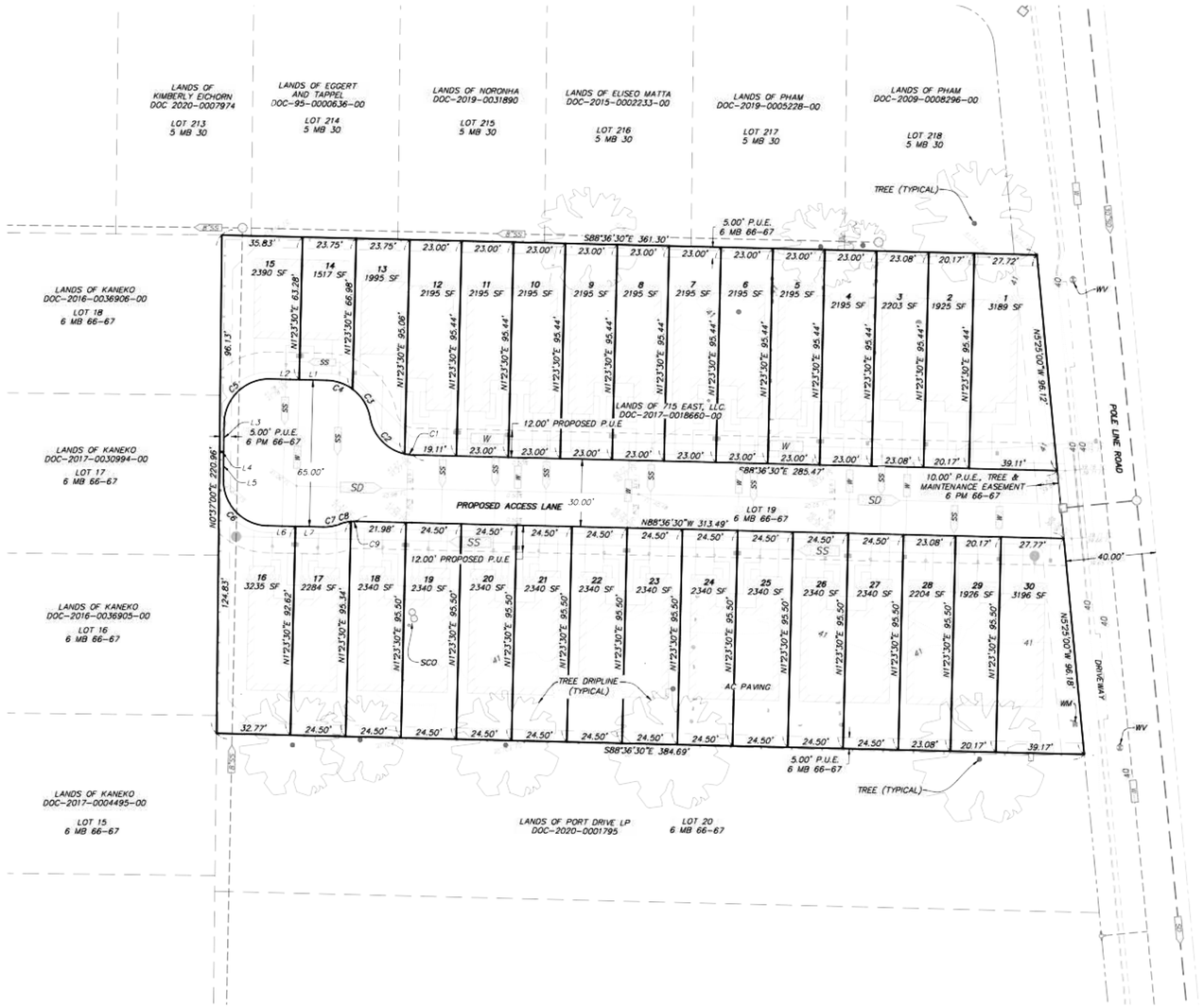
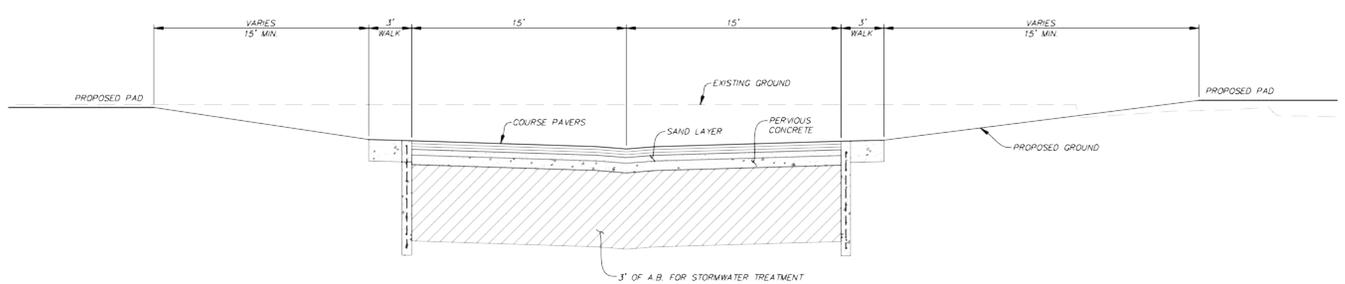
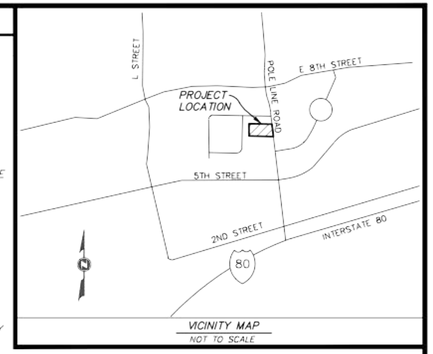




A TYPICAL STREET CROSS SECTION
NTS

LEGEND

PROPOSED	EXISTING	
12"SD	12"SD	STORM DRAIN AND MANHOLE
12"PSD		PERFORATED STORM DRAIN
6"SS	6"SS	SANITARY SEWER AND MANHOLE
		FIRE HYDRANT AND VALVE ASSEMBLY
10"W	10"W	WATER MAIN, VALVE, DOUBLE DETECTOR CHECK VALVE, METER & BLOWOFF VALVE
		JOINT UTILITY TRENCH
		GAS MAIN
		ELECTRICAL LINE (UG-UNDERGROUND)
		TELEPHONE LINE (OH-OVERHEAD)
		STREET LIGHT CONDUIT, WIRING & PULL BOX
E2		STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
		STREET LIGHT AND POLE
PP, TP, JP	PP, TP, JP	UTILITY POLE WITH DOWN GUY & ANCHOR
		POWER POLE, TELEPHONE POLE, JOINT POLE
		FENCE
		VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
		CATCH BASIN OR DRAINAGE INLET
		FLOWLINE OF DITCH OR SWALE
		DIRECTION OF SURFACE DRAINAGE FLOW
		CUT OR FILL SLOPE
		RIGHT OF WAY OR PROPERTY LINE
		STREET CENTERLINE OR BASELINE
		SURVEY MONUMENT
		SIGN
		TREE
		TREE TO BE REMOVED
		EXISTING GROUND SURFACE ELEVATION
		EDGE OF PAVEMENT AND ELEVATION
		FLOW LINE GRADE
		TOP OF CURB GRADE/ASPHALT GRADE
		FINISHED CONCRETE GRADE
		TOP OF CURB/FINISHED GRADE/SUBGRADE ELEVATION
		MATCH EXISTING GRADE (FIELD VERIFY)
		PUBLIC UTILITY EASEMENT
		ROLL CURB, GUTTER, & SIDEWALK
		GRADING RIDGE



VICINITY MAP
NOT TO SCALE

OWNER/SUBDIVIDER:	715 EAST, LLC. 1949 5TH STREET, SUITE 107 DAVIS, CA 94616 (530) 836-6688 ext. 102
ENGINEER/SURVEYOR:	LAUGENOUR AND MEIKLE CIVIL ENGINEERS 608 COURT STREET WOODLAND, CA 95695 PHONE: (530) 662-1755
ASSESSOR'S NUMBER:	070-544-027-000
EXISTING USE:	CONVALESCENT HOME (NO LONGER IN USE)
PROPOSED USE:	32 DUPLEX AND TRIPLEX HOMES
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
SEWER SERVICE:	CITY OF DAVIS
DRAINAGE SERVICE:	CITY OF DAVIS
WATER SERVICE:	CITY OF DAVIS
ELECTRIC SERVICE:	P.G.&E.
GAS SERVICE:	P.G.&E.
TELEPHONE SERVICE:	AT&T
FLOOD ZONES:	06113C0611G, ZONE X
GROSS AREA:	1.892 ACRES±
BENCHMARK:	NGS "ALHAMBRA" PID: AI5051 ELEV: 42.6' (NAVD)

LINE TABLE

LINE	BEARING	LENGTH
L1	S88°34'32"E	12.18'
L2	S88°34'32"E	12.82'
L3	N00°37'00"E	12.55'
L4	S89°23'00"E	1.87'
L5	N00°37'00"E	12.55'
L6	N88°49'44"W	12.34'
L7	N88°49'44"W	12.31'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	3.91'	11°12'43"
C2	20.00'	23.55'	67°28'32"
C3	20.00'	15.11'	43°17'34"
C4	20.00'	12.34'	35°21'43"
C5	20.00'	31.70'	90°48'28"
C6	20.00'	31.22'	89°26'44"
C7	20.00'	7.50'	21°28'25"
C8	20.00'	5.04'	14°26'37"
C9	20.00'	2.53'	7°15'01"

0 15 30 60
LM SCALE: 1"=30'

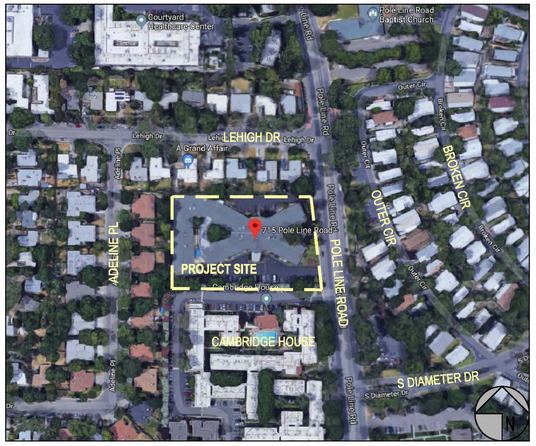
A7.1

TENTATIVE SUBDIVISION MAP No. 5216
715 EAST, LLC.
LOCATED IN A PORTION OF SECTION 8 TOWNSHIP 8 NORTH, RANGE 2 EAST, MOUNT DIABLO MERIDIAN
CITY OF DAVIS, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING LAND SURVEYING PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 FAX: (530) 662-4602

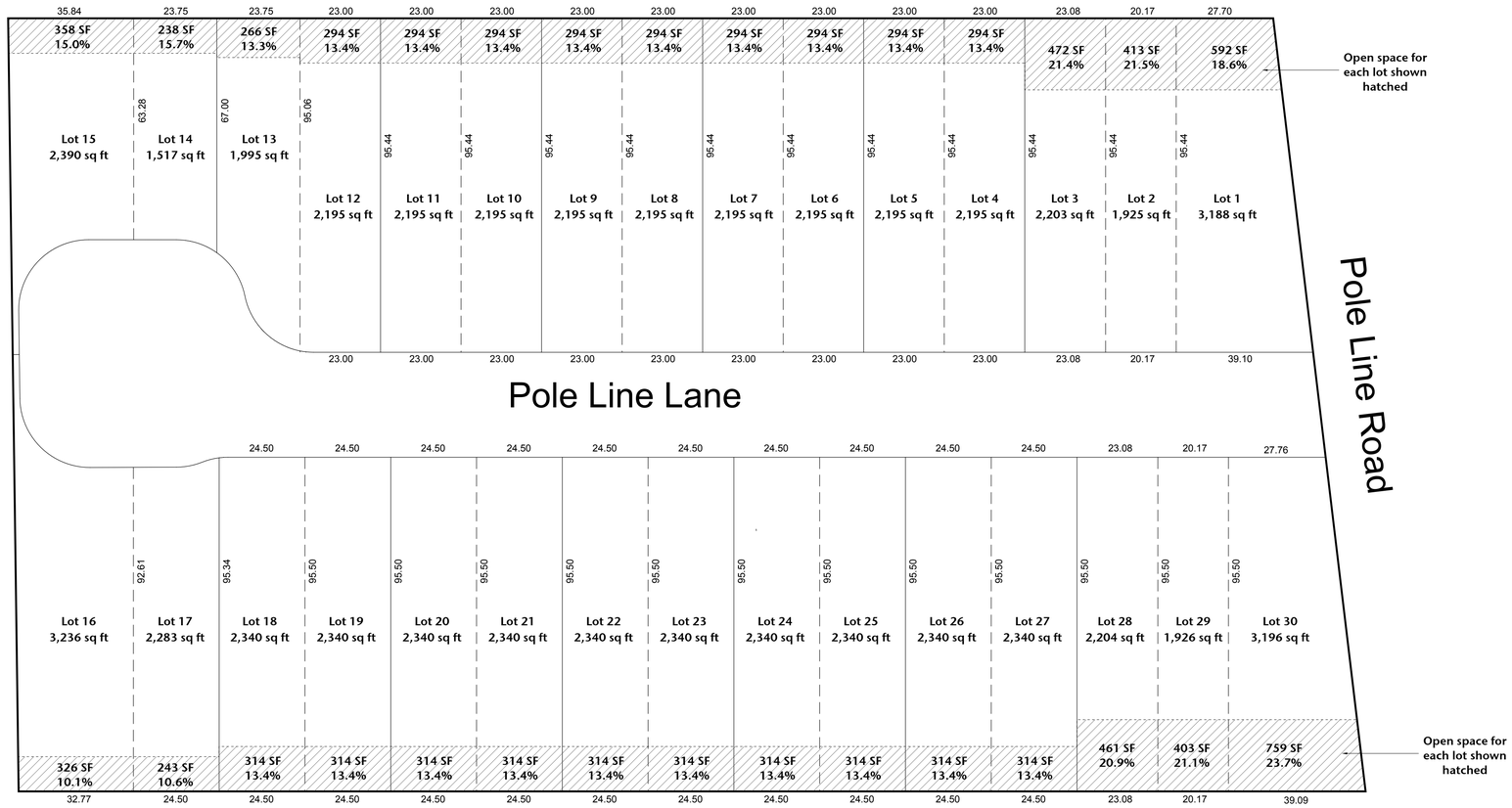
JULY 14, 2021

VICINITY MAP



715 East Residential Neighborhood

Lot #	Plan	Lot Area (SF)	Living Area	Covered Porch	Garage Area	Coverage Area	Maximum Lot Coverage	Actual Lot Coverage	FAR Area	Maximum FAR	Actual FAR	Open Space Area	Minimum Open Space	Actual Open Space	Maximum Height	Minimum Setbacks			
																Left	Right	Front	Rear
1	Triplex	3,188	1,711	91	237	1,051	60%	33.0%	1,802	90%	56.5%	592	10%	18.6%	30′	0′	10′	18′	20′
2	Triplex	1,925	1,711	91	237	1,051	60%	54.6%	1,802	95%	93.6%	413	10%	21.5%	30′	0′	0′	18′	20′
3	Triplex	2,203	1,711	91	237	1,051	60%	47.7%	1,802	90%	81.8%	472	10%	21.4%	30′	3′	0′	18′	20′
4	Duplex 1	2,195	1,635	55	237	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	0′	3′	18′	12′
5	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	3′	0′	18′	12′
6	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	0′	3′	18′	12′
7	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	3′	0′	18′	12′
8	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	0′	3′	18′	12′
9	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	3′	0′	18′	12′
10	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	0′	3′	18′	12′
11	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	3′	0′	18′	12′
12	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30′	0′	3′	18′	12′
13	Duplex 2	1,995	1,561	83	286	733	60%	36.7%	1,644	110%	82.4%	266	10%	13.3%	36′	3′	0′	18′	10′
14	Duplex 2	1,517	1,561	83	286	733	60%	48.3%	1,644	110%	108.4%	238	10%	15.7%	36′	0′	3′	18′	10′
15	Duplex 2	2,390	1,561	83	286	733	60%	30.7%	1,644	110%	68.8%	358	10%	15.0%	36′	3′	0′	18′	10′
16	Duplex 1	3,236	1,635	55	232	1,208	60%	37.3%	1,690	90%	52.2%	326	10%	10.1%	30′	0′	3′	18′	9′
17	Duplex 1	2,283	1,635	55	232	1,208	60%	52.9%	1,690	90%	74.0%	243	10%	10.6%	30′	3′	0′	18′	9′
18	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	0′	3′	18′	12′
19	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	3′	0′	18′	12′
20	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	0′	3′	18′	12′
21	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	3′	0′	18′	12′
22	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	0′	3′	18′	12′
23	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	3′	0′	18′	12′
24	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	0′	3′	18′	12′
25	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	3′	0′	18′	12′
26	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	0′	3′	18′	12′
27	Duplex 1	2,340	1,635	55	232	1,208	60%	51.7%	1,690	90%	72.2%	314	10%	13.4%	30′	3′	0′	18′	12′
28	Triplex	2,204	1,711	91	237	1,051	60%	47.7%	1,802	90%	81.8%	461	10%	20.9%	30′	0′	3′	18′	12′
29	Triplex	1,926	1,711	91	237	1,051	60%	54.6%	1,802	95%	93.6%	403	10%	21.1%	30′	0′	0′	18′	12′
30	Triplex	3,196	1,711	91	237	1,051	60%	32.9%	1,802	90%	56.4%	759	10%	23.7%	30′	10′	0′	18′	12′



NOTES

1. Maximum Floor Area Ratio (FAR) will be 90-110% with up to 500 square feet of additional garage space.

2. Market rate lots will have a minimum rear setback of 9-20 feet as shown in the matrix.

3. Affordable lots will have a minimum rear setback of 10 feet.

4. Buildings will have a minimum of 3 feet on the unattached side of the building and 0 feet setback where the units are attached.

5. All lots will have a minimum front setback of 18 feet.

6. Maximum building height will be 30 feet for the market rate lots and 36 feet for the affordable lots.

7. Single story and two story setbacks are the same.

GREENE houses
Pat Greene
8412 Futurity Court
Antelope, CA 95843
(916) 747-3070
greenepat@mac.com

Project:
715 East - Residential Neighborhood

Building Contractor:
FOUTS HOMES
Where You Belong
19497 5th Street, Suite107 | Davis, CA 95616 | foutshomes.com
CELL 530.979.7792 | OFFICE 530.759-9000 | FAX 530.759-9085

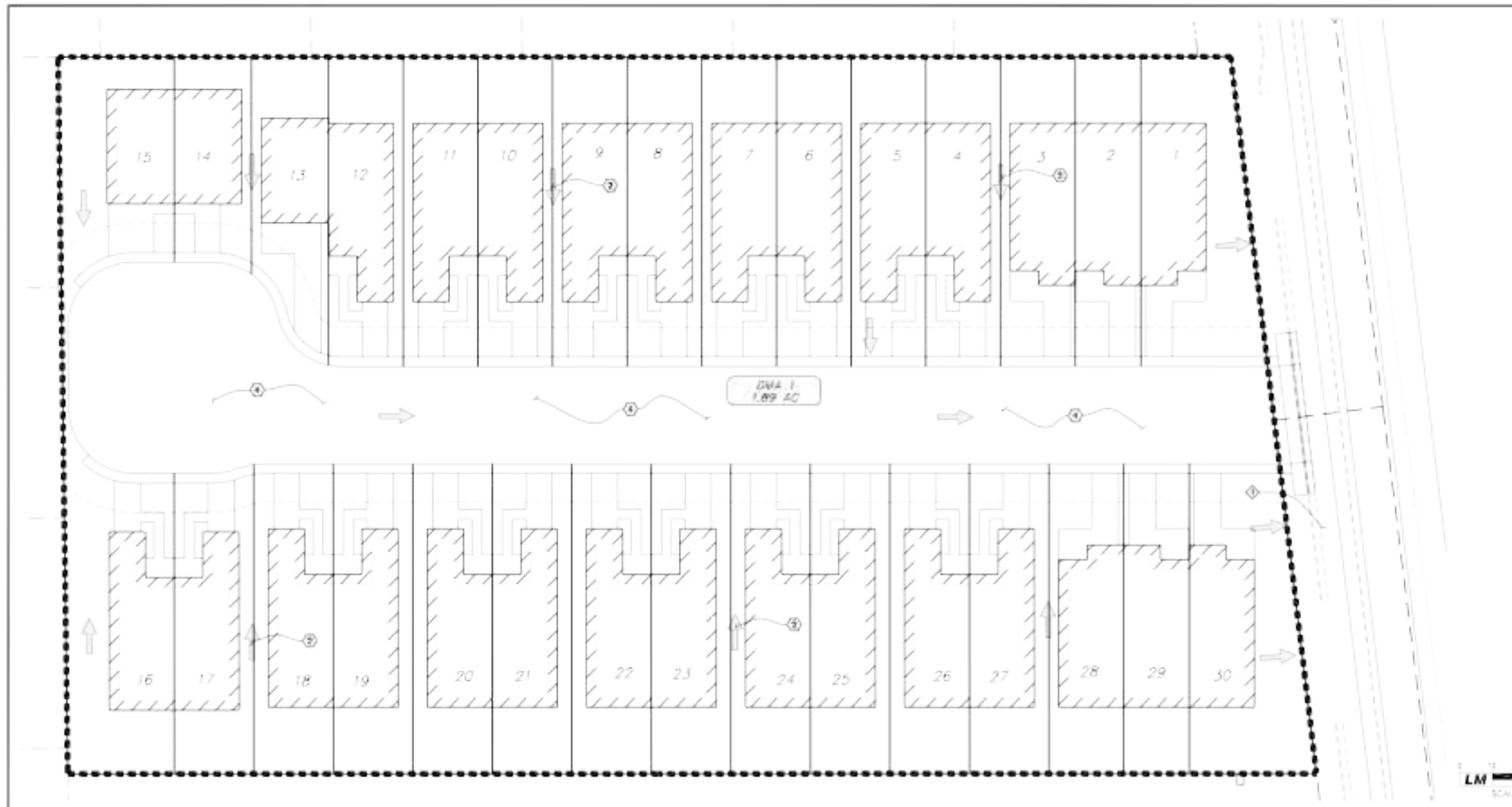
REGISTERED PROFESSIONAL ENGINEER
PATRICK D. MOSETTI
No. C 72260
Exp. 06/30/22
CIVIL
STATE OF CALIFORNIA

Date - September 29, 2021

Revisions

Planned Development Exhibit

A8.1



REDUCED PLOT

GENERAL INFORMATION:

PROJECT NAME	715 EAST
ADDRESS	715 POLE LINE ROAD, DAVIS
APN	070-544-027
OWNER	715 EAST LLC
PROPOSED USE	MULTI-UNIT RESIDENTIAL
PROJECT AREA	1.89 ACRES
PROPOSED IMPERVIOUS AREA	0.88 ACRES
EXISTING IMPERVIOUS AREA	1.26 ACRES
PROPOSED NEW PERVIOUS AREA	0.38 ACRES

GENERAL NOTES:

A. TOTAL PROJECT AREA IS 80,386 SF (1.89 AC).
B. PROJECT TYPE: INFILL, RESIDENTIAL
C. SOILS ARE GROUP A, PER USDA SOIL MAP VIEWER REPORT.
D. DEPTH TO GROUNDWATER IS YET TO BE DETERMINED.
E. SITE IS NOT IN A FEMA SPECIAL FLOOD HAZARD ZONE. IT IS PARTIALLY IN A FEMA ZONE X, WHICH IS AN AREA OF A 500-YEAR FLOOD, OR A 100-YEAR FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT.

SITE DESIGN MEASURES ○ :

1. PRESERVE NATURAL DRAINAGE PATTERNS.
2. DIRECT RUNOFF FROM IMPERVIOUS AREAS TO LANDSCAPED AREAS AND POROUS PAVEMENT. FLOW DIRECTION (⇨).
3. PLANT TREES ADJACENT TO IMPERVIOUS AREAS. TREE LOCATIONS TO BE IDENTIFIED WITH FINAL CONSTRUCTION DOCUMENTS.
4. INSTALL POROUS PAVEMENT.
5. SEE SUMMARY TABLE ON SHEET C502 FOR SMARTS VOLUME CREDITS.

POTENTIAL POLLUTION SOURCES AND CONTROL MEASURES ◇ :

1. STORM DRAIN INLET SIGN WITH WORDS "NO DUMPING, FLOWS TO CREEK". SEE UTILITY PLAN FOR FURTHER DETAIL.

TREATMENT CONTROL MEASURES ▱ :

1. TREATMENT CONTROL VOLUME REQUIREMENTS SATISFIED BY VOLUME CREDITS FOR SITE DESIGN MEASURES, PER CALCULATIONS IN SUMMARY TABLE ON SHEET C502.

HYDROMODIFICATION CONTROL MEASURES ○ :

1. THE PROPOSED PROJECT REDUCES THE AREA OF IMPERVIOUS SURFACE AREA, THEREFORE REDUCING THE TOTAL RUNOFF FROM THE SITE.

SUMMARY TABLE OF SMARTS INPUT/OUTPUT AND TREATMENT VOLUME CALCULATIONS

	INPUT								OUTPUT[a]						
			EXISTING CONDITIONS			PROPOSED CONDITIONS				EX. CONDITIONS		PROP. CONDITIONS			
DMA	AREA, AC	SOIL GROUP	NON-BUILT LAND USE TYPE	AREA, IMPERV., ROOF, ACRE	AREA, IMPERV., NON-ROOF, ACRE	NON-BUILT LAND USE TYPE	AREA, IMPERV., ROOF, ACRE	AREA, IMPERV., NON-ROOF, ACRE	85TH %, 24-HR RAIN DEPTH, IN	CURVE NUMBER	RUNOFF VOLUME, CU FT	CURVE NUMBER	(REQUIRED) TREAT. VOL.) RUNOFF VOLUME, CU FT[b]	VOLUME CREDITS, CU FT[c]	ADDITIONAL REQUIRED TREAT. VOL., CU FT[d]
1	1.89	A	WOOD & GRASS / 100% COVER	0.76	0.498	WOOD & GRASS / 100% COVER	0.812	0.226	0.61	64	2179	64.000	1736.0	1830.0	0
														1830	0

(a) AS CALCULATED BY CALIFORNIA WATER BOARDS STORM WATER MULTIPLE APPLICATION & REPORT TRACKING SYSTEM (SMARTS), "WITPS://SMARTS.WATERBOARDS.CA.GOV/SMARTS/"
(b) STORMWATER RUNOFF BASED BY THE 85TH PERCENTILE, 24-HOUR STORM. IS ALSO EQUAL TO THE REQUIRED TREATMENT VOLUME.
(c) TREATMENT VOLUME CREDITS CALCULATED BY SMARTS FOR SITE DESIGN MEASURES. SEE SUMMARY TABLE ON THIS SHEET FOR LIST OF PROPOSED SITE DESIGN MEASURES.
(d) ADDITIONAL REQUIRED TREATMENT VOLUME = REQUIRED TREATMENT VOLUME - TREATMENT VOLUME CREDITS. IF CALCULATION = 0, ADDITIONAL REQUIRED TREATMENT VOLUME = 0.

Summary Table of SMARTS Volume Credits

DMA	Site Design Measure	Input (Sq Ft)	Output (Sq Ft)	Volume Credits (Cu Ft)
1	Area of Porous Concrete with 4" s.o.g. over base	13280	13297	1830
	Downspout disconnection	18468	34075	
	Proposed (Deciduous Trees)	6970	6970	
			Total	1830

SUMMARY CALCULATIONS FOR STORAGE VOLUME PROVIDED BY BMP'S

	STORAGE VOLUME PROVIDED							HYDROMOD VOL., CU FT[a]	PROVIDED VOL. > REQUIRED
BMP	TYPE	COMPONENT	AREA, SF	CONFORMED DEPTH, FT	POROSITY	VOLUME, CU FT[a]			
1	Porous Pavement								
		BASE	13297.0000	1	0.4	13956.4			
		SAND	13297.0000	0.1875	0.4	997.3			
						14953.7			

(a) VOLUME = AREA X DEPTH
(b) THE PROJECT REDUCES THE AMOUNT OF IMPERVIOUS SURFACE OF THE SITE, THEREFORE HYDROMODIFICATION REQUIRED = 0.

LEGEND:

DMA — DRAINAGE MANAGEMENT AREA

DMA 1 / 0.50 AC — WATER QUALITY AREA NAME AND ACREAGE

WATER QUALITY AREA BOUNDARY

DIRECTION OF FLOW

DESIGNED BY: NJB
DRAWN BY: MCS
CHECKED BY: PF

REV.	DATE	DESCRIPTION	BY	APP'D

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
BY: NEIL U. BUSCH
DATE: P.E. 69561

IMPROVEMENT PLANS FOR
715 EAST APARTMENTS
CITY OF DAVIS CALIFORNIA
STORMWATER CONTROL PLAN

SCALE: 1"=20'
DATE:
JOB NO:

SWQ-1
SHEET 1 OF 1