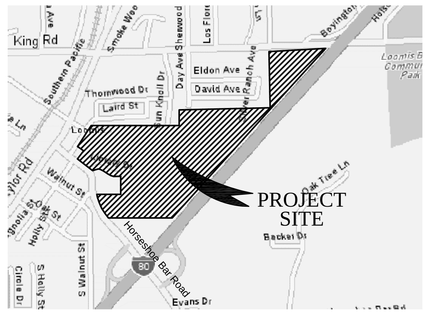
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE A - LOTTING PLAN

TOWN OF LOOMIS, CALIFORNIA

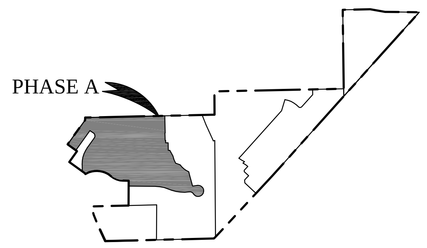
FEBRUARY 2018

SHEET 1 OF 10



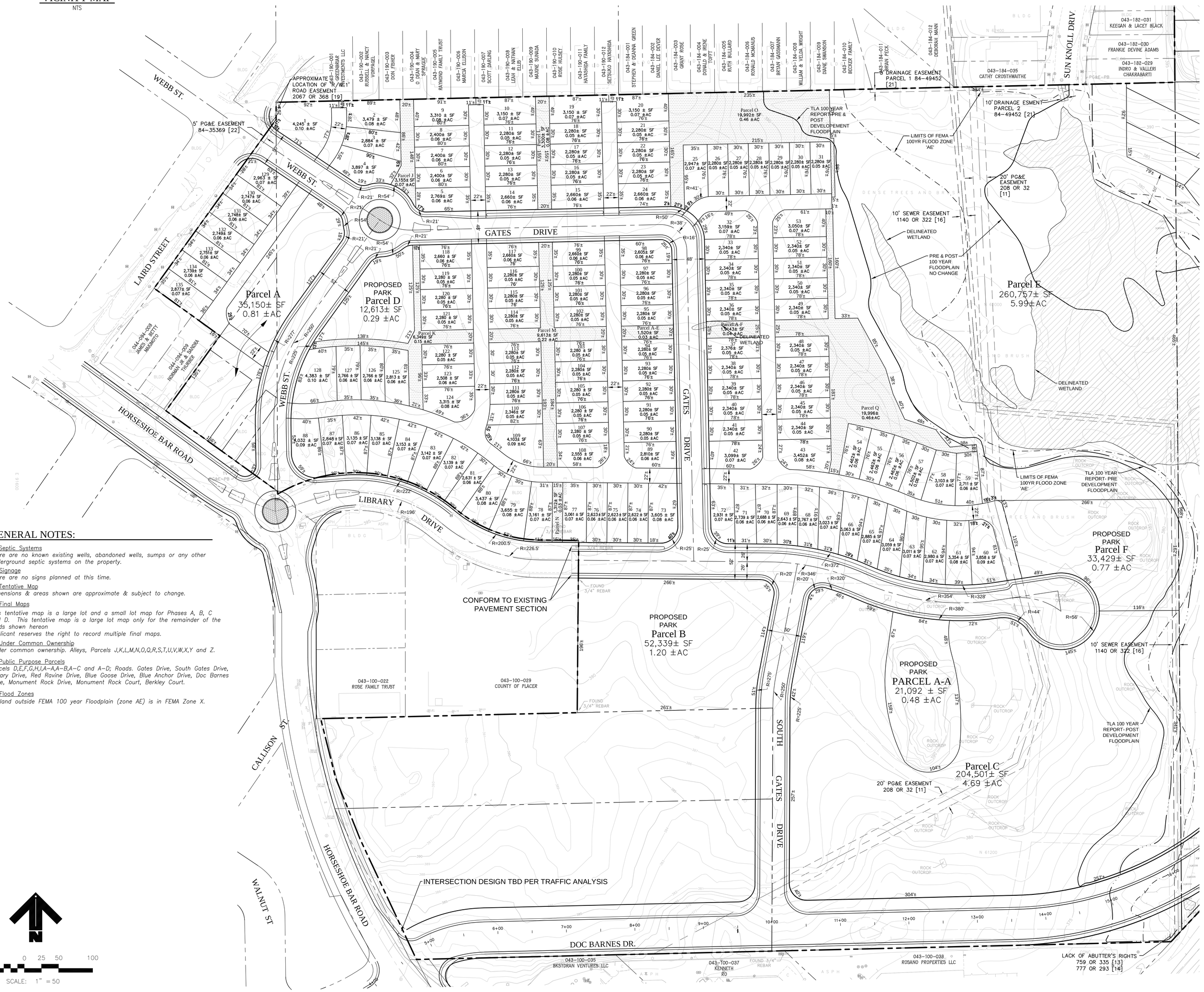
VICINITY MAP

NTS



KEY MAP

NTS



SHEET INDEX

SHEET 1 TENTATIVE MAP–PHASE A–LOTTING PLAN
SHEET 2 TENTATIVE MAP–PHASE B&C–LOTTING PLAN
SHEET 3 TENTATIVE MAP–PHASE D–LOTTING PLAN
SHEET 4 TENTATIVE MAP–PHASE A–UTILITY PLAN
SHEET 5 TENTATIVE MAP–PHASE B&C–UTILITY PLAN
SHEET 6 TENTATIVE MAP–PHASE D–UTILITY PLAN
SHEET 7 TENTATIVE MAP–PHASE A–GRADING & DRAINAGE PLAN
SHEET 8 TENTATIVE MAP–PHASE B&C–GRADING & DRAINAGE PLAN
SHEET 9 TENTATIVE MAP–PHASE D–GRADING & DRAINAGE PLAN
SHEET 10 TENTATIVE MAP–TYPICAL DETAILS

LEGEND

- EXISTING PARCEL LINES
- ADJACENT EXISTING LOT LINES
- PROPOSED LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT
- FEMA 100–YR FLOOD PLAIN
- WETLANDS
- TLA REPORT PRE & POST DEVELOPMENT FLOODPLAIN
- TLA REPORT PRE DEVELOPMENT FLOODPLAIN
- TLA REPORT POST DEVELOPMENT FLOODPLAIN

BENCHMARK

HORIZONTAL DATUM:
LOCAL GROUND COORDINATES WITH TIES TO NAD83(1991.35)
CA HPGN

VERTICAL DATUM:
NGVD29 BASED ON BENCH MARK 'W 45 USGS' (PID JS0766);
ELEV: 398.65

OWNERS / DEVELOPER

OWNER: THE VILLAGE AT LOOMIS, LLC,
P.O. BOX 1200, LOOMIS, CA 95650
PHONE: (916) 660–1720

DEVELOPER: LOWELL DEVELOPMENT, INC.
P.O. BOX 1200 LOOMIS, CA 95650
LOOMIS, CA 95650
PHONE: (916) 660–1720

ENGINEER

TLA ENGINEERING & PLANNING, INC.
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661
PHONE: (916) 786–0685
FAX: (916) 786–0529

DATES OF SURVEYS

PHASES A–C: 01/21/04
PHASE D: 12/31/04
JOHNSON/LE: 10/25/13

PHASE A: LOT SIZE (SQUARE FEET)

MIN: 2,280 MAX: 4,383 AVG: 2,628±

ACREAGE	TOTAL LOTS
14.5±	135

UTILITY AND SERVICE PROVIDERS:

WATER:	PLACER COUNTY WATER AGENCY
SEWER:	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TV:	WAVE BROADBAND
SCHOOL DISTRICT:	LOOMIS UNION SCHOOL DISTRICT
	PLACER UNION HIGH SCHOOL DISTRICT
FIRE PROTECTION:	SOUTH PLACER FIRE PROTECTION DISTRICT
POLICE PROTECTION:	PLACER COUNTY SHERIFF
STORM DRAINAGE:	TOWN OF LOOMIS
SOLID WASTE:	RECOLOGY

GENERAL NOTES:

A. Septic Systems
There are no known existing wells, abandoned wells, sumps or any other underground septic systems on the property.

B. Signage
There are no signs planned at this time.

C. Tentative Map
Dimensions & areas shown are approximate & subject to change.

D. Final Maps
This tentative map is a large lot and a small lot map for Phases A, B, C and D. This tentative map is a large lot map only for the remainder of the lands shown hereon
Applicant reserves the right to record multiple final maps.

E. Under Common Ownership
Under common ownership. Alleys, Parcels J,K,L,M,N,O,Q,R,S,T,U,V,W,X,Y and Z.

F. Public Purpose Parcels
Parcels D,E,F,G,H,I,A–A,A–B,A–C and A–D; Roads. Gates Drive, South Gates Drive, Library Drive, Red Ravine Drive, Blue Goose Drive, Blue Anchor Drive, Doc Barnes Drive, Monument Rock Drive, Monument Rock Court, Berkley Court.

G. Flood Zones
All land outside FEMA 100 year Floodplain (zone AE) is in FEMA Zone X.

N

50 0 25 50 100

SCALE: 1" = 50

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File: L:\Proj\22xx\2221\dwg\Entitlements\1-MAP\01 TM-PHASE A.dwg Feb 13, 2018 - 11:00am ewalder

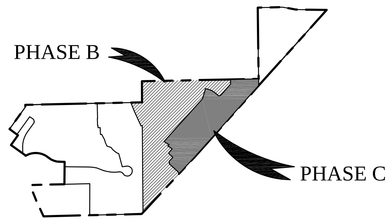
THE VILLAGE AT LOOMIS

TENTATIVE MAP – PHASES B & C – LOTTING PLAN

TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018

SHEET 2 OF 10



KEY MAP

LEGEND

- EXISTING PARCEL LINES
- ADJACENT EXISTING LOT LINES
- PROPOSED LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT
- FEMA 100–YR FLOOD PLAIN
- WETLANDS
- TLA REPORT PRE & POST DEVELOPMENT FLOODPLAIN
- TLA REPORT PRE DEVELOPMENT FLOODPLAIN
- TLA REPORT POST DEVELOPMENT FLOODPLAIN
- PHASE LINE

PHASES B & C: LOT SIZE (SQUARE FEET)

PHASE B:	MIN: 4,003	MAX: 7,288	AVG: 4,748
PHASE C:	MIN: 2,298	MAX: 4,475	AVG: 2,965

ACREAGE		TOTAL LOTS
PHASE B:	8.80±	58
PHASE C:	9.59±	64

N

50 0 25 50 100

SCALE: 1" = 50

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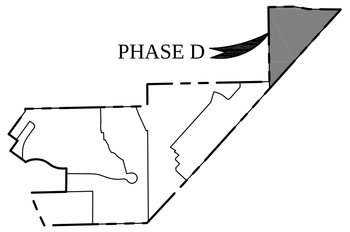
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE D - LOTTING PLAN

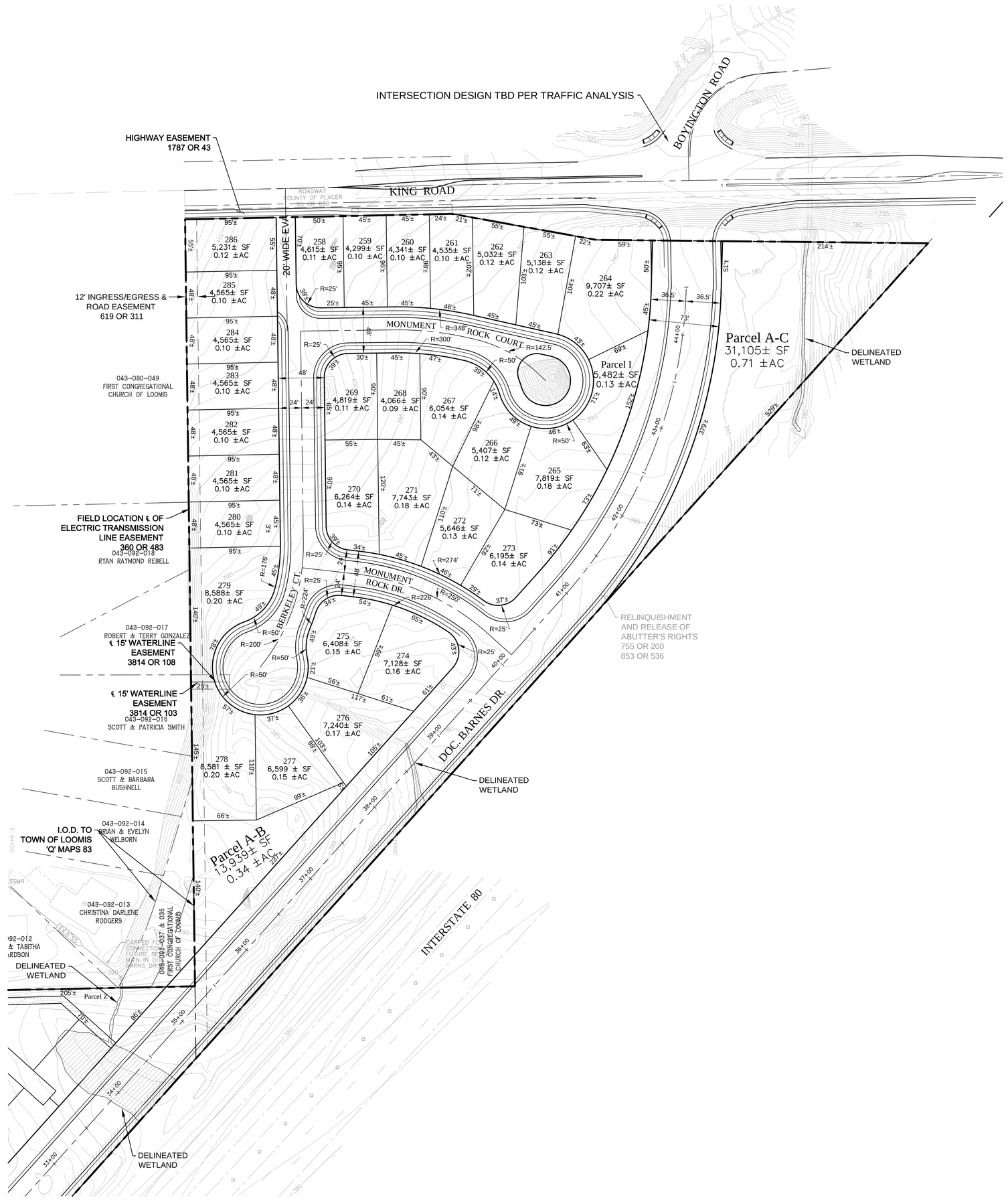
TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018

SHEET 3 OF 10



KEY MAP
NTS



LEGEND

- EXISTING PARCEL LINES
- ADJACENT EXISTING LOT LINES
- PROPOSED LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT
- FEMA 100–YR FLOODPLAIN
- WETLANDS
- TLA REPORT PRE & POST DEVELOPMENT FLOODPLAIN
- TLA REPORT PRE DEVELOPMENT FLOODPLAIN
- TLA REPORT POST DEVELOPMENT FLOODPLAIN

PHASE D:
LOT SIZE (SQUARE FEET)

MIN: 4,066 MAX: 9,707 AVG: 5,822

ACREAGE	TOTAL LOTS
7.10±	29

N

50 0 25 50 100

SCALE: 1" = 50

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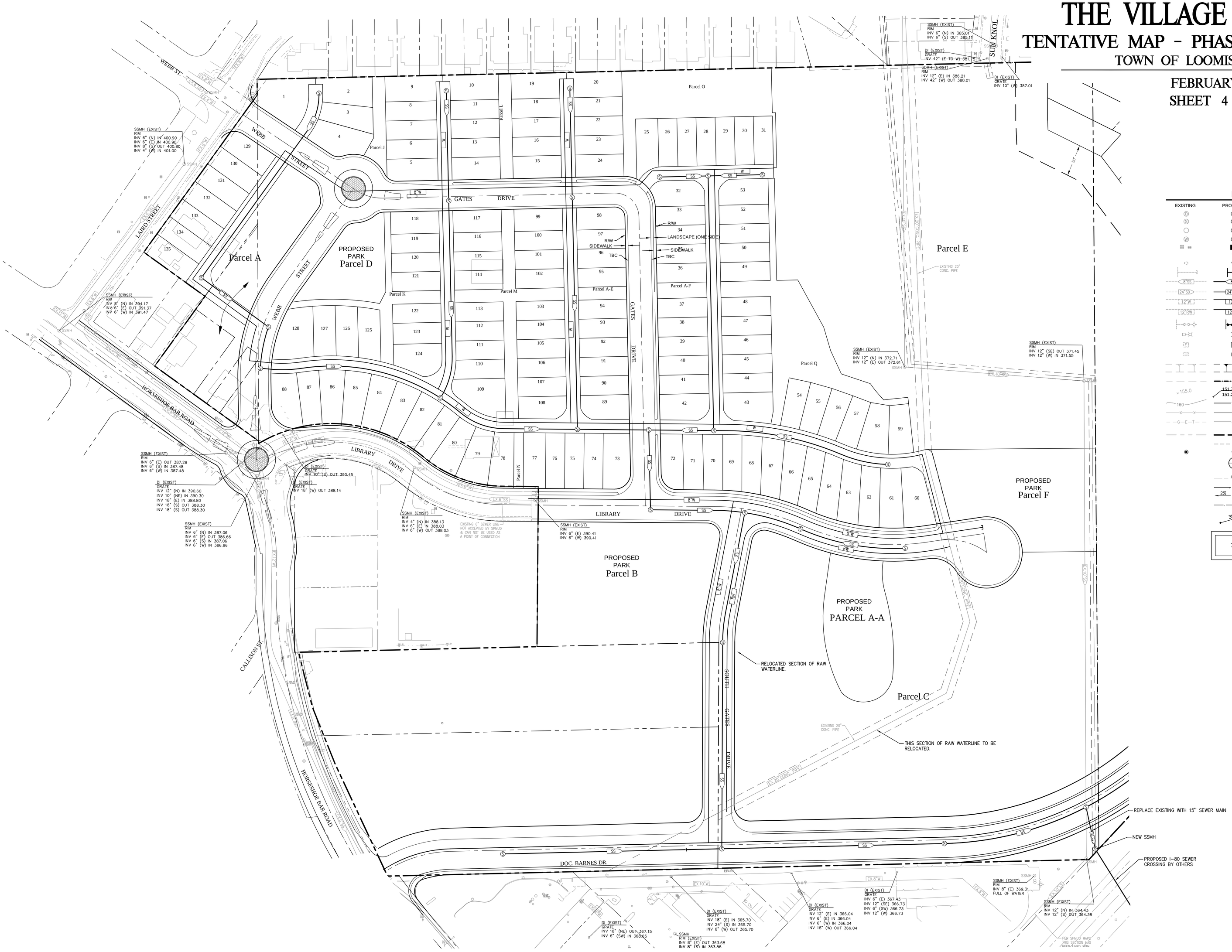
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE A - UTILITY PLAN

TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018

SHEET 4 OF 10



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		STORM WATER TREATMENT FACILITY
		MANHOLE – WATER TRANSMISSION MAIN
		DRAIN INLET
		DRAIN CLEAN OUT
		SEWER CLEAN OUT
		SEWER SERVICE
8"SS	8"SS	SEWER LINE AND SIZE
24"SD	24"SD	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
12"RW	12"RW	RAW WATER LINE AND SIZE
	R	FIRE HYDRANT (RESTRAINED)
		STREET LIGHT
E	E	ELECTRIC VAULT OR PAD
	U	UTILITY VAULT – TYPE NOT SPECIFIED
		SLOPE BANK
		RETAINING WALL
155.0	151.76 TC 151.26 AC	SPOT ELEVATION
160	150	CONTOUR LINE
X X	X	FENCE
G E T	JT	GAS, ELEC., TELE. OR JOINT TRENCH
		PROPERTY LINE
		PUBLIC UTILITY EASEMENT
		MONUMENT WELL
	#	DETAIL DESIGNATION/ SHEET REFERENCE
	GB	GRADE BREAK LINE
		SWALE
	2% 1%	SLOPE
		CONSTRUCTION FENCE, SEE DETAIL
	385.50	PROPOSED ELEVATION
	12	BUILDING ENVELOPE / PROPERTY LINE / LOT NUMBER

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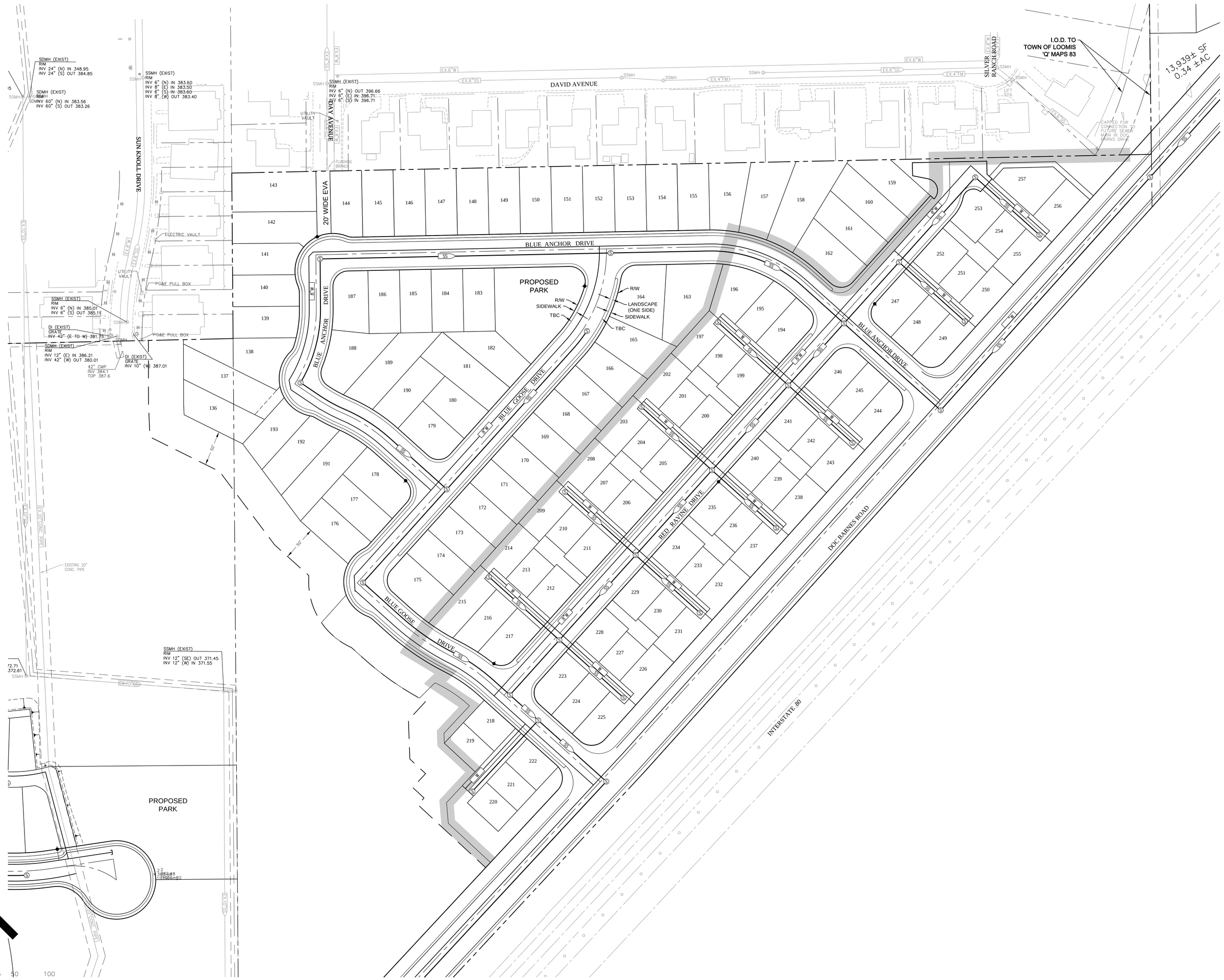
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE B & C - UTILITY PLAN

TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018

SHEET 5 OF 10



LEGEND

EXISTING	PROPOSED	DESCRIPTION
D	D	DRAIN MANHOLE
S	S	SEWER MANHOLE
		STORM WATER TREATMENT FACILITY
W	W	MANHOLE – WATER TRANSMISSION MAIN
		DRAIN INLET
		DRAIN CLEAN OUT
		SEWER CLEAN OUT
		SEWER SERVICE
8"SS	8"SS	SEWER LINE AND SIZE
24"SD	24"SD	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
	R	FIRE HYDRANT (RESTRAINED)
		STREET LIGHT
E	E	ELECTRIC VAULT OR PAD
U	U	UTILITY VAULT – TYPE NOT SPECIFIED
		SLOPE BANK
		RETAINING WALL
×155.0	151.76 TC 151.26 AC	SPOT ELEVATION
160	150	CONTOUR LINE
X	X	FENCE
G E T	JT	GAS, ELEC., TELE. OR JOINT TRENCH
		PROPERTY LINE
		MONUMENT WELL
	# / #	DETAIL DESIGNATION/ SHEET REFERENCE
	GB	GRADE BREAK LINE
		SWALE
2% 1%		SLOPE
		CONSTRUCTION FENCE, SEE DETAIL
	185.50	PROPOSED ELEVATION
	12	BUILDING ENVELOPE / PROPERTY LINE / LOT NUMBER

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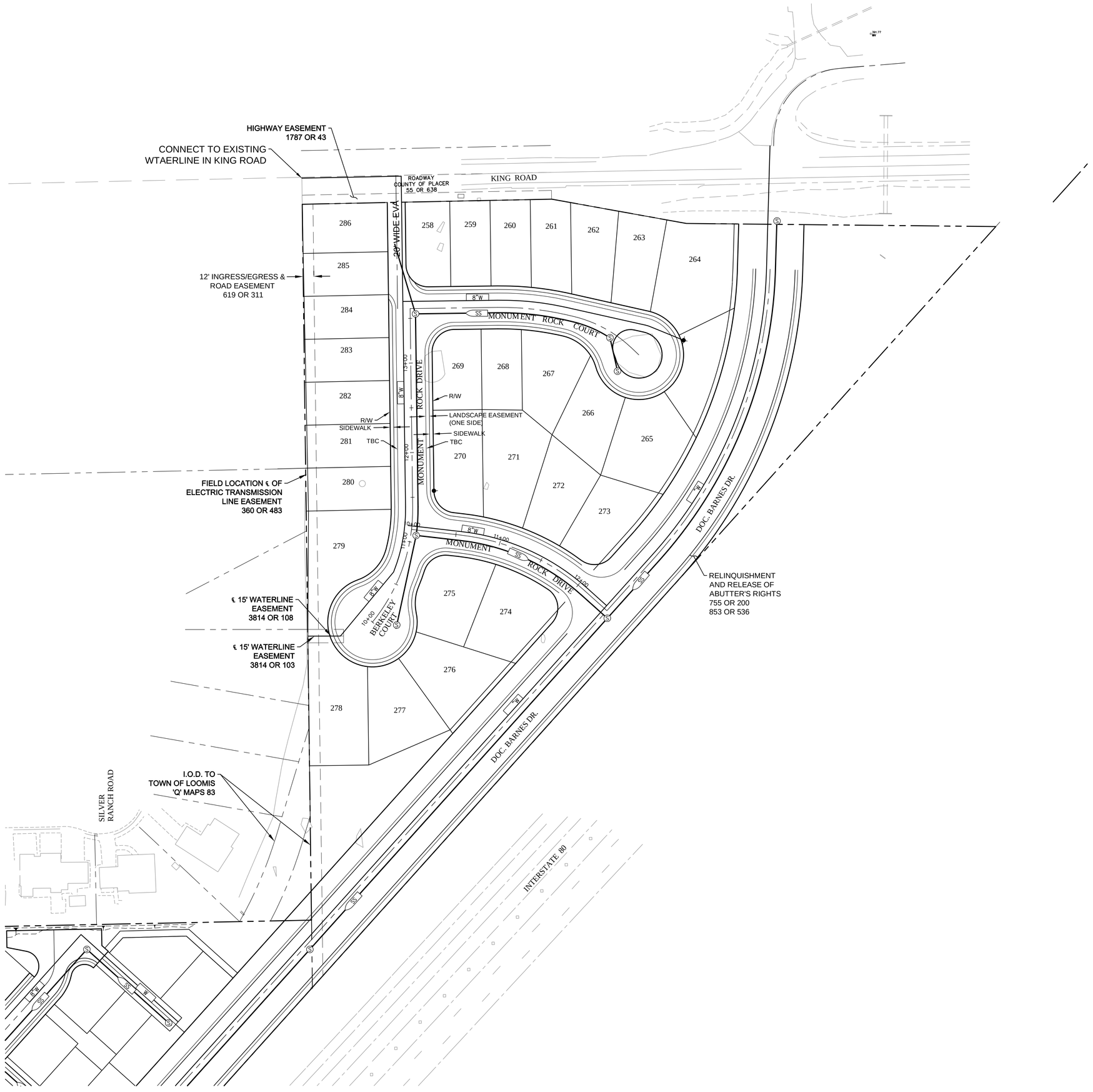
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE D - UTILITY PLAN

TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018

SHEET 6 OF 10



LEGEND

EXISTING	PROPOSED	DESCRIPTION
D	D	DRAIN MANHOLE
S	S	SEWER MANHOLE
		STORM WATER TREATMENT FACILITY
W	W	MANHOLE – WATER TRANSMISSION MAIN
		DRAIN INLET
		DRAIN CLEAN OUT
		SEWER CLEAN OUT
		SEWER SERVICE
8"SS	8"SS	SEWER LINE AND SIZE
24"SD	24"SD	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
	R	FIRE HYDRANT (RESTRAINED)
		STREET LIGHT
E	E	ELECTRIC VAULT OR PAD
U	U	UTILITY VAULT – TYPE NOT SPECIFIED
		SLOPE BANK
		RETAINING WALL
x155.0	151.76 TC 151.26 AC	SPOT ELEVATION
160	150	CONTOUR LINE
X X	X	FENCE
G E T	JT	GAS, ELEC., TELE. OR JOINT TRENCH
		PROPERTY LINE
		PUBLIC UTILITY EASEMENT
		MONUMENT WELL
	# / #	DETAIL DESIGNATION / SHEET REFERENCE
	GB	GRADE BREAK LINE
		SWALE
2%	1%	SLOPE
		CONSTRUCTION FENCE, SEE DETAIL
380.50		PROPOSED ELEVATION
12		BUILDING ENVELOPE PROPERTY LINE LOT NUMBER

N

50 0 25 50 100

SCALE: 1" = 50

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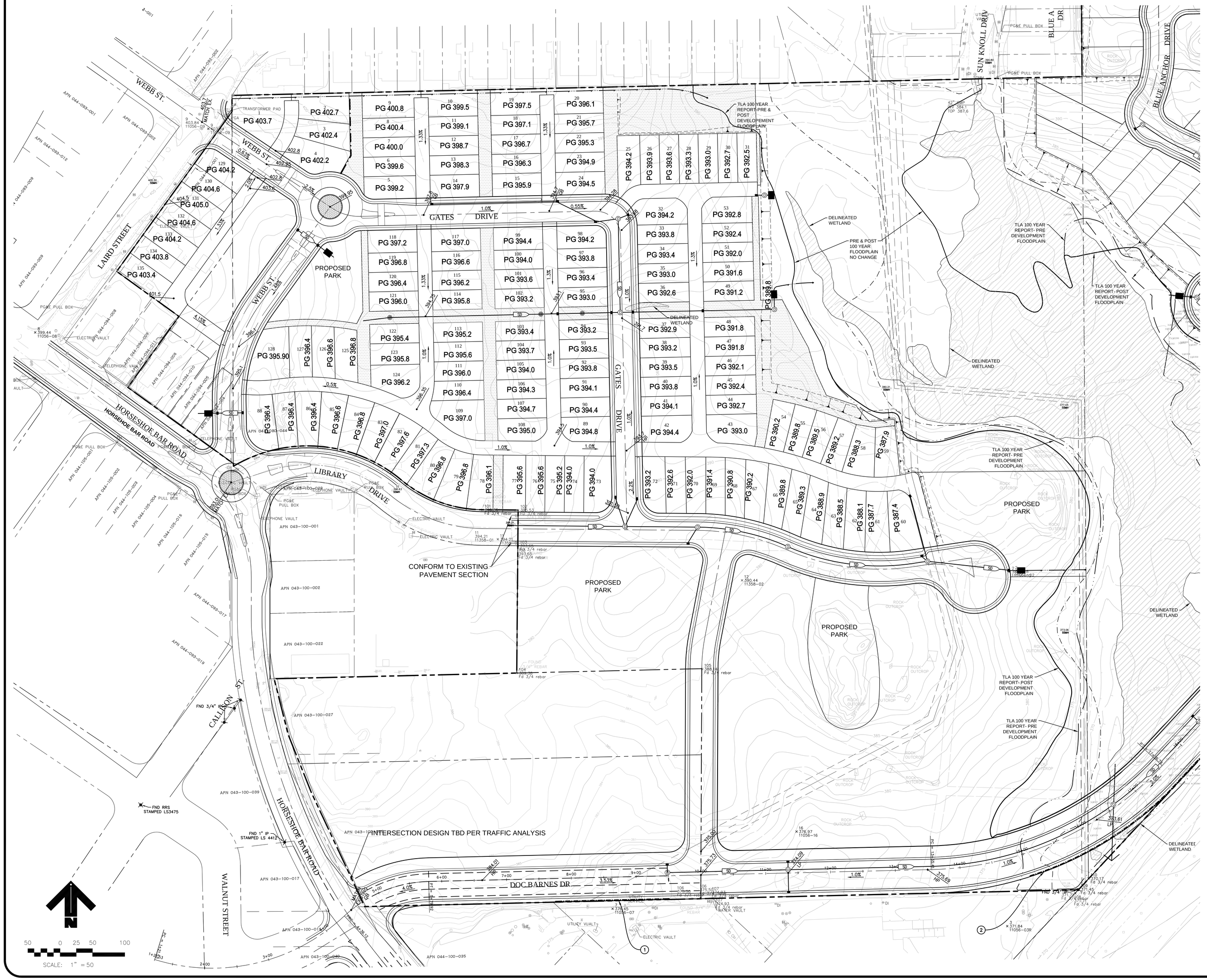
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE A - GRADING & DRAINAGE

TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018

SHEET 7 OF 10



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		STORM WATER TREATMENT FACILITY
		MANHOLE – WATER TRANSMISSION MAIN
		DRAIN INLET
		DRAIN CLEAN OUT
		SEWER CLEAN OUT
		SEWER SERVICE
8"SS	8"SS	SEWER LINE AND SIZE
24"SD	24"SD	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
	R	FIRE HYDRANT (RESTRAINED)
		STREET LIGHT
E	E	ELECTRIC VAULT OR PAD
UV	UV	UTILITY VAULT – TYPE NOT SPECIFIED
		SLOPE BANK
		RETAINING WALL
	1	RETAINING WALL NUMBER (SEE RETAINING WALL SCHEDULE THIS SHEET)
155.0	151.76 TC 151.26 AC	SPOT ELEVATION
160	150	CONTOUR LINE
X X	X	FENCE
G E T	JT	GAS, ELEC., TELE. OR JOINT TRENCH
		PROPERTY LINE
		MONUMENT WELL
	1/A	DETAIL DESIGNATION/ SHEET REFERENCE
	GB	GRADE BREAK LINE
		SWALE
	2% 1%	SLOPE
		CONSTRUCTION FENCE, SEE DETAIL
	385.50	PROPOSED ELEVATION
		PROPOSED MEW
		PROPOSED ALLEY ACCESS
	12	BUILDING ENVELOPE PROPERTY LINE LOT NUMBER

RETAINING WALL SCHEULE

WALL No.	LENGTH	CASE No.	HEIGHT
1	175 LF	CASE 1*	VARIES 0 to 2 FT
2	818 LF	CASE 1*	VARIES 0 to 8.3 FT

* SEE SHEET 8 FOR CASE 1 AND 2 CONFIGURATIONS

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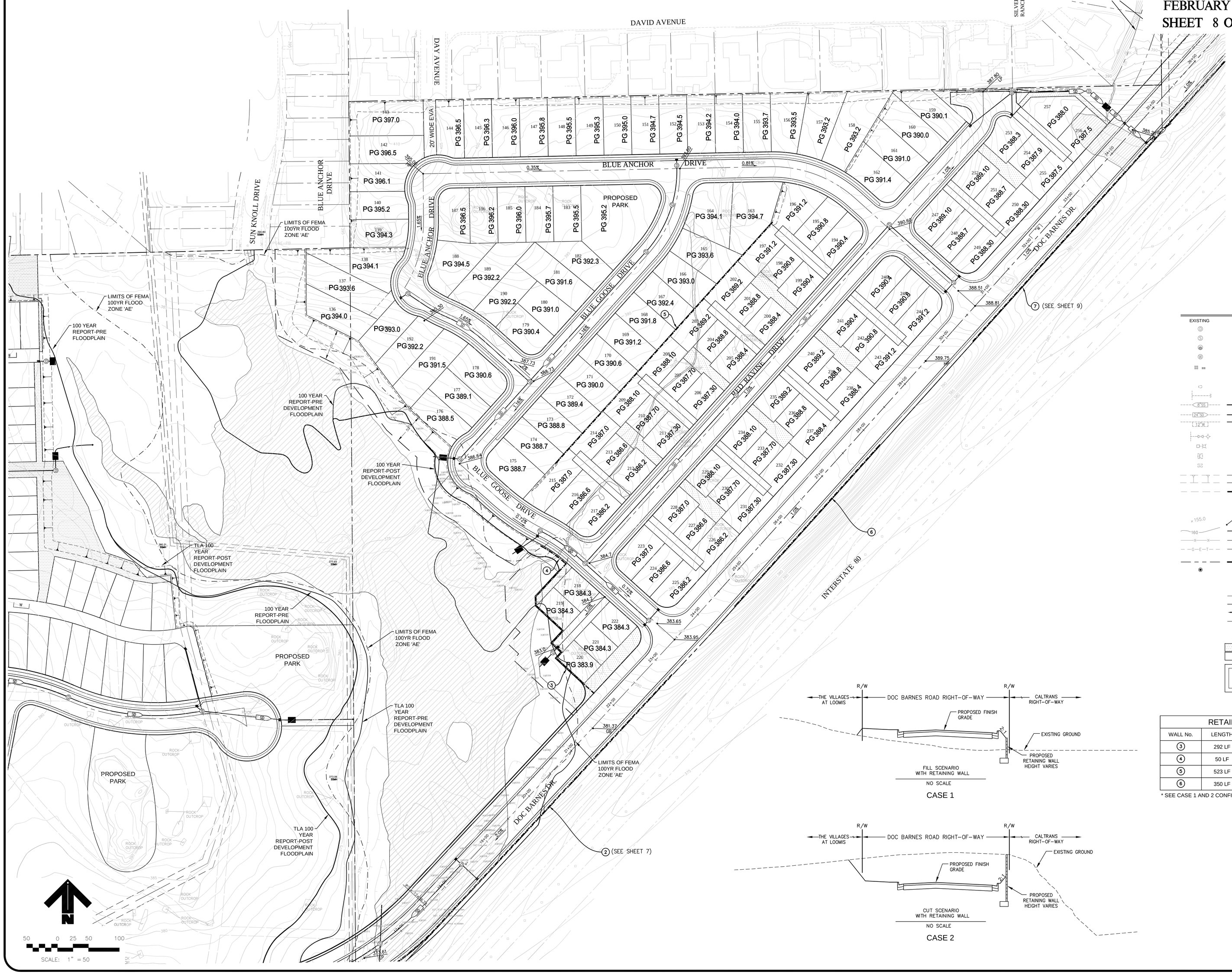
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE B&C - GRADING & DRAINAGE

TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018

SHEET 8 OF 10



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		STORM WATER TREATMENT FACILITY
		MANHOLE – WATER TRANSMISSION MAIN
		DRAIN INLET
		DRAIN CLEAN OUT
		SEWER CLEAN OUT
		SEWER SERVICE
8"SS	8"SS	SEWER LINE AND SIZE
24"SD	24"SD	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
	R	FIRE HYDRANT (RESTRAINED)
		STREET LIGHT
E	E	ELECTRIC VAULT OR PAD
U	U	UTILITY VAULT – TYPE NOT SPECIFIED
		SLOPE BANK
		RETAINING WALL
	1	RETAINING WALL NUMBER (SEE RETAINING WALL SCHEDULE THIS SHEET)
x155.0	151.76 TC 151.26 AC	SPOT ELEVATION
160	150	CONTOUR LINE
X	X	FENCE
G E T	JT	GAS, ELEC., TELE. OR JOINT TRENCH
		PROPERTY LINE
		MONUMENT WELL
	4	DETAIL DESIGNATION/ SHEET REFERENCE
	GB	GRADE BREAK LINE
		SWALE
2%	1%	SLOPE
		CONSTRUCTION FENCE, SEE DETAIL
	385.50	PROPOSED ELEVATION
		PROPOSED MEW
		PROPOSED ALLEY ACCESS
		BUILDING ENVELOPE
		PROPERTY LINE
	12	LOT NUMBER

CASE 1

CASE 2

RETAINING WALL SCHEDULE			
WALL No.	LENGTH	CASE No.	HEIGHT
3	292 LF	N/A	VARIES 10 to 12 FT
4	50 LF	N/A	VARIES 10 to 12 FT
5	523 LF	N/A	VARIES 1.8 to 3.5 FT
6	350 LF	CASE 2 *	VARIES 0 to 4 FT

* SEE CASE 1 AND 2 CONFIGURATIONS THIS SHEET

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THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE D - GRADING & DRAINAGE

TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018

SHEET 9 OF 10

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		STORM WATER TREATMENT FACILITY
		MANHOLE – WATER TRANSMISSION MAIN
		DRAIN INLET
		DRAIN CLEAN OUT
		SEWER CLEAN OUT
		SEWER SERVICE
8"SS	8"SS	SEWER LINE AND SIZE
24"SD	24"SD	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
	R	FIRE HYDRANT (RESTRAINED)
		STREET LIGHT
E	E	ELECTRIC VAULT OR PAD
U	U	UTILITY VAULT – TYPE NOT SPECIFIED
		SLOPE BANK
		RETAINING WALL
	1	RETAINING WALL NUMBER (SEE RETAINING WALL SCHEDULE THIS SHEET)
x155.0	151.76 TC 151.26 AC	SPOT ELEVATION
160	150	CONTOUR LINE
X X	X	FENCE
G E T	JT	GAS, ELEC., TELE. OR JOINT TRENCH
		PROPERTY LINE
		MONUMENT WELL
	# / #	DETAIL DESIGNATION/ SHEET REFERENCE
	GB	GRADE BREAK LINE
		SWALE
	2% 1%	SLOPE
		CONSTRUCTION FENCE, SEE DETAIL
	385.50	PROPOSED ELEVATION
		PROPOSED MEW
		PROPOSED ALLEY ACCESS
	12	BUILDING ENVELOPE / PROPERTY LINE / LOT NUMBER

RETAINING WALL SCHEDULE

WALL No.	LENGTH	CASE No.	HEIGHT
7	1193 LF	CASE 1*	VARIES 0 to 10.7 FT

* SEE SHEET 8 FOR CASE 1 AND 2 CONFIGURATIONS

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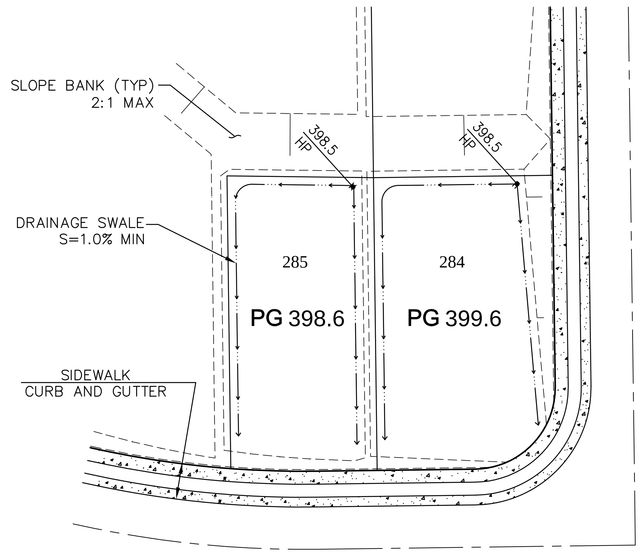
THE VILLAGE AT LOOMIS

TENTATIVE MAP - TYPICAL DETAILS

TOWN OF LOOMIS, CALIFORNIA

FEBRUARY 2018



TYPICAL LOT GRADING DETAIL

N.T.S.

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