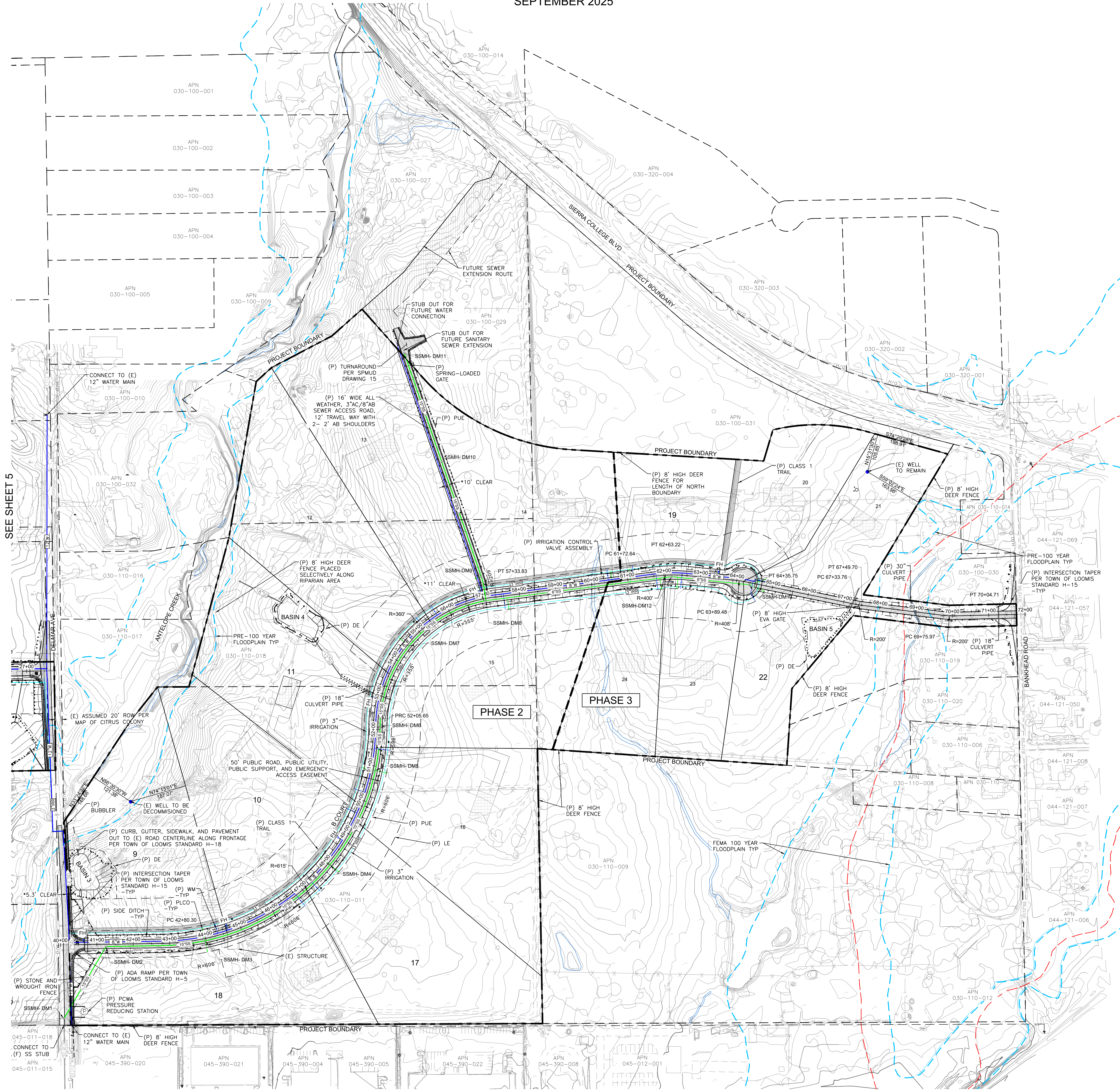
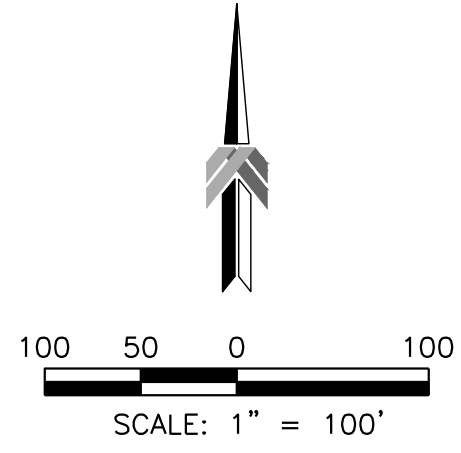


PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN - EAST

CARMENERE SUBDIVISION

TOWN OF LOOMIS STATE OF CALIFORNIA
SEPTEMBER 2025



SEE SHEET 5

***UTILITY SEPARATION NOTES:**

MINIMUM SEPARATION BETWEEN UTILITIES IS REQUIRED.

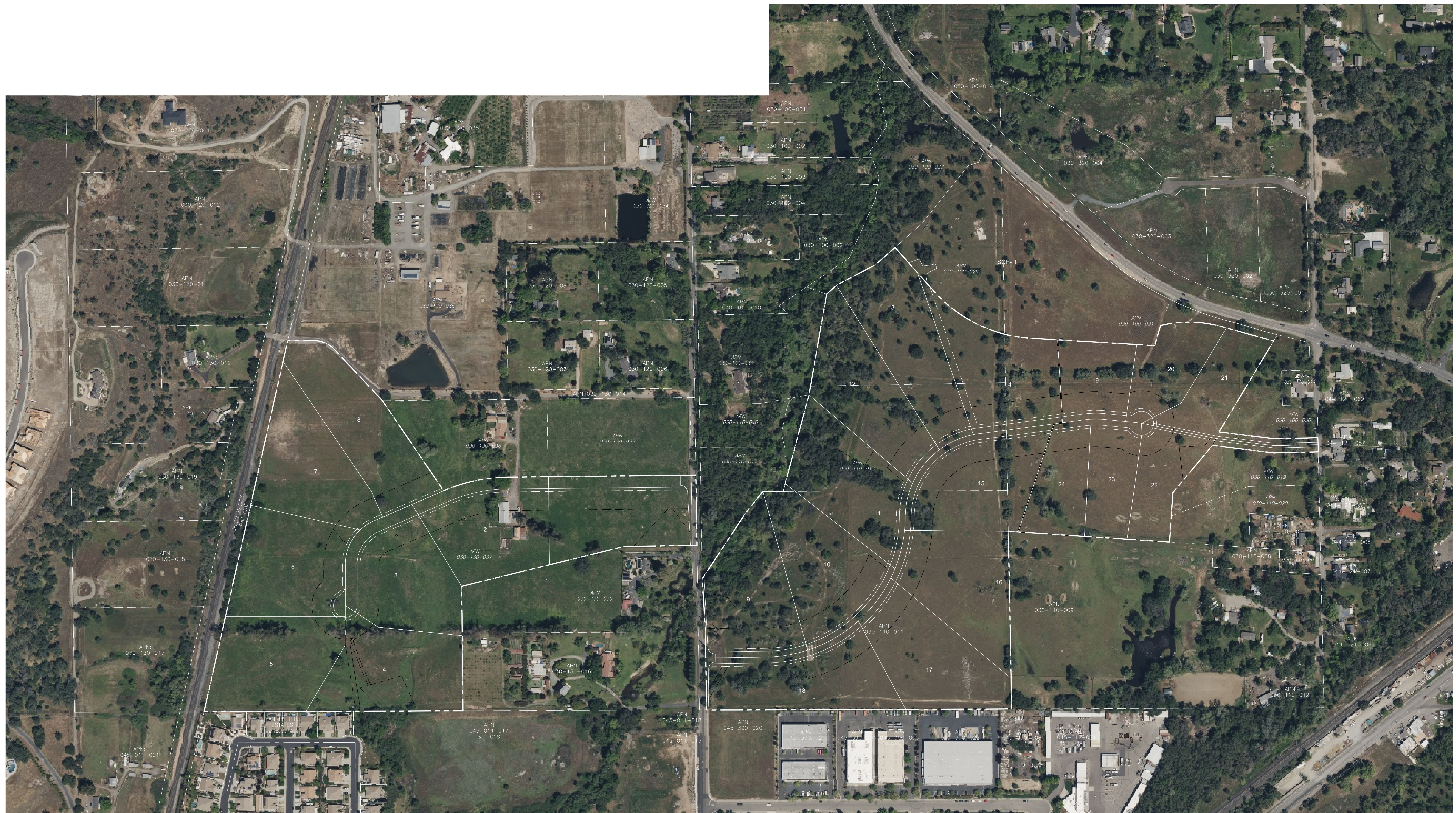
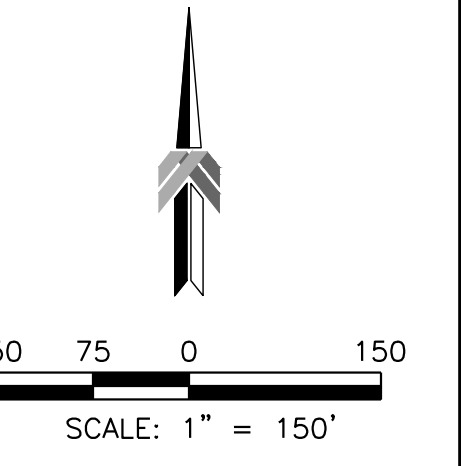
1. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS 10 FEET FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE. THE MINIMUM SEPARATION BETWEEN SEWER AND ALL OTHER UTILITIES IS 5 FEET FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE. THE MINIMUM VERTICAL SEPARATION BETWEEN SEWER AND ALL UTILITIES IS 12 INCHES.

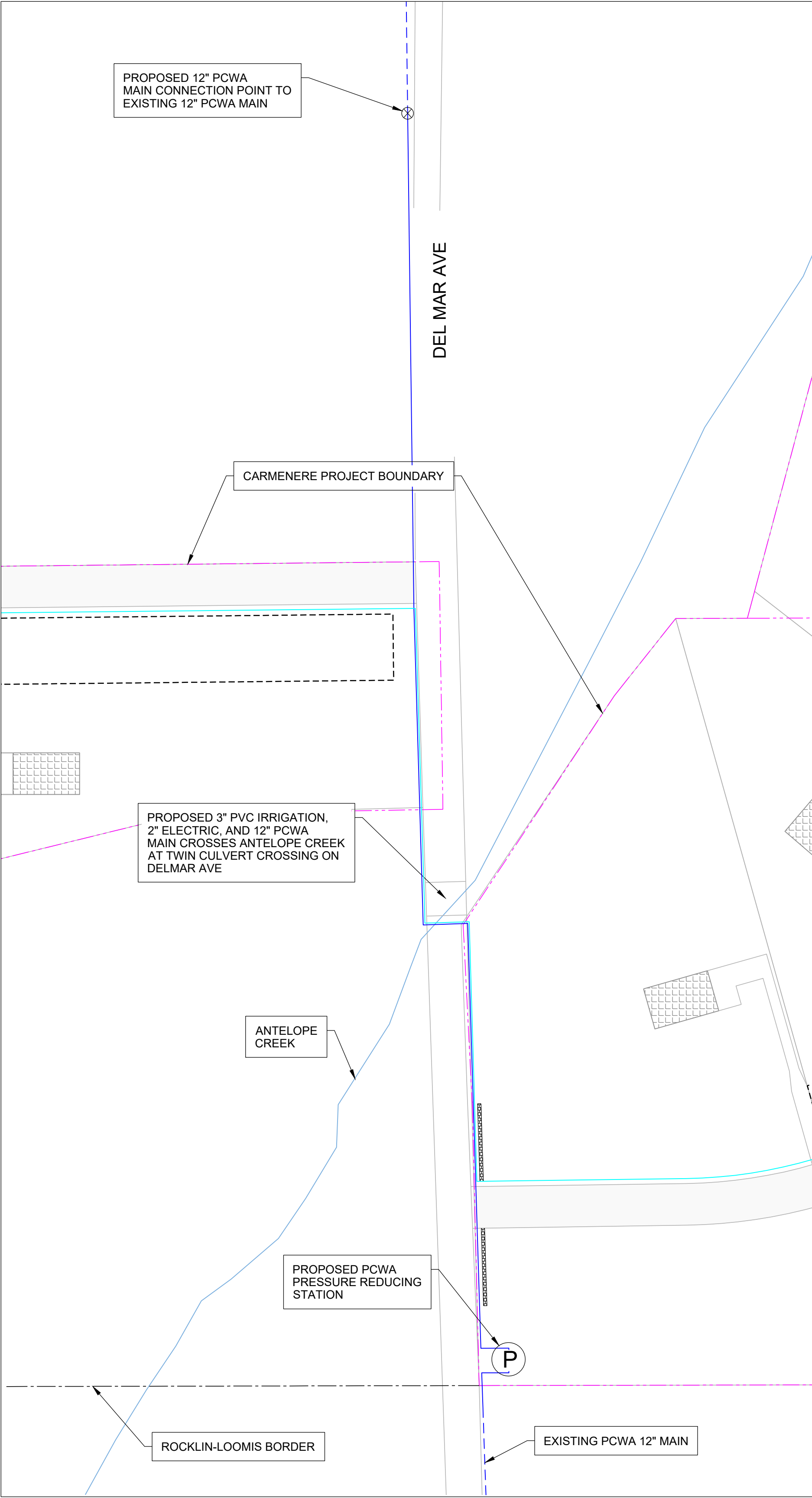
2. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND STORM DRAIN IS 4 FEET FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.

VESTING TENTATIVE MAP - PHOTO EXHIBIT

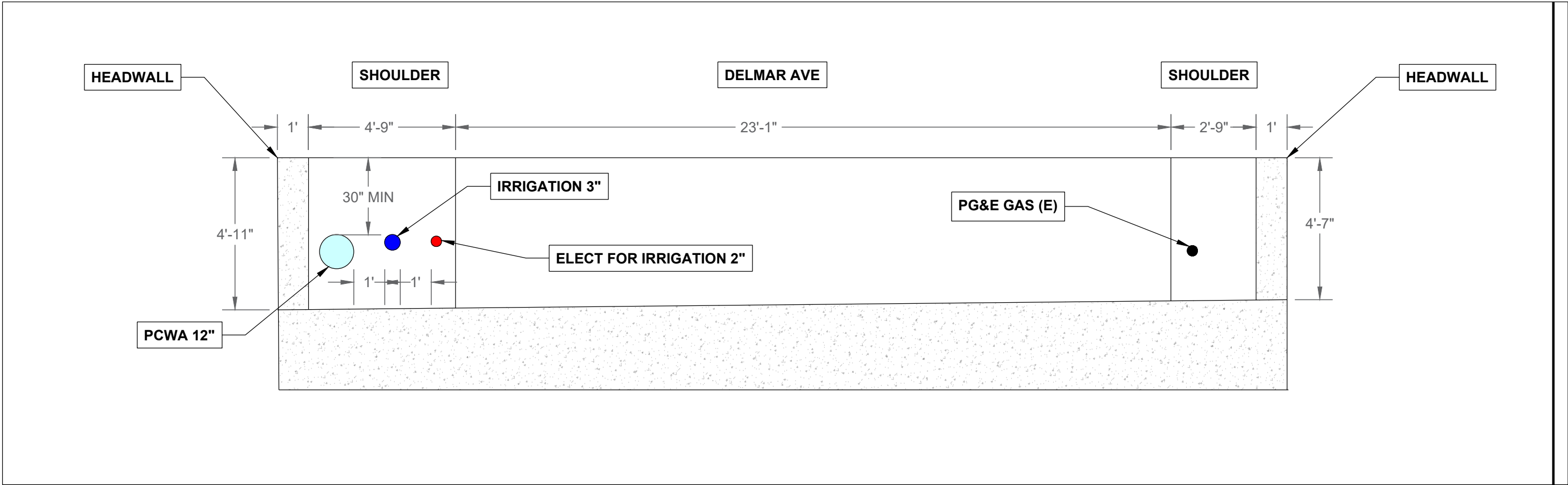
CARMENERE SUBDIVISION

TOWN OF LOOMIS STATE OF CALIFORNIA
SEPTEMBER 2025





01 DELMAR AVE CULVERT CROSSING SITE PLAN
1:100



02 DELMAR UTILITY SECTION AT CULVERT CROSSING
1:40



NOTES
1) EASEMENT TO BE PROVIDED TO PCWA FOR PRESSURE REDUCING STATION AS PART OF FACILITIES AGREEMENT



BEM Inc.
4120 Douglas Blvd, #306-175
Granite Bay, CA 95746

TEL: (916) 315-8877

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT:

CARMENERE SUBDIVISION

PROJECT ADDRESS:

DELMAR AVE
LOOMIS, CA

DRAWING TITLE:

CARMENERE

PROJECT #:

-

SCALE:

AS_NOTED

DATE:

9/2/25

DESIGNED BY:

-

DRAWN BY:

T. TULL

CHECKED BY:

-

SHEET TITLE:

PCWA MAIN
CONNECTION SITE PLAN

SHEET NUMBER:

C1

SHEET 8 OF 10



BEM Inc.
4120 Douglas Blvd, #306-175
Granite Bay, CA 95746

TEL: (916) 315-8877

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT:

CARMENERE SUBDIVISION

PROJECT ADDRESS:

DELMAR AVE
LOOMIS, CA

DRAWING TITLE:

CARMENERE

PROJECT #:

-

SCALE:

1:40

DATE:

9/2/25

DESIGNED BY:

-

DRAWN BY:

T. TULL

CHECKED BY:

-

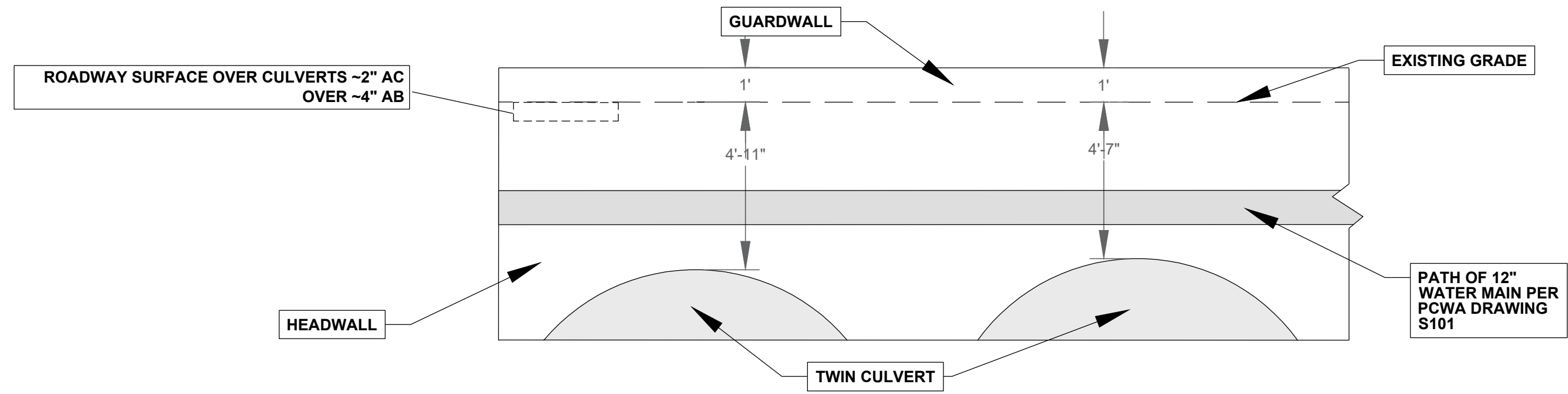
SHEET TITLE:

TWIN CULVERT
CROSSING AT
ANTELOPE CREEK

SHEET NUMBER:

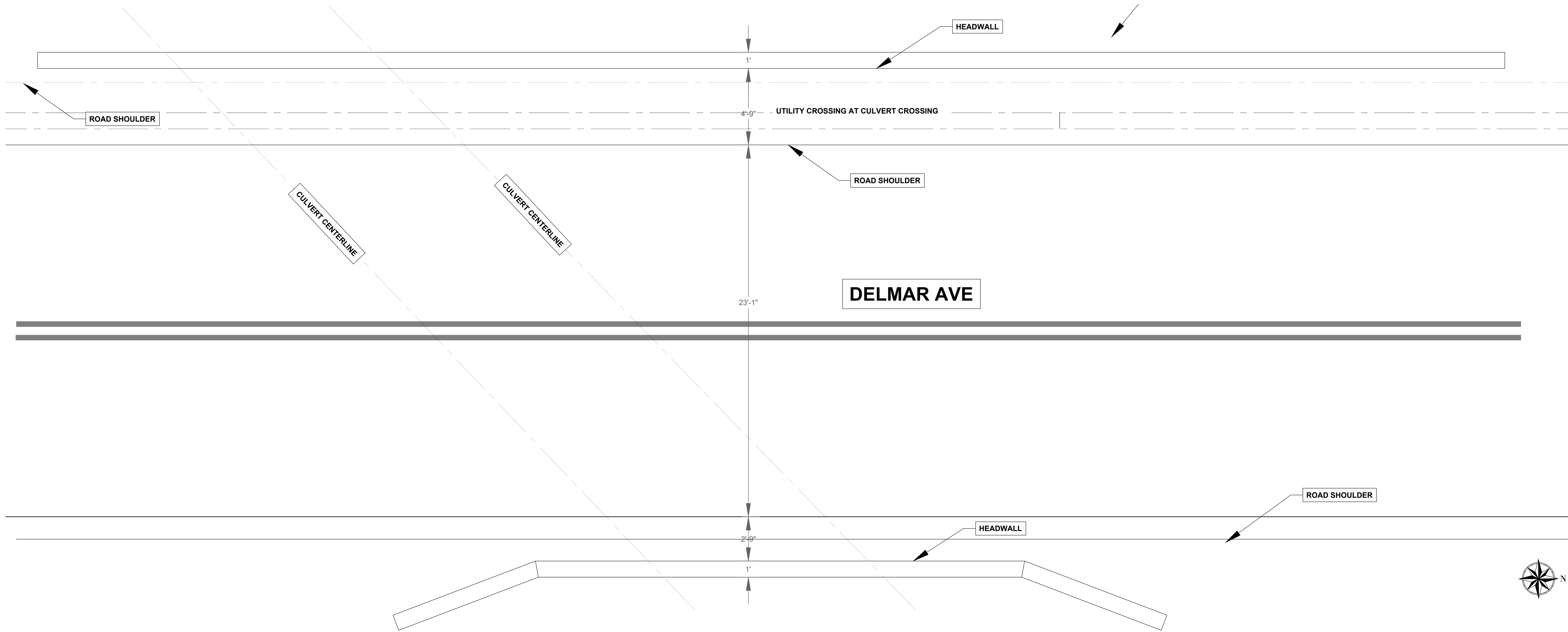
C2

SHEET 9 OF 10



01 TWIN CULVERT CROSSING HEADWALL WEST PROFILE

1:40



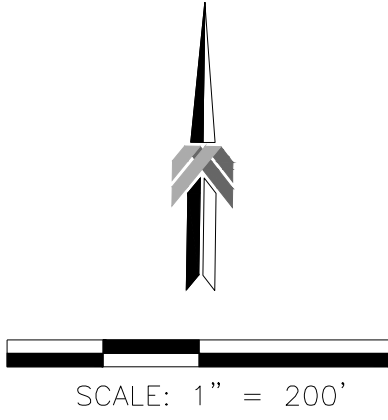
02 TWIN CULVERT CROSSING PLAN VIEW

1:40



BEM Inc.
4120 Douglas Blvd, #306-175
Granite Bay, CA 95746

TEL: (916) 315-8877



REVISIONS		
REV	DATE	DESCRIPTION

PROJECT:

CARMENERE SUBDIVISION

PROJECT ADDRESS:

LOOMIS, CA
APN #S:
030-130-037
030-100-037
030-110-011
030-110-018
030-100-029

DRAWING TITLE:

CARMENERE

PROJECT #:

-

SCALE:

1:200

DATE:

9/02/2025

DESIGNED BY:

-

DRAWN BY:

T. TULL

CHECKED BY:

-

SHEET TITLE:

CARMENERE MASTER
DRY UTILITY SITE PLAN

SHEET NUMBER:

C3

SHEET 10 OF 10



LEGEND	
	POLE TO BE REMOVED
	EXISTING POLE
	PROPOSED REMOVAL OF OVERHEAD SERVICE
	PROPOSED PRIMARY UNDERGROUND SERVICE
	PROPOSED SECONDARY UNDERGROUND SERVICE
	EXISTING PRIMARY OVERHEAD SERVICE
	PARCEL LINES
	PUBLIC UTILITY EASEMENT
	IRRIGATION LINE
	STORM DRAIN
	SPMUD SEWER PIPE
	PCWA WATER PIPE
	AT&T COMMUNICATION CONDUIT
	PROPOSED PAD MOUNTED TRANSFORMER
	PROPOSED METER
	WELLS