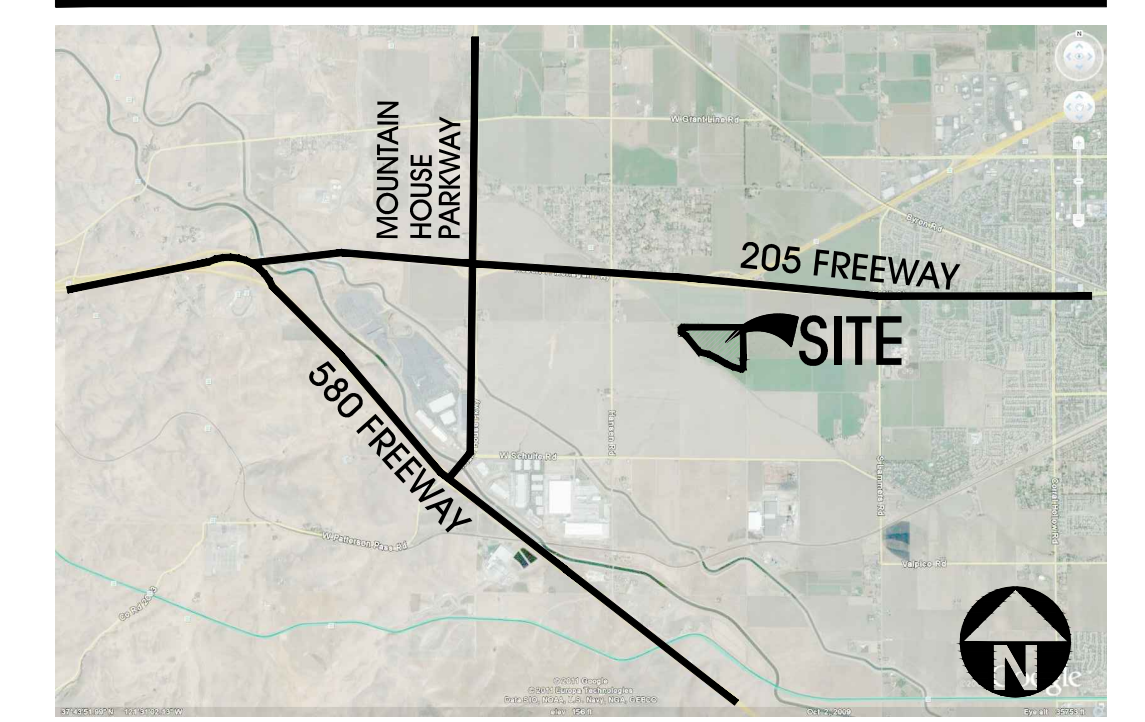


Aerial Map



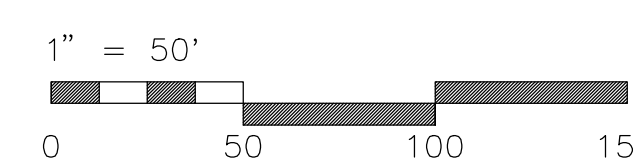
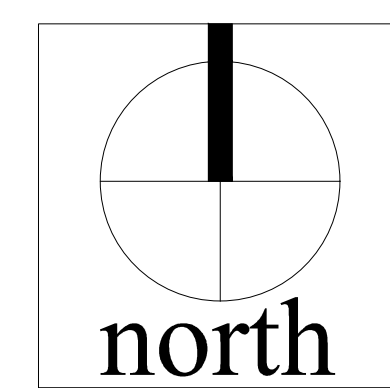
Tabulation

	BLDG. 13	BASIN	TOTAL
SITE AREA			
in s.f.	408,969	29,417	438,386 s.f.
in acres	9.4	0.7	10.1 ac
BUILDING AREA			
office - 1st floor	3,402		3,402 s.f.
office - mezzanine	2,791		2,791 s.f.
warehouse	147,262		147,262 s.f.
TOTAL	153,455		153,455 s.f.
FLOOR AREA RATIO			
Maximum	0.50		0.50
Actual	0.38		0.35
AUTO PARKING REQUIRED			
office @ 1/250 s.f.	14		stalls
warehouse 1st 20K @ 1/1,000 s.f.	20		stalls
2nd 20K @ 1/2,000 s.f.	10		stalls
above 40K @ 1/4,000 s.f.	27		stalls
TOTAL	71		stalls
AUTO PARKING PROVIDED			
Standard (9'x18'-6")	105		stalls
Compact (8'x16")	30		stalls
ADA Van parking (12'x18'-6" w/5' aisle)	4		stalls
ADA parking (9'x18'-6" w/5' aisle)	3		stalls
Clean Air/EV/Vanpool (9'x18'-6")	3		stalls
EV parking (9'x18'-6") (Future)	14		stalls
EV Ambulatory (10'x18'-6") (Future)	2		stalls
ADA EV Van parking (12'x18'-6" w/5' aisle) (Future)	1		stalls
ADA EV parking (9'x18'-6" w/5' aisle) (Future)	1		stalls
TOTAL	163		stalls
BIKE RACKS REQUIRED/PROVIDED			
Long-term (5%)	9		
Short-term (5%)	9		
MOTORCYCLE PARKING PROVIDED			
Motorcycle (3'x6')	5		stalls
TRAILER PARKING PROVIDED			
trailer (10'x53')	46		stalls
ZONING ORDINANCE FOR THE CITY			
Zoning Designation - Cordes Ranch Specific Plan			
- Business Park Industrial (BPI)			
SETBACKS			
Building			
front / Street - 30'			
side & rear (non street) - 10'			
LANDSCAPE			
Promontory Parkway - 25' at sidewalk			
Hansen Rd - 25'			

Legend

- LAND
- AVAILABLE
- DOCK POSITION
- DRIVE-IN DOOR

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



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Conceptual Site Plan IPC - Building 13

Tracy, CA



September 15, 2022 / Job #20230
Scheme 15 - Bldg. 13