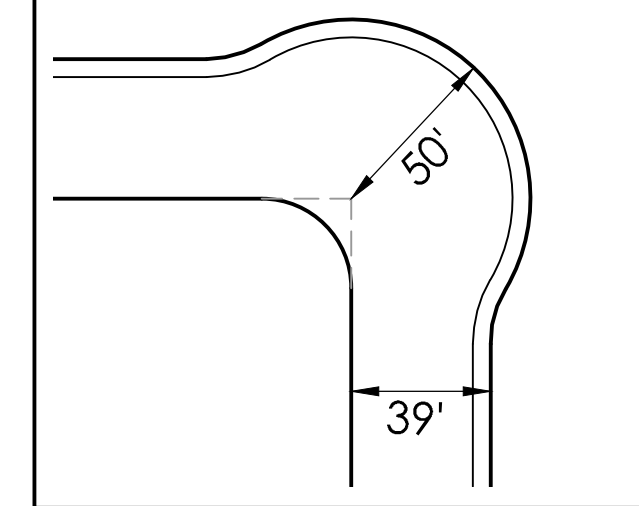


ALTERNATIVE C-2 SITE PLAN HIDDEN GROVE TOWN OF LOOMIS, CALIFORNIA

DECEMBER 15, 2021

ELBOW SUB-MODIFICATION



SHEET INDEX

ALTERNATIVE A-1: SHEET 1 OF 10
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GENERAL PLAN COMPLIANCE EXHIBIT: 10 OF 10

PROJECT NOTES

OWNER
HIDDEN GROVE DEVELOPMENT CO., LLC.
CONTACT: RANDY SATER
OFFICE PHONE: (916) 484-3011
3300 AMERICAN RIVER DR
SACRAMENTO, CA 95864

APPLICANT/SUBDIVIDER
STONEBRIDGE PROPERTIES, LLC.
CONTACT: MIKE ISLE, AICP
OFFICE PHONE: (916) 484-3011
3300 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
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 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) 784-8553

STORM DRAINAGE
TOWN OF LOOMIS
3165 RIPPEY 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

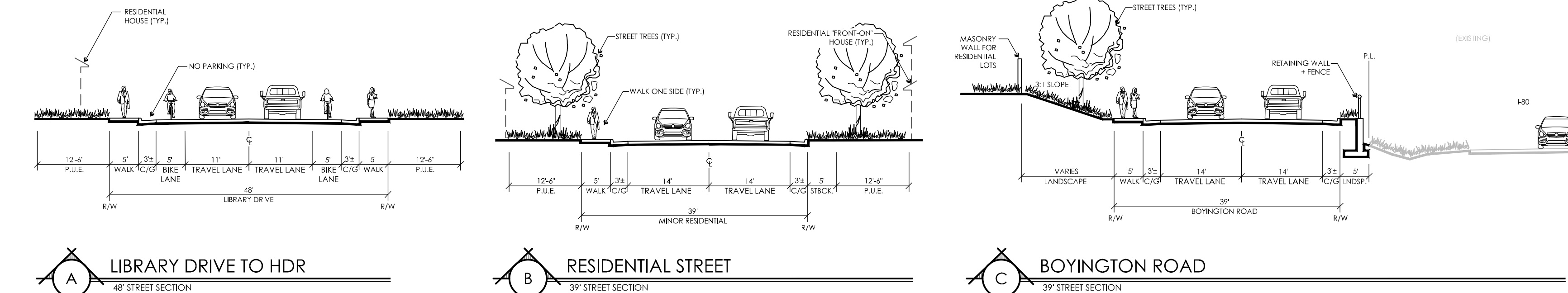
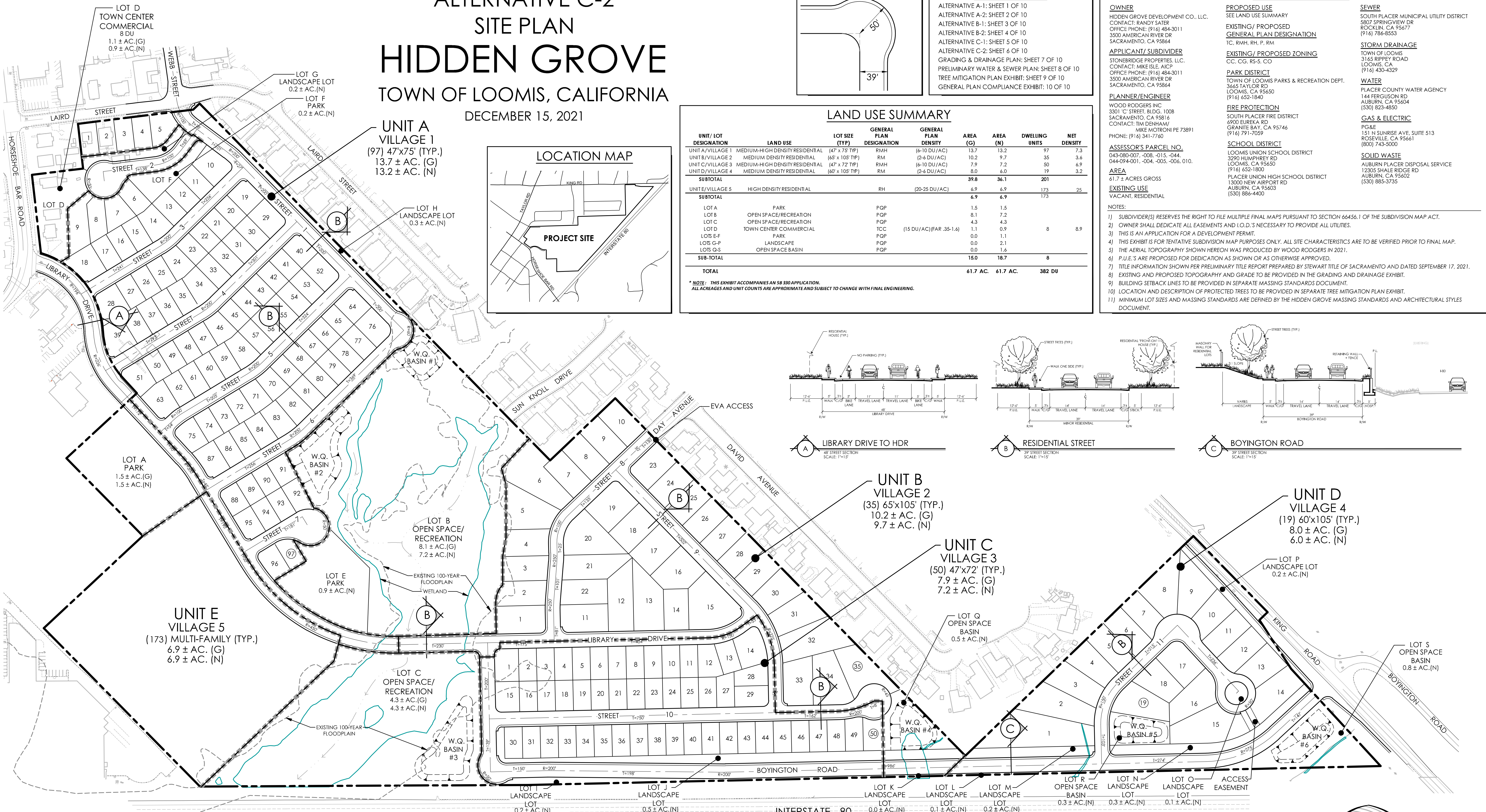
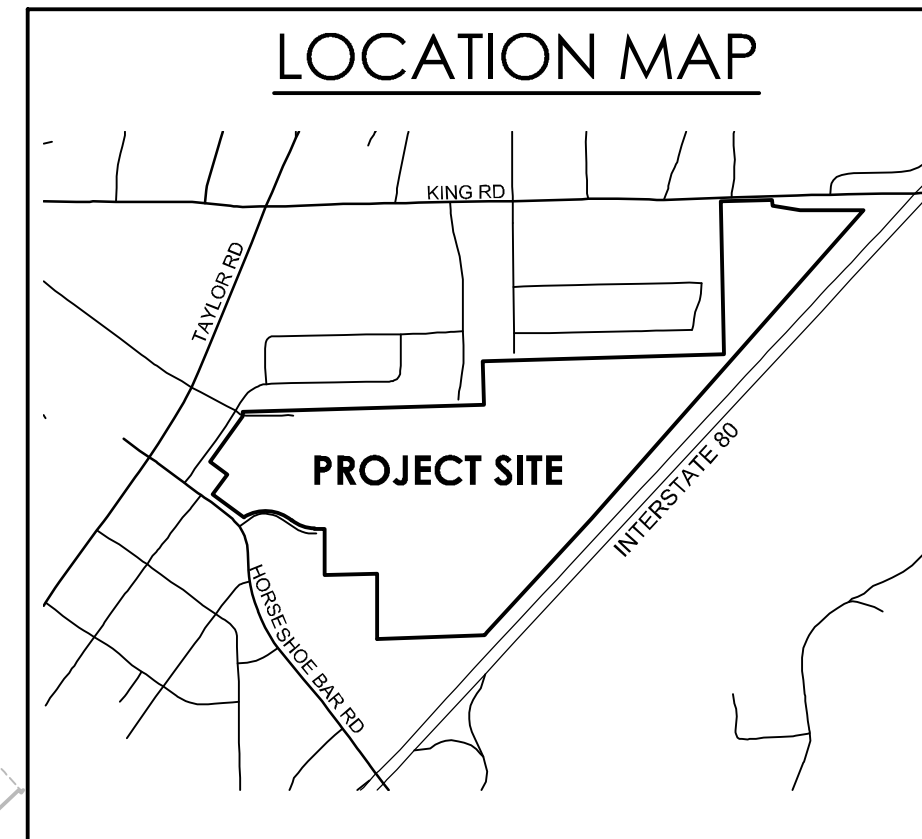
SOLID WASTE
AUBURN PLACER DISPOSAL SERVICE
12305 SHALE RIDGE RD
AUBURN, CA 95602
(530) 885-3735

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	(6-10 DU/AC)	13.7	13.2	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	7.2	50	6.9
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	36.1	201	
UNIT E/VILLAGE 5	HIGH DENSITY RESIDENTIAL		RH	(20-25 DU/AC)	6.9	6.9	173	25
SUBTOTAL					6.9	6.9	173	
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
LOTS E-F	PARK		POP		0.0	1.1		
LOTS G-P	LANDSCAPE		POP		0.0	2.1		
LOTS Q-S	OPEN SPACE BASIN		POP		0.0	1.6		
SUB-TOTAL					15.0	18.7	8	
TOTAL					61.7 AC.	61.7 AC.	382 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



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

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

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

**UNIT C
VILLAGE 3
(50) 47'x72' (TYP.)
7.9 ± AC. (G)
7.2 ± AC. (N)**

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

