



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 04/20/16

DATE: April 13, 2016

Files: S/PDP 15-04,  
GPA 15-04, RZ 15-03

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Associate Planner, (879-6812, mike.sawley@chicoca.gov)  
Community Development Department

RE: Design of Single-family Homes for the Estates at Lindo Channel Subdivision  
1511 Manzanita Avenue, APNs 015-520-036 and 015-520-037

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**REPORT IN BRIEF**

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of single-family homes a 22-lot small-lot subdivision and planned development. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan Amendment, Rezone, subdivision and planned development permit, including final architectural design approval.

**RECOMMENDATION**

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the project, subject to conditions.

**Proposed Motion**

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Estates at Lindo Channel project (S/PDP 15-04), subject to conditions.

**BACKGROUND**

The proposed project is located at 1511 Manzanita Avenue, approximately 500 feet east of Marigold Avenue (see **Attachment A**, Location Map). The project includes two main components:

1. A General Plan Amendment (GPA) and rezone (RZ) to change the land use designation and zoning of the property from Medium Density Residential (R2 zoning, 7.1 to 14 units per acre) to Low Density Residential (R1 zoning, 2.1 to 7 units per acre) (see Plats, **Attachment B**), and
2. A small-lot subdivision and planned development permit (S/PDP) to divide the site into 22 lots for single-family residential use, and two open space lots including a 1-acre lot nearest Lindo Channel to remain undeveloped (see **Attachments C, D and E**). The existing residence on Parcel 1 (addressed 1511 Manzanita Avenue) would remain. Gross density for the project would be 5.56 units per acre.

A Planned Development Permit is required due to the –PD overlay zoning district, and to authorize reduced structural setbacks requested for the future residences.

The project site consists of a rural residential parcel that fronts on Manzanita Avenue and extends back to Lindo Channel. The site is approximately 190 feet wide at the front, narrowing to 155 feet in width at the rear, and is roughly 1,250 feet deep.

Surrounding land uses include single-family residential to the west, a single-family planned development to the east, Lindo Channel to the south, and an off-street parking area for a school use north of the site across Manzanita Avenue.

#### Project Design

The proposed development calls for the construction of a new public street extending south from Manzanita Avenue, curving around the existing home, and terminating at a cul-de-sac. The cul-de-sac would be approximately 15 feet outside of the mapped 100-year flood plain and approximately 100 feet away from the top of bank of Lindo Channel.

Twenty-one new, single-story, single-family residences would be constructed along on the new street. The site layout for each lot is shown on the Planned Development Site Plan, and landscaping details are shown on the Landscape Plans (see **Attachment E and F**, respectively). Due to the overall width of the site (approximately 170 feet), a reduced street section width, reduced lot depths, and reduced structural setbacks are proposed to achieve efficient infill development. Each of the residences would have a two-car garage and two off-street parking spaces located in front of the garage. New, six-foot tall “good neighbor” wooden fencing is proposed along all rear and side yards of the proposed new residences.

The reduced street section width and reduced lot depths are subject to approval as part of the subdivision, and the reduced setbacks require authorization as part of the planned development permit. The development would also necessitate removal of 55 of the 76 existing trees on the site, which is subject to municipal code requirements regarding tree replacement and would require a total of 60 replacement trees or payment of in-lieu fees.

#### Planned Development Requests

Small-lot subdivisions provide for reduced lot sizes and reduced setbacks relative to standard subdivisions, however, in this case must include a front porch with minimum dimensions of four feet by eight feet. The proposed house plans for all of the lots (except Lot 19 and Lot 21) meet the minimum porch size requirement to qualify for reduced small-lot setbacks. Typical R1 setbacks would apply to lots 19 and 21. Standard R1 setbacks, small-lot reduced setbacks and proposed minimum setbacks for the project are provided in the table below.

<b>Development Standard</b>	<b>Typical R1 Standard</b>	<b>Small-lot R1 Standard</b>	<b>Proposed Standard</b>
Front Yard Setback	15 feet	12 feet	11 feet
Rear Yard Setback	15 feet	10 feet	10 feet
Side Yard Setback	4 feet	3 feet	3 feet

Requested modifications to development standards only involve setbacks, and occur on four of the proposed lots as follows:

Lot 6 and Lot 14: Small lot setbacks apply to these lots. The requested exception would authorize a minimum front yard setback of 11 feet instead of 12 feet.

Lots 19 and 21: Typical R1 setbacks apply to these lots. The requested exception would authorize a minimum front yard setback of 11 feet instead of 15 feet and a rear yard setback of 10 feet instead of 15 feet.

The proposed homes also include roof projections into side yard setbacks for the eaves, which would be two feet from the property line instead of three feet, as required by the municipal code.

#### Landscaping

The landscape plans show treatments along the entry to the project, including Lot B, within the front yard areas, and at the end of the cul-de-sac where Street A would terminate at Lot A near Lindo Channel.

Shrubs are proposed along the south side of Street A at the entry to provide a visual buffer between the project and adjacent residential uses located to the west. Landscape improvements at Lot B would include trees and benches that would terminate the views for motorists entering the project.

Trees are proposed within front yard areas along the new street with gaps where street lights would be located. Typical front yard planting schemes would include drought-tolerant shrubs near the front of the residence, stepping down to smaller shrubs and decorative boulders toward the front sidewalk. Rear yards would be left to the homeowner to landscape.

Trees and shrubs would round out the cul-de-sac at the end of the new street, with an "overlook" area providing views toward Lindo Channel from a small, fenced, paved area with benches and a doggie station for collecting pet waste. Grouped mailboxes for the development would also be located at the end of the cul-de-sac.

#### Architecture

The proposed architecture for the residences is single-story, stucco with varied rooflines and combinations of lap siding and decorative elements on the front elevations (see **Attachment G**, Elevations and **Attachment H**, Colors and Materials). The decorative elements include raised stucco window trim, stone-clad porch column bases, and built-in windows on the front and garage doors. The sides and rear elevations of the residences would have simpler design elements. Three different home designs and colors schemes are proposed, as follows:

- Slate gray with brown front entry area, placed on Lots 2-8, 20 and 22
- Greenish khaki with brown garage and front doors on Lots 9-18, and
- Beige with tan garage door and brown front door on Lots 19 and 21

Exterior lighting would include standard 30-foot tall "cobra-head" street lighting and Mission-style lantern porch lights (see **Attachment I**).

### Neighborhood Meeting

A neighborhood meeting was at the project site on 08/03/15 to review an earlier version of the project that was comprised of a combination of multi-family residential apartments and single-family residences pursuant to the existing R2 (Medium-Density Residential) zoning. This earlier iteration proposed 20 lots with a half-acre apartment site and single family residences at the end of the cul-de-sac with rear yards abutting the Lindo Channel creekside area. The meeting was attended by approximately 30 neighbors as well as City staff. Concerns were raised by the neighbors at the meeting, particularly with regard to loss of privacy from two-story construction adjacent to existing rear yards on neighboring properties, additional traffic in the area, and noise and odors that could result from adding new residential uses.

The developer redesigned the project and decided to proposed a downzoning to R1 (Low Density Residential, utilize single-story construction for all single-family residences, and to extend the new street to the Lindo Channel creekside area, thereby opening up the resource for general viewing and access.

A second neighborhood meeting was held on 11/18/15 to review the current project design with the neighbors, and approximately 15 neighbors were in attendance. The applicant answered several questions regarding the project. The revised design (with only single-story, single-family residences proposed), was generally regarded by the neighbors as an improvement over the previous design, however, concerns remained over increased traffic and new lighting associated with the project.

### **DISCUSSION**

In cases where a project requires a discretionary approval by the Planning Commission or City Council in addition to design review, such as a Planned Development Permit in this case, CMC 19.18.024(B), requires the Board to forward a recommendation regarding the site and architectural design.

The proposed infill project would establish a new residential neighborhood on a partially-developed site, consistent with the proposed R1 zoning and Low-Density Residential General Plan Designation. Downzoning the site and establishing new single-family residences balances General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The new public street would provide public access to the Lindo Channel creek corridor and expand publically-owned creekside areas with the dedication of Lot A, consistent with policies OS-2.2, OS-2.5, CD-1.1, CD-2.1 and PPFS-2.1, which encourage expanding creekside greenways and promoting public access to them for recreational opportunities.

The project design is consist with several Design Guidelines (DGs), including those that encourage heightening the visual prominence and establishing a positive relationship with creeks (DGs 1.1.12, 1.1.26, 1.3.15, 4.1.21 and 4.1.42). The project would consist of a variety of home designs that are placed near the front of each lot and include front porches and windows that face the street, consistent with DGs 4.1.11 and 4.1.14. Garages are recessed behind the front entryways of the homes, reducing their prominence consistent with DGs 1.1.14 and 4.1.13, and include rich architectural finishes for the garage doors as

encouraged by DG 4.1.61. Additional Design Guideline discussion is provided by the architect in **Attachment C**.

The proposed architecture features higher-quality design elements on the front elevations, such as raised/painted window trim, window grid-dividers, lap siding and decorative rock, that are not carried around to side or rear elevations. A required finding for recommending approval of the project is that the *“architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development,”* and it is part of the stated purpose of Planned Developments in the code to *“promote development in the community which, while deviating from normal development standards, has been demonstrated to be **of greater quality or community benefit** than might occur with a conventional development proposal.”*

To provide consistency with the code language above, recommended conditions would require high-quality design elements on the side and rear elevations of the future residences, as well as enhanced fencing details (battens and trim with two-inch dimensional cap) within the project.

The proposed street lighting would place a new 30-foot tall street light with six foot mast arm approximately 12 feet from a neighboring residential rear yard near the grouped mailboxes at the end of the cul-de-sac, and on the east side of the new street near the entry to the project, approximately 45 feet from other rear yards of existing neighboring residences.

Provided DGs that discourage new lighting that could result in glare impacts to off-site residents and light spillage into natural open space areas (DGs 4.2.44 and 1.5.19, respectively), a condition is recommended to require that street lighting be provided with 18-foot City-standard street lighting to minimize light spillage impacts to neighboring residences and Lindo Channel open space area. The 18-foot light standards are provided on page 7 of 11, under **Attachment J**.

The requested reductions in setbacks are relatively minor for a small-lot subdivision and staff supports inclusion of the home design with smaller porch to add variety to the new streetscape.

## **RECOMMENDED DISCUSSION ITEMS**

Staff recommends that the Board discuss the following item and condition the project as necessary:

Common Area Amenities: Considering the code provision noted above requiring Planned Developments to provide development that is of greater quality or community benefit than conventional development, discuss if enhancements are necessary to Lot B near the project entry or the overlook at the end of the cul-de-sac and add conditions if necessary.

For example, possible enhancements include low walls or a monument sign with river rock at Lot B to reinforce a sense of place for the new neighborhood, and/or relocating the mailboxes to the overlook platform and adding a gazebo or other covered pavilion feature that would enhance pedestrian orientation and increase opportunities for social interactions between residents.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 03/31/16, and ending on 04/29/16. The draft Mitigated Negative Declaration and Initial Study are available upon request.

### Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

At 5.56 units per acre the proposal falls within the density range associated with the proposed R1 zoning and Low Density Residential General Plan Designation (2.1 to 7 units per acre). Downzoning the site to construct only single-story, single-family residences balances General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The new public street would provide open public access to the Lindo Channel creek corridor and expand publically-owned creekside areas with the dedication of Lot A, consistent with policies OS-2.2, OS-2.5, CD-1.1, CD-2.1 and PPFS-2.1, which encourage expanding creekside greenways promoting public access to them for recreational opportunities. The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project design is consist with Design Guidelines (DGs) that encourage heightening the visual prominence and establishing a positive relationship with creeks (DGs 1.1.12, 1.1.26, 1.3.15, 4.1.21 and 4.1.42). The project would consist of a variety of home designs that are placed near the front of each lot and include front porches and windows that face the street, consistent with DGs 4.1.11 and 4.1.14. Garages are recessed behind the front entryways of the homes, reducing their prominence consistent with DGs 1.1.14 and 4.1.13, and include rich architectural finishes for the garage doors as encouraged by DG 4.1.61. The scale and character of the development is similar to and compatible with adjacent developments that include only single-story, single-family homes.

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The single-story residential designs and reserved color schemes are compatible with adjacent single-family residential developments. Conditions would require colored (non-white) vinyl window frames to better blend with the exterior colors, and that higher-quality design elements such as raised window and door trim elements be carried around to all four elevations of the new residences within the project. Conditions would also require the developer to demonstrate on the building plans the manner of trash and recycling storage, ensuring that the receptacles will be properly screened from public view.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The proposed structures are compatible with their sites in that they provide minimally acceptable setbacks, with four off street parking spaces on each lot, and the project includes access to the Lindo Channel creekside area, affording additional opportunities for passive recreational enjoyment. The single-story residences would not unnecessarily block views or dominate their surroundings.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

The proposed landscape design includes many trees and shrubs that will serve useful functions, including establishment of a future tree-lined street despite the absence of a parkway strip. Layers of shrubs within front yard areas will provide additional visual relief along the new street, resulting in an attractive living environment. Screening vegetation along interior property lines will enhance privacy between properties in the future.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans, final maps and permits shall note that the project shall comply with The Estates at Lindo Channel Planned Development Permit (S/PDP 15-04). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
2. The approval documents for this project include the following exhibits:
  - a. Vesting Tentative Subdivision Map (2 sheets) date-stamped March 16, 2016.
  - b. Planned Development Site Plan, date-stamped April 7, 2016.
  - c. Landscape Plans (3 sheets) date-stamped March 16, 2016.
  - d. Residential Elevations and Floor Plans (6 sheets) date-stamped March 16, 2016.
  - e. Color Sample Sheet, and
  - f. Lighting Cut Sheets
3. Planned Development Permit 15-04 authorizes the following development standards for the Estates at Lindo Channel Subdivision:
  - a. Eleven-foot front yard setbacks
  - b. Ten-foot rear yard setbacks
  - c. Building projections into side yard setbacks, as shown on the elevation drawings.

4. The developer shall provide raised trim around all exterior windows and door frames matching the same trim elements shown on the front elevations, and shall use colored vinyl window frames (not white) which complement the color scheme of the residence.
5. The developer shall provide a wainscot on all four elevations of each home using either cement board lap siding or stucco stone, matching the material shown on the front elevations.
6. All new fencing shall include a two-inch cap with trim and vertical battens.
7. The developer shall demonstrate on the building plans that trash storage for each residence will comply with the provisions of Chico Municipal Code Chapter 8.12, including but not limited to providing storage for trash and recycling receptacles where the receptacles are not visible from the public right-of-way.
8. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.

## **PUBLIC CONTACT**

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting. A notice was also mailed to all owners and occupants within a 500-foot radius of the site. In addition, staff emailed the notice to all interested parties who provided their email address to staff and requested notification of upcoming public hearings for the project.

## **ATTACHMENTS**

- A. Location/Notification Map
- B. General Plan Amendment and Rezone Plats (2 pages)
- C. Architect's Statements (2 pages)
- D. Subdivision Map (2 sheets)
- E. Planned Development Site Plan
- F. Landscape Plans (3 sheets)
- G. Color Elevations and Floor Plans (6 sheets)
- H. Colors and Materials
- I. Lighting (3 pages)
- J. City Standard Street Lighting (11 pages)

## **DISTRIBUTION**

Internal (3)

Bob Summerville, Senior Planner

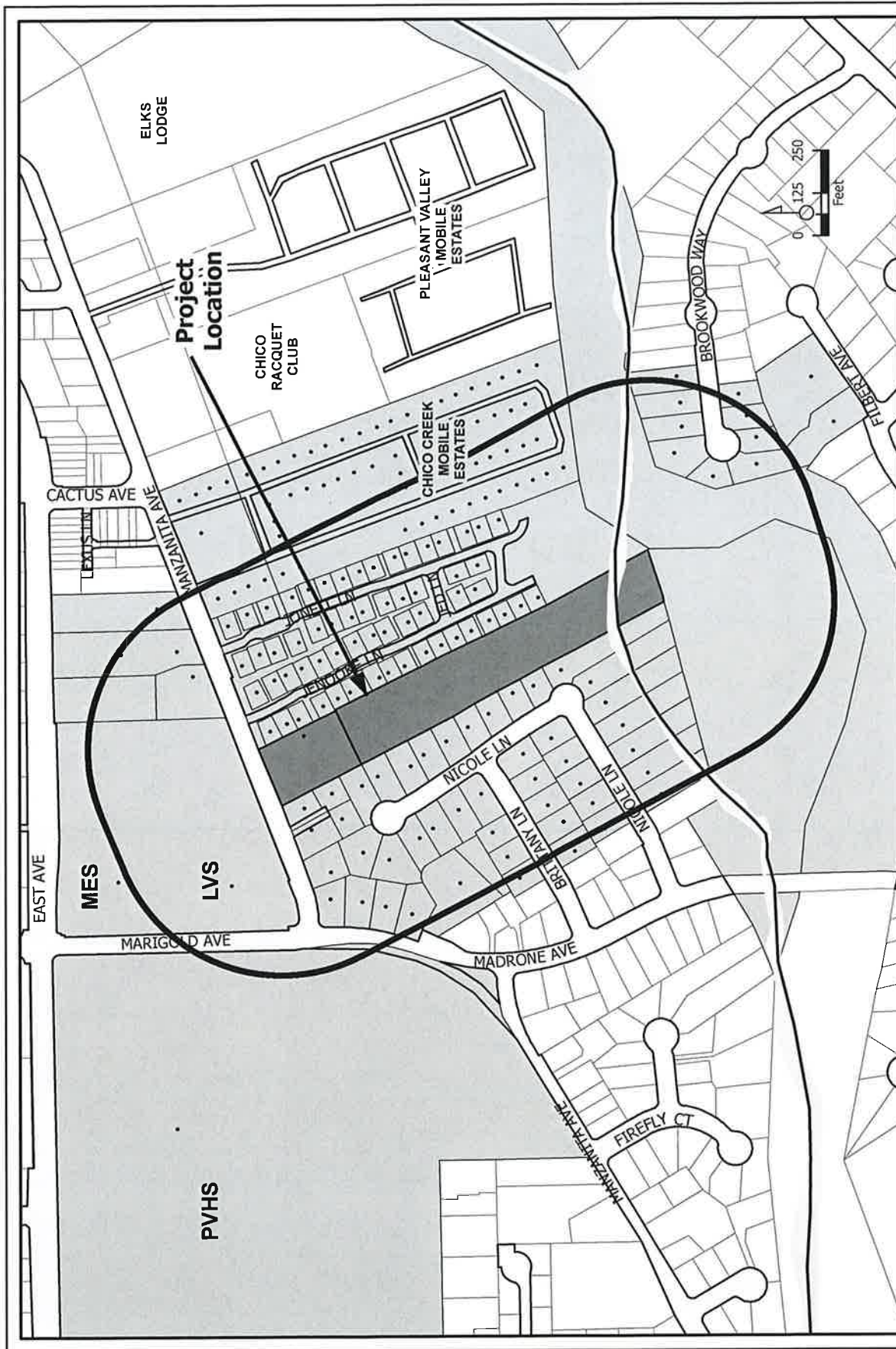
Mike Sawley, Associate Planner

Files: S/PDP 15-04, GPA 15-04, GPA 15-03 (Estates at Lindo Channel)



External (2)

Chico New Home Builders, Inc., Attn: David Miller, 1834 Mangrove Ave, Chico, CA 92926  
Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973



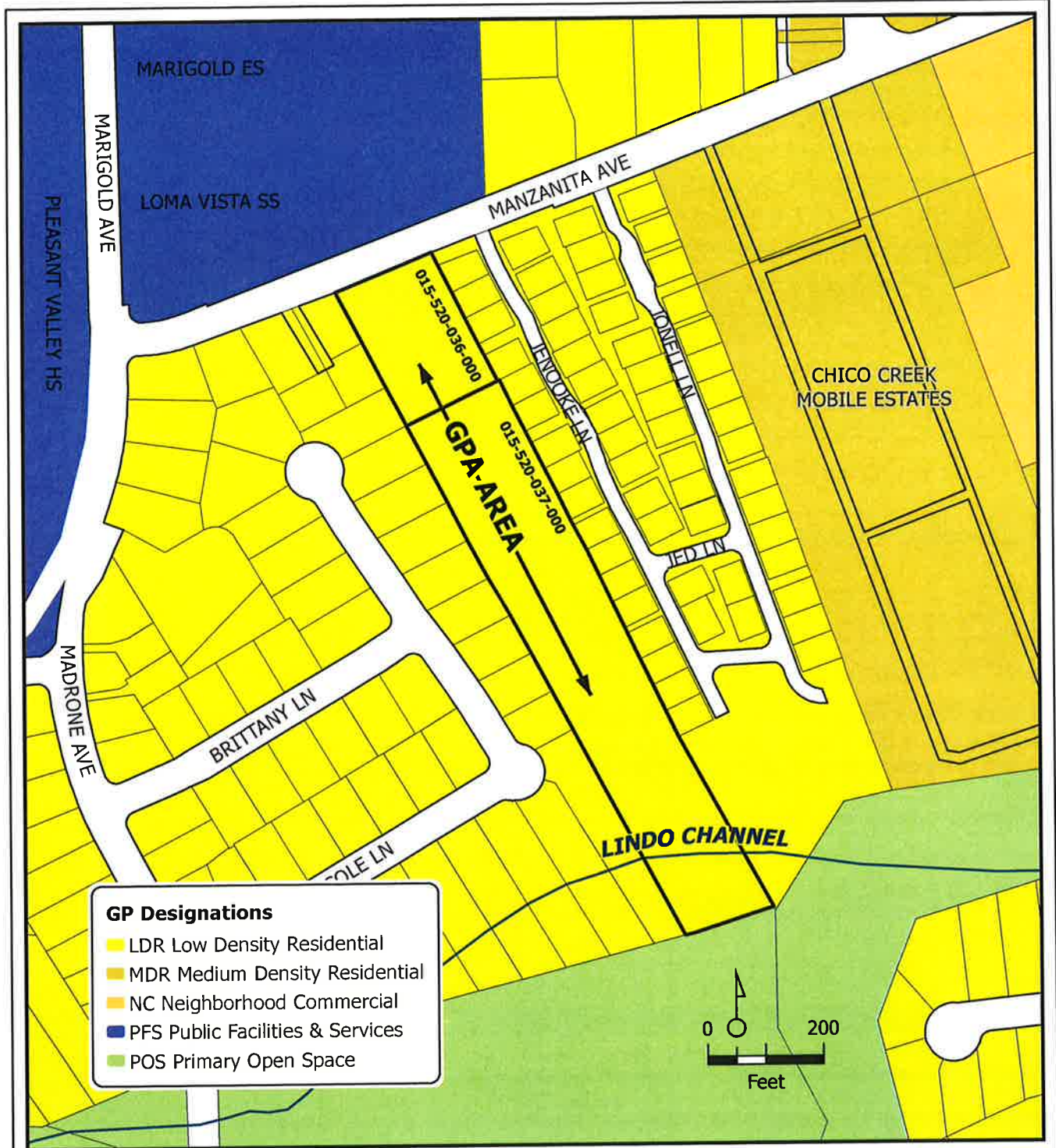
- Notified Addresses
- Notified Parcels

S/PDP 15-04, GPA 15-04, RZ 15-03 The Estates at Lindo Channel  
 1511 Manzanita Avenue  
 APN 015-520-(036, 037)-000

GPA 15-04

Approval Recommended by  
Chico Planning Commission on \_\_\_\_\_  
by Resolution No. \_\_\_\_\_.

Approved by Chico City Council on \_\_\_\_\_  
by Resolution No. \_\_\_\_\_.



- GP Designations**
- LDR Low Density Residential
  - MDR Medium Density Residential
  - NC Neighborhood Commercial
  - PFS Public Facilities & Services
  - POS Primary Open Space

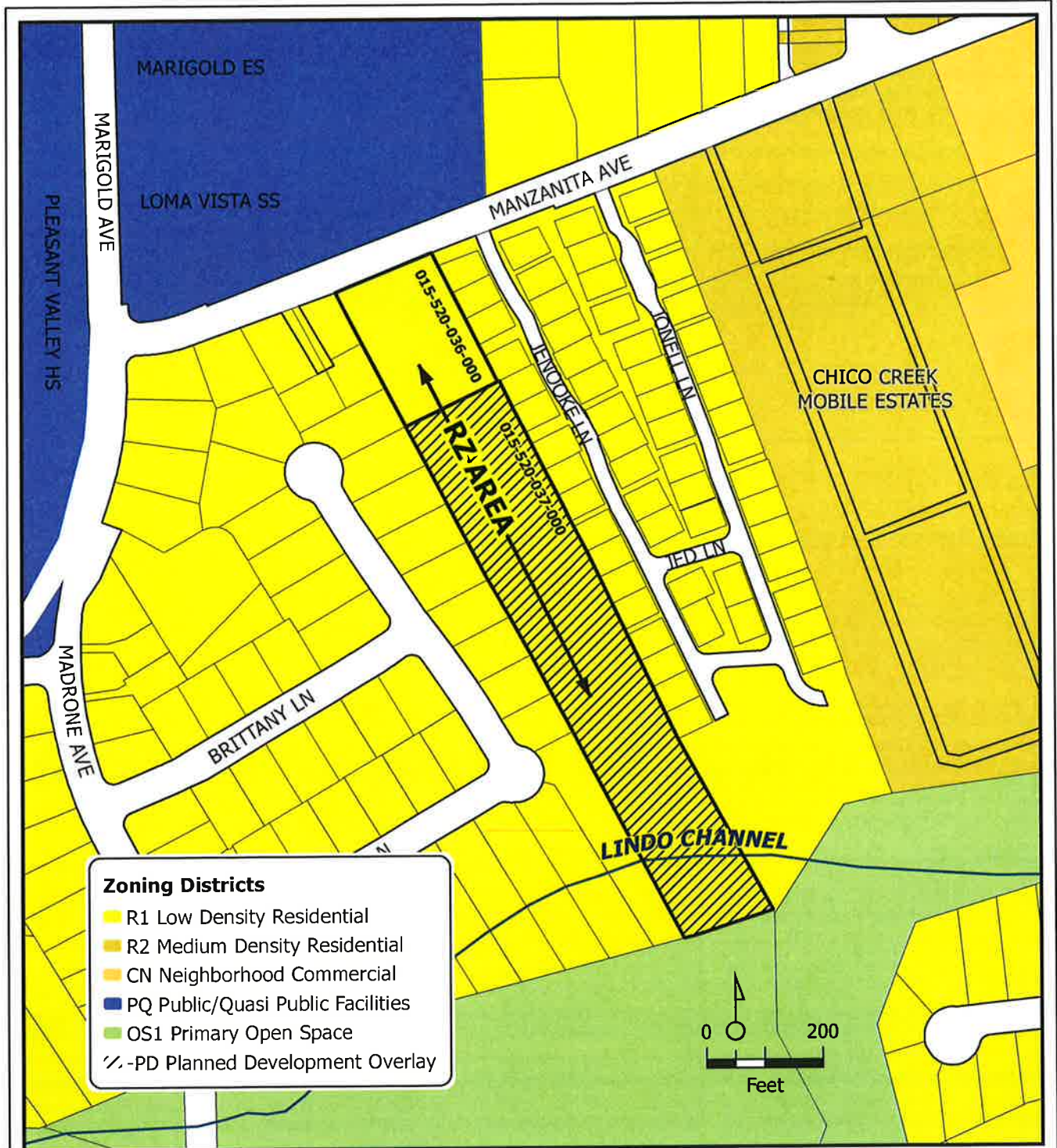
GPA 15-04 (The Estates at Lindo Channel)  
 1511 Manzanita Avenue, APNs 015-520-036-000 and 015-520-037-000  
 From: Medium Density Residential  
 To: Low Density Residential



Rezone **15-03**

Approval Recommended by  
Chico Planning Commission on  
by Resolution No. \_\_\_\_\_.

Approved by Chico City Council on  
by Ordinance No. \_\_\_\_\_.



GPA 15-04 (The Estates at Lindo Channel)  
1511 Manzanita Avenue, APNs 015-520-036-000 and 015-520-037-000  
From: R2 Medium Density Residential  
To: R1 Low Density Residential  
-PD Planned Development Overlay remains on APN 015-520-037-000



# GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

2/7/16

**SUBJECT: THE ESTATES AT LINDO CHANNEL  
A PLANNED DEVELOPMENT  
PROJECT DESCRIPTION**

The proposed Estates at Lindo Channel is a subdivision of twenty one single family homes on a cul-de-sac street. The homes will be a variety of four different floor plans with several different roof designs to provide a diversity of architectural style. Most of the homes will have oversized front porches to emphasize a pedestrian friendly neighborhood.

Car parking is provided with a two car garage for each residence that is recessed from the front of the residence a minimum of nine feet from the front of the residence. This allows the cars and garages to not be the main visual element from the street. DG 4.1.12, DG 1.1.14

Siding materials will be a mixture of stucco, fiber cement siding of various patterns and cultured stone in order to create a variety of both textures and colors. (DG 4.1.15)

Each unit having its own garage as well as a front porch which connects to the on-street parking and public sidewalks makes each unit accessible both for the tenants and their guests. DG 4.1.52, DG 3.1.34

The mechanical units will be split system units with the furnace mounted in the attic and the air conditioners located in the rear yards so as to make them obscured from any view from the street. DG 3.1.35

January 11, 2016

City of Chico Planning Department  
411 Main Street  
Chico, CA 95928

## **Project Description- Landscape**

**The Estates at Lindo Channel  
Chico, California**

It is the intent of this project to incorporate many of the City of Chico Design Guidelines for Residential Project Types.

Goals include creating a positive relationship of the project to the Lindo Channel riparian area, getting away from traditional, high water use plantings and lawns and opting for the use of more native species as well as providing a safe, pleasant neighborhood that aims to facilitate interaction between residents.

This project also has the somewhat unique element of abutting the Lindo Channel greenway. The project is being designed so as to provide some integration and connectivity to the greenspace by means of a public space overlooking the channel (providing for passive recreation) that will be landscaped so as to tie into the native landscaping occurring within the channel, providing a positive relationship to the riparian corridor. **(DG-1.1.11, DG-1.1.12, DG-1.1.13, DG-1.1.31, DG-1.1.41, DG 1-3.15)**

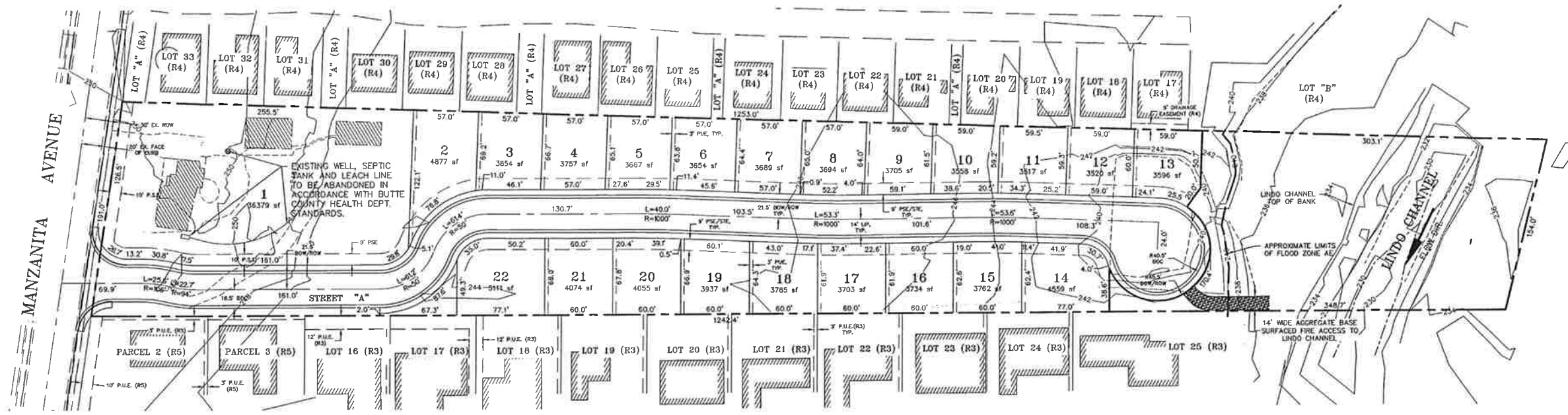
It is the intent of this project to propose some outdoor furniture and amenities so as to encourage neighborly interaction so as to foster a sense of community. These include benches, a community mailbox, sidewalks, outdoor seating areas with benches, and most prominently, a Channel Overlook. **(DG 4.1.11, DG 4.1.21, DG 4.1.41, DG-4.1.42).**

The landscape has a California Native/ Low Water use theme to minimize the water use and maintenance requirements (thereby making wise use of resources) yet still provide an aesthetically pleasing outdoor space.

Street lighting is integrated into planting design such that street tree locations are being chosen so as to prevent conflicts with the proposed street lights. **(DG 1.5.12, 1.5.13)**

Shade trees have been provided per City code standards. **(DG 2.1.28)**

## **Attachment C**



**OWNER:**  
 APN 015-520-036 and 037  
 THE SAXON E. GRIMES LIVING TRUST  
 1511 MANZANITA AVENUE  
 CHICO, CA 95926

**SUBDIVIDER:**  
 CHICO NEW HOME BUILDERS INC.  
 1140 MANGROVE AVENUE, SUITE D  
 CHICO, CA 95926  
 (760) 578-6635

**ENGINEER:**  
 W. GILBERT ENGINEERING  
 WESLEY E. GILBERT, R.C.E. 31689  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315

**ASSESSOR'S PARCEL NUMBER:**  
 015-520-036 AND 037

**LAND USE:**  
 PRESENT: SINGLE FAMILY RESIDENTIAL  
 FUTURE: SINGLE FAMILY RESIDENTIAL

**ZONING:**  
 PRESENT: 015-520-036; R2, 015-520-037; R2-PD  
 FUTURE: 015-520-036; R1, 015-520-037; R1-PD

**UTILITIES:**  
 SANITARY SEWER: CITY OF CHICO  
 WATER: CALIFORNIA WATER SERVICE COMPANY  
 POWER: PACIFIC GAS & ELECTRIC  
 COMMUNICATIONS: AT&T  
 CABLE TV: COMCAST  
 STORM DRAIN: CITY OF CHICO

- DESIGN MODIFICATIONS:**
- 1) RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET ON LOTS 2 THRU 22 (18R.08.010.C.2).
  - 2) NON-RIGHT ANGLE AND NON-RADIAL LOT LINES ON LOTS 1 THRU 22 (18R.08.010.C.4).
  - 3) CONTIGUOUS SIDEWALK ACROSS THE FRONTAGES OF LOTS 1 THRU 22 (18R.08.020.F.4).
  - 4) NO SIDEWALK ON THE WEST SIDE OF STREET "A" ADJACENT TO LOT 1 (18R.08.020.F.4).
  - 5) NON-STANDARD HORIZONTAL STREET ALIGNMENT (18R.08.020.D.1).
  - 6) CUL-DE-SAC LENGTH LONGER THAN 500' (18R.08.020.H).

- SUBDIVISION NOTES:**
- 1) SUBDIVISION INFORMATION:  
 TOTAL PARCEL ACREAGE (TO CL): 5.002  
 PARCEL ACREAGE (EXCLUDING LOT "A"): 3.956  
 TOTAL NUMBER OF LOTS: 22  
 UNITS PER ACRE: 5.56  
 AVERAGE LOT SIZE: 5,373 sf
  - 2) STORM WATER QUALITY WILL BE PROVIDED THROUGH THE USE OF A STORM WATER INTERCEPTOR. THE STORM DRAIN SYSTEM FOR THE SUBDIVISION WILL DRAIN ALONG AND UNDER STREET "A" AND DISCHARGE INTO UPPER BANK AREA NORTH OF THE LINDO CHANNEL TOP OF BANK.
  - 3) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES ARE SHOWN ON SHEET 2 OF 2.
  - 4) THE EXISTING TREES WILL BE RETAINED TO THE MAXIMUM EXTENT FEASIBLE, WHERE NOT IN CONFLICT WITH PROPOSED IMPROVEMENTS OR BUILDINGS.
  - 5) THE FINAL SUBDIVISION MAP WILL INCLUDE A 9' WIDE P.S.E. ALONG STREET "A" AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
  - 6) LOTS 1 THRU 22 LIE IN SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBERS 06007C0339E AND 06007C0343E DATED JANUARY 6, 2011. LOT "A" AND LINDO CHANNEL ADJACENT TO THE SUBDIVISION LIE IN FLOOD ZONE AE AS SHOWN ON FIRM MAP NUMBERS 06007C0343E AND 06007C0343E DATED JANUARY 6, 2011.
  - 7) FINAL SUBDIVISION IMPROVEMENTS WILL INCLUDE THE INSTALLATION OF A PUBLIC SANITARY SEWER LIFT STATION WITHIN LOT "A" AT THE SOUTH END OF STREET "A" THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF CHICO.
  - 8) LOT "A" AND LOT "B" ARE TO BE DEDICATED TO THE CITY OF CHICO FOR PERMANENT OPEN SPACE.
  - 9) NO SEPTIC TANKS OR WELLS ARE KNOWN TO EXIST ON THE PROJECT SITE.
  - 10) STREET TREES WILL BE PLANTED BEHIND THE SIDEWALK IN THE STREET TREE EASEMENTS/P.S.E. ALONG STREET "A"

**LEGEND:**

	EXISTING GROUND CONTOUR (NAVD 88 DATUM)
	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING GUTTER AND SIDEWALK
	PROPOSED EASEMENT
FG	FINISH GRADE
EG	EXISTING GROUND ELEVATION
FN	FINISH
PUE	PUBLIC UTILITY EASEMENT
PSE	PUBLIC SERVICE EASEMENT
STE	STREET TREE EASEMENT
ROW	RIGHT OF WAY
BOW	BACK OF WALK
BOC	BACK OF CURB
	EXISTING BUILDING TO REMAIN, TYP.
	PROPOSED CURB, GUTTER AND SIDEWALK
	TOP OF EMBANKMENT
	TOE OF EMBANKMENT
	LINDO CHANNEL FLOWLINE

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION  
 BY:   
 WESLEY E. GILBERT  
 R.C.E. 31689  
 EXPIRES: 12/31/16  
 DATE: 3/14/16



- RECORD REFERENCES:**
- R1 - EIGHTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO, BOOK 7 OF MAPS, PAGE 26
  - R2 - PARCEL MAP, BOOK 57 OF MAPS, PAGES 46-47.
  - R3 - LINDO GARDENS UNIT NO 4, BOOK 66 OF MAPS, PAGES 18-19.
  - R4 - THE STABLES, BOOK 85 OF MAPS, PAGES 77-79.



LOCATION MAP NTS

RECEIVED

MAR 16 2016

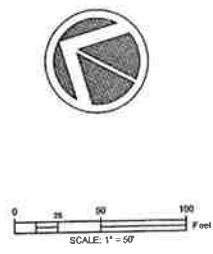
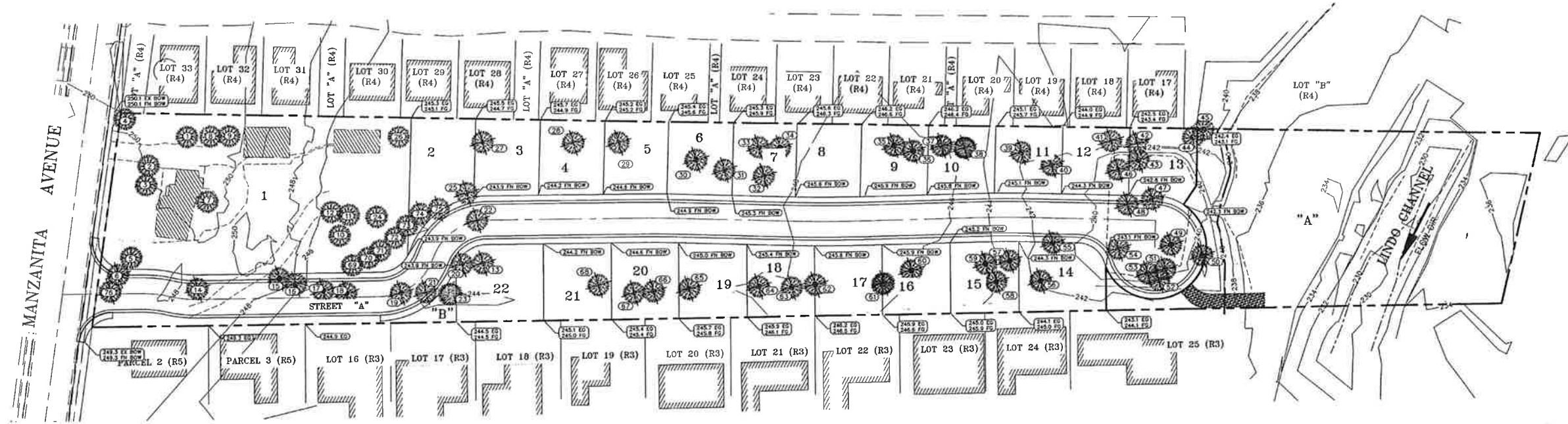
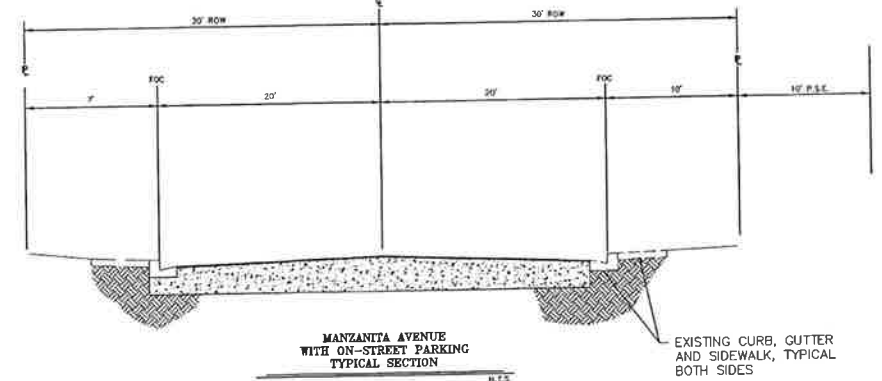
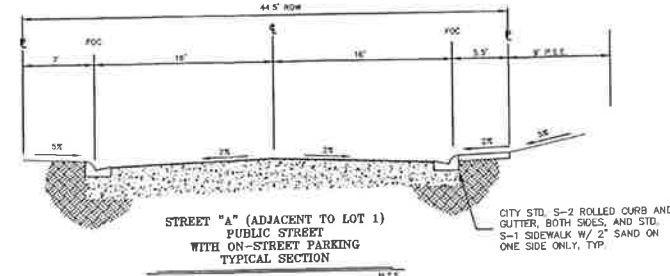
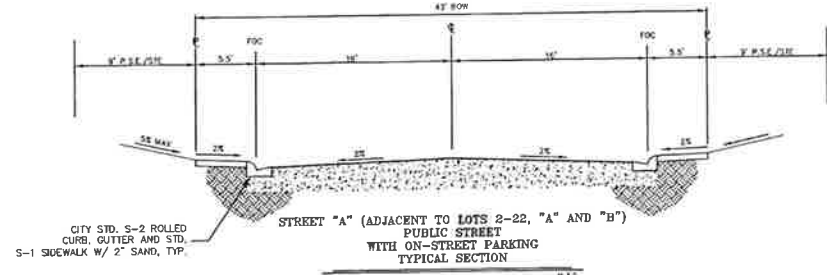
CITY OF CHICO  
 PLANNING SERVICES

THE ESTATES AT LINDO CHANNEL  
 VESTING TENTATIVE SUBDIVISION MAP AND  
 PLANNED DEVELOPMENT PERMIT (S/PD 15-04)  
 (A SMALL LOT/PUBLIC STREET SUBDIVISION)

A PORTION OF LOT 7 PER MAP ENTITLED "EIGHTEENTH SUBDIVISION OF THE BIDWELL RANCHO" RECORDED IN BOOK 7 OF MAPS, AT PAGE 26.  
 CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA

for  
 CHICO NEW HOME BUILDERS, INC.

W. GILBERT ENGINEERING  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315



TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	STONE PINE	26"	26'	PROTECT	---
2	COASTAL LIVE OAK	15"	30'	PROTECT	---
3	GINKGO	10"	49'	PROTECT	---
4	CAMPHOR	16"	33'	PROTECT	---
5	PAPER BIRCH	10"	13'	PROTECT	---
6	CHINESE PISTACHE	16"	26'	REMOVE	---
7	VALLEY OAK	50"	59'	PROTECT	---
8	MAGNOLIA	14"	13'	PROTECT	---
9	MAGNOLIA	9"	13'	PROTECT	---
10	PAPER BIRCH	7"	13'	PROTECT	---
11	PAPER BIRCH	6"	13'	PROTECT	---
12	CHERRY	8"	7'	PROTECT	---
13	PINE	7"	13'	REMOVE	---
14	VALLEY OAK	40"	52'	REMOVE	40"
15	ALDER	21"	26'	REMOVE	21"
16	ALDER	19"	23'	REMOVE	19"
17	COASTAL LIVE OAK	12"	26'	REMOVE	12"
18	COASTAL LIVE OAK	13"	23'	REMOVE	13"
19	PINE	23"	23'	REMOVE	23"
20	PINE	17"	23'	REMOVE	17"
21	VALLEY OAK	12"	20'	REMOVE	12"
22	SYCAMORE	9"	30'	REMOVE	---
23	PIN OAK	5"	13'	PROTECT	---
24	VALLEY OAK	17"	43'	PROTECT	---
25	VALLEY OAK	11"	30'	REMOVE	---
26	COASTAL LIVE OAK	15"	30'	PROTECT	---
27	COASTAL LIVE OAK	5"	13'	REMOVE	---
28	RED OAK	8"	20'	REMOVE	---
29	RED OAK	11"	26'	REMOVE	---
30	VALLEY OAK	12"	23'	REMOVE	12"
31	VALLEY OAK	11"	13'	REMOVE	---
32	VALLEY OAK	8"	13'	REMOVE	---
33	RED OAK	10"	23'	REMOVE	---
34	RED OAK	10"	23'	REMOVE	---
35	VALLEY OAK	15"	23'	REMOVE	15"
36	PIN OAK	6"	20'	REMOVE	---
37	PIN OAK	6"	13'	REMOVE	---
38	VALLEY OAK	20"	26'	REMOVE	20"
39	PRUNE	6"	10'	REMOVE	---
40	PEACH	9"	7'	REMOVE	---
41	ENGLISH WALNUT	7"	13'	REMOVE	---
42	ENGLISH WALNUT	7"	13'	REMOVE	---

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
43	SYCAMORE	10"	20'	REMOVE	---
44	SYCAMORE	17"	33'	PROTECT	---
45	SYCAMORE	8"	16'	PROTECT	---
46	OLIVE	8"	10'	REMOVE	---
47	ALMOND	7"	13'	REMOVE	---
48	ALMOND	14"	16'	REMOVE	---
49	ALMOND	13"	13'	REMOVE	---
50	SYCAMORE	6"	10'	REMOVE	---
51	ALMOND	16"	23'	REMOVE	16"
52	LIVE OAK	20"	33'	REMOVE	20"
53	LIVE OAK	10"	16'	REMOVE	10"
54	PECAN	7"	20'	REMOVE	---
55	LIVE OAK	9"	23'	REMOVE	9"
56	BLACK WALNUT	22"	36'	REMOVE	22"
57	ALMOND	10"	13'	REMOVE	---
58	LIVE OAK	10"	30'	REMOVE	10"
59	EASTERN LIVE OAK	11"	20'	REMOVE	---
60	VALLEY OAK	10"	20'	REMOVE	---
61	PIN OAK	7"	20'	REMOVE	---
62	LAUREL OAK	13"	26'	REMOVE	13"
63	PERSIMMON	6"	16'	REMOVE	---
64	PIN OAK	15"	33'	REMOVE	15"
65	RING-CUPPED OAK	10"	26'	REMOVE	---
66	LIVE OAK	10"	23'	REMOVE	10"
67	PALM	28"	10'	REMOVE	28"
68	PLUM	8"	13'	PROTECT	---
69	GRAPE MYRTLE	9"	16'	PROTECT	---
70	PLUM	5"	13'	PROTECT	---
71	GRAPE MYRTLE	8"	20'	PROTECT	---
72	PLUM	5"	13'	PROTECT	---
73	GRAPE MYRTLE	6"	13'	REMOVE	---
74	PLUM	6"	13'	REMOVE	---
75	CHINESE PISTACHE	9"	20'	REMOVE	---
76	CHINESE PISTACHE	9"	20'	REMOVE	---

TOTAL INCHES REQUIRING MITIGATION = 357" DIVIDED BY 6 = 60 REPLACEMENT TREES REQUIRED.

- LEGEND:**
- FG FINISH GRADE
  - EG EXISTING GROUND ELEVATION
  - FN FINISH
  - PUE PUBLIC UTILITY EASEMENT
  - PSE PUBLIC SERVICE EASEMENT
  - ROW RIGHT OF WAY
  - BOW BACK OF WALK
  - BOC BACK OF CURB
  - STE STREET TREE EASEMENT
  - (60) TREE NUMBER, SEE TABLE TO THE RIGHT
  - (Tree Symbol) EXISTING TREE, SEE TREE TABLE FOR SPECIES, SIZE AND DRIP LINE RADIUS
  - (Tree Symbol) EXISTING TREE, TO BE REMOVED
  - TOP OF EMBANKMENT
  - TOE OF EMBANKMENT
  - LINDO CHANNEL FLOWLINE

**RECEIVED**  
 MAR 16 2016  
 CITY OF CHICO  
 PLANNING SERVICES

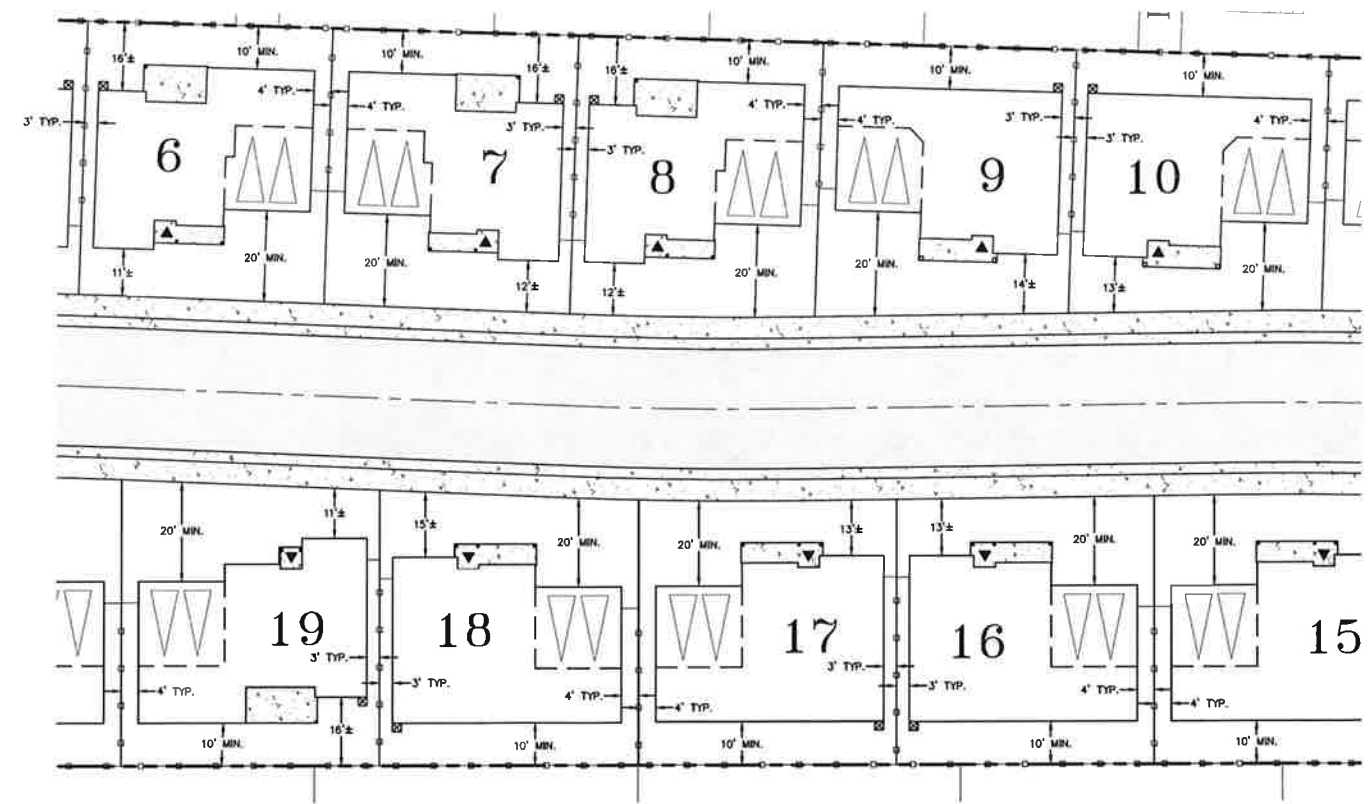
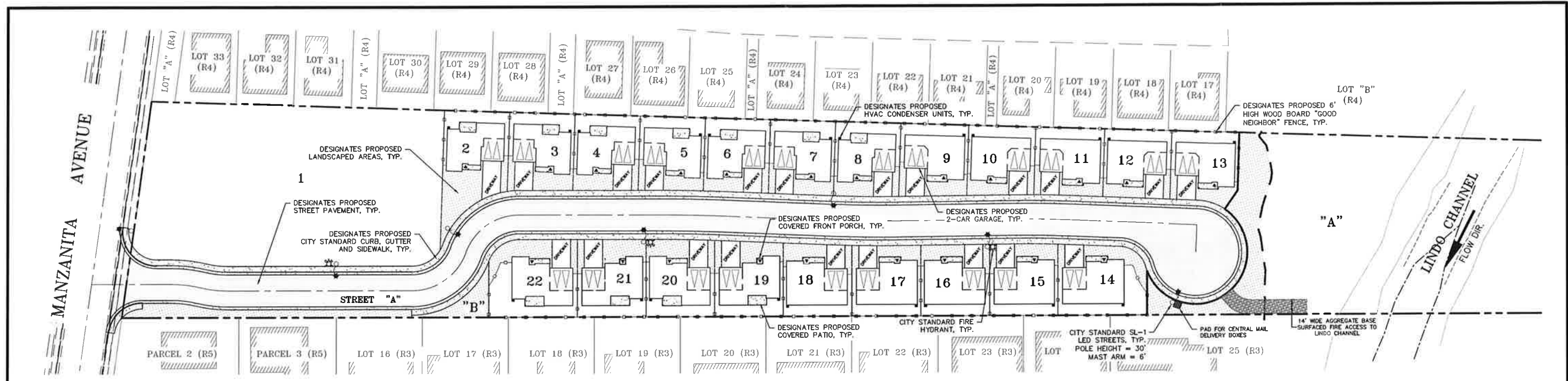
**THE ESTATES AT LINDO CHANNEL  
 VESTING TENTATIVE SUBDIVISION MAP AND  
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for  
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W. GILBERT ENGINEERING  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315





**BUILDING FOOTPRINT DETAIL**  
SCALE: 1" = 20'

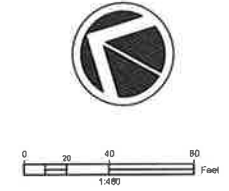
**OPEN SPACE CALCULATIONS:**

1) GROSS SUBDIVISION AREA = 5.002 ACRES± = 217,887 SF  
 25% OF GROSS SUBDIVISION AREA = 54,472 SF  
 USEABLE OPEN SPACE AREA:  
 LOT "A" = 45,542 SF  
 LOT "B" = 998 SF  
 FRONT YARD AREAS (LOTS 2 THRU 22) = 15,116 SF  
 TOTAL USEABLE OPEN SPACE = 61,656 SF > 54,472 SF

**NOTES:**

1) ROOF OVERHANGS TO BE ALLOWED TO EXTEND WITHIN 2'-0" OF THE PROPERTY LINE.

**RECEIVED**  
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**City of Chico**  
**Planning Services**



**PLANNED DEVELOPMENT SITE PLAN**

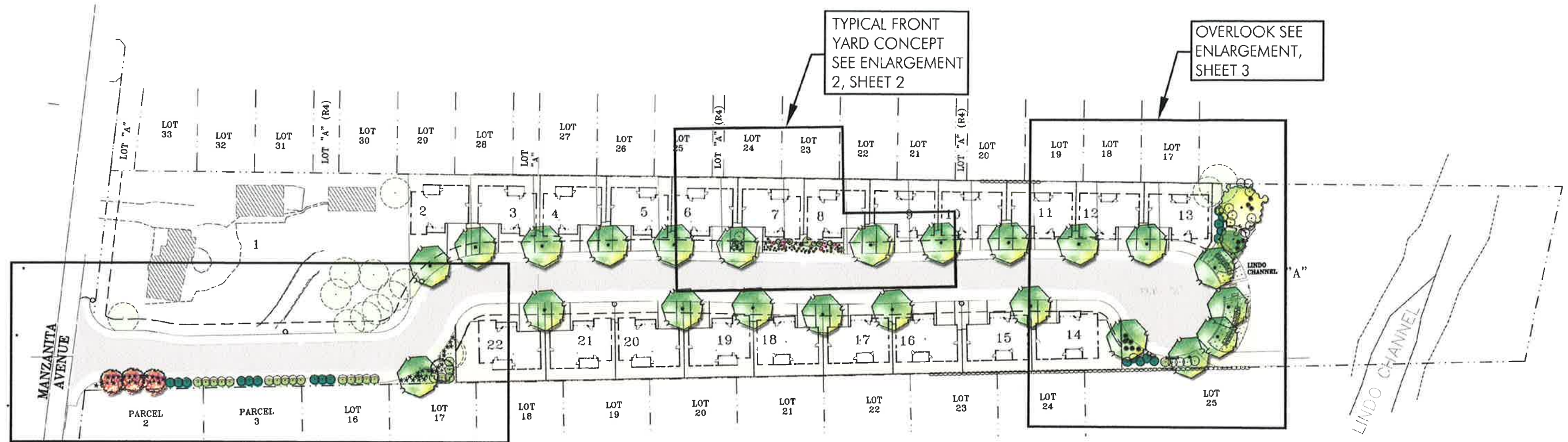
**THE ESTATES AT LINDO CHANNEL**  
**VESTING TENTATIVE SUBDIVISION MAP AND**  
**PLANNED DEVELOPMENT PERMIT (S/PD 15-04)**  
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for  
 CHICO NEW HOME BUILDERS, INC.

W. GILBERT ENGINEERING  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315

Proj: Date: February 25, 2016 - 2:28pm By: VLS File Name: Z:\BT\_A (1800-1899)\1883 Lindo Channel Estates\1883 Cod Files\1883 Master Plan\1883 Landscape 2-24-16.dwg



ENTRY LANDSCAPE  
SEE ENLARGEMENT  
1, SHEET 2

TYPICAL FRONT  
YARD CONCEPT  
SEE ENLARGEMENT  
2, SHEET 2

OVERLOOK SEE  
ENLARGEMENT,  
SHEET 3

**TREE LIST**

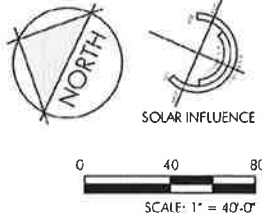
SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	AMBITUS NARPA WARINA MADRONE	EVERGREEN NATIVE	30	15 GAL
	LAGERSTROEMIA INDICA DYNAMITE RED FLOWERING CRAPE MYRTLE	DECIDUOUS, FLOWERING ACCENT TREE	15	15 GAL
	QUERCUS LOBATA VALLEY OAK	DECIDUOUS NATIVE	40	15 GAL
	QUERCUS AGRIFOLOIA CALIFORNIA LIVE OAK	EVERGREEN NATIVE	35	15 GAL

**SHRUB LIST**

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
<b>SHRUBS</b>				
	RHAMNUS CALIFORNICA COFFEEBERRY	EVERGREEN NATIVE	8'	5 GAL
	ARCTOSTAPHYLOS HOWARD MCMINN MCMINN MANZANITA	EVERGREEN NATIVE	8	5 GAL
	SPIRAEA X BULWALDA ANTHONY WATERER ANTHONY WATERER SPIREA	DECIDUOUS ORNAMENTAL	5'	1 GAL
	CAREX DIVISA BERKELEY SEDGE	EVERGREEN NATIVE RAINGARDEN PLANT	3	1 GAL
	PHORMIUM AMAZING RED AMAZING RED NEW ZEALAND FLAX	EVERGREEN ORNAMENTAL	3'	1 GAL
	ACHILLEA X CORONATION GOLD CORONATION GOLD YARROW	EVERGREEN NATIVE ORNAMENTAL	2	1 GAL
	TEUCRUM X LUCIDORIS PROSTRATUM GROUNDCOVER GERMANDER	EVERGREEN NATIVE ORNAMENTAL	2	1 GAL
	MUHLENBERGIA RIENS DEER GRASS	NATIVE GRASS	5'	1 GAL
	LOROPETALUM CHINENSE MONKAZ WAZLEBERRY FRINGE FLOWER	EVERGREEN ORNAMENTAL	5'	5 GAL
	HESPERALOE PARVIFLORA PELSPA BRAKELIGHTS RED YUCCA	EVERGREEN ORNAMENTAL	3'	5 GAL
	MADONIA AGRIFFOLIUM OREGON GRUPE	EVERGREEN NATIVE	4'	5 GAL
	JUNCUS PATENS CALIFORNIA GRAY RUSH	EVERGREEN NATIVE RAINGARDEN PLANT	3	1 GAL
<b>GROUNDCOVER</b>				
	HORDEUM BRACHYANTHERUM, NASSELLA PULCHRA, HORDEUM CALIFORNICUM, AND FESTUCA RUPEA BIOFILTRATION SOD	NATIVE BUNCHGRASS MEADOW		SOD

**PLAN LEGEND**

SYMBOL	DESCRIPTION
	BENCH
	MAILBOX
	DOGGIE STATION
	EXISTING TREE TO REMAIN
	DRIVEWAY
	FIELDSTONE BOULDERS
	CONCRETE BAND
	FENCE
	CHANNEL OVERLOOK
	STREET LIGHT, TYPICAL. SEE PLANS BY OTHERS



**RECEIVED**  
MAR 16 2016  
CITY OF CHICO  
PLANNING SERVICES

# THE ESTATES AT LINDO CHANNEL (SHEET 1 OF 3)

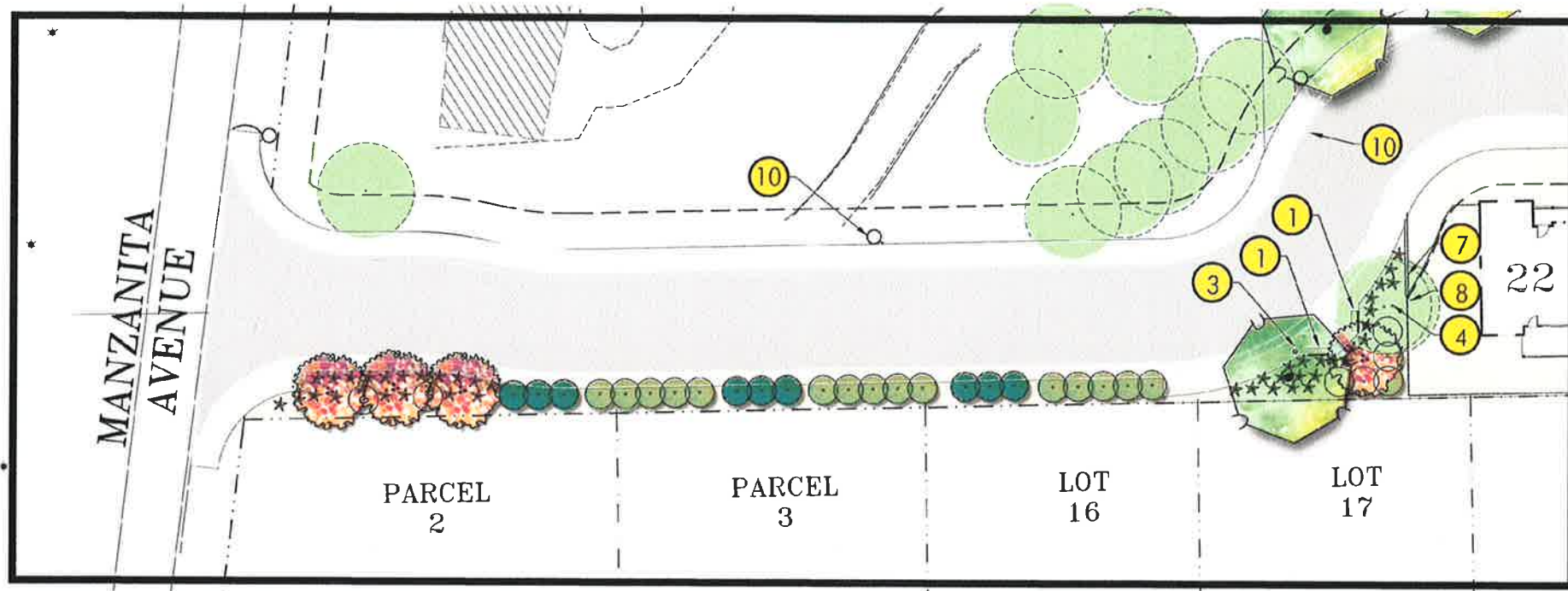
**PRELIMINARY LANDSCAPE PLAN**  
PREPARED FOR:  
**CHICO NEW HOME BUILDERS, INC.**  
1140 MANGROVE AVENUE #D  
CHICO, CA 95926

PREPARED BY:  
**BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**  
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928  
PHONE: (530) 899-1130/ FAX: (530) 899-1920  
www.BFLAdesign.com www.facebook.com/BFLAdesign

BFLA PROJECT NUMBER: 1883  
DATE: 2-24-16

**ATTACHMENT F**

Plot Date: February 26, 2016 - 2:20pm By: MJS File Name: Z:\BFLA (1800-1859)\1883 Lindo Channel Estates\1883 Cod Files\1883 Master Plan\1883 Landscape 2-24-16.cwg



ENTRY LANDSCAPE- ENLARGEMENT 1

TREE LIST

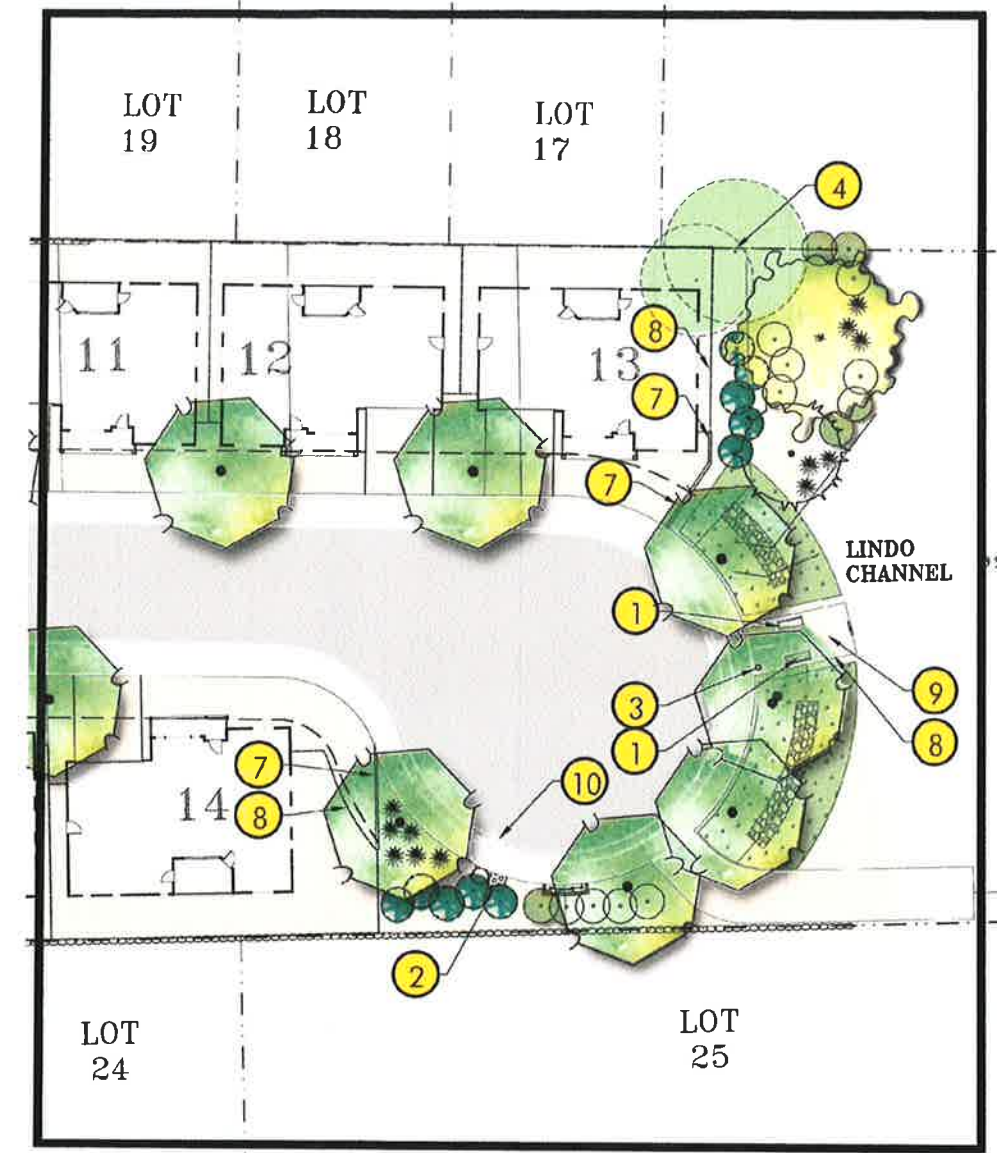
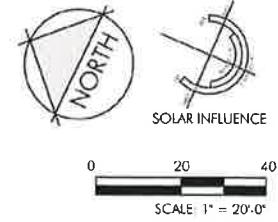
SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	ARBUTUS MEXICANA MEXICAN MADROÑE	EVERGREEN NATIVE	30'	15 GAL
	LAGESTROEMIA INDICA DYNAMITE RED FLOWERING CRAPPE MYRTLE	DECIDUOUS, FLOWERING ACCENT TREE	15'	15 GAL
	QUERCUS LOBATA VALLEY OAK	DECIDUOUS NATIVE	40'	15 GAL
	QUERCUS AGROFOJA CALIFORNIA LIVE OAK	EVERGREEN NATIVE	35'	15 GAL

PLAN LEGEND

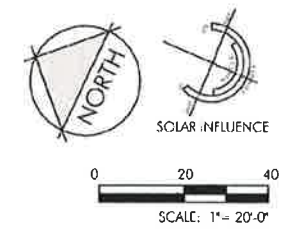
SYMBOL	DESCRIPTION
	BENCH
	MAILBOX
	DOGGIE STATION
	EXISTING TREE TO REMAIN
	DRIVEWAY
	FIELDSTONE BOULDERS
	CONCRETE BAND
	FENCE
	CHANNEL OVERLOOK
	STREET LIGHT, TYPICAL. SEE PLANS BY OTHERS

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	RHAMNUS CALIFORNICA COFFEEBERRY	EVERGREEN NATIVE	8'	5 GAL
	ARCTOSTAPHYLOS HOWARD MCMINN MCMINN MANZANITA	EVERGREEN NATIVE	8'	5 GAL
	SPRAEA X BURBUDA ANTHONY WATERER ANTHONY WATERER SPREA	DECIDUOUS ORNAMENTAL	5+	1 GAL
	CAREX DIVULSA BERKELEY SEDGE	EVERGREEN NATIVE RAINGARDEN PLANT	3'	1 GAL
	PHORNIUM AMAZING RED AMAZING RED NEW ZEALAND FLAX	EVERGREEN ORNAMENTAL	3'	1 GAL
	ACHILLEA X CORONAT ON GOLD CORONATION GOLD YARROW	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	TEUCRIUM X LUCIDRYS PROSTRATUM GROUNDCOVER GERMANDER	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	MULLENBERGIA REGENS DEER GRASS	NATIVE GRASS	5'	1 GAL
	LOBPETALUM CHINENSE MONRAZ RAZZLEBERR & FINCHES FLOWER	EVERGREEN ORNAMENTAL	3'	5 GAL
	HESPERIA OF PAPAVERA PAPA BRACKET LIGHTS PED YUCCA	EVERGREEN ORNAMENTAL	3'	5 GAL
	MAHONIA AQUIFOLIUM OREGON GRUPE	EVERGREEN NATIVE	4'	5 GAL
	JUNCUS PATENS CALIFORNIA GRAY BUSH	EVERGREEN NATIVE RAINGARDEN PLANT	3'	1 GAL
<b>GROUNDCOVER</b>				
	PODEUM BRACHYANTHERUM, NASSELLA PULCHRA, NATIVE BUNCHGRASS PODEUM CALIFORNICUM, AND FESTUCA RUBRA BIORTRATION SOD			SCD



OVERLOOK- ENLARGEMENT 2



# THE ESTATES AT LINDO CHANNEL (SHEET 2 OF 3)

## PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:  
**CHICO NEW HOME BUILDERS, INC.**  
 1140 MANGROVE AVENUE #D  
 CHICO, CA 95926

PREPARED BY:

**BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**  
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928  
 PHONE: (530) 899-1130/ FAX: (530) 899-1920  
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BFLA PROJECT NUMBER: 1883  
 DATE: 2-24-16

File Name: Z:\BFLA (1800-1883)\1883 Lindo Channel Estates\1883 Master Plan\1883 Landscape 2-24-16.dwg  
 Plot Date: February 24, 2016 - 2:24:46pm  
 W5



### TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	ARBUTUS MARINA MARINA MADONNE	EVERGREEN NATIVE	30'	5 GAL
	LACINIA STRATA RED FLOWERING CRAPE MYRTLE	DECIDUOUS, FLOWERING ACCENT TREE	15'	5 GAL
	QUERCUS LORATA VALLEY OAK	DECIDUOUS NATIVE	40'	5 GAL
	QUERCUS AGROFOLIA CALIFORNIA LIVE OAK	EVERGREEN NATIVE	35'	5 GAL

### PLAN LEGEND

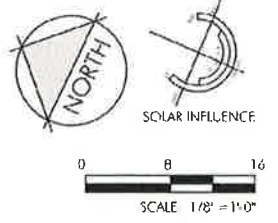
SYMBOL	DESCRIPTION
	BENCH
	MAILBOX
	DOGGIE STATION
	EXISTING TREE TO REMAIN
	DRIVEWAY
	FIELDSTONE BOULDERS
	CONCRETE BAND
	FENCE
	CHANNEL OVERLOOK
	STREET LIGHT, TYPICAL. SEE PLANS BY OTHERS

### SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	PHANUS CALIFORNICA COFFEESBERRY	EVERGREEN NATIVE	8'	5 GAL
	ACTINOPHYLOS HOWARD HOWARD MCMEN MINZANITA	EVERGREEN NATIVE	6'	5 GAL
	SPINEX BUNALDA ANTHONY WATERER ANTHONY WATERER GREKA	DECIDUOUS ORNAMENTAL	5'	1 GAL
	CAREY DUNES SERELLE SEDGE	EVERGREEN NATIVE RAINGARDEN PLANT	3'	1 GAL
	PIKORHIA ANATHEMIFOLIA ANATHEMIFOLIA NEW ZEALAND FLAX	EVERGREEN ORNAMENTAL	3'	1 GAL
	ACHILLEA LYCOPHATON GOLD LYCOPHATON GOLD YARROA	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	TEUCRIUM FLUCIDRIS PROSTATUM GROUND COVER GERMANE	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	MAHENDERSON PIGENS DEER GRASS	NATIVE GRASS	5'	1 GAL
	LOCOPTALUM CHINENSE MONRAZ RAZZLEBERRY FRANGE FLOWER	EVERGREEN ORNAMENTAL	5'	5 GAL
	HESPERALOE PARVIFLORA BRAVEHARTS RED YUCCA	EVERGREEN ORNAMENTAL	3'	5 GAL
	MAHONIA AQUIFOLIUM OREGON GRAPE	EVERGREEN NATIVE	4'	5 GAL
	JUNCEUS PATEUS CALIFORNIA GRAY RUSH	EVERGREEN NATIVE RAINGARDEN PLANT	3'	1 GAL

### GROUND COVER

	HORDEUM BRACHYANTHERUM NANDELLA PUKIWA NATIVE BUNCHGRASS MEADOW	700
--	--	-----



# THE ESTATES AT LINDO CHANNEL (SHEET 3 OF 3)

## PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:  
**CHICO NEW HOME BUILDERS, INC.**  
 1140 MANGROVE AVENUE #D  
 CHICO, CA 95926

PREPARED BY:  
  
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[www.BFLAdesign.com](http://www.BFLAdesign.com)    [www.facebook.com/BFLAdesign](http://www.facebook.com/BFLAdesign)

BFLA PROJECT NUMBER: 1883  
 DATE: 2-24-16

Revision	Date	By

**GREGORY A. PEITZ**  
**ARCHITECT**  
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719  
 Email: gregpeitz@sbcglobal.net

**THREE BEDROOM RESIDENCE**  
 FOR: **MARTY LUGER & MILLER**  
 AT: **THE ESTATES**  
 CHICO, CALIFORNIA



**LUGER MILLER**  
**1368**

Date: FEBRUARY 2016

Scale:

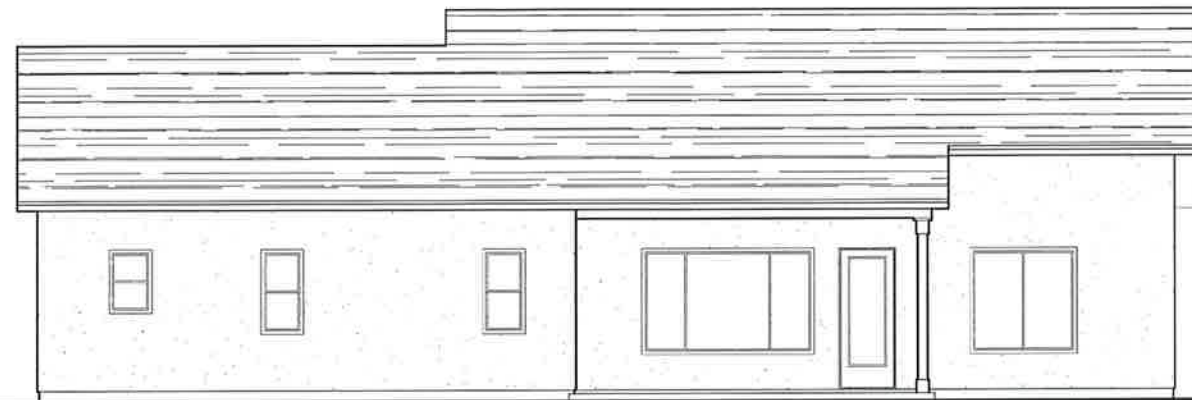
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Job: 15-2129

Sheet:

**A1-A**

Of: 2 sheets

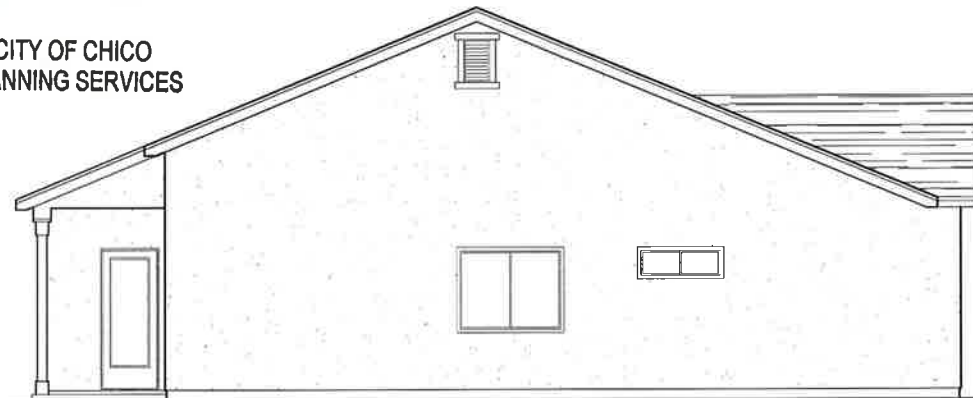


A1-A REAR ELEVATION

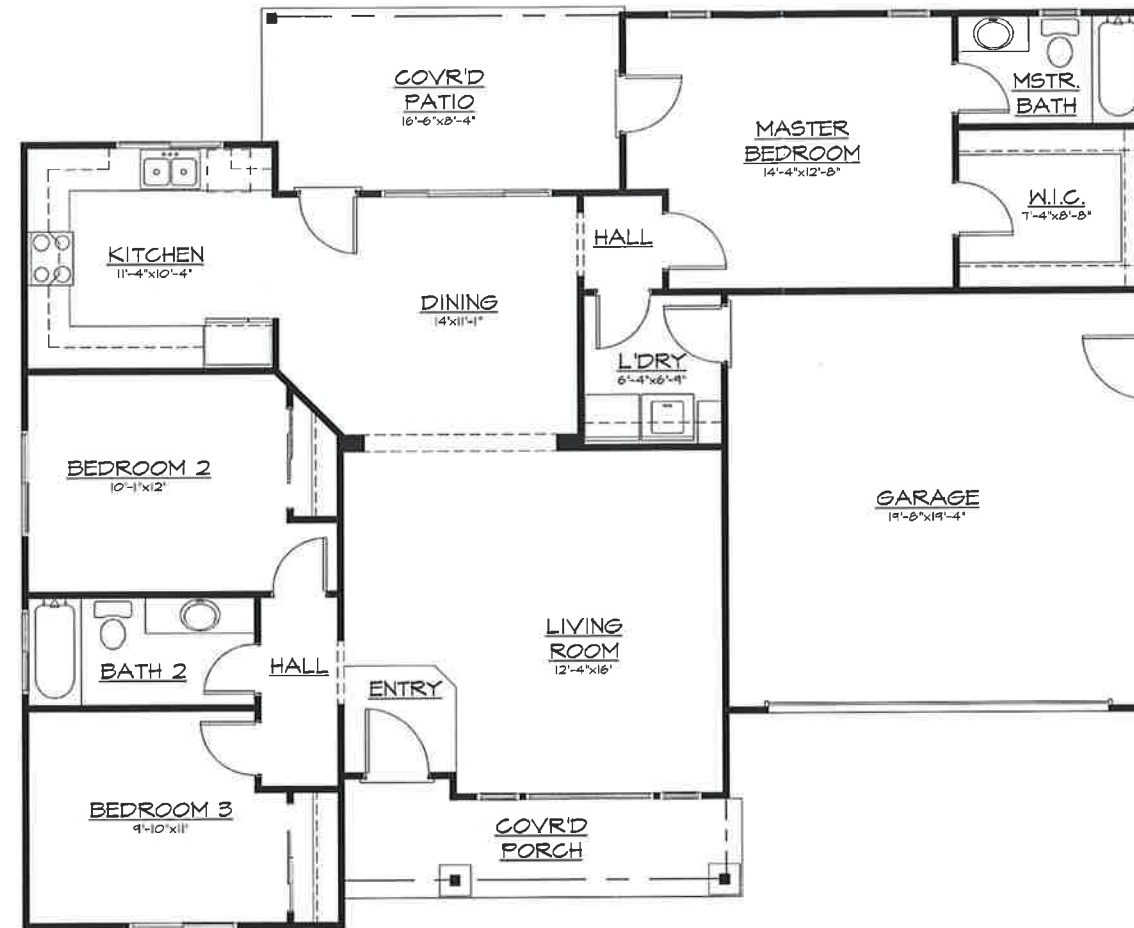
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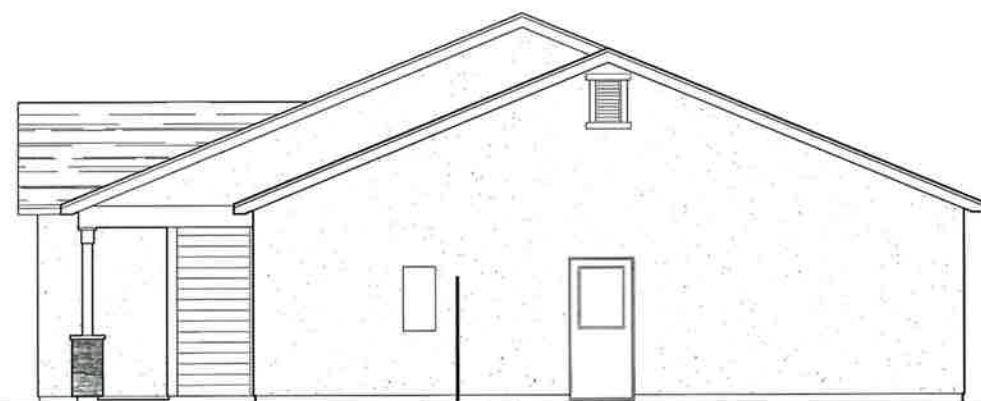
CITY OF CHICO  
 PLANNING SERVICES



A1-A LEFT ELEVATION



PLAN A1-A - 1368 SQ. FT.



A1-A RIGHT ELEVATION



A1-A FRONT ELEVATION



A1-A REAR ELEVATION

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CITY OF CHICO  
PLANNING SERVICES



A1-A LEFT ELEVATION



A1-A RIGHT ELEVATION



PLAN A1-A - 1368 SQ. FT.



A1-A FRONT ELEVATION


GREGORY A. PEITZ  
ARCHITECT  
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719  
Email: gregpeitz@shgglobal.net

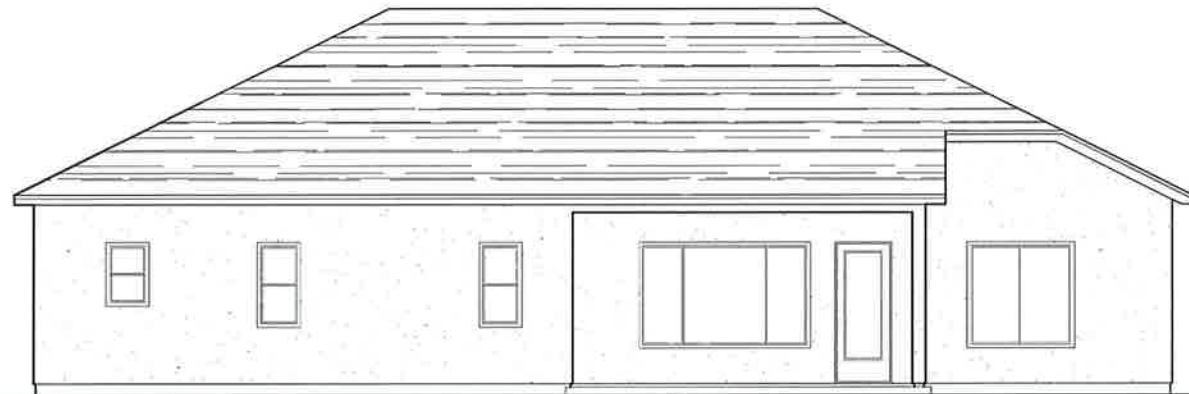
THREE BEDROOM RESIDENCE  
FOR: CHICO NEW HOME BUILDERS, INC.  
AT: THE ESTATES AT LINDO CHANNEL  
CHICO, CALIFORNIA



PLAN  
A1-A  
1368

Date: FEBRUARY 2016  
Scale:  
Drawn: OSTROVSKIY  
Job: 15-2129  
Sheet:

A1-A  
Of: 2

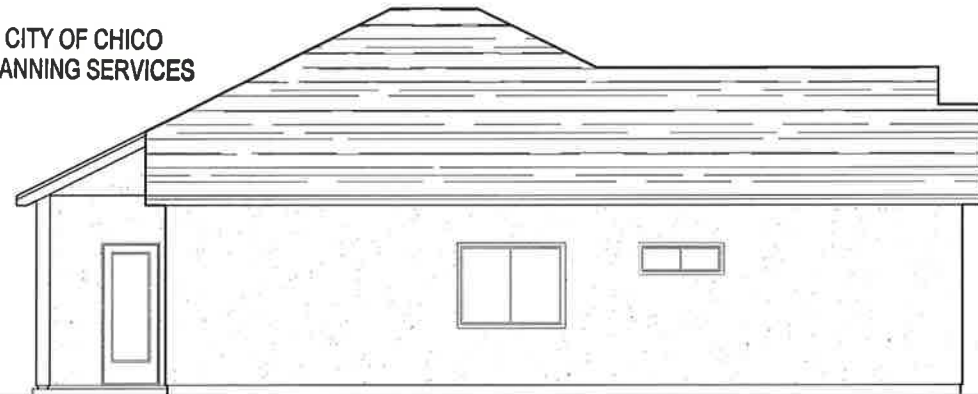


A1-B REAR ELEVATION

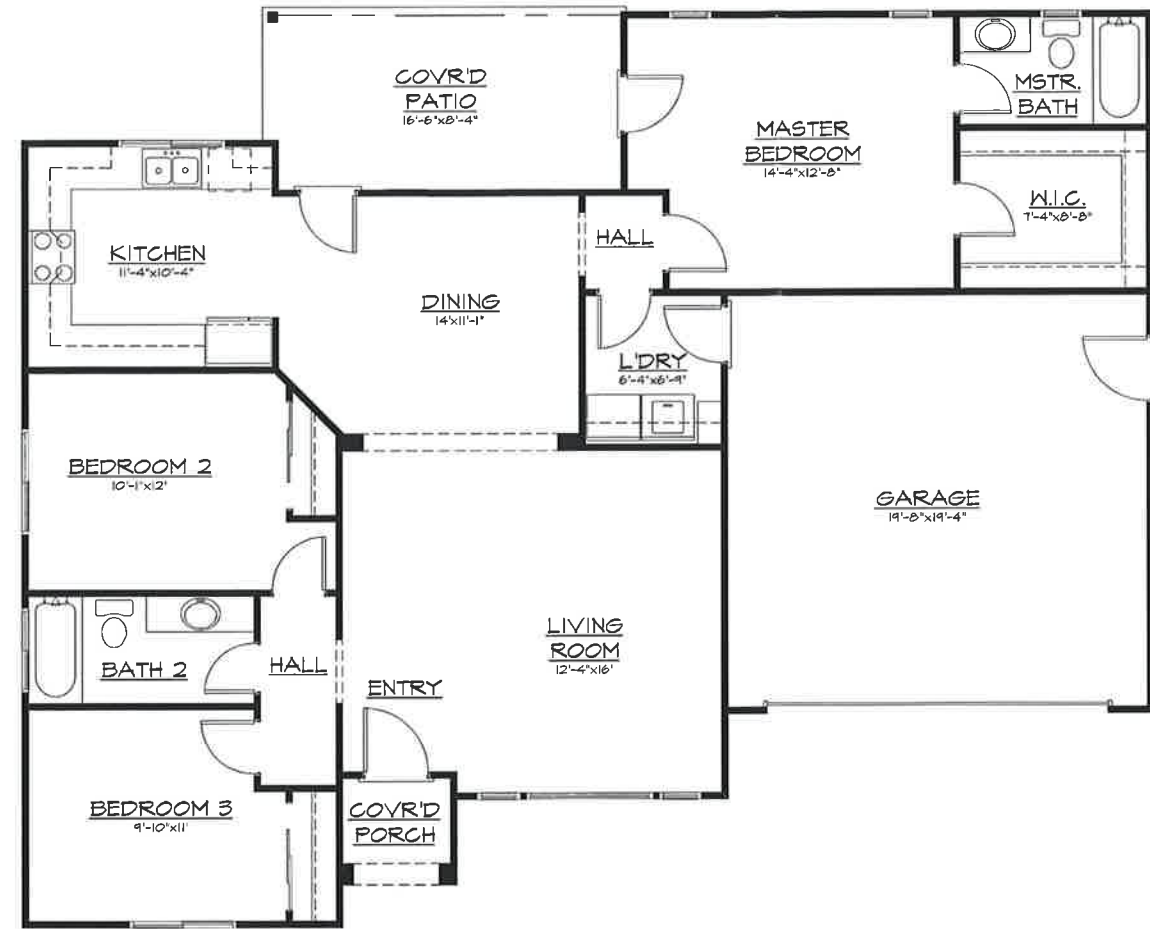
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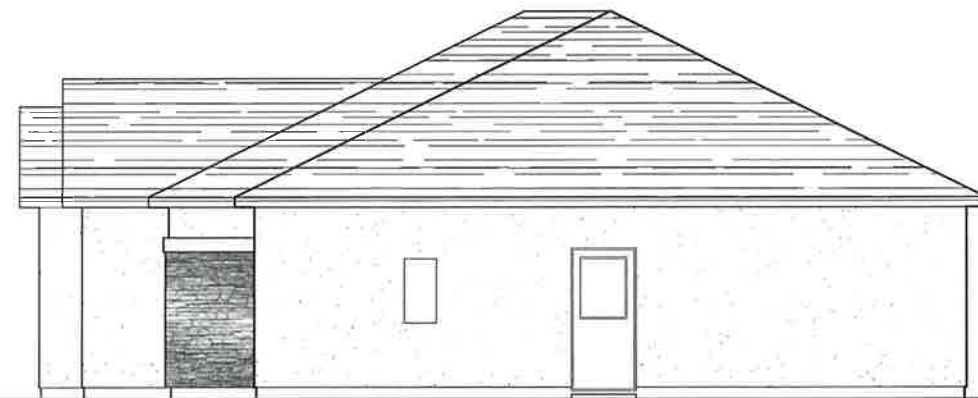
CITY OF CHICO  
PLANNING SERVICES



A1-B LEFT ELEVATION



PLAN A1-B - 1368 SQ. FT.



A1-B RIGHT ELEVATION



A1-B FRONT ELEVATION

Revision	Date	By

**GREGORY A. PEITZ**  
ARCHITECT  
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719  
Email: gregpeitz@sbcglobal.net

THREE BEDROOM RESIDENCE  
FOR: CHICO NEW HOME BUILDERS, INC.  
AT: THE ESTATES AT LINDO CHANNEL  
CHICO, CALIFORNIA



PLAN  
A1-A  
1368

Date: FEBRUARY 2016

Scale:

Drawn: OSTROVSKIY

Job: 15-2129

Sheet:

A1-B

Of: Sheets



A1-B REAR ELEVATION

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MAR 16 2016

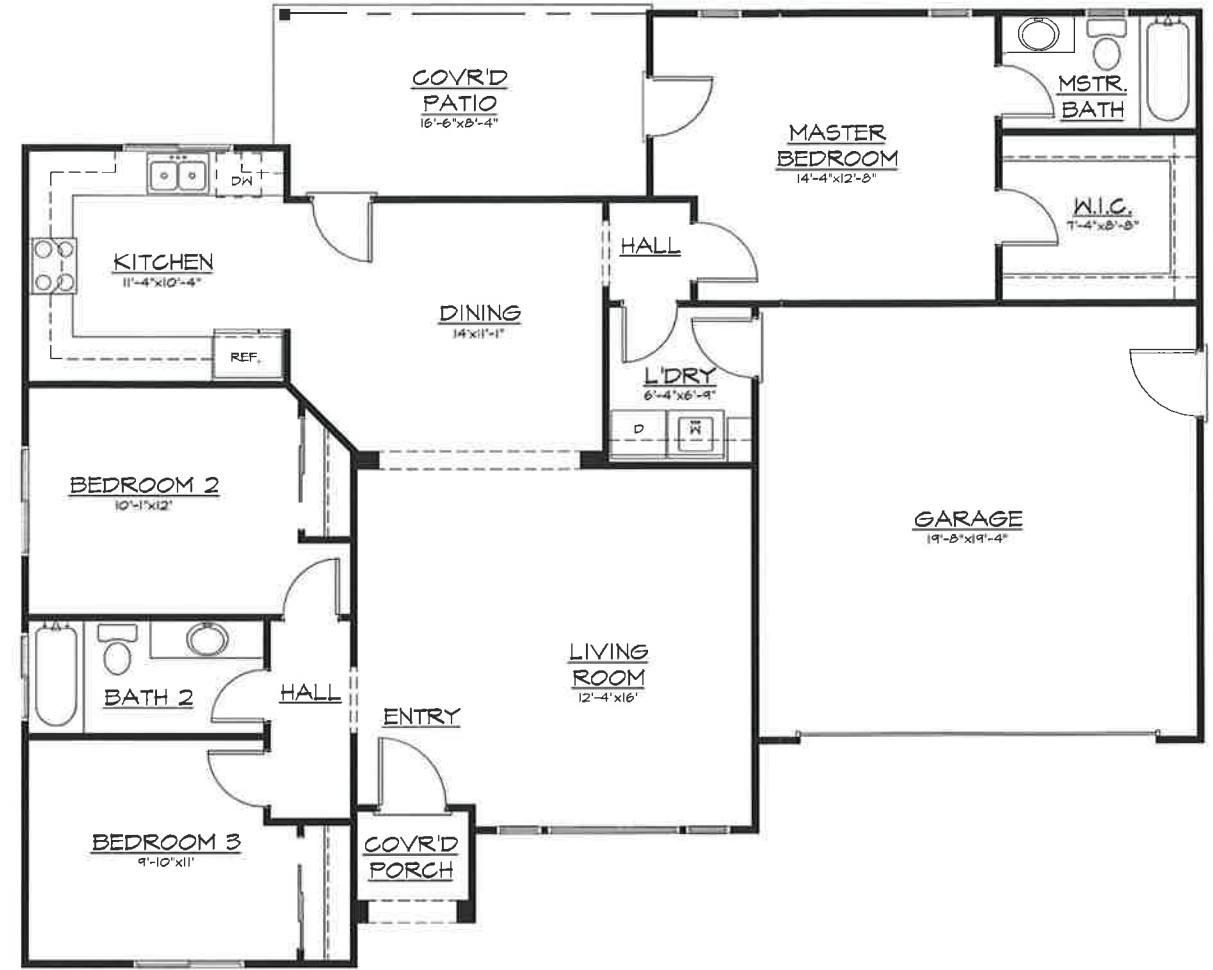
CITY OF CHICO  
PLANNING SERVICES



A1-B LEFT ELEVATION



A1-B RIGHT ELEVATION



PLAN A1-B - 1368 SQ. FT.



A1-B FRONT ELEVATION

Revision	Date	By

GREGORY A. PEITZ  
ARCHITECT  
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719  
Email: gregpeitz@sbcglobal.net

THREE BEDROOM RESIDENCE  
FOR: CHICO NEW HOME BUILDERS, INC.  
AT: THE ESTATES AT LINDO CHANNEL  
CHICO, CALIFORNIA



PLAN  
A1-A  
1368

DATE: FEBRUARY 2016

SCALE:

DESIGN: OSTROVSKIY

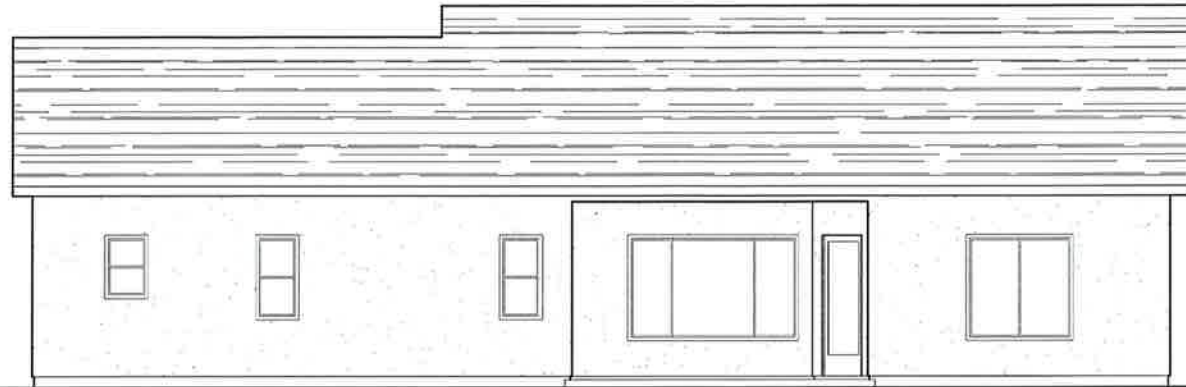
NO: 15-2129

SHEET:

A1-B

OF SHEETS



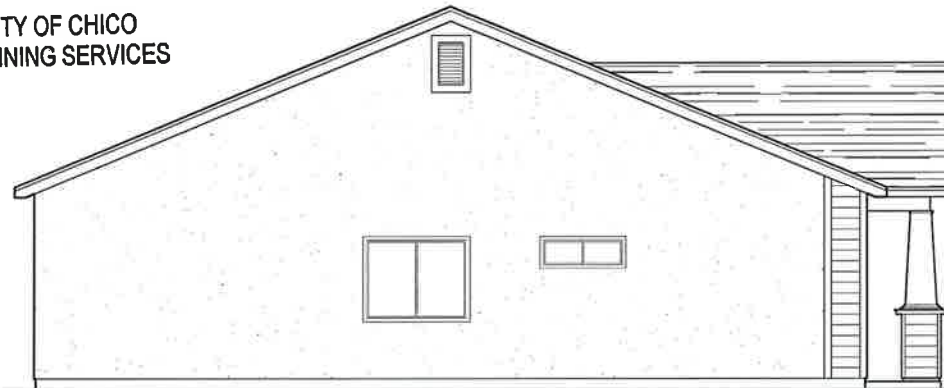


A2 REAR ELEVATION

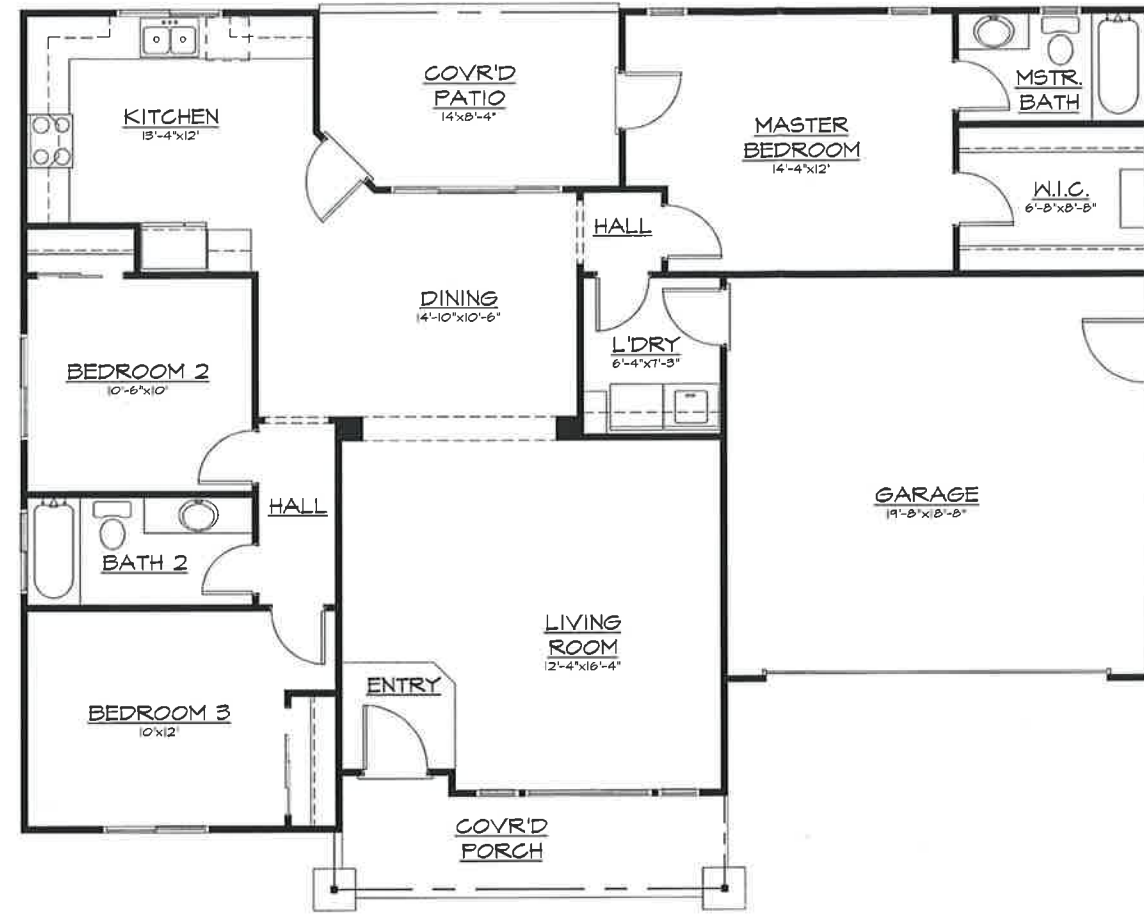
RECEIVED

MAR 16 2016

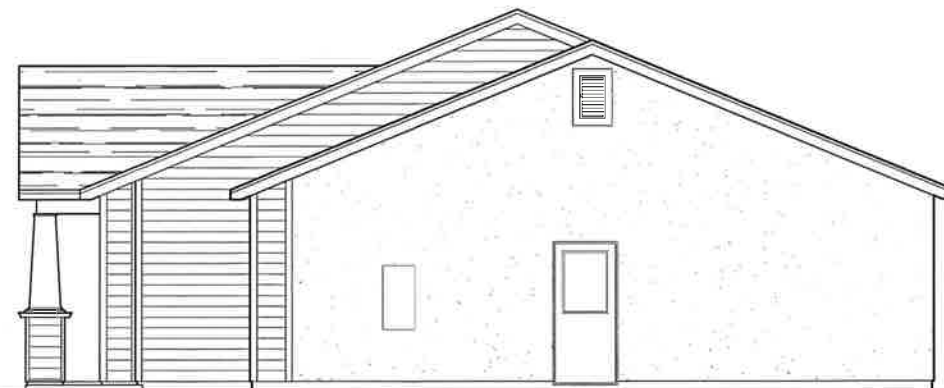
CITY OF CHICO  
PLANNING SERVICES



A2 LEFT ELEVATION



PLAN A2 - 1382 SQ. FT.



A2 RIGHT ELEVATION



A2 FRONT ELEVATION

Revision	Date	By

GREGORY A. PEITZ  
ARCHITECT  
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719  
Email: gapeitz@sbcglobal.net

THREE BEDROOM RESIDENCE  
FOR: CHICO NEW HOME BUILDERS, INC.  
AT: THE ESTATES AT LINDO CHANNEL  
CHICO, CALIFORNIA



PLAN  
AB  
1382

Date: FEBRUARY 2016

Scale:

Drawn: OSTROVSKIY

Job: 15-2129

Sheet:

A2

Of: Sheets

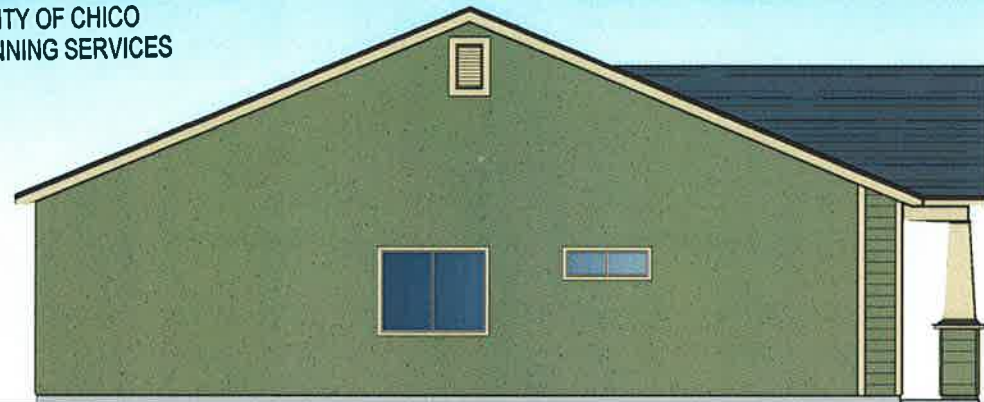


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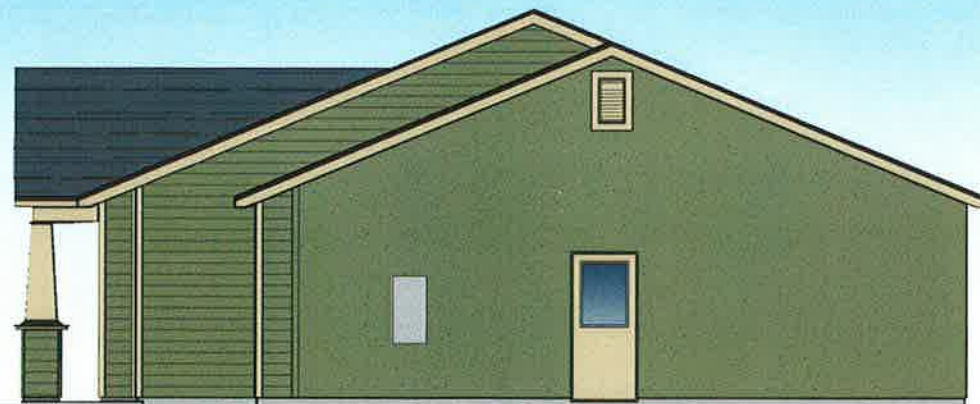
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MAR 16 2016

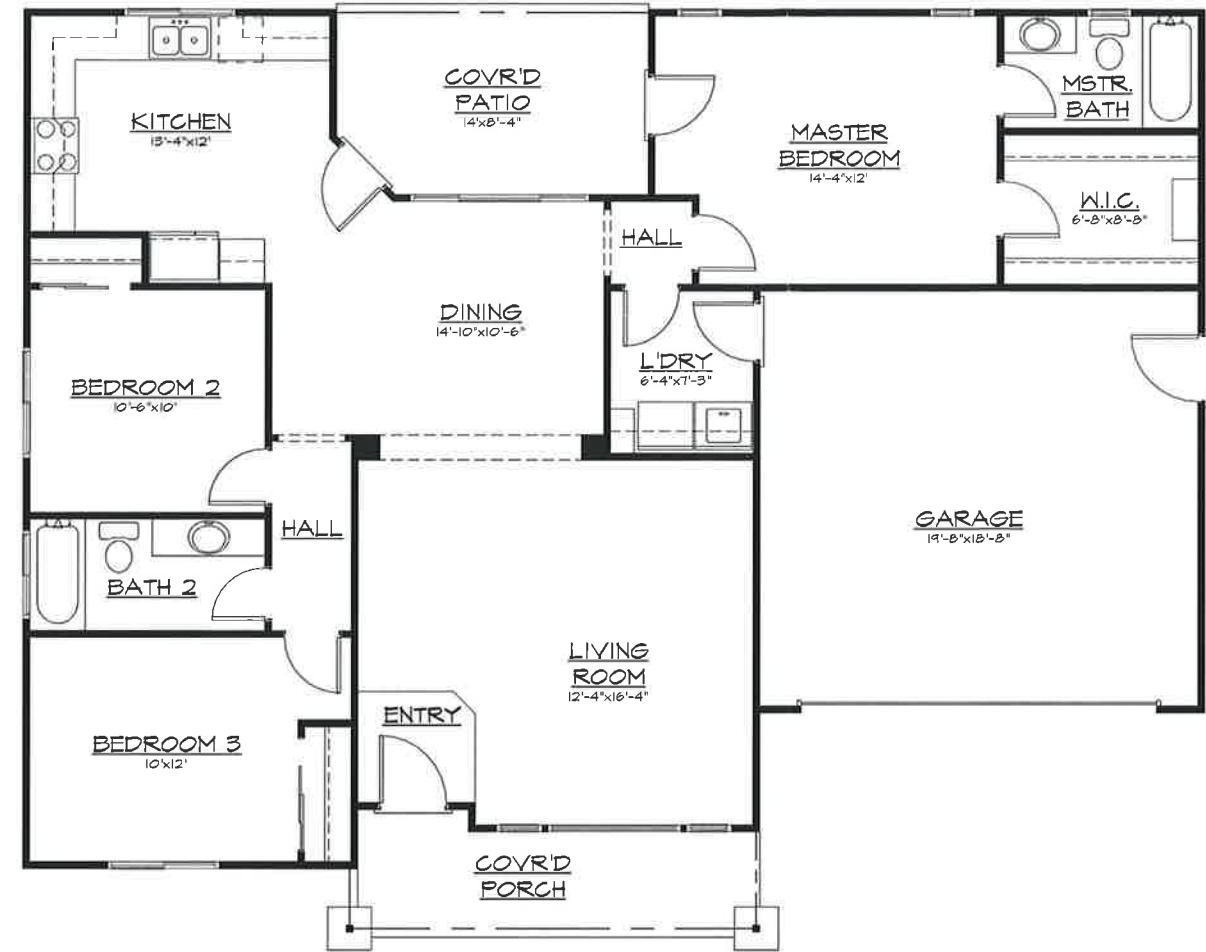
CITY OF CHICO  
PLANNING SERVICES



A2 LEFT ELEVATION



A2 RIGHT ELEVATION



PLAN A2 - 1382 SQ. FT.



A2 FRONT ELEVATION

Revised	By	Dr.

GREGORY A. PEITZ  
ARCHITECT  
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719  
Email: gregpeitz@sbcglobal.net

THREE BEDROOM RESIDENCE  
FOR: CHICO NEW HOME BUILDERS, INC.  
AT: THE ESTATES AT LINDO CHANNEL  
CHICO, CALIFORNIA



PLAN  
A2  
1382

Date: FEBRUARY 2016  
Scale:  
Drawn: OSTROVSKIY  
Rev: 15-2129

Sheet  
**A2**  
Of 1 Sheets

# THE ESTATES AT LINDO CHANNEL

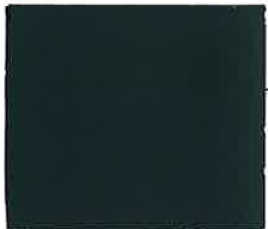
## A1-A PLAN



STUCCO -  
'LA HABRA' - BLUE GREY



CEMENT BD. SIDING - 'KELLY MOORE'  
MINK - KM 4559



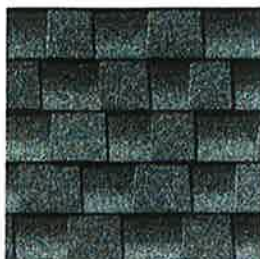
TRIM - 'KELLY MOORE'  
LIGHTS OUT - KMA79-5



ACCENT ( DOORS) - 'KELLY MOORE'  
WATER CHI - KM5016-5



STUCCO STONE -  
'EL DORADO' -  
LEDGER STONE



ROOFING -  
COMPOSITION SHINGLES -  
'OWENS CORNING'  
NANTUCKET MORNING

RECEIVED

APR 12 2016

CITY OF CHICO  
PLANNING SERVICES

ATTACHMENT

H

# THE ESTATES AT LINDO CHANNEL

## A1-B PLAN



STUCCO -  
'LA HABRA' - FALLBROOK



TRIM & ACCENT - 'KELLY MOORE'  
NAVAJO WHITE - KM 36



ROOF TRIM & GARAGE DOOR- 'KELLY MOORE'  
CARGO - KM 412



STUCCO STONE -  
'EL DORADO' -  
LEDGER STONE



ROOFING -  
COMPOSITION SHINGLES -  
'OWENS CORNING'  
DESERT TAN

RECEIVED

APR 12 2016

CITY OF CHICO  
PLANNING SERVICES

ATTACHMENT **H**

# THE ESTATES AT LINDO CHANNEL

## A2 PLAN



STUCCO -  
'LA HABRA' - SOUTHERN MOSS



CEMENT BD. SIDING - 'KELLY MOORE'  
GREEN TEA KM4779-2



TRIM - 'KELLY MOORE'  
DOESKIN- KM 202



ACCENT - GABLE ENDS - 'KELLY MOORE'  
EAT YOUR GREENS - KM4778-5



ACCENT ( DOORS) - 'KELLY MOORE'  
MAN CAVE - KM5720-5



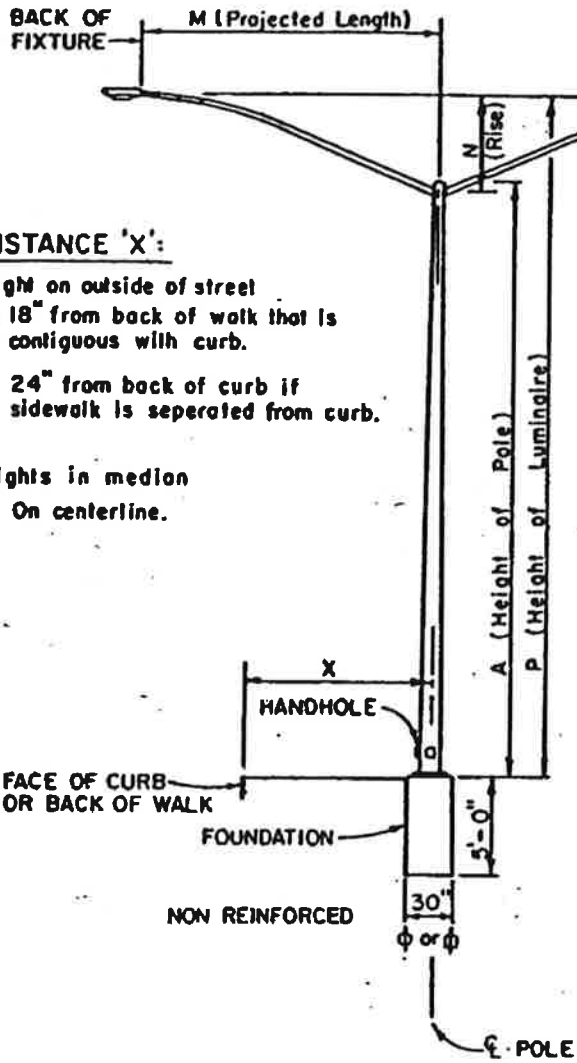
ROOFING -  
COMPOSITION SHINGLES -  
'OWENS CORNING'  
SLATE

RECEIVED

APR 12 2016

CITY OF CHICO  
PLANNING SERVICES

ATTACHMENT **H**

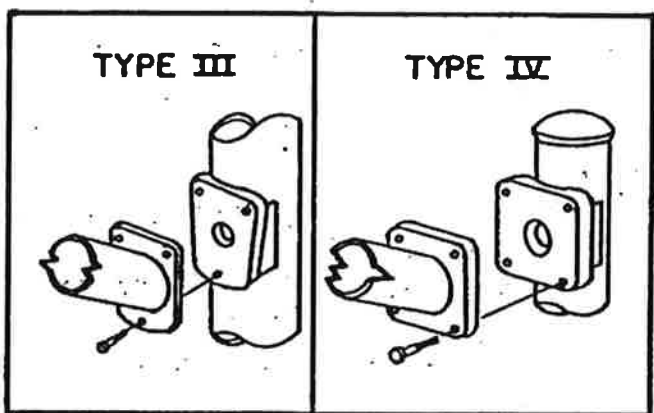


DOUBLE ARM FOR MEDIAN INSTALLATION.

**DISTANCE 'X':**

- Light on outside of street
  - 18" from back of walk that is contiguous with curb.
  - 24" from back of curb if sidewalk is separated from curb.
- Lights in median
  - On centerline.

POLE AND MAST ARM SHALL BE GALVANIZED STEEL



POLE ELEVATION

MAST ARM MOUNTINGS

STREET WIDTH feet	M* feet	A* feet	N* feet	WATTAGE	MAXIMUM SPACING (see note 11, sheet 11) feet
20 - 32	6	30	1.5	70	150
36 - 40	6	30	1.5	100	200
44	6	30	1.5	150	110
60 - 68	12	30	2.5	200	100
74 - 80	12	30	2.5	150	150

LIGHTS IN MEDIAN

\* MINOR VARIATIONS—ON APPROVAL BY DIRECTOR OF PUBLIC WORKS

REVISION	BY	DATE	APP. BY COUNCIL
FOUNDATION; SPACING	E.C.R.	3/12/99	

REVISION	BY	DATE	APP. BY COUNCIL
ORIGINAL	M.H.	10/16/90	#59 90-91
POLE SCHEDULE	M.E.T.	1/6/93	
PARKWAY	M.H.	5/18/93	#167 92-93

CITY OF CHICO		STANDARD PLAN	
DRAWN BY <u>JG</u>	DATE <u>OCT., 1998</u>	STREET LIGHTS POLE AND MAST ARM DETAIL	NO. <b>SL-1</b>
CHECKED <u>RB</u>	SCALE <u>N.T.S.</u>		
APPROVED <u>[Signature]</u>	DIRECTOR OF PUBLIC WORKS	R.C.E. NO.	SHEET 1 OF 11

## Miseno TST0092A

Imperial Bronze 9" Tall Single-Light Outdoor Wall Sconce with Cream Lantern Shade

lta



**RECEIVED**  
**Apr 07, 2016**  
**City of Chico**  
**Planning Services**

[Overview](#)   [Specifications](#)   [Reviews](#)   [Product Q&A](#)   [Matching Products](#)

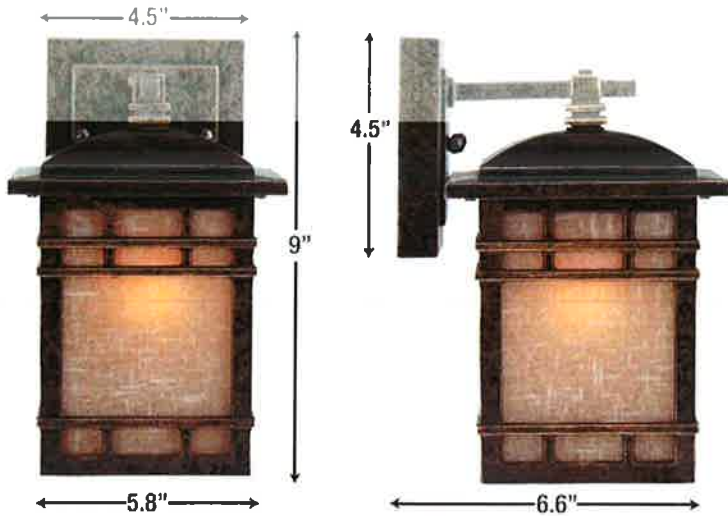
Enhance your fabulous sense of style with this tasteful Mission-inspired outdoor lighting fixture. This Arts Crafts design features linen glass which looks great against its dark finish base. The base is die-cast aluminum. Ideal for Craftsman-style homes yet versatile enough to work with any style this fixture will perfectly compliment your home's exterior.

### Product Features:

- Outdoor wall sconces are ideal for lighting an entry way or accenting the landscape around the home
- Fully covered under Miseno's limited lifetime warranty
- Housing is constructed of aluminum - providing years of reliable performance
- Features a cream lantern-style glass shade
- Compatible with most standard dimmer switches
- Canopy covers standard 4" hexagonal recessed outlet box
- 2.5" from center of outlet box to top of fixture
- Mounting bracket, screws and wire connectors for outlet box are included

- Easy-access bulb replacement
- Bulb not included - upon checkout coordinating bulbs will be offered
- Ultra secure mounting assembly

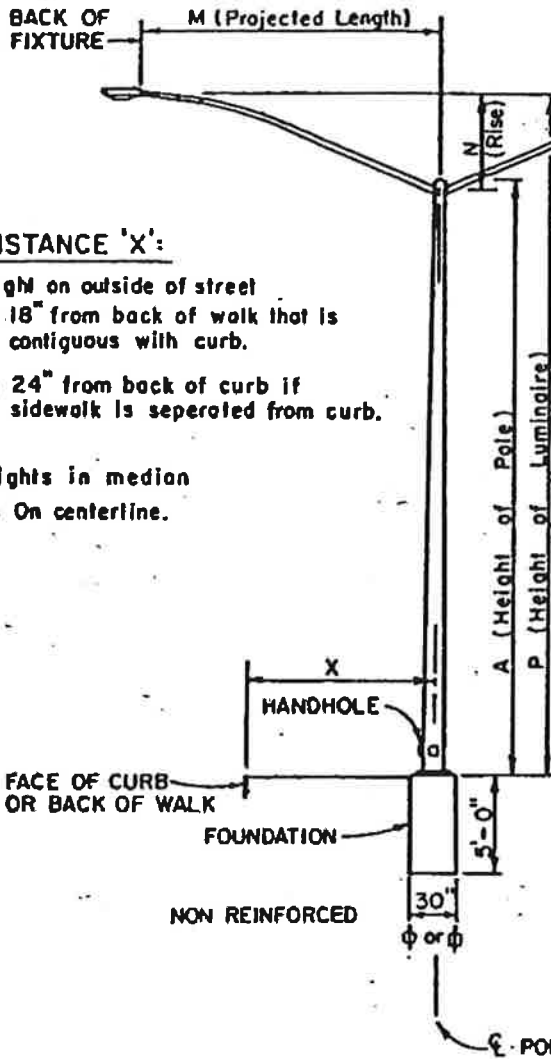
## Product Specifications:



- Height: 9" (measured from top to bottom of fixture)
- Width: 5.75" (measured from left-most point to right-most point on fixture)
- Depth: 6.75" (measured from mounting surface to outer-most point on fixture)
- ADA: No
- Backplate Height: 4.375"
- Backplate Width: 4.375"
- Bulb Base: Medium (E26)
- Bulb Included: No
- Bulb Shape: A19
- Bulb Type: Compact Fluorescent, Incandescent
- Cord Length: 6"
- Energy Star: No
- ETL Rating: Wet Location
- Location Rating: Wet Location
- Material: Aluminum
- Number of Bulbs: 1
- Product Weight: 2.6 lbs
- Shade Material: Glass
- Shade Type: Lantern
- Voltage: 120v
- Wattage: 100

**RECEIVED**  
**Apr 07, 2016**  
**City of Chico**  
**Planning Services**



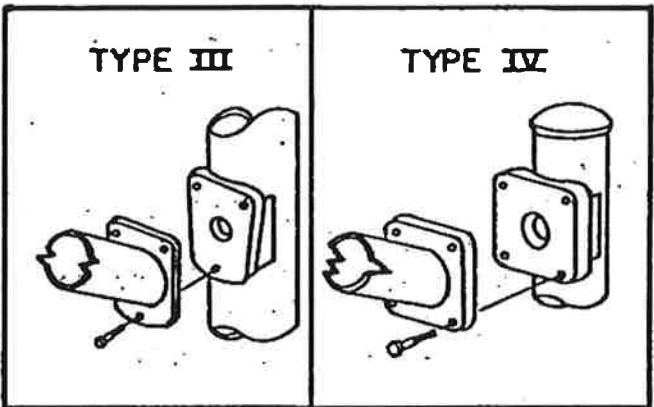


DOUBLE ARM FOR MEDIAN INSTALLATION.

**DISTANCE 'X':**

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  - 24" from back of curb if sidewalk is separated from curb.
- Lights in median
  - On centerline.

POLE AND MAST ARM SHALL BE GALVANIZED STEEL



POLE ELEVATION

MAST ARM MOUNTINGS

STREET WIDTH feet	M* feet	A* feet	N* feet	WATTAGE	MAXIMUM SPACING (see note 11, sheet 11) feet
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44	6	30	1.5	150	110
60 - 68	12	30	2.5	200	100
74 - 80	12	30	2.5	150	150

LIGHTS IN MEDIAN

\* MINOR VARIATIONS—ON APPROVAL BY DIRECTOR OF PUBLIC WORKS

REVISION	BY	DATE	APP. BY COUNCIL
FOUNDATION; SPACING	E.C.R.	3/12/99	

REVISION	BY	DATE	APP. BY COUNCIL
ORIGINAL	M.H.	10/16/90	# 59 90 - 91
POLE SCHEDULE	M.E.T.	1/6/93	
PARKWAY	M.H.	5/18/93	# 167 92 - 93

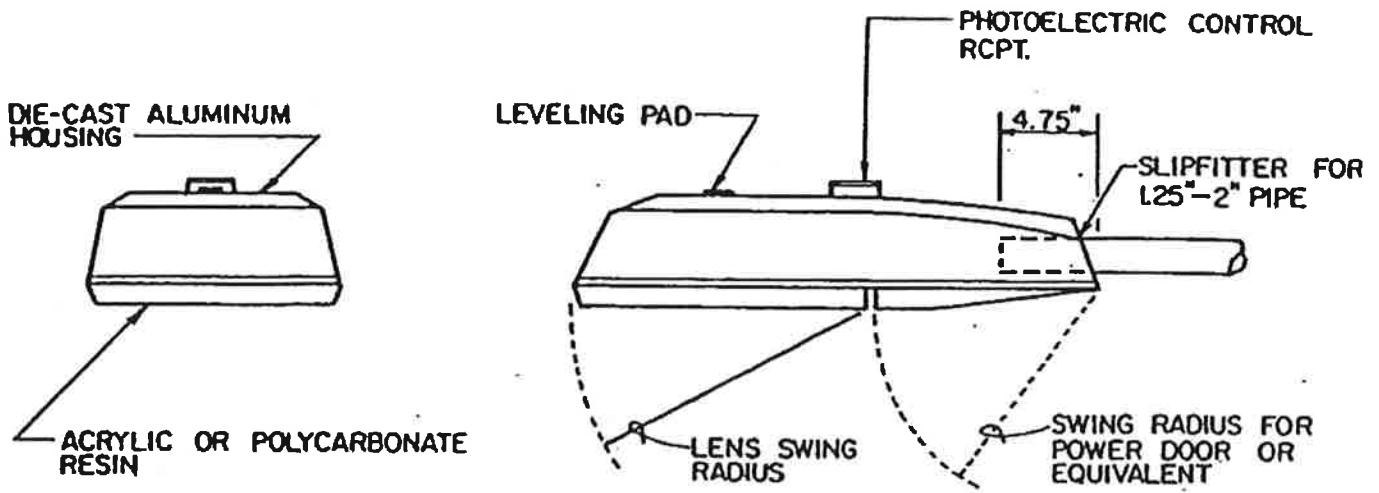
CITY OF CHICO

STANDARD PLAN

DRAWN BY JG DATE OCT., 1998  
 CHECKED RB SCALE N.T.S.  
 APPROVED [Signature]  
 DIRECTOR OF PUBLIC WORKS R.C.E. NO.

STREET LIGHTS  
 POLE AND MAST ARM DETAIL

NO. **SL-1**  
 SHEET 1 OF 11



**TYPICAL**

ALL LUMINAIRES WILL BE ROADWAY TYPE (COBRA HEAD). ALL LUMINAIRES WILL BE INSTALLED WITH OPERATIONAL PHOTOCELL. PHOTOCELL WILL BE INSTALLED WITH SENSOR FACING NORTH. REFRACTOR SHALL HAVE I.E.S. TYPE III LIGHT DISTRIBUTION PATTERN EXCEPT WHERE DIRECTED BY THE DIRECTOR OF PUBLIC WORKS. ALL LUMINAIRES SHALL BE HIGH PRESSURE SODIUM. LUMINAIRES SHALL OPERATE AT 120 VOLTS UNLESS OTHERWISE APPROVED BY THE D.P.W. LUMINAIRES SHALL BE CUTOFF TYPE UNLESS OTHERWISE APPROVED BY D.P.W.

POLES AND LUMINAIRES SHALL BE FROM THIS LIST OF APPROVED MATERIALS.

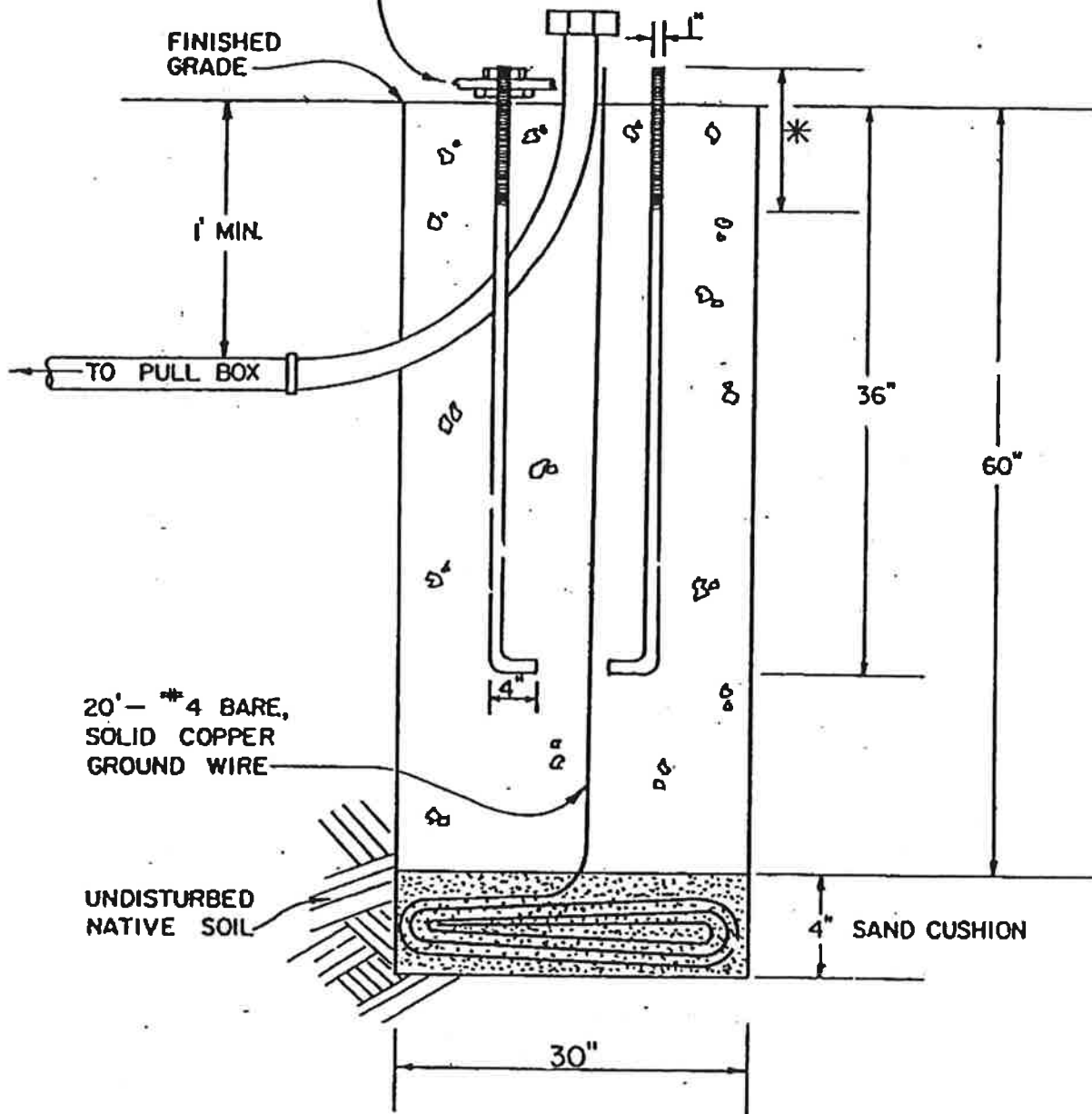
POLES	LUMINAIRES
AMERON N SERIES	GENERAL ELECTRIC M2AC XX S 1 N 2 (G or A) MC3 I G = 200 watts P or A = others
ANY POLE OF CALTRANS TYPE 15	
	ANY MEETING CALTRANS SPECS FOR H.P.S. TYPE III

REVISION	BY	DATE	APP BY	COUNCIL
ORIGINAL	M.H.	10/16/90	#59	90-91
LUMINAIRE LIST	M.E.T.	5/18/93	#167	92-93
GENERAL NOTES	E.C.R.	3/12/99		

<b>CITY OF CHICO</b>		<b>STANDARD PLAN</b>	
DRAWN BY <u>JG.</u>	DATE <u>OCT., 1998</u>	<b>STREET LIGHTS LUMINAIRE DETAIL</b>	NO. <b>SL-1</b>
CHECKED <u>RB</u>	SCALE <u>N.T.S.</u>		
APPROVED <u>[Signature]</u>	DIRECTOR OF PUBLIC WORKS R.C.E.NO.	SHEET 2 OF 11	

LEVELING NUT (BOTTOM), BASE PLATE (MIDDLE),  
SECURING NUT (TOP) AND NUT COVER (NOT SHOWN).

\* 12" THREADED



20' - #4 BARE,  
SOLID COPPER  
GROUND WIRE

UNDISTURBED  
NATIVE SOIL

4" SAND CUSHION

**NOTES:**

- 1) PRECAST FOUNDATIONS
  - a) may be used.
  - b) must be backfilled with a one-sack of cement per cubic yard cement sand slurry.
- 2) BOLT-COVER SHALL BE PROVIDED
- 3) WITH PRECAST FOUNDATION, THE POLE MAY BE GROUNDED VIA A BARE NO. 4 SOLID COPPER WIRE CLAMPED TO A 1/2 INCH x 10 FOOT GROUNDING ROD INSTALLED IN PULL BOX. (SEE PULL BOX DETAIL)
- 4) INSTALLATION SHALL INCLUDE SECURING NUTS, LEVELING NUTS, WASHERS, AND NUT COVERS.

REVISION	BY	DATE	APPR BY COUNCIL
ORIGINAL	M.H.	10/16/90	#59 90-91
NONE	M.H.	5/18/93	#167 92-93
FOUNDATION	E.C.R.	3/12/99	

**CITY OF CHICO**

**STANDARD PLAN**

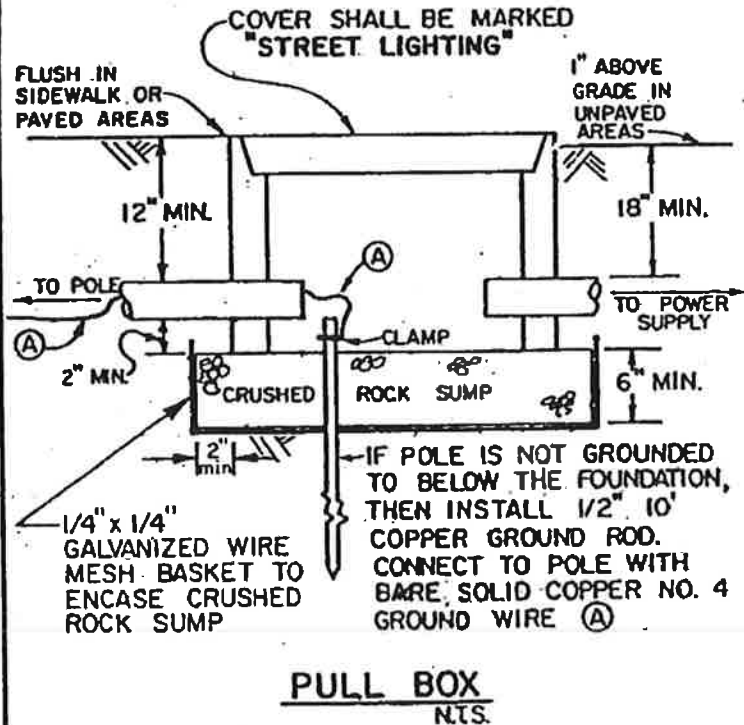
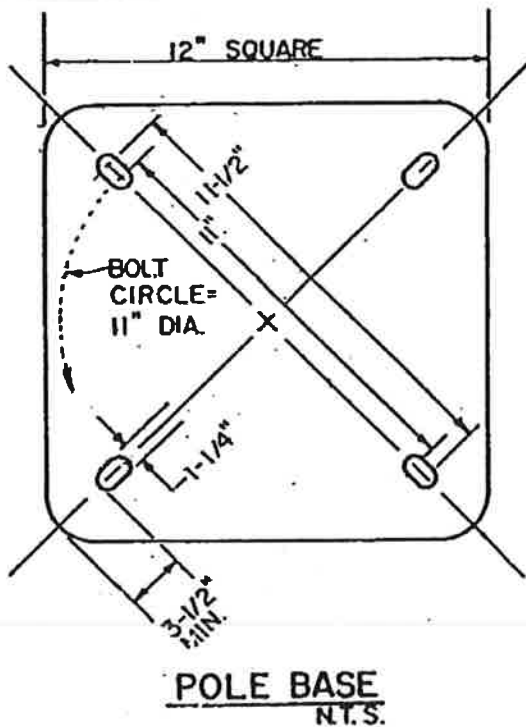
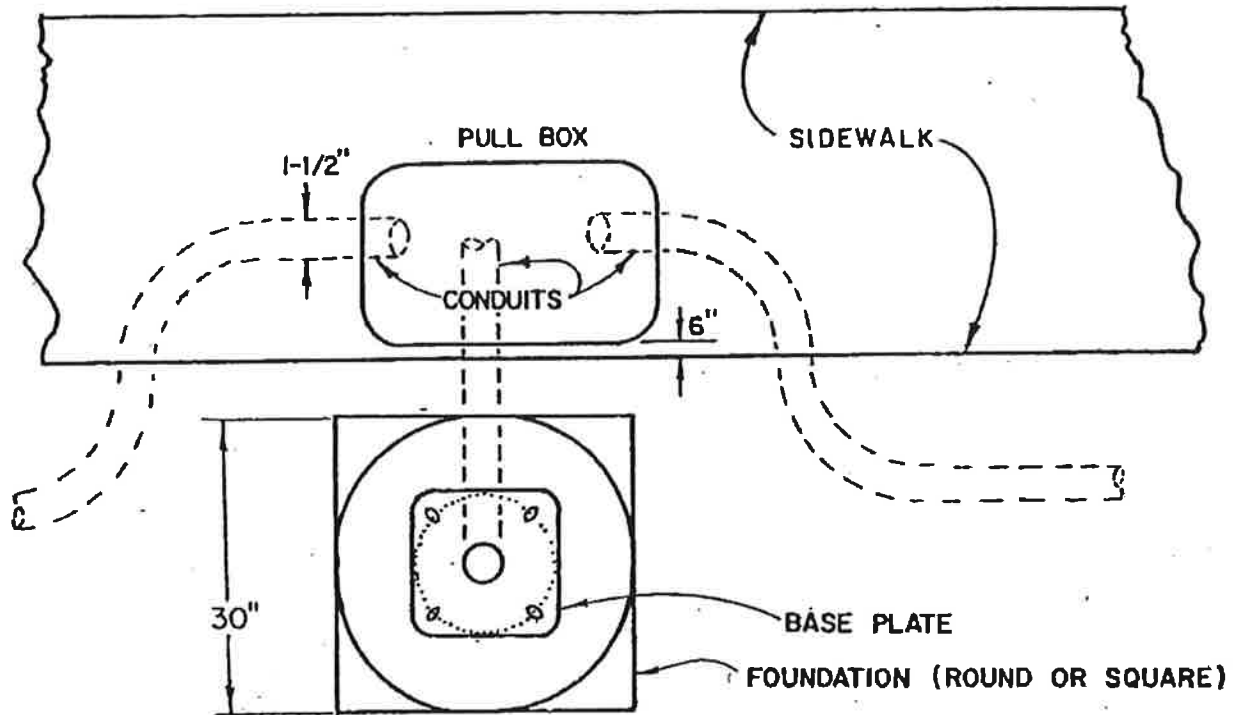
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 CHECKED RB SCALE N.T.S.  
 APPROVED [Signature]  
 DIRECTOR OF PUBLIC WORKS R.C.E. NO.

**STREET LIGHTS**  
**POLE FOUNDATION DETAIL**

NO.  
**SL-1**

SHEET 3 OF 11

**PLAN VIEW**  
N.T.S.



**CITY OF CHICO**

**STANDARD PLAN**

DRAWN BY JG DATE OCT. 1998  
 CHECKED RB SCALE N.T.S.  
 APPROVED E.C. Ross  
 DIRECTOR OF PUBLIC WORKS R.C.E. NO.

**STREET LIGHTS**  
**POLE BASE AND PULL BOX DETAIL**

NO.  
**SL-1**  
SHEET 4 OF 11

REVISION	BY	DATE	APP BY COUNCIL
ORIGINAL	M.H.	10/16/90	# 59 90-91
PULL BOX DETAIL	M.E.T.	1/7/93	
PARKWAY	M.H.	5/18/93	# 167 92-93

REVISION	BY	DATE	APP BY COUNCIL
FOUNDATION	E.C.R.	3/12/99	

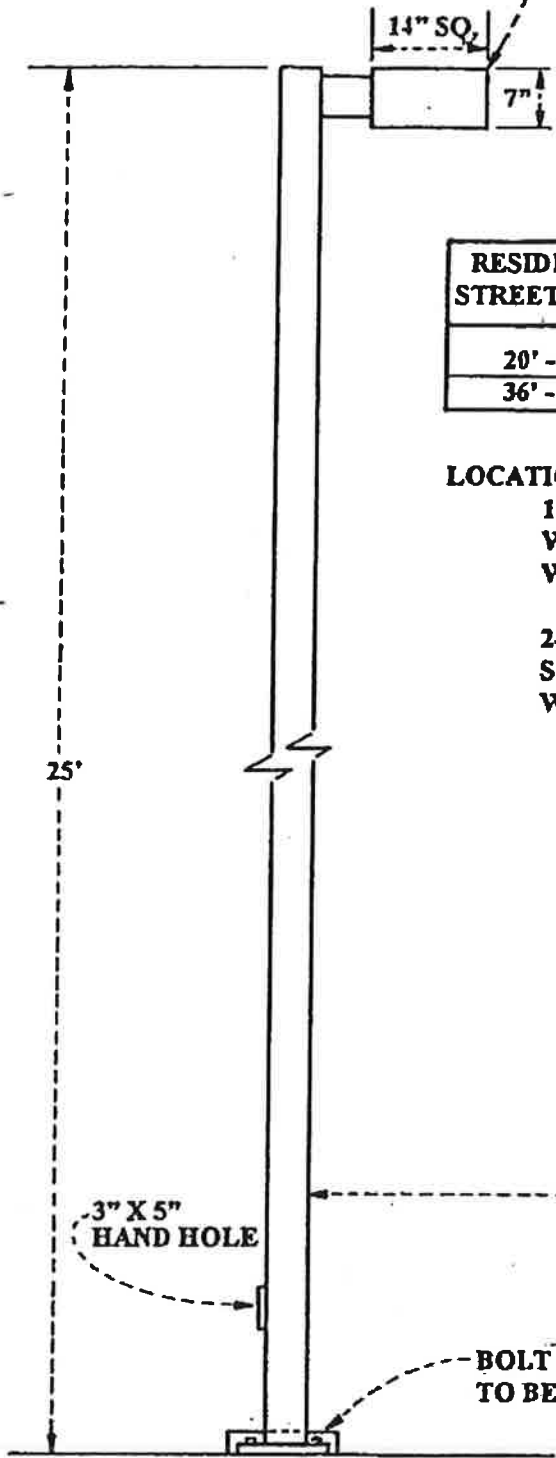
LUMINAIRE: GARDCO TYPE EH-14  
 DISTRIBUTION: TYPE III  
 LENS: POLYCARBON  
 FINISH: CODE BRA - BRONZE ANODIZED  
 LUMINAIRES SHALL BE INSTALLED WITH OPERATIONAL PHOTOCELL, AND INSTALLED WITH PHOTOCELL SENSOR FACING NORTE.

RESIDENTIAL STREET WIDTH	SPACING	WATTAGE
20' - 32'	150'	70W HPS
36' - 40'	200'	100W HPS

**LOCATION:**

18" FROM BACK OF SIDEWALK, WHERE SIDEWALK IS CONTIGUOUS WITH CURB AND GUTTER.

24" FROM BACK OF CURB, WHERE SIDEWALK IS NOT CONTIGUOUS WITH CURB AND GUTTER.



POLE: VALMONT DS 230-500L 300-PC  
 5" SQ. O.D. X 25' LONG  
 BRONZE ANODIZED

3" X 5" HAND HOLE

BOLT COVER TO BE PROVIDED

REVISION	BY	DATE	APPR	BY	COUNCIL
ORIGINAL		3/12/99			

**CITY OF CHICO**

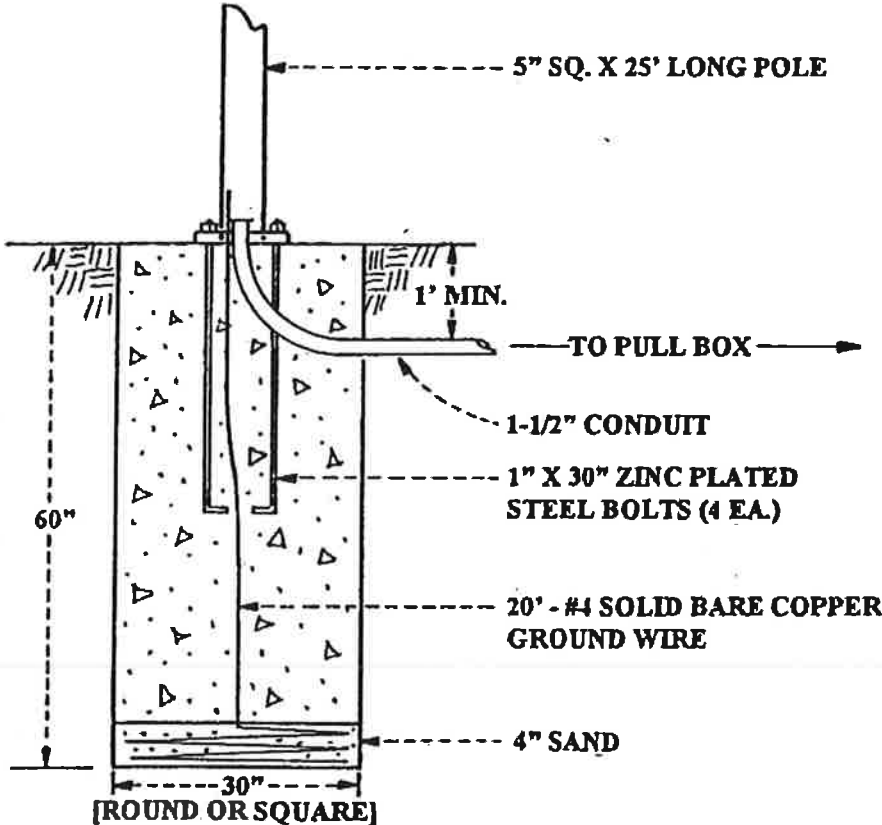
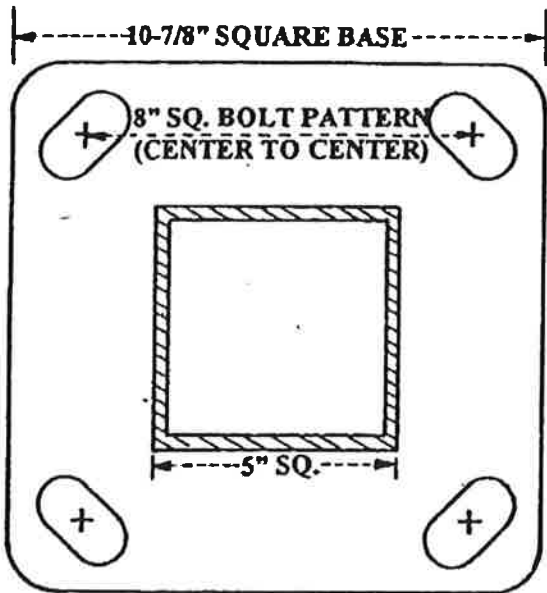
**STANDARD PLAN**

DRAWN BY JG DATE OCT. 1998  
 CHECKED RB SCALE NTS  
 APPROVED [Signature]  
 DIRECTOR OF PUBLIC WORKS

RESIDENTIAL STREET LIGHTING  
 GARDCO LUMINAIRE  
 POLE AND LUMINAIRE DETAIL

**SL - 1**

SHEET 5 OF 11



REVISION	BY	DATE	APR	BY COUNCIL
ORIGINAL	F.C.R.	3/12/99		

**CITY OF CHICO**

**STANDARD PLAN**

DRAWN BY JG DATE OCT. 1998

CHECKED RB SCALE NTS

APPROVED [Signature]  
DIRECTOR OF PUBLIC WORKS

**RESIDENTIAL STREET LIGHTING  
GARDCO LUMINAIRE  
FOUNDATION AND BASE DETAIL**

**SL - 1**

SHEET 6 OF 11

Attachment J

**LIGHT POLE DETAIL**

REVISION	BY	DATE	APP. BY	COUNCIL
ORIGINAL	E.C.R.	3/12/99		

CAST ALUMINUM FLUTED BALLAST POD. PHOTO CONTROL ATTACHED TO FLUTED POD. (HANOVER) 0.250" WALL

2" DIA., 0.125" WALL (STERNBERG)  
2" DIA., 0.188" WALL (HANOVER)  
6061 - T6 STRUCTURAL GRADE ALUMINUM

BUTTON PHOTOCELL IN FITTER ORIENT NORTH (STERNBERG)

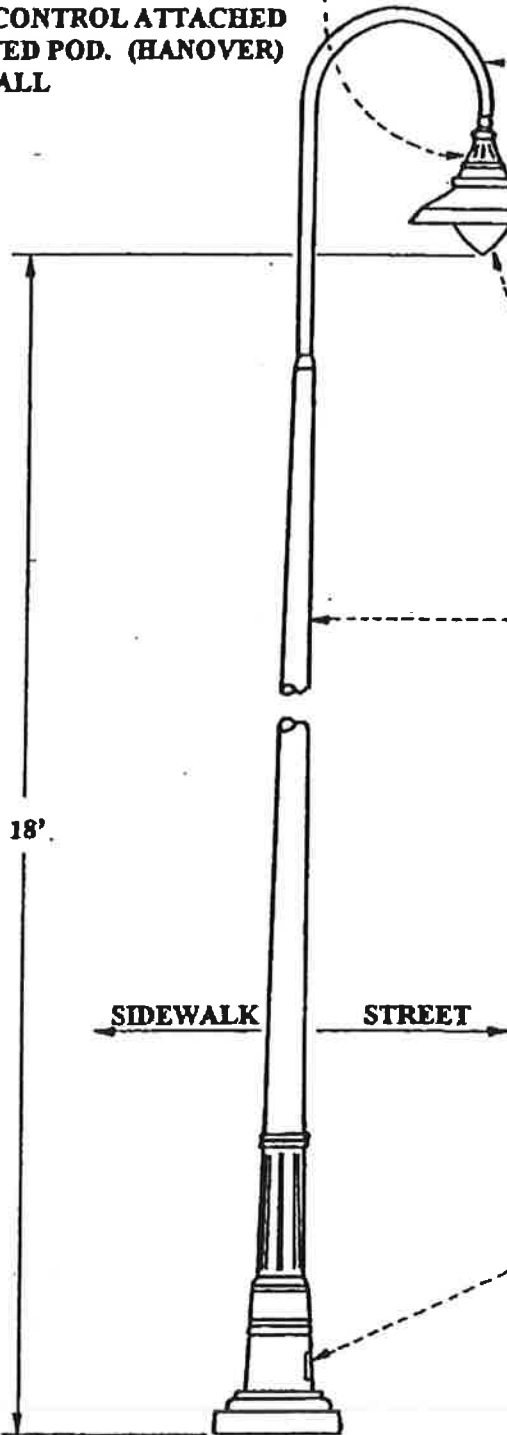
24" DIA. RLM (STERNBERG)  
30" DIA. RLM (HANOVER)

UNDERSIDE FINISHED IN HIGH REFLECTIVITY WHITE ENAMEL

POLYCARBONATE ACORNS  
STERNBERG - 12" X 12"  
HANOVER - 15-3/4" DIA.

TAPERED POLE - 0.250" WALL  
6061-T6 STRUCTURAL GRADE ALUMINUM  
WELDED FOR SINGLE CONSTRUCTION  
STERNBERG (5" BOTTOM - 3" TOP)  
HANOVER (5" BOTTOM - 4" TOP)

COLOR:  
STERNBERG - ANTIQUE BRONZE  
HANOVER - BRONZE



ACCESS DOOR WITH STAINLESS STEEL ALLEN HEAD SCREWS

**STERNBERG MDL. 1910 - RLM 24 - 2518 RRT 508  
OR  
HANOVER MDL. L55390**

**CITY OF CHICO**

**STANDARD PLAN**

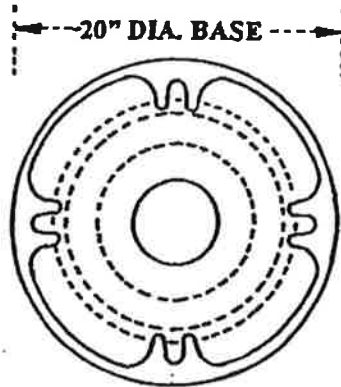
DRAWN BY JG DATE OCT. 1998  
CHECKED RB SCALE NTS  
APPROVED *E.C.R.*  
DIRECTOR OF PUBLIC WORKS

**RESIDENTIAL STREET LIGHTING  
ARCHED INVERTED LANTERN TYPE  
LUMINAIRE AND POLE DETAIL**

**SL - 1**

SHEET 7 OF 11

**BOTTOM VIEW OF BASE**



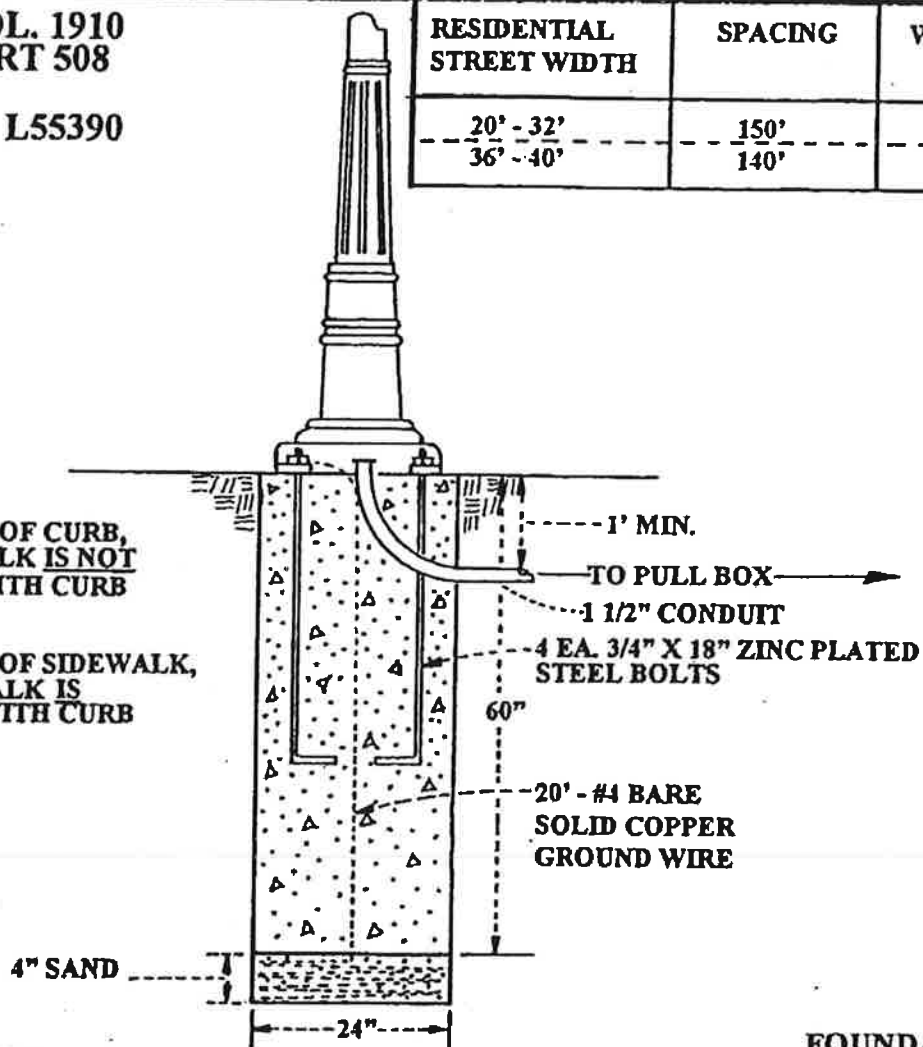
**STERNBERG MDL. 1910  
RLM 24 - 2518 RRT 508  
OR  
HANOVER MDL. L55390**

RESIDENTIAL STREET WIDTH	SPACING	WATTAGE
20' - 32' 36' - 40'	150' 140'	70W HPS 70W HPS

**LOCATION:**

24" FROM BACK OF CURB,  
WHERE SIDEWALK IS NOT  
CONTIGUOUS WITH CURB  
AND GUTTER

18" FROM BACK OF SIDEWALK,  
WHERE SIDEWALK IS  
CONTIGUOUS WITH CURB  
AND GUTTER



REVISION	BY	DATE	APP. BY	COUNCIL
ORIGINAL	E.C.R.	3/12/99		

**FOUNDATION**

**CITY OF CHICO**

**STANDARD PLAN**

DRAWN BY JG DATE OCT., 1998  
 CHECKED RB SCALE NTS  
 APPROVED E.C.R.  
 DIRECTOR OF PUBLIC WORKS

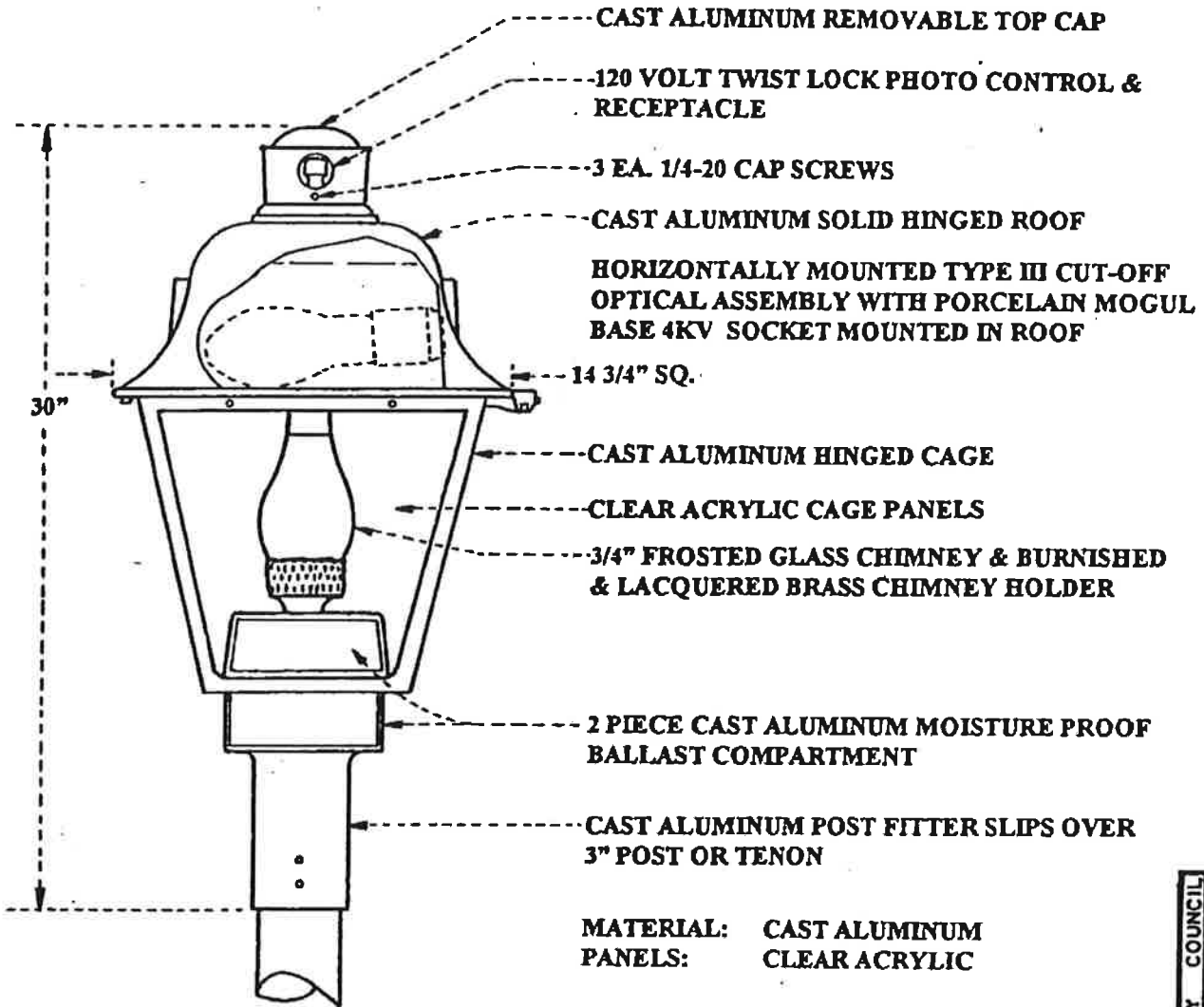
**RESIDENTIAL STREET LIGHTING  
ARCHED INVERTED LANTERN TYPE  
FOUNDATION AND BASE DETAIL**

**SL - 1**

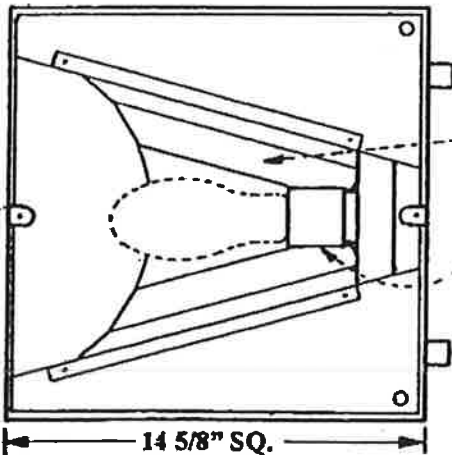
SHEET 8 OF 11



**HANOVER GRANDE JEFFERSON MODEL NO. 8432R3**



**MATERIAL:** CAST ALUMINUM  
**PANELS:** CLEAR ACRYLIC



**BOTTOM VIEW OF TYPE III CUT-OFF REFLECTOR SYSTEM**

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	ORIGINAL	E.C.R.	3/12/99	

**CITY OF CHICO**

**STANDARD PLAN**

DRAWN BY JG DATE OCT. 1998  
 CHECKED RB SCALE NTS  
 APPROVED EC Ross  
 DIRECTOR OF PUBLIC WORKS

**RESIDENTIAL STREET LIGHTING  
 POST TOP LANTERN TYPE  
 LUMINAIRE**

**SL - 1**

SHEET 9 OF 11

# HANOVER POLE MODEL NO. 329 - 18'

RESIDENTIAL STREET WIDTH	SPACING	WATTAGE
20' - 32'	150'	70W HPS
36' - 40'	140'	70W HPS

COLOR:	BRONZE
SHAFT MATERIAL:	TAPERED ALUMINUM
THICKNESS:	0.125"
DIAMETER:	3" O.D. TOP - 4" O.D. BOTTOM
BASE HEIGHT:	28 1/4"
BASE WIDTH:	13"
BASE DETAIL:	P-10L

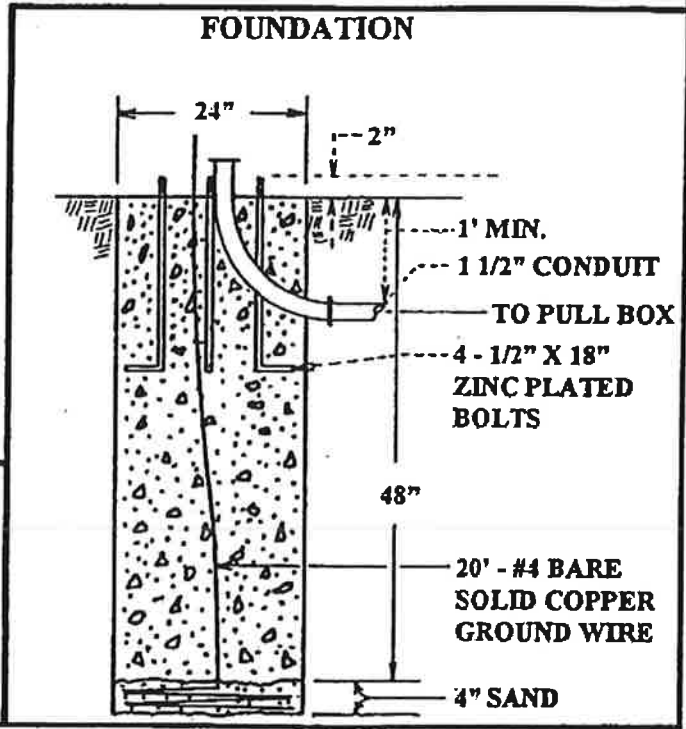
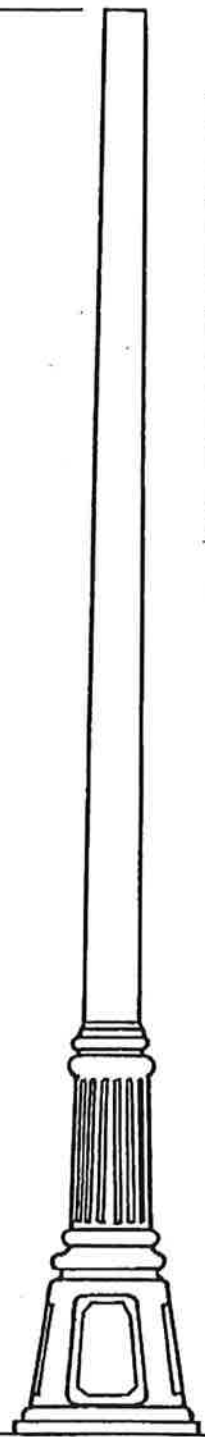
**LOCATION:**

24" FROM BACK OF CURB, WHERE SIDEWALK IS NOT CONTIGUOUS WITH CURB AND GUTTER

18" FROM BACK OF SIDEWALK, WHERE SIDEWALK IS CONTIGUOUS WITH CURB AND GUTTER

18'

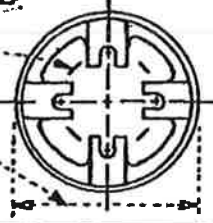
ORIGINAL	REVISION	BY	DATE	APP.	BY	COUNCIL
		E.C.H.	5/12/99			



**BOTTOM VIEW OF BASE**

7" BOLT CIRCLE

13" OUTSIDE DIA.



**CITY OF CHICO**

**STANDARD PLAN**

DRAWN BY JG DATE OCT. 1998  
 CHECKED RB SCALE NTS  
 APPROVED EC Ross  
 DIRECTOR OF PUBLIC WORKS

RESIDENTIAL STREET LIGHTING  
 POST TOP LANTERN TYPE  
 POLE AND FOUNDATION

**SL - 1**

SHEET 10 OF 11

**GENERAL NOTES:**

1. All conduit to be used shall be rigid metal, or schedule 40 polyvinyl chloride, unless otherwise shown on the plans or stated in the Specifications. The minimum depth of cover for conduit shall be as follows:
  - A. Within sidewalk or landscape areas: 1'0" min.  
Between power supply and pull box: 18" min.
  - B. Within roadway areas: 24" min.
2. The underground conduit and all metal parts shall be continuously bonded and grounded.
3. Minimum radius of bends shall be 18" inches. All bends and/or offsets shall be made with factory fabricated sections. There shall be no more than three bends per run.
4. Unless otherwise approved by the Director of Public Works, a No. 5 pull box (Caltrans Std. ES-8) shall be used at all street light standards. Covers shall be inscribed "Street Lighting" and secured with solid brass hold-down bolts.
5. Long conduit runs are to be avoided. Direct power service from P.G. & E. Secondaries to the pull box shall be provided when possible. Junction boxes to be a maximum of 250 feet apart on long runs.
6. All splices shall be waterproof, made with approved solderless connectors of the proper size, and shall conform to Caltrans Std. Plan ES-13.
7. All empty conduits shall be capped and a 1/4" inch nylon pull rope shall be installed inside with each end secured in such a way as to assure that they will remain exposed.
8. When a private party is to develop a system and then dedicate the system to the City, the following shall apply: The private party shall be responsible for arrangements with P.G. & E., and all connection and service fees charged by the utility.
9. Each street light shall have a fuse-disconnect in the adjacent pull box.
10. All conductors shall be copper.
11. Lights to be placed on alternating sides of the street. Variations permitted with the approval of the Director of Public Works.

REVISION	BY	DATE	APP.	BY
ORIGINAL	E.C.H.	3/12/99		COUNCIL

**CITY OF CHICO**

**STANDARD PLAN**

DRAWN BY JG DATE OCT., 1998  
 CHECKED RB SCALE \_\_\_\_\_  
 APPROVED EC Ross  
 DIRECTOR OF PUBLIC WORKS

**STREET LIGHTS  
GENERAL NOTES**

**SL - 1**

SHEET 11 OF 11