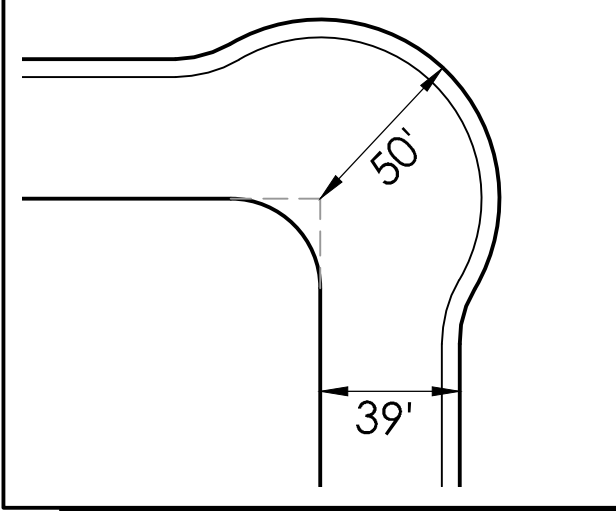


ALTERNATIVE B-2  
SITE PLAN  
HIDDEN GROVE  
TOWN OF LOOMIS, CALIFORNIA

DECEMBER 15, 2021

ELBOW SUB-MODIFICATION



SHEET INDEX

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GRADING & DRAINAGE PLAN: SHEET 7 OF 10  
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TREE MITIGATION PLAN EXHIBIT: SHEET 9 OF 10  
GENERAL PLAN COMPLIANCE EXHIBIT: 10 OF 10

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 RIPPET ROAD  
LOOMIS, CA  
(916) 430-4329

WATER

PLACER COUNTY WATER AGENCY  
144 FERGUSON RD  
AUBURN, CA 95604  
(530) 823-4650

GAS & ELECTRIC

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

SOLID WASTE

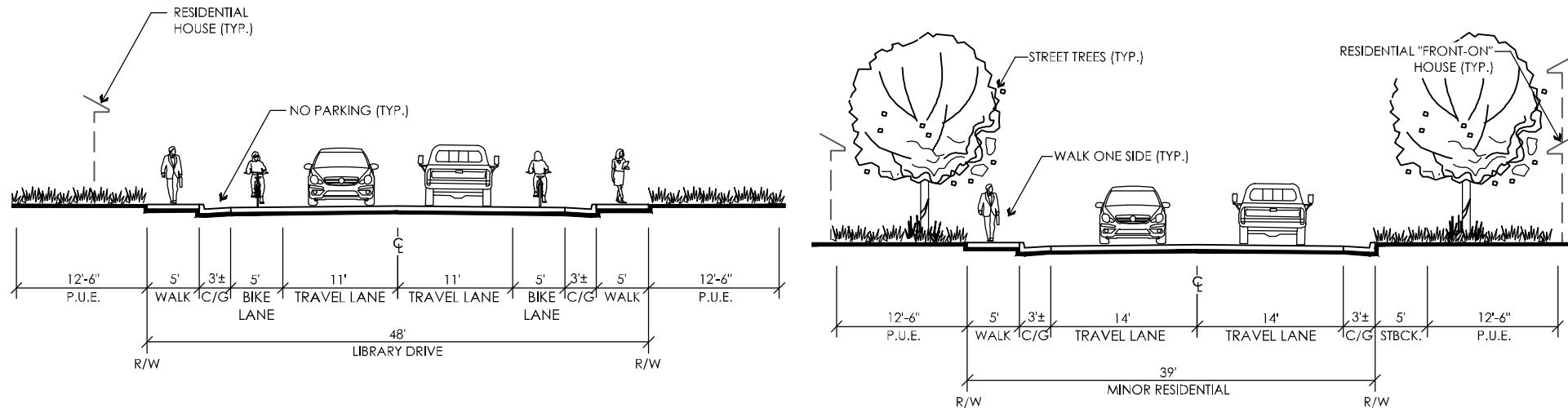
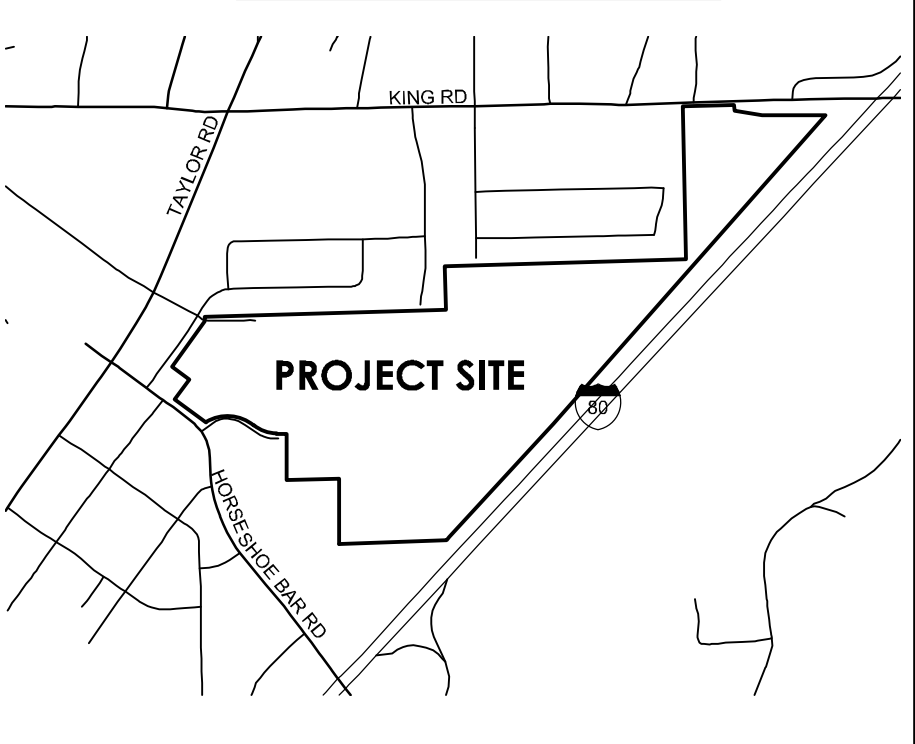
AUBURN PLACER DISPOSAL SERVICE  
12305 SHALE RIDGE RD  
AUBURN, CA 95602  
(530) 885-3735

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                      | (2-6 DU/AC)             | 13.7     | 13.1     | 97             | 7.4         |
| UNIT B/VILLAGE 2      | MEDIUM DENSITY RESIDENTIAL      | (65' x 105' TYP) | RM                       | (2-6 DU/AC)             | 10.2     | 9.6      | 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      | 6.0      | 19             | 3.2         |
| SUBTOTAL              |                                 |                  |                          |                         | 39.8     | 36.2     | 209            |             |
| UNIT E/VILLAGE 5      | HIGH DENSITY RESIDENTIAL        |                  | RH                       | (20-25 DU/AC)           | 6.9      | 6.9      | 166            | 24.0        |
| SUBTOTAL              |                                 |                  |                          |                         | 6.9      | 6.9      | 166            |             |
| 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      | 4.3      |                |             |
| LOT D                 | TOWN CENTER COMMERCIAL          |                  | TCC                      | (15 DU/AC)(FAR .35-1.6) | 1.1      | 0.9      | 8              | 8.9         |
| LOT E                 | PARK                            |                  | POP                      |                         | 0.0      | 0.9      |                |             |
| LOTS F-G              | PARK                            |                  | POP                      |                         | 0.0      | 0.4      |                |             |
| LOTS H-Q              | LANDSCAPE                       |                  | POP                      |                         | 0.0      | 1.8      |                |             |
| LOTS R-T              | OPEN SPACE BASIN                |                  | POP                      |                         | 0.0      | 1.6      |                |             |
| SUB-TOTAL             |                                 |                  |                          |                         | 15.0     | 18.6     | 8              |             |
| TOTAL                 |                                 |                  |                          |                         | 61.7 AC. | 61.7 AC. | 383 DU         |             |

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

LOCATION MAP



LIBRARY DRIVE TO HDR  
48' STREET SECTION  
SCALE: 1"=15'

RESIDENTIAL STREET  
39' STREET SECTION  
SCALE: 1"=15'

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

UNIT B  
VILLAGE 2  
(35) 65'x105' (TYP.)  
10.2 ± AC. (G)  
9.6 ± 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)  
6.0 ± AC. (N)

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

LOT H  
LANDSCAPE LOT  
0.2 ± AC. (N)

LOT F  
PARK  
0.2 ± AC. (N)

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

LOT I  
LANDSCAPE LOT  
0.4 ± AC. (N)

LOT A  
PARK  
1.5 ± AC. (G)  
1.5 ± AC. (N)

LOT B  
OPEN SPACE/  
RECREATION  
8.1 ± AC. (G)  
7.2 ± AC. (N)

LOT E  
PARK  
0.9 ± AC. (N)

LOT C  
OPEN SPACE/  
RECREATION  
4.3 ± AC. (G)  
4.3 ± AC. (N)

LOT G  
PARK  
0.2 ± AC. (N)

LOT J  
LANDSCAPE LOT  
0.1 ± AC. (N)

LOT K  
LANDSCAPE LOT  
0.1 ± AC. (N)

LOT L  
LANDSCAPE LOT  
0.1 ± AC. (N)

LOT O  
LANDSCAPE LOT  
0.1 ± AC. (N)

LOT P  
LANDSCAPE LOT  
0.2 ± AC. (N)

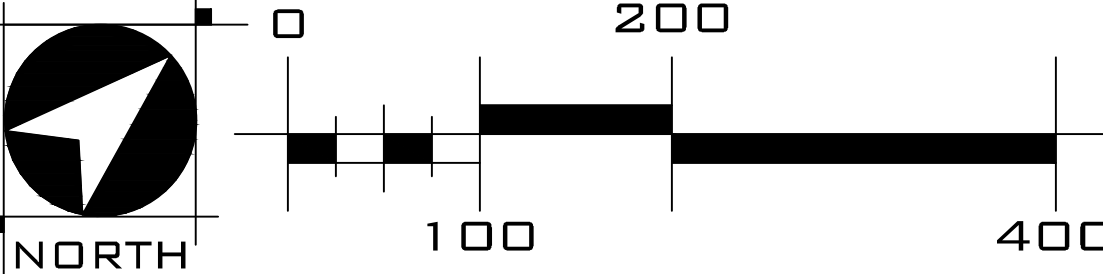
LOT S  
OPEN SPACE  
BASIN  
0.3 ± AC. (N)

LOT Q  
LANDSCAPE LOT  
0.3 ± AC. (N)

LOT M  
LANDSCAPE LOT  
0.1 ± AC. (N)

LOT N  
LANDSCAPE LOT  
0.2 ± AC. (N)

LOT T  
OPEN SPACE  
BASIN  
0.8 ± 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