



**LAND USE SUMMARY**

| LAND USE                            | UNITS | ACRES | % OF SITE |
|-------------------------------------|-------|-------|-----------|
| SINGLE FAMILY DETACHED              | 39    | 23.2  | 15.0%     |
| ON-SITE STREETS                     | -     | 3.07  | 2.0%      |
| WESTBRIDGE LANE                     | -     | 0.41  | 0.3%      |
| ALISAL STREET                       | -     | 0.48  | 0.3%      |
| PARCEL A                            | -     | 3.39  | 2.2%      |
| PARCEL B                            | -     | 0.63  | 0.4%      |
| PARCEL C (OWNER RETAINED)           | -     | 80.8  | 52.2%     |
| PARCEL D (SPOTORNO RANCH REMAINDER) | -     | 42.8  | 27.6%     |

**SITE SUMMARY**

|                               |             |
|-------------------------------|-------------|
| NUMBER OF UNITS               | 39          |
| SITE ACRES                    | 154.7 ACRES |
| DEVELOPED AREA                | 31.2 ACRES  |
| TOTAL LOTS & STREETS          | 26.3 ACRES  |
| GROSS AREA (EXCLUDE PARCEL D) | 112.0 ACRES |
| GROSS DENSITY                 | 0.35 DU/AC  |
| SMALLEST LOT SIZE             | 15,223 SF   |
| LARGEST LOT SIZE              | 39,494 SF   |
| AVERAGE LOT SIZE              | 25,894 SF   |

| LOT SIZE                | Building |     | Minimum Lot |     |     | Minimum Yard   |             |          |
|-------------------------|----------|-----|-------------|-----|-----|----------------|-------------|----------|
|                         | (1)      | (2) | (3)         | (4) | (5) | Front Yard (6) | Side (7)(8) | Rear (9) |
| FUD R-10,000+ (2 STORY) | 30'      | 25% | 20,000      | 140 | 140 | 35'            | 25'         | 35'      |
| FUD R-10,000+ (1-STORY) | 30'      | 40% | 20,000      | 140 | 140 | 35'            | 25'         | 35'      |

**NOTES:**  
 (1) MAXIMUM HEIGHT: Height of building measured from the highest to the lowest elevations on the building.  
 (2) FAR: FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the garage.  
 MINIMUM LOT:  
 (3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.  
 (4) MINIMUM WIDTH: Average width of lot with encroaching lots and setbacks when the minimum street frontage width may be 15 feet.  
 (5) MINIMUM DEPTH: Average minimum depth.  
 MINIMUM YARD:  
 (6) FRONT GARAGE/POOLED: Excepting architectural projections, minimum front yard to measured from the right-of-way line to the front foundation plane of the garage/pool.  
 (7) SIDE: The minimum side yard measured from the side property line (or street right-of-way if a corner lot) to the foundation plane of the house/garage (includes porches for detached, main decks, and/or any setbacks).  
 (8) REAR: Minimum rear yard measured from the rear property line to the foundation plane on the home (includes porches for detached, main decks, and/or any setbacks).  
 (9) REDUCED SETBACKS: Side setbacks are reduced to 20 ft for lots 29, 30, 34, and 35.  
 ACCESSORY STRUCTURES:  
 Accessory structures are allowed with building heights up to 25 ft.  
 Front yard setback: 35 ft.  
 Side and rear setback: 10 ft.



**PRELIMINARY SITE DEVELOPMENT PLAN**  
**SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: TM LEWIS COMMUNITIES

**PLOTTING NOTE:**  
 HOUSE PLOTTING AS SHOWN IS FOR INFORMATIONAL PURPOSES ONLY.  
 ACTUAL PLOTTING MAY VARY.  
 ACCESSORY DWELLING UNIT (ADU) PLOTTING IS CONFIDENTIAL, NO LESS THAN 6 ADU'S WILL BE INCLUDED, BUT COULD BE PLACED ON ANY LOT THAT CAN ACCOMMODATE THE REQUIRE SETBACKS.

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