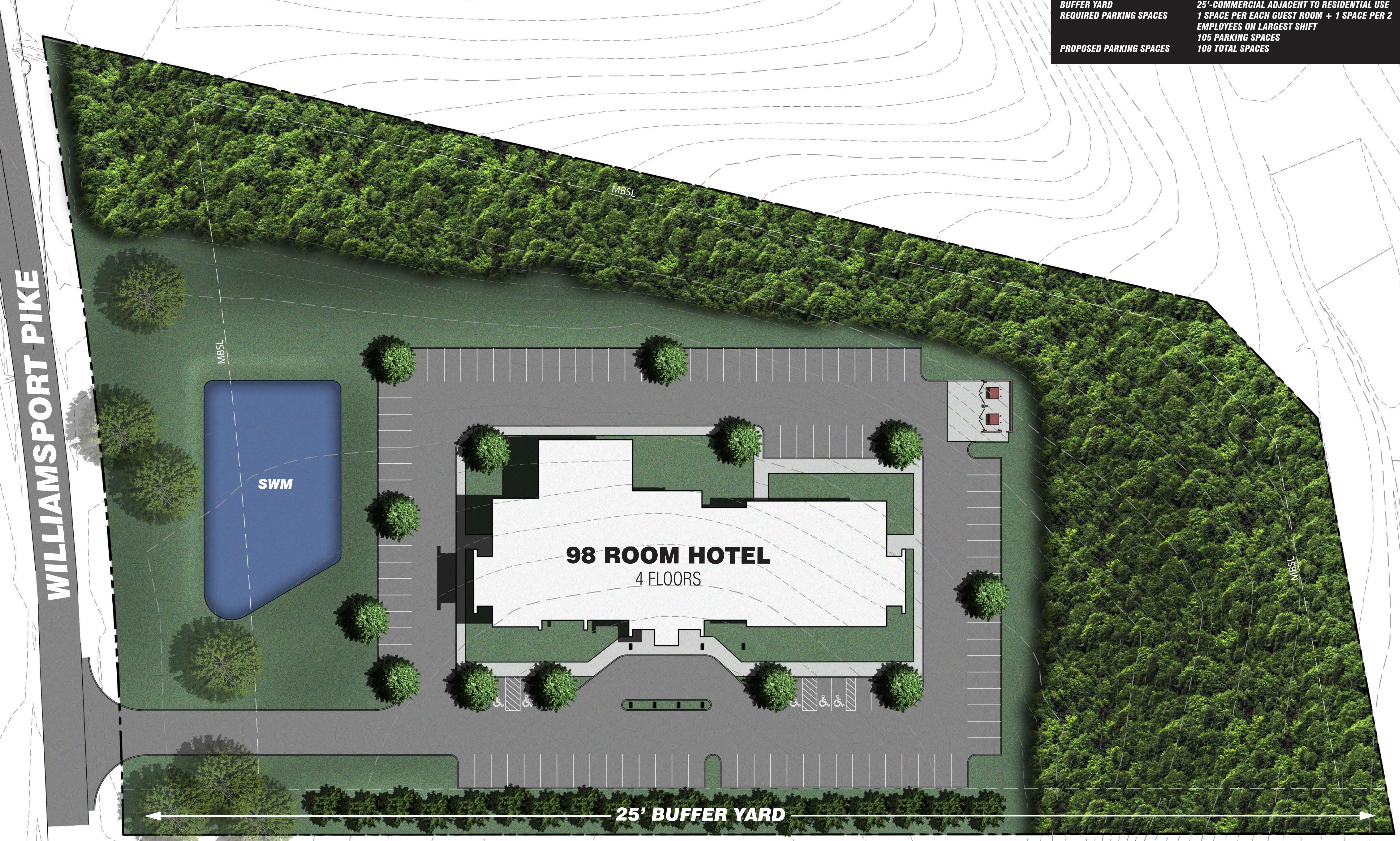


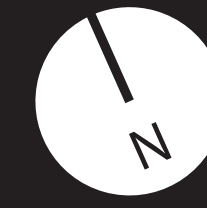
### CONCEPT NOTES

1. THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
2. NO FIELD SURVEYING HAS BEEN COMPLETED FOR THIS CONCEPT PLAN. ALL BASE INFORMATION IS COMPRISED OF GIS INFORMATION, TAX MAPS AND AERIAL MAPPING.
3. NO GRADING, ENVIRONMENTAL OR UTILITY STUDIES HAVE BEEN COMPLETED AS PART OF THIS SCOPE.
4. STORMWATER MANAGEMENT IS CONCEPTUAL IN SIZE AND LOCATION.
5. ALL PROPOSED ACCESS POINTS AND DRIVEWAYS MUST BE REVIEWED AND APPROVED BY THE REVIEWING AGENCIES AND SUBJECT TO CHANGE

### CONCEPT DATA

ZONING	NONE
PROPOSED USE	HOTEL (98 TOTAL ROOMS)
SETBACKS (ARTERIAL ROAD COMMERCIAL CLASSIFICATION)	
FRONT	75'
SIDE	15'
REAR	25'
IMPERVIOUS COVERAGE	80% MAXIMUM
BUFFER YARD	25'-COMMERCIAL ADJACENT TO RESIDENTIAL USE
REQUIRED PARKING SPACES	1 SPACE PER EACH GUEST ROOM + 1 SPACE PER 2 EMPLOYEES ON LARGEST SHIFT
PROPOSED PARKING SPACES	105 PARKING SPACES





### CONCEPT NOTES

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### CONCEPT DATA

ZONING	NONE
PROPOSED USE	FAST FOOD & COMMERCIAL RETAIL
SETBACKS (ARTERIAL ROAD COMMERCIAL CLASSIFICATION)	
FRONT	75'
SIDE	15'
REAR	25'
IMPERVIOUS COVERAGE	80% MAXIMUM
BUFFER YARD	25'-COMMERCIAL ADJACENT TO RESIDENTIAL USE
REQUIRED PARKING SPACES	RESTAURANT (DRIVE-THRU)- 1 SPACE PER 50 SF GFA OR 1 SPACE FOR EVERY 2 PERSONS ALLOWED WITHIN MAXIMUM OCCUPANCY
	90 MAX. OCCUPANCY / 2 = 45 PARKING SPACES
	RETAIL (2,000 SF-75,000 SF)- 1 SPACE PER 275 SF GFA
	14,000 / 275 = 51 SPACES
PROPOSED PARKING SPACES	FAST FOOD- 45 SPACES
	RETAIL- 60 SPACES
	TOTAL- 105 TOTAL SPACES

**WILLIAMSPORT PIKE**



**25' BUFFER YARD**