

Parking Summary Chart

Description	Size		Fast Food W/DriveThru		Sit Down Restaurant 1		Sit Down Restaurant 2		Fast Food Restaurant		Hotel 1 (EX)		Hotel 2 (NEW)		Total	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	101	46	60	94	48	59	58	15	45	39	39	39	209	199
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	1	1	1	1	1	1	1	1	3	3	3	3	3	3
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	1	1	1	1	1	1	1	1	1	1	3	3	
TOTAL SPACES			103	48	62	96	50	61	60	17	49	43	43	215	205	
LOADING BAYS**			1	1	1	1	1	1	1	1	1	1	1	3	3	

* ADA/STATE/LOCAL REQUIREMENTS
 ** LOADING BAYS: ONE BAY PER ___ SF

Parking Requirements:

FAST FOOD W/DT	4,022 SF x 1 SPACES / 40 SF	=	101 SPACES
SIT DOWN REST. 1	200 seats x 1 SPACE / 4 SEATS EMPLOYEE SPACES	=	60 SPACES
SIT DOWN REST. 2	150 SEATS x 1 SPACE / 4 SEATS EMPLOYEE SPACES	=	48 SPACES
FAST FOOD REST.	2310 SF x 1 SPACE / 40 SF	=	58 SPACES
HOTEL 1 EX	104 ROOMS x 1 SPACE / 3 SLEEPING ROOMS EMPLOYEE SPACES	=	45 SPACES
HOTEL 2 NEW	87 ROOMS x 1 SPACE / 3 SLEEPING ROOMS EMPLOYEE SPACES	=	39 SPACES
TOTAL PARKING REQUIRED		=	351 SPACES
TOTAL PARKING PROVIDED		=	414 SPACES

Zoning Summary Chart

Zoning District(S):	General Industry (IG)		
Overlay District(S):	None		
Zoning Regulation Requirements	Existing	Required	Provided
MINIMUM LOT AREA	8.8 Acres	10,000 SF (.23 ac)	8.8 Acres
FRONTAGE	600.0 Feet	100.0 Feet	600.0 Feet
FRONT YARD SETBACK	325 Feet	NA	60 Feet
SIDE YARD SETBACK	280 Feet	NA	40 Feet
REAR YARD SETBACK	315 Feet	NA	40 Feet
MINIMUM LOT WIDTH	700 Feet	NA	700 Feet
MAXIMUM BUILDING HEIGHT	4 stories	4 stories/60 feet	4 stories
MAXIMUM BUILDING COVERAGE	17.0 %	NA	10.0 %
MAXIMUM IMPERVIOUS	58.0 %	NA	69.0 %
SITE LANDSCAPE PERCENTAGE	42.0 %	NA	31.0 %

Sign Summary

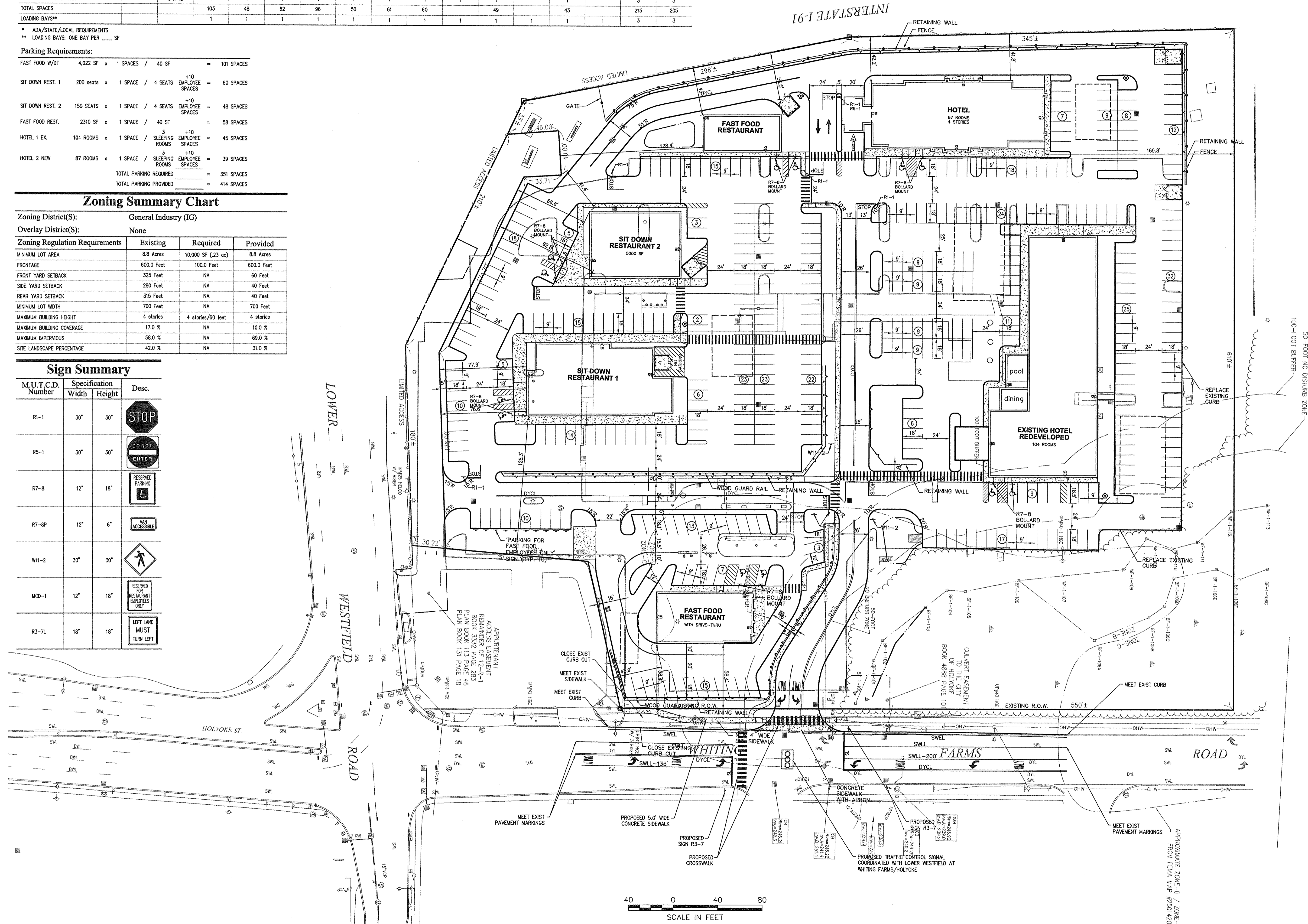
M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE
W11-2	30"	30"	WALKING
MCD-1	12"	18"	RESERVED FOR RESTAURANT EMPLOYEES ONLY
R3-7L	18"	18"	LEFT LANE MUST TURN LEFT



Vanasse Hangen Brustlin, Inc.

Transportation
 Land Development
 Environmental Services

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No.	Revision	Date	Appr.

Designed by: _____ Drawn by JBC Checked by JUF
 CAD checked by: _____ Approved by: _____
 Scale: 1"=40' Date: May 16, 2013
 Project Title: _____

Holyoke Hotel Restaurant Center

Whiting Farms Road
 Holyoke, Massachusetts

Issued for
Review

Not Approved For Construction
 Drawing Title

Layout and Materials Plan

Drawing Number: **C-3**
 Sheet 1 of 9
 Project Number: 12153.00