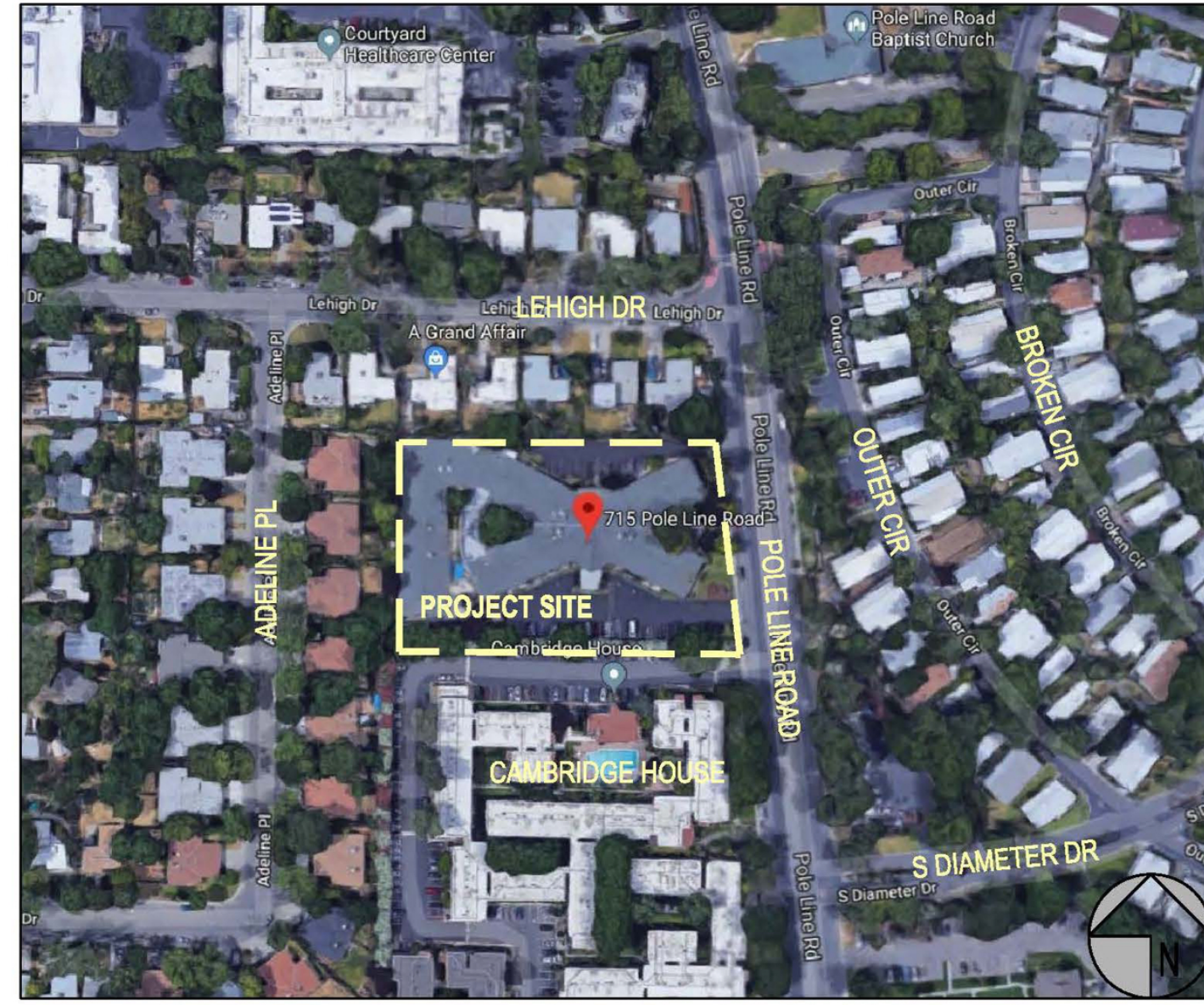


# VICINITY MAP

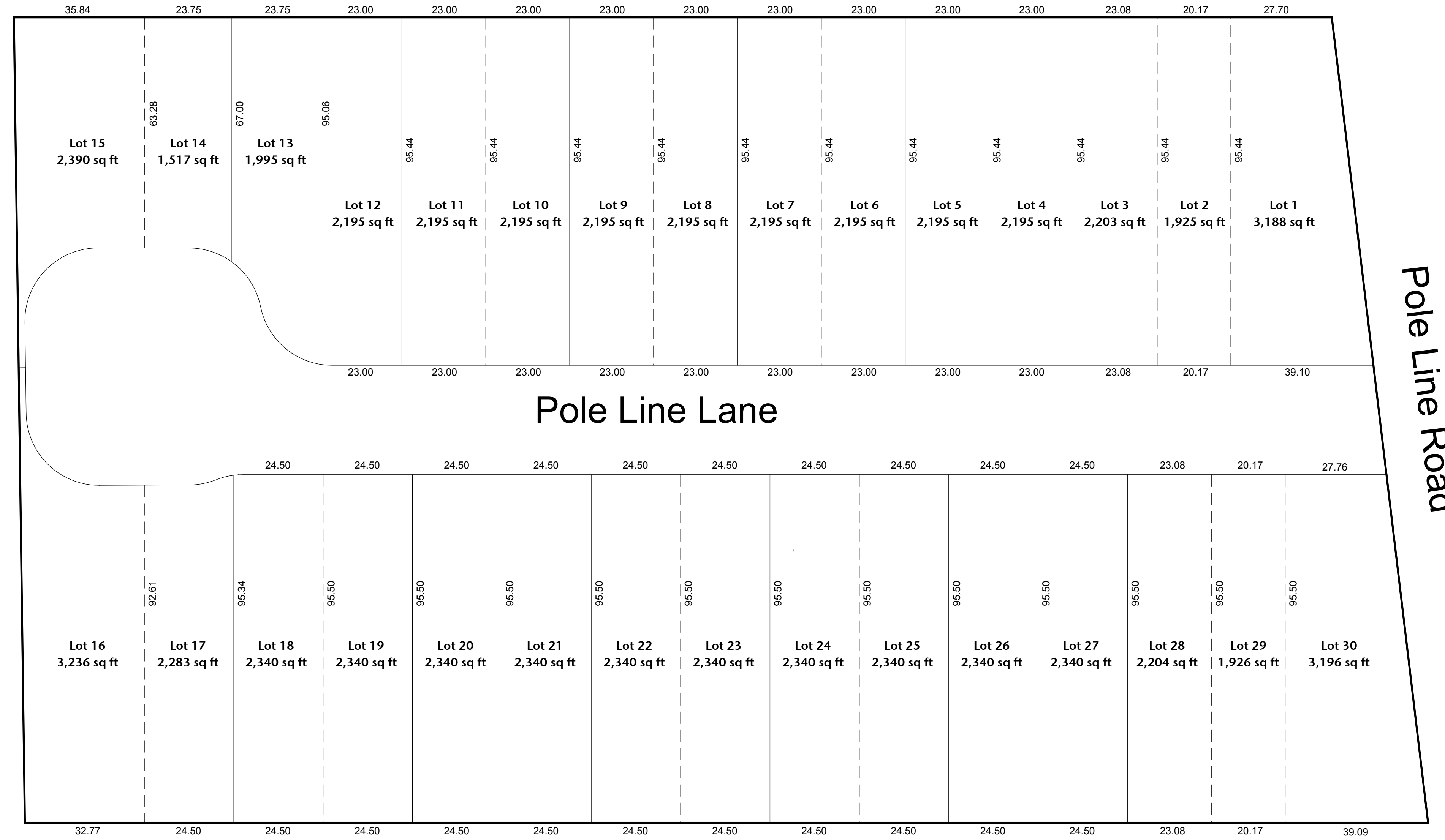


### 715 East Residential Neighborhood

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%	448	10%	22.5%	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

- Maximum Floor Area Ratio (FAR) will be 90-110% with up to 500 square feet of additional garage space.
- Market rate lots will have a minimum rear setback of 9-20 feet as shown in the matrix.
- Affordable lots will have a minimum rear setback of 10 feet.
- Buildings will have a minimum of 3 feet on the unattached side of the building and 0 feet setback where the units are attached.
- All lots will have a minimum front setback of 18 feet.
- Maximum building height will be 30 feet for the market rate lots and 36 feet for the affordable lots.



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**715 Pole Line Final**  
**Planned Development**  
 Project Address: Lot 42 Heritage Park, Woodland, CA

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Date - July 29, 2021

Revisions  
△  
△

# Site and Matrix