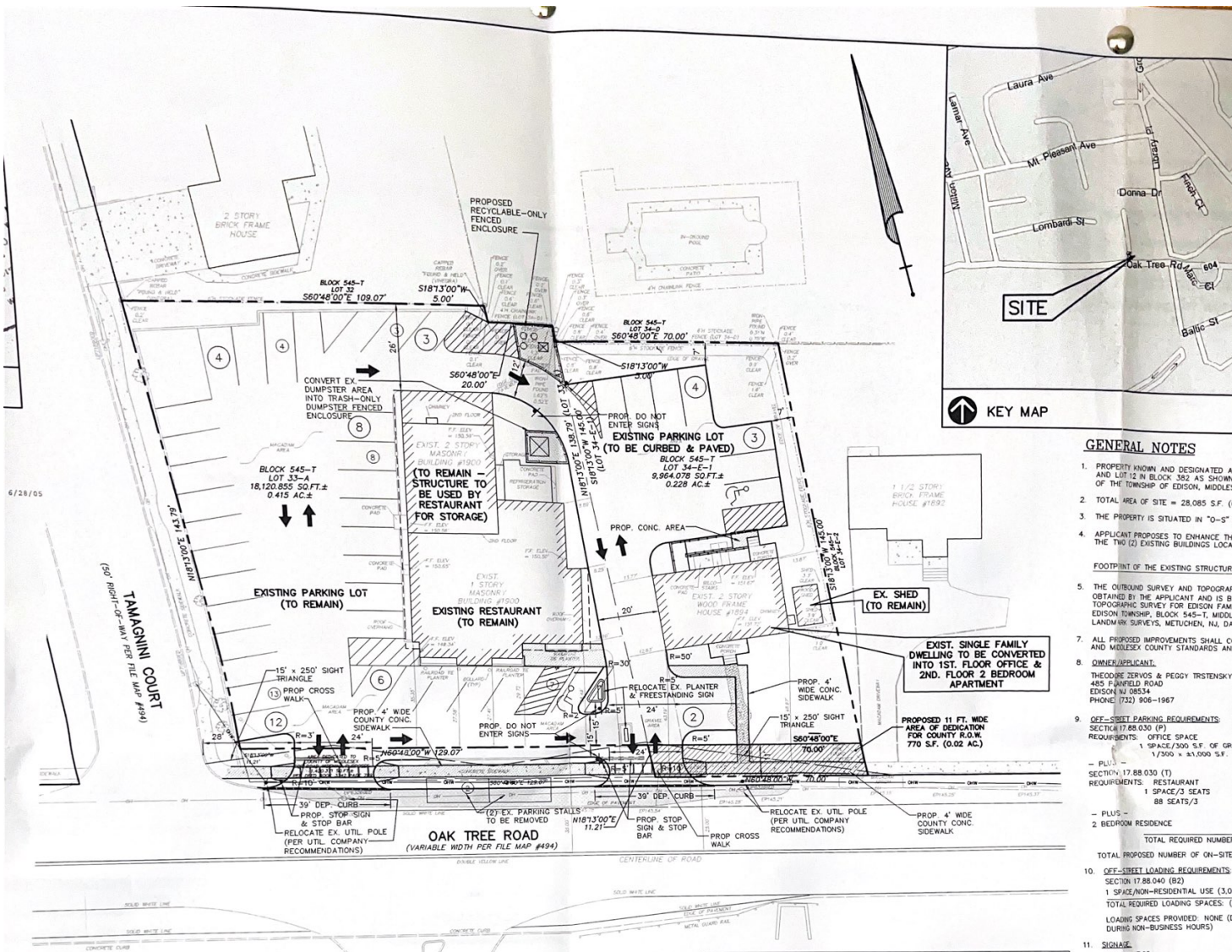




KEY MAP

GENERAL NOTES

1. PROPERTY KNOWN AND DESIGNATED AS LOT 12 IN BLOCK 382 AS SHOWN OF THE TOWNSHIP OF EDISON, MIDDLESEX COUNTY.
2. TOTAL AREA OF SITE = 28.085 S.F. (0.000 AC.)
3. THE PROPERTY IS SITUATED IN "O-S" ZONE.
4. APPLICANT PROPOSES TO ENHANCE THE TWO (2) EXISTING BUILDINGS LOCATED ON THE SITE.

FOOTPRINT OF THE EXISTING STRUCTURE

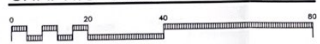
5. THE OUTBOUND SURVEY AND TOPOGRAPHY OBTAINED BY THE APPLICANT AND IS BASED ON THE TOPOGRAPHIC SURVEY FOR EDISON FARM, EDISON TOWNSHIP, BLOCK 545-T, MIDDLESEX COUNTY, NEW JERSEY, N.J. (DATE: 10/15/03).
6. OWNER/APPLICANT: THEODORE ZERVOS & PEGGY TRISTENSKY, 485 FARMFIELD ROAD, EDISON, NJ 08834, PHONE: (732) 906-1967.
7. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH MIDDLESEX COUNTY STANDARDS AND ORDINANCES.
8. OFF-STREET PARKING REQUIREMENTS: SECTION 17.88.030 (P) REQUIREMENTS: OFFICE SPACE: 1 SPACE/300 S.F. OF GROSS AREA; RESTAURANT: 1 SPACE/3 SEATS; 88 SEATS/3.
9. PLUS: 2 BEDROOM RESIDENCE.

TOTAL REQUIRED NUMBER

10. OFF-STREET PARKING REQUIREMENTS: SECTION 17.88.040 (B2) 1 SPACE/NON-RESIDENTIAL USE (3,000 S.F. TOTAL LOADING SPACES: (1) LOADING SPACES PROVIDED: NONE (DURING NON-BUSINESS HOURS).
11. SIGNAGE: SECTION 17.92 NO SIGNAGE PROPOSED (EX. SIGN TO REMAIN UNCHANGED).
12. EXISTING UTILITY CONNECTIONS FOR BUILDING REMAIN UNCHANGED.

SUBDIVISION PLAN & SURVEY

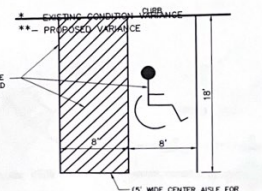
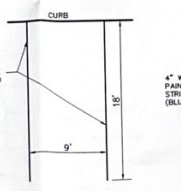
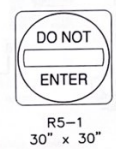
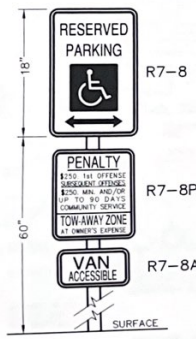
GRAPHIC SCALE 1" = 20'



NOTE: ALL EXISTING SITE FEATURES ALONG OAK TREE ROAD (SUCH AS MAILBOXES, ROAD SIGNS, ETC.) OUTSIDE OF THE PROPOSED CURB LINE MUST BE RELOCATED BEHIND THE NEW CURB RELATIVE TO THE ORIGINAL LOCATION, BUT NOT WHERE IT MIGHT INTERFERE WITH THE LINE OF SIGHT OF PEOPLE TURNING IN AND OUT OF THE PROPOSED DRIVEWAYS.

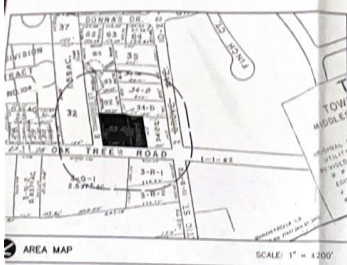
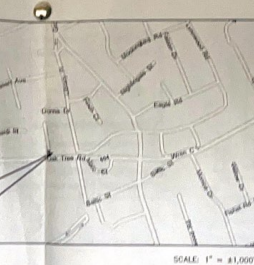
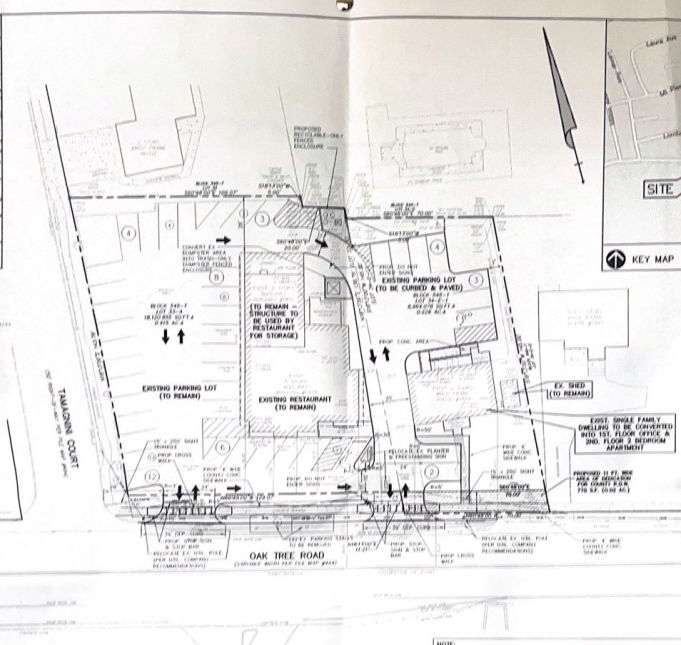
BULK REQUIREMENTS FOR "OS" RESIDENTIAL ZONE

	REQUIRED	LOT 33A	LOT 34E-1
MINIMUM LOT AREA	20,000 SF	* 18,121 SF	* 9,964 SF
MINIMUM LOT WIDTH	100 FT	129 FT	* 70 FT
MINIMUM LOT DEPTH	125 FT	138.8 FT	165 FT
MINIMUM FRONT YARD SETBACK	35 FT	* 27.41 FT	43.19 FT
MINIMUM ONE SIDE YARD SETBACK	15 FT	* 8.29 FT	* 12.43 FT
MINIMUM REAR YARD SETBACK	60 FT	* 21.5 FT	61.5 FT
MAXIMUM BUILDING COVERAGE	25%	21%	12%
TOTAL LOT COVERAGE	65%	* 50%	* 49%
MAXIMUM FAR	0.25	0.25	0.22
MINIMUM FLOOR AREA	1500 SQ. FT.	(1 story) 3,553 SQ. FT. (2 stories) 2,180 SQ. FT.	
ACCESSORY BLDG. SIDE YARD	10 FT	N/A	* 13 FT



I HEREBY CERTIFY THAT THIS DRAWING IS IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE AND

CHAIRMAN
SECRETARY
MUNICIPAL ENGINEER

[illegible][illegible]

WILKES TO MOTIVY
Division of Marine Valley
Commercial Avenue
08013
Newry, HI 00015-0001
Margaret Funderburk
Construction Department

on Republic L.P.
of Way Development
Inc. Company
division Ltd.
ng Spring, F.A. 19508

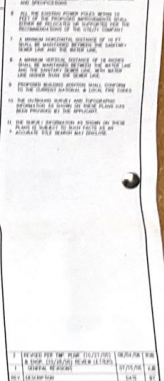
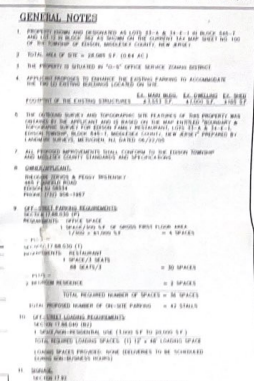
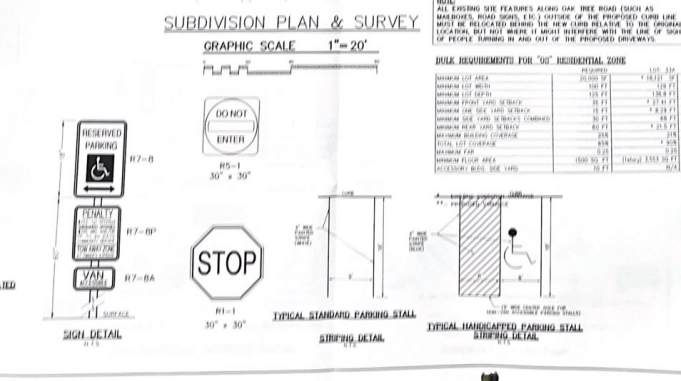
offshore Water Company
ports & Management
Trade Assoc.
oid, HI 01061

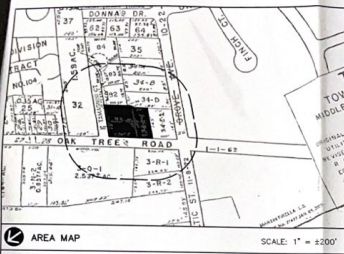
Service Electric & Gas Company
on Corporate Expansion
P. Phone, 1-818
N. 818-0102

offshore Development, Ltd. (a.p. 8)
Company, Inc. (a.p. 8) (a.p. 8) (a.p. 8)
- 19508, 1-818-0102, 1-818-0102, 1-818-0102
- 19508, 1-818-0102, 1-818-0102, 1-818-0102
- 19508, 1-818-0102, 1-818-0102, 1-818-0102

REPUBLIC POLICE
CRIMINAL
19508-0102

LOSING THE STANDING SEA TO BE RELEASED

[illegible]

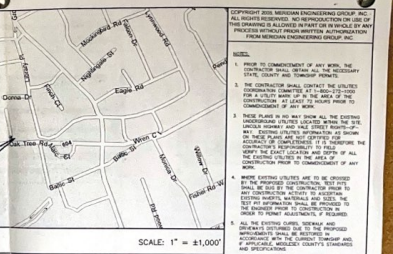
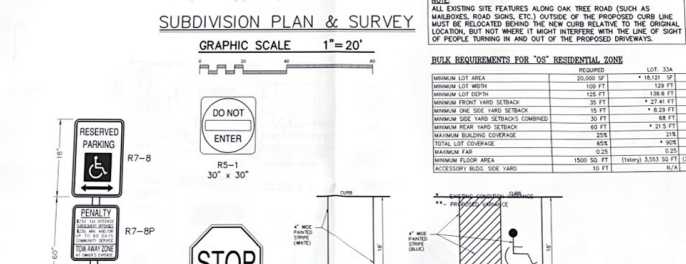
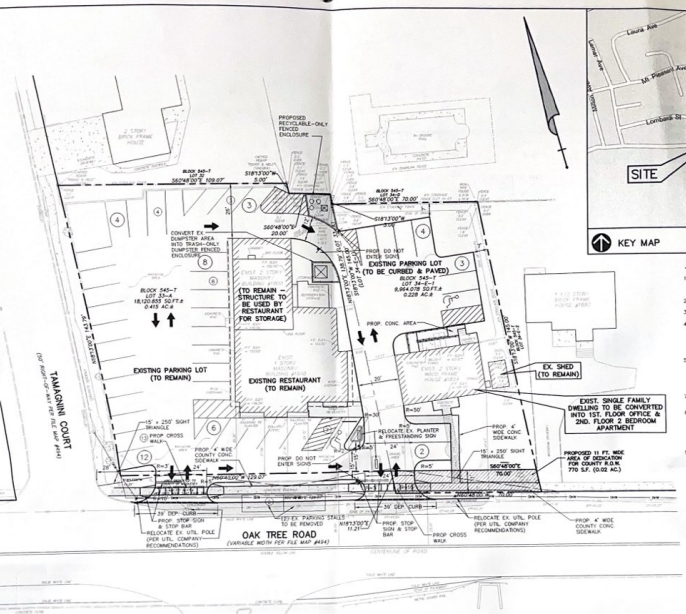


PROPERTY OWNERS WITHIN 200 FT. OF SITE

PROPERTY ID	PROPERTY LOCATION	OWNER NAME	ADDRESS	PHONE
542-1	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-2	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-3	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-4	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-5	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-6	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-7	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-8	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-9	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-10	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-11	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-12	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-13	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-14	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-15	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-16	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-17	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-18	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-19	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-20	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-21	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-22	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-23	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-24	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-25	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-26	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-27	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-28	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-29	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111
542-30	1514-1516 OAK TREE ROAD	BRANDEN, MARTIN E & WENDIE L	BRANDEN, MARTIN E & WENDIE L 1514-1516 OAK TREE ROAD EDISON, NJ 08817	609-261-1111

NOTICES TO NOTIFY
 Calligraphers of Barista Valley
 270 Central Avenue
 Edison, NJ 08817
 Phone: (732) 885-4405
 Attn: Marguerite Pendergast
 Construction Department

Edison Family Restaurant
 1514-1516 OAK TREE ROAD
 Edison, NJ 08817
 Phone: (732) 885-4405
 Attn: Marguerite Pendergast
 Construction Department



GENERAL NOTES

- PROPERTY LOTS AND SEGMENTS AT LOTS 24-A & 24-B-2 IN BLOCK 542-1 AND LOTS 24-B-3 & 24-B-4 IN BLOCK 542-2 ON THE CORNER OF OAK TREE ROAD AND DONNA DRIVE, EDISON, NEW JERSEY.
- THE PROPERTY IS SITUATED IN 70-4 OFFICE SERVICE ZONING DISTRICT.
- APPLICANT REQUESTS TO VARIANCE THE EXISTING PARKING TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
- THE EXISTING PARKING LOT IS TO BE REMOVED AND A NEW PARKING LOT IS TO BE CONSTRUCTED.
- THE EXISTING RESTAURANT IS TO BE REMOVED AND A NEW RESTAURANT IS TO BE CONSTRUCTED.
- THE EXISTING SINGLE FAMILY DWELLING IS TO BE CONVERTED INTO 1ST FLOOR OFFICE & 2ND FLOOR RESIDENTIAL.
- THE PROPOSED 1ST FLOOR OFFICE & 2ND FLOOR RESIDENTIAL IS TO BE CONSTRUCTED.
- THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 70-4 OFFICE SERVICE ZONING DISTRICT.
- THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 70-4 OFFICE SERVICE ZONING DISTRICT.
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- THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 70-4 OFFICE SERVICE ZONING DISTRICT.

DIMENSIONING AND TRAFFIC CIRCULATION PLAN

LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING TREES
- PROPOSED TREES
- EXISTING PLANTS
- PROPOSED PLANTS
- EXISTING SOIL
- PROPOSED SOIL
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING GAS
- PROPOSED GAS
- EXISTING CABLE
- PROPOSED CABLE
- EXISTING TELEPHONE
- PROPOSED TELEPHONE
- EXISTING RAILROAD
- PROPOSED RAILROAD
- EXISTING HIGHWAY
- PROPOSED HIGHWAY
- EXISTING AIRPORT
- PROPOSED AIRPORT
- EXISTING PORT
- PROPOSED PORT
- EXISTING CANAL
- PROPOSED CANAL
- EXISTING LAKE
- PROPOSED LAKE
- EXISTING RIVER
- PROPOSED RIVER
- EXISTING OCEAN
- PROPOSED OCEAN
- EXISTING MOUNTAIN
- PROPOSED MOUNTAIN
- EXISTING HILL
- PROPOSED HILL
- EXISTING VALLEY
- PROPOSED VALLEY
- EXISTING PLAIN
- PROPOSED PLAIN
- EXISTING DESERT
- PROPOSED DESERT
- EXISTING TUNDRA
- PROPOSED TUNDRA
- EXISTING ICEBERG
- PROPOSED ICEBERG
- EXISTING COMET
- PROPOSED COMET
- EXISTING METEOR
- PROPOSED METEOR
- EXISTING ASTEROID
- PROPOSED ASTEROID
- EXISTING NEBULA
- PROPOSED NEBULA
- EXISTING GALAXY
- PROPOSED GALAXY
- EXISTING UNIVERSE
- PROPOSED UNIVERSE

