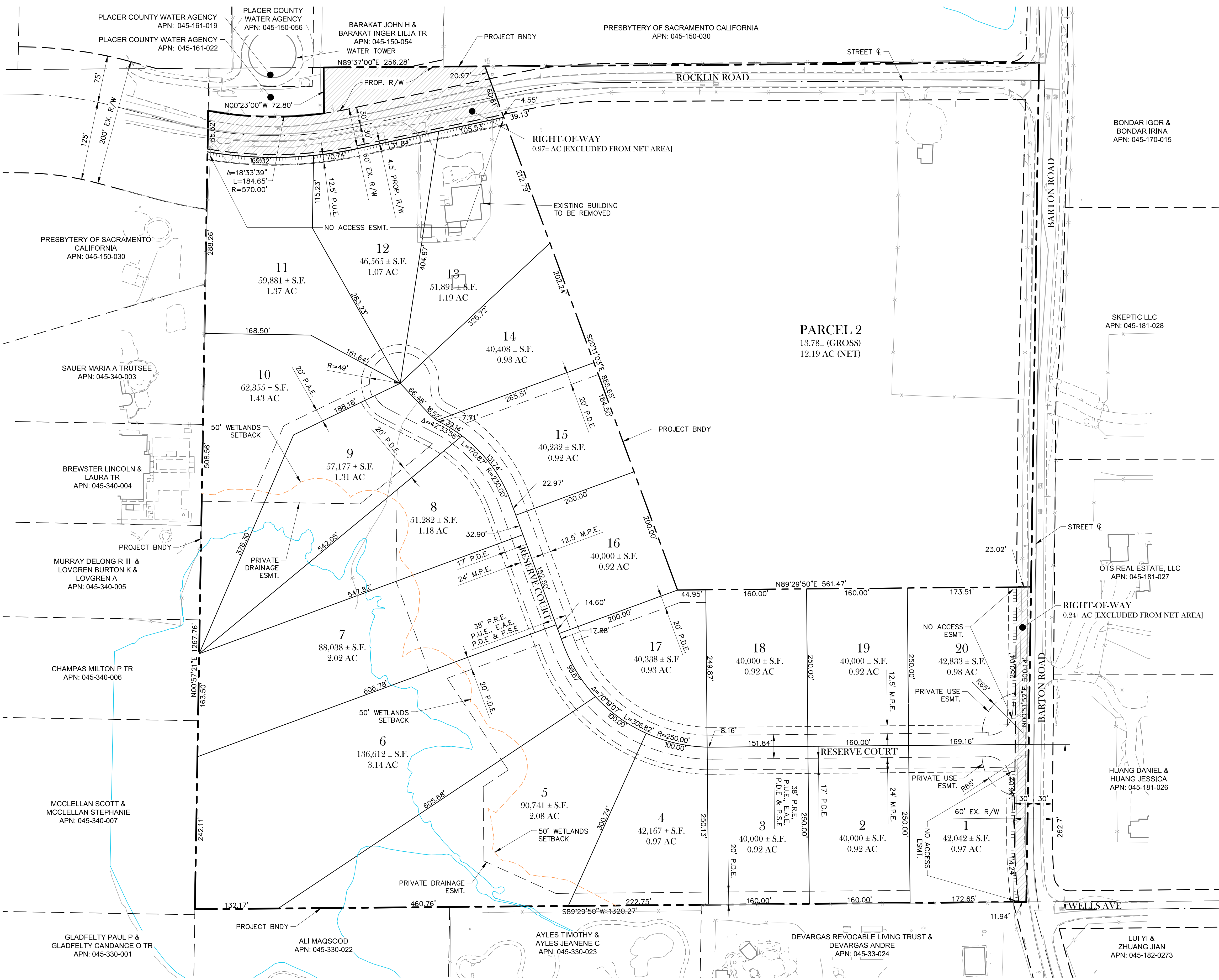


TENTATIVE SUBDIVISION MAP



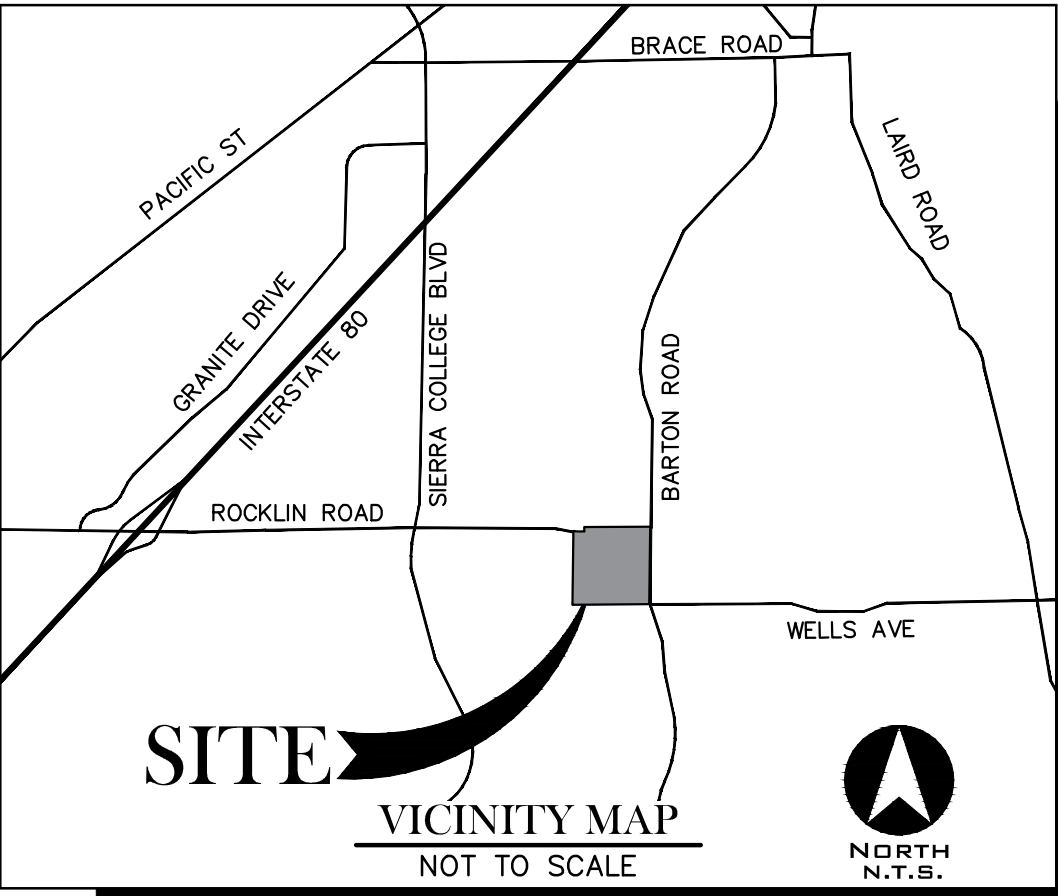
OWNER/APPLICANT
PREMIER 40 LLC
8483 DOUGLAS PLAZA DR, SUITE 110
GRANITE BAY, CA 95746
ATTN: STEFAN HORSTSCHRAER
EMAIL: stefan@premierhomesca.com
PHONE: (916) 773-0207

ENGINEER
TSD ENGINEERING, INC.
785 ORCHARD DRIVE, SUITE 110
FOLSOM, CA 95630
ATTN: CASEY FEICKERT
EMAIL: cfeickert@tsdeng.com
PHONE: (916) 608-0707

DISTRICT ZONES
SANITARY SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)
STORM DRAIN
TOWN OF LOOMIS
WATER
PLACER COUNTY WATER AGENCY (PCWA)
FIRE
SOUTH PLACER FIRE DISTRICT
GAS
PACIFIC GAS & ELECTRIC COMPANY (PG&E)
ELECTRIC
PACIFIC GAS & ELECTRIC COMPANY (PG&E)
PARK DISTRICT
TOWN OF LOOMIS
ELEM. SCHOOL DISTRICT
LOOMIS UNION SCHOOL DISTRICT
HIGH SCHOOL DISTRICT
PLACER UNION HIGH SCHOOL DISTRICT

FLOOD ZONE
ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06061C0962H, DATED NOVEMBER 2, 2018.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTHERLY LINE OF LOTS 43, 44, & 45, AS SAID LOTS ARE SHOWN ON THE AMENDED PLAT OF "ST. FRANCIS WOODS", FILED ON AUGUST 14, 1991, IN BOOK R OF MAPS, AT PAGE 60, PLACER COUNTY RECORDS.



INDEX OF DRAWINGS

PAGE	TITLE
C-1	TENTATIVE SUBDIVISION MAP
C-2	PRELIMINARY SITE PLAN
C-3	PRELIMINARY TREE PROTECTION PLAN
C-4	PRELIMINARY TREE PROTECTION PLAN
C-5	PRELIMINARY TREE PROTECTION TABLE
C-6	PRELIMINARY UTILITY PLAN
C-7	PRELIMINARY GRADING PLAN
C-8	PRELIMINARY SECTIONS
C-9	PRELIMINARY STRIPING PLAN

PROJECT SUMMARY

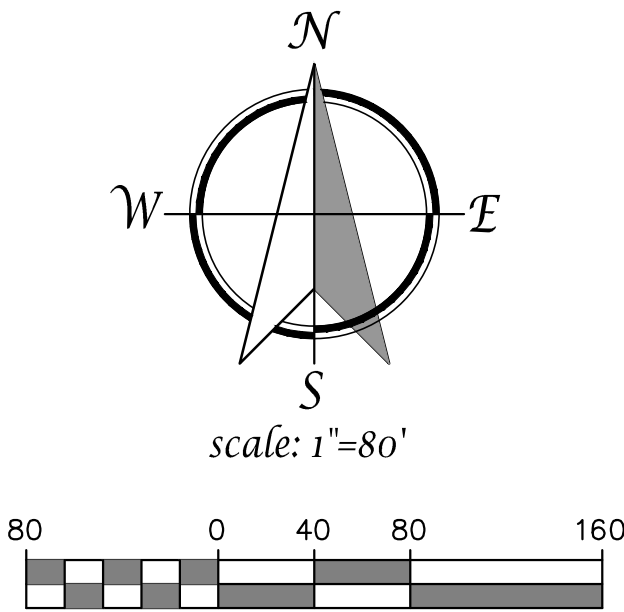
ASSESSOR'S PARCEL NO. 045-161-033	EXISTING ZONING RR - RURAL RESIDENTIAL
ADDRESS 5780 ROCKLIN RD	PROPOSED ZONING RR - RURAL RESIDENTIAL
EXISTING USE SINGLE FAMILY, AGRICULTURAL	LOT SIZE RESIDENTIAL LOTS - 20 LOTS MINIMUM: 40,000 SF MAXIMUM: 136,612 SF AVERAGE: 54,628 SF
PROPOSED USE SINGLE FAMILY RESIDENTIAL, 20 LOTS	
GENERAL PLAN RR - RURAL RESIDENTIAL	PROJECT AREA GROSS: 26.29± AC (1,145,969 SF) RAW: 1.21± AC (52,702 SF) NET: 25.08± AC (1,092,267 SF)

DEVELOPMENT STANDARDS (RR)

CRITERIA	STANDARD
NET LOT AREA (SF)	40,000
MIN. LOT DEPTH (FT)	100
MIN. LOT WIDTH (FT)	135
MAX LOT COVERAGE (%)	20
FRONT SETBACK (FT)	75 AVG. (50 MIN.)
SIDE SETBACK (FT)	20
REAR SETBACK (FT)	20
MAX HEIGHT (FT)	35

FRONT SETBACK VARIANCE
THE COMBINED FRONT SETBACK FOR LOTS WITHIN THE COMMUNITY SHALL BE AN AVERAGE OF 75' OR MORE FROM THE CENTERLINE OF THE ROADWAY. IN NO EVENT SHALL THE FRONT SETBACK OF A LOT BE LESS THAN 50' FROM THE CENTERLINE OF THE ROADWAY. FRONT SETBACKS OF LESS THAN 75' SHALL BE GRANTED WHERE BENEFICIAL FOR THE PROTECTION OF NATURAL RESOURCES LIKE WETLANDS, TREES, ROCK OUTCROPPINGS AND OTHER DESIRABLE NATURAL FEATURES CURRENTLY EXISTING ON THE PROPERTY.

TOWN OF LOOMIS
BENCHMARK - L36 341.89 FEET
BEING THE NORTHWEST BOLT ON A TRAFFIC SIGNAL LIGHT STAND FOR THE SIGNAL LIGHT ARM OVER SIERRA COLLEGE BLVD., AT THE NORTHEAST CORNER OF THE INTERSECTION OF SIERRA COLLEGE BLVD. AND ROCKLIN RD. (NGVD29 DATUM)



THE RESERVE - TOWN OF LOOMIS C-1

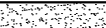
SW Corner of Rocklin Road and Barton Road
Loomis, California

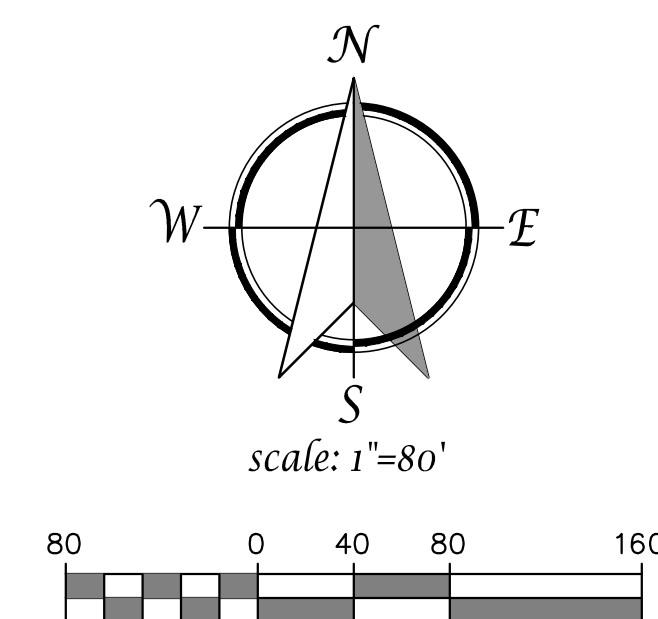
Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

JULY, 2025
3RD SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

LEGEND:

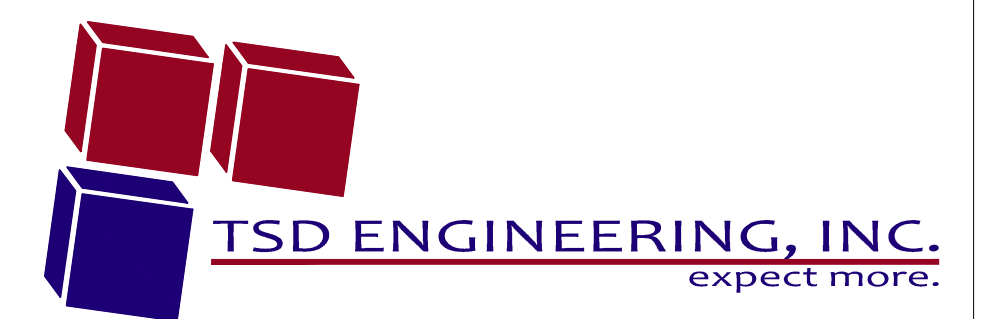
-  ASPHALT PAVING
 CONCRETE PAVING
 DG PATH PAVING
 RESIDENTIAL LANDSCAPING AREA
 PRELIMINARY HOME FOOTPRINT AREA
 [SUBJECT TO CHANGE]
 PRELIMINARY PAVED DRIVEWAY
 [SUBJECT TO CHANGE]
 EXISTING POND LIMITS
 DRAINAGE SWALE



C - 2

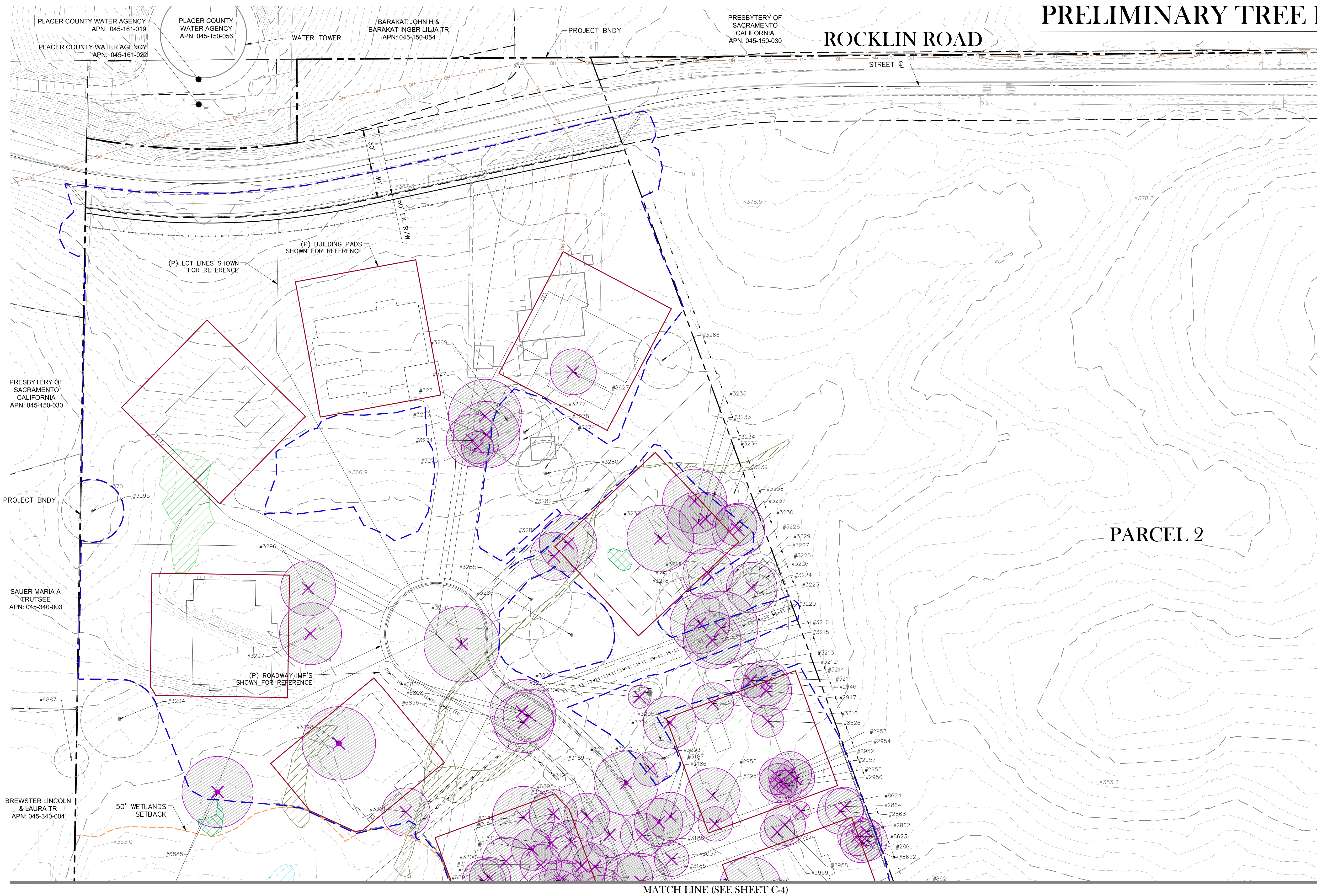
Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

JULY, 2025
3RD SUBMITTAL



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

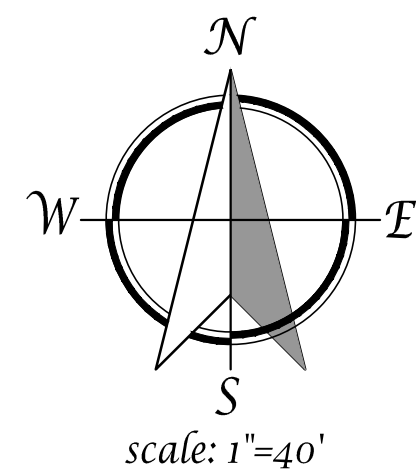
PRELIMINARY TREE PROTECTION PLAN



KEY FEATURES LEGEND:

- #2500 TREE TAG # [PER ARBORIST REPORT] EXISTING TREE TO BE REMOVED
- #2500 TREE TAG # [PER ARBORIST REPORT] EXISTING TREE TO BE PROTECTED
- 1350 EXISTING CONTOUR (MAJOR)
- 1351 EXISTING CONTOUR (MINOR)
- PROPOSED GRADING LIMITS [SEE PRELIMINARY GRADING PLAN SHEET C-7]
- SEASONAL WETLAND
- SEASONAL WETLAND SWALE
- SEEP
- POND
- PROPOSED PAD LIMITS
- PROPOSED C&G AND SDWK
- PROPOSED DRAINAGE SWALE

NOTE:
REFER TO SHEET C-5 FOR THE PRELIMINARY TREE PROTECTION TABLE.



THE RESERVE - TOWN OF LOOMIS

C - 3

SW Corner of Rocklin Road and Barton Road
Loomis, California

Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

JULY, 2025
3RD SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MATCH LINE (SEE SHEET C-4)

PRELIMINARY TREE PROTECTION PLAN

KEY FEATURES LEGEND:

	TREE TAG # [PER ARBORIST REPORT]	EXISTING TREE TO BE REMOVED		SEASONAL WETLAND
	TREE TAG # [PER ARBORIST REPORT]	EXISTING TREE TO BE PROTECTED		SEASONAL WETLAND SWALE
	1350	EXISTING CONTOUR (MAJOR)		SEEP
	1351	EXISTING CONTOUR (MINOR)		POND
		PROPOSED GRADING LIMITS [SEE PRELIMINARY GRADING PLAN SHEET C-7]		PROPOSED BUILDING PAD
		PROPOSED SWALE		PROPOSED C&G AND SDWK

PARCEL 2

PROJECT BNDY

STREET C

BARTON ROAD

OTS REAL ESTATE, LLC
APN: 045-181-027

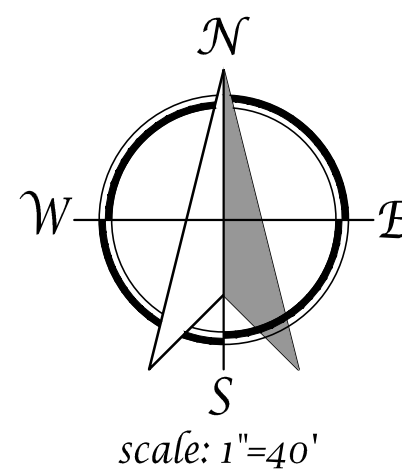
HUANG DANIEL & HUANG JESSICA
APN: 045-181-026

DEVARGAS REVOCABLE LIVING TRUST & DEVARGAS ANDRE
APN: 045-33-024

AYLES TIMOTHY & AYLES JEANENE C
APN: 045-330-023

ALI MAQSOOD
APN: 045-330-022

NOTE:
REFER TO SHEET C-5 FOR THE PRELIMINARY TREE PROTECTION TABLE.



40 0 20 40 80

THE RESERVE - TOWN OF LOOMIS

C-4

SW Corner of Rocklin Road and Barton Road
Loomis, California

Proposed By:

PREMIER HOMES
8483 Douglas Plaza Dr
Granite Bay, CA 95746

JULY, 2025
3RD SUBMITTAL

TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY TREE PROTECTION TABLE

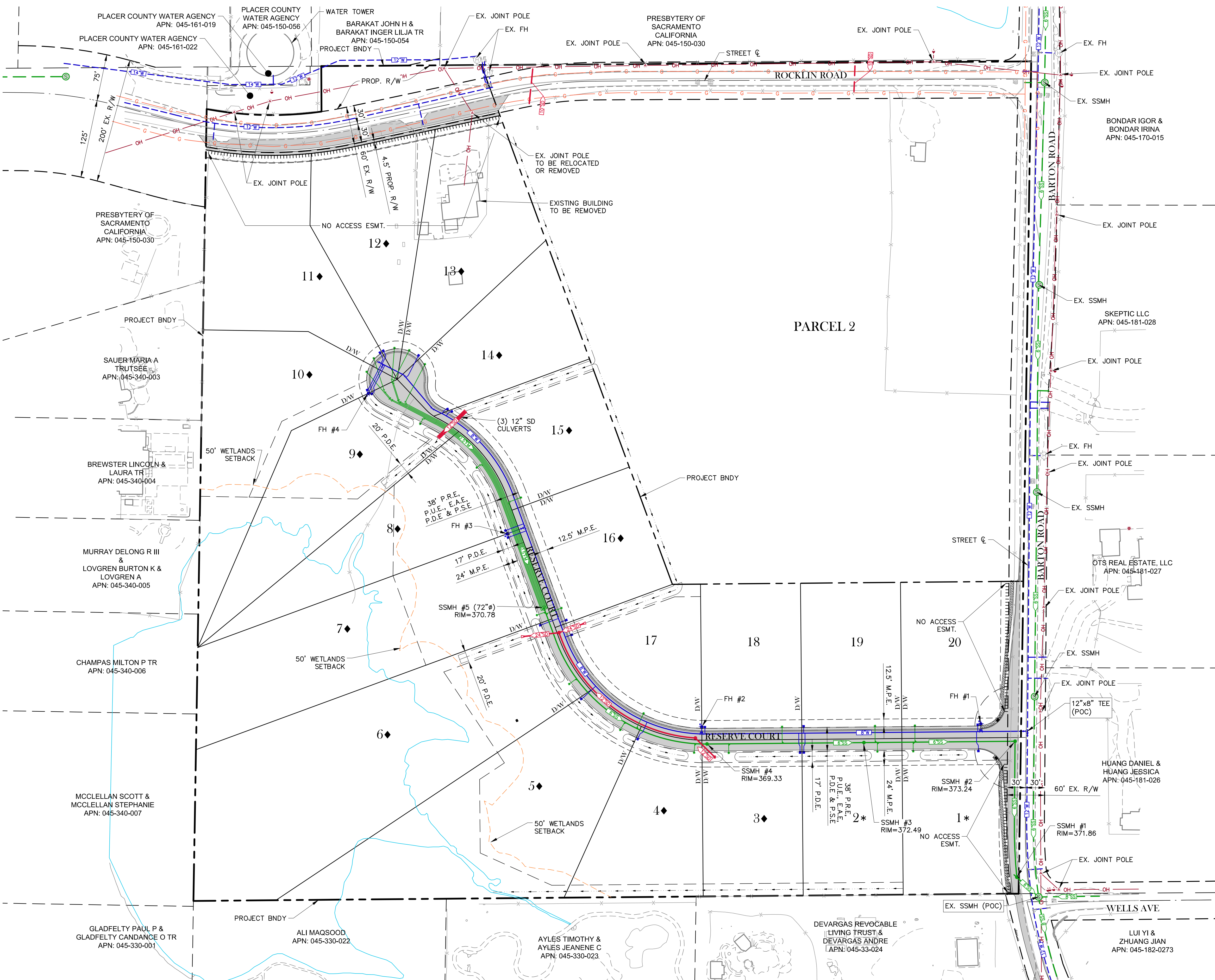
TREE #	SPECIES	DSH (inches)	REMOVE	MITIGATE (Y/N)
2624	Interior Live Oak	52		N
2625	Interior Live Oak	22		N
2781	Interior Live Oak	30		N
2782	Interior Live Oak	32	X	N
2783	Interior Live Oak	16	X	N
2784	Interior Live Oak	14		N
2785	Interior Live Oak	22	X	N
2786	Interior Live Oak	19		N
2787	Interior Live Oak	17		N
2788	Interior Live Oak	12	X	Y
2790	Interior Live Oak	53	X	Y
2791	Interior Live Oak	46		Y
2792	Interior Live Oak	17		N
2793	Interior Live Oak	30		Y
2794	Interior Live Oak	30		N
2796	Interior Live Oak	30		Y
2797	Interior Live Oak	26		Y
2798	Interior Live Oak	59		N
2799	Interior Live Oak	31	X	Y
2800	Blue Oak	22		N
2801	Interior Live Oak	36		N
2803	Interior Live Oak	16		Y
2804	Interior Live Oak	29		Y
2805	Blue Oak	6		Y
2806	Interior Live Oak	63	X	Y
2807	Blue Oak	6	X	N
2808	Blue Oak	10	X	N
2809	Interior Live Oak	12	X	N
2810	Interior Live Oak	58		N
2811	Interior Live Oak	23		Y
2812	Interior Live Oak	54		N
2813	Interior Live Oak	19		N
2814	Interior Live Oak	14		N
2815	Interior Live Oak	33		Y
2816	Interior Live Oak	42	X	N
2817	Interior Live Oak	61	X	N
2818	Interior Live Oak	27	X	N
2819	Interior Live Oak	22	X	N
2821	Interior Live Oak	29	X	N
2822	Interior Live Oak	35	X	Y
2823	Interior Live Oak	46	X	N
2824	Interior Live Oak	46	X	Y
2825	Interior Live Oak	10	X	N
2826	Interior Live Oak	26	X	N
2827	Interior Live Oak	31	X	N
2828	Interior Live Oak	11	X	N
2829	Interior Live Oak	30	X	Y
2832	Interior Live Oak	21	X	N
2835	Interior Live Oak	14	X	N
2836	Interior Live Oak	18	X	N
2838	Interior Live Oak	32	X	Y
2839	Interior Live Oak	62		Y
2840	Interior Live Oak	19	X	N
2841	Interior Live Oak	10	X	N
2842	Interior Live Oak	32	X	Y
2843	Interior Live Oak	26	X	Y
2844	Interior Live Oak	31	X	N
2845	Interior Live Oak	30	X	Y
2846	Interior Live Oak	10	X	N
2847	Interior Live Oak	26	X	N
2848	Interior Live Oak	40	X	Y
2849	Interior Live Oak	15		N
2850	Interior Live Oak	42	X	N
2851	Interior Live Oak	27	X	N
2853	Interior Live Oak	67		N
2854	Interior Live Oak	15	X	Y
2855	Interior Live Oak	11	X	N
2856	Interior Live Oak	13		N
2857	Blue Oak	13		Y
2858	Interior Live Oak	56		N
2859	Interior Live Oak	35		N
2860	Interior Live Oak	13	X	N
2861	Interior Live Oak	13	X	Y
2862	Interior Live Oak	20	X	N
2863	Interior Live Oak	7	X	N
2864	Interior Live Oak	26	X	N
2865	Interior Live Oak	29		N
2866	Interior Live Oak	34		N
2867	Interior Live Oak	6	X	N
2868	Interior Live Oak	13	X	N
2869	Interior Live Oak	11		N
2870	Interior Live Oak	33		N
2871	Interior Live Oak	28		N
2872	Interior Live Oak	11		N

TREE #	SPECIES	DSH (inches)	REMOVE	MITIGATE (Y/N)
2873	Interior Live Oak	13		N
2874	Interior Live Oak	19		N
2875	Interior Live Oak	12		N
2876	Interior Live Oak	10		N
2877	Interior Live Oak	28		N
2878	Interior Live Oak	38		N
2879	Interior Live Oak	32		N
2880	Interior Live Oak	39		N
2881	Interior Live Oak	16		N
2882	Interior Live Oak	32		N
2883	Interior Live Oak	23		N
2884	Interior Live Oak	12		N
2885	Interior Live Oak	7		N
2886	Interior Live Oak	12		N
2887	Blue Oak	8		N
2900	Interior Live Oak	18		N
2901	Interior Live Oak	37		N
2902	Interior Live Oak	13		N
2903	Interior Live Oak	38		N
2904	Interior Live Oak	16		N
2906	Interior Live Oak	34		N
2907	Interior Live Oak	25		N
2908	Interior Live Oak	31		N
2909	Interior Live Oak	59		N
2910	Interior Live Oak	14		N
2911	Interior Live Oak	9	X	N
2912	Interior Live Oak	17		N
2913	Interior Live Oak	23		N
2917	Interior Live Oak	12		N
2918	Interior Live Oak	9		N
2919	Interior Live Oak	19		N
2920	Interior Live Oak	7		N
2921	Interior Live Oak	10		N
2930	Interior Live Oak	33		N
2931	Valley Oak	12		N
2932	Interior Live Oak	19	X	N
2933	Interior Live Oak	25		N
2934	Interior Live Oak	25		N
2935	Interior Live Oak	37		N
2936	Interior Live Oak	37		N
2937	Interior Live Oak	13		N
2938	Interior Live Oak	16		N
2939	Interior Live Oak	13		N
2940	Interior Live Oak	14		N
2941	Interior Live Oak	8		N
2942	Interior Live Oak	32		N
2943	Interior Live Oak	39		N
2944	Interior Live Oak	17		N
2945	Interior Live Oak	17		N
2946	Interior Live Oak	10	X	Y
2947	Interior Live Oak	15	X	N
2948	Interior Live Oak	11	X	N
2949	Interior Live Oak	19	X	Y
2950	Interior Live Oak	12	X	Y
2951	Interior Live Oak	17	X	Y
2952	Interior Live Oak	11	X	Y
2953	Interior Live Oak	21	X	N
2954	Interior Live Oak	23	X	Y
2955	Interior Live Oak	9	X	Y
2956	Interior Live Oak	17	X	N
2957	Interior Live Oak	43	X	N
2958	Interior Live Oak	40	X	Y
2959	Interior Live Oak	18	X	N
2960	Interior Live Oak	64	X	Y
2962	Interior Live Oak	11		N
2963	Interior Live Oak	16		N
2964	Interior Live Oak	31		Y
2965	Interior Live Oak	54	X	N
2968	Interior Live Oak	29	X	N
2969	Interior Live Oak	11	X	N
2970	Interior Live Oak	14	X	N
2971	Interior Live Oak	16	X	N
2972	Interior Live Oak	7	X	N
2973	Interior Live Oak	0	X	N
2974	Interior Live Oak	13	X	N
2975	Interior Live Oak	0	X	N
2976	Interior Live Oak	20	X	Y
2977	Interior Live Oak	33		Y
2978	Interior Live Oak	27	X	Y
2979	Interior Live Oak	55		N
2980	Interior Live Oak	26		Y
2981	Interior Live Oak	10	X	N
2982	Interior Live Oak	29	X	N
2983	Interior Live Oak	24	X	N

TREE #	SPECIES	DSH (inches)	REMOVE	MITIGATE (Y/N)
2984	Interior Live Oak	19	X	N
2985	Interior Live Oak	56	X	N
2985	Interior Live Oak	21		N
2986	Interior Live Oak	9	X	Y
2987	Interior Live Oak	26	X	N
2988	Interior Live Oak	21	X	Y
2989	Valley Oak	15	X	Y
2990	Interior Live Oak	11	X	Y
2991	Valley Oak	15	X	Y
2992	Valley Oak	18	X	Y
2993	Interior Live Oak	22	X	N
2994	Interior Live Oak	49	X	Y
2995	Interior Live Oak	17	X	N
2996	Interior Live Oak	50	X	N
2997	Interior Live Oak	19	X	Y
2998	Interior Live Oak	8	X	N
2999	Interior Live Oak	22	X	N
3000	Interior Live Oak	18	X	Y
3001	Interior Live Oak	18		Y
3002	Interior Live Oak	9	X	N
3003	Interior Live Oak	26	X	N
3004	Interior Live Oak	11		N
3005	Interior Live Oak	58		N
3006	Interior Live Oak	18	X	N
3007	Interior Live Oak	46		N
3008	Interior Live Oak	9		N
3009	Interior Live Oak	19		Y
3010	Interior Live Oak	44.7		Y
3011	Interior Live Oak	18	X	N
3012	Interior Live Oak	13	X	N
3013	Valley Oak	19	X	Y
3014	Interior Live Oak	17	X	N
3015	Valley Oak	15	X	Y
3016	Interior Live Oak	13.5	X	Y
3018	Interior Live Oak	25	X	N
3019	Interior Live Oak	33		Y
3020	Interior Live Oak	38	X	Y
3023	Interior Live Oak	16		N
3024	Interior Live Oak	10	X	N
3025	Interior Live Oak	44		N
3026	Interior Live Oak	13		N
3027	Interior Live Oak	13	X	N
3028	Interior Live Oak	33		Y
3029	Interior Live Oak	14		N
3030	Blue Oak	12		Y
3031	Interior Live Oak	22		N
3032	Interior Live Oak	21		N
3033	Interior Live Oak	26		Y
3034	Interior Live Oak	24	X	N
3035	Interior Live Oak	56		Y
3036	Interior Live Oak	11		N
3038	Interior Live Oak	20		N
3039	Interior Live Oak	21		N
3041	Interior Live Oak	65		Y
3042	Interior Live Oak	13	X	N
3043	Valley Oak	18.0	X	Y
3044	Interior Live Oak	13	X	N
3045	Interior Live Oak	15	X	N
3051	Interior Live Oak	10	X	N
3053	Interior Live Oak	24		Y
3054	Interior Live Oak	7		N
3055	Interior Live Oak	39		N
3056	Interior Live Oak	69		N
3057	Interior Live Oak	30		Y
3058	Interior Live Oak	27		N
3059	Interior Live Oak	38		N
3060	Interior Live Oak	15		N
3061	Interior Live Oak	7	X	N
3066	Interior Live Oak	35		N
3068	Interior Live Oak	12		N
3069	Interior Live Oak	18		N
3070	Interior Live Oak	17		N
3073	Interior Live Oak	18		Y
3076	Interior Live Oak	17		N
3077	Interior Live Oak	8		N
3078	Interior Live Oak	0	X	N
3080	Interior Live Oak	30	X	N
3082	Interior Live Oak	11		N
3083	Interior Live Oak	14		Y
3084	Interior Live Oak	10		N
3085	Interior Live Oak	13		N
3086	Interior Live Oak	17		N
3087	Interior Live Oak	19		Y
3088	Interior Live Oak	20		N

TREE #	SPECIES	DSH (inches)	REMOVE	MITIGATE (Y/N)
3089	Interior Live Oak	36	X	N
3090	Interior Live Oak	7	X	N
3092	Interior Live Oak	20	X	N
3093	Interior Live Oak	40	X	Y
3094	Blue Oak	13	X	Y
3095	Interior Live Oak	9	X	N
3096	Interior Live Oak	21	X	Y
3097	Interior Live Oak	13	X	N
3098	Interior Live Oak	38	X	N
3099	Interior Live Oak	16	X	Y
3101	Interior Live Oak	15	X	Y
3102	Interior Live Oak	16	X	N
3106	Interior Live Oak	15	X	N
3107	Interior Live Oak	21	X	N
3108	Interior Live Oak	39	X	Y
3109	Interior Live Oak	23	X	Y
3110	Interior Live Oak	20	X	Y
3111	Interior Live Oak	15	X	N
3112	Interior Live Oak	18		N
3113	Interior Live Oak	9	X	N
3114	Interior Live Oak	9	X	N
3115	Interior Live Oak	10		N
3118	Valley Oak	21	X	N
3119	Interior Live Oak	22	X	N
3120	Interior Live Oak	24	X	N
3121	Interior Live Oak	10	X	N
3122	Interior Live Oak	9	X	N
3123	Interior Live Oak	20	X	N
3124	Blue Oak	13	X	Y
3125	Interior Live Oak	37	X	Y
3126	Valley Oak	9	X	Y
3128	Interior Live Oak	13	X	N
3129	Interior Live Oak	10	X	N
3130	Interior Live Oak	13	X	Y
3131	Interior Live Oak	18	X	N
3132	Interior Live Oak	8	X	N
3133	Interior Live Oak	10	X	N
3134	Interior Live Oak	12	X	N
3135	Interior Live Oak	8	X	Y
3136	Interior Live Oak	27	X	Y
3137	Interior Live Oak	20	X	Y
3138	Interior Live Oak	26	X	Y
3139	Interior Live Oak	7	X	Y
3140	Interior Live Oak	16	X	Y
3141	Interior Live Oak	13	X	Y
3144	Interior Live Oak	9	X	N
3146	Interior Live Oak	10	X	N
3147	Interior Live Oak	19	X	N
3148	Interior Live Oak	10	X	N
3149	Interior Live Oak	20	X	N
3150	Interior Live Oak	23	X	N
3151	Interior Live Oak	24	X	Y
3152	Interior Live Oak	8	X	N
3153	Interior Live Oak	11	X	N
3154	Interior Live Oak	8	X	N
3155	Interior Live Oak	12	X	N
3156	Interior Live Oak	25	X	Y
3157	Interior Live Oak	32	X	N
3158	Interior Live Oak	23	X	Y
3159	Interior Live Oak	41	X	Y
3160	Interior Live Oak	21	X	N
3161	Interior Live Oak	20	X	Y
3162	Interior Live Oak	12	X	Y
3163	Interior Live Oak	32	X	N
3164	Interior Live Oak	18	X	Y
3166	Interior Live Oak	41		Y
3167	Interior Live Oak	44		Y
3172	Interior Live Oak	7	X	N
3173	Interior Live Oak	14	X	Y
3174	Interior Live Oak	9	X	N
3175	Interior Live Oak	7	X	N
3176	Interior Live Oak	11	X	N
3177	Interior Live Oak	12	X	Y
3178	Interior Live Oak	10	X	N
3179	Interior Live Oak	15	X	N
3180	Valley Oak	9	X	Y
3182	Interior Live Oak	32	X	Y
3183	Interior Live Oak	15	X	Y
3185	Interior Live Oak	35	X	Y
3186	Interior Live Oak	24	X	N
3187	Interior Live Oak	26	X	N
3188	Interior Live Oak	11	X	N
3189	Interior Live Oak	17	X	N
3190	Interior Live Oak	9	X	Y

PRELIMINARY UTILITY PLAN



KEY FEATURES LEGEND:

	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED WATER LATERAL
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED BUTTERFLY VALVE
	PROPOSED BLOW-OFF VALVE
	PROPOSED AIR-RELEASE VALVE
	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
	PROPOSED SEWER LINE
	PROPOSED SEWER LATERAL
	PROPOSED SEWER MANHOLE
	PROPOSED CULVERT

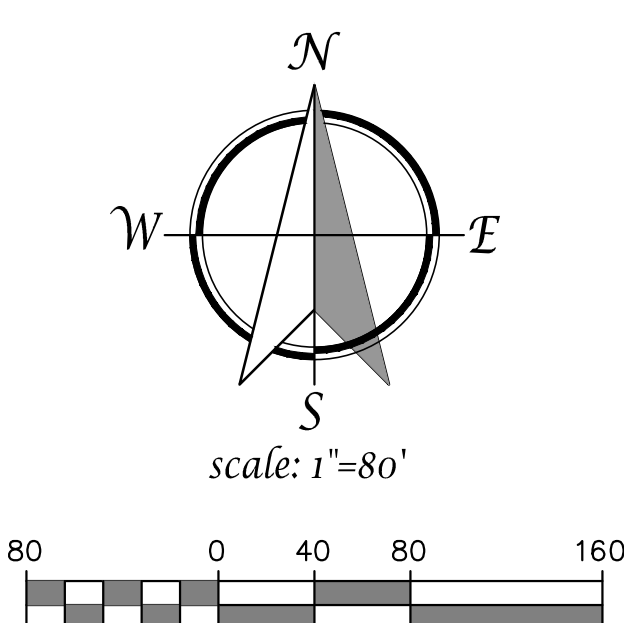
NOTES:

MIN. SEPARATION REQUIREMENTS FOR UTILITIES:

- SEWER & STORM DRAIN - 5' FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.
- WATER & SEWER - 10' FROM FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.
- WATER & STORM DRAIN - 4' FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.
- STORM & SEWER ARE REQUIRED TO BE BELOW WATER CROSSINGS BY 12" MIN.

◆ PRIVATE RESIDENTIAL GRINDER PUMP SYSTEM REQUIRED.

* PROPERTY REQUIRES BACKWATER VALVE PER SPMUD STD. DWG. B.



THE RESERVE - TOWN OF LOOMIS

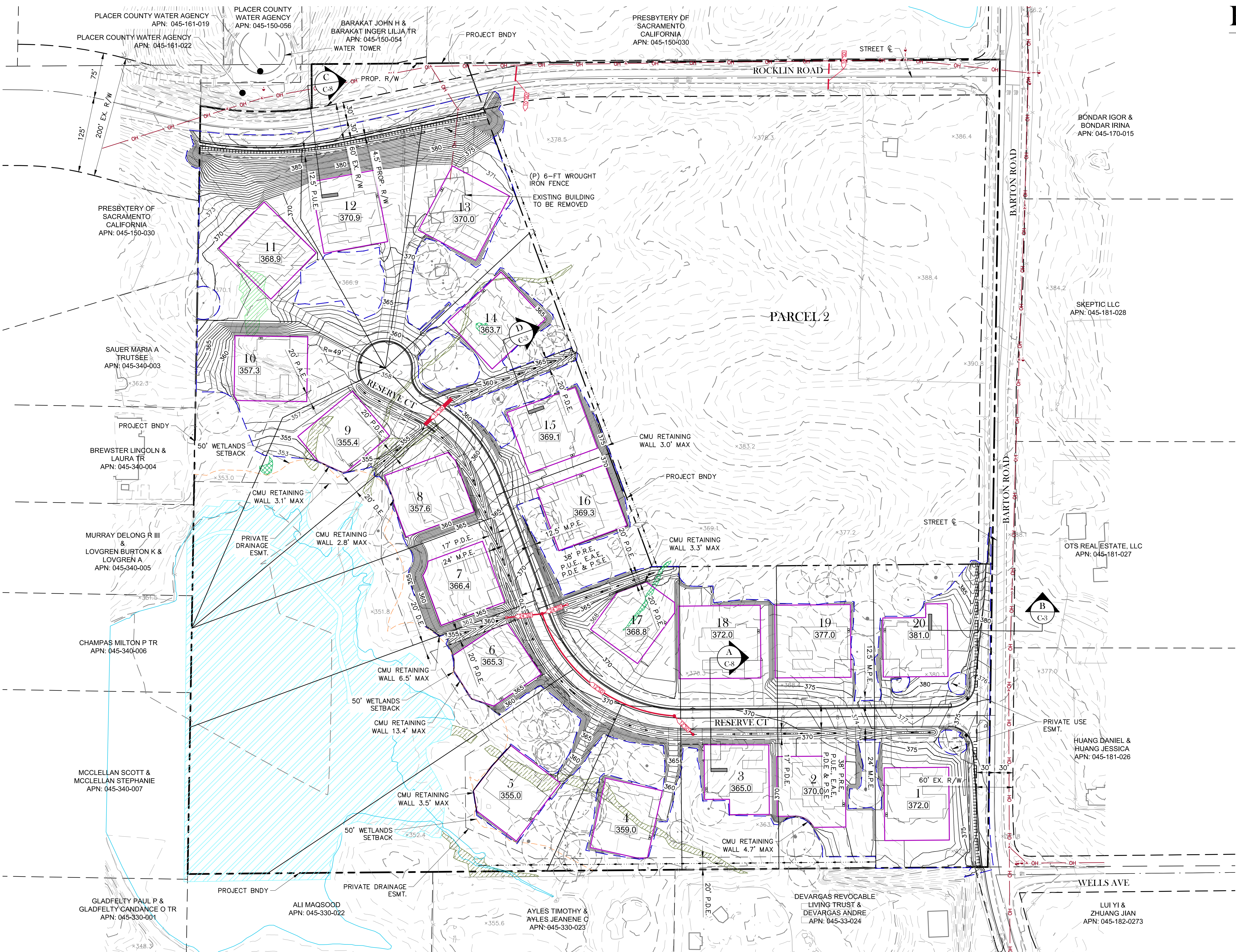
SW Corner of Rocklin Road and Barton Road
Loomis, California

Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

JULY, 2025
3RD SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY GRADING PLAN



EARTHWORK CALCULATIONS:

(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)

CUT: 39,540± CU.YD.
 FILL: 34,547± CU.YD.
 NET: 4,993± CU.YD. (EXPORT - QUANTITIES ARE RAW NUMBERS)

PRIOR TO SITE CONSTRUCTION, CONTRACTOR SHALL PROVIDE TOWN/COUNTY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.

KEY FEATURES LEGEND:

- 165 ——— PROPOSED CONTOUR (MAJOR)
- 163 ——— PROPOSED CONTOUR (MINOR)
- 165- - - EXISTING CONTOUR (MAJOR)
- 163- - - EXISTING CONTOUR (MINOR)
- x165.0 EXISTING SPOT ELEVATION
- 166.0 LOT PAD ELEVATION
- ← DIRECTION OF OVERLAND RELEASE
- 24" S.D. PROPOSED STORM DRAIN
- 24" S.D. EXISTING STORM DRAIN
- DRAINAGE SWALES FLOW LINE
- - - PROPOSED GRADING LIMITS
- SEASONAL WETLAND
- SEASONAL WETLAND SWALE
- SEEP
- POND
- PAD LIMITS
- EXISTING TREE TO BE PROTECTED

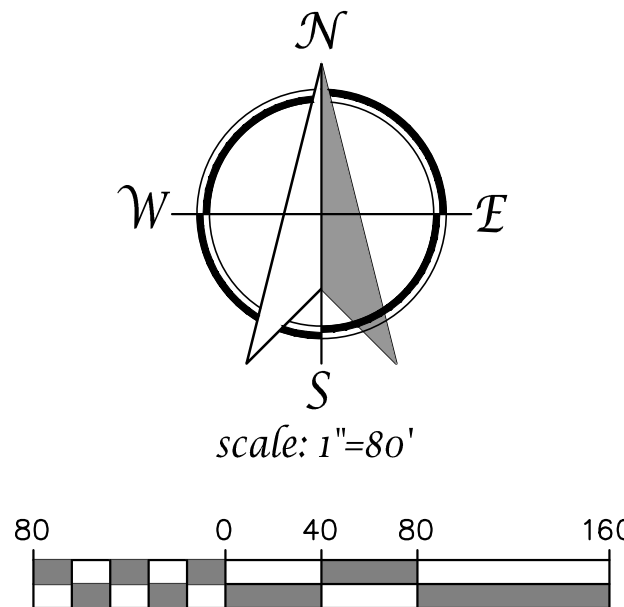
TOWN OF LOOMIS

BENCHMARK - L36 341.89 FEET

TOWN OF LOOMIS BENCHMARK 'L36', MARKED BY THE NW BOLT ON A TRAFFIC SIGNAL STAND FOR THE SIGNAL LIGHT ARM OVER SIERRA COLLEGE BLVD., AT THE NE CORNER OF THE INTERSECTION OF SIERRA COLLEGE BLVD. AND ROCKLIN RD.

NOTE:

EXISTING TREES TO BE REMOVED ARE NOT SHOWN ON THE PRELIMINARY GRADING PLAN FOR CLARITY. REFER TO SHEET C-3 AND C-4 FOR THE PRELIMINARY TREE PROTECTION PLAN.



THE RESERVE - TOWN OF LOOMIS C-7

SW Corner of Rocklin Road and Barton Road
Loomis, California

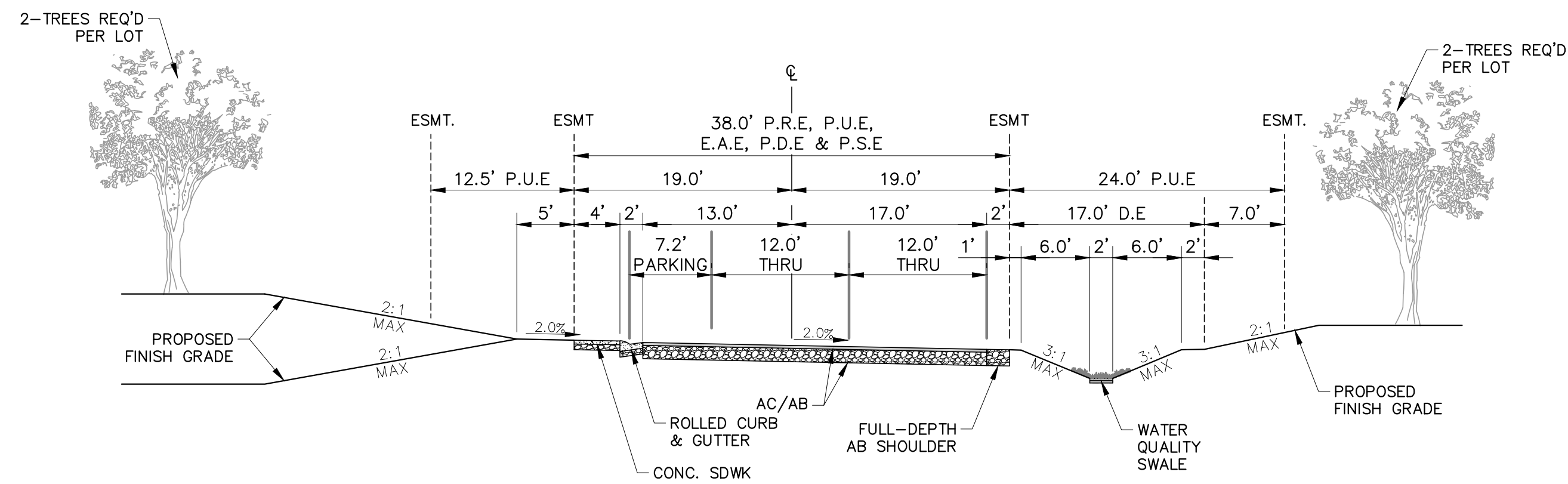
Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

JULY, 2025
3RD SUBMITTAL

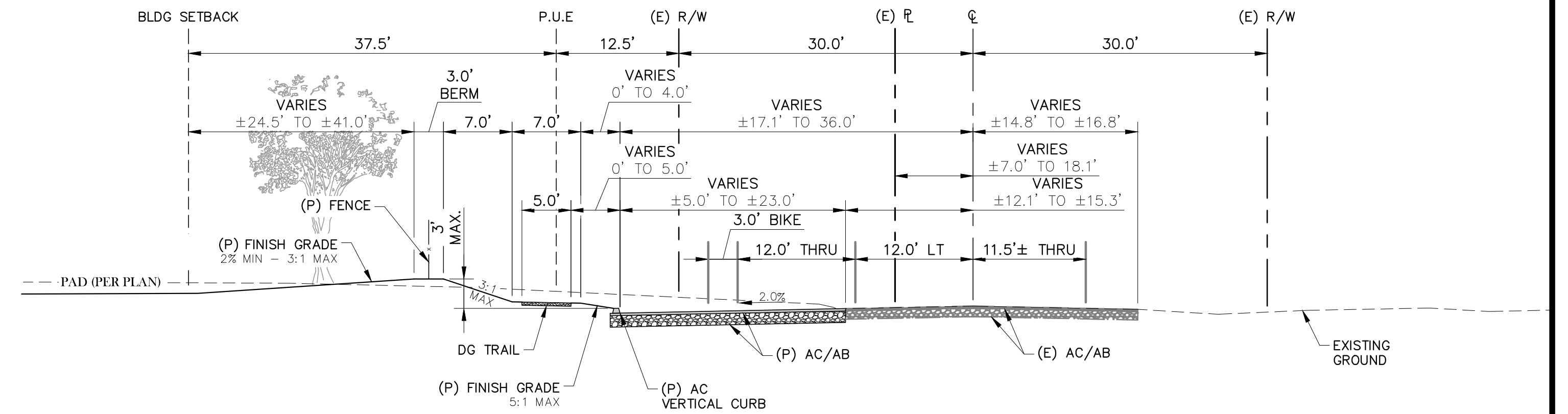
TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

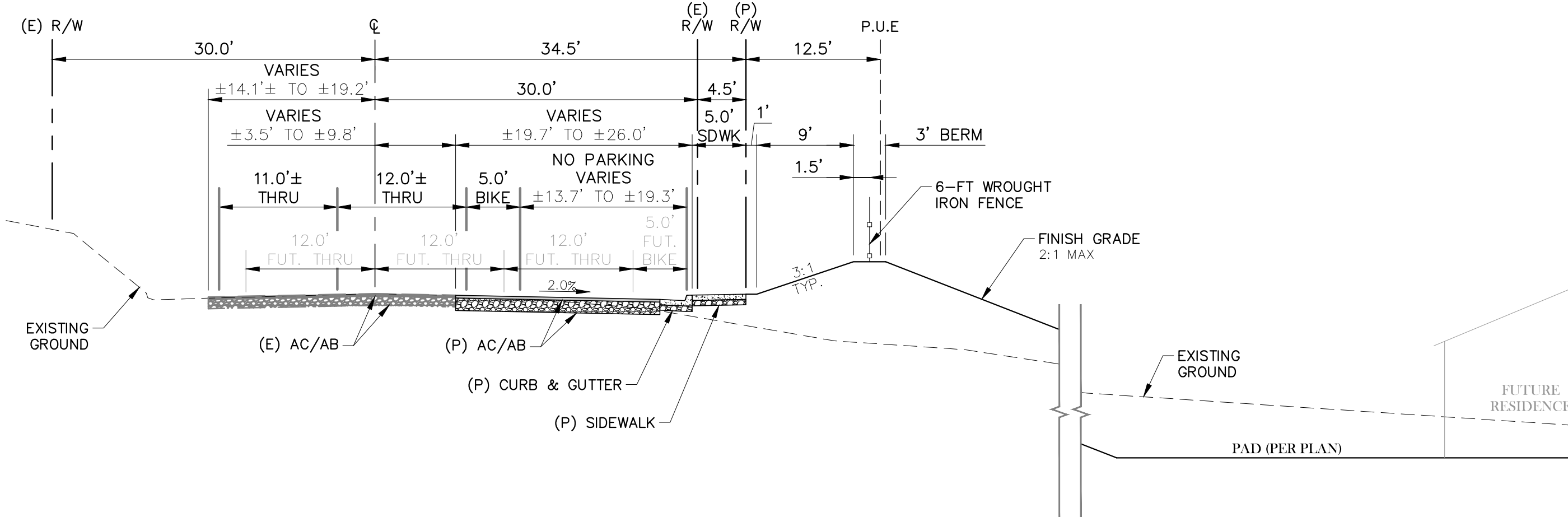
PRELIMINARY SECTIONS



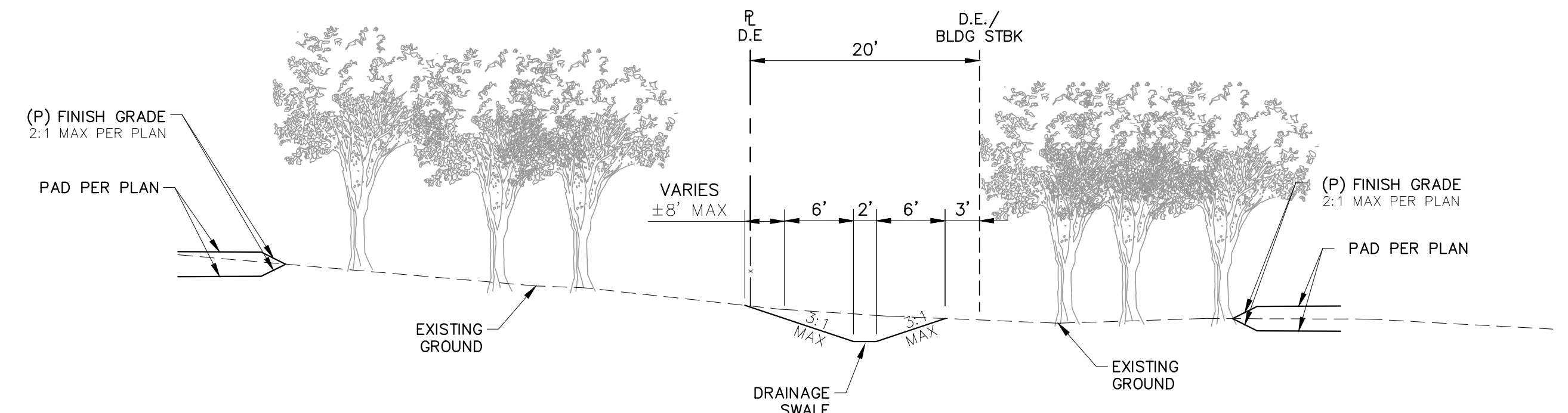
A RESERVE COURT TYPICAL SECTION
(NOT TO SCALE)



B BARTON ROAD TYPICAL SECTION
(NOT TO SCALE)



C ROCKLIN ROAD TYPICAL SECTION
(NOT TO SCALE)



D DRAINAGE SWALE TYPICAL SECTION
(NOT TO SCALE)

THE RESERVE - TOWN OF LOOMIS

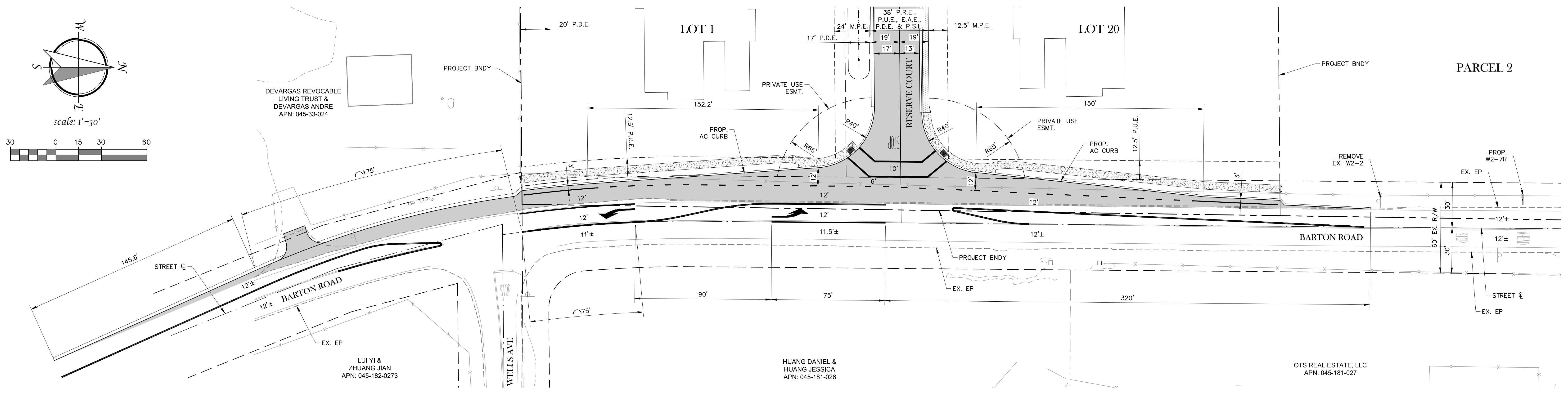
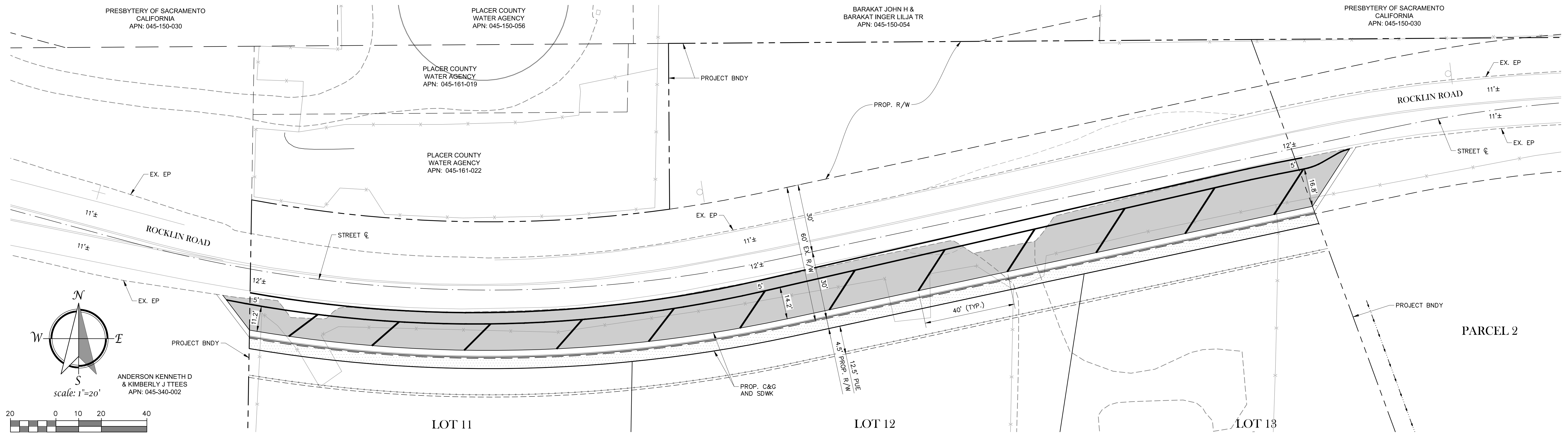
SW Corner of Rocklin Road and Barton Road
Loomis, California

Proposed By: **PREMIER HOMES**
8483 Douglas Plaza Dr
Granite Bay, CA 95746

JULY, 2025
3RD SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY STRIPING PLAN



THE RESERVE - TOWN OF LOOMIS

SW Corner of Rocklin Road and Barton Road

Loomis, California

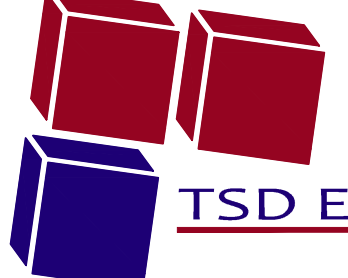
Proposed By: PREMIER HOMES

8483 Douglas Plaza Dr

Granite Bay, CA 95746

JULY, 2025

3RD SUBMITTAL



TSD ENGINEERING, INC.

expect more.

785 Orchard Drive, Suite #110

Folsom, CA 95630

Phone: (916) 608-0707

Fax: (916) 608-0701

P:\Projects\506-001\02 DWG\01 Planning\16_C-9_Preliminary Striping Plan.dwg, Fernando, October 16, 2023, 07:16:25