

**PARCEL 1**


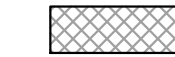
**HOTEL**  
 NO. ROOMS: 120  
 BUILDING FOOTPRINT: 38,277 SF  
 PARKING REQUIRED: 125 SPACES  
 PARKING PROVIDED: 225 SPACES (5 ADA, 11 RV)

**SITE COVERAGE**  
 BUILDING FOOTPRINT: 38,277 SF  
 AC PAVEMENT/CONCRETE: 114,936 SF  
 TOTAL COVERAGE: 153,213 SF  
 DISTURBANCE AREA: 259,550 SF

**PARCEL 4**

**ALL WEATHER ROAD ACCESS**  
**SITE COVERAGE**  
 AC PAVEMENT: 7,675 SF  
 DISTURBANCE AREA: 18,528 SF

**LEGEND**

-  PROPOSED AC PAVEMENT
-  PROPOSED SNOW STORAGE AREA

**NOTE:**

THE FINAL CONFIGURATION, SIZE, FORM (I.E. CABINS OR MULTI-UNIT), AND ORIENTATION OF HOUSING UNITS AND STRUCTURES MAY CHANGE BUT, TO BE CONSISTENT WITH THE SPECIFIC PLAN, (1) ALL HOUSING STRUCTURES SHALL BE LOCATED WITHIN THE FOOTPRINT OF THE AREAS DESIGNATED IN RED, (2) A MAXIMUM OF 1-STORY WITH ROOF HEIGHTS NOT TO EXCEED 16 FEET, (3) TOTAL NO MORE THAN 100 UNITS AND NO MORE THAN 150 BEDROOMS, AND (4) CONSISTENT WITH THE MAXIMUM SIGHT LINES AND VISIBILITY LIMITS SHOWN IN THE LINE OF SIGHT EXHIBITS.

**PARCEL 2**

**HOUSING UNITS**  
 PHASE 1: SMALL BUILDINGS  
 S - STUDIO - 8 UNITS - 8 ROOMS  
 1 - 1 BEDROOM - 14 UNITS - 14 ROOMS  
 2 - 2 BEDROOM - 8 UNITS - 16 ROOMS  
 30 UNITS - 38 ROOMS

PHASE 2: CONCEPT SMALL BLDGS + MGRS UNIT  
 40 UNITS - 54 ROOMS

PHASE 3: CONCEPT MULTI-UNIT BLDGS AND/OR SMALL BLDGS WITH UP TO 58 ROOMS

TOTAL NO. OF ROOMS: 150  
 PARKING PROVIDED: 207 SPACES TOTAL  
 6 ADA SPACES  
 7 DAY CARE SPACES

NOTE: GUEST PARKING FOR HOUSING UNITS ON HOTEL SITE.

**SITE COVERAGE**  
 HOUSING; 100 UNITS WITHIN 111,000 SF  
 MAINT. BLDG. FOOTPRINT: 2,838 SF  
 AC PAVEMENT/CONCRETE: 130,300 SF  
 TOTAL COVERAGE: 178,538 SF  
 DISTURBANCE AREA: 387,260 SF

**RESTAURANT**

**SITE COVERAGE**  
 BUILDING FOOTPRINT: 6,688 SF  
 AC PAVEMENT: 1,893 SF  
 TOTAL COVERAGE: 8,581 SF  
 DISTURBANCE AREA: 22,632 SF

**EARTHWORK**

(APPROXIMATE QUANTITIES WITHOUT ANY ADJUSTMENTS)

**HOTEL**  
 CUT: 6,100 CY  
 FILL: 45,030 CY

**HOUSING INCLUDING NEW ACCESS ROAD**  
 CUT: 60,800 CY  
 FILL: 6,200 CY

**RESTAURANT**  
 CUT: 40 CY  
 FILL: 1,370 CY

**TANK SITE**  
 CUT: 980 CY  
 FILL: 4 CY

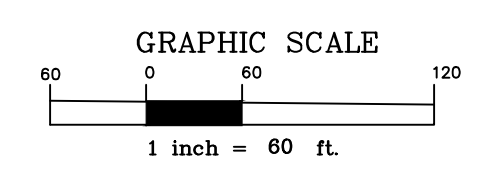
**TOTAL:**  
 CUT: 67,920 CY  
 FILL: 52,600 CY

REVISIONS:	BY:

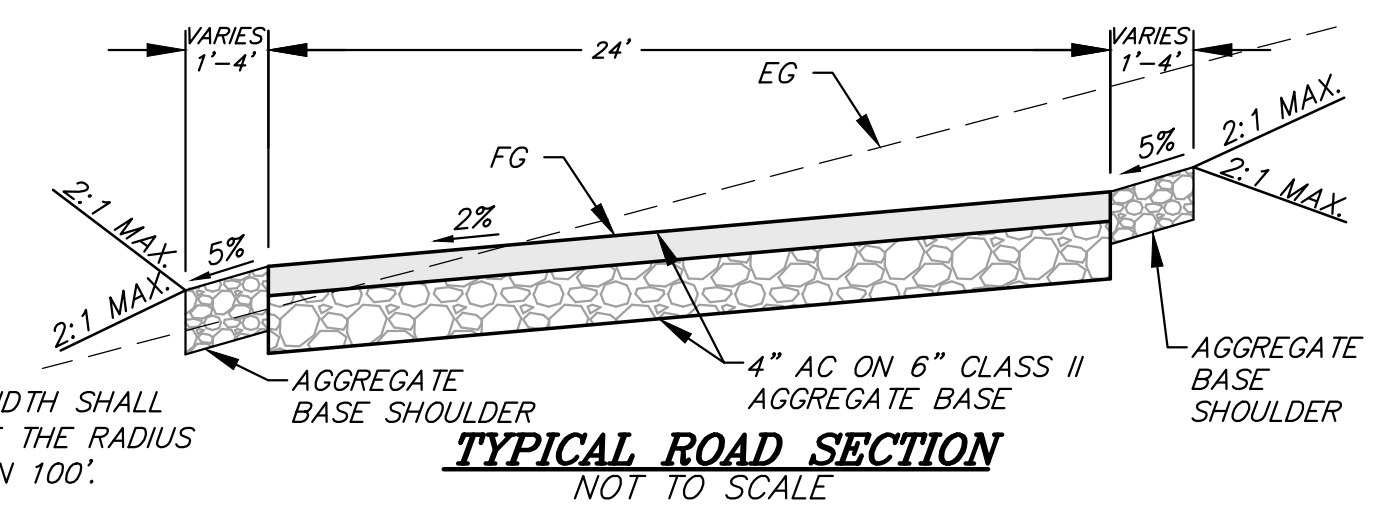
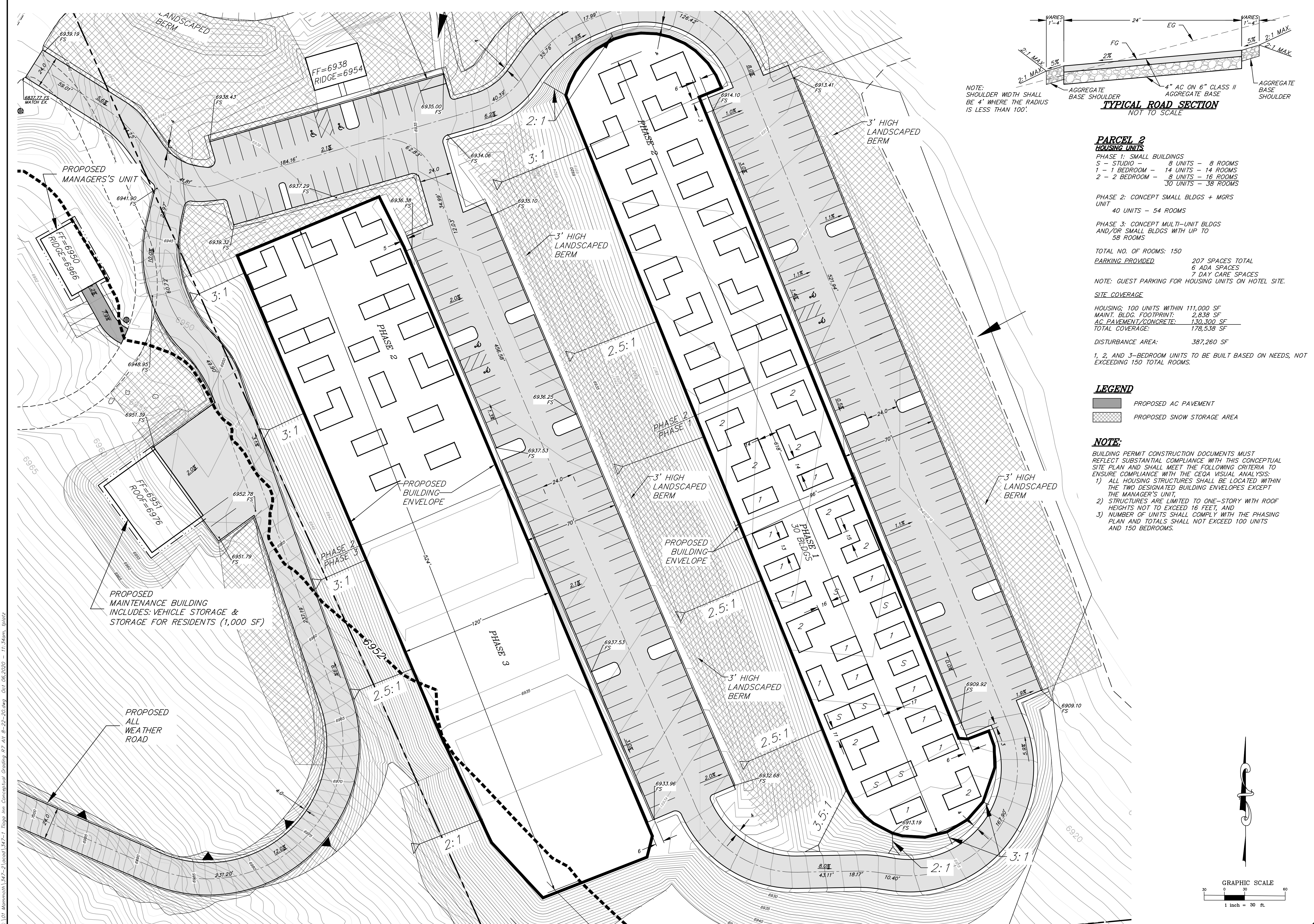
PREPARED FOR:  
**DENNIS DOMALLE**  
 P.O. BOX 2227  
 MAMMOTH LAKES, CA 93546

**TIOGA INN ALTERNATIVE 7 GRADING PLAN FOR TIOGA INN REVISED SPECIFIC PLAN**

DATE: 09/30/2020  
 SCALE: 1"=60'  
 DRAWN: SR/MP  
 JOB NO: 01.0347.2  
 DWG: **C2**  
 SHEET 2 OF 3



2:101 Mammoth\_1347-2 (local)\_1347-1\_Tioga Inn Conceptual Grading\_R7 Alt. B-22-2D\_receiver\_recover.dwg Oct 06 2020 7:27am platz



**PARCEL 2 HOUSING UNITS**  
 PHASE 1: SMALL BUILDINGS  
 S - STUDIO - 8 UNITS - 8 ROOMS  
 1 - 1 BEDROOM - 14 UNITS - 14 ROOMS  
 2 - 2 BEDROOM - 8 UNITS - 16 ROOMS  
 30 UNITS - 38 ROOMS

PHASE 2: CONCEPT SMALL BLDGS + MGRS UNIT  
 40 UNITS - 54 ROOMS

PHASE 3: CONCEPT MULTI-UNIT BLDGS AND/OR SMALL BLDGS WITH UP TO 58 ROOMS

TOTAL NO. OF ROOMS: 150  
 PARKING PROVIDED: 207 SPACES TOTAL  
 6 ADA SPACES  
 7 DAY CARE SPACES

NOTE: GUEST PARKING FOR HOUSING UNITS ON HOTEL SITE.

**SITE COVERAGE**  
 HOUSING: 100 UNITS WITHIN 111,000 SF  
 MAINT. BLDG. FOOTPRINT: 2,838 SF  
 AC PAVEMENT/CONCRETE: 130,300 SF  
 TOTAL COVERAGE: 178,538 SF  
 DISTURBANCE AREA: 387,260 SF

1, 2, AND 3-BEDROOM UNITS TO BE BUILT BASED ON NEEDS, NOT EXCEEDING 150 TOTAL ROOMS.

**LEGEND**  
  
 PROPOSED AC PAVEMENT  
 PROPOSED SNOW STORAGE AREA

**NOTE:**  
 BUILDING PERMIT CONSTRUCTION DOCUMENTS MUST REFLECT SUBSTANTIAL COMPLIANCE WITH THIS CONCEPTUAL SITE PLAN AND SHALL MEET THE FOLLOWING CRITERIA TO ENSURE COMPLIANCE WITH THE CEQA VISUAL ANALYSIS:  
 1) ALL HOUSING STRUCTURES SHALL BE LOCATED WITHIN THE TWO DESIGNATED BUILDING ENVELOPES EXCEPT THE MANAGER'S UNIT,  
 2) STRUCTURES ARE LIMITED TO ONE-STORY WITH ROOF HEIGHTS NOT TO EXCEED 16 FEET, AND  
 3) NUMBER OF UNITS SHALL COMPLY WITH THE PHASING PLAN AND TOTALS SHALL NOT EXCEED 100 UNITS AND 150 BEDROOMS.

**t h a**  
 triad/holmes assoc  
 civil engineering  
 land surveying  
 MAMMOTH LAKES  
 BISHOP  
 REDWOOD CITY

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

DATE:

REVISIONS

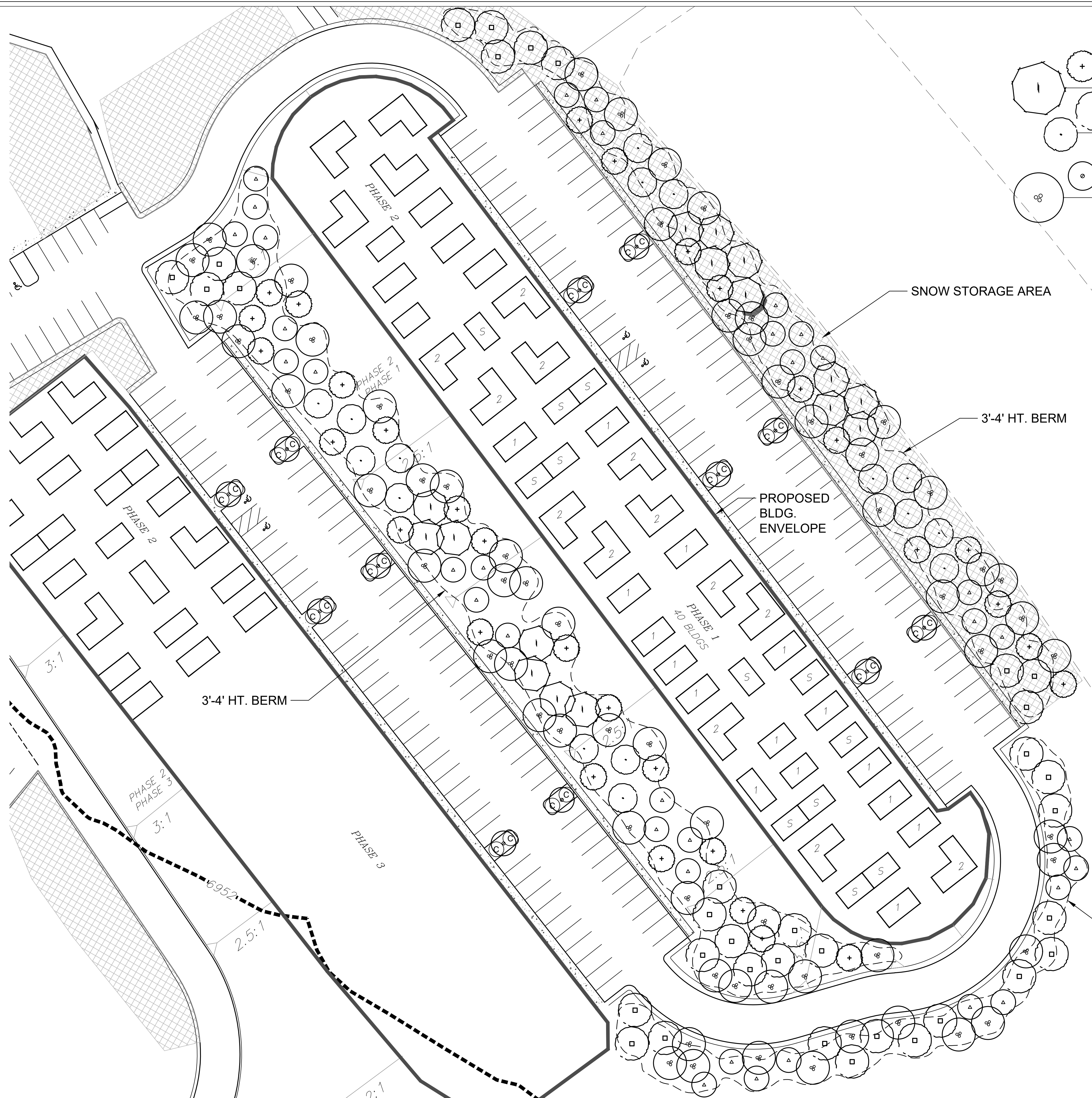
NO.	DESCRIPTION	DATE	BY

PREPARED FOR:  
 DENNIS DOMALLE  
 P.O. BOX 2727  
 MAMMOTH LAKES, CA  
 93546

**TOGO INN**  
**ALT #7 HOUSING CONCEPT SITE PLAN**  
**FOR TOGO INN REVISED SPECIFIC PLAN**

DATE: 09/29/2020  
 SCALE: 1" = 30'  
 DRAWN: SR/MP  
 JOB NO.: 01.0347.2  
 DWG: C4  
 SHEET 2 OF 3

2: LOT MAMMOTH 1427-2 (LOCAL 1427-1) Tioga Inn Conceptual Grading RP Alt #7-25-20.dwg Oct 06 2020 - 11:34am ipatz



PLANT LEGEND			
TREES			
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
	BETULA PENDULA / WHITE BIRCH	24" BOX	31
	PINUS FLEXILIS / LIMBER PINE	MIN.	16
(S)	30'-50' TALL x 15'-25' WIDE	13' TALL	16
	PINUS NIGRA / AUSTRIAN PINE	MIN.	34
(S)	40'-60' TALL x 15'-25' WIDE	13' TALL	16
	PINUS PONDEROSA / PONDEROSA PINE	MIN.	35
(S)	50'-100' TALL x 25'-30' WIDE	13' TALL	16
	PICEA P. 'DARK GREEN & BLUE' / COLORADO SPRUCE	MIN.	35
(S)	30'-60' TALL x 10'-20' WIDE	13' TALL	12
	PICEA PUNGENS 'FAT ALBERT' / COLORADO SPRUCE	36" BOX	12
	15'-20' TALL x 10'-12' WIDE	15 GAL./	66
	POPULUS TREMULOIDES / QUAKING ASPEN	25'-60' TALL x 15'-30' WIDE	24" BOX
SHRUBS			
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
(C)	CORNUS SERICEA 'BAILEY' / RED TWIG DOGWOOD	5 GAL.	24
	DOGWOOD 7'-9' TALL x 10'-12' WIDE		
GROUND COVER			
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL. @ 8' O.C.	

NOTES: TREES WITH (S) ARE FOR THE PURPOSE OF SCREENING BUILDINGS.

ALL PLANTING AREAS TO RECEIVE 3" LAYER OF MULCH FROM THE TUOLUMNE AREA.

**WDG**  
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TIOGA INN  
 LANDSCAPE CONCEPT PLAN

REVISIONS	DATE



DATE: 09/08/20
SCALE: SEE SHEET
JOB # 20-077
DRAWN BY: NL
SHEET: <b>1</b>
OF 1

