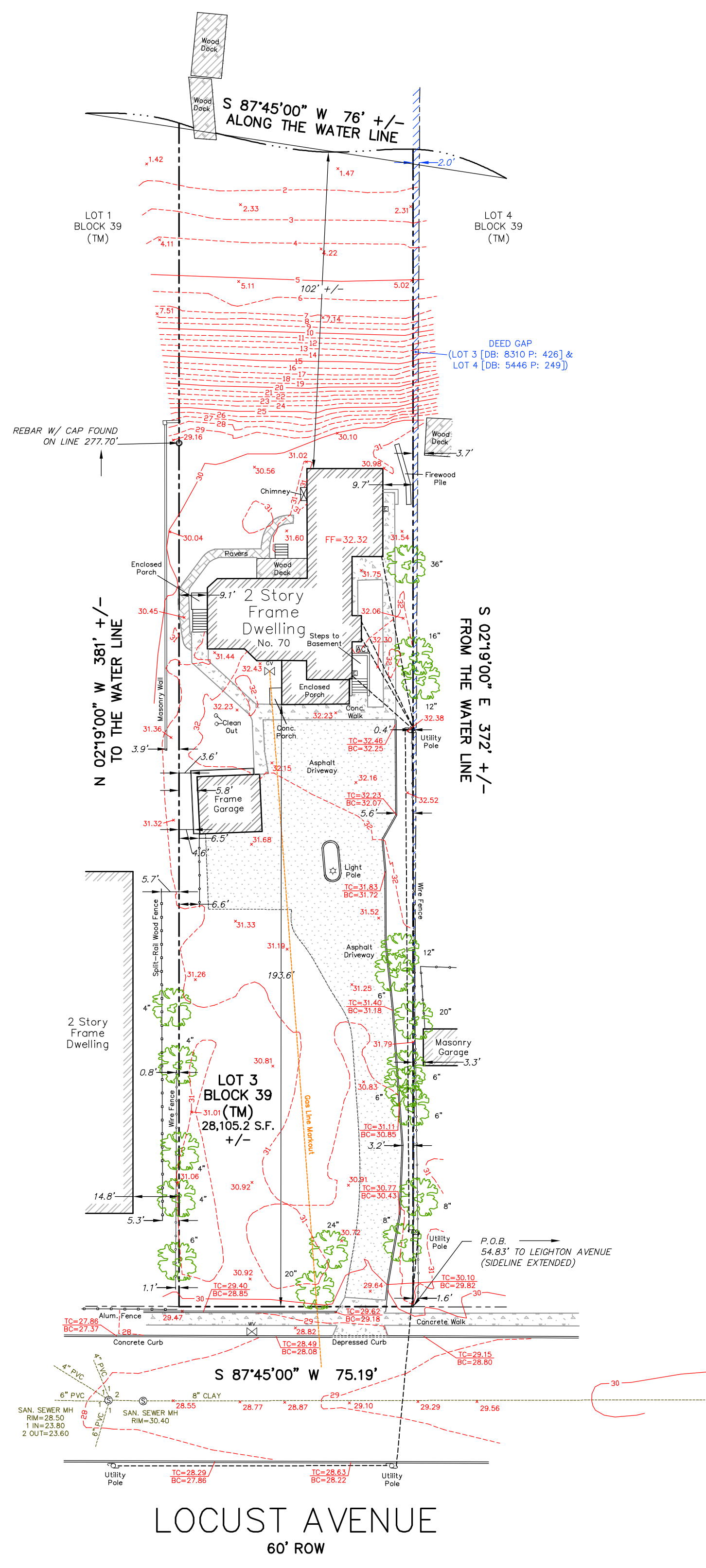
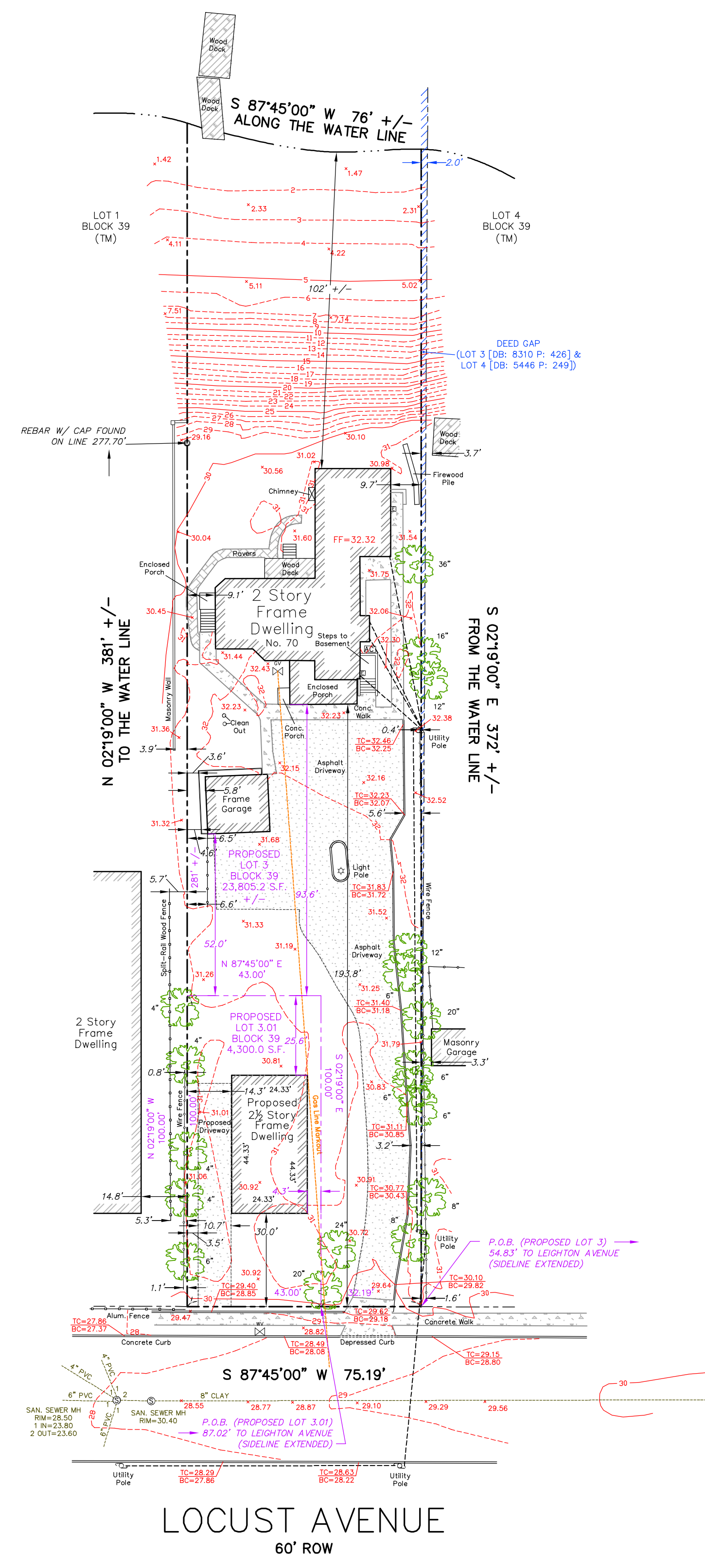


EXISTING  
NAVESINK OR NORTH SHREWSBURY RIVER



Red Bank Borough Zoning Table				
Zone RD: Residential "D", Residential District, Detached Single-Family				
Category	Required	Existing Lot 3	Proposed Lot 3	Proposed Lot 3.01
Use	[refer to zoning code]	Detached Single-Family	Detached Single-Family	Detached Single-Family
Lot Area	3,500.0 s.f.	28,105.2 s.f. (5,000.0 s.f. required)	23,805.2 s.f. (5,000.0 s.f. required)	4,300.0 s.f.
Lot Frontage	50.00 ft	75.19 ft	32.19 ft	43.00 ft
Front Yard Setback	30.00 ft	193.60 ft	193.80 ft	30.00 ft
Side Yard Setback	4.00 ft	9.10 ft	9.10 ft	4.30 ft
Total Side Yard Setback	15.00 ft	18.80 ft	18.80 ft	18.60 ft
Rear Yard Setback	25.00 ft	102 ft +/-	102 ft +/-	25.60 ft
Stories	2.5 sty	2.0 sty	2.0 sty	2.5 sty
Height	35.00 ft	20 ft +/-	20 ft +/-	30 ft +/-
Lot Coverage (building only)	40.00%	9.48%	11.19%	25.08%

PROPOSED  
NAVESINK OR NORTH SHREWSBURY RIVER



This survey certified to:  
70 Locust Avenue, LLC

PROPOSED MINOR SUBDIVISION  
Tax Lot 3 - Block 39  
70 Locust Avenue, Borough of Red Bank  
Monmouth County, New Jersey

PROJECT NUMBER  
172725

REFERENCE NUMBER

FIELD: JRS  
DWN BY: CMB  
CHECKED: JSG  
DATE: 12/14/19  
SCALE: 1"=30'

Lakeland Surveying  
117 Hibernia Avenue | Rockaway | NJ | Ph: (973) 625-5670 | Fax: (973) 625-4121  
www.LakelandSurveying.com

Certificate of Authorization #24GA2890000

Marc J. Cifone  
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn  
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900  
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such omissions, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional.

REVISIONS

INITIALS DATE DESCRIPTION

GRAPHIC SCALE  
1 inch = 30 ft

0 15 30 60 90 120