

Site Summary

APNs: 035-130-074, 035-130-120, 035-130-179

SITE AREA

GROSS AREA: 110.91 ACRES
RIGHT OF WAY AREA: 30.07 ACRES
OPEN SPACE: 20.07 ACRES
LOT AREA: 60.77 ACRES
COMMERCIAL: 1.51 ACRES

SITE CALCULATIONS

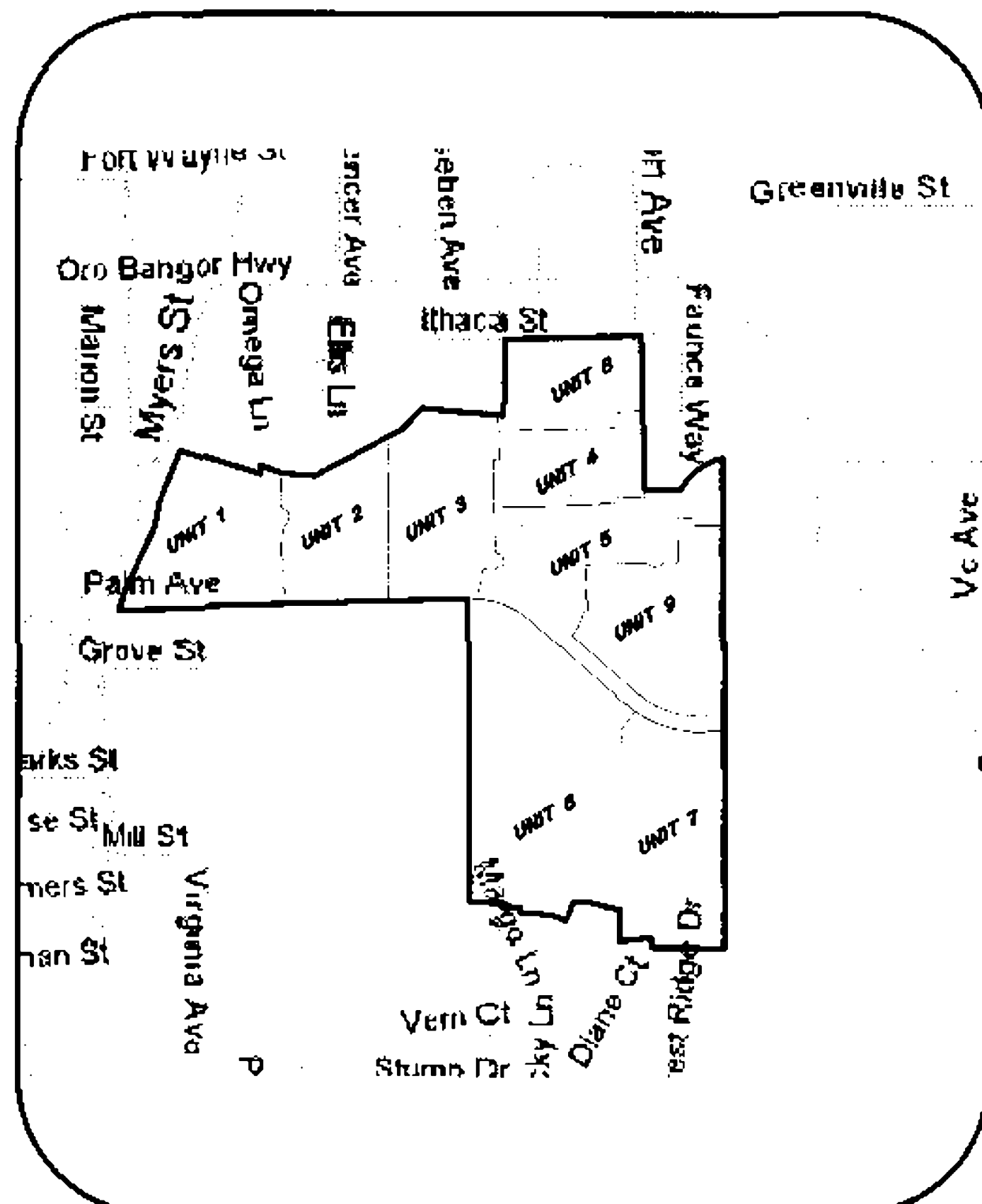
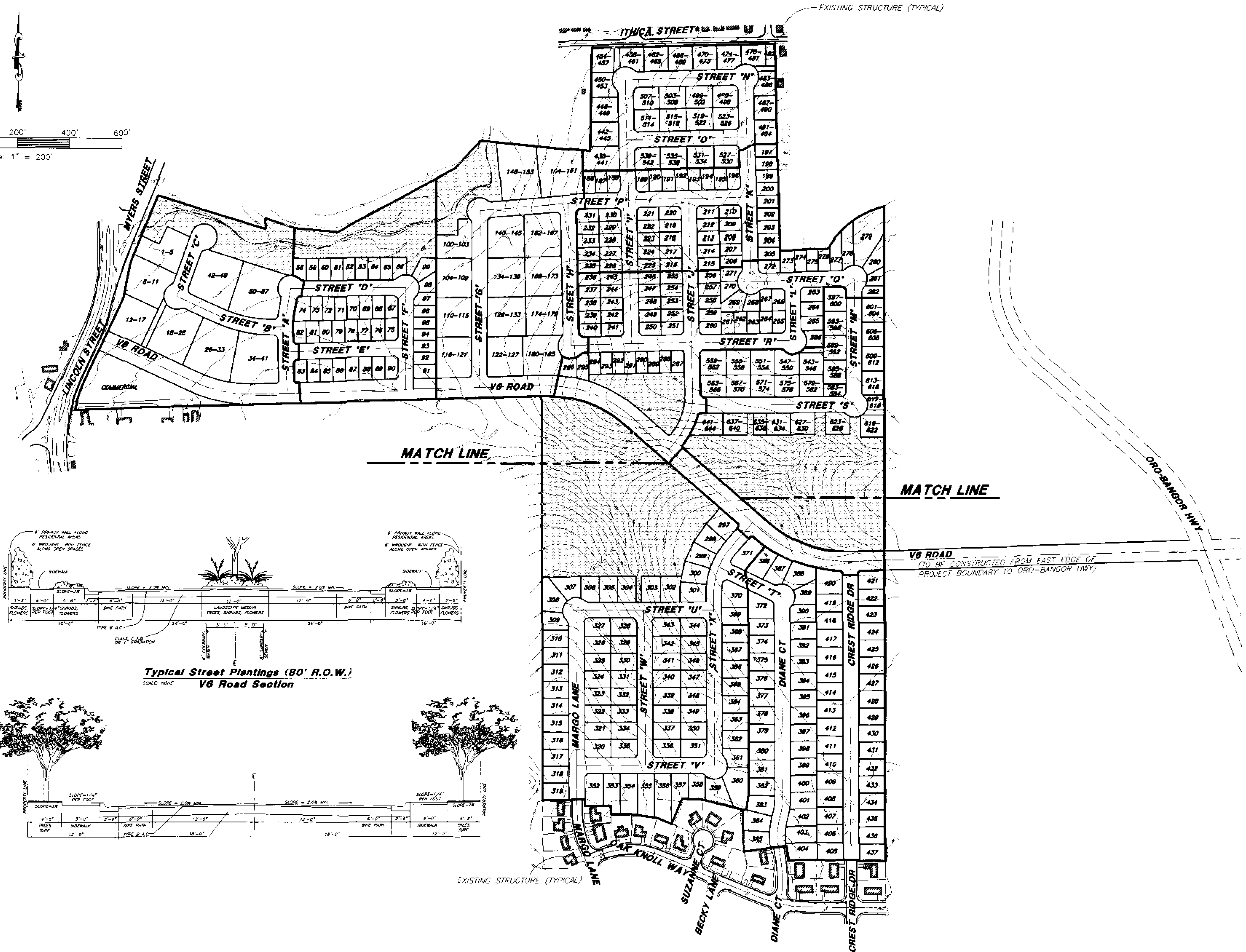
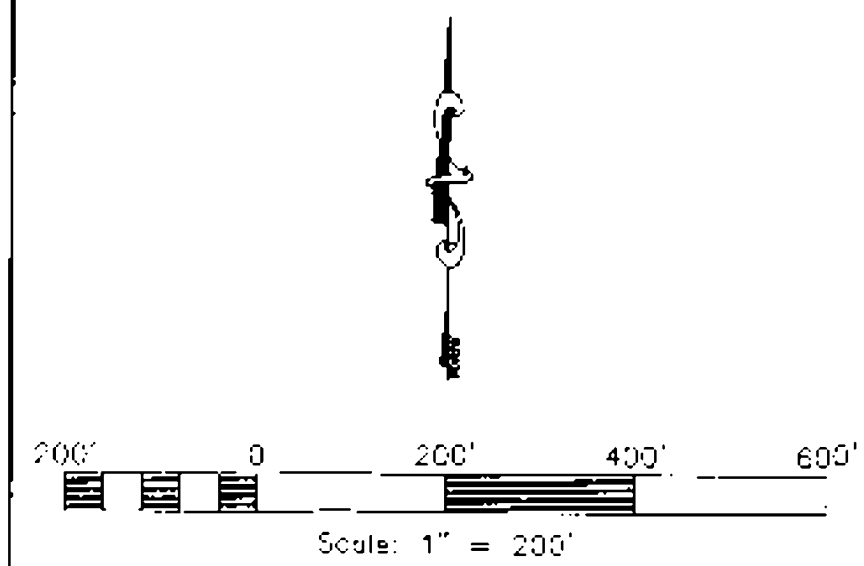
UNIT NO.	Lot No.	Residential AC	Total AC
UNIT NO. 1	57 lots	5.29 ac	11.71 ac
UNIT NO. 2	42 lots	4.08 ac	8.88 ac
UNIT NO. 3	86 lots	7.16 ac	11.70 ac
UNIT NO. 4	50 lots	4.76 ac	6.98 ac
UNIT NO. 5	51 lots	6.33 ac	13.62 ac
UNIT NO. 6	75 lots	12.52 ac	24.98 ac
UNIT NO. 7	66 lots	10.39 ac	13.47 ac
UNIT NO. 8	105 lots	5.29 ac	7.42 ac
UNIT NO. 9	102 lots	4.85 ac	12.19 ac
TOTAL	674 lots	60.67 ac	110.92 ac

ON-SITE TRAIL SYSTEM

4' WIDE CONCRETE SIDEWALK PATH 39746 L.I.
DESIGNATED BIKE PATH 39746 L.I.
8' U.G. PATHWAY 7176 L.I.

GENERAL NOTES:

- WATER:**
EXISTING: NONE
PROPOSED: SOUTH FATHER WATER (THE PROJECT WILL CONNECT TO THE EXISTING WATER MAIN IN LINCOLN STREET, MARGO LANE BEYOND LAM, DIANE CT, & CREST RIDGE DRIVE, AND CREATE AN INTERNAL (DUPLEX) WATER SYSTEM.
- SEWER:**
EXISTING: NONE
PROPOSED: 1.5 G.P.D. WILL PROVIDE SEWER SERVICE TO THIS PROJECT. THE EXISTING STATIONARY MAIN TRAVELERS THROUGH THE PROJECT WILL BE HI-POINTED AND USED. THE NEW PIPING WILL BE CONTAINED WITHIN THE ROADWAY.
- TOPOGRAPHY:**
EXISTING: ROLLING TERRAIN 5' CENTURIES SURROUNDING. PROPOSED: REGRADING TO OCCUR CUT AND FILL OF ENTIRE SITE WILL BE BALANCE.
- ZONING:**
EXISTING: M-3 (66.53 ac)
M-1 (21.66 ac)
A-MS (21.60 ac)
PROPOSED: MIXED UNIT DEVELOPMENT
- DRAINAGE:**
EXISTING: NONE
PROPOSED: UNIT 6 & UNIT 7 WILL DRAIN INTO EXISTING STORM DRAIN SYSTEM CONTAINED WITHIN MARGO LANE, OAK KNOLL WAY, AND CREST RIDGE ROAD. UNITS 1-5 WILL DRAIN INTO A DETENTION BASIN LOCATED WITHIN THOSE THALES. THE DETENTION BASIN SIZE IS SHOWN GREATER THAN REQUIRED AND ACTUAL SIZE WILL BE DETERMINED DURING FINAL DESIGN. THE DISCHARGE FROM THE DETENTION BASIN WILL NOT EXCEED HISTORICAL RELEASE AMOUNTS.
- LOT NUMBERING:**
THE LOT NUMBERING SYSTEM IS PRESENTED FOR PLAN IDENTIFICATION AND SUBJECT TO REVISION WITH FILING OF FINAL MAP. DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- LOT DIMENSIONS:**
ALL LOT DIMENSIONS ARE APPROX AND ARE SUBJECT TO REVISION WITH FILING OF FINAL MAP.
- OPEN SPACE:**
OPEN SPACE FEATURES (THALES, AMENITIES, TOT LOTS, ETC.) ARE SUBJECT TO REVISION WITH FILING OF FINAL MAP.



Vicinity Map

The Communities at Cotton Wood Creek, Tentative Map No. _____

Butte County, California

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REVISIONS

DATE

BY

DESCRIPTION

1. 11/1/2006

2. 11/1/2006

3. 11/1/2006

4. 11/1/2006

5. 11/1/2006

6. 11/1/2006

7. 11/1/2006

8. 11/1/2006

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10. 11/1/2006

11. 11/1/2006

12. 11/1/2006

13. 11/1/2006

14. 11/1/2006

15. 11/1/2006

16. 11/1/2006

17. 11/1/2006

18. 11/1/2006

19. 11/1/2006

20. 11/1/2006

Tentative Map No. _____

Preliminary
INFORMATION CONTAINED HEREIN HAS NOT BEEN FULLY CHECKED. IT IS PROVIDED AS IS. THIS IS FOR PRELIMINARY REVIEW ONLY AND THE DATA SHOWN HEREON SHOULD NOT BE RELIED UPON FOR FINAL APPROVAL. CONSULT ENGINEER, DESIGN, AND/OR CONSTRUCTION.

Project Info.
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Begin Date: September 1, 2006
Name: The Communities at Cotton Wood Creek
Number: 5092-15

Sheet 3 of 3
Sheets