PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
RUMSON COUNTRY CLUB

BLOCK 112, LOT 1.01
TAX MAP SHEET #35
163 RUMSON ROAD
RUMSON, MONMOUTH COUNTY, NJ

PROPERTY OWNERS WITHIN 200'
(DATED 07/21/26)

MUN.	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Rumson Boro	84	13		170 Rumson Rd.	CHANDLER, ROBERT L & PAMELA L	170 RUMSON ROAD	RUMSON, NJ 07760
Rumson Boro	84	14		166 Rumson Road	KARCZYNSKI, DANIEL	166 RUMSON ROAD	RUMSON, NJ 07760
Rumson Boro	85	12		18 Sycamore Ln/Cr Rmsn Rd	SOURLIS, JAMES & IRENE G	18 SYCAMORE LANE	RUMSON, NJ 07760
Rumson Boro	85	13		162 Rumson Rd	PANAGIOTOPOULOS, DIMITRIOS & KOTROT	162 RUMSON RD	RUMSON, NJ 07760
Rumson Boro	86	9		154 Rumson Rd	SHAHANI, RABINDRA B & GALBRAITH, KE	154 RUMSON RD	RUMSON, NJ 07760
Rumson Boro	86	10		19 Sycamore Ln/Cr Rmsn Rd	GANUN, JOSEPH PAUL & JENIFER	19 SYCAMORE LANE	RUMSON, NJ 07760
Rumson Boro	87	15		150 Rumson Rd.	VICENTE, LUIS & CLELIA	150 RUMSON RD	RUMSON, NJ 07760
Rumson Boro	87	16		152 Rumson Road	FOGGIA, MICHAEL A & CHRISTINE B	152 RUMSON ROAD	RUMSON, N J 07760
Rumson Boro	110	1		2 Clubway	BARKEY, PETER & SUSAN	2 CLUB WAY	RUMSON, NJ 07760
Rumson Boro	110	2		4 Clubway	BLUE SUNSETS RUMSON NO 2, LLC	P.O.BOX 667	SPRING LAKE, NJ 07762
Rumson Boro	110	3		6 Clubway	HILLARY, JAMES A	25 SUNSET DRIVE	CHERRY HILLS VILLAGE, CO 80113
Rumson Boro	110	4		8 Clubway	LEWER, JOHN J, TRUSTEE	8 CLUBWAY	RUMSON, NJ 07760
Rumson Boro	110	5.01		10 Clubway	MURRAY, KATIE & AHMED, SYED WASIQ	10 CLUB WAY	RUMSON, NJ 07760
Rumson Boro	110	6		14 Clubway	PAULEY, THOMAS & CHERYL	14 CLUB WAY	RUMSON, NJ 07760
Rumson Boro	110	7		16 Clubway	YALAMANCHILI, PRAVEEN & MARISSA	16 CLUBWAY	RUMSON, NJ 07760
Rumson Boro	110	8		18 Clubway	HIGGINS, JAMES & JILL E	18 CLUBWAY	RUMSON, NJ 07760
Rumson Boro	110	9		20 Clubway	POLANSKY, ANDREW & MARIA	20 CLUBWAY	RUMSON, NJ 07760
Rumson Boro	111	26		11 Harbor Dr	BETHILL, CHARLES DOUGLAS	11 HARBOR DR	RUMSON, NJ 07760
Rumson Boro	111	27		9 Harbor Dr	MCNAMEE, EDWARD F, TRUSTEE	9 HARBOR DR	RUMSON, NJ 07760
Rumson Boro	111	28		7 Harbor Drive	PUGLISE, JOSEPH	7 HARBOR DRIVE	RUMSON, NJ 07760
Rumson Boro	111	29		5 Harbor Drive	GUIDO, MICHAEL & JACQUELINE	5 HARBOR DRIVE	RUMSON, NJ 07760
Rumson Boro	111	30		3 Harbor Drive	RICE, DAVID & CATHERINE	3 HARBOR DRIVE	RUMSON, NJ 07760
Rumson Boro	111	33		28 Buttonwood Lane	DUDDY, SEAN M & CATHERINE A	28 BUTTONWOOD LANE	RUMSON, NJ 07760
Rumson Boro	112	1.01		163 Rumson Road	RUMSON COUNTRY CLUB	163 RUMSON ROAD	RUMSON, N J 07760
Rumson Boro	112	1.02		Wetlands Behind Rc	STATE OF NJ DEPT OF ENVIRONMENTAL	401 E STATE ST	TRENTON, NJ 08625
Rumson Boro	113	1		147 Rumson Road	ANDRESKI, JEFFREY B & SARAH E	147 RUMSON ROAD	RUMSON, NJ 07760
Rumson Boro	113	2		6 Conover Lane	GINALIS, ERNEST M & GEORGIA	6 CONOVER LANE	RUMSON, NJ 07760
Rumson Boro	113	3		8 Conover Lane	EDMUNDS, WAYNE & ROXANNE	8 CONOVER LANE	RUMSON, NJ 07760
Rumson Boro	113	4		10 Conover Lane	PHILLIPS, LISA E & CLIFFORD J	10 CONOVER LANE	RUMSON, NJ 07760
Rumson Boro	113	5		12 Conover Lane	ANADILLA, MARVIN & MORGAN	12 CONOVER LANE	RUMSON, NJ 07760
Rumson Boro	113	6		14 Conover Lane	WANAT, GEORGE & IRENE	14 CONOVER LANE	RUMSON, NJ. 07760
Rumson Boro	113	8		18 Conover Lane	ROMANCZUK, MATTHEW JAMES & KATHLEEN	18 CONOVER LANE	RUMSON, NJ 07760
Rumson Boro	113	9		20 Conover Lane	CONOVER20, LLC	20 CONOVER LANE	RUMSON, NJ 07760
Rumson Boro	113	10		22 Conover Lane	CUNDARI, KAREN & LICHTENBERGER, BRI	23 CONOVER LANE	RUMSON, NJ 07760
Rumson Boro	113	11		24 Conover Lane	BLOT, MADELEINE	24 CONOVER LANE	RUMSON, NJ 07760

UTILITY CONTACTS
(DATED 07/21/26)

New Jersey Department of Transportation
1035 Parkway Avenue, CN 600, Ewing, New Jersey 08618

Jersey Central Power & Light Co.
101 Crawfords Corner Road #1-511, Holmdel, New Jersey 07733

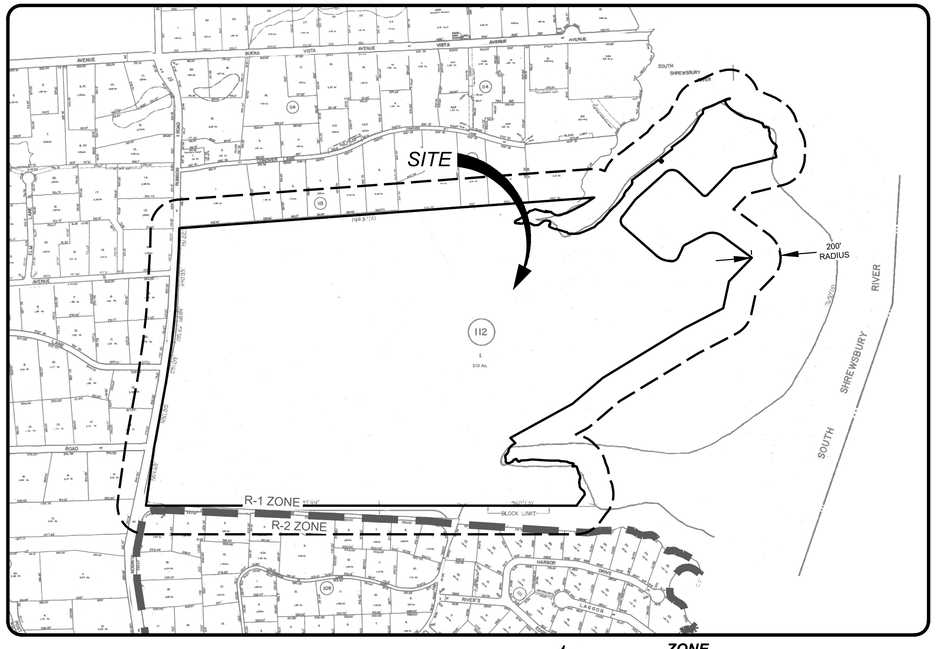
Verizon, NJ c/o Duff & Thelps
P.O. Box 2749, Addison, Texas 75001

Comcast Cable
403 South Street, Eatontown, New Jersey 07724

Director, Monmouth County Planning Board
Hallof Annex, P.O. Box 1255, Freehold, New Jersey 07728-1255

New Jersey Natural Gas
1415 Wyckoff Road, Wall, New Jersey 07727

New Jersey American Water Company
661 Shrewsbury Avenue, Shrewsbury, New Jersey 07702



TAX MAP
200 0 200 400
Scale: 1"=200'

ZONE
R-1: SINGLE-FAMILY RESIDENTIAL ZONE
R-2: SINGLE-FAMILY RESIDENTIAL ZONE



USGS MAP
2000 0 2000 4000
Scale: 1"=2000'



LOCATION MAP
2000 0 2000 4000
Scale: 1"=2000'



FEMA EFFECTIVE FLOOD MAP
2000 0 2000 4000
Scale: 1"=2000'

SEE SHEET C101 FOR PLAN NOTES

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PLANNING BOARD APPROVAL

APPROVED BY THE BOROUGH OF RUMSON PLANNING BOARD

BOARD CHAIRPERSON DATE

BOARD SECRETARY DATE

MUNICIPAL ENGINEER DATE

PROJECT INFORMATION

PROJECT NAME:
RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
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COLORADO, & DISTRICT OF COLUMBIA

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Stephen G. Musto

STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev: #	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: AS SHOWN | DESIGNED BY: SGM
DATE: 08/14/26 | DRAWN BY: JAR
JOB #: 24-1664-03 | CHECKED BY: JLF
CAD ID: 24-1664-03r0

NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
TITLE SHEET

SHEET NO.
C100

File: X:\Jobs\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24166403DWG\dwg\01-Titlesheet.dwg, ---> C100 Title Sheet
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ZONING COMPLIANCE CHARTS

ZONING COMPLIANCE CHART					
RESIDENTIAL ZONE (R-1) DISTRICT (SCHEDULE 5-1)					
USE: GOLF COURSE OR COUNTRY CLUB ON A TRACT OF 100 ACRES OR MORE (PERMITTED)					
ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED. 5-1	MIN. LOT AREA (AC)	1.5 (65,340 SF)	157.4 (6,855,151SF)	NO CHANGE	YES
SCHED. 5-1	MIN. LOT WIDTH (FT)	250	>250	NO CHANGE	YES
SCHED. 5-1	MIN. LOT FRONTAGE (FT)	250	>250	NO CHANGE	YES
SCHED. 5-1	MIN. LOT DIAMETER (FT)	115	>115	NO CHANGE	YES
	PRINCIPAL BUILDING (RIVER HOUSE) (1)				
SCHED. 5-1	MIN. PRIMARY FRONT YARD SETBACK (FT) - RUMSON ROAD	100	>100	NO CHANGE	YES
SCHED. 5-1	MIN. SECONDARY FRONT YARD SETBACK (FT) - CLUB WAY	65	>65	NO CHANGE	YES
§22-7.32	MIN. FRONT YARD SETBACK (FT) - SHREWSBURY BAY	100	3.7 (N)	NO CHANGE (N)	NO (N)
SCHED. 5-1	MIN. REAR YARD SETBACK (FT)	50	>50	NO CHANGE	YES
SCHED. 5-1	MIN. SIDE YARD SETBACK (2)				
	ONE SIDE (FT)	195 (40)	75.2 (N)	NO CHANGE (N)	NO (N)
	BOTH SIDES (FT)	545 (80)	N/A	NO CHANGE	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (FT) (3)				
	RIDGE (FT)	40	32.65	NO CHANGE	YES
	EAVES (FT)	32	17.60	NO CHANGE	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (STORIES) (3)	2.5	2.5	NO CHANGE	YES
	ACCESSORY BLDG (>1,400 SF) (PADDLE CENTER) (4)				
§22.7.8.b	ALLOWABLE YARD LOCATION	REAR, SIDE	FRONT (N)	NO CHANGE (V)	NO (V)
SCHED. 5-1	MIN. REAR YARD SETBACK (FT)	50	1,763.8	1,746.8	YES
SCHED. 5-1	MIN. SIDE YARD SETBACK (FT)				
	ONE SIDE (FT)	195 (40)	1,063.1	1,020.3	YES
	BOTH SIDES (FT)	545 (80)	2,907.4	2,858.5	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (FT) (3)	24	20.68	25.55 (V)	NO (V)
SCHED. 5-2	MAX. BUILDING HEIGHT (STORIES)	1.5	1.0	NO CHANGE	YES
§22.7.8.c	MIN. DISTANCE FROM PRINCIPAL STRUCTURE (FT)	5	>5	NO CHANGE	YES
	ACCESSORY BLDG (>1,400 SF) (SHOOTING FAC.) (4)				
§22.7.8.b	ALLOWABLE YARD LOCATION	REAR, SIDE	SIDE	NO CHANGE	YES
SCHED. 5-1	MIN. REAR YARD SETBACK (FT)	50	N/A	NO CHANGE	YES
SCHED. 5-1	MIN. SIDE YARD SETBACK (FT)				
	ONE SIDE (FT)	195 (40)	155.9 (N)	145.0 (V)	NO (V)
	BOTH SIDES (FT)	545 (80)	363.9 (N)	353.0 (V)	NO (V)
SCHED. 5-2	MAX. BUILDING HEIGHT (FT) (3)	24	17.37	18.96	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (STORIES)	1.5	1.5	NO CHANGE	YES
§22.7.8.c	MIN. DISTANCE FROM PRINCIPAL STRUCTURE (FT)	5	>5	NO CHANGE	YES
	ACCESSORY BLDG (>1,400 SF) (GREENS & GROUNDS) (4)				
§22.7.8.b	ALLOWABLE YARD LOCATION	REAR, SIDE	REAR	NO CHANGE	YES
SCHED. 5-1	MIN. REAR YARD SETBACK (FT)	50	245.7	NO CHANGE	YES
SCHED. 5-1	MIN. SIDE YARD SETBACK (FT)				
	ONE SIDE (FT)	195 (40)	921.7	NO CHANGE	YES
	BOTH SIDES (FT)	545 (80)	2,474.3	NO CHANGE	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (FT) (3)	24	22.97	25.37 (V)	NO (V)
SCHED. 5-2	MAX. BUILDING HEIGHT (STORIES)	1.5	1.0	2.0 (V)	NO (V)
§22.7.8.c	MIN. DISTANCE FROM PRINCIPAL STRUCTURE (FT)	5	>5	NO CHANGE	YES
	ACCESSORY BUILDING (<1,400 SF) (TENNIS PRO SHOP)				
§22.7.8.b	ALLOWABLE YARD LOCATION	REAR, SIDE	N/A	SIDE	YES
SCHED. 5-1	MIN. REAR YARD SETBACK (FT)	15	N/A	N/A	YES
SCHED. 5-1	MIN. SIDE YARD SETBACK (FT)	15	N/A	94.5	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (FT) (3)	24	N/A	19.30	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (STORIES)	1.5	N/A	1	YES
§22.7.8.c	MIN. DISTANCE FROM PRINCIPAL STRUCTURE (FT)	5	N/A	>5	YES
	ACCESSORY BUILDING (<1,400 SF) (SNACK PAVILION 1)				
§22.7.8.b	ALLOWABLE YARD LOCATION	REAR, SIDE	N/A	FRONT (V)	NO (V)
SCHED. 5-1	MIN. REAR YARD SETBACK (FT)	15	N/A	322.9	YES
SCHED. 5-1	MIN. SIDE YARD SETBACK (FT)	15	N/A	297.0	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (FT) (3)	24	N/A	18.17	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (STORIES)	1.5	N/A	1.0	YES
§22.7.8.c	MIN. DISTANCE FROM PRINCIPAL STRUCTURE (FT)	5	N/A	>5	YES
	ACCESSORY BUILDING (<1,400 SF) (SNACK PAVILION 2)				
§22.7.8.b	ALLOWABLE YARD LOCATION	REAR, SIDE	N/A	SIDE	YES
SCHED. 5-1	MIN. REAR YARD SETBACK (FT)	15	N/A	N/A	YES
SCHED. 5-1	MIN. SIDE YARD SETBACK (FT)	15	N/A	110.6	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (FT) (3)	24	N/A	18.67	YES
SCHED. 5-2	MAX. BUILDING HEIGHT (STORIES)	1.5	N/A	1.0	YES
§22.7.8.c	MIN. DISTANCE FROM PRINCIPAL STRUCTURE (FT)	5	N/A	>5	YES
	ACCESSORY STRUCTURE (SPORT COURT)				
§22.7.8.b	ALLOWABLE YARD LOCATION	REAR, SIDE	REAR, SIDE	NO CHANGE	YES
SCHED. 5-1	MIN. REAR YARD SETBACK (FT)	15	N/A	NO CHANGE	N/A
SCHED. 5-1	MIN. SIDE YARD SETBACK (FT)	15	15.0	11.1 (V)	NO (V)
	LOT COVERAGE				
SCHED. 5-4	USABLE LOT AREA (SF)	N/A	6,208,817 (142.5 AC)	NO CHANGE	YES
SCHED. 5-4	MAX. LOT COVERAGE (%)	801,559 (11.7%)	573,119 SF (8.4%)	632,148 SF (9.2%)	YES
SCHED. 5-4	MAX. BUILDING COVERAGE (%)	221,634 (3.2%)	78,469 SF (1.1%)	87,082 SF (1.3%)	YES
§22-7.8.H.1	MAX. AGG. GROUND FLOOR AREA OF ACCESSORY BLDGS (%)	30 (% OF PRINCIPAL)	88.7 (N)	106.2 (V)	NO (V)
SCHED. 5-3A	MAX. FLOOR AREA RATIO	0.061 (419,623 SF)	0.011 (75,091)	0.013 (86,144)	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(1) PROPOSED IMPROVEMENTS TO THE CLUBHOUSE SHOWN HEREON HAVE BEEN APPROVED BY THE BOROUGH OF RUMSON ON 04/04/22, AND BY THE NJDEP UNDER NJDEP APPLICATION NO, 1342-03-0004.1 LUP210001.
(2) PER BOROUGH ORDINANCE §22 SCHEDULE 5-1, WHERE THE LOT WIDTH EXCEEDS THE MINIMUM PRESCRIBED FOR THE ZONE DISTRICT, THE COMBINED TOTAL SIDE YARD SETBACK SHALL BE INCREASED 1.5 FEET FOR EACH FULL FIVE FEET BY WHICH LOT WIDTH EXCEEDS THE MINIMUM. ONE SIDE YARD SHALL BE INCREASED BY AT LEAST 1/3 OF THE ADDITIONAL SETBACK DISTANCE REQUIRED. IN THE CASE OF A CORNER LOT OR LOT WITH FRONTAGE ON MORE THAN ONE STREET, THE LOT WIDTH ALONG THE YARD LINE LOCATED AT THE FRONT OF THE LOT SHALL BE USED TO CALCULATE THE REQUIRED SIDE YARD SETBACK.
COMBINED SIDE YARD SETBACK = 50 + 1.5 X ((LOT WIDTH - 250) / 5) = 80 + 1.5 X ((1,802 - 250) / 5) = **545 FT**
ONE SIDE YARD SETBACK = AT LEAST 1/3 ADDITIONAL COMBINED SIDE YARD SETBACK = 40 + 1/3(465 FT) = **195 FT**
(3) PER BOROUGH ORDINANCE §22-2.4, BUILDING HEIGHT IS DEFINED AS THE VERTICAL DIMENSION MEASURES TO THE HIGHEST POINT OF A BUILDING FROM THE LOWEST ORIGINAL LOT GRADE OR ANY REVISED LOT GRADE SHOWN ON A SITE PLAN. WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS (§17-2.2), THE MAXIMUM RIDGE AND EAVE HEIGHTS SHALL BE MEASURED FROM THE FEMA BASE FLOOD ELEVATION.PER TOWNSHIP ORDINANCE §22 SCHEDULE 5-1, NO BUILDING SHALL EXCEED TWO STORIES PLUS A HABITABLE ATTIC OR BASEMENT. PER BOROUGH ORDINANCE §22 SCHEDULE 5-2, THE RATIO OF EAVE HEIGHT TO TOTAL HEIGHT MUST 0.4 OR GREATER.
BUILDING HEIGHT = FINISH FLOOR (FF) + BLDG HEIGHT - LOWEST GRADE / BASE FLOOD ELEV
PRINCIPAL BUILDINGS:
CLUBHOUSE (RIDGE): NO CHANGE (EAVE): NO CHANGE
RIVER HOUSE MAIN (RIDGE): NO CHANGE (EAVE): NO CHANGE
RIVER HOUSE ADDITION (RIDGE): 5.60 (FF) + 28.69 - 9.0 (BFE)= **25.29 FT** (EAVE): 5.60 + 21.00 - 9.0 (BFE) = **17.60 FT** (NO CHANGE)
ACCESSORY BUILDINGS:
PADDLE CENTER (FRONT): 19.00 (FF) + 22.75 - 16.20 = **25.55 FT** PADDLE CENTER (SIDE): 21.25 (FF) + 18.07 - 15.20 = **24.12 FT**
SHOOTING FACILITY: 9.00 (FF) + 17.96 - 8.00 (BFE) = **18.96 FT**
SNACK PAVILION 1: 18.50 (FF) + 17.67 - 18.00 = **18.17 FT**
SNACK PAVILION 2: 9.00 (FF) + 17.67 - 9.00 (BFE) = **18.67 FT**
TENNIS PRO SHOP: 6.20 (FF) + 19.10 - 6.00 = **19.30 FT**
GROUNDS BUILDING: 9.37 (FF) + 24.00 - 8.0 (BFE) = **25.37 FT**
(4) PER BOROUGH ORDINANCE §22-7.8.h.2, ANY SINGLE ACCESSORY BUILDING WITH AGGREGATE BUILDING AREA EQUAL TO OR GREATER THAN 1,400 SF (R-1 ZONE), SHALL CONFORM TO THE MINIMUM YARD REQUIREMENTS FOR PRINCIPAL BUILDINGS.

TREE MITIGATION CHART (§16)				
ORD.SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
§22-16.1.8	MAX. ALLOW. TREES TO BE REMOVED W/O MITIGATION RESIDENTIAL (R-1) ZONE:	8 TREES OR LESS	5 TREES TO BE REMOVED	YES

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 22-9.2)				
ORD.SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
22-9.2b.(2)	STALL SIZE (FT)	9 X 18	9 X 18	YES
22-9.2b.(5)	NUMBER OF PARKING SPACES COMMUNITY CLUB: 1 SPACE PER 100 SF OF GFA MARINA: 1 SPACE PER BOAT SLIP	84 NEW SPACES REQUIRED	62 NEW SPACES PROVIDED (INCL 2 ADA & 2 EV) (V)	NO (V)
22-9.2b.(3)	MIN. AISLE WIDTH (PERPENDICULAR PARKING)(FT)	24	24	YES
22-9.2b.(3)	MAX. DISTANCE FROM EMPLOYEE PARKING TO BLDG. (FT)	700	225	YES
22-9.2b.(3)	MAX. DISTANCE FROM PARKING AREA TO BLDG. (FT)	300	225	YES
22-9.2.c(1)	MIN. NUMBER OF OFF-STREET LOADING SPACES	1	1	YES
22-9.2.c(1)	MIN. LOADING SPACE DIMENSIONS	12'W X 35'L X 14'H	10'W X 35'L X 14'H (W)	NO (W)

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER
(1) PARKING CALCULATIONS FOR NEW BUILDINGS:
RIVER HOUSE ADDITION: 885 SF
CAFE: 1,186 SF
SIMULATOR: 2,713 SF
TENNIS PRO SHOP: 810 SF
GREENS & GROUNDS: 1,585 SF (SECOND FLOOR)
TOTAL: 7,179 SF / 100 SF = 71.8 = 72 SPACES
MARINA ADDITION: 12 BOAT SLIPS **= 12 SPACES**
TOTAL: 84 NEW SPACES REQUIRED

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\1664 -- Rumson Country Club\24-1664-03 -- Preliminary Site Plan\24166403CAD\dwg\01-Titlesheet.dwg, ---> C101 Plan Notes
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PUBLIC UTILITY NOTES

1. ALL PUBLIC UTILITY SERVICE CONNECTIONS TO BUILDINGS TO BE LOCATED UNDERGROUND.
2. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY.
3. GAS AND ELECTRICAL SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY (ELECTRIC/GAS COMPANY). THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO (ELECTRIC/GAS COMPANY) PROJECT ENGINEER AND THE PROJECT OWNER.
4. TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COMCAST. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
5. CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
2. SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
3. SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
4. THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
5. THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION

PROPOSED PARKING CHART		
PARKING LOCATION	NUMBER OF SPACES	STRIPED
MAIN LOT	103	YES
PADDLE CENTER	65	YES
SHOOTING LOT	14	NO
CARETAKER COTTAGE	6	YES
MAINTENANCE BLDG LOT	25	NO
RIVER HOUSE LOT	59	YES
MARINA/TENNIS LOT	61	YES
TOTAL	333	
OVERFLOW PARKING NEAR CLUBHOUSE	50	NO
OVERFLOW PARKING NEAR SHOOTING FAC.	56	NO
OVERFLOW PARKING NEAR MARINA	36	NO
TOTAL	142	
TOTAL	475 SPACES	

SITE LAYOUT NOTES

1. ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
2. ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
3. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
4. ALL SIDEWALK RAMPS MARKED HCR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
5. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CONCRETE CURBING. ALL PROPOSED CURBING WITHIN MUNICIPAL OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
6. ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
7. RETAINING WALLS REQUIRE STRUCTURAL DESIGN BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
8. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
9. SEE LANDSCAPE PLANS FOR DETAILS ON HARDSCAPE AND PLANTING MATERIALS.
10. SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.

GRADING NOTES

1. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
2. ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.
3. ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
4. FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
   a. ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
   b. ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
   c. RAMP RUNS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%).
   d. ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
   e. ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
5. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
6. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
7. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
8. ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
10. SURFACE BASIN GRADING:
    MAX. OUTSIDE PERIMETER SLOPE: 3:1
    MAX. INTERIOR PERIMETER SLOPE: 3:1
    MAX. BASIN ACCESS ROAD SLOPE: 4:1
11. ALL FINISHED FLOORS TO BE 1 FOOT ABOVE FLOOD HAZARD ELEVATION
    FLOOD HAZARD ELEVATION RANGES FROM 8-9
    MINIMUM BUILDING FINISH FLOOR RANGED FROM ELEVATION 9-10

DRAINAGE NOTES

1. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
2. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL STORM DRAINAGE SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
3. BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
4. UNLESS OTHERWISE INDICATED:
   a. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED.
   b. HDPE PIPES SHALL BE ADS N-12 WITH WATER TIGHT JOINTS OR APPROVED EQUAL.
   c. STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES

1. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER TO EXISTING SEWER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
3. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING SANITARY SEWER FROM TWIN RIVER WATER RECLAMATION AUTHORITY (TRWRA) , ETC.
4. ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH RUMSON PUBLIC WORKS DEPARTMENT AND NJDEP REQUIREMENTS.
5. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL SANITARY SEWER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
6. ANY DAMAGE CAUSED TO THE EXISTING SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE SEWER OWNER) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE SEWER OWNER'S SATISFACTION.
7. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
8. PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH RUMSON PUBLIC WORKS DEPARTMENT RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
9. REFER TO TECHNICAL SPECIFICATIONS FOR SANITARY SEWER FOR MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
10. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
11. UNLESS OTHERWISE INDICATED SANITARY SEWER MAINS SHALL BE PVC SDR-35
12. A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.
13. GREASE TRAPS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD PLUMBING CODE AND THE (MUNICIPAL AUTHORITY) BUILDING DEPT.
14. CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE OPENINGS IN EXISTING SEWERS TO RECEIVE LATERALS. JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.

WATER NOTES

1. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED WATER MAINS TO EXISTING WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING POTABLE WATER FROM NEW JERSEY AMERICAN WATER, ETC.
3. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
4. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE WATER SYSTEM SHALL BE SUBMITTED AND APPROVED.
5. REFER TO TECHNICAL SPECIFICATIONS FOR WATER MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
6. ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH NEW JERSEY AMERICAN WATER AND NJDEP REQUIREMENTS.
7. ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-3.15).
8. ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 3.5 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
9. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
10. UNLESS OTHERWISE INDICATED DIP WATER MAIN SHALL BE CLASS 53 CEMENT LINED DUCTILE IRON PIPE. (POLYETHYLENE ENCASEMENT)
11. A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS.

GENERAL NOTES

1. SUBJECT PROPERTY
   TAX MAP #35: BLOCK 112, LOT 1.01, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY
   CENTER SITE COORDINATES: 552,098 N 626,269 E
2. PURPOSE OF THIS PLAN SET
   THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY/FINAL SITE PLAN MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
3. SURVEY DATA
   SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 112, LOT 1", BEING DATED 06/15/26.
   HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
4. BASE FLOOD ELEVATION
   ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34023C0184H, DATED 9/25/09, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 8 TO 9. THE MAP REFERENCES THE NAVD88 VERTICAL DATUM.

   THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION RANGES FROM 8.0 TO 9.0 AND WAS DETERMINED USING METHOD 2, FEMA TIDAL METHOD, PER N.J.A.C. 7:13-3.4(d). THE FLOOD HAZARD AREA HAS BEEN APPROVED BY THE NJDEP UNDER FILE NO. LUP240002 & APD240001 ON 04/15/25.
5. FRESHWATER/COASTAL WETLANDS AND STREAMS
   FRESHWATER/COASTAL WETLANDS AND STREAMS SHOWN ON THIS PLAN WERE DELINEATED IN THE FIELD BY INSITE ENGINEERING, LLC, ON APRIL OF 2024.

   THE 50-FOOT TRANSITION AREAS HAVE BEEN BEEN SUBMITTED TO THE NJDEP AND ARE PENDING APPROVAL.
6. ARCHITECTURAL INFORMATION
   ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY MONTEFORTE ARCHITECTURAL STUDIO, ENTITLED "PROPOSED ADDITION & ALTERATIONS TO: RUMSON COUNTRY CLUB", DATED 08/14/26.
7. **BUILDING SETBACK DIMENSIONS**
   BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM CONCRETE BUILDING FOUNDATION WALLS TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY (IF ANY PROPOSED VENEER(S)) WILL BE APPLIED TO BUILDING WALLS THAT MAY DECREASE THE SETBACK DIMENSIONS BECAUSE THIS MAY CAUSE THE BUILDING(S) TO BECOME NON-COMPLIANT WITH ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACKS DIMENSIONS.
8. UNDERGROUND UTILITIES NOTIFICATION
   FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
9. VERIFICATION OF UTILITIES
   THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
10. SPECIFICATIONS
    UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
11. CONSTRUCTION REQUIREMENTS
    a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
    b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
    c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
    d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
    e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
11. CONSTRUCTION PERMITS/INSPECTIONS
    CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE BOROUGH OF RUMSON, COUNTY OF MONMOUTH, WATER COMPANY, SEWER COMPANY, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
12. ADA COMPLIANCE
    a. ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III.
    b. ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
13. STORMWATER POLLUTION PREVENTION PLAN
    a. SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ6008823 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
    b. CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT.
14. OVERALL CONSTRUCTION DOCUMENTS
    THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

SITE PREPARATION NOTES

1. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   a. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
   b. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
   c. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
   d. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   e. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   f. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   g. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISIONS. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
   h. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
2. IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
4. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
5. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
6. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
7. ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE DURING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT.
9. ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES & FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED.
10. EXISTING LIGHTING AND UTILITY POLE REMOVALS ARE TO BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
11. ALL UNDERGROUND UTILITIES, LINES, PIPING, STRUCTURES, FOUNDATIONS, VAULTS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFF SITE.
12. ALL STRUCTURES (CURBS, SIDEWALKS, PATIO, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE FACILITY.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OFFSITE IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, ORDINANCES, AND LAWS.

PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev.#	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: N/A	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

☒ NOT FOR CONSTRUCTION
APPROVED BY:
☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
PLAN NOTES

SHEET NO:
C101



200 0 200 400

SCALE : 1" = 200'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24166403CAD\dwg\10-Overall.dwg, —> C200 Overall Existing Conditions
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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

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WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev.#	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: 1"=200'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:

☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET NO:
C200



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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Stephen G. Musto

STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev. #	Date	Comment
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SCALE: 1"=60'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NO:
C201



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
50	CONTOUR LINE	50
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC.
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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InSite@InSiteEng.net www.InSiteEng.net

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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

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0	08/14/26	INITIAL RELEASE

SCALE: 1"=60'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:

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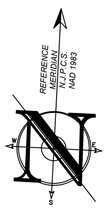
PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NO:
C202





60 0 60 120

SCALE : 1" = 60'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
TP-1	LIGHT FIXTURE	TP-1
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:

BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:

RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:

RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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InSite@InSiteEng.net www.InSiteEng.net

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Stephen G. Musto

STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev #	Date	Comment
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DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO:

C203

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LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
50	CONTOUR LINE	50
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN SAN	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	X X
TPC-1	LIGHT FIXTURE	
	TEST PIT LOCATION	TPC-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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NJ LIC. NO. 24GE05488400

REVISIONS

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CAD ID: 24-1664-03r0	

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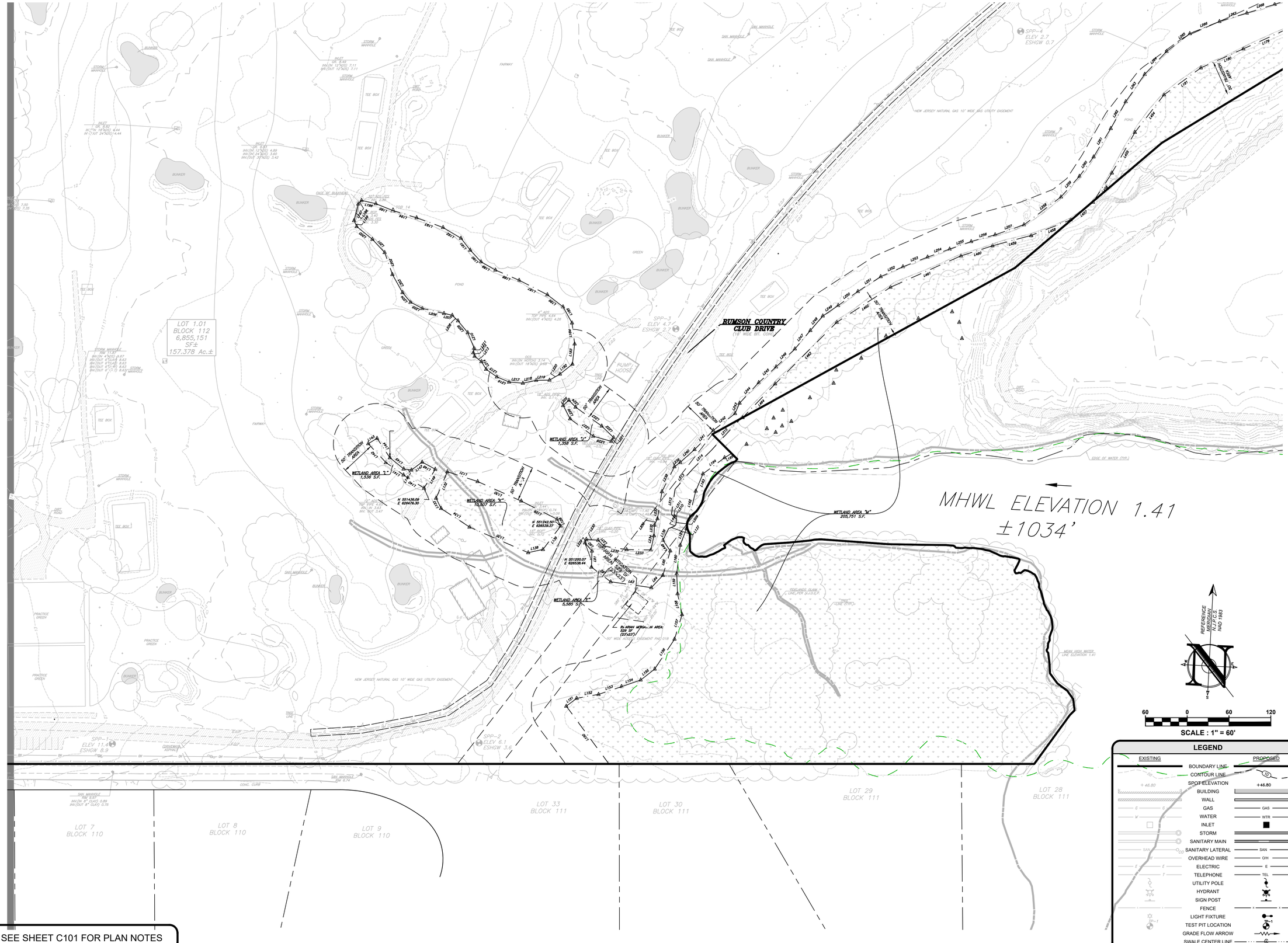
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NO:
C204



SEE SHEET C101 FOR PLAN NOTES

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X	FENCE	X
	LIGHT FIXTURE	
	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:

BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:

RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:

RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

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1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
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NJ LIC. NO. 24GE05488400

REVISIONS

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DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

EXISTING CONDITIONS PLAN

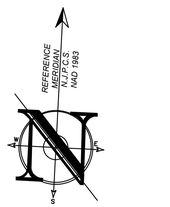
SHEET NO:

C205

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SEE SHEET C101 FOR PLAN NOTES



60 0 60 120

SCALE : 1" = 60'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN CO
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

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INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev.#	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: 1"=60'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL MAJOR SITE PLAN

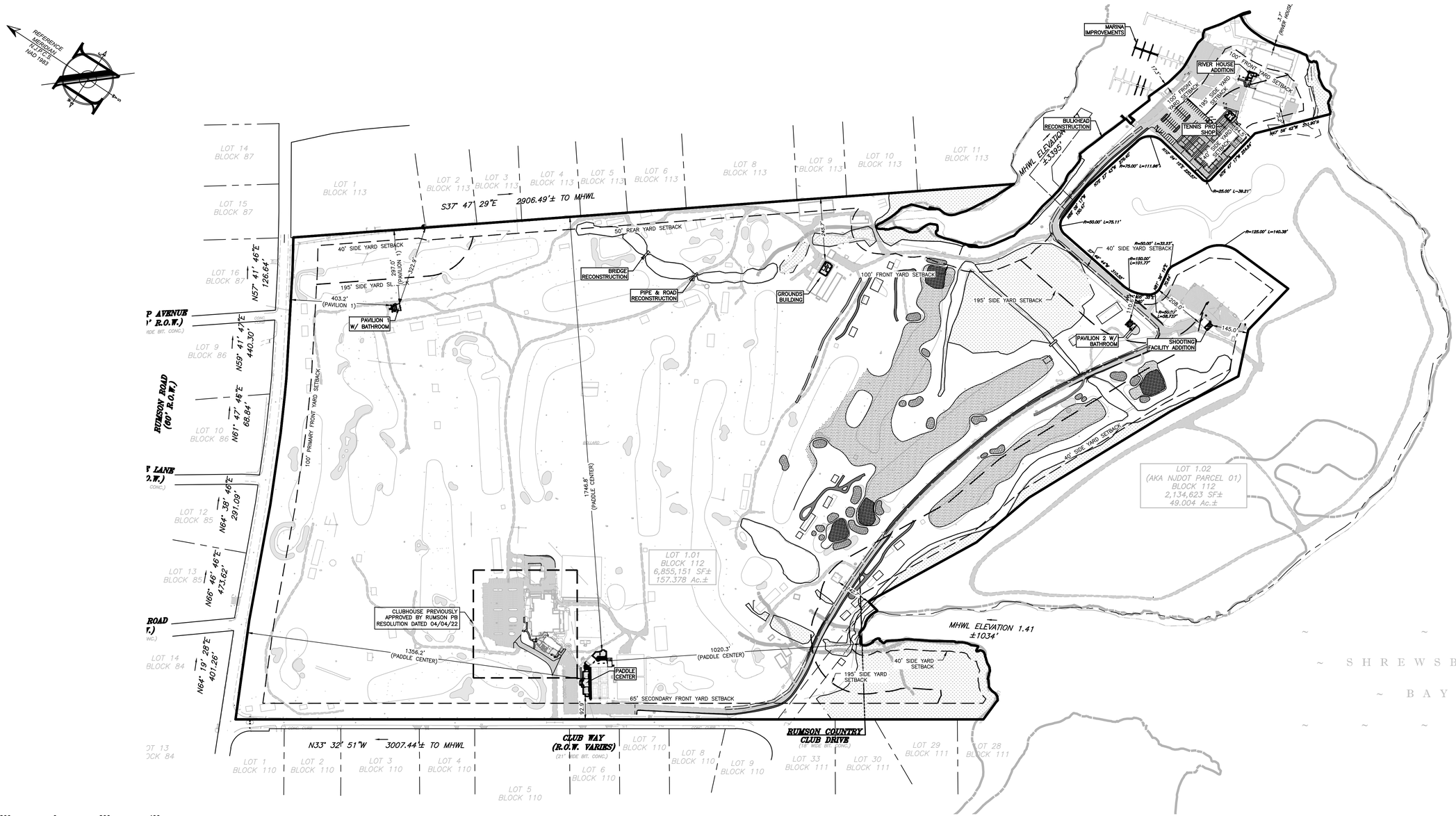
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO:

C206

File: X:\Jobs\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24166403OAD\Urvey\Oz-Existing Conditions.dwg, —> C206 Existing Conditions Plan
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200 0 200 400

SCALE : 1" = 200'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24166403CAD\Dwg\10-Overall.dwg, —> C300 Overall Plan
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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
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1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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APPROVED BY:

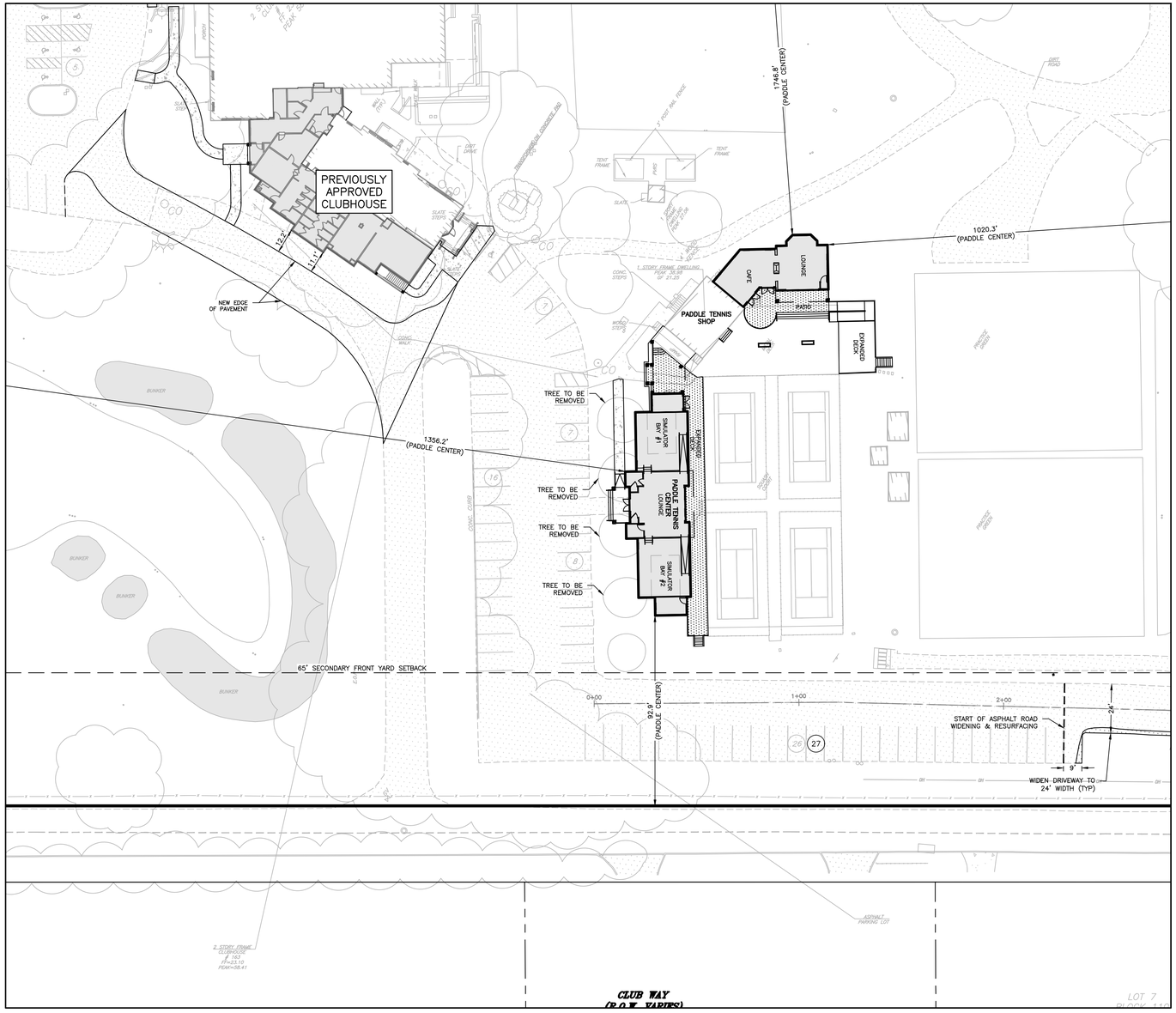
FOR CONSTRUCTION

PLAN INFORMATION

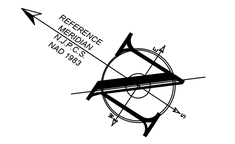
DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NO:
C300



PROPOSED PADDLE CENTER



30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
100	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
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RUMSON, NJ 07760

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OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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InSite Engineering, LLC
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PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

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JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

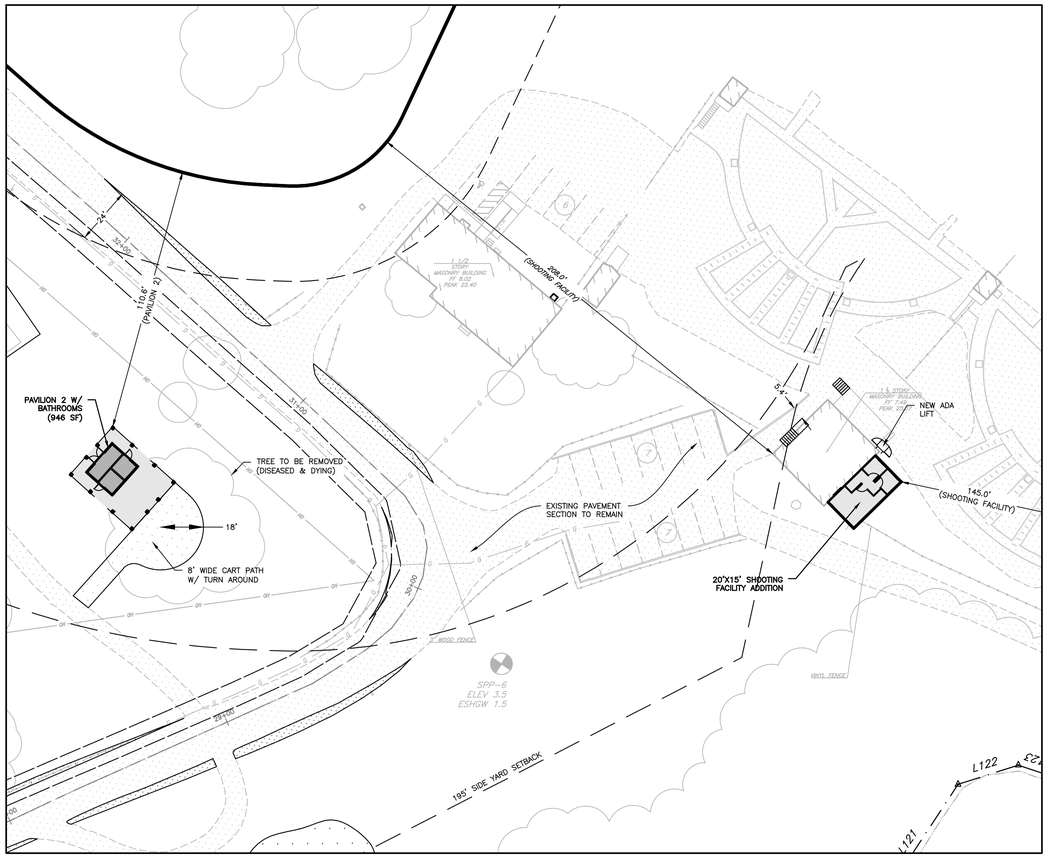
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

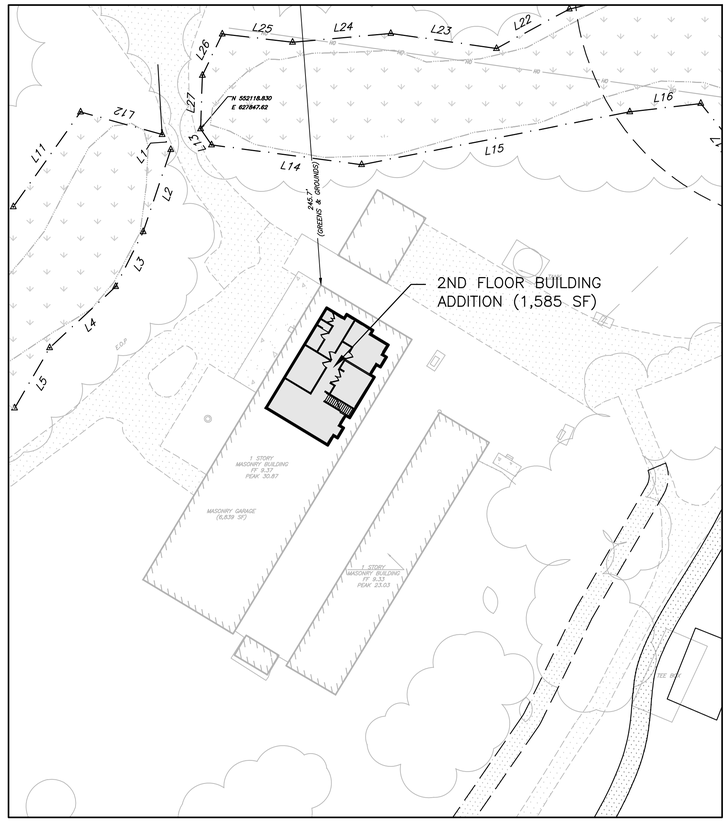
SITE LAYOUT PLAN

SHEET NO:

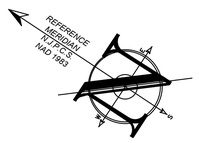
C301



PROPOSED SHOOTING FACILITY & PAVILION 2



PROPOSED GROUNDS BUILDING 2ND STORY ADDITION



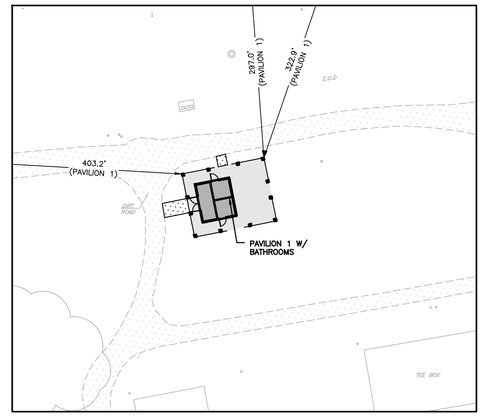
30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-7	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES



PROPOSED PAVILION 1

PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:

BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:

RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:

RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev.#	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: 1"=30'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO:

C302

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PROPOSED RIVER HOUSE & TENNIS CLUB HOUSE

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	X X
	LIGHT FIXTURE	
TP-7	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

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WALL, NJ 07719

ARCHITECT:
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OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO:
C303



REFERENCE MERIDIAN: N 73°57'30" W NAD 1983

30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
100	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN SAN	SANITARY MAIN	SAN
	SANITARY LATERAL	
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:

BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:

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RUMSON, NJ 07760

APPLICANT:

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ARCHITECT:
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INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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REVISIONS

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JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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PLAN INFORMATION

DRAWING TITLE:

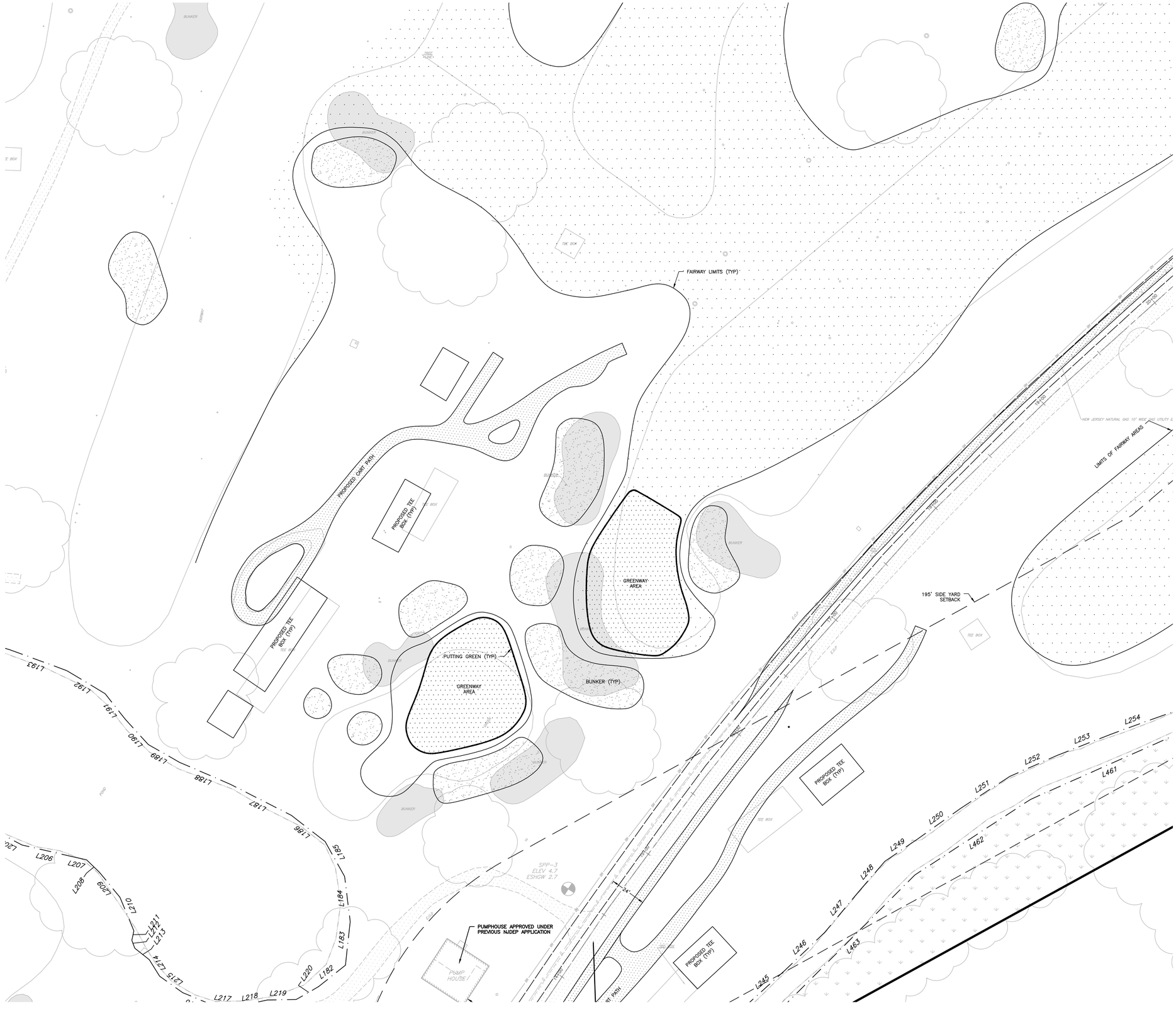
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO:

C310



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
10	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN.	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	HYD
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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TEMP. SURVEY MARKINGS	MAGENTA
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CAD ID: 24-1664-03r0	

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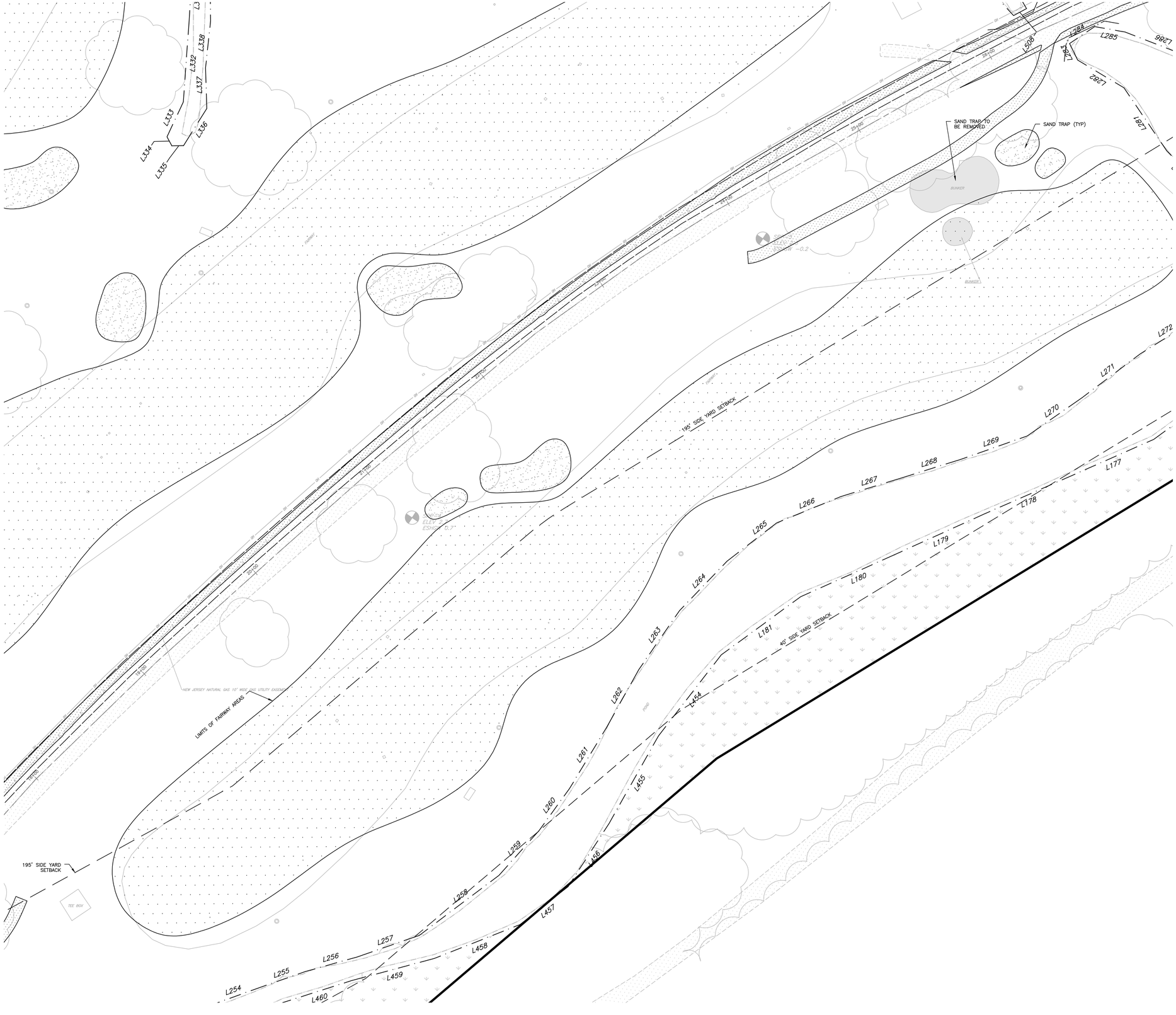
APPROVED BY:
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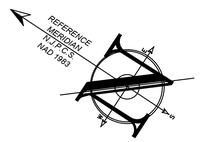
PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO:
C311





30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
98	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN.	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	X X
	LIGHT FIXTURE	
	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

Plot: X:\Insite\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24164403CAD\dwg\03–Stapleton.dwg, —> C312 Site Layout
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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev.#	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: 1"=30'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO:
C312



REFERENCE MERIDIAN IS GRID N.A.D. 1983

30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-7	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

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RUMSON COUNTRY CLUB

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TAX MAP SHEET 35
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MONMOUTH COUNTY, NJ

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163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

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WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning
InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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Stephen G. Musto

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NJ LIC. NO. 24GE05488400

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SCALE: 1"=30'	DESIGNED BY: SGM
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JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

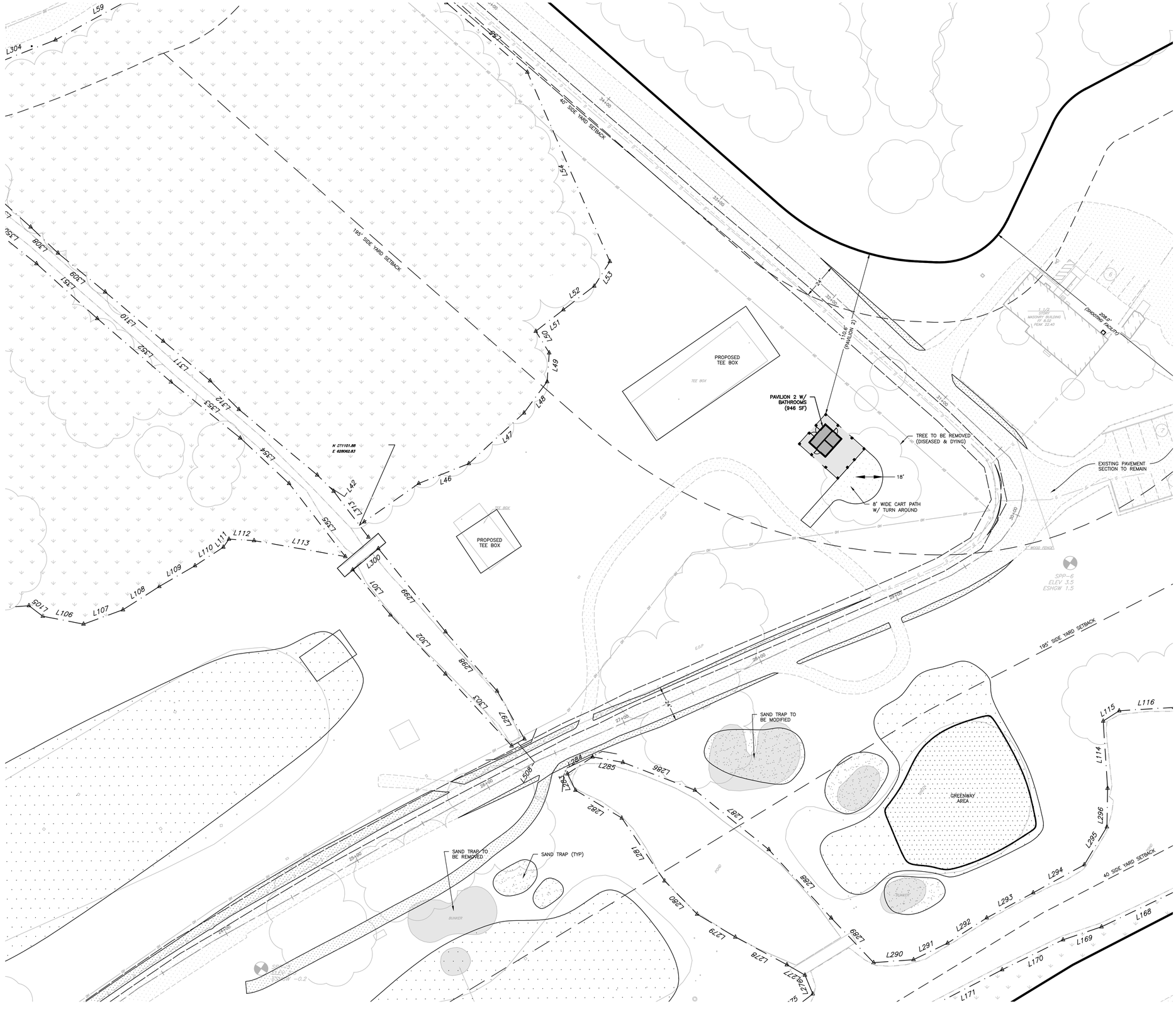
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO:

C313



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x	FENCE	x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

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RUMSON COUNTRY CLUB

PROJECT LOCATION:

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TAX MAP SHEET 35
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163 RUMSON ROAD
RUMSON, NJ 07760

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163 RUMSON ROAD
RUMSON, NJ 07760

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WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

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SCALE: 1"=30'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

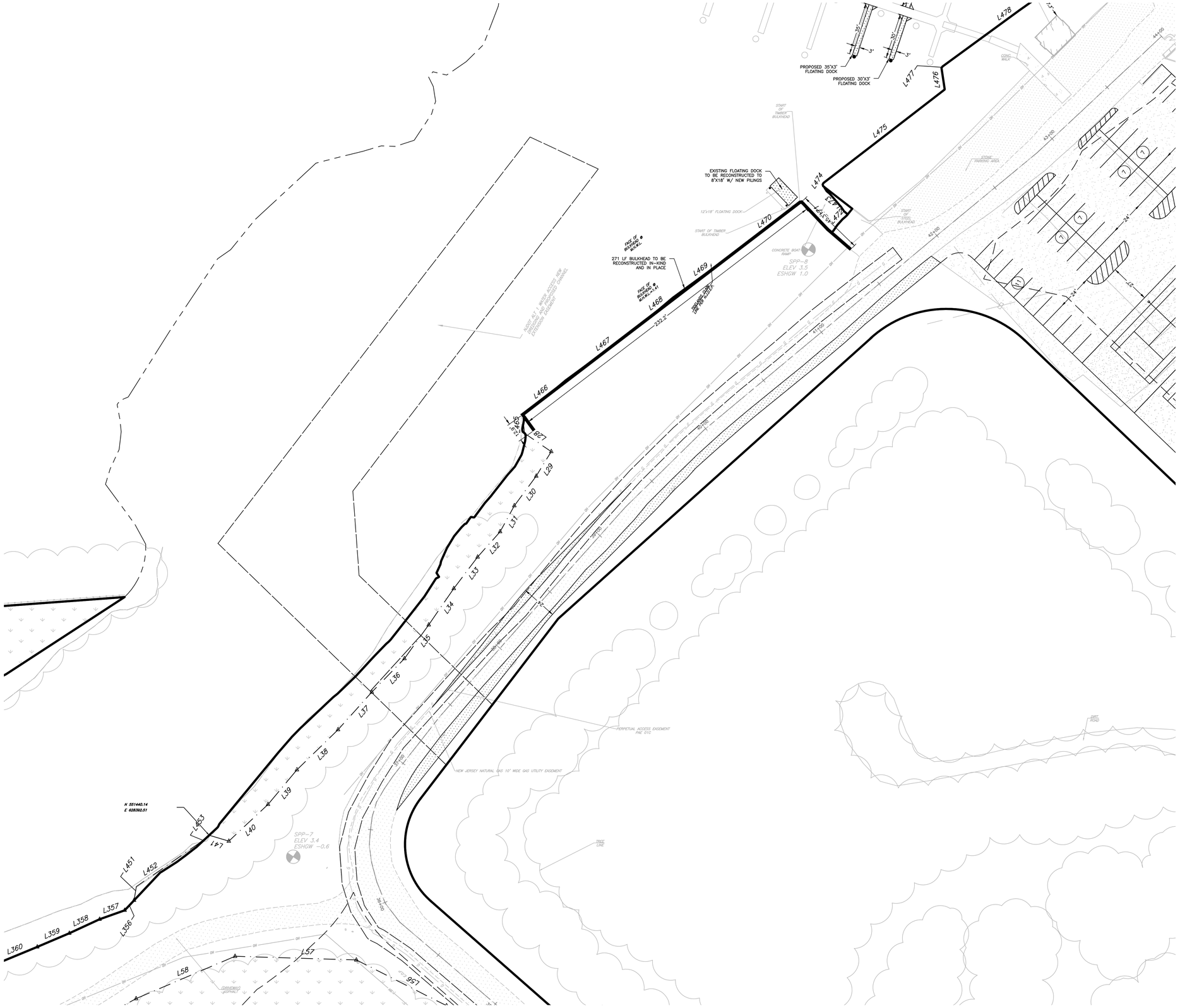
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO:

C314



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
50	CONTOUR LINE	50
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
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733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev #	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: 1"=30'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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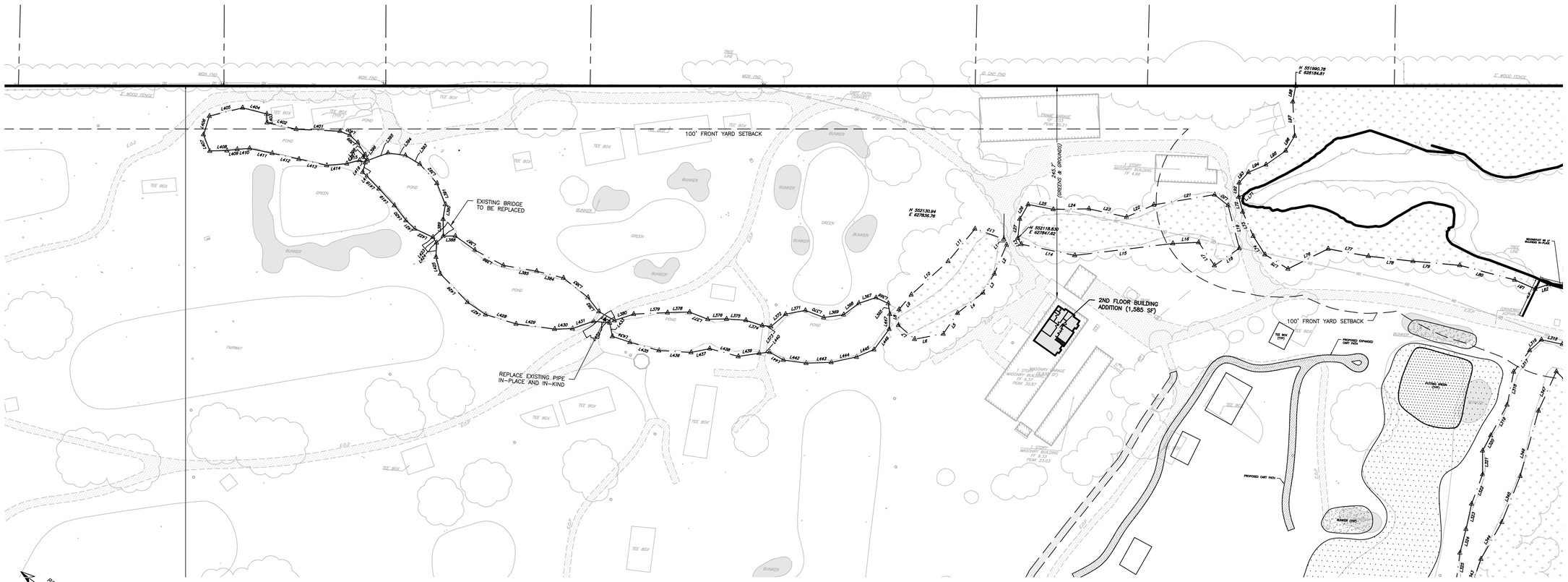
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO:
C315



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev. #	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: 1"=60'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

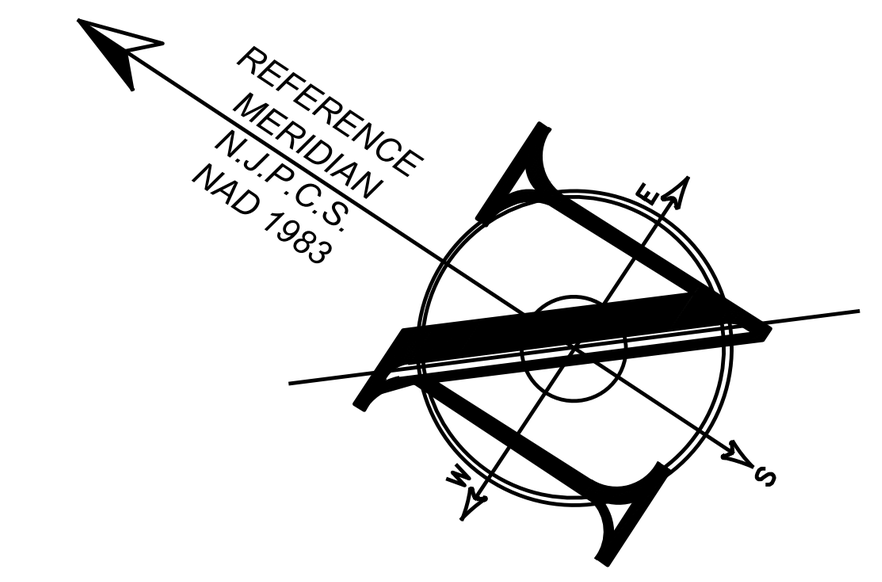
DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

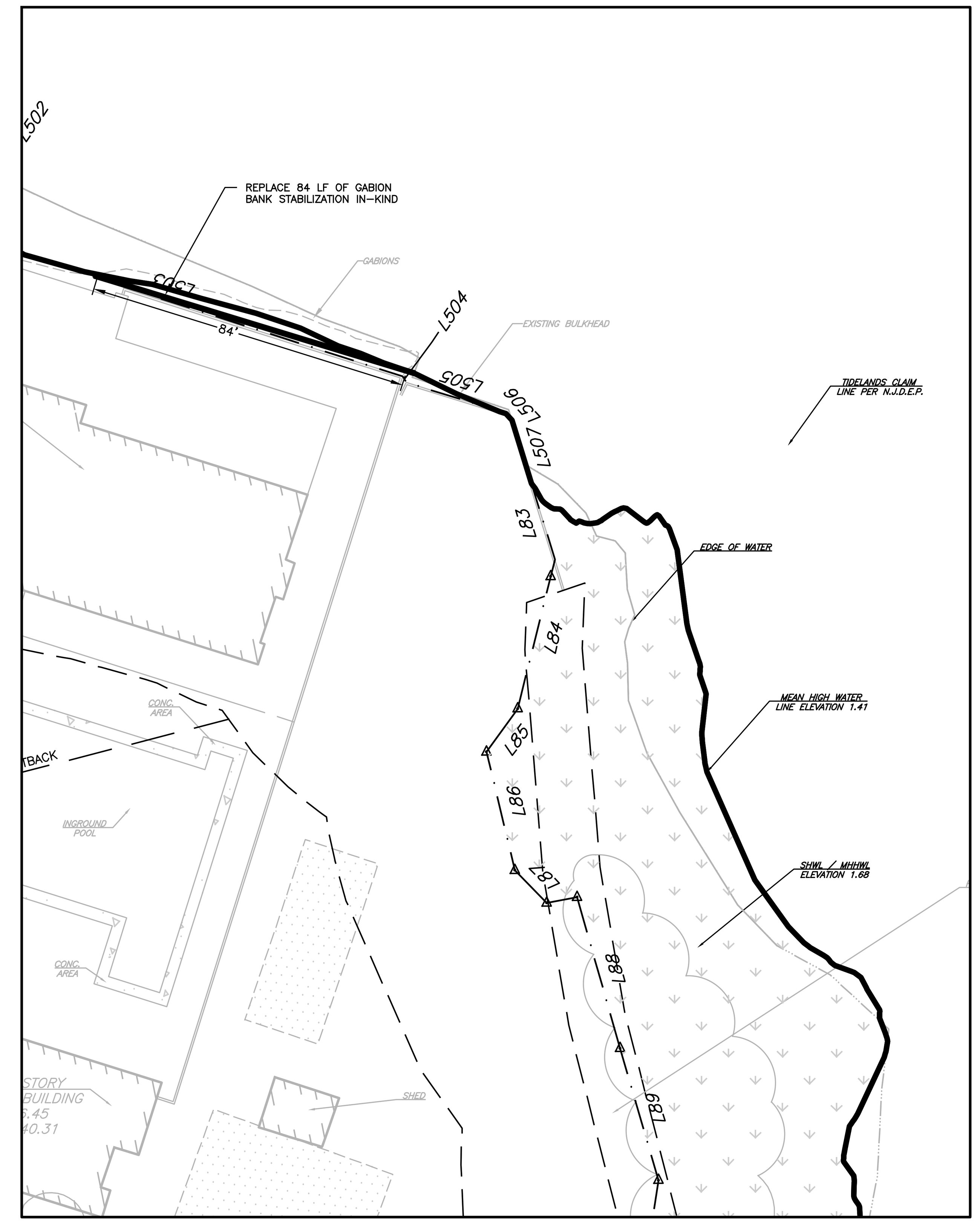
SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO:
C316

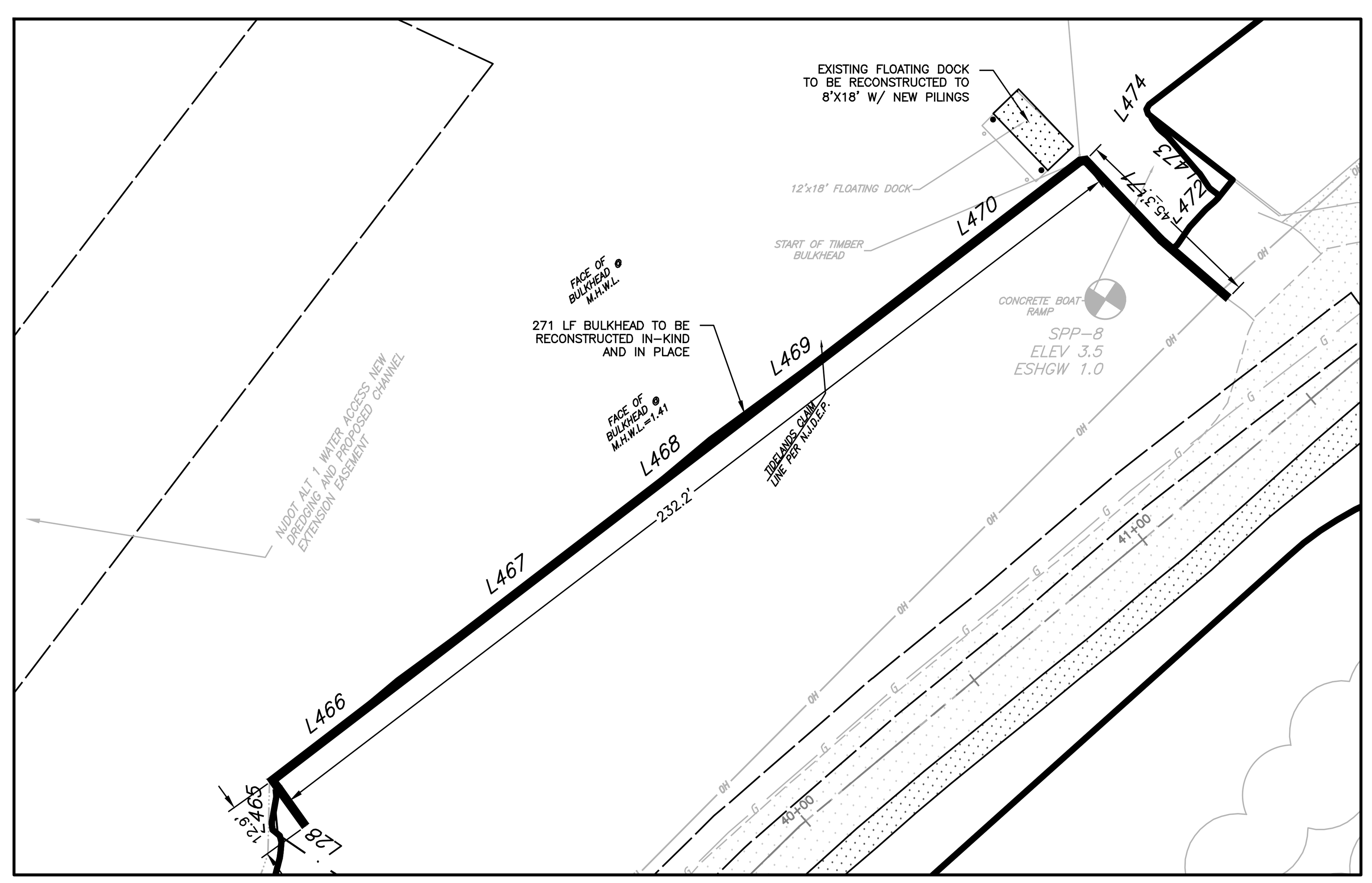


PROPOSED DOCK EXPANSION AND MODIFICATION
(MATCH VIEW A)

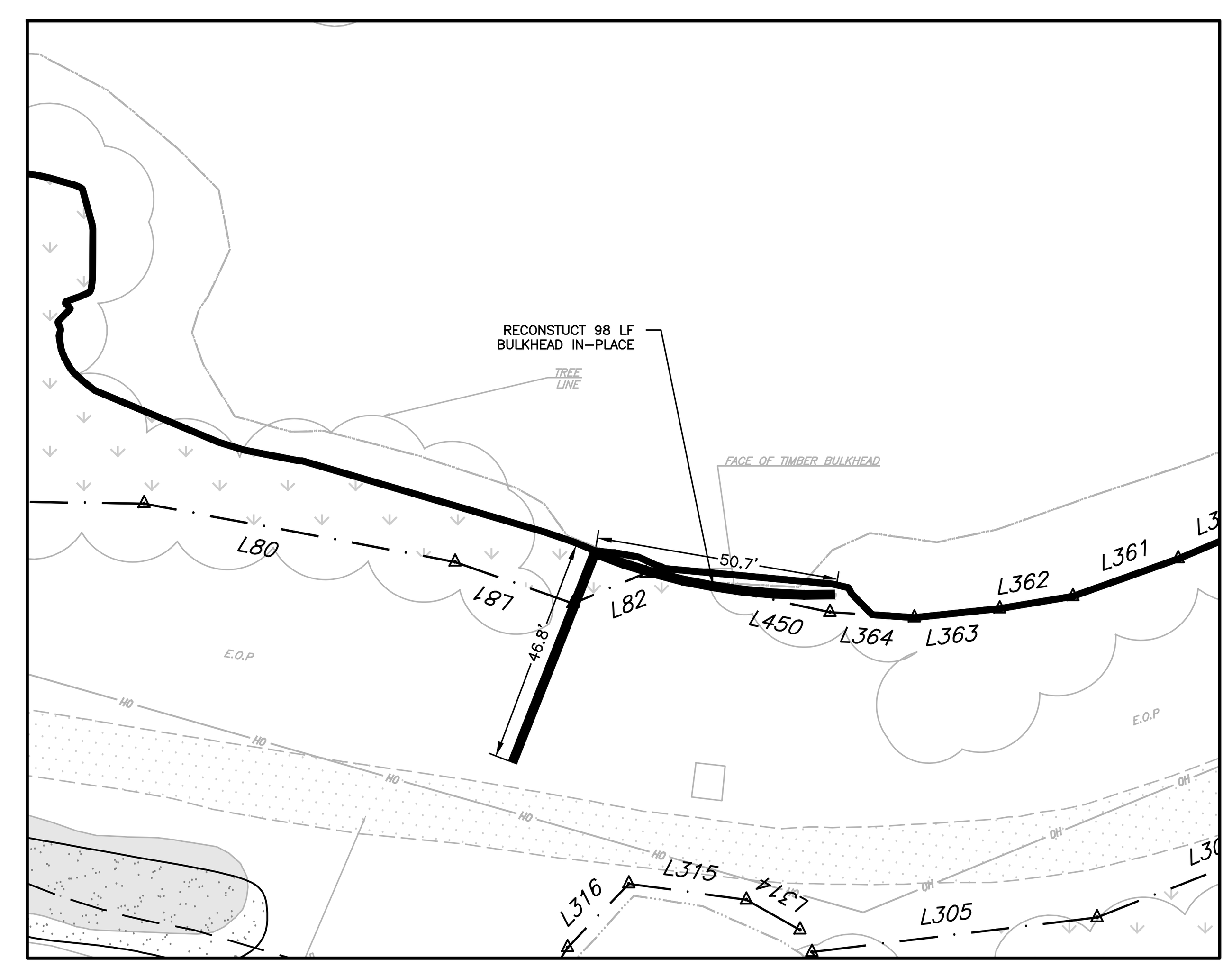




PROPOSED GABION REPLACEMENT
(MATCH VIEW B)



PROPOSED BULKHEAD RECONSTRUCTION
(MATCH VIEW C)



PROPOSED BULKHEAD RECONSTRUCTION
(MATCH VIEW D)

30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
58	CONTOUR LINE	10
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN CO	SANITARY LATERAL	SAN CO
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
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163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
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163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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CAD ID: 24-1664-03r0	

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APPROVED BY:

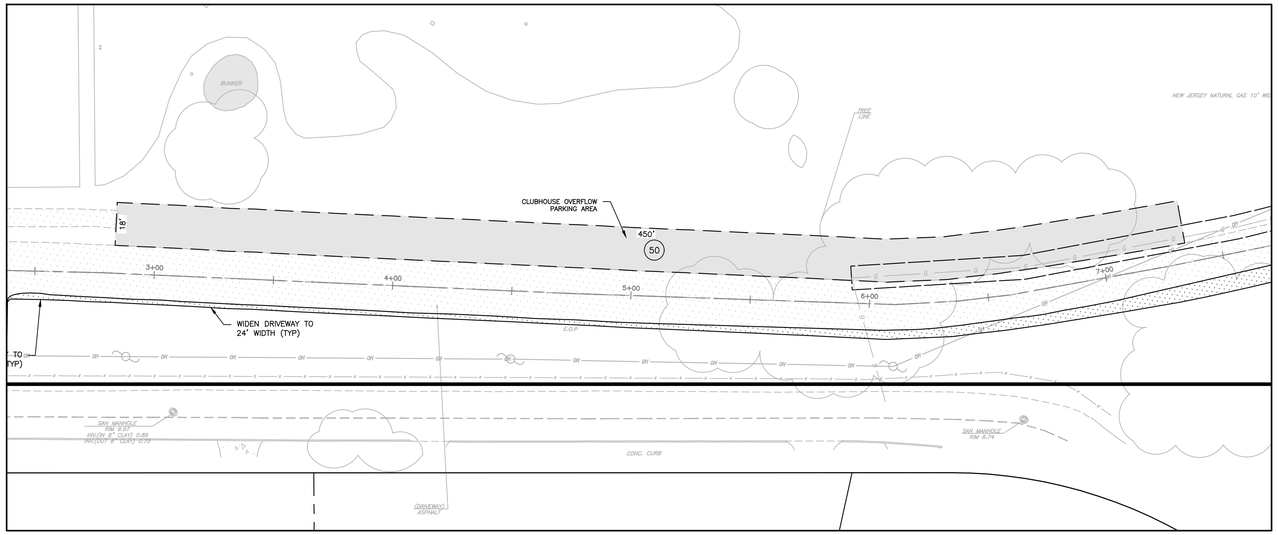
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PLAN INFORMATION

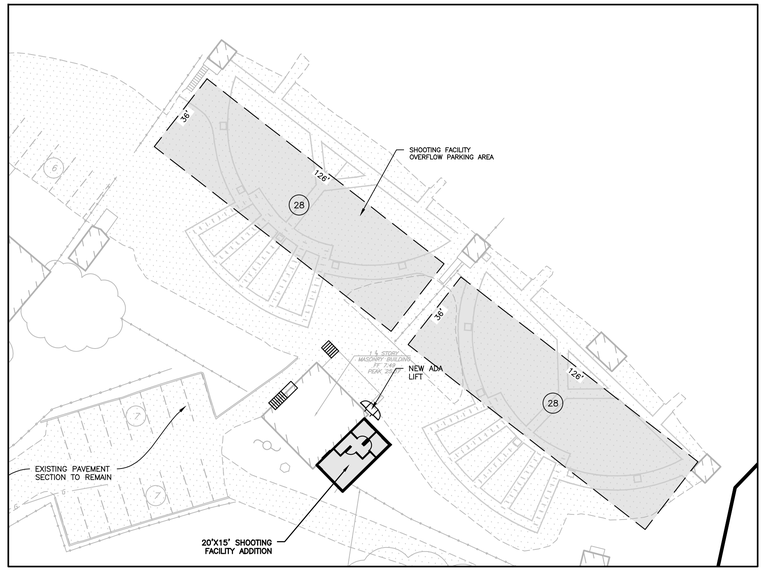
DRAWING TITLE:
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SHEET TITLE:
SITE LAYOUT PLAN

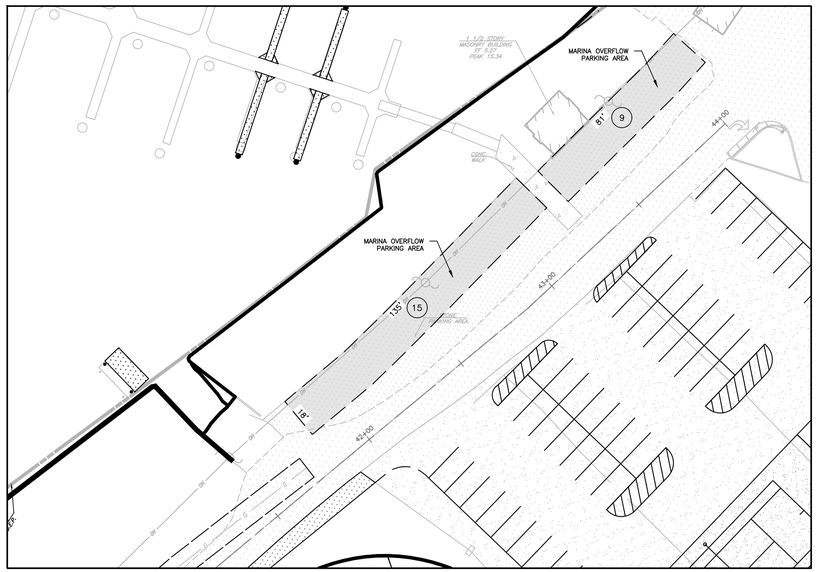
SHEET NO:
C317



OVERFLOW PARKING NEAR CLUBHOUSE

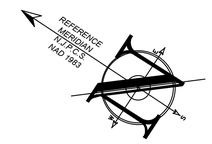


OVERFLOW PARKING NEAR SHOOTING FACILITY





OVERFLOW PARKING NEAR MARINA



30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
50	CONTOUR LINE	50
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN 5.00
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	X X
TP-1	LIGHT FIXTURE	
	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24166403CAD\Dwg\09-Circulation & Parking.dwg, ---> C318 Overflow Parking
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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning
InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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InSite@InSiteEng.net www.InSiteEng.net

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DELAWARE, CONNECTICUT, NORTH CAROLINA
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Stephen G. Musto

STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev.#	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: 1"=30'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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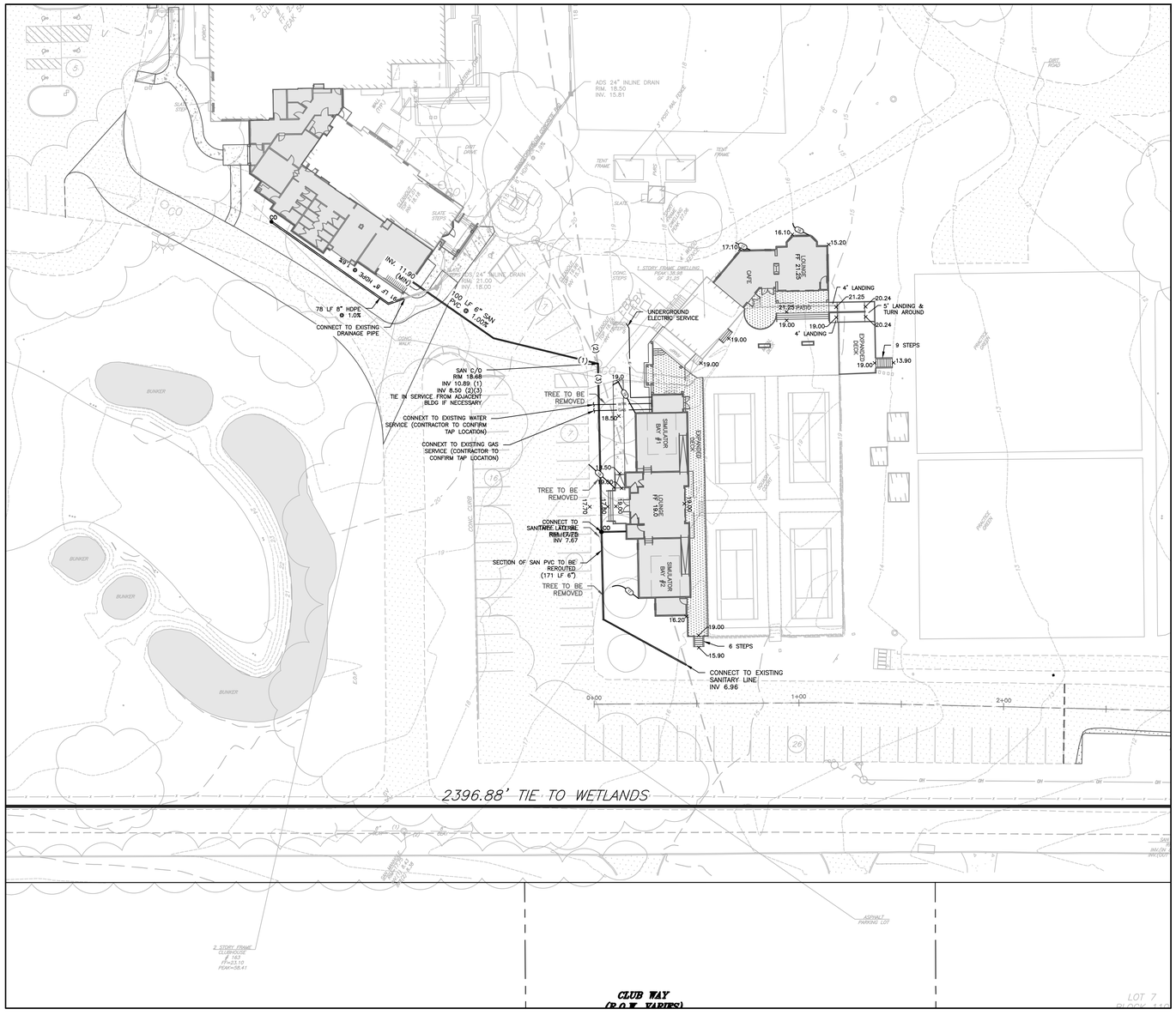
FOR CONSTRUCTION

PLAN INFORMATION

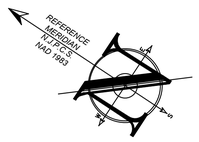
DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
OVERFLOW PARKING PLAN

SHEET NO:
C318



PROPOSED PADDLE CENTER



30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
78	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN SAN	SANITARY MAIN	SAN
	SANITARY LATERAL	
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

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PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
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OCEAN, NJ 07712

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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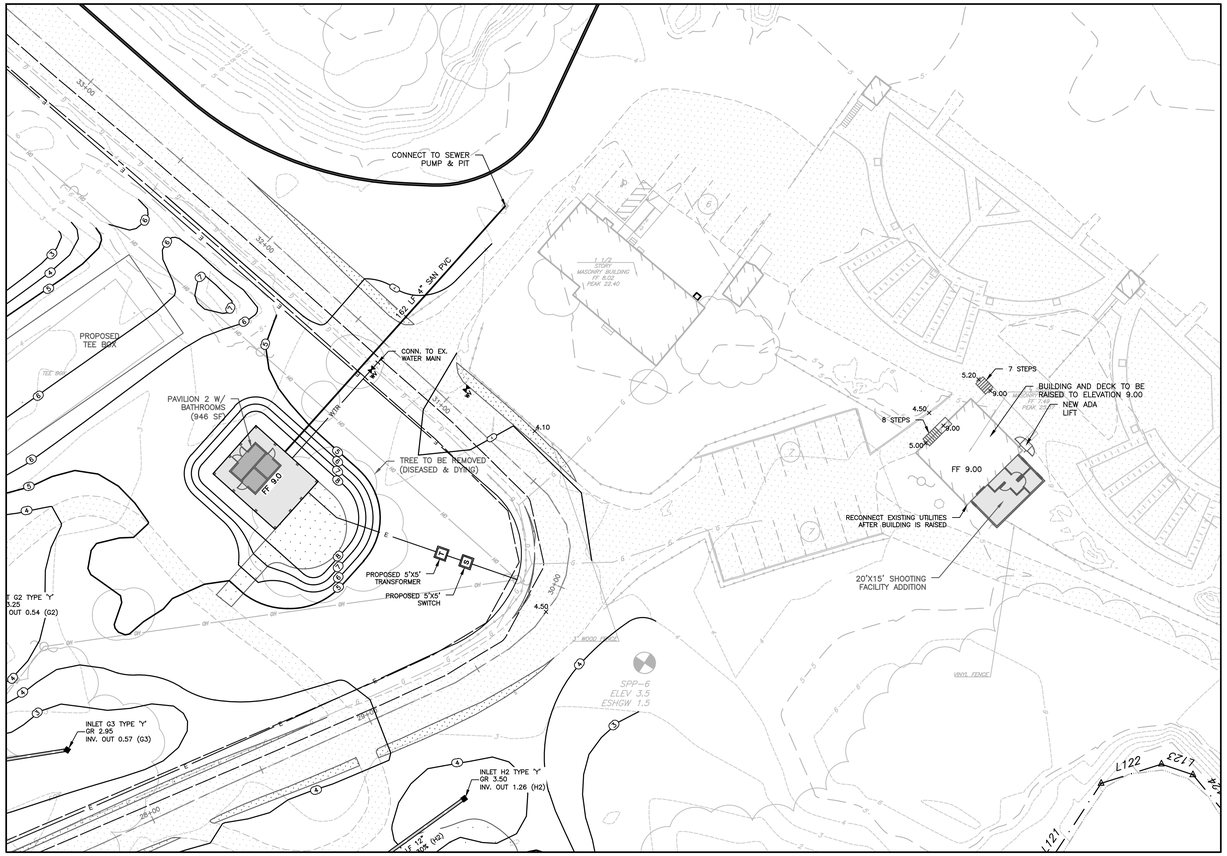
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PLAN INFORMATION

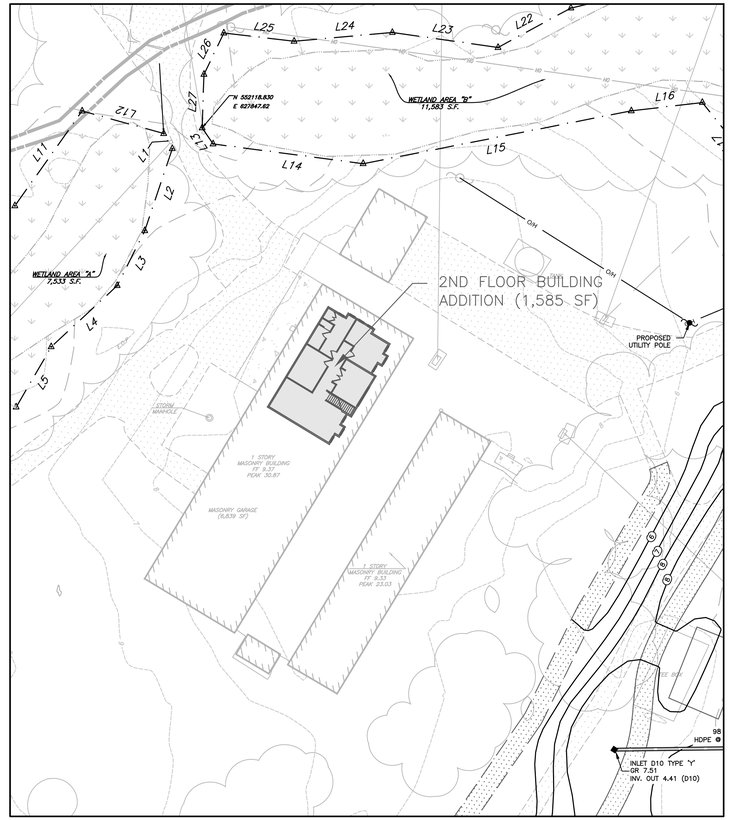
DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING, DRAINAGE & UTILITIES PLAN

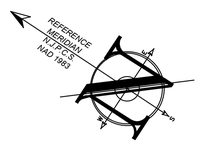
SHEET NO:
C401



PROPOSED SHOOTING FACILITY & PAVILION 2

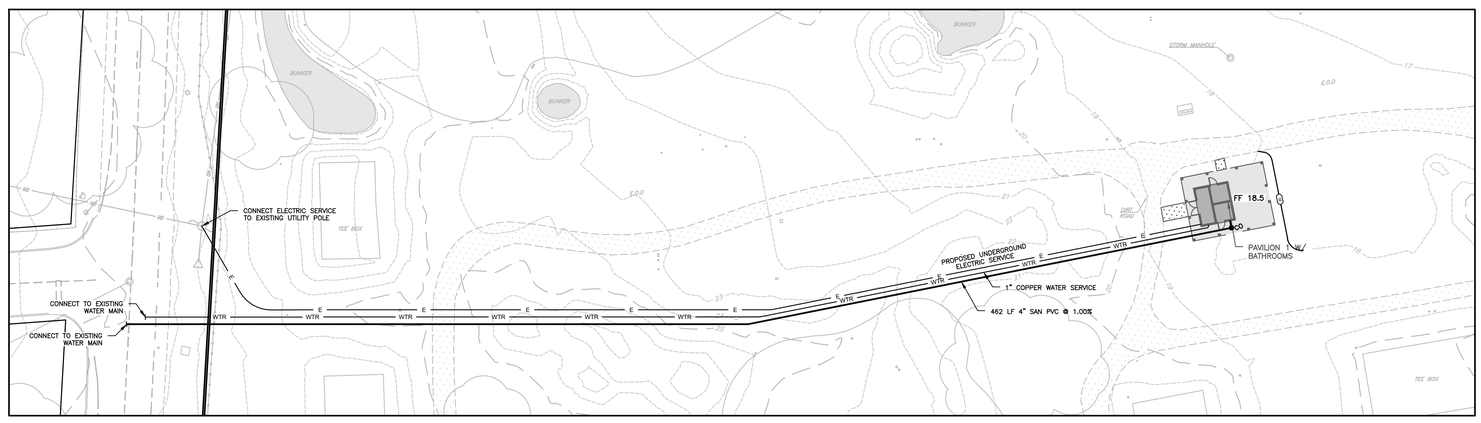


PROPOSED GROUNDS BUILDING 2ND STORY ADDITION



30 0 30 60

SCALE : 1" = 30'



PROPOSED PAVILION 1

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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ARCHITECT:
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OCEAN, NJ 07712

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

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JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:
C402

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LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
100	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

PROPOSED RIVER HOUSE & TENNIS CLUB HOUSE

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
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RUMSON, NJ 07760

APPLICANT:
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RUMSON, NJ 07760

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ARCHITECT:
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OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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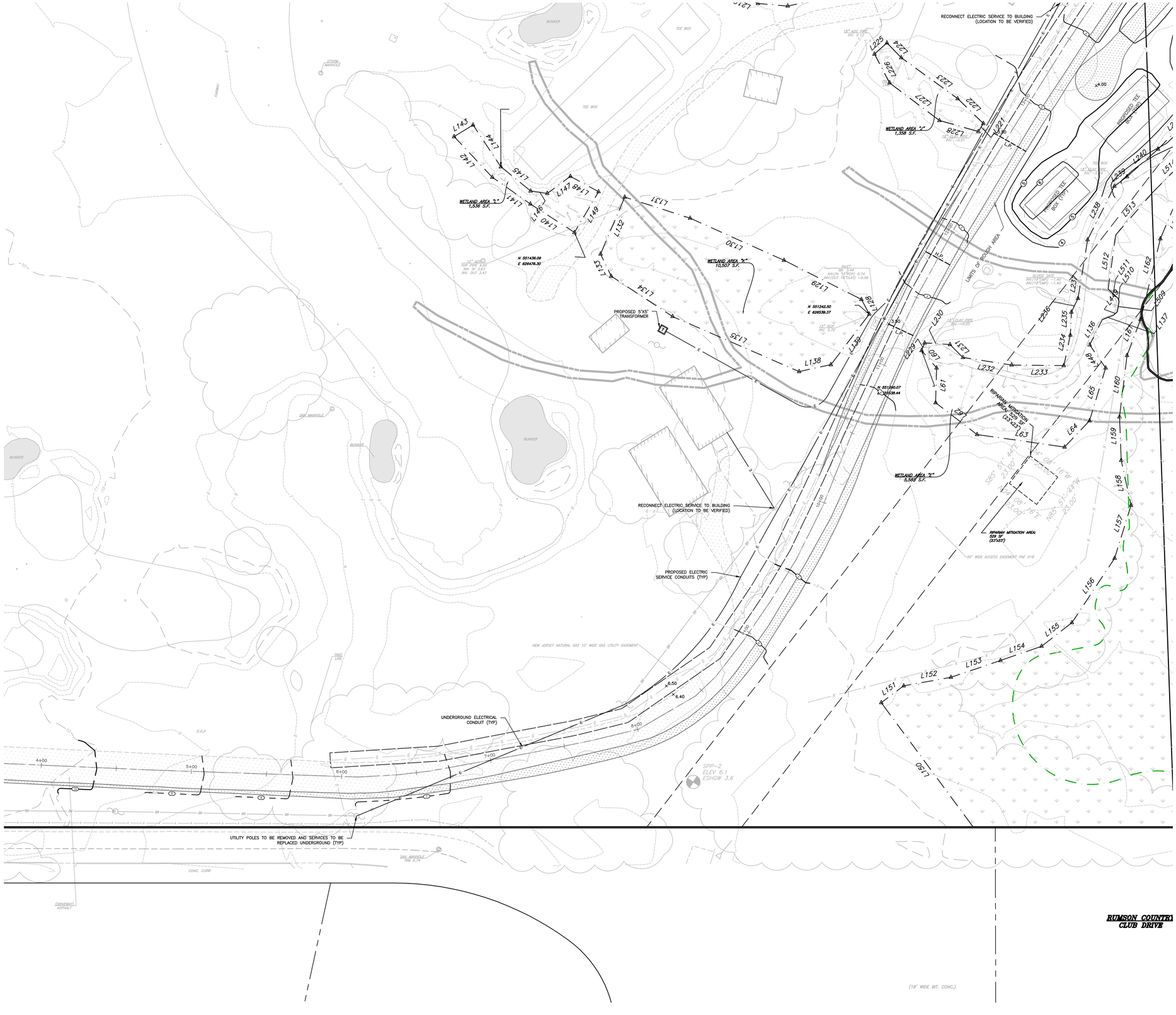
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:
C403



LEGEND

EXISTING		PROPOSED
100	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
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163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
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RUMSON, NJ 07760

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ARCHITECT:
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OCEAN, NJ 07712

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:
C410



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
100	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:

BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

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WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:

C411



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
50	CONTOUR LINE	50
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
TP-1	LIGHT FIXTURE	TP-1
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev #	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE: 1"=30'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:
C412



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP1	TEST PIT LOCATION	TP1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24166403D00\dwg\04–GDU.dwg, —> 0413 GDU
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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning
InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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SHEET TITLE:

GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:

C413



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	(70)
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X	FENCE	X
TP-1	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

Plot: X:\Jobs\1664 — Rumson Country Club\24-1664-03 — Preliminary Site Plan\2116640324\Dwg\24-03DU.dwg, —> C414 03DU
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PROJECT INFORMATION

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PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
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BOROUGH OF RUMSON,
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RUMSON, NJ 07760

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GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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PLAN INFORMATION

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PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:

C414



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
46	CONTOUR LINE	46
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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PLAN INFORMATION

DRAWING TITLE:

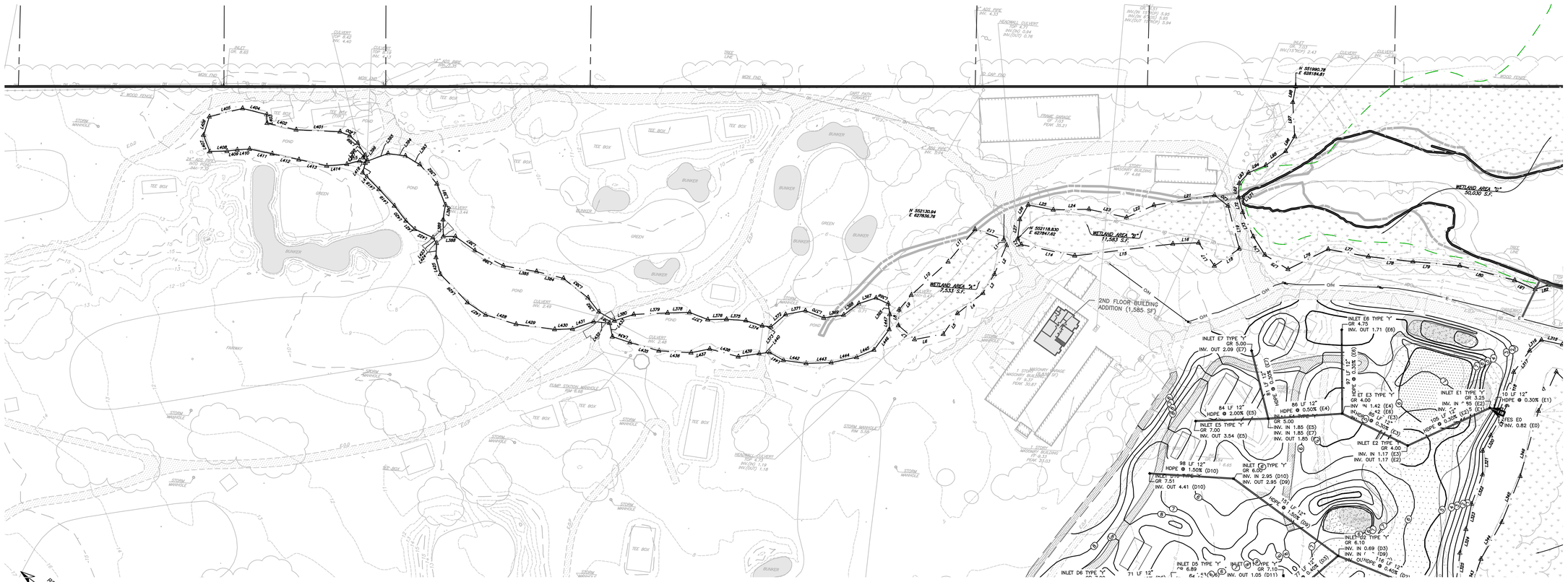
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:

C415



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
78	CONTOUR LINE	180
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN SAN	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
TP-1	LIGHT FIXTURE	
	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:

BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:

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RUMSON, NJ 07760

APPLICANT:

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163 RUMSON ROAD
RUMSON, NJ 07760

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GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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Rev.#	Date	Comment
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SCALE: 1"=60'	DESIGNED BY: SGM
DATE: 08/14/26	DRAWN BY: JAR
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PLAN INFORMATION

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PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:

GRADING, DRAINAGE & UTILITIES PLAN

SHEET NO:

C416

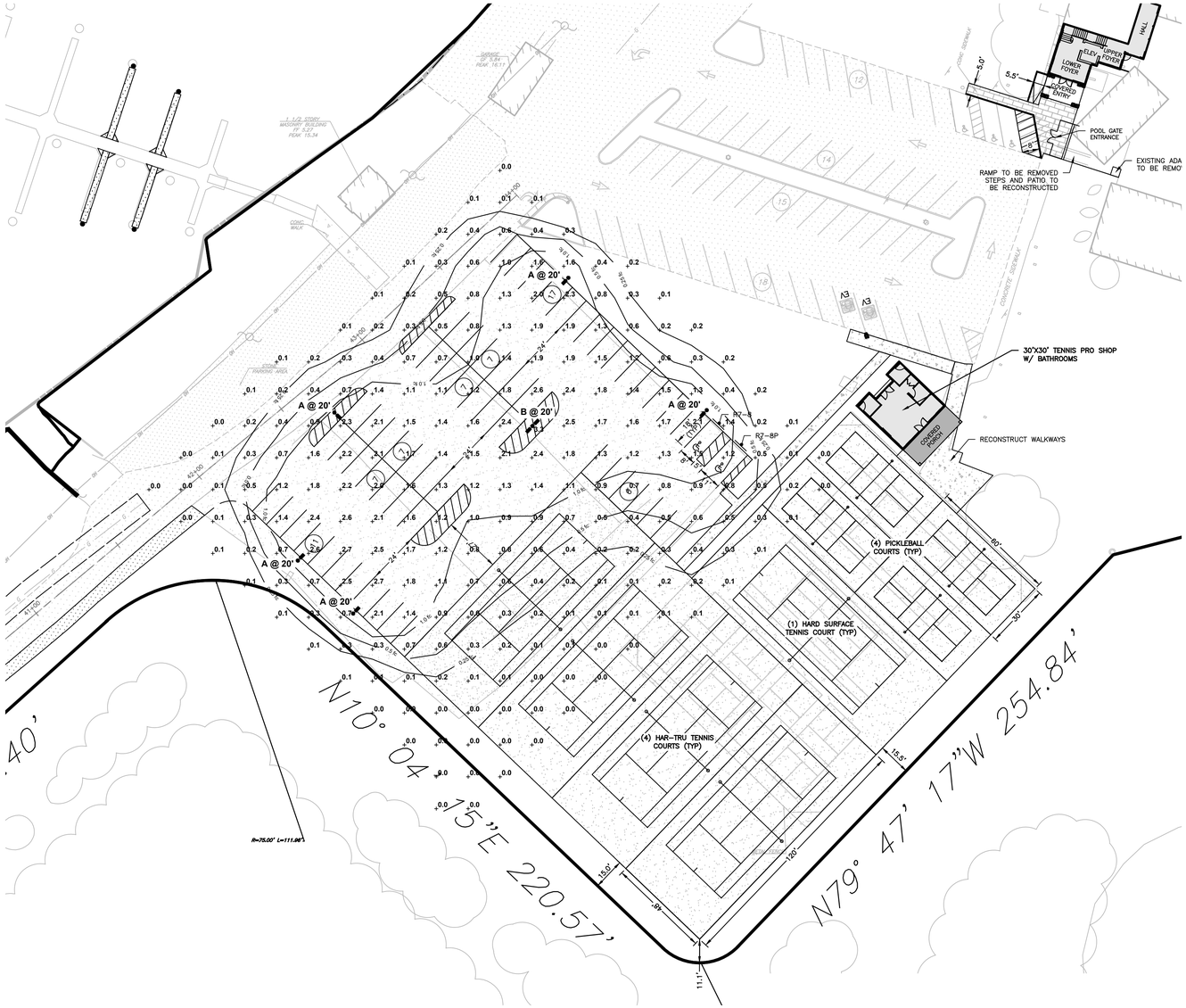
SCHEDULE OF LIGHTING REQUIREMENTS (§ 22-9)

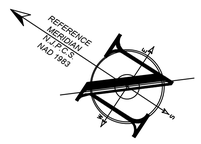
ORD.SECTION	STANDARD	PERMITTED	PROPOSED	COMPLIES
§ 22-9.3.(4)	MIN. LIGHTING LEVEL - LOW ACTIVITY VEHICULAR TRAFFIC (FC)	0.5	0.5	YES
§ 22-9.3.(4)	MIN. LIGHTING LEVEL - LOW ACTIVITY PEDESTRIAN SAFETY (FC)	0.2	0.5	YES
§ 22-9.2.(12d)	MAX. LIGHT POLE HEIGHT (FT)	25	20	YES

LUMINAIRE SCHEDULE

LABEL	QTY.	MANUFACTURER	CATALOG NUMBER	LIGHT TYPE	LUMENS	COLOR (K)	DIRECTION OF ILLUMINATION	MOUNTING TYPE	MOUNTING HEIGHT
A	5	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI TFTM HS	LED	6,245	3,000	DOWN	POLE	20'
B	1	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI TFTM HS	LED	6245	3,000	DOWN	POLE	20

NOTES:
1. LIGHTING CONTOUR VALUES SHOWN ARE: 1.0, 0.5 & 0.25 FOOTCANDLES.
2. EXISTING LIGHTS ARE NOT INCLUDED IN THIS ANALYSIS.





30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x	FENCE	x
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

PROPOSED RIVER HOUSE & TENNIS CLUB HOUSE PARKING

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PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 36
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
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PROPOSED EXCAVATION	WHITE

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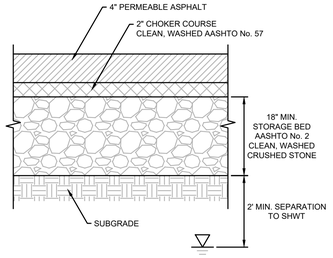
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PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
LIGHTING PLAN

SHEET NO:
C600



PERMEABLE PAVEMENT SPECIFICATIONS

1. THE POROSITY OF THE PERMEABLE ASPHALT SURFACE COURSE MUST BE 15-25%.
2. THE BINDER USED IN THE SURFACE COURSE MUST BE PERFORMANCE GRADED FOR THE TYPE OF USE; THEREFORE, THE ASPHALT PLANT MUST ALSO BE ADVISED OF THE TYPE OF SURFACE COURSE SPECIFIED IN ORDER TO USE THE CORRECT BINDER AS IT HAS BEEN SHOWN TO MINIMIZE SCUFFING CAUSED BY AUTOMOBILES WITH POWER STEERING.
3. THE POROSITY OF ANY PERMEABLE ASPHALT BASE COURSE MUST BE LESS THAN OR EQUAL TO 25%.
4. MINIMUM AIR TEMPERATURE FOR PAVING IS 50 DEGREES.
5. INSTALLATION OF PERMEABLE ASPHALT REQUIRES DIFFERENT TEMPERATURE GUIDELINES THAN THOSE OF IMPERVIOUS ASPHALT:
   - 5.1. ASPHALT BASE COURSE: 200-245 DEGREES
   - 5.2. FINISH ROLLING BASE COURSE: 140-150 DEGREES
   - 5.3. ASPHALT SURFACE COURSE: 200-220 DEGREES
   - 5.4. FINISH ROLLING SURFACE COURSE: 110-140 DEGREES
6. VEHICULAR USE IS PROHIBITED FOR AT LEAST 48 HOURS ONCE THE PAVEMENT INSTALLATION IS COMPLETE.
7. THE MINIMUM CHOKER COURSE THICKNESS IS 2 INCHES.
8. STORAGE BED AGGREGATE MUST BE CLEAN, WASHED, AND OPEN-GRADED AASHTO No. 2 CRUSHED STONE.

CHOKER COURSE SPECIFICATIONS

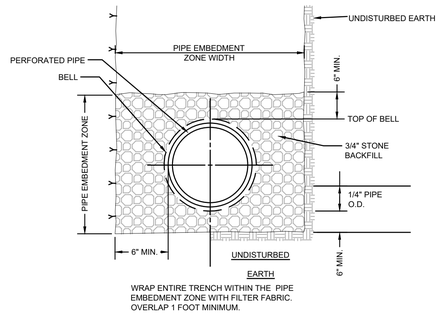
1. THE CHOKER COURSE MUST CONSIST OF CLEAN, WASHED, AASHTO No. 57 CRUSHED STONE WHOSE THICKNESS IS APPROPRIATE FOR THE SURFACE COURSE DESIGNED AND DESIGN LOAD CONDITIONS.

STORAGE BED SPECIFICATIONS

1. STORAGE BED AGGREGATE MUST BE PLACED IN 6 INCH LOOSE LIFTS AND COMPACTED USING PLATE COMPACTORS. THE MAXIMUM RECOMMENDED LOOSE
2. NO STANDING WATER MAY REMAIN IN THE STORAGE BED 72 HOURS AFTER A RAIN EVENT IN ORDER TO ALLOW FOR SUFFICIENT STORAGE FOR THE NEXT RAIN EVENT. STORAGE TIMES IN EXCESS OF 72 HOURS MAY RENDER THE SYSTEM INEFFECTIVE AND MAY RESULT IN ANAEROBIC CONDITIONS, ODOR, AND BOTH WATER QUALITY AND MOSQUITO BREEDING ISSUES.

PERVIOUS PAVING SYSTEM

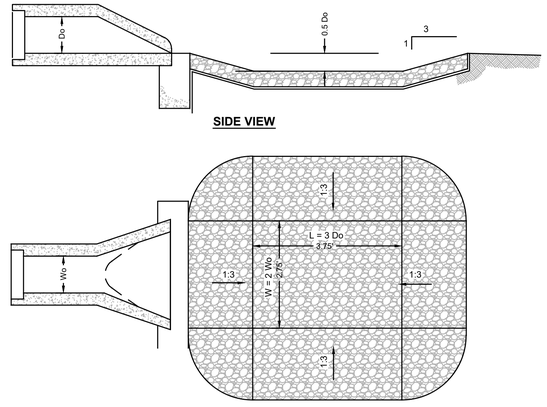
SCALE: NTS



WRAP ENTIRE TRENCH WITHIN THE PIPE EMBEDMENT ZONE WITH FILTER FABRIC. OVERLAP 1 FOOT MINIMUM.

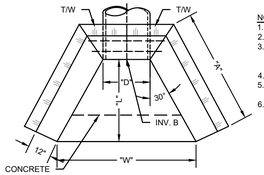
PERFORATED PIPE BEDDING

NTS



PRE-FORMED SCOUR HOLE

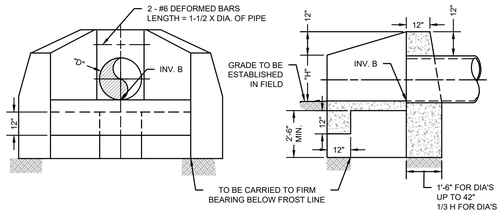
NTS



NOTES:
1. ALL EDGES TO BE CHAMFERED 1".
2. D = DIAMETER OF THE PIPE.
3. THE TERMINUS FOR OUTLET AND INLET APRONS SHALL BE SET BY EXTENDING THE PIPE GRADE AHEAD AND BACK RESPECTIVELY.
4. FOR ARCH PIPE, THE SPAN SHALL BE SUBSTITUTED FOR "D".
5. EXPOSED PORTIONS OF WALL TO BE RUBBED & FLOATED TO REMOVE FORM MARKS.
6. USE CLASS "C" CONCRETE.

DESCRIPTION	"D"	"L"	"W"	"A"	"H"	INV. B	T/W
HEADWALL	12"	21"	36"	24"	24"		
HEADWALL	15"	26"	45"	30"	27"		
HEADWALL	18"	31"	54"	36"	30"		
HEADWALL	24"	42"	72"	48"	36"		
HEADWALL	30"	52"	90"	60"	42"		
HEADWALL	36"	62"	108	72"	48"		
HEADWALL	48"	83"	144	96"	60"		

PLAN VIEW

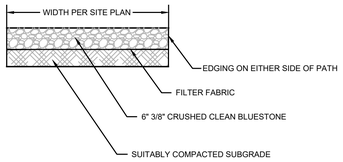


END VIEW

OUTLET END

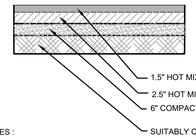
HEADWALL

NTS



GRAVEL PATH SECTION

N.T.S.



NOTES :

1. ALL SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. FILL PLACEMENT AS NEEDED SHALL BE PLACED IN ACCORDANCE WITH GEOTECHNICAL REPORT.SUBGRADE CONDITIONS AND COMPACTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF DENSE GRADED AGGREGATE
2. BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. DENSE GRADED AGGREGATE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557.
3. THE GRANULAR BASE SHALL BE DENSE GRADED AGGREGATE CONFORMING TO NJDOT SPECIFICATIONS SECTION 901.10 AND TABLE 901.10.01-1 OR SOIL AGGREGATE DESIGNATED I-5 CONFORMING TO NJDOT SPECIFICATIONS SECTION 901.09 AND SHOWN IN TABLE 901-2 OR APPROVED BY GEOTECHNICAL ENGINEER.

HMA PAVEMENT SECTION

NTS

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:

RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO
733 HWY 35, SUITE C
OCEAN, NJ 07712

INSITE ENGINEERING, LLC SINCE 2003

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(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
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LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev.#	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE:	DESIGNED BY: SGM
DATE: ~~08/14/26~~ DRAWN	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

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APPROVED BY:

☐ FOR CONSTRUCTION

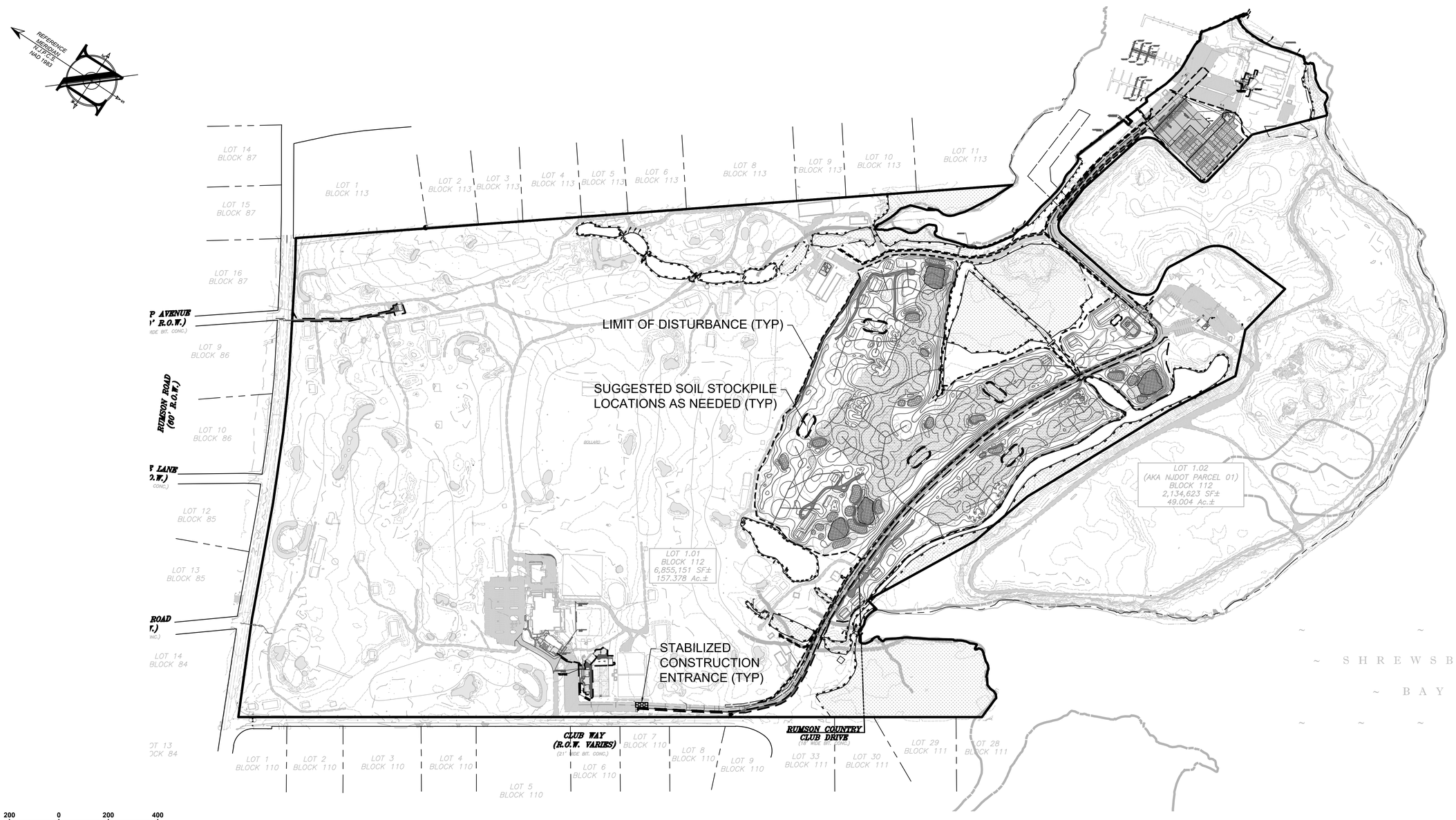
PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
C700

File: X:\Jobs\1664 — Rumson Country Club\24-1664-03 — Preliminary Site Plan\24166403CAD\dwg\07-Details.dwg, ---> C700 Construction Details
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200 0 200 400

SCALE : 1" = 200'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
48	CONTOUR LINE	50
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

NOTE:
ALL PAVED SURFACES TO BE SWEPT DAILY DURING CONSTRUCTION.

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
- PROPOSED TREE PROTECTION
- SOIL COMPACTION TEST LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP APRON, SCOUR HOLE
- SOIL RESTORATION AREA

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 29.0 AC.

SOIL RESTORATION EXEMPTION

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

File: X:\Jobs\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24166403CAD\dwg\08-SESC.dwg, ---> 08/14/2026 SESC Plan
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STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

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Rev.#	Date	Comment
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SCALE: 1"=200'	DESIGNED BY: SGM
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JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

☒ NOT FOR CONSTRUCTION

APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PAN

SHEET NO:
C800

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.

D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

3. SEEDING

A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.

*SEEDING DATES: 2/15-5/1 AND 8/15-10/15

B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

b. USE ONE OF THE FOLLOWING:

(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\1664 – Rumson Country Club\24-1664-03 – Preliminary Site Plan\24166403CAD\dwg\07-Details.dwg, ---> C801 SESC Notes
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PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING

(ZONE 6B)

A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.

SEED MIXTURE #13 FOR LAWN AREAS	PLANTING RATE LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (175)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS (BLEND)	1 (45)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

SEED MIXTURE #7 FOR BASIN, SIDE SLOPES, AND SWALES	PLANTING RATE LBS/ 2,000 (LBS/ACRE)
STRONG CREEPING RED FESCUE	3 (130)
KENTUCKY BLUEGRASS	1 (50)
PERENNIAL RYEGRASS	0.5 (20)
OR REDTOP	0.25 (10)
PLUS WHITE CLOVER	0.10 (5)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

3. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.

4. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85O F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.

5. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 8 MANY GRASSES BECOME ACTIVE AT 65OF. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATE COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.

C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

b. USE ONE OF THE FOLLOWING:

(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C.PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAYECTI CONTAIN CO-POLYMERS, TACKIFIERS,FERTILIZERS,AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO AW SEEDED AREA AND WATERED, FORM A MULCHMAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5.IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

6.TOP DRESSING

SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOP DRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7.ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. **ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE.** NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

STANDARD FOR DUST CONTROL

DEFINITION
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTION.

WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SUITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG 5-1

VEGETATIVE COVER - SEE STANDARD FOR:
TEMPORARY VEGETATIVE COVER, PG. 7-1,
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1, AND
PERMANENT STABILIZATION WITH SOD, PG. 6-1

SPRAY ON ADHESIVE - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIALS

MATERIALS	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIGN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDINGLY TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD PG. 26-1		
ACIDULATED SOY BEAM SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, THIS IS A TEMPORARY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEING PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACES ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEE THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE, IS USED ON STEEPER SLOPES THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCLIMATION AROUND PLANTS.

SLOPE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION
STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.

PURPOSE
TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTION.

WATER QUALITY ENHANCEMENT
PROVIDES TEMPORARY MECHANICAL PROTECTION AGAINST WIND OR RAINFALL INDUCED SOIL EROSION UNTIL PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED.

WHERE APPLICABLE
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.

METHODS AND MATERIALS

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

2. PROTECTIVE MATERIALS

A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.

C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.

D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.

E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.

G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.

A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

D. LIQUID MULCH-BINDERS

1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

2. USE ONE OF THE FOLLOWING:

a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

b. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

BASIN COMPACTION NOTES

1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH ABOVE.
3. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PERVIOUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.).
5. TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN THE NORMAL RUBBER TIRES,. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
6. FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP CLOGGED SURFACE LAYERS FOLLOWED BY REGARDING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILED AND DISTURBED VEGETATION REPLANTED.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE SPRING OF 2024 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

PHASE	DURATION
1. INSTALL TEMPORARY SOIL EROSION FACILITIES (CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, INSTALL SILT FENCE, INSTALL TREE PROTECTION FENCING)	IMMEDIATELY
2. SITE DEMOLITION	1 WEEK
3. ROUGH CLEARING AND GRADING (BASINS SHALL BE EXCAVATED NO FURTHER THAN 1 FOOT ABOVE FINAL GRADE)	2 WEEKS
4. TEMPORARY SEEDING	IMMEDIATELY
5. UTILITY INSTALLATION	2 WEEKS
6. INSTALL INLET PROTECTION	IMMEDIATELY
7. FINAL EXCAVATION/CONSTRUCTION OF STORMWATER BASINS	1 WEEK
8. CURB AND SIDEWALK CONSTRUCTION	1 WEEK
9. PAVEMENT SUB-BASE	1 WEEK
10. CONSTRUCTION OF BUILDING(S)	9 MONTHS
11. MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
12. PRELIMINARY INSTALLATION OF LANDSCAPING	1 WEEK
13. FINAL PAVEMENT COURSE	1 WEEK
14. FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTES #5 AND #6 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY.

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.

STANDARD FOR TOPSOILING

1. MATERIALS
   A. TOPSOIL SHOULD BE FRIABLE1, LOAMY2, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
   B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
2. STRIPPING AND STOCKPILING
   A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
   B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5
   D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
3. SITE PREPARATION
   A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE
   B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.
   C. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
   D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 19-1.
   E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
4. APPLYING TOPSOIL
   A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
   B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING, ETC.. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 1-1).
   C. PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

HIGH-ACID PRODUCING SOILS- METHODS AND MATERIALS

1. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID-PRODUCING SOILS ARE ENCOUNTERED.
2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID-PRODUCING SOIL.
5. HIGH ACID-PRODUCING SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A PH OF 5.0 OR MORE EXCEPT AS FOLLOWS:
   a) AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A PH OR 5 OR MORE.
   b) DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE.
8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

PROJECT INFORMATION

PROJECT NAME:
RUMSON COUNTRY CLUB

PROJECT LOCATION:
BLOCK 112, LOT 1.01
TAX MAP SHEET 35
163 RUMSON ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ 07760

APPLICANT:
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163 RUMSON ROAD
RUMSON, NJ 07760

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(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

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Stephen G Musto
STEPHEN G. MUSTO, PE, CME
PROFESSIONAL ENGINEER
NJ LIC. NO. 24GE05488400

REVISIONS

Rev.#	Date	Comment
0	08/14/26	INITIAL RELEASE

SCALE:	DESIGNED BY: SGM
DATE: 08/14/26 AS SHOWN	DRAWN BY: JAR
JOB #: 24-1664-03	CHECKED BY: JLF
CAD ID: 24-1664-03r0	

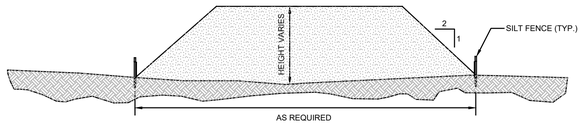
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PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

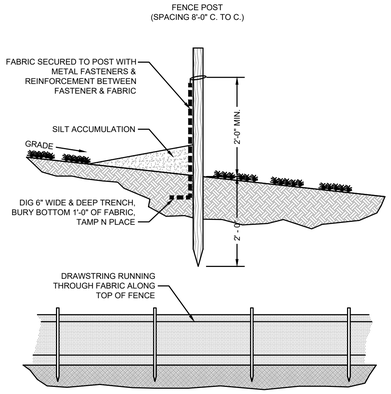
SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL NOTES

SHEET NO:
C801



SECTION THROUGH SOIL STOCKPILE (TYP.)

NTS

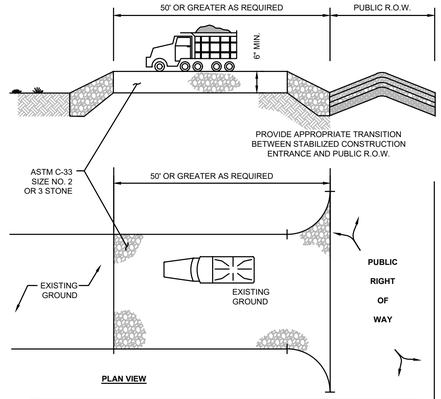


SILT FENCE MAINTENANCE

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES, ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

SILT FENCE DETAIL

NTS



PLAN VIEW

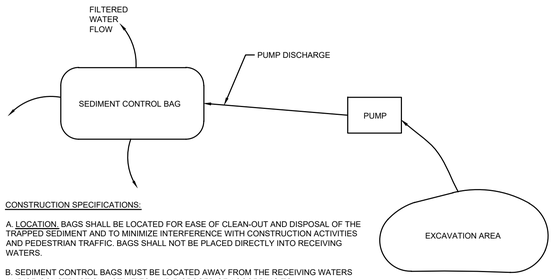
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 [1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

NTS

NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.



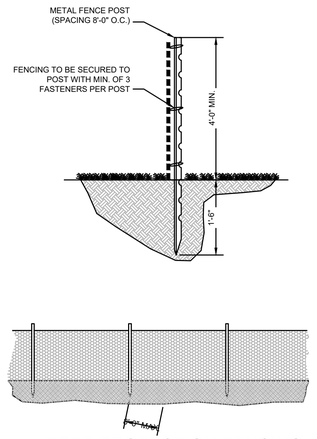
CONSTRUCTION SPECIFICATIONS:

A. LOCATION. BAGS SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BAGS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.

B. SEDIMENT CONTROL BAGS MUST BE LOCATED AWAY FROM THE RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES, AND DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

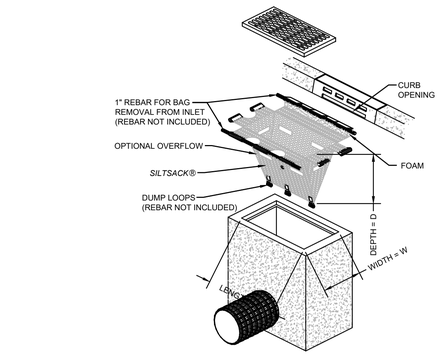
SEDIMENT CONTROL BAG FOR DEWATERING

NOT TO SCALE



TREE PROTECTION FENCING

NTS



INLET PROTECTION DETAIL

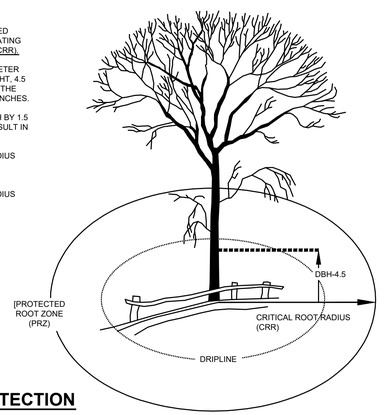
NTS

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

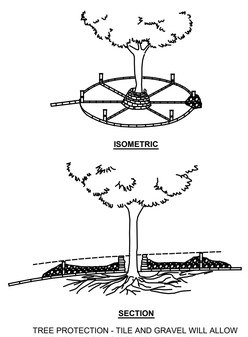
DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



TREE ROOT PROTECTION

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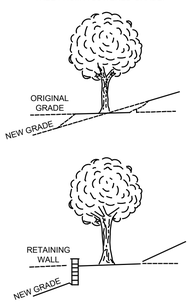


TREE PROTECTION - TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL.

TREE PROTECTION (FILL AREAS)

NTS

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE.



TREE PROTECTION (CUT AREAS)

NTS

SEE SHEET C101 FOR PLAN NOTES

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TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

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SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NO:

C802