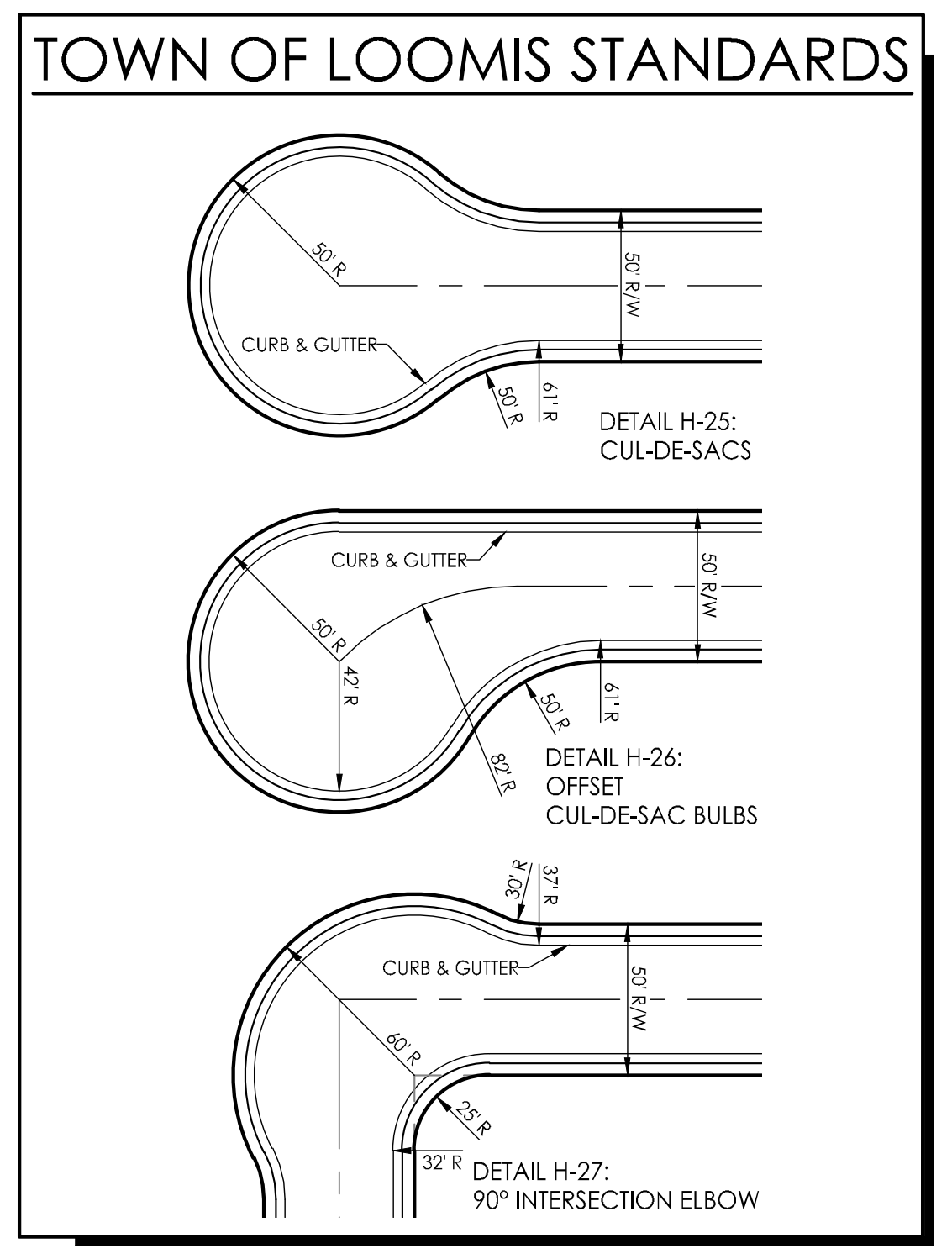
A.	WOO JUDITH/HIRABAYA SHI FAM LIVING TRUST	044-094-008
B.	HOUGHTBY LARRY K	044-093-011
C.	STILWELL FAMILY TRUST	044-093-010
D.	DOBKINS ERNEST D III	044-093-002
E.	ST. MARKS ANGLICAN EPISCOPAL CHURCH	044-092-002
F.	GREEBRIAR INVESTMENTS II LLC	043-190-001
G.	VORPAGEL RUSSELL E (TE)/VORPAGEL NANCY G (TE)	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
P.	HAYA SHIDA LEE/HAYA SHIDA KIM ELAINE	043-190-011
Q.	HAYA SHIDA SETSUKO	043-190-012
R.	GREEN S.C. & D.E. 2021 TRUST	043-184-001
S.	DEVER DANIEL L/DEVER ANNA M	043-184-002
T.	ROSE GRANT T	043-184-003
U.	TOFFT DONALD ROBERT/TOFFT 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/ADMSON 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.	LANTERMAN PAULA LYNETE/DOUGLAS ALLEN	043-092-009
BE.	RYERSON LINDA M TRUST	043-092-010
BF.	YOUNGBLUTH BRADLEY DEAN	043-092-011
BG.	DEKELLIS 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.	CORNILSEN RYAN S/CORNILSEN 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/MCCLORD JANET	043-092-019
BO.	FR CONGREGATIONAL CHURCH OF LOOMIS	043-092-036
BP.	FR CONGREGATIONAL CHURCH OF LOOMIS	043-092-037
BQ.	SWIFT JEFFREY T/SPENCER CLAUDIA ANN	044-105-017
BR.	CLEWETT ANITA JEAN	044-105-015
BS.	ZUNINO RANDI KEICY/JENSEN MATTHEW PAUL DP	044-105-016
BT.	CHING KENNETH L/CHING WINSOME A	044-105-004
BU.	CHING KENNETH L/CHING WINSOME A	044-105-003
BV.	GOODWIN TODD M	044-105-002
BW.	HORTON DWARD W (TE)/HORTON MARY ANN (TE)	044-105-001
BX.	LOOMIS FIRE PROTECTION DISTRICT	044-103-024
BY.	THOMAS WILLIAM R	044-103-004
BZ.	COOPER GREGORY M	044-103-003
CA.	COOPER GREGORY M	044-103-002
CB.	HOUGHTBY LARRY	044-103-001

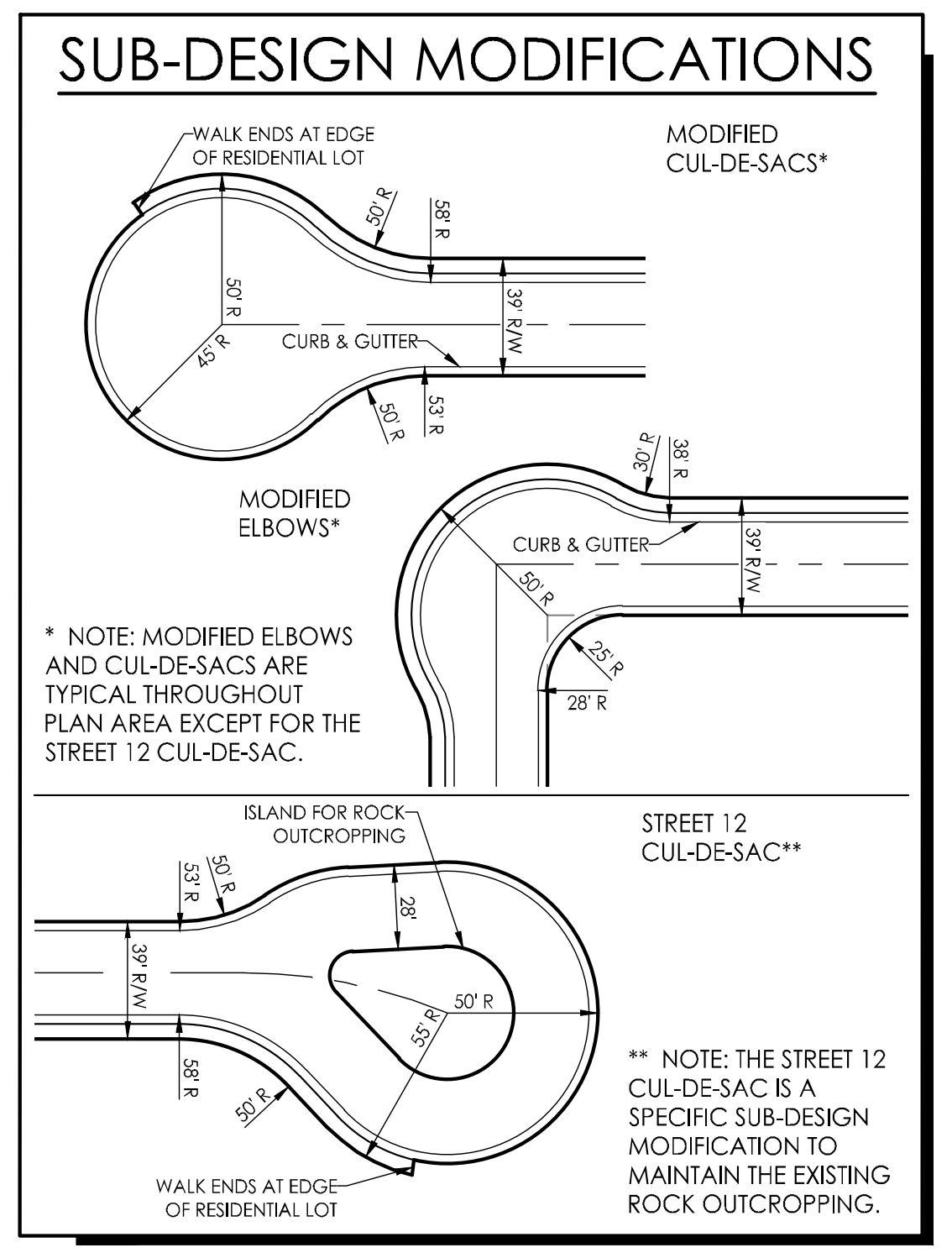
TENTATIVE MAP
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA

MAY 11, 2022

TOWN OF LOOMIS STANDARDS


CURB & GUTTER
DETAIL H-25: CUL-DE-SACS
CURB & GUTTER
DETAIL H-26: OFFSET CUL-DE-SAC BULBS
CURB & GUTTER
DETAIL H-27: 90° INTERSECTION ELBOW

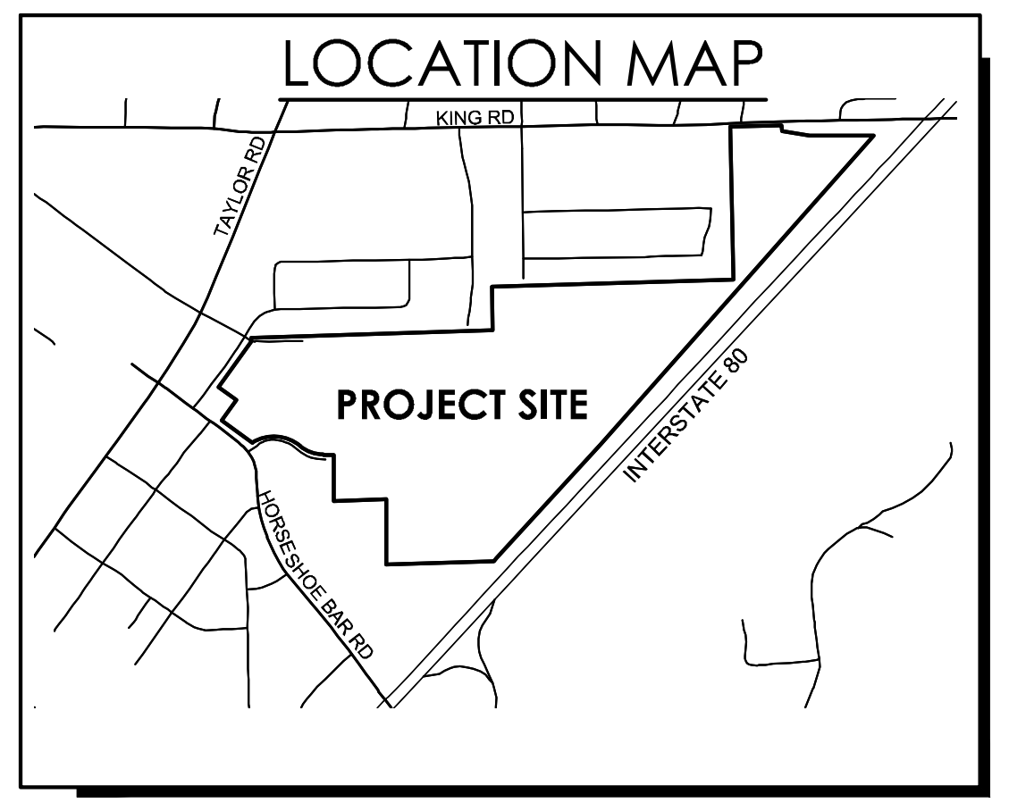
SUB-DESIGN MODIFICATIONS


WALK ENDS AT EDGE OF RESIDENTIAL LOT
MODIFIED CUL-DE-SACS*
CURB & GUTTER
MODIFIED ELBOWS*
CURB & GUTTER
ISLAND FOR ROCK OUTCROPPING
STREET 12 CUL-DE-SAC**
WALK ENDS AT EDGE OF RESIDENTIAL LOT

* NOTE: MODIFIED ELBOWS AND CUL-DE-SACS ARE TYPICAL THROUGHOUT PLAN AREA EXCEPT FOR THE STREET 12 CUL-DE-SAC.

** NOTE: THE STREET 12 CUL-DE-SAC IS A SPECIFIC SUB-DESIGN MODIFICATION TO MAINTAIN THE EXISTING ROCK OUTCROPPING.

LOCATION MAP


KING RD
TAYLOR RD
PROJECT SITE
INTERSTATE 80
HORSESHOE BAR RD

LOT AREA SUMMARY

AC.±	UNIT A	UNIT B	UNIT C	UNIT D
MIN.	3,525.0	6,480.0	3,760.0	6,363.0
MAX.	10,933.0	14,054.0	6,724.0	18,352.0
AVERAGE	4,280.7	8,090.5	4,094.1	9,082.5

MICHAEL P. MOTRONI
No.73891
Exp.6/30/2023

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

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) 786-8553

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) 823-4850

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

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. WETLAND BOUNDARY IS PROVIDED BY OTHERS.*
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) *MINIMUM LOT SIZES AND MASSING STANDARDS ARE DEFINED BY THE HIDDEN GROVE MASSING STANDARDS AND ARCHITECTURAL STYLES DOCUMENT.*
10) *THIS PROJECT MAY BE IMPLEMENTED IN PHASES ACCORDING TO MARKET DEMAND AND THE PROVISION OF SERVICES.*

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	MEDIUM-HIGH DENSITY RESIDENTIAL	(47' x 72' TYP)	RMH	(6-10 DU/AC)	13.8	13.2	97	7.3
UNIT B	MEDIUM DENSITY RESIDENTIAL	(60' x 105' TYP)	RM	(2-6 DU/AC)	10.0	9.0	39	4.3
UNIT C	MEDIUM-HIGH DENSITY RESIDENTIAL	(47' x 72' TYP)	RMH	(6-10 DU/AC)	7.6	6.0	50	8.3
UNIT D	MEDIUM DENSITY RESIDENTIAL	(60' x 105' TYP)	RM	(2-6 DU/AC)	8.0	4.8	18	3.8
SUBTOTAL					**39.4**	**33.0**	**204**	
UNIT E	HIGH DENSITY RESIDENTIAL		RH	(20-25 DU/AC)	6.9	5.6	140	25.0
SUBTOTAL					**6.9**	**5.6**	**140**	
LOT A	PARK		PQP		1.5	1.3		
LOT B	OPEN SPACE/RECREATION		PQP		7.3	7.1		
LOT C	OPEN SPACE/RECREATION		PQP		4.8	3.4		
LOT D	TOWN CENTER COMMERCIAL		TCC	(15 DU/AC)(FAR .35-1.6)	0.8	0.6	9	15.0
LOT E	PARK		PQP		1.0	0.8		
LOTS F & G	PARK		PQP		---	0.2		
LOTS H-M, MM	LANDSCAPE		PQP		---	0.9		
LOTS N-P	OPEN SPACE BASIN		PQP		---	2.0		
LOTS Q-U	LIBRARY DRIVE (PUBLIC ROAD)		PQP/RH		---	1.1		
LOTS V-Z	BOYINGTON ROAD RESERVATION		RM/RMH/PQP/RH		---	5.7		
SUB-TOTAL					**15.4**	**23.1**	**9**	
TOTAL					**61.7 AC.**	**61.7 AC.**	**353 DU**	

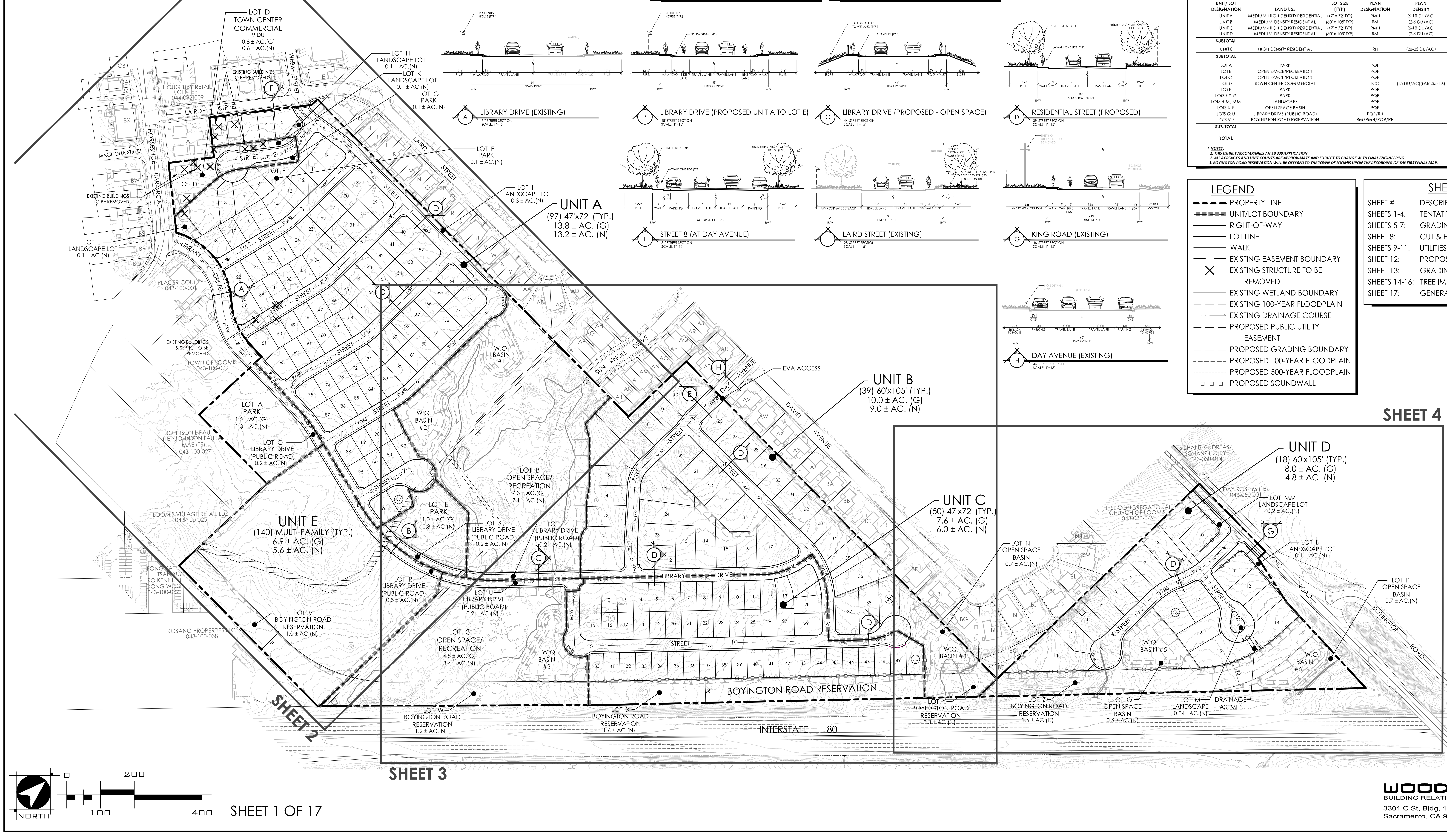
NOTES:
1. THIS EXHIBIT ACCOMPANIES AN SB 330 APPLICATION.
2. ALL ACREAGES AND UNIT COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
3. BOYINGTON ROAD RESERVATION WILL BE OFFERED TO THE TOWN OF LOOMIS UPON THE RECORDING OF THE FIRST FINAL MAP.

LEGEND

━ ━ ━ ━	PROPERTY LINE
▬ ▬ ▬	UNIT/LOT BOUNDARY
────	RIGHT-OF-WAY
────	LOT LINE
────	WALK
─── ───	EXISTING EASEMENT BOUNDARY
✕	EXISTING STRUCTURE TO BE REMOVED
────	EXISTING WETLAND BOUNDARY
— — —	EXISTING 100-YEAR FLOODPLAIN
· · · →	EXISTING DRAINAGE COURSE
— — —	PROPOSED PUBLIC UTILITY EASEMENT
— — —	PROPOSED GRADING BOUNDARY
- - - - - -	PROPOSED 100-YEAR FLOODPLAIN
-----------	PROPOSED 500-YEAR FLOODPLAIN
─□─□─□─	PROPOSED SOUNDWALL

SHEET INDEX

SHEET #	DESCRIPTION
SHEETS 1-4:	TENTATIVE MAP
SHEETS 5-7:	GRADING & DRAINAGE PLAN
SHEET 8:	CUT & FILL EXHIBIT
SHEETS 9-11:	UTILITIES PLAN
SHEET 12:	PROPOSED ROADWAY TRANSITION DETAILS
SHEET 13:	GRADING & UTILITIES TYPICAL SECTIONS
SHEETS 14-16:	TREE IMPACT PLAN EXHIBIT
SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT


A LIBRARY DRIVE (EXISTING)
54' STREET SECTION SCALE: 1"=15'
B LIBRARY DRIVE (PROPOSED UNIT A TO LOT E)
48' STREET SECTION SCALE: 1"=15'
C LIBRARY DRIVE (PROPOSED - OPEN SPACE)
44' STREET SECTION SCALE: 1"=15'
D RESIDENTIAL STREET (PROPOSED)
39' STREET SECTION SCALE: 1"=15'
E STREET 8 (AT DAY AVENUE)
51' STREET SECTION SCALE: 1"=15'
F LAIRD STREET (EXISTING)
28' STREET SECTION SCALE: 1"=15'
G KING ROAD (EXISTING)
46' STREET SECTION SCALE: 1"=15'
H DAY AVENUE (EXISTING)
46' STREET SECTION SCALE: 1"=15'
LOT D
TOWN CENTER COMMERCIAL
9 DU
0.8 ± AC.(G)
0.6 ± AC.(N)
LOT H
LANDSCAPE LOT
0.1 ± AC.(N)
LOT K
LANDSCAPE LOT
0.1 ± AC.(N)
LOT G
PARK
0.1 ± AC.(N)
EXISTING BUILDINGS TO BE REMOVED
HOUGHTBY RETAIL CENTER
044-093-009
LAIRD
STREET
WEBB STREET
MAGNOLIA STREET
HORSESHOE BAR ROAD
LOT F
PARK
0.1 ± AC.(N)
LOT I
LANDSCAPE LOT
0.3 ± AC.(N)
UNIT A
(97) 47'x72' (TYP.)
13.8 ± AC. (G)
13.2 ± AC. (N)
LOT J
LANDSCAPE LOT
0.1 ± AC.(N)
LIBRARY DRIVE
PLACER COUNTY
043-100-001
EXISTING BUILDINGS & SEPTIC TO BE REMOVED
TOWN OF LOOMIS
043-100-029
LOT A
PARK
1.5 ± AC.(G)
1.3 ± AC.(N)
LOT Q
LIBRARY DRIVE
(PUBLIC ROAD)
0.2 ± AC.(N)
JOHNSON L PAUL (TE)/JOHNSON LAURA MAE (TE)
043-100-027
W.Q. BASIN #1
W.Q. BASIN #2
SUN KNOLL DRIVE
LOT B
OPEN SPACE/
RECREATION
7.3 ± AC.(G)
7.1 ± AC.(N)
LOT E
PARK
1.0 ± AC.(G)
0.8 ± AC.(N)
LOT S
LIBRARY DRIVE
(PUBLIC ROAD)
0.2 ± AC.(N)
LOT T
LIBRARY DRIVE
(PUBLIC ROAD)
0.2 ± AC.(N)
UNIT E
(140) MULTI-FAMILY (TYP.)
6.9 ± AC. (G)
5.6 ± AC. (N)
LOOMIS VILLAGE RETAIL LLC
043-100-025
LOT R
LIBRARY DRIVE
(PUBLIC ROAD)
0.3 ± AC.(N)
LOT U
LIBRARY DRIVE
(PUBLIC ROAD)
0.2 ± AC.(N)
LOT C
OPEN SPACE/
RECREATION
4.8 ± AC.(G)
3.4 ± AC.(N)
W.Q. BASIN #3
LOT V
BOYINGTON ROAD
RESERVATION
1.0 ± AC.(N)
ROSANO PROPERTIES LLC
043-100-038
LOT W
BOYINGTON ROAD
RESERVATION
1.2 ± AC.(N)
LOT X
BOYINGTON ROAD
RESERVATION
1.6 ± AC.(N)
BOYINGTON ROAD RESERVATION
INTERSTATE - 80
EVA ACCESS
UNIT B
(39) 60'x105' (TYP.)
10.0 ± AC. (G)
9.0 ± AC. (N)
DAY AVENUE
DAVID AVENUE
UNIT C
(50) 47'x72' (TYP.)
7.6 ± AC. (G)
6.0 ± AC. (N)
LOT N
OPEN SPACE
BASIN
0.7 ± AC.(N)
W.Q. BASIN #4
LOT Y
BOYINGTON ROAD
RESERVATION
0.3 ± AC.(N)
LOT Z
BOYINGTON ROAD
RESERVATION
1.6 ± AC.(N)
LOT O
OPEN SPACE
BASIN
0.6 ± AC.(N)
LOT M
LANDSCAPE
0.04± AC.(N)
DRAINAGE EASEMENT
UNIT D
(18) 60'x105' (TYP.)
8.0 ± AC. (G)
4.8 ± AC. (N)
SCHANZ ANDREAS/SCHANZ HOLLY
043-030-014
DAY ROSE M (TE)
043-050-001
FIRST CONGREGATIONAL CHURCH OF LOOMIS
043-080-049
LOT MM
LANDSCAPE LOT
0.2 ± AC.(N)
LOT L
LANDSCAPE LOT
0.1 ± AC.(N)
KING ROAD
BOYINGTON ROAD
LOT P
OPEN SPACE
BASIN
0.7 ± AC.(N)
W.Q. BASIN #5
W.Q. BASIN #6
STREET
SHEET 2
SHEET 3
SHEET 4
NORTH
0
100
200
400

SHEET 1 OF 17

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

J:\3000-s\3112.003_Loomis_Site\Planning\Studies\Exhibits\EXH_LS_AltA2-Study.dwg

WEBB STREET
LAIRD STREET
HORSESHOE BAR ROAD
MAGNOLIA STREET
LIBRARY DRIVE
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
SUN
SEE SHEET 3
LOT H
LANDSCAPE LOT
0.1 ± AC.(N)
SEE DETAIL ON SHEET 12
LOT I - LANDSCAPE LOT 0.3 ± AC.(N)
LOT K - LANDSCAPE LOT 0.1 ± AC.(N)
LOT G
PARK
0.1 ± AC.(N)
LOT F
PARK
0.1 ± AC.(N)
LOT D
TOWN CENTER COMMERCIAL
9 DU
0.8 ± AC. (G)
0.6 ± AC. (N)
LOT J
LANDSCAPE LOT
0.1 ± AC.(N)
EXISTING 5' PG&E UTILITY EASEMENT PER BOOK 270, PAGE 330 (EXCEPTION 18)
EXISTING BUILDINGS TO BE REMOVED
EXISTING BUILDINGS AND SEPTIC TO BE REMOVED
HOUGHTBY RETAIL CENTER 044-093-009
LIBRARY - PLACER COUNTY 043-100-001
EXISTING EDGE OF PAVEMENT
SEE DETAIL ON SHEET 12
UNIT A
(97) 47'x72' (TYP.)
13.8 ± AC. (G)
13.2 ± AC. (N)
EXISTING 5' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
EXISTING 10' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
W.Q. BASIN #1
W.Q. BASIN #2
EXISTING WETLAND
EXISTING 20' WIDE PIPELINE EASEMENT CREATED FOR PG&E PER BOOK 208, PAGE 32 OF DEEDS, & TRANSFERRED TO PLACER COUNTY WATER AGENCY PER BOOK 1220, PAGE 631 (EXCEPTION 2).
EXISTING 10' WIDE SEWER EASEMENT TO ROCKLIN-LOOMIS MUNICIPAL UTILITY DISTRICT PER BOOK 1140, PAGE 322 (EXCEPTION 13)
EXISTING 100-YEAR FLOODPLAIN
PROPOSED 100-YEAR FLOODPLAIN
PROPOSED 500-YEAR FLOODPLAIN
LOT B
OPEN SPACE/ RECREATION
7.3 ± AC. (G)
7.1 ± AC. (N)
LOT E
PARK
1.5 ± AC. (G)
1.3 ± AC. (N)
LOT T
LIBRARY DRIVE (PUBLIC ROAD)
0.2 ± AC.(N)
LOT S
LIBRARY DRIVE (PUBLIC ROAD)
0.2 ± AC.(N)
LOT Q
LIBRARY DRIVE (PUBLIC ROAD)
0.2 ± AC.(N)
LOT R
LIBRARY DRIVE (PUBLIC ROAD)
0.3 ± AC.(N)
LOT U
LIBRARY DRIVE (PUBLIC ROAD)
0.2 ± AC.(N)
LOT A
PARK
1.5 ± AC. (G)
1.3 ± AC. (N)
TOWN OF LOOMIS 043-100-029
JOHNSON L PAUL (TE)/ JOHNSON LAURA MAE (TE) 043-100-027
LOOMIS VILLAGE RETAIL LLC 043-100-025
UNIT E
(140) MULTI-FAMILY (TYP.)
6.9 ± AC. (G)
5.6 ± AC. (N)
EXISTING 20' WIDE PIPELINE EASEMENT CREATED FOR PG&E PER BOOK 208, PAGE 32 OF DEEDS, & TRANSFERRED TO PLACER COUNTY WATER AGENCY PER BOOK 1220, PAGE 631 (EXCEPTION 2) - TO BE ABANDONED.
WETLAND
LOT C
OPEN SPACE/ RECREATION
4.8 ± AC. (G)
3.4 ± AC. (N)
LOT V
BOYINGTON ROAD RESERVATION
1.0 ± AC.(N)
LOT W
BOYINGTON ROAD RESERVATION
1.2 ± AC.(N)
12.5' PUE (TYP.)
1 4,104 SF
2 4,103 SF
3 4,103 SF
4 4,102 SF
5 4,810 SF
6 4,349 SF
7 5,169 SF
8 5,026 SF
9 10,933 SF
10 6,160 SF
11 4,058 SF
12 4,053 SF
13 4,051 SF
14 5,130 SF
15 4,175 SF
16 4,175 SF
17 4,175 SF
18 5,394 SF
19 4,954 SF
20 3,525 SF
21 3,525 SF
22 3,525 SF
23 3,531 SF
24 4,332 SF
25 3,946 SF
26 3,946 SF
27 3,946 SF
28 5,185 SF
29 5,714 SF
30 4,042 SF
31 4,042 SF
32 4,042 SF
33 4,042 SF
34 4,810 SF
35 4,041 SF
36 4,042 SF
37 4,042 SF
38 4,042 SF
39 6,291 SF
40 4,954 SF
41 3,525 SF
42 3,525 SF
43 3,525 SF
44 3,525 SF
45 3,533 SF
46 3,864 SF
47 3,525 SF
48 3,525 SF
49 3,525 SF
50 3,525 SF
51 4,935 SF
52 5,714 SF
53 4,042 SF
54 4,042 SF
55 4,042 SF
56 4,042 SF
57 4,042 SF
58 4,687 SF
59 4,042 SF
60 4,042 SF
61 4,042 SF
62 4,042 SF
63 5,173 SF
64 4,954 SF
65 3,525 SF
66 3,525 SF
67 3,525 SF
68 3,525 SF
69 3,525 SF
70 3,731 SF
71 4,076 SF
72 3,799 SF
73 3,792 SF
74 3,792 SF
75 5,072 SF
76 5,628 SF
77 4,042 SF
78 4,042 SF
79 4,042 SF
80 4,042 SF
81 4,042 SF
82 4,572 SF
83 4,810 SF
84 4,365 SF
85 4,042 SF
86 4,042 SF
87 5,295 SF
88 4,302 SF
89 3,525 SF
90 3,525 SF
91 3,862 SF
92 3,976 SF
93 3,760 SF
94 3,760 SF
95 4,568 SF
96 4,846 SF
97 4,230 SF
6 14,054 SF
7 11,780 SF
8 6,872 SF
A
B
D
F
NORTH
0
40
80
160

TENTATIVE MAP
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022

PLOT PLAN

MINIMUM INTERIOR
MINIMUM CORNER

45'±
52.5'±
70'±
15'
5'
12.5'
BUILDING ENVELOPE
20' TO GARAGE
15' TO HOUSE

UNIT A

SHEET INDEX

SHEET #	DESCRIPTION
SHEETS 1-4:	TENTATIVE MAP
SHEETS 5-7:	GRADING & DRAINAGE PLAN
SHEET 8:	CUT & FILL EXHIBIT
SHEETS 9-11:	UTILITIES PLAN
SHEET 12:	PROPOSED ROADWAY TRANSITION DETAILS
SHEET 13:	GRADING & UTILITIES TYPICAL SECTIONS
SHEETS 14-16:	TREE IMPACT PLAN EXHIBIT
SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT

LEGEND

- PROPERTY LINE
- UNIT/LOT BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- WALK
- EXISTING EASEMENT BOUNDARY
- × EXISTING STRUCTURE TO BE REMOVED
- EXISTING WETLAND BOUNDARY
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING DRAINAGE COURSE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED GRADING BOUNDARY
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED 500-YEAR FLOODPLAIN
- PROPOSED SOUNDWALL
- PROPOSED BUILDING ENVELOPE

SHEET 2 OF 17

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

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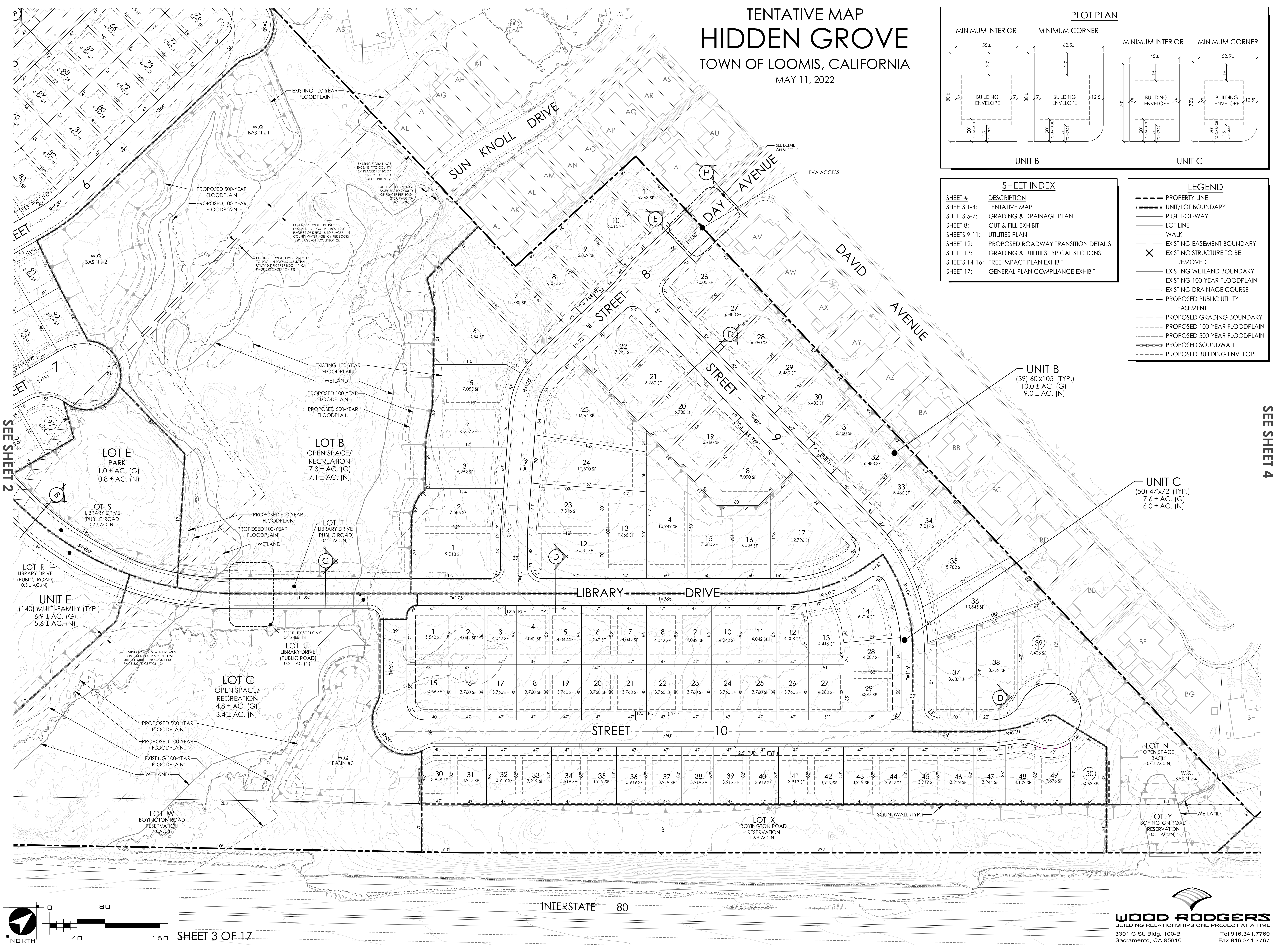
TENTATIVE MAP
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022


SUN KNOLL DRIVE
DAY AVENUE
DAVID AVENUE
STREET 8
STREET 9
LIBRARY DRIVE
STREET 10
INTERSTATE - 80
SEE SHEET 2
SEE SHEET 4
SEE DETAIL ON SHEET 12
EVA ACCESS
SEE UTILITY SECTION C ON SHEET 13
W.Q. BASIN #1
W.Q. BASIN #2
W.Q. BASIN #3
W.Q. BASIN #4
EXISTING 100-YEAR FLOODPLAIN
PROPOSED 500-YEAR FLOODPLAIN
PROPOSED 100-YEAR FLOODPLAIN
WETLAND
SOUNDWALL (TYP.)
12.5' PUE (TYP.)
EXISTING 5' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
EXISTING 10' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
EXISTING 20' WIDE PIPELINE EASEMENT TO PG&E PER BOOK 208, PAGE 32 OF DEEDS, & TO PLACER COUNTY WATER AGENCY PER BOOK 1220, PAGE 631 (EXCEPTION 2)
EXISTING 10' WIDE SEWER EASEMENT TO ROCKLIN-LOOMIS MUNICIPAL UTILITY DISTRICT PER BOOK 1140, PAGE 322 (EXCEPTION 13)
UNIT B
(39) 60'x105' (TYP.)
10.0 ± AC. (G)
9.0 ± AC. (N)
UNIT C
(50) 47'x72' (TYP.)
7.6 ± AC. (G)
6.0 ± AC. (N)
UNIT E
(140) MULTI-FAMILY (TYP.)
6.9 ± AC. (G)
5.6 ± AC. (N)
LOT E
PARK
1.0 ± AC. (G)
0.8 ± AC. (N)
LOT B
OPEN SPACE/ RECREATION
7.3 ± AC. (G)
7.1 ± AC. (N)
LOT C
OPEN SPACE/ RECREATION
4.8 ± AC. (G)
3.4 ± AC. (N)
LOT S
LIBRARY DRIVE (PUBLIC ROAD)
0.2 ± AC.(N)
LOT T
LIBRARY DRIVE (PUBLIC ROAD)
0.2 ± AC.(N)
LOT R
LIBRARY DRIVE (PUBLIC ROAD)
0.3 ± AC.(N)
LOT U
LIBRARY DRIVE (PUBLIC ROAD)
0.2 ± AC.(N)
LOT N
OPEN SPACE BASIN
0.7 ± AC.(N)
LOT W
BOYINGTON ROAD RESERVATION
1.2 ± AC.(N)
LOT X
BOYINGTON ROAD RESERVATION
1.6 ± AC.(N)
LOT Y
BOYINGTON ROAD RESERVATION
0.3 ± AC.(N)
1 9,018 SF
2 7,586 SF
3 6,952 SF
4 6,957 SF
5 7,053 SF
6 14,054 SF
7 11,780 SF
8 6,872 SF
9 6,809 SF
10 6,515 SF
11 6,568 SF
12 7,731 SF
13 7,665 SF
14 10,949 SF
15 7,280 SF
16 6,495 SF
17 12,796 SF
18 9,090 SF
19 6,780 SF
20 6,780 SF
21 6,780 SF
22 7,941 SF
23 7,016 SF
24 10,520 SF
25 13,264 SF
26 7,505 SF
27 6,480 SF
28 6,480 SF
29 6,480 SF
30 6,480 SF
31 6,480 SF
32 6,480 SF
33 6,486 SF
34 7,217 SF
35 8,782 SF
36 10,545 SF
37 8,687 SF
38 8,722 SF
39 7,426 SF
1 5,542 SF
2 4,042 SF
3 4,042 SF
4 4,042 SF
5 4,042 SF
6 4,042 SF
7 4,042 SF
8 4,042 SF
9 4,042 SF
10 4,042 SF
11 4,042 SF
12 4,008 SF
13 4,416 SF
14 6,724 SF
15 5,066 SF
16 3,760 SF
17 3,760 SF
18 3,760 SF
19 3,760 SF
20 3,760 SF
21 3,760 SF
22 3,760 SF
23 3,760 SF
24 3,760 SF
25 3,760 SF
26 3,760 SF
27 4,080 SF
28 4,202 SF
29 5,347 SF
30 3,848 SF
31 3,917 SF
32 3,919 SF
33 3,919 SF
34 3,919 SF
35 3,919 SF
36 3,919 SF
37 3,919 SF
38 3,919 SF
39 3,919 SF
40 3,919 SF
41 3,919 SF
42 3,919 SF
43 3,919 SF
44 3,919 SF
45 3,919 SF
46 3,919 SF
47 3,944 SF
48 4,109 SF
49 3,876 SF
50 5,063 SF
AB AC AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ BA BB BC BD BE BF BG BH
T=344'
T=230'
T=175'
T=385'
T=497'
T=750'
T=86'
T=170'
T=130'
R=450'
R=250'
R=210'
R=100'
283'
796'
932'
183'
NORTH
0
80
40
160

PLOT PLAN

UNIT B		UNIT C	
MINIMUM INTERIOR	MINIMUM CORNER	MINIMUM INTERIOR	MINIMUM CORNER
55'± wide, 80'± deep; 20' front, 5' sides; 20' TO GARAGE, 15' TO HOUSE	62.5'± wide, 80'± deep; 20' front, 5' / 12.5' sides; 20' TO GARAGE, 15' TO HOUSE	45'± wide, 70'± deep; 15' front, 5' sides; 20' TO GARAGE, 15' TO HOUSE	52.5'± wide, 72'± deep; 15' front, 5' / 12.5' sides; 20' TO GARAGE, 15' TO HOUSE

BUILDING ENVELOPE

SHEET INDEX

SHEET #	DESCRIPTION
SHEETS 1-4:	TENTATIVE MAP
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SHEETS 14-16:	TREE IMPACT PLAN EXHIBIT
SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT

LEGEND

- PROPERTY LINE
- UNIT/LOT BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- WALK
- EXISTING EASEMENT BOUNDARY
- ✕ EXISTING STRUCTURE TO BE REMOVED
- EXISTING WETLAND BOUNDARY
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING DRAINAGE COURSE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED GRADING BOUNDARY
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED 500-YEAR FLOODPLAIN
- PROPOSED SOUNDWALL
- PROPOSED BUILDING ENVELOPE

SHEET 3 OF 17

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

TENTATIVE MAP

HIDDEN GROVE

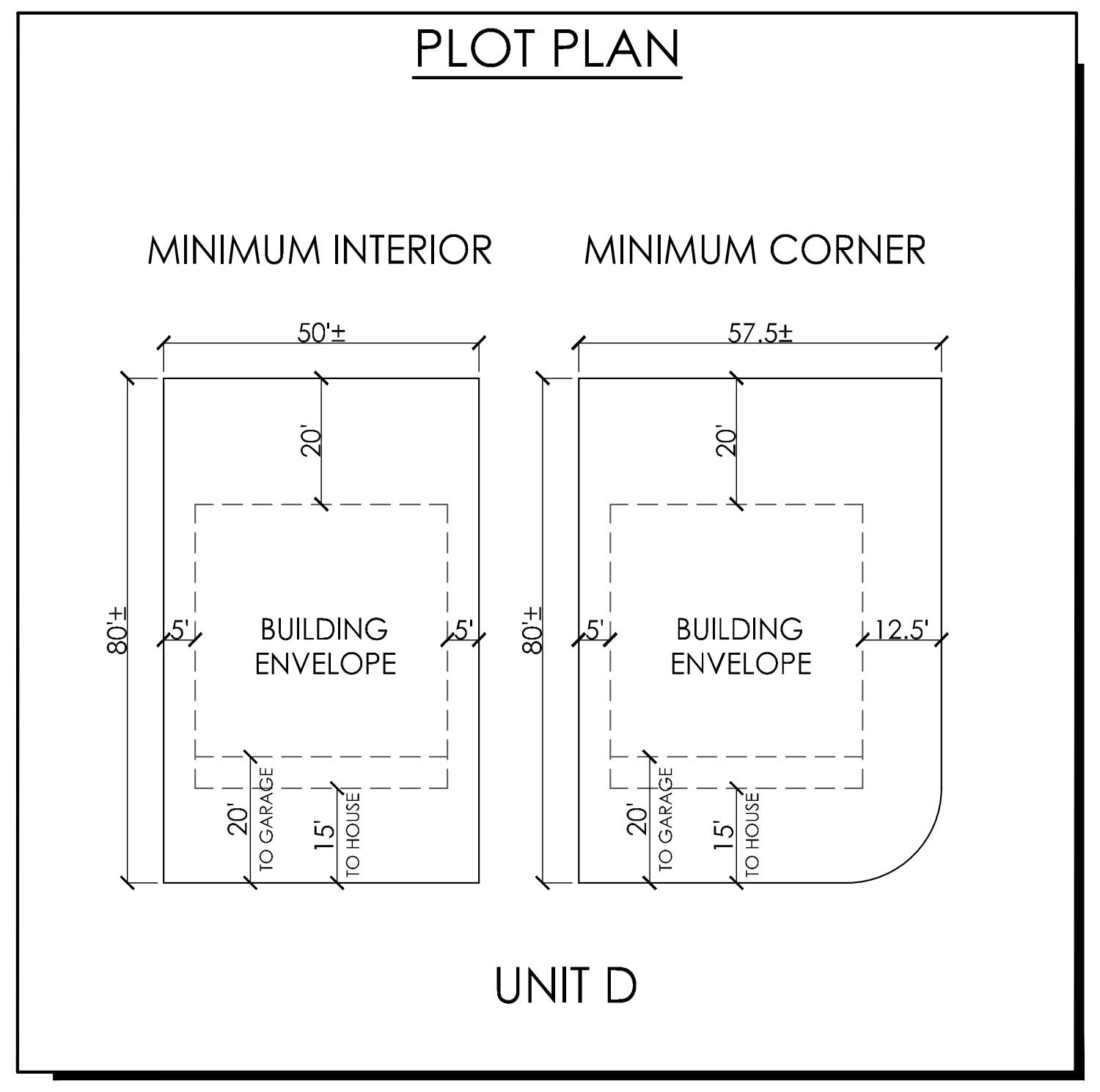
TOWN OF LOOMIS, CALIFORNIA

MAY 11, 2022

LEGEND

▬ ▬ ▬	PROPERTY LINE
▬ ▬ ▬	UNIT/LOT BOUNDARY
───	RIGHT-OF-WAY
───	LOT LINE
───	WALK
── ──	EXISTING EASEMENT BOUNDARY
✕	EXISTING STRUCTURE TO BE REMOVED
───	EXISTING WETLAND BOUNDARY
— — —	EXISTING 100-YEAR FLOODPLAIN
· · →	EXISTING DRAINAGE COURSE
— — —	PROPOSED PUBLIC UTILITY EASEMENT
— — —	PROPOSED GRADING BOUNDARY
- - - - -	PROPOSED 100-YEAR FLOODPLAIN
------------	PROPOSED 500-YEAR FLOODPLAIN
▬□▬□▬	PROPOSED SOUNDWALL
- - - - -	PROPOSED BUILDING ENVELOPE

PLOT PLAN


MINIMUM INTERIOR
MINIMUM CORNER
50'±
57.5±
20'
80'±
5'
5'
12.5'
BUILDING ENVELOPE
BUILDING ENVELOPE
20' TO GARAGE
15' TO HOUSE
UNIT D

SHEET INDEX

SHEET #	DESCRIPTION
SHEETS 1-4:	TENTATIVE MAP
SHEETS 5-7:	GRADING & DRAINAGE PLAN
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SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT

SCHANZ ANDREAS/
SCHANZ HOLLY
043-030-014
UNIT D
(18) 60'x105' (TYP.)
8.0 ± AC. (G)
4.8 ± AC. (N)
DAY ROSE M (TE)
043-050-001
FIRST CONGREGATIONAL
CHURCH OF LOOMIS
043-080-049
EXISTING 15' WIDE PIPELINE EASEMENT TO PLACER COUNTY WATER AGENCY PER BOOK 3814, PG&E PAGE 108 (EXCEPTION 21) - TO BE ABANDONED.
EXISTING 15' WIDE PIPELINE EASEMENT TO PLACER COUNTY WATER AGENCY PER BOOK 3814, PG&E PAGE 103 (EXCEPTION 20) - TO BE ABANDONED.
LOT MM
LANDSCAPE LOT
0.2 ± AC.(N)
POLE TO BE RELOCATED (TYP.)
G
LOT L
LANDSCAPE LOT
0.1 ± AC.(N)
EXISTING EDGE OF PAVEMENT
KING ROAD
BOYINGTON ROAD
D
9
10,978 SF
10
7,511 SF
8
10,766 SF
7
8,702 SF
6
7,615 SF
5
7,599 SF
4
7,599 SF
3
7,499 SF
2
7,333 SF
1
18,352 SF
11
7,614 SF
12
7,444 SF
13
6,363 SF
14
10,502 SF
15
12,032 SF
16
8,341 SF
17
8,823 SF
18
8,412 SF
STREET 11
STREET 12
1,951 SF
T=138'
R=250'
T=23'
T=207'
T=202'
R=50'
12.5' PUE (TYP.)
W.Q.
BASIN #5
LOT O
OPEN SPACE
BASIN
0.6 ± AC.(N)
BOLLARDS
20' DRAINAGE EASEMENT
W.Q.
BASIN #6
LOT P
OPEN SPACE
BASIN
0.7 ± AC.(N)
WETLAND
LOT M
LANDSCAPE LOT
0.04± AC.(N)
LOT Z
BOYINGTON ROAD
RESERVATION
1.6 ± AC.(N)
SOUNDWALL (TYP.)
WETLAND
LOT Y
BOYINGTON ROAD
RESERVATION
0.3 ± AC.(N)
WETLAND
LOT N
OPEN SPACE
BASIN
0.7 ± AC.(N)
W.Q.
BASIN #4
39
7,426 SF
49
3,876 SF
50
5,063 SF
SEE SHEET 3
BD
BE
BF
BG
BH
BI
BJ
BK
BL
BM
BN
BO
BP
INTERSTATE - 80
NORTH
0
40
80
160

SHEET 4 OF 17

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

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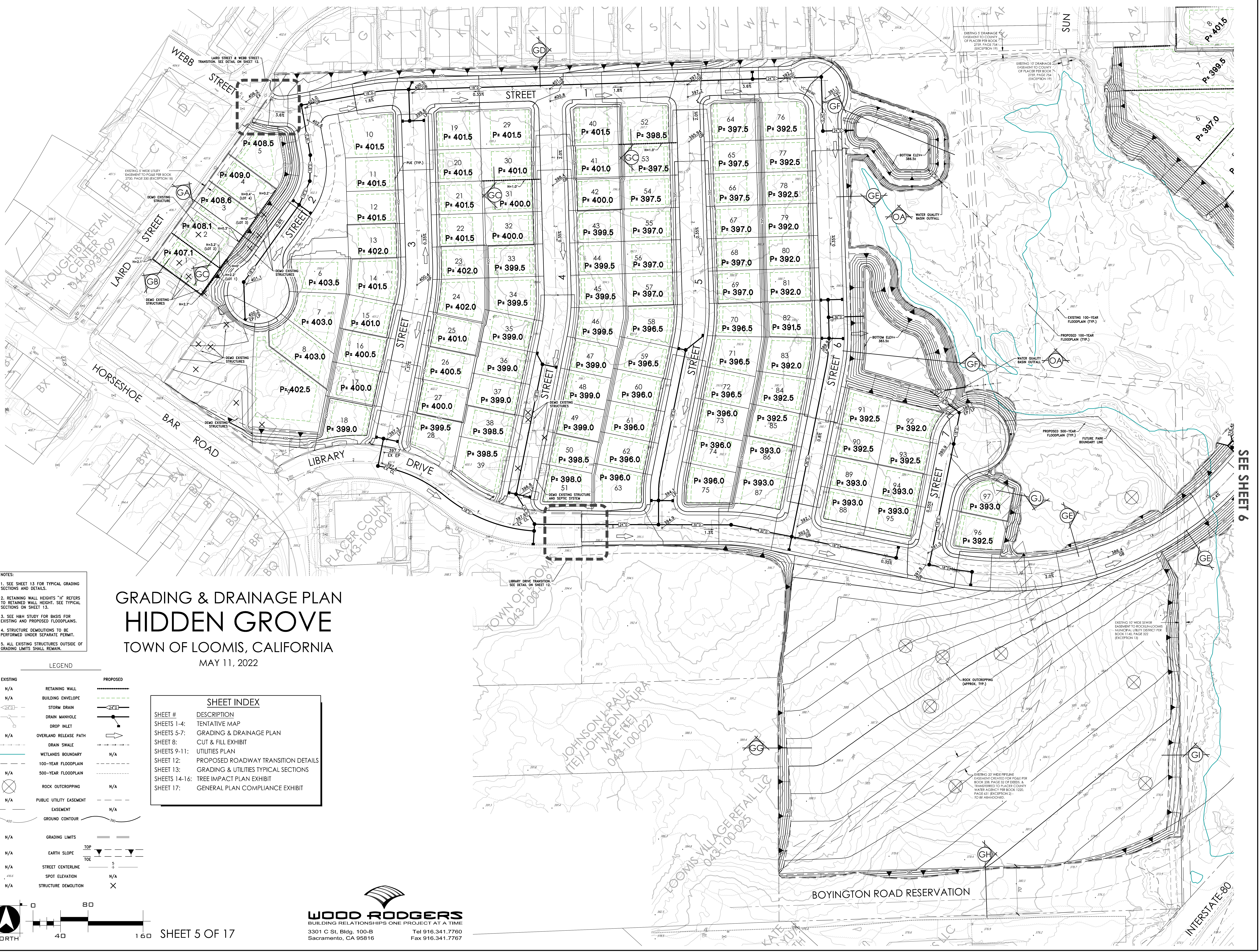
WEBB STREET
LAIRD STREET
HORSESHOE BAR ROAD
LIBRARY DRIVE
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
SUN
HOUGHTBY RETAIL CENTER 044-093-009
PLACER COUNTY 043-100-001
TOWN OF LOOMIS 043-100-029
JOHNSON J PAUL (TE) JOHNSON LAURA MAE (TE) 043-100-027
LOOMIS VILLAGE RETAIL LLC 043-100-025
BOYINGTON ROAD RESERVATION
INTERSTATE 80
SEE SHEET 6
LAIRD STREET & WEBB STREET TRANSITION. SEE DETAIL ON SHEET 12.
LIBRARY DRIVE TRANSITION. SEE DETAIL ON SHEET 12.
DEMO EXISTING STRUCTURES
DEMO EXISTING STRUCTURE AND SEPTIC SYSTEM
WATER QUALITY BASIN OUTFALL
EXISTING 100-YEAR FLOODPLAIN (TYP.)
PROPOSED 100-YEAR FLOODPLAIN (TYP.)
PROPOSED 500-YEAR FLOODPLAIN (TYP.)
FUTURE PARK BOUNDARY LINE
ROCK OUTCROPPING (APPROX. TYP.)
BOTTOM ELEV= 386.5±
BOTTOM ELEV= 383.5±
5 P= 408.5
4 P= 409.0
3 P= 408.6
2 P= 408.1
1 P= 407.1
6 P= 403.5
7 P= 403.0
8 P= 403.0
P= 402.5
10 P= 401.5
11 P= 401.5
12 P= 401.5
13 P= 402.0
14 P= 401.5
15 P= 401.0
16 P= 400.5
17 P= 400.0
18 P= 399.0
19 P= 401.5
20 P= 401.5
21 P= 401.5
22 P= 401.5
23 P= 402.0
24 P= 402.0
25 P= 401.0
26 P= 400.5
27 P= 400.0
28 P= 399.5
29 P= 401.5
30 P= 401.0
31 P= 400.0
32 P= 400.0
33 P= 399.5
34 P= 399.5
35 P= 399.0
36 P= 399.0
37 P= 399.0
38 P= 398.5
39 P= 398.5
40 P= 401.5
41 P= 401.0
42 P= 400.0
43 P= 399.5
44 P= 399.5
45 P= 399.5
46 P= 399.5
47 P= 399.0
48 P= 399.0
49 P= 399.0
50 P= 398.5
51 P= 398.0
52 P= 398.5
53 P= 397.5
54 P= 397.5
55 P= 397.0
56 P= 397.0
57 P= 397.0
58 P= 396.5
59 P= 396.5
60 P= 396.0
61 P= 396.0
62 P= 396.0
63 P= 396.0
64 P= 397.5
65 P= 397.5
66 P= 397.5
67 P= 397.0
68 P= 397.0
69 P= 397.0
70 P= 396.5
71 P= 396.5
72 P= 396.5
73 P= 396.0
74 P= 396.0
75 P= 396.0
76 P= 392.5
77 P= 392.5
78 P= 392.5
79 P= 392.0
80 P= 392.0
81 P= 392.0
82 P= 391.5
83 P= 392.0
84 P= 392.5
85 P= 392.5
86 P= 393.0
87 P= 393.0
88 P= 393.0
89 P= 393.0
90 P= 392.5
91 P= 392.5
92 P= 392.0
93 P= 392.5
94 P= 393.0
95 P= 393.0
96 P= 392.5
97 P= 393.0
8 P= 401.5
7 P= 399.5
6 P= 397.0
GA
GB
GC
GD
GE
GF
GG
GH
GI
GJ
OA

NOTES:

1. SEE SHEET 13 FOR TYPICAL GRADING SECTIONS AND DETAILS.

2. RETAINING WALL HEIGHTS "H" REFERS TO RETAINED WALL HEIGHT. SEE TYPICAL SECTIONS ON SHEET 13.

3. SEE H&H STUDY FOR BASIS FOR EXISTING AND PROPOSED FLOODPLAINS.

4. STRUCTURE DEMOLITIONS TO BE PERFORMED UNDER SEPARATE PERMIT.

5. ALL EXISTING STRUCTURES OUTSIDE OF GRADING LIMITS SHALL REMAIN.

GRADING & DRAINAGE PLAN
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022

LEGEND

EXISTING		PROPOSED
N/A	RETAINING WALL	•••••••••
N/A	BUILDING ENVELOPE	– – – –
— 24"D —	STORM DRAIN	— 24"D —
— ○ —	DRAIN MANHOLE	— ● —
□	DROP INLET	■
N/A	OVERLAND RELEASE PATH	⇨
→···→···→	DRAIN SWALE	→···→···→
——	WETLANDS BOUNDARY	N/A
— — —	100-YEAR FLOODPLAIN	– – – –
N/A	500-YEAR FLOODPLAIN	- - - - -
⊗	ROCK OUTCROPPING	N/A
N/A	PUBLIC UTILITY EASEMENT	— — —
—— ——	EASEMENT	N/A
400	GROUND CONTOUR	390
N/A	GRADING LIMITS	▬ ▬
N/A	EARTH SLOPE	TOP ▼ TOE
N/A	STREET CENTERLINE	5 +
416.6	SPOT ELEVATION	N/A
N/A	STRUCTURE DEMOLITION	✕

NORTH

0 40 80 160

SHEET 5 OF 17

SHEET INDEX

SHEET #	DESCRIPTION
SHEETS 1-4:	TENTATIVE MAP
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GRADING & DRAINAGE PLAN
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022

SUN KNOLL DRIVE
DAY AVENUE
DAVID AVENUE
STREET 8
STREET 9
STREET 6
STREET 7
LIBRARY DRIVE
STREET 10
BOYINGTON ROAD RESERVATION
INTERSTATE-80
SEE SHEET 5
SEE SHEET 7
DAY AVENUE & STREET 8 TRANSITION - SEE DETAIL ON SHEET 12.
EXISTING 5' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
EXISTING 10' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
EXISTING 10' WIDE SEWER EASEMENT TO ROCKLIN-LOOMIS MUNICIPAL UTILITY DISTRICT PER BOOK 1140, PAGE 322 (EXCEPTION 13)
EXISTING 20' WIDE PIPELINE EASEMENT TO PG&E PER BOOK 208, PAGE 32 OF DEEDS, & TO PLACER COUNTY WATER AGENCY PER BOOK 1220, PAGE 631 (EXCEPTION 2)
PROPOSED 100-YEAR FLOODPLAIN (TYP.)
EXISTING 100-YEAR FLOODPLAIN (TYP.)
PROPOSED 500-YEAR FLOODPLAIN (TYP.)
FUTURE PARK BOUNDARY LINE
BOTTOM ELEV= 386.5±
BOTTOM ELEV= 383.5±
BOTTOM ELEV= 378±
67 LF OF 10'x2' BOX CULVERT
ROCK OUTCROPPING (APPROX. TYP.)
WATER QUALITY BASIN OUTFALL
CONNECT TO EXISTING 18" DRAIN OUTFALL PIPE
EXISTING 30" CULVERT
EXISTING DITCH
GB GC GF GJ GK GL GM GN GO OA OB UC
P= 405.0
P= 405.5
P= 404.0
P= 401.5
P= 403.5
P= 402.0
P= 399.5
P= 397.0
P= 403.0
P= 402.0
P= 401.0
P= 399.5
P= 398.5
P= 397.5
P= 394.5
P= 392.0
P= 389.5
P= 388.5
P= 387.0
P= 390.5
P= 388.5
P= 388.0
P= 390.0
P= 391.0
P= 391.5
P= 392.0
P= 396.0
P= 400.0
P= 398.5
P= 397.0
P= 396.5
P= 396.0
P= 396.5
P= 396.5
P= 392.5
P= 393.0
P= 393.5
P= 386.5
P= 387.0
P= 387.5
P= 388.0
P= 388.5
P= 389.0
P= 389.5
P= 390.0
P= 390.5
P= 391.0
P= 392.0
P= 393.0
P= 393.5
P= 394.5
P= 394.5
P= 394.0
P= 387.0
P= 388.5
P= 389.0
P= 389.5
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P= 390.5
P= 391.5
P= 392.0
P= 392.5
P= 393.0
P= 393.5
P= 394.0
P= 394.0
P= 388.0
P= 388.5
P= 389.0
P= 389.5
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P= 391.0
P= 391.5
P= 392.0
P= 392.5
P= 393.0
P= 393.5
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P= 394.0
P= 394.0
P= 394.0
P= 393.5
P= 393.5
P= 393.0
P= 392.5
P= 392.0
P= 392.0
NORTH
0
40
80
160

SHEET 6 OF 17

SHEET INDEX

SHEET #	DESCRIPTION
SHEETS 1-4:	TENTATIVE MAP
SHEETS 5-7:	GRADING & DRAINAGE PLAN
SHEET 8:	CUT & FILL EXHIBIT
SHEETS 9-11:	UTILITIES PLAN
SHEET 12:	PROPOSED ROADWAY TRANSITION DETAILS
SHEET 13:	GRADING & UTILITIES TYPICAL SECTIONS
SHEETS 14-16:	TREE IMPACT PLAN EXHIBIT
SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT

NOTES:

1. SEE SHEET 13 FOR TYPICAL GRADING SECTIONS AND DETAILS.
2. RETAINING WALL HEIGHTS "H" REFERS TO RETAINED WALL HEIGHT. SEE TYPICAL SECTIONS ON SHEET 13.
3. SEE H&H STUDY FOR BASIS FOR EXISTING AND PROPOSED FLOODPLAINS.

LEGEND

EXISTING		PROPOSED
N/A	RETAINING WALL	••••••••
N/A	BUILDING ENVELOPE	– – – –
24"D	STORM DRAIN	24"D
	DRAIN MANHOLE	●
□	DROP INLET	■
N/A	OVERLAND RELEASE PATH	⇨
→···→···→	DRAIN SWALE	→···→···→
——	WETLANDS BOUNDARY	N/A
— — —	100-YEAR FLOODPLAIN	– – – –
N/A	500-YEAR FLOODPLAIN	- - - - -
⊗	ROCK OUTCROPPING	N/A
N/A	PUBLIC UTILITY EASEMENT	— — —
—— ——	EASEMENT	N/A
400	GROUND CONTOUR	390
N/A	GRADING LIMITS	▬ ▬
N/A	EARTH SLOPE	TOP ▼ TOE
N/A	STREET CENTERLINE	5 +
416.6	SPOT ELEVATION	N/A

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GRADING & DRAINAGE PLAN
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022

NOTES:

1. SEE SHEET 13 FOR TYPICAL GRADING SECTIONS AND DETAILS.

2. RETAINING WALL HEIGHTS "H" REFERS TO RETAINED WALL HEIGHT. SEE TYPICAL SECTIONS ON SHEET 13.

3. SEE H&H STUDY FOR BASIS FOR EXISTING AND PROPOSED FLOODPLAINS.

LEGEND

EXISTING		PROPOSED
N/A	RETAINING WALL	●●●●●●●●
N/A	BUILDING ENVELOPE	– – – –
— 24"D —	STORM DRAIN	— 24"D —
— ○ —	DRAIN MANHOLE	—●—
□	DROP INLET	■
N/A	OVERLAND RELEASE PATH	⇨
→···→···→	DRAIN SWALE	→···→···→
—	WETLANDS BOUNDARY	N/A
— — —	100-YEAR FLOODPLAIN	– – – –
N/A	500-YEAR FLOODPLAIN	- - - - - -
⊗	ROCK OUTCROPPING	N/A
N/A	PUBLIC UTILITY EASEMENT	— — — —
—— ——	EASEMENT	N/A
400	GROUND CONTOUR	390
N/A	GRADING LIMITS	▬ ▬
N/A	EARTH SLOPE	TOP ▼ — — ▼ TOE
N/A	STREET CENTERLINE	— 5 —
× 416.6	SPOT ELEVATION	N/A

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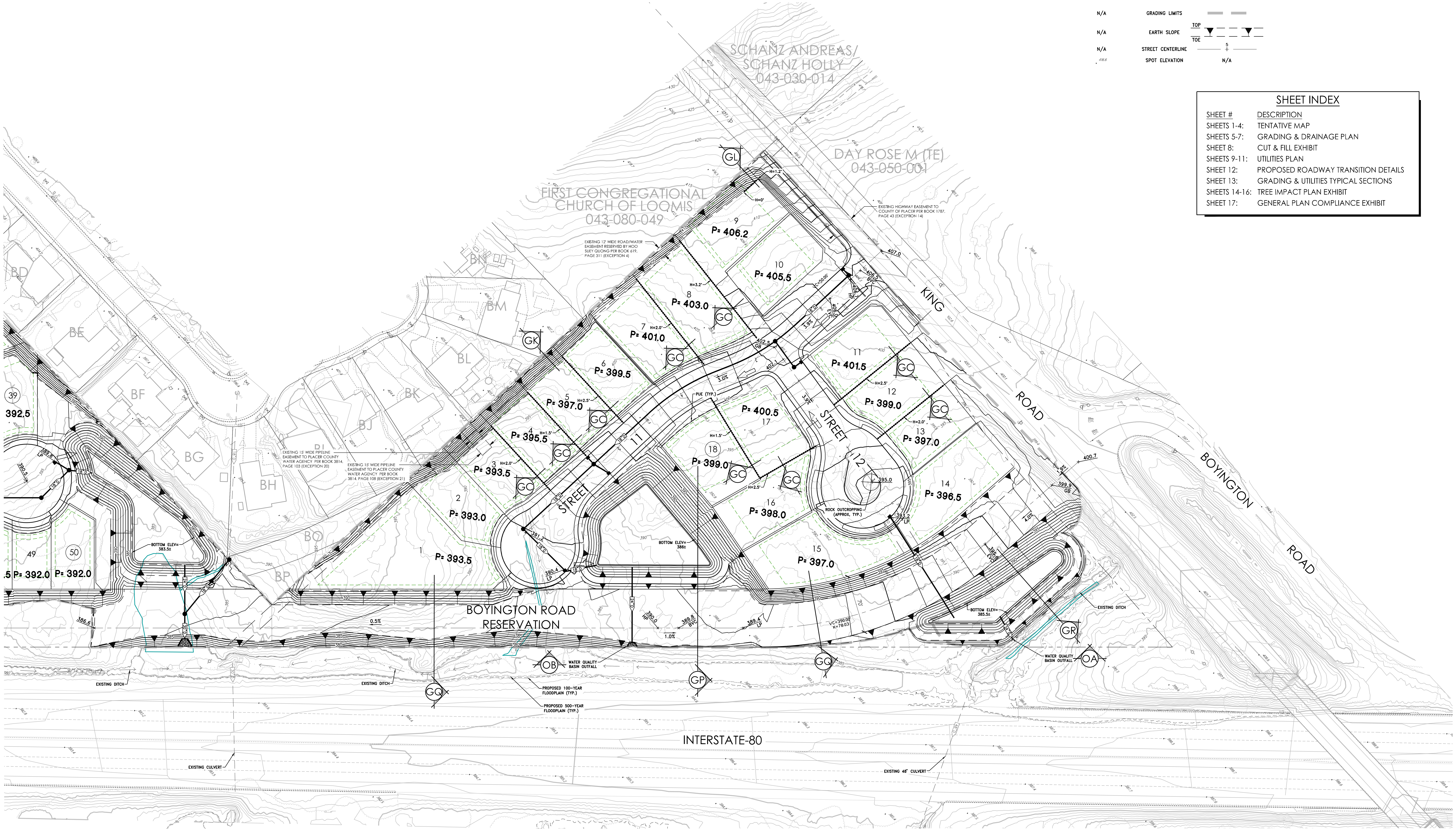
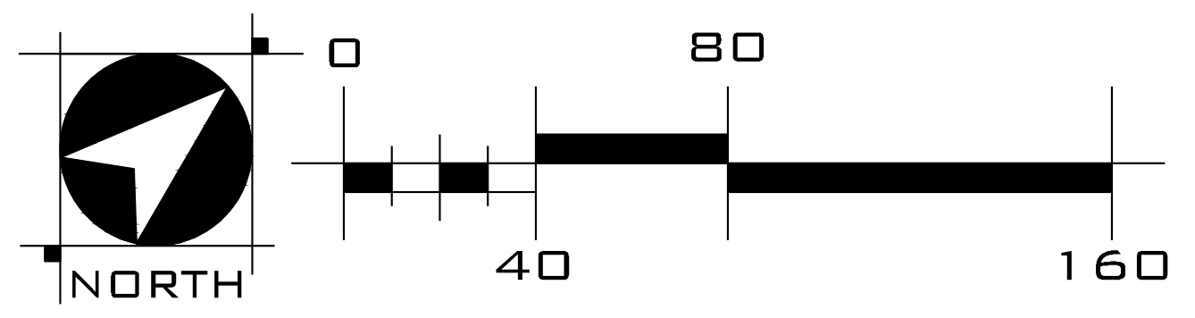

SCHANZ ANDREAS/
SCHANZ HOLLY
043-030-014
DAY ROSE M (TE)
043-050-001
FIRST CONGREGATIONAL
CHURCH OF LOOMIS
043-080-049
EXISTING 12' WIDE ROAD/WATER EASEMENT RESERVED BY HOO SUEY QUONG PER BOOK 619, PAGE 311 (EXCEPTION 4)
EXISTING HIGHWAY EASEMENT TO COUNTY OF PLACER PER BOOK 1787, PAGE 43 (EXCEPTION 14)
EXISTING 15' WIDE PIPELINE EASEMENT TO PLACER COUNTY WATER AGENCY PER BOOK 3814, PAGE 103 (EXCEPTION 20)
EXISTING 15' WIDE PIPELINE EASEMENT TO PLACER COUNTY WATER AGENCY PER BOOK 3814, PAGE 108 (EXCEPTION 21)
SEE SHEET 6
KING ROAD
BOYINGTON ROAD
BOYINGTON ROAD RESERVATION
INTERSTATE-80
STREET 11
STREET 12
BD
BE
BF
BG
BH
BI
BJ
BK
BL
BM
BN
BO
BP
39
392.5
49
P= 392.0
50
P= 392.0
1
P= 393.5
2
P= 393.0
3
P= 393.5
4
P= 395.5
5
P= 397.0
6
P= 399.5
7
P= 401.0
8
P= 403.0
9
P= 406.2
10
P= 405.5
11
P= 401.5
12
P= 399.0
13
P= 397.0
14
P= 396.5
15
P= 397.0
16
P= 398.0
17
P= 400.5
18
P= 399.0
H=1.2'
H=0'
H=3.2'
H=2.0'
H=2.5'
H=1.5'
GC
GK
GL
GP
GQ
GR
OA
OB
407.0
406.5 BVC
402.5 GB
400.7
399.9 GB
395.0
393.2 LP
391.2 LP
390.4 LP
390.0 HP
389.8 BVC
389.4 LP
386.6
385.5±
3.0%
3.9%
4.0%
0.5%
1.0%
PUE (TYP.)
VC=390.00' K=78.03
ROCK OUTCROPPING (APPROX. TYP.)
BOTTOM ELEV= 383.5±
BOTTOM ELEV= 386±
BOTTOM ELEV= 385.5±
WATER QUALITY BASIN OUTFALL
EXISTING DITCH
EXISTING CULVERT
EXISTING 48" CULVERT
PROPOSED 100-YEAR FLOODPLAIN (TYP.)
PROPOSED 500-YEAR FLOODPLAIN (TYP.)


0
80
40
160
NORTH

SHEET 7 OF 17

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SHEET 7 OF 17

GRADING & DRAINAGE PLAN - HIDDEN GROVE

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CUT & FILL MAP
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022

NOTES:

1. SEE SHEETS 5 THROUGH 7 FOR GRADING PLAN.

2. NEGATIVE VALUES INDICATE FEET OF CUT. POSITIVE VALUES INDICATE FEET OF FILL.

LEGEND

EXISTING		PROPOSED
〰	GROUND CONTOUR	〰
N/A	GRADING LIMITS	— —
N/A	CUT/FILL DEPTH	⁴⁰

EARTHWORK SUMMARY

UNIT	2D GRADING AREA (SF)	CUT (CY)	FILL (CY)	NET (CY)
A	969,277	51,126	42,174	8,951 (CUT)
B & C	777,506	55,345	44,699	10,647 (CUT)
D	337,875	10,552	25,331	14,780 (FILL)
TOTAL	2,084,658	117,023	112,204	4,819 (CUT)

SHEET INDEX

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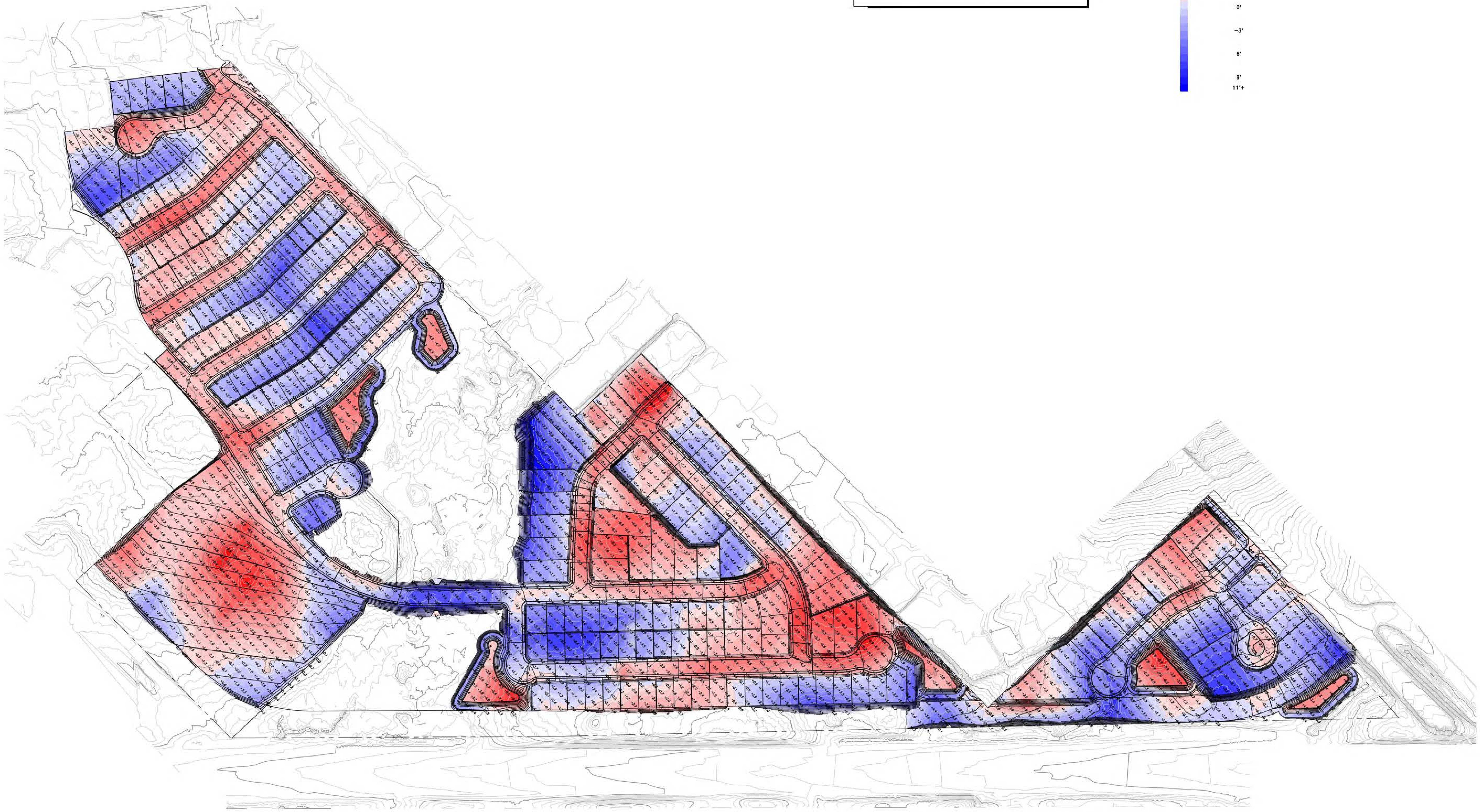
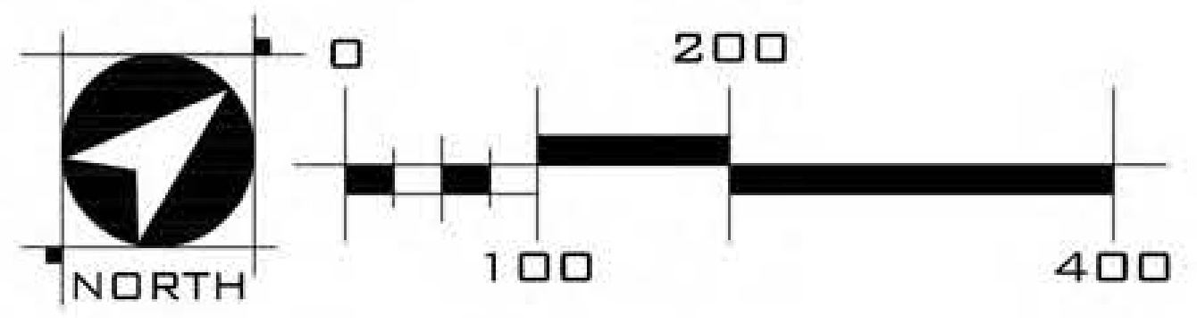
SHEETS 14-16:	TREE IMPACT PLAN EXHIBIT
SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT

HEAT MAP LEGEND

COLOR	CUT/FILL DEPTH
🟥	-12'
🟥	-9'
🟥	-6'
🟥	-3'
⬜	0'
🟦	-3'
🟦	6'
🟦	9'
🟦	11'+





SHEET 8 OF 17

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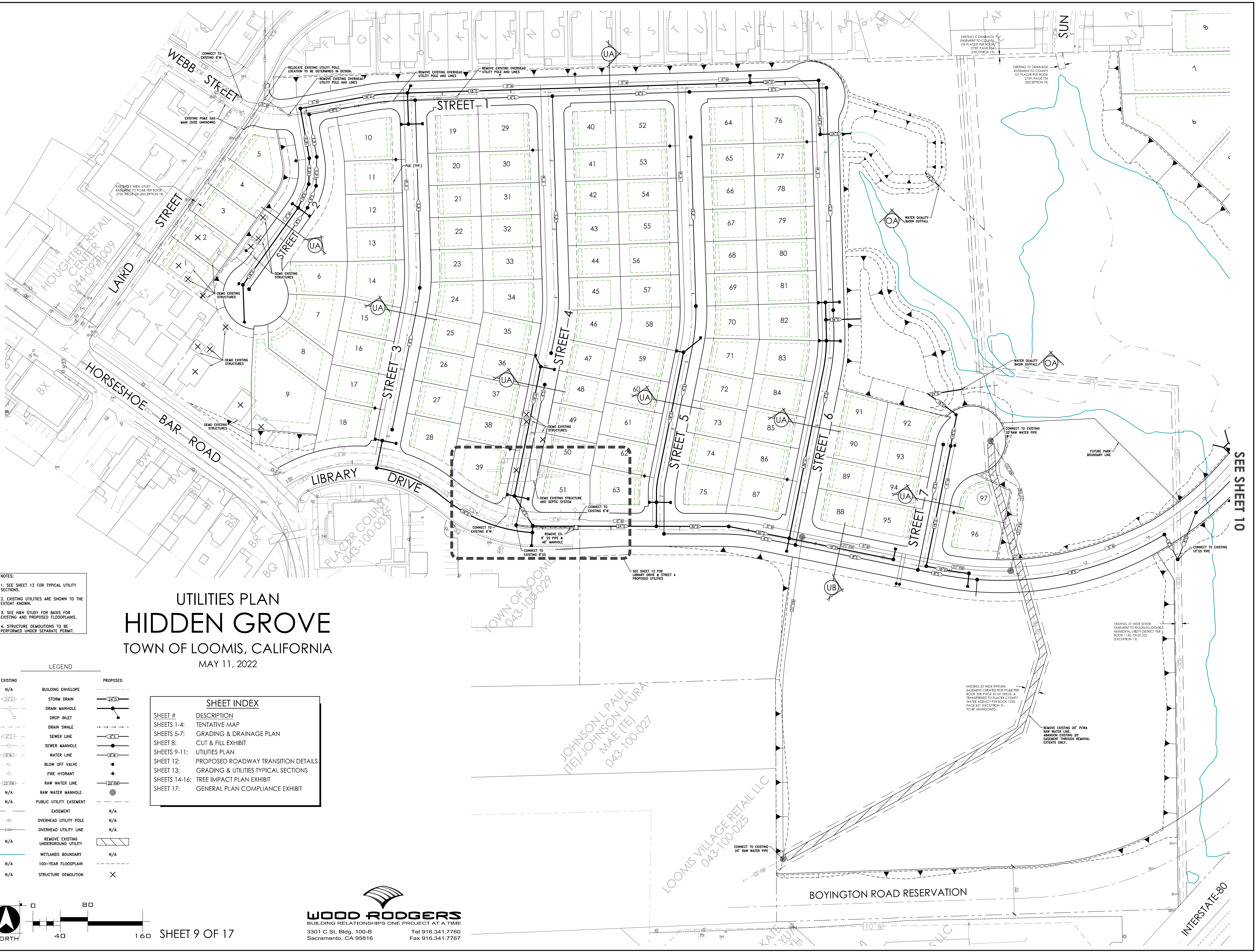
WEBB STREET
LAIRD STREET
HORSESHOE BAR ROAD
LIBRARY DRIVE
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
SUN
BOYINGTON ROAD RESERVATION
INTERSTATE-80
SEE SHEET 10
HOUGHTBY RETAIL CENTER 044-093-009
PLACER COUNTY 043-100-001
TOWN OF LOOMIS 043-100-029
JOHNSON L PAUL (TE)/JOHNSON LAURA MAE (TE) 043-100-027
LOOMIS VILLAGE RETAIL LLC 043-100-025
CONNECT TO EXISTING 6"W
RELOCATE EXISTING UTILITY POLE. LOCATION TO BE DETERMINED IN DESIGN.
REMOVE EXISTING OVERHEAD UTILITY POLE AND LINES
EXISTING PG&E GAS MAIN (SIZE UNKNOWN)
EXISTING 5' WIDE UTILITY EASEMENT TO PG&E PER BOOK 2730, PAGE 330 (EXCEPTION 18)
DEMO EXISTING STRUCTURES
PUE (TYP.)
DEMO EXISTING STRUCTURE AND SEPTIC SYSTEM
CONNECT TO EXISTING 6"W
REMOVE EX. 6" SS PIPE & 48" MANHOLE
CONNECT TO EXISTING 6"SS
SEE SHEET 12 FOR LIBRARY DRIVE & STREET 4 PROPOSED UTILITIES
EXISTING 5' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
EXISTING 10' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
WATER QUALITY BASIN OUTFALL
CONNECT TO EXISTING 20" RAW WATER PIPE
FUTURE PARK BOUNDARY LINE
CONNECT TO EXISTING 10"SS PIPE
EXISTING 10' WIDE SEWER EASEMENT TO ROCKLIN-LOOMIS MUNICIPAL UTILITY DISTRICT PER BOOK 1140, PAGE 322 (EXCEPTION 13)
EXISTING 20' WIDE PIPELINE EASEMENT CREATED FOR PG&E PER BOOK 208, PAGE 32 OF DEEDS, & TRANSFERRED TO PLACER COUNTY WATER AGENCY PER BOOK 1220, PAGE 631 (EXCEPTION 2) - TO BE ABANDONED.
REMOVE EXISTING 20" PCWA RAW WATER LINE. ABANDON EXISTING 20' EASEMENT THROUGH REMOVAL EXTENTS ONLY.
CONNECT TO EXISTING 20" RAW WATER PIPE
UA
UB
OA
24"D
18"D
30"D
8"W
6"W
6"S
8"S
10"S
20"RW
NORTH
0
40
80
160

NOTES:

1. SEE SHEET 13 FOR TYPICAL UTILITY SECTIONS.

2. EXISTING UTILITIES ARE SHOWN TO THE EXTENT KNOWN.

3. SEE H&H STUDY FOR BASIS FOR EXISTING AND PROPOSED FLOODPLAINS.

4. STRUCTURE DEMOLITIONS TO BE PERFORMED UNDER SEPARATE PERMIT.

UTILITIES PLAN

HIDDEN GROVE

TOWN OF LOOMIS, CALIFORNIA

MAY 11, 2022

LEGEND

EXISTING		PROPOSED
N/A	BUILDING ENVELOPE	- - - - - - -
24"D	STORM DRAIN	24"D
	DRAIN MANHOLE	●
	DROP INLET	■
→···→→···→	DRAIN SWALE	→···→→···→
6"S	SEWER LINE	6"S
○	SEWER MANHOLE	●
8"W	WATER LINE	8"W
○	BLOW OFF VALVE	●
○	FIRE HYDRANT	●
20"RW	RAW WATER LINE	20"RW
N/A	RAW WATER MANHOLE	◎
N/A	PUBLIC UTILITY EASEMENT	— — — —
——— ———	EASEMENT	N/A
○	OVERHEAD UTILITY POLE	N/A
E(OH)	OVERHEAD UTILITY LINE	N/A
N/A	REMOVE EXISTING UNDERGROUND UTILITY	▨
—	WETLANDS BOUNDARY	N/A
N/A	100-YEAR FLOODPLAIN	- - - - - - -
N/A	STRUCTURE DEMOLITION	×

SHEET INDEX

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SHEETS 1-4:	TENTATIVE MAP
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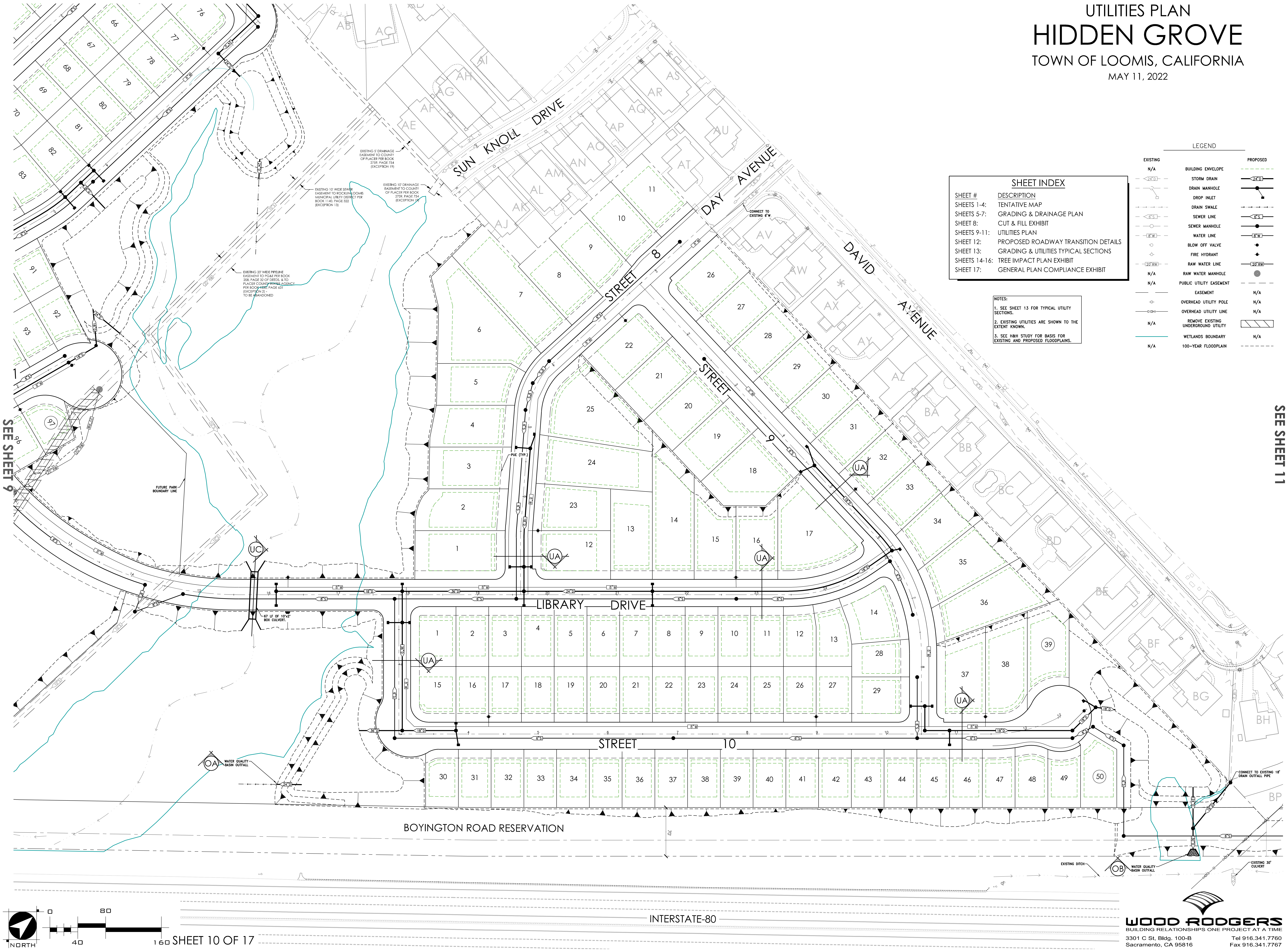
UTILITIES PLAN

HIDDEN GROVE

TOWN OF LOOMIS, CALIFORNIA

MAY 11, 2022



SUN KNOLL DRIVE
DAY AVENUE
DAVID AVENUE
STREET 8
STREET 9
LIBRARY DRIVE
STREET 10
BOYINGTON ROAD RESERVATION
INTERSTATE-80
SEE SHEET 9
SEE SHEET 11
EXISTING 5' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
EXISTING 10' WIDE SEWER EASEMENT TO ROCKLIN-LOOMIS MUNICIPAL UTILITY DISTRICT PER BOOK 1140, PAGE 322 (EXCEPTION 13)
EXISTING 10' DRAINAGE EASEMENT TO COUNTY OF PLACER PER BOOK 2759, PAGE 754 (EXCEPTION 19)
EXISTING 20' WIDE PIPELINE EASEMENT TO PG&E PER BOOK 208, PAGE 32 OF DEEDS, & TO PLACER COUNTY WATER AGENCY PER BOOK 1220, PAGE 631 (EXCEPTION 2) - TO BE ABANDONED
CONNECT TO EXISTING 6"W
FUTURE PARK BOUNDARY LINE
PUE (TYP.)
67 LF OF 10'x2' BOX CULVERT
WATER QUALITY BASIN OUTFALL
CONNECT TO EXISTING 18" DRAIN OUTFALL PIPE
EXISTING DITCH
EXISTING 30" CULVERT
UA
UC
OA
OB
NORTH
0
40
80
160

SHEET 10 OF 17

SHEET INDEX

SHEET #	DESCRIPTION
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NOTES:

1. SEE SHEET 13 FOR TYPICAL UTILITY SECTIONS.
2. EXISTING UTILITIES ARE SHOWN TO THE EXTENT KNOWN.
3. SEE H&H STUDY FOR BASIS FOR EXISTING AND PROPOSED FLOODPLAINS.

LEGEND

EXISTING		PROPOSED
N/A	BUILDING ENVELOPE	- - - -
24"D	STORM DRAIN	24"D
	DRAIN MANHOLE	●
□	DROP INLET	■
→···→···→	DRAIN SWALE	→···→···→
6"S	SEWER LINE	6"S
○	SEWER MANHOLE	●
8"W	WATER LINE	8"W
○	BLOW OFF VALVE	●
○	FIRE HYDRANT	●
20"RW	RAW WATER LINE	20"RW
N/A	RAW WATER MANHOLE	◎
N/A	PUBLIC UTILITY EASEMENT	— — —
— —	EASEMENT	N/A
○	OVERHEAD UTILITY POLE	N/A
E(OH)	OVERHEAD UTILITY LINE	N/A
N/A	REMOVE EXISTING UNDERGROUND UTILITY	▨
—	WETLANDS BOUNDARY	N/A
N/A	100-YEAR FLOODPLAIN	- - - -

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UTILITIES PLAN

HIDDEN GROVE

TOWN OF LOOMIS, CALIFORNIA

MAY 11, 2022

NOTES:

1. SEE SHEET 13 FOR TYPICAL UTILITY SECTIONS.

2. EXISTING UTILITIES ARE SHOWN TO THE EXTENT KNOWN.

3. SEE H&H STUDY FOR BASIS FOR EXISTING AND PROPOSED FLOODPLAINS.

LEGEND

EXISTING		PROPOSED
N/A	BUILDING ENVELOPE	- - - - -
24"D	STORM DRAIN	24"D
	DRAIN MANHOLE	●
□	DROP INLET	■
→···→···→	DRAIN SWALE	→···→···→
N/A 6"S	OVERLAND RELEASE PATH SEWER LINE	6"S
○	SEWER MANHOLE	●
8"W	WATER LINE	8"W
○	BLOW OFF VALVE	●
○	FIRE HYDRANT	●
20"RW	RAW WATER LINE	20"RW
N/A	RAW WATER MANHOLE	◎
N/A	PUBLIC UTILITY EASEMENT	— — —
— —	EASEMENT	N/A
○	OVERHEAD UTILITY POLE	N/A
E(OH)	OVERHEAD UTILITY LINE	N/A
N/A	REMOVE EXISTING UNDERGROUND UTILITY	▨
—	WETLANDS BOUNDARY	N/A
N/A	100–YEAR FLOODPLAIN	- - - - -

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SCHANZ ANDREAS/
SCHANZ HOLLY
043-030-014
DAY ROSE M (TE)
043-050-001
FIRST CONGREGATIONAL
CHURCH OF LOOMIS
043-080-049
CONNECT TO EXISTING 8"W
EXISTING HIGHWAY EASEMENT TO COUNTY OF PLACER PER BOOK 1787, PAGE 43 (EXCEPTION 14)
RELOCATE EXISTING OVERHEAD UTILITY POLE, VAULT, PANEL, & DROPS.
EXISTING 12' WIDE ROAD/WATER EASEMENT RESERVED BY HOO SUEY QUONG PER BOOK 619, PAGE 311 (EXCEPTION 4)
REMOVE EXISTING OVERHEAD UTILITY POLE & OVERHEAD LINE
EXISTING 8" WATER TO REMAIN
REMOVE EXISTING OVERHEAD UTILITY POLE & OVERHEAD LINE
REMOVE EXISTING 2" BOV. REMOVE AND CAP EX WATER LINE @ PL.
EXISTING 15' WIDE PIPELINE EASEMENT TO PLACER COUNTY WATER AGENCY PER BOOK 3814, PAGE 103 (EXCEPTION 20)
EXISTING 15' WIDE PIPELINE EASEMENT TO PLACER COUNTY WATER AGENCY PER BOOK 3814, PAGE 108 (EXCEPTION 21)
REMOVE EXISTING OVERHEAD UTILITY POLE & OVERHEAD LINE
EXISTING OVERHEAD UTILITY POLE TO REMAIN IN PLACE
EXISTING DITCH
EXISTING 30" CULVERT
EXISTING DITCH
WATER QUALITY BASIN OUTFALL
OB
WATER QUALITY BASIN OUTFALL
OA
EXISTING DITCH
EXISTING 48" CULVERT
PUE (TYP.)
UA
UA
KING ROAD
BOYINGTON ROAD
STREET 11
STREET 12
BOYINGTON ROAD RESERVATION
INTERSTATE-80
70'
SEE SHEET 10
BD
BE
BF
BG
BH
BI
BJ
BK
BL
BM
BN
BO
BP
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
39
49
50
8"W
12"W
8"FM
18"D
24"D
30"D
48"D
6"S
E(OH)
NORTH
0
40
80
160

SHEET 11 OF 17

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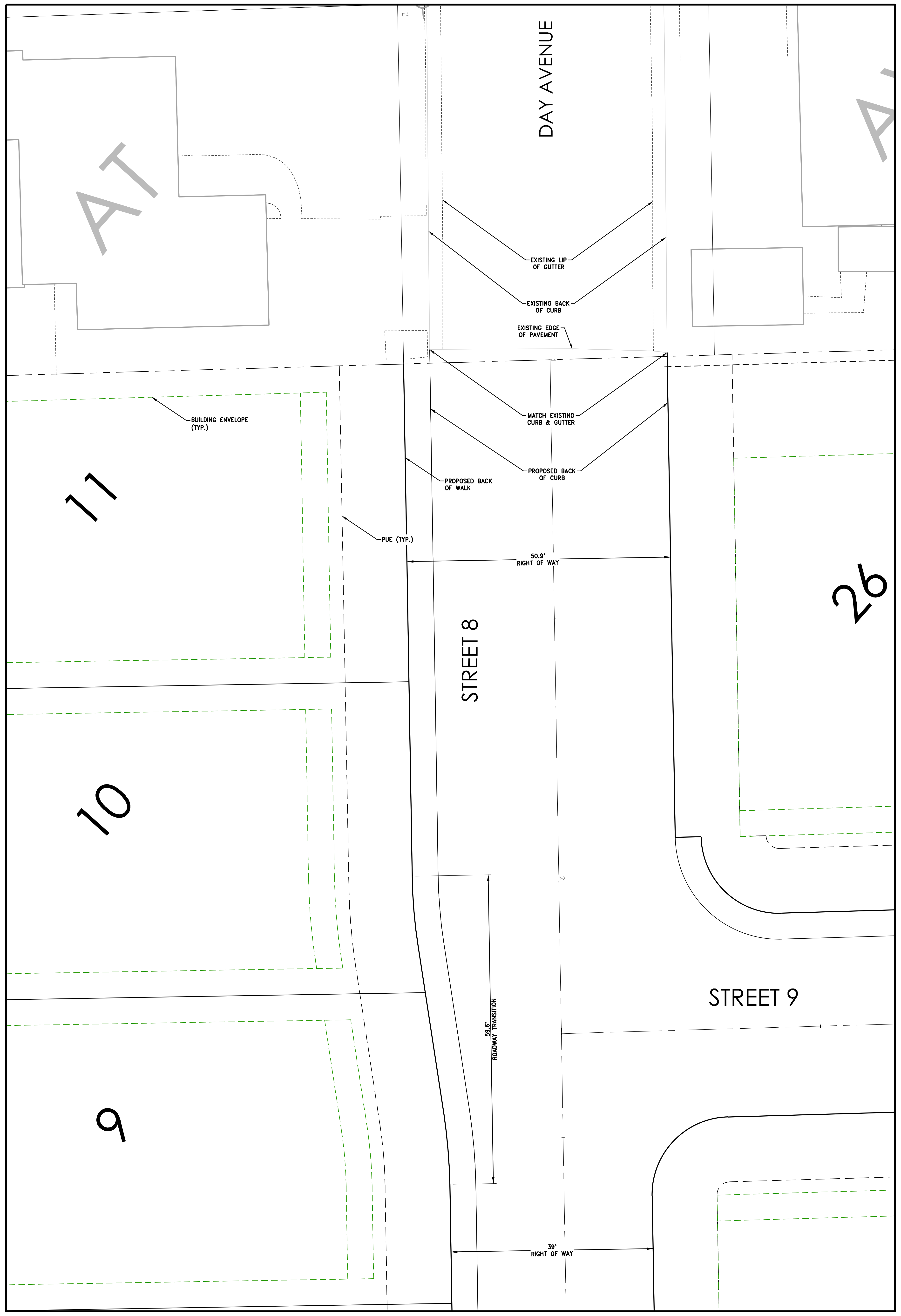
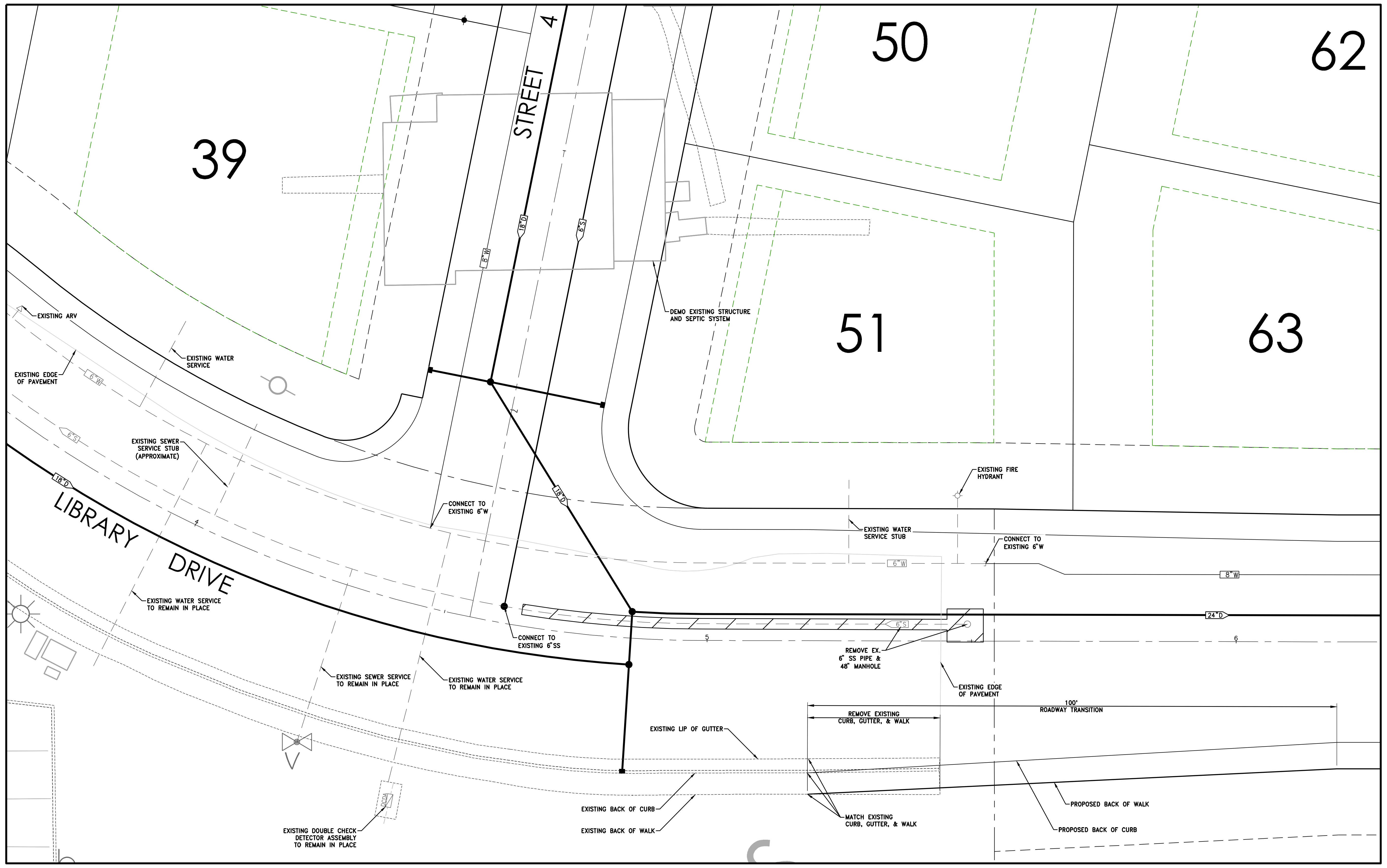
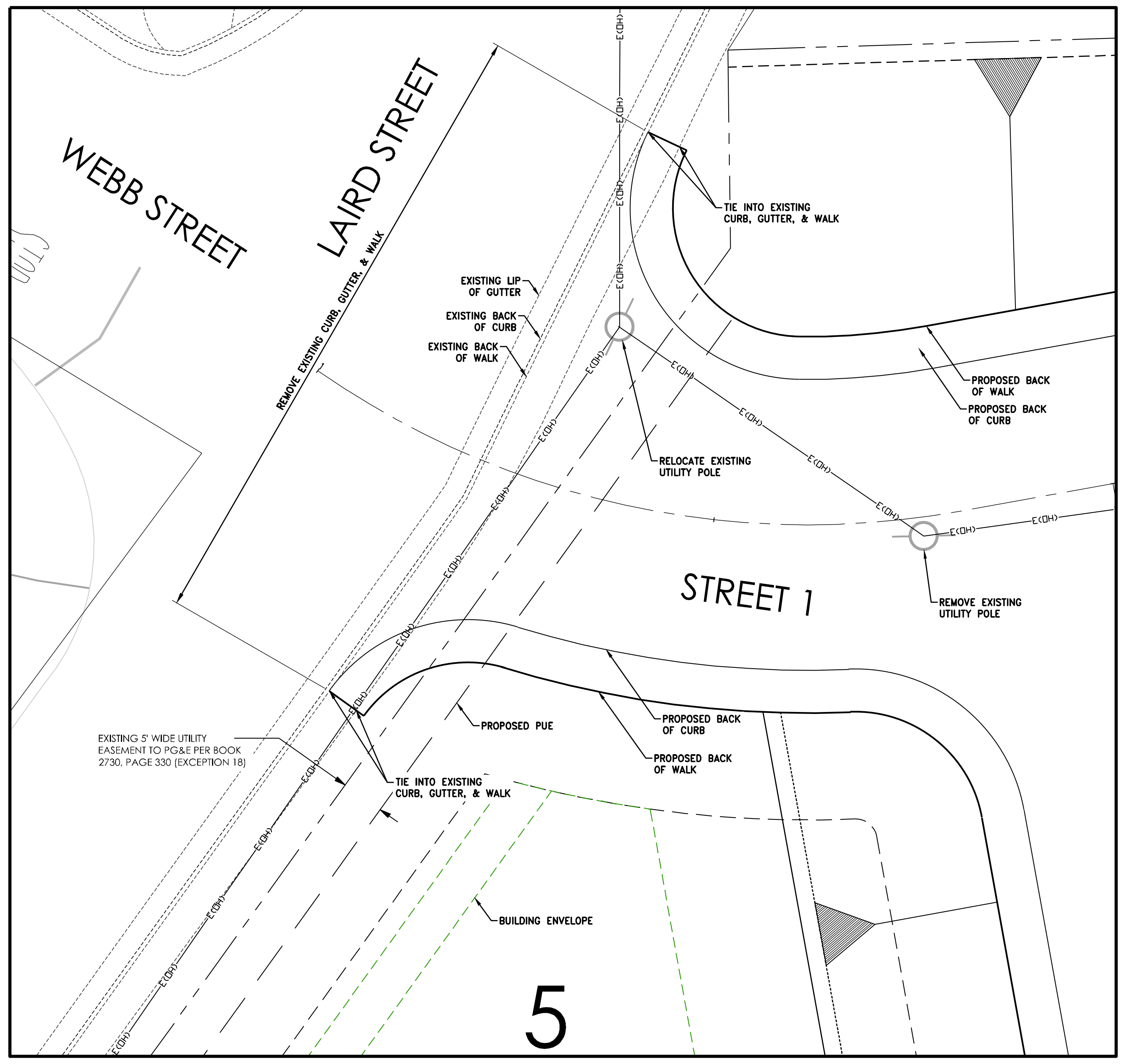
PROPOSED ROADWAY TRANSITION DETAILS
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022


DAY AVENUE
AT
EXISTING LIP OF GUTTER
EXISTING BACK OF CURB
EXISTING EDGE OF PAVEMENT
MATCH EXISTING CURB & GUTTER
PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
BUILDING ENVELOPE (TYP.)
PUE (TYP.)
50.9' RIGHT OF WAY
11
26
10
9
STREET 8
STREET 9
59.6' ROADWAY TRANSITION
39' RIGHT OF WAY

DAY AVENUE & STREET 8 TRANSITION


STREET 4
39
50
62
51
63
18"D
8"W
6"S
EXISTING ARV
EXISTING EDGE OF PAVEMENT
EXISTING WATER SERVICE
EXISTING SEWER SERVICE STUB (APPROXIMATE)
LIBRARY DRIVE
DEMO EXISTING STRUCTURE AND SEPTIC SYSTEM
CONNECT TO EXISTING 6"W
CONNECT TO EXISTING 6"SS
EXISTING WATER SERVICE TO REMAIN IN PLACE
EXISTING SEWER SERVICE TO REMAIN IN PLACE
EXISTING DOUBLE CHECK DETECTOR ASSEMBLY TO REMAIN IN PLACE
DCDA
EXISTING LIP OF GUTTER
EXISTING BACK OF CURB
EXISTING BACK OF WALK
EXISTING FIRE HYDRANT
EXISTING WATER SERVICE STUB
CONNECT TO EXISTING 6"W
REMOVE EX. 6" SS PIPE & 48" MANHOLE
EXISTING EDGE OF PAVEMENT
24"D
REMOVE EXISTING CURB, GUTTER, & WALK
100' ROADWAY TRANSITION
MATCH EXISTING CURB, GUTTER, & WALK
PROPOSED BACK OF WALK
PROPOSED BACK OF CURB

LIBRARY DRIVE TRANSITION & PROPOSED UTILITIES


WEBB STREET
LAIRD STREET
REMOVE EXISTING CURB, GUTTER, & WALK
EXISTING LIP OF GUTTER
EXISTING BACK OF CURB
EXISTING BACK OF WALK
E(OH)
TIE INTO EXISTING CURB, GUTTER, & WALK
PROPOSED BACK OF WALK
PROPOSED BACK OF CURB
RELOCATE EXISTING UTILITY POLE
REMOVE EXISTING UTILITY POLE
STREET 1
EXISTING 5' WIDE UTILITY EASEMENT TO PG&E PER BOOK 2730, PAGE 330 (EXCEPTION 18)
PROPOSED PUE
BUILDING ENVELOPE
5

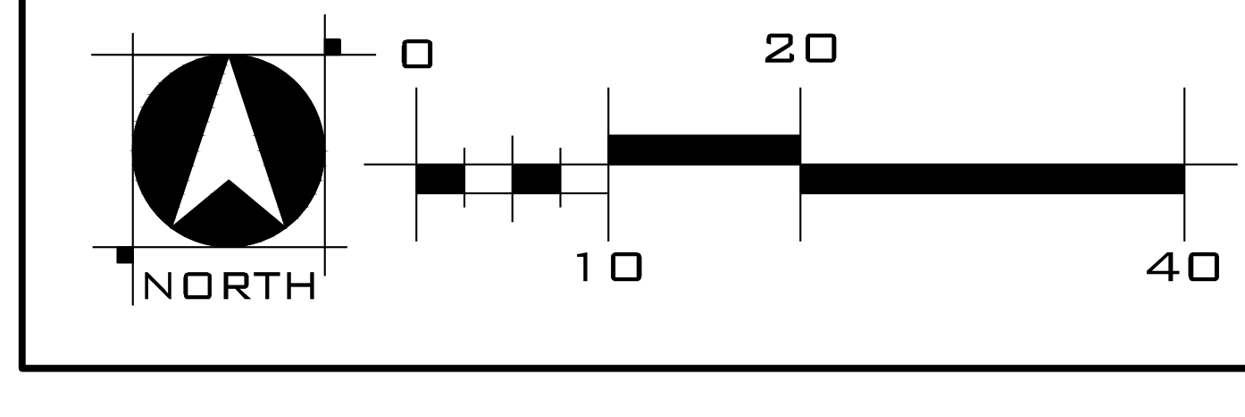
LAIRD STREET & WEBB STREET TRANSITION

LEGEND

EXISTING		PROPOSED
N/A	BUILDING ENVELOPE	– – – –
—◁24"D—	STORM DRAIN	—◀24"D—
—○—	DRAIN MANHOLE	—●—
□	DROP INLET	■
→···→···→	DRAIN SWALE	→···→···→
—◁6"S—	SEWER LINE	—◀6"S—
—○—	SEWER MANHOLE	—●—
—8"W—	WATER LINE	—8"W—
○	BLOW OFF VALVE	●
○	FIRE HYDRANT	●
—20"RW—	RAW WATER LINE	—20"RW—
N/A	RAW WATER MANHOLE	◎
N/A	PUBLIC UTILITY EASEMENT	— — — —
——— ———	EASEMENT	N/A
○	OVERHEAD UTILITY POLE	N/A
—E(OH)—	OVERHEAD UTILITY LINE	N/A
N/A	REMOVE EXISTING UNDERGROUND UTILITY	▨

SHEET INDEX

SHEET #	DESCRIPTION
SHEETS 1-4:	TENTATIVE MAP
SHEETS 5-7:	GRADING & DRAINAGE PLAN
SHEET 8:	CUT & FILL EXHIBIT
SHEETS 9-11:	UTILITIES PLAN
SHEET 12:	PROPOSED ROADWAY TRANSITION DETAILS
SHEET 13:	GRADING & UTILITIES TYPICAL SECTIONS
SHEETS 14-16:	TREE IMPACT PLAN EXHIBIT
SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT


NORTH
0
20
10
40

SHEET 12 OF 17

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

J:\3000-s\3112.003_Loomis_Site\Civil\Exhibits\Tentative_Map_Alternatives_Exhibits\Alternative_A2\C-EXH-W_SS_ALT_A2.dwg 5/9/2022 4:21 PM Matthew Zimmerman

GRADING NOTES:

G1. SEE SHEET TENTATIVE MAP SHEETS FOR MINIMUM LOT SETBACKS. SETBACKS SHOWN ON THESE DETAILS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

G2. H REFERS TO RETAINED WALL HEIGHT. SEE GRADING PLANS FOR INDIVIDUAL WALL HEIGHTS.

G3. RESIDENTIAL LOT SHALL BE CLASS 1 AND SHALL DRAIN IN ACCORDANCE WITH TOWN OF LOOMIS STANDARD DRAWING G-8.

G4. LANDSCAPE DESIGN OF WATER QUALITY BASINS, INCLUDING USE OF RIVER ROCK, EARTH TONE CONCRETE, AND NATIVE MATERIALS, TO BE DETERMINED AT PROJECT DESIGN PHASES AND WILL BE IN ACCORDANCE WITH TOWN OF LOOMIS STANDARDS.

GRADING & UTILITIES TYPICAL SECTIONS

HIDDEN GROVE

TOWN OF LOOMIS, CALIFORNIA

MAY 11, 2022

SHEET INDEX

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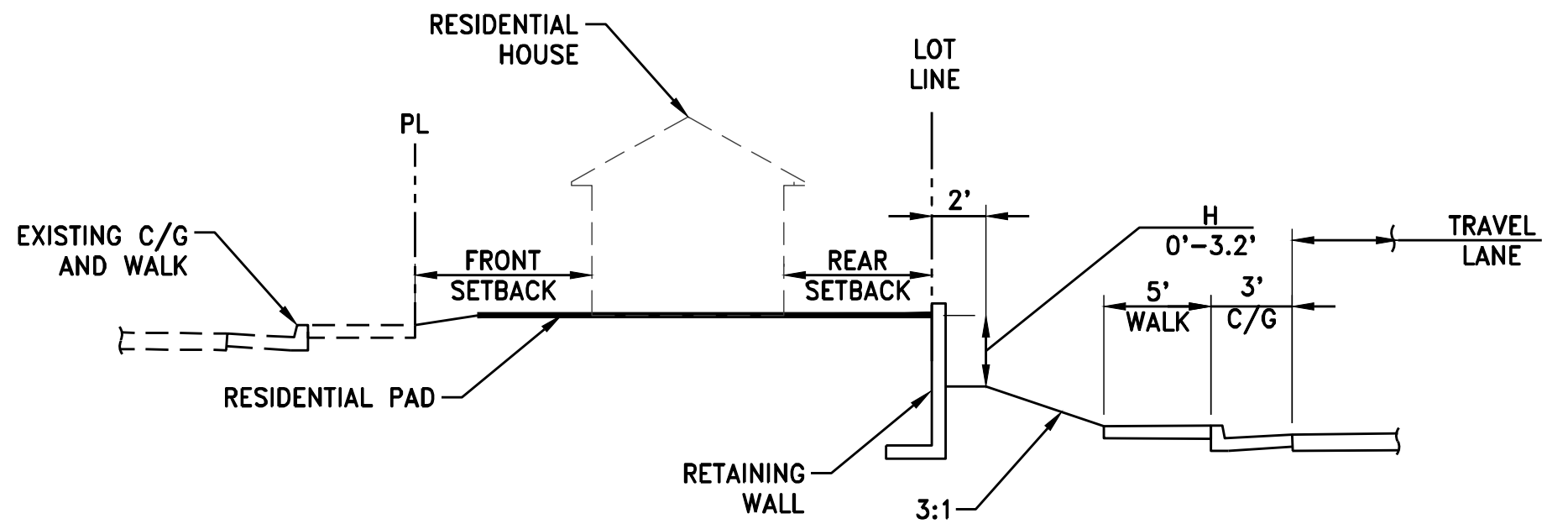
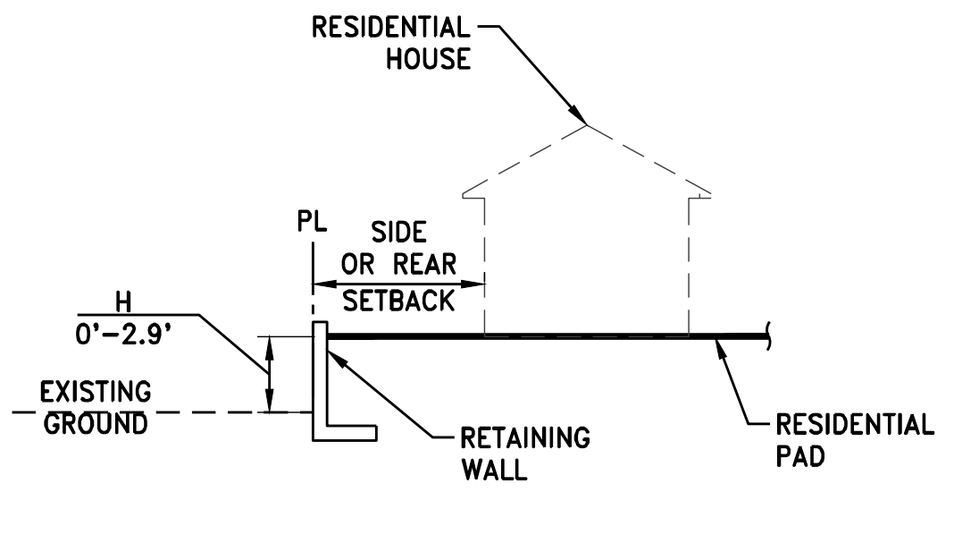
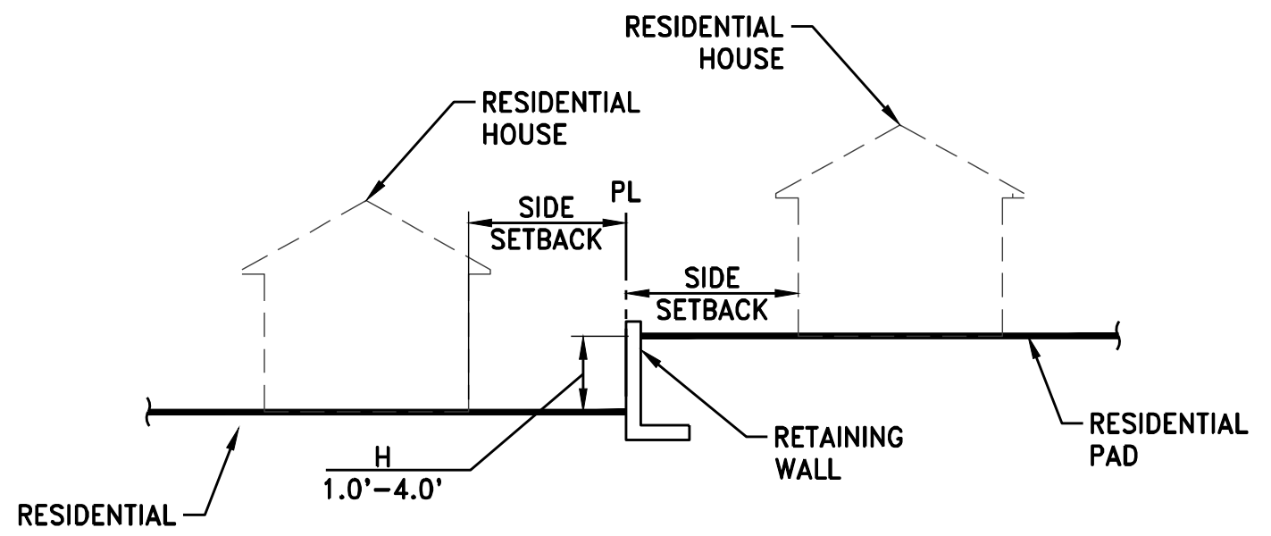
TYPICAL GRADING SECTIONS


RESIDENTIAL HOUSE
LOT LINE
PL
EXISTING C/G AND WALK
FRONT SETBACK
REAR SETBACK
2'
H 0'-3.2'
TRAVEL LANE
5' WALK
3' C/G
RESIDENTIAL PAD
RETAINING WALL
3:1 MAX

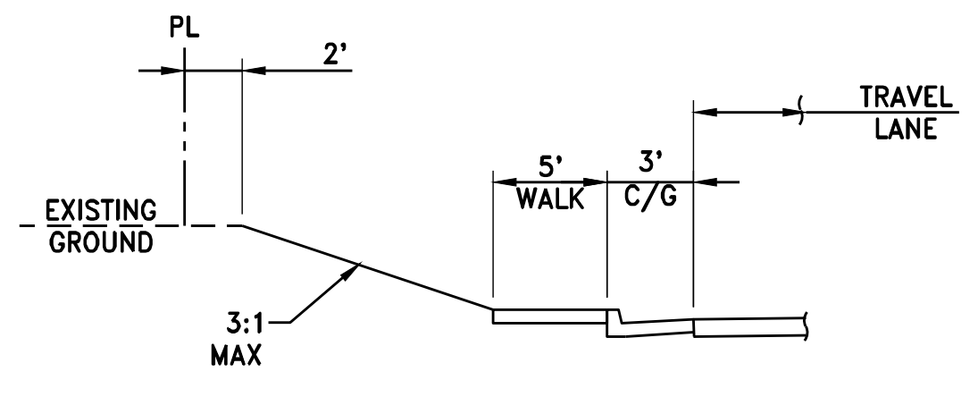
G-A GRADING SECTION A
NOT TO SCALE


RESIDENTIAL HOUSE
PL
SIDE OR REAR SETBACK
H 0'-2.9'
EXISTING GROUND
RETAINING WALL
RESIDENTIAL PAD

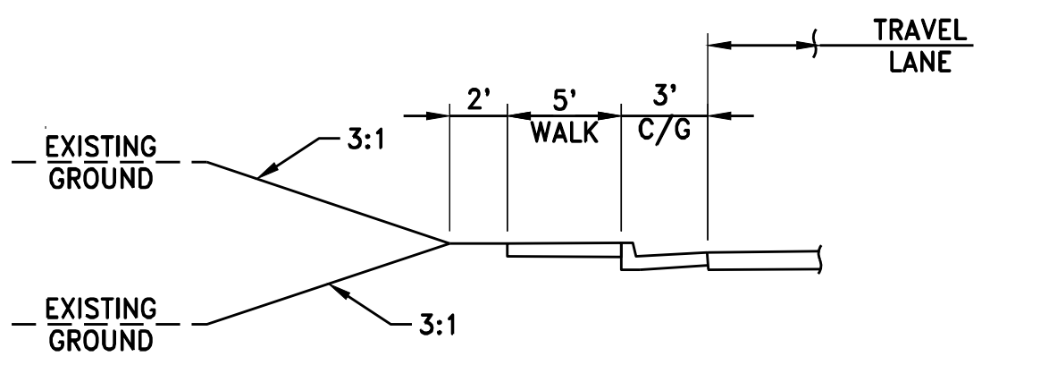
G-B GRADING SECTION B
NOT TO SCALE


RESIDENTIAL HOUSE
RESIDENTIAL HOUSE
SIDE SETBACK
PL
SIDE SETBACK
RETAINING WALL
RESIDENTIAL PAD
H 1.0'-4.0'
RESIDENTIAL PAD

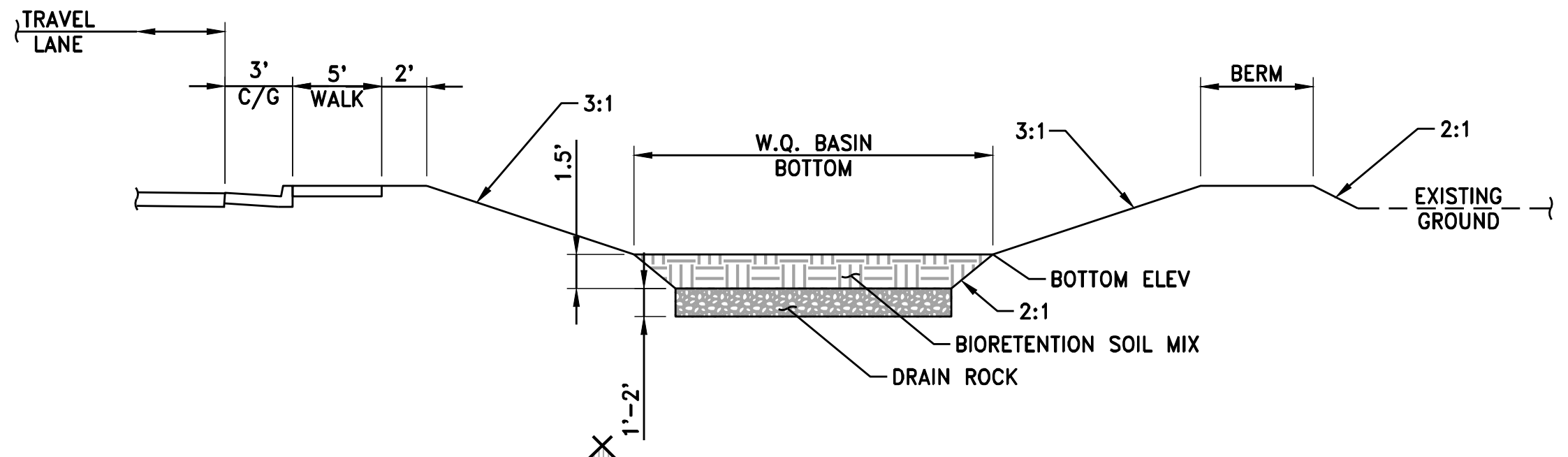
G-C GRADING SECTION C
NOT TO SCALE


PL
2'
TRAVEL LANE
5' WALK
3' C/G
EXISTING GROUND
3:1 MAX

G-D GRADING SECTION D
NOT TO SCALE

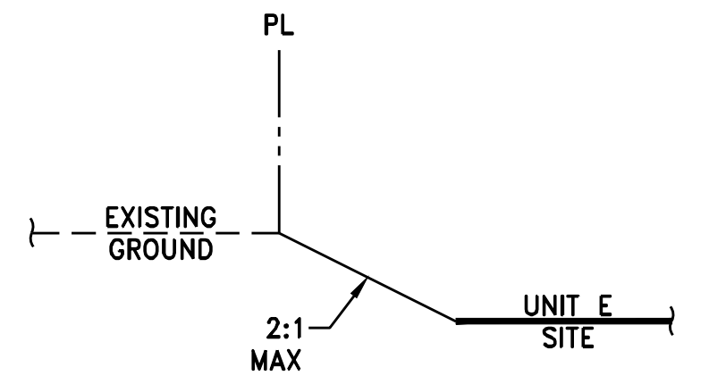

TRAVEL LANE
2'
5' WALK
3' C/G
EXISTING GROUND
3:1
EXISTING GROUND
3:1

G-E GRADING SECTION E
NOT TO SCALE

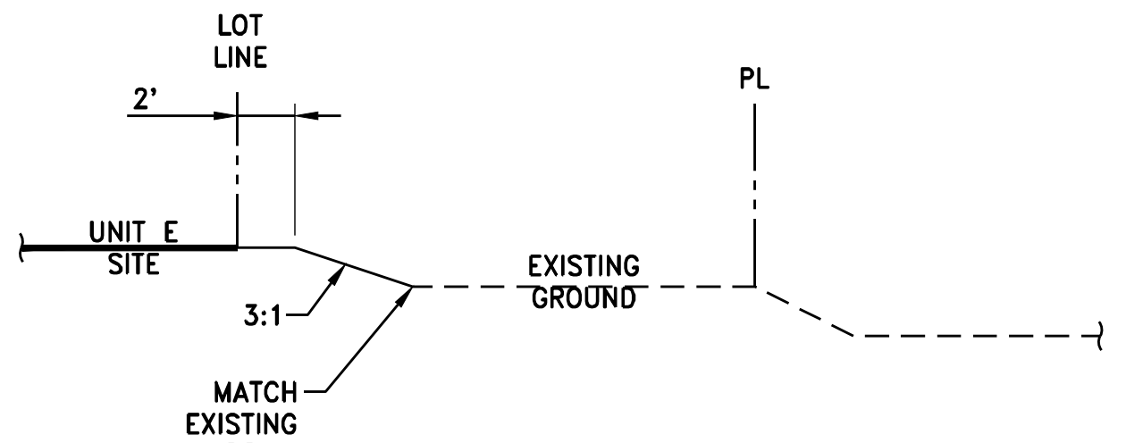

TRAVEL LANE
3' C/G
5' WALK
2'
3:1
1.5'
W.Q. BASIN BOTTOM
3:1
BERM
2:1
EXISTING GROUND
BOTTOM ELEV
2:1
BIORETENTION SOIL MIX
DRAIN ROCK
1'-2'

G-F GRADING SECTION F
NOT TO SCALE

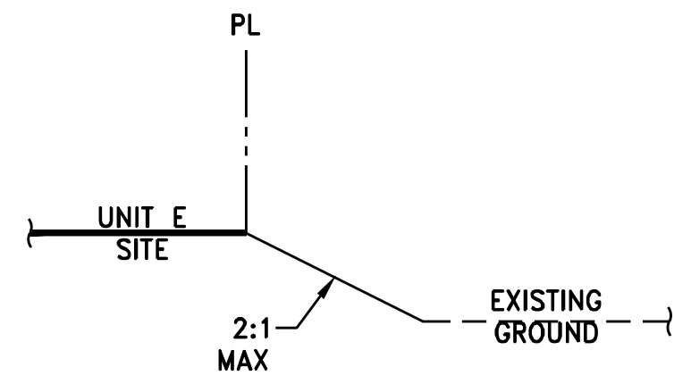
*SEE NOTE G4


PL
EXISTING GROUND
2:1 MAX
UNIT E SITE

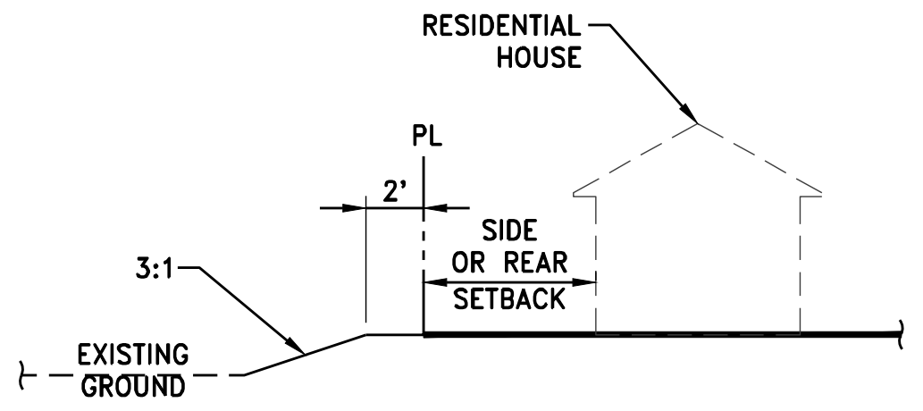
G-G GRADING SECTION G
NOT TO SCALE


LOT LINE
2'
PL
UNIT E SITE
EXISTING GROUND
3:1
MATCH EXISTING

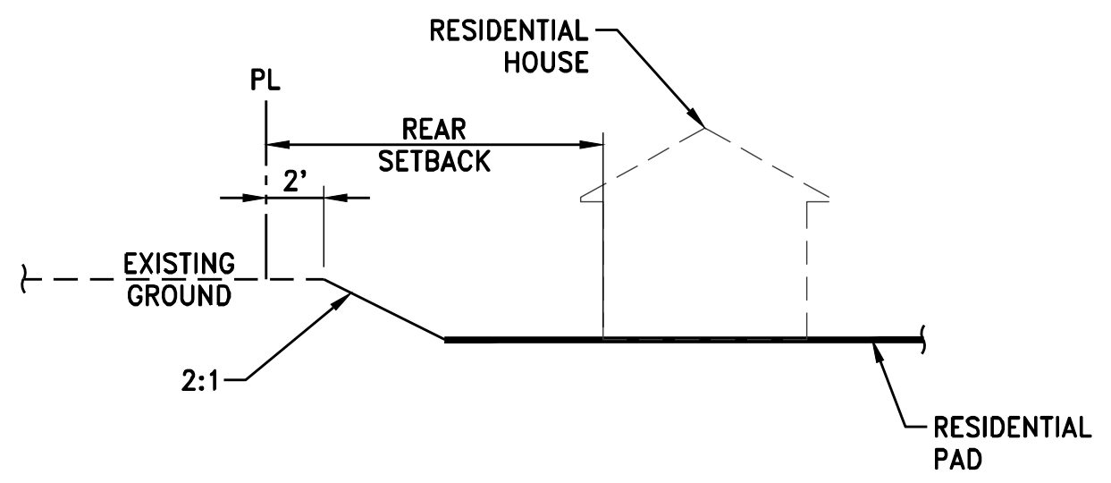
G-H GRADING SECTION H
NOT TO SCALE


PL
UNIT E SITE
2:1 MAX
EXISTING GROUND

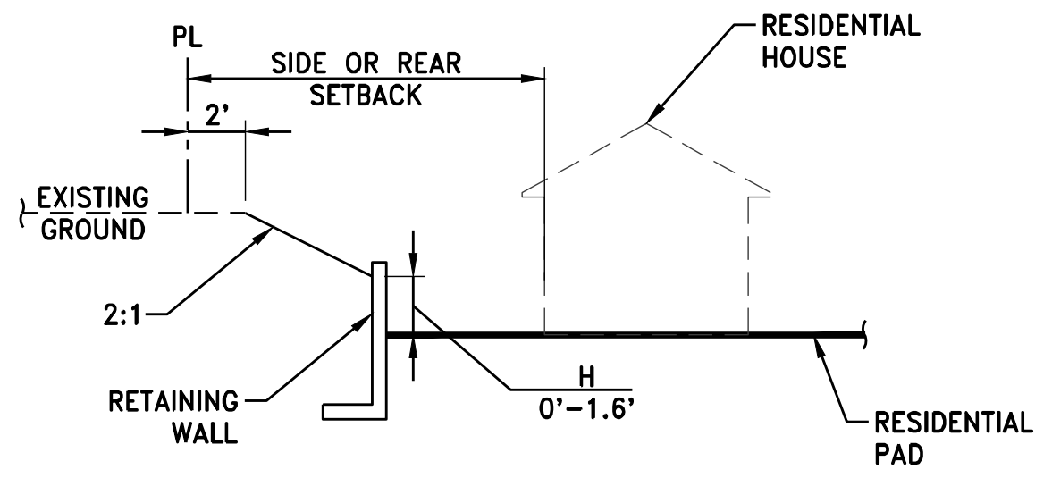
G-I GRADING SECTION I
NOT TO SCALE


RESIDENTIAL HOUSE
PL
2'
SIDE OR REAR SETBACK
3:1
EXISTING GROUND

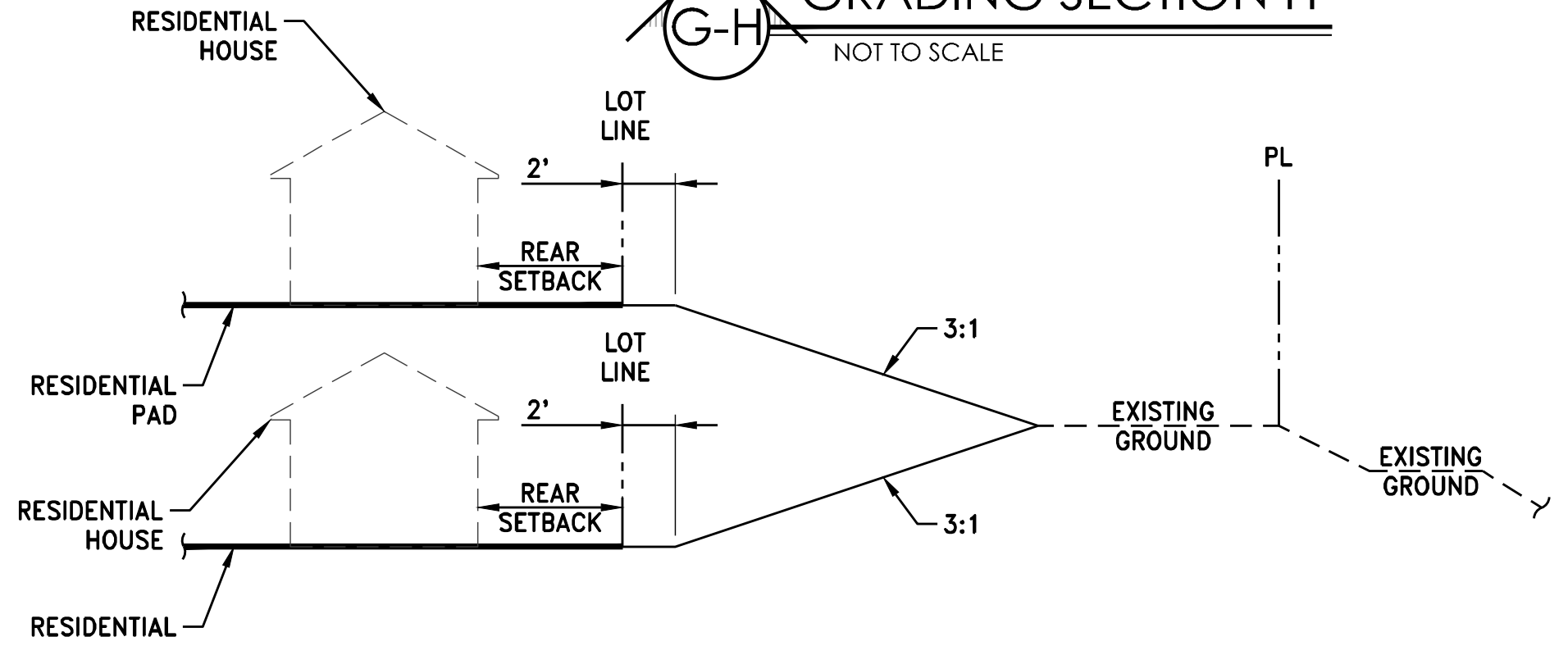
G-J GRADING SECTION J
NOT TO SCALE


RESIDENTIAL HOUSE
PL
REAR SETBACK
2'
EXISTING GROUND
2:1
RESIDENTIAL PAD

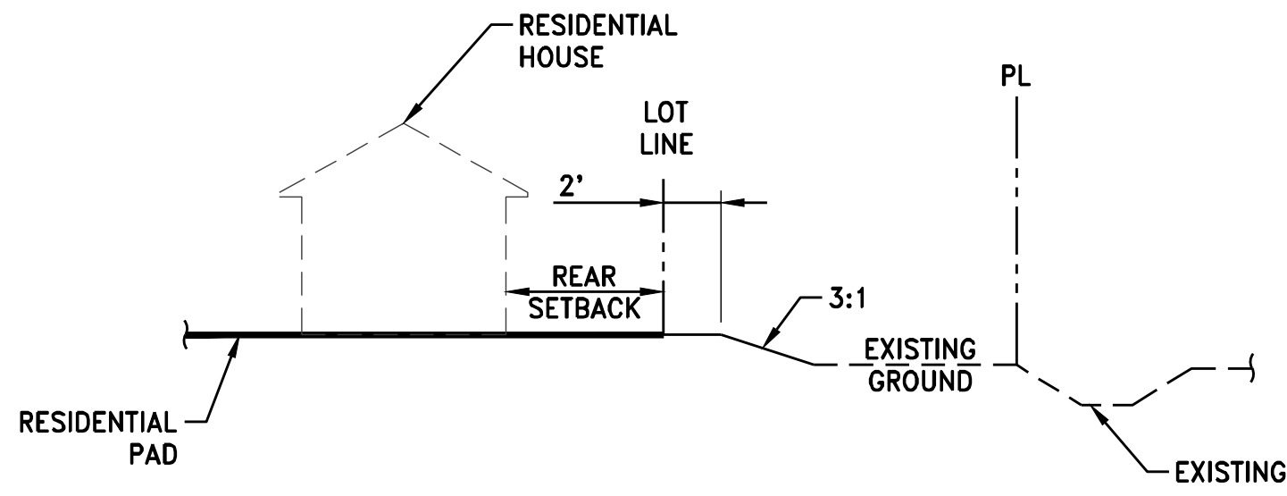
G-K GRADING SECTION K
NOT TO SCALE


PL
SIDE OR REAR SETBACK
2'
RESIDENTIAL HOUSE
EXISTING GROUND
2:1
RETAINING WALL
H 0'-1.6'
RESIDENTIAL PAD

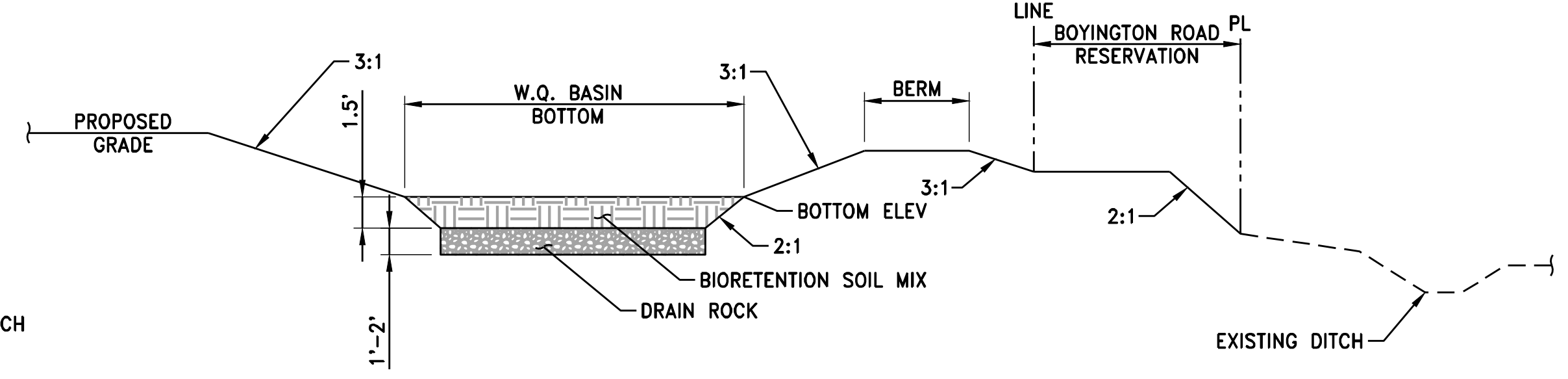
G-L GRADING SECTION L
NOT TO SCALE


RESIDENTIAL HOUSE
LOT LINE
2'
REAR SETBACK
PL
3:1
LOT LINE
2'
REAR SETBACK
EXISTING GROUND
EXISTING GROUND
RESIDENTIAL PAD
RESIDENTIAL HOUSE
3:1
RESIDENTIAL PAD

G-M GRADING SECTION M
NOT TO SCALE

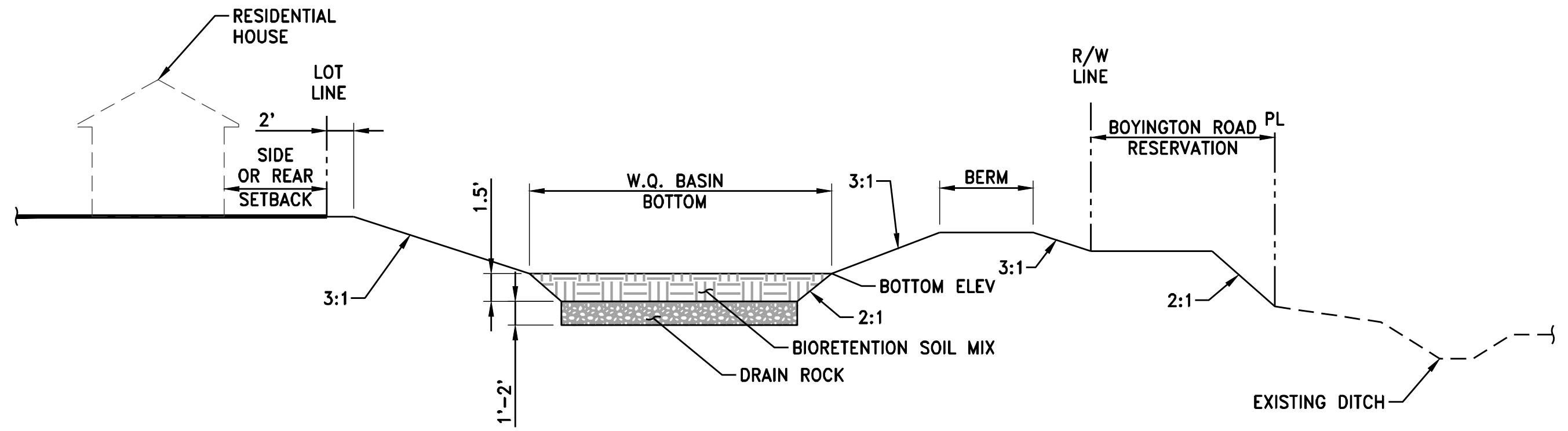

RESIDENTIAL HOUSE
LOT LINE
2'
REAR SETBACK
PL
3:1
EXISTING GROUND
RESIDENTIAL PAD
EXISTING DITCH

G-N GRADING SECTION N
NOT TO SCALE


R/W LINE
BOYINGTON ROAD RESERVATION
PL
PROPOSED GRADE
3:1
1.5'
W.Q. BASIN BOTTOM
3:1
BERM
3:1
2:1
BOTTOM ELEV
2:1
BIORETENTION SOIL MIX
DRAIN ROCK
1'-2'
EXISTING DITCH

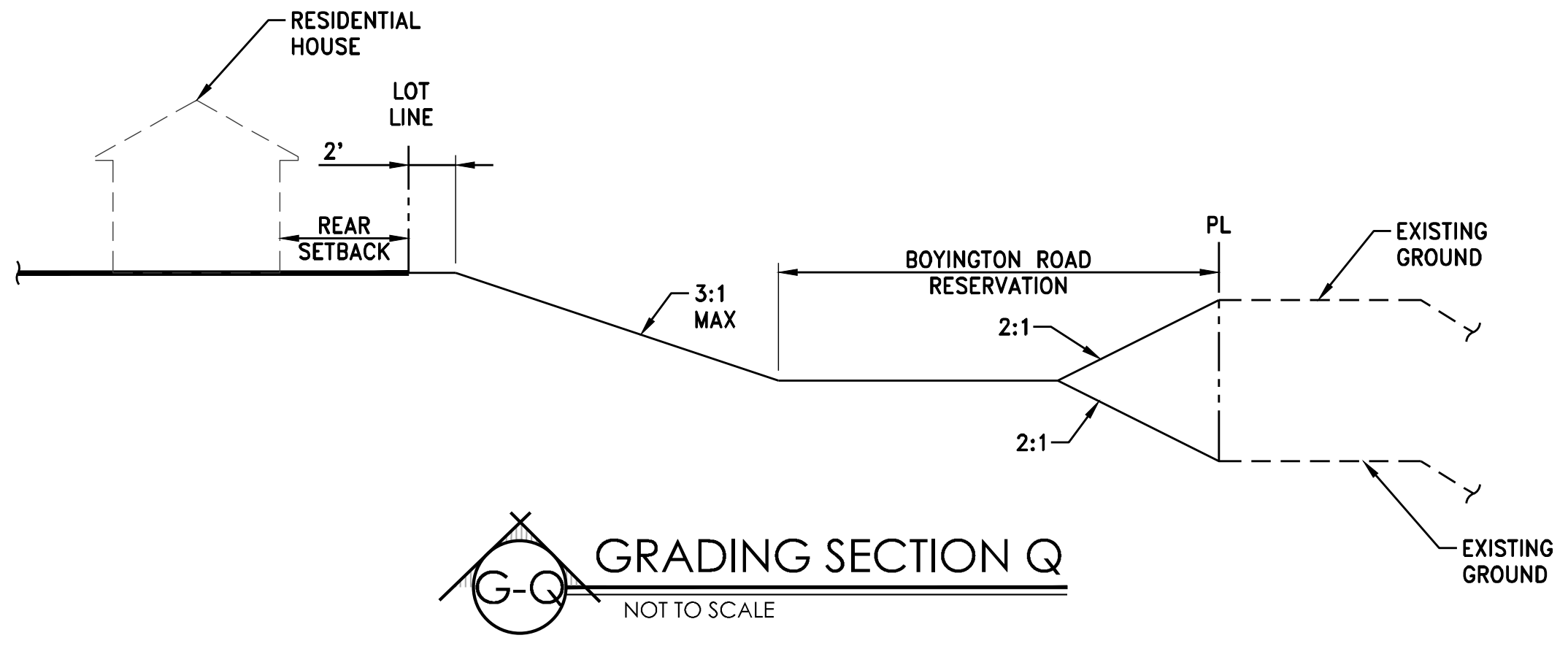
G-O GRADING SECTION O
NOT TO SCALE

*SEE NOTE G4

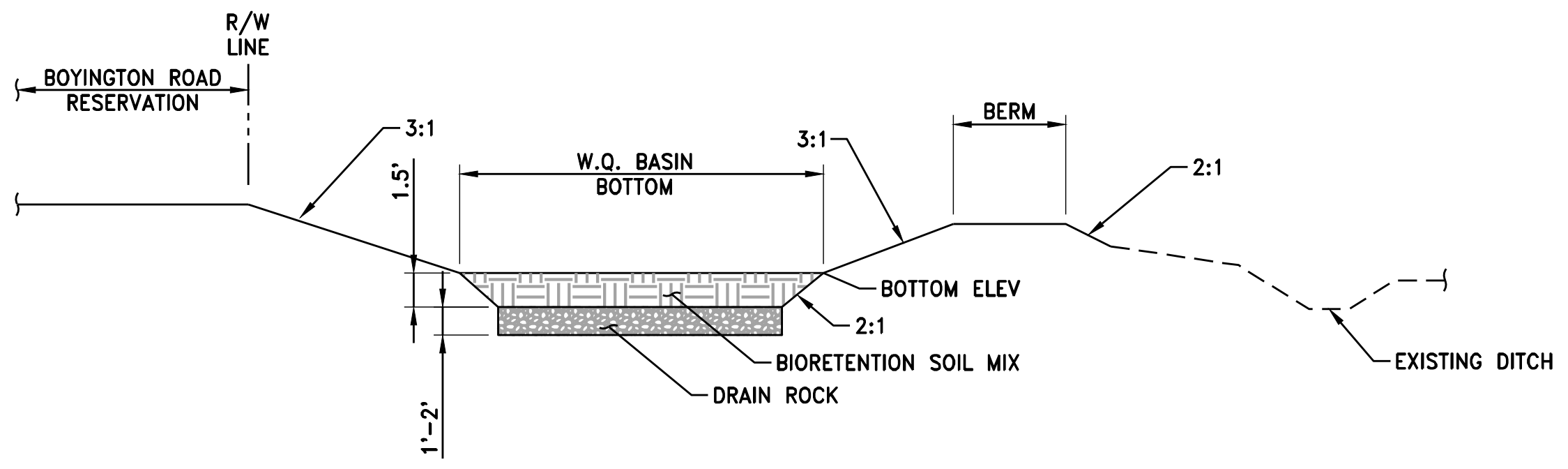

RESIDENTIAL HOUSE
LOT LINE
2'
SIDE OR REAR SETBACK
R/W LINE
BOYINGTON ROAD RESERVATION
PL
1.5'
W.Q. BASIN BOTTOM
3:1
BERM
3:1
3:1
BOTTOM ELEV
2:1
2:1
BIORETENTION SOIL MIX
DRAIN ROCK
1'-2'
EXISTING DITCH

G-P GRADING SECTION P
NOT TO SCALE

*SEE NOTE G4


RESIDENTIAL HOUSE
LOT LINE
2'
REAR SETBACK
3:1 MAX
BOYINGTON ROAD RESERVATION
PL
EXISTING GROUND
2:1
2:1
EXISTING GROUND

G-Q GRADING SECTION Q
NOT TO SCALE


R/W LINE
BOYINGTON ROAD RESERVATION
3:1
1.5'
W.Q. BASIN BOTTOM
3:1
BERM
2:1
BOTTOM ELEV
2:1
BIORETENTION SOIL MIX
DRAIN ROCK
1'-2'
EXISTING DITCH

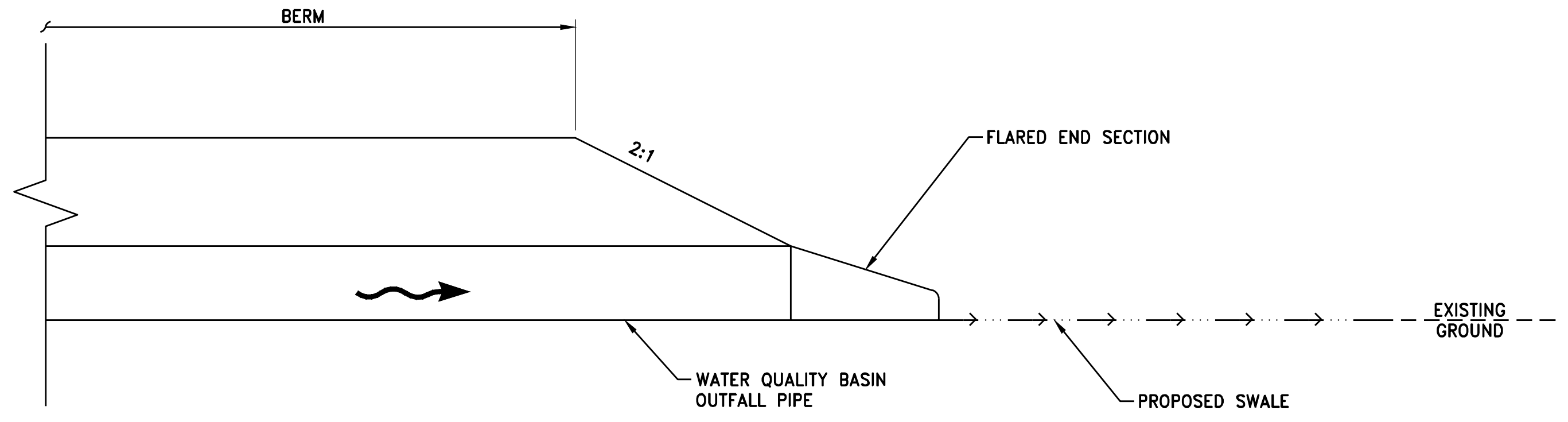
G-R GRADING SECTION R
NOT TO SCALE

*SEE NOTE G4

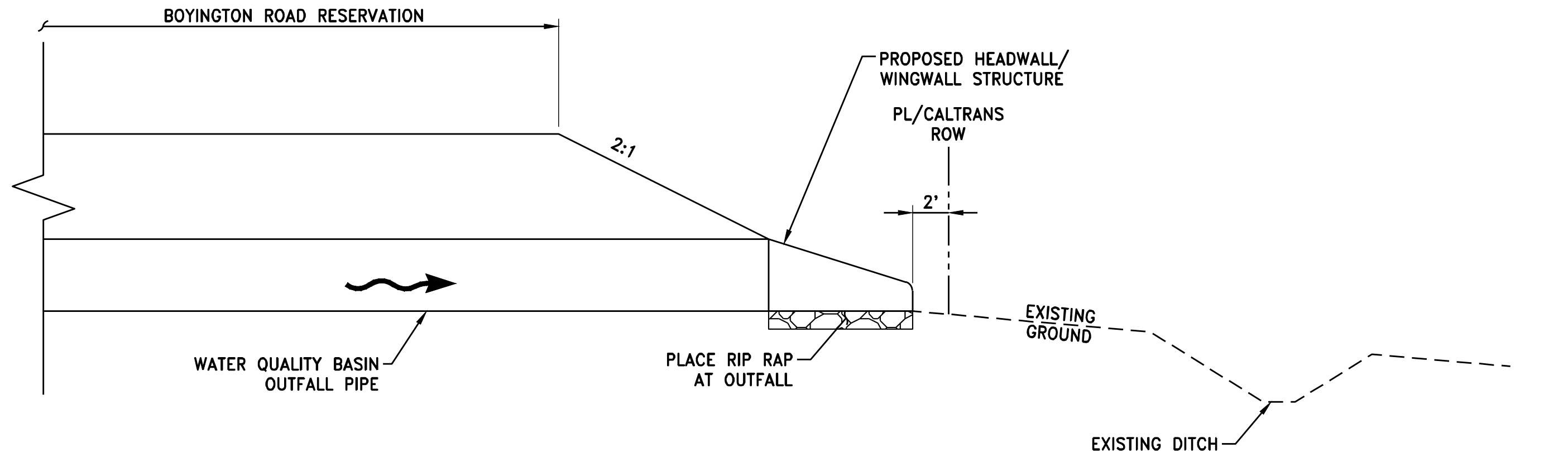
TYPICAL WATER QUALITY BASIN OUTFALL DETAILS

WATER QUALITY BASIN OUTFALL NOTES:

O1. OUTFALL DESIGN TO BE DETERMINED DURING IMPROVEMENT PLAN PHASES OF DESIGN OF THE PROJECT.


BERM
2:1
FLARED END SECTION
EXISTING GROUND
WATER QUALITY BASIN OUTFALL PIPE
PROPOSED SWALE

O-A WATER QUALITY BASIN OUTFALL DETAIL A
NOT TO SCALE


BOYINGTON ROAD RESERVATION
2:1
PROPOSED HEADWALL/ WINGWALL STRUCTURE
PL/CALTRANS ROW
2'
EXISTING GROUND
WATER QUALITY BASIN OUTFALL PIPE
PLACE RIP RAP AT OUTFALL
EXISTING DITCH

O-B WATER QUALITY BASIN OUTFALL DETAIL B
NOT TO SCALE

UTILITIES NOTES:

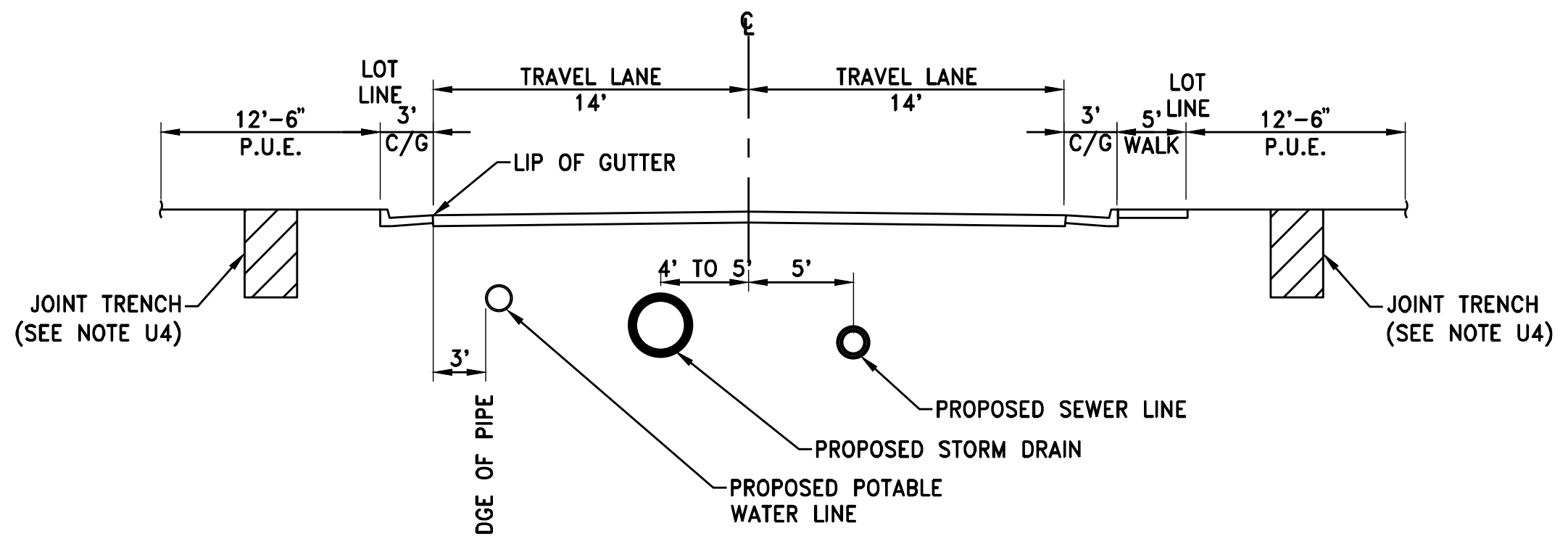
U1. POTABLE WATER AND RAW WATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLACER COUNTY WATER AGENCY STANDARDS.

U2. SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOUTH PLACER MUNICIPAL UTILITY DISTRICT STANDARDS.

U3. STORM DRAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF LOOMIS CONSTRUCTION STANDARDS.

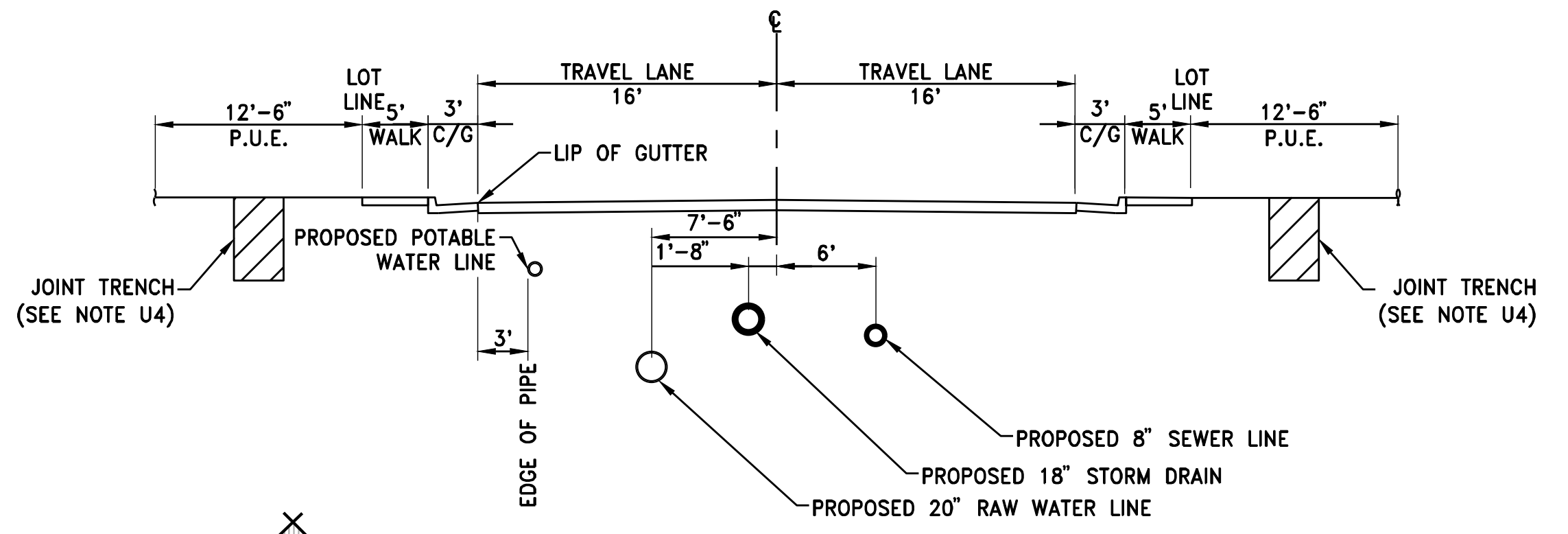
U4. JOINT TRENCH SHALL INCLUDE ELECTRICAL, COMMUNICATIONS, AND GAS UTILITIES. JOINT TRENCH SHALL BE CONSTRUCTED ON ONE SIDE OF ROAD CENTERLINE ONLY AND SHALL BE DETERMINED DURING DESIGN.

TYPICAL UNDERGROUND UTILITY SECTIONS

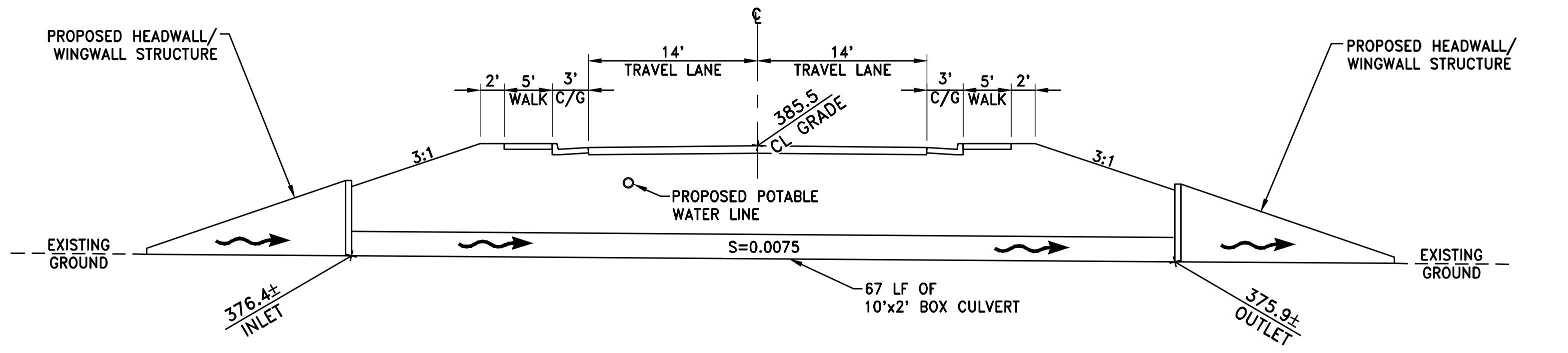

℄
LOT LINE
TRAVEL LANE 14'
TRAVEL LANE 14'
LOT LINE
12'-6" P.U.E.
3' C/G
3' C/G
5' WALK
12'-6" P.U.E.
LIP OF GUTTER
4' TO 5'
5'
JOINT TRENCH (SEE NOTE U4)
JOINT TRENCH (SEE NOTE U4)
3'
EDGE OF PIPE
PROPOSED SEWER LINE
PROPOSED STORM DRAIN
PROPOSED POTABLE WATER LINE

U-A UTILITY SECTION A - TYPICAL UTILITIES
NOT TO SCALE

*PROPOSED STREET SECTIONS MAY INCLUDE SOME OR ALL OF THE ILLUSTRATED UTILITIES.


℄
LOT LINE
TRAVEL LANE 16'
TRAVEL LANE 16'
LOT LINE
12'-6" P.U.E.
5' WALK
3' C/G
3' C/G
5' WALK
12'-6" P.U.E.
LIP OF GUTTER
PROPOSED POTABLE WATER LINE
7'-6"
1'-8"
6'
JOINT TRENCH (SEE NOTE U4)
JOINT TRENCH (SEE NOTE U4)
3'
EDGE OF PIPE
PROPOSED 8" SEWER LINE
PROPOSED 18" STORM DRAIN
PROPOSED 20" RAW WATER LINE

U-B UTILITY SECTION B - LIBRARY DR. W/ RAW WATER
NOT TO SCALE


PROPOSED HEADWALL/ WINGWALL STRUCTURE
℄
14' TRAVEL LANE
14' TRAVEL LANE
2'
5' WALK
3' C/G
3' C/G
5' WALK
2'
PROPOSED HEADWALL/ WINGWALL STRUCTURE
385.5 CL GRADE
3:1
3:1
PROPOSED POTABLE WATER LINE
EXISTING GROUND
S=0.0075
EXISTING GROUND
376.4± INLET
67 LF OF 10'x2' BOX CULVERT
375.9± OUTLET

U-C UTILITY SECTION C - LIBRARY DR. CULVERT CROSSING
NOT TO SCALE

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

WEBB STREET
LAIRD STREET
HOUGHTBY RETAIL CENTER 044-093-009
HORSESHOE BAR ROAD
MAGNOLIA STREET
LIBRARY DRIVE
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
PLACER COUNTY 043-100-001
TOWN OF LOOMIS 043-100-029
JOHNSON L PAUL (TE)/JOHNSON LAURA MAE (TE) 043-100-027
LOOMIS VILLAGE RETAIL LLC 043-100-025
SEE SHEET 15
NORTH
0
40
80
160

TREE IMPACT PLAN EXHIBIT

HIDDEN GROVE

TOWN OF LOOMIS, CALIFORNIA

MAY 11, 2022

SHEET INDEX

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SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT

LEGEND

○	EXISTING TREE
✕	TREE SUBJECT TO BE REMOVED BY PROJECT
⊗	TREE SUBJECT TO BE REMOVED BY THE TOWN OF LOOMIS FOR BOYINGTON ROAD CONSTRUCTION

SHEET 14 OF 17

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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

TREE IMPACT PLAN EXHIBIT
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022

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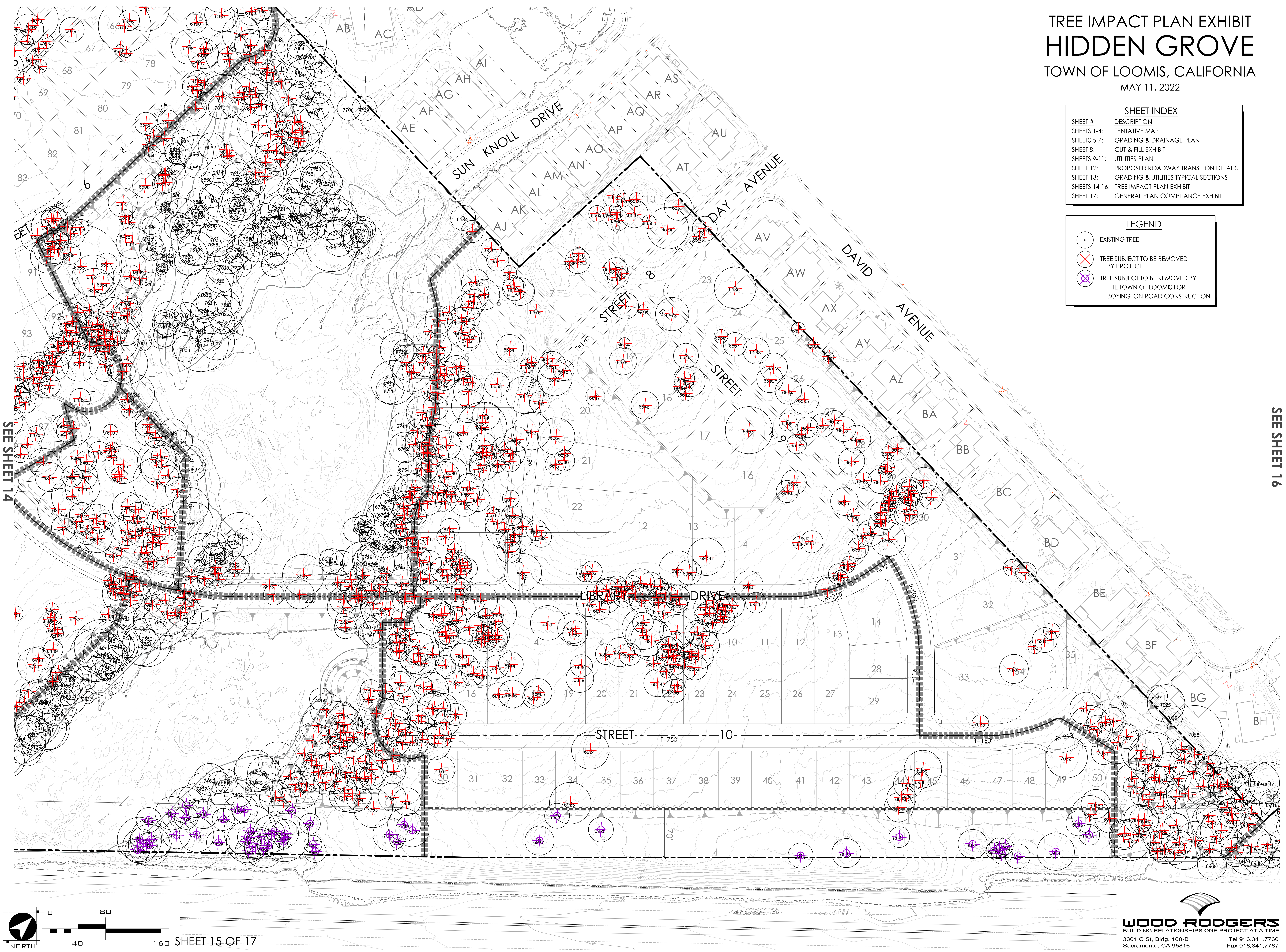
SHEET 17:	GENERAL PLAN COMPLIANCE EXHIBIT

LEGEND

◎	EXISTING TREE
☒	TREE SUBJECT TO BE REMOVED BY PROJECT
⊗	TREE SUBJECT TO BE REMOVED BY THE TOWN OF LOOMIS FOR BOYINGTON ROAD CONSTRUCTION


SUN KNOLL DRIVE
DAY AVENUE
DAVID AVENUE
STREET 8
STREET 9
LIBRARY DRIVE
STREET 10
SEE SHEET 14
SEE SHEET 16
NORTH
0
40
80
160

SHEET 15 OF 17

WOOD RODGERS
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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

TREES SUBJECT TO REMOVAL BY PROJECT

Tag#	CommonName	Tree Rating
0	Interior Live Oak	3
100	Elderberry	3
500		0
501		0
5056	Valley Oak	3
6001	Blue Oak	3
6002	Blue Oak	3
6003	Interior Live Oak	1
6004	Interior Live Oak	3
6005	Interior Live Oak	1
6006	Interior Live Oak	2
6007	Interior Live Oak	2
6008	Grey Pine	2
6009	Interior Live Oak	3
6010	Interior Live Oak	3
6011	Interior Live Oak	3
6012	Interior Live Oak	3
6013	Interior Live Oak	3
6014	Valley Oak	2
6015	Valley Oak	3
6016	Interior Live Oak	3
6017	Valley Oak	2
6018	Interior Live Oak	3
6019	Interior Live Oak	3
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6957	Valley Oak	3
6958	Valley Oak	3
6959	Valley Oak	3
6960	Interior Live Oak	3
6961	Valley Oak	3
6962	Valley Oak	3
6963	Valley Oak	3
6964	Valley Oak	2
6965	Interior Live Oak	3
6966	Valley Oak	3
6967	Interior Live Oak	2
6969	Interior Live Oak	2
6971	Interior Live Oak	2
6972	Interior Live Oak	3
6973	Interior Live Oak	3
6974	Valley Oak	3
6975	Interior Live Oak	3
6976	Interior Live Oak	1
6977	Interior Live Oak	2
6978	Interior Live Oak	2
6979	Interior Live Oak	3
6980	Interior Live Oak	3
6982	Interior Live Oak	3
6985	Interior Live Oak	2
6986	Interior Live Oak	2
6988	Interior Live Oak	1
6989	Interior Live Oak	2
6990	Interior Live Oak	2
6992	Interior Live Oak	0
6994	Valley Oak	3
6999	Interior Live Oak	3
7000	Interior Live Oak	2
7001	Interior Live Oak	3
7002	Interior Live Oak	1
7003	Valley Oak	3
7005	Interior Live Oak	2
7006	Interior Live Oak	2
7007	Interior Live Oak	2
7008	Interior Live Oak	2
7009	Interior Live Oak	2
7010	Interior Live Oak	3
7011	Interior Live Oak	3
7012	Valley Oak	3
7013	Interior Live Oak	3
7014	Valley Oak	3
7015	Interior Live Oak	1
7016	Valley Oak	3
7017	Valley Oak	2
7018	Plum	3
7019	Interior Live Oak	3
7020	Valley Oak	3
7021	Valley Oak	3
7022	Interior Live Oak	3
7023	Valley Oak	3
7024	Valley Oak	3
7029	Interior Live Oak	3
7030	Valley Oak	3
7031	Interior Live Oak	3
7032	Interior Live Oak	3
7033	Valley Oak	3
7034	Interior Live Oak	3
7035	Interior Live Oak	3
7036	Valley Oak	3
7037	Interior Live Oak	3
7038	Interior Live Oak	3
7039	Interior Live Oak	3
7040	Valley Oak	3
7041	Interior Live Oak	3
7042	Flowering Pear	3
7043	Valley Oak	3
7044	Interior Live Oak	2
7045	Valley Oak	3
7046	Interior Live Oak	2
7047	Interior Live Oak	2
7048	Interior Live Oak	2
7049	Interior Live Oak	2
7050	Interior Live Oak	2
7051	Interior Live Oak	2
7052	Interior Live Oak	2
7053	Interior Live Oak	2
7054	Interior Live Oak	2
7055	Interior Live Oak	2
7056	Interior Live Oak	1
7057	Interior Live Oak	2
7058	Interior Live Oak	2
7059	Interior Live Oak	2
7060	Interior Live Oak	1
7061	Interior Live Oak	3
7062	Interior Live Oak	1
7063	Interior Live Oak	1
7064	Interior Live Oak	2
7065	Interior Live Oak	3
7066	Interior Live Oak	2
7067	Interior Live Oak	2
7072	Interior Live Oak	3
7073	Interior Live Oak	1
7074	Interior Live Oak	2
7075	Interior Live Oak	2
7076	Interior Live Oak	2
7077	Interior Live Oak	2
7078	Interior Live Oak	2
7079	Interior Live Oak	2
7081	Interior Live Oak	2
7082	Interior Live Oak	1
7083	Interior Live Oak	2
7084	Interior Live Oak	3
7085	Interior Live Oak	2
7086	Interior Live Oak	3
7087	Interior Live Oak	3
7088	Interior Live Oak	2
7089	Interior Live Oak	3
7090	Interior Live Oak	2
7091	Interior Live Oak	3
7092	Interior Live Oak	3
7093	Interior Live Oak	3
7094	Interior Live Oak	2
7095	Interior Live Oak	3
7096	Interior Live Oak	2
7097	Interior Live Oak	3
7098	Interior Live Oak	3
7099	Interior Live Oak	2
7100	Interior Live Oak	1
7101	Interior Live Oak	3
7103	Interior Live Oak	2
7104	Interior Live Oak	1
7105	Interior Live Oak	2
7106	Interior Live Oak	2
7107	Interior Live Oak	2
7108	Interior Live Oak	2
7109	Interior Live Oak	2
7110	Interior Live Oak	2
7111	Interior Live Oak	1
7112	Interior Live Oak	3
7113	Interior Live Oak	2
7114	Interior Live Oak	3
7115	Interior Live Oak	2
7116	Interior Live Oak	3
7117	Interior Live Oak	3
7118	Interior Live Oak	3
7119	Interior Live Oak	2
7120	Interior Live Oak	3
7122	Interior Live Oak	2
7123	Interior Live Oak	3
7124	Interior Live Oak	3
7125	Interior Live Oak	3
7126	Interior Live Oak	2
7127	Interior Live Oak	3
7128	Interior Live Oak	3
7129	Interior Live Oak	3
7130	Interior Live Oak	3
7131	Interior Live Oak	2
7132	Interior Live Oak	2
7133	Interior Live Oak	3
7134	Interior Live Oak	2
7135	Valley Oak	3
7136	Interior Live Oak	3
7137	Interior Live Oak	2
7138	Valley Oak	2
7139	Grey Pine	3
7140	Interior Live Oak	2
7141	Interior Live Oak	3
7142	Interior Live Oak	3
7143	Interior Live Oak	3
7144	Interior Live Oak	2
7145	Interior Live Oak	2
7146	Interior Live Oak	2
7147	Interior Live Oak	3
7148	Interior Live Oak	3
7149	Interior Live Oak	2
7150	Interior Live Oak	3
7151	Interior Live Oak	2
7152	Interior Live Oak	2
7153	Interior Live Oak	2
7154	Interior Live Oak	2
7155	Interior Live Oak	2
7156	Interior Live Oak	2
7157	Interior Live Oak	2
7158	Interior Live Oak	2
7159	Interior Live Oak	2
7160	Interior Live Oak	2
7161	Interior Live Oak	2
7162	Grey Pine	3
7163	Interior Live Oak	2
7164	Interior Live Oak	2
7165	Interior Live Oak	3
7166	Interior Live Oak	3
7167	Interior Live Oak	3
7168	Interior Live Oak	3
7169	Interior Live Oak	3
7170	Interior Live Oak	3
7171	Interior Live Oak	3
7172	Valley Oak	2
7173	Blue Oak	3
7174	Interior Live Oak	3
7175	Interior Live Oak	2
7176	Interior Live Oak	2
7177	Interior Live Oak	3
7178	Grey Pine	3
7179	Interior Live Oak	2
7180	Interior Live Oak	3
7181	Interior Live Oak	3
7182	Interior Live Oak	2
7183	Interior Live Oak	2
7184	Interior Live Oak	2
7185	Interior Live Oak	3
7186	Valley Oak	2
7187	Interior Live Oak	2
7188	Valley Oak	3
7189	Interior Live Oak	3
7190	Interior Live Oak	3
7191	Interior Live Oak	3
7192	Valley Oak	2
7193	Interior Live Oak	3
7194	Interior Live Oak	3
7195	Interior Live Oak	2
7196	Interior Live Oak	3
7197	Interior Live Oak	3
7198	Interior Live Oak	3
7199	Interior Live Oak	3
7200	Interior Live Oak	3
7201	Interior Live Oak	3
7202	Interior Live Oak	3
7203	Interior Live Oak	3
7204	Interior Live Oak	3
7205	Interior Live Oak	2
7206	Interior Live Oak	3
7207	Interior Live Oak	3
7208	Interior Live Oak	3
7209	Valley Oak	2
7210	Interior Live Oak	3
7211	Interior Live Oak	3
7212	Interior Live Oak	2
7213	Blue Oak	3
7214	Valley Oak	3
7215	Interior Live Oak	3
7216	Valley Oak	3
7217	Valley Oak	3
7218	Valley Oak	3
7219	Interior Live Oak	3
7220	Interior Live Oak	3
7221	Interior Live Oak	2
7222	Interior Live Oak	3
7223	Interior Live Oak	3
7224	Buckeye	2
7225	Buckeye	2
7226	Buckeye	3
7227	Buckeye	2
7228	Buckeye	2
7229	Cottonwood	2
7230	Cottonwood	2
7231	Interior Live Oak	2
7232	Buckeye	2
7233	Interior Live Oak	2
7234	Interior Live Oak	2
7235	Valley Oak	3
7236	Valley Oak	3
7237	Buckeye	2
7238	Interior Live Oak	2
7239	Buckeye	2
7240	Interior Live Oak	3
7241	Interior Live Oak	3
7242	Coast Live Oak	3
7243	Interior Live Oak	2
7244	Buckeye	2
7245	Interior Live Oak	2
7246	Interior Live Oak	2
7247	Buckeye	2
7248	Buckeye	2
7249	Interior Live Oak	2
7250	Interior Live Oak	3
7251	Interior Live Oak	2
7252	Interior Live Oak	2
7253	Interior Live Oak	2
7254	Interior Live Oak	3
7255	Blue Oak	3
7256	Interior Live Oak	2
7257	Interior Live Oak	3
7258	Interior Live Oak	2
7259	Interior Live Oak	3
7260	Interior Live Oak	2
7261	Interior Live Oak	3
7262	Interior Live Oak	2
7263	Interior Live Oak	3
7264	Blue Oak	3
7265	Interior Live Oak	3
7266	Interior Live Oak	3
7267	Interior Live Oak	2
7268	Grey Pine	3
7269	Interior Live Oak	3
7270	Interior Live Oak	2
7271	Cottonwood	2
7272	Interior Live Oak	3
7273	Valley Oak	3
7274	Interior Live Oak	2
7275	Interior Live Oak	3
7276	Interior Live Oak	3
7277	Valley Oak	3
7278	Interior Live Oak	3
7279	Pear	3
7280	Valley Oak	3
7281	Valley Oak	2
7282	Interior Live Oak	3
7283	Valley Oak	2
7285	Interior Live Oak	3
7286	Valley Oak	3
7287	Valley Oak	2
7289	Valley Oak	3
7292	Valley Oak	3
7293	Valley Oak	3
7294	Valley Oak	3
7295	Valley Oak	3
7296	Interior Live Oak	3
7297	Valley Oak	3
7298	Valley Oak	3
7299	Grey Pine	3
7300	Valley Oak	2
7301	Interior Live Oak	3
7302	Interior Live Oak	3
7303	Valley Oak	3
7304	Valley Oak	2
7305	Valley Oak	3
7306	Valley Oak	3
7307	Interior Live Oak	3
7308	Valley Oak	3
7310	Valley Oak	2
7311	Interior Live Oak	2
7312	Interior Live Oak	2
7313	Valley Oak	2
7314	Valley Oak	3
7315	Interior Live Oak	1
7316	Valley Oak	3
7317	Interior Live Oak	3
7318	Interior Live Oak	2
7327	Valley Oak	3
7328	Valley Oak	2
7329	Valley Oak	3
7330	Interior Live Oak	2
7331	Interior Live Oak	2
7332	Valley Oak	3
7333	Valley Oak	2
7334	Interior Live Oak	3
7335	Interior Live Oak	2
7336	Interior Live Oak	2
7337	Valley Oak	2
7338	Interior Live Oak	1
7339	Interior Live Oak	3
7342	Interior Live Oak	2
7343	Interior Live Oak	2
7344	Interior Live Oak	2
7345	Valley Oak	2
7346	Interior Live Oak	1
7347	Interior Live Oak	3
7348	Valley Oak	2
7349	Valley Oak	3
7350	Interior Live Oak	3
7351	Interior Live Oak	3
7352	Interior Live Oak	3
7353	Interior Live Oak	2
7354	Interior Live Oak	3
7355	Valley Oak	3
7356	Interior Live Oak	3
7357	Interior Live Oak	3
7358	Interior Live Oak	3
7359	Interior Live Oak	2
7360	Interior Live Oak	3
7361	Interior Live Oak	2
7362	Valley Oak	2
7363	Interior Live Oak	3
7364	Interior Live Oak	3
7365	Interior Live Oak	3
7366	Interior Live Oak	2
7367	Valley Oak	3
7368	Interior Live Oak	2
7369	Interior Live Oak	3
7370	Interior Live Oak	3
7371	Interior Live Oak	3
7372	Interior Live Oak	2
7373	Interior Live Oak	3
7374	Valley Oak	2
7375	Interior Live Oak	1
7376	Interior Live Oak	3
7377	Interior Live Oak	3
7378	Interior Live Oak	3
7379	Interior Live Oak	3
7380	Interior Live Oak	3
7381	Valley Oak	2
7382	Interior Live Oak	2
7383	Interior Live Oak	2
7384	Blue Oak	3
7385	Blue Oak	3
7386	Valley Oak	2
7387	Interior Live Oak	3
7388	Valley Oak	1
7393	Interior Live Oak	3
7394	Interior Live Oak	2
7395	Interior Live Oak	2
7396	Valley Oak	3
7397	Interior Live Oak	2
7398	Interior Live Oak	3
7399	Interior Live Oak	2
7400	Blue Oak	2
7401	Interior Live Oak	2
7402	Interior Live Oak	3
7403	Valley Oak	3
7404	Interior Live Oak	3
7405	Interior Live Oak	3
7406	Valley Oak	3
7407	Valley Oak	3
7408	Interior Live Oak	3
7409	Valley Oak	3
7410	Valley Oak	3
7411	Valley Oak	3
7412	Valley Oak	3
7413	Valley Oak	3
7415	Interior Live Oak	3
7416	Interior Live Oak	2
7417	Interior Live Oak	3
7418	Interior Live Oak	3
7419	Interior Live Oak	3
7420	Interior Live Oak	2
7421	Valley Oak	2
7422	Valley Oak	3
7423	Interior Live Oak	3
7424	Interior Live Oak	3
7425	Interior Live Oak	2
7426	Interior Live Oak	2
7427	Interior Live Oak	3
7428	Blue Oak	3
7429	Blue Oak	2
7430	Interior Live Oak	2
7431	Blue Oak	2
7432	Interior Live Oak	2
7433	Valley Oak	1
7434	Interior Live Oak	3
7435	Valley Oak	2
7436	Valley Oak	3
7437	Interior Live Oak	2
7438	Valley Oak	3
7439	Valley Oak	3
7522	Interior Live Oak	3
7532	Valley Oak	3
7558	Valley Oak	3
7559	Valley Oak	3
7560	Interior Live Oak	3
7561	Valley Oak	2
7562	Valley Oak	3
7563	Interior Live Oak	3
7564	Valley Oak	3
7565	Interior Live Oak	3
7566	Interior Live Oak	2
7567	Valley Oak	3
7568	Interior Live Oak	3
7569	Interior Live Oak	2
7580	Valley Oak	3
7582	Interior Live Oak	3
7585	Interior Live Oak	2
7586	Interior Live Oak	2
7587	Interior Live Oak	2
7588	Blue Oak	2
7589	Blue Oak	2
7593	Interior Live Oak	1
7594	Interior Live Oak	1
7595	Interior Live Oak	1
7596	Interior Live Oak	2
7597	Blue Oak	1
7599	Valley Oak	1
7600	Blue Oak	2
7601	Valley Oak	3
7602	Valley Oak	3
7664	Interior Live Oak	2
7665	Valley Oak	3
7666	Interior Live Oak	2
7667	Interior Live Oak	2
7668	Valley Oak	3
7669	Interior Live Oak	2
7670	Interior Live Oak	3
7671	Interior Live Oak	3
7672	Valley Oak	3
7673	Interior Live Oak	2
7674	Valley Oak	3
7675	Interior Live Oak	1
7677	Cottonwood	3
7678	Cottonwood	3
7679	Valley Oak	3
7680	Valley Oak	3
7681	Valley Oak	3
7682	Valley Oak	3
7683	Interior Live Oak	2
7684	Valley Oak	3
7685	Valley Oak	3
7686	Cottonwood	3
7687	Valley Oak	3
7688	Valley Oak	3
7689	Valley Oak	3
7690	Valley Oak	3
7691	Valley Oak	3
7692	Valley Oak	3
7706	Valley Oak	3
7710	Valley Oak	3
7711	Valley Oak	3
7712	Valley Oak	2
7713	Valley Oak	2
7714	Valley Oak	1
7715	Interior Live Oak	1
7716	Valley Oak	3
7717	Interior Live Oak	2
7719	Grey Pine	3
8050	Interior Live Oak	3
8051	Valley Oak	3
8053	Valley Oak	0
8054	Valley Oak	3
8055	Interior Live Oak	2
8056	Interior Live Oak	3
8057	Valley Oak	1
9783	Valley Oak	3

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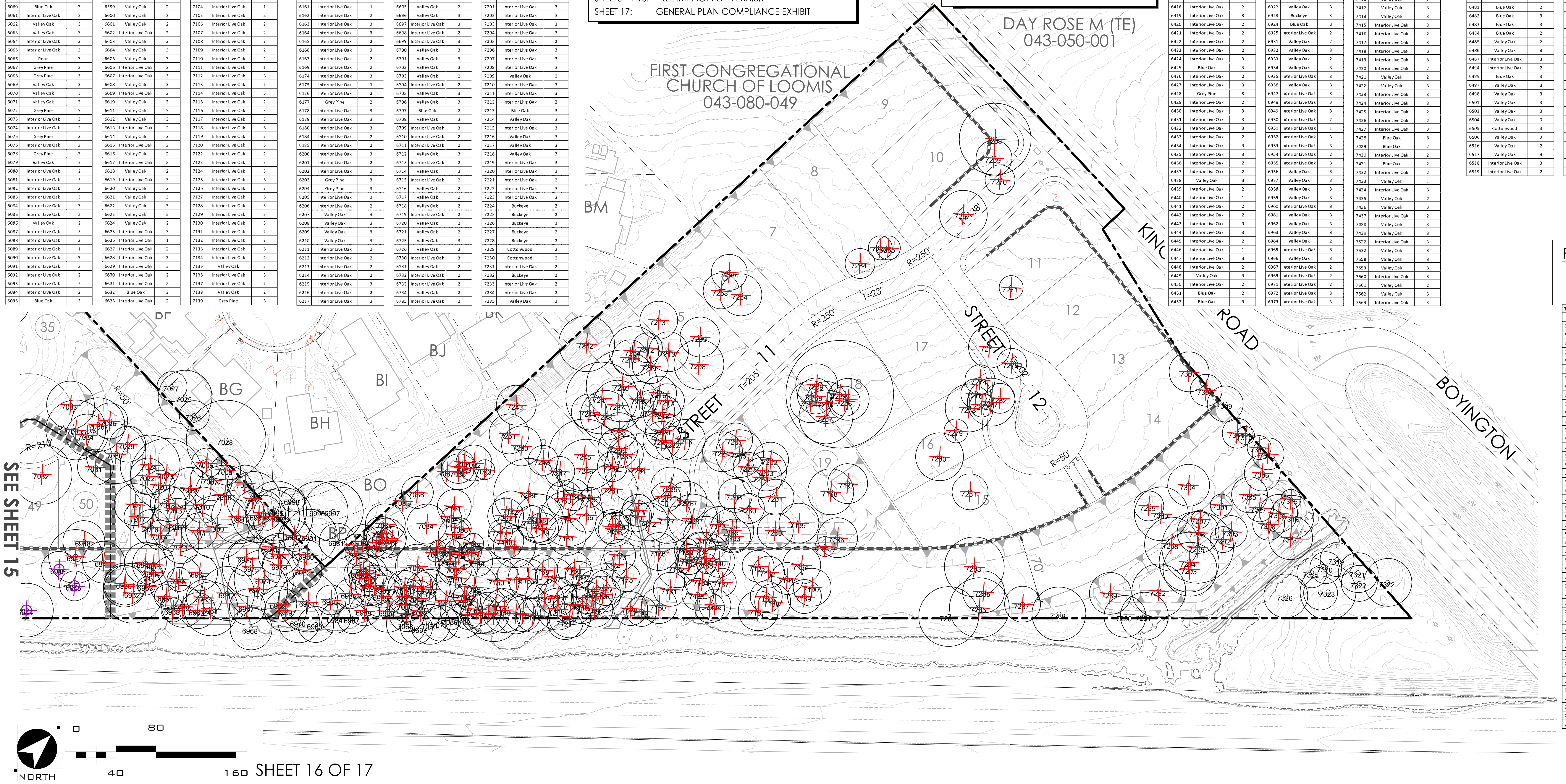
LEGEND

- ○ EXISTING TREE
- ⊗ TREE SUBJECT TO BE REMOVED BY PROJECT
- ⊗ TREE SUBJECT TO BE REMOVED BY THE TOWN OF LOOMIS FOR BOYINGTON ROAD CONSTRUCTION



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TREE IMPACT PLAN EXHIBIT
HIDDEN GROVE
TOWN OF LOOMIS, CALIFORNIA
MAY 11, 2022

TREE RATING CATEGORIES

0 Dead
1 Extreme Structure or Health Problems
2 Major Structure or Health Problems
3 Fair - Minor Problems
4 Good - No Apparent Problems
5 Excellent

Loomis Municipal Code - Tree Conservation 13.54 13.54.090 Removal of trees, mitigation and replacement. The removal of dead, dying, or hazardous trees, as determined by the Town Manager, the Town Arborist, or an arborist approved by the Town Manager (rated a 0 "dead," or 1 "dying or hazardous," or 2 "major corrective care needed") shall not require mitigation.

FUTURE TREES SUBJECT TO REMOVAL BY THE TOWN OF LOOMIS FOR BOYINGTON ROAD CONSTRUCTION

Tag#	CommonName	Tree Rating
43	Interior Live Oak	2
6182	Interior Live Oak	2
6183	Interior Live Oak	3
6186	Interior Live Oak	3
6187	Interior Live Oak	3
6188	Interior Live Oak	3
6189	Interior Live Oak	2
6190	Interior Live Oak	2
6191	Interior Live Oak	3
6192	Interior Live Oak	1
6194	Interior Live Oak	3
6195	Interior Live Oak	2
6196	Interior Live Oak	2
6197	Interior Live Oak	3
6198	Interior Live Oak	3
6199	Interior Live Oak	3
6926	Interior Live Oak	3
6927	Interior Live Oak	3
6928	Valley Oak	3
6929	Valley Oak	3
6930	Buckeye	3
6937	Interior Live Oak	3
6938	Interior Live Oak	3
6939	Blue oak	3
6940	Valley Oak	3
6941	Pear	3
6942	Pear	3
6944	Interior Live Oak	3
6945	Interior Live Oak	3
6946	Interior Live Oak	3
7389	Valley Oak	3
7390	Interior Live Oak	3
7391	Valley Oak	2
7392	Interior Live Oak	3
7444	Interior Live Oak	3
7445	Valley Oak	3
7446	Valley Oak	3
7447	Valley Oak	2
7448	Interior Live Oak	2
7449	Interior Live Oak	3
7450	Interior Live Oak	2
7451	Interior Live Oak	2
7452	Valley Oak	3
7453	Interior Live Oak	3
7454	Valley Oak	3
7455	Interior Live Oak	2
7456	Valley Oak	3
7457	Valley Oak	2
7458	Interior Live Oak	2
7459	Interior Live Oak	3
7460	Valley Oak	3
7461	Interior Live Oak	2
7463	Interior Live Oak	2
7468	Interior Live Oak	2
7469	Interior Live Oak	3
7470	Interior Live Oak	2
7471	Valley Oak	3
7472	Interior Live Oak	3
7473	Valley Oak	3
7475	Valley Oak	3
7476	Valley Oak	4
7477	Interior Live Oak	2
7478	Valley Oak	3
7479	Interior Live Oak	2
7480	Valley Oak	3
7481	Interior Live Oak	3
7482	Valley Oak	3
7483	Valley Oak	3
7484	Interior Live Oak	1
7485	Valley Oak	3
7486	Valley Oak	3
7487	Valley Oak	3
7488	Interior Live Oak	3
7489	Interior Live Oak	3
7490	Interior Live Oak	2
7491	Interior Live Oak	3
7496	Valley Oak	2
8062	Valley Oak	3
8063	Valley Oak	3
8064	Valley Oak	3

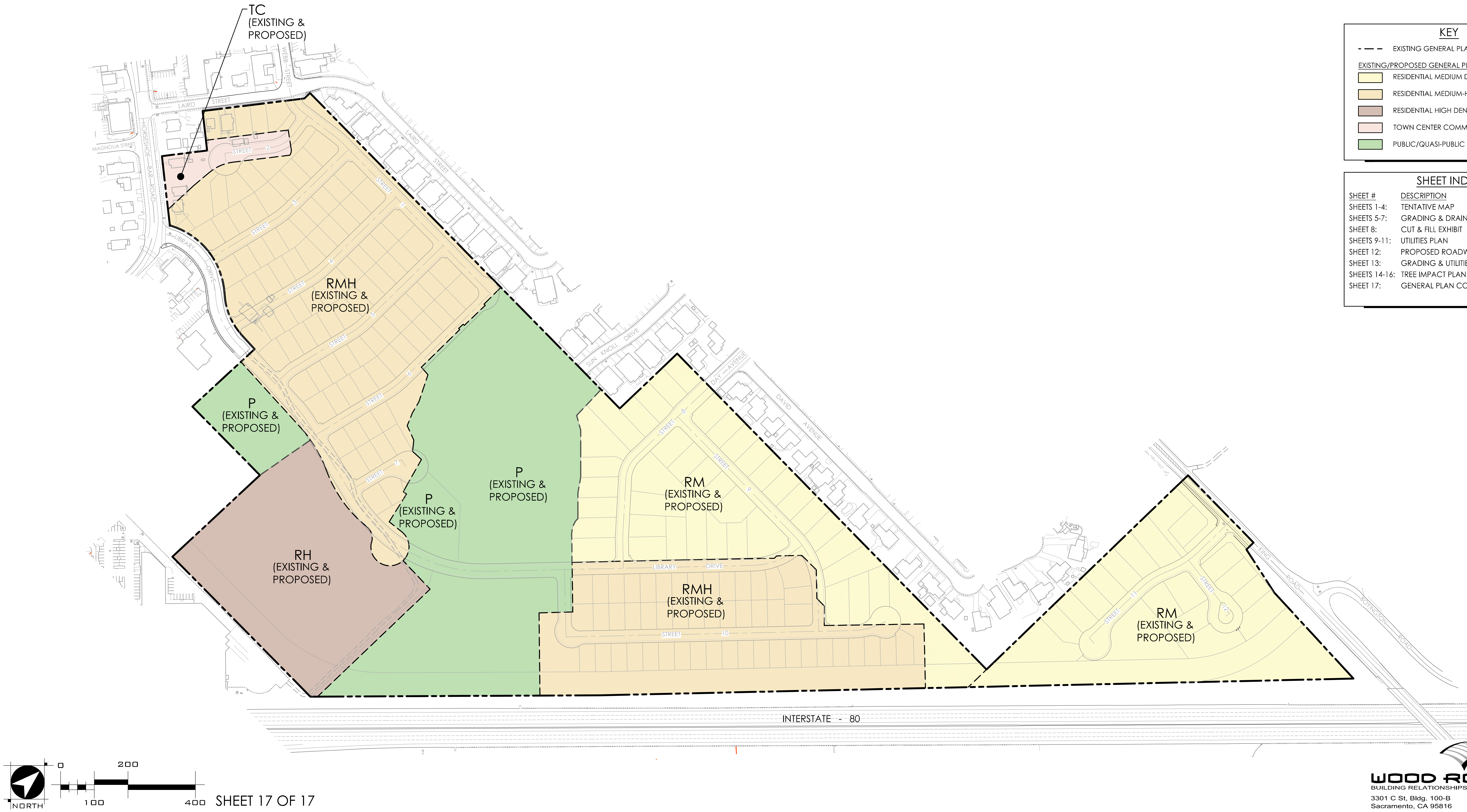
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

GENERAL PLAN COMPLIANCE EXHIBIT

HIDDEN GROVE

TOWN OF LOOMIS, CALIFORNIA

MAY 11, 2022


TC
(EXISTING &
PROPOSED)
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PROPOSED)
RMH
(EXISTING &
PROPOSED)
RM
(EXISTING &
PROPOSED)
LAIRD STREET
WEBB STREET
MAGNOLIA STREET
HORSESHOE BAR ROAD
LIBRARY DRIVE
SUN KNOLL DRIVE
DAY AVENUE
DAVID AVENUE
KING ROAD
BOYINGTON ROAD
STREET
INTERSTATE - 80
NORTH
0
100
200
400

SHEET 17 OF 17

KEY

- - EXISTING GENERAL PLAN BOUNDARY

EXISTING/PROPOSED GENERAL PLAN LAND USE

- ▭ RESIDENTIAL MEDIUM DENSITY
- ▭ RESIDENTIAL MEDIUM-HIGH DENSITY
- ▭ RESIDENTIAL HIGH DENSITY
- ▭ TOWN CENTER COMMERCIAL
- 🟩 PUBLIC/QUASI-PUBLIC

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