

TRANSFORMER NOTE:
 LOCATION OF TRANSFORMER(S) FOR PROJECT WILL NOT BE DETERMINED UNTIL PGE PREPARES SERVICE PLANS FOR THE PROJECT. ALL TRANSFORMERS WILL BE SCREENED WITH LANDSCAPING. SEE KLA DETAIL FOR LANDSCAPE SCREENING.

SEE SHEET 2 FOR AREA OF MODIFICATIONS

MINOR MODIFICATION NOTES:

MINOR MODIFICATION IS LIMITED TO THE CLOUDED AREAS SHOWN ON SHEET 2. NO CHANGES TO PARKING, PROPOSED CLUBHOUSE, CLASS B/C SITES, BUNGALOWS OR RV STORAGE AREAS ARE PROPOSED.

PARKING PROVIDED	
CLUBHOUSE PARKING	21
CLUBHOUSE PARKING ADA	6
TENT PARKING	22
VISITOR PARKING	103
PLAY AREA	16
HORSE TRAILER PARKING	8
POOL	7
TOTAL	182

REFER TO SHEET C4 FOR TYPICAL PARKING DIMENSIONS

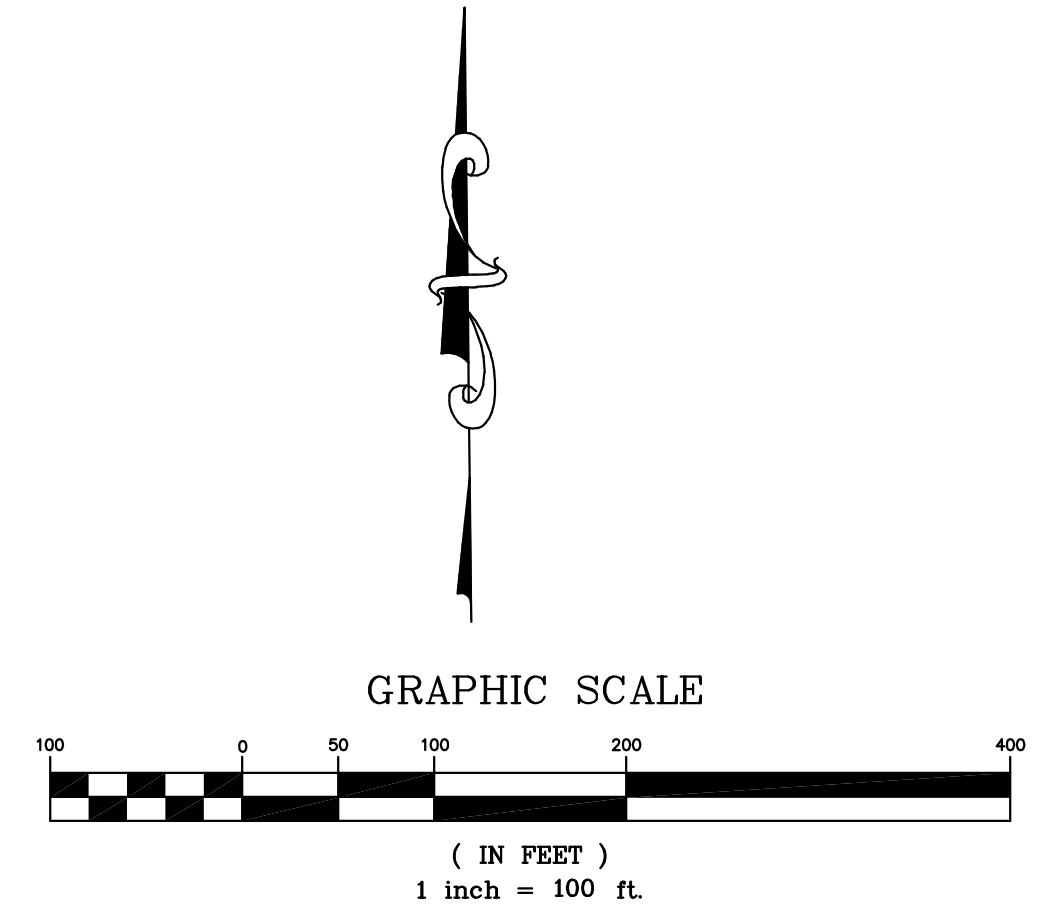
CODE ANALYSIS
EV PARKING-NON RESIDENTIAL
 PER CALIFORNIA TITLE 24, PART 11, NON RESIDENTIAL 5.106.5.3.3 EV CHARGING SPACE CALCULATION N.P. PER TABLE 5.106.5.3.3

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV
0-9	0
10-25	2
26-50	4
51-75	7
76-100	9
101-150	13
151-200	18
201 and over	10 percent of total

18 EV CHARGING SPACES PROVIDED

TOTAL PROJECT AREA
 3,949,651 SQ. FT.
 ±90.67 ACRES

SITE NOTES
 CLASS A RV SITES 107
 CLASS B/C RV SITES 52
 TOTAL RV SPACES 159
 TENT BUNGALOWS 22
 CLUBHOUSE 10,460 SQ. FT.



t h a
 triad/holmes assoc.
 civil engineering
 land surveying
 MAMMOTH LAKES
 BISHOP
 REDWOOD CITY

PREPARED & SUBMITTED BY
 REGISTERED PROFESSIONAL ENGINEER
 THOMAS A. FLATLEY
 NO. C 41036
 CIVIL
 STATE OF CALIFORNIA

DATE:

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PREPARED FOR:
 MADISON MRH-1
 FRANKLIN LLC
 GPO MADISON
 RESIDENTIAL INC
 30421 CAHWOOD ST.
 SUITE 126
 AGOURA, CA 91301

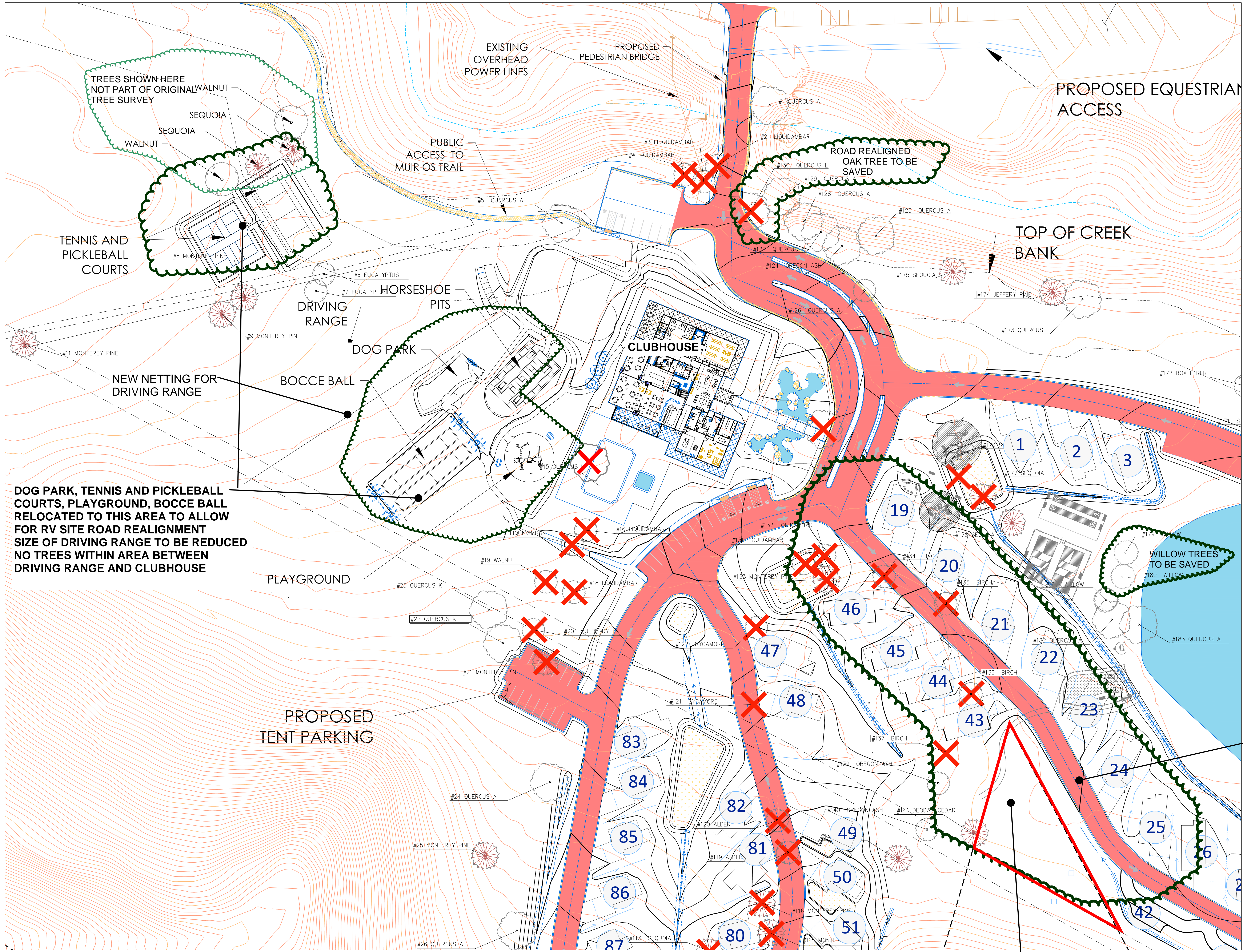
FRANKLIN CANYON RV RESORT
 OVERALL SITE PLAN
 CITY OF HERCULES, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

DATE 9/25/23
 SCALE AS NOTED
 DRAWN MYP/SS/JS
 JOB NO. 09.1837
 DWG. 3
 SHEETS 3

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REVISIONS:	BY:

FRANKLIN CANYON RV RESORT
 AREA OF MINOR MODIFICATION
 CITY OF HERCULES, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

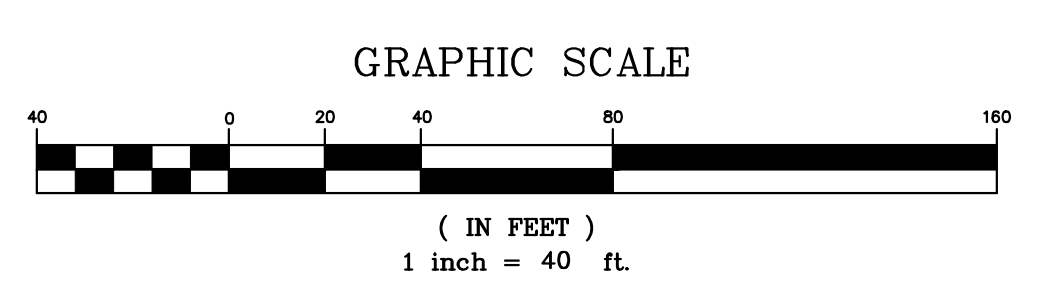


DOG PARK, TENNIS AND PICKLEBALL COURTS, PLAYGROUND, BOCCE BALL RELOCATED TO THIS AREA TO ALLOW FOR RV SITE ROAD REALIGNMENT
 SIZE OF DRIVING RANGE TO BE REDUCED
 NO TREES WITHIN AREA BETWEEN DRIVING RANGE AND CLUBHOUSE

ROAD AND RV SITE REALIGNMENT NEEDED TO AVOID JMLT LAND NO LONGER TO BE EXCHANGED THROUGH LOT LINE ADJUSTMENT

PORTION OF JOHN MUIR LAND TRUST PROPERTY PROPOSED TO BE EXCHANGED AS PART OF LOT LINE ADJUSTMENT TO REMAIN JOHN MUIR LAND TRUST LAND (PORTION OF APN 362-020-022)

✗ DENOTES TREE SHOWN TO BE REMOVED IN ORIGINAL TREE REMOVAL PLAN
 NOTE: NO ADDITIONAL TREES TO BE REMOVED WITH MINOR MODIFICATION. OAK TREE SHOWN TO BE REMOVED AT ENTRY DRIVE ON TREE REMOVAL PLAN WILL NOT BE REMOVED



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