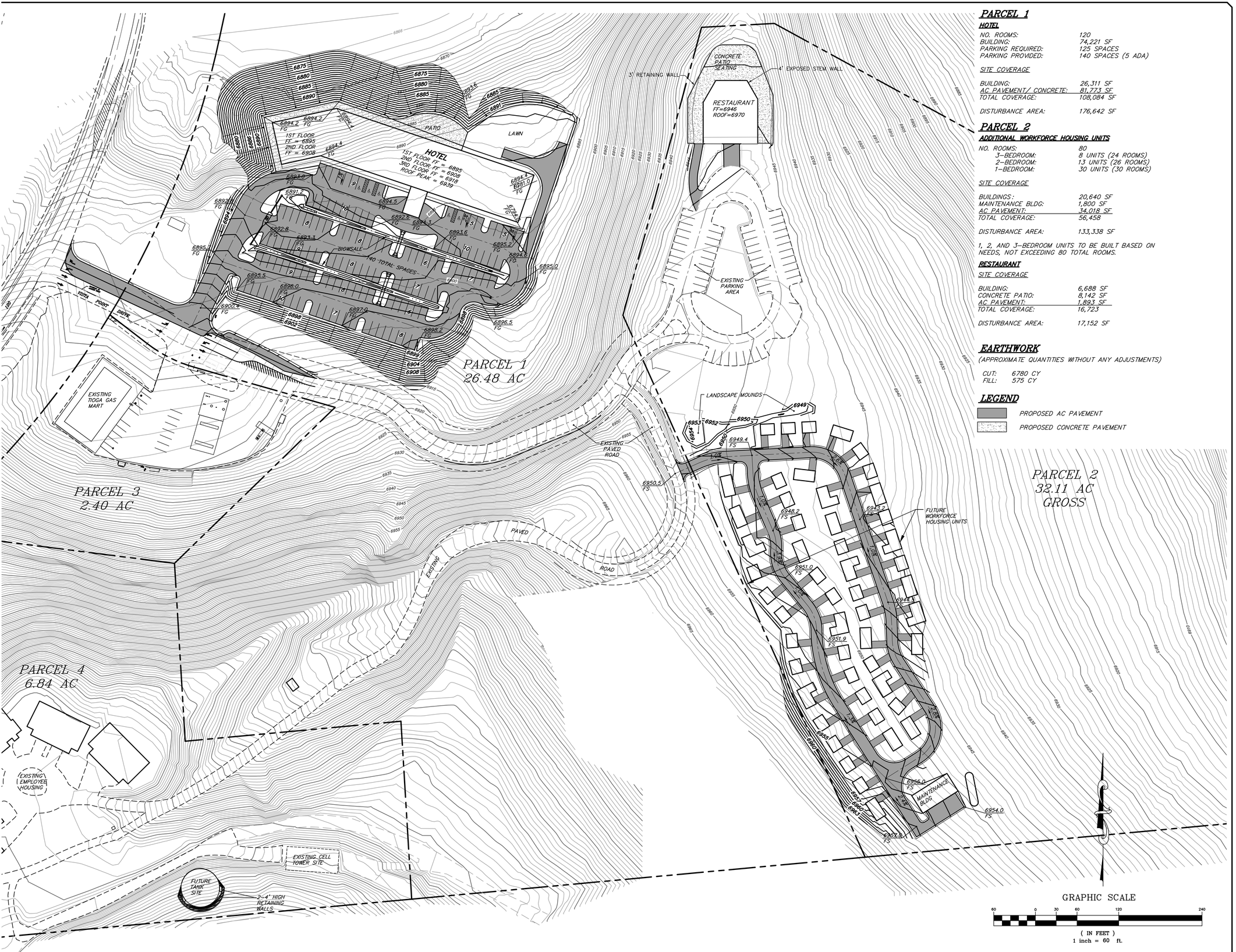

PARCEL 1

HOTEL

NO. ROOMS:	120
BUILDING:	74,221 SF
PARKING REQUIRED:	125 SPACES
PARKING PROVIDED:	140 SPACES (5 ADA)

SITE COVERAGE

BUILDING:	26,311 SF
AC PAVEMENT/ CONCRETE:	81,773 SF
TOTAL COVERAGE:	108,084 SF
DISTURBANCE AREA:	176,642 SF

PARCEL 2

ADDITIONAL WORKFORCE HOUSING UNITS

NO. ROOMS:	80
3-BEDROOM:	8 UNITS (24 ROOMS)
2-BEDROOM:	13 UNITS (26 ROOMS)
1-BEDROOM:	30 UNITS (30 ROOMS)

SITE COVERAGE

BUILDINGS:	20,640 SF
MAINTENANCE BLDG:	1,800 SF
AC PAVEMENT:	34,018 SF
TOTAL COVERAGE:	56,458
DISTURBANCE AREA:	133,338 SF

1, 2, AND 3-BEDROOM UNITS TO BE BUILT BASED ON NEEDS, NOT EXCEEDING 80 TOTAL ROOMS.

RESTAURANT

SITE COVERAGE

BUILDING:	6,688 SF
CONCRETE PATIO:	8,142 SF
AC PAVEMENT:	1,893 SF
TOTAL COVERAGE:	16,723
DISTURBANCE AREA:	17,152 SF

EARTHWORK

(APPROXIMATE QUANTITIES WITHOUT ANY ADJUSTMENTS)

CUT:	6780 CY
FILL:	575 CY

LEGEND

PROPOSED AC PAVEMENT

PROPOSED CONCRETE PAVEMENT

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

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:

DENNIS DOMAILLE
P.O. BOX 2727
MAMMOTH LAKES, CA
93546

TIOGA INN

CONCEPTUAL GRADING PLAN
FOR TIOGA INN REVISED SPECIFIC PLAN

DATE	01/25/2016
SCALE	1"=60'
DRAWN	SR/ MF
JOB NO.	01.0347.1
DWG	C2
SHEET	2 OF 2