

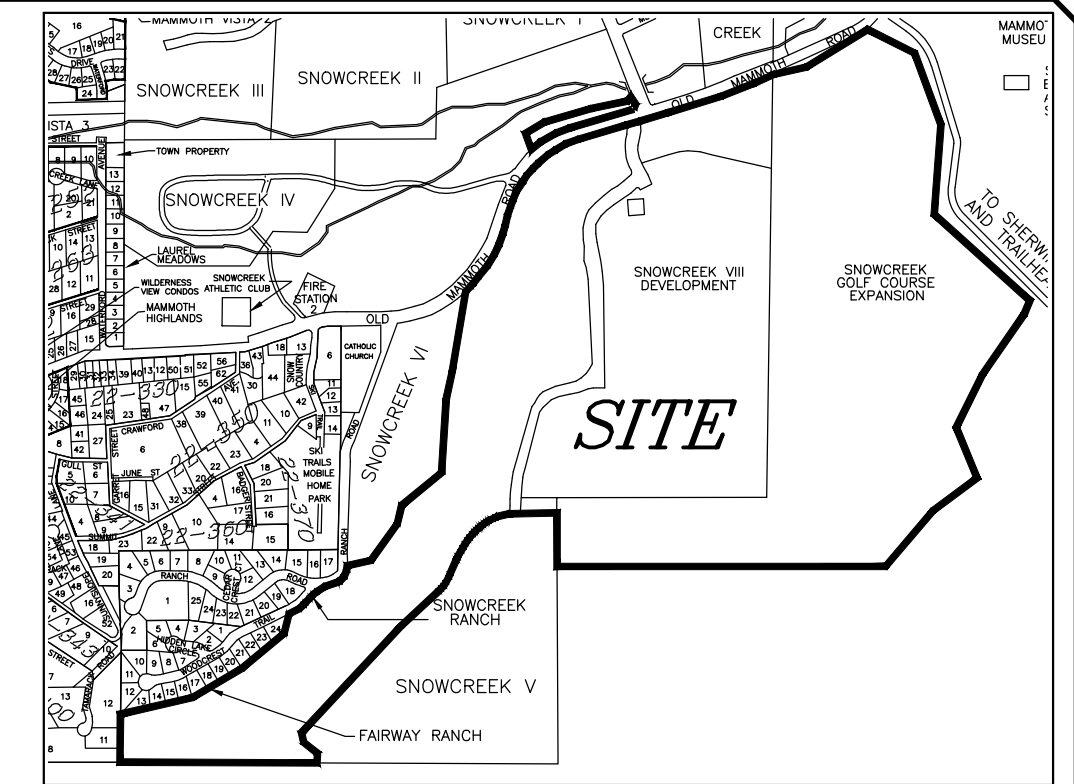
BEING A SUBDIVISION OF LOTS 1, 2, 3, 17, 18 AND SNOWCREEK ROAD LOTS
A, B, C, D, E, F & FAIRWAY OR LOT G OF TRACT MAP 2009-002 AS
RECORDED IN MAP BOOK 12, PAGES 22A-22H OF MAPS IN THE OFFICE OF
THE COUNTY RECORDER OF MONO COUNTY, CALIFORNIA



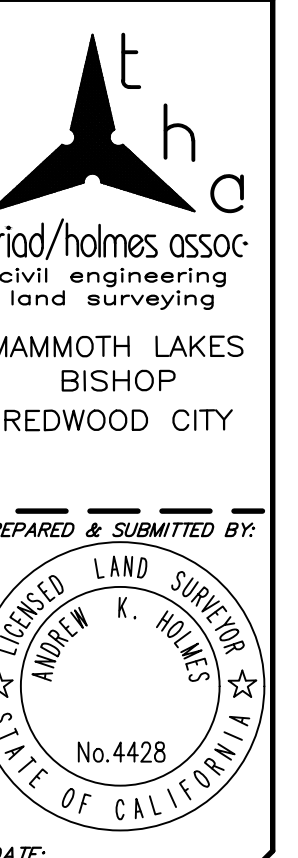
*LOTS 1, 2 & 3 ARE BEING SUBDIVIDED
FOR CONDOMINIUM PURPOSES. 172 UNITS
TOTAL*

*LOTS 17 & 18 ARE INCLUDED IN THIS
SUBDIVISION FOR PURPOSES OF
STORMWATER RETENTION AND
CONVEYANCE PURPOSES*

SNOWCREEK DR (LOTS A-F), TERRA MAR
DR (LOT E) AND FAIRWAY (LOT G) ARE
INCLUDED FOR ROAD AND UTILITY
PURPOSES



VICINITY MAP
||| NO SCALE



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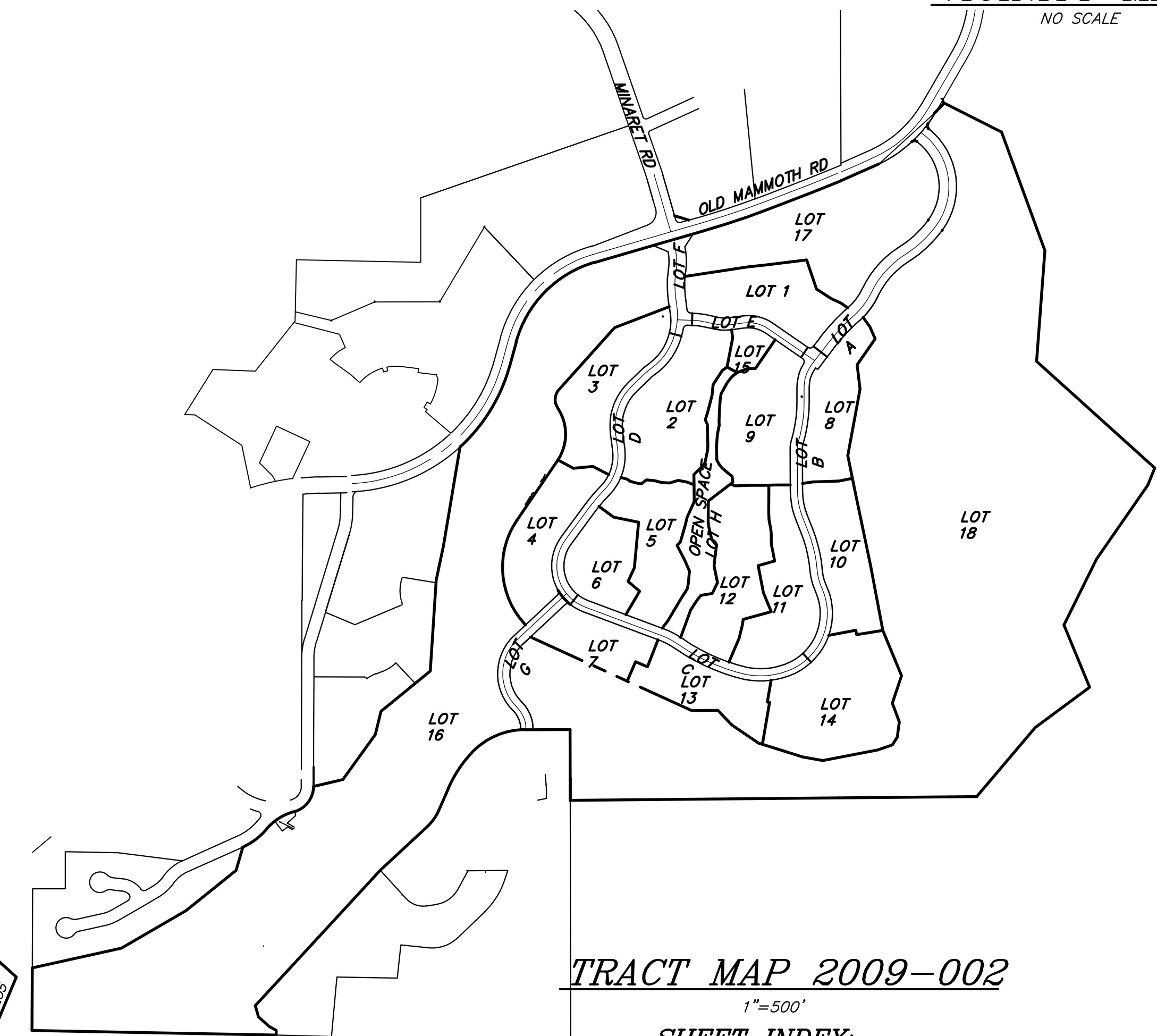
[illegible]

PREPARED FOR:

SNOWCREEK

TENTATIVE TRACT MAP 23-002
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	08/02/2024
LE	AS SHOWN
WN	TP / GP
NO.	36.1
	1
EET	OF



TRACT MAP 2009-002

 $1''=500'$

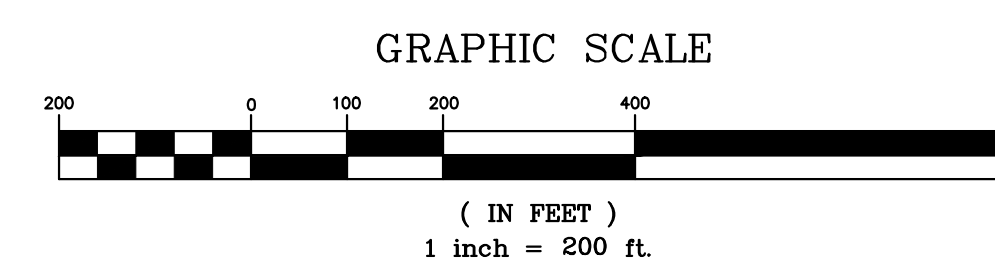
SHEET INDEX:

- 1 *TENTATIVE TRACT MAP LOTS 1-3, 17 & 18*
- 2 *LINE & CURVE TABLES, SITE DATA*
- 3 *EXISTING SITE TOPOGRAPHY*
- 4 *OVERALL PHASE I CONSTRUCTION PLAN*
- 5 *OVERALL PHASE I-IV UTILITY PLAN*
- 6 *PHASE I MASS GRADING PLAN & EARTHWORK*
- 7 *PHASE I GRADING/DRAINAGE PLAN*
- 8 *PHASE I GRADING/DRAINAGE PLAN*
- 9 *PHASE I GRADING/DRAINAGE PLAN*
- 10 *PHASE I WATER/SEWER PLAN*
- 11 *SEWER PROFILES*
- 12 *SEWER PROFILES*
- 13 *SEWER PROFILES*
- 14 *SNOW STORAGE & IMPERVIOUS AREAS*
- 15 *TYPICAL SITE & STREET SECTIONS*
- 16 *DETAILS*
- 17 *EASEMENTS*

*NOTE:
PHASE 1 CONSISTING OF LOTS 1, 2,
3, 17, & 18 OF TM 2009-002 WILL
BE SUBPHASED. THREE SUBPHASES
PROPOSED AS FOLLOWS:*

PHASE 1A: LOTS 1, 17 & 18
PHASE 1B: LOT 2
PHASE 1C: LOT 3 |

GRADING SHOWN
ON SHEET 6-9
IS CONCEPTUAL
AND COULD
POSSIBLY BE
CHANGED



TENTATIVE TRACT 2023-002

BEING A SUBDIVISION OF LOTS 1, 2, 3, 17 & 18 OF
TRACT MAP 2009-002 AS RECORDED IN MAP BOOK 12, PAGES 22A-22H OF
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY,
CALIFORNIA

Line Table		
Line #	Length	Direction
L21	64.74	S11° 14' 22"W
L22	21.36	S02° 39' 46"W
L23	6.68	S04° 47' 55"W
L24	16.10	S08° 43' 03"E
L25	22.75	S24° 51' 23"E
L26	41.41	S17° 38' 23"W
L27	83.80	S14° 56' 34"W
L28	52.24	S04° 35' 00"W
L29	82.14	S33° 40' 13"W
L30	28.36	S53° 54' 51"W
L31	145.70	N10° 57' 44"E
L32	41.04	N02° 55' 55"W
L33	8.87	N87° 34' 05"E
L34	61.56	S78° 05' 30"E
L35	61.56	N78° 05' 30"W
L36	72.11	S82° 34' 05"W
L37	209.92	S55° 30' 19"E
L38	51.11	N37° 20' 02"E
L39	38.97	N53° 46' 23"W
L40	197.97	S82° 58' 33"W

Line Table		
Line #	Length	Direction
L61	1991.43	N89° 27' 48"E
L62	346.51	S00° 07' 45"E
L63	181.37	N89° 52' 10"E
L64	6.77	N00° 58' 09"W
L65	54.12	N46° 54' 46"E
L66	867.31	S65° 27' 58"E
L67	128.82	N89° 30' 57"E
L68	98.04	S43° 24' 22"E
L69	158.17	S55° 53' 35"E
L70	228.00	S72° 29' 11"E
L71	99.46	N80° 03' 27"W
L72	237.71	N79° 12' 47"E
L73	76.49	N70° 57' 15"E
L74	45.24	N32° 27' 18"E
L75	75.20	N07° 30' 31"E
L76	97.92	N20° 43' 55"W
L77	142.11	N18° 29' 44"E
L78	183.27	N22° 19' 57"W
L79	56.70	N22° 19' 57"W
L80	323.35	N10° 44' 14"W

Line Table		
Line #	Length	Direction
L101	67.86	N21° 43' 26" W
L102	67.86	N21° 43' 26" W
L103	11.21	S23° 39' 11" E
L104	11.21	S23° 39' 11" E
L105	26.94	S56° 59' 41" E
L106	27.78	S56° 59' 41" E
L107	405.01	S69° 30' 15" E
L108	405.01	S69° 30' 15" E
L109	196.66	N36° 23' 51" E
L110	196.66	N36° 23' 51" E
L111	289.63	N46° 54' 46" E

Curve #	Length	Radius	Delta
C21	274.25	295.00	053°15'57"
C22	194.12	215.00	051°43'52"
C23	272.97	230.00	068°00'00"
C24	99.18	75.00	075°46'10"
C25	30.53	20.00	087°26'56"
C26	68.84	640.00	006°09'46"
C27	143.86	185.00	044°33'13"
C28	314.59	195.00	092°26'08"
C29	128.83	387.50	019°02'55"
C30	223.11	412.50	030°59'24"
C31	208.60	582.06	020°32'00"
C32	551.23	362.06	087°13'54"
C33	4.67	252.50	001°33'38"
C34	119.10	347.50	019°38'14"
C35	343.26	4040.00	004°52'05"
C36	149.71	5040.00	001°42'07"
C37	199.25	640.00	017°50'15"
C38	28.01	20.00	080°15'13"
C39	428.63	277.06	088°38'06"
C40	178.13	497.06	020°32'00"

Curve Table			
Curve #	Length	Radius	Delta
C41	269.09	497.50	030°59'24"
C42	120.08	302.50	022°44'41"
C43	198.98	5040.00	002°15'43"
C44	119.55	215.00	031°51'35"
C45	101.00	155.00	037°20'02"
C46	192.81	662.00	016°41'14"
C47	210.28	722.00	016°41'14"
C48	36.75	125.00	016°50'50"
C49	19.11	65.00	016°50'50"
C50	148.67	395.00	021°33'51"
C51	126.08	335.00	021°33'51"
C52	192.03	645.00	017°03'29"
C53	209.89	705.00	017°03'29"
C54	74.56	225.00	018°59'14"
C55	94.45	285.00	018°59'14"
C56	528.29	325.00	093°08'08"
C57	430.76	265.00	093°08'08"
C58	221.39	405.00	031°19'12"
C59	187.51	345.00	031°08'25"
C60	368.86	975.00	021°40'33"

Curve Table			
Curve #	Length	Radius	Delta
C61	345.84	915.00	021°39'22"
C62	60.04	275.00	012°30'34"
C63	73.14	335.00	012°30'34"
C64	74.06	240.00	017°40'50"
C65	332.70	180.00	105°54'06"
C66	28.37	20.00	081°15'49"
C67	276.57	240.00	066°01'37"
C68	107.77	765.00	008°04'18"
C69	116.22	825.00	008°04'18"
C71	411.39	255.00	092°26'08"
C72	97.20	125.00	044°33'13"
C73	26.72	20.00	076°32'33"

TOTAL: 172; 5% AFFORDABLE

Snowcreek Investment Company II L.L.C.
1 Fairway Drive
P.O. Box 100, pmb #605
Mammoth Lakes, CA 93546

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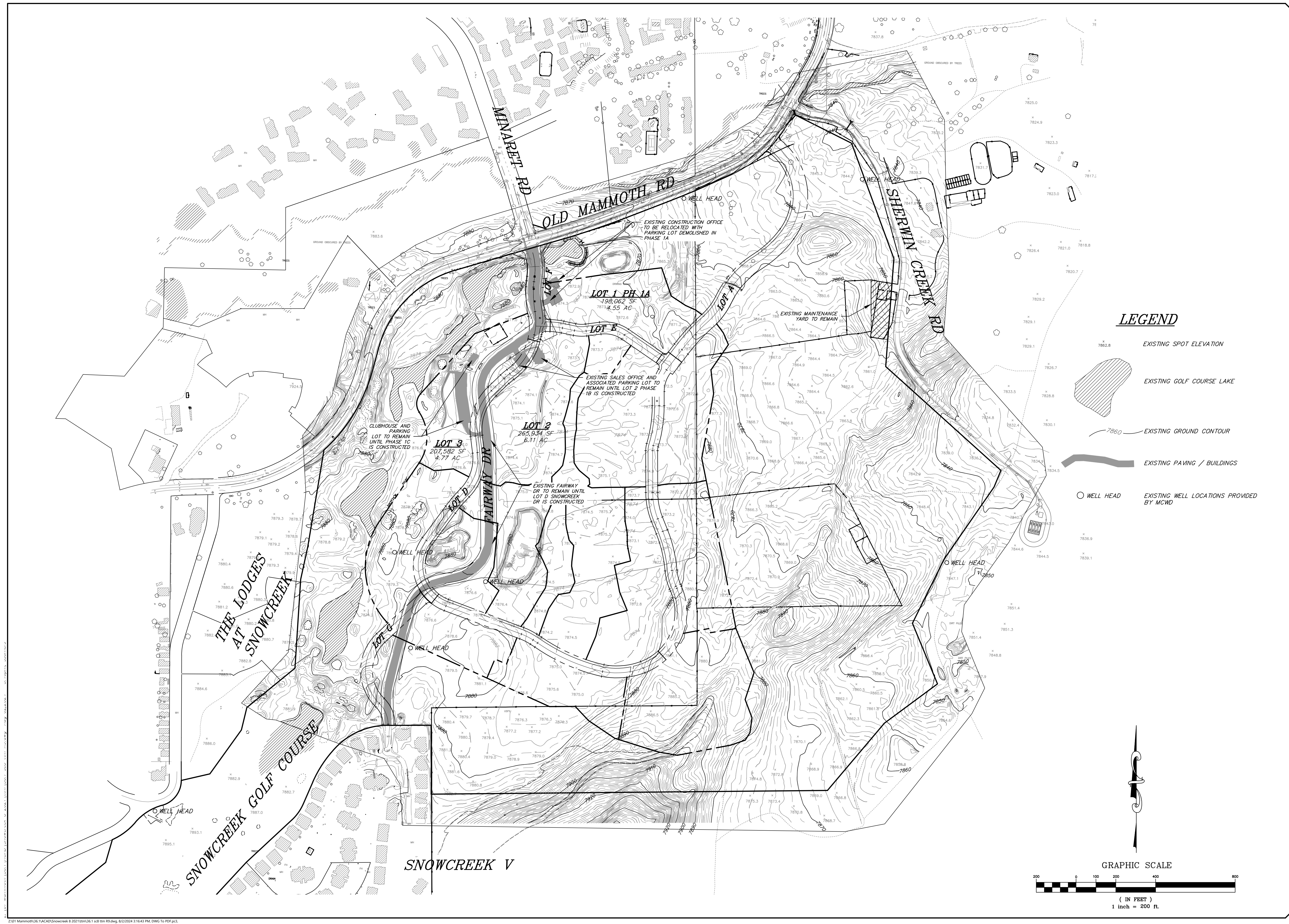
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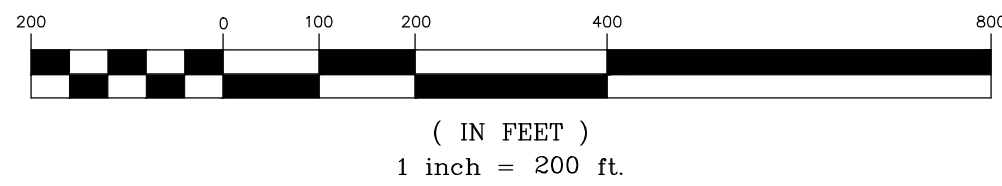
PREPARED FOR:

LOWCREEK

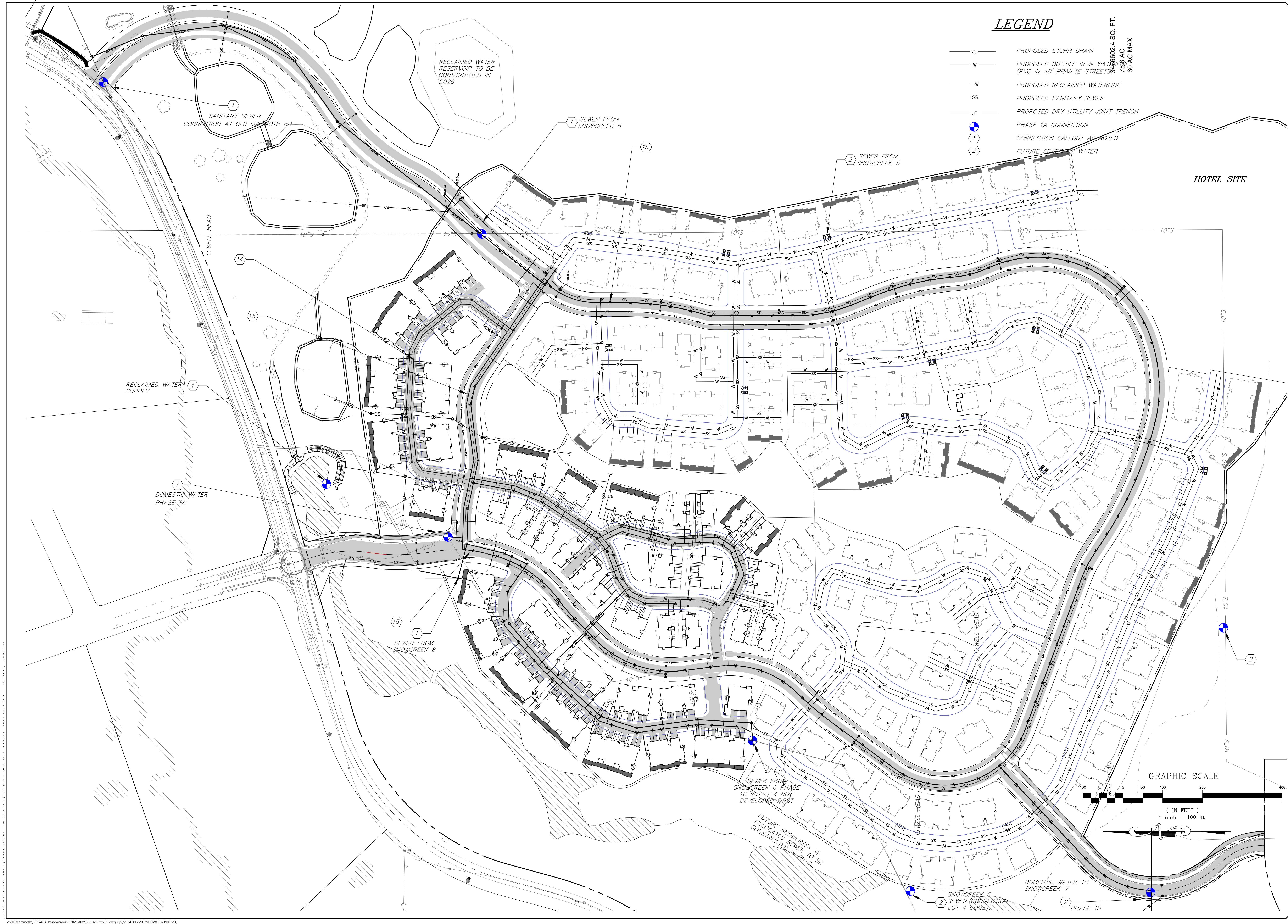
EXISTING SITE TOPOGRAPHY

08/02/2024
TP / GP
36.1
3
3 OF





DATE	08/02/2024
SCALE	
DRAWN	TP / GP
JOB NO.	36.1
DWG	4
SHEET	OF



LEGEND

- SD PROPOSED STORM DRAIN
- W PROPOSED DUCTILE IRON WATER (PVC IN 40' PRIVATE STREETS)
- W PROPOSED RECLAIMED WATERLINE
- SS PROPOSED SANITARY SEWER
- JT PROPOSED DRY UTILITY JOINT TRENCH
- 1 PHASE 1A CONNECTION
- 2 CONNECTION CALLOUT AS NOTED
- 3 FUTURE SEWER WATER

3400602.4 SQ. FT.
75.8 AC
60 AC MAX

HOTEL SITE

th
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:

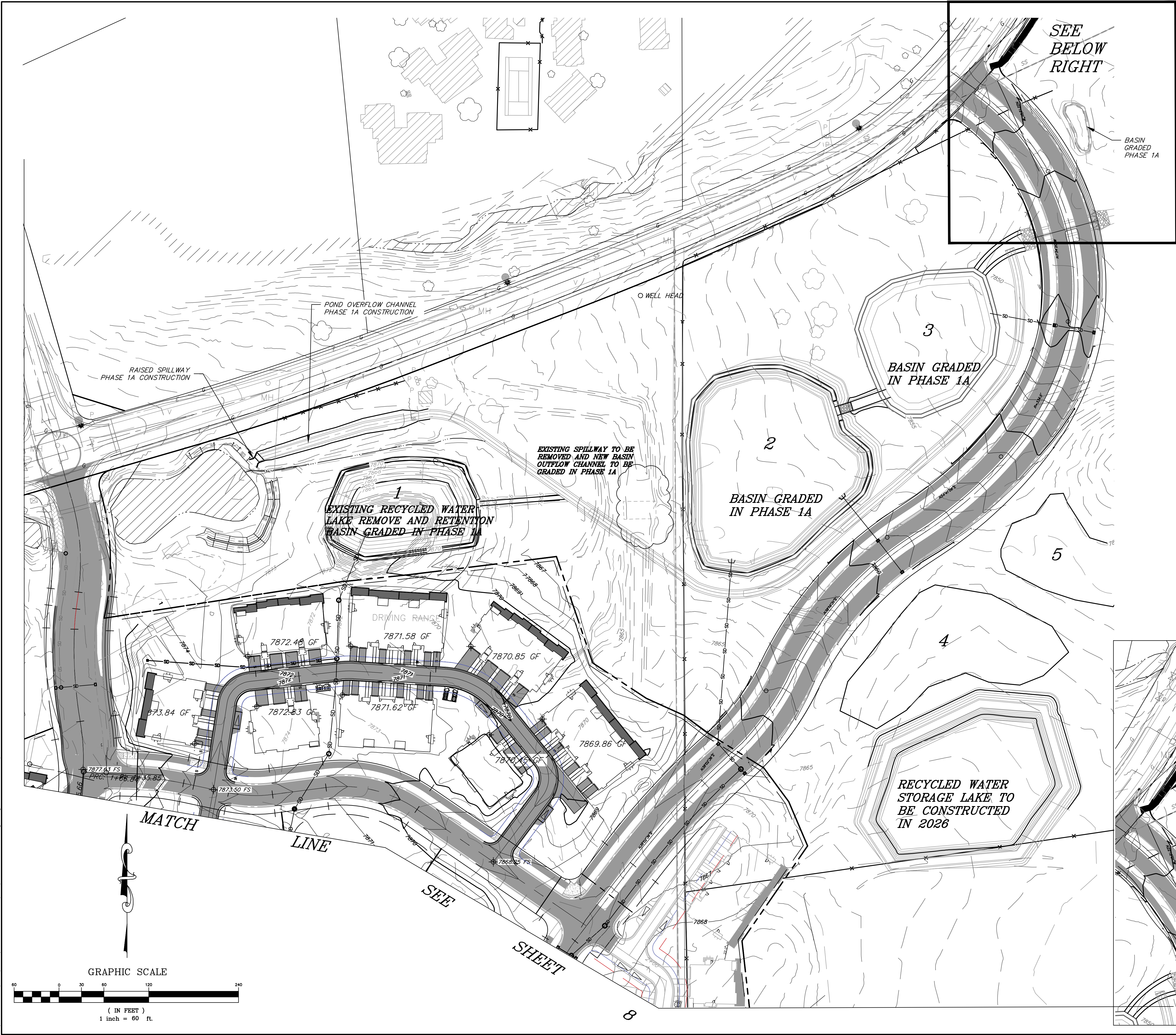
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PREPARED FOR:
SNOWCREEK

SNOWCREEK 8 - PHASE I
OVERALL UTILITY SCHEMATIC
PROJECT
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	08/02/2024
SCALE	
DRAWN	TP / GP
JOB NO.	36.1
DWG	5
SHEET	OF



LEGEND

E

W

10"S

EXISTING UNDERGROUND ELECTRICAL LINE

EXISTING WATERLINE

EXISTING SEWERLINE

EXISTING BUILDINGS / PAVEMENT TO BE REMOVED

EXISTING GOLF COURSE LAKE

PROPOSED PHASE I CONSTRUCTION BOUNDARY

PROPOSED PHASE I LIMITS OF GRADING

PROPOSED STORMWATER RETENTION BASINS—BASINS #4 & #5 ARE FUTURE BASINS TO BE CONSTRUCTED WITH FUTURE PHASES

7872.25 GF

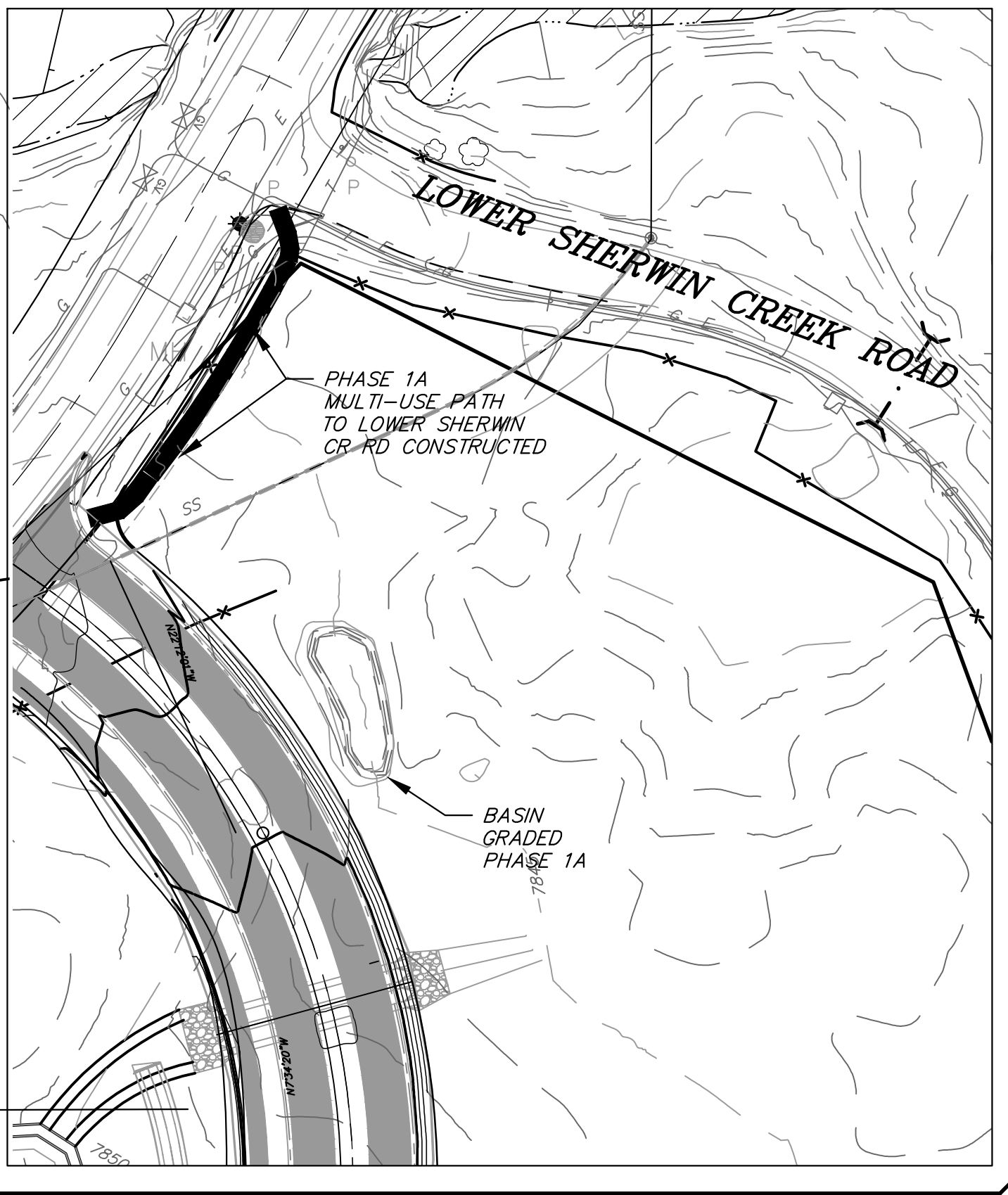
PROPOSED GARAGE FLOOR ELEVATION AT GARAGE DOOR ENTRY

SD

PROPOSED STORM DRAIN

FINISH GRADE CONTOUR

EXISTING GRADE CONTOUR



t

h

a

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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SNOWCREEK

SNOWCREEK 8 – PHASE I

PHASE I CONCEPTUAL GRADING/DRAINAGE—NORTH

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE

08/02/2024

SCALE

DRAWN

TP / GP

JOB NO.

36.1

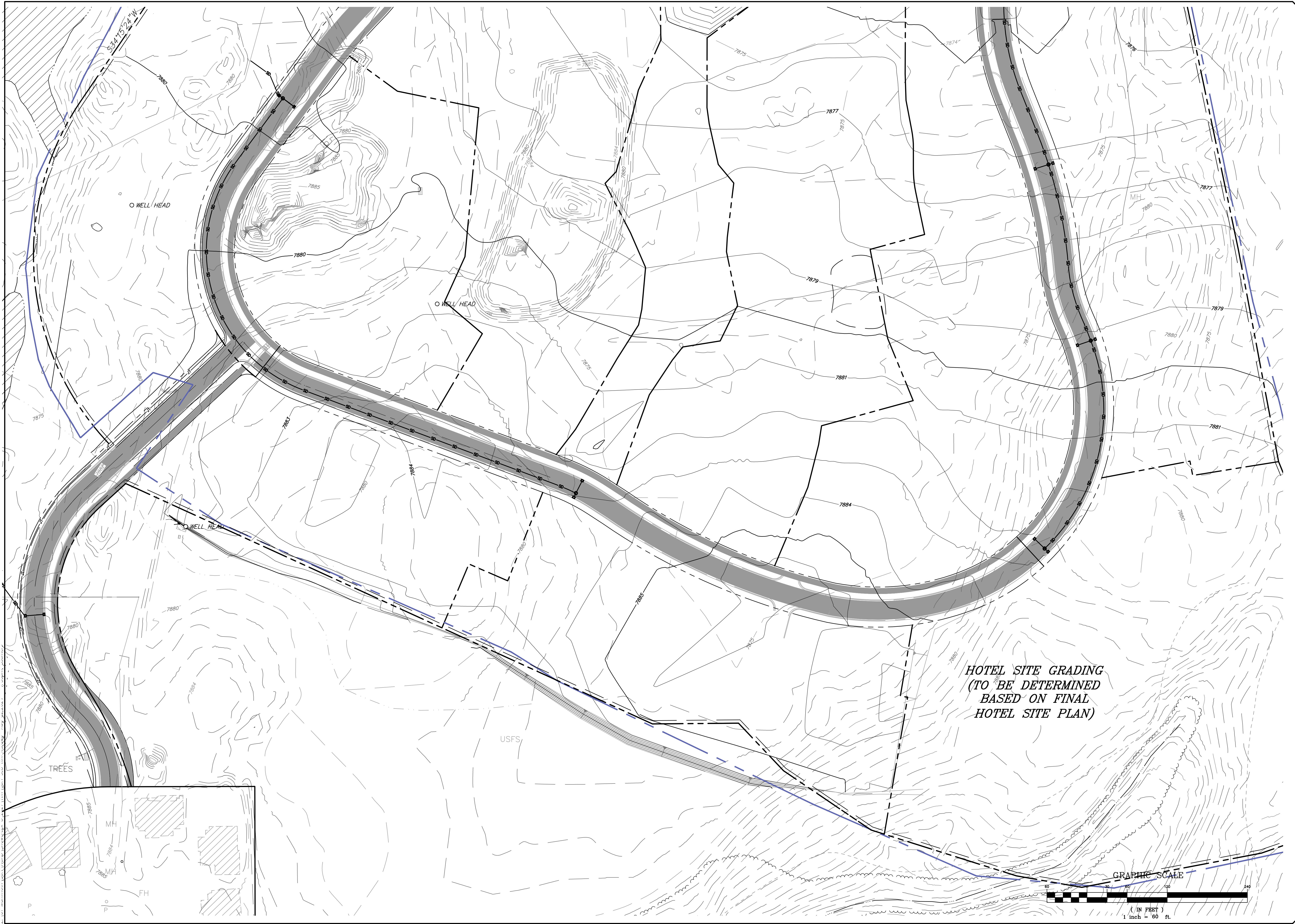
DWG

SHEET

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OF

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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:

SNOWCREEK

SNOWCREEK 8

FUTURE GRADING/DRAINAGE

SOUTH

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024

SCALE

DRAWN TP / GP

JOB NO. 36.1

DWG

SHEET 9 OF



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

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

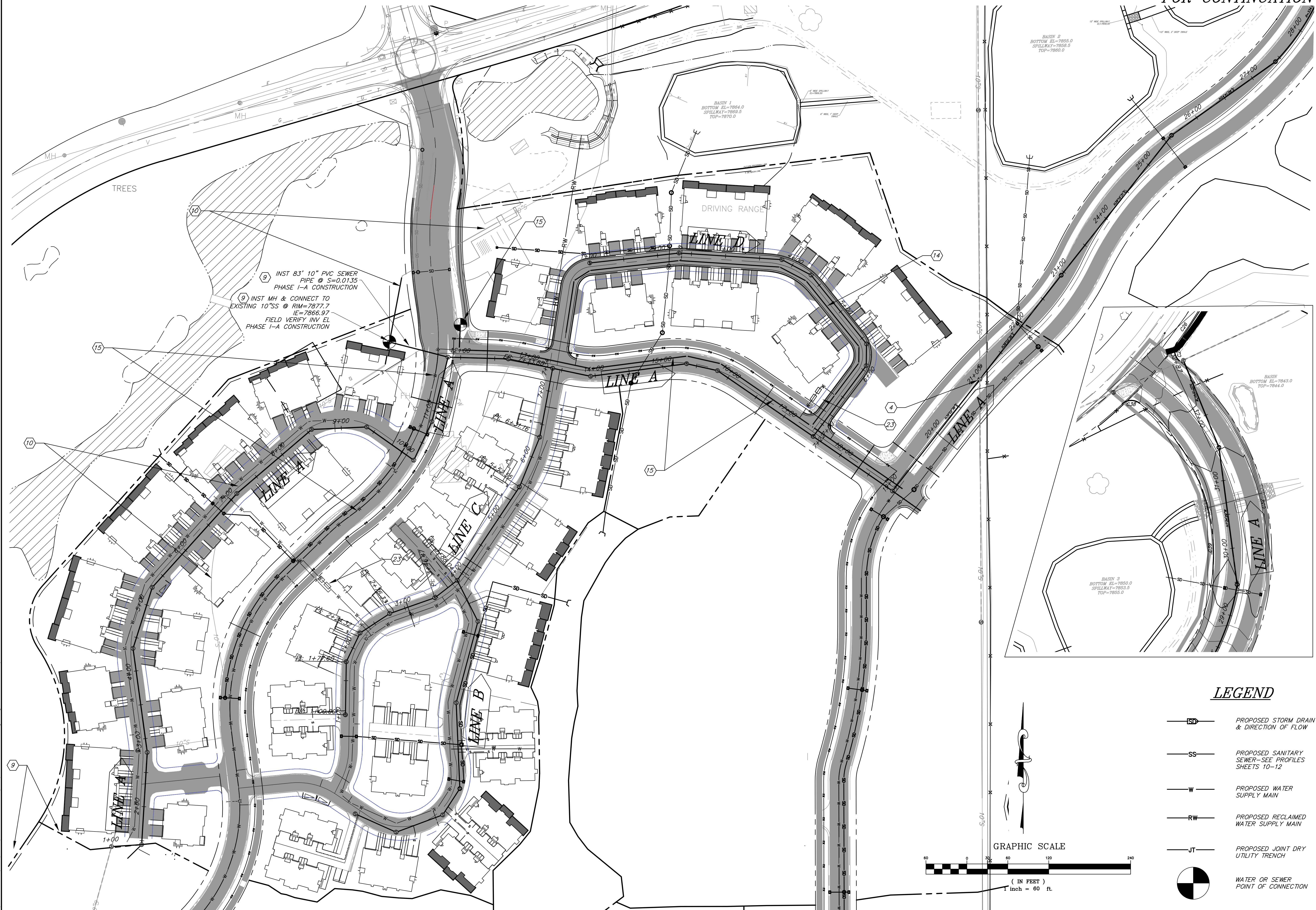
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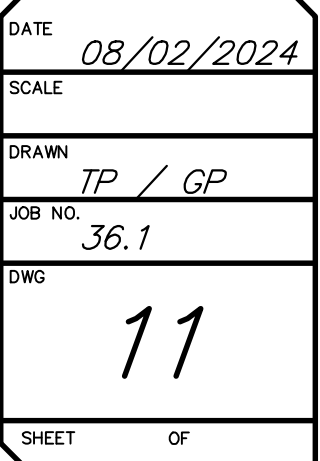
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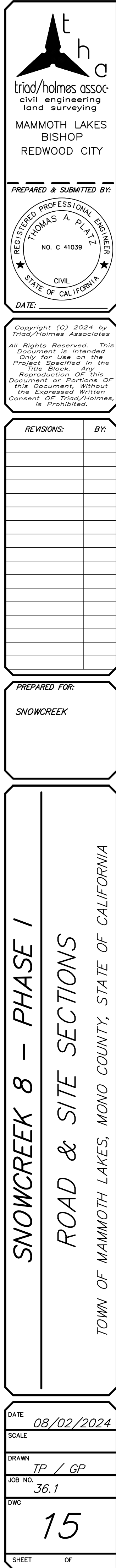
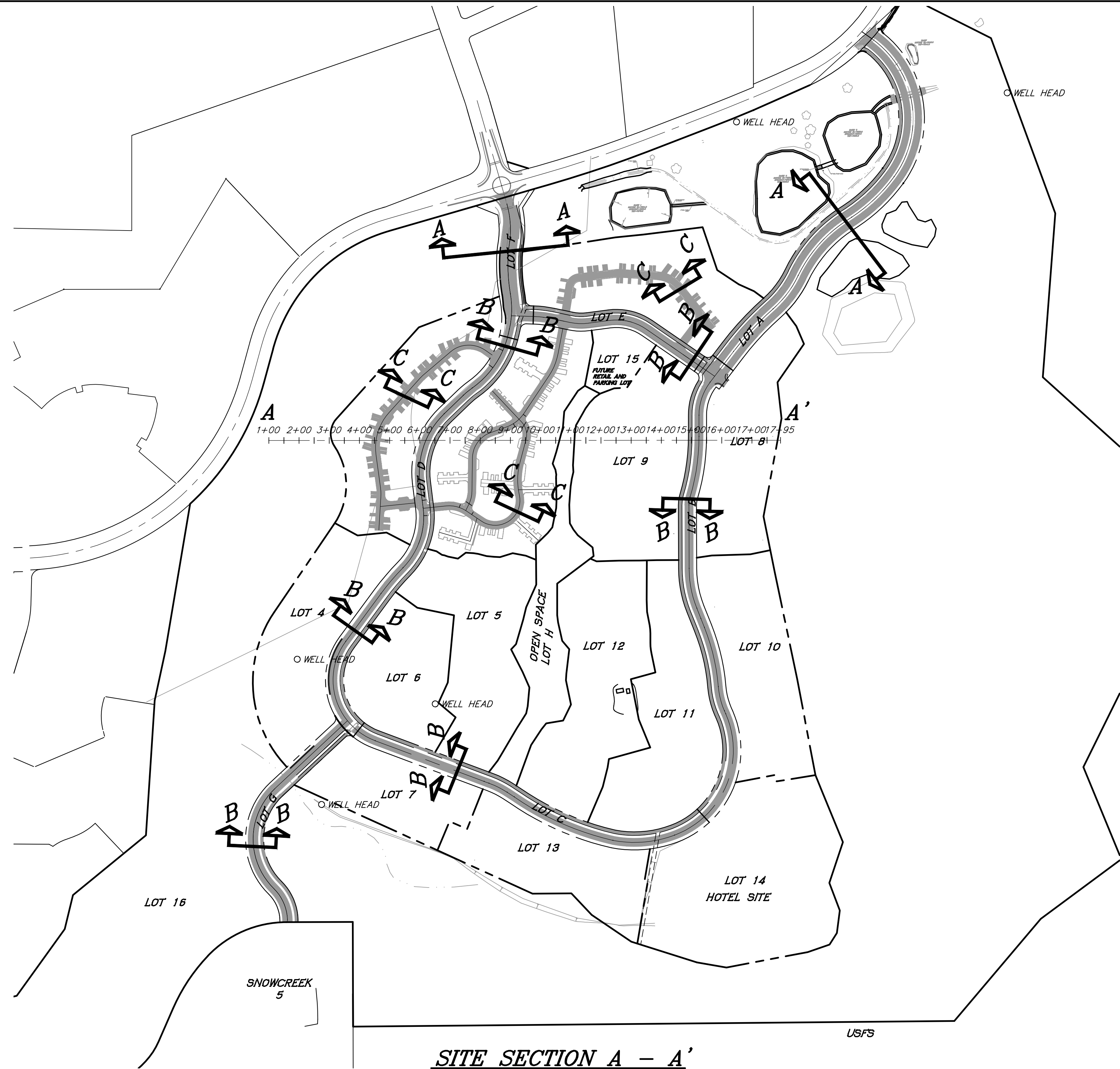
SNOWCREEK

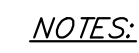
*SNOWCREEK 8 - PHASE 1
CONCEPTUAL WATER / SEWER PLAN
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA*

RAWN	TP / GP
8 NO.	36.1
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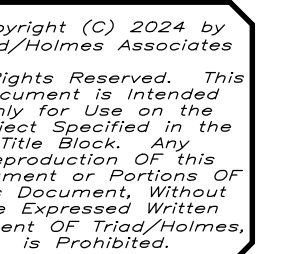


1. PLACE EXPANSION JOINTS AT 20' INTERVALS AND AT ALL RETURNS.
2. EXPANSION JOINT REQUIRED AT ALL STRUCTURES, END OF CURVES, (EC) AND BEGINNING OF CURVES, (BC).
3. TOP AND FACE OF CURB SHALL BE TROWLED SMOOTH AND FINISHED WITH A FINE BRUSH.
4. GUTTERS SHALL NOT VARY MORE THAN 1/8 INCH FROM TRUE GRADE.

MODIFIED TOML "DEPRESSED CURB AT DRIVEWAYS", REFER TO TOML STANDARD PLAN 102-0

DEPRESSED CONCRETE CURB & GUTTER

N.T.S.

[illegible]

PREPARED FOR:

OWCREEK

DETAILS

DE TAILS

08/02/2024

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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6

OF	
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- (1) CENTERLINE OF AN EASEMENT OF UNDISCLOSED WIDTH FOR TELEPHONE AND TELEGRAPH LINES IN FAVOR OF INTERSTATE TELEGRAPH COMPANY, DATED NOVEMBER 16, 1943, PER BOOK 19, PAGE 270 O.R., LOCATION IS APPROXIMATE AND CANNOT BE ACCURATELY LOCATED BY DEED.
- (2) CENTERLINE OF AN EASEMENT OF UNDISCLOSED WIDTH FOR ELECTRIC LINES AND TELEPHONE LINES TO CALIFORNIA ELECTRIC POWER COMPANY DATED AUGUST 10, 1954 PER BOOK 32, PAGE 187 O.R., LOCATION IS APPROXIMATE AND CANNOT BE ACCURATELY LOCATED
- (3) MONITORING WELL EASEMENT AGREEMENT TO MCWD PER INST. NO. 2008004905 O.R.
- (4) A ROADWAY AND UTILITY EASEMENT TO THOMAS J. DEMPSEY DATED AUGUST 20, 1985 PER BOOK 436, PAGE 577 O.R., AFFECTS RANCH ROAD AND EXTENDS SOUTHERLY TO MEET THE WESTERLY PROPERTY LINE OF "PARCEL B".
- (5) CENTERLINE OF A 15' WIDE EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, AND COMMUNICATIONS SYSTEMS TO CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA DATED DECEMBER 15, 1983 PER BOOK 397, PAGE 117 O.R.
- (6) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY TO TOWN OF MAMMOTH LAKES DATED MAY 24, 1990, PER BOOK 557, PAGE 363, O.R.
- (8) AN EASEMENT FOR SEWER AND WATER TO MAMMOTH COUNTY WATER DISTRICT DATED FEBRUARY 6, 1991 PER BOOK 576, PAGE 168 O.R., TO BE QUITCLAIMED AFTER RELOCATION OF SEWER IMPROVEMENTS IN FUTURE DEVELOPMENT.
- (9) AN EASEMENT TO OPERATE, INSPECTS, MAINTAIN, REPLACE, IMPROVE AND REMOVE WATER PIPELINE AND APPURTENANCES AND FOR DRAINAGE PURPOSES TO MAMMOTH COUNTY WATER DISTRICT DATED FEBRUARY 6, 1991 PER BOOK 576, PAGE 170 O.R.
- (10) AN EASEMENT FOR ACCESS, SEWER, WATER MAIN, AND WELL SITES, AND INCIDENTAL PURPOSES SHOWN OR DEDICATED BY THE MAP OF TRACT NO. 36-166, MAP BOOK 10 TO PAGE 21, MAP BOOK 10 PAGE 21.
- (11) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY TO TOWN OF MAMMOTH LAKES DATED NOVEMBER 28, 1990, PER BOOK 0571, PAGE 592, O.R.
- (12) AN EASEMENT FOR WATER LINE, SEWER LINE, DRAINAGE, WELL ACCESS, AND GOLF COURSE PURPOSES PER TRACT 36-170, MAP BOOK 10 PAGE 25.
- (13) CENTERLINE OF A 15' WIDE EASEMENT FOR WATER TRANSMISSION PIPELINE TO MAMMOTH COMMUNITY WATER DISTRICT DATED JANUARY 12, 1996, PER BOOK 727, PAGE 340 O.R.
- (14) A NON-EXCLUSIVE SUBSURFACE EASEMENT FOR UNDERGROUND STORM WATER DISPOSAL FACILITIES AND A NON-EXCLUSIVE 10-FOOT WIDE STORM DRAIN EASEMENT TO SNOWCREEK FAIRWAY HOMES I OWNER'S ASSOCIATION DATED JUNE 24, 1999, PER BOOK 0856, PAGE 078 O.R.
- (15) A GRANT OF NON-EXCLUSIVE EASEMENT (STORM DRAIN) BETWEEN DEMPSEY CONSTRUCTION CORPORATION AND SNOWCREEK VI ASSOCIATES, LP DATED NOVEMBER 18, 2003 PER INSTRUMENT NO. 2003012774.
- (16) CENTERLINE OF A 15' WIDE EASEMENT (SEWER) BETWEEN DEMPSEY CONSTRUCTION CORPORATION AND SNOWCREEK VI ASSOCIATES, LP DATED NOVEMBER 18, 2003 PER INSTRUMENT NO. 2003012775.
- (17) A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND INCIDENTAL PURPOSES, BY AND BETWEEN SNOWCREEK INVESTMENT COMPANY L.P., SNOWCREEK VI CONDOMINIUM OWNER'S ASSOCIATION, FAIRWAY RANCH OWNERS ASSOCIATION, AND RANCH AT SNOWCREEK OWNERS ASSOCIATION, DATED JUNE 22, 2009 AS INSTRUMENT NO. 2009003040, O.R.,
- (18) A GRANT OF EASEMENT FROM SNOWCREEK INVESTMENT CO II LLC, TO MAMMOTH COMMUNITY WATER DISTRICT, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AND OTHER MATTERS AS DISCLOSED THEREIN RECORDED JANUARY 8, 2019 AS INSTRUMENT NO. 2019000060 OF OFFICIAL RECORDS.
- (20) 6' OF 15' WIDE EASEMENT TO THE PUBLIC FOR WINTER PEDESTRIAN RIGHT OF ACCESS FROM SHERWIN RANGE TO RANCH ROAD PER INSTRUMENT NO. 2023002096 O.R.
- (21) 12' WIDE MULTI USE PATH I.O.D. TO THE TOWN OF MAMMOTH PER INSTRUMENT NO. 2023002095 O.R.
- (22) 20' WIDE EASEMENT FOR EMERGENCY VEHICLE ACCESS, UNDERGROUND UTILITIES, FIRE HYDRANTS AND WATERLINES, I.O.D. TO THE TOWN OF MAMMOTH LAKES INSTRUMENT PER INSTRUMENT NO. 2023002093 O.R.
- (23) WELL SITE AND WATERLINE EASEMENT PER INSTRUMENT NO. 2023003150

