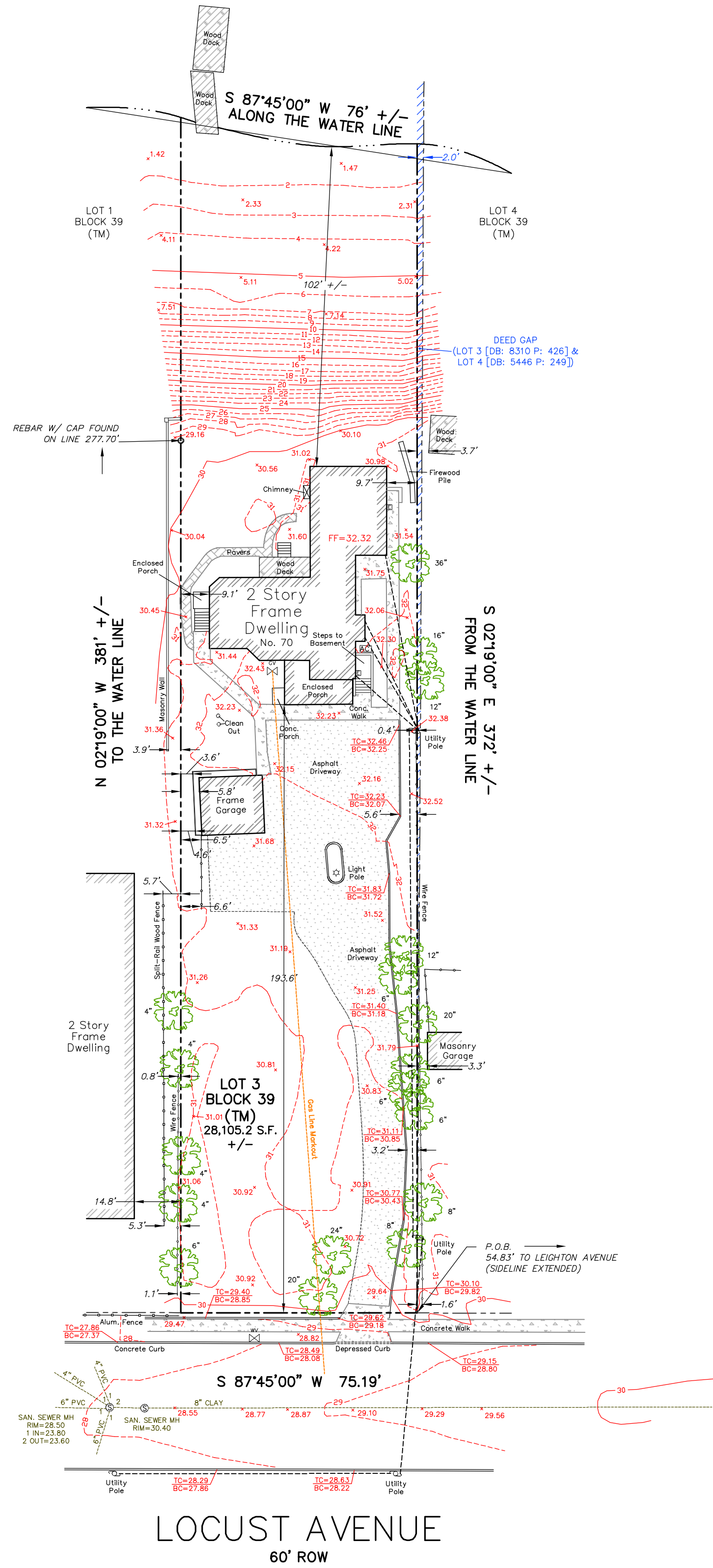


EXISTING

NAVESINK OR NORTH SHREWSBURY RIVER

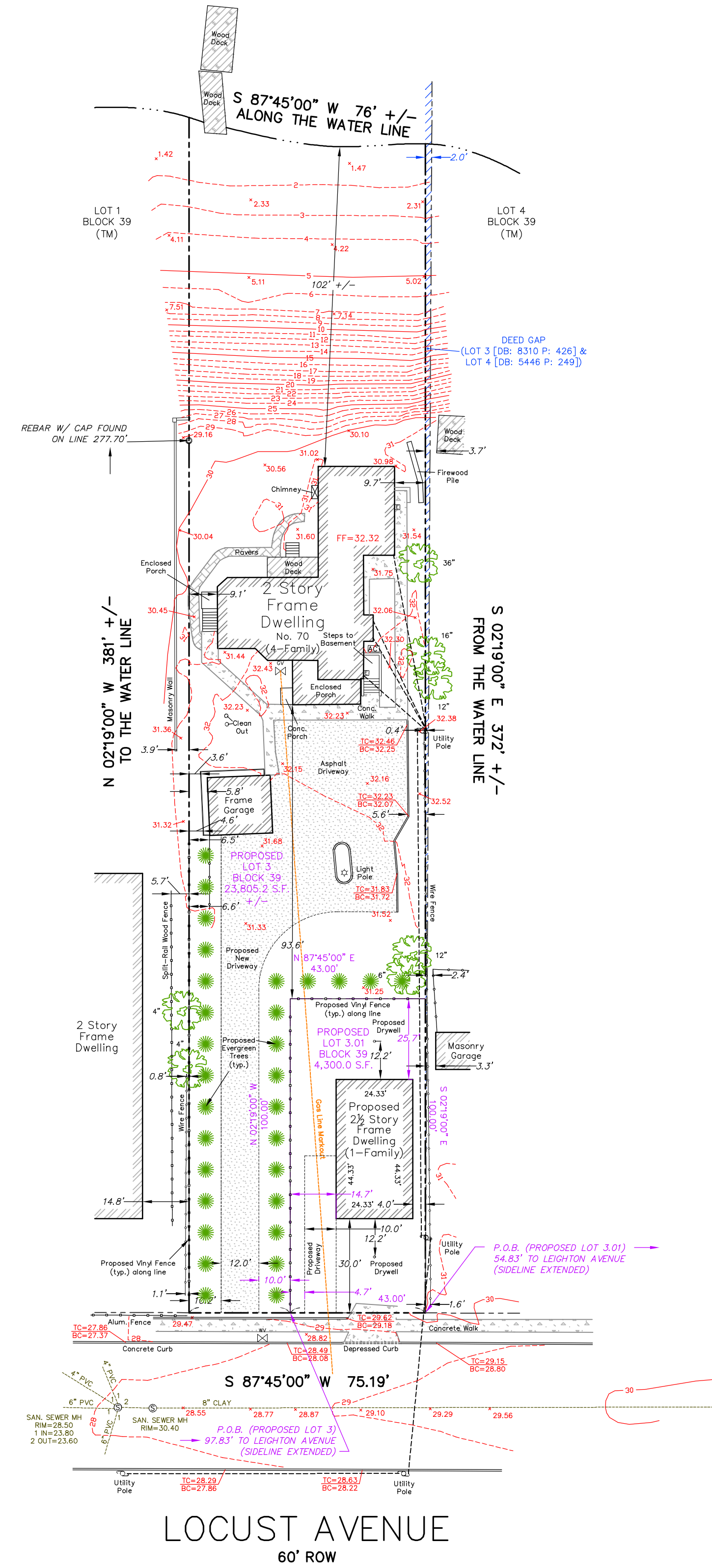


LOCUST AVENUE  
60' ROW

Red Bank Borough Zoning Table						
Zone RD: Residential "D", Residential District						
Category	Required	Existing Lot 3	Proposed Lot 3	Proposed Lot 3.01		
	Use	[refer to zoning code]	Garden Apartments	Garden Apartments	Detached Single-Family	
MIN	Lot Area	Detached Single-Family: 3,500 S.F. Garden Apartments: 120,000 S.F.	28,105.2 S.F.	23,805.2 S.F.	4,300.0 S.F.	
	Lot Frontage	Detached Single-Family: 50.00 ft. Garden Apartments: 250.00 ft.	75.19 ft.	32.19 ft.	43.00 ft.	
	Front Yard Setback	30.00 ft.	193.60 ft.	>30.00 ft.	30.00 ft.	
	Side Yard Setback	Detached Single-Family: 4.00 ft. Garden Apartments: 20.00 ft.	9.10 ft.	9.10 ft.	4.00 ft.	
	Total Side Yard Setback	Detached Single-Family: 15.00 ft. Garden Apartments: 20.00 ft.	18.80 ft.	18.80 ft.	18.70 ft.	
MAX	Rear Yard Setback	25.00 ft.	102 ft. +/-	102 ft. +/-	25.70 ft.	
	Stories	2.5 sty.	2.0 sty.	2.0 sty.	2.5 sty.	
	Height	35.00 ft.	35 ft. +/-	35 ft. +/-	≤35.00 ft.	
	Lot Coverage (building only)	Detached Single-Family: 40.00% Garden Apartments: 30.00%	9.48%	11.19%	25.08%	

PROPOSED

NAVESINK OR NORTH SHREWSBURY RIVER



LOCUST AVENUE  
60' ROW

This survey certified to:  
70 Locust Avenue, LLC

This survey references:  
Deed Book 8310 Page 429  
Deed Book 8464 Page 583 (Lot 1)  
Deed Book 8464 Page 249 (Lot 4)  
Proposed Minor Subdivision of Block 39 by Lakeland Surveying, Inc. and subject to municipal restrictions, easements of record and other facts that a title search may disclose.  
Last revised December 12, 2017

General Notes:  
Field Survey Performed on 11/25/19  
Subject to documents of record  
Vertical Datum NAVD83  
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.

A written Warning and Disclaimer Not to Set Corner Markers has been obtained from the appropriate state authority on 11/25/19.

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

Certificate of Authorization  
#24G2890000

**Lakeland Surveying**

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com

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 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.

INITIALS	DATE	DESCRIPTION
CMB	03/31/21	REVISED PROPOSED LOT 3.01 + PROPOSED DRIVEWAY, FENCE, TREES

GRAPHIC SCALE

1 inch = 30 ft.