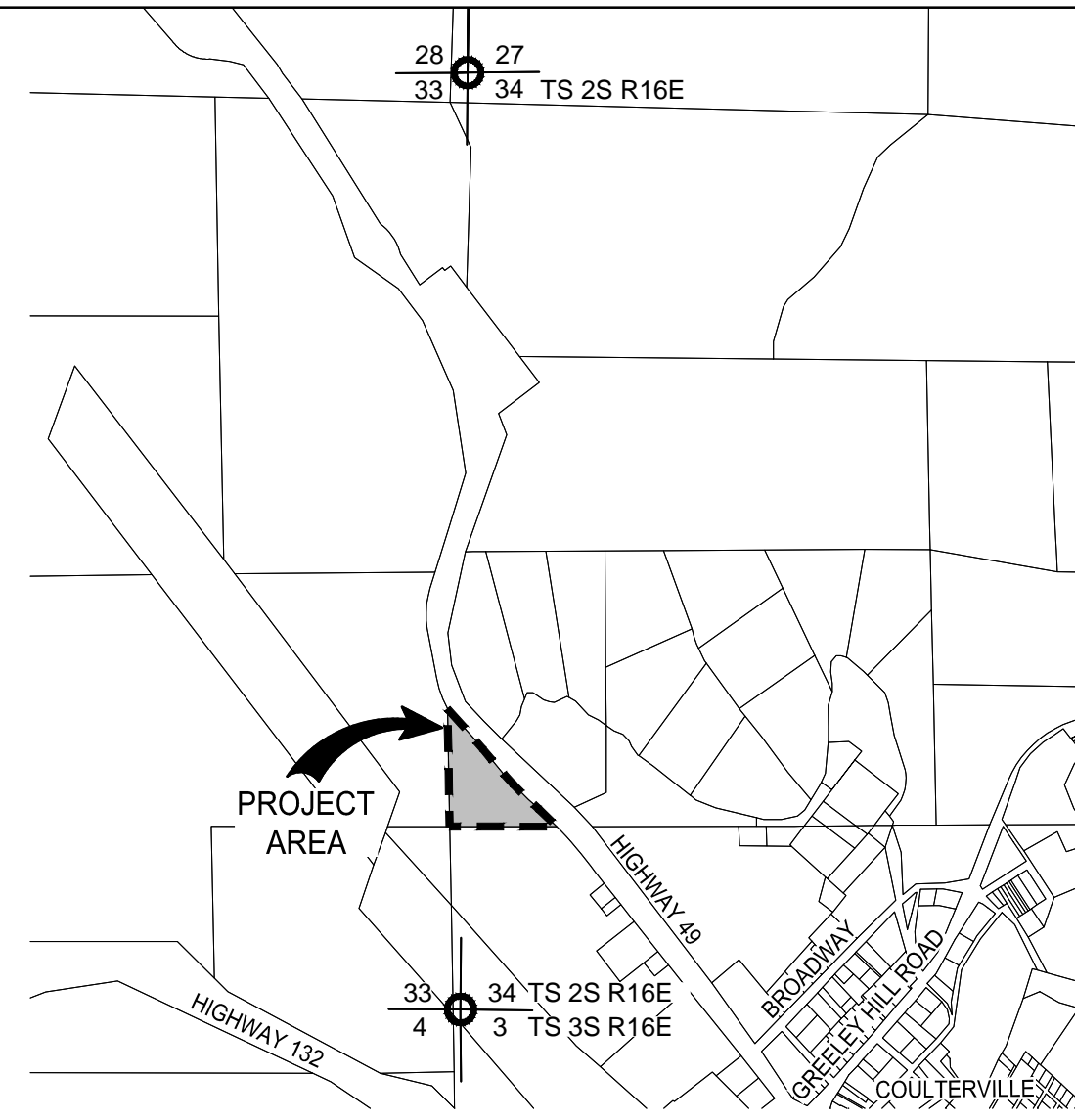
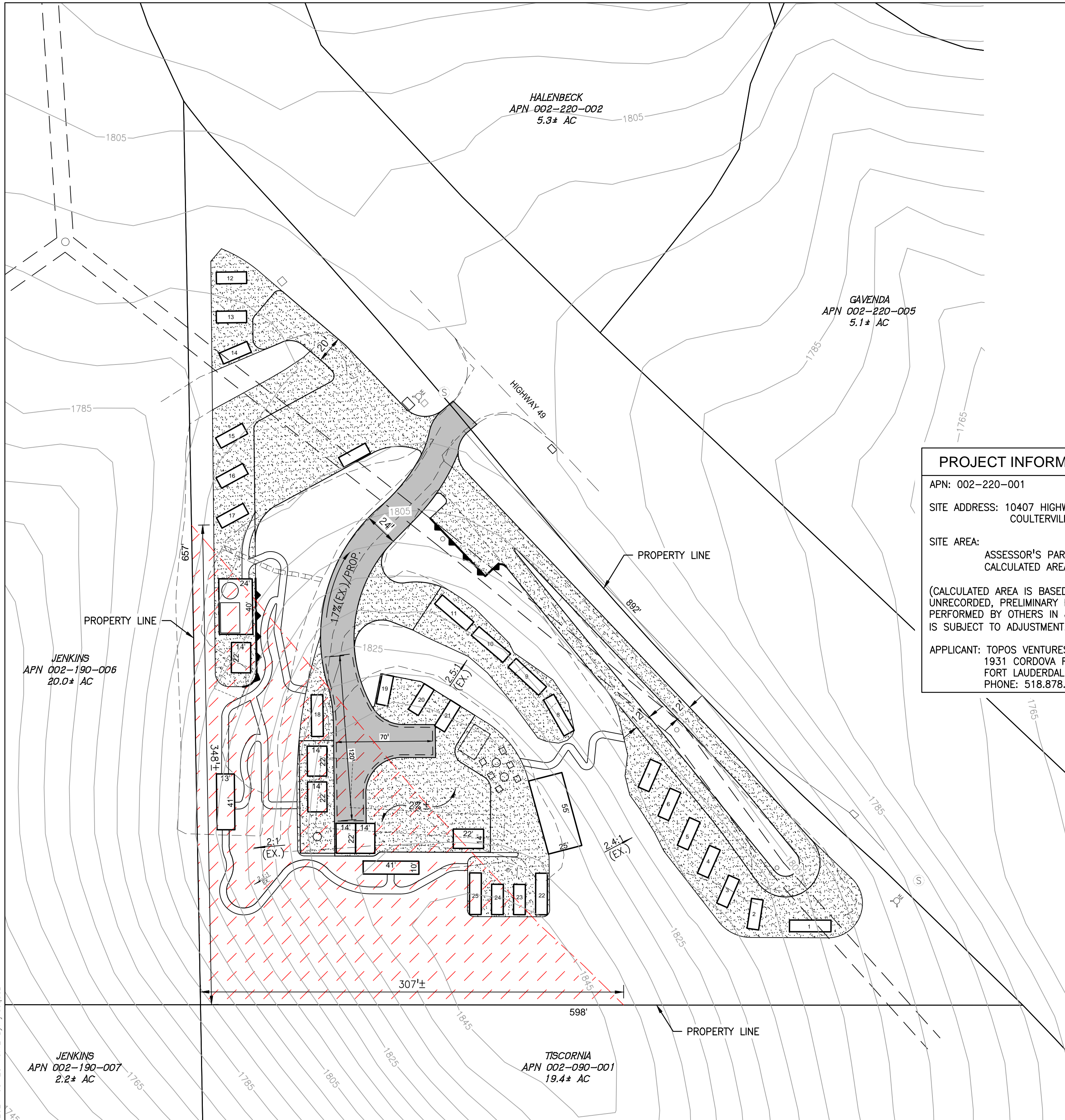
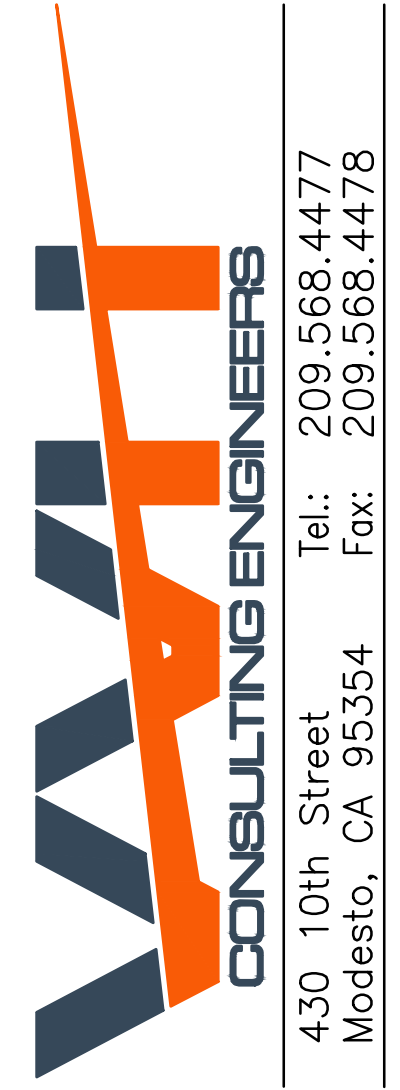
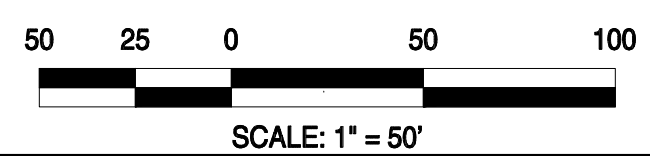
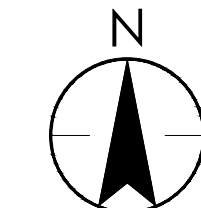


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 2024-08-28 15:42 By: jvasquez



VICINITY MAP

PROJECT INFORMATION	LEGEND
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	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 -1785- 5' ELEVATION CONTOURS AREA OF ZONING RECLASSIFICATION FROM SINGLE-FAMILY RESIDENTIAL (SFR) 2.5 TO HIGHWAY SERVICE COMMERCIAL (HSC): TOTAL 1.18± AC. NOTE: AREA SHOWN IS BASED ON DIGITIZED SCALING OF EXISTING ZONING MAPS. NO INFORMATION IS CURRENTLY AVAILABLE OF EXACT BOUNDARIES OF EXISTING ZONING CLASSIFICATIONS.
<b>NOTES</b>	
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. 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 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. 4. SANITARY SEWER SERVICE TO THE PARCEL IS PROVIDED BY THE COULTERVILLE SEWER DISTRICT, AND THERE IS NO KNOWN SEPTIC SYSTEM ONSITE.	



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

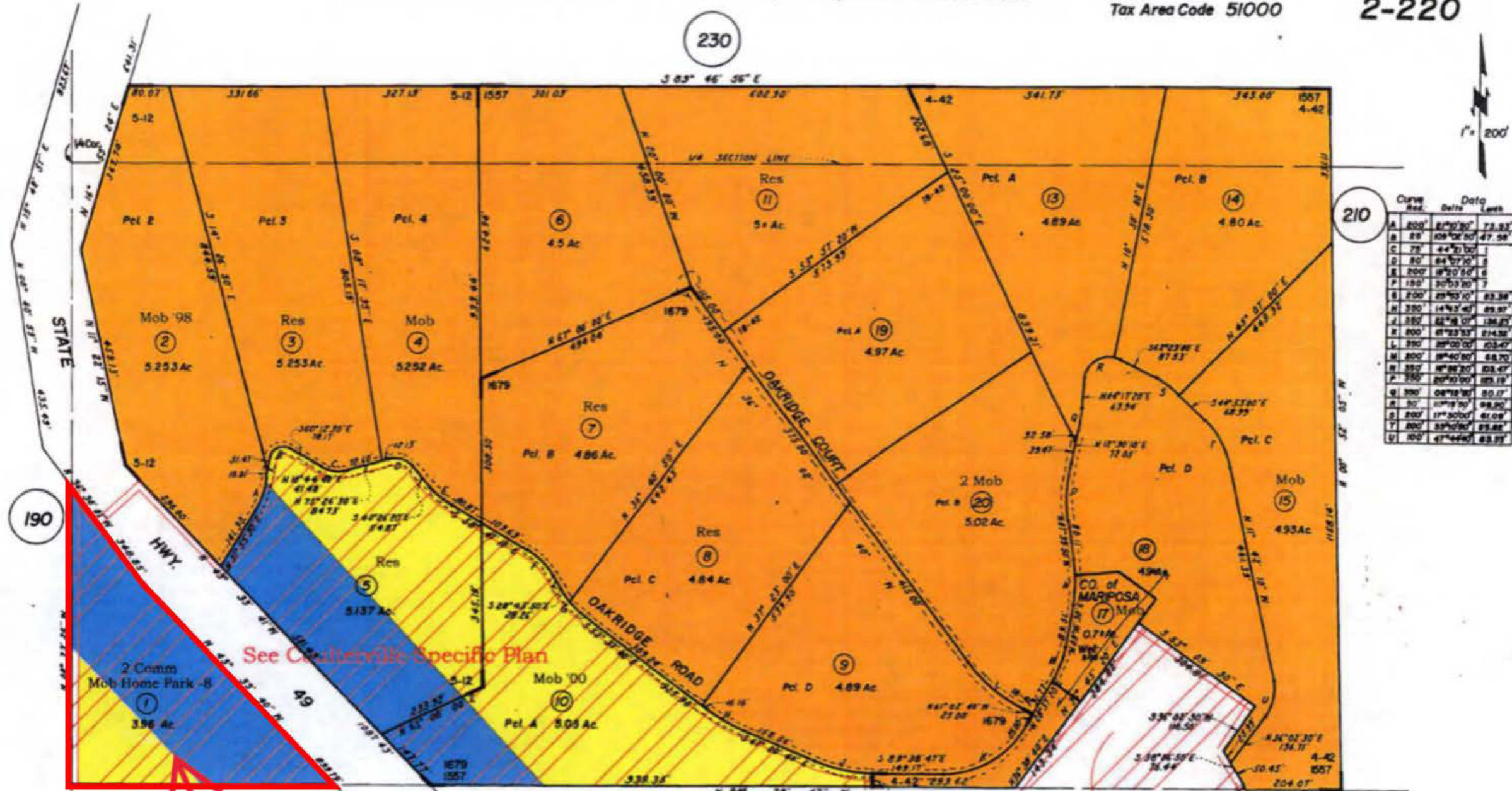
**TOPOS VENTURES, LLC.  
 OFFSITE AT YOSEMITE  
 COULTERVILLE, CALIFORNIA  
 GENERAL PLAN AMENDMENT**

PROJECT #: 1284-0100  
 DRAWN BY: JVP  
 DATE: 08/28/2024  
 DRAWING NO.

POR. SW 1/4 & POR. NW 1/4 SECTION 34, T.2S., R.16E. M.D.B. & M.

Tax Area Code 51000

2-220



Curve	Rad.	Delta	Data	Length
A	200'	80°00'00"	73.83'	
B	25'	109°02'00"	47.58'	
C	75'	44°30'00"		
D	80'	84°00'00"		
E	200'	10°00'00"	6'	
F	100'	30°00'00"	7'	
G	200'	25°00'00"	23.34'	
H	250'	14°00'00"	29.87'	
I	250'	22°00'00"	34.27'	
J	200'	25°00'00"	23.34'	
K	200'	25°00'00"	23.34'	
L	250'	25°00'00"	23.34'	
M	200'	25°00'00"	23.34'	
N	250'	25°00'00"	23.34'	
O	250'	25°00'00"	23.34'	
P	250'	25°00'00"	23.34'	
Q	200'	25°00'00"	23.34'	
R	200'	25°00'00"	23.34'	
S	200'	25°00'00"	23.34'	
T	200'	25°00'00"	23.34'	
U	200'	25°00'00"	23.34'	

1399 X-MPA-49-4-13  
 1557 R.S. Ptn. W1/2 Sec. 34  
 1679 R.S. Ptn. W1/2 Sec. 34  
 4-42 P.M. Ptn. Sec. 34  
 5-12 P.M. T.C. Fairfield et al  
 18-42

- Coulterville TPA (Specific Plan)
- Cltv High. Serv. Comm.
- Cltv SFR 2 1/2 ac.
- Mountain Home

ASSASSOR'S PLATS ARE FOR GENERAL PROPERTY LOCATION AND TAX PURPOSES ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

NOTE- Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

\*\*\*All Parcels in TPA are DRO\*\*\*

See Coulterville Specific Plan

Assessor's Map Bk. 2 - Pg. 220  
 County of Mariposa, Calif.  
 1989

Subject split zone parcel