

VICINITY MAP
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- CENTERLINE
- EXISTING EASEMENT
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED FIRE LINE
- EXISTING SEWER PIPE
- PROPOSED SEWER PIPE
- EXISTING ELECTRIC LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- PROPOSED RETAINING WALL
- PROPOSED FLOWLINE

OWNERS/DEVELOPERS

BREAKERS RE
153 SOUTH SIERRA #1267
SOLANA BEACH, CA 92075

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE, SUITE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL: 949.610.8997

ARCHITECT

GOREE WHITFIELD
24691 DEL PIEDO AVE
DANA POINT, CA 92629
CONTACT: SUGANYA RAMADURAI
TEL: 310.809.4619

EARTHWORK CALCS:

CUT: 11,230 CY
FILL: 9,270 CY
NET EXPORT: 1,960 CY

NOTE: THESE ARE ENGINEERS ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BIDDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. REFERENCE SOIL REPORT.

THESE CALCULATIONS ARE PRELIMINARY ONLY. STRUCTURAL PAVEMENT SECTIONS TO BE INCORPORATED DURING FINAL DESIGN PHASE.

SURVEYOR

KLIMA LAND SURVEYS
5716 FOLSOM BLVD, SUITE 271
SACRAMENTO, CA 95819
CONTACT: KRISTOPHER KLIMA, P.L.S.
TEL: 916.416.6338

SITE ADDRESS

3400 CHISOM TRAIL
LOOMIS, CA 95650

APN:

043-050-024

LEGAL DESCRIPTION

GRANT DEED DOC. NO. 2022-0035354-00

THE LAND HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.B.&M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL D, ON PARCEL MAP NO. 71108, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA, ON OCTOBER 29, 1976, IN BOOK 9 OF PARCEL MAPS, AT PAGE 44, PLACER COUNTY RECORDS.

PARCEL TWO:
THAT PORTION OF PARCEL MAP 71108 FILED IN BOOK 9 OF PARCEL MAPS AT PAGE 44, PLACER COUNTY RECORDS, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.M. TOWN OF LOOMIS, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED HEREBY, SAID POINT BEING IDENTICAL WITH THE SOUTHEAST CORNER OF PARCEL C OF SAID PARCEL MAP; THENCE NORTH 00 DEGREES 01 MINUTES 52 SECONDS EAST FROM THE POINT OF BEGINNING ALONG THE EAST LINE OF SAID PARCEL C FOR A DISTANCE OF 73.50 FEET THEN NORTH 89 DEGREES 58 MINUTES 08 SECONDS WEST 463.88 FEET TO THE WEST LINE FOR A DISTANCE OF 73.50 FEET TO THE SOUTH WEST CORNER OF SAID PARCEL C; THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 463.82 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND ACROSS A PORTION OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 7 EAST M.D.B.&M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS AREA "K" OF PARCEL MAP NO. 71108, FILED IN THE OFFICE OF THE PLACER COUNTY RECORDER ON OCTOBER 29, 1976, IN BOOK 9 OF PARCEL MAPS, AT PAGE 44.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL ONE ABOVE.

APN: 043-050-024

EASEMENT NOTES:

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;

PURPOSE: ROAD AND UTILITIES
AFFECTS: EASTERLY 50'
RECORDING NO.: OCTOBER 29, 1976 IN BOOK 9 OF PARCEL MAPS, PAGE 44
PURPOSE: DITCH OR CANAL
AFFECTS WESTERLY PORTION OF SAID LAND
THIS ITEM IS SHOWN ON SHEET C2.0
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

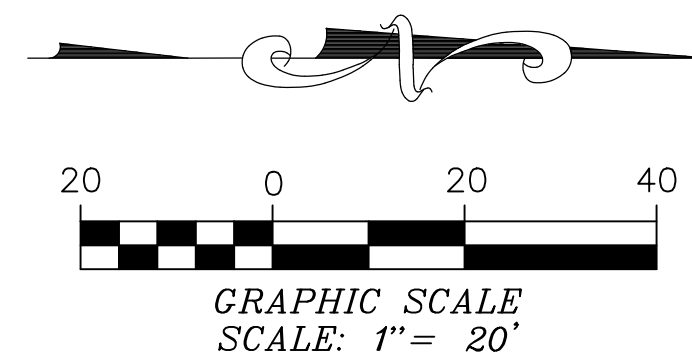
GRANTED TO: GILBERT W. VLOT, ET A
PURPOSE: ROAD AND UTILITIES
RECORDING DATE: MARCH 22, 1978
RECORDING NO.: BOOK 1978, PAGE 29, OF OFFICIAL RECORDS
AFFECTS: EASTERLY 50 FEET
THIS ITEM IS SHOWN ON SHEET C2.0

ABBREVIATIONS:

- (XX.XX) EXISTING ELEVATION
- BO/W BACK OF WALK
- BTM BOTTOM
- CF CURB FACE
- ELEV ELEVATION
- ELEC ELECTRICAL
- EX EXISTING
- FF FINISH FLOOR
- FL FLOW LINE
- FG FINISH GRADE
- FS FINISH SURFACE
- FW FIRE WATER LINE
- GB GRADE BREAK
- GM GAS METER
- INV INVERT
- MAX MAXIMUM
- MH MANHOLE
- MIN MINIMUM
- PROP PROPOSED
- SS SANITARY SEWER
- CO CLEANOUT
- SD STORM DRAIN
- OC ON CENTER
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- TYP TYPICAL
- W WIDTH
- WM WATER METER

UTILITY NOTE:

ALL UTILITIES SHOWN HEREIN ARE BASED ON PRELIMINARY ASSUMPTIONS AND SHALL NOT BE FINAL IN ANY WAY. THOROUGH UTILITY DESIGN, SIZING AND LAYOUT WILL BE COMPLETED DURING THE FINAL DESIGN PHASE.



REVISIONS

NUMBER	DATE	APPROVED

DRAWN BY: WRA
CHECKED BY: HMY
DATE: 10/27/23

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY WAS OBSERVED AS 'SACRAMENTO COOP CORS ARP' AS PUBLISHED IN NATIONAL GEODETIC SURVEY RECORDS.
CORS ID: SACR
PID: DH8725
DESCRIPTION: STATION IS A GPS CORS. LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE AND LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB.
ELEVATION: 124.6 (NAVD.88)

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 09/30/25

10/27/23
DATE



BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN BETWEEN FOUND MONUMENTS ON THE WEST LINE OF PARCEL D, 09 PM 44, PLACER COUNTY RECORDS, BEARING BEING N01°01'30"W.

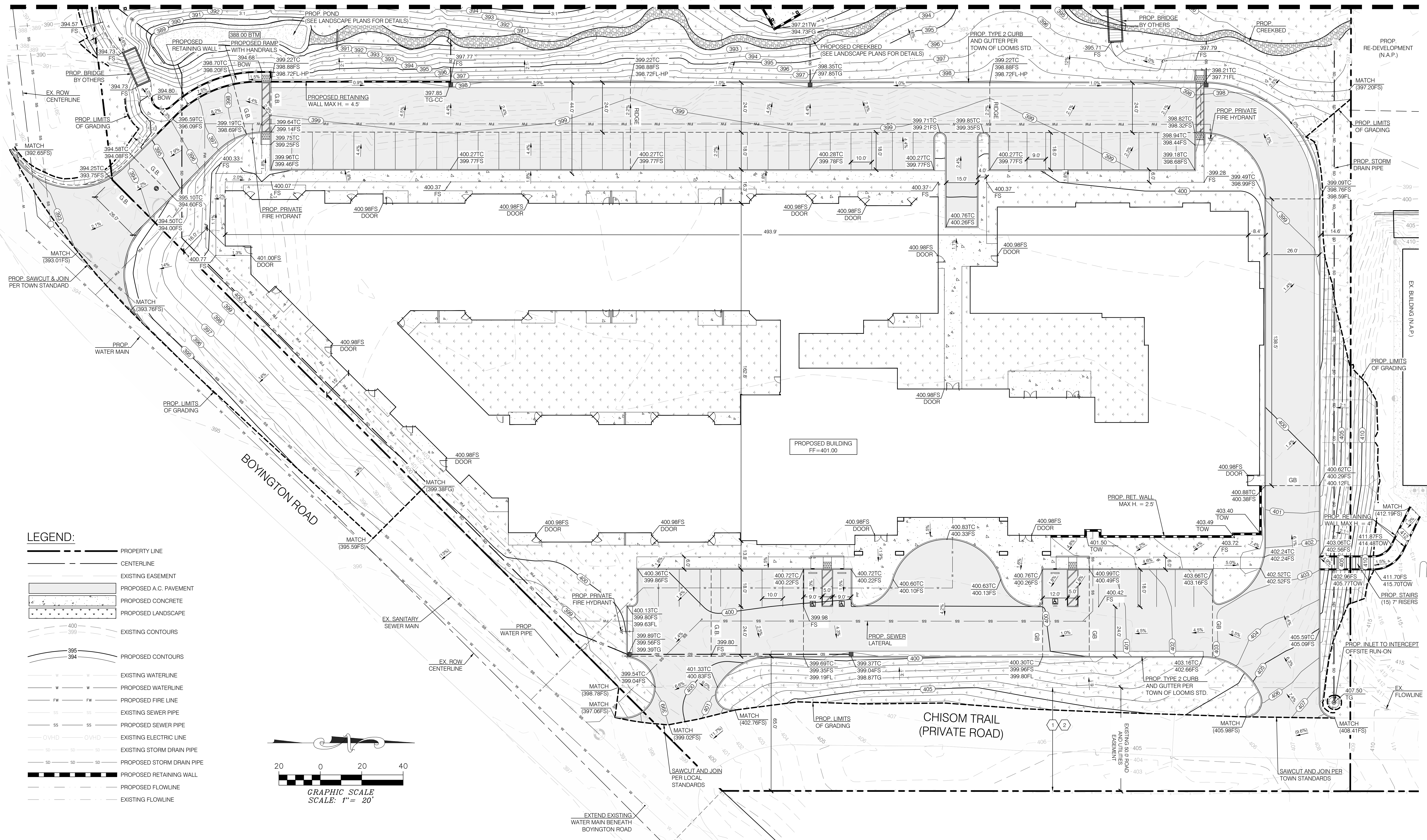
CONCEPTUAL GRADING PLAN (WEST)

CREEKSTONE
3400 CHISOM TRAIL
LOOMIS, CA 95650
APN: 043-050-024

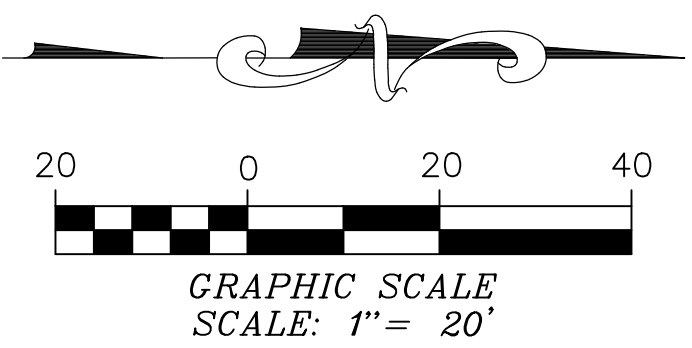
SHEET

CG-01
01 OF 02

MATCHLINE - SEE SHEET CG-01



- LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - EXISTING EASEMENT
 - PROPOSED A.C. PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE
 - 400 — EXISTING CONTOURS
 - 399 — EXISTING CONTOURS
 - 395 — PROPOSED CONTOURS
 - 394 — PROPOSED CONTOURS
 - W — EXISTING WATERLINE
 - W — PROPOSED WATERLINE
 - FW — PROPOSED FIRE LINE
 - SS — EXISTING SEWER PIPE
 - SS — PROPOSED SEWER PIPE
 - OVHD — EXISTING ELECTRIC LINE
 - SD — EXISTING STORM DRAIN PIPE
 - SD — PROPOSED STORM DRAIN PIPE
 - PROPOSED RETAINING WALL
 - PROPOSED FLOWLINE
 - EXISTING FLOWLINE



REVISIONS	
NUMBER	DATE

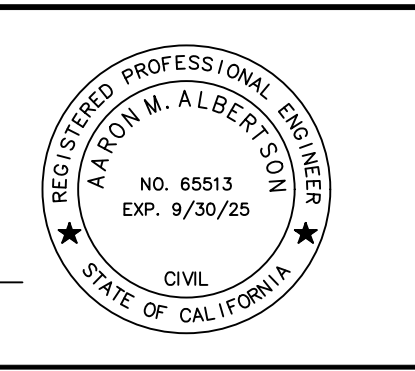
DRAWN BY: WPA
 CHECKED BY: HMY
 DATE: 10/27/23

BENCHMARK:
 THE BENCHMARK USED FOR THIS SURVEY WAS OBSERVED AS 'SACRAMENTO COOP CORS ARP' AS PUBLISHED IN NATIONAL GEODETIC SURVEY RECORDS.
 CORS ID: SACR
 PID: DH8725
 DESCRIPTION: STATION IS A GPS CORS. LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE AND LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB.
 ELEVATION: 124.6 (NAVD 88)

PLANS PREPARED BY:

Aaron M. Albertson
 AARON M. ALBERTSON
 R.C.E. 65513, EXP. 09/30/25

DATE: 10/27/23



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS WAS TAKEN BETWEEN FOUND MONUMENTS ON THE WEST LINE OF PARCEL D, 09 PM 44, PLACER COUNTY RECORDS, BEARING BEING N01°01'30"W.

CONCEPTUAL GRADING PLAN (EAST)

CREEKSTONE
 3400 CHISOM TRAIL
 LOOMIS, CA 95650
 APN: 043-050-024

SHEET
 CG-02
 02 OF 02