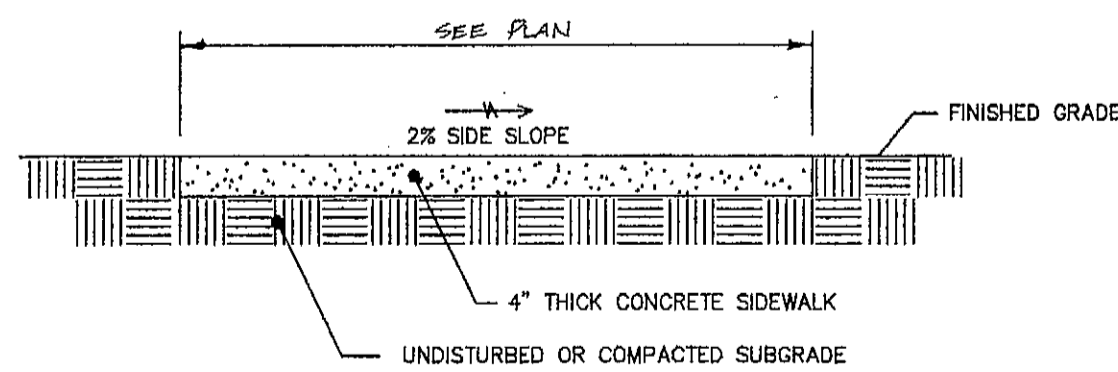


200' AREA MAP
SCALE: 1"=100'

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	NAME
63	5	JAMES FRANCELLA
64	9	EATONTOWN REALTY
65	6	BENDIX CORPORATION
65	1	R.K. AND K.S. REALTY L.L.C.
65	3	PAN AMERICAN REAL ESTATE L.L.C.
65	4	57 ROUTE 35 L.P. C/O SEMCOR
67.01	10	REYNALDO & GLORIA BORJA
67.01	11	ALEJANDRO AND MARY ALLANIGUE
67.01	12	KENNETH & VICKI RAU
67.01	13	EDUKALA K. AND GEORGE LEELAMONY
67.01	14	BOROUGH OF EATONTOWN
68	24.01	PROVIDENT INVESTORS, L.L.C.
68	24.02	JOSEPH AND NANCY PIETZ
68	24.03	TUAN AND PHUONG NGUYEN TRINH

- NOTES: 1) ALL CONCRETE USED IN CONSTRUCTION SHALL BE CLASS B, 4000 P.S.I., CONCRETE.
 2) SIDEWALK SURFACE SHALL BE BROOM FINISHED.
 3) 1/2" THICK PREFORMED BITUMINOUS JOINT FILLERS SHALL BE USED TO CONSTRUCT TRANSVERSE JOINTS AT 20' O.C.
 4) CONSTRUCTION JOINTS SHALL BE CONSTRUCTED 4' O.C.



DETAIL - CONCRETE SIDEWALK
NOT TO SCALE

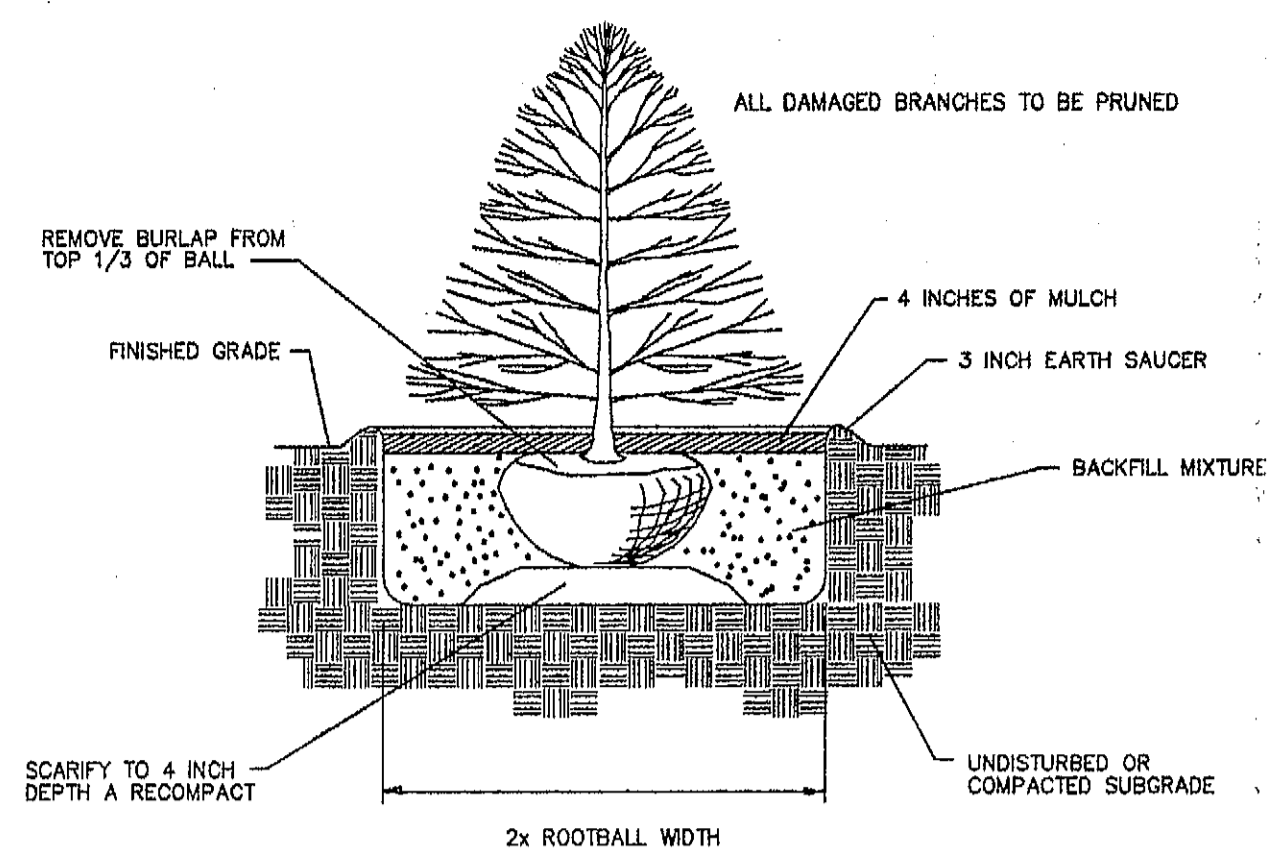
LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK ANSI 280.1, LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE QUALITY NURSERY STOCK, TRUE TO NAME AND SPECIES, IN A HEALTHY CONDITION, FREE OF INSECTS, PESTS AND DISEASE.
- ALL BAILING TWINE AND WIRE BASKETS SHALL BE REMOVED FROM PLANT MATERIAL PRIOR TO INSTALLATION.
- LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN AND ARE TO BE VERIFIED PRIOR TO START OF WORK.
- CONTRACTOR SHALL PROVIDE MINIMUM 2 YEAR GUARANTEE ON ALL NEW PLANTINGS.
- ALL PLANTINGS TO BE MULCHED WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 4 INCHES.
- SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE EXTENT OF SOIL AMENDMENT.
- ALL NEW LAWN AREAS SHALL BE ESTABLISHED WITH MINIMUM 4 INCHES TOPSOIL, FREE OF ALL STONES AND DEBRIS, RAKED TO A FINELY GRADED CONDITION.
- ALL NEW LAWN AREAS SHALL BE SEEDED.
- IT IS THE INTENTION THAT THE PROPOSED YEWS MATCH THE EXISTING YEW PLANTINGS.

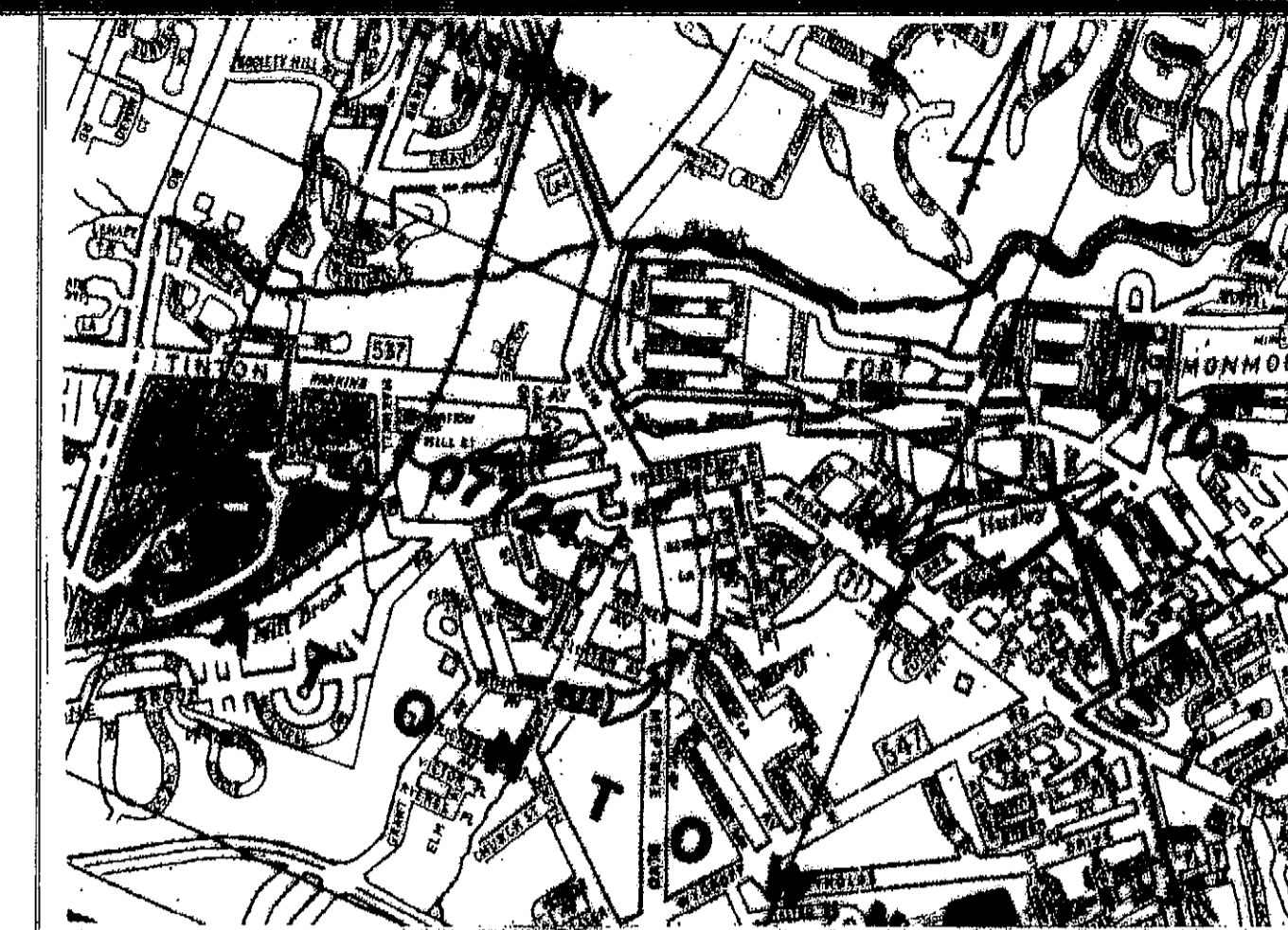
ZONE: B-2 (BUSINESS ZONE)		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)		20,000	35,800	35,800
MIN. LOT WIDTH (FT.)		100	158	158
MIN. LOT DEPTH (FT.)		150	265	265
SETBACKS - FRONT (FT.)		50	18.39/21.40 *	18.39/21.40 *
REAR (FT.)		50	120	57.52
SIDE (FT.) (ONE SIDE)		15	4.3 *	3.91 *
(BOTH SIDES)		40	132.37	108.60
MAX LOT COVERAGE (%)		30	9	11.8
MAX BLDG. HEIGHT (FT.)		40	14.5	14.5
FLOOR AREA (SQ.FT.)			3,218	4,216
PARKING (1/250 S.F.)		17	43	43
BARRIER FREE SPACE		1	1	1

PROVIDED AREA	SQ. FT.	% OF LOT
BUILDINGS	4,216	11.8
LANDSCAPE AREA	9,752	27.2 *
PARKING & DRIVEWAYS	21,850	61
TOTAL IMPERVIOUS AREA	26,066	72.8 *

* VARIANCE REQUIRED



SHRUB PLANTING DETAIL
NOT TO SCALE



KEY MAP

APPROVED AS A MINOR SITE PLAN BY THE EATONTOWN PLANNING BOARD

CHAIRMAN _____ DATE _____

ATTEST: _____

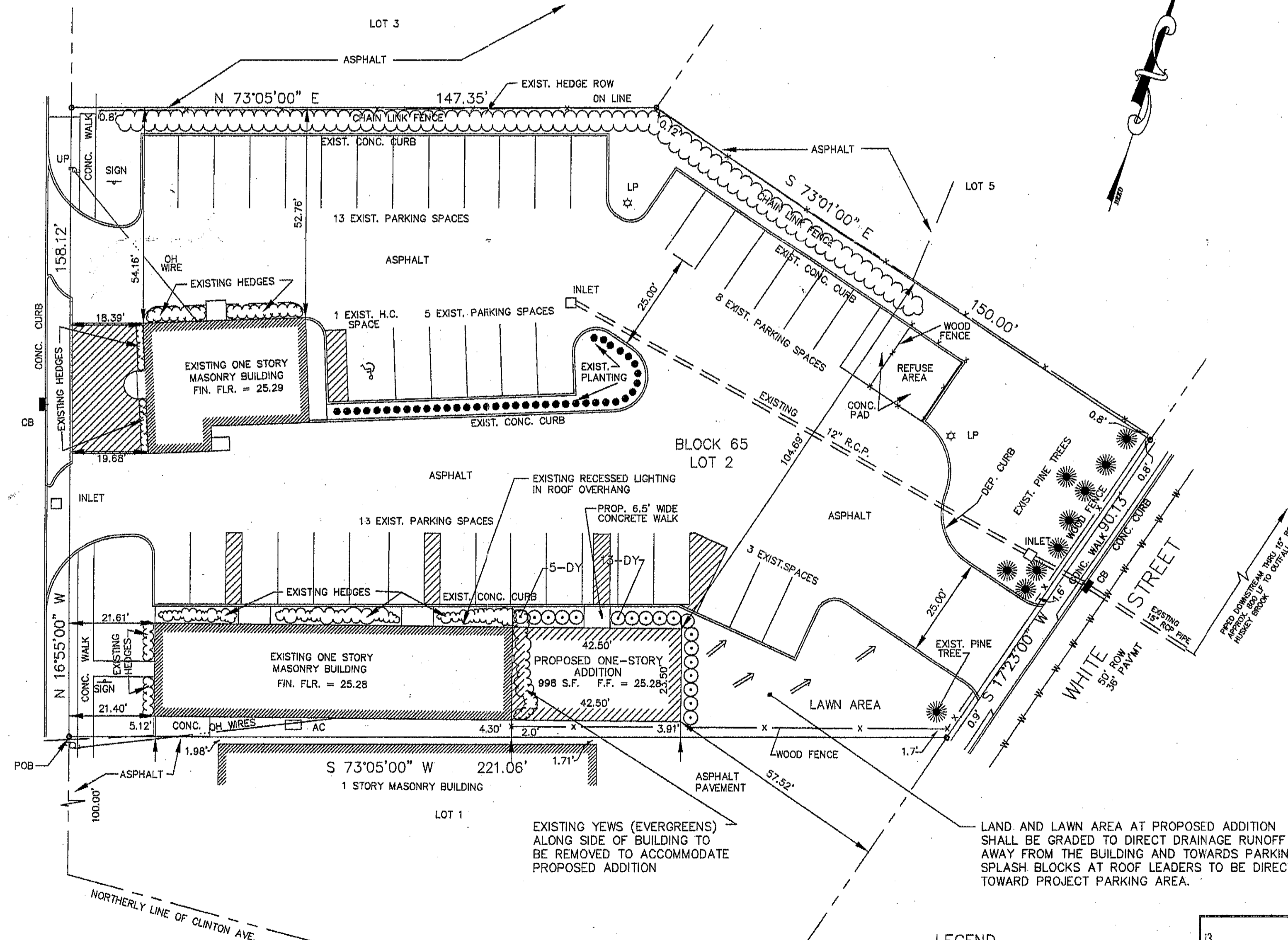
SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____ SEAL _____

NOTES

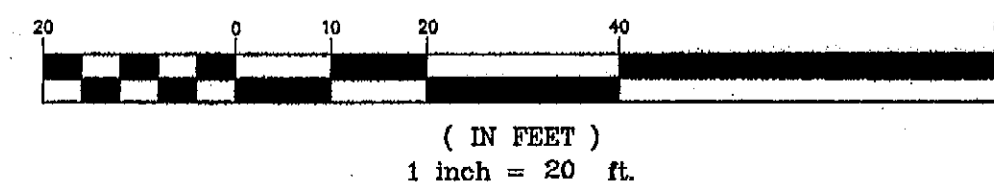
- FIELD SURVEY PREPARED BY CHARLES M. WIDDIS ON OCTOBER 31, 1997.
- BUILDING OFFSETS NOT TO BE USED TO ESTABLISH PROPERTY LINES.
- LOCATION OF UNDERGROUND UTILITIES TO BE VERIFIED PRIOR TO START OF WORK.
- BLOCK AND LOT NUMBERS SHOWN HEREON REFER TO THE TAX MAP OF THE BOROUGH OF EATONTOWN, SHEET No. 9.
- PROPERTY IS LOCATED IN ZONE B-2 (BUSINESS ZONE).
- AREA OF TRACT IS 35,800 S.F. (0.82 ACRES)
- APPLICANT PROPOSES TO CONSTRUCT A 42.5' x 23.5' ADDITION TO EXISTING BUILDING. NO ADDITIONAL PARKING/CURBING OR STORM DRAINAGE IS PROPOSED.
- FOR BUILDING INFORMATION REFER TO ARCHITECTURAL PLANS PREPARED BY THEODORE F. LEWIS, AIA, DATED 11/01/2000.

NEW JERSEY STATE HIGHWAY ROUTE NO. 35



LEGEND
DRAINAGE DIRECTION

GRAPHIC SCALE



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.
DY	18	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	2 1/2' - 3'	B & B

OWNER AND APPLICANT: JAMES M. & LYNN P. PAVLIS
75 HIGHWAY #35
EATONTOWN, NEW JERSEY 07724

PRELIMINARY/FINAL PLAT - MINOR SITE PLAN
BLOCK 65 LOT 2
AS SHOWN ON TAX MAP SHEET No. 9

BOROUGH OF EATONTOWN, MONMOUTH COUNTY, N.J.

CHARLES WIDDIS ASSOCIATES
ENGINEERS - SURVEYORS - PLANNERS
175 BROADWAY LONG BRANCH, N.J.
PHONE (732) 222-8810 FAX (732) 571-2340

CHARLES C. WIDDIS P.E. & L.S. Lic. No. 9284
PROFESSIONAL ENGINEER AND LICENSED LAND SURVEYOR

DATE: 11/10/2003
SCALE: 1/8"=20' FT.
SHEET: 3999 OF 1