

ALTERNATIVE B -1
SITE PLAN
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA

DECEMBER 15, 2021

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

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	(65' x 105' TYP)	RM	(2-6 DU/AC)	10.2	9.7	35	3.6
UNIT C/VILLAGE 3	MEDIUM-HIGH DENSITY RESIDENTIAL	(47' x 72' TYP)	RMH	(6-10 DU/AC)	7.9	7.5	58	7.7
UNIT D/VILLAGE 4	MEDIUM DENSITY RESIDENTIAL	(60' x 105' TYP)	RM	(2-6 DU/AC)	8.0	6.3	19	3.0
SUBTOTAL					39.8	36.8	209	
UNIT E/VILLAGE 5	HIGH DENSITY RESIDENTIAL		RH	(10-15 DU/AC)	6.9	6.9	104	15.0
SUBTOTAL					6.9	6.9	104	
LOT A	PARK		PQP		1.5	1.5		
LOT B	OPEN SPACE/RECREATION		PQP		8.1	7.2		
LOT C	OPEN SPACE/RECREATION		PQP		4.3	4.3		
LOT D	TOWN CENTER COMMERCIAL		TCC	(15 DU/AC)/FAR (35-1.6)	1.1	1.0	8	8.0
LOT E	PARK		PQP		0.0	0.9		
LOTS F-G	PARK		PQP		0.0	0.4		
LOTS H-Q	LANDSCAPE		PQP		0.0	1.2		
LOTS R-T	OPEN SPACE BASIN		PQP		0.0	1.5		
SUB-TOTAL					15.0	18.0	8	
TOTAL					61.7 AC.	61.7 AC.	321 DU	

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

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 ISLE, 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 MOTRONI 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

NOTES:
1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) OWNER SHALL DEDICATE ALL EASEMENTS AND I.O.D.'S NECESSARY TO PROVIDE ALL UTILITIES.
3) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
4) THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
5) THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY WOOD RODGERS IN 2021.
6) P.U.E.'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.
7) TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF SACRAMENTO AND DATED SEPTEMBER 17, 2021.
8) EXISTING AND PROPOSED TOPOGRAPHY AND GRADE TO BE PROVIDED IN THE GRADING AND DRAINAGE EXHIBIT.
9) BUILDING SETBACK LINES TO BE PROVIDED IN SEPARATE MASSING STANDARDS DOCUMENT.
10) LOCATION AND DESCRIPTION OF PROTECTED TREES TO BE PROVIDED IN SEPARATE TREE MITIGATION PLAN EXHIBIT.
11) MINIMUM LOT SIZES AND MASSING STANDARDS ARE DEFINED BY THE HIDDEN GROVE MASSING STANDARDS AND ARCHITECTURAL STYLES DOCUMENT.

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING/ PROPOSED GENERAL PLAN DESIGNATION
TC, RMH, RH, P, RM

EXISTING/ PROPOSED ZONING
CC, CG, RS-5, CO

PARK DISTRICT
TOWN OF LOOMIS PARKS & RECREATION DEPT.
3665 TAYLOR RD
LOOMIS, CA 95650
(916) 652-1840

FIRE PROTECTION
SOUTH PLACER FIRE DISTRICT
4900 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 UNION HIGH SCHOOL DISTRICT
13000 NEW AIRPORT RD
AUBURN, CA 95603
(530) 886-4400

SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT
5807 SPRINGVIEW DR
ROCKLIN, CA 95677
(916) 786-8553

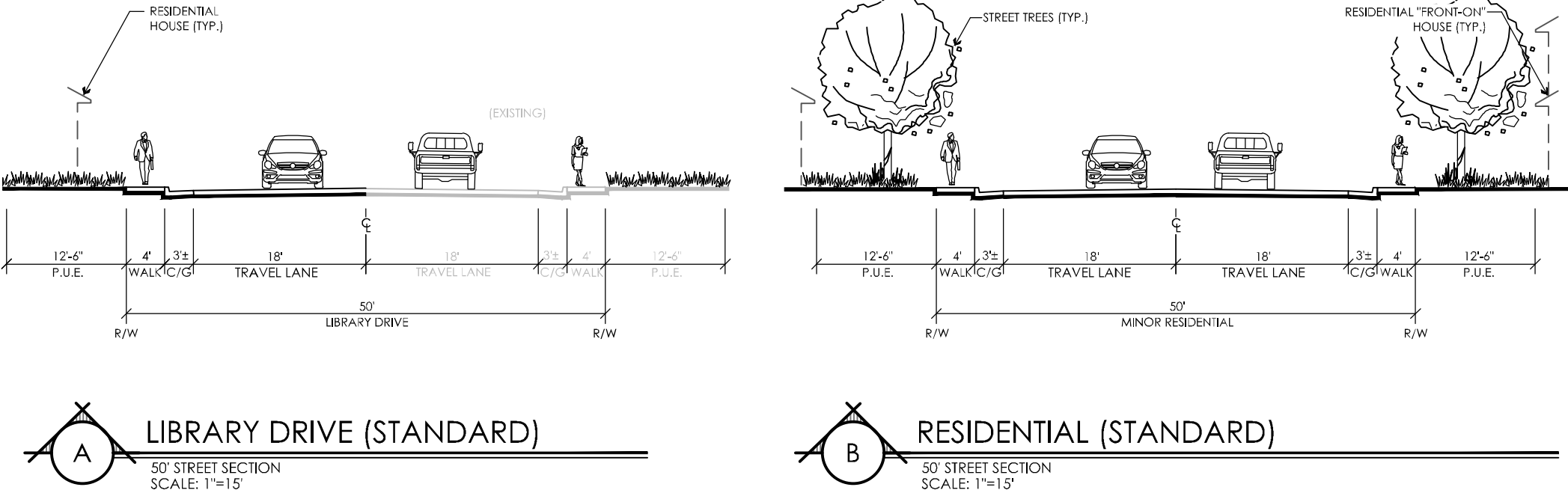
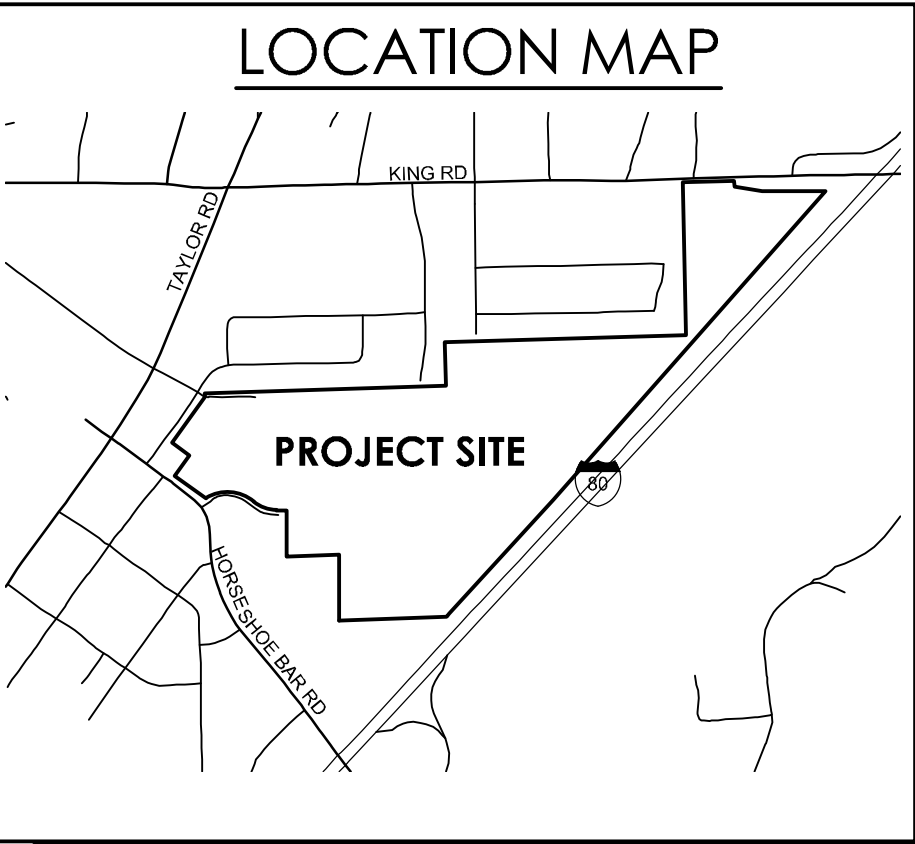
STORM DRAINAGE
TOWN OF LOOMIS
3165 RIPPY ROAD
LOOMIS, CA
(916) 430-4329

WATER
PLACER COUNTY WATER AGENCY
144 FERGUSON RD
AUBURN, CA 95604
(530) 823-4850

GAS & ELECTRIC
PG&E
151 N SUNRISE AVE, SUITE 513
ROSEVILLE, CA 95661
(800) 743-5000

SOLID WASTE
AUBURN PLACER DISPOSAL SERVICE
12305 SHALE RIDGE RD
AUBURN, CA 95602
(530) 885-3735

LOCATION MAP



UNIT E
VILLAGE 5
(104) MULTI-FAMILY (TYP.)
6.9 ± AC. (G)
6.9 ± AC. (N)

UNIT B
VILLAGE 2
(35) 65'x105' (TYP.)
10.2 ± AC. (G)
9.7 ± AC. (N)

UNIT C
VILLAGE 3
(58) 47'x72' (TYP.)
7.9 ± AC. (G)
7.5 ± AC. (N)

UNIT D
VILLAGE 4
(19) 60'x105' (TYP.)
8.0 ± AC. (G)
6.3 ± AC. (N)

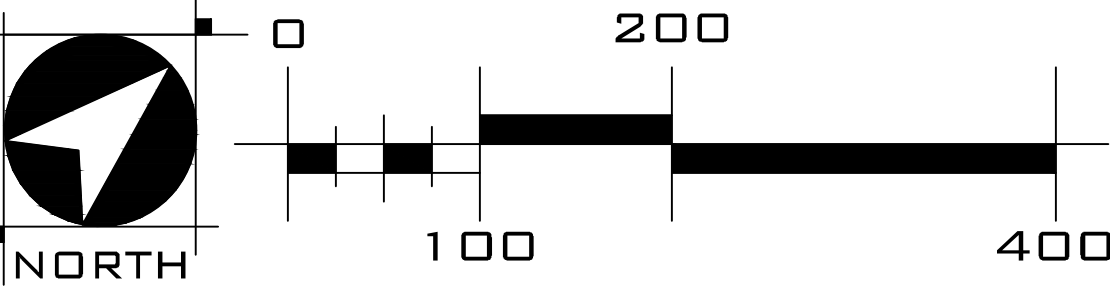
LOT D
TOWN CENTER
COMMERCIAL
8 DU
1.1 ± AC. (G)
1.0 ± AC. (N)

LOT H
LANDSCAPE LOT
0.1 ± AC. (N)

LOT F
PARK
0.2 ± AC. (N)

UNIT A
VILLAGE 1
(97) 47'x75' (TYP.)
13.7 ± AC. (G)
13.3 ± AC. (N)

LOT I
LANDSCAPE LOT
0.2 ± AC. (N)



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St. Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767