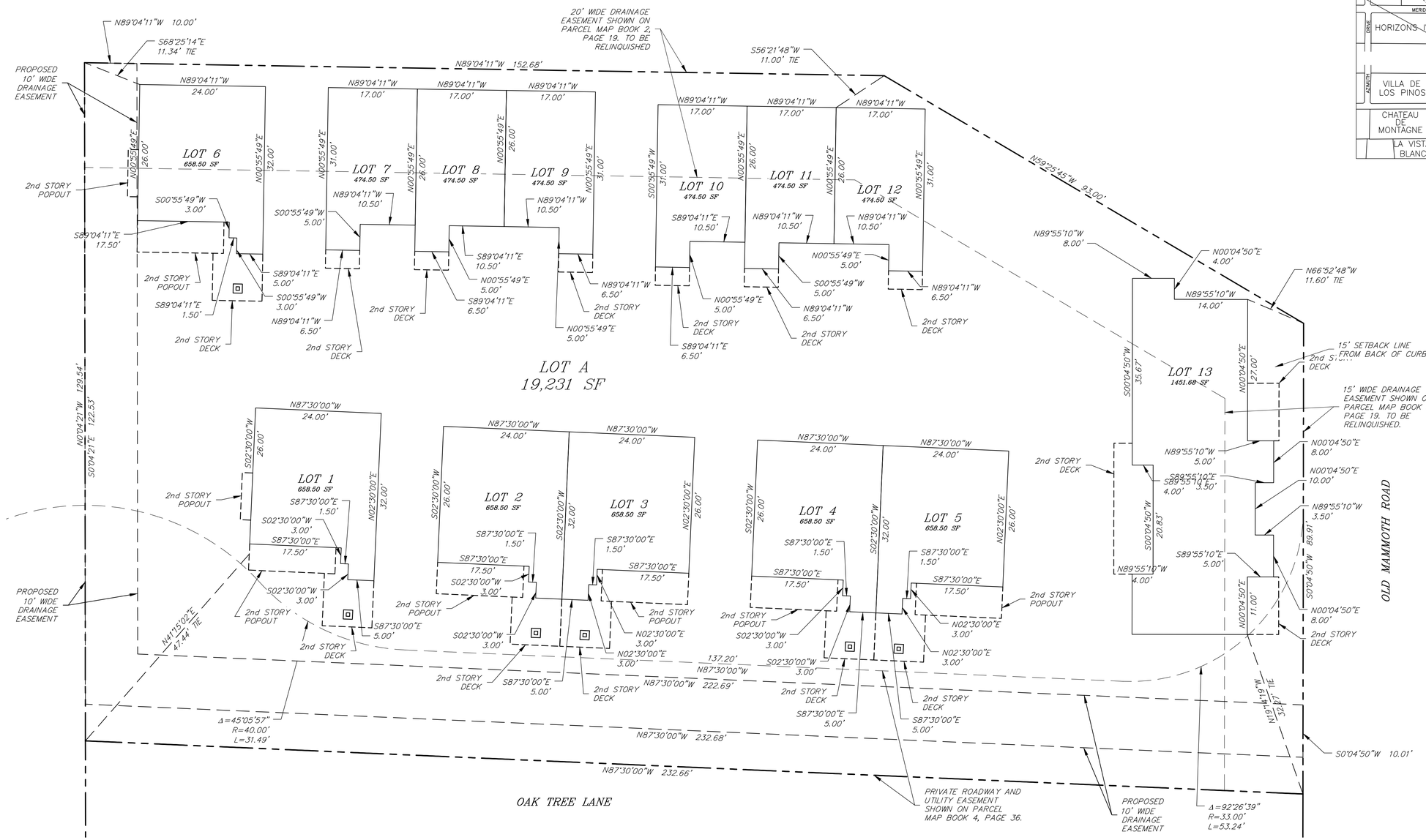
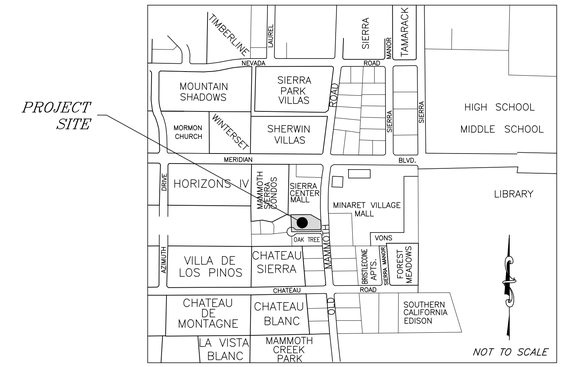
FIVE–FORTY

TENTATIVE TRACT MAP 18–002

A PLANNED UNIT DEVELOPMENT





VICINITY MAP

OWNER/SUBDIVIDER

JOHN HOOPER
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PHONE: (760) 934–8844

PREPARED BY

TRIAD/ HOLMES ASSOCIATES
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(760) 934–5619 FAX

LOT DATA

ADDRESS:	540 OLD MAMMOTH ROAD
APN:	035–200–023
ZONING:	OLD MAMMOTH ROAD DISTRICT
USE:	PLANNED UNIT DEVELOPMENT (PUD)
	MULTI–FAMILY RESIDENTIAL AND COMMERCIAL
AREA:	0.67 AC
TOTAL NO. UNITS:	13 RESIDENTIAL
	1 COMMERCIAL
	14 TOTAL UNITS
DENSITY:	20.9 UNITS/AC

SETBACK ON OLD MAMMOTH ROAD: 15' FROM THE BACK OF CURB

SETBACK ON OAK TREE WAY: 10'

REAR AND SIDE SETBACKS: 0'

MIN LOT AREA = 475 SF; MAX LOT AREA = 1420 SF; AVG LOT AREA = 665 SF

SEE SHEET 2 FOR PARKING AND SNOW STORAGE REQUIREMENTS

LEGAL DESCRIPTION

BEING A SUBDIVISION OF:

PARCEL 1 OF PARCEL MAP 36–147 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT
PROPANE: AMERIGAS

SHEET INDEX

SHEET 1	TTM MAP
SHEET 2	SITE PLAN
SHEET 3	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 4	PRELIMINARY UTILITY PLAN
SHEET 5	PRELIMINARY SEWER PLAN
SHEET 6	PRELIMINARY ALTERNATE SEWER PLAN

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO 18–002

FIVE–FORTY

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DWG 1.41937TM.dwg
SHEET 1 OF 6 SHEETS

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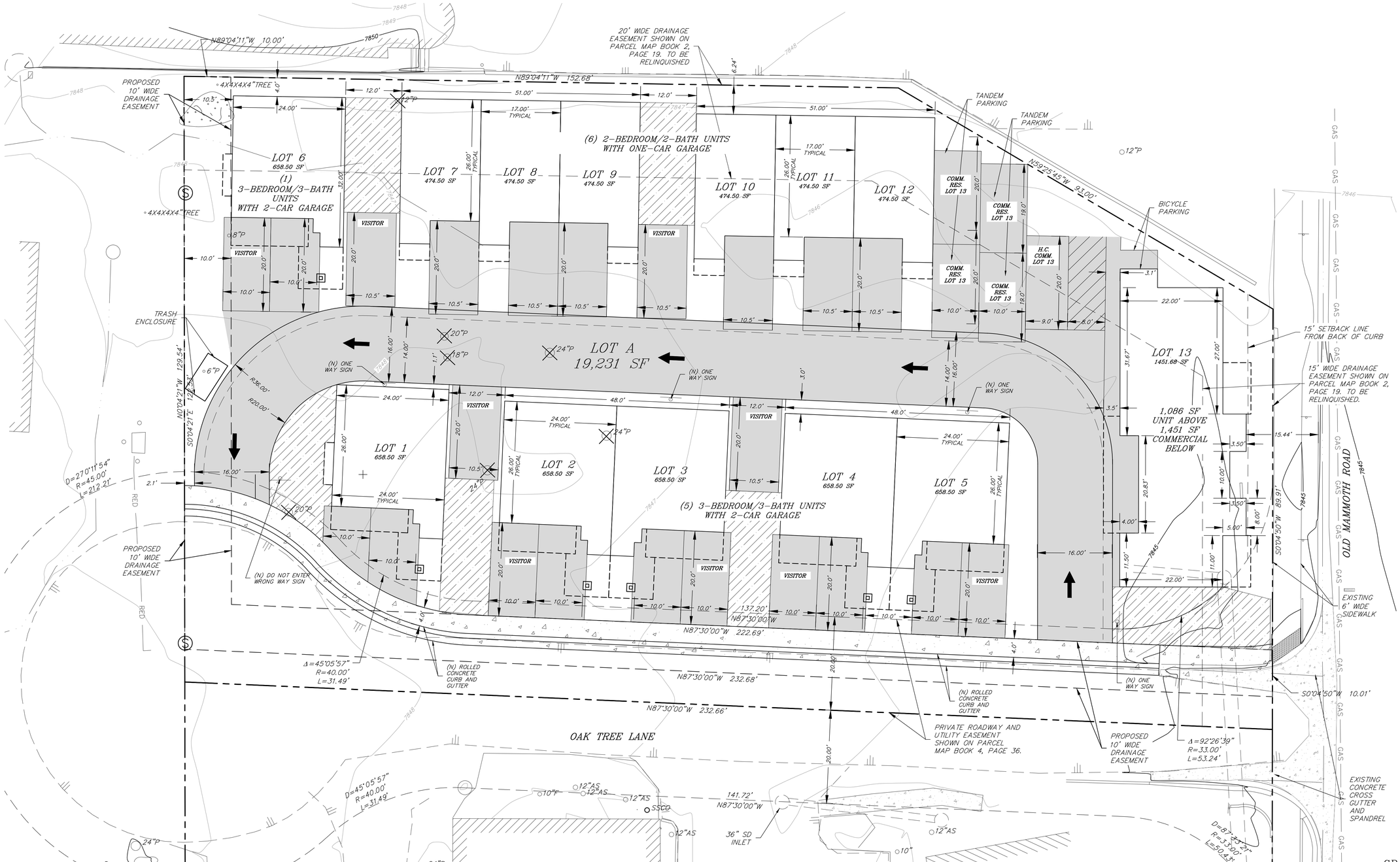

LOT COVERAGE

A BLDGS	= 474.50 SF X 6 =	2847 SF	
B BLDGS	= 658.50 SF X 6 =	3951 SF	
C BLDGS(1st FLOOR)	= 1451 SF X 1 =	1451 SF	
TRASH ENCLOSURE =		60 SF	
PAVING =		10005 SF	
TOTAL =		18,314 SF	
LOT AREA =		29,066 SF	
COVERAGE =		63%	

SNOW STORAGE

AN AREA EQUAL TO 60% OF ALL UNCOVERED REQUIRED PARKING AND DRIVEWAY AREAS SHALL BE PROVIDED FOR SNOW STORAGE. REDUCTIONS IN THAT AREA MAY BE ALLOWED IF THE PROPERTY OWNER COMMITS TO HAULING ON-SITE SNOW FROM THE PROPERTY TO AN APPROVED OFF-SITE SNOW STORAGE AREA SUBJECT TO CONDITIONS.

SNOW STORAGE
TOTAL PAVED AREA = 10005 SF

SNOW STORAGE AREA PROVIDED = 1918 SF

1918/10005 = 19%

PARKING REQUIREMENTS

MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENT:	2 PER UNIT, AT LEAST 50% ENCLOSED
REQUIRED FOR PROJECT:	13 ENCLOSED; 13 NOT ENCLOSED
PARKING PROVIDED FOR LOTS 1-6:	12 ENCLOSED; 10 NOT ENCLOSED
PARKING PROVIDED FOR LOTS 7-12:	6 ENCLOSED; 6 NOT ENCLOSED
PARKING PROVIDED FOR LOT 13:	2 ENCLOSED; 5 NOT ENCLOSED (TANDEM PARKING)
TOTAL PROVIDED:	20 ENCLOSED; 21 NOT ENCLOSED
GUEST PARKING REQUIREMENT:	2 SPACES FOR EVERY 4 UNITS, UP TO 12 UNITS
REQUIRED GUEST SPACES FOR PROJECT:	1 SPACE FOR EVERY 4 UNITS MORE THAN 12. 7 SPACES
TOTAL GUEST SPACES PROVIDED:	9 SPACES
RETAIL/SERVICES COMMERCIAL PARKING REQUIREMENT:	3 PER 1000 SF
REQUIRED FOR PROJECT:	939/1000 = 0.9 X 3 = 2.8 = 3 SPACES
PROVIDED FOR PROJECT:	6 SPACES (4-TANDEM PARKING, 1-HANDICAP, 1-ENCLOSED,)

LEGEND

PAVED SURFACE	
SNOW STORAGE	
∘ 12" P	TREE SIZE AND TYPE P=PINE, F=FIR
X 12" P	TREE TO BE REMOVED
7850	EXISTING CONTOURS
	PROPERTY LINE
	CENTERLINE
	EXISTING EDGE PAVEMENT

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

SITE PLAN
FIVE-FORTY
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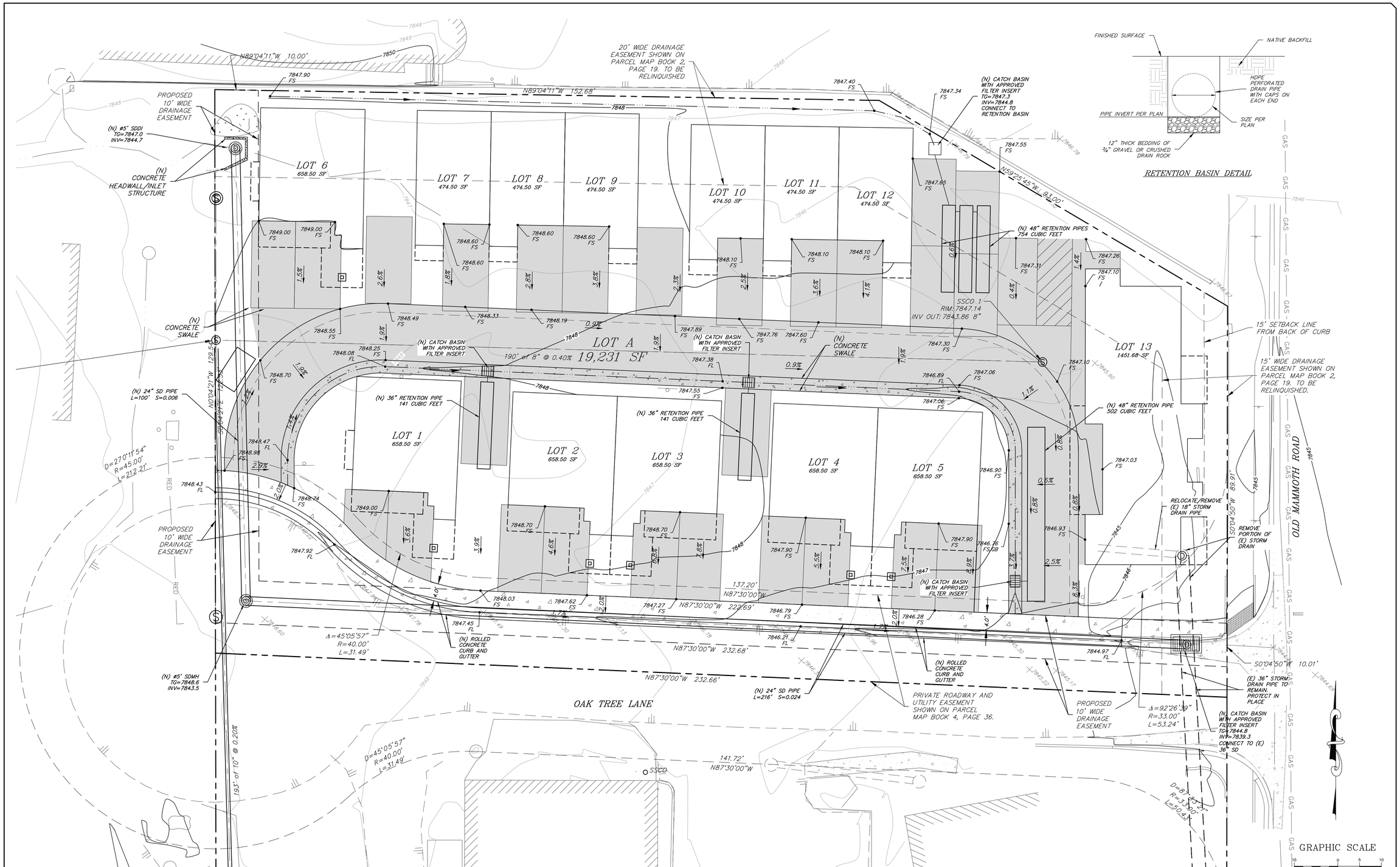

DRAINAGE RETENTION CALCULATIONS

DRAINAGE COLLECTORS, RETENTION AND INFILTRATION FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED TO PREVENT TRANSPORT OF THE RUNOFF FROM A 20-YEAR, 1-HOUR STORM (1 INCH/HR) FROM THE PROPOSED PROJECT SITE.

RETENTION REQUIRED:
LOTS 1-6 = 3951 SF X 0.95 X 0.083 FT = 312 CUBIC FEET
LOTS 7-12 = 2847 SF X 0.95 X 0.083 FT = 225 CUBIC FEET
LOT 13 = 1420 SF X 0.95 X 0.083 FT = 112 CUBIC FEET

DRIVE AISLE = 3993 SF X 0.90 X 0.083 FT = 298 CUBIC FEET
PARKING LOTS 1-6 = 3142 SF X 0.90 X 0.083 FT = 235 CUBIC FEET
PARKING LOTS 7-14 = 1630 SF X 0.90 X 0.083 FT = 122 CUBIC FEET
PARKING LOT 13 = 1588 SF X 0.90 X 0.083 FT = 119 CUBIC FEET

TOTAL RETENTION REQUIRED = 1423 CF

RETENTION PROVIDED:

STORAGE PIPE:
40 FEET OF 3' DIAM. PIPE
V=PI*R*R*H,
V=3.14 X 1.5 X 1.5 X 40
VOLUME PIPE = 282 CF

STORAGE PIPE:
100 FEET OF 4' DIAM. PIPE
V=PI*R*R*H,
V=3.14 X 2.0 X 2.0 X 100
VOLUME PIPE = 1256 CF

TOTAL RETENTION PROVIDED = 1538 CF

EARTHWORK QUANTITIES

CUT = 130 CY
FILL = 150 CY
NET = 20 CY FILL

EARTHWORK QUANTITIES ARE ESTIMATE ONLY AND DO NOT ACCOUNT FOR SHRINKAGE NOR SWELL NOR REMOVALS OF UNSUITABLE MATERIALS. CONTRACTOR SHALL PERFORM OWN TAKEOFF IN CONJUNCTION WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

PRELIMINARY GRADING AND DRAINAGE PLAN
FIVE-FORTY
540 OLD MAMMOTH ROAD

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DRY UTILITY NOTE

GAS, ELECTRIC AND CABLE SHOWN SCHEMATICALLY ONLY. REFER TO PLANS PREPARED BY SERVING UTILITY COMPANIES FOR DETAILED PLACEMENT.

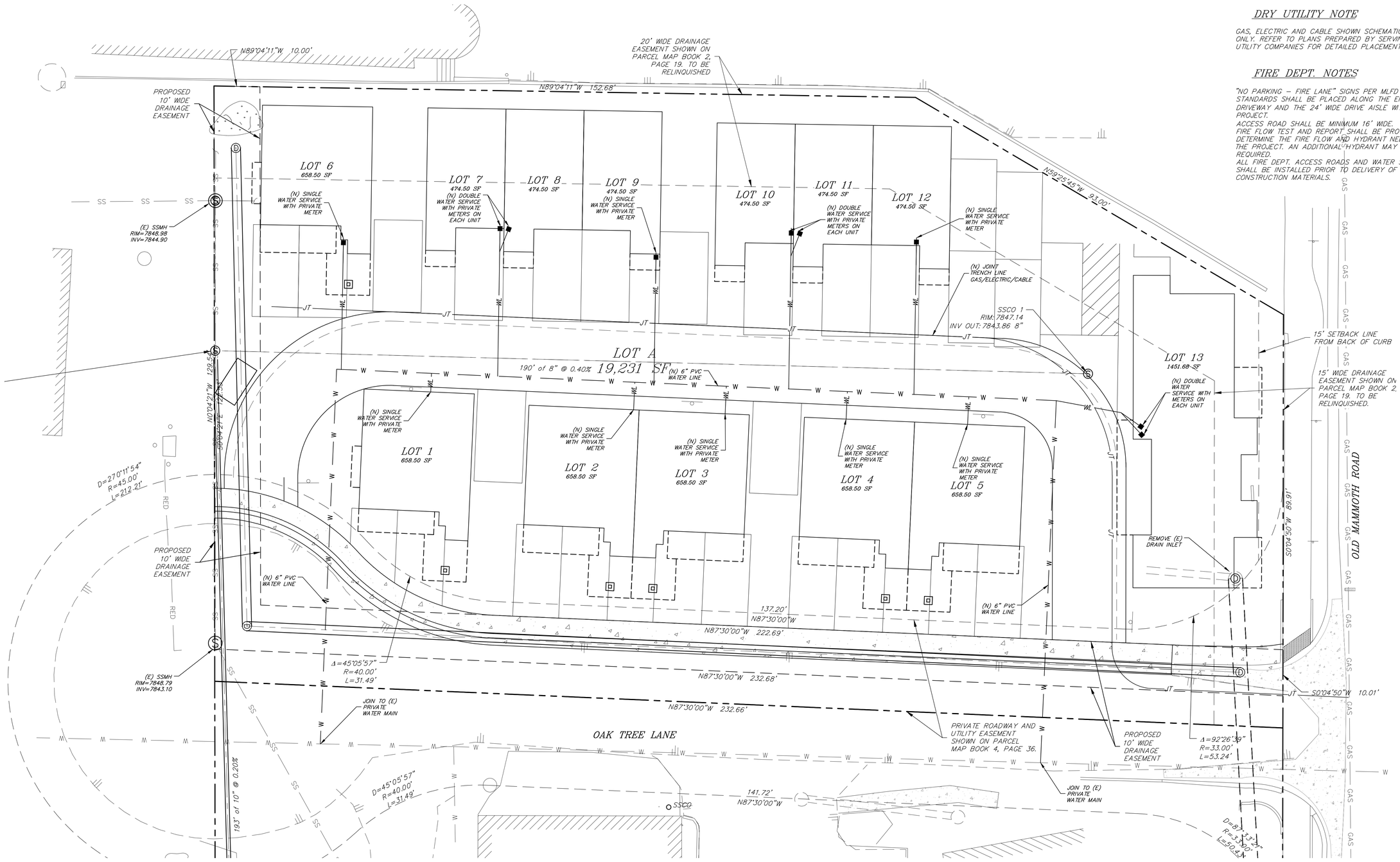
FIRE DEPT. NOTES

"NO PARKING – FIRE LANE" SIGNS PER MLFD STANDARDS SHALL BE PLACED ALONG THE ENTRANCE DRIVEWAY AND THE 24' WIDE DRIVE AISLE WITHIN THE PROJECT.

ACCESS ROAD SHALL BE MINIMUM 16' WIDE.

FIRE FLOW TEST AND REPORT SHALL BE PROVIDED TO DETERMINE THE FIRE FLOW AND HYDRANT NEEDS FOR THE PROJECT. AN ADDITIONAL HYDRANT MAY BE REQUIRED.

ALL FIRE DEPT. ACCESS ROADS AND WATER SUPPLIES SHALL BE INSTALLED PRIOR TO DELIVERY OF CONSTRUCTION MATERIALS.



LEGEND

EXISTING PROPERTY LINE	STORM DRAIN PIPE
CENTERLINE	SEWER LINE
EXISTING CONTOURS	WATER LINE
EXISTING WATER MAIN	WATER LATERAL
EXISTING UNDERGROUND ELECTRICITY LINE	SEWER LATERAL
EXISTING UNDERGROUND PHONE & CABLE	JOINT UTILITY TRENCH: GAS, ELEC., CABLE
EXISTING GAS LINE	FIRE HYDRANT
EXISTING SEWER MAIN	WATER VALVE

SEE SHEET 5 FOR SEWER PLAN

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER THOMAS A PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN

FIVE–FORTY

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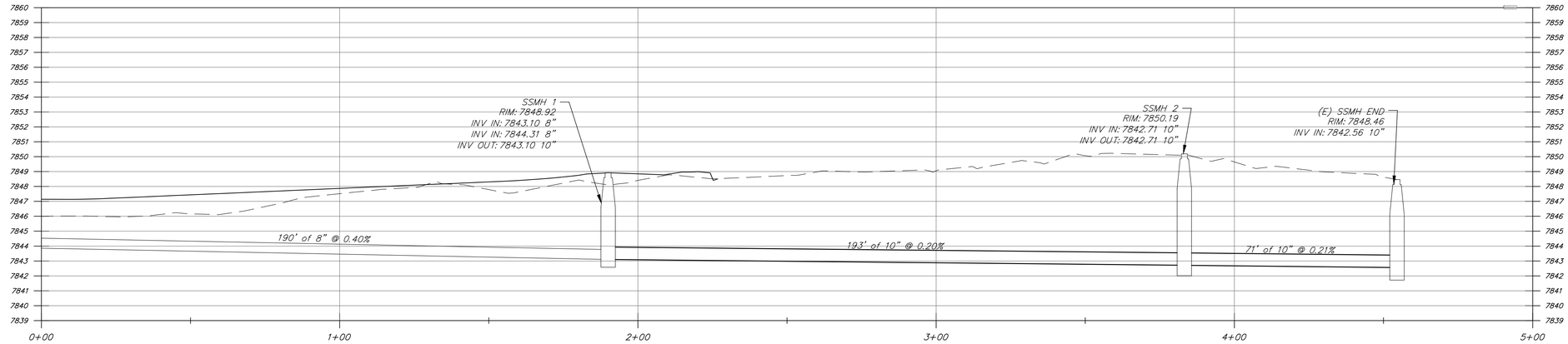

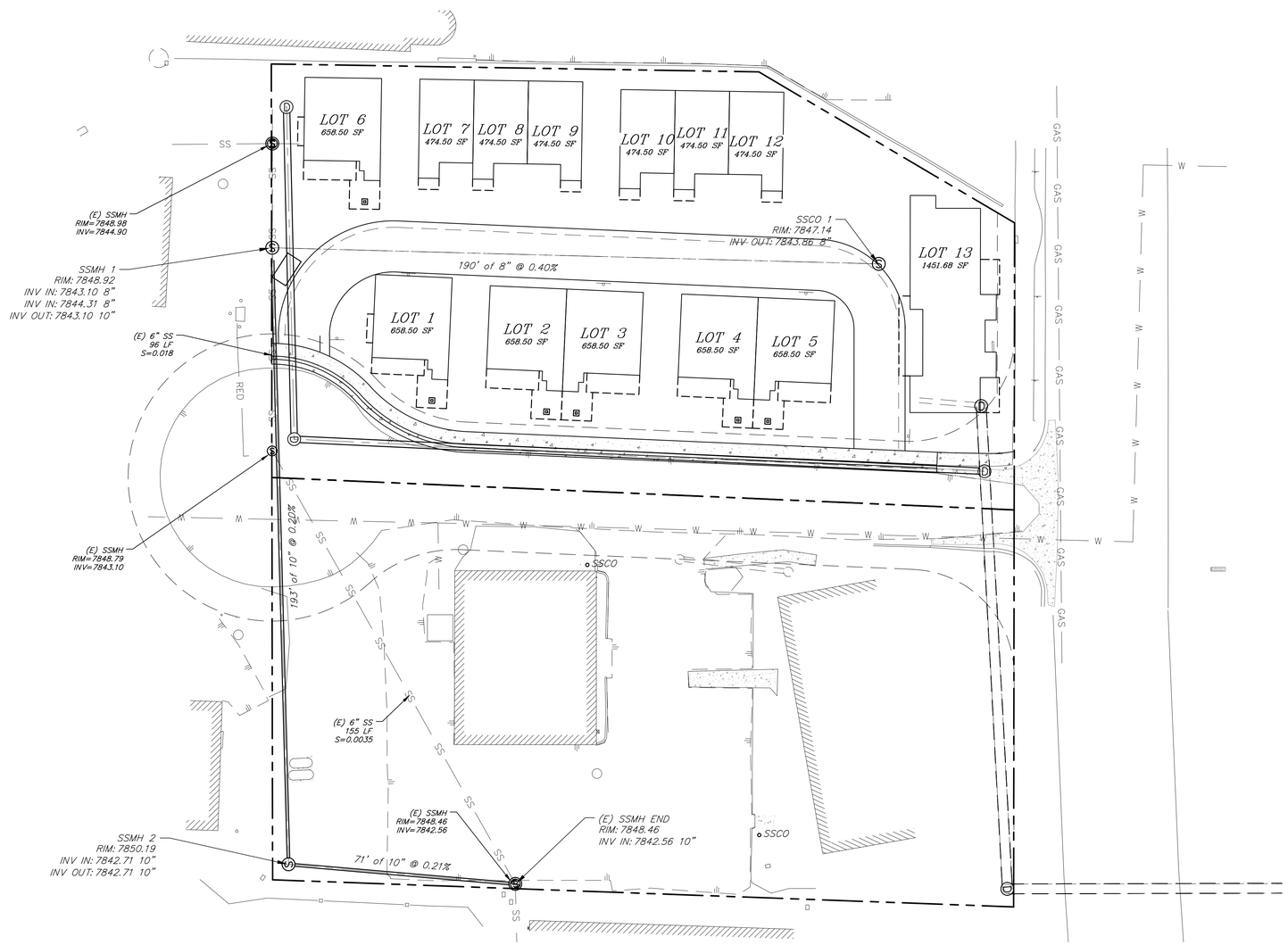

PRIVATE CONNECTION NOTE

WRITTEN AUTHORIZATION OF OWNER IS REQUIRED FOR CROSSING PRIVATE PROPERTY AND CONNECTING TO PRIVATE SEWER

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
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PRELIMINARY SEWER PLAN

FIVE-FORTY

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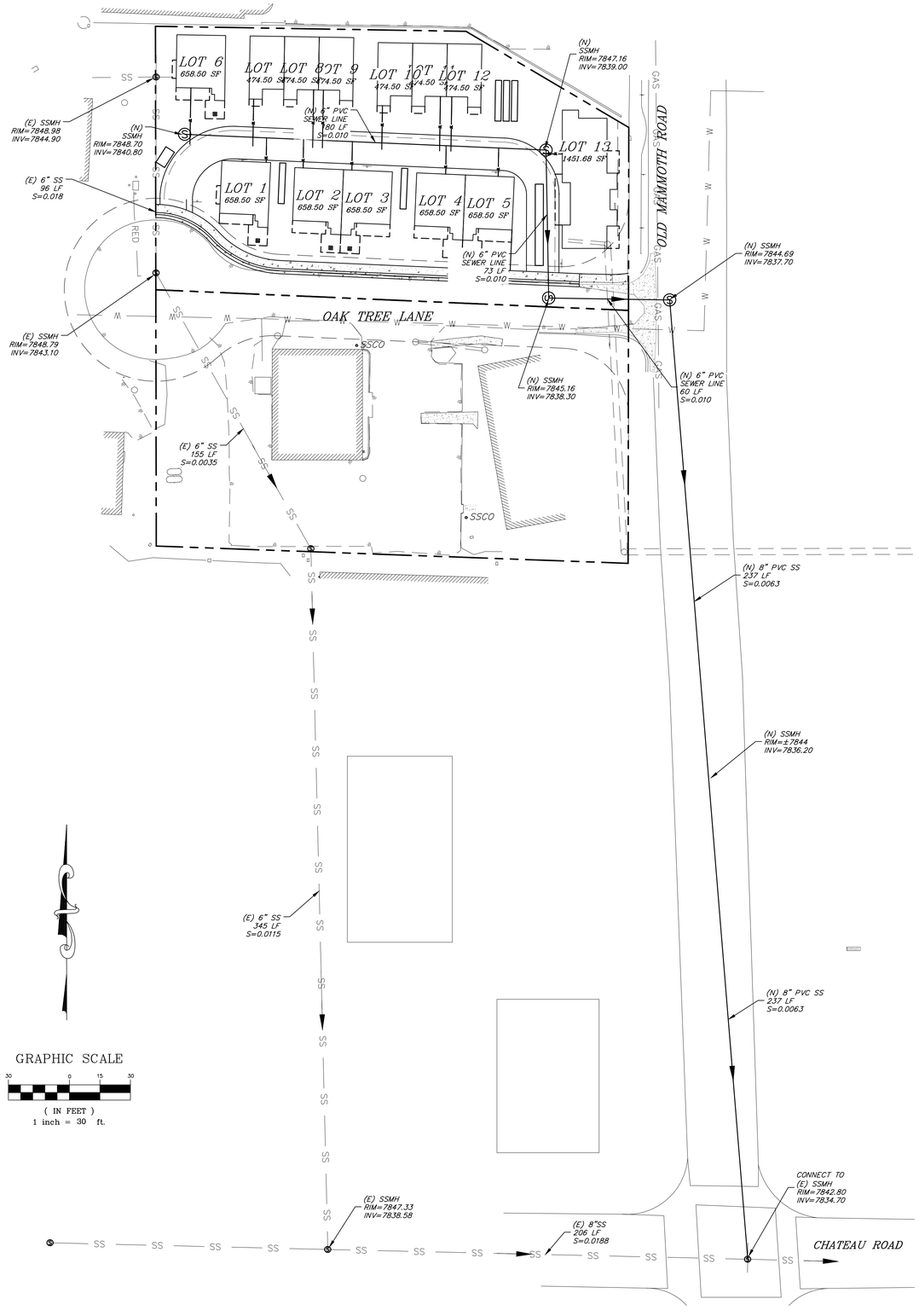

PRIVATE CONNECTION NOTE

WRITTEN AUTHORIZATION OF OWNER IS REQUIRED FOR CROSSING PRIVATE PROPERTY AND CONNECTING TO PRIVATE SEWER

PRELIMINARY SEWER ALTERNATE PLAN

FIVE-FORTY

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