



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Bryan Czop bryan.czop@gmail.com 215-870-4684
Name of Applicant Email Phone Number

1 E. 5th Ave, Rumson, NJ 07760 56 11
Property Address Block Lot

N/A
Name of Owner (IF NOT APPLICANT)
A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

N/A
Applicant's Attorney and contact information (if any)

James Daley - 273 First St, Keyport, NJ 07735 / 732-734-2684
Applicant's Architect and contact information (if any)

Patrick Ward - Inside - 1455 Route 34, Suite 1A, Wall, NJ 07714 / 732-531-7100
Applicant's Engineer and contact information (if any)

[Signature] 8/24/26
Signature of Applicant or Agent Date

Proposed plan Single family new construction plus detached
2-car garage

Hardship Encountered existing lot frontage and shape of lot

(3)
Variances Requested lot frontage, offset rear (proposed 2 vs. 3),
driveway width on lot at back (21' wide vs 10' of setback)

Dear Rumson Zoning Board -

I hope this cover letter finds you well.

Please note that although the denial letter from the Zoning Officer references two (2) additional new variances, we are not requesting those. They are / will be rectified outside the variance process.

Thank you,

A handwritten signature in black ink, appearing to read "B. Czop", with a stylized flourish at the end.

Bryan Czop

8/24/20



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80 East River Road
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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Zoning Review Memorandum - Denied

Date: August 21, 2026, *updated October 1, 2026*
Applicant: Bryan Czop
Address: 1 Rosalie Avenue, Rumson, NJ 07760
Block 56, Lot 11, Zone: R-6

I have reviewed the revised Land Use & Development Permit application for 1 Rosalie Avenue. The subject property is an existing, oversized corner lot located in the R-6 Zone and is nonconforming with respect to the minimum frontage requirement along Rosalie Avenue. The proposed development includes the complete demolition of all existing buildings and structures and construction of a new five-bedroom single-family dwelling, detached garage, pool, patio, and associated outdoor amenities. As a complete replacement of the existing development, the proposal is reviewed as new construction under current zoning requirements (a "clean-slate" project).

Based upon the foregoing, the Land Use & Development Permit application is **denied** because the proposed development requires the following variance relief:

- Minimum lot frontage (Schedule 5-1; §22-7.3): 70 feet required; 65 feet existing and proposed. (**Existing Lot Nonconformity**)
- Rear Yard Setback – Pool (§22-7.8): Minimum setback from the rear property line to the pool coping: 10 feet required; 9 feet proposed. (**New**)
- Off-street parking (§22-9.2b): three (3) spaces required; two (2) spaces proposed. (**New**)
- Maximum driveway width within the FYSB (§22-7.26): 12 feet permitted; 21.15 feet proposed. (**New**)

Technical Review Comments

- **Half-Story Compliance:** In addition to the variance relief identified above, the Roof/Attic Plan on Sheet A-4 does not provide sufficient information to demonstrate compliance with the Borough ordinance definition of a half-story. The half-story calculation shall account for the full roof configuration, including areas with cathedral ceilings, to demonstrate compliance with the applicable dimensional requirements. Based upon the information currently provided, compliance with the half-story requirement cannot be confirmed.

- Basement/Foundation: The Basement/Foundation Plan on Sheet A-2 remains subject to the Borough Engineer's review of the previously requested site-specific soil and groundwater information.
- Driveway Maneuverability: The 9-foot-by-18-foot parking space in the driveway shown on Sheet A-2 creates maneuverability concerns, as discussed via email by the Borough Engineer on June 10, 2026.

Documents Reviewed

- Architectural Plans for New Home Construction, prepared, signed, and sealed by James T. Daley, Architect, dated April 27, 2026, last revised August 3, 2026, consisting of five (5) sheets.
- Plot Plan with Zoning Chart, prepared by InSite Engineering, LLC, dated August 13, 2026, revised August 24, 2026, six (6) sheets.
- Borough Engineer correspondence dated June 10, 2026, regarding site plan deficiencies.

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

Marie DeSoucey
Land Use & Development Official

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

Marie DeSoucey

From: Marie DeSoucey
Sent: Monday, June 29, 2026 8:02 PM
To: Marie DeSoucey
Subject: FW: 1 Rosalie Plans

From: David Marks <DMarks@rumsonnj.gov>
Sent: Wednesday, June 10, 2026 3:59 PM
To: Marie DeSoucey <mdesoucey@rumsonnj.gov>
Subject: RE: 1 Rosalie Plans

Marie,

In review of the plans for 1 Rosalie Avenue prepared by James T. Daley, Architect, dated April 27, 2026, last revised June 8, 2026, I offer the following:

1. The site plan shown on the architectural drawings does not comply with Ordinance Subsection 22-7.27.c, which at a minimum requires existing and proposed lot grading, finished floor elevations, stormwater management provisions, site specific soil and groundwater information and soil erosion and sediment control measures be shown on the plans.
2. As related to stormwater management measures, it appears the project is subject to Ordinance Subsection 16-2, which would require stormwater runoff from 90% of roof areas and 90% of driveway areas be addressed with on-site stormwater management system(s).
3. The proposed driveway configuration does not provide adequate access to the garage in accordance with Ordinance Subsection 22-7.25.j nor does it provide adequate parking behind the front yard setback to accommodate a four bedroom home.

Once a fully developed site plan is prepared, I may be able to offer a more detailed review.

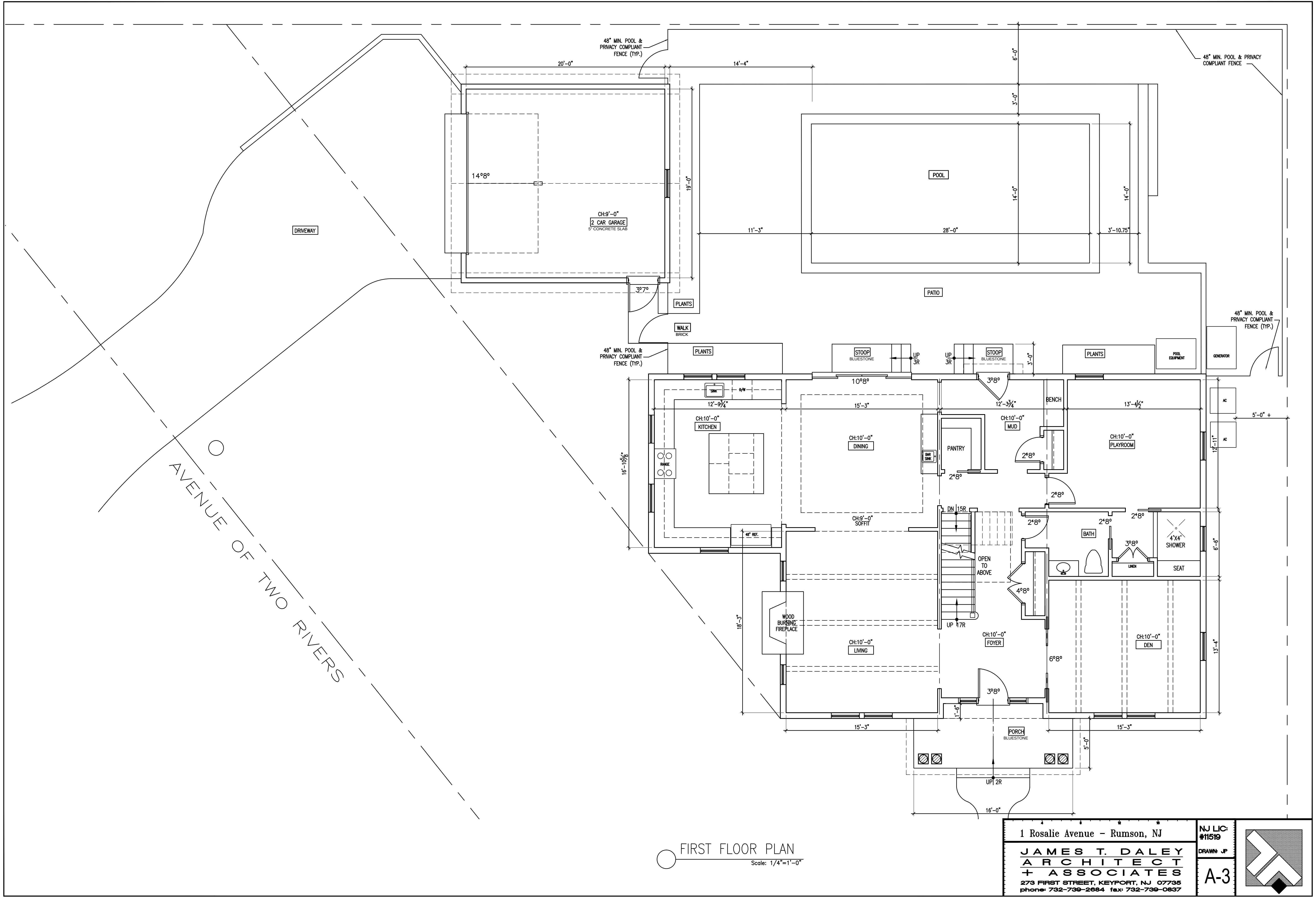
Dave



David M. Marks, PE, CME, CFM
Borough Engineer & Floodplain Manager
www.rumsonnj.gov
[Engineering Webpage](#)
Tel: 732-842-3300

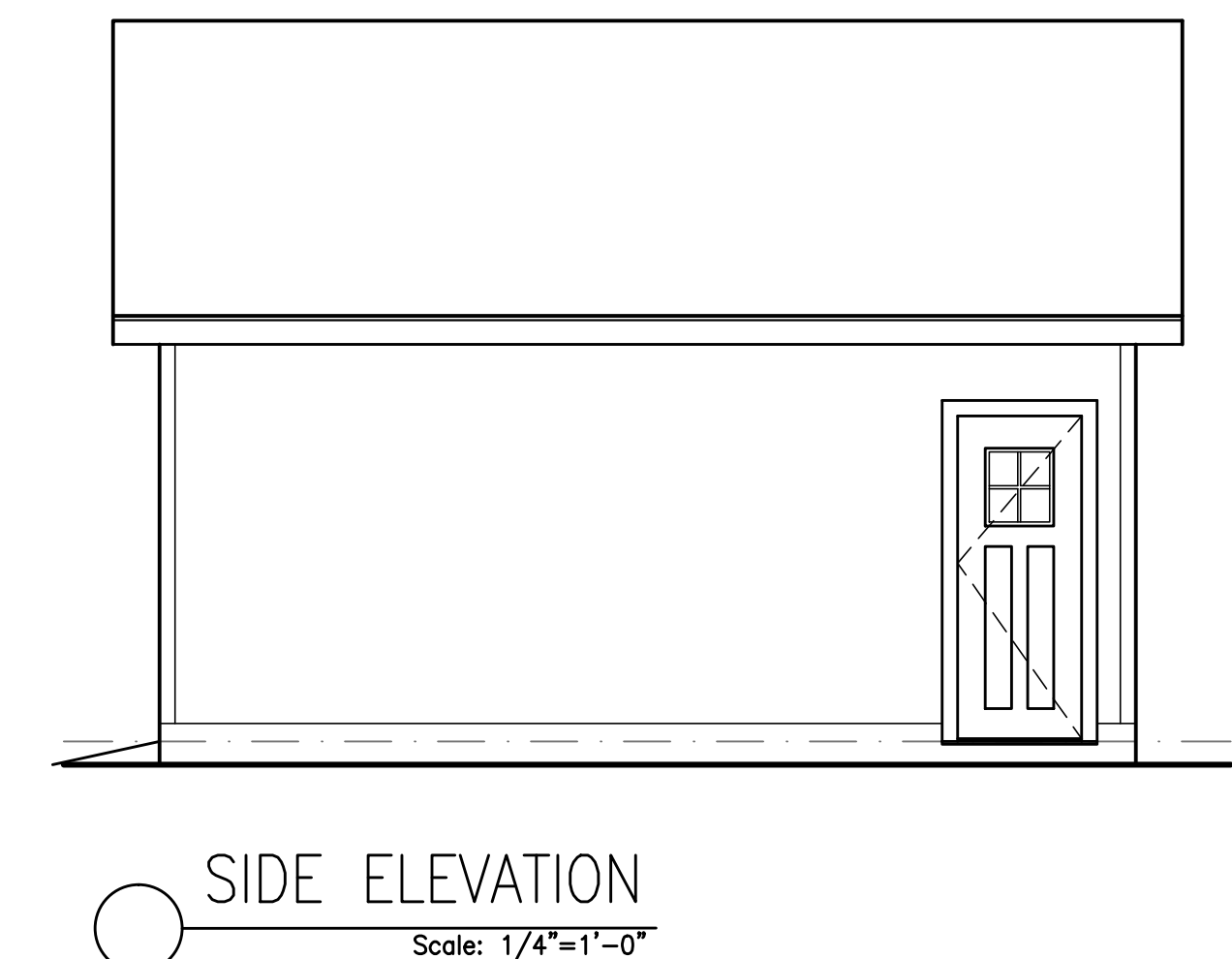
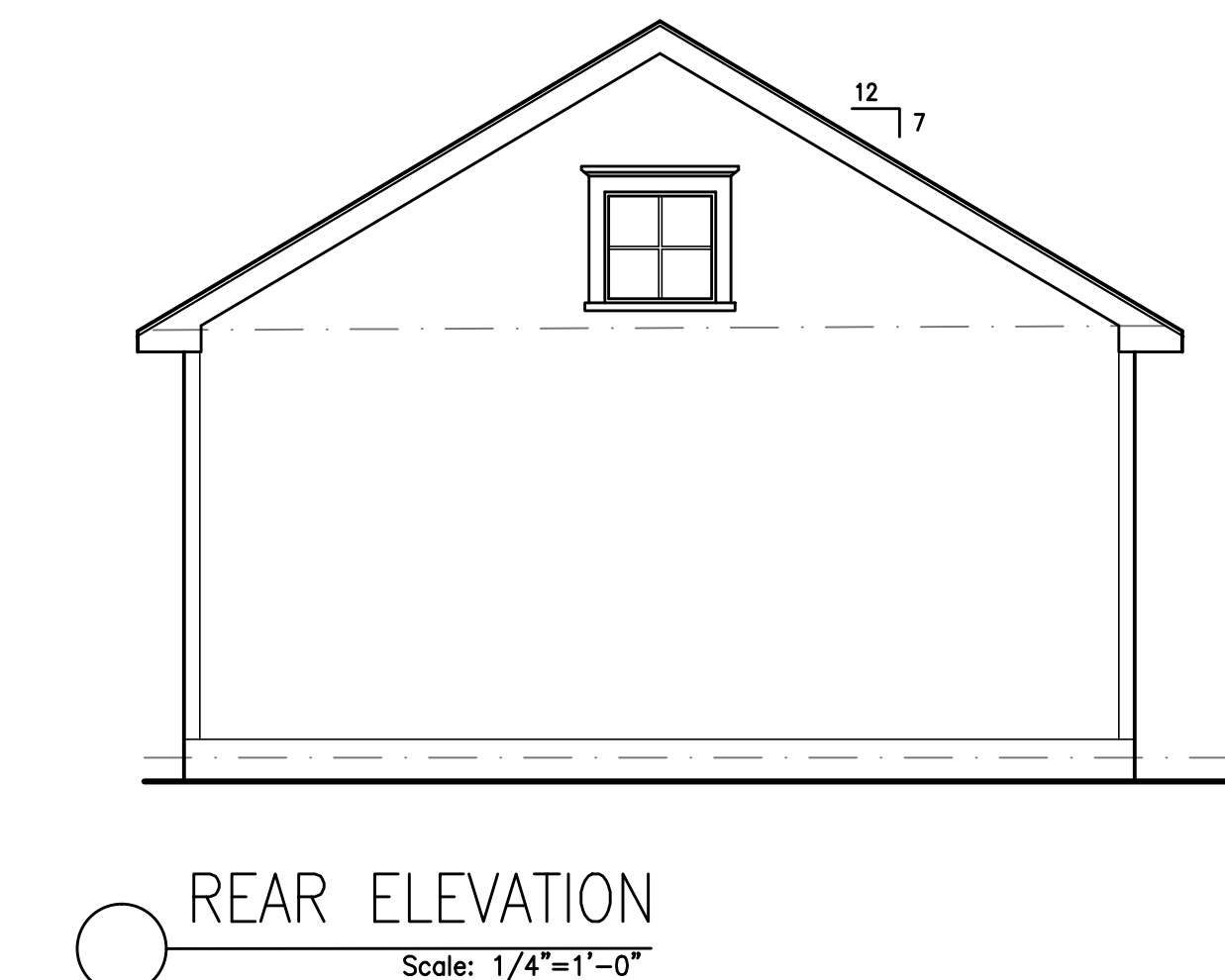
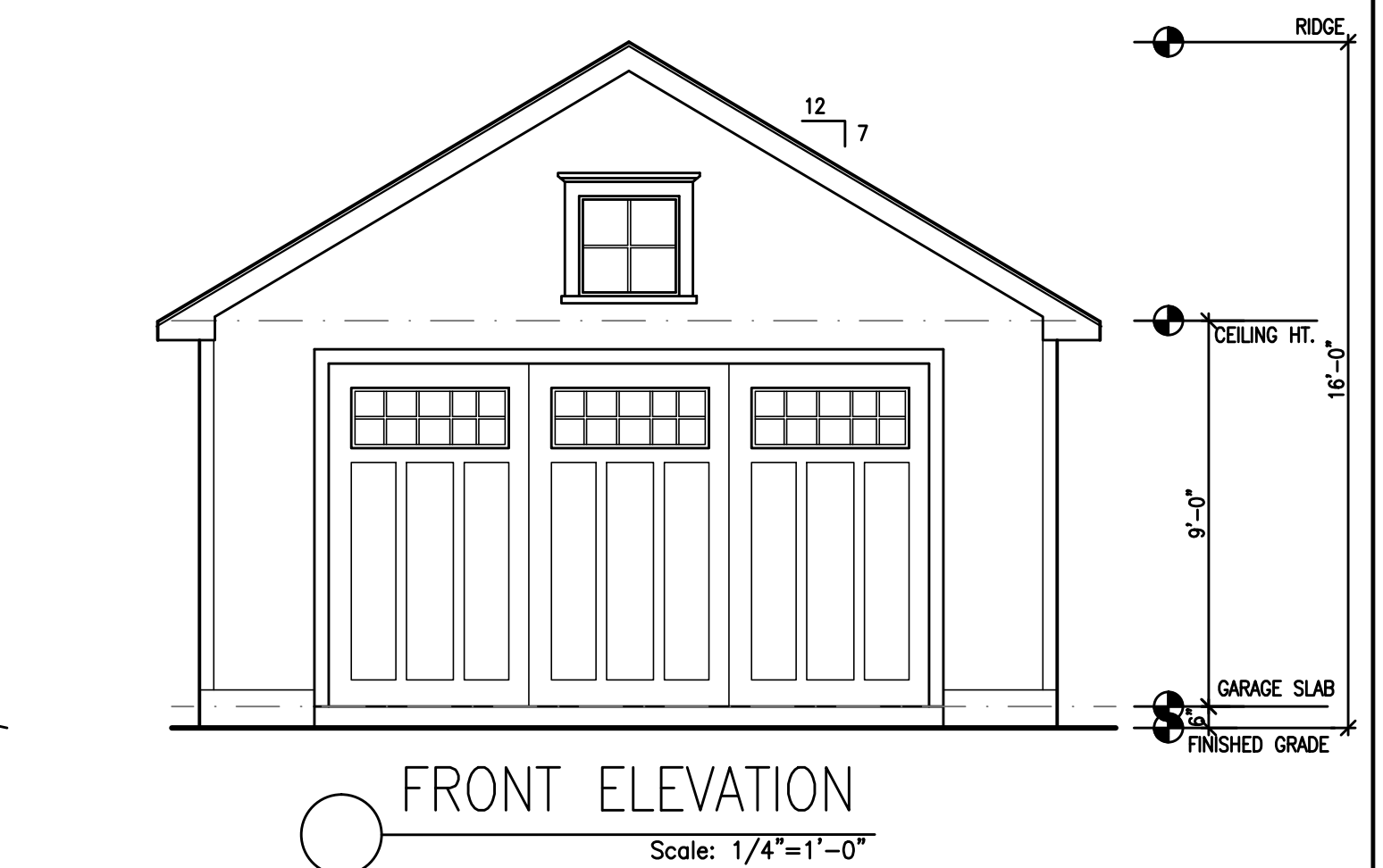
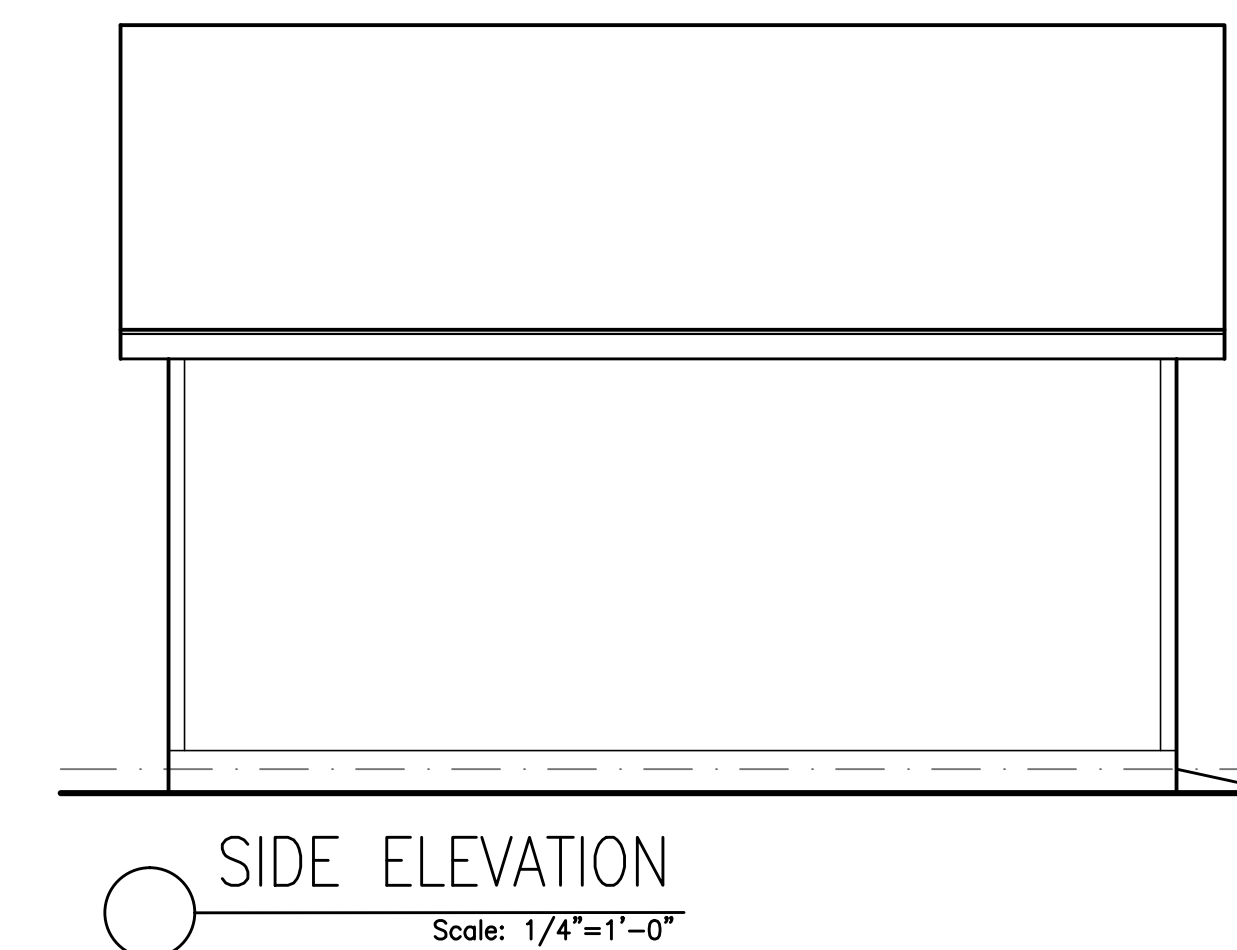
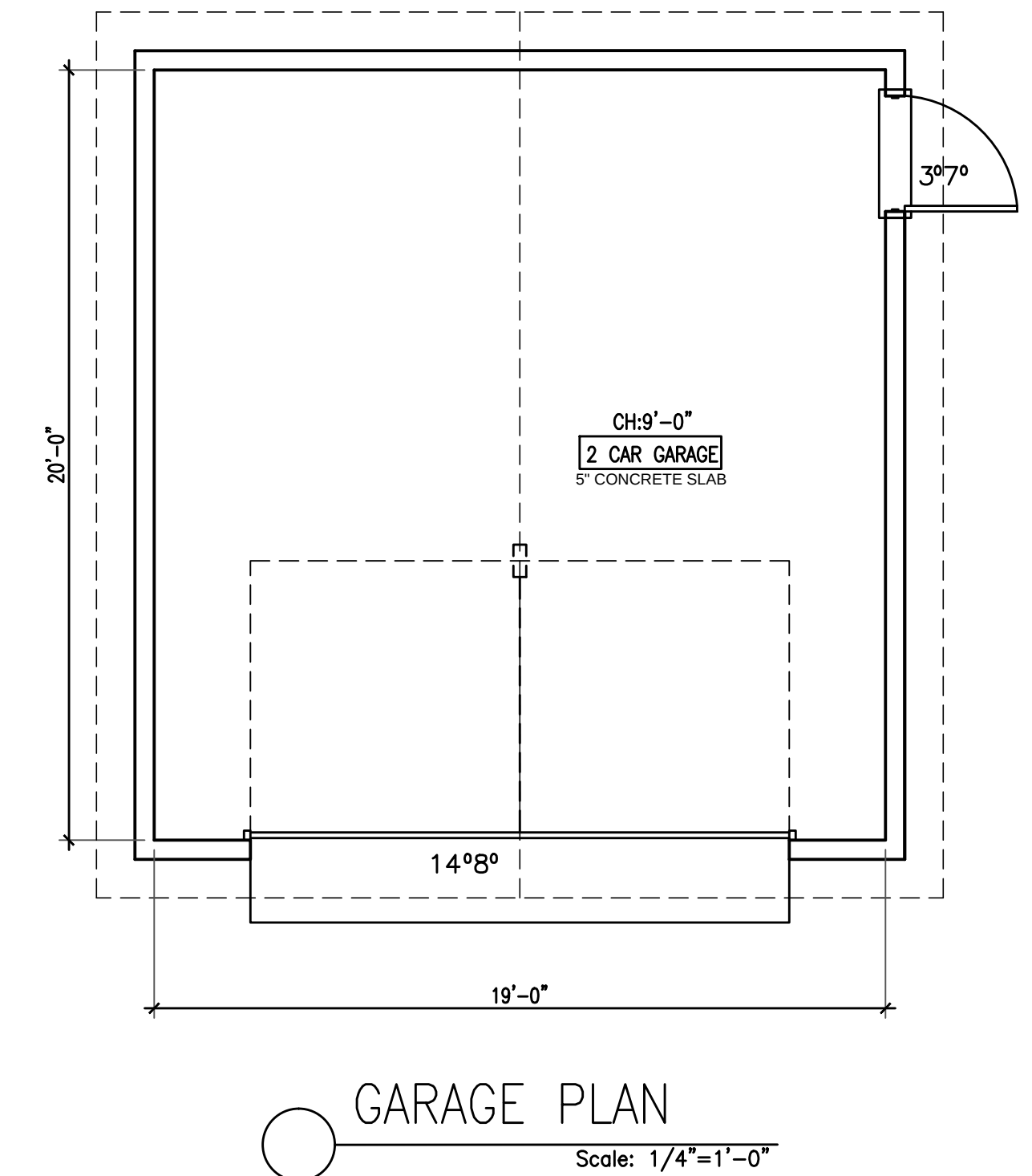
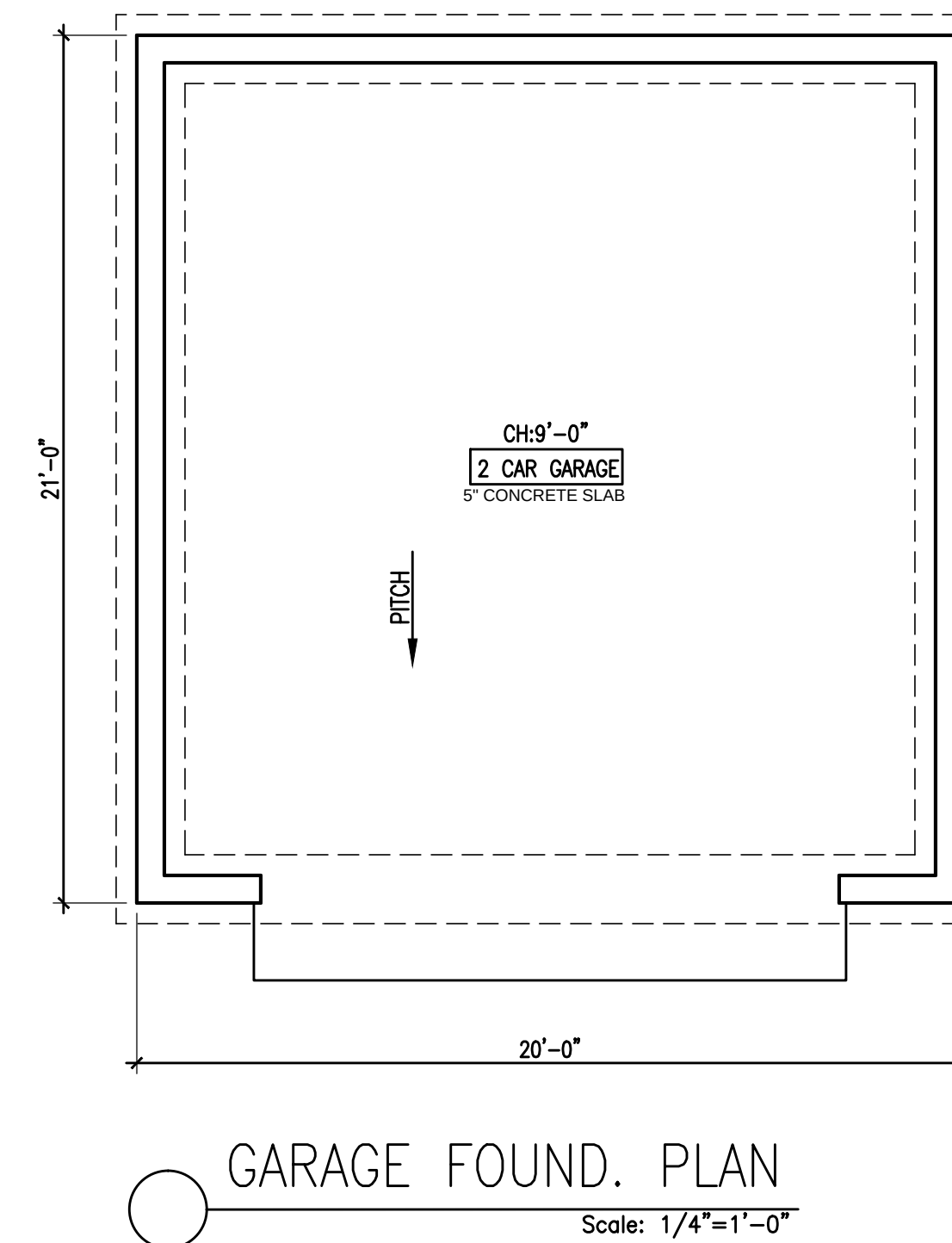
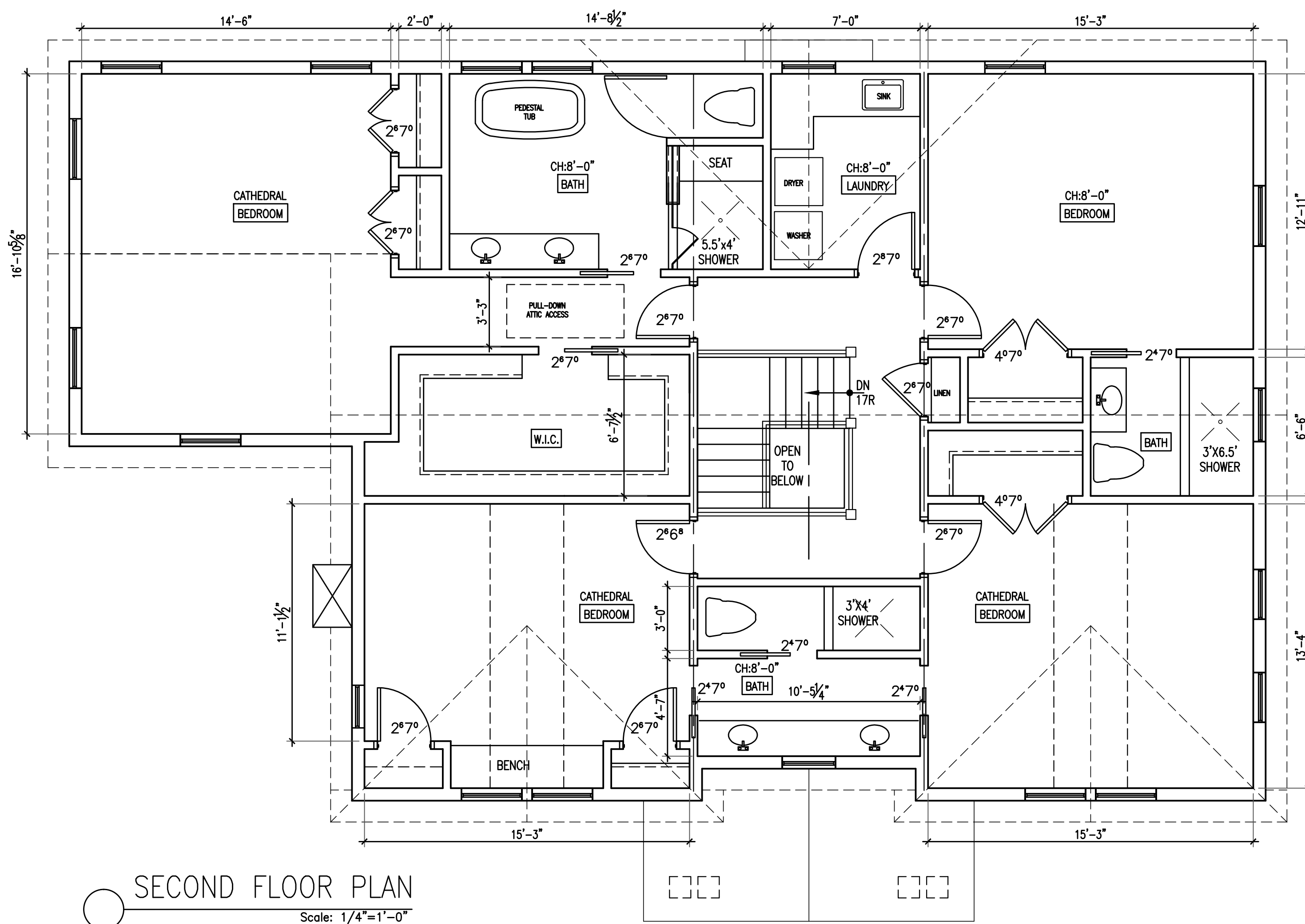
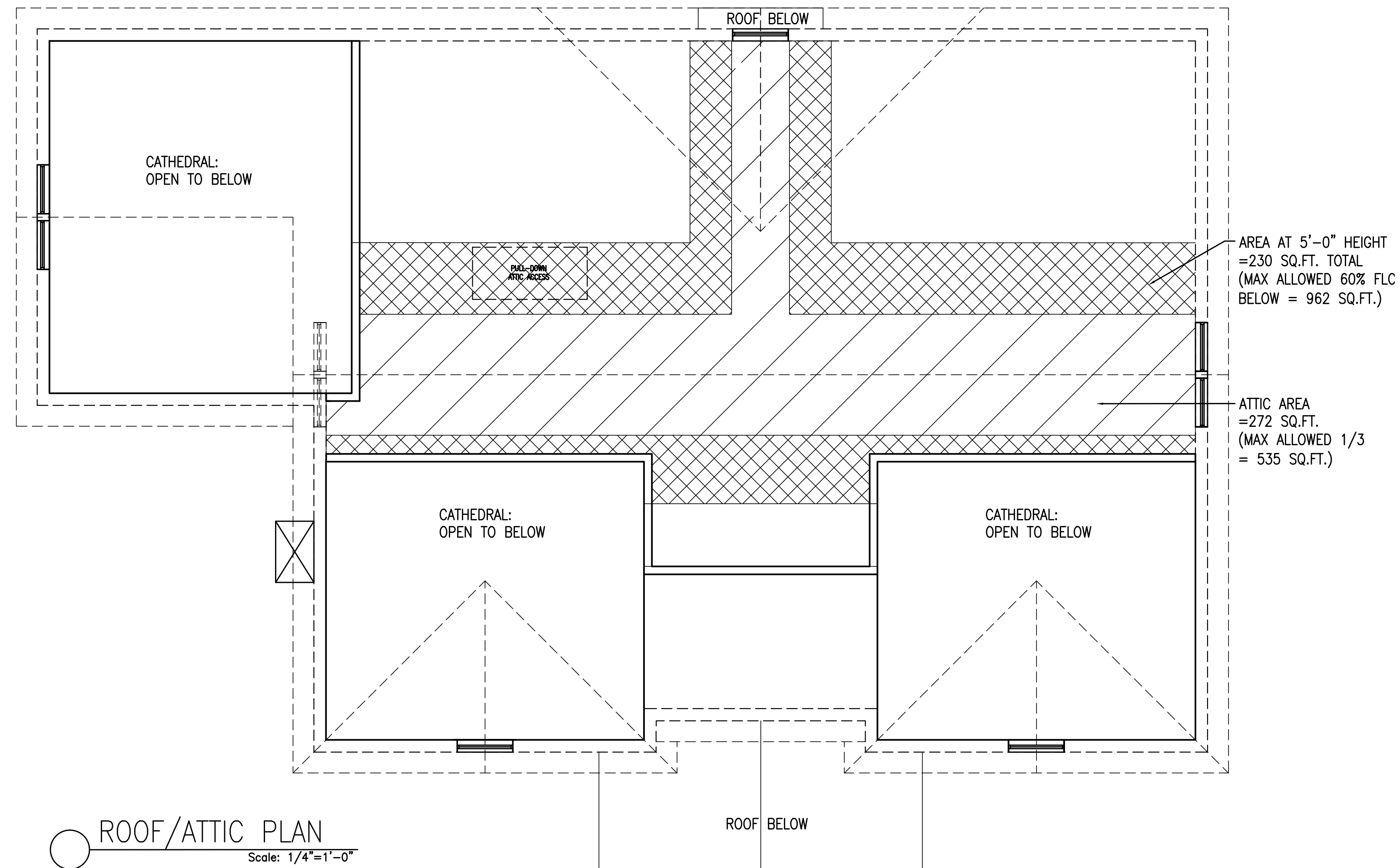
THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE

PROJ. No.	26-068
SCALE	1" = 20'
DATE	06/05/26
DRAWN BY	MGB
TAX MAP SHEET #	12
SHEET	
1 OF 1	
DRAWING No.	R1126



FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

1 Rosalie Avenue - Rumson, NJ		NJ LIC: #11519	
JAMES T. DALEY ARCHITECT + ASSOCIATES		DRAWN: J.P.	
273 FIRST STREET, KEYPORT, NJ 07735		A-3	
phone: 732-739-2684 fax: 732-739-0837			





○ SIDE ELEVATION
Scale: 1/4"=1'-0"



○ FRONT ELEVATION
Scale: 1/4"=1'-0"



○ SIDE ELEVATION
Scale: 1/4"=1'-0"



○ REAR ELEVATION
Scale: 1/4"=1'-0"

1 Rosalie Avenue - Rumson, NJ		NJ LIC: #11519	
JAMES T. DALEY ARCHITECT + ASSOCIATES		DRAWN: JP	
273 FIRST STREET, KEYPORT, NJ 07735		A-5	
phone: 732-739-2684 fax: 732-739-0837			

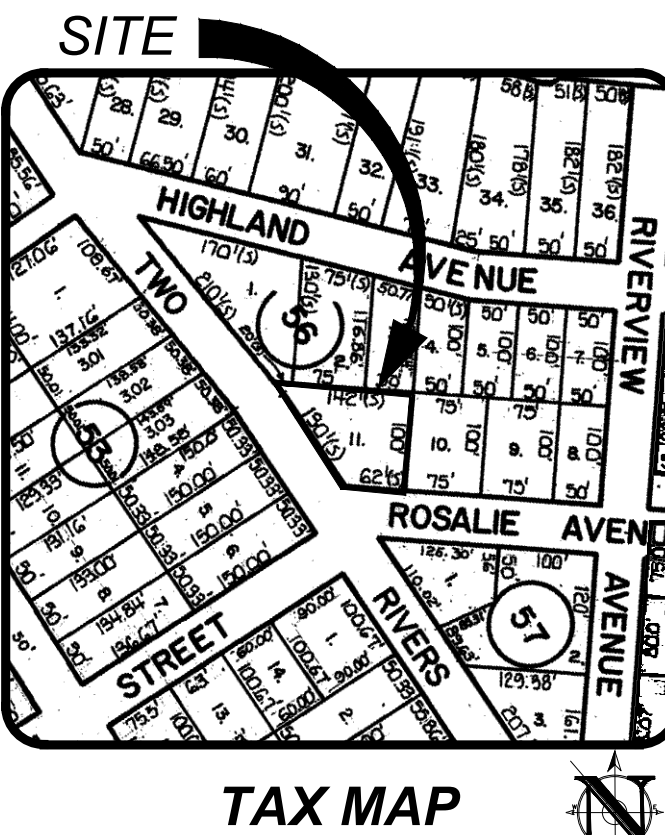


BUILDING HEIGHT COMPLIANCE PER MUNICIPAL ORDINANCE
NTS

GENERAL NOTES

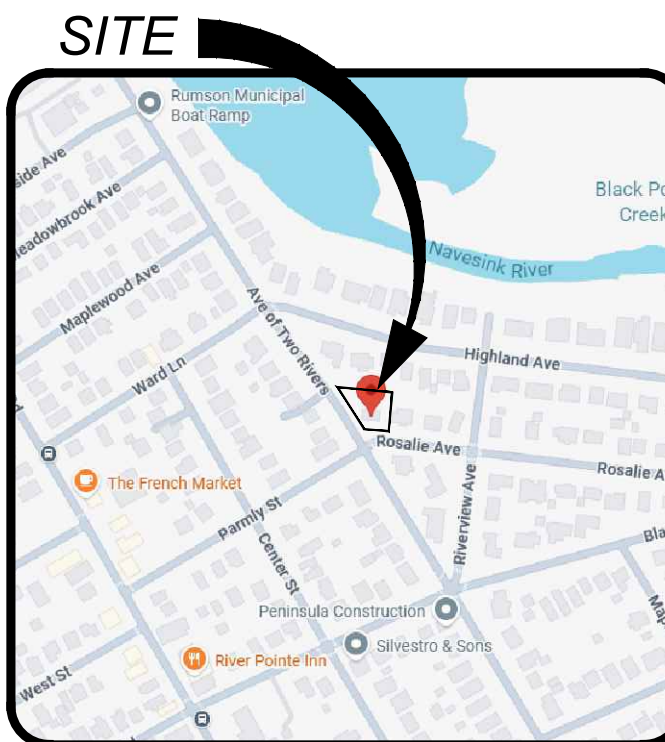
- SUBJECT PROPERTY**
TAX MAP PZ-BLK #68, LOT #11, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY.
- OWNER/APPLICANT**
1 ROSALIE AVE, LLC
1 ROSALIE AVENUE
RUMSON NEW JERSEY 07760
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY FOR ENGINEERING AND ZONING APPROVAL, AND TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
- PERMITS & APPROVALS**
APPLICANT IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THOMAS P. SANTRY, P.A., ENTITLED "SURVEY OF LOT 11 - BLOCK 56, 1 ROSALIE AVENUE, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY," WITH THE LATEST REVISION BEING DATED 08/06/20. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFLECTS THE NAVD83 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY JAMES T. DALEY ARCHITECT ASSOCIATES, ENTITLED "NEW HOME CONSTRUCTION, 1 ROSALIE AVENUE, RUMSON, NJ, LOT #11, BLOCK #68," WITH THE LATEST REVISION BEING DATED 06/08/26.
- GEOTECHNICAL INFORMATION**
GEOTECHNICAL INFORMATION CONTAINED HEREON IS BASED ON A REPORT PREPARED BY LORTECH CONSTRUCTION ENGINEERING, INC., ENTITLED "SOIL EVALUATION, BLOCK 56, LOT 11, 1 ROSALIE AVE, RUMSON, NJ," WITH THE LATEST REVISION BEING DATED 07/14/20.
- BUILDING SETBACK DIMENSIONS**
BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM CONCRETE BUILDING FOUNDATION WALLS TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY IF ANY PROPOSED VENEERS 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 DIMENSION.
- BASE FLOOD ELEVATION**
THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
- STRUCTURAL FILL MATERIAL**
THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- EXISTING UTILITIES**
ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- POTABLE WATER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING WATER MAIN IS COORDINATED PROPERLY.
- SANITARY SEWER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THE PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE SEWERAGE AUTHORITY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.
- STRUCTURAL ENGINEERING**
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.
- POOL COMPLIANT FENCE**
THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE, THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS), AND ALL APPLICABLE CODES.
- CONSTRUCTION REQUIREMENTS**
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY, 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.
 - 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.
 - 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.
 - 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.
 - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.



TAX MAP

Scale: 1"=200'

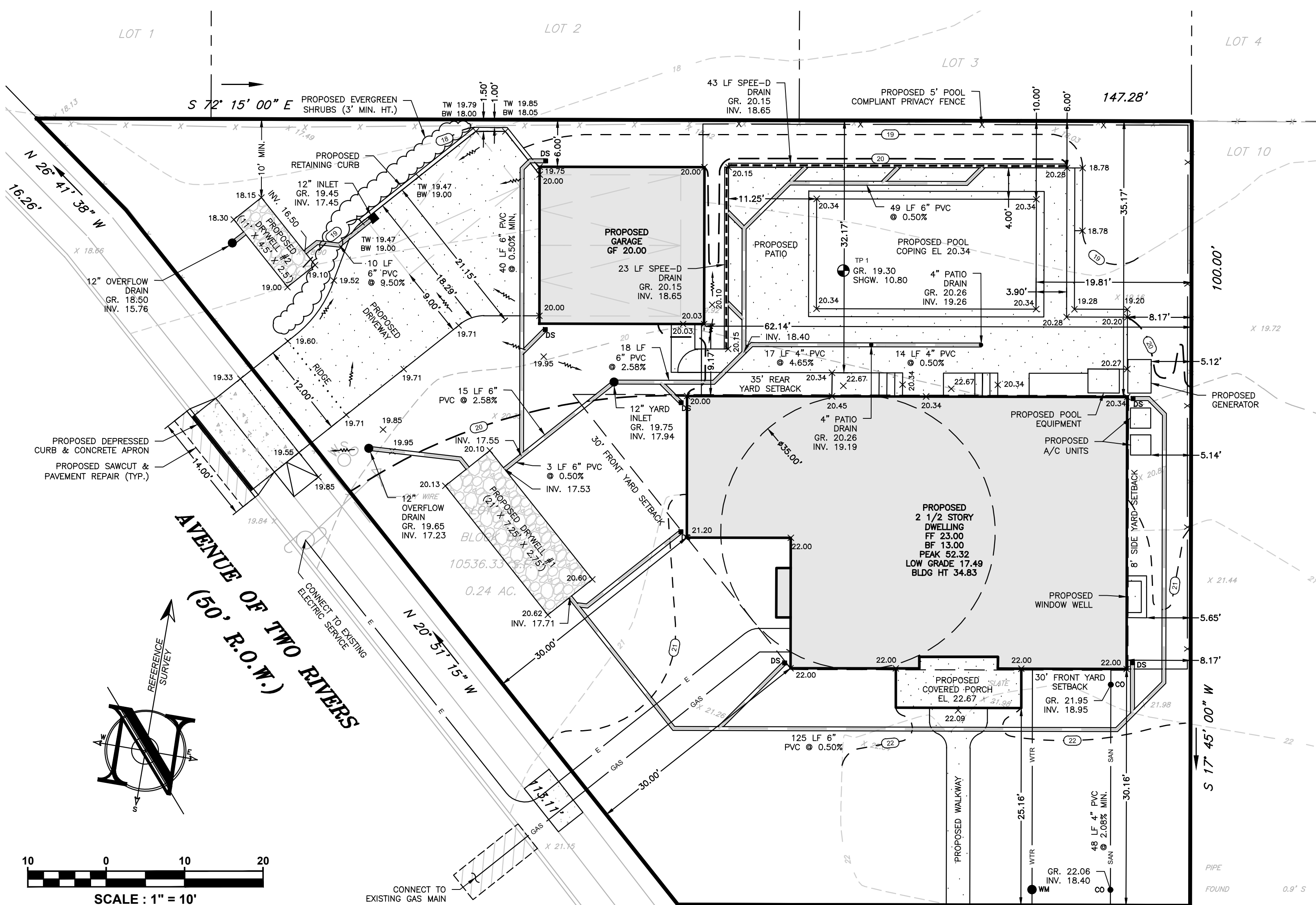


LOCATION MAP

Scale: 1"=500'

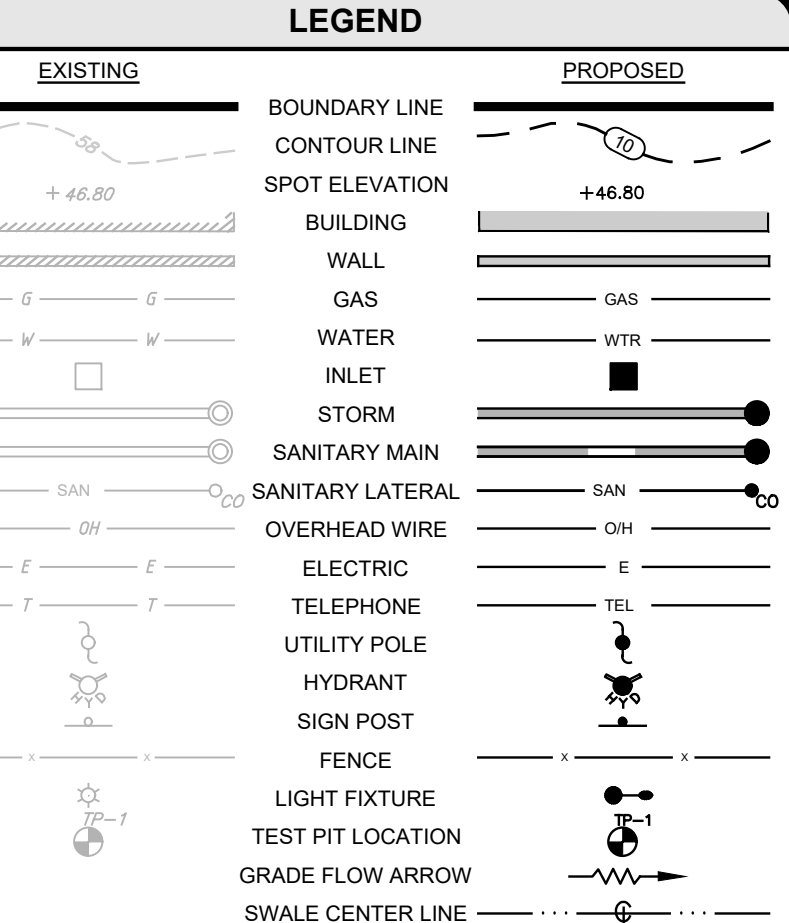
ZONING COMPLIANCE CHART					
R-6 ZONE (CHAPTER 22)					
SINGLE-FAMILY DWELLING - PERMITTED					
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED 5-1	MIN. LOT AREA (SF)	7,000	10,536 (0.242 AC.)	NO CHANGE	YES
SCHED 5-1	MIN. LOT WIDTH	70	89.22	NO CHANGE	YES
SCHED 5-1	TWO RIVERS AVENUE (FT)	70	127.96	NO CHANGE	YES
SCHED 5-1	MIN. LOT FRONTAGE	70	65.32 (N)	NO CHANGE (N)	NO
SCHED 5-1	ROSALIE AVENUE (FT)	70	129.37	NO CHANGE	YES
SCHED 5-1	MIN. LOT DIAMETER (FT)	33	35.00	NO CHANGE	YES
SCHED 5-1	PRINCIPAL BUILDING				
SCHED 5-1	MIN. FRONT YARD SETBACK				
SCHED 5-1	ROSALIE AVENUE (FT)	30	25.2 (TO BLDG) (N)	30.16 (TO BLDG) (X)	YES
SCHED 5-1	TWO RIVERS AVENUE (FT)	30	18.5 (TO PORCH) (N)	25.16 (TO PORCH) (X)	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	35	25.5 (N)	30.00 (X)	YES
SCHED 5-1	MIN. SIDE YARD SETBACK	8	12.2	8.17	YES
SCHED 5-1	BOTH SIDES (FT)	18	N/A	N/A	YES
SCHED 5-2	MAX. BUILDING HEIGHT (GABLE/HIP) RIDGE (FT)	35	(a)	34.83	YES
SCHED 5-2	EAVES (FT)	26	(a)	24.41	YES
SCHED 5-2	MAX. BUILDING HEIGHT (STORIES)	2.5	(a)	2.5	YES
SCHED 5-1	MIN. GROUND FLOOR AREA (2-STORIES) (SF)	600	(a)	1,604	YES
SCHED 5-1	ACCESSORY BUILDING - DETACHED GARAGE				
SCHED 5-1	ALLOWABLE YARD LOCATION	SIDE/REAR	SIDE	REAR	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	5	47.3	6.00	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	5	7.5	62.14	YES
SCHED 5-1	MIN. PRINCIPAL BUILDING SETBACK (FT)	5	7.5	9.17	YES
SCHED 5-2	MAX. BUILDING HEIGHT (FT)	16	(a)	16.00	YES
SCHED 5-2	MAX. BUILDING HEIGHT (STORIES)	1	(a)	1	YES
SCHED 5-1	MIN. AREA (SF)	260	278	420	YES
SCHED 5-1	ACCESSORY STRUCTURE - SWIMMING POOL				
SCHED 5-1	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	10	N/A	10.00	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	10	N/A	19.81	YES
SCHED 5-1	ACCESSORY STRUCTURE - POOL PATIO				
SCHED 5-1	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	5	N/A	6.00	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	5	N/A	8.17	YES
SCHED 5-1	POOL EQUIPMENT	SIDE/REAR	N/A	REAR	YES
SCHED 5-1	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	5	N/A	31.61	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	5	N/A	9.18	YES
SCHED 5-1	A/C UNITS				
SCHED 5-1	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	SIDE	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	5	45.2	36.57	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	5	50.5	5.14	YES
SCHED 5-1	GENERATOR				
SCHED 5-1	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	5	N/A	30.39	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	5	N/A	5.12	YES
SCHED 5-1	MAX. PRINCIPAL BUILDING SETBACK (FT)	25	N/A	0.51	YES
SCHED 5-1	DRIVEWAY				
SCHED 5-1	MAX. FRONT YARD WIDTH (FT)	12	17.2 (N)	21.15 (V)	NO
SCHED 5-1	MIN. PROPERTY LINE SETBACK (FT)	1	4.1	1.00	YES
SCHED 5-1	MAX. NUMBER OF DRIVEWAYS	1	1	1	YES
SCHED 5-1	MAX. DEPRESSED CURB CUT OPENING (FT)	14	(a)	14.00	YES
SCHED 5-1	PARKING				
SCHED 5-1	MIN. PARKING SPACES (6 BEDROOMS)	3	1 (N)	2 (V)	NO
SCHED 5-1	MIN. PARKING SPACES (6 BEDROOMS)	3	1 (N)	2 (V)	NO
SCHED 5-1	LOT COVERAGE				
SCHED 5-1	MAX. BUILDING COVERAGE (SF)	2,128 (100%1)	1,189	2,012	YES
SCHED 5-1	MAX. LOT COVERAGE (SF)	4,072 (10-12)	1,986	4,067	YES
SCHED 5-3A	MAX. PERMITTED FLOOR AREA (SF)	3,500 (10)	(a)	3,409	YES
SCHED 5-3A	MAX. FLOOR AREA RATIO	0.337 (10)	(a)	0.324	YES

- (N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION (X) VARIANCE / NON-COMPLIANCE ELIMINATED (V) PROPOSED VARIANCE (W) PROPOSED VARIANCE
- (1) PER SCHEDULE 5-1, NOTE #18, ROOFED, OPEN SIDED, ONE-STORY PORCHES MAY BE PERMITTED TO EXTEND UP TO FIVE (5) FEET BEYOND THE FRONT YARD SETBACK IN THE R-4, R-5 AND R-6 ZONE DISTRICTS.
- (2) PER ORDINANCE SECTION 22-7.7.H, INTRUSIONS INTO THE REQUIRED SETBACK (YARD) SHALL BE MEASURED FROM THE FACE OF THE FOUNDATION WALL AND BE LIMITED TO:
- a. FOR CHIMNEYS, FIREPLACES, RAIN LEADERS, DRAINS, AND ANY OTHER UTILITY SERVICE COMPONENT, TWO (2) FT
- b. FOR EAVES, SOFFITS OR OTHER ROOF ELEMENTS (INCLUDING GUTTERS), THREE (3) FT
- c. FOR UNROOFED STAIRS OR PORCHES, THREE (3) FT
- d. FOR ANY OTHER ELEMENT OF THE BUILDING, ONE (1) FT
- e. FOR EMERGENCY ESCAPE AND EGRESS WINDOWS, THREE (3) FT WITH APPROPRIATELY DESIGNED FALL PROTECTION.
- (3) PER SCHEDULE 5-1, NOTE #15, IN THE R-6 ZONE, THE MINIMUM REAR YARD REQUIRED SHALL BE AT LEAST 35% OF THE LOT DEPTH ROUNDED UP TO THE FULL FOOT, OR 35 FEET WHICHEVER IS GREATER BUT NOT TO EXCEED 50 FEET.
- (4) PER SCHEDULE 5-1, NOTE #7, WHERE THE LOT WIDTH EXCEEDS THE MINIMUM PRESCRIBED FOR THE ZONE DISTRICT, THE COMBINED TOTAL SIDE YARD SETBACK SHALL BE INCREASED 1.5 FEET FOR EACH FULL 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. IN THE CASE OF A CORNER LOT OR A LOT WITH FRONTAGE ON MORE THAN ONE STREET, THE LOT WIDTH ALONG THE YARD LINE LOCATED AT THE FRONT OF THE LOT SHALL BE USED TO CALCULATE THE REQUIRED SIDE YARD SETBACK.
- ONE SIDE YARD SETBACK = $(89.22 - 70) / 5 = 3.8 \times 1.5 = 5.7 = 6$ FEET
- (5) PER SCHEDULE 5-1, 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.
- (6) PER SCHEDULE 5-1, NOTE #16, IF FLOOR AREA EXCEEDS 85% OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF (a) THE MINIMUM YARD REQUIREMENT PLUS TWO (2) FT OR FOOTNOTE #4.
- COMBINED SIDE YARD SETBACK = $16 + 2 = 18$ FT
- ONE SIDE YARD SETBACK = $6 + 2 = 8$ FT
- (7) PER SCHEDULE 5-1, NOTE #17, THE MINIMUM REAR YARD AND SIDE YARD SETBACK FOR ACCESSORY BUILDINGS AND STRUCTURES SHOULD BE INCREASED ONE (1) ADDITIONAL FOOT FOR EACH FOOT OF ACCESSORY BUILDING HEIGHT IN EXCESS OF FIFTEEN (15) FEET.
- (8) DRIVEWAY WIDTH PLUS TWO (2) FEET.
- (9) RSIS PARKING REQUIREMENTS: THREE (3) PARKING SPACES, EXCEPT ONE HALF (0.5) ADDITIONAL PARKING SPACES SHALL BE REQUIRED FOR EACH ADDITIONAL BEDROOM OVER FIVE (5) BEDROOMS.
- PARKING SPACES = $3 + (6 - 5) \times (0.5) = 3.5$ PARKING SPACES
- PER RSIS, WHEN DETERMINATION OF THE REQUIRED NUMBER OF PARKING SPACES RESULTS IN A FRACTIONAL SPACE FOR THE ENTIRE DEVELOPMENT, ANY FRACTION OF ONE-HALF OR LESS MAY BE DISREGARDED, WHILE A FRACTION IN EXCESS OF ONE-HALF SHALL BE COUNTED AS ONE PARKING SPACE.
- (10) PER ORDINANCE SECTION 22-2.26.E, IN THE R-6 ZONE DISTRICT, 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 COVERAGE.
- (11) PER BULK CHART NOTE #9 & #19, EXCLUSIONS FROM BUILDING AND LOT COVERAGE:
- a. THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE.
- b. EAVES - FIRST 12 INCHES OF THE EAVE WIDTH
- c. PERGOLAS - LOCATED ON AN APPROVED PATIO, DECK OR TERRACE MAY EXCLUDE THAT PORTION OF THE PERGOLA, WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA - BUILDING COVERAGE
- (12) PER BULK CHART NOTE #5, EXCLUSIONS FROM LOT COVERAGE:
- a. WALKWAYS CONSTRUCTED ON GRADE
- b. THAT PORTION OF UNROOFED PORCHES 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.



ROSALIE AVENUE
(50' R.O.W.)

LOT COVERAGE CALCULATIONS		
BUILDING COVERAGE	EXISTING (SF)	PROPOSED (SF)
DWELLING	911	1,722
FRONT COVERED PORCH	N/A	95
DETACHED GARAGE	278	420
SUBTOTAL BUILDING COVERAGE	1,189	2,237
LOT COVERAGE		
BUILDING COVERAGE	1,189	2,237
DRIVEWAY	456	696
CURB	N/A	15
LANDINGS & STEPS	108	82
WALKWAYS	110	122
DECK	281	N/A
SLATE	127	N/A
POOL	N/A	392
POOL PATIO	N/A	818
MECH. EQ.	7	38
WINDOW WELL	N/A	14
SUBTOTAL LOT COVERAGE	2,278	4,414
EXEMPTIONS		
FRONT PORCH	(2)	N/A
DETACHED GARAGE	(3)	N/A
WALKWAYS AT GRADE	(1)	110
UNROOFED DECK	(1)	182
TOTAL BUILDING EXEMPTION	N/A	225
TOTAL LOT EXEMPTION	292	347
TOTAL BUILDING COVERAGE	1,189	2,012
TOTAL LOT COVERAGE	1,986	4,067
EXISTING:		
(1) 20% OF PRIN. BLDG GROUND FLOOR AREA = 911 SF X 20% = 182 SF		
PROPOSED:		
(2) 10% OF PRIN. BLDG GROUND FLOOR AREA = 1,804 SF X 10% = 180 SF		
(3) 130 SF OF DETACHED GARAGE SHALL BE EXCLUDED		



PROJECT INFORMATION

PROJECT NAME:

1 ROSALIE AVE, LLC RESIDENCE

PROJECT LOCATION:

BLOCK 56, LOT 11
1 ROSALIE AVENUE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:

1 ROSALIE AVE LLC
1 ROSALIE AVENUE
RUMSON, NJ 07760

APPLICANT:

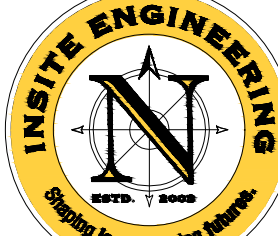
1 ROSALIE AVE LLC
1 ROSALIE AVENUE
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
JAMES T. DALEY ARCHITECT + ASSOCIATES
273 FIRST STREET
KEYPORT, NJ 07735

SURVEYOR:
THOMAS P. SANTRY, P.A.
128 EAST RIVER ROAD
RUMSON, NJ 07760

GEOTECH:
LORTECH CONSTRUCTION ENGINEERING INC.
182 SOUTH STREET
FREEHOLD, NJ 07728



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NJ ONE CALL - 800-272-1000
(or local 7 days prior to excavation)



InSite Engineering, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28083200

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165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B,
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732-531-7100 (Ph) 732-531-7344 (Fax)
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PATRICK R. WARD, PE, PP

PROFESSIONAL ENGINEER, PLANNER

NJPE 24GE05079000 NJPP 33L00626800

REVISIONS

Rev. # Date Comment

1 08/24/26 REV PER BOROUGH

08/24/26 INITIAL RELEASE

SCALE: 1"=10'

DESIGNED BY: NLC

DATE: 08/13/26 DRAWN BY: NLC

JOB #: 26-2762-01 CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

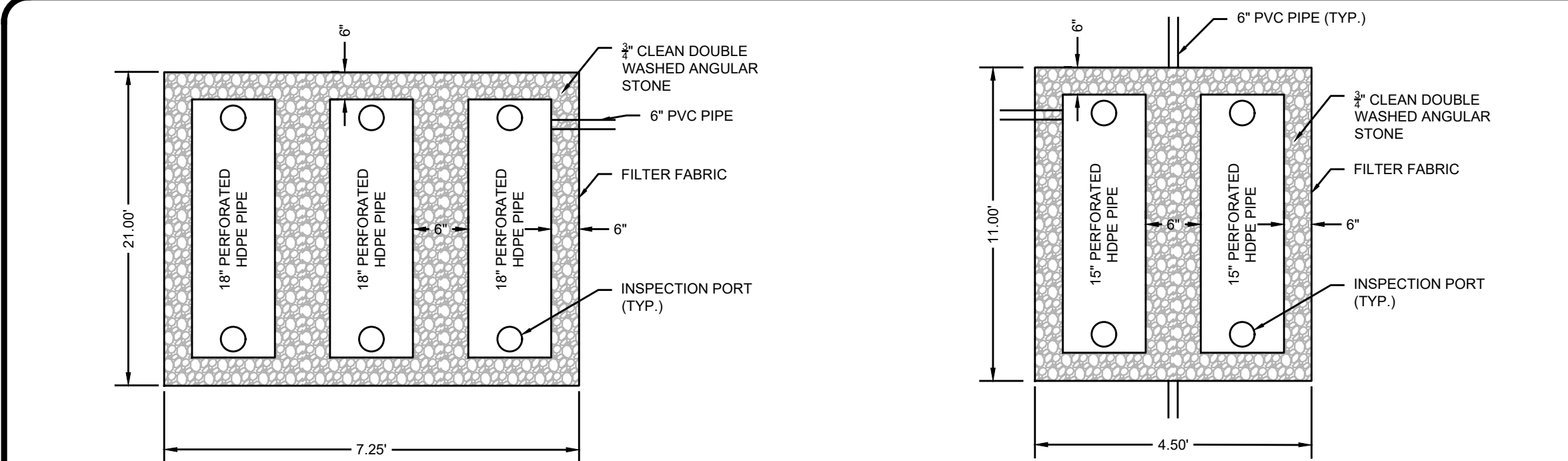
PLOT PLAN

SHEET TITLE:

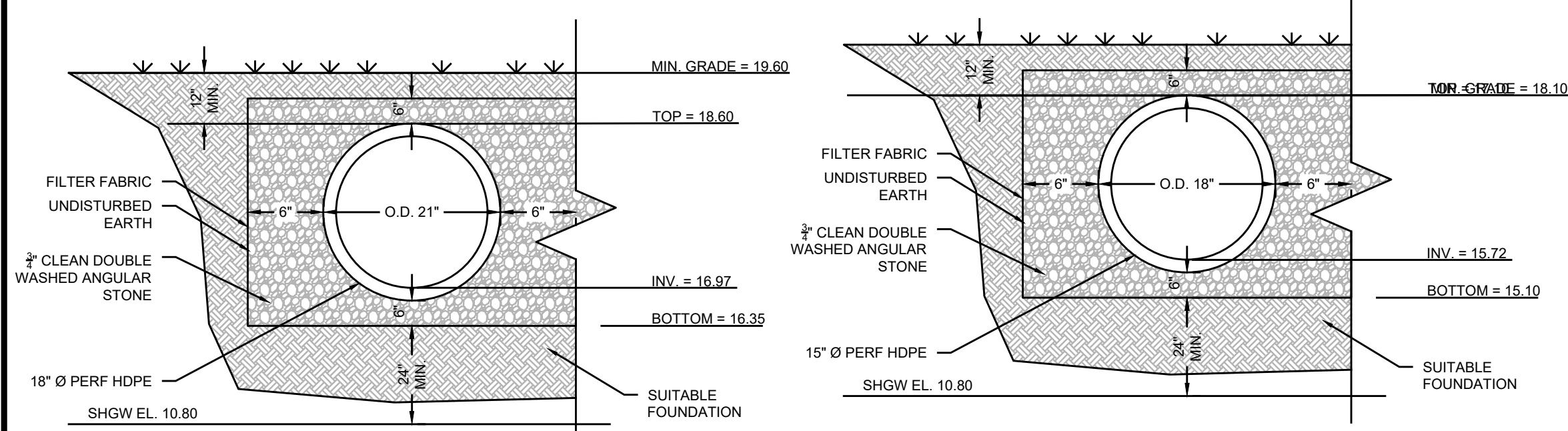
PLAN

SHEET NO.

2 OF 6



DRYWELL SYSTEM #1 PLAN VIEW NTS
DRYWELL SYSTEM #2 PLAN VIEW NTS



DRYWELL SYSTEM #1 SECTION VIEW NTS
DRYWELL SYSTEM #2 SECTION VIEW NTS

Drywell Design NJ DEP 2-hr WQ Storm Rainfall=1.25"
Prepared by InSite Engineering, LLC Printed 8/10/2026
HydroCAD® 10.20-9a sh 03018 © 2026 HydroCAD Software Solutions LLC Page 8

Summary for Pond 2P: Drywell #1

Inflow Area =	0.051 ac	100.00% Impervious	Inflow Depth = 1.03" for WQ Storm event
Inflow =	0.16 cfs @ 1.07 hrs	Volume= 0.004 af	
Outflow =	0.00 cfs @ 0.00 hrs	Volume= 0.000 af	Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 18.62' @ 2.01 hrs Surf.Area= 0.003 ac Storage= 0.004 af

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Summary for Pond 4P: Drywell #2

Inflow Area =	0.014 ac	100.00% Impervious	Inflow Depth = 1.03" for WQ Storm event
Inflow =	0.04 cfs @ 1.07 hrs	Volume= 0.001 af	
Outflow =	0.00 cfs @ 0.00 hrs	Volume= 0.000 af	Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 17.46' @ 2.01 hrs Surf.Area= 0.001 ac Storage= 0.001 af

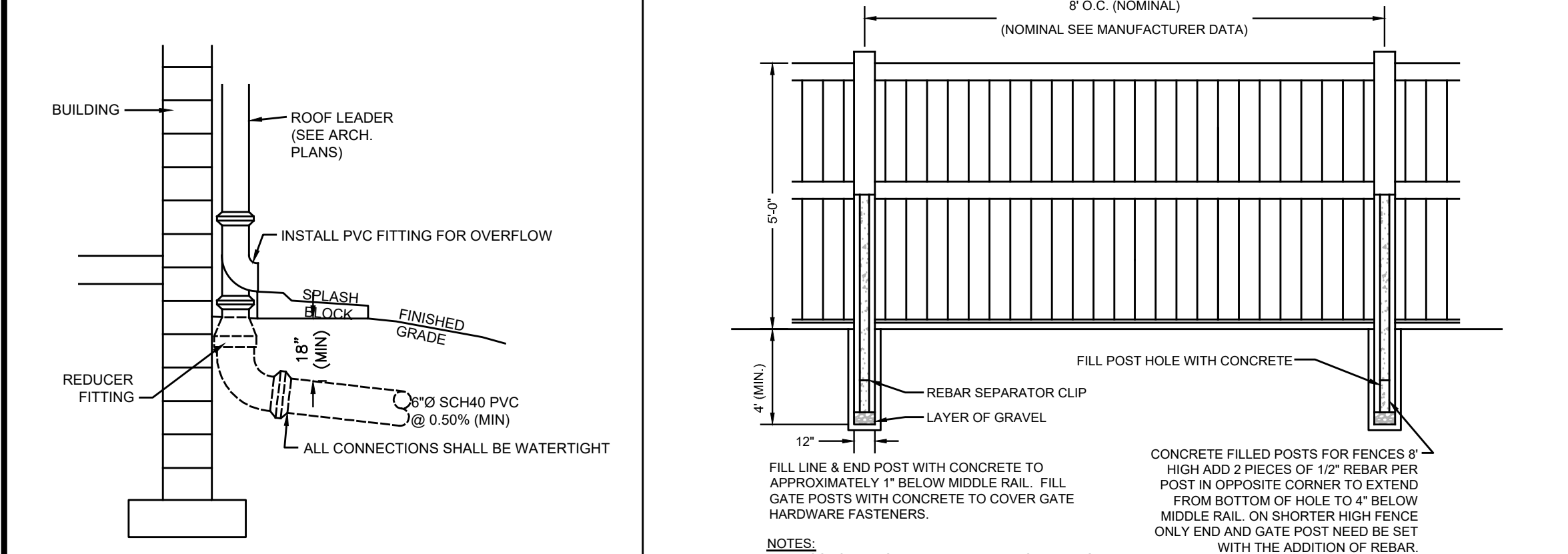
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume

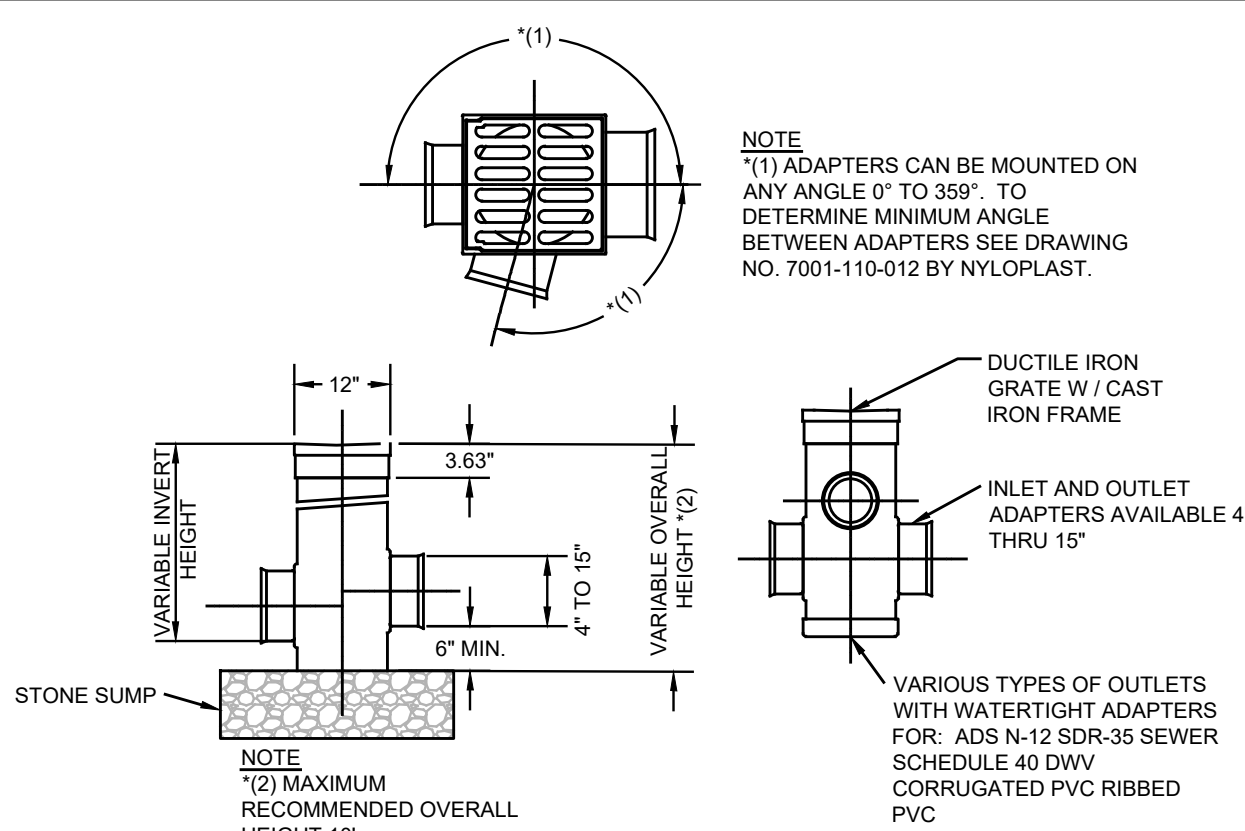
Volume	Invert	Avail. Storage	Storage Description
#1A 16.35'	0.003 af	7.25'W x 21.00'L x 2.75'H Field A	0.010 af Overall - 0.003 af Embedded = 0.007 af x 40.0% Voids
#2A 16.85'	0.002 af	ADS N-12 18" x 3 Inside #1	Inside= 18.2"W x 18.2"H => 1.80 sf x 20.00'L = 36.0 cf
		Outside= 21.0"W x 21.0"H => 2.23 sf x 20.00'L = 44.5 cf	3 Chambers in 3 Rows
		0.005 af	Total Available Storage

Storage Group A created with Chamber Wizard

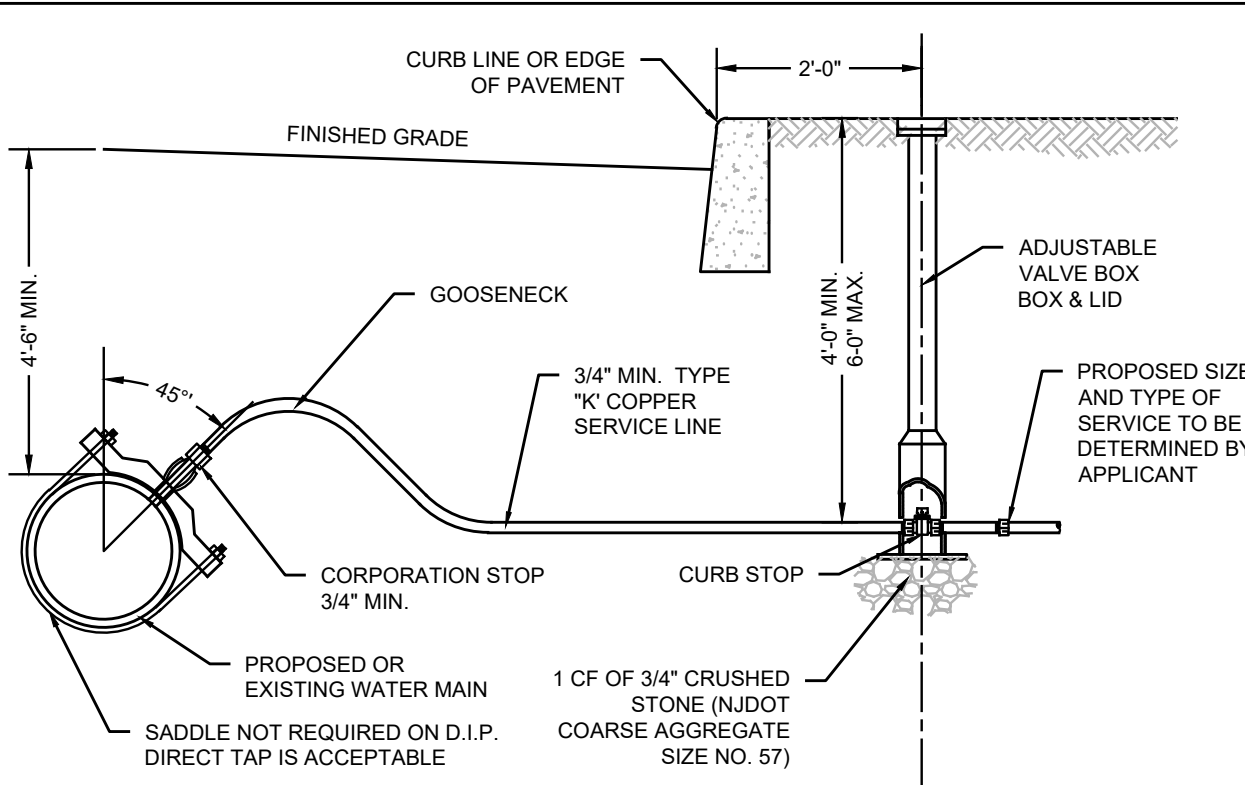
- NOTES:**
- CLASS I OR II MATERIAL: ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - INSTALLATION: ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES. IF REQUIRED BY THE REVIEWING MUNICIPALITY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS PRIOR TO INSTALLATION OF THE DRYWELL TO SCHEDULE ANY REQUIRED INSPECTION. THE DRYWELL SHALL NOT BE BACKFILLED UNTIL THE INSPECTION HAS BEEN COMPLETED, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OR MUNICIPALITY.
 - MIGRATION OF NATIVE FINES: MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO AN APPROPRIATE DEPTH AND REPLACE WITH SUITABLE MATERIAL AS APPROVED BY THE ENGINEER. AS AN ALTERNATIVE THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER SHALL BE PROVIDED WHERE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
 - EXISTING UTILITIES: PRIOR TO CONSTRUCTION OF THE DRYWELL, THE CONTRACTOR SHALL PERFORM TEST PITS TO LOCATE EXISTING UTILITIES. THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY POTENTIAL UTILITY CONFLICTS WITH THE PROPOSED DRYWELL LOCATION.
 - DOWNSPOUT COLLECTION SYSTEMS: ALL ROOF LEADERS SHALL DISCHARGE TO THE UNDERGROUND DRYWELL SYSTEM UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL DOWNSPOUT COLLECTION PIPING PRIOR TO INSTALLATION.
 - ROOF DRAINS ONLY: DRYWELLS ARE INTENDED TO RECEIVE ROOF RUNOFF ONLY. SURFACE RUNOFF, SUMP PUMPS, FOUNDATION DRAINS, DRIVEWAY DRAINS, OR OTHER SOURCES SHALL NOT BE CONNECTED UNLESS SPECIFICALLY SHOWN ON THE APPROVED PLANS.
 - AS-BUILT CONDITIONS: THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF SUBSURFACE CONDITIONS ENCOUNTERED DURING CONSTRUCTION DIFFER MATERIALLY FROM THOSE SHOWN ON THE APPROVED PLANS.
 - DRYWELL MAINTENANCE: THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR THE INSPECTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DRYWELLS LOCATED ON THE PROPERTY. DRYWELLS SHALL BE MAINTAINED FREE OF SEDIMENT, DEBRIS, AND OTHER OBSTRUCTIONS TO ENSURE PROPER INFILTRATION. THE PROPERTY OWNER SHALL MAINTAIN THE DRYWELL IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN AND APPLICABLE NJDEP STORMWATER MAINTENANCE REQUIREMENTS.



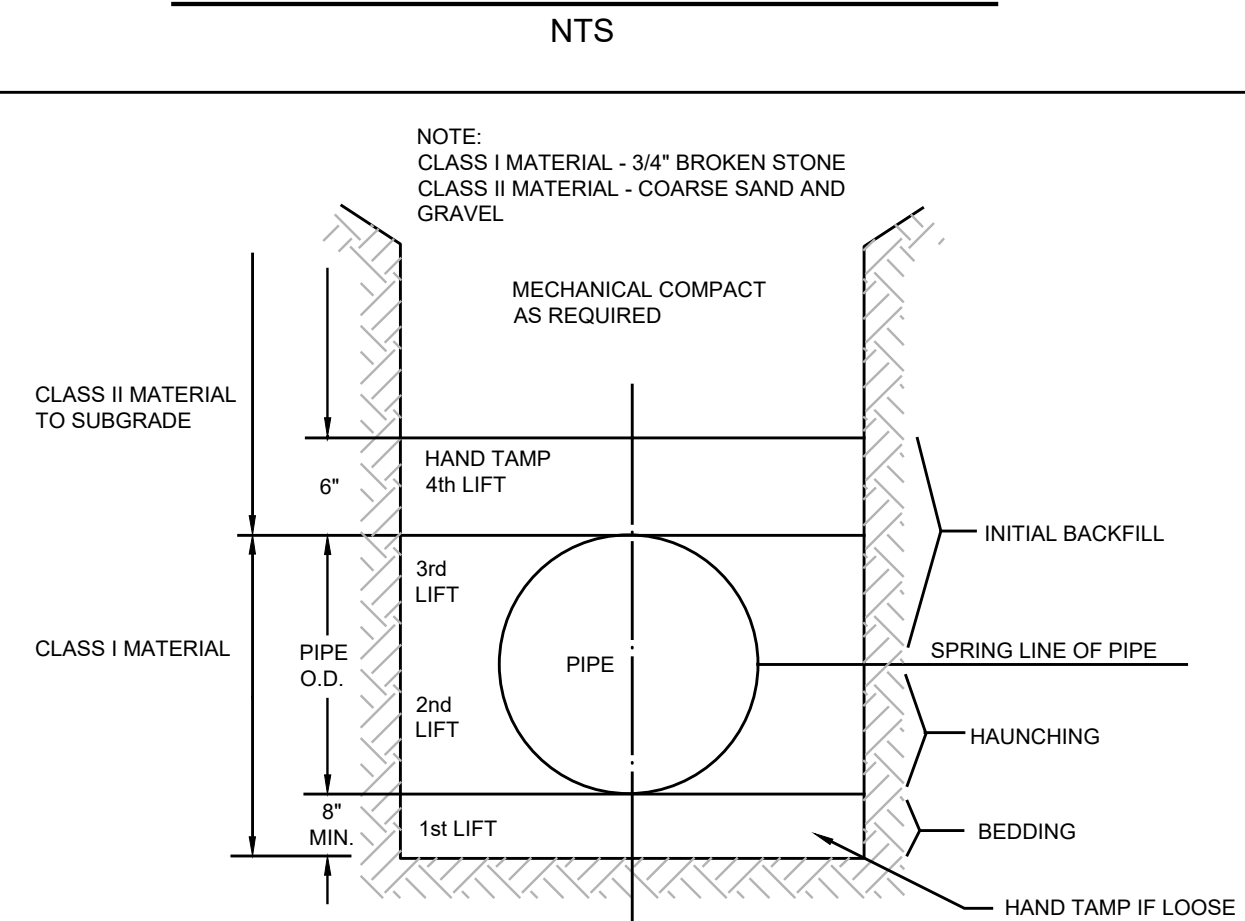
EXTERIOR DOWNSPOUT COLLECTOR NTS
SOLID VINYL FENCE NTS



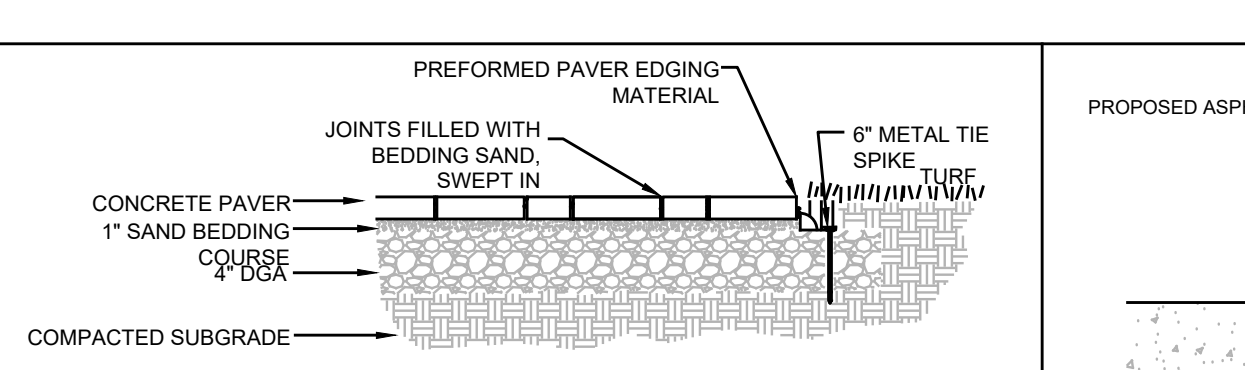
12" DRAIN BASIN BY NYLOPLAST (OPEN BOTTOM) NTS



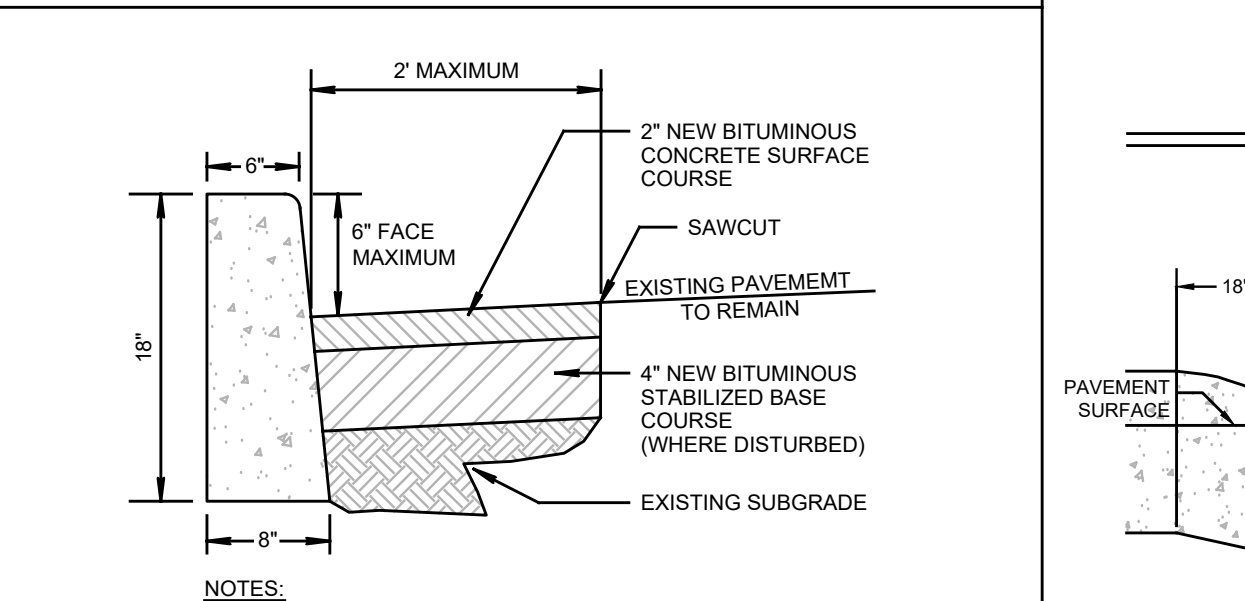
WATER SERVICE CONNECTION NTS



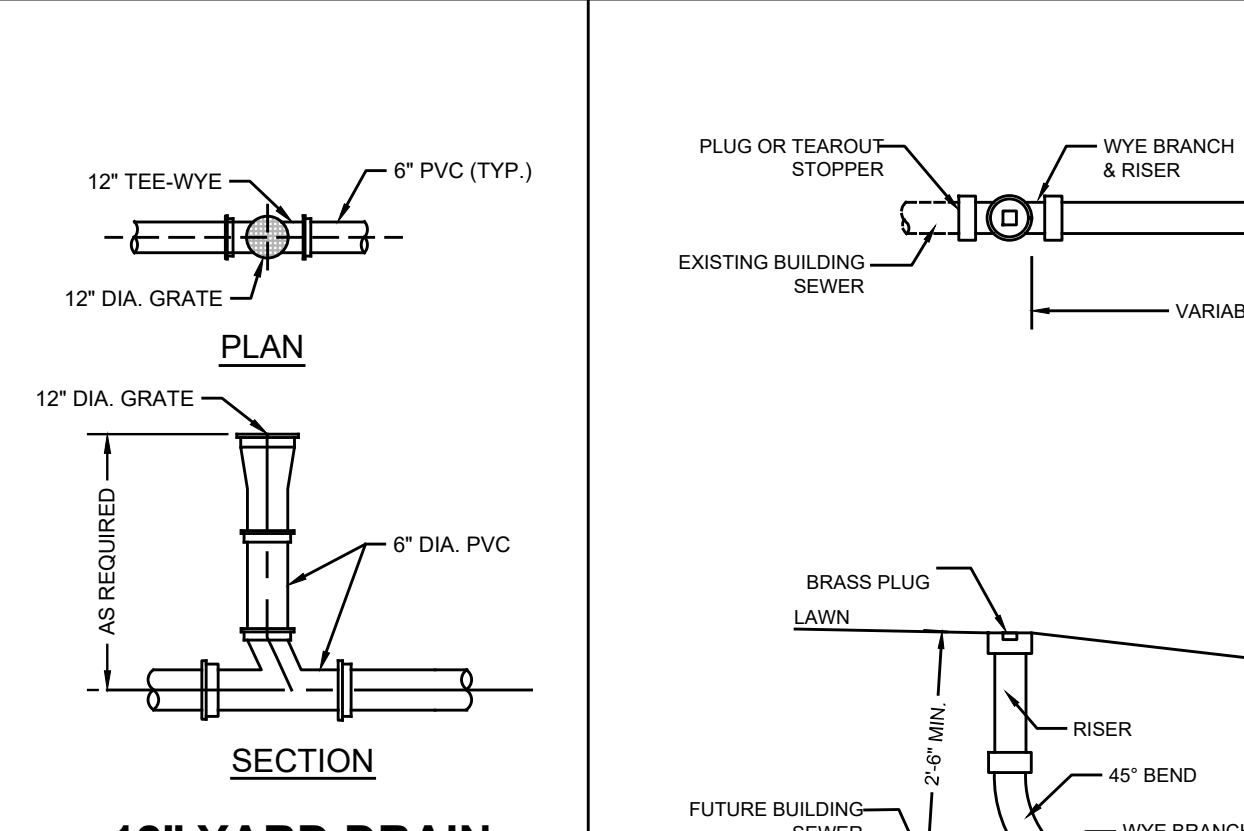
PIPE BEDDING DETAIL NTS



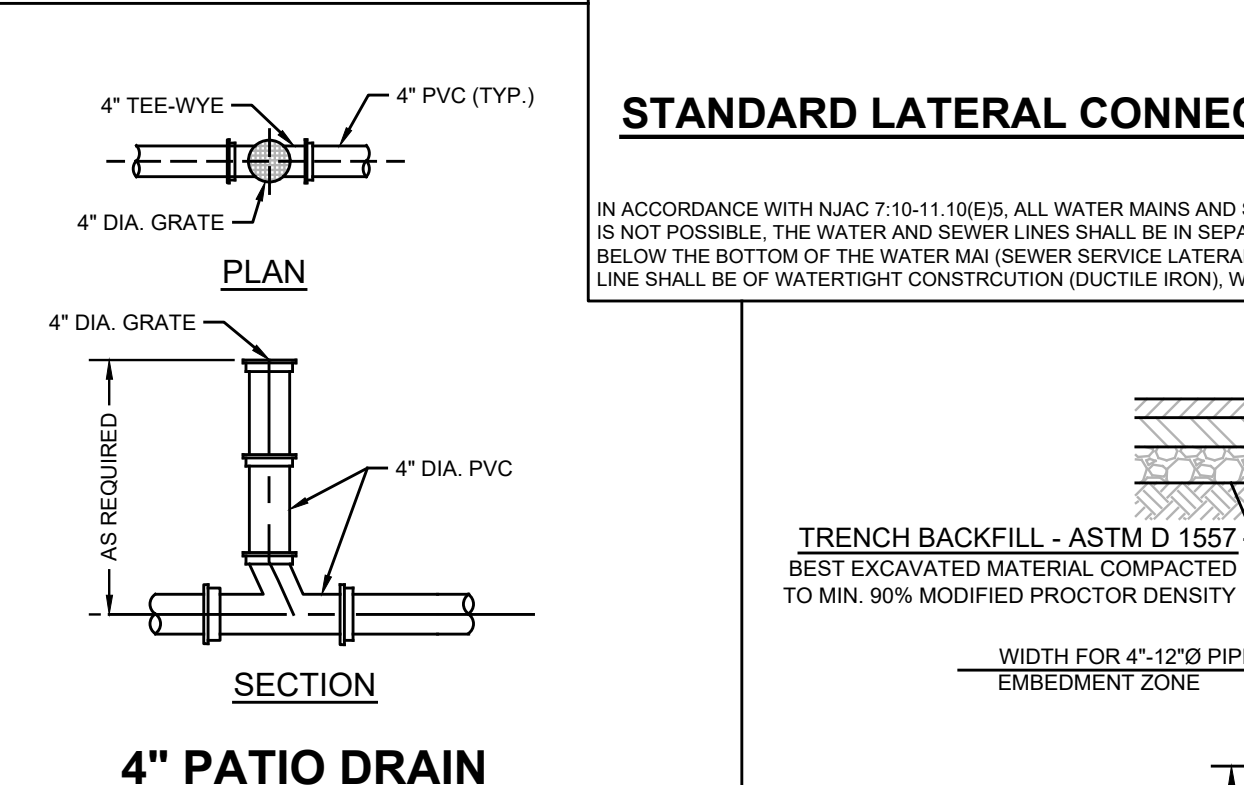
CONCRETE PAVER WALKWAY NTS



PAVEMENT REPAIR STRIP NTS



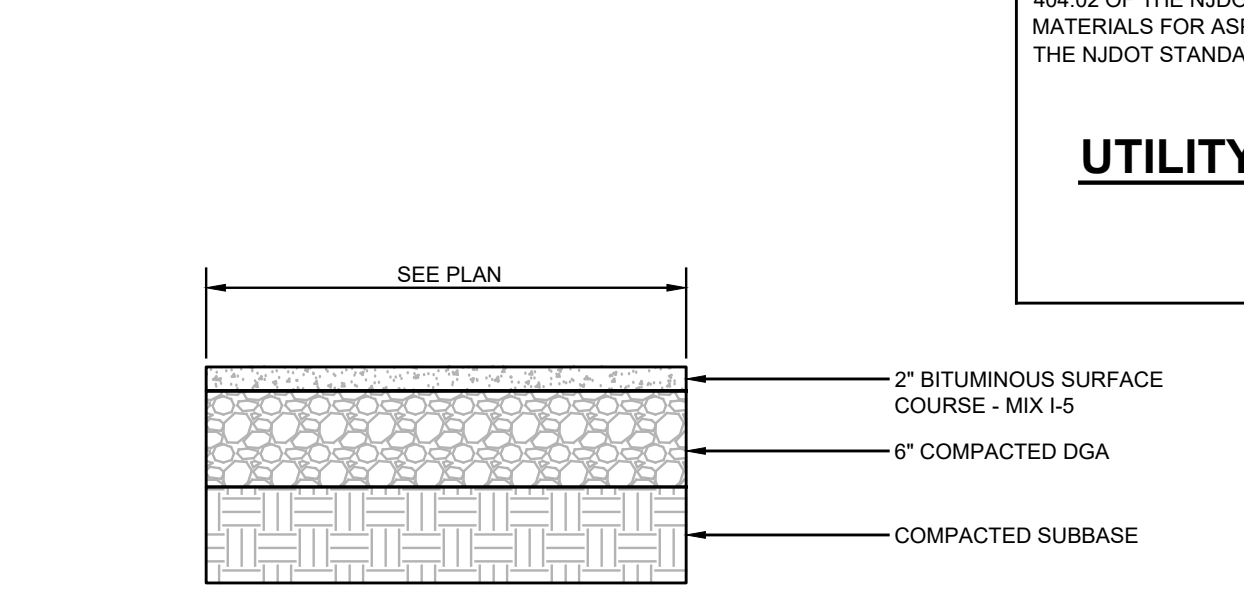
12" YARD DRAIN NTS



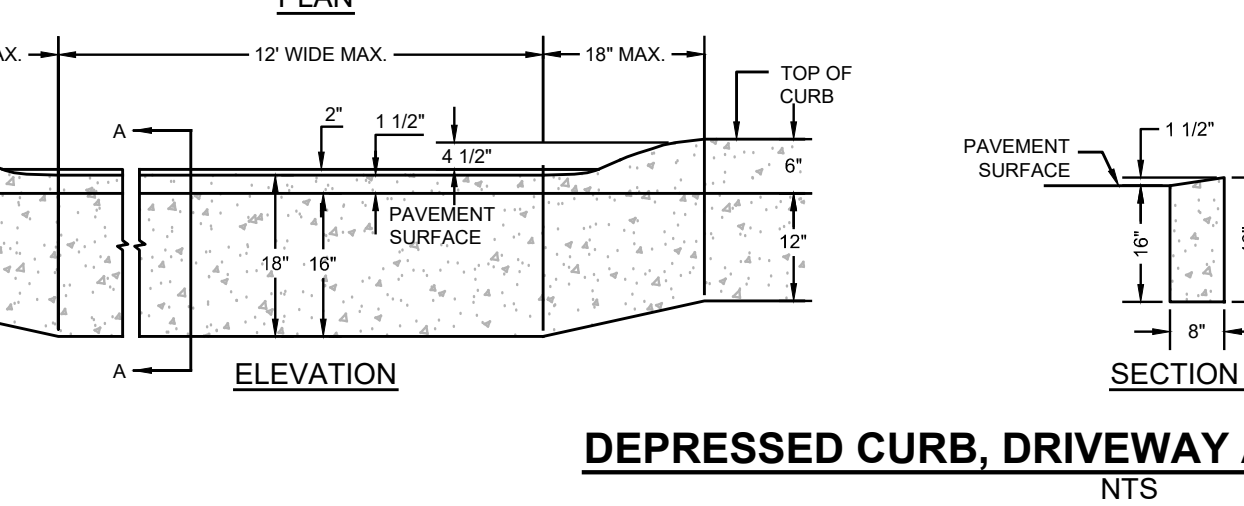
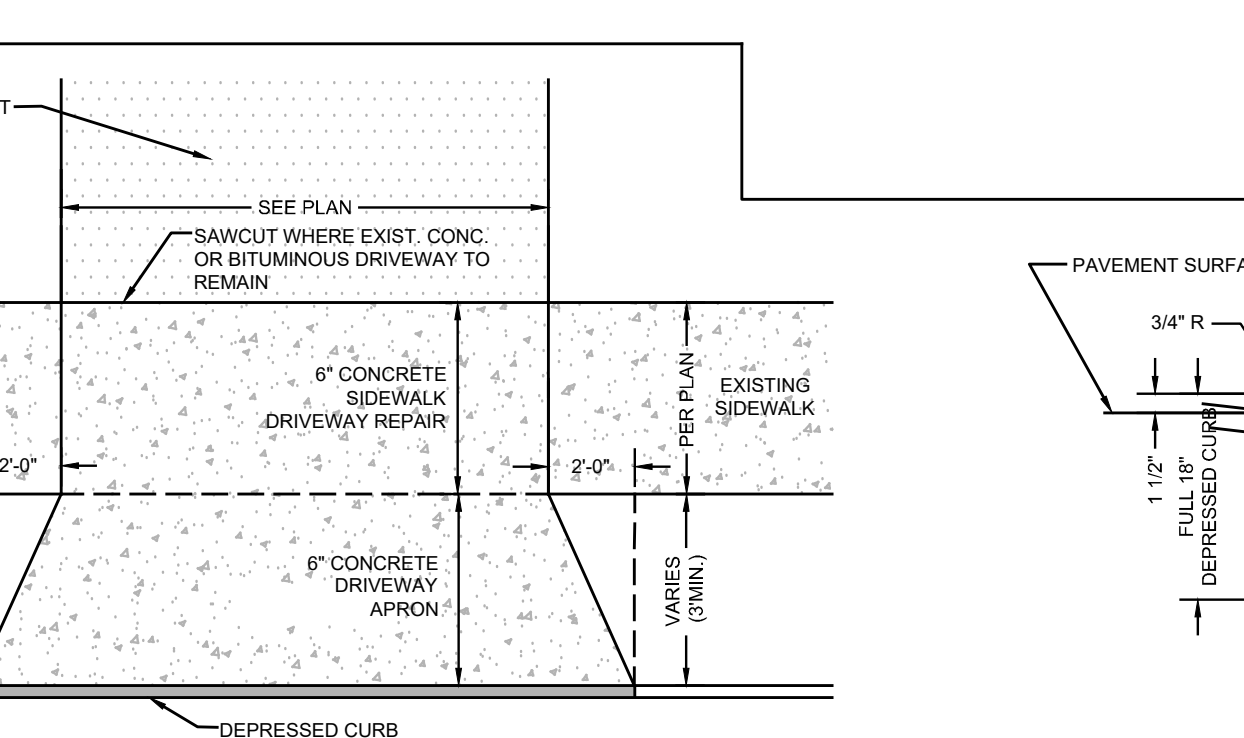
4" PATIO DRAIN NTS

NDS SPEE-D CHANNEL DRAIN (OR APPROVED EQUAL)

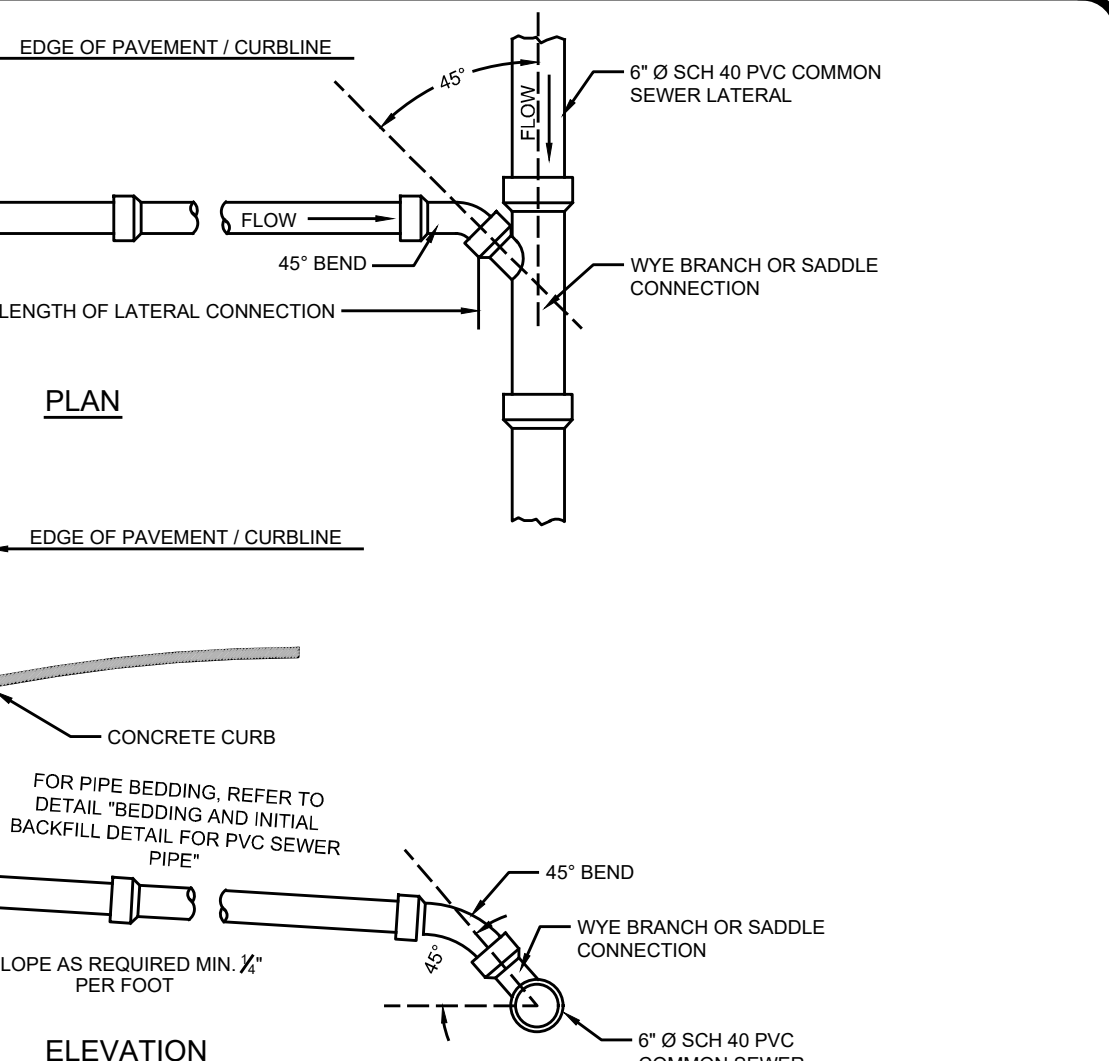
Part No.	Description	Class	Qty	Ref. To	Notes	Specifications
400	4" Channel Drain	SD-1	24.5	4.03	2011	REINFORCED EPDM
400-10	10' Channel Drain	SD-1	24.5	4.03	2011	REINFORCED EPDM



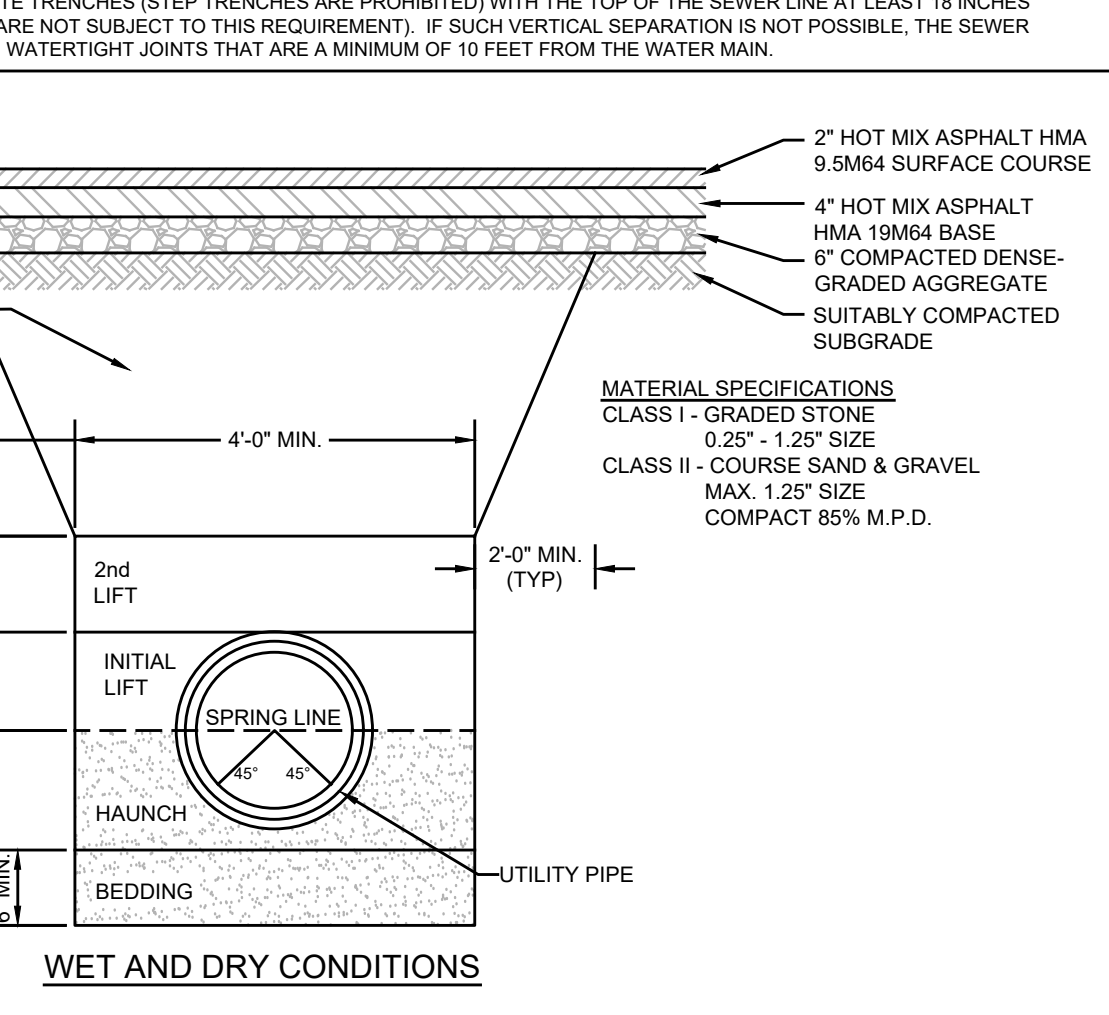
DRIVEWAY PAVEMENT NTS



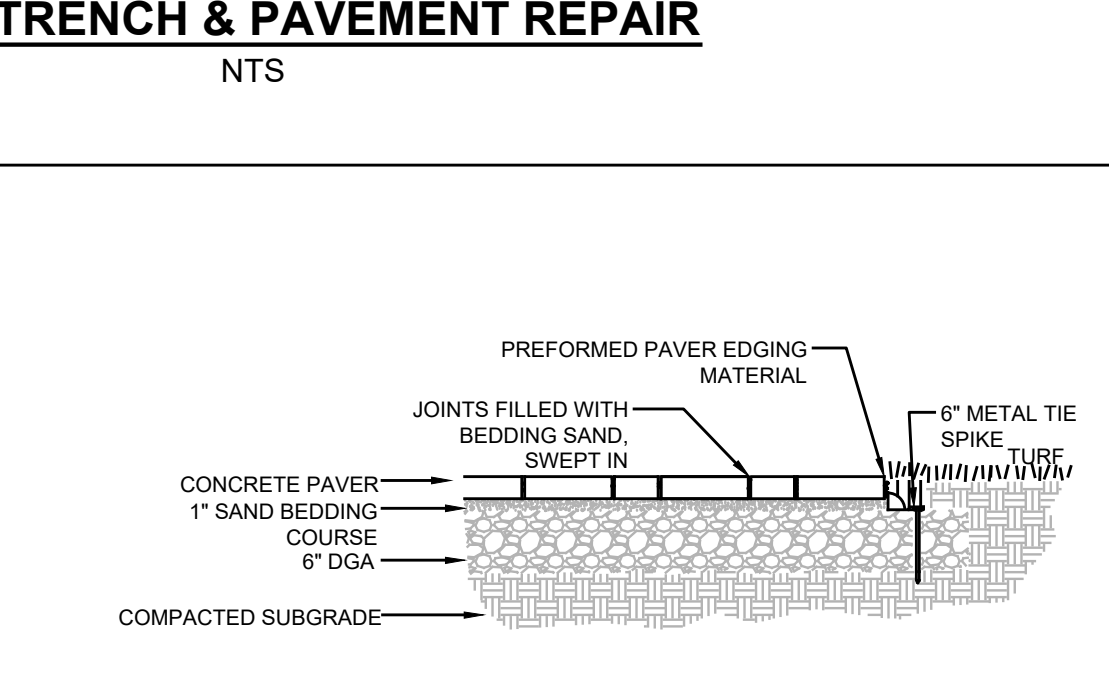
DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK NTS



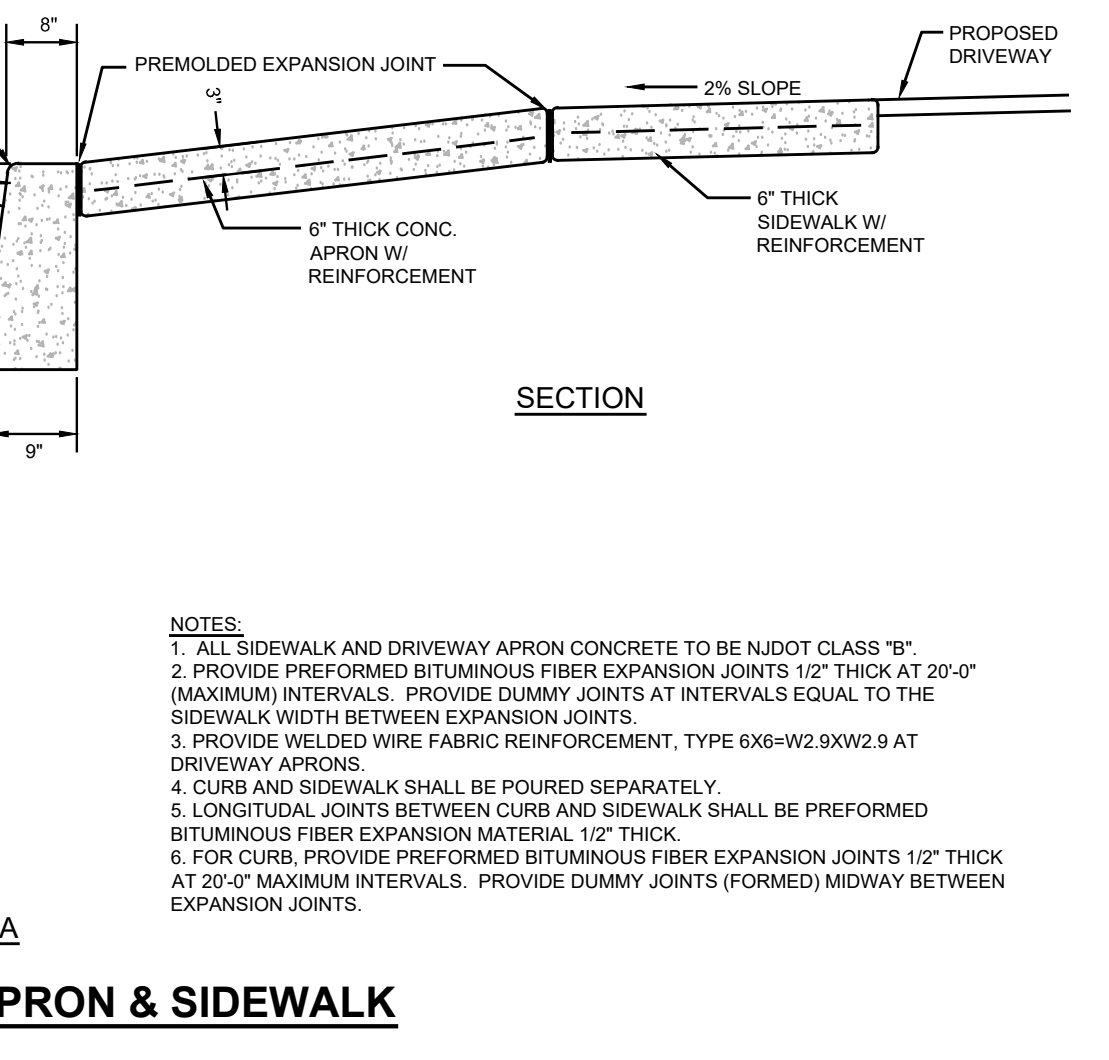
STANDARD LATERAL CONNECTION WITH CLEANOUT - SEWER DEPTH 10' OR LESS NTS



UTILITY TRENCH & PAVEMENT REPAIR NTS



CONCRETE PAVER DRIVEWAY NTS



DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK NTS

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PROJECT LOCATION: BLOCK 56, LOT 11 1 ROSALIE AVENUE BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ
OWNER: 1 ROSALIE AVE LLC 1 ROSALIE AVENUE RUMSON, NJ 07760
APPLICANT: 1 ROSALIE AVE LLC 1 ROSALIE AVENUE RUMSON, NJ 07760
APPLICANT'S PROFESSIONALS: ARCHITECT: JAMES T. DALEY ARCHITECT + ASSOCIATES 273 FIRST STREET KEYPORT, NJ 07735
SURVEYOR: THOMAS P. SANTRY, P.A. 128 EAST RIVER ROAD RUMSON, NJ 07760
GEOTECH: LORTECH CONSTRUCTION ENGINEERING INC. 182 SOUTH STREET FREEHOLD, NJ 07728

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GEOTECH: LORTECH CONSTRUCTION ENGINEERING INC. 182 SOUTH STREET FREEHOLD, NJ 07728

PROJECT INFORMATION
PROJECT NAME: 1 ROSALIE AVE, LLC RESIDENCE
PROJECT LOCATION: BLOCK 56, LOT 11 1 ROSALIE AVENUE BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ
OWNER: 1 ROSALIE AVE LLC 1 ROSALIE AVENUE RUMSON, NJ 07760
APPLICANT: 1 ROSALIE AVE LLC 1 ROSALIE AVENUE RUMSON, NJ 07760
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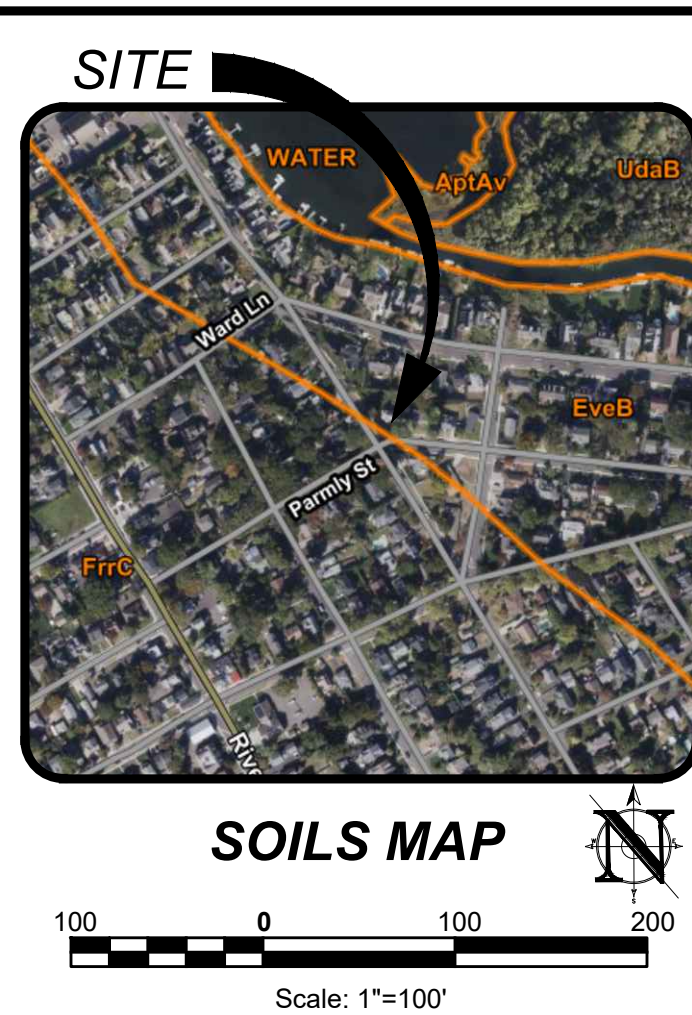
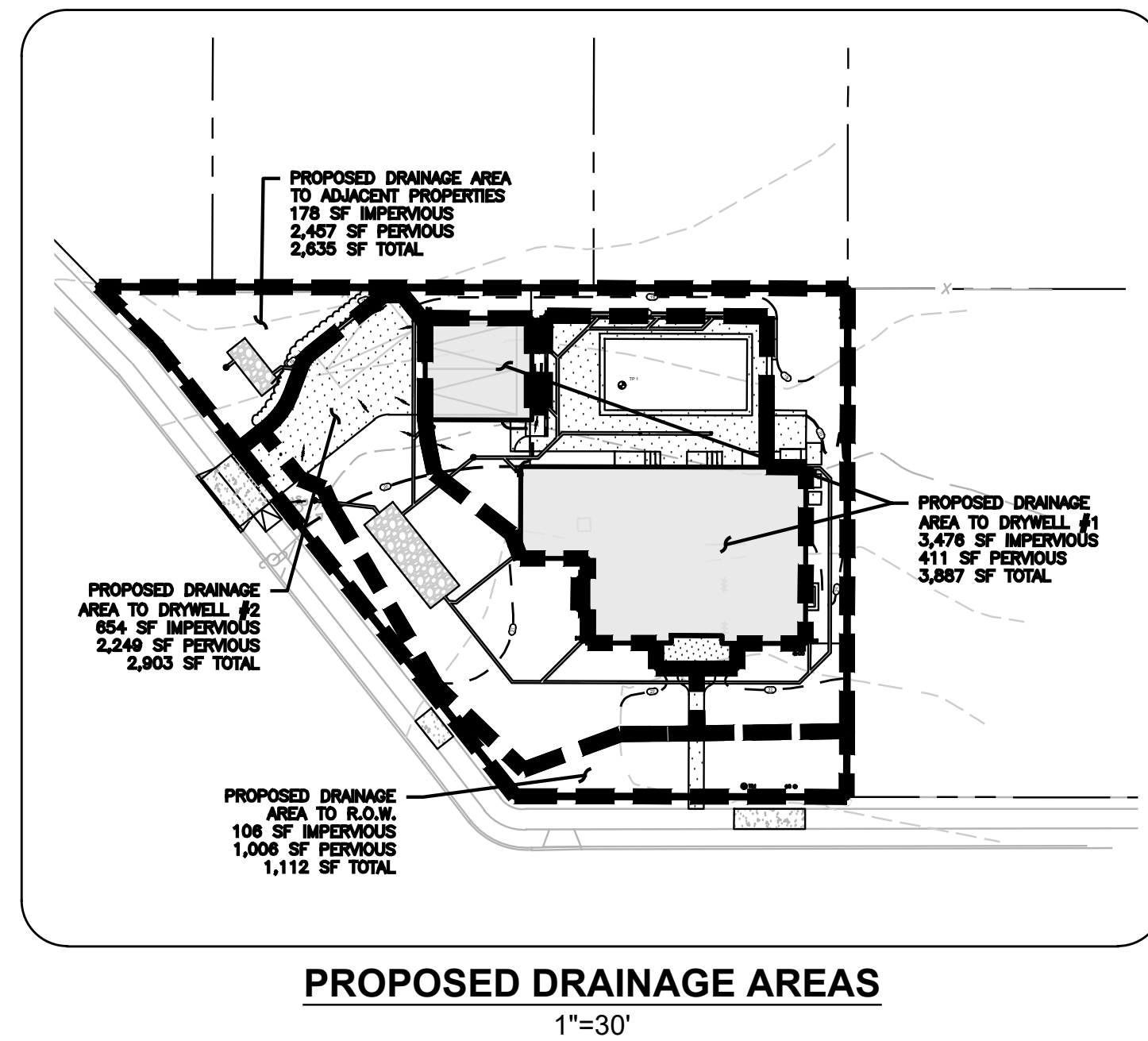
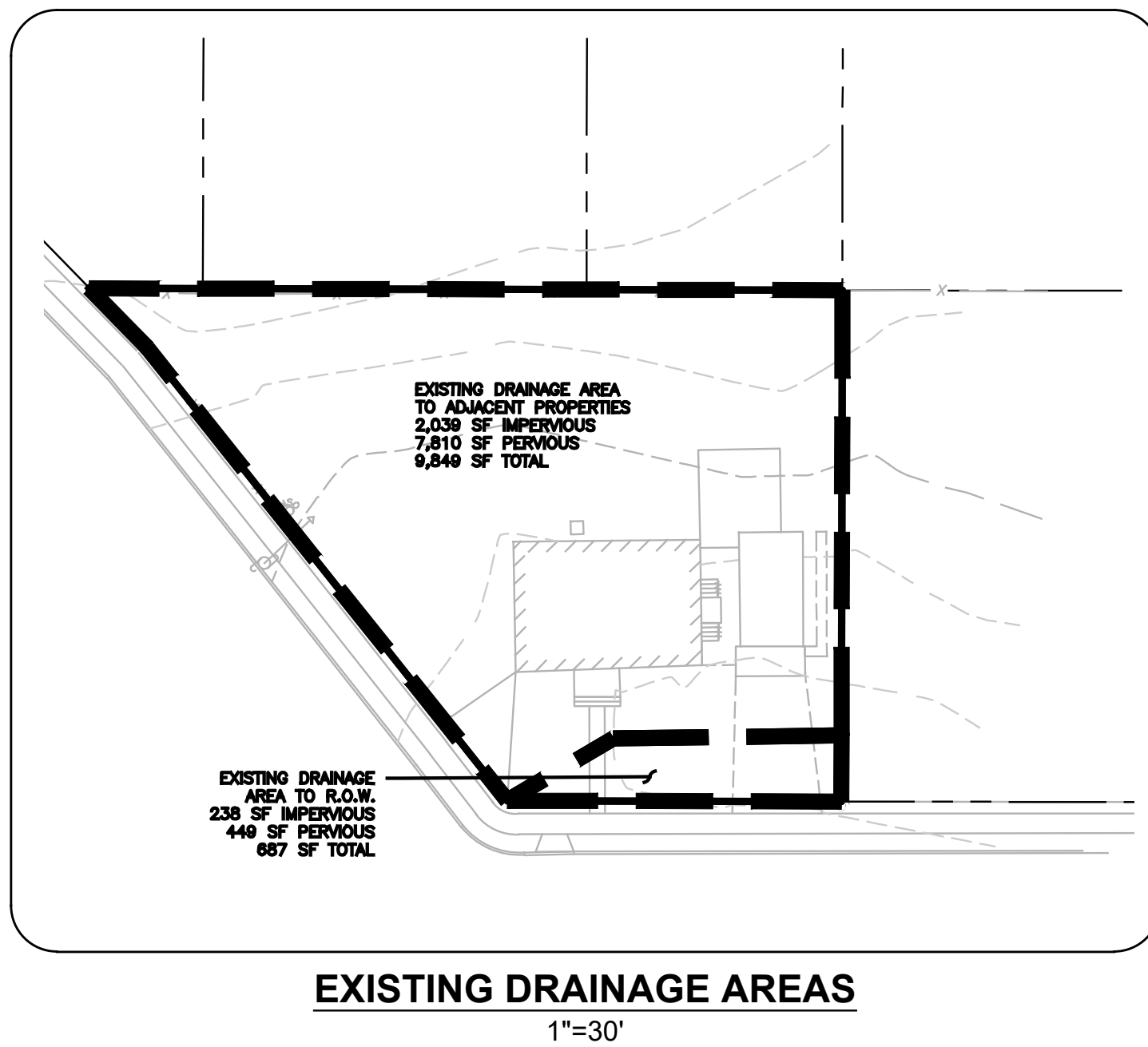
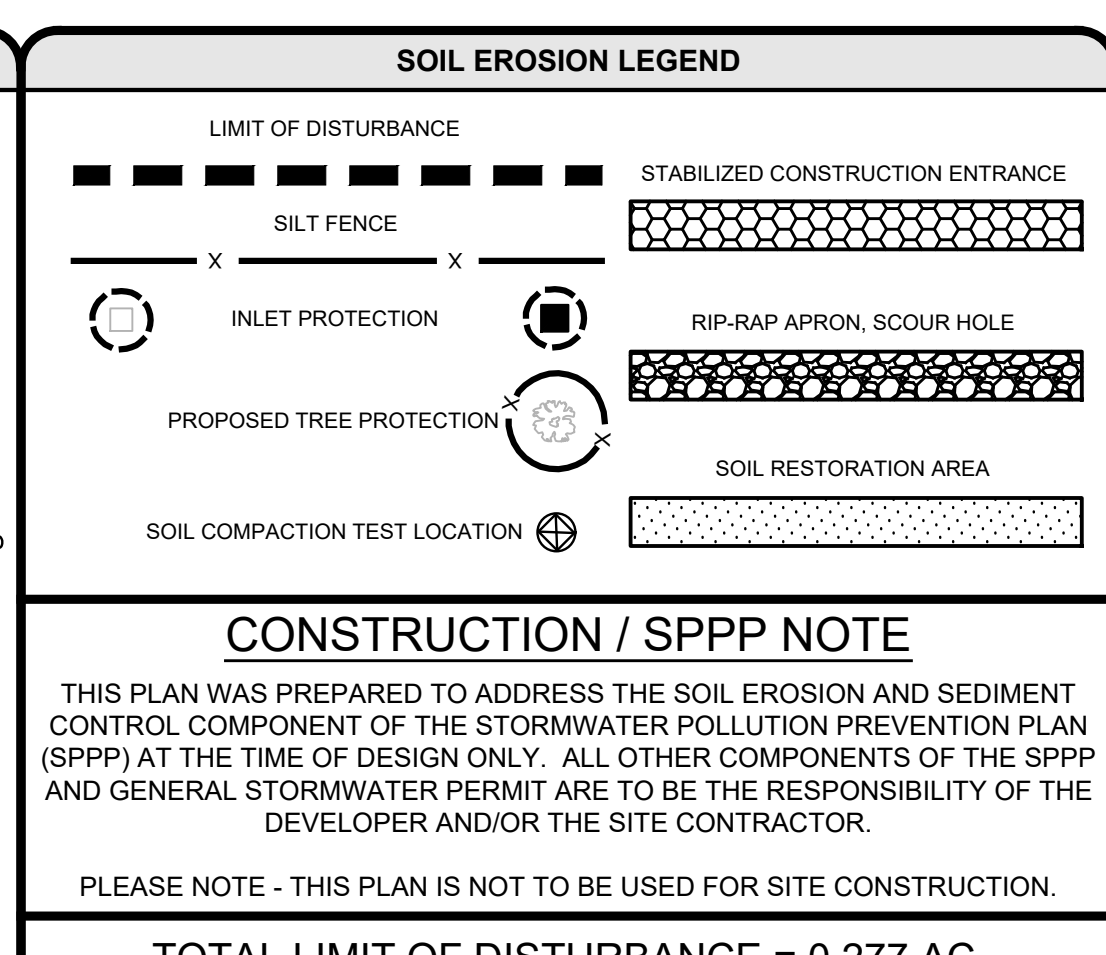
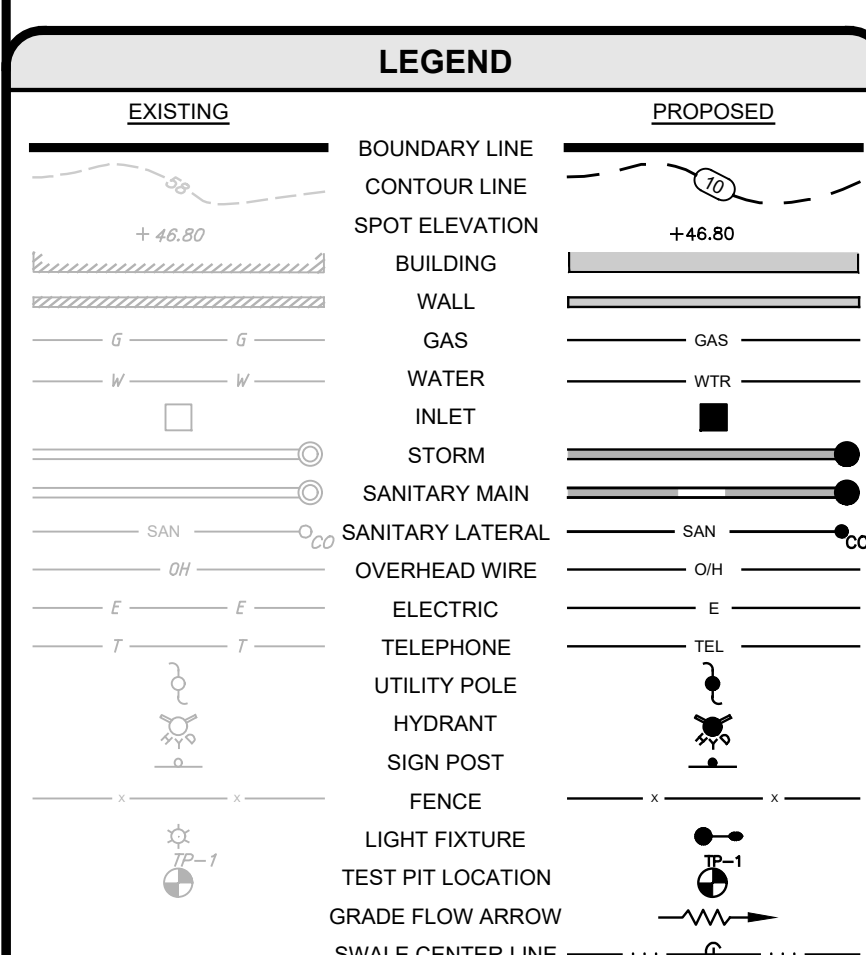
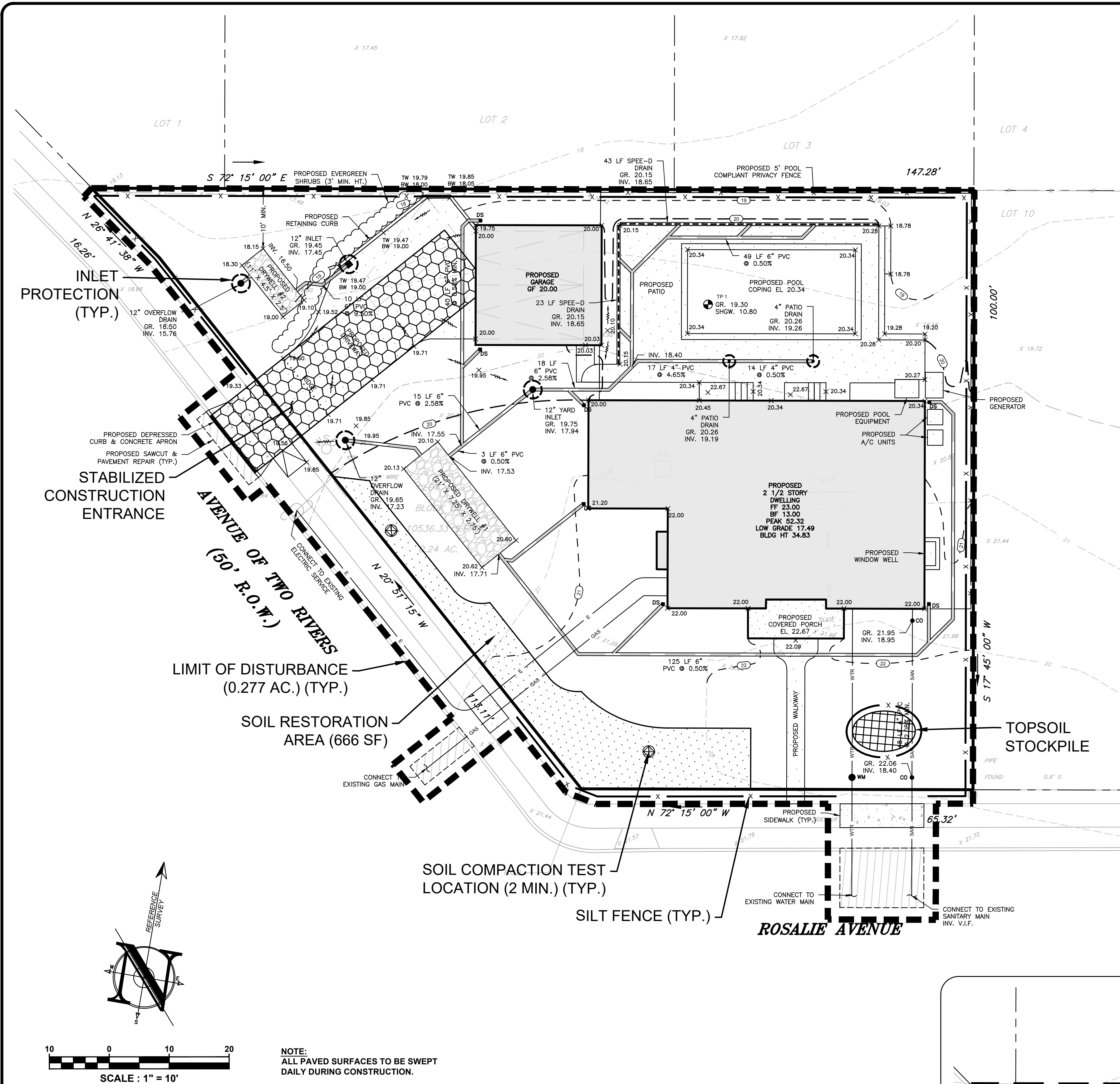
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SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
EveB	Evesboro sand, 0 to 5 percent slopes	A
FrcC	Freehold-Urban land complex, 0 to 10 percent slopes	B

TRIBUTARY PRE-DEVELOPMENT AREA TO R.O.W.		
Surface Type	Area	Runoff Coefficient
Roofs, Garages, Driveway, Walkways, etc.	298 SF (0.005 AC)	0.95
Lawns (2-7% Slopes)	449 SF (0.01 AC)	0.22
$Q_p = C_{100}A = (0.95)(4.7 \text{ in/hr})(0.005 \text{ AC}) + (0.22)(4.7 \text{ in/hr})(0.010 \text{ AC}) = 0.033 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(6.23 \text{ in/hr})(0.005 \text{ AC}) + (0.22)(6.23 \text{ in/hr})(0.010 \text{ AC}) = 0.043 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(7.03 \text{ in/hr})(0.005 \text{ AC}) + (0.22)(7.03 \text{ in/hr})(0.010 \text{ AC}) = 0.049 \text{ CFS}$		
$Q_{100} = C_{100}A = (0.95)(8.18 \text{ in/hr})(0.005 \text{ AC}) + (0.22)(8.18 \text{ in/hr})(0.010 \text{ AC}) = 0.057 \text{ CFS}$		

TRIBUTARY PRE-DEVELOPMENT AREA TO ADJACENT PROPERTIES		
Surface Type	Area	Runoff Coefficient
Roofs, Garages, Driveway, Walkways, etc.	2,039 SF (0.047 AC)	0.95
Lawns (2-7% Slopes)	7,810 SF (0.179 AC)	0.22
$Q_p = C_{100}A = (0.95)(4.7 \text{ in/hr})(0.047 \text{ AC}) + (0.22)(4.7 \text{ in/hr})(0.179 \text{ AC}) = 0.995 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(6.23 \text{ in/hr})(0.047 \text{ AC}) + (0.22)(6.23 \text{ in/hr})(0.179 \text{ AC}) = 0.524 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(7.03 \text{ in/hr})(0.047 \text{ AC}) + (0.22)(7.03 \text{ in/hr})(0.179 \text{ AC}) = 0.591 \text{ CFS}$		
$Q_{100} = C_{100}A = (0.95)(8.18 \text{ in/hr})(0.047 \text{ AC}) + (0.22)(8.18 \text{ in/hr})(0.179 \text{ AC}) = 0.687 \text{ CFS}$		

TRIBUTARY PRE-DEVELOPMENT AREA TO DRYWELL #1		
Surface Type	Area	Runoff Coefficient
Roofs, Garages, Driveway, Walkways, etc.	0 SF (0 AC)	0.95
Lawns (2-7% Slopes)	0 SF (0 AC)	0.22
$Q_p = C_{100}A = (0.95)(4.7 \text{ in/hr})(0.000 \text{ AC}) + (0.22)(4.7 \text{ in/hr})(0.000 \text{ AC}) = 0.000 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(6.23 \text{ in/hr})(0.000 \text{ AC}) + (0.22)(6.23 \text{ in/hr})(0.000 \text{ AC}) = 0.000 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(7.03 \text{ in/hr})(0.000 \text{ AC}) + (0.22)(7.03 \text{ in/hr})(0.000 \text{ AC}) = 0.000 \text{ CFS}$		
$Q_{100} = C_{100}A = (0.95)(8.18 \text{ in/hr})(0.000 \text{ AC}) + (0.22)(8.18 \text{ in/hr})(0.000 \text{ AC}) = 0.000 \text{ CFS}$		

TRIBUTARY PRE-DEVELOPMENT AREA TO DRYWELL #2		
Surface Type	Area	Runoff Coefficient
Roofs, Garages, Driveway, Walkways, etc.	0 SF (0 AC)	0.95
Lawns (2-7% Slopes)	0 SF (0 AC)	0.22
$Q_p = C_{100}A = (0.95)(4.7 \text{ in/hr})(0.000 \text{ AC}) + (0.22)(4.7 \text{ in/hr})(0.000 \text{ AC}) = 0.000 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(6.23 \text{ in/hr})(0.000 \text{ AC}) + (0.22)(6.23 \text{ in/hr})(0.000 \text{ AC}) = 0.000 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(7.03 \text{ in/hr})(0.000 \text{ AC}) + (0.22)(7.03 \text{ in/hr})(0.000 \text{ AC}) = 0.000 \text{ CFS}$		
$Q_{100} = C_{100}A = (0.95)(8.18 \text{ in/hr})(0.000 \text{ AC}) + (0.22)(8.18 \text{ in/hr})(0.000 \text{ AC}) = 0.000 \text{ CFS}$		

TRIBUTARY POST-DEVELOPMENT AREA TO R.O.W.		
Surface Type	Area	Runoff Coefficient
Roofs, Garages, Driveway, Walkways, etc.	1,066 SF (0.024 AC)	0.95
Lawns (2-7% Slopes)	1,006 SF (0.022 AC)	0.22
$Q_p = C_{100}A = (0.95)(4.7 \text{ in/hr})(0.024 \text{ AC}) + (0.22)(4.7 \text{ in/hr})(0.022 \text{ AC}) = 0.033 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(6.23 \text{ in/hr})(0.024 \text{ AC}) + (0.22)(6.23 \text{ in/hr})(0.022 \text{ AC}) = 0.043 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(7.03 \text{ in/hr})(0.024 \text{ AC}) + (0.22)(7.03 \text{ in/hr})(0.022 \text{ AC}) = 0.049 \text{ CFS}$		
$Q_{100} = C_{100}A = (0.95)(8.18 \text{ in/hr})(0.024 \text{ AC}) + (0.22)(8.18 \text{ in/hr})(0.022 \text{ AC}) = 0.057 \text{ CFS}$		

TRIBUTARY POST-DEVELOPMENT AREA TO ADJACENT PROPERTIES		
Surface Type	Area	Runoff Coefficient
Roofs, Garages, Driveway, Walkways, etc.	1,785 SF (0.040 AC)	0.95
Lawns (2-7% Slopes)	2,457 SF (0.054 AC)	0.22
$Q_p = C_{100}A = (0.95)(4.7 \text{ in/hr})(0.040 \text{ AC}) + (0.22)(4.7 \text{ in/hr})(0.054 \text{ AC}) = 0.076 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(6.23 \text{ in/hr})(0.040 \text{ AC}) + (0.22)(6.23 \text{ in/hr})(0.054 \text{ AC}) = 0.090 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(7.03 \text{ in/hr})(0.040 \text{ AC}) + (0.22)(7.03 \text{ in/hr})(0.054 \text{ AC}) = 0.113 \text{ CFS}$		
$Q_{100} = C_{100}A = (0.95)(8.18 \text{ in/hr})(0.040 \text{ AC}) + (0.22)(8.18 \text{ in/hr})(0.054 \text{ AC}) = 0.132 \text{ CFS}$		

TRIBUTARY POST-DEVELOPMENT AREA TO DRYWELL #1		
Surface Type	Area	Runoff Coefficient
Roofs, Garages, Driveway, Walkways, etc.	3,476 SF (0.08 AC)	0.95
Lawns (2-7% Slopes)	411 SF (0.009 AC)	0.22
$Q_p = C_{100}A = (0.95)(4.7 \text{ in/hr})(0.080 \text{ AC}) + (0.22)(4.7 \text{ in/hr})(0.009 \text{ AC}) = 0.367 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(6.23 \text{ in/hr})(0.080 \text{ AC}) + (0.22)(6.23 \text{ in/hr})(0.009 \text{ AC}) = 0.486 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(7.03 \text{ in/hr})(0.080 \text{ AC}) + (0.22)(7.03 \text{ in/hr})(0.009 \text{ AC}) = 0.548 \text{ CFS}$		
$Q_{100} = C_{100}A = (0.95)(8.18 \text{ in/hr})(0.080 \text{ AC}) + (0.22)(8.18 \text{ in/hr})(0.009 \text{ AC}) = 0.638 \text{ CFS}$		

TRIBUTARY POST-DEVELOPMENT AREA TO DRYWELL #2		
Surface Type	Area	Runoff Coefficient
Roofs, Garages, Driveway, Walkways, etc.	654 SF (0.015 AC)	0.95
Lawns (2-7% Slopes)	2,449 SF (0.052 AC)	0.22
$Q_p = C_{100}A = (0.95)(4.7 \text{ in/hr})(0.015 \text{ AC}) + (0.22)(4.7 \text{ in/hr})(0.052 \text{ AC}) = 0.121 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(6.23 \text{ in/hr})(0.015 \text{ AC}) + (0.22)(6.23 \text{ in/hr})(0.052 \text{ AC}) = 0.160 \text{ CFS}$		
$Q_{10} = C_{100}A = (0.95)(7.03 \text{ in/hr})(0.015 \text{ AC}) + (0.22)(7.03 \text{ in/hr})(0.052 \text{ AC}) = 0.181 \text{ CFS}$		
$Q_{100} = C_{100}A = (0.95)(8.18 \text{ in/hr})(0.015 \text{ AC}) + (0.22)(8.18 \text{ in/hr})(0.052 \text{ AC}) = 0.210 \text{ CFS}$		
1-, 10-, 25-, and 100-year storm event rainfall intensities of 4.7, 6.23, 7.03, and 8.18.		
These intensities are interpolated from the <i>Rumson IDF Curve for six (6) minute storm durations.</i>		

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APPLICANT: 1 ROSALIE AVE LLC, 1 ROSALIE AVENUE, RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT: JAMES T. DALEY ARCHITECT + ASSOCIATES, 273 FIRST STREET, KEYPORT, NJ 07735

SURVEYOR: THOMAS P. SANTRY, P.A., 128 EAST RIVER ROAD, RUMSON, NJ 07760

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INSITE ENGINEERING

CALL BEFORE YOU DIG! NO ONE CALL... 800-272-1000 (or local 732-531-7344)

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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REVISIONS

Rev.	Date	Comment
1	08/24/26	REV PER BOROUGH
2	08/13/26	INITIAL RELEASE

SCALE: 1"=10'

DESIGNED BY: NLC

DATE: 08/13/26

DRAWN BY: NLC

JOB #: 26-2762-01

CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

PLOT PLAN

SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.: 4 OF 6

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FIELD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. IN NEW JERSEY AND UPON RECEIPT OF COMPLIANCE HAS BEEN ISSUED, UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION STRUCTURE SITE AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL, WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDS OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN ACCORDANCE WITH THE STANDARD FOR STABILIZATION WITH MULCH ONLY. IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE, OR 100 LBS/1,000 SQ. FT. OF SURFACE AREA 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 DETERMINERS IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DETERIORATING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DETERIORATING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
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. STOCKPILES AND STAGING LOCATIONS ESTABLISHED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN, STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. **SITE PREPARATION**
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
 - C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. **SEEDING PREPARATION**
 - A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MALERS 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. LIMEING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
 - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.
 - C. INSPECT SEEDED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
 - D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PGS. 1-1.
3. **SEEDING**
 - A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.
*SEEDING DATES: 2/15-5/1 AND 8/15-10/15
 - B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CUTLIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CUTLIPACKED SEEDING, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
 - C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE TWINE AROUND EACH PEG 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 AND WEATHER CONDITIONS MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
 - D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. **MULCHING**

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

 - A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
 - B. CRIMPER (MULCH ANCHORING COULER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3/4 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 MUST BE 3 TONS PER ACRE, NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
 - C. 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 MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE. SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
 - (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION MULCH DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

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

- 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:
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PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. **SITE PREPARATION**
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOILING, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. **SEEDING PREPARATION**
 - A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL, WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MALERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://JALIES.RUTGERS.EDU/EXT/EXT/). 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 AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
 - B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.
 - C. HIGH ACID PRODUCING SOILS, SUCH AS 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 SEEDED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
3. **SEEDING**
 - 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.
(ZONE 7A)
SEED MIXTURE #13 FOR LAWN AREAS
PLANTING RATE
LBS/1,000 (LBS/ACRE)
3 (130)
0.5 (20)
0.25 (10)
0.10 (5)
HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE
PERENNIAL RYEGRASS
KENTUCKY BLUEGRASS BLEND
(4) 75
(4) 5
(4) 5
*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

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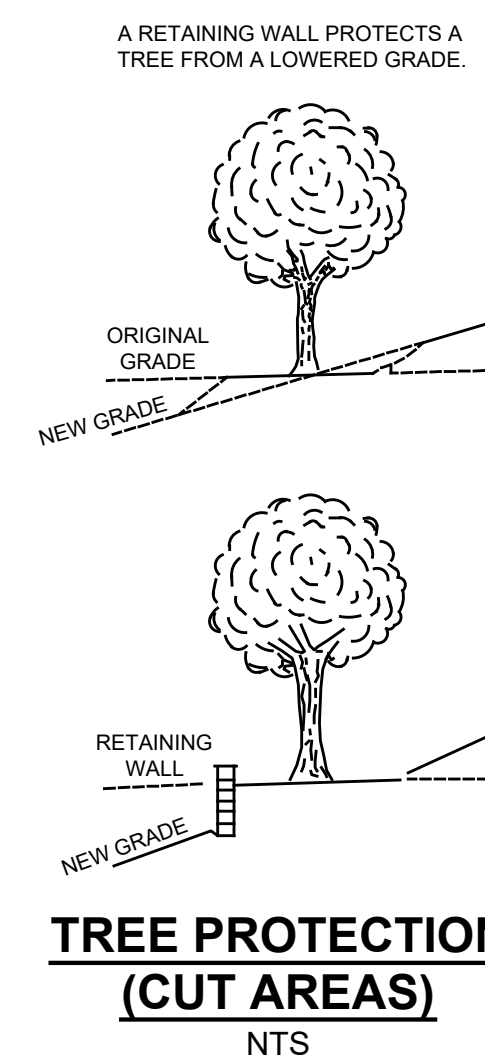
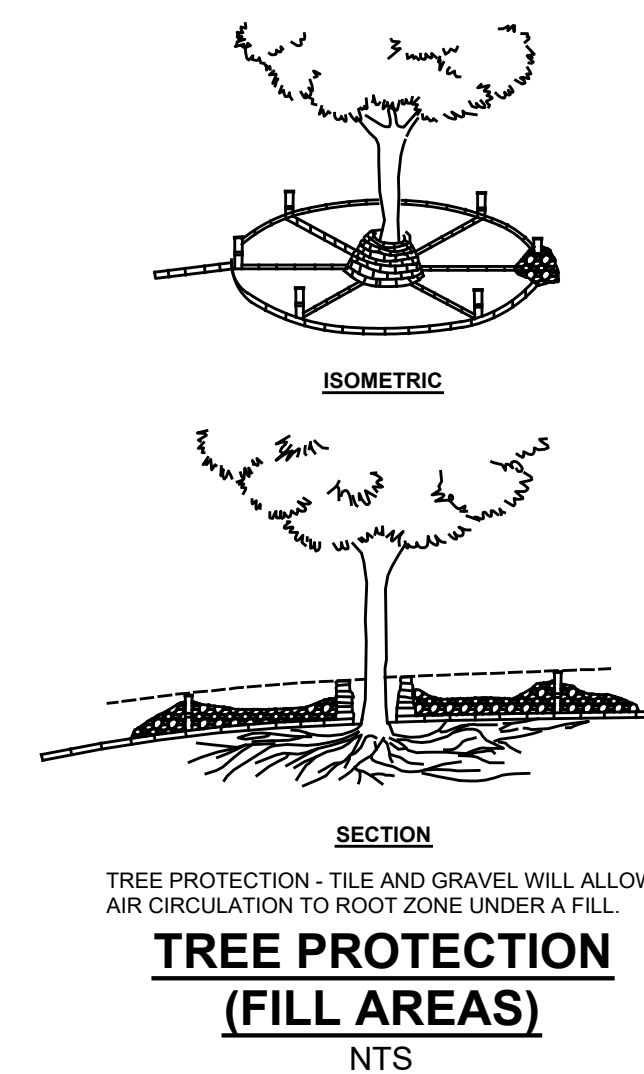
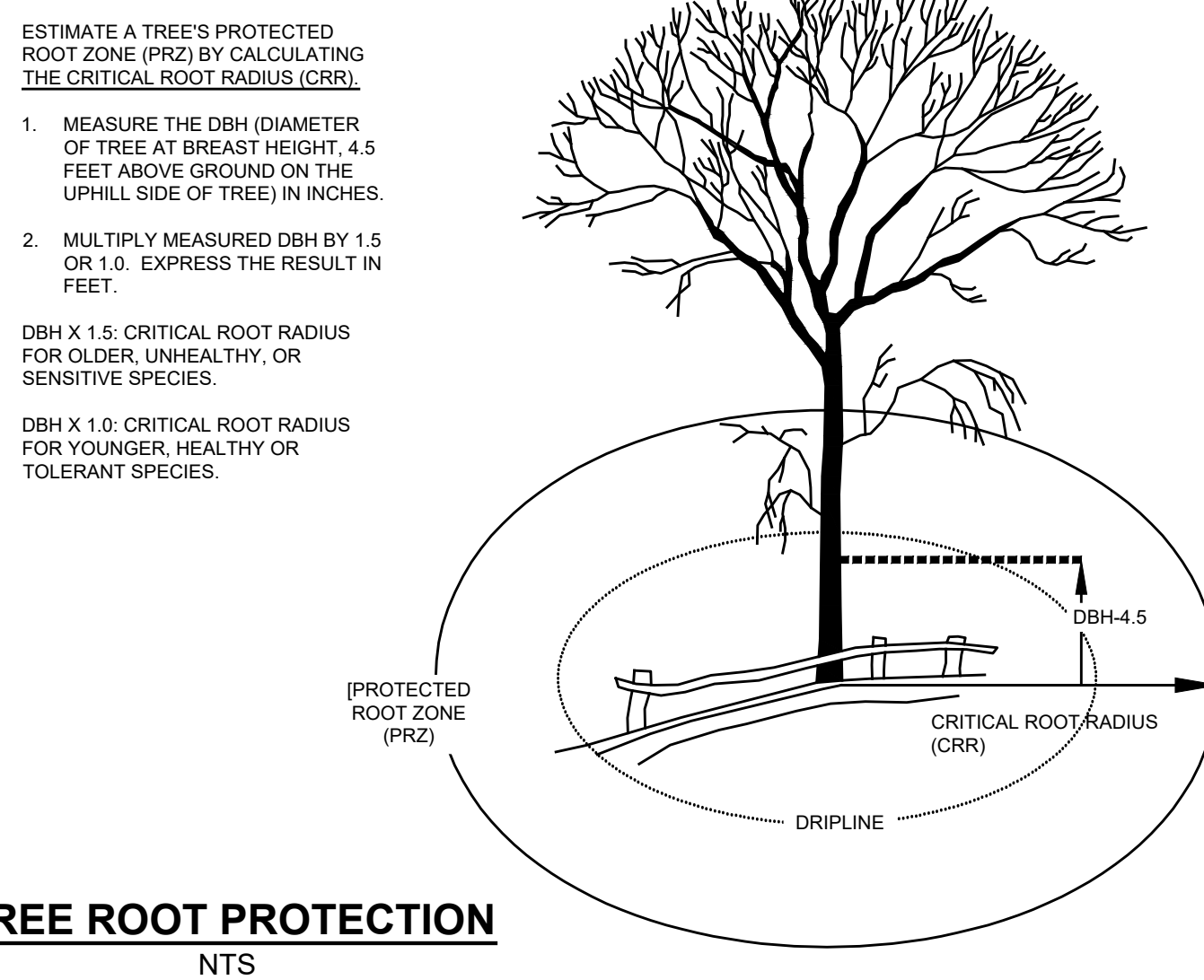
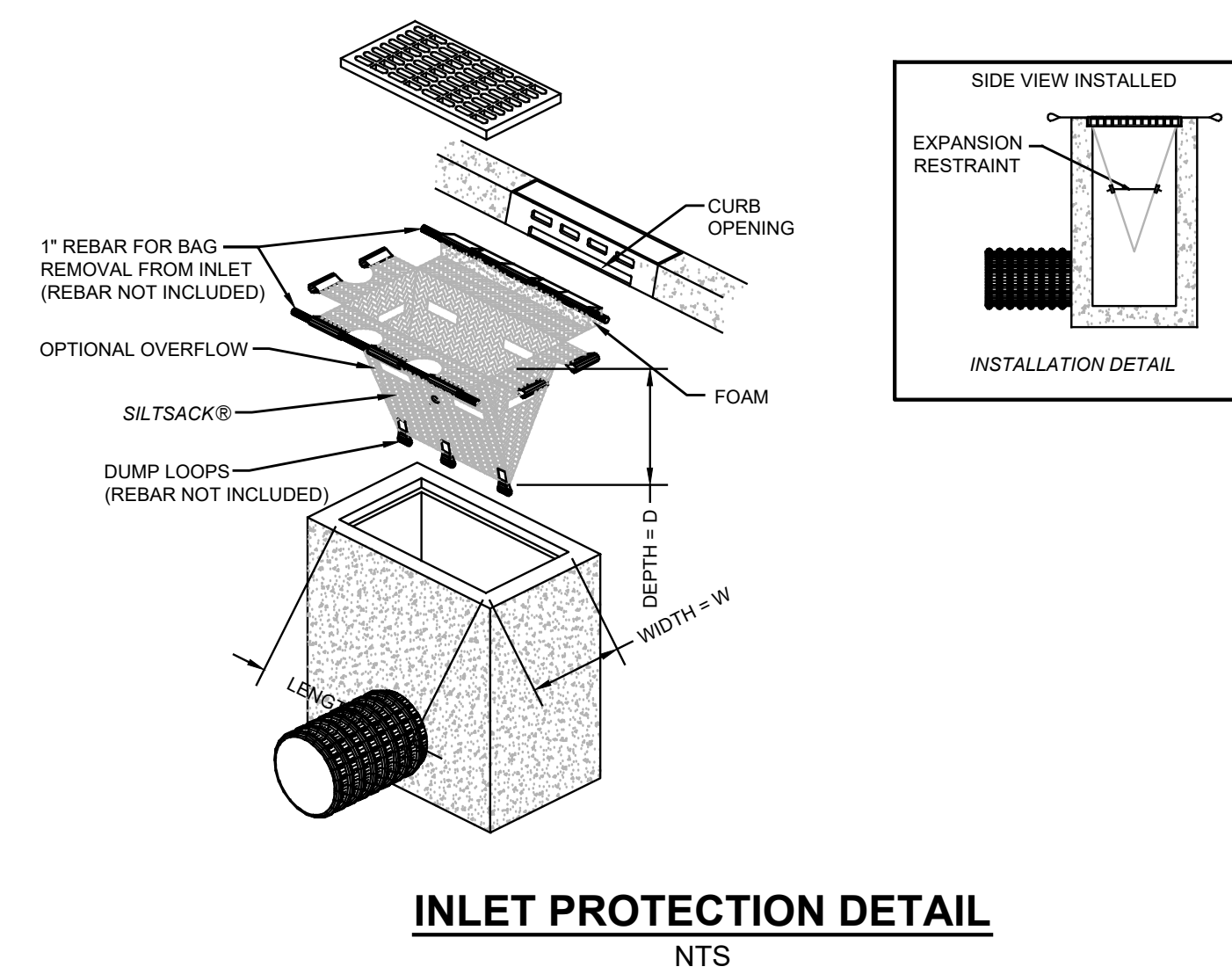
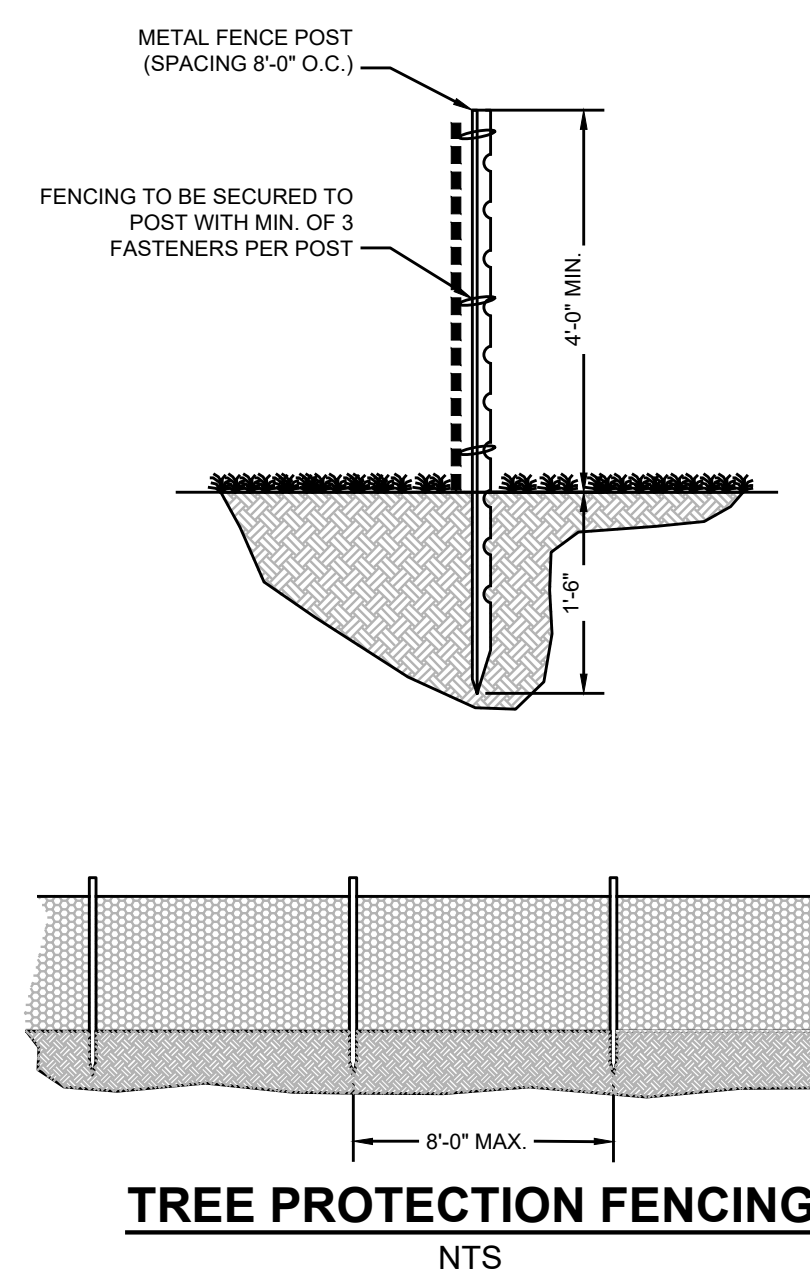
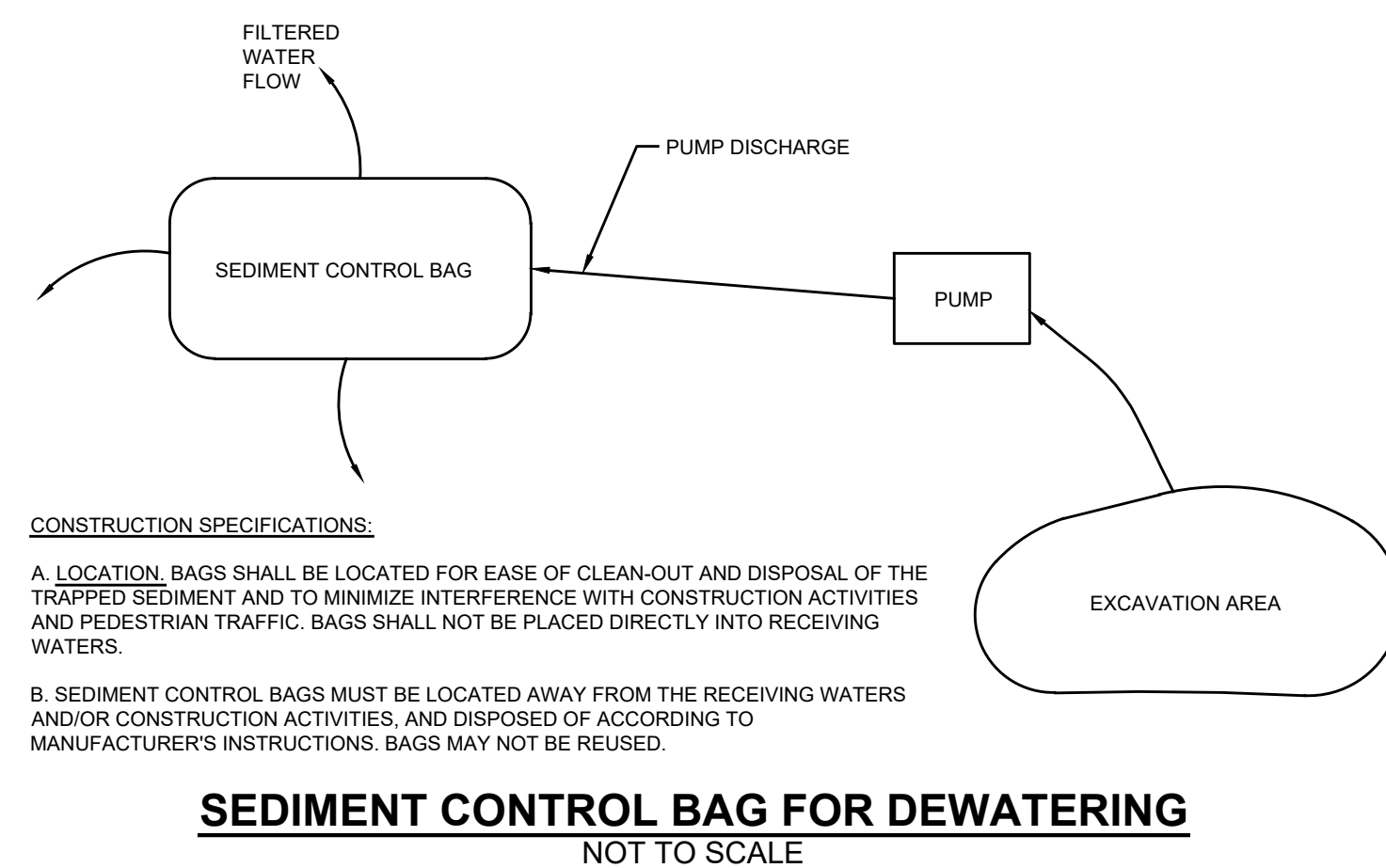
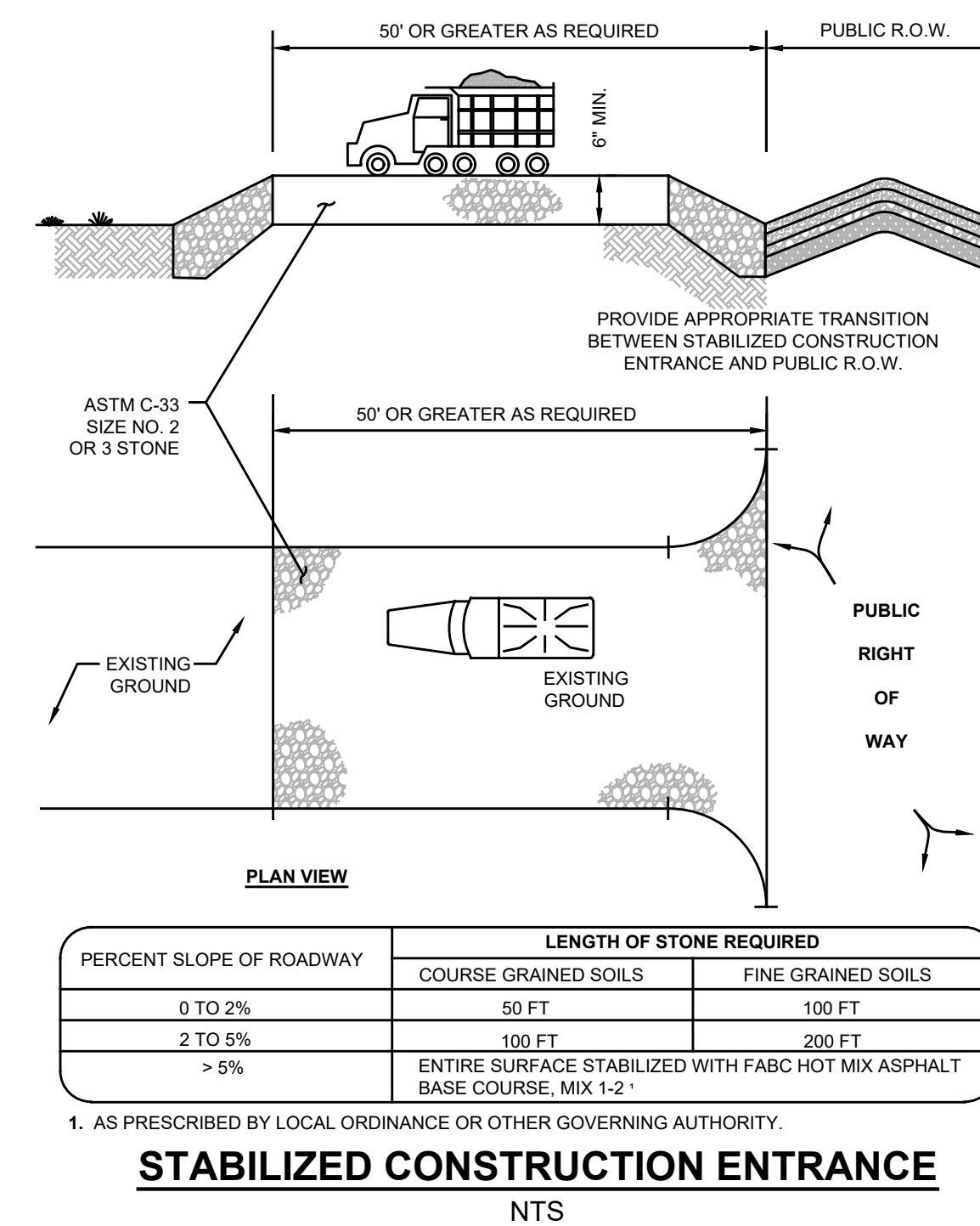
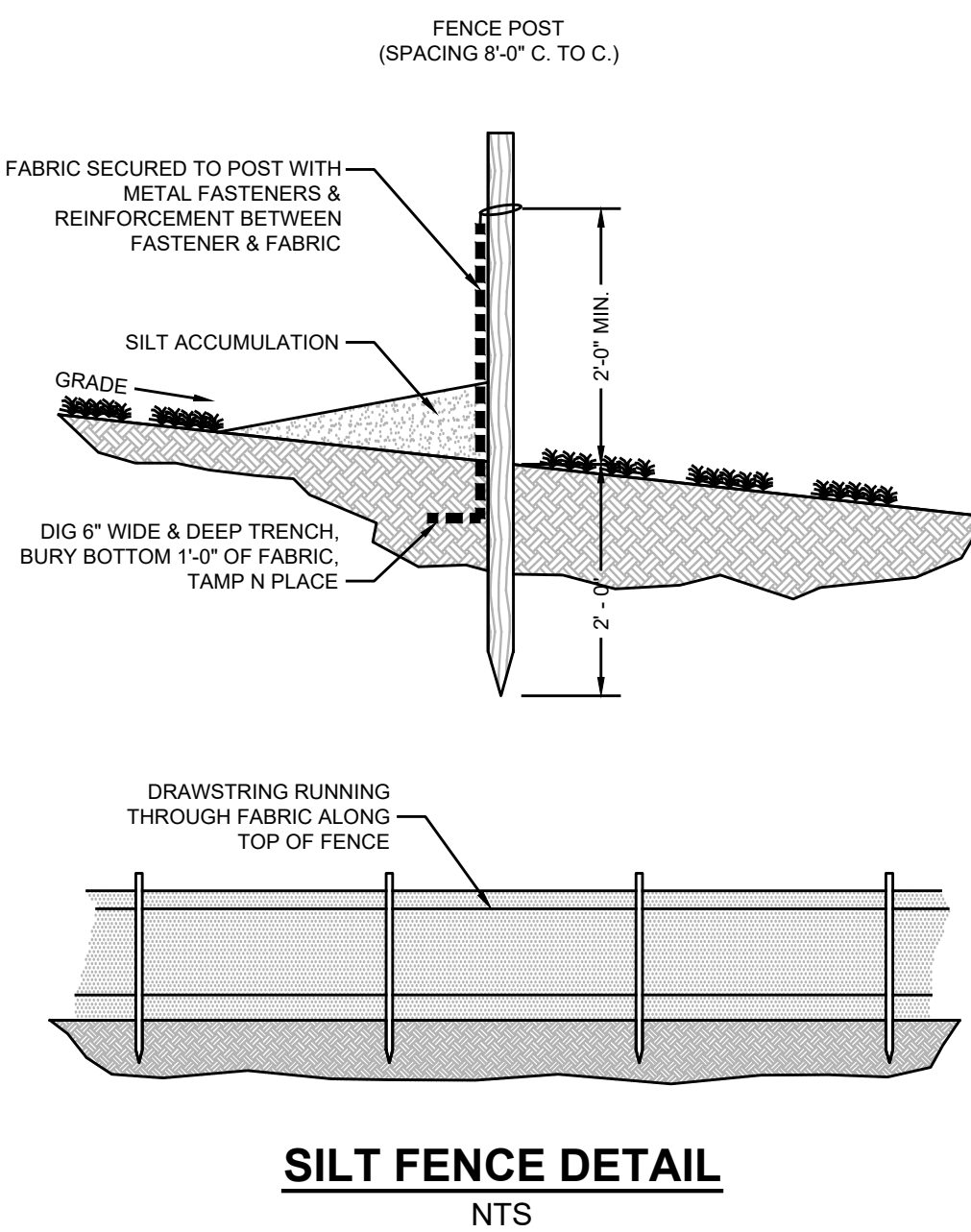
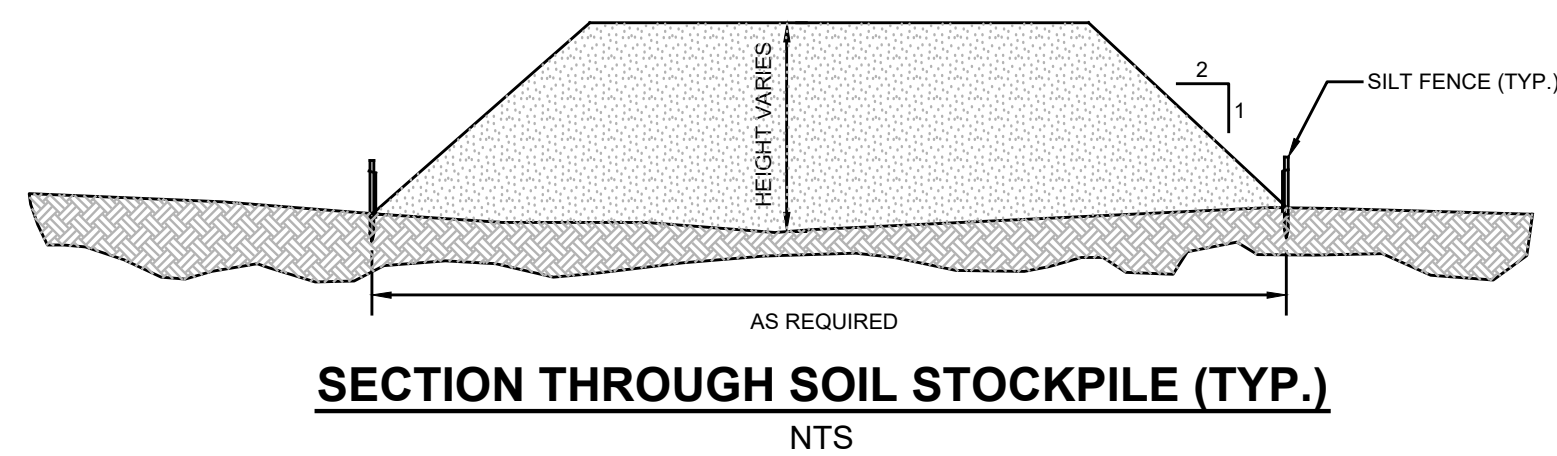
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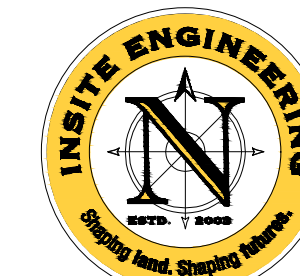
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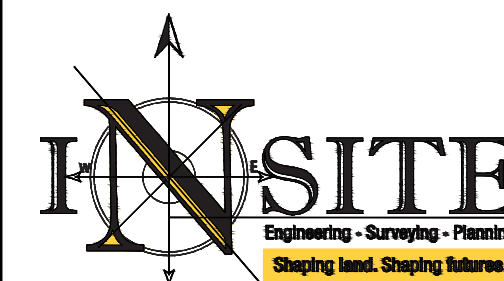
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(ZONE 7A)
SEED MIXTURE #13 FOR LAWN AREAS
PLANT



PROJECT INFORMATION	
<u>PROJECT NAME:</u> 1 ROSALIE AVE, LLC RESIDENCE	
<u>PROJECT LOCATION:</u> BLOCK 56, LOT 11 1 ROSALIE AVENUE BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ	
<u>OWNER:</u> 1 ROSALIE AVE LLC 1 ROSALIE AVENUE RUMSON, NJ 07760	
<u>APPLICANT:</u> 1 ROSALIE AVE LLC 1 ROSALIE AVENUE RUMSON, NJ 07760	
APPLICANT'S PROFESSIONALS	
<u>ARCHITECT:</u> JAMES T. DALEY ARCHITECT + ASSOCIATES 273 FIRST STREET KEYPORT, NJ 07736	
<u>SURVEYOR:</u> THOMAS P. SANTRY, P.A. 128 EAST RIVER ROAD RUMSON, NJ 07760	
<u>GEOTECH:</u> LORTCH CONSTRUCTION ENGINEERING INC. 182 SOUTH STREET FREEHOLD, NJ 07728	



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

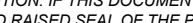


InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA20803200

- ✕ 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

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PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33LI00626800

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