

DEVELOPER:
TAYLOR ROAD MIXED USE, LLC
P.O. BOX 2428
CARMICHAEL, CA 95609

OWNERS:
PAT CANNON, ENTERPRISES, LLC, et al
P.O. BOX 2428
CARMICHAEL, CA 95609

LEGAL DESCRIPTION:
PARCEL "A" AND A PORTION OF PARCEL "B"
AS SHOWN ON PARCEL MAP P-22072, FILED
IN BOOK 10 OF PARCEL MAPS AT PAGE 80,
PLACER COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER:
044-123-072 & 073

ZONING:
PRESENT: GC
PROPOSED: GC

RESIDENTIAL LOT SIZES:
PROPOSED -5,000 S.F. MINIMUM
-12,938 S.F. MAXIMUM

NUMBER OF LOTS:
PRESENT: TWO (2)
PROPOSED: THIRTY EIGHT (38)
-COMMERCIAL: TWENTY SIX (26)
-OPEN SPACE: ONE (1)

AREA:
NET: 7.10± AC.
GROSS: 8.86± AC.
-PROPOSED RESIDENTIAL: 4.50± AC. NET
-PROPOSED COMMERCIAL: 2.28± AC. NET
-PROPOSED OPEN SPACE: 0.32± AC. NET

SCHOOL DISTRICT:
LOOMIS UNION SCHOOL DISTRICT
PLACER HIGH SCHOOL DISTRICT

PARK & RECREATION:
TOWN OF LOOMIS

SOURCE OF WATER:
PLACER COUNTY WATER AGENCY

FIRE DISTRICT:
LOOMIS FIRE PROTECTION DISTRICT

SANITATION FACILITIES:
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

DRAINAGE FACILITIES:
TOWN OF LOOMIS

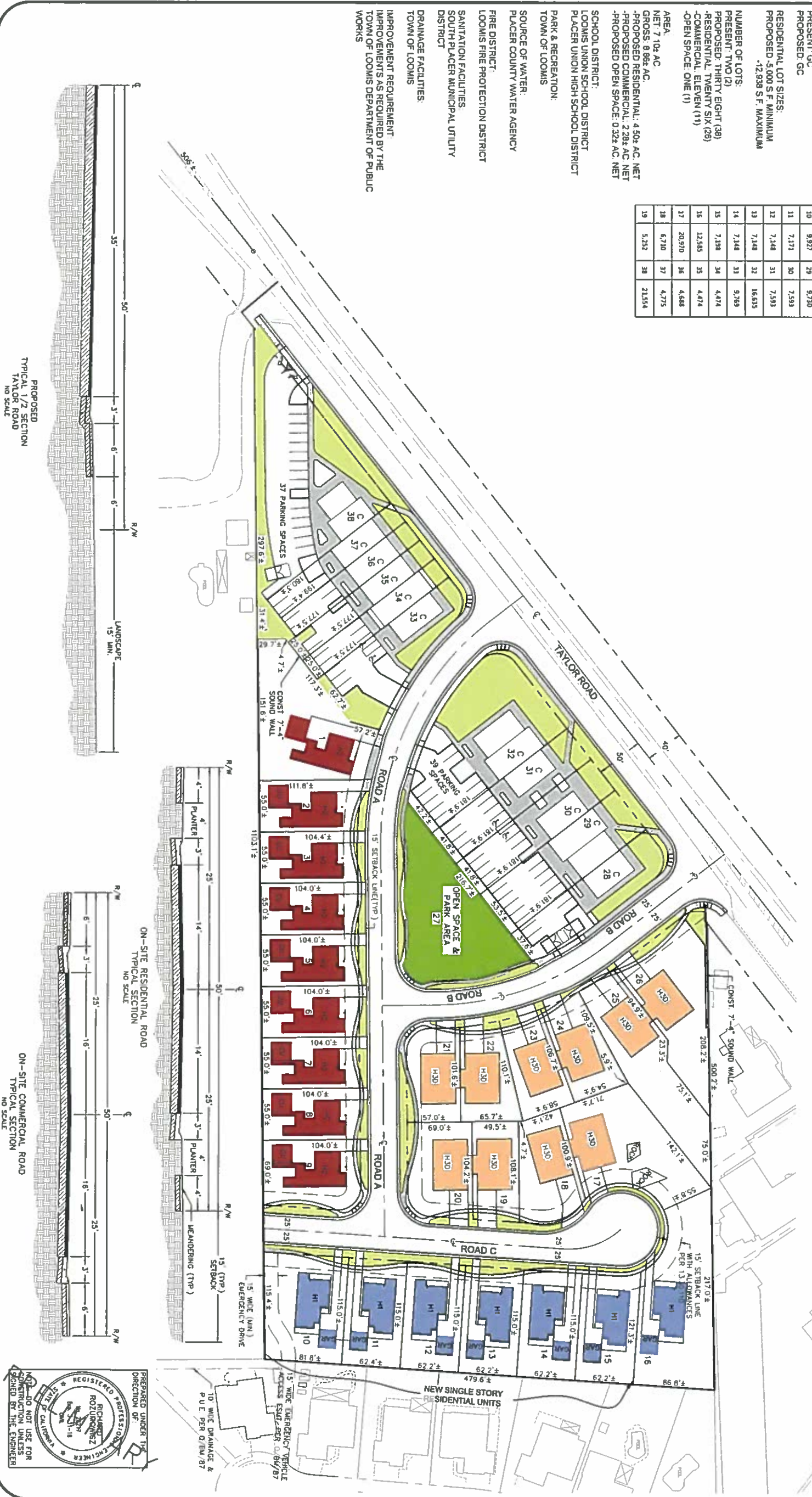
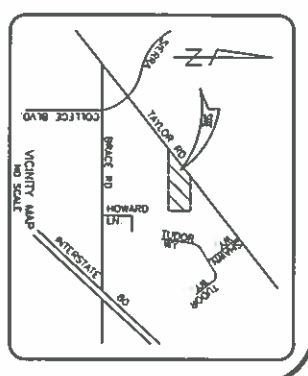
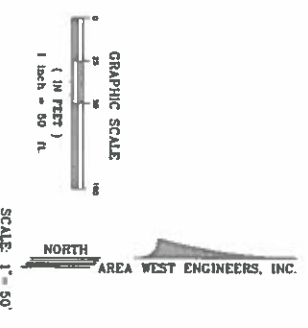
IMPROVEMENT REQUIREMENT
IMPROVEMENTS AS REQUIRED BY THE
TOWN OF LOOMIS DEPARTMENT OF PUBLIC
WORKS

Residential and Commercial Lots Area		LOTS	DWELLING UNITS
1	12,938	20	6,847
2	5,902	21	5,609
3	5,722	22	5,671
4	5,720	23	5,600
5	5,720	24	5,672
6	5,720	25	5,680
7	5,720	26	9,033
8	5,720	27	13,846
9	7,438	28	8,213
10	9,927	29	9,720
11	7,171	30	7,593
12	7,148	31	7,593
13	7,148	32	16,615
14	7,148	33	9,769
15	7,198	34	4,474
16	12,545	35	4,474
17	20,970	36	4,688
18	6,710	37	4,775
19	5,252	38	21,554

LEGEND		LOTS	DWELLING UNITS
PARK		1	0
COMMERCIAL		11	0
H2 CARTRIDGE GARAGE HOMES		9	18
H1 DETACHED GARAGE HOMES		7	7
H3D HALF-FLEX HOMES		10	10
TOTAL		38	35

*2017 PLAN MODIFICATION SUMMARY				
UNIT TYPE	NUMBER OF UNITS ON 2005 MAP	NUMBER OF UNITS ON CURRENT MAP	UNITS DIFFERENCE	
H2 CARTRIDGE DWELLING UNITS	26	18	-8	
H1 DETACHED GARAGE HOMES	8	7	-1	
H3 SINGLE FAMILY HOMES	5	0	-5	
H3D HALF-FLEXES	0	10	10	
D2 HALF-FLEXES	6	0	-6	
COMMERCIAL	0	0	0	
TOTAL	45	35	-10	

CLIENT MAP SUMMARY: 10 LESS UNITS



AREA
WEST ENGINEERS, INC.
7478 SANDALWOOD DRIVE, SUITE 400
CITRUS HEIGHTS, CA 95621
(916) 725-0551 • FAX (916) 725-5808
CIVIL ENGINEERING • PLANNING • SURVEYING

PREPARED FOR:
TAYLOR ROAD MIXED USE, LLC
P.O. BOX 2428
CARMICHAEL, CA 95609

TENTATIVE SUBDIVISION MAP
FOR
TAYLOR ROAD MIXED USE
TOWN OF LOOMIS COUNTY OF PLACER STATE OF CALIFORNIA

DESIGNED BY: D.C.R.
DRAFTED BY: R.J.R. & D.C.R.
CHECKED BY: R.R.

REVISIONS
07/20/17 REVISED (LOT 19 & 20) TO OPEN SPACE FROM 10% TO 15%
10/25/2016 UPDATED (H1H, FLOOR PLANS & REVISIONS) BY: R.J.R.
12/22/14 REVISED LABEL FROM H1H TO H1H1
11/12/14 REVISED PER TOWN COMMENTS

SCALE: 1" = 50'
MAY 2017
SHEET 1 OF 1
JOB NO. 13005

NOT FOR CONSTRUCTION : FOR REVIEW AND COMMENT ONLY

4/11/2017 ELIMINATED ALL OTHER UNITS, RECONFIGURED PREVIOUS LOTS 1 THROUGH 10 TO CREATE PROPOSED LOTS 1 THROUGH 8. ADDED H1 UNITS ON PREVIOUS OPEN SPACE LOT 18. DISTRIBUTED PREVIOUS OPEN SPACE LOT 20 TO PROPOSED LOTS 16, 17, 25, & 26. COMBINED PREVIOUS LOTS 33&34 TO CREATE PROPOSED OPEN SPACE LOT 35. G:\2017\13005\FINAL DWG\13005 1 Tentative Map.dwg 5/31/2017 9:27:25 AM, 1 AREA WEST ENGINEERS, INC.