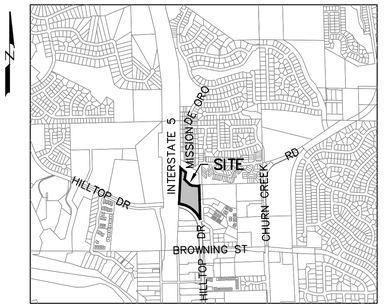

VICINITY MAP
SCALE: NTS

CLIENT:
SIERRA PACIFIC INDUSTRIES
P.O. BOX 496014
REDDING, CA 96049

OWNER:
J & S HIGHLAND PARK LLC ETAL
19207 PINNACLE CT
REDDING, CA 96003

ENGINEER:
SHARRAH DUNLAP SAWYER, INC.
6590 LOCKHEED DRIVE
REDDING, CA 96002

SITE DATA

A.P.# 117-150-012
GENERAL PLAN: 10 TO 20, GWY
ZONING: RM-12 PD
EXISTING USE: VACANT
PROPOSED USE:
46 UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT ON 32 LOTS
SITE AREA: 5.1 AC
PRIVATE OPEN SPACE: 0.8 AC
EASEMENTS: 0.4 AC
PRIVATE DRIVE: 0.5 AC
NET PROJECT AREA: 3.4 AC
TOTAL PROJECT UNITS: 46 UNITS
PROJECT DENSITY: 13.5 DU/AC
ELECTRICITY: CITY OF REDDING
WATER: CITY OF REDDING
SEWER: CITY OF REDDING
TELEPHONE: AT&T

LEGEND

- AREA OF RIGHT OF WAY DEDICATION (17,638 S.F.)
- AREA OF RIGHT OF WAY ABANDONMENT (4,086 S.F.)
- 20% AND GREATER SLOPE
- PRIVATE OPEN SPACE
- FENCE
- PROPOSED 7' WALL PER SOUND STUDY BY SAXELBY ACOUSTICS
- (10) LOT NUMBER
- 10 UNIT NUMBER

DEVELOPMENT STANDARDS

26' ON-SITE DRIVE AISLE
20' DRIVEWAYS (MINIMUM)
9.25' x 16' & 9.25' x 18' PARKING SPACES
10' MINIMUM BUILDING SEPARATION

PARKING DATA

GARAGE SPACES:	36
DRIVEWAY SPACES:	36
ON-SITE SPACES:	59
ON-STREET SPACES (MISSION DE ORO):	23
TOTAL: 154 SPACES	
	3.3 SPACES/UNIT

N

40 0 20 40
1 INCH = 40 FEET

HIGHLAND PARK UNIT 10
TENTATIVE SUBDIVISION MAP
AMND-2018-00364

BEING A PORTION OF THE SOUTH ½
OF SECTION 30, T32N, R4W, M.D.M.
IN THE CITY OF REDDING
SHASTA COUNTY,
CALIFORNIA

FOR

SIERRA PACIFIC INDUSTRIES

BY

SHARRAH DUNLAP SAWYER, INC.
Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics
6590 Lockheed Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@sdsengineering.com

DATE: SEPTEMBER 5, 2018 SCALE: 1"=40' SHEET 1 OF 4