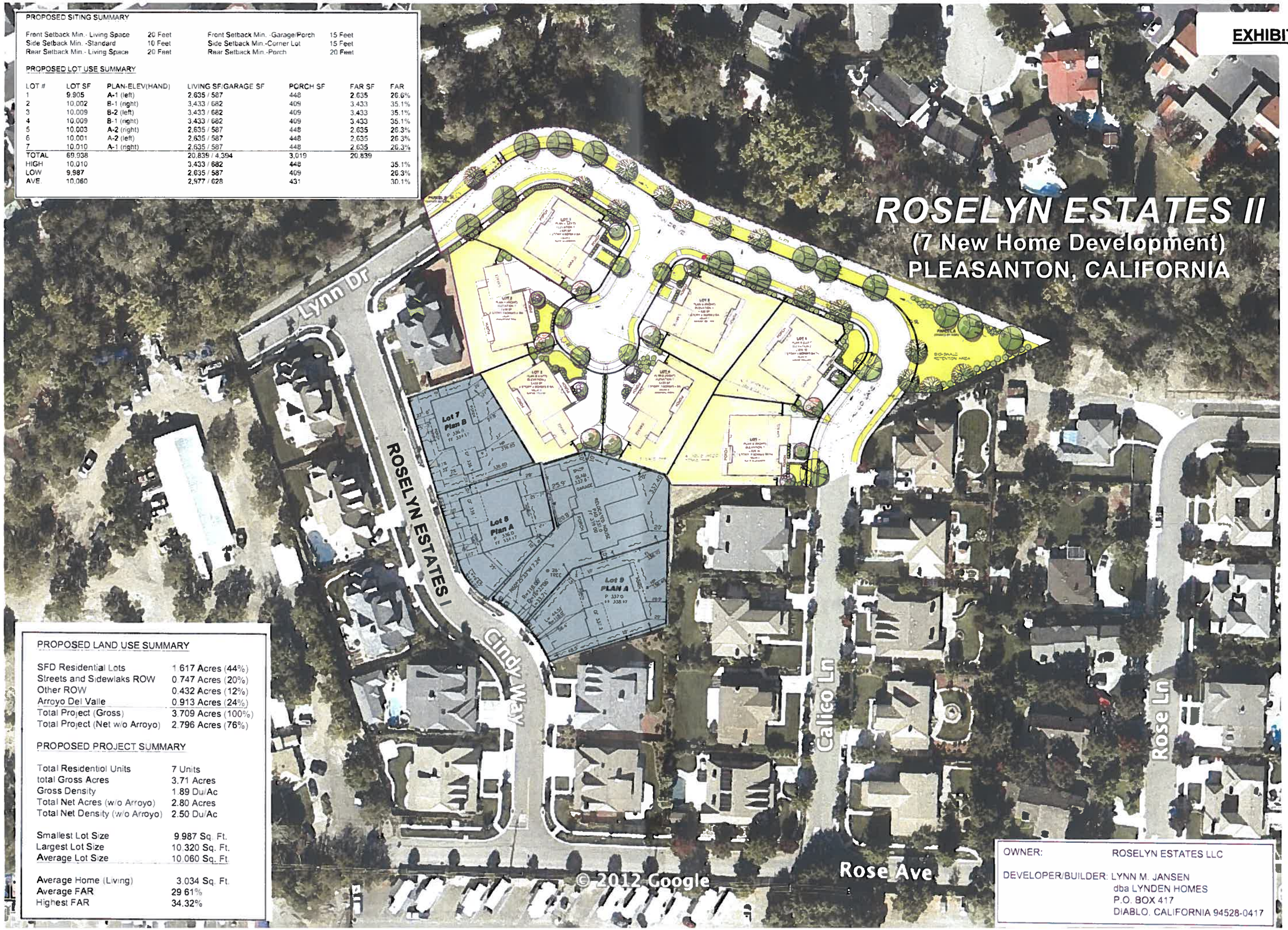
EXHIBIT D

ROSELYN ESTATES II

(7 New Home Development)

PLEASANTON, CALIFORNIA



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	9,987		2,635 / 587	409		26.3%
AVE.	10,060		2,977 / 628	431		30.1%

PROPOSED LAND USE SUMMARY

SFD Residential Lots	1.617 Acres (44%)
Streets and Sidewlaks 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

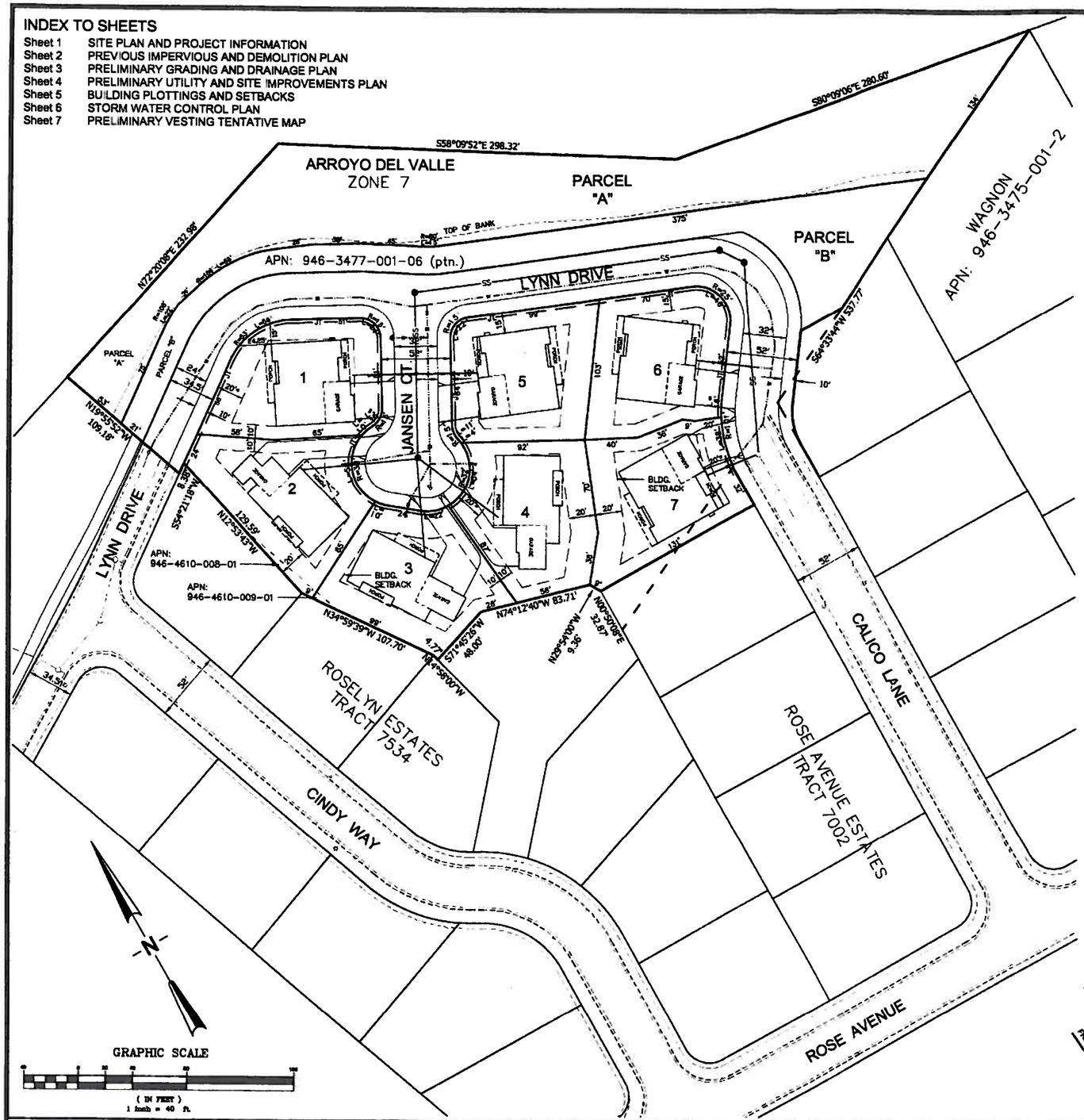
Total Residentiol Units	7 Units
total Gross Acres	3.71 Acres
Gross Density	1.89 Du/Ac
Total Net Acres (w/o Arroyo)	2.80 Acres
Total Net Density (w/o Arroyo)	2.50 Du/Ac
Smallest Lot Size	9.987 Sq. Ft.
Largest Lot Size	10.320 Sq. Ft.
Average Lot Size	10.060 Sq. Ft.
Average Home (Living)	3.034 Sq. Ft.
Average FAR	29.61%
Highest FAR	34.32%

OWNER: ROSELYN ESTATES LLC

DEVELOPER/BUILDER: LYNN M. JANSEN
dba LYNDEN HOMES
P.O. BOX 417
DIABLO, CALIFORNIA 94528-0417

INDEX TO SHEETS

Sheet 1	SITE PLAN AND PROJECT INFORMATION
Sheet 2	PREVIOUS IMPERVIOUS AND DEMOLITION PLAN
Sheet 3	PRELIMINARY GRADING AND DRAINAGE PLAN
Sheet 4	PRELIMINARY UTILITY AND SITE IMPROVEMENTS PLAN
Sheet 5	BUILDING PLOTTINGS AND SETBACKS
Sheet 6	STORM WATER CONTROL PLAN
Sheet 7	PRELIMINARY VESTING TENTATIVE MAP



OWNER / DEVELOPER

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

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

ARCHITECTURAL DESIGN

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

ROSELYN ESTATES PHASE II

RESIDENTIAL HOME PROJECT

(PUD 94 - TR 8139)

BY Lynden HOMES

PUBLIC WORKS AGENCIES

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

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	2,835 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)	2,829 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 *

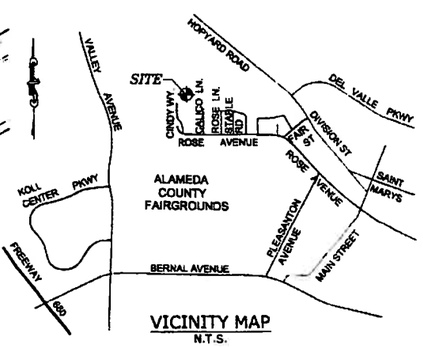
* Exceptions as indicated on Sheet 5 Building Layouts

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.



VICINITY MAP
N.T.S.

PROPOSED LOT USE SUMMARY

LOT #	LOT SQ. FT.	LIVING SQ. FT.	GARAGE SQ. FT.	PORCH SQ. FT.	F.A.R.
1	9,905 SF±	2,835 SF±	587 SF±	448 SF±	28.6%
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±	2,835 SF±	587 SF±	448 SF±	28.3%
6	10,001 SF±	2,835 SF±	587 SF±	448 SF±	28.3%
7	10,010 SF±	2,835 SF±	587 SF±	448 SF±	28.3%
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±	2,835 SF±	587 SF±	409 SF±	28.3%
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 8139
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
5	C.JAUY PARCEL DESIGNATIONS	6/5/2013

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

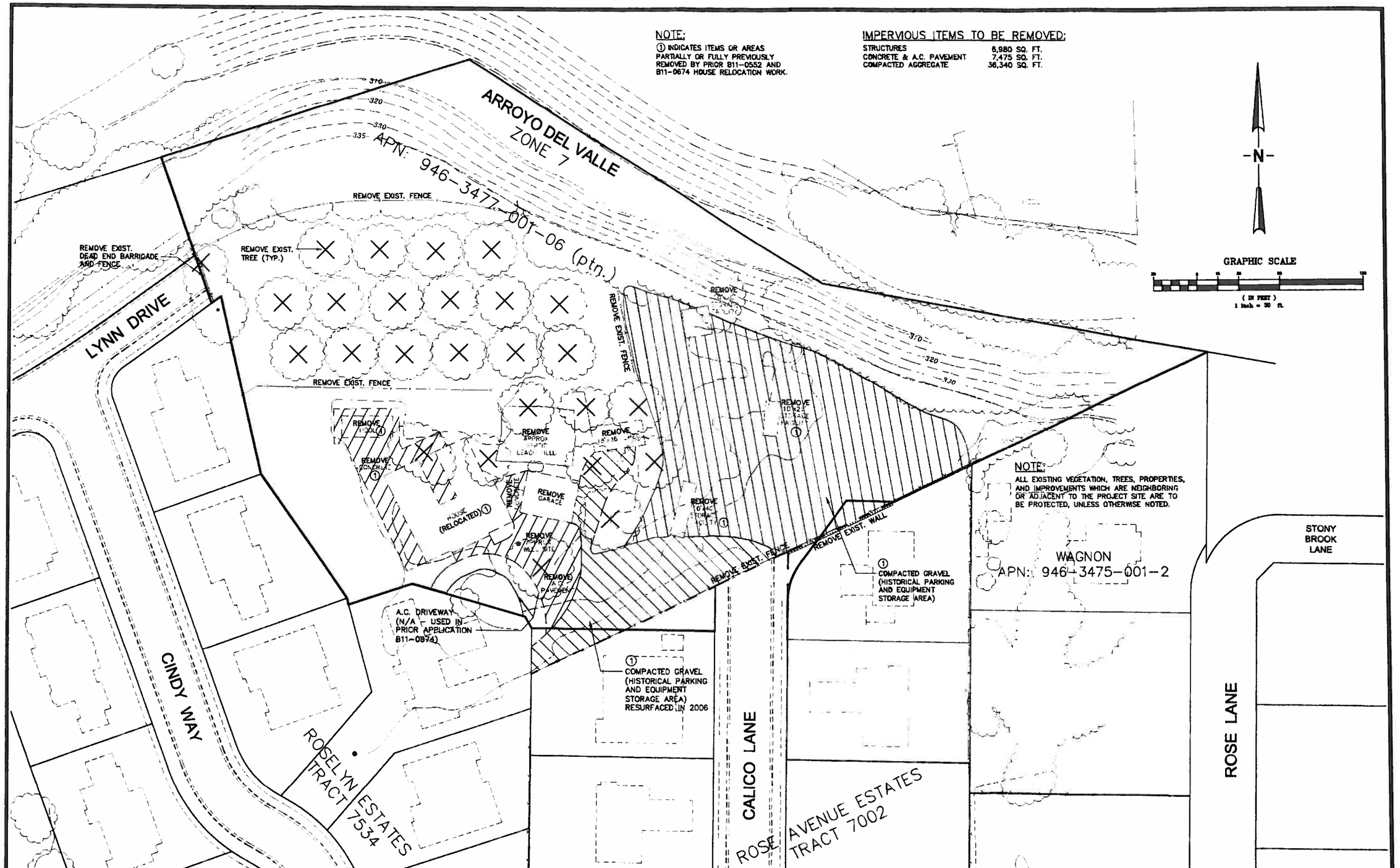
Date: 8/15/2012
Scale: 1" = 40'
By: JED / ahr
Job No.: 06136

NOTE:

① INDICATES ITEMS OR AREAS PARTIALLY OR FULLY PREVIOUSLY REMOVED BY PRIOR B11-0552 AND B11-0674 HOUSE RELOCATION WORK.

IMPERVIOUS ITEMS TO BE REMOVED:

STRUCTURES	6,980 SQ. FT.
CONCRETE & A.C. PAVEMENT	7,475 SQ. FT.
COMPACTED AGGREGATE	36,340 SQ. FT.



NOTE:

ALL EXISTING VEGETATION, TREES, PROPERTIES, AND IMPROVEMENTS WHICH ARE NEIGHBORING OR ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED, UNLESS OTHERWISE NOTED.

PREVIOUS IMPERVIOUS AND DEMOLITION PLAN

ROSELYN ESTATES PHASE II PROJECT

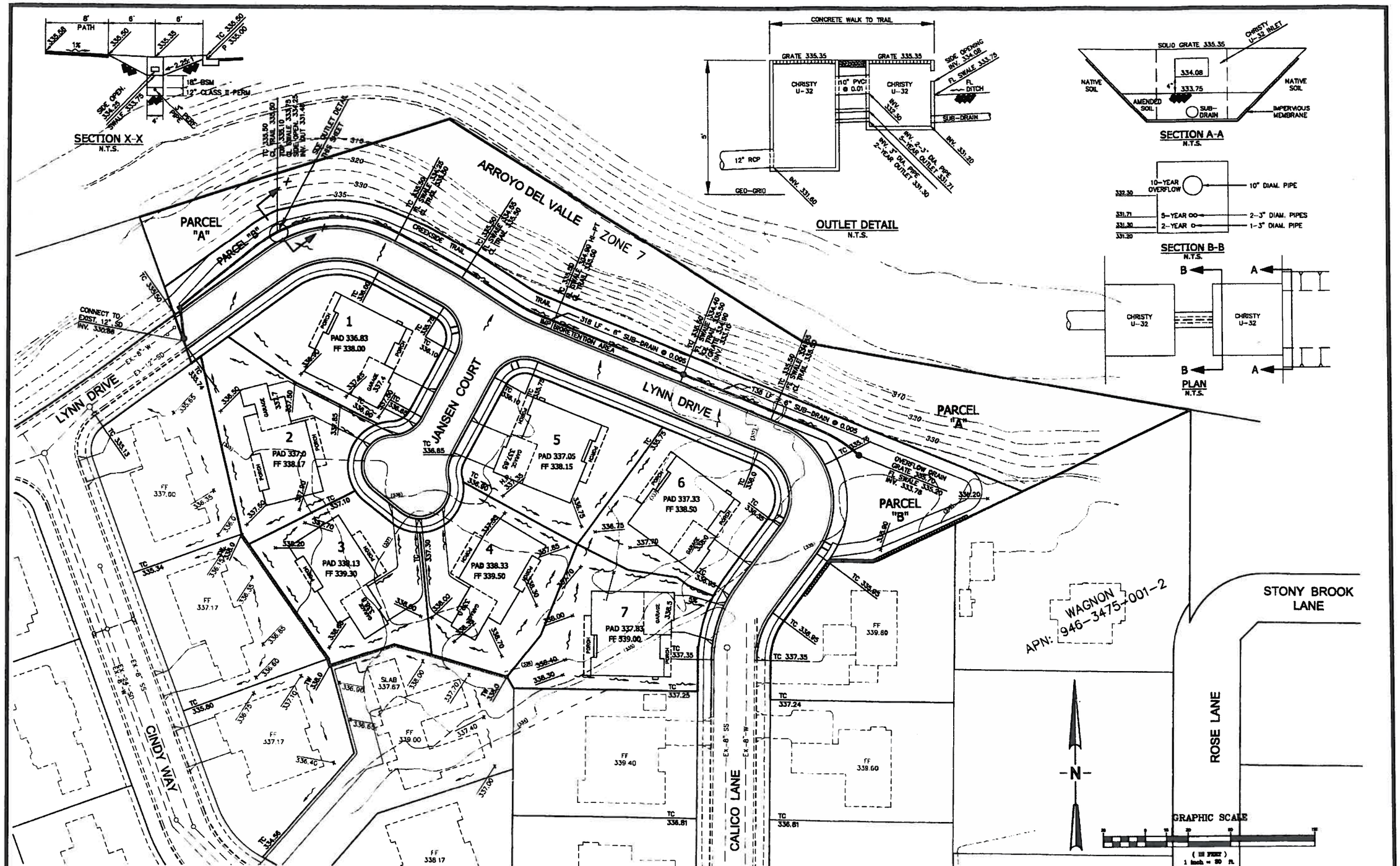
P.U.D. #00 ~ TRACT 8139

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE

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'
By: JEB / adv
Job No.: 06136



PRELIMINARY GRADING AND DRAINAGE PLAN

ROSELYN ESTATES PHASE II PROJECT

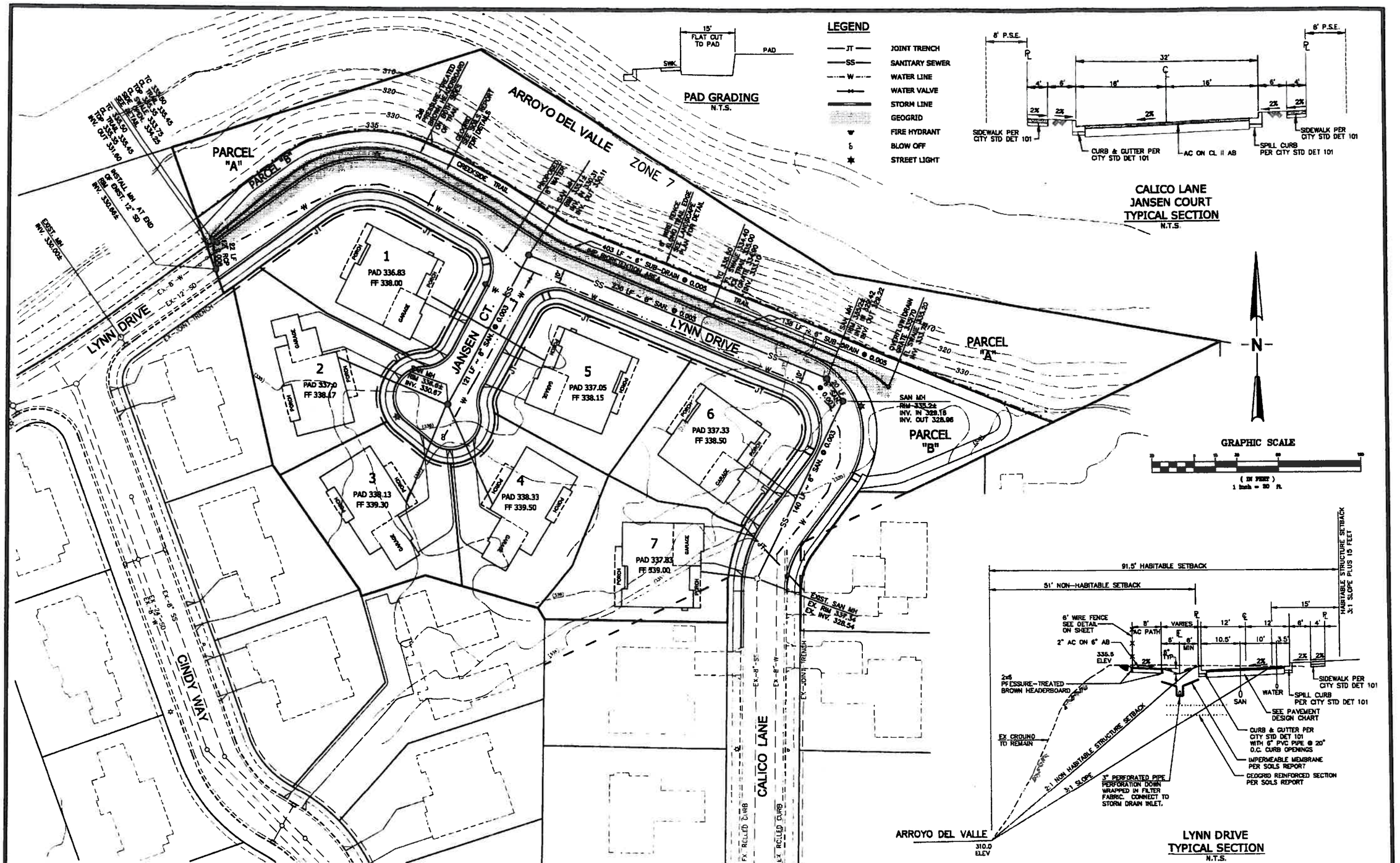
P.U.D. #94 ~ TRACT 0000

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. LOTS 1-7	1/3/2013
3	REV. PER MEETING WITH CITY	3/27/2013
4	CLARIFY PARCEL DESIGNATIONS	8/5/2013

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" = 30'
By: JED / adv
Job No.: 06136



PRELIMINARY UTILITY AND SITE IMPROVEMENTS PLAN

ROSELYN ESTATES PHASE II PROJECT

P.U.D. #94 ~ TRACT 8139

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

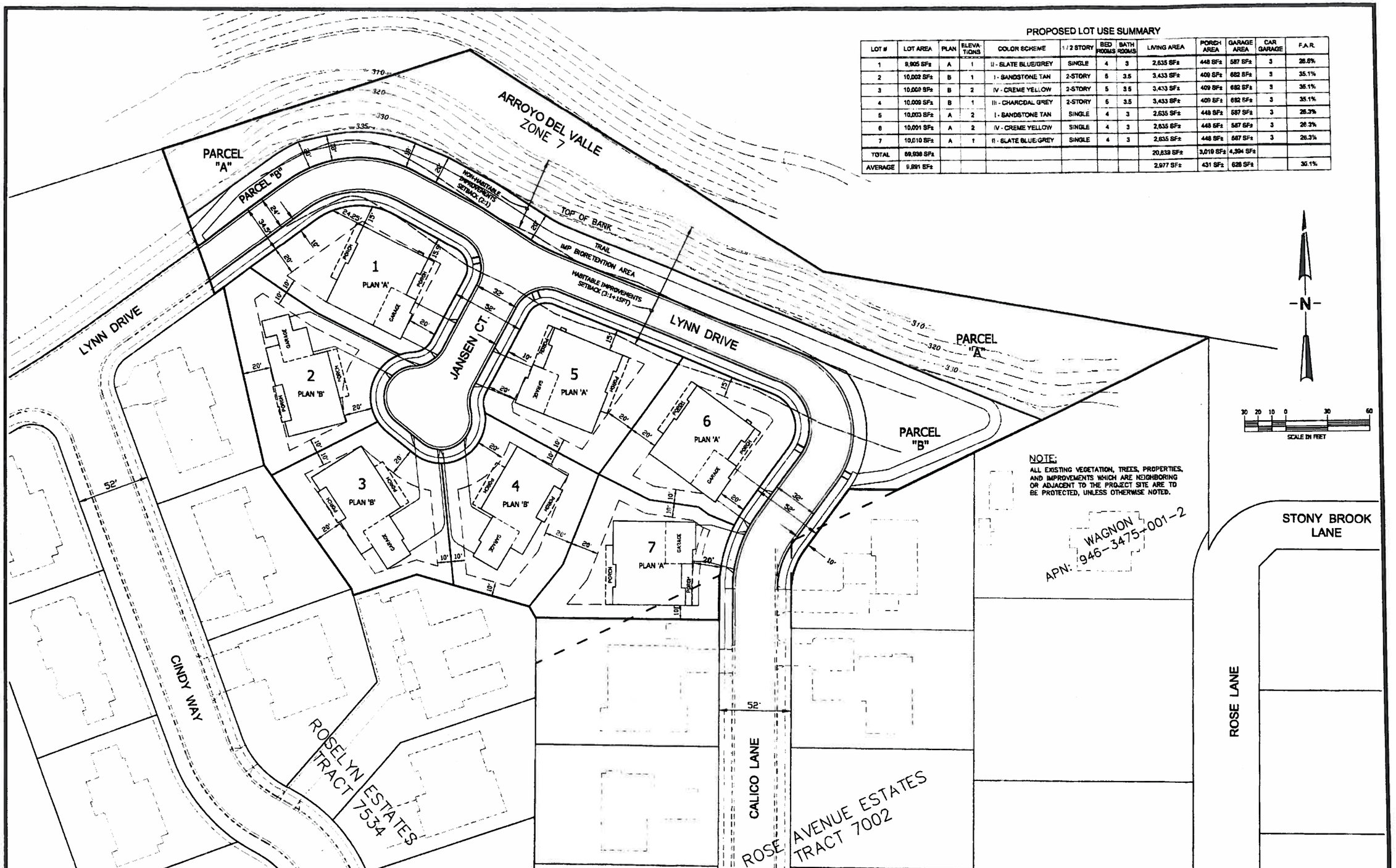
#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. SANITARY SEWER ALIGNMENT	12/13/2012
3	REV. LOTS 1-7	1/3/2013
4	REV. WATER, SAN & SD ALIGNMENT	4/27/2013
5	CLARIFY PARCEL DESIGNATION	6/6/2013

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

Date: 11/13/2012
Scale: 1" = 30'
By: JSD / adv
Job No.: 06136

PROPOSED LOT USE SUMMARY

LOT #	LOT AREA	PLAN	ELEVA-TIONS	COLOR SCHEME	1 / 2 STORY	BED ROOMS	BATH ROOMS	LIVING AREA	PORCH AREA	GARAGE AREA	CAR GARAGE	F.A.R.
1	9,905 SF±	A	1	II - SLATE BLUE/GREY	SINGLE	4	3	2,635 SF±	448 SF±	587 SF±	3	26.6%
2	10,002 SF±	B	1	I - SANDSTONE TAN	2-STORY	5	3.5	3,433 SF±	409 SF±	682 SF±	3	35.1%
3	10,009 SF±	B	2	IV - CREME YELLOW	2-STORY	5	3.5	3,433 SF±	409 SF±	682 SF±	3	35.1%
4	10,009 SF±	B	1	III - CHARCOAL GREY	2-STORY	5	3.5	3,433 SF±	409 SF±	682 SF±	3	35.1%
5	10,003 SF±	A	2	I - SANDSTONE TAN	SINGLE	4	3	2,635 SF±	448 SF±	587 SF±	3	26.3%
6	10,001 SF±	A	2	IV - CREME YELLOW	SINGLE	4	3	2,635 SF±	448 SF±	587 SF±	3	26.3%
7	10,010 SF±	A	1	II - SLATE BLUE/GREY	SINGLE	4	3	2,635 SF±	448 SF±	587 SF±	3	26.3%
TOTAL	69,938 SF±							20,639 SF±	3,019 SF±	4,394 SF±		
AVERAGE	9,991 SF±							2,977 SF±	431 SF±	628 SF±		30.1%



NOTE:
ALL EXISTING VEGETATION, TREES, PROPERTIES, AND IMPROVEMENTS WHICH ARE NEIGHBORING OR ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED, UNLESS OTHERWISE NOTED.

BUILDING PLOTTINGS AND SETBACKS

ROSELYN ESTATES PHASE II PROJECT

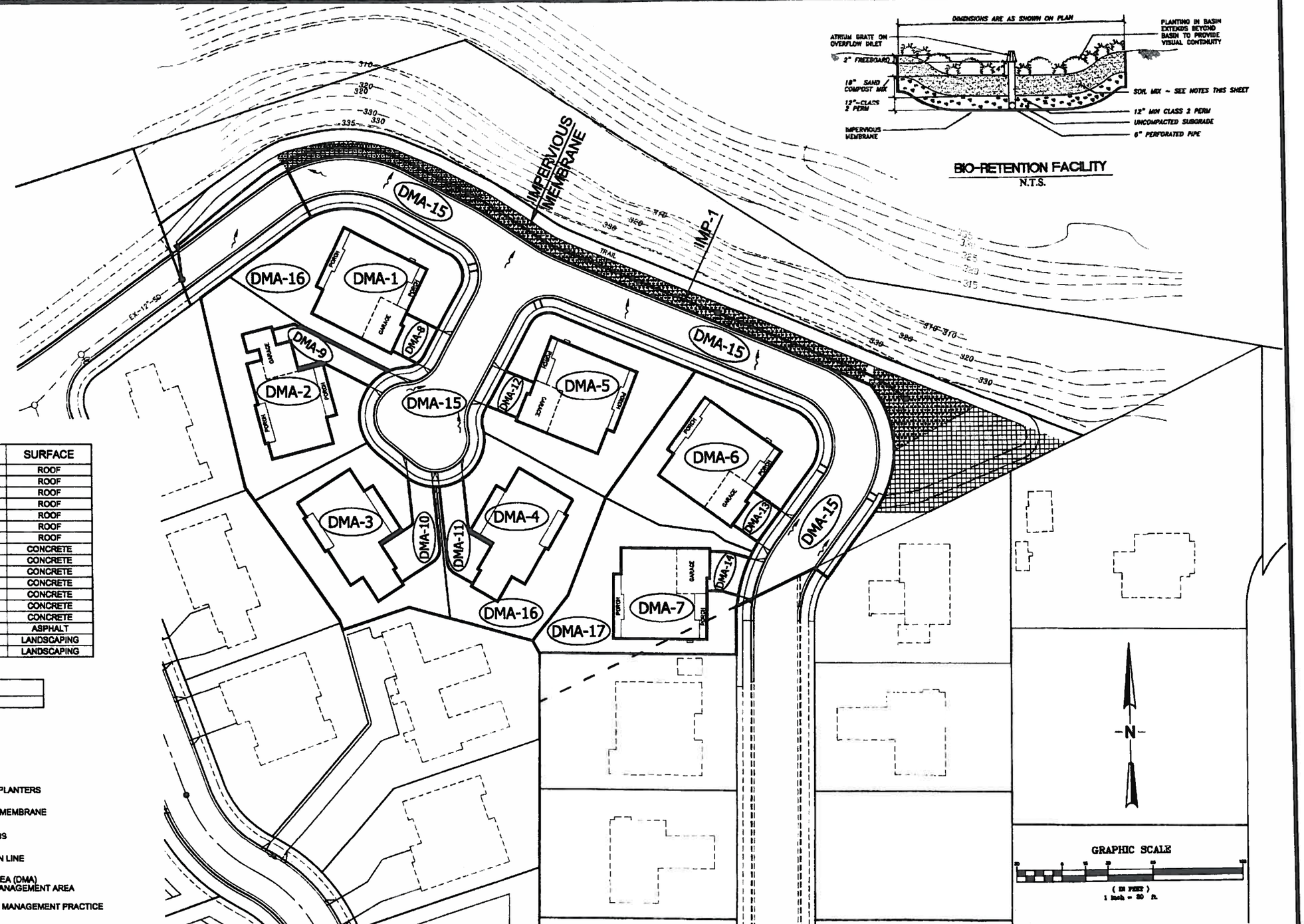
P.U.D. #94 ~ TRACT 8139

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. LOTS 1-7	10/2/2013
3	CLARIFY PARCEL DESIGNATIONS	8/5/2013

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'
By: JEB / adv
Job No.: 06136



BIO-RETENTION FACILITY
N.T.S.

DMA	AREA	SURFACE
DMA-1	3,670 SF±	ROOF
DMA-2	3,285 SF±	ROOF
DMA-3	3,285 SF±	ROOF
DMA-4	3,285 SF±	ROOF
DMA-5	3,670 SF±	ROOF
DMA-6	3,670 SF±	ROOF
DMA-7	3,670 SF±	ROOF
DMA-8	555 SF±	CONCRETE
DMA-9	1,125 SF±	CONCRETE
DMA-10	1,380 SF±	CONCRETE
DMA-11	1,210 SF±	CONCRETE
DMA-12	535 SF±	CONCRETE
DMA-13	540 SF±	CONCRETE
DMA-14	605 SF±	CONCRETE
DMA-15	29,470 SF±	ASPHALT
DMA-16	27,890 SF±	LANDSCAPING
DMA-17	11,520 SF±	LANDSCAPING

IMP	SIZE
1	11,205 SF±

LEGEND

- BIO-SWALE / PLANTERS
- IMPERVIOUS MEMBRANE
- CATCH BASINS
- SD — STORM DRAIN LINE
- DMA-2 — DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
- IMP-2 — INTEGRATED MANAGEMENT PRACTICE

STORM WATER CONTROL PLAN

ROSELYN ESTATES PHASE II PROJECT

P.U.D. #94 ~ TRACT 8139

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. LOTS 1-7	1/3/2013
3	PER MEETING WITH CITY	3/27/2013

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'
By: JEB / adv
Job No.: 08136

RECORD OWNER / DEVELOPER:
ROSELYN ESTATES, LLC
c/o MR. LYNN JANSEN
P.O. BOX 417
DIABLO, CA 94528-0417
(925) 743-8482

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

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

SITE ADDRESS:
1623 CINDY WAY - PARCEL 'B'
PLEASANTON, CA 94566

ASSESSOR'S PARCEL NUMBER:
946-3477-001-06 (ptn.)

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

LOT NO.	LOT AREA (SQ. FT.)
1	9,905
2	10,002
3	10,009
4	10,009
5	10,003
6	10,001
7	10,010
PARCEL 'A'	40,749
PARCEL 'B'	17,704

SMALLEST LOT: LOT 1 = 9,905 SQ. FT.

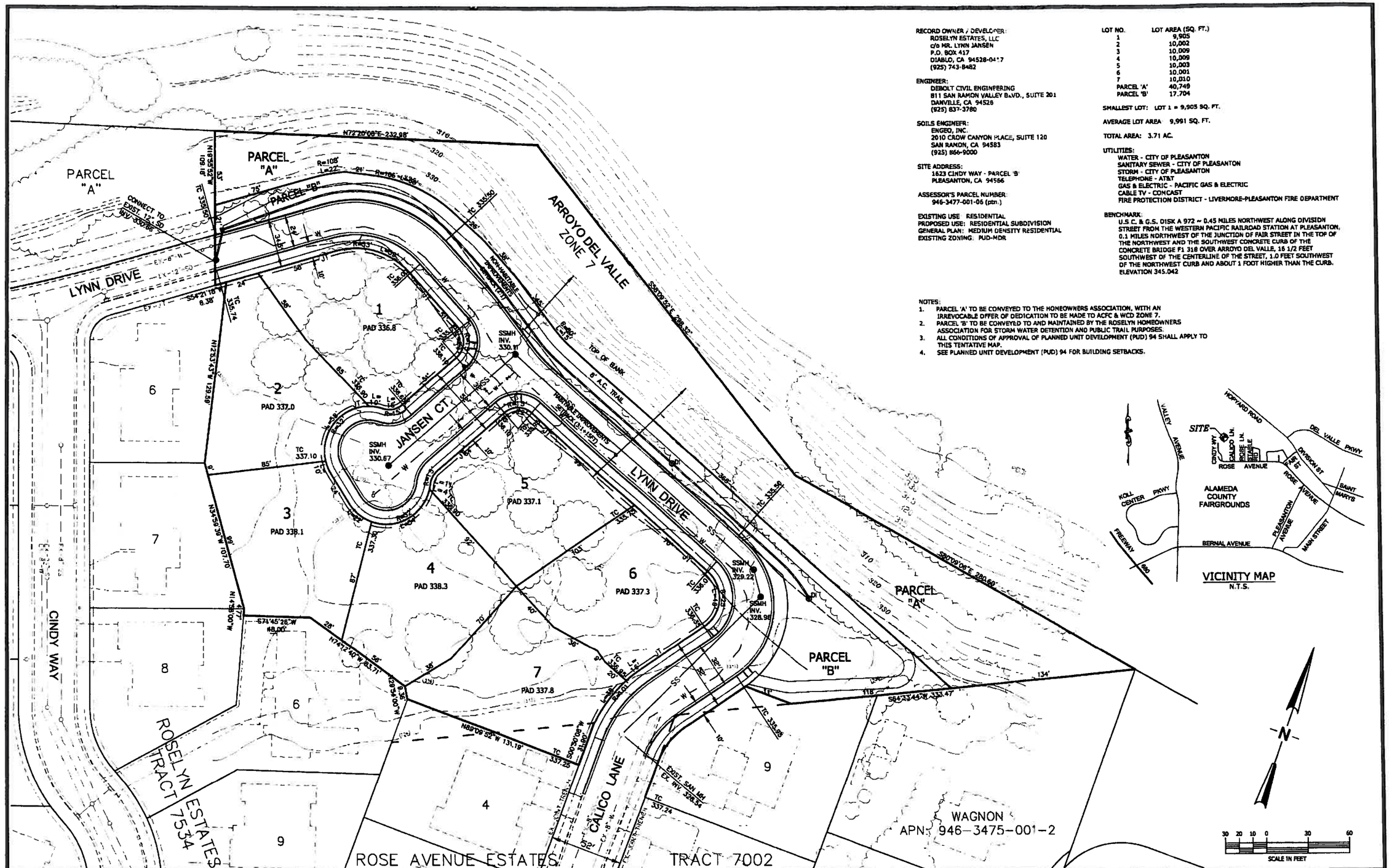
AVERAGE LOT AREA: 9,991 SQ. FT.

TOTAL AREA: 3.71 AC.

UTILITIES:
WATER - CITY OF PLEASANTON
SANITARY SEWER - CITY OF PLEASANTON
STORM - CITY OF PLEASANTON
TELEPHONE - AT&T
GAS & ELECTRIC - PACIFIC GAS & ELECTRIC
CABLE TV - COMCAST
FIRE PROTECTION DISTRICT - LIVERMORE-PLEASANTON FIRE DEPARTMENT

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 CONCRETE BRIDGE #1 318 OVER ARROYO DEL VALLE, 16 1/2 FEET SOUTHWEST OF THE CENTERLINE OF THE STREET, 1.0 FEET SOUTHWEST OF THE NORTHWEST CURB AND ABOUT 1 FOOT HIGHER THAN THE CURB. ELEVATION 345.042

NOTES:
1. PARCEL 'A' TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, WITH AN IRREVOCABLE OFFER OF DEDICATION TO BE MADE TO ACFC & WCD ZONE 7.
2. PARCEL 'B' TO BE CONVEYED TO AND MAINTAINED BY THE ROSELYN HOMEOWNERS ASSOCIATION FOR STORM WATER DETENTION AND PUBLIC TRAIL PURPOSES.
3. ALL CONDITIONS OF APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD) 94 SHALL APPLY TO THIS TENTATIVE MAP.
4. SEE PLANNED UNIT DEVELOPMENT (PUD) 94 FOR BUILDING SETBACKS.



PRELIMINARY VESTING TENTATIVE MAP

ROSELYN ESTATES PHASE II PROJECT

P.U.D. #94 ~ TRACT 8139
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, SAN & SD ALIGNMENT	4/27/2013
5	CLARIFY PARCEL DESIGNATIONS	6/3/2013

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'
By: JED / sdr
Job No.: 06136

ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

Lynden HOMES

PLAN A

- PLAN AREAS

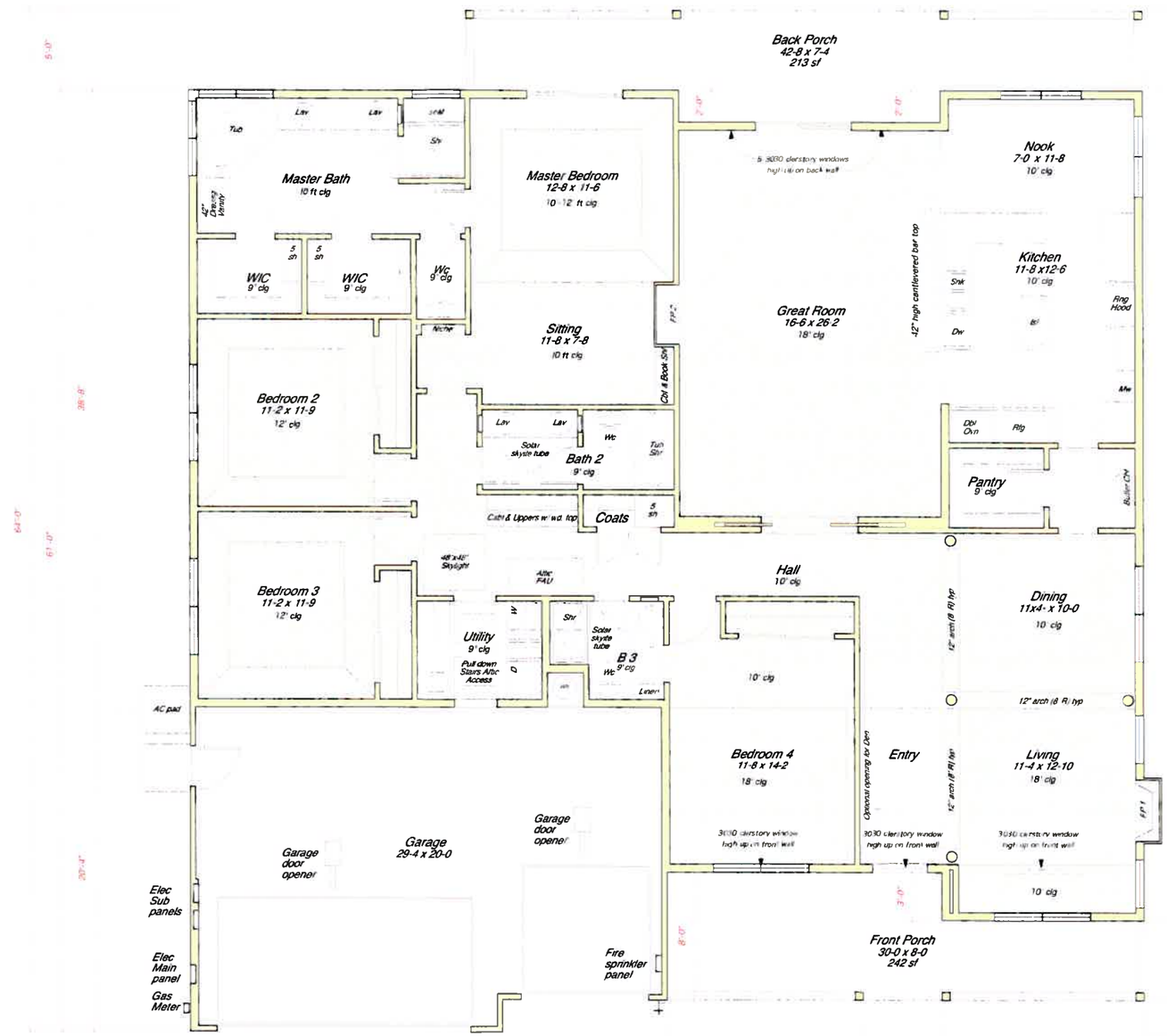
  Living Area : 2,635 sf
  Garage Area : 587 sf
  Covered Porch Area : 448 sf

- MAIN ROOMS

  4 Bedrooms
  3 Baths
  3 Car Garage

- FEATURES

  - Living Room
  - Dining Room
  - Kitchen Nook
  - Open Family Room
  - Master Bedroom Sitting
  - Laundry Room
  - 10' Ceilings in Main Rooms

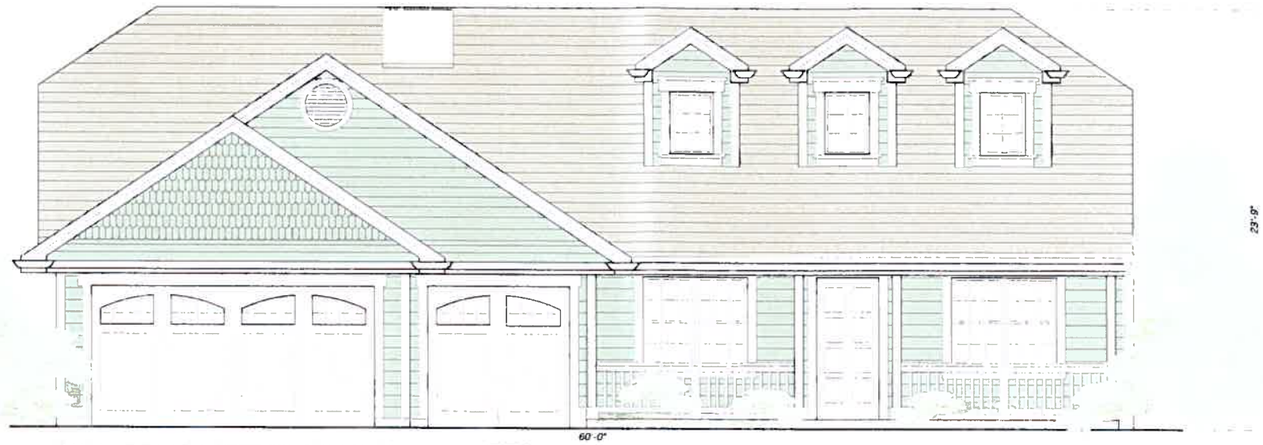


ROSELYN ESTATES II

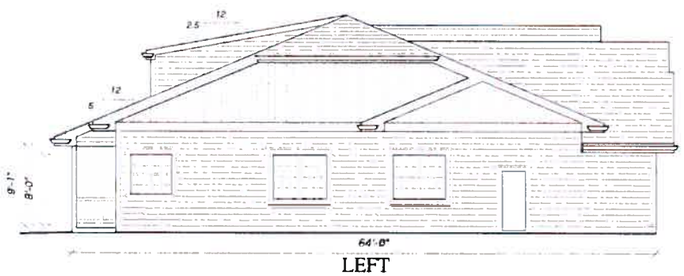
PLEASANTON, CALIFORNIA

Lynden HOMES

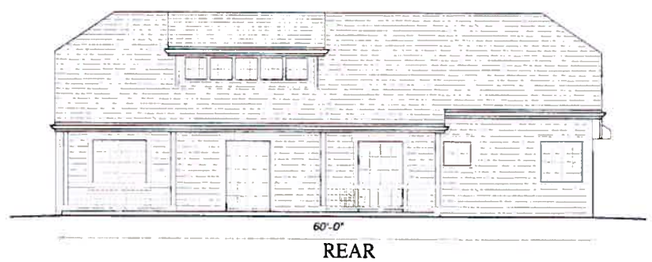
PLAN A
ELEVATION A-1



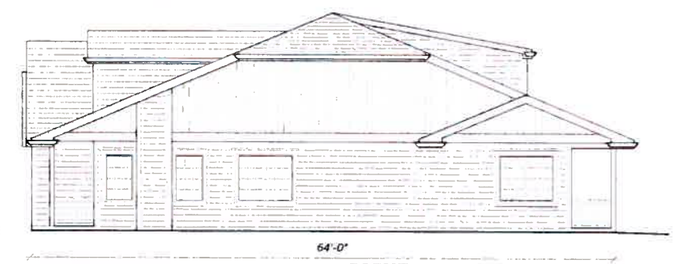
FRONT



LEFT



REAR



RIGHT

COLOR SCHEME 2

MAIN COLOR	Slate Blue / Gray
SIDING BODY	KM3852-2 Constance
GARAGE DOOR	KM3850-1 Dancing Bubbles
FRONT DOOR	73 Cortez
TRIM	23 Swiss Coffee
ROOF	Eagle Lite
PRODUCT	999 Charcoal Range
DESCRIPTION	Gray Range

COLOR SCHEME 2
is used for
LOTS 2 & 5

EXTERIOR MATERIALS

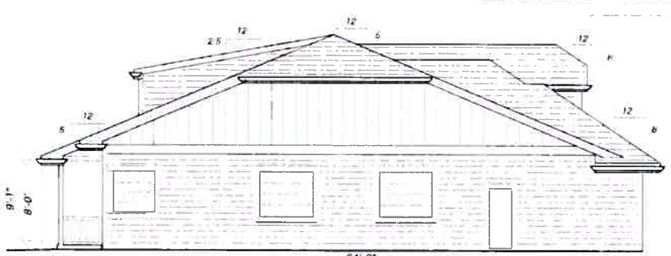
1) Roof : Flat, Handsplit Shake look, Concrete Tile
(Natural Wood Colors : Tan, Brown and Grey)

2) Siding : 8" "Hardiplank" Wood textured Lap Siding-
individually layed horizontal.
Typical all sides.
(Earthtone colors : Cream, sand, slate and stone.)

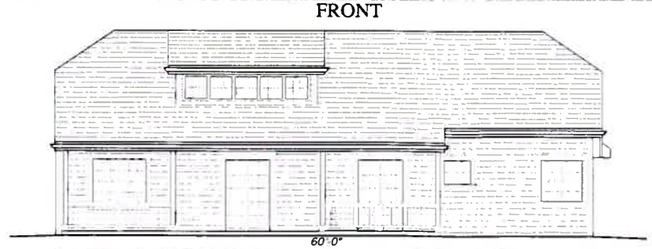
3) Trim : 2 x & 4x S4S wood trim.
(Color : primarily Swiss Coffee white

PLAN A
ELEVATION A-2

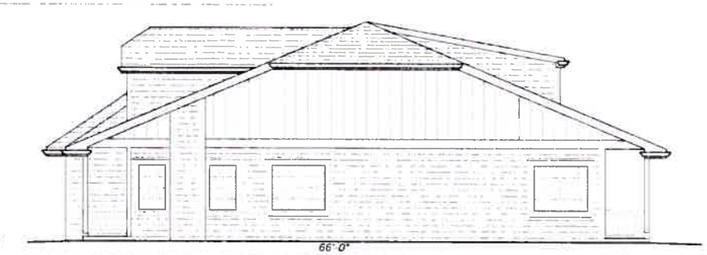
FRONT



LEFT



REAR



RIGHT

COLOR SCHEME 1

MAIN COLOR	Tan / Brown
SIDING BODY	231 Sandstone Tan
GARAGE DOOR	36 Navajo White
FRONT DOOR	196 Villita
TRIM	23 Swiss Coffee
ROOF	Eagle Lite
PRODUCT	901 Oakwood
DESCRIPTION	Brown/Brown Streaks

COLOR SCHEME 1
is used for
LOTS 1 & 7

ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

Lynden HOMES

PLAN B

UPPER FLOOR

MAIN FLOOR

- PLAN AREAS

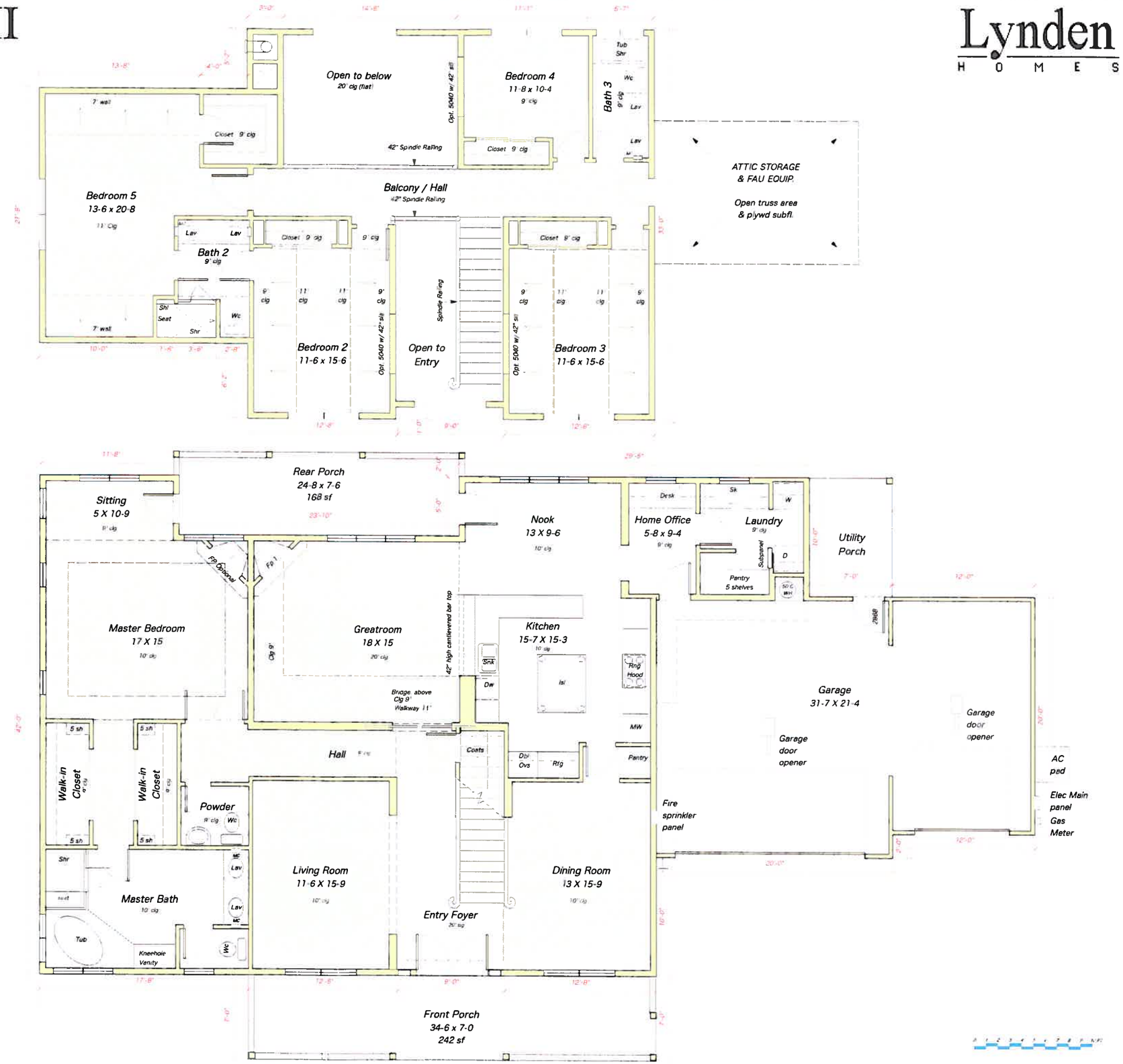
Living Area Main : 2,195 sf
Living Area Upper : 1,238 sf
Living Area Total : 3,433 sf
Garage Area : 680 sf
Covered Porch Area : 409 sf

- MAIN ROOMS

5 Bedrooms
3 Baths plus
Powder Room Half Bath
3 Car Garage

- FEATURES

- Living Room
- Dining Room
- Kitchen Nook
- Open Family Room
- Master Bedroom Sitting
- Laundry Room
- 10' Ceilings in Main Rooms



ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

Lynden HOMES

B1- RIGHT

B1 - FRONT

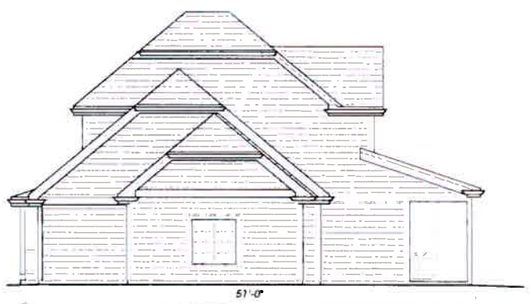
PLAN B

ELEVATION B-1

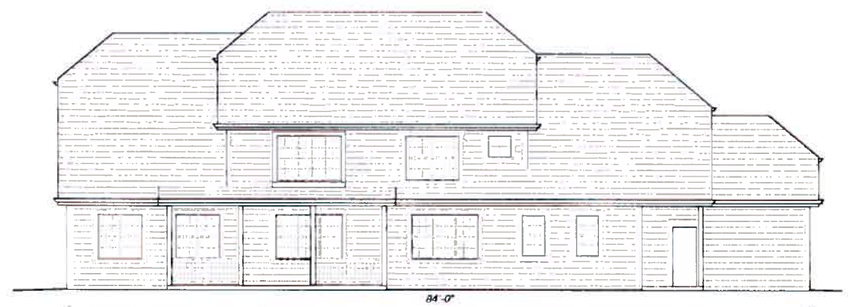
COLOR SCHEME 3

MAIN COLOR	Stone Gray
SIDING BODY	186 Keystone
GARAGE DOOR	KM3941-1 Wishing Stai
FRONT DOOR	407 Carbon
TRIM	23 Swiss Coffee
ROOF	Eagle Lite
PRODUCT	903 Charcoal
DESCRIPTION	Brown/Brown Streaks

COLOR SCHEME 3
is used for
Lot 4



B1-LEFT



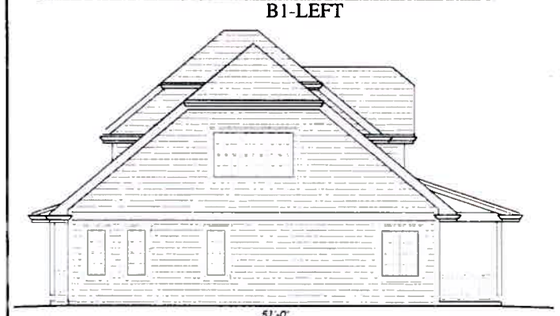
B1 - REAR (B2 - REAR REVERSED)

EXTERIOR MATERIALS

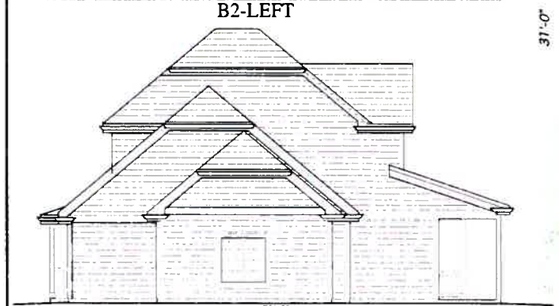
1) Roof : Flat, Handsplit Shake look, Concrete Tile
(Natural Wood Colors : Tan, Brown and Grey)

2) Siding : 8" "Hardiplank" Wood textured Lap Siding-
individually layed horizontal.
Typical all sides.
(Earthtone colors : Cream, sand, slate and stone.)

3) Trim : 2 x & 4x S4S wood trim.
(Color : primarily Swiss Coffee white



B2-LEFT



B2- RIGHT

B2 - FRONT

PLAN B

ELEVATION B-2

COLOR SCHEME 4

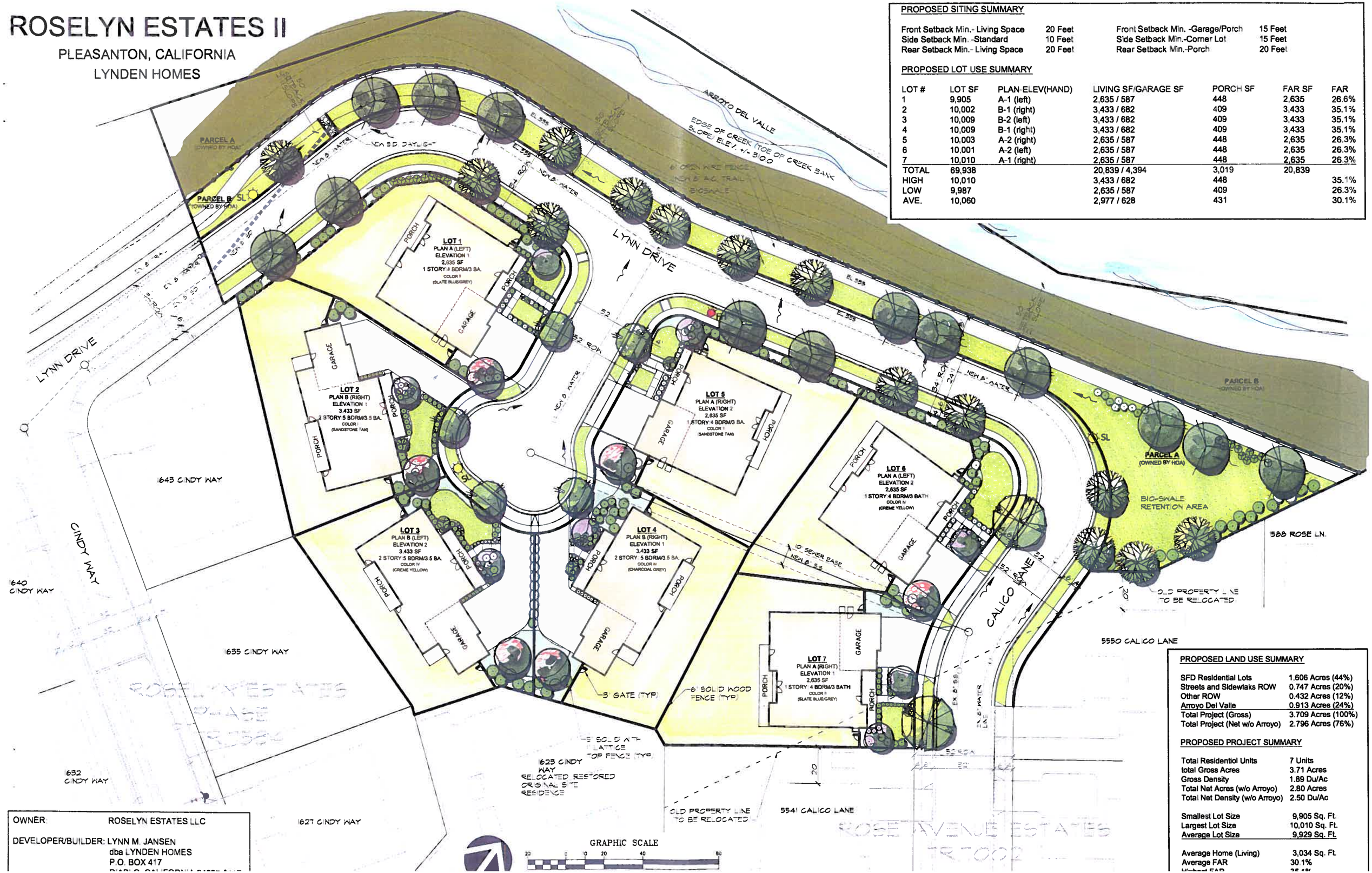
MAIN COLOR	Cream Yellow
SIDING BODY	KM3531-1 Home & Hearth
GARAGE DOOR	KM3530-1 Shedded Wheat
FRONT DOOR	73 Cortez
TRIM	23 Swiss Coffee
ROOF	Eagle Lite
PRODUCT	904 New Cedar
DESCRIPTION	Light Brown

COLOR SCHEME 4
is used for
Lots 3 & 6

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	9,905	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	9,987		2,635 / 587	409		26.3%
AVE.	10,060		2,977 / 628	431		30.1%

PROPOSED LAND USE SUMMARY

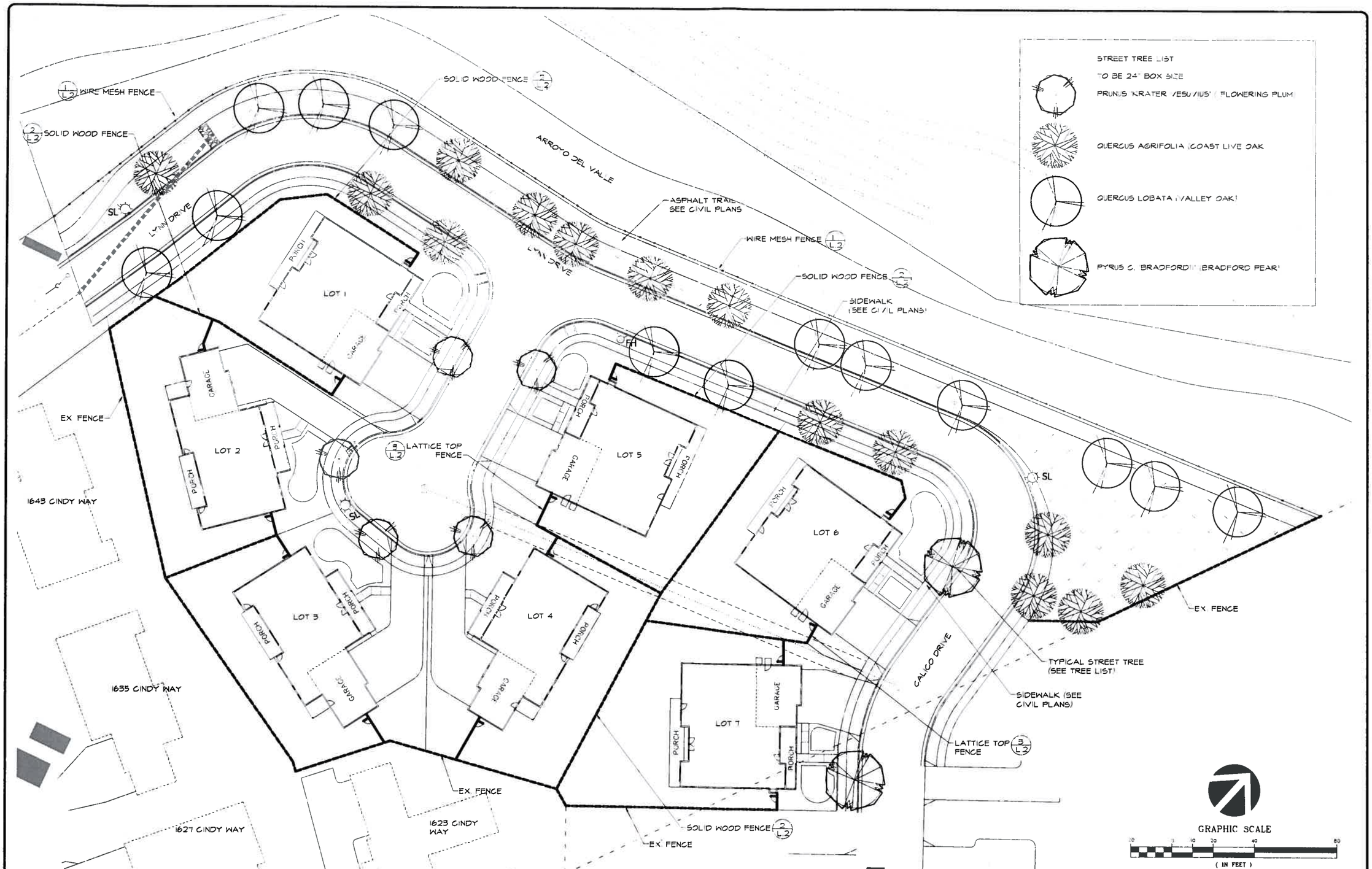
SFD Residential Lots	1.606 Acres (44%)
Streets and Sidewlaks ROW	0.747 Acres (20%)
Other ROW	0.432 Acres (12%)
Arroyo Del Valle	0.913 Acres (24%)
Total Project (Gross)	3.709 Acres (100%)
Total Project (Net w/o Arroyo)	2.796 Acres (76%)

PROPOSED PROJECT SUMMARY

Total Residentiol 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
P.O. BOX 417
PLEASANTON, CALIFORNIA 94566-0417



NOTE:
APPLICANT/DEVELOPER SHALL INCLUDE ALL RECOMMENDATIONS PROVIDED FOR TREE PROTECTION, PRESERVATION AND/OR REMOVAL IN ACCORDANCE WITH THE HORT SCIENCE TREE REPORT DATED 'RECIEVED SEPTEMBER 23,2004'. NO TREE TRIMMING OR PRUNING OTHER THAN THAT SPECIFIED IN THE TREE REPORT SHALL OCCUR. THE APPLICANT SHALL ARRANGE FOR THE ARBORIST TO CONDUCT A FIEL INSPECTION PRIOR TO ISSUANCE OF DEMOLITION AND GRADING PERMITS TO ENSURE THAT ALL RECOMMENDATIONS HAVE BEE PROPERLY IMPLEMENTED. THE CONSULTANT SHALL CERTIFY IN WRITING THAT SUCH RECOMMENDATIONS HAVE BE FOLLOWED.

REFER TO L.2 FOR DETAILS AND NOTES

REVISIONS

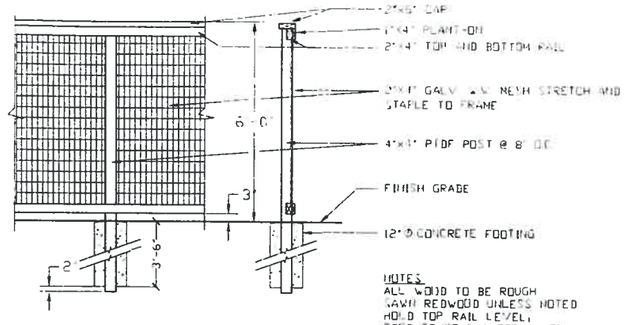
Thomas Baak & Associates, LLP
Landscape Architects
1630 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph. 925-933-2366

ROSELYN ESTATES II
PLEASANTON, CALIFORNIA
LYNDEN HOMES

STREET TREE
FENCING PLAN

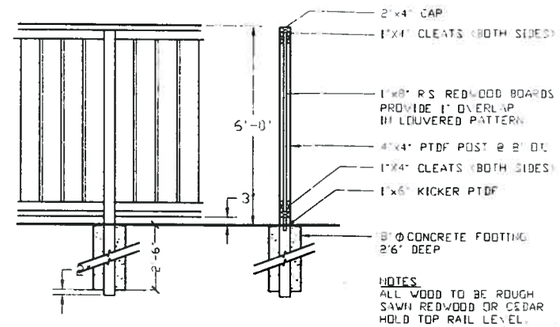
DESIGNER: AS	DRAWN: AS
CHECKED:	JOB NO:
DATE: 02-27-12	
SCALE: NOTED	

SHEET
L.1
4 SHEETS



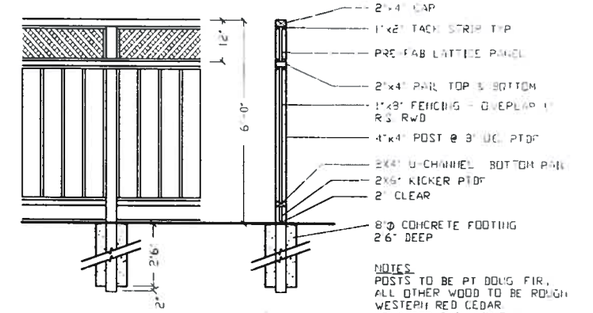
NOTES:
ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED
HOLD TOP RAIL LEVEL,
STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES

1 WIRE MESH FENCE DETAIL



NOTES:
ALL WOOD TO BE ROUGH SAWN REDWOOD OR CEDAR
HOLD TOP RAIL LEVEL,
STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES

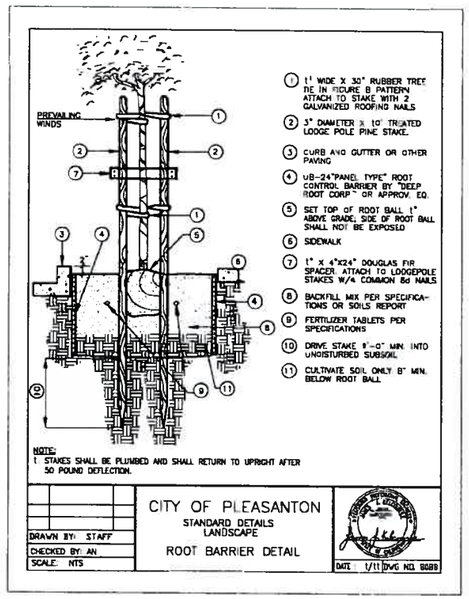
2 SOLID WOOD FENCE DETAIL



NOTES:
POSTS TO BE PT DOUG FIR,
ALL OTHER WOOD TO BE ROUGH WESTERN RED CEDAR
HOLD TOP RAIL LEVEL,
STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES
ALL HARDWARE TO BE HOT DIP GALV.

3 LATTICE TOP FENCE

NOT TO SCALE

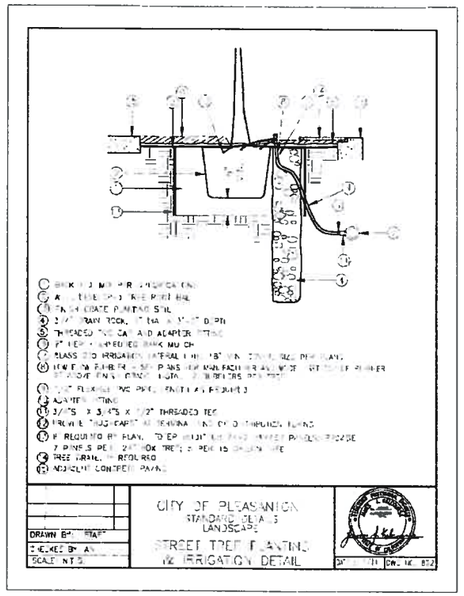


1. 1" WIDE X 30" RUBBER TREE TIE IN FIGURE 8 PATTERN ATTACH TO STAKE WITH 2 GALVANIZED ROOFING NAILS
2. 3" DIAMETER X 10' TREATED LODGE POLE PINE STAKE.
3. CURB AND GUTTER OR OTHER PAVING
4. UB-24"PANEL TYPE" ROOT CONTROL BARRIER BY "DEEP ROOT CORP." OR APPROV. EQ.
5. SET TOP OF ROOT BALL 1" ABOVE GRADE. SIDE OF ROOT BALL SHALL NOT BE EXPOSED
6. SIDEWALK
7. 1" X 4"X24" DOUGLAS FIR SPACER. ATTACH TO LODGEPOLE STAKES W/4 COMMON 8d NAILS
8. BACKFILL MIX PER SPECIFICATIONS OR SOILS REPORT
9. FERTILIZER TABLETS PER SPECIFICATIONS
10. DRIVE STAKE 8'-0" MIN. INTO UNDISTURBED SUBSOIL
11. CULTIVATE SOIL ONLY 8" MIN. BELOW ROOT BALL

NOTE:
1. STAKES SHALL BE PLUMBED AND SHALL RETURN TO UPRIGHT AFTER 50 POUND DEFLECTION.

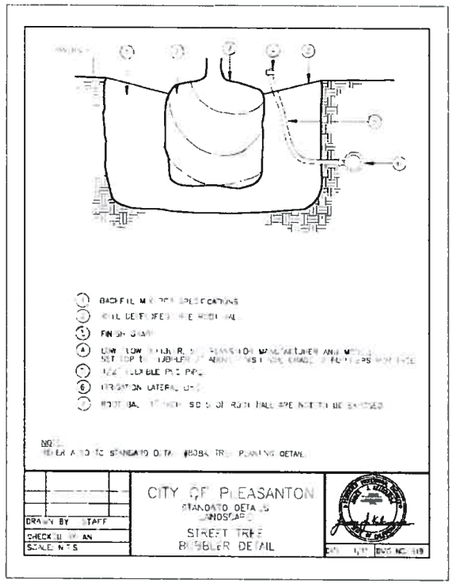
DRAWN BY: STAFF	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE ROOT BARRIER DETAIL
CHECKED BY: AN	
SCALE: NTS	DATE: 1/11 DWG NO. 8088

TREE PLANTING DETAILS FOR CITY STREET TREES ONLY. SEE SHEET L.4 FOR TREE PLANTING DETAILS FOR TREES ON INDIVIDUAL LOTS



DRAWN BY: STAFF	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE STREET TREE PLANTING W/ IRRIGATION DETAIL
CHECKED BY: AN	
SCALE: NTS	DATE: 1/11 DWG NO. 8089

TREE PLANTING DETAILS FOR CITY STREET TREES ONLY. SEE SHEET L.4 FOR TREE PLANTING DETAILS FOR TREES ON INDIVIDUAL LOTS



DRAWN BY: STAFF	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE STREET TREE BUBBLER DETAIL
CHECKED BY: AN	
SCALE: NTS	DATE: 1/11 DWG NO. 8090

TREE PLANTING DETAILS FOR CITY STREET TREES ONLY. SEE SHEET L.4 FOR TREE PLANTING DETAILS FOR TREES ON INDIVIDUAL LOTS

REVISIONS

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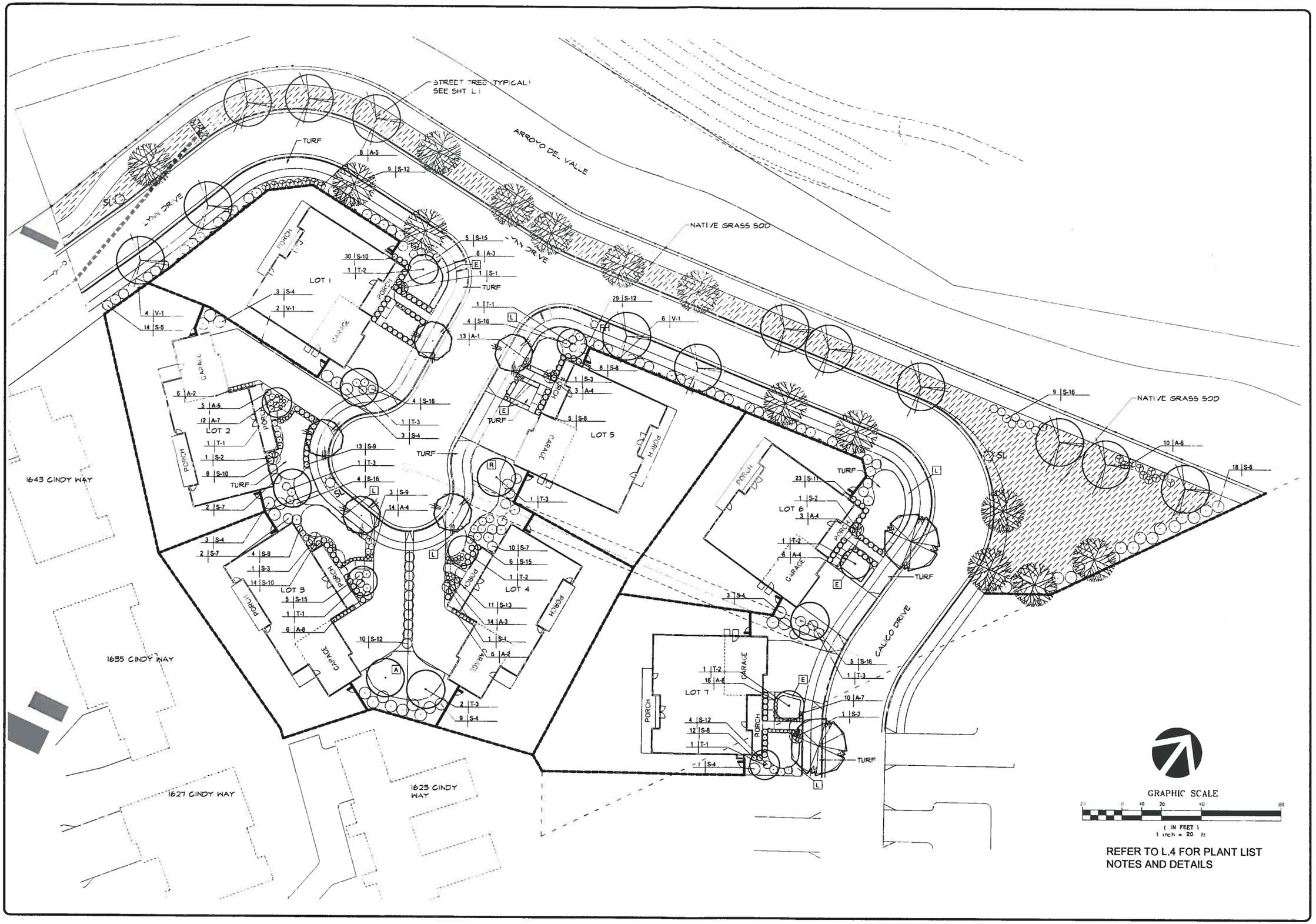
ROSELYN ESTATES II
PLEASANTON, CALIFORNIA
LYNDEN HOMES

FENCING, STREET TREE DETAILS

DESIGNED: AS	DRAWN: AS
CHECKED:	JOB NO:
DATE: 02-27-12	
SCALE: NOTED	

SHEET
L.2
OF 4 SHEETS



REFER TO L.4 FOR PLANT LIST
NOTES AND DETAILS

REVISIONS

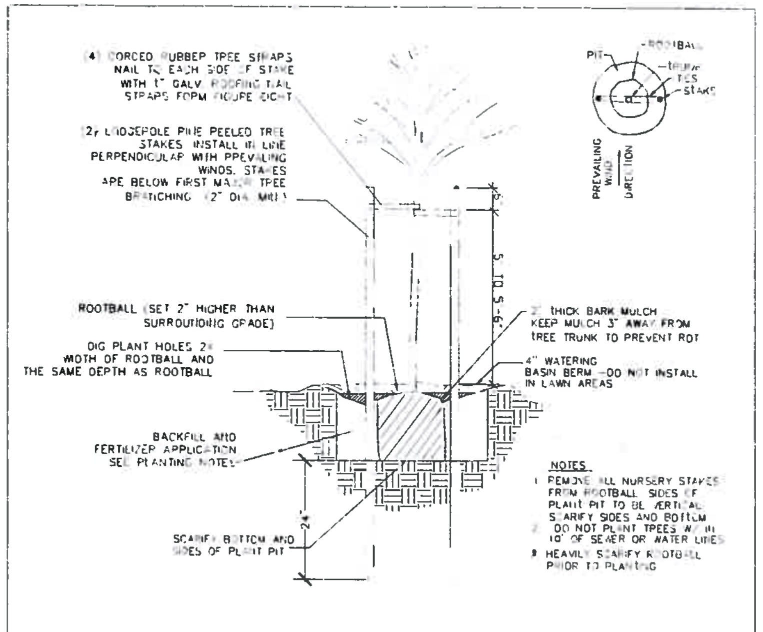
Thomas Beak & Associates, LLP
Landscape Architects
1020 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph. 925 933 2581

ROSELYN ESTATES II
PLEASANTON, CALIFORNIA
LYNDEN HOMES

PRELIMINARY
PLANTING
PLAN

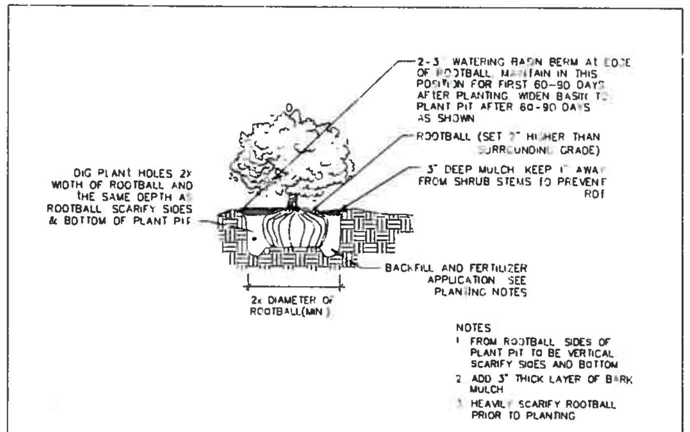
DESIGNED	DRAWN
AS	AS
CHECKED	JOB NO
DATE 02-27-12	
SCALE NOTED	

SHEET
L.3
OF 4 SHEETS



TREE PLANTING DETAIL

TREE PLANTING DETAILS FOR INDIVIDUAL LOTS ONLY. SEE SHEET L.2 FOR TREE PLANTING DETAILS FOR CITY STREET TREES



SHRUB PLANTING DETAIL

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design; such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. 'nitrofied' soil conditioner (with a PH of 6.5-7.5) and 15 lbs. granular fertilizer (12-12-12) per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. Pit Planting Mix for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above. IF SOILS FERTILITY REPORT VARIES FROM THIS SPECIFICATION, SOILS REPORT TAKES PRECEDENT.

TREE PLANTING: The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. Backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive 'Agriform' 21 gram (20-20-5) fertilizer tablets at the following rates: For 24 inch box trees 6 tablets, for 15 gallon trees 4 tablets, for 5 gallon trees 3 tablets. Thoroughly water trees immediately after planting.

ROOT BARRIERS: Trees within 5'0" of any building or paved surface, curb or building shall receive a root barrier. 'Deep Root' surround type barrier #UB-24-2 shall be used except for street trees.

SHRUB PLANTING: The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Agriform' 21 gram (20-20-5) fertilizer tablets at the following rates: For 15 gallon shrubs 4 tablets, for 5 gallon shrubs 3 tablets, for 1 gallon shrubs 1 tablet. Thoroughly water shrubs immediately after planting.

MULCHING: Mulch all planting areas, excluding lawn, having a slope less than 2:1 with a 3 inch minimum depth of 1/2"-3/4" recycled black dyed fir bark (nugget not shredded material) with a PH of no higher than 5.0 and free of noxious weeds and foreign materials. Provide owner sample PRIOR to installation. Keep bark 1" from base stems of shrubs, ground covers and trees.

SOD LAWN: Sod shall be as specified on drawings and installed as per suppliers specifications. Remove from all turf areas, stones (1" or larger), mortar, concrete, asphalt, rubbish, debris and any materials harmful to plant life. Remove or spray as required to eradicate noxious weed growth and roots. Thoroughly mix and pulverize the following proportions of materials (lightly compacted measurements) to a minimum depth of 6-8 inches while in a moist, friable condition. 6 inches of topsoil 15 lbs. fertilizer/1,000 sq. ft. inorganic (16-16-8) 6 cu. yd. Nitrogen stabilized soil amendment per 1,000 sq. ft. soil.

LAWN MAINTENANCE: Protect and maintain each area by watering, mowing, reseeding or seeding as necessary for a minimum of 60 days after turf installation or to the end of the 90 day maintenance period (whichever is latest). Establish a thick, weed free uniform stand of grass. Apply weed killer when broadleaf weeds start developing in competition with grass, apply at manufacturers specified rate. Mow grass at 1 1/2 inches in height when it attains a height of 2 inches. At 14 days after turf installation apply and thoroughly water in ferrous ammonium sulfate fertilizer @ 5 lbs./1,000 sq. ft. At 60 days after installation fertilize with (16-16-8) @ 7 lbs./1,000 sq. ft. and again at the end of the maintenance period.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary, spraying for insects and disease shall be performed. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Furnish Owner with typed maintenance manual outlining watering, fertilizing, weeding, pruning and mowing schedules.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

HEADER BOARD: Install header board where shown on plan and as specified on detail. Anchor with stakes spaced not more than 3 feet on center, and driven at least 1/2 inch below top of header. Use two galvanized nails or screws per stake to fasten to headers, and clinch point of each nail.

EXISTING TREES TO REMAIN: See arborist's report for specific directions for techniques for preserving existing trees.

PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES:				
T-1	CERCIS C. 'FOREST PANSY'	REDBUD-STANDARD	LOW	15 GA
T-2	ERIOBOTRYA DEFLEXA	LOQUAT-STANDARD	LOW	15 GA
T-3	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE- STANDARD	LOW	
SHRUBS:				
LARGE ACCENTS				
S-1	ANISODONTEA 'TARAS PINK'	CAPE MALLOW-STANDARD	LOW	5 GA
S-2	ALYOGYNE HUEGELII	BLUE HIBISCUS-STANDARD	LOW	5 GA
S-3	ROSA 'ICEBERG'	TREE ROSE-STANDARD	MED	
LARGE SHRUBS				
S-4	DODONAEA 'PURPLE ROBE'	HOPSEED BUSH	LOW	5 GA
S-5	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GA
S-6	MYRICA CALIFORNICA	CALIFORNIA MYRTLE	LOW	5 GA
MEDIUM SHRUBS				
S-7	ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY BUSH	LOW	5 GA
S-8	BUXUS 'GREEN BEAUTY'	BOXWOOD	LOW	5 GA
S-9	COLEONEMA 'SUNSET GOLD'	COLEONEMA	LOW	5 GA
S-10	MYRTUS C. 'COMPACTA'	DWARF TRUE MYRTLE	LOW	5 GA
S-11	NANDINA 'BAR HARBOR'	DWARF HEAVENLY BAMBOO	LOW	5 GA
S-12	RHAMNUS 'EVE CASE'	COFFEEBERRY	LOW	5 GA
S-13	SALVIA GREGII	AUTUMN SAGE	LOW	5 GA
SPREADING SHRUBS				
S-15	ROSA X 'MAGIC CARPET'	PINK CARPET ROSE	MED	2 GA
S-16	CEANOTHUS 'JOYCE COULTER'	WILD LILAC	LOW	5 GA
SMALL ACCENT SHRUBS				
A-1	CAREX 'PRAIRIE FIRE'	SEDGE	LOW	1 GA
A-2	DIETES IRIDIODES	FORTNIGHT LILY	LOW	1 GA
A-3	FESTUCA 'IDAHOENSIS'	BLUE FESCUE	LOW	1 GA
A-4	HEMEROCALLIS 'LANDSCAPE SUPREME YELLOW'	DAYLILY	LOW	1 GA
A-5	LAVANDULA STOECHES	SPANISH LAVENDER	LOW	1 GA
A-6	NASELLA TENNUSECTA	FEATHER GRASS	LOW	1 GA
A-7	PHORMIUM 'JACK SPRATT'	DWARF FLAX	LOW	1 GA
A-8	TEUCRIUM LUCIDRYS	DWARF GERMANDER	LOW	1 GA
VINES				
V-1	SOLANUM JASMINOIDES	POTATO VINE	LOW	5 GA
GROUND COVER				
E	ERIGERON KARVINSKIANUS	SANTABARBARA DAISY	LOW	1GA@24"O.C.
L	LANTANA MONTEVIDENSIS	LANTANA	LOW	1GA@30"O.C.
R	ROSEMARINUS 'IRENE'	PROSTRATE ROSEMARY	LOW	1GA@30"O.C.
TURF	DWARF TALL FESCUE SOD ROLLS			

NATIVE GRASSES TURF:
'BIO-INFILTRATION SOD' FROM SOD ROLLS AVAILABLE: 'DELTA BLUEGRASS COMPANY' (800)637-8873 deltabluegrass.com

IRRIGATION NOTES:
1. IRRIGATION TO BE A WATER CONSERVING DRIP TYPE SYSTEM EXCEPT TURF AREAS WHICH WILL BE LOW PRECIPITATION RATE SPRAY HEADS.
2. IRRIGATION CONTROLLERS FOR INDIVIDUAL LOTS WILL BE A WEATHER-BASED SMART CONTROLLER
3. BIO-INFILTRATION AREA TO UTILIZE EXISTING METER AND CONTROLLER IF POSSIBLE.

REVISIONS

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LANDSCAPE ARCHITECT · ANDREA SWANSON · 2220 · Signature · Date · Renewal · STATE OF CALIFORNIA · REGISTERED

ROSELYN ESTATES II
PLEASANTON, CALIFORNIA
LYNDEN HOMES

PLANT LIST
NOTES, DETAILS

DESIGNED	DRAWN
AS	AS
CHECKED	JOB NO
DATE 02-27-12	
SCALE NOTED	

SHEET L.4
OF 4 SHEETS