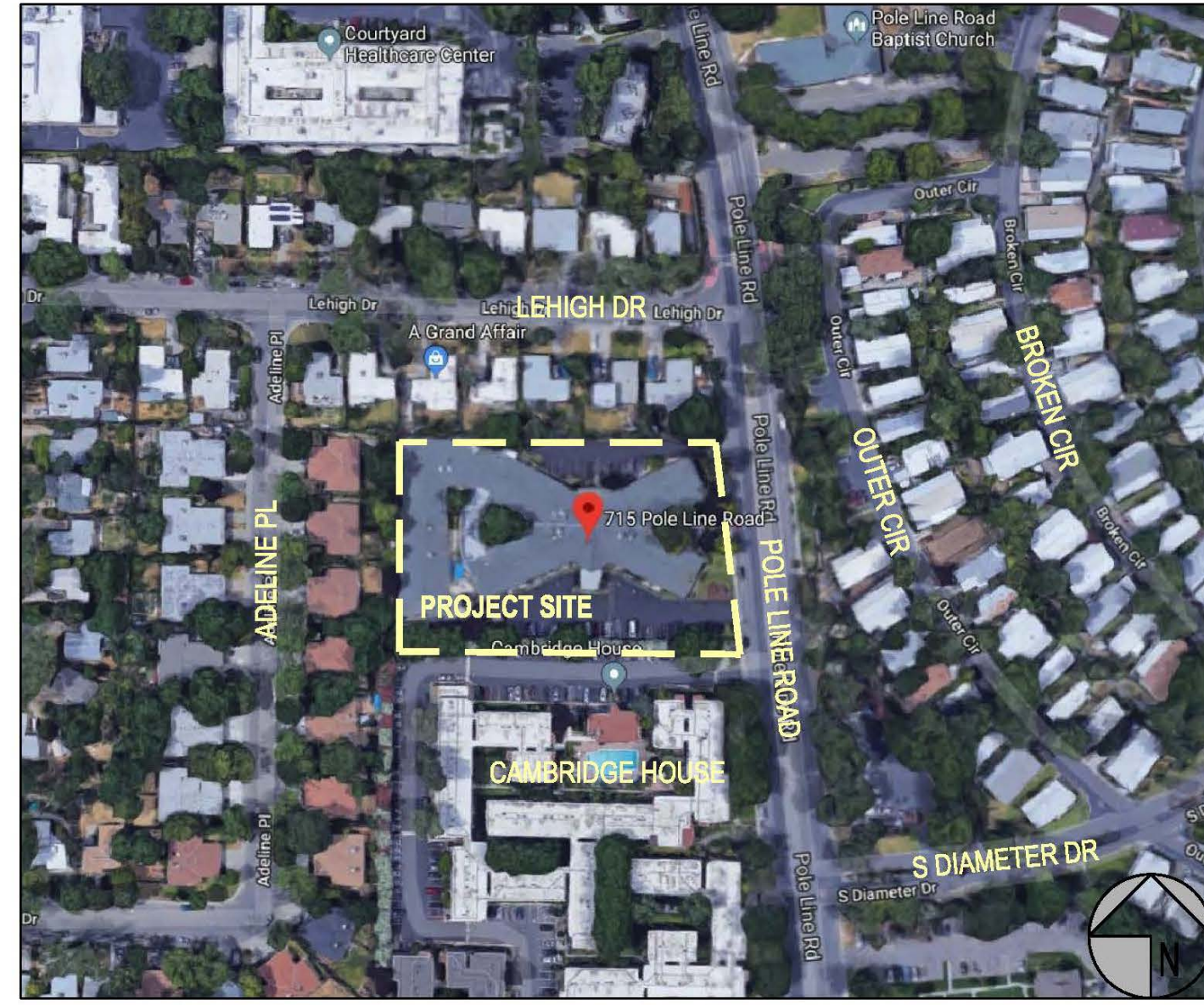


# VICINITY MAP

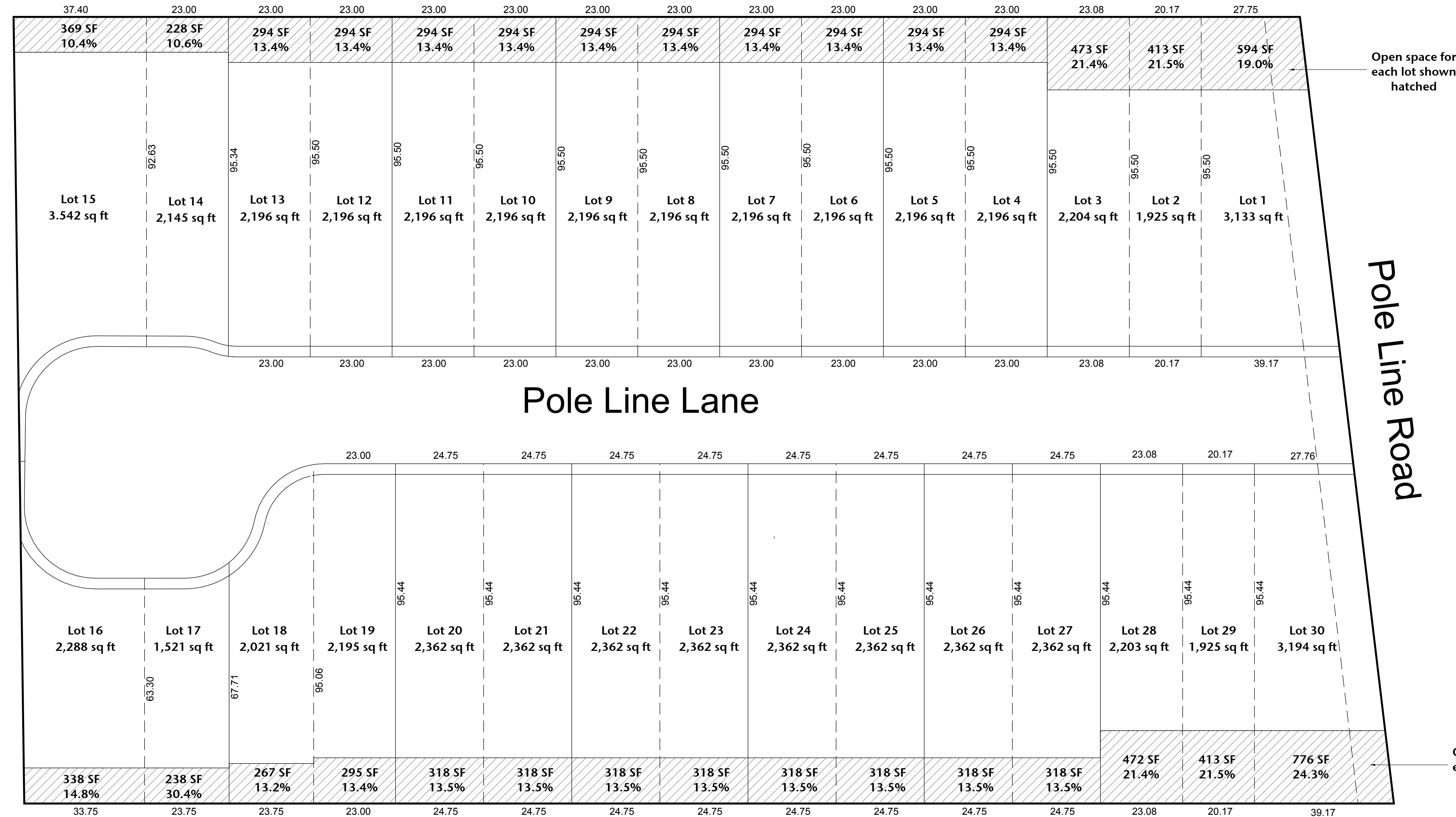


### 715 East Residential Neighborhood

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	3,133	1,711	91	237	1,051	60%	33.5%	1,802	90%	57.5%	594	10%	19.0%	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	2,204	1,711	91	237	1,051	60%	47.7%	1,802	90%	81.8%	473	10%	21.4%	30'	3'	0'	18'	20'
4	Duplex 1	2,196	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	2,196	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	2,196	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	2,196	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	2,196	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	2,196	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	2,196	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	2,196	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	2,196	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 1	2,196	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	294	10%	13.4%	30'	3'	0'	18'	12'
14	Duplex 1	2,145	1,635	55	232	1,208	60%	56.3%	1,690	90%	78.9%	228	10%	10.6%	30'	0'	3'	18'	10'
15	Duplex 1	3,542	1,635	55	232	1,208	60%	34.1%	1,690	90%	47.7%	294	10%	13.4%	30'	3'	0'	18'	10'
16	Duplex 2	2,288	1,561	83	286	733	60%	32.0%	1,644	110%	71.9%	338	10%	14.8%	36'	3'	0'	18'	10'
17	Duplex 2	1,521	1,561	83	286	733	60%	48.2%	1,644	110%	108.1%	238	10%	15.6%	36'	0'	3'	18'	10'
18	Duplex 2	2,021	1,561	83	286	733	60%	36.3%	1,644	110%	81.3%	267	10%	13.2%	36'	3'	0'	18'	10'
19	Duplex 1	2,195	1,635	55	232	1,208	60%	55.0%	1,690	90%	77.0%	295	10%	13.4%	30'	3'	0'	18'	12'
20	Duplex 1	2,362	1,635	55	232	1,208	60%	51.1%	1,690	90%	71.5%	318	10%	13.5%	30'	0'	3'	18'	12'
21	Duplex 1	2,362	1,635	55	232	1,208	60%	51.1%	1,690	90%	71.5%	318	10%	13.5%	30'	3'	0'	18'	12'
22	Duplex 1	2,362	1,635	55	232	1,208	60%	51.1%	1,690	90%	71.5%	318	10%	13.5%	30'	0'	3'	18'	12'
23	Duplex 1	2,362	1,635	55	232	1,208	60%	51.1%	1,690	90%	71.5%	318	10%	13.5%	30'	3'	0'	18'	12'
24	Duplex 1	2,362	1,635	55	232	1,208	60%	51.1%	1,690	90%	71.5%	318	10%	13.5%	30'	0'	3'	18'	12'
25	Duplex 1	2,362	1,635	55	232	1,208	60%	51.1%	1,690	90%	71.5%	318	10%	13.5%	30'	3'	0'	18'	12'
26	Duplex 1	2,362	1,635	55	232	1,208	60%	51.1%	1,690	90%	71.5%	318	10%	13.5%	30'	0'	3'	18'	12'
27	Duplex 1	2,362	1,635	55	232	1,208	60%	51.1%	1,690	90%	71.5%	318	10%	13.5%	30'	3'	0'	18'	12'
28	Triplex	2,203	1,711	91	237	1,051	60%	47.7%	1,802	90%	81.8%	472	10%	21.4%	30'	0'	3'	18'	12'
29	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'	12'
30	Triplex	3,194	1,711	91	237	1,051	60%	32.9%	1,802	90%	56.4%	776	10%	24.3%	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.
- Single story and two story setbacks are the same.



**Pat Greene**  
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(916) 747-3070 | greene.pat@mac.com

# 715 East - Residential Neighborhood

**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



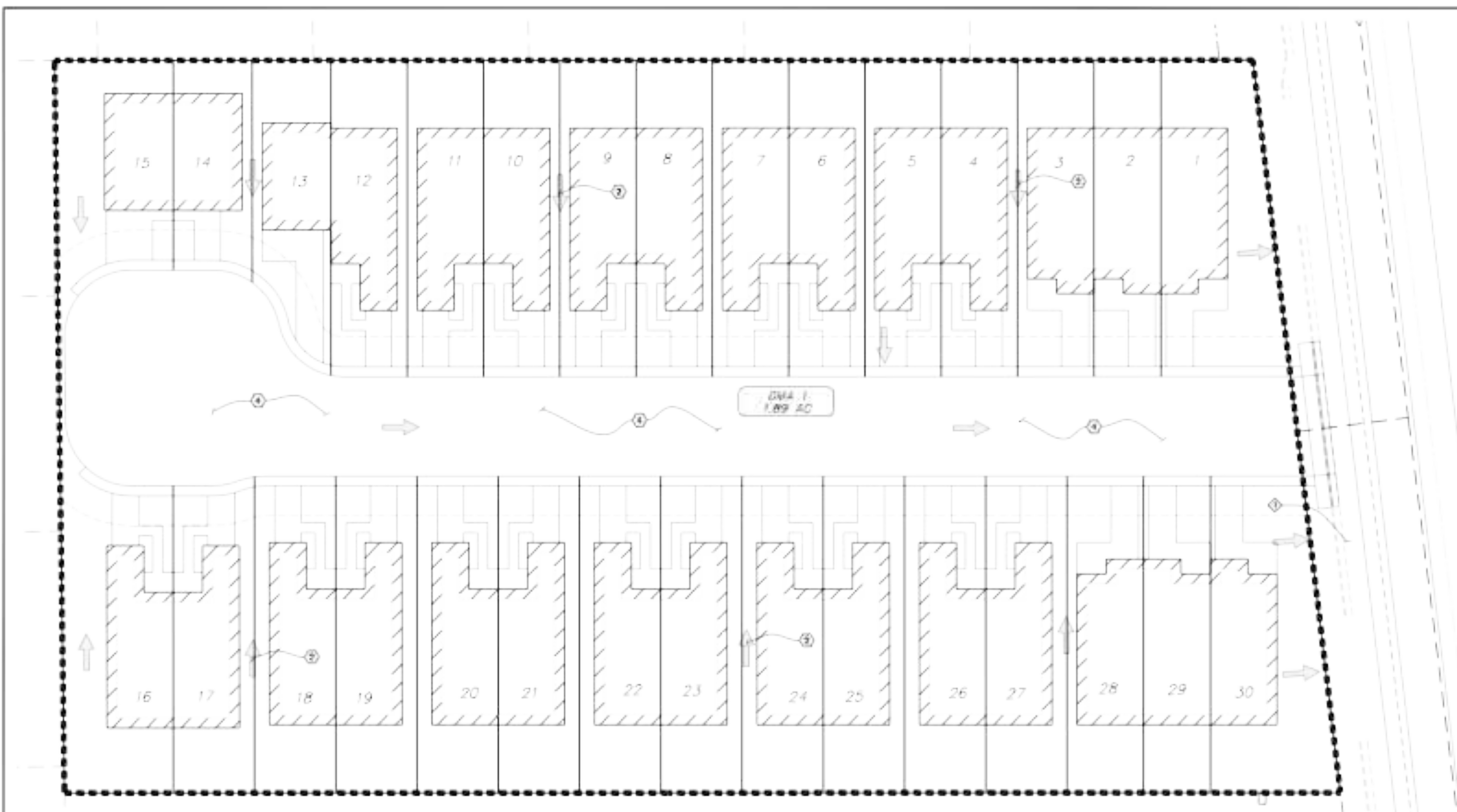
Date - October 21, 2021

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:**
- TOTAL PROJECT AREA IS 82,385 SF (1.89 AC)
  - PROJECT TYPE: INFILL, RESIDENTIAL
  - SOILS ARE GROUP A, PER USDA SOIL MAP WEBER 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: →
  - PLANT TREES ADJACENT TO IMPERVIOUS AREAS. TREE LOCATIONS TO BE IDENTIFIED WITH FINAL CONSTRUCTION DOCUMENTS.
  - INSTALL POROUS PAVEMENT.
  - SEE SUMMARY TABLE ON SHEET 0502 FOR SMARTS VOLUME CREDITS.

- POTENTIAL POLLUTION SOURCES AND CONTROL MEASURES:**
- STORM DRAIN ALLET MARK WITH WORDS "NO DUMPING. FLOWS TO DRAIN". SET UTILITY PLAN FOR FURTHER DETAIL.

- TREATMENT CONTROL MEASURES:**
- TREATMENT CONTROL VOLUME REQUIREMENTS SATISFIED BY VOLUME CREDITS FOR SITE DESIGN MEASURES, PER CALCULATIONS IN SUMMARY TABLE ON SHEET 0502.

- 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				ADDITIONAL REQUIRED TREAT. VOL. (Cu Ft)
	AREA (AC)	SOIL GROUP	EXISTING CONDITIONS	PROPOSED CONDITIONS	EX. CONDITIONS	PROP. CONDITIONS	DR. (24 HR) TREAT. VOL. (Cu Ft)	VOLUME CREDITS (Cu Ft)	
1	1.89	A	WOOD & GRASS - (MIN. COVER) 0.75	WOOD & GRASS - (MIN. COVER) 0.82	0.84	0.48	178.0	189.0	-11.0

(A) AS CALCULATED BY CALIFORNIA WATER RESOURCES STORM WATER MATH TYPE APPLICATION & REPORT TRACKING SYSTEM (SMARTS), 24 HR (24 HOURS) WEATHERED EX. RUN/SMAST.  
 (B) UNDERSTANDING RATE 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.

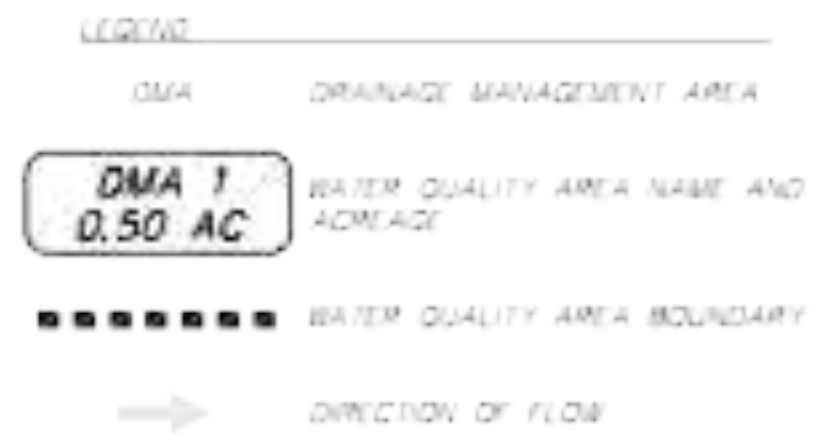
**STORMWATER CALCULATIONS FOR STORAGE VOLUME PROVIDED BY BMP'S**

BMP	TYPE	COMPONENT	STORAGE VOLUME PROVIDED			HYPERKID VOL. CREDIT (Cu Ft)	PROVIDED VOL. (Cu Ft)
			AREA (Sq Ft)	DEPTH (ft)	PERCENT		
1	Porous Pavement	SOIL	1,027,000	3	0.4	1266.4	1266.4
		SAND	1,027,000	0.2075	0.4	857.3	
						1863.7	

(A) VOLUME = AREA \* DEPTH  
 (B) THE PROJECT REDUCES THE AMOUNT OF IMPERVIOUS SURFACE OF THE SITE, THEREFORE HYDROMODIFICATION REQUIRED = 0.

**Summary Table of SMARTS Volume Credits**

DMA	Site Design Measure	Input (Cu Ft)	Output (Cu Ft)	Volume Credits (Cu Ft)
1	Area of Porous Concrete with 4" of gravel base	1280	1287	1863
	Downspout placement on Proposed Deciduous Trees	1868	1423	
		697	697	
				<b>Total: 1863</b>



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

**LM LAUGENOUR AND MEIKLE**  
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING  
 404 SOUTH 4TH STREET, SUITE 100, SACRAMENTO, CALIFORNIA 95833  
 P.O. BOX 818, SACRAMENTO, CALIFORNIA 95819 FAX: (916) 487-1155

BY: NEIL U. RUSCH  
 DATE: 08/11/20 P.E. 68282

**IMPROVEMENT PLANS FOR 715 EAST APARTMENTS**

CITY OF DAVIS, CALIFORNIA

**STORMWATER CONTROL PLAN**

SCALE: 1"=20'

DATE: 08/11/20  
 JOB NO: 1300-11-7

**SWQ-1**

SHEET 1 OF 1