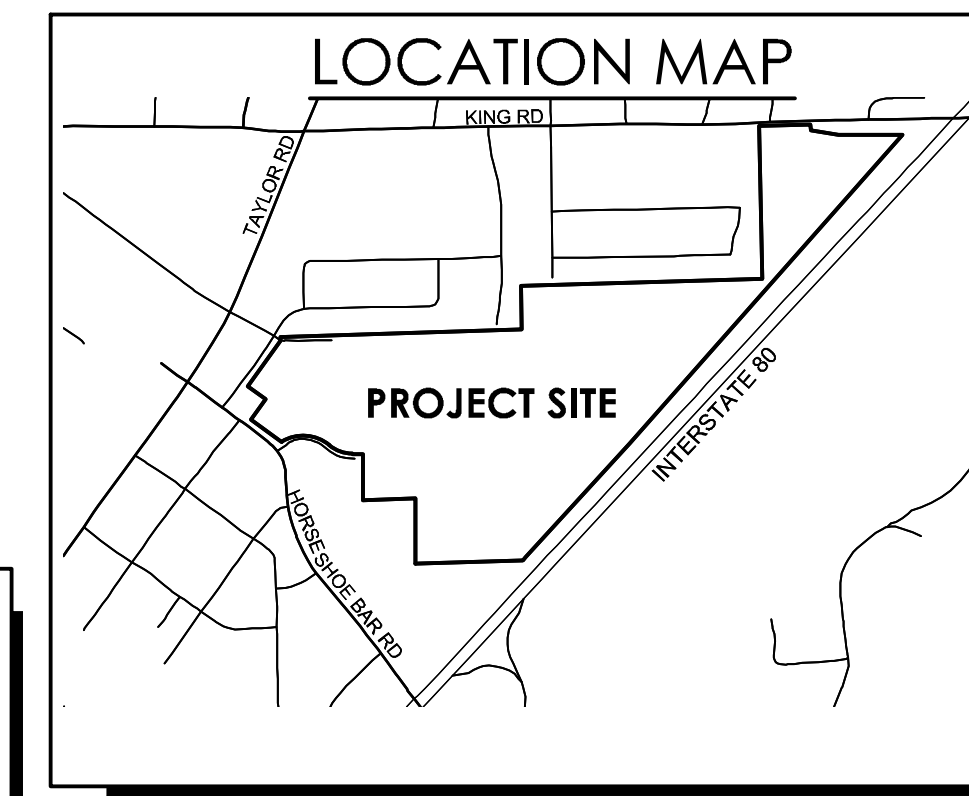


# TENTATIVE MAP HIDDEN GROVE TOWN OF LOOMIS, CALIFORNIA

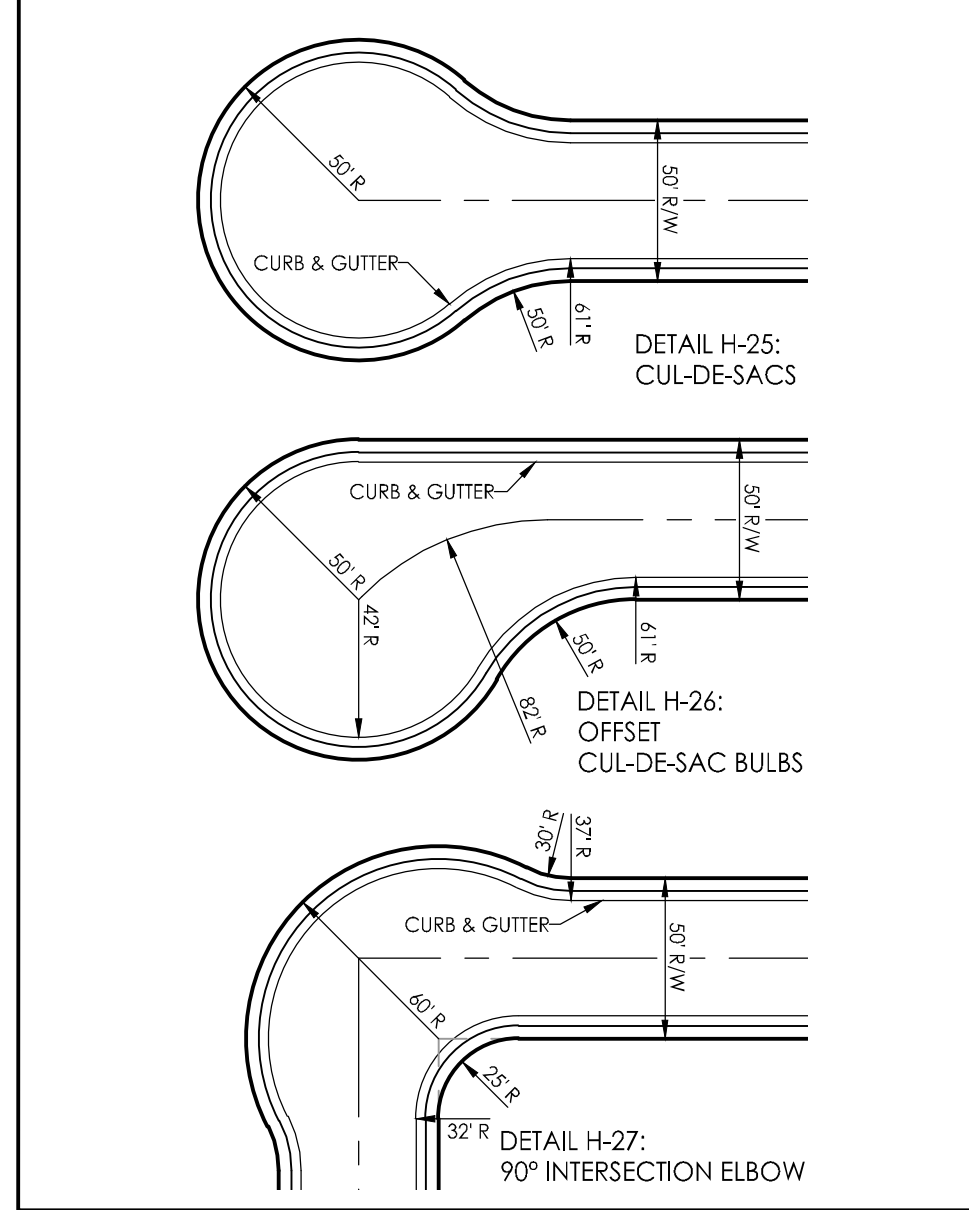
JUNE 15, 2022



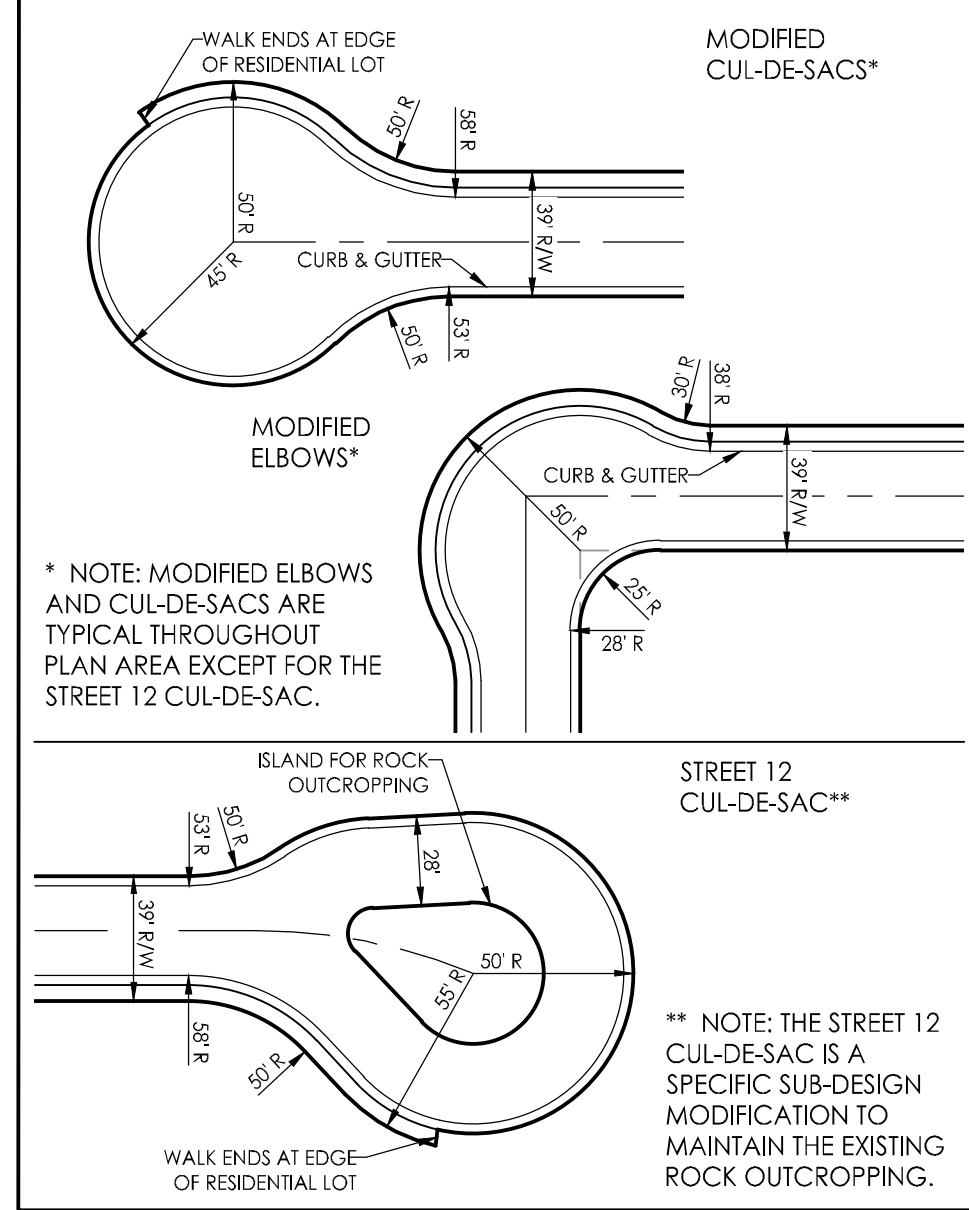
### PROJECT NOTES

<b>OWNER</b> HIDDEN GROVE DEVELOPMENT CO., LLC CONTACT: RANDY SATER OFFICE PHONE: (916) 484-3011 3500 AMERICAN RIVER DR SACRAMENTO, CA 95864	<b>PROPOSED USE</b> SEE LAND USE SUMMARY <b>EXISTING / PROPOSED GENERAL PLAN DESIGNATION</b> TC, RMH, RH, P, RM	<b>SEWER</b> SOUTH PLACER MUNICIPAL UTILITY DISTRICT 3807 SPRINGVIEW DR ROCKLIN, CA 95677 (916) 786-8533
<b>APPLICANT / SUBDIVIDER</b> STONBERG PROPERTIES, LLC CONTACT: MIKE AICP OFFICE PHONE: (916) 484-3011 3500 AMERICAN RIVER DR SACRAMENTO, CA 95864	<b>EXISTING / PROPOSED ZONING</b> CC, CG, RS-S, CO	<b>STORM DRAINAGE</b> TOWN OF LOOMIS 3145 RIFLEY ROAD LOOMIS, CA (916) 435-4529
<b>PLANNER/ENGINEER</b> WOOD RODGERS INC 3301 C STREET, BLDG. 100B SACRAMENTO, CA 95816 CONTACT: TIM DENHAM WIKES WOODSON PE 73891 PHONE: (916) 341-7760	<b>FIRE PROTECTION</b> SOUTH PLACER FIRE DISTRICT 4800 EUREKA RD GRANITE BAY, CA 95746 (916) 791-7059	<b>WATER</b> PLACER COUNTY WATER AGENCY 144 FERGLSON RD LOOMIS, CA 95604 (916) 435-4500
<b>ASSESSOR'S PARCEL NO.</b> 043-080-007, -008, -015, -044, 044-044-001, -004, -005, -006, 010.	<b>SCHOOL DISTRICT</b> LOOMIS UNION SCHOOL DISTRICT 3390 HUMPHREY RD LOOMIS, CA 95660 (916) 652-1800	<b>GAS &amp; ELECTRIC</b> PG&E 151 N. SUNRISE AVE, SUITE S13 ROSEVILLE, CA 95661 (800) 743-5000
<b>AREA</b> 61.7 ± ACRES GROSS VACANT, RESIDENTIAL	<b>EXISTING USE</b> VACANT, RESIDENTIAL	<b>SOLID WASTE</b> AUBURN PLACER DISPOSAL SERVICE 12005 SHALE RIDGE RD AUBURN, CA 95602 (916) 885-3735

### TOWN OF LOOMIS STANDARDS



### SUB-DESIGN MODIFICATIONS

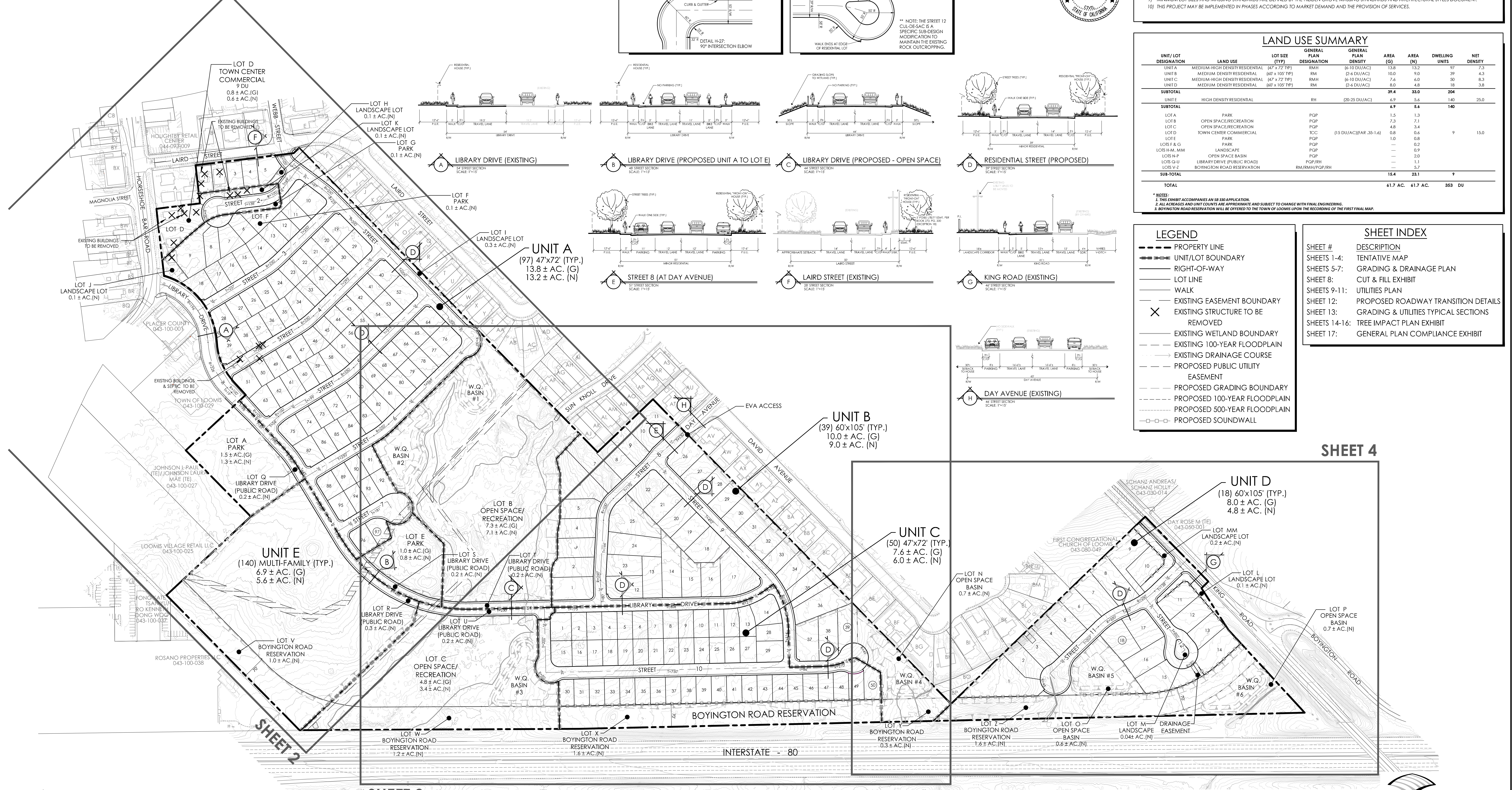


### LOT AREA SUMMARY

AC ±	UNIT A	UNIT B	UNIT C	UNIT D
MIN.	3,525.0	4,480.0	3,760.0	6,363.0
MAX.	10,933.0	14,054.0	6,724.0	18,352.0
AVERAGE	4,280.7	8,070.5	4,094.1	9,082.5



- |   |  |   |  |
|---|--|---|--|
| A. WOO JUDITH/HIRABAYA SHI FAM LIVING TRUST<br>044-094-008      | U. TOFFI DONALD ROBERT/TOFFI IRENE LIDA<br>044-184-004     | AO. SUNADA MAXINE A (TE)<br>043-182-004                     | BJ. WELBORN BRIAN C/WELBORN EVELYN V<br>043-092-014          |
| B. HOUGHTBY LARRY K<br>044-093-011                              | V. BULLARD RUTH LIESELOTTE<br>043-184-005                  | AP. COLLET JOHN GREGORY<br>043-182-035                      | BK. BUSHNELL SCOTT/BUSHNELL BARBARA<br>043-092-015           |
| C. STILWELL FAMILY TRUST<br>044-093-010                         | W. MCMANUS RONALD W<br>043-184-006                         | AO. BUCKMAN DIANE<br>043-182-008                            | BK. CORNISEN RYAN S/CORNISEN CHELSEA R<br>043-092-016        |
| D. DOBKINS ERNEST D III<br>044-093-002                          | X. GASSMANN BRYAN P<br>043-184-007                         | AR. KRAMER FREDERICK A<br>043-182-009                       | BL. GONZALEZ ROBERT/GONZALEZ TERRY I<br>043-092-017          |
| E. ST. MARKS ANGLICAN EPISCOPAL CHURCH<br>044-092-002           | Z. WRIGHT W.F. & V.P. TRUST<br>043-184-008                 | AS. DIAZ DOLORES C<br>043-091-011                           | BM. REBELL RYAN RAYMOND/REBELL RONNI MARIE<br>043-092-018    |
| F. GREEBRIAR INVESTMENTS II LLC<br>043-190-001                  | Y. SWANSON DIANE<br>043-091-010                            | AT. CAMPBELL DENNIS<br>043-091-011                          | BN. SINDELOR FRANK/MCCLOUD JANET<br>043-092-019              |
| G. VORPAGEL RUSSELL E (TE)/VORPAGEL NANCY G (TE)<br>043-190-002 | AA. BECKER SHERI LYNN<br>043-184-003                       | AU. NEWBY ADDIE<br>043-091-010                              | BO. FR CONGREGATIONAL CHURCH OF LOOMIS<br>043-092-024        |
| H. FISHER DON E (TE)<br>043-190-003                             | AB. PECK BRIAN<br>043-184-011                              | AV. BECK RICHARD L (TE)/BECK NANCY L (TE)<br>043-092-004    | BP. FR CONGREGATIONAL CHURCH OF LOOMIS<br>043-092-037        |
| I. SPRAGUE O DEAN (TE)/SPRAGUE MARY B (TE)<br>043-190-004       | AC. MANN DEBORAH<br>043-184-012                            | AW. FERNANDEZ MICHELLE R<br>043-092-002                     | BQ. SWIFT JEFFREY T/SPENCER CLAUDIA ANN<br>043-092-034       |
| J. LEMKE DORA L<br>043-190-005                                  | AD. HADLEY CHERYL A (TE)<br>043-184-013                    | AX. JABUSCH MARK D/JABUSCH DENISE M<br>043-092-003          | BR. CLEWEIT ANITA JEAN<br>044-105-015                        |
| K. ELISON MARCIA E<br>043-190-006                               | AE. CROSTHWAITTE CATHY J<br>043-184-031                    | AY. JABUSCH MARK D/JABUSCH DENISE M<br>043-092-003          | BS. ZUNINO RANDI KEICY/JENSEN MATTHEW PAUL DP<br>044-105-016 |
| L. DARLING SCOTT<br>043-190-007                                 | AF. STOWELL NANCY R<br>043-184-034                         | AZ. LINDSAY DAVID/LINDSAY SERENA<br>043-092-005             | BT. CHING KENNETH L/CHING WINSOME A<br>044-105-004           |
| M. ELIS LEAH B/ELIS NATHAN E<br>043-190-008                     | AG. MURPHY JAMES A<br>043-184-032                          | BA. RICHARDSON RANDY G/RICHARDSON MICHELLE D<br>043-092-006 | BV. CHING KENNETH L/CHING WINSOME A<br>044-105-003           |
| N. SUNADA MAXINE A (TE)<br>043-190-009                          | AH. SROKA JAMES M (TE)/SROKA KATHRYN I (TE)<br>043-184-033 | BB. GREGORY JUSTIN<br>043-092-007                           | BW. GOODWIN TODD M<br>044-105-002                            |
| O. HULSEY ROSE<br>043-190-010                                   | AI. ADAMSON JARED D/ADAMSON DANIELLE<br>043-184-034        | BC. EATON ZACHARY<br>043-092-008                            | BX. HORTON EDWARD W (TE)/HORTON MARY ANN (TE)<br>044-105-017 |
| P. HAYA SHIDA LEE/HAYA SHIDA KIM ELAINE<br>043-190-011          | AJ. GREENBRIAR INVESTMENTS LLC<br>043-182-029              | BD. LANTERMAN PAULA L/NETE/DOUGLAS ALLEN<br>043-092-009     | BY. THOMAS WILLIAM R<br>044-105-018                          |
| Q. HAYA SHIDA SETSUKO<br>043-190-012                            | AK. ADAMS FRANKIE DEVINE<br>043-182-030                    | BE. RYERSON LINDA M TRUST<br>043-092-010                    | BZ. COOPER GREGORY M<br>044-103-004                          |
| R. GREEN S.C. & D.E. 2021 TRUST<br>043-184-001                  | AL. MCCARTHY C.R. 2015 LIVING TRUST<br>043-182-031         | BF. YOUNGBLUTH BRADLEY DEAN<br>043-092-011                  | CA. COOPER GREGORY M<br>044-103-002                          |
| S. DEVER DANIEL L/DEVER ANNA M<br>043-184-002                   | AM. GRANITE PROPERTIES<br>043-182-032                      | BG. DEKELIS LINDSAY<br>043-092-012                          | CB. HOUGHTBY LARRY<br>044-103-001                            |
| T. ROSE GRANT T<br>043-184-003                                  | AN. DOWNING JOHN P<br>043-182-033                          | BH. ROGERS CHRISTINA DARLENE<br>043-092-013                 |  |



### LAND USE SUMMARY

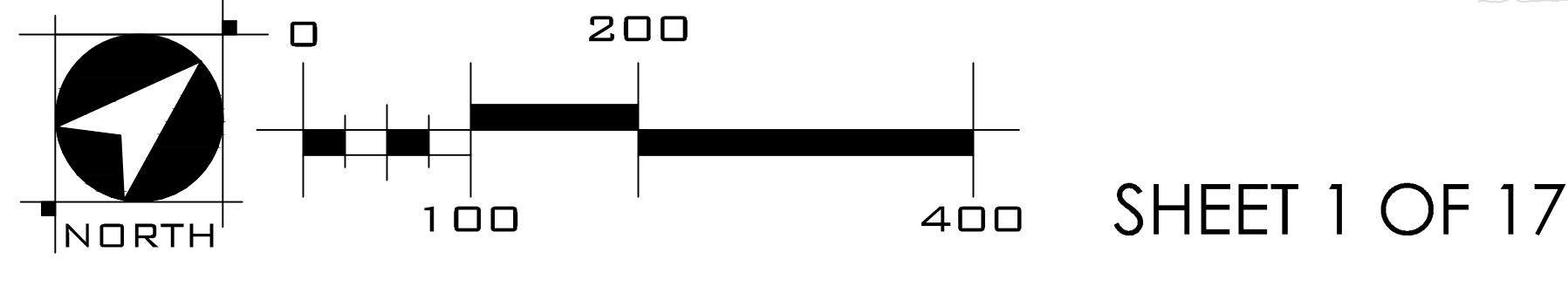
UNIT/LOT DESIGNATION	LAND USE	LOT SIZE (TYP)	GENERAL PLAN DESIGNATION	GENERAL PLAN DESIGNATION	AREA (G)	AREA (N)	DWELLING UNITS	NET DENSITY
UNIT A	MEDIUM-HIGH DENSITY RESIDENTIAL	67' x 72' TYP	RMH	(6-10 DU/AC)	3.8	13.2	97	7.3
UNIT B	MEDIUM DENSITY RESIDENTIAL	60' x 105' TYP	RM	(2-6 DU/AC)	10.0	9.0	39	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
<b>SUBTOTAL</b>					<b>39.4</b>	<b>33.0</b>	<b>204</b>	
UNIT E	HIGH DENSITY RESIDENTIAL		RH	(20-25 DU/AC)	6.9	5.6	140	25.0
<b>SUBTOTAL</b>					<b>6.9</b>	<b>5.6</b>	<b>140</b>	
LOTA	PARK		POP		1.5	1.3		
LOTB	OPEN SPACE/RECREATION		POP		7.3	7.1		
LOTC	OPEN SPACE/RECREATION		POP		4.8	3.4		
LOTD	TOWN CENTER COMMERCIAL		TCC	(15 DU/AC)(BAR, 35-1.6)	0.8	0.6	9	15.0
LOTE	PARK		POP		1.0	0.8		
LOTF & G	PARK		POP		—	0.2		
LOTH & M	LANDSCAPE		POP		—	0.9		
LOTI & P	OPEN SPACE BASIN		POP		—	2.0		
LOT J & U	LIBRARY DRIVE (PUBLIC ROAD)		POP/RH		—	1.1		
LOT K & V	BOYINGTON ROAD RESERVATION		RM/RM/P/POP/RH		—	5.7		
<b>SUB-TOTAL</b>					<b>15.4</b>	<b>23.1</b>	<b>9</b>	
<b>TOTAL</b>					<b>61.7 AC.</b>	<b>61.7 AC.</b>	<b>353 DU</b>	

### 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

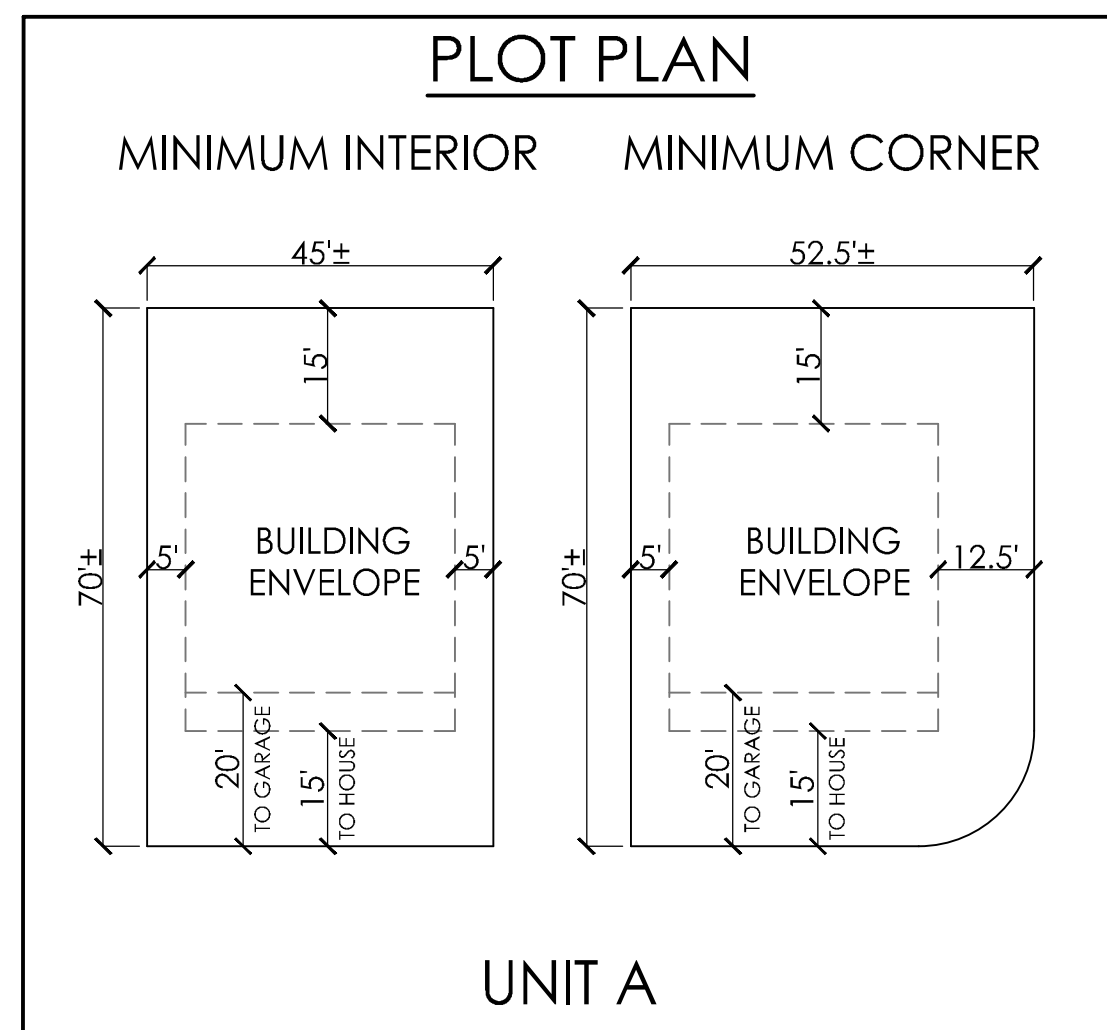
SHEET #	DESCRIPTION
SHEETS 1-4:	TENTATIVE MAP
SHEETS 5-7:	GRADING & DRAINAGE PLAN
SHEET 8:	CUT & FILL EXHIBIT
SHEETS 9-11:	UTILITIES PLAN
SHEET 12:	PROPOSED ROADWAY TRANSITION DETAILS
SHEET 13:	GRADING & UTILITIES TYPICAL SECTIONS
SHEETS 14-16:	TREE IMPACT PLAN EXHIBIT
SHEET 17:	GENERAL PLAN COMPLIANCE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



### SHEET 4

# TENTATIVE MAP HIDDEN GROVE TOWN OF LOOMIS, CALIFORNIA

JUNE 15, 2022

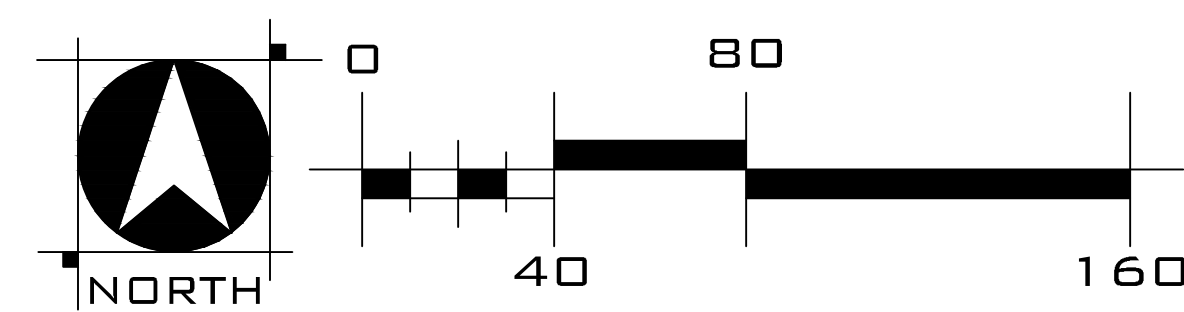


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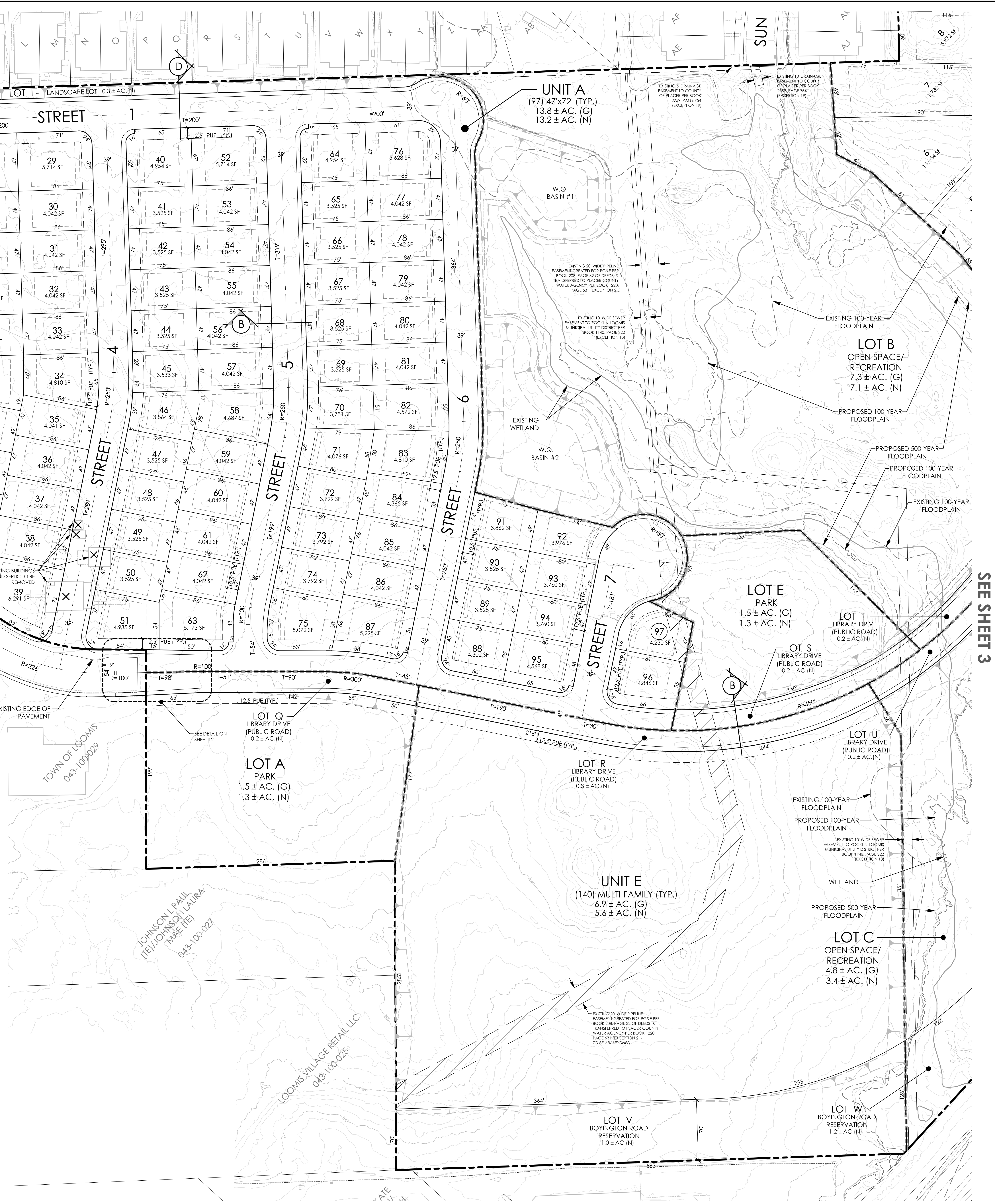
**LEGEND**

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	UNIT/LOT BOUNDARY
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	PROPOSED GRADING BOUNDARY
	PROPOSED 100-YEAR FLOODPLAIN
	PROPOSED 500-YEAR FLOODPLAIN
	PROPOSED SOUNDWALL
	PROPOSED BUILDING ENVELOPE



SHEET 2 OF 17

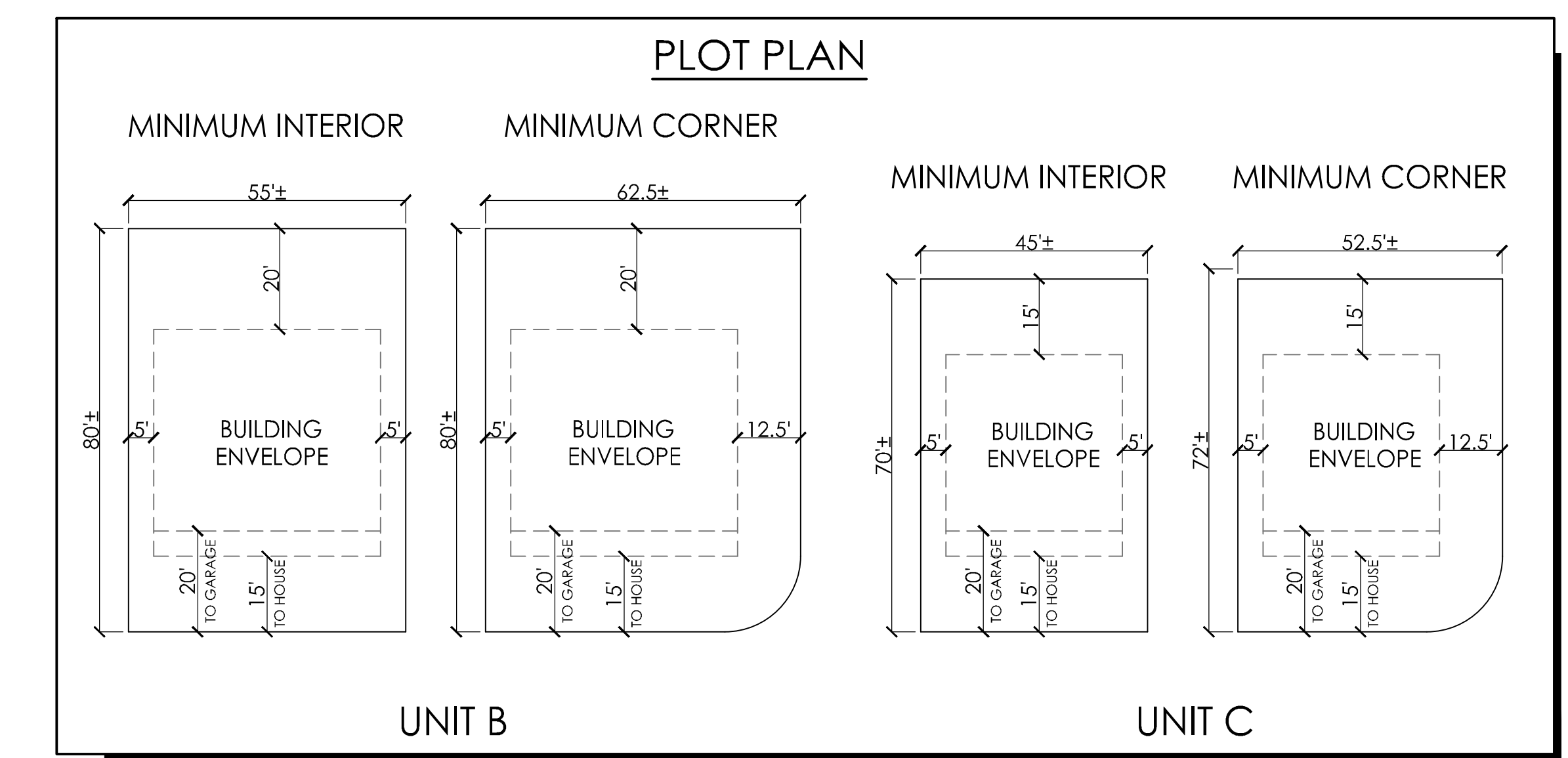
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
3301 C St. Bldg. 100-B  
Sacramento, CA 95816  
Tel 916.341.7760  
Fax 916.341.7767



SEE SHEET 3

# TENTATIVE MAP HIDDEN GROVE TOWN OF LOOMIS, CALIFORNIA

JUNE 15, 2022

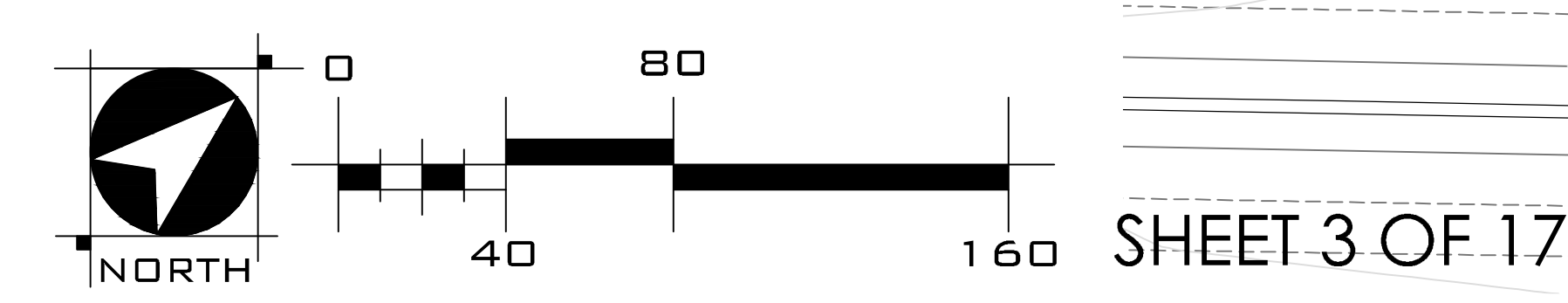
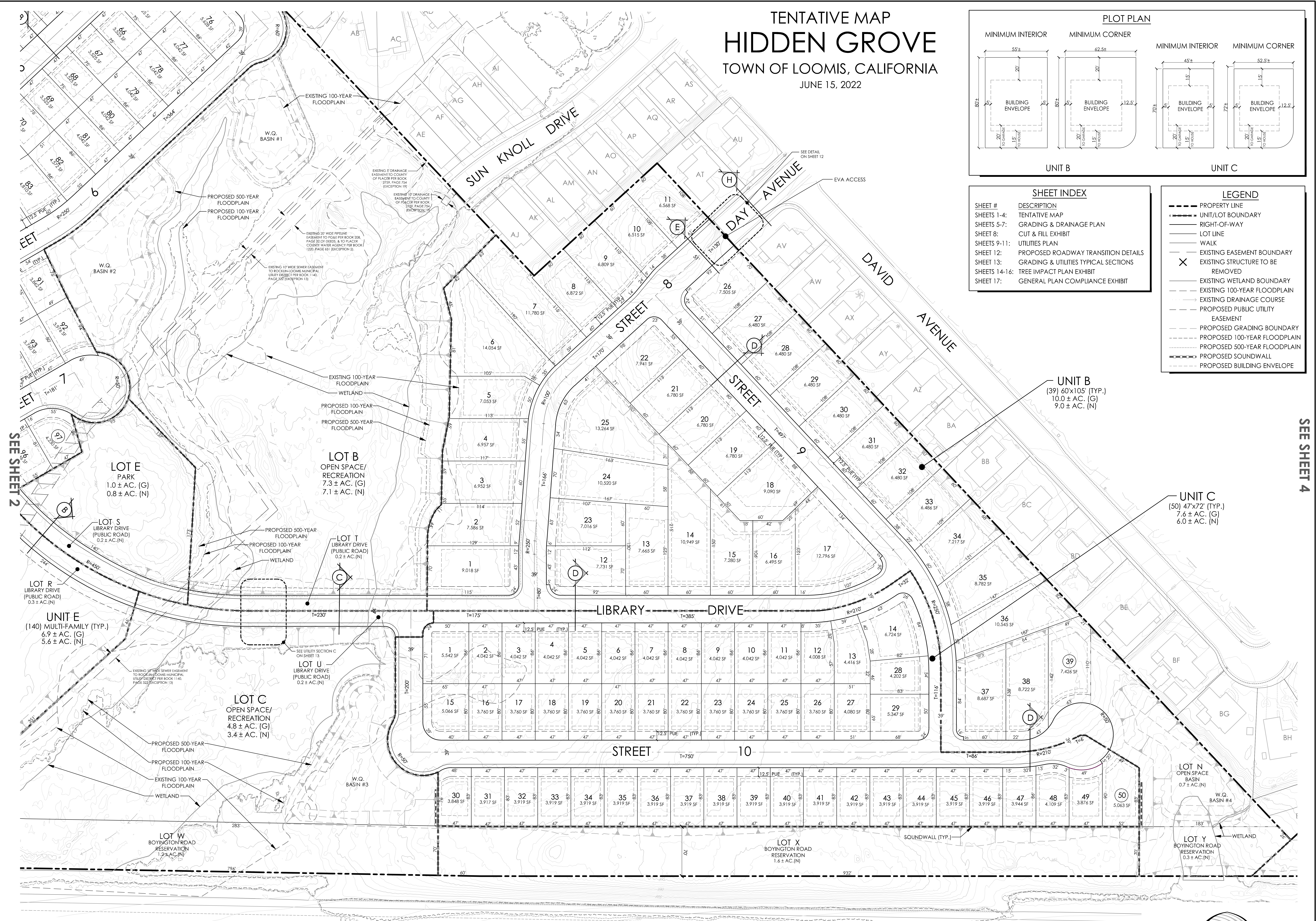


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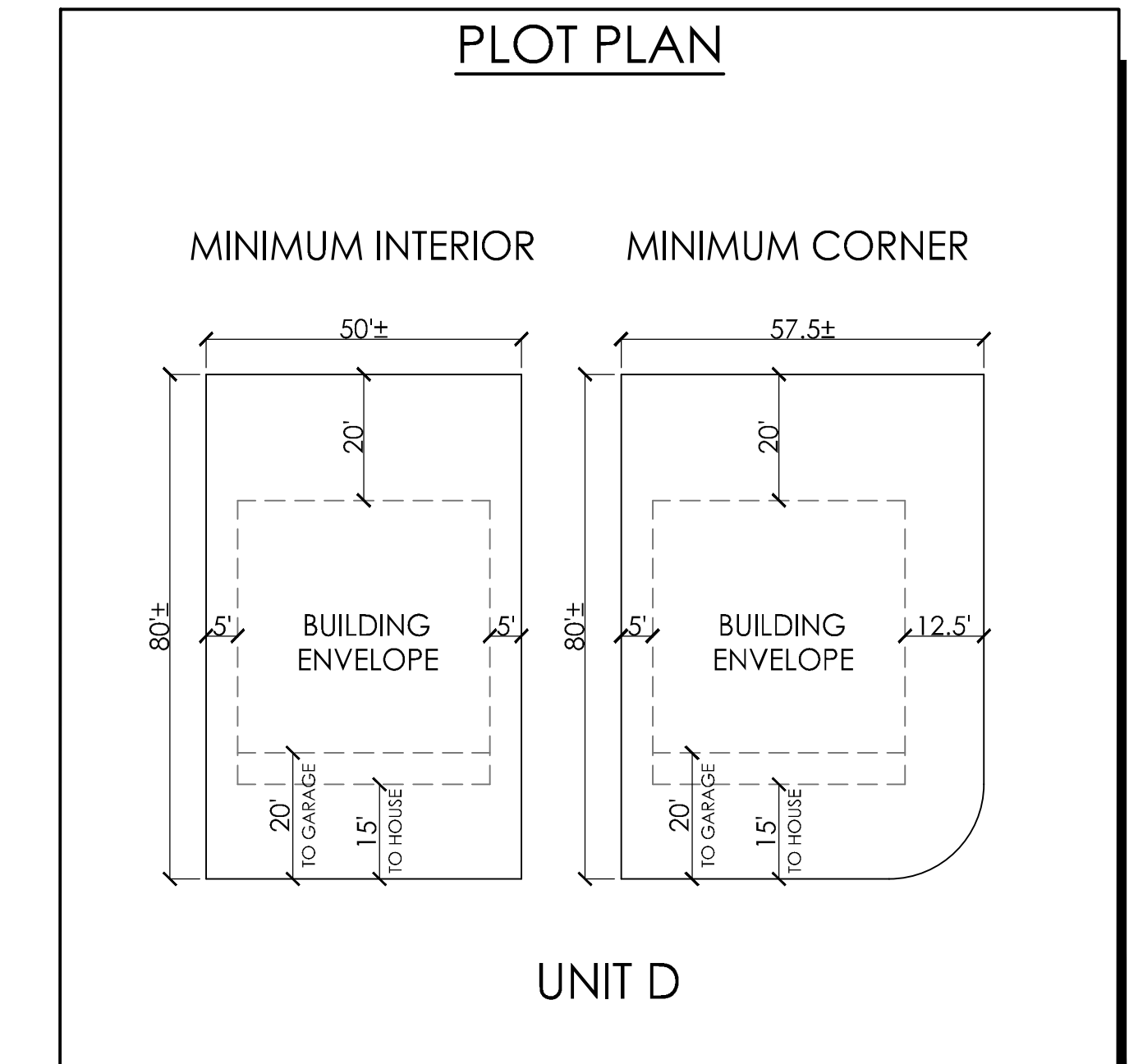
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TENTATIVE MAP  
**HIDDEN GROVE**  
 TOWN OF LOOMIS, CALIFORNIA  
 JUNE 15, 2022

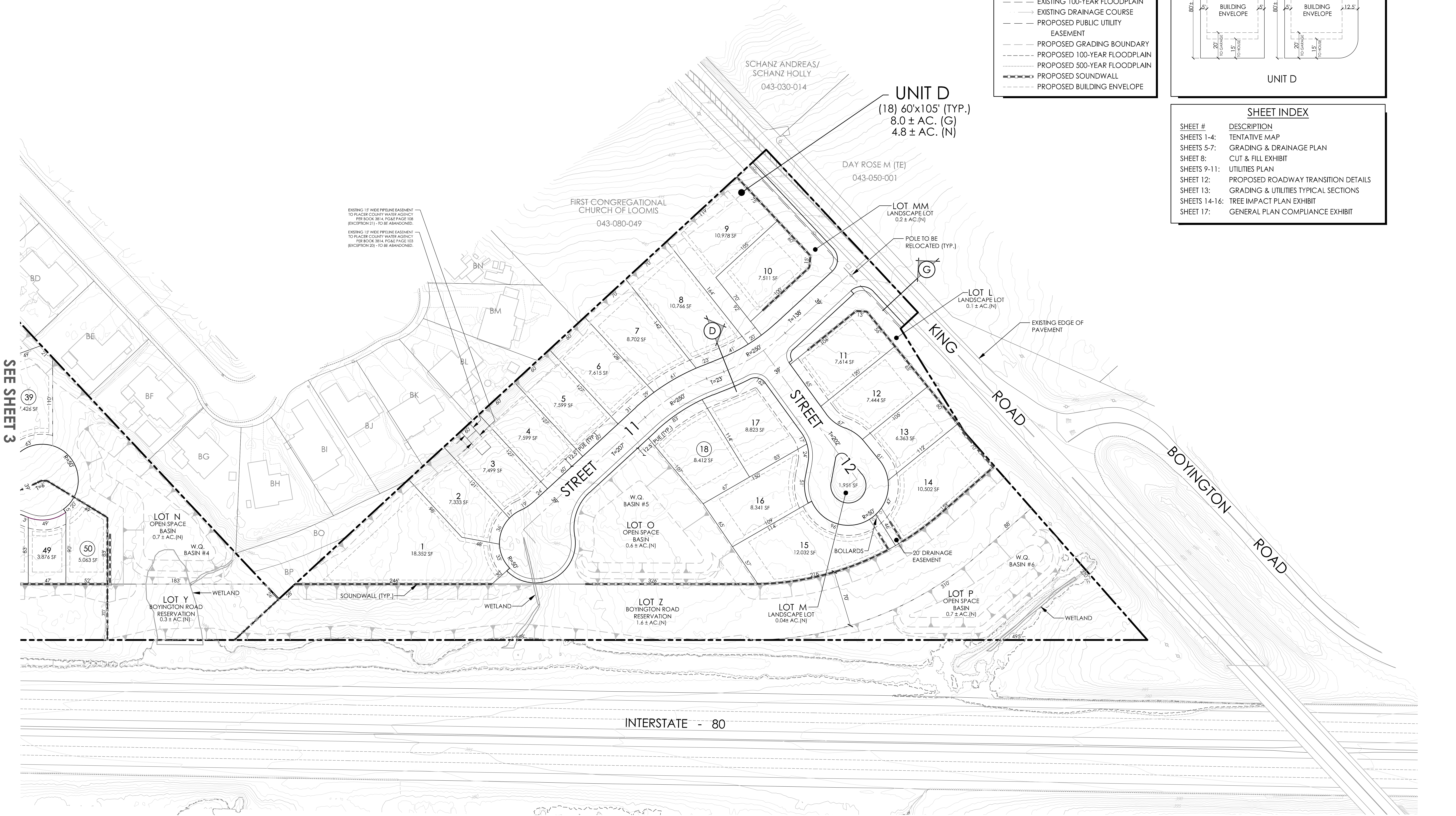
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