terminus at the east end of Lynn Drive.

Any required new Storm Driange main lines shall be constructed as needed, and connected to the existing terminus at the east end of Lynn Drive.

The location and elevation of all public and private improvements shall be as required by authorized and accepted geotechnical and creek bank stability analysis and recomendations for the property.

Any future public streets and right of way and infrastructure improvements shall be in reasonable and applicable conformance with the prior Nolan Farms and Richmond America project design standards (Tracts 7143 and 7002, respectively), and the prior adjacent Roselyn Estate (Tract 7534), and to City of Pleasanton standards and specifications.

Q. NEIGHBORHOOD CONTINUITY:

To the extent not specifically indicated above, all future development standards and specifications shall be in reasonable conformance and continuity with the existing prior adjacent developments.

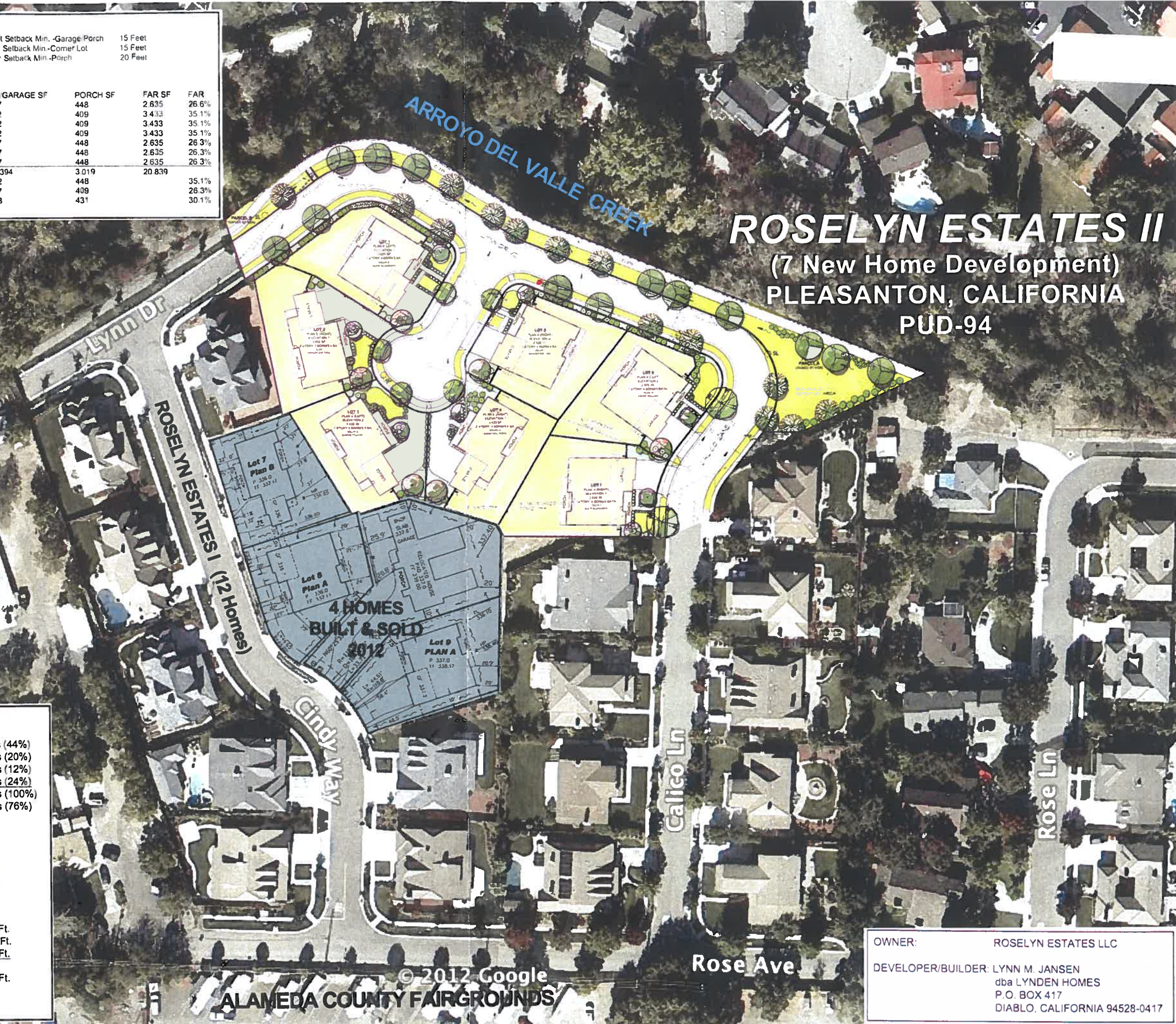
PROPOSED SITING SUMMARY

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%

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