Attachment 4

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
C3.0 CONCEPTUAL SITE GRADING
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:
PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 36-47, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 2, PAGES 5 AND 5A OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

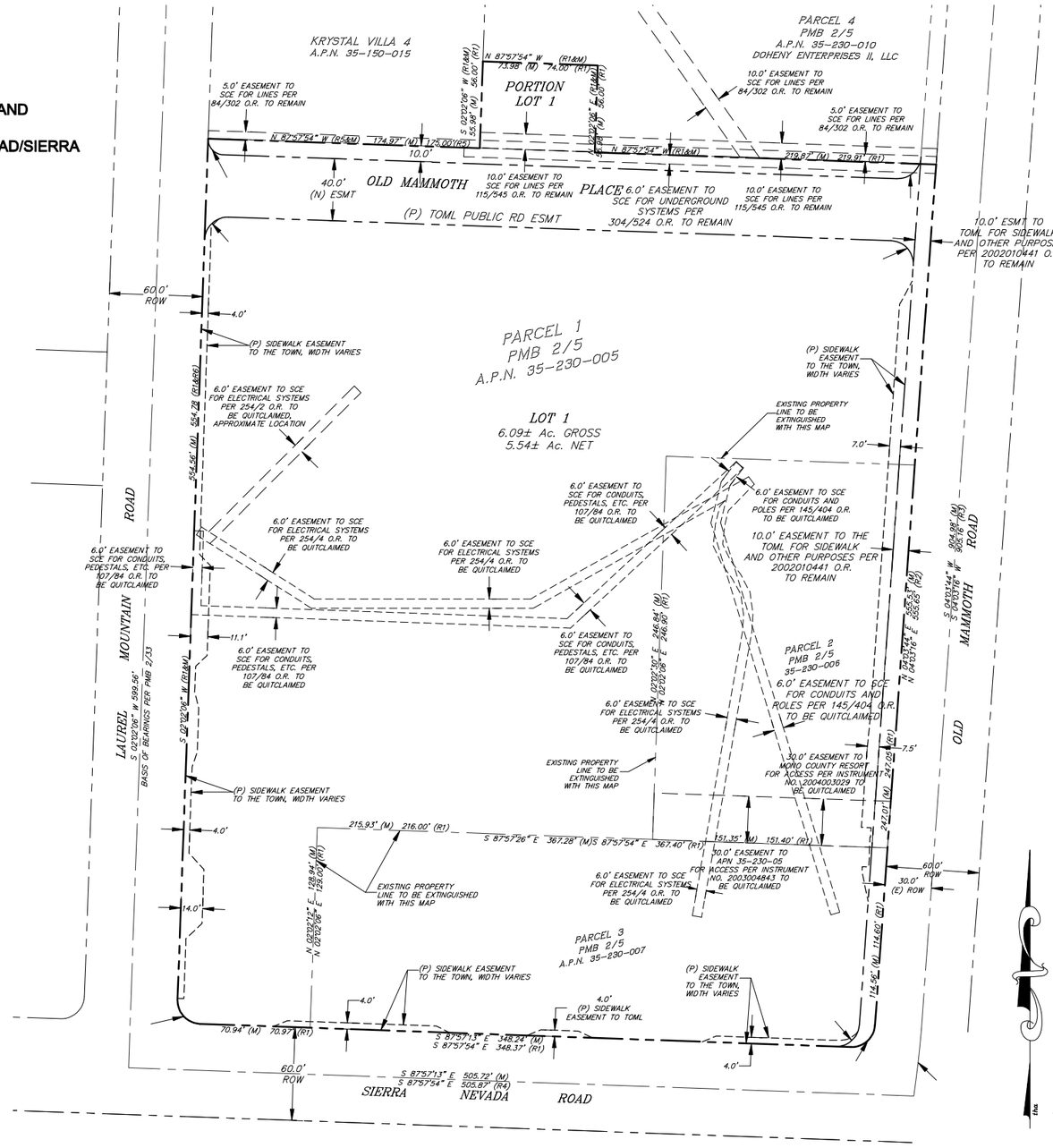
(R4) - PER MAP BOOK 7, PAGE 5

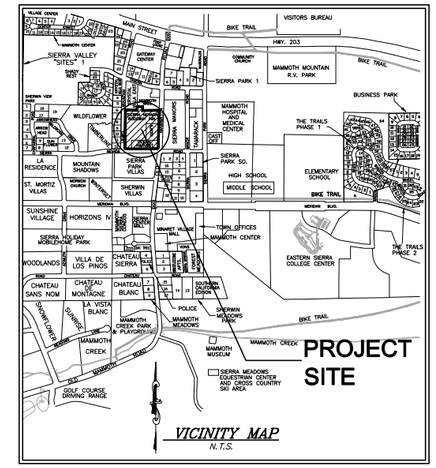
(R5) - PER MAP BOOK 7, PAGE 9

(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.





VICINITY MAP
N.T.S.

DESIGN NOTES:

ASSESSOR'S PARCEL NUMBERS:	PARCEL 1 - 35-230-005 PARCEL 2 - 35-230-006 PARCEL 3 - 35-230-007
EXISTING ZONING:	CSP (CLEARWATER SPECIFIC PLAN)
EXISTING LAND USE DESIGNATION:	CSP
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
SOLID WASTE:	MAMMOTH DISPOSAL
DRAINAGE:	ON-SITE RETENTION PER LAHONTAN RWQCB REQUIREMENTS
EROSION CONTROL:	PER SWPPP
EXISTING PARCELS:	3

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
NUMBER OF SLEEPING AREAS:	SEE ARCHITECTURAL PLAN
USE:	FOR CONDOMINIUM PURPOSES
GROSS SITE AREA:	6.09± acres; 265,355± sq. ft.
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.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

VESTING TENTATIVE MAP
06.08.16

OLD MAMMOTH PLACE
Mammoth Lakes, CA

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

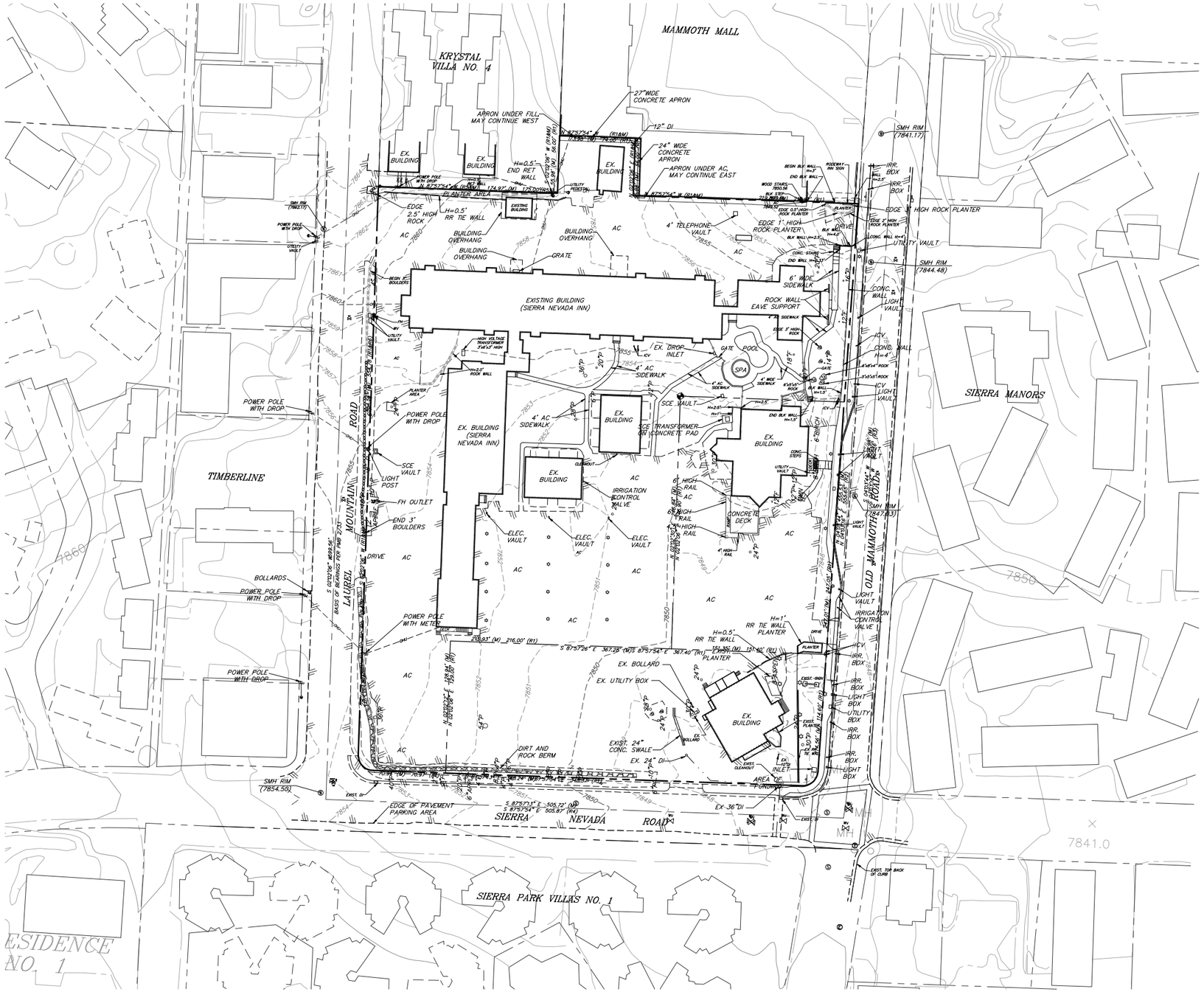
PREPARED UNDER THE DIRECTION OF ANDREW K. HOLMES, L.S. 4428

triad/holmes associates
civil engineering
surveying
public works
land development

LICENSE LAND SURVEYOR ANDREW K. HOLMES NO. 4428 STATE OF CALIFORNIA

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

C1.0



(E) SITE LEGEND

PROPERTY LINE	
(E) EDGE OF PAVEMENT	
CENTER LINE	
(E) CONTOURS (1' INTERVAL)	8075
TREE TYPE AND SIZE	24"P
(E) OVERHEAD POWER LINE	OHU
(E) WATER VALVE	WV
(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
TW	TOP OF WALL
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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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LICENSE LAND SURVEYOR ANDREW K. HOLMES NO. 4428 STATE OF CALIFORNIA

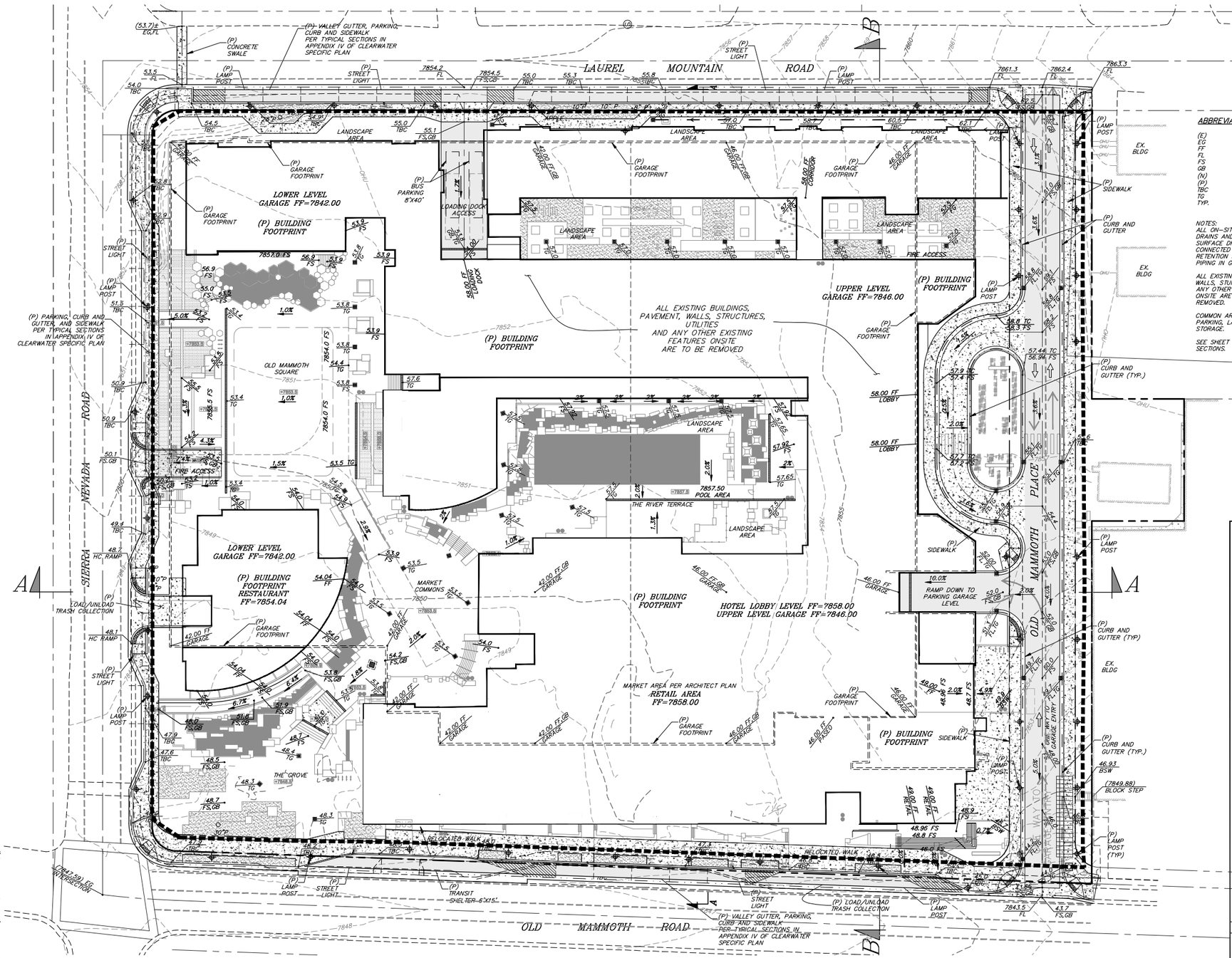
ANDREW K. HOLMES
L.S. 4428
06/08/16
DATE

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



GRADING LEGEND

PROPERTY LINE	
(E) EDGE OF PAVEMENT	
CENTER LINE	
(E) CONTOURS (1' INTERVAL)	8075
(E) CURB, GUTTER & WALK (SIERRA NEVADA RD CURB NOT SURVEYED)	
(P) LIMITS OF GRADING	
TREE TYPE AND SIZE	24"P
(P) FINISHED GRADE	77.5 gp
(P) GRADE RATE	2.1%
(P) SWALE	
(P) STREET LIGHTING PER TOML 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
TG	TOP OF GRATE
TYP.	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, STURCTURES, UTILITIES AND ANY OTHER EXISTING FEATURES ONSITE ARE PROPOSED TO BE REMOVED.

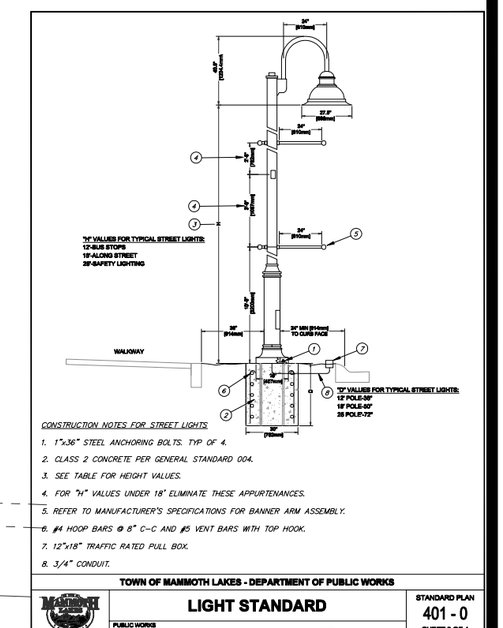
COMMON AREA TO INCLUDE DRIVES, PARKING, LANDSCAPING AND SNOW STORAGE.

SEE SHEET C6.0 FOR CROSS SECTIONS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



CONSTRUCTION NOTES FOR STREET LIGHTS

1. 1"x36" STEEL ANCHORING BOLTS. TYP OF 4.
2. CLASS 2 CONCRETE PER GENERAL STANDARD 004.
3. SEE TABLE FOR HEIGHT VALUES.
4. FOR "H" VALUES UNDER 18' ELIMINATE THESE APPURTENANCES.
5. REFER TO MANUFACTURER'S SPECIFICATIONS FOR BANNER ARM ASSEMBLY.
6. #4 HOOP BARS @ 8" C-C AND #5 VENT BARS WITH TOP HOOK.
7. 12"x18" TRAFFIC RATED PULL BOX.
8. 3/4" CONDUIT.

TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS

LIGHT STANDARD

PUBLIC WORKS DIRECTOR APPROVAL: _____ DATE: _____

STANDARD PLAN 401 - 0
SHEET 3 OF 4

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

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

triad/holmes associates
civil engineering
surveying
public works
land development

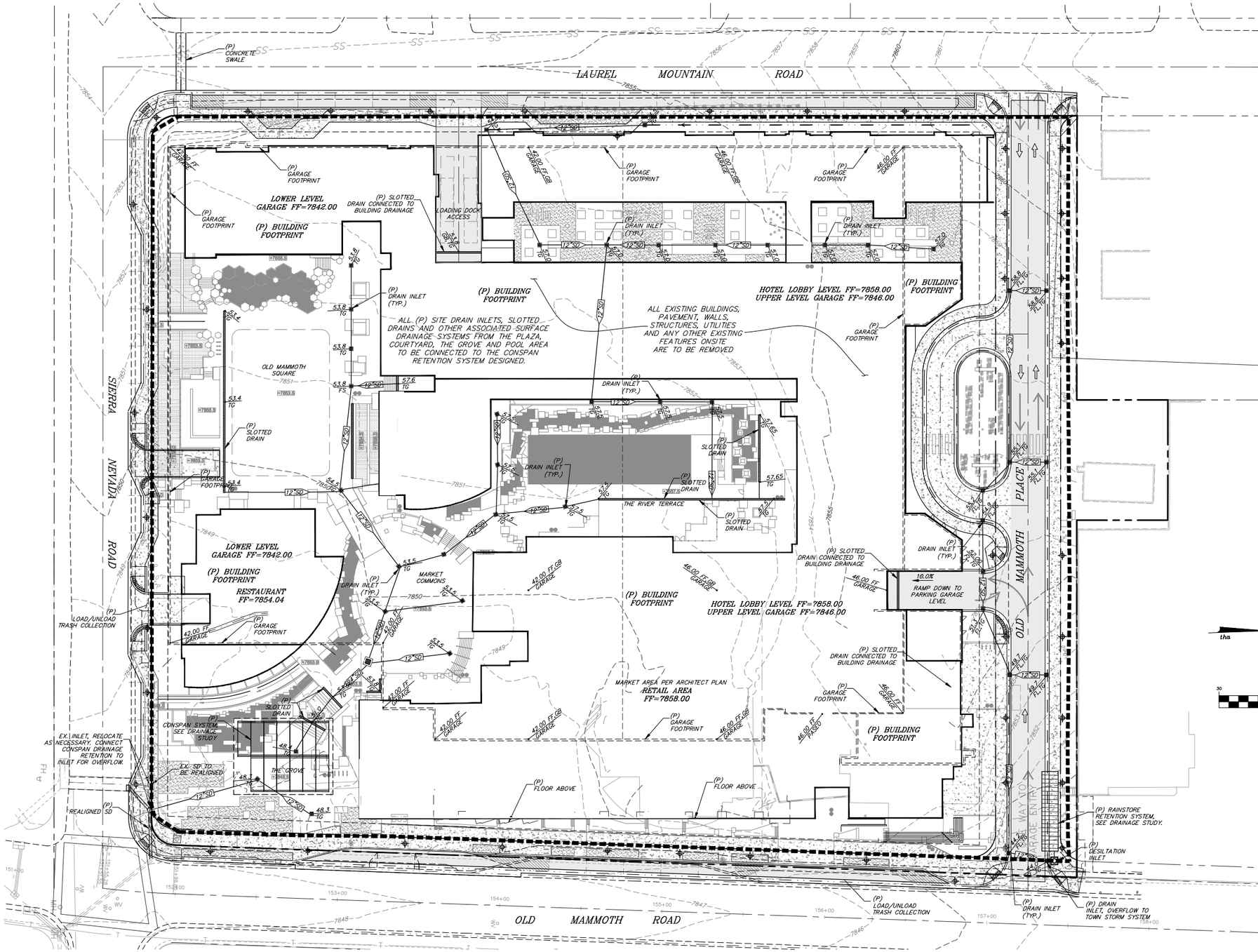
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

THOMAS A. PLATZ
P.E. C-41039

06/08/16
DATE

C3.0



DRAINAGE LEGEND

- PROPERTY LINE
- (E) EDGE OF PAVEMENT
- CENTER LINE
- (E) CONTOURS (1' INTERVAL) — 8075
- (P) SWALE
- (P) STORM DRAIN PIPE — 12"SD
- (P) DROP INLET
- (P)SLOTTED DRAIN
- (E) TREE TO REMAIN — 18"P

ABBREVIATIONS

(E)	EXISTING
EG	EXISTING GROUND
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
(N)	NEW
(P)	PROPOSED
SD	STORM DRAIN
TBC	TOP BACK CURB
TG	TOP OF GRATE
TYP.	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 ONSITE ARE PROPOSED TO BE REMOVED.

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

CONCEPTUAL DRAINAGE PLAN
06.08.16

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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

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Mammoth Lakes, CA

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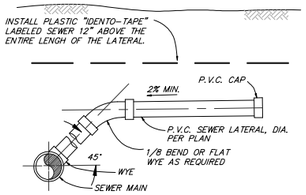
triad/holmes associates
civil engineering surveying public works land development

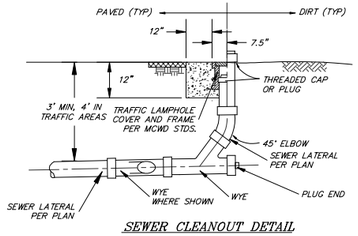
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:
THOMAS A. PLATZ
P.E. C 41039
06/08/16
DATE

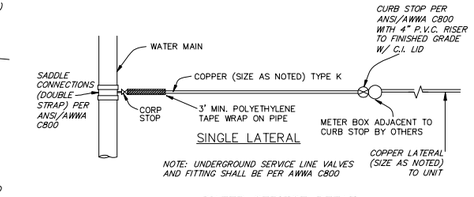
C4.0



SEWER LATERAL DETAIL
NTS

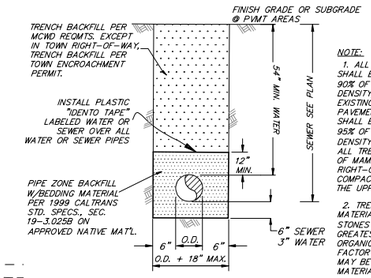


SEWER CLEANOUT DETAIL
NTS



NOTE: UNDERGROUND SERVICE LINE VALVES AND FITTING SHALL BE PER AWWA C800

WATER SERVICE DETAIL
NTS



TYPICAL TRENCH DETAIL
NTS

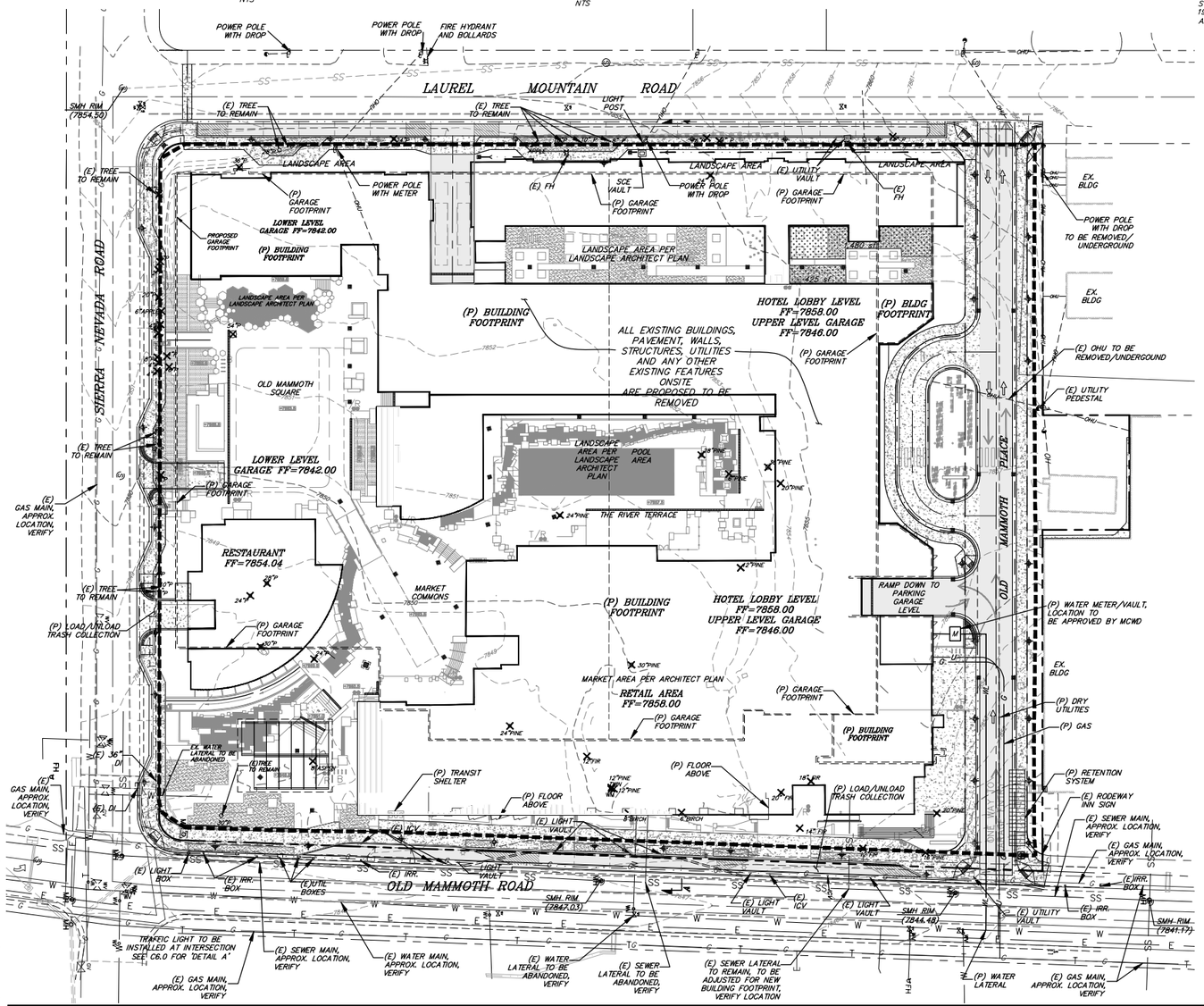
NOTE:

1. ALL BEDDING & BACKFILL SHALL BE COMPACTED TO MIN. 90% OF MATERIAL'S MAX. DRY DENSITY, EXCEPT IN AREAS OF EXISTING OR FUTURE PAVEMENT WHERE BACKFILL SHALL BE COMPACTED TO MIN. 95% OF MATERIAL'S MAX. DRY DENSITY FOR THE UPPER 12". ALL TRENCH BACKFILL IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAYS SHALL BE COMPACTED TO MIN. 95% FOR THE UPPER 5 FEET.

2. TRENCH BACKFILL MATERIALS WILL BE FREE OF STONES EXCEEDING 3" IN GREATEST DIMENSION, OR ORGANIC OR OTHER UNSATIS-FACTORY MATERIAL. BACKFILL MAY BE EXCAVATED TRENCH MATERIAL.

UTILITY LEGEND

PROPERTY LINE	
(P) SEWER LATERAL	SL
(P) WATER LATERAL	WL
(P) MASTER WATER METER	M
(P) DRY UTILITIES	U
EDGE OF (E) PAVEMENT	
(E) SEWER	SS
(E) OVERHEAD UTILITIES	OHU
(E) WATER	W
(E) ELECTRIC/TELEPHONE	E/TEL
(E) GAS	G
(E) POWER POLE	
(E) TREE TO BE REMOVED	24"PINE X
(E) TREE TO REMAIN AND BE PROTECTED	24"PINE o
(E) FIRE HYDRANT	
(E) STORMDRAIN MANHOLE	
(E) SEWER MANHOLE	
(E) WATER VALVE	
(E) GAS VALVE	
(P) STREET LIGHTING, PER TOML STANDARDS	
(P) LAMP POST	
(P) SNOW STORAGE	490 sf



NOTES:
TRAFFIC LIGHT TO BE INSTALLED AT THE INTERSECTION OF OLD MAMMOTH ROAD AND SIERRA NEVADA ROAD.

STREET LIGHT SPACING TO BE DETERMINED BY STUDIES AT A LATER DATE.

SNOW STORAGE NOTES:
ALL EXTERIOR HARDSCAPE FOR THE PROJECT ARE PROPOSED TO HAVE SNOW MELT.

IN THE CASE OF ANY ONGOING SNOW MELT FAILURE, THE WALKS WILL BE CLEARED MANUALLY AND OFF-HAULED. IF NEEDED, SNOW WILL BE STORED IN THE LOCATIONS SHOWN ON THE PLAN HEREON. IT IS ANTICIPATED THAT THIS WILL ONLY OCCUR IN AN EMERGENCY SITUATION, AS THE SNOWMELT WILL KEEP ALL WALKS CLEAR.

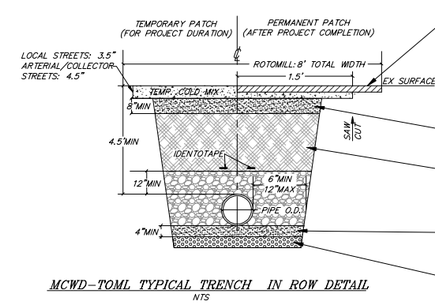
ALL BUILDINGS ARE DESIGNED WITH NON-SHEDDING ROOFS PER ARCHITECTURAL PLANS

IN AN EMERGENCY SITUATION, SNOW STORAGE PROVIDED UNTIL OFF-HAULED:

CASCADE PARK	1,730 SF
ZEN GARDEN	1,890 SF
TOTAL	3,620 SF

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



MCWD-TOML TYPICAL TRENCH IN ROW DETAIL
NTS

PERMANENT AC INSTALLATION:
1. ROTOMILL MINIMUM 2" DEEP TO COVER ALL AREAS OF CRACKED OR RAVELED SURFACES DISTURBED BY TRENCHING.
-EXTEND/OFFSET (@45') TO LANE EDGE IF WITHIN 2'.
-ROLL PAVEMENT PRIOR TO ROTOMILL.
-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, ½"
-LOCAL STREETS: 2" HOTMIX OR 2000 AC, ½"
3. RESTORE PAVEMENT STRIPING
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 SLURRY 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 MAMMOTH LAKES STANDARDS IF IN RIGHT OF WAY, OTHERWISE TO 90% PER ASTM-D1557.

PIPE BEDDING:
-GRANULAR MATERIAL (¾" MAX) COMPACTED TO 90% PER ASTM D-1557.
-BEDDING WITH LESS THAN 20% PASSING #4 SIEVE SHALL HAVE A NON-WOVEN CLASS 3 (AASHTO M288-96f) GEOTEXTILE ON ALL SIDES.

OVER EXCAVATE WHEN TRENCH BOTTOM IS SATURATED. REPLACE WITH 3"-6" ROCK TO 6" MINIMUM DEPTH. COVER WITH NON-WOVEN CLASS 3 (AASHTO M288-96) GEOTEXTILE ON ALL SIDES.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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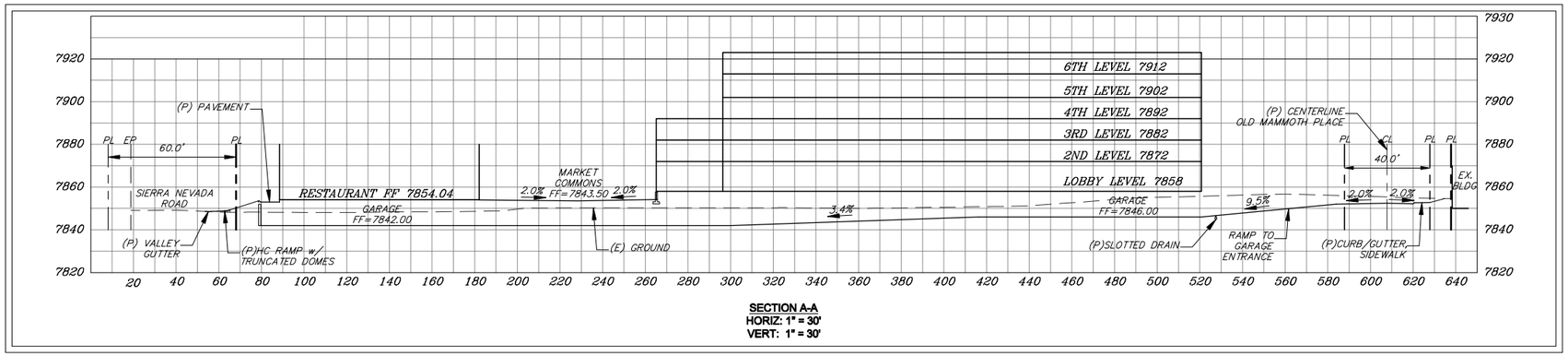
PREPARED AND SUBMITTED BY:
THOMAS A. PLATZ
P.E. C-41039
06/08/16
DATE

CONCEPTUAL UTILITY PLAN
06.08.16

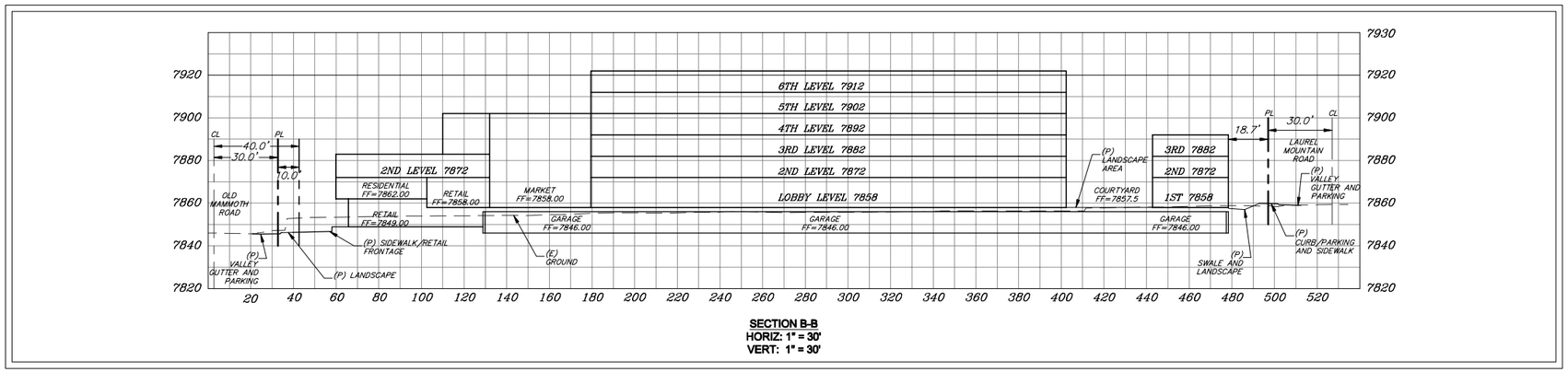
VESTING TTM NO. 16-001
FOR CONDOMINIUM PURPOSES
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

OLD MAMMOTH PLACE
Mammoth Lakes, CA

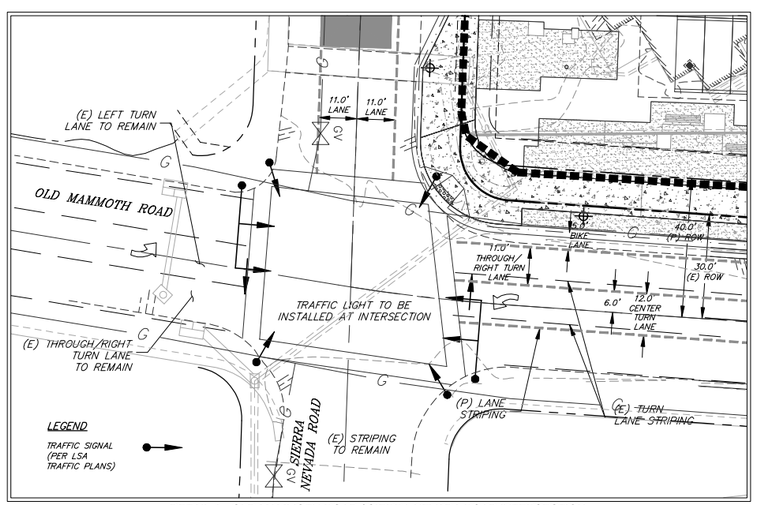
C5.0



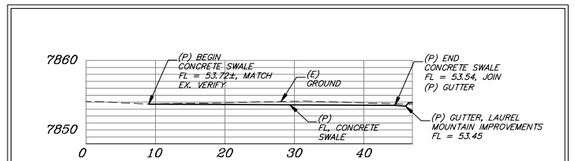
SECTION A-A
HORIZ: 1" = 30'
VERT: 1" = 30'



SECTION B-B
HORIZ: 1" = 30'
VERT: 1" = 30'



DETAIL A - OLD MAMMOTH ROAD / SIERRA NEVADA ROAD INTERSECTION
SCALE: 1"=20'



LAUREL MOUTAIN CONCRETE SWALE PROFILE
HORIZ: 1" = 10'
VERT: 1" = 10'

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triad/holmes associates
civil engineering
surveying
public works
land development

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,
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

OLD MAMMOTH PLACE
Mammoth Lakes, CA

C6.0