

Z:\01 Mammoth\347-2\Local\347-1 Tioga Inn Conceptual Grading 08 Alternative.dwg Jan 08, 2020 - 10:37am, mapovsk



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

PARCEL 2

**ADDITIONAL WORKFORCE HOUSING UNITS
(POSSIBLE CONFIGURATION)**

NO. BUILDINGS: 6 (2-STORY)
NO. ROOMS: 150
3-BEDROOM: 14 UNITS
2-BEDROOM: 26 UNITS
1-BEDROOM: 50 UNITS
STUDIOS: 26 UNITS
MANAGER'S QUARTERS: 1 UNIT (4-BEDROOM)
DAY CARE: 1 UNIT

PARKING PROVIDED: 157 SPACES

SITE COVERAGE

BUILDINGS FOOTPRINT: 45,400 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

WORKFORCE HOUSING INCLUDING NEW ACCESS ROAD
CUT: 21,000 CY
FILL: 30,500 CY (SITE)
FILL: 27,000 CY (BERM)

RESTAURANT
CUT: 40 CY
FILL: 1,370 CY

TANK SITE
CUT: 980 CY
FILL: 4 CY

TOTAL:
CUT: 28,100 CY
FILL: 103,900 CY

thd
triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
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CIVIL
STATE OF CALIFORNIA
DATE:

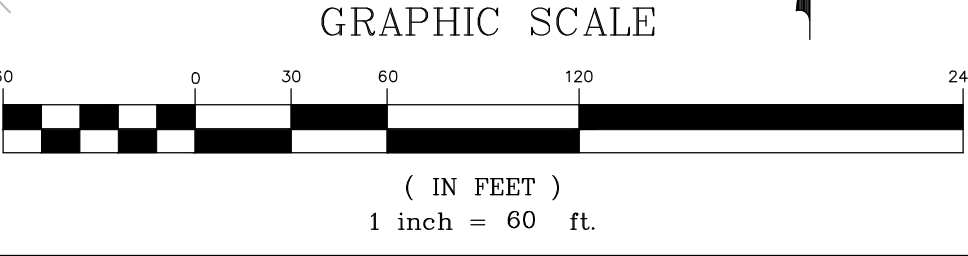
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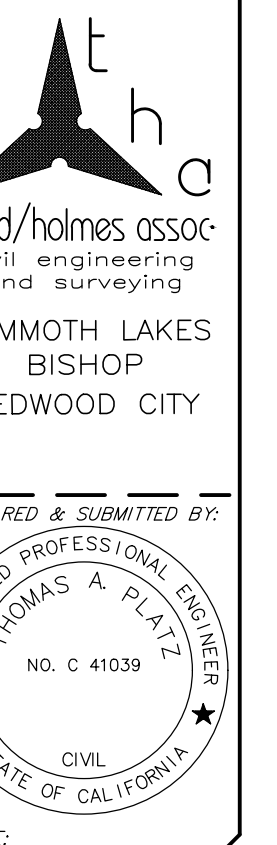
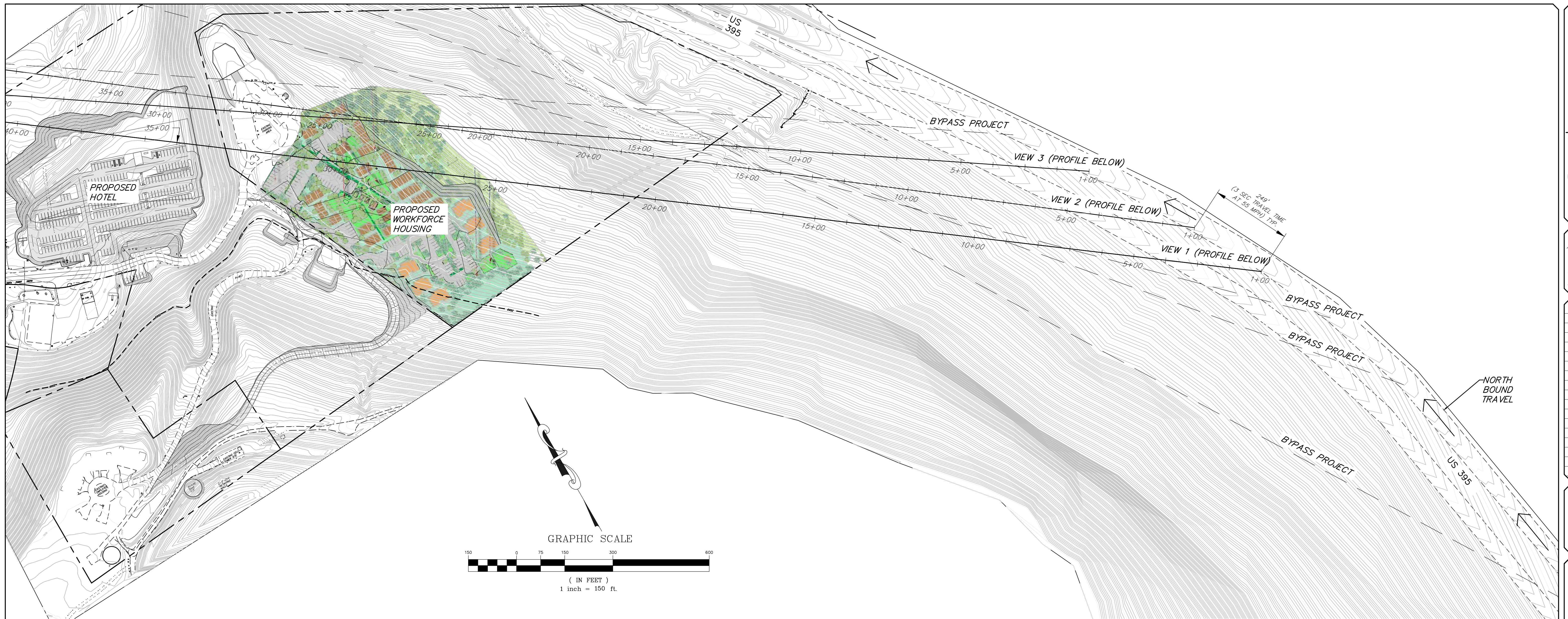
REVISIONS:	BY:

PREPARED FOR:
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93546

TIOGA INN
ALTERNATIVE 2 GRADING PLAN
FOR TIOGA INN REVISED SPECIFIC PLAN

DATE: 05/01/2019
SCALE: 1"=60'
DRAWN: SR/MF
JOB NO: 01.0347.2
DWG: C2
SHEET 2 OF 3





LINE OF SIGHT EXHIBIT
TIOGA INN ALTERNATIVE 2

05/01/2019
AS NOTED
SR/ MYP
01.0347.2
EXHIBIT C
1 OF 1