

SCALE 1"=40' (24x36)
SCALE 1"=20' (11x17)

AREAS

TOTAL AREA = 4.09 ACRES
NUMBER OF PROPOSED UNITS = 1 COMMERCIAL UNIT (16,655 SF)
DENSITY = 0.24 UNITS/ACRE

REQUIRED PARKING
112 ROOMS = 1 SPACE PER ROOM 112 SPACES
TOTAL 112 SPACES

BICYCLE PARKING 0.05 SPACE/UNIT 6 SPACES

PROVIDED PARKING
SURFACE PARKING 110 SPACES
ACCESSIBLE PARKING 7 SPACES
TOTAL 117 SPACES

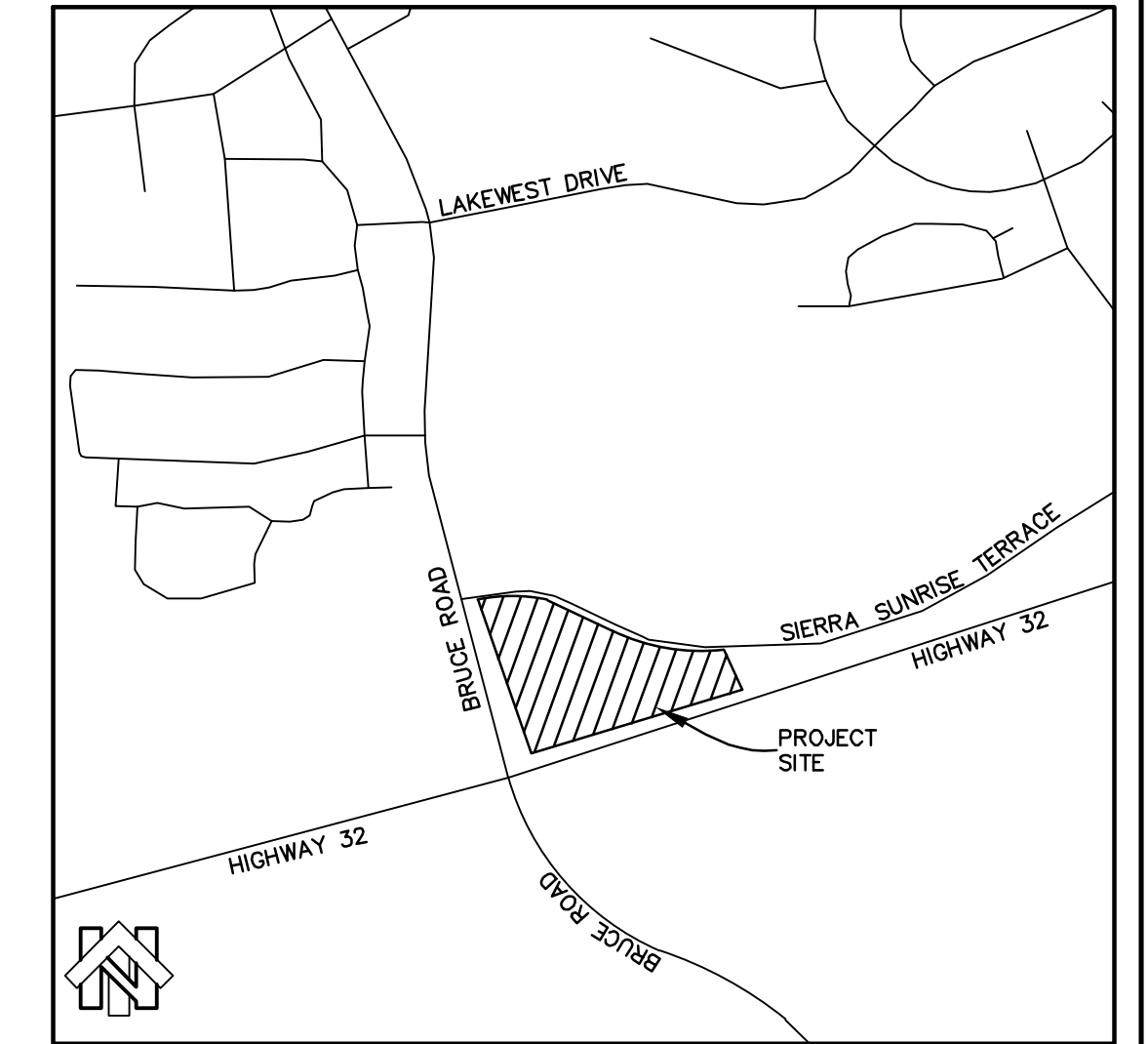
PROVIDED BICYCLE PARKING 20 SPACES

SITE COVERAGE SUMMARY

PARKING AREA	59,265 SF	33%
BUILDING AREA	16,655 SF	10%
LANDSCAPE AREA	102,241 SF	57%

NOTES

1. ZONING: CC
2. GENERAL PLAN: CMU
3. LAND USE: EXISTING - VACANT
PROPOSED - HOTEL
4. SEWAGE: CITY OF CHICO
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION
6. WATER: CALIFORNIA WATER SERVICE
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED VIA PERMIT FROM BUTTE COUNTY ENVIRONMENTAL HEALTH
11. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
12. OWNER: FIFTH SUN SIERRA SUNRISE TERRACE, CHICO, CA 95926
13. DEVELOPER: H2H ASSET GROUP, LLC 5080 CALIFORNIA AVE, SUITE 415 BAKERSFIELD, CA 93311
14. PROJECT SURVEYOR: MICHAEL MAYS PLS6967
15. THIS USE PERMIT WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
16. PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD ZONE "X" AND FLOOD ZONE "AE" PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06007C0506E, DATED JANUARY 6, 2011.



LOCATION MAP NTS

LEGEND

- FOUND MONUMENT AS DESCRIBED
- WM 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 TOP OF BANK
- EXISTING 25' FROM TOP OF BANK
- BUILDING SETBACK LINE
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- ⊙ XX" EXISTING TREE (XX" IN SIZE)
- ⊙ XX" EXISTING TREE TO BE REMOVED
- ⊙ PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- PROPOSED ACCESSIBLE PATH OF TRAVEL
- ⊙ PARKING LOT CIRCULATION

Mary N. Ledford
NORTHSTAR
MARY N. LEDFORD
NOV 22, 2021
CE 65939



CONDITIONAL USE PERMIT MAP AND SITE PLAN
TOWNE PLACE SUITES
FOR
H2H ASSET GROUP, LLC

BEING A PORTION OF SECTIONS 19 AND 20,
TOWNSHIP 22 NORTH, RANGE 2 EAST, MOUNT
DIABLO BASE AND MERIDIAN

CITY OF CHICO
COUNTY OF BUTTE
STATE OF CALIFORNIA



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