YOTEL PAD MAMMOTH LAKES, CA

SD DESIGN REVIEW 11.08.18

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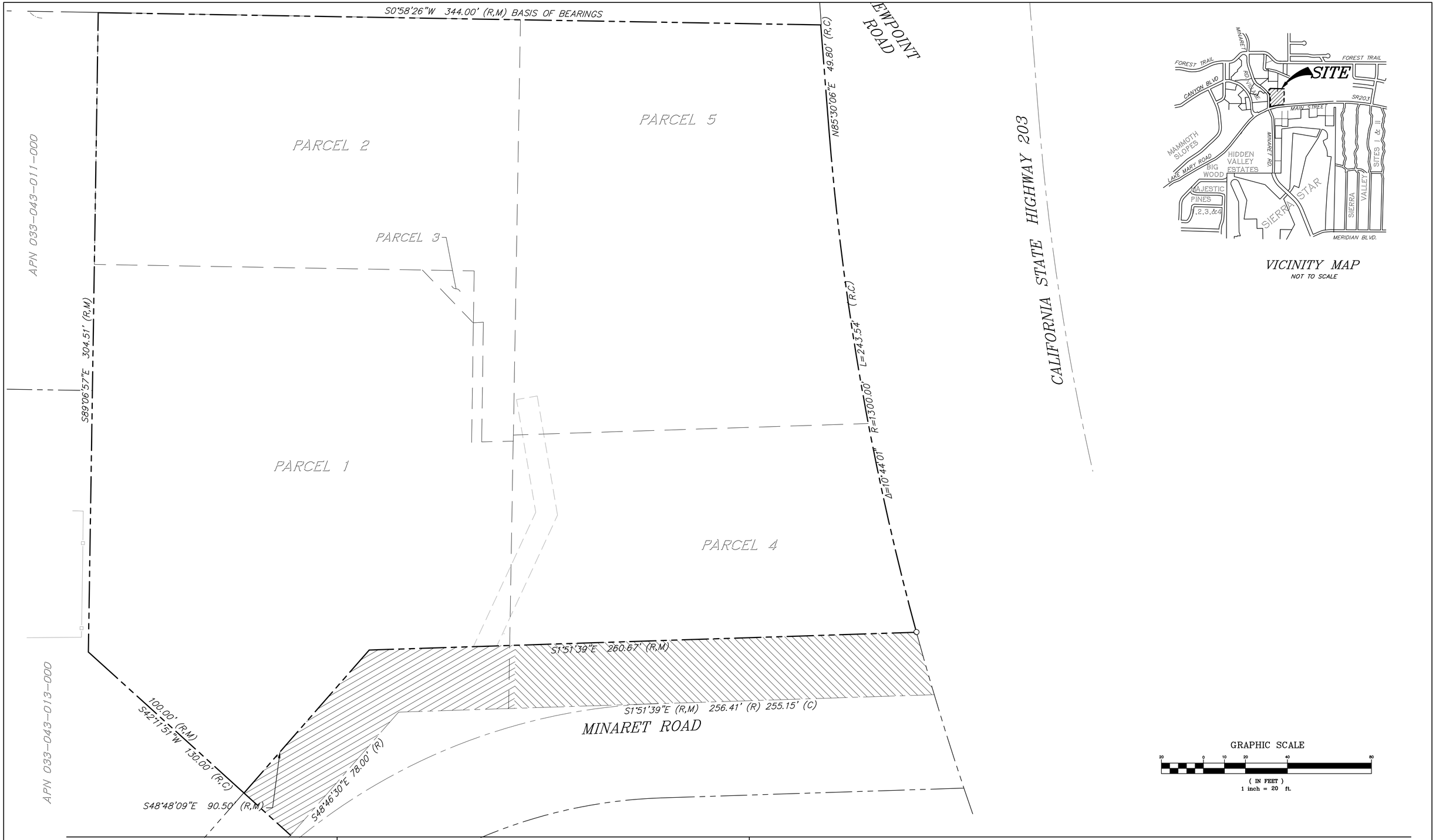
B.1

Vacinity Plan

1" = 160'-0"



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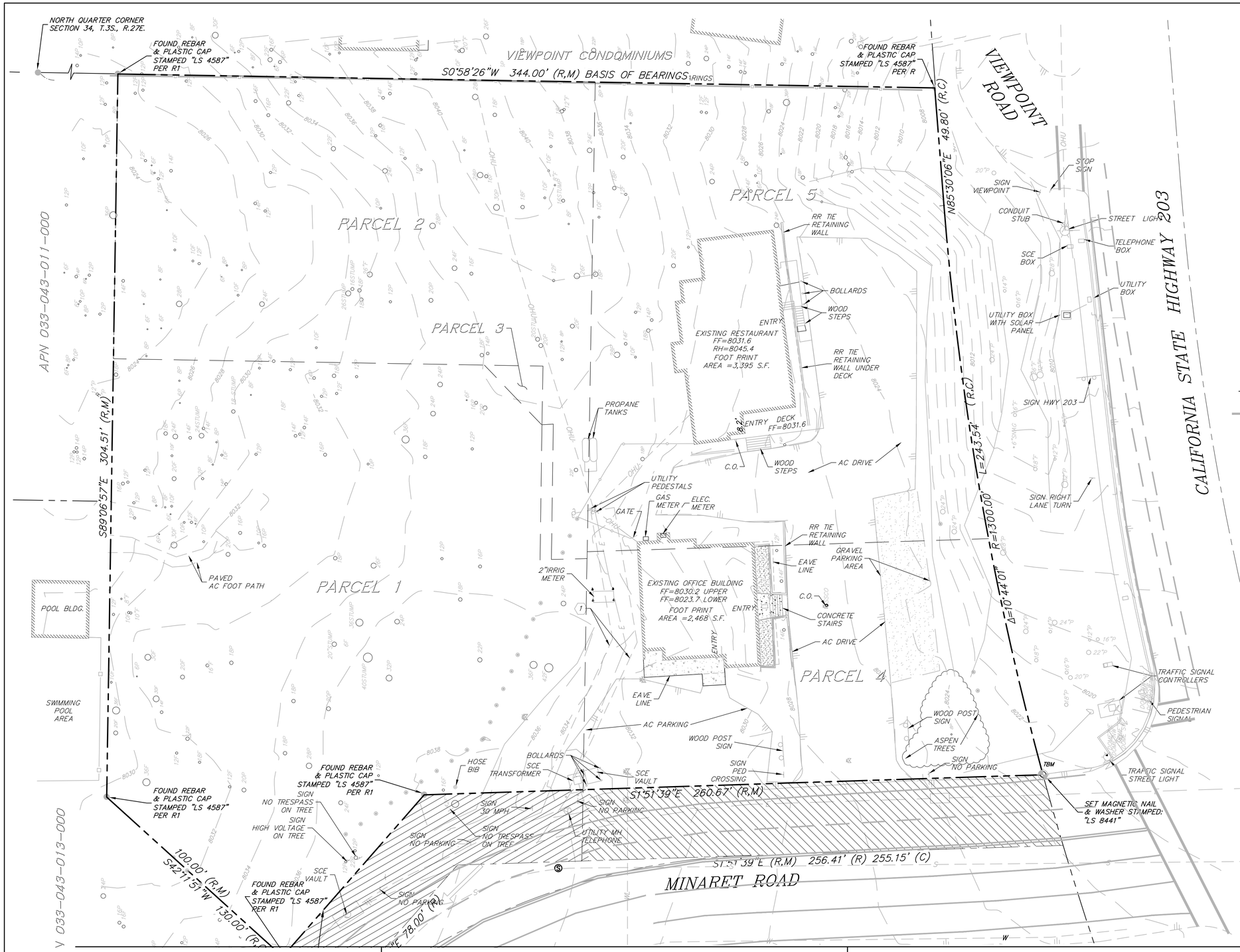
C.1

Subject Property Plat



LEGEND

- PROPERTY LINE AS PER CURRENT TITLE COMMITMENT
- CENTERLINE
- EDGE OF PAVEMENT
- EASEMENT
- FLOWLINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- OHU — OVERHEAD UTILITIES
- FENCE LINE, WOOD POST & IRON FENCING
- FENCE POST WITH SLEEVE
- WATER VALVE BOX
- UTILITY POLE
- GUY WIRE ANCHOR
- SEWER MANHOLE
- COMMUNICATION MH
- LIGHT STANDARD
- TBM — TEMPORARY BENCHMARK PER TOWN DATUM: MAGNETIC NAIL AND WASHER STAMPED: "LS 8441" AT SOUTHWEST CORNER

  ELEVATION=8022.83

CONTOUR INTERVAL: 2'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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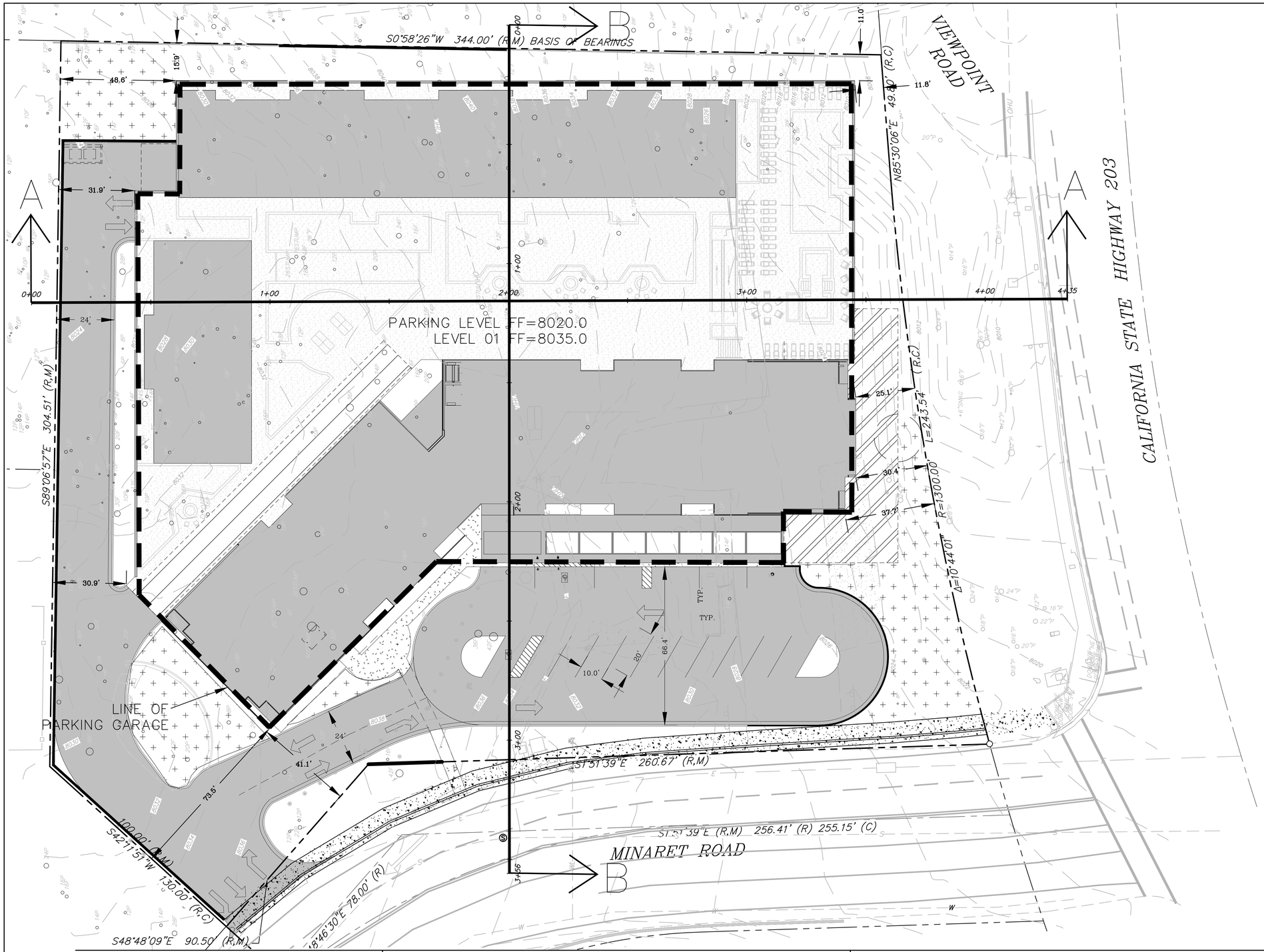
C.2

Topographical Survey



CONSTRUCTION LEGEND

1. PROPOSED 24' WIDE PAVED ACCESS ROAD
2. PROPOSED CONCRETE PAVEMENT
3. PROPOSED CONCRETE CURB
4. PROPOSED CONCRETE CURB & GUTTER
5. PROPOSED CURB, GUTTER & 6' SIDEWALK
6. PROPOSED RETAINING WALL
7. PROPOSED 4' CONCRETE ACCESSIBLE PATH
8. PROPOSED CONCRETE DRIVEWAY ENTRANCE
9. PROPOSED STORM DRAIN PIPE
10. PROPOSED PRECAST CONCRETE DROP INLET
11. PROPOSED TRENCH DRAIN
12. PROPOSED STORMWATER RETENTION BASIN
13. PROPOSED SANITARY SEWER SERVICE LATERAL
14. PROPOSED WATER SERVICE LATERAL
15. PROPOSED 8" FIRE & 6" DOMESTIC WATER SUPPLY IN JOINT TRENCH
16. PROPOSED ELECTRICAL, TELEPHONE, TV, & PROPANE SERVICE LINES IN DRY UTILITY JOINT TRENCH
17. PROPOSED CONCRETE BULKHEAD DRY HYDRANT CONNECTION AND 4" DRY YARD PIPE SYSTEM (TO BE MAINTAINED BY PROPERTY MANAGEMENT)

PROPOSED AC PAVEMENT / BLDG FOOTPRINT

PROPOSED CONCRETE PAVEMENT

PROPOSED PLAZA LEVEL LANSCAPING–SEE LANDSCAPE PLANS

PROPOSED SNOW STORAGE AREA=7,758 SQ FT
NOTE: SNOW REMOVAL WILL INVOLVE TRUCKING/HAULING TO LOCATION TBD

PROPOSED RESTAURANT PATIO

EXISTING CONTOUR INTERVAL: 2'
PROPOSED CONTOUR INTERVAL: 1'
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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D.1

Conceptual Site Plan

CONSTRUCTION LEGEND

1. PROPOSED 24' WIDE PAVED ACCESS ROAD
2. PROPOSED CONCRETE PAVEMENT
3. PROPOSED CONCRETE CURB
4. PROPOSED CONCRETE CURB & GUTTER
5. PROPOSED CURB, GUTTER & 6' SIDEWALK
6. PROPOSED RETAINING WALL
7. PROPOSED 4' CONCRETE ACCESSIBLE PATH
8. PROPOSED CONCRETE DRIVEWAY ENTRANCE

EARTHWORK VOLUME

PARKING GARAGE CALCULATED 1' BELOW FF
CUT=29,416 CU YDS
FILL= 208 CU YDS

FINISH GRADE OUTSIDE BUILDING 0.6' BELOW FG
CUT=1,386 CU YDS
FILL=1,825 CU YDS

EXISTING CONTOUR INTERVAL: 2'
PROPOSED CONTOUR INTERVAL: 1'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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D.2

Conceptual Site Grading Plan

CONSTRUCTION LEGEND

(9) PROPOSED 12" SDR 35 PVC STORM DRAIN PIPE

(10) PROPOSED PRECAST CONCRETE DROP INLET

(11) PROPOSED TRENCH DRAIN

(12) PROPOSED STORMWATER RETENTION PIPE/ BASIN WITH CLEANOUT MANHOLE

NOTE: DRAIN INLETS AND PIPING FROM PLAZA LEVEL ARE SHOWN IN SCHEMATIC LOCATIONS ON THIS PLAN. FINAL INLET LOCATIONS WILL BE SHOWN ON LANDSCAPE CONSTRUCTION DOCUMENTS. STORM DRAIN PIPING FROM PLAZA LEVEL DRAINS WILL BE ALIGNED IN PARKING GARAGE CEILING PER PLUMBING CONSTRUCTION DOCUMENTS.

RETENTION SYSTEMS SHOWN ARE PRELIMINARY AND CAN BE SUBSTITUTED WITH A DIFFERENT TYPE OF SYSTEM OF EQUAL VOLUME

EXISTING CONTOUR INTERVAL: 2'
PROPOSED CONTOUR INTERVAL: 1'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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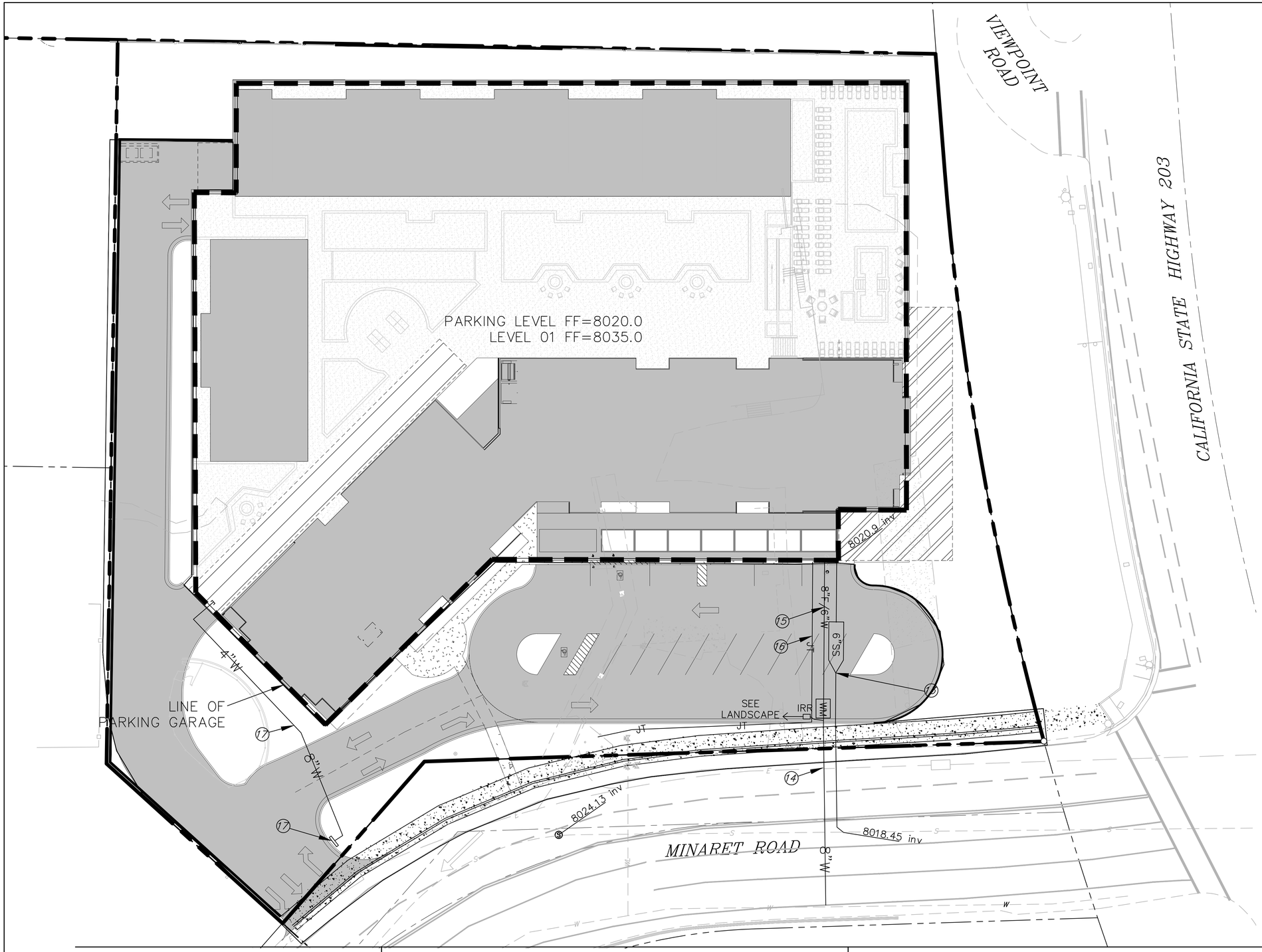
D.3

Conceptual Site Drainage Plan



CONSTRUCTION LEGEND

(13) PROPOSED SANITARY SEWER SERVICE LATERAL

(14) PROPOSED WATER SERVICE LATERAL

(15) PROPOSED 8" FIRE & 6" DOMESTIC WATER SUPPLY IN JOINT TRENCH

(16) PROPOSED ELECTRICAL, TELEPHONE, TV, & PROPANE SERVICE LINES IN DRY UTILITY JOINT TRENCH

(17) PROPOSED CONCRETE BULKHEAD DRY HYDRANT CONNECTION AND 4" DRY YARD PIPE SYSTEM (TO BE MAINTAINED BY PROPERTY MANAGEMENT)

CONTOUR INTERVAL: 2'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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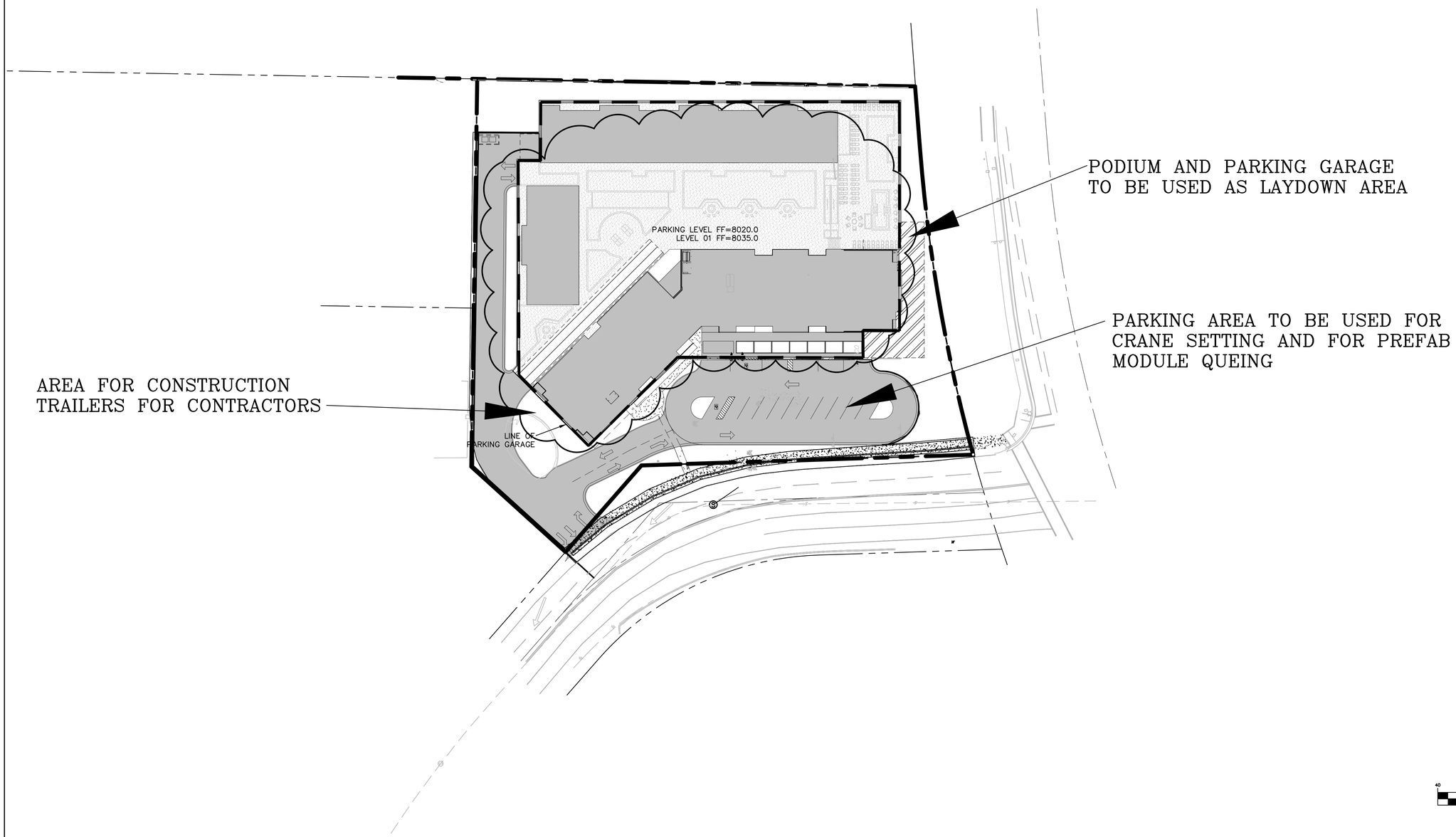
D.4

Conceptual Utility Plan



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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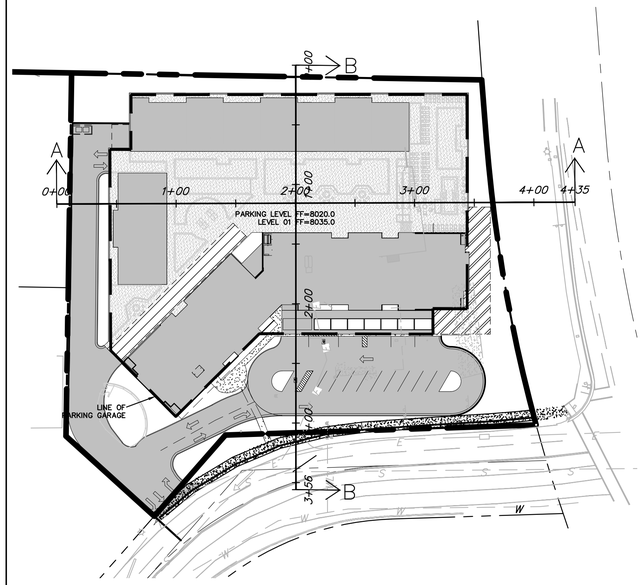
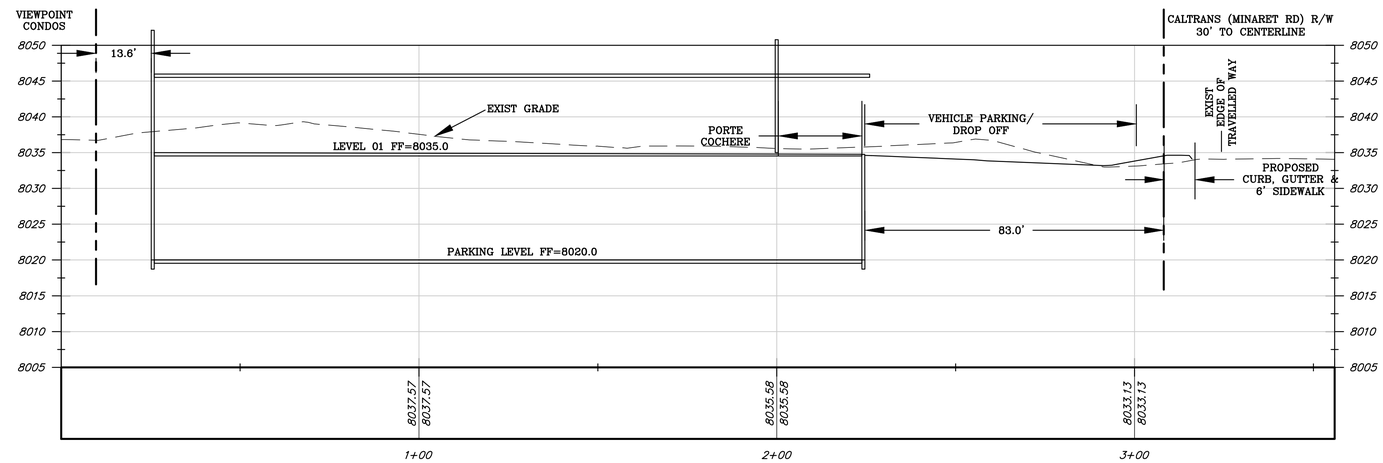
D.5

Construction Staging Plan



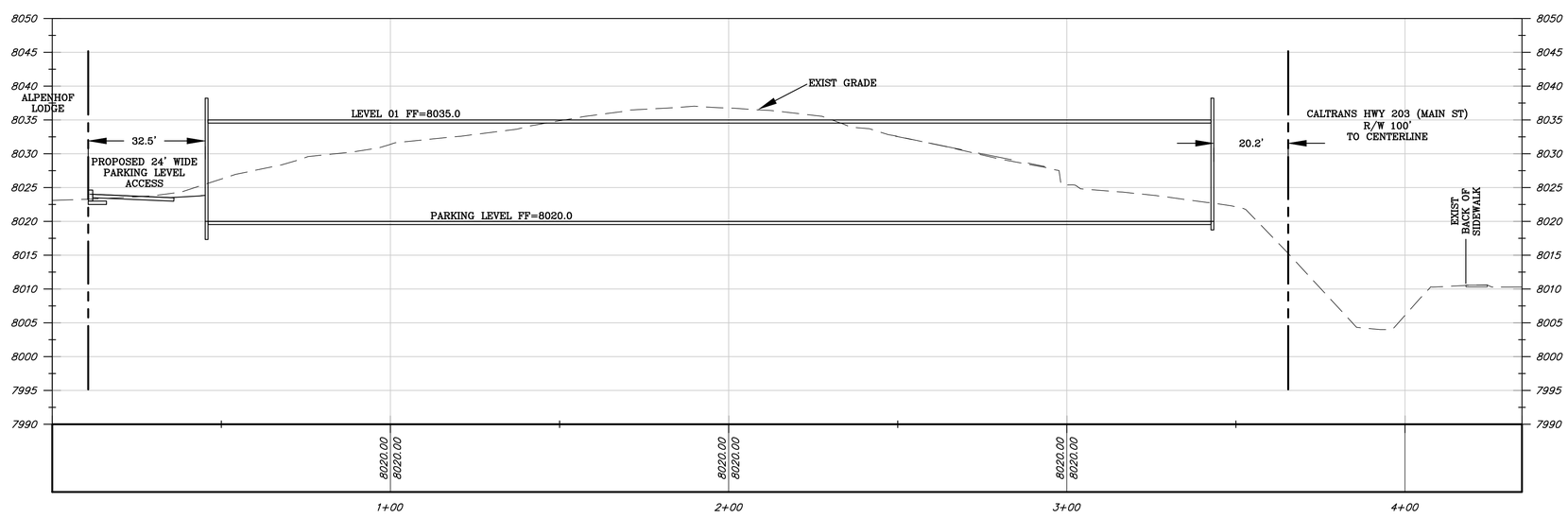
SITE SECTIONS
SCALE 1"=60'

SECTION B–B



HORIZ 1"=20'
VERT 1"=10'

SECTION A–A



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D.6

Site Cross Sections

WEST ELEVATION

MATERIALS LEGEND

metal panel
corrugated, 24 ga.
"charred wood" color
vertical application

wood
clear, western red cedar
1"x4" vertical application

fiber cement
8" smooth boards
tri-tone
horizontal application

cultured stone
modern ledgestone
honed finish
horizontal application

EAST ELEVATION

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E.1
East / West Elevations - Hotel

NORTH ELEVATION

MATERIALS LEGEND

metal panel
corrugated, 24 ga.
"charred wood" color
vertical application

wood
clear, western red cedar
1"x4" vertical application

fiber cement
8" smooth boards
tri-tone
horizontal application

cultured stone
modern ledgestone
honed finish
horizontal application

SOUTH ELEVATION

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E.2

North / South Elevations - Hotel

WEST ELEVATION

MATERIALS LEGEND

metal panel
corrugated, 24 ga.
"charred wood" color
vertical application

wood
clear, western red cedar
1"x4" vertical application

fiber cement
8" smooth boards
tri-tone
horizontal application

cultured stone
modern ledgestone
honed finish
horizontal application

EAST ELEVATION

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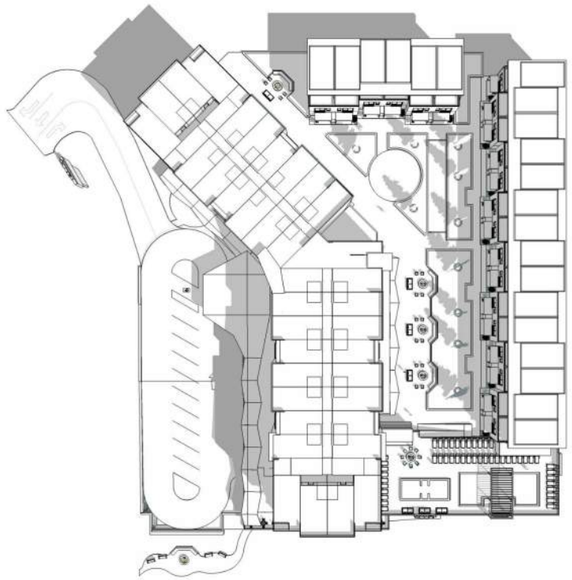
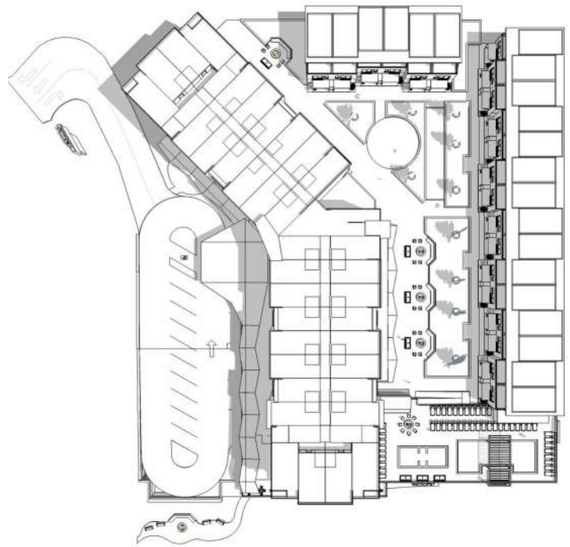
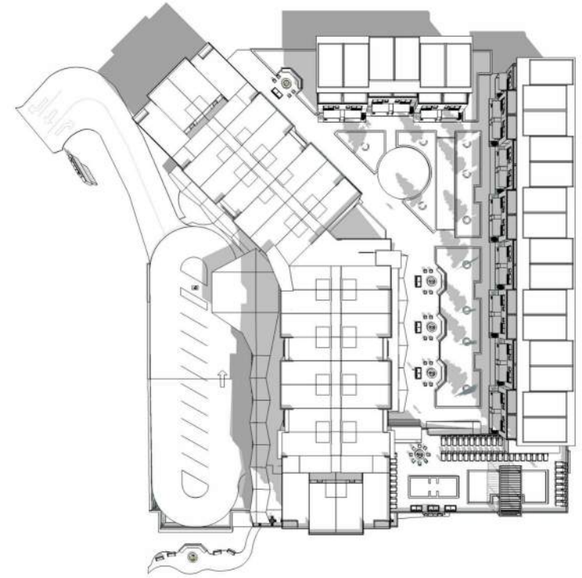
E.3
Elevations - Townhomes



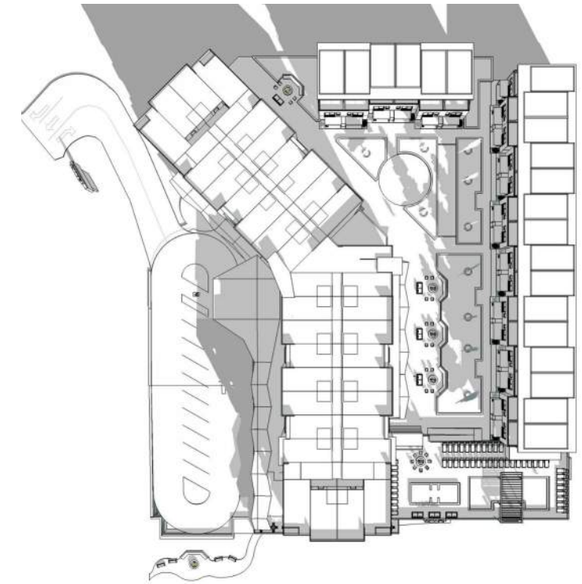
SPRING EQUINOX 9 AM



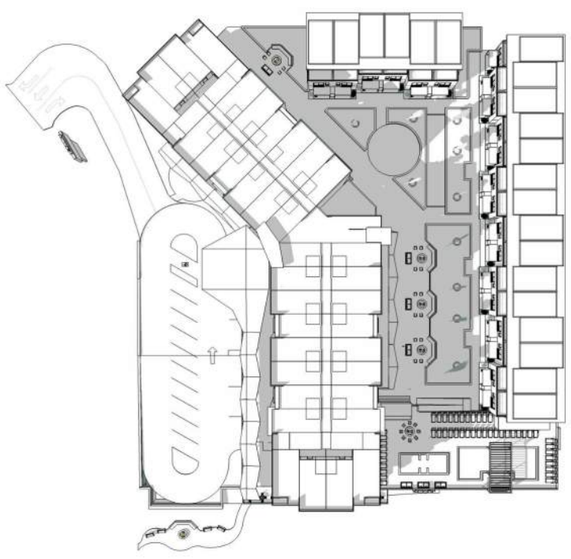
SUMMER SOLSTICE 9 AM



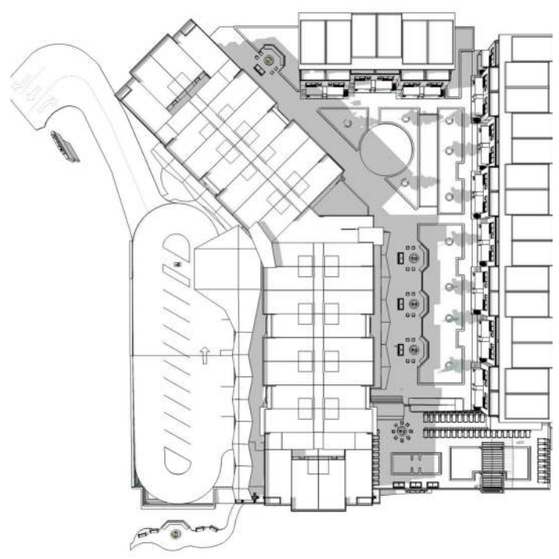
FALL EQUINOX 9 AM



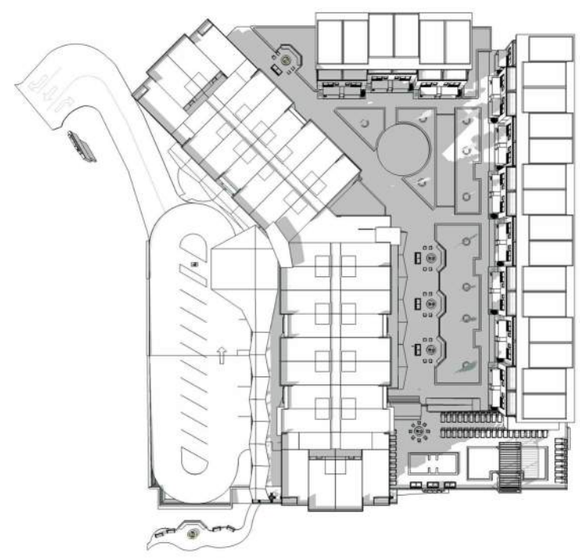
WINTER SOLSTICE 9 AM



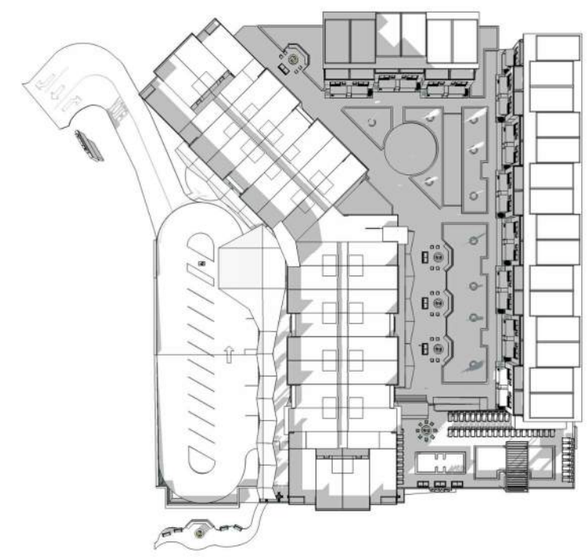
SPRING EQUINOX 3 PM



SUMMER SOLSTICE 3 PM



FALL EQUINOX 3 PM



WINTER SOLSTICE 3 PM

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F.0

Shadow Study

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F.1

Hotel Perspective

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F.2

Hotel Perspective

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F.3

Backyard Perspective

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F.4

Backyard Perspective

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F.5

Backyard Perspective

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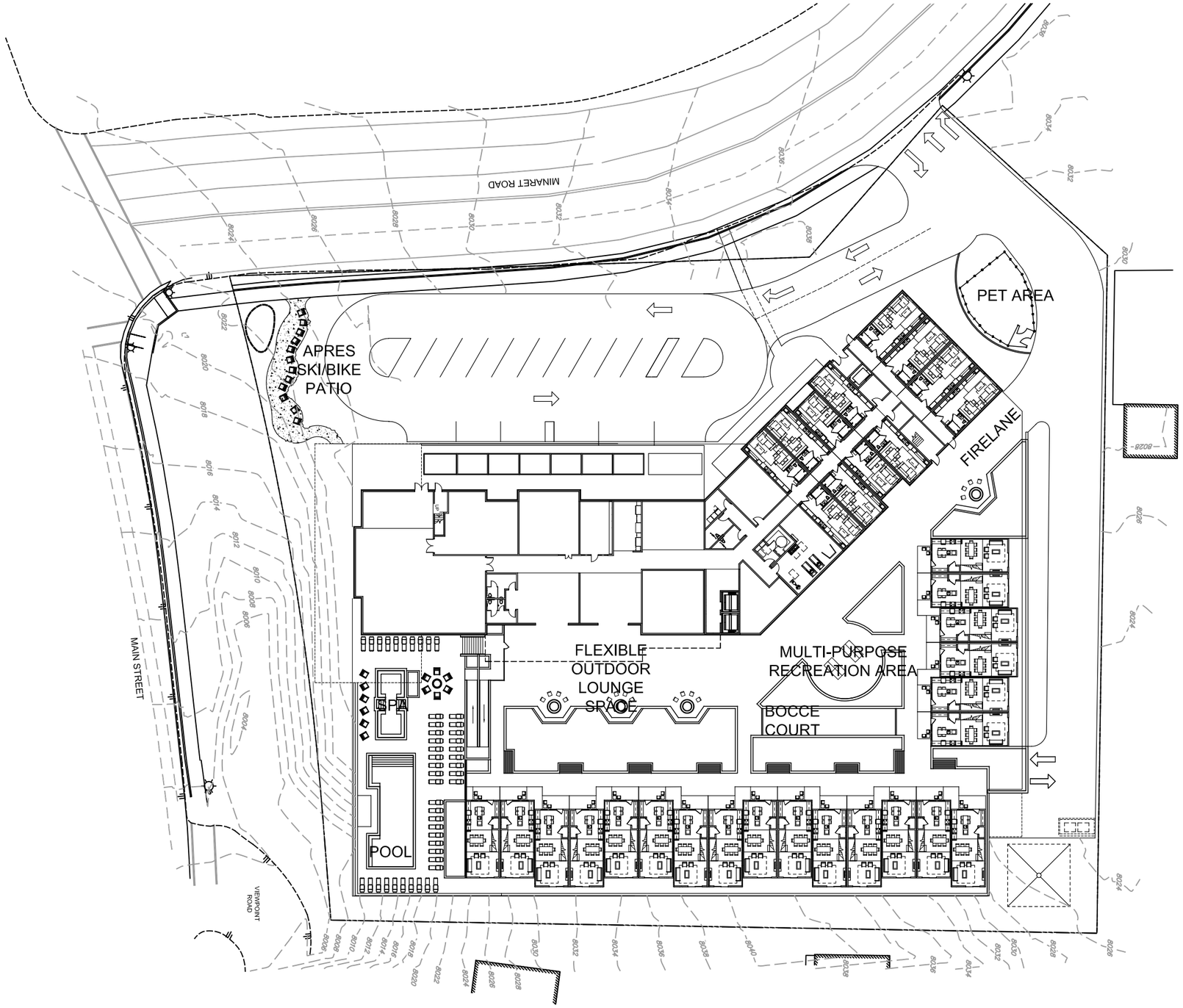
F.6

Pool Deck Perspective



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G.1

Conceptual Landscape Site Plan

1" = 50'-0"

SD REFERENCE NOTES

SYMBOL	DESCRIPTION
SD-01	LANDSCAPE PLANTER
SD-02	PET AREA WITH FENCE
SD-03	HARDSCAPE FIRE LANE PER ARCHITCURAL PLANS
SD-04	MULTI-PURPOSE RECREATION AREA
SD-05	BOCCE BALL COURT
SD-06	LANDSCAPE PLANTER WITH BUILT-IN BENCHES
SD-07	FIRE PIT
SD-08	FLEXIBLE OUTDOOR LOUNGE SPACE
SD-09	POOL FENCE AND GATE
SD-10	ACCESSIBLE RAMP
SD-11	SPA
SD-12	SWIMMING POOL
SD-13	RESTROOMS AND POOL EQUIPMENT ROOM
SD-14	APRES SKI/BIKE PATIO WITH FLEXIBLE SEATING
SD-15	KIDS SNOW PLAY AREA
SD-16	CONNECTION TO NEVADOS DECK

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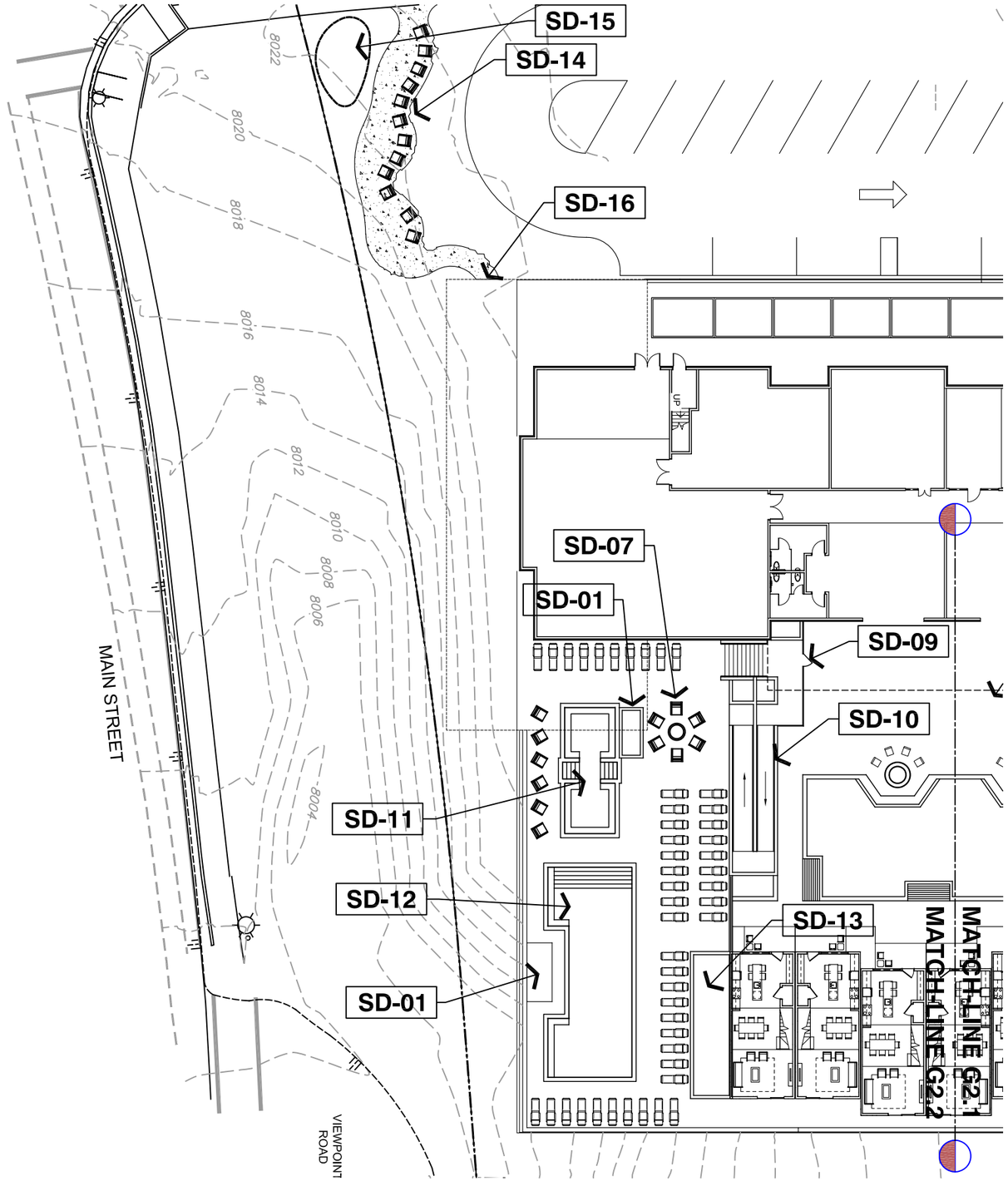
G.2.1

Conceptual Backyard Plan

1" = 30'-0"



SD REFERENCE NOTES

SYMBOL	DESCRIPTION
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SD-02	PET AREA WITH FENCE
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SD-04	MULTI-PURPOSE RECREATION AREA
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SD-07	FIRE PIT
SD-08	FLEXIBLE OUTDOOR LOUNGE SPACE
SD-09	POOL FENCE AND GATE
SD-10	ACCESSIBLE RAMP
SD-11	SPA
SD-12	SWIMMING POOL
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SD-16	CONNECTION TO NEVADOS DECK

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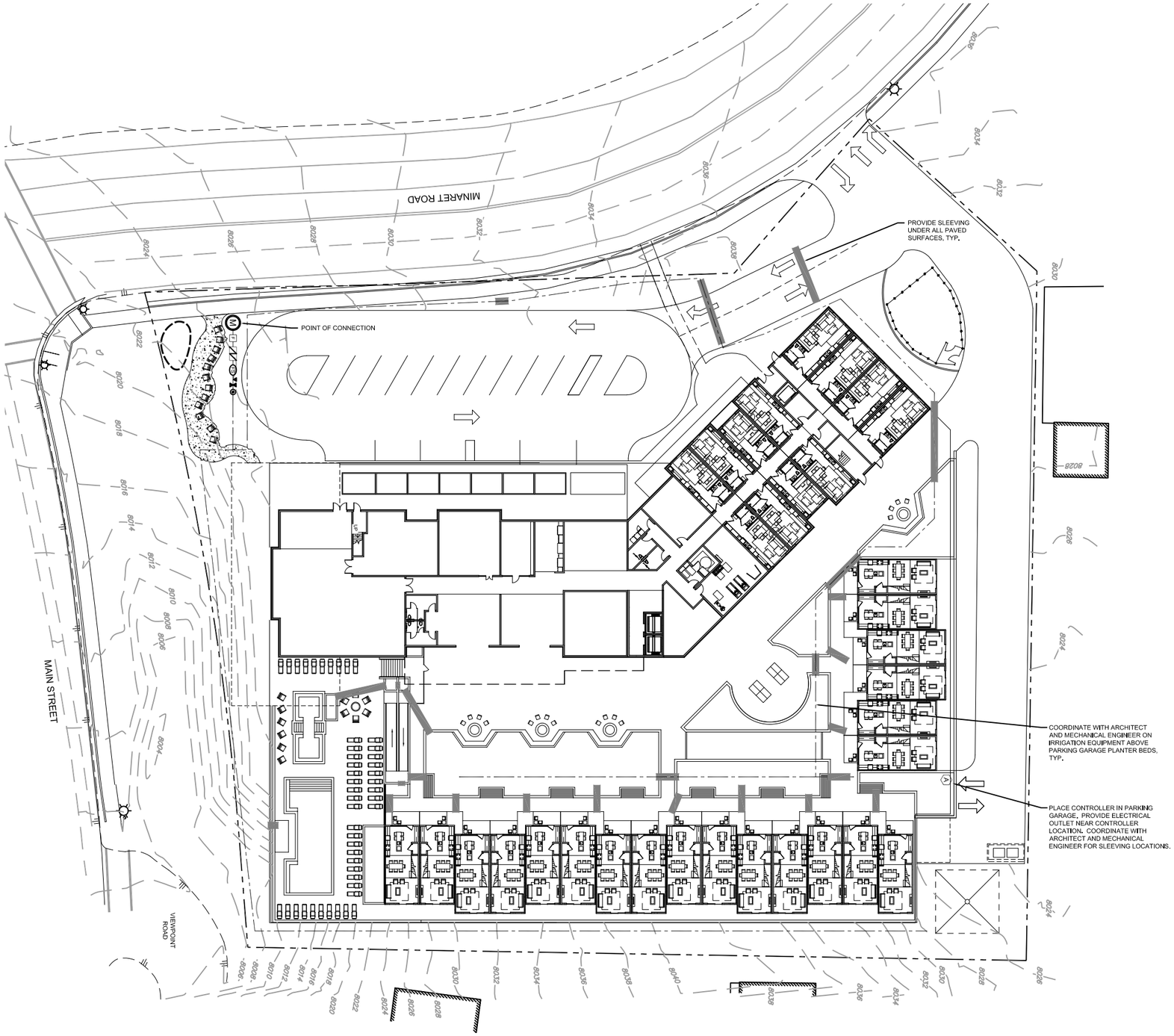
G.2.2

Conceptual Backyard Plan

1" = 30'-0"



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION
	RAINBIRD	XCZ-075-PRF or XCZ-100-PRF	DRIP VALVE ASSEMBLY
	RAINBIRD	44-LRC	QUICK COUPLING VALVE
A	RAINBIRD	ESP-LXMEF CONTROLLER w/ FLOW SMART MODULE	ELECTRIC CONTROLLER
	FEBCO	825YA	RP BACKFLOW PREVENTER
F	FEBCO	FEBCO 650A (SIZE PER LINE)	WYE STRAINER
N/S	OLD CASTLE	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES
N/S	MATCO	201X	MANUAL DRAIN VALVE
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE
	RAINBIRD	PESB	MASTER CONTROL VALVE
FS	DATA INDUSTRIAL	IR220P - 1"	FLOW SENSOR
		CLASS 200 BE	PVC MAINLINE
		TYPE K COPPER	HARD COPPER PIPE
		CLASS 200 BE	PVC LATERAL
		CLASS 160	PVC SLEEVING
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH
N/S		XERI-BUG	DRIP EMITTERS
	RAINBIRD		DRIP LINE BLOW-OUT STUB
M		REFER TO CIVIL PLANS FOR LOCATION	WATER METER
P		MODEL NUMBER TO BE DETERMINED	BOOSTER PUMP
1 / 2			CONTROLLER & STATION NO. / CONTROL VALVE SIZE
3 / A (controller)			NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE / WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES

IRRIGATION DESIGN STATEMENT:

ALL NON-TURF AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS.
TURF AREAS (PET AREA) WILL BE IRRIGATED WITH POP-UP SPRAY HEADS.

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phone: (801) 532-4422

re:play

LDG

N

Yotel Pad Mammoth Lakes

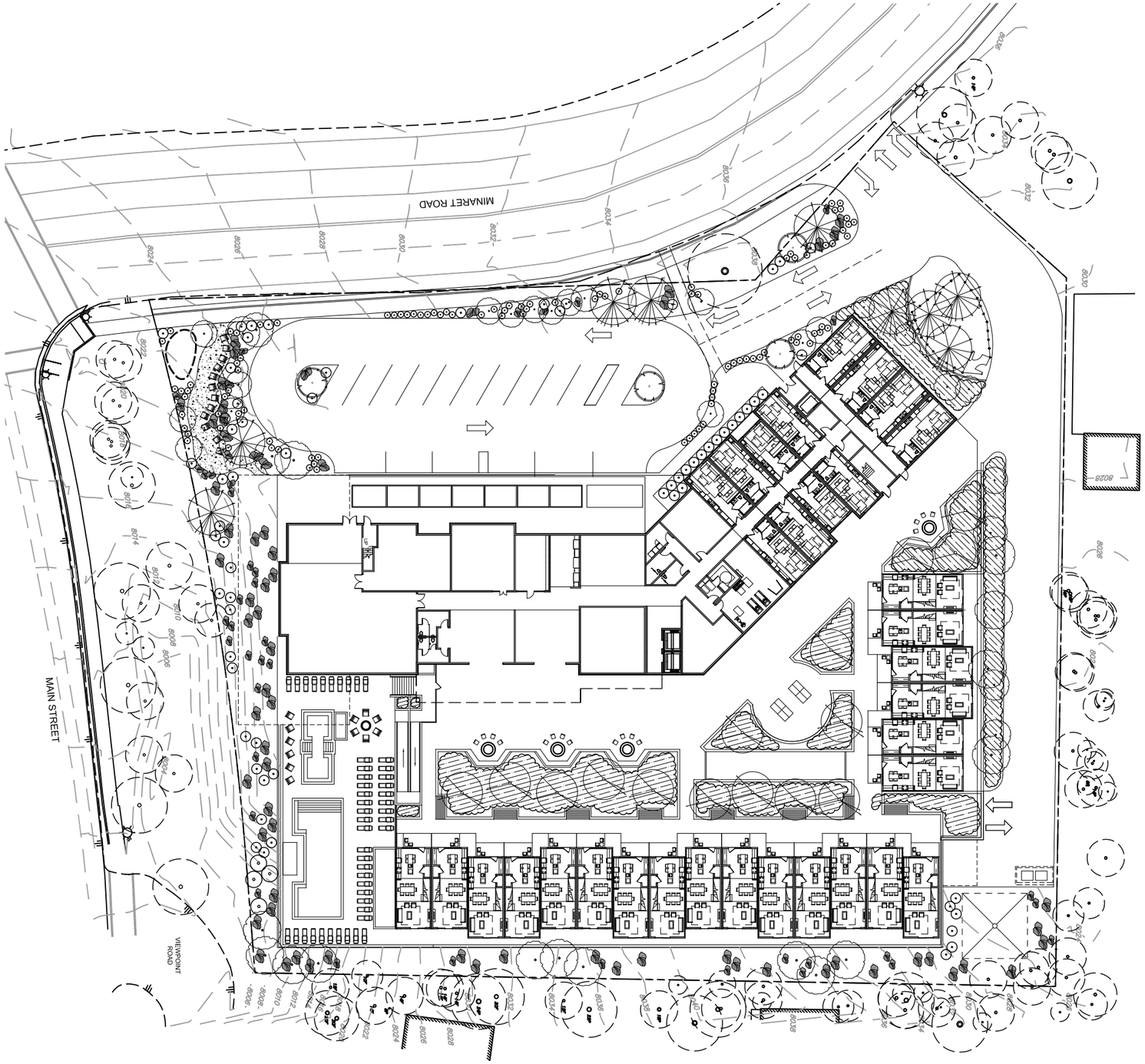
project#: Design Review Submittal

date: 11.08.2018

G.3

Conceptual Irrigation Plan

1" = 50'-0"



Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
TREES	
	Acer ginnala Amur Maple
	Acer glabrum Rocky Mountain Maple
	Populus tremuloides Quaking Aspen
	Pinus jeffreyi Jeffrey Pine or Abies magnifica California Red Fir
	Existing Tree, typ (to be protected and preserved)
SHRUBS	
	Amelanchier utahensis Serviceberry
	Cornus sericea Dogwood
	Pinus mugo 'Slowmound' Slowmound Mugo Pine
	Potentilla fruticosa Shrubby cinquefoil
	Ribes alpinium Alpine Currant
	Rhus trilobata Oakbrush / Three Leaf Sumac
	Rosa rugosa Rugosa Rose
	Syringa meyeri Dwarf Korean Lilac
GROUNDCOVERS	
	Arctostaphylos uva-ursi Kinnikinnick
	Juniperus horizontalis 'Bar Harbor' Bar Harbor Juniper
	Mahonia aquifolium 'compacta' Compact Oregon Grape
	Rhus aromatica 'Grow Low' Grow Low Sumac
PERENNIALS	
	Aquilegia spp. Columbine
	Aquilegia canadensis 'Little Lanterns' Little Lanterns Columbine
	Leucanthemum x superbum 'Alaska' Alaska Shasta Daisy
	Monarda didyma Bee Balm
	Echinacea purpurea Purple Coneflower
	Rudbekia californica California coneflower
	Eriogonum umbellatum Sulfur Buckwheat

LANDSCAPE DESIGN STATEMENT:

THE PRIMARY GOAL OF THE LANDSCAPE DESIGN IS TO INTEGRATE ITSELF WITHIN THE EXISTING CONTEXT OF THE SURROUNDING AREA AND COMMUNITY. WE ARE ALSO LOOKING TO COMPLIMENT THE PROJECT'S ARCHITECTURAL DESIGN.

ALL PLANT MATERIAL SELECTED IS NATIVE AND/OR ADAPTIVE FOR THIS CLIMATE AND REGION.

ATTENTION HAS BEEN PAID TO VIEW CORRIDORS, CONNECTIONS TO THE ROADWAYS AND WALKS AS WELL AS PROVIDING NATURAL SCREENING TO THE ADJACENT PROPERTIES WHERE APPLICABLE.

IN THE CENTRAL COURTYARD AREA, WE ARE USING PLANT MATERIAL IN RAISED PLANTERS (ABOVE THE PARKING GARAGE) TO PROVIDE A MORE NATURAL SETTING FOR THE PROJECT'S USERS.

WE ANTICIPATE USING SALVAGED BOULDERS FROM ON-SITE TO USE WITHIN THE PROJECT TO THE EXTENT POSSIBLE.

Jeffrey Pine

Amur Maple

Quaking Aspen

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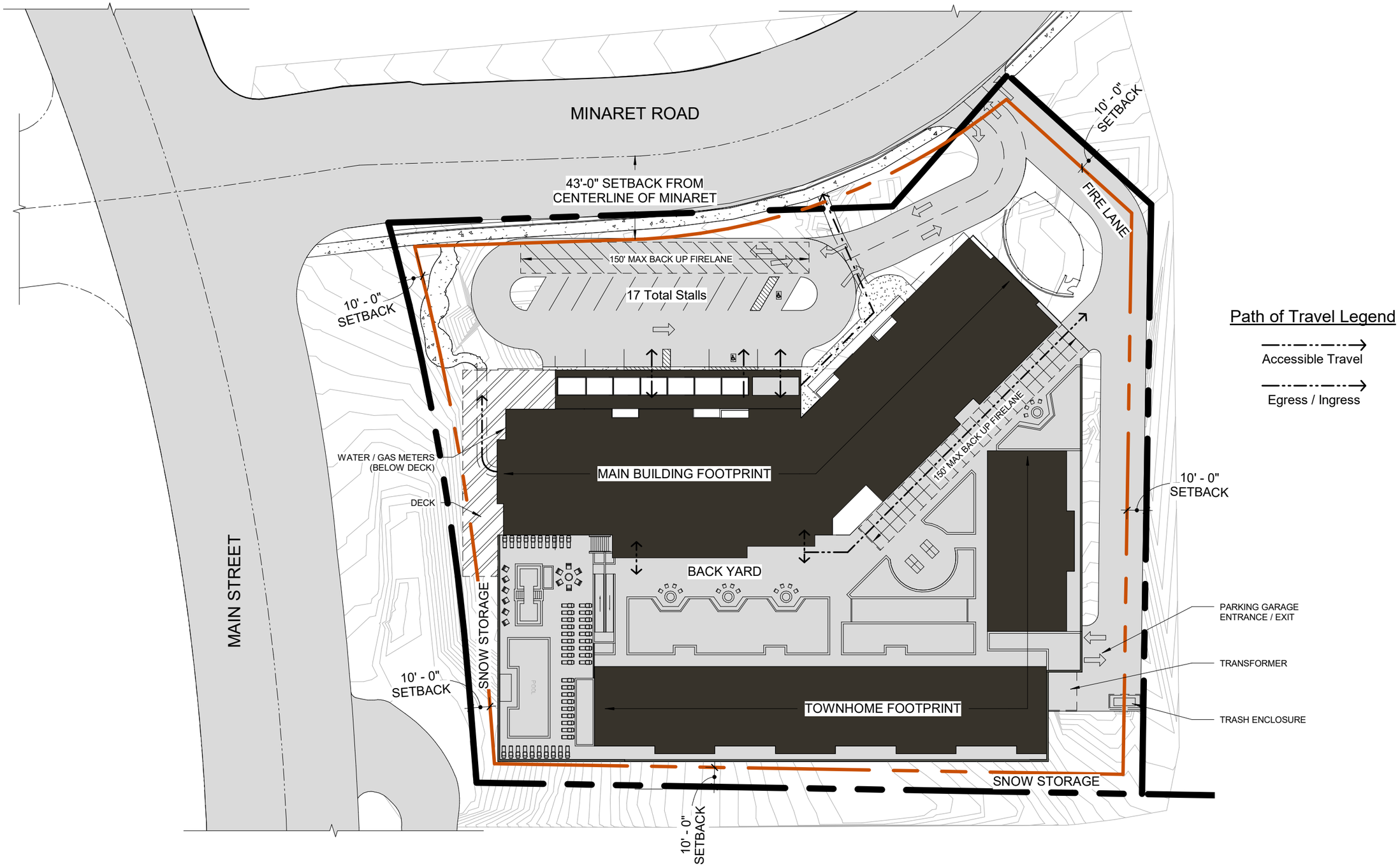
G.4

Conceptual Landscape Plan

1" = 50'-0"



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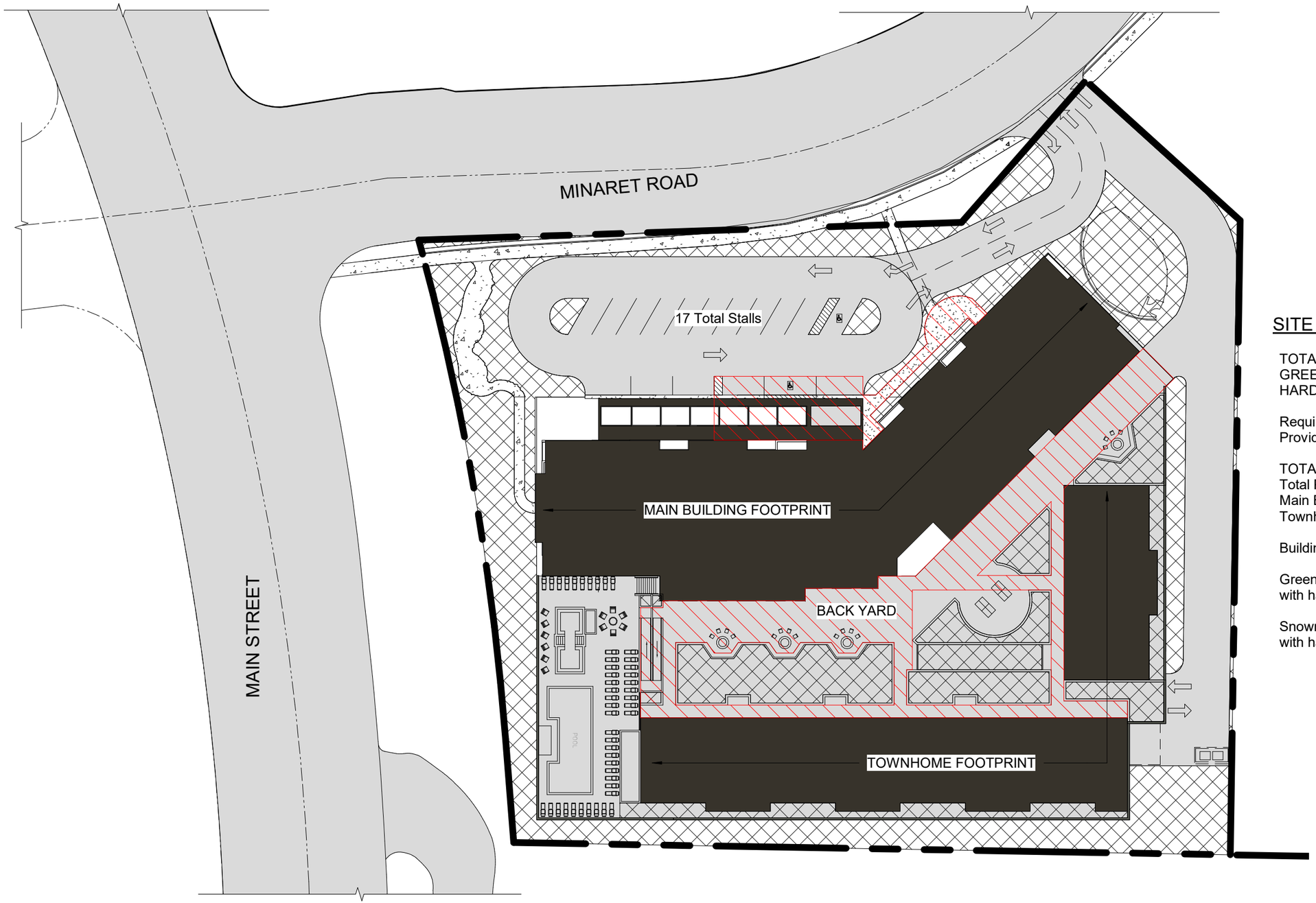
H.1

Architectural Site Plan

1" = 50'-0"



SITE COVERAGE TABLE

TOTAL SITE S.F. =	113,108
GREENSCAPE S.F. =	29,357
HARDSCAPE S.F. =	83,751

Required % of Greenscape = 25%
Provided % of Greenscape = 26 %

TOTAL SITE S.F. =	113,108
Total Podium Footprint =	63,730
Main Building Footprint =	20,179
Townhome Footprint =	13,970

Building Footprint Coverage = 56%

Greenscape area indicated with hatch pattern

Snowmelt area indicated with hatch pattern

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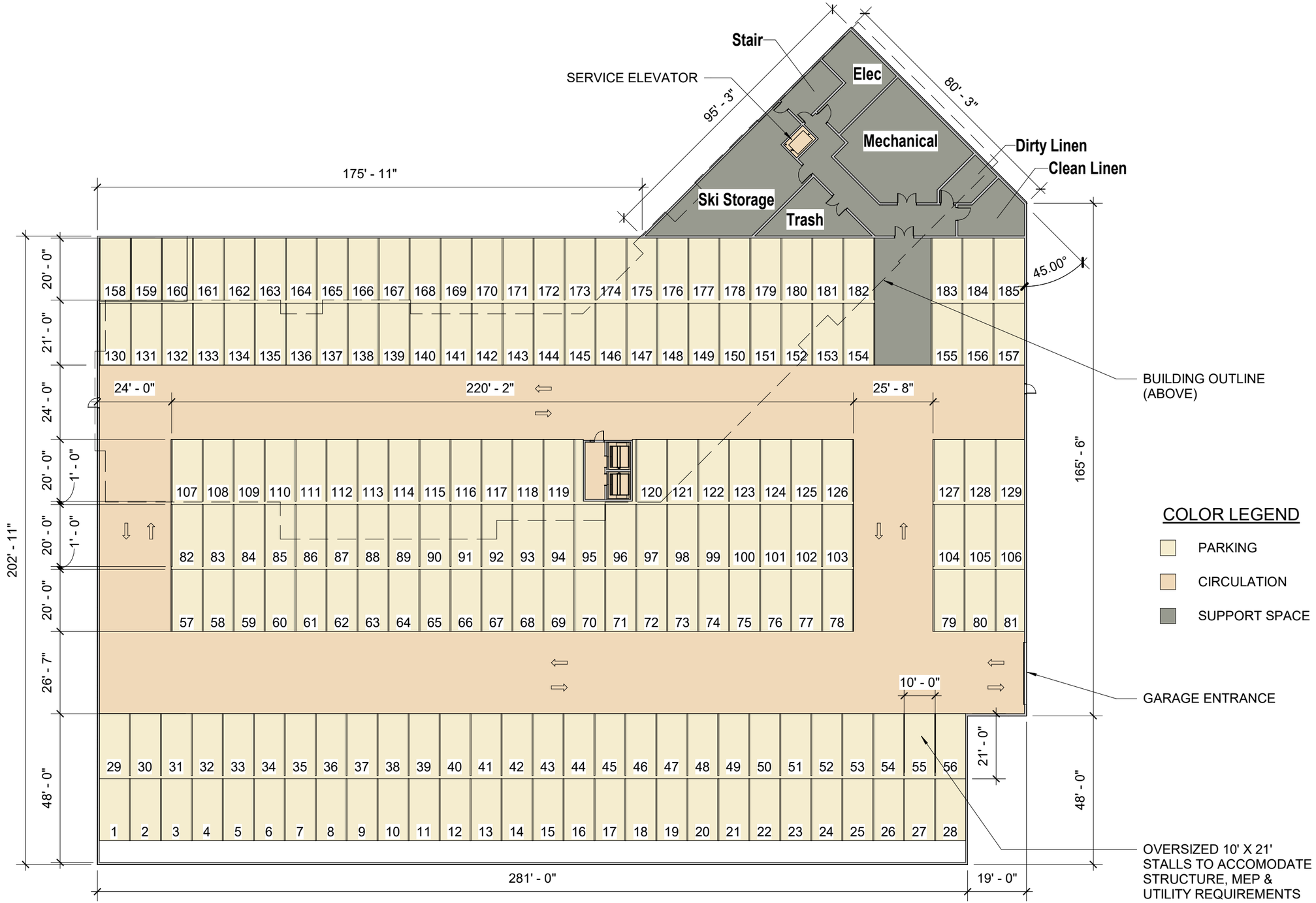
H.1.1
Site Coverage Plan
1" = 50'-0"



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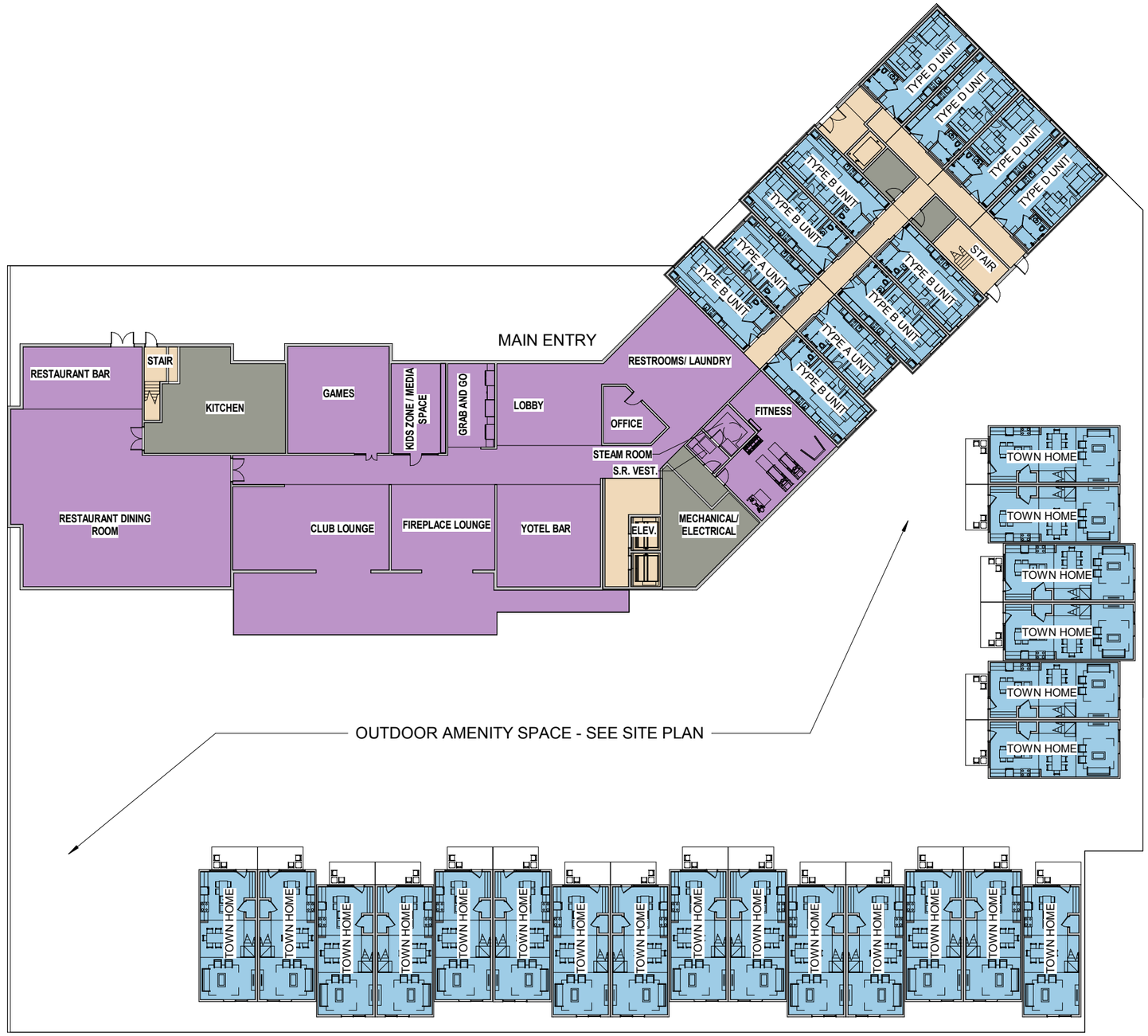
H.2

Garage Floor Plan

1/32" = 1'-0"



COLOR LEGEND

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

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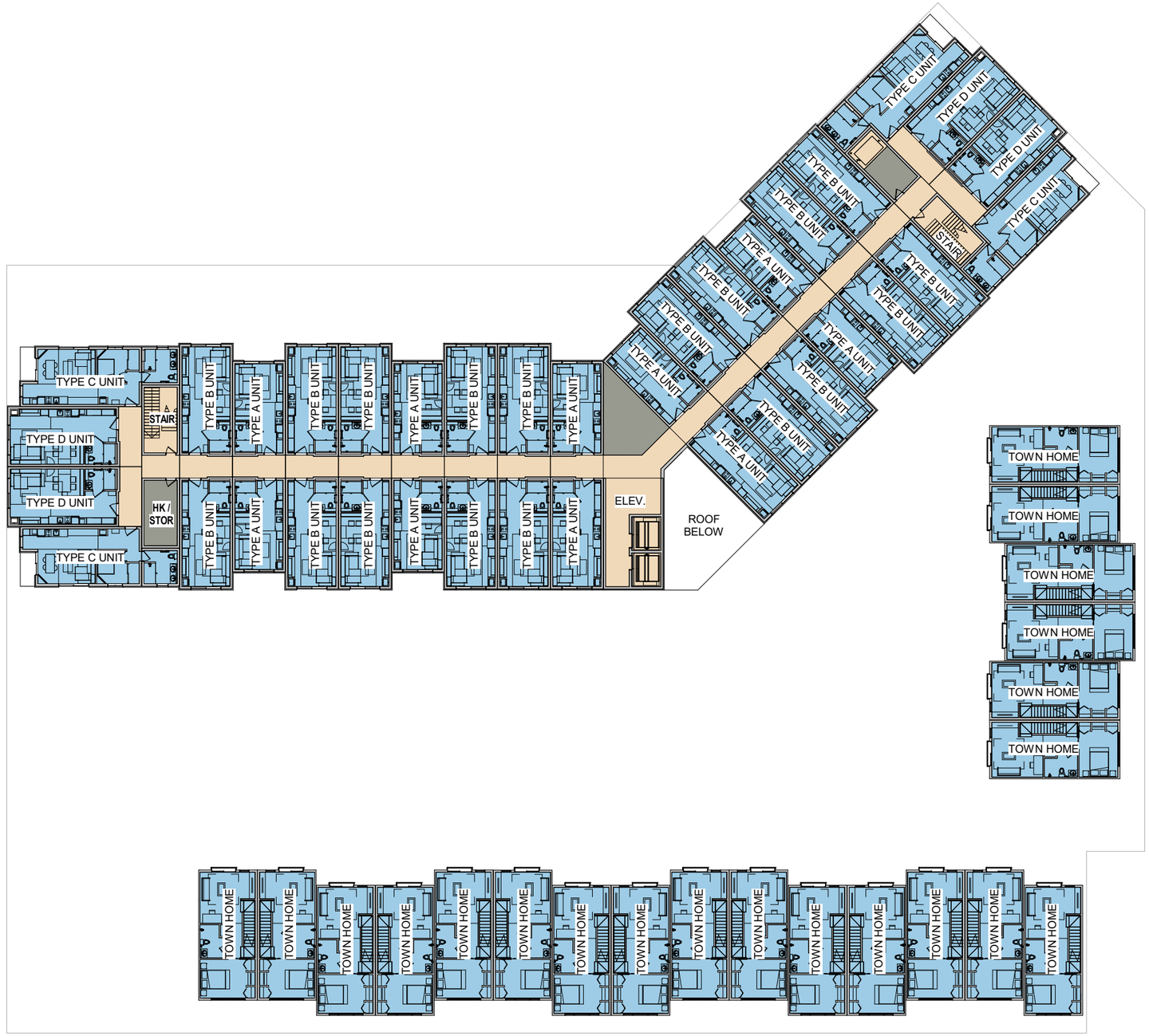
H.3

Level 01 Floor Plan

1/32" = 1'-0"



COLOR LEGEND

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

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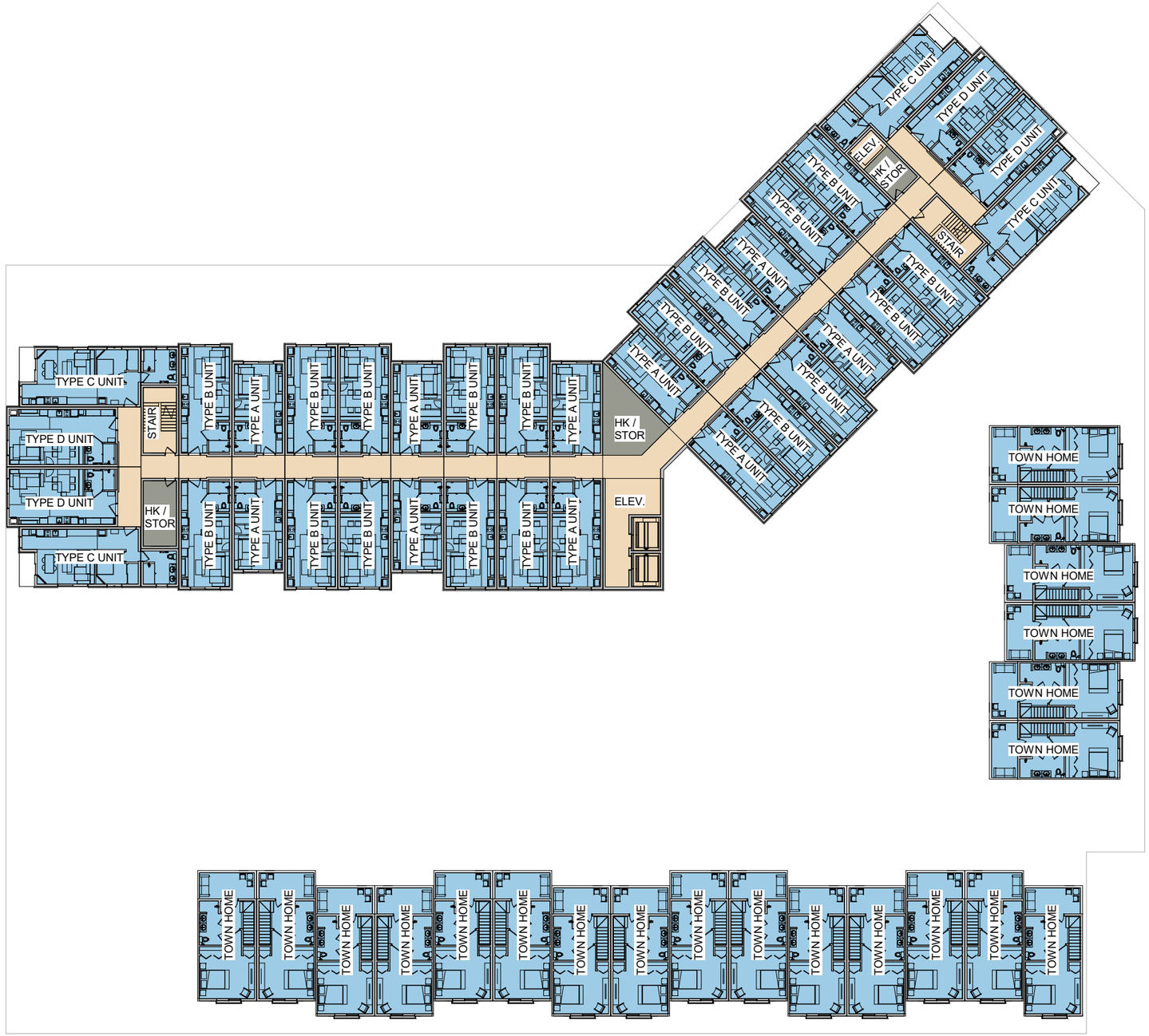
H.4

Level 02 Floor Plan

1/32" = 1'-0"



COLOR LEGEND

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

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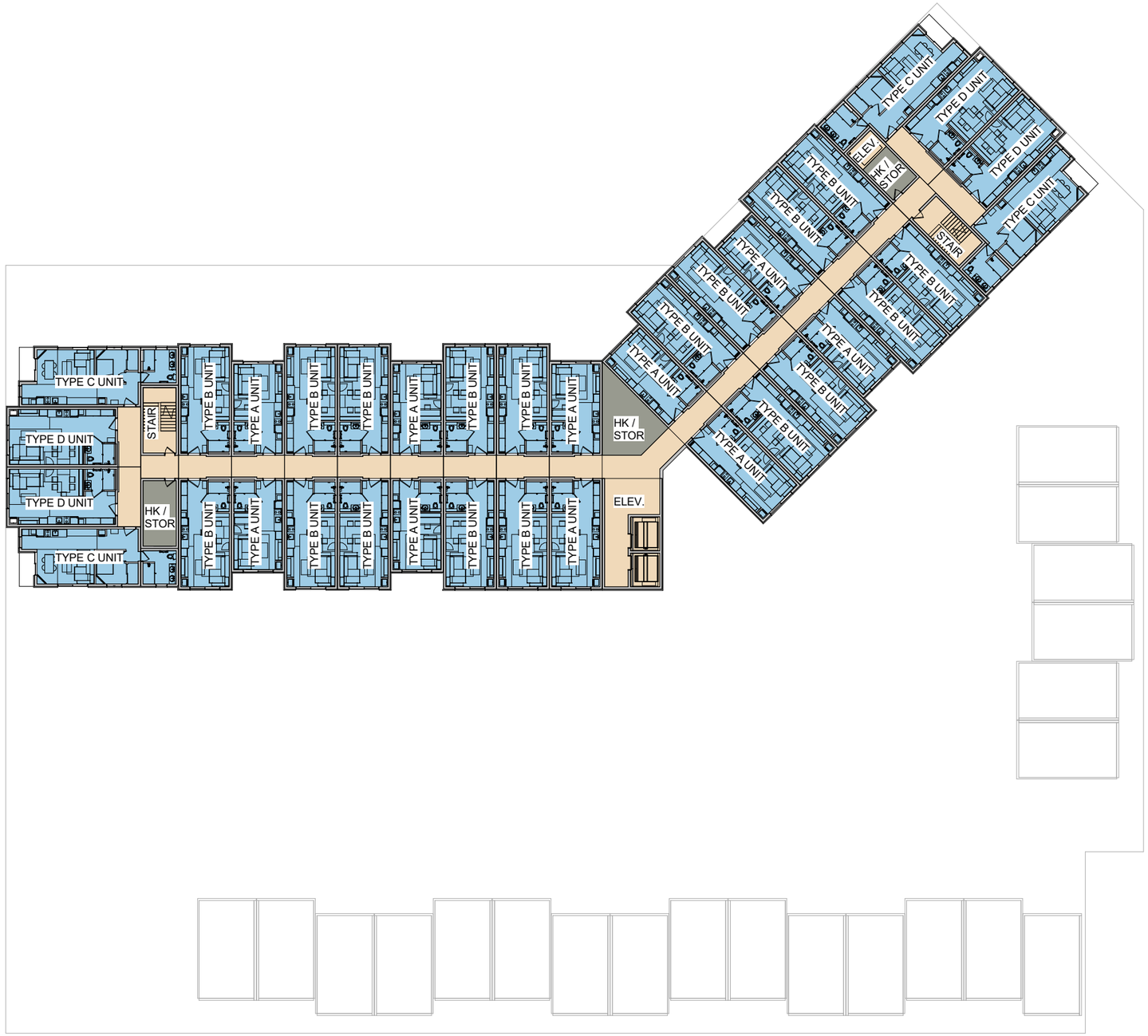
H.5

Level 03 Floor Plan

1/32" = 1'-0"



COLOR LEGEND

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

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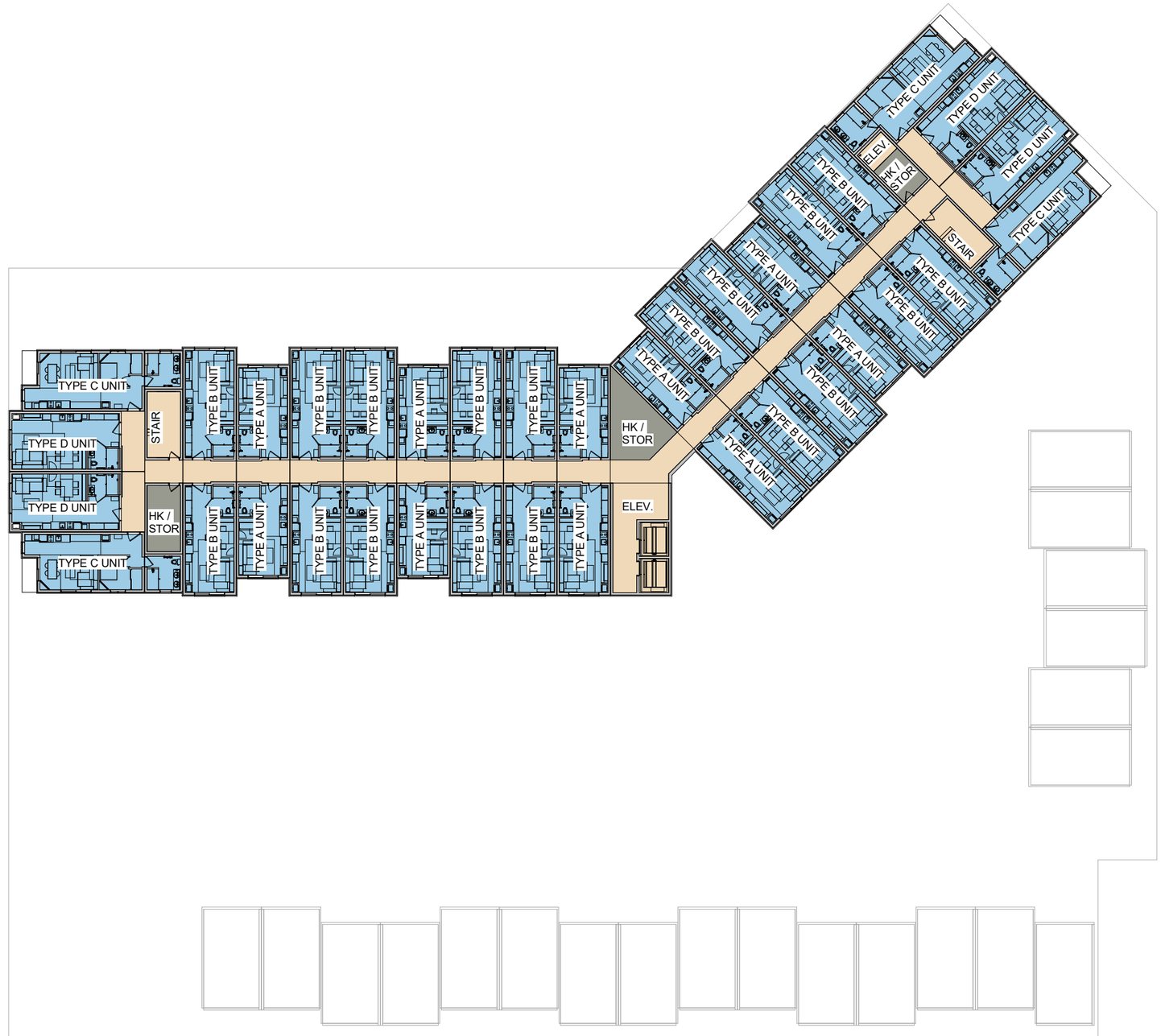
H.6

Level 04 Floor Plan

1/32" = 1'-0"



COLOR LEGEND

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

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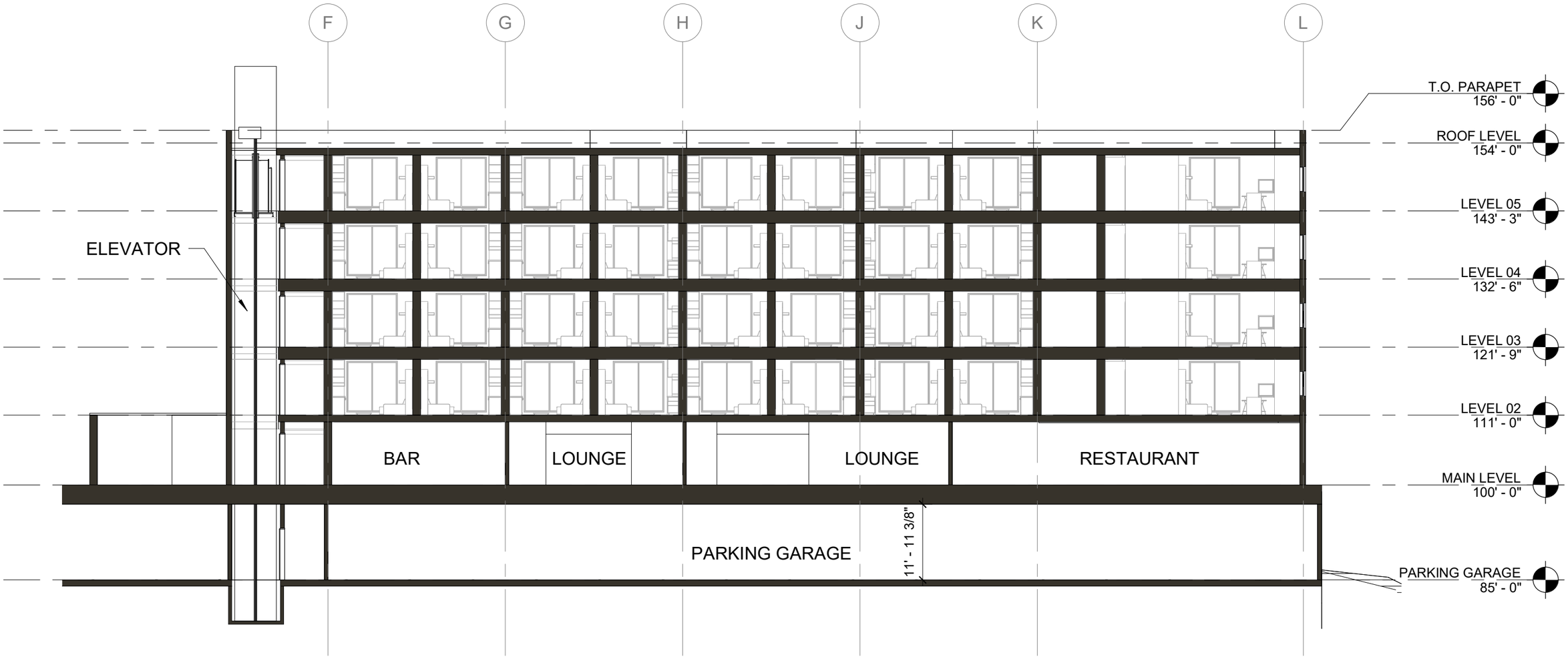
H.7

Level 05 Floor Plan

1/32" = 1'-0"



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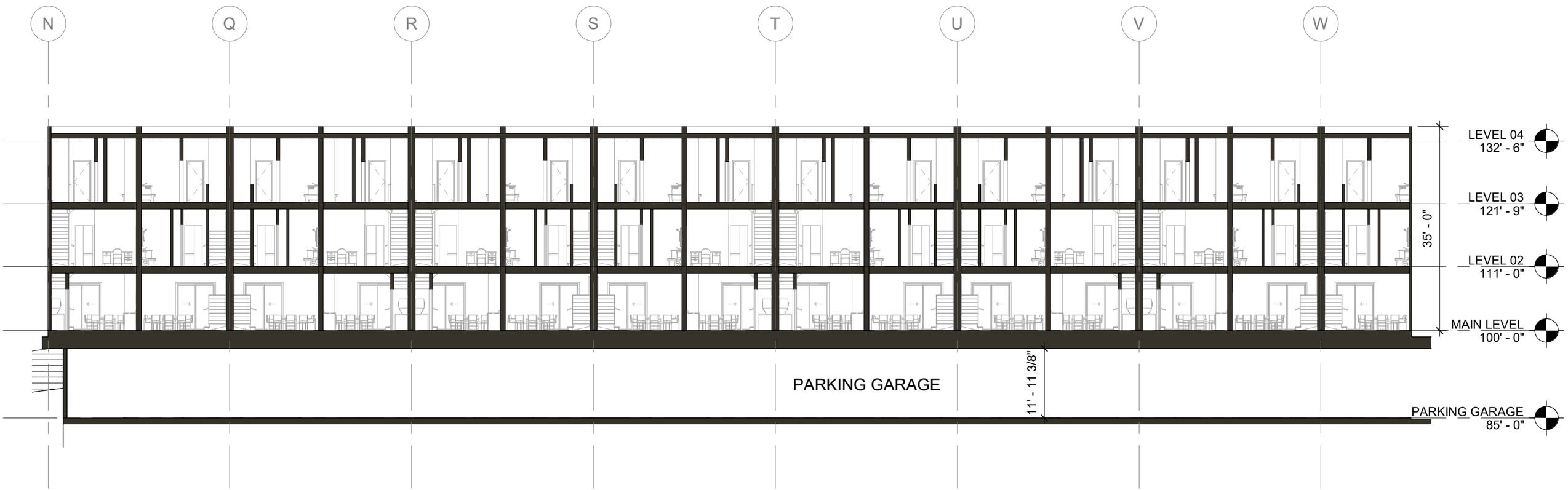
H.8

Building Section

1/16" = 1'-0"



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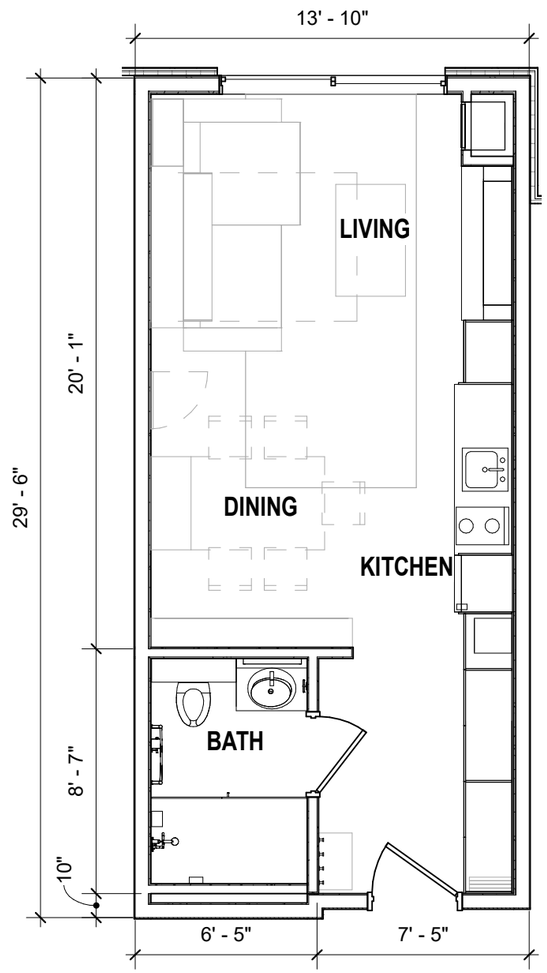
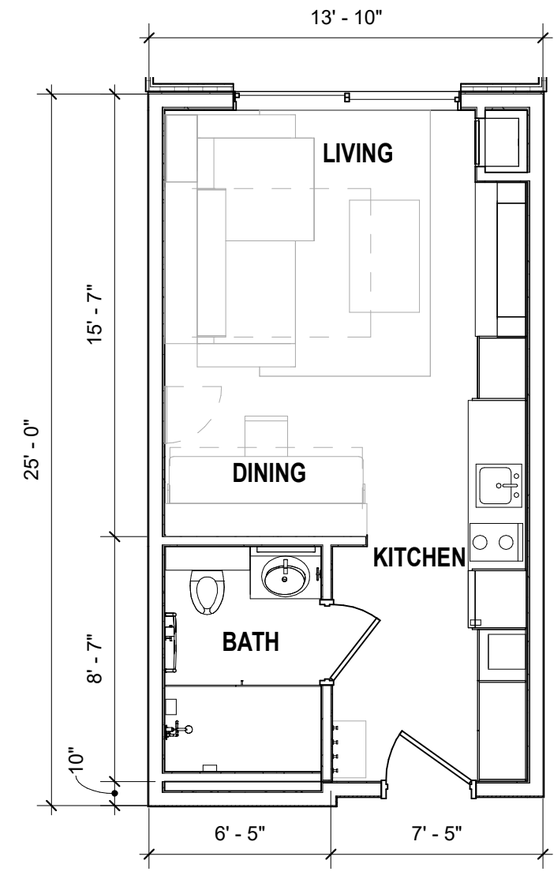
H.9

Townhome Section

1/16" = 1'-0"



TYPE "B" UNIT



TYPE "A" UNIT

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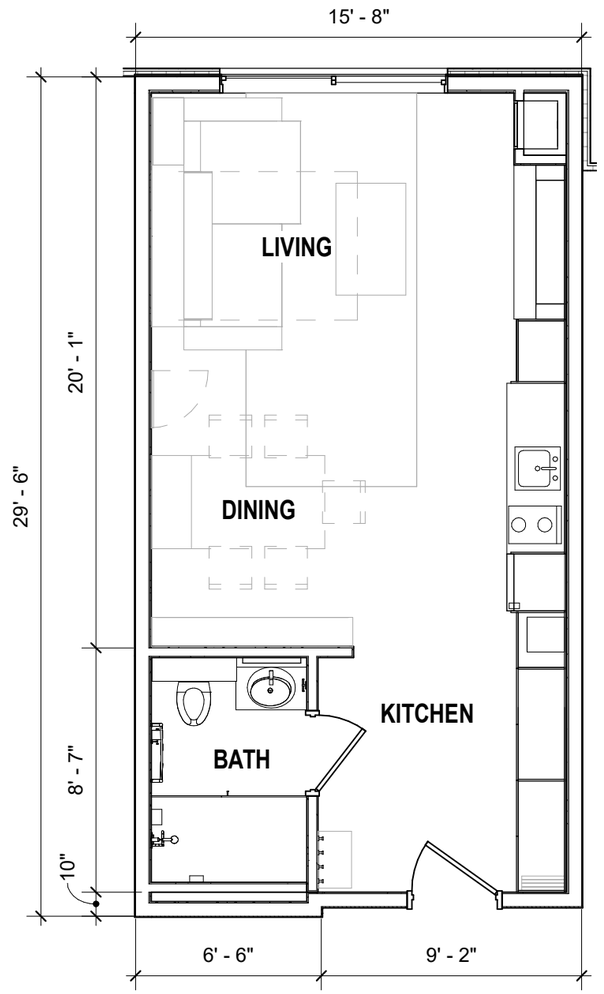
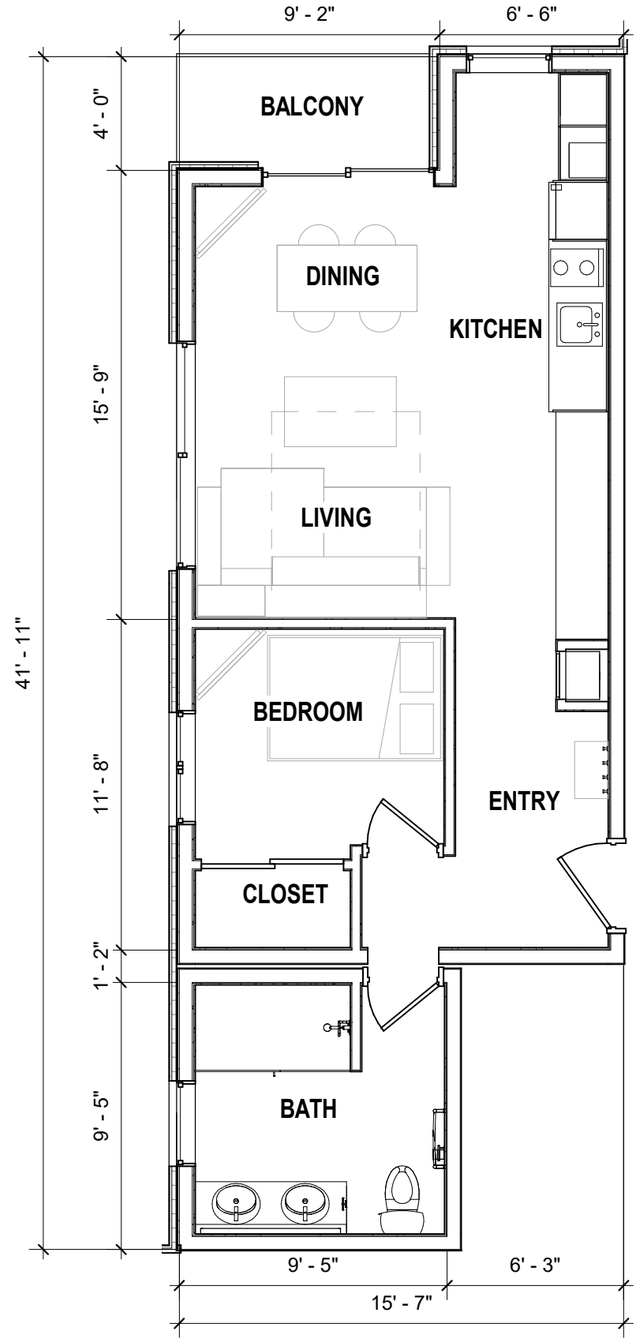
H.10

Unit Plans

3/16" = 1'-0"



TYPE "D" UNIT



TYPE "C" UNIT

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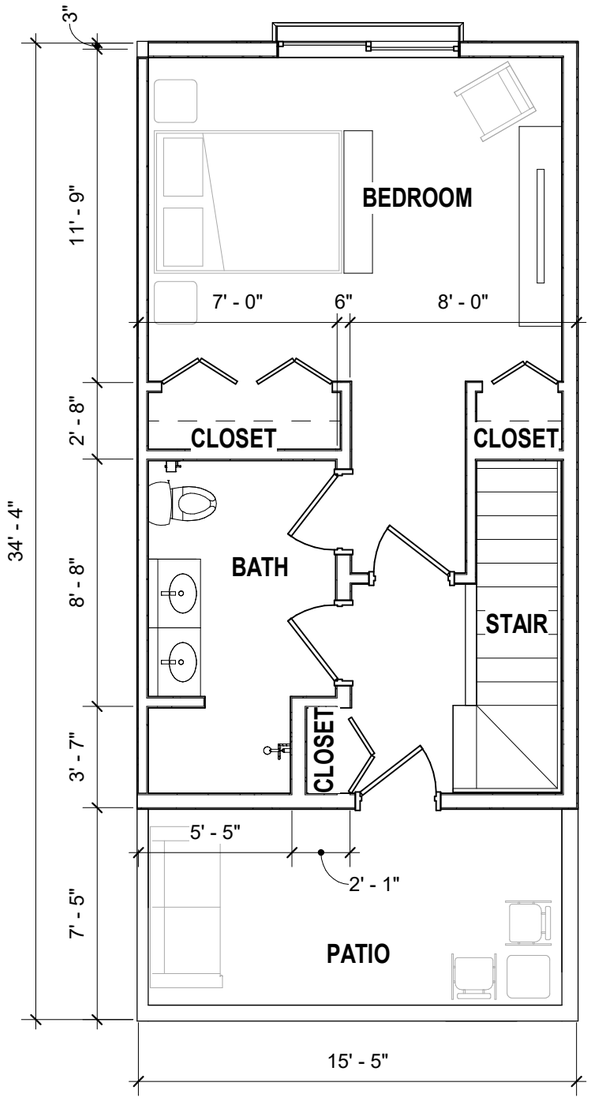
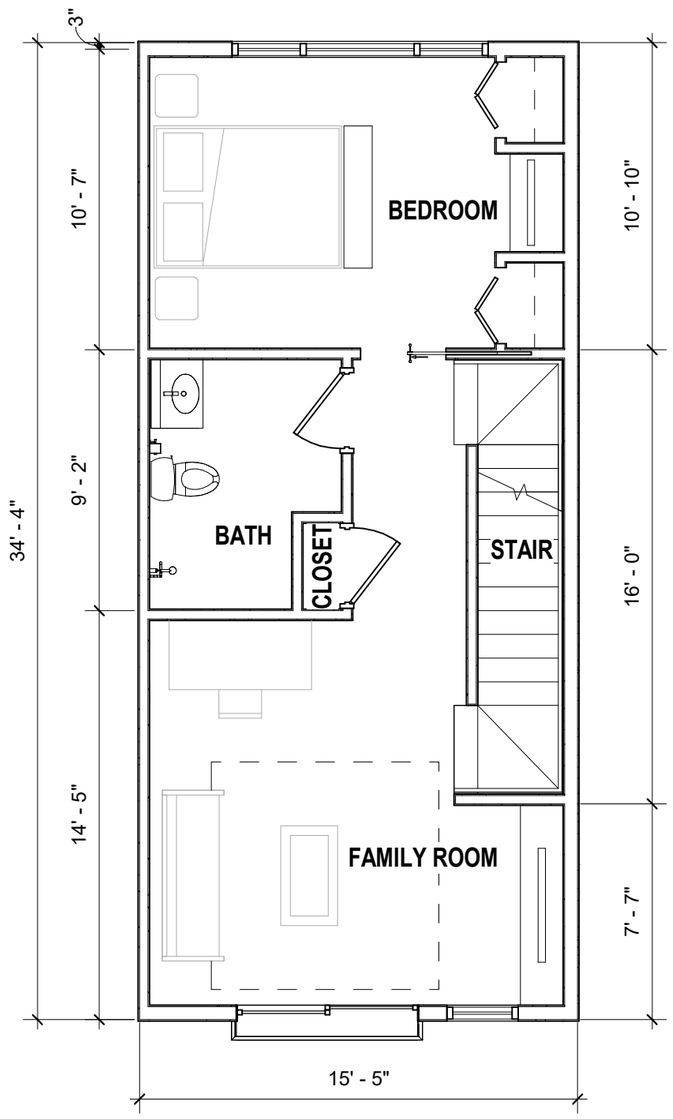
H.11

Unit Plans

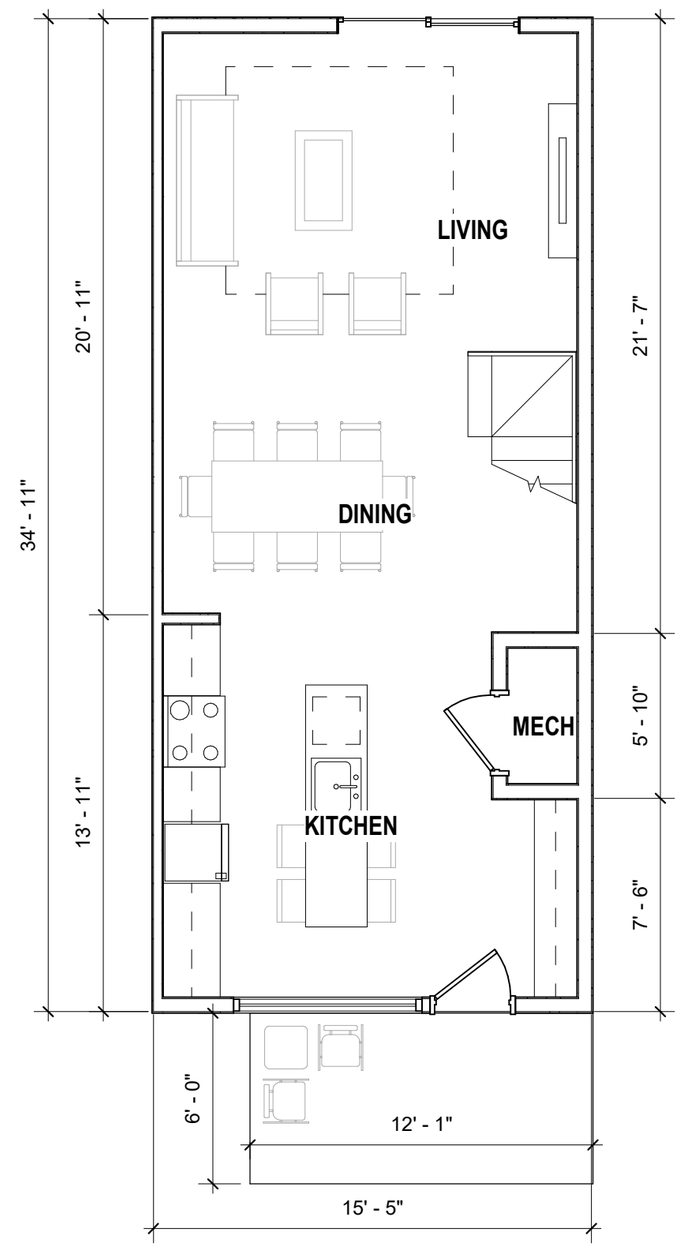
3/16" = 1'-0"



THIRD LEVEL



SECOND LEVEL



MAIN LEVEL

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H.12
Townhome Plans
3/16" = 1'-0"

VIEW TO SW @ THE VILLAGE

VIEW TO SOUTH @ 53 KITCHEN

VIEW TO NW @ MAIN STREET

VIEW TO NE @ INTERSECTION OF MAIN AND MINNARET DRIVE

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J.1

VIEWSHED ANNALYSIS

VIEW TO SOUTH @ BOCHE BALL COURT

VIEW TO SOUTHEAST @ TOWNHOME BALCONY

VIEW TO SOUTH @ PORTE COCHERE ENTRY

VIEW TO SOUTH @ ENTRY DRIVEWAY

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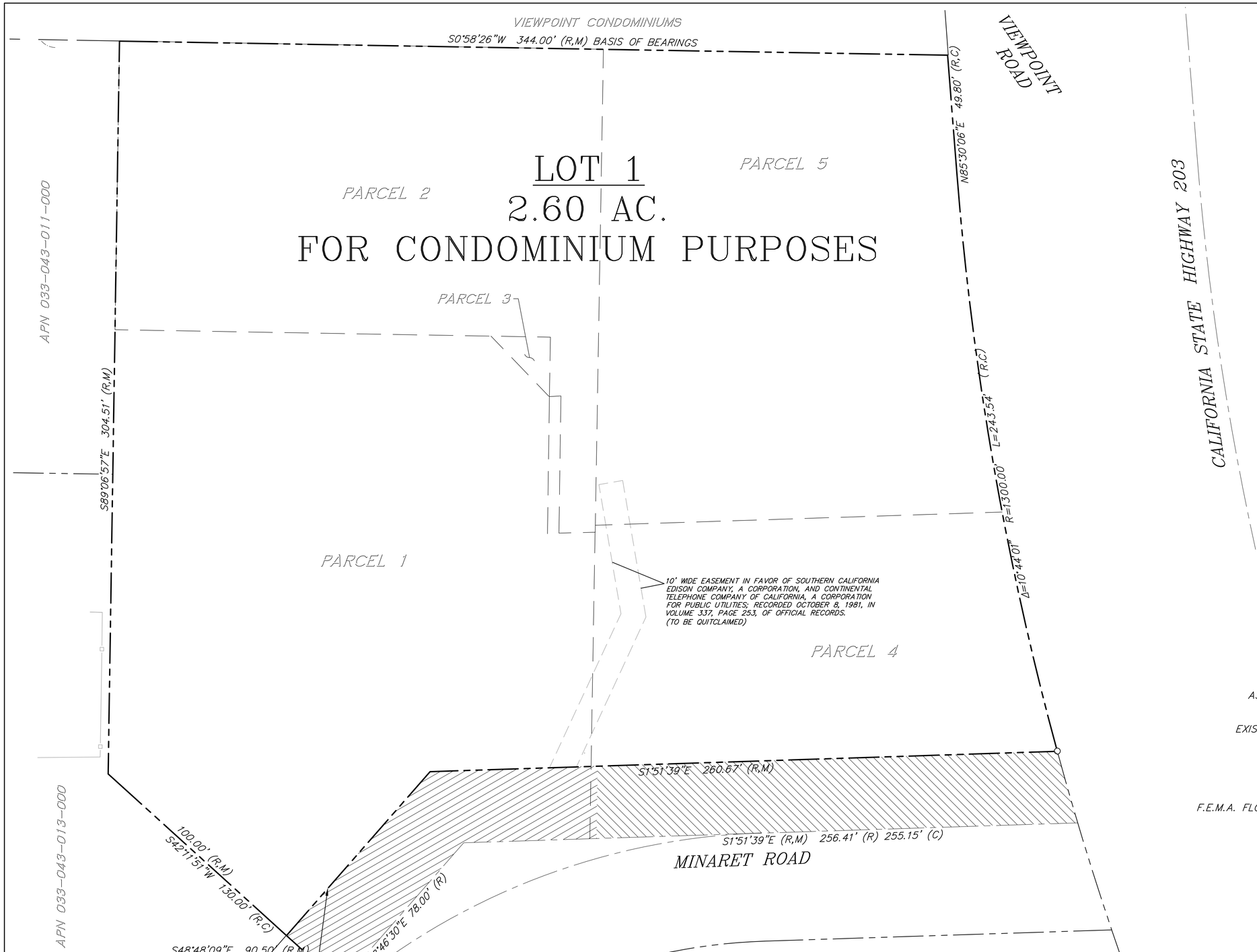
J.2

VIEWSHED ANALYSIS



30' WIDE AREA EXCEPTION AS DESCRIBED IN DOC. 23/380 O.R., FOR ROAD PURPOSES. GRAPHICALLY DELINEATED ON CALTRANS RIGHT OF WAY MAP AS EASEMENT CLAIMED BY DEED EXCEPTIONS.

30' WIDE AREA EXCEPTION AS DESCRIBED IN DOC. 29/271 O.R., FOR ROAD PURPOSES. GRAPHICALLY DELINEATED ON CALTRANS RIGHT OF WAY MAP AS EASEMENT CLAIMED BY DEED EXCEPTIONS.

RECORD OWNER/SUBDIVIDER:

REPLAY DESTINATIONS
14421 N. 73rd St.
SCOTTSDALE, AZ 85260
480 656-8502

BASIS OF BEARINGS

THE 1/4 SECTION LINE OF SECTION 34 TOWNSHIP 3 SOUTH RANGE 27 EAST BETWEEN TWO FOUND MONUMENTS PER RECORD OF SURVEY MAP BOOK 4 AT PAGE 4, SHOWN HEREON AS N00°58'28"E.

PREPARED BY:

TRIAD/HOLMES ASSOCIATES
PO BOX 1570
MAMMOTH LAKES, CA
93546
760-924-7588

BOUNDARY INFORMATION

(R) = RECORD INFORMATION PER RECORD OF SURVEY NO. 36-153, RSMB 4/28
(M) = MEASURED INFORMATION PER FIELD SURVEY APRIL 2018

DESIGN NOTES

ASSESSOR'S PARCEL NUMBERS:	033-043-001, 002, & 003
SITE AREA:	113,080 SQ FT; 2.60 AC.
EXISTING ZONING:	NVSP
EXISTING LAND USE DESIGNATION:	NVSP
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
F.E.M.A. FLOOD INSURANCE DESIGNATION:	ZONE X, AREA OF MINIMAL FLOOD HAZARD

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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A Subdivision of Parcels 1-5 as described in Deed recorded September 6, 2018 at Doc #2018003305 O.R. in the Office of the Mono County Recorder.

N

Yotel Pad Mammoth Lakes

project#: Design Review Submittal
date: 11.08.2018

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

K.1
Vesting Tentative Tract Map
No. 18-003
for Condominium Purposes

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L.1

RENDERING