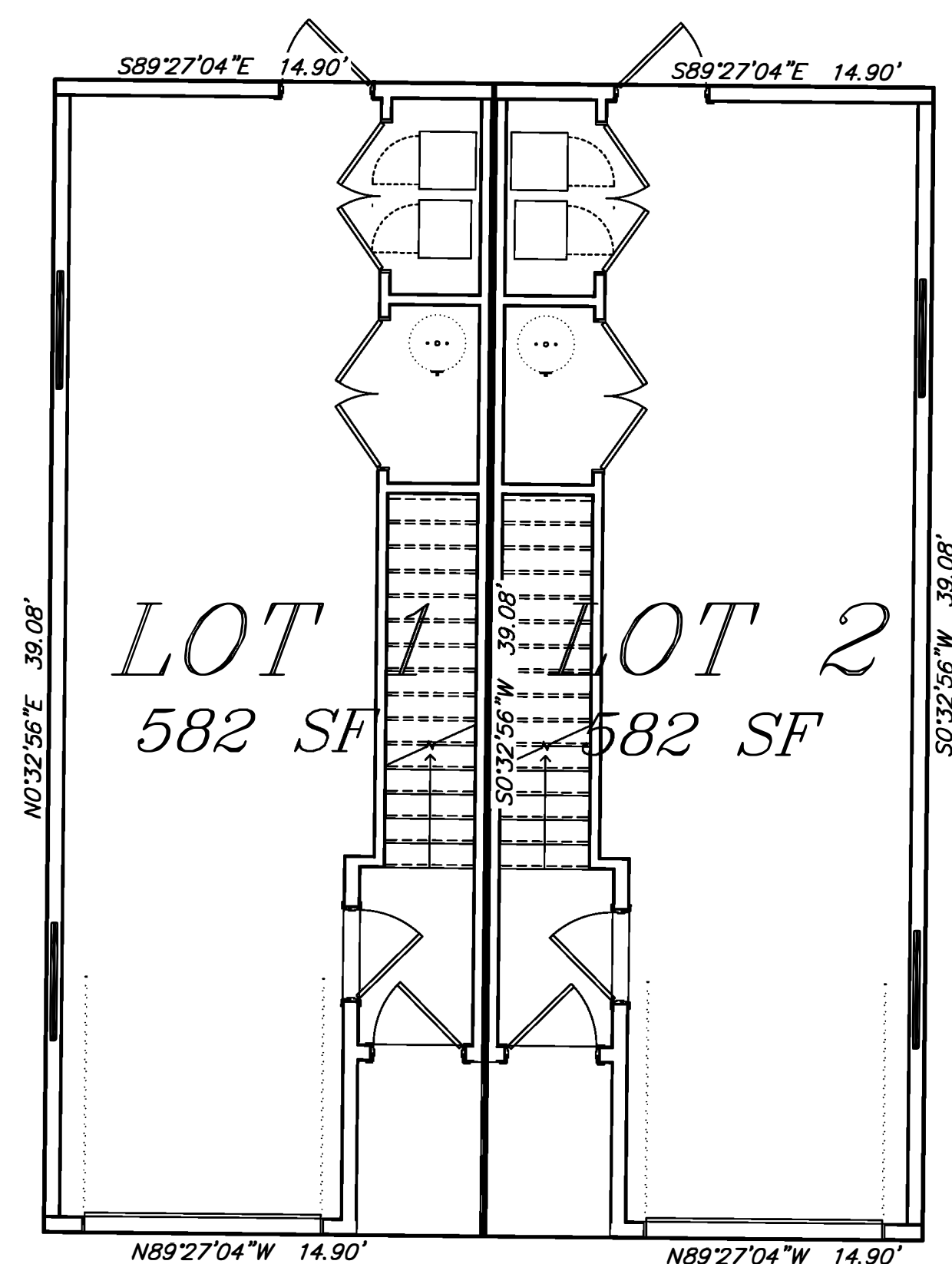
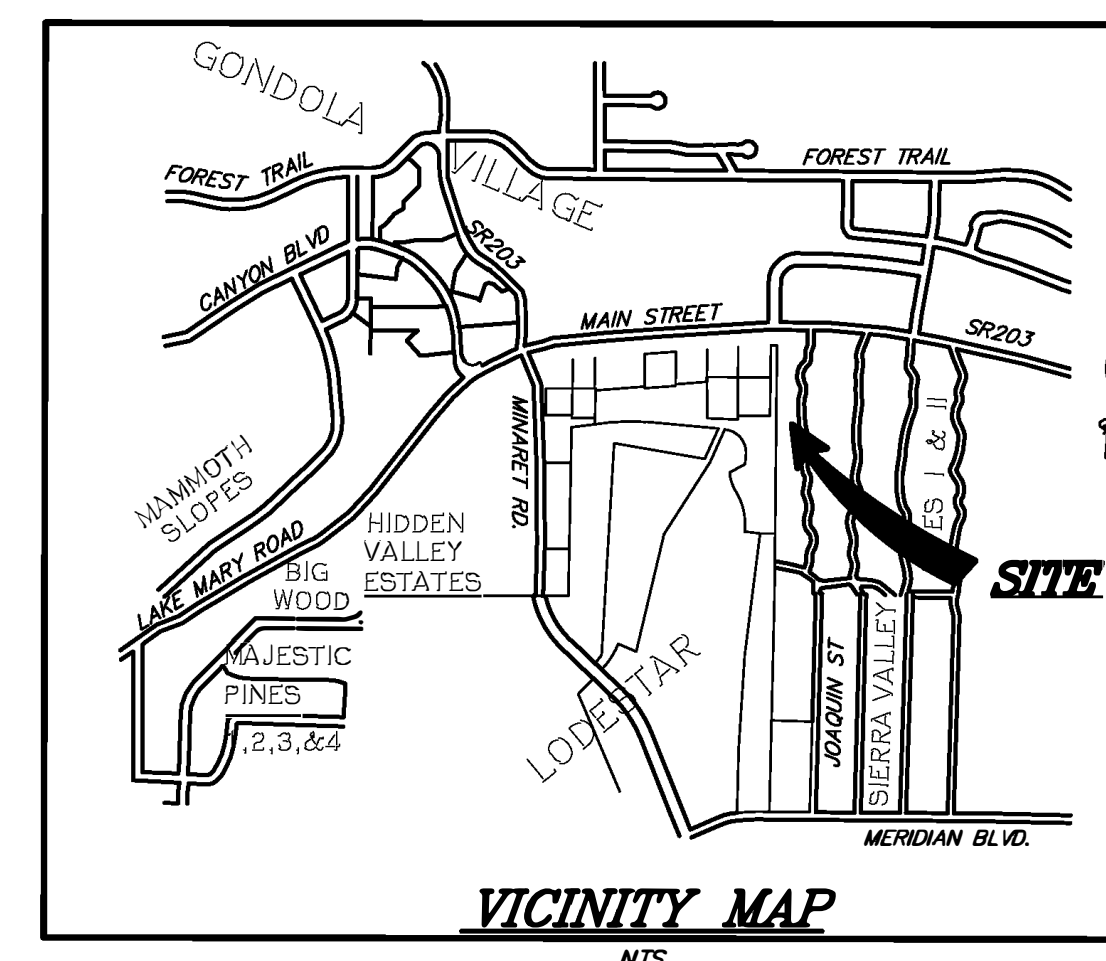


***A PLANNED UNIT DEVELOPMENT IN THE
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 77B, SIERRA VALLEY SITES SUBDIVISION
AS RECORDED IN BOOK 5, PAGE 109 OF TRACT MAPS
IN THE OFFICE OF THE COUNTY RECORDER,***



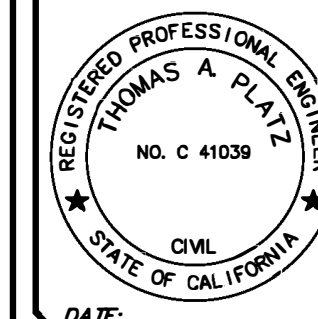
TYPICAL LOT DIMENSIONS
SCALE: 1"=5'



triod/holmes associates
civil engineering
land surveying

**MAMMOTH LAKES
BISHOP
REDWOOD CITY**

PREPARED & SUBMITTED BY



DATE: _____

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[illegible]

PREPARED FOR:

60 JOAQUIN ROAD
TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 01/24/2023

SCALE
 $1" = 10'$

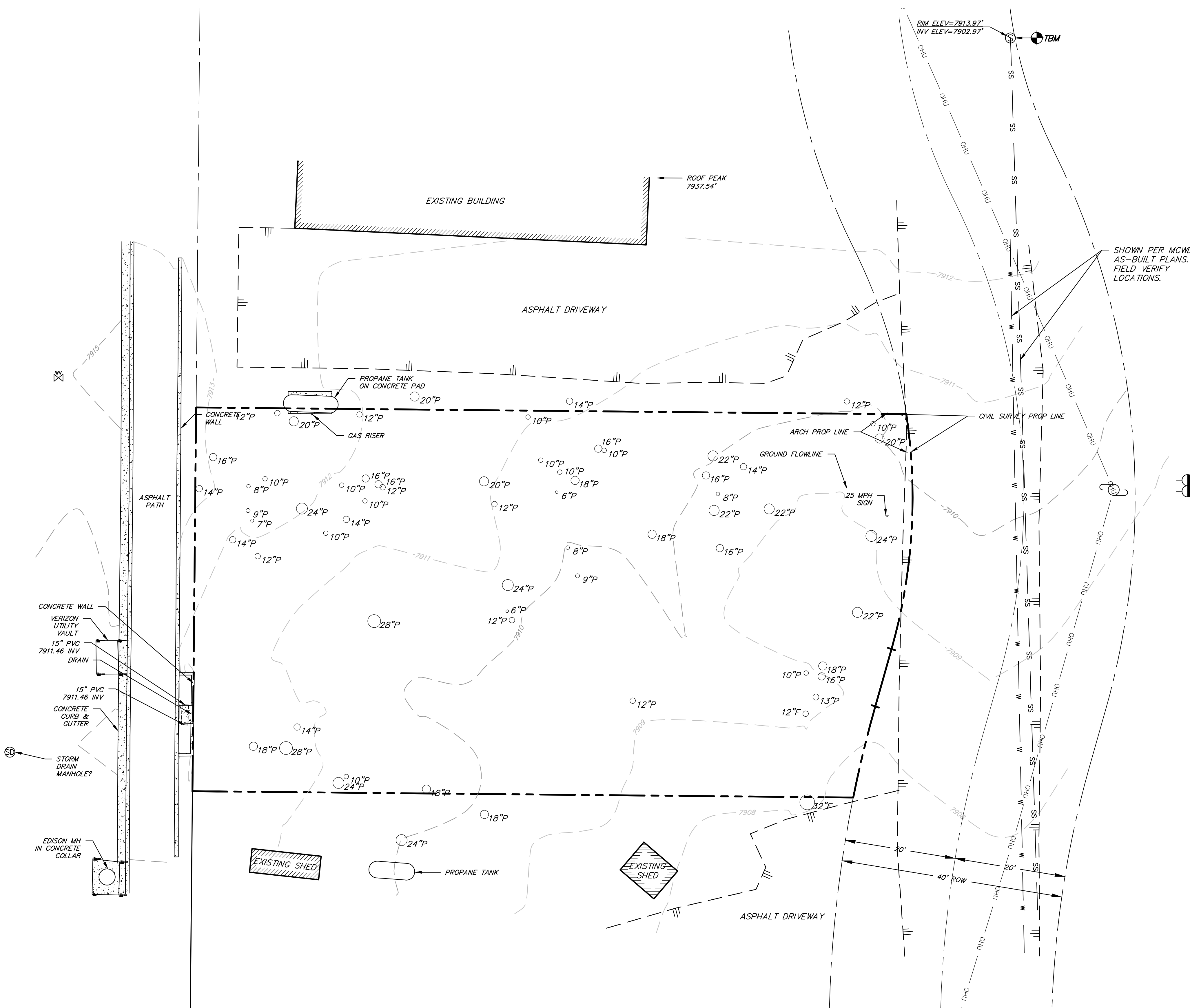
DRAWN *GP/TP*

JOB NO. 01.4394.1

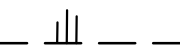
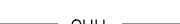
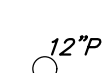
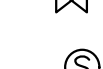
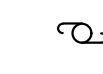
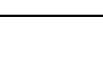
DWG

7

SHEET OF



LEGEND

- | | |
|---|--|
|  | PROPERTY LINE |
|  | CENTERLINE |
|  | EDGE OF PAVEMENT |
|  | OVERHEAD UTILITY LINE |
|  | EXISTING SEWER LINE |
|  | EXISTING WATER LINE |
|  | FLOWLINE |
|  | TREE TYPE & SIZE
$P=PINE/F=FIR/S=SPRING$ |
|  | EXISTING GROUND
CONTOUR & ELEV. |
|  | FIRE HYDRANT |
|  | WATER VALVE BOX |
|  | SEWER MANHOLE |
|  | POWER POLE |
|  | GUY POLE |
|  | TEMPORARY BENCHMARK PER
TOWN DATUM: SEWER
MANHOLE LID IN JOAQUIN RD
ELEVATION: 7913.97' |

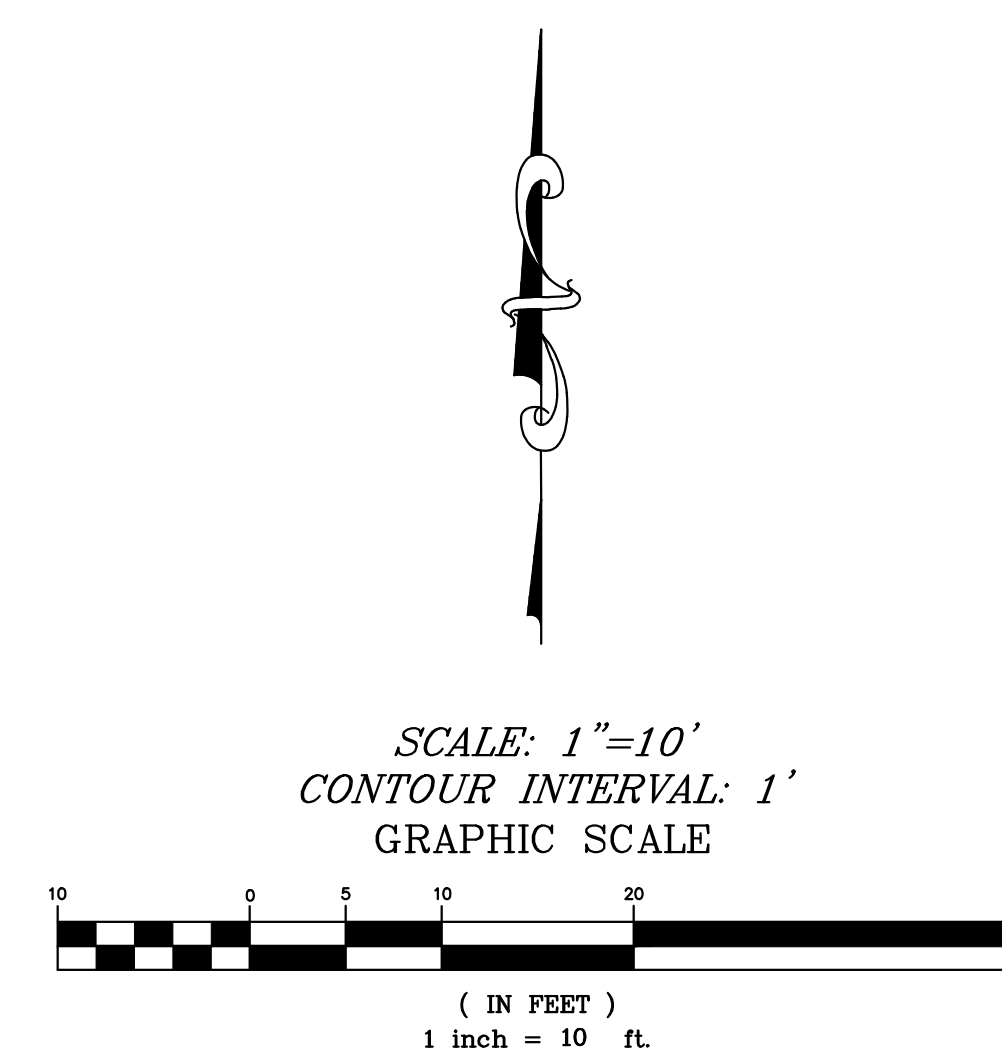
LOT 77B

8,671 sq.ft.
±.20 ACRES

BOUNDARY INFORMATION

(R) = RECORD INFORMATION PER MB 5/109

(M) = MEASURED INFORMATION PER
FIELD SURVEY NOVEMBER 2021

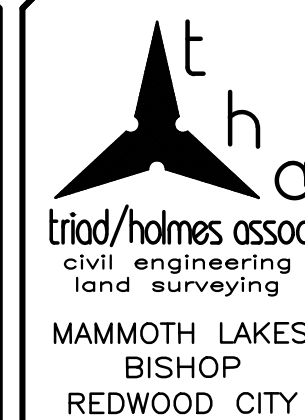


I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN **NOVEMBER 2021**, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ANDREW K. HOLMES

P.L.S. 4428



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PREPARED FOR:

60 JOAQUIN ROAD
TOPOGRAPHIC AND BOUNDARY SURVEY
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 01/24/2023

SCALE
 $1'' = 10'$

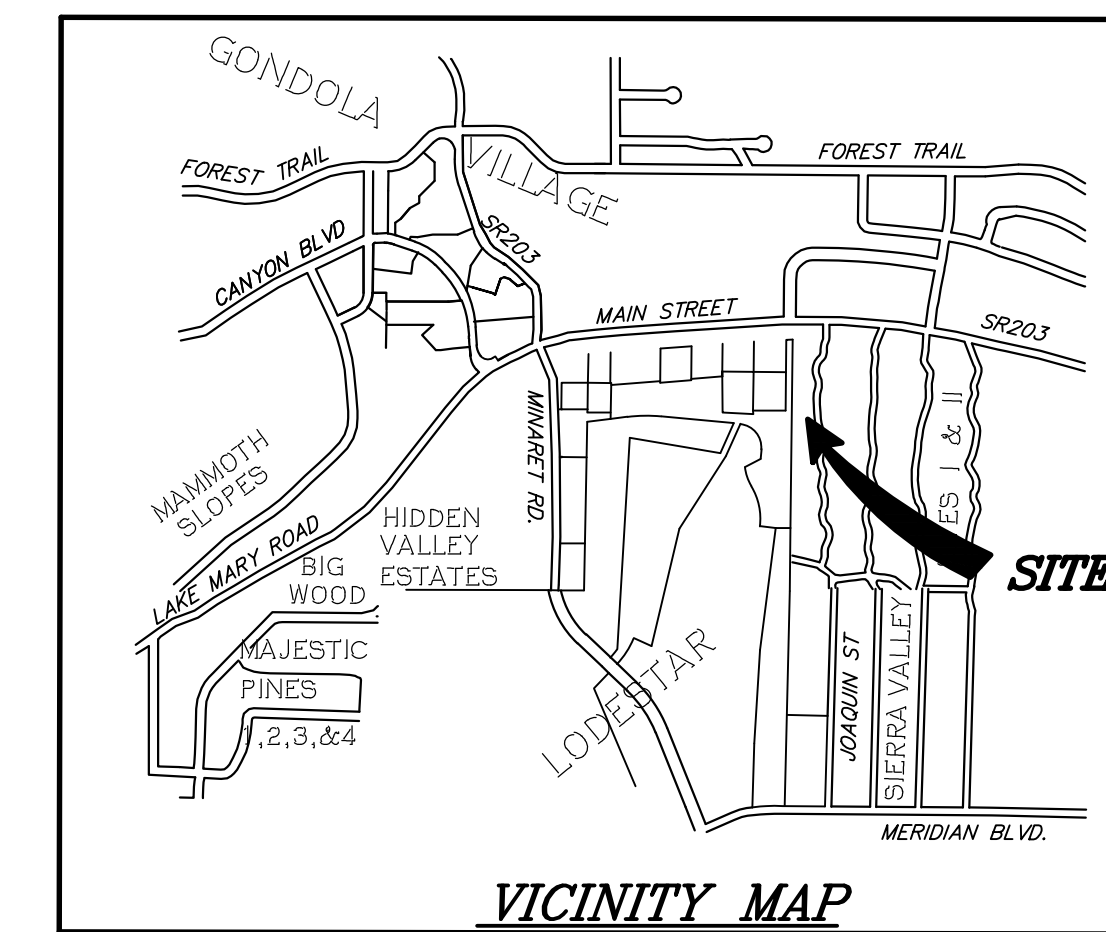
DRAWN *GP/TP*

JOB NO. 01.4394.1

DWG 2

2

Z: 01 Mammoth\4394.1 60 Joaquin TTM IMPS FM Rafeh\acad\ttm\01.4394.1 TTM R1.dwg Mar 21, 2023 - 9:50am, ssomers



VICINITY MAP
NTS

~~24F~~ EXISTING TREE DIAMETER/TYPE
TO BE REMOVED

○ 24F EXISTING TREE DIAMETER/TYPE
TO REMAIN

EXISTING GROUND CONTOUR

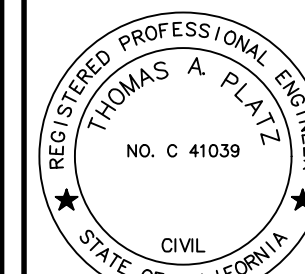
PROPOSED SNOW STORAGE

PROPOSED AC PAVEMENT

PROPOSED CURB & GUTTER



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60 JOAQUIN ROAD
TREE REMOVAL
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 01/24/2023

SCALE
 $1'' = 10'$

DRAWN
GP/TP

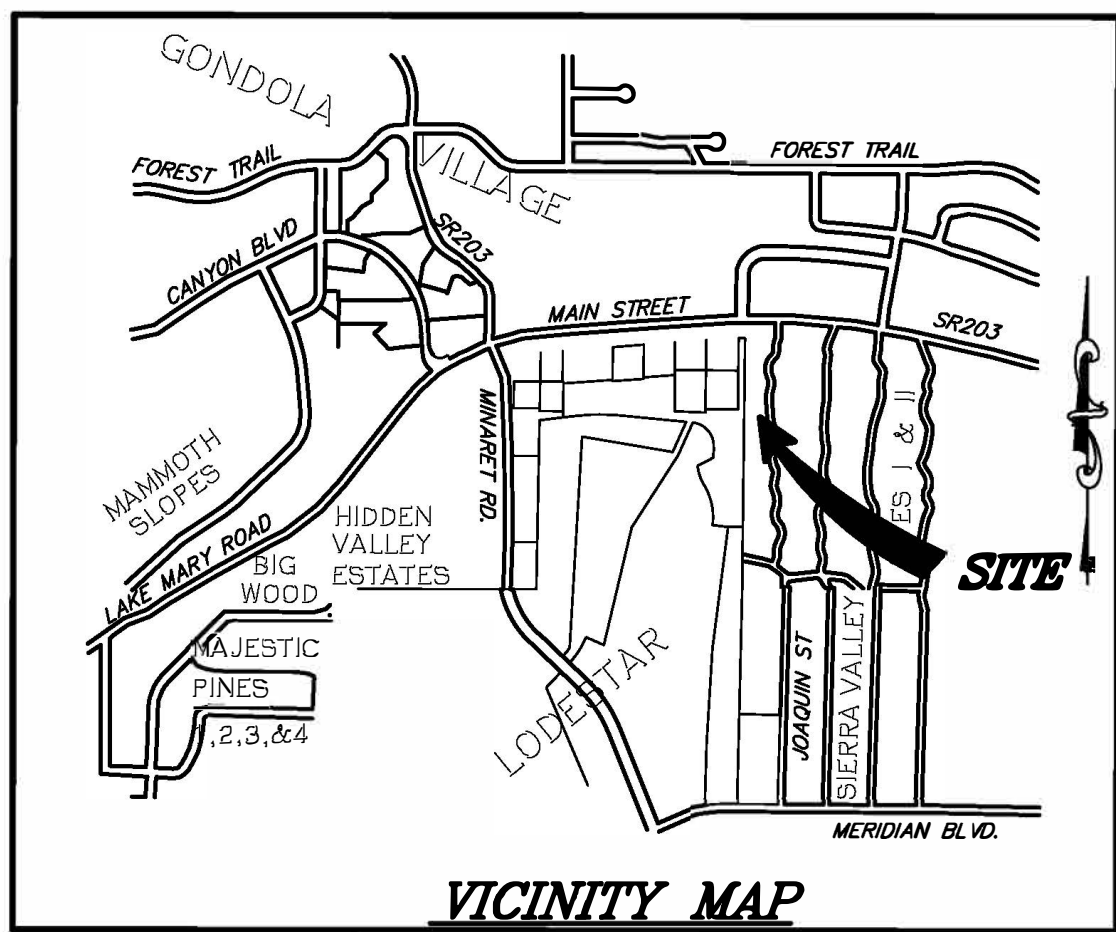
JOB NO. 01.4394.1

DWG	7
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3

SHEET OF

TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES
AFFORDABLE HOUSING PROJECT



DESIGN NOTES

ASSESSOR'S PARCEL NO.: 033-121-05
EXISTING DRAINAGE: SHEET FLOW SOUTHEASTERLY

WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison
TELEPHONE: OPTIMUM TELECOMMUNICATIONS
GAS: TO BE DETERMINED
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE: MAMMOTH DISPOSAL

OWNER/SUBDIVIDER

TOWN OF MAMMOTH LAKES
CONTACT: POORVA GARG 323-629-3569
EMAIL: poorva.garg1995@gmail.com

PREPARED BY

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

SITE COVERAGE

EXISTING COVERAGE:

NO STRUCTURES CURRENTLY ON THIS PROPERTY

PROPOSED COVERAGE

LOT 77B AREA 8,671 SF
PAVEMENT 3,519 SF (PER ARCH'S)
BLDG'S 2,226 SF (PER ARCH'S)
SITE COVERAGE 5,745/8,671 = 66% (PER ARCH'S)
SNOW STORAGE 1,379 SF (PER ARCH'S)

CONSTRUCTION NOTES

- PROPOSED PAVED DRIVEWAY/PARKING AREA 3" HMA ON 4" CL 2 AGG BASE
- PROPOSED 6" CONCRETE CURB
- PROPOSED PRECAST CONCRETE DROP INLET
- PROPOSED STORMWATER RETENTION BASINS 4-SC3475 STORMCHAMBER UNITS SHOWN
- PROPOSED DOMESTIC WATER SERVICES
- PROPOSED 10" STORM DRAIN PIPE @ 1% MIN
- PROPOSED SANITARY SEWER LATERAL

LEGEND

— — — — — PROPOSED FLOW LINE
- - - - - EXISTING GROUND CONTOUR
- - - - - PROPOSED FINISHED GRADE CONTOUR
W — — — — — PROPOSED DOMESTIC WATER LATERAL
SS — — — — — PROPOSED SANITARY SEWER LATERAL

RETENTION BASIN SIZING

Required Retention Volume
Rainfall Quantity 1 in. = 0.083 ft

Tributary Area and Average Runoff Coefficient	Site		
	Area	C	
Roof	2,226 sf	26%	0.95
AC	3,519 sf	41%	0.90
Concrete Walkway	0,000 sf	0%	0.95
Stone	0,000 sf	0%	0.90
Deck	0,000 sf	0%	0.50
Landscape	2,926 sf	34%	0.30
Total Area	8,671 sf	100%	0.61

Retention Volume
Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall

Site	Volume Required	
Site	440 cf	

STORM CHAMBER HEIGHT		CHAMBER VOLUME	STONE VOID VOLUME	TOTAL RETENTION STORAGE	PERC VOLUME	RETENTION STORAGE W/ PERC
in.	ft.	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft
34	2.83	14.05	3.30	17.35	0.00	17.35

SC-3475 CHAMBER CF/FT	14.05
LENGTH OF CHAMBER (FT):	7.4
INPUT PERCOLATION RATE (ft/hr):	0.20
INPUT REQ'D. STORAGE VOLUME (cf):	440
NUMBER CHAMBERS REQ'D	4
VOLUME PROVIDED	514



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PREPARED FOR:

60 JOAQUIN ROAD

GRADING & UTILITY PLAN

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 01/24/2023

SCALE 1" = 10'

DRAWN GP/TP

JOB NO. 01.4394.1

DWG 4

SHEET OF