

Plotted By: Srivinas, Sanjina Sheet Set: KHA Layout: C1.0 COVER SHEET October 19, 2021 01:37:04pm K:\SAC\DEV\197489001 - redding airport rd\08 CADD\plan\sheet\planning documents\C1.0 COVER SHEET.dwg
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LGINNINGS@42REALESTATE.COM

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555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
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SHEETAL.BHATT@KIMLEY-HORN.COM

GEOTECHNICAL CONSULTANT
MOORE TWINING ASSOCIATES
READ ANDERSON, RGE
GEOTECHNICAL DIVISION MANAGER
2527 FRESNO ST
FRESNO, CA 93721

GEOTECHNICAL REPORT

THE PRELIMINARY GEOTECHNICAL MEMORANDUM DATED JUNE 1, 2021 PREPARED BY MOORE TWINING ASSOCIATES, INC. AND ALL AGENDA SHALL BE CONSIDERED PART OF THESE SCHEMATIC DESIGN DOCUMENTS.

BENCHMARK NOTE

ELEVATION DATUM IS NAVD88 FROM GPS OBSERVATIONS -- CONTOURS DERIVED FROM COMBINED AERIAL AND GROUND MEASUREMENTS

BASIS OF BEARINGS NOTE

THE SAME AS THAT SHOWN ON THE "SURVEY OF LOTS 11 & 12 -- HOPKINS MODEL FRUIT COLONY" AT PAGE 28 OF LAND SURVEYS PAGE 46 IN THE OFFICE OF THE SHASTA COUNTY RECORDER

FEMA FLOOD ZONE

FLOOD ZONE: ZONE X -- OTHER FLOOD AREAS
FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO.: 06089C1570G
EFFECTIVE DATE: 03/17/2011

SITE INFORMATION

SITE ADDRESS: 5463 & 5497 AIRPORT ROAD
REDDING, CA 96002
APN: 054-210-006 & 054-210-006-000
TOTAL SITE AREA: ±39.4 AC
TOTAL BUILDING AREA: ±250,955 S.F.
F.A.R.: 0.15
ZONING CLASSIFICATION: O1 (GENERAL INDUSTRIAL)
EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL
TOTAL LOTS: 2 (EXISTING) ; 1 (PROPOSED)

PRELIMINARY EARTHWORK QUANTITIES

CUT: 28,000 CY
FILL: 43,300 CY
NET: 15,300 CY (FILL)

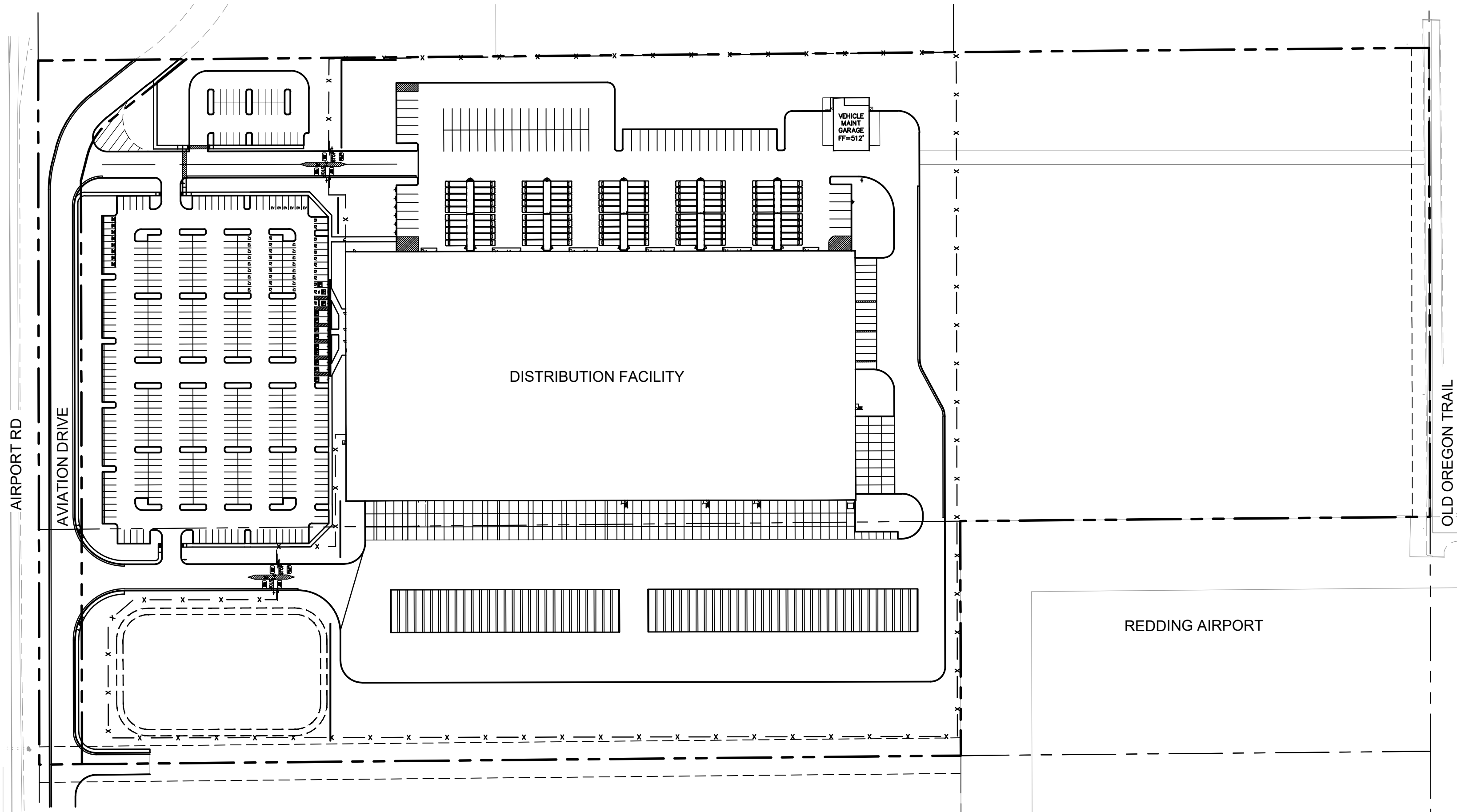
NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

PLANNING PACKAGE

AIRPORT RD. DISTRIBUTION FACILITY

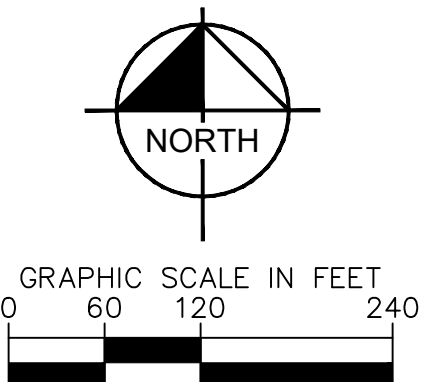
5463 & 5497 AIRPORT ROAD
REDDING, CA 96002



VICINITY MAP
NTS

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.2	ALTA SURVEY
C1.3	ALTA SURVEY
C2.0	CIVIL SITE PLAN
C3.0	UTILITY PLAN
C4.0	STORMWATER MANAGEMENT PLAN
C5.0	GRADING PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
L1.1	PRELIMINARY LANDSCAPE PALETTE
A1.0	ARCHITECTURAL SITE PLAN
A2.0	FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS



Know what's below.
Call before you dig.

AIRPORT RD.
DISTRIBUTION FACILITY
5497 AIRPORT ROAD
REDDING, CA 96002

COVER SHEET

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
(916) 859-3609
WWW.KIMLEY-HORN.COM

PRELIMINARY

LICENSED PROFESSIONAL

KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED	DRAWN	CHECKED
097401002	10/19/2021	AS SHOWN	AP	SS	SR

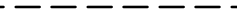
SHEET NUMBER
C1.0

REVISIONS

DATE



LEGEND

- | | |
|---|---|
|  | RIGHT-OF-WAY LINE |
|  | PUBLIC SERVICE EASEMENT |
|  | EASEMENT/SETBACK LINE |
|  | PROPERTY LINE |
|  | LOT LINE |
|  | CLEAR AND GRUB AREA |
|  | EXISTING VERNAL POOL TO BE MITIGATED |
|  | EXISTING CANDIDATE TREE PER ARBORIST REPORT |
|  | CANDIDATE TREE TO BE REMOVED |

GENERAL NOTES

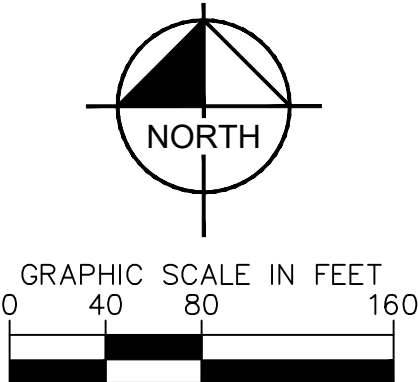
1. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING CONDITIONS THAT ARE REMAIN AS NOTED ON THE PLAN.
2. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.

PROTECT-IN-PLACE NOTES

- ① PROTECT-IN-PLACE EXISTING ELECTRICAL POLE.
- ② PROTECT-IN-PLACE EXISTING COMMUNICATIONS LINE.
- ③ PROTECT-IN-PLACE EXISTING OVERHEAD LINE.
- ④ PROTECT-IN-PLACE EXISTING WATER STRUCTURE.
- ⑤ PROTECT-IN-PLACE EXISTING ROAD.
- ⑥ PROTECT-IN-PLACE EXISTING TRENCH.
- ⑦ PROTECT-IN-PLACE EXISTING ELECTRICAL STRUCTURE.
- ⑧ PROTECT-IN-PLACE EXISTING STORMDRAIN PIPE.
- ⑨ PROTECT-IN-PLACE EXISTING HEADWALL.
- ⑩ PROTECT-IN-PLACE EXISTING SIGN.
- ⑪ PROTECT-IN-PLACE EXISTING TREE.

DEMOLITION NOTES

- 1 CLEAR AND GRUB AREA.
- 2 REMOVE EXISTING CANDIDATE TREE.



Know what's below.
Call before you dig

SHEET NUMBER C1.1	AIRPORT RD. DISTRIBUTION FACILITY 5497 AIRPORT ROAD REDDING, CA 96002	EXISTING CONDITIONS AND DEMOLITION PLAN	KHA PROJECT 097401002	LICENSED PROFESSIONAL PRELIMINARY	 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 PHONE: 916-858-5800 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE
			DATE 10/19/2021					
			SCALE AS SHOWN					
			DESIGNED AP					
			DRAWN SS					
CHECKED SB								

ALTA\NSPS LAND TITLE SURVEY

Prepared for:
KIMLEY-HORN

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDDING, COUNTY OF SHASTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: (NCS-1054189-CH2)

PARCEL 1:
LOTS 11 AND 12 AS SHOWN ON THE MAP ENTITLED "HOPKINS MODEL FRUIT COLONY" IN THE EAST ONE-HALF OF SECTION 22 AND THE WEST ONE-HALF OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 4 WEST, M.D.M., FILED JANUARY 2, 1890 IN BOOK OF OLD PLATS AT PAGE 4.
-EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO RICHARD L. GORE, RECORDED JULY 5, 1962 IN BOOK 710 AT PAGE 576, OFFICIAL RECORDS.
-ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO CHARLES R. MCKINNEY, ET UX., RECORDED JULY 24, 1963 IN BOOK 748 AT PAGE 600 OF OFFICIAL RECORDS.
-ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO WESLEY F. CAUDLE AND FLORA CAUDLE, ET AL., RECORDED MAY 15, 1964 IN BOOK 786 AT PAGE 983 OF OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR A RIGHT OF WAY FOR ROAD PURPOSES OVER AND ACROSS A STRIP OF LAND 25.00 FEET WIDE LYING SOUTHERLY OF AND ADJOINING THE SOUTH LINE OF THE PARCEL DESCRIBED IN THE DEED TO JOSEPH E. ORTIZ, ET UX., RECORDED MARCH 2, 1973 IN BOOK 1159 AT PAGE 471, SHASTA COUNTY RECORDS.
FOR CONVEYANCING PURPOSES ONLY; APN 054-210-006-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDDING, COUNTY OF SHASTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: (NCS-1054189-1-CH2)

LOTS 8 AND 9, AS SHOWN ON THE MAP OF HOPKINS MODEL FRUIT COLONY TRACT RECORDED IN THE OFFICE OF THE COUNTY RECORDER JANUARY 2, 1890, BOOK OF OLD PLATS, PAGE 4, SHASTA COUNTY RECORDS.
FOR CONVEYANCING PURPOSES ONLY; APN 054-200-002-000

EXCEPTIONS TO COVERAGE

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS. (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):

NCS-1054189-CH2

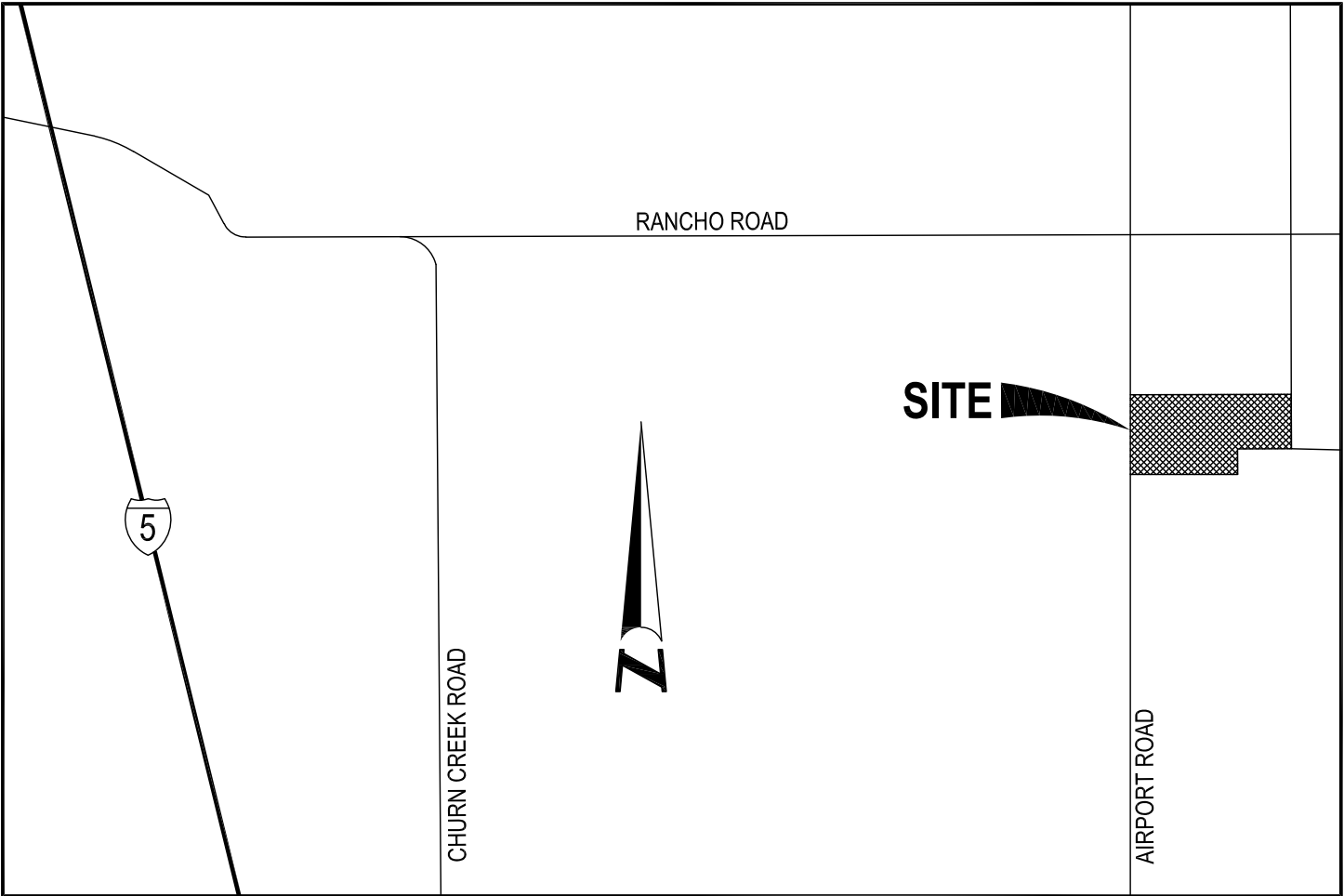
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022, A LIEN NOT YET DUE OR PAYABLE.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2014-1, AS DISCLOSED BY A MAP FILED AUGUST 27, 2015 IN BOOK 5, PAGE 98 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS. (AFFECTS BOTH LOTS)
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM J. GEORGE JOHNSON AND RUTH J. JOHNSON, HIS WIFE, AS GRANTOR, TO CHARLES R. MCKINNEY AND BETTY J. MCKINNEY, HIS WIFE, AS GRANTEE, RECORDED JUNE 24, 1963 AS INSTRUMENT NO. 9101, IN VOLUME 748, PAGE 600 OF OFFICIAL RECORDS, REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS. (AFFECTS BOTH LOTS)
- EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM CHARLES R. MCKINNEY AND BETTY J. MCKINNEY, HIS WIFE, AS GRANTOR, TO VERN L. GENTRY AND MARGARET L. GENTRY, HIS WIFE, AS GRANTEE, RECORDED JANUARY 21, 1965 AS INSTRUMENT NO. 1090, IN VOLUME 820, PAGE 259 OF OFFICIAL RECORDS, REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS. (AFFECTS BOTH LOTS)
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE SHASTEC REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JUNE 25, 1996 AS INSTRUMENT NO. 1996-26200 OF OFFICIAL RECORDS. (AFFECTS BOTH LOTS)
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY. (AFFECTS BOTH LOTS)
- WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY. (AFFECTS BOTH LOTS)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA\NSPS SURVEY.
- RIGHTS OF PARTIES IN POSSESSION.

NCS-1054189-1-CH2

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
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- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022, A LIEN NOT YET DUE OR PAYABLE.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2014-1 (CLEAN ENERGY), AS DISCLOSED BY A MAP FILED AUGUST 27, 2015 IN BOOK 5, PAGE 98 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 45, PAGE 15 OF RECORD OF SURVEYS.
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE SHASTEC REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 25, 1996 AS INSTRUMENT NO. 1996-26200, IN BOOK 3449, PAGE 589 OF OFFICIAL RECORDS.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA\NSPS SURVEY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
- RIGHTS OF PARTIES IN POSSESSION.

VICINITY MAP

Not to Scale



PROPERTY INFORMATION

ADDRESS: 5497 AIRPORT ROAD, REDDING CA, 96002

APN: 054-200-002-000 & 054-210-006-000

LAND AREA: 1,717,105.73 SQUARE FEET OR 39.419 ACRES +/-

ZONING & SETBACK INFORMATION

ZONE: GI - "GENERAL INDUSTRY"

BUILDING SETBACK REQUIREMENTS:

FRONT: 25 FEET
REAR: NONE
SIDE: NONE
MAX HEIGHT: 50 FEET

ZONING AND SETBACK INFORMATION SHOWN HEREON WAS PROVIDED BY CITY OF REDDING CODE OF ORDINANCES.

PARKING COUNT

REGULAR SPACES: 0

ADA SPACES: 0

TOTAL SPACES: 0

FLOOD ZONE

ZONE X (AREA OF MINIMAL FLOOD HAZARD)

MAP NO. 06089C1570G
DATED: 03/17/2011

"FLOOD ZONE INFORMATION SHOWN HEREON WAS PROVIDED/OBTAINED FROM [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov) AND IS PURSUANT TO THE NATIONAL FLOOD INSURANCE PROGRAM.

ALTA COMMITMENTS FOR TITLE INSURANCE

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NUMBER: NCS-1054189-CH2 DATED: JUNE 11, 2021

COMMITMENT NUMBER: NCS-1054189-1-CH2 DATED: JUNE 11, 2021

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE ABOVE REFERENCED TITLE REPORT, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. **ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.**

NOTES

- AT THE TIME OF THE SURVEY MORROW SURVEYING DID NOT OBSERVE ANY EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEY MORROW SURVEYING WAS UNAWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF THE SURVEY MORROW SURVEYING DID NOT OBSERVE ANY EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY THE SURVEYOR OBSERVED NO EVIDENCE OF THE SUBJECT PROPERTY BEING, OR HAVING BEEN, USED FOR CEMETERY, BURIAL GROUND OR GRAVE SITE PURPOSES.
- MORROW SURVEYING WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SUBJECT PROPERTY WITH REGARDS TO WETLANDS.
- THE PROPERTY SHOWN HEREON HAS ACCESS TO AND FROM THE PUBLIC STREETS SHOWN HEREON.
- "THE TERM "ENCROACHMENT" AS USED HEREON IS DEFINED AS "A BUILDING OR PART OF A BUILDING OR IMPROVEMENT WHICH INTRUDES UPON A RIGHT OF WAY OR THE LANDS OF ANOTHER". WHETHER SUCH INTRUSION CONSTITUTES AN ACT OF TRESPASS IS NOT DETERMINED BY THE SURVEYOR.
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES TOGETHER WITH ON-SITE UTILITY MARKINGS PROVIDED BY OTHERS.
- THE SURVEY SHOWN AND DEPICTED HEREON DOES NOT NECESSARILY REPRESENT THE FINAL WORK PRODUCT OF MORROW SURVEYING, INC. THIS SURVEY MAY BE SUBJECT TO CHECK AND REVISION. IT HAS BEEN ISSUED AS A COURTESY AND IS NOT INTENDED TO BE USED FOR DESIGN PURPOSES.

SURVEYOR'S CERTIFICATION

TO: 42, LLC dba 42 REAL ESTATE, LLC; (LENDER); AND (TITLE COMPANY):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 10a, 11(OBSERVED EVIDENCE), 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN MARCH 2021.

DATE:

MATT D. MORROW L.S. 8501

REVISION	DATE	NO.							

BENCHMARK:

ELEVATION DATUM IS NAVD88 FROM GPS OBSERVATIONS - CONTOURS DERIVED FROM COMBINED AERIAL AND GROUND MEASUREMENTS

1' CONTOUR INTERVAL

BASIS OF BEARINGS:

THE SAME AS THAT SHOWN ON THE SURVEY OF LOTS 11 & 12 - HOPKINS MODEL FRUIT COLONY AT BOOK 28 OF LAND SURVEYS PAGE 46 IN THE OFFICE OF THE SHASTA COUNTY RECORDER.

DATE: 07-08-2021
SCALE: 1" = 80'
FIELD BOOK: N/A
DRAWING NO. : 4175-274
DRAWN BY: J. Houston

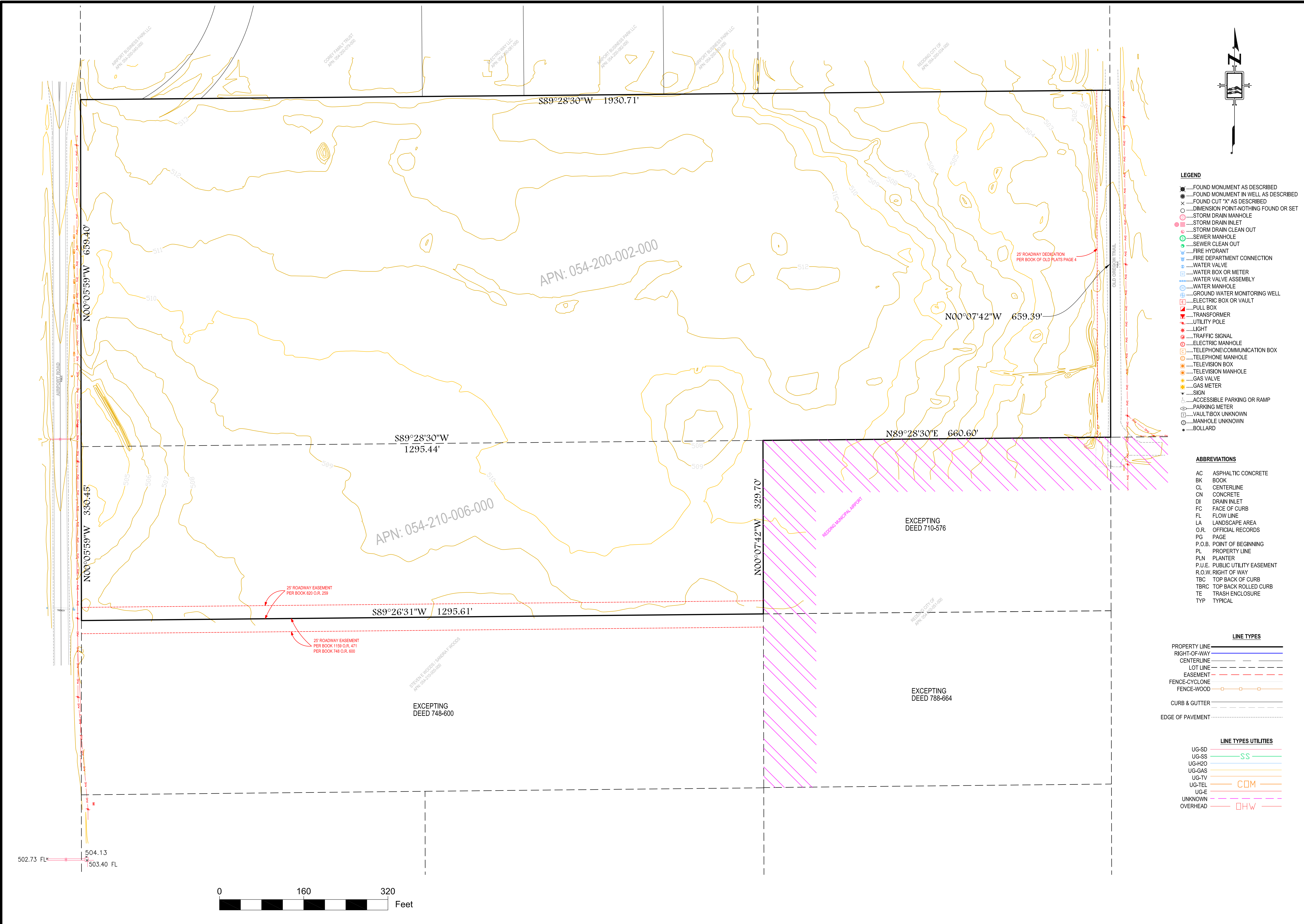
ALTA\NSPS LAND TITLE SURVEY

PROJECT

5497 Airport Road
City of Redding
County of Shasta
California



1255 Starboard Drive
West Sacramento ~ CA ~ 95691
Phone: 916-372-8124
Email: info@morrowsurveying.com
www.morrowsurveying.com



NO.	DATE	REVISION

BENCHMARK:
ELEVATION DATUM IS NAVD88 FROM GPS OBSERVATIONS - CONTOURS DERIVED FROM COMBINED AERIAL AND GROUND MEASUREMENTS
1' CONTOUR INTERVAL

BASIS OF BEARINGS:
THE SAME AS THAT SHOWN ON THE "SURVEY OF LOTS 11 & 12 - HOPKINS MODEL FRUIT COLONY" AT BOOK 28 OF LAND SURVEYS PAGE 46 IN THE OFFICE OF THE SHASTA COUNTY RECORDER

DATE: 05-20-2021
SCALE: 1" = 80'
FIELD BOOK: N/A
DRAWING NO.: 4175-274
DRAWN BY: J. Houston

ALTANSPS LAND TITLE SURVEY

PROJECT
5497 Airport Road
County of Shasta
California

Morrow Surveying
LAND SURVEYORS

1255 Starboard Drive
West Sacramento ~ CA ~ 95691
Phone: 916-372-8124
Email: info@morrrowsurveying.com
www.morrrowsurveying.com

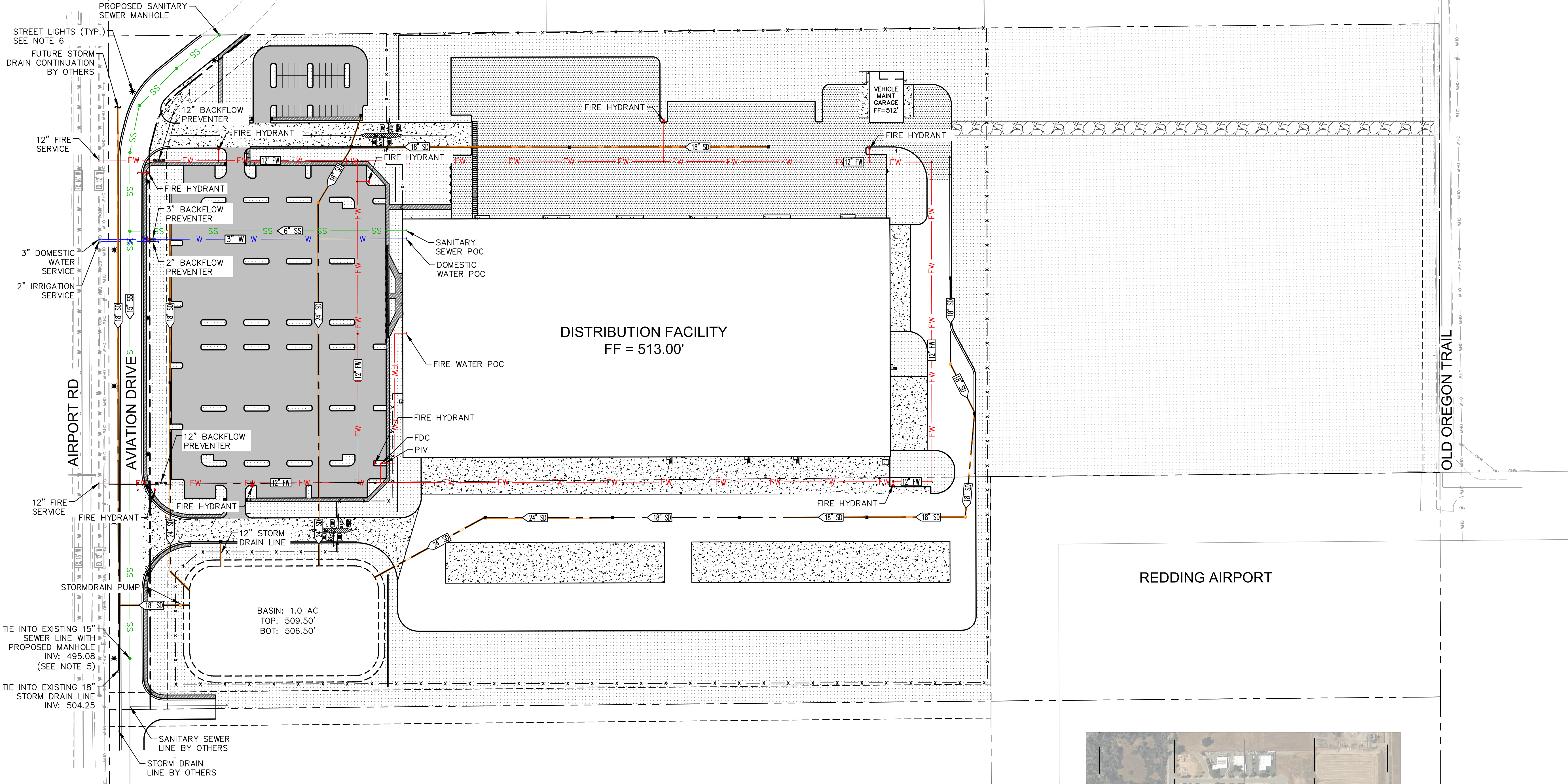
- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND MONUMENT IN WELL AS DESCRIBED
 - FOUND CUT "X" AS DESCRIBED
 - DIMENSION POINT-NOTHING FOUND OR SET
 - STORM DRAIN MANHOLE
 - STORM DRAIN INLET
 - STORM DRAIN CLEAN OUT
 - SEWER MANHOLE
 - SEWER CLEAN OUT
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER BOX OR METER
 - WATER VALVE ASSEMBLY
 - WATER MANHOLE
 - GROUND WATER MONITORING WELL
 - ELECTRIC BOX OR VAULT
 - PULL BOX
 - TRANSFORMER
 - UTILITY POLE
 - LIGHT
 - TRAFFIC SIGNAL
 - ELECTRIC MANHOLE
 - TELEPHONE/COMMUNICATION BOX
 - TELEPHONE MANHOLE
 - TELEVISION BOX
 - TELEVISION MANHOLE
 - GAS VALVE
 - GAS METER
 - SIGN
 - ACCESSIBLE PARKING OR RAMP
 - PARKING METER
 - VAULT BOX UNKNOWN
 - MANHOLE UNKNOWN
 - BOLLARD

- ABBREVIATIONS**
- AC ASPHALTIC CONCRETE
 - BK BOOK
 - CL CENTERLINE
 - ON CONCRETE
 - DI DRAIN INLET
 - FC FACE OF CURB
 - FL FLOW LINE
 - LA LANDSCAPE AREA
 - O.R. OFFICIAL RECORDS
 - PG PAGE
 - P.O.B. POINT OF BEGINNING
 - PL PROPERTY LINE
 - PLN PLANTER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT OF WAY
 - TBC TOP BACK OF CURB
 - TBRC TOP BACK ROLLED CURB
 - TE TRASH ENCLOSURE
 - TYP TYPICAL

- LINE TYPES**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - FENCE-CYCLONE
 - FENCE-WOOD
 - CURB & GUTTER
 - EDGE OF PAVEMENT

- LINE TYPES UTILITIES**
- UG-SD
 - UG-SS
 - UG-H2O
 - UG-GAS
 - UG-TV
 - UG-TEL
 - UG-E
 - UNKNOWN
 - OVERHEAD

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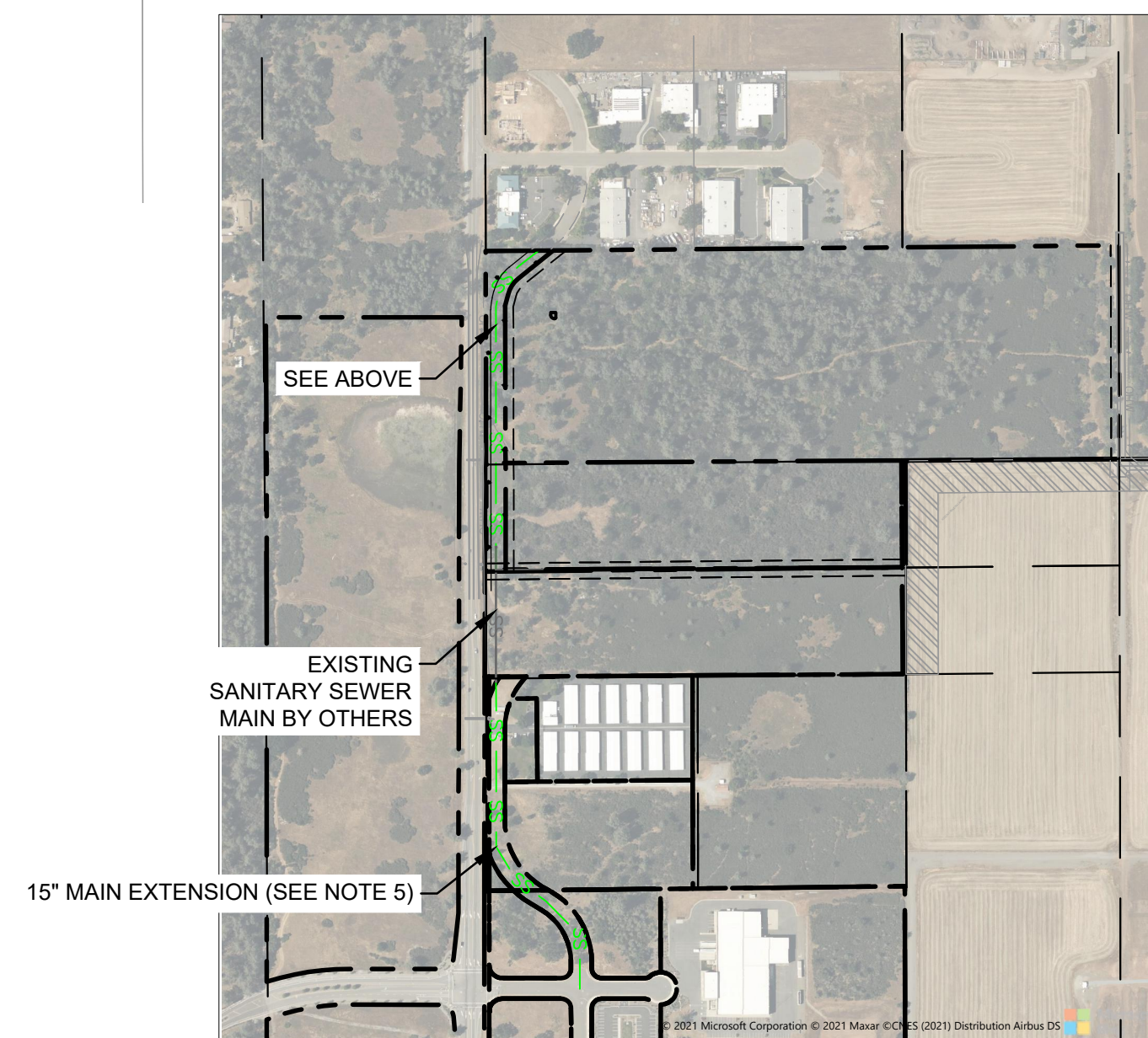


UTILITY NOTES

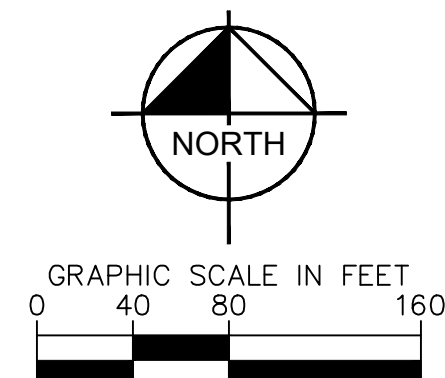
1. SEWER, FIRE, AND DOMESTIC WATER UTILITY DESIGN WILL CONFORM TO CITY OF REDDING DESIGN AND PROCEDURES AND APPLICABLE STANDARD PLANS.
2. STORM DRAIN UTILITY DESIGN WILL CONFORM TO THE CITY OF REDDING DESIGN AND PROCEDURES AND APPLICABLE STANDARD PLANS.
3. SANITARY SEWER MANHOLES WILL BE CONSTRUCTED AT EVERY 500' MINIMUM.
4. DOMESTIC WATER SERVICE LINE WILL CONFORM TO THE CITY OF REDDING STANDARDS WITH GATE VALVES AND BACKFLOW PREVENTER.
5. THIS PROJECT WILL EXTEND THE SEWER MAIN FROM PROPERTY SOUTH OF THE PROJECT (SELF STORAGE) TO THE INTERSECTION OF SHASTA VIEW DRIVE AND AIRPORT RD FOLLOWING THE PARCEL LIMITS OF FUTURE AVIATION DRIVE. THIS 15" SEWER MAIN WILL BE APPROXIMATELY ~1100 LF, AND TIE INTO THE EXISTING INFRASTRUCTURE LOCATED AT THE SHASTA VIEW DRIVE INTERSECTION SHOWN ON THIS SHEET.
6. THERE WILL BE STREET LIGHTS ON AVIATION DRIVE ACROSS THE FRONTAGE OF THE PROPERTY. THIS WILL BE SHOWN IN FURTHER DETAIL AS PART OF THE CONSTRUCTION DOCUMENT PLANS. STREET LIGHTS WILL BE DEVELOPED PER CITY OF REDDING STANDARDS AND REU DETAILS.

LEGEND

	PROPERTY LINE/RIGHT-OF-WAY LINE
	SETBACK LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED LEACH LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD LINE
	EXISTING TELECOM LINE
	EXISTING SANITARY SEWER LINE



SANITARY SEWER EXTENSION
SCALE: 1" = 500'



Know what's below.
Call before you dig.

SHEET NUMBER C3.0	AIRPORT RD. DISTRIBUTION FACILITY 5497 AIRPORT ROAD REDDING, CA 96002	UTILITY PLAN	KHA PROJECT 097401002	LICENSED PROFESSIONAL	 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 555 CAPITOL MALL, SUITE 300 REDDING, CA 96002 PHONE: 916-858-3500 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	
			DATE 10/19/2021						
			SCALE AS SHOWN						
			DESIGNED AP						
			DRAWN SS						
			CHECKED SS						
									

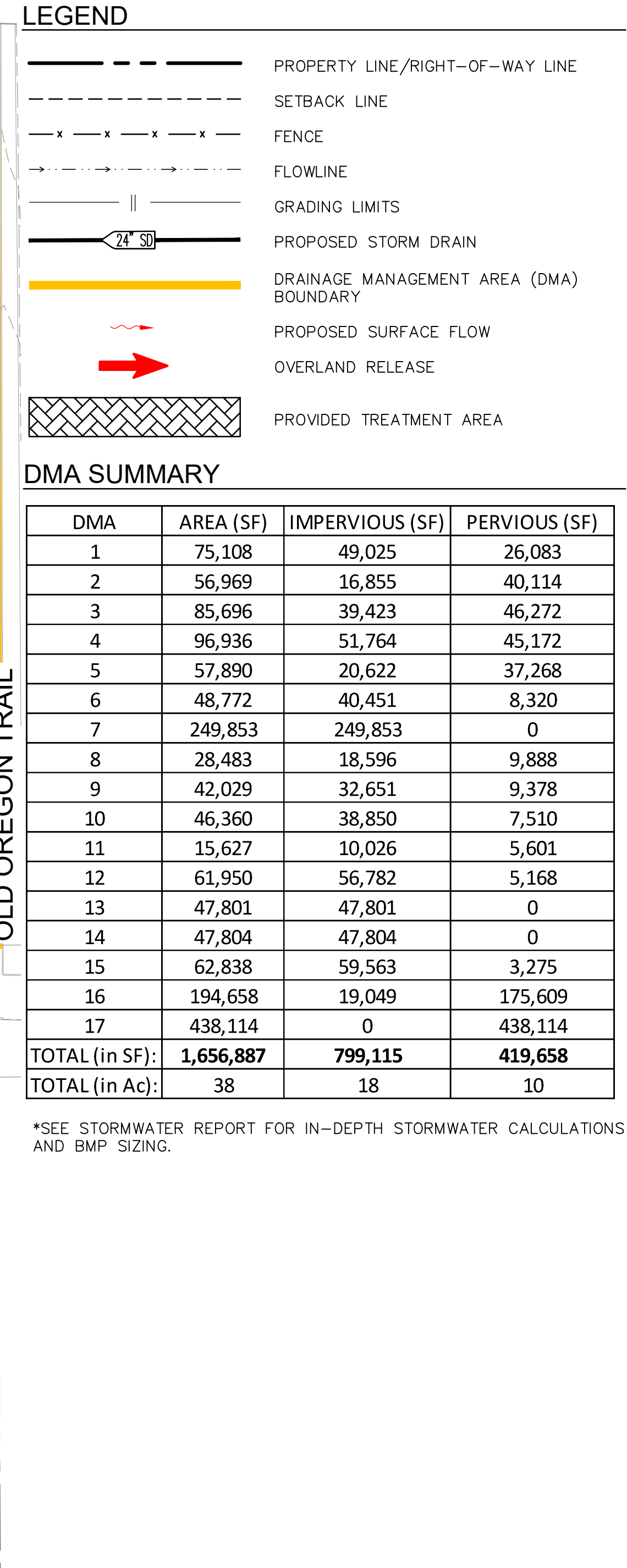


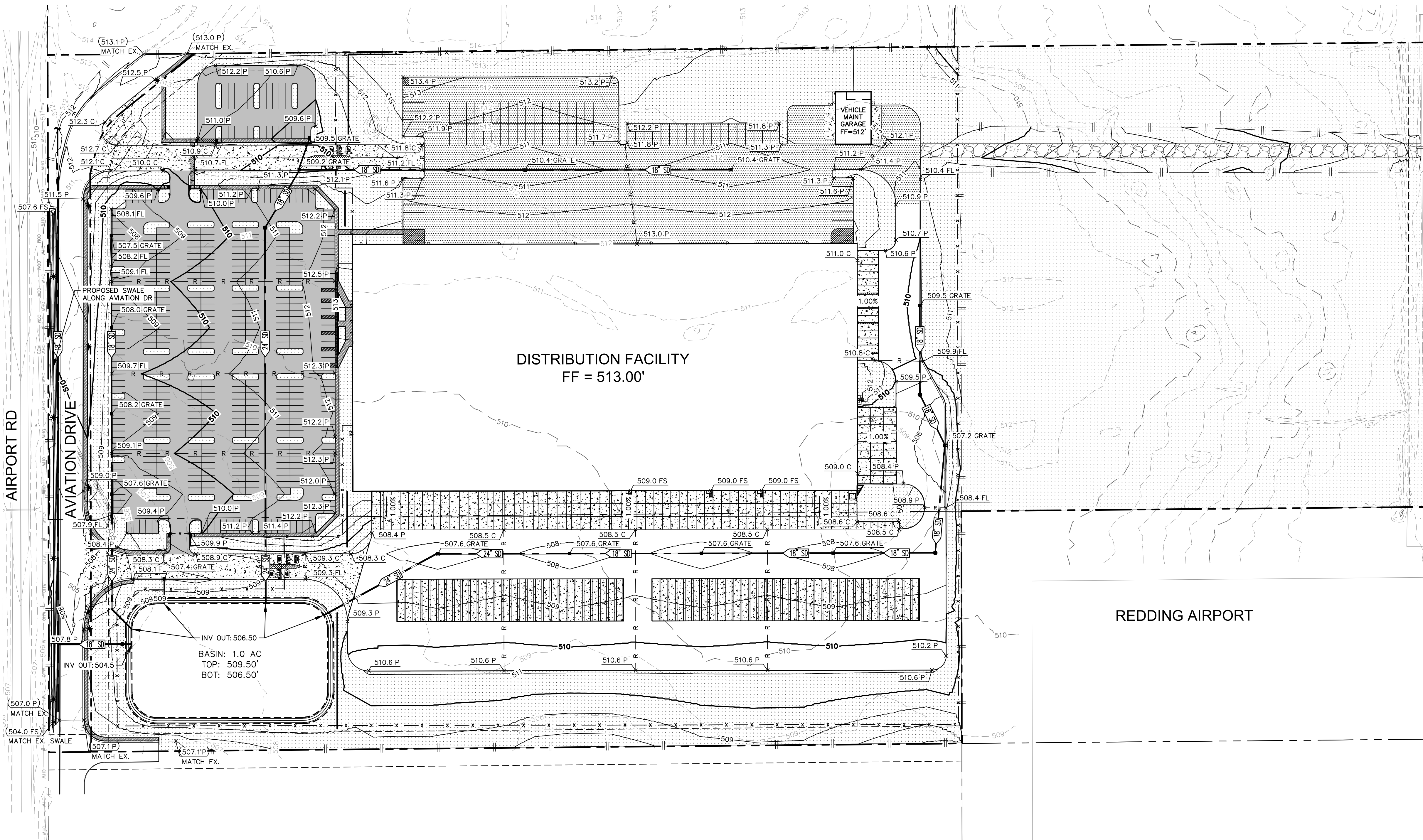
Diagram illustrating the cross-section of a Bioretention Area System. The system is designed to manage stormwater runoff through a series of layers and structures.

Key Components and Dimensions:

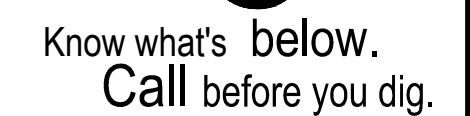
- 12" MIN FREEBOARD:** The vertical distance from the top of the ponding area to the top of the basin.
- ALL EXPOSED SOIL IN THE BIORETENTION AREA SHALL BE COVERED WITH A THREE-INCH LAYER OF ARBOR MULCH.**
- TOP OF PONDING AREA:** The highest point of the system.
- CLEANOUT WITH CAP AT FIN. GRADE:** A vertical pipe for maintenance access.
- TOP OF BASIN SEE PLAN FOR ELEVATION:** The top of the storage area.
- PROPOSED PIPE:** The pipe entering the system.
- 3:1 MAX:** The maximum slope ratio for the side slopes.
- PONDING DEPTH:** The depth of the water ponding area, shown as 6'0".
- 18":** The depth of the bioretention layer (Biotreatment Soil Mix).
- 12":** The depth of the gravel storage layer.
- VARIES:** The depth of the compacted and scarified native or imported fill.
- 4" PERFORATED PVC PIPE:** The pipe used for water distribution.
- BOTTOM OF BASIN/TOP OF BIORETENTION PER PLAN:** The boundary between the storage layer and the bioretention layer.
- BIORETENTION SOIL MIX (BSM):** The specialized soil mix used for plant growth.
- GRAVEL STORAGE DEPTH:** The depth of the gravel layer used for water storage.
- COMPACTED AND SCARIFIED NATIVE OR IMPORTED FILL:** The base layer of the system.

BIORETENTION AREA SYSTEM

[illegible]



THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTON, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

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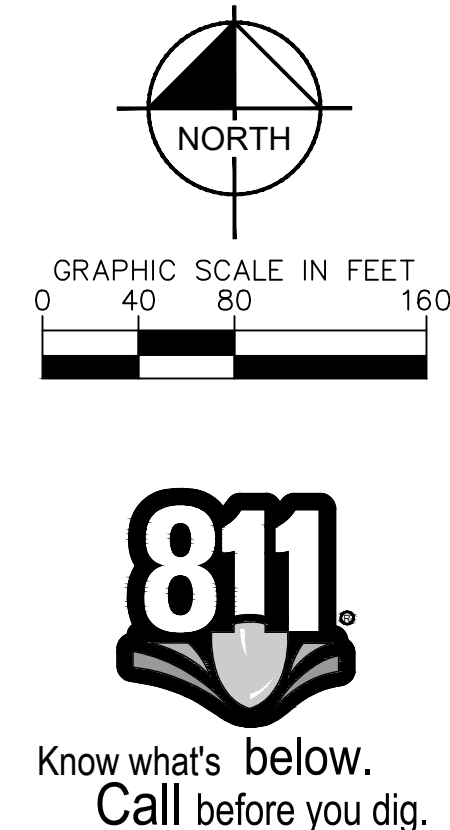
- | | | |
|---|--|--|
| <p>SITE TREES
 VERY LOW WATER USE, NATIVE
 AESCULUS CALIFORNICA / CALIFORNIA BUCKEYE
 CERROS OCCIDENTALIS / WESTERN REDBUD
 PINUS SABINIANA / GHOST PINE
 QUERCUS AGRIFOLIA / COAST LIVE OAK
 QUERCUS DOUGLASII / BLUE OAK
 QUERCUS WISLIZENII / INTERIOR LIVE OAK</p> | <p>PARKING AREA PLANTINGS
 VERY LOW WATER USE GROUNDCOVERS AND SHRUBS, NATIVE
 ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW
 ACHILLEA TOMENTOSA / WOOLLY YARROW
 ACHILLEA GLABER / DEERWEED
 ADENOSTOMA FASCICULATUM / CHAMISE
 ARCTOSTAPHYLOS HOOKERI 'WAYSIDE' / WAYSIDE HOOKER'S MANZANITA
 CEANOTHUS CUNEATUS / BUCKBRUSH
 DROSANTHEMUM FLORIBUNDUM / SHOWY DEWFLOWER
 ERIOGONUM FASCICULATUM 'DANA POINT' / BUCKWHEAT
 MYOPORUM PARVIFOLIUM PUTAH CREEK' / PUTAH CREEK MYOPORUM
 ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
 SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE</p> | <p>SEEDING OPEN AREA
 NATIVE DROUGHT TOLERANT NON-IRRIGATED HYDROSEED</p> |
| <p>PARKING LOT TREES
 VERY LOW WATER USE, MAJORITY NATIVE
 OLEA EUROPAEA 'ARBEQUINA' / ARBEQUINA OLIVE
 QUERCUS AGRIFOLIA / COAST LIVE OAK
 QUERCUS DOUGLASII / BLUE OAK
 QUERCUS WISLIZENII / INTERIOR LIVE OAK</p> | <p>SCREENING SHRUBS
 VERY LOW WATER USE LARGE SHRUBS, NATIVE
 ARCTOSTAPHYLOS MANZANITA / COMMON MANZANITA
 CEROCARPUS BETULOIDES / MOUNTAIN MAHOGONY
 CHILOPSIS LINEARIS / DESERT WILLOW
 FREMONTODENDRON CALIFORNICUM / CALIFORNIA FLANNEL BUSH
 HETEROMELES ARBUTIFOLIA / TOYON</p> | |
| <p>DETENTION TREES
 MODERATE WATER USE, TO BE PLACED IN MID AND HIGH ZONES
 DETENTION BASIN
 FRAXINUS LATIFOLIA / OREGON ASH
 PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 UMBELLULARIA CALIFORNICA / BAY LAUREL</p> | <p>STORMWATER BASIN SEED MIX
 VERY LOW/LOW WATER USE, NATIVE
 ACHILLEA MILLEFOLIUM CALIFORNICA / WESTERN YARROW
 CAREX SPISSA / SAN DIEGO SEDGE
 ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
 JUNCUS PATENS / CALIFORNIA GRAY RUSH
 LEYMUS CONDENSATUS / GIANT WILD RYE
 MUHLENBERGIA RIGENS / DEER GRASS
 SALVIA SPATHACEA / HUMMINGBIRD SAGE
 SOLIDAGO CALIFORNICA / CALIFORNIA GOLDENROD</p> | |
| <p>FOUNDATION SHRUBS
 VERY LOW WATER USE SHRUBS, NATIVE
 DROSANTHEMUM FLORIBUNDUM / SHOWY DEWFLOWER
 OSTEOSPERMUM X 'ASTI WHITE' / ASTI WHITE AFRICAN DAISY
 POLYPODIUM CALIFORNICUM / CALIFORNIA POLYPODY
 RIBES MALVACEUM / CHAPARRAL CURRANT
 ROMNEYA COULTERI / MATILIJIA POPPY
 SALVIA SPATHACEA / HUMMINGBIRD SAGE</p> | | |

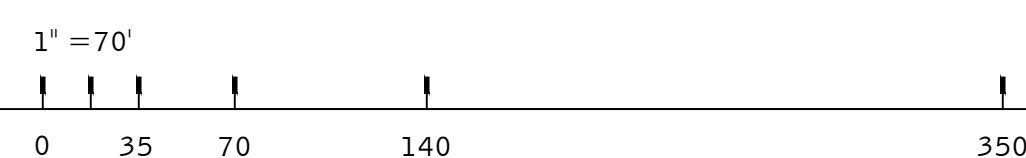
IRRIGATION NOTE:
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL CONTAINER PLANTINGS AND SEEDBED BASINS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS POTABLE. THE PROJECT PROPOSES A NEW POTABLE IRRIGATION METER WITH BACKFLOW PREVENTION DEVICE, MASTER VALVE, AND FLOW SENSOR. IN COMPLIANCE WITH THE STATE'S LANDSCAPE ORDINANCE, THE PROJECT'S "SMART" CONTROLLER WILL ADJUST TO SEASONAL AND REAL TIME CLIMATE CONDITIONS BASED ON WEATHER SENSOR AND HISTORIC DATA TO MINIMIZE WATER WASTE. THE SYSTEM WILL USE DRIP IRRIGATION WITH INTEGRATED FILTRATION TO IRRIGATE TYPICAL SHRUB AND GROUNDCOVER PLANTINGS, LOW-FLOW BUBBLERS FOR TREES, AND EFFICIENT ROTOR IRRIGATION FOR BASIN PLANTINGS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF REDDING GUIDELINES.


MATHEW J. MORGAN, LLA 6256

LANDSCAPE REQUIREMENTS		
INTERIOR PARKING LOT LANDSCAPE AREA	INTERIOR PARKING LOT LANDSCAPE AREA REQUIRED	INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED
60 SF FOR EACH PARKING SPOT REQUIRED, THEN 80 SF PER EACH ADDITIONAL SPOT PROVIDED	33,700 SF	33,731 SF
SHADE TREES	SHADE TREES REQUIRED	SHADE TREES PROVIDED
1 TREE PER 4 PARKING SPOTS	126 TREES	126 TREES
TREE PLANTING	TREE PLANTING REQUIRED	TREE PLANTING PROVIDED
1 TREE PER 2,000 SF OF GROSS FLOOR AREA	126 TREES	147 TREES

STATE OF CALIFORNIA ESTIMATED WATER USE						
TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:						
ESTIMATED TOTAL WATER USE (ETWU) = GAL / YEAR PER HYDROZONE						
ET ADJUSTMENT FACTOR (ETAF) = 0.55 ETAF FOR RESIDENTIAL LANDSCAPE 0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE 0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF						
PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES						
HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)						
CONVERSION FACTOR (CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR = 0.62)						
IRRIGATION EFFICIENCY (IE) = 0.75 (OVERHEAD SPRAY) 0.81 (DRIP)						
SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER						
EVAPOTRANSPIRATION RATE (ETo) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRANSPIRED BY PLANTS OVER A SPECIFIED TIME						
$ETWU = [(ETo) * (PF) * (HA) * (0.62)] / (IE)$						
$MAWA = (ETo) * (0.62) [ETAF] * (SUM\ OF\ SLA\ \&\ HA)] + [(1-ETAF) * (SLA)]$						
HYDROZONE "A" (LOW WATER BUBBLER)						
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
48.80	0.20	4,704	0.62	0.81	-	35,141.78
HYDROZONE "B" (LOW WATER DRIP)						
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
48.80	0.20	131,940	0.62	0.75	-	1,064,527.10
HYDROZONE "C" (LOW WATER STORMWATER BASIN ROTORS)						
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
48.80	0.20	51,342	0.62	0.75	-	414,240.95
ESTIMATED TOTAL WATER USE (GAL/YEAR)						1,513,909.83
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)						
ETO	SUM OF HA		CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA(GAL/YEAR)
48.80	187,986.00		0.62	0.45	-	2,559,466.99
MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR)						2,559,466.99
MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE						59.15%



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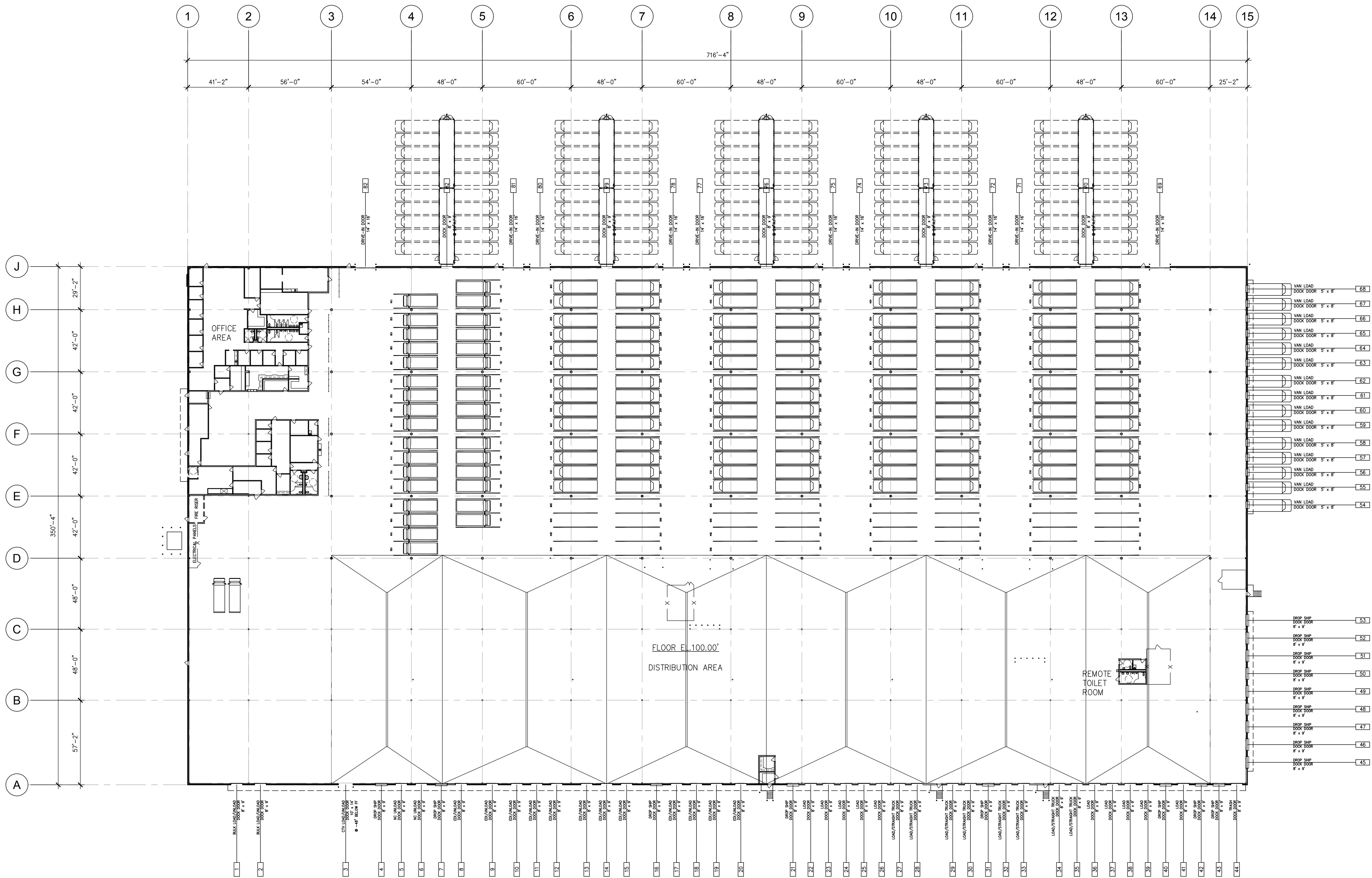
A diagram of a circle with a vertical line segment inside. The line segment is labeled 'N' above it.

A1.0

A10

A1.0

1000



1/32"=1'-0"
0 16' 32' 64' 128'

FLOOR PLAN
SCALE: 1/32"=1'-0"

PA / PM:	C. ADAMS
DRAWN BY:	A.K.
JOB NO.:	IRV21-0106-00

SHEET
A2.0

FLOOR PLAN

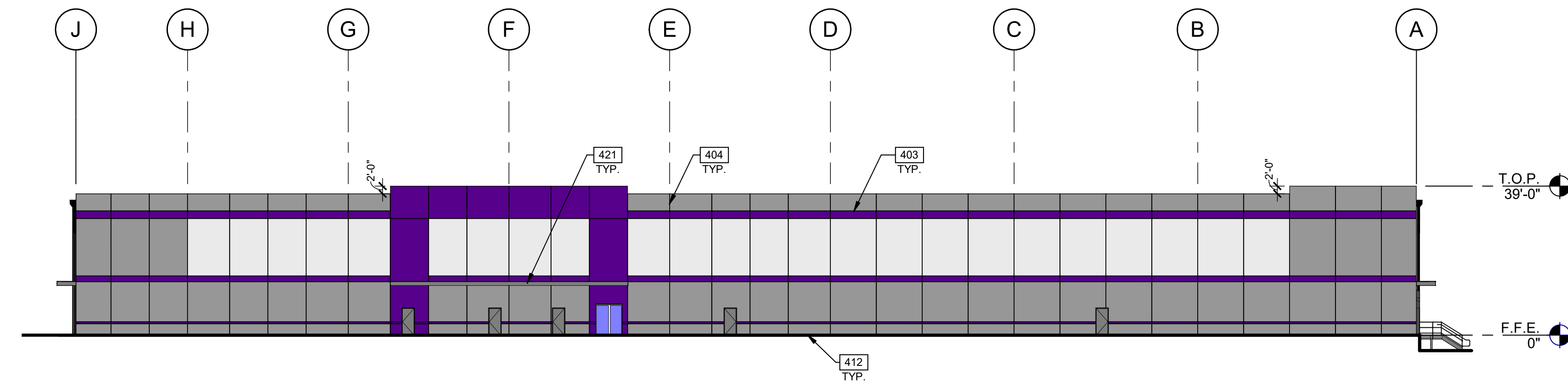
DATE	REMARKS	DATE	REMARKS
08-18-2021	PLANNING PLAN		
10-18-2021	PLANNING RESUBMITTAL		

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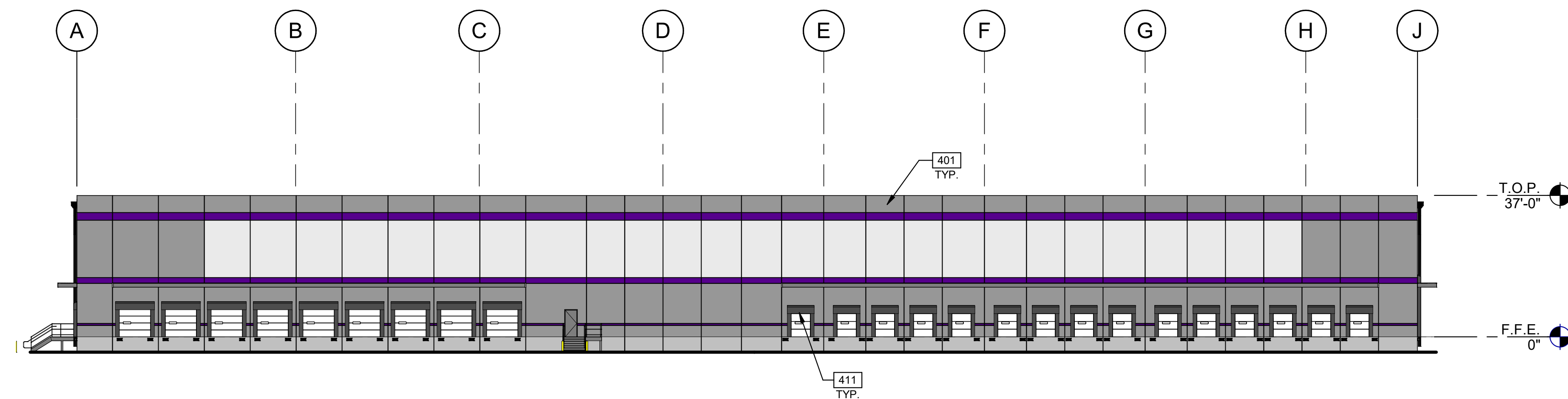


WEST EXTERIOR ELEVATION

SCALE: 3/64" = 1'-0"

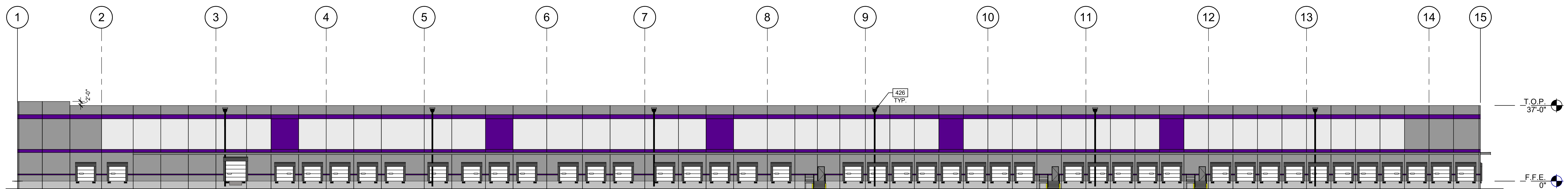
KEYNOTES:

- 401 CONCRETE WALL, PAINTED.
403 34" DEEP RECESS.
404 CONCRETE WALL JOINT.
411 DOCK SHELTER.
412 FINISH GRADE VARIES. SEE CIVIL DWGS.
421 METAL CANOPY-PAINTED.
426 OVERFLOW SCUPPER WITH DOWNSPOUT, PAINTED TO MATCH BUILDING.



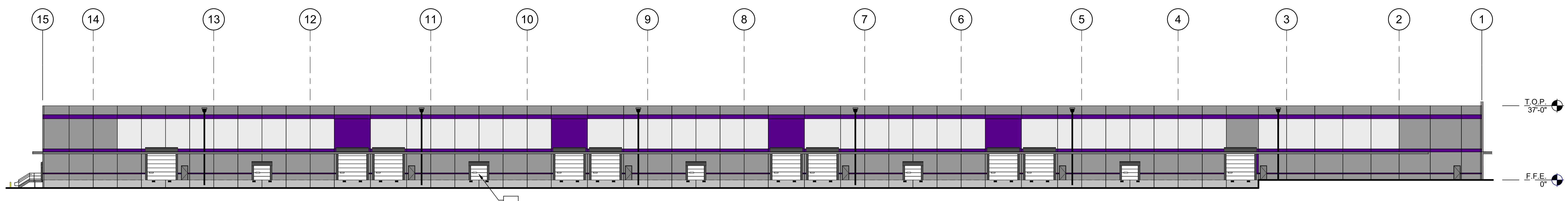
EAST EXTERIOR ELEVATION

SCALE: 3/64" = 1'-0"



SOUTH EXTERIOR ELEVATION

SCALE: 3/64" = 1'-0"



NORTH EXTERIOR ELEVATION

SCALE: 3/64" = 1'-0"

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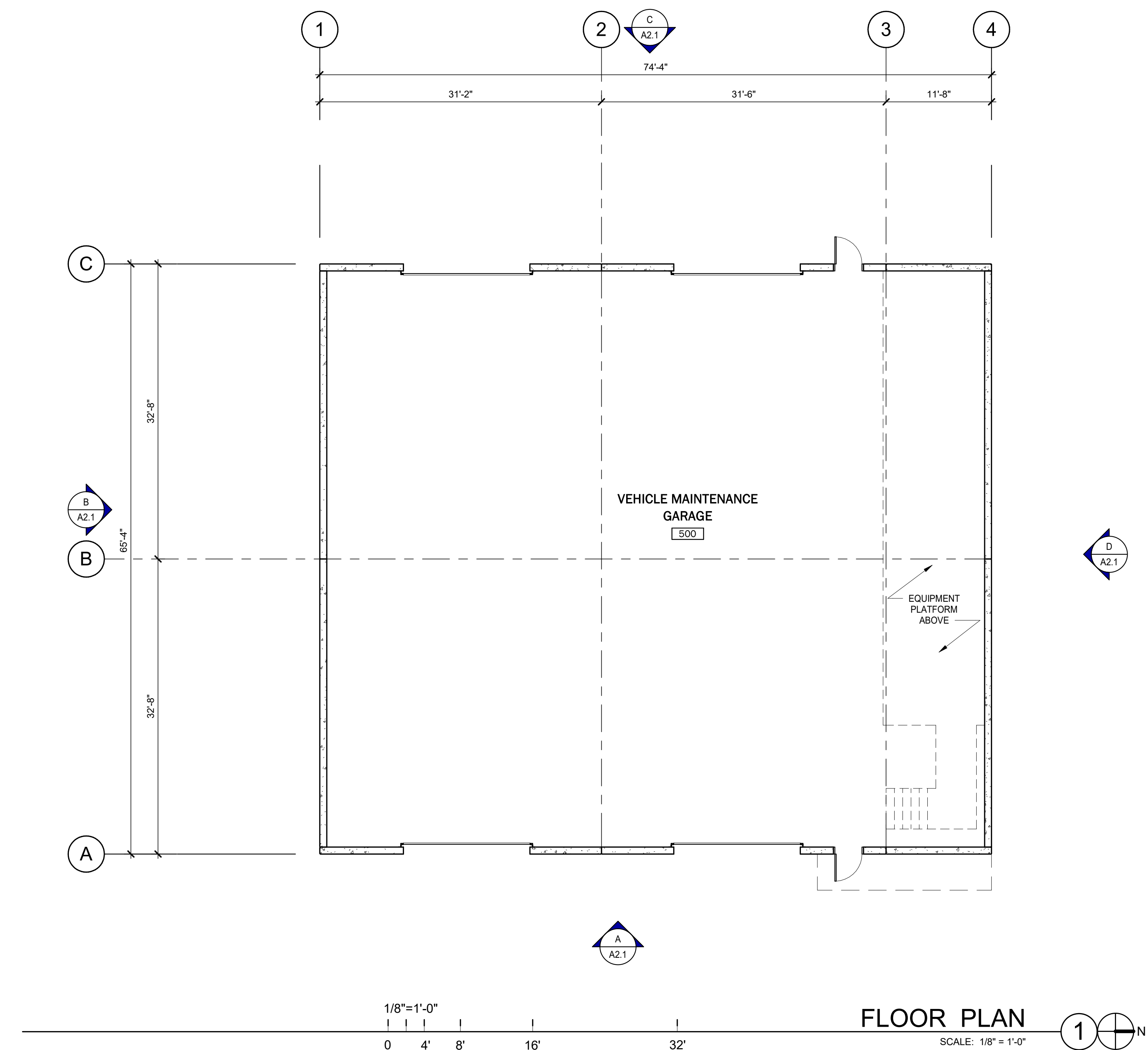
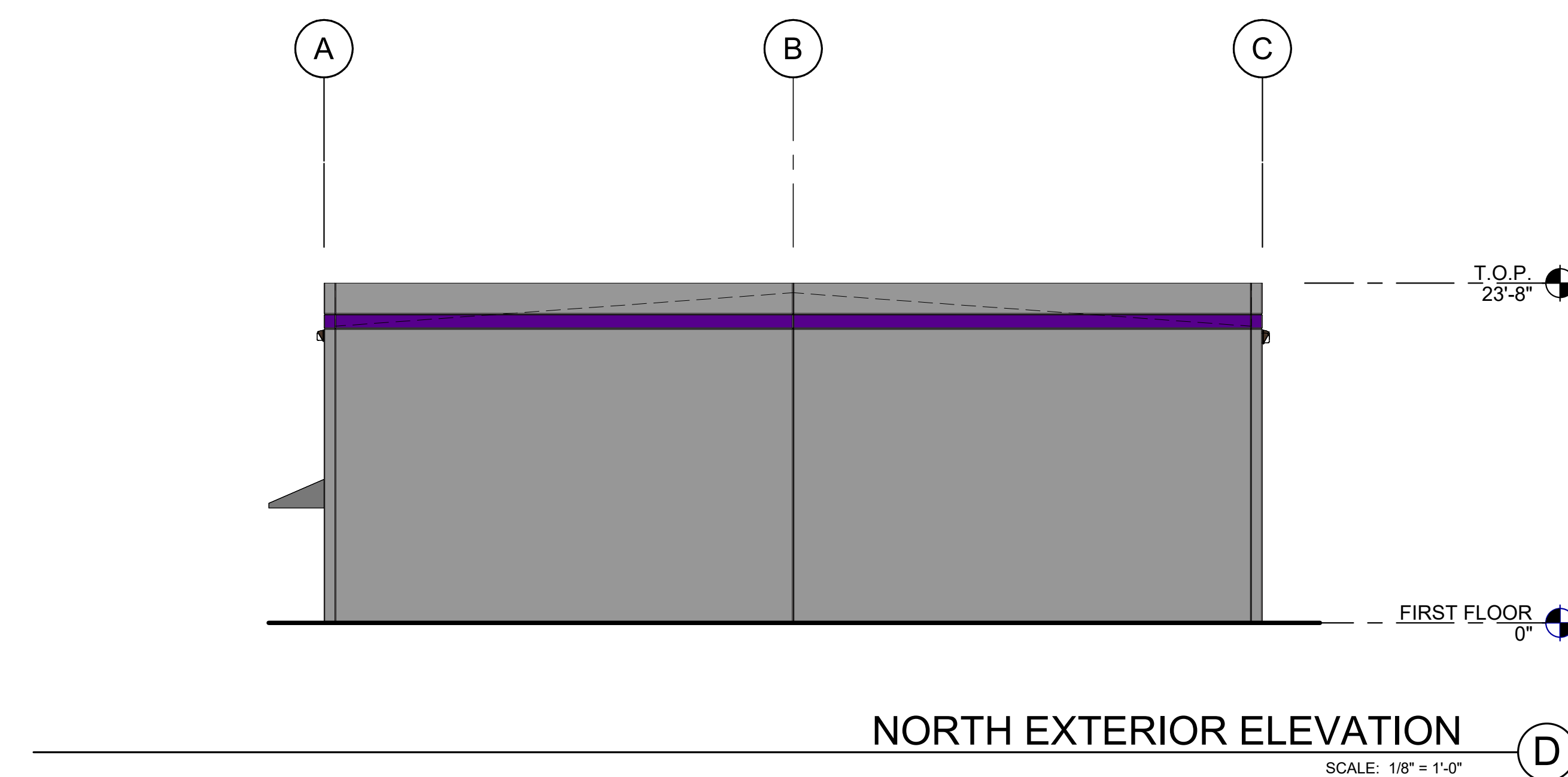
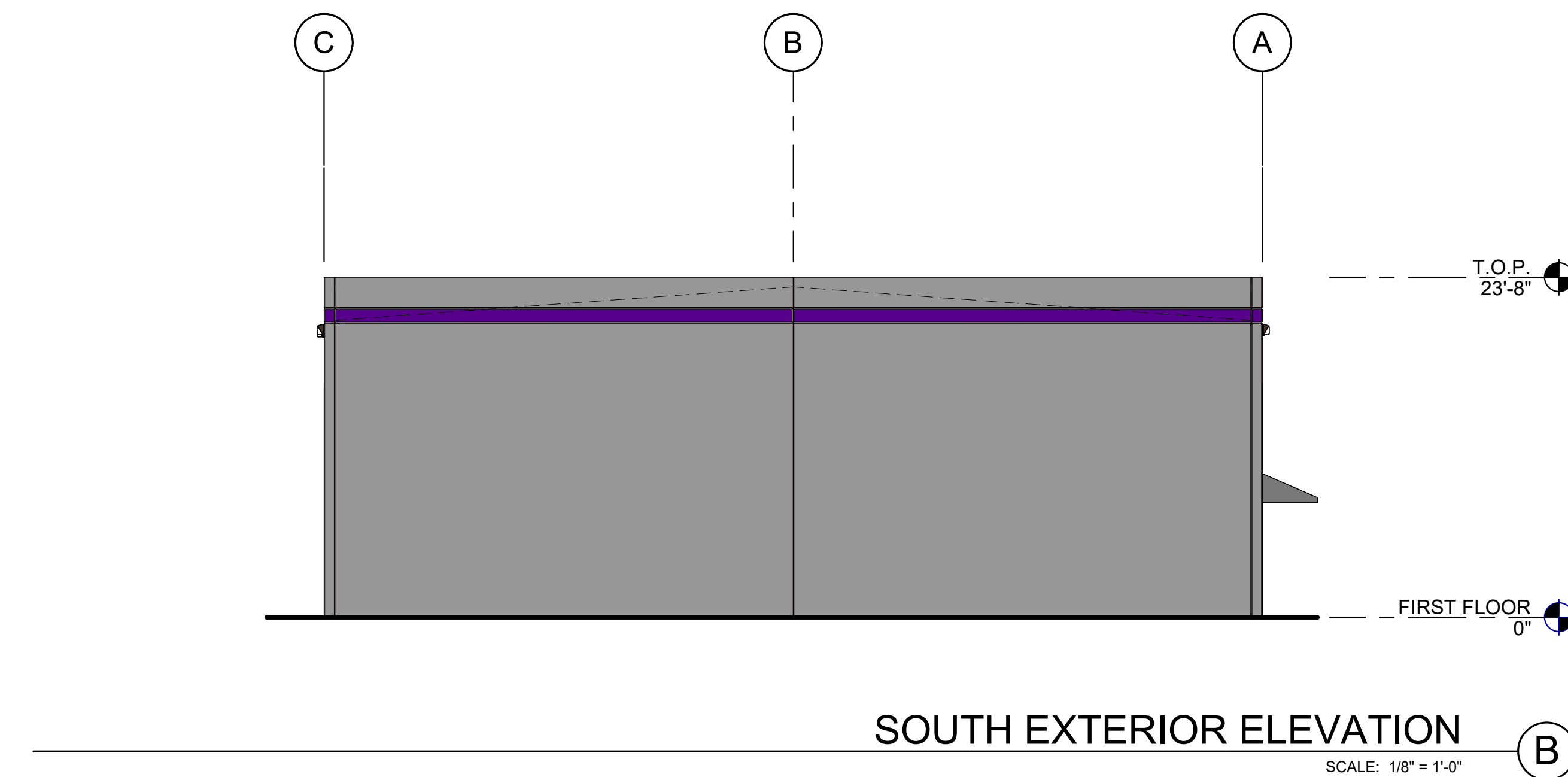
DATE: 11/11/2011	TIME: 11:00 AM
REPORT BY: A. K.	REPORT NO.: IRV21-0106-00

MEET

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Mon, 18 Oct 2021

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DRAWN BY:	A.K.
JOB NO.:	IRV21-0106-00

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