

**DEVELOPER:**  
TAYLOR ROAD MIXED USE, LLC  
4807 EL CAMINO AVENUE, SUITE A  
CARMICHAEL, CA 95608

**OWNERS:**  
PAT CANNON, d/b/  
4807 EL CAMINO AVENUE, SUITE A  
CARMICHAEL, CA 95608

**LEGAL DESCRIPTION:**  
PARCEL 'A' AND A PORTION OF PARCEL 'B'  
AS SHOWN ON PARCEL MAP P-72072, FILED  
IN BOOK 10 OF PARCEL MAPS, AT PAGE 66,  
PLACER COUNTY RECORDS.

**ASSESSOR'S PARCEL NUMBER:**  
044-123-09 & 068

**ZONING:**  
PRESENT: OC  
PROPOSED: GC

**RESIDENTIAL LOT SIZES:**  
PROPOSED: 5,175 S.F. MINIMUM  
-11,535 S.F. MAXIMUM

**NUMBER OF LOTS:**  
PRESENT: TWO (2)  
PROPOSED: FORTY-THREE (43)  
-RESIDENTIAL: THIRTY-THREE (33)  
-COMMERCIAL: NINE (9)  
-OPEN SPACE: ONE (1)

**AREA:**  
NET: 7.14 AC.  
GROSS: 8.94 AC.  
-PROPOSED RESIDENTIAL: 6.14 AC. GROSS  
-PROPOSED COMMERCIAL: 2.79 AC. GROSS  
-PROPOSED OPEN SPACE: 0.14 AC. GROSS

**DENSITY:**  
SEE UNIT DENSITY AT RIGHT

**USES:**  
PRESENT: VACANT  
PROPOSED: SEE MATRIX (ABOVE RIGHT)

**SCHOOL DISTRICT:**  
LOOMIS UNION SCHOOL DISTRICT  
PLACER UNION 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

**PROPOSED USES**

**COMMERCIAL**

TOTAL NET AREA: 98,499 SQ.FT.  
TOTAL GROSS AREA: 118,000 SQ.FT.  
TOTAL COVERAGE: 16.1%

LOT: C28  
NET AREA: 8,213.5 SQ.FT.  
FLOOR AREA: 12,572 SQ.FT.  
COVERAGE: 16.2%

LOT: C29  
NET AREA: 9,729.4 SQ.FT.  
FLOOR AREA: 14,592 SQ.FT.  
COVERAGE: 18.2%

LOT: C30  
NET AREA: 7,983.5 SQ.FT.  
FLOOR AREA: 11,975 SQ.FT.  
COVERAGE: 15.0%

LOT: C31  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C32  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C33  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C34  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C35  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C36  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C37  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C38  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C39  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C40  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C41  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C42  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

LOT: C43  
NET AREA: 4,474.4 SQ.FT.  
FLOOR AREA: 6,711 SQ.FT.  
COVERAGE: 15.0%

**RESIDENTIAL**

NO CARTRIDGE UNITS  
TOTAL AREA: 6,888 AC.  
TOTAL COVERAGE: 2.88%

REQUIREMENT: 2,000 SQ.FT.  
RESIDENTIAL: 14,512 SQ.FT.

H1-8 SINGLE STORY-DETACHED GARAGE  
H2-13 TWO STORY-DETACHED GARAGE  
H3-4 SINGLE/TWO STORY-ATTACHED GARAGE  
TOTAL: 20 UNITS

5.6 RESIDENTIAL UNITS/ACRE  
WITH CARTRIDGE UNITS

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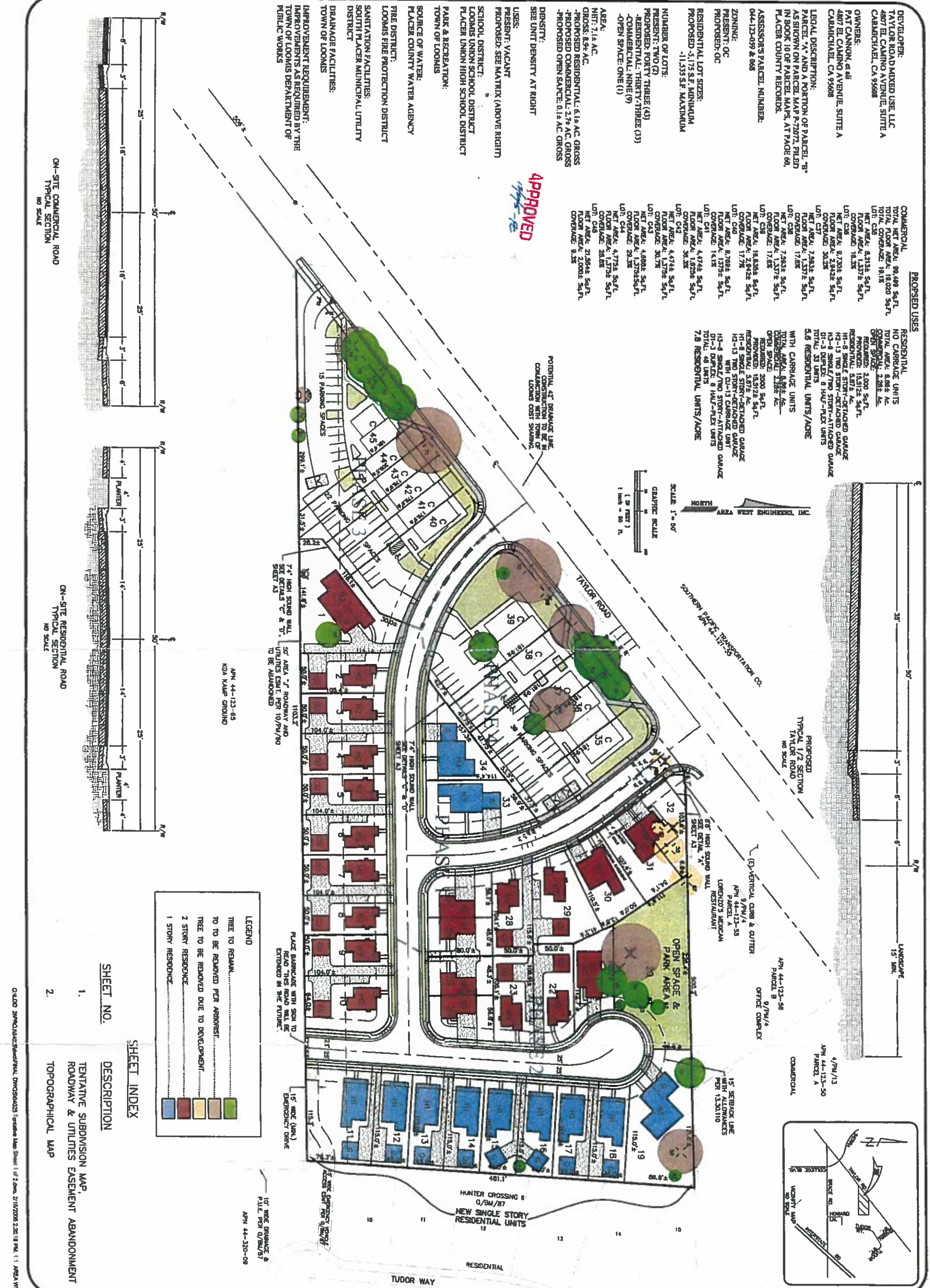
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ON-SITE COMMERCIAL ROAD  
TYPICAL SECTION  
NO SCALE

ON-SITE RESIDENTIAL ROAD  
TYPICAL SECTION  
NO SCALE

ON-SITE COMMERCIAL ROAD  
TYPICAL SECTION  
NO SCALE

ON-SITE RESIDENTIAL ROAD  
TYPICAL SECTION  
NO SCALE

**LEGEND**

	TREE TO REMAIN
	TREE TO BE REMOVED PER ARBORIST
	TREE TO BE REMOVED DUE TO DEVELOPMENT
	2 STORY RESIDENCE
	1 STORY RESIDENCE

SHEET NO.	DESCRIPTION
1.	TENTATIVE SUBDIVISION MAP, ROADWAY & UTILITIES EASEMENT ABANDONMENT
2.	TOPOGRAPHICAL MAP

**AREA**  
**WEST ENGINEERS, INC.**  
1470 SANDALWOOD DRIVE, SUITE 206  
CITRUS HEIGHTS, CA 95610  
(916) 722-5551 - FAX (916) 722-5865  
CIVIL ENGINEERING - PLANNING - SURVEYING

PREPARED FOR:  
TAYLOR ROAD MIXED USE, LLC  
4807 EL CAMINO AVENUE, SUITE A  
CARMICHAEL, CA 95608

**TENTATIVE SUBDIVISION MAP,  
ROADWAY & UTILITIES EASEMENT ABANDONMENT**  
FOR  
**TAYLOR ROAD MIXED USE**  
TOWN OF LOOMIS  
COUNTY OF PLACER  
STATE OF CALIFORNIA

DESIGNED BY: D.C.B.  
DRAWN BY: B.L.B./C.A.  
CHECKED BY: B.R.

SCALE: 1" = 50'  
OCTOBER 2005  
SHEET  
1 OF 2

JOB NO.  
04025