

PROJECT SITE

MAMMOTH WEST

ST. ANTON

CHAMONIX

CANYON LODGE

COURCHEVEL

1849

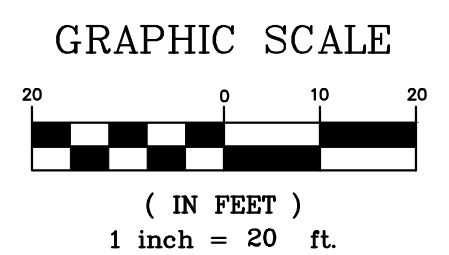
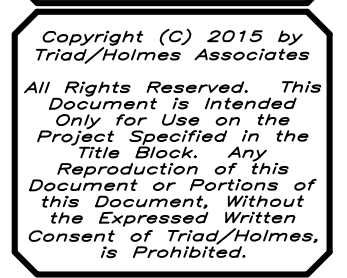
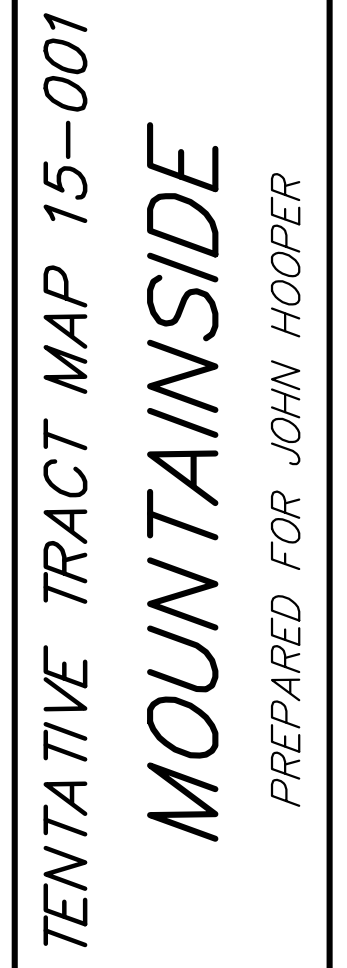
SIERRA MCEVIE

SILVER BEAR CONDOS

LAKEVIEW

NOT TO SCALE

VICINITY MAP



SHEET 1	TTM MAP
SHEET 2	SITE PLAN
SHEET 3	GRADING & DRAINAGE
SHEET 4	UTILITIES

REVISIONS		BY
DATE		3/6/15
SCALE		1"=20'
DRAWN		MS
JOB NO.		1245.3
DWG.		1245.3-TTM.dwg
SHEET		1
OF	5	SHEETS

TRIAD/ HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
(760)934-7588 PHONE
(760)934-5619 FAX

ADDRESS: 413 RAINBOW LANE
APN: 031-190-002
ZONING: MULTI FAMILY RESIDENTIAL
USE: PLANNED UNIT DEVELOPMENT (PUD)
AREA: 1.67 AC
TOTAL NO. UNITS: 16
DENSITY: 9.58 UNITS/AC
LOT COVERAGE: 47% (MAX 60%)
PHASE 1: UNITS 1-9
PHASE 2: UNITS 10-16
FRONT SETBACK (RAINBOW LANE): REQUIRED=25'
FRONT SETBACK PROPOSED: 16' (BY VARIANCE)
REAR SETBACK: 20'
SIDE SETBACKS: 10' (STREET SIDE SETBACK DOES NOT APPLY ON LAKEVIEW, AS THIS BOUNDARY IS ADJACENT TO USFS LAND)
PARKING REQUIRED: 2 PAVED UNIT, AT LEAST 50% COVERED
GUEST SPACES REQ'D: 7 SPACES
PARKING PROVIDED: 32 COVERED; 32 UNCOVERED

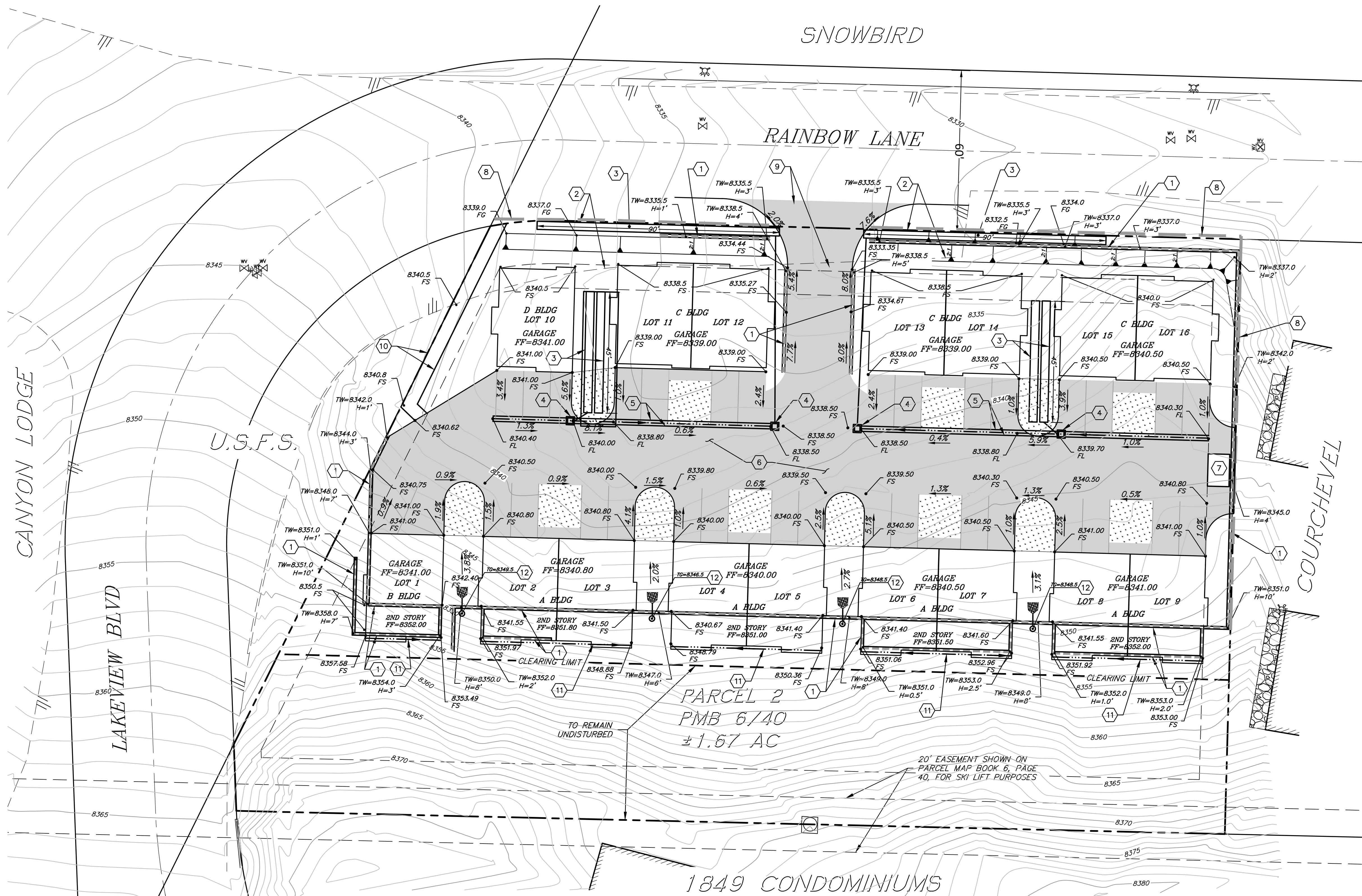
 $1.67 \pm \text{AC}$

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



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user:machado <CC32_Imperial>> K: 01 Mammoth 1245.3 MountainSide (ACAD) 1245.3-TTM.dwg Mar 05, 2015, 5:40pm



CONSTRUCTION NOTES

- 1 CONSTRUCT BUILDING/SITE RETAINING WALL. DESIGN PER STRUCTURAL ENGINEER. GRAVITY STACK WHERE H<3.5'. USE SPLIT-FACE BLOCK WHERE VISIBLE FROM STREET.
- 2 REMOVE (E) ASPHALT PAVEMENT. INSTALL LANDSCAPING
- 3 INSTALL UNDERGROUND RETENTION SYSTEM. 3' DIAMETER PERFORATED HDPE PIPE CAPPED ON BOTH ENDS. LENGTH PER PLAN. BEDDING AND BACKFILL CRUSHED DRAIN ROCK.
- 4 INSTALL 24"x24" PRECAST DROP INLET WITH KRISTAR FLOGUARD OR EQUAL CATCH BASIN INSERT FILTER.
- 5 INSTALL CONCRETE RIBBON GUTTER.
- 6 INSTALL ASPHALT PAVING. STRUCTURAL SECTION PER GEOTECHNICAL REPORT.
- 7 CONSTRUCT TRASH/RECYCLING ENCLOSURE
- 8 INSTALL EROSION CONTROL, FILTER FENCE OR FIBER ROLL.
- 9 INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 10 INSTALL PEDESTRIAN ACCESS PATH.
- 11 CONSTRUCT GRADED EARTH SWALE.
- 12 INSTALL AREA DRAIN WITH DOMED GRATE. OUTLET AT BASE OF WALL. CONSTRUCT COBBLE DISSIPATOR AT OUTLET.

PHASING NOTE

ALL CIVIL IMPROVEMENTS SHALL BE COMPLETED WITH PHASE 1 (LOTS 1-9) WITH THE EXCEPTION OF RETENTION SYSTEMS ON RAINBOW LANE AND ASPHALT PAVEMENT PARKING SPACES IN FRONT OF LOTS 10-16. BUILDING PADS WILL BE GRADED IN PHASE 1 FOR THE CONSTRUCTION OF UNITS ON LOTS 10-16 IN PHASE 2. CONSTRUCTION PARKING AND MATERIALS WILL BE STORED ON LOTS 10-16 DURING THE CONSTRUCTION OF LOTS 1-9.

LEGEND

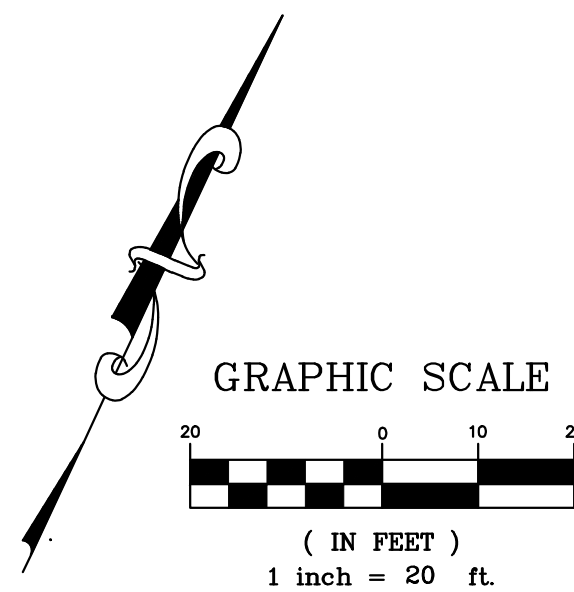
- EXISTING PROPERTY LINE
- CENTERLINE
- EXISTING CONTOURS
- FINISHED SURFACE GRADE
- GRADE RATE
- CUT SLOPE 2:1 MAX.
- FILL SLOPE 2:1 MAX.
- FIRE HYDRANT
- DROP INLET
- RETAINING WALL
- CONCRETE GUTTER
- AC PAVING
- LANDSCAPED AREA
- FILTER FENCE

DRAINAGE RETENTION CALCULATIONS

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

THE AMOUNT OF RETENTION REQUIRED FOR AN AVERAGE RUNOFF COEFFICIENT OF 0.90 AND A 20-YR 1-HR STORM INTENSITY OF 1 INCH/HR IS:
35,000 SF IMPERVIOUS AREA X 0.90 X 0.08 FT = 2520 CUBIC FEET
SPLIT THE VOLUME BETWEEN FOUR RETENTION STRUCTURES = 630 OF EACH
ASSUME A STORAGE PIPE OF 3' DIAMETER: $V = \pi R^2 L$
LENGTH REQUIRED = $630 / (3.14 * 1.5^2 * 5) = 90$ FEET EACH

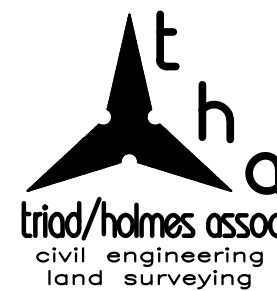
REQUIRED VOLUME STORAGE --> 4 X 83' PIPES, EACH 90' LONG



PRELIMINARY GRADING AND DRAINAGE PLAN

MOUNTAINSIDE

PREPARED FOR JOHN HOOPER



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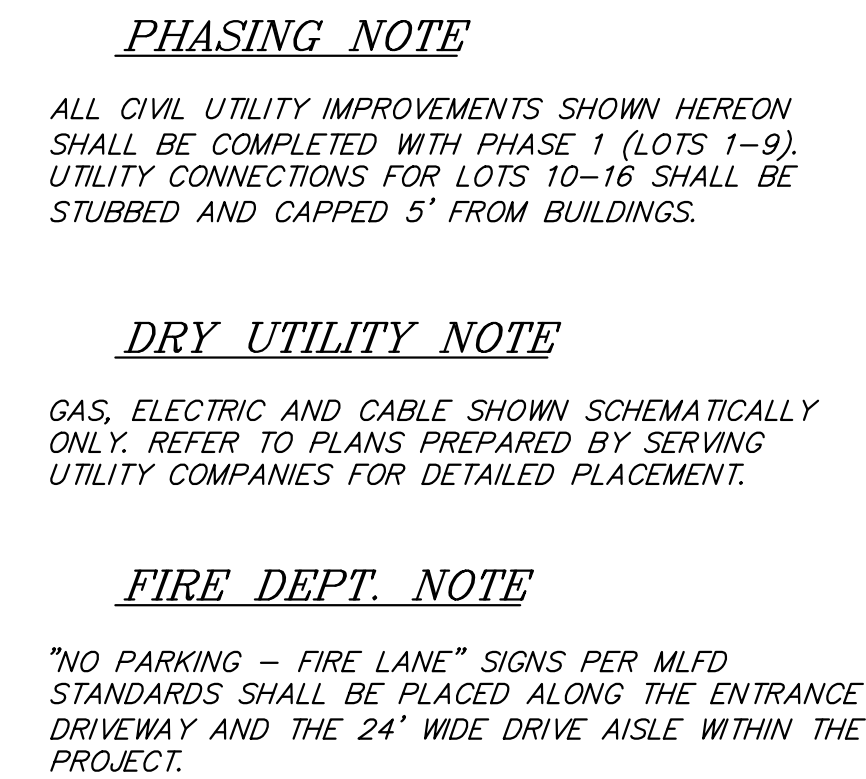
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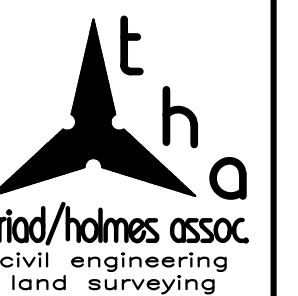
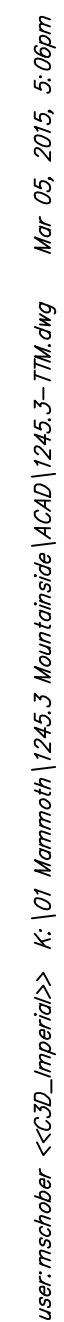
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	EXISTING CONTOURS
	RETAINING WALL
	CONCRETE GUTTER
	AC PAVING
	STORM DRAIN PIPE
	GAS LINE
	SEWER LINE
	WATER LINE
	WATER LATERAL
	SEWER LATERAL
	JOINT UTILITY TRENCH: GAS, ELEC., CABLE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING UNDERGROUND ELECTRICITY LINE
	EXISTING UNDERGROUND PHONE & CABLE
	EXISTING GAS LINE
	FIRE HYDRANT
	DROP INLET
	WATER VALVE



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