SHEET INDEX

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4	PRELIMINARY UTILITY PLAN
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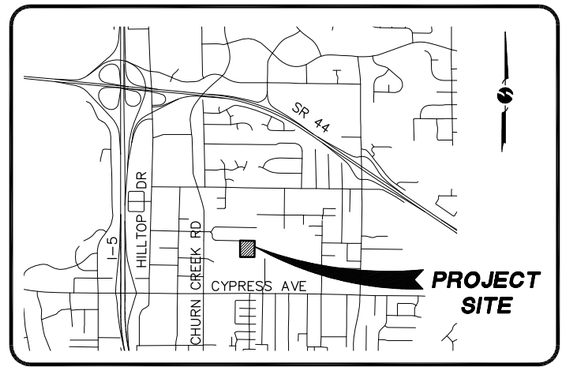
6	TENTATIVE PARCEL MAP
	PRELIMINARY LANDSCAPE PLAN (BY OTHERS)
	PRELIMINARY ARCHITECTURAL PLAN (BY OTHERS)

USE PERMIT APPLICATION

FOR

HILL COUNTRY HEALTH & WELLNESS CENTER CENTER OF HOPE



VICINITY MAP
NO SCALE

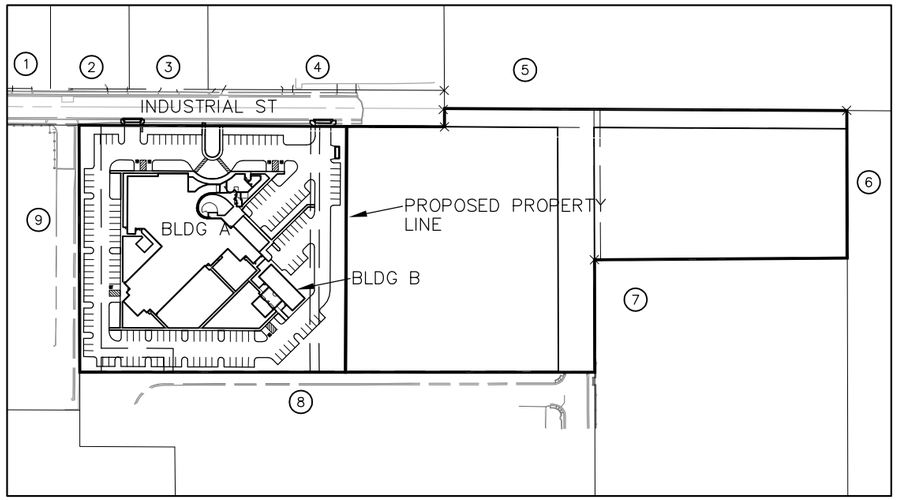
BUILDING SUMMARY

BUILDING	DESCRIPTION	FLOOR AREA (SF)
A	PRIMARY CARE CLINIC	34,554
B	RESIDENTIAL/APARTMENTS	4,963
	TOTAL FLOOR AREA	39,517

PARKING SUMMARY

	PROPOSED
BUILDING SQUARE FOOTAGE:	39,517
TOTAL PARKING REQUIRED:	154
TOTAL PARKING PROVIDED:	154
STANDARD SPACES:	148
ACCESSIBLE SPACES (2%, MIN)*:	6

*ALL ACCESSIBLE SPACES ARE VAN ACCESSIBLE.



	PROPERTY OWNER:	MCCONNELL FOUNDATION 800 SHASTA VIEW DR REDDING, CA 96003
	APPLICANT / DEVELOPER:	HILL COUNTRY HEALTH & WELLNESS CENTER 29632 HIGHWAY 299 EAST ROUND MOUNTAIN, CA 96084
	ENGINEER: PROJECT MANAGER:	GHD INC. BRANDON TENNEY 330 HARTNELL AVE REDDING, CA. 96002 (530) 242-1700
	ELECTRIC:	CITY OF REDDING
	WATER:	CITY OF REDDING
	SEWER:	CITY OF REDDING
	GAS:	PACIFIC GAS & ELECTRIC
	TELEPHONE:	AT&T
	CATV:	CHARTER SPECTRUM
	POLICE & FIRE PROTECTION:	CITY OF REDDING
	SOLID WASTE DISPOSAL:	CITY OF REDDING
	SCHOOL DISTRICT:	ENTERPRISE
	ASSESSORS PARCEL NO.:	067-110-052
	GENERAL PLAN:	GC (GENERAL COMMERCIAL)
	ZONING:	GC (GENERAL COMMERCIAL)
	TOTAL AREA OF PARCEL:	10.41 ACRES
	TOTAL AREA OF PROJECT:	4.10 ACRES

ADJACENT PARCEL INFORMATION

	APN	OWNER NAME	ADDRESS	CITY/ST/ZIP
1	067-120-016	HULLINGER TRUST	1160 INDUSTRIAL ST	REDDING, CA 96002
2	067-120-017	INDUSTRIAL PROPERTIES	1168 INDUSTRIAL ST	REDDING, CA 96002
3	067-120-018	CREIGHTON & CONSTANCE FAMILY TRUST	1180 INDUSTRIAL ST	REDDING, CA 96002
4	067-120-019	PRICE FAMILY TRUST	1200 INDUSTRIAL ST	REDDING, CA 96002
5	067-110-041	CUSHMAN 2002 TRUST	1400 INDUSTRIAL ST	REDDING, CA 96002
6	067-110-042	REDDING MEMORIAL PARK INC.	1420 E CYPRESS AVE	REDDING, CA 96002
7	067-110-057	SEVENTH DAY SCHOOL	1318 E CYPRESS AVE	REDDING, CA 96002
8	067-110-055	LOWES HIW INC	1200 E CYPRESS AVE	REDDING, CA 96002
9	067-110-024	US POSTAL SERVICE	2323 CHURN CREEK RD	REDDING, CA 96002

REGISTERED PROFESSIONAL ENGINEER BRANDON P. TENNEY 13928 CIVIL STATE OF CALIFORNIA
PRELIMINARY

NORTH
0 250'
Scale: 1"= 250'

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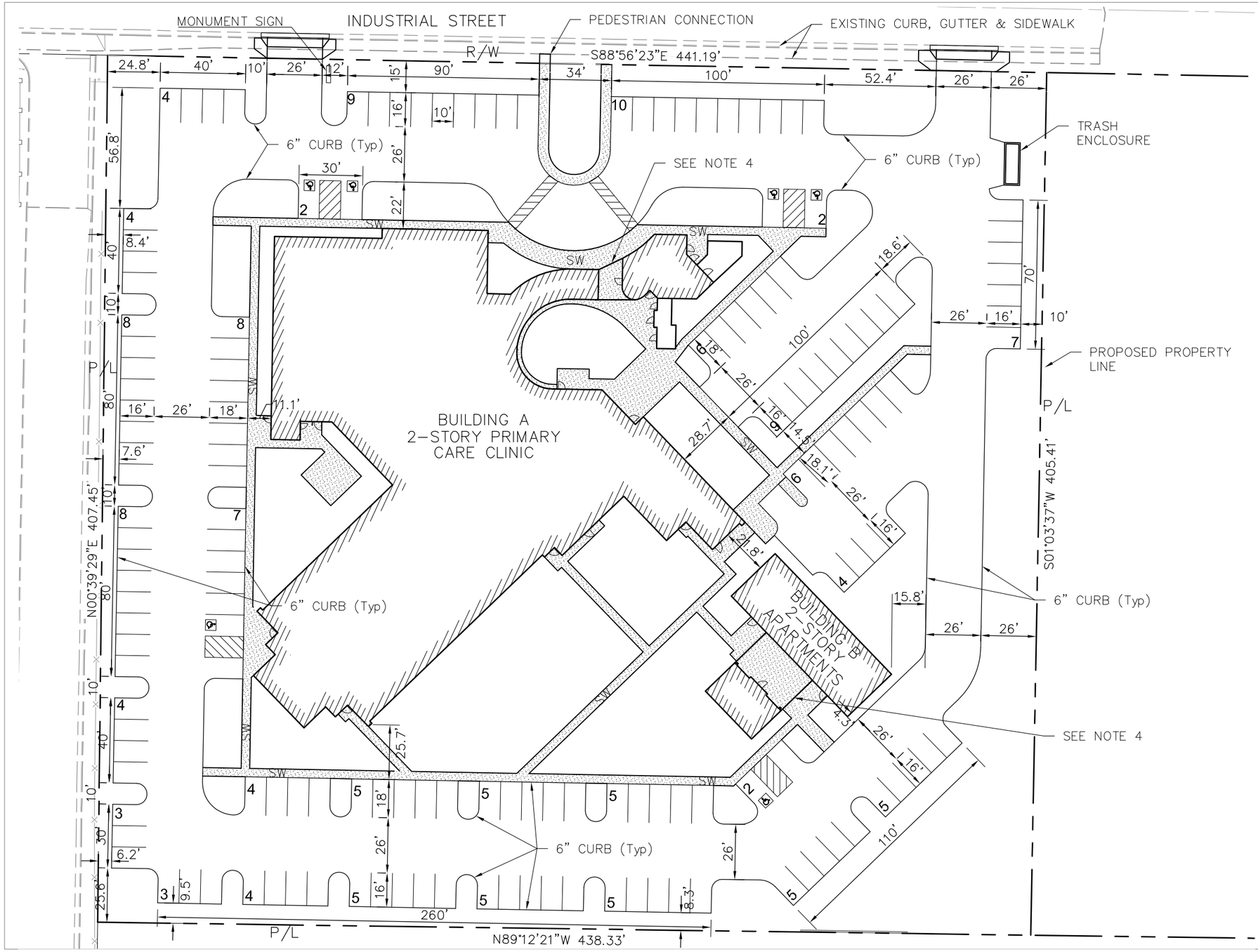
PRELIMINARY SITE PLAN



NOTES

1. ALL PARKING STALLS ARE 10'x18' OR 10'x16' WITH A 2' OVERHANG.
2. ALL ON-SITE CURBS WILL BE 6" VERTICAL CURB, WITH OPENINGS INTO BIORETENTION AREAS.
3. ON-SITE SIDEWALKS TO BE 5' WIDE MINIMUM.
4. SEE ARCHITECTURAL PLANS FOR EXACT LIMITS OF BUILDING ENVELOPE.

LEGEND

BUILDING OUTLINE

SIDEWALK

PRELIMINARY

NORTH

0 50'

Scale: 1"= 50'

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SHEET 2 OF 6

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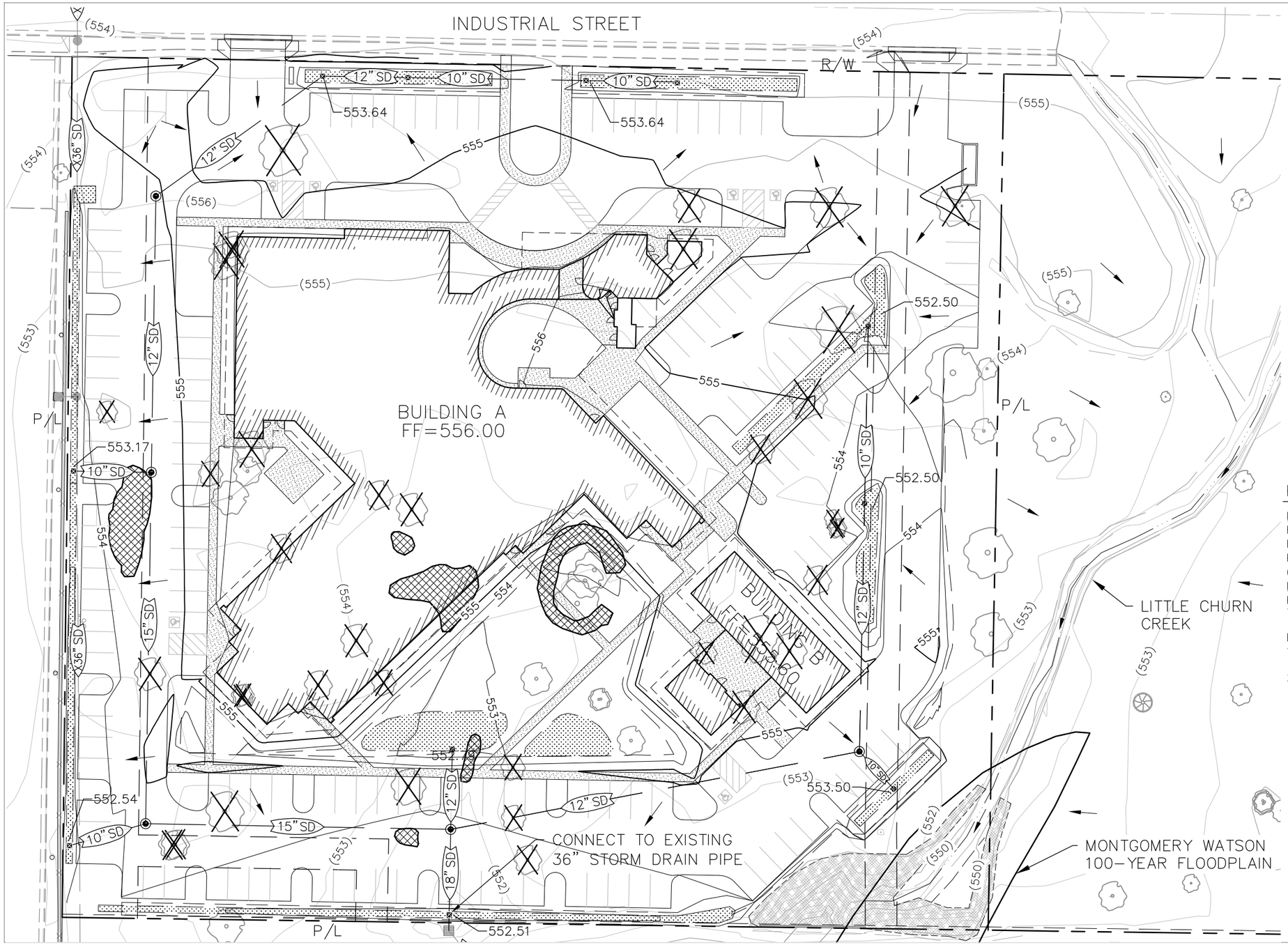
PRELIMINARY GRADING AND DRAINAGE PLAN



NOTES

1. ALL NEW PIPE TO BE HDPE PLASTIC PIPE UNLESS OTHERWISE NOTED.
2. 1' WIDE CURB OPENING WILL ALLOW DRAINAGE TO ENTER BIO RETENTION AREAS

LEGEND

- 18" SD — EXISTING STORM DRAIN
- 10" SD — NEW STORM DRAIN
- NEW AREA DRAIN
- NEW STORM DRAIN MANHOLE
- (553) — EXISTING CONTOUR
- 553 — PROPOSED CONTOUR
- WETLAND FEATURE IDENTIFIED IN BIOLOGICAL REPORT
- TREE TO BE REMOVED
- TREE TO REMAIN

PRELIMINARY EARTHWORK

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
BUILDING FOOTPRINT EARTHWORK (SEE NOTE 1)	30	920	920 (F)
PAVEMENT SUBGRADE (SEE NOTE 2)	3,210	110	3,100 (C)
LANDSCAPE AREAS	450	1,980	500 (C)
PRELIMINARY EARTHWORK TOTALS	3,690	3,010	680 (C)

EARTHWORK NOTES:

1. ASSUMED 12" FROM FINISHED FLOOR ELEVATION TO BOTTOM OF BUILDING FOUNDATION.
2. PAVEMENT SUBGRADE ASSUMED AT 18" BELOW FG, BASED ON KNOWN GEOTECHNICAL CONDITIONS.

REGISTERED PROFESSIONAL ENGINEER BRANDON P. TENNEY 83928 CIVIL STATE OF CALIFORNIA

PRELIMINARY

NORTH

0 50'

Scale: 1"= 50'

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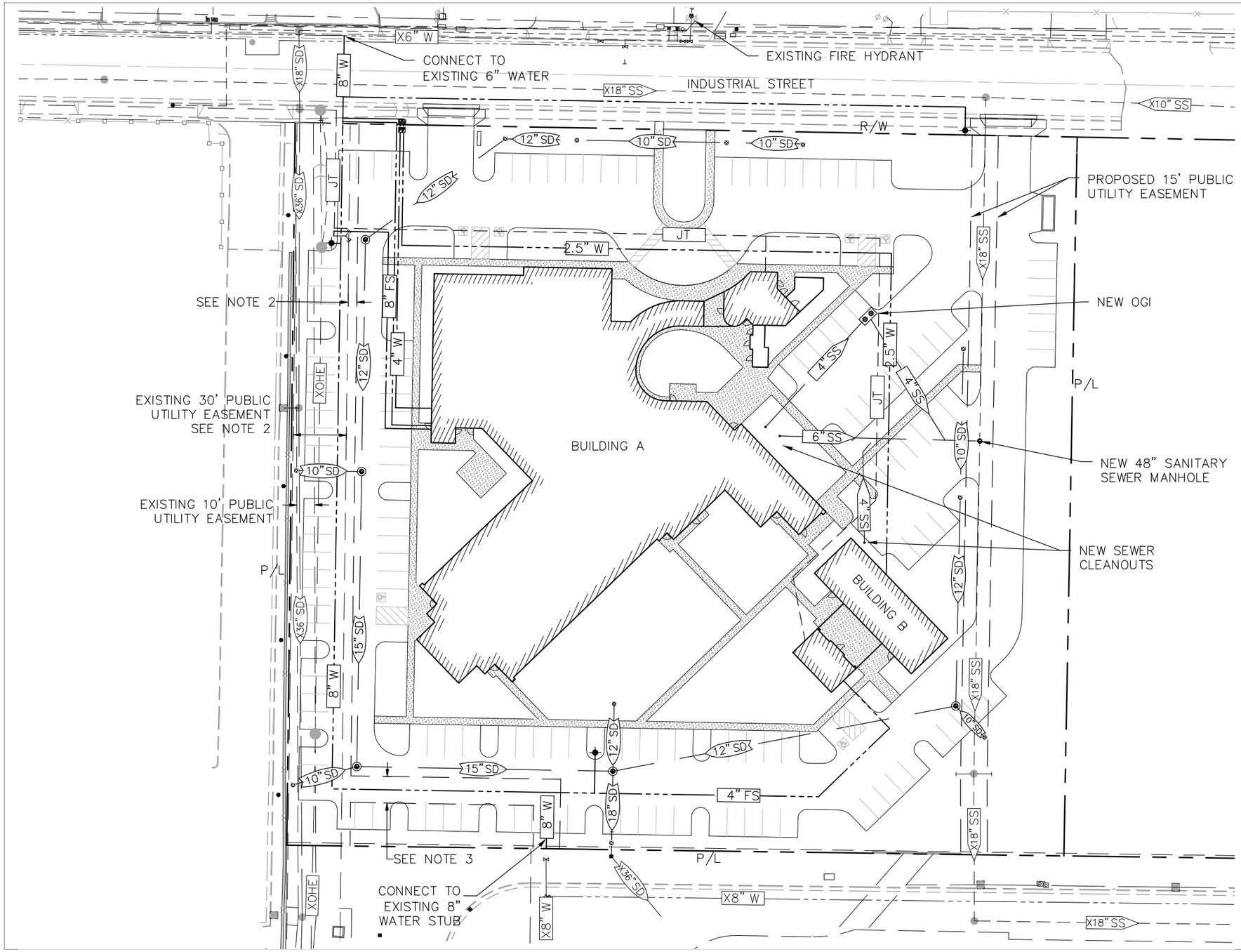
PRELIMINARY UTILITY PLAN



LEGEND

- X18" SD — EXISTING STORM DRAIN
- 10" SD — NEW STORM DRAIN
- NEW AREA DRAIN
- NEW STORM DRAIN MANHOLE
- X6" W — EXISTING WATER LINE
- 2" W — NEW WATER LINE
- 6" FS — NEW FIRE SERVICE
- NEW FIRE HYDRANT
- NEW FIRE DEPARTMENT CONNECTION
- M — NEW WATER METER (SEE NOTE 1)
- NEW BACKFLOW PREVENTOR
- X10" SS — EXISTING SANITARY SEWER
- 6" SS — NEW SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- JT — NEW UNDERGROUND JOINT TRENCH (ELECTRIC, TELEPHONE, CABLE, GAS)
- EXISTING GUY ANCHORS
- EXISTING POWER POLE
- XOHE — EXISTING OVERHEAD ELECTRIC
- OGI

NOTES

1. WATER METER SIZES ANTICIPATED TO BE 2" FOR THE CLINIC, AND 1" FOR THE APARTMENT BUILDING.
2. PROPOSED 5' ADDITION TO EXISTING 30' PUBLIC UTILITY EASEMENT.
3. PROPOSED 15' PUBLIC UTILITY EASEMENT.

REGISTERED PROFESSIONAL ENGINEER BRANDON P. TIMMEY 83928 CIVIL STATE OF CALIFORNIA

PRELIMINARY

NORTH 0 60'

Scale: 1"= 60'

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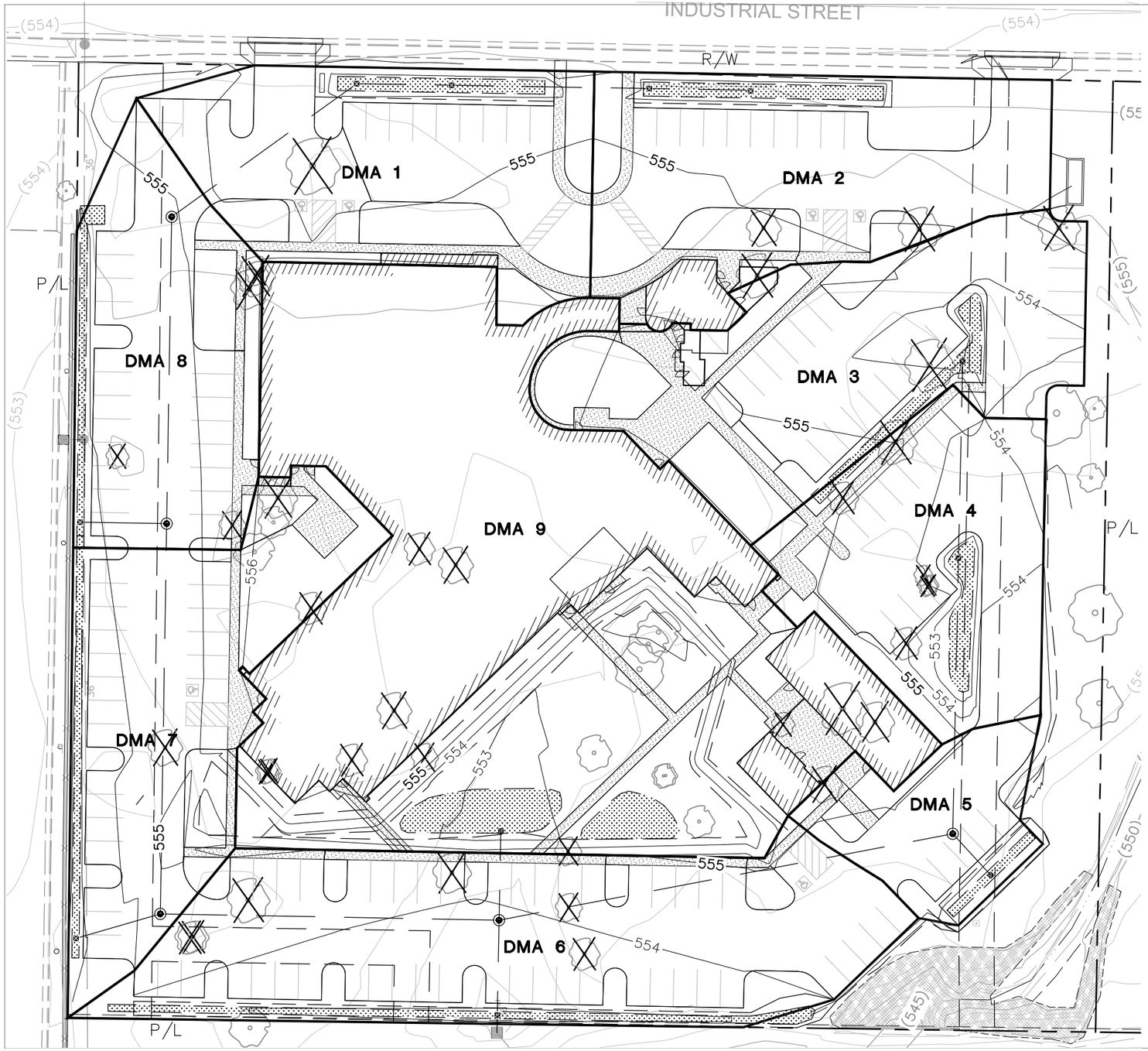
PRELIMINARY STORMWATER CONTROL PLAN

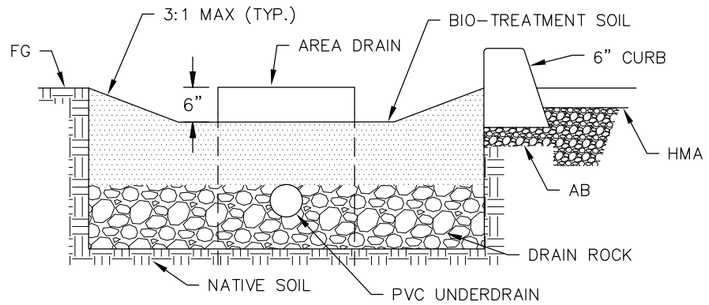


NOTES

1. DMA TREATMENT AREAS WERE SIZED USING THE CALIFORNIA PHASE II LID SIZING TOOL.
2. DMA TREATMENT AREAS ARE BIO RETENTION AREAS WITH AN 18" SOIL LAYER AND 12' DRAIN ROCK LAYER.

LEGEND

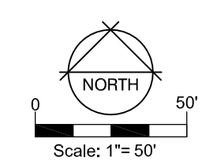
- 18" SD — EXISTING STORM DRAIN
- 10" SD — NEW STORM DRAIN
- NEW AREA DRAIN
- NEW STORM DRAIN MANHOLE
- (553) — EXISTING CONTOUR
- 553 — PROPOSED CONTOUR
- BIORETENTION AREA
- TREE TO BE REMOVED
- TREE TO REMAIN



BIO-RETENTION AREA DETAIL
NO SCALE

PROPSED DMA AREA CALCULATIONS

DISTURBED SITE AREA: 3.75 ACRES	DMA AREA (SF)	NEW IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	BMP AREA REQUIRED (SF)	BMP AREA PROVIDED (SF)	% CAPTURE/ TREATMENT ACHIEVED
DMA 1	14,946	9,585	5,361	530	530	100%
DMA 2	16,221	11,107	5,114	614	614	100%
DMA 3	17,379	11,832	5,547	654	654	100%
DMA 4	12,131	8,889	3,242	491	491	100%
DMA 5	5,438	3,517	1,921	194	194	100%
DMA 6	22,142	17,317	4,825	957	957	100%
DMA 7	15,463	9,707	5,756	536	536	100%
DMA 8	12,369	8,649	3,720	478	478	100%
DMA 9	47,453	30,761	16,692	1700	1700	100%
TOTAL:	163,542	111,364	52,178	6154	6154	100%



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SHEET 5 OF 6

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TENTATIVE PARCEL MAP

PROPERTY OWNER:	MCCONNELL FOUNDATION 800 SHASTA VIEW DR REDDING, CA 96003
APPLICANT / DEVELOPER:	HILL COUNTRY HEALTH & WELLNESS CENTER 29632 HIGHWAY 299 EAST ROUND MOUNTAIN, CA 96084
ENGINEER: PROJECT MANAGER:	GHD INC. BRANDON TENNEY 330 HARTNELL AVE REDDING, CA. 96002 (530) 242-1700

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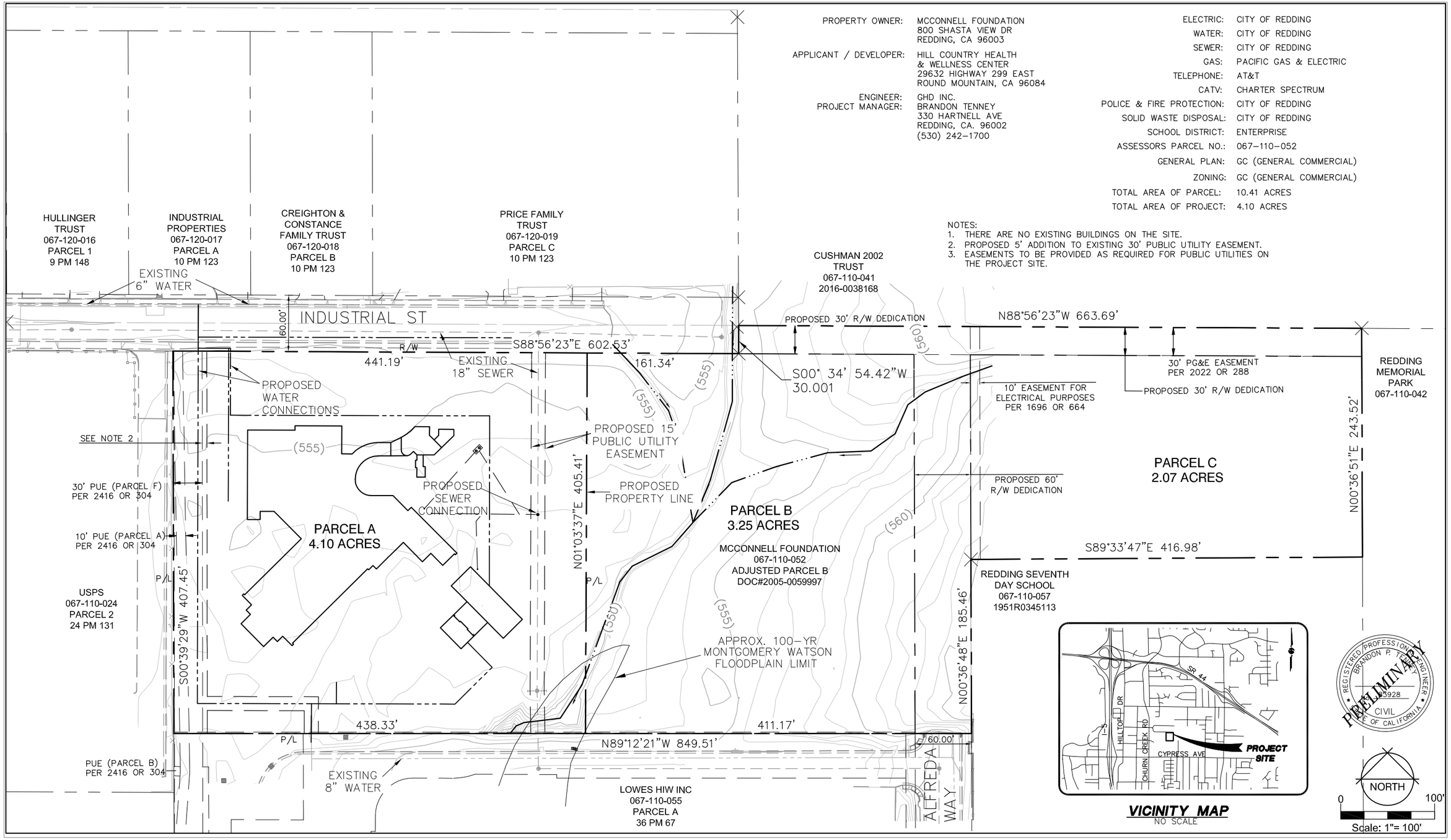
WATER:	CITY OF REDDING
SEWER:	CITY OF REDDING
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CATV:	CHARTER SPECTRUM
POLICE & FIRE PROTECTION:	CITY OF REDDING
SOLID WASTE DISPOSAL:	CITY OF REDDING
SCHOOL DISTRICT:	ENTERPRISE
ASSESSORS PARCEL NO.:	067-110-052
GENERAL PLAN:	GC (GENERAL COMMERCIAL)
ZONING:	GC (GENERAL COMMERCIAL)
TOTAL AREA OF PARCEL:	10.41 ACRES
TOTAL AREA OF PROJECT:	4.10 ACRES

NOTES:
1. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
2. PROPOSED 5' ADDITION TO EXISTING 30' PUBLIC UTILITY EASEMENT.
3. EASEMENTS TO BE PROVIDED AS REQUIRED FOR PUBLIC UTILITIES ON THE PROJECT SITE.



VICINITY MAP
NO SCALE

REGISTERED PROFESSIONAL ENGINEER
BRANDON P. TENNEY
No. 83928
CIVIL
STATE OF CALIFORNIA
PRELIMINARY

NORTH
0 100'
Scale: 1"= 100'

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