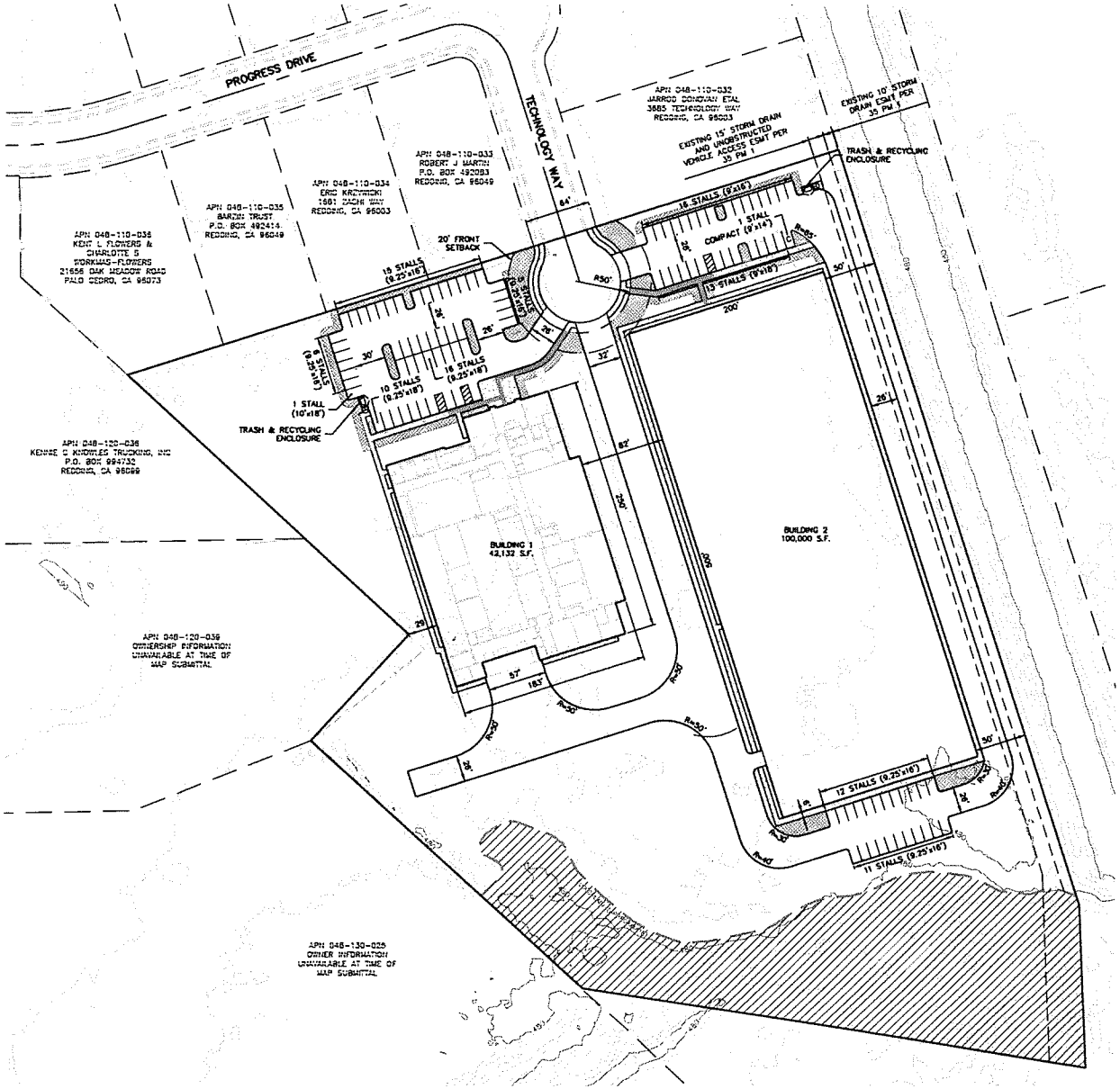
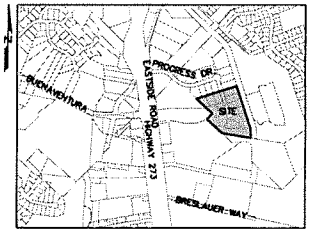


LEGEND:

- PARKING LOT LANDSCAPING (12,637 S.F.)
- APPROXIMATE FLOODPLAIN
- WALKWAYS
- ACCESSIBLE PATH OF TRAVEL



SITE MAP
SCALE: NTS

PARKING:

PARKING SPACES REQUIRED

BUILDING 1	51 SPACES
OFFICE – 4,113 S.F. (1/350)	12
RETAIL – 719 S.F. (1/250)	3
WAREHOUSE – 12,800 S.F. (1/1,250)	11
MANUFACTURING – 24,500 S.F. (1/1,000)	25
BUILDING 2	55 SPACES
OFFICE – 5,000 S.F. (1/350)	15
WAREHOUSE – 20,000 S.F. (1/1,250)	16
WAREHOUSE – 20,000 S.F. (1/2,000)	10
WAREHOUSE – 55,000 S.F. (1/4,000)	14
TOTAL SPACES REQUIRED	106
TOTAL SPACES PROVIDED	106

PARKING LOT LANDSCAPING:

PARKING LOT LANDSCAPING REQUIRED:
106 SPACES x 60 = 6,360 S.F.
(60 S.F. FOR EACH REQUIRED SPACE)

PARKING LOT LANDSCAPING PROVIDED: = 12,637 S.F.

SETBACKS:

FRONT YARD	20' (NON-ARTERIAL ROAD)
SIDE YARD	0'
REAR YARD	0'

CLIENT:

RYAN MUSE
19580 MOCKINGBIRD LANE
REDDING, CA 96002

OWNER:

SOUTH REDDING INDUSTRIAL PARK, INC
4677 ALTA SAGA DRIVE
REDDING, CA 96002

ENGINEER:

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

SITE DATA:

A.P.# 048-600-003, 048-600-002,
048-600-001, 048-600-004, 048-600-005,
048-600-009, 048-600-006, 048-600-012,
048-600-011, 048-600-010, 048-600-008,
048-600-007
GENERAL PLAN: GI, GWY
ZONING: GI, OS
EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL DEVELOPMENT
SITE AREA: 11.2 AC
AREA IN FLOOD PLAIN: 1.6 AC
BUILDABLE PROJECT AREA: 9.6 AC
ELECTRICITY: REDDING ELECTRIC UTILITY
WATER: CITY OF REDDING
SEWER: CITY OF REDDING
TELEPHONE: AT&T

BUILDING DATA:

BUILDING 1:	42,132 S.F.
OFFICE	4,113 S.F.
RETAIL	719 S.F.
WAREHOUSE	12,800 S.F.
MANUFACTURING	24,500 S.F.
BUILDING 2:	100,000 S.F.
WAREHOUSE	95,000 S.F.
OFFICE	5,000 S.F.
F.A.R.:	.34

N

50 0 25 50
1 INCH = 50 FEET

TECHNOLOGY WAY INDUSTRIAL PROJECT SITE DEVELOPMENT PERMIT

BEING THOSE LOTS 1-12 AND PARCEL "A" PER BOOK 37 OF PARCEL MAPS PAGE 99, BEING A PORTION OF SECTIONS 20, OF THE P.B. READING GRANT IN THE CITY OF REDDING, SHASTA COUNTY, CALIFORNIA

FOR

RYAN MUSE

BY

SHARRAH DUNLAP SAWYER, INC.

DATE: AUGUST 13, 2020 SCALE: 1"=50' SHEET 1 OF 2