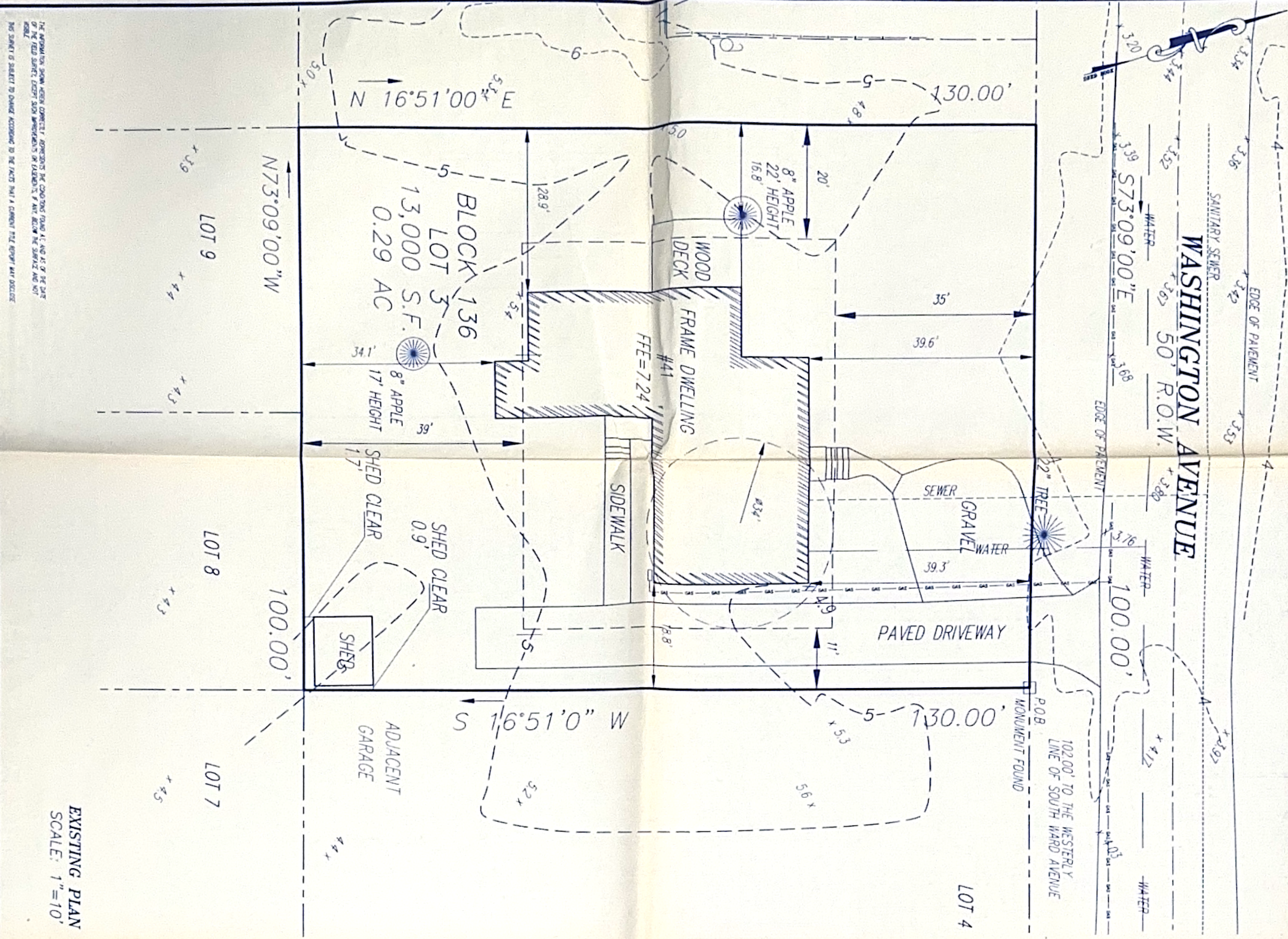




EXISTING PLAN
SCALE: 1"=10'

BOROUGH OF RUMSON ZONING SCHEDULE			
MINIMUM REGULATIONS	PERMITTED	EXISTING	VARIANCE REQUIRED
MINIMUM LOT AREA (SF)	6,000	LOT 3	NO
MINIMUM LOT WIDTH/FRONTAGE	50	100	NO
PRINCIPAL STRUCTURE			NO
FRONT YARD SETBACK	35'	39.3	NO
ONE SIDE	6	18.8	NO
TOTAL BOTH SIDES	16	47.7	NO
MINIMUM REAR YARD SETBACK	39	34.1*	YES
ACCESSORY BUILDING	5	0.9*	YES
MINIMUM SIDE YARD	5	1.7*	YES
MINIMUM REAR SETBACK	16	8.0	NO
ACCESSORY STRUCTURE			NO
MINIMUM SIDE YARD	5	N/A	NO
MINIMUM REAR SETBACK	5	N/A	NO
MINIMUM LOT SHAPE CIRCLE	34	50	NO
BUILDING HEIGHT	35	17.4	NO
EAVES	26		NO
MAXIMUM LOT COVERAGE (SF)	4,544.5	3,826	NO
MAXIMUM BUILDING COVERAGE(SF)	2,281	1,889	NO
MAXIMUM FLOOR AREA (SF)	3,500	1,889	NO
MAXIMUM FLOOR AREA (RATIO)	0.289	0.140	NO

EXISTING LOT COVERAGE LOT 3
DWELLING = 1,889.0 SF
SHED = 128.0 SF
DECK = 191.0
DRIVEWAY = 1,618 SF
TOTAL BUILDING COVERAGE = 2,017.0 SF
TOTAL LOT COVERAGE = 3,826 SF

LEGEND	
16	EXISTING CONTOUR
17	PROPOSED CONTOUR
18	PROPOSED SPOT ELEVATION
19	EXISTING SPOT ELEVATION
20	EXISTING TREE TO BE REMOVED

THOMAS P. SANTRY, P.A.
RESPONSIBLE PROFESSIONAL'S SIGNATURE
DATE: 07/20/15
PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 653400 & 653400

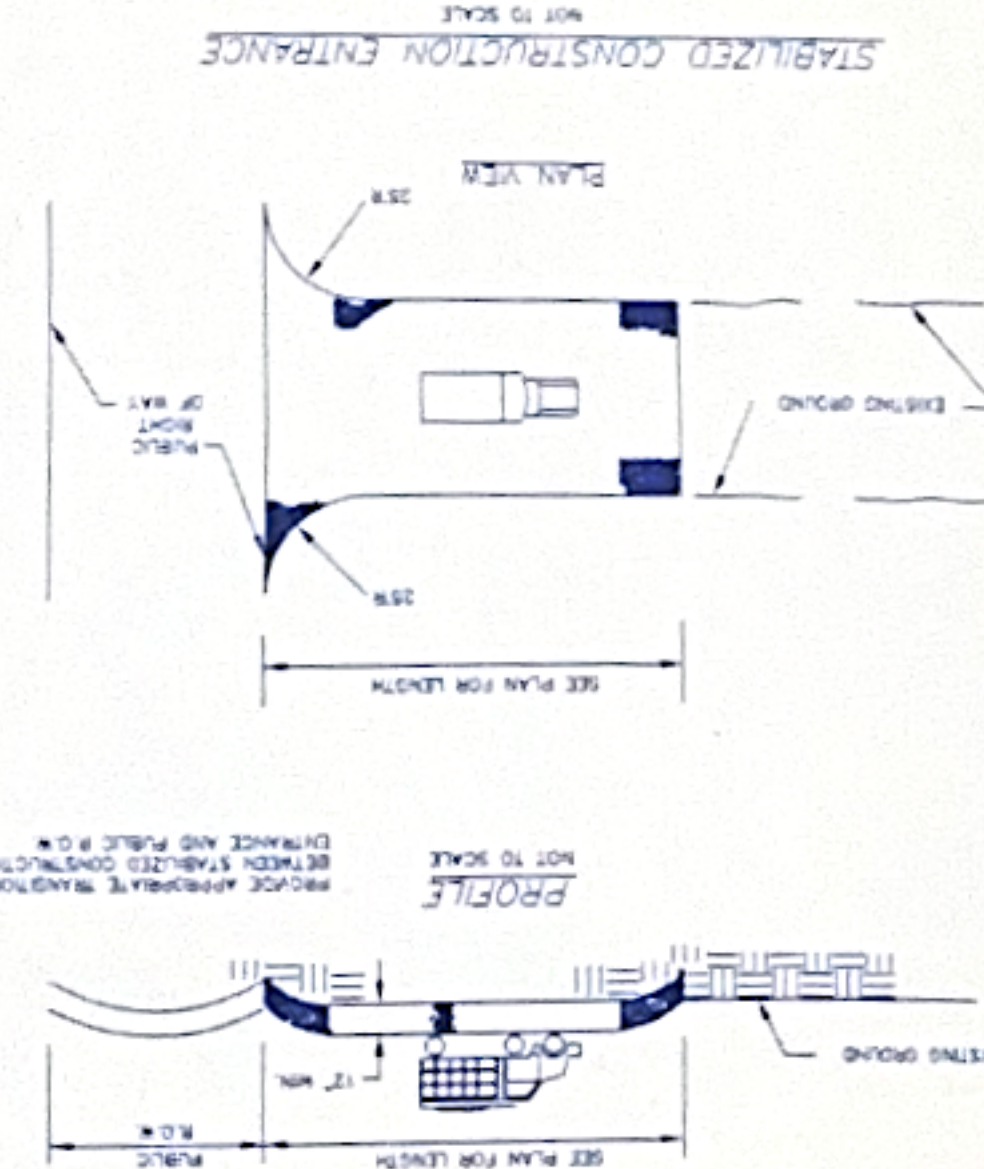
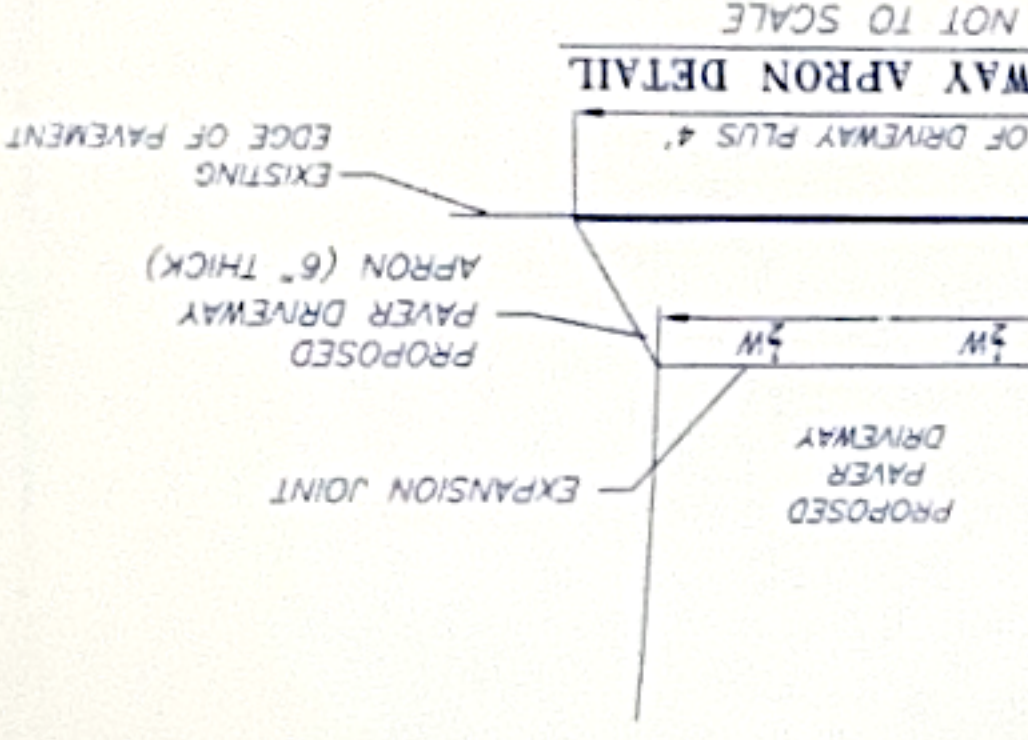
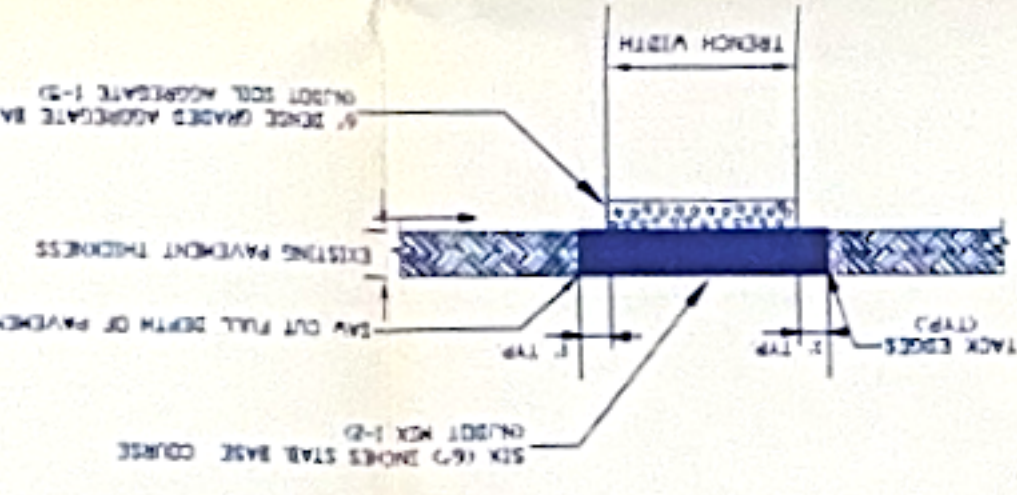
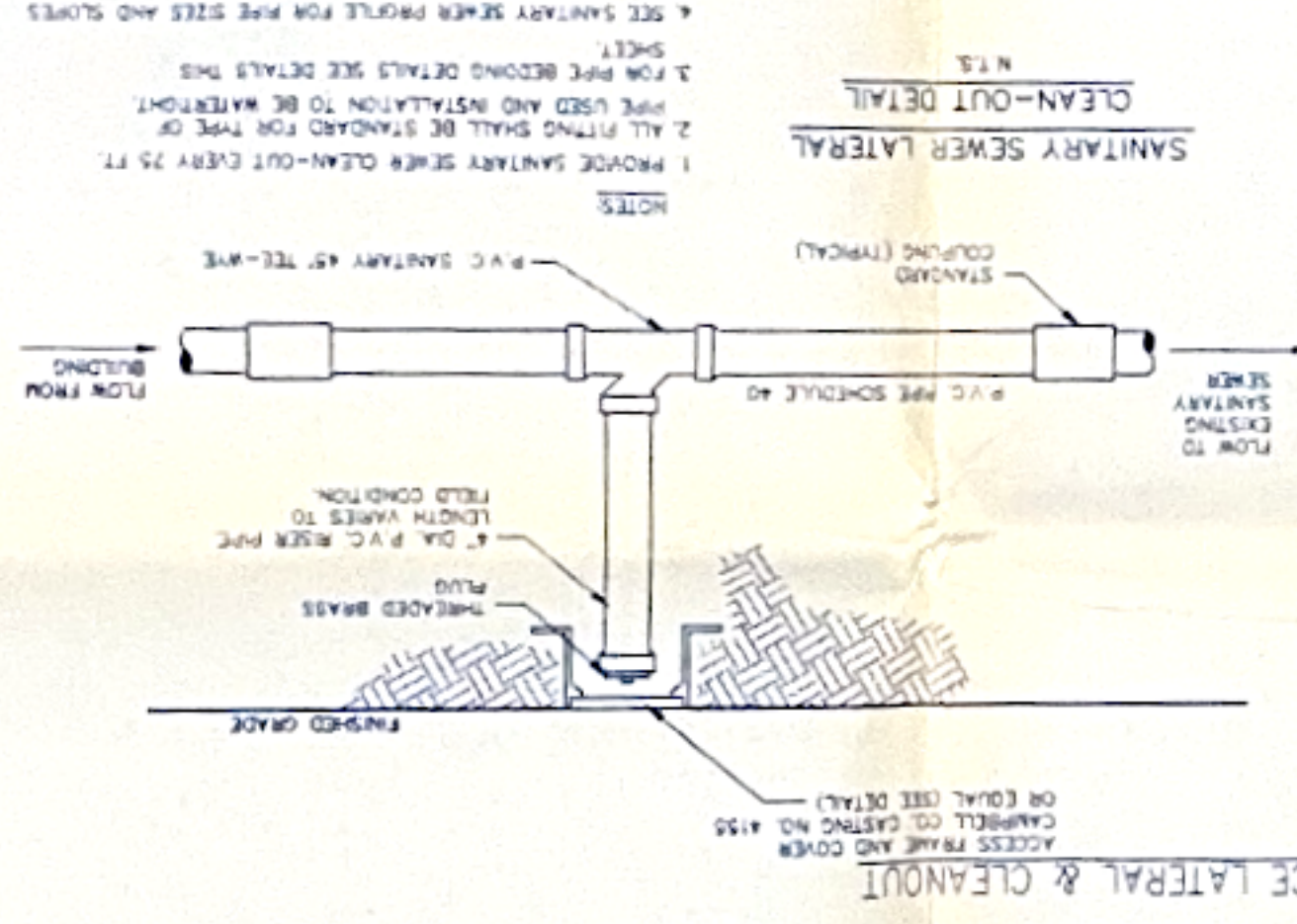
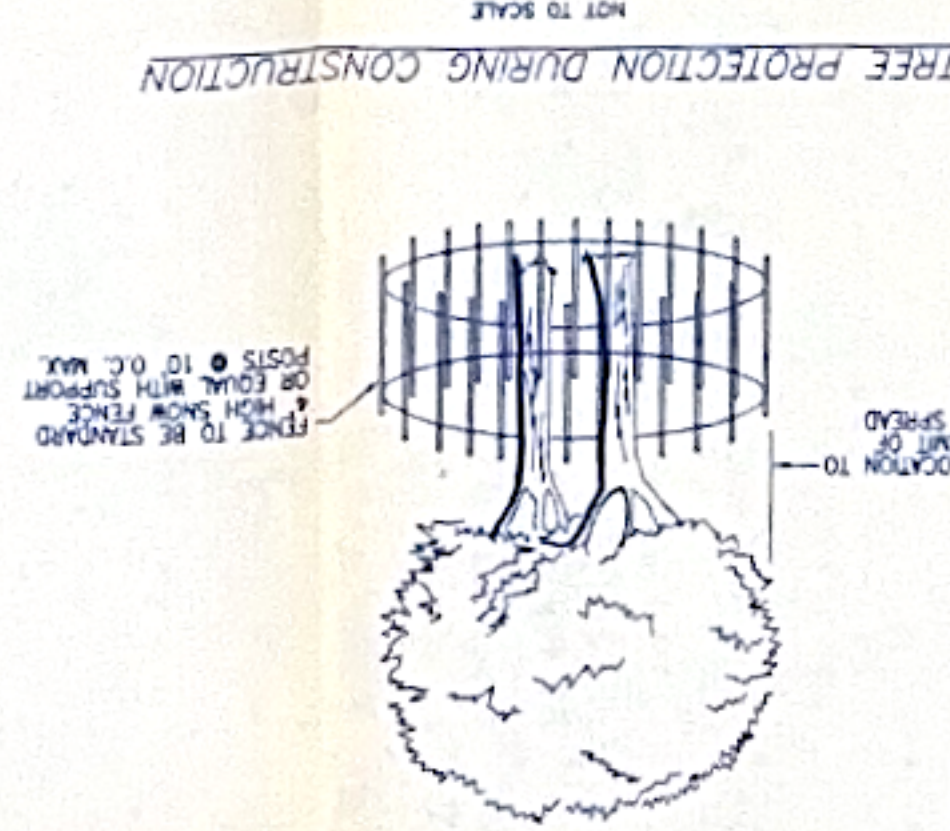
THOMAS P. SANTRY, P.A.
RESPONSIBLE PROFESSIONAL'S SIGNATURE
DATE: 07/20/15
PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 653400 & 653400

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft

PLOT PLAN OF
LOT 3.02-BLOCK 136
39 Washington Avenue
Borough of Rumson
Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

14-208
SCALE: 1"=10'
DATE: 07/20/15
BY: T.P.S.
CHECKED BY: T.P.S.
REVISION: R2287



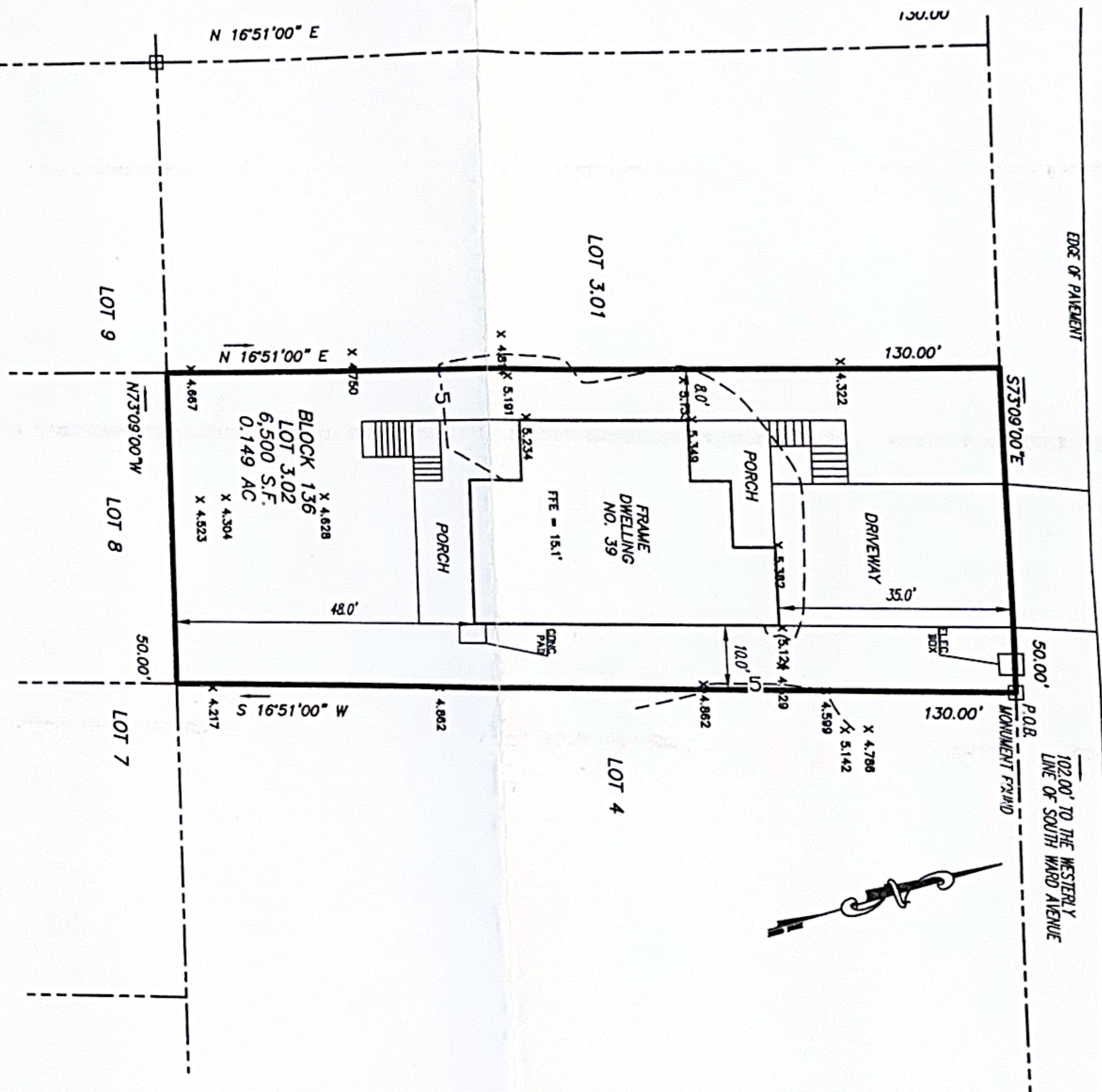
LOT 3.02-BLOCK 136
 39 Washington Avenue
 Borough of Rumson
 Monmouth County, New Jersey
 THOMAS P. SANTRY, P.A.
 ENGINEERS AND SURVEYORS
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THESE ARE THE ONLY TWO PLACES WHERE THE POLICE HAVE BEEN KNOWN TO STOP A CAR FOR A VIOLATION OF THE TRAFFIC LAWS. THE POLICE HAVE BEEN KNOWN TO STOP A CAR FOR A VIOLATION OF THE TRAFFIC LAWS. THE POLICE HAVE BEEN KNOWN TO STOP A CAR FOR A VIOLATION OF THE TRAFFIC LAWS.

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

EDGE OF PAVEMENT

50' R.O.W.



SCALE: 1"=20'

A vertical scale bar with markings at 0, 20, 40, and 80 ft. The bar is divided into four equal segments, each representing 20 ft.

**SURVEY OF
LOT 3.02~BLOCK 136
39 Washington Avenue**

Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.

LAND SURVEYORS

LAND CONVEYING
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
ROSELAND, N.J. 07068
TELEPHONE 973-2770

RUMSON, NEW JERSEY 07760

PHONE (732) 741-4800 FAX (732) 741-0084

PROD. No.
17-271

SCALE
1" = 20'

DATE	10/2/18
------	---------

DRAWN BY

TAX MAP SHEET 1
50

Shibei

1/

9

DRAWING No. R1853