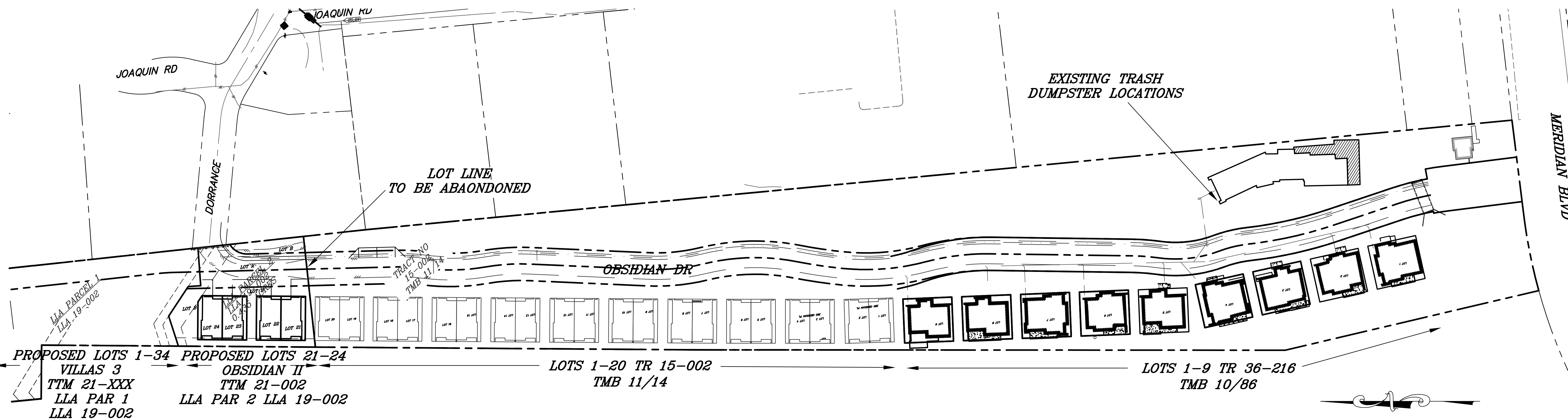


OBSIDIAN II SUBDIVISION

TENTATIVE TRACT MAP 21-002

A PLANNED UNIT DEVELOPMENT IN THE
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A RESUBDIVISION OF TRACT NO. 15-002
AS RECORDED IN BOOK 11, PAGE 14 OF TRACT MAPS
IN THE OFFICE OF THE COUNTY RECORDER,
TOGETHER WITH LOT LINE ADJUSTMENT PARCEL NO. 2 OF
LOT LINE ADJUSTMENT NO. 19-002 AS RECORDED IN
DOCUMENT NO. 2019004858 IN THE OFFICE OF THE COUNTY RECORDER OF
MONO COUNTY, CALIFORNIA



DESIGN NOTES
ASSESSOR'S PARCEL NO.: 033-370-02B
EXISTING DRAINAGE: EXISTING 42" STORM DRAIN RUNS ALONG EAST PROPERTY AND OFFSITE ALONG DORRANCE DR.
WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
GAS: TO BE DETERMINED
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE: MAMMOTH DISPOSAL
EROSION CONTROL: PER SWPPP

BOUNDARY
BEARINGS AND DISTANCES SHOWN HEREON ARE PER OBSIDIAN FINAL TRACT MAP NO. 15-002, TRACT MAP BOOK 11 PAGE 14.

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 A," OR BLANKET TYPE.

OWNER/SUBDIVIDER
MAMMOTH SPRINGS RESORTS LLC
C/O MARK RAFFA
1242 CADIZ DRIVE
SIMI VALLEY, CA. 93065
805-298-3270
EMAIL: mark@promarkinvestments.com

PREPARED BY
TRIAD/HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546

LOT AREAS

EXISTING LOT AREAS:

| | |
|----------------------|---------------------|
| OBSIDIAN SUBDIVISION | 6.76± AC 294,384 SF |
| LLA PAR 2 | 0.44± AC 18,803 SF |
| TOTAL | 7.20± AC 313,187 SF |

PROPOSED LOT AREAS:

| | |
|-----------|--|
| LOT 21-24 | 0.14 ACRES± (1,564 S.F. EACH (P.U.D. LOTS) = 6,256 S.F.) |
| LOT A | 0.13 ACRES± (COMMON AREA) |
| LOT B | 0.17 ACRES± (COMMON AREA) |

SITE COVERAGE

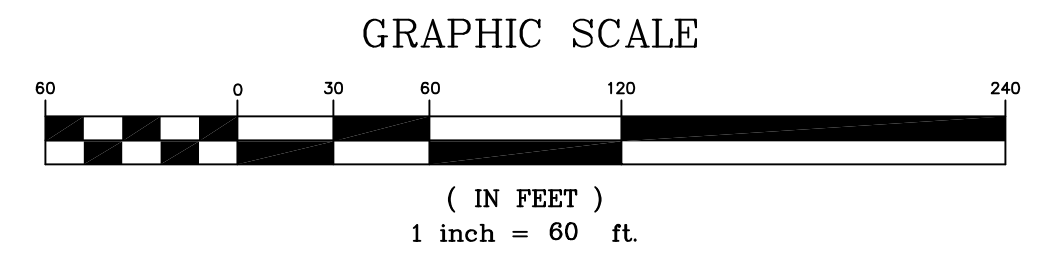
EXISTING COVERAGE:

| | |
|----------------------------------|------------|
| LOTS 1-9, TR 36-216 (TMB 10/86) | 23,780 SF |
| LOTS 1-20, TR 15-002 (TMB 11/14) | 25,161 SF |
| CLUBHOUSE | 7,520 SF |
| SALES OFFICE | 1,150 SF |
| MAINT BLDG | 1,568 SF |
| PAVEMENT/BIKEPATH | 90,320 SF |
| SUB-TOTAL (EXISTING) | 149,499 SF |

PROPOSED COVERAGE TENT TR 21-002

| | |
|----------------------|-------------|
| LOTS 21-24 | 4,684 SF |
| PAVEMENT/BIKEPATH | 5,993 SF |
| SUB-TOTAL (PROPOSED) | 10,677 SF |
| TOTAL SITE COVERAGE: | 149,499 SF |
| | + 10,677 SF |
| | 160,176 SF |

TOTAL SITE COVERAGE: 160,176 / 313,187 = 51% (60% ALLOWED)



Copyright (C) 2020 by Triad/Holmes Associates
All Rights Reserved. This Document is Intended Only for Use on the Project Specified in the Title Block. Any reproduction of this Document or Portions of this Document Without the Express Written Consent of Triad/Holmes is Prohibited.

| REVISIONS: | BY: |
|------------|-----|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

OBSIDIAN II SUBDIVISION
TENTATIVE TRACT MAP 21-002
OBSIDIAN SUBDIVISION SITE CONTEXT

| | |
|---------|------------|
| DATE | 05/04/2021 |
| SCALE | AS SHOWN |
| DRAWN | GP |
| JOB NO. | 240.9 |
| DWG | TTM2 |
| SHEET | 2 OF 4 |

Z:\01 Mammoth\1240.9 Obsidian\Local\Remainder TTM 240-9 TTM R2.dwg May 04, 2021 11:12am, sstamers

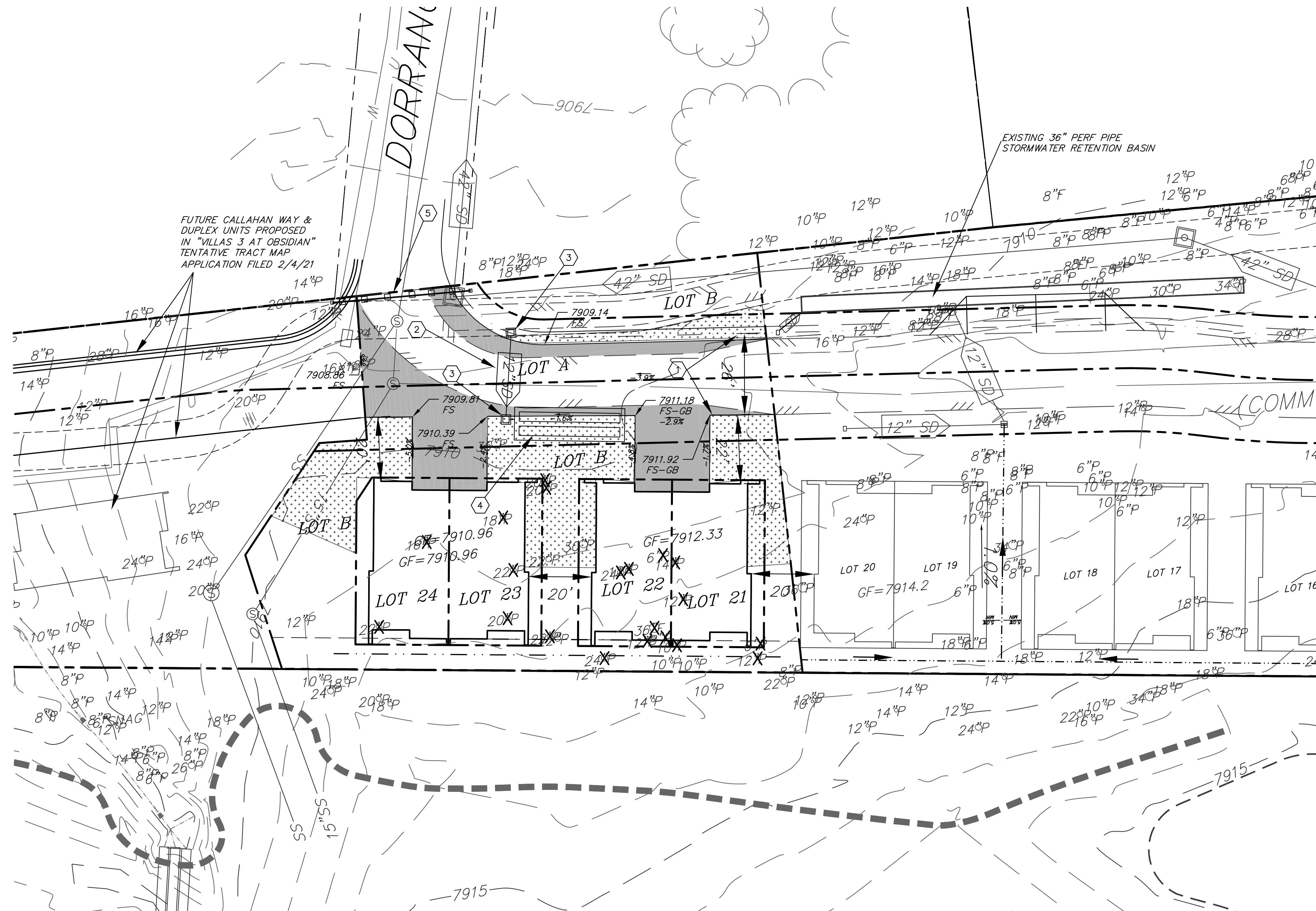
OBSIDIAN II SUBDIVISION

TENTATIVE TRACT MAP 21-002



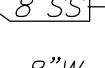
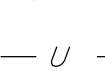

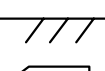
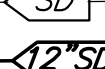

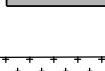


A PLANNED UNIT DEVELOPMENT IN THE
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A RESUBDIVISION OF TRACT NO. 15-002
AS RECORDED IN BOOK 11, PAGE 14 OF TRACT MAPS
IN THE OFFICE OF THE COUNTY RECORDER,
TOGETHER WITH LOT LINE ADJUSTMENT PARCEL NO. 2 OF
LOT LINE ADJUSTMENT NO. 19-002 AS RECORDED IN
DOCUMENT NO. 2019004858 IN THE OFFICE OF THE COUNTY RECORDER OF
MONO COUNTY, CALIFORNIA

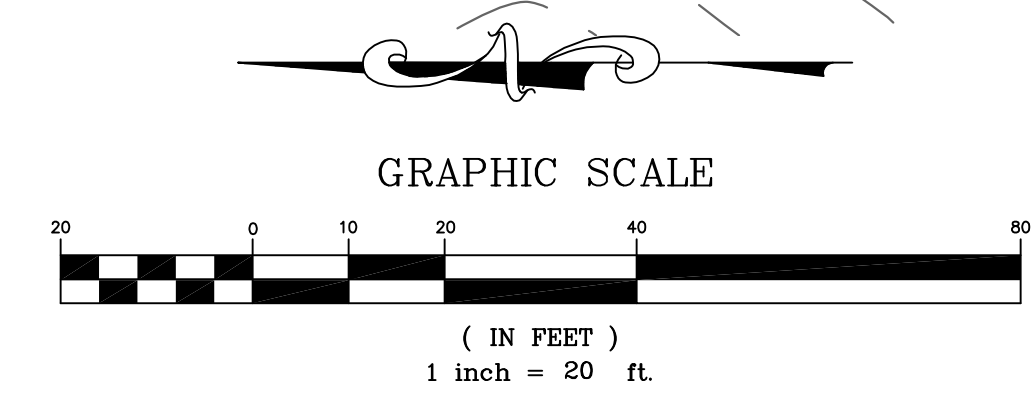
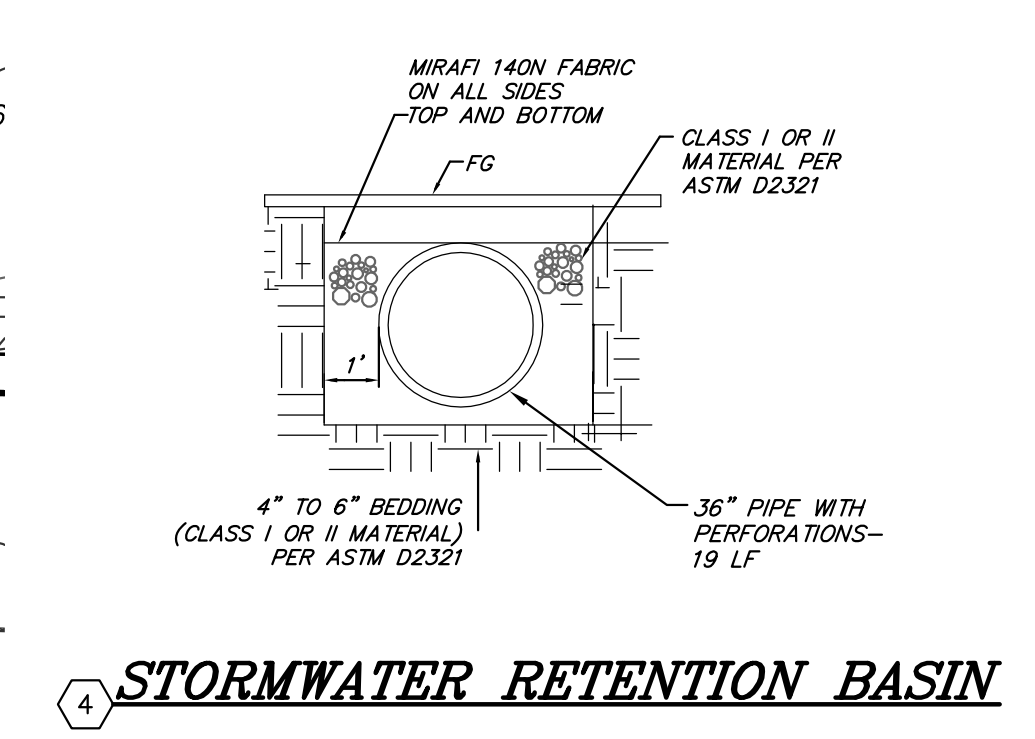
Copyright (C) 2020 by Triad/Holmes Associates. All Rights Reserved. This Document is intended only for use on the Project Specified in the Title Block. Any reproduction of this Document, or Portions of this Document, Without the Express Written Consent of Triad/Holmes, is Prohibited.

REVISIONS: BY:



LEGEND

-  EXISTING FIRE HYDRANT
-  EXISTING SEWER MANHOLE
-  EXISTING SEWER MAIN & DIRECTION OF FLOW
-  EXISTING WATER LINE
-  EXISTING JOINT UTILITY TRENCH (ELEC, GAS, TV, TELE, 4" WATER)
-  EXISTING TREE DIAMETER/TYPE TO BE REMOVED
-  EXISTING EDGE OF PAVEMENT
-  EXISTING STORMDRAIN & DIRECTION OF FLOW
-  PROPOSED STORMDRAIN & DIRECTION OF FLOW
-  PROPOSED AC PAVEMENT
-  PROPOSED SNOW STORAGE AREA
PAVEMENT=4,893 SF
4,893 x 75% = 3,669 REQ'D
PROPOSED SNOW STORAGE AREA=3,709 SF



- CONSTRUCTION LEGEND**
- 1 CONSTRUCT 24' WIDE PAVED ROAD w/3" HMA ON 4" CLASS II AGGREGATE BASE COMPACTED TO 95% OF THE MATERIALS MAXIMUM DRY DENSITY
 - 2 INSTALL 12" HDPE TYPE S STORM DRAIN LINE
 - 3 INSTALL 24"x24" DI
 - 4 CONSTRUCT STORMWATER RETENTION BASIN w/19 LF OF 36" PERF CPP
 - 5 APPROXIMATE LOCATION EMERGENCY ACCESS GATE

OBSIDIAN II SUBDIVISION
 TENTATIVE TRACT MAP 21-002
 CONCEPTUAL GRADING/DRAINAGE PLAN

| | |
|---------|-------------|
| DATE | 05/04/2021 |
| SCALE | AS SHOWN |
| DRAWN | GP |
| JOB NO. | 240.9 |
| DWG | TTM3 |
| SHEET | 3 OF 4 |

Z:\01 Mammmoth\240.9 Obsidian\Local\Remainder TTM\240-9 TTM R2.dwg May 04-2021 - JF:02am, asstent

