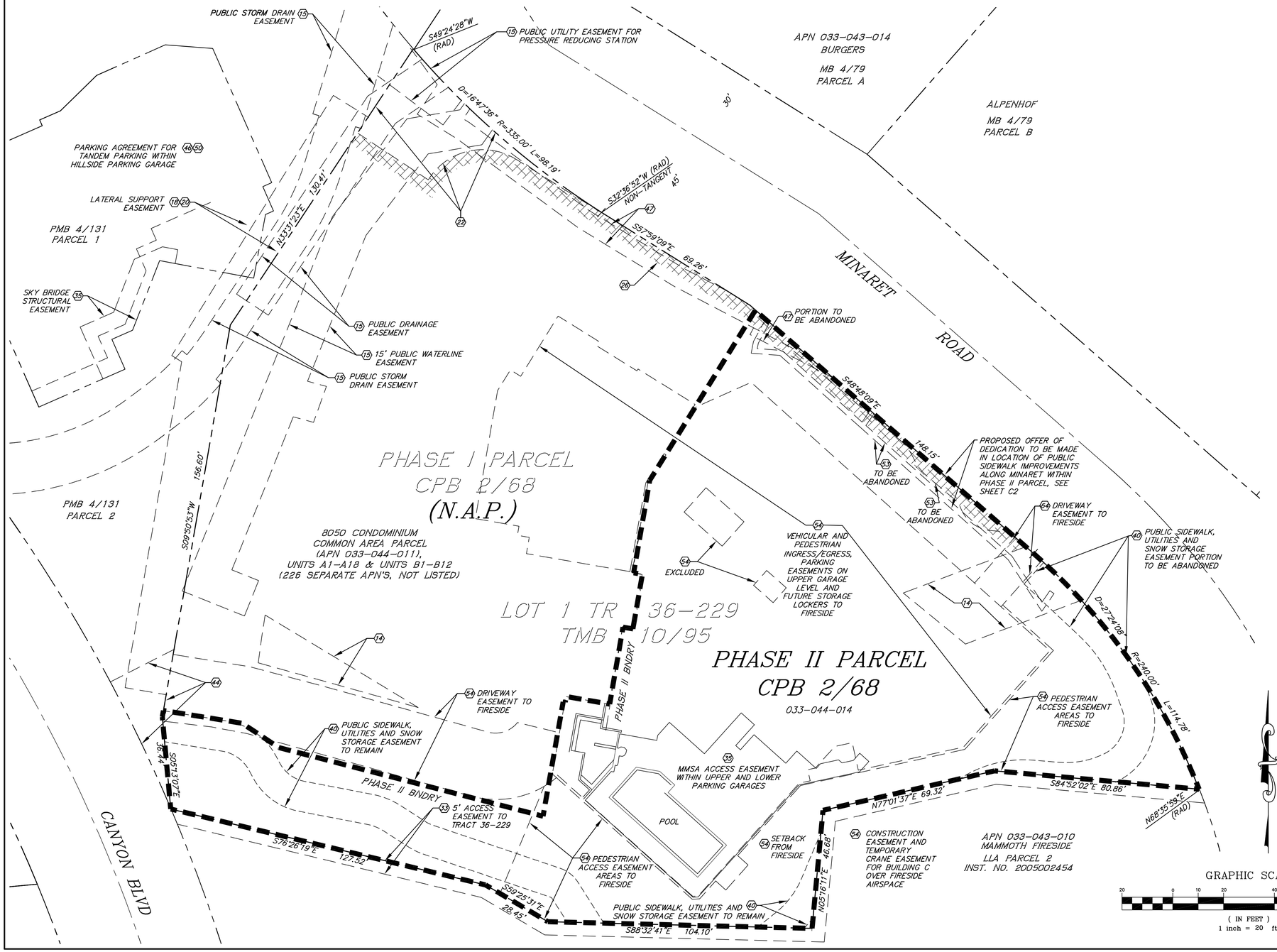
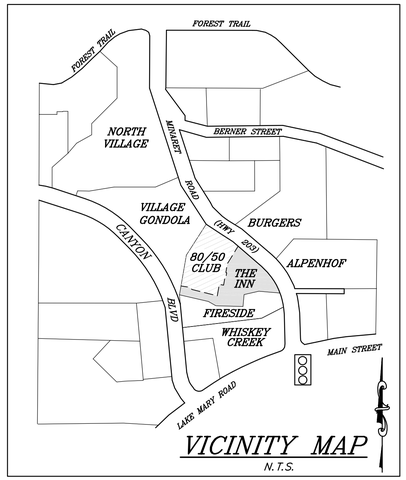
THE INN AT THE VILLAGE CONDITIONAL USE PERMIT SUBMITTAL

VESTING TENTATIVE TRACT MAP 13-002
FOR CONDOMINIUM PURPOSES

LOCATED IN A PORTION OF LOT 1 OF TRACT 36-229 IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA PER TRACT MAP BOOK 10, PAGE 95 AND BEING A RE-SUBDIVISION OF THE THREE DIMENSIONAL AIRSPACE PHASE II PARCEL SHOWN ON CONDOMINIUM PLAN IN BOOK 2, PAGE 68 OF CONDOMINIUM PLANS AS DE-ANNEXED PER DOCUMENT NO'S 2006007503 AND 2006007504.





BOUNDARY NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE PER TMB 10/95 AND CPB 2/68

PREPARED BY

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(760) 934-7588 934-5619 FAX

RECORD OWNER & SUBDIVIDER

SFI MAMMOTH OWNER LP
PO BOX 100, PMB 595
MAMMOTH LAKES, CA 93546

EASEMENT NOTES

SEE SHEET C3 FOR EASEMENT LEGEND, TEMPORARY EASEMENTS AFFECTING THE PHASE I PARCEL APPEAR TO NO LONGER BE IN EFFECT AND ARE NOT SHOWN HEREON.

LEGEND

- PROPERTY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- PHASE I/PHASE II BOUNDARY LINE PER CP 2/68

DESIGN NOTES

ASSESSOR'S PARCEL NO.:	033-044-014
PHASE II PARCEL AREA:	0.88± ACRES
EXISTING ZONING:	RESORT GENERAL (RG)
EXISTING LANDUSE DESIGNATION:	SPECIFIC PLAN (SP)
PROPOSED LANDUSE:	SPECIFIC PLAN (SP)
PROPOSED CONDOMINIUM UNITS:	67 RESIDENTIAL & 4 COMMERCIAL UNITS
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

SHEET INDEX

C1 VESTING TENTATIVE TRACT MAP
C2 GRADING AND DRAINAGE PLAN
C3 SECTIONS
C4 EXISTING SITE PLAN

PREPARED UNDER THE DIRECTION OF AND/OR SUBMITTED BY:

LICENSED LAND SURVEYOR CRISTI E. FRY NO. 8356 STATE OF CALIFORNIA

CRISTI E. FRY 9/22/14
L.S. 8356 DATE

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DWG 2410-7 VTTM R3
SHEET C1
OF 4 SHEETS

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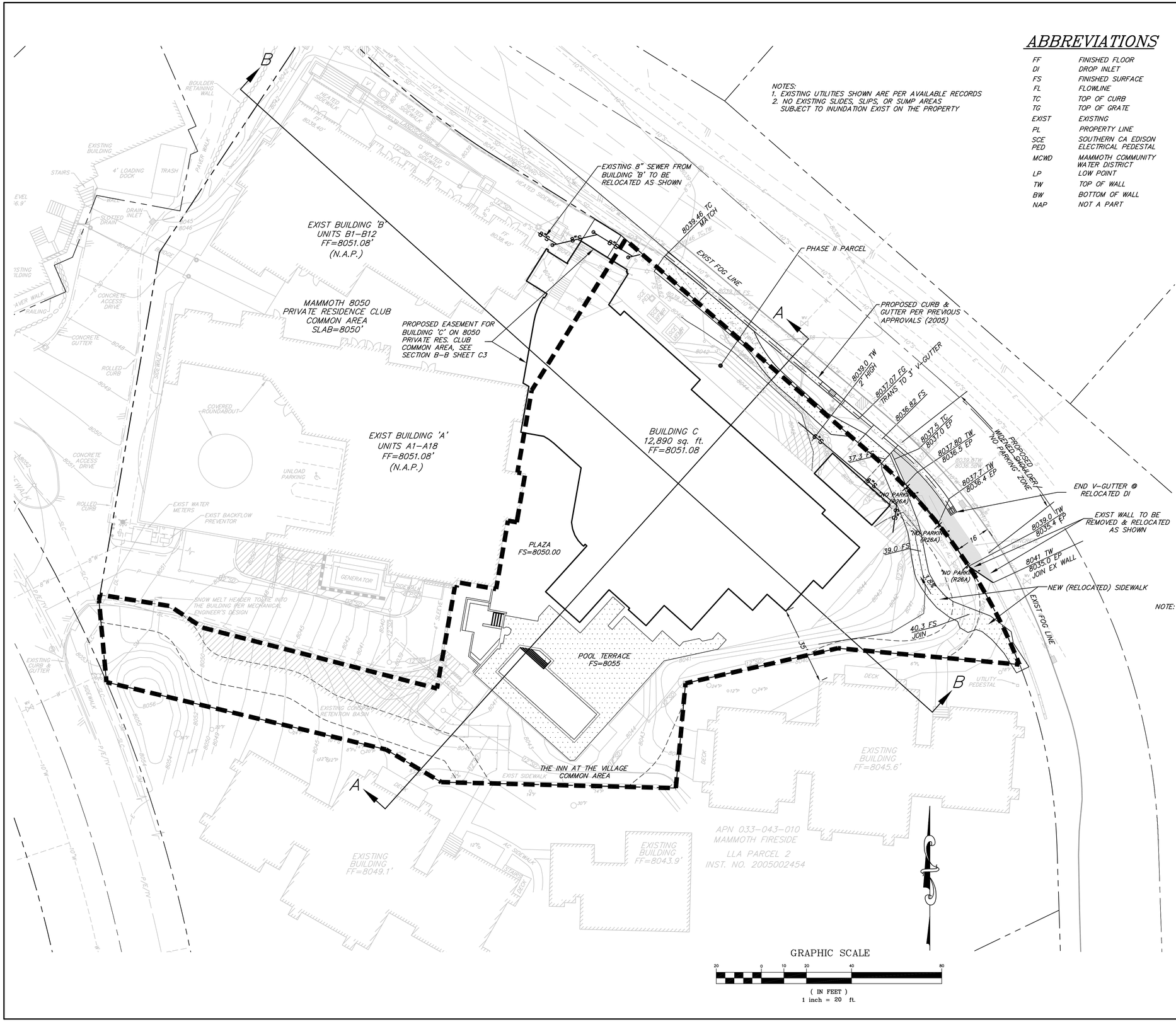

ABBREVIATIONS

FF	FINISHED FLOOR
DI	DROP INLET
FS	FINISHED SURFACE
FL	FLOWLINE
TC	TOP OF CURB
TG	TOP OF GRATE
EXIST	EXISTING
PL	PROPERTY LINE
SCE PED	SOUTHERN CA EDISON ELECTRICAL PEDESTAL
MCWD	MAMMOTH COMMUNITY WATER DISTRICT
LP	LOW POINT
TW	TOP OF WALL
BW	BOTTOM OF WALL
NAP	NOT A PART

LEGEND

- EXISTING PROPERTY LINE
- CENTERLINE
- PHASE I/PHASE II BOUNDARY LINE PER CP 2/68
- EDGE OF PAVEMENT
- 12"P — TREE TYPE & SIZE P=PINE/F=FIR/A=ASPEN
- 12"P — TREE TO BE REMOVED, TYPE & SIZE P=PINE/F=FIR/A=ASPEN
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- EXISTING FIRE HYDRANT
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- S — SEWER MANHOLE
- 7896.5 FS — PROPOSED FINISHED SURFACE
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- P/E/TV — EXISTING PROPANE, ELECTRIC, & TV
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- EXISTING LIGHT POLE
- PROPOSED RETAINING WALL WITH DECORATIVE ROCK FACING
- SNOW STORAGE AREAS
- PROPOSED HEATED PAVER SIDEWALK TO BE MAINTAINED BY THE T.O.M.L.
- PROPOSED HEATED PAVER POOL DECK

DEVELOPMENT SUMMARY

GROSS PROPERTY AREA =	79,798 sq.ft.
BUILDING FOOTPRINT AREA =	12,890 sq.ft.
AC SIDEWALK =	935 sq.ft.
EXISTING IMPERVIOUS SURFACE =	54,505 sq.ft.
ADDITIONAL IMPERVIOUS SURFACE =	1,595 sq.ft.
SITE COVERAGE =	70% (70% MAX)
NUMBER OF ROOMS =	67 ROOMS
DENSITY (TOTAL ROOM EQUIV/ACRE)=	71 ROOM EQUIV/ACRE
SNOW STORAGE =	640 sq.ft.

NOTE: SEWER, WATER, DRY UTILITIES AND DRAINAGE FACILITIES WERE INSTALLED PER PREVIOUS TENTATIVE MAP. THERE IS AN ADDITIONAL STORM DRAIN INLET AT THE ENTRY WAY ALONG MINARET ROAD AS SHOWN HEREON. DRAINAGE SHALL BE PIPED THROUGH THE PARKING STRUCTURE TO THE CONSPAN RETENTION BASIN.

THE ADDITIONAL MINARET ROAD FRONTAGE SIDEWALK WILL BE HEATED TO FACILITATE SNOW MELT.

NO TREES ARE PLANNED TO BE REMOVED.

STORM WATER RETENTION

RETENTION REQUIRED PER LRWQCB REQUIREMENTS FOR OLD PROJECT FOOTPRINT:	5,269 CF
ADDITIONAL RETENTION REQUIREMENTS DUE TO ADDED IMPERVIOUS SURFACE: 0.083 AC(1,595 SF)(0.9)	119 CF
TOTAL RETENTION REQUIRED:	5,388 CF
RETENTION VOLUME CONSTRUCTED:	5,448 CF

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

PREPARED UNDER THE DIRECTION OF AND/OR SUBMITTED BY:

THOMAS A. PLATZ 9/22/14 DATE

VESTING TENTATIVE TRACT MAP 13–002 FOR CONDOMINUM PURPOSES

GRADING AND DRAINAGE PLAN

THE INN AT THE VILLAGE CONDITIONAL USE PERMIT SUBMITTAL

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SHEET C2

OF 4 SHEETS

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EASEMENT LEGEND

THE NUMBERS ON EASEMENTS CORRESPOND TO THE ITEMS IN PRELIMINARY TITLE REPORT DATED MAY 10, 2013 WITH AN EFFECTIVE DATE OF APRIL 29, 2013.

(13) PRIVATE EASEMENTS FOR INGRESS AND EGRESS TO MAMMOTH FIRESIDE AS SHOWN ON PARCEL MAP NO. 36-4 PER BOOK 1, PAGE 47 OF PARCEL MAPS. AFFECTS ABANDONED MILLER'S SIDING ROAD AS SHOWN ON SAID PARCEL MAP.

(14) AN EASEMENT AFFECTING THE PORTION OF SAID LAND IN FAVOR OF ROBERT G. ANDREWS, ET AL FOR DRIVEWAY EASEMENTS PER 161/77 O.R., RECORDED NOVEMBER 8, 1978.

(15) EASEMENTS PER RESOLUTION NO. 2002-39, "A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, VACATING RIGHT OF WAY ALONG MILLER'S SIDING, AND RESERVING EASEMENTS FOR UTILITIES AND STORM DRAINAGE FACILITIES", PER INSTRUMENT NO. 2002005190 RECORDED JUNE 28, 2002 AND PER INSTRUMENT NO. 2002008372 RECORDED OCTOBER 09, 2002 AND PER INSTRUMENT NO. 2004006767 RECORDED JULY 27, 2004.

(18) DUTIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN "EASEMENT AGREEMENT" MADE 09/07/04, BY MAMMOTH MOUNTAIN SKI AREA, A CALIFORNIA CORPORATION, AND MAMMOTH 8050, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PER INSTRUMENT NO. 2004008146 RECORDED SEPTEMBER 07, 2004.*

(20) GRAPHICAL REPRESENTATION OF THAT CERTAIN "LATERAL SUPPORT EASEMENT AGREEMENT" MADE AUGUST 1, 2004, BY INTRAWEST CALIFORNIA HOLDINGS, INC., A CALIFORNIA CORPORATION AND MAMMOTH 8050, LLC, A DELAWARE LIMITED LIABILITY COMPANY PER INSTRUMENT NO. 2004008510 DATED SEPTEMBER 20, 2004.

(21) "TEMPORARY CONSTRUCTION LICENSES AGREEMENT" MADE AUGUST 1, 2004 BY INTRAWEST CALIFORNIA HOLDINGS, INC., A CALIFORNIA CORPORATION AND MAMMOTH 8050, LLC, A DELAWARE LIMITED LIABILITY COMPANY PER INSTRUMENT NO. 2004008511 DATED SEPTEMBER 20, 2004.*

(22) RESERVATION OF ABUTTERS RIGHTS BY THE STATE OF CALIFORNIA AS CONTAIN IN THAT CERTAIN "DIRECTOR'S DEED (QUITCLAIM)" PER INSTRUMENT NO. 2004009621 RECORDED OCTOBER 26, 2004.

(28) RELINQUISHMENT OF ACCESS RIGHTS BY MAMMOTH 8050 LLC TO THE STATE OF CALIFORNIA PER INSTRUMENT NO. 2004009705 RECORDED OCTOBER 28, 2004.

(33) A RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT, BETWEEN MAMMOTH 8050, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MAMMOTH FIRESIDE CONDOMINIUM NO. 1 OWNERS ASSOCIATION PER INSTRUMENT NO. 2005002456 RECORDED MARCH 30, 2005. (AMENDED, RESTATED AND SUPERCEDED BY DOCUMENT NO. 2009002962.)

(35) A SKY BRIDGE RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT AFFECTING A PORTION OF SAID LAND BETWEEN MAMMOTH MOUNTAIN SKI AREA, A CALIFORNIA CORPORATION AND MAMMOTH 8050, LLC, A DELAWARE LIMITED LIABILITY COMPANY PER INSTRUMENT NO. 2005003152 RECORDED APRIL 22, 2005.*

(40) EASEMENT FOR PUBLIC SIDEWALK AND PEDESTRIAN ACCESS, UTILITY AND SNOW STORAGE PURPOSES PER INSTRUMENT NO. 2005007333 RECORDED SEPTEMBER 8, 2005.

(44) A UTILITY LINES EASEMENT AND MAINTENANCE AGREEMENT BY INTRAWEST CALIFORNIA HOLDINGS, INC., A CALIFORNIA CORPORATION, SUCCESSORS OR ASSIGNS AND MAMMOTH 8050, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSORS OR ASSIGNS PER INSTRUMENT NO. 2006001319 RECORDED FEBRUARY 17, 2006.

(45) TEMPORARY CONSTRUCTION EASEMENT BETWEEN MAMMOTH HILLSIDE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MAMMOTH 8050, LLC, A DELAWARE LIMITED LIABILITY COMPANY PER INSTRUMENT NO. 2006008323 RECORDED NOVEMBER 20, 2006.*

(46) PARKING AGREEMENT BETWEEN MAMMOTH HILLSIDE, LLC AND MAMMOTH 8050, LLC PER INSTRUMENT NO. 2006008324 RECORDED NOVEMBER 20, 2006.

(47) PUBLIC EASEMENT FOR SIDEWALK, LANDSCAPING AND APPURTENANT USES (MINARET ROAD) PER INSTRUMENT NO. 2006008380 O.R. RECORDED NOVEMBER 21, 2006.

(50) RESOLUTION BY TOWN OF MAMMOTH LAKES APPROVING USE PERMIT 2007-11 TO ALLOW TANDEM PARKING, MCHANICAL PARKING LIFTS AND 50 PARKING SPACES FOR THE 8050 RESIDENCE CLUB MTHIN THE MAMMOTH HILLSIDE PARKING GARAGE PER INSTRUMENT NO. 2008000950 RECORDED FEBRUARY 6, 2008.

(53) PUBLIC EASEMENT FOR SIDEWALK PURPOSES, STREET SIGNAGE, STREET LIGHTS, PEDESTRIAN ACCESS, SNOW REMOVAL EQUIPMENT, SUBTERRANEAN, UTILITY, MAINTENANCE, REPAIR AND REPLACEMENT PER INSTRUMENT NO. 2009000435 RECORDED JANUARY 29, 2009.

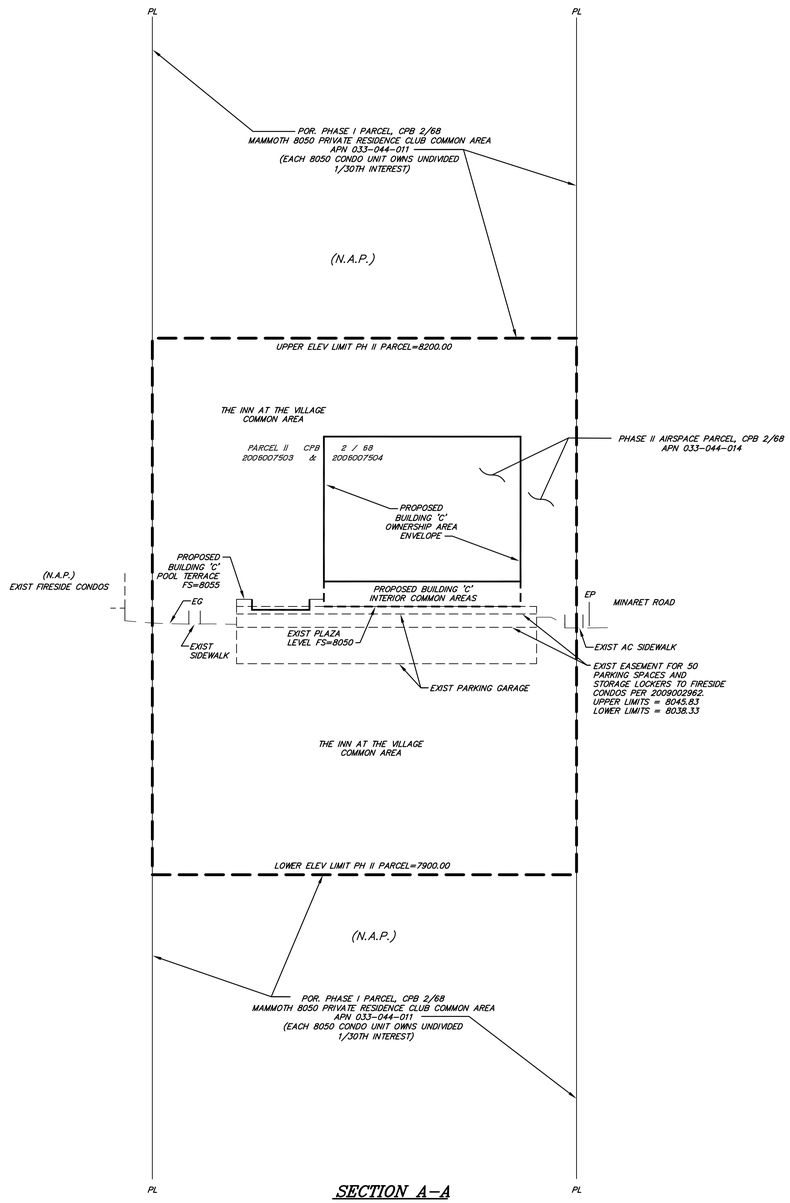
(54) THE EFFECT OF AN INSTRUMENT ENTITLED "AMENDED AND RESTATED RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT"P BY SFI MAMMOTH HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MAMMOTH 8050 HOMEOWNERS' ASSOCIATION, A CALIFORNIA NOT FOR PROFIT MUTUAL BENEFIT CORPORATION, MAMMOTH 8050 CONDOMINIUM ASSOCIATION, A CALIFORNIA NOT FOR PROFIT MUTUAL BENEFIT CORPORATION AND MAMMOTH FIRESIDE CONDOMINIUM NO. 1 OWNERS ASSOCIATION, A CALIFORNIA UNINCORPORATED ASSOCIATION PER INSTRUMENT NO. 2009002962 DATED MAY 28, 2009 RECORDED JUNE 16, 2009. (AMENDS, RESTATES AND SUPERCEDES INSTRUMENT NO.S 2004008147 AND 2005002456.)

* THIS IS A TEMPORARY EASEMENT, WHICH APPEARS TO NO LONGER BE IN EFFECT. ITS LOCATION IS NOT SHOWN ON SHEET C1 OR SHEET C3.

THE FOLLOWING AFFECT A PORTION OR ALL OF THE PROPERTY.
THE EXACT LOCATIONS ARE NOT LOCATABLE.

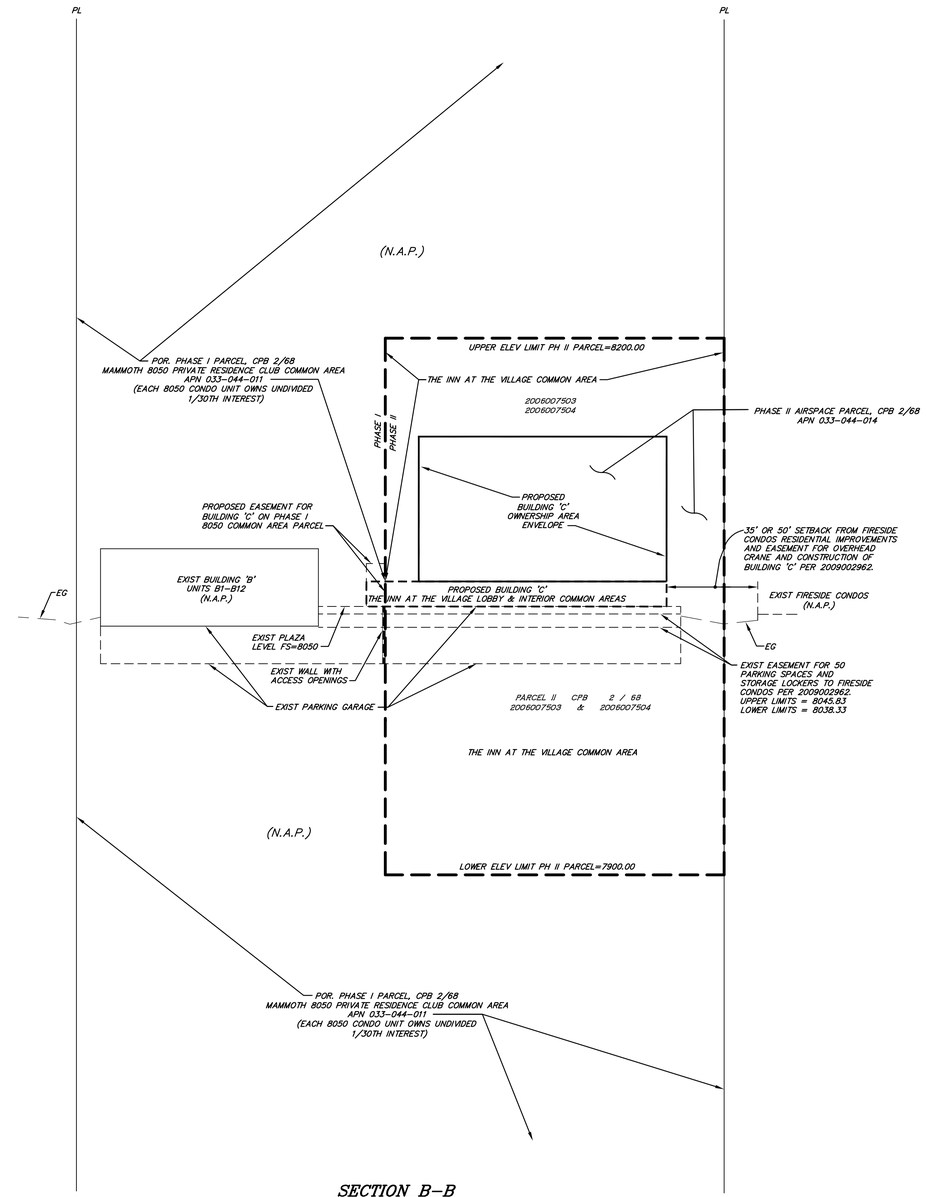
(11) AN EASEMENT AFFECTING ALL OF SAID LAND IN FAVOR OF CALIFORNIA INTERSTATE TELEPHONE COMPANY FOR POLES AND CONDUITS PER 104/282 O.R., DATED AUGUST 12, 1969.

(12) AN EASEMENT AFFECTING ALL OF SAID LAND IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CALIFORNIA INTERSTATE TELEPHONE COMPANY FOR UNDERGROUND CONDUITS, PEDESTALS, AND VAULTS PER 105/433 O.R., DATED OCTOBER 9, 1969.



SECTION A-A

SCALES: 1"=40'
HORIZ & VERT



SECTION B-B

SCALES: 1"=40'
HORIZ & VERT

VESTING TENTATIVE TRACT MAP 13-002 FOR CONDOMINUM PURPOSES

SECTIONS

THE INN AT THE VILLAGE CONDITIONAL USE PERMIT SUBMITTAL

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SHEET C3
OF 4 SHEETS

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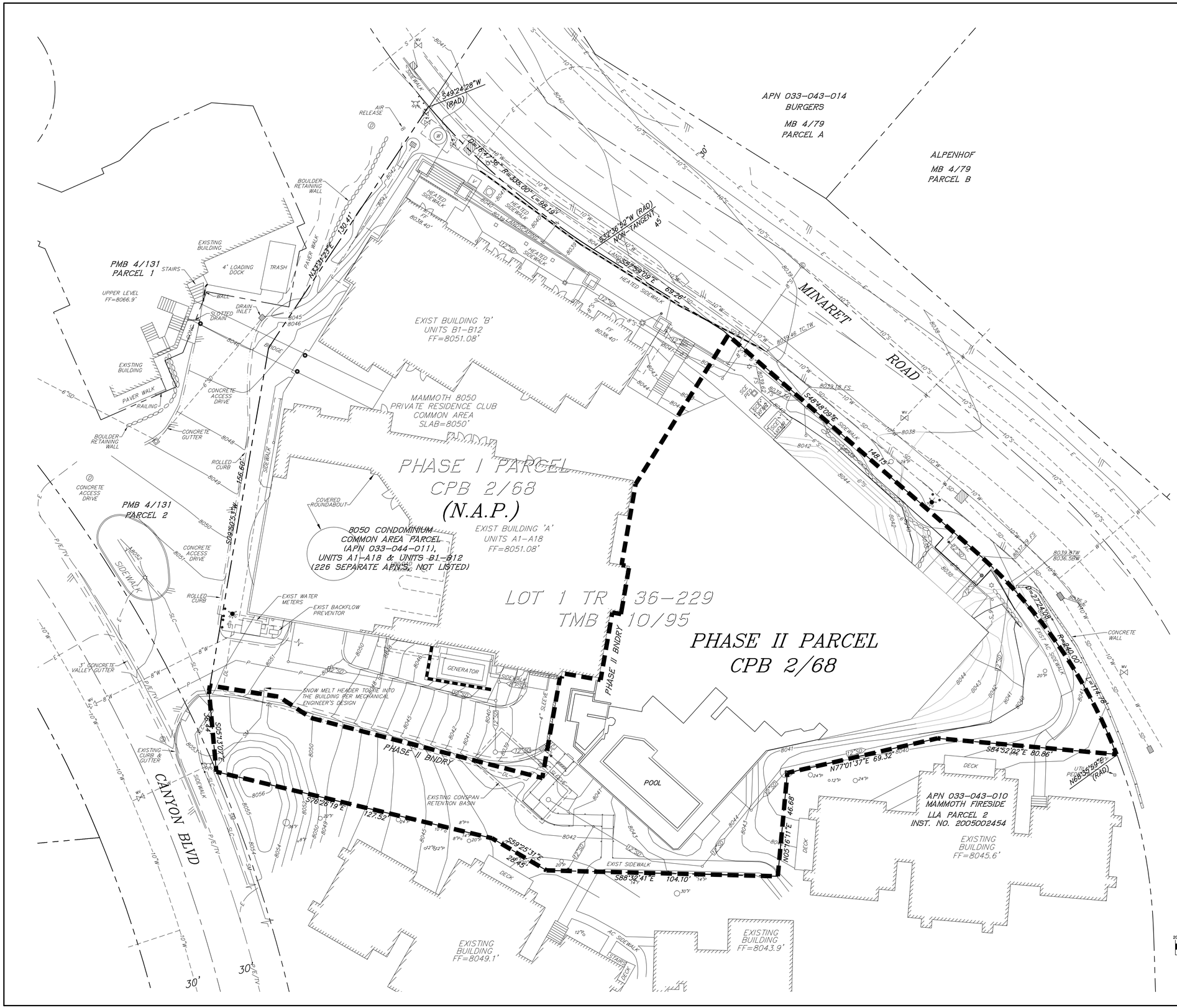

LEGEND

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LP	LOW POINT
TW	TOP OF WALL
BW	BOTTOM OF WALL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VESTING TENTATIVE TRACT MAP 13-002 FOR CONDOMINUM PURPOSES

EXISTING SITE PLAN

THE INN AT THE VILLAGE CONDITIONAL USE PERMIT SUBMITTAL

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