



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)

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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 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.

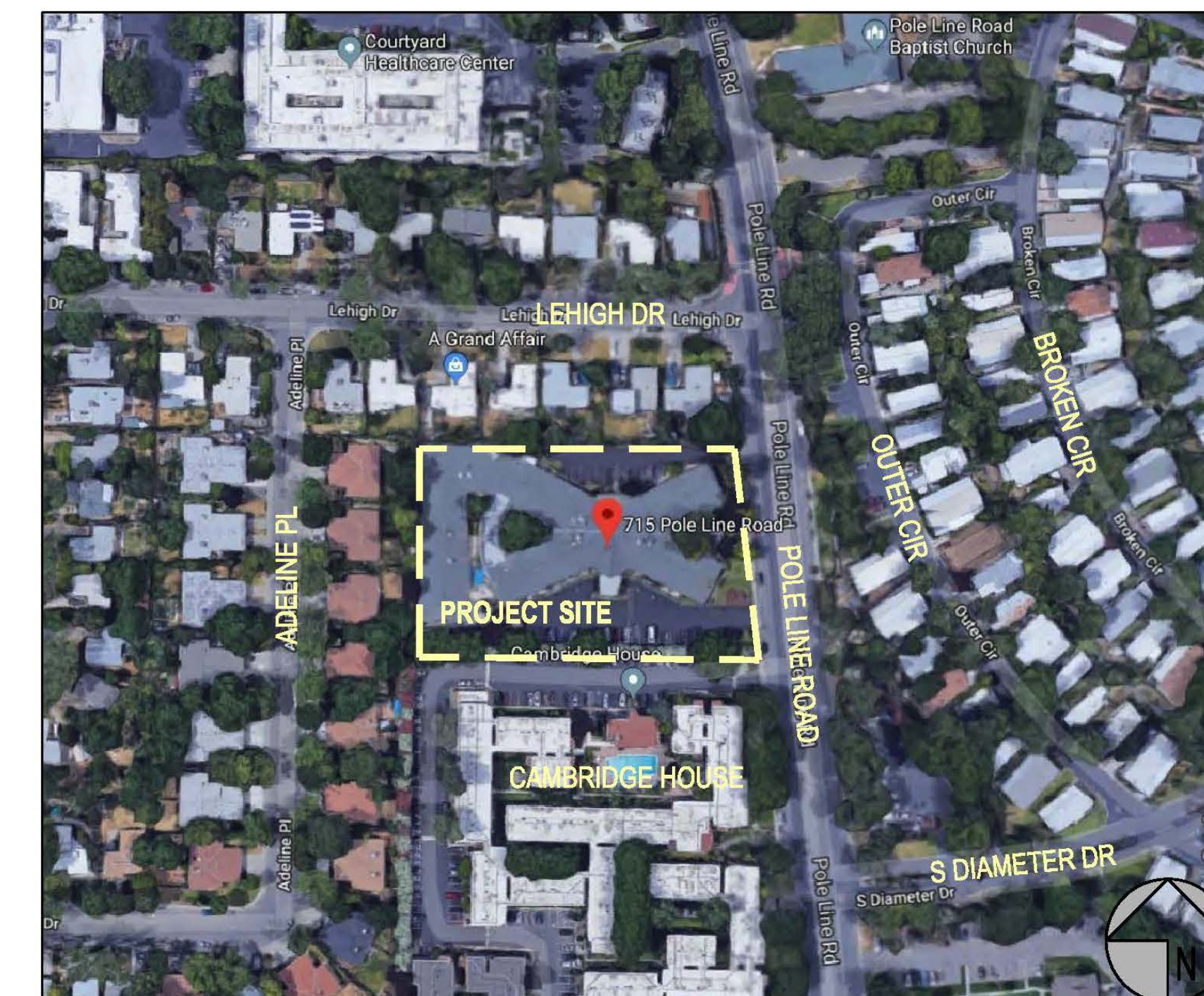
715 East meets many of the City of Davis General Plan Policies and will provide a valuable opportunity for Davis home buyers to purchase a new, high quality, energy efficient all electric home, targeting Davis', "missing" middle price point.

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	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 | greene.pat@mac.com

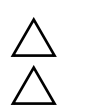
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 Where You Belong
 1949 5th Street, Suite 107 | Davis, CA 95616 | fouthomes.com
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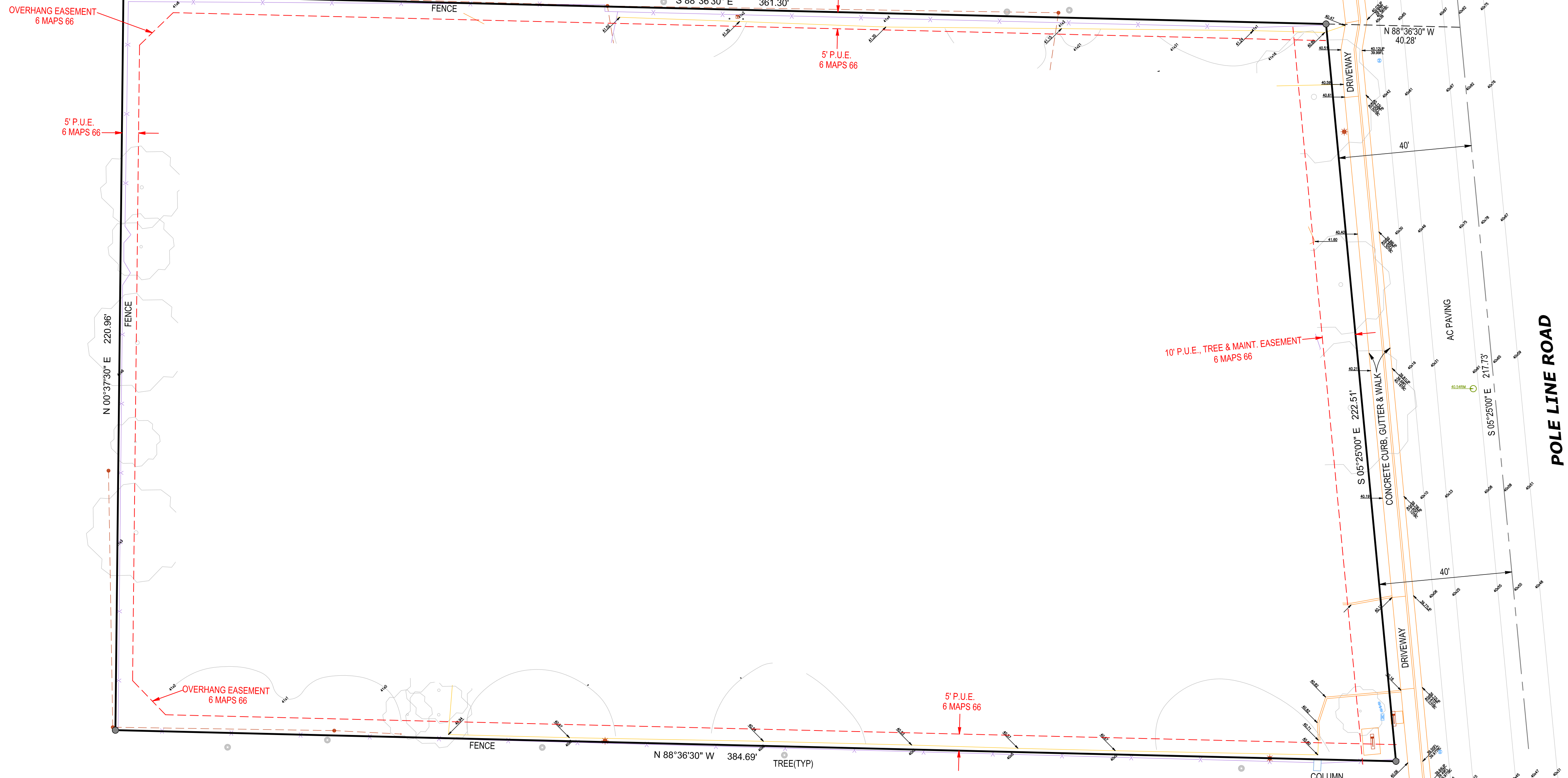
Date - January 5, 2022

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 BLOCK
 - 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

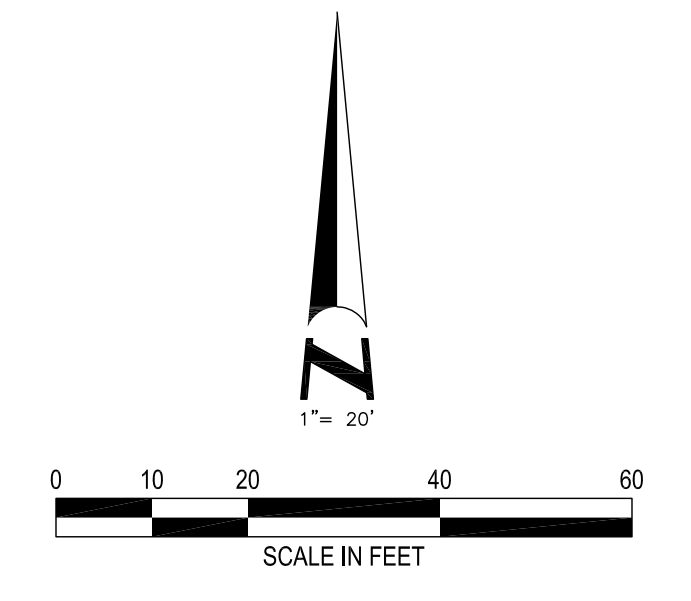
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF DAVIS, DESCRIBED AS FOLLOWS:
 LOT 19, SUBDIVISION NO. 1051, ALSO KNOWN AS STOCKSETH ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YOLO COUNTY, CALIFORNIA ON OCTOBER 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.





1 LOOKING NORTH EAST AT SITE FROM POLE LINE ROAD



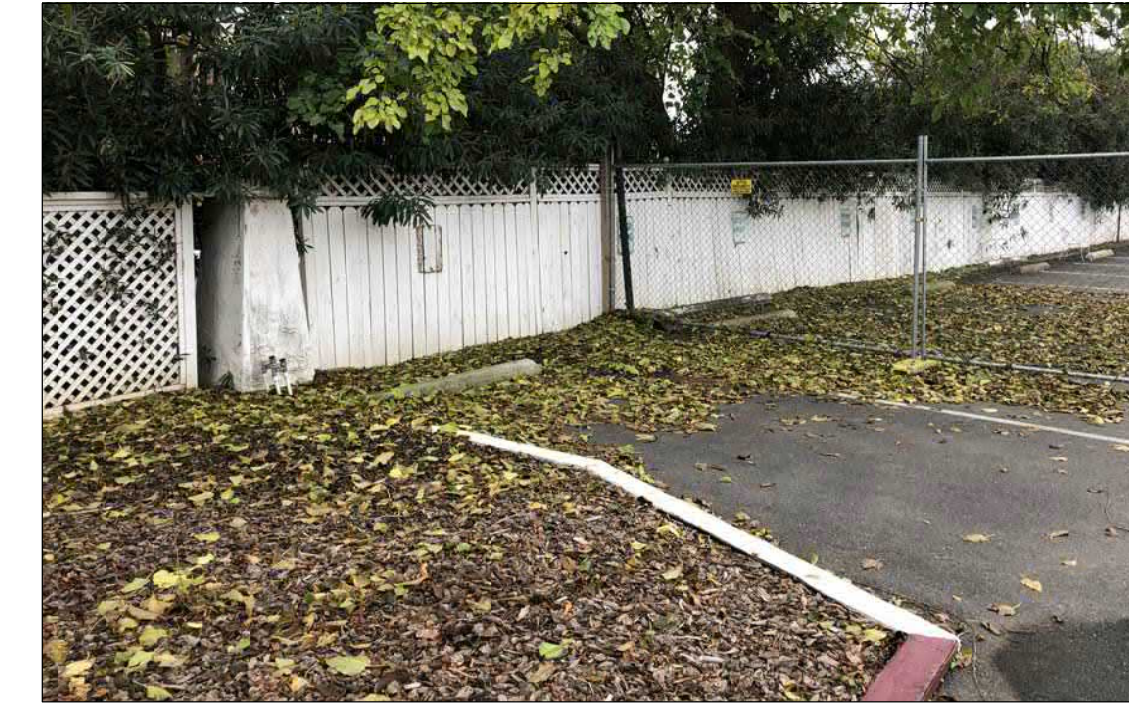
2 LOOKING EAST AT SITE FROM POLE LINE ROAD



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



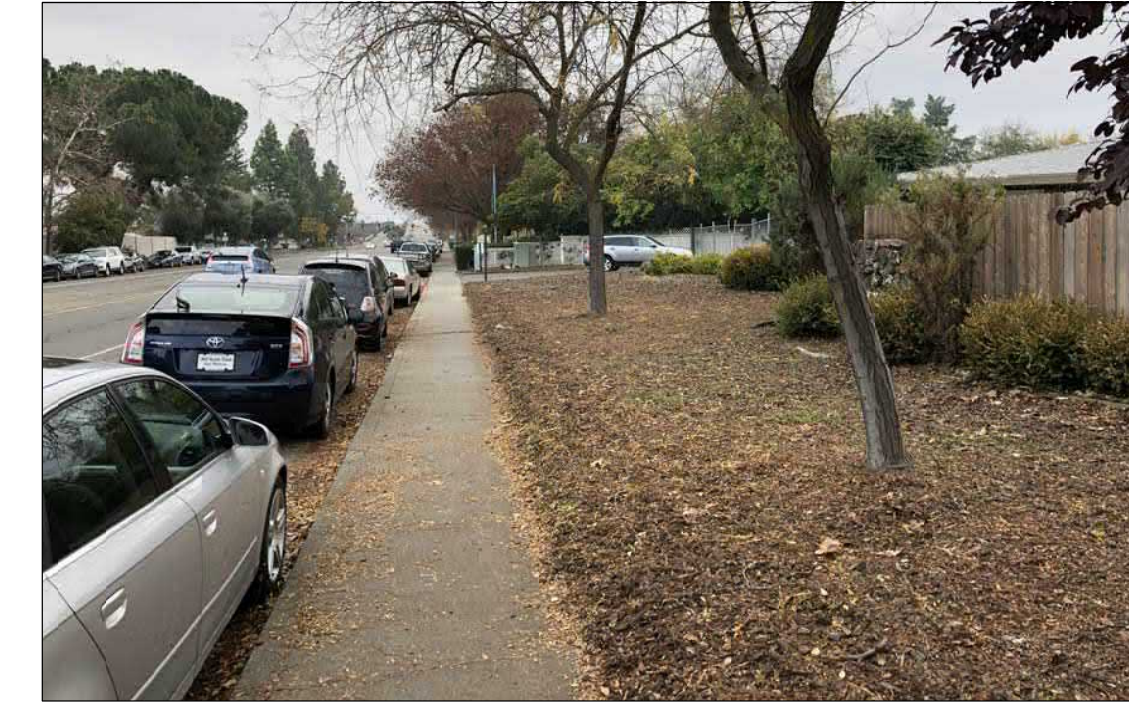
7 LOOKING NORTH AT FRONT SETBACK FROM DRIVEWAY



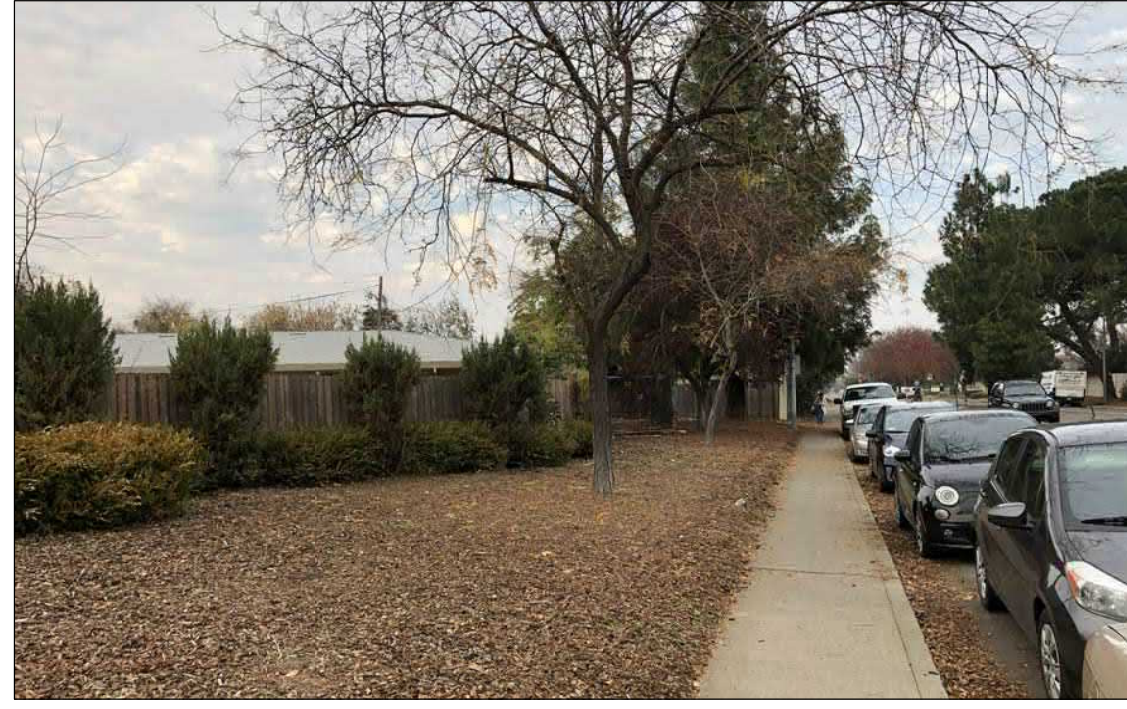
8 LOOKING SOUTH EAST FROM DRIVEWAY



9 LOOKING NORTH FROM SIDEWALK



10 LOOKING SOUTH AT SITE SIDEWALK AND FRONT SETBACK



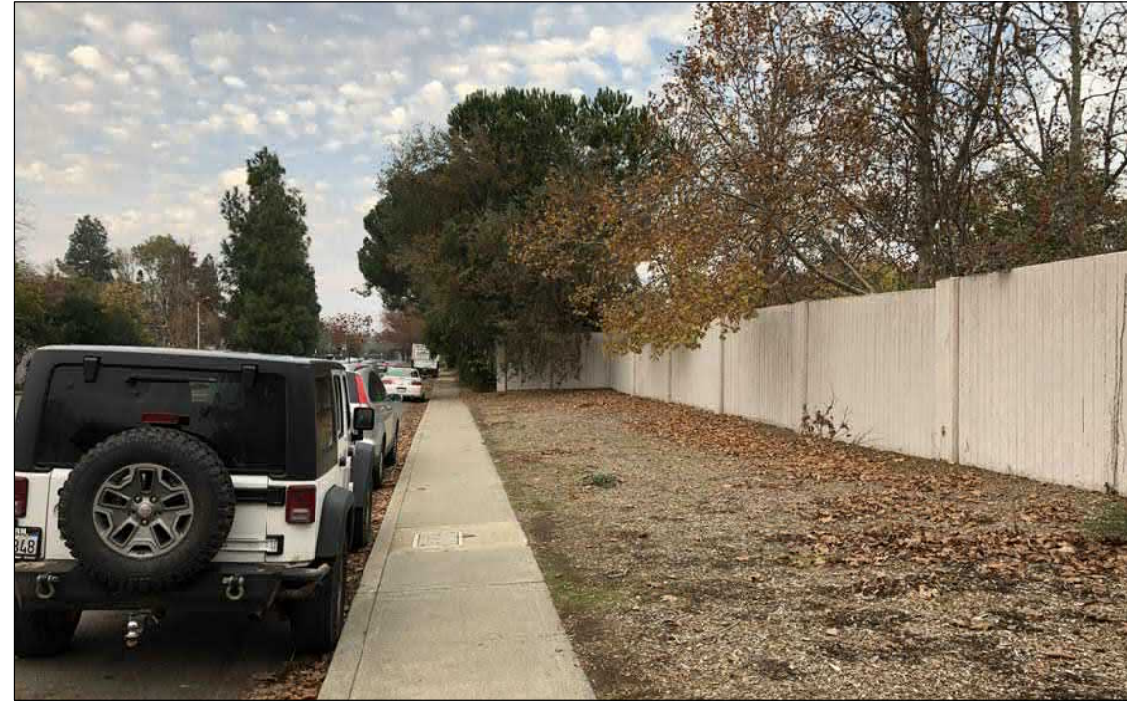
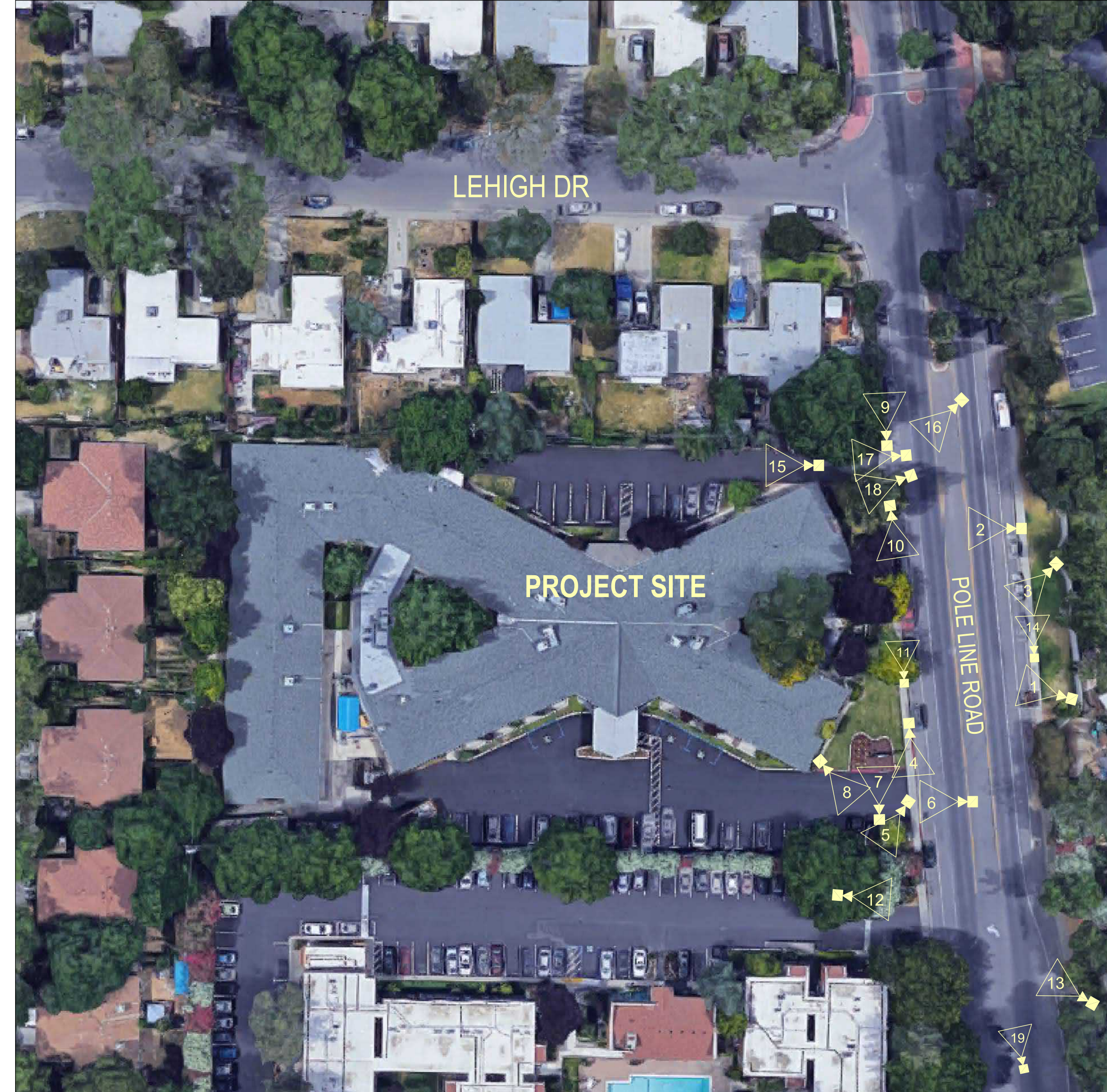
11 LOOKING NORTH AT SITE FRONT SETBACK FROM SIDEWALK



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



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(916) 747-3070 greene.pat@mac.com

715 East - Residential Neighborhood

Project:

Building Contractor:

FOUTS HOMES
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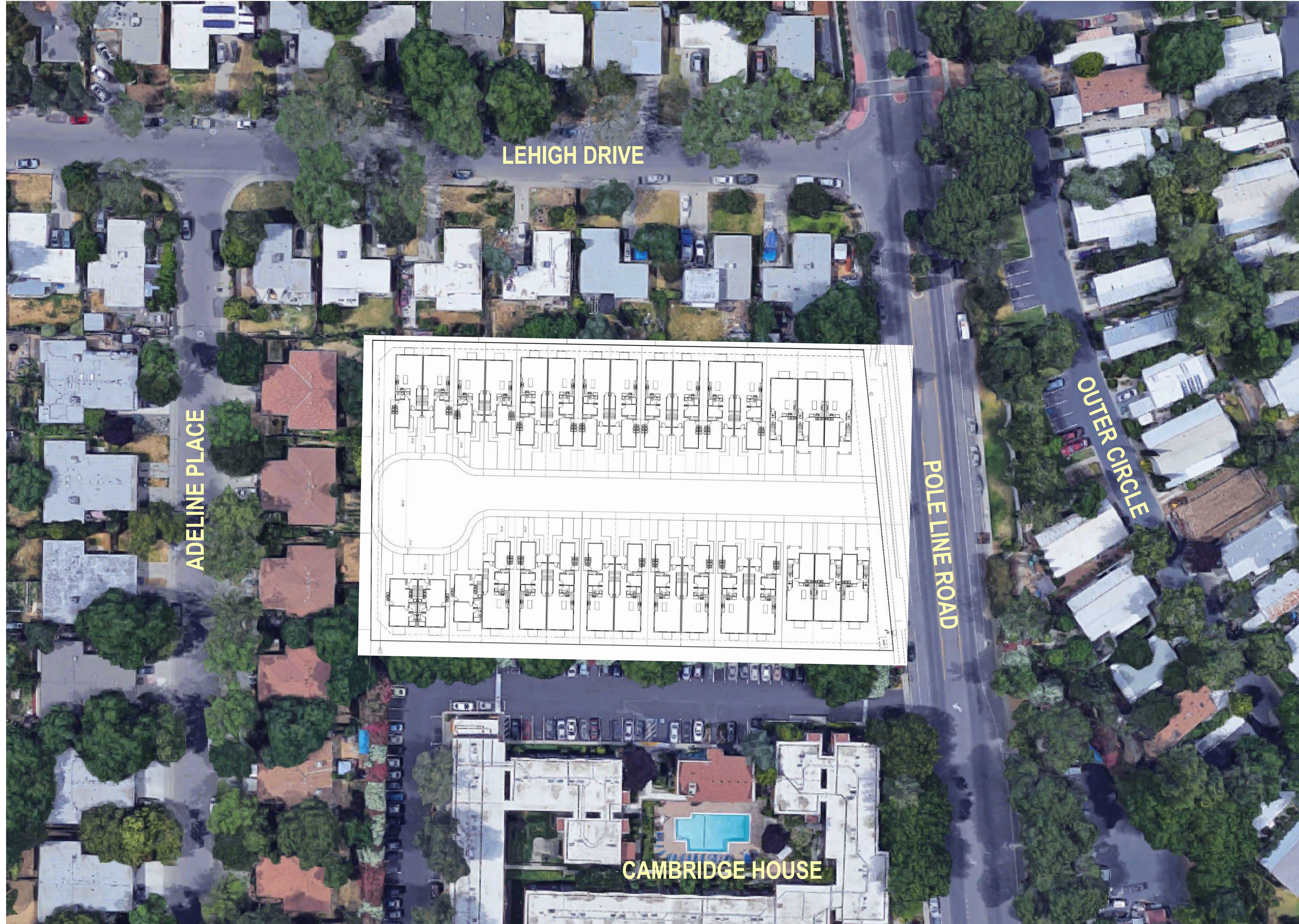
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Revisions



Pre Demolition/
Prior Complex

A0.3



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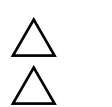
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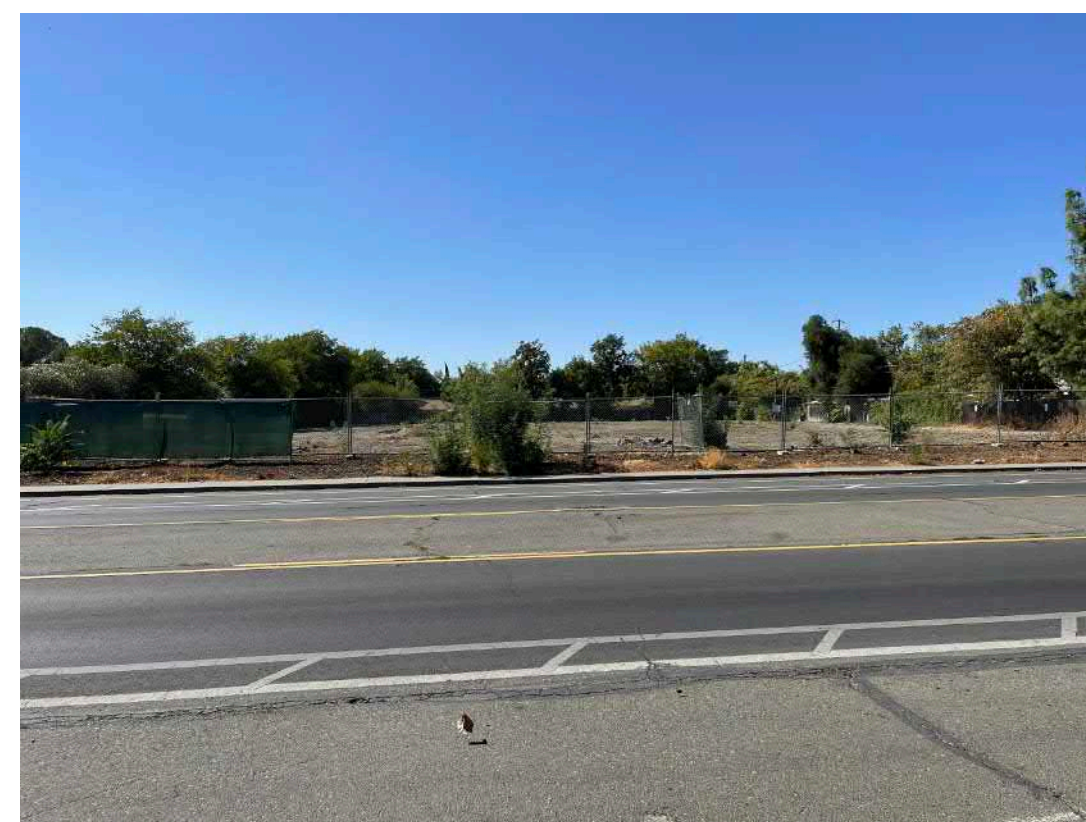


Site Context

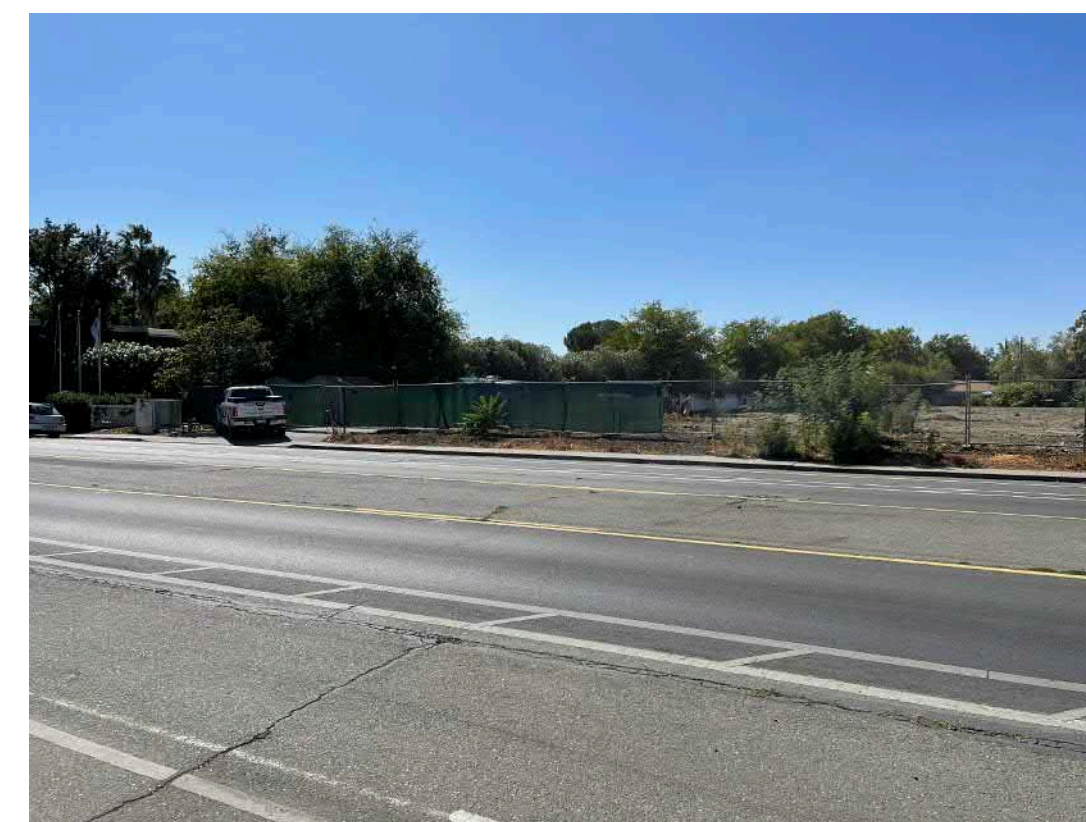
A0.4



1 LOOKING NORTHEAST TO SITE FROM POLE LINE ROAD



2 LOOKING WEST TO SITE FROM POLE LINE ROAD



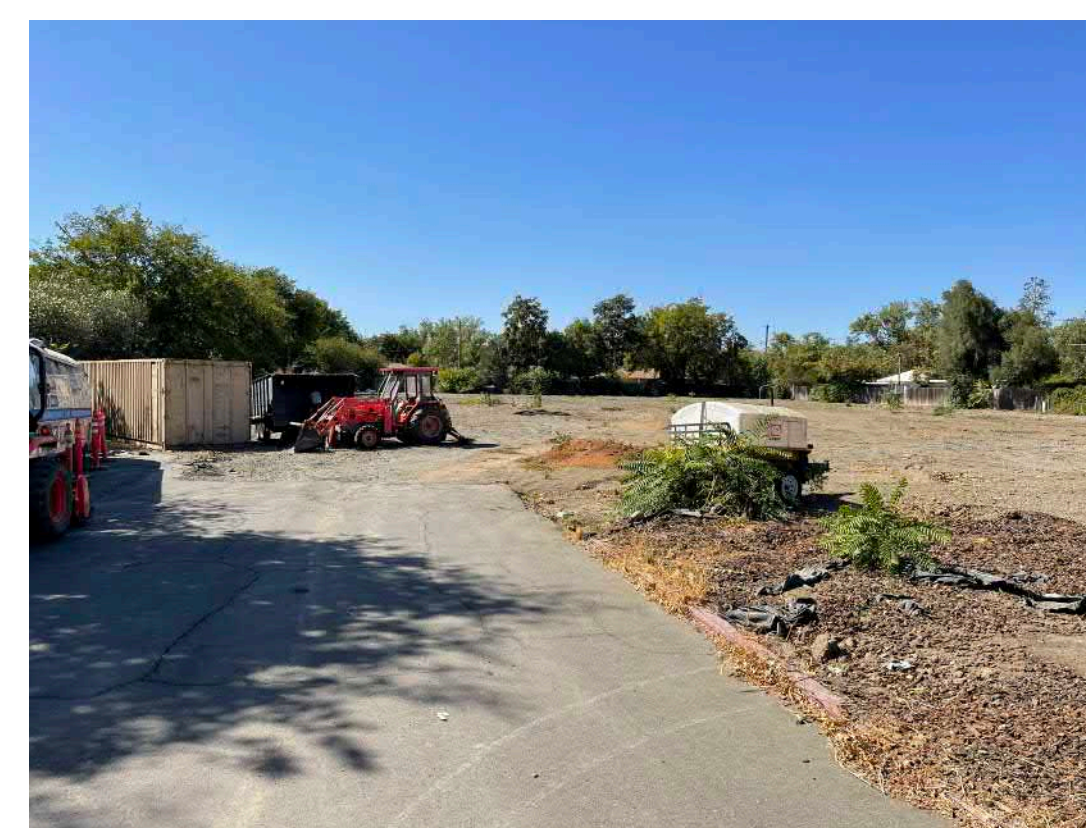
3 LOOKING SOUTHEAST TO SITE FROM POLE LINE ROAD



4 LOOKING NORTHEAST TO SITE FROM PROPERTY LINE



5 LOOKING WEST TO SITE FROM PROPERTY LINE



6 LOOKING SOUTHEAST TO SITE FROM PROPERTY LINE



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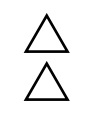
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Post Demolition
 Current Site
 Condition

A0.5



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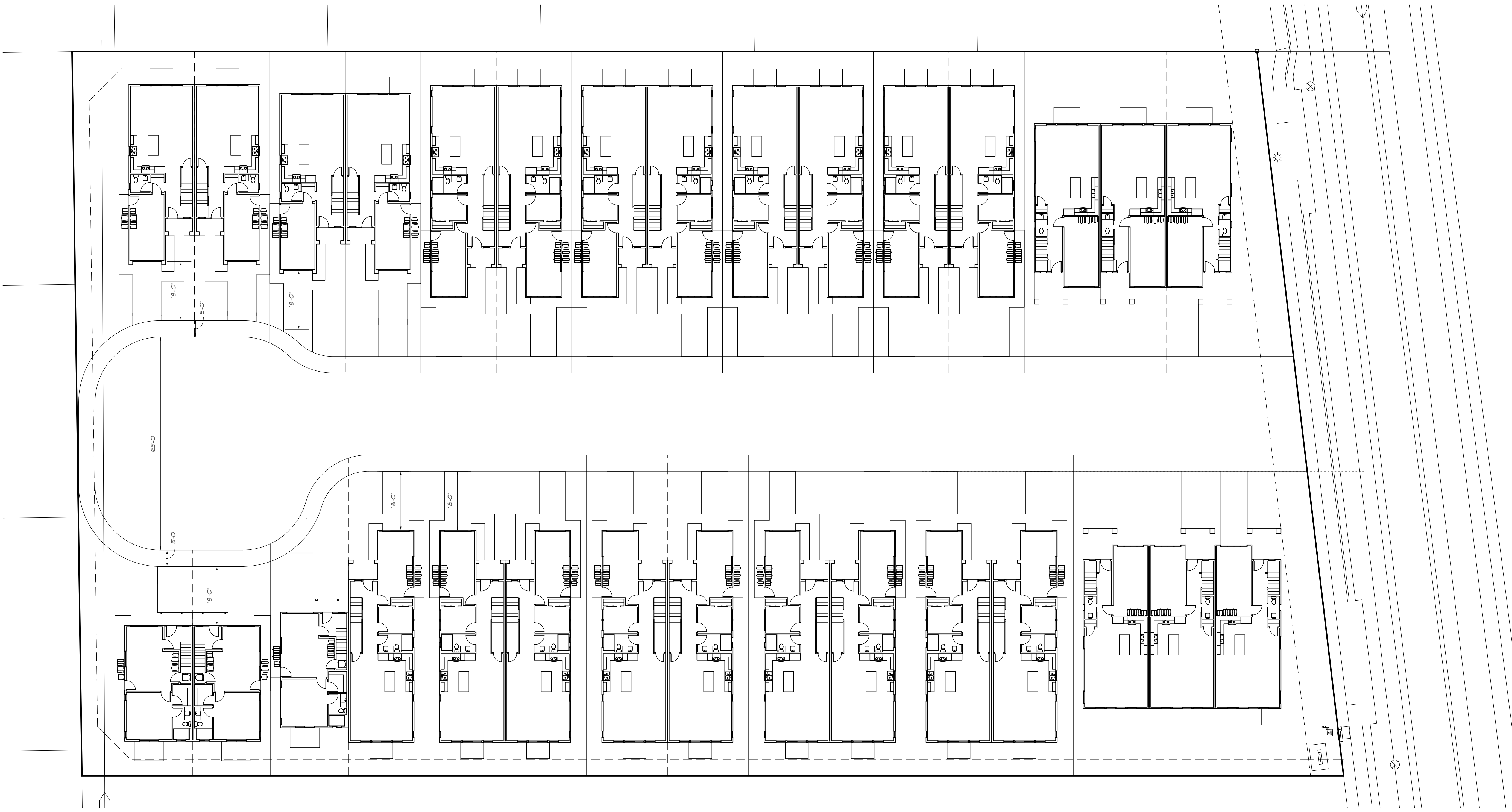
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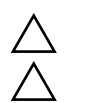
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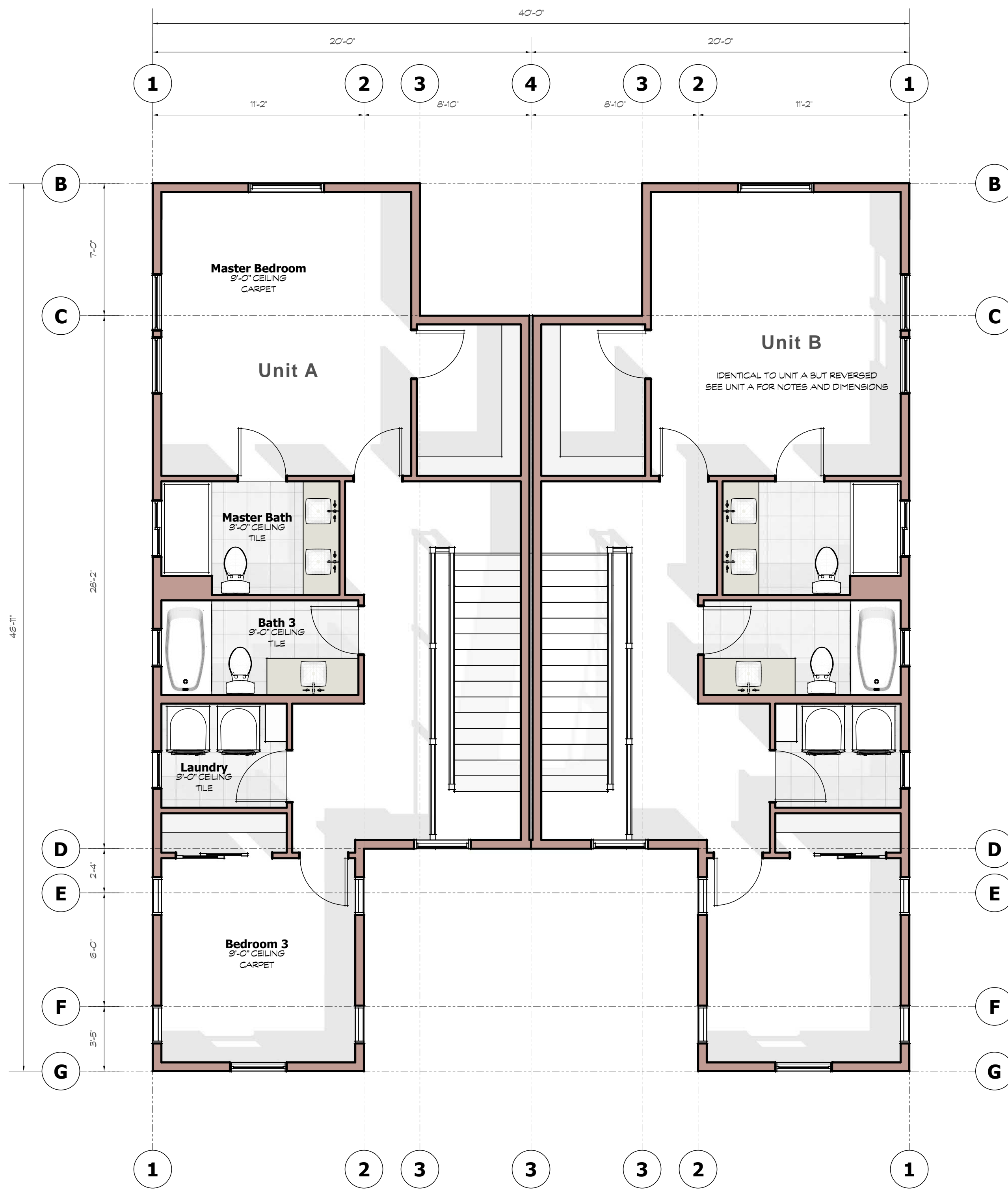
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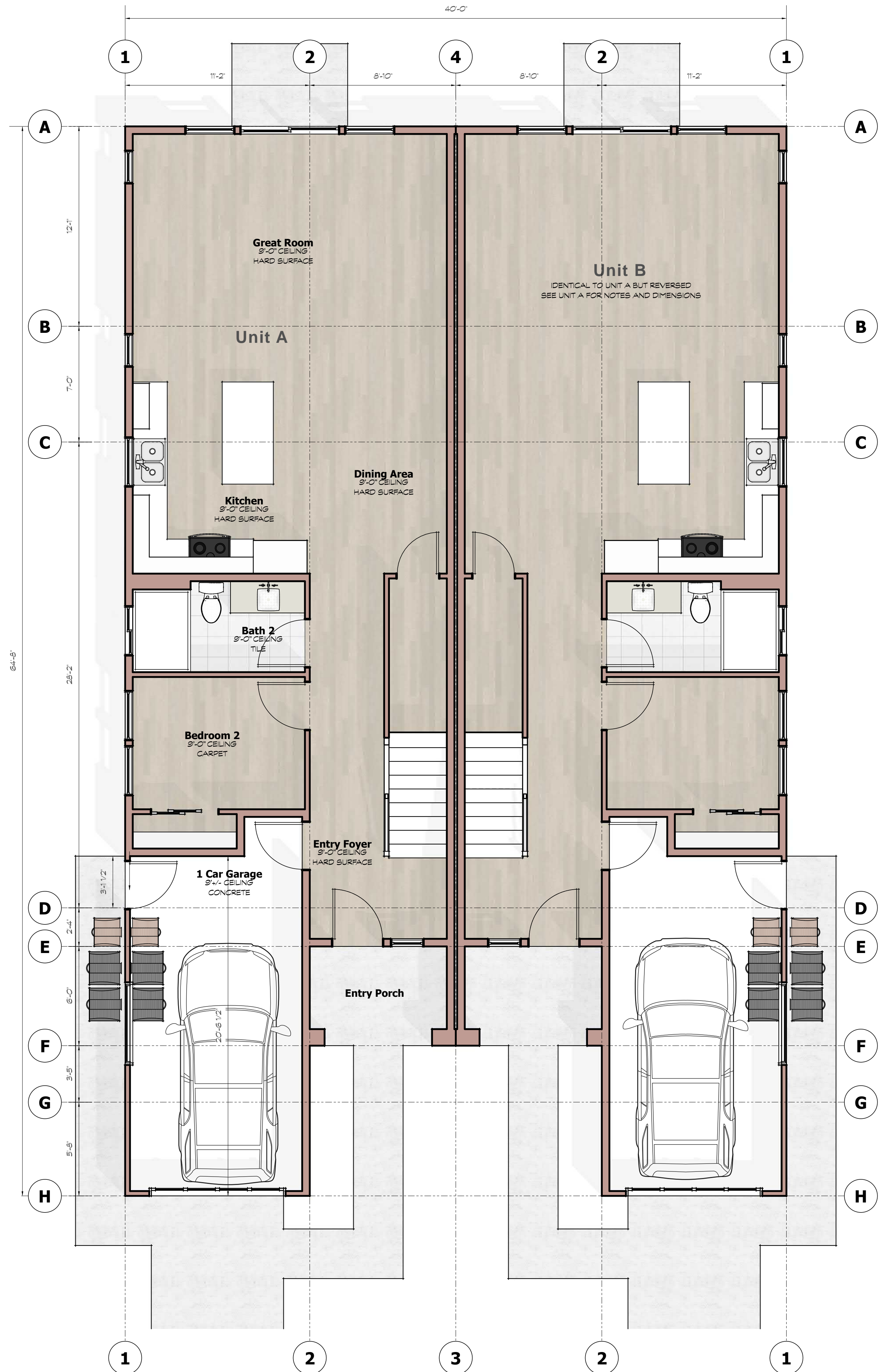


Plan 1 Floor
Plans

A2.1



1,635 Square Feet
Total Each Side



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"

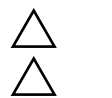
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Plan 1 Exterior Elevations

A2.2

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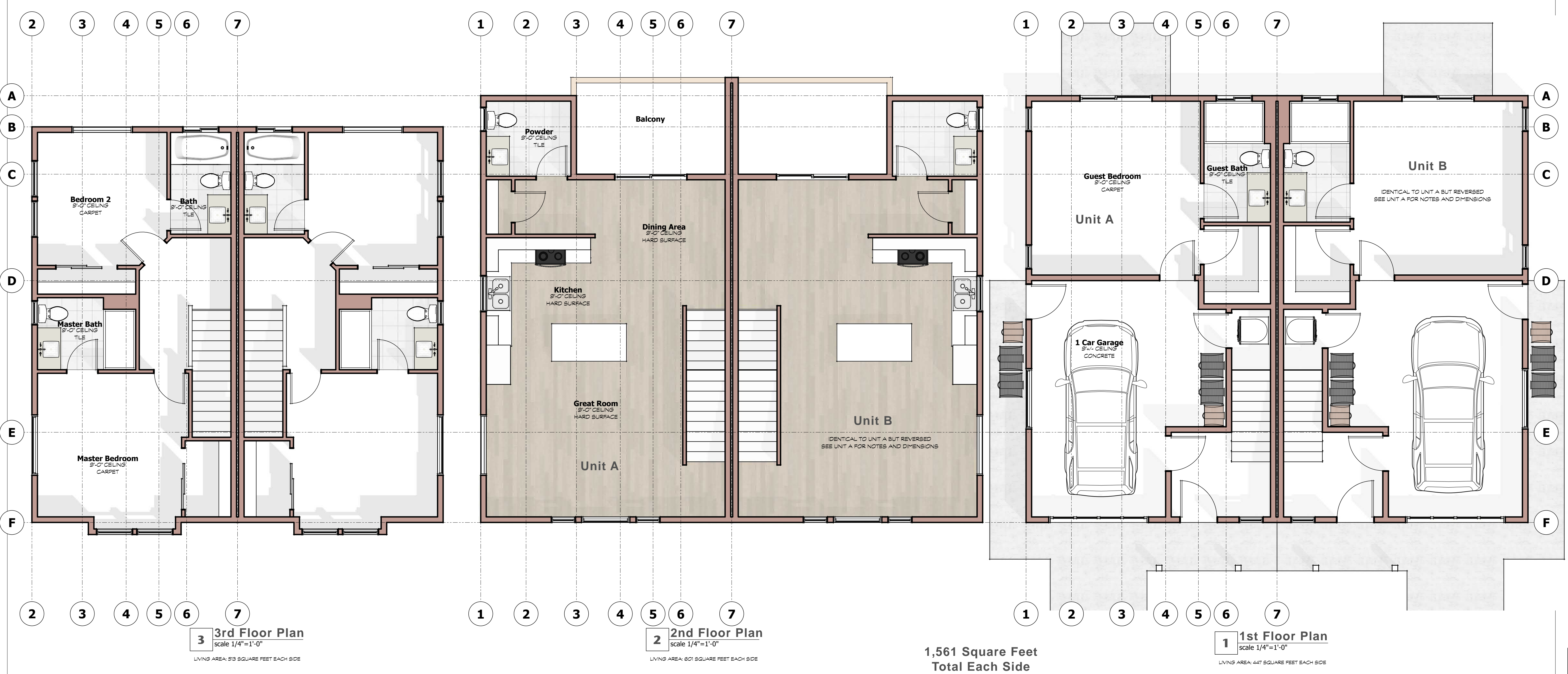


Site - January 5, 2022

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Plan 2 Floor
Plans

A3.1



3 3rd Floor Plan
scale 1/4"=1'-0"
LIVING AREA: 513 SQUARE FEET EACH SIDE

2 2nd Floor Plan
scale 1/4"=1'-0"
LIVING AREA: 601 SQUARE FEET EACH SIDE

1 1st Floor Plan
scale 1/4"=1'-0"
LIVING AREA: 447 SQUARE FEET EACH SIDE

1,561 Square Feet
Total Each Side

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"



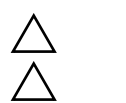
1 Front Elevation
scale 1/4"=1'-0"

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Plan 2
Elevations

A3.2

Project:
**715 East - Residential
Neighborhood**

Building Contractor:

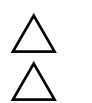
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Plan 1-2 Floor
Plans

A4.1



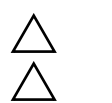
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Plan 1-2
Elevations

A4.2



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



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



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



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

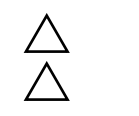
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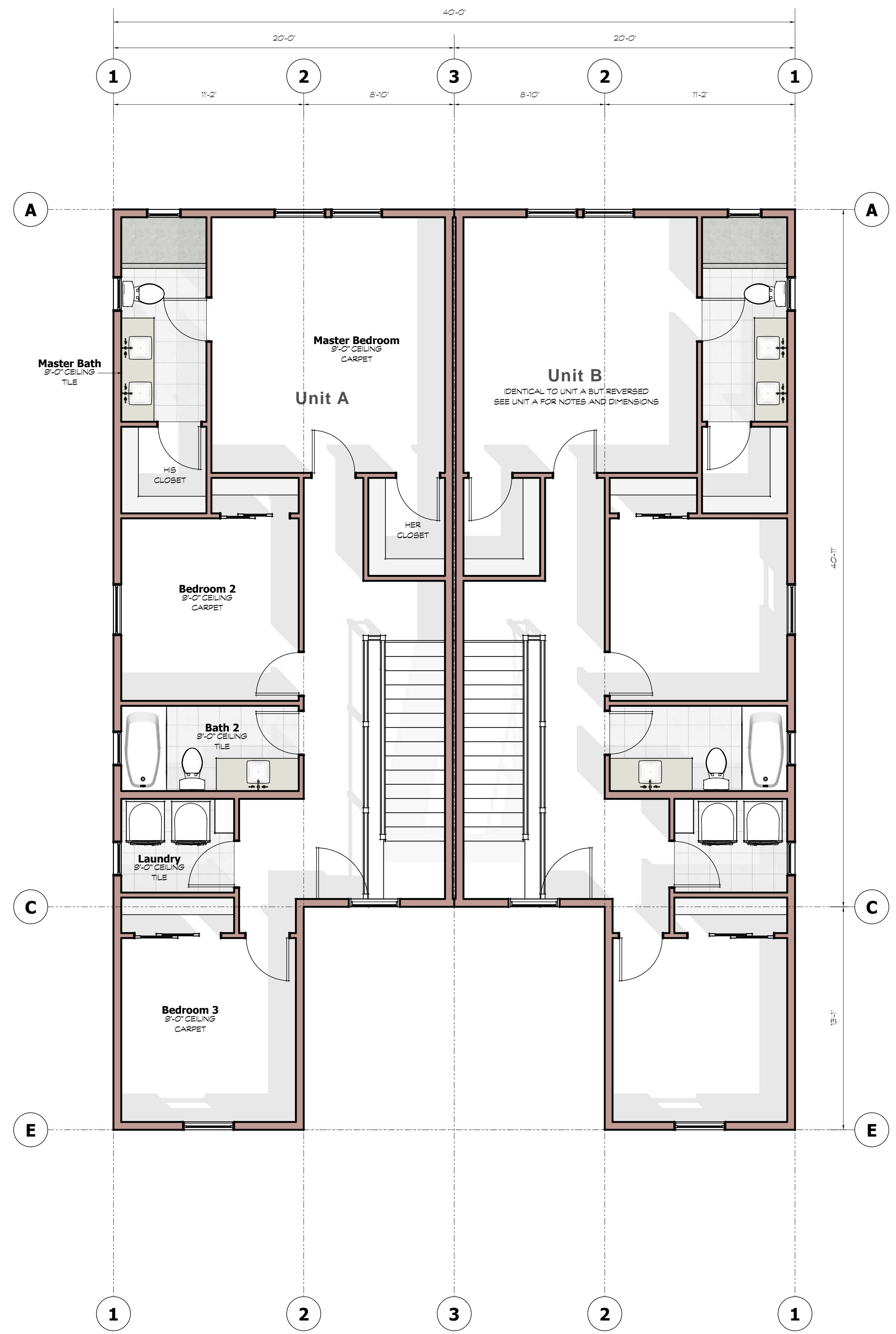
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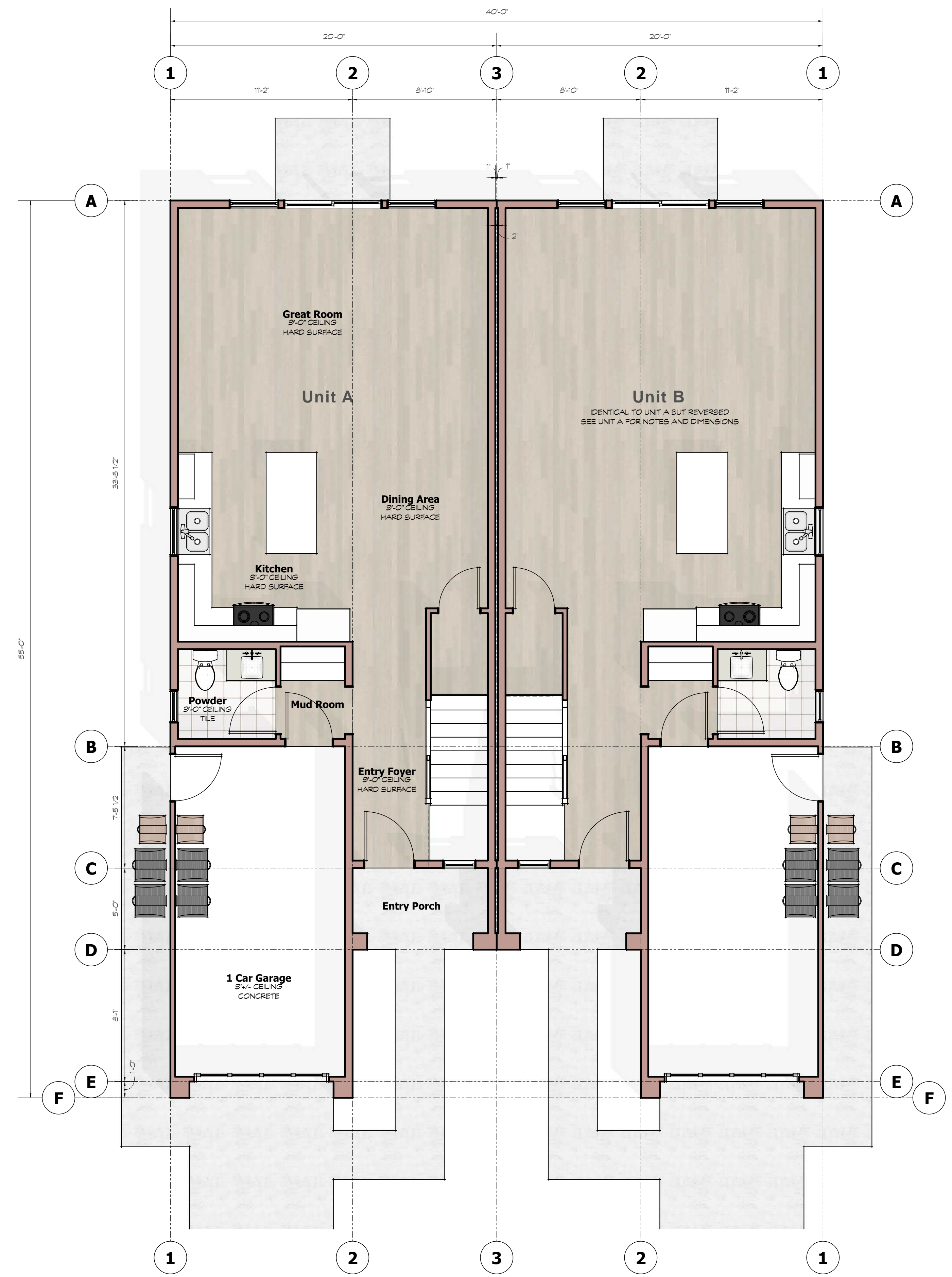
Plan 3 Floor
Plans

A5.1



2 2nd Floor Plan
scale 1/4"=1'-0"
LIVING AREA: 884 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:
**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"

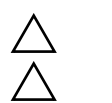
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Plan 3
Elevations

A5.2

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Neighborhood**

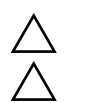
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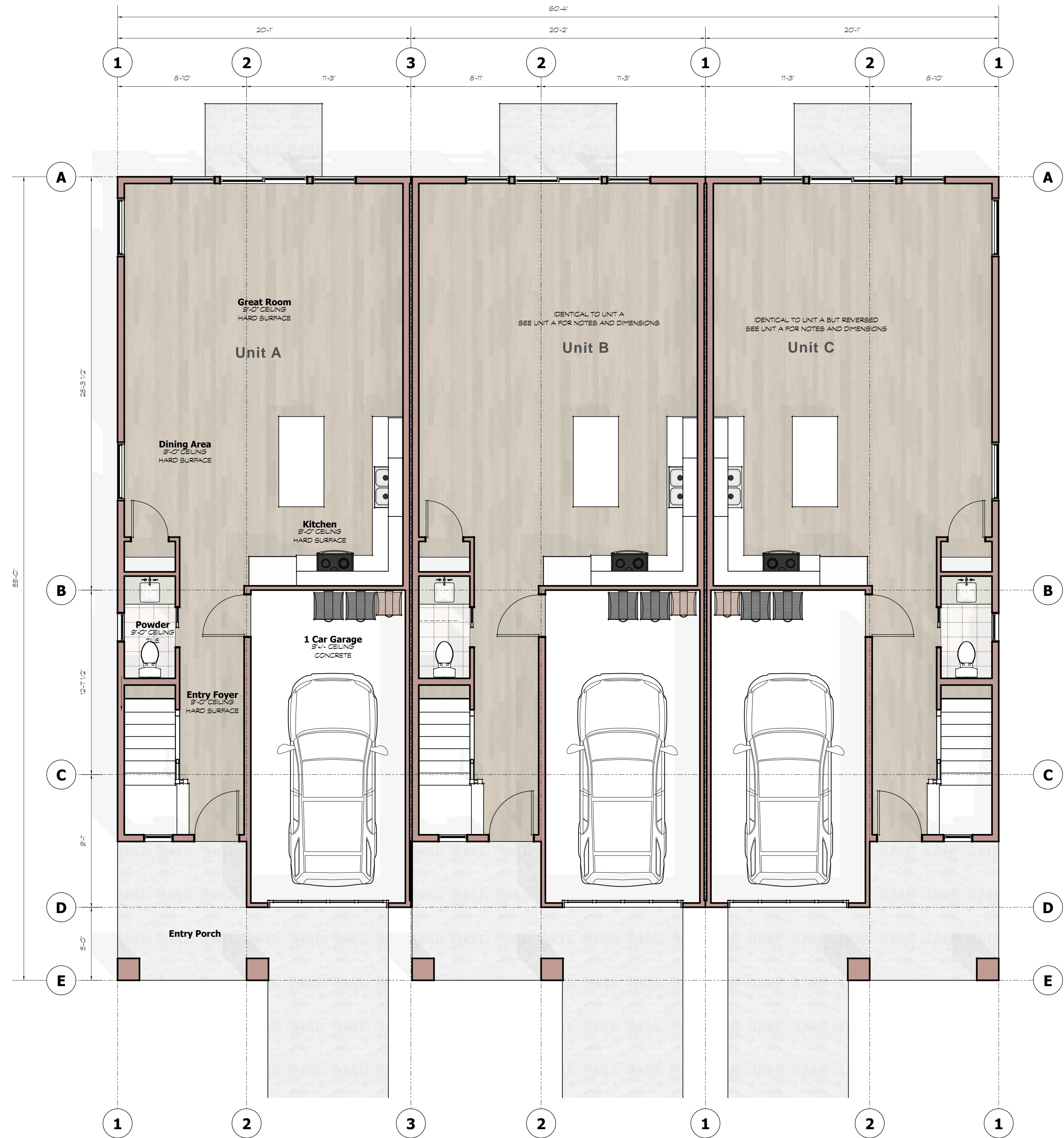
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**Plan 4 Floor
Plans**

A6.1



**1,711 Square Feet
Total Each Side**

1 1st Floor Plan
scale 1/4"=1'-0"

LIVING AREA: 723 SQUARE FEET EACH UNIT

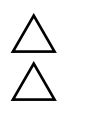
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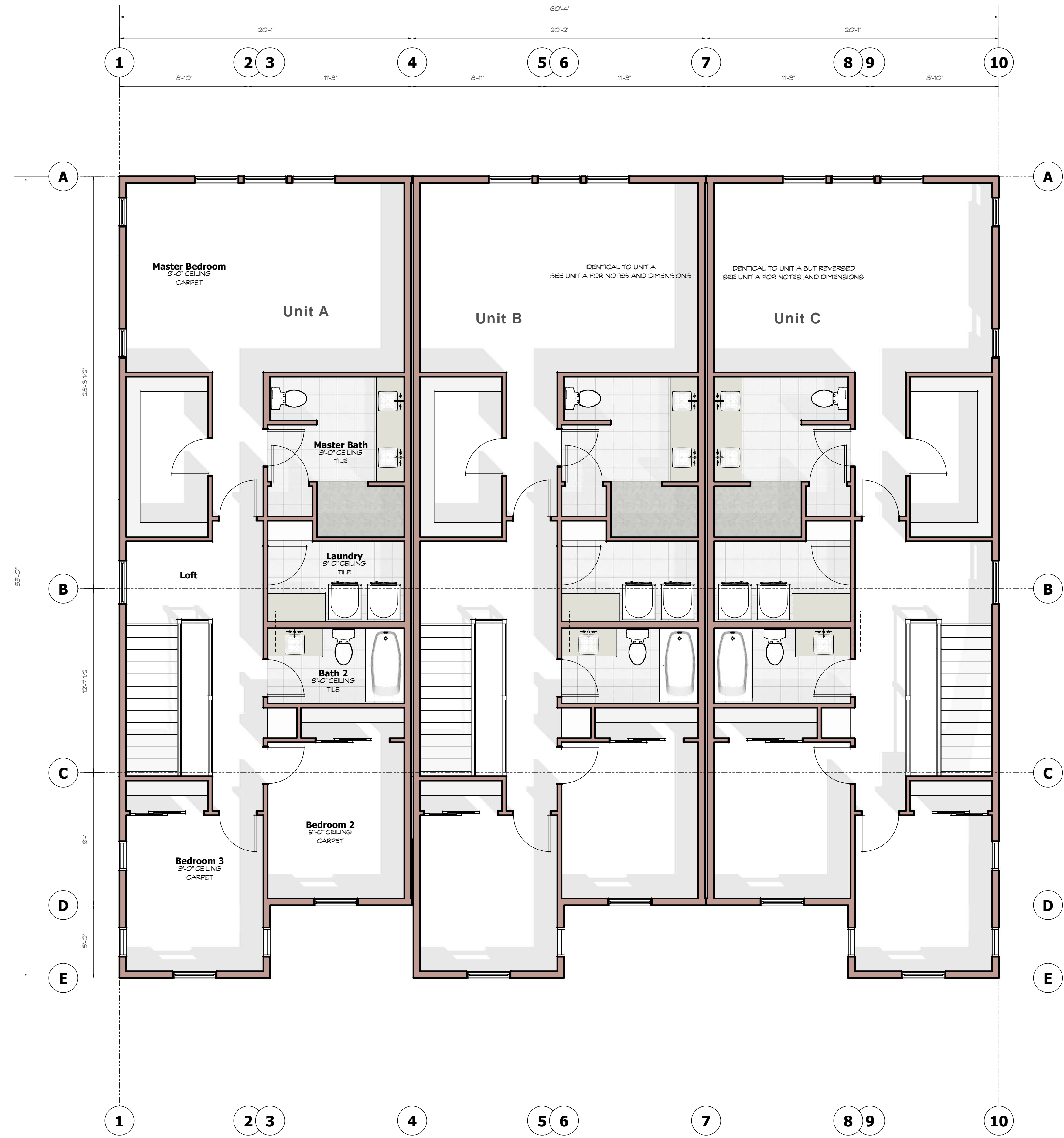
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Revisions



Plan 4 Floor
Plans

A6.2



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

Project:
**715 East - Residential
Neighborhood**



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



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

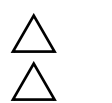
Building Contractor:

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



Plan 4
Elevations

A6.3

Project:
**715 East - Residential
Neighborhood**



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



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

Building Contractor:

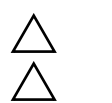
FOUTS HOMES
Where You Belong

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



Plan 4
Elevations

A6.4



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

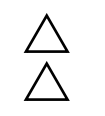
Project:
715 East - Residential Neighborhood

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



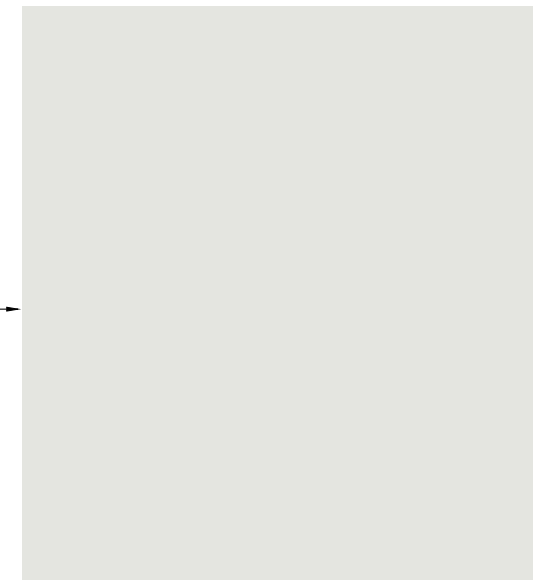
Perspectives

A7.1

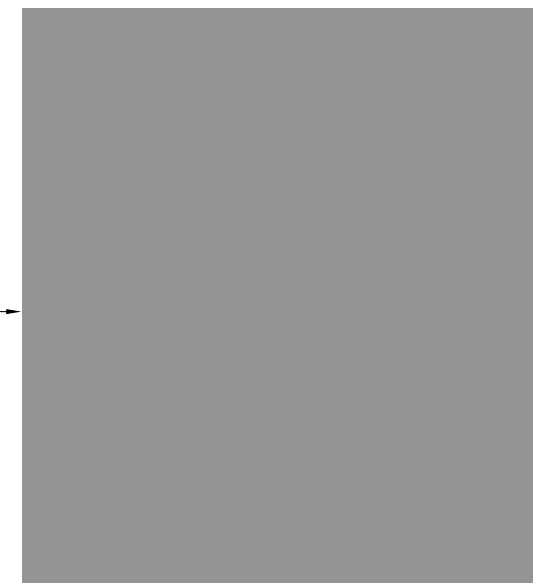
Composition Shingle Roofing
Sierra Gray
Owens Corning Duration Cool



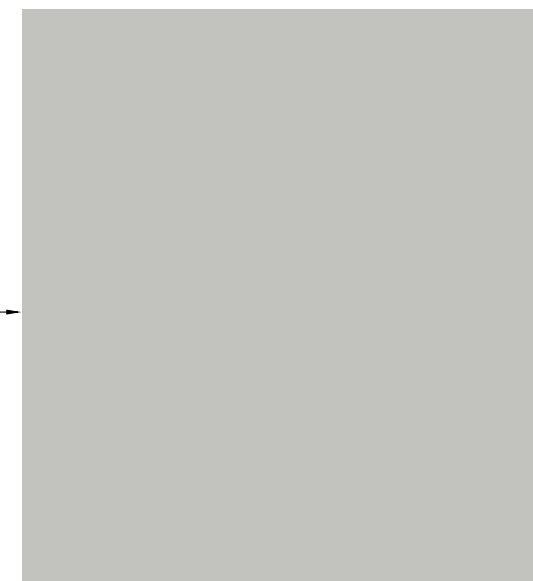
Trim Color
Spare White
Sherwin Williams SW6203



Accent Color
Summit Gray
Sherwin Williams SW7669



Body Color
Knitting Needles
Sherwin Williams SW7672



Front Door
Outer Space
Sherwin Williams SW6251



Color Scheme Three

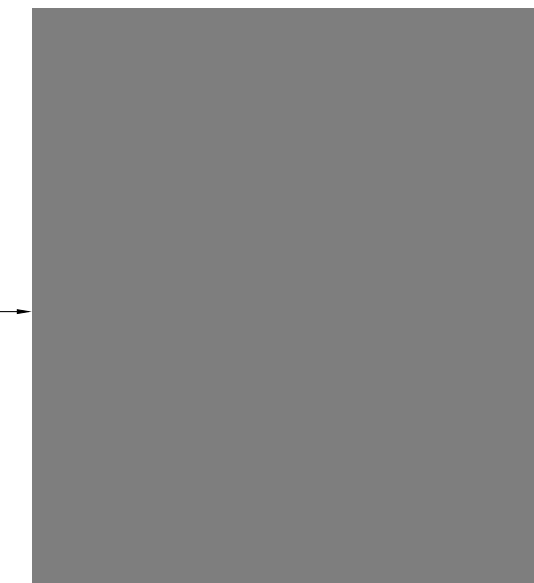
Composition Shingle Roofing
Sand Castle
Owens Corning Duration Cool



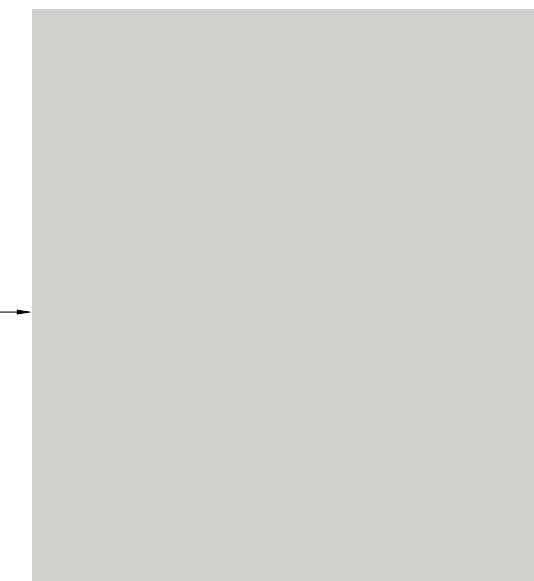
Rock Accent
Black Mountain
Pro-fit Alpine Ledgestone



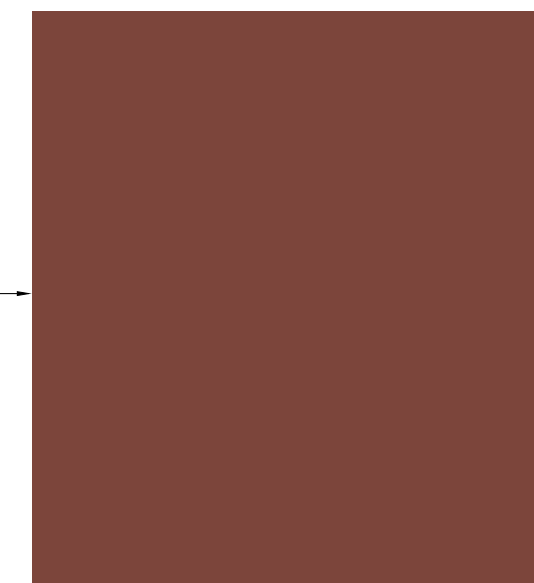
Trim Color
Platinum Granite
Kelly Moore KM4910



Stucco Body Color
Campfire Smoke
Kelly Moore KM4906



Front Door
Armadillo Egg
Kelly Moore KM4414

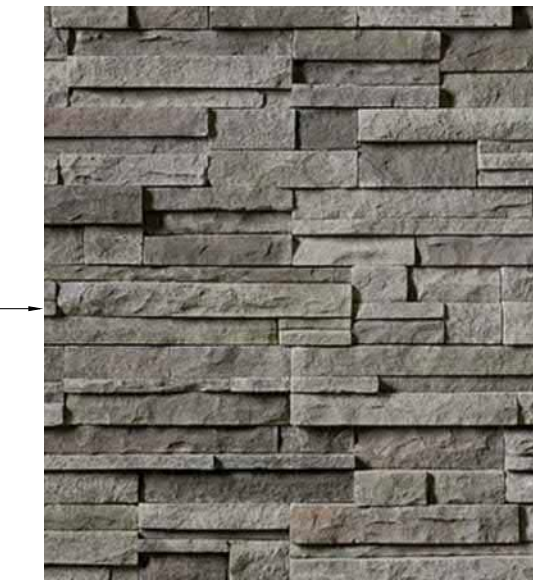


Color Scheme Two

Composition Shingle Roofing
Sierra Gray
Owens Corning Duration Cool



Rock Accent
Black Mountain
Pro-fit Alpine Ledgestone



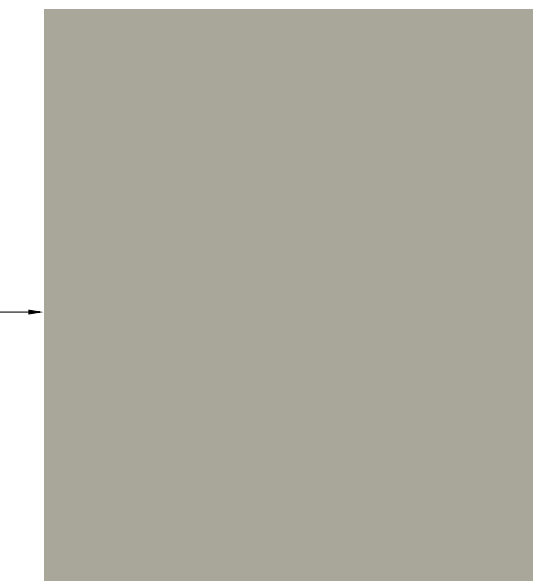
Trim Color
Zurich White
Sherwin Williams SW7626



Accent Color
Grouchy Badger
Kelly Moore KM4938



Body Color
Griege
Kelly Moore KM5767



Front Door
Coastline Trail
Kelly Moore KM5751



Color Scheme One

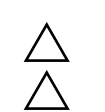
Building Contractor:

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



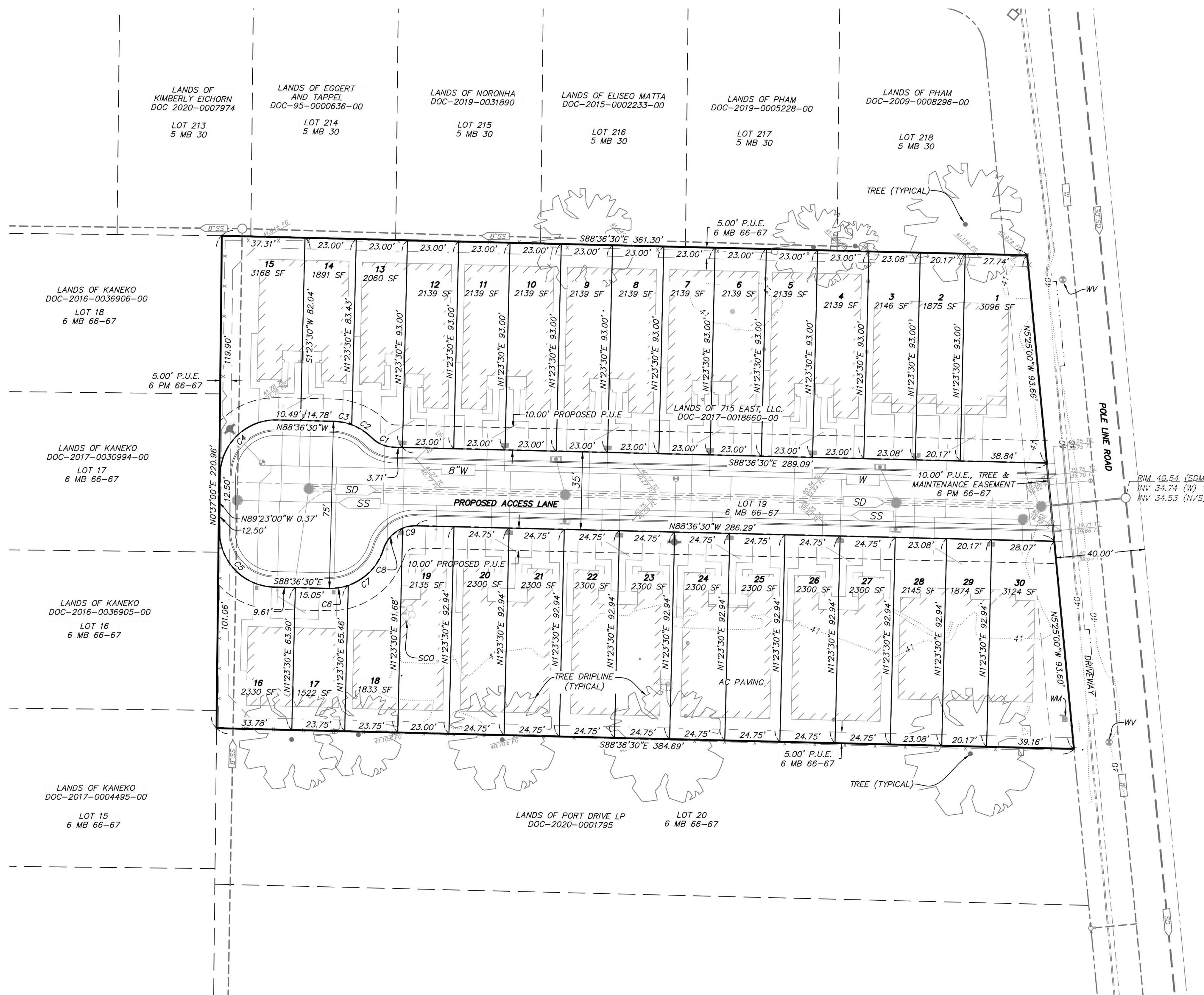
Date - January 5, 2022

Revisions

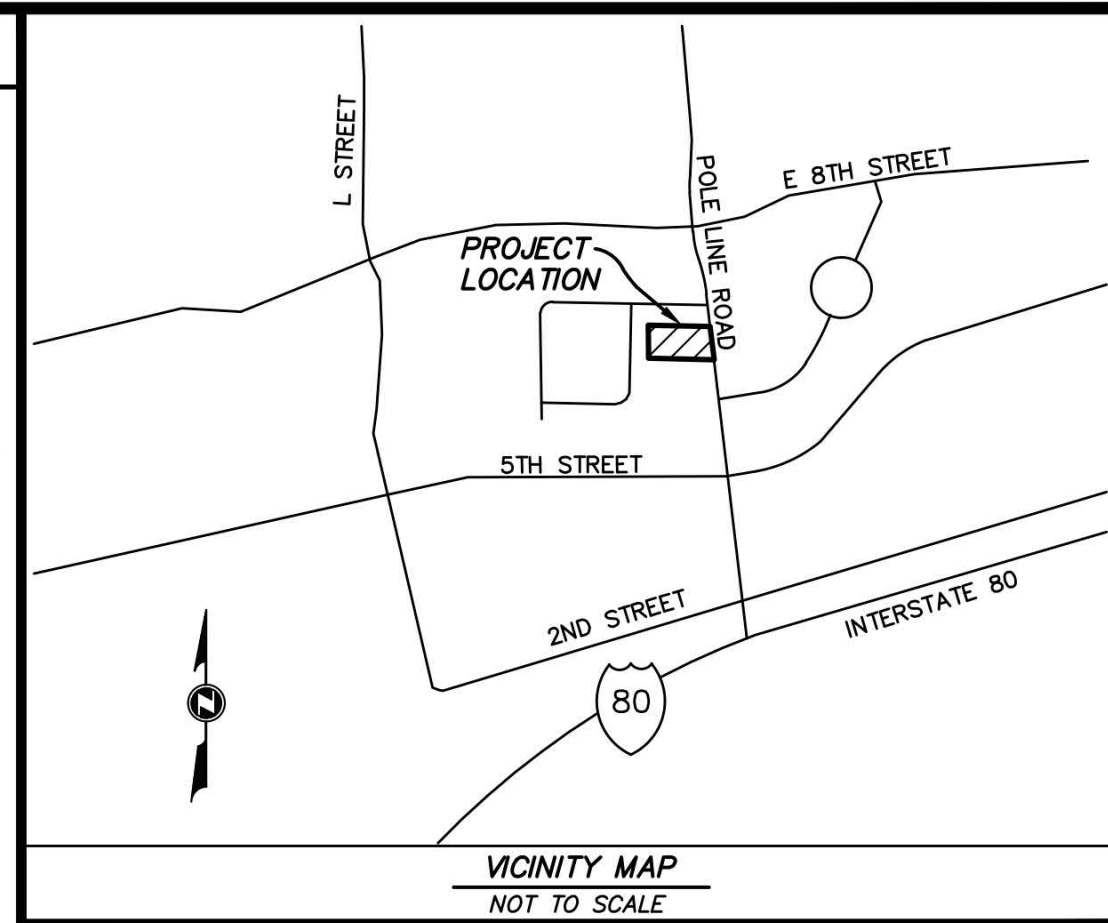
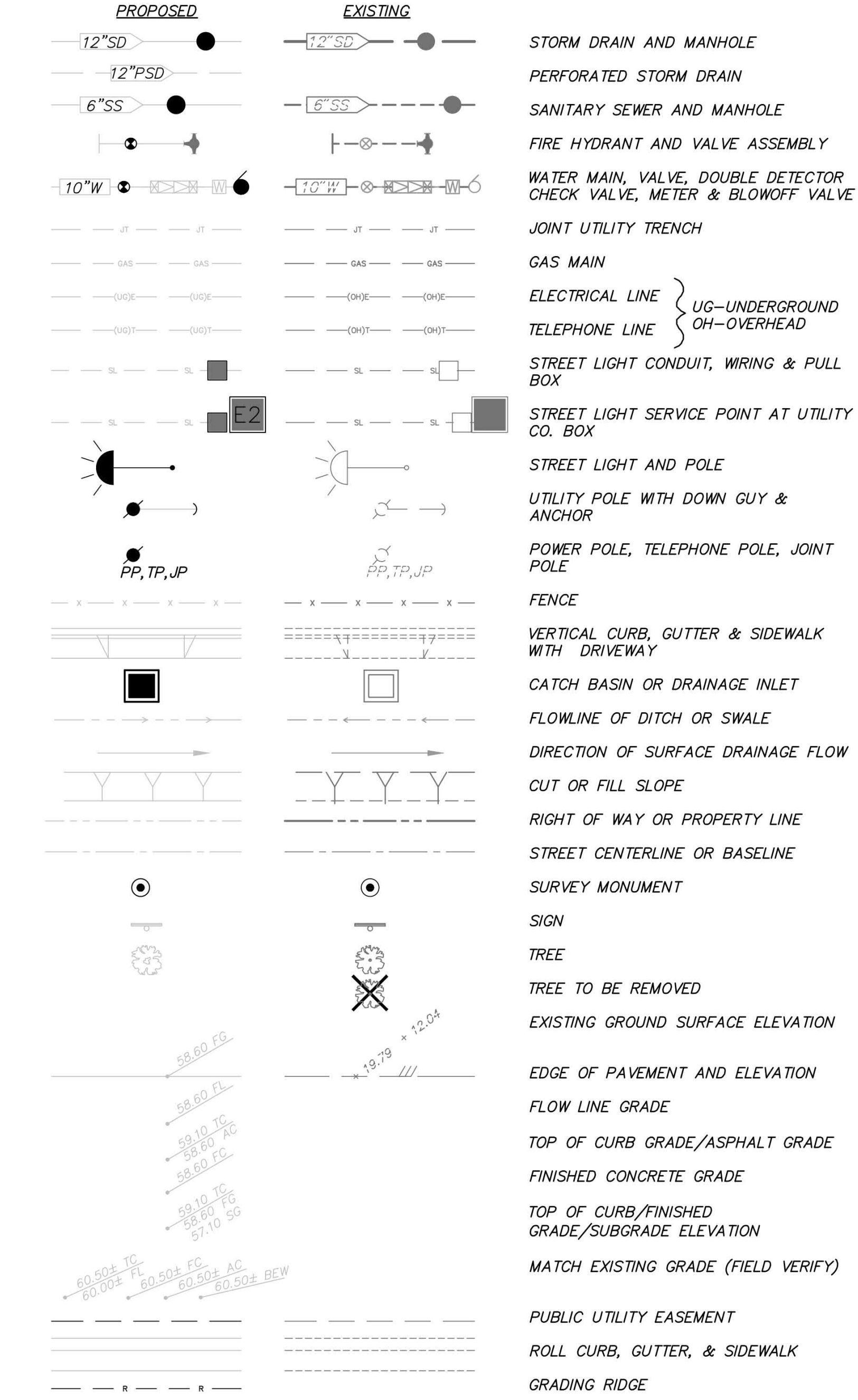


Sample Color
Schemes

A7.2



LEGEND



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

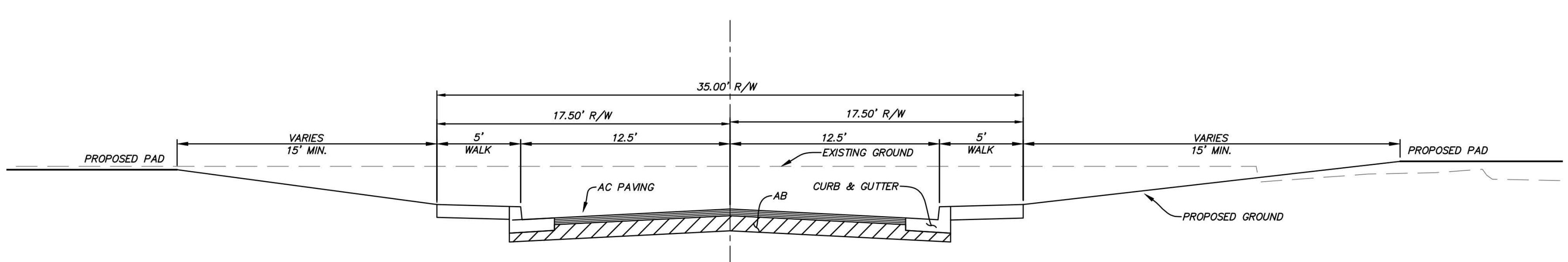
EXISTING USE: CONVALESCENT HOME (NO LONGER IN USE)
PROPOSED USE: 32 DUPLEX AND TRIPLEX HOMES

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	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"



(A) TYPICAL STREET CROSS SECTION
NTS



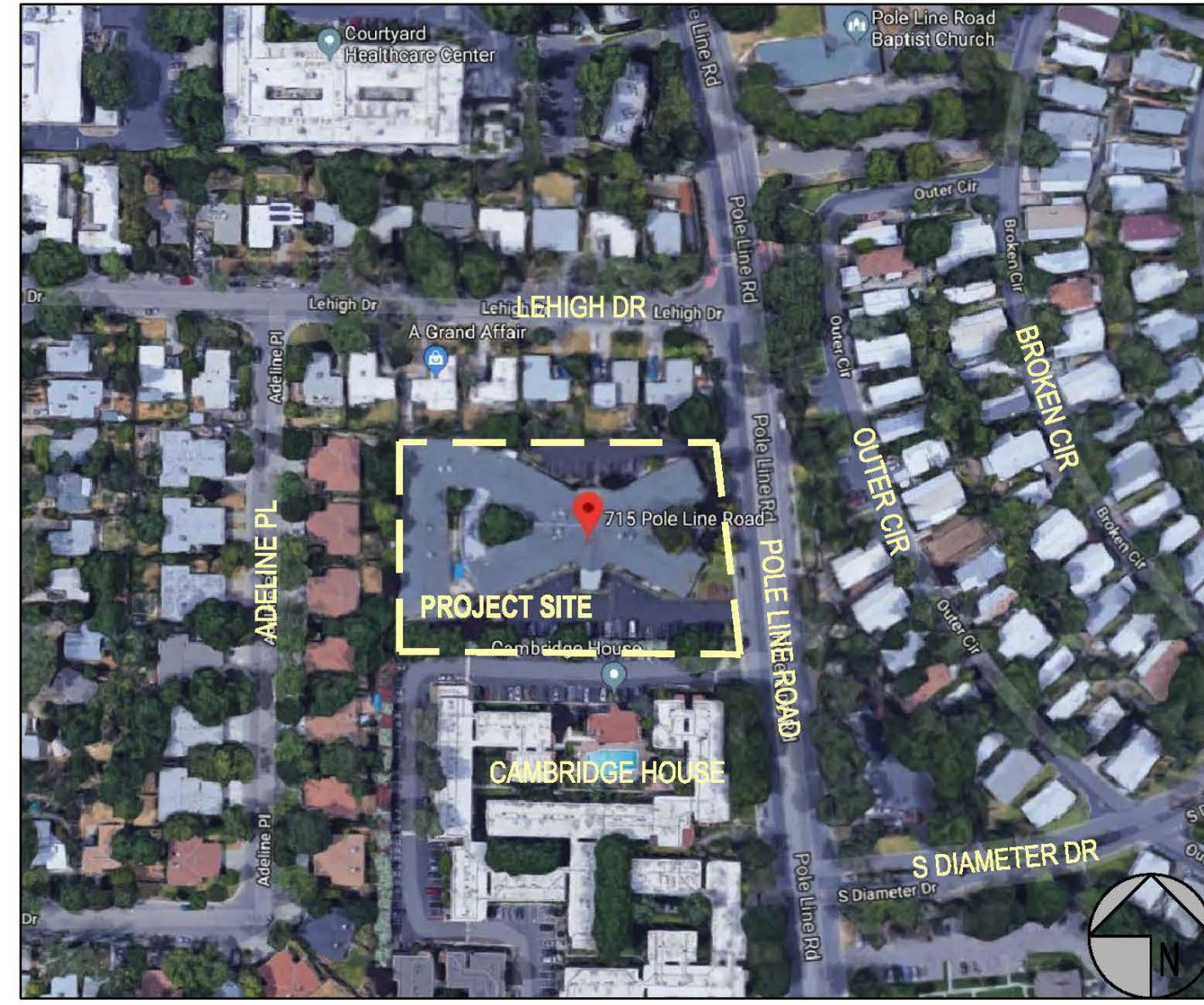
A8.1

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

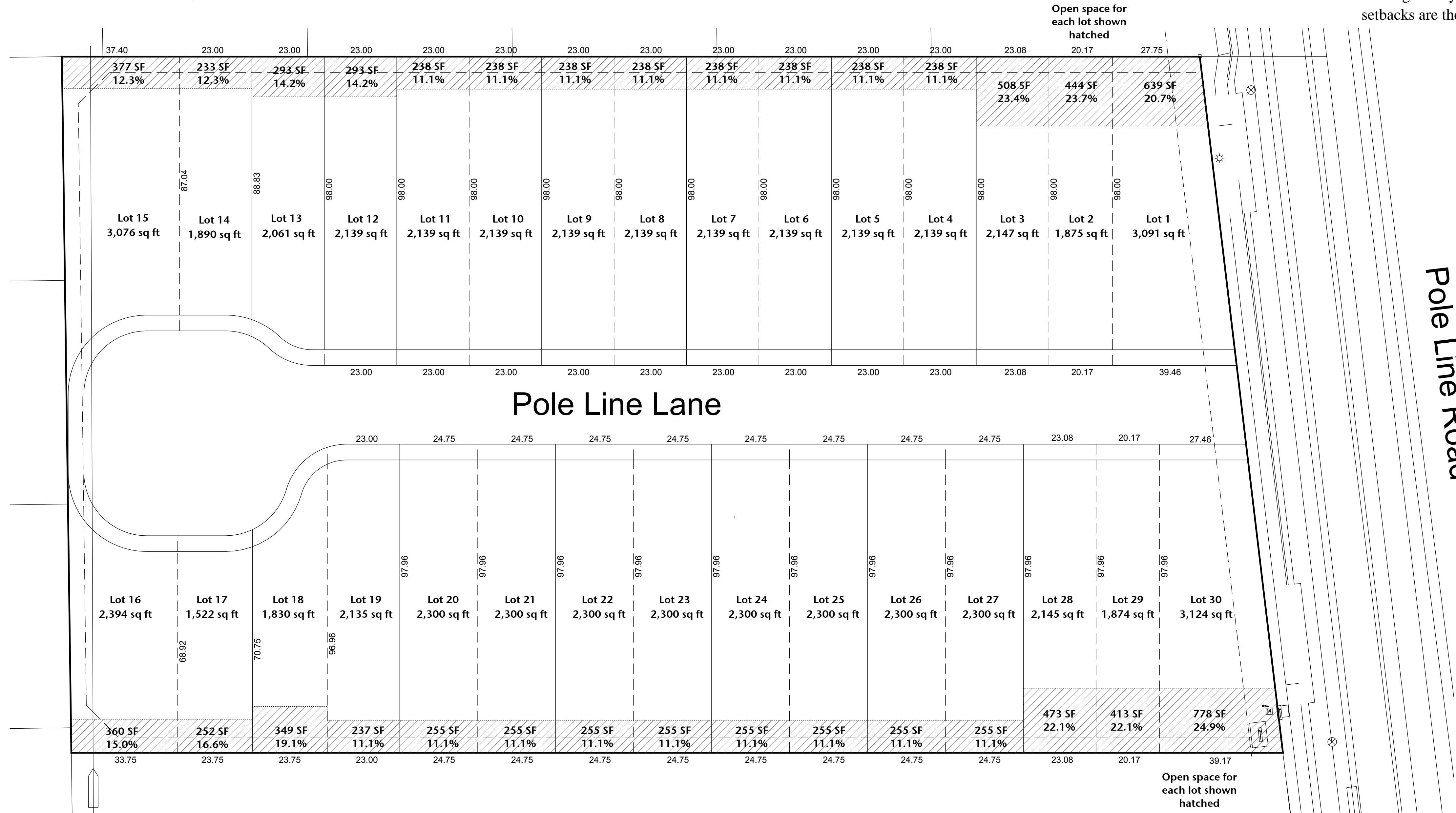
SI JANUARY 5, 2022

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'	3'	0'	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'	3'	0'	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'	3'	0'	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'	3'	0'	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'	0'	3'	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%	56.6%	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'	3'	0'	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'	3'	0'	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'	0'	3'	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'	3'	0'	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'	0'	3'	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.

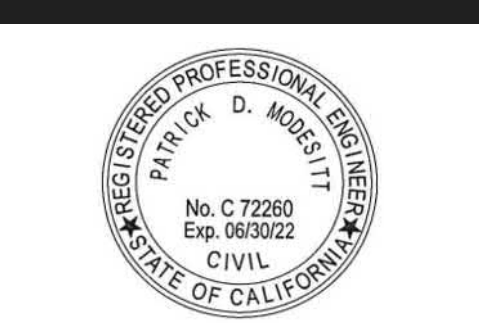


Pat Greene
8412 Futurity Court | Antelope, CA 95843
(916) 747-3070 | greene.pat@mac.com

715 East - Residential Neighborhood

Building Contractor:

1949 5th Street, Suite 107 | Davis, CA 95616 | fouthshomes.com
Cell: 530.979.7792 | Office: 530.759.9000 | Fax: 530.759.9085

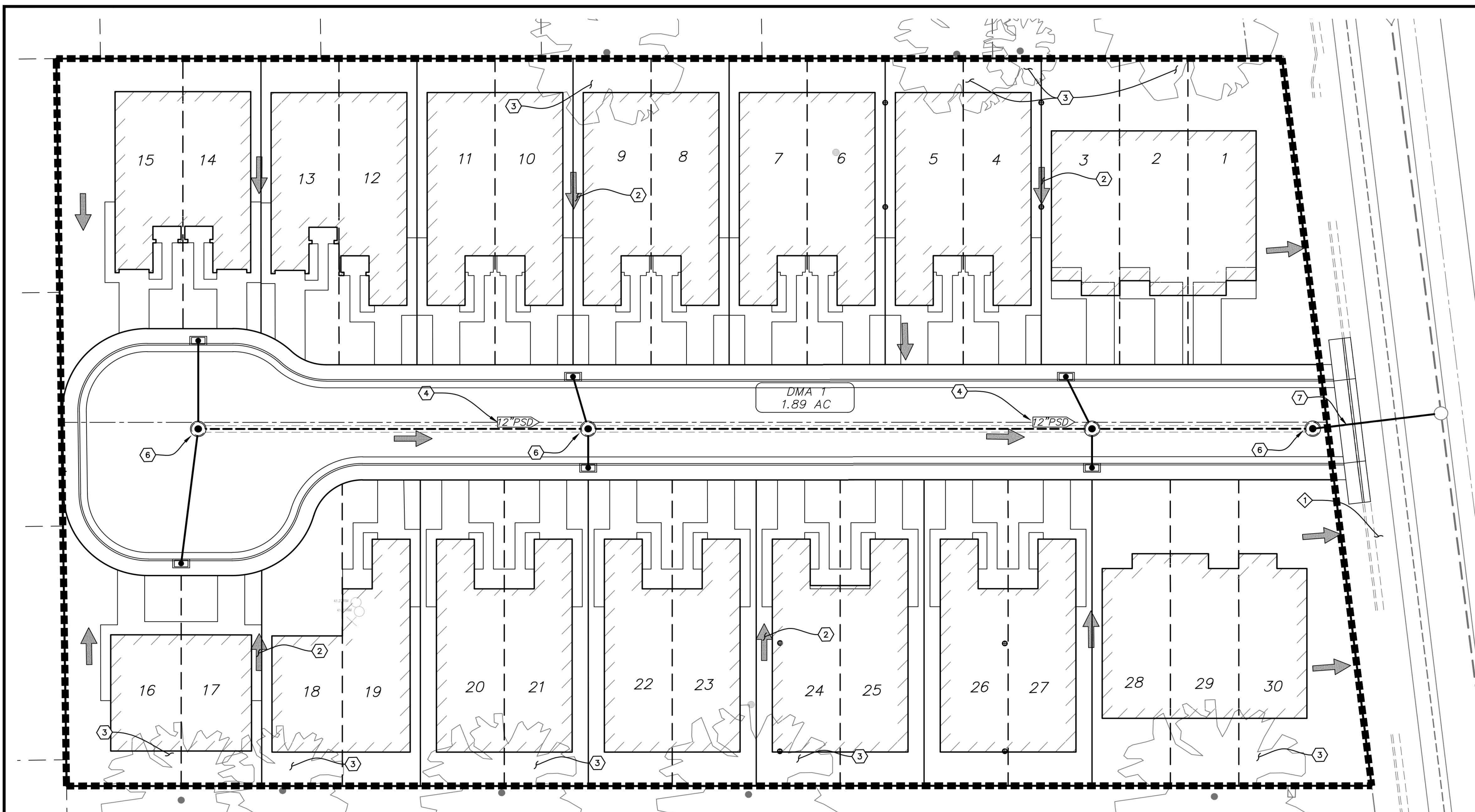


Date - January 5, 2022

Revisions
△
△

Planned Development Exhibit

A9.1



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	INPUT										OUTPUT ^(A)				
	AREA, AC	SOIL GROUP	EXISTING CONDITIONS		PROPOSED CONDITIONS		EX. CONDITIONS		PROP. CONDITIONS		VOLUME CREDITS, CU FT. ^(C)	ADDITIONAL REQUIRED TREAT. VOL., CU FT. ^(D)	SUM		
			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
1	1.89	A	LAWN, GRASS OR PASTURE > 75%	0.76	0.496	LAWN, GRASS OR PASTURE < 50%	0.652	0.530	0.65	78.33	22.46	86.700	433.2	494.5	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.

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
Total				494.5

(*) Non-Rooftop Impervious Surface Area is connected to an Infiltration Trench

SUMMARY CALCULATIONS FOR STORAGE VOLUME PROVIDED BY BMP'S.

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

(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

LEGEND

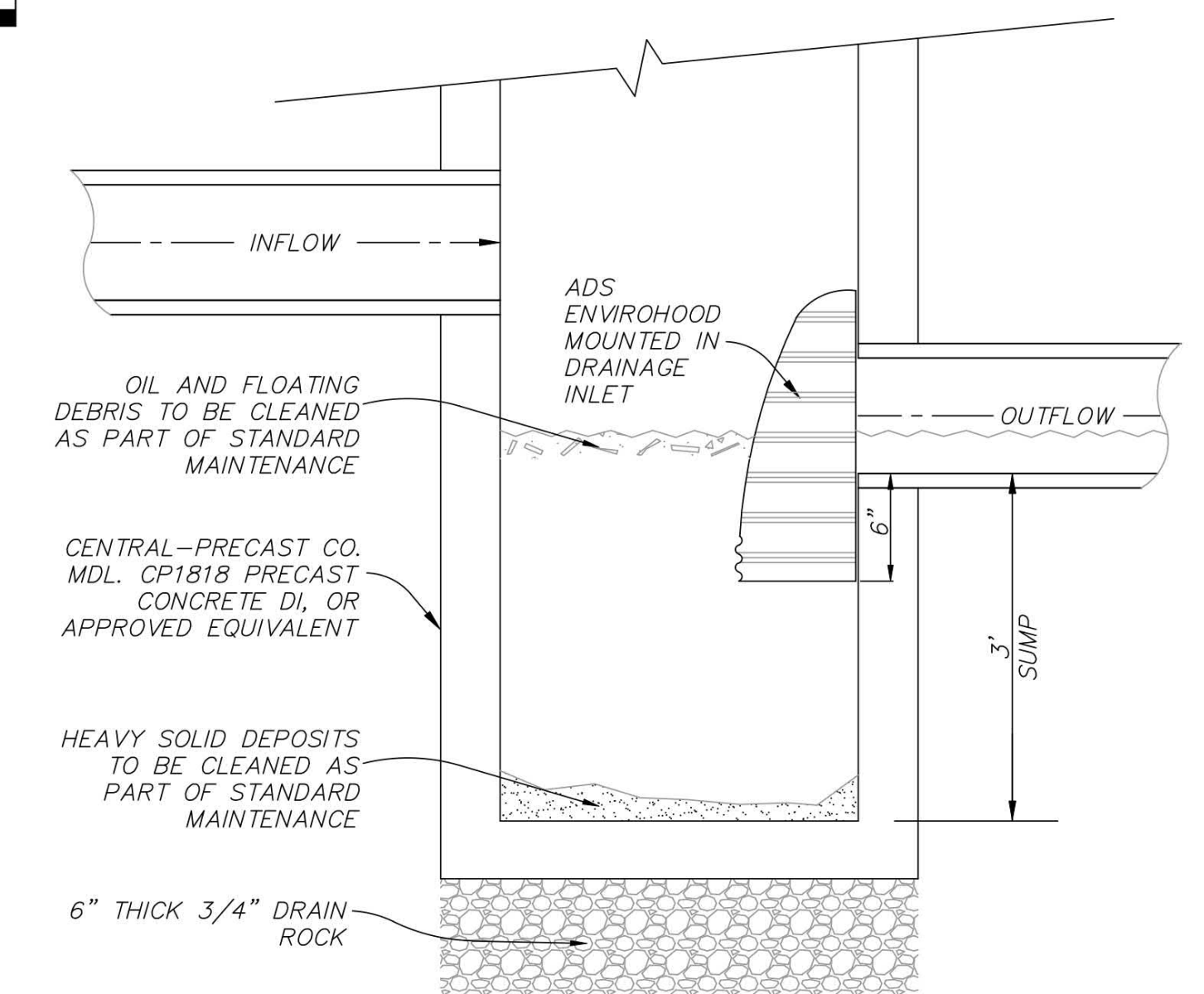
DMA DRAINAGE MANAGEMENT AREA

DMA 1 0.50 AC WATER QUALITY AREA NAME AND ACREAGE

Water Quality Area Boundary

→ DIRECTION OF FLOW

12" PSD 12" PERFORATED STORM DRAIN PIPE



1 PRETREATMENT SUMP FOR INFILTRATION TRENCH IN DRIVEWAY NTS

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 828, 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'

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

SWQ-1 SHEET 1 OF 1

X:\Land Projects\4380-1-2.dwg 4380-1-SWQ-1.dwg

