



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. 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.

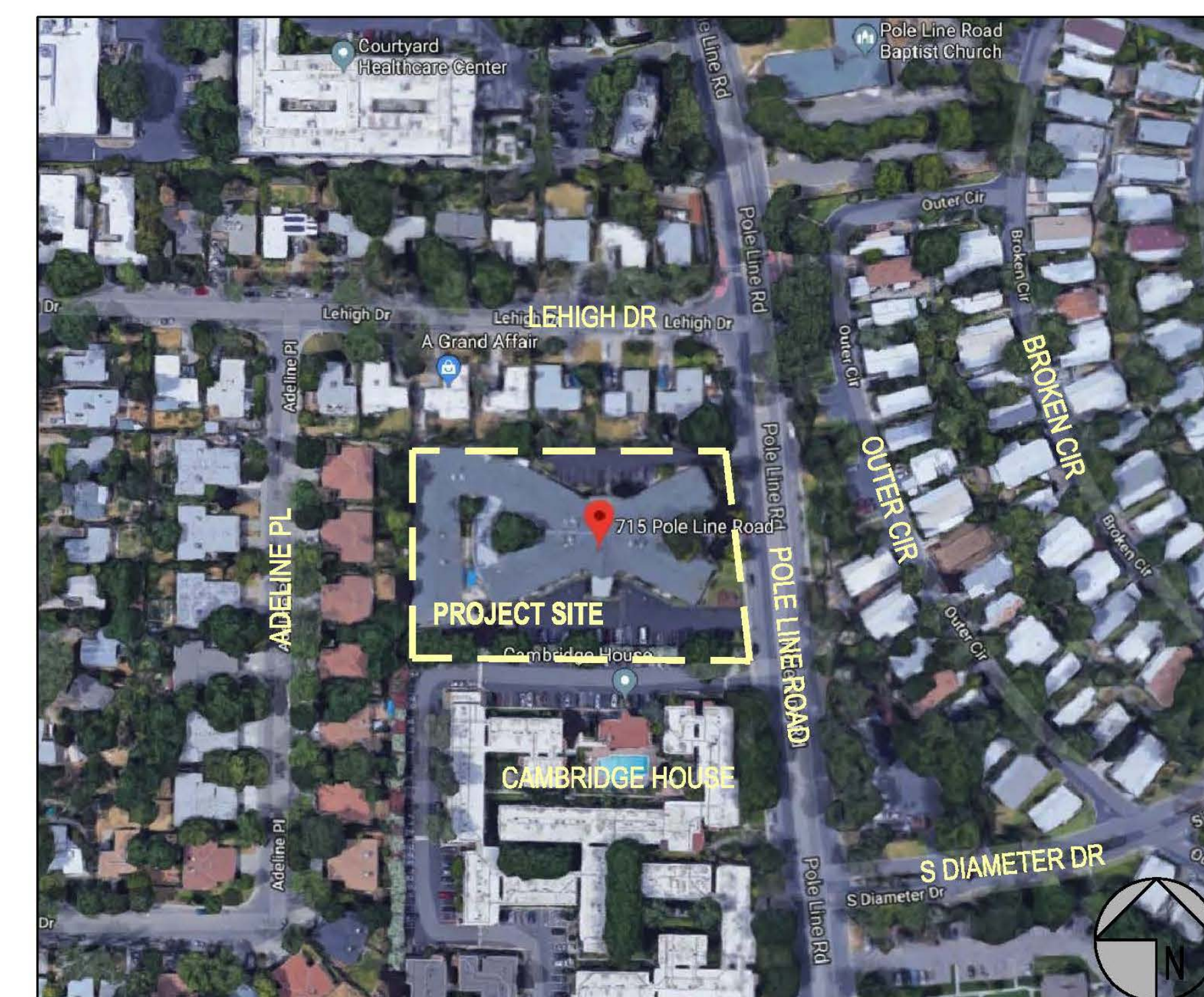
715 East meets many of the City of Davis General Plan Policies and will provide a valuable opportunity for Davis home buyers to purchase a new, high quality, energy efficient all electric home, targeting Davis', "missing" middle price point.

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



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

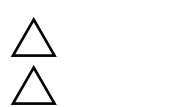
Project: **715 East - Residential Neighborhood**

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 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



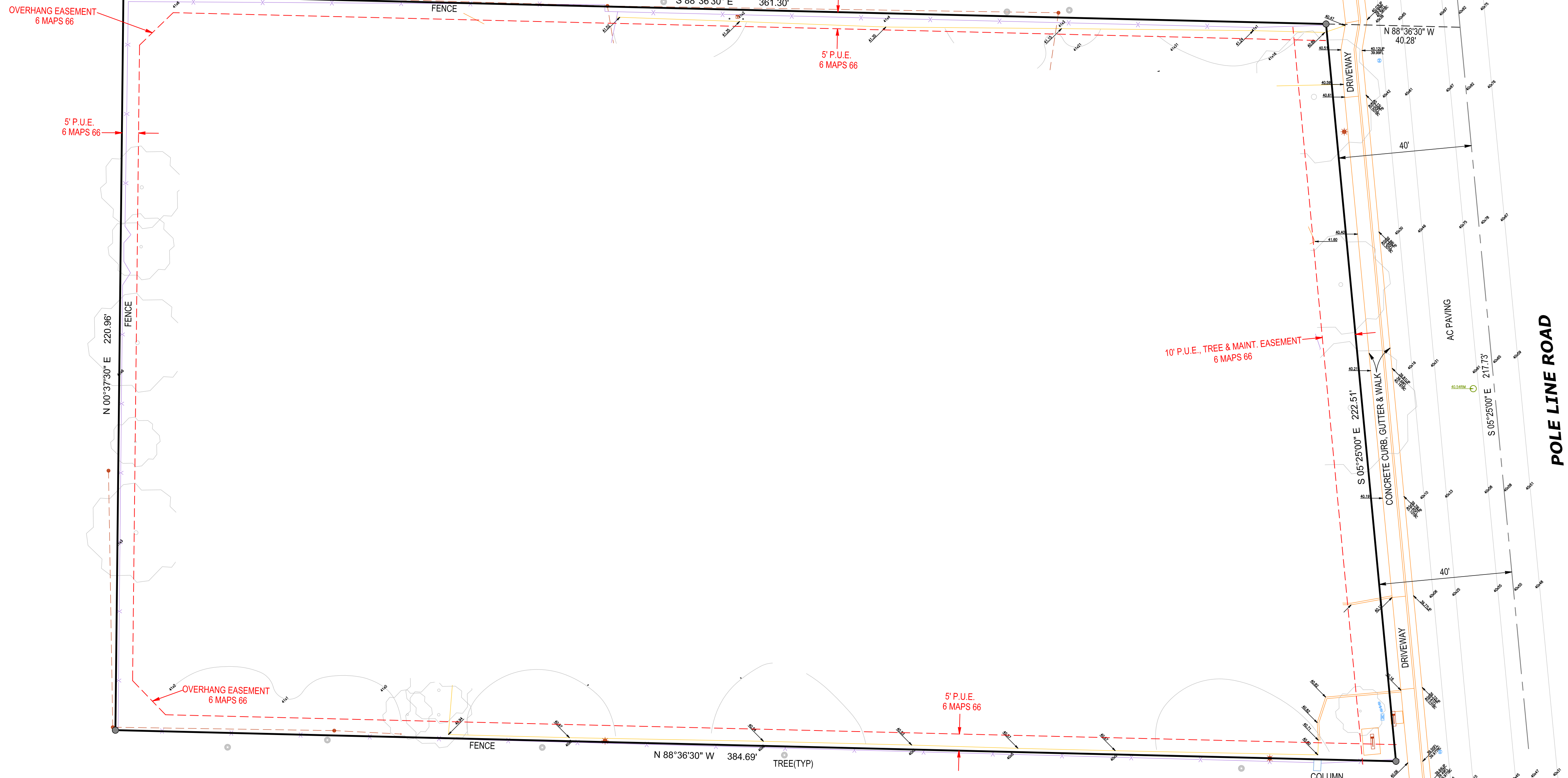
Date - October 21, 2021

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
 - WATER MANHOLE
 - ELECTRIC BOX OR VAULT
 - PULL BOX
 - TRANSFORMER
 - UTILITY POLE
 - LIGHT
 - TRAFFIC SIGNAL
 - ELECTRIC MANHOLE
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - TELEVISION BOX
 - TELEVISION MANHOLE
 - 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

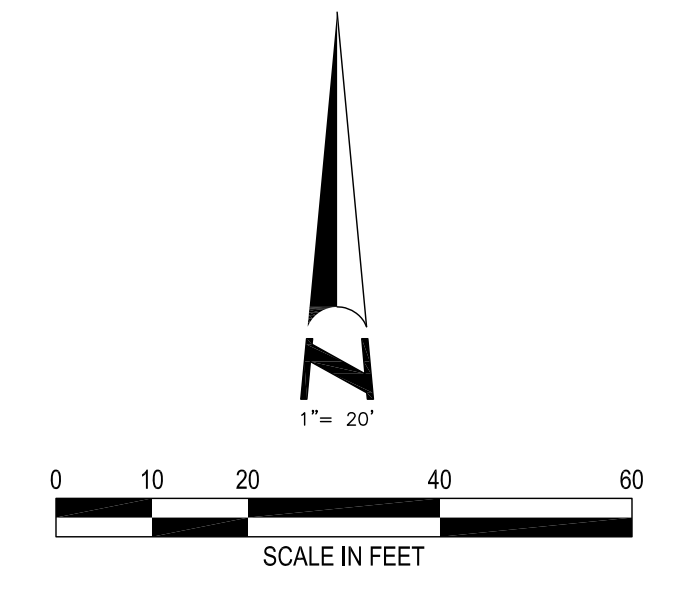
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF DAVIS, DESCRIBED AS FOLLOWS:
 LOT 19, SUBDIVISION NO. 1051, ALSO KNOWN AS STOCKSETH ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YOLO COUNTY, CALIFORNIA ON OCTOBER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



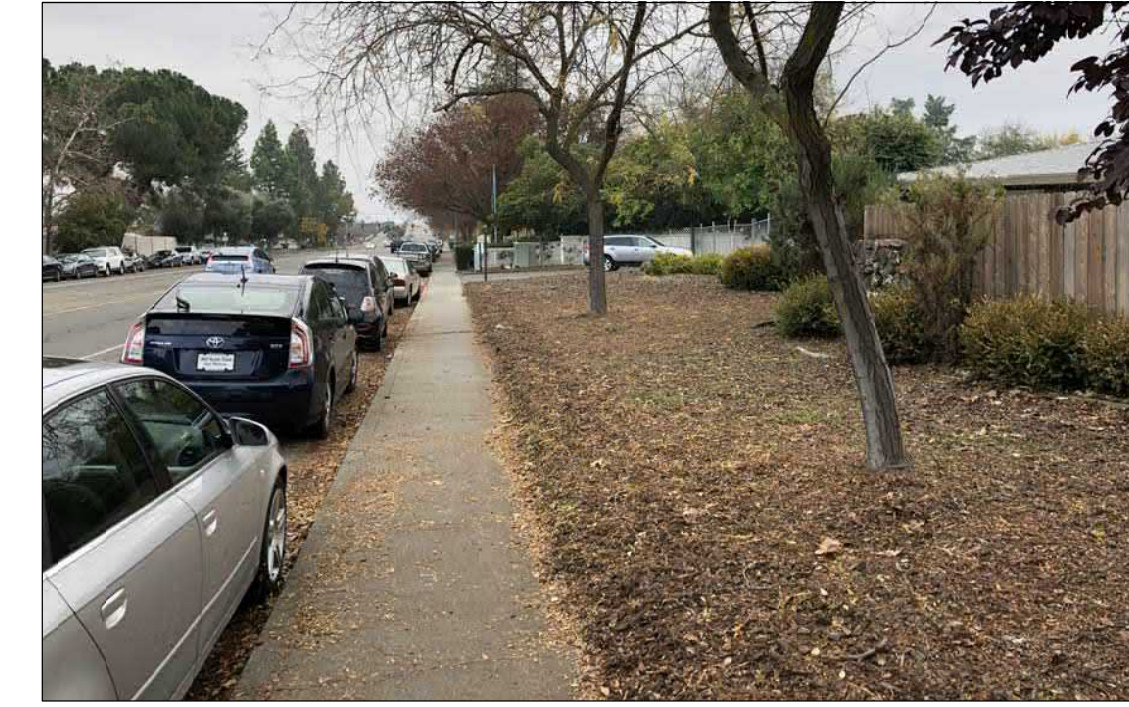
7 LOOKING NORTH AT FRONT SETBACK FROM DRIVEWAY



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



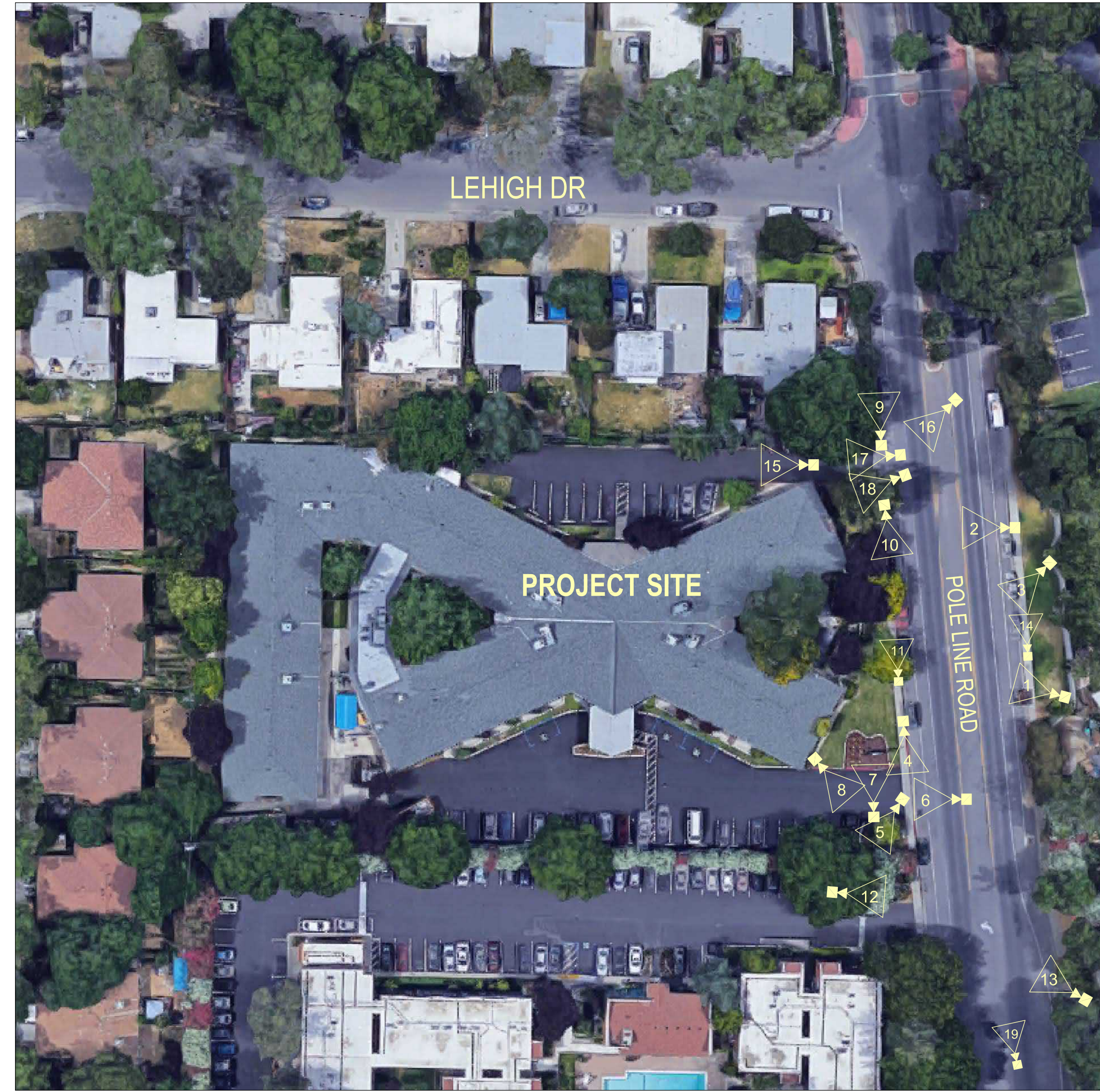
17 LOOKING WEST AT SITE FROM FRONT GATE



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
Antelope, CA 95843
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715 East - Residential Neighborhood

Project:

Building Contractor:

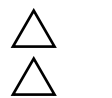
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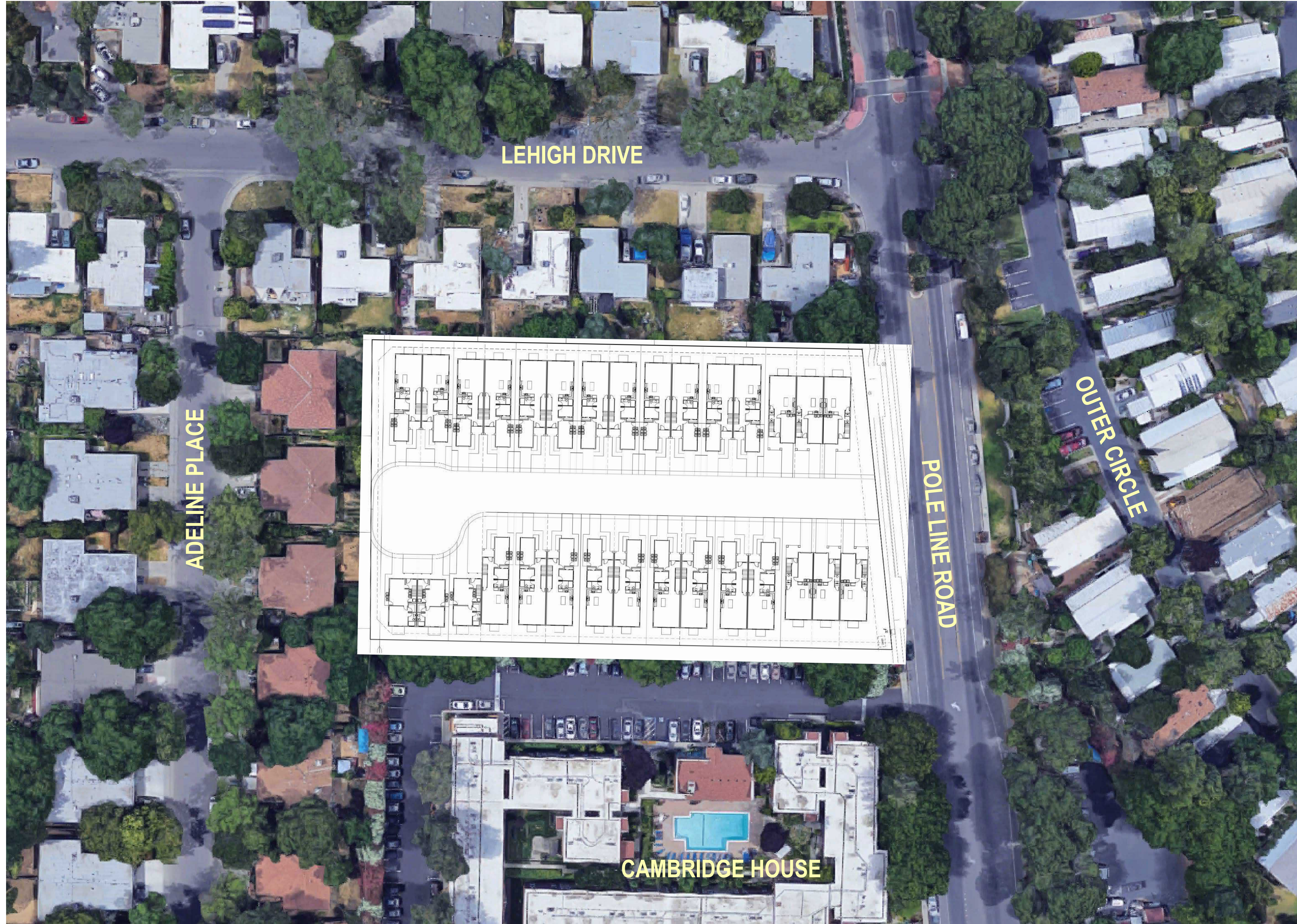
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Revisions



Pre Demolition/
Prior Complex

A0.3



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Building Contractor:

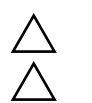


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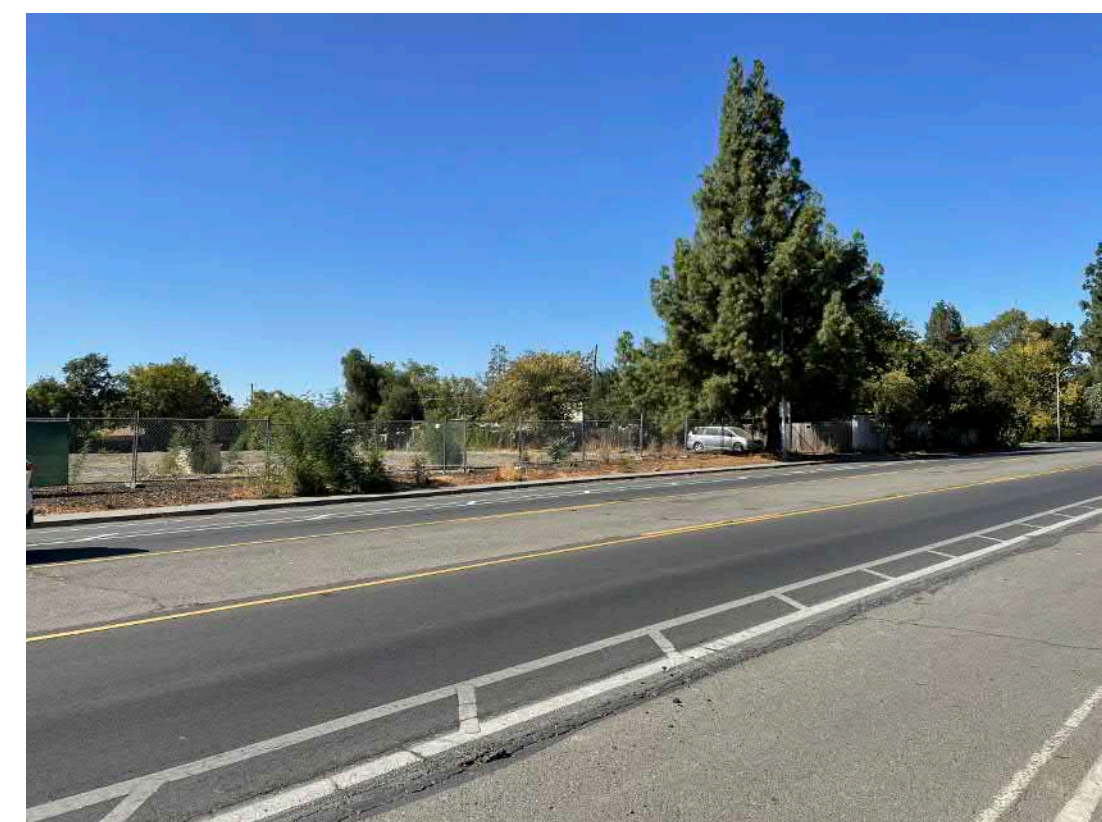
Date - October 21, 2021

Revisions



Site Context

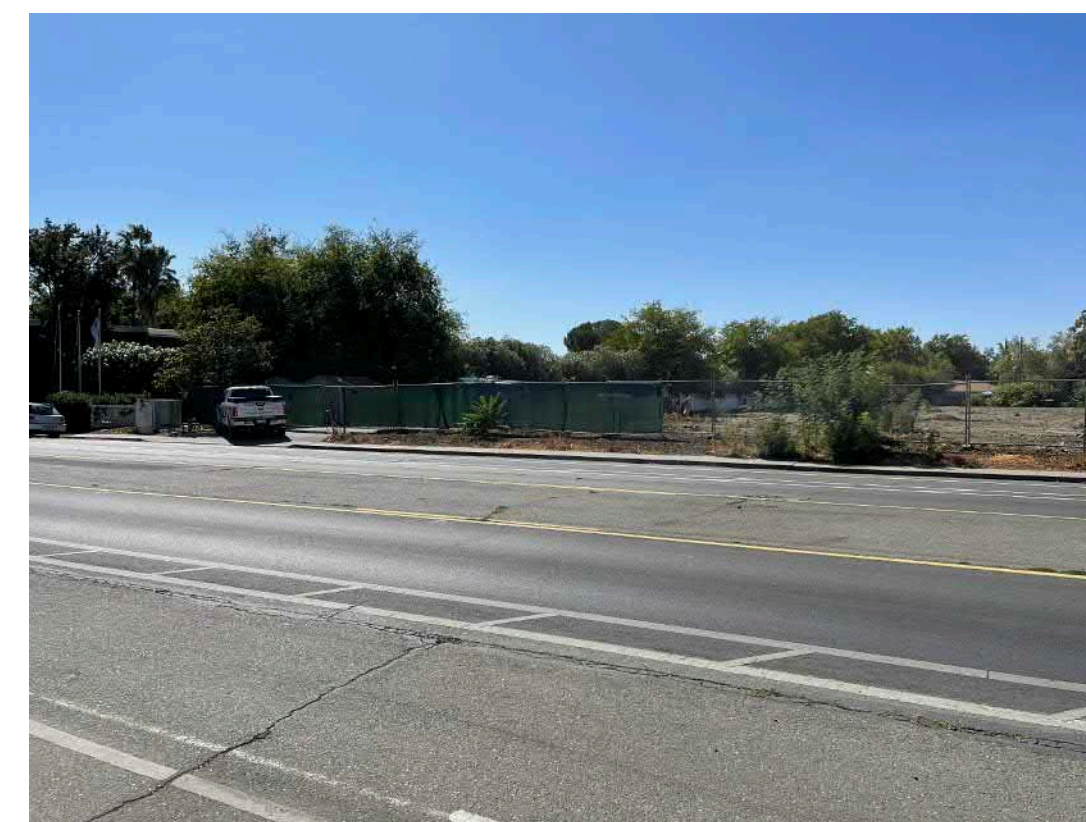
A0.4



1 LOOKING NORTHEAST TO SITE FROM POLE LINE ROAD



2 LOOKING WEST TO SITE FROM POLE LINE ROAD



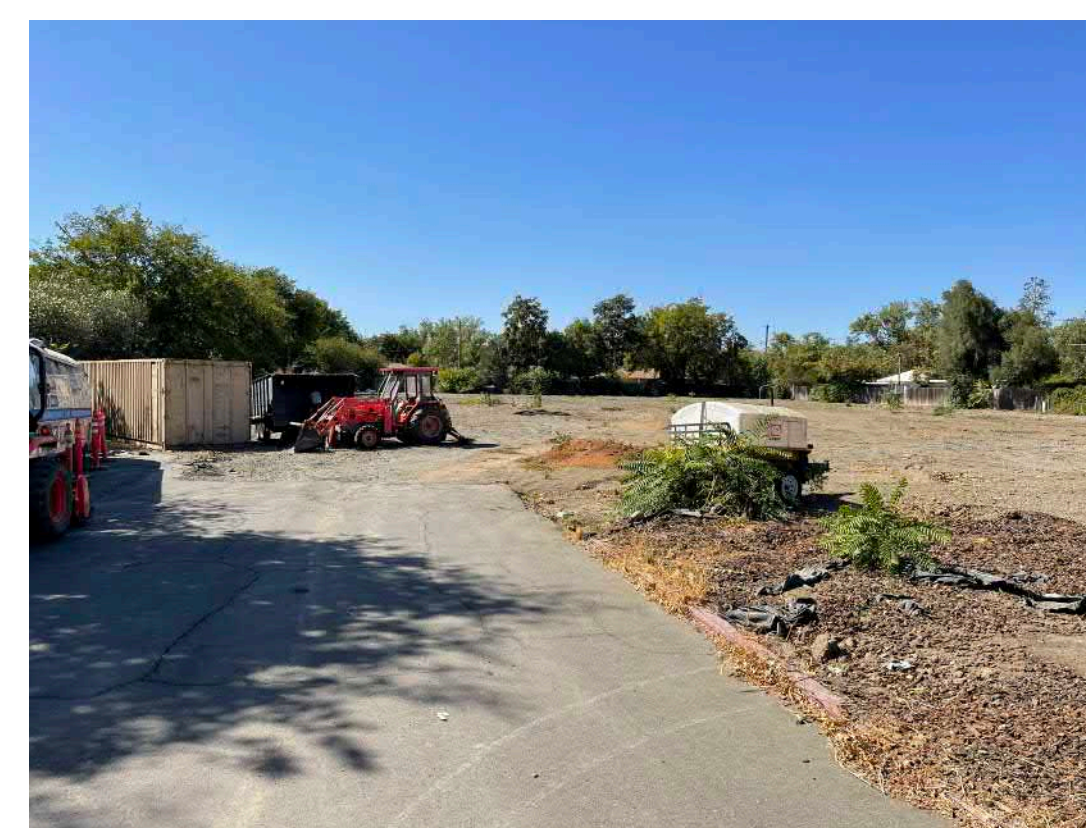
3 LOOKING SOUTHEAST TO SITE FROM POLE LINE ROAD



4 LOOKING NORTHEAST TO SITE FROM PROPERTY LINE



5 LOOKING WEST TO SITE FROM PROPERTY LINE



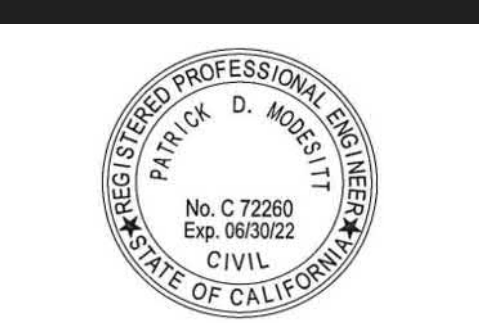
6 LOOKING SOUTHEAST TO SITE FROM PROPERTY LINE



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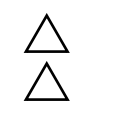
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Date - October 21, 2021

Revisions



Post Demolition
 Current Site
 Condition

A0.5