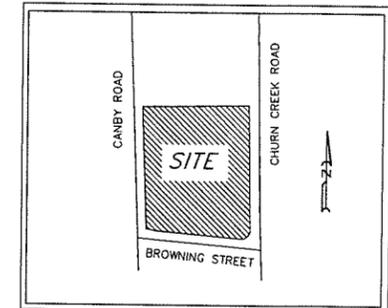
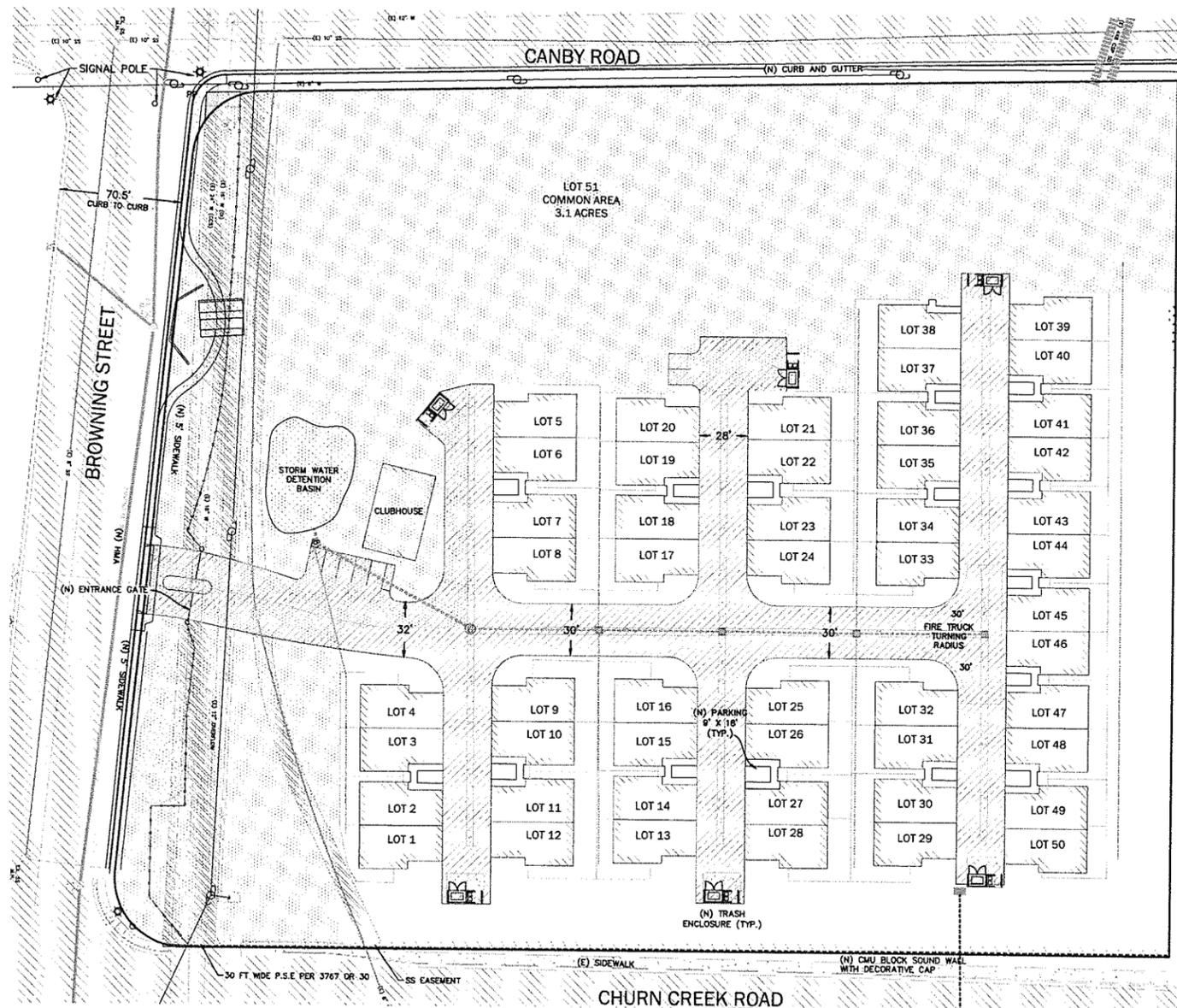


GENERAL NOTES

1. ALL CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS AND CITY OF REDDING SPECIFICATIONS AND STANDARD DETAILS.
2. ANY CHANGES IN THESE PLANS ARE TO RECEIVE PRIOR APPROVAL FROM DUANE K. MILLER CIVIL ENGINEER, INC. AND THE CITY OF REDDING.
3. NO CONSTRUCTION SHALL BEGIN UNTIL CONTRACTOR'S GRADE SHEETS AND SUFFICIENT CONTROL STAKES ARE SET BY THE DEVELOPER'S ENGINEER TO ENABLE WORK TO BE CONSTRUCTED AND CHECKED IN THE FIELD.
4. THE DEVELOPER AND/OR CONTRACTOR SHALL, THROUGH AN APPROVED PRIVATE MATERIALS TESTING LABORATORY AND AT THEIR EXPENSE, PROVIDE FOR ALL MATERIAL AND COMPACTION TESTS REQUIRED BY THE CITY DEVELOPMENT STANDARDS. TYPE AND FREQUENCY OF TESTING TO BE DETERMINED BY THE CITY.
5. BUILDING PAD SHALL BE CERTIFIED BY THE SOILS ENGINEER AS HAVING 90% COMPACTION MINIMUM AS SUPPORTED BY TESTS.
6. ALL UTILITY AND DRAINAGE CONDUITS SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF HMA AND CONCRETE.
7. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, SAFETY DEVICES, AND TRAFFIC CONTROL AS NECESSARY WITHIN THE CONSTRUCTION AREA.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE DONE TO EXISTING CITY STREETS AS A RESULT OF CONSTRUCTION ACTIVITIES. (THIS WILL INCLUDE MAINTENANCE AS WELL AS POSSIBLE RESURFACING OF THE STREET.)
9. ALL BRUSH AND DEBRIS CLEARED FOR CONSTRUCTION SHALL BE DISPOSED OF BEFORE FINAL ACCEPTANCE. ON SITE BURNING IS PROHIBITED.
10. THE ENGINEER OF WORK, WHOSE STAMP AND SIGNATURE APPEARS BELOW, HEREBY CERTIFIES THAT THESE PLANS COMPLY WITH THE CITY OF REDDING GRADING AND EROSION CONTROL ORDINANCE.
11. DUST CONTROL MEASURES SHALL BE STRICTLY ADHERED TO. DUST CONTROL PROCEDURES SHALL CONFORM TO SECTION 7-61 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
12. GRADING SHALL BE OF SUCH A SCALE THAT THE WORK CAN BE COMPLETED IN A SINGLE CONSTRUCTION SEASON AND SHALL BE LIMITED TO THAT AREA WHERE CONSTRUCTION CAN BE REASONABLY EXPECTED TO OCCUR WITHIN THE SAME 12 MONTH PERIOD IN WHICH THE GRADING OCCURRED. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING AND DEVELOPMENT SO AS TO BE IN PLACE PRIOR TO OCTOBER 15 OF ANY YEAR.
13. LOT LINES, RIGHT-OF-WAY LINES, AND EASEMENT LINES SHOWN ON THESE PLANS ARE PRELIMINARY AND FOR CONSTRUCTION PURPOSES ONLY. SEE RECORD DOCUMENTS FOR ACTUAL LOCATIONS AND DIMENSIONS OF ALL SUCH LINES AND EASEMENTS.
14. IF, DURING THE COURSE OF DEVELOPMENT, ANY ARCHEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED, DISCOVERED, OR OTHERWISE DETECTED OR OBSERVED, CONSTRUCTION ACTIVITIES IN THE AFFECTED AREA SHALL CEASE AND A QUALIFIED ARCHEOLOGIST OR PALEONTOLOGIST SHALL BE CONTACTED TO REVIEW THE FIND AND ADVISE THE CITY OF THE SITE'S SIGNIFICANCE. IF THE FINDINGS ARE DEEMED SIGNIFICANT, APPROPRIATE MITIGATION SHALL BE REQUIRED PRIOR TO ANY RESUMPTION OF WORK ON THE PROJECT. THIS REQUIREMENT SHALL ALSO APPLY DURING THE CONSTRUCTION OF IMPROVEMENTS REQUIRED AS A CONDITION OF THE SITE DEVELOPMENT PERMIT.
15. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND OTHER SOURCES. DUANE K. MILLER CIVIL ENGINEER, INC. ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS PLAN SHALL CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES PRIOR TO BEGINNING ANY EXCAVATION. CALL USA AT 1-800-227-2600 48 HOURS IN ADVANCE OF BEGINNING ANY EXCAVATION.
16. CONTRACTOR TO OBTAIN A CITY OF REDDING ENCROACHMENT PERMIT PRIOR TO ANY WORK WITHIN THE CITY OF REDDING RIGHT-OF-WAY.
17. AN EROSION CONTROL PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF GRADING PERMIT AND WILL BE INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN.
 - 17.1. COVER ALL STOCKPILES PRIOR TO PRECIPITATION.
 - 17.2. COVER ALL SOIL STOCKPILES IF WINDY CONDITIONS AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION.
 - 17.3. STRAW MULCH ALL DISTURBED AREAS IF EROSION CONTROL IS NOT INSTALLED PRIOR TO PRECIPITATION.

THE PRESERVE



VICINITY MAP
NOT TO SCALE

OWNER
JAXON ENTERPRISES
1643 TAHOE COURT
REDDING, CA 96003

ENGINEER
DUANE K. MILLER
CIVIL ENGINEER, INC.
6172 MEISTER WAY, UNIT 1
PO BOX 1307
ANDERSON, CA 96007

PROJECT ADDRESS
995 CANBY ROAD
REDDING, CA 96003

APN
117-290-022

TOTAL AREA
6.52 ACRES

ZONING
RM-12 - MULTI-FAMILY

GENERAL PLAN
10 TO 20

SEWER
CITY OF REDDING

WATER
BELLA VISTA WATER DISTRICT

GAS
PG&E

ELECTRICITY
REU

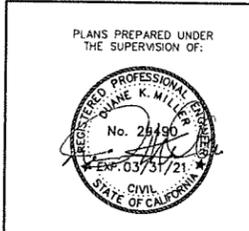
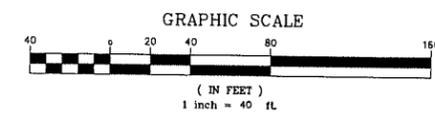
SOLID WASTE
CITY OF REDDING

PARKING
22 COMMON
50 UNIT
72 TOTAL



LEGEND

	RECORD BOUNDARY		(N) CONCRETE
	RIGHT OF WAY		(N) LANDSCAPING
	(EX) ROAD		(N) MS4 BMP AREA
	(E) EASEMENT		(N) HMA



City of Redding			
The Preserve			
Planned Development			
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-368-9616 DKM@ENGR.COM	DATE 6/10/20	SHEET 1	
	SCALE 1"=40'	OF 6	

PD-2019-01372