



# 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 1-2 FLOOR PLANS
- A4.2 PLAN 1-2 ELEVATIONS
- A5.1 PLAN 3 FLOOR PLANS
- A5.2 PLAN 3 ELEVATIONS
- A6.1 PLAN 4 FLOOR PLANS
- A6.2 PLAN 4 FLOOR PLANS
- A6.3 PLAN 4 ELEVATIONS
- A6.4 PLAN 4 ELEVATIONS
- A7.1 PERSPECTIVES
- A7.2 SAMPLE COLOR SCHEMES
- A8.1 TENTATIVE SUBDIVISION MAP
- A9.1 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. 20 of the 30 homes will have a fully accessible bedroom on the 1<sup>st</sup> 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.

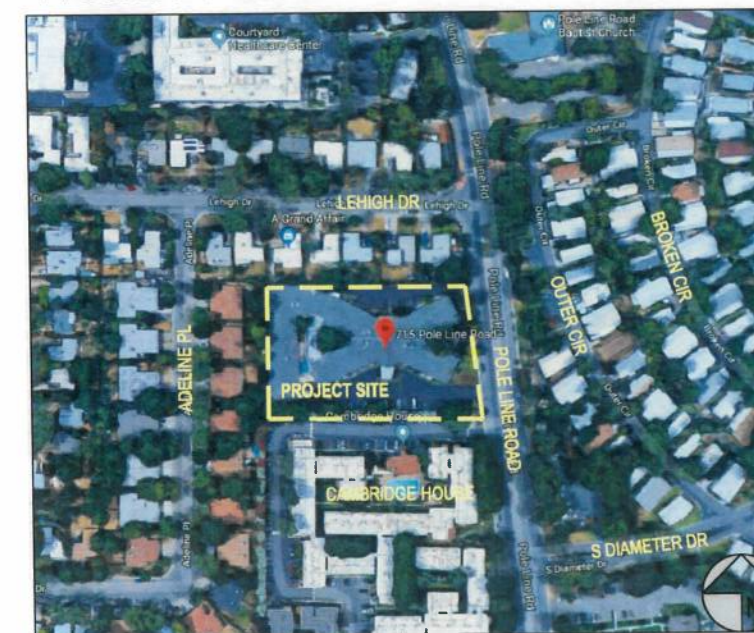
715 East meets many of the City of Davis General Plan Policies and will provide a valuable opportunity for Davis home buyers to purchase a new, high quality, energy efficient all electric home, targeting Davis', "missing" middle price point.

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	17	2
PLAN 2 UNIT *	1,561 SF	3	3 1/2	1 CAR	2 CARS	YES	3	3
PLAN 3 UNIT	1,619 SF	3	2 1/2	1 CAR	2 CARS	NO	4	2
PLAN 4 UNIT	1,711 SF	3	2 1/2	1 CAR	2 CARS	NO	6	2

\* FOR SALE AFFORDABLE HOMES



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

Project:  
**715 East - Residential Neighborhood**

Project:

Building Contractor:  
**FOUTS HOMES**  
 Where You Belong  
 1949 5th Street, Suite 107 | Davis, CA 95616 | fouthomes.com  
 Tel: 530.979.7792 | Office: 530.759.0000 | Fax: 530.759.9055



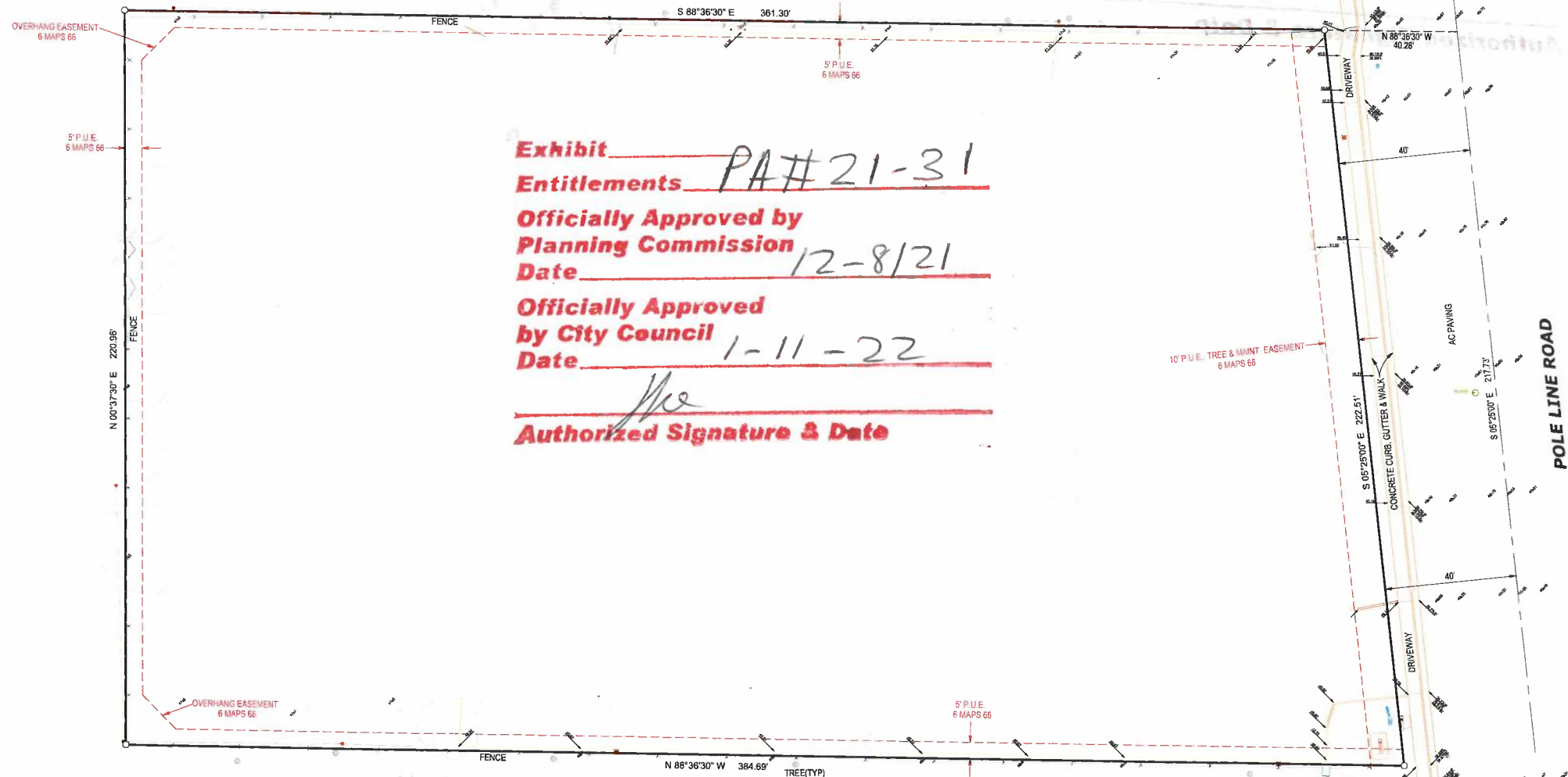
Date - January 5, 2022

Revisions



Cover Sheet

**A0.1**



**Exhibit** \_\_\_\_\_  
**Entitlements** PA#21-31  
**Officially Approved by**  
**Planning Commission** \_\_\_\_\_  
**Date** 12-8/21  
**Officially Approved**  
**by City Council** \_\_\_\_\_  
**Date** 1-11-22  
 \_\_\_\_\_  
**Authorized Signature & Date**

- 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
  - JUTTY POLE
  - TRAFFIC SIGNAL
  - ELECTRIC MANHOLE
  - TELEPHONE BOX
  - TELEPHONE MANHOLE
  - TELEVISION BOX
  - TELEVISION MANHOLE
  - GAS VALVE
  - GAS METER
  - SDN
  - HANDICAP PARKING OR RAMP
- ABBREVIATIONS**
- AC ASPHALTIC CONCRETE
  - BK BOOK
  - CL CENTERLINE
  - CN CONCRETE
  - DI DRAIN INLET
  - FO 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

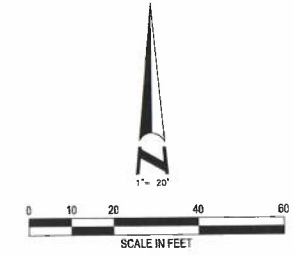
**BOUNDARY & TOPOGRAPHIC SURVEY**

**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 12, 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**

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Tel: 530 979 7792 | Fax: 530 759 9000 | Tel: 530 759 9035



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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



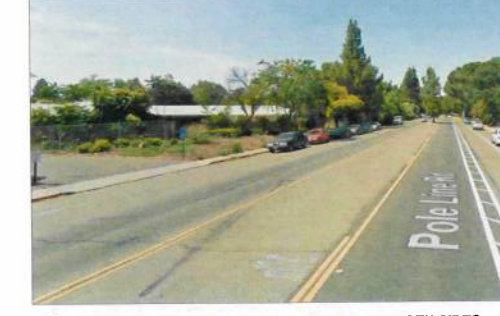
16 LOOKING AT SITE FROM POLE LINE ROAD NORTH



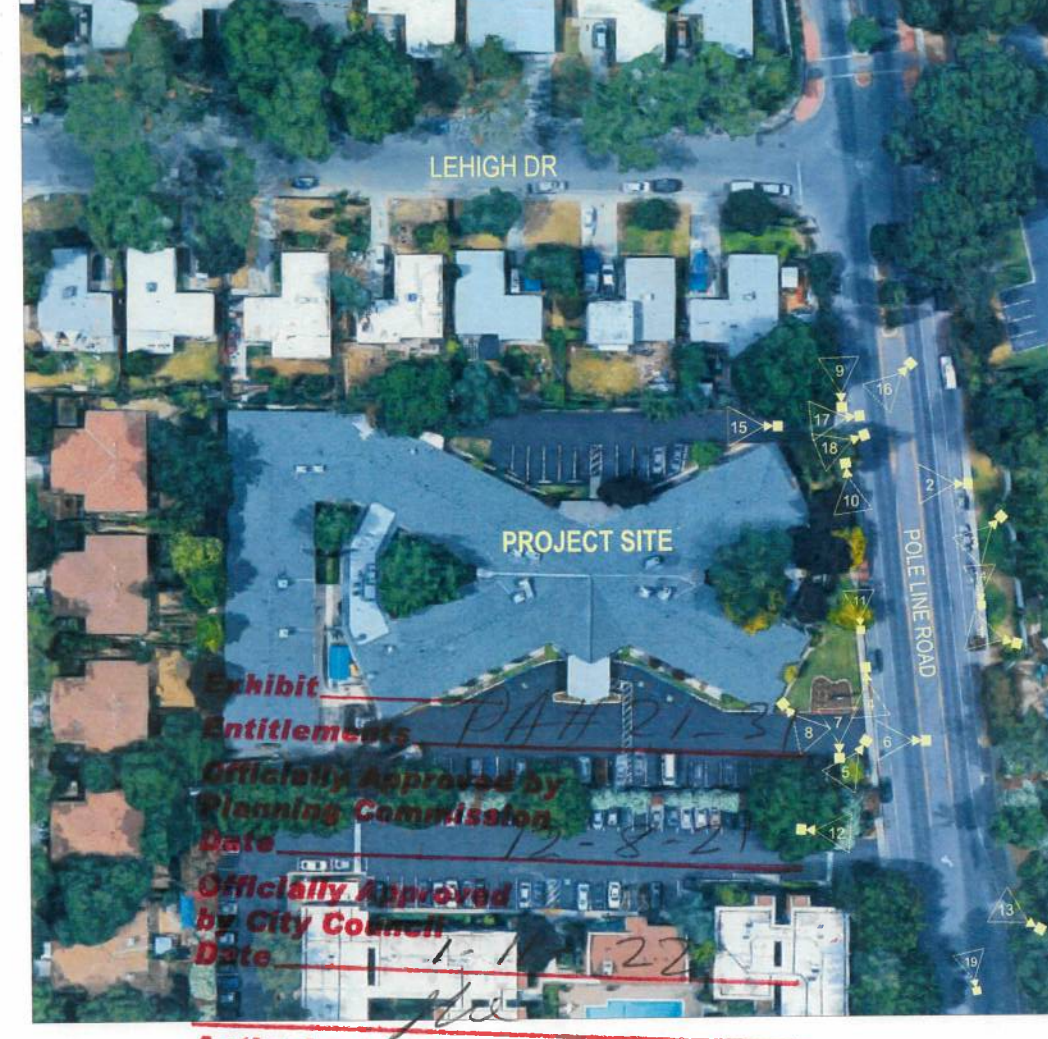
17 LOOKING WEST AT SITE FROM FRONT GATE



18 LOOKING WEST AT SITE FROM FRONT SETBACK



19 LOOKING NORTH FROM POLE LINE ROAD AT BOTH SIDES



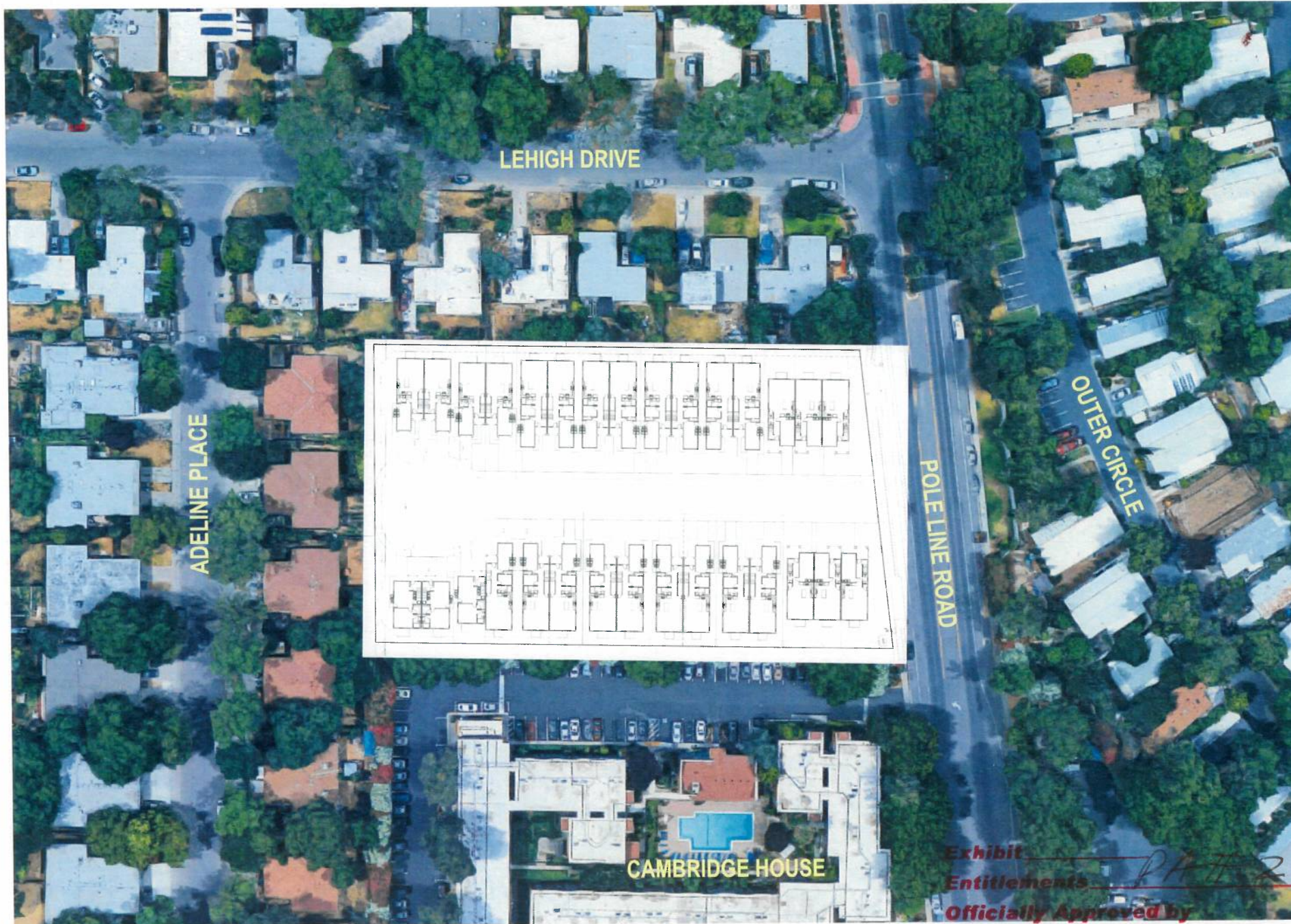


Exhibit PAT 21-22  
 Entitlements PAT 21-22

Officially Approved by  
 Planning Commission  
 Date 12-8-21

Officially Approved  
 by City Council  
 Date 1-11-22

Me  
 Authorized Signature & Date



Pat Greene  
 8412 Futurity Court Antelope, CA 95843  
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Project:  
**715 East - Residential  
 Neighborhood**

Building Contractor:  
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Site Context

**A0.4**



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by City Council 1-11-22  
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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



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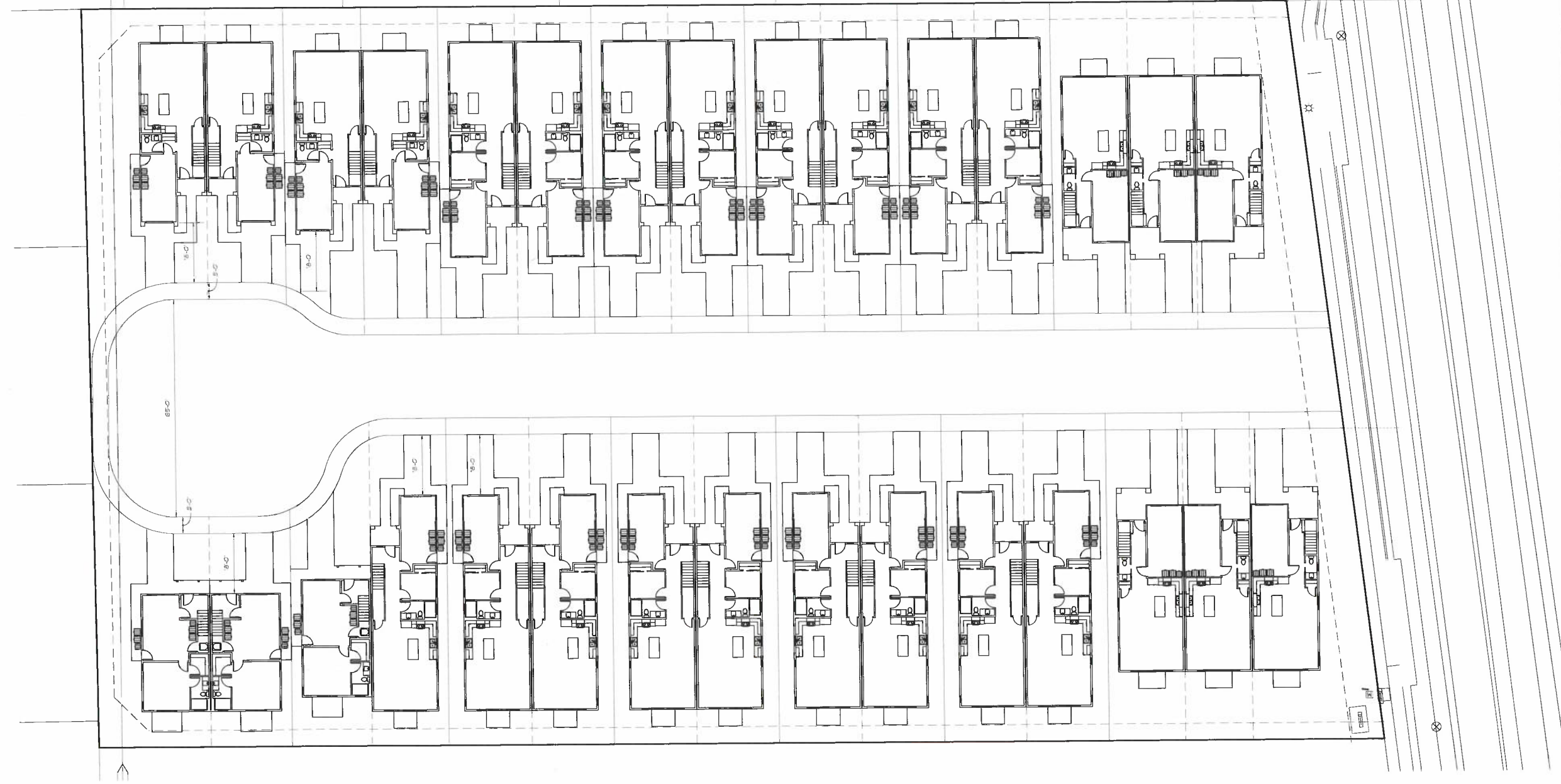
Post Demolition  
 Current Site  
 Condition

**A0.5**

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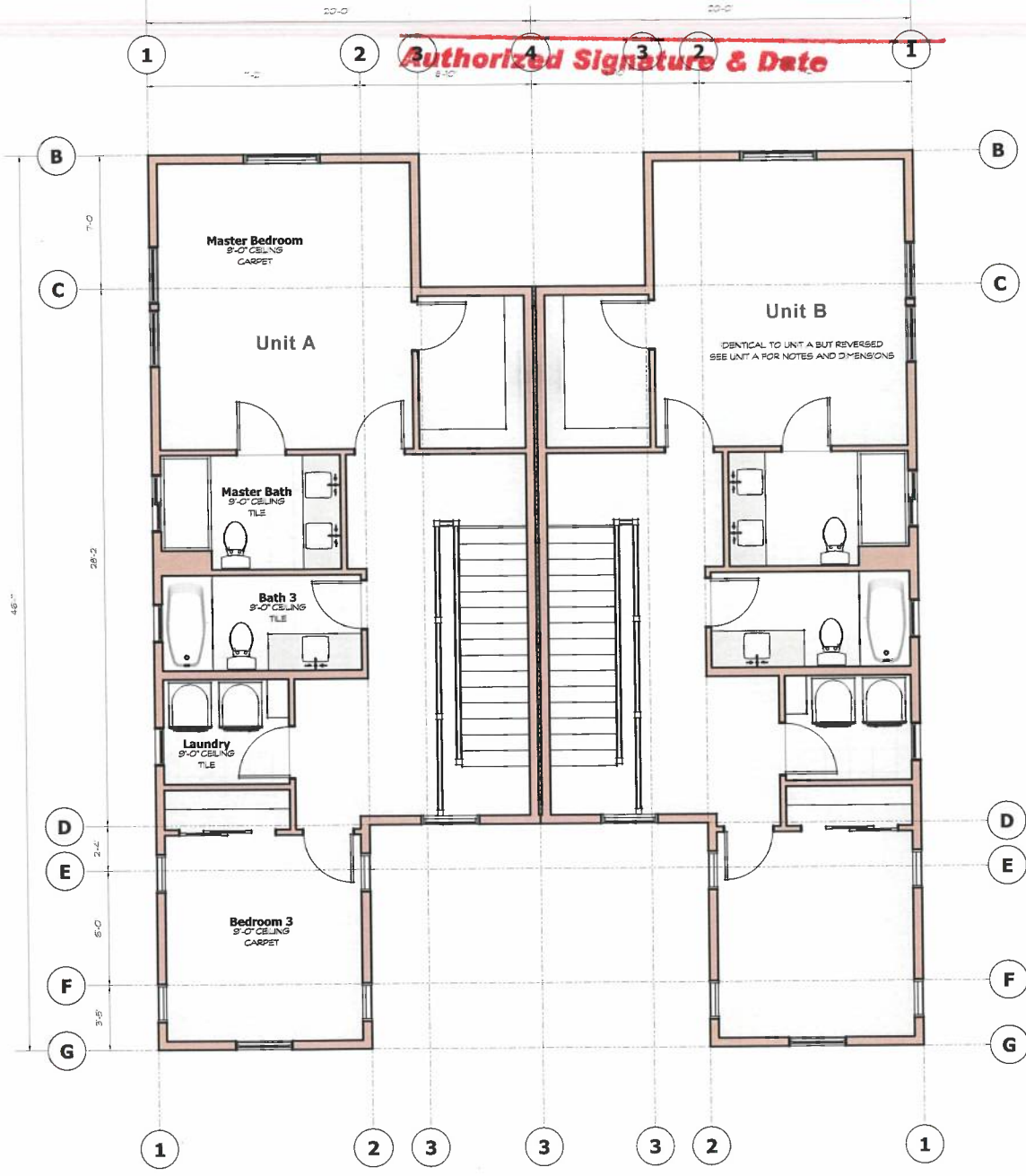


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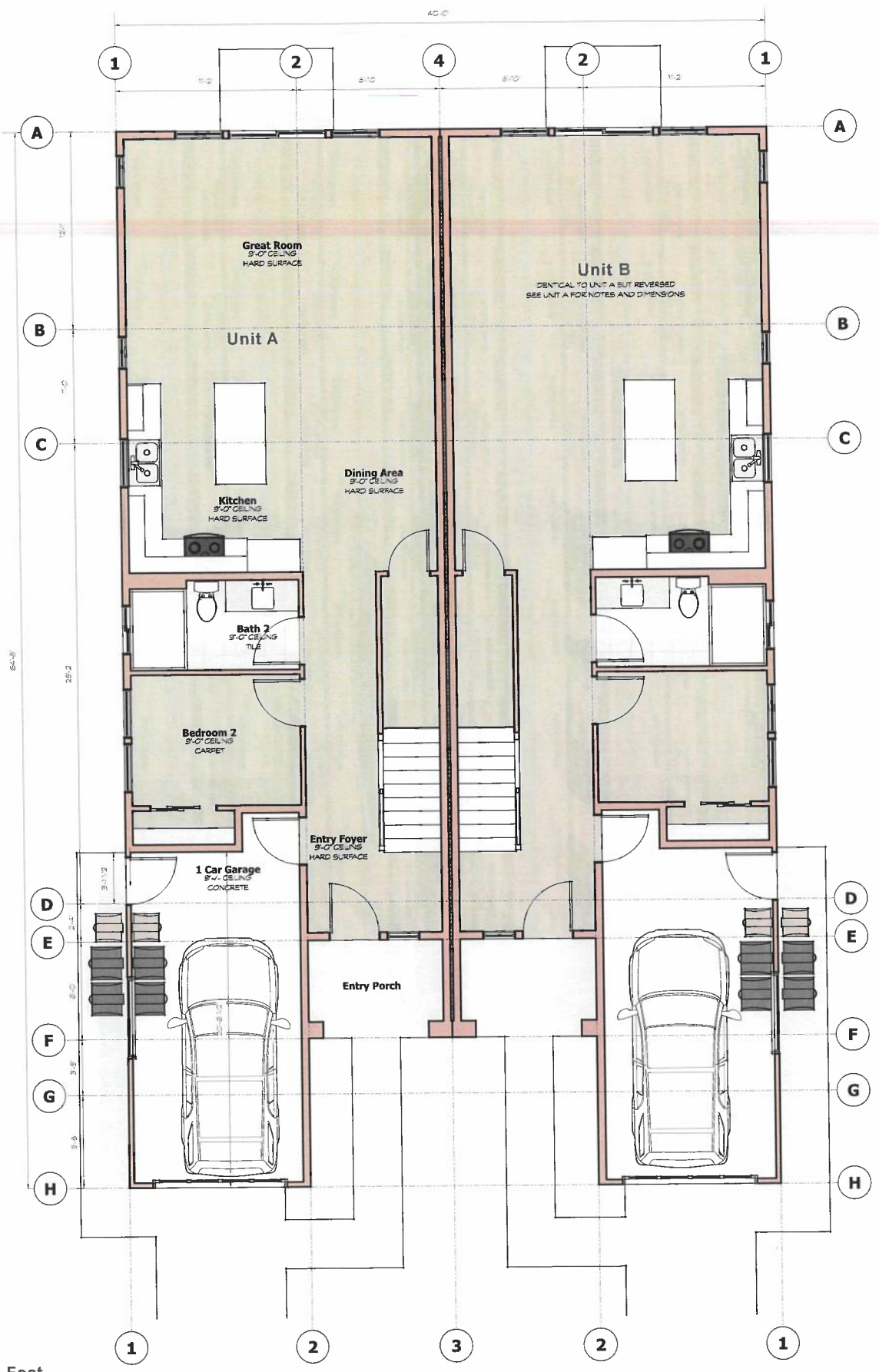
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**Date** 1-11-22

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1,635 Square Feet  
 Total Each Side



**715 East - Residential  
 Neighborhood**

Project:  
 Building Contractor:  
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**Plan 1 Floor  
 Plans**

**A2.1**

Exhibit \_\_\_\_\_  
 Entitlements PH # 21-31  
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 Planning Commission  
 Date 12-8-21

Officially Approved  
 by City Council  
 Date 1-11-22

jhe  
 Authorized Signature & Date



Pat Greene  
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3 Rear Elevation  
 scale 1/4"=1'-0"



4 Right Elevation  
 scale 1/4"=1'-0"



2 Left Elevation  
 scale 1/4"=1'-0"



1 Front Elevation  
 scale 1/4"=1'-0"

Project:  
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 Neighborhood**

Building Contractor:  
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Plan 1 Exterior  
 Elevations

**A2.2**

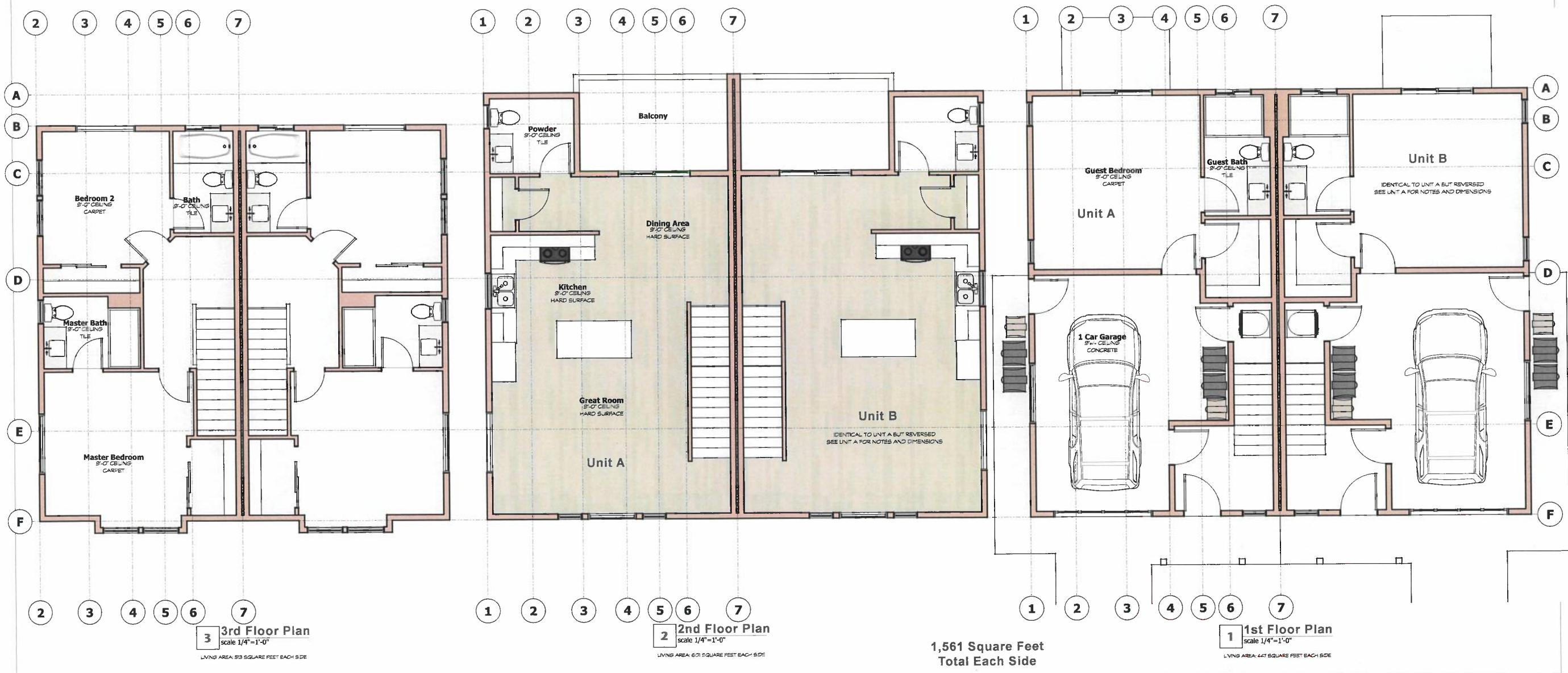




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Authorized Signature & Date

715 East - Residential  
Neighborhood



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Plan 2 Floor  
Plans

A3.1

1,561 Square Feet  
Total Each Side



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Project:  
**715 East - Residential  
Neighborhood**



**3 Rear Elevation**  
scale 1/4"=1'-0"



**4 Right Elevation**  
scale 1/4"=1'-0"



**2 Left Elevation**  
scale 1/4"=1'-0"



**1 Front Elevation**  
scale 1/4"=1'-0"

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Project:

Building Contractor:  
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Plan 2  
Elevations

**A3.2**



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# 715 East - Residential Neighborhood

Project:

Building Contractor:

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Plan 1-2 Floor Plans

## A4.1



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Plan 1-2  
Elevations

**A4.2**



**3** Rear Elevation  
scale 1/4"=1'-0"



**4** Right Elevation  
scale 1/4"=1'-0"

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**2** Left Elevation  
scale 1/4"=1'-0"



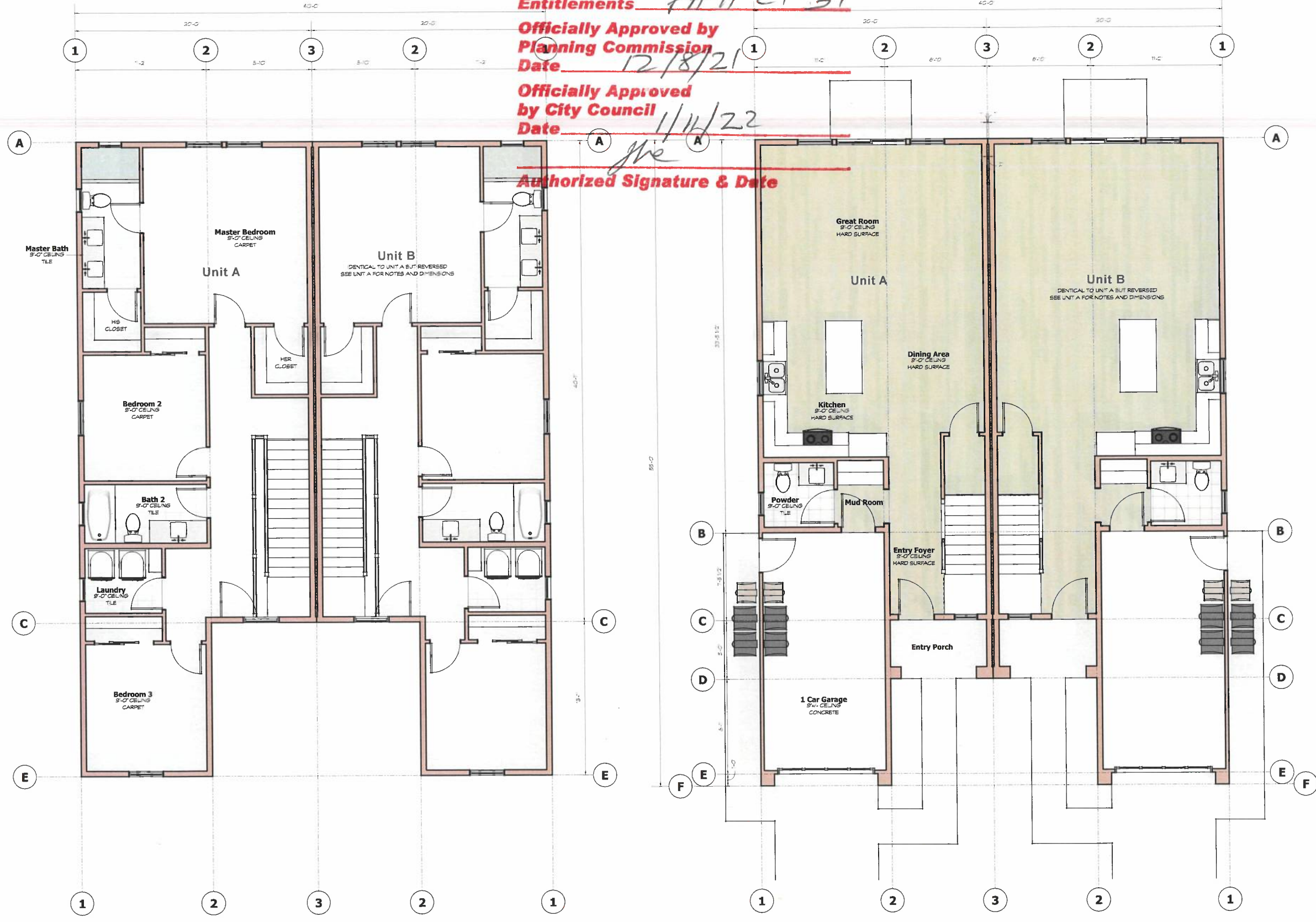
**1** Front Elevation  
scale 1/4"=1'-0"



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Authorized Signature & Date  
*[Signature]*



**2** 2nd Floor Plan  
scale 1/4"=1'-0"  
LIVING AREA: 684 SQUARE FEET EACH SIDE

1,619 Square Feet  
Total Each Side

**1** 1st Floor Plan  
scale 1/4"=1'-0"  
LIVING AREA: 735 SQUARE FEET EACH SIDE

Project:  
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Neighborhood**

Building Contractor:  
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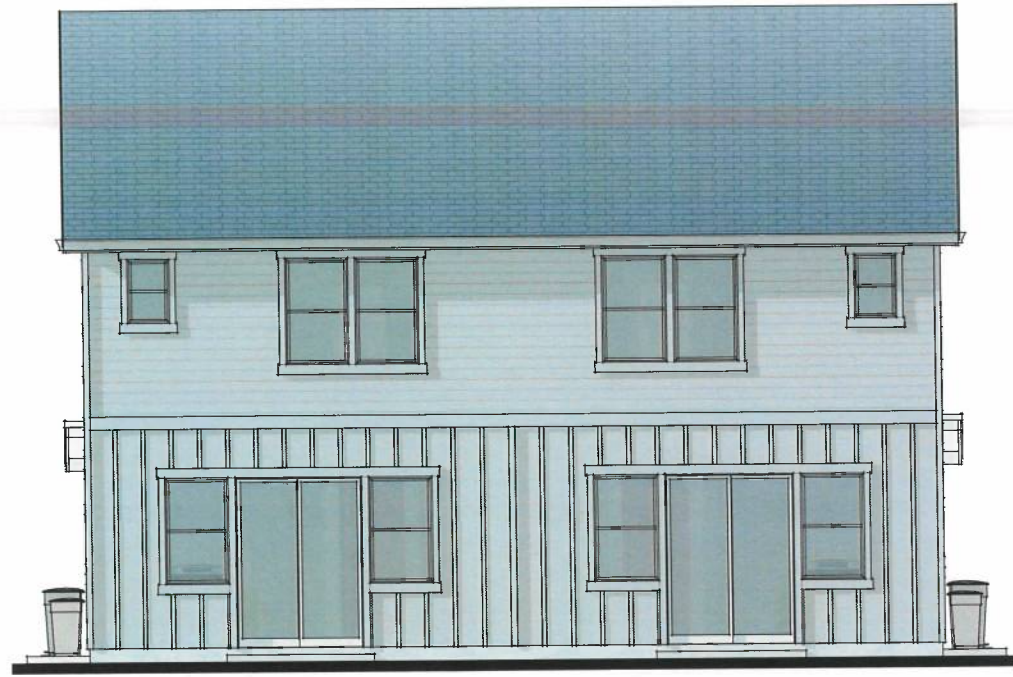
Plan 3 Floor  
Plans

**A5.1**

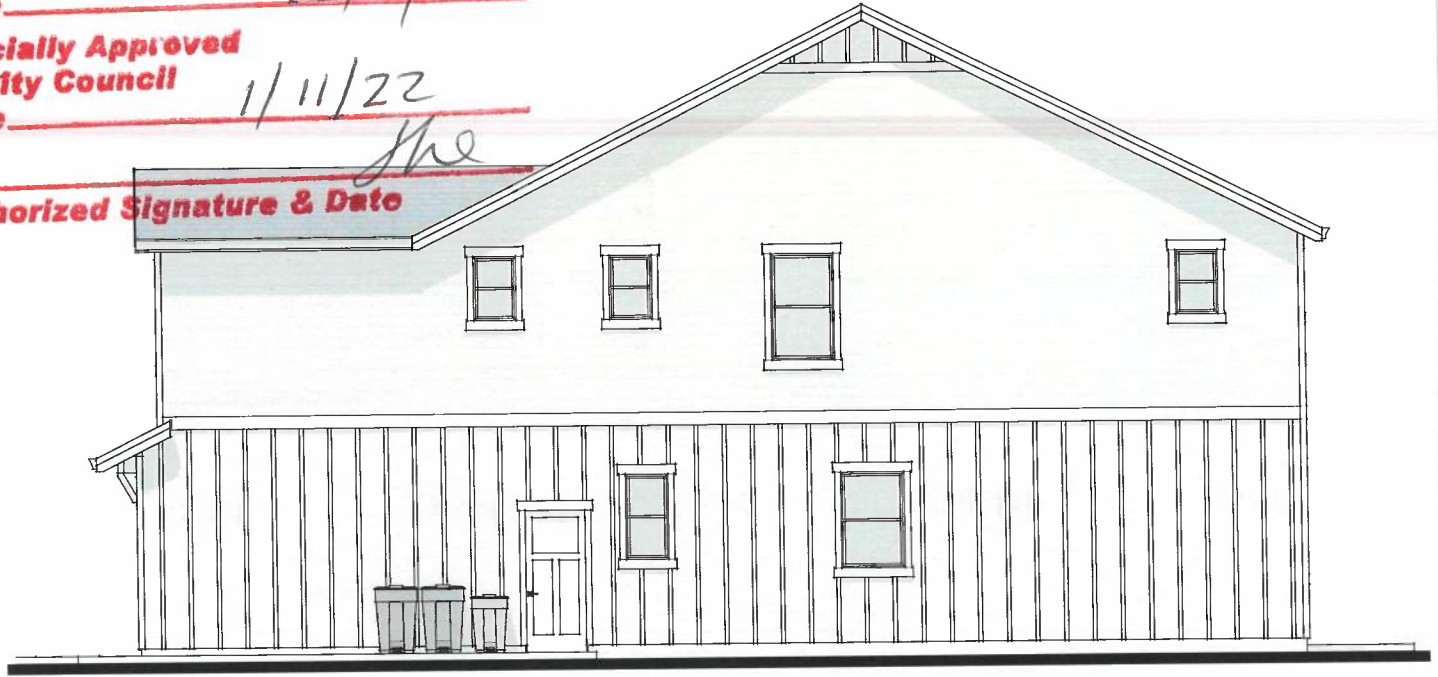


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3 Rear Elevation  
scale 1/4"=1'-0"



4 Right Elevation  
scale 1/4"=1'-0"

Project:  
**715 East - Residential  
Neighborhood**

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Revisions



Plan 3  
Elevations

**A5.2**

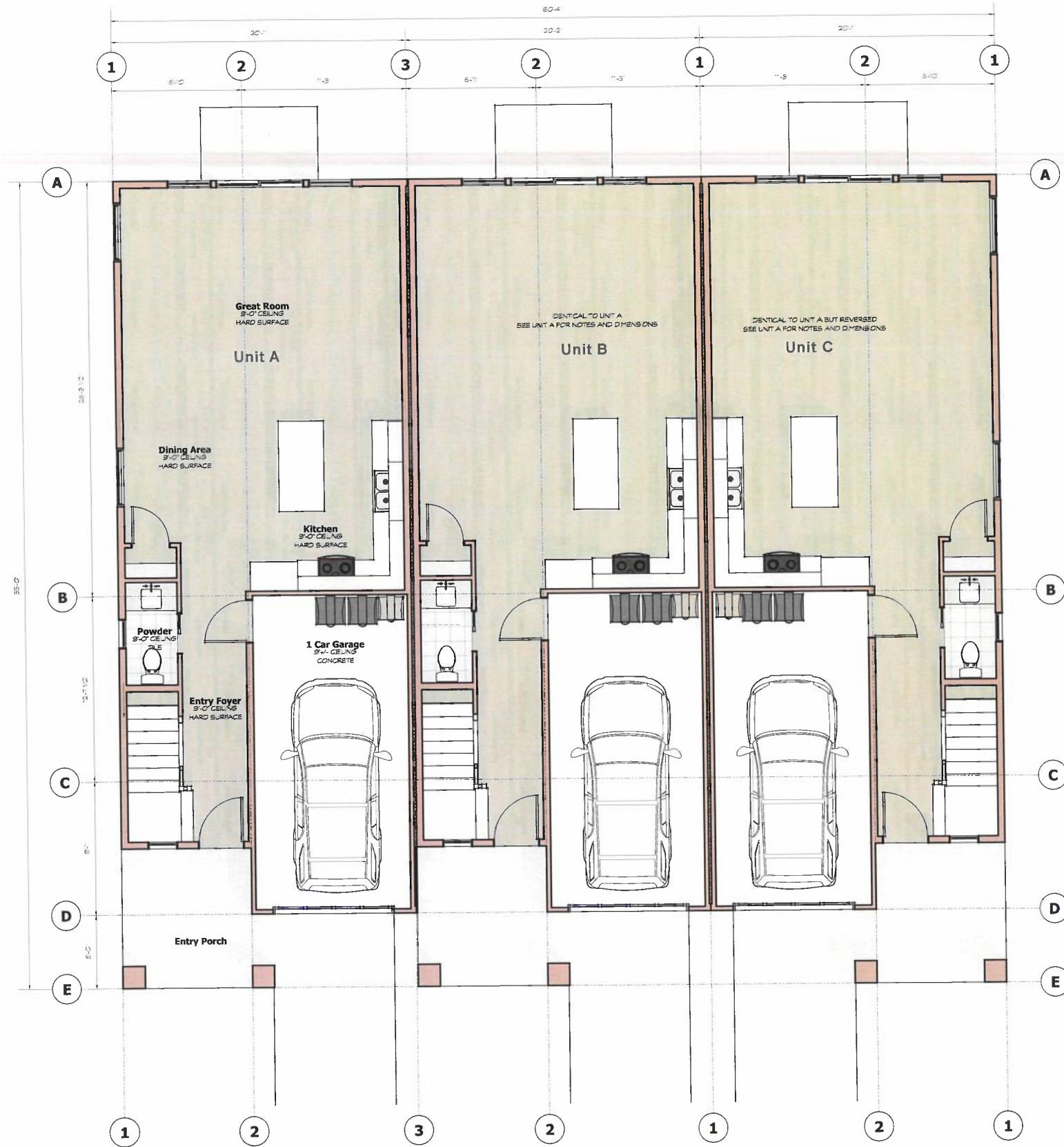


2 Left Elevation  
scale 1/4"=1'-0"



1 Front Elevation  
scale 1/4"=1'-0"

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**Authorized Signature & Date** [Signature]



1,711 Square Feet  
Total Each Side

**1** 1st Floor Plan  
 scale 1/4" = 1'-0"  
LIVING AREA: 723 SQUARE FEET EACH UNIT



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 greenept@gmail.com

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**715 East - Residential Neighborhood**

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Date - January 5, 2022

Revisions  
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Plan 4 Floor Plans

**A6.1**



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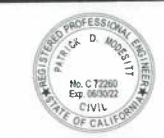
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 Entitlements DA# 21-31  
 Officially Approved by  
 Planning Commission  
 Date 12/8/21  
 Officially Approved  
 by City Council  
 Date 1/11/22  
 \_\_\_\_\_  
 Authorized Signature & Date  
*Hee*



**2** 2nd Floor Plan  
 scale 1/4"=1'-0"  
 LIVING AREA: 988 SQUARE FEET BACK SIDE

Project:  
**715 East - Residential  
 Neighborhood**

Building Contractor:  
**FOUTS HOMES**  
 Where You Belong  
 1949 Sh. Street, Suite 107 | Davis, CA 95616 | fouthomes.com  
 (916) 530-9797 | (916) 530-2599



Date - January 5, 2022

Revisions  
 △  
 △

Plan 4 Floor  
 Plans

**A6.2**





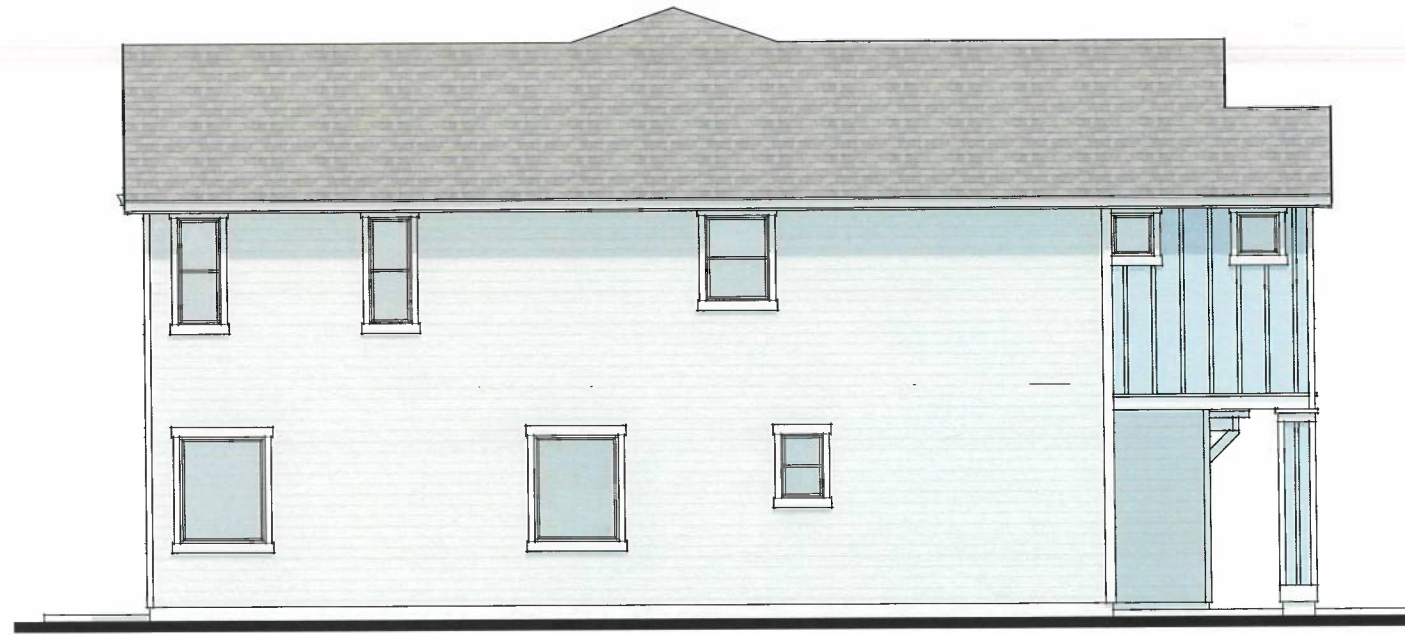
Pat Greene  
8412 Futurity Court Antelope, CA 95843  
(916) 747-3070 greenepat@mac.com

Exhibit \_\_\_\_\_  
Entitlements PA #21-31

Officially Approved by  
Planning Commission  
Date 12/8/21

Officially Approved  
by City Council  
Date 1/11/22

the  
Authorized Signature & Date



2 Left Elevation  
scale 1/4"=1'-0"



1 Front Elevation  
scale 1/4"=1'-0"

Project:  
**715 East - Residential  
Neighborhood**

Building Contractor:  
**FOUTS HOMES**  
Where Your Belong  
1840 5th Street, Suite 107 | Davis, CA 95616 | fouthomes.com  
cell: 530 879 7792 | office: 530 739 9000 | fax: 530 739 9085



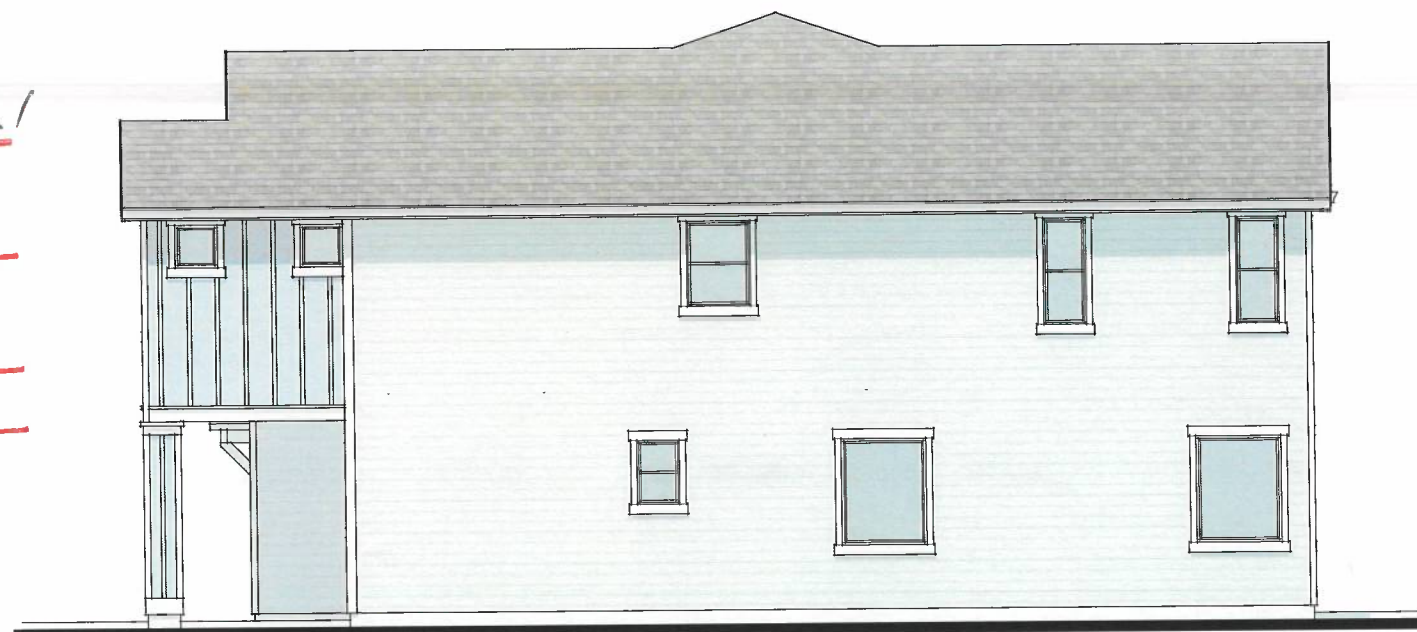
Date - January 5, 2022

Revisions  
△  
△

Plan 4  
Elevations

**A6.3**

Exhibit \_\_\_\_\_  
 Entitlements PA # 21-31  
 Officially Approved by  
 Planning Commission  
 Date 12/8/21  
 Officially Approved  
 by City Council  
 Date 1/11/22  
 Authorized Signature & Date  
me



2 Right Elevation  
 scale 1/4"=1'-0"



1 Rear Elevation  
 scale 1/4"=1'-0"

Project:  
**715 East - Residential  
 Neighborhood**

Building Contractor:  
**FOUTS HOMES**  
 Where You Belong  
 1940 5th Street, Suite 107 | Davis, CA 95616 | fouthomes.com  
 cell: 530.679.7792 | office: 530.759.9000 | fax: 530.759.9085



Date - January 5, 2022

Revisions  
 △  
 △

Plan 4  
 Elevations

**A6.4**

Exhibit PA# 21-31  
 Entitlements PA# 21-31  
 Officially Approved by  
 Planning Commission  
 Date 12/8/21  
 Officially Approved  
 by City Council  
 Date 1/11/22

Me  
 Authorized Signature & Date



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



Lots 18 and 19 Duplex 2 / Duplex 1 Building



Lots 28,29, and 30 Triplex Building



Lots 26 and 27 Duplex 1 Building



Lots 16 and 17 Duplex 2 Building

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 - January 5, 2022

Revisions

- △
- △

Perspectives

**A7.1**

Exhibit \_\_\_\_\_  
 Entitlements PA# 21-31  
 Officially Approved by  
 Planning Commission  
 Date 12/8/21  
 Officially Approved  
 by City Council  
 Date 1/11/22

**Authorized Signature & Date**

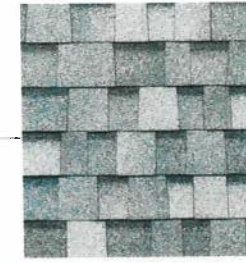
Composition Shingle Roofing  
 Sierra Gray  
 Owens Corning Duration Cool



Composition Shingle Roofing  
 Sand Castle  
 Owens Corning Duration Cool



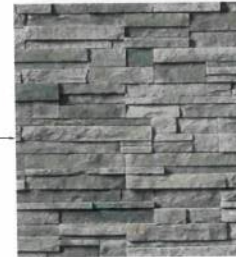
Composition Shingle Roofing  
 Sierra Gray  
 Owens Corning Duration Cool



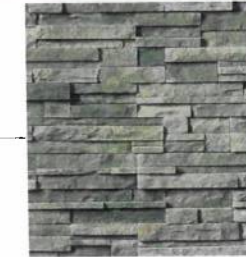
Trim Color  
 Spare White  
 Sherwin Williams SW6203



Rock Accent  
 Black Mountain  
 Pro-fit Alpine LedgeStone



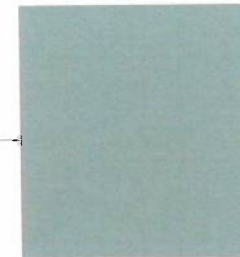
Rock Accent  
 Black Mountain  
 Pro-fit Alpine LedgeStone



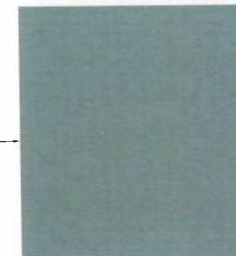
Trim Color  
 Zurich White  
 Sherwin Williams SW7626



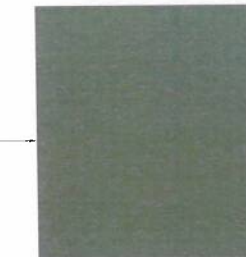
Accent Color  
 Summit Gray  
 Sherwin Williams SW7669



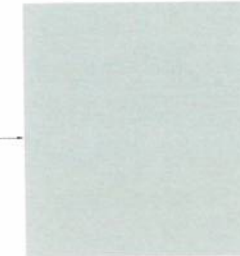
Trim Color  
 Platinum Granite  
 Kelly Moore KM4910



Accent Color  
 Grouchy Badger  
 Kelly Moore KM4938



Body Color  
 Knitting Needles  
 Sherwin Williams SW7672



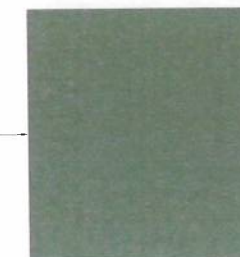
Stucco Body Color  
 Campfire Smoke  
 Kelly Moore KM4906



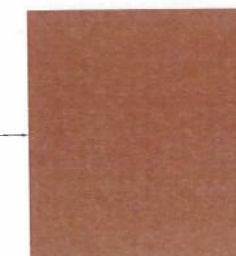
Body Color  
 Griege  
 Kelly Moore KM5767



Front Door  
 Outer Space  
 Sherwin Williams SW6251



Front Door  
 Armadillo Egg  
 Kelly Moore KM4414



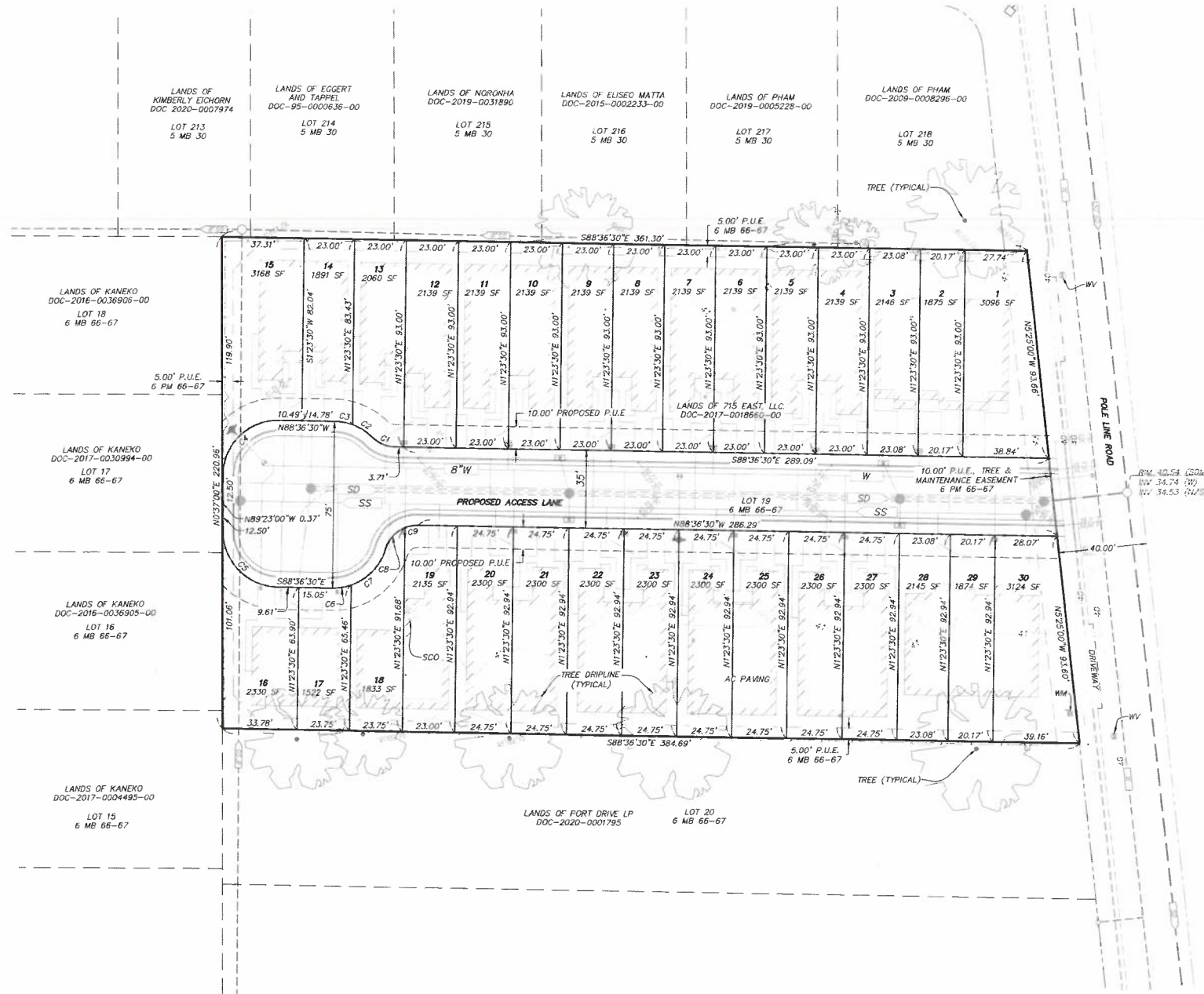
Front Door  
 Coastline Trail  
 Kelly Moore KM5751



Color Scheme Three

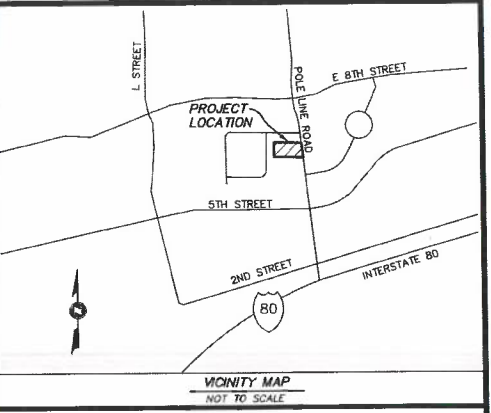
Color Scheme Two

Color Scheme One



### LEGEND

PROPOSED	EXISTING	
12" SD		STORM DRAIN AND MANHOLE
12" PSD		PERFORATED STORM DRAIN
6" SS		SANITARY SEWER AND MANHOLE
		FIRE HYDRANT AND VALVE ASSEMBLY
10" W		WATER MAIN, VALVE, DOUBLE DETECTOR CHECK VALVE, METER & BLOWOFF VALVE
		JOINT UTILITY TRENCH
		GAS MAIN
		ELECTRICAL LINE
		TELEPHONE LINE
		STREET LIGHT CONDUIT, WIRING & PULL BOX
		STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
		STREET LIGHT AND POLE
		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



**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: A15051 ELEV: 42.6' (NAVD)

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00'	11.37'	43°26'39"
C2	25.00'	10.58'	24°15'02"
C3	25.00'	8.37'	19°11'37"
C4	25.00'	39.61'	90°46'30"
C5	25.00'	38.93'	89°13'30"
C6	25.00'	8.88'	20°21'18"
C7	25.00'	23.45'	53°44'42"
C8	15.00'	13.20'	50°25'19"
C9	15.00'	6.20'	23°40'41"

**Exhibit** \_\_\_\_\_

**Entitlements** PA# 21-31

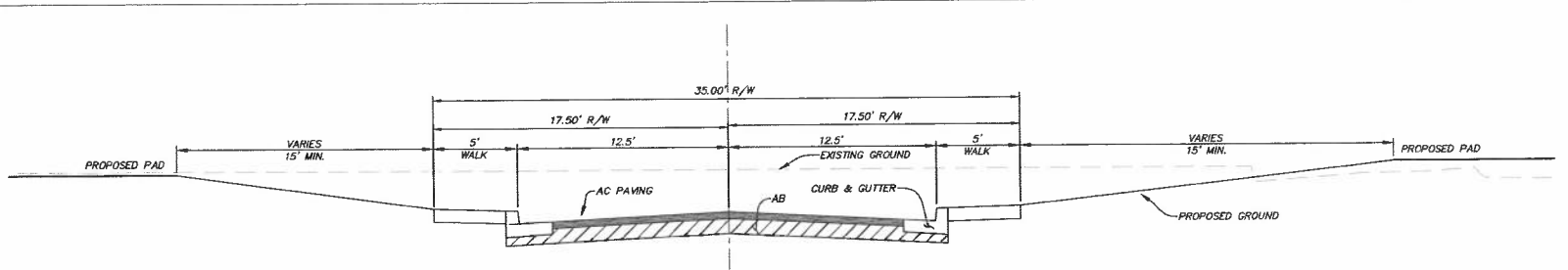
**Officially Approved by Planning Commission** \_\_\_\_\_

**Date** 12/8/21

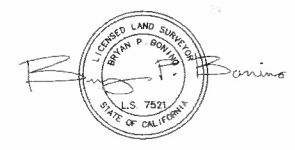
**Officially Approved by City Council** \_\_\_\_\_

**Date** 1/11/22

**Authorized Signature & Date** \_\_\_\_\_



**(A) TYPICAL STREET CROSS SECTION**



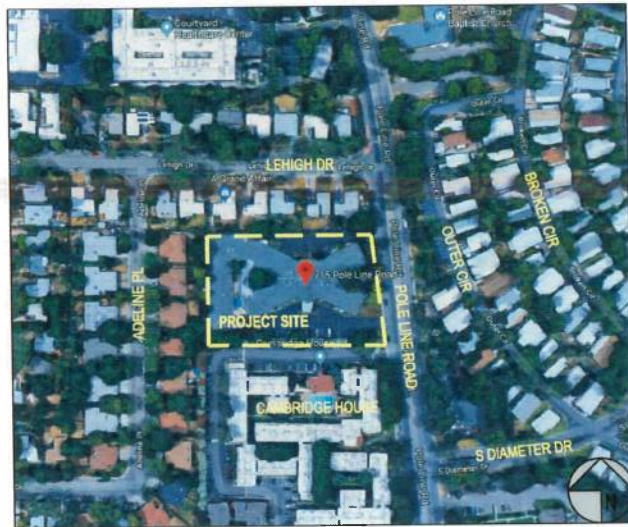
## A8.1

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

SI JANUARY 5, 2022

**VICINITY MAP**



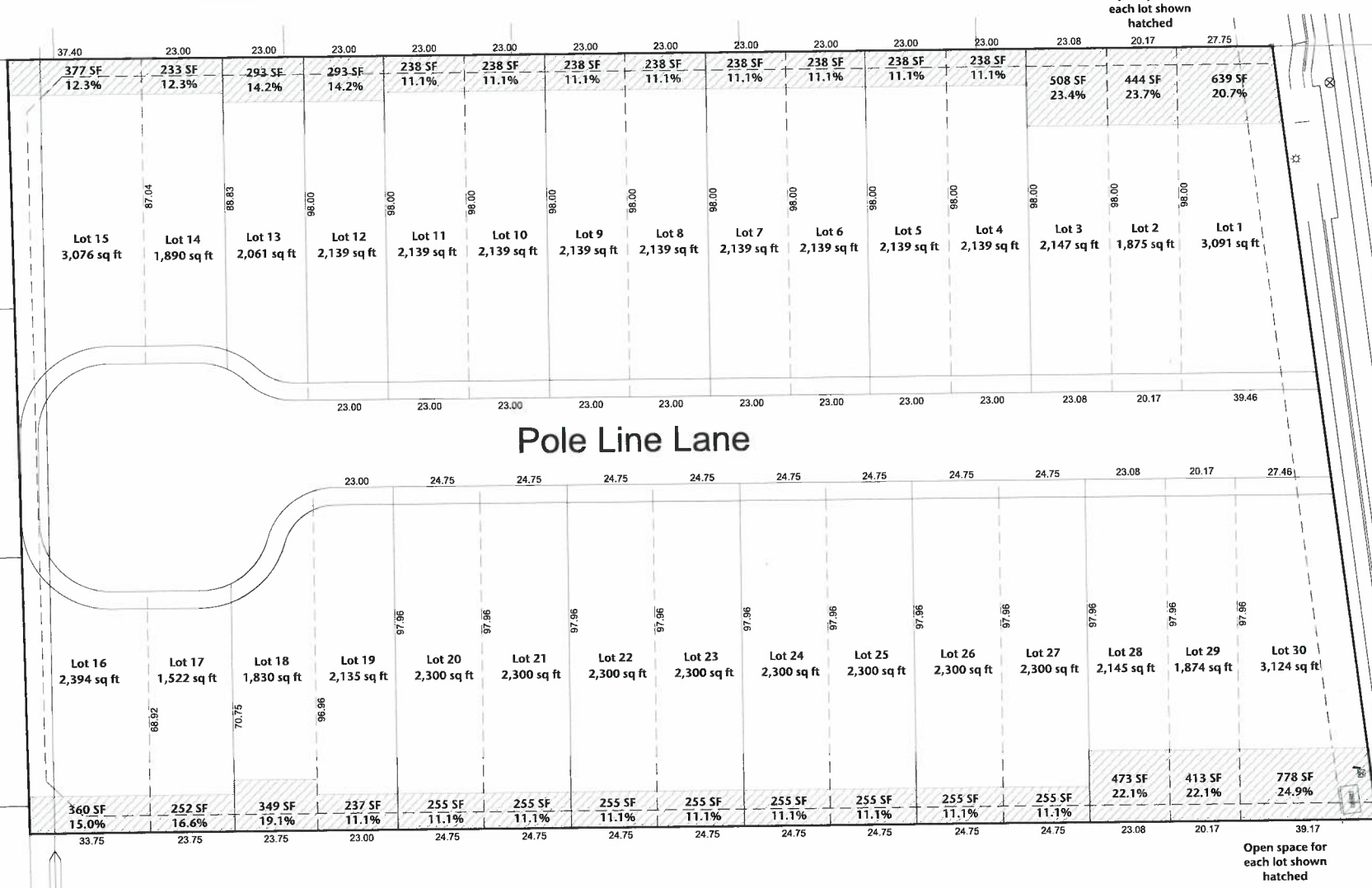
**715 East Residential Neighborhood**

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	Plan 4	3,091	1,711	91	237	1,051	60%	34.0%	1,802	90%	58.2%	639	10%	20.7%	30'	0'	10'	16'	20'
2	Plan 4	1,875	1,711	91	237	1,051	60%	56.1%	1,802	97%	96.1%	444	10%	23.7%	30'	0'	0'	16'	20'
3	Plan 4	2,174	1,711	91	237	1,051	60%	48.3%	1,802	90%	82.8%	508	10%	23.4%	30'	3'	0'	16'	20'
4	Plan 1	2,139	1,635	55	237	1,208	60%	56.5%	1,690	90%	79.0%	238	10%	11.1%	30'	0'	3'	18'	10'
5	Plan 1	2,139	1,635	55	232	1,208	60%	56.5%	1,690	90%	79.0%	238	10%	11.1%	30'	0'	3'	18'	10'
6	Plan 1	2,139	1,635	55	232	1,208	60%	56.5%	1,690	90%	79.0%	238	10%	11.1%	30'	0'	3'	18'	10'
7	Plan 1	2,139	1,635	55	232	1,208	60%	56.5%	1,690	90%	79.0%	238	10%	11.1%	30'	0'	3'	18'	10'
8	Plan 1	2,139	1,635	55	232	1,208	60%	56.5%	1,690	90%	79.0%	238	10%	11.1%	30'	0'	3'	18'	10'
9	Plan 1	2,139	1,635	55	232	1,208	60%	56.5%	1,690	90%	79.0%	238	10%	11.1%	30'	0'	3'	18'	10'
10	Plan 1	2,139	1,635	55	232	1,208	60%	56.5%	1,690	90%	79.0%	238	10%	11.1%	30'	0'	3'	18'	10'
11	Plan 1	2,139	1,635	55	232	1,208	60%	56.5%	1,690	90%	79.0%	238	10%	11.1%	30'	0'	3'	18'	10'
12	Plan 3	2,139	1,619	39	226	1,000	60%	46.8%	1,658	90%	77.5%	293	10%	13.7%	30'	0'	3'	18'	10'
13	Plan 3	2,061	1,619	39	226	1,000	60%	48.5%	1,658	90%	80.4%	293	10%	14.2%	30'	3'	0'	18'	10'
14	Plan 3	1,890	1,619	39	226	1,000	60%	52.9%	1,658	90%	87.7%	233	10%	12.3%	30'	3'	0'	18'	10'
15	Plan 3	3,076	1,619	39	226	1,000	60%	32.5%	1,658	90%	53.9%	377	10%	12.3%	30'	3'	0'	18'	10'
16	Plan 2	2,394	1,561	83	286	733	60%	30.6%	1,644	110%	68.7%	360	10%	15.0%	36'	3'	0'	18'	10'
17	Plan 2	1,522	1,561	83	286	733	60%	48.2%	1,644	110%	108.0%	252	10%	16.6%	36'	0'	3'	18'	10'
18	Plan 2	1,830	1,561	83	286	733	60%	40.1%	1,644	110%	89.8%	349	10%	19.1%	36'	3'	0'	18'	10'
19	Plan 1	2,135	1,635	55	232	1,208	60%	52.5%	1,690	90%	79.2%	237	10%	11.1%	30'	3'	0'	18'	10'
20	Plan 1	2,300	1,635	55	232	1,208	60%	52.5%	1,690	90%	73.5%	255	10%	11.1%	30'	0'	3'	18'	10'
21	Plan 1	2,300	1,635	55	232	1,208	60%	52.5%	1,690	90%	73.5%	255	10%	11.1%	30'	0'	3'	18'	10'
22	Plan 1	2,300	1,635	55	232	1,208	60%	52.5%	1,690	90%	73.5%	255	10%	11.1%	30'	0'	3'	18'	10'
23	Plan 1	2,300	1,635	55	232	1,208	60%	52.5%	1,690	90%	73.5%	255	10%	11.1%	30'	0'	3'	18'	10'
24	Plan 1	2,300	1,635	55	232	1,208	60%	52.5%	1,690	90%	73.5%	255	10%	11.1%	30'	3'	0'	18'	10'
25	Plan 1	2,300	1,635	55	232	1,208	60%	52.5%	1,690	90%	73.5%	255	10%	11.1%	30'	0'	3'	18'	10'
26	Plan 1	2,300	1,635	55	232	1,208	60%	52.5%	1,690	90%	73.5%	255	10%	11.1%	30'	3'	0'	18'	10'
27	Plan 1	2,300	1,635	55	232	1,208	60%	52.5%	1,690	90%	73.5%	255	10%	11.1%	30'	3'	0'	18'	10'
28	Plan 4	2,145	1,711	91	237	1,051	60%	50.0%	1,802	90%	84.0%	473	10%	22.1%	30'	0'	3'	16'	20'
29	Plan 4	1,874	1,711	91	237	1,051	60%	56.1%	1,802	97%	96.2%	413	10%	22.0%	30'	0'	0'	16'	20'
30	Plan 4	3,124	1,711	91	237	1,051	60%	33.6%	1,802	90%	57.6%	778	10%	24.9%	30'	10'	0'	16'	20'

**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.
- Single story and two story setbacks are the same.

**Exhibit Entitlements** *PA# 21-31*  
**Officially Approved by Planning Commission** *12/8/21*  
**Officially Approved by City Council** *1/11/22*  
*Me*  
**Authorized Signature & Date**



**Pole Line Road**



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

**715 East - Residential Neighborhood**



Date - January 5, 2022

Revisions  
 △  
 △

Planned Development Exhibit

**A9.1**

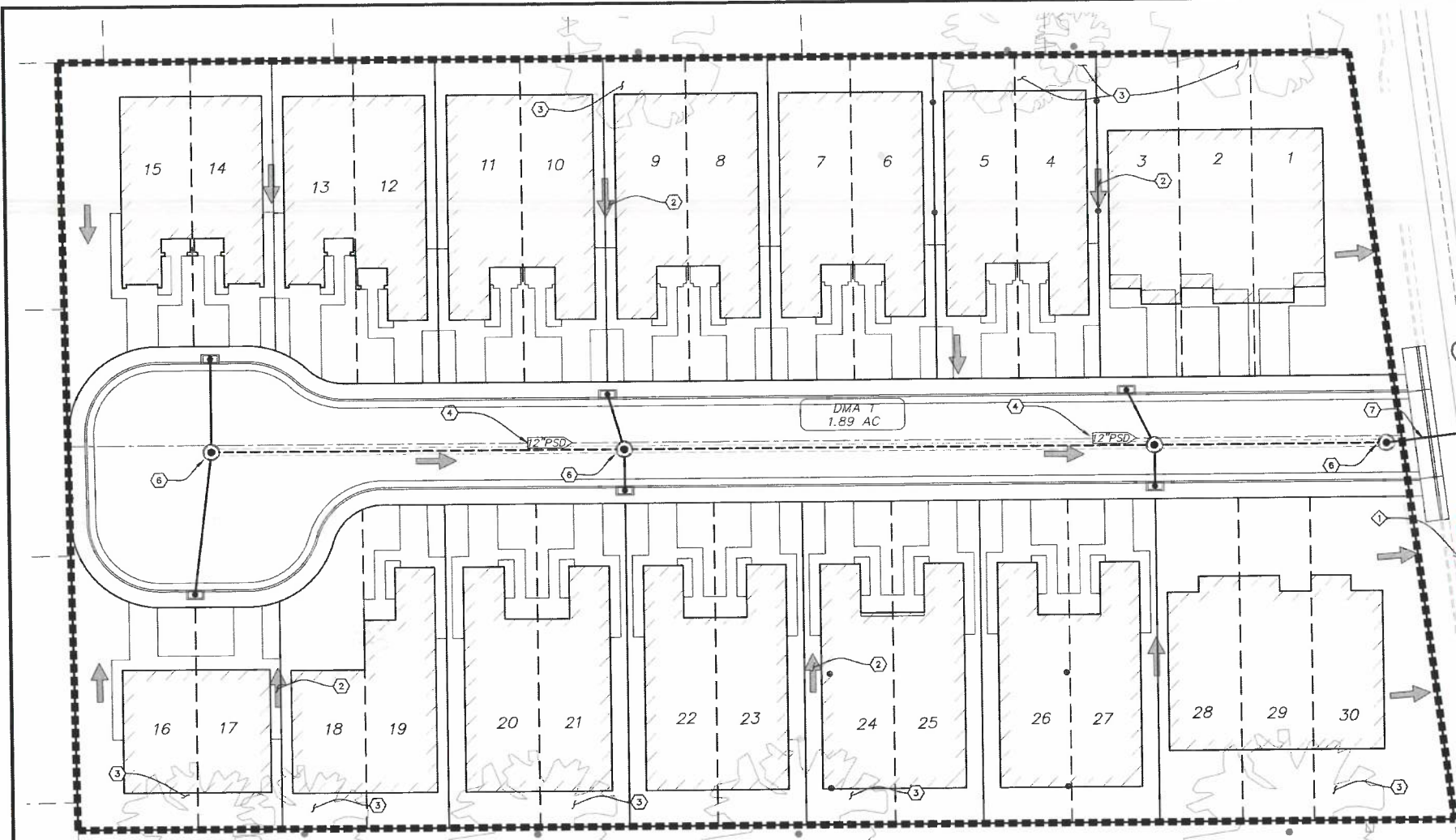


Exhibit PA # 21-31  
 Officially Approved by Planning Commission 12/8/21  
 Officially Approved by City Council 1/11/22  
 Date

**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: 1.18 ACRES  
 EXISTING IMPERVIOUS AREA: 1.26 ACRES  
 PROPOSED NEW PERVIOUS AREA: 0.08 ACRES

**GENERAL NOTES:**

- TOTAL PROJECT AREA IS 82,285 SF (1.89 AC).
- PROJECT TYPE: INFILL, RESIDENTIAL.
- SOILS ARE GROUP A, PER USDA SOIL MAP VIEWER REPORT.
- DEPTH TO GROUNDWATER IS YET TO BE DETERMINED.
- 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:**

PRESERVE NATURAL DRAINAGE PATTERNS.  
 DIRECT RUNOFF FROM IMPERVIOUS AREAS TO LANDSCAPED AREAS AND POROUS PAVEMENT. FLOW DIRECTION (→).  
 EXISTING TREE CANOPY TO REMAIN.  
 INSTALL 12" PERFORATED STORM DRAIN PIPE INFILTRATION TRENCH. THE TRENCH SIZE IS 24" WIDE X 27" DEEP X 344' LONG.  
 SEE SUMMARY TABLE ON THIS SHEET FOR SMARTS VOLUME CREDITS.  
 INSTALL STORM DRAIN MH WITH ENVIRONMENTAL HOOD.  
 INSTALL HIGH FLOW BYPASS.

**POTENTIAL POLLUTION SOURCES AND CONTROL MEASURES:**

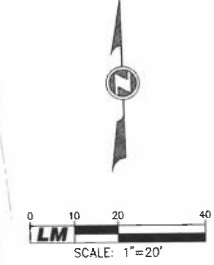
STORM DRAIN INLET. MARK WITH WORDS "NO DUMPING! FLOWS TO CREEK". SEE UTILITY PLAN FOR FURTHER DETAIL.

**TREATMENT CONTROL MEASURES:**

- TREATMENT CONTROL VOLUME REQUIREMENTS SATISFIED BY VOLUME CREDITS FOR SITE DESIGN MEASURES AND ONSITE STORAGE OF INFILTRATION TRENCH, PER CALCULATIONS IN SUMMARY TABLE ON THIS SHEET.

**HYDROMODIFICATION CONTROL MEASURES:**

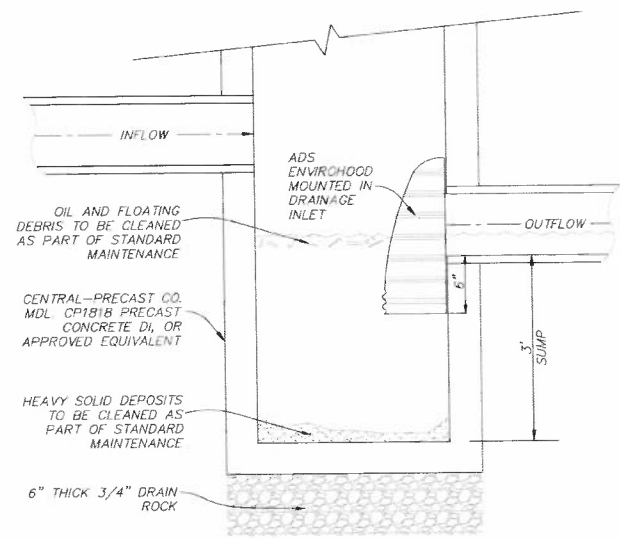
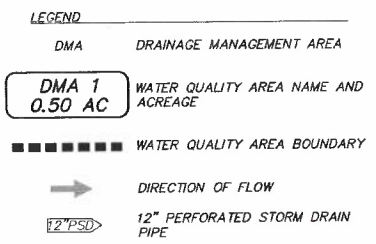
- THE PROPOSED PROJECT REDUCES THE AREA OF IMPERVIOUS SURFACE AREA, THEREFORE REDUCING THE TOTAL RUNOFF FROM THE SITE.



**SUMMARY TABLE OF SMARTS INPUT/OUTPUT AND TREATMENT VOLUME CALCULATIONS**

DMA	AREA, AC	SOIL GROUP	EXISTING CONDITIONS		PROPOSED CONDITIONS		OUTPUT <sup>(A)</sup>							
			NON-BUILT LAND USE TYPE	AREA, IMPERV., ROOF, ACRE	NON-BUILT LAND USE TYPE	AREA, IMPERV., ROOF, ACRE	85TH % 24-HR RAIN DEPTH, IN.	CURVE NUMBER	RUNOFF VOLUME, CU FT	CURVE NUMBER	REQUIRED TREAT. VOL., CU FT <sup>(B)</sup>	VOLUME CREDITS, CU FT <sup>(C)</sup>	ADDITIONAL REQUIRED TREAT. VOL., CU FT <sup>(D)</sup>	
1	1.89	A	LAWN, GRASS OR PASTURE > 75%	0.76	LAWN, GRASS OR PASTURE < 50%	0.652	0.530	0.65	78.33	22.46	86.700	433.2	494.5	0
													SUM	0

(A) AS CALCULATED BY CALIFORNIA WATER BOARDS STORM WATER MULTIPLE APPLICATION & REPORT TRACKING SYSTEM (SMARTS), "HTTPS://SMARTS.WATERBOARDS.CA.GOV/SMARTS".  
 (B) STORMWATER GENERATED 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.



**1 PRETREATMENT SUMP FOR INFILTRATION TRENCH IN DRIVEWAY**  
 NTS

**Summary Table of SMARTS Volume Credits**

DMA	Site Design Measure	Input (Sq Ft)	Output (Sq Ft)	Volume Credits (Cu Ft)
1	Tree Planting (Existing Tree Canopy to remain from 12' or Greater Tree)	4,905	4,905	186.5
2	Non-Rooftop Impervious Surface Area Disconnection(*)	23,087	23,087	308
	<b>Total</b>			<b>494.5</b>

**SUMMARY CALCULATIONS FOR STORAGE VOLUME PROVIDED BY BMP'S.**

BMP	TYPE	COMPONENT	WIDTH	COMPONENT DEPTH, FT	POROSITY	VOLUME, CU FT <sup>(A)</sup>	LENGTH, FT	REQUIRED TREAT. VOL., CU FT <sup>(C)</sup>	PROVIDED VOL. > REQUIRED
1	INFILTRATION TRENCH	ROCK	2.0000	1	0.4	0.8	344.0	0	275.2

(A) VOLUME = AREA X DEPTH  
 (B) THE PROJECT REDUCES THE AMOUNT OF IMPERVIOUS SURFACE OF THE SITE, THEREFORE HYDROMODIFICATION REQUIRED = 0  
 (C) VOLUME REQUIRED FROM SUMMARY OF TABLE OF SMARTS INPUT/OUTPUT AND TREATMENT VOLUME CALCULATIONS

DESIGNED BY NUB					
DRAWN BY MCS					
CHECKED BY PF					
REV.	DATE	DESCRIPTION	BY	APP'D.	

**LM LAUGENOUR AND MEIKLE**  
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING  
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1755  
 P.O. BOX 826, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-4602

BY: NEIL U. BUSCH  
 DATE: 11/15/21 P.E. 68595

REGISTERED PROFESSIONAL ENGINEER  
 NEIL U. BUSCH  
 No. 68595  
 CIVIL  
 STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR 715 EAST APARTMENTS

CITY OF DAVIS CALIFORNIA

STORMWATER CONTROL PLAN

SCALE 1"=20'

SWQ-1

DATE: 01/05/22  
 JOB NO. 4380-1-2

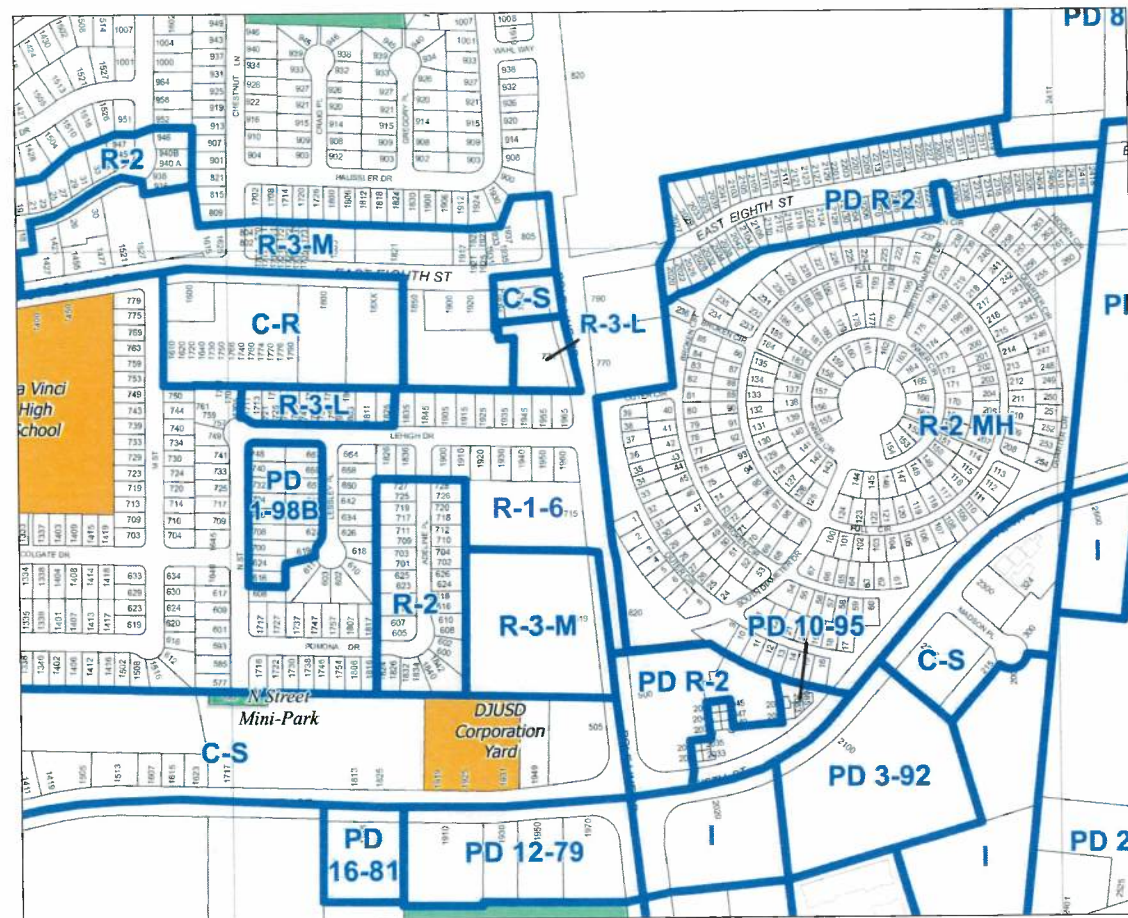
SHEET 1 OF 1

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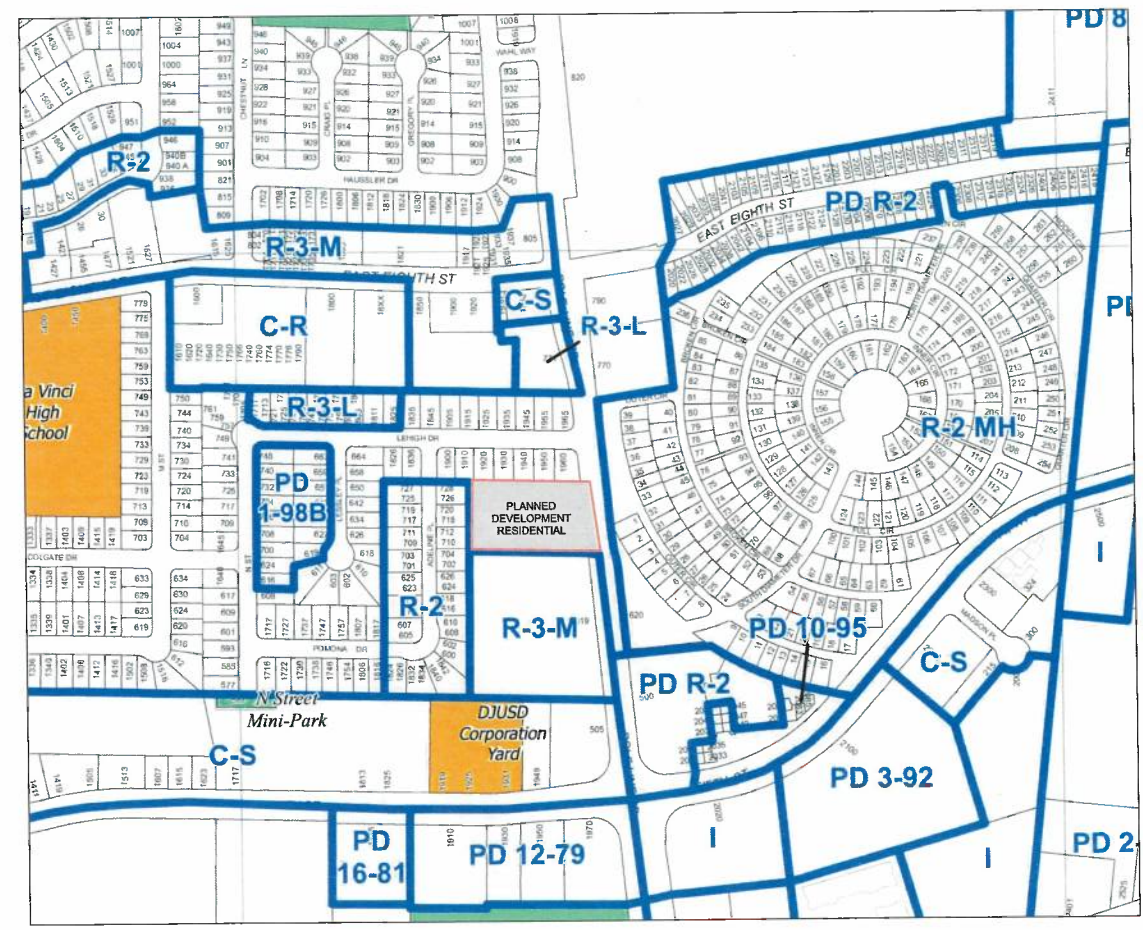


Pat Greene  
8412 Futurity Court Antelope, CA 95843  
(916) 747-3078 grenepat@mac.com

Exhibit PA# 21-31  
Entitlements PA# 21-31  
Officially Approved by  
Planning Commission 12/8/21  
Date 12/8/21  
Officially Approved  
by City Council 1/11/22  
Date 1/11/22  
me  
Authorized Signature & Date



2 Existing Zoning  
no scale



1 Proposed Zoning  
no scale

Project: **715 East - Residential Neighborhood**

Building Contractor: **FOUTS HOMES**  
Where You Belong  
1940 5th Street, Suite 107 - Davis, CA 95616 | fouthshomes.com  
PH: 530.879.7792 | OFF: 530.759.9020 | FAX: 530.759.9385



Date - January 5, 2022

Revisions  
△  
△

Rezoning Map Exhibit

**Z1**