



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

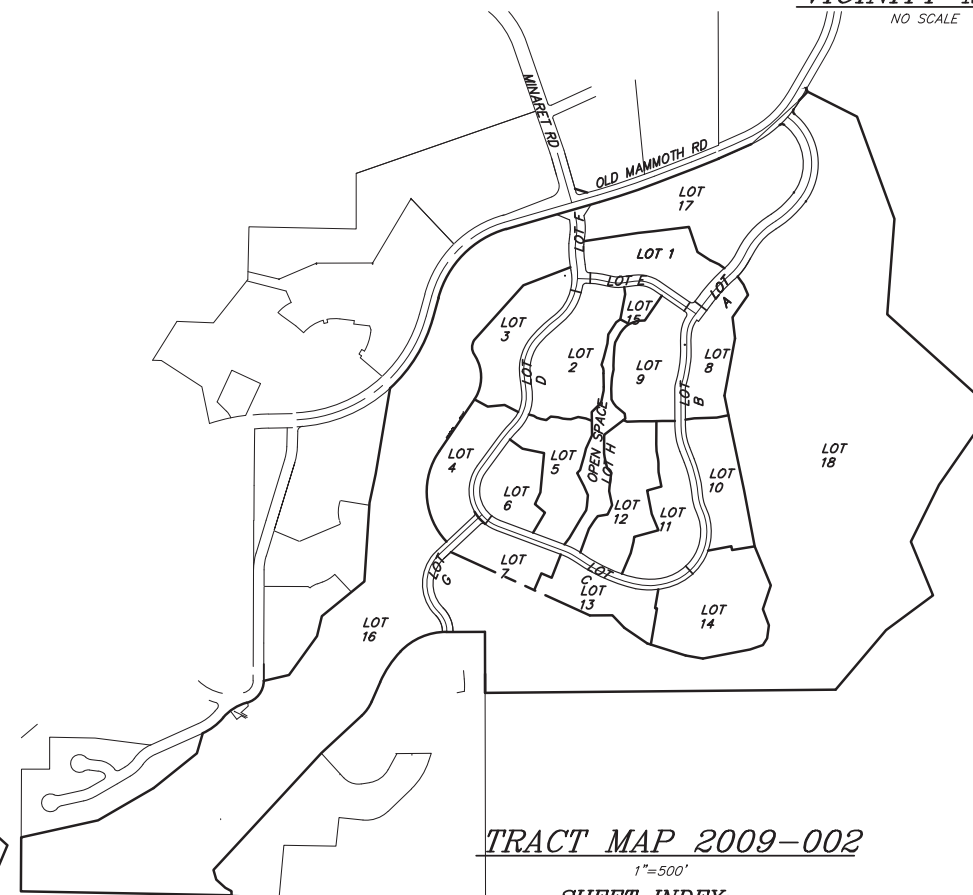
LOTS 17 & 18 ARE INCLUDED IN THIS SUBDIVISION FOR PURPOSES OF STORMWATER RETENTION AND CONVEYANCE PURPOSES

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

TENTATIVE TRACT 2022-002

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.





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

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

[illegible]

PREPARED FOR:

SNOWCREEK

SNOWCREEK 8 - PHASE 1
TENTATIVE TRACT MAP 23-002

DATE	08/02/202
SCALE	AS SHOWN
DRAWN	TP / GP
JOB NO.	36.1
DWG	1
SHEET	OF

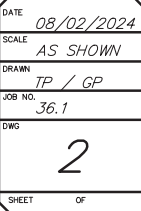
BEING A SUBDIVISION OF LOTS 1, 2, 3, 17 & 18 OF
TRACT MAP 2009-002 AS RECORDED IN MAP BOOK 12, PAGES 22A-22H OF
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY,
CALIFORNIA

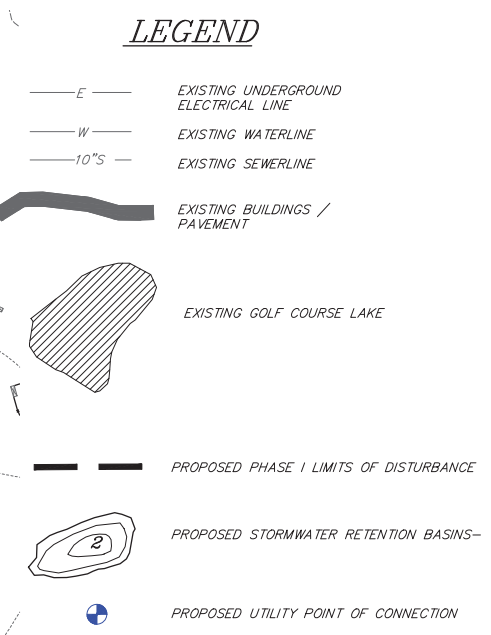
Line #	Length	Direction
L101	67.86	N21° 43' 26" W
L102	67.86	N21° 43' 26" W
L103	11.21	S23° 39' 11" E
L104	11.21	S23° 39' 11" E
L105	26.94	S56° 59' 41" E
L106	27.78	S56° 59' 41" E
L107	405.01	S69° 30' 15" E
L108	405.01	S69° 30' 15" E
L109	196.66	N36° 23' 51" E
L110	196.66	N36° 23' 51" E
L111	289.63	N46°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

Curve Table			
Curve #	Length	Radius	Delta
C61	345.84	915.00	021°39'22"
C62	60.04	275.00	012°30'18"
C63	73.14	335.00	012°30'34"
C64	74.06	240.00	017°40'50"
C65	332.70	180.00	105°34'06"
C66	28.37	20.00	081°15'49"
C67	276.57	240.00	066°01'38"
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

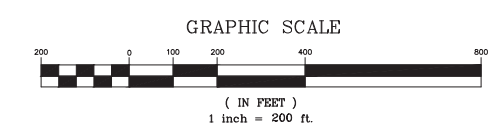




- 1 PROPOSED UTILITY CONNECTION AS NOTED
- 2 PORTION OF EX SEWER FROM SNOWCREEK V TO BE ABANDONED
- 3 EX RECLAIMED WATER STORAGE POND TO BE TAKEN OFF-LINE AND REPURPOSED FOR STORMWATER RETENTION
- 4 CONNECT TO EX SEWER FROM SNOWCREEK V
- 5 EXISTING RETENTION TO BE REMOVED AND REVEGETATED
- 6 PROPOSED UG ELECTRICAL SERVICE TO SNOWCREEK V & VII PER SCE PLANS
- 7 PROPOSED DRAINAGE SWALE FOR OFFSITE RUNOFF
- 8 EX SNOWCREEK V WATER MAIN TO BE CONNECTED TO NEW WATER MAIN TO BE CONSTRUCTED IN SNOWCREEK DR
- 9 PROPOSED REALIGNMENT OF SNOWCREEK VI SEWER MAIN
- 10 PORTION OF EX SNOWCREEK VI SEWER TO BE REMOVED & DISPOSED
- 11 SNOWCREEK PAVED ROAD AND MAP PER SECTIONS SHEET 10
- 12 PROPOSED STORMDRAIN - SIZE TO BE DETERMINED
- 13 PROPOSED SANITARY SEWER MAIN
- 14 PROPOSED PRIVATE PVC DOMESTIC WATER MAIN
- 15 PROPOSED 10" MAIN-SIZE TO BE DETERMINED
- 16 GOLF COURSE POND SPILLWAY AND OUTFLOW CHANNEL
- 17 PROPOSED DRY UTILITY COMMON TRENCH. SCE PLANS BEING PREPARED AT TIME OF TTM PREPARATION
- 18 PROPOSED STORMWATER RETENTION POND
- 19 PROPOSED FIRE HYDRANT LOCATIONS PENDING REVIEW BY MAMMOTH LAKE'S FIRE PROTECTION DISTRICT
- 20 EXISTING SEWER FROM SNOWCREEK V TO REMAIN
- 21 EXISTING STOCKPILE TO BE UTILIZED IN AREAS OF FILL
- 22 PROPOSED RECLAIMED WATER SUPPLY
- 23 PROPOSED WATER METER-SIZE TO BE DETERMINED
- 24 PHASE 1B EX SNOWCREEK 5 SCE ELECTRICAL AND FAIRWAY DR REMOVED IN PHASE 1B AFTER NEW ELECTRICAL AND TEMPORARY PAVING OF EASTERLY SNOWCREEK DR IS INSTALLED
- 25 MULTI USE PATH TO LOWER SHERWIN CREEK ROAD

NEW RECLAIMED WATER STORAGE TO BE
APPROVED THROUGH POINT OF DISCHARGE PERMIT
AS PART OF PHASE 1B CONSTRUCTION. EXISTING
CONSTRUCTION OFFICE, RECYCLED WATER POND,
AND EXISTING RETENTION BASIN SPILLWAY WILL BE
REMOVED AND DETENTION BASIN WILL BE
REVEGETATED

THE OVERALL MASS GRADING CONCEPT ON SHEET
6 IS SHOWN FOR PERMITTING PURPOSES ONLY
AND IS SUBJECT TO CHANGE. MASS GRADING WILL
BE PERFORMED DURING CORRESPONDING
DEVELOPMENT PHASES



SNOWCREEK 8 – PHASE I
OVERALL MAP – PHASE I CONSTRUCTION
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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



SNOWCREEK 8 MASS GRADING

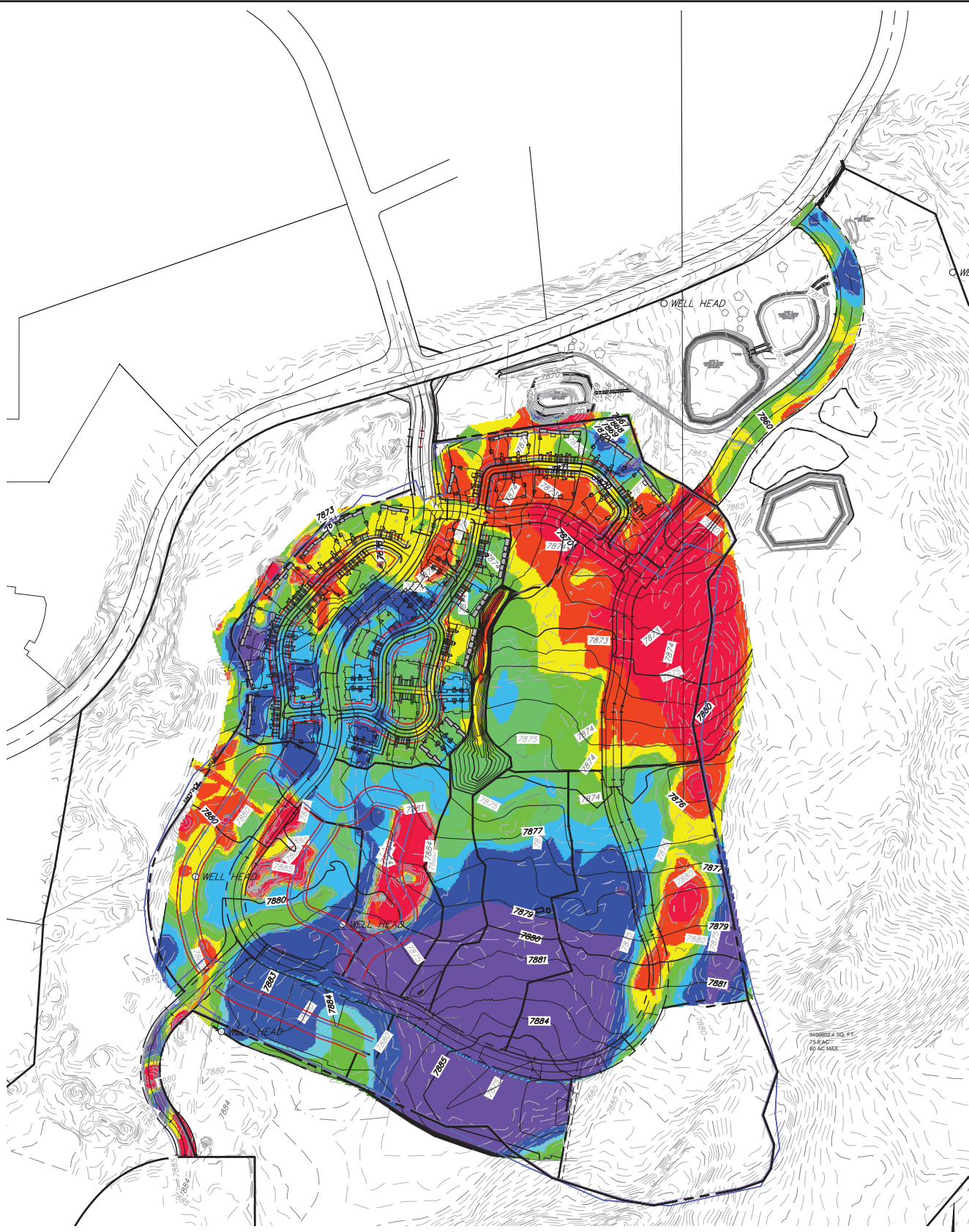
EARTHWORK VOLUME

(NOT ADJUSTED FOR SHRINKAGE, LOSS,
OVEREXCAVATION, ETC)

CUT: 127,510 CU YDS

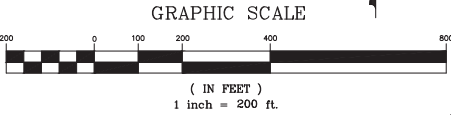
FILL: 285,890 CU YDS

NET: 158,380 CU YDS (FILL)



SNOWCREEK 8 CUT/FILL MAP

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.32	-3.21	0.00	Red
2	-3.21	-0.85	0.00	Orange
3	-0.85	0.45	0.00	Yellow
4	0.45	1.95	0.00	Green
5	1.95	3.09	0.00	Light Blue
6	3.09	5.64	0.00	Dark Blue
7	5.64	11.63	0.00	Purple



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

PREPARED & SUBMITTED BY:

DATE:

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REVISIONS:	BY:

PREPARED FOR:

SNOWCREEK

SNOWCREEK 8 – PHASE 1

PROJECT MASS GRADING

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024

SCALE

DRAWN TP / GP

JOB NO. 36.1

DWG NO. 6

SHEET OF

E:\01 Mammoth\36 TVACAD\Snowcreek 8 2021\01m\36.1 scd mm R9.dwg, 8/2/2024 3:17:56 PM, DWG To PDF.pc3, 1:1



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PREPARED FOR:
SNOWCREEK

SNOWCREEK 8 - PHASE 1
FUTURE GRADING/DRAINAGE
NORTH

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

DATE	08/02/2024
SCALE	
DRAWN	TP / GP
JOB NO.	36.1
DWG	8
SHEET	OF





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

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

DATE: _____

[illegible]

DATE	08/02/2024
SCALE	
DRAWN	TP / GP
JOB NO.	36.1
DWG	10
SHEET	OF





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

DATE:

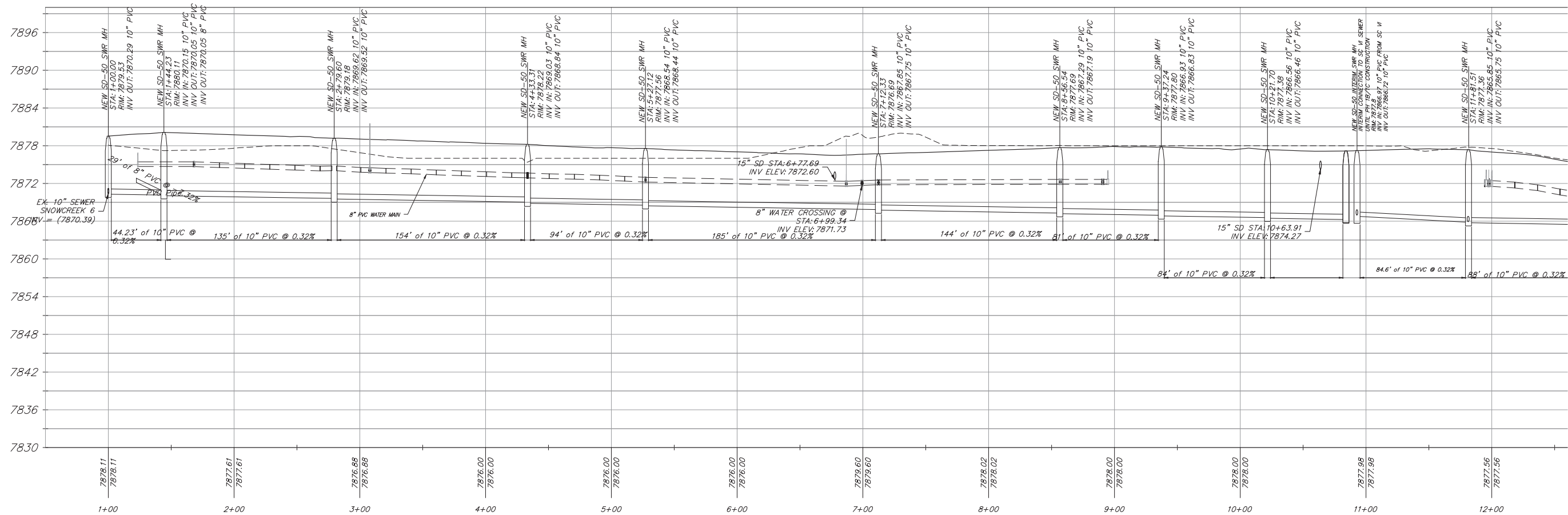
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SNOWCREEK 8 - PHASE 1

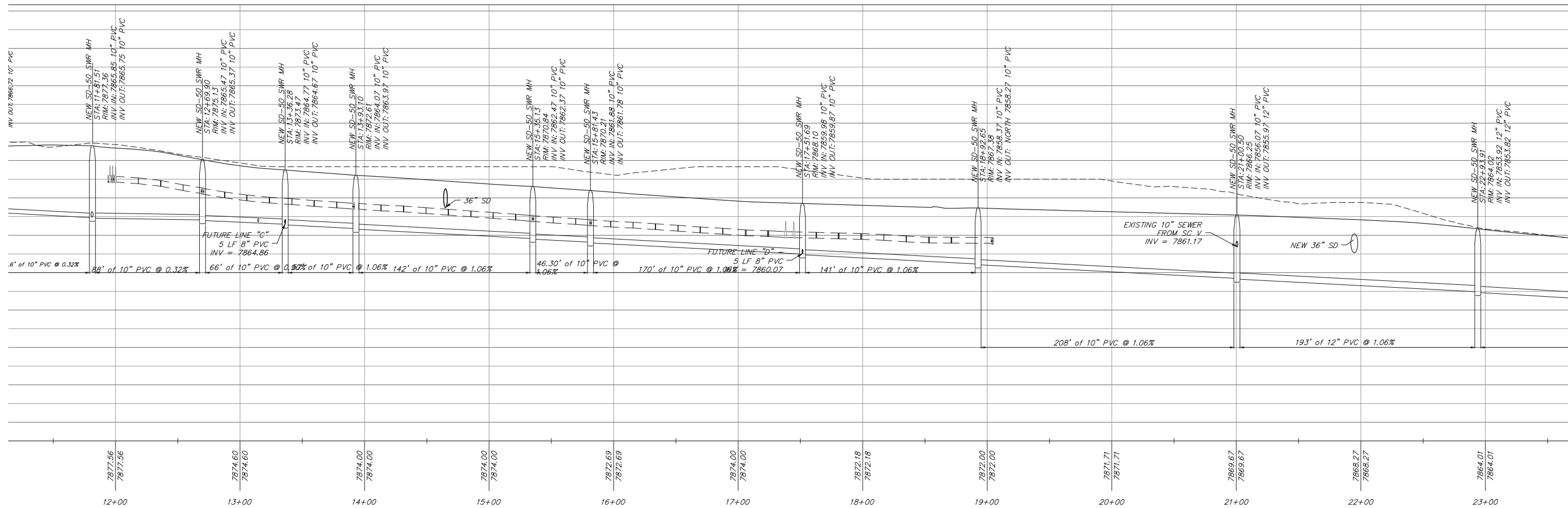
PHASE I SEWER PROFILES

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	08/02/2024
SCALE	
DRAWN	TP / GP
JOB NO.	36.1
DWG	11
SHEET	OF



SANITARY SEWER LINE A



SANITARY SEWER LINE A



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

DATE:

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SNOWCREEK

SNOWCREEK 8 - PHASE 1

PHASE I SEWER PROFILES

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

SCALE

JOB NO. 36.1

DWG

12

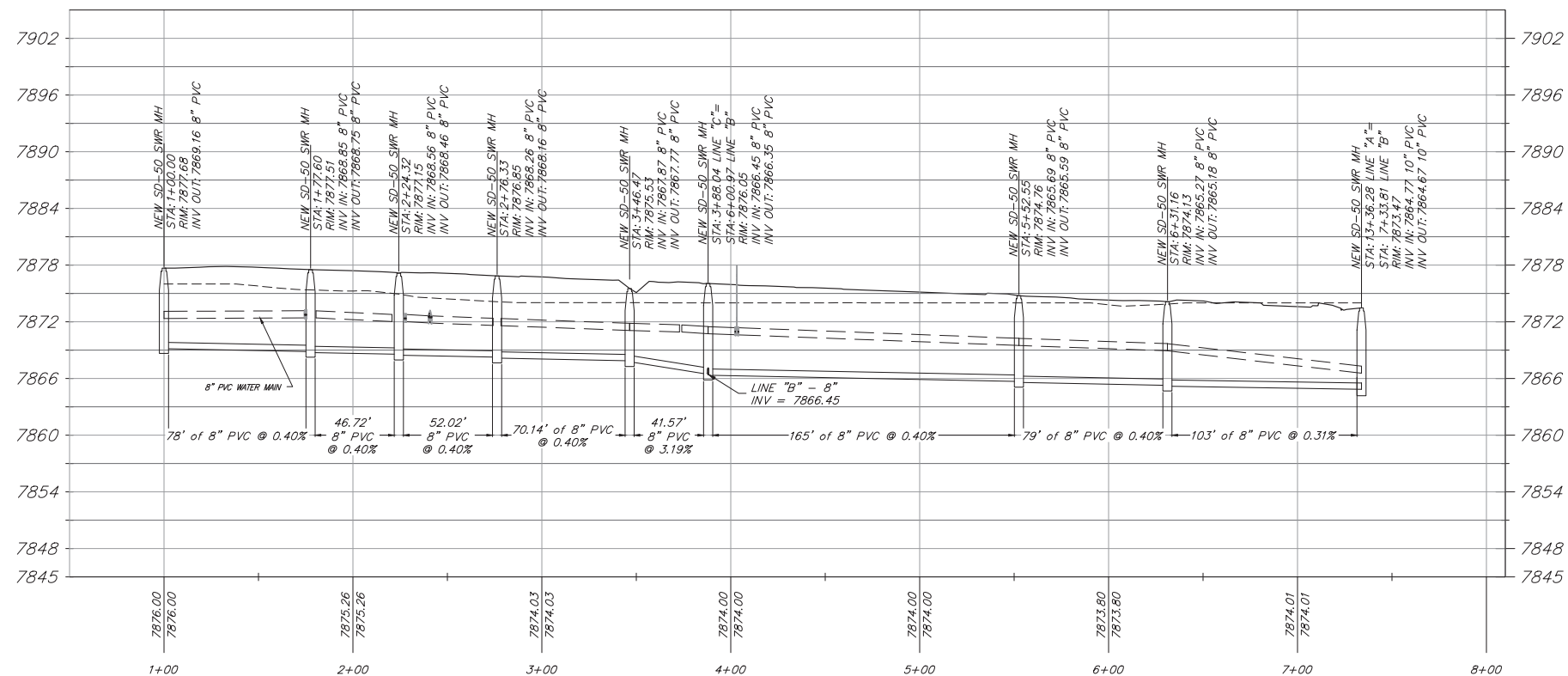


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SNOWCREEK 8 – PHASE 1 PHASE 1 SEWER PROFILES

DATE	08/02/2020
SCALE	
DRAWN	TP / GP
JOB NO.	36.1
DWG	13
SHEET	OF

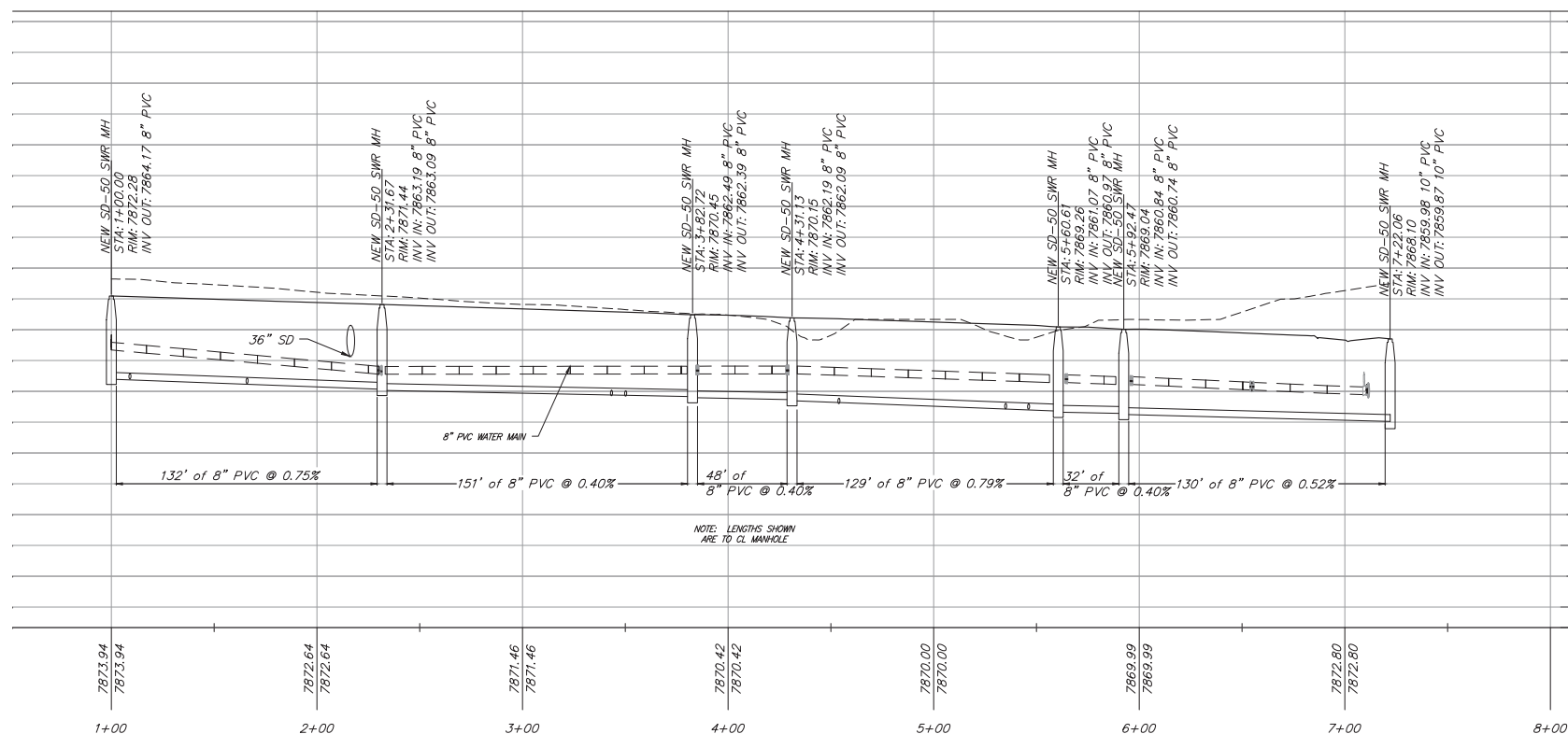
LINE "C"



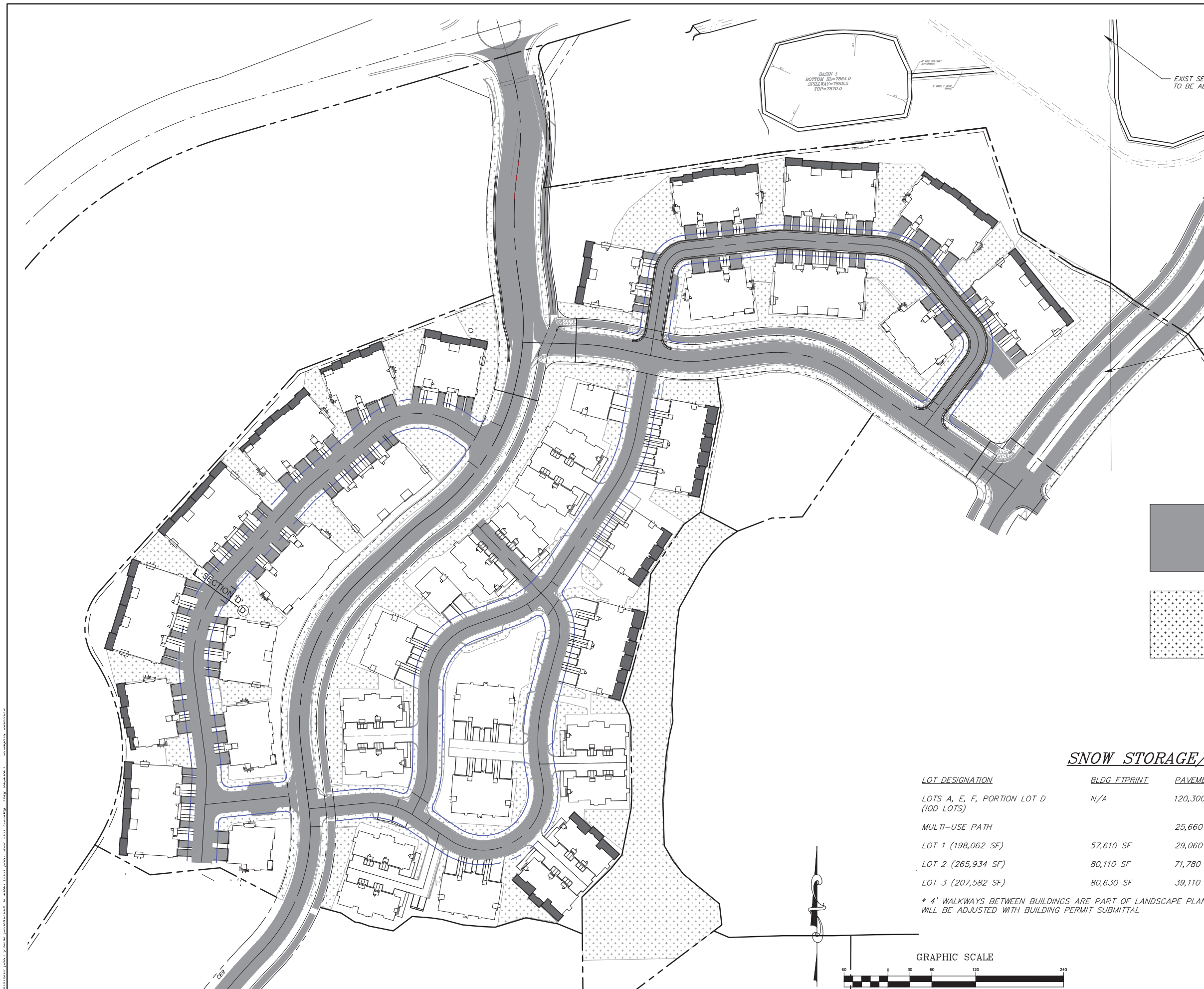
SANITARY SEWER LINE C

A STREET SEWER ALIGNMENT

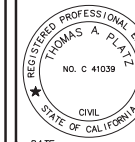
LINE "B"



SANITARY SEWER LINE D



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PREPARED FOR

SNOWCREEK

SNOWCREEK 8 - PHASE 1

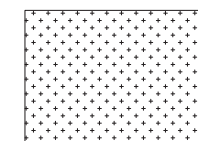
SNOW STORAGE & IMPERVIOUS AREAS

DATE	08/02/20
SCALE	
DRAWN	TP / GP
JOB NO.	36.1
DWG	14
SHEET	OF

LEGEND



PROPOSED AREA OF NEW PAVEMENT



PROPOSED SNOW STORAGE AREA

SNOW STORAGE/IMPERVIOUS AREAS

<u>LOT DESIGNATION</u>	<u>BLDG. FTRPRINT</u>	<u>PAVEMENT</u>	<u>ESTIMATED SIDEWALK*</u>	<u>SNOW STORAGE</u>
LOTS A, E, F, PORTION LOT D (100 LOTS)	N/A	120,300 SF	N/A	64,460 SF (54%)
MULTI-USE PATH		25,660 SF		N/A
LOT 1 (198,062 SF)	57,610 SF	29,060 SF	1,560 SF	61,080 SF
LOT 2 (265,934 SF)	80,110 SF	71,780 SF	1,560 SF	103,880 SF
LOT 3 (207,582 SF)	80,630 SF	39,110 SF	2,340 SF	37,720 SF (96%)

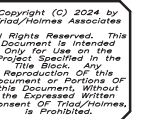
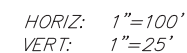
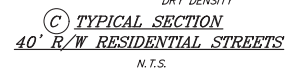
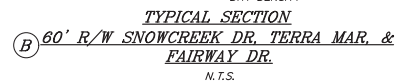
* 4' WALKWAYS BETWEEN BUILDINGS ARE PART OF LANDSCAPE PLAN (NOT SHOWN). AREAS OF SNOW STORAGE WILL BE ADJUSTED WITH BUILDING PERMIT SUBMITTAL



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft



PREPARED FOR:

SNOWCREEK

DATE	08/02/2024
SALE	
RAWN	TP / GP
B NO.	36.1
VG	15
SHEET	OF

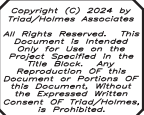


1. PLACE EXPANSION JOINTS AT 20' INTERVALS AND AT ALL RETURNS.
2. EXPANSION JOINT REQUIRED AT ALL STRUCTURES, END OF CURVES, (EC) AND BEGINNING OF CURVES, (BC).
3. TOP AND FACE OF CURB SHALL BE TROWLED SMOOTH AND FINISHED WITH A FINE BRUSH.
4. GUTTERS SHALL NOT VARY MORE THAN 1/8 INCH FROM TRUE GRADE.

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

DEPRESSED CONCRETE CURB & GUTTER

N.T.S.

[illegible]

PREPARED FOR:

SNOWCREEK

SNOWCREEK 8 - PHASE 1

DETAILS

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024

SCALE

DRAWN

TP / GP

JOB NO. 36.1

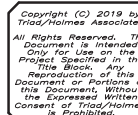
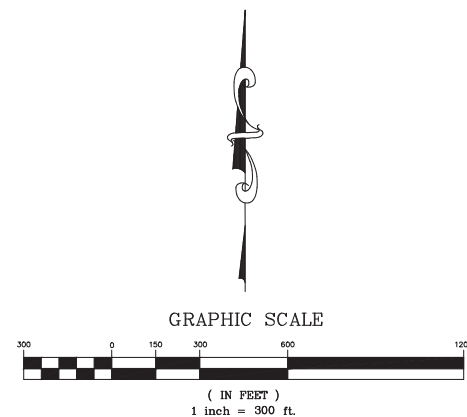
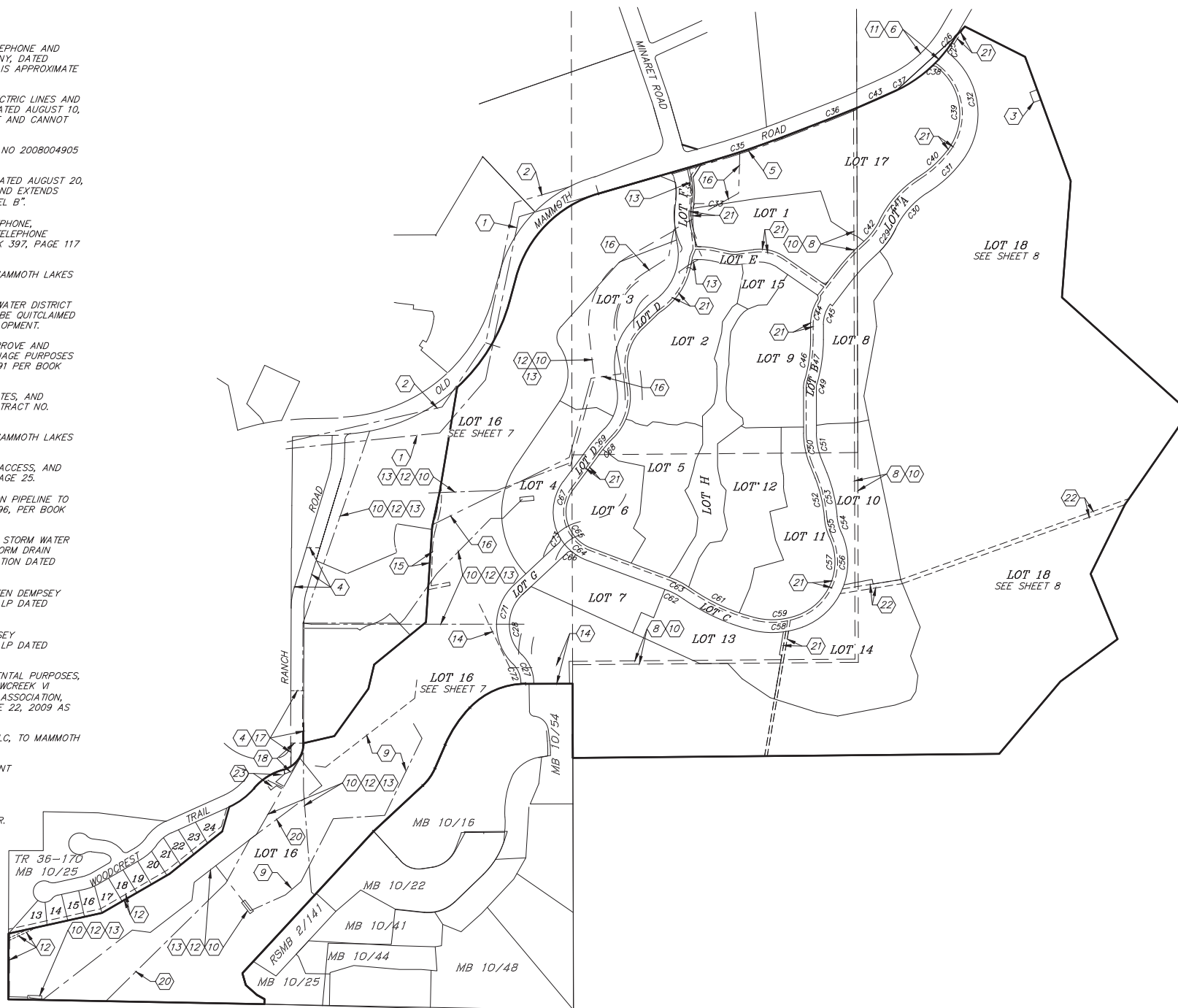
DWM

16

SHEET	OF
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- (1) CENTERLINE OF A 15' WIDE 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 TELEGRAPH 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 OUTCLAIMED 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 PAGE 21, MAP BOOK TO 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 FARMWAY HOMES I OWNER'S ASSOCIATION DATED JUNE 24, 1999, PER BOOK 0858, 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 14 SNOWCREEK FARMWAY HOMES I 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

TR 36-170
MB 10/25

[illegible]

PREPARED FOR:
SNOWCREEK

SNOWCREEK 8 – PHASE 1

TOWN OF MAMMOTH LAKES MONO COUNTY STATE OF CALIFORNIA

DATE	08/02/2022
SCALE	
DRAWN	TP / GP
JOB NO.	36.1
DWG	17
SHEET	OF 18