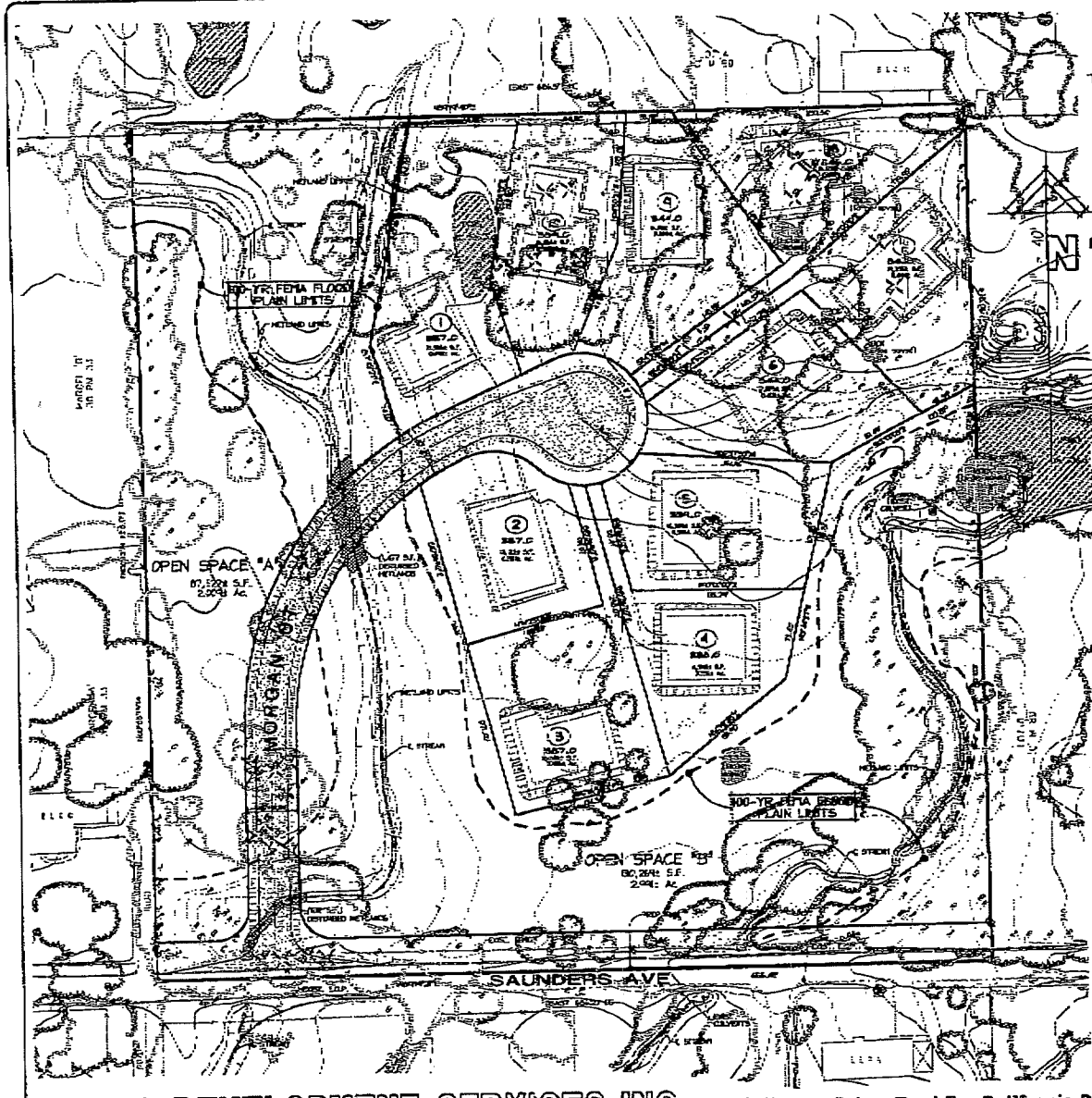
TENTATIVE MAP AND PRELIMINARY SITE PLAN for

MORGAN ESTATES

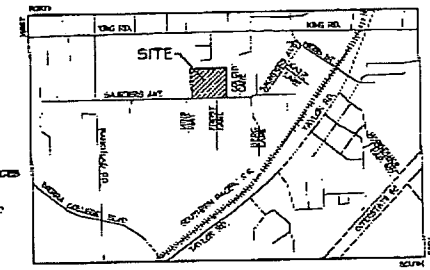
ALL OF LOT 7 OF SAUNDERS COLONY AS SHOWN ON BOOK "C" OF MAPS, PAGE 54, SECTION 9, T.11 N., R.7 E., MDM

TOWN OF LOOMIS, COUNTY of PLACER, CALIFORNIA



OWNER
MARK MORGAN
contact: MARK MORGAN
PO Box 8879
SRLA, CA 95603
Phone: (714) 257-4482
fax: (714) 257-449

ENGINEER
LAND DEVELOPMENT SERVICES
contact: BILL MITCHELL
257 WARREN DRIVE
ROCKLIN, CALIFORNIA 95677
Phone: (916) 624-1629
Fax: (916) 624-7962



VICINITY MAP
NTS

PROJECT SUMMARY

LOTS 1 THRU 10
GROSS AREA = 4.028 Acres

RIGHTS OF WAY
GROSS AREA = 1.821 Acres

TOTAL = 5.851 Acres

OPEN SPACES "A" & "B"
GROSS AREA = 5.000 Acres

TOTAL AREA = 10.851 Acres

TOTAL ACREAGE
10.851 Acres

GENERAL PLAN DESIGNATION
Existing = RURAL RESIDENTIAL
Proposed = PLANNED DEVELOPMENT

ZONING DESIGNATION
Existing = RURAL RESIDENTIAL (40,000 S.F. min)
Proposed = PLANNED DEVELOPMENT (10,000 S.F. min)

COMMUNITY SERVICES

SEWER =	South Placer Municipal Utility Dist.
WATER =	Placer County Water Agency
STORM DRAIN =	Town of Loomis
ELECTRIC =	Pacific Gas and Electric
TELEPHONE =	Pacific Bell
CABLE TV =	Sunshine Cable TV
NATURAL GAS =	Pacific Gas and Electric
FIRE PROTECTION =	Town of Loomis
SOLID WASTE =	Auburn-Placer Disposal
HIGH SCHOOL =	Del Oro High School
ELEMENTARY SCHOOL =	Loomis Elementary School

LEGEND

- FOUND MONUMENT AS NOTED
- SET 3/4" IRON PIPE TAGGED "LDS 24375"
- DIMENSION POINT NOTHING FOUND OR SET
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.B. = BUILDING SETBACK
- EXISTING ℄ STREAM
- DELINEATED WETLANDS
- FEMA - 100 YR FLOOD PLAIN LIMITS
- PROPOSED LOT
- PROPOSED LOT NUMBER
- PROPOSED PAD ELEV.
- PROPOSED LOT SIZE
- PROPOSED HOUSE FLOOR PLAN (APPROXIMATE)
- PROPOSED P.U.E.

BENCHMARK

USGS BENCHMARK "BRONCO" BRASS DISC STAMPED "N 1352" FOUND ON THE NORTH SIDE OF THE ROAD, ABOUT 1.5 MILES N.E. ALONG U.P.R.R. FROM STA. AT ROSEVILLE, 1.45 MILES S.W. FROM MOS ST., 14 POLES N.E. OF X-ING OF PRIVATE RD., 12 POLES S.W. OF LOOMIS SIDING, 1 POLE N.E. STATION, IN TOP OF ROCK (BARELY OUTCROP) 2' ABOVE GROUND.

RECORD REFERENCES

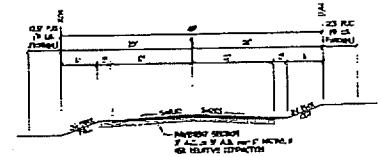
(1) BOOK 2 MAPS, PAGE 69 P.C.R.
(2) BOOK 1 P.M., PAGE 13 P.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS MAP IS IDENTICAL TO THAT AS SHOWN ON THAT CERTAIN MAP ON FILE IN BOOK 1 OF PARCEL MAPS AT PAGE 13, PLACER COUNTY OFFICIAL RECORDS, AS ESTABLISHED BETWEEN FOUND MONUMENTS ALONG THE NORTH LINE OF SECTION 9 AND BEARS NORTH 89°26'00" EAST.

SHEET INDEX

1. TENTATIVE MASTER PLAN
2. PRELIMINARY GRADING PLAN
3. TREE MITIGATION PLAN



TYPICAL STREET SECTION
40' RIGHT-OF-WAY

TENTATIVE MAP and PRELIMINARY SITE PLAN
MORGAN ESTATES
T1
3

LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California 95677 (916) 624-1629 contact: BILL MITCHELL