

2:\01 Mammoth_147-2\local_147-1_Tioga Inn Conceptual Grading_R15.dwg, May 20, 2019 - 12:46pm, mpaolovsky

PROPOSED ADDITIONAL SITE COVERAGE

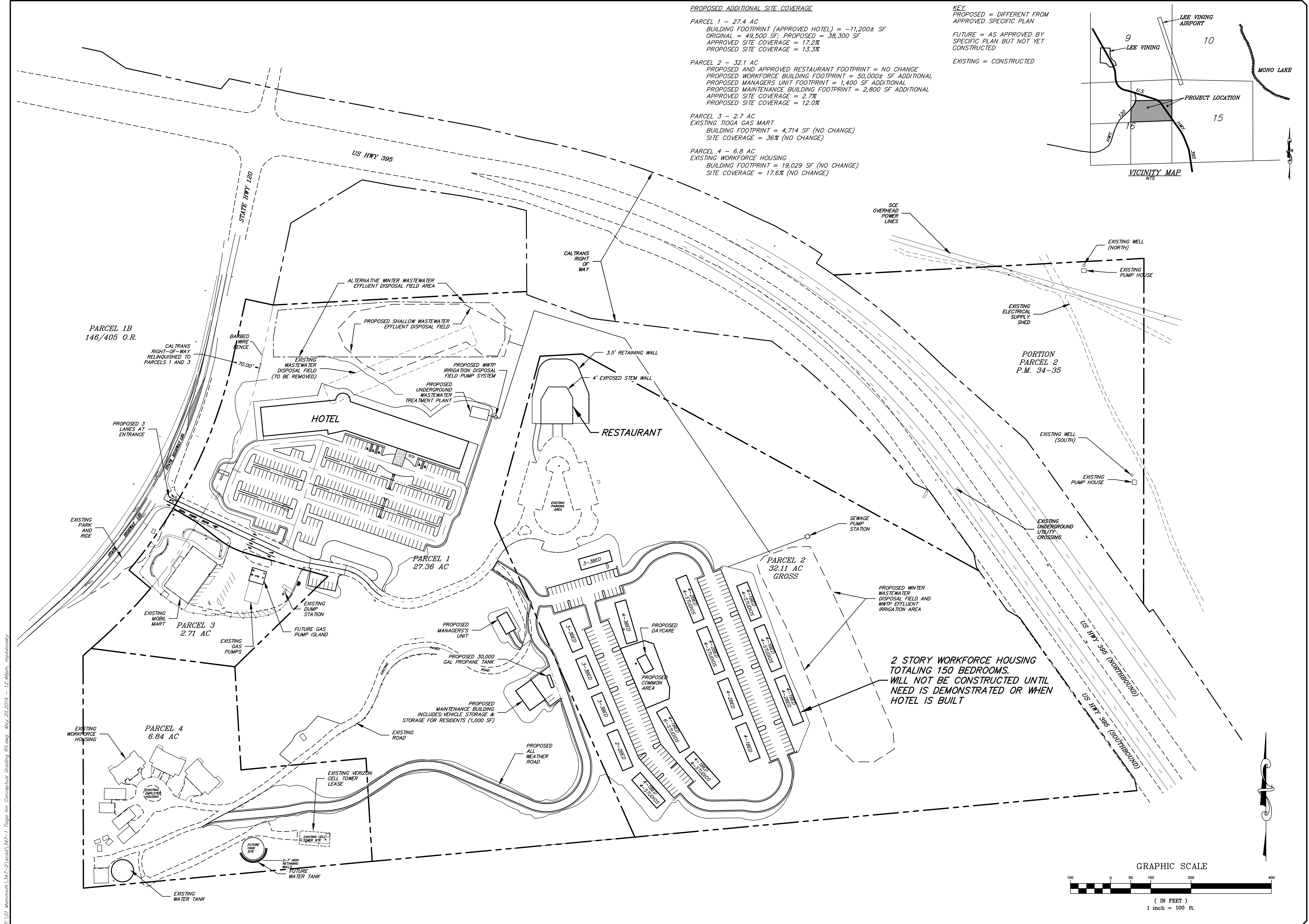
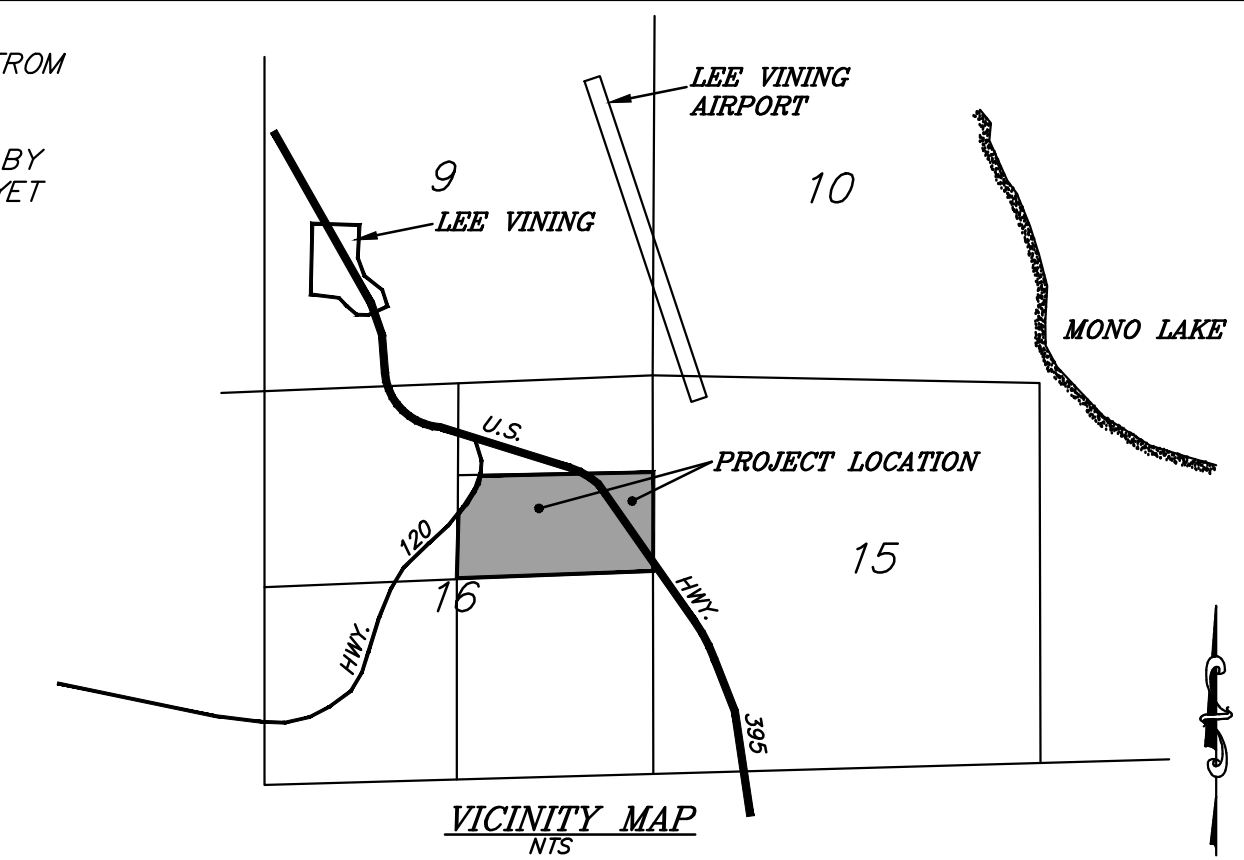
PARCEL 1 - 27.4 AC
 BUILDING FOOTPRINT (APPROVED HOTEL) = -11,200± SF
 ORIGINAL = 49,500 SF; PROPOSED = 38,300 SF
 APPROVED SITE COVERAGE = 17.2%
 PROPOSED SITE COVERAGE = 13.3%

PARCEL 2 - 32.1 AC
 PROPOSED AND APPROVED RESTAURANT FOOTPRINT = NO CHANGE
 PROPOSED WORKFORCE BUILDING FOOTPRINT = 50,000± SF ADDITIONAL
 PROPOSED MANAGERS UNIT FOOTPRINT = 1,400 SF ADDITIONAL
 PROPOSED MAINTENANCE BUILDING FOOTPRINT = 2,800 SF ADDITIONAL
 APPROVED SITE COVERAGE = 2.7%
 PROPOSED SITE COVERAGE = 12.0%

PARCEL 3 - 2.7 AC
 EXISTING TIOPA GAS MART
 BUILDING FOOTPRINT = 4,714 SF (NO CHANGE)
 SITE COVERAGE = 36% (NO CHANGE)

PARCEL 4 - 6.8 AC
 EXISTING WORKFORCE HOUSING
 BUILDING FOOTPRINT = 19,029 SF (NO CHANGE)
 SITE COVERAGE = 17.6% (NO CHANGE)

KEY
 PROPOSED = DIFFERENT FROM APPROVED SPECIFIC PLAN
 FUTURE = AS APPROVED BY SPECIFIC PLAN BUT NOT YET CONSTRUCTED
 EXISTING = CONSTRUCTED



t h a
 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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PREPARED FOR:
 DENNIS DOMAILLE
 P.O. BOX 2227
 MAMMOTH LAKES, CA
 93246

TIOPA INN
SITE CONTEXT MAP
FOR TIOPA INN REVISED SPECIFIC PLAN

DATE 05/01/2019
 SCALE 1"=60'
 DRAWN SR/MF
 JOB NO. 01.0347.2
 DWG C1
 SHEET 1 OF 3

