THE VILLAGE AT LOOMIS

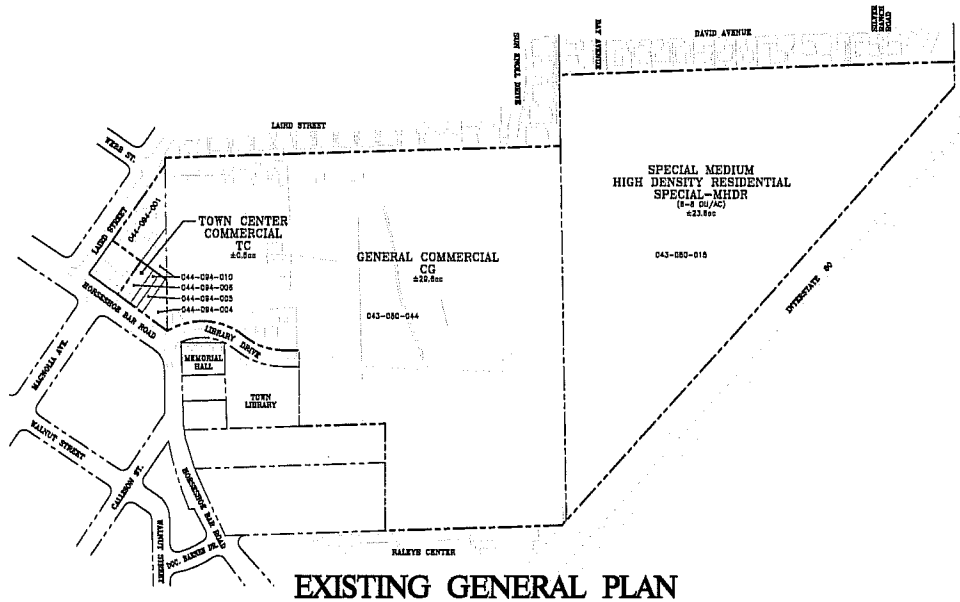
MASTER PLAN

TOWN OF LOOMIS, CALIFORNIA

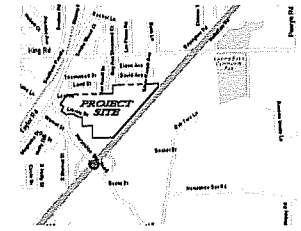
GENERAL PLAN MAP

JUNE 2007

SHEET 1 OF 6



EXISTING GENERAL PLAN



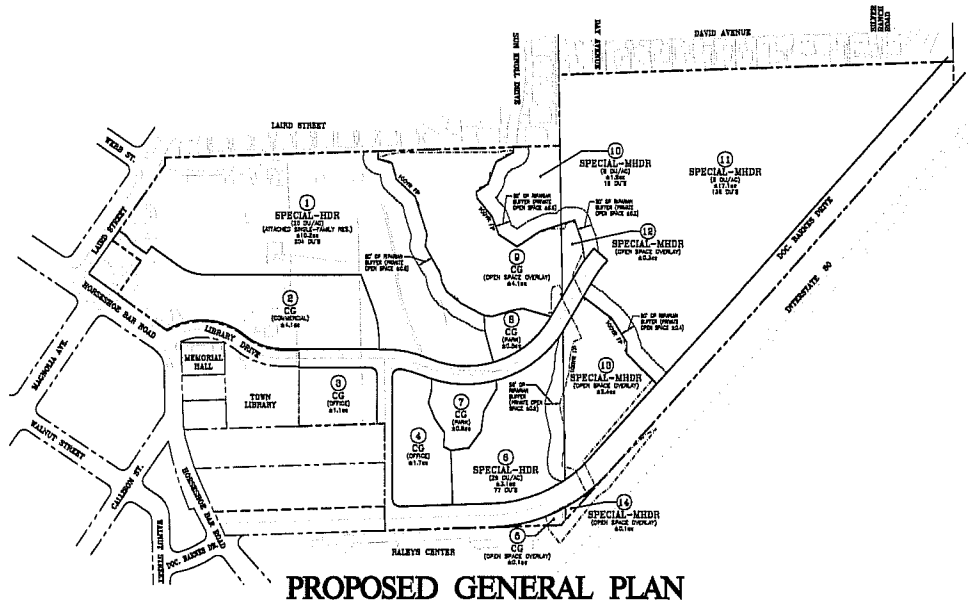
VICINITY MAP

SUMMARY OF EXISTING LAND USES

LAND USE	GP	ACREAGE	D/U's
Residential Medium High Density	SPECIAL-MHDR	±23.8	166
General Commercial	CG	±29.6	296
Town Center Commercial	TC	±0.5	7
TOTALS		±53.7	491

SUMMARY OF PROPOSED LAND USES

PARCEL	LAND USE	GP	ACREAGE	D/U's
1	Attached Single Family Res.	SPECIAL-HDR	±10.2	204
2	General Commercial	CG	±4.1	
3	Office	CG	±1.1	
4	Office	CG	±1.7	
5	Open Space Overlay	CG	±0.1	
6	Multi Family Residential	SPECIAL-MHDR	±3.1	77
7	Park	CG	±0.6	
8	Park	CG	±0.5	
9	Open Space Overlay	CG	±4.1	
10	Single Family Residential	SPECIAL-MHDR	±1.5	12
11	Single Family Residential	SPECIAL-MHDR	±17.1	136
12	Open Space Overlay	SPECIAL-MHDR	±0.3	
13	Open Space Overlay	SPECIAL-MHDR	±2.4	
14	Open Space Overlay	SPECIAL-MHDR	±0.1	
Roads	Right-of-Way	R/W	±8.6	
TOTALS			±53.7	434



PROPOSED GENERAL PLAN

OPEN SPACE SUMMARY

LAND USE	PARCEL	ACREAGE
Public Open Space	6	±0.1
	10	±4.1
	13	±0.3
	14	±2.4
	15	±0.1
	Subtotal	±7.0
Private Open Space	2	±0.6
	7	±0.6
	11	±0.6
	12	±0.6
	Subtotal	±2.5
Park	8	±0.5
	9	±0.5
	Subtotal	±1.3
	Total	±10.8

SHEET INDEX

SHEET 1 GENERAL PLAN MAP
SHEET 2 ZONING MAP
SHEET 3 LARGE LOT TENTATIVE MAP
SHEET 4 UTILITY PLAN
SHEET 5 GRADING & DRAINAGE PLAN
SHEET 6 WETLAND & TREE IMPACTS

LEGEND

- PROJECT BOUNDARY
- GENERAL PLAN BOUNDARIES
- EASEMENT
- 100-YR FLOOD PLAIN (POST DEVELOPMENT)

OWNER / DEVELOPER

OWNER: TAYLOR ROAD PROPERTY, INC.
DEVELOPER: LOWELL DEVELOPMENT, INC.
6225 S. WALNUT STREET, SUITE D
LOOMIS, CA 95650
(916) 660-1720
FAX: (916) 660-1723

ENGINEER

TLA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0885
FAX: (916) 785-0329

120 0 60 120 240

SCALE: 1" = 120'

TLA ENGINEERING & PLANNING

THE VILLAGE AT LOOMIS

MASTER PLAN

TOWN OF LOOMIS, CALIFORNIA

ZONING MAP

JUNE 2007

SHEET 2 OF 6

SUMMARY OF EXISTING LAND USES

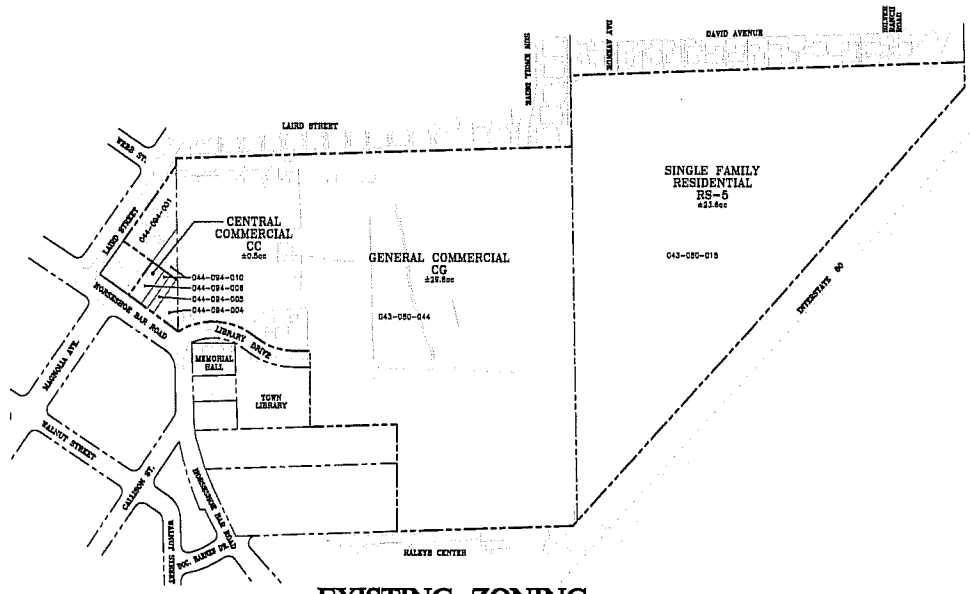
LAND USE	ZONE	ACREAGE	D/U's
Residential Medium High Density	RS-5	±23.8	188
General Commercial	CG	±29.8	296
Central Commercial	CC	±0.5	7
TOTALS		±53.7	491

SUMMARY OF PROPOSED LAND USES

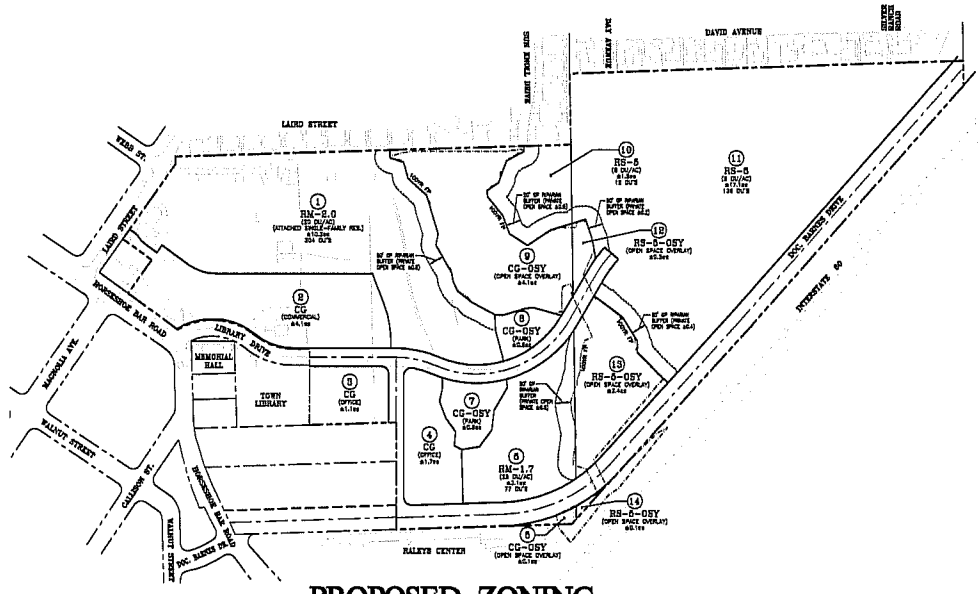
PARCEL	LAND USE	ZONE	ACREAGE	D/U's
1	Attached Single Family Res.	RM-2.0	±10.2	204
2	General Commercial	CG	±4.1	
3	Office	CG	±1.1	
4	Office	CG	±1.7	
5	Open Space Overlay	CG-OSY	±0.1	
6	Multi Family Residential	RM-1.7	±3.1	77
7	Park	CG-OSY	±0.8	
8	Park	CG-OSY	±0.5	
9	Open Space Overlay	CG-OSY	±4.1	
10	Single Family Residential	RS-5	±1.5	12
11	Single Family Residential	RS-5	±17.1	136
12	Open Space Overlay	RS-5-OSY	±0.3	
13	Open Space Overlay	RS-5-OSY	±2.4	
14	Open Space Overlay	RS-5-OSY	±0.1	
Roads	Right-of-Way	R/W	±8.6	
TOTALS			±53.7	434

OPEN SPACE SUMMARY

LAND USE	PARCEL	ACREAGE
Public Open Space	6	±0.1
	10	±4.1
	13	±0.3
	14	±2.4
	15	±0.1
	Subtotal	±7.0
Private Open Space	2	±0.8
	7	±0.5
	11	±0.6
	12	±0.6
	Subtotal	±2.5
Park	8	±0.8
	9	±0.5
	Subtotal	±1.3
	Total	±10.8



EXISTING ZONING



PROPOSED ZONING

LEGEND

- PROJECT BOUNDARY
- ZONE BOUNDARIES
- EASEMENT
- 100-YR FLOOD PLAIN (POST DEVELOPMENT)

N

SCALE: 1" = 120'

TLA ENGINEERING & PLANNING

THE VILLAGE AT LOOMIS

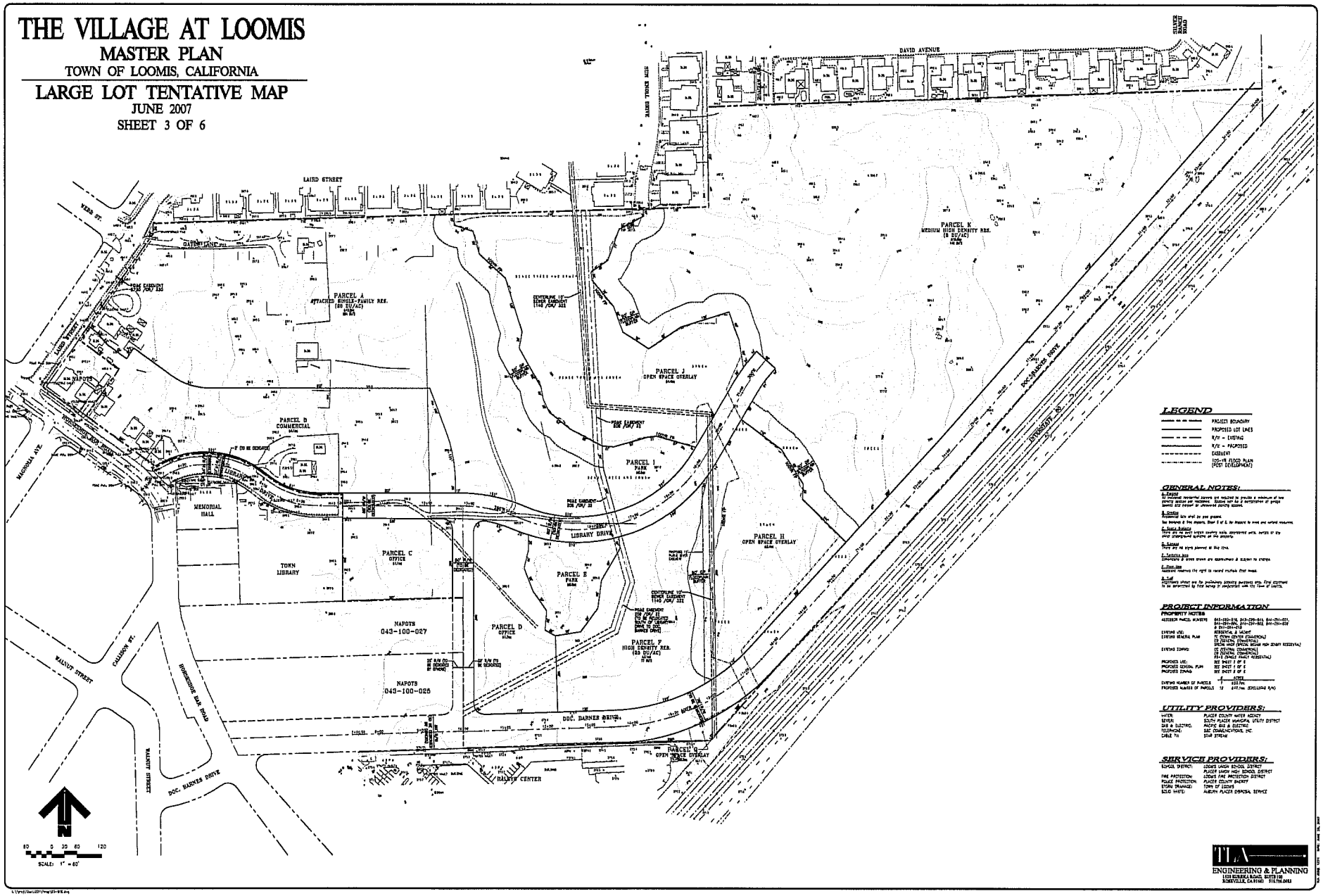
MASTER PLAN

TOWN OF LOOMIS, CALIFORNIA

LARGE LOT TENTATIVE MAP

JUNE 2007

SHEET 3 OF 6



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINES
- R/W - EXISTING
- R/W - PROPOSED
- EASEMENT
- 100-YR FLOOD PLAIN (POST DEVELOPMENT)

GENERAL NOTES:

a. Fire:
Adequate emergency access are required to provide a minimum of two access routes and turnarounds. Subject shall be a combination of gravel surface and repair or improved paving access.

b. Grading:
Grading shall be kept on one grade.
See exhibit of the grading. Sheet 5 of 6. for details to cross and varied measures.

c. Noise Barrier:
There are no exist noise barrier walls, approximate area, heights of the noise attenuation measures on the adjacent properties.

d. Signage:
There are no signs planned at this time.

e. Landscape Area:
Components of street scape are landscape & subject to criteria.

f. Final Map:
Applicant reserves the right to record multiple final maps.

g. Tree:
Applicant shall be responsible for preserving protected trees. Tree statement to be determined by tree survey in conjunction with the Town of Loomis.

PROJECT INFORMATION

PROPERTY NOTES

ASSESSOR PARCEL NUMBER	043-100-026, 043-100-027, 043-291-010, 043-291-011, 043-291-012, 043-291-013, 043-291-014, 043-291-015, 043-291-016, 043-291-017, 043-291-018, 043-291-019, 043-291-020 & 043-291-021	
EXISTING USE:	RESIDENTIAL & VACANT	
EXISTING GENERAL PLAN	TC (TOWN CENTER COMMERCIAL)	
	OS (OPEN SPACE)	
	MHDR (MEDIUM HIGH DENSITY RESIDENTIAL)	
EXISTING ZONING:	CC (GENERAL COMMERCIAL)	
	CO (GENERAL COMMERCIAL)	
	RS-5 (SINGLE FAMILY RESIDENTIAL)	
PROPOSED USE:	SEE SHEET 1 OF 6	
PROPOSED GENERAL PLAN	SEE SHEET 1 OF 6	
PROPOSED ZONING	SEE SHEET 1 OF 6	

	#	ACRES
EXISTING NUMBER OF PARCELS	1	22.2 Ac.
PROPOSED NUMBER OF PARCELS	12	21.7 Ac. (EXCLUDING R/W)

UTILITY PROVIDERS:

WATER:	PLACER COUNTY WATER AGENCY
SEWER:	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	SBC COMMUNICATIONS, INC.
CABLE TV:	STAR STREAM

SERVICE PROVIDERS:

SCHOOL DISTRICT:	LOOMIS UNION SCHOOL DISTRICT
	PLACER UNION HIGH SCHOOL DISTRICT
FIRE PROTECTION:	LOOMIS FIRE PROTECTION DISTRICT
POLICE PROTECTION:	PLACER COUNTY SHERIFF
STORM DRAINAGE:	TOWN OF LOOMIS
SOLID WASTE:	AMERICAN PLACER DISPOSAL SERVICE

TLA
ENGINEERING & PLANNING
1320 RUSHEE ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0411

THE VILLAGE AT LOOMIS

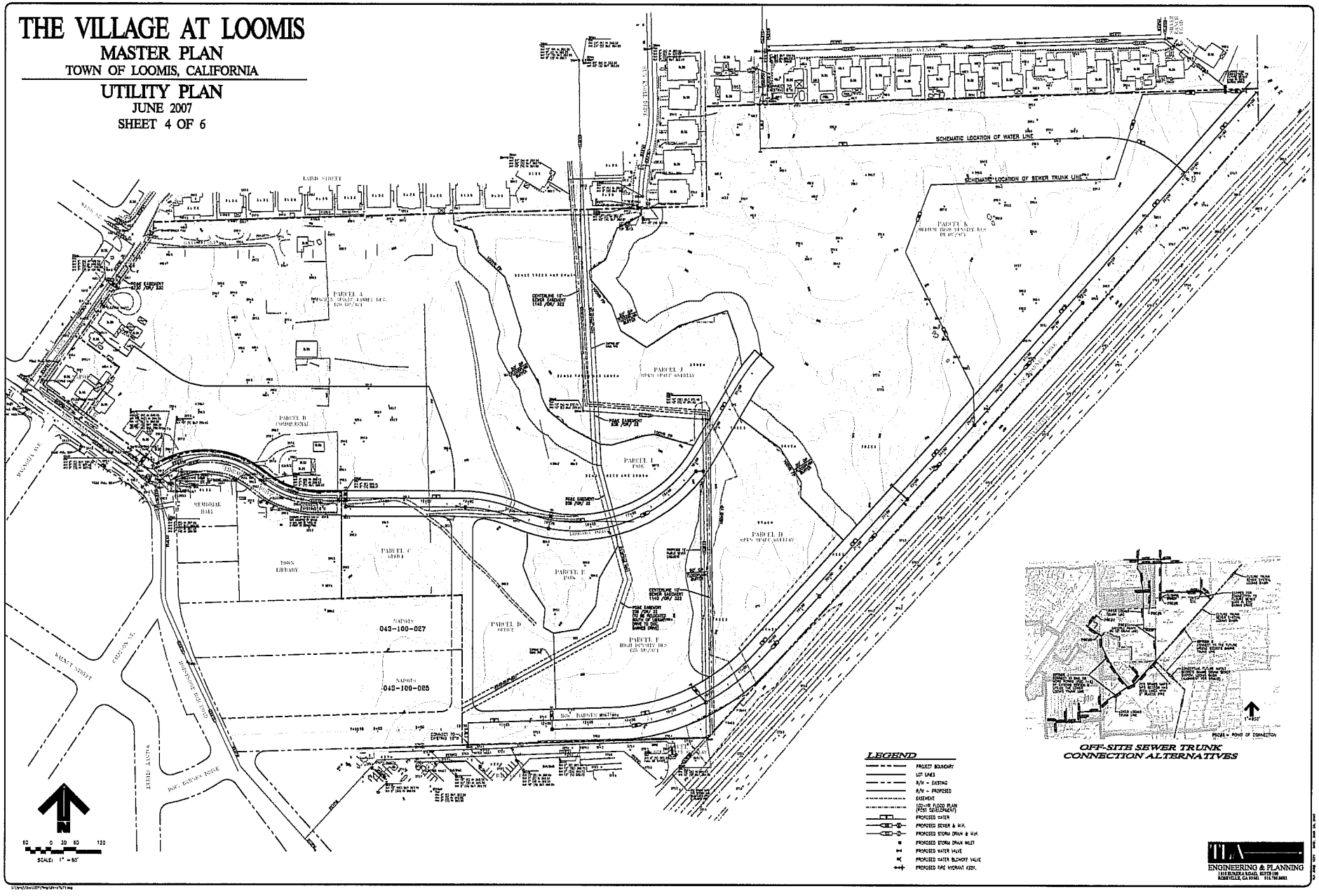
MASTER PLAN

TOWN OF LOOMIS, CALIFORNIA

UTILITY PLAN

JUNE 2007

SHEET 4 OF 6



THE VILLAGE AT LOOMIS

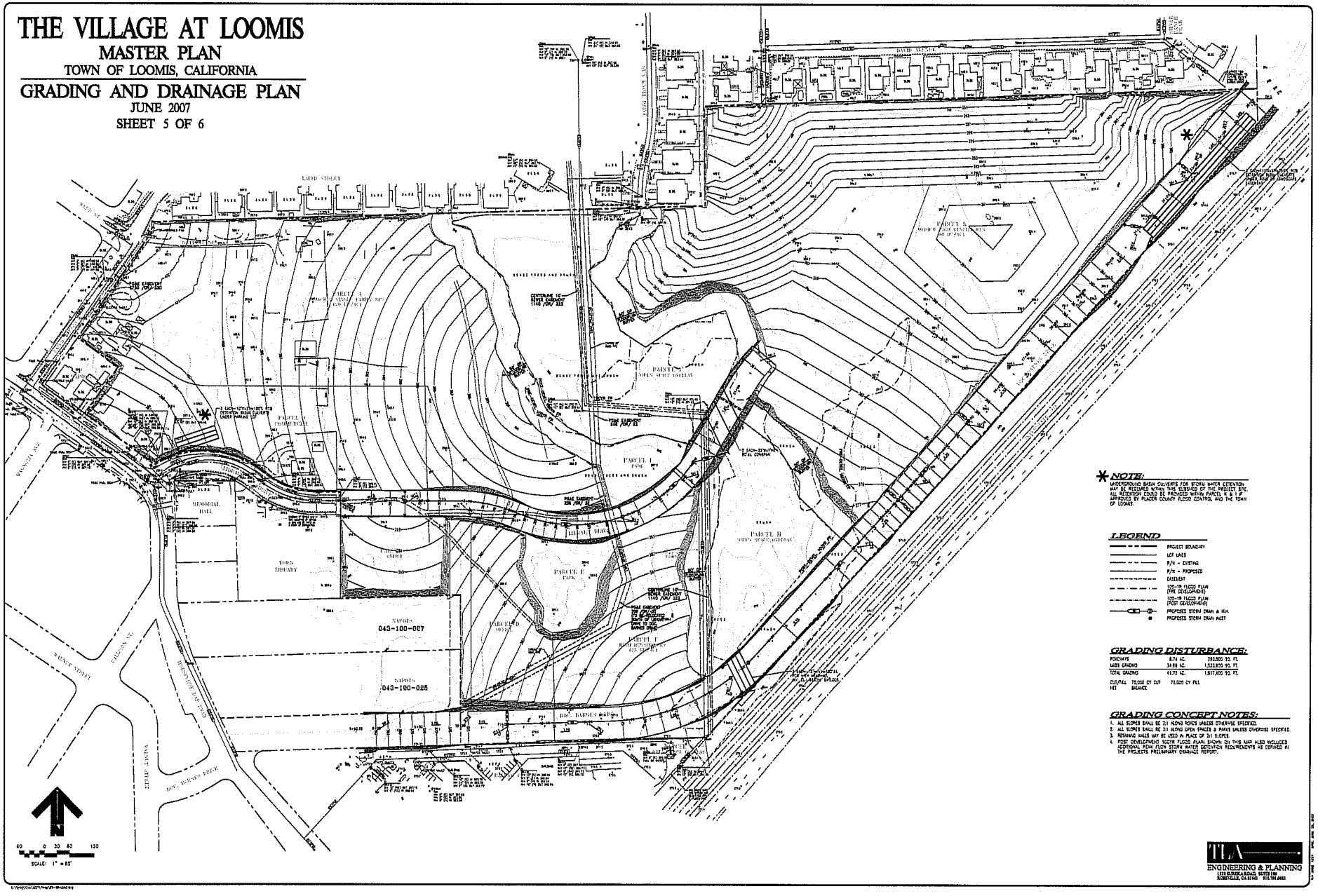
MASTER PLAN

TOWN OF LOOMIS, CALIFORNIA

GRADING AND DRAINAGE PLAN

JUNE 2007

SHEET 5 OF 6



*** NOTE:**

UNDERGROUND BASIN CULVERTS FOR STORM WATER DETENTION MAY BE REQUIRED WITHIN THIS SUBSHED OF THE PROJECT SITE. ALL RETENTION COULD BE PROVIDED WITHIN PARCEL K & I IF APPROVED BY PLACER COUNTY FLOOD CONTROL AND THE TOWN OF LOOMIS.

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W - EXISTING
- R/W - PROPOSED
- EASEMENT
- 100-YR FLOOD PLAIN (PRE DEVELOPMENT)
- 100-YR FLOOD PLAIN (POST DEVELOPMENT)
- PROPOSED STORM DRAIN & M.H.
- PROPOSED STORM DRAIN INLET

GRADING DISTURBANCE:

ROADWAYS	6.74 AC.	293,500 SQ. FT.
MASS GRADING	34.98 AC.	1,523,900 SQ. FT.
TOTAL GRADING	41.72 AC.	1,817,400 SQ. FT.
CUT/FILL	72,000 CY CUT	72,000 CY FILL
NET	BALANCE	

GRADING CONCEPT NOTES:

1. ALL SLOPES SHALL BE 2:1 ALONG ROADS UNLESS OTHERWISE SPECIFIED.
2. ALL SLOPES SHALL BE 3:1 ALONG OPEN SPACES & PARKS UNLESS OTHERWISE SPECIFIED.
3. RETAINING WALLS MAY BE USED IN PLACE OF 3:1 SLOPES.
4. POST DEVELOPMENT 100YR FLOOD PLAIN SHOWN ON THIS MAP ALSO INCLUDED ADDITIONAL PEAK FLOW STORM WATER DETENTION REQUIREMENTS AS DEFINED IN THE PROJECTS PRELIMINARY DRAINAGE REPORT.

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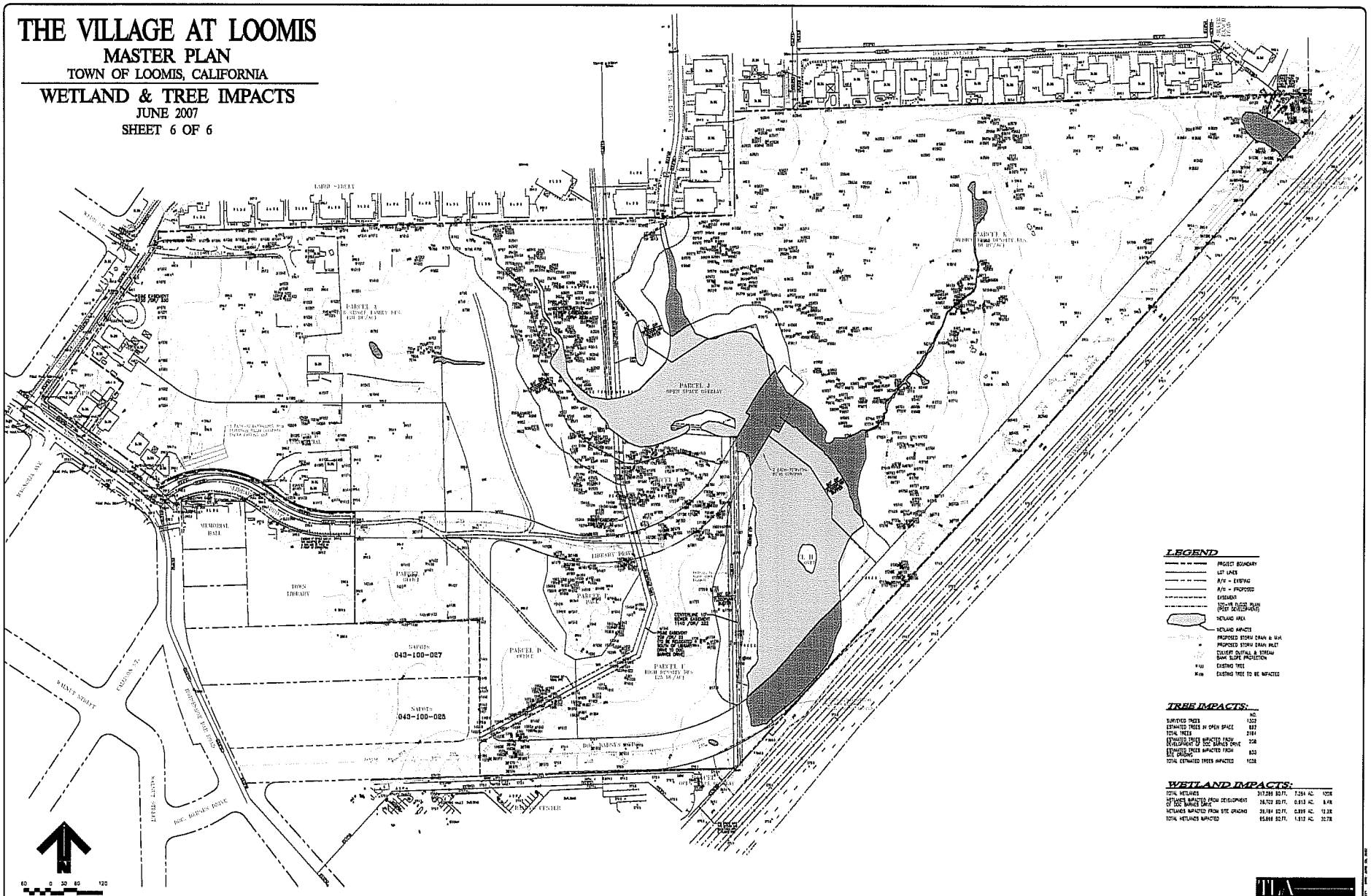
THE VILLAGE AT LOOMIS

MASTER PLAN

TOWN OF LOOMIS, CALIFORNIA

WETLAND & TREE IMPACTS

JUNE 2007

SHEET 6 OF 6