Attachment 2

VESTING TENTATIVE MAP FOR

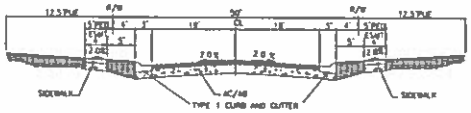
THE GROVE

PROPOSED LOTTING EXHIBIT

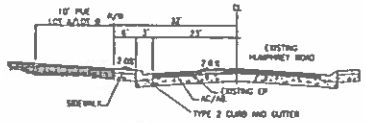
SHOWING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.B.&M., IN THE TOWN OF LOOMIS, PLACER COUNTY, CALIFORNIA

MARCH 10, 2017

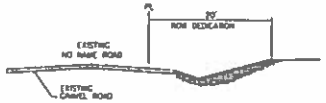
SHEET 1



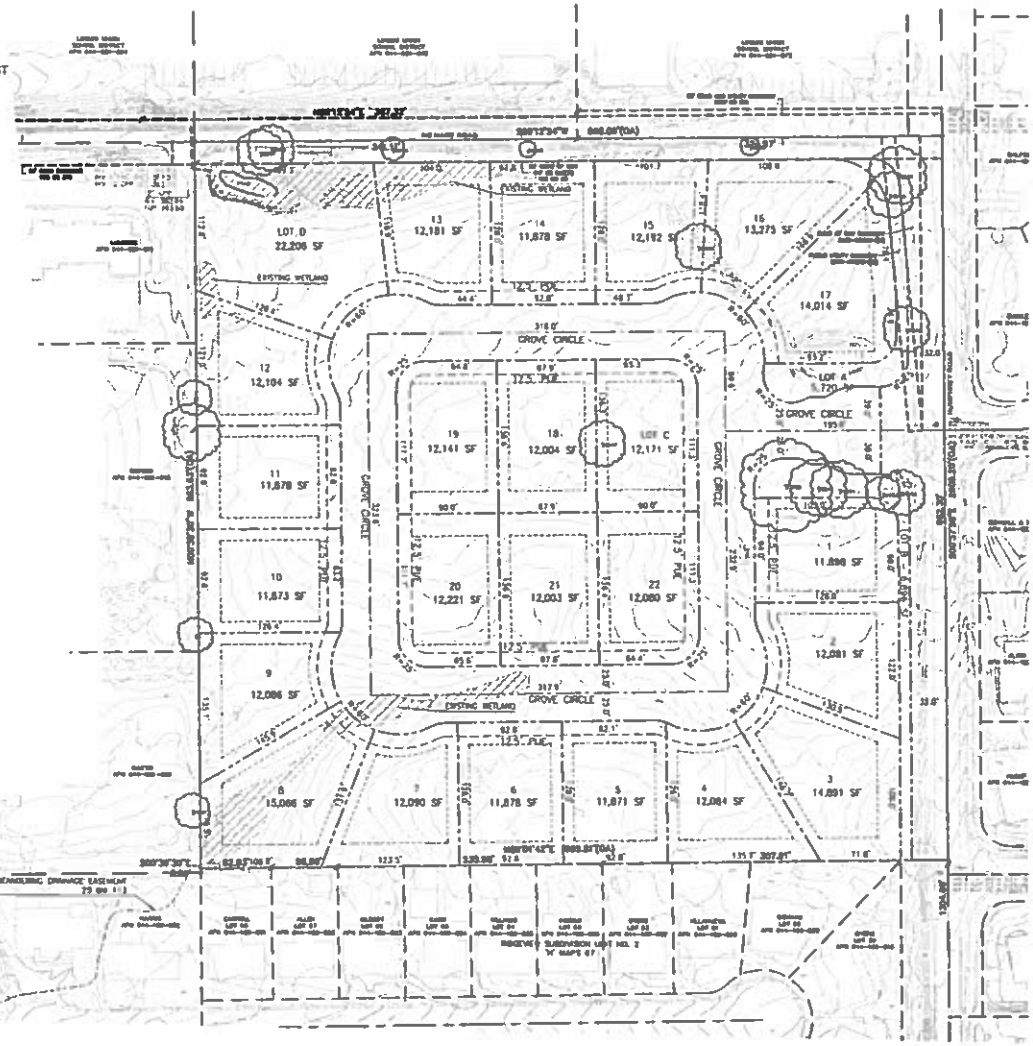
GROVE CIRCLE STREET SECTION

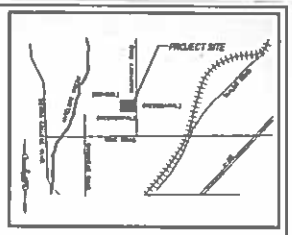


HUMPHREY ROAD STREET SECTION



NO NAME ROAD ROW DEDICATION





VICINITY MAP

NOT TO SCALE

OWNER/DEVELOPER

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

SURVEYOR

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

PLANNER/ENGINEER

MEREDITH ENGINEERING, INC.
P.O. BOX 4391
EL DORADO HILLS, CA 95762
PHONE: (530) 676-7526

DATE: _____

ASSESSOR PARCEL NUMBERS

044-021-008

EXISTING & PROPOSED USE AND ZONE

EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	RS-10A

SITE SUMMARY

GROSS ACREAGE:	9.883 ACRES
NET ACREAGE	7.478 ACRES
TOTAL LOT COUNT	26 LOTS
SINGLE FAMILY LOT COUNT	22 LOTS
DENSITY	2.2 UNITS/ACRE
MINIMUM LOT SIZE:	11,871 SF
MAXIMUM LOT SIZE:	15,086 SF
AVERAGE LOT SIZE:	12,444.6 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 06061C0416F, 6-8-1998)

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS CALIFORNIA STATE PLANE ZONE 2, NAD83/2002

BENCHMARK

BENCH MARK "P 1202" (PID JS0766)
ELEV. 418.88'
NAVD88

EXISTING CONTOURS

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

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SHEET 1 OF 4

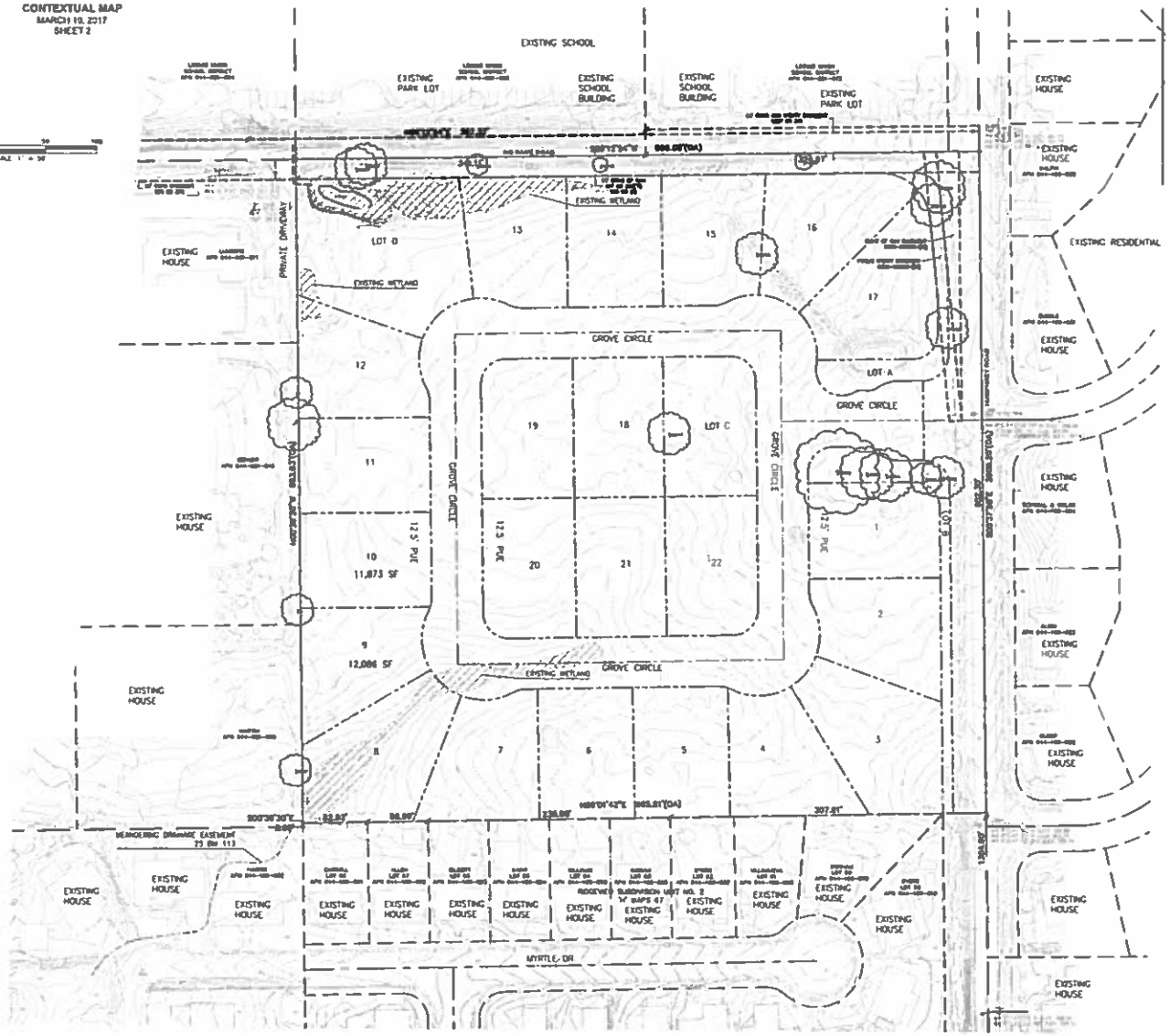
VESTING TENTATIVE MAP FOR

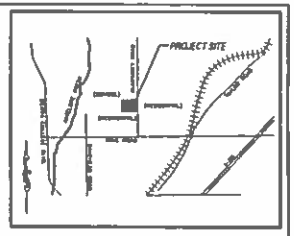
THE GROVE

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	73	NO
3044	Interior Live Oak	[illegible]	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	19	YES
3050	Valley Oak	1,413	YES
3052	Olive	86,010	YES
3053	Olive	79,767	YES
3054	London Planetree	30	YES
3056	London Planetree	16	YES
3056	London Planetree	42	NO
3057	Valley Oak	13	NO
3058	Valley Oak	17	NO

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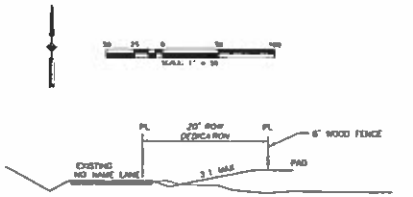
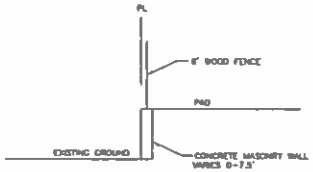
SHEET 2 OF 4

VESTING TENTATIVE SUBDIVISION MAP FOR

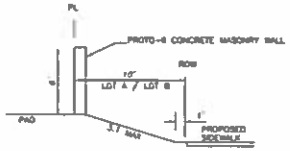
THE GROVE
CONCEPTUAL GRADING AND DRAIN PLAN



1 TYPICAL SECTION
SCALE: N.T.S.



2 TYPICAL SECTION
SCALE: N.T.S.

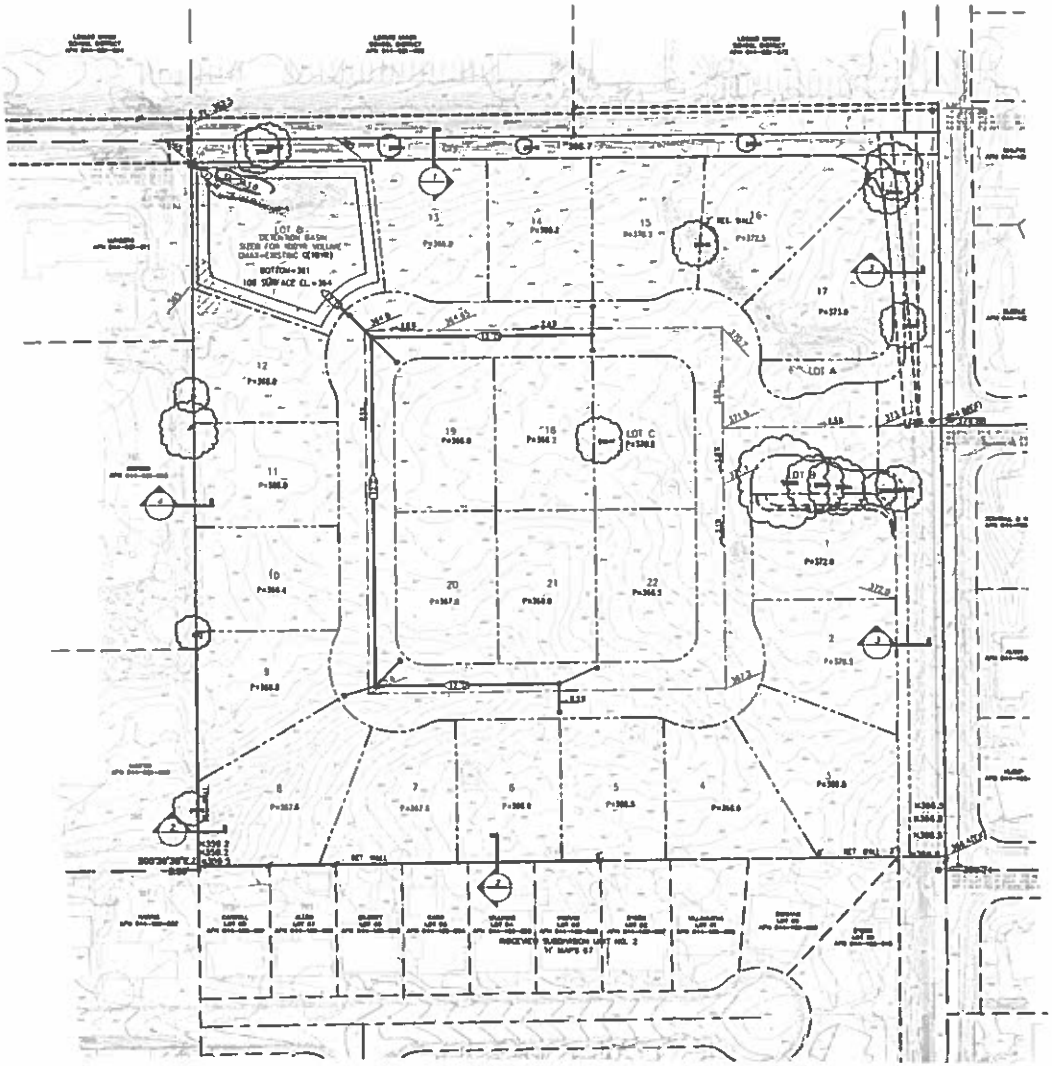


3 TYPICAL SECTION
SCALE: N.T.S.

4 TYPICAL SECTION
SCALE: N.T.S.

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	23	NO
3004	Interior Live Oak	27	NO
3005	Valley Oak	6	NO
3006	Interior Live Oak	9, 15, 11	NO
3007	Valley Oak	17	NO
3008	Interior Live Oak	12, 12, 10	YES
3009	Interior Live Oak	15	YES
3050	Valley Oak	1 413	YES
3052	Olive	10 810	YES
3053	Olive	70 707	YES
3054	Landon Plantation	20	YES
3055	Landon Plantation	16	YES
3056	Landon Plantation	42	NO
3057	Valley Oak	13	NO
3058	Valley Oak	17	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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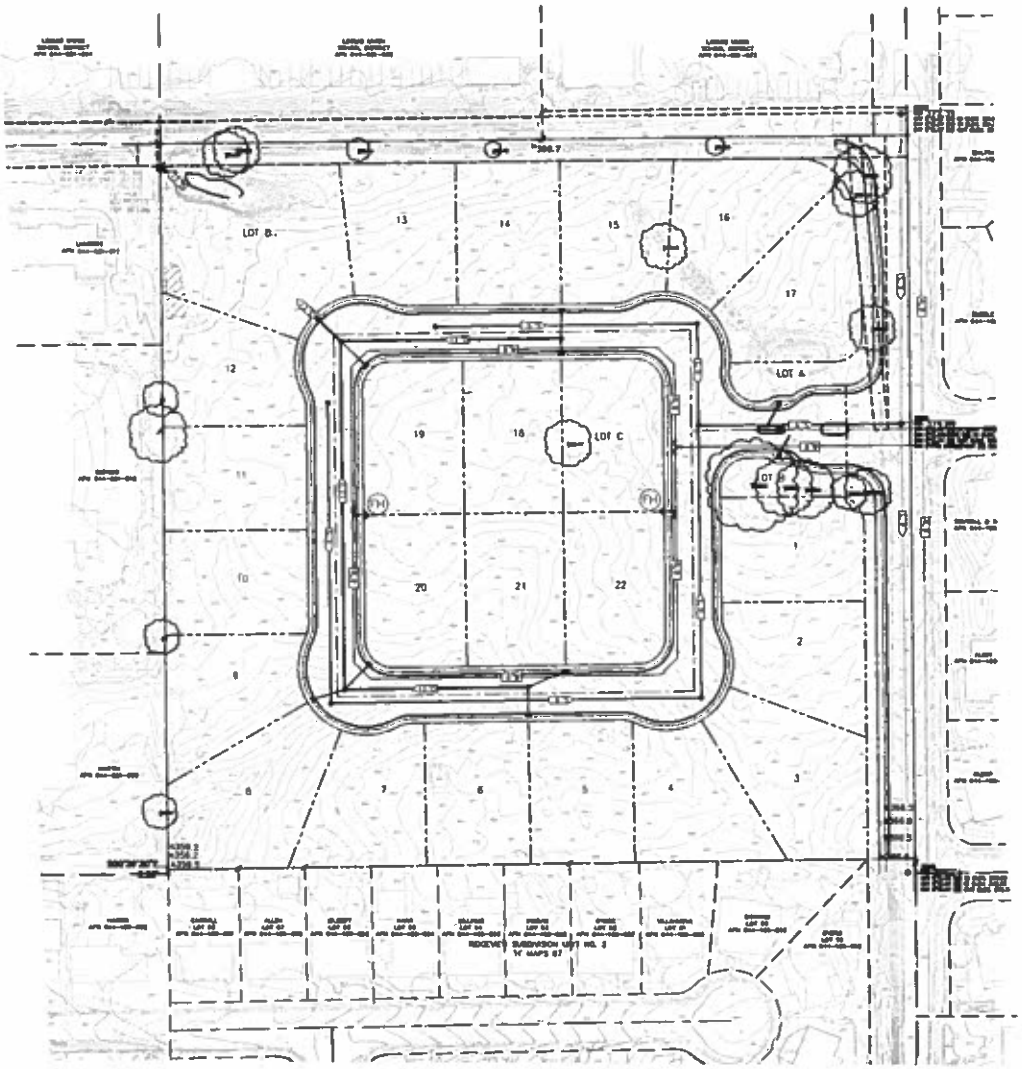
SHEET 1 OF 4

VESTING TENTATIVE SUBDIVISION MAP FOR

THE GROVE
CONCEPTUAL UTILITY PLAN



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SHEET 4 OF 5