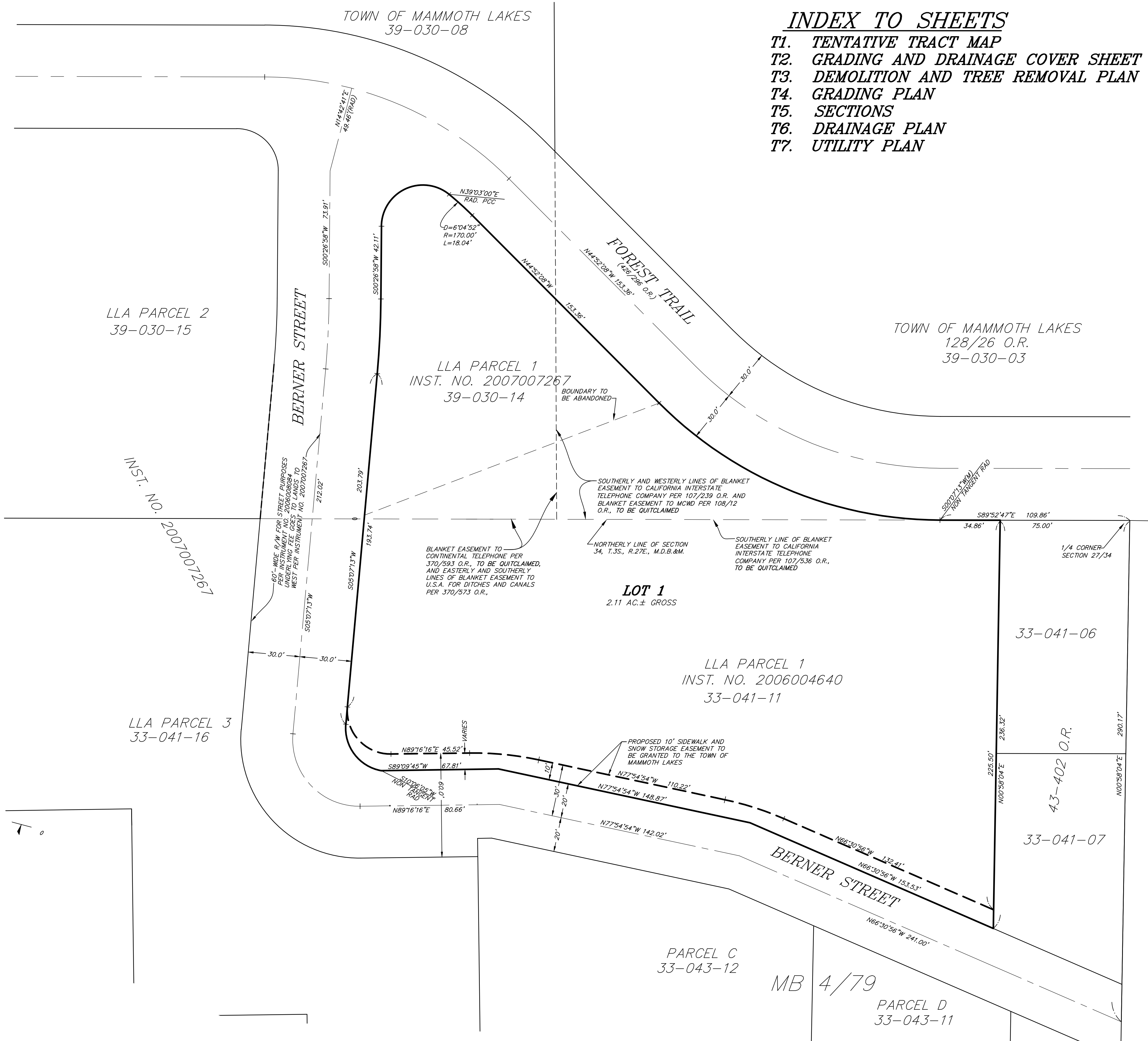
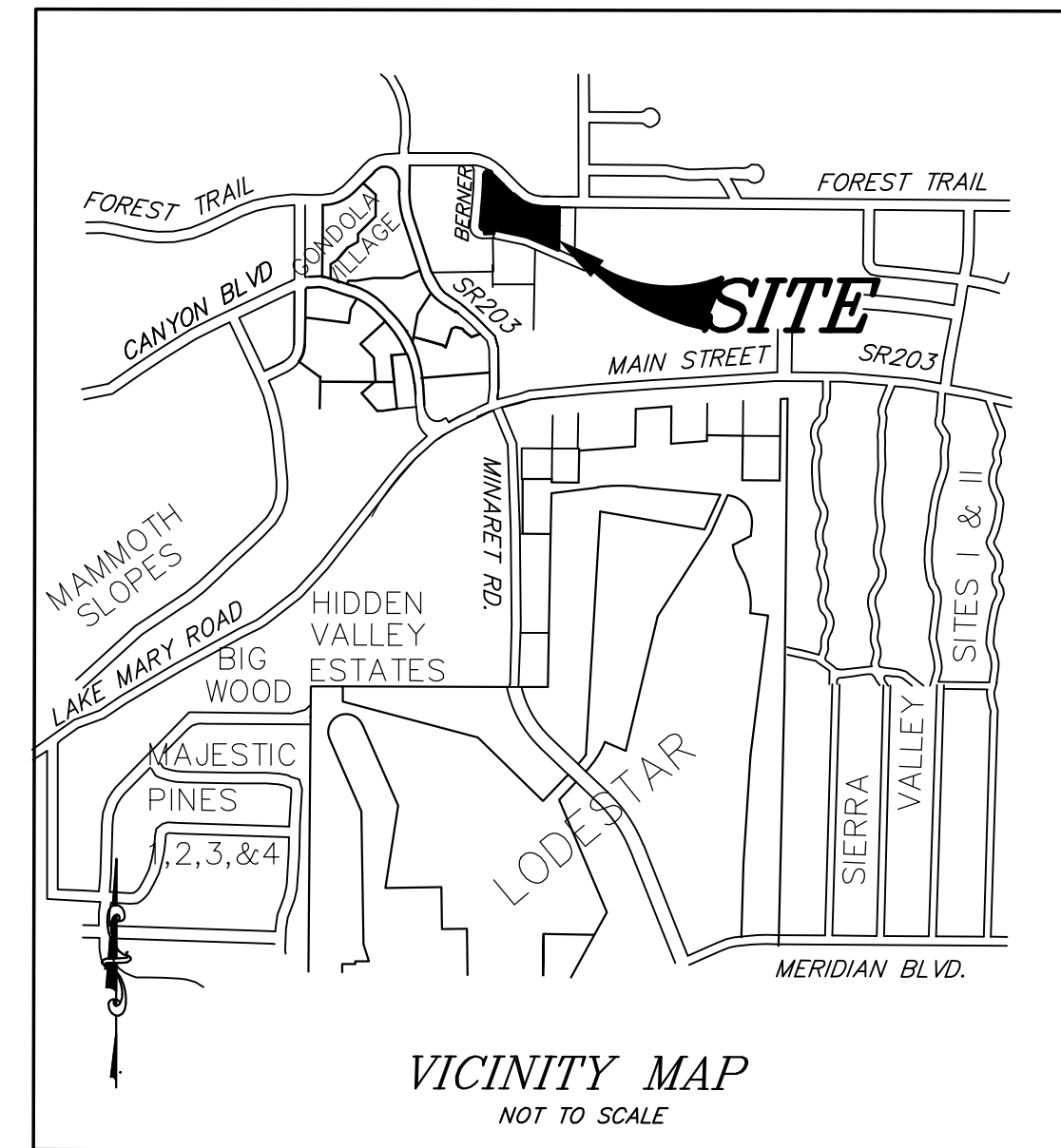


Z:\01 Mammoth\2338.5 Bernier Hotel\ACAD\2338-5\dwg--S\dwg--R1.dwg Apr 03/2022 -- 10:19am, mpaikovsky



## INDEX TO SHEETS

- T1. TENTATIVE TRACT MAP
- T2. GRADING AND DRAINAGE COVER SHEET
- T3. DEMOLITION AND TREE REMOVAL PLAN
- T4. GRADING PLAN
- T5. SECTIONS
- T6. DRAINAGE PLAN
- T7. UTILITY PLAN



## RECORD OWNER/SUBDIVIDER

GREENS INV 11, LLC A California  
LIMITED LIABILITY COMPANY 9289  
8815 RESEARCH DRIVE  
IRVINE, CA 92618

## LEGAL DESCRIPTION

LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2006-03 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2006004640 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2007-07 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2007007267 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## NOTES

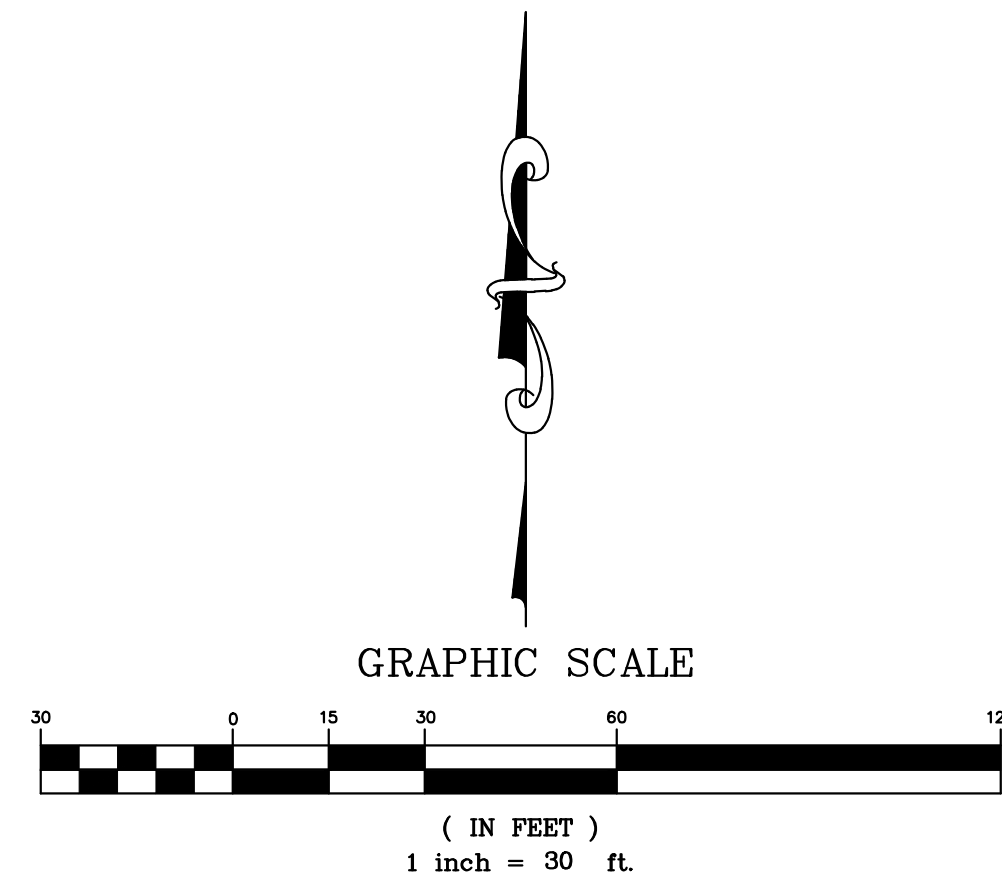
ASSESSOR'S PARCEL NO.'S: 33-041-11 AND 39-030-14  
GROSS SITE AREA: 2.11± AC.  
EXISTING ZONING: SP  
EXISTING LAND USE DESIGNATION: RESORT (NEAR ACTIVITY NODE)  
NUMBER OF UNITS: 101  
WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT  
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: FRONTIER COMMUNICATIONS  
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT

## EASEMENT NOTES

EASEMENTS ARE FROM PRELIMINARY REPORT No. IMT-00010808-M FROM INYO-MONO TITLE COMPANY DATED OCTOBER 1, 2020.

THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY. THE EXACT LOCATIONS ARE NOT DISCLOSED AS OF RECORD:

A RIGHT-OF-WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, RESERVED PER 370/573 O.R.



PREPARED & SUBMITTED BY:

DATE:

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REVISIONS: BY:

PREPARED FOR:

GREENS GROUP  
8815 RESEARCH DRIVE  
IRVINE, CA 92618

MAMMOTH LAKES HOTEL  
TENTATIVE TRACT MAP NO. 21-003  
FOR CONDOMINIUM PURPOSES  
IN THE TOWN OF MAMMOTH LAKES,  
COUNTY OF MONO, STATE OF CALIFORNIA

DATE: 03/04/2022

SCALE: 1" = 30'

DRAWN: JS

JOB NO. 2338.5

DWG. T1

SHEET 1 OF 7



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 OTHERWISE 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.
- SEDED 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, 3" 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

SITE INFORMATION:

APN 33-041-11 AND 39-030-14  
955 FOREST TRAIL  
MAMMOTH LAKES, CA 93546

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE CENTERLINE  
OF MINARET ROAD SOUTH FROM THE  
INTERSECTION WITH FOREST TRAIL,  
N00-39-28E PER RSMB 4/60

BENCHMARK

TEMPORARY BENCHMARK:  
CENTER SEWER MANHOLE COVER  
ELEVATION - 8031.48'

BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN IS RECORD, FOR PLANNING  
PURPOSES ONLY NEEDS TO BE VERIFIED.

UTILITY COORDINATION

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

TELEPHONE:  
FRONTIER COMMUNICATIONS  
782 W. KETERING STREET  
CONTACT - LEWIS EDROZO  
LANCASTER, CA 93534  
(760) 375-6616

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  
(494) 803-9379

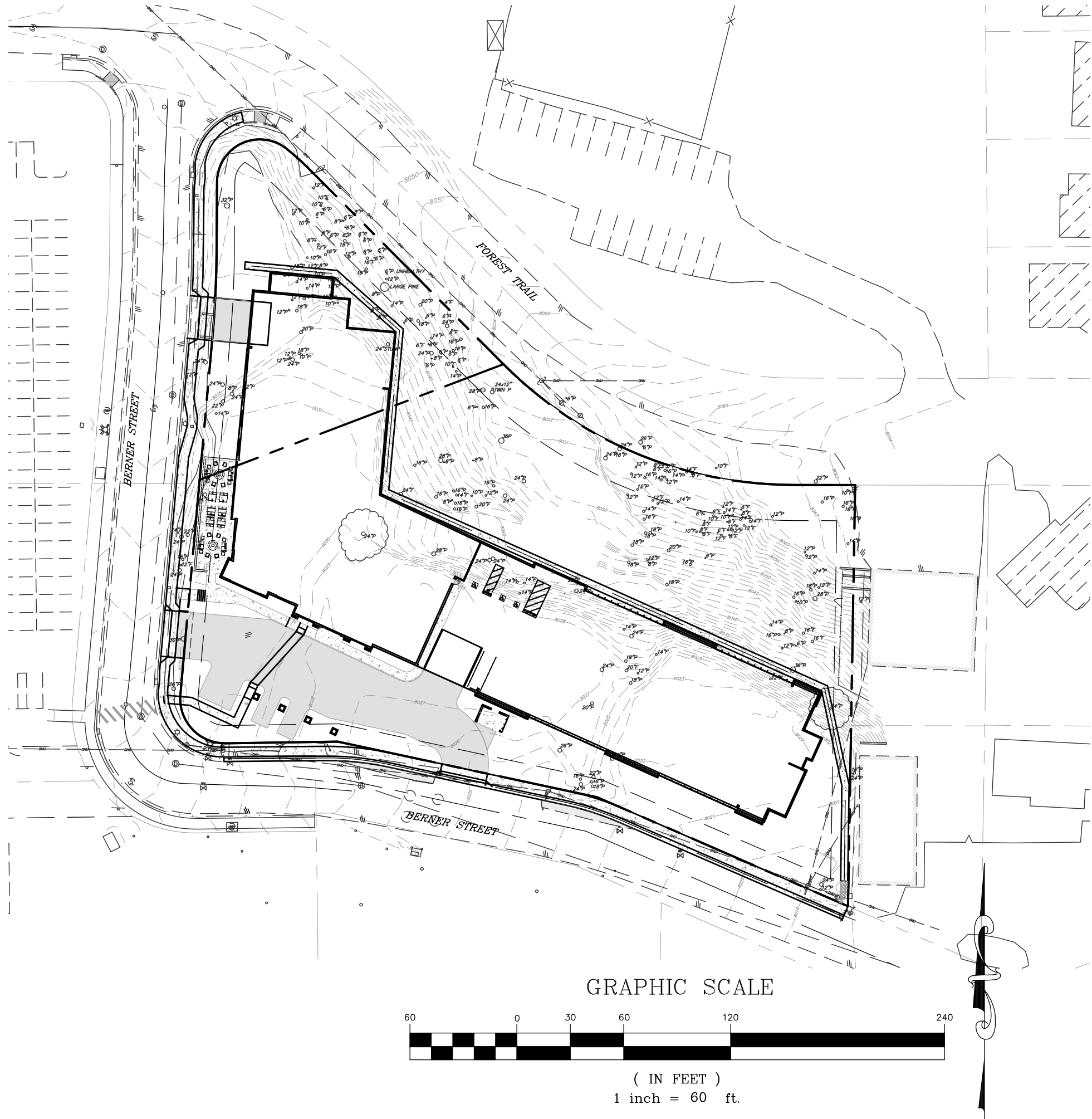
RECORD OWNER AND DEVELOPER:

GREENS INV 11, LLC A California  
LIMITED LIABILITY COMPANY 9289  
8815 RESEARCH DRIVE  
IRVINE, CA 92618

CIVIL ENGINEER/ SURVEYOR:

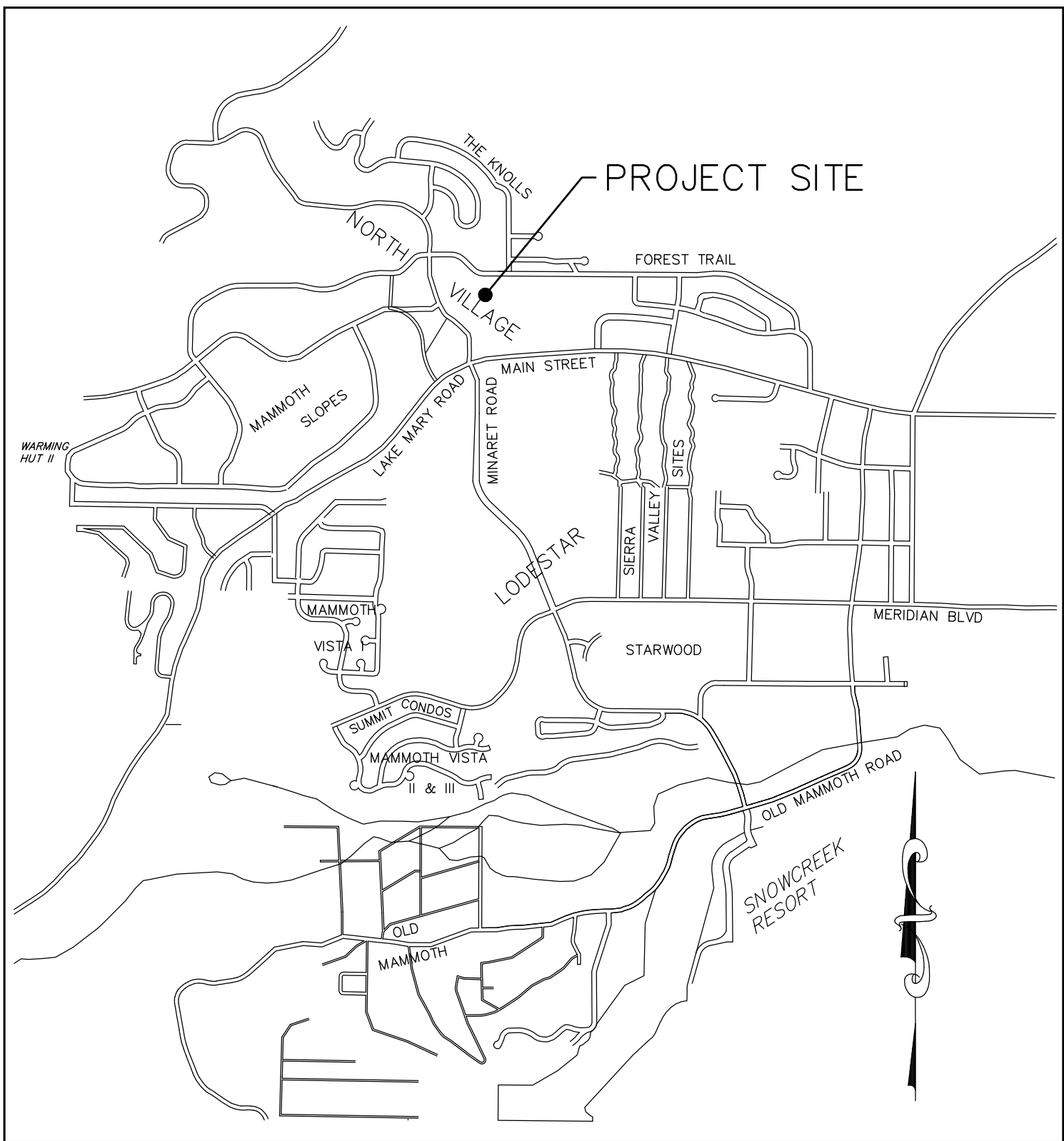
TRIAD/HOLMES ASSOCIATES  
549 OLD MAMMOTH RD. SUITE 202  
P.O. BOX 1570  
MAMMOTH LAKES, CA 93546  
CONTACT: THOMAS A. PLATZ  
PH 760-934-7588

GRADING AND DRAINAGE PLANS FOR  
BERNER STREET HOTEL



LEGEND

- PROPERTY LINE  
--- CENTERLINE  
--- EDGE OF PAVEMENT  
BOULDER, DRAWN TO APPROX. SIZE  
ORIENTATION VARIES  
-X- FENCE  
O TREE TYPE & SIZE  
P=PINE/F=FIR/S=SNAG  
X TREE TYPE & SIZE  
TO BE REMOVED  
---8950--- EXISTING GROUND  
CONTOUR & ELEV.  
FIRE HYDRANT  
WATER VALVE BOX  
S 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



VICINITY MAP

N. T. S.

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

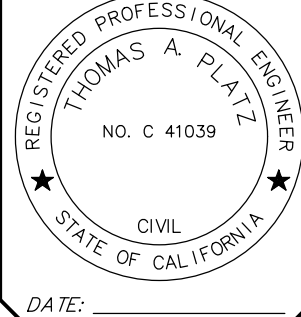
REVIEWED BY: TOWN OF MAMMOTH LAKES  
PUBLIC WORKS DEPARTMENT

DATE

HAILSLIP W. HAYES  
P.E. C 78268

DATE

PREPARED & SUBMITTED BY:

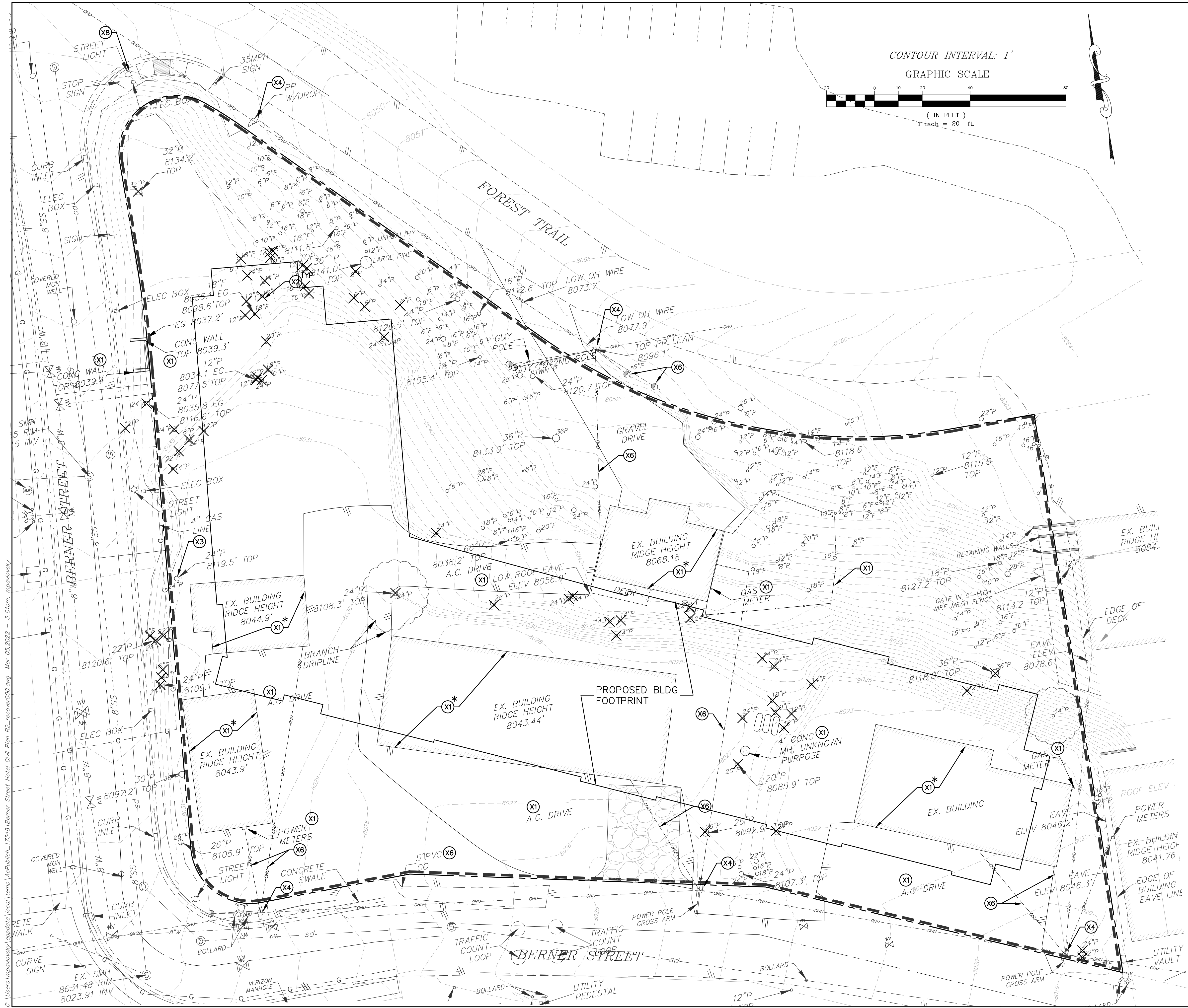


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PREPARED FOR:  
GREENS GROUP  
8815 RESEARCH DRIVE  
IRVINE, CA 92618





CONTOUR INTERVAL: 1'

GRAPHIC SCALE

( IN FEET )  
1" = 20' ft.

**DEMOLITION LEGEND**

- X1 REMOVE EXISTING FACILITY.
- X2 REMOVE TREE
- X3 PROTECT IN PLACE
- X4 POWER POLE TO BE REMOVED, LINES TO BE UNDERGROUND
- X5 EXISTING WATER METER-NOTIFY MCWD PRIOR TO REMOVAL
- X6 EXISTING UTILITY TO BE REMOVED PER RESPECTIVE AGENCY REQUIREMENTS
- X7 EXISTING WATER OR SEWER LINE TO BE CAPPED AT PROPERTY LINE PER MCWD REQUIREMENTS.
- X8 RELOCATE EXISTING FACILITY.

**NOTES:**

\* INVOLVES ASBESTOS REMOVAL & DISPOSAL

**LEGEND**

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- FENCE
- TREE TYPE & SIZE TO BE REMOVED
- EXISTING GROUND CONTOUR & ELEV.
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- OVERHEAD UTILITIES
- PROPOSED FINISHED SURFACE
- EXISTING GROUND CONTOUR & ELEV.
- STRAW WATTLES EROSION CONTROL
- CONSTRUCTION ENTRANCE

WDID#

REVIEWED BY: MAMMOTH COMMUNITY WATER DISTRICT

GARRETT HIGERD  
DISTRICT ENGINEER

REVIEWED BY: MAMMOTH LAKES FIRE PROTECTION DISTRICT

REVIEWED BY: TOWN OF MAMMOTH LAKES PUBLIC WORKS DEPARTMENT

HAILSLIP W. HAYES  
P.E. C 78268

th  
triad/holmes assoc.  
civil engineering  
land surveying  
MAMMOTH LAKES  
BISHOP  
REDWOOD CITY  
PREPARED & SUBMITTED BY:  
THOMAS A. PLATZ  
NO. C 41039  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
STATE OF CALIFORNIA  
DATE:

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**BERNER STREET HOTEL  
DEMOLITION AND TREE REMOVAL PLAN**  
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

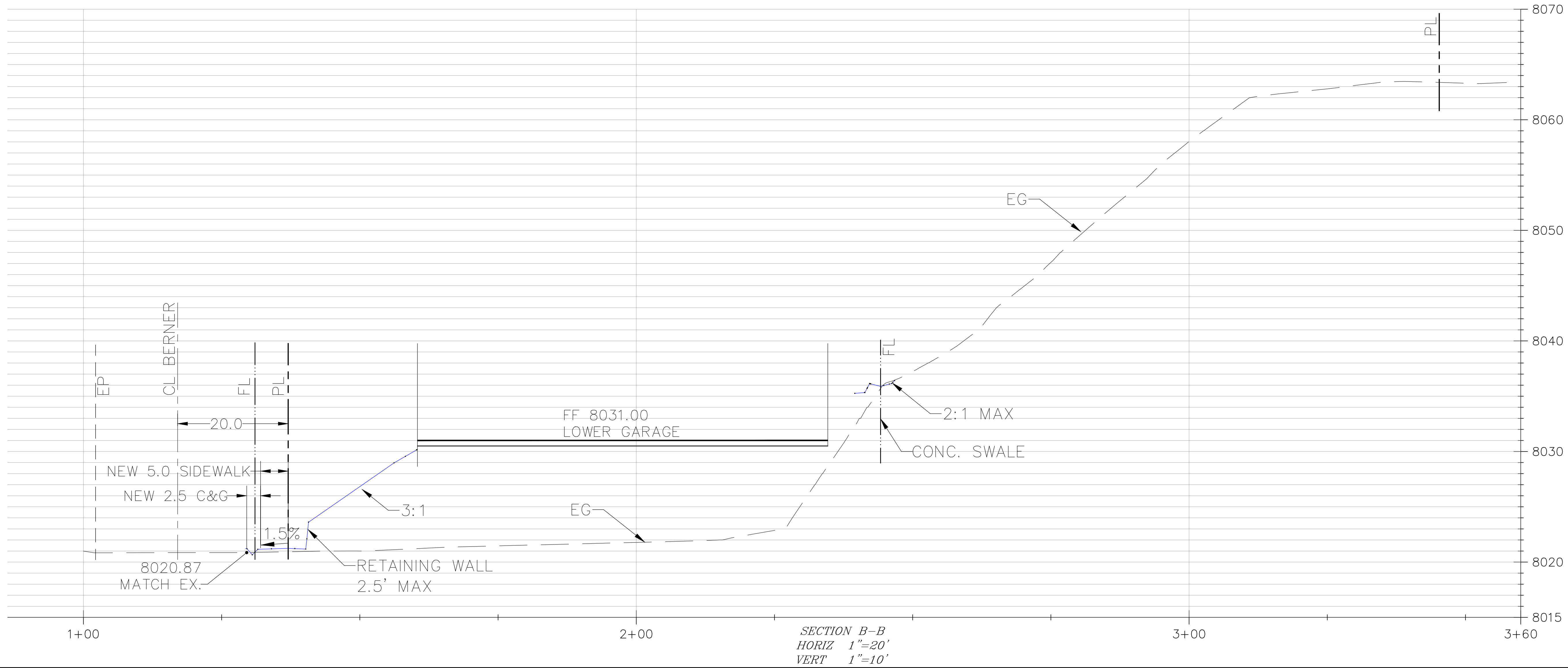
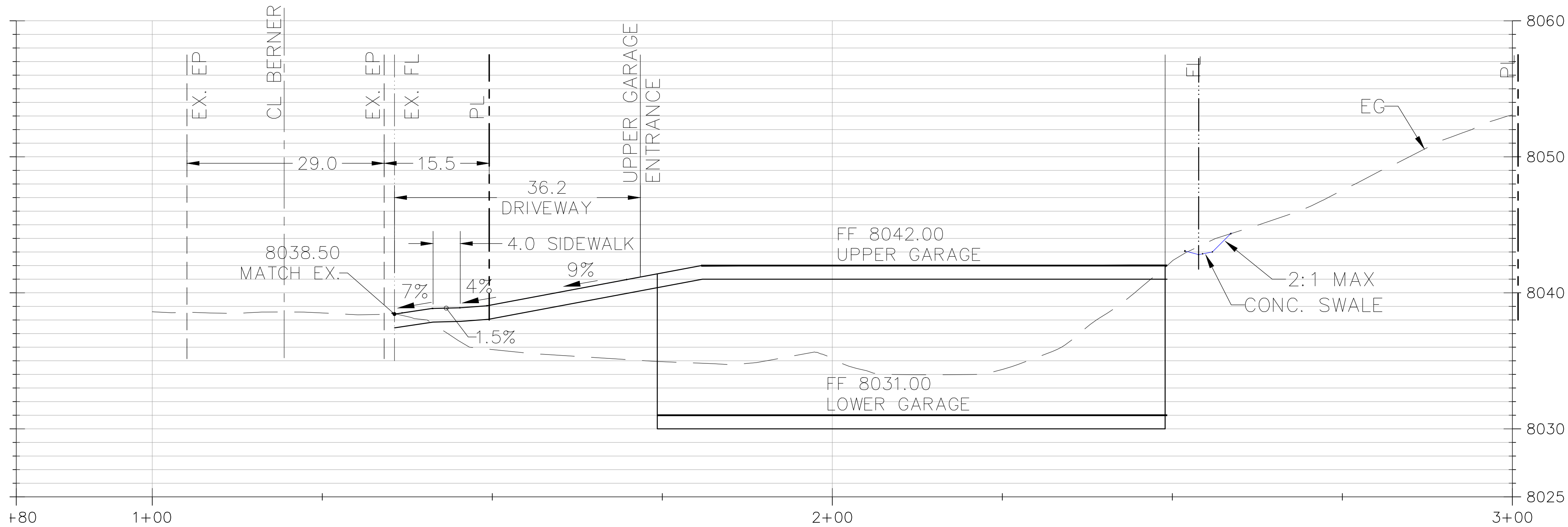
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JOB NO. 01.2338.5  
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SHEET 3 OF 7

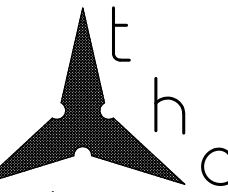






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civil engineering  
land surveying  
MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

PREPARED & SUBMITTED BY:

THOMAS A. PLATZ  
NO. C 41039  
CIVIL  
STATE OF CALIFORNIA

DATE:

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PREPARED FOR:

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8810 RESEARCH DRIVE  
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**BERNER STREET HOTEL**

**SECTIONS**

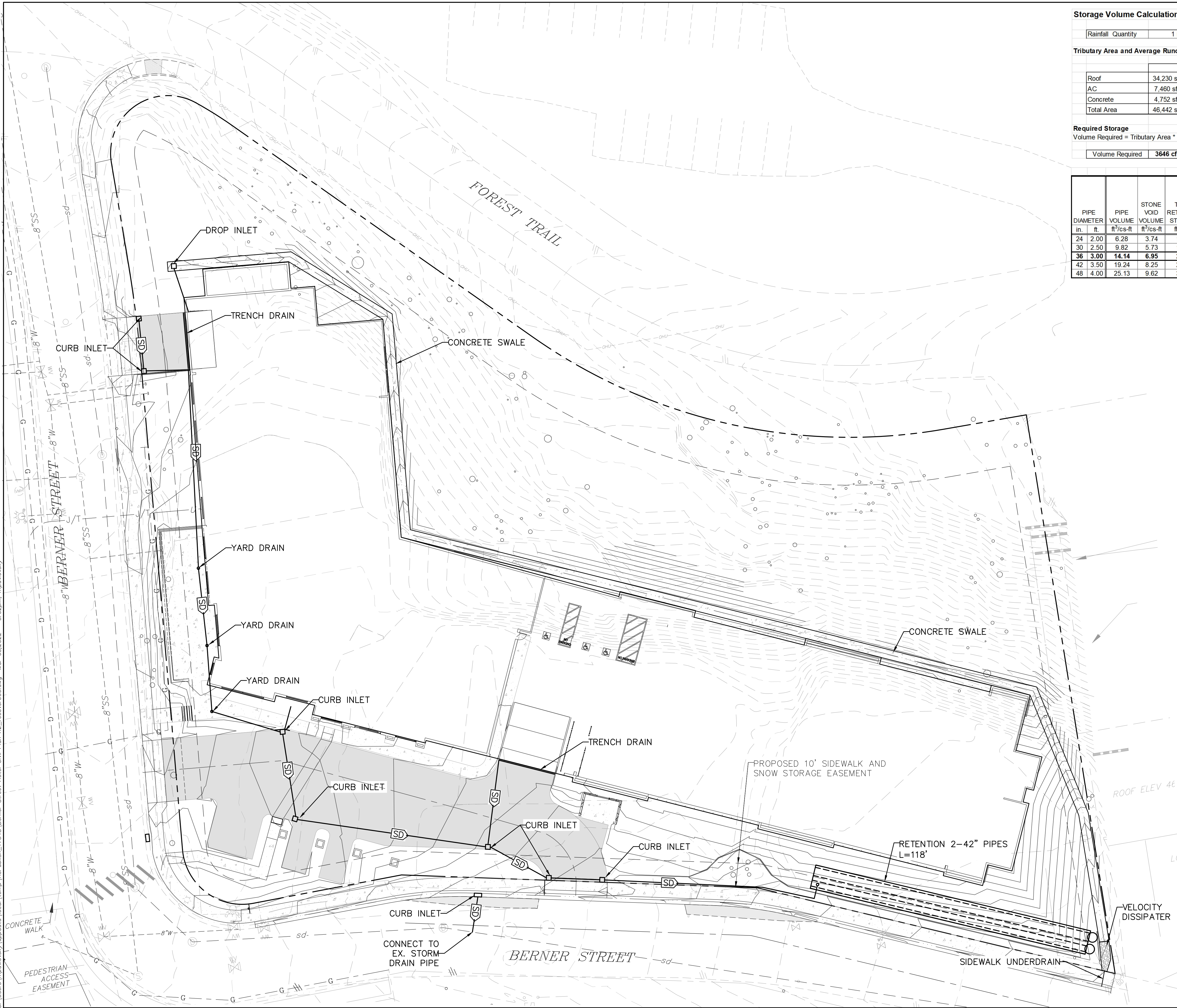
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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SHEET 5 OF 7



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| Storage Volume Calculation                                               |           |      |      |          |
|--------------------------------------------------------------------------|-----------|------|------|----------|
| Rainfall                                                                 | Quantity  | 1 in | =    | 0.083 ft |
| Tributary Area and Average Runoff Coefficient                            |           |      |      |          |
|                                                                          | Area      |      | C    |          |
| Roof                                                                     | 34,230 sf | 74%  | 0.95 |          |
| AC                                                                       | 7,460 sf  | 16%  | 0.90 |          |
| Concrete                                                                 | 4,752 sf  | 10%  | 0.95 |          |
| Total Area                                                               | 46,442 sf | 100% | 0.94 |          |
| Required Storage                                                         |           |      |      |          |
| Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall |           |      |      |          |
| Volume Required                                                          | 3646 cf   |      |      |          |

|               |             |                   |                         |             |                           |                                 |                    |                                         |                                              | BASIN DIMENSIONS          |     |  |
|---------------|-------------|-------------------|-------------------------|-------------|---------------------------|---------------------------------|--------------------|-----------------------------------------|----------------------------------------------|---------------------------|-----|--|
| PIPE DIAMETER | PIPE VOLUME | STONE VOID VOLUME | TOTAL RETENTION STORAGE | PERC VOLUME | RETENTION STORAGE W/ PERC | LENGTH OF TYPICAL CROSS SECTION | TOTAL BASIN LENGTH | CROSS SECTION WIDTH (TOTAL BASIN WIDTH) | DEPTH OF STORAGE (NOT INCLUDING EARTH COVER) | LINEAR FEET OF PIPE REQ'D |     |  |
|               |             |                   |                         |             |                           |                                 |                    |                                         |                                              |                           |     |  |
| 24            | 2.00        | 6.28              | 3.74                    | 10.02       | 2.17                      | 12.19                           | 299                | 304                                     | 7.00                                         | 2.50                      | 598 |  |
| 30            | 2.50        | 9.82              | 5.73                    | 15.54       | 2.75                      | 18.29                           | 199                | 205                                     | 9.00                                         | 3.00                      | 398 |  |
| 36            | 3.00        | 14.14             | 6.95                    | 21.09       | 3.08                      | 24.17                           | 151                | 157                                     | 10.00                                        | 3.50                      | 301 |  |
| 42            | 3.50        | 19.24             | 8.25                    | 27.49       | 3.42                      | 30.91                           | 118                | 124                                     | 11.00                                        | 4.00                      | 236 |  |
| 48            | 4.00        | 25.13             | 9.62                    | 34.76       | 3.75                      | 38.51                           | 95                 | 102                                     | 12.00                                        | 4.50                      | 189 |  |

triad/holmes assoc.  
civil engineering  
land surveying

MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

PREPARED & SUBMITTED BY:

THOMAS A. PLATZ  
NO. C 41039  
CIVIL  
STATE OF CALIFORNIA

DATE:

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PREPARED FOR:

GREENS GROUP  
8815 RESEARCH DRIVE  
IRVINE, CA 92618

BERNER STREET HOTEL

DRAINAGE PLAN

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 03/05/2022

SCALE AS NOTED

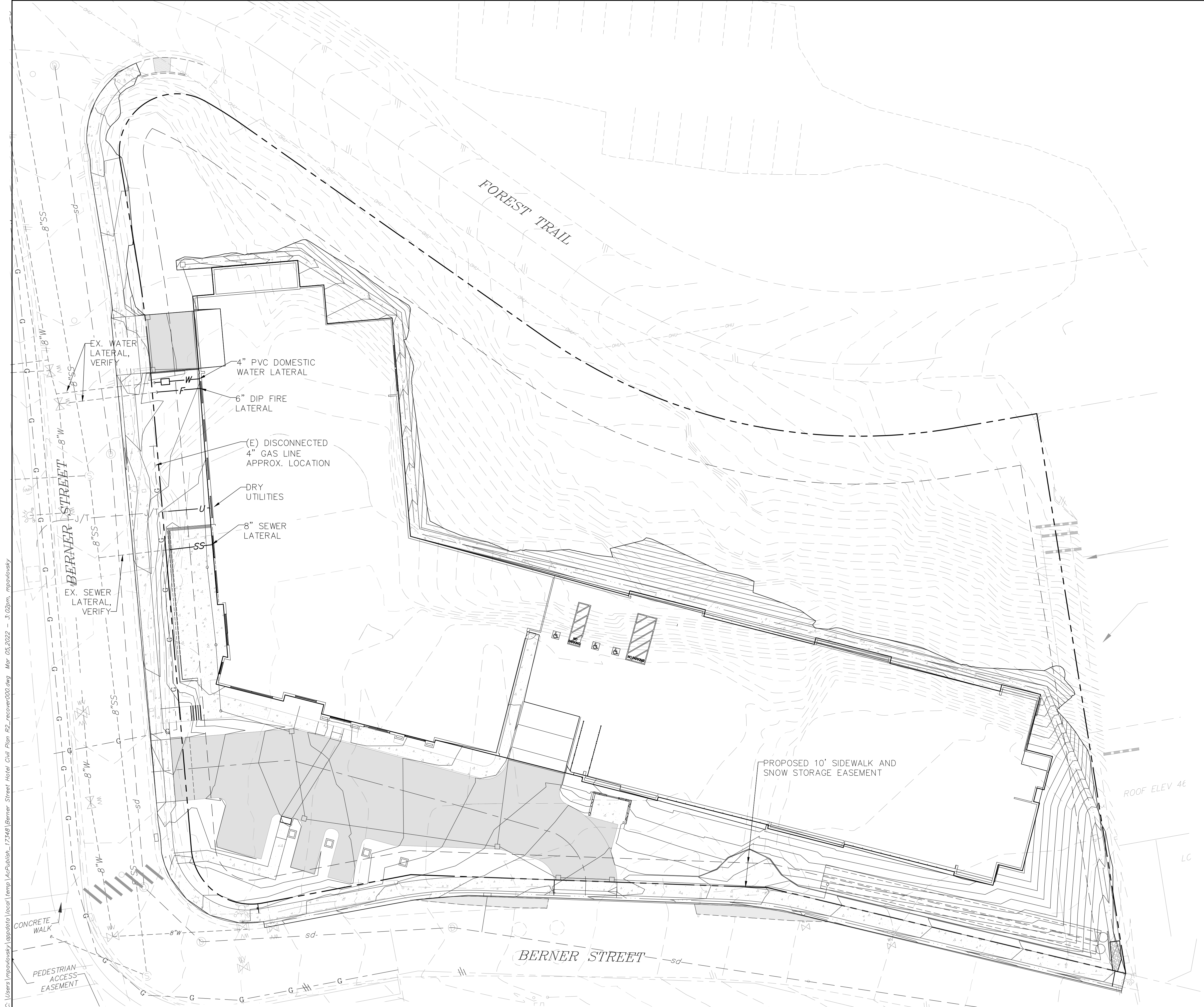
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JOB NO. 01.2338.5

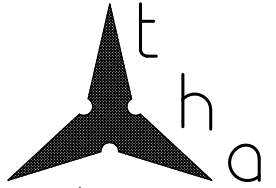
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SHEET 6 OF 7





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triad/holmes assoc.  
civil engineering  
land surveying

MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER

THOMAS A. PLATZ

NO. C 41039

CIVIL

STATE OF CALIFORNIA

DATE:

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PREPARED FOR:

GREENS GROUP  
8815 RESEARCH DRIVE  
IRVINE, CA 92618

**BERNER STREET HOTEL**

**UTILITY PLAN**

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 03/05/2022

SCALE AS NOTED

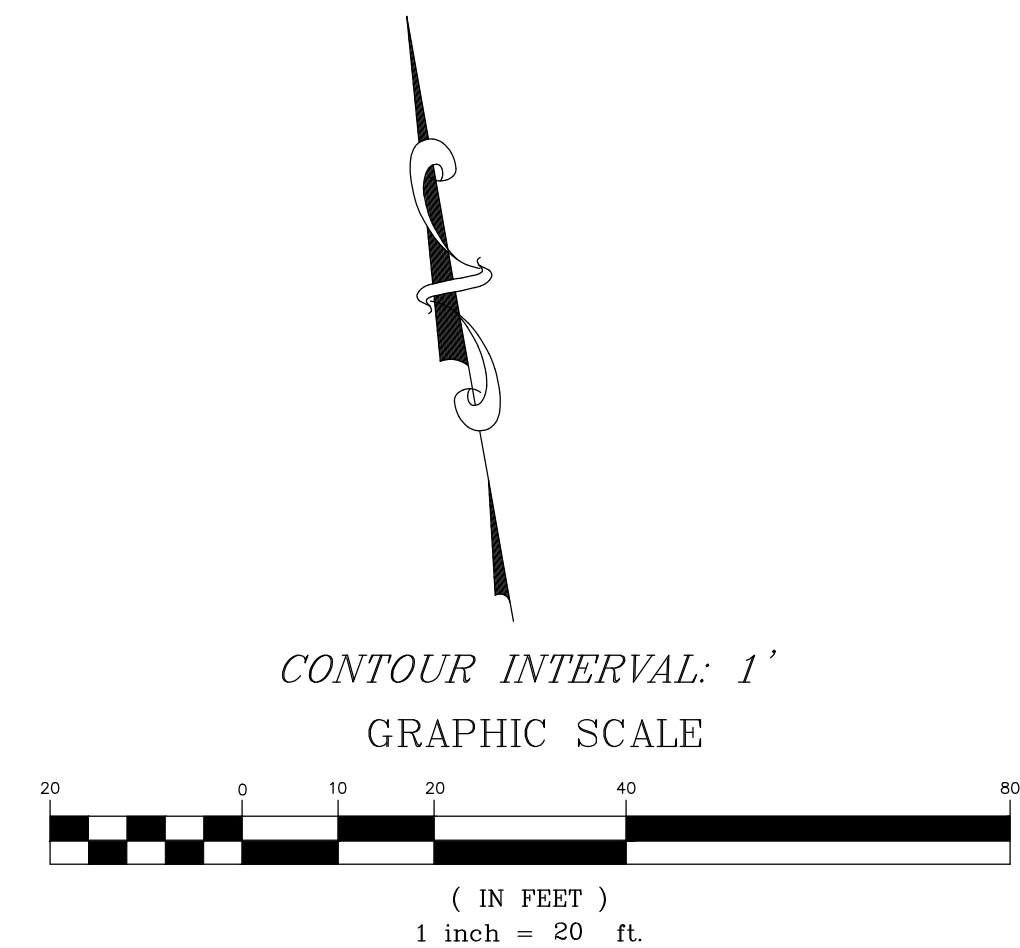
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**T7**

SHEET 7 OF 7





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.
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 OTHERWISE 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 SCI50" 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 2, 19mm 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. 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.

SITE INFORMATION:

APN 33-041-11 AND 39-030-14  
XXXX  
MAMMOTH LAKES, CA 93546

BASIS OF BEARINGS

XXXX

BENCHMARK

TEMPORARY BENCHMARK:  
CENTER SEWER MANHOLE COVER  
ELEVATION - 8031.48'

BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN IS RECORD, FOR PLANNING PURPOSES ONLY NEEDS TO BE VERIFIED.

UTILITY COORDINATION

ELECTRIC:  
SOUTHERN CALIFORNIA EDISON  
CONTACT - DIANA POE  
MAMMOTH LAKES, CA 93546  
(760) 924-4802

TELEPHONE:  
VERIZON  
CONTACT - ROBERT GRAVES  
LANCASTER, CA 93534  
(661) 948-4843

CABLE/INTERNET:  
SUDDELINK  
MAMMOTH LAKES, CA 93546  
(844) 874-7558

WATER AND SEWER:  
MAMMOTH COMMUNITY WATER DISTRICT  
CONTACT - JOHN PEDERSEN  
MAMMOTH LAKES, CA 93546  
(760) 934-2596

GAS:  
AMERIGAS  
CONTACT - JEFF PAHLW  
BISHOP, CA 93514  
(760) 873-6371

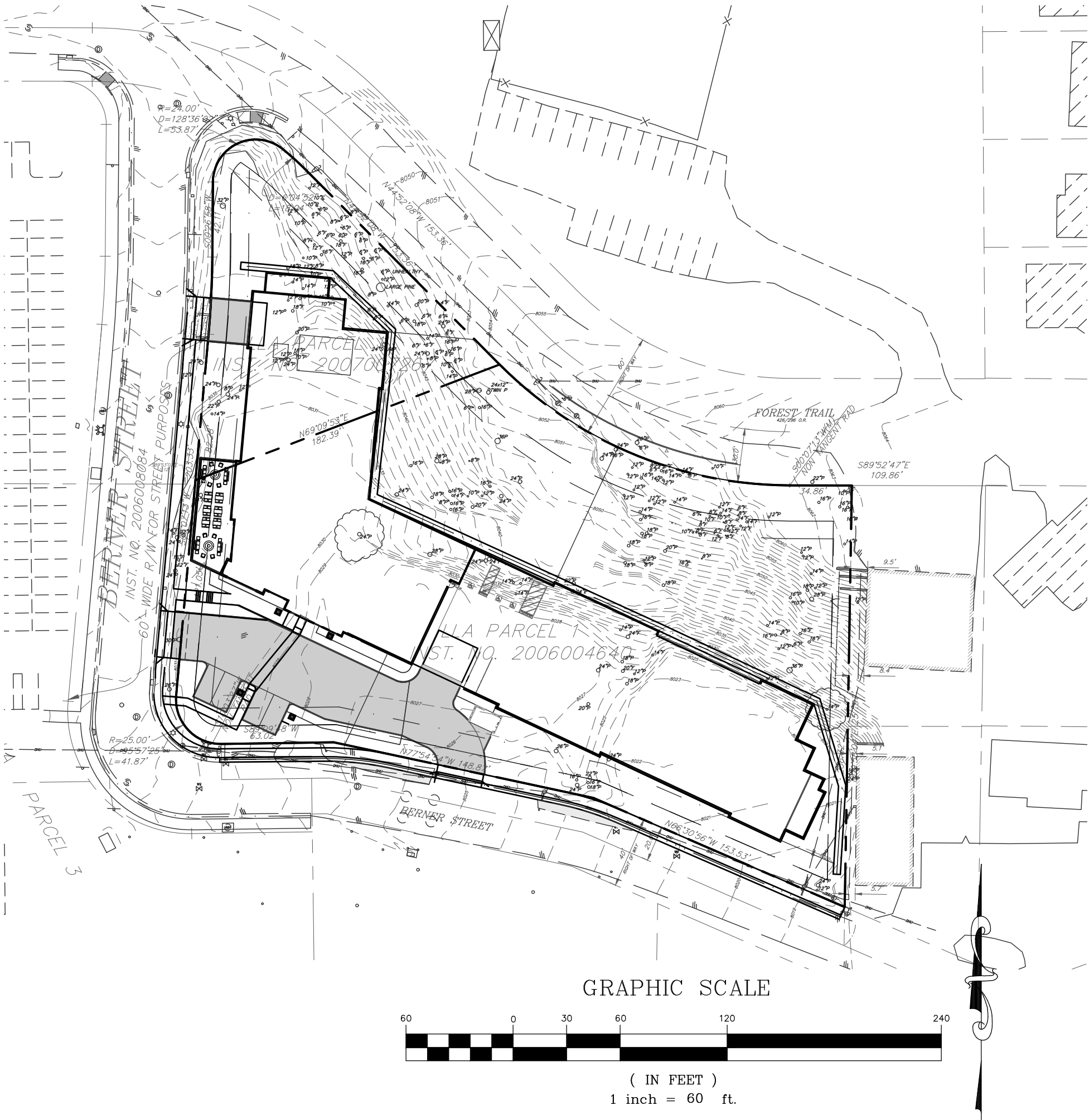
RECORD OWNER AND DEVELOPER:

GREENS GROUP  
8815 RESEARCH DRIVE  
IRVINE, CA 92618

CIVIL ENGINEER/ SURVEYOR:

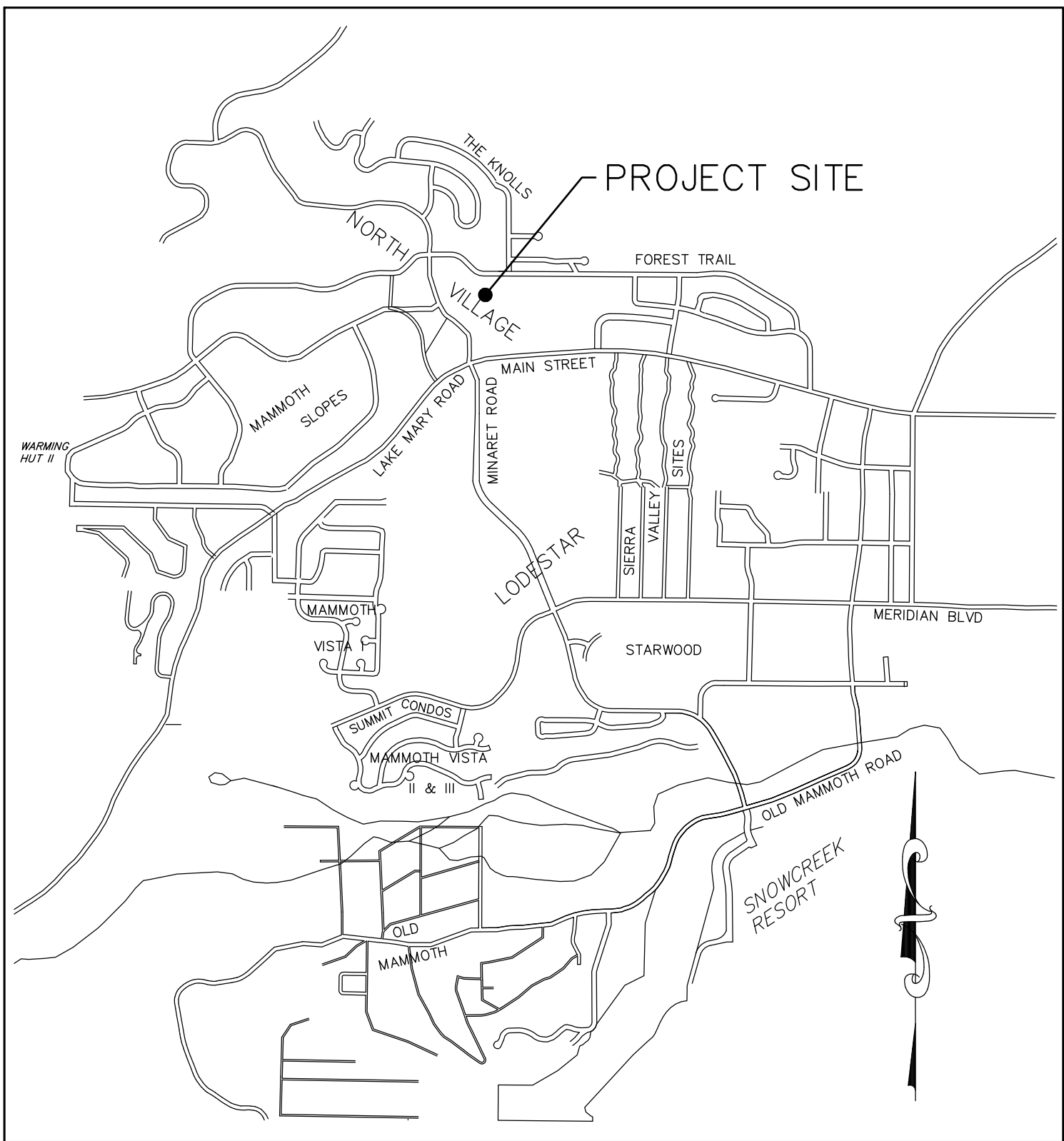
TRIAD/HOLMES ASSOCIATES  
549 OLD MAMMOTH RD. SUITE 202  
P.O. BOX 1570  
MAMMOTH LAKES, CA 93546  
CONTACT: THOMAS A. PLATZ  
PH 760-934-7588

GRADING AND DRAINAGE PLANS FOR  
BERNER STREET HOTEL



LEGEND

- PROPERTY LINE
- - - CENTERLINE
- ||- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- X - FENCE
- TREE TYPE & SIZE  
P=PINE/F=FIR/S=SNAG
- X 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



VICINITY MAP

N. T. S.

INDEX TO SHEETS

- C1 COVER SHEET
- C2 DEMOLITION AND TREE REMOVAL PLAN
- C3 GRADING PLAN
- C4 SECTIONS
- C5 DRAINAGE PLAN
- C6 UTILITY PLAN

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".

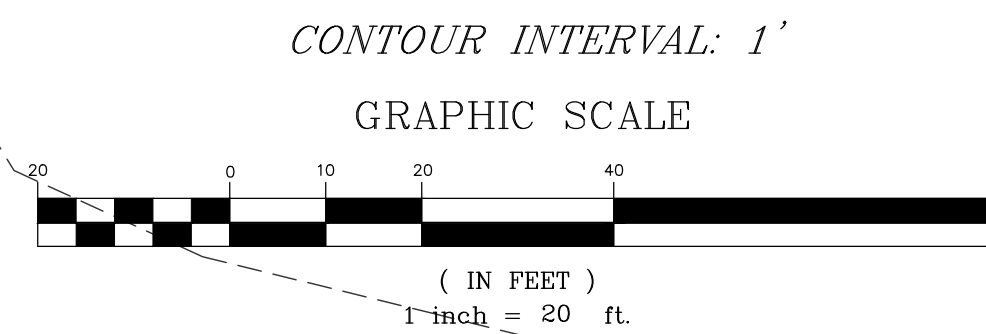
THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

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                                                | DATE                                                       |
| HAILSIP W. HAYES<br>P.E. C 78268                    |                                                            |

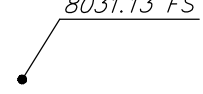
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DEMOLITION LEGEND

NOTES:

|                                                                                       |                                                         |
|---------------------------------------------------------------------------------------|---------------------------------------------------------|
|    | PROPERTY LINE                                           |
|    | CENTERLINE                                              |
|    | EDGE OF PAVEMENT                                        |
|    | BOULDER, DRAWN TO<br>APPROX. SIZE<br>ORIENTATION VARIES |
|    | FENCE                                                   |
|    | TREE TYPE & SIZE<br>P=PINE, F=FIR, S=SNAG               |
|    | TREE TYPE & SIZE<br>TO BE REMOVED                       |
|    | EXISTING GROUND<br>CONTOUR & ELEV.                      |
|   | FIRE HYDRANT                                            |
|  | WATER VALVE BOX                                         |
|  | SEWER MANHOLE                                           |
|  | EXISTING WATERLINE                                      |
|  | EXISTING SEWERLINE                                      |
|  | OVERHEAD UTILITIES                                      |
|  | PROPOSED FINISHED SURFACE                               |
|  | EXISTING GROUND<br>CONTOUR & ELEV.                      |
|  | STRAW WATTLE EROSION<br>CONTROL                         |
|  | CONSTRUCTION ENTRANCE                                   |

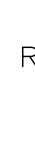
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JOHN PEDERSEN  
DISTRICT ENGINEER

REVIEWED BY: TOWN OF MAMMOTH LAKES  
PUBLIC WORKS DEPARTMENT

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

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PREPARED & SUBMITTED BY:  


DATE:

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*BERNER STREET HOTEL*

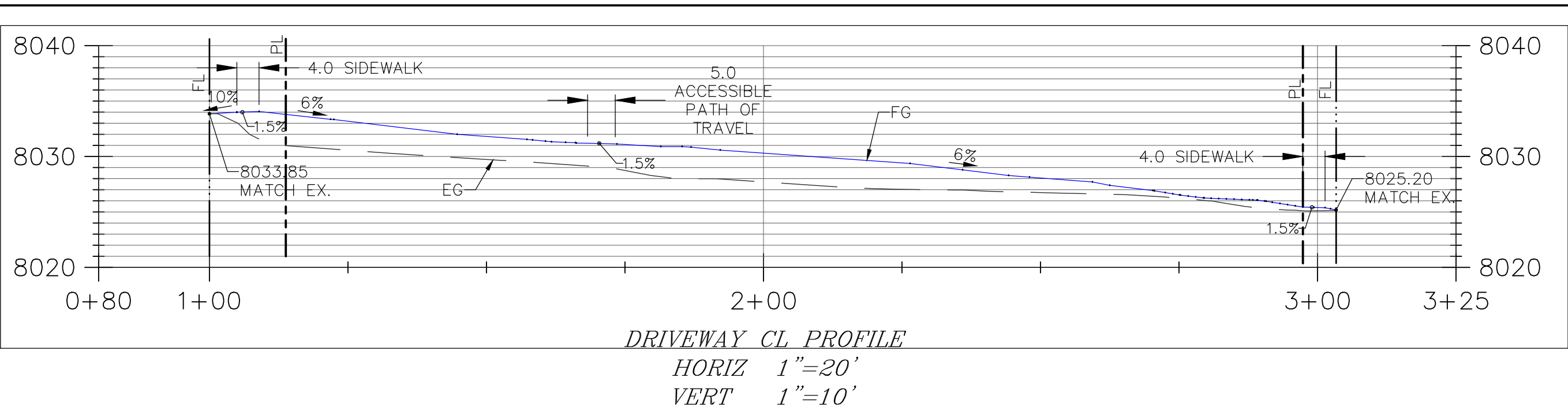
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*DEMOLITION AND TREE REMOVAL PLAN*

*TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA*



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### 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.
4. CONSTRUCT TYPE I CURB AND GUTTER PER TOML STD. PLAN 102.
5. INSTALL CONCRETE DRIVEWAY APPROACH PER TOML STD. PLAN.
6. CONSTRUCT CONCRETE SIDEWALK PER TOML STD. PLAN 107 AND 108.
7. PROTECT EXISTING FACILITY IN PLACE.
8. MATCH EX. CURB AND GUTTER.
9. RELOCATE FACILITY.
10. INSTALL 4' WIDE 3" DEEP CONCRETE SWALE.
11. RETAINING WALL PER LANDSCAPE PLANS, MAX H=2.5'

### EARTHWORK VOLUME

PARKING GARAGE CALCULATED 1' BELOW FF  
CUT= 6,900 CY  
FILL= 3,600 CY

FINISH GRADE OUTSIDE BUILDING  
CUT= 650 CY  
FILL= 1,600 CY

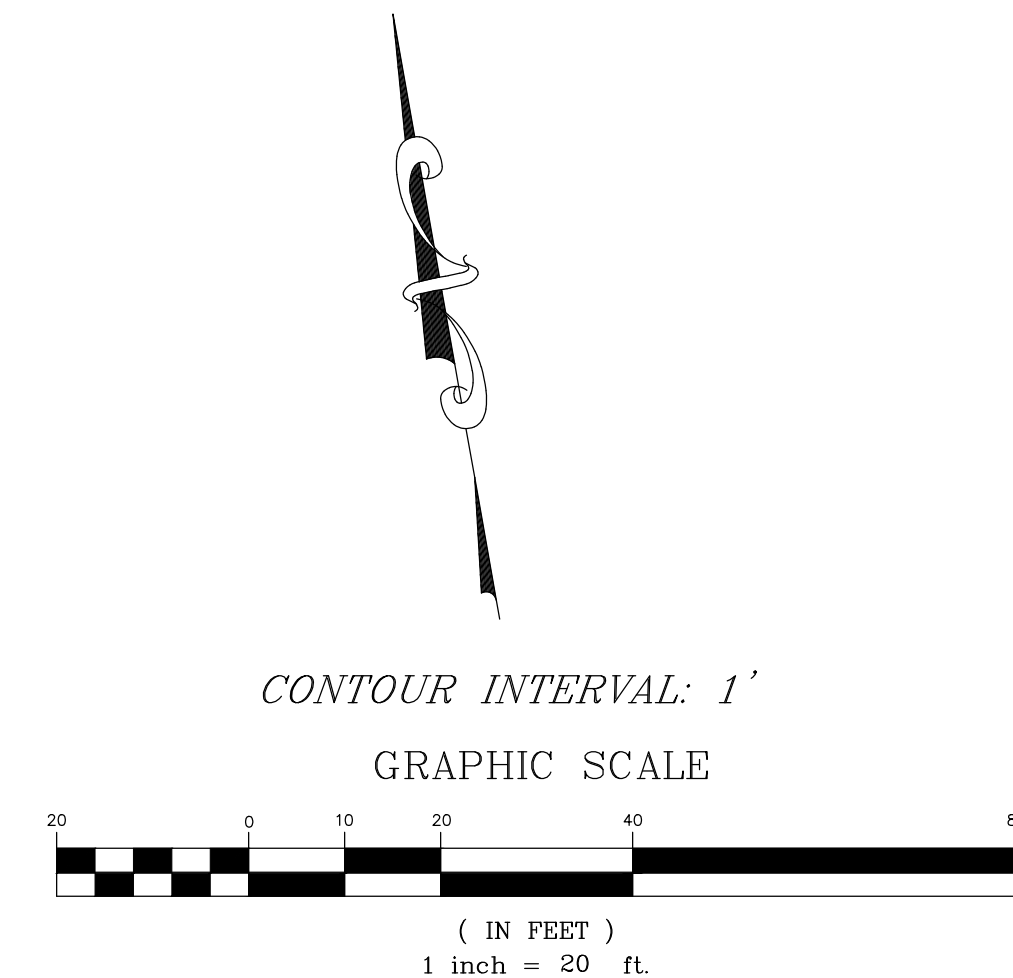
NET= 2,350 CY CUT

### SNOW STORAGE

SNOW MELT SYSTEM IS PROVIDED FOR THE DRIVEWAY, PARKING, AND GARAGE ENTRANCES.

### LEGEND

- AC/ SNOW MELT AREA
- CONCRETE



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MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

PREPARED & SUBMITTED BY:  
THOMAS A. PLATZ  
NO. C 41039  
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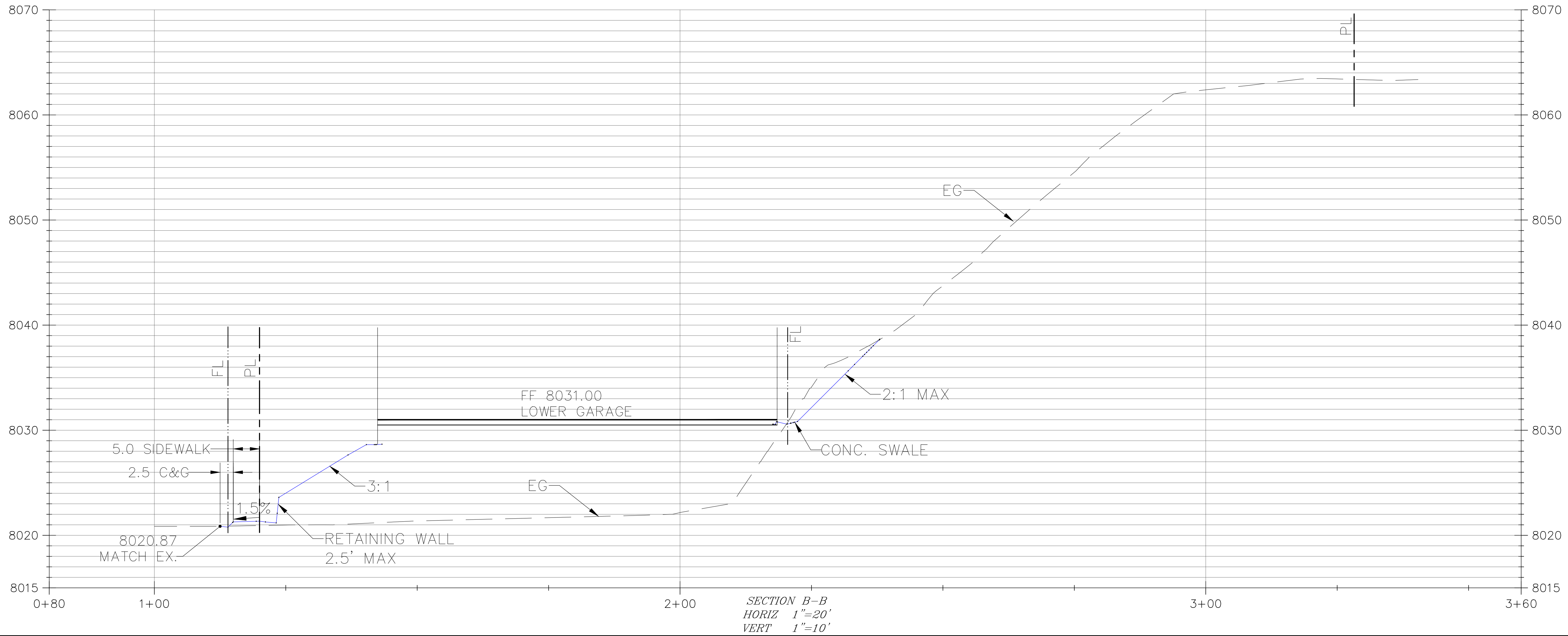
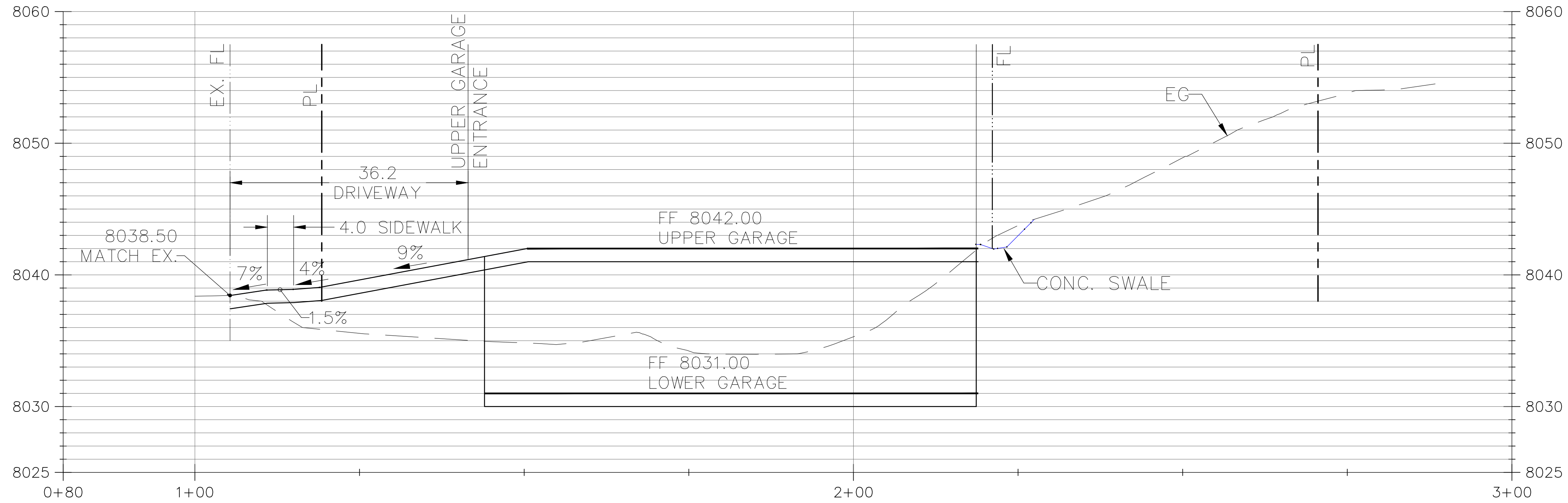
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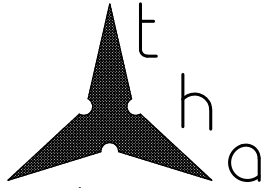
BERNER STREET HOTEL  
GRADING PLAN  
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/09/2021  
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SHEET 3 OF 6



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civil engineering  
land surveying

MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

PREPARED & SUBMITTED BY:

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

DATE:

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BERNER STREET HOTEL

SECTIONS

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/09/2021  
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SHEET 4 OF 6

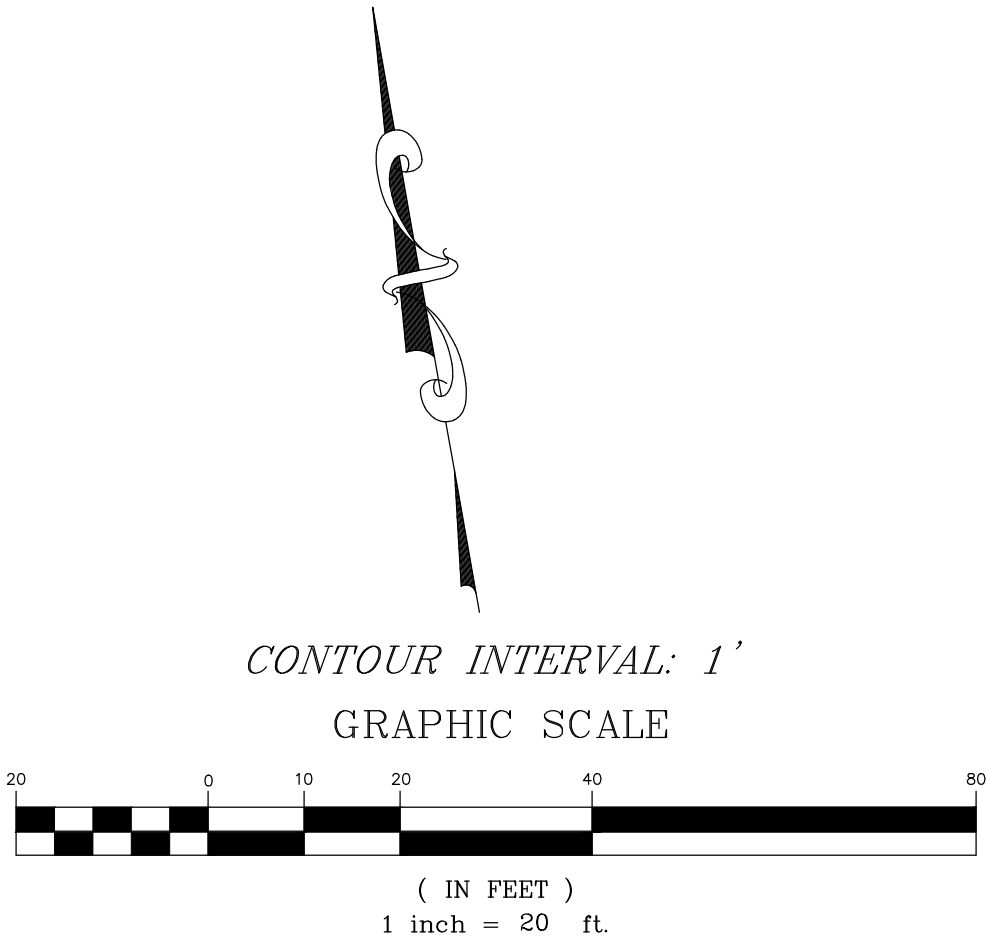


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| Storage Volume Calculation                                               |                 |      |      |           |      |      |          |      |      |           |      |      |
|--------------------------------------------------------------------------|-----------------|------|------|-----------|------|------|----------|------|------|-----------|------|------|
| Rainfall                                                                 | Quantity        | 1 in | =    | 0.083 ft  |      |      |          |      |      |           |      |      |
| Tributary Area and Average Runoff Coefficient                            |                 |      |      |           |      |      |          |      |      |           |      |      |
|                                                                          | East            |      |      | West      |      |      | Driveway |      |      | Courtyard |      |      |
|                                                                          | Area            |      | C    | Area      |      | C    | Area     |      | C    | Area      |      | C    |
| Roof/Conc                                                                | 14,523 sf       | 96%  | 0.95 | 14,472 sf | 100% | 0.95 | 1,919 sf | 24%  | 0.95 | 1,630 sf  | 100% | 0.95 |
| AC                                                                       | 0,570 sf        | 4%   | 0.90 | 0,000 sf  | 0%   | 0.90 | 5,942 sf | 76%  | 0.90 | 0,000 sf  | 0%   | 0.90 |
| Landscape/Natural                                                        | 0,000 sf        | 0%   | 0.30 | 0,000 sf  | 0%   | 0.30 | 0,000 sf | 0%   | 0.30 | 0,000 sf  | 0%   | 0.30 |
| Total Area                                                               | 15,093 sf       | 100% | 0.95 | 14,472 sf | 100% | 0.95 | 7,861 sf | 100% | 0.91 | 1,630 sf  | 100% | 0.95 |
| Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall |                 |      |      |           |      |      |          |      |      |           |      |      |
| Storage Sizing Calculations                                              |                 |      |      |           |      |      |          |      |      |           |      |      |
|                                                                          | Volume Required |      |      |           |      |      |          |      |      |           |      |      |
| East                                                                     | 1192 cf         |      |      |           |      |      |          |      |      |           |      |      |
| West                                                                     | 1146 cf         |      |      |           |      |      |          |      |      |           |      |      |
| Driveway                                                                 | 598 cf          |      |      |           |      |      |          |      |      |           |      |      |
| Courtyard                                                                | 129 cf          |      |      |           |      |      |          |      |      |           |      |      |
| Total                                                                    | 3065 cf         |      |      |           |      |      |          |      |      |           |      |      |

| PIPE DIAMETER                          |      | PIPE VOLUME            | STONE VOID VOLUME      | TOTAL RETENTION STORAGE | PERC VOLUME            | RETENTION STORAGE W/PERC | LENGTH OF TYPICAL CROSS SECTION | BASIN DIMENSIONS   |                                         |                                              | LINEAR FEET OF PIPE REQ'D |
|----------------------------------------|------|------------------------|------------------------|-------------------------|------------------------|--------------------------|---------------------------------|--------------------|-----------------------------------------|----------------------------------------------|---------------------------|
| in                                     | ft   | ft <sup>3</sup> /cs-ft | ft <sup>3</sup> /cs-ft | ft <sup>3</sup> /cs-ft  | ft <sup>3</sup> /cs-ft | ft <sup>3</sup> /cs-ft   | ft                              | TOTAL BASIN LENGTH | CROSS SECTION WIDTH (TOTAL BASIN WIDTH) | DEPTH OF STORAGE (NOT INCLUDING EARTH COVER) | ft                        |
| 12                                     | 1.00 | 1.57                   | 1.98                   | 3.55                    | 1.50                   | 5.05                     | 607                             | 611                | 5.00                                    | 1.50                                         | 1213                      |
| 15                                     | 1.25 | 2.45                   | 2.39                   | 4.84                    | 1.67                   | 6.51                     | 470                             | 474                | 5.50                                    | 1.75                                         | 940                       |
| 18                                     | 1.50 | 3.53                   | 2.82                   | 6.36                    | 1.83                   | 8.19                     | 374                             | 378                | 6.00                                    | 2.00                                         | 748                       |
| 24                                     | 2.00 | 6.28                   | 3.74                   | 10.02                   | 2.17                   | 12.19                    | 251                             | 256                | 7.00                                    | 2.50                                         | 502                       |
| 30                                     | 2.50 | 9.82                   | 5.73                   | 15.54                   | 2.75                   | 18.29                    | 167                             | 173                | 9.00                                    | 3.00                                         | 335                       |
| 36                                     | 3.00 | 14.14                  | 6.95                   | 21.09                   | 3.08                   | 24.17                    | 127                             | 133                | 10.00                                   | 3.50                                         | 253                       |
| 42                                     | 3.50 | 19.24                  | 8.25                   | 27.49                   | 3.42                   | 30.91                    | 99                              | 106                | 11.00                                   | 4.00                                         | 198                       |
| 48                                     | 4.00 | 25.13                  | 9.62                   | 34.76                   | 3.75                   | 38.51                    | 80                              | 87                 | 12.00                                   | 4.50                                         | 159                       |
| 54                                     | 4.50 | 31.81                  | 11.06                  | 42.87                   | 4.08                   | 46.96                    | 65                              | 73                 | 13.00                                   | 5.00                                         | 130                       |
| 60                                     | 5.00 | 39.27                  | 12.58                  | 51.85                   | 4.42                   | 56.26                    | 54                              | 62                 | 14.00                                   | 5.50                                         | 109                       |
| INPUT SIZE OF PIPES (ft): 3.00         |      |                        |                        |                         |                        |                          |                                 |                    |                                         |                                              |                           |
| INPUT NUMBER OF ROWS OF PIPES: 2       |      |                        |                        |                         |                        |                          |                                 |                    |                                         |                                              |                           |
| INPUT PERCOLATION RATE (ft/hr): 0.25   |      |                        |                        |                         |                        |                          |                                 |                    |                                         |                                              |                           |
| INPUT REQ'D. STORAGE VOLUME (cf): 3065 |      |                        |                        |                         |                        |                          |                                 |                    |                                         |                                              |                           |



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land surveying

MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

PREPARED & SUBMITTED BY:

DATE:

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PREPARED FOR:

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8815 RESEARCH DRIVE  
IRVINE, CA 92618

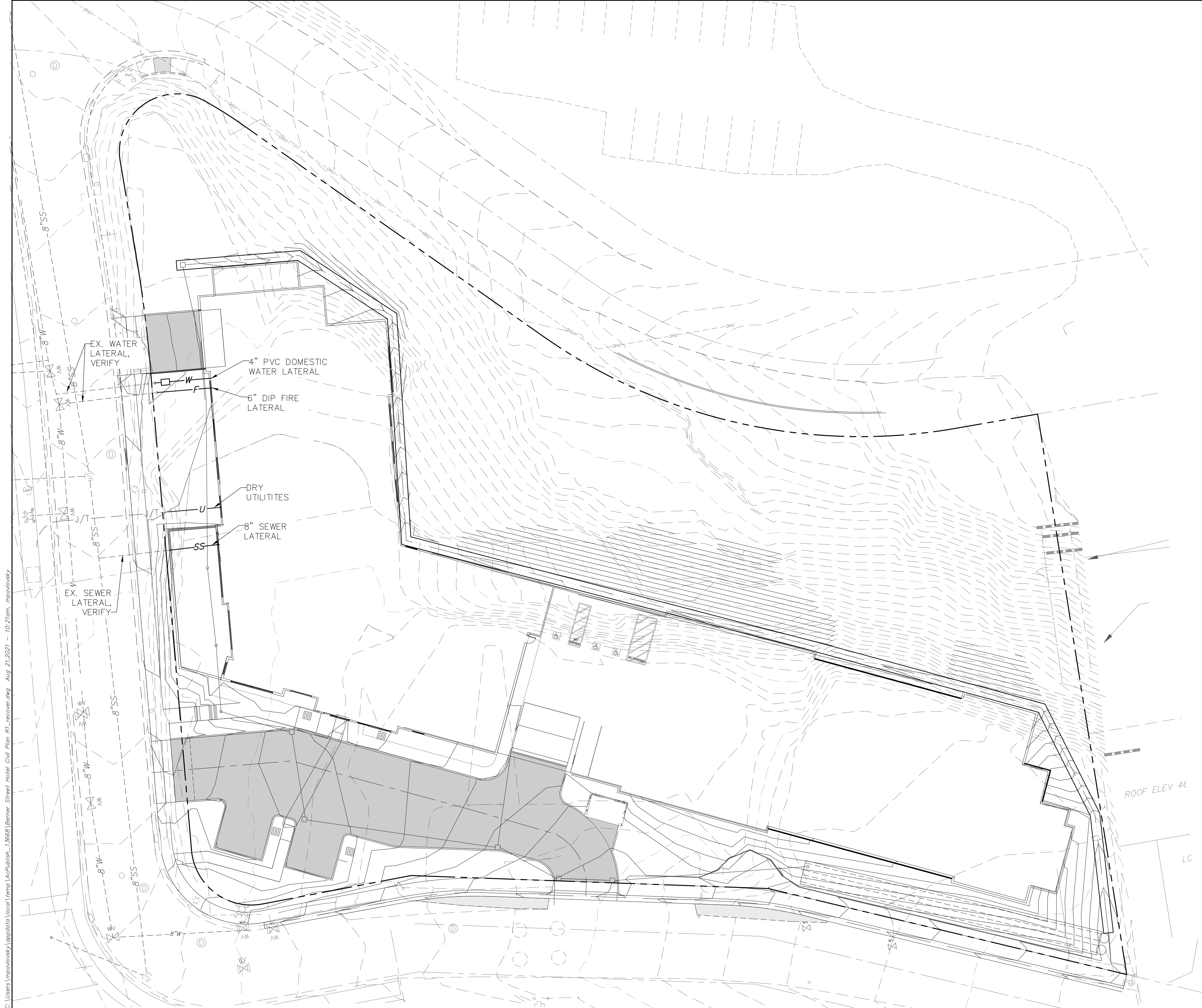
BERNER STREET HOTEL  
DRAINAGE PLAN

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/09/2021  
SCALE AS NOTED  
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DWG C5

SHEET 5 OF 6





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civil engineering  
land surveying  
MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER

THOMAS A. PLATZ

NO. C 41039

CIVIL

STATE OF CALIFORNIA

DATE:

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PREPARED FOR:

GREENS GROUP  
8815 RESEARCH DRIVE  
IRVINE, CA 92618

**BERNER STREET HOTEL**

**UTILITY PLAN**

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/09/2021  
SCALE AS NOTED  
DRAWN MYP  
JOB NO. 01.2338.5  
DWG C6

SHEET 6 OF 6

