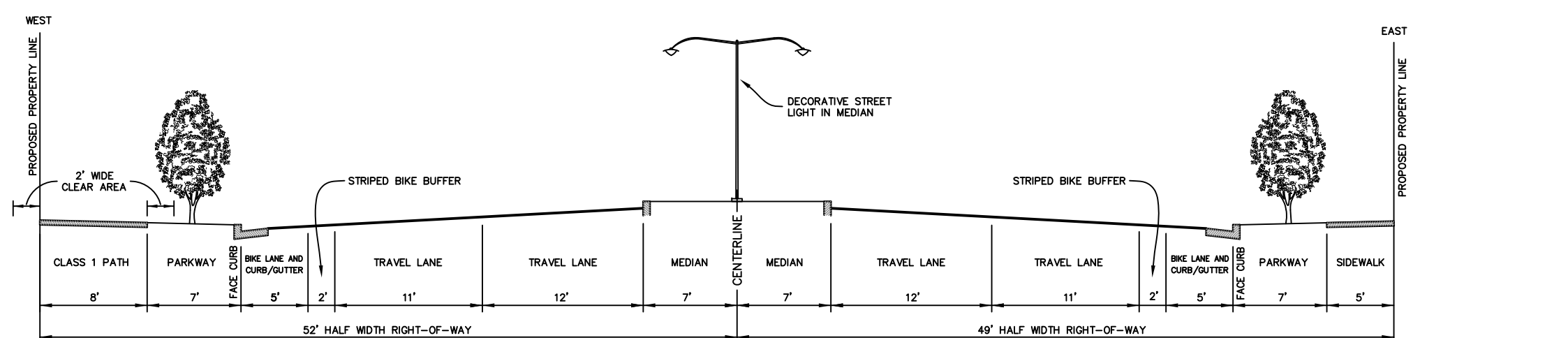
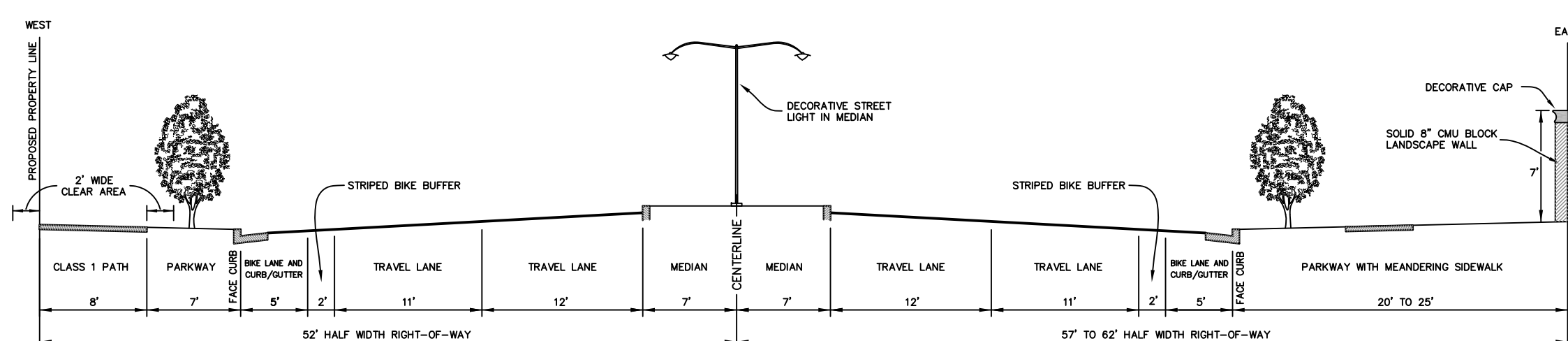
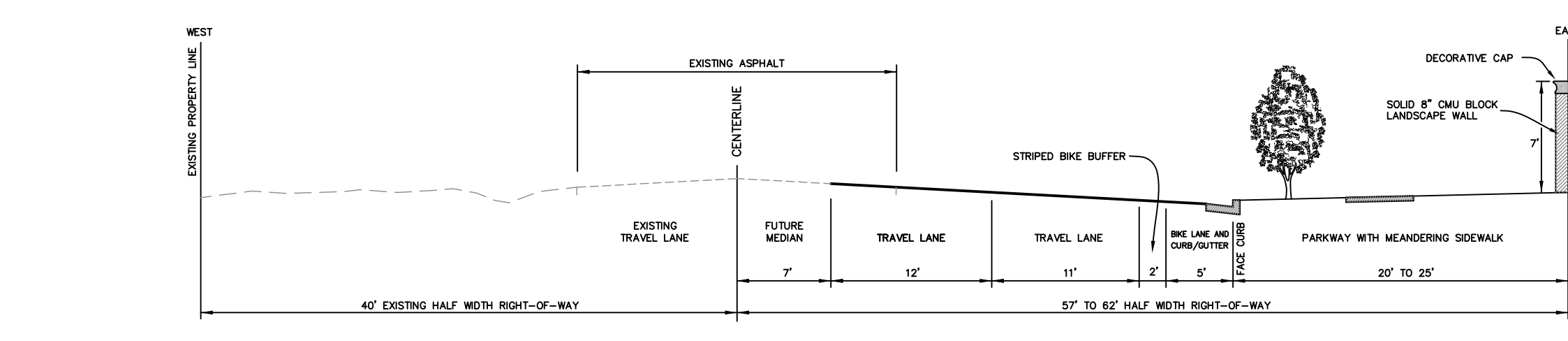




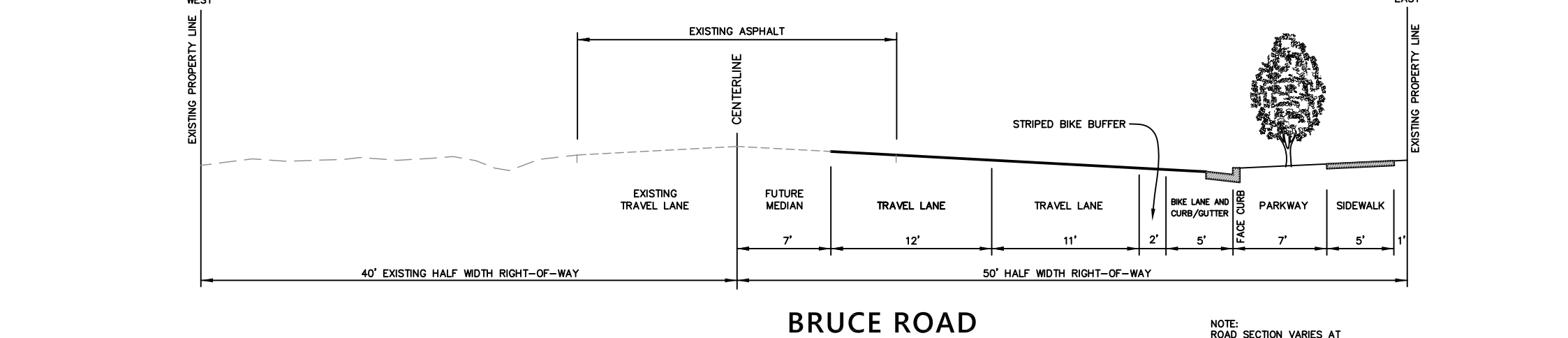
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



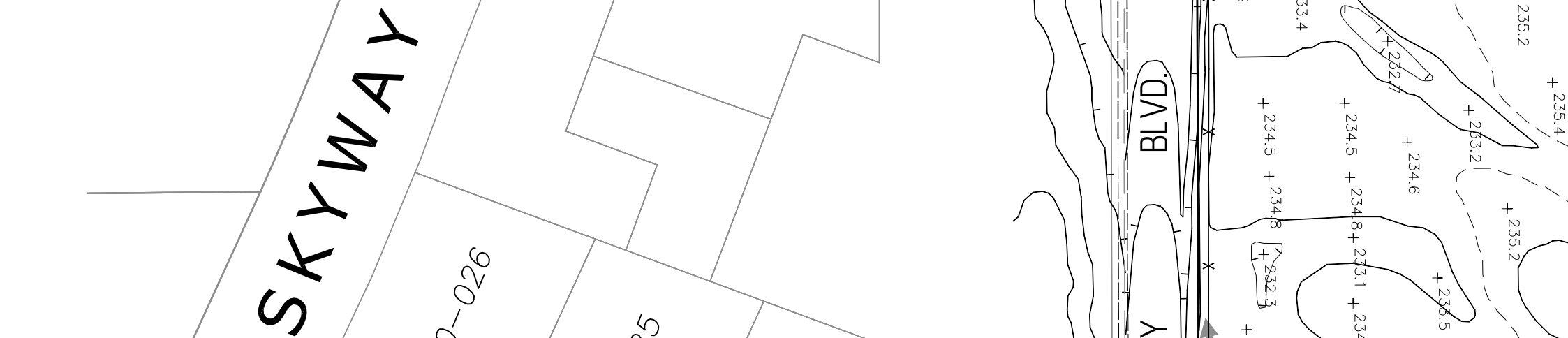
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



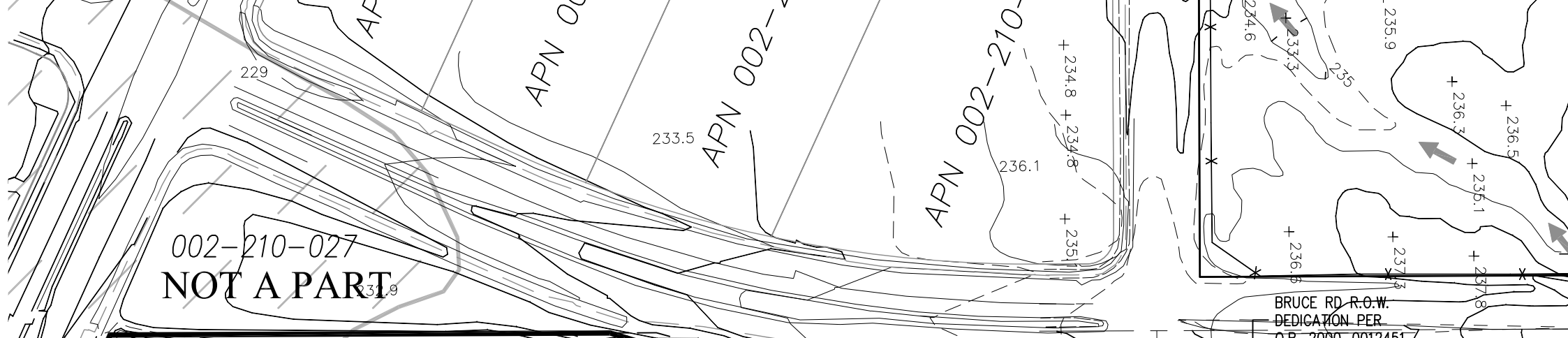
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



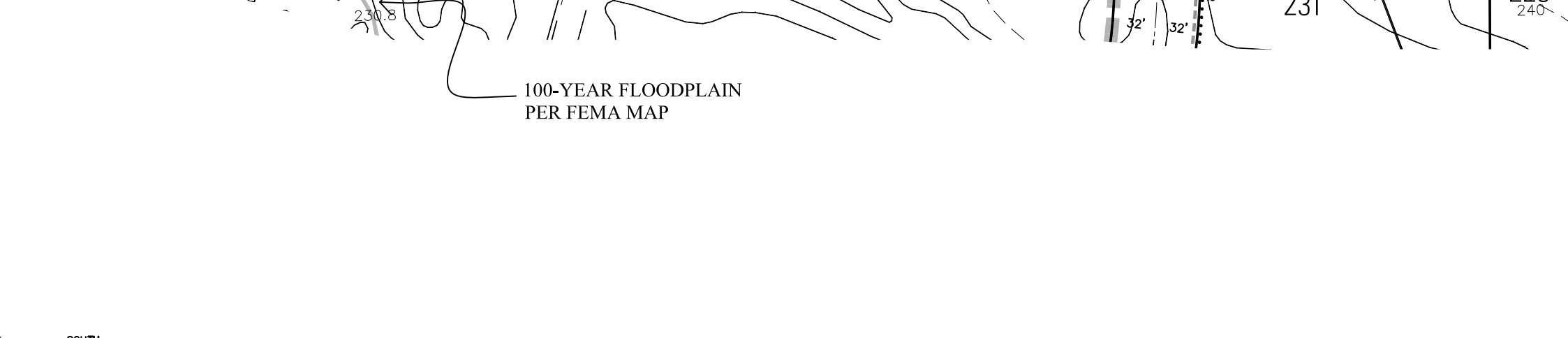
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



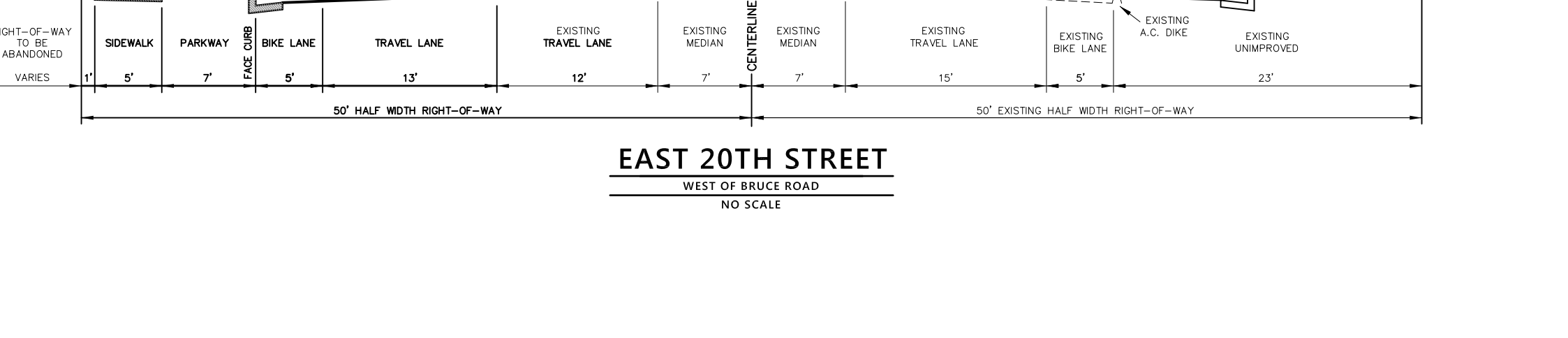
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



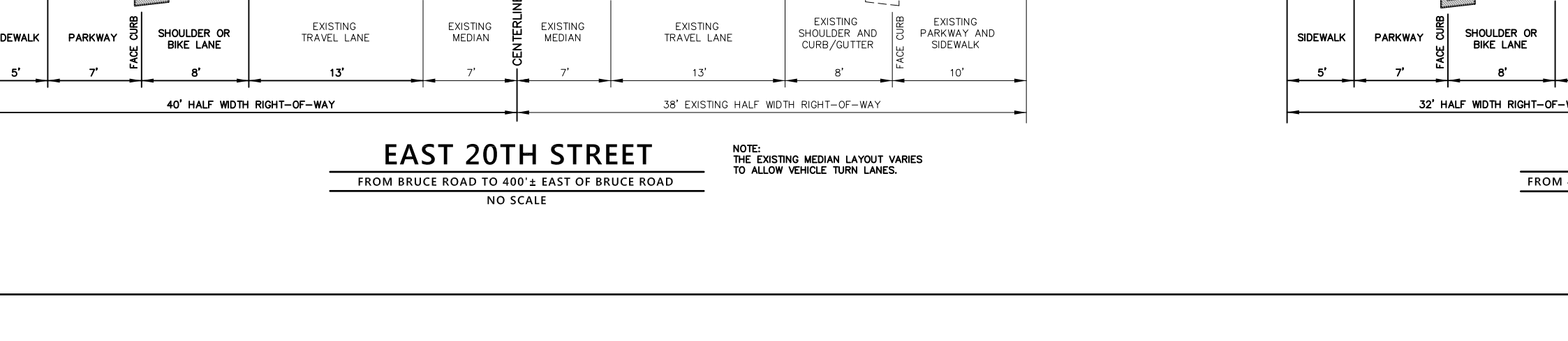
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



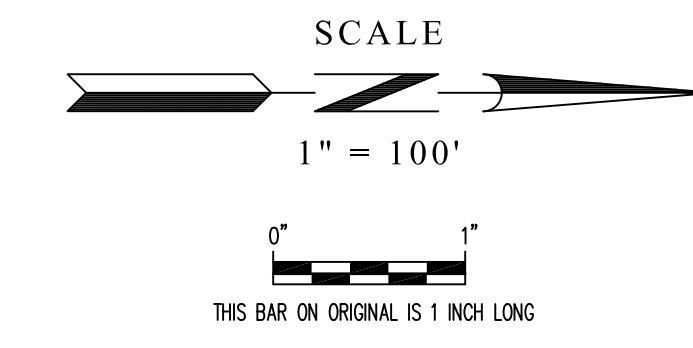
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



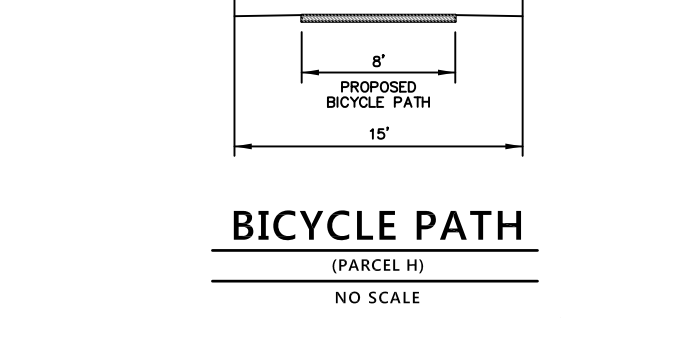
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



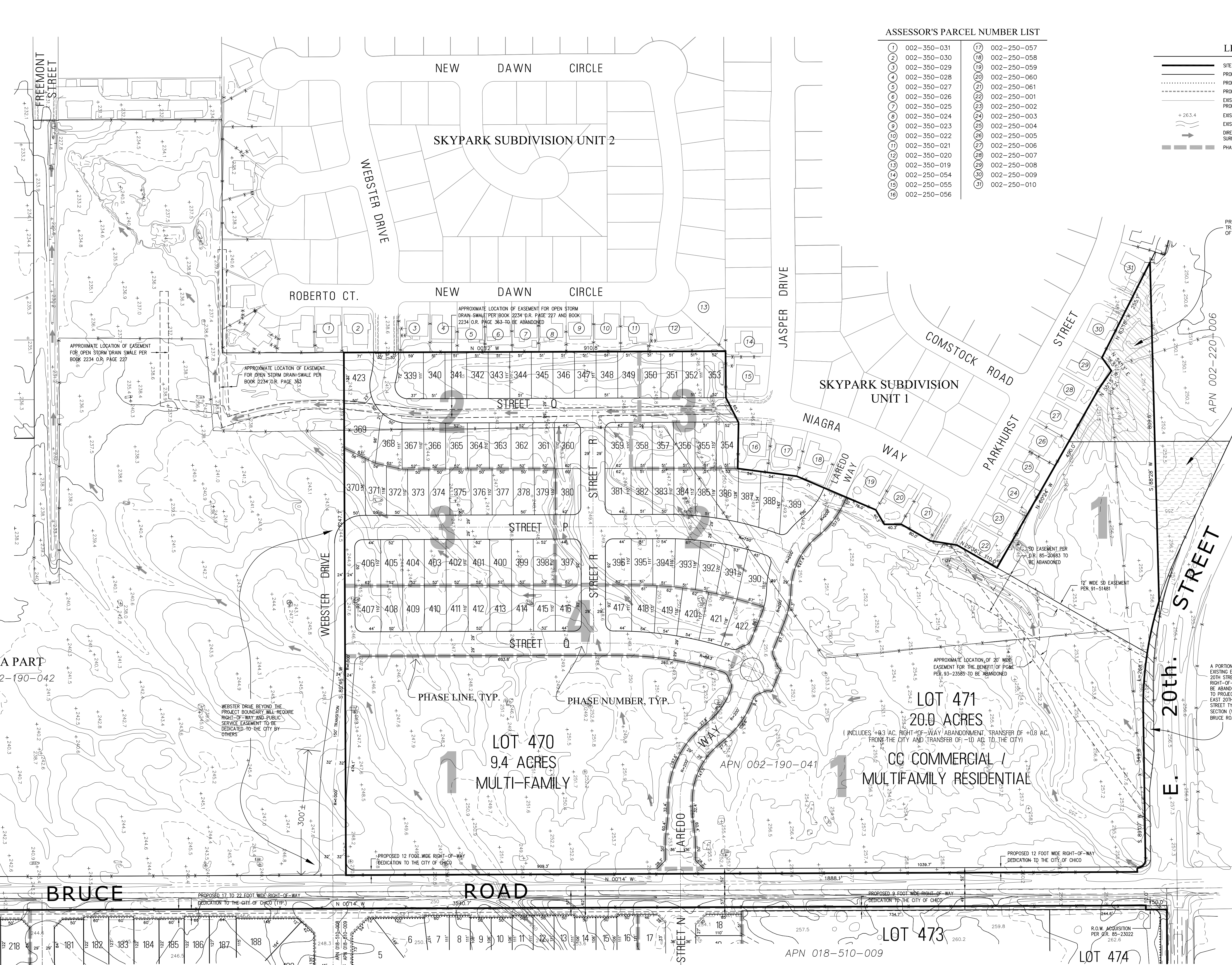
BRUCE ROAD
FROM 100' W. END OF BRUCE BLVD. TO E. END OF BRUCE BLVD.
NO SCALE



SCALE
1" = 100'



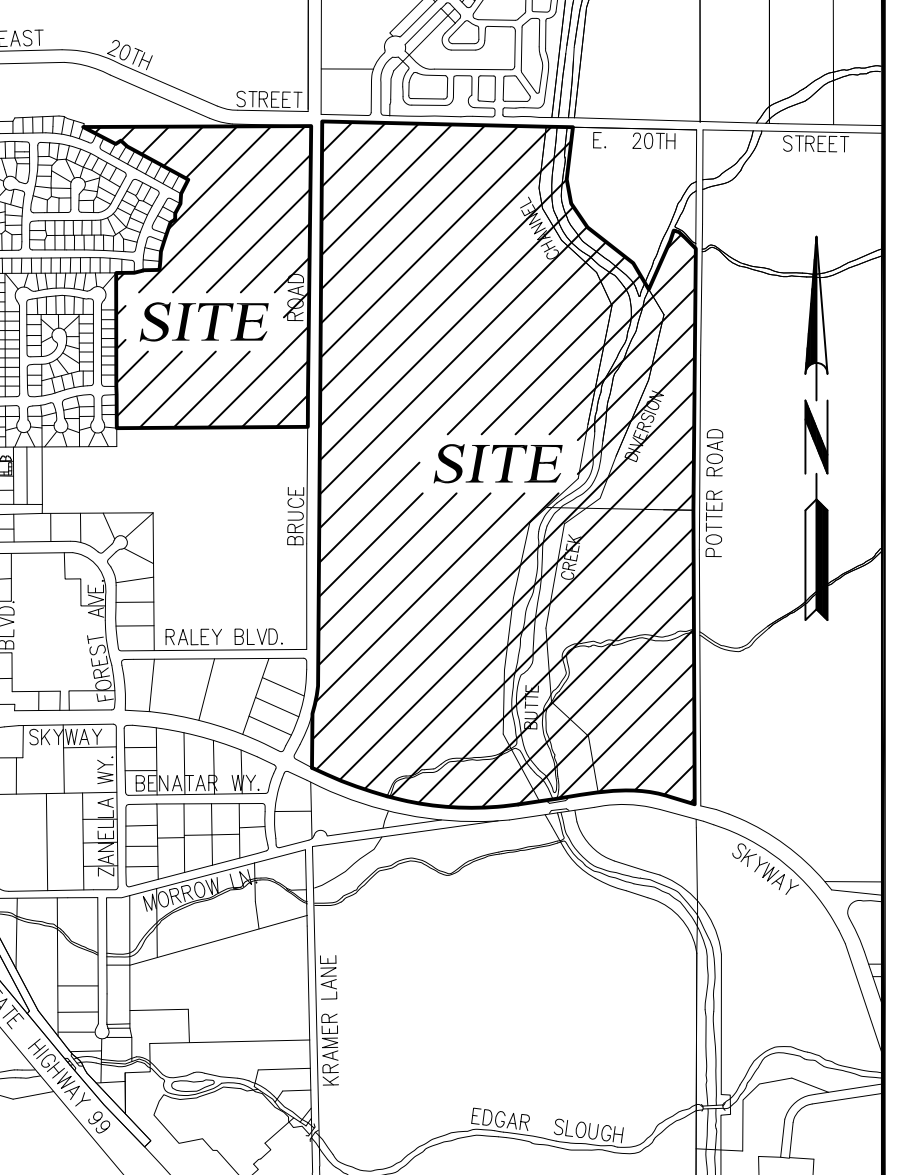
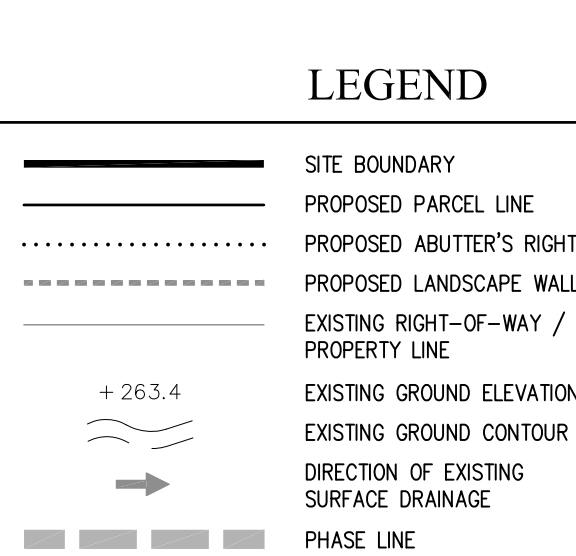
BICYCLE PATH
NO SCALE



SEE TOP OF SHEET 2

ASSESSOR'S PARCEL NUMBER LIST

002-350-031	002-250-057
002-350-030	002-250-058
002-350-029	002-250-059
002-350-028	002-250-060
002-350-027	002-250-061
002-350-026	002-250-062
002-350-025	002-250-063
002-350-024	002-250-064
002-350-023	002-250-065
002-350-022	002-250-066
002-350-021	002-250-067
002-350-020	002-250-068
002-350-019	002-250-069
002-350-018	002-250-070
002-350-017	002-250-071
002-350-016	002-250-072
002-350-015	002-250-073
002-350-014	002-250-074
002-350-013	002-250-075
002-350-012	002-250-076
002-350-011	002-250-077
002-350-010	002-250-078
002-350-009	002-250-079
002-350-008	002-250-080
002-350-007	002-250-081
002-350-006	002-250-082
002-350-005	002-250-083
002-350-004	002-250-084
002-350-003	002-250-085
002-350-002	002-250-086
002-350-001	002-250-087
002-350-000	002-250-088
002-350-000	002-250-089
002-350-000	002-250-090
002-350-000	002-250-091
002-350-000	002-250-092
002-350-000	002-250-093
002-350-000	002-250-094
002-350-000	002-250-095
002-350-000	002-250-096
002-350-000	002-250-097
002-350-000	002-250-098
002-350-000	002-250-099
002-350-000	002-250-100



LOCATION MAP
NO SCALE

- OWNER:**
GEORGE SCHIMMBAUER
1099 WEST WATERFRONT DRIVE
CHICO, CA 95502
(707) 443-7024
- SUBDIVIDER:**
EPICK HOMES
ATTN: PETE GIAMPAOLI
901 BRUCE ROAD, SUITE 100
CHICO, CA 95528
(530) 891-4757
- ENGINEER:**
ROLLS, ANDERSON & ROLLS
ATTN: KEITH DOUGLAS
P.L.S. 8834
115 YELLOWSTONE DRIVE
CHICO, CA 95973
(530) 895-1422
- ASSESSOR'S PARCEL NUMBER:**
WEST SIDE OF BRUCE ROAD:
002-190-041
EAST SIDE OF DIVERSION CHANNEL:
018-510-007
EAST SIDE OF BRUCE ROAD:
018-510-008 (SOUTH) AND
018-510-009 (NORTH)
- EXISTING ZONING:**
002-190-041 R1-RC, OR-RC
018-510-007 RS-20-PD-RC, OS1, OS2
018-510-008 R1-RC, R3-RC, OS2
018-510-009 R1-RC, OR-RC, OS2
002-220-006 OS2
- PROPOSED ZONING**
002-190-041 R1, CC, R2
018-510-007 RS-20, OS1, OS2
018-510-008 R1, CC, OS1, OS2
018-510-009 R1, CC, R2, OS1, OS2
002-220-006 CC, OS2
- EXISTING LAND USE:**
UNDEVELOPED
- PROPOSED LAND USE:**
SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY
RESIDENTIAL, COMMERCIAL, PARK, OPEN SPACE
- SUBDIVISION AREA:**
- | | |
|--------------------------|---|
| EXISTING PARCELS | 313.3 AC. |
| OPEN SPACE | 136.6 AC. (PARCELS C & D) |
| BICYCLE PATH | 0.7 AC. (PARCEL H) |
| RIGHT-OF-WAY DEDICATION | 36.1 AC. |
| RIGHT-OF-WAY ABANDONMENT | 0.3 AC. (East 20th St. included in Lot 471 area) |
| PARK/PUBLIC OPEN SPACE | 3.5 AC. (PARCEL A 0.2 AC., PARCEL B 0.4 AC., PARCEL I 2.9 AC.) |
| VIEWING AREA | |
| SINGLE FAMILY (R-1) | 81.0 AC. 423 LOTS
AVERAGE LOT SIZE = 48,340 SF
DENSITY = 3.7 UNITS PER AC |
| STORM WATER FACILITY | 5.4 AC. (PARCEL G) |
| MULTI-FAMILY (R-2) | 13.4 AC.*
(LOT 470 = 9.4 AC. NET, 11.8 AC. GROSS)
(LOT 471 = 14.6 AC. NET, 16.8 AC. GROSS)
* May increase by approximately 4 ac. |
| COMMERCIAL | 36.6 AC.†
(LOT 471 = 20.0 AC. NET, 22.0 AC. GROSS)
(LOT 472 = 14.6 AC. NET, 16.8 AC. GROSS)
(LOT 473 = 2.0 AC. NET, 2.0 AC. GROSS)
† Note: 19.9 AC. + 0.3 AC. + 0.8 AC. = 21.0 AC. IN 20.0 AC.
(0.3 AC. FROM EAST 20TH STREET R.O.W. ABANDONMENT,
0.8 AC. TRANSFER FROM CITY, 1.0 AC. TRANSFER TO CITY)
‡ Approximately 4 ac. may become multifamily residential |
| LAND TRANSFER | = 1.0 AC. PROJECT TO CITY
= 0.8 AC. CITY TO PROJECT |
- UTILITY SERVICE**
A. SEWER - CITY OF CHICO
B. STORM DRAIN - CITY OF CHICO
C. WATER - CALIFORNIA WATER SERVICE
D. GAS & ELECTRIC - P.G.&E.
E. TELEPHONE - AT&T
F. CABLE T.V. - COMCAST
- MAP SUBMITTALS**
MAP SUBMITTED: 9-16-15
MAP DEMED COMPLETE: 3-7-16
AMENDED MAP SUBMITTED: 5-20-16
AMENDED MAP DEMED COMPLETE: 8-11-16
SECOND AMENDED MAP SUBMITTED: 10-28-16
MAP DEMED COMPLETE: 11-28-16
MAJOR REFINEMENTS SUBMITTED: 6-20-16
MINOR REFINEMENTS SUBMITTED: 7-26-16

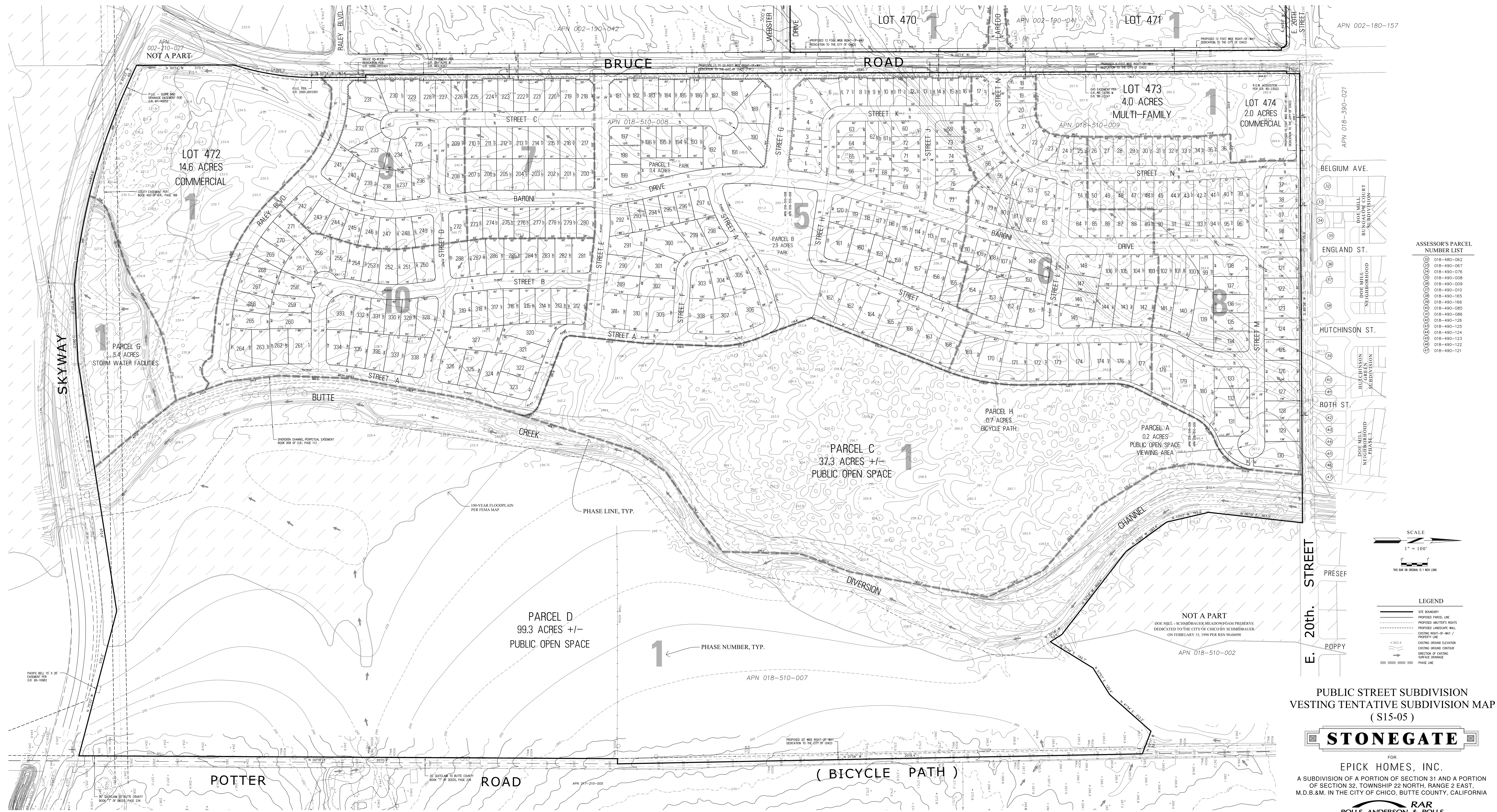
PUBLIC STREET SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
(S15-05)

STONEGATE

FOR
EPICK HOMES, INC.
A SUBDIVISION OF A PORTION OF SECTION 31 AND A PORTION
OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 2 EAST,
M.D.B.&M. IN THE CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422

SEE BOTTOM OF SHEET 1



PUBLIC STREET SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
(S15-05)

STONEGATE

FOR
EPICK HOMES, INC.
A SUBDIVISION OF A PORTION OF SECTION 31 AND A PORTION
OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 2 EAST,
M.D.B.&M. IN THE CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

 **RAR**
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422

MINOR REFINEMENTS SUBMITTED
JULY 26, 2018

15128

SHEET 2 OF 2