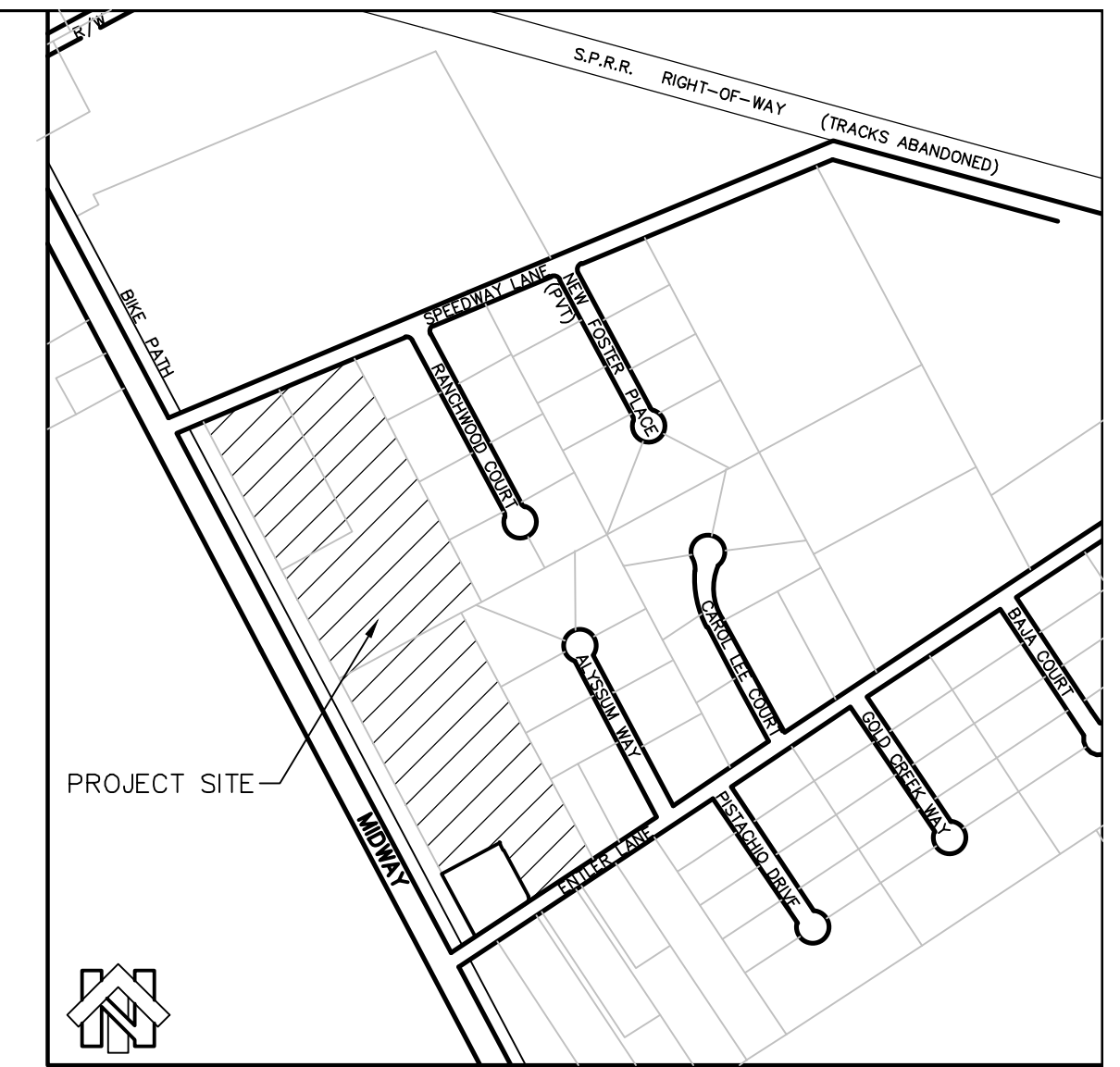
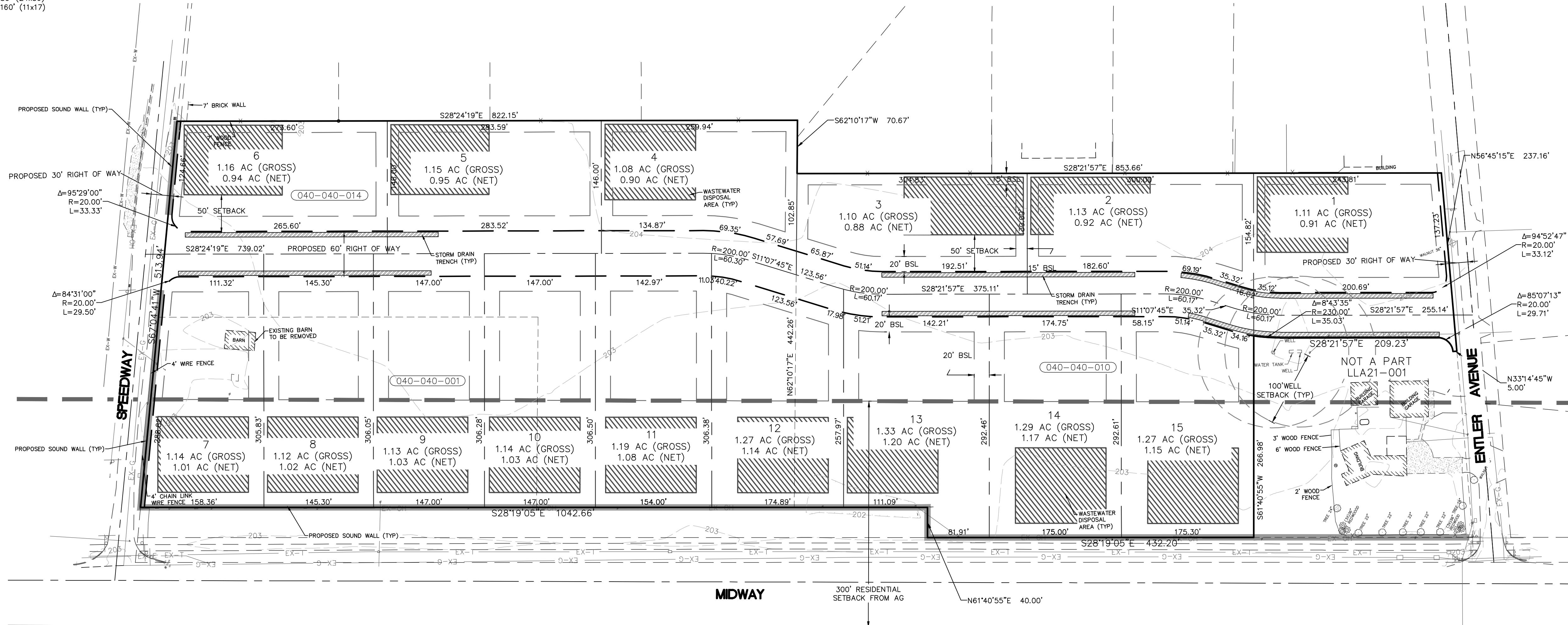


SCALE 1"=80' (24x36)
SCALE 1"=160' (11x17)



LOCATION MAP NTS

- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING POWER POLE WITH ANCHOR
 - EXISTING STORM DRAIN INLET
 - ⊕ EXISTING STORM DRAIN MANHOLE
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING SIGN
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING GAS VALVE
 - ⊕ EXISTING SANITARY SEWER MANHOLE
 - EXISTING FENCE LINE
 - EXISTING FLOW LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EASEMENT
 - EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
 - ⊕ XX" EXISTING REDWOOD TREE (XX" IN SIZE)
 - ⊕ XX" EXISTING TREE (XX" IN SIZE)
 - ⊕ XX" EXISTING TREE TO BE REMOVED
 - ⊕ PROPOSED FIRE HYDRANT
 - PROPERTY BOUNDARY
 - PARCEL LINE PRIOR TO LLA21-0001
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT
 - ⊕ EXISTING WELL
 - PROPOSED SOUND WALL

NOTES

1. ZONING: VERY LOW DENSITY RESIDENTIAL (VLDR)
2. GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL (VLDR)
3. LAND USE: EXISTING - ORCHARD
PROPOSED - RESIDENTIAL
4. SEWAGE: INDIVIDUAL SEPTIC
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION
6. WATER: CAL WATER
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. EXISTING WELLS AND SEPTIC SYSTEMS TO REMAIN
11. FEMA FLOOD ZONE: X
12. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE WATER QUALITY CONTROL BOARD
13. OWNER: CHAMBERS FAMILY TRUST AND DOUGLAS AND TERESA ARNOLD
322 ENTLER AVENUE CHICO, CA 95928
14. DEVELOPER: CHAMBERS FAMILY TRUST AND DOUGLAS AND TERESA ARNOLD
322 ENTLER AVENUE CHICO, CA 95928
15. PROJECT SURVEYOR: MICHAEL MAYS PLS6967
16. THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

AREAS

TOTAL AREA = 17.6 ACRES
NUMBER OF PROPOSED LOTS = 15 RESIDENTIAL
RANGE OF RESIDENTIAL LOT AREAS = 1.08 AC TO 1.33 AC
AVERAGE RESIDENTIAL LOT SIZE = 1.17 ACRES +/-
PROPOSED DENSITY = 0.85 LOTS/ACRE

Mary N. Ledorf April 22, 2022
NORTHSTAR, MARY N. LEDORF CE 65939

TENTATIVE SUBDIVISION MAP
ENTLER SUBDIVISION
A PUBLIC STREET SUBDIVISION
FOR
ARNOLD AND CHAMBERS
LOT 11 AND A PORTION OF LOT 1 AND 2
AS SHOWN ON
REVISED MAP OF THE SECOND SUBDIVISION
OF THE J.F. ENTLER RANCH
TOWNSHIP 21 NORTH, RANGE 2 EAST
CITY OF CHICO
COUNTY OF BUTTE STATE OF CALIFORNIA



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