

Attachment 6

Vesting Tentative Tract Map 16-001

Note: Full size (24x36) versions are available online at:

<http://www.townofmammothlakes.ca.gov/DocumentCenter/View/6056>

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INDEX TO SHEETS

- C1.0 VESTING TENTATIVE TRACT MAP
C2.0 EXISTING SITE AND SITE CONTEXT MAP
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C4.0 CONCEPTUAL SITE DRAINAGE
C5.0 CONCEPTUAL SITE UTILITIES, SNOW STORAGE AND TREE REMOVAL
C6.0 SITE CROSS SECTIONS AND OLD MAMMOTH ROAD/SIERRA NEVADA ROAD INTERSECTION DETAIL

RECORD OWNER(S):
PARCELS 1, 2 AND 3:
METRIC MAMMOTH, LLC
269 SOUTH BEVERLY DRIVE
SUITE 576
BEVERLY HILLS, CA 90212
(805) 962-8803

PREPARED BY:
TRIAD/HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
(760)934-7588 PHONE
(760)934-5619 FAX

LEGAL DESCRIPTION:
THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY:
NOT LOCATABLE: 10' WIDE EASEMENT TO CALIFORNIA INTERSTATE
TELEPHONE COMPANY PER BOOK 79, PAGE 391 OF OFFICIAL
RECORDS. EASEMENT IS 5 FEET EITHER SIDE OF GRANTEE'S POLE
LINE FACILITIES "AS THEY NOW EXIST" (MARCH 10, 1966). THIS
EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

EASEMENT NOTES:
EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM
INYO-MONO TITLE COMPANY, NO. 132541, DATED 05/19/2016.

THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY:
NOT LOCATABLE: 10' WIDE EASEMENT TO CALIFORNIA INTERSTATE
TELEPHONE COMPANY PER BOOK 79, PAGE 391 OF OFFICIAL
RECORDS. EASEMENT IS 5 FEET EITHER SIDE OF GRANTEE'S POLE
LINE FACILITIES "AS THEY NOW EXIST" (MARCH 10, 1966). THIS
EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

NOT LOCATABLE: EASEMENTS, 20' AND 4' IN WIDTH, TO SCE FOR
POLE LINES, PER BOOK 79 PAGE 417 OF OFFICIAL RECORDS. THIS
EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

BLANKET EASEMENT ON APN 35-230-05 FOR PARKING AND
ACCESS TO APN 35-230-06, PER INSTRUMENT NO. 2003004843, TO
BE QUITCLAIMED.

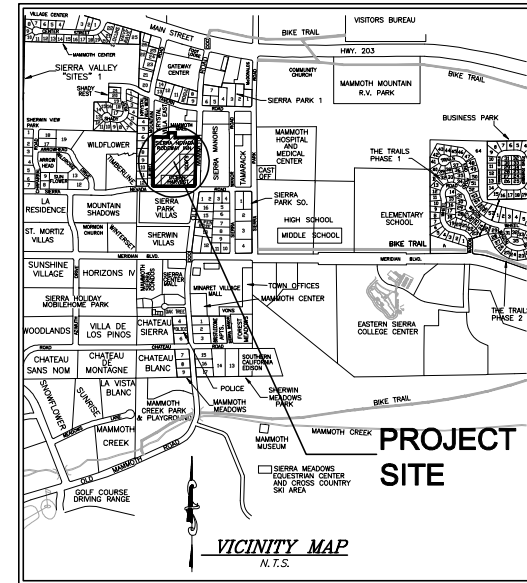
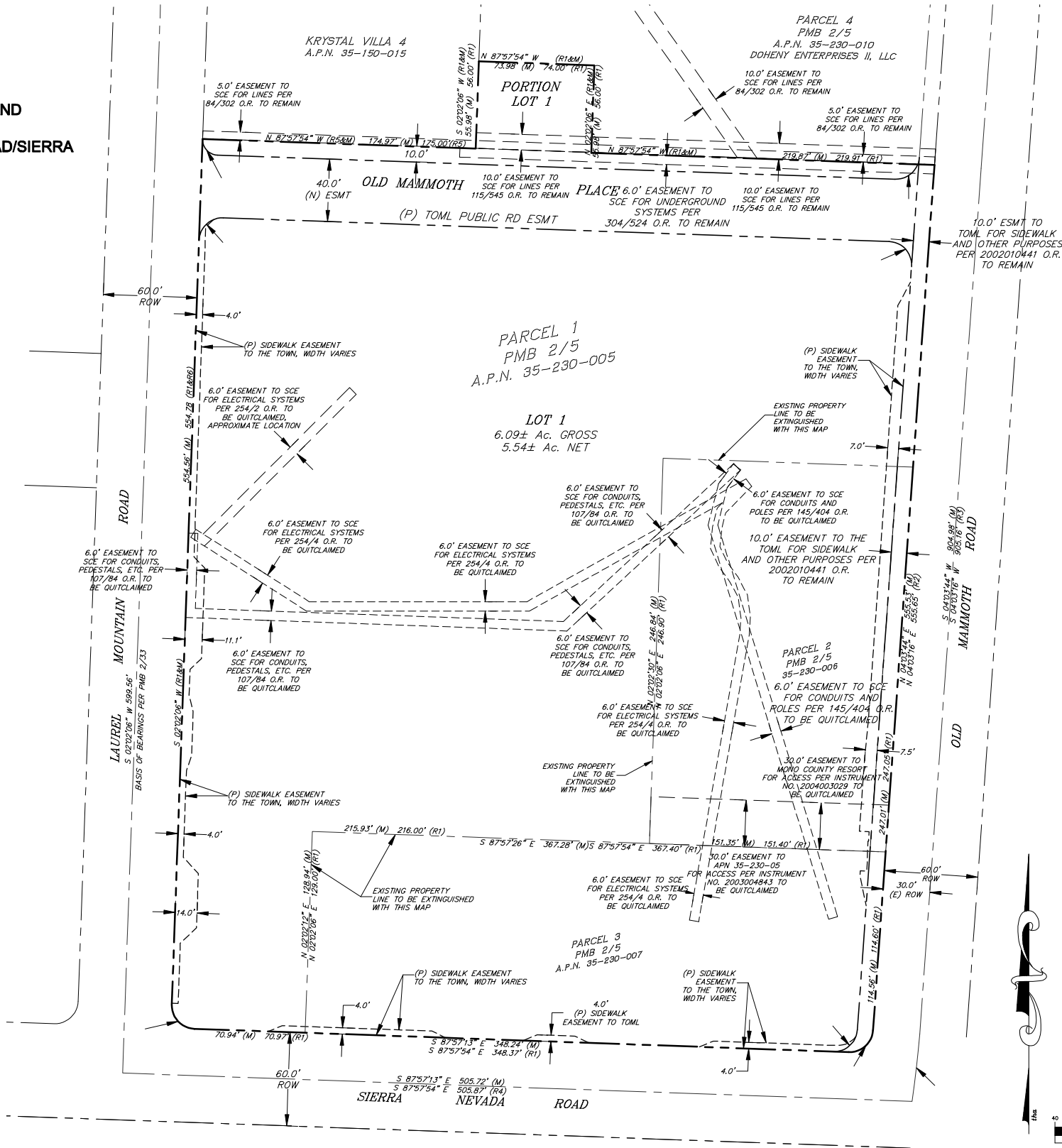
NOT LOCATABLE: 10' WIDE EASEMENT, 5' ON EITHER SIDE OF THE
CENTER LINE OF SHADY REST WATER TRANSMISSION PIPELINE,
LOCATED IN PLACE, OVER, UNDER AND ACROSS SAID LAND; AND
ANY VESTED AND ACCRUED WATER RIGHTS, PER BOOK 80 PAGE
219. THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

RECORD INFORMATION

- (R1) - PER MAP BOOK 2, PAGE 5
(R2) - PER MAP BOOK 6, PAGE 8
(R3) - PER MAP BOOK 6, PAGE 63
(R4) - PER MAP BOOK 7, PAGE 5
(R5) - PER MAP BOOK 7, PAGE 9
(R6) - PER MAP BOOK 5, PAGE 81 AND 82

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE CENTER LINE OF LAUREL
MOUNTAIN ROAD S02°02'06"W PER PMB 2/33.

BEARINGS AND DISTANCES SHOWN ARE MEASURED.



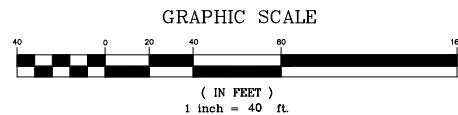
DESIGN NOTES:
ASSESSOR'S PARCEL NUMBERS: PARCEL 1 - 35-230-005
PARCEL 2 - 35-230-006
PARCEL 3 - 35-230-007
CSP (CLEARWATER SPECIFIC PLAN)
EXISTING ZONING: MAMMOTH COMMUNITY WATER DISTRICT
EXISTING LAND USE DESIGNATION: MAMMOTH COMMUNITY WATER DISTRICT
WATER SUPPLY: SOUTHERN CALIFORNIA EDISON
SEWAGE DISPOSAL: VERIZON
ELECTRICITY: MAMMOTH LAKES FIRE PROTECTION DISTRICT
FIRE PROTECTION: MAMMOTH DISPOSAL
ON-SITE RETENTION PER LAHONTAN
SOLID WASTE: RWOCB REQUIREMENTS
DRAINAGE: PER SWPPP
EROSION CONTROL: 3
EXISTING PARCELS:

DEVELOPMENT SUMMARY/SITE DATA:
NUMBER OF UNITS: 343 MAXIMUM MARKET-RATE CONDO/HOTEL/
RESIDENTIAL UNITS (NO WORKFORCE
HOUSING UNITS)
(NOTE: PROJECT BEDROOM COUNT
TOTALS 488 BEDROOMS)
UP TO 80 COMMERCIAL CONDOMINIUMS
SEE ARCHITECTURAL PLAN
NUMBER OF SLEEPING AREAS: FOR CONDOMINIUM PURPOSES
USE: 6.09± acres; 265,355± sq. ft.
GROSS SITE AREA:
SITE COVERAGE,
DENSITY, AND PARKING: SEE ARCHITECTURAL PLAN

NOTES:
COMMON AREA TO INCLUDE DRIVES, PARKING, LANDSCAPING AND SNOW
STORAGE.

SEE ARCHITECT'S PLAN FOR PARKING INFORMATION AND BUILDING
DIMENSIONING.

PROPOSED 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 1", OR
BLANKET TYPE.



VESTING TENTATIVE MAP
08.08.16

VESTING TTM NO. 16-001

OLD MAMMOTH PLACE
Mammoth Lakes, CA

C1.0

FOR CONDOMINIUM PURPOSES
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

METRIC MAMMOTH LLC

269 South Beverly Drive, Suite No. 576, Beverly Hills, CA 90212

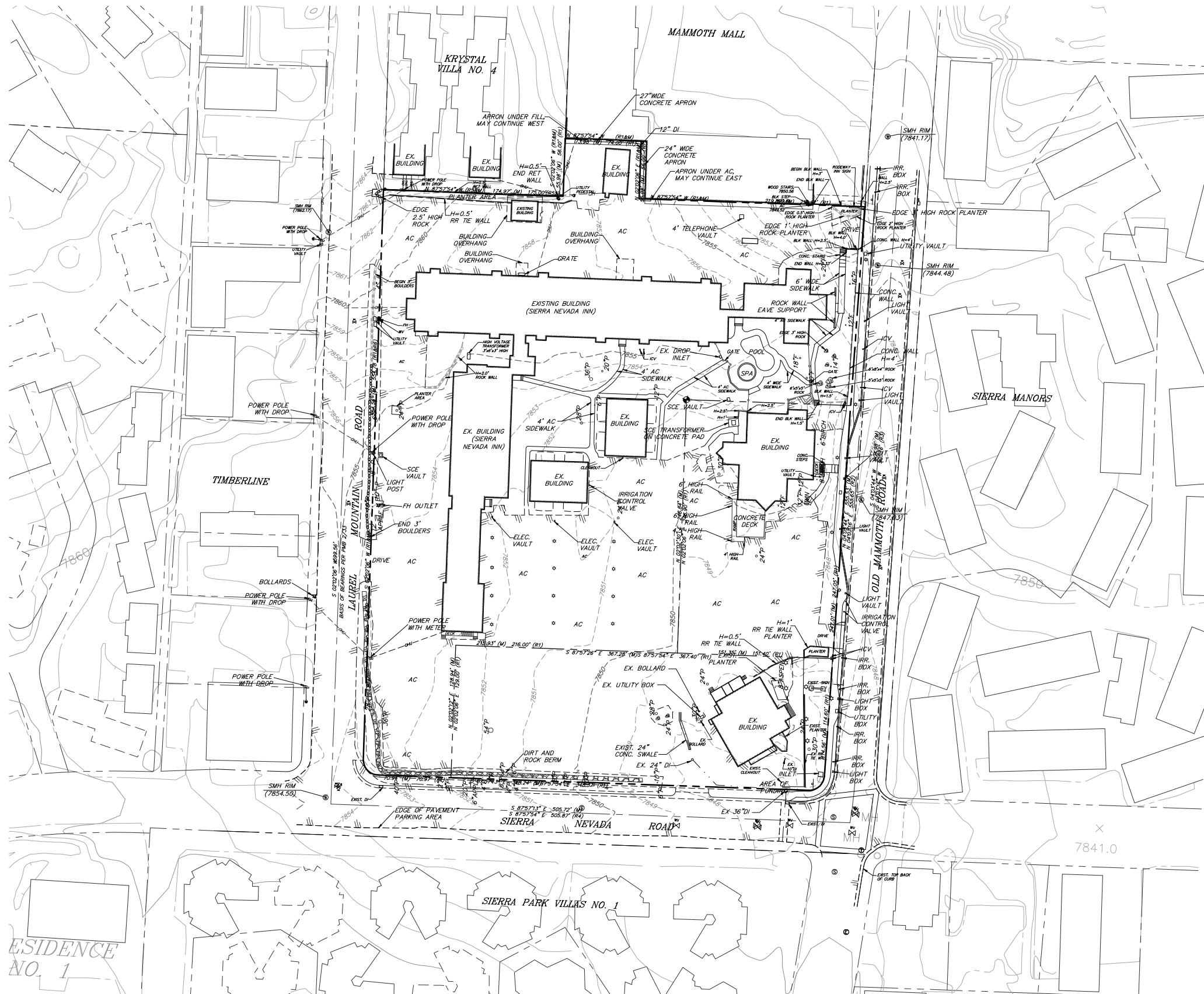
PREPARED UNDER THE DIRECTION OF ANDREW K. HOLMES, L.S. 4428



Andrew K. Holmes
ANDREW K. HOLMES
L.S. 4428

06/08/16
DATE

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(E) SITE LEGEND

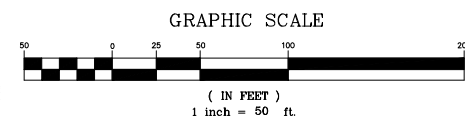
PROPERTY LINE	---
(E) EDGE OF PAVEMENT	---
CENTER LINE	---
(E) CONTOURS (1' INTERVAL)	---B075---
TREE TYPE AND SIZE	24" P ○
(E) OVERHEAD POWER LINE	---OHU---
(E) WATER VALVE	⊗
(E) FIRE HYDRANT	⊗
(E) UTILITY POLE	⊗
(E) STORM DRAIN MANHOLE	⊗
(E) SEWER MANHOLE	⊗
(E) ONSITE STRUCTURES	---
(E) OFFSITE STRUCTURES	---

ABBREVIATIONS

BSW	BACK SIDEWALK
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EXISTING PAVEMENT
(E), EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
H	HEIGHT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LP	LOW POINT
NTS	NOT TO SCALE
OHU	OVERHEAD UTILITIES
PL	PROPERTY LINE
(P)	PROPOSED
ROW	RIGHT OF WAY
SMH	SEWER MANHOLE
TYP.	TYPICAL

NOTE:
THERE ARE NO STREAMS OR RIDGE LINES IN THE
NEAR VICINITY TO THE PROJECT SITE.

BENCHMARK:
FND 1"IP 4857
EL = 7851.57



EXISTING SITE AND SITE CONTEXT
06.08.16

VESTING TTM NO. 16-001

FOR CONDOMINIUM PURPOSES
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

OLD MAMMOTH PLACE

Mammoth Lakes, CA

C2.0

METRIC MAMMOTH LLC

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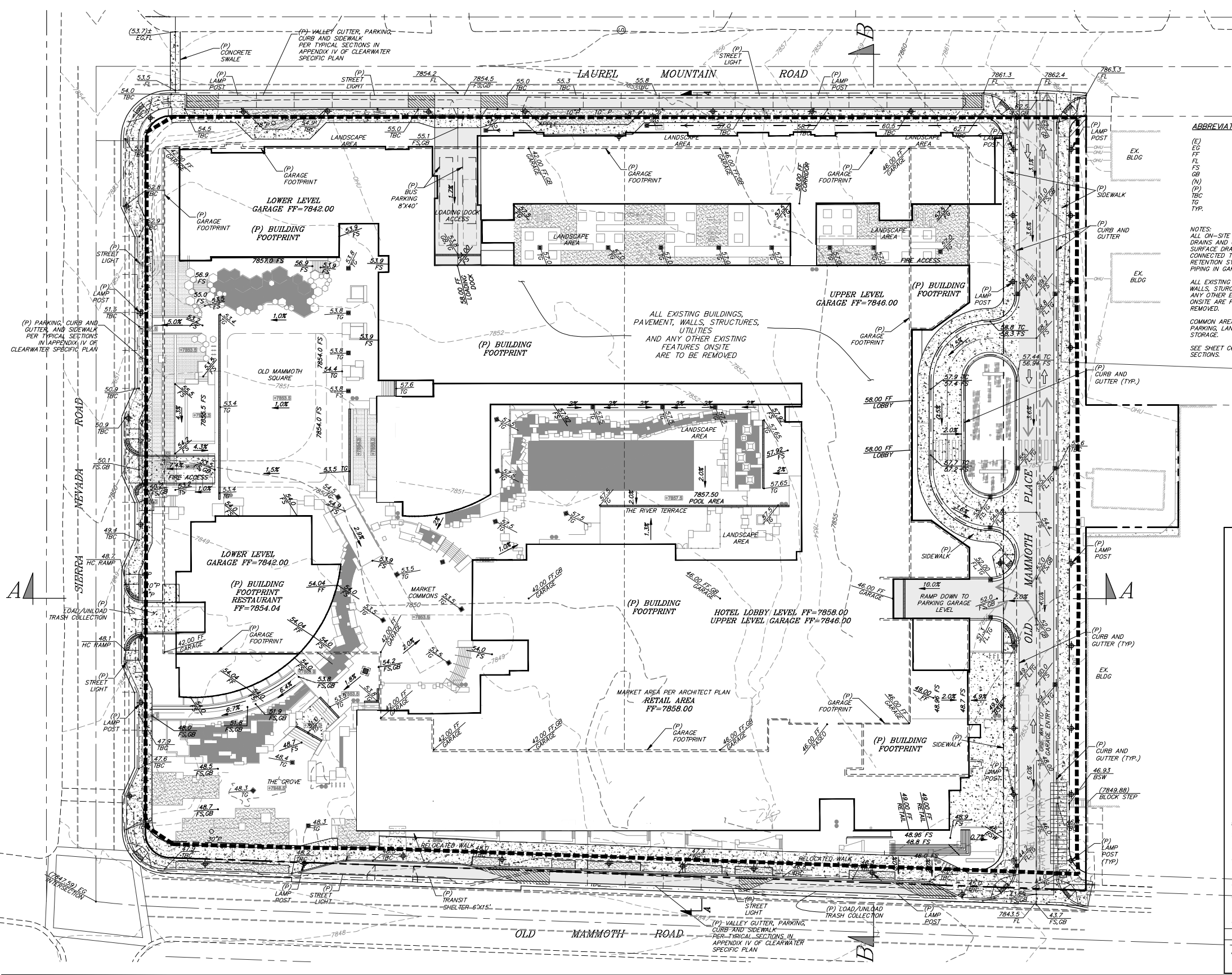


PREPARED UNDER THE DIRECTION OF ANDREW K. HOLMES, L.S. 4428



Andrew K. Holmes
ANDREW K. HOLMES
L.S. 4428
06/08/16
DATE

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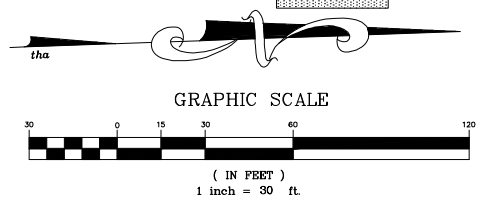


GRADING LEGEND	
PROPERTY LINE	---
(E) EDGE OF PAVEMENT	---
CENTER LINE	---
(E) CONTOURS (1' INTERVAL)	---
(E) CURB, GUTTER & WALK (SIERRA NEVADA RD CURB NOT SURVEYED)	---
(P) LIMITS OF GRADING	---
TREE TYPE AND SIZE	24" P O
(P) FINISHED GRADE	77.5
(P) GRADE RATE	2.1%
(P) SWALE	---
(P) STREET LIGHTING PER TMM STANDARDS	---
(P) LAMP POST	+
(P) PAVEMENT	---
(P) CONCRETE/HARDSCAPE	---
(P) POOL	---
(P) LANDSCAPE	---

ABBREVIATIONS

(E) EXISTING
EG EXISTING GROUND
FF FINISHED FLOOR
FL FLOW LINE
FS FINISHED SURFACE
GB GRADE BREAK
(N) NEW
(P) PROPOSED
TBC TOP BACK CURB
TYP. TOP OF GRATE TYPICAL

NOTES:
ALL ON-SITE DRAIN INLETS, SLOTTED DRAINS AND OTHER ASSOCIATED SURFACE DRAINAGE SYSTEMS, TO BE CONNECTED TO THE CONSPAN RETENTION SYSTEM VIA SUSPENDED PIPING IN GARAGE AREA.
ALL EXISTING BUILDINGS, PAVEMENT, WALLS, STRUCTURES, UTILITIES AND ANY OTHER EXISTING FEATURES ON-SITE ARE PROPOSED TO BE REMOVED.
COMMON AREA TO INCLUDE DRIVES, PARKING, LANDSCAPING AND SNOW STORAGE.
SEE SHEET C6.0 FOR CROSS SECTIONS.



CONSTRUCTION NOTES FOR STREET LIGHTS

- 1" x 3/8" STEEL ANCHORING BOLTS. TYP. OF 4.
- CLASS 2 CONCRETE PER GENERAL STANDARD D04.
- SEE TABLE FOR HEIGHT VALUES.
- FOR "H" VALUES UNDER 18" ELIMINATE THESE APPURTENANCES.
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR BANNER ARM ASSEMBLY.
- #4 HOOP BARS @ 8" C-C AND #5 VENT BARS WITH TOP HOOK.
- 12"x18" TRAFFIC RATED PULL BOX.
- 3/4" CONDUIT.

TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS

LIGHT STANDARD

STANDARD PLAN 401-0 SHEET 3 OF 4

DATE

CONCEPTUAL GRADING PLAN
06.08.16

VESTING TTM NO. 16-001
FOR CONDOMINIUM PURPOSES
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

OLD MAMMOTH PLACE
Mammoth Lakes, CA

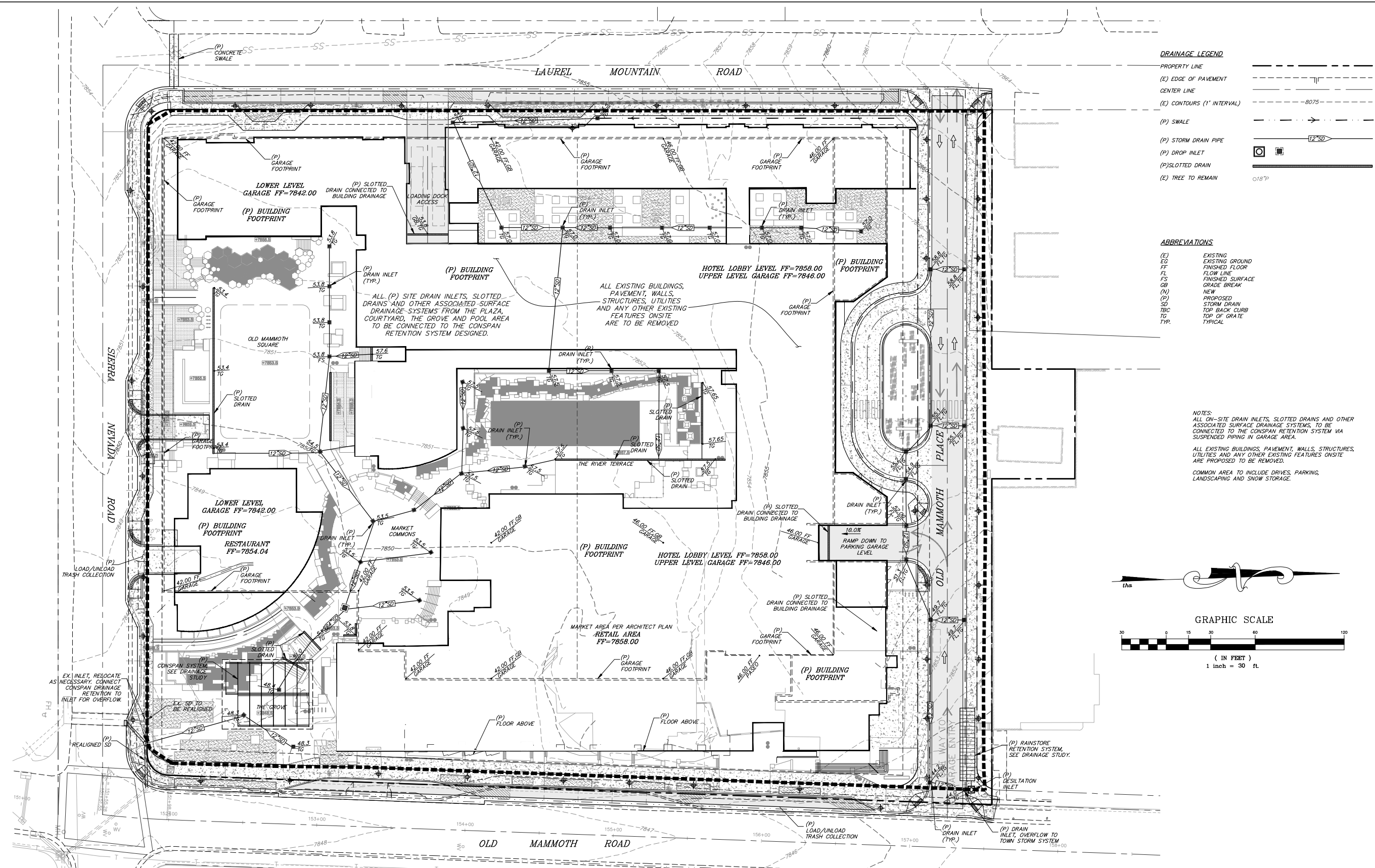
C3.0

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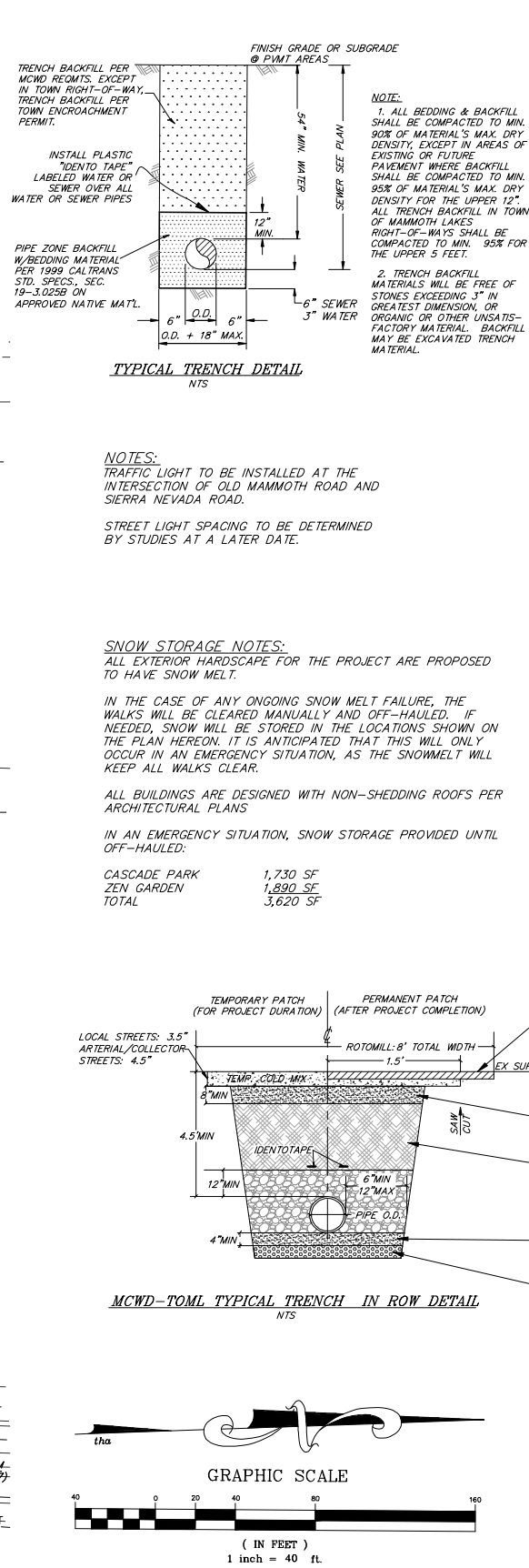
PREPARED AND SUBMITTED BY:
Thomas A. Platiz
THOMAS A. PLATIZ
P.E. C 41039

DATE
06/08/16

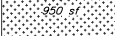


CONCEPTUAL DRAINAGE PLAN

METRIC MAMMOTH LLC
269 South Beverly Drive, Suite No. 576, Beverly Hills, CA 90212



UTILITY LEGEND

PROPERTY LINE	
(P) SEWER LATERAL	
(P) WATER LATERAL	
(P) MASTER WATER METER	
(P) DRY UTILITIES	
EDGE OF (E) PAVEMENT	
(E) SEWER	
(E) OVERHEAD UTILITIES	
(E) WATER	
(E) ELECTRIC/TELEPHONE	
(E) GAS	
(E) POWER POLE	
(E) TREE TO BE REMOVED	24" PINE 
(E) TREE TO REMAIN AND BE PROTECTED	24" PINE 
(E) FIRE HYDRANT	
(E) STORMDRAIN MANHOLE	
(E) SEWER MANHOLE	
(E) WATER VALVE	
(E) GAS VALVE	
(P) STREET LIGHTING, PER TOWM LIGHTS	
(P) LAMP POST	
(P) SNOW STORAGE	

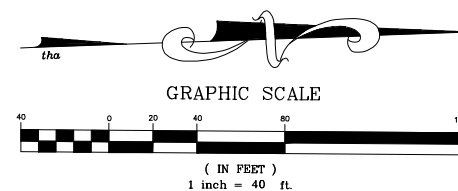
ABBREVIATIONS

(E)	EXISTING
EG	EXISTING GROUND
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
IRR	IRRIGATION
(N)	NEW
OHU	OVERHEAD UTILITIES
(P)	PROPOSED
SD	STORM DRAIN
SMH	SEWER MANHOLE
TBC	TOP BACK CURB
TG	TOP OF GRATE
TYP.	TYPICAL

PERMANENT AC INSTALLATION:

- ROLL/ROLL MINIMUM 2" DEEP TO COVER ALL AREAS OF CRACKED OR RAVELLED SURFACES DISTURBED BY TRENCING.
 - LAY AND OFFSET (404'S) TO MATCH AND FILL GROVE IF WITHIN 2'.
 - ROLL PAVEMENT PRIOR TO ROLL/ROLL.
 - TACK COAT SC-3000 AND/OR HOT MIX IF FULLY CURED OR IF CONDITIONS WARRANT.
 - 2. PLACE AC PAVEMENT
 - ARTERIAL/COLLECTOR STREETS: 2" HOTMIX PB6A OR SC 3000 AC, 1/2"
 - LOCAL STREETS: 2" HOTMIX OR 2000 AC, 1/2"
 - 3. RESTORE PAVEMENT SURFACE
 - 4. PAVEMENT PLACED DURING COLD WEATHER SHALL BE CONSIDERED TEMPORARY.
- BASE:
- TYPE II, CLASS B AGGREGATE PER CALTRANS STANDARD SPEC. COMPACTED TO 95% PER ASTM D-1557.
 - BASE SHALL NOT BE REQUIRED WHEN CONCRETE SURFACE IS USED FOR TRENCH BACKFILL.
- TRENCH BACKFILL:
- 1. 1.5 TO 2 SACK SLURRY, OR
 - 2. NATIVE MATERIAL SCREENED TO 6" MAX SIZE, OR
 - 3. APPROVED IMPORTED FILL.
 - NATIVE MATERIAL AND IMPORTED FILL SHALL BE COMPACTED PER TOWN OF WILMINGTON SPECIFICATIONS.
 - LAKES STANDARDS IF IN RIGHT OF WAY, OTHERWISE TO 90% PER ASTM-D1557.
- PIPE BEDDING:
- GRANULAR MATERIAL (¾") COMPACTED TO 90% PER ASTM D-1557.
 - BEDDING WITH LESS THAN 20% PASSING #40 SEVE SHALL HAVE A W/10% TO 10 MINIMUM DEPTH. COVER WITH NON-WOVEN GLASS 3 (AASHTO M288-96) GEOTEXTILE ON ALL SIDES.
 - OVER EXCAVATE WHEN TRENCH BOTTOM IS SATURATED, REPLACE WITH 3"-6" W/10% TO 10 MINIMUM DEPTH. COVER WITH NON-WOVEN GLASS 3 (AASHTO M288-96) GEOTEXTILE ON ALL SIDES.

MCWD-TOML TYPICAL TRENCH IN ROW DETAIL



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CONCEPTUAL UTILITY PLAN

VESTING TTM NO. 16-001
FOR CONDOMINIUM PURPOSES

BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO

OLD MAMMOTH PLACE
Mammoth Lakes, CA

C5.0

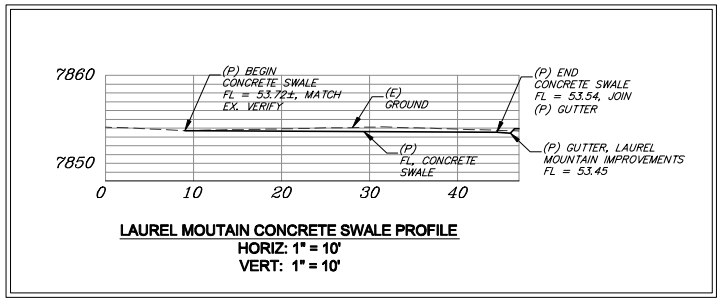
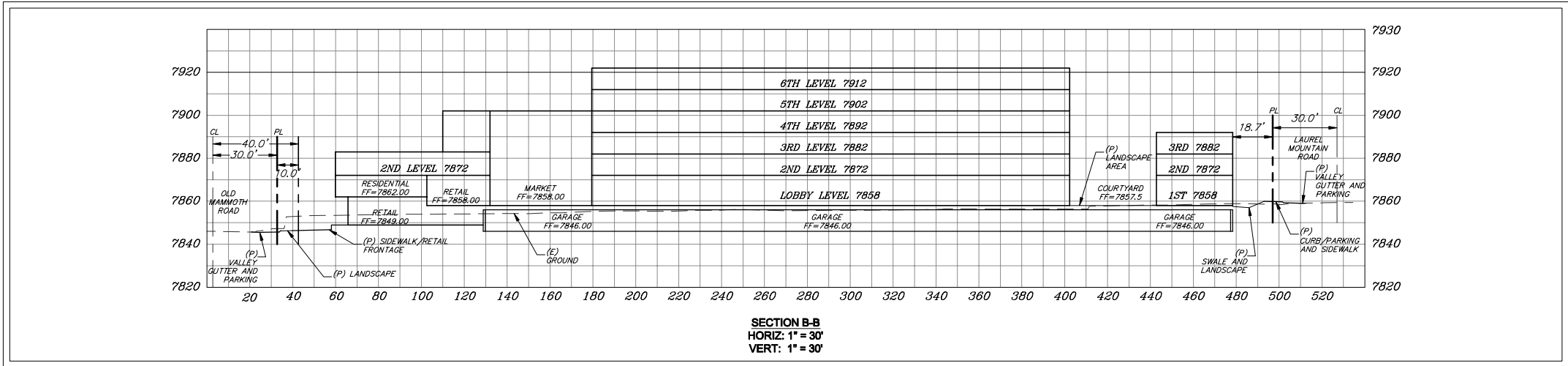
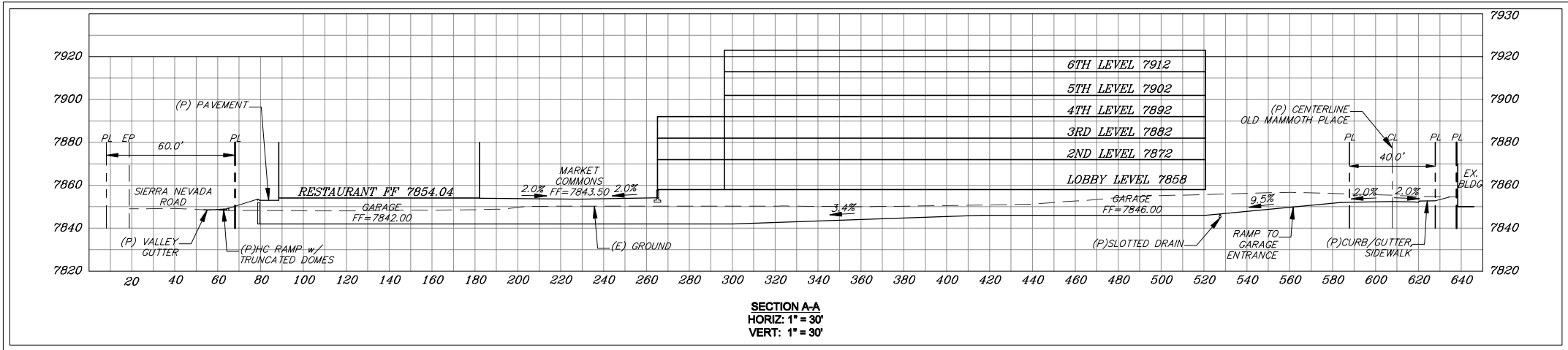
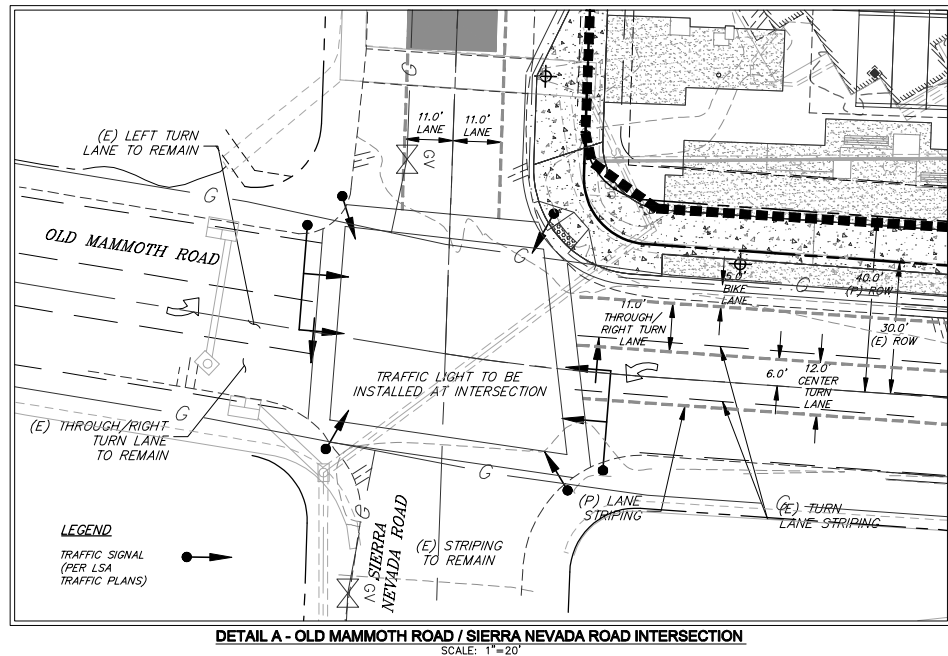
PREPARED AND SUBMITTED BY:

THOMAS A. PLATZ
P.E. C-41039

06/08/1
DATE

C5.0

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OLD MAMMOTH PLACE

Mammoth Lakes, CA

CROSS SECTIONS
06.08.16

VESTING TTM NO. 16-001

FOR CONDOMINIUM PURPOSES
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,
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C6.0

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