

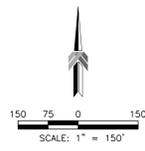
VESTING TENTATIVE MAP - OVERVIEW

DELMAR FARMS

TOWN OF LOOMIS STATE OF CALIFORNIA  
JULY 2024

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	VESTING TENTATIVE MAP OVERVIEW
2	VESTING TENTATIVE MAP - WEST SIDE, PHASE 1
3	VESTING TENTATIVE MAP - EAST SIDE, PHASE 2 AND 3
4	TYPICAL ROAD SECTIONS & DESIGN DETAILS
5	PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN - WEST SIDE, PHASE 1
6	PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN - EAST SIDE, PHASE 2 AND 3
7	PHOTO EXHIBIT



NOTES:

- SEE PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
- BIOLOGICAL RESOURCE AND WETLAND DELINEATION FEATURES AND LOCATIONS SHOWN HEREON PROVIDED BY MADRONE ECOLOGICAL CONSULTING. DATE OF WETLAND DELINEATION: MAY 12, 2021
- GEOTECHNICAL ENGINEERING STUDY PROVIDED BY YOUNGDAHL CONSULTING GROUP. DATE: OCTOBER 26, 2018
- ALL ROAD NAMES SHOWN HEREIN ARE SUBJECT TO CHANGE.

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66656.1)

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, DATED MARCH 24, 2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

BRADEN D. BARNUM, PLS 8507  
EXP. 12-31-24

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS DELMAR FARMS HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY TOWN OF LOOMIS.

RUSSELL A. KING, RCE 54274  
EXP. 12-31-25



**SERVICE PROVIDERS**

SCHOOL DISTRICT(S):	PLACER UNION HIGH SCHOOL DISTRICT AND LOOMIS UNION SCHOOL DISTRICT
PARKS & RECREATION:	PLACER COUNTY DEPARTMENT OF PUBLIC WORKS
POLICE PROTECTION:	PLACER COUNTY SHERIFFS DEPARTMENT/CP
FIRE PROTECTION:	SOUTH PLACER FIRE DEPARTMENT
SANITARY SEWER & STORM DRAIN:	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
DOMESTIC WATER:	PLACER COUNTY WATER AGENCY
ELECTRICITY:	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE:	ASTOUND BROADBAND
GAS:	PACIFIC GAS & ELECTRIC COMPANY
CABLE:	ASTOUND BROADBAND

**OWNER**  
MIMA CAPITAL  
4120 DOUGLAS BLVD. #306-175  
GRANITE BAY, CA 95746

**ENGINEER**  
**KING ENGINEERING**  
285 Kahan Parkway, Suite 301  
Auburn, California 95603

**CONTOUR INTERVAL**  
CONTOUR INTERVAL = 1 FOOT

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

**HORIZONTAL DATUM**  
NORTH AMERICAN DATUM 1988 (NAV88)

**VERTICAL DATUM**  
R1-11US763, ELEV: 311.75 FEET

**SECTION, TOWNSHIP and RANGE**  
SECTION 12, TOWNSHIP 11 NORTH, RANGE 6 EAST MDBM

**ASSESSOR'S PARCEL NUMBERS**  
APN(S): 030-100-029, 030-100-031, 030-110-011, 030-110-018, 030-130-037

**ZONING**  
RA - RESIDENTIAL AGRICULTURAL  
RE - RESIDENTIAL ESTATE

**DATE OF PREPARATION**  
DECEMBER 2023

**MINIMUM LOT AREA**  
RE: 2.3 MIN ACRES  
RA: 4.6 MIN ACRES

**TOTAL AREA**  
97.85 ACRES

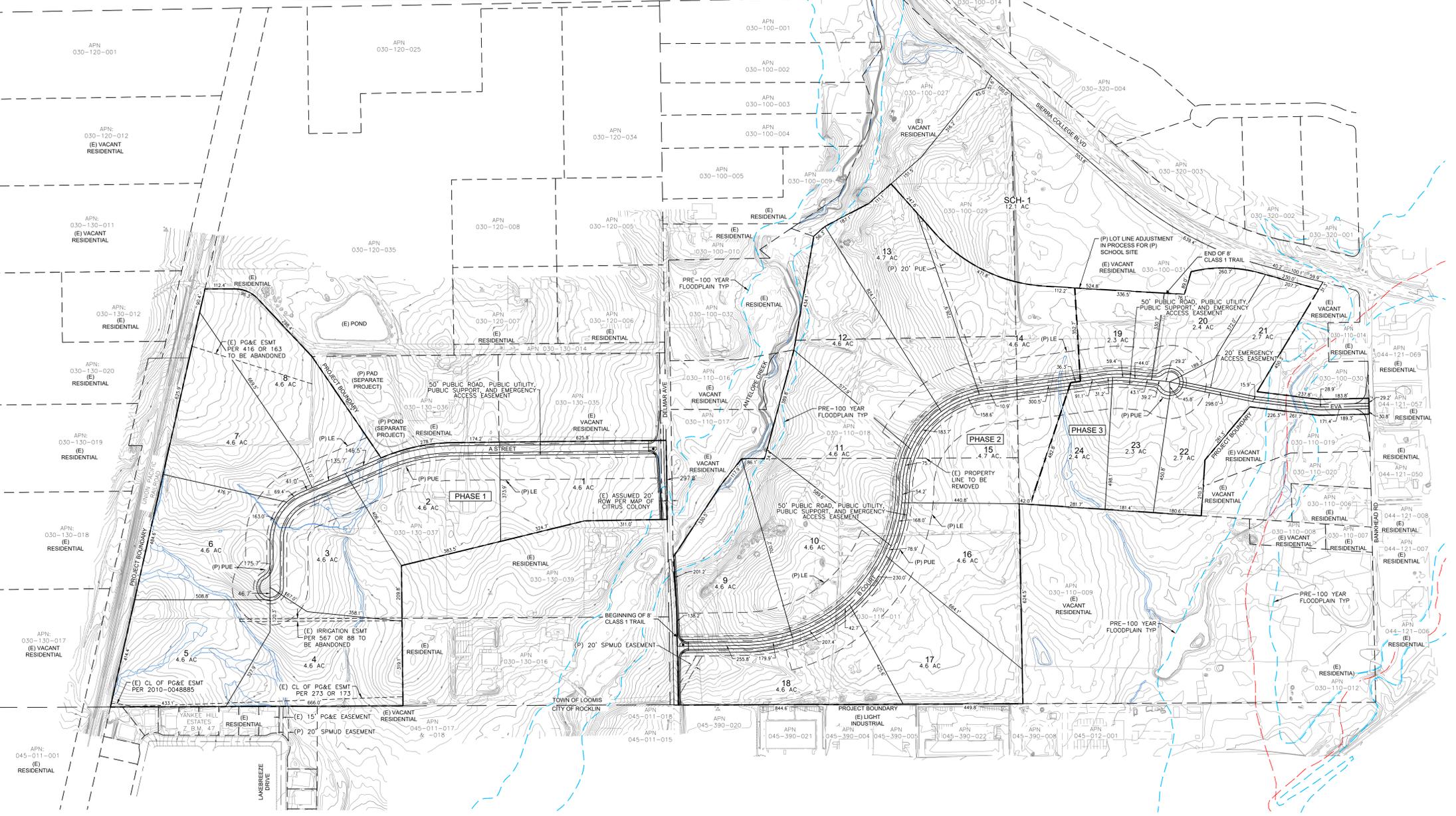
**TOTAL NUMBER OF PARCELS**  
24 RESIDENTIAL LOTS

**LEGEND**

EAE	EMERGENCY ACCESS EASEMENT		
DAE	DRAINAGE ACCESS EASEMENT		
DE	DRAINAGE EASEMENT		
EVA	EMERGENCY VEHICLE ACCESS EASEMENT		
ESMT	EASEMENT		
HE	HIGHWAY EASEMENT		
LS	LANDSCAPE CORRIDOR		
LE	LANDSCAPE EASEMENT		
MPE	MULTI PURPOSE EASEMENT		
PE	PEDESTRIAN EASEMENT		
PSE	PUBLIC SEWER EASEMENT		
PUE	PUBLIC UTILITY EASEMENT		
SDE	SLOPE AND DRAINAGE EASEMENT		
SWPE	STORM WATER PRESERVATION EASEMENT		
(E)	EXISTING		
(P)	PROPOSED		
PL	PROPERTY LINE		

**LAND USE SUMMARY**

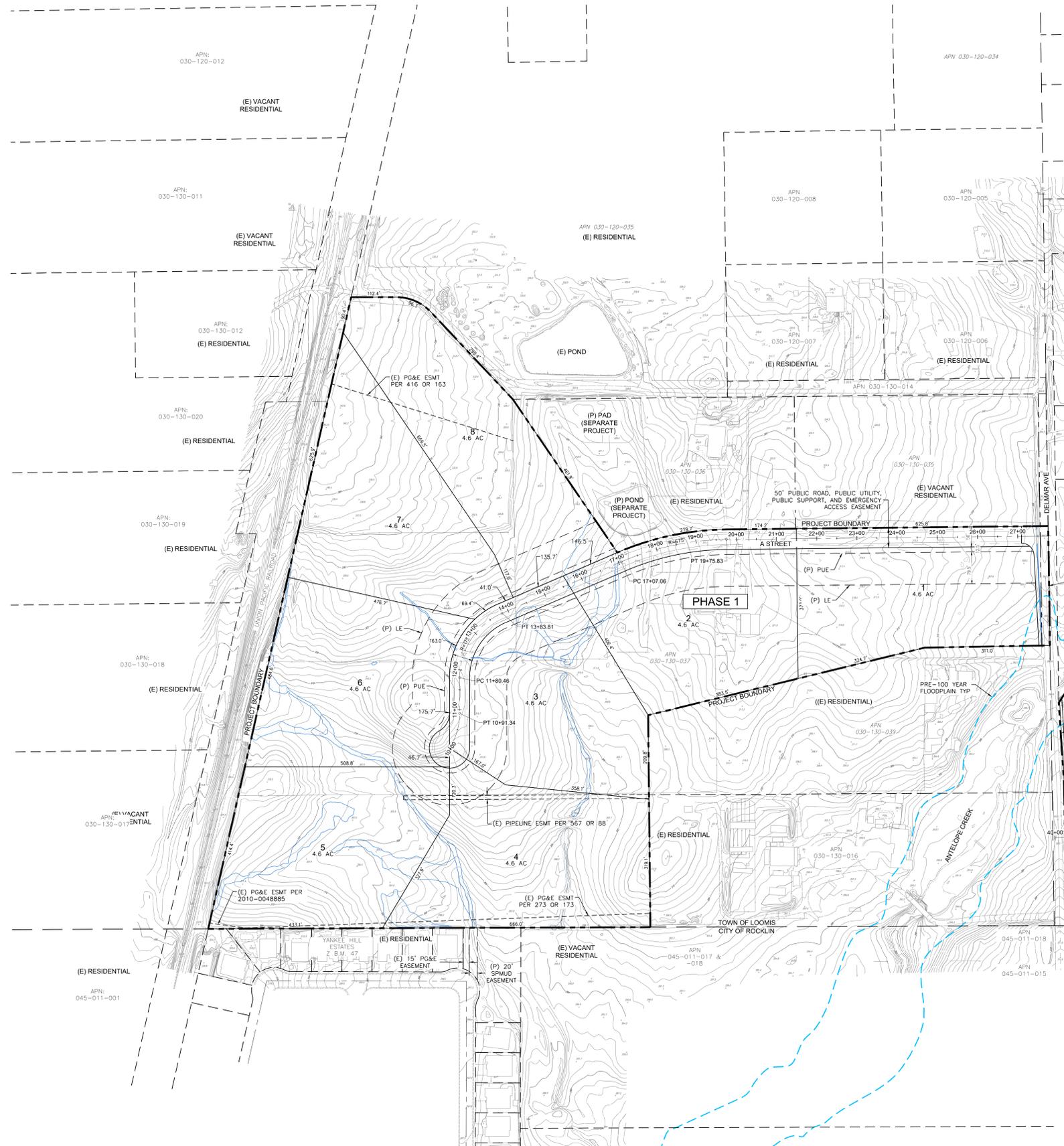
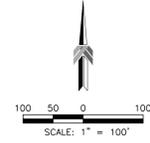
LOT #	PHASE #	LAND USE DESIGNATIONS	ZONING DESIGNATION	LAND USE	ACRES GROSS	ACRES NET
1	1	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
2	1	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
3	1	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
4	1	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
5	1	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
6	1	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
7	1	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
8	1	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
9	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
10	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
11	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.7	
12	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
13	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
14	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
15	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.7	
16	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
17	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
18	2	RA	4.6 AC MIN	SINGLE FAMILY RESIDENTIAL	4.6	
19	3	RE	2.3 AC MIN	SINGLE FAMILY RESIDENTIAL	2.3	
20	3	RE	2.3 AC MIN	SINGLE FAMILY RESIDENTIAL	2.4	
21	3	RE	2.3 AC MIN	SINGLE FAMILY RESIDENTIAL	2.7	
22	3	RE	2.3 AC MIN	SINGLE FAMILY RESIDENTIAL	2.7	
23	3	RE	2.3 AC MIN	SINGLE FAMILY RESIDENTIAL	2.3	
24	3	RE	2.3 AC MIN	SINGLE FAMILY RESIDENTIAL	2.4	



VESTING TENTATIVE MAP - WEST

DELMAR FARMS

TOWN OF LOOMIS STATE OF CALIFORNIA  
JULY 2024

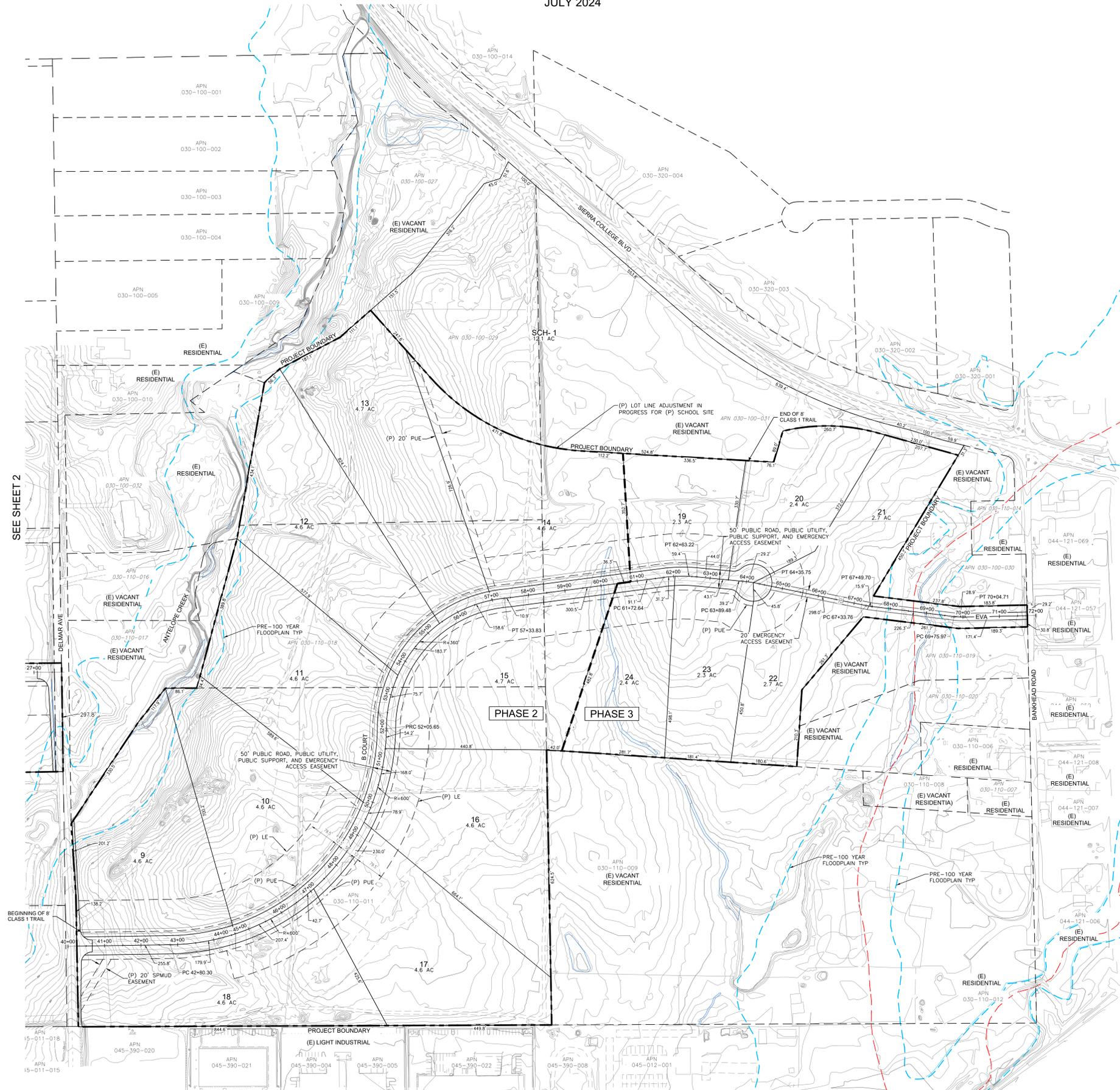
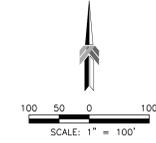


SEE SHEET 3

VESTING TENTATIVE MAP - EAST

# DELMAR FARMS

TOWN OF LOOMIS STATE OF CALIFORNIA  
JULY 2024

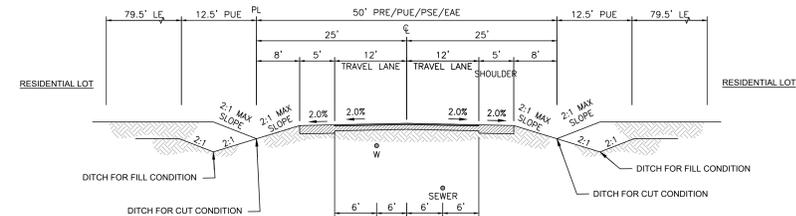
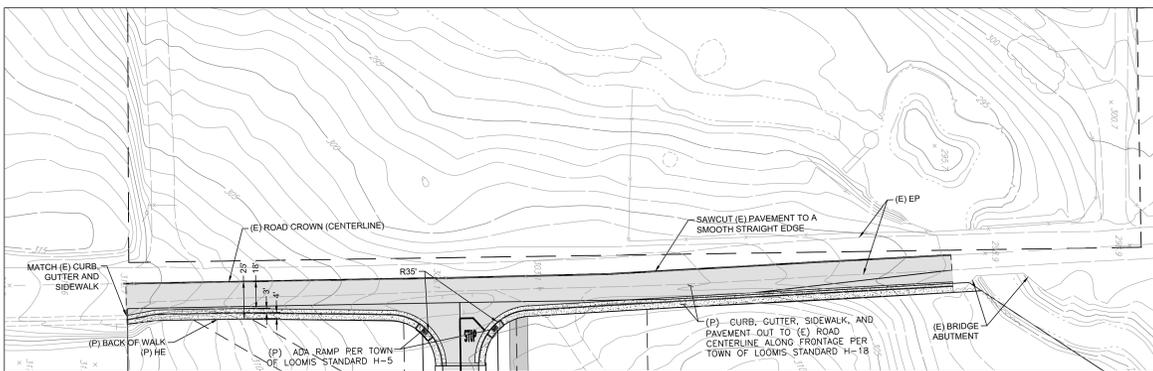
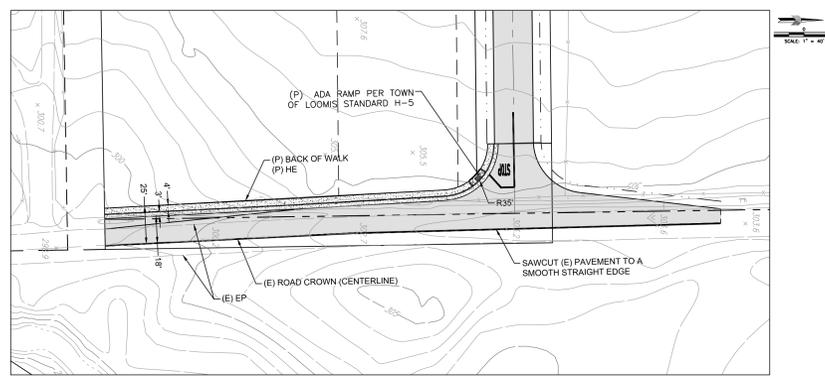
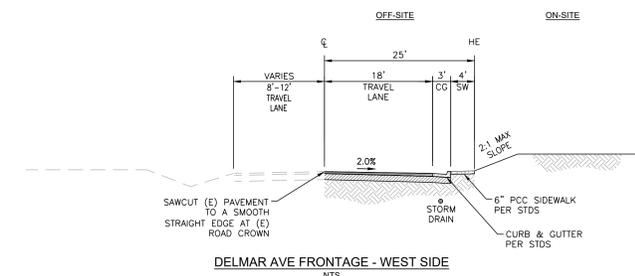
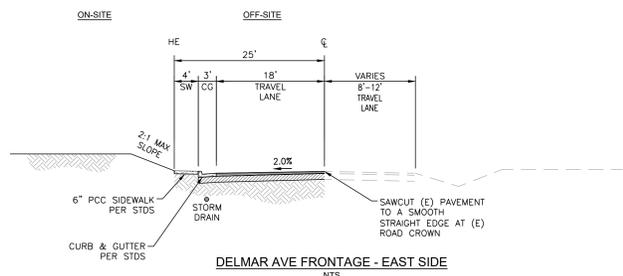


SEE SHEET 2

TYPICAL ROAD SECTIONS & DESIGN DETAILS

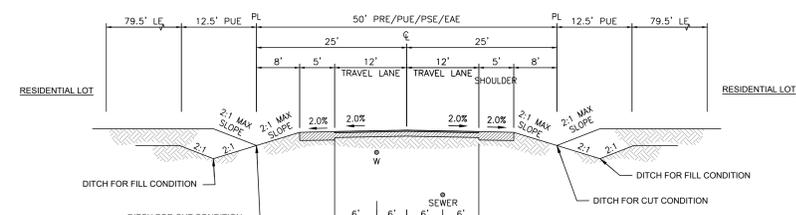
DELMAR FARMS

PLACER COUNTY STATE OF CALIFORNIA  
JULY 2024



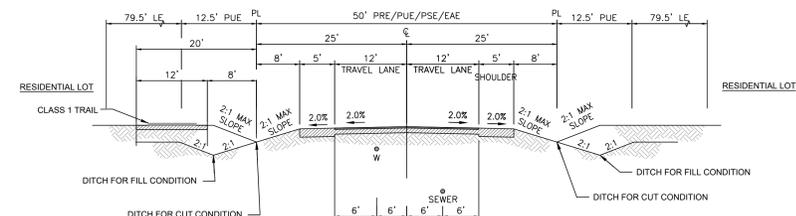
CLASS "B" RESIDENTIAL STREET - WEST - ZONE "RA"

NOTE: PRE/PUE/PSE/EAE IS PUBLIC ROAD, PUBLIC UTILITY, PUBLIC SUPPORT, AND EMERGENCY ACCESS EASEMENT



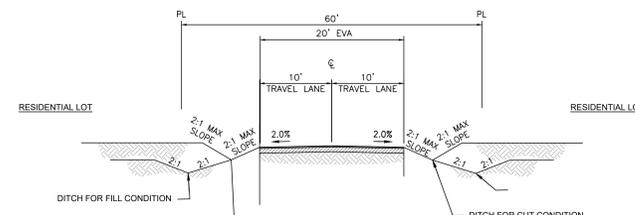
CLASS "B" RESIDENTIAL STREET - EAST - ZONE "RA"

NOTE: PRE/PUE/PSE/EAE IS PUBLIC ROAD, PUBLIC UTILITY, PUBLIC SUPPORT, AND EMERGENCY ACCESS EASEMENT

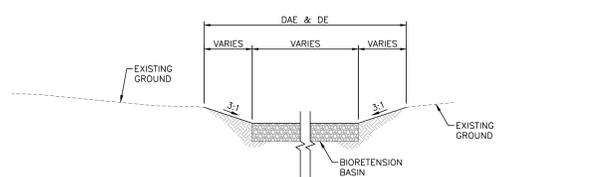


CLASS "B" RESIDENTIAL STREET - EAST - ZONE "RA" WITH CLASS 1 TRAIL

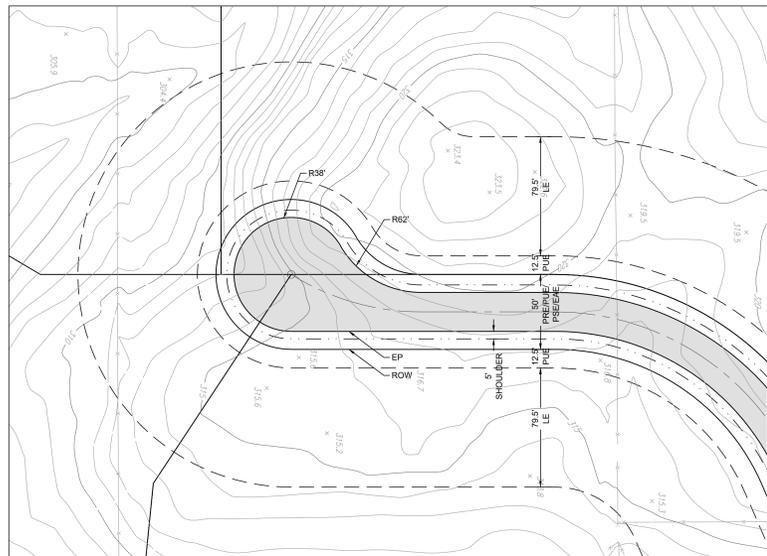
NOTE: PRE/PUE/PSE/EAE IS PUBLIC ROAD, PUBLIC UTILITY, PUBLIC SUPPORT, AND EMERGENCY ACCESS EASEMENT



EMERGENCY VEHICLE ACCESS (EVA) EASEMENT ROAD

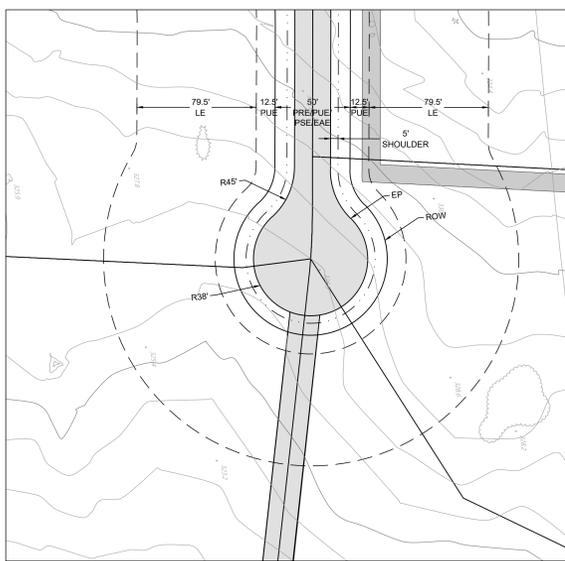


Basin Typical Section



CUL-DE-SAC GEOMETRY - WEST SIDE

NOTE: CUL-DE-SACS SHALL CONFORM TO THE CURRENT LDM DETAILS AT THE TIME OF IMPROVEMENT PLAN APPROVAL.



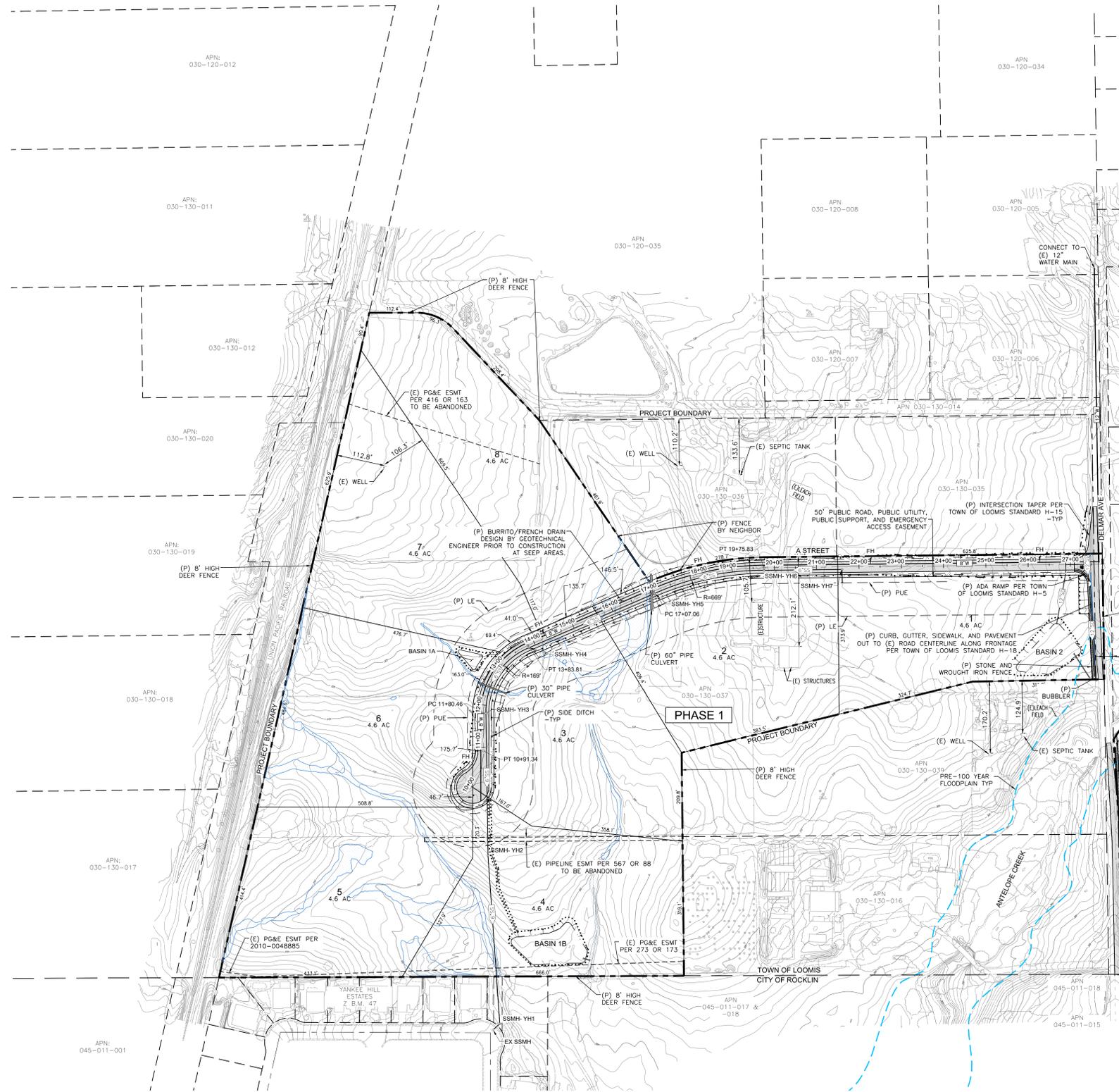
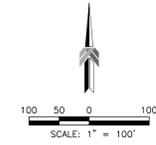
CUL-DE-SAC GEOMETRY - EAST SIDE

NOTE: CUL-DE-SACS SHALL CONFORM TO THE CURRENT LDM DETAILS AT THE TIME OF IMPROVEMENT PLAN APPROVAL.

PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN - WEST

# DELMAR FARMS

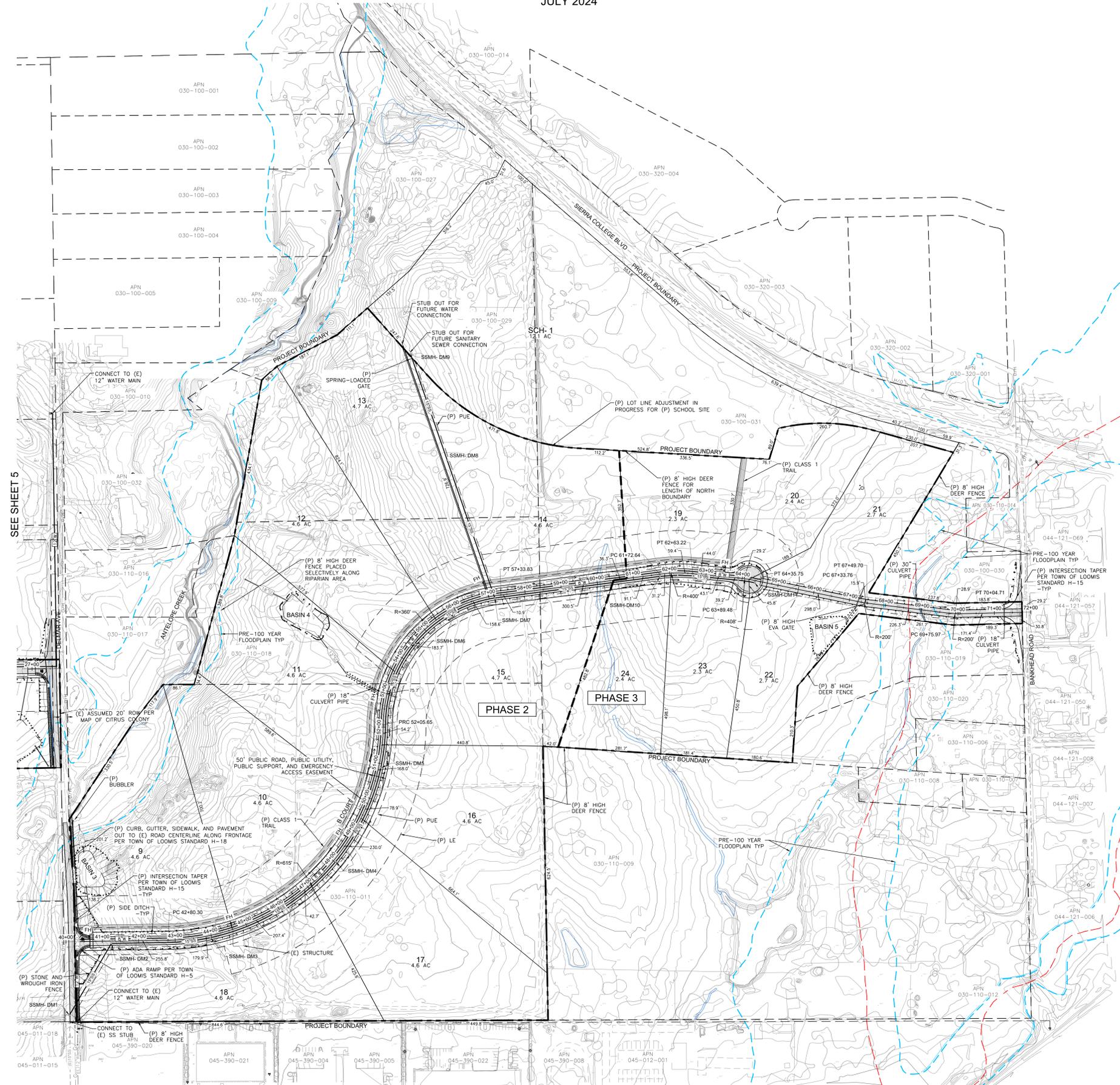
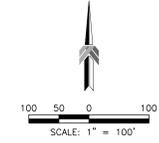
TOWN OF LOOMIS STATE OF CALIFORNIA  
JULY 2024



PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN - EAST

# DELMAR FARMS

TOWN OF LOOMIS STATE OF CALIFORNIA  
JULY 2024



SEE SHEET 5

VESTING TENTATIVE MAP - PHOTO EXHIBIT

DELMAR FARMS

TOWN OF LOOMIS STATE OF CALIFORNIA  
JULY 2024

