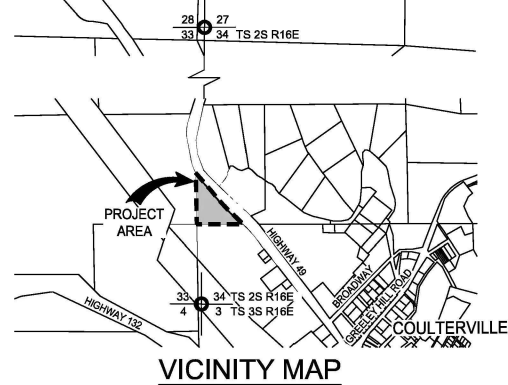
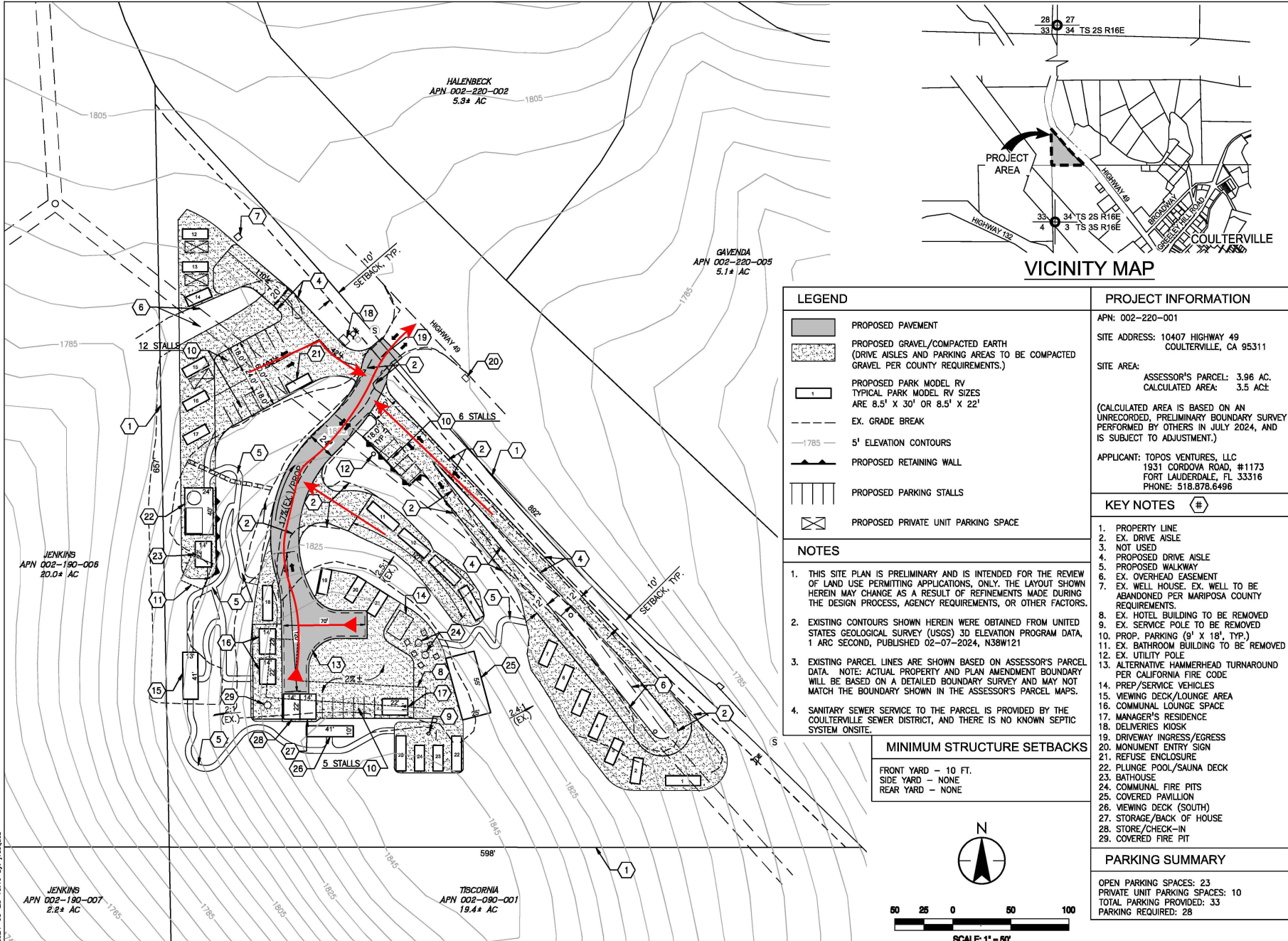
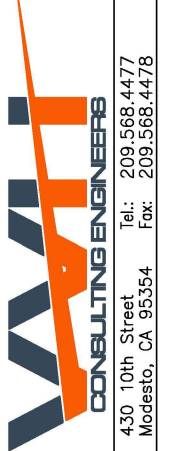
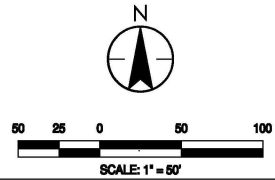


W:\18440\00\civil\weibba\2024\0828\_conditional-use-permit\title Plan\20240712\_prelim-elle-plan.dwg  
 2024-08-28 10:40 By: jrequeza



LEGEND	PROJECT INFORMATION
<ul style="list-style-type: none"> <li> PROPOSED PAVEMENT</li> <li> PROPOSED GRAVEL/COMPACTED EARTH (DRIVE AISLES AND PARKING AREAS TO BE COMPACTED GRAVEL PER COUNTY REQUIREMENTS.)</li> <li> PROPOSED PARK MODEL RV TYPICAL PARK MODEL RV SIZES ARE 8.5' X 30' OR 8.5' X 22'</li> <li> EX. GRADE BREAK</li> <li> 5' ELEVATION CONTOURS</li> <li> PROPOSED RETAINING WALL</li> <li> PROPOSED PARKING STALLS</li> <li> PROPOSED PRIVATE UNIT PARKING SPACE</li> </ul>	<p>APN: 002-220-001</p> <p>SITE ADDRESS: 10407 HIGHWAY 49 COULTERVILLE, CA 95311</p> <p>SITE AREA: ASSESSOR'S PARCEL: 3.96 AC. CALCULATED AREA: 3.5 AC.</p> <p>(CALCULATED AREA IS BASED ON AN UNRECORDED, PRELIMINARY BOUNDARY SURVEY PERFORMED BY OTHERS IN JULY 2024, AND IS SUBJECT TO ADJUSTMENT.)</p> <p>APPLICANT: TOPOS VENTURES, LLC 1931 CORDOVA ROAD, #1173 FORT LAUDERDALE, FL 33316 PHONE: 518.878.6496</p>
NOTES	KEY NOTES (#)
<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. EXISTING CONTOURS SHOWN HEREIN WERE OBTAINED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 3D ELEVATION PROGRAM DATA, 1 ARC SECOND, PUBLISHED 02-07-2024, N38W121</li> <li>3. 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.</li> <li>4. SANITARY SEWER SERVICE TO THE PARCEL IS PROVIDED BY THE COULTERVILLE SEWER DISTRICT, AND THERE IS NO KNOWN SEPTIC SYSTEM ONSITE.</li> </ol>	<ol style="list-style-type: none"> <li>1. PROPERTY LINE</li> <li>2. EX. DRIVE AISLE</li> <li>3. NOT USED</li> <li>4. PROPOSED DRIVE AISLE</li> <li>5. PROPOSED WALKWAY</li> <li>6. EX. OVERHEAD EASEMENT</li> <li>7. EX. WELL HOUSE. EX. WELL TO BE ABANDONED PER MARIPOSA COUNTY REQUIREMENTS.</li> <li>8. EX. HOTEL BUILDING TO BE REMOVED</li> <li>9. EX. SERVICE POLE TO BE REMOVED</li> <li>10. PROP. PARKING (9' X 18', TYP.)</li> <li>11. EX. BATHROOM BUILDING TO BE REMOVED</li> <li>12. EX. UTILITY POLE</li> <li>13. ALTERNATIVE HAMMERHEAD TURNAROUND PER CALIFORNIA FIRE CODE</li> <li>14. PREP/SERVICE VEHICLES</li> <li>15. VIEWING DECK/LOUNGE AREA</li> <li>16. COMMUNAL LOUNGE SPACE</li> <li>17. MANAGER'S RESIDENCE</li> <li>18. DELIVERIES KIOSK</li> <li>19. DRIVEWAY INGRESS/EGRESS</li> <li>20. MONUMENT ENTRY SIGN</li> <li>21. REFUSE ENCLOSURE</li> <li>22. PLUNGE POOL/SAUNA DECK</li> <li>23. BATHHOUSE</li> <li>24. COMMUNAL FIRE PITS</li> <li>25. COVERED PAVILLION</li> <li>26. VIEWING DECK (SOUTH)</li> <li>27. STORAGE/BACK OF HOUSE</li> <li>28. STORE/CHECK-IN</li> <li>29. COVERED FIRE PIT</li> </ol>
<p><b>MINIMUM STRUCTURE SETBACKS</b></p> <p>FRONT YARD - 10 FT. SIDE YARD - NONE REAR YARD - NONE</p>	<p><b>PARKING SUMMARY</b></p> <p>OPEN PARKING SPACES: 23 PRIVATE UNIT PARKING SPACES: 10 TOTAL PARKING PROVIDED: 33 PARKING REQUIRED: 28</p>



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.