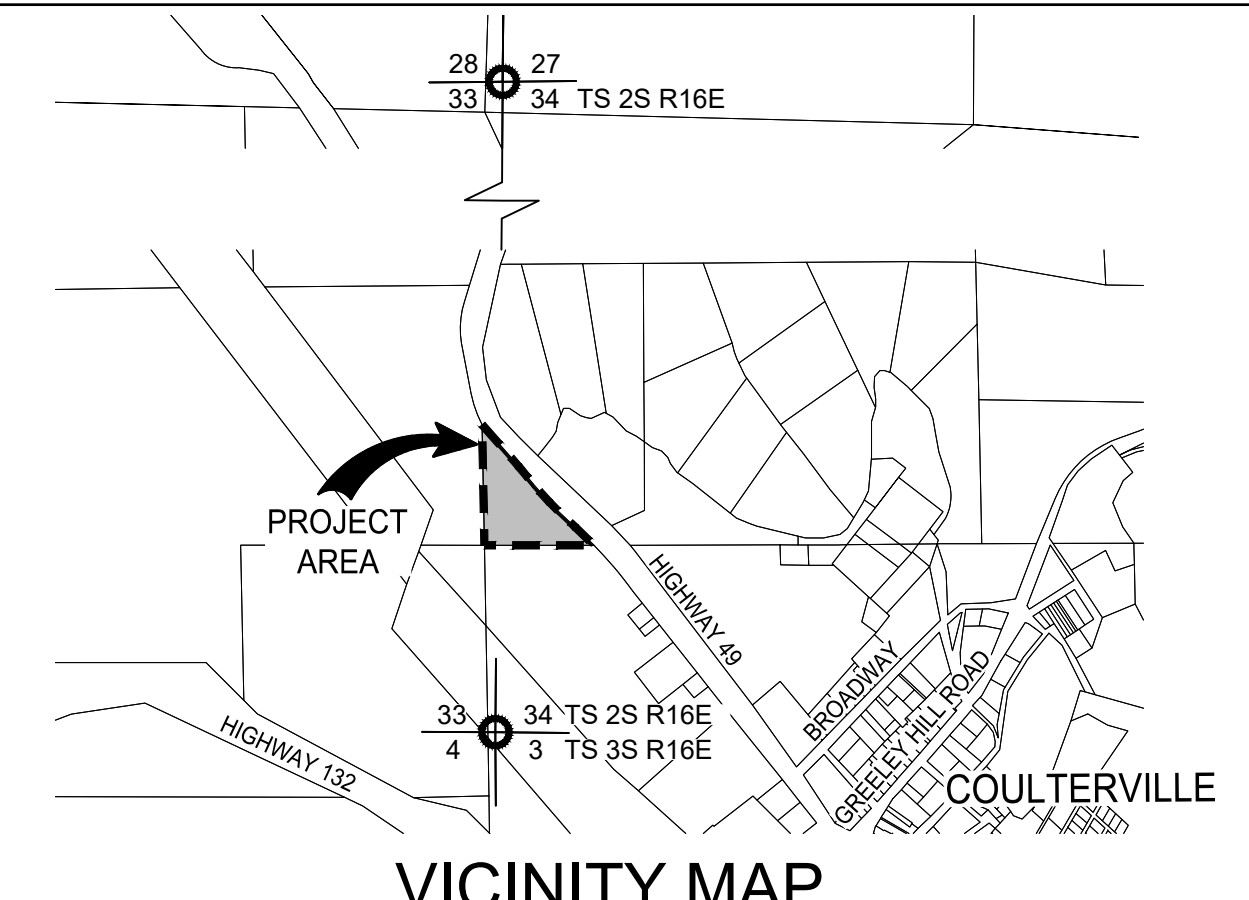
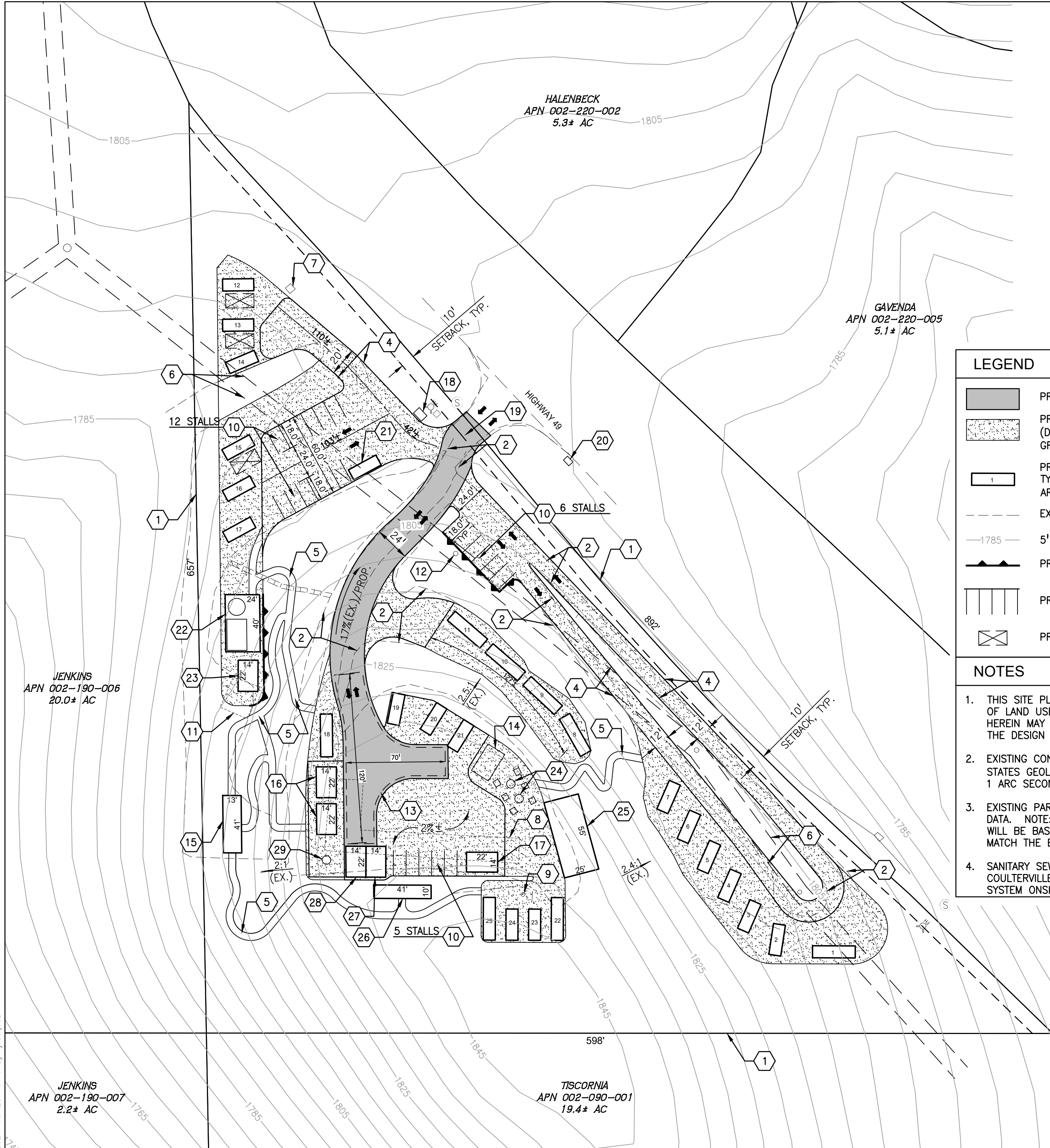
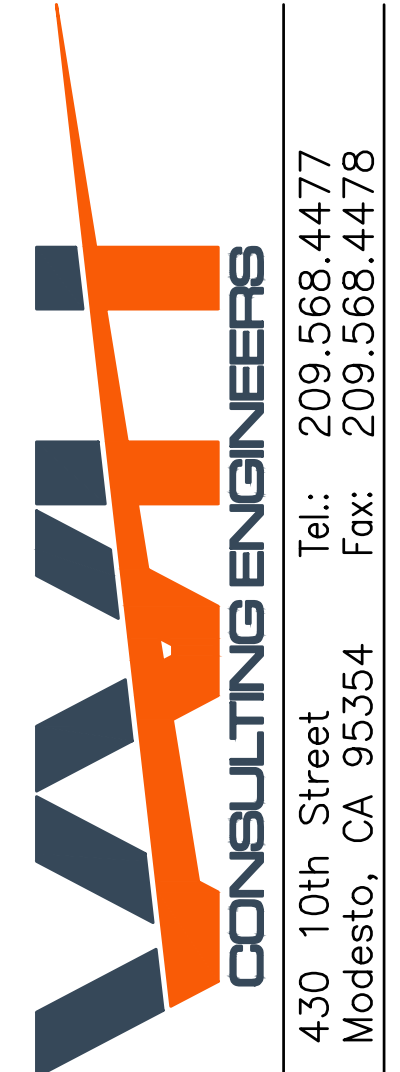
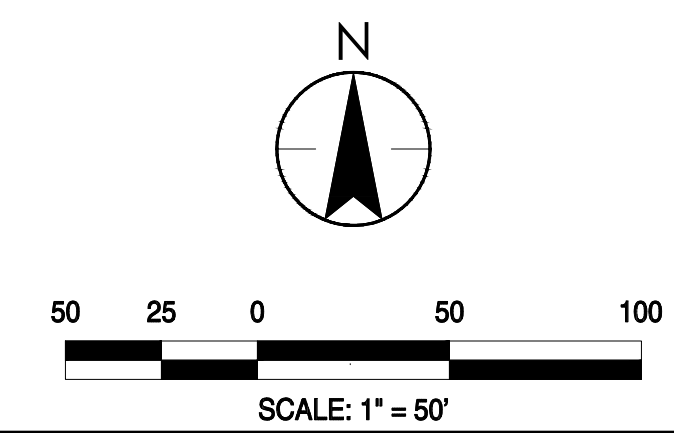


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 2024-08-28 15:40 By: jvasquez



VICINITY MAP

LEGEND	PROJECT INFORMATION
<ul style="list-style-type: none"> 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 	<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>
<p>NOTES</p> <ol style="list-style-type: none"> 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. 	<p>KEY NOTES #</p> <ol style="list-style-type: none"> 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
<p>MINIMUM STRUCTURE SETBACKS</p> <p>FRONT YARD - 10 FT. SIDE YARD - NONE REAR YARD - NONE</p>	<p>PARKING SUMMARY</p> <p>OPEN PARKING SPACES: 23 PRIVATE UNIT PARKING SPACES: 10 TOTAL PARKING PROVIDED: 33 PARKING REQUIRED: 28</p>

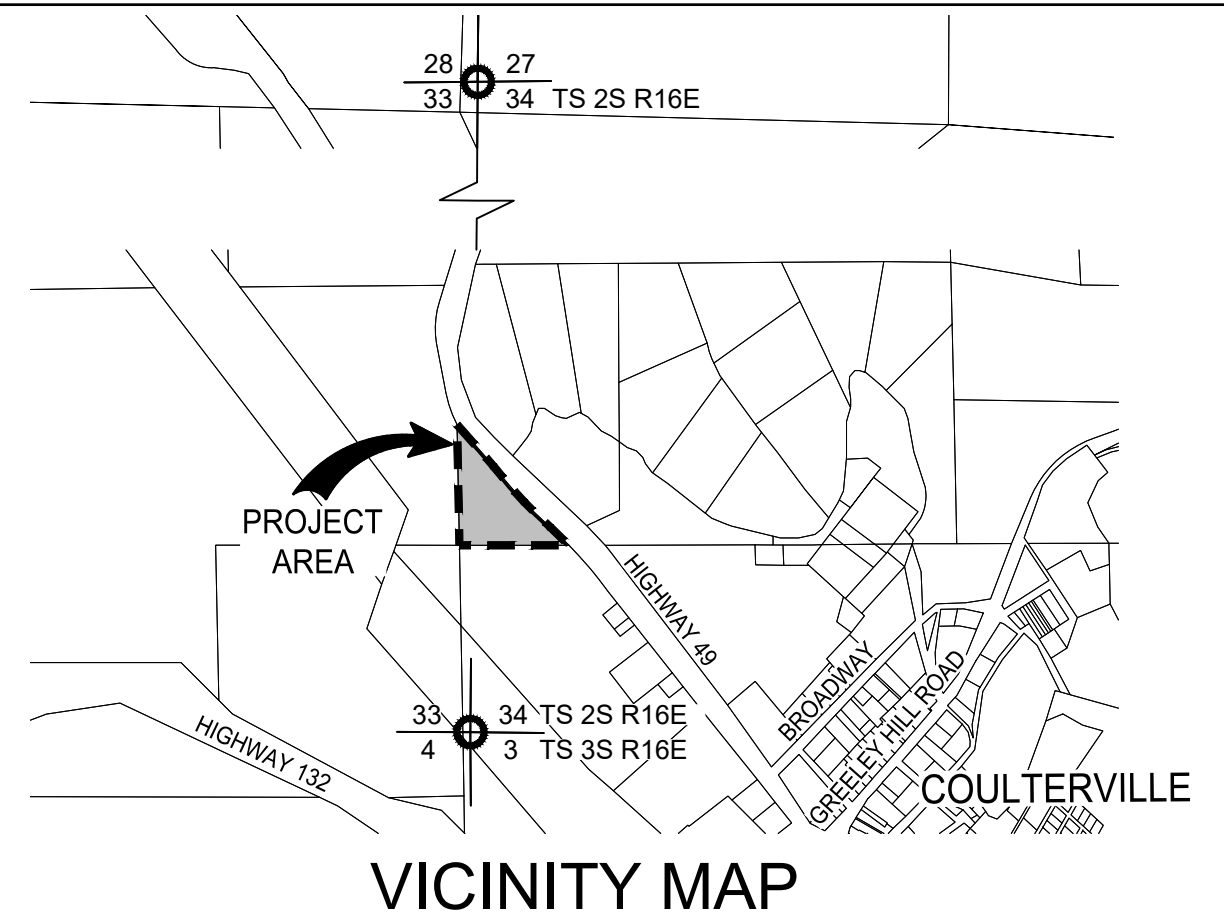
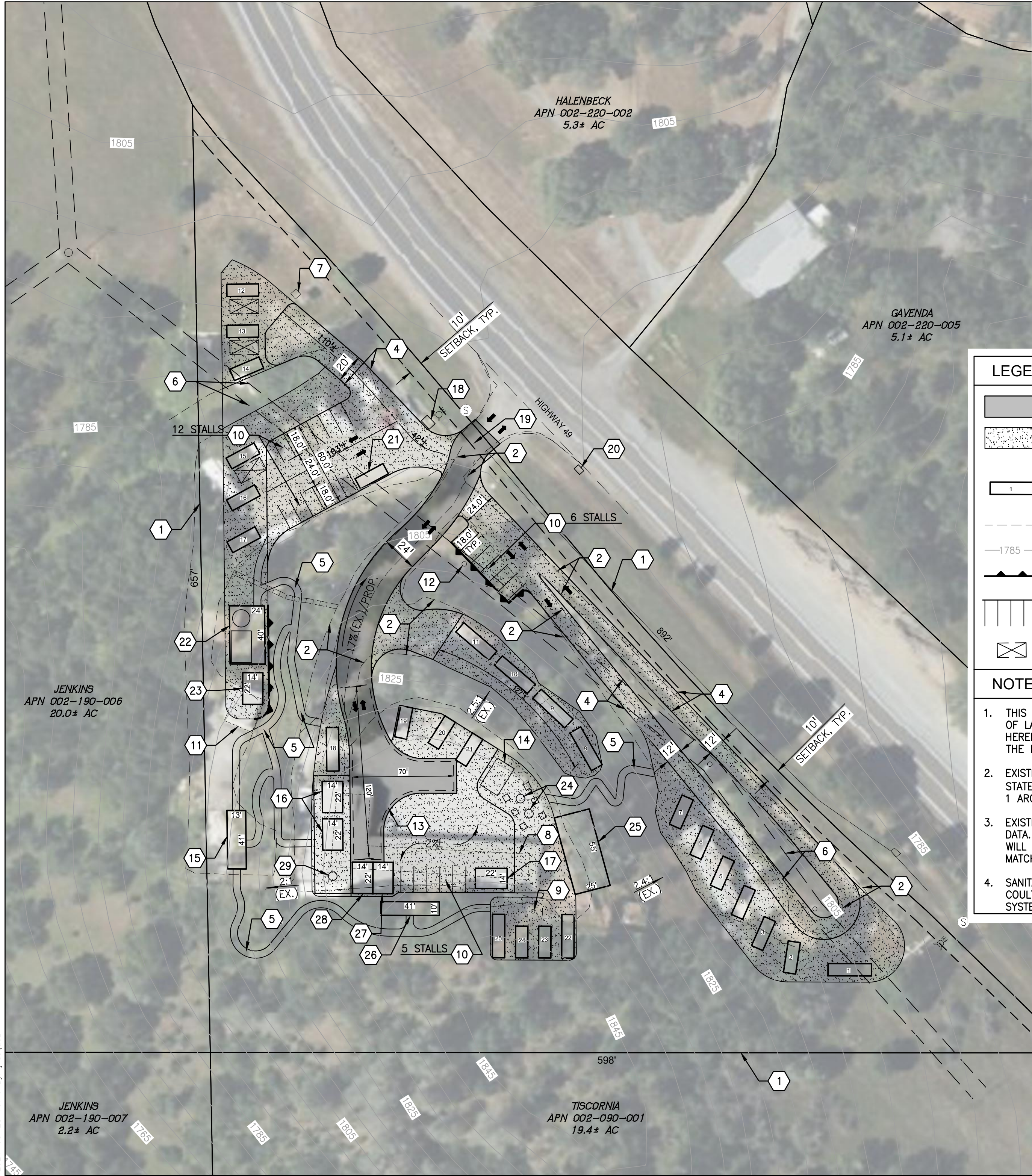


TOPOS VENTURES, LLC.
OFFSITE AT YOSEMITE
COULTERVILLE, CALIFORNIA
CONDITIONAL USE PERMIT SITE PLAN

PROJECT #: 1284-0100
 DRAWN BY: JVP
 DATE: 08/21/2024
 DRAWING NO. **1** OF **1**

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

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 2024-08-28 15:40 By: jvasquez



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
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	PROPOSED PRIVATE UNIT PARKING SPACE

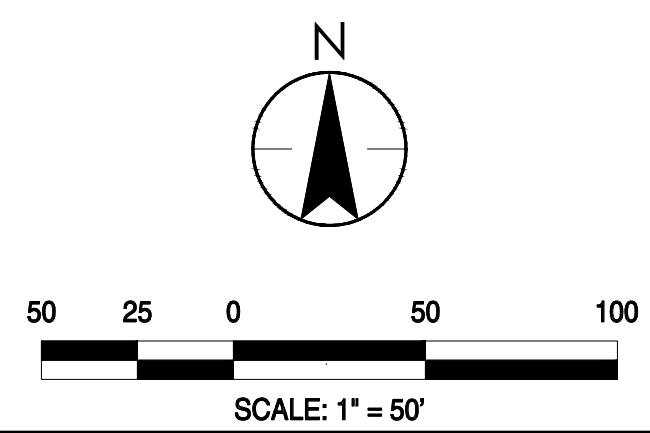
PROJECT INFORMATION	
APN:	002-220-001
SITE ADDRESS:	10407 HIGHWAY 49 COULTERVILLE, CA 95311
SITE AREA:	ASSESSOR'S PARCEL: 3.96 AC. CALCULATED AREA: 3.5 AC±
(CALCULATED AREA IS BASED ON AN UNRECORDED, PRELIMINARY BOUNDARY SURVEY PERFORMED BY OTHERS IN JULY 2024, AND IS SUBJECT TO ADJUSTMENT.)	
APPLICANT:	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.
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 - SANITARY SEWER SERVICE TO THE PARCEL IS PROVIDED BY THE COULTERVILLE SEWER DISTRICT, AND THERE IS NO KNOWN SEPTIC SYSTEM ONSITE.

- 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

MINIMUM STRUCTURE SETBACKS

FRONT YARD	- 10 FT.
SIDE YARD	- NONE
REAR YARD	- NONE



PARKING SUMMARY

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

TOPOS VENTURES, LLC.
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CONDITIONAL USE PERMIT SITE PLAN