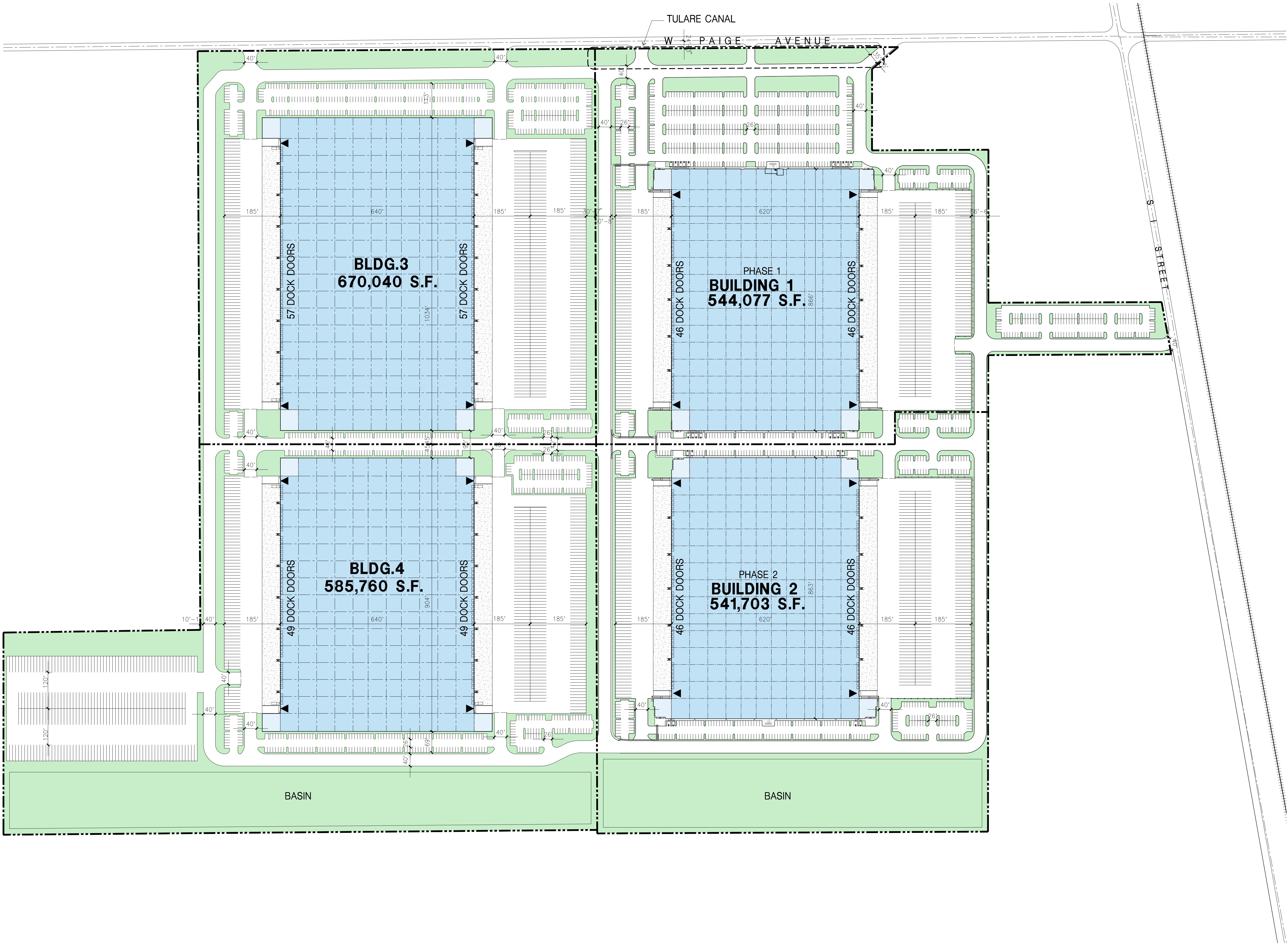
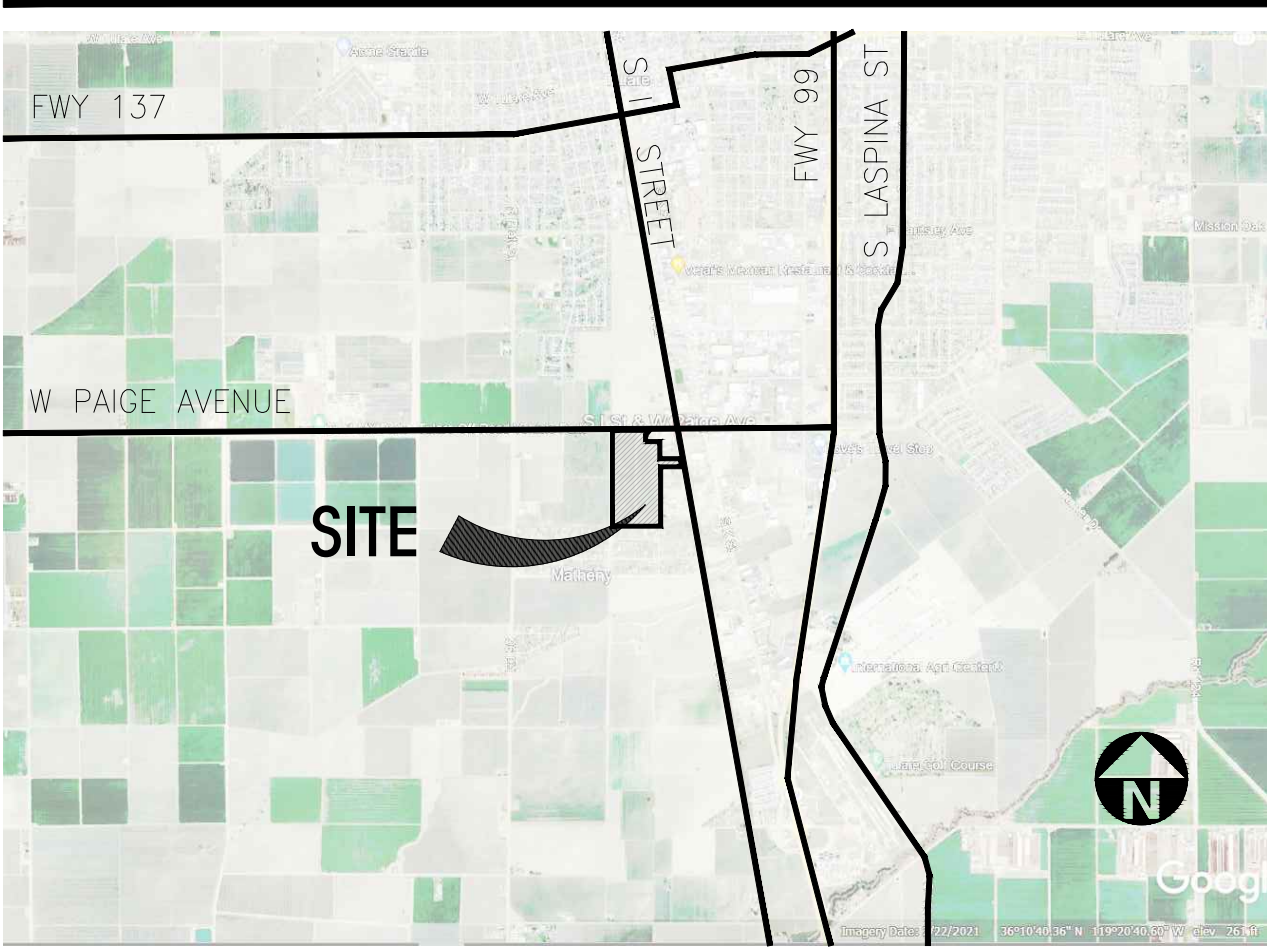




Aerial Map



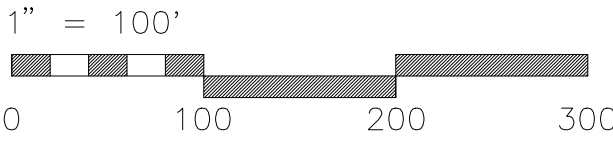
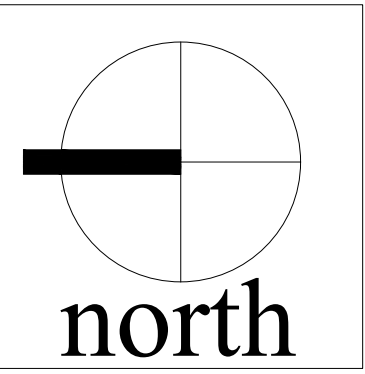
Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL
SITE AREA					
In s.f.	1,639,575	1,690,311	1,706,663	2,109,958	7,146,507 sf
In acres	37.64	38.80	39.18	48.44	164.06 ac
BUILDING AREA					
Office	5,000	5,000	5,000	5,000	20,000 sf
Warehouse	539,077	536,703	665,040	580,760	2,321,580 sf
TOTAL	544,077	541,703	670,040	585,760	2,341,741 sf
SITE COVERAGE					
Maximum Allowed					75%
Actual	33%	32%	39%	28%	33%
AUTO PARKING REQUIRED					
Office: 1/300 s.f.	17	17	17	17	68 stalls
Whse: 1/1,500 s.f.	360	358	444	388	1,550 stalls
TOTAL	377	375	461	405	1,618 stalls
AUTO PARKING PROVIDED					
Standard (9' x 18')	772	391	506	409	2078 stalls
TRAILER PARKING PROVIDED					
Trailer (10' x 53')	266	272	340	507	1385 stalls
ZONING ORDINANCE					
Zoning - Heavy Industrial District (M - 2)					
MAXIMUM BUILDING HEIGHT ALLOWED					
Height - 75'					
SETBACKS					
Building					
Front - 25'					
Side - none					
Rear - none					

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU 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.



Conceptual Site Plan

W Paige Avenue & S I Street

City of Tulare, CA



18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com



September 29, 2022 / Job #22004
Scheme 6