



715 EAST - RESIDENTIAL NEIGHBORHOOD

715 POLE LINE ROAD, DAVIS CALIFORNIA

ZONING AND SITE DATA

(AREAS ARE APPROXIMATE)

ADDRESS:	715 POLE LINE ROAD, Davis, CA 95616
APN:	070-544-027
ZONING DESIGNATION:	PLANNED DEVELOPMENT (R-HD)
EXISTING USE:	CONVALESCENT HOME (NO LONGER IN USE)
PROPOSED USE:	30 ATTACHED SINGLE FAMILY HOMES
DENSITY:	15.9 UNITS/ACRE (30/1.89 ACRES)
SITE AREA:	82,410 SQUARE FEET (1.89 ACRES)

BUILDING DATA / USES

NUMBER OF BUILDINGS:	14 (12 DUPLEXES AND 2 TRIPLEXES)
STORIES:	COMBINATION 2 AND 3 STORY
MAXIMUM HEIGHT:	36' (APPROXIMATELY)
EXISTING USE:	CONVALESCENT HOME (NO LONGER IN USE)

SHEET INDEX

A0.1	COVER SHEET
A0.2	BOUNDARY AND TOPOGRAPHIC SURVEY
A0.3	PRE-DEMOLITION / PROIR COMPLEX
A0.4	SITE CONTEXT
A0.5	POST DEMOLITION CURRENT SITE CONDITION
A1.1	OVERALL SITE PLAN
A2.1	PLAN 1 FLOOR PLANS
A2.2	PLAN 1 ELEVATIONS
A3.1	PLAN 2 FLOOR PLANS
A3.2	PLAN 2 ELEVATIONS
A4.1	PLAN 3 FLOOR PLANS
A4.2	PLAN 3 ELEVATIONS
A5.1	PLAN 4 FLOOR PLANS
A5.2	PLAN 4 FLOOR PLANS
A5.3	PLAN 4 ELEVATIONS
A5.4	PLAN 4 ELEVATIONS
A6.1	PERSPECTIVES
A6.2	SAMPLE COLOR SCHEMES
A7.1	TENTATIVE SUBDIVISION MAP
A8.1	PLANNED DEVELOPMENT EXHIBIT
SWQ-1	STORMWATER CONTROL PLAN
Z1	REZONING MAP EXHIBIT

PROJECT TEAM

OWNER:
715 EAST, LLC DON FOUTS
 1949 5TH STREET, SUITE 107
 DAVIS, CA 95616

DESIGNER:
PAT GREENE, GREENE HOUSES
 8412 FUTURITY COURT
 ANTELOPE, CA 95843

LANDSCAPE ARCHITECT:
TBD

ENGINEER:
LAUGENOUR AND MICKLE
 608 COURT STREET
 WOODLAND, CA 95695

PROJECT DESCRIPTION

715 East is a new neighborhood consisting of 30 new, for sale, attached single family homes. The Project will feature three unique floor plans and six distinctive elevations. Each new home, although sharing a common wall, will have their own individual APN number and be individually owned.

Home sizes will range from 1,561 sq. ft. to 1,711 sq. ft. All homes will have at least 3 bedrooms and 2.5 baths. 24 of the 30 homes will have a fully accessible bedroom on the 1st floor. All homes will have a one car garage and one parking spot in the driveway, meeting the required 2 car on-site parking specifications.

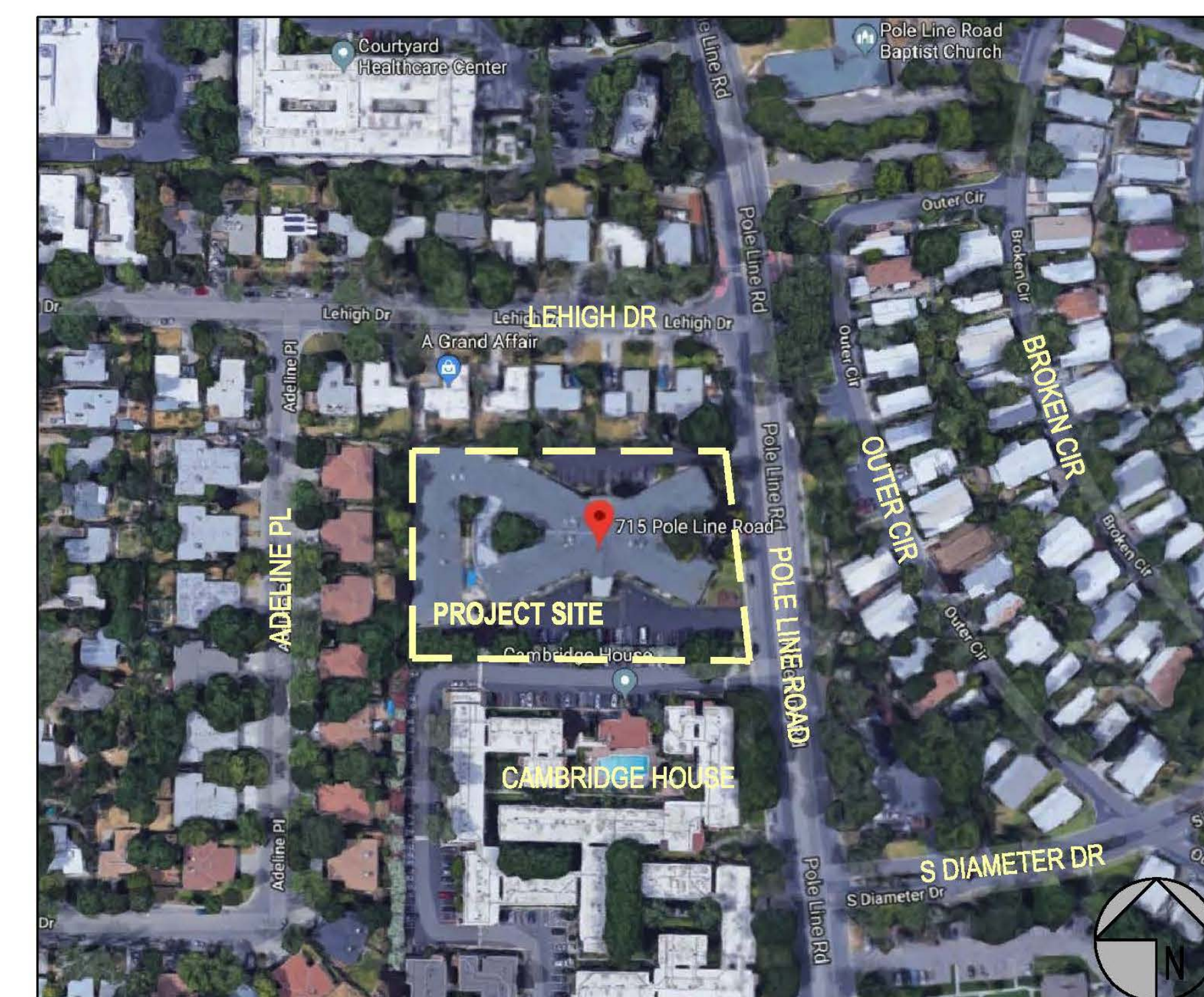
715 East meets many of the City of Davis General Plan Policies and will provide a valuable opportunity for Davis home buyers to purchase a new, high quality, energy efficient all electric home, targeting Davis', "missing" middle price point.

715 East will meet its affordable housing requirements by building three homes on site, adding to Davis' affordable for sale housing inventory. These three affordable homes will seamlessly blend visually into the new neighborhood, and will be constructed with the same high quality and architectural style as the balance of the project. These three affordable homes will be sold to the general public and meet the sales requirements of the Davis Affordable Housing Ordinance.

REPURPOSING

715 East will repurpose a site that previously contained a Convalescent Care Facility. This facility had been closed for several years prior to our group purchasing the site. Please note that all prior structures located at 715 Pole Line have been demolished. The site has now been 100% cleared and is ready to be repurposed into a much-needed new residential neighborhood targeted to first time home buyers.

VICINITY MAP



RESIDENTIAL MIX

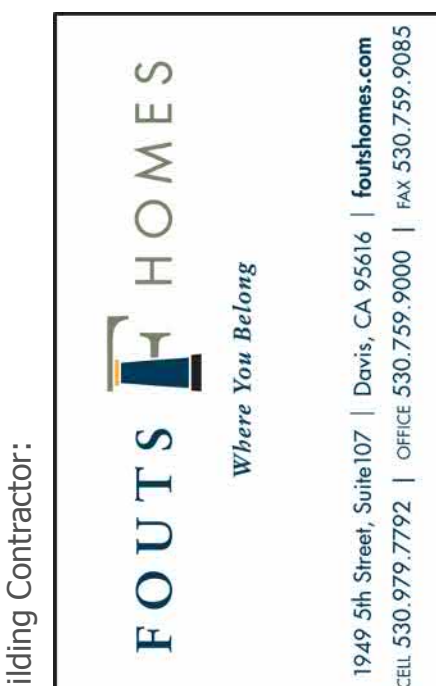
	SIZE	BEDROOMS	BATHS	GARAGE	OFF-STREET PARKING	1ST FLOOR ACCESSIBLE BEDROOM	TOTAL HOMES	STORIES
PLAN 1 UNIT	1,635 SF	3	3	1 CAR	2 CARS	YES	21	2
PLAN 2 UNIT *	1,561 SF	3	3 1/2	1 CAR	2 CARS	YES	3	3
PLAN 4 UNIT	1,711 SF	3	2 1/2	1 CAR	2 CARS	NO	6	2

* FOR SALE AFFORDABLE HOMES



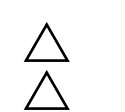
Pat Greene
 8412 Futurity Court | Antelope, CA 95843
 (916) 747-3070 | greene.pat@mac.com

Project: **715 East - Residential Neighborhood**



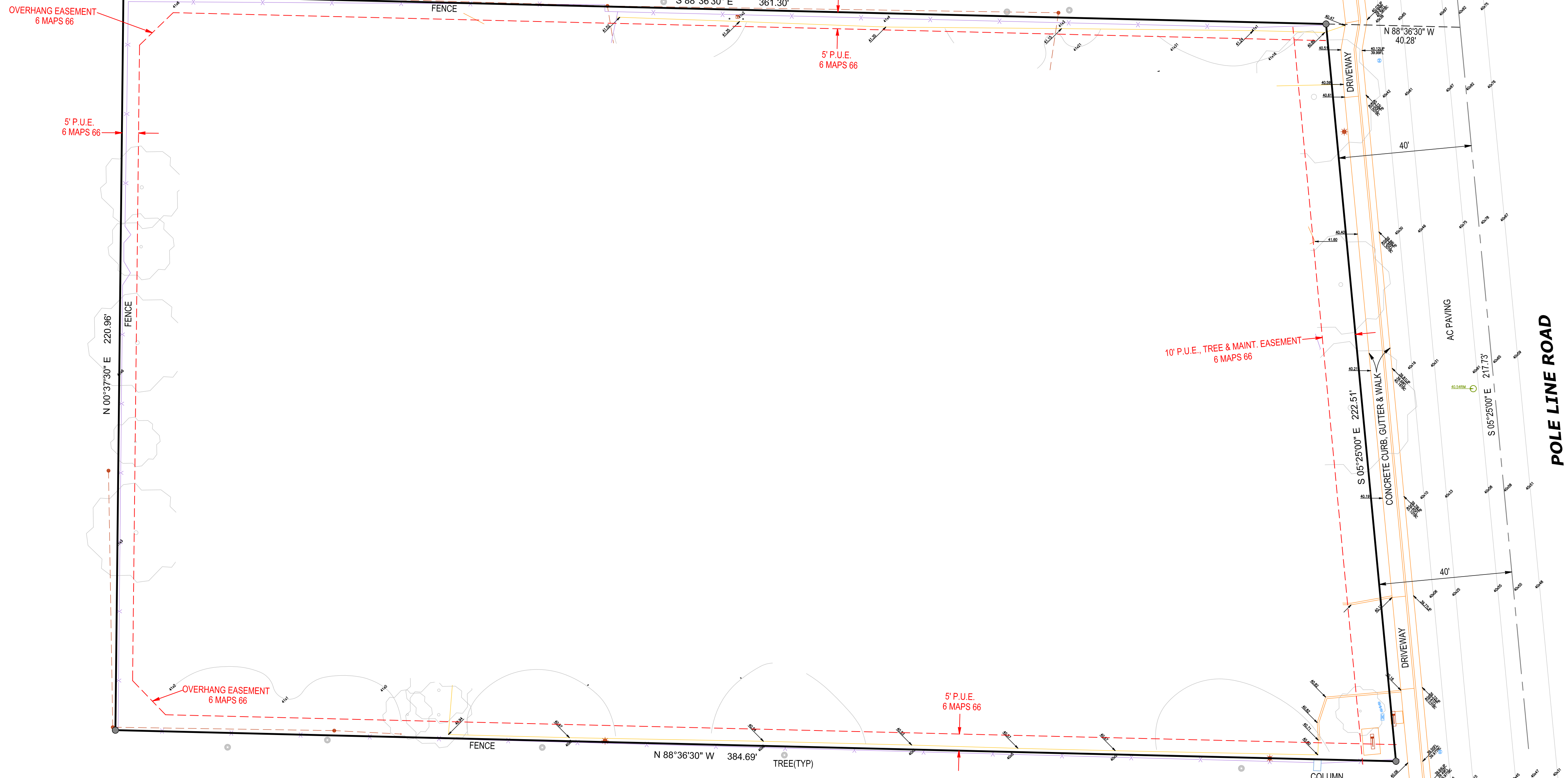
Date - September 29, 2021

Revisions



Cover Sheet

A0.1



- LEGEND**
- FOUND MONUMENT
 - DIMENSION POINT - NOTHING FOUND OR SET
 - DRAIN MANHOLE
 - DRAIN INLET
 - SEWER MANHOLE
 - SEWER CLEAN OUT
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER BOX OR METER
 - WATER VALVE ASSEMBLY
 - ELECTRIC MANHOLE
 - ELECTRIC BOX OR VAULT
 - PULL BOX
 - TRANSFORMER
 - UTILITY POLE
 - LIGHT
 - TRAFFIC SIGNAL
 - TELEPHONE MANHOLE
 - TELEPHONE BOX
 - TELEVISION MANHOLE
 - TELEVISION BOX
 - GAS VALVE
 - GAS METER
 - SIGN
 - HANDICAP PARKING OR RAMP

- ABBREVIATIONS**
- AC ASPHALTIC CONCRETE
 - BK BUCK
 - CL CENTERLINE
 - CN CONCRETE
 - DI DRAIN INLET
 - FC FACE OF CURB
 - FL FLOWLINE
 - O.R. OFFICIAL RECORDS
 - PG PAGE
 - P.O.B. POINT OF BEGINNING
 - PL PROPERTY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT OF WAY
 - TBC TOP BACK OF CURB
 - TE TRASH ENCLOSURE
 - TYP TYPICAL

- () RECORD PER LEGAL DESCRIPTION
- LINE TYPES**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - LOT LINE
 - EASEMENT

NO.	DATE	REVISION
1.		

BENCHMARK:
 NGS
 ALHAMBRA
 PID-A15051
 EL=42.6' (NAVD88)

BASIS OF BEARINGS:
 CENTERLINE OF POLE LINE ROAD,
 TAKEN AS S05°25'00"E.

DATE: 02-14-2019
 SCALE: 1" = 20'
 FIELD BOOK: PG
 DRAWING NO.: 1419-003
 DRAWN BY: A. ZARFOS

BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT
 715 Pole Line Road
 City of Davis
 County of Yolo
 California

A0.2



1255 Starboard Drive
 West Sacramento - CA - 95691
 Phone: 916-372-8124
 Fax: 916-372-8538
 Email: adamz@morrowssurveying.com
 www.morrowssurveying.com

DESCRIPTION

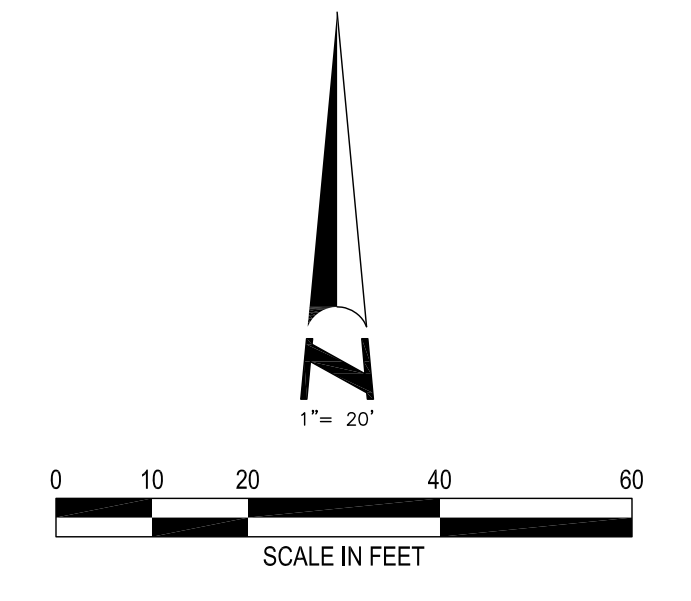
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF DAVIS, DESCRIBED AS FOLLOWS:
 LOT 19, SUBDIVISION NO. 1051, ALSO KNOWN AS STOCKSETH ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YOLO COUNTY, CALIFORNIA ON OCTOBER 13, 1965, IN BOOK 6 OF MPAS, AT PAGES 66 AND 67.

TITLE REPORT

TITLE COMPANY: PLACER TITLE COMPANY
 TITLE REPORT NUMBER: P-313834
 DATE: JANUARY 28, 2019
 THIS MAP WAS PREPARED IN ACCORDANCE WITH THE ABOVE REFERENCED TITLE REPORT, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. **ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.**

EXCEPTIONS TO COVERAGE

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS. (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):
 8) PUBLIC UTILITIES, TREE PLANTING AND MAINTENANCE AND OVERHANG EASEMENT PER BOOK 6 OF MAPS, AT PAGES 66 AND 67, SHOWN HEREON.



Project:
715 East - Residential Neighborhood

Building Contractor:

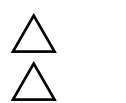
FOUTS HOMES
Where You Belong

1949 5th Street, Suite 107 | Davis, CA 95616 | fouthomes.com
Call: 530.759.7792 | Office: 530.759.9000 | Fax: 530.759.9085



Date - September 29, 2021

Revisions



Pre Demolition/
Prior Complex

A0.3



1 LOOKING NORTH EAST AT SITE FROM POLE LINE ROAD



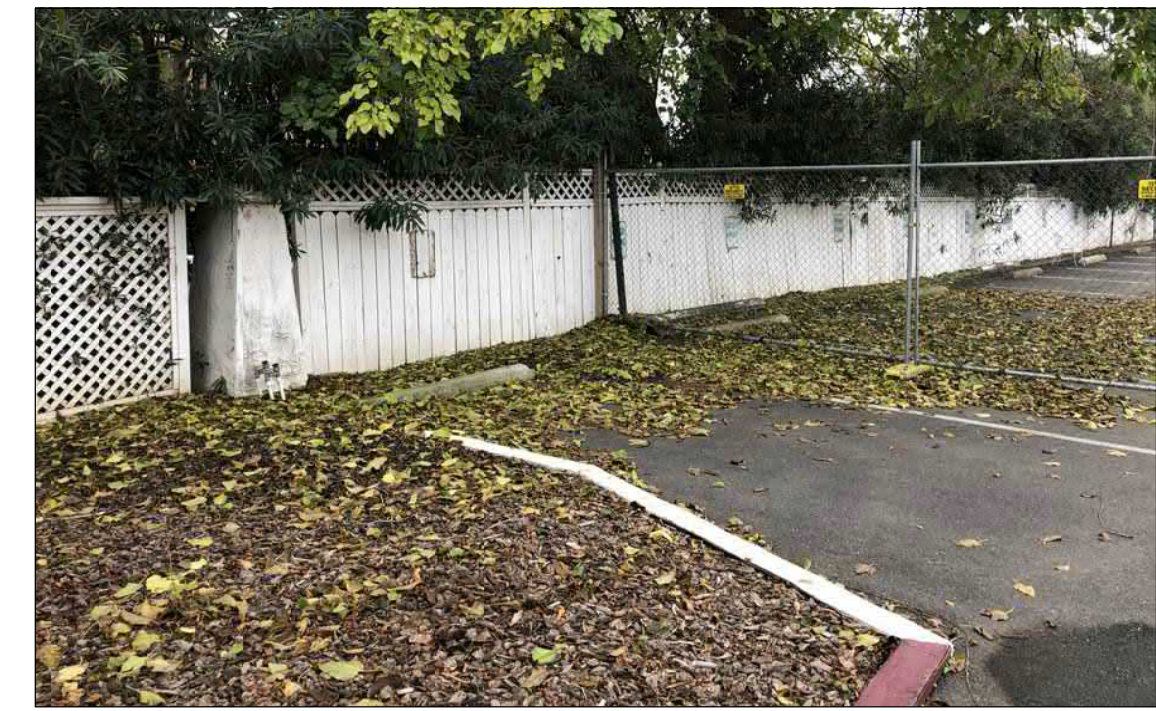
2 LOOKING EAST AT SITE FROM POLE LINE ROAD



3 LOOKING EAST AT SITE FROM POLE LINE ROAD



4 LOOKING SOUTH FROM SITE EAST SIDEWALK



5 LOOKING SOUTHWEST AT FRONT GATE



6 LOOKING WEST FROM DRIVEWAY



7 LOOKING NORTH AT FRONT SETBACK FROM DRIVEWAY



8 LOOKING SOUTH EAST FROM DRIVEWAY



9 LOOKING NORTH FROM SIDEWALK



10 LOOKING SOUTH AT SITE SIDEWALK AND FRONT SETBACK



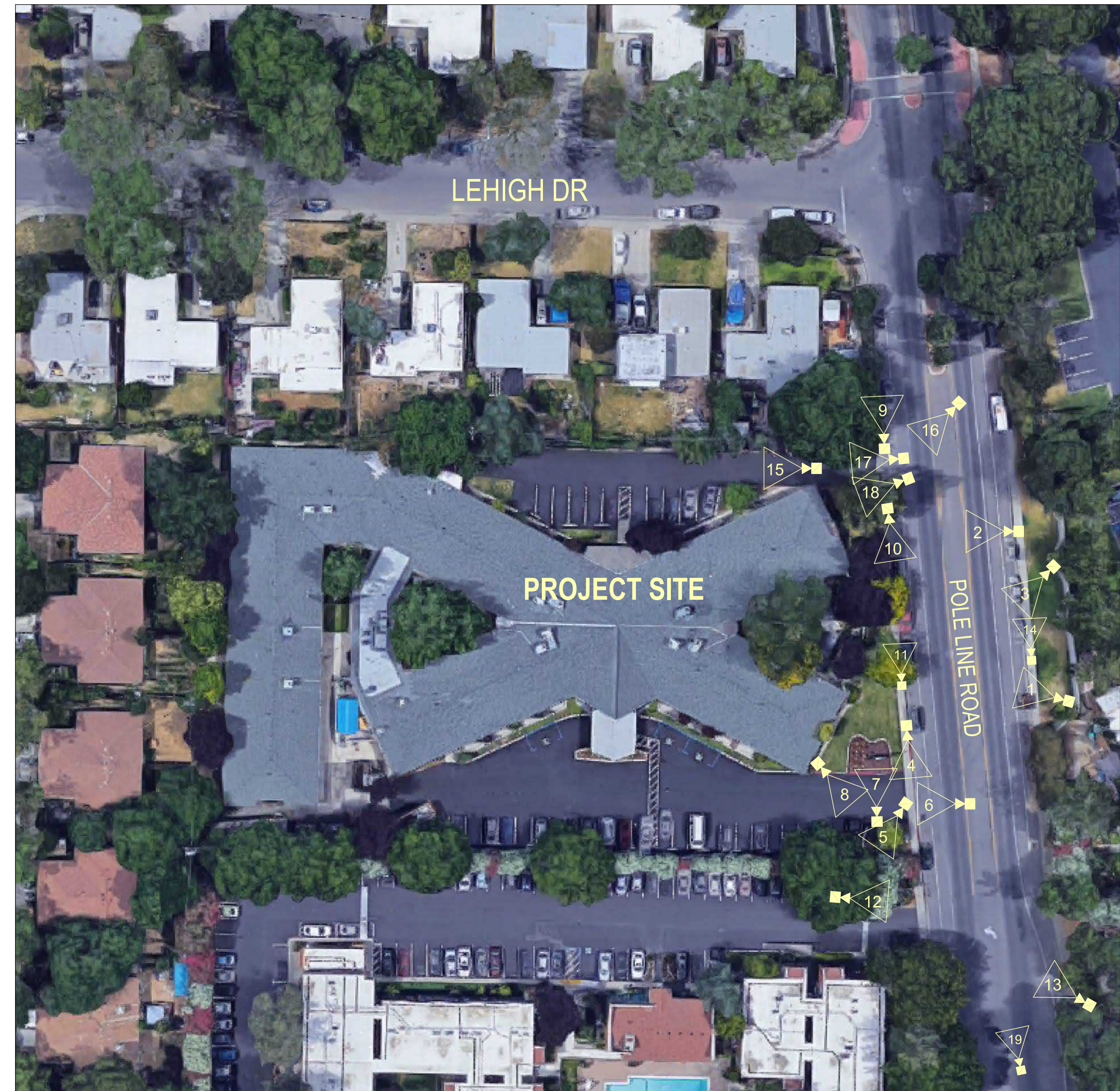
11 LOOKING NORTH AT SITE FRONT SETBACK FROM SIDEWALK



12 LOOKING EAST AT SITE FENCE FROM SOUTH PROPERTY PARKING



13 LOOKING WEST TO THE SITE FROM POLE LINE ROAD SOUTH



14 LOOKING NORTH AT POLE LINE ROAD CROSS STREET SIDEWALK



15 LOOKING WEST ACROSS SITE



16 LOOKING AT SITE FROM POLE LINE ROAD NORTH



17 LOOKING WEST AT SITE FROM FRONT GATE



18 LOOKING WEST AT SITE FROM FRONT SETBACK



19 LOOKING NORTH FROM POLE LINE ROAD AT BOTH SIDES



Pat Greene
 8412 Futurity Court | Antelope, CA 95843
 (916) 747-3070 | greene.pat@mac.com

Project:
**715 East - Residential
 Neighborhood**

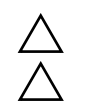
Building Contractor:

FOUTS HOMES
Where You Belong
 1949 5th Street, Suite 107 | Davis, CA 95616 | fouthomes.com
 Cell: 530.979.7792 | Office: 530.759.9000 | Fax: 530.759.9085



Date - September 29, 2021

Revisions



Site Context

A0.4



1 LOOKING NORTHEAST TO SITE FROM POLE LINE ROAD



2 LOOKING WEST TO SITE FROM POLE LINE ROAD



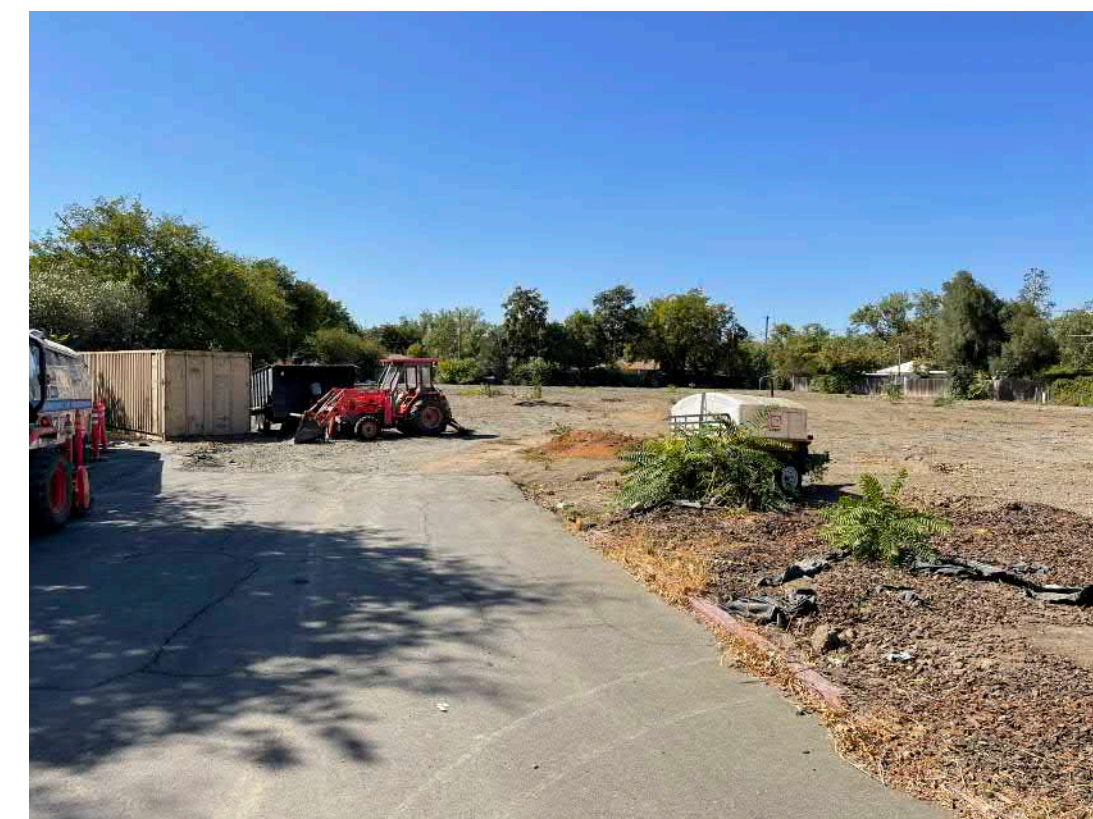
3 LOOKING SOUTHEAST TO SITE FROM POLE LINE ROAD



4 LOOKING NORTHEAST TO SITE FROM PROPERTY LINE



5 LOOKING WEST TO SITE FROM PROPERTY LINE



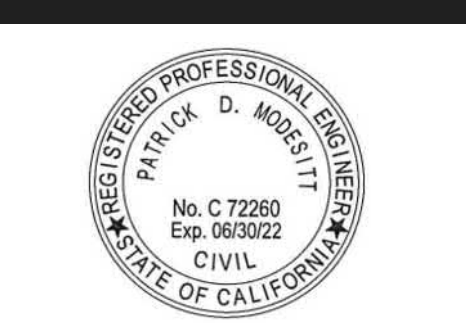
6 LOOKING SOUTHEAST TO SITE FROM PROPERTY LINE



Pat Greene
 8412 Futurity Court | Antelope, CA 95843
 (916) 747-3070 | greene.pat@mac.com

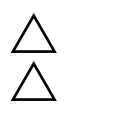
Project:
715 East - Residential Neighborhood

FOUTS HOMES
Where You Belong
 1949 5th Street, Suite 107 | Davis, CA 95616 | fouthomes.com
 Cell: 530.979.7792 | Office: 530.759.9000 | Fax: 530.759.9085



Date - September 29, 2021

Revisions



Post Demolition
 Current Site
 Condition

A0.5