

PARKING LAYOUT

UPDATE 03/02/20

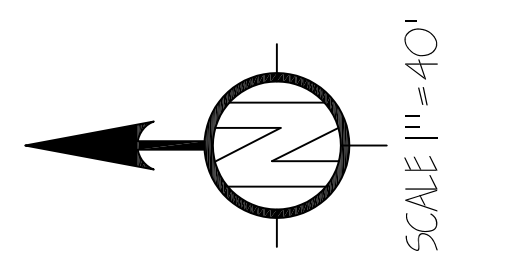
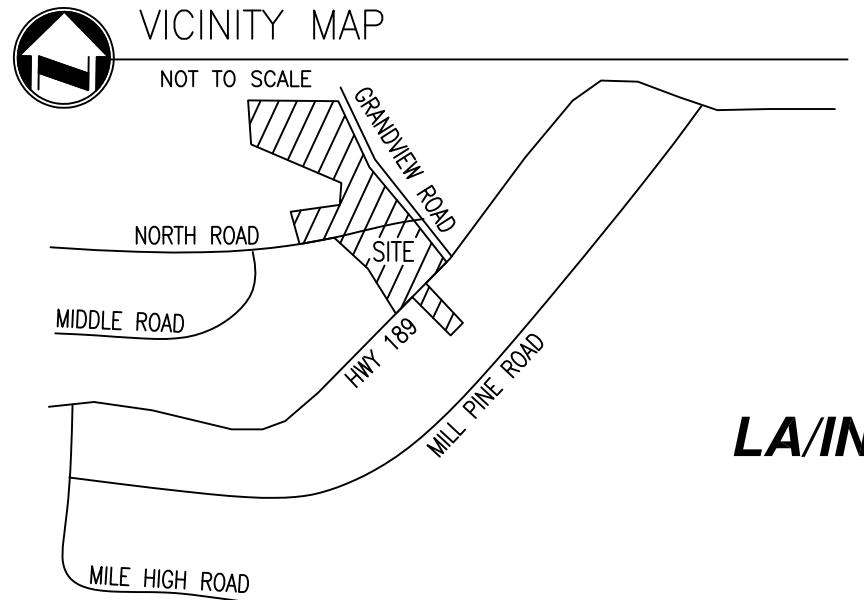
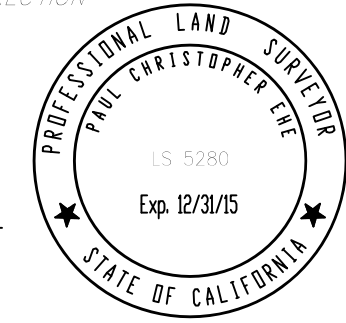
TOPOGRAPHIC SURVEY
 CLIENT: ARROWHEAD PINE ROSE CABINS
 ADDRESS: P.O. BOX 1090
 TWIN PEAKS, CA 92391
 PHONE: (909) 337-4098

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SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY DIRECTION IN JANUARY OF 2014

Paul Christopher Eye
 DATE: PAUL CHRISTOPHER EYE
 L.S. 5280



SURVEYOR'S NOTES

• ALL EXISTING UTILITY LOCATIONS SHOWN ON THIS MAP ARE BASED ON FIELD SURVEY DATA AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITY LOCATIONS SHOWN ON THIS MAP AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.

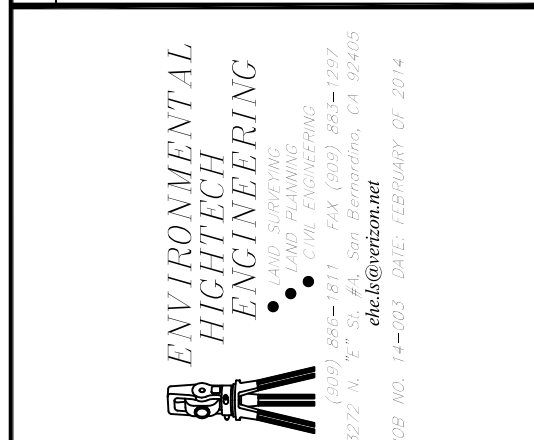
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LEGAL DESCRIPTION

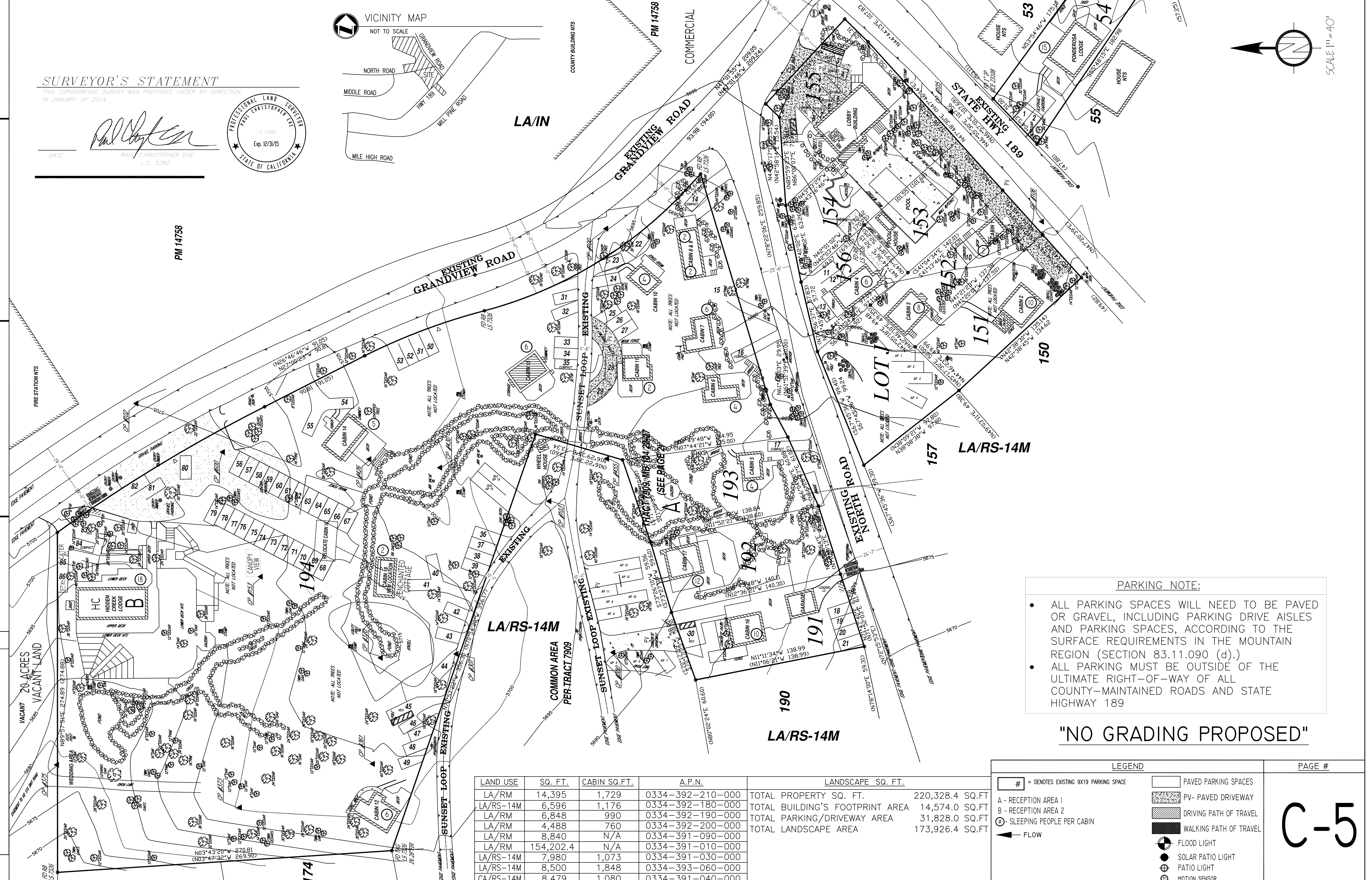
SECTION 14, T4S, R10E, S14M, COUNTY OF SAN DIEGO, CALIFORNIA

ACRES 20.0000

ENVIRONMENTAL HIGHTECH ENGINEERING



- CABIN LISTING**
1. PINE ROSE
 2. WINTER SKI CHALET
 3. SMOKEY BEAR RANGER
 4. INDIAN OUTPOST
 5. LITTLE HOUSE
 6. BLUE JAY
 7. SUN FLOWER
 8. WILD ROSE
 9. EAGLE'S NEST
 10. SUGAR PINE COTTAGE
 11. RUSTIC ROMANCE
 12. FISHERMAN HIDEAWAY
 13. HIDDEN CREEK LODGE
 14. DEER CREEK
 15. WILD BILL'S
 16. STORYBOOK COTTAGE
 17. CEDAR CREEK
 18. ENCHANTED COTTAGE
 19. PONDEROSA LODGE



PARKING NOTE:

- ALL PARKING SPACES WILL NEED TO BE PAVED OR GRAVEL, INCLUDING PARKING DRIVE AISLES AND PARKING SPACES, ACCORDING TO THE SURFACE REQUIREMENTS IN THE MOUNTAIN REGION (SECTION 83.11.090 (d).)
- ALL PARKING MUST BE OUTSIDE OF THE ULTIMATE RIGHT-OF-WAY OF ALL COUNTY-MAINTAINED ROADS AND STATE HIGHWAY 189

"NO GRADING PROPOSED"

LEGEND

- # = DENOTES EXISTING 9X19 PARKING SPACE
- PAVED PARKING SPACES
- PV-PAVED DRIVEWAY
- DRIVING PATH OF TRAVEL
- WALKING PATH OF TRAVEL
- FLOOD LIGHT
- SOLAR PATIO LIGHT
- PATIO LIGHT
- MOTION SENSOR

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PARKING ANALYSIS

| REQUIRED PARKING | WEDDING DAY PARKING | NON-REQUIRED |
|---|--------------------------------------|----------------------------|
| CABINS 19X2 | 38 CATER & DJ PARKING AT 2 LOCATIONS | 4 AVAILABLE STREET PARKING |
| OFFICE/SECURITY | 5 PARTICIPANTS 192/4 | 48 ASSOCIATION PARKING |
| CARETAKERS | 2 FROM 9 CABINS | -18 |
| LOADING | 2 | |
| HANDICAP | 5 | |
| TOTAL REQUIRED PARKING | TOTAL WEDDING DAY REQUIRED | TOTAL NON-REQUIRED |
| 52 | 34 | 30 |
| TOTAL REQUIRED PARKING (52) + TOTAL WEDDING DAY REQUIRED (34) = 86 | | |

OCCUPANCY

| CABINS OCCUPANCY | MAX. OCCUPANCY W/ EVENTS |
|--|--|
| NON-EVENT CABINS # 1~4; 6~10; AND PONDEROSA LODGE | HIDDEN CREEK EVENT SITE 'B' 168+ CEDAR CREEK EVENT SITE 'A' 24 = TOTAL EVENT OCCUPANCY 192 |
| ** EVENT CABINS # 5; 11~18; HIDDEN CREEK (9 CABINS TOTAL) | CATER & DJ PARKING AT 2 LOCATIONS 10 OCCUPANCY NON-EVENT CABINS 58 OCCUPANCY |
| TOTAL CABINS OCCUPANCY | TOTAL MAX. RESORT OCCUPANCY |
| 124 | 292 |

UTILITIES

| Name & Telephone | Existing Y/N |
|--|--------------|
| Water ALPINE WATER PHONE: (909) 337-2845 | |
| Sewer: LACSD PHONE: (909) 336-7100 | |
| Electricity SOUTHERN CALIFORNIA EDISON PHONE: 1-800-655-4555 | |
| Gas SOUTHERN CALIFORNIA GAS PHONE: 1-800-427-2200 | |

PROJECT INFORMATION

APPLICANT: PINE ROSE PHONE NO: (909) 337-2341
 ADDRESS: 25994 CA-189 TWIN PEAKS, CA. 92391

OWNER: DAVID DUFOUR PHONE NO: (909) 337-2341
 ADDRESS: P.O. BOX 1090 TWIN PEAKS, CA. 92391

LEGAL DESC: SEE A.P.N. LEGEND

A.P.N.:
 SITE ADDRESS: 25994 CA-189 TWIN PEAKS, CA. 92391

PREPARED BY: KADTEC PHONE NO: (909) 336-6970
 ADDRESS: SUITE 'B' 26748 HIGHWAY 189 BLUE JAY, CA. 92317