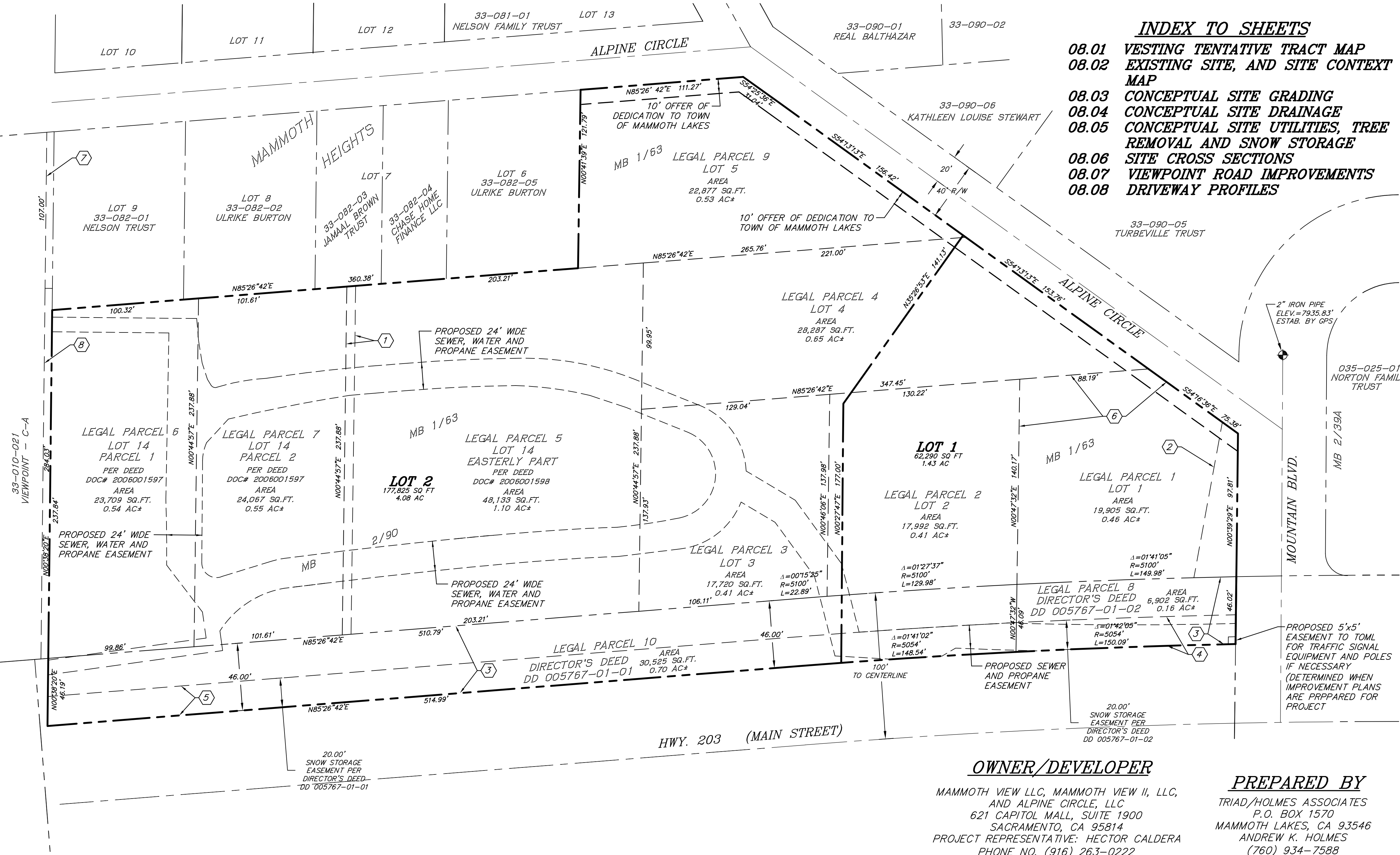


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LOT 2 IS A SUBDIVISION FOR CONDOMINIUM PURPOSES CONTAINING 52 UNITS.

PHASE NOTES

- PHASE 1: HOTEL (LOT 1)
PHASE 2: SUMMIT LOOP ROAD (COMMON AREA FOR ACCESS AND UTILITY PURPOSES)
PHASE 3-13: BASE CAMP AND SUMMIT CONDOS DEVELOPED IN 11 PHASES WITH 2 TO 8 UNITS PER PHASE DEPENDING ON PRE SALES

DESIGN NOTES

ACESSOR'S PARCEL NO'S.: 33-082-006, 33-082-007, 33-082-008, 33-082-009, 33-082-010, 33-082-011, 33-082-012, 33-082-013, 33-082-014

GROSS SITE AREA: 240,116 SF, 5.51± ACRES (GROSS)
EXISTING ZONING: COMMERCIAL LODGING (CL)
EXISTING LANDUSE DESIGNATION: COMMERCIAL 1 (C-1)
PROPOSED LANDUSE: COMMERCIAL 1 (C-1)
WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY: S.C.E.
TELEPHONE: VERIZON
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT

NOTE: EXISTING UTILITIES SHOWN ARE PER AVAILABLE RECORDS

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

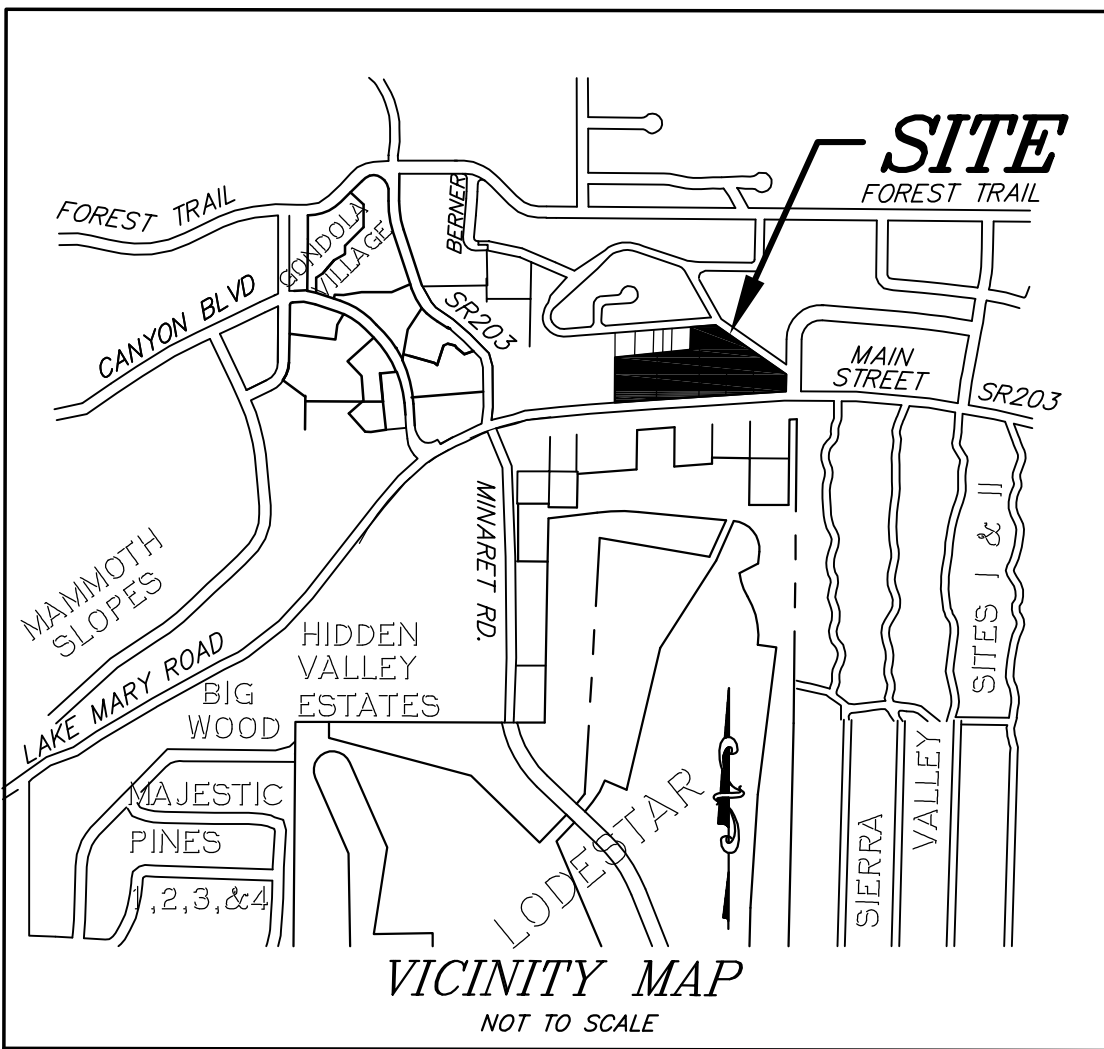
BEARINGS AND DISTANCES SHOWN HEREON ARE PER RSMB 4/53 AND MAY DIFFER FROM THE BEARINGS AND DISTANCES SHOWN ON PRELIMINARY TITLE REPORT 134045 DATED DECEMBER 10, 2010

LEGAL DESCRIPTION

BEING A SUBDIVISION OF THE FOLLOWING PARCELS:

- PARCEL 1:** LOT 1 OF WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 2:** LOT 2 IN WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 3:** LOT 3 OF WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 4:** LOT 4 IN THE WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 5:** THE EASTERLY 202.34 FEET OF LOT 14 IN THE WEBB SUBDIVISION, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

- INDEX TO SHEETS**
08.01 VESTING TENTATIVE TRACT MAP
08.02 EXISTING SITE, AND SITE CONTEXT MAP
08.03 CONCEPTUAL SITE GRADING
08.04 CONCEPTUAL SITE DRAINAGE
08.05 CONCEPTUAL SITE UTILITIES, TREE REMOVAL AND SNOW STORAGE
08.06 SITE CROSS SECTIONS
08.07 VIEWPOINT ROAD IMPROVEMENTS
08.08 DRIVEWAY PROFILES



EASEMENT NOTES

- 6' WIDE EASEMENT FOR POLE LINES AND CONDUITS; IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY; RECORDED FEBRUARY 24, 1965, IN BOOK 73, PAGE 380, OF OFFICIAL RECORDS. AFFECTS THE WEST 6 FEET OF PARCEL 5.
- AN EASEMENT FOR POLE LINES; IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY; RECORDED NOVEMBER 7, 1956, IN BOOK 36, PAGE 130, OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS; IN FAVOR OF KERN RIVER DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; RECORDED JANUARY 18, 2006, AS INSTRUMENT NO. 2006000503, OF OFFICIAL RECORDS. ALSO IN FAVOR OF MAMMOTH VIEW, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; RECORDED MARCH 2, 2006, AS INSTRUMENT NO. 2006001601, OF OFFICIAL RECORDS. AFFECTS PARCEL 8.
- AN EASEMENT FOR SNOW STORAGE; IN FAVOR OF THE STATE OF CALIFORNIA; RECORDED OCTOBER 9, 2007 AS INSTRUMENT NO. 2007006628; AFFECTS THE SOUTHERLY 20 FEET OF PARCEL 8.
- AN EASEMENT FOR SNOW STORAGE; IN FAVOR OF THE STATE OF CALIFORNIA; RECORDED JANUARY 18, 2006 AS INSTRUMENT NO. 2006000504; AFFECTS THE SOUTHERLY 20 FEET OF PARCEL 10.
- AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS; IN FAVOR OF CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION; RECORDED OCTOBER 11, 1972, IN BOOK 144, PAGE 379, OF OFFICIAL RECORDS; AFFECTS ALL OF SAID LOT 1 EXCEPTING ANY PORTION WHERE A BUILDING IS PLACED BEFORE JANUARY 1, 1973
- UNRECORDED EASEMENT FOR A PIPELINE OVER THE EAST 5 FEET OF THE NORTH 107 FEET PER 126/380 O.R.
- UNLOCATABLE UNRECORDED EASEMENT FOR A 4" WATER MAIN PER 126/380 O.R.

OWNER/DEVELOPER

MAMMOTH VIEW LLC, MAMMOTH VIEW II, LLC,
AND ALPINE CIRCLE, LLC
621 CAPITOL MALL, SUITE 1900
SACRAMENTO, CA 95814
PROJECT REPRESENTATIVE: HECTOR CALDERA
PHONE NO. (916) 263-0222

PREPARED BY

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

PARCEL 6: LOT 14 OF WEBB SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST 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, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 303.52 FEET OF SAID LAND.

PARCEL 7: THE EASTERLY 101.17 FEET OF THE LAND DESCRIBED AS A WHOLE AS FOLLOWS:

LOT 14 OF WEBB SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST 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, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 202.35 FEET.

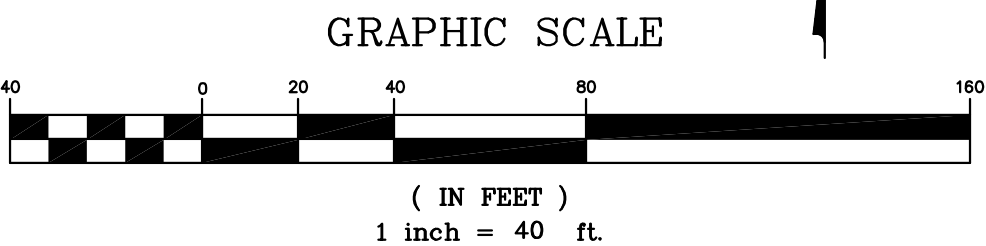
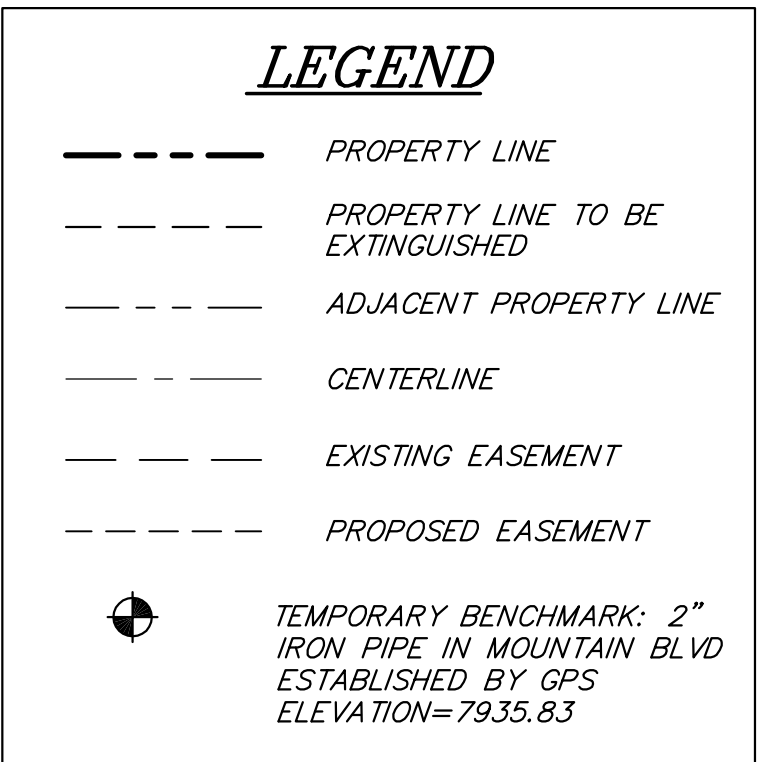
PARCEL 8: THAT PORTION OF HIGHWAY 203 (46' IN WIDTH) AS DESCRIBED IN DIRECTOR'S DEED DD 005767-01-02.

PARCEL 9:

LOT 5 OF WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, RECORDS OF SAID COUNTY.

PARCEL 10:

THAT PORTION OF HIGHWAY 203 (46' IN WIDTH) AS DESCRIBED IN DIRECTOR'S DEED DD 005765-01-01



triad/holmes assoc.
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

PREPARED & SUBMITTED BY:
LICENSED LAND SURVEYOR
ANDREW K. HOLMES
No. 4428
STATE OF CALIFORNIA
DATE:

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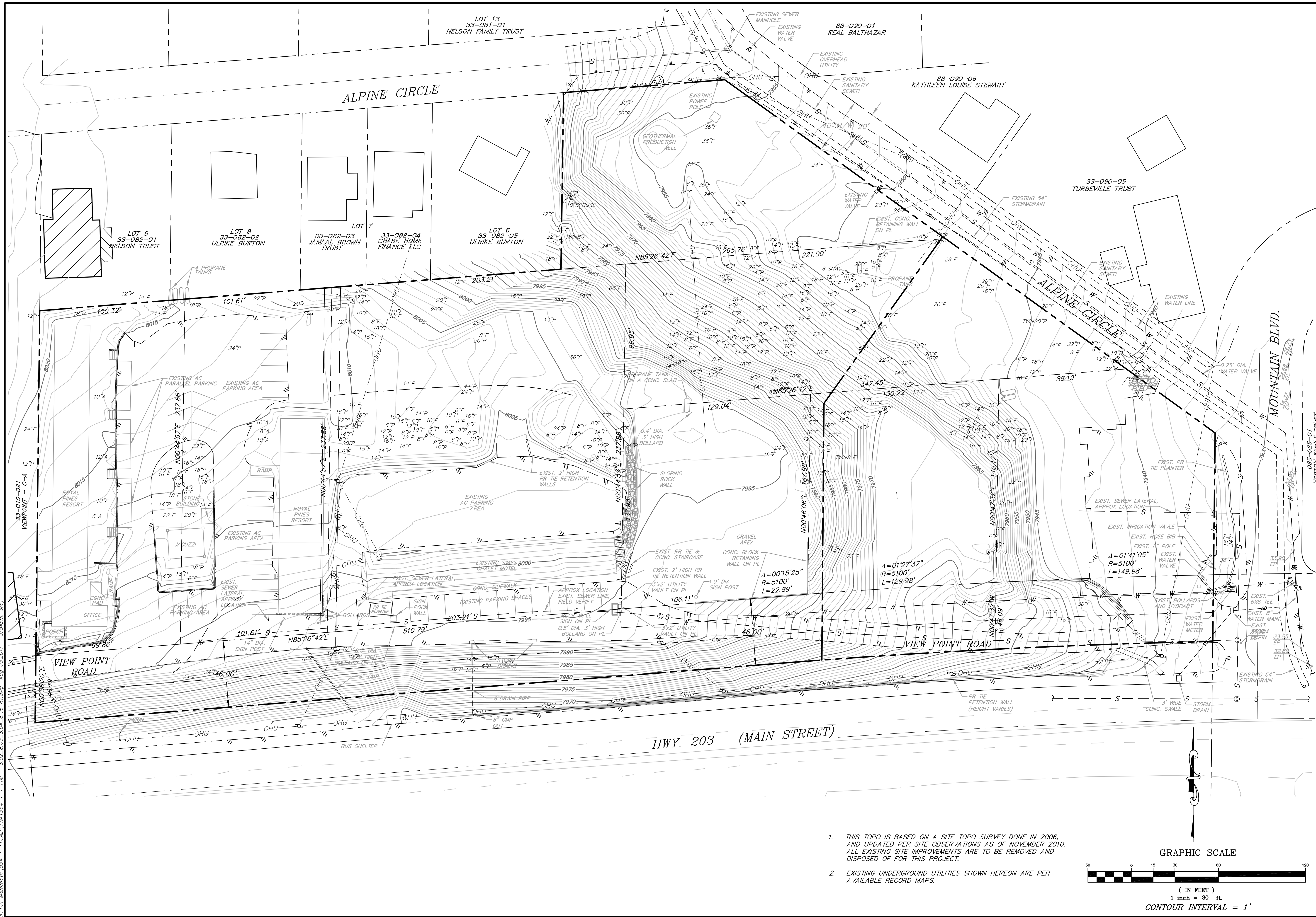
REVISIONS:	BY:

PREPARED FOR:

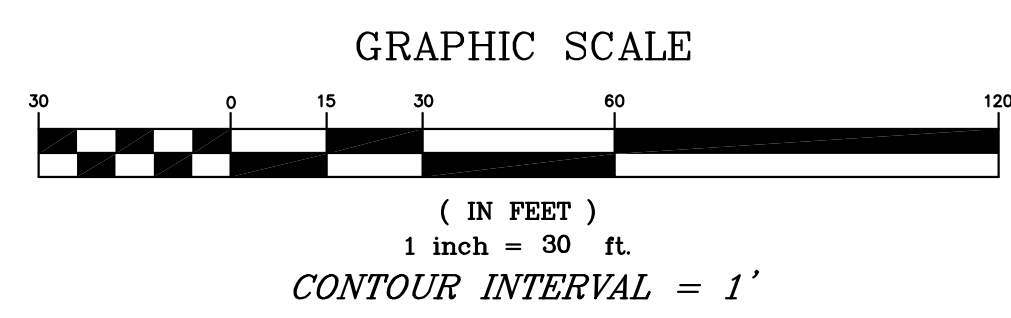
HANDMADE HOTEL
MAMMOTH VIEW
VESTING TENTATIVE MAP
TRACT NO.

DATE	08/02/11
SCALE	AS SHOWN
DRAWN	SCR
JOB NO.	554.1.1
DWG	08.01
SHEET	1 OF 8

K:\01 Mammoth\554-1-1\CAD\TM\554-1-1.dwg Aug 03, 2011 - 3:54pm, sri



1. THIS TOPO IS BASED ON A SITE TOPO SURVEY DONE IN 2006, AND UPDATED PER SITE OBSERVATIONS AS OF NOVEMBER 2010. ALL EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND DISPOSED OF FOR THIS PROJECT.
2. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE PER AVAILABLE RECORD MAPS.



triad/holmes assoc.
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA
DATE:

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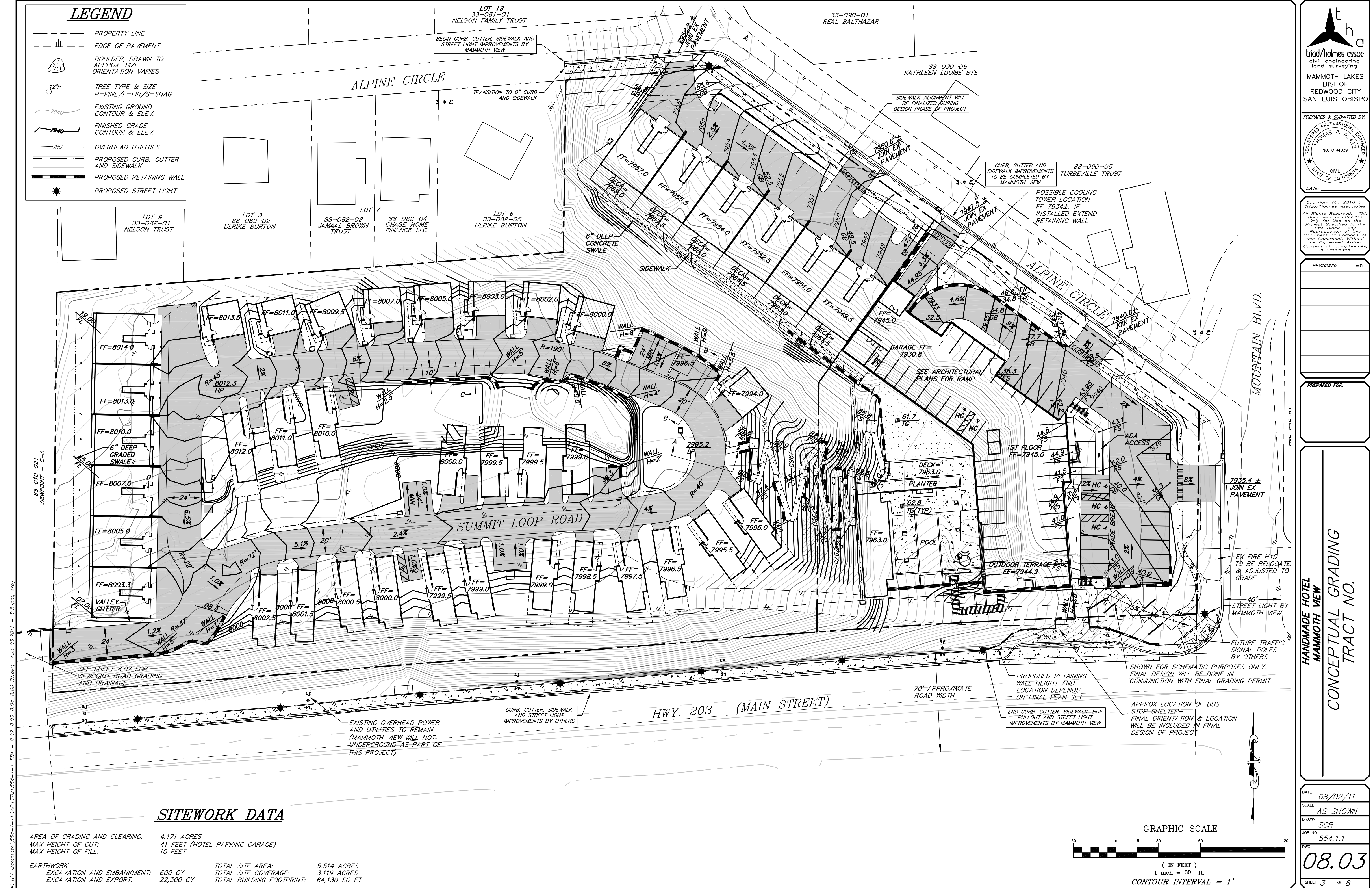
PREPARED FOR:

**HANDMADE HOTEL
MAMMOTH VIEW
EXISTING SITE TOPOGRAPHY
TRACT NO.**

DATE: 08/02/11
SCALE: AS SHOWN
DRAWN: SCR
JOB NO.: 554.1.1
DWG: 08.02
SHEET 2 OF 8

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE
ORIENTATION VARIES
- TREE TYPE & SIZE
P=PINE/F=FIR/S=SNAG
- EXISTING GROUND
CONTOUR & ELEV.
- FINISHED GRADE
CONTOUR & ELEV.
- OVERHEAD UTILITIES
- PROPOSED CURB, GUTTER
AND SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED STREET LIGHT



SITWORK DATA

AREA OF GRADING AND CLEARING: 4.171 ACRES
MAX HEIGHT OF CUT: 41 FEET (HOTEL PARKING GARAGE)
MAX HEIGHT OF FILL: 10 FEET

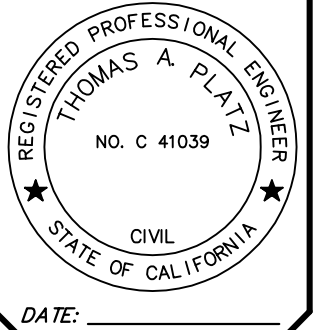
EARTHWORK
EXCAVATION AND EMBANKMENT: 600 CY
EXCAVATION AND EXPORT: 22,300 CY
TOTAL SITE AREA: 5.514 ACRES
TOTAL SITE COVERAGE: 3.119 ACRES
TOTAL BUILDING FOOTPRINT: 64,130 SQ FT

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft
CONTOUR INTERVAL = 1'

PREPARED & SUBMITTED BY:



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PREPARED FOR:

DATE: 08/02/11

SCALE: AS SHOWN

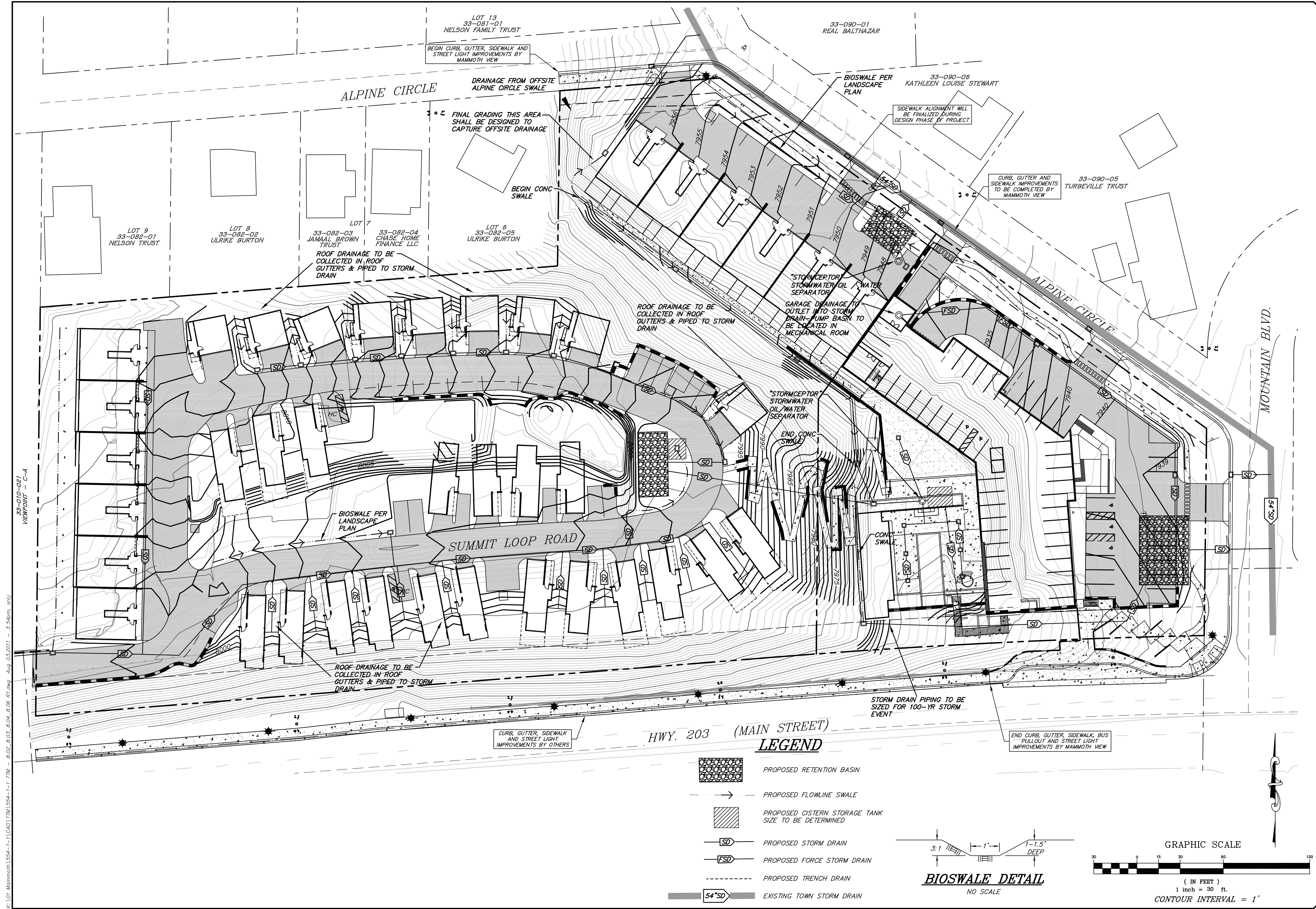
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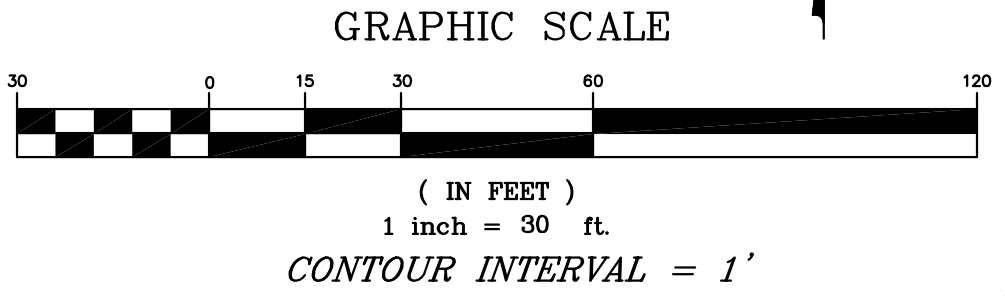
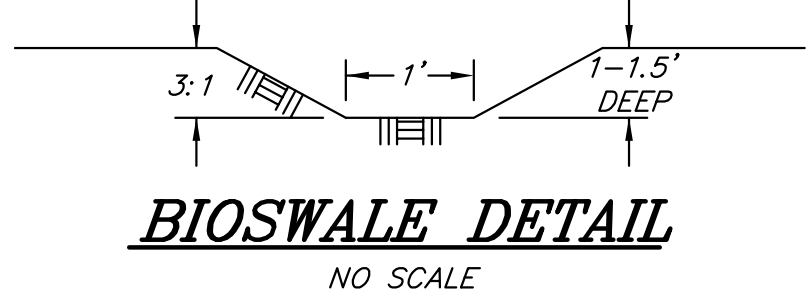
SHEET 3 OF 8

HANDMADE HOTEL
MAMMOTH VIEW
CONCEPTUAL GRADING
TRACT NO.



HWY. 203 (MAIN STREET)
LEGEND

- PROPOSED RETENTION BASIN
- PROPOSED FLOWLINE SWALE
- PROPOSED CISTERN STORAGE TANK
SIZE TO BE DETERMINED
- PROPOSED STORM DRAIN
- PROPOSED FORCE STORM DRAIN
- PROPOSED TRENCH DRAIN
- EXISTING TOWN STORM DRAIN



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land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

PREPARED & SUBMITTED BY:

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

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HANDMADE HOTEL
MAMMOTH VIEW
CONCEPTUAL DRAINAGE PLAN
TRACT NO.

DATE 08/02/11
SCALE AS SHOWN
DRAWN SCR
JOB NO. 554.1.1
DWS

08.04

SHEET 4 OF 8

LEGEND

- PROPERTY LINE
--- PROPERTY LINE TO BE EXTINGUISHED
--- CENTERLINE
--- EDGE OF PAVEMENT
--- BOULDER, DRAWN TO APPROX. SIZE, ORIENTATION VARIES
--- TREE TYPE & SIZE
P=PINE/F=FIR/S=SNAG
--- TREE TO BE REMOVED
--- PROPOSED STREET LIGHT
- FIRE HYDRANT
--- WATER VALVE BOX
--- SEWER MANHOLE
--- EXISTING WATERLINE
--- EXISTING SEWERLINE
--- EXISTING PROPANE
--- EXISTING UTILITY TO BE REMOVED
--- OVERHEAD UTILITIES
--- EXISTING GROUND CONTOUR & ELEV.
- SNOW STORAGE
--- PROPOSED WATERLINE
--- PROPOSED SEWERLINE
--- PROPOSED SEWER FORCE MAIN
--- PROPOSED PROPANE
--- PROPOSED WATER METER
--- SEWER MANHOLE
--- PROPOSED FIRE HYDRANT
--- TEMPORARY BENCHMARK: 2" IRON PIPE IN MOUNTAIN BLVD ESTABLISHED BY GPS ELEVATION=7935.83

SNOW STORAGE CALCULATIONS

THE SUMMIT

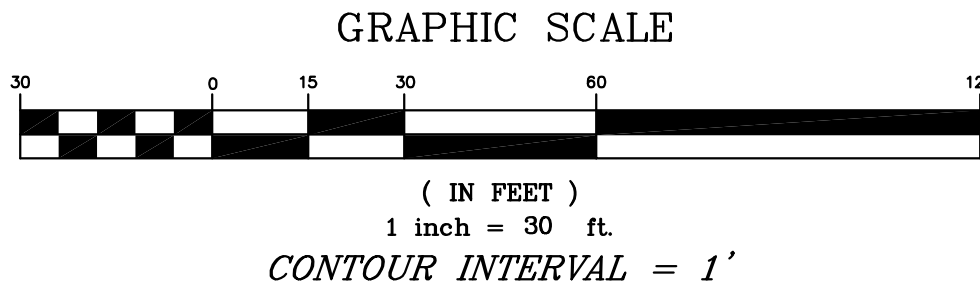
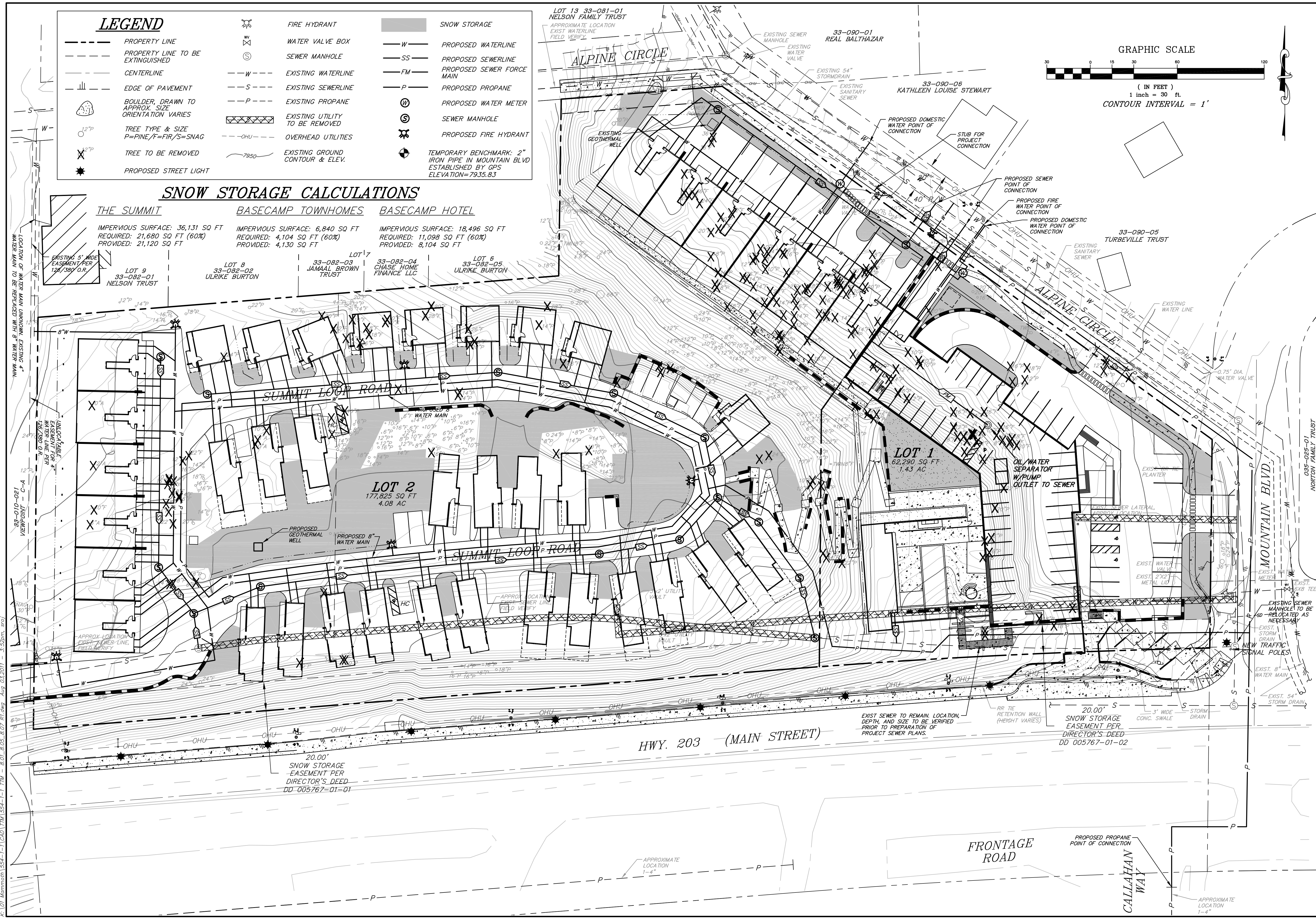
IMPERVIOUS SURFACE: 36,131 SQ FT
REQUIRED: 21,680 SQ FT (60%)
PROVIDED: 21,120 SQ FT

BASECAMP TOWNHOMES

IMPERVIOUS SURFACE: 6,840 SQ FT
REQUIRED: 4,104 SQ FT (60%)
PROVIDED: 4,130 SQ FT

BASECAMP HOTEL

IMPERVIOUS SURFACE: 18,496 SQ FT
REQUIRED: 11,098 SQ FT (60%)
PROVIDED: 8,104 SQ FT



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MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

PREPARED & SUBMITTED BY:
THOMAS A. PLATZ
REGISTERED PROFESSIONAL ENGINEER
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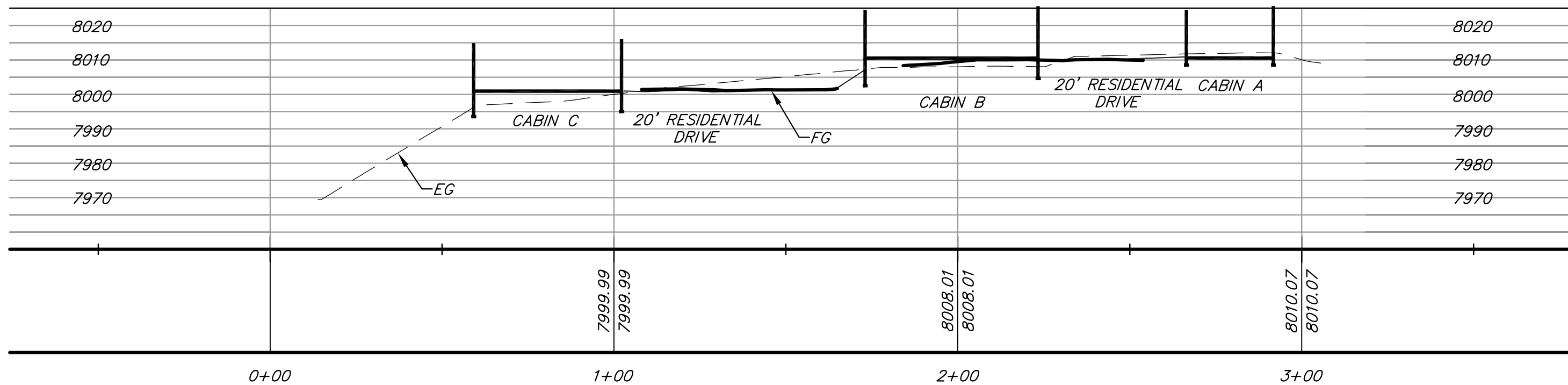
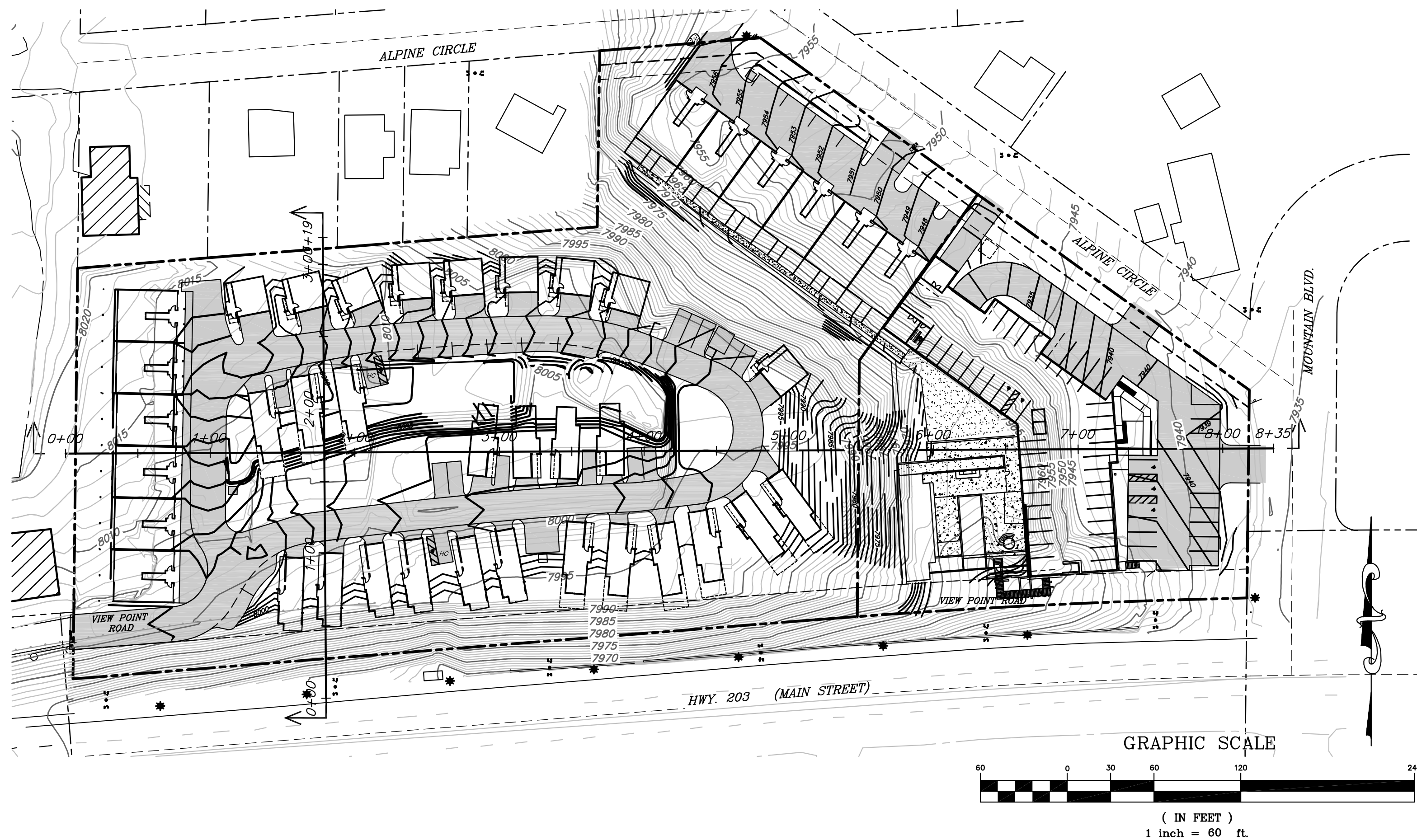
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HANDMADE HOTEL
MAMMOTH VIEW
UTILITIES, TREE REMOVAL
AND SNOW STORAGE

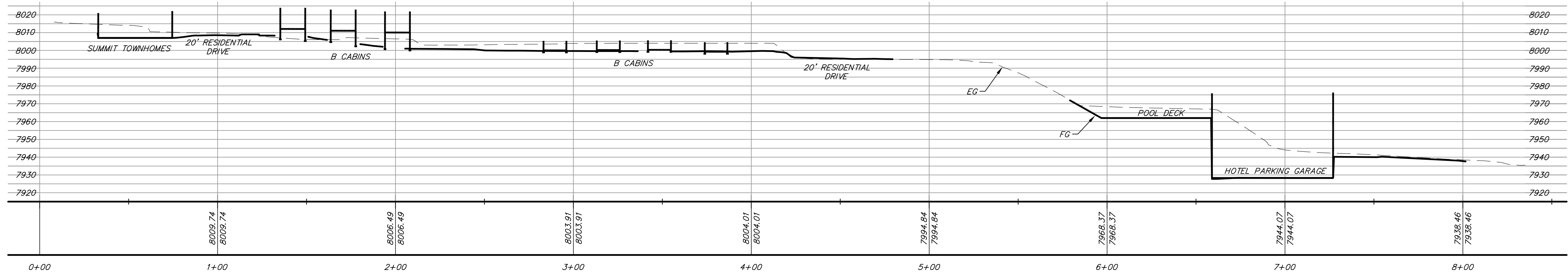
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JOB NO. 554.1.1
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08.05
SHEET 5 OF 8

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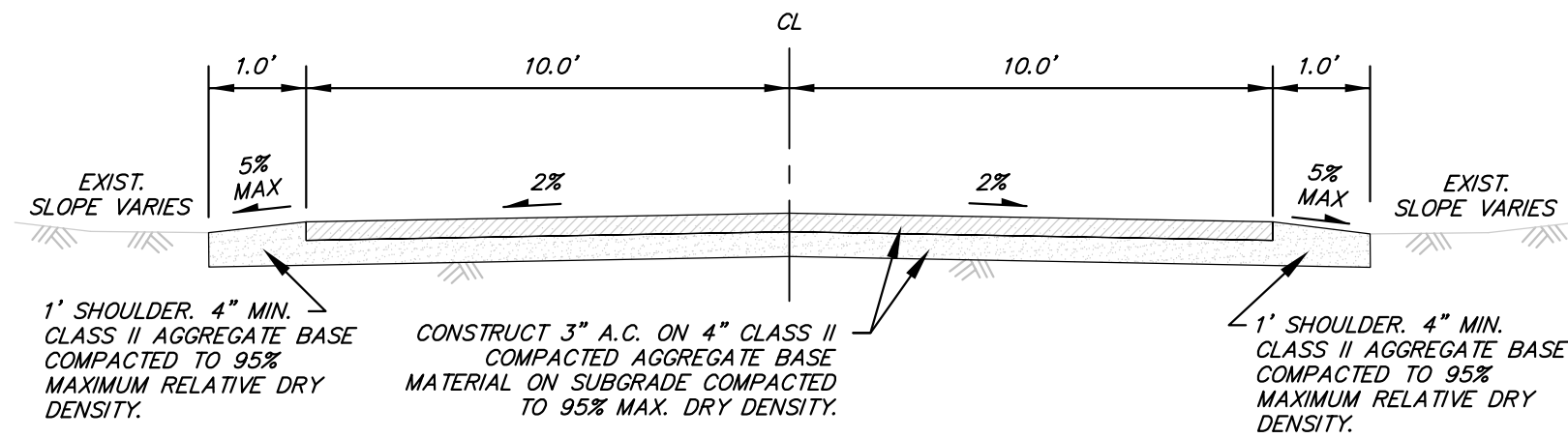
SECTION LOOKING WEST

SCALES: 1"=30'
HORIZ & VERT

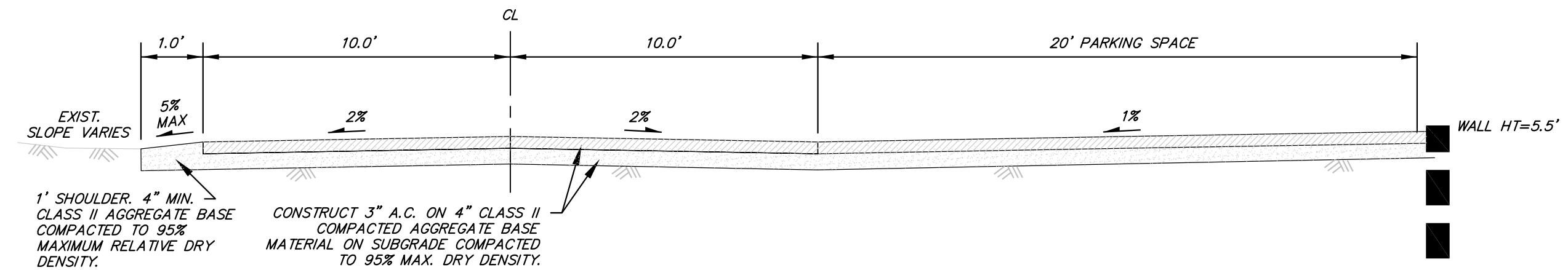


SECTION LOOKING NORTH

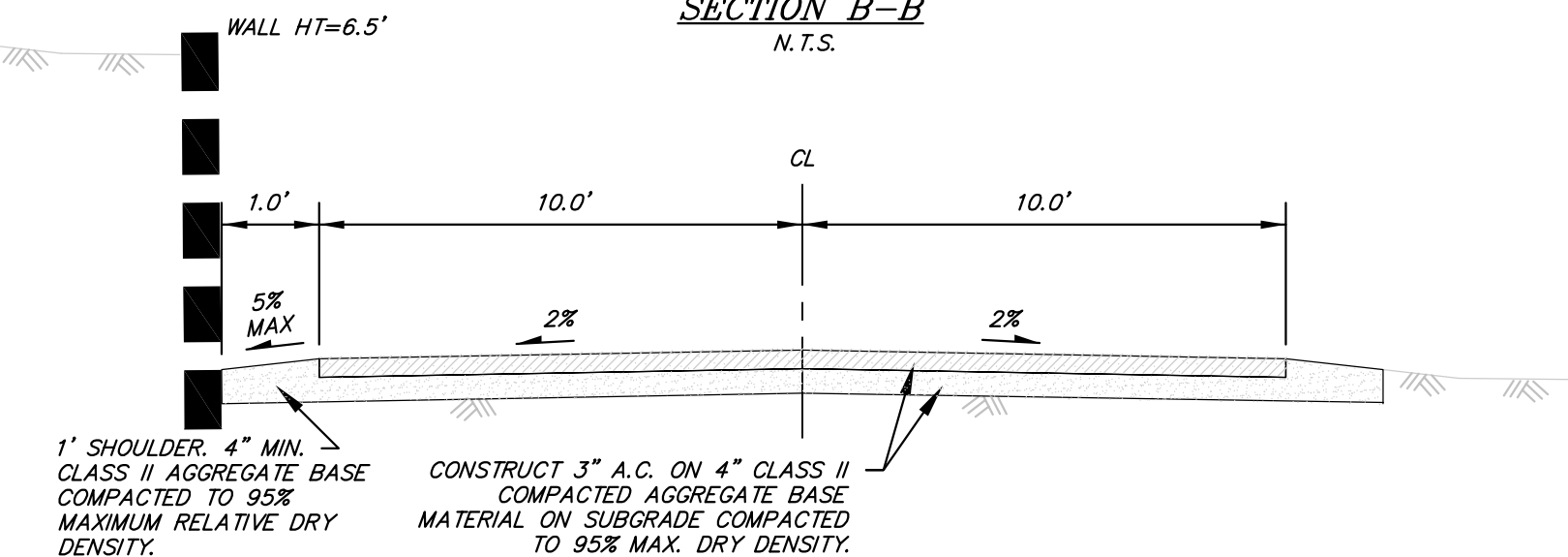
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HORIZ & VERT



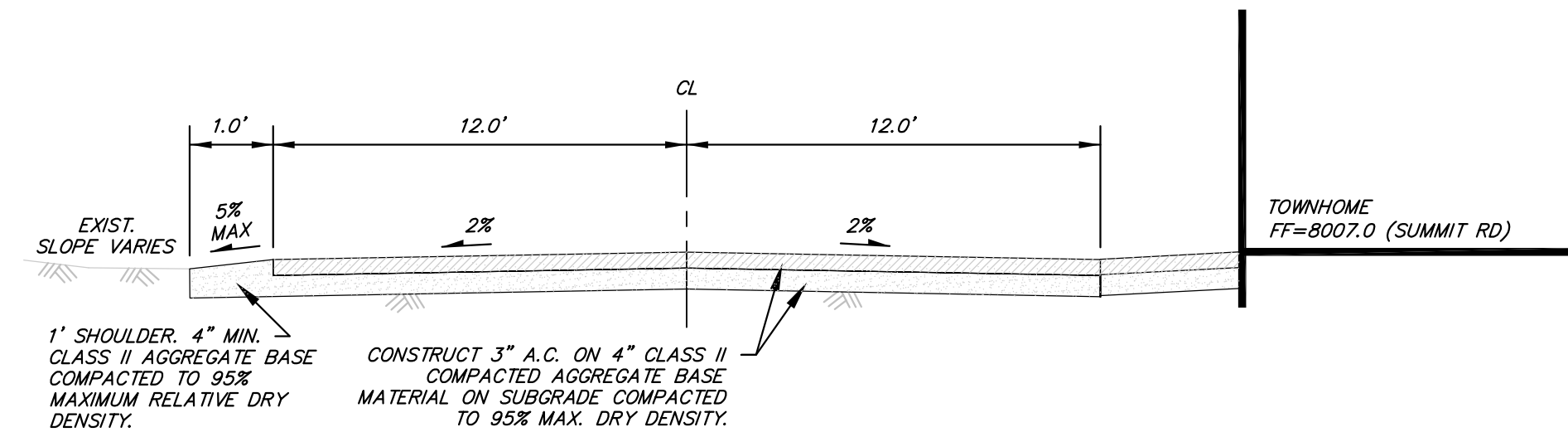
**20' WIDE SUMMIT ROAD
SECTION A-A**
N.T.S.



**SUMMIT ROAD
SECTION B-B**
N.T.S.

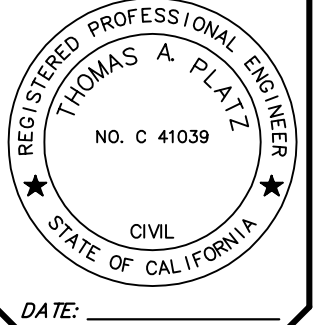


**SUMMIT ROAD
SECTION C-C**
N.T.S.



SECTION D-D SUMMIT ROAD
N.T.S.

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**HANDMADE HOTEL
MAMMOTH VIEW**
**VESTING TENTATIVE MAP
TRACT NO.**

DATE 08/02/11

SCALE AS SHOWN

DRAWN SCR

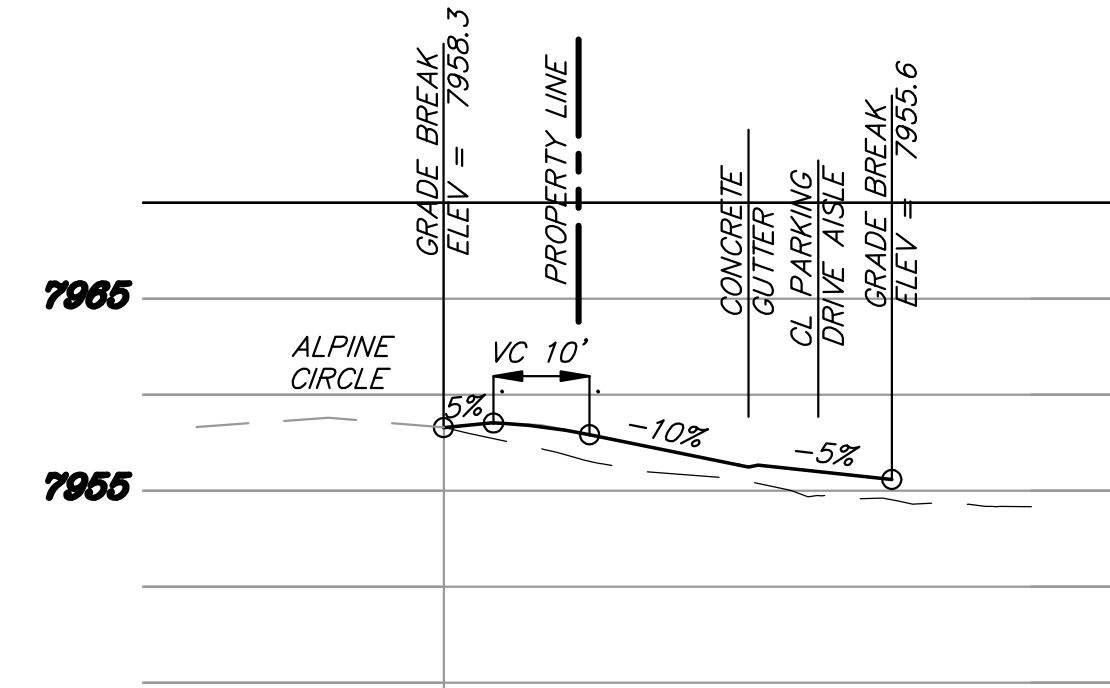
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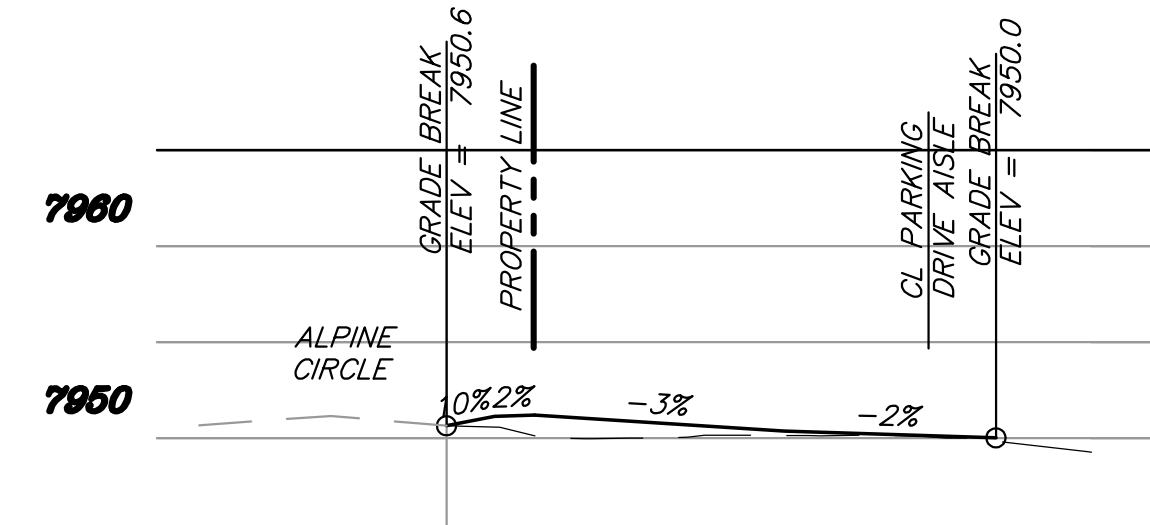
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SHEET 6 OF 8

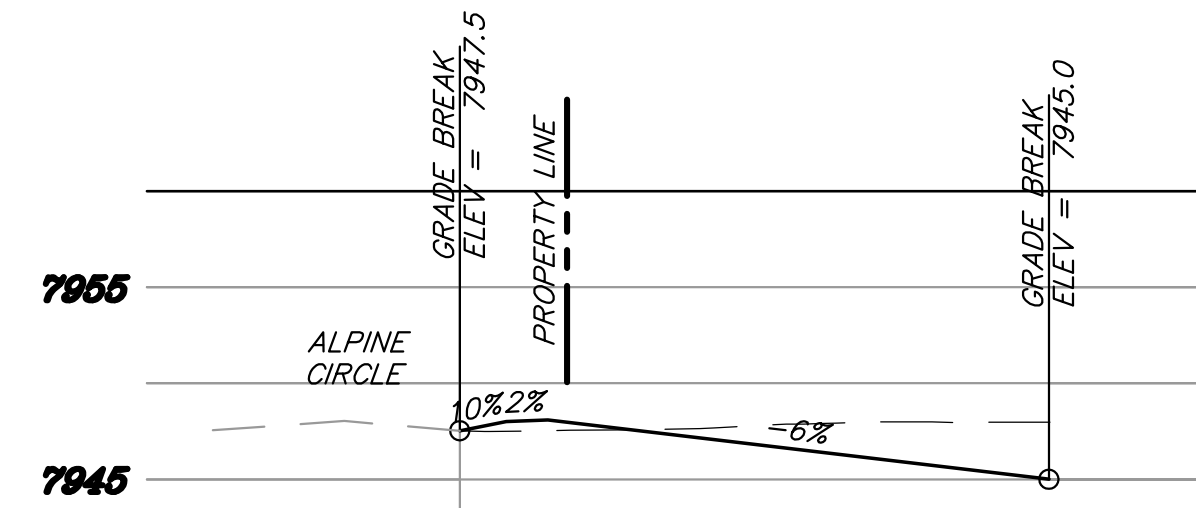
north ent alpine cir



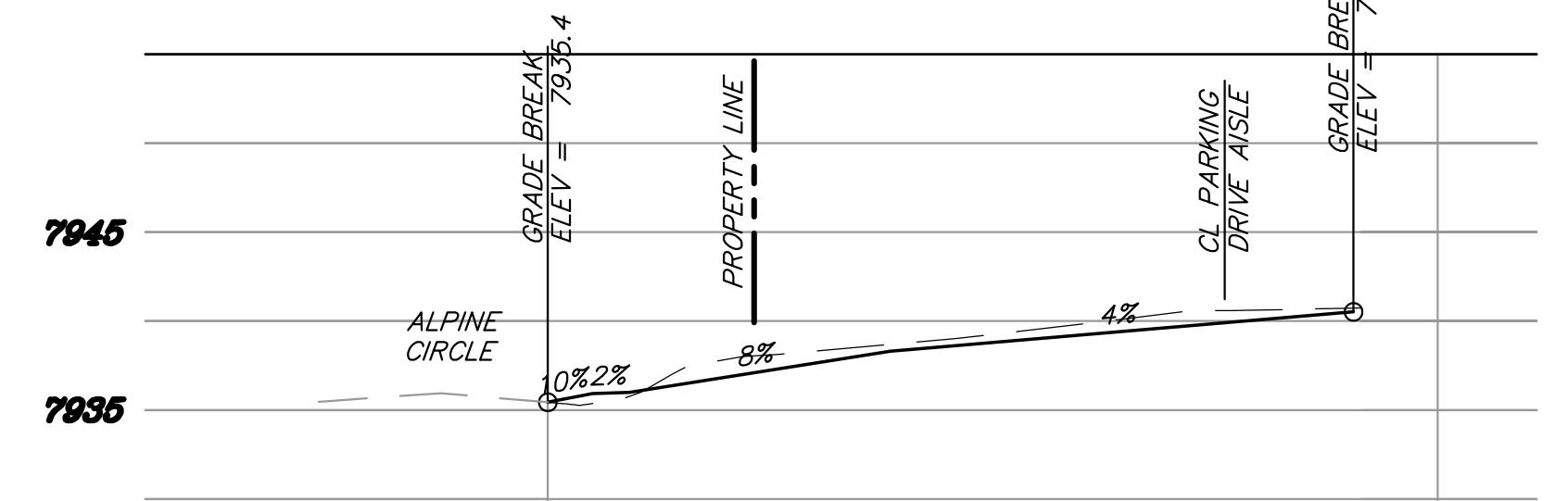
entrance alpine cir



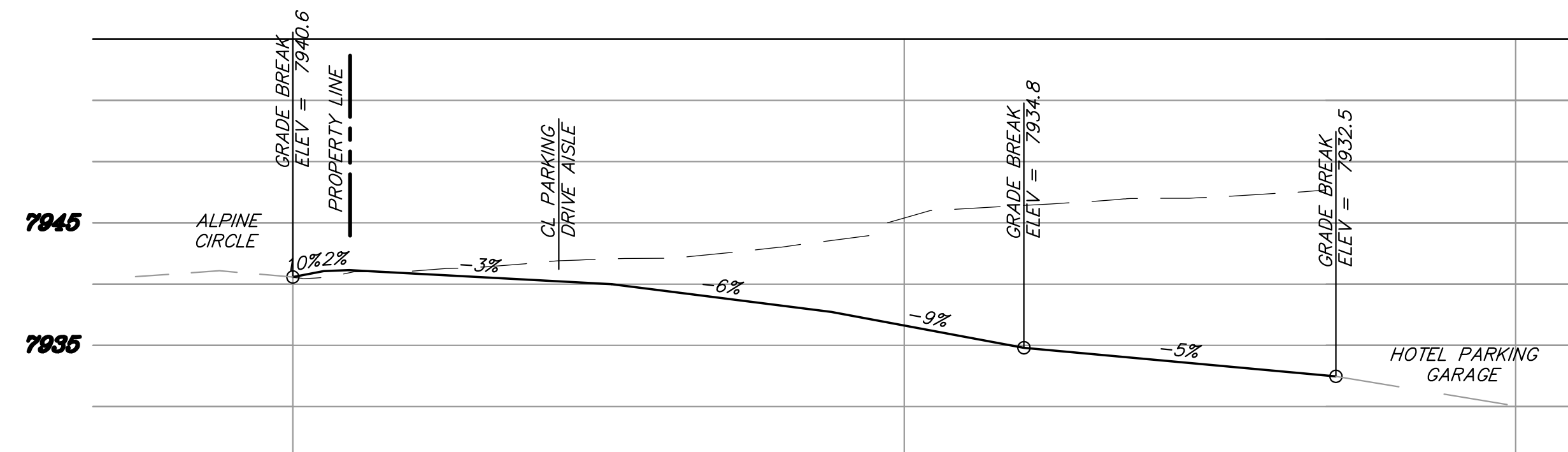
mech rm entrance alpine cir



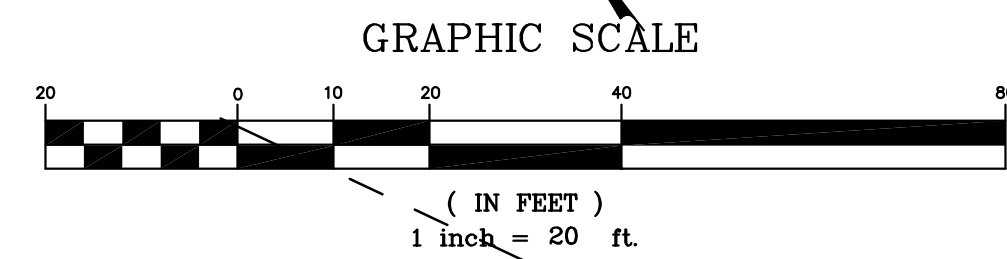
south entrance mountain blvd



hotel gar entrance alpine



PROFILE SCALES
HORIZ: 1"=20'
VERT: 1"=10'



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NORTH ENTRANCE
ALPINE CIRCLE

ENTRANCE
ALPINE CIRCLE

MECH RM ENTRANCE

ALPINE CIRCLE

HOTEL GARAGE
ENTRANCE

SOUTH ENTRANCE
MOUNTAIN BLVD

MOUNTAIN BLVD.

REVISIONS:	BY:

PREPARED FOR:

HANDMADE HOTEL
MAMMOTH VIEW
DRIVEWAY PROFILES
TRACT NO.