

RECORD REFERENCES:

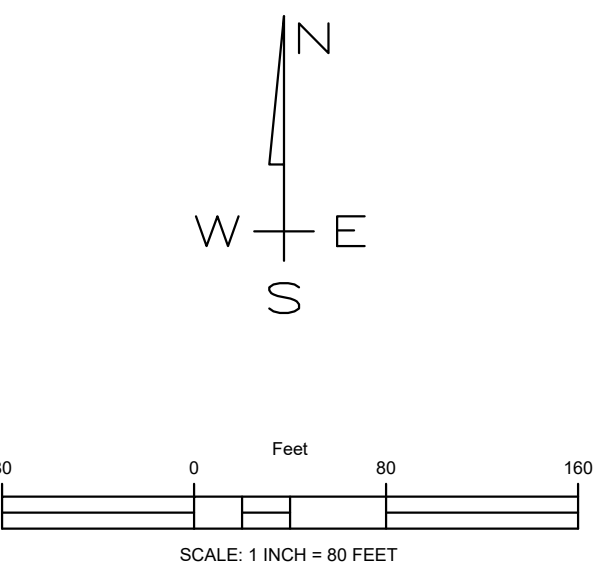
- (R1) - FIELDSTONE SUBDIVISION, BOOK 13 OF MAPS, PAGES 33 AND 34
- (R2) - BLAIR ESTATES SUBDIVISION, BOOK 13 OF MAPS, PAGES 64 AND 65
- (R3) - PARCEL MAP, BOOK 6 OF MAPS, PAGES 52 AND 53
- (R4) - ROAD EASEMENT GRANT DEED 2004-8664
- (R5) - DRAINAGE EASEMENT GRANT DEED BOOK 677, PAGE 27

SURVEY LEGEND:

- FOUND MONUMENT, AS NOTED
- FOUND 3" BRASS CAP WITH 3/4" PIN STAMPED LS 5442 PER R2
- OIP OPEN IRON PIPE
- IP IRON PIPE

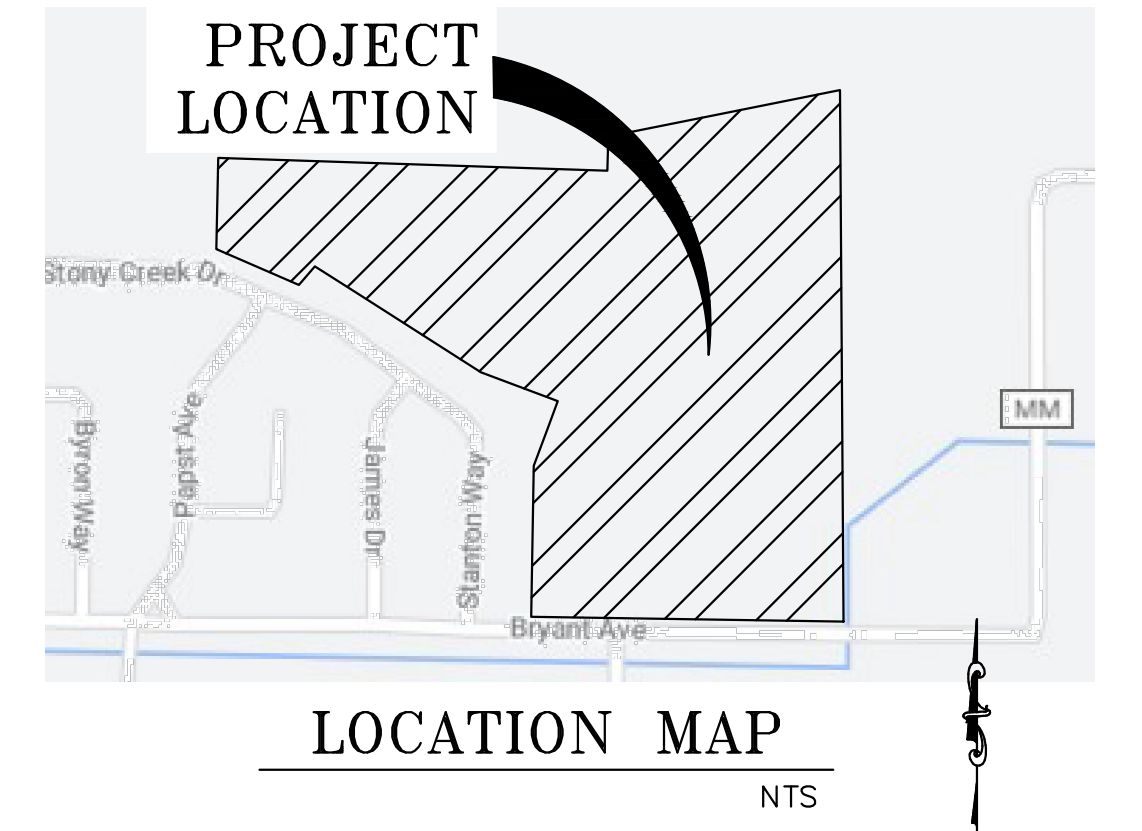
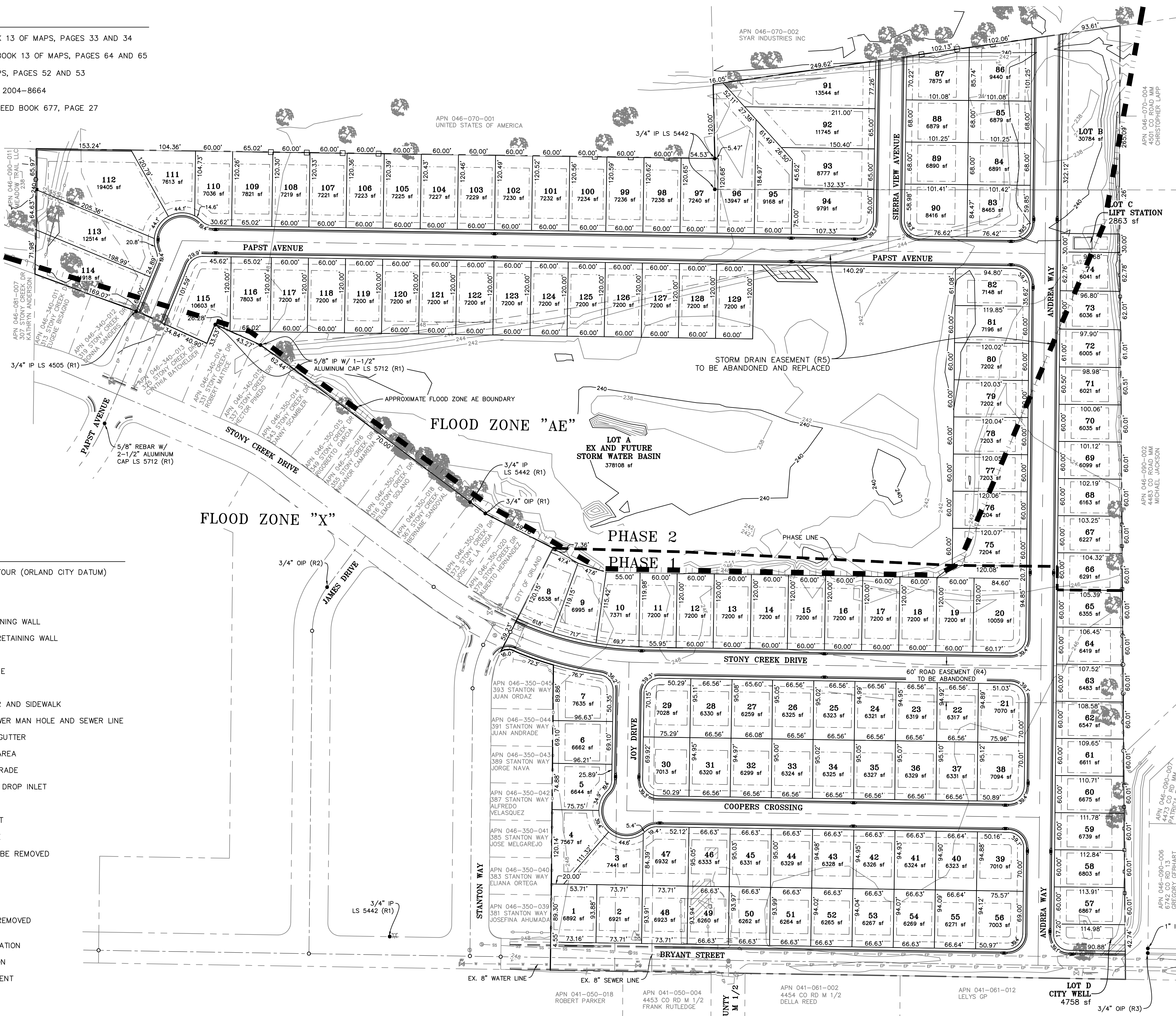
BUILDING SETBACKS

- FRONT AND BACK YARDS: 20'
- SIDE YARDS: 5'
- TYPICAL FOR ALL LOTS
- CORNER LOTS SIDE SETBACKS FACING THE STREET: 20'



LEGEND:

- 240— EXISTING GROUND CONTOUR (ORLAND CITY DATUM)
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED WOOD RETAINING WALL
- PROPOSED CONCRETE RETAINING WALL
- CENTER LINE
- BUILDING SET BACK LINE
- EASEMENT LINE
- EXISTING CURB, GUTTER AND SIDEWALK
- EXISTING SANITARY SEWER MAN HOLE AND SEWER LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE AREA
- EXISTING AND FINISH GRADE
- EXISTING STORM DRAIN DROP INLET
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING BUILDING TO BE REMOVED
- PRIVATE EASEMENT
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EG EXISTING GROUND ELEVATION
- FG FINISH GRADE ELEVATION
- PSE PUBLIC SERVICE EASEMENT
- ROW RIGHT OF WAY
- BOW BACK OF WALK



SUBDIVISION NOTES:

- SUBDIVISION MAP INFORMATION:
 TOTAL ACREAGE: 38.035 ACRES±
 TOTAL NUMBER OF LOTS: PHASE 1 65 PHASE 2 64 TOTAL 129
 UNITS PER ACRE: 4.531
 AVERAGE LOT SIZE: 0.221 ACRES±
- THE SUBDIVISION MAP LIES IN FLOOD ZONE "AE" AND "X" AS SHOWN ON FIRM MAP NUMBER 06021C0170D DATED AUGUST 5, 2010

LAND USE:
 PRESENT: LOW DENSITY RESIDENTIAL & GENERAL AGRICULTURE
 FUTURE: LOW DENSITY RESIDENTIAL

ZONING:
 PRESENT: R1 & AE-20
 FUTURE: R1

ASSESSOR'S PARCEL NUMBER:
 046-070-003
 046-090-018

DESIGN MODIFICATIONS:
 REDUCED ROAD RIGHT OF WAY TO 50'

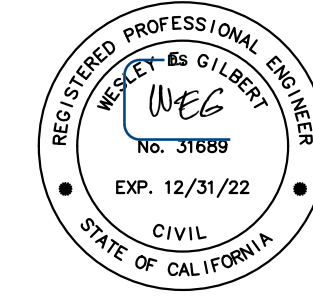
OWNER:
 JAMES & STANTON BLAIR
 1027 EAST STREET
 ORLAND, CA 95963

UTILITIES:
 SANITARY SEWER: CITY OF ORLAND
 WATER: CALIFORNIA WATER SERVICE COMPANY
 POWER: PACIFIC GAS & ELECTRIC
 COMMUNICATIONS: AT&T
 CABLE TV: COMCAST
 STORM DRAIN: CITY OF ORLAND

SUBDIVIDER:
 M & D DEVELOPMENTS, LLC
 216 CENTENNIAL AVENUE
 CHICO, CA 95928
 (530) 624-6517

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

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.
 BY: *Wesley E. Gilbert* DATE: 2/4/2022
 WESLEY E. GILBERT
 R.C.E. 31689
 EXPIRES: 12/31/22

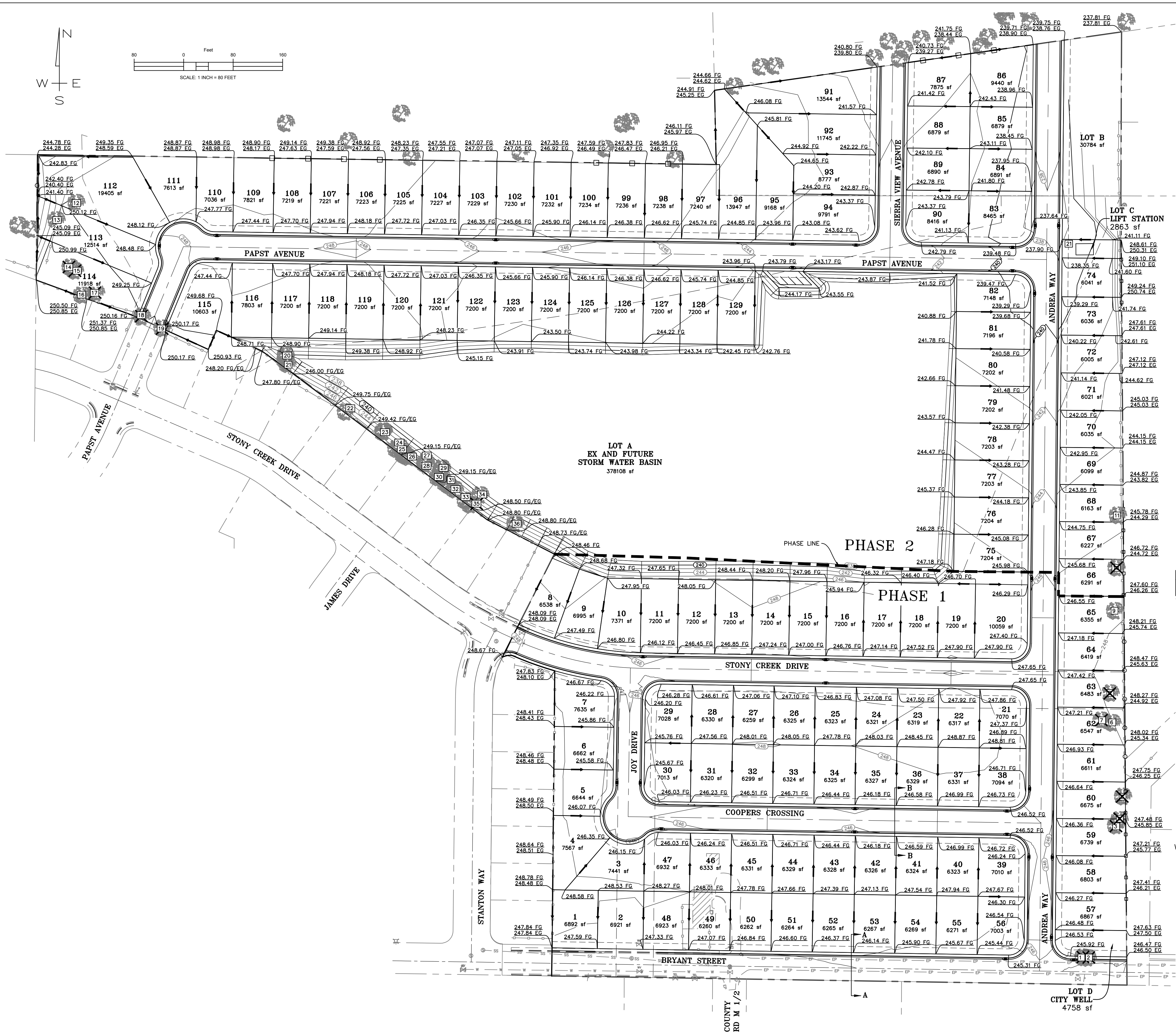
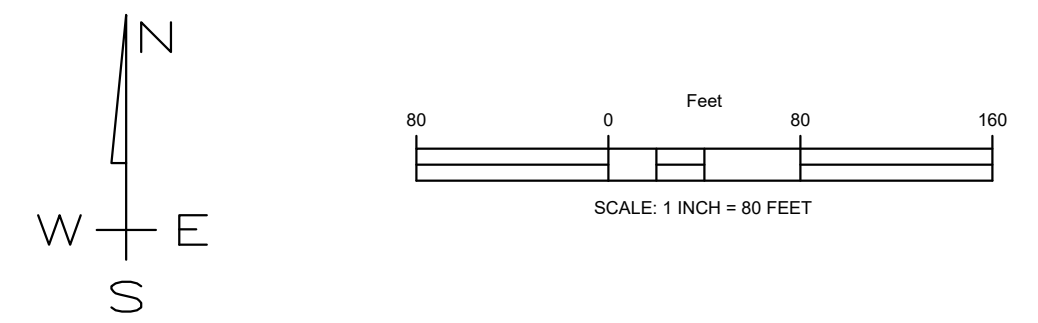


QUIET CREEK VESTING TENTATIVE SUBDIVISION MAP S 22-__

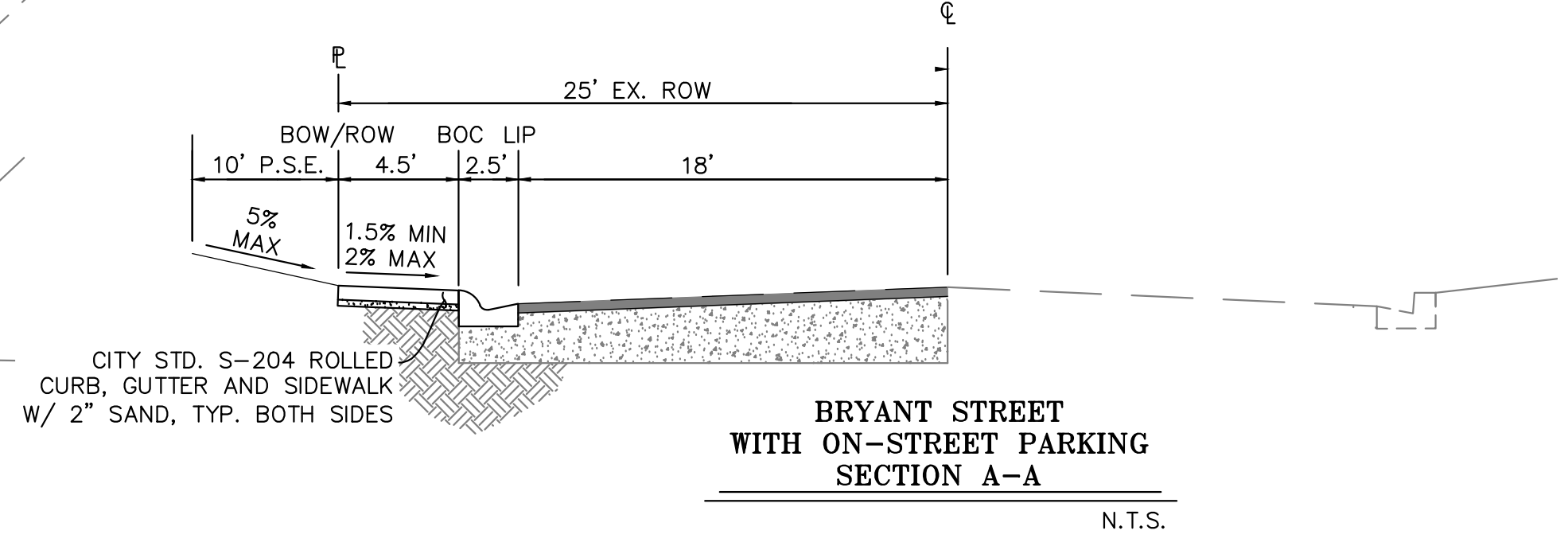
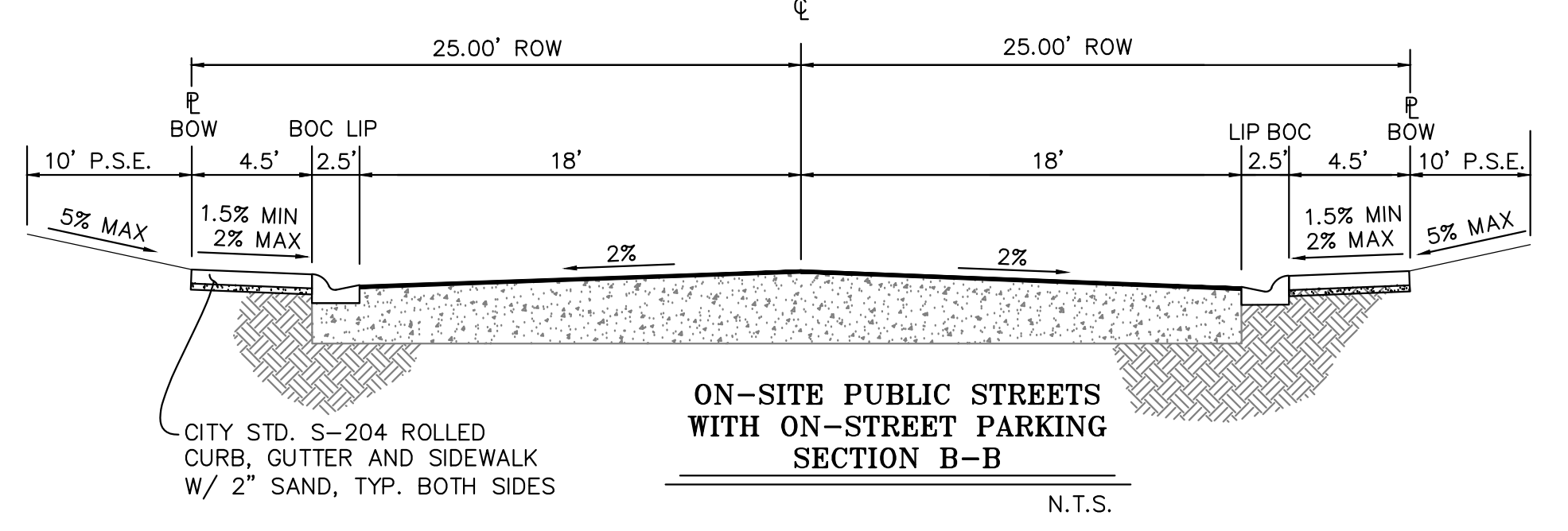
FOR M & D DEVELOPMENTS, LLC

BEING A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 23, T.22N.R.3W, M.D.B. AND M., AND ALSO BEING A PORTION OF LOTS 8 & 9 OF THE UNITED STATES IRRIGATION DISTRICT OF ORLAND, SUBDIVISION NO. 16, AS SAID LOTS ARE SHOWN ON THAT CERTAIN MAP FILED IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE 202, AND ALSO BEING A PORTION OF "OWNER'S REMAINING LAND", AS SAID "LAND" IS SHOWN ON THAT CERTAIN MAP FILED IN PARCEL MAP BOOK 7 AT PAGE 98, CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA

W. GILBERT ENGINEERING
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 809-1315



TREE TABLE				
TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE
1	VALLEY OAK	10"	6'	REMOVE
2	VALLEY OAK	4"	4'	REMOVE
3	OLIVE	4"	4'	REMOVE
4	OLIVE	6"	5'	REMOVE
5	VALLEY OAK	24"	12'	REMOVE
6	VALLEY OAK	16"	10'	PROTECT
7	VALLEY OAK	10"	8'	REMOVE
8	VALLEY OAK	6"	5'	PROTECT
9	VALLEY OAK	24"	12'	REMOVE
10	VALLEY OAK	20"	15'	PROTECT
11	VALLEY OAK	12"	10'	PROTECT
12	VALLEY OAK	12"	10'	PROTECT
13	VALLEY OAK	6"	8'	REMOVE
14	VALLEY OAK	6"	8'	REMOVE
15	VALLEY OAK	24"	15'	PROTECT
16	VALLEY OAK	6"	5'	REMOVE
17	VALLEY OAK	12"	10'	REMOVE
18	VALLEY OAK XL	30"	30'	REMOVE
19	OLIVE	6"	30'	PROTECT
20	OLIVE	6"	30'	PROTECT
21	OLIVE	6"	30'	PROTECT
22	OLIVE	6"	30'	PROTECT
23	OLIVE	6"	6'	PROTECT
24	OLIVE	6"	6'	PROTECT
25	OLIVE	6"	8'	PROTECT
26	MULBERRY	8"	6'	PROTECT
27	OAK	6"	8'	PROTECT
28	OLIVE	6"	6'	PROTECT
29	MOMOSA	6"	4'	PROTECT
30	DEODAR CEDAR	6"	4'	PROTECT
31	DEODAR CEDAR	6"	6'	PROTECT
32	DEODAR CEDAR	6"	4'	PROTECT
33	ENGLISH WALNUT	6"	4'	PROTECT
34	ENGLISH WALNUT	24"	8'	REMOVE
35	VALLEY OAK	6"	6'	PROTECT



QUIET CREEK VESTING TENTATIVE SUBDIVISION MAP S 22---

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