



Know what's below.  
Call before you dig.

#### SITE PLAN KEYED NOTES

- 1 PROPOSED ASPHALT PAVEMENT. SEE 

3	4
C2.4	C2.4
- 2 PROPOSED CONCRETE SIDEWALK. SEE 

1	2
C2.4	C2.4
- 3 PROPOSED 6" CONCRETE CURB. SEE 

6
C2.4
- 4 PROPOSED 4" PARKING STRIPE PAINTED O.C (TYP.)
- 5 PROPOSED 9'x20' PARKING SPACE (TYP.)
- 6 PROPOSED 8'x20' ADA PARKING SPACE. SEE 

9	10	11	12
C2.4	C2.4	C2.4	C2.4
- 7 PROPOSED ACCESSIBLE LOADING AREA. SEE 

10
C2.4
- 8 PROPOSED ASPHALT WEDGE CURB. SEE 

8
C2.4
- 9 PROPOSED DUMPSTER ENCLOSURE. SEE 

13
C2.4
- 10 PROPOSED STOP SIGN.
- 11 PROPOSED LIGHT POLE. SEE SHEET C7.1 FOR PHOTOMETRICS.
- 12 PROPOSED FLUSH CURB AT ENTRANCE, SEE 

7
C2.4
- 13 PROPOSED GUIDE RAIL, SEE 

14
C2.4

\*NOTE: ALL WALLS AND STRUCTURAL ELEMENTS SHALL BE DESIGNED BY OTHERS.

#### PARKING CALCULATIONS

##### PARKING SUMMARY:

HOTEL  
PARKING REQUIRED - 1 SPACE FOR EACH SLEEPING ROOM, 1 SPACE FOR EACH 65 SQ. FT. OF FLOOR AREA DESIGNED FOR EATING OR DRINKING AND/OR FOR CONFERENCES OR BANQUETS, AND 1 SPACE FOR EACH EMPLOYEE AND/OR PERSON INVOLVED IN THE OPERATION, SERVICES, AND MAINTENANCE OF THE FACILITY ON THE LARGEST SHIFT  
(84 GUEST ROOMS \* 1 SPACES/ROOM) + (780 SQ. FT. OF EATING AND CONFERENCE AREAS / 65 SQ. FT.) + (7 EMPLOYEES \* 1 SPACE/EMPLOYEE)  
= 103 SPACES  
PARKING PROVIDED - 103 SPACES

#### IMPERVIOUS AREA CALCULATIONS

ALLOWABLE IMPERVIOUS AREA: 60% OF GROSS LOT AREA

PERVIOUS AREA: 186,706 SF  
IMPERVIOUS AREA: 95,573 SF  
GROSS LOT AREA: 282,279 SF

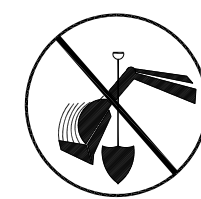
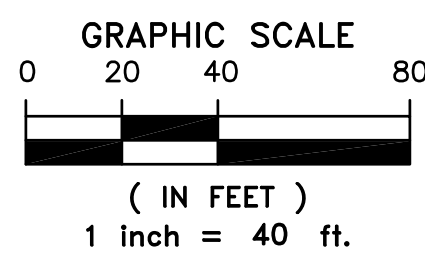
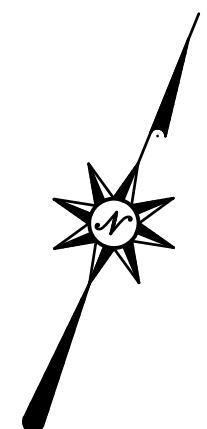
IMPERVIOUS AREA = 95,573 / 282,289 = 33.9% OF GROSS LOT AREA

#### LOT AREA, YARD AND HEIGHT REQUIREMENTS

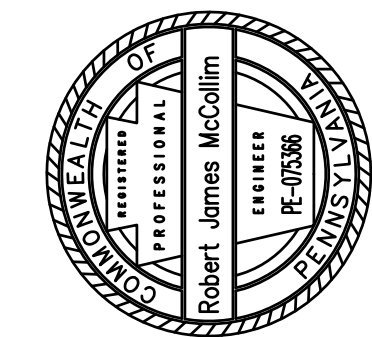
	REQUIRED	PROVIDED
MINIMUM LOT AREA	8,712 SF	282,279 SF
MINIMUM LOT WIDTH	60'	101'
MINIMUM FRONT YARD DEPTH	25'	38.2'
MINIMUM REAR YARD DEPTH	25'	44.7'
MINIMUM SIDE YARD DEPTH	10'	351.7'
MAXIMUM HEIGHT OF STRUCTURE	50'	44'
MAXIMUM LOT COVERAGE (IMPERVIOUS AREAS)	60% OF GROSS LOT AREA	33.9%

#### LOT INFORMATION

SITE ADDRESS:	BAIR BOULEVARD NEW STANTON, PA 15672
COUNTY:	WESTMORELAND COUNTY
BLOCK:	64-03
LOT:	00-0-19, 00-0-50
LOT AREAS:	230,226 FT <sup>2</sup> AND 52,053 FT <sup>2</sup>
TOTAL LOT AREA AFTER CONSOLIDATION:	282,279 FT <sup>2</sup> OR 6.480 Acs.
ZONING DISTRICT:	B-1 (GENERAL BUSINESS)



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS NOTICE IN DESIGN STAGE.  
STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776



ACKNOWLEDGEMENT OR "SIGN-OFF" BY  
PARTIES TO THE CONSTRUCTION  
DOCUMENTS IS REQUIRED FOR  
ALTERATION OF LEASE TERMS.  
THE INFORMATION CONTAINED IN THIS  
SET OF DOCUMENTS IS PROPRIETARY  
BY NATURE. ANY USE OR DISCLOSURE  
OTHER THAN THAT WHICH RELATES TO  
THE PROJECT FOR WHICH IT WAS  
PREPARED, WITHOUT THE WRITTEN  
CONSENT OF THE ENGINEER, CONSTITUTES  
A VIOLATION OF LAW FOR ANY  
PERSON, UNLESS THEY ARE WORKING  
UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ENGINEER, TO ALTER  
THIS DOCUMENT.

## HAMPTON INN & SUITES

BAIR BOULEVARD  
NEW STANTON, PA 15672  
WESTMORELAND COUNTY, PENNSYLVANIA

REVISIONS:	REVISOR	DATE	DESCRIPTION
1	7/11/2016	DATE	REVISOR

PROJ NO: 1511  
SCALE: AS SHOWN  
DATE: 5/18/2016  
DESIGNED BY: RJM  
DRAWN BY: MJN  
CHECKED BY: CKM

SHEET TITLE:

#### SITE PLAN

SHEET NO.

C2.2