

APN 033-043-013  
ALPENHOF  
MB 4/79  
PARCEL B

# GRADING AND DRAINAGE PLAN

## ABBREVIATIONS

FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
TG	TOP OF GRATE
EXIST	EXISTING
PL	PROPERTY LINE
SCE	SOUTHERN CA EDISON
MCWD	MAMMOTH COMMUNITY WATER DISTRICT
LP	LOW POINT
TW	TOP OF WALL
BW	BOTTOM OF WALL

## LEGEND

---	EXISTING PROPERTY LINE
---	CENTERLINE
---	EDGE OF PAVEMENT
○ 12" P	TREE TYPE & SIZE P=PINE/F=FIR/A=ASPEN
⊗ 12" P	TREE TO BE REMOVED, TYPE & SIZE P=PINE/F=FIR/A=ASPEN
○ 8040	EXISTING GROUND CONTOUR & ELEV.
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING WATER VALVE BOX
⊗	SEWER MANHOLE
7896.5 FS	PROPOSED FINISHED SURFACE
2.0%	PROPOSED GRADE RATE
---10"W---	EXISTING WATERLINE (SIZE SHOWN)
---10"S---	EXISTING SEWERLINE (SIZE SHOWN)
---SD---	EXISTING STORM DRAIN
---E---	EXISTING ELECTRIC LINE
---P/E/TV---	EXISTING PROPANE, ELECTRIC, & TV
---	EXISTING FLOWLINE
☆	EXISTING LIGHT POLE
---	PROPOSED RETAINING WALL WITH DECORATIVE ROCK FACING
---	SNOW STORAGE AREAS
---	PROPOSED HEATED PAVER SIDEWALK TO BE MAINTAINED BY THE T.O.M.L.
---	PROPOSED HEATED PAVER POOL DECK

## DEVELOPMENT SUMMARY

GROSS PROPERTY AREA =	79,798 sq.ft.
BUILDING FOOTPRINT AREA =	13,030 sq.ft.
AC SIDEWALK =	935 sq.ft.
EXISTING IMPERVIOUS SURFACE =	50,522 sq.ft.
ADDITIONAL IMPERVIOUS SURFACE =	1,595 sq.ft.
SITE COVERAGE =	6.3% (70% MAX)
NUMBER OF CONDOMINIUM UNITS =	58 UNITS
NUMBER OF SLEEPING AREAS =	70 SLEEPING AREAS
DENSITY (TOTAL ROOM EQUIV/ACRE) =	25 ROOM EQUIVALENTS/ACRE
SNOW STORAGE =	4,252 sq.ft.

NOTE: SEWER, WATER, DRY UTILITIES AND DRAINAGE FACILITIES WERE INSTALLED PER PREVIOUS TENTATIVE MAP. THERE IS AN ADDITIONAL STORM DRAIN INLET AT THE ENTRY WAY ALONG MINARET ROAD AS SHOWN HEREON. DRAINAGE SHALL BE PIPED THROUGH THE PARKING STRUCTURE TO THE CONSPAN RETENTION BASIN.

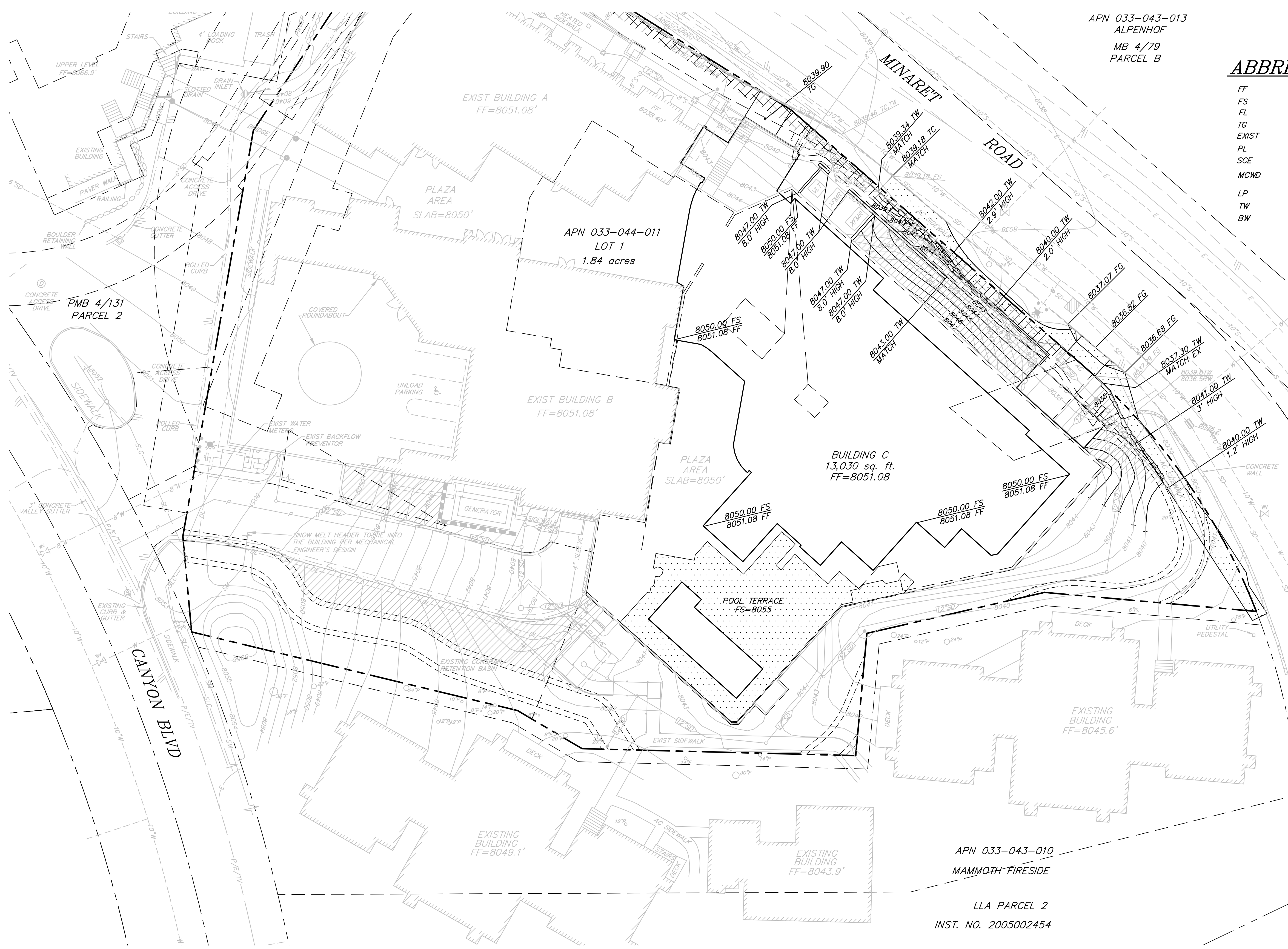
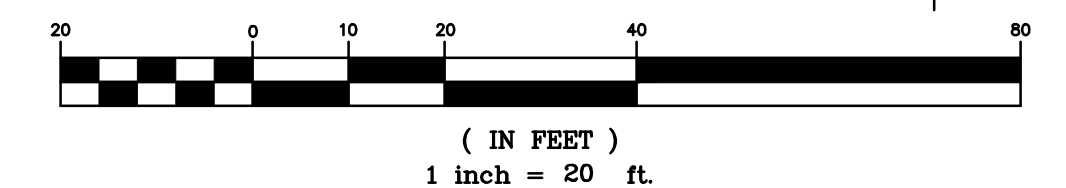
THE ADDITIONAL MINARET ROAD FRONTAGE SIDEWALK WILL BE HEATED TO FACILITATE SNOW MELT.

NO TREES ARE PLANNED TO BE REMOVED.

## STORM WATER RETENTION

RETENTION REQUIRED PER LRWQCB REQUIREMENTS FOR OLD PROJECT FOOTPRINT:	5,269 CF
ADDITIONAL RETENTION REQUIREMENTS DUE TO ADDED IMPERVIOUS SURFACE: 0.083 AC(1,595 SF)(0.9)	119 CF
TOTAL RETENTION REQUIRED:	5,388 CF
RETENTION VOLUME CONSTRUCTED:	5,448 CF

### GRAPHIC SCALE



APN 033-043-010  
MAMMOTH FIRESIDE  
LLA PARCEL 2  
INST. NO. 2005002454