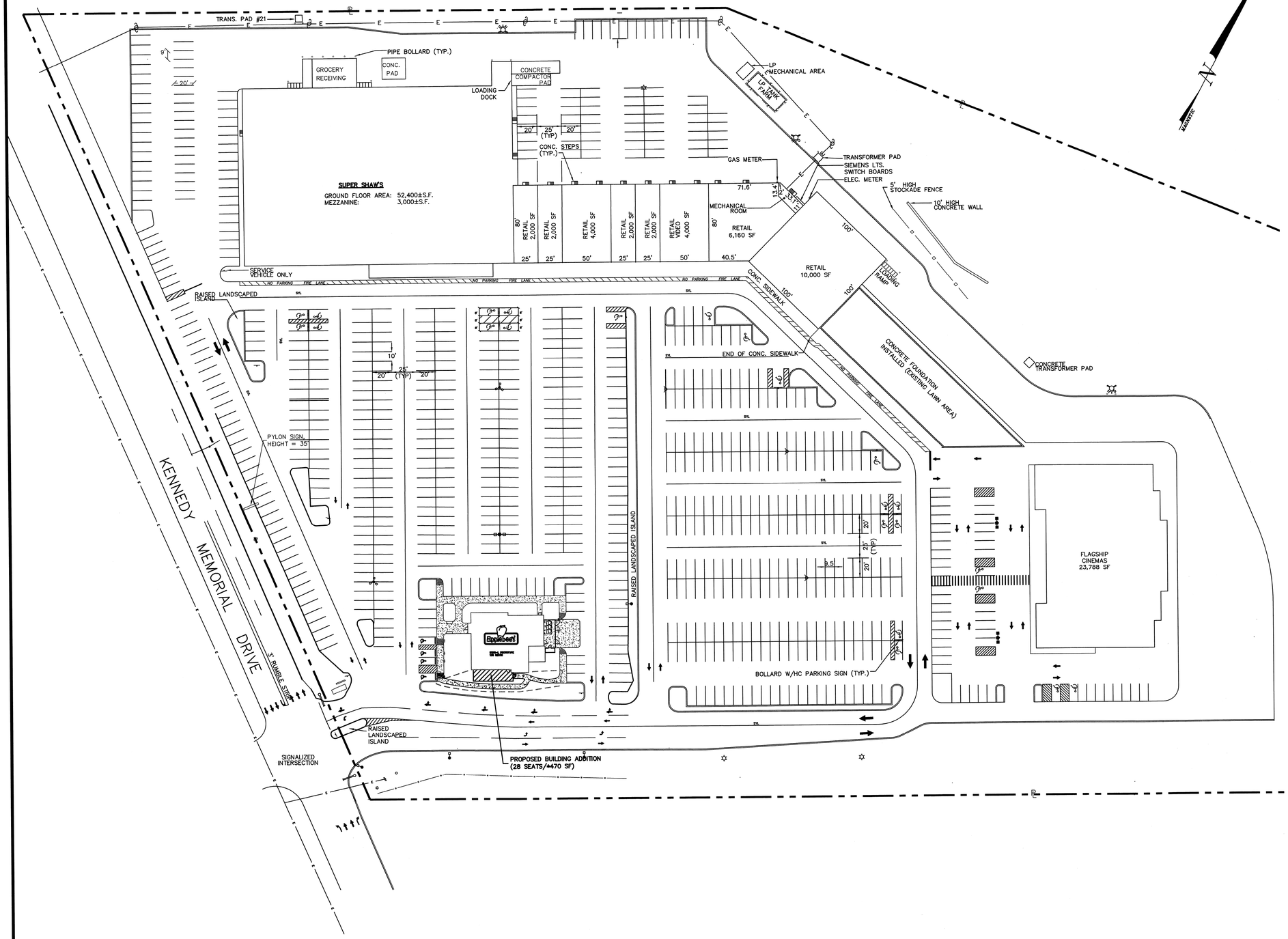

PARKING TABULATION

EXISTING PARKING SPACES: 754

REQUIRED SPACES
RESTAURANTS: 1 SPACES/3 SEATS
RETAIL: 1 SPACES/200 SF SALES FLOOR AREA
1 SPACES/400 SF NON-SALES FLOOR AREA

	REQUIRED
RESTAURANT: (FROM PREVIOUS APPROVAL)	
136 SEATS * 1 SPACE/3 SEATS	46
SUPERMARKET: (55,400 SF)	
SALES: 44,320 SF * 1 SPACE/200 SF	222
NON SALES: 11,080 SF * 1 SPACE/400 SF	28
RETAIL: (80,044 SF)	
SALES: 68,824 SF * 1 SPACE/200 SF	345
NON SALES: 11,220 SF * 1 SPACE/400 SF	29
SPACES REQUIRED	670
	REQUIRED
RESTAURANT: (FOR PROPOSED ADDITION)	
38 SEATS * 1 SPACE/3 SEATS	10
TOTAL SPACES REQUIRED:	680
SPACES PROVIDED (EXISTING PARKING SPACES):	754

SITE DATA

PROPOSED USE: RESTAURANT

ZONING DISTRICT: HIGHWAY COMMERCIAL DISTRICT (C-D)

ZONING CLASSIFICATION TO THE:
NORTH: LOW-DENSITY RESIDENTIAL (R-A)
SOUTH: HEAVY COMMERCIAL (C-C)
EAST: LOW-DENSITY RESIDENTIAL (R-A)
WEST: HEAVY COMMERCIAL (C-C)

BUILDING SETBACK:	REQUIRED	PROPOSED
FRONT YARD	100 FT	148 FT
REAR YARD	100 FT	>100 FT
SIDE YARD	50 FT	132 FT
PARCEL SIZE:	2 ACRES	28 ACRES
LOT FRONTAGE:	200 FT	882 FT

NOTES:

1. RESTRIPE ALL EXISTING MARKINGS WITHIN LIMITS OF DISTURBANCE TO MATCH EXISTING CONDITIONS AND/OR PLAN.
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS AND SIDEWALKS ADJACENT TO THE BUILDING (BY G.C.).
5. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.

LEGEND

PROPERTY LINE
EXISTING SIDEWALK
PROPOSED SIDEWALK
CURB
LIMIT OF WORK
PAINTED ISLAND
ACCESSIBLE/RESERVED PARKING SPACE
SIGN
UTILITY POLE
LIGHT POLE
BOLLARD

20 0 10 20 40
GRAPHIC SCALE

Applebee's®
Neighborhood Grill & Bar

This document, and all plans, specifications,and other information contained therein, are the exclusive property of APPLEBEE'S INTERNATIONAL, INC. These documents are delivered and accepted by you in trust and on the expressed condition that neither these documents or the information contained therein will be copied, reproduced, or delivered to others, except copies stamped "CONFIDENTIAL - NOT FOR CONSTUCTION/PROPERTY OF APPLEBEE'S INTERNATIONAL, INC." No reproducible copies (sepias) shall be distributed without the express written consent of APPLEBEE'S INTERNATIONAL, INC. The design represented by these documents and plans is the exclusive property, design, and concepts of APPLEBEE'S INTERNATIONAL, INC. and may not be used or copied without the express written consent of APPLEBEE'S INTERNATIONAL, INC. These documents and all copies will be returned to APPLEBEE'S INTERNATIONAL, INC. upon its request.

APPLEBEE'S INTERNATIONAL, INC.
©2007

Tighe&Bond
Consulting Engineers
177 Corporate Drive
Portsmouth, New Hampshire 03801
(603) 433-8818
www.tighebond.com

STATE OF MAINE
Bradley Mazzuchi
8410
LICENSED
PROFESSIONAL ENGINEER

WATERVILLE, MAINE

C2.1

JULY 31, 2014

OVERALL SITE PLAN

1010342_SITE.dwg