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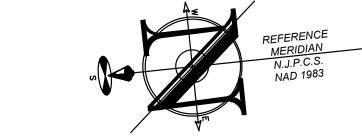
Month: 09 Date: 08	Year: 2025
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Month: 09 Date: 08 Year: 2025 APPLICATION TO	THE PLANNII	NG BOARD		
Please check all a	ppropriate boxe	es below		
MAJOR SUBDIVISION MAJOR SITE PLAN		SUBDIVISION EITE PLAN _	<u> </u>	
PROJECT NAME				
54 Rumson Road			103	2
Location of subdivision/site plan Street Add	Iress		Block	Lot
TagCap Atlantic 54 Rumson, LLC 10 Broadmoor Dame of Applicant Address	Prive Rumson	NJ State		7760 code
(732) 261-5157 atla	nticdn@gmail.com an	d rob@tagcapitalg	roup.com	
	pplicant email		200000000	-
Same as Applicant				
Owner (if other than Applicant) Address City	State	Zip code	Phon	ie
DEVELOPMENT PLANS: into three propose		dential lots, with the larious existing no gle-family home w	e existing h	iouse on
Received by	Date			



PROJECT CONTACT INFORMATION

ATTORNEY	
Name: Rick Brodsky, Esq.	Ansell Grimm & Aaron, PC Address: 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712
Phone: (732) 922-1000	Email: rbrodsky@ansell.law
ARCHITECT N/A	
Name:	Address:
Phone:	Email:
ENGINEER	
Patrick R. Ward, PE, PP InSite Engineering, LLC	1955 Route 34, Suite 1A Wall, NJ 07719 Address:
Phone:(732) 531-7100	Email:patrick@insiteeng.net
ENVIRONMENTAL ENGINE	EER N/A
Name:	Address:
Phone:	Email:
PLANNER	
Name:	Address:
Phone:	Email:



BOUNDARY &

TOPOGRAPHIC SURVEY OF

BLOCK 103, LOT 2 54 RUMSON ROAD

SITUATED IN:

BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY

CALL BEFORE YOU DIG! NJ ONE CALL....800-272-1000

Surveying

InSite Surveying, LLC CERTIFICATE OF AUTHORIZATION: 24GA28290100 ... 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 .. 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

> .. 20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

REVISIONS

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS IAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE

SHOWN BELOW. BY ME OR UNDER MY DIRECT SUPERVISION, IN

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

CORDANCE WITH THE RULES AND REGULATIONS PROMULGATED B THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND

08/13/2025 REV. PER PROVIDED TITLE COMMITMENT KNOWN AND DESIGNATED AS TAX LOT 2 IN BLOCK 30 AS SHOWN ON THE CURRENT TAX 06/26/2025 INITIAL RELEASE ASSESSMENT MAPS PREPARED FOR THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW DRAWN BY: GS/TS SCALE: 1"=30' HORIZONTAL DATUM - NAD 1983 AND VERTICAL DATUM - NAVD 1988; BASED ON GPS FIELD DATE: 06/12/2025 CHECKED BY: FjB OBSERVATIONS PERFORMED BY INSITE SURVEYING, LLC, ON JUNE 12, 2025 AND REFERRING

JOB #: 25-S001-1075

EXISTING CONDITIONS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC ON JUNE 9 AND 12, 2025. THIS SURVEY REFLECTS THE EXISTING CONDITIONS AS OF JUNE 12, 2025 AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF JUNE 12, 2025. ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. EXCEPT AS SHOWN NO UNDERGROUND UTILITIES HAVE BEEN INVESTIGATED AND/OR FIELD LOCATED. INSITE SURVEYING, LLC MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST

BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION. THIS SURVEY WAS PREFORMED BASED UPON A ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE: BEACON ABSTRACT, LLC, HAVING AN APPLICATION NUMBER BA25008B AND A COMMITMENT DATE OF

SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS BEING WITHIN AND/OR CROSSING THE SURVEYED BOUNDS AS SHOWN, IF ANY.

TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK ..

JERSEY, TAX MAP SHEET No. 30.

SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS, IF ANY. SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.

SUBJECT TO EASEMENT(S) AS SET FORTH IN DEED BOOK 1327, PAGE 493. (DEED REFERS TO A PRIVATE RIGHT OF WAY A DRIVEWAY FROM RUMSON ROAD TO HARTSHORNE LANE ALONG WITH EASEMENTS OF RUMSON ROAD AND BELKNAP LANE, AND OF SEWER CONDUITS OF WATER PIPES, IF ANY, CROSSING THE SUBJECT PROPERTY OR PASSING THEREOF). SUBJECT TO UTILITY GRANT(S) AS SET FORTH IN DEED BOOK 5152, PAGE 783. (DEED REFERS TO A JERSEY CENTRAL POWER & LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY RIGHT OF WAY AGREEMENT)

SUBJECT TO BOUNDARY LINE AGREEMENT IN DEED BOOK 5450 PAGE 553. (REFERS TO A BOUNDARY LINE AGREEMENT BETWEEN THE SURVEYED PROPERTY LOT 2 BLOCK 103 AND

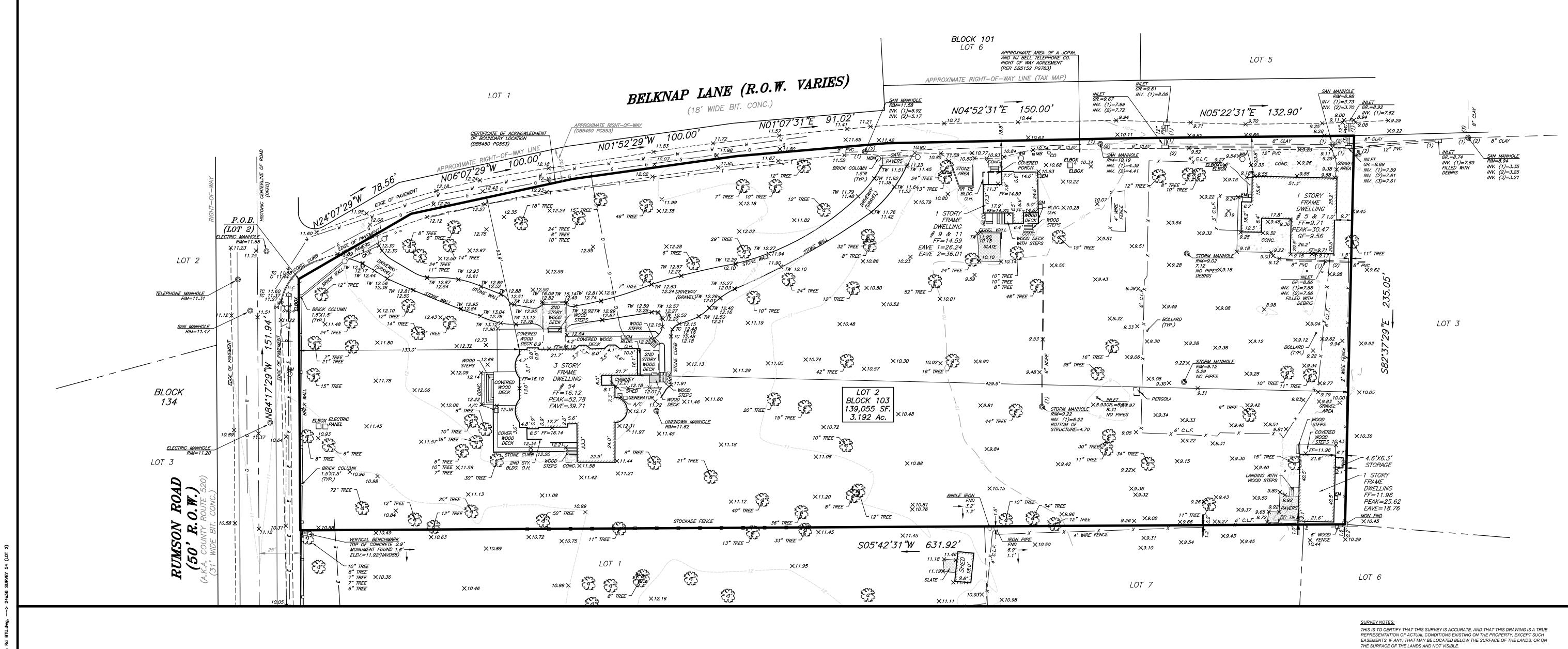
THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF

AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 201 OF 457, CONTAINS: RUMSON, BOROUGH OF MAP NUMBER 34025C0201H, MAP REVISED JUNE 15, 2022, THE SUBJECT PROPERTY IS PREDOMINANTLY LOCATED IN THE FOLLOWING FEMA EFFECTIVE FLOOD ZONES: ZONE X (NO SCREEN OR SHADED AREA), AND ZONE X (SCREEN OR SHADED AREA). ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88). VERTICAL BENCHMARKS: TOP OF CONCRETE MONUMENT FOUND. PLOTTED. ELEV.= 11.92 (NAVD88).

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D). CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

FRANK J. BARLOWSKI. P.L.S. PROFESSIONAL LAND SURVEYOR NJ LIC. NO. GS39735

1 of 1



SCALF : 1" = 30"

SCALE : 1" = 30"					
LEGEND					
EXISTING					
	BOUNDARY LINE				
	CONTOUR LINE				
^X 46.80	SPOT ELEVATION				
	BUILDING				
	WALL				
—— G ——— G ——	GAS				
w w	WATER				
	INLET				
====	STORM				
$-\!\!\!\!-\!\!\!\!\!-\!$	SANITARY MAIN				
——— ОН ————	OVERHEAD WIRE				
— E — E —	ELECTRIC				
	TELEPHONE				
þ	UTILITY POLE				
	HYDRANT				
	SIGN POST				
x x	FENCE				
\$	LIGHT FIXTURE				
₽ -1	TEST PIT LOCATION				
- ₩ ->	GRADE FLOW ARROW				
	SWALE CENTER LINE				
₩	DECIDUOUS TREE				

CONIFEROUS TREE

SURVEY MAP REFERENCES: A MAP ENTITLED, "SURVEY OF PROPERTY, 50 & 54 RUMSON ROAD, LOTS 1 & 2, BLOCK 103, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY," BY CHARLES SURMONTE P.E. & P.L.S., DATED JANUARY 15, 2025.

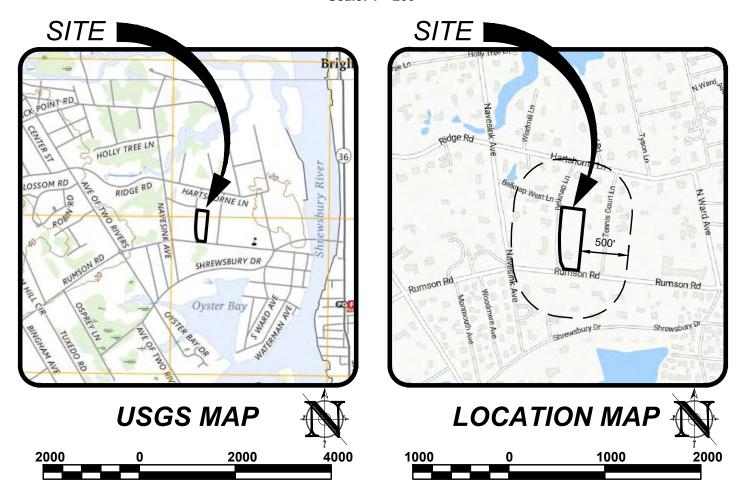
DEED REFERENCES: BOOK 5450 PG 560 BOOK 5152 PG 0783 (RIGHT OF WAY AGREEMENT) BOOK 1327 PG 493 (PRIVATE RIGHT OF WAY / EASEMENTS) BOOK 5450 PG 553 (BOUNDARY LINE AGREEMENT)

MINOR SUBDIVISION PLAN **FOR** 54 RUMSON ROAD

BLOCK 103, LOT 2 TAX MAP SHEET #30 54 RUMSON ROAD RUMSON, MONMOUTH COUNTY, NEW JERSEY

R-2: SINGLE FAMILY RESIDENTIAL RSC OVERLAY: RUMSON ROAD SCENIC ROADWAY OVERLAY ROI-2: RESIDENTIAL OVERLAY INCLUSIONARY

TAX MAP



SHEET #:	SHEET TITLE:	INITIAL RELEASE:	REV. DATE
C100	TITLE SHEET	08/19/25	
C101	PLAN NOTES	08/19/25	
C200	EXISTING CONDITIONS & TREE REMOVAL PLAN	08/19/25	
C300	SUBDIVISION PLAT	08/19/25	
C301	DEVELOPMENT PLAN	08/19/25	
C400	GRADING & UTILITY PLAN	08/19/25	
C600	LANDSCAPE PLAN	08/19/25	
C700	CONSTRUCTION DETAILS	08/19/25	
C701	CONSTRUCTION DETAILS	08/19/25	
C702	CONSTRUCTION DETAILS	08/19/25	
C800	SOIL EROSION & SEDIMENT CONTROL PLAN	08/19/25	
C801	SOIL EROSION & SEDIMENT CONTROL NOTES	08/19/25	
C802	SOIL EROSION & SEDIMENT CONTROL DETAILS	08/19/25	

(PLANNING BOARD
	CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE BOROUGH OF RUMSON PLANNING BOARD ON
	BOARD CHAIRPERSON
	ATTEST:
	BOARD ENGINEER
	THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE, WHICH DATE IS ONE HUNDRED NINETY (190) DAYS FROM THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

BOARD SECRETARY

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS

SWORN AND SUBSCRIBED TO BEFORE ME

RUMSON PLANNING BOARD.

NOTARY PUBLIC

APPLICATION AND THAT I CONSENT TO THE FILING OF

	MUNICIPAL ENGINEER
INING BOARD	I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST
SIFIED AND APPROVED AS A MINOR SUBDIVISION E BOROUGH OF RUMSON PLANNING BOARD ON 	OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.
D CHAIRPERSON	MUNICIPAL ENGINEER (AFFIX SEAL) DATE
	MUNICIPAL CLERK
D ENGINEER	THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET
PLAT (OR A DEED DESCRIBING THIS SUBDIVISION)	WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:55D-1 ET SEQ.) OR

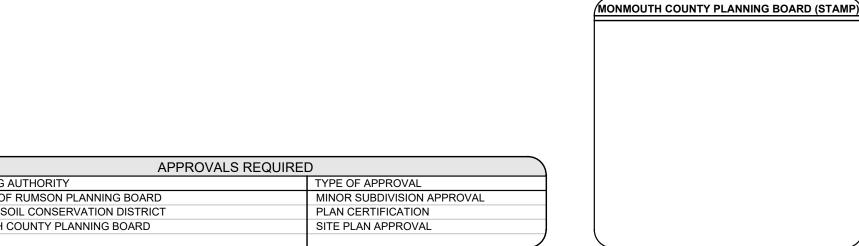
MUNICIPAL CLERK	
WITHIN THE TIME LIMIT	WN ON THIS MAP SHALL BE S PROVIDED IN THE "MUNICIPA 75, C.291 (C.40:55D-1 ET SEQ.
MUNICIPALITY, GUARAI	D HAS BEEN GIVEN TO THE NTEEING THE FUTURE SETTIN S DESIGNATED AND SHOWN

PROPERTY OWNERS WITHIN 200' (7/2/25)

MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Rumson Boro	101	1		10 Belknap Lane	KESSLER, NEIL DAVID & RUTH SABELLA	10 BELKNAP LANE	RUMSON, NJ 07760
Rumson Boro	101	5		6 Belknap Lane	FROBERG, JOHN RIKARD & VINCE, FREDRI	6 BELKNAP LANE	RUMSON, NJ 07760
Rumson Boro	101	6		8 Belknap Lane	8 BELKNAP LANE, LLC	8 BELKNAP LANE	RUMSON, NJ 07760
Rumson Boro	102	5		4 Belknap Lane	KIMMEL, MICHAEL & KATHRYN	4 BELKNAP LANE	RUMSON, NJ 07760
Rumson Boro	103	1		50 Rumson Road	50 RUMSON ROAD LLC	PO BOX 3085	SEA BRIGHT, NJ 07760
Rumson Boro	103	2		54 Rumson Rd.	SYKES, DONALD M & FRANCES P	PO BOX 3085	SEA BRIGHT, N J 07760
Rumson Boro	103	3		3 Belknap Lane	BURGESS, JOHN M & EILEEN M	3 BELKNAP LAVE	RUMSON, NJ 07760
Rumson Boro	103	6		4 Tennis Court Lane	ROBINSON, DANON & HANSSEN, HEATHER	4 TENNIS COURT LANE	RUMSON, NJ 07760
Rumson Boro	103	7		6 Tennis Court Lane	BOSTIC, SUSAN & ROSALIE	120 WHITE ST	SHREWSBURY, NJ 07702
Rumson Boro	134	2		55 Rumson Road	TAYLOR, WILLIAM C & KATHERINE E	55 RUMSON ROAD	RUMSON, NJ 07760
Rumson Boro	134	3		53 Rumson Road	MARRUS, MICHAEL & LAUREN	53 RUMSON RD	RUMSON, NJ 07760
Rumson Boro	134	4.01		51 Rumson Road	FRIEDEL, ALISON R	51 RUMSON RD	RUMSON, NJ 07760

UTILITY CONTACTS

- 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
- 1415 Wyckoff Road, Wall, New Jersey 07727
- New Jersey American Water Company 661 Shrewsbury Avenue, Shrewsbury, New Jersey 07702



BOROUGH OF RUMSON PLANNING BOARD FREEHOLD SOIL CONSERVATION DISTRICT MONMOUTH COUNTY PLANNING BOARD

SEE SHEET C101 FOR PLAN NOTES

54 RUMSON ROAD

PROJECT INFORMATION

PROJECT LOCATION: BLOCK 103, LOT 2

BOROUGH OF RUMSON.

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY: ANSELL GRIMM & AARON, P.C. RICK BRODSKY, ESQ. 1500 LAWRENCE AVENUE

OCEAN, NEW JERSEY 07712

1955 ROUTE 34, SUITE 1A WALL, NJ 07719



NJ ONE CALL....800-272-1000



CERTIFICATE OF AUTHORIZATION: 24GA28083200 .. 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 ... 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401 .. 20 N. MAIN STREET, SUITE 2B,

InSite@InSiteEng.net www.InSiteEng.net

NJPE 24GE05079000 NJPP 33LI00626800

732-531-7100 (Ph) 732-531-7344 (Fax)

REVISIONS						
Rev.# Date	Comment					
0 08/19/25	INITIAL RELE	:ASE				
		DESIGNED BY: TJJ				
SCALE: AS SHOWN		DESIGNED BY: 1 JJ				
DATE: 08/19/25		DRAWN BY: TJJ				
JOB #: 25-2551-01		CHECKED BY: PRW				
\times NOT F	OR CONST	RUCTION				
		APPROVED BY				

FOR CONSTRUCTION

PLAN INFORMATION

MINOR SUBDIVISION PLAN

SHEET TITLE:

TITLE SHEET

GENERAL SITE PLANTING

THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADING. THE CONTRACTOR SHALL INCORPORATE ALL SOIL AMENDMENTS AND FERTILIZERS DESCRIBED HEREIN. THE SOIL PREPARATION SPECIFIED BELOW SHALL BE ADJUSTED ACCORDING TO THE ANALYSIS, FOLLOWING APPROVAL FROM THE UNDERSIGNED.

WEED CONTROL FOR LAWN, SHRUB & GROUND COVER AREAS (EXCEPT SLOPES)

- 2. IRRIGATION IS TO BE INSTALLED WHERE NOTED ON PLAN ACCORDING TO SHOP DRAWINGS.
- FERTILIZE ALL SHRUB/GROUND COVER AREAS. APPLY 10LBS. OF 16-20-0 COMMERCIAL FERTILIZER PER 1,000 SQ. FT. OR AS DIRECTED BY SOILS REPORT
- 4. WATER ALL SHRUB/GROUND COVER AREAS FOR THREE (3) WEEKS TO GERMINATE WEED SEEDS. APPLY WATER AT LOW RATE TO AVOID EROSION.
- LICENSED APPLICATOR SHALL APPLY SYSTEMIC WEED KILLER TO ALL PLANTING AREAS PER MANUFACTURER'S SPECIFICATIONS.

TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES. AT LEAST THREE (3) INCHES OF EVEN COVER SHALL BE PROVIDED TO ALL DISTRIBUTED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING IF EXCESS TOPSOIL REMAINS. THE THICKNESS SHALL BE INCREASED, IF ADDITIONAL IS REQUIRED, THE DEVELOPER SHALL PROVIDE IT. REMOVAL OF EXCESS TOPSOIL SHALL ONLY BE PERMITTED IN ACCORDANCE WITH A PLAN APPROVED BY THE MUNICIPAL AGENCY.

ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE

- 2. ROUGH GRADE: SITE TO BE RECEIVED BY LANDSCAPE CONTRACTOR, TO WITHIN 1/10 FOOT PLUS OR MINUS, BY OWNER BASED UPON GRADING PLAN.
- FINAL GRADE: FINAL GRADE TO CONSIST OF GRADING, RAKING AND HAND WORK NECESSARY TO ACHIEVE DESIRED CONTOUR AND FLOW LINE PATTERNS RESULTING IN EVENLY FINISHED SURFACES FREE OF DEBRIS AND LITTER. SPREAD OVER ALL LAWN, SHRUB AND GROUND COVER AREAS, AMENDMENTS AND FERTILIZER PRESCRIBED IN SOILS REPORT THOROUGHLY MIX INTO SOIL TO DEPTH OF 6" OR MORE AND FINE GRADE CONTRACTOR TO IMPORT SOIL NECESSARY TO

ATTAIN DESIGN GRADES AND BERMS, ALL IMPORTED SOIL SHALL BE FREE OF WEEDS AND DEBRIS AND HAVE BALANCED PH.

SMOOTH AND EVEN GRADING FOR PROPER DRAINAGE. FINAL GRADE SHALL BE 1" BELOW WALK/TOP OF CURB. REMOVE FROM

PLANT TREES, SHRUBS AND GROUND COVER AS CALLED FOR WHERE INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET.

GROUND COVER - FLATS AND/OR CUTTINGS:

THE SITE ALL STONES OVER 2" IN SIZE.

ALL PLANT MATERIALS SPECIFIED AS PLUGS OR FLAT STOCK ON PLANTING PLAN SHALL REMAIN IN THE FLATS UNTIL TIME OF TRANSPLANTING. THE FLAT SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT SOIL DOES NOT FALL APART WHEN LIFTING PLANT FROM FLAT, GROUND COVER PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR DURING PLANTING, ROOTS SHALL NOT BE EXPOSED TO THE AIR EXCEPT WHILE ACTUALLY BEING PLANTED. WILTED PLANTS WILL NOT BE ACCEPTED. AT THE TIME OF PLANTING, THE SOIL AROUND EACH PLANT SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT AIR POCKETS. PLANTS TO BE PLANTED IN TRIANGULAR SPACING AS SPECIFIED O.C. (ON CENTER). ALL CUTTINGS SHALL BE MINIMUM OF 6" LONG. WATER IMMEDIATELY AFTER EACH PLANTING UNTIL ONE INCH OF WATER PENETRATION IS OBTAINED. CARE SHALL BE EXERCISED AT ALL TIMES TO PROTECT THE PLANTS AFTER PLANTING. ANY DAMAGE TO PLANTS BY TRAMPLING OR OTHER OPERATIONS OF THIS CONTRACT SHALL BE REPAIRED IMMEDIATELY.

PLANT ALL CONTAINER GROWN PLANTS IN PLANTING PITS AS DIRECTED ON TREE AND SHRUB PLANTING AND STAKING DETAIL THOROUGHLY MIX BACKFILL ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. CONTRACTOR SHALL CONSTRUCT BASINS AROUND ALL TREES; BASINS SHALL NOT EXCEED TOP OF ROOT BALL CROWN.

- ALL TREES SHALL HAVE A CALIPER OF TWO AND ONE-HALF (2 1/2) INCHES OR SPECIFIED CALIPER IN PLANTING SCHEDULE AND THEY SHALL BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, AND HAVE STRAIGHT TRUNKS. TREES SHALL BE PROPERLY PLANTED AND STAKED ACCORDING TO TREE AND SHRUB PLANTING AND STAKING/ EVERGREEN PLANTING & STAKING DETAIL AND PROVISION MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. THE APPLICANT SHALL REPLACE DEAD OR DYING TREES DURING THE NEXT PLANTING SEASON.
- TOP DRESSING: TOP DRESS ALL GROUND COVER AND SHRUB AREAS WITH 2" THICK LAYER OF OGC (ORGANIC GROUND COVER) AS SPECIFIED ON PLANTING PLAN

AREAS SHALL HAVE A SMOOTH CONTINUAL GRADE BETWEEN EXISTING OF FIXED CONTROLS, SUCH AS: WALKS, CURBS, CATCH

- BASINS. ROLL, SCARIFY, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN SOIL STRUCTURE. APPLY FERTILIZERS AS SPECIFIED BY SOIL ANALYSIS TO DEPTH OF 6". SOD SHALL BE INSTALLED THE SAME DAY AS IT IS DELIVERED. SOD SHALL NOT BE LEFT ON PALLETS IN THE HOT SUN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO SOD NOT INSTALLED ON DAY OF DELIVERY. 4. UNROLL SOD CAREFULLY AND PLACE IN STAGGERED PATTERN OF STRIPS, SOD SHALL BE INSTALLED AGAINST ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.
- 5. FOLLOWING INSTALLATION, SOD SHALL BE IRRIGATED THOROUGHLY TO PROVIDE MOISTURE PENETRATION TO AT LEAST 6" INTO PREPARED SOIL.
- 6. ALL SOD SHALL BE HANDLED AND LAID IN A HIGH STANDARD OF WORKMANSHIP MANNER, ALL ENDS, JOINTS, AND CUTS SHALI FIT TIGHTLY SO THAT THERE ARE NO VOIDS. THE FINAL APPEARANCE SHALL BE ONE OF A CONTINUOUS LAWN. SECTIONS OF
- SOD LESS THAN 18" LONG OR 9" WIDE SHALL NOT BE USED. 7. NO SOD AREA WILL BE ACCEPTED UNTIL APPROVED BY AUTHORITY HAVING JURISDICTION OR THE UNDERSIGNED, AS REQUIRED.

GENERAL SLOPE PLANTING

- CLIT SLOPES: THESE SURFACES SHALL BE ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. TH ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS. b. FILL SLOPES: THESE SURFACES SHALL BE COMPACTED AND FINISHED AND ALSO ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.
- a. MANUALLY REMOVE EXISTING VEGETATION WHERE NOTED ON PLAN AND DISPOSE OFFSITE.

THE PLANTING DETAIL SHEET WITH THE SITE SOIL PRIOR TO BACKFILLING OF PLANTING PITS.

- b. FERTILIZE ALL PLANTING AREAS BASED UPON SOIL ANALYSIS. BEGIN WATERING PROCESS TO ACTIVATE FERTILIZER AND ADDITIVE CHEMICALS.
- c. WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF TWO (2) CONSECUTIVE WEEKS. THE UNDERSIGNED SHALL APPROVE SPECIFIC WATERING DURATION AND FREQUENCY DESIGNED TO GERMINATE ALL RESIDUAL WEED SEEDS. d. IF PERENNIAL WEEDS APPEAR, DISCONTINUE WATERING PROCESS FOR TWO (2) DAYS, THEN APPLY RECOMMENDED HERBICIDE BY LICENSED APPLICATOR IF ANNUAL WEEDS APPEAR. USE STRAIGHT CONTACT HERBICIDE AS PER THE LICENSED APPLICATOR'S
- RECOMMENDATIONS. NO WATER SHALL BE APPLIED FOR A MINIMUM OF FOUR (4) DAYS FOLLOWING APPLICATION CONTACT WEED KILLER. e. ALLOW SUFFICIENT PERIOD OF TIME TO INSURE THAT ALL WEEDS ARE DEAD. f. WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF THREE (3) WEEKS. A SHORTER WATERING PERIOD MAY BE PERMISSIBLE AT THE DISCRETION OF THE UNDERSIGNED AND/OR THE PEST CONTROL ADVISOR. DISCONTINUE WATERING FOR ONE (1) DAY PRIOR TO THE SECOND APPLICATION OF THE HERBICIDE. RE-APPLY A STRAIGHT CONTACT WEED KILLER, AS PER THE PEST CONTROL ADVISOR'S RECOMMENDATIONS. FOR EFFECTIVE WEED ERADICATION, ALLOW A MINIMUM OF FOUR (4) DAYS WITHOUT IRRIGATION.RO
- REMOVE ALL DESICCATED WEEDS FROM SLOPES. <u>PLANTING</u>
 PLANT TREES AND SHRUBS AS INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET. SUBSTITUTIONS OF PLANTS WILL

 THE PROPERTY OF THE PLANTS OF THE PLANTS ACCORDING TO TREE AND THE PLANTS AND THE PLANTS AND THE PLANTS AND THE PLANTS AND THE P NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE UNDERSIGNED. INSTALL ALL CONTAINER GROWN PLANTS ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROLIGHLY MIX THE SPECIFIED MATERIALS FOLIND IN THE SOIL ANALYSIS AND THOSE SPECIFIED IN

SOIL EROSION AND SEDIMENT CONTROL NOTES

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

- 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.
- SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND
- 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.
- THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION

WATER NOTES

- 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 THE BOROUGH OF RUMSON MUA, ETC.
- 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.
 - 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 NJ AMERICAN WATER AND NJDEP REQUIREMENTS.

JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-3.15)

- ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW
- ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 3.5 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
- 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)
- 1. 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

- 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.
- 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.
- 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, PROJEC ENGINEER AND PROJECT OWNER.
- 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.

GENERAL LANDSCAPING NOTES

AFTER ALL INSTALLATION OPERATIONS HAVE BEEN COMPLETED. REMOVE ALL RUBBISH. EXCESS SOIL. EMPTY PLANT CONTAINERS AND TRASH FROM THE SITE DAILY. ALL SCARS, RUTS AND OTHER MARKS IN THE AREA CAUSED BY THIS WORK SHALL BE REPAIRED AND THE GROUND LEFT IN A NEAT, ORDERLY CONDITION. LEAVE SITE IN BROOM-CLEAN CONDITION AT THE END OF EACH DAY.

MAINTENANCE 1. DURING INSTALLATION, THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF LABORERS AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED. PLANT MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, CARING OF PLANTS, INCLUDING GROUND COVERS, SHRUBS, VINES AND TREES, EDGING AND MOWING LAWNS, FERTILIZING, CONTROL OF PESTS AND DISEASES, AND MAINTAINING WALKS FREE OF DEBRIS AND DIRT. UPON COMPLETION OF EACH AREA, THE CONTRACTOR, THE UNDERSIGNED, THE OWNER, ALONG WITH THE OWNER'S

- MAINTENANCE REPRESENTATIVE SHALL CONDUCT AN INSPECTION OF COMPLETED AREA. AT THIS TIME, A LIST OF CORRECTIONS, IF ANY, SHALL BE MADE. ALL CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AFTER ALL WORK HAS BEEN COMPLETED. INSPECTED AND ACCEPTED. ALL AREAS WILL BE MAINTAINED FOR A PERIOD OF NINETY (90) CALENDAR DAYS OR AS LONG AS IS NECESSARY TO ESTABLISH THRIVING TREES. SHRUBS, TURE AND GROUND COVER WITHOUT BARE SPOTS. KEEP ALL AREAS WEED-FREE, ADEQUATELY WATERED AND NEATLY CULTIVATED FOR THE NINETY (90) PERIOD, REMOVE ALL DEBRIS FROM SITE
- AND KEEP THE ENTIRE SITE BROOM-CLEAN, TURF AREAS ARE TO BE MOWED WEEKLY. 4. RE-SEED ALL BARE SPOTS IN TURF AREAS AT TWO (2) WEEK INTERVALS AND MAINTAIN UNTIL AN EVEN STAND OF TURF IS OBTAINED. RE-SEED ALL SLOPE AREAS THAT FAIL TO GERMINATE EVENLY. REPAIR ALL ERODED SURFACES AT NO COST TO THE OWNER.
- DAMAGE TO ANY PLANTED AREA SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED AND REPLANTED. THE PROJECT SHALL BE SO CARED FOR THAT A NEAT, CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES TO THE SATISFACTION OF THE
- OWNER AND THE UNDERSIGNED. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO MAKE A MINIMUM OF ONE (1) VISIT PER WEEK FOR MAINTENANCE PURPOSES DURING THE MAINTENANCE PERIOD (90 DAYS) AT THE END OF THE MAINTENANCE PERIOD. ALL AREAS THAT HAVE BEEN PLANTED SHALL BE FERTILIZED WITH COMMERCIAL FERTILIZER.
- ANALYSIS AND RATE OF APPLICATION SHALL BE PER THE SOILS REPORT THE CONTRACTOR SHALL REQUEST A FINAL SITE VISIT SEVEN (7) DAYS PRIOR TO THE END OF THE MAINTENANCE PERIOD (90 DAYS). THIS REQUEST SHALL BE WRITTEN AND DIRECTED TO THE OWNER AND THE UNDERSIGNED. UPON WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER AND THE UNDERSIGNED, THE CONTRACTOR SHALL BE RELIEVED OF ANY FURTHER MAINTENANCE.

GUARANTEE ALL TURF, GROUND COVER AND SHRUBS SHALL BE GUARANTEED TO LIVE AND GROW THROUGH THE FIRST GROWING SEASON. TREES SHALL BE

- GUARANTEED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW
- INSPECTION DURING CONSTRUCTION

 1. OBSERVATION VISITS SPECIFIED HEREIN SHALL BE MADE BY THE UNDERSIGNED OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST OBSERVATION AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE TIME THAT THE OBSERVATION IS REQUESTED. A 2. OBSERVATION VISITS ARE SUGGESTED FOR THE FOLLOWING PARTS OF THE WORK: a. UPON COMPLETION OF GRADING AND SOIL CONDITIONING PRIOR TO PLANTING.
- b. WHEN TREES ARE SPOTTED FOR PLANTING, BUT PRIOR TO WHEN PLANTING HOLES ARE EXCAVATED c. WRITTEN ACCEPTANCE OF THE PROJECT TO RELEASE THE CONTRACTOR FROM FURTHER MAINTENANCE SHALL OCCUR AFTER FINAL OBSERVATION WITH THE OWNER OR HIS REPRESENTATIVE AT THE END OF THE MAINTENANCE PERIOD.

ALL SCALED DIMENSIONS ARE APPROXIMATE PRIOR TO PROCEEDING WITH ANY WORK THE CONTRACTOR SHALL CHECK AND VERIEV ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY NOTICY THE UNDERSIGNED OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS, NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY THE UNDERSIGNED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH LINES AND PLANT LOCATIONS. PROMPTLY NOTIFY THE UNDERSIGNED TO ARRANGE FOR RELOCATIONS OF UTILITIES OR PLANTING LOCATIONS. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM HIS WORK.

- EXISTING TREES

 CONTRACTOR IS TO TAKE CARE IN PRESERVING ANY EXISTING TREES GREATER THAN OR EQUAL TO 6" ON THE SITE. DAMAGE OR LOSS OF THESE TREES WILL RESULT IN REPLACEMENT OF EQUAL SIZE BY THE LANDSCAPE CONTRACTOR.
- <u>NSTALLATION</u> I'HIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
- ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.

ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.

- WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE UNDERSIGNED FOR DECISION ON PLACEMENT. 2. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 3" MIN. THK. MULCH AT BASE OF
- ROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 18"
- ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
- ALL TURF AREAS ARE TO BE SODDED WITH AN APPROVED GRASS MIXTURE. *SEE LANDSCAPING NOTES AND DETAIL SHEET FOR ADDITIONAL PLANTING NOTES

SITE LAYOUT NOTES

- 1. ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
- 2. RETAINING WALLS REQUIRE STRUCTURAL DESIGN BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
- SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8"
- 4. SEE LANDSCAPE PLANS FOR DETAILS ON HARDSCAPE AND PLANTING MATERIALS.
- 5. SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.
- 6. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 21, "RESIDENTIAL SITE IMPROVEMENT STANDARDS".

GRADING NOTES

- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
- 2. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
- 3. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- 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
- ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING

- 1. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL STORM DRAINAGE SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPLIRTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING
- 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.
- UNLESS OTHERWISE INDICATED, STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.
- ALL STORM PIPES TO BE CLEANED AND TELEVISED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

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

- 2. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE
- B. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING SANITARY SEWER FROM THE BOROUGH OF RUMSON MUA, ETC.
- ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE BOROUGH OF RUMSON AND NJDEP REQUIREMENTS.
- 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
- 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
- PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
- PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH BOROUGH OF RUMSON 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
- 2. 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. 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.

GENERAL NOTES

TAX MAP #30: BLOCK 103, LOT 2, 54 RUMSON ROAD, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY CENTER SITE COORDINATES 558,874 N 635,638 E.

HIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF MINOR SUBDIVISION BOROUGH 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. CONTRACTOR/OWNER IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS AREA AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER REGULATORY

PERMITS AND APPROVALS ARE ISSUED SHALL BE SUBMITTED TO THE APPROPRIATE AGENCY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.

SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", BEING DATED 06/12/25. HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88

CCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0201H, DATED 6/15/22, THE SITE IS NOT LOCATED IN A FLOOD ZONE. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.

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 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.

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.

IE 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.

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.

- 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.

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

- AGENCY HAVING JURISDICTION OVER THE PROJECT.
- a SOIL FROSION PLANS HAVE BEEN PREPARED TO ADDRESS FROSION 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

REQUIRED BY THE BOROUGH OF RUMSON, COUNTY OF MONMOUTH, NJ AMERICAN WATER, AND ANY OTHER APPLICABLE

DURATION OF THE PROJECT.

UNDERGROUND UTILITIES.

SITE PREPARATION NOTES

REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

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

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

- 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
- 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 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 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. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF
- 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.

4. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN

- 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 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
- 7. ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE DURING CONSTRUCTION.

BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFF SITE.

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

JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY

- 9. ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES & FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED
- 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
- 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.

TO PROVIDE A SAFE WORK SITE.

FINAL PLANTINGS, UTILITIES, GRADING, DRAINAGE AND OTHER IMPROVEMENTS TO BE CONFIRMED AS PART OF INDIVIDUAL PLOT PLAN DEVELOPMENT APPROVAL

PROJECT INFORMATION

ROJECT LOCATION:

BLOCK 103, LOT 2 54 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

TAGCAP ATLANTIC 54 RUMSON, LLC

RUMSON, NJ 07760

10 BROADMOOR DRIVE

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ANSELL GRIMM & AARON, P.C. RICK BRODSKY, ESQ. 1500 LAWRENCE AVENUE

OCEAN, NEW JERSEY 07712 INSITE SURVEYING, LLC 1955 ROUTE 34, SUITE 1A WALL, NJ 07719



NJ ONE CALL....800-272-1000

InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 . 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

> . 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401 20 N. MAIN STREET, SUITE 2B,

nSite@InSiteEng.net www.InSiteEng.net

PROFESSIONAL ENGINEER, PLANNER

NJPE 24GE05079000 NJPP 33LI0062680

MANAHAWKIN. NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)

REVISIONS 08/19/25 INITIAL RELEASE

JOB #: **25-2551-01** CHECKED BY: PRW NOT FOR CONSTRUCTION APPROVED BY

PLAN INFORMATION

DESIGNED BY: **TJJ**

DRAWN BY: **TJJ**

MINOR SUBDIVISION

FOR CONSTRUCTION

SHEET TITLE:

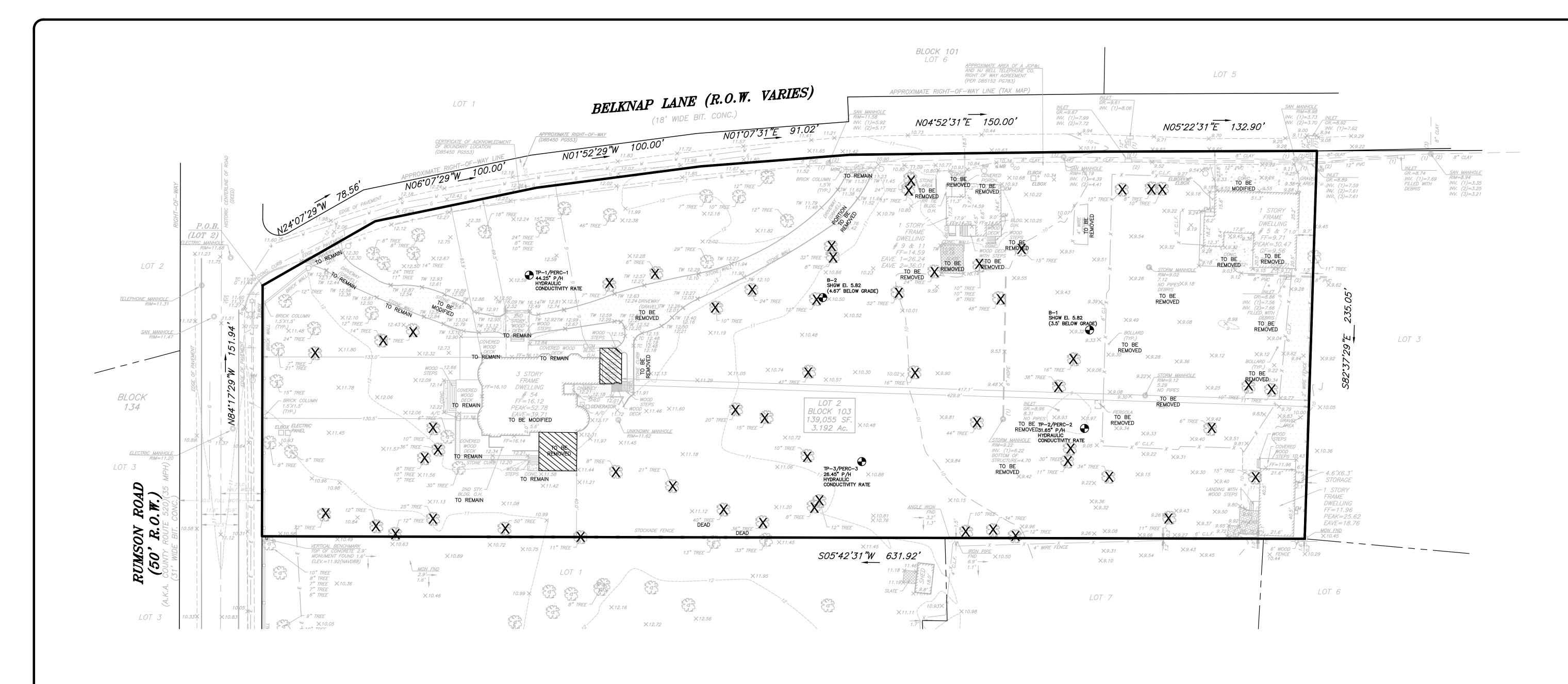
SCALE: N/A

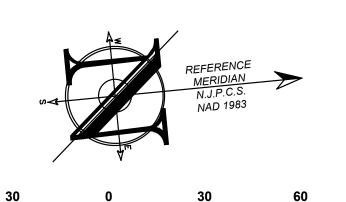
DATE: 08/19/25

SHEET NO:

C101

PLAN NOTES





SCALE : 1" = 30'

	LEGEND	
EXISTING		PROPOSED
	BOUNDARY LINE	<u> </u>
58	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
& Manney Comments	BUILDING	
	WALL	
—— б ——— б ———	GAS	GAS
——————————————————————————————————————	WATER	——— WTR ———
	INLET	
	STORM	
	SANITARY MAIN	
SANO_CO	SANITARY LATERAL	SAN CO
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——— E ———— E ———	ELECTRIC	E
	TELEPHONE	TEL
ę	UTILITY POLE	•
,	HYDRANT	7
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xx	FENCE	x x
.☆ <i>TP−1</i>	LIGHT FIXTURE	● —● TP–1
	TEST PIT LOCATION	Ö
	GRADE FLOW ARROW	-
	SWALE CENTER LINE	—···——

SEE SHEET C101 FOR PLAN NOTES

54 RUMSON ROAD

PROJECT INFORMATION

PROJECT LOCATION:

BLOCK 103, LOT 2 54 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

TAGCAP ATLANTIC 54 RUMSON, LLC
10 BROADMOOR DRIVE RUMSON, NJ 07760

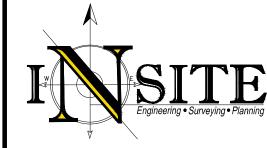
APPLICANT'S PROFESSIONALS

ATTORNEY:
ANSELL GRIMM & AARON, P.C.
RICK BRODSKY, ESQ.
1500 LAWRENCE AVENUE OCEAN, NEW JERSEY 07712

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



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InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200 .. 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 ... 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401 ... 20 N. MAIN STREET, SUITE 2B,

> 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

PROFESSIONAL ENGINEER, PLANNER

NJPE 24GE05079000 NJPP 33LI00626800

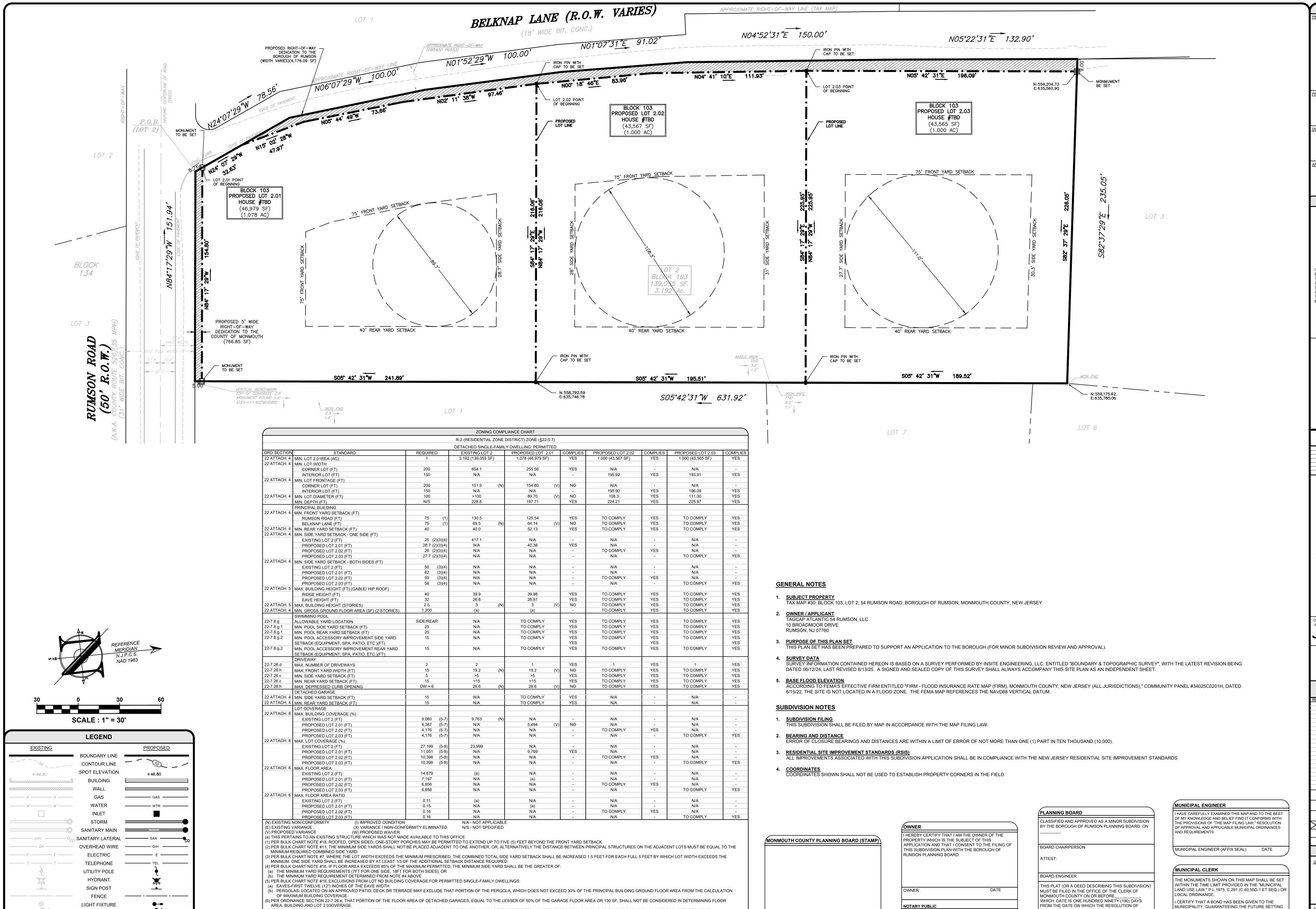
REVISIONS Rev.# Date Comment 0 08/19/25 INITIAL RELEASE DESIGNED BY: **TJJ** SCALE: 1"=30' DATE: 08/19/25 DRAWN BY: TJJ JOB #: 25-2551-01 CHECKED BY: PRW NOT FOR CONSTRUCTION

FOR CONSTRUCTION

PLAN INFORMATION

MINOR SUBDIVISION PLAN

EXISTING CONDITIONS & TREE REMOVAL PLAN



PER BULK CHART NOTE #9, 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

LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.

(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.

8) PER BULK CHART NOTES #5, EXCLUSIONS FROM LOT 2.030VERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS:

CALCULATION OF THE MAXIMUM LOT 2.01ND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR

TEST PIT LOCATION

GRADE FLOW ARROW

SEE SHEET C101 FOR PLAN NOTES

SWALE CENTER LINE ------

54 RUMSON

PROJECT INFORMATION

ROAD

PROJECT LOCATION:

BLOCK 103, LOT 2 54 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY: ANSELL GRIMM & AARON, P.C. RICK BRODSKY, ESQ. 1500 LAWRENCE AVENUE OCEAN, NEW JERSEY 07712

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

WALL, NJ 07719

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEYS DATED 08/13/25 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

FRANK J. BARLOWSKI, P.L.S. PROFESSIONAL LAND SURVEYOR NJ LIC. NO. GS39735



CALL BEFORE YOU DIG NJ ONE CALL....800-272-1000 TEMP. SURVEY MARKINGS PROPOSED EXCAVATION



InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 .. 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 .. 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

.. 20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050 732-531-7100 (Ph) 732-531-7344 (Fax)

PROFESSIONAL ENGINEER, PLANNER NJPE 24GE05079000 NJPP 33LI00626800

InSite@InSiteEng.net www.InSiteEng.net

REVISIONS

Rev.#	Date	Comment		
0	08/19/25	INITIAL RELE	ASE	
SCA	ALE: 1"=30)'	DESIGNED BY:	TJJ
DA	TE: 08/19)/25	DRAWN BY:	TJJ
JOE	s#: 25-2 5	551-01	CHECKED BY:	PRW
\times	NOT FO	OR CONST	RUCTION	
			APP	ROVED BY.
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FOR CONSTRUCTION

MINOR SUBDIVISION

PLAN INFORMATION

SHEET TITLE:

OF THE MONUMENTS AS DESIGNATED AND SHOWN ON

MUNICIPAL APPROVAL IS ADOPTED.

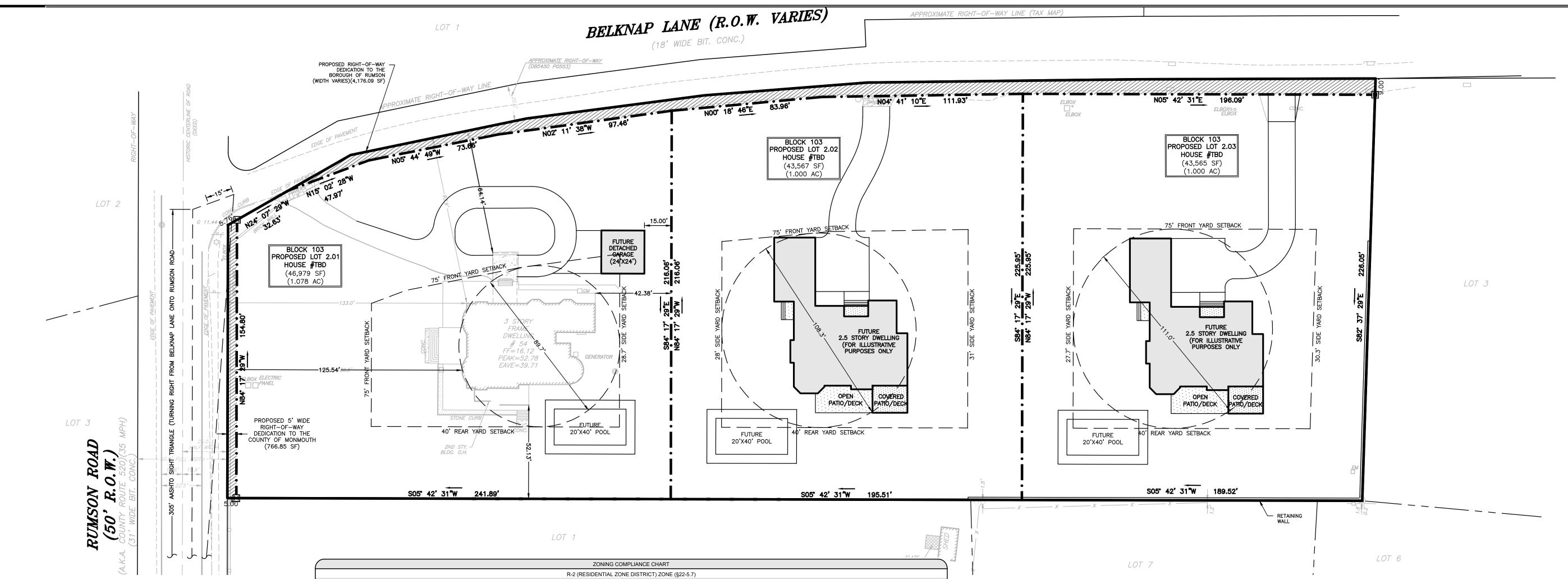
BOARD SECRETARY

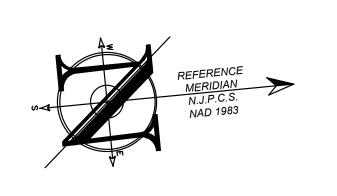
SWORN AND SUBSCRIBED TO BEFORE ME

DAY OF

NOTARY PUBLIC

SUBDIVISION PLAT





SCALE : 1" = 30'

	LEGEND	
<u>EXISTING</u>		PROPOSED
	BOUNDARY LINE	
58	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
Kuummummin	BUILDING	
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——— W ———— W ———	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SANO_CO	SANITARY LATERAL	SAN
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——— E ————— E ————	ELECTRIC	——— E ———
	TELEPHONE	
þ	UTILITY POLE	ė –
	HYDRANT	X
	SIGN POST	<u> </u>
xx	FENCE	x x
ф. 	LIGHT FIXTURE	→
19-1	TEST PIT LOCATION	
		_

SEE SHEET C101 FOR PLAN NOTES

GRADE FLOW ARROW

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			ZONING COMF	PLIANCE CHART					
			D 2 /DESIDENTIAL ZONE	DISTRICT) ZONE (§22-5.7)					
ORD.SECTION	OTANDADD	DECLUDED		LY DWELLING: PERMITTED	COMPLIED	PROPOSED LOT 0.00	001451450	DDODOOED LOT 0.00	LOOMBUEO
	MIN. LOT 2.01REA (AC)	REQUIRED 1	EXISTING LOT 2 3.192 (139,055 SF)	PROPOSED LOT 2.01 1.078 (46,979 SF)	COMPLIES	PROPOSED LOT 2.02 1.000 (43,567 SF)	COMPLIES YES	PROPOSED LOT 2.03 1.000 (43,565 SF)	COMPLIES YES
22 ATTACH. 4	MIN. LOT VIDTH	I	3.192 (139,000 SF)	1.078 (40,979 3F)	153	1.000 (43,307 3F)	TEO	1.000 (43,303 3F)	TES
227(11/(01): 4	CORNER LOT (FT)	200	654.1	255.56	YES	N/A	_	N/A	_
	INTERIOR LOT (FT)	150	N/A	N/A	-	195.92	YES	193.91	YES
22 ATTACH. 4	MIN. LOT FRONTAGE (FT)								
	CORNER LOT (FT)	200	151.9 (N)	154.80 (V)	NO	N/A	-	N/A	-
	INTERIOR LOT (FT)	150	N/A	N/A	-	195.90	YES	196.09	YES
22 ATTACH. 4	MIN. LOT DIAMETER (FT)	100	>100	89.70 (V)	NO	108.3	YES	111.00	YES
-	MIN. DEPTH (FT)	N/S	228.8	197.71	YES	224.21	YES	225.97	YES
	PRINCIPAL BUILDING								
22 ATTACH. 4	MIN. FRONT YARD SETBACK (FT)								
	RUMSON ROAD (FT)	75 (1)	130.5	125.54	YES	TO COMPLY	YES	TO COMPLY	YES
00 4 TT 4 OLL 4	BELKNAP LANE (FT)	75 (1)	69.5 (N)	64.14 (V)	NO NO	TO COMPLY	YES	TO COMPLY	YES
	MIN. REAR YARD SETBACK (FT)	40	40.0	52.13	YES	TO COMPLY	YES	TO COMPLY	YES
22 ATTACH, 4	MIN. SIDE YARD SETBACK - ONE SIDE (FT)	25 (2)(3)(4)	417.1	N/A	_	N/A	_	N/A	_
	EXISTING LOT 2 (FT) PROPOSED LOT 2.01 (FT)	28.7 (2)(3)(4)	N/A	42.38	YES	N/A N/A		N/A	
	PROPOSED LOT 2.01 (FT) PROPOSED LOT 2.02 (FT)	26.7 (2)(3)(4)	N/A	N/A	-	TO COMPLY	YES	N/A	
	PROPOSED LOT 2.03 (FT)	27.7 (2)(3)(4)	N/A	N/A	_	N/A	-	TO COMPLY	YES
22 ATTACH. 4	MIN. SIDE YARD SETBACK - BOTH SIDES (FT)	2 (2)(0)(1)	.,,,			,, .			1.25
	EXISTING LOT 2 (FT)	50 (3)(4)	N/A	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	62 (3)(4)	N/A	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	59 (3)(4)	N/A	N/A	-	TO COMPLY	YES	N/A	-
	PROPOSED LOT 2.03 (FT)	58 (3)(4)	N/A	N/A	-	N/A	-	TO COMPLY	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (FT) (GABLE/ HIP ROOF)								
	RIDGE HEIGHT (FT)	40	39.9	39.88	YES	TO COMPLY	YES	TO COMPLY	YES
	EAVE HEIGHT (FT)	32	26.8	26.81	YES	TO COMPLY	YES	TO COMPLY	YES
	MAX. BUILDING HEIGHT (STORIES)	2.5	3 (N)	3 (V)	NO	TO COMPLY	YES	TO COMPLY	YES
22 ATTACH. 4		1,200	(a)	(a)	-	TO COMPLY	YES	TO COMPLY	YES
00.70	SWIMMING POOL	OIDE/DEAD	NI/A	TO COMPLY	VE0	TO COMPLY	\/F0	TO COMPLY	VE0
22-7.8.g	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A N/A	TO COMPLY TO COMPLY	YES YES	TO COMPLY TO COMPLY	YES YES	TO COMPLY TO COMPLY	YES YES
22-7.8.g.1 22-7.8.g.1	MIN. POOL SIDE YARD SETBACK (FT)	25 25	N/A N/A	TO COMPLY TO COMPLY	YES	TO COMPLY TO COMPLY	YES	TO COMPLY TO COMPLY	YES
22-7.8.g.1 22-7.8.g.2	MIN. POOL REAR YARD SETBACK (FT) MIN. POOL ACCESSORY IMPROVEMENT SIDE YARD	15	N/A	TO COMPLY	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.0.g.2	SETBACK (EQUIPMENT, SPA, PATIO, ETC.)(FT)	15	N/A	TO COMPLY	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.8.g.2	MIN. POOL ACCESSORY IMPROVEMENT REAR YARD	15	N/A	TO COMPLY	YES	TO COMPLY	YES	TO COMPLY	YES
	SETBACK (EQUIPMENT, SPA, PATIO, ETC.)(FT)						5		
	DRIVEWAY								
22-7.26.d	MAX. NUMBER OF DRIVEWAYS	2	2	1	YES	1	YES	1	YES
22-7.26.h	MAX. FRONT YARD WIDTH (FT)	15	19.2 (N)	19.2 (V)	NO	TO COMPLY	YES	TO COMPLY	YES
22-7.26.c	MIN. SIDE YARD SETBACK (FT)	5	>5	>5	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.26.c	MIN. REAR YARD SETBACK (FT)	15	>15	>15	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.26.h	MAX. DEPRESSED CURB OPENING	DW + 6	26.6 (N)	26.6 (V)	NO	TO COMPLY	YES	TO COMPLY	YES
<u> </u>	DETACHED GARAGE								
	MIN. SIDE YARD SETBACK (FT)	15	N/A	TO COMPLY	YES	N/A	-	N/A	-
22 ATTACH. 4	MIN. REAR YARD SETBACK (FT)	15	N/A	TO COMPLY	YES	N/A	-	N/A	-
22 ATTACLL 0	LOT COVERAGE								
22 ATTACH. 8	MAX. BUILDING COVERAGE (%)	0.060 (5.7)	9,763 (N)	N/A		NI/A		NI/A	
	EXISTING LOT 2 (FT)	9,060 (5-7)	9,763 (N) N/A	· · · · · · · · · · · · · · · · · · ·	- NO	N/A N/A	-	N/A N/A	-
	PROPOSED LOT 2.01 (FT)	4,387 (5-7) 4,176 (5-7)	N/A	5,494 (V) N/A	NO	TO COMPLY	YES	N/A N/A	-
	PROPOSED LOT 2.02 (FT) PROPOSED LOT 2.03 (FT)	4,176 (5-7)	N/A	N/A N/A	-	N/A	1 -	TO COMPLY	YES
22 ATTACH 8	MAX. LOT COVERAGE (%)	4,170 (3-7)	IVA	IN/A	-	IN/A	-	TO COMPLI	1 123
22 7(1 17(01). 0	EXISTING LOT 2 (FT)	27,199 (5-8)	23,999	N/A	-	N/A	_	N/A	-
	PROPOSED LOT 2.01 (FT)	11,051 (5-8)	N/A	9,769	YES	N/A	_	N/A	-
	PROPOSED LOT 2.02 (FT)	10,398 (5-8)	N/A	N/A	-	TO COMPLY	YES	N/A	_
	PROPOSED LOT 2.03 (FT)	10,398 (5-8)	N/A	N/A	-	N/A	-	TO COMPLY	YES
22 ATTACH. 6	MAX. FLOOR AREA	, ()							
	EXISTING LOT 2 (FT)	14,679	(a)	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	7,197	N/A	(a)	-	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	6,856	N/A	N/A	-	TO COMPLY	YES	N/A	-
	PROPOSED LOT 2.03 (FT)	6,856	N/A	N/A	-	N/A	-	TO COMPLY	YES
22 ATTACH. 6	MAX. FLOOR AREA RATIO								
	EXISTING LOT 2 (FT)	0.11	(a)	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	0.15	N/A	(a)	-	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	0.16	N/A	N/A	-	TO COMPLY	YES	N/A	-
	PROPOSED LOT 2.03 (FT)	0.16	N/A	N/A	-	N/A	-	TO COMPLY	YES

PROPOSED LOT 2.03 (F
(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE (E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED PROPOSED VARIANCE

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (1) PER BULK CHART NOTE #18, ROOFED, OPEN SIDED, ONE-STORY PORCHES MAY BE PERMITTED TO EXTEND UP TO FIVE (5) FEET BEYOND THE FRONT YARD SETBACK.
(2) PER BULK CHART NOTE #11, THE MINIMUM SIDE YARDS SHALL NOT BE PLACED ADJACENT TO ONE ANOTHER, OR, ALTERNATIVELY THE DISTANCE BETWEEN PRINCIPAL STRUCTURES ON THE ADJACENT LOTS MUST BE EQUAL TO THE MINIMUM REQUIRED COMBINED SIDE YARD.

9) PER BULK CHART NOTE #7, WHERE THE LOT WIDTH EXCEEDS THE MINIMUM PRESCRIBED, THE COMBINED TOTAL SIDE YARD SETBACK SHALL BE INCREASED 1.5 FEET FOR EACH FULL 5 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. (4) PER BULK CHART NOTE #16, IF FLOOR AREA EXCEEDS 85% OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF:

(a) THE MINIMUM YARD REQUIREMENTS (7FT FOR ONE SIDE, 18FT FOR BOTH SIDES), OR (b) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE #4 ABOVE (5) PER BULK CHART NOTE #19, EXCLUSIONS FROM LOT ND BUILDING COVERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS:

(a) EAVES-FIRST TWELVE (12") INCHES OF THE EAVE WIDTH (b) 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 FROM THE CALCULATION 6) PER ORDINANCE SECTION 22-7.26.e, THAT PORTION OF THE FLOOR AREA OF DETACHED GARAGES, EQUAL TO THE LESSER OF 50% OF THE GARAGE FLOOR AREA OR 130 SF, SHALL NOT BE CONSIDERED IN DETERMINING FLOOR

AREA, BUILDING AND LOT 2.030VERAGE.) PER BULK CHART NOTE #9, 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 2.01ND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR

(8) PER BULK CHART NOTES #5, EXCLUSIONS FROM LOT 2.03OVERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS: (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.

LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.

54 RUMSON

PROJECT INFORMATION

ROAD

PROJECT LOCATION: BLOCK 103, LOT 2 54 RUMSON ROAD BOROUGH OF RUMSON,

MONMOUTH COUNTY, NJ

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

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APPLICANT'S PROFESSIONALS

ATTORNEY: ANSELL GRIMM & AARON, P.C.

RICK BRODSKY, ESQ. 1500 LAWRENCE AVENUE OCEAN, NEW JERSEY 07712

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



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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 ... 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 ... 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401 ... 20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

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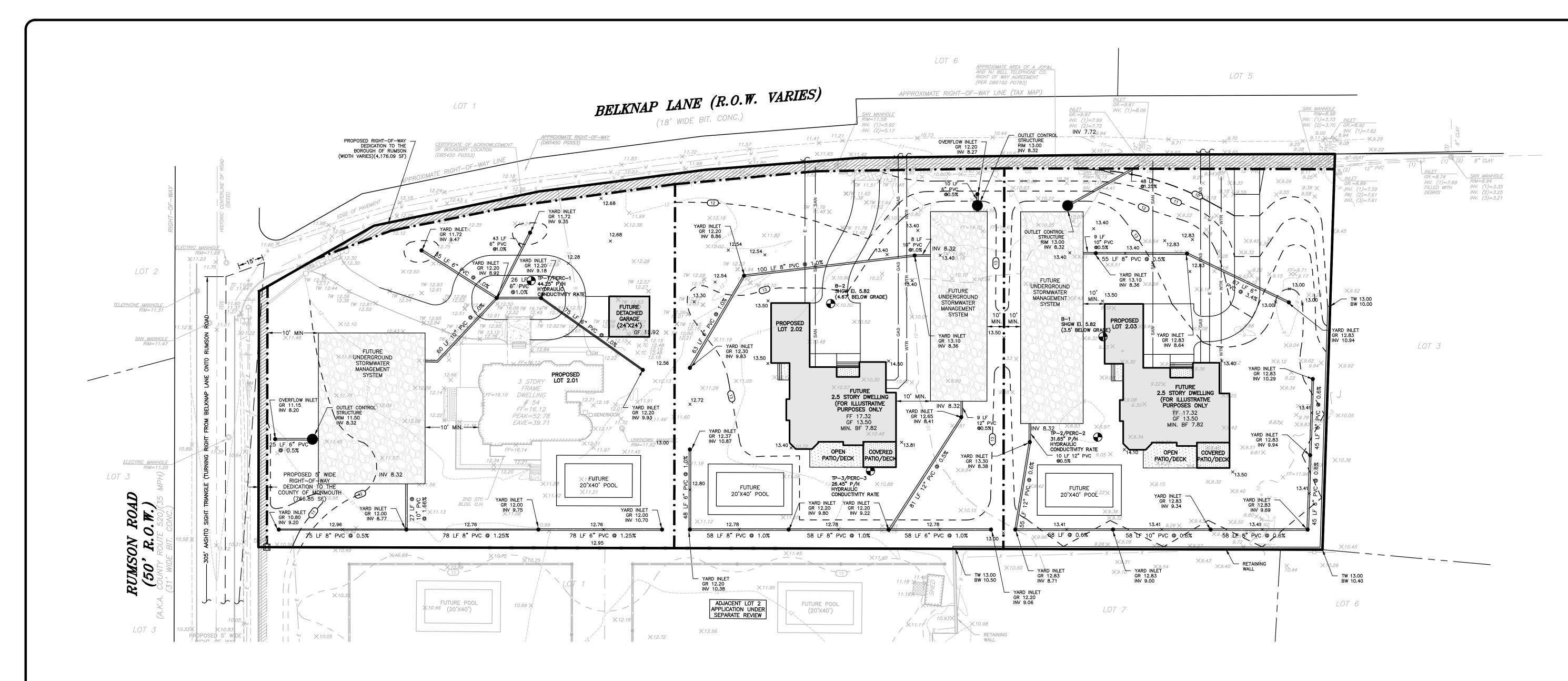
PROFESSIONAL ENGINEER, PLANNER NJPE 24GE05079000 NJPP 33LI00626800

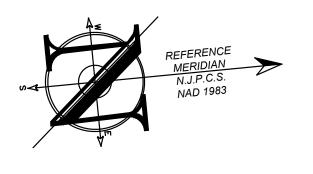
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PLAN INFORMATION

MINOR SUBDIVISION

DEVELOPMENT PLAN





30	0	30	60
	SCALE	: 1" = 30'	

	LEGEND	
EXISTING		PROPOSED
	BOUNDARY LINE	
58	CONTOUR LINE	- 1
+ 46.80	SPOT ELEVATION	+46.80
<u> </u>	BUILDING	
	WALL	
—— б ——— б ———	GAS	GAS
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	INLET	
	STORM	$=\!\!\!-\!\!\!\!-\!\!\!\!-$
	SANITARY MAIN	
SANO	SANITARY LATERAL	
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•	TEST PIT LOCATION	6
	GRADE FLOW ARROW	- ₩- -
	SWALE CENTER LINE	

SEE SHEET C101 FOR PLAN NOTES

UNDERGROUND STORMWATER SYSTEM.

ROOF RUNOFF FROM ALL STRUCTURES SHALL BE DIRECTED TO THE PROPOSED PROJECT INFORMATION

54 RUMSON ROAD

PROJECT LOCATION:

BLOCK 103, LOT 2 54 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

RUMSON, NJ 07760

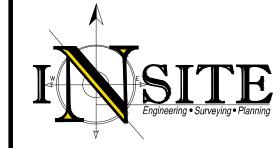
APPLICANT'S PROFESSIONALS

ATTORNEY:
ANSELL GRIMM & AARON, P.C.
RICK BRODSKY, ESQ.
1500 LAWRENCE AVENUE OCEAN, NEW JERSEY 07712

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



CALL BEFORE YOU DIG! NJ ONE CALL.....800-272-1000



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200 .. 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 ... 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401 ... 20 N. MAIN STREET, SUITE 2B,

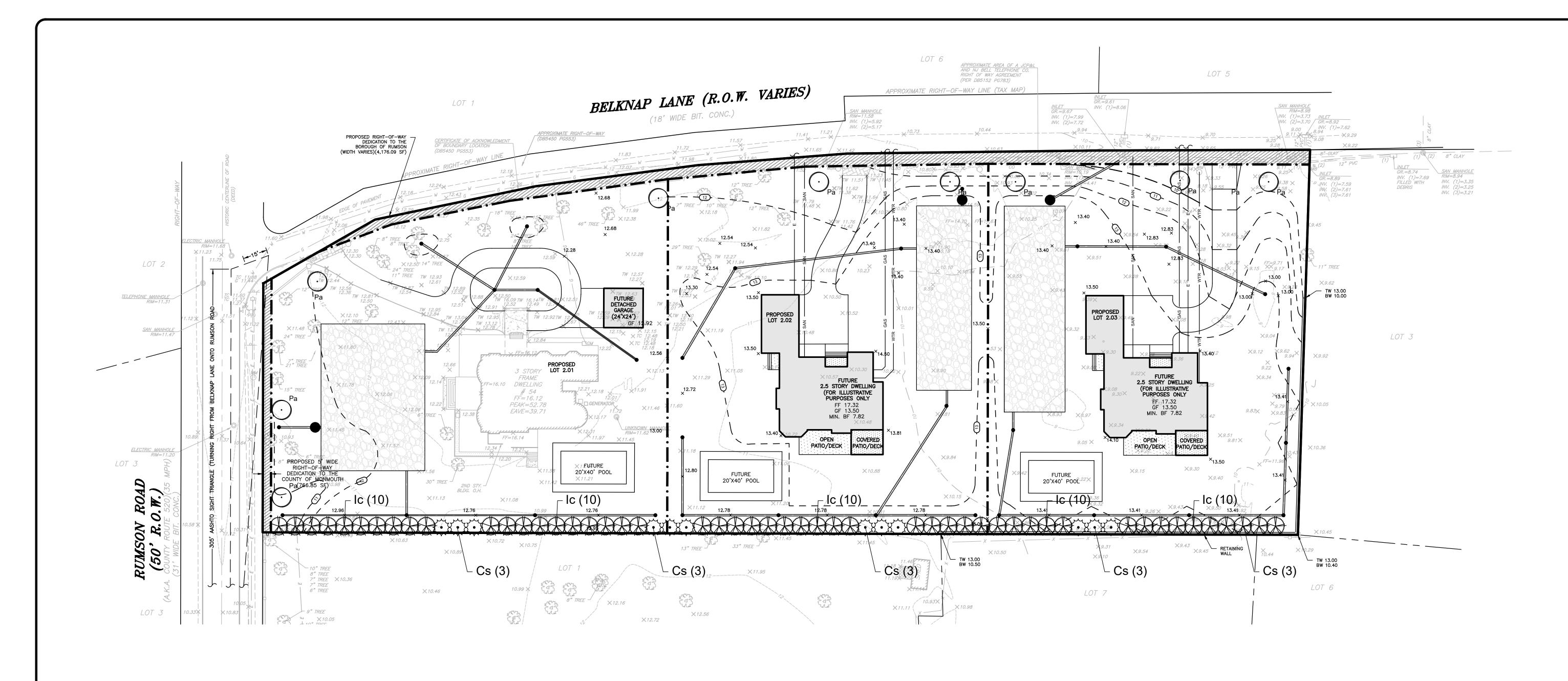
732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

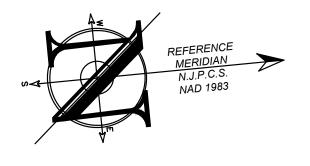
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MINOR SUBDIVISION PLAN

GRADING & UTILITIES PLAN





SCALE : 1" = 30'

	LEGEND	
EXISTING		PROPOSED
	BOUNDARY LINE	
58	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
Kummunuming	BUILDING	
	WALL	
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	TEST PIT LOCATION	P -1
	GRADE FLOW ARROW	- ₩ - ►
	SWALE CENTER LINE	···-
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SEE SHEET C101 FOR PLAN NOTES

TREE REPLACEMENT

56 HEALTHY TREES REMOVED

25 TREES TO REMAIN (30.1%)

71 NEW TREES PROPOSED

			PLANTING SCHEDULE)
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
Pa	9	PLATANUS × ACERIFOLIA	LONDON PLANE	40-80'	30-60'	B+B	
lc	50	ILEX OPACA AITON	AMERICAN HOLLY	15-30'	10-15'	B+B	
То	12	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	50-60'	10-15'	B+B	

54 RUMSON ROAD

PROJECT INFORMATION

PROJECT LOCATION:

BLOCK 103, LOT 2 54 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

TAGCAP ATLANTIC 54 RUMSON, LLC
10 BROADMOOR DRIVE RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY:
ANSELL GRIMM & AARON, P.C.
RICK BRODSKY, ESQ.
1500 LAWRENCE AVENUE OCEAN, NEW JERSEY 07712

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PROFESSIONAL ENGINEER, PLANNER NJPE 24GE05079000 NJPP 33LI00626800

REVISIONS

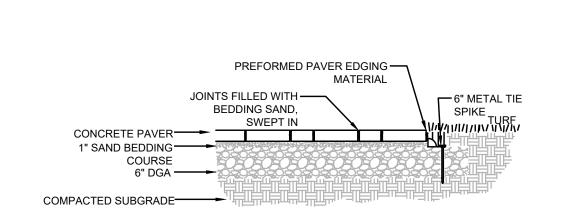
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PLAN INFORMATION

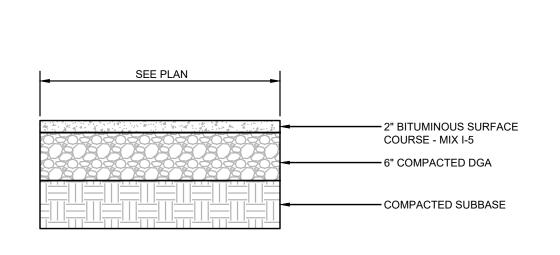
MINOR SUBDIVISION PLAN

SHEET TITLE:

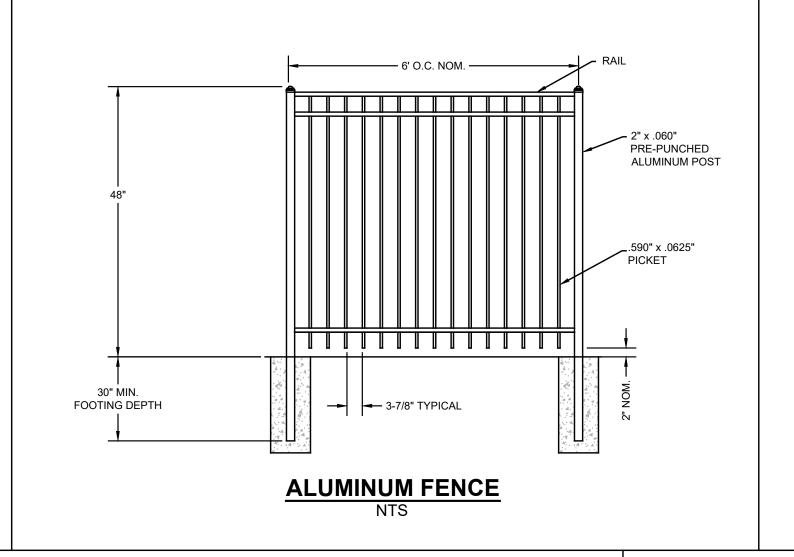
LANDSCAPE PLAN

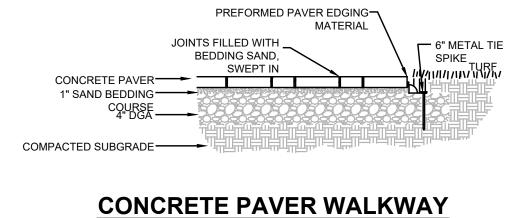


CONCRETE PAVER DRIVEWAY



DRIVEWAY PAVEMENT







TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

PROJECT INFORMATION

54 RUMSON

ROAD

BLOCK 103, LOT 2

54 RUMSON ROAD

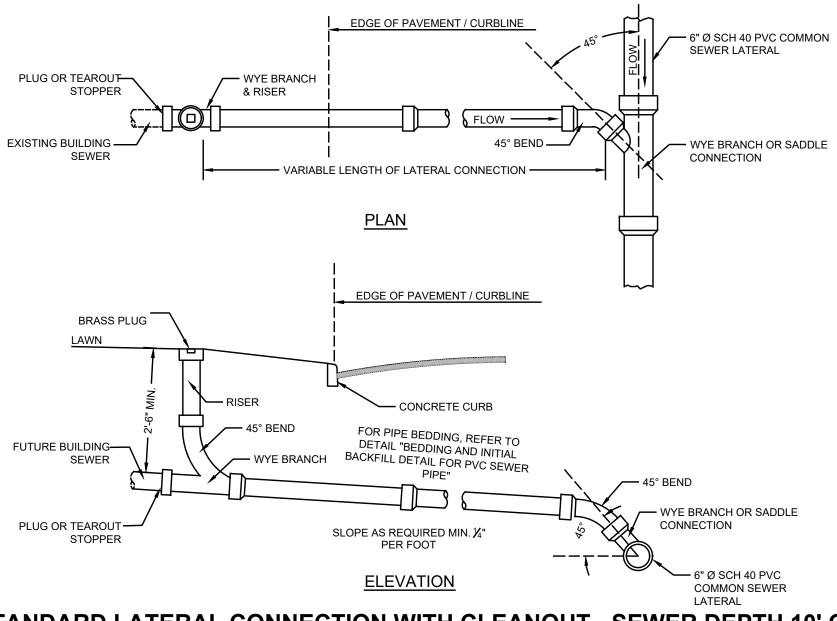
BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

APPLICANT'S PROFESSIONALS

ATTORNEY: ANSELL GRIMM & AARON, P.C. RICK BRODSKY, ESQ. 1500 LAWRENCE AVENUE OCEAN, NEW JERSEY 07712

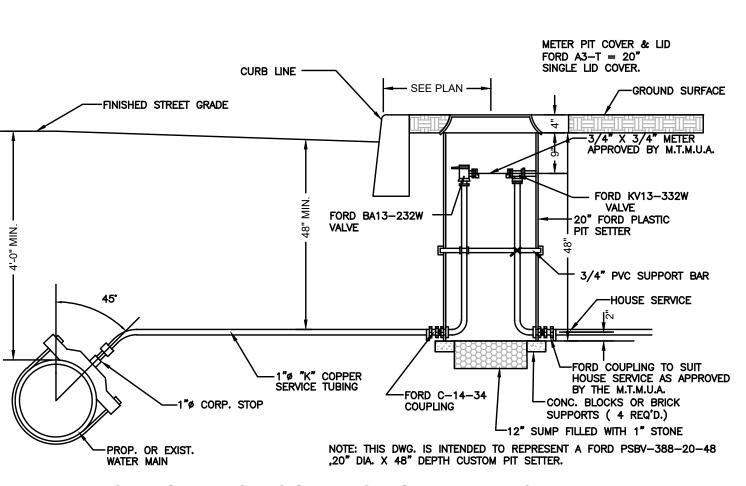
SURVEYOR: INSITE SURVEYING, LLC 1955 ROUTE 34, SUITE 1A WALL, NJ 07719

PROJECT LOCATION:

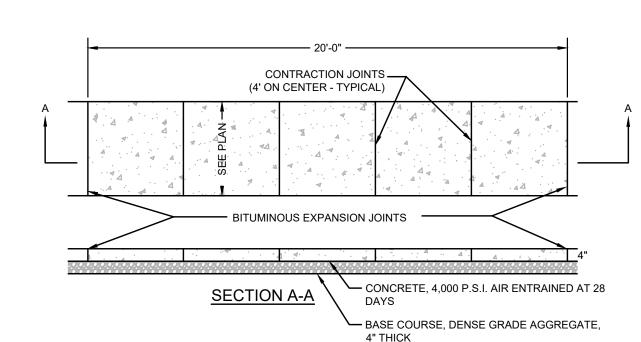




IN ACCORDANCE WITH NJAC 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE. THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 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 CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.



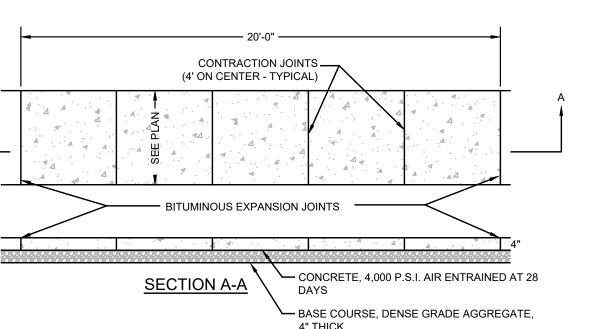
TYPICAL SERVICE CONNECTION WITH FORD METER PIT



1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD. 2. THE SIDEWALK SHALL BE FINISHED WITH A WOOD FLOAT FOLLOWED BY BRUSHING WITH A WET SOFT HAIR BRUSH. 3. A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 20 LINEAR FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, WHICH SHALL BE FLUSH WITH THE TOP. A FALSE TRANVERSE JOINT IS TO BE CUT EVERY 4 LINEAR FEET.

4. WHERE SIDEWALK ADJOINS A CURB OR OTHER STRUCTURE, A 1/2" PREFORMED JOINT FILLER SHALL BE INSTALLED. 5. SEE 'DRIVEWAY APRON AND CURB SECTION' DETAIL FOR SPECIFICATIONS OF SIDEWALK WHEN CROSSING A DRIVEWAY.

CONCRETE SIDEWALK



InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 .. 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

NJ ONE CALL.....800-272-1000

... 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401 .. 20 N. MAIN STREET, SUITE 2B,

732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

PROFESSIONAL ENGINEER, PLANNER

NJPE 24GE05079000 NJPP 33LI00626800

REVISIONS Rev.# Date Comment 0 08/19/25 INITIAL RELEASE

DESIGNED BY: **TJJ** SCALE: AS SHOWN DATE: 08/19/25 DRAWN BY: **TJJ** JOB #: **25-2551-01** CHECKED BY: PRW

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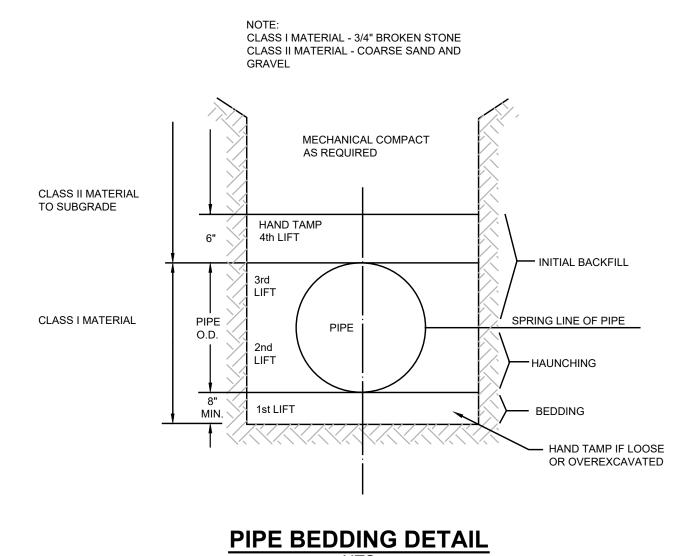
PLAN INFORMATION

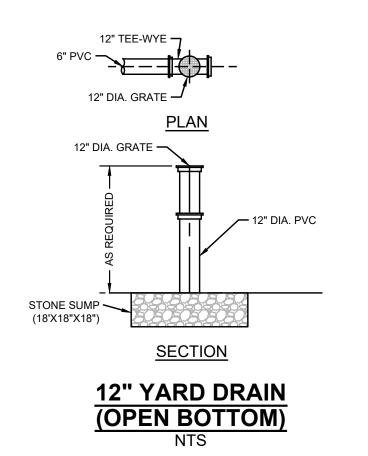
MINOR SUBDIVISION PLAN

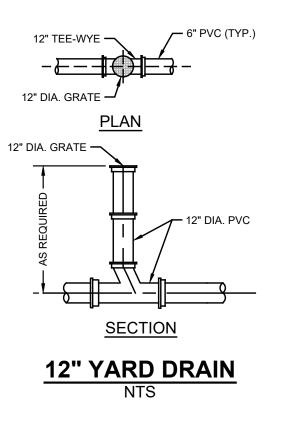
SHEET TITLE: CONSTRUCTION DETAILS

SHEET NO: C700

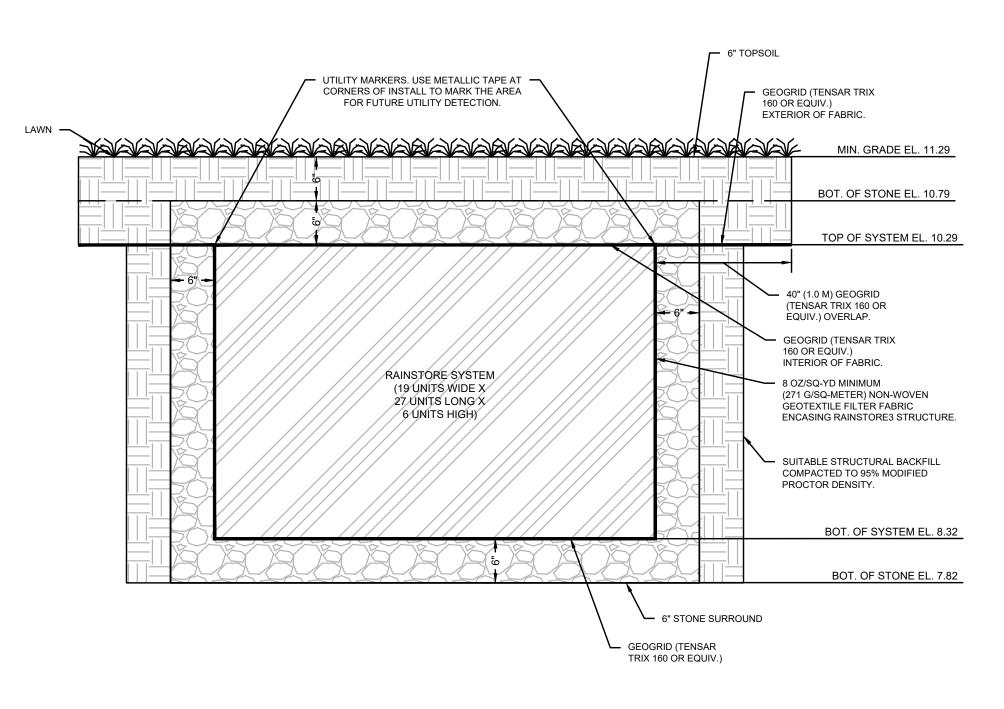
COMPACTION 3 ft (1 m) → ZONE → ALLAN BLOCK WALL BATTER FROM VERTICAL CONSOLIDATION ZONE ALLAN BLOCK EXPOSED WALL HEIGHT RETAINED SOIL FINISH GRADE BELOW WALL WELL GRADED GRANULAR DRAINAGE EMBEDMENT DEPTH ROCK 0.25 in to 1.5 in (5 mm to 38 mm) LESS THAN 10% FINES -4 in (100 mm) DRAIN PIPE VENTED TO DAYLIGHT **TYPICAL GRAVITY WALL SECTION**







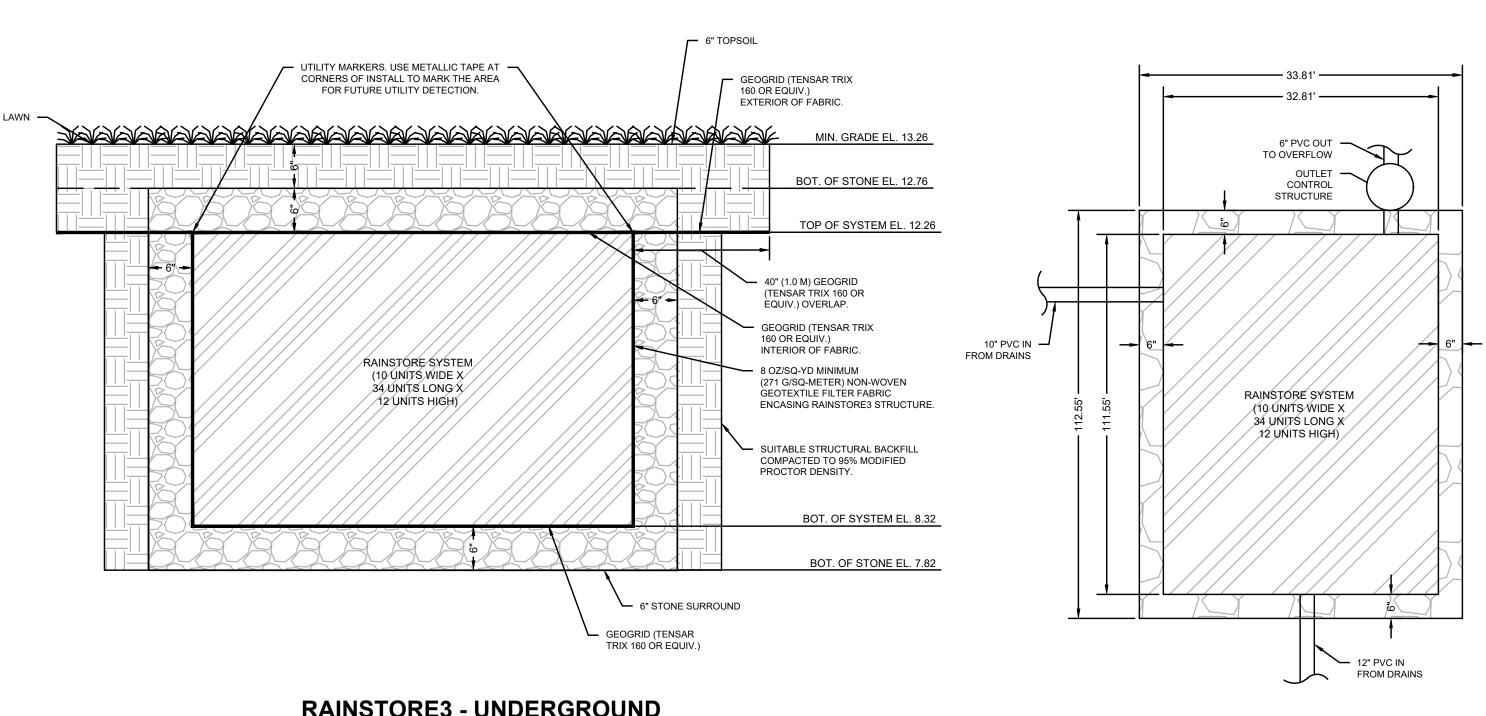
SEE SHEET C101 FOR PLAN NOTES



___ 10" PVC IN FROM DRAINS RAINSTORE SYSTEM (19 UNITS WIDE X 27 UNITS LONG X 6 UNITS HIGH) OUTLET CONTROL STRUCTURE └── 6" PVC OUT — 10" PVC IN TO OVERFLOW FROM DRAINS

RAINSTORE3 - UNDERGROUND DETENTION SYSTEM #1: NEW LOT 2.01

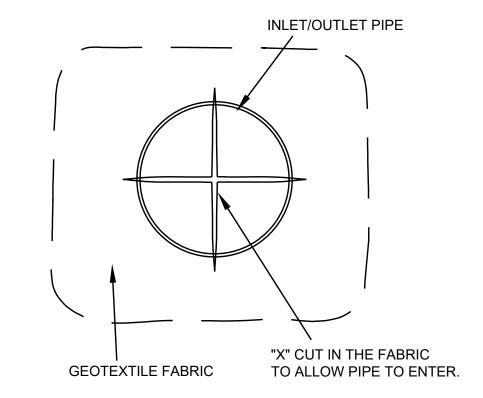
RAINSTORE3 - PLAN VIEW



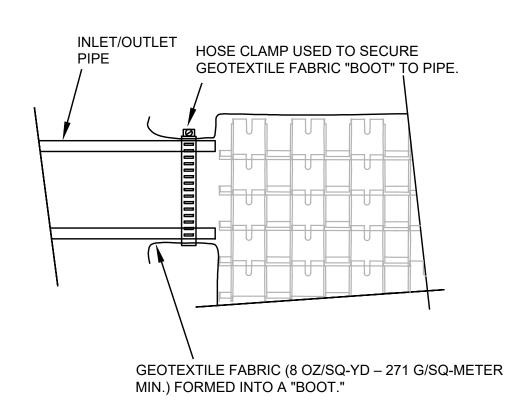
RAINSTORE3 - UNDERGROUND **DETENTION SYSTEM #2: NEW LOT 2.02**

RAINSTORE3 - PLAN VIEW

SEE SHEET C101 FOR PLAN NOTES



END VIEW



SIDE VIEW

RAINSTORE3 - INLET AND OUTLET PIPE DETAIL

PROJECT INFORMATION

54 RUMSON ROAD

PROJECT LOCATION:

BLOCK 103, LOT 2 54 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY: ANSELL GRIMM & AARON, P.C. RICK BRODSKY, ESQ. 1500 LAWRENCE AVENUE

OCEAN, NEW JERSEY 07712 SURVEYOR: INSITE SURVEYING, LLC 1955 ROUTE 34, SUITE 1A

WALL, NJ 07719



NJ ONE CALL.....800-272-1000

InSite Engineering, LLC
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.. 20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050 732-531-7100 (Ph) 732-531-7344 (Fax)

InSite@InSiteEng.net www.InSiteEng.net

PROFESSIONAL ENGINEER, PLANNER NJPE 24GE05079000 NJPP 33LI00626800

REVISIONS

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FOR CONSTRUCTION

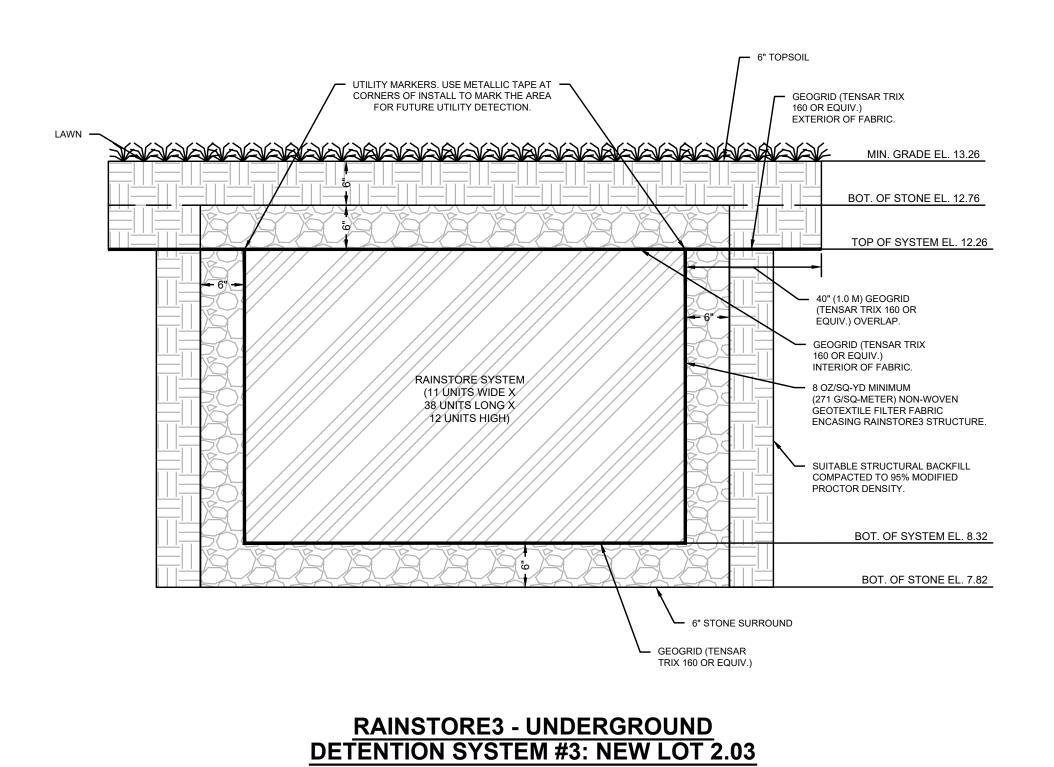
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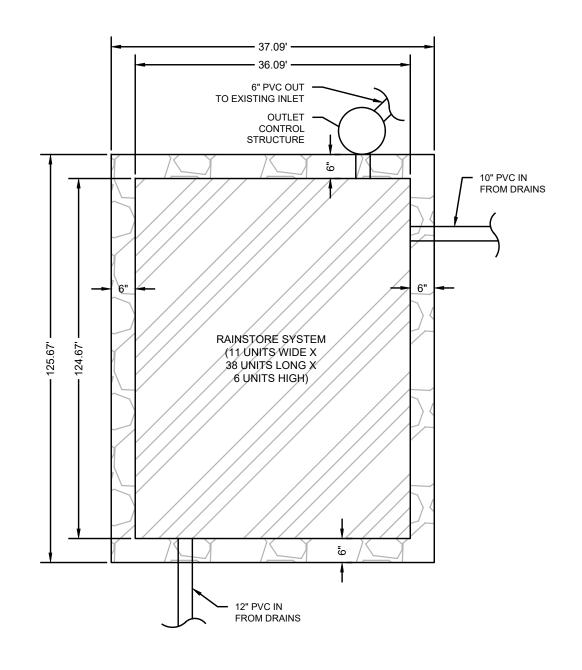
MINOR SUBDIVISION PLAN

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO:





RAINSTORE3 - PLAN VIEW

PROJECT INFORMATION

PROJECT NAME:

54 RUMSON ROAD

PROJECT LOCATION:

BLOCK 103, LOT 2 54 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

<u>:</u>

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

PLICANT:

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY:
ANSELL GRIMM & AARON, P.C.
RICK BRODSKY, ESQ.
1500 LAWREN FERSEY, 03740

OCEAN, NEW JERSEY 07712

SURVEYOR:
INSITE SURVEYING, LLC

1955 ROUTE 34, SUITE 1A

WALL, NJ 07719



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



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
... 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
... 165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33L100626800

REVISIONS

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PLAN INFORMATION

MINOR SUBDIVISION PLAN

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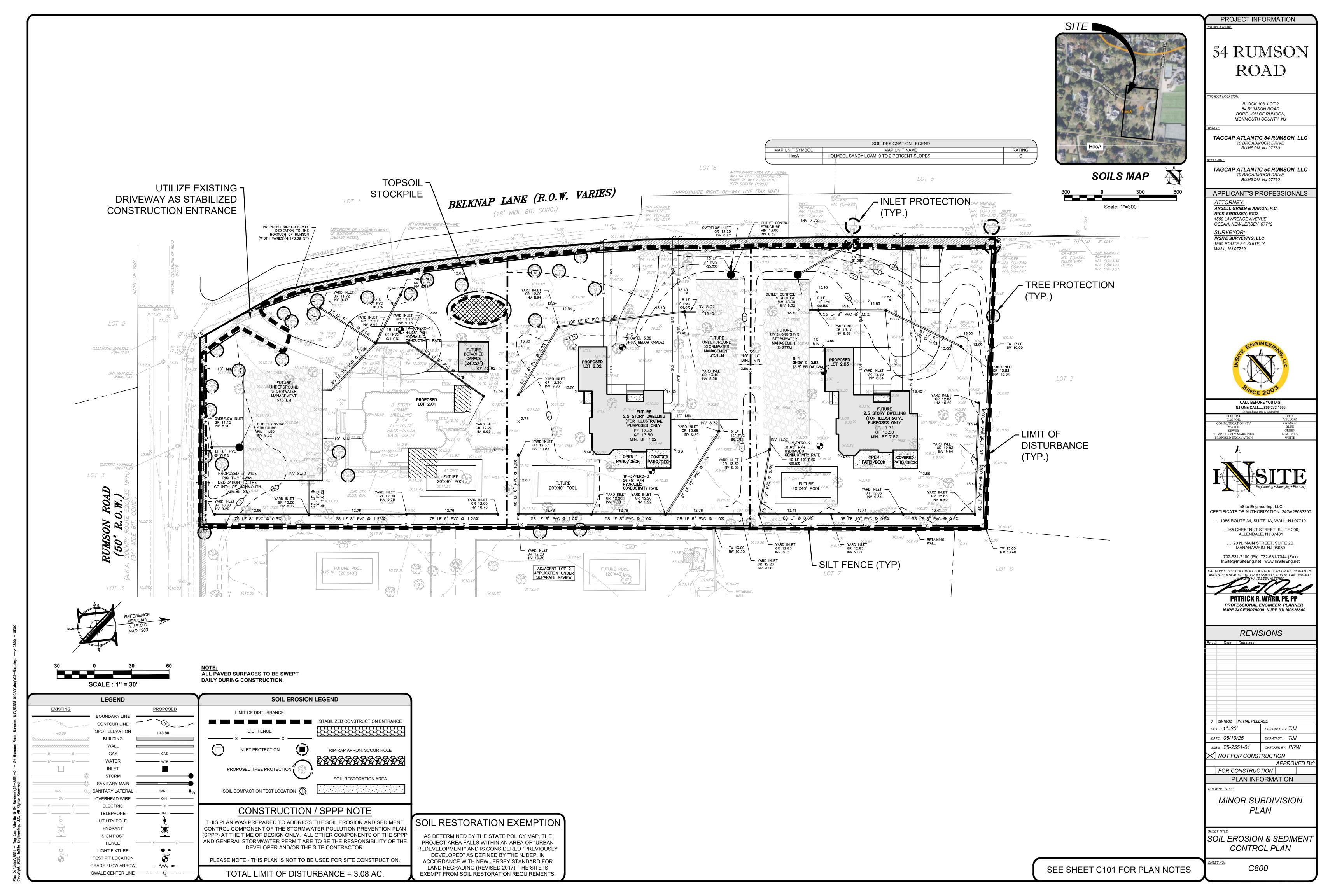
CONSTRUCTION DETAILS

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s (25) – 1g cap Adanda & 34 Rumson (23-25)1–01 – 54 Rumson Roda_Rumso 225, InSite Engineering, LLC, All Rights Reserved.

SEE SHEET C101 FOR PLAN NOTES



- SOIL EROSION AND SEDIMENT CONTROL NOTES REEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING
- 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.
- 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.
- 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.
- 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 ROLIGH 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. 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 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
- 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

WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED.

- 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 FROSION 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
- 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

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
- 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.
- 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

- 3. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRIL 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 THI 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.

- 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
- 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 FEFECT OR IMPEDE GROWTH OF TUREGRASS. 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
- (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

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
- 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,

- 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 POLINDS PER ACRE OR 11 POLINDS 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
- 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. <u>SEEDING</u>

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

*OPTIMAL SEEDING DATES: 8/15-10/15

HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE KENTUCKY BLUEGRASS (BLEND)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**

**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

*SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED SEED MIXTURE #7 FOR BASIN, SIDE SLOPES, AND SWALES

STRONG CREEPING RED FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS PLUS WHITE CLOVER

3 (130) 0.10 (5)

4 (175)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14** *OPTIMAL SEEDING DATES: 8/15-10/15

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 850 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.

COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 8 MANY GRASSES BECOME ACTIVE AT 650F. 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 PLIMP 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.

- 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 <u>NOT</u>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,
- 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 MUILCH, SECURE MUILCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG
- 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 (MUII CH ANCHORING COUILTER 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:

WITH TWO OR MORE ROUND TURNS

- (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 FEFECT OR IMPEDE GROWTH OF TURE 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 NHIBITING 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 TO 0.4 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 REPARATION 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

7.ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR, THE TIMING OF SEEDING, PREPARING THE SEEDING, APPLYING NUITRIENTS MUILCH 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 MAN 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

<u>DEFINITION</u>
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

<u>PURPOSE</u> 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.

<u>WATER QUALITY ENHANCEMENT</u> 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

- <u>VEGETATIVE COVER</u> SEE STANDARD FOR: EMPORARY 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.

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.

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.

STANDARD FOR STABILIZATION WITH MULCH ONLY

<u>SPRINKLING</u> - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

SLOPE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

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

<u>PURPOSE</u> TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

CTICE 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.

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO PROSION, 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

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

METHODS AND MATERIALS

- 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
- 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 MULICH ANCHORING TOOL. LIQUID MULICH 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
- E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS, SEE STANDARDS 11 THROUGH 42.

- 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
- 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 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. 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: 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
- 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

BASIN COMPACTION NOTES

LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT

- 1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS
- INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH

PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

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, 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
- 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 HOULD 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 FALL OF 2025 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

РΗ	ASE	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

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL FROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF

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

- 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
- 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.
- FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL
- JUSTIFIES STRIPPING STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5
- A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN: SEE

WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.

ACID-PRODUCING SOILS.

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

STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION.

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.

PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH 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
- CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- 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

HIGH-ACID PRODUCING SOILS- METHODS AND MATERIALS

MIT 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

SETTLED SOIL WITH A PH OF 5.0 OR MORE EXCEPT AS FOLLOWS:

LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

- 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
- 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

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

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.

PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF

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. . 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.

AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

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

7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK

ROJECT LOCATION: BLOCK 103, LOT 2

PROJECT INFORMATION

54 RUMSON ROAD BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

TAGCAP ATLANTIC 54 RUMSON, LLC 10 BROADMOOR DRIVE RUMSON. NJ 07760

TAGCAP ATLANTIC 54 RUMSON, LLC

10 BROADMOOR DRIVE

RUMSON, NJ 07760

ANSELL GRIMM & AARON, P.C. RICK BRODSKY, ESQ. 1500 LAWRENCE AVENUE OCEAN, NEW JERSEY 07712



NJ ONE CALL....800-272-1000



InSite Engineering, LLC EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES,

> . 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

732-531-7100 (Ph) 732-531-7344 (Fax) nSite@InSiteEng.net www.InSiteEng.net TION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATUR D RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINA

REVISIONS Rev.# Date Comment

08/19/25 INITIAL RELEASE SCALE: AS SHOWN DESIGNED BY: **TJJ** DATE: 08/19/25 DRAWN BY: **TJJ**

NOT FOR CONSTRUCTION

CHECKED BY: PRW

APPROVED BY

FOR CONSTRUCTION PLAN INFORMATION

JOB #: **25-2551-01**

C801

APPLICANT'S PROFESSIONALS

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

ERTIFICATE OF AUTHORIZATION: 24GA28083200 . 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

20 N. MAIN STREET, SUITE 2B, MANAHAWKIN NJ 08050

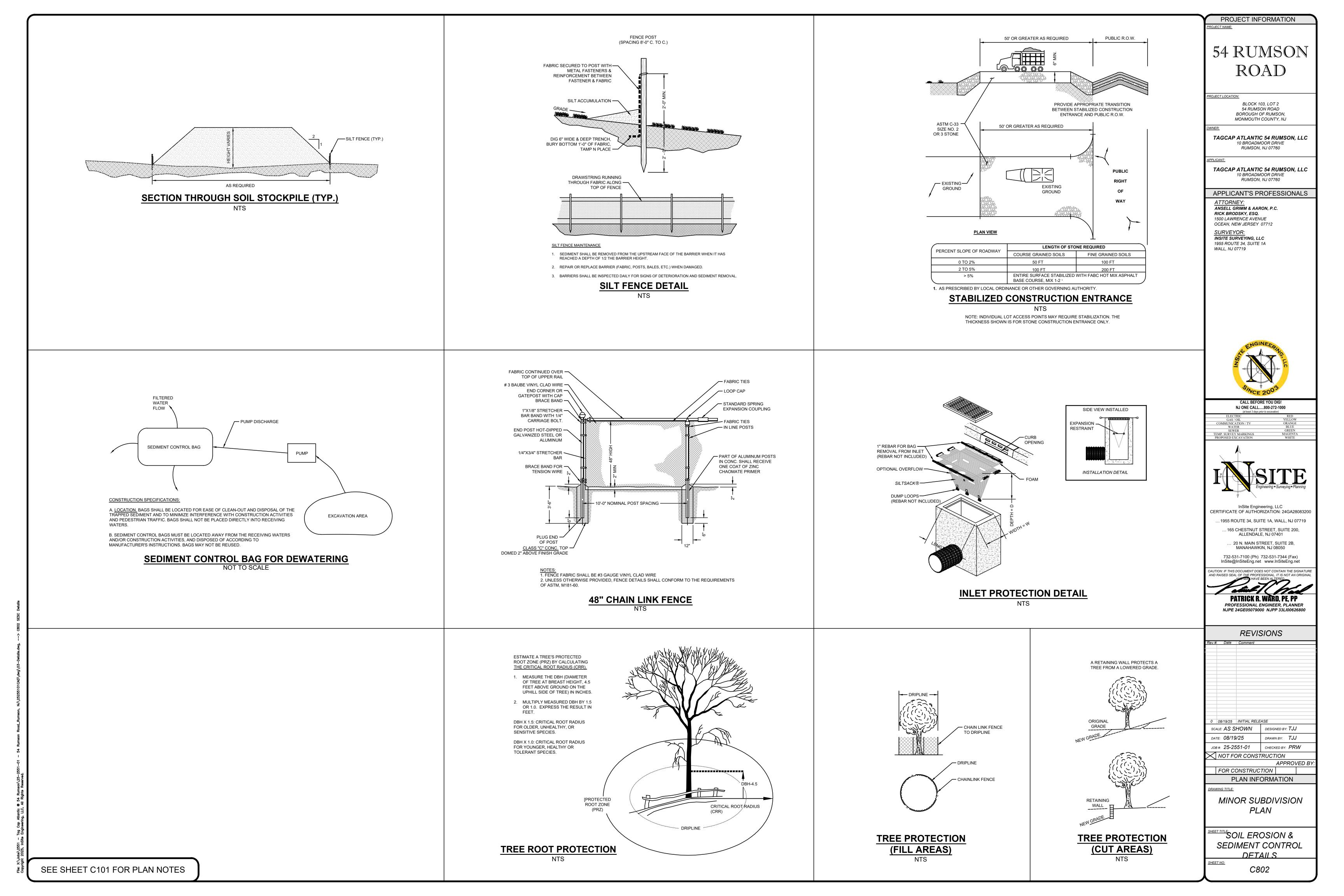
> PROFESSIONAL ENGINEER, PLANNER NJPE 24GE05079000 NJPP 33LI00626800

MINOR SUBDIVISION

NOTES SHEET NO:

SOIL EROSION &

SEDIMENT CONTROL





RMPB-R9180

September 26, 2025 *Via Email (mdesoucey@rumsonnj.gov)*

Marie DeSoucey, Board Secretary Borough of Rumson Planning Board 80 East River Road Rumson, NJ 07760

Re: TagCap Atlantic 54 Rumson, LLC

Minor Subdivision Plan

54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone

Completeness Review, Engineering Review and Fee Determination

Dear Board Members:

As requested, we have reviewed the above-referenced Minor Subdivision Plan application, plans and supplemental information submitted for the above-referenced project.

The subject property, Lot 2 of Block 103, is a 139,055 SF (3.192 acre) parcel fronting on Rumson Road (County Route 520) and Belknap Lane. The existing property contains a 3-story frame dwelling and three 1-story dwellings, and ancillary site features. The remainder of the property is generally undeveloped with open space areas and trees/vegetation.

With this application, the applicant proposes to subdivide the property into three lots; proposed Lot 2.01 (46,969 SF (1.078 acres)), proposed Lot 2.02 (43,567 SF (1.000 acres)), and proposed Lot 2.03 (43,567 SF (1.000 acres)). A 5 FT wide right-of-way dedication is proposed along the Rumson Road (CR 520) property frontage. A variable width right-of-way dedication is proposed along the Belknap Lane property frontage. No new construction is proposed at this time, however schematic dwellings and associated improvements have been included for review. The plans depict future construction of two 2.5 story residential dwellings with associated pools, driveways, landscaping, utilities, and stormwater management features. The existing 3-story dwelling will remain and be modified, with a new detached garage, pool, and ancillary improvements to be construction. The dwellings are currently proposed to be accessed from the existing access points on Belknap Lane.

It should be noted that this project was subject of a similar minor subdivision application in 2015. It is our understanding that said subdivision was never filed with the county.

We have reviewed the following documents submitted by the applicant in support of this application:

- 1. Minor Subdivision Plan for 54 Rumson Road, Block 103, Lot 2, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 19, 2025, revised August 22, 2025, consisting of thirteen (13) sheets.
- 2. Topographic & Boundary Survey, Block 103, Lot 2, prepared by Frank J. Barlowski, PLS of Insite Engineering, dated June 26, 2025, revised August 13, 2025, consisting of one (1) sheet.
- 3. Stormwater Management Report, Block 103, Lot 2, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 22, 2025.
- 4. Stormwater Management Facilities Operation & Maintenance Manual, Block 103, Lot 2, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 22, 2025.
- 5. Submission Letter, prepared by Rick Brodsky of Ansell Law dated September 8, 2025.
- 6. Borough of Rumson Planning Board Application, dated September 8, 2025.
- 7. Borough of Rumson List of Property Owners 200 feet of the property, dated July 2, 2025.
- 8. Borough of Rumson Planning Board Escrow Agreement, dated September 6, 2025.
- 9. Borough of Rumson Statement of Property Taxes, dated September 8, 2025.



A. Completeness Review

Based on our review of the Minor Subdivision Plan application, the applicant has submitted all applicable checklist items, with the exception of the following:

- <u>Item No. B2</u> Notarized Signature. (I have no objection to the Board granting a completeness waiver for this item provided that the notarized plan is submitted prior to filing.)
- Item No. B10 Certification Blocks as required by map filing law. (I have no objection to the Board granting a completeness waiver for this item provided that the Land Surveyor's certification is included on the plan prior to filing.)
- Item No. B15 Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets. (As no roadways are proposed as part of this application, we have no objection to the Board granting a waiver for this item. The County may request metes & bounds descriptions for the proposed right-of-way dedication on County Route 520 (Rumson Road).)
- Item No. D3 Freshwater Wetlands "Letter of Interpretation" (LOI) for the project area. (We have no objection to the Board granting a completeness waiver for this item, provided that the plans are revised to include a note stating that there are no wetlands onsite.)
- Item No. D5 Statements from utility companies as to serviceability of the site. (We have no objection to the Board granting a completeness waiver for this item as the existing dwelling have utility service. These statements should be provided as a condition of approval.)
- Item No. D7 Payment of all applicable fees. (I recommend this item be provided prior to the application being deemed complete.)

We find that the application is adequately complete for the purpose of performing a first engineering review and have no objection to the board granting the above completeness waivers. The Board should consider memorializing the above completeness waivers prior to commencing the hearing. As noted above, we recommend that Item D7 be provided prior to the public hearing.

B. Fee Determination

We have prepared a fee determination for the application in accordance with Section 22-3.14 of the Borough Ordinance. I have calculated the application fee to be \$1,510.00 and the escrow fee to be \$6,000.00. Please see Schedule "A" attached. Any remaining fee balances should be posted as separate checks.



C. Engineering Review

Based on review of the Minor Subdivision Plan application, we offer the following comments for the Board's consideration:

1. Planning and Zoning

- 1.1 Schedule 5-1, 22 Attachment 4, of the Ordinance requires a minimum lot frontage of 200 FT for corner lots, whereas Proposed Lot 2.01 depicts a lot frontage of 154.80 FT along Rumson Road. Therefore, a variance is required. Please note this is a pre-existing non-conformity which is being lessened as a result of this application.
- 1.2 Schedule 5-1, 22 Attachment 4, of the Ordinance, requires a minimum lot shape diameter of 100 FT for corner lots, whereas Proposed Lot 2.01 depicts a shape diameter of 89.7 FT. Therefore, a variance is required.
- 1.3 Schedule 5-1, 22 Attachment 4, of the Ordinance requires a minimum front yard setback of 75 FT, whereas Proposed Lot 2.01 depicts a front yard setback of 64.14 FT from the existing dwelling to Belknap Lane. Therefore, a variance is required. Please note this is a pre-existing non-conformity which is being intensified as a result of this application.
- 1.4 Schedule 5-2, 22 Attachment 5, of the Ordinance permits a maximum building height of 2.5 stories, whereas the existing dwelling on Proposed Lot 2.01 contains a 3-story dwelling. Therefore, a variance is required. Please note this is a pre-existing non-conformity.
- 1.5 Schedule 5-4, 22 Attachment 8, of the Ordinance permits a maximum building coverage of 4,387 SF on Proposed Lot 2.01, whereas a building coverage of 5,695 SF is proposed. Therefore, a variance is required. It is noted that a portion of the existing dwelling and a wooden deck (approximately 815 SF) is proposed to be removed and a new 24 FT x 24 FT (576 SF) garage is proposed.
- 1.6 Ordinance §22-7.8.b.2 prohibits detached accessory buildings from being located in a front yard, whereas Proposed Lot 2.01 depicts the proposed detached garage within the front yard, with a setback of approximately 60.7 FT from Belknap Lane. Therefore, a variance is required.
- 1.7 Ordinance §22-7.26.h permits a maximum driveway width of 15 FT and a maximum curb cut width of 6 FT greater than the driveway width. The existing driveway on proposed Lot 2.01 has a width of approximately 19.2 FT and a curb cut width of approximately 26.6 FT. Therefore, a variance is required for the driveway and curb cut width. Please note this is a pre-existing non-conformity.
- 1.8 Ordinance §22-5.5.b.1 requires at least 2, but not more than 5, garage spaces be provided for each dwelling. The plans suggest that the dwellings on Proposed Lots 2.02 and 2.03 will have attached garages. The plans should clarify the number of garage spaces. The plans should also confirm that the garage will be oriented away from the street frontages, as per Ordinance §22-7.26.b.
- 1.9 The plans should be revised to confirm that the width of each lot is measured at the minimum required front yard setback.



2. Off-Site Improvements

- 2.1 The property is within the RSC Rumson Road Scenic Roadway, Monmouth County Scenic Roadway Plan (2001). The applicant should advise if they have corresponded with the County regarding this application as it relates to the County's Plan.
- 2.2 As the property contains frontage on Monmouth County Route 520 (Rumson Road), we defer review of impacts to the right-of-way to the County.
- 2.3 As a condition of approval, we recommend the applicant replace and/or repair any existing pavement along the property frontage that is in disrepair or is damaged as a result of this development. Same shall subject to the approval of the Borough Engineer.
- 2.4 We defer further review and approval to the Borough Engineer and DPW regarding any necessary Road Opening Permits at the time of building permit applications.

3. Site Layout, Parking & Traffic Circulation

- 3.1 The plans shall be revised to clarify bedroom count of the proposed dwellings and if the parking requirement of Ordinance §22-9.2.b.1(b), Exhibit 9-1 will be met.
- 3.2 A detail has been provided for a 48" tall aluminum fence. Revise the plan to clarify where this is proposed.
- 3.3 The applicant should provide testimony on the available sight distance at each proposed driveway, including due to existing/proposed landscaping.
- 3.4 We defer to the Borough Fire Official for further review of the application with respect to emergency vehicle access and maneuvering.

4. Grading & Drainage

Please note: We have no objection to the technical comments contained within this section and review of compliance with N.J.A.C. 7:8 to be addressed at the time of building permits once the final dwelling footprint and site layout is determined. As a condition of any approval, the applicant shall submit Plot Grading and Stormwater Management Plans documenting compliance with these elements.

- 4.1 The proposed area of disturbance (3.08 acres) exceeds 1 acre, and the project proposes a increase in impervious surface exceeding ¼ acre, therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8 and is subject to the NJDEP Stormwater Management standards.
- 4.2 The applicant indicates that the project meets the stormwater quantity requirements by meeting the reductions for the 2, 10 and 100-year storm event peak runoff by using two (2) underground detention basins.
- 4.3 Per NJAC 7:8-5.8(c), maintenance for stormwater facilities shall not be assigned to the owner or tenant of an individual property in a residential development, unless such owner or tenant



owns or leases the entire residential development or project. The applicant shall advise on the applicability of this requirement on this application and the Operations & Maintenance Manual should be revised to reflect this.

- 4.4 Provide a narrative and calculations to demonstrate water quality and groundwater recharge is being addressed and meet both requirements.
- 4.5 Provide the new net impervious area and new motor vehicle area in the report.
- 4.6 According to NJDEP BMP Manual Chapter 5, an assumed Tc value may not be used in Post-construction Time of concentration.
- 4.7 Revise the proposed drainage areas to match with areas of existing drainage areas. The offsite drainage areas should be included in Post-Development Flow Calculations.
- 4.8 Depict the drainage areas that are detained in the underground detention basins and the undergined drainage areas in Post Development Plan.
- 4.9 According to NJBMP Chapter 12 Soil Testing Criteria, section 2a: a minimum of two soil profile pits are required at each BMP area.
- 4.10 Provide the following items,
 - Drawdown calculation for each basin. Ensure both basins can draw down in 72 hours. If the exfiltration will be used for routing. If the exfiltration will be used for routing, a groundwater mounding shall provide for review.
 - A form of pretreatment is a requirement prior to entry into the infiltration system, per NJDEP Stormwater BMP Manual. Revise the plans/details to indicate same.
 - Verify that a minimum two (2) foot separation between all infiltration systems and SHGW is provided.
 - Details and locations of the inspection ports for both underground detention basins.
 - Pipe calculations and the inlet drainage area map.
 - The dimensions of each underground detention basins.
 - Outlet control structures for review.
- 4.11 The applicant is connecting to the outfall pipe from proposed Lot 2.03 at an existing drainage inlet in Belknap Lane. The applicant shall confirm that the downstream system has capacity for the additional flows.
- 4.12 The survey depicts existing stormwater infrastructure on site, including an 8" PVC pipe depicted as traversing into adjacent Lot 3, north of the subject property. The applicant should clarify what this feature is, and if any drainage easement agreement is in place with Lot 3.
- 4.13 Revise the plan to clarify where the open bottom yard drains are proposed.
- 4.14 Shop drawings signed and sealed by a New Jersey Professional Engineer for the drainage structures shall be submitted for review by the Borough Engineer prior to construction.



- 4.15 The proposed stormwater management system must be reflected in a deed notice recorded in the Office of the Monmouth County Clerk, per NJAC 7:8-5.2(m). A form of deed notice should be submitted to the Borough before filing.
- 4.16 As part of the NJDEP Stormwater reporting procedures the applicant should complete and submit to the Borough Engineer the NJPDES Tier A, MS4 - Attachment D - Major Development Stormwater Summary sheet upon final approval from the Board.

5. Utilities

- 5.1 The plans should be revised to show the location of the existing sanitary sewer services and main that will serve the lots.
- Based on the location of the existing sanitary sewers manholes on Belknap Lane and available sewer infrastructure mapping, the sanitary lateral for the existing dwelling on proposed Lot 2.01 may require a utility easement through Proposed Lot 2.02 if it is not to be relocated. Further, the applicant should confirm that the proposed drainage improvements will not conflict with the existing sanitary sewer lateral location, or if it will require relocation.
- The lateral location and sanitary sewer lateral and cleanout details must be submitted for 5.3 review and approval by the Superintendent of Sewers. Please note, a cleanout must be provided at the property line for both lots and the plans revised to include same.
- It is recommended that the applicant coordinate with the Borough on televising the existing sanitary sewer main where they intend to connect their proposed sewer lateral from the upstream manhole to the downstream manhole and make any necessary repairs or improvements to support the proposed development.

6. Landscaping

- 6.1 The survey and landscaping plans do not adequately demonstrate compliance with Ordinance §16-1.4 – Prohibited Activities. The survey shall be updated to identify tree species. The plans shall identify compliance with the following subsections:
 - a. Removing, causing or permitting the removal of any significant specimen tree as defined in subsection 16-1.3 above without first obtaining variance relief.
 - c. Removing, causing or permitting the removal of any ornamental tree having a size as
 - 1. One inch DBH or larger for any Dogwood (Cornus Florida) or American Holly (Illex Opaca);
 - 2. Two and one-half (2 1/2) inches DBH or larger for any other ornamental tree.
 - d. Clear cutting or the removal of more than 20% of the total number of trees, six inches in caliper or greater of any size or type of trees within an area on a lot and located outside of the necessary footprint as defined in subsection 16-1.3 or removal of 20% of the trees on slopes steeper than 15%.
 - Undertaking, causing or permitting any activities including occupancy, demolition or construction on, or adjacent to, any lot which may damage; or otherwise causing or permitting any damage, injury or disfigurement to any tree or ornamental tree described in paragraph a above.



- 6.2 The site contains eighty-one (81) existing onsite trees, fifty-six (56) of which are proposed to be removed. Replacement trees are proposed. The plan shall be revised to demonstrate compliance with the tree mitigation and replacement requirements of Ordinance §16-1.8.
- All tree removal must comply with the Borough's Tree Protection Ordinance and will require a Tree Removal Permit in accordance with Sections 16-1.5 and 16-1.6.
- 6.4 The plans shall be revised to specify the spacing of proposed plantings which serve for screening and buffering purposes.
- 6.5 It is recommended that the applicant consider substituting the proposed London Plane & Green Giant Arborvitae species for Monmouth County Native species.

7. General

- 7.1 Two (2) copies of the final plans or deeds must be submitted for tax map revisions, as well as to our office and the Board attorney for review and approval. As a condition of approval, the applicant must post the tax map revision fee of \$200 per lot.
- 7.2 As Per Ordinance §22-4.5.e., approval of a minor subdivision shall expire 190 days from the date of municipal approval unless within such period a plat is filed with the Borough and the County.
- 7.3 All proposed lot numbering shall be approved by the Tax Assessor.
- 7.4 In accordance with Section 22-4.6.c.6 of the Ordinance, prior to the signing of the final plans, the issuance of any construction permits or the start of any construction, the applicant shall submit one (1) standard AutoCAD .DWG or .DXF file copy (on a CD, DVD or other recordable media) of the final layout plan and/or final plat. The AutoCAD file shall be used for municipal purposes only. The file shall include the following minimum information:
 - a. Location and distances of all existing and proposed property lines.
 - b. Location of all existing and proposed easements.
 - c. Existing and proposed roadways (edge of pavement and/or curb).
 - d. Location of all existing and proposed sanitary and storm sewers.
 - e. All existing and proposed block and lot numbers.

All line and text elements shall be on separate layers, and all the above items shall be on separate layers. Each CD, DVD or other recordable media shall be labeled with the name of the subdivision and/or site plan, the name of the applicant, and the tax map block and lot numbers for future identification.

- 7.5 The final plan submitted for signatures must be signed by the owner and notarized.
- 7.6 If required as a condition of approval, the applicant must post performance and maintenance guarantees and inspection fees, as necessary. Estimates will be provided at a later date.
- 7.7 As a condition of approval, As-Built drawings of final construction with all revisions will be required.



Re: TagCap Atlantic 54 Rumson, LLC

Minor Subdivision Plan

54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone

Completeness Review, Engineering Review and Fee Determination

- 7.8 Will serve letters from the respective utility companies shall be required as part of any future construction.
- 7.9 Approvals or letters of no interest should be obtained from any agencies having jurisdiction. These may include, but shall not be limited to, the following:
 - a. Freehold Soil Conservation District
 - b. Monmouth County Planning Board
 - c. All other agencies having jurisdiction.

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.

RUMSON PLANNING BOARD ENGINEER

EWH:GMM

cc: Thomas S. Rogers, Borough Administrator

David M. Marks, PE, CME, CFM, Borough Engineer

Matthew J. Palmer, Chief Financial Officer

Michael B. Steib, Esq., Planning Board Attorney

Kendra Lelie, Planning Board Planner

TagCap Atlantic 54 Rumson, LLC, Applicant

(atlanticdn@gmail.com & rob@tagcapitalgroup.com)

Rick Brodsky, Esq., Applicant's Attorney (rbrodsky@ansell.law)

David A. Hals, PE, PLS, PP, Applicant's Engineer (patrick@insiteeng.net)

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TagCap Atlantic 54 Rumson, LLC Re:

Minor Subdivision Plan

54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone

Completeness Review, Engineering Review and Fee Determination

RMPB-R9180 September 24, 2025

SCHEDULE "A"

TAGCAP ATLANTIC 54 RUMSON, LLC 54 RUMSON ROAD (CR 520); BLOCK 103 LOT 2, R-2 ZONE **DETERMINATION OF REQUIRED FEES**

(REFERENCED IS MADE TO SECTION 22-3.14)

b.	Minor Subdivision Approval Fe	ees
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2.	Application Fee	\$250.00
3.	Plat Review Fee (3 lots x \$200.00 per lot)	\$600.00

f. Variances

3. Hardship or Bulkhead Variances

(a) Single and/or Two Family Residential Uses

(4 Variance x \$100.00 per Variance, \$200.00 minimum) \$400.00

(b) Single and/or Two Family Residential Uses - pre-existing:

(3 pre-existing x \$50.00/total \$150.00

h. **Public Hearing** \$100.00

1. List of Property Owners \$10.00

> **SUBTOTAL** \$1,510.00

TOTAL FEES \$7,510.00

Refundable Application Escrow Fee m. (Minor Subdivision - 3 lots x \$2,000.00 per lot proposed) \$6,000.00



MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

Development Application Action

FILE NUMBER: RMSB966

Action Taken By:	X Development Review Committee Planning Director		Conditional Final Approval 9/22/2025
Project Description:	3-lot residential subdivision		
Plan Date:	8/22/2025	Date Received:	9/2/2025
Design Professional:	InSite Engineering	Lot:	2
Owner:	Applicant	Block:	103
Applicant:	TAGCAP Atlantic 54 Rumson, LLC	Municipal Agency:	Planning Board
Application:	54 Rumson Road	Municipality:	Rumson

If conditionally approved, the conditions listed below or on the attached sheet shall be satisfactorily addressed before final approval is issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission. Note: County review is made only on items covered by statutory authority.

Conditions:

- 1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 22, 2025.
- 2. Receipt of a deed of dedication to widen the Rumson Road (County Route 520) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 25-foot corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and description to the Division of Planning for review and approval. Following approval, submit executed deed to this office for filing with the County Clerk.
- 3. Receipt of a hold harmless agreement to allow the stone wall to remain within the County right-of-way. The preparation fee (\$500.00) shall be submitted prior to preparation of the agreement.

Provide an itemized response to these comments. Revised plans shall be accompanied by the plan revision fee; \$150.00. Submit questions via email to DevelopmentReview@co.monmouth.nj.us. Plat signing by appointment only.

Joseph Barris, P.P., A.I.C.P., C.F.M.

Director of Planning

For the Development Review Committee

CC:

InSite Engineering
Rick Brodsky, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; T. Lombardi; V. Zabat; M. Brusca
Highway Department/Construction Official
RMSB966 1476 CFA

Monmouth County Planning Board Hall of Records Annex 1 E. Main Street Freehold, NJ 07728-1255

Phone: 732-431-7460

Email: DevelopmentReview@co.monmouth.nj.us

The Board of County Commissioners of the County of Monmouth

DIVISION OF ENGINEERING

JOSEPH M. ETTORE, P.E.
County Engineer
Email: engineer@co.monmouth.nj.us



Hall of Records Annex 1 East Main Street Freehold, New Jersey 07728 Telephone: (732) 431-7760 Fax: (732) 431-7765

September 22, 2025

MEMORANDUM

TO:

Joe Barris, Director of Planning

FROM:

Michael T. Brusca - Assistant Engineer

RE:

RMSB966 - TAGCAP Atlantic 54 Rumson, LLC

Block 103 – Lot 2 Borough of Rumson

The following items were received by this office in connection with the above-referenced application:

- 1. Minor Subdivision Plan for 54 Rumson Road, Block 103, Lot 2, Tax Map Sheet #30, 54 Rumson Road, Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 19, 2025, last revised August 22, 2025, received September 2, 2025.
- Stormwater Management Report for a Minor Subdivision Plan of Block 103, Lot 2 (New Lots 2.01, 2.02, & 2.03), 54 Rumson Road in the Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 22, 2025, received September 2, 2025.
- Stormwater Management Facilities Operation & Maintenance Manual for the 54 Rumson Road, Block 103, Lot 2 (New Lots 2.01, 2.02, & 2.03), in Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 22, 2025, received September 2, 2025.

To: Joe Barris, Director of Planning 9/22/25

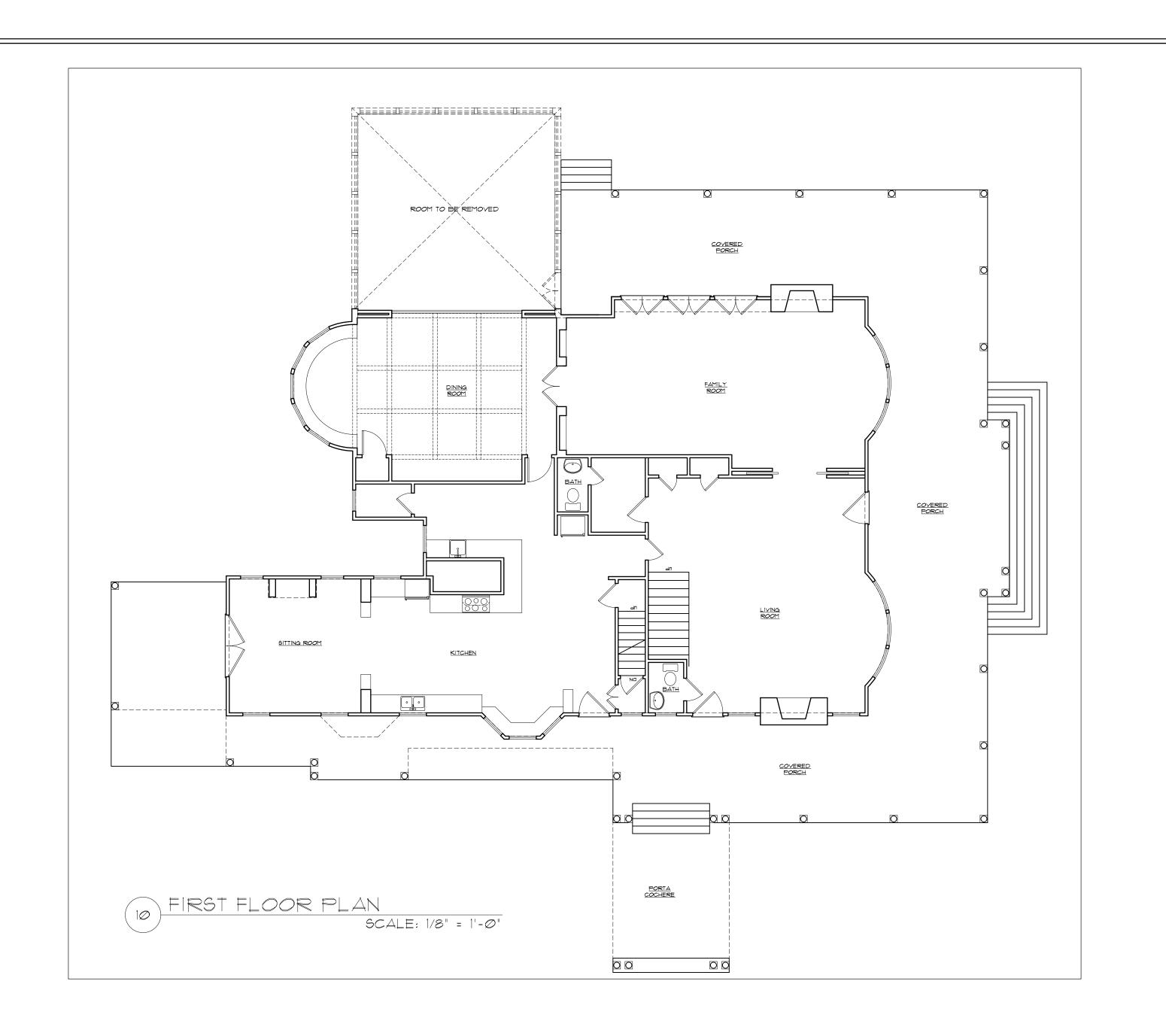
Page: 2 of 2 RMSB966_TAGCAP Atlantic 54 Rumson, LLC

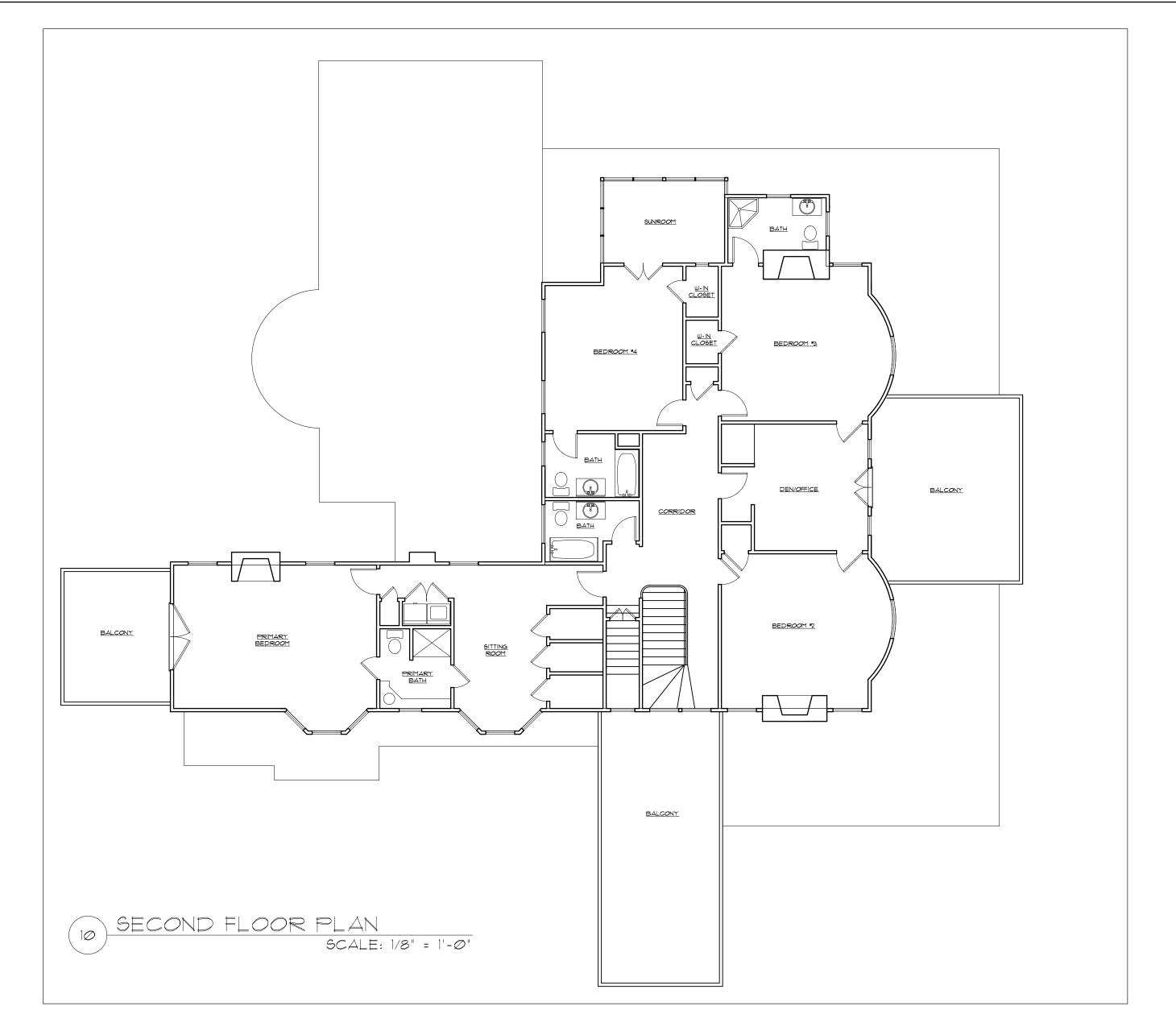
The following comments/recommendations are made to the Development Review Committee (DRC) pursuant to the Design Standards set forth in the Monmouth County Development Regulations (MCDR):

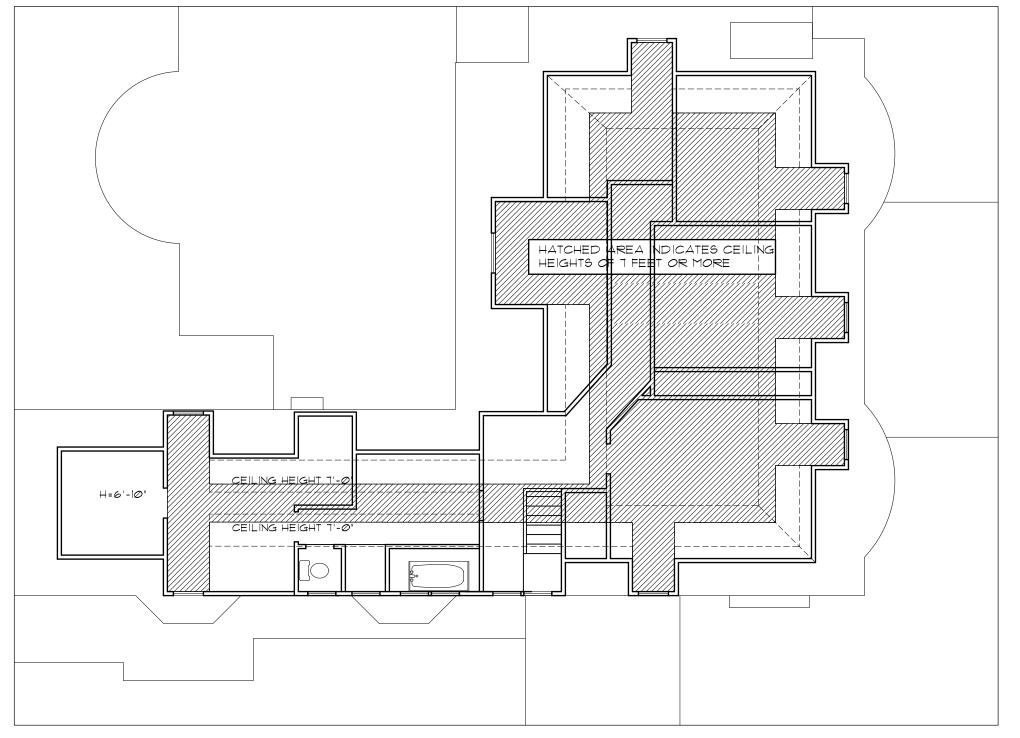
- 1. A 5-ft right-of-way dedication is proposed for the C.R. 520, Rumson Road frontage. The 5-ft dedication brings the right-of-way to the correct half-width at 30-ft. Submit a deed of dedication with parcel description for review by the county surveyor.
- 2. In addition to the right-of-way dedication noted above, a 25-ft radius corner arc dedication to Monmouth County should be indicated at the corner of C.R. 520 and Belknap Lane (Proposed Lot 2.01). Provide the following parcel data:
 - a. Radius;
 - b. Arc length;
 - c. Central angle;
 - d. Chord bearing & length.
 - e. Incorporate into the deed of dedication noted in comment 1 above.
- 3. An existing brick wall indicated on the Existing Conditions & Tree Removal Plan, sheet C200 was not indicated on the Development Plan. Per sheet C200, the wall's location would fall within the boundary of the proposed dedication. Relocate the wall or provide an indemnification agreement to the County for potential damage to or damage caused by the location of the wall within the right-of-way.
- 4. Discharge into a County storm drainage system was not indicated on the plans. Minimal impact.

Please advise the applicant that responses to this memo may result in additional requests and / or conditions on the application.

cc: Joseph M. Ettore, County Engineer
Tom Lombardi, Supervising Engineer
Vince Cardone, Principal Engineer II
Victorino Zabat, Principal Engineer
Dave Schmetterer, Asst. Planning Director
Victor Furmanec, Principal Planner
Kyle DeGroot, Senior Planner
Jeannine Smith, Planning Aide
File







ATTIC FLOOR PLAN

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

BUILDING DEPARTMENT DATA		
FIRST FLOOR	2,803 SQ. FT.	
SECOND FLOOR	2,343 SQ. FT.	
FINISHED ATTIC (1 FOOT CEILING AND ABOVE)	849 SQ. FT.	
DETACHED GARAGE	501 SQ. FT.	
TOTAL	6,496 SQ. FT.	
	7,319 allowed	

BUILDING COVERAGE CALCU	<u>LATIONS</u>	
	EXISTING	PROPOSED
HOUSE	4,7Ø1 SQ. FT.	4246 SQ. FT. (PORTION OF HOUSE REMOVED)
FRONT PORCH (OPEN ON 3 SIDES)	931 SQ. FT.	931 SQ. FT.
GARAGE	N/A	528 SQ. FT.
SUB TOTAL	5,632 SQ. FT.	5,705 SQ. FT.
FRONT PORCH CREDIT EXIST'G 4,701 × 10% = 470 SF (10% OF GROUND FLOOR AREA) PROP. 4,246 × 10% = 425 SF	-470 SQ. FT.	-425 SQ. FT.
TOTAL BUILDING COVERAGE	5,162 SQ. FT. (699 SQ. FT. OVER)	5,280 SQ. FT. (817 SQ. FT. OVER)

4,463 allowed

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

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