

SITE INFORMATION

APN: 001-231-01
 OWNER: BAKERSFIELD PARKS LP
 MR. PETE DETERDING
 ADDRESS: 815 WEST BRIDGE STREET
 YERINGTON, NV 89447
 AREA: 14.92 ACRES (RS 461644)
 ZONING: C-1 - COMMERCIAL
 LAND USE: MANUFACTURED HOME PARK
 (10 OR MORE UNITS)

SITE DEVELOPMENT CALCULATIONS

EXISTING PARK ANALYSIS

TOTAL SITE/PARCEL AREA = 14.92 ACRES
 EXISTING PARK DEVELOPED AREA = 11.30 ACRES

EXISTING STALLS USES:

LOTS 1 - 36: MANUFACTURED HOMES
 LOTS 37 (A - L): RV STALLS
 LOT 38: STORAGE
 LOTS 39 - 40: MINI STORAGE UNITS
 LOTS 41 - 62: MANUFACTURED HOMES
 LOTS M - Y: RV STALLS
 OPEN SPACE / COMMON USE AREA: 0.40 ACRES
 LAUNDRY BUILDING: 0.16 ACRES

PROPOSED EXPANSION ANALYSIS

PROPOSED EXPANSION AREA = 3.62 ACRES
 DENSITY ALLOWED = 25 RV STALLS PER GROSS ACRE
 3.62 ACRES X 25 STALLS = 90 STALLS ALLOWED

35 STALLS PROPOSED, THEREFORE OKAY (35 < 90)

MINIMUM ALLOWABLE NET SITE AREA PER RV SPACE
 = 1,000 S.F. REQUIRED; 1,360 S.F. PROVIDED
 (MINIMUM); THEREFORE OKAY

MINIMUM SETBACK OF RV SPACE TO PUBLIC STREET LINE
 = 10' MINIMUM; NO PUBLIC STREET LINES;
 PRIVATE STREETS; THEREFORE OKAY

MINIMUM SETBACK FROM THE EXTERIOR BOUNDARY LINE FOR
 ANY BUILDING OR RV = 10' MINIMUM
 10' MINIMUM PROVIDED; THEREFORE OKAY

MINIMUM VEHICLE PARKING SPACE = 10' MINIMUM WIDTH
 15' MINIMUM PROVIDED; THEREFORE OKAY

RECREATION AREA/OPEN SPACE REQUIRED = 5% OF GROSS
 PARK AREA (157,687 S.F. X 5% = 7,884 S.F. REQUIRED)
 8,228 S.F. REC AREA/OPEN SPACE PROVIDED;
 THEREFORE OKAY (8,228 S.F. > 7,884 S.F.)

ACCESSORY BUILDING (RESTROOMS/SHOWERS) REQUIRED
 WITHIN 500' OF ALL RV STALLS
 390' MAXIMUM PROVIDED; THEREFORE OKAY

50% OF RV SPACES SHALL BE PROVIDED WITH INDIVIDUAL
 SEWER CONNECTIONS
 100% PROVIDED; THEREFORE OKAY

EACH RV PARK SHALL BE FENCED WITH A SCREENING FENCE
 NOT MORE THAN 6' NOR LESS THAN 4' IN HEIGHT AROUND
 THE ENTIRE PARK BOUNDARY
 6' HIGH SCREENING FENCE PROPOSED

INTERNAL STREETS MINIMUM PAVED WIDTH = 20'
 32' MINIMUM PAVED WIDTH PROVIDED; THEREFORE OKAY

ALL STREETS SHALL BE LIGHTED AT NIGHT WITH AT LEAST
 THE EQUIVALENT OF A 50 WATT LAMP FOR EACH 100 LINEAR
 FEET OF STREET
 STREET LIGHTS PROVIDED EVERY 100 LINEAL FEET

OWNER, MANAGER, OR CARETAKER REQUIRED TO RESIDE
 WITHIN THE PARK
 MANAGER RESIDES ON-SITE IN EXISTING PARK;
 THEREFORE OKAY

PROPOSED EXPANSION STALLS SUMMARY

FULL SIZE PULL THROUGH STALLS PROPOSED = 18

FULL SIZE BACK-UP STALLS PROPOSED = 17

TOTAL # STALLS PROPOSED = 35

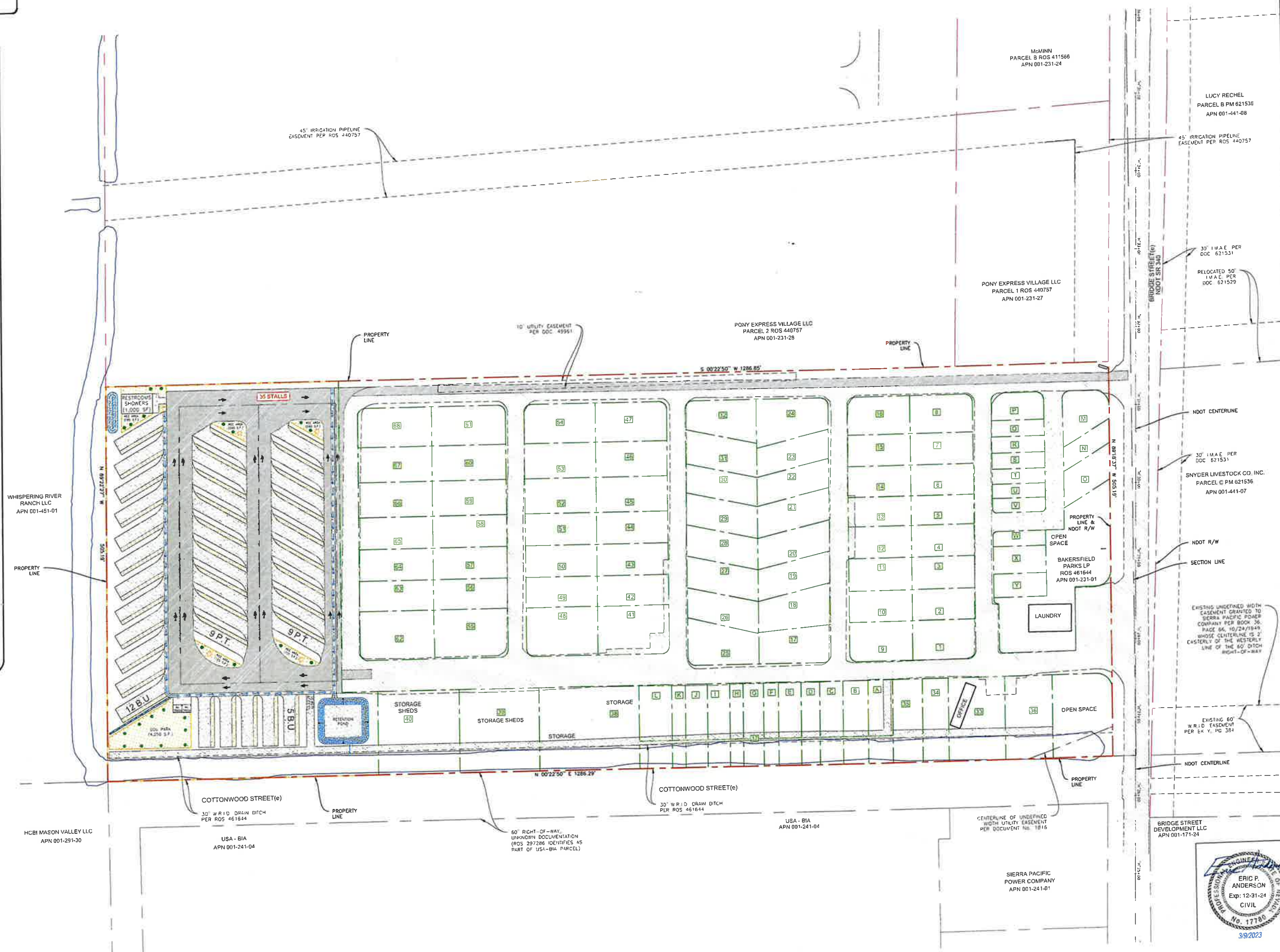
BASIS OF BEARING:

NORTH AMERICAN DATUM OF 1983 AS BASED ON
 FEDERAL BASE NETWORK/COOPERATIVE BASE
 NETWORK OBSERVATIONS IN 1984 (NAD83/84) NEVADA STATE PLANE COORDINATE
 SYSTEM, WEST ZONE AND HOLDING THE
 WASHOE COUNTY PUBLISHED LATITUDE AND
 LONGITUDE OF 38°59'31" 28758" NORTH
 AND 119° 09' 44.14588" WEST FOR REGIONAL GPS
 CORRS "YER" (WASHOE COUNTY IDENTIFIER
 LYNSH00010). A COMBINED GRID-TO-GROUND
 SCALE FACTOR OF 1.00029329 IS USED TO
 SCALE THE STATE PLANE GRID COORDINATES
 TO GROUND.

BASIS OF ELEVATION:

NORTH AMERICAN VERTICAL DATUM
 OF 1988 (NAVD88) AND HOLDING THE WASHOE
 COUNTY PUBLISHED ELLIPSOID HEIGHT
 OF 1317.903 METERS (4323.820 FEET) FOR
 REGIONAL GPS CORRS "YER" AND USING
 GEDID 99 TO DERIVE THE ORTHOMETRIC
 ELEVATION ABOVE MEAN SEA LEVEL.

0 60 120 180 240 300



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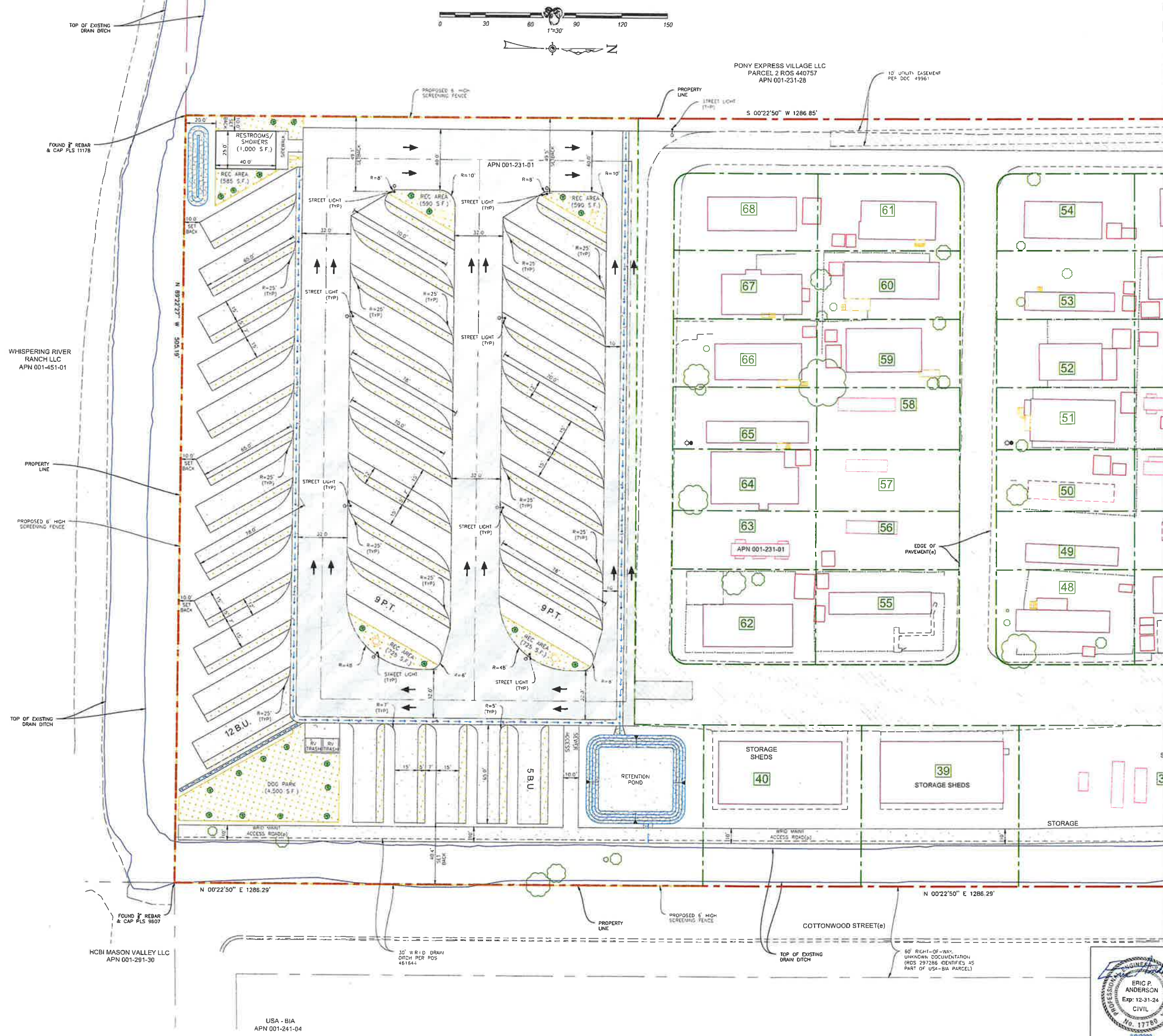
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BIGHORN
C.O.N.S.U.L.T.I.N.G.
P.O. BOX 18790, LAS VEGAS, NV 89111
OFFICE: 702.678.6000 FAX: 702.678.7111

**SPECIAL USE PERMIT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION**
SITE PLAN ~ SOUTH

NEVADA
CITY OF YERINGTON

Date: 3.9.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

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