ITEM 4
ATTACHMENT 2

MINOR LAND DIVISION (Original Submittal)

6639 WISHINGWELL WAY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, T.11N., R.7E., M.D.M. & A PORTION OF THE WEST HALF OF SECTION 15, T.11N., R.7E., M.D.M., and A PORTION OF TRACT 1 AS SAID TRACT IS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 13 AT PAGE 121, O.R.P.C.

Town of Loomis, Placer County, California

LAIRD ROAD

TOTAL ACREAGE

GENERAL PLAN DESIGNATION

ZONING DESIGNATION

COMMUNITY SERVICES

PROJECT SUMMARY

OWNER

ENGINEER

PROJECT LOCATION

VICINITY MAP

COVER SHEET

6639 WISHINGWELL WAY

JUSTICE
DOC. 2013-0076848-00
APN 045-071-064
18.16 ACRES

PARCEL 'A'
8.08 ACRES
352,041 SF

PARCEL 'B'
4.74 ACRES
206,539 SF

PARCEL 'C'
8.38 ACRES
365,033 SF

EXIST. FENCE

EXIST. OVERHEAD UTILITIES

POND

SHED

GARAGE

N00°34'58"E 1,319.57'(T)

N27°03'00"E(T) 339.56'(T)

N26°28'28"E(T) 51.97'(T)

N01°24'24"E(T) 544.97'(T)

SCALE 1" = 60'

LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629

RECORD DRAWING

MINOR LAND DIVISION (Revised)

6639 WISHINGWELL WAY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, T.11N., R.7E., M.D.M. IN PORTION OF THE WEST HALF OF SECTION 15, T.11N, R.7E., M.D.M., and A PORTION OF TRACT I AS SAID TRACT IS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 13 AT PAGE 121, O.R.P.C.

Town of Loomis, Placer County, California

NOTES

1) EXISTING DESIGNATED WETLANDS WILL NOT BE DISTURBED DURING CONSTRUCTION, AND SHALL BE SPECIFIED BY AN ARBOR FENCE OR APPROVED ALTERNATE FOR THE INSTALLATION AND CONTINUED USE OF THE PROPOSED DRIVEWAY

LAIRD ROAD

WISHINGWELL WAY

TOTAL ACREAGE

10.0 ACRES

GENERAL PLAN DESIGNATION

Existing = RESIDENTIAL AGRICULTURAL
Proposed = RESIDENTIAL AGRICULTURAL - 4.6 AC. min. (no change)

ZONING DESIGNATION

Existing = RA - 4.6 AC. MINIMUM
(Proposed = RA - 4.6 AC. MINIMUM) (no change)

COMMUNITY SERVICES

FIRE PROTECTION = Loomis Fire District
SOLID WASTE = Auburn-Placer Disposal
HIGH SCHOOL = Loomis Union School District
ELEMENTARY SCHOOL = Loomis Union School District

PROJECT SUMMARY

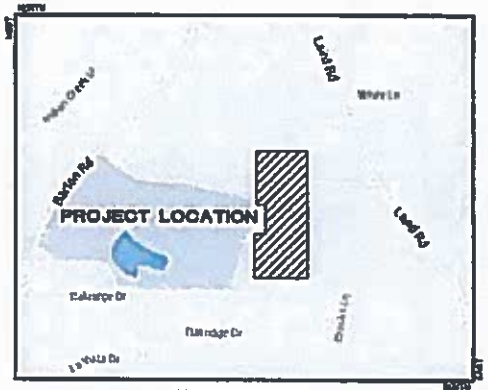
TOTAL ACREAGE = 10.0 Acres
PARCEL "A" = 262,108 S.F. / 6.016 Acres —EXISTING
PARCEL "B" = 220,944 S.F. / 5.071 Acres
REMAINDER PARCEL = 34,894 S.F. / 0.84 Acres —EXISTING
AVERAGE PARCEL = 239,526 S.F. / 5.496 Acres
FRONT YARD SETBACK = 50 FT. (TYPICAL)
SIDE YARD SETBACK = 30 FT. (TYPICAL)
REAR YARD SETBACK = 30 FT. (TYPICAL)
BUILDING SEPARATION = 30 FT. (TYPICAL)
LOT COVERAGE = 20% (TYPICAL)
HEIGHT LIMIT = 35 FT. / 2 STORIES

OWNER

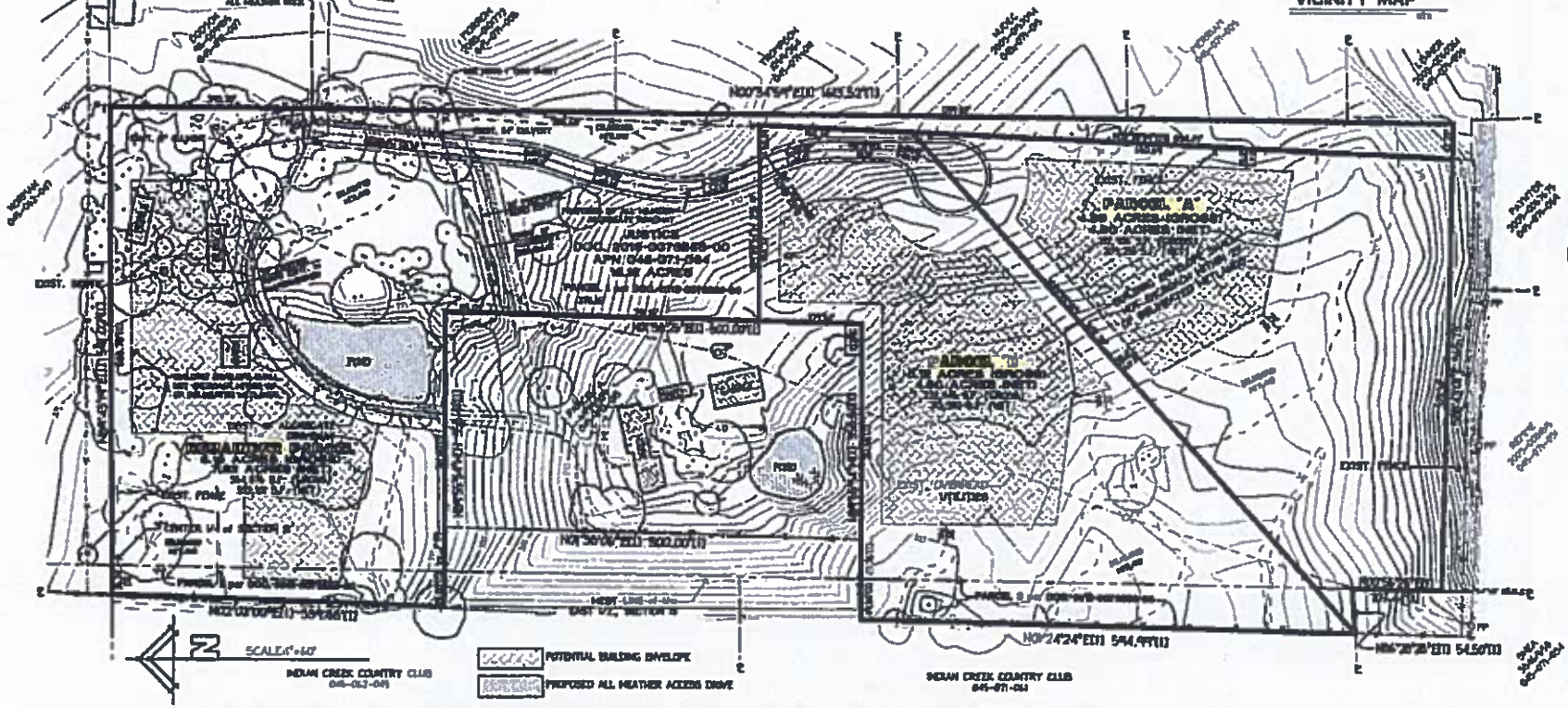
DAVID & LARISSA JUSTICE
contact: LARISSA JUSTICE
6639 WISHINGWELL COURT
ROCKLIN, CA 95677
Phone: 916.660.0869
Email: larissaandjustice@yahoo.com

ENGINEER

LAND DEVELOPMENT SERVICES
contact: CHRIS CRAYTON
2571 WARREN DRIVE
ROCKLIN, CALIFORNIA 95677
Phone: (916) 624-1629
Fax: (916) 624-7963
Email: chris_crayton@sbcglobal.net



VICINITY MAP



LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629 contact: BILL MITCHELL

RECORD DRAWING ALL INFORMATION SHOWN ON THESE PLANS AND SAID ATTACHMENTS BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER, REPRESENTS FIELD OF SAID FIELD CLOSED CONSTRUCTION AND COMPLETED WORKS WHEN THE PROJECT DRAWINGS IS ACCEPTED BY LETTER OF SAID OWNER OF THE OWNER, DEVELOPER, CONTRACTOR, OR THE CITY OF ROCKLIN. LAND DEVELOPMENT SERVICES, INC., WILLIAM E. MITCHELL - VICE PRESIDENT DATE

COVER SHEET

6639 WISHINGWELL WAY
TENTATIVE PARCEL MAP
FOR THE CITY OF LOOMIS, California

Designed
Drafted
Approved
Date

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