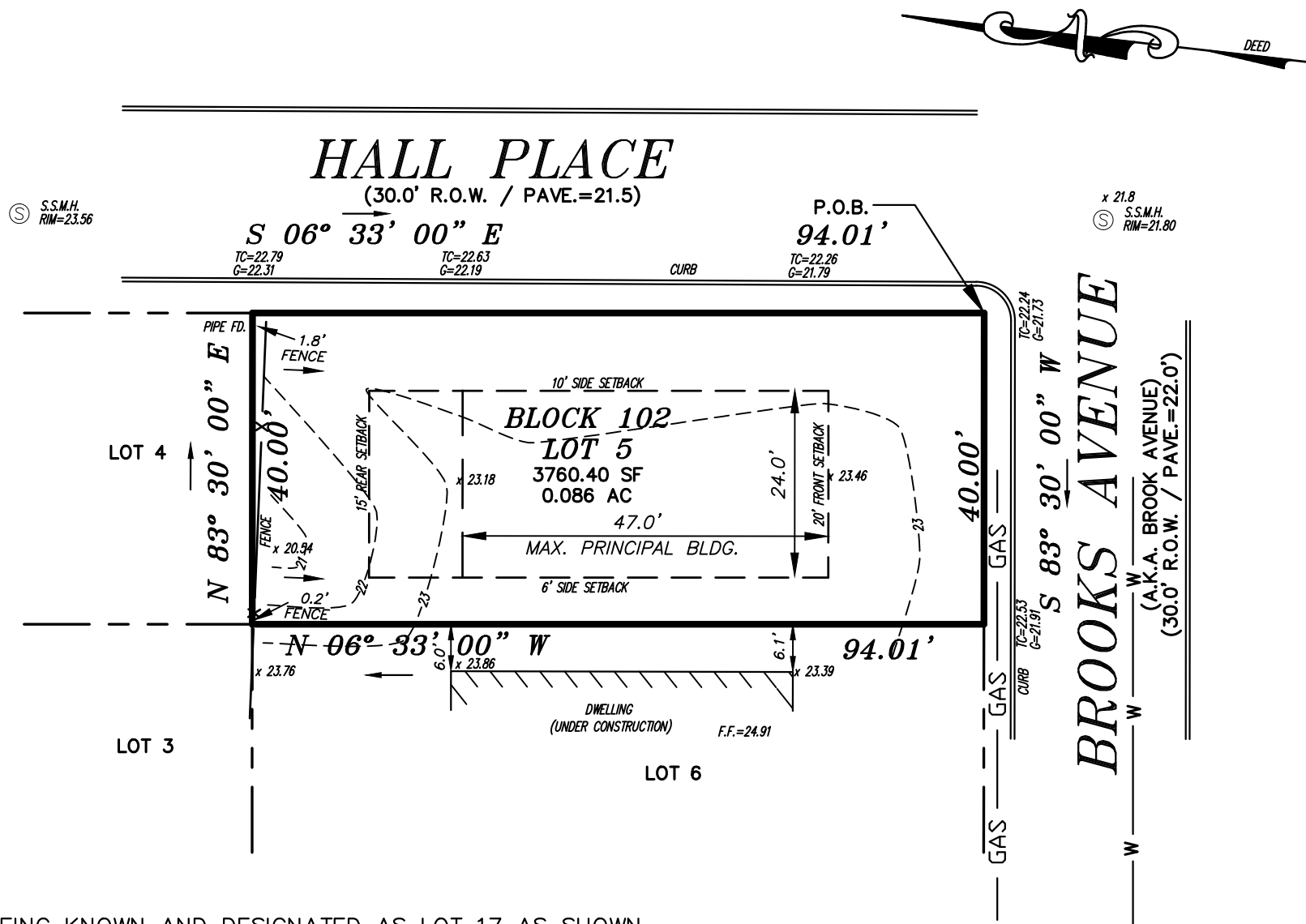




BEING KNOWN AND DESIGNATED AS LOT 17 AS SHOWN ON A CERTAIN MAP ENTITLED "DOUGLASS MANOR, KEYPORT, N.J." AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON DEC. 6, 1928 AS CASE 72-10.

NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

Thomas P. Santry, Jr.
RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 24GS3540000

BOROUGH OF KEYPORT ZONING SCHEDULE		
ZONE RA		
MINIMUM REGULATIONS	PERMITTED	PROPOSED
		LOT 5
MINIMUM LOT AREA (S.F.)	5,000	3760.40 *
MINIMUM LOT WIDTH (FT.)	50	40 *
PRINCIPAL BUILDING		
FRONT YARD SETBACK (FT.)	20	
ONE SIDE (FT.)	6	
ONE SIDE CORNER LOT (FT.)	10	
TOTAL BOTH SIDES (FT.)	16	
MINIMUM REAR YARD SETBACK (FT.)	15	
MAX. BUILDING HEIGHT (FT.)	2.5 STY/30	
MAX. BUILDING COVERAGE	30%	
ACCESSORY BUILDING		
MINIMUM SIDE YARD (FT.)	3	
MINIMUM REAR SETBACK (FT.)	3	
MAX. BUILDING HEIGHT (FT.)	1.5 STY/16	
MAX. LOT COVERAGE	10%	
MAX. LOT COVERAGE (PRINC. + ACCES.)	40%	
MAX. IMPERVIOUS COVERAGE	60%	
MAX. % OF FRONT YARD COVERED BY PARKING	30%	

* DENOTES PRE-EXISTING CONDITION

MAX. BUILDING COVERAGE = $3760.40 \times 0.30 = 1128.12$ SF
MAX. BUILDING WIDTH BASED ON SIDE SETBACKS = 24.0 FT
MAX. BUILDING DEPTH = $\frac{1128.12 \text{ SF}}{24.0 \text{ FT}} = 47.01$ FT

LEGEND

EXIST. CONTOUR --- 20 ---

EXISTING SPOT ELEV. x 20.00

NOTE:
TOPOGRAPHIC INFORMATION BASED ON NAVD 1988.

TOPOGRAPHICAL SURVEY OF
LOT 5 ~ BLOCK 102
27 Brooks Avenue
Borough of Keyport
Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.

LAND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. No.	23-151
SCALE	1" = 20'
DATE	1/23/24
DRAWN BY	GH
TAX MAP SHEET #	03
SHEET	1 OF 1
DRAWING No.	KP170