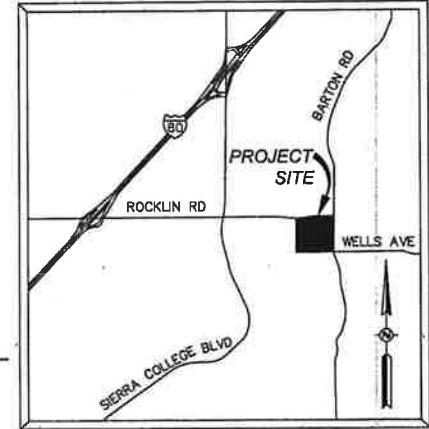


PRELIMINARY PLAN
DRAFT - NOT FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- C1 PRELIMINARY SITE PLAN
- C2 CONCEPTUAL GRADING AND DRAINAGE PLAN
- C3 SITE CROSS SECTIONS
- C4 PRELIMINARY WATER AND SANITARY SEWER PLAN
- C5 CUT/FILL EXHIBIT

BENCH MARK:

BENCHMARK USED: BENCHMARK L36: THE NORTHWEST BOLT ON A TRAFFIC SIGNAL LIGHT ARM OVER SIERRA COLLEGE BOULEVARD AT THE NORTHEAST CORNER OF THE INTERSECTION OF SIERRA COLLEGE BOULEVARD AND ROCKLIN ROAD.

ELEV: 341.89

OWNER OF RECORD:

DOMINICAN SISTERS OF MARY, MOTHER OF THE EUCHARIST CORP.
APN 045-161-018 & 045-161-020 & 021.

FLOOD PLAIN:

FEMA FLOOD MAP 06061C0481G
ZONE X OUTSIDE 500 YEAR FLOOD BOUNDARY

ZONING:

RA - RESIDENTIAL AGRICULTURAL FOR APN: 045-161-020 & 018
RE - RESIDENTIAL ESTATE FOR APN: 045-161-021.

LOT AREA:

APN: 045-161-018
GROSS= 28,692 AC.
NET= 27,115 AC.

APN: 045-161-020
GROSS= 10,848 AC.
NET= 10,221 AC.

APN: 045-161-021
GROSS= 0,731 AC.
NET= 0,307 AC.

TOTAL:
GROSS= 40,071 AC.
NET= 37,643 AC.

SETBACKS:

SETBACKS PER TOWN OF LOOMIS ZONING CODE:

FRONT: 5'
SIDE & REAR: 25'

UTILITY CONTACT INFORMATION:

TELEPHONE & CABLE: AT&T (800) 750-2355
ELECTRICITY: PACIFIC GAS AND ELECTRIC (800) 743-6000
NATURAL GAS: PACIFIC GAS AND ELECTRIC (800) 743-6000
WATER: PLACER COUNTY WATER AGENCY (530) 823-4650
SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT (916) 786-8555
STORM WATER: TOWN OF LOOMIS (916) 852-1840
ROADS: TOWN OF LOOMIS (916) 852-1840

PARKING SUMMARY:

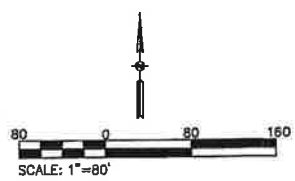
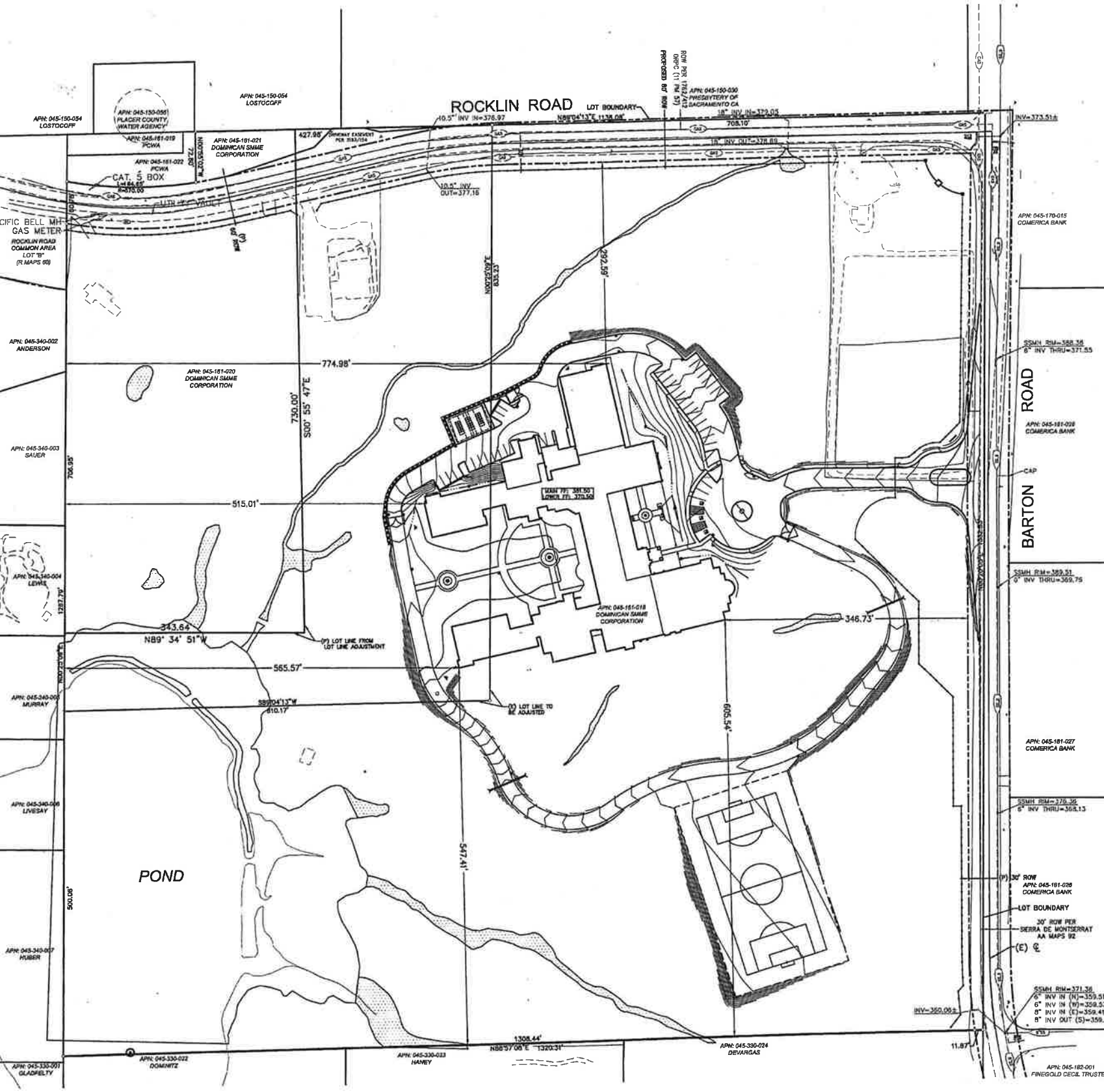
TOTAL = 42

LEGEND

DESCRIPTION	EXISTING	PROPOSED
EASEMENT		
LOT LINE		
ROW		
CENTERLINE		
SW, CURB & GUTTER		
DITCH		
EP		
STORM DRAIN	XX'SD	XX'SD
SANITARY SEWER	XX'SS	XX'SS
WATER	XX'W	XX'W
DOMESTIC WATER	XX'DW	XX'DW
FIRE SERVICE	XX'FS	XX'FS
GAS LINE	XX'G	XX'G
SDMH		
DROP INLET		
DIRECTION OF SURFACE FLOW		
OVERLAND RELEASE PATH		
SSMH		
SSCO		
FIRE HYDRANT		
PV		
FDC		
WATER VALVE		
WATER METER		
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTOR		
MONUMENT		
BOLLARD		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
STREET LIGHT		
DOUBLE POST TOP STREET LIGHT		
FENCE		
RETAINING WALL		
BLOCK WALL		
INDEX CONTOUR		
INTERMEDIATE CONTOURS		
HEDGE		
AIR RELEASE VALVE		
JUNCTION/PULL BOX		
SIGN		
CULVERT		
GRADE BREAK LINE		
PIPE CAP		
HANDICAP RAMP		
FINISH FLOOR ELEVATION	FF 127.00	FF 127.00
FINISH GRADE ELEVATION (ASPHALT CONCRETE)	(127.50 AC)	127.50 AC
MATCH (E) GRADE ELEVATION	127.50 FP	MATCH (E) 127.50 FP
BLOW OFF ASSEMBLY		
TRUNCATED DOMES		
WETLAND		

ABBREVIATIONS

AB	AGGREGATE BASE	FDC	FIRE DEPARTMENT CONNECTION	OMP	OPEN METAL PIPE	SW	SIDEWALK
AC	ASPHALT CONCRETE	FF	FINISH FLOOR	(P)	PROPOSED	STA	STATION
ARV	AIR RELEASE VALVE	FG	FINISHED GROUND	PCC	PORTLAND CEMENT CONCRETE	TBO	TEMPORARY BLOW OFF
BC	BEGIN CURVE	FH	FIRE HYDRANT	PG	PROFILE GRADE	TC	TOP OF CURB
BCR	BEGIN CURVE RETURN	FL	FLOW LINE	PV	POST INDICATOR VALVE	TP	TOP OF PAVEMENT
BOW	BACK OF WALK	FP	FINISH PAVEMENT	POC	POINT OF CONNECTION	TS	TOP OF SIDEWALK
CH	CHORD	FS	FIRE SPRINKLER	PL	PROPERTY LINE	TG	TOP OF GRATE
C	CENTERLINE	GB	GRADE BREAK	PUE	PUBLIC UTILITY EASEMENT	W	WATER
CMP	CORRUGATED METAL PIPE	GR	GRATE	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
DI	DROP INLET	GV	GATE VALVE	ROW	RIGHT-OF-WAY	WM	WATER METER
DIP	DUCTILE IRON PIPE	GWV	GROSS VEHICLE WEIGHT	RPPA	REDUCED PRINCIPAL PRESSURE ASSEMBLY	WWF	WELDED WIRE FABRIC
DS	DOWN SPOUT	HC	HANDICAP	SDMH	STORM DRAIN MANHOLE		
(E)	EXISTING	HP	HIGH POINT	SD	STORM DRAIN		
ECR	END CURVE	IRR	IRRIGATION	SS	SANITARY SEWER		
E	EDGE OF PAVEMENT	IRV	IRIGATION RETURN	SSCO	SANITARY SEWER CLEAN OUT		
		MPE	MULTI-PURPOSE EASEMENT	SSMH	SANITARY SEWER MANHOLE		



RFE Engineering, Inc.
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Orangevale, CA 95662
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Fax: 916-869-3297
www.RFEengineering.com

DOMINICAN SISTERS OF MARY, MOTHER OF THE EUCHARIST
PRIORY
LOOMIS,
CALIFORNIA

REVISION DATE: COMMENTS:
BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING PLAN REVIEW PURPOSES ONLY. AT THIS TIME, THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE USED FOR PERMITS, PERMITS, PERMITS AND PERMITS. THIS SET OF PLANS SHALL NOT BE USED FOR PERMITS, PERMITS, PERMITS AND PERMITS. THIS SET OF PLANS SHALL NOT BE USED FOR PERMITS, PERMITS, PERMITS AND PERMITS.
THIS SET OF PLANS WILL CHANGE DUE TO PLAN REVIEW COMMENTS BY THE VARIOUS AUTHORITIES HAVING JURISDICTION AS WELL AS INTERNAL REVISIONS.

PROJECT NO: 21058
PRINT DATE: 12/9/11
PROJECT NAME: RFE
CHECKED BY: RFE

SHEET TITLE:
5500 BARTON ROAD
5820 ROCKLIN ROAD
APN: 045-161-018, 020, 021

PRELIMINARY
SITE PLAN

SHEET NUMBER:
C1

RECEIVED
JAN 8 1 2012
TOWN OF LOOMIS



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8600 Greenback Lane, Suite 107,
Orangevale, CA 95662
Phone: 916-966-3205
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www.RFEengineering.com

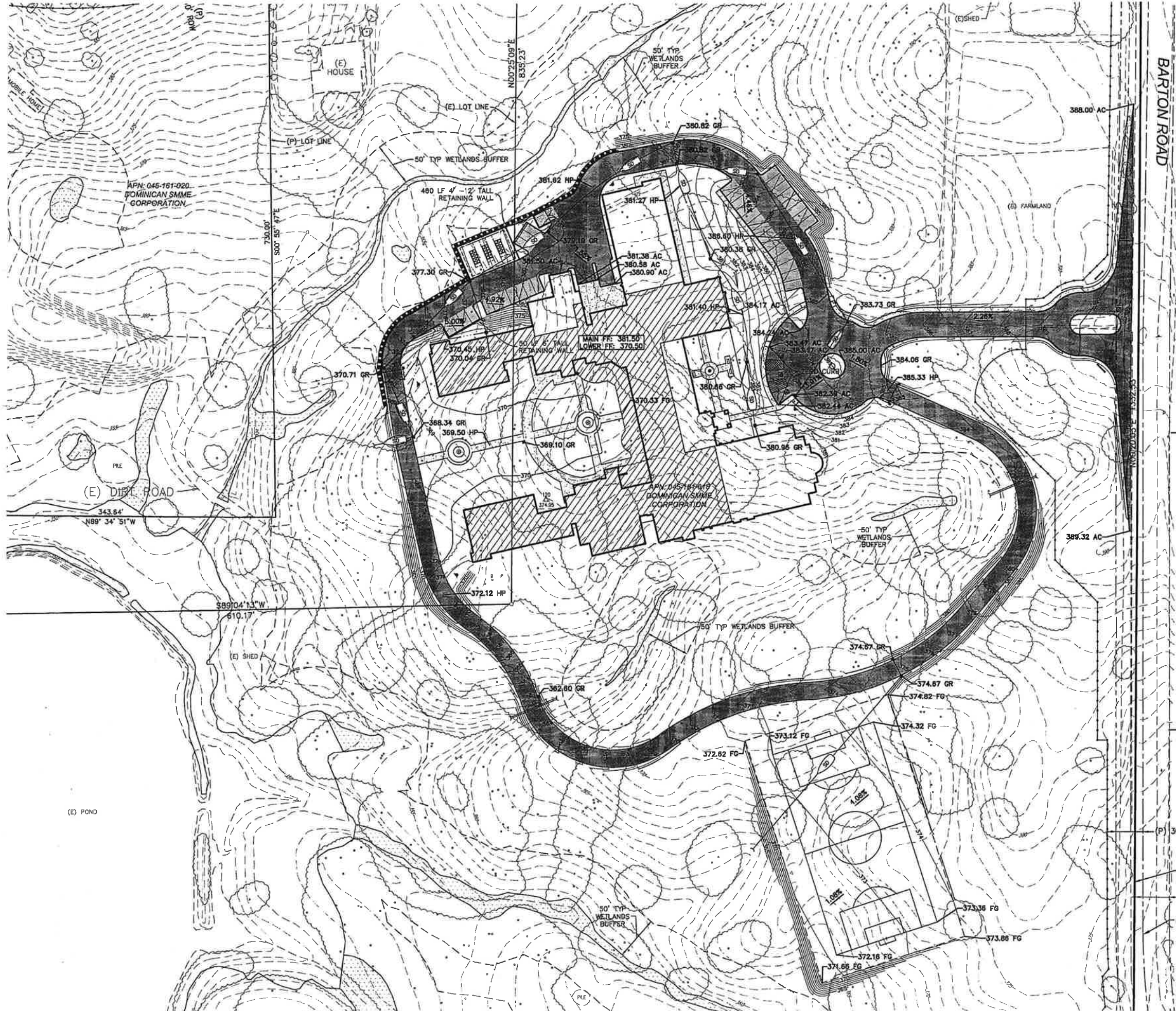
**DOMINICAN SISTERS
OF MARY, MOTHER
OF THE EUCHARIST**
PRIORY
LOOMIS,
CALIFORNIA

NOTATION: THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING PLAN REVIEW PURPOSES ONLY. AT THIS TIME, THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE DEEMED FINAL UNTIL ALL APPROVALS HAVE BEEN OBTAINED FROM ALL AUTHORITIES HAVING JURISDICTION. THIS SET OF PLANS SHALL NOT BE USED FOR FINAL BUILDING PURPOSES AND ANY SUBMITTAL THAT HAS BEEN BASED ON THIS SET OF PLANS SHALL BE CONSIDERED PRELIMINARY. THIS SET OF PLANS WILL CHANGE DUE TO PLAN REVIEW COMMENTS BY THE VARIOUS AUTHORITIES HAVING JURISDICTION AS WELL AS INTERNAL REVIEWS.

PROJECT NO: 21058
PRINT DATE: 12/9/11
PROJECT NAME: RFE
CHECKED BY: RFE

SHEET TITLE:
5500 BARTON ROAD
5820 ROCKLIN ROAD
APN: 045-181-018, 020, 021
**CONCEPTUAL
GRADING AND
DRAINAGE PLAN**

SHEET NUMBER:
C2



LEGEND:

AC PAVING (DRIVE AISLE)	
AC PAVING (PARKING)	
PCC PAVING (HEAVY DUTY)	
PCC PAVING (SIDEWALK)	
EXISTING WETLANDS	
LOWER FLOOR	

NOTE:
WETLAND DELINEATION PROVIDED BY GIBSON & SKORDAL, LLC.

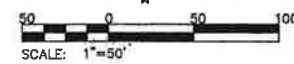
**APPROXIMATE RAW
EARTHWORK QUANTITIES**
CUT= 24,147 YDS
FILL= 21,897 YDS
NET= 2,249 YDS EXPORT

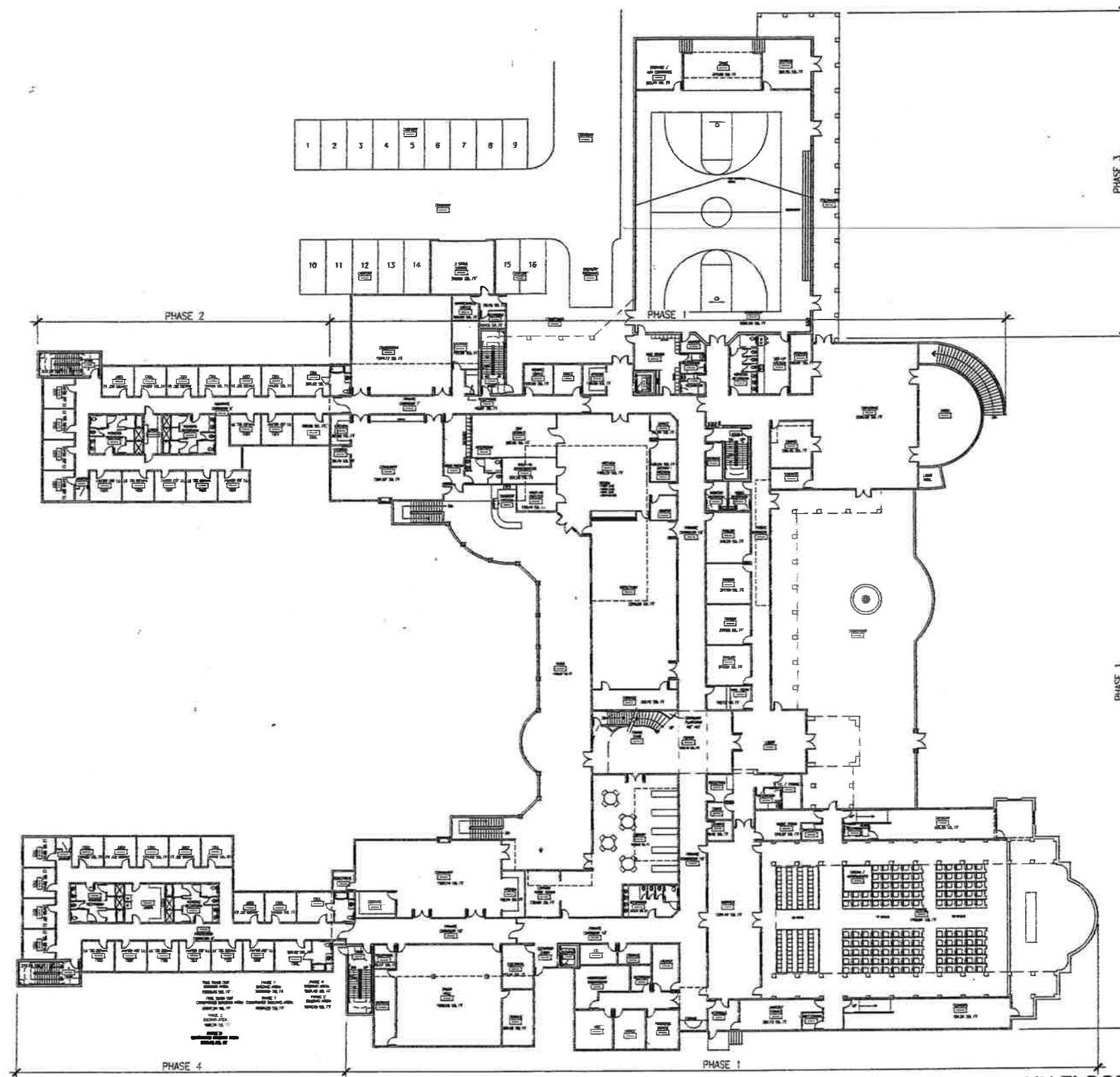
PROJECT NO: 21058
PRINT DATE: 12/9/11
PROJECT NAME: RFE
CHECKED BY: RFE

SHEET TITLE:
5500 BARTON ROAD
5820 ROCKLIN ROAD
APN: 045-181-018, 020, 021
**CONCEPTUAL
GRADING AND
DRAINAGE PLAN**

SHEET NUMBER:
C2

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TOWN OF LOOMIS



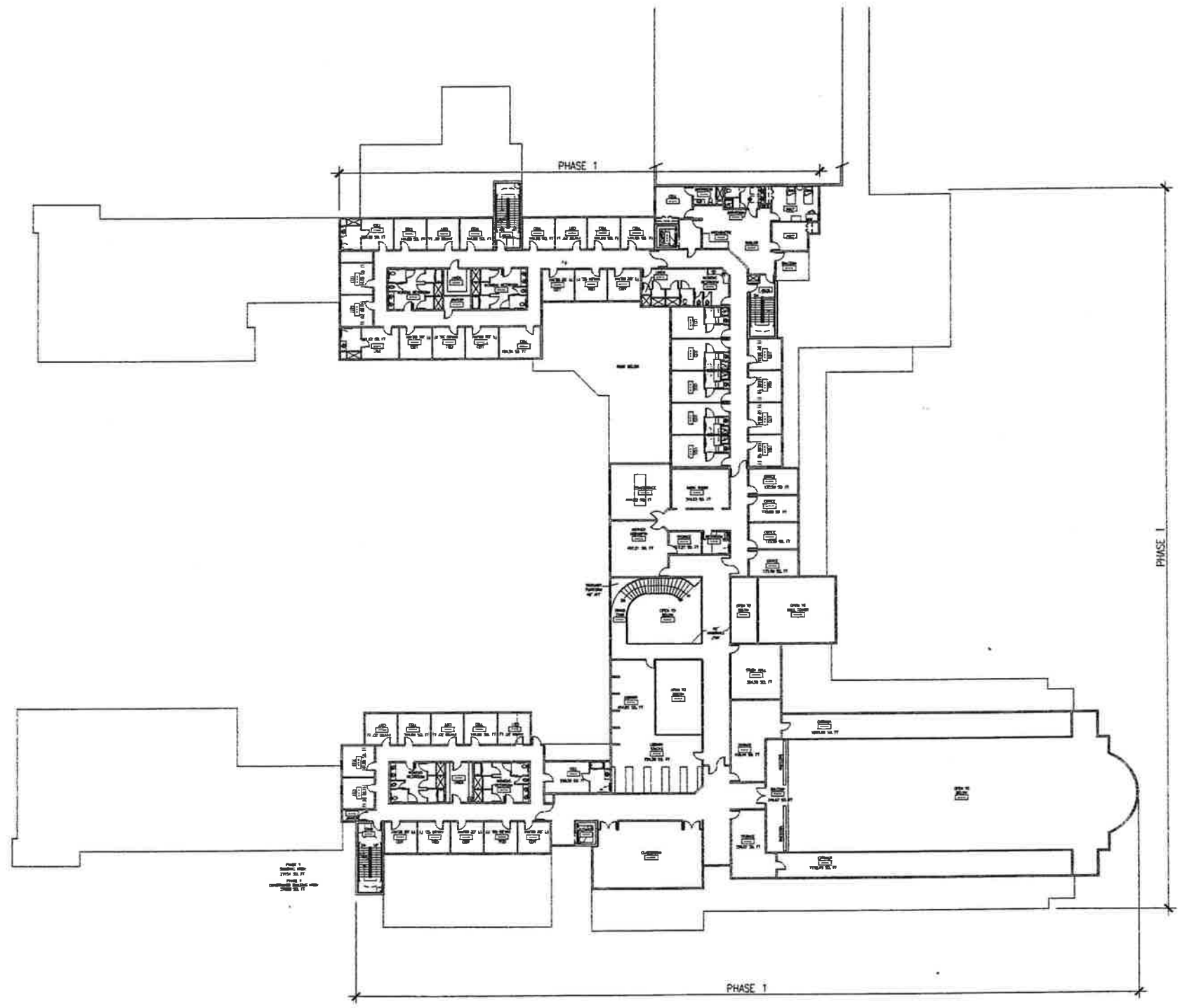


Not to scale



PK ARCHITECTS, PC
 1325 N. Broadway St., Suite 101
 Pasadena, Arizona 85016
 PHONE: (602) 253-1800
 FAX: (602) 253-1801
 www.pkarchitects.com

PRELIMINARY MAIN FLOOR PLAN
 09-02-10 SCALE: 1" = 30'-0"



Not to Scale

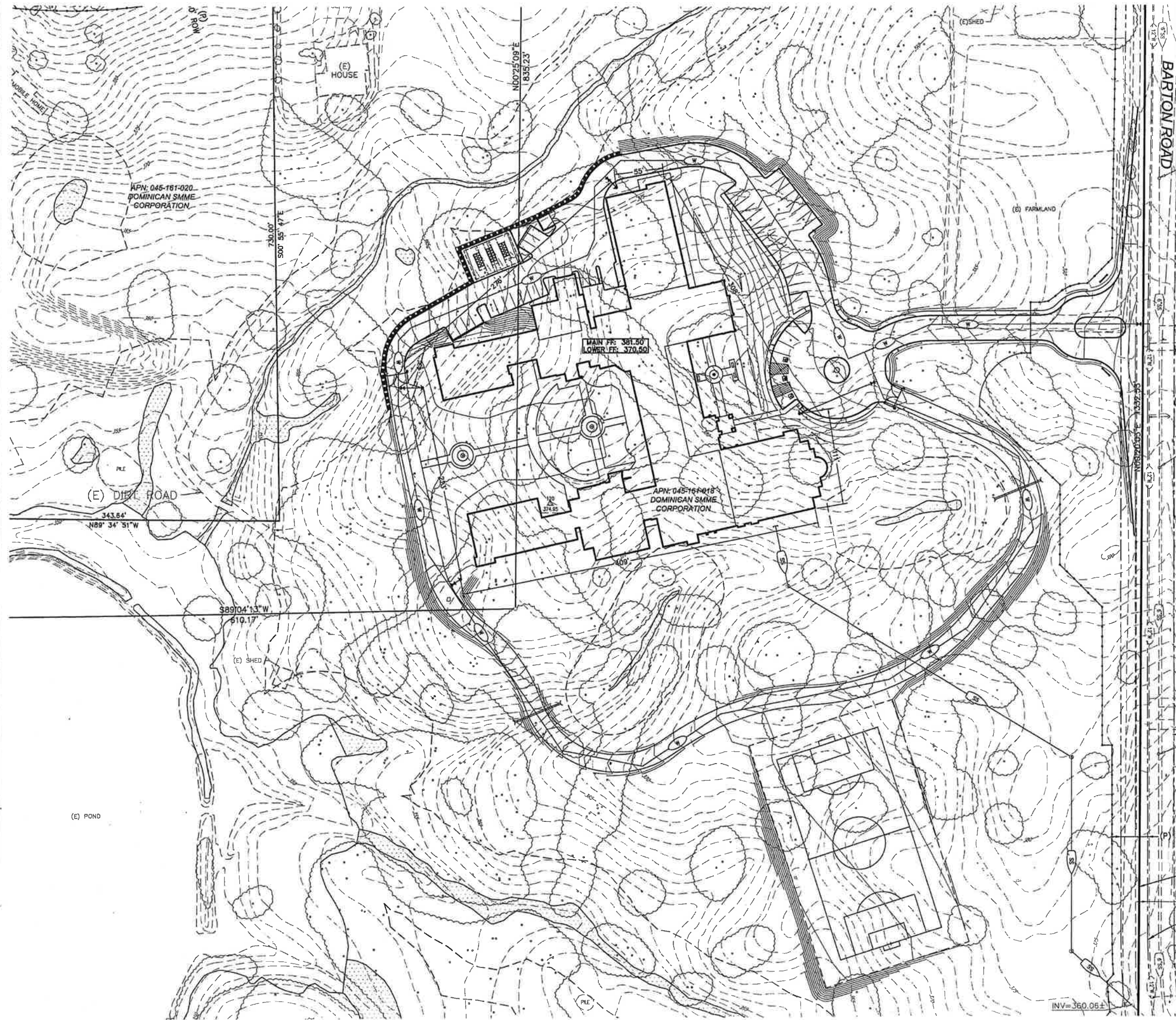
PRELIMINARY SECOND FLOOR PLAN

09-02-2010

SCALE: 1" = 30'-0"



PK ARCHITECTS, PC
1533 W. Broadway St. Suite 101
Pasadena, Arizona 80502
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FAX: (802) 263-1821
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PRELIMINARY PLAN
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DOMINICAN SISTERS
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LOOMIS,
CALIFORNIA

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PLANS SHALL NOT BE DEEMED FINAL UNTIL
ALL APPROVALS HAVE BEEN OBTAINED FROM
ALL AUTHORITIES HAVING JURISDICTION.
THIS SET OF PLANS SHALL NOT BE USED
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SIGHTED SHALL BE BASED ON THE
SET OF PLANS SHALL BE CONSIDERED
PRELIMINARY.
THIS SET OF PLANS WILL CHANGE DUE TO
PLAN REVIEW COMMENTS BY THE VARIOUS
AUTHORITIES HAVING JURISDICTION AS WELL
AS INTERNAL REVIEWS.

PROJECT NO: 21058
PRINT DATE: 12/9/11
PROJECT MGR: RFE
CHECKED BY: RFE

SHEET TITLE:
5500 BARTON ROAD
5820 ROCKLIN ROAD
APN: 045-181-018, 020, 021
**PRELIMINARY
WATER AND
SANITARY PLAN**

SHEET NUMBER
C4

RECEIVED
JAN 31 2012
TOWN OF LOOMIS
SCALE: 1"=50'

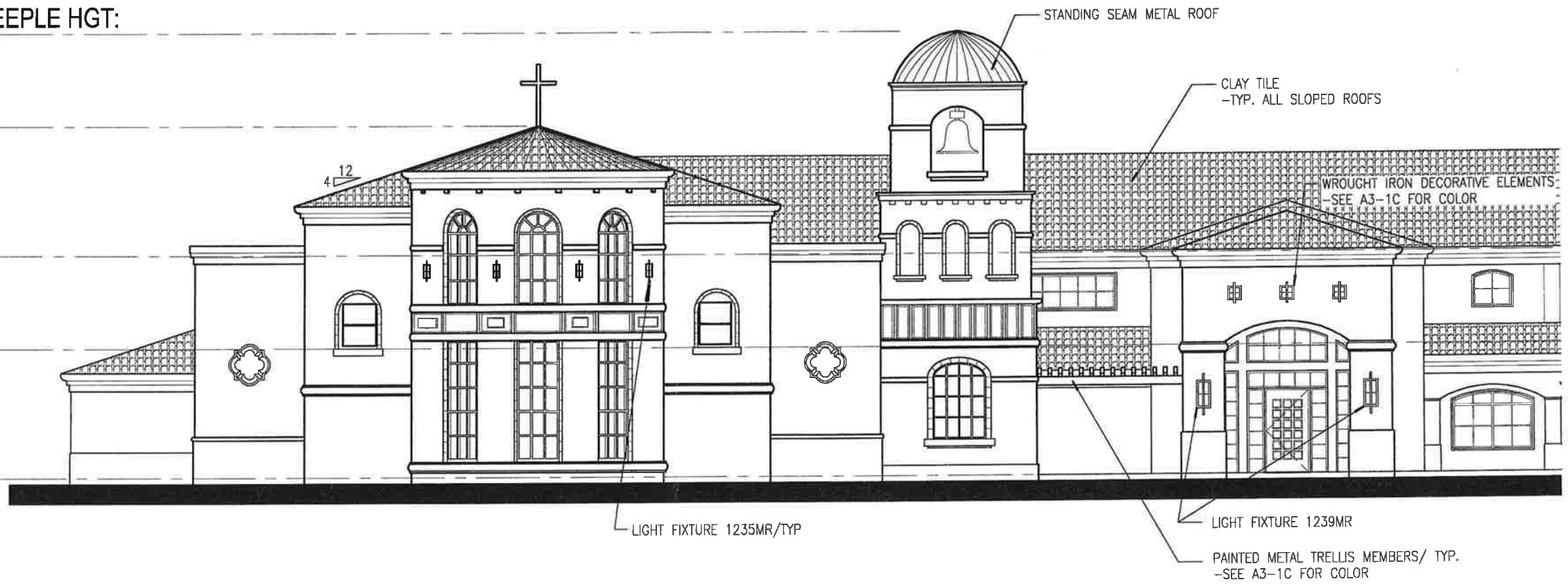
ALTERNATE STEEPLE HGT:
43'-0" A.F.F.

MAX BLDG. HEIGHT:
34'-0" A.F.F.

UPPER LEVEL
B.O. CEILING 21'-6"

UPPER LEVEL
T.O. FLOOR 12'-6"

MAIN LEVEL
T.O. FLOOR 0'-0" (377')



EAST ELEVATION

SCALE: 1'-0" = 1/16"

1
A3.3C

OPTION #4



TREE REMOVAL LEGEND

- X — Remove Protected Tree - Requires Mitigation
- ☒ — Remove Protected Tree - Mitigation not required due to existing health of existing tree - See Sierra Nevada Arborists Report, dated October 19, 2010.

TREE REMOVAL SUMMARY

- 190 - Interior Live Oaks
- 6 - Blue Oaks
- 14 - Valley Oaks
- (11) - Number of Oak Trees removed due to poor existing health, per Arborist Report
- 199 - Total Removed Protected Oak Trees
* There are 23 total retained Protected Oak Trees from original Tree Removal Plan dated 11/15/11

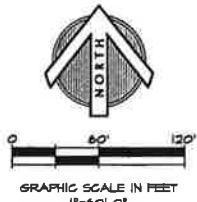
Notes:

1. Tree Removal numbers are preliminary and may increase or decrease depending on final grading.
2. Tree Numbers shown correspond to the Initial Arborist Report and Protected Tree Inventory Summary, Appendix B, by Sierra Nevada Arborists, dated October 19, 2010.
3. Trees shown with a '☒' are scheduled for removal and do not require any mitigation per Sierra Nevada Arborists Report, dated 10/19/2010, as they maintain a poor rating and are recommended for removal.
4. The faded background represents existing topographic features. Base information for this plan was taken from the Autocad Loomis Priory.dwg, prepared by RFE Engineering, inc. GSM landscape architects assumes no liability, real or alleged, regarding the accuracy of the base information shown.

TREE MITIGATION LEGEND

- Areas for possible on-site tree mitigation
- Approximately +/- 400 mitigation trees will fit within the combined areas shown and with a 27' on center spacing.

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JAN 31 2012
TOWN OF LOOMIS
 landscape architects, inc.
1783 Third Street
Napa, CA 94559
Phone 707 255 4630



pk
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PK ARCHITECTS, PC
1333 WEST BROADWAY ROAD, #101
TEMPE, ARIZONA 85286
PHONE: (602) 283-1620
FAX: (602) 283-1621
www.pkarchitects.net



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PRIORY
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CALIFORNIA

REVISIONS: DATE: COMMENTS:
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PROJECT NO: 1014
PRINT DATE: 11/08/11
PROJECT MGR: MER
CHECKED BY: GSM

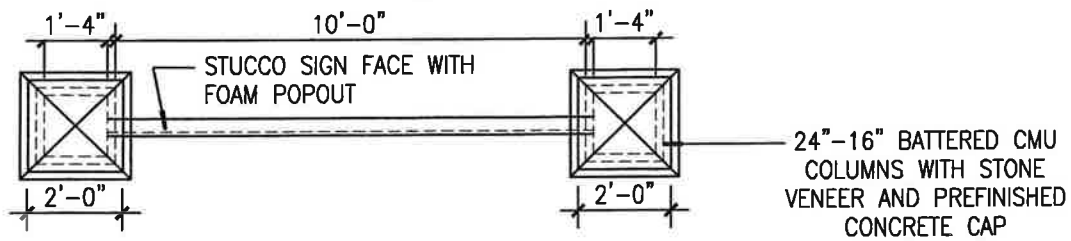
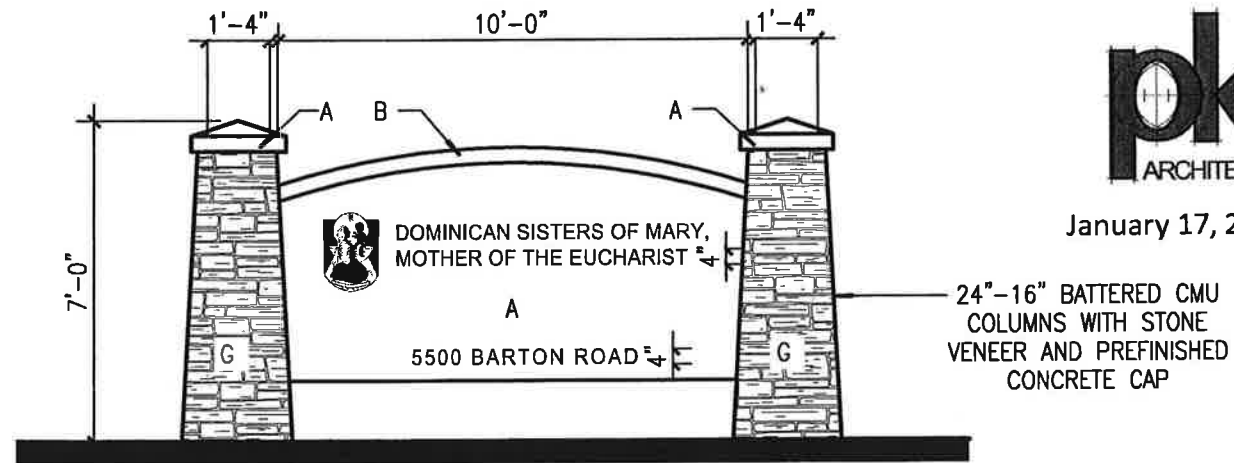
SHEET TITLE:
**PROPOSED
ALTERNATIVE
TREE REMOVAL
PLAN**

SHEET NUMBER:
L2.2

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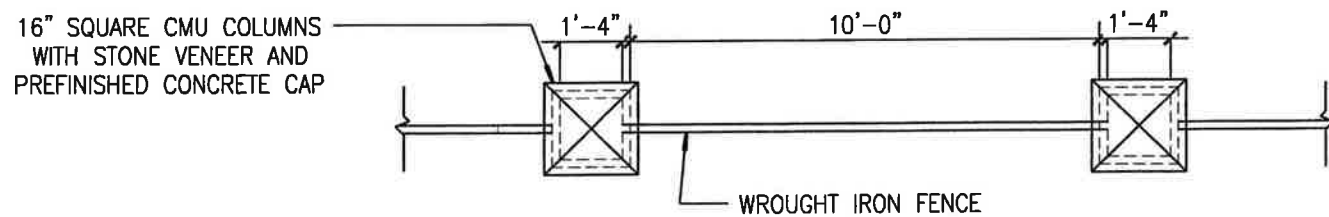
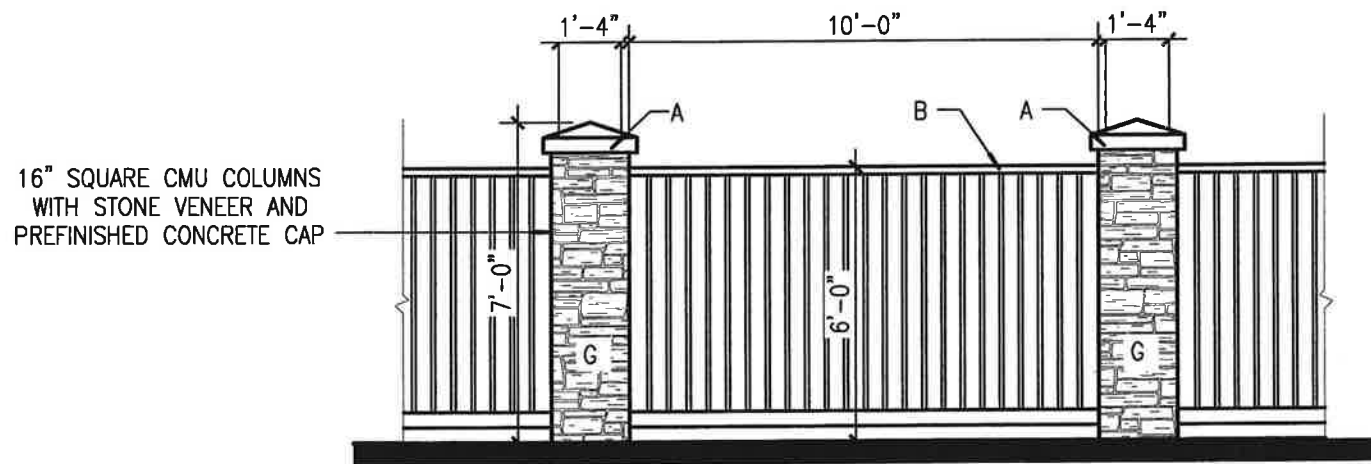


January 17, 2012



MONUMENT SIGN

SCALE: 1/4" = 1'-0"



TYPICAL FENCE

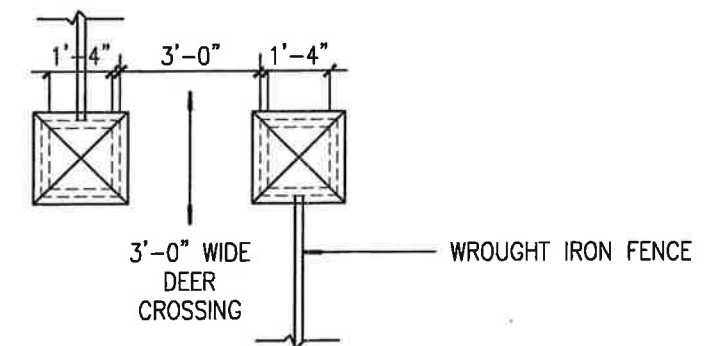
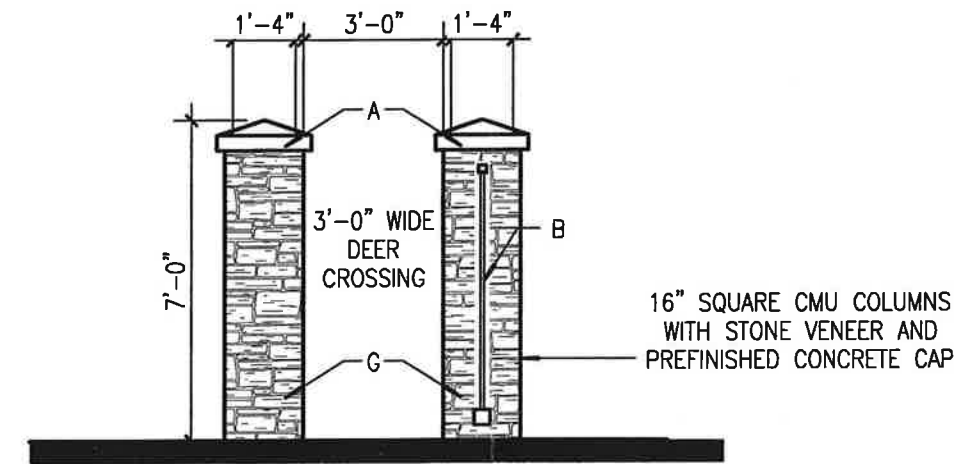
SCALE: 1/4" = 1'-0"

COLOR LEGEND:

- A - SW6099 'SAND DOLLAR'
- B - SW6101 'SANDS OF TIME'
- C - SW6103 'TEA CHEST'
- D - TILE ROOF: SIMILAR TO REDLAND 'VILLA BORGATA BLEND'
- E - DARK BRONZE ANODIZED/POWDERCOAT
- F - COPPER STANDING SEAM METAL ROOF

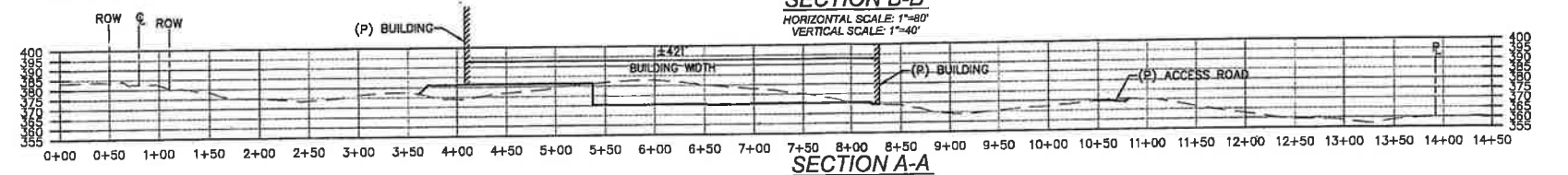
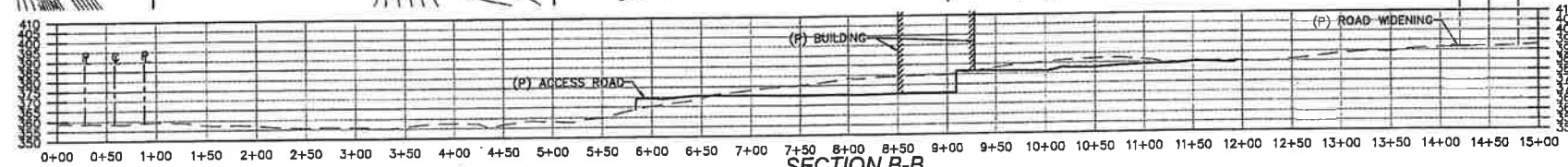
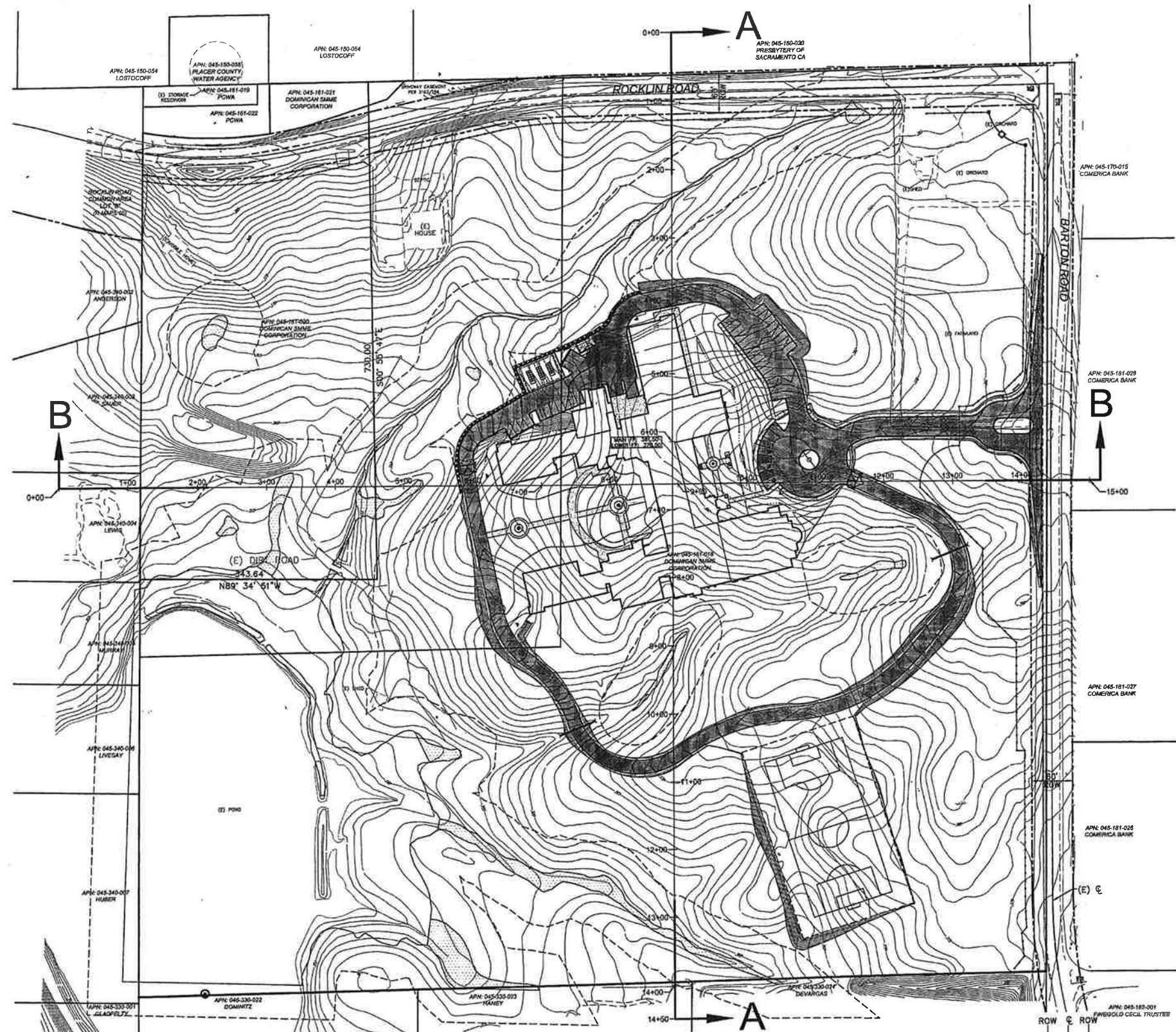


January 17, 2012



DEER CROSSING

SCALE: 1/4" = 1'-0"



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8690 Greenback Lane, Suite 107,
Orangevale, CA 95662
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Fax: 916-969-3597
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DOMINICAN SISTERS OF MARY, MOTHER OF THE EUCHARIST
PRIORY
LOOMIS,
CALIFORNIA

REVISION DATE COMMENTS
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PROJECT NO: 21058
PRINT DATE: 12/9/11
PROJECT MGR: RFE
CHECKED BY: RFE

SHEET TITLE:
5500 BARTON ROAD
5820 ROCKLIN ROAD
APN: 045-161-018, 020, 021

SITE CROSS SECTIONS

SHEET NUMBER:
C3

RECEIVED
JAN 3 1 2012
TOWN OF LOOMIS, CA
SCALE: 1"=80'

**DOMINICAN SISTERS OF MARY, MOTHER OF THE EUCHARIST PRIORY
BOUNDARY LINE ADJUSTMENT**

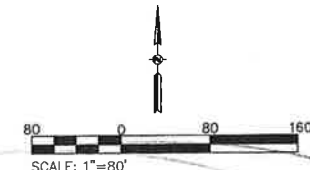
PORTION OF N. 1/4 OF SE 1/4 SECTION 21, T.11N., R.7E., M.D.B. & M.
APN: 045-161-018, 020, 021
5500 BARTON ROAD 5820 ROCKLIN ROAD
LOOMIS, CALIFORNIA, CA.



VICINITY MAP
NOT TO SCALE

LEGEND

DESCRIPTION	EXISTING	PROPOSED
EASEMENT	---	---
LOT LINE	---	---
LOT LINE TO BE ADJUSTED	---	---
ROW	---	---
CENTERLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
DOMESTIC WATER	XX"W	XX"W
FIRE SERVICE	XX"W	XX"W
GAS LINE	XX"G	XX"G
SDMH	○	○
DROP INLET	□	□
SSMH	○	○
FENCE	---	---
RETAINING WALL	---	---
INDEX CONTOUR	25	25
INTERMEDIATE CONTOURS	---	---
TREE AND ARBORIST TAG NO.	---	---
TREE TO BE REMOVED	X	X
CULVERT	---	---
WETLAND	---	---



BENCH MARK:

BENCHMARK USED: BENCHMARK L36: THE NORTHWEST BOLT ON A TRAFFIC SIGNAL LIGHT ARM OVER SIERRA COLLEGE BOULEVARD AT THE NORTHEAST CORNER OF THE INTERSECTION OF SIERRA COLLEGE BOULEVARD AND ROCKLIN ROAD.
ELEV: 341.89

SECTION, TOWNSHIP AND RANGE:

PORTION OF N. 1/4 OF SE 1/4 SECTION 21, T.11N., R.7E., M.D.B. & M.

PREPARER OF MAP:

RFE ENGINEERING INC.
8580 GREENBACK LANE, SUITE 107
ORANGEVALE, CA 95662
PH NO. (916) 989-3285

DATE OF PREPARATION:

JANUARY, 2012

MAP SCALE:

1"=80'

SOURCE OF TOPOGRAPHY:

AERIAL AND FIELD SURVEY PERFORMED IN 2010

CONTOUR INTERVAL:

1 FOOT

OWNER OF RECORD:

DOMINICAN SISTERS OF MARY, MOTHER OF THE EUCHARIST CORP.

APPLICANT:

DOMINICAN SISTERS OF MARY, MOTHER OF THE EUCHARIST CORP.
SISTER MARY SAMUEL
C/O BRIGIT S. BARNES & ASSOCIATES
3282 PENNYN ROAD, SUITE 200
LOOMIS, CA 95650
PH: (916) 880-9555
FAX: (916) 880-9554

ACCESSOR PARCEL NUMBERS:

045-161-018, 020 & 021

TOTAL PARCELS:

TWO (2) LEGAL PARCELS WITH THREE (3) APNS.

PARCEL 1

APN: 045-161-018

EXISTING: GROSS= 28.884 AC.

PROPOSED: GROSS= 34.796 AC.

PARCEL 2

APN: 045-161-020 AND 045-161-021

EXISTING: GROSS= 11.381 AC.

PROPOSED: GROSS= 5.268 AC.

FLOOD PLAIN:

FEMA FLOOD MAP 08061C0481G
ZONE X OUTSIDE 500 YEAR FLOOD BOUNDARY

CURRENT ZONING:

RA - RESIDENTIAL AGRICULTURAL FOR APN: 045-161-020 & 018
RE - RESIDENTIAL ESTATE FOR APN: 045-161-021.

SETBACKS:

SETBACKS PER TOWN OF LOOMIS ZONING CODE:

FRONT: 50'
SIDE & REAR: 25'

PRELIMINARY TITLE REPORT:

BASED ON A PRELIMINARY TITLE REPORT FROM PLACER TITLE COMPANY
ORDER NO. 102-34303 DATED: JULY 07, 2010.

PROPOSED STRUCTURAL FIRE PROTECTION:

BUILDING FIRE SPRINKLERS

EXISTING EASEMENTS:

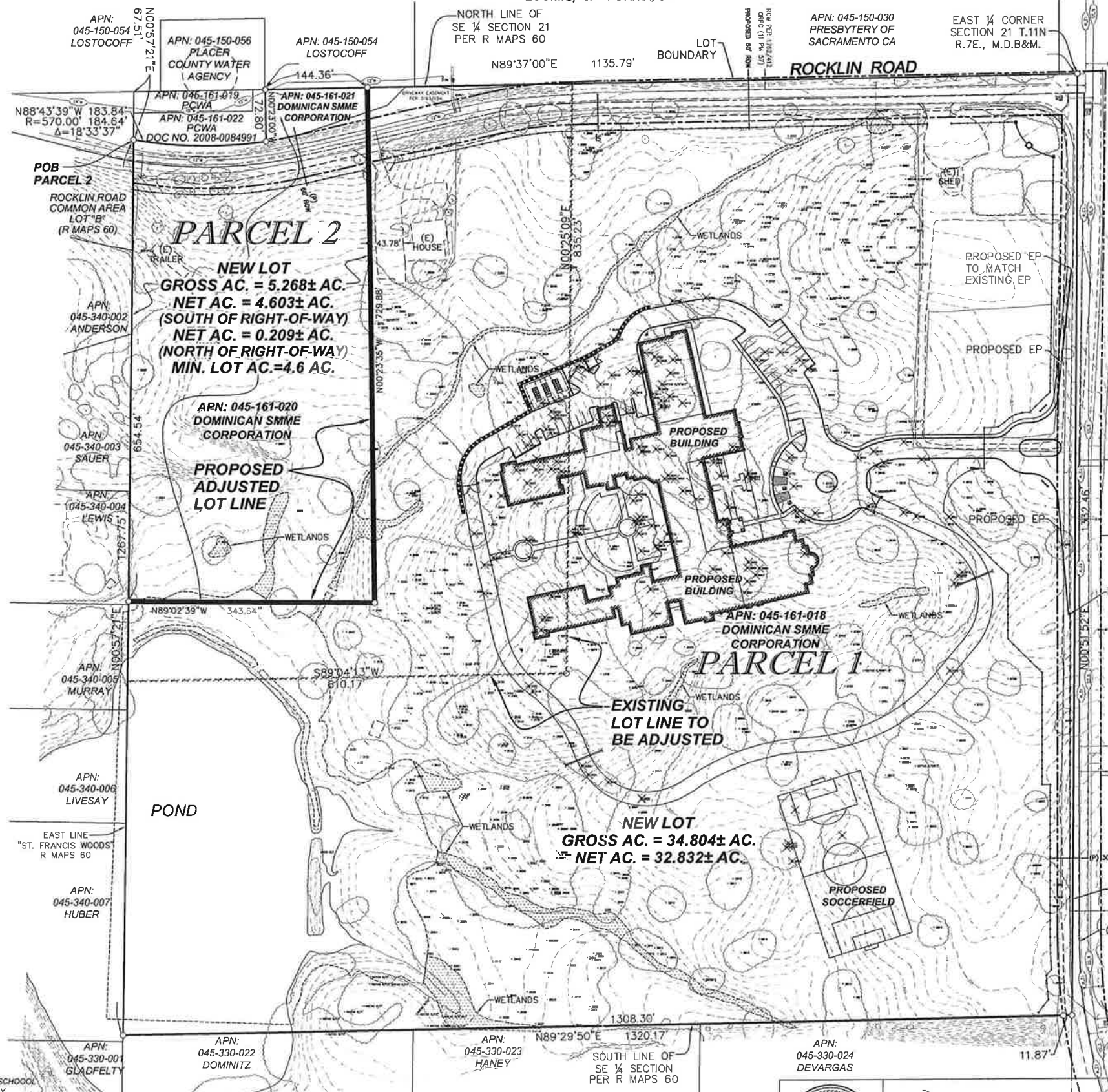
AS SHOWN

UTILITY SERVICE INFORMATION:

TELEPHONE & CABLE: AT&T (800) 750-2355
ELECTRICITY: PACIFIC GAS AND ELECTRIC (800) 743-5000
NATURAL GAS: PACIFIC GAS AND ELECTRIC (800) 743-5000
WATER: PLACER COUNTY WATER AGENCY (530) 823-4850
SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT (916) 796-8555
STORM WATER: TOWN OF LOOMIS (916) 852-1840
ROADS: TOWN OF LOOMIS (916) 852-1840
FIRE: LOOMIS FIRE DEPARTMENT
HIGH SCHOOL DISTRICT: PLACER HIGH SCHOOL DISTRICT-DEL ORO HIGH SCHOOL
ELEMENTARY SCHOOL: LOOMIS SCHOOL DISTRICT-FRANKLIN ELEMENTARY

NOTE:

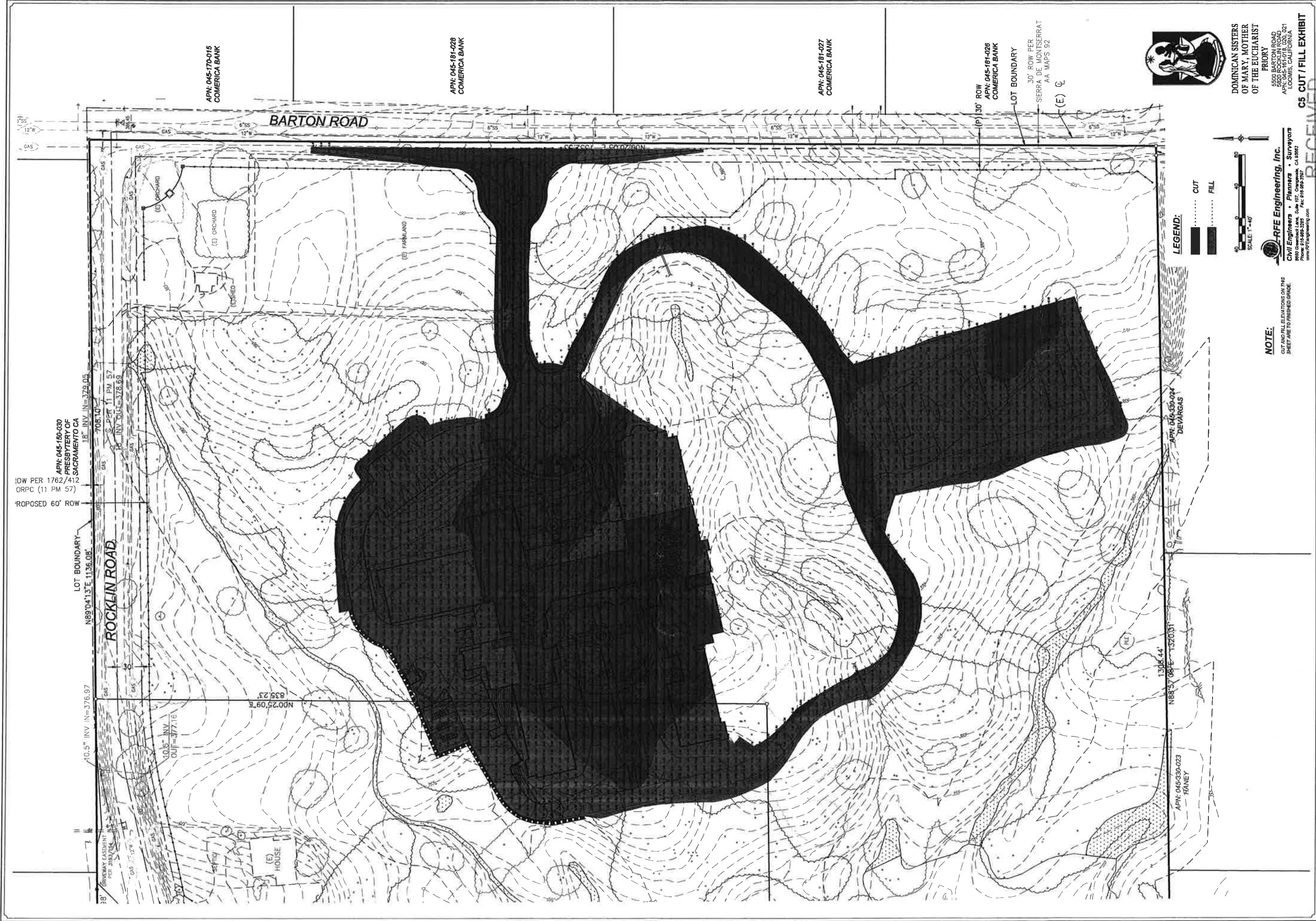
- PROPOSED DEVELOPMENT SHOWN HEREON.
- NO CUT/FILL GRADING SHOWN PER THIS BOUNDARY LINE ADJUSTMENT.



RFE Engineering, Inc.
Civil Engineers • Planners • Surveyors
8580 Greenback Lane, Suite 107, Orangevale, CA 95662
Phone: 916-989-3285 Fax: 916-989-3597
www.RFEEngineering.com

**TENTATIVE MAP FOR
BOUNDARY LINE ADJUSTMENT**

Z:\0100 Projects\101058 Loomis\Convert\Working CAD\MAPPING\101058 TM-1 TENTATIVE PARCEL MAP_revised.dwg Jun 25, 2012 05:07 pm



APN: 045-160-030
 PRESBYTERY OF
 SACRAMENTO CA
 18" INV IN=329.05
 705.10
 10" PER 11 PM 57
 18" INV OUT=328.69
 10.5" INV IN=376.97
 10.5" INV OUT=377.16
 839.23
 N002.25.09 E
 1306.44
 N88.57.08 E 1320.31
 1306.44
 N89.04.13 E 1136.08
 10.5" INV IN=376.97
 10.5" INV OUT=377.16
 839.23
 N002.25.09 E
 1306.44
 N88.57.08 E 1320.31
 1306.44
 N89.04.13 E 1136.08

LOT BOUNDARY
 N89°04'13"E 1136.08'
 ROCKLIN ROAD

APN: 045-170-015
 COMERICA BANK

APN: 045-181-028
 COMERICA BANK

APN: 045-181-027
 COMERICA BANK

APN: 045-181-026
 COMERICA BANK

APN: 045-330-023
 FRANEY

APN: 045-330-024
 DEVARGAS



DOMINICAN SISTERS
 OF MARY, MOTHER
 OF THE EUCHARIST
 PRIORITY

5500 BARTON ROAD
 5500 ROCKLIN ROAD
 APN: 045-181-018 030, 021
 LOOMIS, CALIFORNIA

NOTE:
 CUT AND FILL ELEVATIONS ON THIS
 SHEET ARE TO FINISHED GRADE

LEGEND:

..... CUT
 FILL



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C5 CUT / FILL EXHIBIT

RECEIVED

JAN 31 2012

TOWN OF LOOMIS