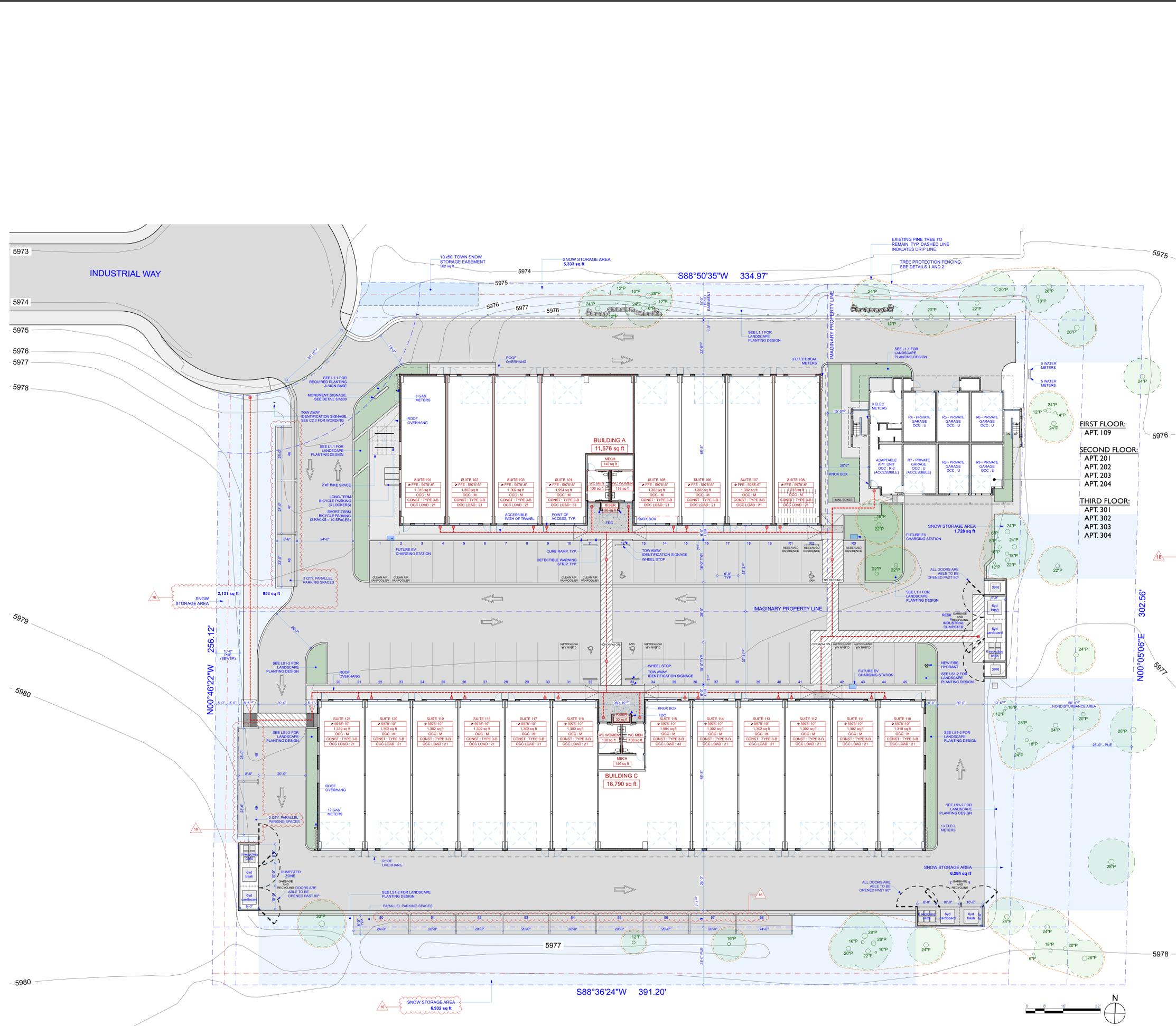


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ARCHITECTURAL SITE PLAN

PROPERTY DESCRIPTION
10969 INDUSTRIAL WAY
APN 019-700-006
2.68 ACRES
 Legal Description:
 THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF NEVADA, TOWN OF TRUCKEE, DESCRIBED AS FOLLOWS:
 EXCEPTING THEREFROM ALL GAS, ASPHALTUM, OTHER HYDROCARBONS, CHEMICAL GAS AND MINERALS NOW OR HEREAFTER FOUND, SITUATED OR LOCATED IN ALL OR ANY PART OR PORTION OF THE LAND HEREIN DESCRIBED, I AND MY SUCCESSORS SHALL RESERVE TO THE SURFACE THEREOF, TOGETHER WITH THE RIGHT TO SLANT DRILL, FOR AND REMOVE ALL OR ANY OF SAID SUBSTANCES OR MATERIALS BELOW SAID DEPTH, BUT WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE OF SAID LAND OR UPON ANY PART OF SAID LAND WITHIN 90 FEET VERTICAL DISTANCE BELOW THE SURFACE THEREOF, AS RESERVED IN THE DEED RECORDED NOVEMBER 10, 1992, SERIES NO. 92-36953, OFFICIAL RECORDS.
 TOPUG Easement
 A portion of the land described as Parcel 6 as shown on the plat of Truckee Industrial Park, Parcel Map No. 01-007, filed in Book 19 of Parcel Maps at Page 105, Official Records of Nevada County, located in Section 10, Township 17 North, Range 18 East, Merced Delta Meridian, Town of Truckee, Nevada County, California, and more particularly described as follows:
 The Northernly 50-foot (50') of said Parcel 6.
 Excepting therefrom the Eastern twenty-five feet (25') of said Parcel 6.
 Containing 4,660 square feet (0.11 acres) more or less.
 NO DISTURBANCE AREA
 This project includes a 50'-0" NO DISTURBANCE AREA adjacent to the Eastern line of parcel 6 and 7. This area is restricted from being disturbed and/or utilized for any development or use.

GENERAL SITE PLAN NOTES

- IF ARTIFACTS, PALEONTOLOGICAL OR CULTURAL OR UNUSUAL AMOUNTS OF STONE, BONE, OR SHELLS ARE UNCOVERED DURING CONSTRUCTION ACTIVITIES, ALL CONSTRUCTION ACTIVITIES SHALL CEASE WITHIN A 200-FOOT RADIUS OF THE FIND.
- HOURS OF OPERATION OF CONSTRUCTION SHALL BE LIMITED FROM 7 AM TO 7 PM OR DUSK, WHICHEVER OCCURS FIRST, MONDAY THROUGH SATURDAY. NO CONSTRUCTION SHALL BE PERMITTED ON SUNDAYS. INTERIOR CONSTRUCTION ACTIVITIES MAY OCCUR AFTER THESE HOURS IF SUCH ACTIVITIES WILL NOT RESULT IN EXTERIOR NOISE ABOVE AT PROPERTY LINES. IMPROVEMENTS, GRADING, AND BUILDING PLANS SHALL NOTE THESE LIMITED HOURS OF CONSTRUCTION.
- THERE SHALL BE NO REMOVAL OF TREES OUTSIDE THE CONSTRUCTION/DISTURBANCE AREAS OF THE PROPOSED DEVELOPMENT.
- TO OFFSET PROJECT CONTRIBUTIONS TO CUMULATIVE AIR QUALITY DEGRADATION IN THE AREA, WOOD STOVES AND OTHER WOOD BURNING DEVICES SHALL BE PROHIBITED WITHIN THE PROJECT.
- THE APPLICANT SHALL USE METHODS OTHER THAN OPEN BURNING FOR THE DISPOSAL OF SITE-CLEARED VEGETATION. ALTERNATIVES INCLUDE CHIPPING, GRINDING, CUTTING FOR FIREWOOD, AND HAULING TO AN APPROPRIATE DISPOSAL SITE.
- SEE CIVIL DRAWINGS FOR ALL RUNNING SLOPES OF ACCESSIBLE WALKS, SIDEWALKS, AND ACCESSIBLE PATHS OF TRAVEL.
- NO OCCUPANCY PERMIT WILL BE GRANTED FOR BUILDINGS A AND B UNDER THIS PERMIT.
- PARKING CALCULATIONS ARE BASED ON APPROVAL OF MERCANTILE SHELL BUILDINGS. NO INDIVIDUAL TENANTS HAVE BEEN IDENTIFIED.
- ALL FUTURE TENANTS ARE EXPECTED TO BE "GENERAL MERCANTILE" USE. ALL FUTURE TENANTS ARE REQUIRED TO APPLY FOR ZONING CLEARANCE APPROVAL TO ESTABLISH USE IN THE INDIVIDUAL TENANT SPACES.

PROJECT STATISTICAL INVENTORY

SITE AREA (SF):		116,878	
BUILDING FOOTPRINT SUMMARY:			
DESCRIPTION	TYPE	UNITS	TOTAL AREA (SF)
BUILDING A	MERCANTILE	8	11,583
BUILDING B	MERCANTILE	12	16,790
BUILDING C	RESIDENTIAL	9	2,884
TOTAL (SF)		29	31,257
PARKING		58	2
ACCESSIBLE		8	1
TOTAL		66	3
BUILDING COVERAGE:			
DESCRIPTION	TOTAL AREA (SF)		
TOTAL BUILDING FOOTPRINT	31,257		
SITE AREA	116,878		
BUILDING COVERAGE %	26.7%		
PAVEMENT/IMPERVIOUS SURFACE AREA:			
DESCRIPTION	TOTAL AREA (SF)		
ASPHALT PAVING	41,041		
BUILDING A HARDSCAPE	3,232		
BUILDING B HARDSCAPE	2,135		
BUILDING C HARDSCAPE	196		
TOTAL (SF)		46,604	
PAVEMENT / IMPERVIOUS COVERAGE %		39.9%	
BUILDING / IMPERVIOUS COVERAGE %:			
LANDSCAPE / OPENSAPCE COVERAGE %		33.4%	
FLOOR SPACE RATIO:			
DESCRIPTION	AREA (SF)	PERCENT	
TOTAL FLOOR SPACE	36,380	78.0%	
MERCANTILE FLOOR SPACE	28,373	16.4%	
RESIDENTIAL FLOOR SPACE	5,983	16.4%	
PRIVATE GARAGE FLOOR SPACE	2,024	7.1%	
SNOW STORAGE SUMMARY:			
DESCRIPTION	AREA (SF)		
ASPHALT PAVING AREA (SF)	41,041		
SNOW STORAGE AREA (SF)	23,863		
SNOW STORAGE RATIO	58%		

PROJECT PARKING SUMMARY

REQ. PARKING (TRUCKEE CODE 18.48.040 / TABLE 3-B)	54 (BUILDING A+B)	9 (BUILDING C)
MIN. ACCESSIBLE PARKING (CBC 118-208)	3 (1 VAN)	
REQ. CLEAN AIR VEHICLE PARKING (CBC 5.106.5.2)	6	
REQ. ELECTRIC VEHICLE PARKING (CBC 5.106.5.3)	4	
REQ. SHORT TERM BICYCLE PARKING (CBC 5.106.4.1.1)	4	
REQ. LONG TERM BICYCLE PARKING (CBC 5.106.4.1.2)	4	

SEE CIVIL ENGINEERING SHEETS FOR PARKING DETAILS

PLANNING APPLICATION SUMMARY

PLANNING APPLICATION: 2019-00000175/DP-ZC-SP
 APPROVAL DATE: JUNE 1, 2020
 PLANNING EXTENSION: 2022-0000032 (MAY 2, 2022)

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Project: INDUSTRIAL WAY PARK
 10969 INDUSTRIAL WAY TRUCKEE, CA 96161
 Title: ARCHITECTURAL SITE PLAN

ISSUE HISTORY:

ID	Date	Name	Revision
01	11/20/19	DEVELOPMENT PERMIT RESPONSE	R2222
02	11/20/19	CONSTRUCTION UPDATES	R2222
03	02/03/20	DO NOT CHECKSET	R2222
04	02/03/20	PARKING REDRAWN	R2222
05	02/03/20	TRUCKEE PERMIT SUBMITTAL	R2222
06	02/03/20	TRUCKEE PERMIT SUBMITTAL	R2222
07	02/03/20	PERMIT RESUBMITTAL - 3	R2222

Designer: #Contact ID
 Drawn By: #Contact ID
 Permit Date: XX-XX-XXXX
 Project No.:
 Scale: AS NOTED

Sheet: A001