

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**LOT MERGER
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Jessica Demartin, Dave Miller

ADDRESS PO Box 681 CITY/STATE/ZIP JUNE LAKE CA 93529

TELEPHONE (559) 676 5035 E-MAIL jessdemartin@gmail.com

OWNER, if other than applicant See above -

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

PROJECT DESCRIPTION: Assessor's Parcel # 016-175-008,
016-175-007

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: A reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates the lot merger. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing and proposed lot areas; (b) existing surface and subsurface structures and improvements; (c) existing septic system and well locations; (d) streams and waterways; (e) existing/proposed easements and access routes; and (f) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Appropriate application fee: See Development Fee Schedule.
- C. Signed Lot Merger Notice form.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.

[Signature]
Signature

[Signature]
Signature

2/3/20
Date

RECORDING REQUESTED BY

Community Development Department

AND WHEN RECORDED MAIL TO:

Mono County Planning Division
P.O. Box 8
Bridgeport CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT MERGER NOTICE
FOR REAL PROPERTY IN MONO COUNTY**

PARCELS TO BE MERGED: Assessor's Parcel Numbers and/or deed reference.

016-175-007 016-175-008

SIGNATURE OF RECORD TITLE OWNERS: This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. *All signatures must be notarized.*

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common ownership and that I/we understand that recordation of this Merger Notice shall cause the subject parcels to be merged into one parcel and that further actions to sell, lease or finance portions of said parcel shall be subject to applicable provisions of the county subdivision regulations.

I/we hereby attest by our signature(s) hereon that I/we have initiated this merger and are requesting that the County record this Merger Notice; therefore, I/we do not wish to have a protest hearing to present evidence as to why this Merger Notice should not be recorded; and by our signature hereon I/we understand and expressly waive any and all rights to such a hearing.

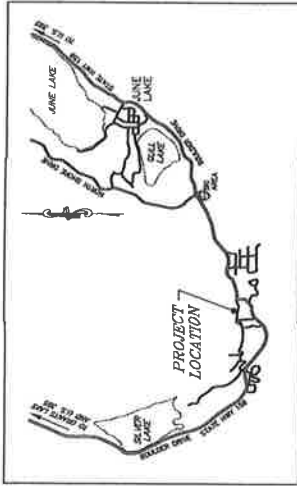
<u>Jessica DeMartin</u> Name	<u>[Signature]</u> Notarized signature	<u>2/3/20</u> Date
<u>David Miller</u> Name	<u>[Signature]</u> Notarized signature	<u>2/3/20</u> Date
_____ Name	_____ Notarized signature	_____ Date
_____ Name	_____ Notarized signature	_____ Date

COUNTY APPROVAL: This Merger Notice has been reviewed and approved by the Mono County Planning Division.

ATTEST: _____
Signature Date

GRADING AND DRAINAGE PLANS FOR HIDEAWAY LANE

APN 016-175-007 AND 016-175-008
MONO COUNTY, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

GRADING AND NETWORK SPECIFICATIONS:

1. ALL WORK SHALL CONFORM TO THE TULARE STANDARDS AND SPECIFICATIONS (TSS) AND THESE PLANS. IN THE EVENT OF CONFLICT BETWEEN THE TSS AND THESE PLANS, THE TSS SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
2. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE TOWN ENGINEER TO OBTAIN A GRADING AND DRAINAGE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
3. CONSTRUCTION SHALL BE PERFORMED BY A LICENSED TOWER OPERATOR ONLY. THEIR OPERATIONS SHALL BE LIMITED TO THE TOWER ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
4. THE LIMITS OF CONSTRUCTION SHALL BE EXACTLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION AND MAINTAINED AS SUCH THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
5. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
6. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
7. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
8. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
9. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
10. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
11. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
12. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
13. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
14. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
15. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY LINES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.

16. ALL SITE WORK SHALL BE COMPLETED PRIOR TO 5:00 P.M. ANY WORK PROPOSED AFTER THIS DATE REQUIRES APPROVAL BY THE TOWN ENGINEER.
17. GRADING IN AREAS TO BE GRADED SHALL BE SEPARATELY ESTIMATED AND COMPLETED IN A MINIMUM OF 100' SECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
18. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
19. ASPHALT CONCRETE SHALL BE THREE (3) INCHES THICK MASHUM GRADE FOR DRIVEWAYS. ASPHALT CONCRETE SHALL BE THREE (3) INCHES THICK MASHUM GRADE FOR DRIVEWAYS. ASPHALT CONCRETE SHALL BE THREE (3) INCHES THICK MASHUM GRADE FOR DRIVEWAYS.
20. PLASTER AND GALLETS SHALL CONFORM TO THE PROVISIONS IN SECTION 84, PLASTIC PIPE OF THE CSS.
21. SLURRY CEMENT SANDWICH SHALL CONFORM TO THE PROVISIONS IN SECTION 19-3.02B, SLURRY CEMENT SANDWICH, OF THE CSS.
22. PORTLAND CEMENT CONCRETE SHALL BE CLASS I IN ACCORDANCE WITH SECTION 10 OF THE CSS. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE PROVISIONS IN SECTION 10 OF THE CSS. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE PROVISIONS IN SECTION 10 OF THE CSS.
23. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS IN SECTION 10 OF THE CSS. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS IN SECTION 10 OF THE CSS.
24. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
25. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED STORM WATER MANAGEMENT PLAN (SWMP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
26. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
27. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED LABORATORY (SEE LABOR 101) SHOULD ANY CONVICTION TEST FAIL TO MEET THE MINIMUM REQUIRED QUANTITY AS SPECIFIED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
28. THE CONTRACTOR AND ALL HIS SUBCONTRACTORS, AND ANY ACTION TAKEN ON THE BASIS OF THESE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
29. ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATION AND DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.
30. WATER FOR CONSTRUCTION PURPOSES SHALL BE SUPPLIED BY MONROE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMIT FROM MONROE.

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- AS ASPHALT
- ES EXISTING SURFACE
- FF FINISHED FLOOR
- FR FINISHED GRADE
- FS FINISHED SURFACE
- GC ON CENTER
- HW TOP OF WALL
- TR TYPICAL

INDEX TO SHEETS

- CL COVER SHEET AND NOTES
- CS GRADING AND DRAINAGE PLAN
- CS CONSTRUCTION DETAILS

RECORD OWNERS

ANDREW W. HARRIS
1000 W. 10TH ST. #100
SANTA ANA, CA 92701
JAMES RITZ WALTER REY TRUST
1000 W. 10TH ST. #100
SANTA ANA, CA 92701

CIVIL ENGINEER/SURVEYOR

TRAVIS/ARMES ASSOCIATES
1000 W. 10TH ST. #100
SANTA ANA, CA 92701

BENCHMARK

1" FROM PPE TAGGED TO THE TRACT, NORTHEAST
CORNER OF APN 016-175-007, ELEVATION=1026.37

GENERAL ESTIMATING QUANTITIES

ESTIMATING QUANTITIES DO NOT INCLUDE ANY ADJUSTMENTS FOR SWAMPY, ROCKY, STONY, TOXIC, TORMENTED AND TOUGH SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENGINEER.



NO.	DESCRIPTION	DATE

APPROVED FOR
TRAVIS/ARMES ASSOCIATES
1000 W. 10TH ST. #100
SANTA ANA, CA 92701

HIDEAWAY LANE, APN 016-175-008
COVER SHEET AND NOTES
JANE LAKE, COUNTY OF MONO, STATE OF CALIFORNIA

DATE: 08/25/2025	SCALE: 1" = 10'
DRAWN BY: JLS	CHECKED BY: JLS
PROJECT NO: 25-008	SHEET NO: 1



