THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE A - LOTTING PLAN

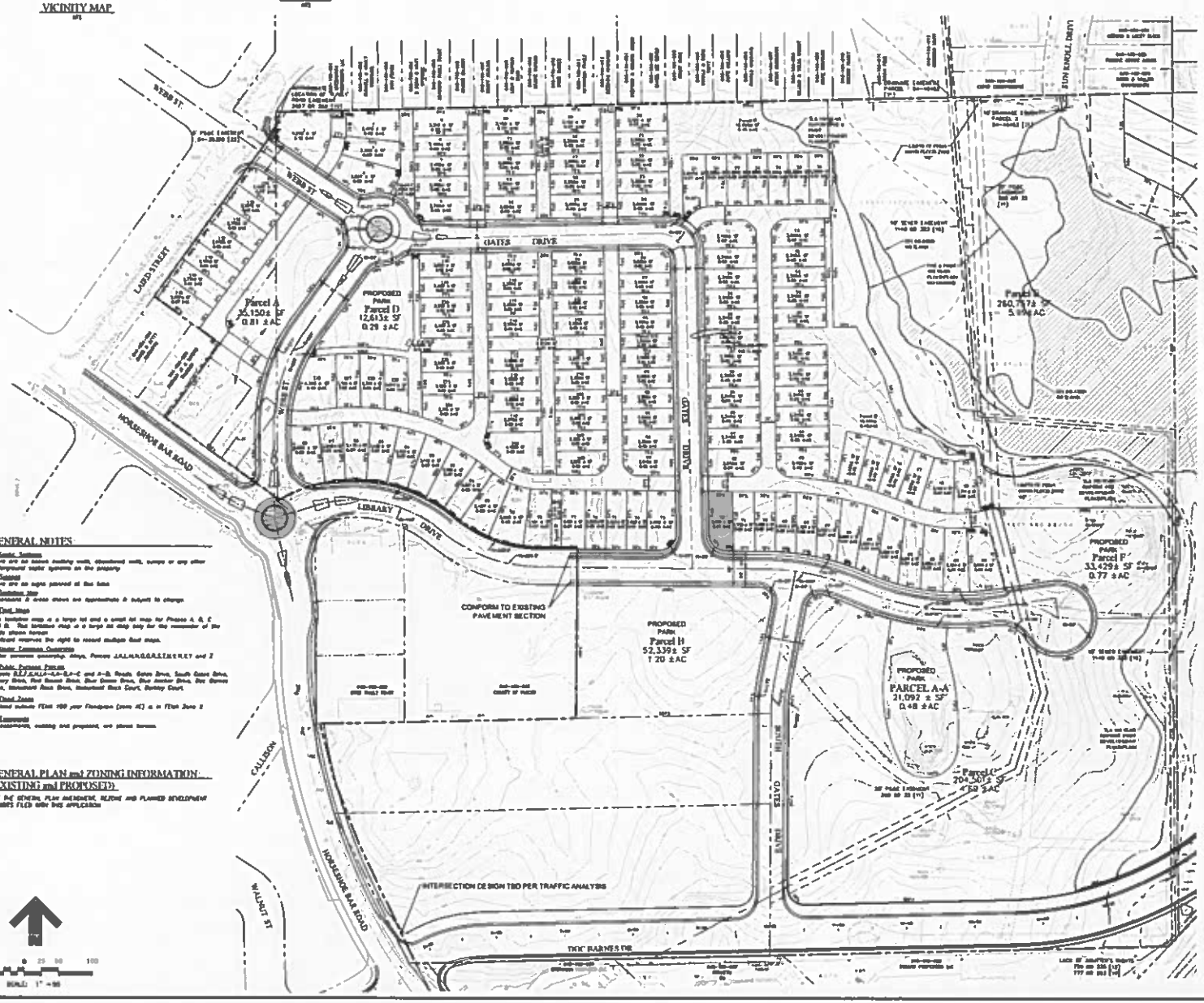
TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 1 OF 10

VICINITY MAP

KEY MAP



GENERAL NOTES:

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

B. Subsoil
There are no signs present at the site.

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

D. Dual Maps
This tentative map is a large lot and a small lot map for Phases A, B, C and D. That 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, Alloys, Parcels JALANGGRATIMERET and I

F. Public Purpose Parcels
Parcels B,D,E,G,H-A,A-B,A-C and A-D, Roads, Gates Drive, South Gates Drive, Library Drive, Sun Enroll Drive, Blue Quartz Drive, Blue Anchor Drive, Blue Harvest Drive, Windmill Rock Drive, Windmill Rock Court, Sunday Court

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

H. Easements
All easements, existing and proposed, are shown hereon.

GENERAL PLAN and ZONING INFORMATION: (EXISTING and PROPOSED)

SEE THE GENERAL PLAN AMENDMENT, REZONE AND PLANNED DEVELOPMENT EXHIBITS FILED WITH THIS APPLICATION

SCALE: 1" = 50'

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

PLACER COUNTY APNS

043-080-007, -008, -015, and -044, 044-094-001, -004, -005, -008, and -010

BENCHMARK

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

VERTICAL DATUM:
NGVD29 BASED ON BENCH MARK "B 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: 2,620±

PHASE A: SETBACKS

FRONT:
STREET TO PORCH - 3 FT
STREET TO LIVING - 10 FT
MEW TO PORCH - 0 FT
MEW TO LIVING - 3 FT

SIDE:
INTERIOR - 3 FT
CORNER - 5 FT

REAR:
FROM ALLEY TO GARAGE - 4 FT

ACREAGE	TOTAL LOTS
14.58	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

TLA ENGINEERING & PLANNING

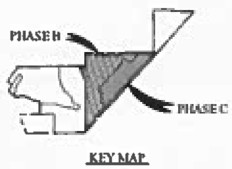
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASES B & C - LOTTING PLAN

TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 2 OF 10



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:	8.00±	58
PHASE C:	9.59±	64

PHASE B:
SETBACKS

FRONT:
STREET TO GARAGE - 18 FT
STREET TO LIVING - 10 FT

SIDE:
INTERIOR - 4 FT
CORNER - 10 FT

REAR:
10 FT
15 FT FOR LOT #S 138-150

PHASE C:
SETBACKS

FRONT:
TO GREEN COURT - 0 FT
TO PRIVATE LOT - 10 FT

SIDE:
INTERIOR - 3 FT
CORNER - 10 FT

REAR:
FROM ALLEY TO GARAGE - 5 FT

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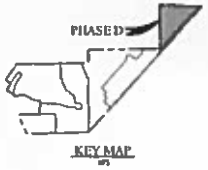
THE VILLAGE AT LOOMIS

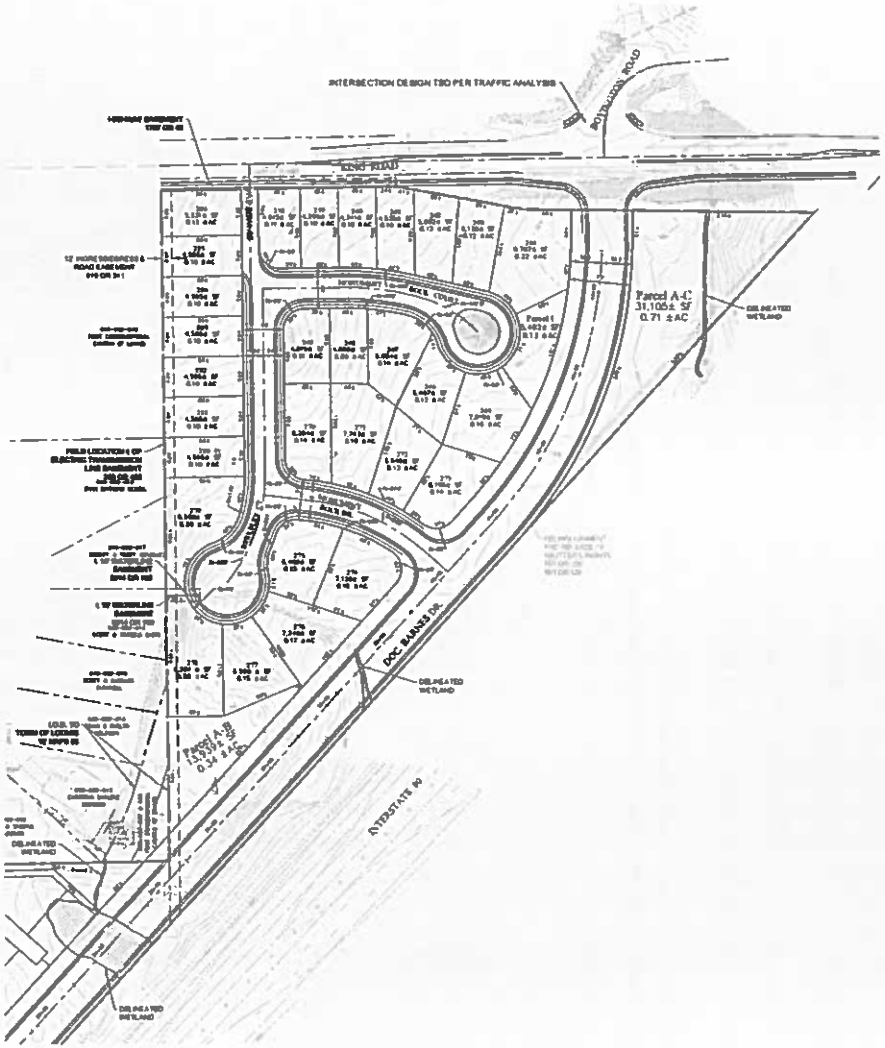
TENTATIVE MAP - PHASE D - LOTTING PLAN

TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 3 OF 10





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: 4,056 MAX: 9,707 AVG: 5,822

ACREAGE	TOTAL LOTS
7.10±	29

PHASE D:
SETBACKS

FRONT
STREET TO GARAGE - 18 FT
STREET TO LIVING - 10 FT

SIDE
INTERIOR - 4 FT
CORNER - 10 FT

REAR
10 FT
15 FT FOR LOT #S 279-286

SCALE: 1" = 50'

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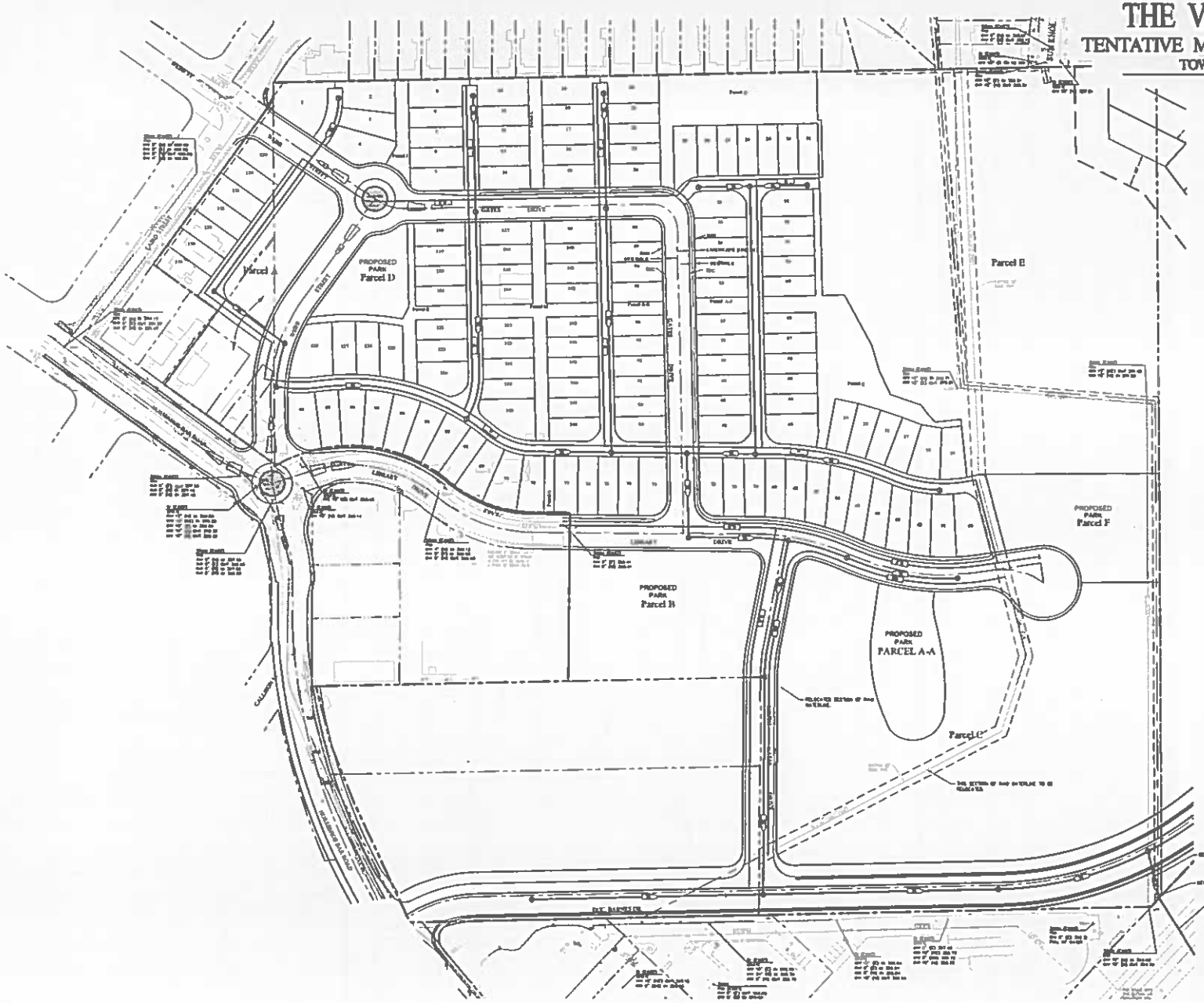
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE A - UTILITY PLAN

TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 4 OF 10



LEGEND

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THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE B & C - UTILITY PLAN

TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 5 OF 10

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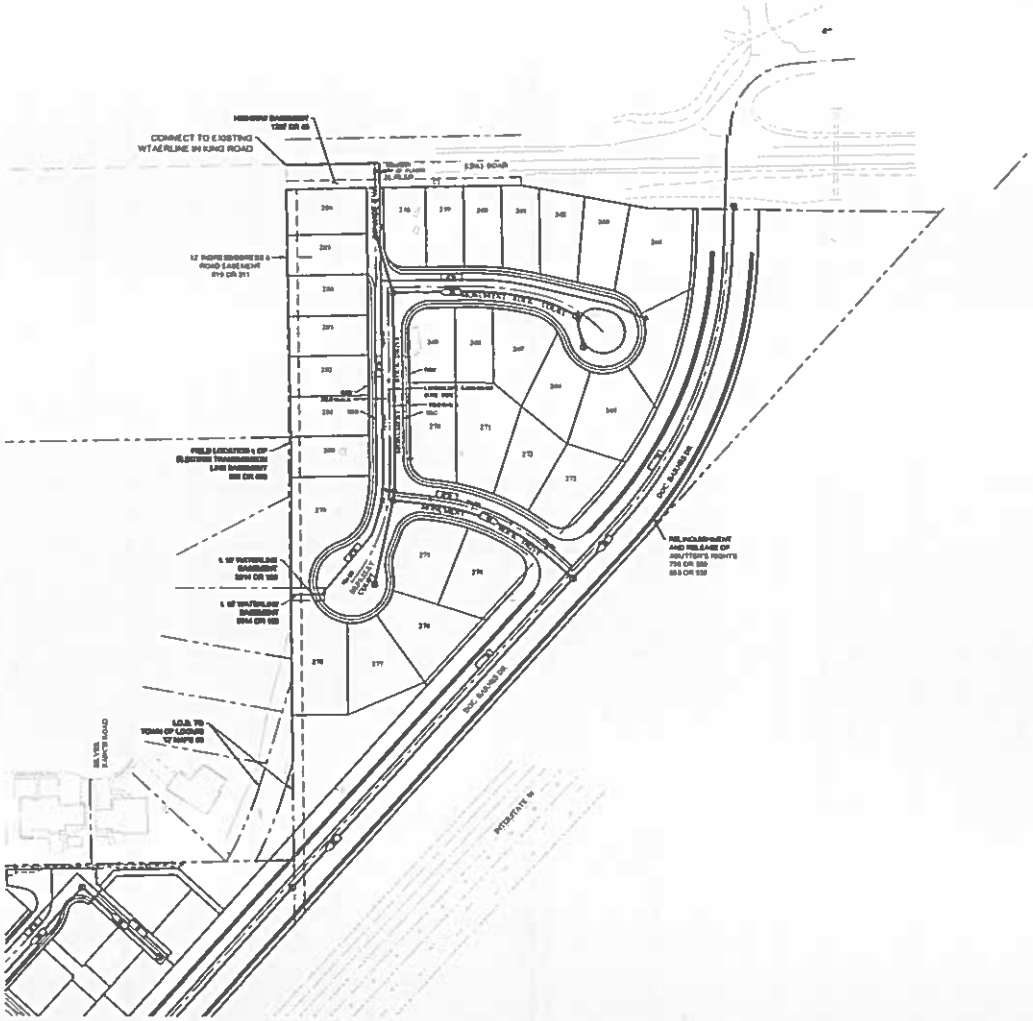
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE D - UTILITY PLAN

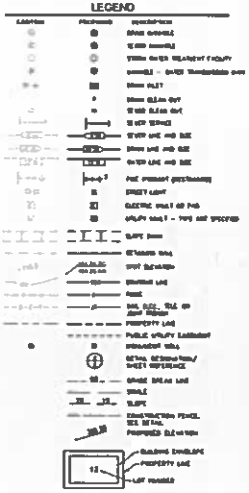
TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 6 OF 10



LEGEND



SCALE: 1" = 50

ENGINEERING & PLANNING

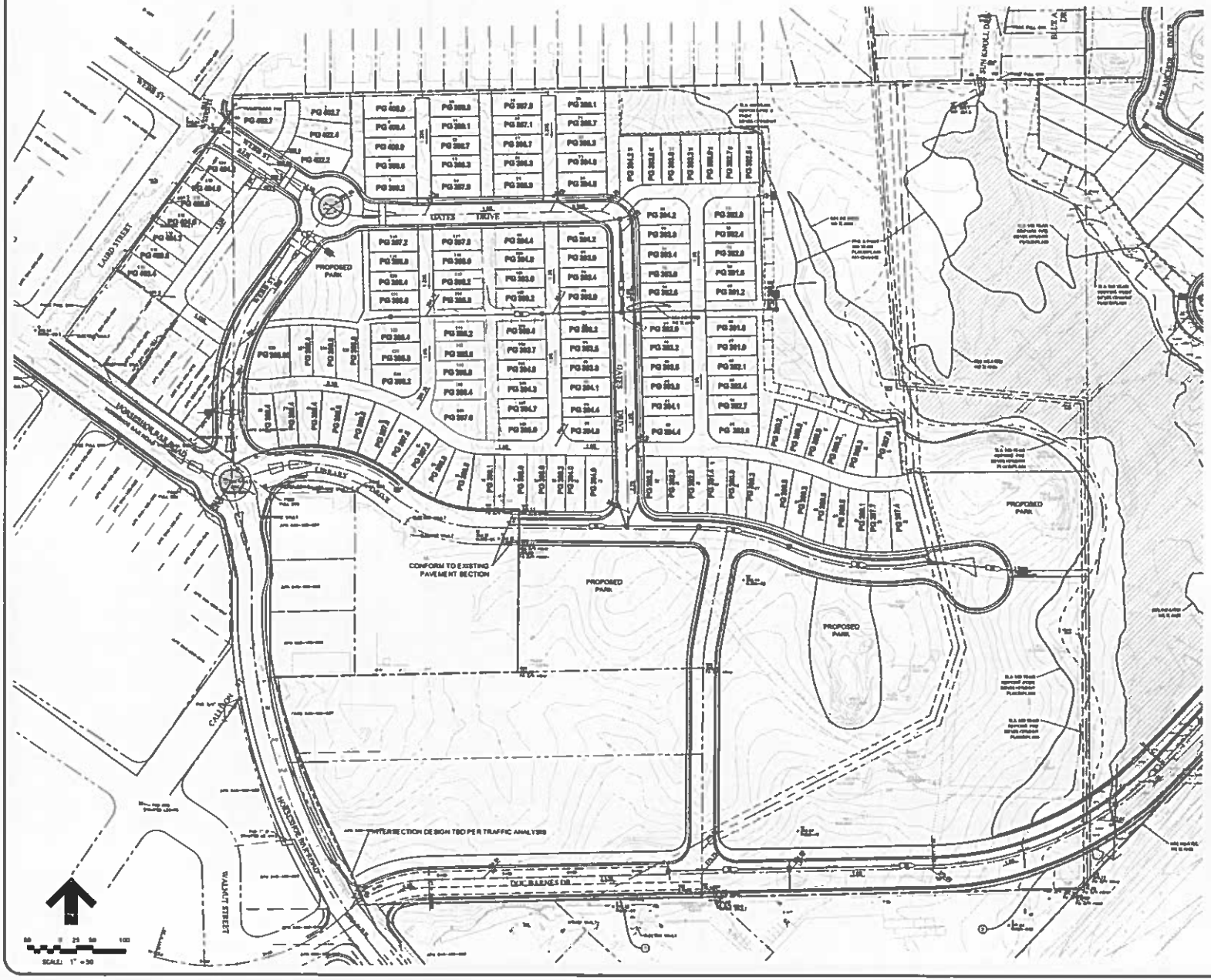
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE A - GRADING & DRAINAGE

TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 7 OF 10



LEGEND

RETAINING WALL SCHEULE			
WALL No.	LENGTH	CASE No.	HEIGHT
1	175 LF	CASE 1*	VARIES 0 to 2 FT
2	510 LF	CASE 1*	VARIES 0 to 5.5 FT

* SEE SHEET 9 FOR CASE 1 AND 2 CONFIGURATIONS

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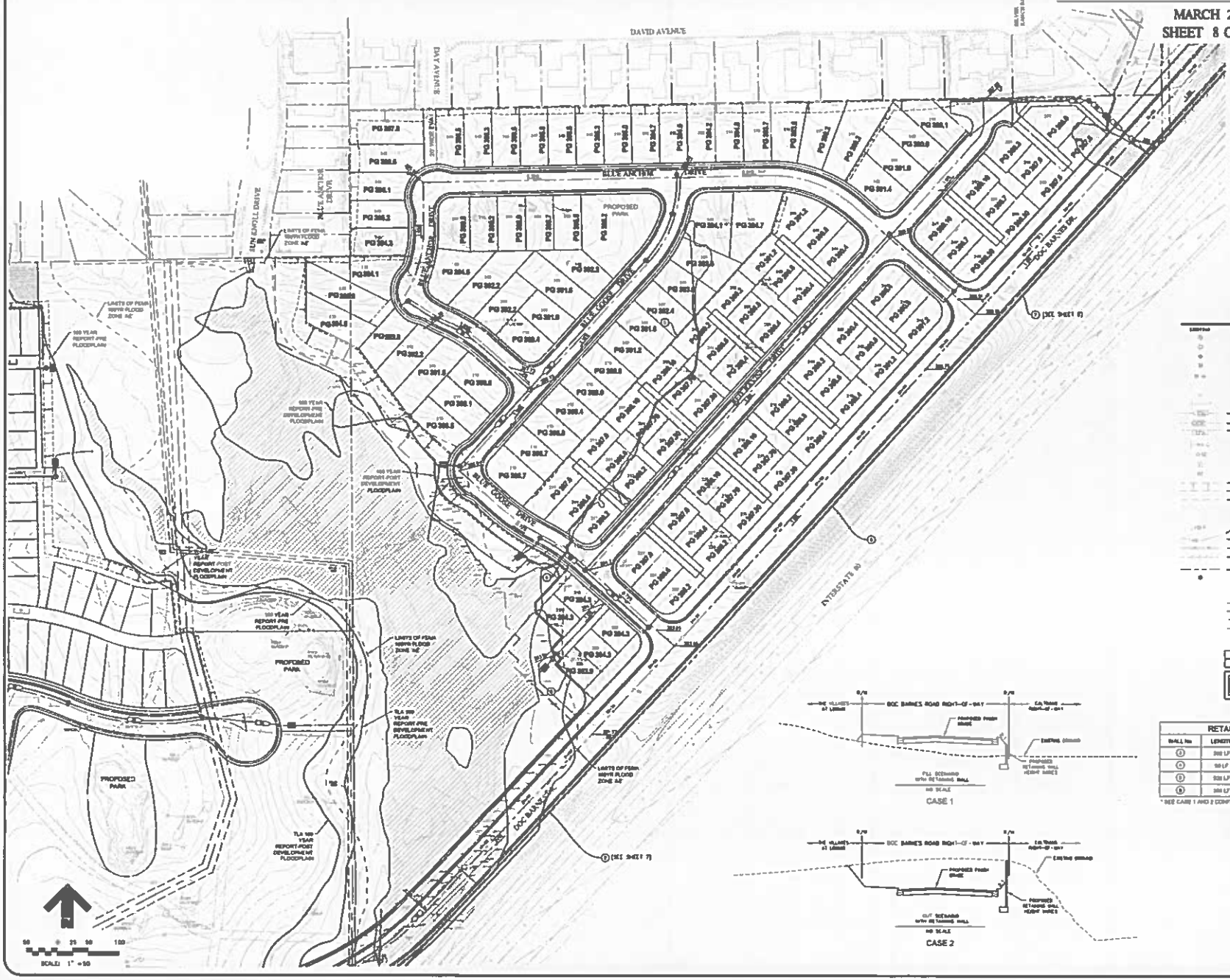
THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE B&C - GRADING & DRAINAGE

TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 8 OF 10



RETAINING WALL SCHEDULE			
WALL No.	LENGTH	CASE No.	HEIGHT
[illegible]	[illegible] LF	N/A	VARIES 10 to 12 FT
[illegible]	[illegible] LF	N/A	VARIES 10 to 12 FT
[illegible]	[illegible] LF	N/A	VARIES 1.5 to 3.5 FT
[illegible]	[illegible] LF	CASE 2*	VARIES 0 to 4 FT

* SEE CASE 1 AND 2 CONFIGURATIONS THIS SHEET

CASE 1

CASE 2

TLA ENGINEERING & PLANNING

THE VILLAGE AT LOOMIS

TENTATIVE MAP - PHASE D - GRADING & DRAINAGE

TOWN OF LOOMIS, CALIFORNIA

MARCH 2018

SHEET 9 OF 10

LEGEND

RETAINING WALL SCHEDULE			
WALL No.	LENGTH	CASE No.	HEIGHT
9	1160 LF	CASE 1*	VARIES 0 to 12.7 FT

* SEE SHEET 4 FOR CASE 1 AND 2 CONFIGURATIONS

SCALE: 1" = 50

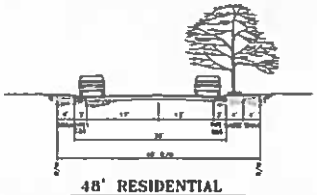
TLA ENGINEERING & PLANNING

THE VILLAGE AT LOOMIS

TENTATIVE MAP - TYPICAL DETAILS

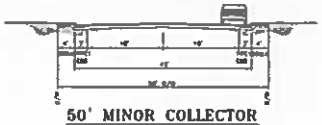
TOWN OF LOOMIS, CALIFORNIA

MARCH 2018



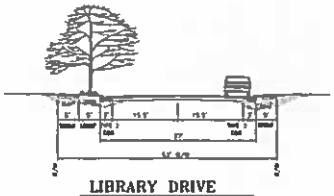
48' RESIDENTIAL

N.T.S.



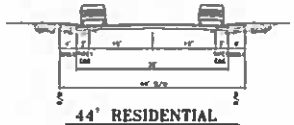
50' MINOR COLLECTOR

N.T.S.



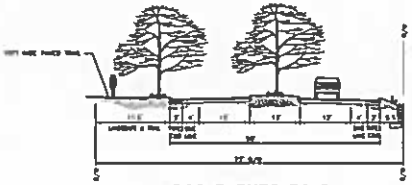
LIBRARY DRIVE

N.T.S.



44' RESIDENTIAL

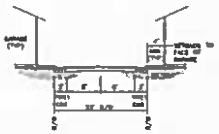
N.T.S.



DOC BARNES ROAD

NO On STREET Parking

N.T.S.

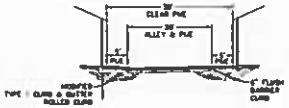


22' ALLEY-
VILLAGE RESIDENTIAL

(PHASE A)

NO PARKING IN B/W

N.T.S.

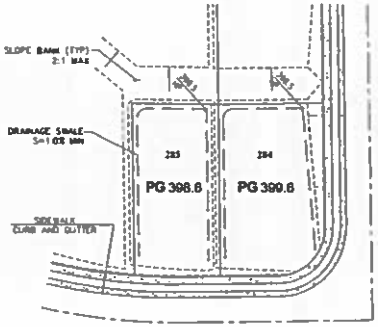


20' ALLEY ACCESS
VILLAGE GREEN COURT

(PHASE C)

NO PARKING IN B/W

N.T.S.



TYPICAL LOT GRADING DETAIL

N.T.S.

TLA

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