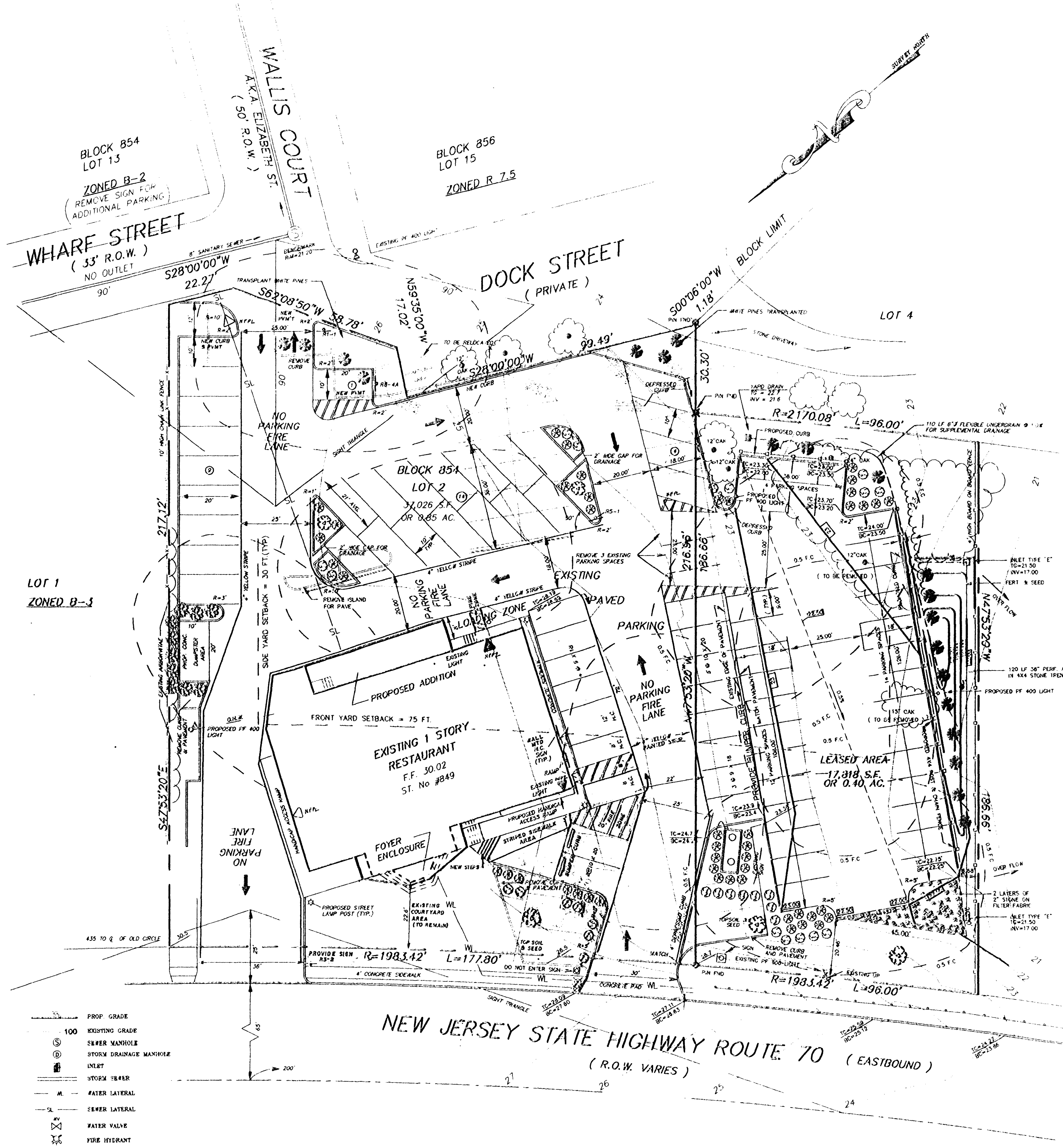


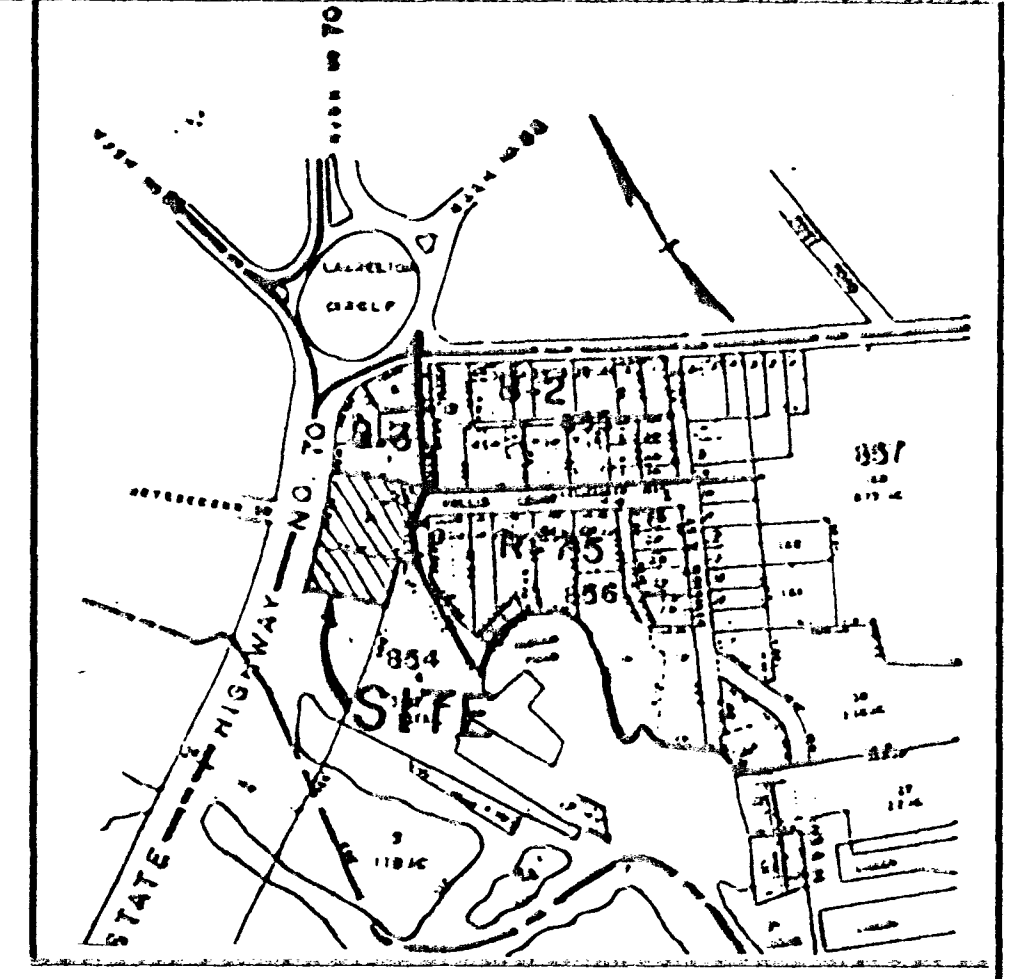


- PROP. GRADE
- EXISTING GRADE
- SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- INLET
- STORM SEWER
- WATER LATERAL
- SEWER LATERAL
- WATER VALVE
- FIRE HYDRANT
- "NO PARKING FIRE LANE" SIGN (1)
- "NO PARKING FIRE ZONE" SIGN (2)

OCEAN COUNTY PLANNING BOARD
FINAL SITE PLAN APPROVAL
DATE: 12/4/96
CLARENCE

OWNERS WITHIN 200' FROM SITE

OWNER	ADDRESS	PHONE
101	101 WALLS CT.	8724
102	102 WALLS CT.	8724
103	103 WALLS CT.	8724
104	104 WALLS CT.	8724
105	105 WALLS CT.	8724
106	106 WALLS CT.	8724
107	107 WALLS CT.	8724
108	108 WALLS CT.	8724
109	109 WALLS CT.	8724
110	110 WALLS CT.	8724
111	111 WALLS CT.	8724
112	112 WALLS CT.	8724
113	113 WALLS CT.	8724
114	114 WALLS CT.	8724
115	115 WALLS CT.	8724
116	116 WALLS CT.	8724
117	117 WALLS CT.	8724
118	118 WALLS CT.	8724
119	119 WALLS CT.	8724
120	120 WALLS CT.	8724



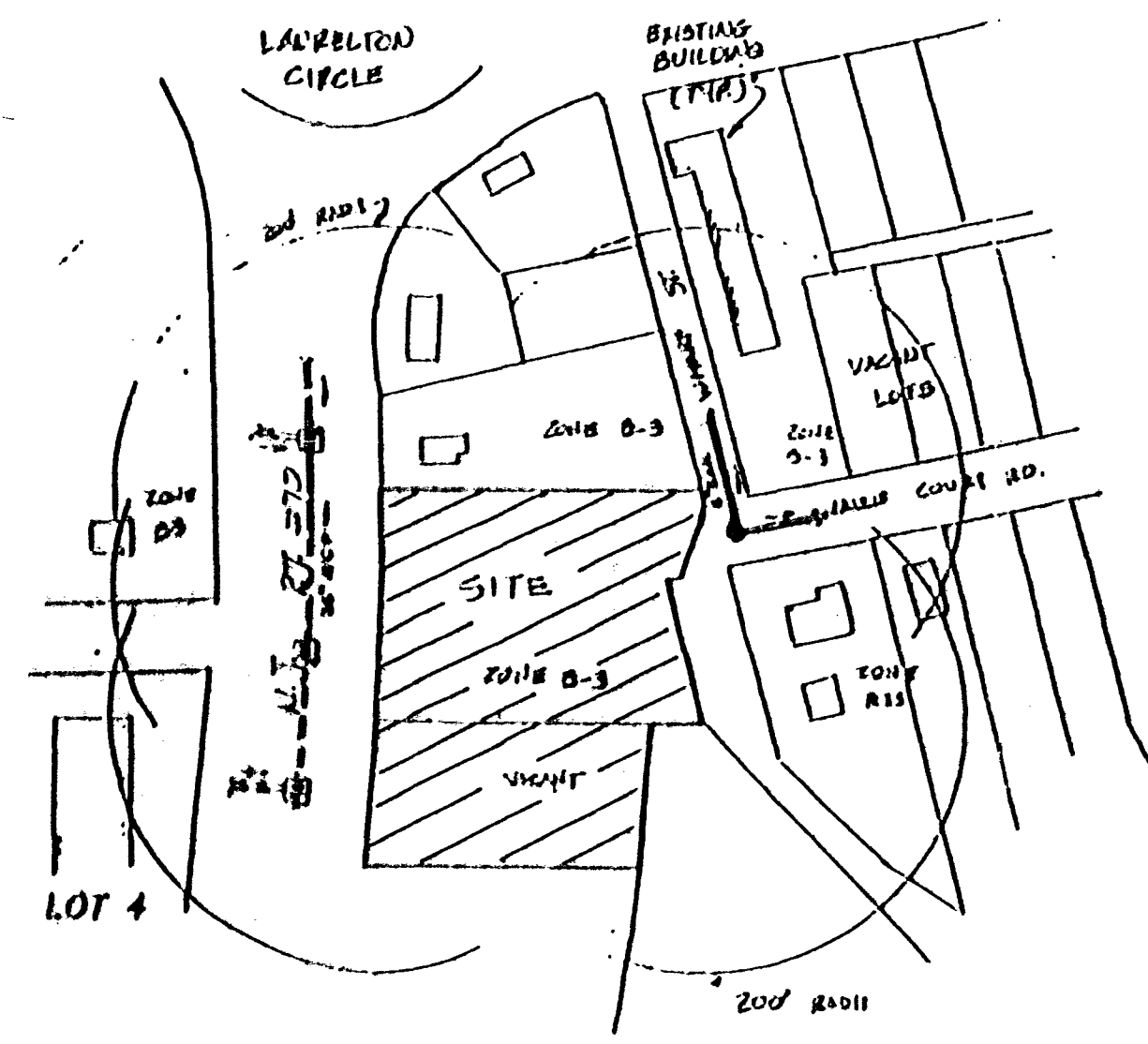
KEY MAP
SCALE 1"=400'

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO AMEND A PREVIOUSLY APPROVED SITE PLAN BY VOTIS PROFESSIONAL SERVICES, ARCHITECTURE ENGINEERING, PLANNING, SIGNED BY P. LAZARPOPOULOS, P.E., DATED 1/26/88 BY ADDING 8,772 SF OF PAVED PARKING AREA ON ADJACENT LAND LEASED FROM THE STATE D.O.T. TO PROVIDE 30 MORE ADDITIONAL SPACES WITH ASSOCIATED LANDSCAPING, LIGHTING AND DRAINAGE. ALSO EXPAND THE KITCHEN AREA AND ENCLOSE THE Foyer AREA.
- PROPERTY KNOWN AS LOT 2, BLOCK 854 AS SHOWN ON SHEET 46 OF THE TOWNSHIP OF BRICK TAX MAP.
- SURVEY ACCURACY MEETS OR EXCEEDS 1:15,000.
- RECORD OWNER & APPLICANT: VASILIOS HRISAFINS/RAINBOW DINER, 819 RT 70, BRICK, NJ 08724.
- PROPERTY IS LOCATED IN THE B-3 ZONE.
- PROPOSED USE: RESTAURANT & PARKING.
- VARIANCE REQUESTED FOR LOT AREA, LOT WIDTH, FRONT YARD SETBACK (PREVIOUS) WAIVER REQUESTED FOR PARKING WITHIN 10' OFF PROPERTY LINE & SOIL BORING & LANDSCAPE AREA.
- PARKING LOT LIGHTING TO BE FURNISHED BY G.P.U. USING 3 250W G.E. (3 NEW) LIGHTING SYSTEM PF-400 LIGHT ATTACHED TO UTILITY POLES AT 20' MOUNTING HEIGHT.
- LAND LEASE PLAN BY C.W. THOMAS ASSOCIATES, LAND SURVEYORS & PLANNERS PREPARED BY CHARLES W. THOMAS NJ L.S. #27495.
- ALL ELEVATIONS ARE BASED ON U.S.G.S. VERTICAL DATUM.
- EXISTING BUILDING FLOOR AREA = 5,486 S.F.
- PARKING REQUIREMENTS: EXISTING SEATING CAPACITY = 230 SEATS, NUMBER OF EMPLOYEES = 10, PARKING REQUIRED = 230/4 + 10/2 = 63.

PARKING PROVIDED:

SPACES 10X20	17
SPACES 60' ANG	18
HANDICAP SPACES	3
PROPOSED SPACES (9X18)	37
TOTAL	75

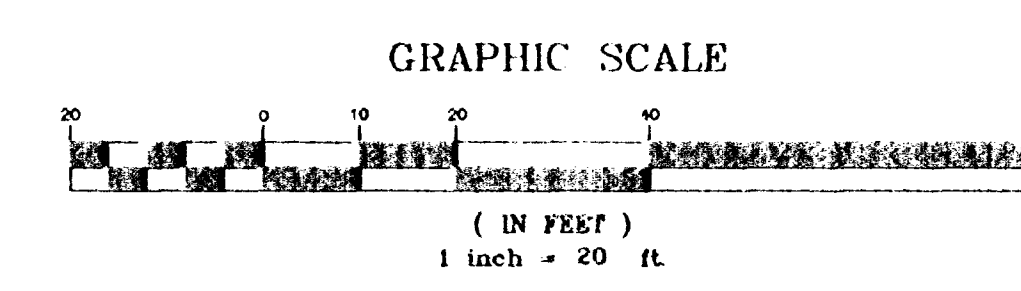


- SITE NOTES:
- ALL FIRE LANE, ZONE B SIGNS TO BE IN ACCORDANCE WITH TWP ORD. 102-71
 - PROPOSED TOP OF CURB ELEVATIONS TO BE 6" ABOVE EXISTING PAVEMENT

ZONING B-1	REQUIRED	ZONING B-3	REQUIRED
LOT AREA	7,000 S.F.	LOT AREA	10,000 S.F.
LOT WIDTH	15.00 FT.	LOT WIDTH	12.00 FT.
LOT DEPTH	20.00 FT.	LOT DEPTH	12.00 FT.
FRONT YARD SETBACK	15.00 FT.	FRONT YARD SETBACK	30.00 FT.
SIDE YARD SETBACK	5.00 FT.	SIDE YARD SETBACK	10.00 FT.
REAR YARD SETBACK	15.00 FT.	REAR YARD SETBACK	30.00 FT.
BUILDING COVERAGE	10%	BUILDING COVERAGE	10%

ZONING B-3	REQUIRED	EXISTING
LOT AREA	2,000 AC.	11.25 AC.
LOT WIDTH	200 FT.	273 FT.
LOT DEPTH	200 FT.	217 FT.
FRONT YARD SETBACK	75 FT.	32 FT.
SIDE YARD SETBACK	20 FT.	32.9 FT.
REAR YARD SETBACK	50 FT.	40 FT.
BUILDING COVERAGE	30%	14.9%
LANDSCAPE AREA	25%	22%

* EXISTING CONDITION



WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF LOT 2 BLOCK 854 AS SHOWN ON THIS MAP AND APPROVE THE SITE PLAN THEREOF.
4-11-97
FOR RAINBOW DINER
ACKNOWLEDGED BEFORE ME THIS 11th DAY OF APRIL, 1997
Michael T. Cannon
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES ON APRIL 12th, 2001

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND THAT IT CONFORMS TO THE PROVISIONS OF THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER: DATE: 4-11-97
APPROVED BY THE TOWNSHIP OF BRICK PLANNING BOARD: R-51-97
CHAIRMAN: DATE: 5-14-97
SECRETARY: E. Joan Kull, 7-23-97
ENGINEER: Robert J. Gully, 7/22/97

AMENDED SITE PLAN FOR RAINBOW DINER
LOT 2 BLOCK 854 TOWNSHIP OF BRICK OCEAN COUNTY, NEW JERSEY

THE CANNON GROUP, P.C.
ENGINEERING • PLANNING • SURVEYING

317 TINA LEE COURT, BRICK, NJ 08724 PHONE: (908) 458-0003

MICHAEL T. CANNON, P.E., L.S. LIC. #34691
DATE: 4/10/97 FILE: 96100 1 OF 3