

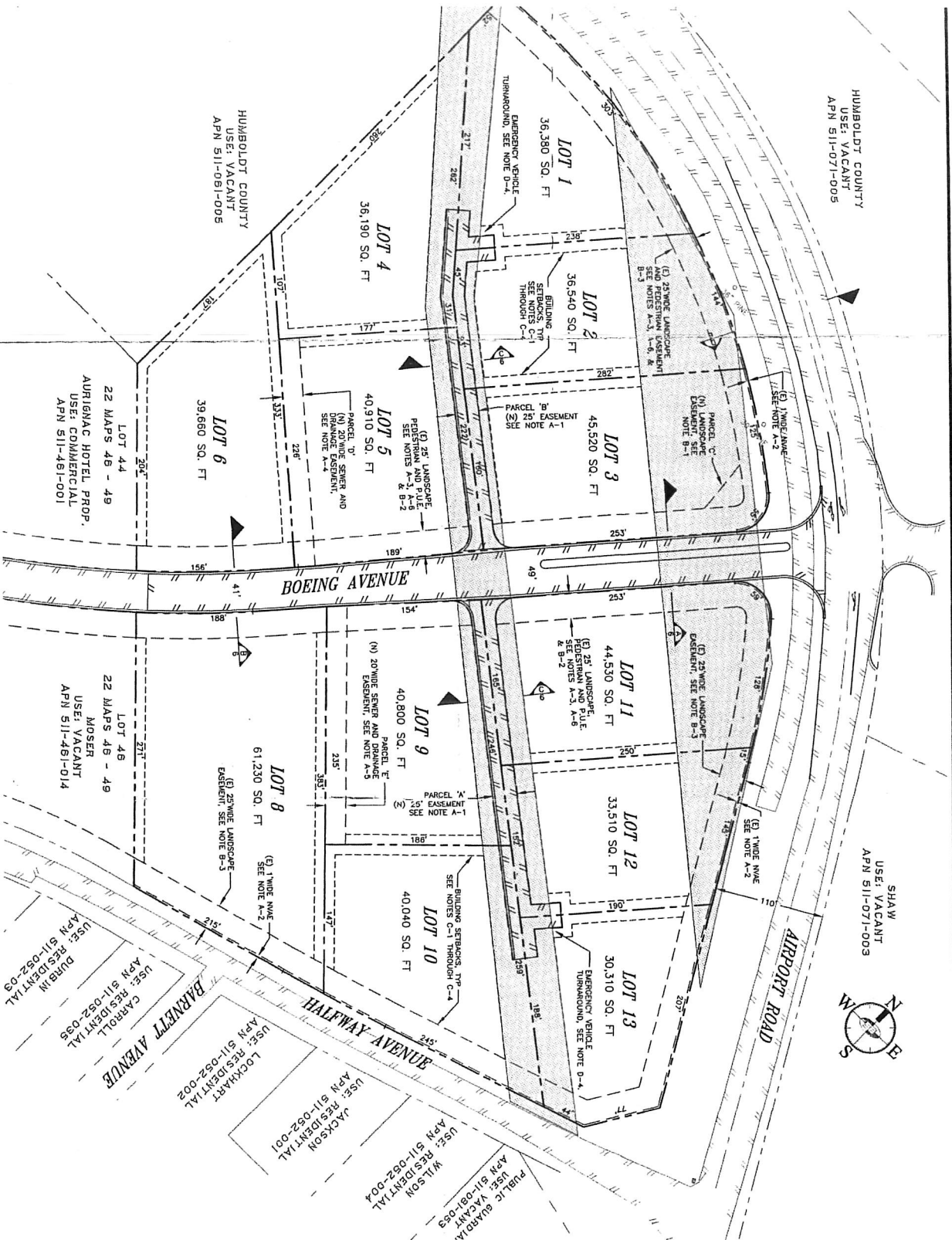
ATTACHMENT 1C

Site Plan

HUMBOLDT COUNTY
 USE: VACANT
 APN 511-071-005

HUMBOLDT COUNTY
 USE: VACANT
 APN 511-081-005

SHAW
 USE: VACANT
 APN 511-071-003



STEVENS ENGINEERING & ARCHITECTURE
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DATE: 06/16/11
 DRAWN: J. KELLY
 CHECKED: P. GUTHERIEZ
 SCALE: AS SHOWN

PREPARED FOR:
 STEVE MOSER

VERSION: 1
 DATE: MAY 1, 2006
 DESCRIPTION: FIRST SUBMITTAL

VERSION: 1
 DATE: 06/16/11
 DESCRIPTION: TENT MAP SHEET 3

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NOTES:

- A. ACCESS AND UTILITY EASEMENTS:
 1. PARCELS 'A', 'B' - PROPOSED 25'-FOOT WIDE EASEMENTS WITH LOTS 1 THROUGH 5 AND LOTS 9 THROUGH 13 FOR INGRESS/EGRESS, DRAINAGE, PUBLIC UTILITIES, SANITARY SEWER AND WATER PURPOSES.
 2. A 1'-FOOT WIDE NON-VEHICULAR ACCESS EASEMENT EXISTS ALONG THE PROJECT BOUNDARY ADJOINING PUBLIC RIGHT-OF-WAYS INCLUDING AIRPORT ROAD AND HALFWAY AVENUE (PARCEL 'X' PER 22 MAPS 46-49).
 3. A 25'-FOOT WIDE PUBLIC UTILITY EASEMENTS (PUE) EXISTS ALONG ALL LOTS ADJOINING BOEING AVENUE (PARCEL 'B' PER 22 MAPS 46-49).
 4. PARCEL 'D' - SEWER AND DRAINAGE EASEMENT OVER LOT 9 FOR THE BENEFIT OF LOT 4.
 5. PARCEL 'E' - SEWER AND DRAINAGE EASEMENT OVER LOT 9 FOR THE BENEFIT OF LOT 10.
 6. A 25'-FOOT WIDE PUBLIC EASEMENT EXISTS ALONG LOTS 1 THROUGH 5 FRONTING AIRPORT ROAD AND LOTS 3, 5, 6, 8, 9, AND 11 FRONTING BOEING AVENUE.
- B. LANDSCAPE EASEMENTS
 1. PARCEL 'C' - A LANDSCAPE EASEMENT IS PROPOSED AT THE INTERSECTION OF BOEING AVENUE AND HALFWAY AVENUE FOR THE PURPOSE OF LANDSCAPING AND LOCATING THE BUSINESS PARK ENTRANCE SIGN.
 2. 25'-FOOT WIDE LANDSCAPE EASEMENTS EXISTS ALONG ALL LOTS FRONTING BOEING AVENUE (PARCEL 'X' PER 22 MAPS 46-49).
 3. AIRPORT ROAD AND HALFWAY AVENUE: 25'-FOOT WIDE LANDSCAPE EASEMENTS EXIST ALONG THE NORTH PROPERTY LINES OF LOTS 1, 2, 3, 11, 12, AND 13 AND THE WESTERLY PROPERTY LINES OF LOTS 8, 10 AND 13 (PARCEL 'X' PER 22 MAPS 46-49).
- C. BUILDING SETBACKS
 1. PROPOSED BUILDING SETBACKS FOR BUSINESS PARK LOTS FRONTING ON BOEING AVENUE ARE AS FOLLOWS:
 - a. FRONT: 25 FEET
 - b. SIDE: 10 FEET
 - c. REAR: 10 FEET
 - d. 25 FEET WHERE THE SIDE YARD ADJOINS A PUBLIC STREET.
 2. 10'-FOOT SETBACKS ARE PROPOSED FOR ALL OFFICE BUILDINGS FRONTING ON PRIVATE ROADS WITHIN PARCELS 'X' AND 'B' (AREAS LOTS 1 THROUGH 5 AND 9 THROUGH 13).
 3. PROPOSED BUILDING SETBACKS FOR BUSINESS PARK LOTS ADJOINING THE AIRPORT ROAD RIGHT OF WAY SHALL BE 25'-FEET.
 4. BUILDINGS SHALL NOT ENROACH INTO, OR BE LOCATED WITHIN THE FAULT ZONE SHOWN HEREON AND DESCRIBED IN THE FAULT EVALUATION REPORT FOR THIS PROJECT.
- D. GENERAL
 1. THE RIGHT OF WAY OF BOEING AVENUE SHOWN HEREON HAS BEEN ALTERED SLIGHTLY FROM THE RIGHT OF WAY SHOWN ON TRACT NO. 444 (22 MAPS 46-49). THE BUS STOP TURNOUT HAS BEEN ELIMINATED. THIS REVISED CONFIGURATION WILL BE SHOWN ON THE FILED TRACT MAP FOR THIS SUBDIVISION.
 2. THERE IS NOT A LOT 7 WITHIN THIS SUBDIVISION. LOT NUMBERING SHOWN HEREON WAS USED IN ORDER TO STAY CONSISTENT WITH THE TENTATIVE MAP PREPARED FOR ALL PHASES OF THE AIRPORT BUSINESS PARK. THIS SUBDIVISION CONSISTS OF 12 LOTS.
 3. SEE SHEET 1 FOR GENERAL NOTES PERTAINING TO THIS TENTATIVE MAP.
 4. THE EMERGENCY VEHICLE TURNAROUND SIGN HEREON ARE REQUIREMENT AND SUBJECT TO CHANGE. FINAL CONFIGURATION SHALL BE APPROVED BY THE ARCADIA FIRE DISTRICT.

FAULT ZONE: EXCLUSION ZONE FOR STRUCTURES FOR HUMAN OCCUPANCY.

STEVENS ENGINEERING & ARCHITECTURE
 AIRPORT BUSINESS PARK - NORTHEAST PORTION
 APN 511-081-005 & 006