VESTING TENTATIVE MAP FOR

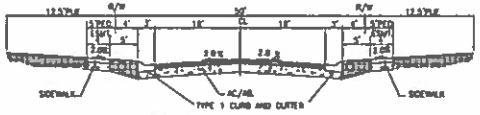
THE GROVE

PROPOSED LOTTING EXHIBIT

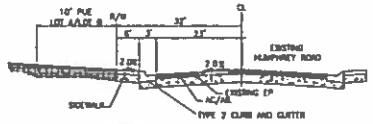
SHOWING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.B.&M., IN THE TOWN OF LOOMIS, PLACER COUNTY, CALIFORNIA

MARCH 10, 2017

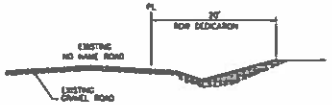
SHEET 1



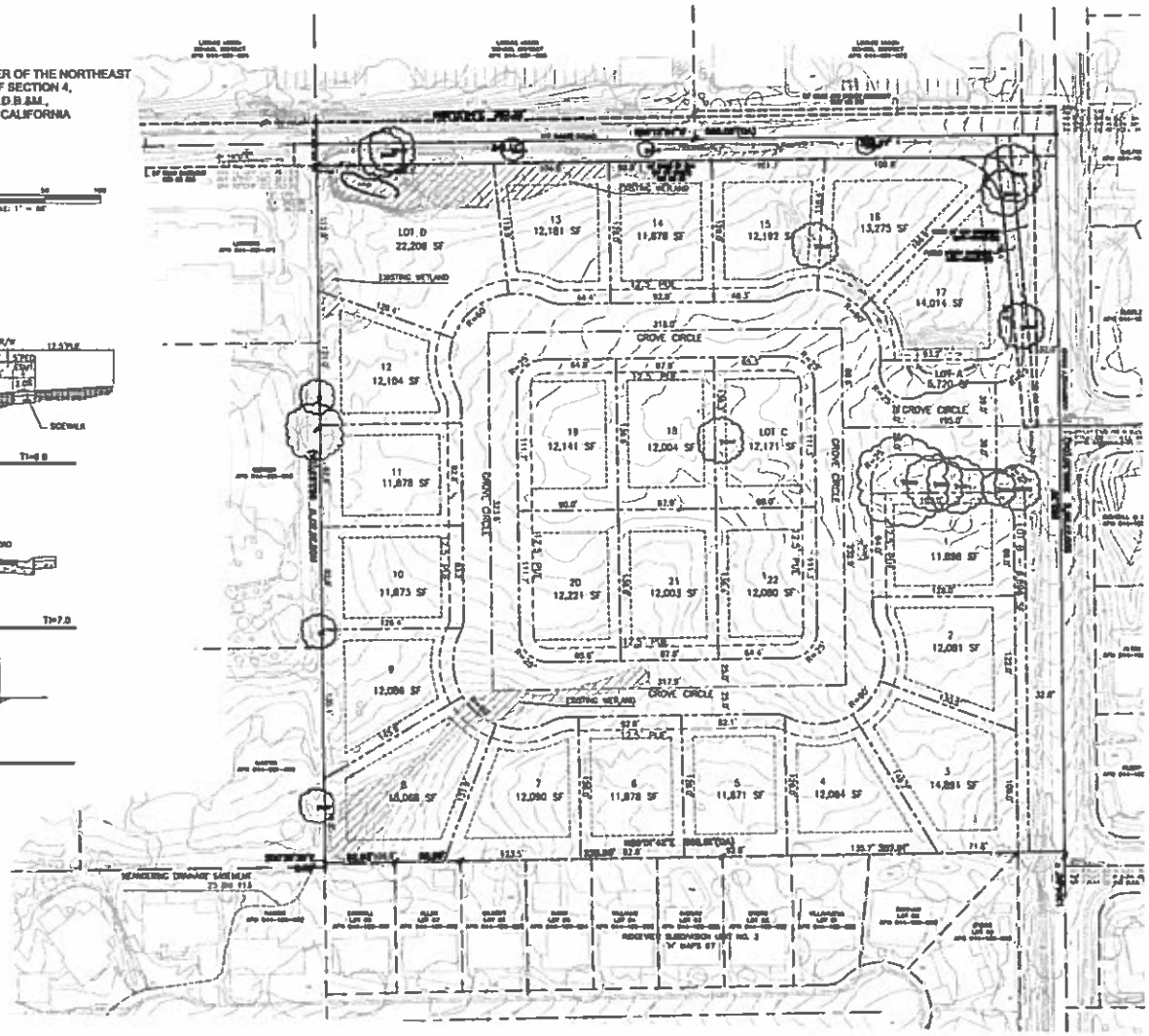
GROVE CIRCLE STREET SECTION

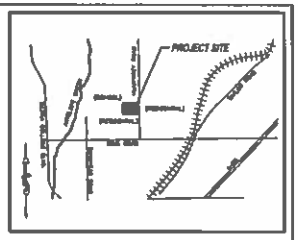


HUMPHREY ROAD STREET SECTION



NO NAME ROAD ROW DEDICATION





VICINITY MAP

NOT TO SCALE

RECORD OWNER

PRESTIGE HOMES LOOMIS, LP A CALIFORNIA LIMITED PARTNERSHIP
4740 ROCKLIN ROAD
ROCKLIN, CA 95677
TEL: (916) 824-0810

SUBDIVIDER

MANDARICH DEVELOPMENTS
4740 ROCKLIN ROAD
ROCKLIN, CA 95677
TEL: (916) 824-0810

PLANNER/ENGINEER

MEREDITH ENGINEERING, INC.
P.O. BOX 4381
EL DORADO HILLS, CA 95762
PHONE: (530) 676-7526

ASSESSOR PARCEL NUMBERS

044-021-008

EXISTING & PROPOSED USE AND ZONE

EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	RS-12A

SITE SUMMARY

GROSS ACREAGE:	8.98± ACRES
NET ACREAGE:	7.47± ACRES
TOTAL LOT COUNT:	26 LOTS
SINGLE FAMILY LOT COUNT:	22 LOTS
DENSITY:	2.3 UNITS/ACRE
MINIMUM LOT SIZE:	11,871 SF
MAXIMUM LOT SIZE:	15,088 SF
AVERAGE LOT SIZE:	12,444± SF

DEDICATIONS

HUMPHREY ROAD PUBLIC ROW
NO NAME LANE PUBLIC ROW
GROVE CIRCLE PUBLIC ROW
LOTS A,B,C LANDSCAPE LOTS
LOT D DRAIN BASIN

DISTRICTS

WATER:	PLACER COUNTY WATER AGENCY
SEWER:	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
DRAINAGE:	TOWN OF LOOMIS
ELECTRICITY:	PACIFIC GAS & ELECTRIC
GAS:	PACIFIC GAS & ELECTRIC
SCHOOL DISTRICT:	LOOMIS UNION ELEMENTARY SCHOOL DISTRICT PLACER UNION HIGH SCHOOL DISTRICT
FIRE DISTRICT:	LOOMIS FIRE DEPARTMENT
PARK DISTRICT:	SOUTHGATE RECREATION AND PARKS DISTRICT

FLOOD ZONE

ZONE X
(FEMA PANEL NO. 06061C0410F, 6-6-1998)

PHASING THIS MAP MAY BE PHASED

NOTE:
ANY INTEREST OF THE OWNER OF THE PROPERTY SUBJECT TO THIS MAP IN THE LOTS SOUTH OF THE PROPERTY LINE WAS RELINQUISHED TO THE OWNERS OF SUCH LOTS BY THE QUITCLAIM DEEDS RECORDED AS DOCUMENT NUMBERS 2017-0017188, 2017-0017189, 2017-0017190, 2017-0017191, 2017-0017192, 2017-0017193, 2017-0017194, 2017-0017195, 52017-0017196.

Tree #	Species	DBH (Diameter Inches)	RE MOVE
1	Valley Oak	10	NO
2	Valley Oak	11	NO
3	Valley Oak	10	NO
3020	Interior Live Oak	4.5, 4.5, 2.5	NO
3021	Interior Live Oak	73	NO
3044	Interior Live Oak	37	NO
3045	Valley Oak	8	NO
3046	Interior Live Oak	9, 15, 11	NO
3047	Valley Oak	17	NO
3048	Interior Live Oak	12, 12, 10	YES
3049	Interior Live Oak	15	YES
3050	Valley Oak	14.5	YES
3052	Ghost	06, 0.10	YES
3053	Ghost	70, 10.7	YES
3054	London Plane/Pine	28	YES
3055	London Plane/Pine	10	YES
3056	London Plane/Pine	42	NO
3057	Valley Oak	13	NO
3058	Valley Oak	17	NO

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS CALIFORNIA STATE PLANE ZONE II, NAD83(2010).

BENCHMARK

BENCH MARK # 1207 (PID JS0750)
ELEV. 418.88'
NAVD88

EXISTING CONTOURS

SURVEY COMPLETED JUNE 10, 2016.
CONTOURS SHOWN ON 1' INTERVALS.
SURVEY DATUM IS NGVD 29

MEREDITH ENGINEERING
CIVIL ENGINEERING • LAND DEVELOPMENT SERVICES
PO BOX 4381 - EL DORADO HILLS, CA 95762
Ph 530-676-7526 Fax 916-939-3038

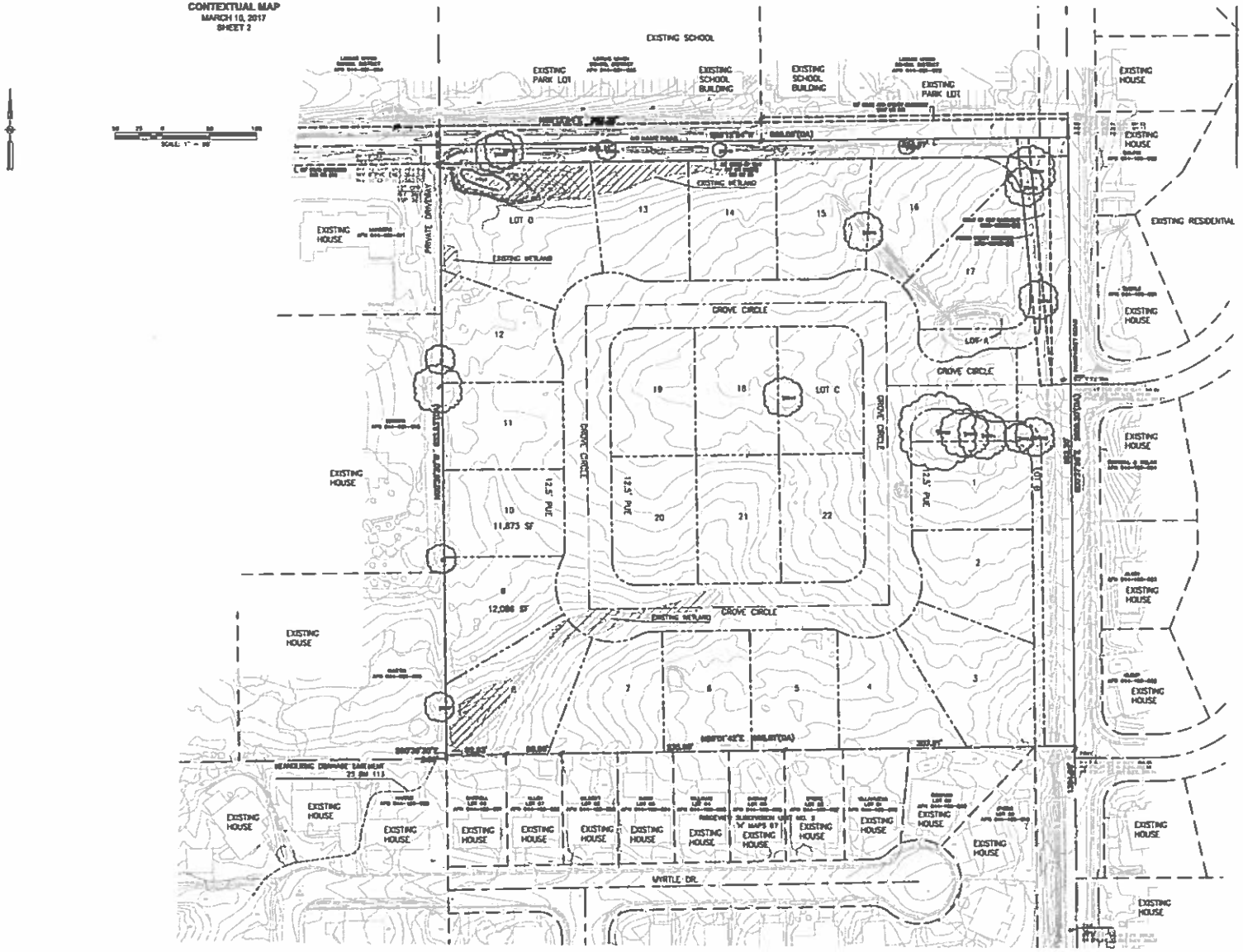
VESTING TENTATIVE MAP FOR

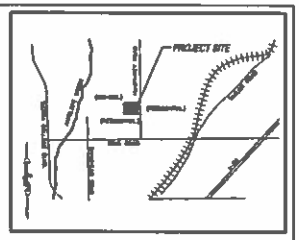
THE GROVE

CONTEXTUAL MAP

MARCH 10, 2017

SHEET 2





VICINITY MAP

Tree Summary			
Tree #	Species	Diameter (inches)	REMOVE
1	Valley Oak	10	NO
2	Valley Oak	11	NO
3	Valley Oak	10	NO
3000	Interior Live Oak	4.5, 4.5, 2.5	NO
3001	Interior Live Oak	71	NO
3044	Interior Live Oak	37	NO
3045	Valley Oak	6	NO
3046	Interior Live Oak	9, 15, 11	NO
3047	Valley Oak	17	NO
3048	Interior Live Oak	12, 12, 10	YES
3049	Interior Live Oak	13	YES
3050	Valley Oak	1,413	YES
3052	Olive	98,810	YES
3053	Olive	78,767	YES
3054	Lemon Pumelos	20	YES
3055	Lemon Pumelos	16	YES
3056	Lemon Pumelos	42	NO
3057	Valley Oak	13	NO
3058	Valley Oak	17	NO

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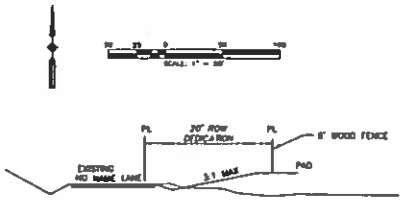
SHEET 2 OF 4

VESTING TENTATIVE SUBDIVISION MAP FOR

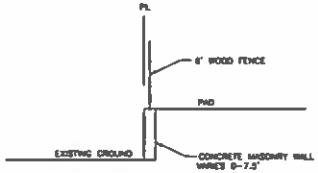
THE GROVE

CONCEPTUAL GRADING AND DRAIN PLAN



1 TYPICAL SECTION

SCALE: N.T.S.



2 TYPICAL SECTION

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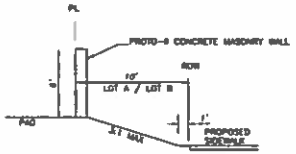
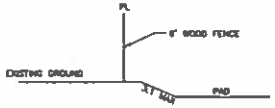


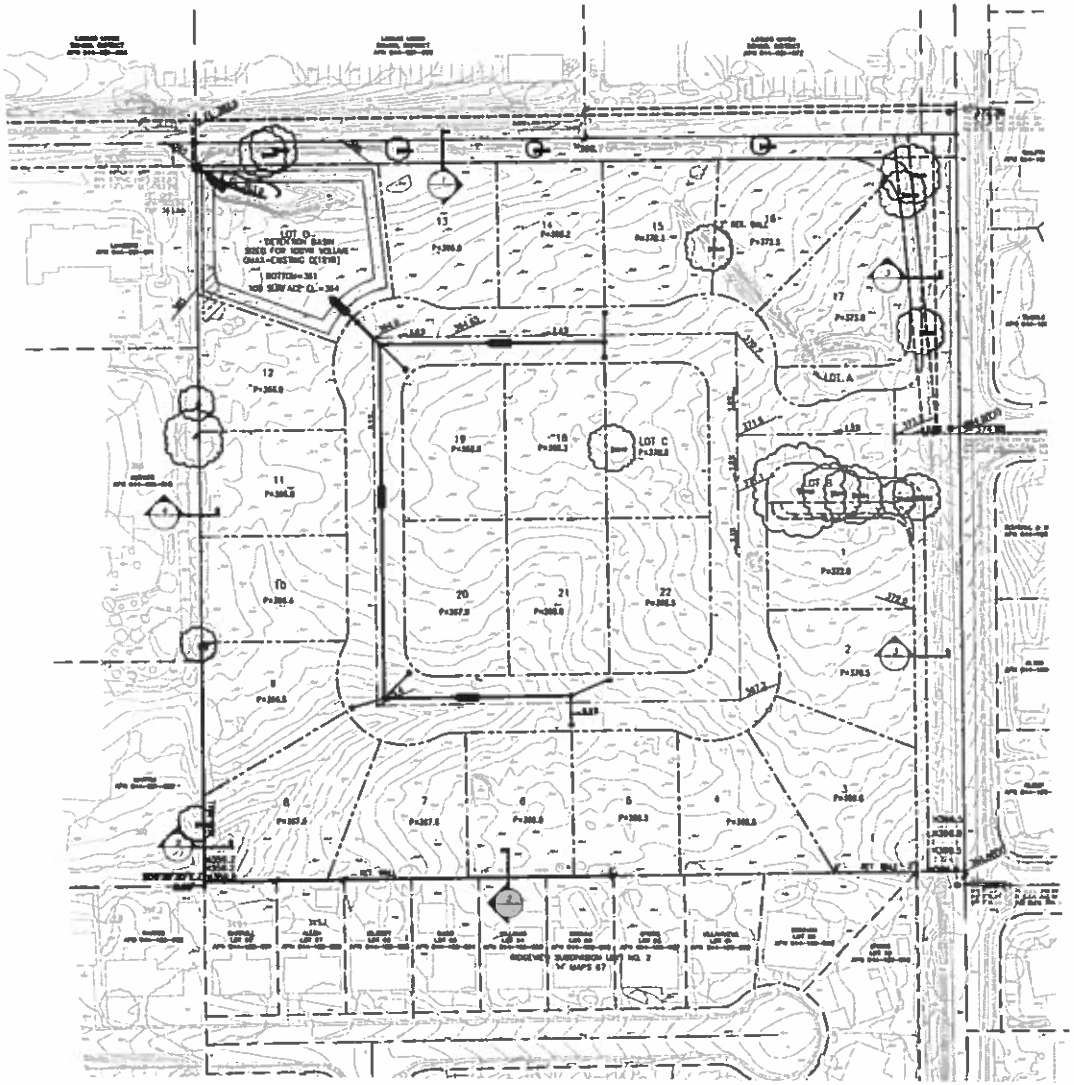
3 TYPICAL SECTION

SCALE: N.T.S.



4 TYPICAL SECTION

SCALE: N.T.S.



Tree #	Species	Diameter (inches)	REMOVE
1	Valley Oak	50	NO
2	Valley Oak	51	NO
3	Valley Oak	50	NO
3030	Interior Live Oak	4.5, 4.5, 2.5	NO
3031	Interior Live Oak	73	NO
3044	Interior Live Oak	37	NO
3045	Valley Oak	6	NO
3046	Interior Live Oak	9, 10, 11	NO
3047	Valley Oak	57	NO
3048	Interior Live Oak	12, 12, 10	YES
3049	Interior Live Oak	15	YES
3050	Valley Oak	413	YES
3052	Olive	36, 0, 40	YES
3053	Olive	29, 19, 7	YES
3054	Sycamore	28	YES
	Sycamore		
3056	Sycamore	40	YES
	Sycamore		
3058	Sycamore	42	NO
3057	Valley Oak	13	NO
3059	Valley Oak	11	NO

NOTE:
ACTUAL GRADES, ELEVATIONS, AND QUANTITIES ARE SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS.

EARTHWORK QUANTITIES
CUT- 20,000 YDS
FILL- 20,000 YDS

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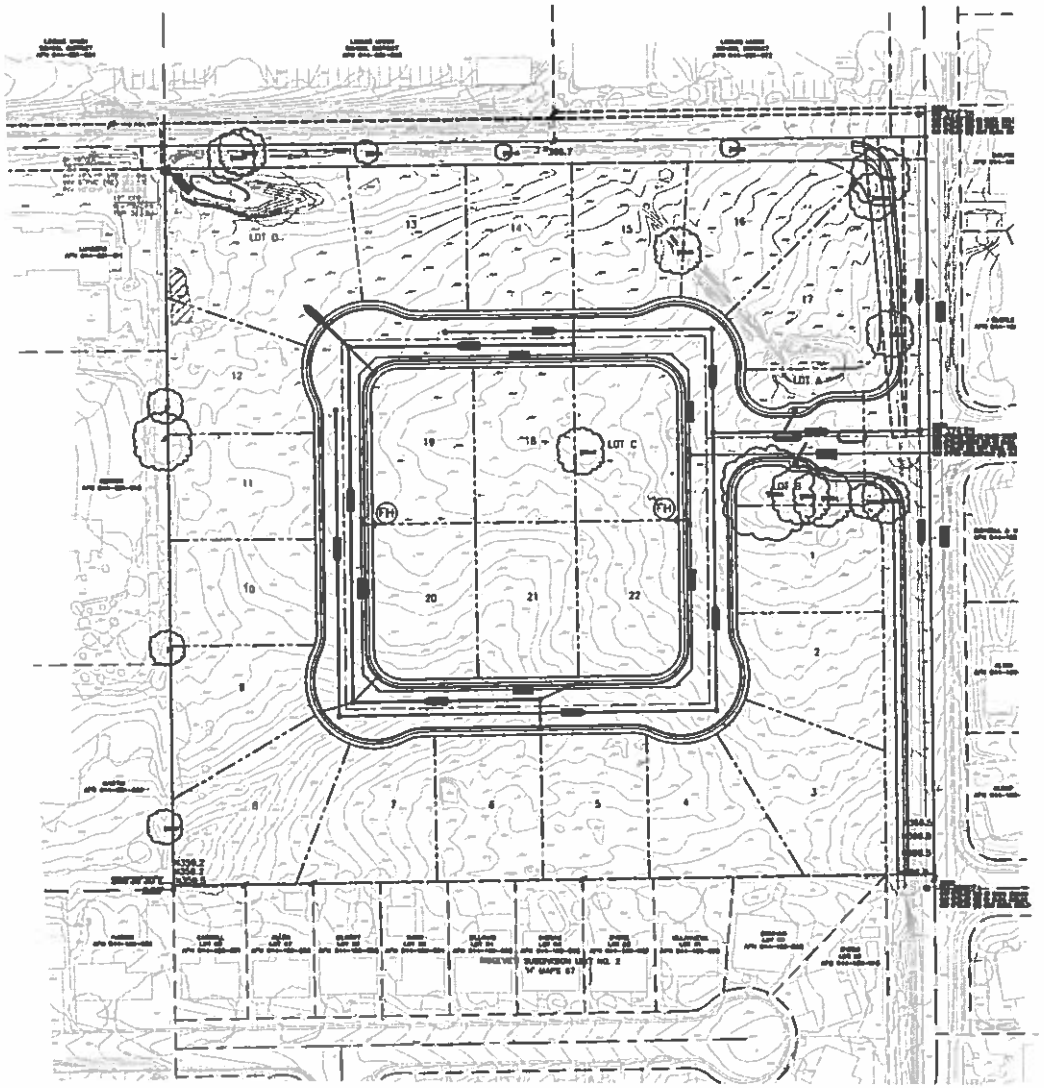
VESTING TENTATIVE SUBDIVISION MAP FOR

THE GROVE

CONCEPTUAL UTILITY PLAN



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Ph [illegible] Fax [illegible]

SHEET 4 OF 4