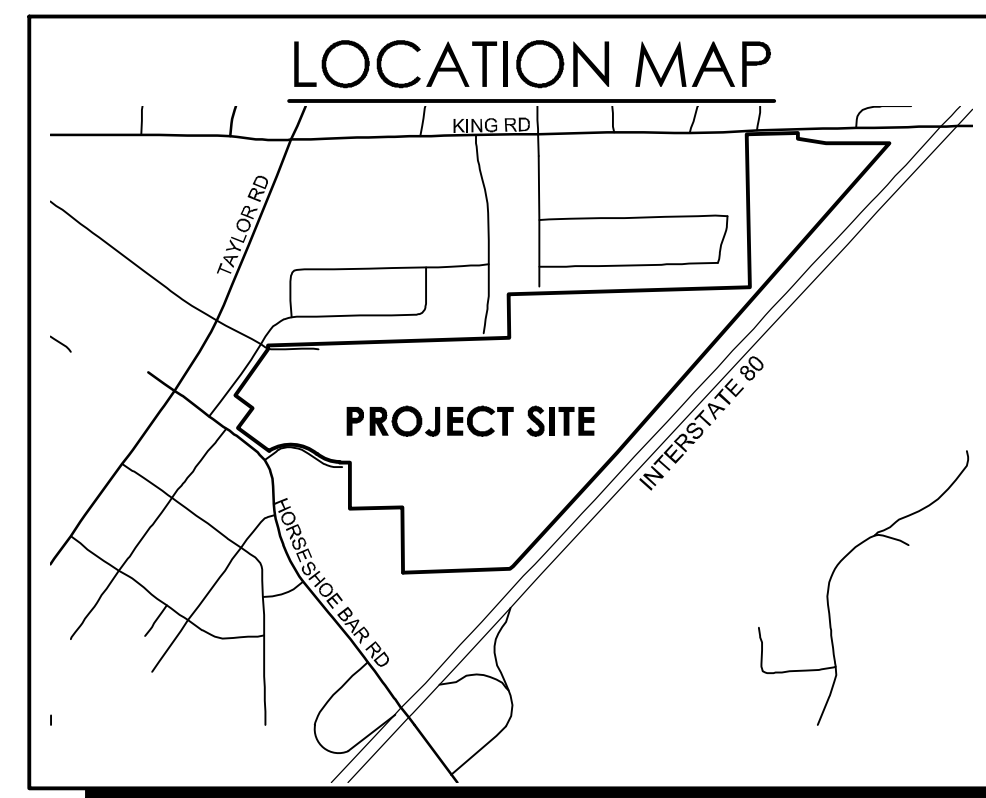


ALTERNATIVE A-1 TENTATIVE MAP HIDDEN GROVE TOWN OF LOOMIS, CALIFORNIA DECEMBER 15, 2021

- A. WOO JUDITH/HIRABAYA SHI FAM LIVING TRUST 044-094-008
- B. HOUGHTBY LARRY K 044-093-011
- C. STILLWELL FAMILY TRUST 044-093-010
- D. DOBKINS ERNEST D III 044-093-002
- E. ST. MARKS ANGLICAN EPISCOPAL CHURCH 044-092-002
- F. GREEBRIAR INVESTMENTS II LLC 043-190-001
- G. VORPAGEL RUSSELL E (TE)/VORPAGEL NANCY G (TE) 043-190-002
- H. FISHER DON E (TE) 043-190-003
- I. SPRAGUE O DEAN (TE)/SPRAGUE MARY B (TE) 043-190-004
- J. LEMKE DORA L 043-190-005
- K. ELLISON MARCIA E 043-190-006
- L. DARLING SCOTT 043-190-007
- M. ELLIS LEAH B/ELLIS NATHAN E 043-190-008
- N. SUNADA MAXINE A (TE) 043-190-009
- O. HULSEY ROSE 043-190-010
- Q. HAYA SHIDA LEE/HAYA SHIDA KIM ELAINE 043-190-011
- R. HAYA SHIDA SEISUKO 043-190-012
- S. DEVER DANIEL L/DEVER ANNA M 043-184-002
- T. ROSE GRANT T 043-184-003
- U. TOFTT DONALD ROBERT/TOFTT IRENE LIDA 043-184-004
- V. BULLARD RUTH LIESELOTTE 043-184-005
- W. MCMANUS RONALD W 043-184-006
- X. GASSMANN BRYAN P 043-184-007
- Y. WRIGHT W.F. & V.P. TRUST 043-184-008
- Z. SWANSON DIANE 043-184-009
- AA. BECKER SHERI LYNN 043-184-010
- AB. PECK BRIAN 043-184-011
- AC. MANN DEBORAH 043-184-012
- AD. HADLEY CHERYL A (TE) 043-184-013
- AE. CROSTHWAITE CATHY J 043-184-035
- AF. STOWELL NANCY R 043-184-034
- AG. MURPHY JAMES A 043-184-033
- AH. SROKA JAMES M (TE)/SROKA KATHRYN L (TE) 043-184-032
- AI. ADAMSON JARED D/ADAMSON DANIELLE 043-184-031
- AJ. GREENBRIAR INVESTMENTS LLC 043-182-029
- AK. ADAMS FRANKIE DEVINE 043-182-030
- AL. MCCARTHY C.R. 2015 LIVING TRUST 043-182-031
- AM. GRANITE PROPERTIES 043-182-032
- AN. DOWNING JOHN P 043-182-033
- AO. SUNADA MAXINE A (TE) 043-182-034
- AP. COLLET JOHN GREGORY 043-182-035
- AQ. BUCKMAN DIANE 043-182-008
- AR. KRAMER FREDERICK A 043-182-009
- AS. DIAZ DOLORES C 043-182-010
- AT. CAMPBELL DENNIS 043-091-011
- AU. NEWBY ADDIE 043-091-010
- AV. BECK RICHARD L (TE)/BECK NANCY L (TE) 043-092-001
- AW. FERNANDEZ MICHELLE R 043-092-002
- AX. JABUSCH MARK D/JABUSCH DENISE M 043-092-003
- AY. JABUSCH MARK D/JABUSCH DENISE M 043-092-004
- AZ. LINDSAY DAVID/LINDSAY SERENA 043-092-005
- BA. RICHARDSON RANDY G/RICHARDSON MICHELLE D 043-092-006
- BB. GREGORY JUSTIN 043-092-007
- BC. EATON ZACHARY 043-092-008
- BD. LANIERMAN PAULA LYNETE/DOUGLAS ALLEN 043-092-009
- BE. RYERSON LINDA M TRUST 043-092-010
- BF. YOUNGBLUTH BRADLEY DEAN 043-092-011
- BC. DEKELLS LINDSAY 043-092-012
- BH. ROGERS CHRISTINA DARLENE 043-092-013
- BI. WELBORN BRIAN C/WELBORN EVELYN V 043-092-014
- BJ. BUSHNELL SCOTT/BUSHNELL BARBARA 043-092-015
- BK. CORNISEN RYAN S/CORNISEN CHELSEA R 043-092-016
- BL. GONZALEZ ROBERT/GONZALEZ TERRY I 043-092-017
- BM. REBELL RYAN RAYMOND/REBELL RONNI MARIE 043-092-018
- BN. SINDELOR FRANK/MCCLOUD JANET 043-092-019
- BO. FR CONGREGATIONAL CHURCH OF LOOMIS 043-092-036
- BP. FR CONGREGATIONAL CHURCH OF LOOMIS 043-092-037

PROJECT NOTES

- OWNER**
HIDDEN GROVE DEVELOPMENT CO., LLC.
CONTACT: RANDY SATER
OFFICE PHONE: (916) 484-3011
3500 AMERICAN RIVER DR
SACRAMENTO, CA 95864
- APPLICANT/SUBDIVIDER**
STONEBRIDGE PROPERTIES, LLC.
CONTACT: MIKE BLE AICP
OFFICE PHONE: (916) 484-3011
3500 AMERICAN RIVER DR
SACRAMENTO, CA 95864
- PLANNER/ENGINEER**
WOOD RODGERS INC
3301 C STREET BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: TIM DENHAM/
MIKE MOTRINI PE 73891
PHONE: (916) 341-7760
- ASSESSOR'S PARCEL NO.**
043-080-007, -008, -015, -044,
044-094-001, -004, -005, -006, 010.
- AREA**
61.7 ± ACRES GROSS
- EXISTING USE**
VACANT, RESIDENTIAL
- PROPOSED USE**
SEE LAND USE SUMMARY
- EXISTING/PROPOSED GENERAL PLAN DESIGNATION**
TC, RMH, RH, P, RM
- EXISTING/PROPOSED ZONING**
CC, CG, RS-S, CO
- PARK DISTRICT**
TOWN OF LOOMIS PARKS & RECREATION DEPT.
3665 TAYLOR RD
LOOMIS, CA 95604
(916) 652-1840
- FIRE PROTECTION**
SOUTH PLACER FIRE DISTRICT
6900 EUREKA RD
GRANITE BAY, CA 95746
(916) 791-7059
- SCHOOL DISTRICT**
LOOMIS UNION SCHOOL DISTRICT
3290 HUMPHREY RD
LOOMIS, CA 95650
(916) 652-1800
- PLACER COUNTY WATER AGENCY**
144 FERGUSON RD
AUBURN, CA 95604
(530) 823-4850
- PLACER COUNTY WATER AGENCY**
151 N SUNRISE AVE, SUITE 513
ROSEVILLE, CA 95661
(916) 791-7059
- SOLID WASTE**
AUBURN PLACER DISPOSAL SERVICE
12305 SHALE RIDGE RD
AUBURN, CA 95602
(530) 985-5755
- SEWER**
SOUTH PLACER MUNICIPAL UTILITY DISTRICT
1807 SPRINGVIEW DR
ROCKLIN, CA 95677
(916) 786-8553
- STORM DRAINAGE**
TOWN OF LOOMIS
3165 RIPPY ROAD
LOOMIS, CA
(916) 430-4329
- NOTES:**
- SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 64656.1 OF THE SUBDIVISION MAP ACT.
 - OWNER SHALL DEDICATE ALL EASEMENTS AND I.O.D.'S NECESSARY TO PROVIDE ALL UTILITIES.
 - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY WOOD RODGERS IN 2021.
 - P.U.E.'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.
 - TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF SACRAMENTO AND DATED SEPTEMBER 17, 2021.
 - EXISTING AND PROPOSED TOPOGRAPHY AND GRADE TO BE PROVIDED IN THE GRADING AND DRAINAGE EXHIBIT.
 - BUILDING SETBACK LINES TO BE PROVIDED IN SEPARATE MASSING STANDARDS DOCUMENT.
 - LOCATION AND DESCRIPTION OF PROTECTED TREES TO BE PROVIDED IN SEPARATE TREE MITIGATION PLAN EXHIBIT.
 - MINIMUM LOT SIZES AND MASSING STANDARDS ARE DEFINED BY THE HIDDEN GROVE MASSING STANDARDS AND ARCHITECTURAL STYLES DOCUMENT.



SHEET INDEX

ALTERNATIVE A-1: SHEET 1 OF 10
ALTERNATIVE A-2: SHEET 2 OF 10
ALTERNATIVE B-1: SHEET 3 OF 10
ALTERNATIVE B-2: SHEET 4 OF 10
ALTERNATIVE C-1: SHEET 5 OF 10
ALTERNATIVE C-2: SHEET 6 OF 10
GRADING & DRAINAGE PLAN: SHEET 7 OF 10
PRELIMINARY WATER & SEWER PLAN: SHEET 8 OF 10
TREE MITIGATION PLAN EXHIBIT: SHEET 9 OF 10
GENERAL PLAN COMPLIANCE EXHIBIT: 10 OF 10

ALT. A-1 LOT AREA SUMMARY

AC±	UNIT A	UNIT B	UNIT C	UNIT D
MIN.	3,290.0	6,823.0	3,384.0	6,450.0
MAX.	7,371.0	15,811.0	5,371.0	18,397.0
AVERAGE	3,887.1	8,848.6	3,729.4	9,050.9

LAND USE SUMMARY

UNIT/LOT DESIGNATION	LAND USE	LOT SIZE (TYP)	GENERAL PLAN DESIGNATION	GENERAL PLAN DENSITY	AREA (G)	AREA (N)	DWELLING UNITS	NET DENSITY
UNIT A/VILLAGE 1	MEDIUM-HIGH DENSITY RESIDENTIAL	(47' x 75' TYP)	RMH	(6-10 DU/AC)	13.7	13.3	97	7.3
UNIT B/VILLAGE 2	MEDIUM DENSITY RESIDENTIAL	(85' x 105' TYP)	RHM	(2-6 DU/AC)	10.2	9.5	35	3.7
UNIT C/VILLAGE 3	MEDIUM-HIGH DENSITY RESIDENTIAL	(47' x 72' TYP)	RMH	(6-10 DU/AC)	7.9	4.2	50	8.1
UNIT D/VILLAGE 4	MEDIUM DENSITY RESIDENTIAL	(60' x 105' TYP)	RM	(2-4 DU/AC)	8.0	5.2	19	3.7
SUBTOTAL					39.8	34.2	201	
UNIT E/VILLAGE 5	HIGH DENSITY RESIDENTIAL		RH	(10-15 DU/AC)	6.9	5.9	89	15.0
SUBTOTAL					6.9	5.9	89	
LOT A	PARK		POP		1.5	1.5		
LOT B	OPEN SPACE/RECREATION		POP		8.1	7.2		
LOT C	OPEN SPACE/RECREATION		POP		4.3	3.2		
LOT D	TOWN CENTER COMMERCIAL		TCC	(15 DU/AC)(FAR .35-1.4)	1.1	1.0	8	8.0
LOT E	PARK		POP		0.0	0.9		
LOT F	PARK		POP		0.0	0.2		
LOTS G-K	LANDSCAPE		POP		0.0	0.5		
LOTS L-N	OPEN SPACE BASIN		POP		0.0	1.4		
LOTS O-S	BOYINGTON ROAD RESERVATION		RM/RMH/POP/RH		0.0	5.7		
SUB-TOTAL					15.0	21.4	8	
TOTAL					61.7 AC.	61.7 AC.	298 DU	

* NOTE: THIS EXHIBIT ACCOMPANIES AN SB 330 APPLICATION.
ALL ACREAGES AND UNIT COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

