

OWNER & SUBDIVIDER:

MORRIS KEENEY
2243 DURHAM-DAYTON HIGHWAY
DURHAM, CA 95938

ENGINEER:

W GILBERT ENGINEERING
WESLEY E. GILBERT, R.C.E. 31689
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
PHONE: (530) 809-1315

ASSESSOR'S PARCEL NUMBER:

040-700-001

LAND USE:

PRESENT: ALMOND ORCHARD

FUTURE: LOTS 1-46: SINGLE FAMILY RESIDENTIAL
LOT 47: EXISTING SINGLE FAMILY RESIDENTIAL TO REMAIN

ZONING:

EXISTING: VLDR

PROPOSED: VLDR

GENERAL PLAN DESIGNATION:

EXISTING: VLDR (VERY LOW DENSITY RESIDENTIAL)

PROPOSED: VLDR (VERY LOW DENSITY RESIDENTIAL)

UTILITIES:

SANITARY SEWER: INDIVIDUAL SEPTIC TANK AND
LEACH LINE

STORM DRAIN: BUTTE COUNTY/PRD

WATER: DURHAM IRRIGATION DISTRICT

POWER: PACIFIC GAS & ELECTRIC

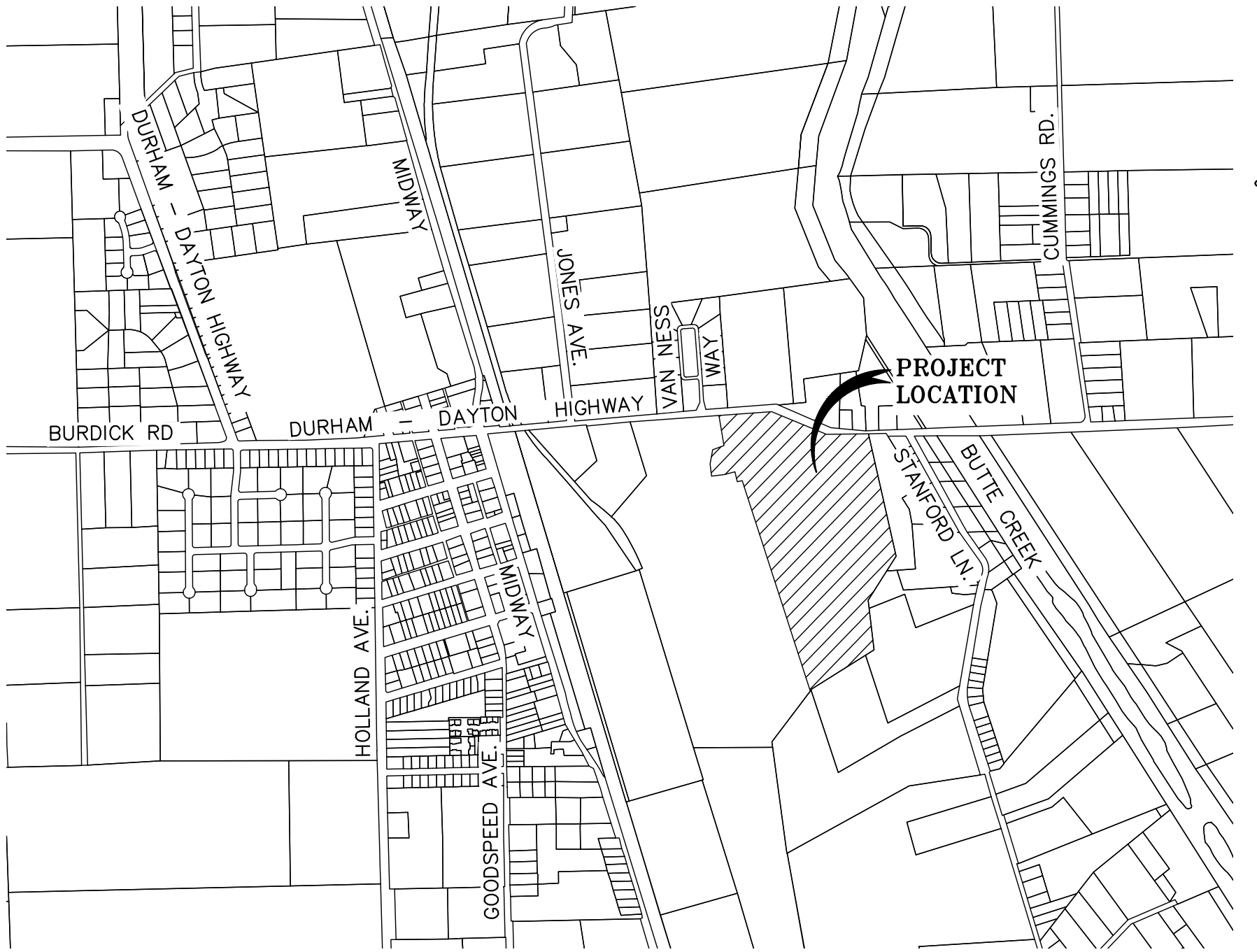
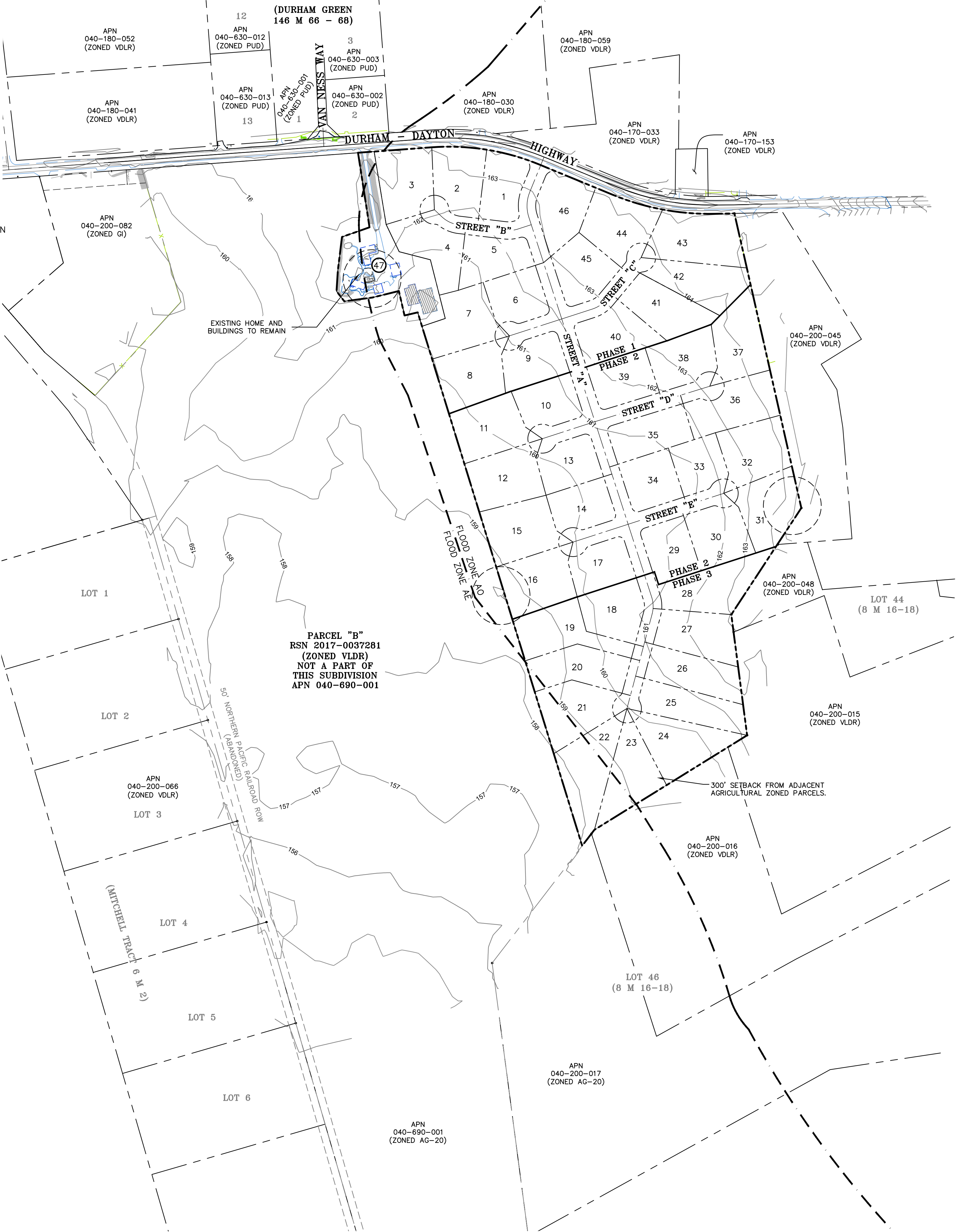
TELECOMMUNICATIONS: AT&T

GAS: PACIFIC GAS & ELECTRIC

CABLE TV: COMCAST

SUBDIVISION NOTES:

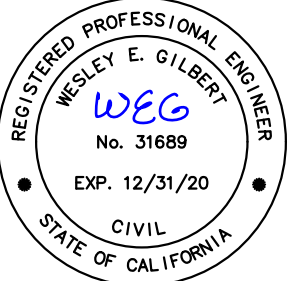
- SUBDIVISION INFORMATION:
TOTAL ACRES = 49.4 ACRES±
NUMBER OF SINGLE FAMILY
RESIDENTIAL LOTS = 47
AVERAGE LOT SIZE (1-47) = 45,806 sf
- THE SUBDIVISION LIES WITHIN ZONE AE AND ZONE
AO PER FIRM 06007C0520E DATED JANUARY 6,
2011.
- STORM DRAINAGE MITIGATION WILL BE
ACCOMPLISHED THROUGH THE USE OF STORM DRAIN
LEACH TRENCHES
- PHASE 1: LOTS 1-9 & 40-47
PHASE 2: LOTS 10-17 & 29-39
PHASE 3: LOTS 18-28
- THE LOTS WITHIN THIS SUBDIVISION WILL BE
DEVELOPED IN ACCORDANCE WITH BUTTE COUNTY
CODE IN EFFECT AT THE TIME WHEN A BUILDING
PERMIT IS APPLIED FOR.



LOCATION MAP

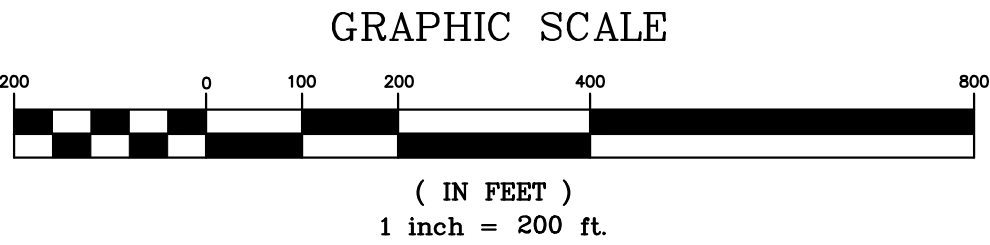
THIS TENTATIVE SUBDIVISION MAP WAS PREPARED
BY ME OR UNDER MY DIRECTION

BY: *Wesley E. Gilbert* DATE: *7/16/19*
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/20



SHEET INDEX:

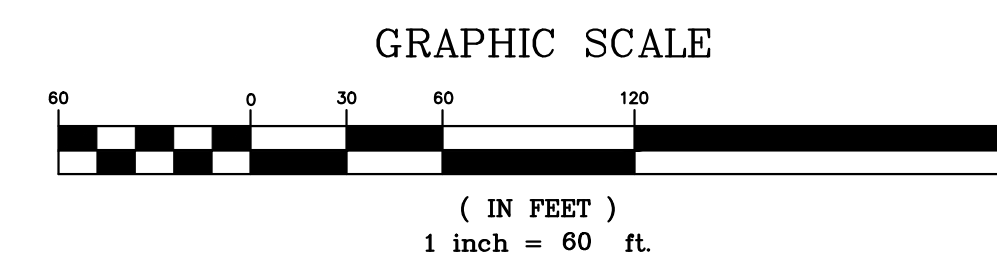
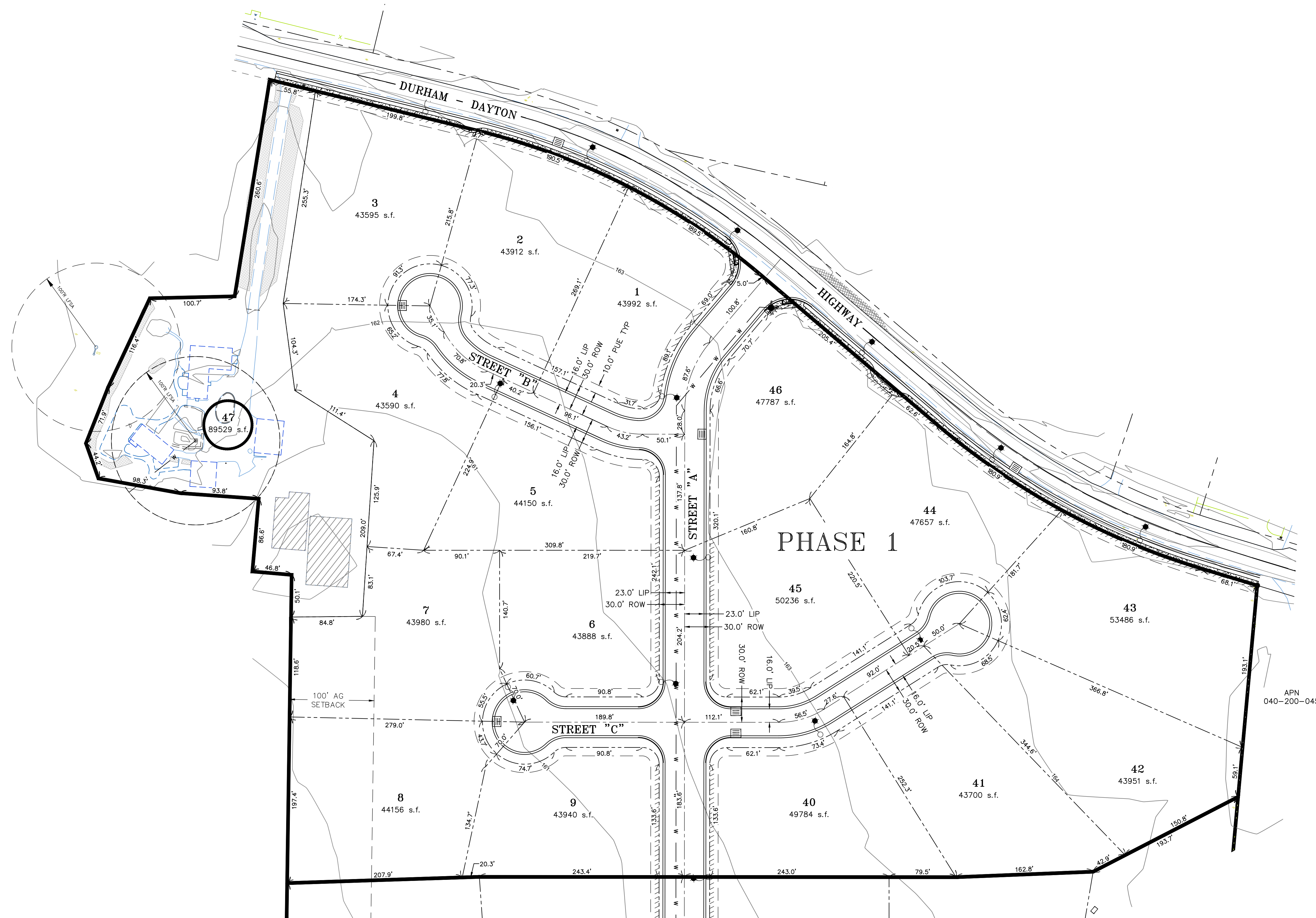
- SITE PLAN
- PHASE 1
- PHASE 2
- PHASE 3
- TYPICAL SECTIONS AND SIGHT DISTANCE DIAGRAM
- TREE MAP
- EROSION CONTROL PLAN
- CONCEPTUAL DRAINAGE PLAN
- FIRE HYDRANT & STREET LIGHT PLAN
- WELL/LEACH FIELD CONCEPTUAL PLAN



SITE PLAN
CREEKSIDE ESTATES
TENTATIVE SUBDIVISION MAP

FOR
MORRIS KEENEY
BEING ALL OF LOT "A" AS DESCRIBED IN RSN 2017-0037282
BUTTE COUNTY
STATE OF CALIFORNIA

PREPARED BY:
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- LEGEND:**
- ABUTTERS RIGHTS TO BUTTE COUNTY
 - PHASE BOUNDARY
 - LFSA
 - LEACH FIRE SETBACK AREA
 - PROPOSED STORM DRAIN DROP INLET
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT AND WATER LINE

PHASE 1
CREEKSIDE ESTATES
TENTATIVE SUBDIVISION MAP

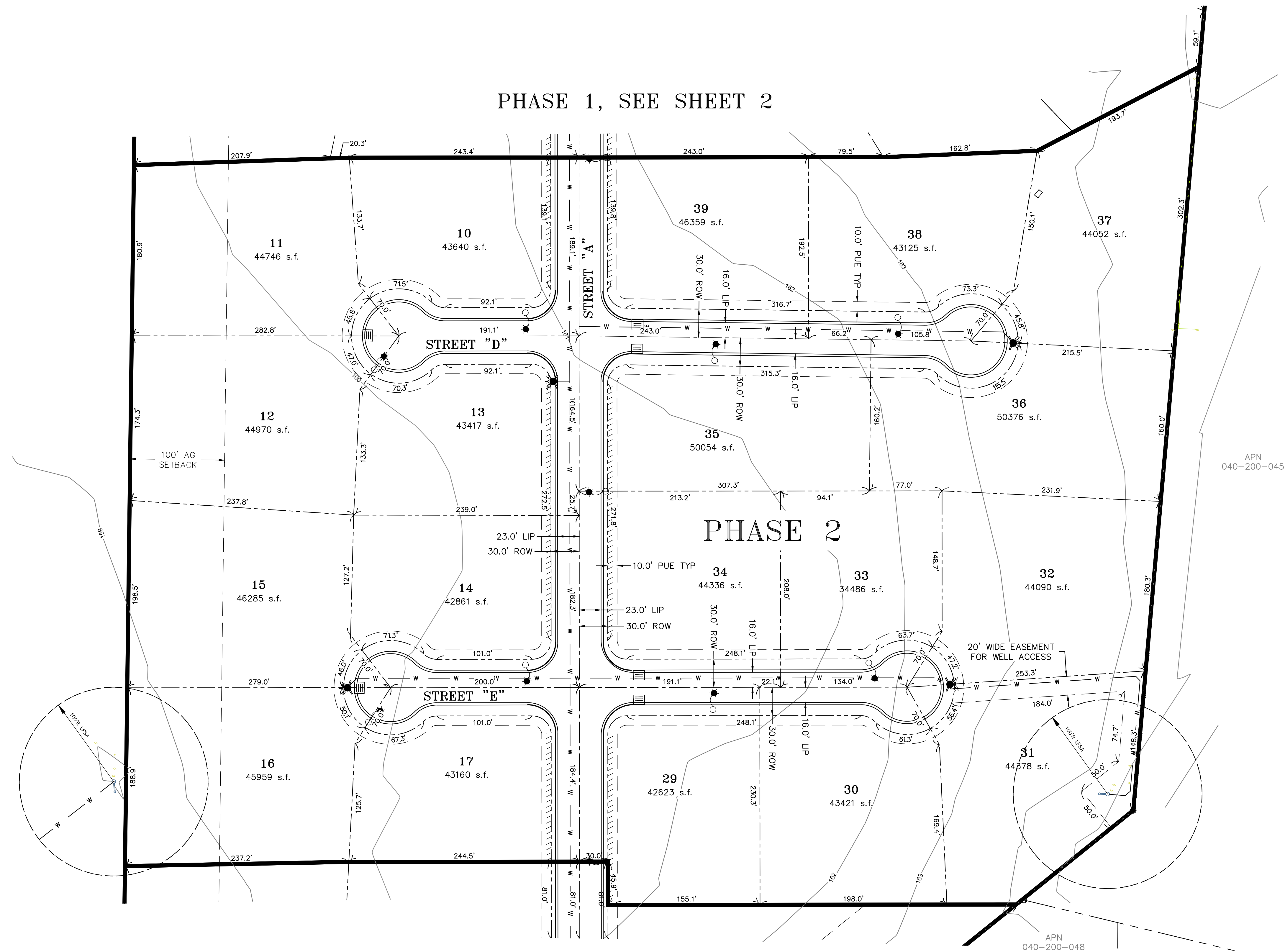
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JULY 16, 2019

SHEET 2 OF 10



PHASE 1, SEE SHEET 2

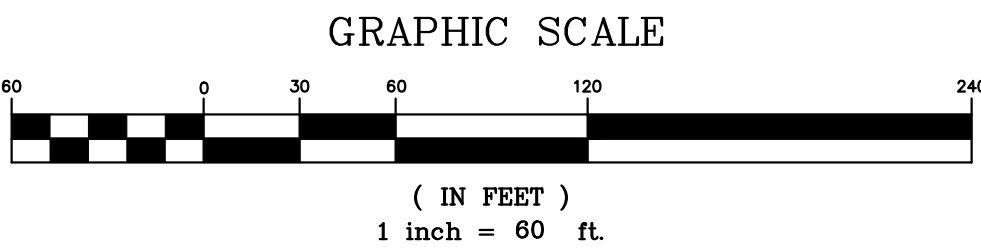
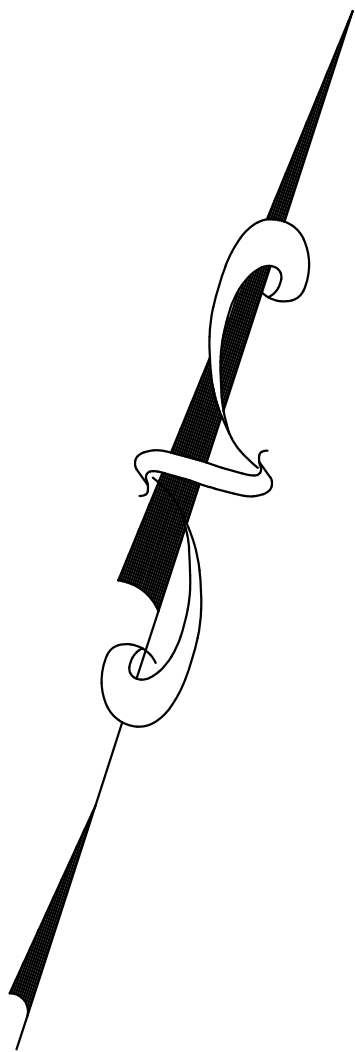
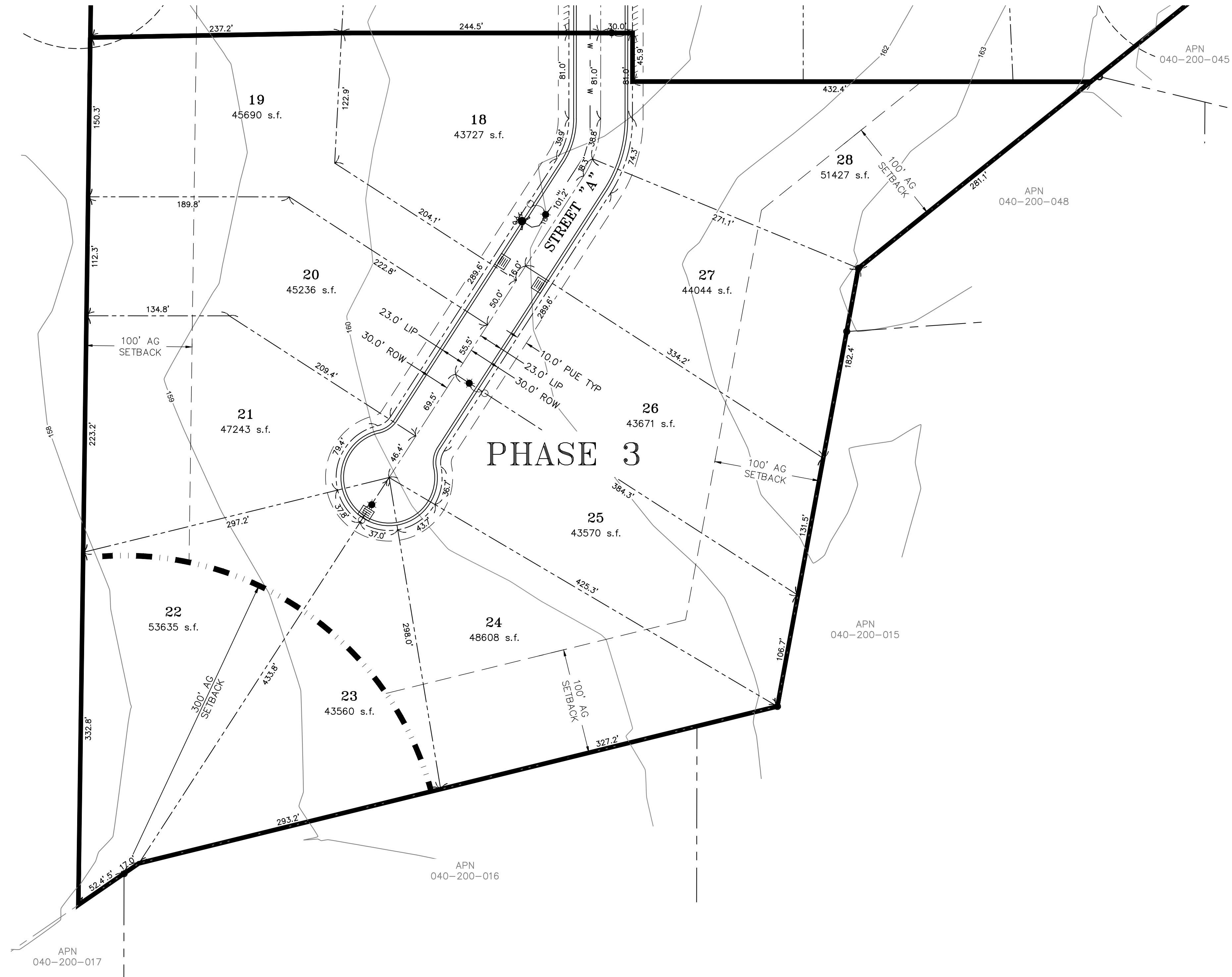
PHASE 2

PHASE 3, SEE SHEET 4

PHASE 2
CREEKSIDE ESTATES
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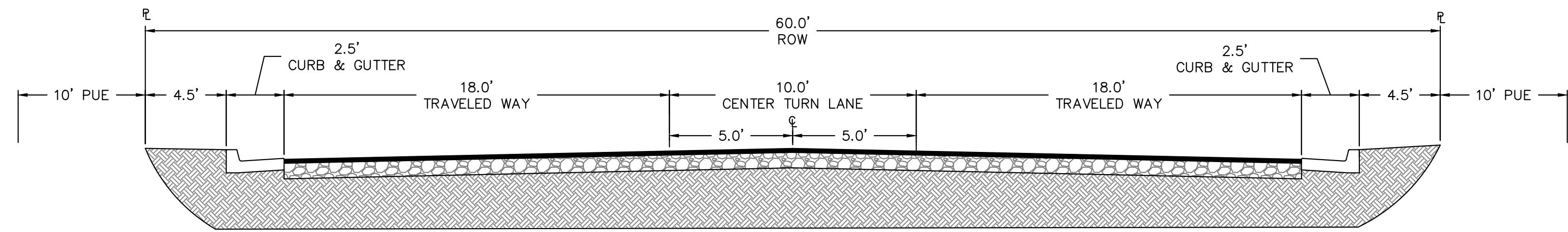
PHASE 2, SEE SHEET 3



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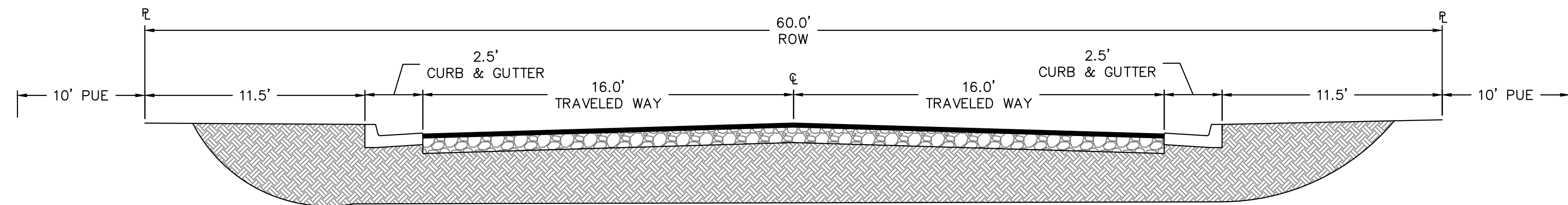
PHASE 3
CREEKSIDE ESTATES
TENTATIVE SUBDIVISION MAP

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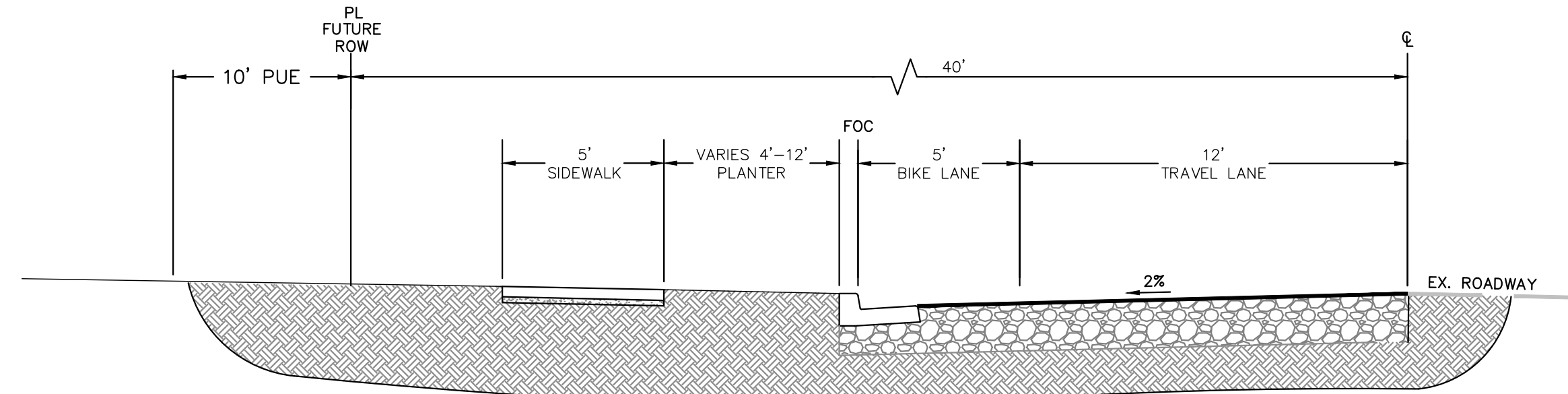
STREET "A" PUBLIC STREET
(WITH ON-STREET PARKING)

N.T.S.



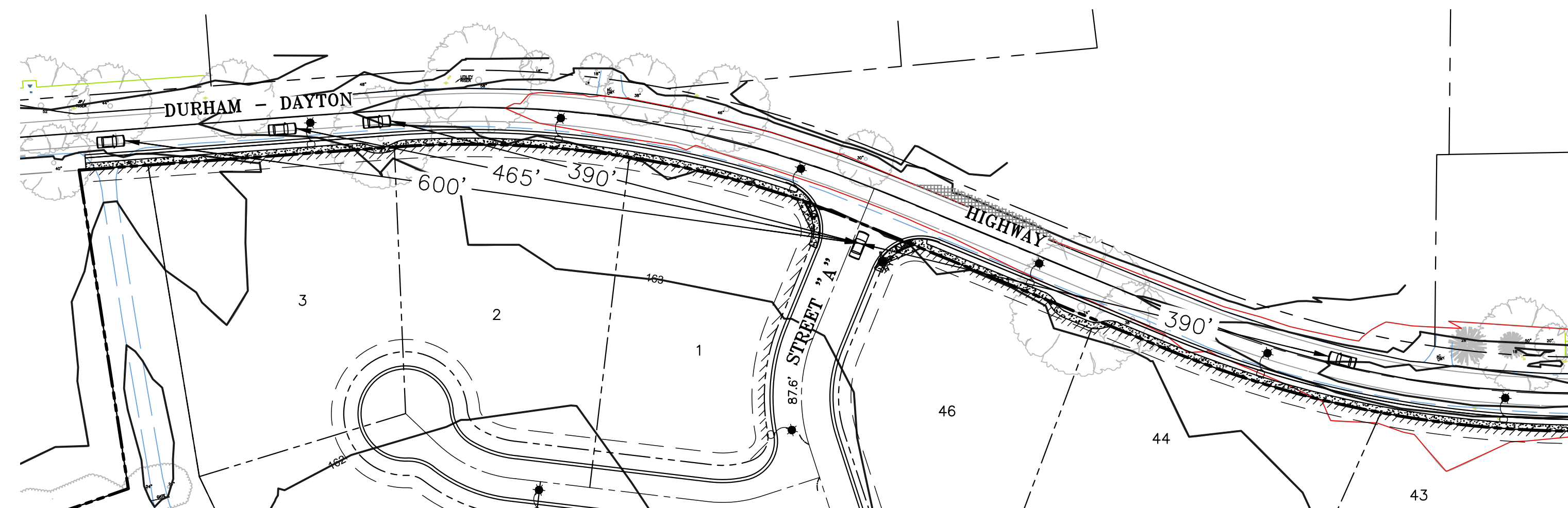
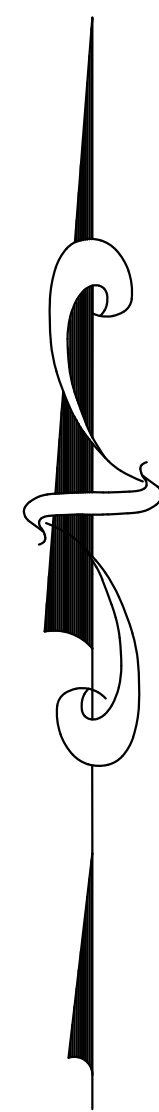
STREETS "B"-"E" PUBLIC STREETS
(WITH ON-STREET PARKING)

N.T.S.



DURHAM-DAYTON HIGHWAY PUBLIC STEET
(NO ON-STREET PARKING)

N.T.S.



DURHAM-DAYTON HIGHWAY
AND STREET "A"
SIGHT DISTANCE DIAGRAM

SCALE 1" = 80'

TYPICAL SECTION AND SITE
DISTANCE DIAGRAM
CREEKSIDE ESTATES
TENTATIVE SUBDIVISION MAP

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Tag #	Species	# of Trunks	DBH	Health	Structure
525	Black Walnut	1	32	2	2
526	Black Walnut	1	44	2	2
527	Black Walnut	2	39	3	2
528	Valley Oak	1	60	5	5
529	Black Walnut	1	37	1	1
530	Black Walnut	1	40	2	2
531	Black Walnut	1	42	2	1
532	Black Walnut	1	54	3	3
533	Valley Oak	1	47	5	5
534	Black Walnut	1	49	2	3
535	Valley Oak	2	59	2	4
536	Black Walnut	1	42	4	2
537	Black Walnut	1	46	5	3
538	Privet	2	19	4	4
539	Redwood	1	24	4	5
540	Privet	1	13	4	4
541	Privet	1	9	4	4
542	Privet	4	19	5	2
543	Privet	2	12	5	3
544	Privet	2	14	5	2
545	Privet	3	26	5	2
546	Redwood	1	23	5	4
547	Cedar	1	24	5	3
548	Cedar	1	13	5	4
549	Cedar	1	26	1	3
552	Valley Oak	1	51	5	1
555*	Birch	1	9	5	5
556*	Redwood	1	20	4	4
557*	Redwood	1	25	5	3
558*	Redwood	1	25	5	3
560	Canyon Oak	1	34	4	3

* not tagged, indicates a tree withing private landscaped area



TREE MAP
CREEKSIDE ESTATES
TENTATIVE SUBDIVISION MAP

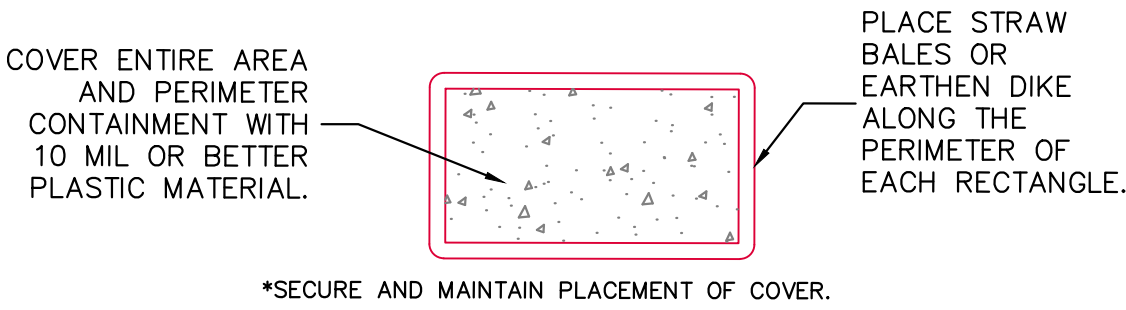
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CONSTRUCTION NOTES:

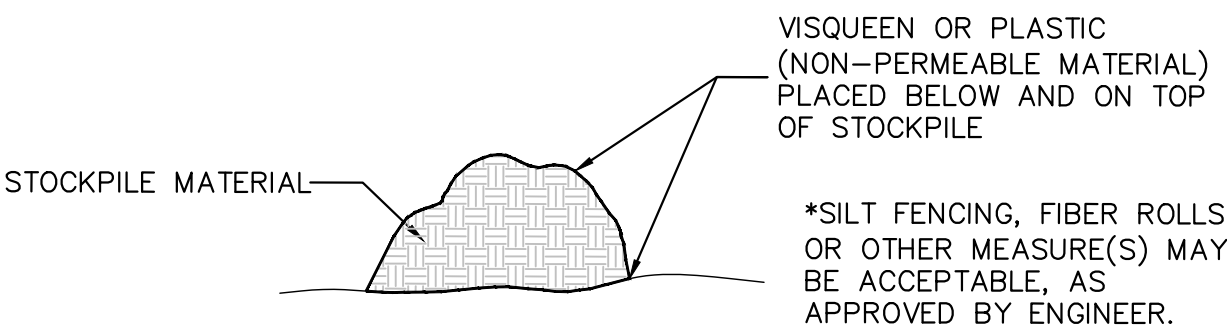
- 1 CONTRACTOR TO PLACE STRAW WATTLES, SILT FENCING AND/OR STRAW MULCH PER BEST MANAGEMENT PRACTICES (BMPs) PRIOR TO THE START OF CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENT FROM LEAVING THE PROPERTY.
- 2 STAGING AREA PER SWPPP. PLACE STOCKPILES AND ALL EXCESS MATERIALS IN THIS AREA. ENSURE COVER MANAGEMENT SUPPLIES ARE NEARBY FOR EMERGENCY USE IN COVERING EQUIPMENT AND MATERIALS BEFORE RAINFALL. AREA MAY RELOCATE DURING PROGRESSION OF PROJECT.
- 3 DURING SITE CONSTRUCTION, THE SITE SHALL BE GRADED TO DIRECT RUN-OFF TOWARDS THE PROJECT INTERIOR.
- 4 STABILIZED CONSTRUCTION ENTRANCE (GRAVEL LAYER OVER FILTER FABRIC TO MINIMIZE SOIL AND OTHER SEDIMENT FROM LEAVING THE SITE). SHOW HEREON AS AN ILLUSTRATION. THIS BMP SHALL BE PLACED IN EACH AREA THAT TRAFFIC ENTERS/EXITS THE PROJECT SITE.
- 5 EXISTING STORM DRAINAGE INLETS SHALL BE PROTECTED WITH STORM DRAIN INLET PROTECTION PER "SE-10" BMP DETAIL OR DETAIL 4.

EROSION CONTROL LEGEND :

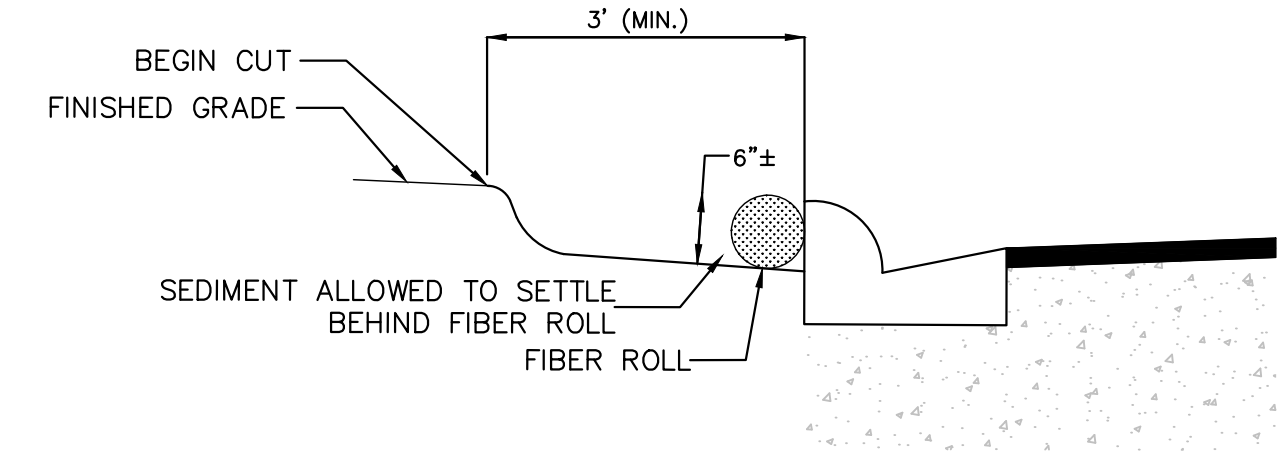
- 160 EXISTING GROUND CONTOUR (CONTOUR INTERVAL = 1')
- PROJECT PROPERTY LINE
- - - PROPOSED PROJECT CENTERLINE
- ===== PROPOSED CURB AND GUTTER
- ← INTERIM GRADING (SEE NOTE 3)
- - - SILT FENCE OR FIBER ROLLS FOR PERIMETER CONTROL (SEE NOTE 1 AND DETAILS 3, 6, AND 7)
- STABILIZED CONSTRUCTION ENTRANCE (TO BE REMOVED AND REPLACED WITH TIRE WASH, IN AREA DIRECTED BY SITE MANAGER OR ENGINEER) (SEE NOTE 4 AND DETAIL 5)
- STAGING AREA - MAINTAIN PROPER STOCKPILE MANAGEMENT (SEE NOTE 2 AND DETAIL 2)
- CONCRETE WASH AREA, SEE DETAIL 1
- FIBER ROLLS OR STRAW WATTLES PLACED AT BACK OF CURBS OR EDGE OF PAVEMENT, SEE DETAIL 3



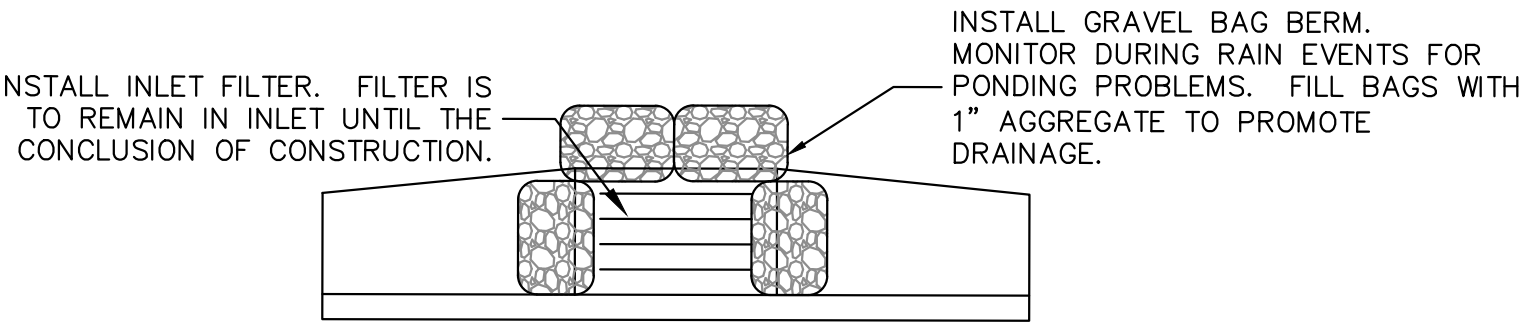
DETAIL 1: CONCRETE WASH AREA
N.T.S.



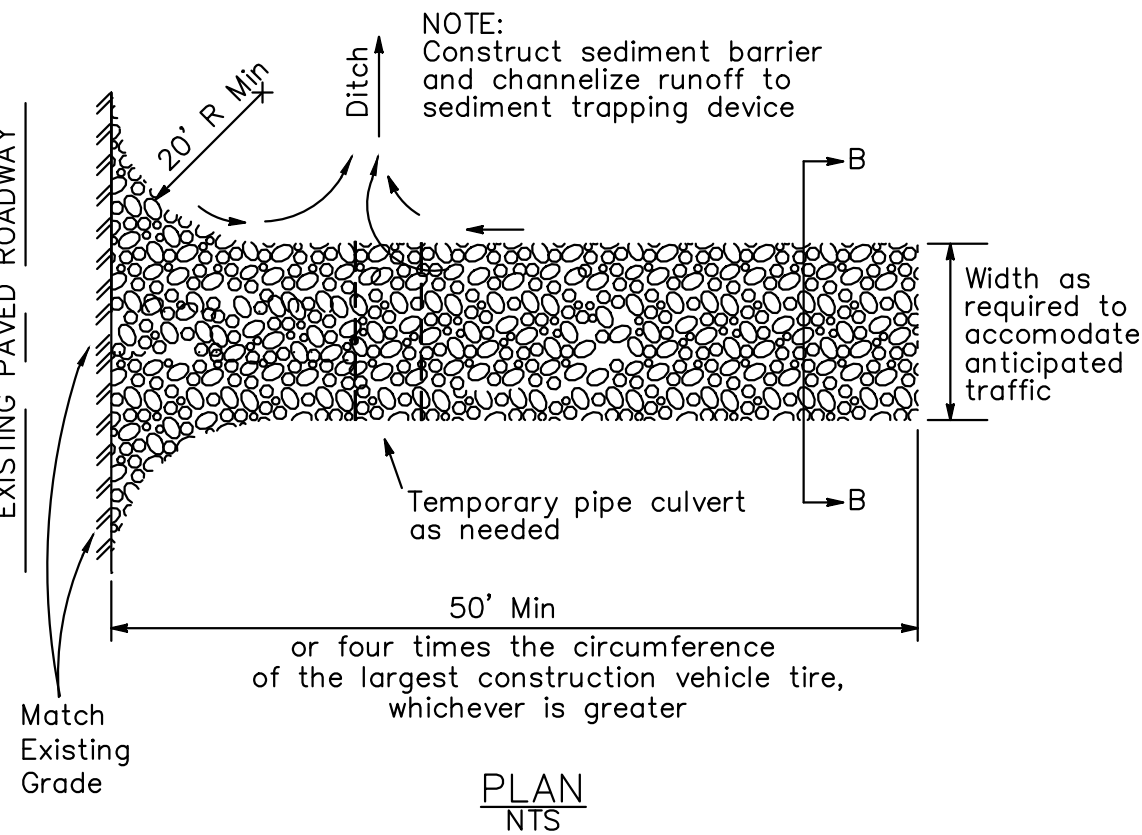
DETAIL 2: STOCKPILE MANAGEMENT
N.T.S.



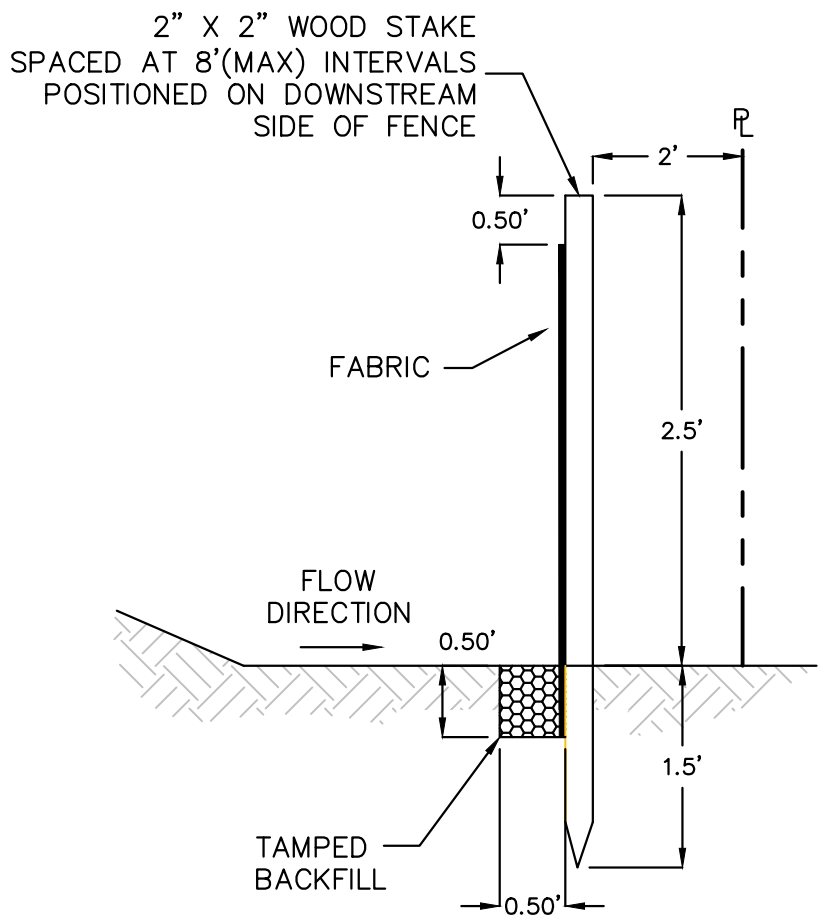
DETAIL 3: PERIMETER EROSION CONTROL
N.T.S.



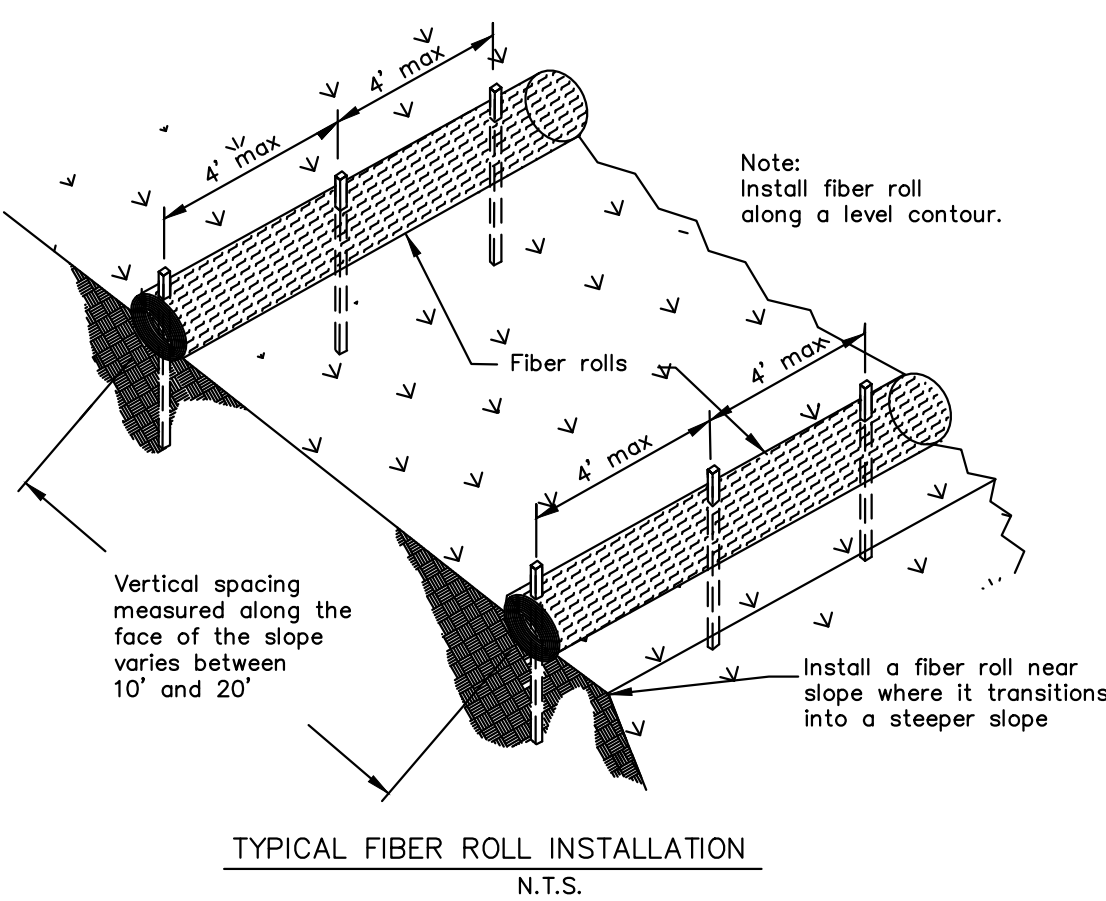
DETAIL 4: STORM DRAIN INLET PROTECTION
N.T.S.



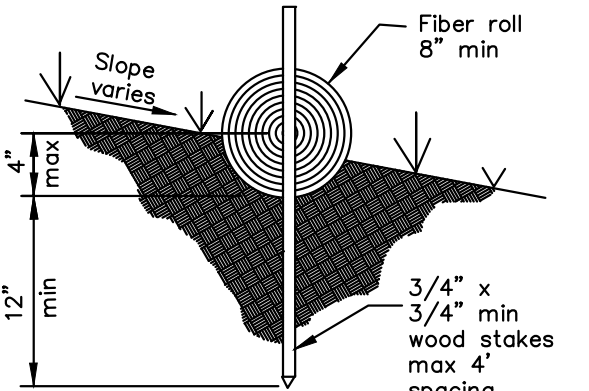
DETAIL 5: STABILIZED CONSTRUCTION ENTRANCE-EXIT
N.T.S.



DETAIL 6: SILT FENCE TYPICAL SECTION
N.T.S.



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

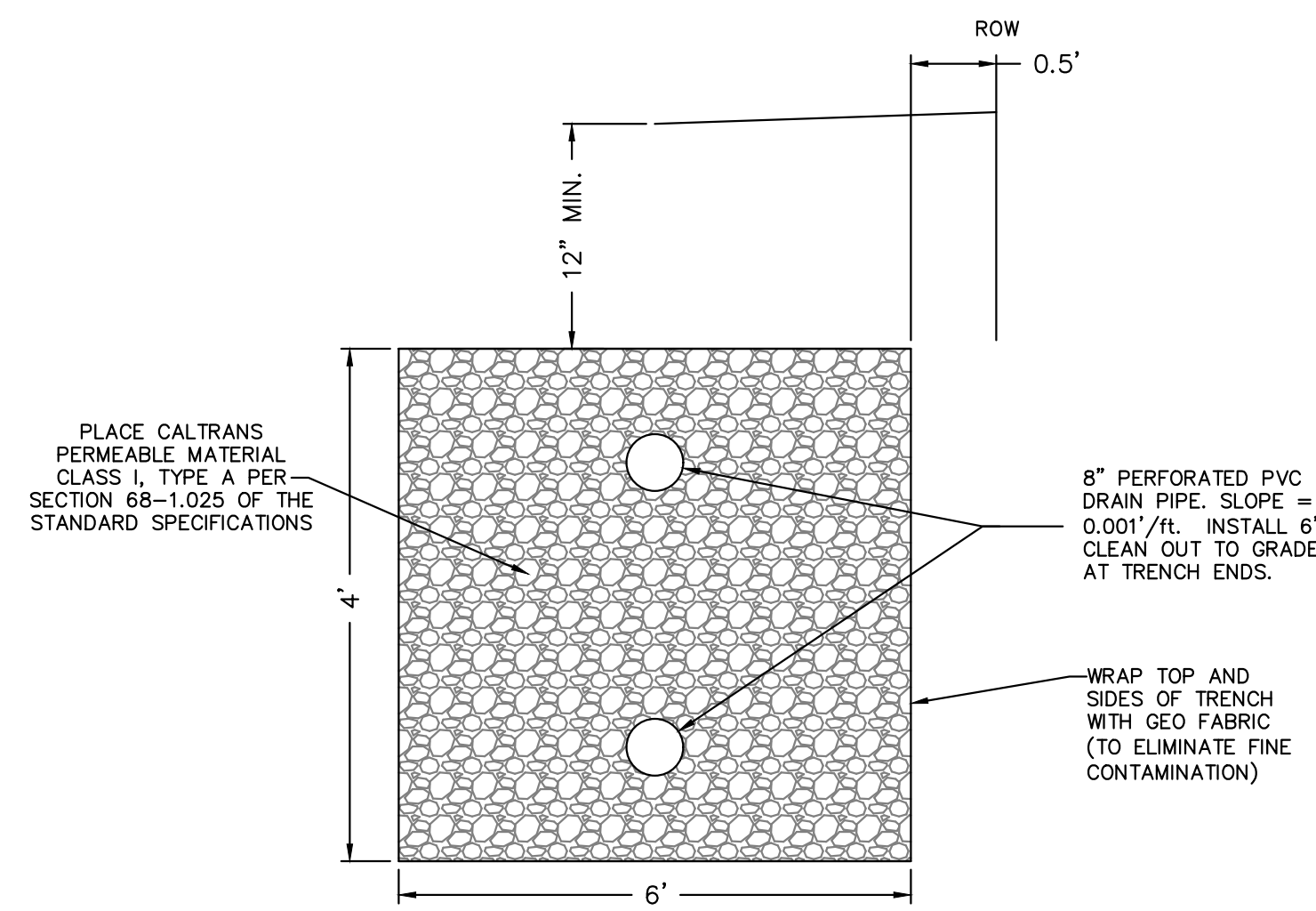


DETAIL 7A: FIBER ROLL TYPICAL SECTION
N.T.S.



EROSION CONTROL PLAN
CREEKSIDE ESTATES
TENTATIVE SUBDIVISION MAP

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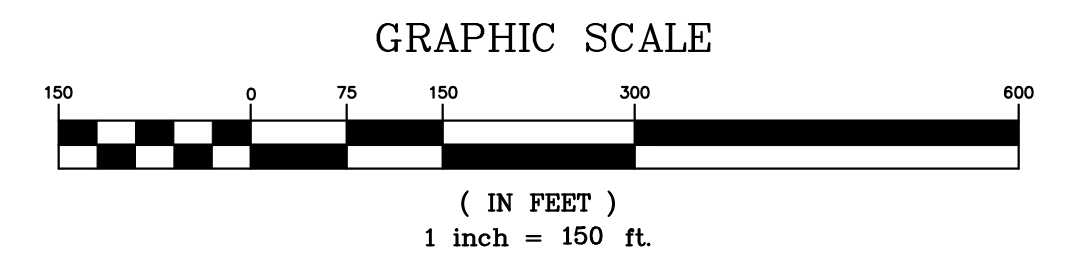
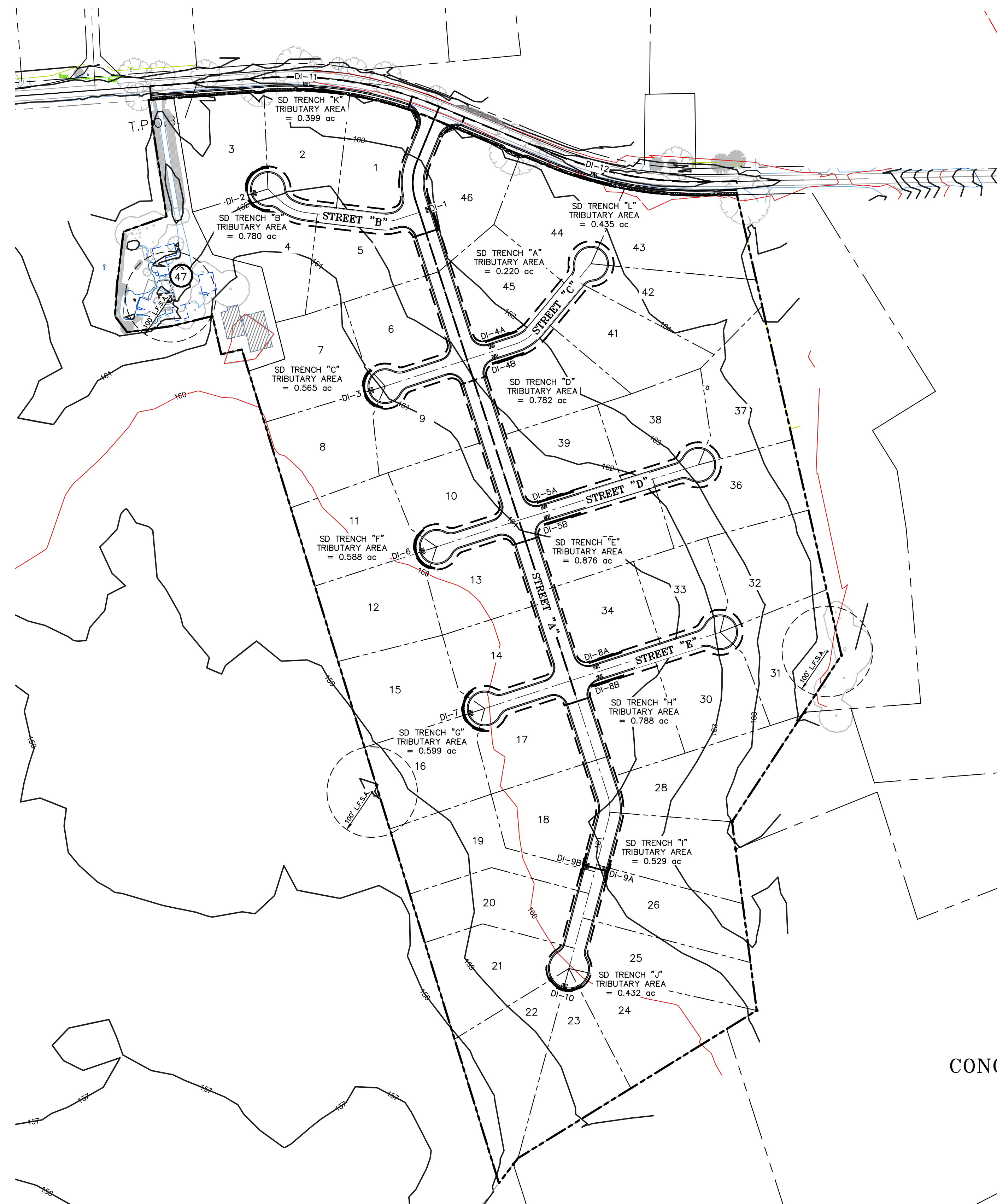


**STORM DRAIN LEACH TRENCH
TYPICAL SECTION**

NTS

NOTES:

- 1.) INSTALL APPROXIMATELY 1,410 FEET OF STORM DRAIN LEACH TRENCH BELOW THE SIDEWALK, ALONG THE SUBDIVISION STREET RIGHT OF WAY TO COLLECT AND PERCOLATE STORM WATER RUNOFF FROM THE SUBDIVISION IMPROVEMENTS.
- 2.) INCREASED RUNOFF FROM THE DEVELOPMENT OF THE LOTS WILL BE COLLECTED AND PERCOLATED USING STORM DRAIN LEACH TRENCHES ON EACH INDIVIDUAL LOT.



LEGEND:

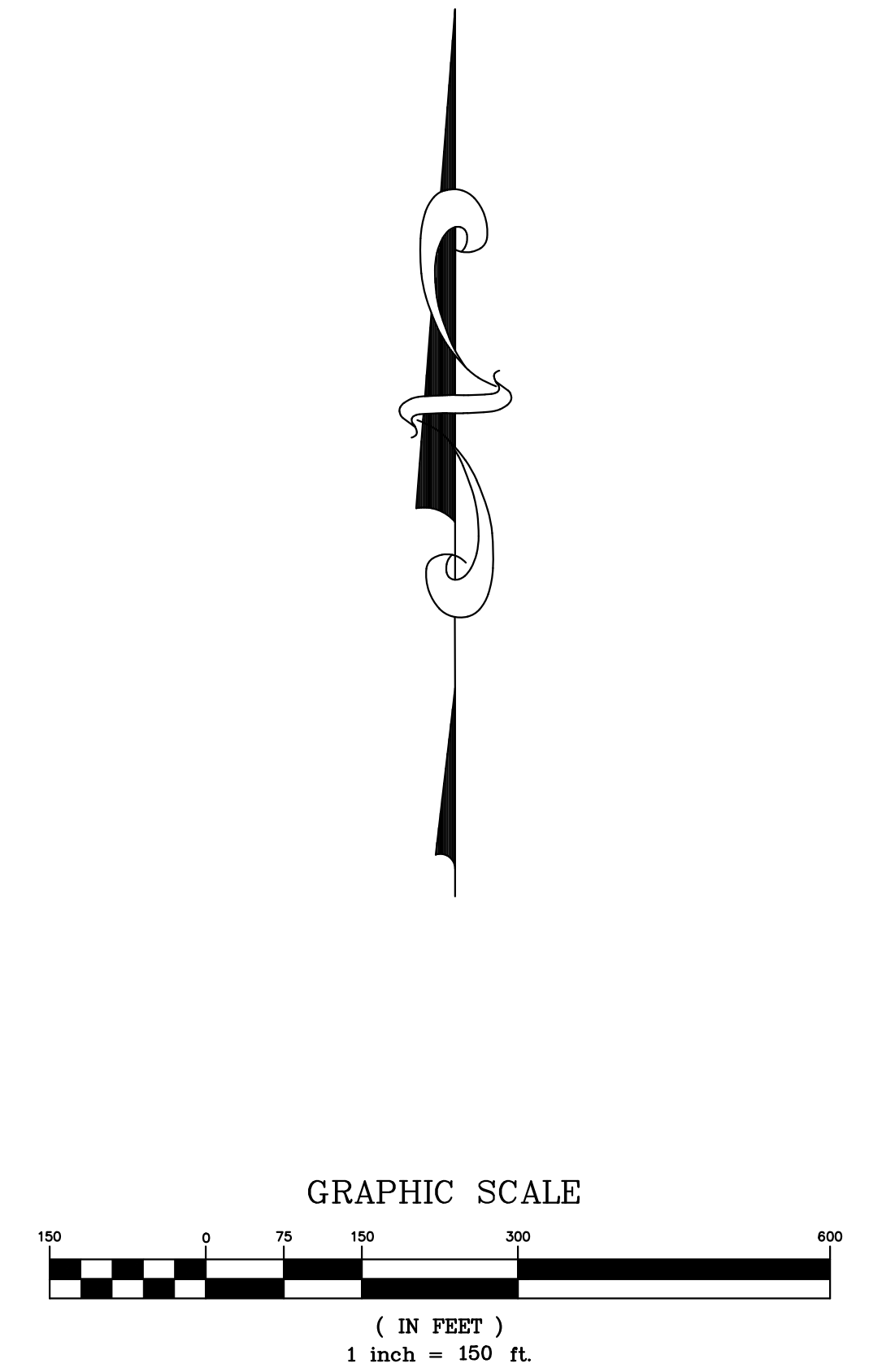
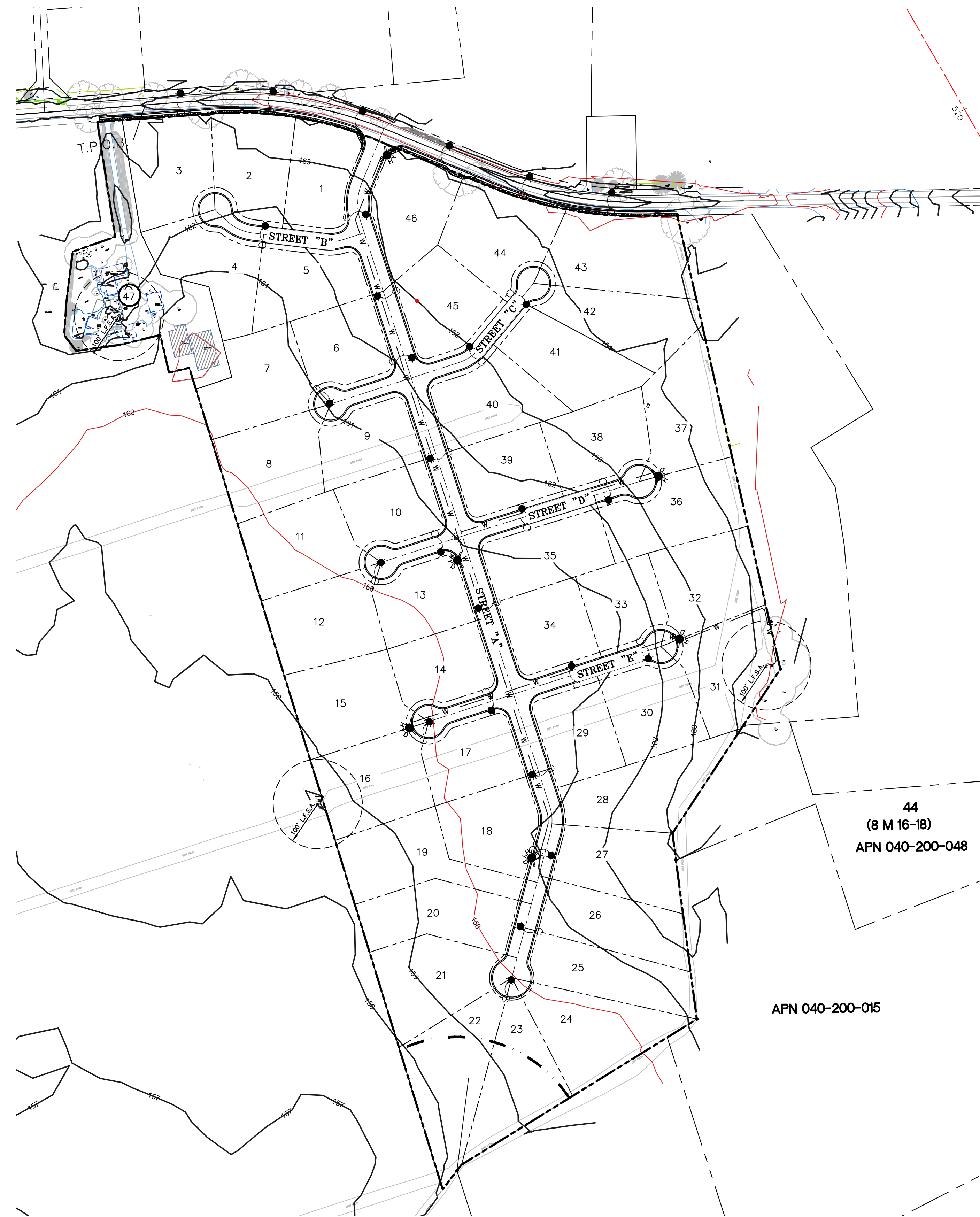
- PROPOSED STORM DRAIN INLET
- PROPOSED FLOW DIRECTION OF SURFACE RUNOFF
- PROPOSED TRIBUTARY AREA BOUNDARY

**CONCEPTUAL DRAINAGE PLAN, WELL LOCATION
AND LEACH FIELD LOCATION MAP
CREEKSID ESTATES
TENTATIVE SUBDIVISION MAP**

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- LEGEND:**
- 100-WATT STREET LIGHT ON A 30' HIGH POLE AND A 6' LONG MAST ARM. MAXIMUM SPACING = 200' (27 TOTAL)
 - LONG BEACH MODEL 914 OR 615 OR CLOW MODEL 950 OR 960 WITH A MINIMUM FLOW CAPACITY OF 1500 GALLONS PER MINUTE. MAXIMUM SPACING = 800' (6 TOTAL)

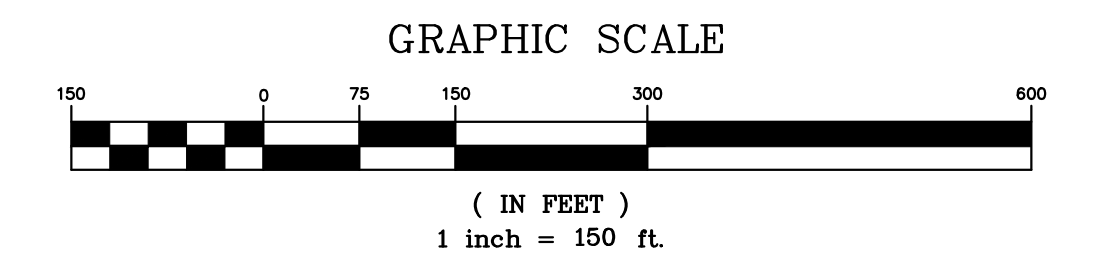
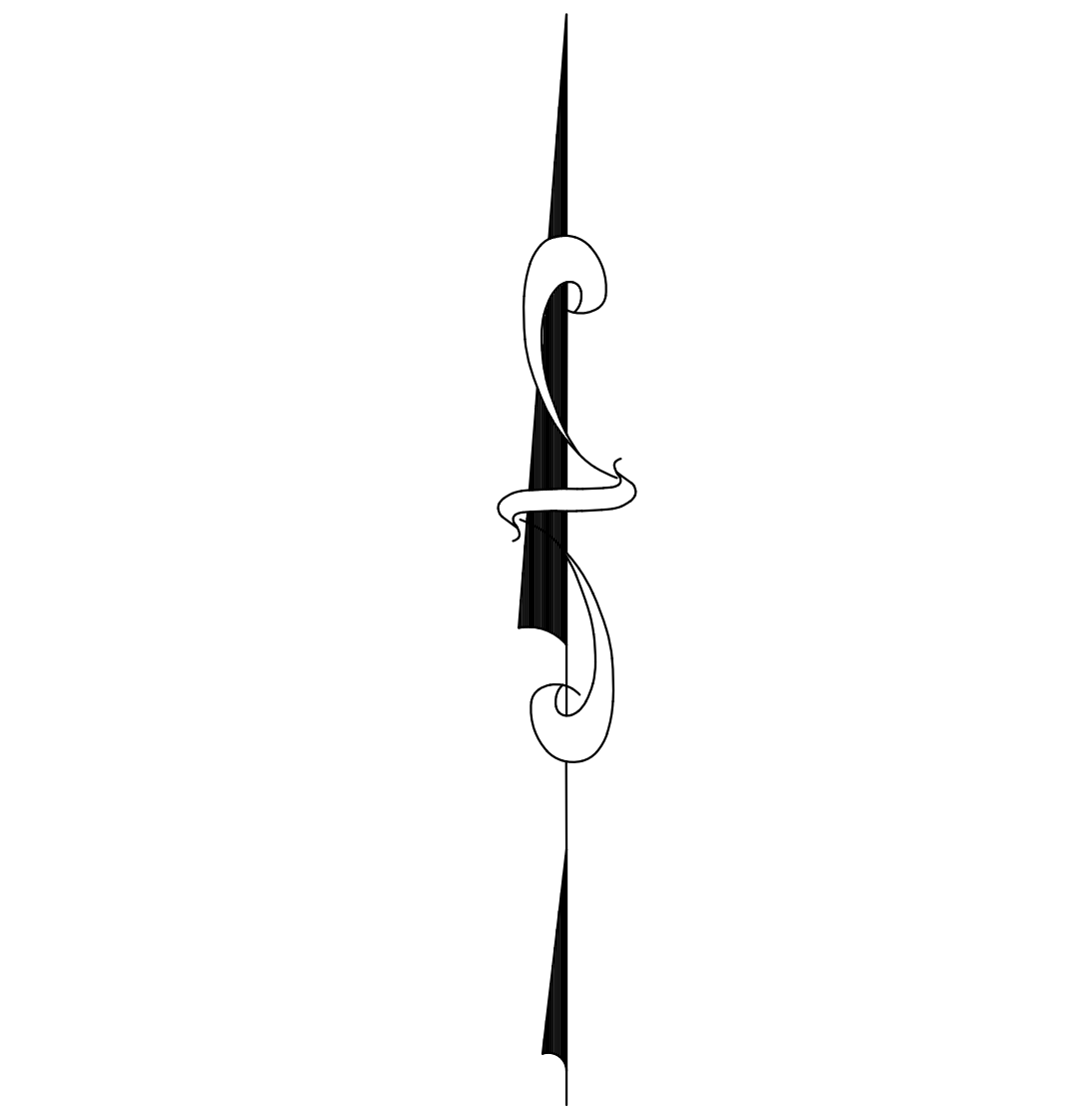
**FIRE HYDRANT AND STREET LIGHT PLAN
CREEKSIDE ESTATES
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SHEET 9 OF 10



LEGEND:

- STORM WATER LEACH TRENCH
- ALF — ACTIVE LEACH FIELD
- RLF --- RESERVE LEACH FIELD

AREA & LENGTH REQUIREMENTS

STORM WATER LEACH TRENCH	155 LF REQ'D (SEE TYPICAL SECTION)
ACTIVE LEACH FIELD	1,400 sf REQ'D
RESERVE LEACH FIELD	1,400 sf REQ'D

WELL/LEACH FIELD CONCEPTUAL PLAN
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