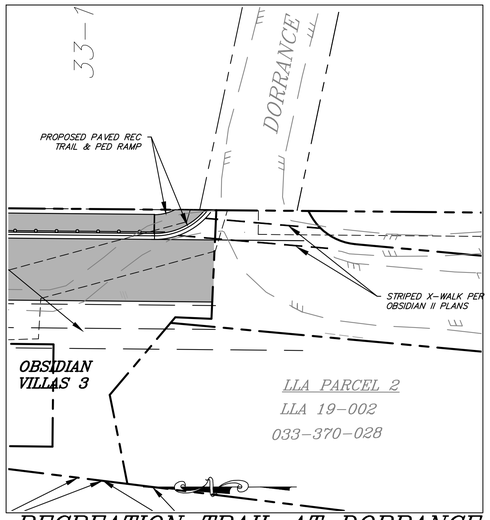
# VILLAS 3 AT OBSIDIAN

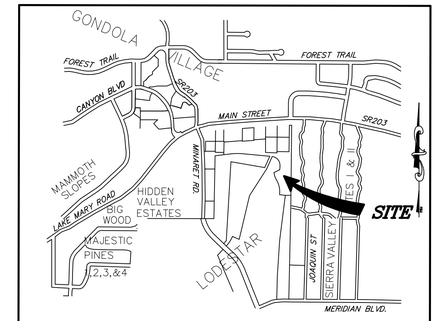
## TENTATIVE TRACT NO. 21-001

A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL NO. 1 OF
LOT LINE ADJUSTMENT NO. 19-002 AS RECORDED IN DOCUMENT NO.
2019004858 IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY,
CALIFORNIA




RECREATION TRAIL AT DORRANCE

SCALE: 1" = 30'

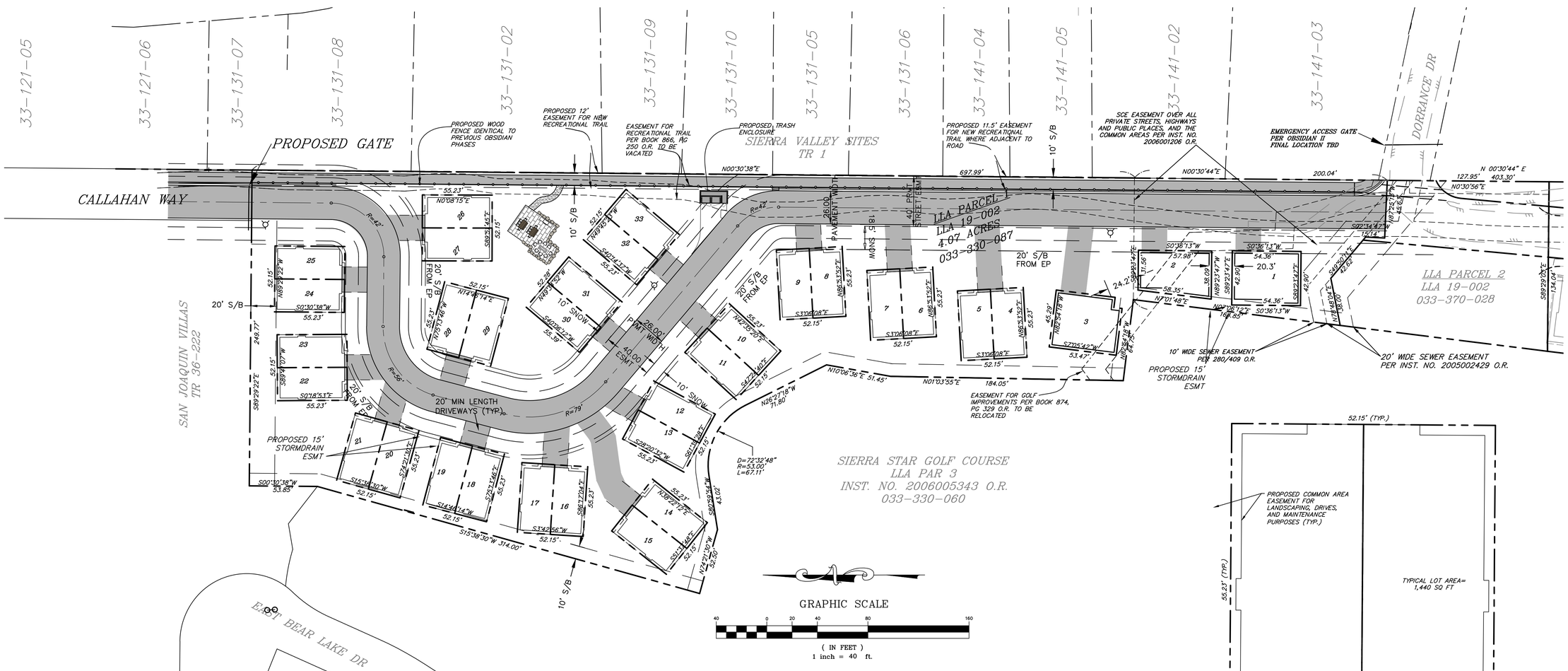



VICINITY MAP

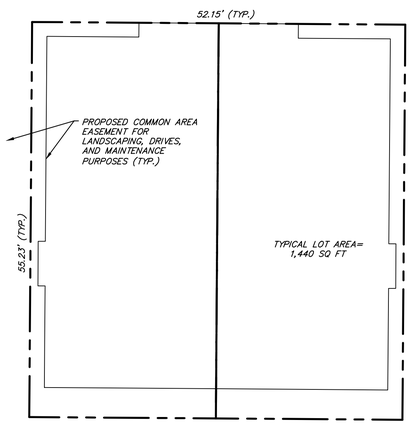
NTS

## SHEET INDEX:


TTM1 TENTATIVE TRACT MAP
TTM2 OVERALL CONCEPTUAL GRADING PLAN
TTM3 CONCEPTUAL GRADING PLAN – NORTH
TTM4 CONCEPTUAL GRADING PLAN – SOUTH
TTM5 CONCEPTUAL UNDERGROUND UTILITY PLAN
TTM6 EXISTING / PROPOSED EASEMENTS


TENTATIVE TRACT MAP




CONCEPTUAL PUD LOT

SCALE: 1" = 10'

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

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER THOMAS A PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

DATE: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PREPARED FOR:

MAMMOTH SPRINGS RESORT LLC

VILLAS 3 AT OBSIDIAN

TENTATIVE TRACT MAP 21-001

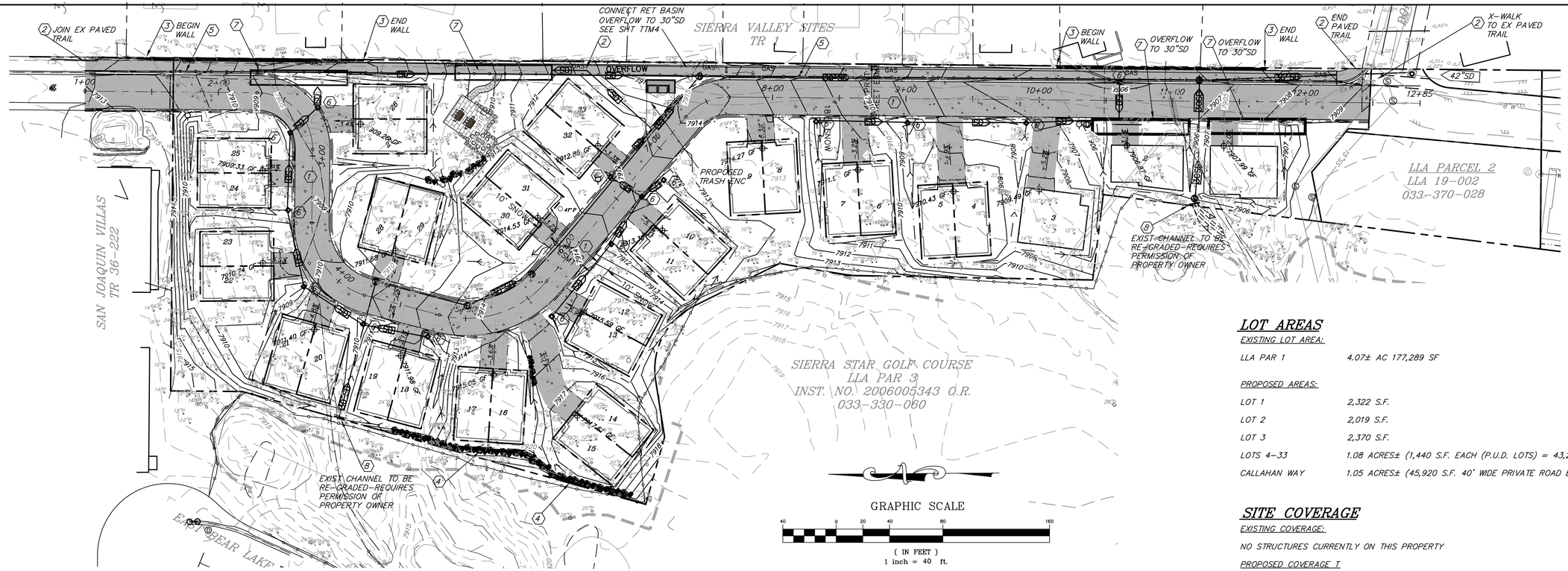
TENTATIVE TRACT MAP

| | |
|---|---|
| DATE | 01/17/22 |
| SCALE | AS SHOWN |
| DRAWN | GP |
| JOB NO. | 240.12 |
| DWG | TTM1 |

SHEET 1 OF 6

Z:\01 Mammoth\240.12 Villas 3 Obsidian\acad\240.11 grad R8.dwg Jan 24,2022 – 2:14pm, ssomers

Z:\01 Mammoth\240.12 Villas 3 Obsidian\acad\240.11 grad R8.dwg, 1/24/2022 2:13:52 PM, DWG To PDF.pc3,
1:1




## CONCEPTUAL GRADING / DRAINAGE

## PARKING SUMMARY

| UNIT NO. | NO. BDRMS/ UNIT | PROVIDED SPACES | REQ'D SPACES | SURPLUS (GUEST SPACES IN DRIVEWAY) | TOTAL GUEST SPACES REQ'D |
|---|---|---|---|---|---|
| 1 | 4 BR | 4 (2-GAR 2-DRIVEWAY) | 3 | 1 | |
| 2 | 4 BR | 4 (2-GAR 2-DRIVEWAY) | 3 | 1 | |
| 3 | 4 BR | 4 (2-GAR 2-DRIVEWAY) | 3 | 1 | |
| 4-33 | 3 BR EA | 3 EA (2-GAR 1-DRIVEWAY) | 2 EA | 30 | |
| TOTAL SPACES | | 102 | 69 | 33 | 11 |

## LEGEND

- EXISTING UTILITY POLE
- 24F — EXISTING TREE DIAMETER/TYPE TO BE REMOVED
- WV — EXISTING WATER VALVE
- 42"SD — EXISTING STORMDRAIN & DIRECTION OF FLOW
- GAS — EXISTING AMERIGAS LINE
- PROPOSED AC PAVEMENT
- PROPOSED DRAINAGE SWALE & DIRECTION OF FLOW
- SD — PROPOSED STORMDRAIN & DIRECTION OF FLOW

## DESIGN NOTES

ASSESSOR'S PARCEL NO.: 033-330-087
EXISTING DRAINAGE: SHEET FLOW EASTERLY; TWO MAJOR OFFSITE DRAINAGE CHANNELS WILL BE INTERCEPTED AND DIRECTED TO 42" STORM DRAIN IN DORRANCE DR
WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: FRONTIER COMMUNICATIONS
GAS: TO BE DETERMINED
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE: MAMMOTH DISPOSAL
EROSION CONTROL: PER SWPPP

## BOUNDARY

BEARINGS AND DISTANCES SHOWN HEREON ARE PER SAN JOAQUIN VILLAS FINAL TRACT MAP NO. 36-222, TRACT MAP BOOK 10 PAGE 100.

## UTILITY EASEMENTS

UTILITY EASEMENTS TO BE PROVIDED AS NECESSARY AND PER REQUIREMENTS OF INDIVIDUAL UTILITY COMPANIES, EITHER A DEFINED STRIP, OR NON-EXCLUSIVE GRANT OF "LOT A," OR BLANKET TYPE.

## OWNER/SUBDIVIDER

MAMMOTH SPRINGS RESORT LLC
1242 CADIZ DR
SIMI VALLEY, CA 93065
CONTACT: POORVA GARG 323-629-3569
EMAIL: poorva.garg1995@gmail.com

## PREPARED BY

TRIAD/HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546

## EARTHWORK

CUT = 2340 CU YDS
FILL = 3710 CU YDS
NET = 1370 CU YDS (FILL)

## LOT AREAS

EXISTING LOT AREA:

| | |
|---|---|
| LLA PAR 1 | 4.07± AC 177,289 SF |

PROPOSED AREAS:

| | |
|---|---|
| LOT 1 | 2,322 S.F. |
| LOT 2 | 2,019 S.F. |
| LOT 3 | 2,370 S.F. |
| LOTS 4-33 | 1.08 ACRES± (1,440 S.F. EACH (P.U.D. LOTS) = 43,200 S.F.) |
| CALLAHAN WAY | 1.05 ACRES± (45,920 S.F. 40' WIDE PRIVATE ROAD EASEMENT) |

## SITE COVERAGE

EXISTING COVERAGE:

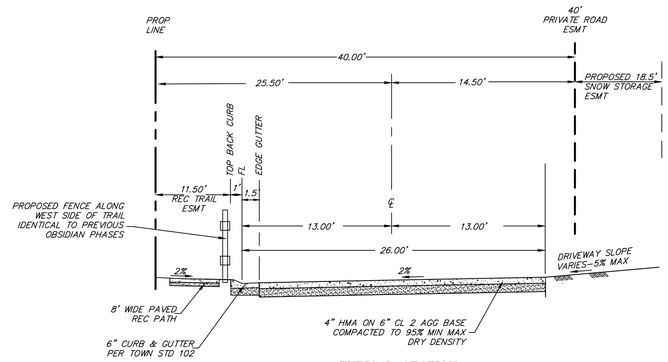
NO STRUCTURES CURRENTLY ON THIS PROPERTY

PROPOSED COVERAGE T

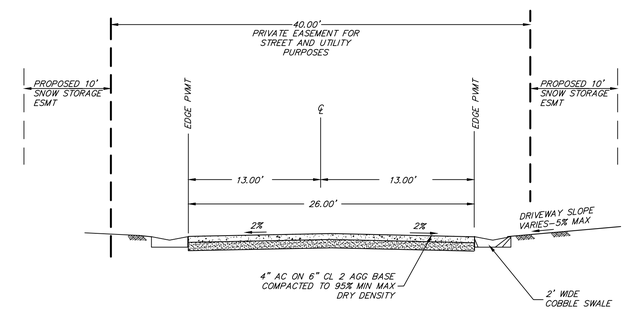
| | |
|---|---|
| LOTS 1-33 | 40,585 SF |
| ROAD PAVEMENT | 29,834 SF |
| RECREATIONAL TRAIL | 7,184 SF |
| DRIVEWAYS | 8,600 SF |
| TOTAL SITE COVERAGE | 86,203 / 177,289 = 49% (60% ALLOWED) |

## CONSTRUCTION NOTES

1. CONSTRUCT ROAD 4" HMA ON 6 CL 2 AGG BASE
2. CONSTRUCT 8' WIDE REC TRAIL 3.5" HMA ON 4" CL 2 AGG BASE
3. CONSTRUCT RETAINING WALL 6' MAX HEIGHT
4. CONSTRUCT 3.5' HIGH ROCK RETAINING WALL
5. CONSTRUCT 6" CONCRETE CURB & GUTTER
6. INSTALL 24" PRECAST DROP INLET
7. CONSTRUCT STORMWATER RETENTION BASINS w/2-42" PERF CPP TOTAL PIPE LENGTH IN 3 BASINS = 570 LF
8. CONSTRUCT CONCRETE HEADWALL DRAINAGE INLET




TYPICAL SECTION
CALLAHAN WAY EXTENSION
N.T.S.




TYPICAL SECTION
INTERIOR LOOP RD
N.T.S.

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PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA
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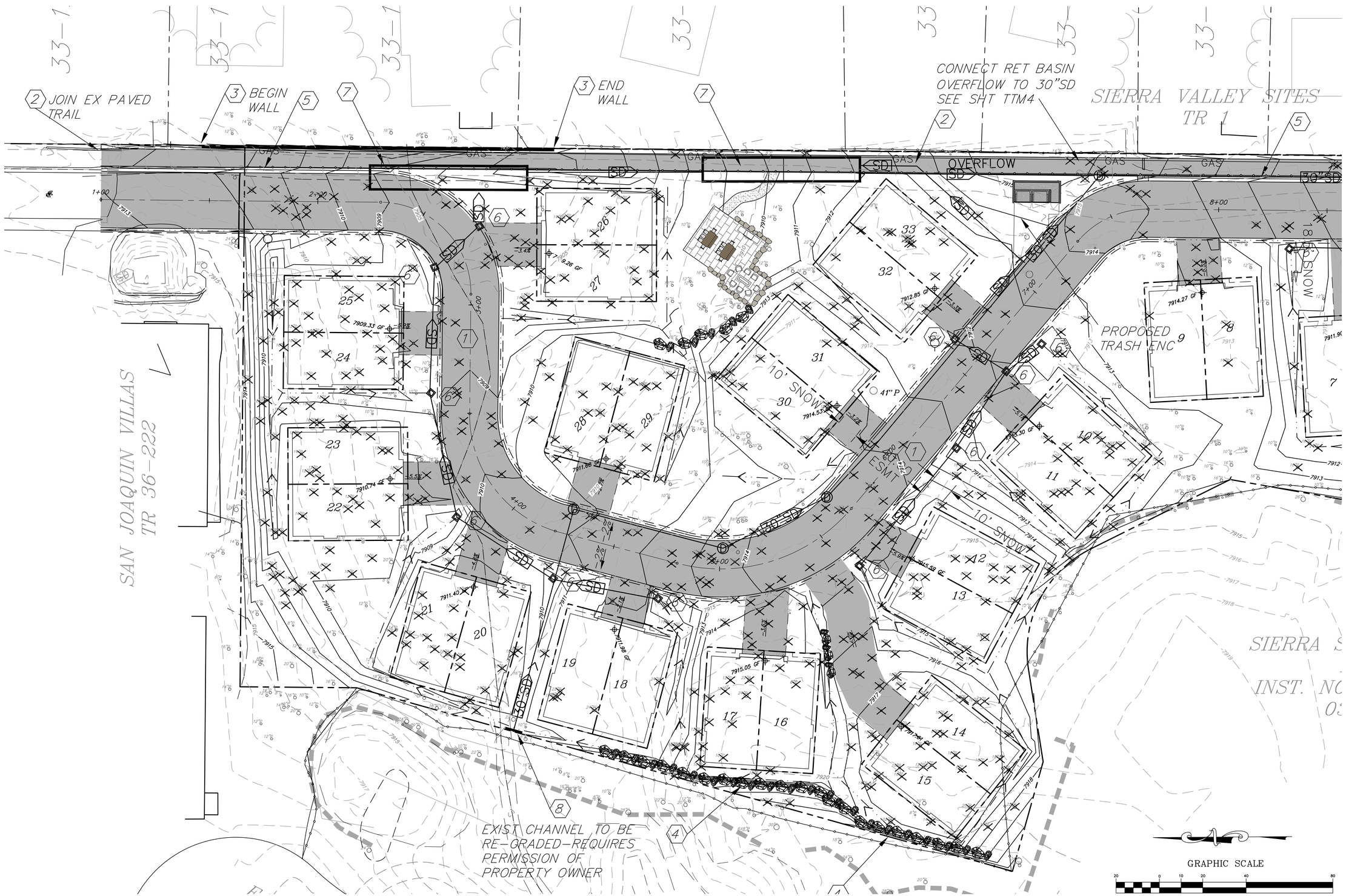
PREPARED FOR:
MAMMOTH SPRINGS RESORT LLC

CONCEPTUAL GRADING / DRAINAGE
VILLAS 3 AT OBSIDIAN
MAMMOTH LAKES, CA.

DATE 01/17/22
SCALE AS SHOWN
DRAWN GP
JOB NO. 240.12
DWG TTM2
SHEET 2 OF 6




CONCEPTUAL GRADING / DRAINAGE

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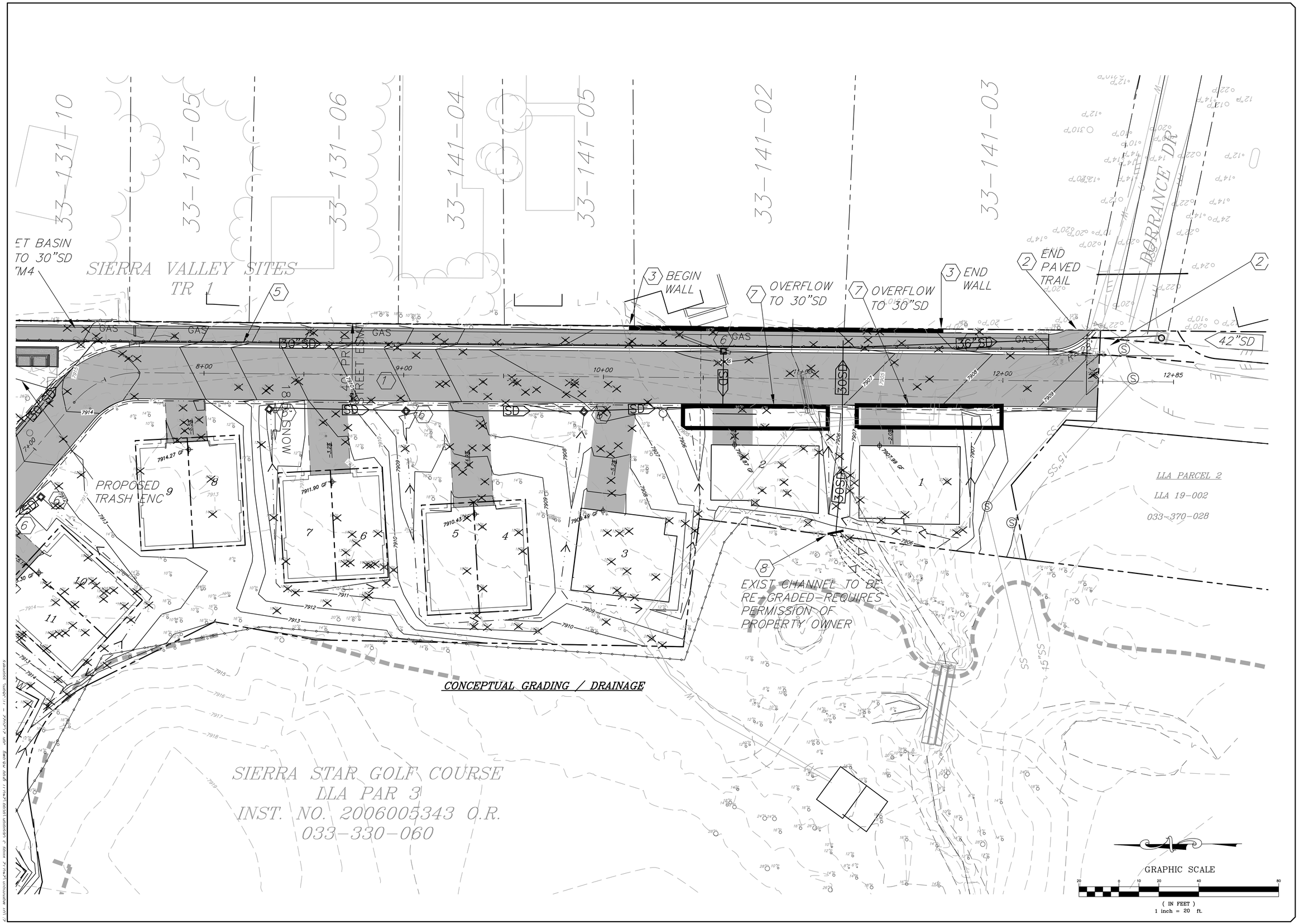
# CONCEPTUAL GRADING (NORTH)

## VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA.

DATE 01/17/22
SCALE AS SHOWN
DRAWN GP
JOB NO. 240.12
DWG TTM3
SHEET 3 OF 6

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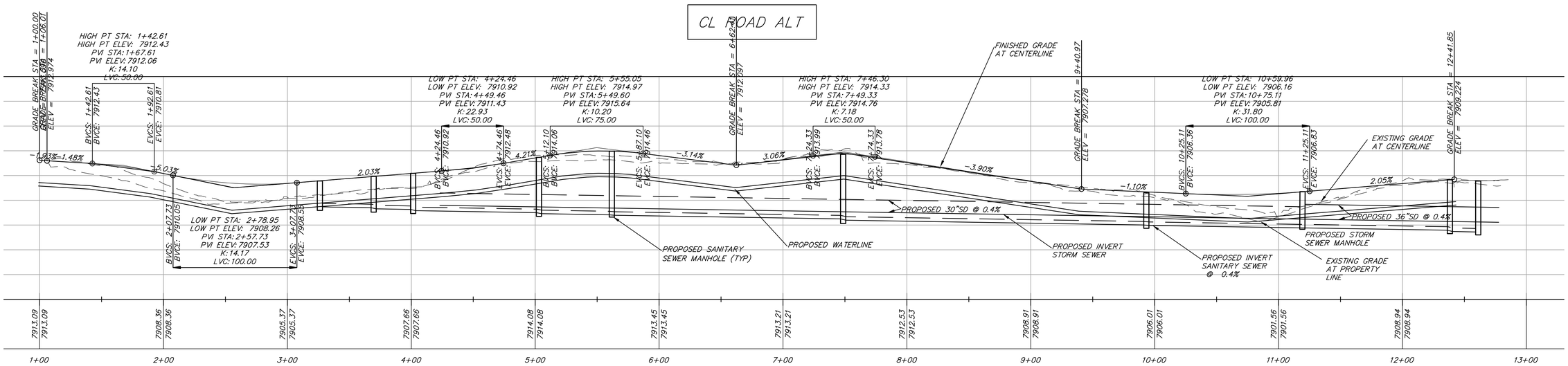
# CONCEPTUAL GRADING (SOUTH)

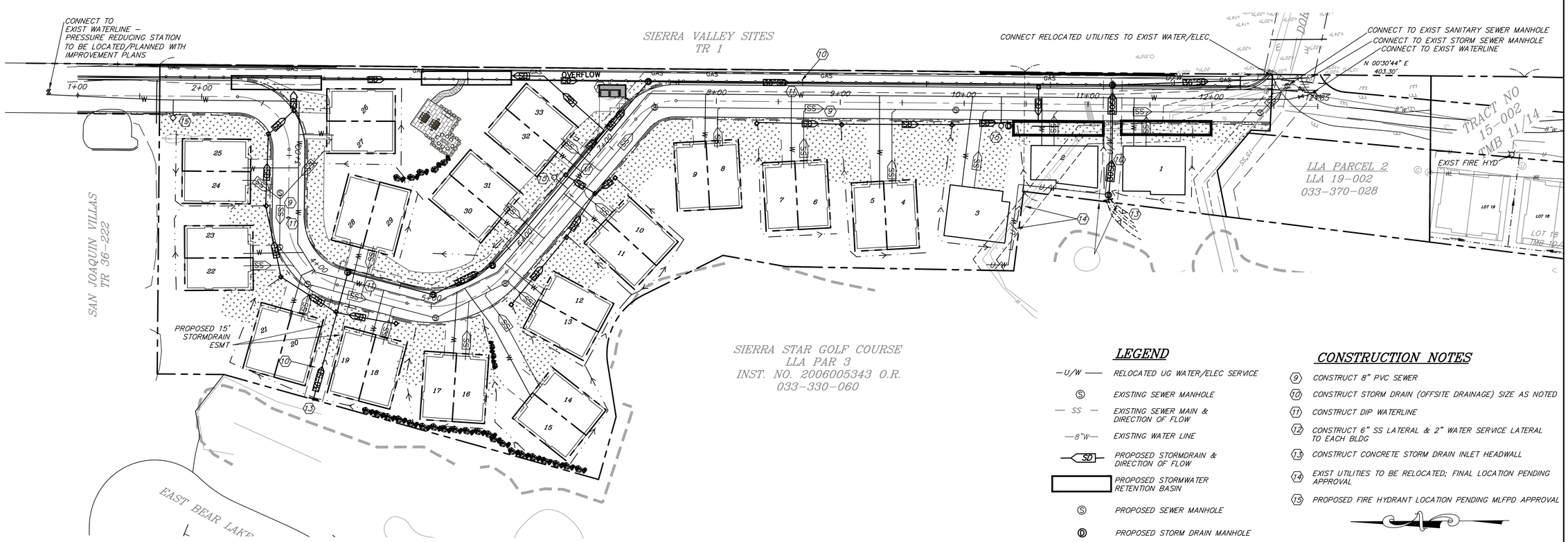
## VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA.

| | |
|---|---|
| DATE | 01/17/22 |
| SCALE | AS SHOWN |
| DRAWN | GP |
| JOB NO. | 240.12 |
| DWG | TTM4 |
| SHEET | 4 OF 6 |




## CONCEPTUAL ROAD / UTILITY PROFILE




## CONCEPTUAL UTILITY PLAN

EXISTING SEWER MANHOLE

## LEGEND

| | |
|---|---|
| —U/W— | RELOCATED UG WATER/ELEC SERVICE |
| Ⓢ | EXISTING SEWER MANHOLE |
| — SS — | EXISTING SEWER MAIN & DIRECTION OF FLOW |
| —8"W— | EXISTING WATER LINE |
| SD | PROPOSED STORMDRAIN & DIRECTION OF FLOW |
| | PROPOSED STORMWATER RETENTION BASIN |
| Ⓢ | PROPOSED SEWER MANHOLE |
| Ⓓ | PROPOSED STORM DRAIN MANHOLE |
| | PROPOSED SNOW STORAGE AREA<br>PAVEMENT=42,445 SF<br>42,445 x 75% = 31,834 SF REQ'D<br>PROPOSED SNOW STORAGE AREA=31,998 SF |

## CONSTRUCTION NOTES

9. CONSTRUCT 8" PVC SEWER
10. CONSTRUCT STORM DRAIN (OFFSITE DRAINAGE) SIZE AS NOTED
11. CONSTRUCT DIP WATERLINE
12. CONSTRUCT 6" SS LATERAL & 2" WATER SERVICE LATERAL TO EACH BLDG
13. CONSTRUCT CONCRETE STORM DRAIN INLET HEADWALL
14. EXIST UTILITIES TO BE RELOCATED; FINAL LOCATION PENDING APPROVAL
15. PROPOSED FIRE HYDRANT LOCATION PENDING MLFPD APPROVAL

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.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# CONCEPTUAL UTILITY PLAN

## VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA.

| | |
|---|---|
| DATE | 01/17/22 |
| SCALE | AS SHOWN |
| DRAWN | GP |
| JOB NO. | 240.12 |
| DWG | TTM5 |
| SHEET | 5 OF 6 |

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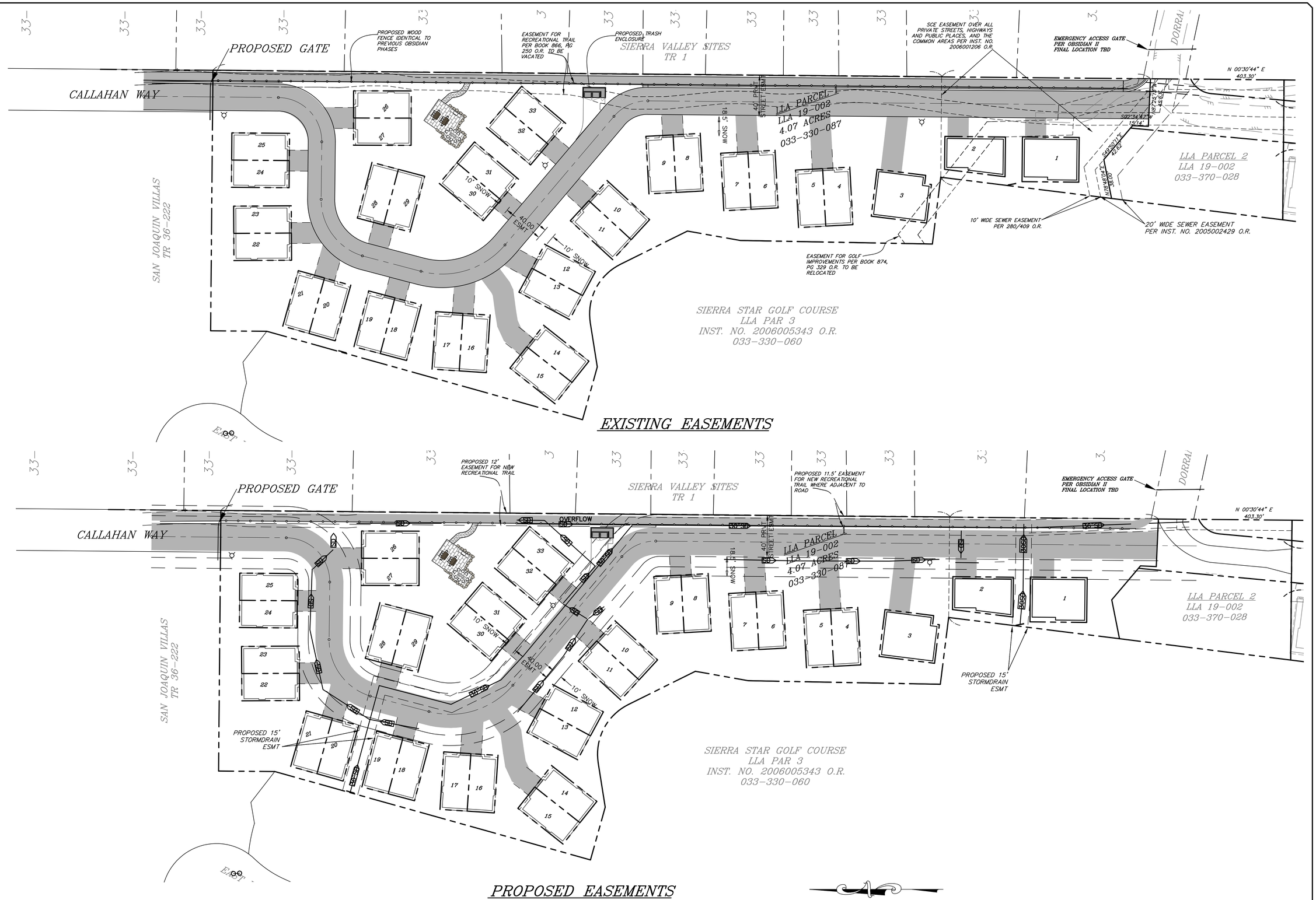


## EXISTING EASEMENTS




## PROPOSED EASEMENTS

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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# EXISTING / PROPOSED EASEMENTS

TENTATIVE TRACT MAP 21-001

MAMMOTH LAKES, CA

| | |
|---|---|
| DATE | 01/17/22 |
| SCALE | AS SHOWN |
| DRAWN | GP |
| JOB NO. | 240.12 |
| DWG | TTM6 |
| SHEET | 6 OF 6 |

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