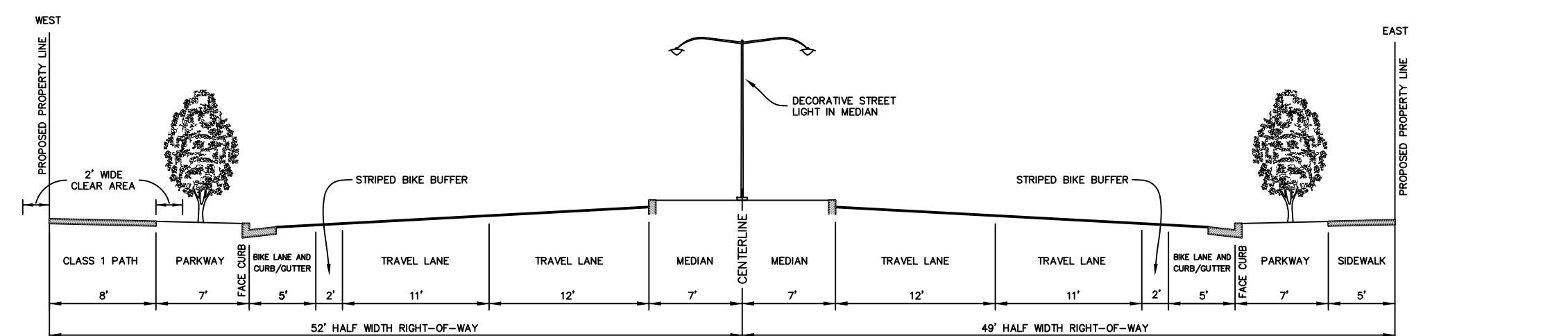
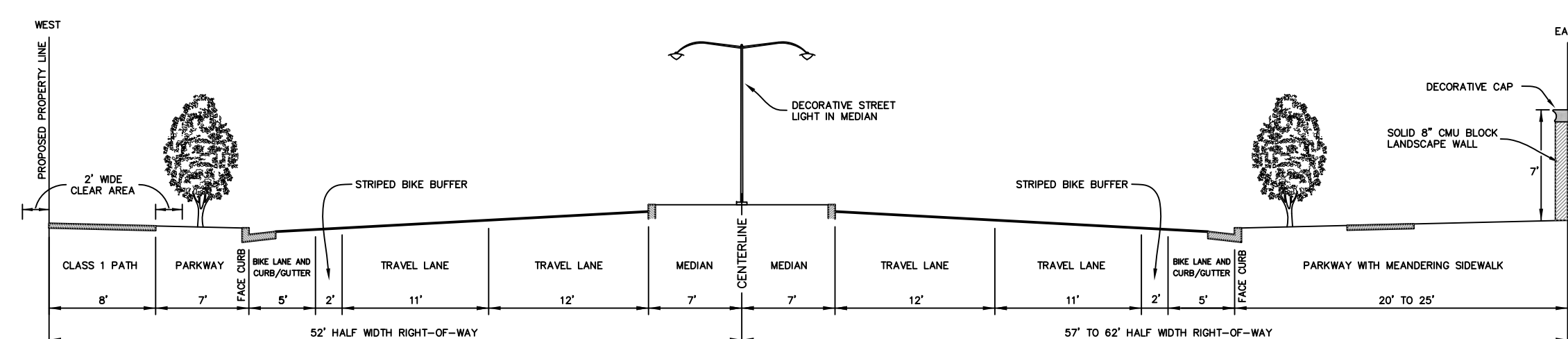
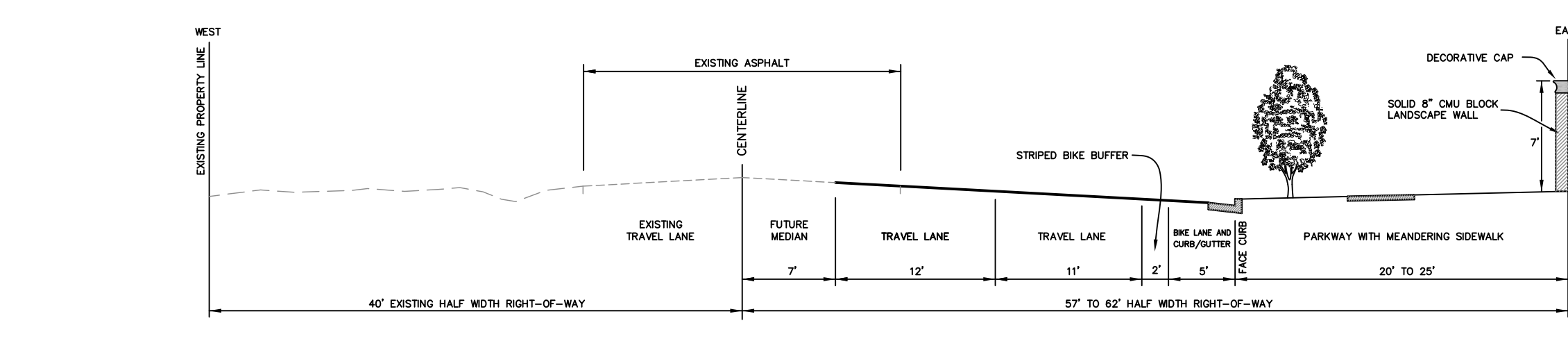




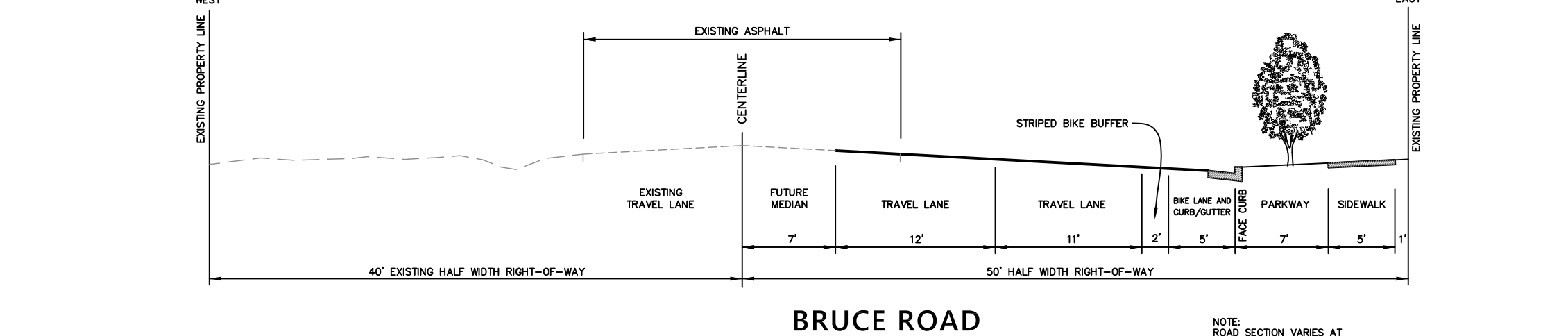
BRUCE ROAD
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



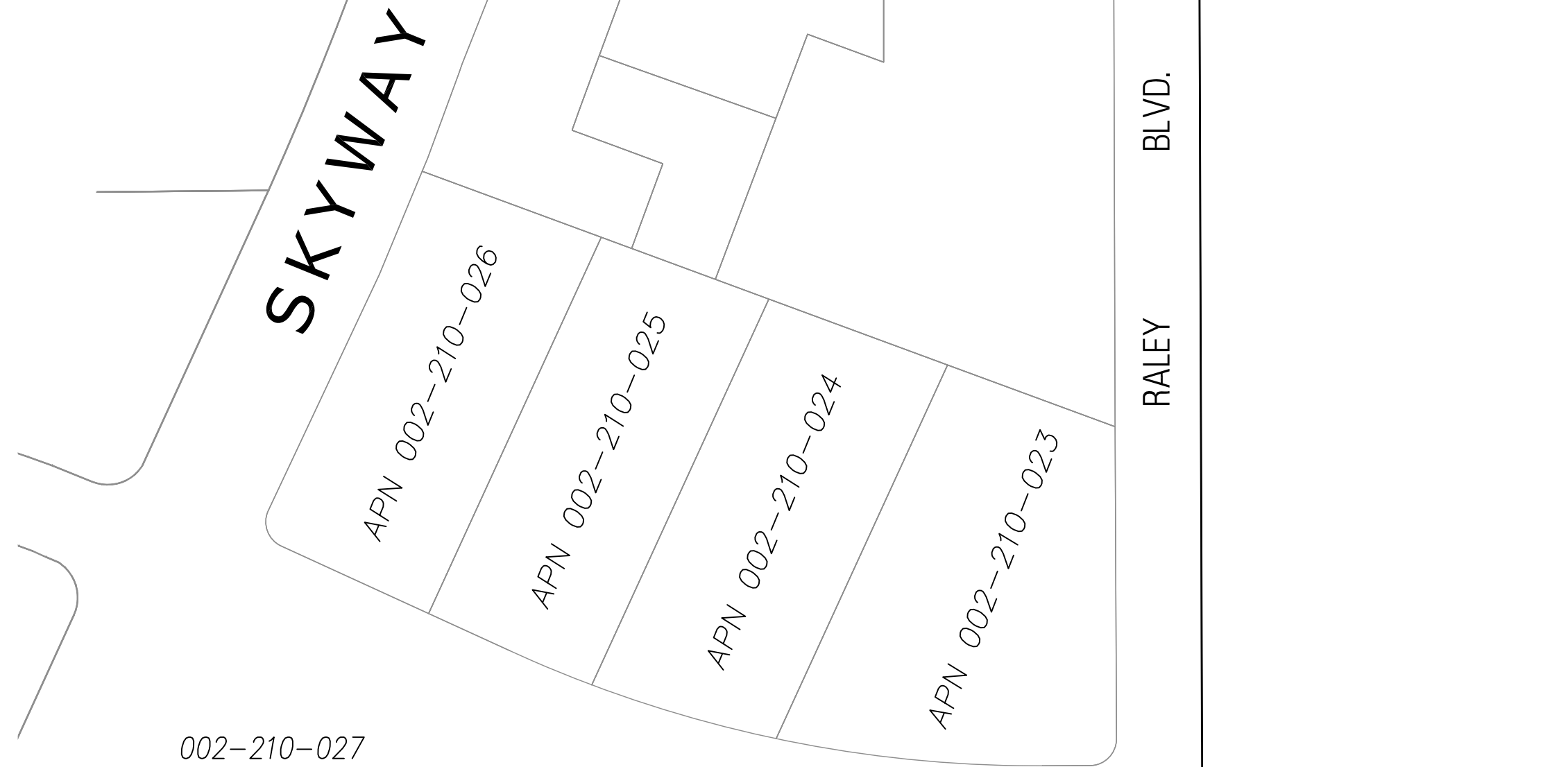
BRUCE ROAD
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



BRUCE ROAD
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



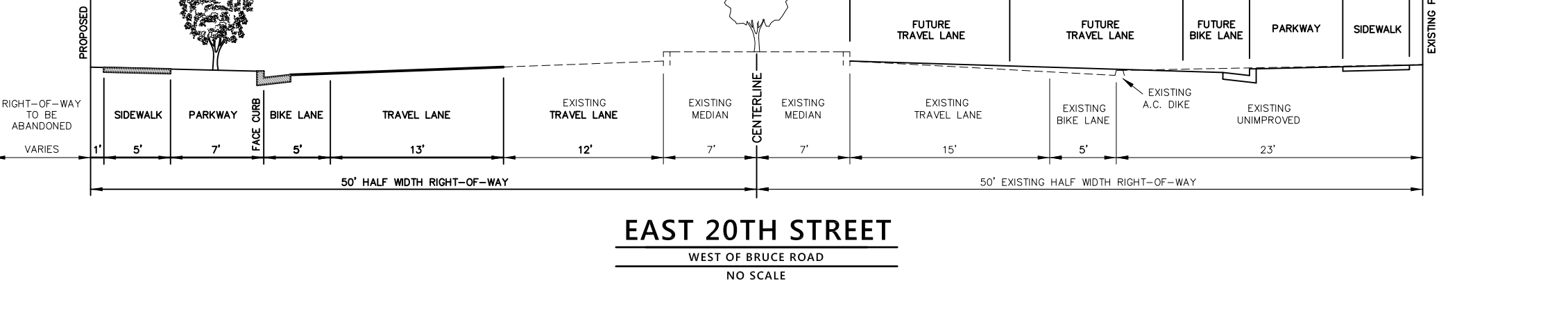
BRUCE ROAD
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



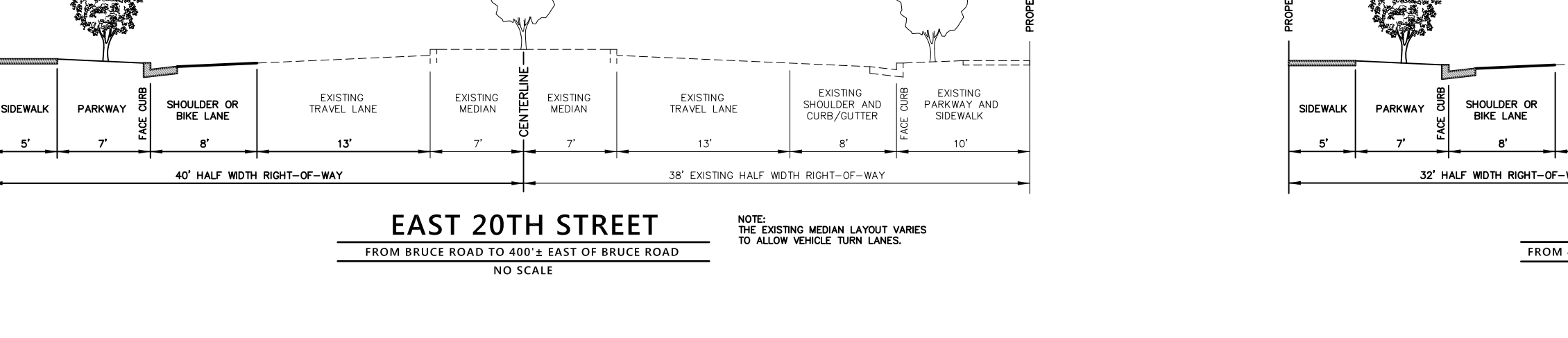
SKYWAY
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



LOT 472
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



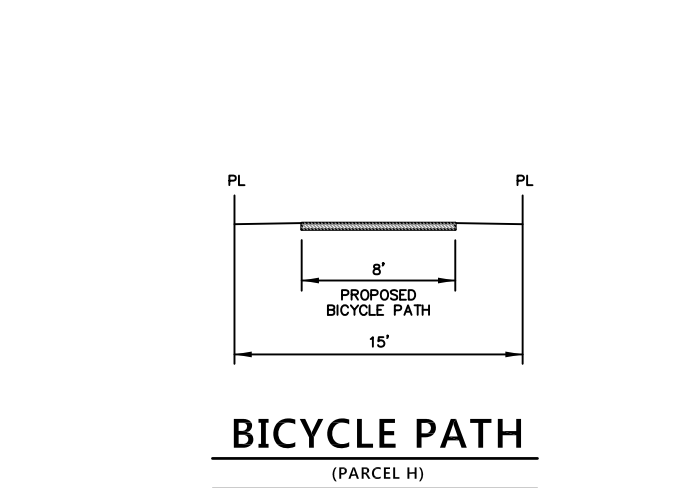
EAST 20TH STREET
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



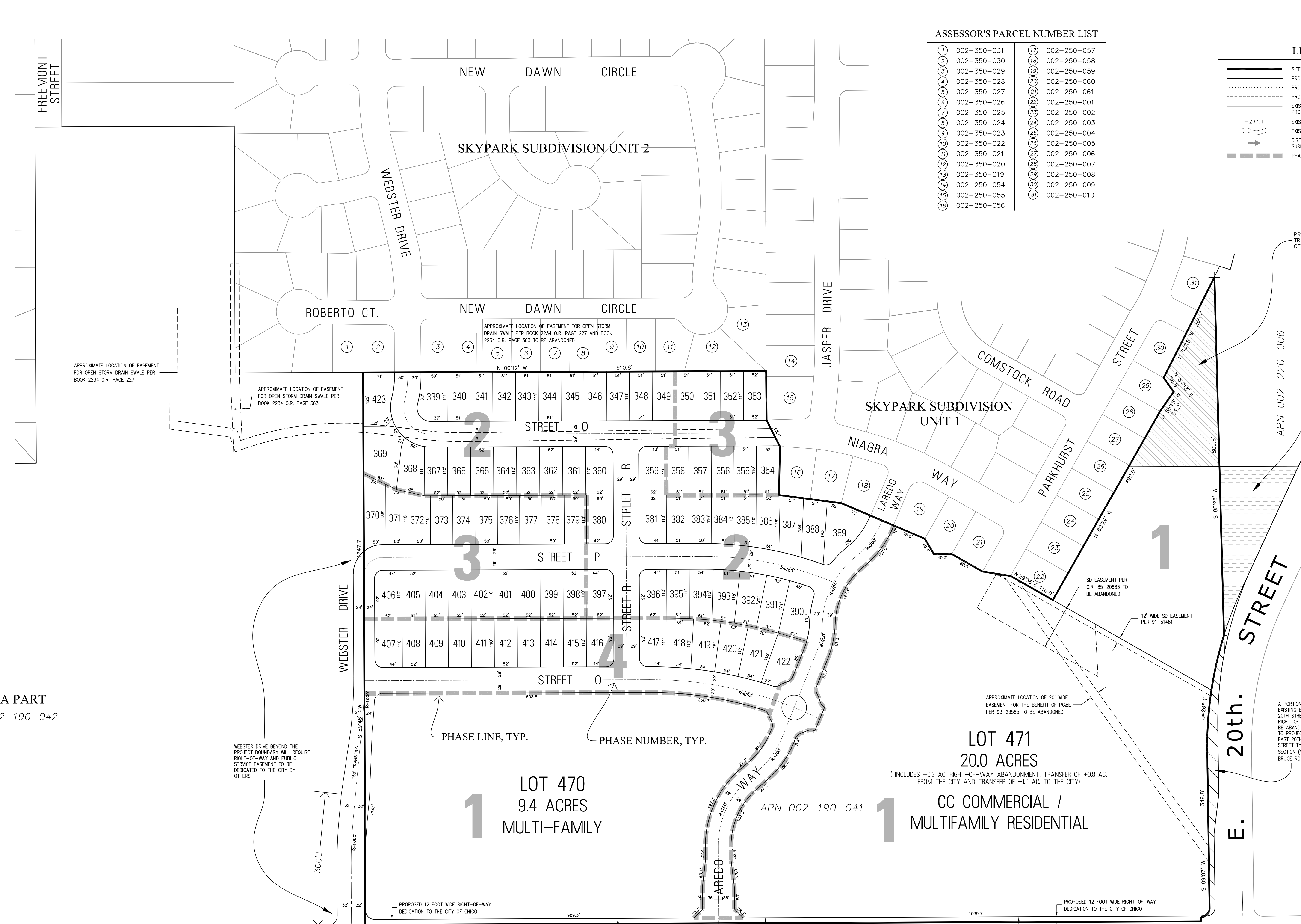
EAST 20TH STREET
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



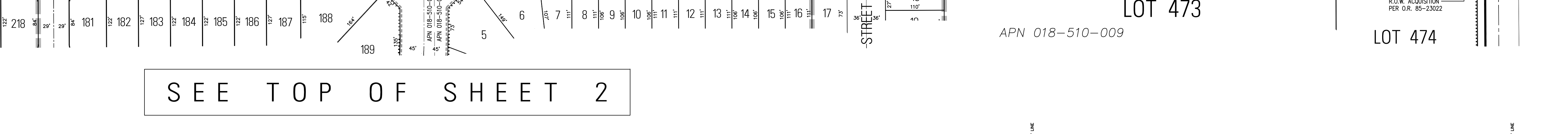
SCALE
1" = 100'



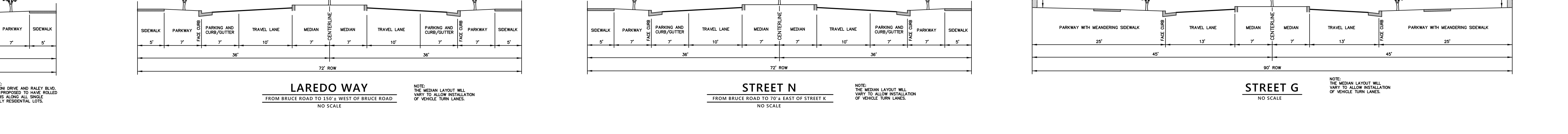
BICYCLE PATH
NO SCALE



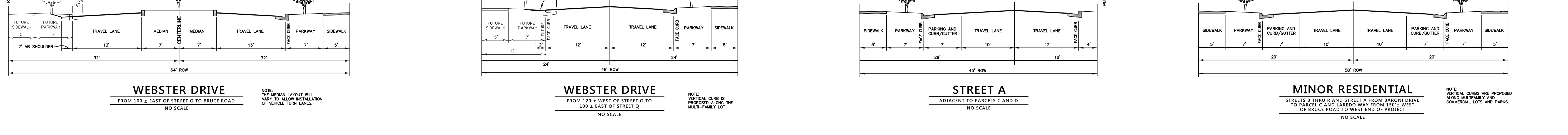
BRUCE ROAD
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



LOT 473
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



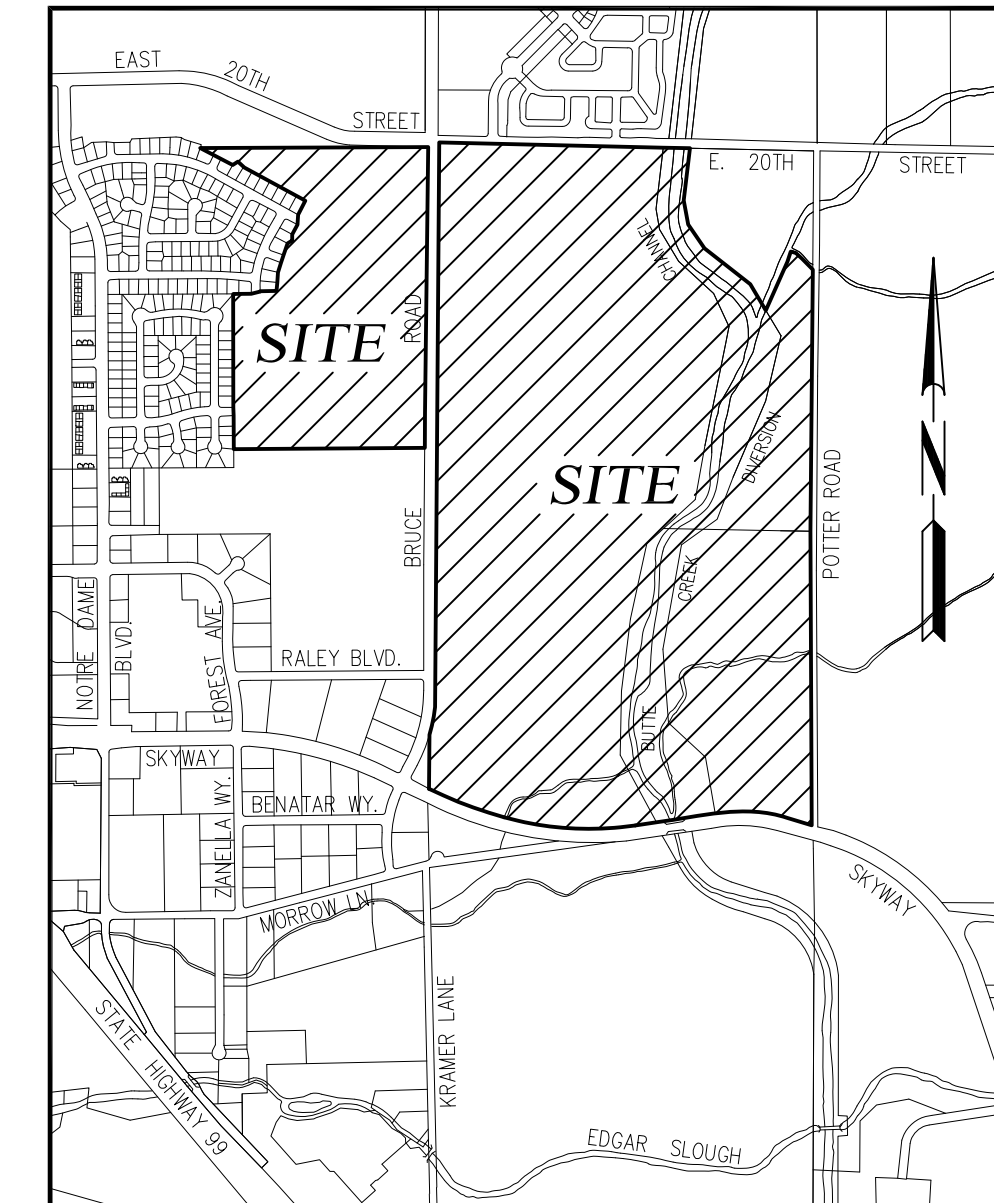
LOT 474
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE



LOT 475
FROM 155' E. NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE

ASSESSOR'S PARCEL NUMBER LIST	
1	002-350-031
2	002-350-030
3	002-350-029
4	002-350-028
5	002-350-027
6	002-350-026
7	002-350-025
8	002-350-024
9	002-350-023
10	002-350-022
11	002-350-021
12	002-350-020
13	002-350-019
14	002-350-018
15	002-350-017
16	002-350-016
17	002-350-015
18	002-350-014
19	002-350-013
20	002-350-012
21	002-350-011
22	002-350-010
23	002-350-009
24	002-350-008
25	002-350-007
26	002-350-006
27	002-350-005
28	002-350-004
29	002-350-003
30	002-350-002
31	002-350-001
32	002-350-000
33	002-350-000
34	002-350-000
35	002-350-000
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37	002-350-000
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95	002-350-000
96	002-350-000
97	002-350-000
98	002-350-000
99	002-350-000
100	002-350-000

LEGEND	
---	SITE BOUNDARY
---	PROPOSED PARCEL LINE
---	PROPOSED ADJUTANT'S RIGHTS
---	PROPOSED LANDSCAPE WALL
---	EXISTING RIGHT-OF-WAY / PROPERTY LINE
---	EXISTING GROUND ELEVATION
---	EXISTING GROUND ELEVATION
---	DIRECTION OF EXISTING SURFACE DRAINAGE
---	PHASE LINE



LOCATION MAP
NO SCALE

- OWNER:**
GEORGE SCHIMMBAUER
1099 WEST WATERFRONT DRIVE
CHICO, CA 95922
(707) 443-7024
- SUBDIVIDER:**
EPIK HOMES
ATTN: PETE GIAMPAOLI
901 BRUCE ROAD, SUITE 100
CHICO, CA 95928
(530) 891-4757
- ENGINEER:**
ROLLS, ANDERSON & ROLLS
ATTN: KEITH DOUGLAS
P.L.S. 8854
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, CC, OR-RC
018-510-007 RS-20-PD-RC, OS1, OS2
018-510-008 R1, CC, OS1, OS2
018-510-009 R1, CC, OS1, 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)
1 Note: 19.9 AC. + 0.3 AC. + 0.8 AC. = 21.0 AC.
(0.3 AC. FROM EAST 20TH STREET R.O.W. ABANDONMENT, 0.8 AC. TRANSFER FROM CITY, 1.0 AC. TRANSFER TO CITY)
2 Approximately 4 ac. may increase 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 DEEMED COMPLETE: 9-17-15
AMENDED MAP SUBMITTED: 9-20-15
AMENDED MAP DEEMED COMPLETE: 9-21-15
SECOND AMENDED MAP SUBMITTED: 10-28-15
MAP DEEMED COMPLETE: 11-28-15
MINOR REFINEMENTS SUBMITTED: 6-20-16
MINOR REFINEMENTS SUBMITTED: 7-26-16

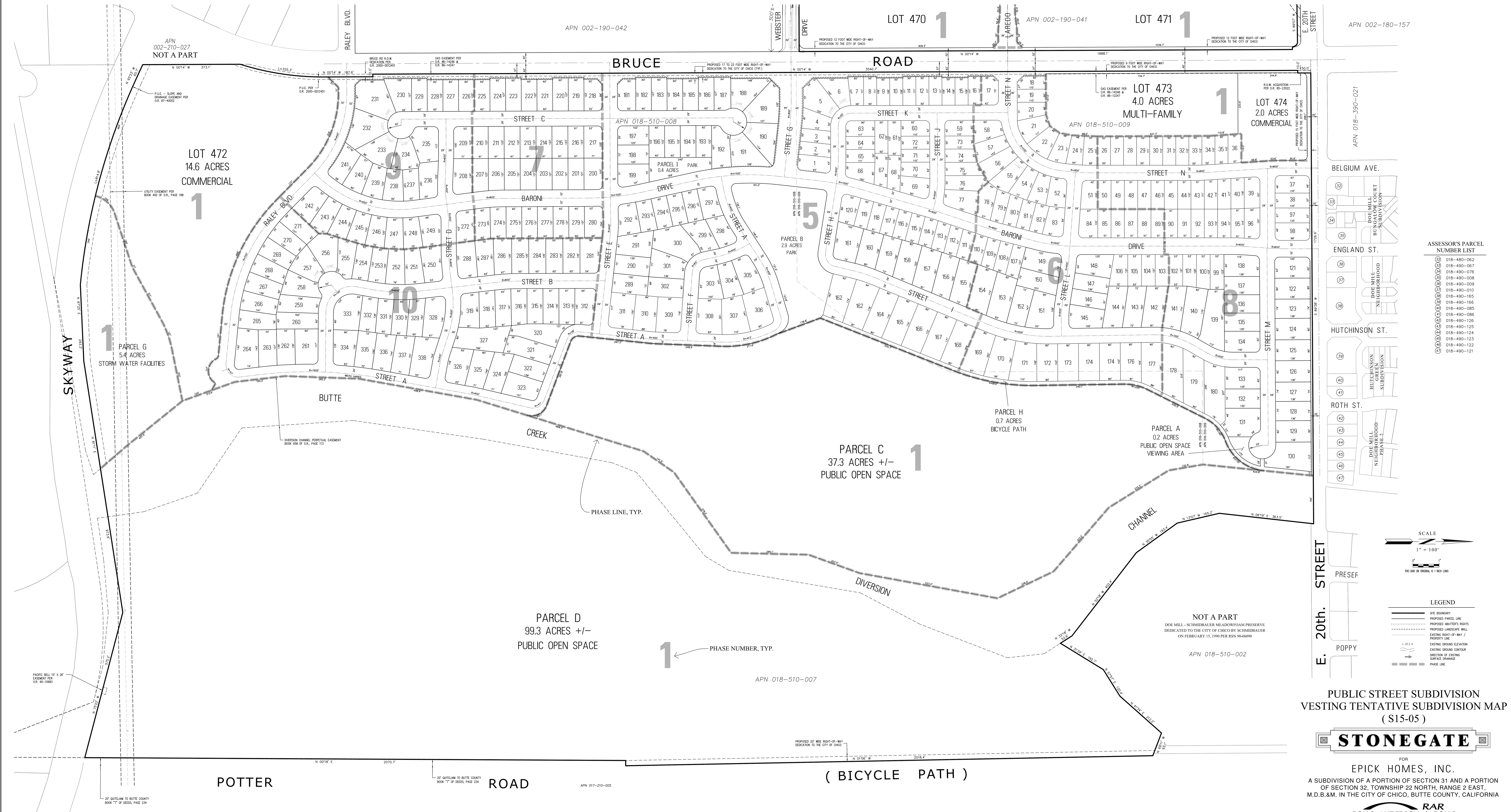
PUBLIC STREET SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
(S15-05)

STONEGATE
FOR
EPIK 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, 2016
15128
SHEET 1 OF 2

PROPOSED TYPICAL ROAD SECTIONS

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

MINOR REFINEMENTS SUBMITTED JULY 26, 2018 15128 SHEET 2 OF 2