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 HOUSING 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%

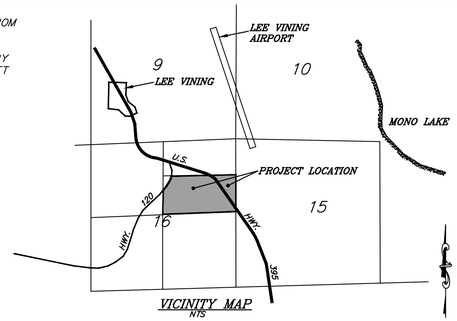
PARCEL 3 – 2.7 AC
EXISTING TIOGA GAS MART
BUILDING FOOTPRINT = 4,714 SF (NO CHANGE)
SITE COVERAGE = 36% (NO CHANGE)

PARCEL 4 – 6.8 AC
EXISTING 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



VICINITY MAP
NTS

US HWY 395
STATE HWY 120
CALTRANS RIGHT OF WAY
SCE OVERHEAD POWER LINES
EXISTING WELL (NORTH)
EXISTING PUMP HOUSE
EXISTING ELECTRICAL SUPPLY SHED
ALTERNATIVE WINTER WASTEWATER EFFLUENT DISPOSAL FIELD AREA
PROPOSED SHALLOW WASTEWATER EFFLUENT DISPOSAL FIELD
BARBED WIRE FENCE
70.00'
EXISTING WASTEWATER DISPOSAL FIELD (TO BE REMOVED)
PROPOSED WWTP IRRIGATION DISPOSAL FIELD PUMP SYSTEM
PROPOSED UNDERGROUND WASTEWATER TREATMENT PLANT
3.5' RETAINING WALL
4' EXPOSED STEM WALL
PARCEL 1B
146/405 O.R.
PORTION PARCEL 2
P.M. 34–35
HOTEL
RESTAURANT
PROPOSED 3 LANES AT ENTRANCE
EXISTING PARK AND RIDE
EXISTING PARKING AREA
PROPOSED ESTA AND ESUSD BUS STOP
PROPOSED DAYCARE, LAUNDRY, COMMUNITY CENTER
PROPOSED TRASH ENCLOSURE AND RECYCLING (BEAR PROOF)
SEWAGE PUMP STATION
EXISTING WELL (SOUTH)
EXISTING PUMP HOUSE
EXISTING UNDERGROUND UTILITY CROSSING
PARCEL 1
27.36 AC
PARCEL 2
32.11 AC GROSS
PROPOSED WINTER WASTEWATER DISPOSAL FIELD AND WWTP EFFLUENT IRRIGATION AREA
EXISTING MOBIL MART
PARCEL 3
2.71 AC
EXISTING DUMP STATION
EXISTING GAS PUMPS
FUTURE GAS PUMP ISLAND
PROPOSED MANAGER'S UNIT
PROPOSED 30,000 GAL PROPANE TANK
PAVED
EXISTING
ROAD
4–STD 8–1BDR 4–2BDR
4–STD 8–1BDR 4–2BDR
4–STD 8–1BDR 4–2BDR
PHASE 3
4–STD 8–1BDR 4–2BDR
4–STD 8–1BDR
4–3BDR
4–3BDR
4–3BDR
PHASES 1 AND 2
2–3BDR 2–2BDR
3–STD 2–1BDR
3–STD 2–1BDR
PROPOSED MAINTENANCE BUILDING INCLUDES VEHICLE STORAGE & STORAGE FOR RESIDENTS (1,000 SF)
EXISTING ROAD
PROPOSED ALL WEATHER ROAD
PROPOSED COMMON AREA
EXISTING WORKFORCE HOUSING
PARCEL 4
6.84 AC
EXISTING EMPLOYEE HOUSING
EXISTING VERIZON CELL TOWER LEASE
EXISTING CELL TOWER SITE
FUTURE TANK SITE
2–7' HIGH RETAINING WALLS
FUTURE WATER TANK
EXISTING WATER TANK
US HWY 395 (NORTHBOUND)
US HWY 395 (SOUTHBOUND)

1 AND 2 STORY HOUSING TOTALING 150 BEDROOMS. UNITS SHALL BE BUILT ACCORDING TO THE PHASING PROGRAM IN THE SPECIFIC PLAN.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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thа
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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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TIOGA INN
SITE CONTEXT MAP
FOR TIOGA INN REVISED SPECIFIC PLAN

DATE: 02/19/2020
SCALE: 1"=60'
DRAWN: SR/ MF
JOB NO.: 01.0347.2
DWG: C1
SHEET 1 OF 3