



New Single Family Residential (NSFR)

Development Engineering Plan Check Requirements

Criteria: Canyon Oaks New Single Family Residential

Plan Check/Inspection Fee & DIF

Plan Check & Inspection Fees:

Determined in accordance with the current City of Chico's published Master Fee Schedule. These fees are based on the total on site and off site valuation of proposed work as provided in the submitted Engineer's Estimate.

These fees are listed under 'Offsite/On-Site Improvement Fees' and 'Construction Inspection Fees.' in the Master Fee Schedule.

Development Impact Fees (DIF):

Determined in accordance with City of Chico Municipal Code, Section 3.85.

New Single Family Residential



Development Engineering Plan Check Requirements

On-site: Full onsite improvement plans and the requirements below:

Offsite: None

- o Location of all property lines (with dimensions), north arrow, easements and streets.
- o Provide an onsite grading plan for the site to confirm the existing drainage patterns (existing grades), indicating how the lot will drain (proposed grades), and design calculations demonstrating how required water quality and quantity mitigation will be addressed. Lot cannot drain into an unimproved alley.
- o Location and size of all proposed and existing utilities (sewer and storm drain).
- o Proposed or existing driveway locations including material type.

For More Information:

This checklist is specifically designed to meet Development Engineering's requirements for the building permit criteria outlined above. It does not confirm compliance with requirements from other City departments.

Building permits are issued by the City of Chico Building Department. To obtain a permit or check the status of a review, please contact them directly at (530) 896-7200.

This checklist serves as a processing aid to support compliance with the Chico Municipal Code. It is intended as a guidance tool and does not guarantee that all issues relevant to a particular plan set have been addressed.



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Canyon Oaks – Standard Notes

1. “Notify Underground Service Alert (USA) and verify all underground utilities prior to commencing any construction activities.”
2. “Field supervision by a registered engineer during all grading operations.”
3. “Prior to the start of foundation construction, the engineer of record shall provide both a certification that the lot has been graded in accordance with the approved grading plan, and a compaction certification.”
4. “Lava Cap Warning”
If lava is encountered during excavation of the building site, and the applicant chooses to not dig traditional footings, the following pinning procedure shall apply:
 - a. Dig footings per plans until lava is encountered.
 - b. Secure the services of a soils engineer to determine lava cap type as necessary for structural pinning design.
 - c. Submit pinning details and supporting calculations for plan check.
 - d. Upon approval of the above, a Special Inspector shall inspect the installation of pinning and submit a letter of approval to the City. The City will accept the design engineer as the Special Inspector.”
5. “Mud flows shall not be pinned. Full depth footings must be approved. Retaining walls or seismic footings shall not be pinned without special engineering and field testing.”
6. “Erosion control measures shall be in place and maintained throughout the construction of this project. Onsite materials or debris shall not be permitted to wash off the project site and into the storm drain system.”
7. “Prior to the start of foundation construction, the Engineer of Record shall provide a certification that the lot has been graded in accordance with the approved grading plan along with a compaction certification. In addition, the Engineer of Record shall provide a second certification prior to issuance of the Certificate of Occupancy that the grading and drainage patterns have been maintained in accordance with the approved grading plan.”

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Canyon Oaks – General Conditions

Due to the nature of the soils in this area and the requirements for fills, the site grading and improvement plan shall be wet-stamped and signed by a registered civil engineer and shall include at a minimum the following:

1. Construction methods and compaction requirements for any fills.
2. Both existing elevations and proposed grades should be shown along the proposed driveway.
3. Proposed limits of all grading and denote all top of cuts and toe of fills.
4. Reference the approved geotechnical report for the Canyon Oaks Subdivision and note any specific relevant sections of the document on the site grading plan.
5. Dust suppression methods.
6. All erosion control measures.

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