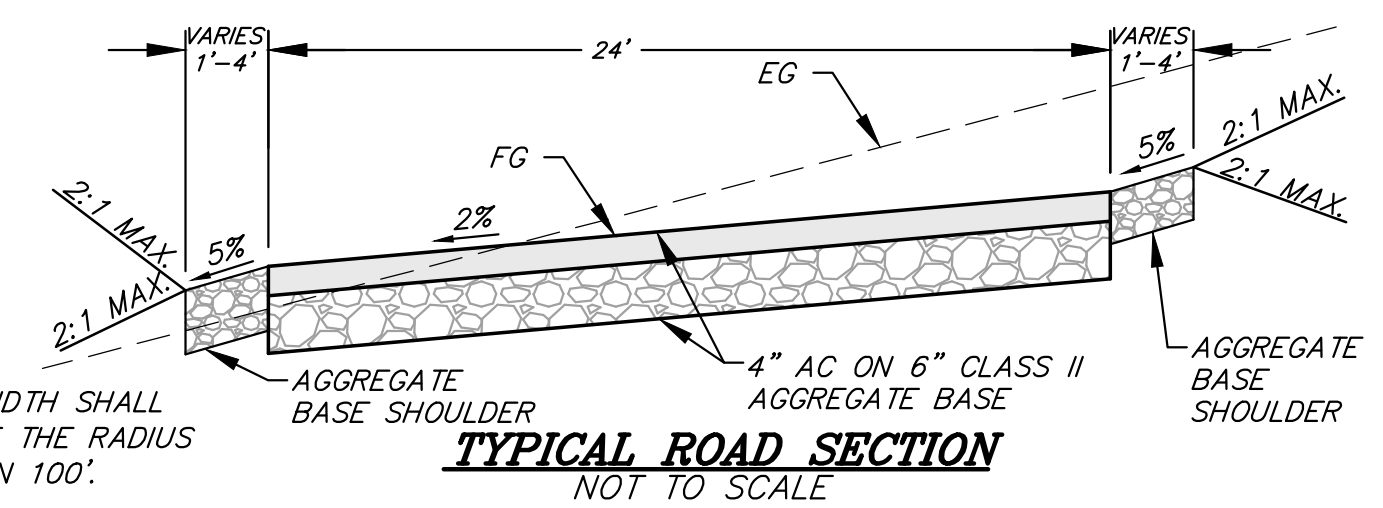
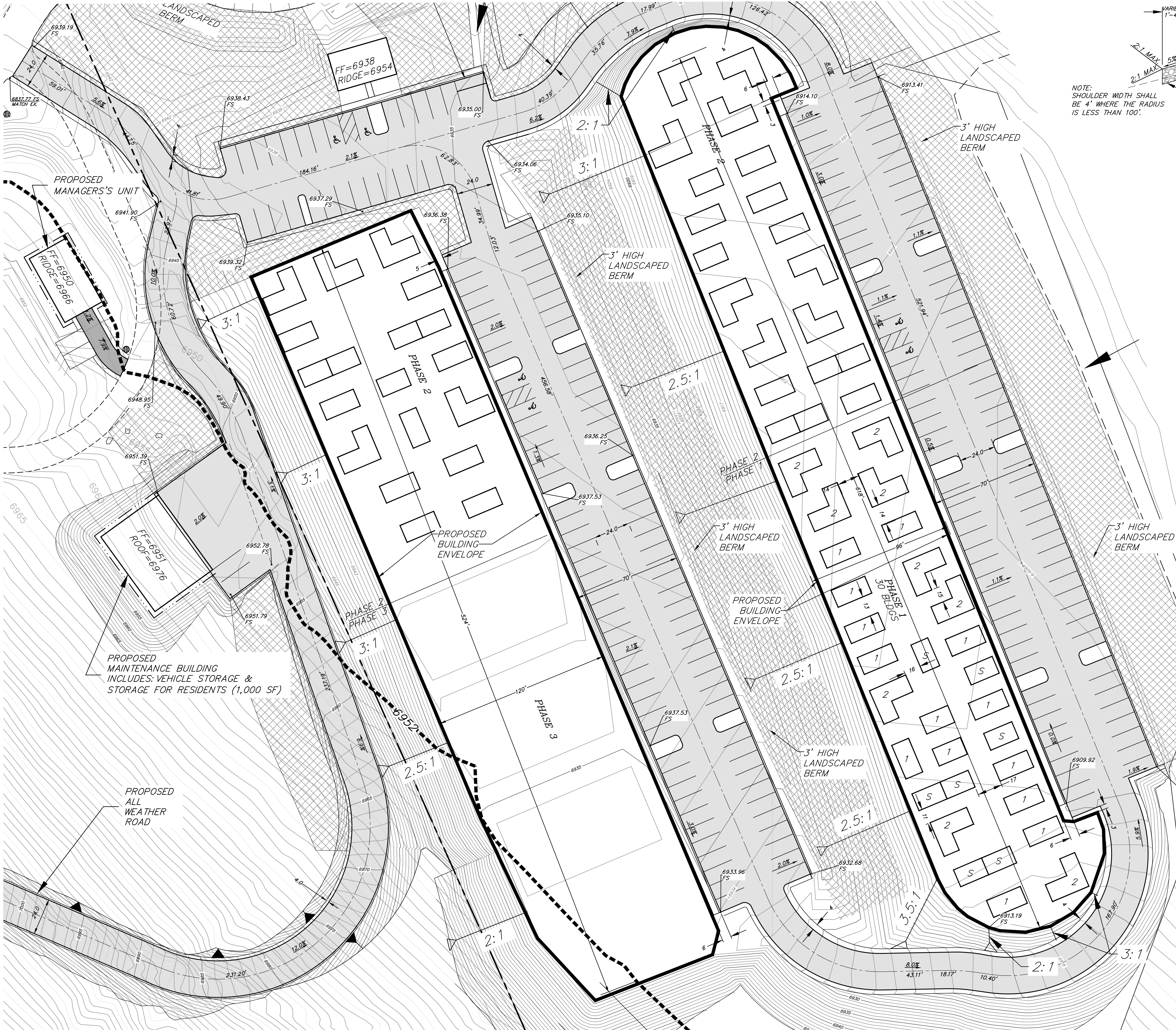


2: LOT: Mammoth 1427-2 (area) 1427-1 Tioga Inn Conceptual Grading RP Alt B-25-20.dwg Oct 06 2020 - 11:34am ipat2



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.

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 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	BY:

REVISIONS	BY:

PREPARED FOR:
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 P.O. BOX 2727
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 93546

TOGA INN
ALT #7 HOUSING CONCEPT SITE PLAN
FOR TOGA 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

