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

Dated: Tuesday, March 8, 2011

PUD-94
EXHIBIT B

RECEIVED
APR 05 2013
CITY OF PLEASANTON
PLANNING DIVISION

PUD DESIGN GUIDELINES

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 constucted 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 reuqired 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.

ROSELYN ESTATES II

(7 New Home Development)

PLEASANTON, CALIFORNIA

PUD-94

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%

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%

ARROYO DEL VALLE CREEK

Lynn Dr

ROSELYN ESTATES I (12 Homes)

Cindy Way

Calico Ln

Rose Ln

Rose Ave

4 HOMES BUILT & SOLD 2012

Lot 7 Plan B

Lot 8 Plan A

Lot 9 PLAN A

© 2012 Google

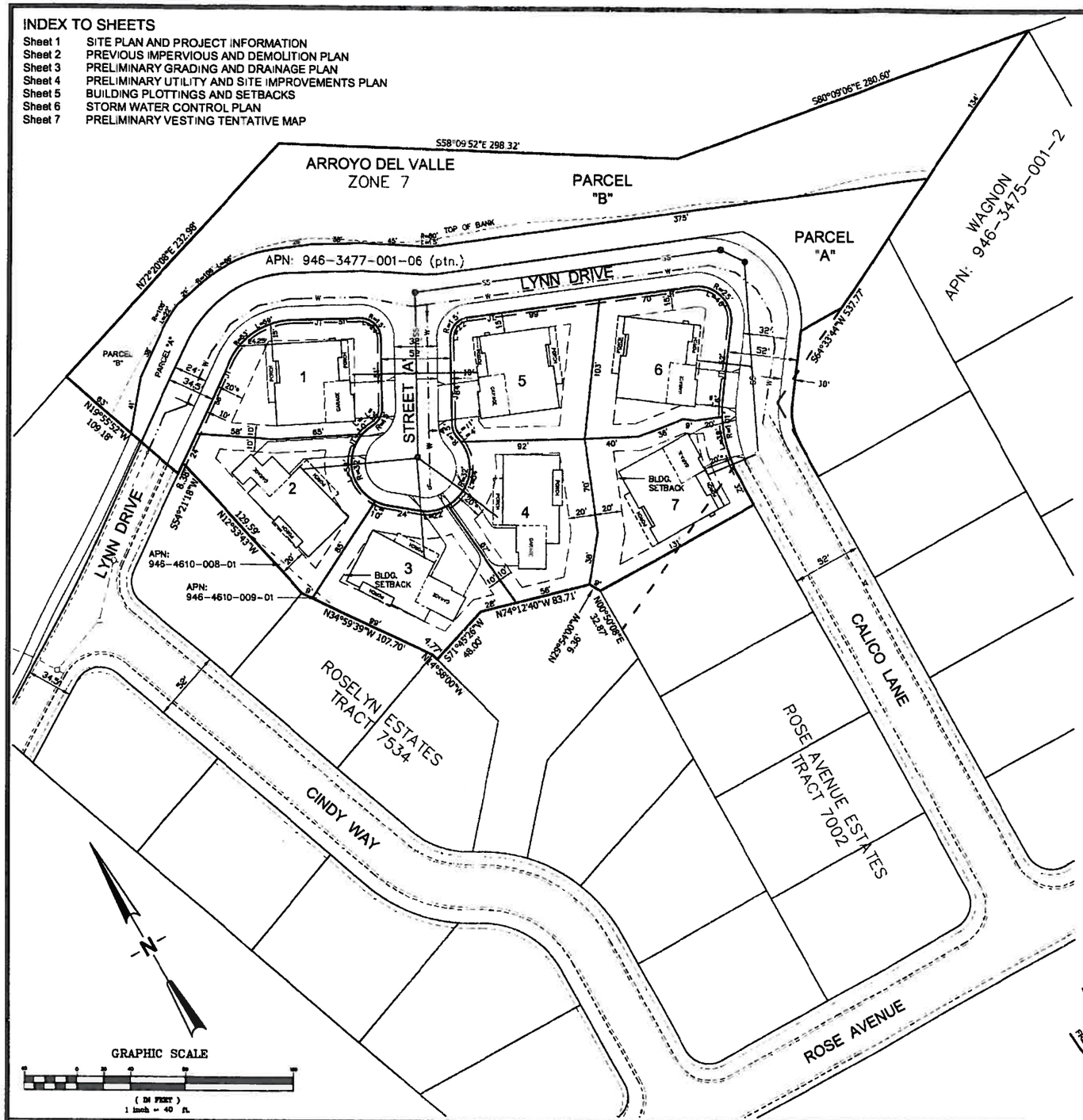
ALAMEDA COUNTY FAIRGROUNDS

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 0000)

BY Lynden HOMES

RECEIVED
APR 05 2013
CITY OF PLEASANTON
PLANNING DIVISION

PUD-94
EXHIBIT B

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 10078 (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)	2,929 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 *

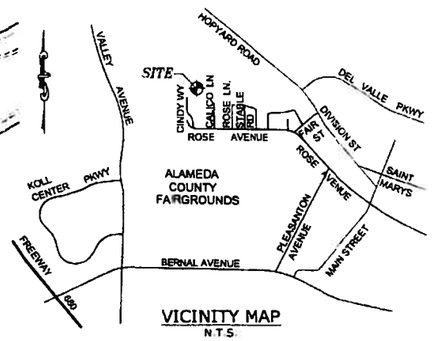
* Exceptions as indicated on Sheet 5 Building Layouts

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±	26.6%
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±	26.3%
6	10,001 SF±	2,835 SF±	587 SF±	448 SF±	26.3%
7	10,010 SF±	2,835 SF±	587 SF±	448 SF±	26.3%
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±	26.3%
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 0000
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	03/2013
4	REV. WATER & SEWER ALIGNMENT	4/27/2013

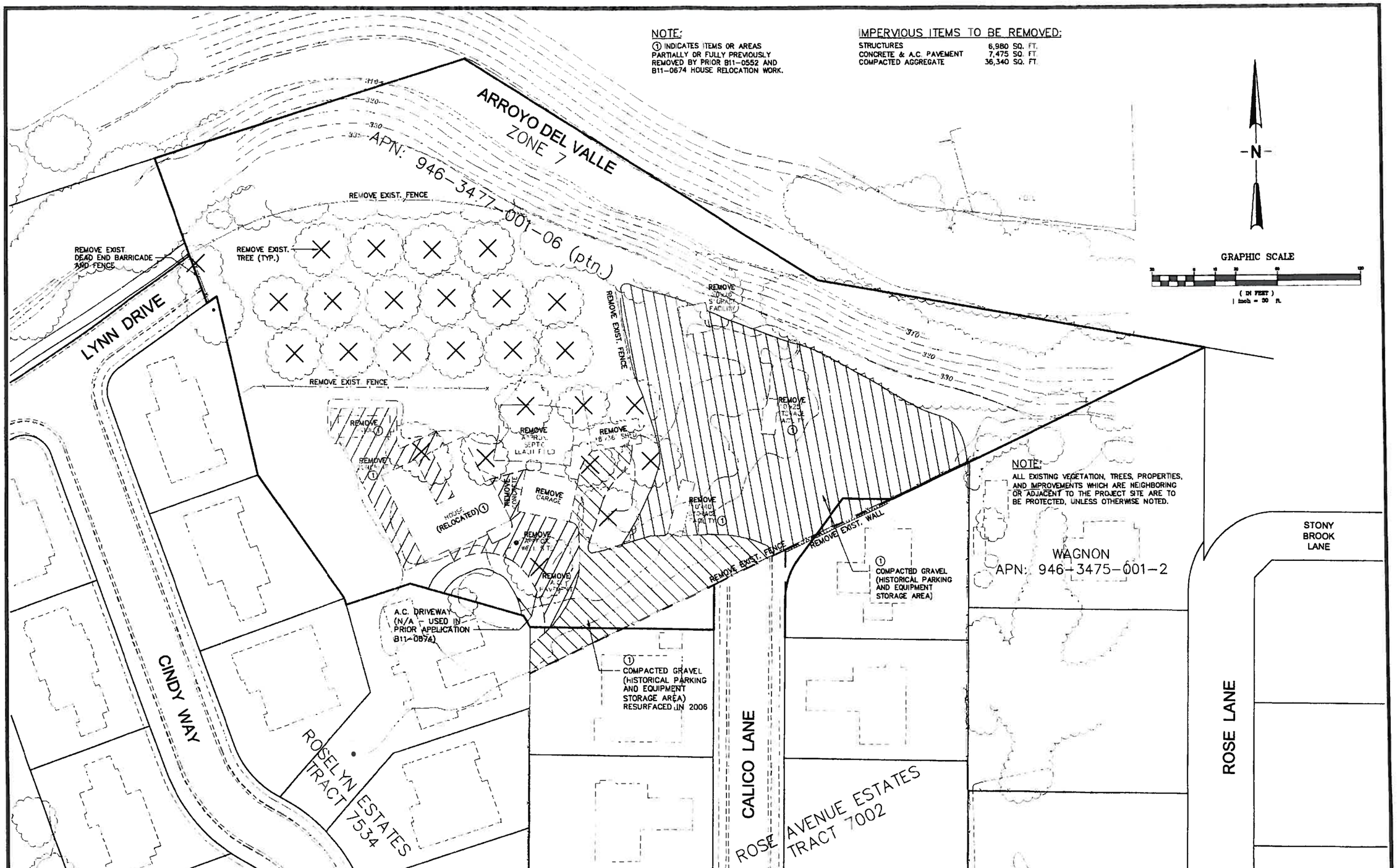
DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 8/15/2012
Scale: 1" = 40'
By: TED / ecb
Job No.: 0036

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.

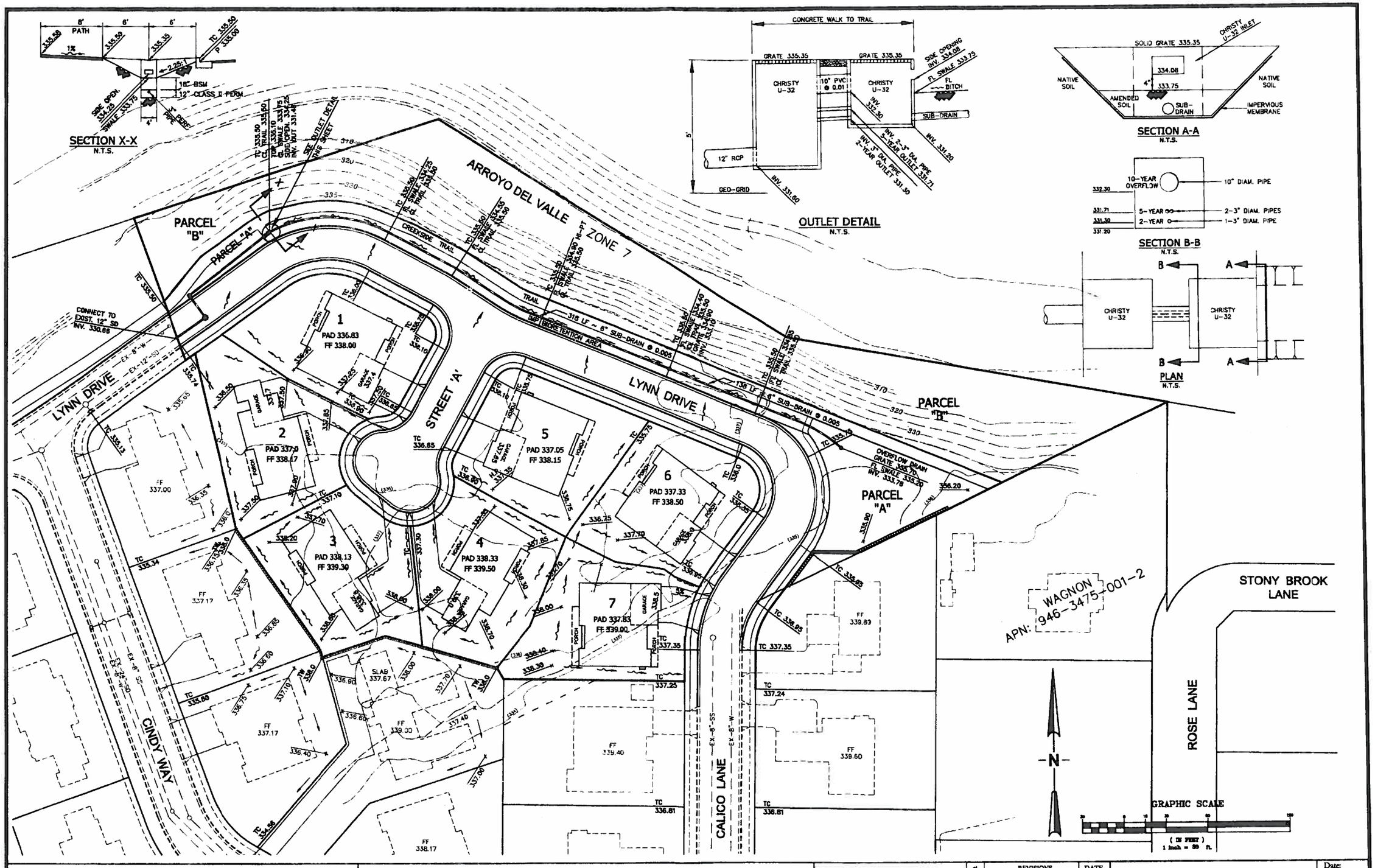
PREVIOUS IMPERVIOUS AND DEMOLITION PLAN

ROSELYN ESTATES PHASE II PROJECT
P.U.D. #00 ~ TRACT 0000
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: JED / adv
Job No.: 06136



PRELIMINARY GRADING AND DRAINAGE PLAN

ROSELYN ESTATES PHASE II PROJECT

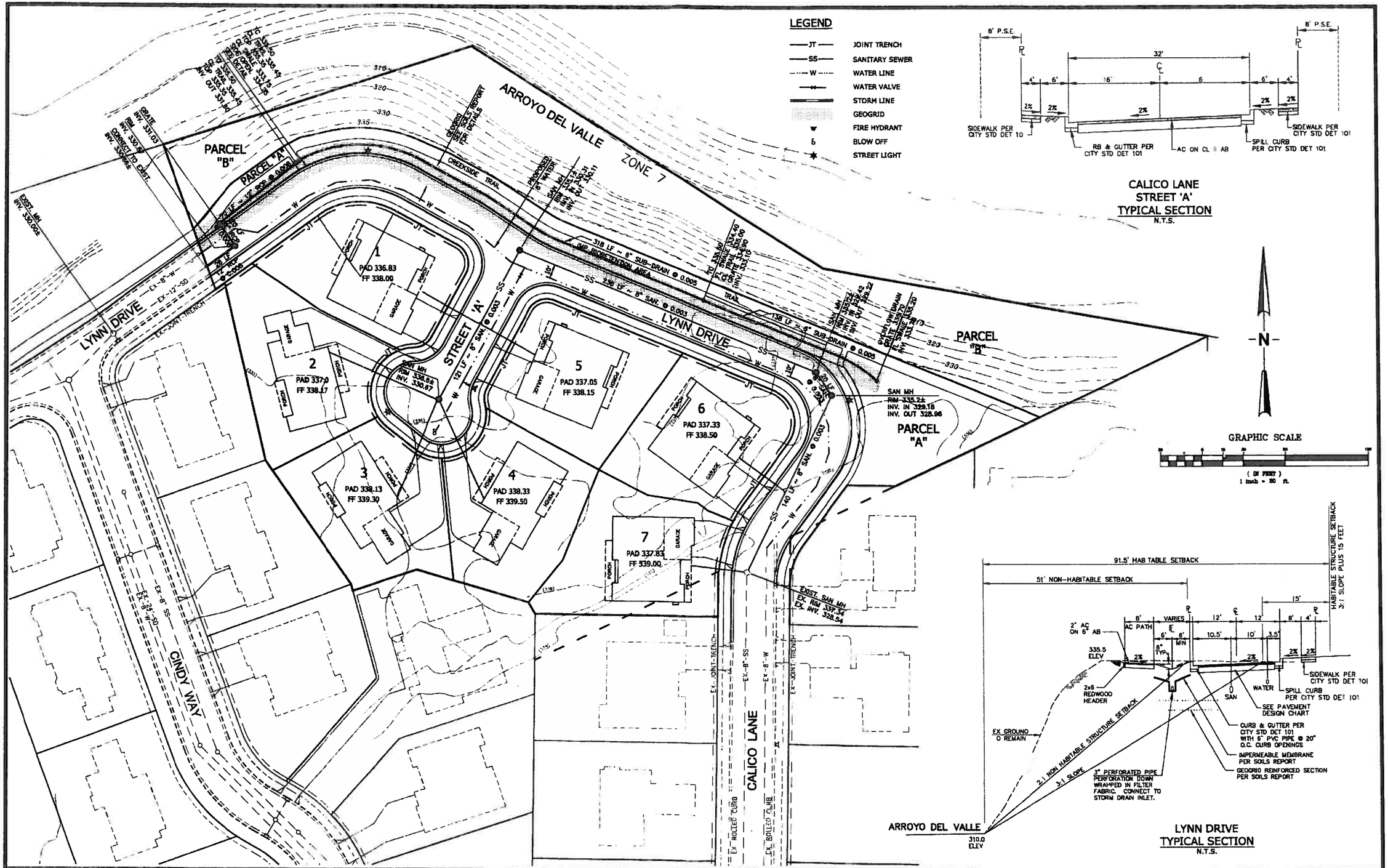
P.U.D. #94 ~ TRACT 0000

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. LOTS 1-7	1/2/2013
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: 8/15/2012
Scale: 1" = 30'
By: JED / adv
Job No.: 06136



CALICO LANE
STREET 'A'
TYPICAL SECTION
N.T.S.

LYNN DRIVE
TYPICAL SECTION
N.T.S.

PRELIMINARY UTILITY AND SITE IMPROVEMENTS 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. SANITARY SEWER ALIGNMENT	12/19/2012
3	REV. LOTS 1-7	1/3/2013
4	REV. WATER, SAN & SD ALIGNMENT	4/27/2013

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: JED / mhr
Job No.: 06136

PROPOSED LOT USE SUMMARY

LOT #	LOT AREA	PLAN	ELEVATIONS	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±							20,859 SF±	3,019 SF±	4,394 SF±		
AVERAGE	9,991 SF±							2,977 SF±	431 SF±	628 SF±		30.1%

ARROYO DEL VALLE ZONE 7

PARCEL "B"

PARCEL "A"

NON-HABITABLE IMPROVEMENTS SETBACK (2:1)

TOP OF BANK

TRAIL

IMP BIORETENTION AREA

HABITABLE IMPROVEMENTS SETBACK (3:1+15FT)

LYNN DRIVE

STREET 'A'

1 PLAN 'A'

2 PLAN 'B'

3 PLAN 'B'

4 PLAN 'B'

5 PLAN 'A'

6 PLAN 'A'

7 PLAN 'A'

CINDY WAY

ROSELYN ESTATES TRACT 7534

CALICO LANE

ROSE AVENUE ESTATES TRACT 7002

ROSE LANE

STONY BROOK LANE

N

SCALE IN FEET

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

WAGNON
APN: 946-3475-001-2

BUILDING PLOTTINGS AND SETBACKS

ROSELYN ESTATES PHASE II PROJECT

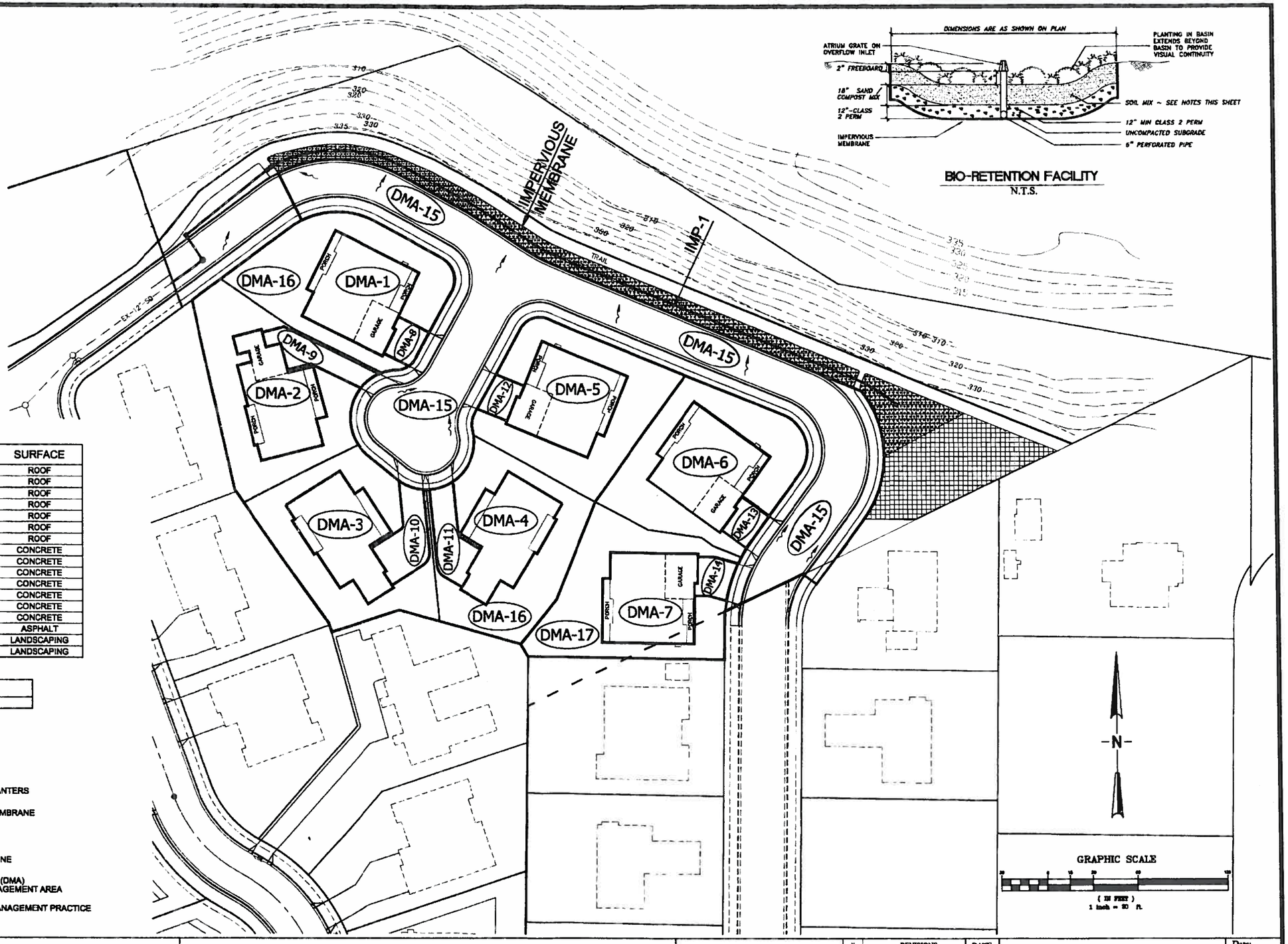
P.U.D. #94 ~ TRACT 0000
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. LOTS 1-7	1/3/2013

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: JLD / 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	805 SF±	CONCRETE
DMA-15	28,470 SF±	ASPHALT
DMA-16	27,690 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

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

STORM WATER CONTROL 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	1/2/2013
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: JED / adv
Job No.: 06136

RECORD OWNER / DEVELOPER:
ROSELYN ESTATES, LL
c/o MR. LYNN JANSEN
P.O. BOX 417
O ABLO, CA 9452 -041 7
(925) 743-8482

ENGINEER:
OEBOL CIVIL ENGI N
811 SAN RAMON VAL EY B VO., S 2 I
OANVILLE, CA 94526
(925) 837-3780

OILS ENGINEER:
NGEO, INC.
2010 CROW CANYO PLA
SAN RAMON, CA 94583
(92S) 866-9000

SITE AOORESS:
I623 CINDY WAY - PARC 'B'
PLEASANTON CA 94566

ASSESSOR S PARCEL N R:
946-3477-001-06 (p

EXISTING USE: RES IDENTIA
PROPOSED USE: RESIDENTIA UBDIVISION
GENERAL PLAN NEDIUM OENS RESIDENTIAL
EXISTING ZONING: PUD-MO

LOT	LOT AREA (SQ. FT.)
	905
	10,002
	10,009
5	10,003
	10, 01
	10 010
PARCEL 'A'	17,508
PARCEL 'B'	40,945

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

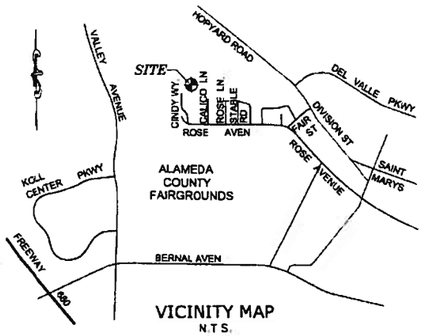
AVERAGE LOT AREA: 9,991 SQ. FT.

TOTAL AREA: 3.7| 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 FI 318 OVER ARROYO DEL VALLE, 16 1/2 FEET SOUTHWEST OF THE CENTERLINE OF THE STREET, 1.0 FEET SOUTH-WEST OF THE NORTHWEST CURB AND ABOUT 1 FOOT HIGHER THAN THE CURB. ELEVATION 345.042

NOTES:
1. PARCEL 'A' TO BE CONVEYED TO AND MAINTAINED BY THE ROSELYN HOM W ERS ASSOCIATION FOR STORM WATER DETENTION AND PUBLIC TRAIL PURPOSES.
2. PARCEL 'B' TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION WITH AN IRREVOCABLE OFFER OF DEDICATION TO BE MADE TO ACFC & WCD ZONE 7.
3. ALL CONDITIONS OF APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD) B SHAL APPLY TO THIS TENTATIVE MAP.
4. SEE PLANNED UNIT DEVELOPMENT (PUD) 38 FOR BUILDING SETBA KS.



VICINITY MAP
N.T.S.

PRELIMINARY VESTING TENTATIVE MAP

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. SANITARY SEWER ALIGNMENT	12/13/2012
3	REV. LOTS 1-7	1/3/2013
4	REV. WATER, SAN & SD ALIGNMENT	4/2/2013

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: SD / ads
Job No.: 06136

ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

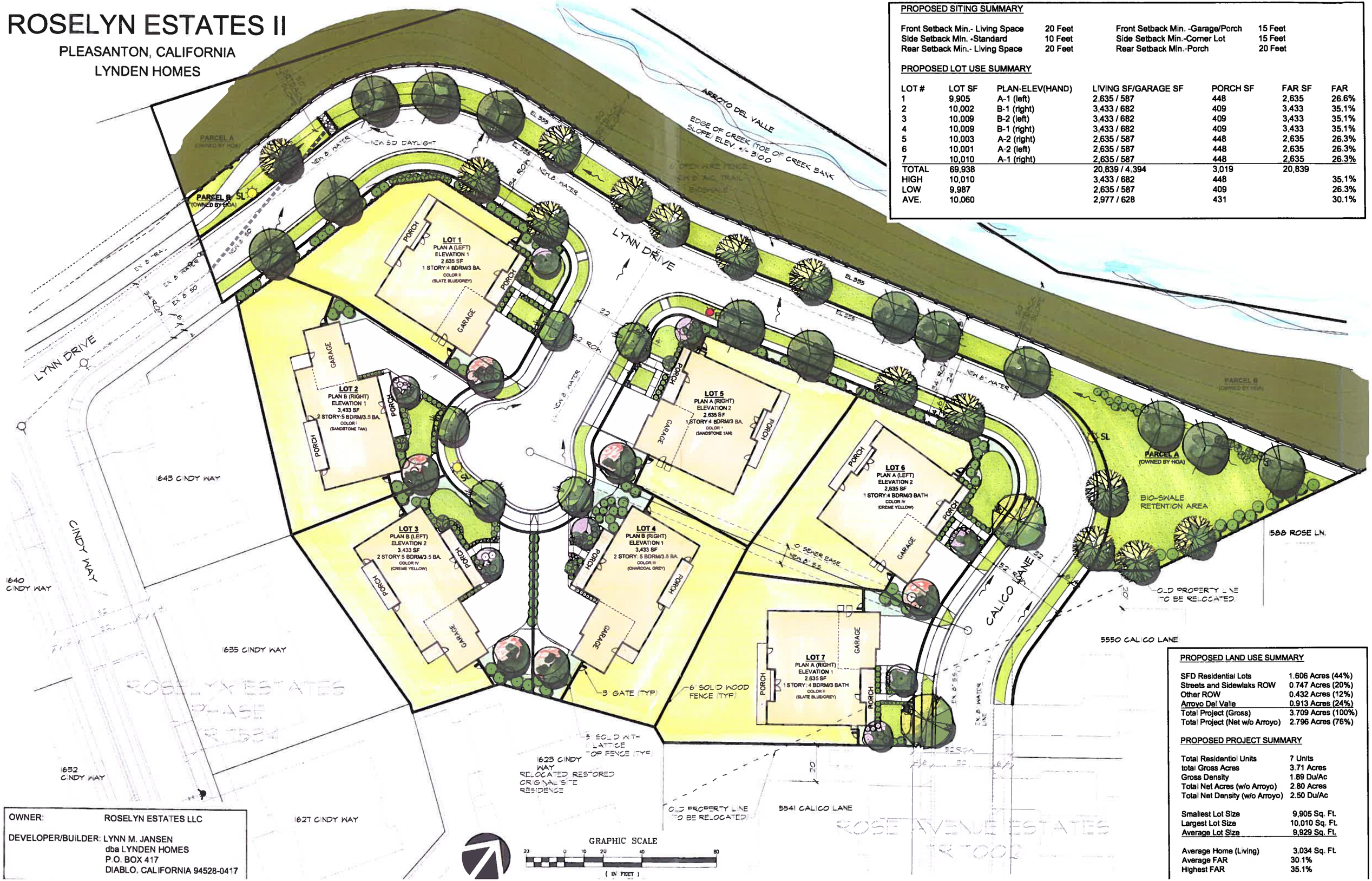
LYNDEN HOMES

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
DIABLO, CALIFORNIA 94528-0417

ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

Lynden HOMES

PLAN A

- PLAN AREAS

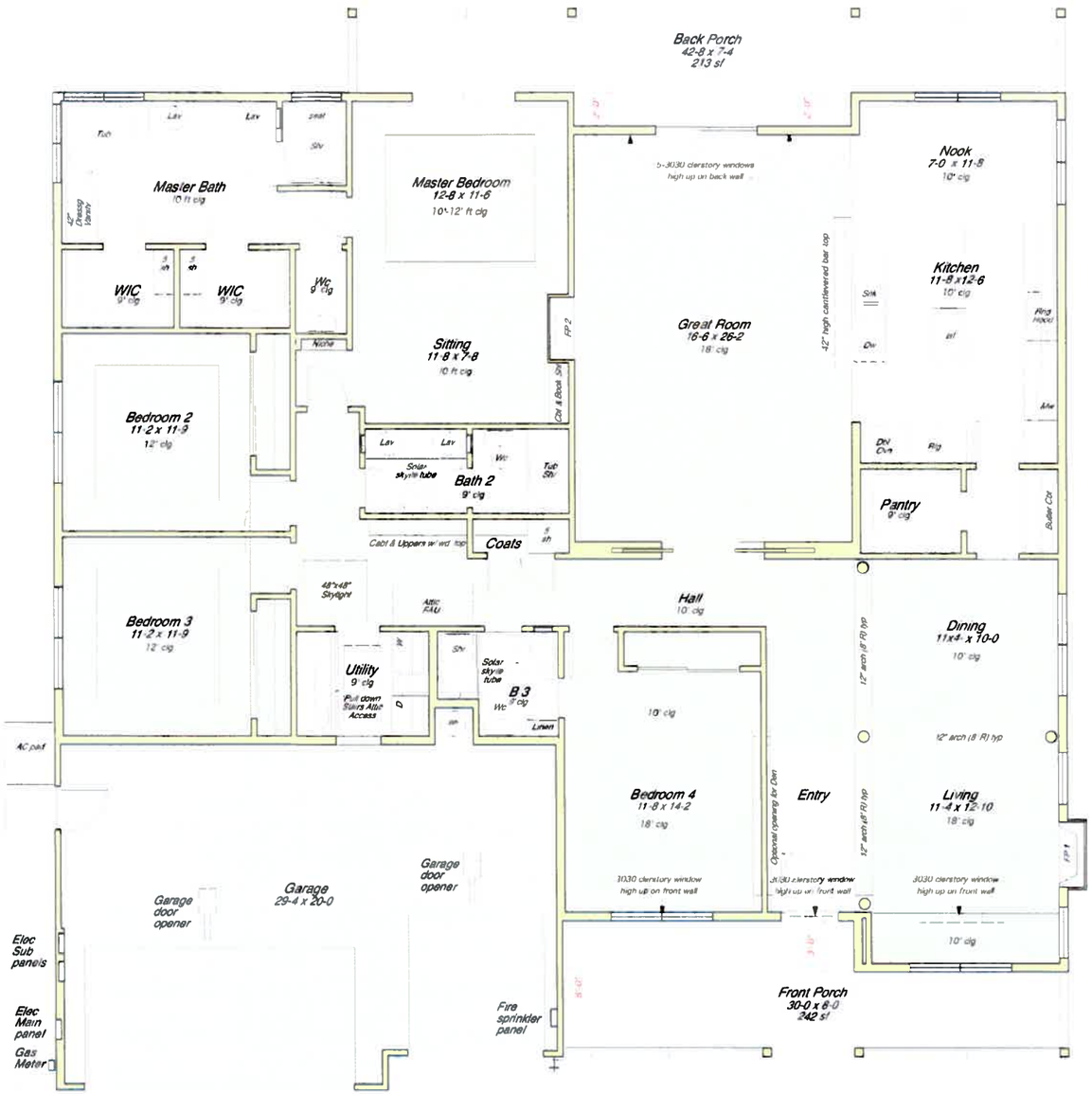
  Living Area : 2,635 sf
  Garage Area : 587 sf
  Covered Porch Area : 448 sf

- 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

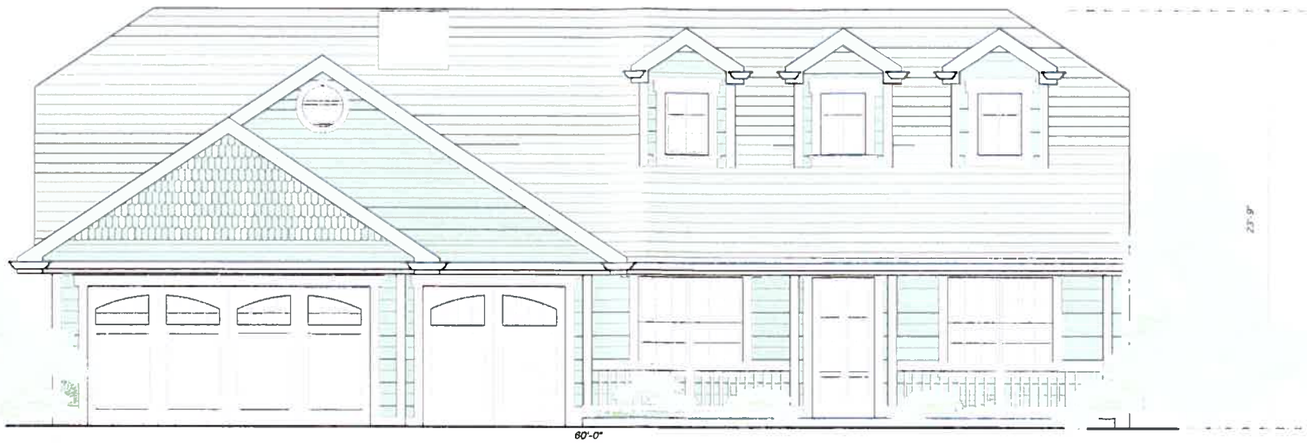


ROSELYN ESTATES II

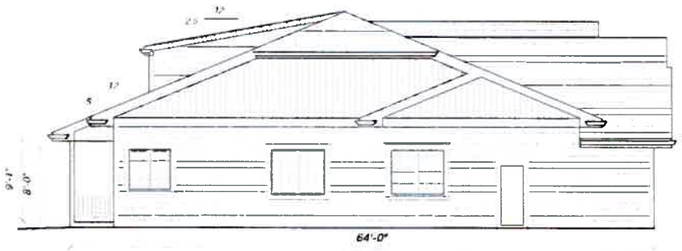
PLEASANTON, CALIFORNIA

Lynden HOMES

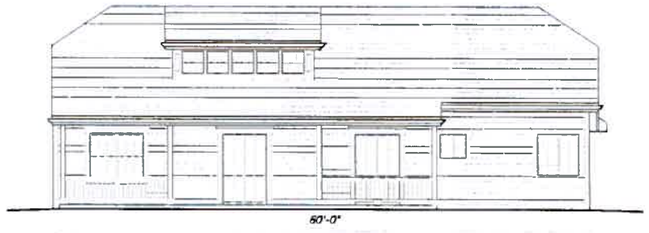
PLAN A
ELEVATION A-1



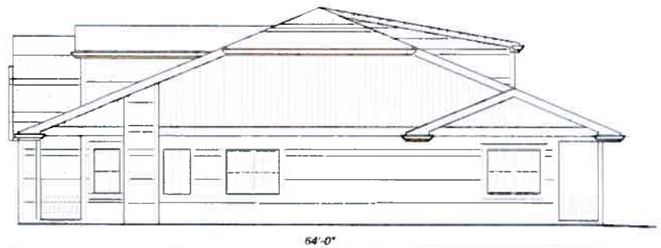
FRONT



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

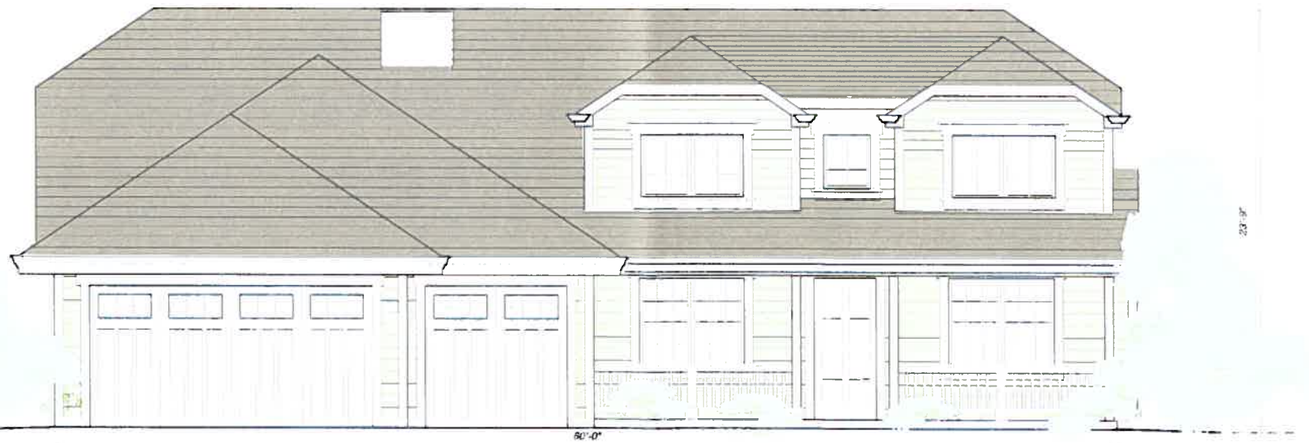
EXTERIOR MATERIALS

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

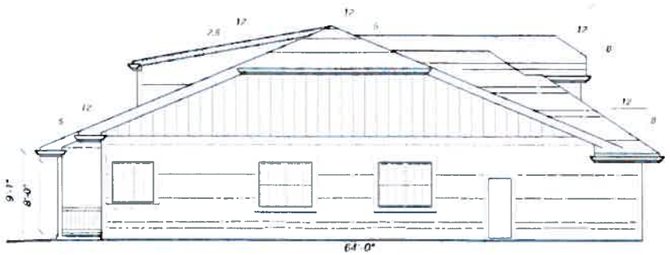
2) Siding : 8" "Hardiplank" Wood textured Lap Siding
individually layed horizontal.
Typical all sides.
(Earthtone colors : Cream, sand, slate and stone.)

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

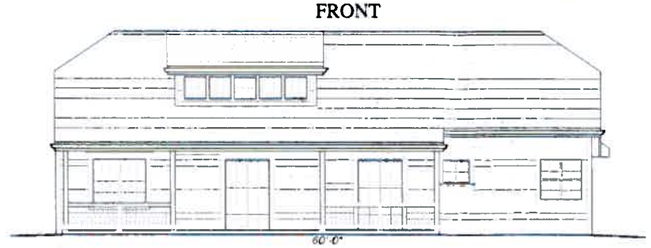
PLAN A
ELEVATION A-2



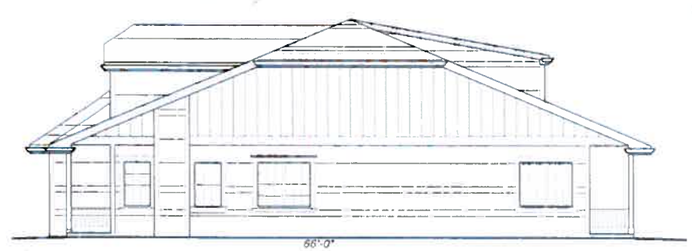
FRONT



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

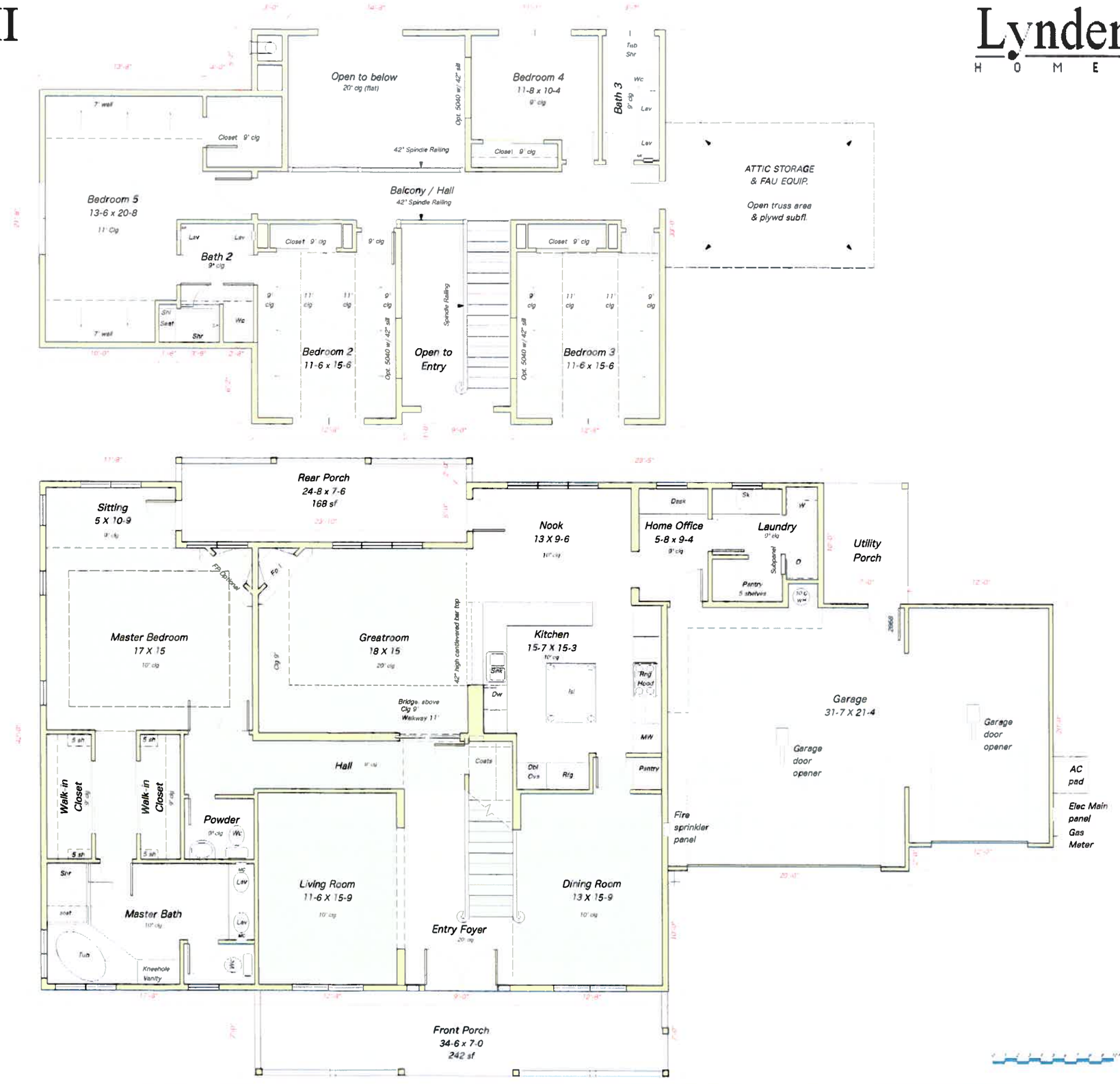
Living Area Main : 2,195 sf
Living Area Upper : 1,238 sf
Living Area Total : 3,433 sf
Garage Area : 680 sf
Covered Porch Area : 409 sf

- MAIN ROOMS

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

- FEATURES

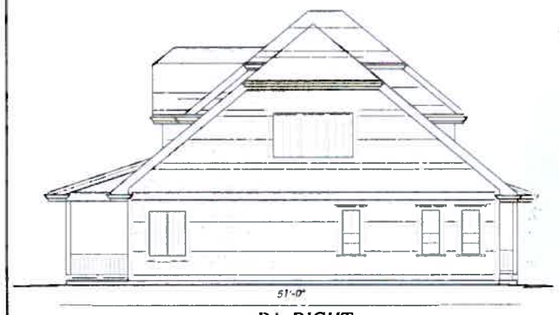
- Living Room
- Dining Room
- Kitchen Nook
- Open Family Room
- Master Bedroom Sitting
- Laundry Room
- 10' Ceilings in Main Rooms



ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

Lynden HOMES



B1- RIGHT

B1 - FRONT

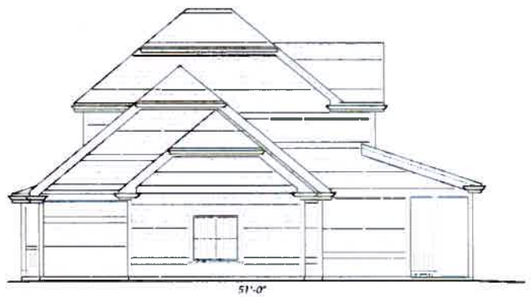
PLAN B

ELEVATION B-1

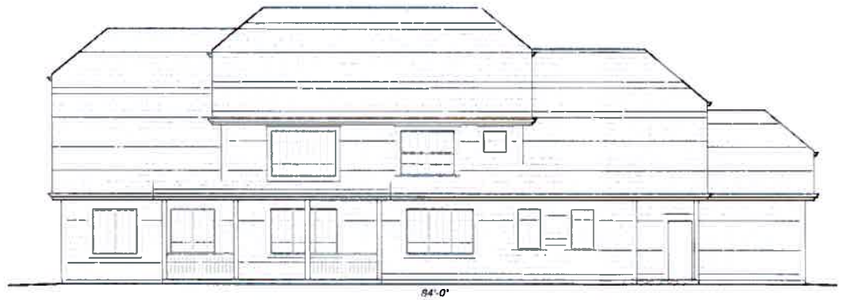
COLOR SCHEME 3

MAIN COLOR	Stone Gray
SIDING BODY	186 Keystone
GARAGE DOOR	KM3941-1 Wishing Star
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



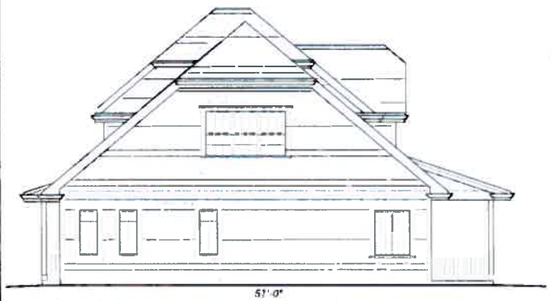
B1 - REAR (B2 - REAR REVERSED)

EXTERIOR MATERIALS

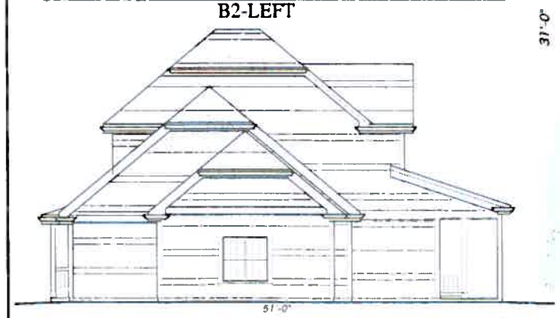
1) Roof : Flat, Handsplit Shake look, Concrete Tile
(Natural Wood Colors : Tan, Brown and Grey)

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 & 3x 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

STREET TREE LIST
TO BE 24" BOX SIZE

PRUNUS 'KRATER VESUVIUS' (FLOWERING PLUM)

QUERCUS AGRIFOLIA (COAST LIVE OAK

QUERCUS LOBATA (VALLEY OAK)

PYRUS C. 'BRADFORDII' (BRADFORD PEAR)

WIRE MESH FENCE 1/L.2

SOLID WOOD FENCE 2/L.2

SOLID WOOD FENCE 2/L.2

SL

LYNN DRIVE

ARROYO DEL VALLE

ASPHALT TRAIL SEE CIVIL PLANS

LYNN DRIVE

WIRE MESH FENCE 1/L.2

SOLID WOOD FENCE 2/L.2

SIDEWALK (SEE CIVIL PLANS)

LOT 1

PORCH

PORCH

GARAGE

EX. FENCE

GARAGE

LOT 2

PORCH

PORCH

1643 CINDY WAY

LATTICE TOP FENCE 3/L.2

SL

OFH

LOT 5

PORCH

GARAGE

PORCH

LOT 6

PORCH

GARAGE

SL

EX. FENCE

LOT 3

PORCH

PORCH

GARAGE

LOT 4

PORCH

PORCH

GARAGE

CALICO DRIVE

TYPICAL STREET TREE (SEE TREE LIST)

SIDEWALK (SEE CIVIL PLANS)

LOT 7

GARAGE

PORCH

PORCH

LATTICE TOP FENCE 3/L.2

1655 CINDY WAY

EX. FENCE

1625 CINDY WAY

SOLID WOOD FENCE 2/L.2

EX. FENCE

1627 CINDY WAY

GRAPHIC SCALE

23 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFER TO L.2 FOR DETAILS AND NOTES

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.

REVISIONS

Thomas Beak & Associates, LLP.
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

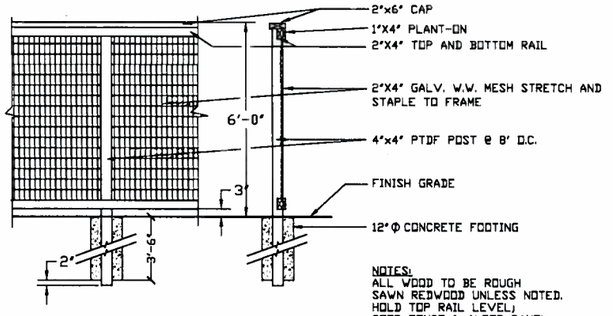
ROSELYN ESTATES II
PLEASANTON, CALIFORNIA

LYNDEN HOMES

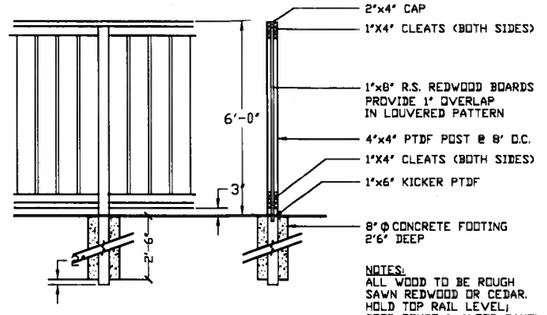
STREET TREE FENCING PLAN

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

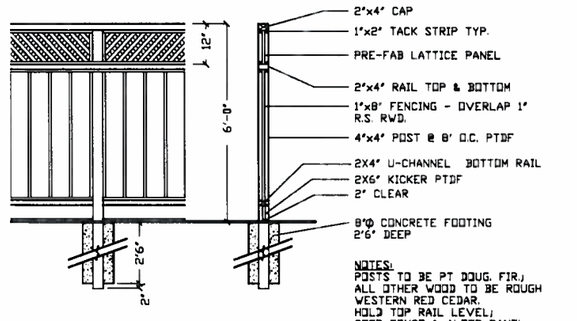
SHEET L.1 OF 4 SHEETS



1 WIRE MESH FENCE DETAIL

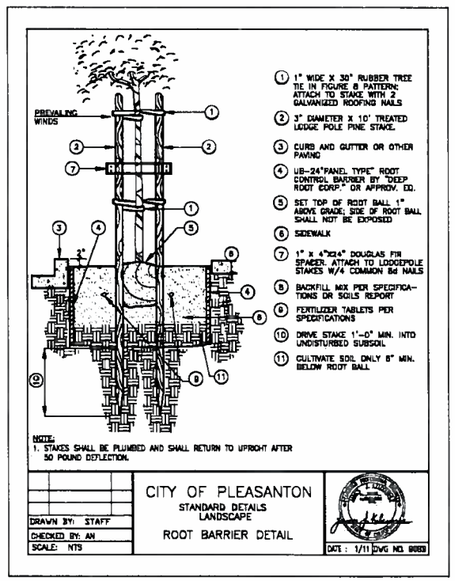


2 SOLID WOOD FENCE DETAIL



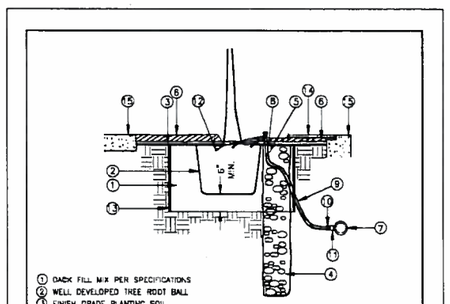
3 LATTICE TOP FENCE

NOT TO SCALE



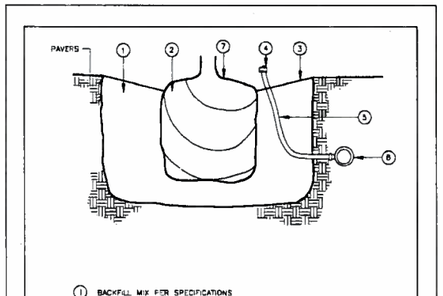
	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE ROOT BARRIER DETAIL	
DRAWN BY: STAFF		
CHECKED BY: AN		
SCALE: NTS		DATE: 1/11 DWG NO. 8069

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



	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE STREET TREE PLANTING & IRRIGATION DETAIL	
DRAWN BY: STAFF		
CHECKED BY: AN		
SCALE: N.T.S.		DATE: 1/11 DWG NO. 822

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



	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE STREET TREE BUBBLER DETAIL	
DRAWN BY: STAFF		
CHECKED BY: AN		
SCALE: N.T.S.		DATE: 1/11 DWG NO. 815

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

REVISIONS

Thomas Beak & Associates, LLP.
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2283

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

STREET TREE (TYPICAL)
SEE SHT. L.1

ARROYO DEL VALLE

LYNN DRIVE

TURF

NATIVE GRASS SOD

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

PORCH

GARAGE

CALICO DRIVE

1645 CINDY WAY

1635 CINDY WAY

1627 CINDY WAY

1625 CINDY WAY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFER TO L.4 FOR PLANT LIST
NOTES AND DETAILS

REVISIONS

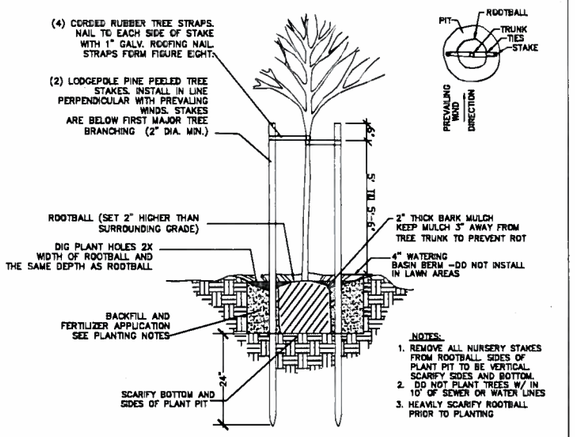
Thomas Beak & Associates, LLP.
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

ROSELYN ESTATES II
PLEASANTON, CALIFORNIA
LYNDEN HOMES

PRELIMINARY
PLANTING
PLAN

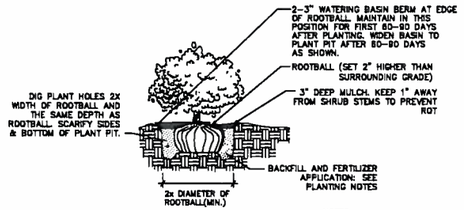
DESIGNED: AS	DRAWN: AS
CHECKED:	JOB NO:
DATE: 02-27-12	
SCALE: NOTED	

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 harmfull 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 an 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 (which ever 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./1000 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	ANISDONTEA '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

Thomas Beck & Associates, LLP.
Landscape Architects
1020 North Main Street, Suite 1
Walnut Creek, CA 94596
Ph. 925.933.2585

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