

ZONING DISTRICT HC  
(HIGHWAY COMMERCIAL)  
NOW OR FORMERLY  
DINO S. PERISO  
DBV 1078, P. 177  
TAX PARCELS 08-41-200

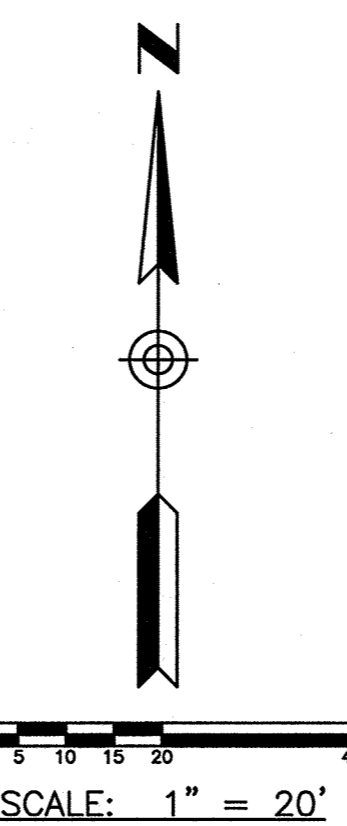
**(B) CURVE DATA**  
DELTA = 40°43'52"  
RADIUS = 67.00'  
TANGENT = 24.87'  
CHORD = 46.63'  
LENGTH = 47.63'  
CHORD BEARING = S05°09'20"W

ZONING DISTRICT HC  
(HIGHWAY COMMERCIAL)  
NOW OR FORMERLY  
GREGORY A. PERISO  
DBV 2149, P. 629  
TAX PARCELS 08-41-124

**NOTE:**  
PRIVATE ACCESS ROAD IS TO BE  
CONSTRUCTED BY EBN PROPERTIES,  
LP AND IS SHOWN AS EXISTING  
EVEN THOUGH CONSTRUCTION MAY  
NOT YET BE COMPLETED.

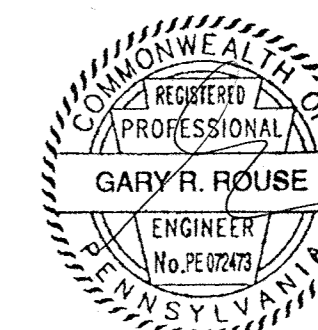
**(A) CURVE DATA**  
DELTA = 52°44'14"  
RADIUS = 30.50'  
TANGENT = 15.12'  
CHORD = 27.09'  
LENGTH = 28.07'  
CHORD BEARING = S45°48'15"E

ZONING DISTRICT HC  
(HIGHWAY COMMERCIAL)  
NOW OR FORMERLY  
EBN PROPERTIES  
DBV 2147, P. 209  
TAX PARCELS 08-41-304



**LEGEND**

- ▲ PROP. FIRE HYDRANT
- △ EX. FIRE HYDRANT
- PROP. VALVE
- EX. VALVE
- PROP. MANHOLE
- EX. MANHOLE
- PROP. CURB INLET
- EX. BOX INLET
- EX. TREE
- EX. PINE TREE
- LIGHT POLE
- EX. FENCE
- EX. CURB
- POLE MOUNTED SITE LIGHTING FIXTURE
- ▭ PROP. CONCRETE PAVEMENT/WALK



9-16-13

**SITE DATA:**

**ZONING INFORMATION**

C-H HIGHWAY COMMERCIAL  
PROPOSED USE: RESTAURANT  
YARD SETBACKS:  
FRONT: 50'  
LEFT SIDE: 50'  
RIGHT SIDE: 25'  
REAR: 50'  
MAXIMUM BUILDING HEIGHT:  
PERMITTED: 50'  
PROPOSED: 25'  
MAXIMUM LOT COVERAGE:  
PERMITTED: 60%  
PROPOSED: 9%

**PARKING FORMULA**

MINIMUM REQUIRED:  
1 PER 4 SEATS = 230 SEATS/4 = 57.5 OR 58 SPACES REQUIRED  
PLUS  
1 PER 4 EMPLOYEES WORKING SHIFT OF GREATEST EMPLOYMENT  
= 20 EMPLOYEES/4 = 5 SPACES REQUIRED  
58 SPACES + 5 SPACES = 63 TOTAL SPACES REQUIRED

**PARKING PROVIDED**

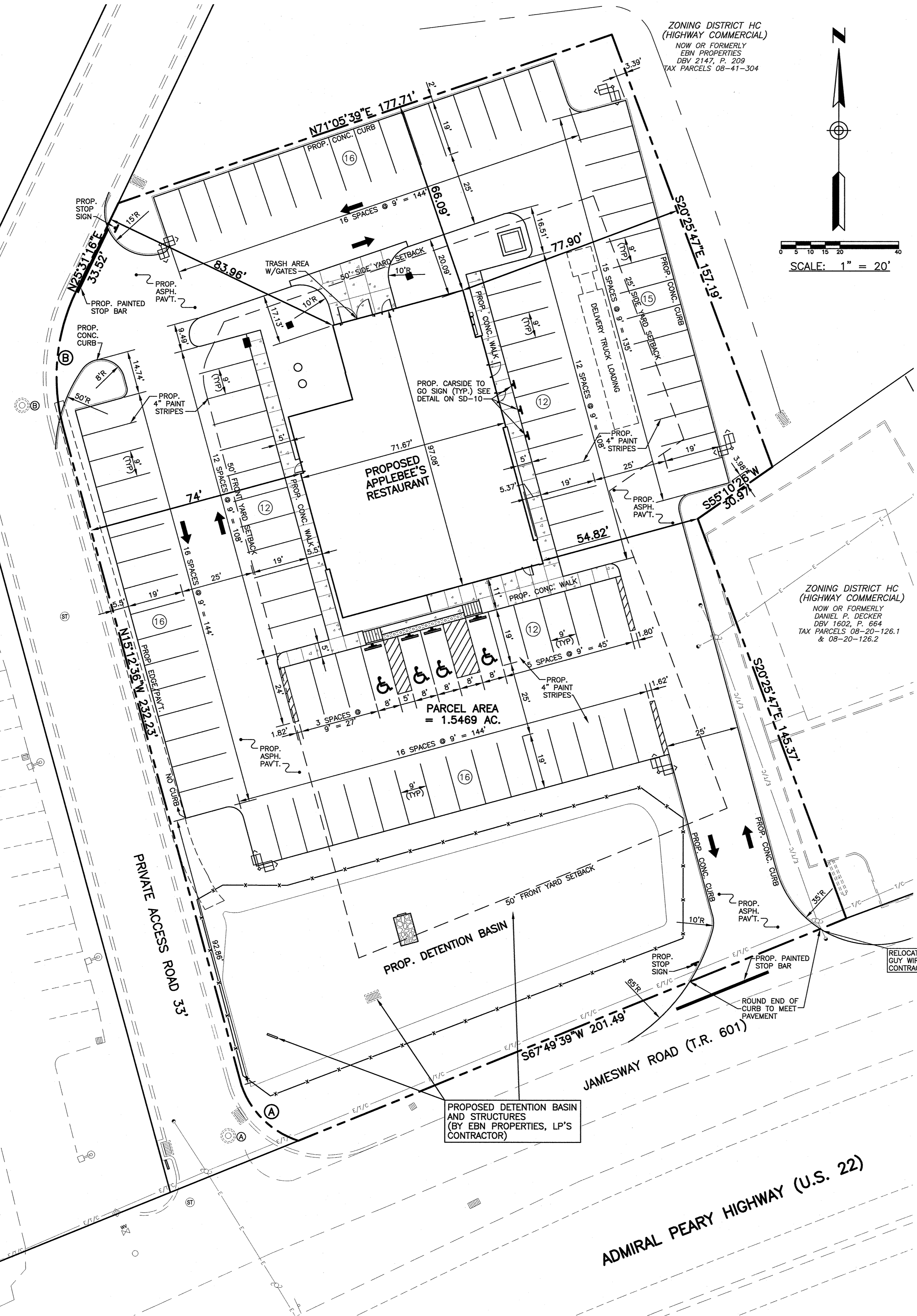
95 REGULAR SPACES  
4 ACCESSIBLE SPACES  
99 TOTAL SPACES

DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

TAX PARCEL NUMBER: \_\_\_\_\_

STREET ADDRESS: 222 JAMESWAY ROAD  
EBENSBURG, PA 15931

PROPERTY IS SERVED BY PUBLIC SEWER &  
PUBLIC WATER.



PROPOSED DETENTION BASIN  
AND STRUCTURES  
(BY EBN PROPERTIES, LP'S  
CONTRACTOR)

RELOCATION OF EXISTING  
GUY WIRE BY APPLEBEE'S  
CONTRACTOR.

**GBC DESIGN, INC.**  
565 White Pond Drive  
Akron, OH 44320  
Phone 330-886-0228  
Fax 330-596-5782

**APPLE PENNSYLVANIA LLC**  
6200 OAK TREE BLVD., SUITE 250  
INDEPENDENCE, OH 44131

APPLEBEE'S RESTAURANT  
JAMESWAY ROAD  
EBENSBURG, PA 15931  
SITE PLAN  
BID DRAWINGS

DRAWN BY:  
D.K.G.

DATE:  
JULY, 2013

PROJECT NO.  
46043

DRAWING NO.  
SD-4