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

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

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

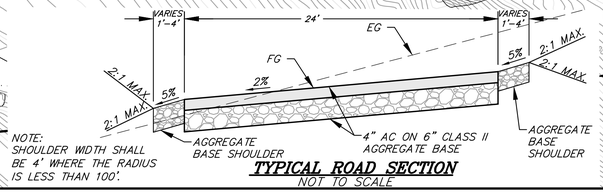
TANK SITE

CUT:	980 CY
FILL	4 CY

TOTAL:

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

NOTE:
SHOULDER WIDTH SHALL BE 4' WHERE THE RADIUS IS LESS THAN 100'.



TYPICAL ROAD SECTION
NOT TO SCALE

GRAPHIC SCALE
60 0 60 120
1 inch = 60 ft.

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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REVISIONS:	BY:

PREPARED FOR:
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P.O. BOX 2727
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

Z:\01 Mammoth \347-2\acad\347-1 Tioga Inn Conceptual Grading R7 Alt 8-22-20_recover_recover.dwg Oct 06,2020 - 7:27pm, tplatz