LEGAL DESCRIPTION

BEING A RESUBDIVISION OF THE PARCELS LISTED IN EXHIBIT A BELOW INTO TWO LOTS WITH LOT 1 BEING SUBDIVIDED FOR CONDOMINIUM PURPOSES

EXHIBIT A

PARCEL 1:

PARCEL 2 OF PARCEL MAP NO. 36-29, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 1 PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. **APN: 033-390-005-000**

PARCEL 2:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34; THENCE NORTH 89°52'56" WEST ALONG THE NORTH SECTION LINE 863.6 FEET, MORE OR LESS, TO THE CENTER LINE OF MINARET ROAD; THENCE FOLLOWING THE CENTER LINE OF MINARET ROAD, SOUTH 18°11'30" EAST 384.98 FEET; THENCE SOUTH 32°44'30" EAST 113.1 FEET TO THE INTERSECTION WITH MILLER'S SIDING, SAID POINT OF INTERSECTION BEING THE MOST EASTERLY POINT IN THE LAND DESCRIBED IN THE DEED TO DAVE MCCOY AND ROMA MCCOY, HUSBAND AND WIFE RECORDED JUNE 10, 1952 IN BOOK 29 PAGE 306 OFFICIAL RECORDS OF MONO COUNTY; THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID DEED TO DAVE MCCOY, ET UX, BEING ALSO THE CENTER LINE OF MILLER'S SIDING, SOUTH 33°31'30" WEST 180.30 FEET; THENCE CONTINUING ALONG THE CENTER LINE OF MILLER'S SIDING SOUTH 9°51' WEST 156.60 FEET; THENCE CONTINUING ALONG THE CENTER LINE OF MILLER'S SIDING SOUTH 5°13' EAST 60.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE CENTER LINE OF MILLER'S SIDING.

1ST: SOUTH 5°13' EAST 300 FEET TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO CLYDE W. MILLER BY DEED RECORDED IN BOOK 57 PAGE 532 OFFICIAL RECORDS; THENCE

2ND: SOUTH 84°47' WEST 140 FEET ALONG THE NORTH LINE OF SAID LINE OF MILLER TO THE NORTHWEST CORNER THEREOF; THENCE,

3RD: NORTH 5°13' WEST 300 FEET TO A POINT IN THE SOUTHERLY LINE OF THE LAND CONVEYED TO D. R. GORDON AND WIFE BY DEED RECORDED IN BOOK 42 PAGE 556 OFFICIAL RECORDS; THENCE

4TH: NORTH 84°47' EAST 140 FEET ALONG THE SOUTH LINE OF SAID LAND OF GORDON TO THE TRUE POINT OF BEGINNING.

EXCEPT THE MOST EASTERLY 30 FEET OF SAID LAND FOR RIGHT OF WAY PURPOSES.
APN: 033-390-006-000

PARCEL 3:

LOT LINE ADJUSTMENT PARCEL 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 04-02, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, RECORDED JUNE 17, 2004 AS INSTRUMENT NO. 2004005560, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. **APN: 033-390-007-000**

PARCEL 4:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, SAID POINT BEING DISTANT 335 FEET EASTERLY ALONG SAID NORTH

LINE FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHWESTERLY SIDE LINE OF CALIFORNIA STATE HIGHWAY NO. 112 (200 FEET WIDE); THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY SIDE LINE OF SAID HIGHWAY NO. 112, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE WESTERLY, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. **APN: 033-390-002-000**

PARCEL 5:

PARCEL ONE OF PARCEL MAP NO. 36-29 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA AS PER PARCEL MAP RECORDED IN BOOK 1, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE INTEREST OF THE STATE OF CALIFORNIA IN THAT PORTION OF A STRIP OF LAND 200 FEET WIDE LOCATED ON SAID LAND, AS CONDEMNED FOR STATE HIGHWAY BY FINAL DECREE ENTERED NOVEMBER 13, 1935, IN CASE NO. 2566, SUPERIOR COURT.
APN: 033-390-004-000

PARCEL 6:

LOT 10 OF MAMMOTH SLOPES UNIT NO. 2, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED OCTOBER 5, 1965 IN BOOK 4, PAGE 85, 85A, 85B AND 85C OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. **APN: 033-110-027-000**

PARCEL 7:

THAT PORTION OF THAT 200.00 WIDE STRIP OF LAND IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, NOW KNOWN AS LAKE MARY ROAD, CONDEMNED FOR STATE HIGHWAY RIGHT-OF-WAY PURPOSES BY FINAL DECREE ENTERED NOVEMBER 13, 1935, IN CASE NO. 2566, SUPERIOR COURT OF CALIFORNIA AND RECORDED IN VOLUME 10, PAGE 405 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENT MARKING ENGINEER'S STATION 816+68.86 OF THE UNITED STATES BUREAU OF PUBLIC ROADS SURVEY DATED 1934 FOR MAMMOTH LAKES NATIONAL FOREST HIGHWAY ALSO BEING THE POINT OF BEGINNING OF 1300.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, IN THE NORTHWESTERLY LINE OF SAID RIGHT-OF-WAY THROUGH WHICH A RADIAL LINE BEARS NORTH 51°43'37" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 317.17 FEET THROUGH A CENTRAL ANGLE OF 13°58'42" TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 34.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF CANYON BOULEVARD AS SHOWN OF THE FINAL MAP OF TRACT NO. 36-210 RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 89 THROUGH 89A IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID LINE SOUTH 36°18'19" EAST 40.69 FEET THE BEGINNING OF A 20.00 FOOT RADIUS TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 30.58 FEET THROUGH A CENTRAL ANGLE OF 87°36'04" TO THE POINT OF REVERSE CURVATURE WITH A 1,240.00 FOOT RADIUS TANGENT REVERSE CURVE CONCENTRIC TO SAID 1,300.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE AN AR LENGTH OF 281.84 FEET THROUGH A CENTRAL ANGLE OF 13°01'22"; THENCE ALONG A LINE TANGENT TO SAID CURVE SOUTH 38°16'23' WEST 129.05 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 335.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M; THENCE ALONG SAID PARALLEL LINE NORTH 00°57'02" EAST 98.96 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF SAID LAKE MARY ROAD RIGHT-OF-WAY; THENCE ALONG SAID LINE NORTH 38°16'23" EAST 50.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. APN: **033-390-003-000**

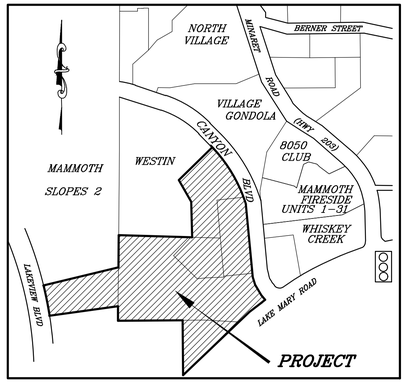
PARCEL 8:

AN EASEMENT FOR THE PEDESTRIAN BRIDGE DESCRIBED IN INSTRUMENT NUMBER 2004006021 OF

OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT 04-02 PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2004005560 IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT LINE ADJUSTMENT PARCEL 1; THENCE NORTH 44°26'12" WEST 65.14 FEET ALONG THE NORTHEASTERLY BOUNDARY LINE THEREOF TO THE BEGINNING OF A 370.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE AND BOUNDARY LINE AN ARC LENGTH OF 29.00 FEET THROUGH A CENTRAL ANGLE OF 4°29'24"; THENCE SOUTH 47°43'26" WEST 121.32 FEET; THENCE SOUTH 42°16'34" EAST 94.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT LINE ADJUSTMENT PARCEL 1; THENCE NORTH 47°43'16" EAST 126.00 FEET ALONG SAID BOUNDARY LINE TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

INDEX TO SHEETS

T1 TENTATIVE TRACT MAP
T2 TENTATIVE TRACT MAP
T3 COVER SHEET
T4 DEMOLITION/TREE REMOVAL PLAN
T5 GRADING PLAN
T6 DRAINAGE PLAN
T7 UTILITY PLAN
T8 SECTIONS
T9 CONSTRUCTION DETAILS



TTM 22-002 WILL SUBDIVIDE LOT 1 INTO 15 RESIDENTIAL CONDOMINIUM UNITS WITHIN THE LIMELIGHT MAMMOTH HOTEL FOOTPRINT

LEGEND

EXTERIOR PROPERTY LINE

PROPOSED PARCEL LINE

INTERIOR PROPERTY LINE
INTERIOR PROPERTY LINE TO BE EXTINGUISHED UPON RECORDATION OF PHASE 1 FINAL MAP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

PREPARED & SUBMITTED BY:

DATE:

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REVISIONS:	BY:

PREPARED FOR:

LITTLE NELL HOTEL GROUP
IRWNE, CA
949-574-8500

LIMELIGHT MAMMOTH HOTEL

TENTATIVE TRACT MAP No 22-002

A RESUBDIVISION MAP OF A PORTION OF NW 1/4 OF SEC.34, T.3S, R.27E
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	05/03/2022
SCALE	1" = 50'
DRAWN	JS
JOB NO.	01.2473.7
DWG	T1
SHEET	1 OF 9

Z:\01 Mammoth \2473.7 Little Nell Hotel Group Hillside\ACAD\2473.7 TTM 05 2022.dwg May 03,2022 - 3:13pm, stull

EXCEPTION AND EASEMENT NOTES

THE NUMBER CALLOUTS BELOW, AND ON THE MAP, CORRESPOND TO LINE ITEMS IN PRELIMINARY TITLE REPORT DATED MAY 6, 2019.

(6) IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY BY INTRAWEST CALIFORNIA HOLDINGS DATED JULY 11, 2003 AS INSTRUMENT NO. 2003007394, O.R. EXCEPTION 12 AFFECTS PARCEL 2. EXCEPTION 19 AFFECTS PARCEL 5.

(7) EASEMENT AGREEMENT (CANYON BOULEVARD SLOPE) BY AND BETWEEN INTRAWEST CALIFORNIA HOLDINGS, INC. AND THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2003007395 DATED JULY 11, 2003. EXCEPTION 13 AFFECTS PARCELS 2 AND 3. EXCEPTION 20 AFFECTS PARCEL 5.

(8) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY AND VERIZON CALIFORNIA, INC. FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AFFECTING ALL THAT PORTION OF LAND LYING WITHIN TRACT NO. 36-193A PER INSTRUMENT NO. 2001006640.

(9) AN EASEMENT TO THE TOWN OF MAMMOTH LAKES FOR TRANSIT IMPROVEMENT PURPOSES PER INSTRUMENT NO. 2003007393, DATED JULY 11, 2003. EXCEPTION 15 AFFECTS PARCEL 3. EXCEPTION 43 AFFECTS PARCELS 8 AND 9.

(12) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND CONDUITS PER 78/129 O.R., DATED DECEMBER 8, 1965. AFFECTS PARCEL 6.

(13)(14) A COVENANT AND AGREEMENT REGARDING BUILDING SETBACK AND HEIGHT RECORDED JUNE 30, 2004 AS INSTRUMENT NO. 2004006017, O.R.

(15) BRIDGE RECIPROCAL EASEMENTS AGREEMENT BY AND BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS, INC. PER INSTRUMENT NO. 2004006021 DATED JUNE 30, 2004.

(16) UTILITY EASEMENT IN FAVOR OF THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2004006305, DATED MAY 14, 2004. AFFECTS PARCEL 2.

(18) RESERVATION OF UTILITY AND ACCESS EASEMENT PER INSTRUMENT NO. 2006000037 DATED JANUARY 3, 2006.

(19) A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE MAMMOTH HILLSIDE PROJECT, TENTATIVE TRACT MAP 36-235, USE PERMIT 2005-09, USE PERMIT 2007-11, AND USE PERMIT 2007-14, AND APPROVING TIME EXTENSION REQUEST 15-003, AND TO AMEND AND COMBINE THE CONDITIONS OF RESOLUTION NOs. PEDC 2006-01, 2007-22, AND 2008-02, RECORDED MAY 6, 2016 AS INSTRUMENT NO. 2016001537, O.R.

(29) CONSTRUCTION EASEMENT AGREEMENT (FOR CRANE FOOTINGS, SOIL PINS, AND ACCESS) BY AND BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS, INC. PER INSTRUMENT NO. 2004006019 DATED JUNE 29, 2004 AND AMENDED BY INSTRUMENT NO. 2005001352 DATED FEBRUARY 22, 2005. ACCESS EASEMENTS TO BE TERMINATED IN ACCORDANCE WITH SAID AGREEMENT. EASEMENTS FOR CRANE FOOTINGS AND SOIL PINS. LISTED AS PARCEL 9 ON INYO MONO TITLE TITLE REPORT.

BOUNDARY AND EASEMENT MAP

NOTES

1) PARCEL 9 AS REFERRED TO IN THE PRELIMINARY TITLE REPORT IS DESCRIBED AS A CONSTRUCTION EASEMENT RECORDED AS INSTRUMENT NO. 2004006019 DATED JUNE 30, 2004 AND AMENDED PER INSTRUMENT NO. 2005001352 DATED FEBRUARY 22, 2005
2) THERE ARE NO BUILDINGS ON SUBJECT PARCELS.
3) TOTAL AREA (PARCELS 1-7) = 301,118± SQUARE FEET, 6.91± ACRES.

LEGEND

- EXTERIOR PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- CENTERLINE
- INTERIOR PROPERTY LINE
  INTERIOR PROPERTY LINE TO BE EXTINGUISHED UPON RECORDATION OF PHASE 1 FINAL MAP

(M) MEASURED
(R) RECORD INFORMATION
(CFR) CALCULATED FROM RECORD
(C) CALCULATED
(P) PROPORTIONED
(RAD) RADIAL

RECORD INFORMATION

R - TMB 10/60
R1 - MB 5/46
R2 - MB 4/85
R3 - RSMB 2/100
R4 - TMB 10/89
R5 - INSTRUMENT NO. 2003007394
R6 - CALTRANS MAP R/W RECORD MAP, ROUTE 203 POST MILE 4.6
R7 - PMB 1/44
R8 - MB 8/20
R9 - INSTRUMENT NO. 2004005560
R10 - 60/54 O.R.
R11 - 57/532 O.R.
R12 - INSTRUMENT NO. 2006000037
R13 - TMB 9/66

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

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

PREPARED & SUBMITTED BY:

DATE:

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REVISIONS:	BY:

PREPARED FOR:
LITTLE NELL HOTEL GROUP
IRVINE, CA
949-574-8500

LIMELIGHT MAMMOTH HOTEL
TENTATIVE TRACT MAP No 22-002
A RESUBDIVISION MAP OF A PORTION OF NW 1/4 OF SEC.34, T.3S, R.27E
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 05/02/2022
SCALE 1" = 50'
DRAWN JS
JOB NO. 01.2473.7
DWG T2
SHEET 2 OF 9

Z:\01 Mammoth\2473.7 Little Nell Hotel Group Hillside\ACAD\2473.7 TTM 05 2022.dwg May 03, 2022 - 3:13pm shull

GRADING AND DRAINAGE PLANS FOR
LIMELIGHT HOTEL

GRADING AND SITEWORK SPECIFICATIONS:

1. ALL WORK SHALL CONFORM TO THE "CALTRANS STANDARDS AND SPECIFICATIONS" (CSS), AND THESE PLANS. IN THE EVENT OF CONFLICT BETWEEN THE CSS AND THE PLANS, THE CSS SHALL PREVAIL. ALL WORK IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAY SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE TOWN GRADING PERMIT.

2. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT U.S.A. – UNDERGROUND SERVICE ALERT – AT (800) 227-2600 AND REQUEST THAT UTILITY OWNERS MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE FROM AVAILABLE RECORDS AND FIELD MEASUREMENTS.

3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS. AIR QUALITY REGULATIONS SET BY THE GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT SHALL BE FOLLOWED.

4. ANY EVIDENCE OF THE HISTORICAL PRESENCE OF MAN FOUND DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE MAMMOTH LAKES PLANNING DEPARTMENT AND CONSTRUCTION SHALL STOP UNTIL FURTHER NOTICE.

5. TREE REMOVAL SHALL BE PERFORMED BY A LICENSED TIMBER OPERATOR ONLY. TIMBER OPERATOR SHALL NOTIFY CALIFORNIA DEPT. OF FORESTRY (714-782-4140) PRIOR TO COMMENCING WORK. ALL TREE REMOVAL SHALL CONFORM TO THE APPROVED TIMBER HARVEST PLAN, IF REQUIRED, & CALIFORNIA DEPARTMENT OF FORESTRY.

6. HOURS OF WORK SHALL BE IN ACCORDANCE WITH THE GRADING PERMIT, OR BETWEEN 7:00 AM AND 8:00 PM MONDAY THROUGH SATURDAY, THE GRADING PERMIT TAKING PRECEDENCE. OPERATIONS ON SUNDAYS AND TOWN HOLIDAYS ARE PERMITTED ONLY ON APPROVAL OF THE TOWN MANAGER OR TOWN ENGINEER AND LIMITED TO 9:00 AM TO 5:00 PM.

7. ONE SET OF SURVEY STAKES SHALL BE PROVIDED FOR EACH PHASE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR THE COST OF RESETTING STAKES DESTROYED BY CONSTRUCTION OPERATIONS.

8. THE LIMITS OF CONSTRUCTION SHALL BE CAREFULLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION, AND POSTED SO AS TO PREVENT DAMAGE TO VEGETATION AND DISTURBANCE TO SOILS OUTSIDE OF THE AREA OF CONSTRUCTION.

9. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN ACCORDANCE WITH THE TOWN OF MAMMOTH LAKES ORDINANCES AND STANDARDS AND IN CONFORMANCE WITH THE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY. IN ADDITION, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF GENERAL OSHA STANDARDS FOR THE PROTECTION OF WORKMEN AND THE GENERAL PUBLIC. OSHA PERMITS REQUIRED FOR DEEP TRENCHES.

10. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR ONLY AT SITES APPROVED BY MAMMOTH LAKES DEPARTMENT OF PUBLIC WORKS. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER OR IN AREAS APPROVED BY THE TOWN OF MAMMOTH LAKES PLANNING DEPARTMENT FOR USE ON SLOPES AND DISTURBED AREAS.

11. WITH THE EXCEPTION OF TEMPORARY EXCAVATION FOR MASS GRADING AND AREAS SHOWN TO BE LANDSCAPED, CUT AND FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1, UNLESS OTHERWSE NOTED, AND SHALL BE REVEGETATED TO CONTROL EROSION. STOCKPILED TOPSOIL WILL BE SPREAD EVENLY TO A DEPTH OF 6" MINIMUM OVER SLOPES AND DISTURBED AREAS, AND LANDSCAPED OR SEEDED TO PREVENT EROSION AS SHOWN ON LANDSCAPE PLAN.

SEEDED SLOPES SHALL BE STABILIZED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SC150" OR APPROVED EQUAL, SECURED PER MANUFACTURE'S RECOMMENDATIONS.

12. FINISHED GRADES IN ALL AREAS SHALL COMPLY WITH PLAN ELEVATIONS. NO AREAS SHALL BE LEFT SUCH THAT A PONDING CONDITION OCCURS.

13. AT NO TIME SHALL THE CONTRACTOR DEWATER THE SITE BY PUMPING INTO THE EXISTING STORM DRAIN OR SUBDRAIN SYSTEM WITHOUT AGENCY APPROVED FILTRATION.

14. ALL SITE WORK SHALL BE COMPLETED PRIOR TO OCT 15 OF EACH YEAR. ANY WORK PROPOSED AFTER THIS DATE REQUIRES APPROVAL BY THE TOWN ENGINEER.

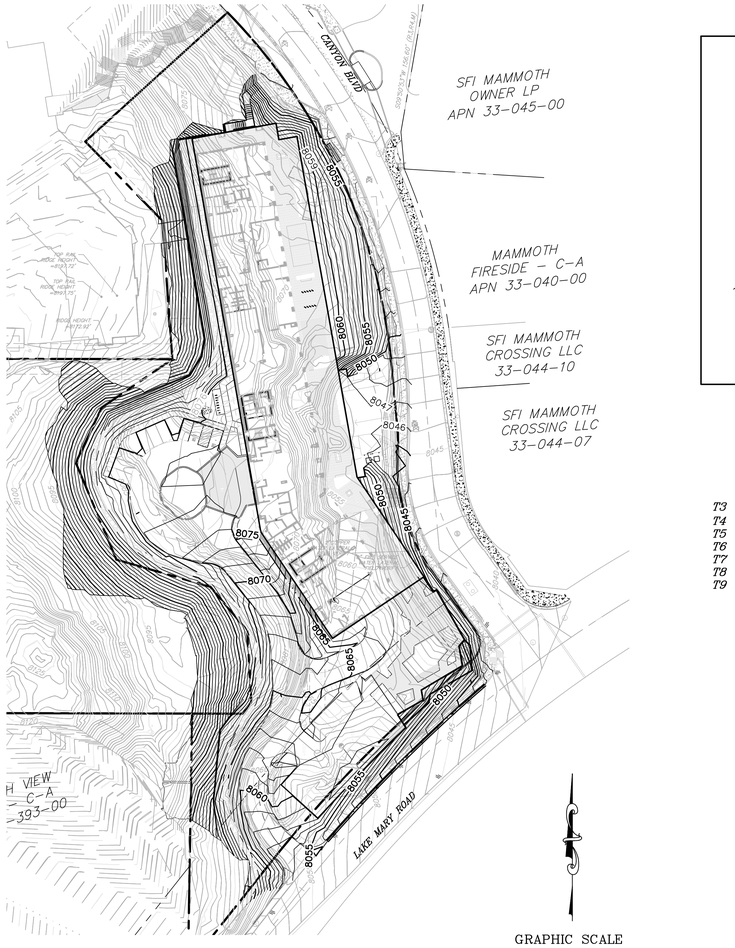
15. AGGREGATE BASE SHALL BE CLASS II, ¾" MAXIMUM GRADING, AND SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES," OF THE CSS AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557-00 (OR LATEST EDITION).

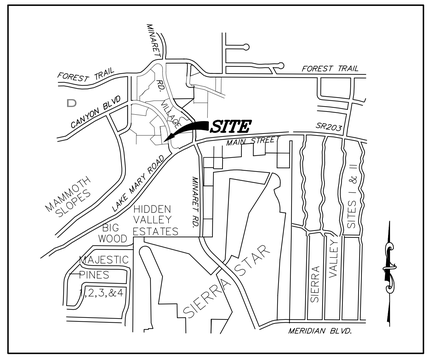
16. ALL SITE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 34.5MPA (5000 P.S.I.), FIBERMESH SHALL BE ADDED AT A RATE OF 1.5 LBS/CUBIC YARD. AIR CONTECT SHALL BE 5% ±1%. REINFORCING STEEL, IF REQUIRED, SHALL BE DEFORMED BILLET-STEEL BARS CONFORMING TO THE SPECIFICATIONS OF ASTM A 615 GRADE 420.

17. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES/AGENCIES AT LEAST 48 HOURS IN ADVANCE FOR REQUESTING SERVICE/INSPECTION:

INSPECTION:
TOWN OF MAMMOTH LAKES
PUBLIC WORKS DEPT.
(760) 965-3651

18. EXISTING UTILITIES AND STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATION AND EXTENT. CONTRACTOR SHALL VERIFY AND TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES AND STRUCTURES.





VICINITY MAP
NOT TO SCALE

INDEX TO SHEETS

T3 COVER SHEET
T4 DEMOLITION/TREE REMOVAL PLAN
T5 GRADING PLAN
T6 DRAINAGE PLAN
T7 UTILITY PLAN
T8 SECTIONS
T9 CONSTRUCTION DETAILS

SITE INFORMATION:

APN 31-110-27, 33-010-02, 33-020-10, 33-020-11, 33-020-21, AND 33-020-33
MAMMOTH LAKES, CA 93546

BASIS OF BEARINGS

CENTERLINE OF HILLSIDE SOUTH OF THE CENTERLINE INTERSECTION WITH CANYON BLVD. SHOWN AS N00°57'14"E AS PER RSMB 2/100.

BENCHMARK

CORNER OF CANYON BLVD AND LAKE MARY RD
ELEVATION 8041.76

RECORD OWNER AND DEVELOPER:

LITTLE NELL HOTEL GROUP
550 SOUTH BARRINGTON AVE, SUITE 4201
LOS ANGELES, CA 80049

CIVIL ENGINEER/ SURVEYOR:

TRIAD/HOLMES ASSOCIATES
549 OLD MAMMOTH RD, SUITE 202
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
CONTACT: THOMAS A. PLATZ

UTILITY COORDINATION

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
3001 CHATEAU RD
MAMMOTH LAKES, CA 93546
(760) 934-2596

TELEPHONE:
VERIZON
126 OLD MAMMOTH RD
MAMMOTH LAKES, CA 93546
(760) 924-4899

CABLE/INTERNET:
SUDDENLINK
123 COMMERCE DR #B6
MAMMOTH LAKES, CA 93546
(760) 874-7558

WATER AND SEWER:
MAMMOTH COMMUNITY WATER DISTRICT
CONTACT - GARRETT HIGERD
1315 MERIDIAN BLVD
MAMMOTH LAKES, CA 93546
(760) 934-2596

GAS:
AMERIGAS
CONTACT - LEVI L. MELE
66 S. INDUSTRIAL CIRCLE, UNIT A6
MAMMOTH LAKES, CA 93546
(484) 803-9379

LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- FENCE
- 12"P TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
- 12" TREE TYPE & SIZE TO BE REMOVED
- 8950 EXISTING GROUND CONTOUR & ELEV.
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- W EXISTING WATERLINE
- SS EXISTING SEWERLINE
- OHU OVERHEAD UTILITIES
- 8031.13 FS PROPOSED FINISHED SURFACE
- 8950 EXISTING GROUND CONTOUR & ELEV.
- STRAW WATTLES EROSION CONTROL

PRIVATE ENGINEERS NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR CIVIL ENGINEER.

REVIEWED BY: MAMMOTH LAKES FIRE PROTECTION DISTRICT	REVIEWED BY: TOWN OF MAMMOTH LAKES PUBLIC WORKS DEPARTMENT
DATE	HAISLIP W. HAYES DATE

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sheet title
COVER SHEET

project no. 01.2473.7 04/18/2022

checked by: TP
drawn by: MYP

sheet no. T3



CONSTRUCTION LEGEND

- (X1) REMOVE EXISTING FACILITY
- (X2) REMOVE TREE–SEE LANDSCAPE PLANS
- (X3) PROTECT IN PLACE
- (X4) POWER POLE TO BE REMOVED, LINES TO BE UNDERGROUND
- (X5) RELOCATE EXISTING FACILITY

LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- FENCE
- 12"P — TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
- 12"P — TREE TYPE & SIZE TO BE REMOVED
- 8950 — EXISTING GROUND CONTOUR & ELEV.
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- W — EXISTING WATERLINE
- SS — EXISTING SEWERLINE
- OHU — OVERHEAD UTILITIES
- STRAW WATTLES EROSION CONTROL
- STORM DRAIN INLET PROTECTION
- CONSTRUCTION ENTRANCE

CONTOUR INTERVAL: 1'
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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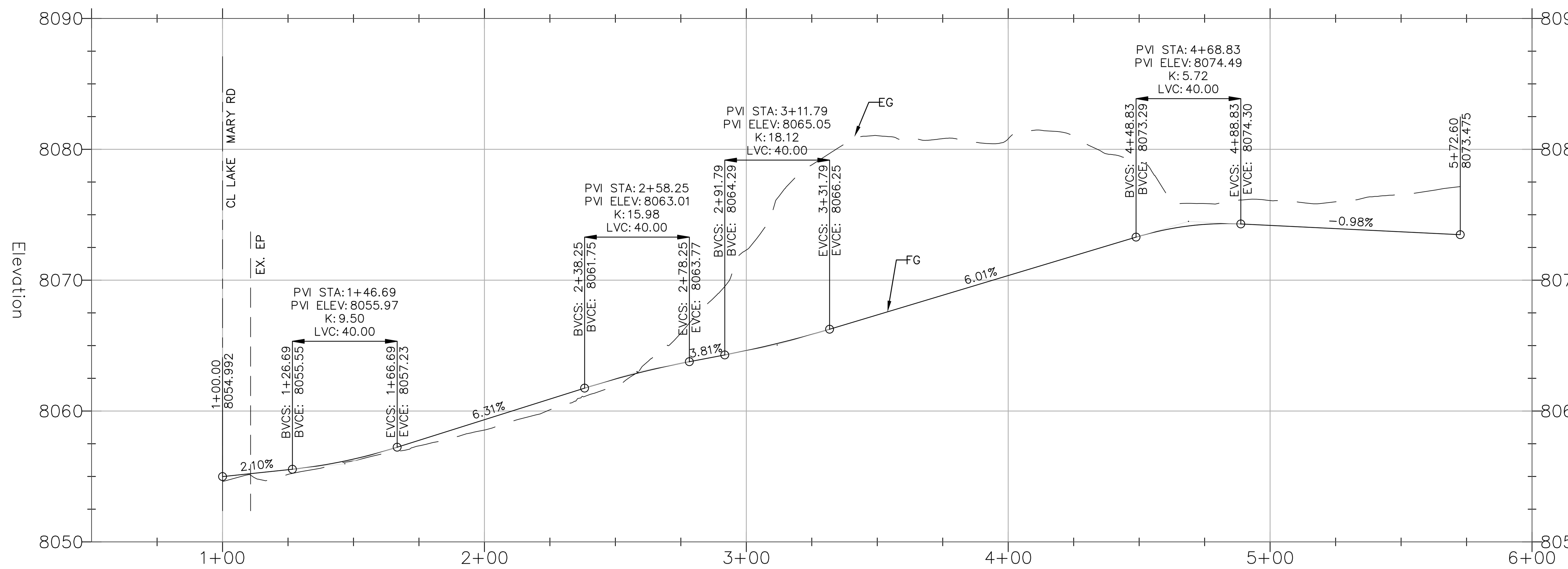
sheet title
DEMOLITION / TREE REMOVAL PLAN

project no. 01.2473.7 04/18/2022

checked by: TP

drawn by: MYP

sheet no. T4



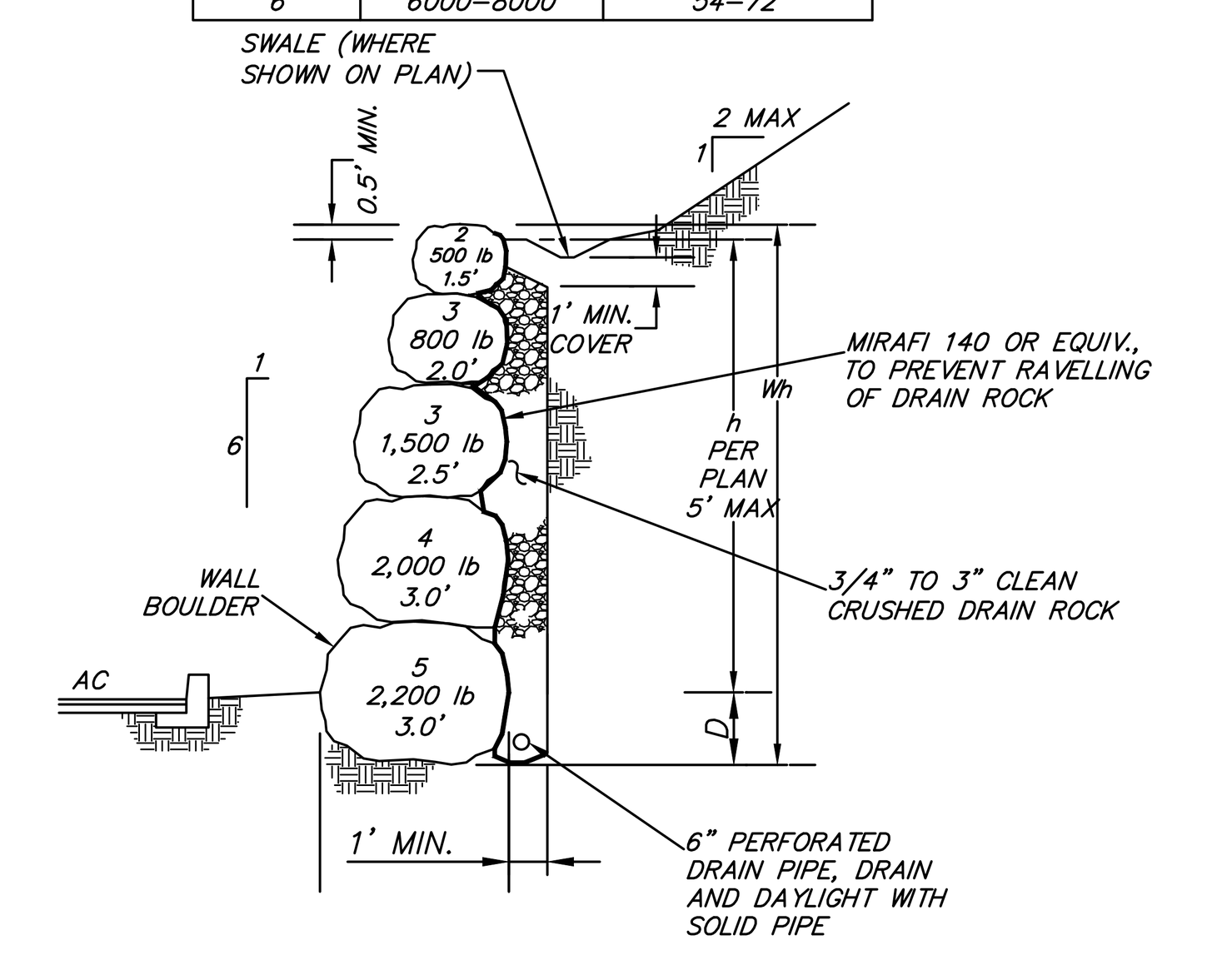
DRIVEWAY PROFILE

SCALE: HOR. 1"=30'
VERT. 1"=6'

CONSTRUCTION LEGEND

1. CONSTRUCT 4" AC ON 6" AGGREGATE BASE.
2. CONSTRUCT 4" CONCRETE ON 4" AGGREGATE BASE.
3. CONSTRUCT TYPE II CURB PER TOML STANDARD PLAN 102 AND DETAIL ON SHEET C7.
4. CONSTRUCT TYPE I CURB AND GUTTER PER TOML STD. PLAN 102 AND DETAIL ON SHEET C7.
5. CONSTRUCT SIDEWALK PER TOML STANDARD PLAN 108.
6. CONSTRUCT CONCRETE RETAINING WALL PER STRUCTURAL PLANS.
7. CONSTRUCT DRIVEWAY APPROACH PER TOML STD. PLAN 105 AND DETAIL ON SHEET C7.
8. CONSTRUCT SOIL NAIL RETAINING WALL PER STRUCTURAL PLANS.
9. CONSTRUCT ROCK RETAINING WALL, MAX H=5.0'.
10. INSTALL COBBLE SWALE PER DETAIL ON SHEET C7.
11. INSTALL 24" SIDEWALK UNDERDRAIN PER TOML STD. PLAN 109 AND DETAIL ON SHEET C7.
12. CONSTRUCT LANDSCAPE WALL PER ARCHITECTURAL PLANS.
13. CONSTRUCT WALKWAY PER ARCHITECTURAL PLANS.
14. REMOVE EX. SIDEWALK, PROTECT CURB AND GUTTER IN PLACE.
15. INSTALL PEDESTRIAN RAMP PER TOML STD. PLAN 103.
16. RELOCATE FACILITY.
17. PROTECT IN PLACE.
18. INSTALL BUBBLER BOX PER DETAIL ON SHEET C7.
19. INSTALL 24"X24" JENSEN PRECAST DROP INLET PER DETAIL ON SHEET C7.

ROCK SIZES	APPROX. WGT. (lbs.)	APPROX. DIA. (inches)
1	50–200	12–18
2	200–700	18–28
3	700–2000	28–36
4	2000–4000	36–48
5	4000–6000	48–54
6	6000–8000	54–72



NOTES:
1. ROCK WALL SHALL CONFORM TO STANDARDS AND GUIDELINES PER AMERICAN ROCKERY CONTRACTORS "ROCK WALL CONSTRUCTION GUIDELINES".
2. SLOPES ABOVE ROCK WALL SHALL NOT EXCEED 2:1.
3. ROCK WALL SHALL HAVE A 1:6 BATTER.
4. LOWEST ROCK SHALL BE KEYED A MINIUM OF 2' OR 5' TO DAYLIGHT, WHICHEVER IS GREATEST.
5. ROCK WALLS IN FILL SLOPES GREATER THAN 8' IN HEIGHT REQUIRE GEOGRID.

ROCK WALL DETAIL

N.T.S.

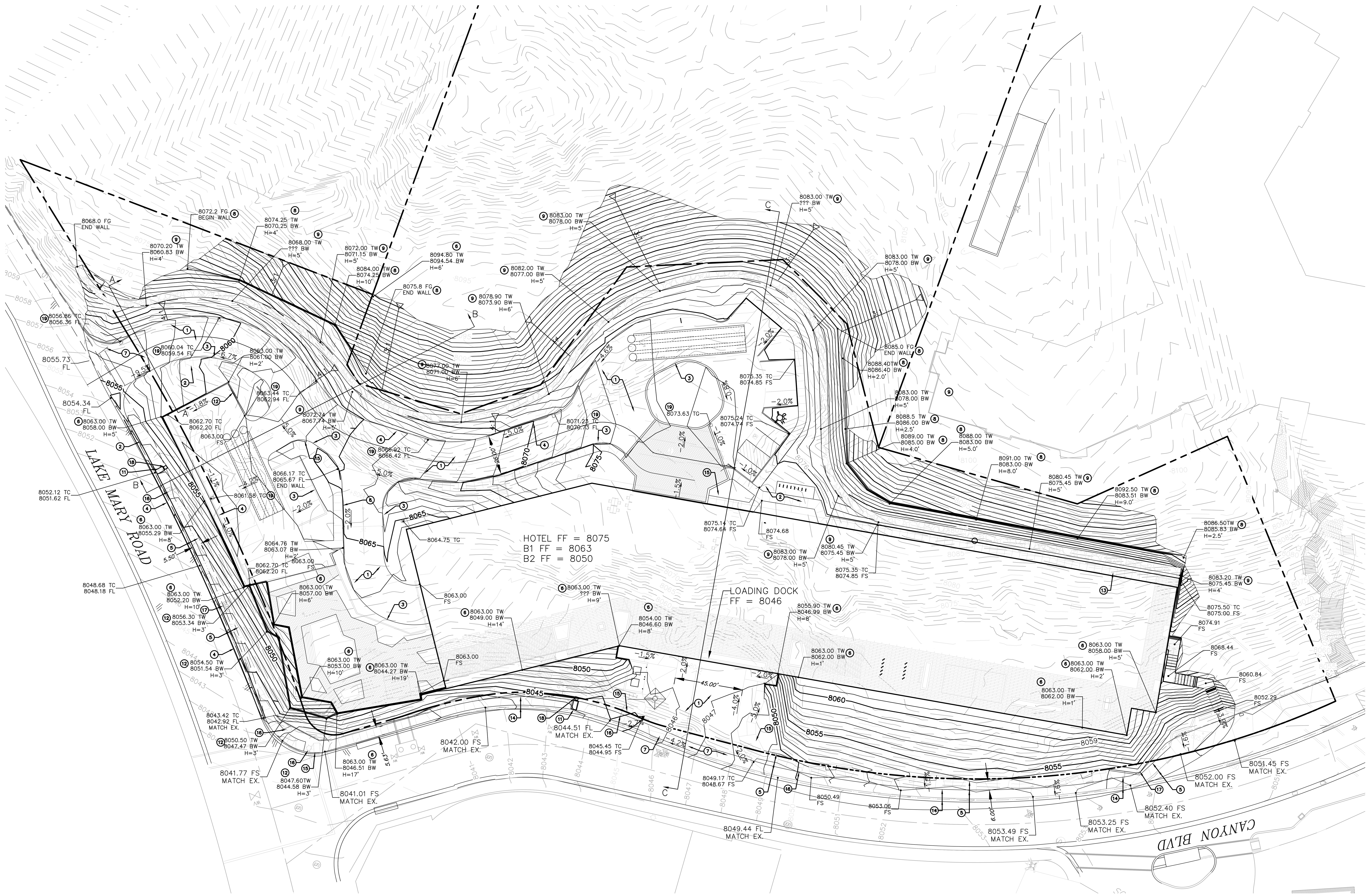
EARTHWORK VOLUME

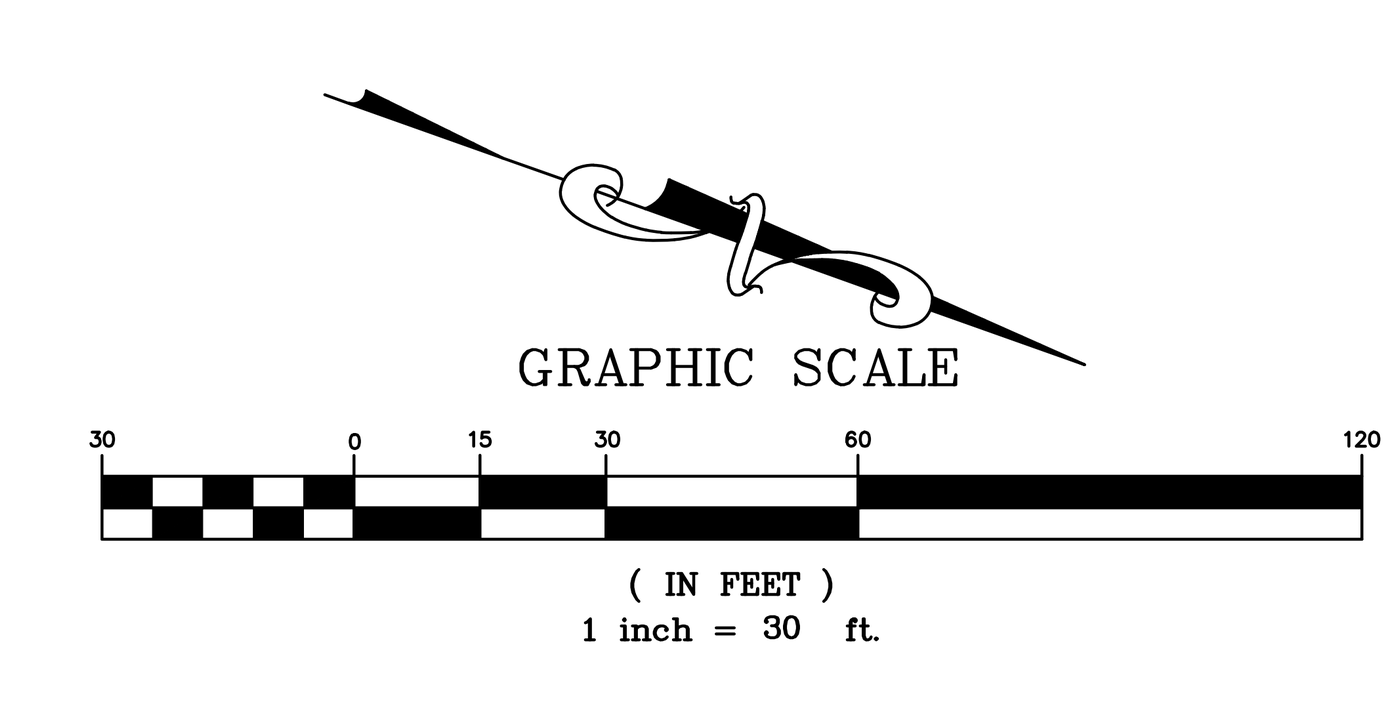
THE EARTHWORK QUANTITIES ARE PRELIMINARY ESTIMATES.

PARKING GARAGE CALCULATED 1' BELOW FF
CUT= 19,600 CY
FILL= 1,810 CY

FINISH GRADE OUTSIDE BUILDING
CUT= 34,400 CY
FILL= 4,570 CY

NET= 47,620 CY CUT





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sheet title GRADING PLAN

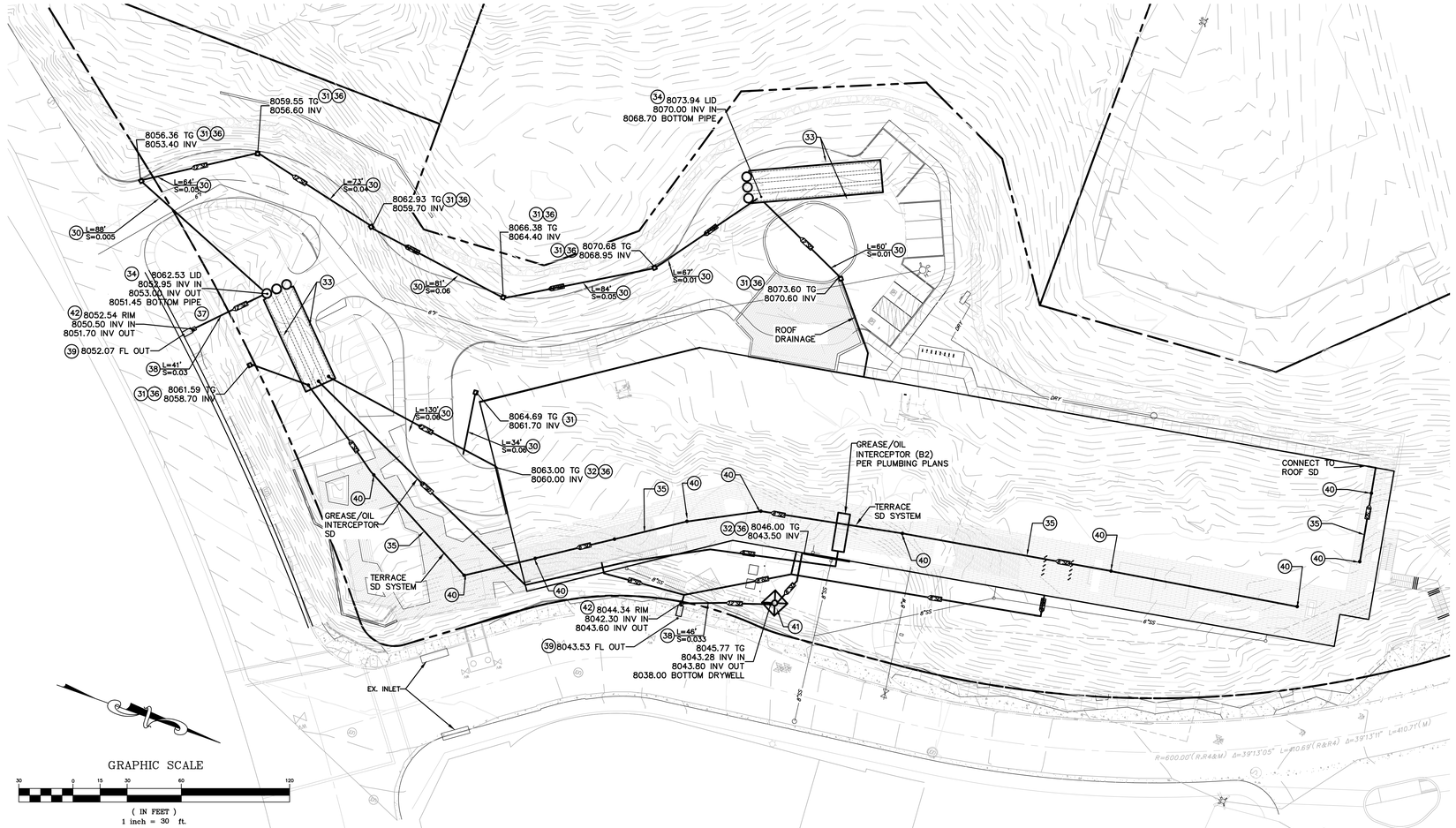
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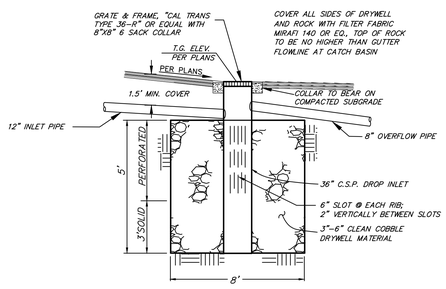
GRAPHIC SCALE

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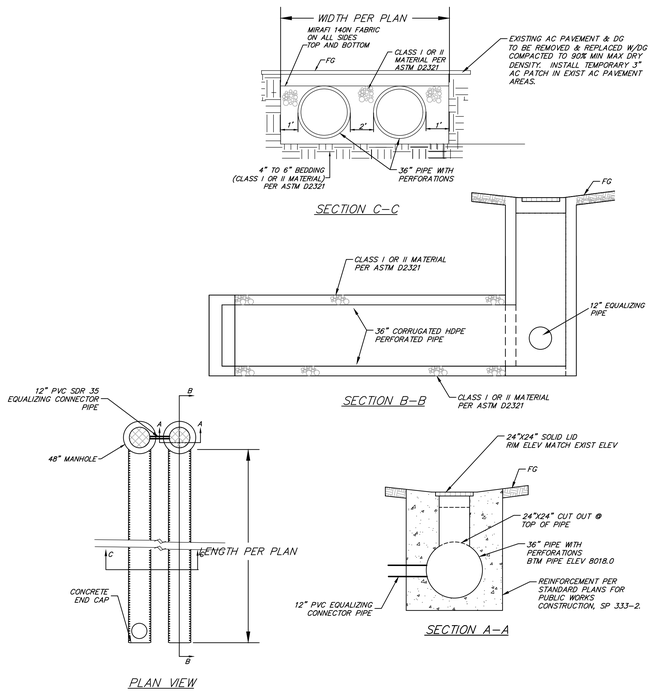
(IN FEET)
1 inch = 30 ft.

CONSTRUCTION LEGEND

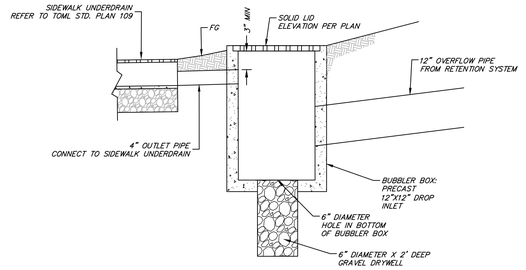
30. INSTALL 12" CORRUGATED HDPE TYPE S STORM DRAIN PIPE.
31. INSTALL 24"X24" JENSEN PRECAST DROP INLET OR APPROVED EQUAL.
32. INSTALL 6" TRENCH DRAIN.
33. INSTALL 48" PERFORATED HDPE RETENTION PIPES PER DETAIL ON THIS SHEET.
34. INSTALL 60" CONCRETE MANHOLE WITH FLAT SOLID LID.
35. INSTALL 6" CORRUGATED HDPE TYPE S STORM DRAIN PIPE.
36. INSTALL FLOGARD FILTER INSERT PER MANUFACTURER'S RECOMMENDATIONS OR APPROVED EQUAL. CONTRACTOR SHALL VERIFY MODEL COMPATIBILITY WITH INLET/TRENCH DRAIN.
37. NOT USED.
38. INSTALL 12" OUTFLOW PIPE.
39. INSTALL 24" SIDEWALK UNDERDRAIN PER TOML STD. PLAN 109.
40. INSTALL 6" YARD DRAIN.
41. INSTALL 8'X8'X5' DRYWELL PER DETAIL ON THIS SHEET.
42. INSTALL BUBBLER BOX PER DETAIL ON SHEET C7.



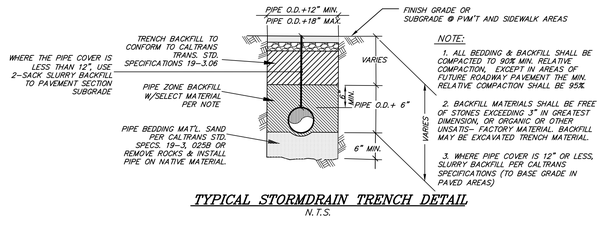
DRYWELL TYPICAL DETAIL
N.T.S.



RETENTION PIPES TYPICAL DETAIL
N.T.S.



BUBBLER BOX DETAIL
N.T.S.



TYPICAL STORMDRAIN TRENCH DETAIL
N.T.S.

RETENTION VOLUME CALCULATIONS

Tributary Area and Average Runoff Coefficient

	Area A			Area B			Area C		
	Area		C	Area		C	Area		C
Roof	35,887 sf	59%	0.95	0,000 sf	0%	0.95	0,000 sf	0%	0.95
AC	5,450 sf	9%	0.90	20,617 sf	33%	0.90	2,390 sf	100%	0.90
Concrete	8,930 sf	15%	0.95	21,840 sf	34%	0.95	0,000 sf	0%	0.95
Landscape/Natural	10,393 sf	17%	0.30	20,928 sf	33%	0.30	0,000 sf	0%	0.30
Total Area	60,680 sf	100%	**0.83**	63,385 sf	100%	**0.62**	2,390 sf	100%	**0.90**

Retention Volume Required

Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall

Rainfall Quantity 1 in = 0.083 ft

	Volume Required
Area A	4,217 cf
Area B	3,275 cf
Area C	179 cf

Area A

PIPE DIAMETER in	PIPE DIAMETER ft	PIPE VOLUME ft³/cs-ft	STONE VOID VOLUME ft³/cs-ft	TOTAL RETENTION STORAGE ft³/cs-ft	PERC VOLUME ft³/cs-ft	RETENTION STORAGE W/ PERC ft³/cs-ft	LENGTH OF TYPICAL CROSS SECTION ft
30	2.50	14.73	8.59	23.32	3.88	27.19	155
36	3.00	21.21	10.43	31.64	4.33	35.97	117
42	3.50	28.86	12.38	41.24	4.79	46.03	92
48	**4.00**	**37.70**	**14.43**	**52.13**	**5.25**	**57.38**	**73**
54	4.50	47.71	16.60	64.31	5.71	70.02	60
60	5.00	58.90	18.87	77.77	6.17	83.94	50

INPUT SIZE OF PIPES (ft):	**4.00**
INPUT NUMBER OF ROWS OF PIPES:	3
INPUT PERCOLATION RATE (ft/hr):	**0.25**
INPUT REQ'D. STORAGE VOLUME (cf):	**4217**

Area B

PIPE DIAMETER in	PIPE DIAMETER ft	PIPE VOLUME ft³/cs-ft	STONE VOID VOLUME ft³/cs-ft	TOTAL RETENTION STORAGE ft³/cs-ft	PERC VOLUME ft³/cs-ft	RETENTION STORAGE W/ PERC ft³/cs-ft	LENGTH OF TYPICAL CROSS SECTION ft
30	2.50	14.73	8.59	23.32	3.88	27.19	120
36	3.00	21.21	10.43	31.64	4.33	35.97	91
42	3.50	28.86	12.38	41.24	4.79	46.03	71
48	**4.00**	**37.70**	**14.43**	**52.13**	**5.25**	**57.38**	**57**
54	4.50	47.71	16.60	64.31	5.71	70.02	47
60	5.00	58.90	18.87	77.77	6.17	83.94	39

INPUT SIZE OF PIPES (ft):	**4.00**
INPUT NUMBER OF ROWS OF PIPES:	3
INPUT PERCOLATION RATE (ft/hr):	**0.25**
INPUT REQ'D. STORAGE VOLUME (cf):	**3275**

Area C (Drywell)

Volume Drywell = Pi * r² * h + (L * W * D - Pi * r² * h)*n

Percolation Rate 0.25 ft/hr

	Volume Required	r	h	L	W	D	n	Volume Drywell	Percolation Volume	Volume Provided	
Area C (North Driveway)	179 cf	1.5 ft	5	**10**	**10**	**5**	0.3	175 cf	25	200 cf	ok

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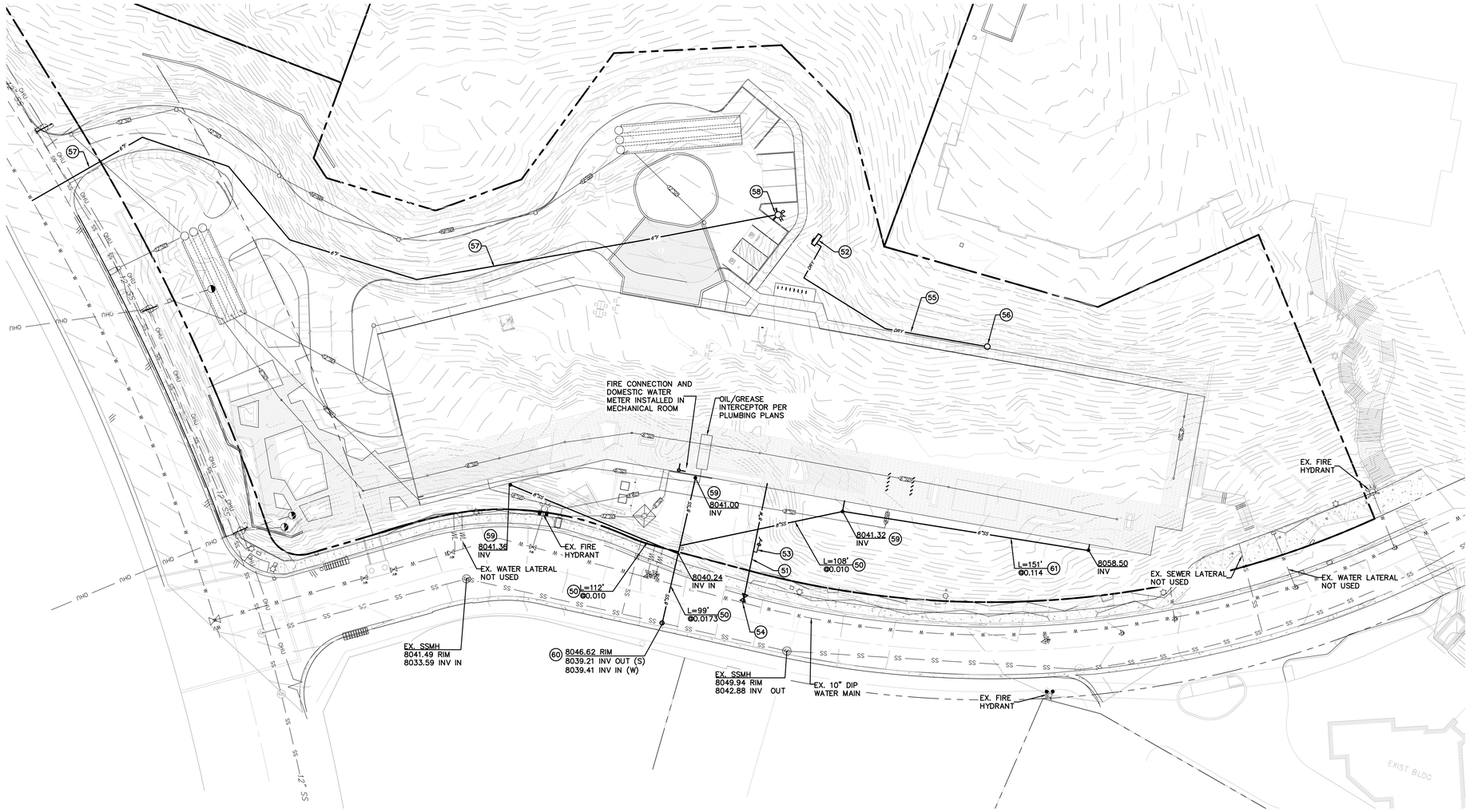
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sheet title
DRAINAGE PLAN

project no. 01.2473.7 04/18/2022

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drawn by: MYP

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CONSTRUCTION LEGEND

(50) *INSTALL 8" PVC SEWER LATERAL PER TYPICAL PRIVATELY MAINTAINED TRENCH DETAIL ON SHEET C7.*

(51) *PROPOSED 8" DIP WATER MAIN PER MCWD REQUIREMENTS AND TRENCH DETAIL ON SHEET C7.*

(52) *INSTALL MONOLITHIC BULKHEAD WITH FIRE DEPARTMENT CONNECTION AND DRY FIRE PORTS PER MCWD AND MLFPD STANDARDS AND REQUIREMENTS (TO BE MAINTAINED BY PROPERTY MANAGEMENT). REFER TO DETAILS ON SHEET C7.*

(53) *INSTALL 2" IRRIGATION LATERAL WITH METER.*

(54) *HOT TAP EX. WATER MAIN PER MCWD REQUIREMENTS.*

(55) *INSTALL 4" DRY YARD PIPE SYSTEM PER MLFPD REQUIREMENTS (TO BE MAINTAINED BY PROPERTY MANAGEMENT).*

(56) *INSTALL DRY FIRE HYDRANT PER DETAIL ON SHEET C7.*

(57) *PROPOSED 6" DIP FIRE LATERAL PER MCWD AND MLFPD REQUIREMENTS PER TRENCH DETAIL ON SHEET C7.*

(58) *INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C7.*

(59) *INSTALL SEWER CLEANOUT PER DETAIL ON SHEET C7.*

(60) *CONSTRUCT SEWER MANHOLE PER MCWD EQUIREMENTS AND DETAIL ON SHEET C7.*

(61) *INSTALL 6" PVC SEWER LATERAL PER TYPICAL PRIVATELY MAINTAINED TRENCH DETAIL ON SHEET C7.*

NOTE:
UNLESS SHOWN OTHERWISE, ALL EXISTING UTILITIES SHALL BE REMOVED & DISPOSED

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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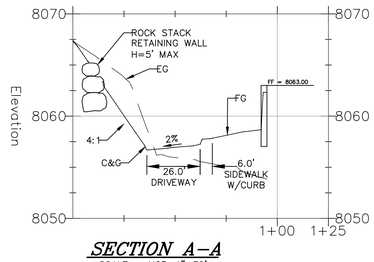
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UTILITY PLAN

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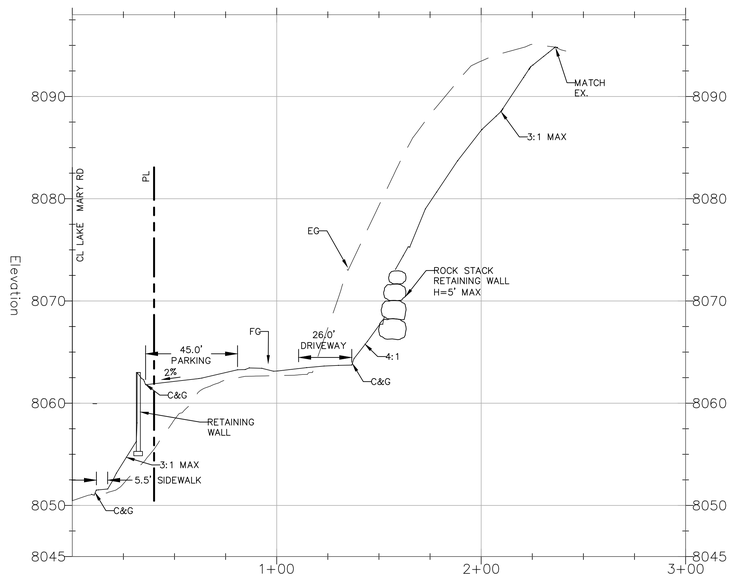
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sheet no. T7



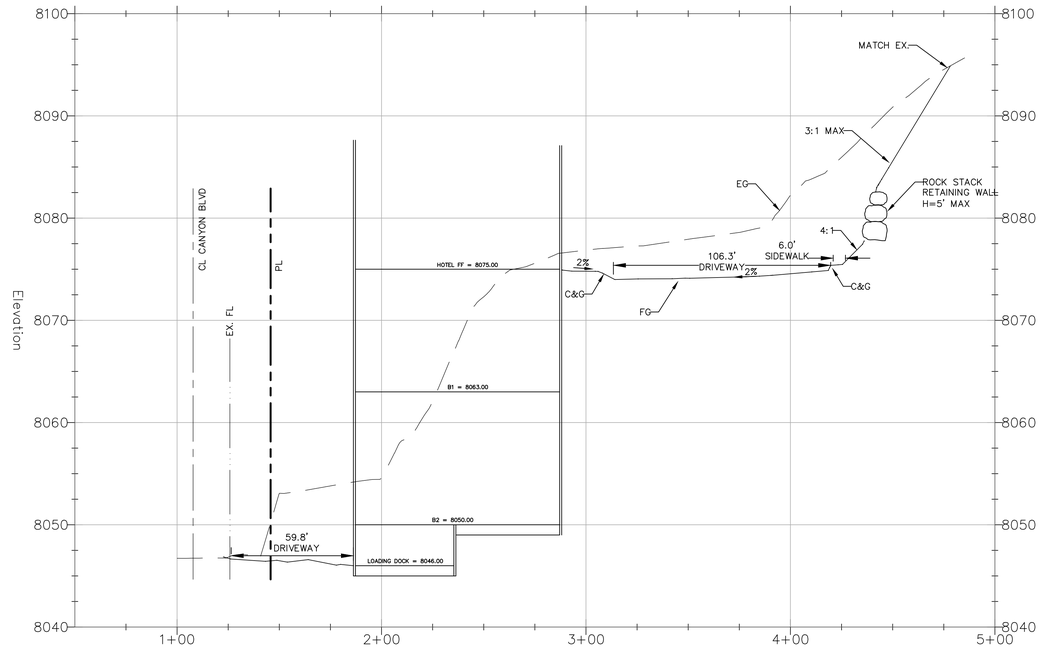
SECTION A–A

SCALE: HOR. 1"=30'
VERT. 1"=6'



SECTION B–B

SCALE: HOR. 1"=30'
VERT. 1"=6'



SECTION C–C

SCALE: HOR. 1"=30'
VERT. 1"=6'

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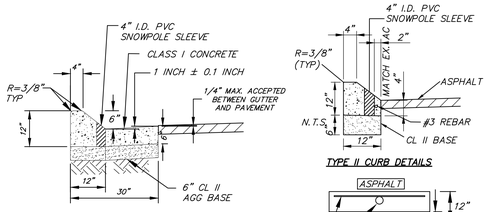
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sheet title
SECTIONS

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TYPE I CURB AND GUTTER

TYPE II CURB DETAILS

SNOW STAKE SLEEVE

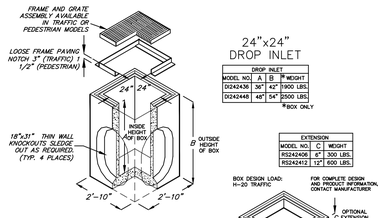
CURB AND GUTTER DETAIL WITH SNOW STAKE SLEEVE

N.T.S.

REFER TO TOML STANDARD PLAN 102-0

GENERAL NOTES FOR CONCRETE CURB AND GUTTER

1. CONCRETE SHALL BE PER TOWN STANDARD PLAN 004, AND AS APPROVED BY THE PUBLIC WORKS DIRECTOR.
2. PLACE CONTROL JOINTS IN ACCORDANCE WITH ACI 224.3R-95, ACI 325.12R-02 AND SHEET 4 OF 4 OF THIS STANDARD PLAN.
3. SUBGRADE SHALL BE SCARIFIED A MIN. OF 12 INCHES, MOISTURE CONDITIONED, AND COMPACTED TO A MIN. OF 95% RELATIVE COMPACTION.
4. TOP AND FACE OF CURB SHALL BE TROWLED SMOOTH AND FINISHED WITH A FINE BRUSH.
5. GUTTERS SHALL NOT VARY MORE THAN 1/8 INCH FROM TRUE GRADE.
6. CONFORM TO AMERICAN PUBLIC WORKS ASSOCIATION (SOUTHERN CALIFORNIA CHAPTER) – STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION CURRENT VERSION.
7. SNOW POLES SLEEVES SHALL BE PLACED EVERY 50 FEET AND AT THE BEGINNING AND END OF CURBS, ANGLE POINTS, CURBS RAMPS AND ANY OTHER LOCATION IDENTIFIED BY THESE PLANS.



24"x24"
DROP INLET

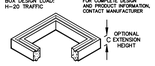
DROP INLET			
MODEL NO.	A	B	WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

*BOX ONLY

EXTENSION		
MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

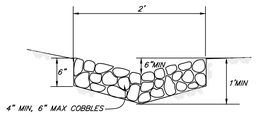
BOX DESIGN LOAD: H-20 TRAFFIC

FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT MANUFACTURER



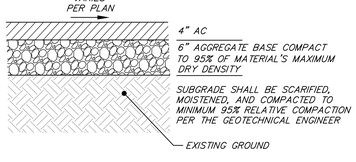
24"x24" PRECAST DROP INLET

N.T.S.



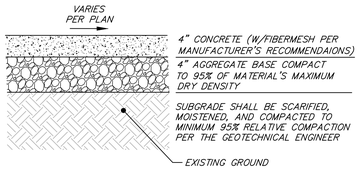
COBBLE SWALE DETAIL

N.T.S.



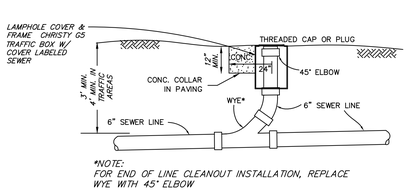
TYPICAL PAVEMENT SECTION (DRIVEWAY/ PARKING)

N.T.S.



TYPICAL SIDEWALK SECTION

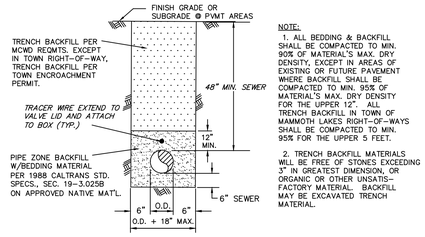
N.T.S.



*NOTE:
FOR END OF LINE CLEANOUT INSTALLATION, REPLACE WYE WITH 45° ELBOW

INLINE SEWER CLEANOUT DETAIL

N.T.S.

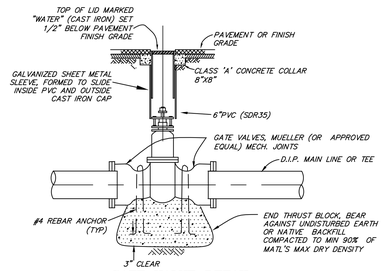


NOTE:
1. ALL BEDDING & BACKFILL SHALL BE COMPACTED TO MIN. 90% OF MATERIAL'S MAX. DRY DENSITY, EXCEPT IN AREAS OF EXISTING OR FUTURE PAVEMENT WHERE BACKFILL SHALL BE COMPACTED TO MIN. 95% OF MATERIAL'S MAX. DRY DENSITY FOR THE UPPER 12". ALL TRENCH BACKFILL IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAYS SHALL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

PRIVATELY MAINTAINED TRENCH

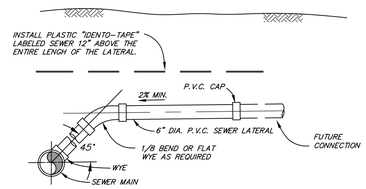
TYPICAL SEWER TRENCH DETAILS

N.T.S.



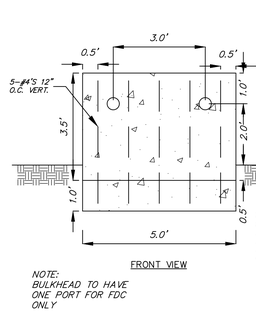
GATE VALVE DETAIL

N.T.S.

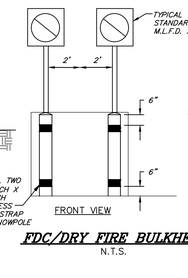


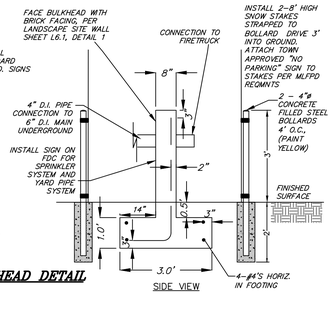
SEWER LATERAL DETAIL

N.T.S.



NOTE:
BULKHEAD TO HAVE ONE PORT FOR FDC ONLY





FDC/DRY FIRE BULKHEAD DETAIL

N.T.S.

CONSTRUCTION NOTES

GENERAL:

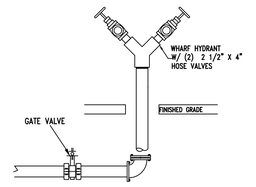
1. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY ENGINEERING OF ANY DISCREPANCIES.
2. POUR FOOTINGS AGAINST UNDISTURBED NATURAL GRADE, UNLESS OTHERWISE NOTED IN A SOILS REPORT. THE BOTTOM OF ALL FOOTINGS SHALL BE CLEAN OF ANY LOOSE MATERIAL, AND ALL REINFORCEMENT SHALL BE FIRMLY TIED IN POSITION BEFORE THE CONCRETE IS POURED.
3. DO NOT BACKFILL OR APPLY ANY LOAD TO THE WALL UNTIL 7 DAYS MINIMUM AFTER CONCRETE HAS BEEN POURED.

CONCRETE:

1. ALL CONCRETE SHALL BE MIXED, FORMED AND PLACED ACCORDING TO THE A.C.I. CODE AND 1997 UBC.
2. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND "PORTLAND CEMENT TYPE 2" WITH FLYASH, MEETING THE REQUIREMENTS OF ASTM C150.
4. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C33.

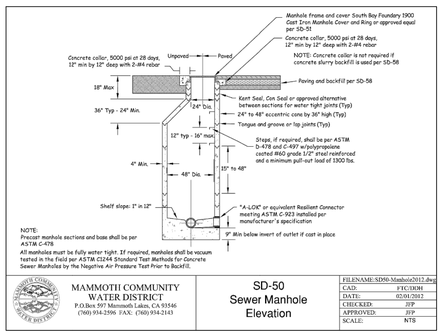
REINFORCEMENT:

1. THE NUMBER OF BARS SHOWN IN THE REINFORCEMENT SCHEDULE(S) ARE MINIMUMS.
2. ALL REINFORCING SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, FREE FROM BENDS OR KINKS EXCEPT AS DETAILED AND SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS OTHERWISE NOTED.
3. THE FOLLOWING MINIMUM CLEAR COVER ARE REQUIRED:
   A. CONCRETE AGAINST EARTH -- UNFORMED: 3"
   B. CONCRETE AGAINST EARTH -- FORMED: 2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR AGAINST EARTH -- 3/4"



DRY YARD PIPE SYSTEM DETAIL

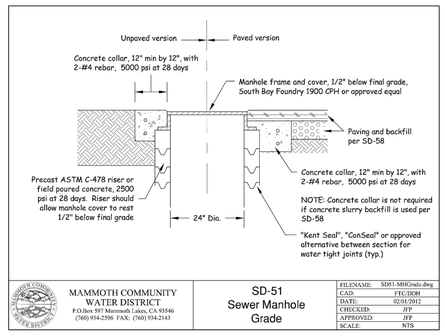
N.T.S.



MAMMOTH COMMUNITY WATER DISTRICT
P.O.Box 597 Mammoth Lakes, CA 93546
(760) 934-2596 FAX: (760) 934-2143

SD-50
Sewer Manhole Elevation

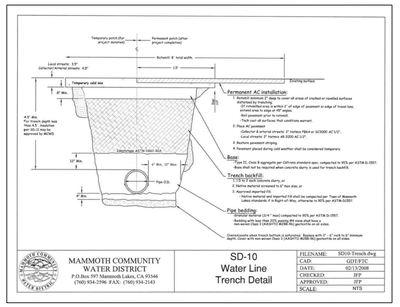
FILENAME:	SD50-Manhole2012.dwg
CAD:	FTC/JOH
DATE:	02/01/2012
CHECKED:	JFP
APPROVED:	JFP
SCALE:	NTS



MAMMOTH COMMUNITY WATER DISTRICT
P.O.Box 597 Mammoth Lakes, CA 93546
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SD-51
Sewer Manhole Grade

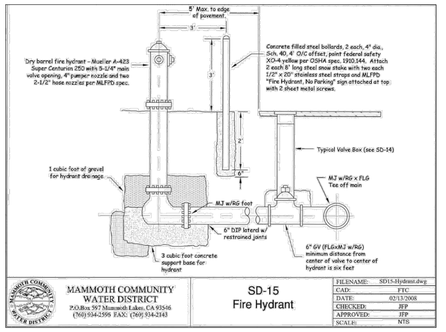
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CAD:	FTC/JOH
DATE:	02/01/2012
CHECKED:	JFP
APPROVED:	JFP
SCALE:	NTS



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P.O.Box 597 Mammoth Lakes, CA 93546
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SD-10
Water Line Trench Detail

FILENAME:	SD10-Trench.dwg
CAD:	GDT/FTC
DATE:	02/1/2008
CHECKED:	JFP
APPROVED:	JFP
SCALE:	NTS



MAMMOTH COMMUNITY WATER DISTRICT
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(760) 934-2596 FAX: (760) 934-2143

SD-15
Fire Hydrant

FILENAME:	SD15-Hydrant.dwg
CAD:	FTC
DATE:	02/13/2008
CHECKED:	JFP
APPROVED:	JFP
SCALE:	NTS

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50% DESIGN DEVELOPMENT | APRIL 18, 2022

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LIMELIGHT HOTEL

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project no. 01.2473.7 04/18/2022

checked by: TP

drawn by: MYP

sheet no.
T9