Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: July 29, 2026

Applicant: David F. Salvaggio
Address: 32 Ridge Road, Rumson, NJ 07760
Block 62, Lot 25, Zone: NB/R-4

I have reviewed the Land Use & Development Permit application for 32 Ridge Road. The lot is an existing, nonconforming interior parcel located in the NB Zone, where detached single-family dwellings that otherwise comply with the R-4 Zone District standards are permitted. The existing nonconformities include minimum lot size, frontage, width and lot shape diameter. The existing dwelling was more than partially destroyed by a recent house fire.

The proposed development includes razing the damaged principal dwelling and detached garage and constructing a new two-story, four-bedroom single-family dwelling with an uncovered raised rear patio. There is no plan to replace the detached garage. The proposed driveway located along the property line does not conform to the Borough's ordinance. The proposed front yard k-turn requires engineering review.

The application is **denied** based upon the following zoning deficiencies requiring variance relief:

- (22-7.3f1) Nonconforming lots may be used unless: *Other than minimum lot area, the lot conformed to the zoning standards in effect immediately prior to the adoption of this chapter*. The subject property does not satisfy this provision; therefore, Board approval is required.
- (Sched 5-1) Minimum lot area of 6,562-sf, whereas 10,000-sf is required. (Existing, Unchanged)
- (Sched 5-1) Minimum public street frontage of 51.54', whereas 75' is required. (Existing, Unchanged)
- (Sched 5-1) Minimum width of 50', whereas 75' is required. (Existing, Unchanged)
- (Sched 5-1, note 16) Minimum lot shape diameter of 30', whereas 32' is existing and 50' is required. (Existing**, Intensified**)
- (22-5.7b) No attached or detached garage is proposed, whereas an attached or detached garage is required. (**New**)
- (Sched 5-1, 22-7.7f) The uncovered, raised, rear patio must meet principal building setbacks. Measurement is from the original grade. (**New**)

- (22-7.26g) Proposed driveway setback of 0', whereas 1' is required. (**New**)
- (22-9.2b5 c&d, exhibit 9-1, footnote) Proposed two parking spaces behind the front yard setback (35'), whereas three spaces are required. (**New**)

In addition to the items mentioned above, please note the following issues that still need to be addressed:

- The architectural plans do not adequately demonstrate compliance with the ordinance definition of a half-story. Specifically, the area of the attic having a ceiling height greater than five (5) feet above the attic floor does not exceed sixty percent (60%) of the floor area immediately below. The second-floor area is approximately 1,200 square feet and should be used to demonstrate compliance with the ordinance definition of a half-story.
- (22-7.26j) K-turns are permitted on properties with a single driveway that front on a Monmouth County Route. Given the proposed design, comment from the Borough Engineer is recommended regarding the maneuverability of the proposed K-turn configuration.
- Please add the note "24 kW Max" to the proposed generator location on the plans.

Documents Reviewed:

- Architectural Plans titled "Proposed Residence for 32 Ridge Road", prepared, signed and sealed, by Feltz Collins Architecture LLC, dated July 14, 2026, no revisions, twelve (12) sheets.
- Survey of Block 62, Lot 25 prepared, signed & sealed by Thomas P. Santry Jr. PLS, dated May 5, 2026.

If you have any questions or require additional information, please do not hesitate to contact me.

Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant

FELTZ COLLINS ARCHITECTURE, LLC

03 August 2026

Ms. Marie DeSoucey
Land Use & Development Official
Borough of Rumson
80 East River Road
Rumson, NJ 07760-1689

Proposed Residence
32 Ridge Road
Rumson, NJ 07760

Ms. DeSoucey

As part of our application to the Zoning Board of Adjustment, find enclosed revised drawings addressing the Denial Memorandum and responses below:

• (22-7.3fl) Nonconforming lots may be used unless: Other than minimum lot area, the lot conformed to the zoning standards in effect immediately prior to the adoption of this chapter. The subject property does not satisfy this provision; therefore, Board approval is required.

No comment

• (Sched 5-1) Minimum lot area of 6,562-sf, whereas 10,000-sf is required.

No comment

• (Sched 5-1) Minimum public street frontage of 51.54', whereas 75' is required.

No comment

• (Sched 5-1) Minimum width of 50', whereas 75' is required.

No comment

• (Sched 5-1, note 16) Minimum lot shape diameter of 30', whereas 32' is existing and 50' is required.

No comment

• (22-5.7b) No attached or detached garage is proposed, whereas an attached or detached garage is required.

We are now proposing to leave the existing detached garage. The site plan has been updated accordingly.

• (Sched 5-1, 22-7.7f) The uncovered, raised, rear patio must meet principal building setbacks. Measurement is from the original grade.

We wish to seek this variance as we prefer to have the patio one step down from the house for safety reasons.

• (22-7.26g) Proposed driveway setback of 0', whereas l' is required.

We wish to seek a relief for the existing non-conformity.

• (22-9.2b5 c&d, exhibit 9-1, footnote) Proposed two parking spaces behind the front yard setback (35'), whereas three spaces are required. (New)

We have corrected the zoning chart to correctly state this is a 3-bedroom house and two parking spaces are required and provided behind the front yard setback.

• The architectural plans do not adequately demonstrate compliance with the ordinance definition of a half-story. Specifically, the area of the attic having a ceiling height greater than five (5) feet above the attic floor does not exceed sixty percent (60%) of the floor area immediately below. The second-floor area is approximately 1,200 square feet and should be used to demonstrate compliance with the ordinance definition of a half-story.

An attic diagram showing the floor area with 5' clear height has been added to drawing C1.01. The project complies.

• (22-7.26j) K-turns are permitted on properties with a single driveway that front on a Monmouth County Route. Given the proposed design, comment from the Borough Engineer is recommended regarding the maneuverability of the proposed K-turn configuration.

The K-turn has been reconfigured for proper maneuverability.

• Please add the note "24 kW Max" to the proposed generator location on the plans.

This note has been added to the plot plan on C1.01.

We have added variance requests for FAR, Floor Area, and Building Coverage

Thank you,

David Collins, RA

Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

David Salvaggio and Marie Nevin-Salvaggio	dfslawyer@gmail.com drmarienevin@gmail.com	(973) 769-6209 (973) 886-9014
Name of Applicant	Email	Phone Number

32 Ridge Road	62	25
Property Address	Block	Lot

Same as Applicant

Name of Owner (IF NOT APPLICANT)

A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

Rick Brodsky, Esq.
Ansell Grimm & Aaron, PC, 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712 (732) 922-1000 rbrodsky@ansell.law

Applicant's Attorney and contact information (if any)
David Collins, RA
Feltz Collins Architecture, LLC, 213 Holly Avenue, Lincroft, NJ 07738 (732) 747-6773 dcollins@feltzarch.com

Applicant's Architect and contact information (if any)
Patrick R. Ward, PE, PP
InSite Engineering, LLC, 1955 Route 34, Suite 1A, Wall, NJ 07719 (732) 531-7100 patrick@insiteeng.net

Applicant's Engineer/Planner and contact information (if any)
ANSELL GRIMM & AARON, PC, Attorneys for Applicant

By: 08/05/2026

Signature of Applicant or Agent RICK BRODSKY, ESQ. Date

Proposed plan Demolition of the existing, severely damaged single-family home and the construction of a new single-family home, with the existing detached garage to remain.

Hardship Encountered The benefits of granting the required variance relief substantially outweigh the detriments, especially where, as here, the Applicants are looking to replace the previously existing home that was destroyed by fire, with a home substantially similar in size to the prior destroyed structure, on an existing lot that is substantially undersized in lot area, lot frontage or lot depth.

Variances Requested See attached List of Variances

Application of David Salvaggio and Marie Nevin-Salvaggio

32 Ridge Road

Block 62, Lot 25, Zone NB/R-4

LIST OF VARIANCES

The following variances have been applied for:

27-7.3f1: Nonconforming lots may be used unless: Other than minimum lot area, the lot conformed to the zoning standards in effect prior to the adoption of this chapter. The subject property does not satisfy this provision.

Schedule 5-1: Minimum lot area of 10,000 square feet is required, where 6,562 square feet is existing.

Schedule 5-1: Minimum public street frontage of 75 feet is required, where 51.54 feet is existing.

Schedule 5-1: Minimum lot width of 75 feet is required, where 51.54 feet is existing.

Schedule 5-1, note 16: Minimum lot shape diameter of 50 feet is required, where 32 feet is existing and 30 feet is proposed.

Schedule 5-1, 22-7.7f: The uncovered, raised rear patio does not meet principal building setbacks (measurement from the original grade), where same is required.

22-7.26g: Driveway setback of one foot is required, where 0 feet is proposed.

22 ATTACH. 4: Minimum side yard setback of accessory building (detached garage) of 5 feet is required, where 0 feet is existing and proposed.

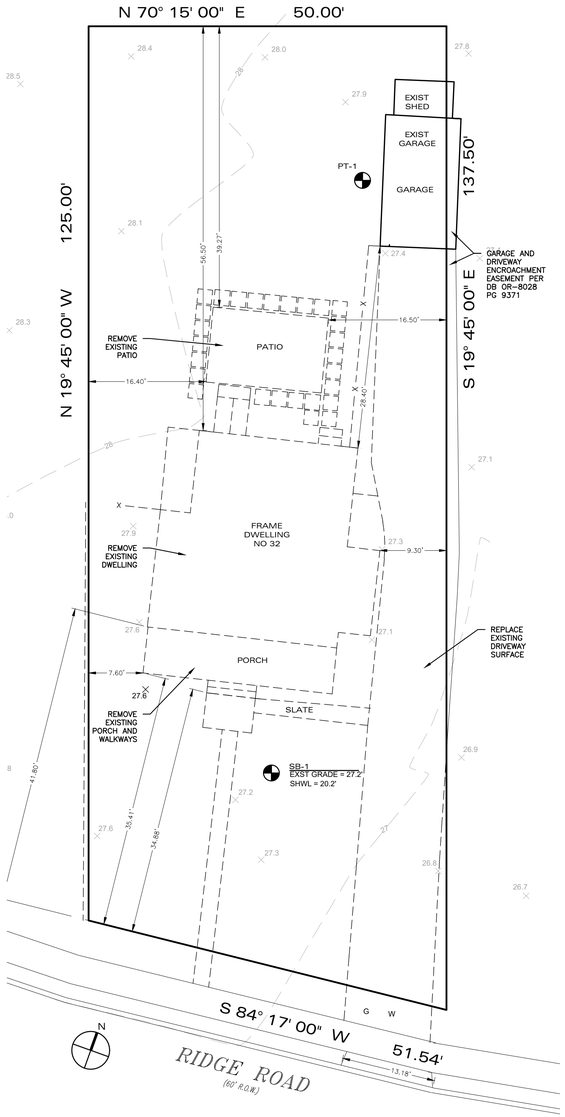
22-7.26e: Minimum area of accessory building (detached garage) of 260 square feet is required, where 235 square feet is existing and proposed.

22-7.7.f.3: Minimum rear yard setback of accessory structure (patio) of 40 feet is required, where 39.3 feet is existing and 27.34 feet is proposed.

22 ATTACH. 8: Maximum building coverage of 1,455 square feet is permitted, where 949 square feet is existing and 1,562 square feet is proposed.

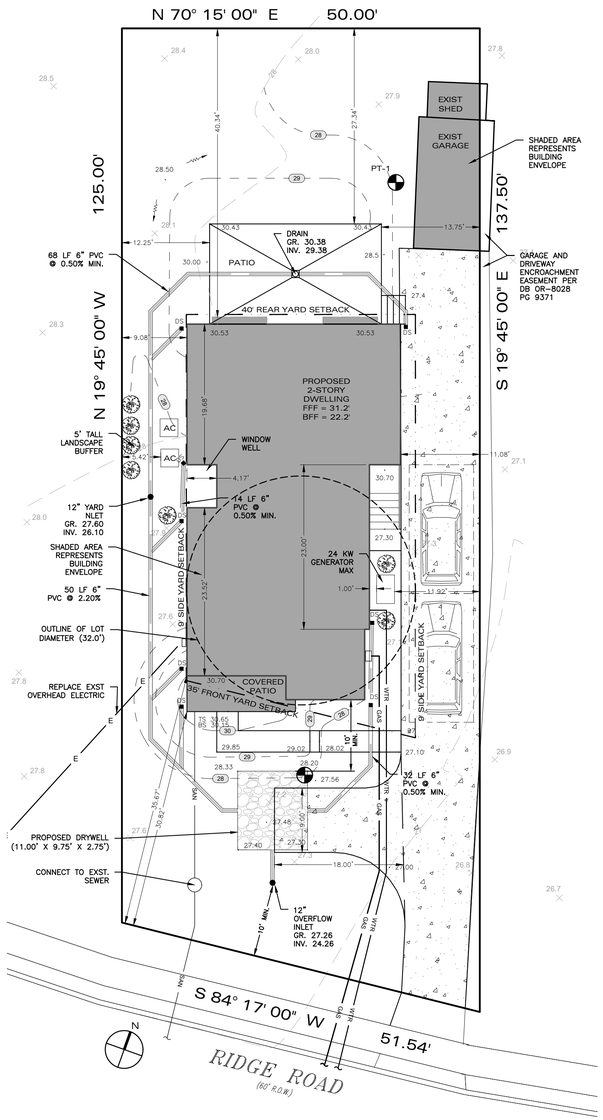
22 ATTACH. 6: Maximum floor area of 2,468 square feet is permitted, where 2,586 square feet is proposed.

22 ATTACH. 6: Maximum floor area ratio of 0.376 is permitted, where 0.394 is proposed.



1 EXISTING CONDITIONS PLAN

SCALE: 1" = 10'-0"



2 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

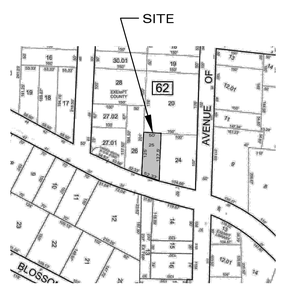
ZONING COMPLIANCE CHART					
R-4 (SINGLE FAMILY RESIDENTIAL) ZONE (§22-5.7)					
DETACHED SINGLE FAMILY DWELLING: PERMITTED					
ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
22 ATTACH. 4	MIN. LOT AREA (SF)	10,000	6,562 (0.151 AC.) (N)	NO CHANGE (N)	NO
22 ATTACH. 4	MIN. LOT WIDTH (FT)	75	51.54 (N)	NO CHANGE (N)	NO
22 ATTACH. 4	MIN. LOT FRONTAGE (FT)	75	51.54 (N)	NO CHANGE (N)	NO
22 ATTACH. 4	MIN. LOT DIAMETER (FT)	50	30.00 (N)	NO CHANGE (N)	NO
	PRINCIPAL BUILDING				
22 ATTACH. 4	MIN. FRONT YARD SETBACK (FT)	35 (1)(2)	41.8 (TO BLDG) 35.4 (TO PORCH)	35.67 (TO BLDG) 30.82 (TO PORCH)	YES YES
22 ATTACH. 4	MIN. REAR YARD SETBACK (FT)	40 (3)	56.5	40.34	YES
22 ATTACH. 4	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	9 (4)(5)(6)	7.6	9.08	YES
	BOTH SIDES (FT)	20	16.9 (N)	20.16	YES
22 ATTACH. 4	MIN. GROUND FLOOR AREA (SF) (2 STORIES)	600	(a)	1,267	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT				
	RIDGE (FT)	33	(a)	32.9	YES
	EAVES (FT)	26	(a)	14.2	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (STORIES)	2.5	2	2	YES
	ACCESSORY BUILDING - DETACHED GARAGE				
22-7.8.b.2	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	REAR	YES
22 ATTACH. 4	MIN. REAR YARD SETBACK (FT)	5 (7)	7.4	7.4	YES
22 ATTACH. 4	MIN. SIDE YARD SETBACK (FT)	5 (7)	0.0 (N)	0.0 (N)	NO
22-7.8.c	MIN. PRINCIPAL BUILDING SETBACK (FT)	5	28.4	10.7	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (FT)	16	13.5	13.5	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (STORIES)	1	1	1	YES
22-7.26.e	MIN. AREA (SF)	260	235 (N)	235 (N)	NO
	ACCESSORY STRUCTURE - PATIO				
22-7.7.f.3	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	REAR	YES
22-7.7.f.3	MIN. REAR YARD SETBACK (FT)	40	39.3	27.34 (V)	NO
22-7.7.f.3	MIN. SIDE YARD SETBACK (FT)	9	16.4	12.25	YES
	A/C UNITS				
22-7.7.i	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	SIDE	YES
22-7.7.i	MIN. REAR YARD SETBACK (FT)	5	N/A	>5	YES
22-7.7.i	MIN. SIDE YARD SETBACK (FT)	5	N/A	5.42	YES
	GENERATOR				
22-7.7.k	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	SIDE	YES
22-7.7.k	MIN. REAR YARD SETBACK (FT)	5 (8)	N/A	>5	YES
22-7.7.k	MIN. SIDE YARD SETBACK (FT)	5 (8)	N/A	11.92	YES
22-7.7.k	MAX. PRINCIPAL BUILDING SETBACK (FT)	25	N/A	1.00	YES
	DRIVEWAY				
22-7.26.h	MAX. NUMBER OF DRIVEWAYS	1	1	NO CHANGE	YES
22-7.26.h	MAX. FRONT YARD WIDTH (FT)	12	12.0	NO CHANGE	YES
22-7.26.g	MIN. PROPERTY LINE SETBACK (FT)	1	0 (N)	NO CHANGE (N)	NO
22-7.26.h	MAX. DEPRESSED CURB OPENING (FT)	(9)	13.2	NO CHANGE	YES
	PARKING (3 BEDROOMS)				
22-9.2.b.5	MIN. PARKING SPACES	2	(a)	2	YES
RSIS5:21-4.14	MIN. PARKING SPACES	2 (10)	(a)	2	YES
	LOT COVERAGE				
22 ATTACH. 8	MAX. BUILDING COVERAGE (SF)	1,455 (11)	949	1,562 (V)	NO
22 ATTACH. 8	MAX. LOT COVERAGE (SF)	2,873 (11)(12)	2,287	2,869	YES
22 ATTACH. 6	MAX. PERMITTED FLOOR AREA (SF)	2,468	(a)	2,586 (V)	NO
22 ATTACH. 6	MAX. FLOOR AREA RATIO	0.376	(a)	0.394 (V)	NO

(N) EXISTING NON-CONFORMITY
(E) EXISTING VARIANCE
(V) PROPOSED VARIANCE
(I) IMPROVED CONDITION
(X) VARIANCE / NON-CONFORMITY ELIMINATED
(W) PROPOSED WAIVER
N/A - NOT APPLICABLE
N/S - NOT SPECIFIED

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(*) USABLE LOT AREA = 8,400 SF
(1) PER BULK CHART NOTE #18, ROOFED, OPEN SIDED, ONE-STORY PORCHES MAY BE PERMITTED TO EXTEND UP TO FIVE (5) FT BEYOND THE FRONT YARD SETBACK IN THE R-4 ZONE DISTRICT.
(2) PER ORDINANCE SECTION 22-7.7.l.2, UNROOFED STOOPS OR STEPS MAY EXTEND UP TO THREE (3) FEET INTO ANY REQUIRED YARD, PROVIDED THE TOTAL AREA OF SUCH ELEMENTS MAY NOT EXCEED 50 SQUARE FEET.
(3) PER BULK CHART NOTE #13, IN THE R-4 ZONE, THE MINIMUM REAR YARD REQUIRED SHALL BE ATLEAST 30% OF THE LOT DEPTH, ROUNDED UP TO THE FULL FOOT, OR 40 FT, WHICHEVER IS GREATER, BUT NOT TO EXCEED 50 FT.
REAR YARD SETBACK = 168 FT X 30% = 50.4 FT = 50 FT
(4) PER BULK CHART NOTE #11, THE MINIMUM SIDE YARDS SHALL NOT BE PLACED TO ONE ANOTHER, OR, ALTERNATELY THE DISTANCE BETWEEN PRINCIPAL STRUCTURES ON THE ADJACENT LOTS MUST BE EQUAL TO THE MINIMUM REQUIRED COMBINED YARD SETBACK.
(5) PER BULK CHART NOTE #16, IF THE FLOOR AREA EXCEEDS 85% OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE MINIMUM YARD REQUIREMENT PLUS TWO (2) FT.
ONE SIDE = 7 FT + 2 FT = 9 FT
COMBINED SIDE YARD = 18 FT + 2 FT = 20 FT
(6) PER ORDINANCE SECTION 22-7.7.h, INTRUSIONS INTO THE REQUIRED SETBACK (YARD) SHALL BE MEASURED FROM THE FACE OF THE FOUNDATION WALL AND BE LIMITED TO:
a. FOR CHIMNEYS, FIREPLACES, RAIN LEADERS, DRAINS, AND ANY OTHER UTILITY SERVICE COMPONENT, TWO (2) FT
b. FOR EAVES, SOFFITS OR OTHER ROOF ELEMENTS (EXCLUDING GUTTERS), THREE (3) FT
c. FOR UNROOFED STOOPS OR FOR STEPS, THREE (3) FT
d. FOR ANY OTHER ELEMENT OF THE BUILDING, ONE (1) FT
e. FOR EMERGENCY ESCAPE AND EGRESS WINDOWS, THREE (3) FT WITH APPROPRIATELY DESIGNED FALL PROTECTION.
(7) PER BULK CHART NOTE #17, THE MINIMUM REAR YARD AND SIDE YARD SETBACK FOR ACCESSORY BUILDINGS AND STRUCTURES SHOULD BE INCREASED ONE (1) ADDITIONAL FOOT FOR EACH FOOT OF ACCESSORY BUILDING HEIGHT IN EXCESS OF 15 FT.
(8) PER ORDINANCE SECTION 22-7.7.k, GENERATORS GREATER THAN 24 kW SHALL CONFORM TO THE MINIMUM SETBACK REQUIREMENTS FOR PRINCIPAL STRUCTURES. GENERATORS 24 kW OR LESS SHALL CONFORM TO THE SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES.
(9) PER ORDINANCE SECTION 22-7.26.h, MAX. DEPRESSED CURB OPENING = DRIVEWAY WIDTH PLUS TWO (2) FT.
(10) PER RSIS, WHEN DETERMINATION OF THE REQUIRED NUMBER OF PARKING SPACES RESULTS IN A FRACTIONAL SPACE FOR THE ENTIRE DEVELOPMENT, ANY FRACTION OF ONE-HALF OR LESS MAY BE DISREGARDED, WHILE A FRACTION IN EXCESS OF ONE-HALF SHALL BE COUNTED AS ONE PARKING SPACE.
(11) PER BULK CHART NOTE #9 & #19, EXCLUSIONS FROM BUILDING AND LOT COVERAGE:
a. THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE.
b. EAVES- FIRST 12 INCHES OF THE EAVE WIDTH
c. PERGOLAS- LOCATED ON AN APPROVED PATIO, DECK OR TERRACE MAY EXCLUDE THAT PORTION OF THE PERGOLA, WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA. - BUILDING COVERAGE
(12) PER BULK CHART NOTE #5, EXCLUSIONS FROM LOT COVERAGE:
a. WALKWAYS CONSTRUCTED ON GRADE.
b. THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
c. THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 20% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.

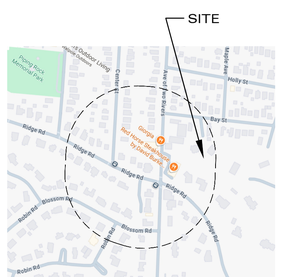
LOT COVERAGE CALCULATIONS			
BUILDING COVERAGE		EXISTING (SF)	PROPOSED (SF)
DWELLING		752	1,346
COVERED PORCH		172	71
CANTILEVERS		N/A	16
DETACHED GARAGE		200	200
SUBTOTAL BUILDING COVERAGE		1,124	1,633
LOT COVERAGE			
BUILDING COVERAGE		1,124	1,633
DRIVEWAY		1,090	1,303
LANDINGS & STEPS		20	56
WALKWAYS		137	85
PATIO		170	321
STEPPING STONES		115	N/A
GENERATOR		N/A	10
A/C UNITS		N/A	13
BILCO		30	N/A
WINDOW WELL		N/A	25
TRASH AREA		33	N/A
CONC.		50	N/A
SUBTOTAL LOT COVERAGE		2,769	3,446
EXEMPTIONS			
FRONT PORCH	(1)(4)	75	71
DETACHED GARAGE	(2)	100	100
WALKWAYS AT GRADE		137	85
UNROOFED PATIO	(3)(5)	170	321
TOTAL BUILDING EXEMPTION		175	71
TOTAL LOT EXEMPTION		482	577
TOTAL BUILDING COVERAGE		949	1,562
TOTAL LOT COVERAGE		2,287	2,869

EXISTING:
(1) 10% OF PRIN. BLDG GROUND FLOOR AREA = 752 SF X 10% = 75 SF
(2) 50% OF GARAGE FLOOR AREA = 200 SF X 50% = 100 SF
(3) 30% OF PRIN. BLDG GROUND FLOOR AREA = 752 SF X 30% = 225 SF
PROPOSED:
(4) 10% OF PRIN. BLDG GROUND FLOOR AREA = 1,267 SF X 10% = 126 SF
(5) 30% OF PRIN. BLDG GROUND FLOOR AREA = 1,267 SF X 30% = 380 SF



3 TAX MAP

SCALE: 1" = 200'-0"

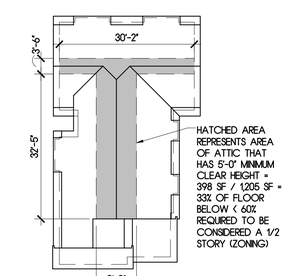


4 LOCATION MAP

SCALE: 1" = 800'-0"

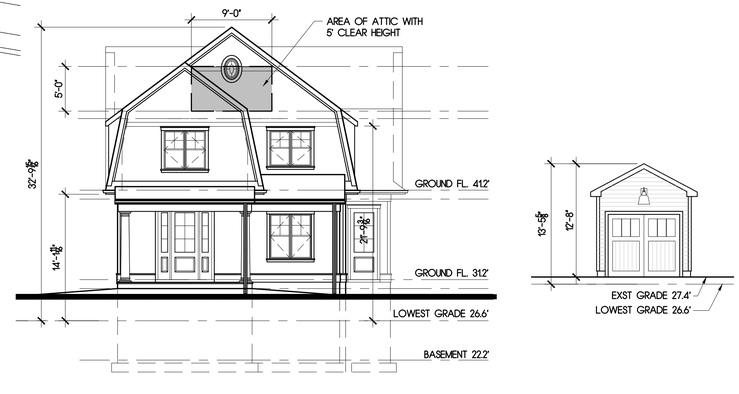
5 FLOOD MAP

SCALE: 1" = 800'-0"



7 ATTIC AREA DIAGRAM

SCALE: 1/16" = 1'-0"



6 BUILDING HEIGHT COMPLIANCE

SCALE: 1/8" = 1'-0"

PROPOSED RESIDENCE FOR 32 RIDGE ROAD
32 RIDGE ROAD, RUMSON, NJ 07760

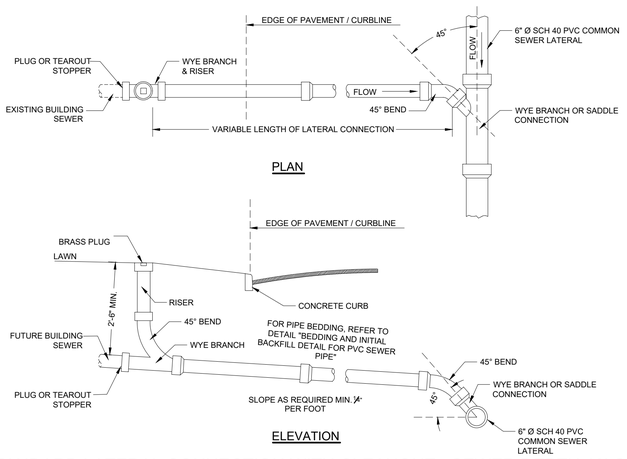
FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034688-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

N

LOT 25
BLOCK 62
SCALE AS NOTED
DATE 03 AUGUST 2026
JOB # JCF-205-26
REVISIONS 8-20-26 MISC.

DRAWING SITE PLAN

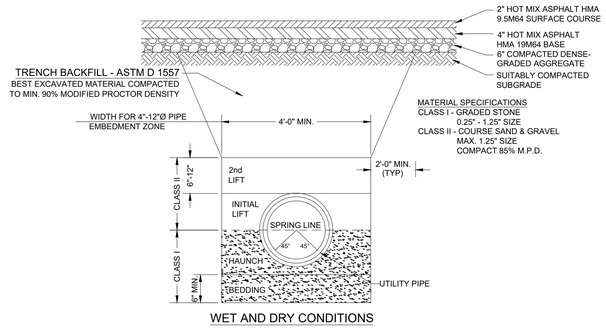
C1.01



STANDARD LATERAL CONNECTION WITH CLEANOUT - SEWER DEPTH 10' OR LESS

NTS

IN ACCORDANCE WITH NJAC 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY 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 MAI (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRCUTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.

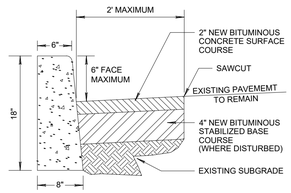


WET AND DRY CONDITIONS

PAVEMENT NOTE: MATERIALS FOR ASPHALT CONCRETE SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989). MATERIALS FOR ASPHALT CONCRETE BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989).

UTILITY TRENCH & PAVEMENT REPAIR

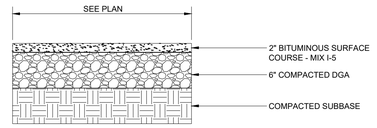
NTS



NOTES:
1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH N.J.S.H.D. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION

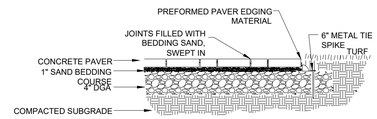
PAVEMENT REPAIR STRIP

NTS



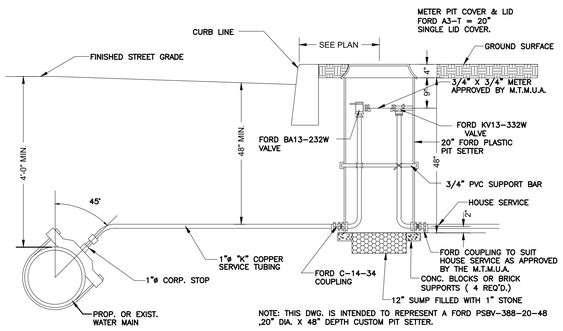
DRIVEWAY PAVEMENT

NTS



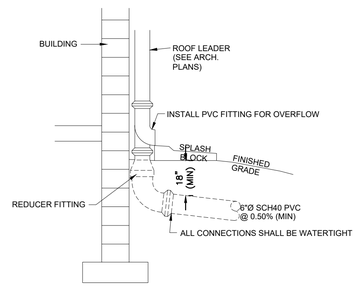
CONCRETE PAVER WALKWAY

NTS



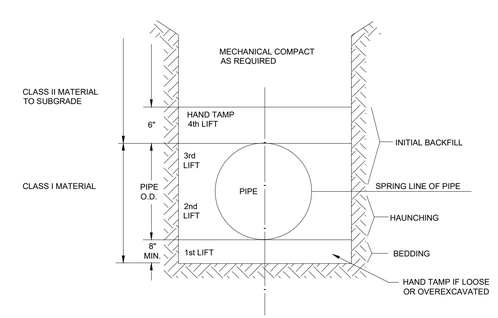
TYPICAL SERVICE CONNECTION WITH FORD METER PIT

NTS



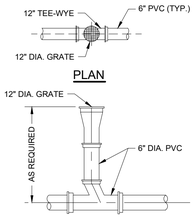
EXTERIOR DOWNSPOUT COLLECTOR

NTS



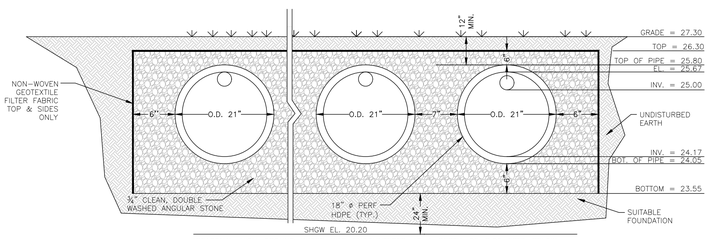
PIPE BEDDING DETAIL

NTS



12" YARD DRAIN

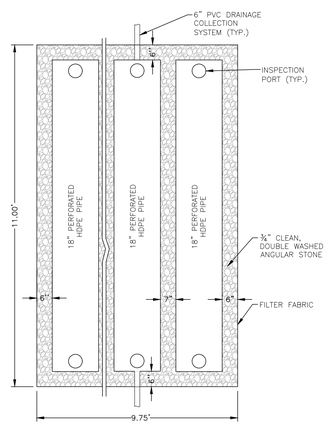
NTS



*SEASONAL HIGH GROUND WATER WAS ENCOUNTERED AT A DEPTH OF 7.00 FEET BELOW EXISTING GRADE AS DETERMINED PER TEST PIT PREPARED BY SIMON ENGINEERING L.L.C., BEING DATED 05/22/26. CONTRACTOR SHALL VERIFY SHGW WITH ENGINEER PRIOR TO CONSTRUCTION.
*DRY WELL SHALL FULLY DRAIN WITHIN 72 HOURS.

DRYWELL #1 SECTION VIEW

NTS



DRYWELL #1 PLAN VIEW

NTS

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO AN APPROPRIATE DEPTH AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
7. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

DRYWELL DETAILS

NTS

PROPOSED RESIDENCE FOR 32 RIDGE ROAD

32 RIDGE ROAD, RUMSON, NJ 07760

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034688-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

N

LOT
25

BLOCK
62

SCALE
AS NOTED

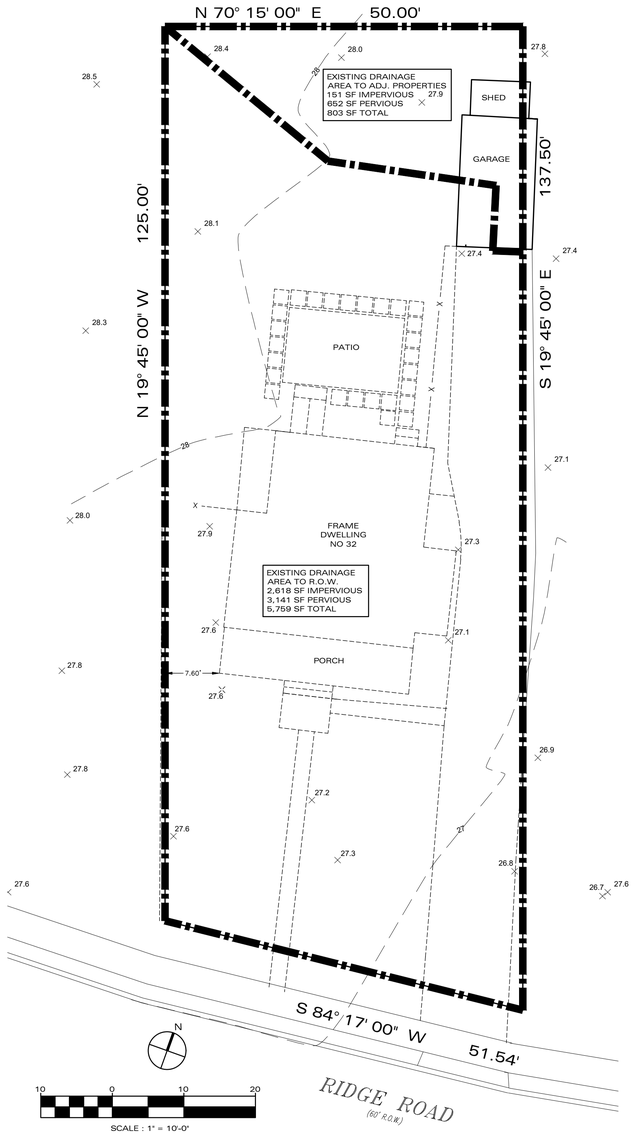
DATE
03 AUGUST 2026

JOB #
JCF-205-26

REVISIONS
8-20-26 MISC.

DRAWING
SITE DETAILS

C1.02



1 EXISTING DRAINAGE AREA

SCALE: 1" = 10'-0"

TRIBUTARY PRE-DEVELOPMENT AREA TO R.O.W.

Surface Type	*Area*		*Runoff Coefficient*
Roofs, Garages, Driveway, Walkways, etc.	*2,618 SF*	*(0.06 AC)*	*0.95*
Lawns (2-7% Slopes)	*3,141 SF*	*(0.072 AC)*	*0.22*

$Q_2 = C_{12}A = (0.95)(4.71^{1}in/hr)(0.060\ AC) + (0.22)(4.71^{1}in/hr)(0.072\ AC) = 0.343\ CFS$
$Q_{10} = C_{110}A = (0.95)(6.23^{1}in/hr)(0.060\ AC) + (0.22)(6.23^{1}in/hr)(0.072\ AC) = 0.454\ CFS$
$Q_{25} = C_{125}A = (0.95)(7.03^{1}in/hr)(0.060\ AC) + (0.22)(7.03^{1}in/hr)(0.072\ AC) = 0.512\ CFS$
$Q_{100} = C_{1100}A = (0.95)(8.19^{1}in/hr)(0.060\ AC) + (0.22)(8.19^{1}in/hr)(0.072\ AC) = 0.597\ CFS$

TRIBUTARY PRE-DEVELOPMENT AREA TO ADJACENT PROPERTIES

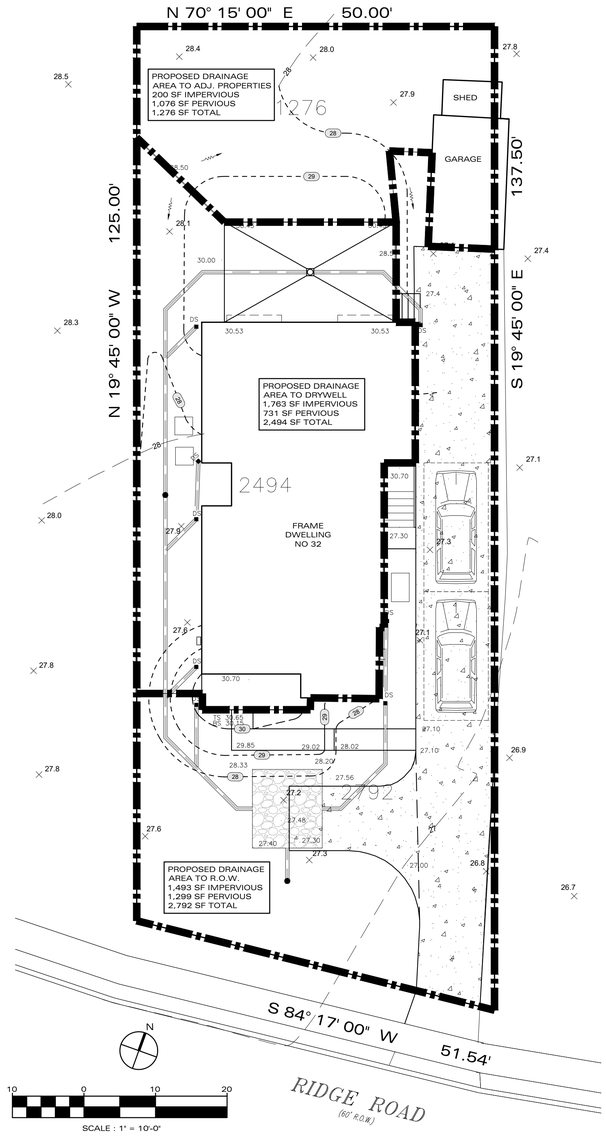
Surface Type	*Area*		*Runoff Coefficient*
Roofs, Garages, Driveway, Walkways, etc.	*151 SF*	*(0.003 AC)*	*0.95*
Lawns (2-7% Slopes)	*652 SF*	*(0.015 AC)*	*0.22*

$Q_2 = C_{12}A = (0.95)(4.71^{1}in/hr)(0.003\ AC) + (0.22)(4.71^{1}in/hr)(0.015\ AC) = 0.029\ CFS$
$Q_{10} = C_{110}A = (0.95)(6.23^{1}in/hr)(0.003\ AC) + (0.22)(6.23^{1}in/hr)(0.015\ AC) = 0.038\ CFS$
$Q_{25} = C_{125}A = (0.95)(7.03^{1}in/hr)(0.003\ AC) + (0.22)(7.03^{1}in/hr)(0.015\ AC) = 0.043\ CFS$
$Q_{100} = C_{1100}A = (0.95)(8.19^{1}in/hr)(0.003\ AC) + (0.22)(8.19^{1}in/hr)(0.015\ AC) = 0.050\ CFS$

TRIBUTARY PRE-DEVELOPMENT AREA TO DRYWELL

Surface Type	*Area*		*Runoff Coefficient*
Roofs, Garages, Driveway, Walkways, etc.	*0 SF*	*(0 AC)*	*0.95*
Lawns (2-7% Slopes)	*0 SF*	*(0 AC)*	*0.22*

$Q_2 = C_{12}A = (0.95)(4.71^{1}in/hr)(0.000\ AC) + (0.22)(4.71^{1}in/hr)(0.000\ AC) = 0.000\ CFS$
$Q_{10} = C_{110}A = (0.95)(6.23^{1}in/hr)(0.000\ AC) + (0.22)(6.23^{1}in/hr)(0.000\ AC) = 0.000\ CFS$
$Q_{25} = C_{125}A = (0.95)(7.03^{1}in/hr)(0.000\ AC) + (0.22)(7.03^{1}in/hr)(0.000\ AC) = 0.000\ CFS$
$Q_{100} = C_{1100}A = (0.95)(8.19^{1}in/hr)(0.000\ AC) + (0.22)(8.19^{1}in/hr)(0.000\ AC) = 0.000\ CFS$



2 PROPOSED DRAINAGE AREA

SCALE: 1" = 10'-0"

TRIBUTARY POST-DEVELOPMENT AREA TO R.O.W.

Surface Type	*Area*		*Runoff Coefficient*
Roofs, Garages, Driveway, Walkways, etc.	*1,493 SF*	*(0.034 AC)*	*0.95*
Lawns (2-7% Slopes)	*1,299 SF*	*(0.03 AC)*	*0.22*

$Q_2 = C_{12}A = (0.95)(4.71^{1}in/hr)(0.034\ AC) + (0.22)(4.71^{1}in/hr)(0.030\ AC) = 0.183\ CFS$
$Q_{10} = C_{110}A = (0.95)(6.23^{1}in/hr)(0.034\ AC) + (0.22)(6.23^{1}in/hr)(0.030\ AC) = 0.242\ CFS$
$Q_{25} = C_{125}A = (0.95)(7.03^{1}in/hr)(0.034\ AC) + (0.22)(7.03^{1}in/hr)(0.030\ AC) = 0.273\ CFS$
$Q_{100} = C_{1100}A = (0.95)(8.19^{1}in/hr)(0.034\ AC) + (0.22)(8.19^{1}in/hr)(0.030\ AC) = 0.319\ CFS$

TRIBUTARY POST-DEVELOPMENT AREA TO ADJACENT PROPERTIES

Surface Type	*Area*		*Runoff Coefficient*
Roofs, Garages, Driveway, Walkways, etc.	*200 SF*	*(0.005 AC)*	*0.95*
Lawns (2-7% Slopes)	*1,076 SF*	*(0.025 AC)*	*0.22*

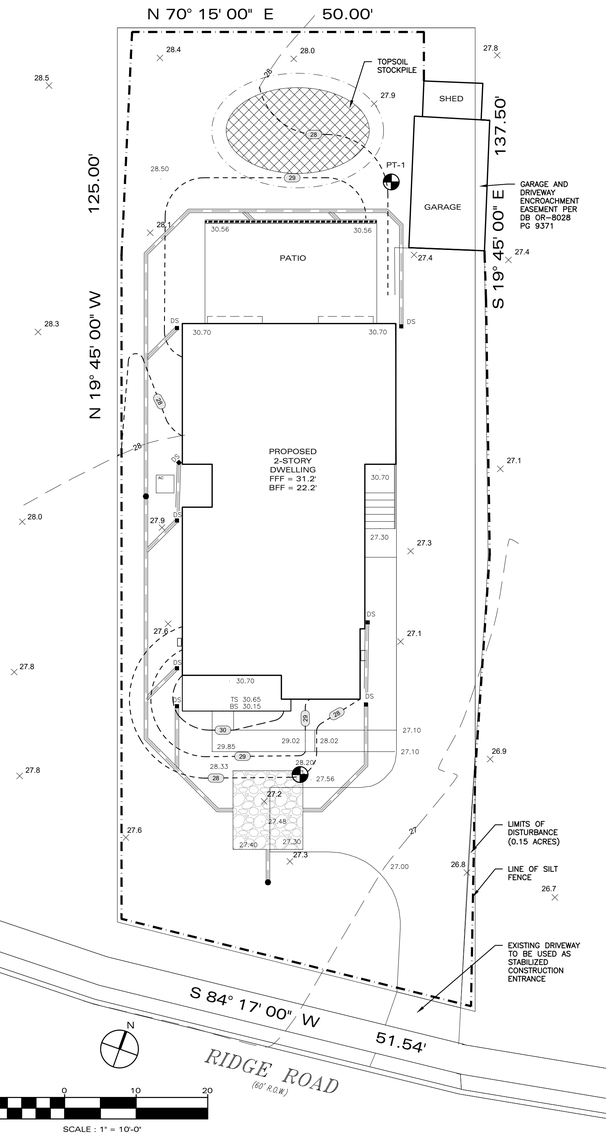
$Q_2 = C_{12}A = (0.95)(4.71^{1}in/hr)(0.005\ AC) + (0.22)(4.71^{1}in/hr)(0.025\ AC) = 0.048\ CFS$
$Q_{10} = C_{110}A = (0.95)(6.23^{1}in/hr)(0.005\ AC) + (0.22)(6.23^{1}in/hr)(0.025\ AC) = 0.064\ CFS$
$Q_{25} = C_{125}A = (0.95)(7.03^{1}in/hr)(0.005\ AC) + (0.22)(7.03^{1}in/hr)(0.025\ AC) = 0.072\ CFS$
$Q_{100} = C_{1100}A = (0.95)(8.19^{1}in/hr)(0.005\ AC) + (0.22)(8.19^{1}in/hr)(0.025\ AC) = 0.084\ CFS$

TRIBUTARY POST-DEVELOPMENT AREA TO DRYWELL

Surface Type	*Area*		*Runoff Coefficient*
Roofs, Garages, Driveway, Walkways, etc.	*1,763 SF*	*(0.04 AC)*	*0.95*
Lawns (2-7% Slopes)	*731 SF*	*(0.017 AC)*	*0.22*

$Q_2 = C_{12}A = (0.95)(4.71^{1}in/hr)(0.040\ AC) + (0.22)(4.71^{1}in/hr)(0.017\ AC) = 0.197\ CFS$
$Q_{10} = C_{110}A = (0.95)(6.23^{1}in/hr)(0.040\ AC) + (0.22)(6.23^{1}in/hr)(0.017\ AC) = 0.260\ CFS$
$Q_{25} = C_{125}A = (0.95)(7.03^{1}in/hr)(0.040\ AC) + (0.22)(7.03^{1}in/hr)(0.017\ AC) = 0.293\ CFS$
$Q_{100} = C_{1100}A = (0.95)(8.19^{1}in/hr)(0.040\ AC) + (0.22)(8.19^{1}in/hr)(0.017\ AC) = 0.342\ CFS$

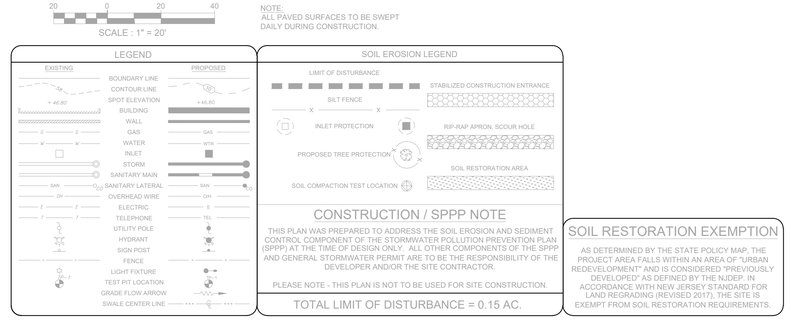
1 2-, 10-, 25-, and 100-year storm event rainfall intensities of 4.71, 6.23, 7.03, and 8.19.
These intensities are interpolated from the Rumson IDF Curve for six (6) minute storm durations.



3 SITE PLAN

SCALE: 1" = 10'-0"

SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
HocA	HOLMDEL SANDY LOAM, 0 TO 2 PERCENT SLOPES	A



4 SOILS MAP

SCALE: NTS

PROPOSED RESIDENCE FOR 32 RIDGE ROAD

32 RIDGE ROAD, RUMSON, NJ 07760

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034688-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

LOT
25

BLOCK
62

SCALE
AS NOTED

DATE
03 AUGUST 2026

JOB #
JCF-205-26

REVISIONS
8-20-26 MISC.

DRAWING
SOIL EROSION & SEDIMENT CONTROL PLAN

C1.03

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. UNNROTTED 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.

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 7A)

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: 2/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**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: 2/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**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.

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 FALL OF 2026 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

1. TEMPORARY SOIL EROSION FACILITIES	CONTINUOUSLY
2. ROUGH CLEARING AND GRADING	1 WEEK
3. TEMPORARY SEEDING	1 DAY
4. POOL INSTALLATION	2 WEEKS
5. UTILITY INSTALLATION	1 WEEK
6. DRAINAGE CONSTRUCTION	2 WEEKS
7. CURB CONSTRUCTION	1 WEEK
8. CONSTRUCTION OF BUILDINGS	9 MONTHS
9. MAINTENANCE OF TEMPORARY EROSION CONRTOL MEASURES	CONTINUOUSLY
10. PRELIMINARY INSTALLATION OF LANDSCAPE	1 WEEK
11. FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE W ITH NOTE NO. 1 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.

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.

PROPOSED RESIDENCE FOR 32 RIDGE ROAD

32 RIDGE ROAD, RUMSON, NJ 07760

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034688-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

N

LOT
25

BLOCK
62

SCALE
AS NOTED

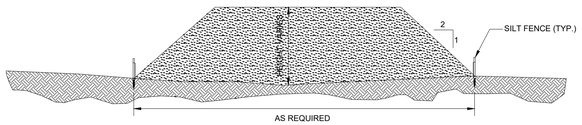
DATE
03 AUGUST 2026

JOB #
JCF-205-26

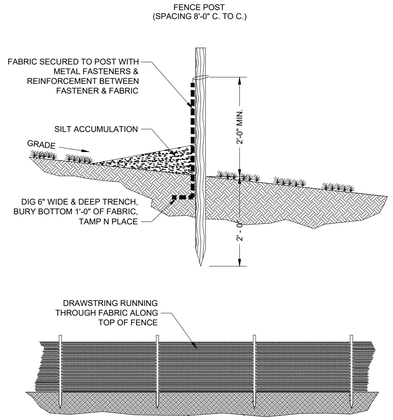
REVISIONS
8-20-26 MISC.

DRAWING
SESC NOTES

C1.04

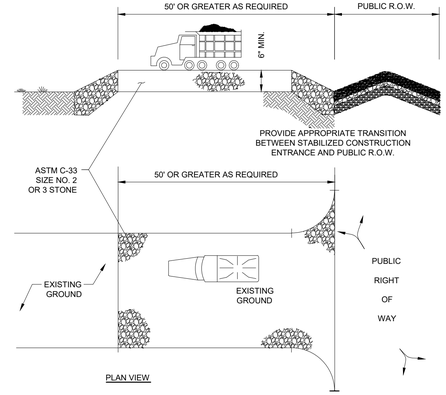


SECTION THROUGH SOIL STOCKPILE (TYP.)
NTS



SILT FENCE DETAIL
NTS

SEDIMENT BARRIER 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.

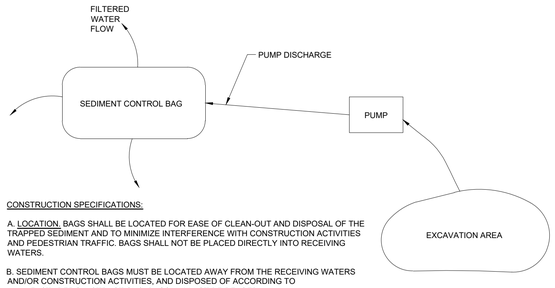


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 [1]	

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.

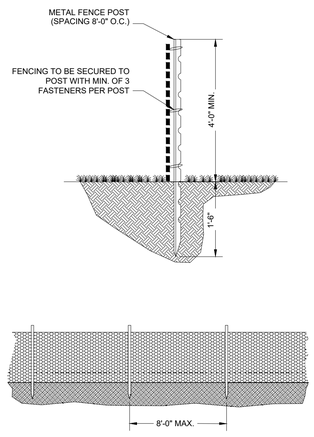


CONSTRUCTION SPECIFICATIONS:

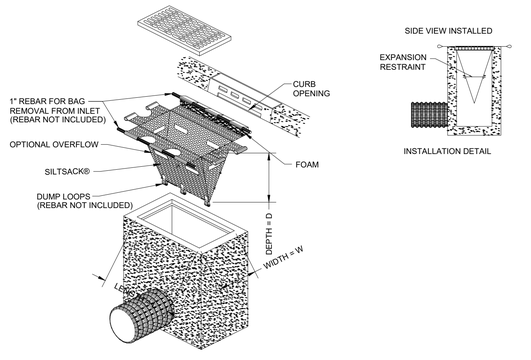
A. LOCATION. BAGS SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BAGS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.

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



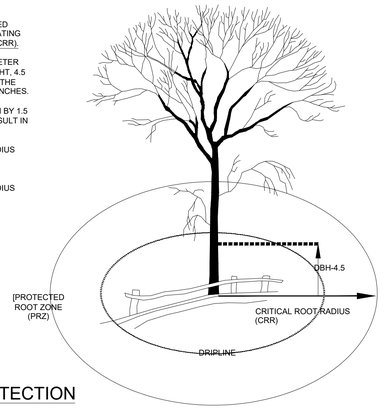
INLET PROTECTION DETAIL
NTS

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

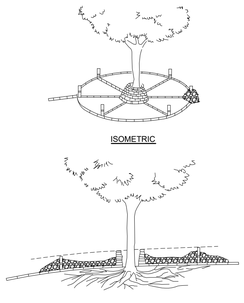
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

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.



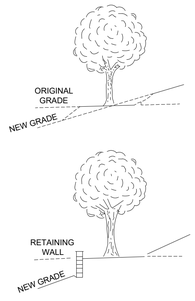
TREE ROOT PROTECTION
NTS



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

PROPOSED RESIDENCE FOR 32 RIDGE ROAD
32 RIDGE ROAD, RUMSON, NJ 07760

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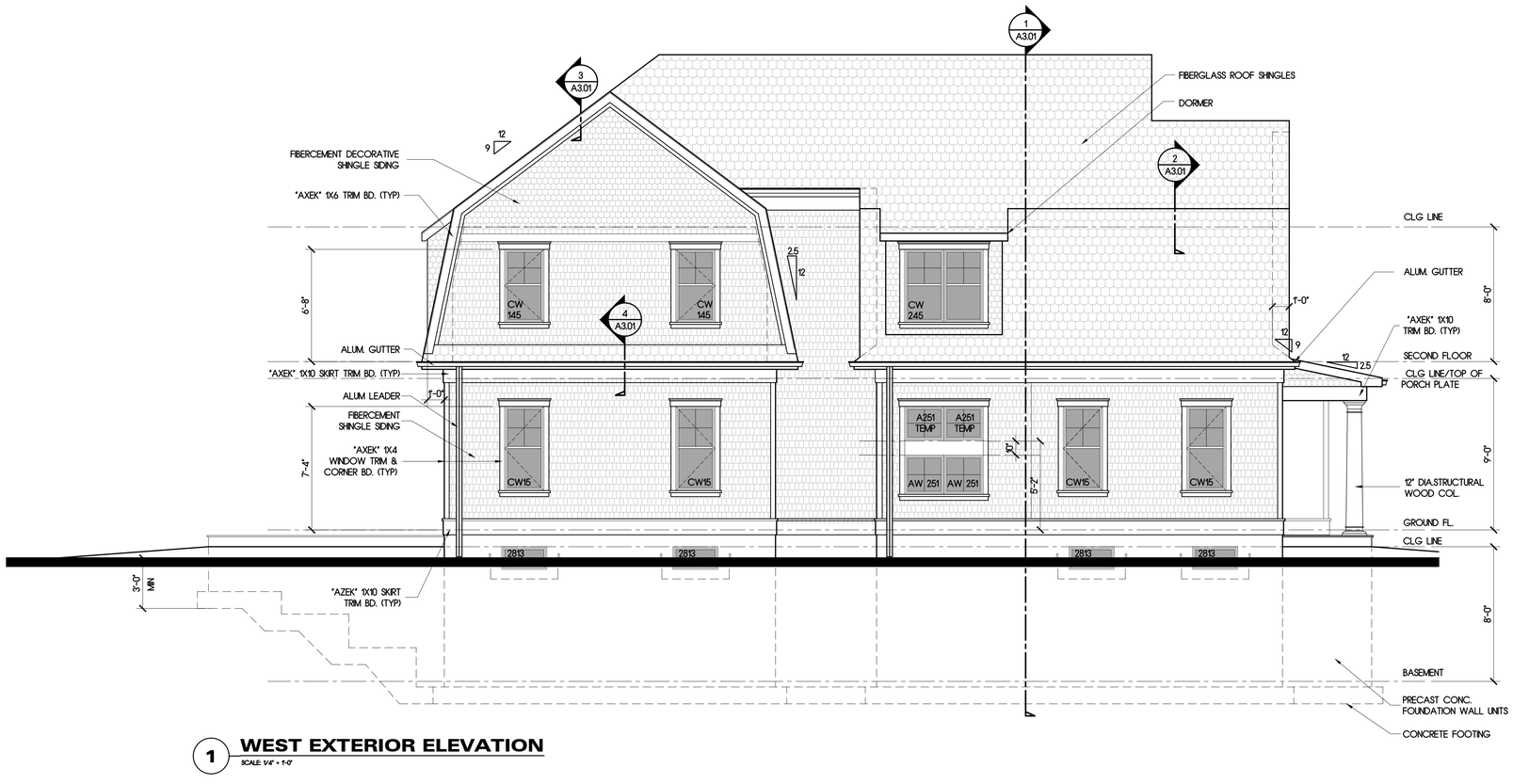
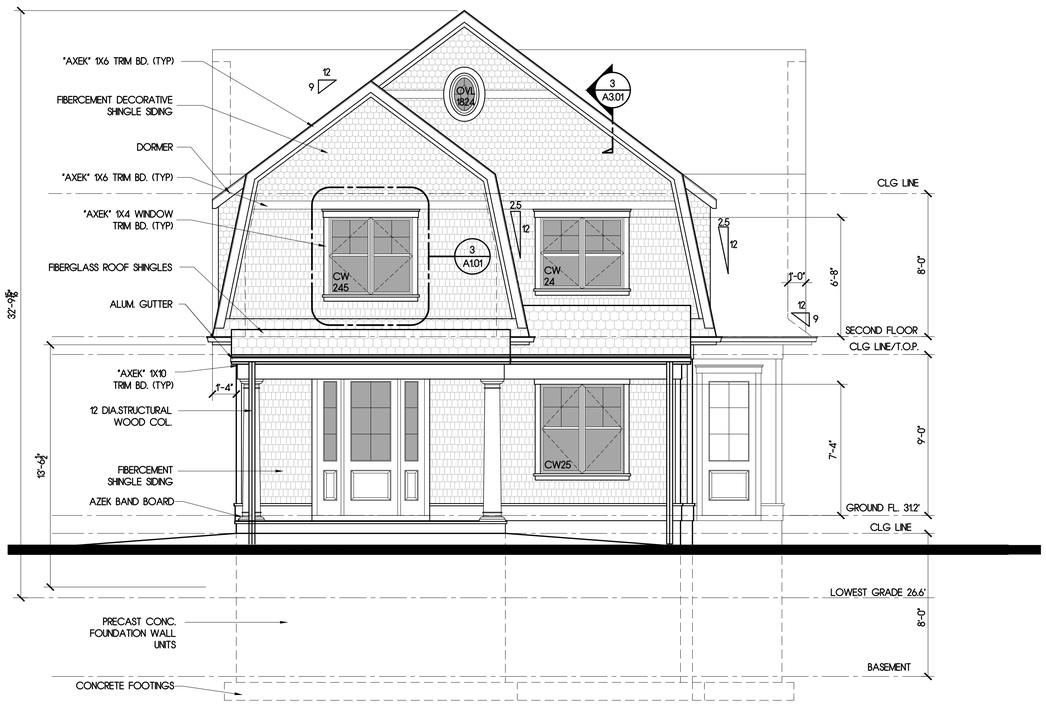
SESC DETAILS

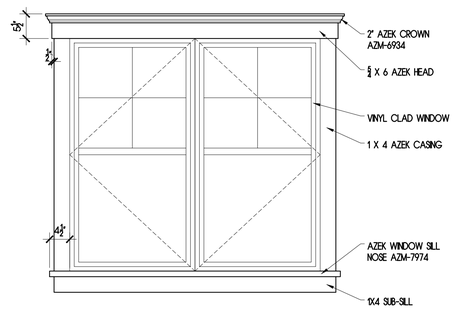
C1.05



1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"

PLAN LEGEND

1/A5.01 — SECTION DETAIL
DRAWING NUMBER
SHEET NUMBER

BLDG DEPT DATA :

CODE : 2021 IRC N J
USE GROUP : R-5
CONSTR. TYPE : 5 B
AREA: GROUND FL. : 1,353 S.F.
SECOND FL. : 1,205 S.F.
TOTAL : 2,558 S.F.
CELLAR : 917 (FINISHED) S.F.
CELLAR : 436 (UN-FINISHED) S.F.
TOTAL : 1,353 S.F.
HEIGHT : +/- 29'-10" (RIDGE)

DRAWING LIST

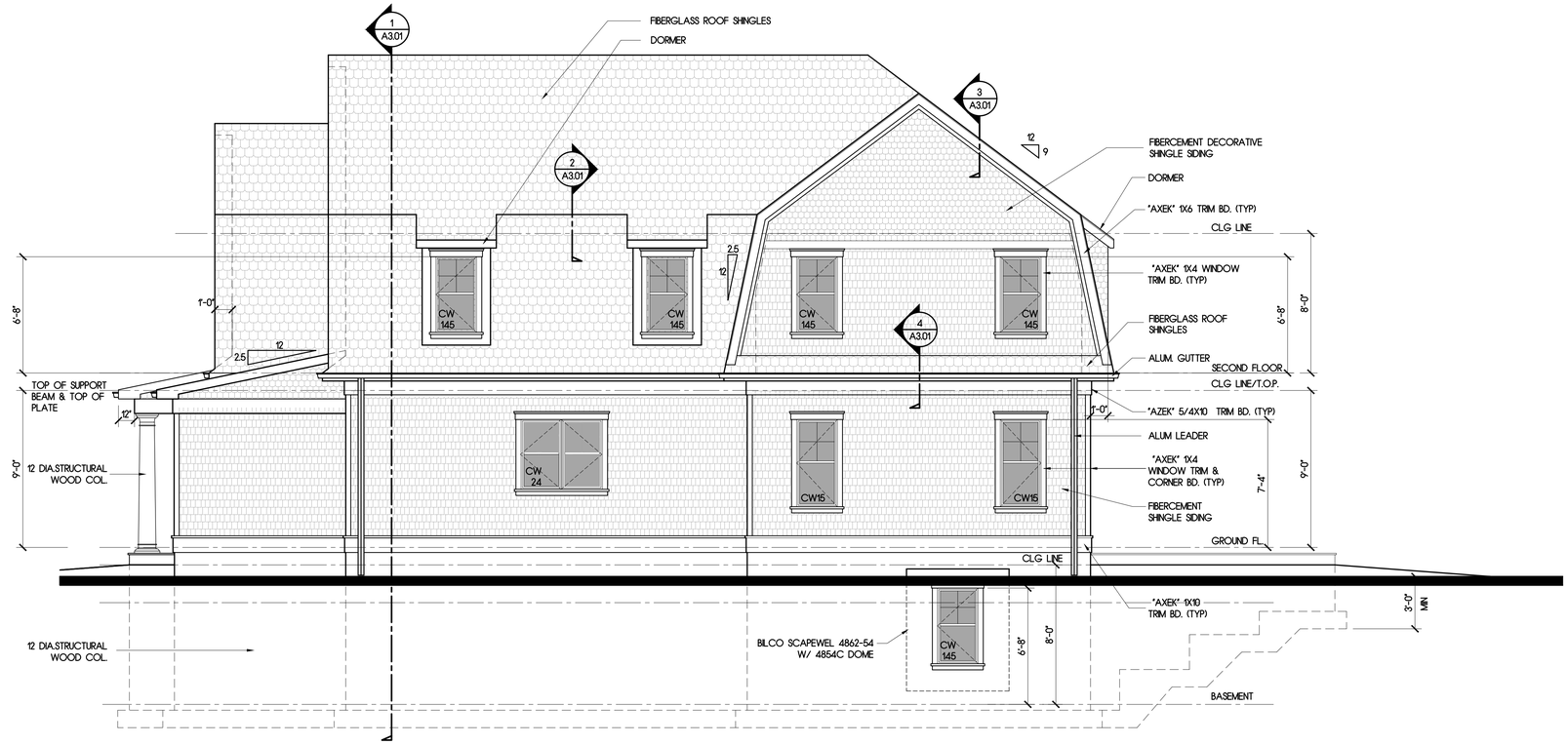
PROPOSED RESIDENCE FOR 32 RIDGE ROAD
32 RIDGE ROAD, RUMSON, NJ 07760

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034688-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

LOT
25
BLOCK
62
SCALE
AS NOTED
DATE
03 AUGUST 2026
JOB #
JCF-205-26
REVISIONS
8-20-26 MISC.

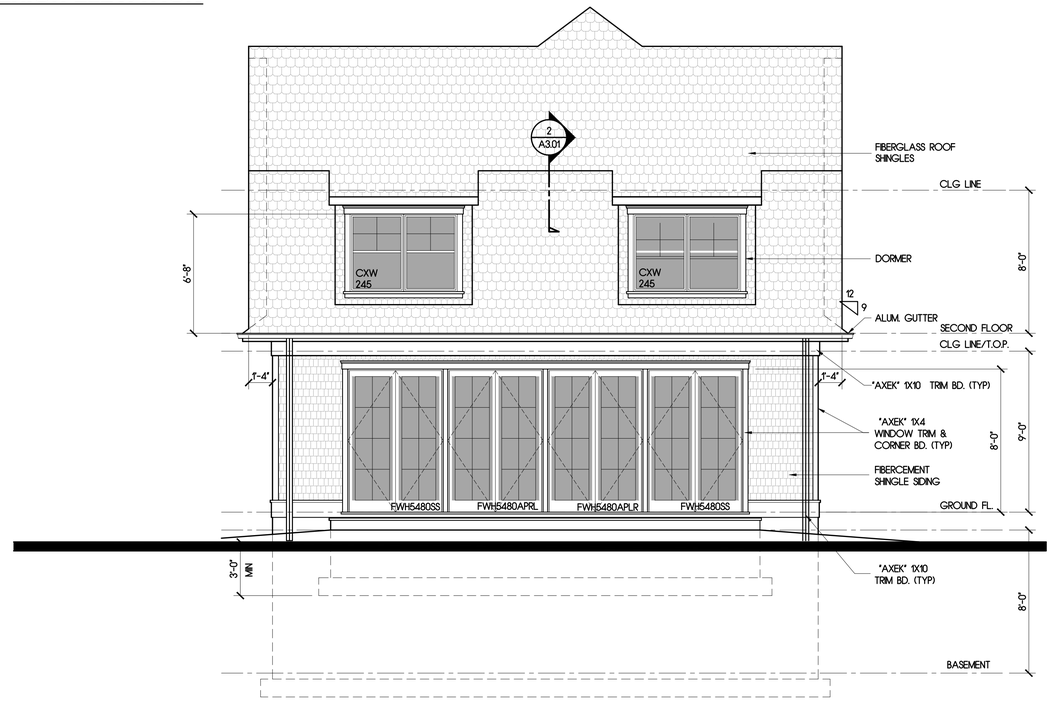
DRAWING
WEST & SOUTH ELEVATIONS

A1.01



1 EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

PLAN LEGEND

1 / A5.01 — SECTION DETAIL, DRAWING NUMBER, SHEET NUMBER

PROPOSED RESIDENCE FOR 32 RIDGE ROAD
32 RIDGE ROAD, RUMSON, NJ 07760

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034688-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

LOT
25

BLOCK
62

SCALE
AS NOTED

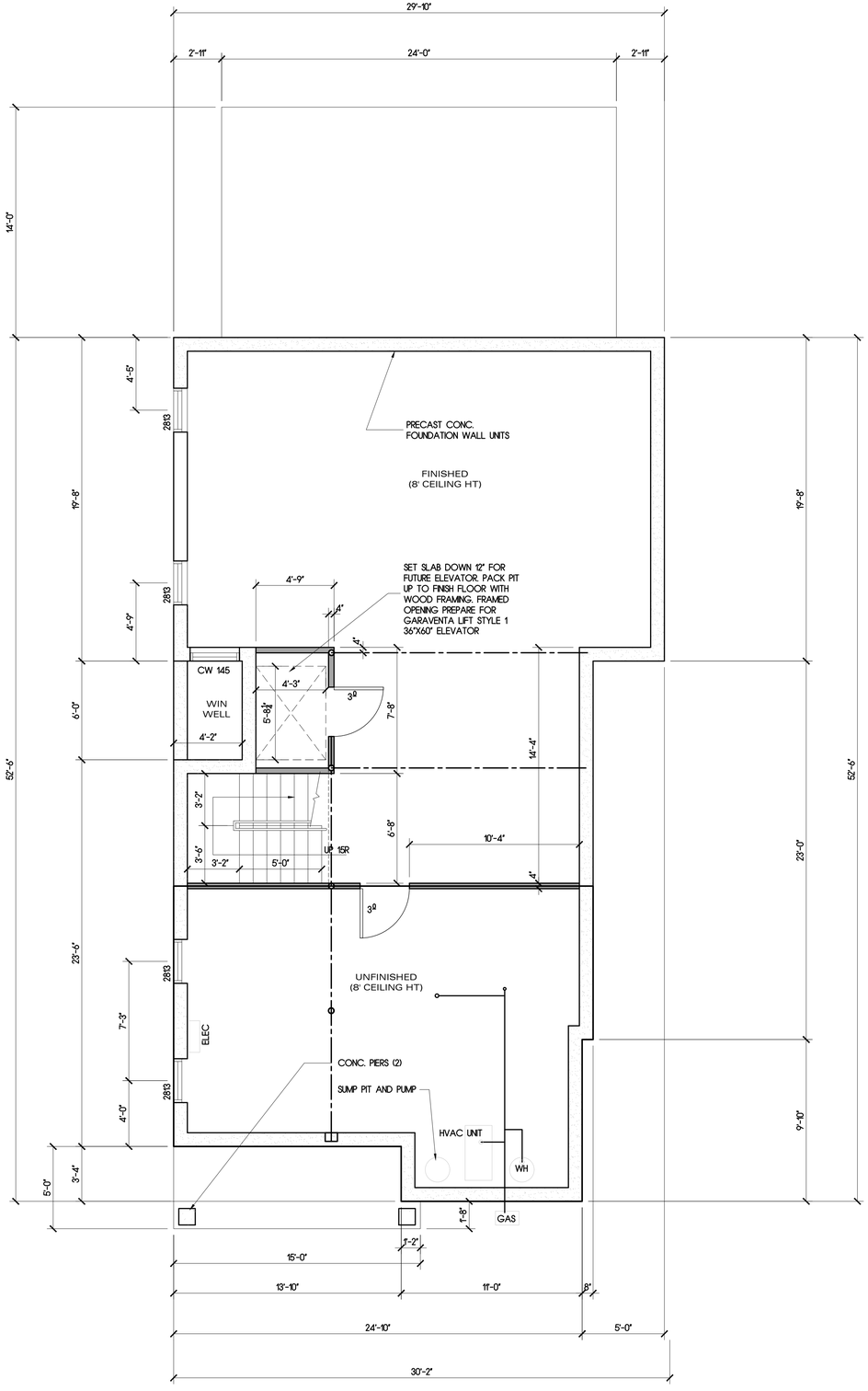
DATE
03 AUGUST 2026

JOB #
JCF-205-26

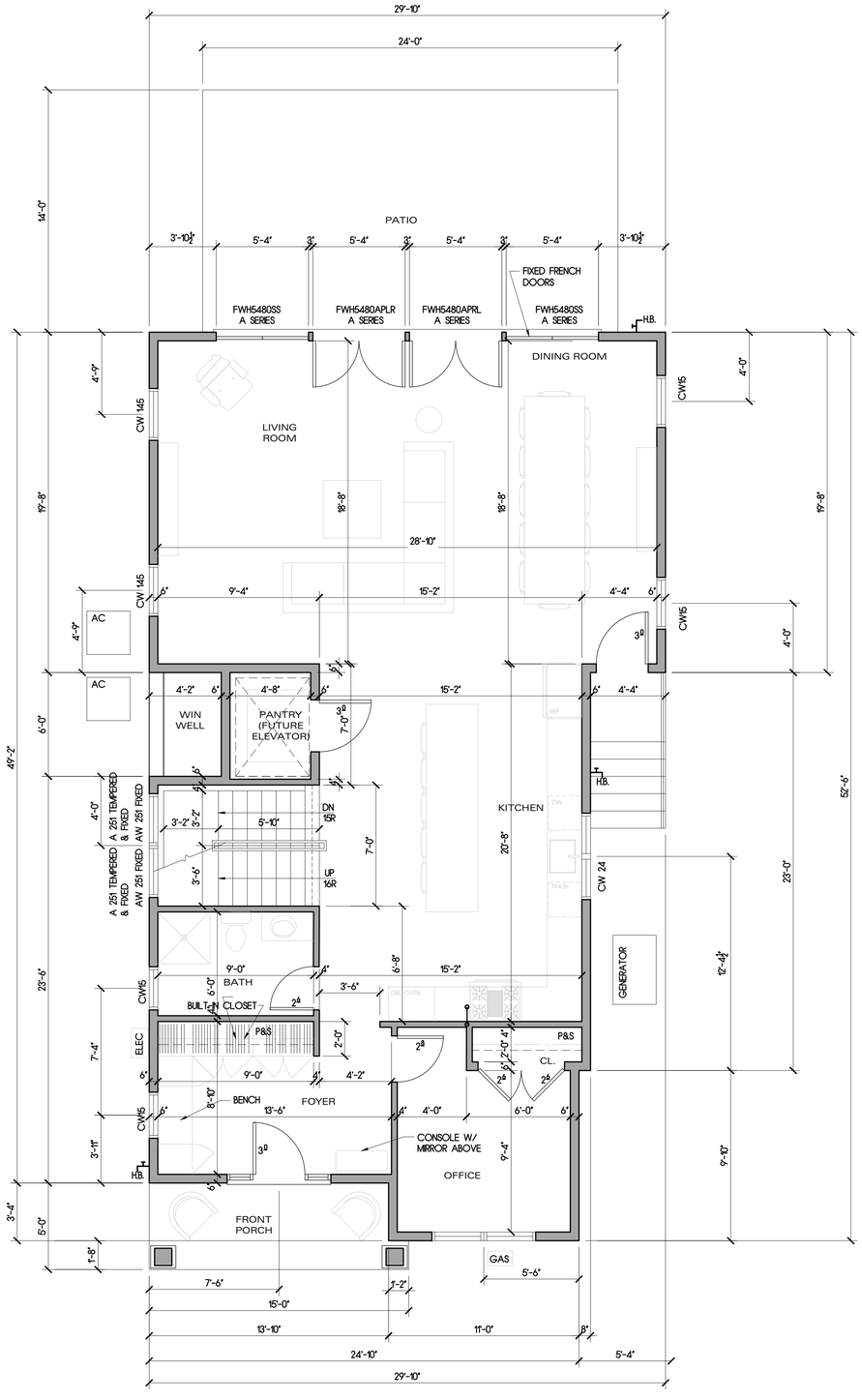
REVISIONS
8-20-26 MISC.

DRAWING
EAST & NORTH ELEVATIONS

A1.02



1 **1,353 SF CELLAR FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 **1,353 SF GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

PLAN LEGEND

DOOR

WINDOW

X / A101 — DRAWING NUMBER / SHEET NUMBER / AREA OF DETAIL

1 / A5.01 — SECTION DETAIL / DRAWING NUMBER / SHEET NUMBER

PROPOSED RESIDENCE FOR 32 RIDGE ROAD
32 RIDGE ROAD, RUMSON, NJ 07760

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034688-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

N

LOT
25

BLOCK
62

SCALE
AS NOTED

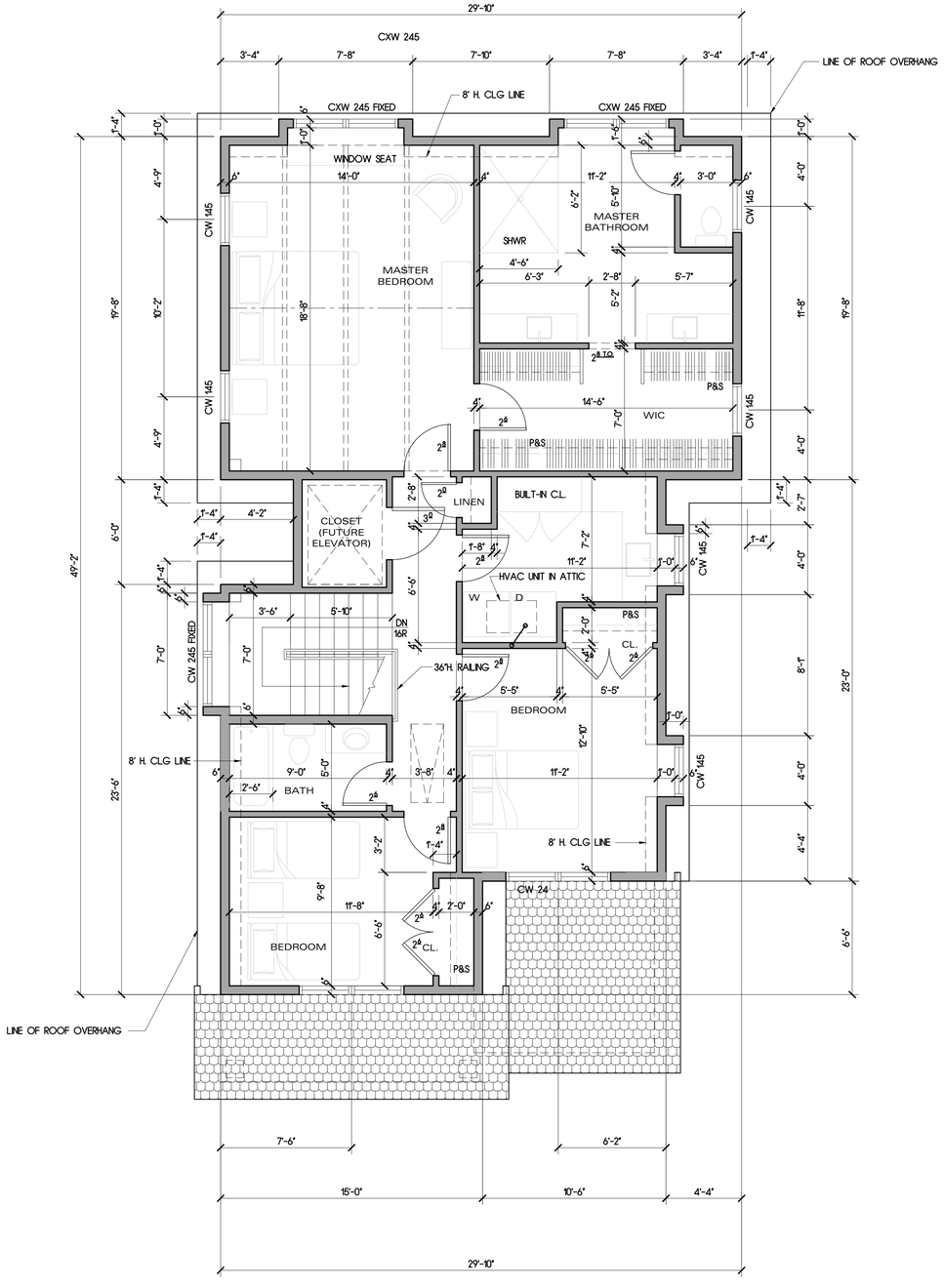
DATE
03 AUGUST 2026

JOB #
JCF-205-26

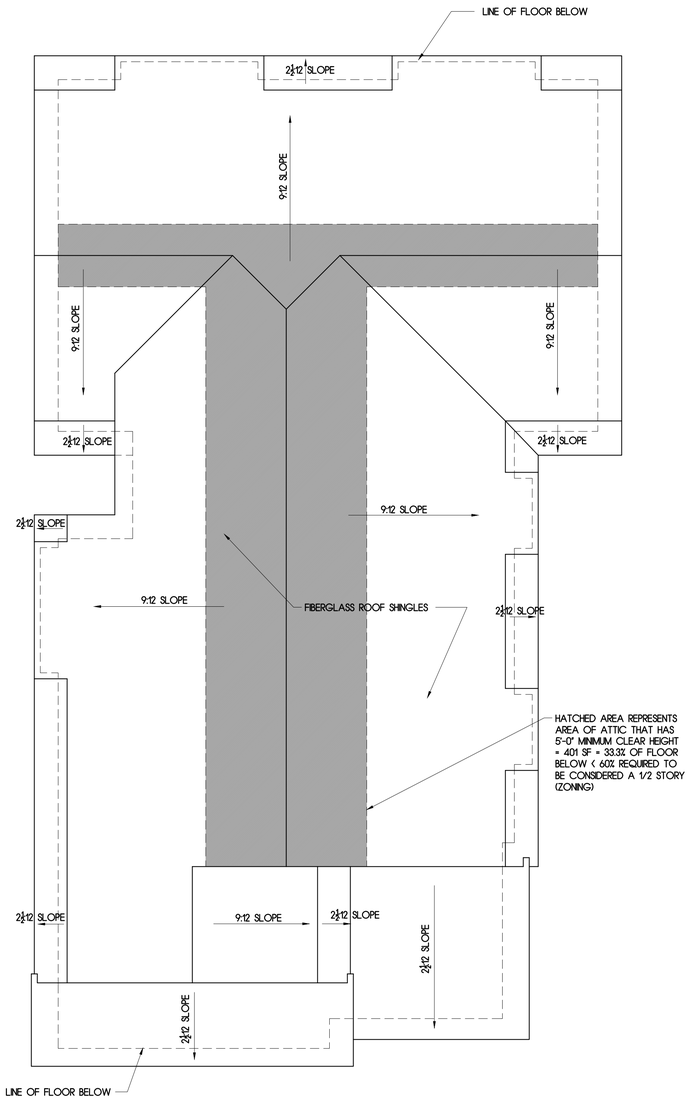
REVISIONS
8-20-26 MISC.

DRAWING
BASEMENT & GROUND FLOOR PLANS

A2.01



1 **1,205 SF**
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

PLAN LEGEND

DOOR

WINDOW

X / A1.01 — DRAWING NUMBER / SHEET NUMBER / AREA OF DETAIL

1 / A5.01 — SECTION DETAIL / DRAWING NUMBER / SHEET NUMBER

PROPOSED RESIDENCE FOR 32 RIDGE ROAD

32 RIDGE ROAD, RUMSON, NJ 07760

N

LOT
25

BLOCK
62

SCALE
AS NOTED

DATE
03 AUGUST 2026

JOB #
JCF-205-26

REVISIONS
8-20-26 MISC.

DRAWING
SECOND FLOOE & ROOF PLANS

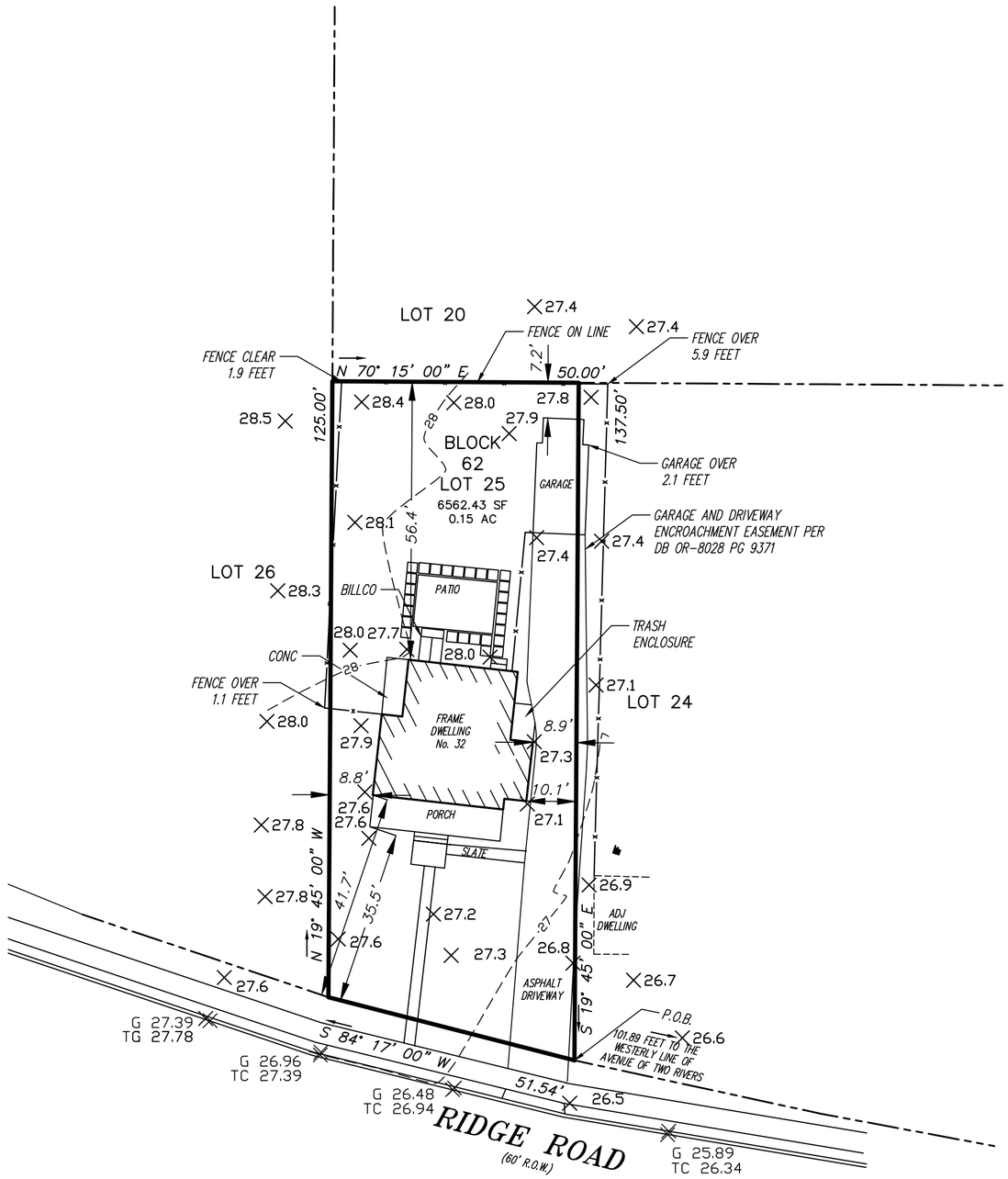
A2.02

FELTZ COLLINS ARCHITECTURE LLC
213 HOLLY AVENUE, LINCROFT, NJ 07738 | 732-747-6773 P 732-747-6773 F | DAVID COLLINS, RA - NJ - 21A101775600, NY - 034688-1 | JOSEPH FELTZ, RA - NJ - 21A100631700, NY - 013152-1, PA - RA403475

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

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

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



SCALE: 1"=20'

0 20 40 80 ft.

BOROUGH OF RUMSON ZONING SCHEDULE ZONE R-5		
MINIMUM REGULATIONS	PERMITTED	EXISTING
		LOT 25
MINIMUM LOT AREA	6,000 sf	6,562 sf
MINIMUM LOT WIDTH/FRONTAGE	50 ft	51.54 ft
PRINCIPAL STRUCTURE		
FRONT YARD SETBACK (PRINCIPAL)	35 ft	41.7 ft
FRONT YARD SETBACK (PORCH)	30 ft	35.5 ft
ONE SIDE	6 ft	8.8 ft
TOTAL BOTH SIDES	16 ft	18.9 ft
MINIMUM REAR YARD SETBACK	35 ft	75.8 ft
ACCESSORY BUILDING (GAR.)		
MINIMUM SIDE YARD	5 ft	-2.1 ft *
MINIMUM REAR SETBACK	5 ft	7.2 ft
HEIGHT	16 ft	?
MINIMUM LOT SHAPE CIRCLE	34 ft DIAM	38 ft
BUILDING HEIGHT		
RIDGE	35 ft	20.6 ft
EAVES	26 ft	9.8 ft
MAXIMUM LOT COVERAGE (SF)	2,873	2,061
MAXIMUM BUILDING COVERAGE(SF)	1,446	965

* DENOTES PRE-EXISTING CONDITION

LOT COVERAGE (SF):

DWELLING 751.4

FRONT PORCH 96.1

GARAGE 117.4

DRIVEWAY: 1054

CELLAR ENTRY: 22.5

STEPS: 19.5

TOTAL 2,061 SF

BUILDING COVERAGE (SF):

DWELLING 751.4

FRONT PORCH 96.1

GARAGE 117.4

TOTAL 964.9 SF

CREDITS FROM BUILDING & LOT COVERAGE PER RUMSON ORDINANCE:

1. PORTION OF ROOFED, OPEN-SIDED PORCH FACING FRONT YARD NOT IN EXCESS OF 10% OF PRINCIPAL BUILDING GFA.
2. WALKWAYS CONSTRUCTED ON GRADE
3. THE LESSER OF 50% OF GARAGE FLOOR AREA OR 130 SF
4. PORTION OF UNROOFED PATIO NOT IN EXCESS OF 30% OF PRINCIPAL BUILDING GFA

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

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

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

5/5/26

RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:

THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 24GS3540000

SURVEY OF
LOT 25 ~ BLOCK 62
32 Ridge Road
Borough of Rumson
Monmouth County, New Jersey

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

PROJ. No. 22-055
SCALE 1" = 20'
DATE 05/05/26
DRAWN BY MGB
TAX MAP SHEET # 13
SHEET 1 OF 1
DRAWING No. R3258

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