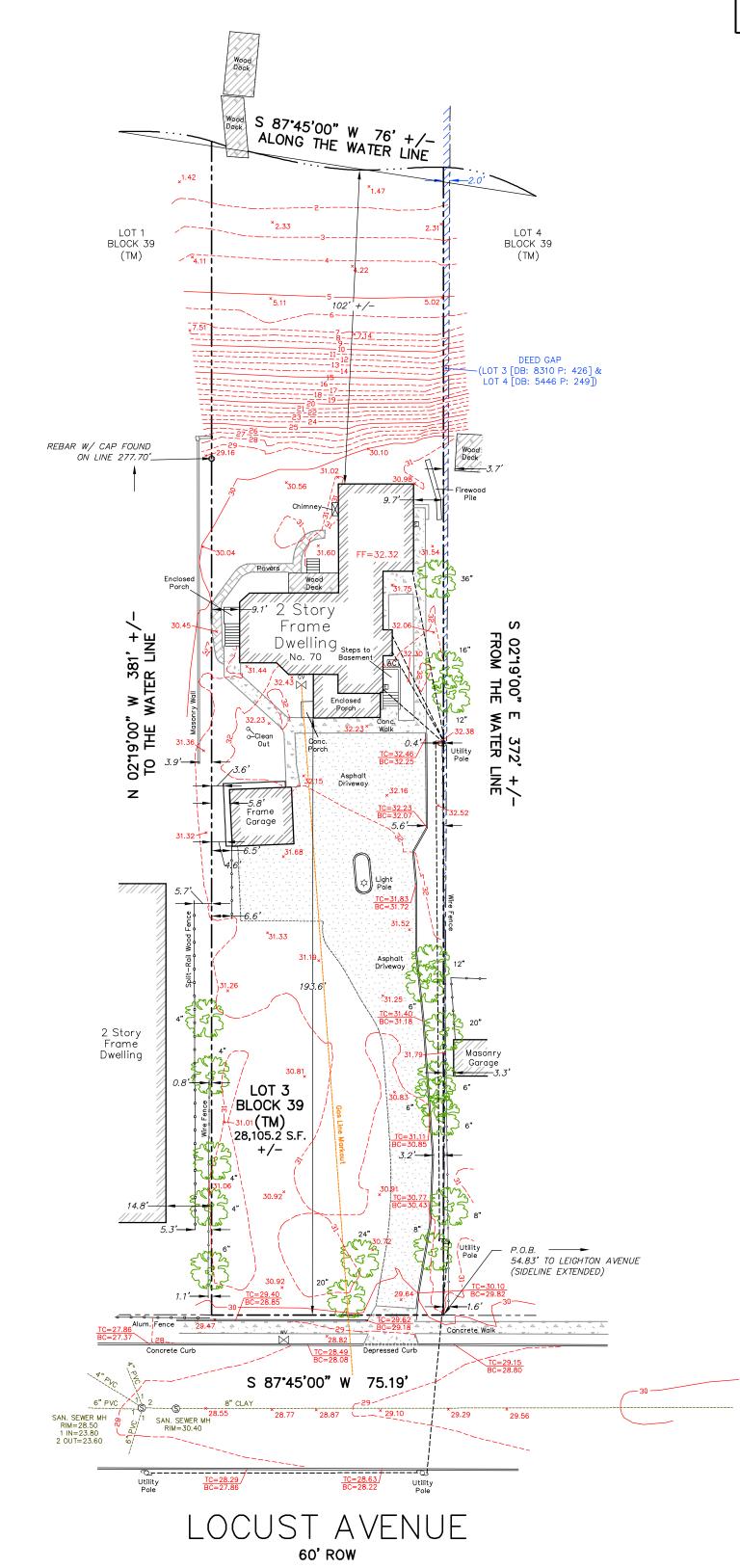
EXISTING

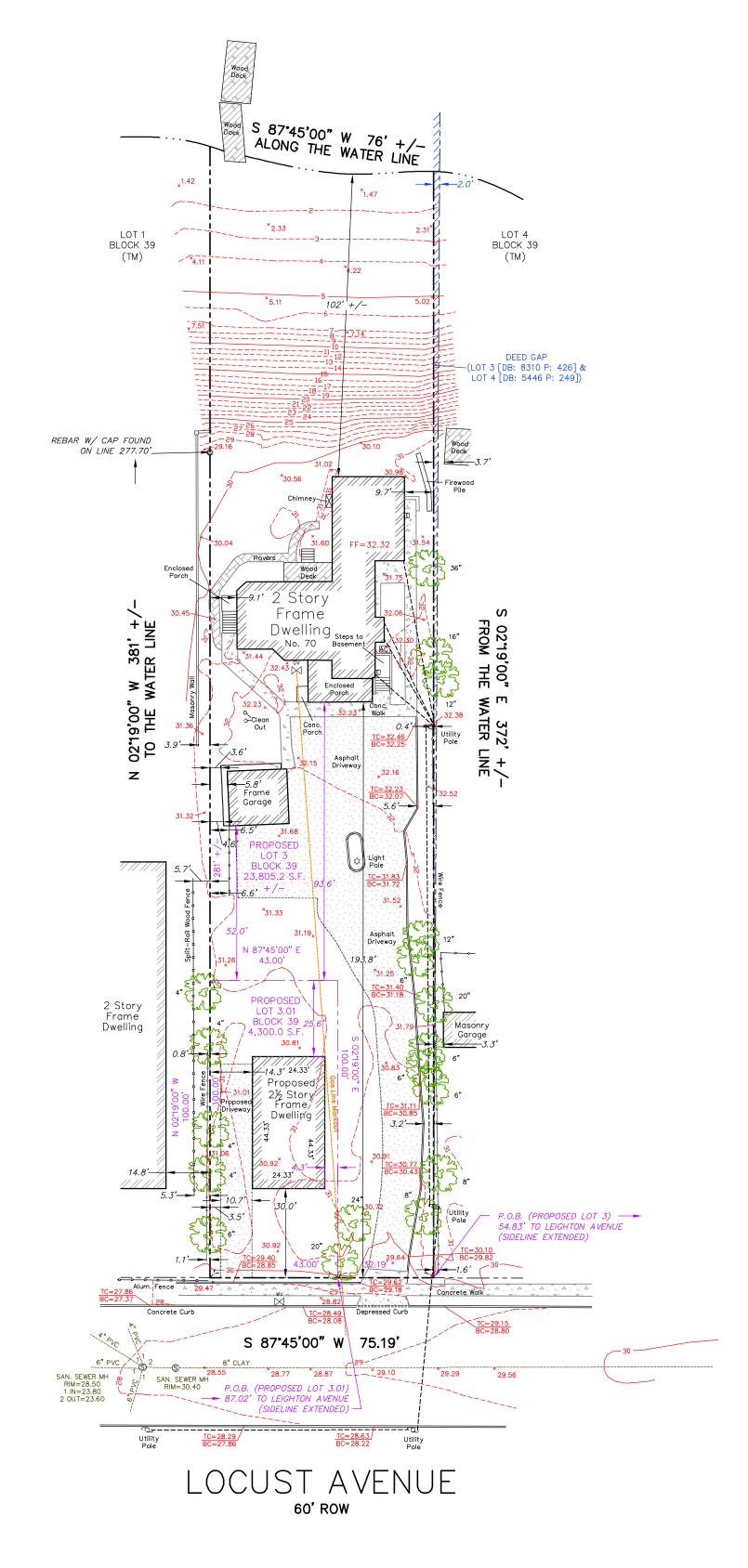
NAVESINK OR NORTH SHREWSBURY RIVER



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				
MIN	Lot Area	3,500.0 s.f. For lots fronting on the river: 5,000.0 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.t.				
	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. For lots with river frontage: 10.00 ft.	9.10 ft. (10.00 ft. required)	9.10 ft. (10.00 ft. required)	4.30 ft.				
	Total Side Yard Setback	15.00 ft. For lots with river frontage: 20.00 ft.	18.80 ft. (20.00 ft. required)	18.80 ft. (20.00 ft. required)	18.60 ft.				
	Rear Yard Setback	25.00 ft.	102 ft. +/-	102 ft. +/-	25.60 ft.				
MAX	Stories	2.5 sty.	2.0 sty.	2.0 sty.	2.5 sty.				
	Height	35.00 ft.	20 ft. +/-	20 ft. +/-	30 ft. +/-				
	Lat Cavarage (building only)	40.000/	0.400/	11 100/	3F 000/				

PROPOSED

NAVESINK OR NORTH SHREWSBURY RIVER



This survey certified to:
70 Locust Avenue, LLC

This survey references:
Deed Book 8310 Page 426
Deed Book 8466 Page 5887 (Lot 1)
Deed Book 5446 Page 249 (Lot 4)
Proposed Minor Subdivision of Lot 5
Block 39 by Lakeland Surveying, Inc., last revised December 12, 2017

General Notes:
Field Survey Performed on 11/25/19
Subject to documents of record
Vertical Datum NAVD88
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

Block 39 by Lakeland Surveying, Inc., and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

PROPOSED MINOR SUBDIVISION

Tax Lot 3 - Block 39

70 Locust Avenue, Borough of Red Bank

Monmouth County, New Jersey

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

PROJECT NUMBER
172725

REFERENCE NUMBER

- 117

Certificate of Authorization #24GA28090000

LUCYEYINS

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

Marc J. C		
Marc J. Cifone N.J	. P.L.S. LIC. No	o. 24GS04132900

	Jeffrey S. Gruni	∩ I declare knowledge,
. 24GS04132900	V	INITIALS
Jeffrey S. Grunn N	.J. P.L.S. LIC. No. 24GS043399	900

lare 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 ge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, 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

DATE

DESCRIPTION

