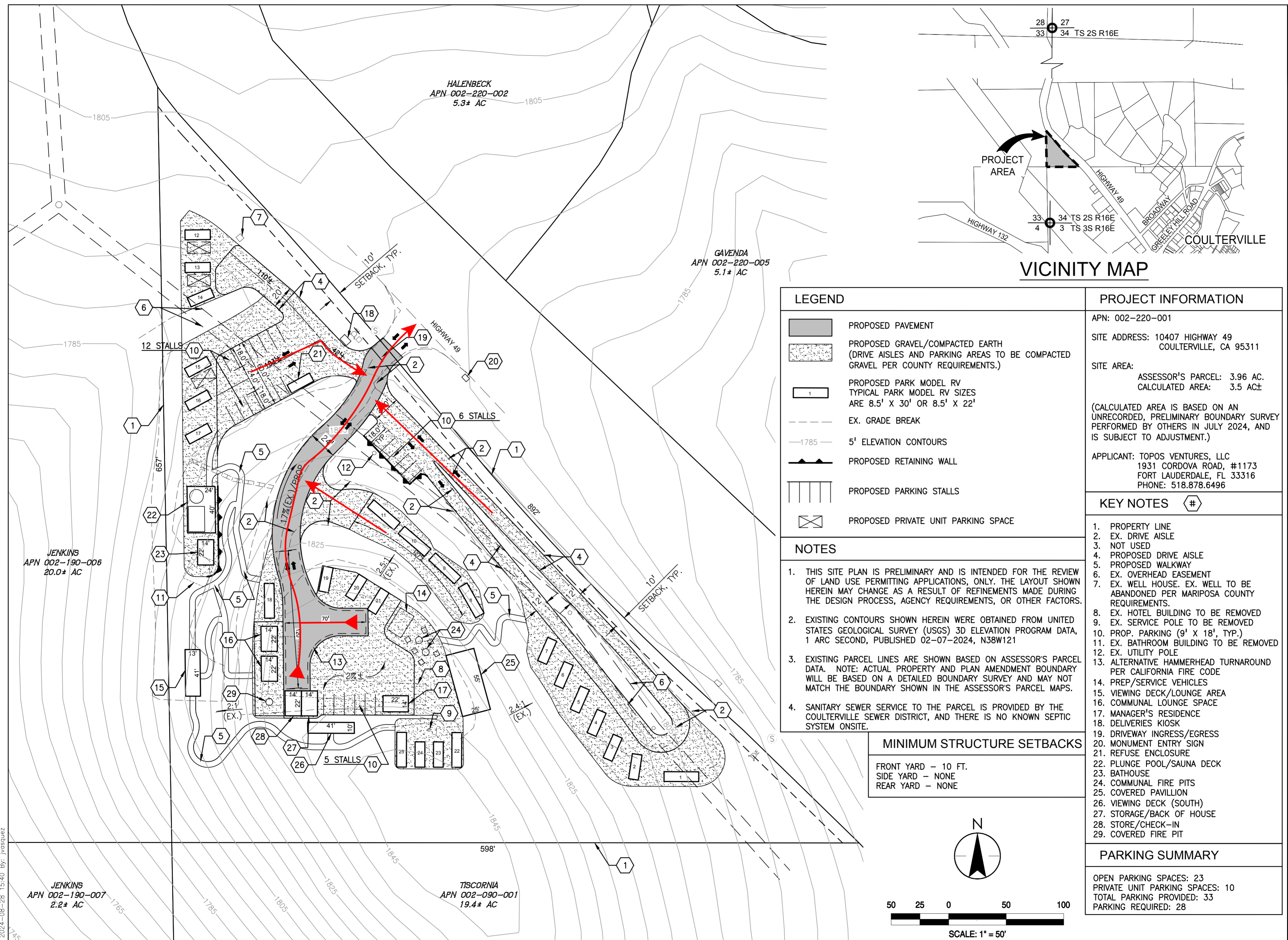


W:\12840100\civil\exhibits\20240828_conditional-use-permit_site-plan\20240712_prelim-site-plan.dwg
2024-08-28 15:40 By: jvasquez



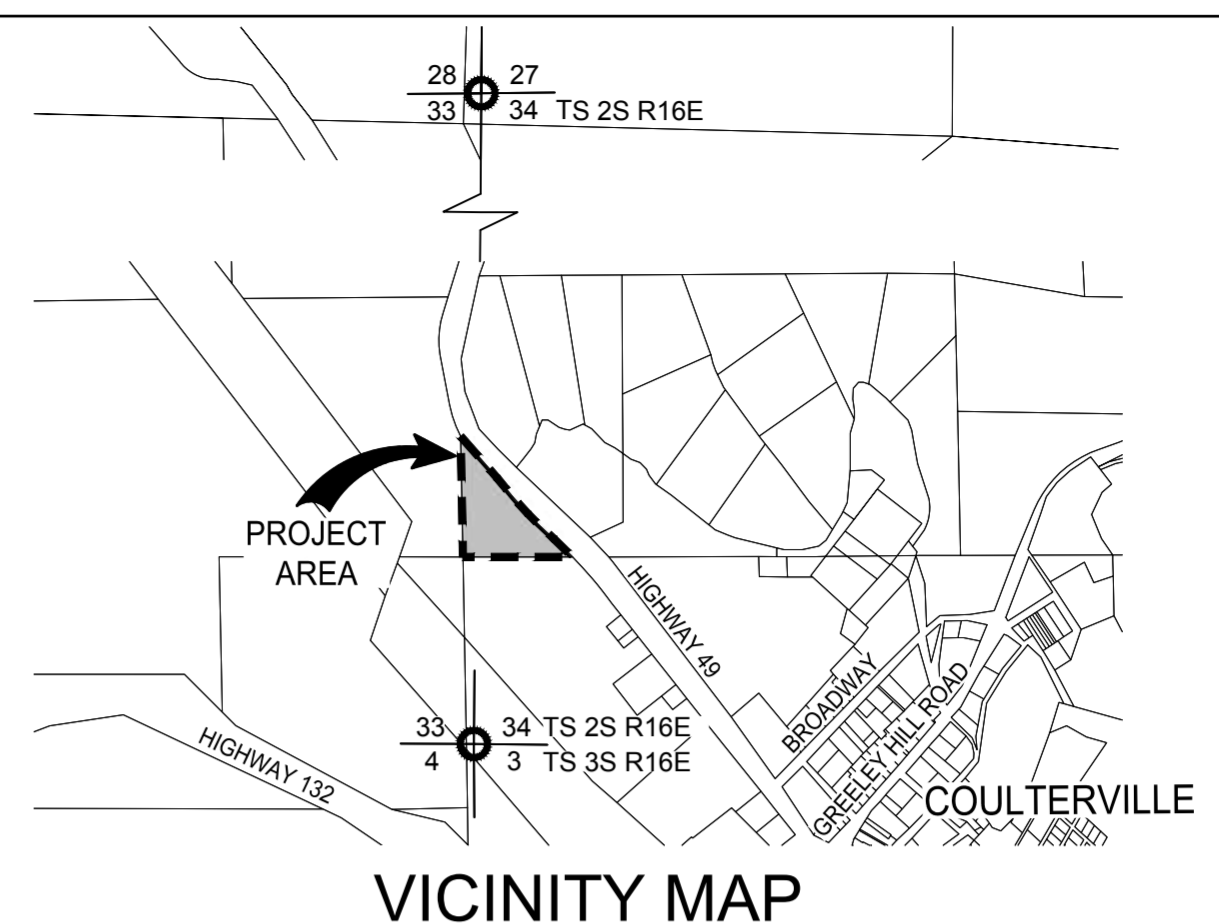
HALENBECK
APN 002-220-002
5.3± AC

GAVENDA
APN 002-220-005
5.1± AC

JENKINS
APN 002-190-006
20.0± AC

JENKINS
APN 002-190-007
2.2± AC

TISCORNIA
APN 002-090-001
19.4± AC



VICINITY MAP

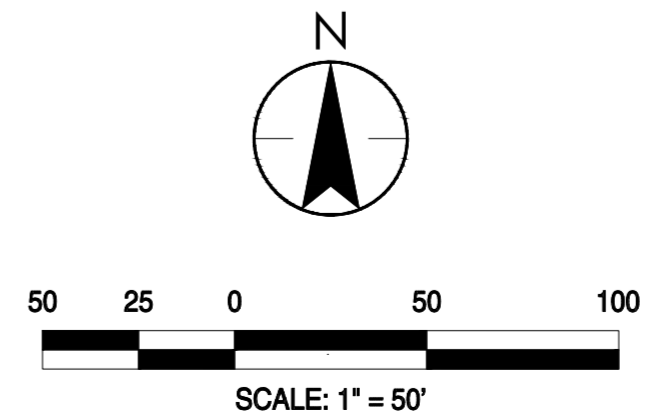
LEGEND	
	PROPOSED PAVEMENT
	PROPOSED GRAVEL/COMPACTED EARTH (DRIVE AISLES AND PARKING AREAS TO BE COMPACTED GRAVEL PER COUNTY REQUIREMENTS.)
	PROPOSED PARK MODEL RV TYPICAL PARK MODEL RV SIZES ARE 8.5' X 30' OR 8.5' X 22'
	EX. GRADE BREAK
	5' ELEVATION CONTOURS
	PROPOSED RETAINING WALL
	PROPOSED PARKING STALLS
	PROPOSED PRIVATE UNIT PARKING SPACE

PROJECT INFORMATION	
APN:	002-220-001
SITE ADDRESS:	10407 HIGHWAY 49 COULTERVILLE, CA 95311
SITE AREA:	ASSESSOR'S PARCEL: 3.96 AC. CALCULATED AREA: 3.5 AC±
(CALCULATED AREA IS BASED ON AN UNRECORDED, PRELIMINARY BOUNDARY SURVEY PERFORMED BY OTHERS IN JULY 2024, AND IS SUBJECT TO ADJUSTMENT.)	
APPLICANT:	TOPOS VENTURES, LLC 1931 CORDOVA ROAD, #1173 FORT LAUDERDALE, FL 33316 PHONE: 518.878.6496

- NOTES**
- THIS SITE PLAN IS PRELIMINARY AND IS INTENDED FOR THE REVIEW OF LAND USE PERMITTING APPLICATIONS, ONLY. THE LAYOUT SHOWN HEREIN MAY CHANGE AS A RESULT OF REFINEMENTS MADE DURING THE DESIGN PROCESS, AGENCY REQUIREMENTS, OR OTHER FACTORS.
 - EXISTING CONTOURS SHOWN HEREIN WERE OBTAINED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 3D ELEVATION PROGRAM DATA, 1 ARC SECOND, PUBLISHED 02-07-2024, N38W121
 - EXISTING PARCEL LINES ARE SHOWN BASED ON ASSESSOR'S PARCEL DATA. NOTE: ACTUAL PROPERTY AND PLAN AMENDMENT BOUNDARY WILL BE BASED ON A DETAILED BOUNDARY SURVEY AND MAY NOT MATCH THE BOUNDARY SHOWN IN THE ASSESSOR'S PARCEL MAPS.
 - SANITARY SEWER SERVICE TO THE PARCEL IS PROVIDED BY THE COULTERVILLE SEWER DISTRICT, AND THERE IS NO KNOWN SEPTIC SYSTEM ONSITE.

MINIMUM STRUCTURE SETBACKS	
FRONT YARD	- 10 FT.
SIDE YARD	- NONE
REAR YARD	- NONE

- KEY NOTES**
- PROPERTY LINE
 - EX. DRIVE AISLE
 - NOT USED
 - PROPOSED DRIVE AISLE
 - PROPOSED WALKWAY
 - EX. OVERHEAD EASEMENT
 - EX. WELL HOUSE. EX. WELL TO BE ABANDONED PER MARIPOSA COUNTY REQUIREMENTS.
 - EX. HOTEL BUILDING TO BE REMOVED
 - EX. SERVICE POLE TO BE REMOVED
 - PROP. PARKING (9' X 18', TYP.)
 - EX. BATHROOM BUILDING TO BE REMOVED
 - EX. UTILITY POLE
 - ALTERNATIVE HAMMERHEAD TURNAROUND PER CALIFORNIA FIRE CODE
 - PREP/SERVICE VEHICLES
 - VIEWING DECK/LOUNGE AREA
 - COMMUNAL LOUNGE SPACE
 - MANAGER'S RESIDENCE
 - DELIVERIES KIOSK
 - DRIVEWAY INGRESS/EGRESS
 - MONUMENT ENTRY SIGN
 - REFUSE ENCLOSURE
 - PLUNGE POOL/SAUNA DECK
 - BATHHOUSE
 - COMMUNAL FIRE PITS
 - COVERED PAVILLION
 - VIEWING DECK (SOUTH)
 - STORAGE/BACK OF HOUSE
 - STORE/CHECK-IN
 - COVERED FIRE PIT



PARKING SUMMARY	
OPEN PARKING SPACES:	23
PRIVATE UNIT PARKING SPACES:	10
TOTAL PARKING PROVIDED:	33
PARKING REQUIRED:	28

TOPOS VENTURES, LLC.
CONSULTING ENGINEERS

430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

**TOPOS VENTURES, LLC.
OFFSITE AT YOSEMITE
COULTERVILLE, CALIFORNIA
CONDITIONAL USE PERMIT SITE PLAN
EVACUATION ROUTE**

PROJECT #: 1284-0100
DRAWN BY: JVP
DATE: 08/21/2024
DRAWING NO.