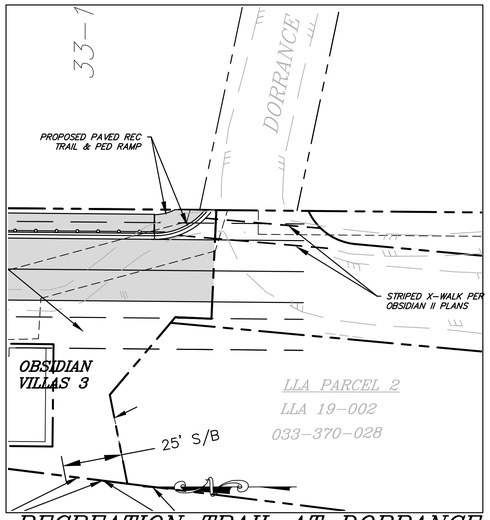
VILLAS 3 AT OBSIDIAN

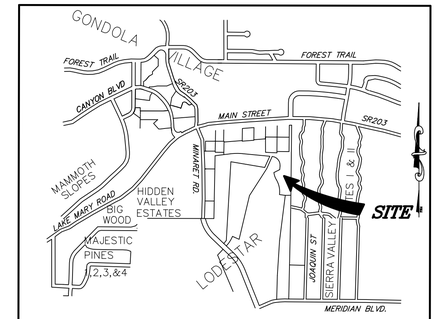
TENTATIVE TRACT NO. 21-001

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'

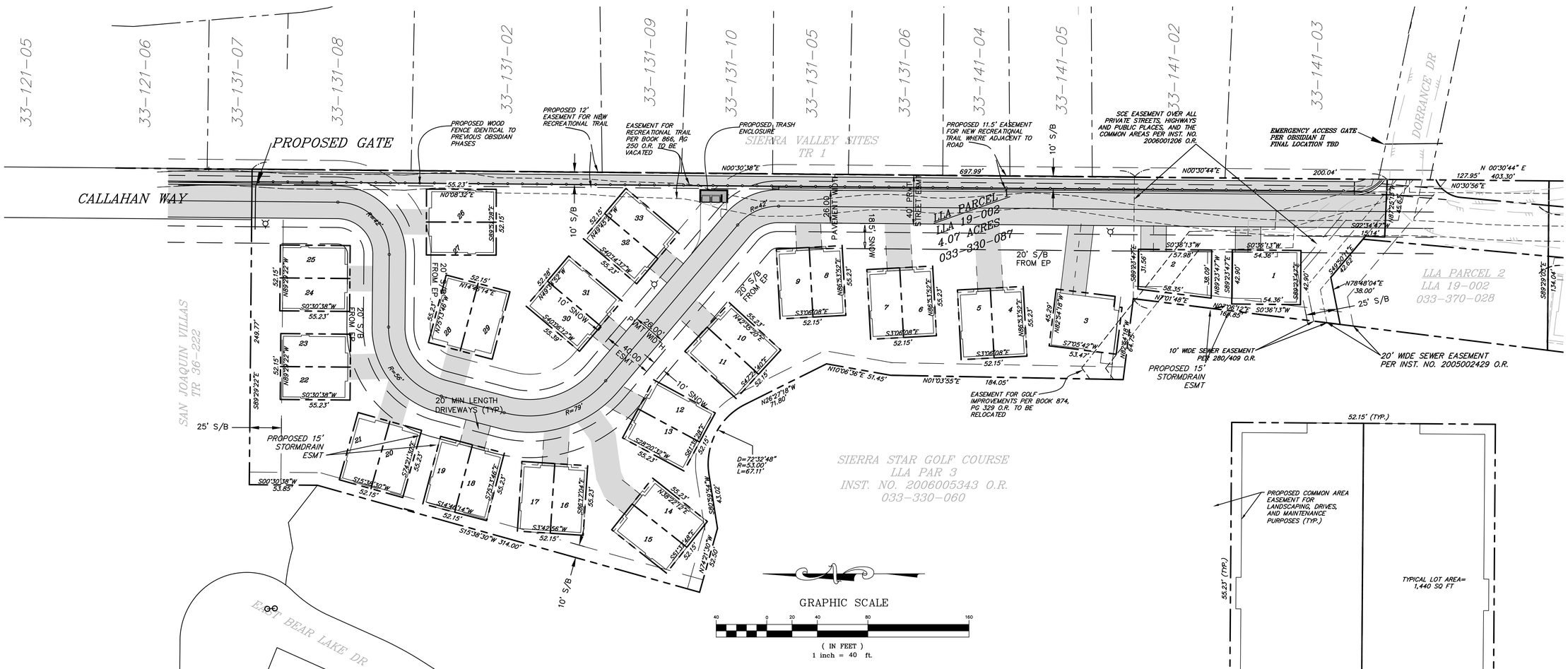


VICINITY MAP

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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REVISIONS:	BY:

PREPARED FOR:

MAMMOTH SPRINGS RESORT LLC

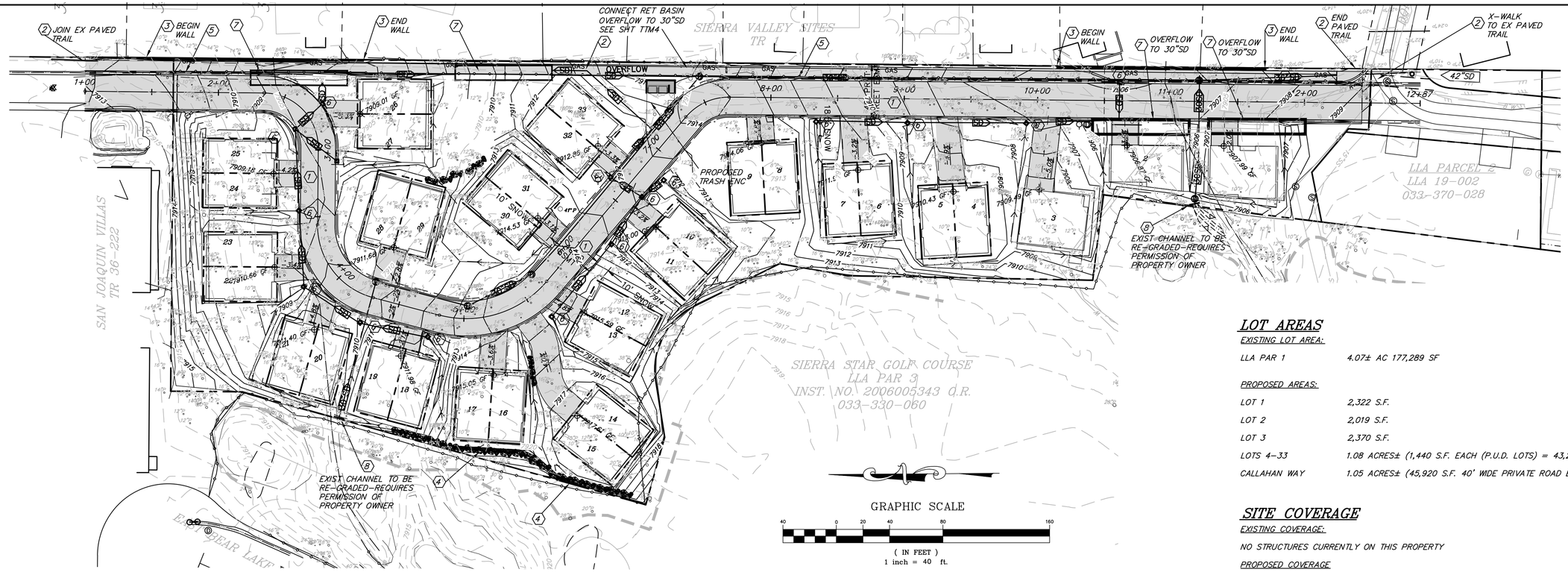
VILLAS 3 AT OBSIDIAN

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 R10.dwg Apr 21,2022 - 12:07pm, ssomers



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:

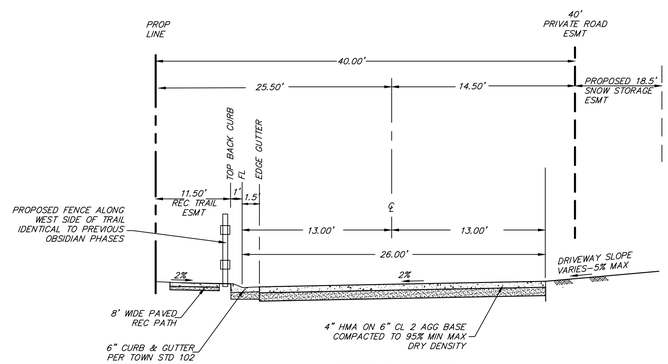
NO STRUCTURES CURRENTLY ON THIS PROPERTY

PROPOSED COVERAGE

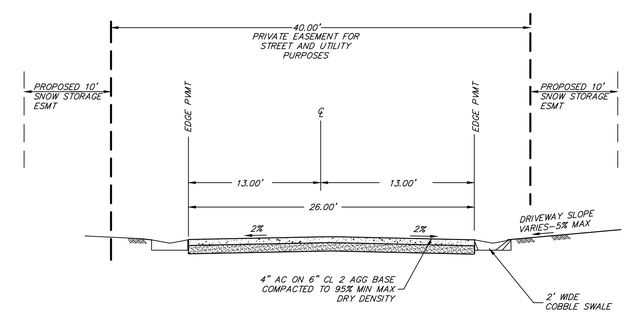
LOTS 1-33	SEE ARCHITECTURALS
ROAD PAVEMENT	29,834 SF
RECREATIONAL TRAIL	7,184 SF
DRIVEWAYS	8,600 SF
TOTAL SITE COVERAGE	SEE ARCHITECTURALS

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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land surveying
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BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA
DATE:

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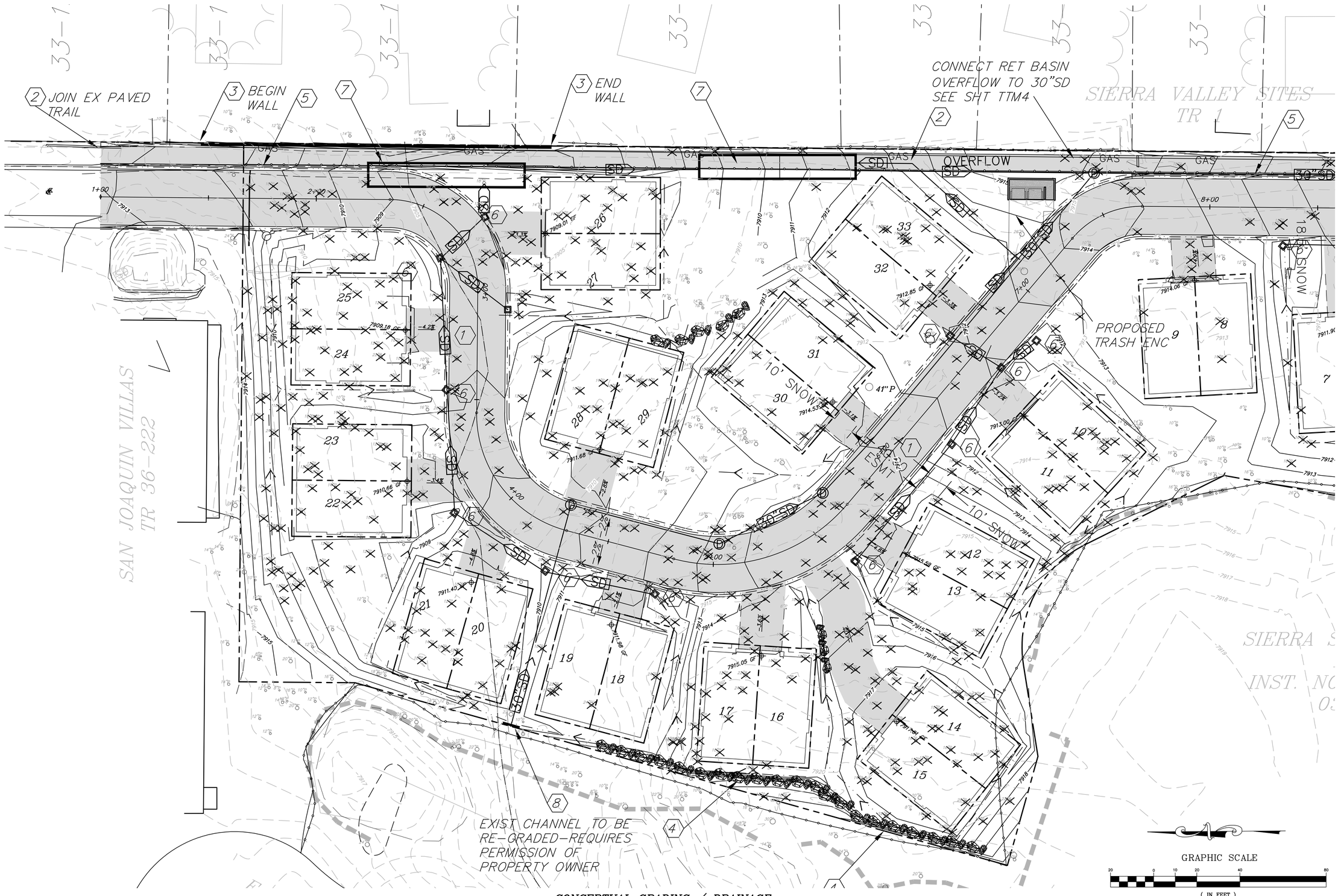
REVISIONS:	BY:

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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civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

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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

Z:\01 MAMMOTH\240.12 VILLAS 3 OBSIDIAN\ACAD\240.11 GRAD R10.DWG, RIP PLANE - 1:1(GPN, SOUTHER

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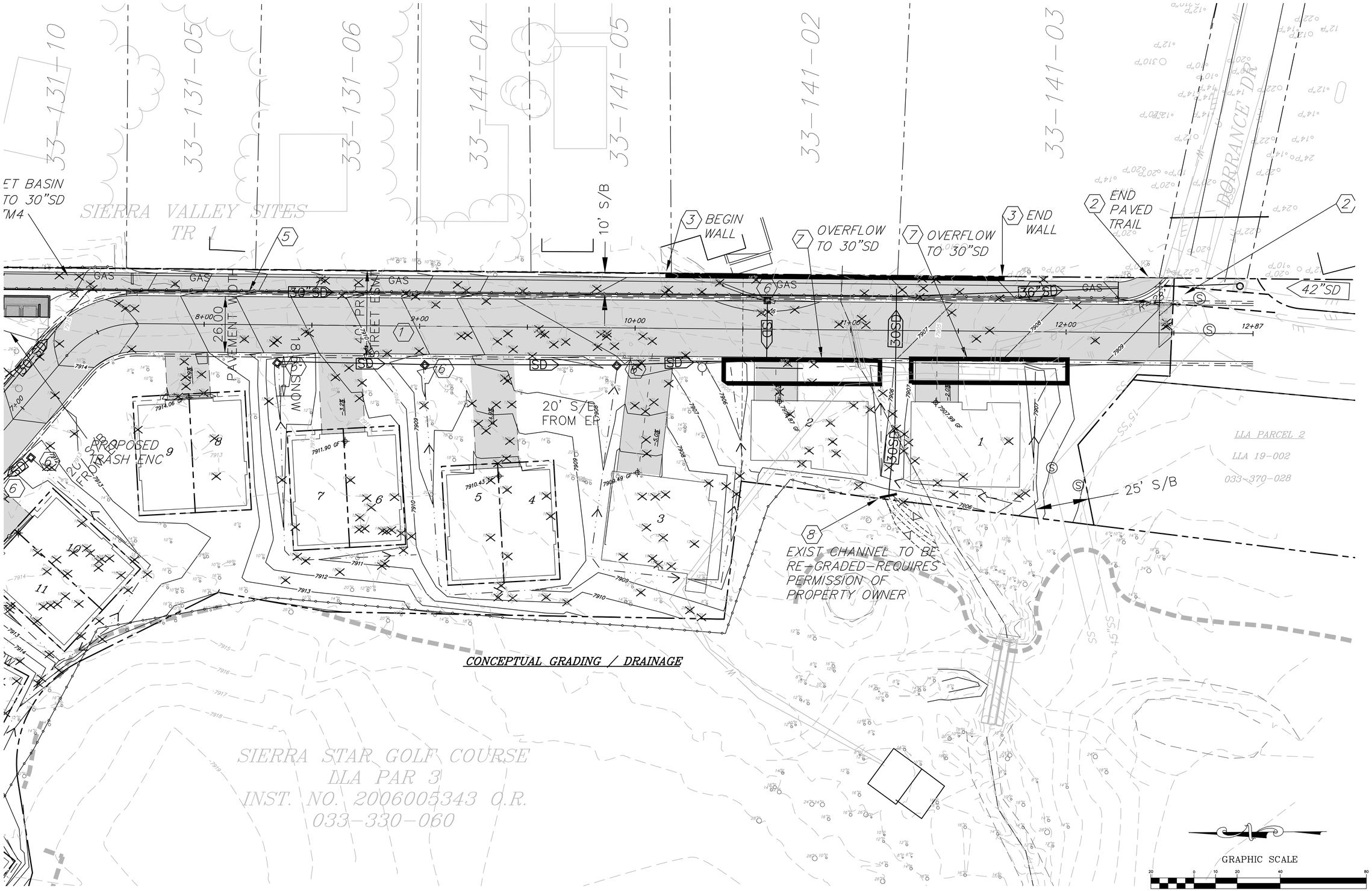
1:1



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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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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

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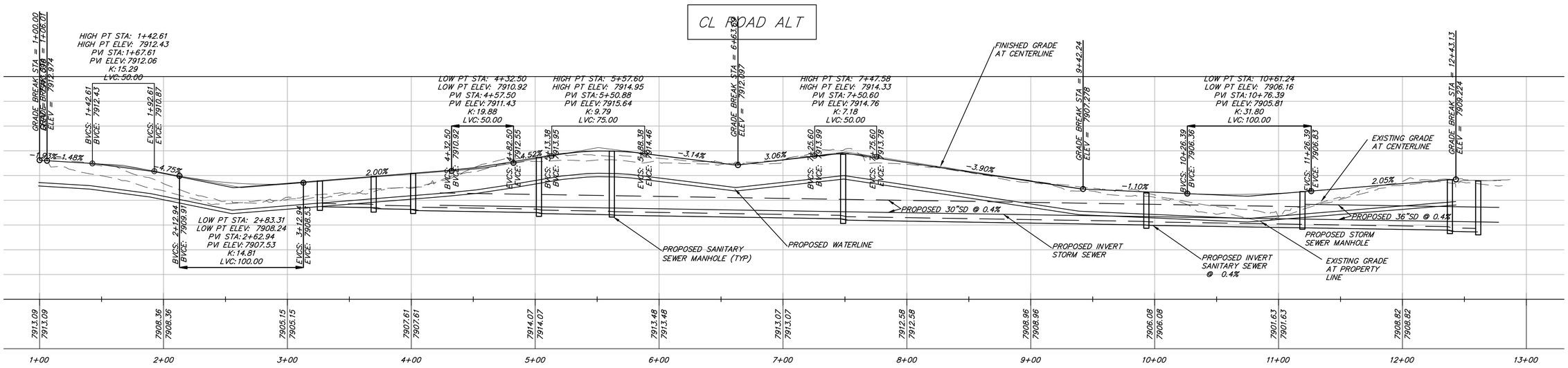
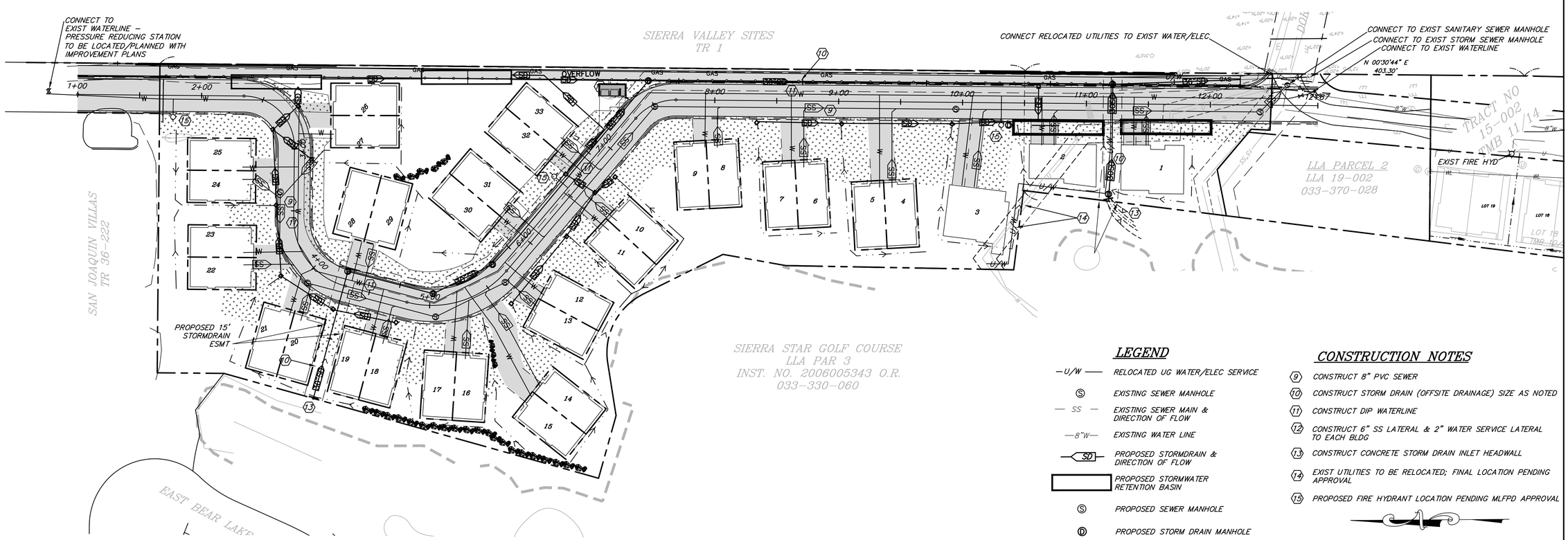
1:1



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 PAVEMENT=42,445 SF 42,445 x 75% = 31,834 SF REQ'D 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.

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

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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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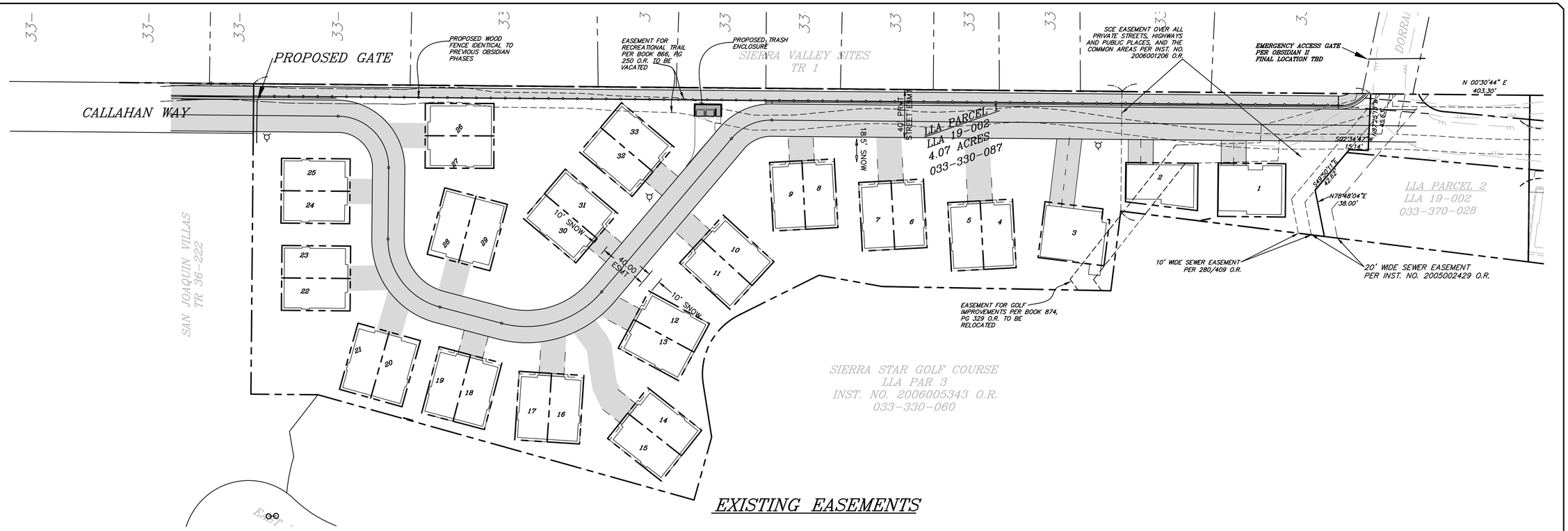
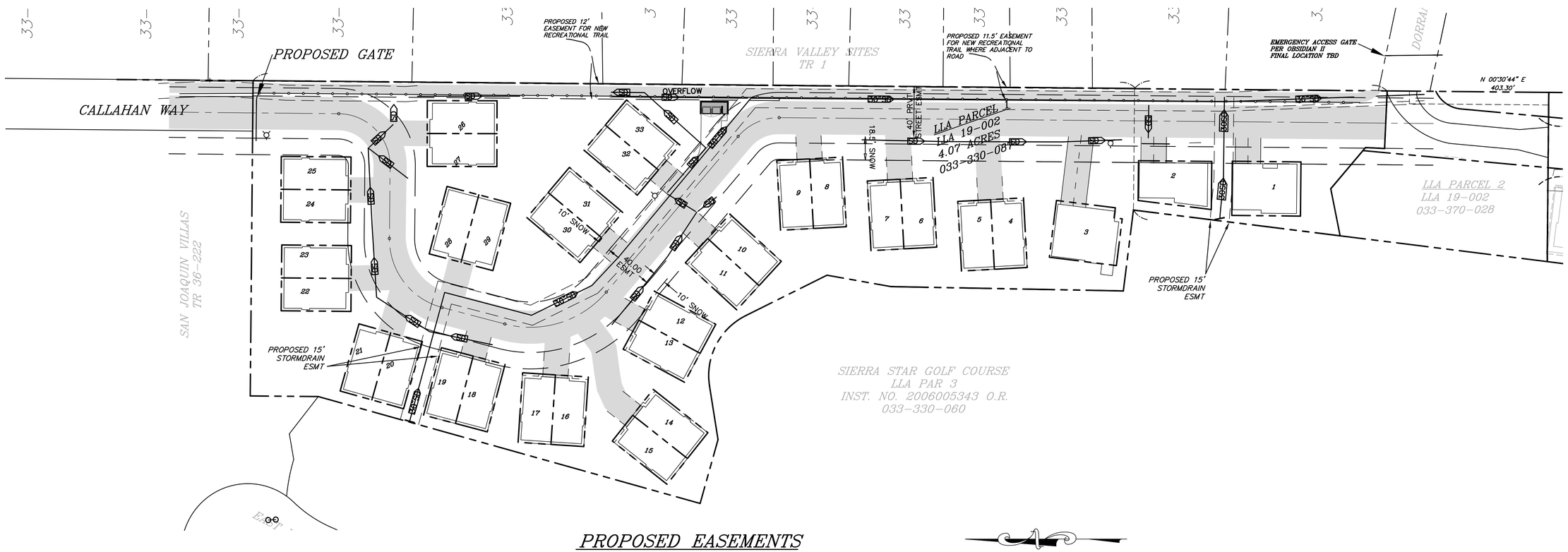


EXISTING EASEMENTS



PROPOSED EASEMENTS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

triad/holmes assoc
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

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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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