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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Capital Home Builders, Inc. | c/o maikins@aikinslaw.com | c/o 732-280-2606
Name of Applicant | Email | Phone Number

6 Third Avenue | 24.01 | 3
Property Address | Block | Lot

Same as above
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.

c/o Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, NJ 07719; Telephone: 732-280-2606
Applicant's Attorney and contact information (if any)

Anthony M. Condouris Architect, Inc., 20 Bingham Ave, Rumson, NJ 07760; 732-842-3800
Applicant's Architect and contact information (if any)

Douglas D. Clelland, P.E., InSite Engineering,LLC, 1955 Rt. 34, Suite 1A, Wall, New Jersey 07719
Applicant's Engineer and contact information (if any)

MRA

Signature of Applicant or Agent | September 3, 2026
Mark R. Aikins, Attorney for Applicant/Owner | Date

Proposed plan Applicant proposes to remove existing family dwelling residence and all improvements and construct a new 2 1/2 story single family dwelling with detached garage and related site improvements. The existing lot is undersized at 5,587 square feet where 6,000 square feet are required in the R-5 Zone.

Variances requested Per attached Notice of Hearing

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

Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Zoning Review Memorandum - Denied

Date: August 21, 2026
Applicant: Capital Home Builders, Inc.
Address: 6 Third Street, Rumson, NJ 07760
Block: 24.01, Lot 3, Zone: R-5

I have reviewed the revised Land Use & Development Permit application for 6 Third Street. The applicant proposes the complete demolition of all existing buildings and structures. Accordingly, the proposed development is reviewed as new construction (a "clean-slate" project), and all current zoning requirements apply. The property is an existing interior lot in the R-5 residential zone and is nonconforming with respect to the minimum required lot area. The proposed improvements include the construction of a new, five (5) bedroom, single-family dwelling, detached garage, and miscellaneous retaining walls for grading. No other amenities are proposed at this time.

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

- (§22-7.3) New residential construction on a nonconforming lot.
- (Schedule 5-1) Minimum lot area: 6,000 square feet required; 5,587 square feet existing and proposed. (Existing Lot Nonconformity)
- (Schedule 5-2) Maximum building height: 35 feet permitted; approximately 37.7 feet proposed. (New)

Technical Review Comments

- **Building Height**: The Building Height Compliance diagram on Sheet 2 of the Plot Plans measures building height from the adjacent grade rather than in accordance with the Borough ordinance definition of building height. When measured from the lowest lot grade, the proposed building height is approximately 37.7 feet, requiring the variance relief identified above.
- **Grading / Retaining Walls**: Due to the significant impact of the proposed retaining walls on the existing grading, review and comment by the Borough Engineer will be required as part of the Board's review of the application.

- **Landscape / Tree Mitigation**: Sheet 1 of the Plot Plan identifies the proposed removal of nine (9) trees. The Landscape/Tree Mitigation Plan referenced in the cover letter has not been provided.
- **Generator**: The plans should identify a conforming location for any future generator, including the required setbacks and screening.
- **Basement/Cellar**: The proposed 8.5-foot cellar remains subject to site-specific soil and groundwater conditions, as applicable.

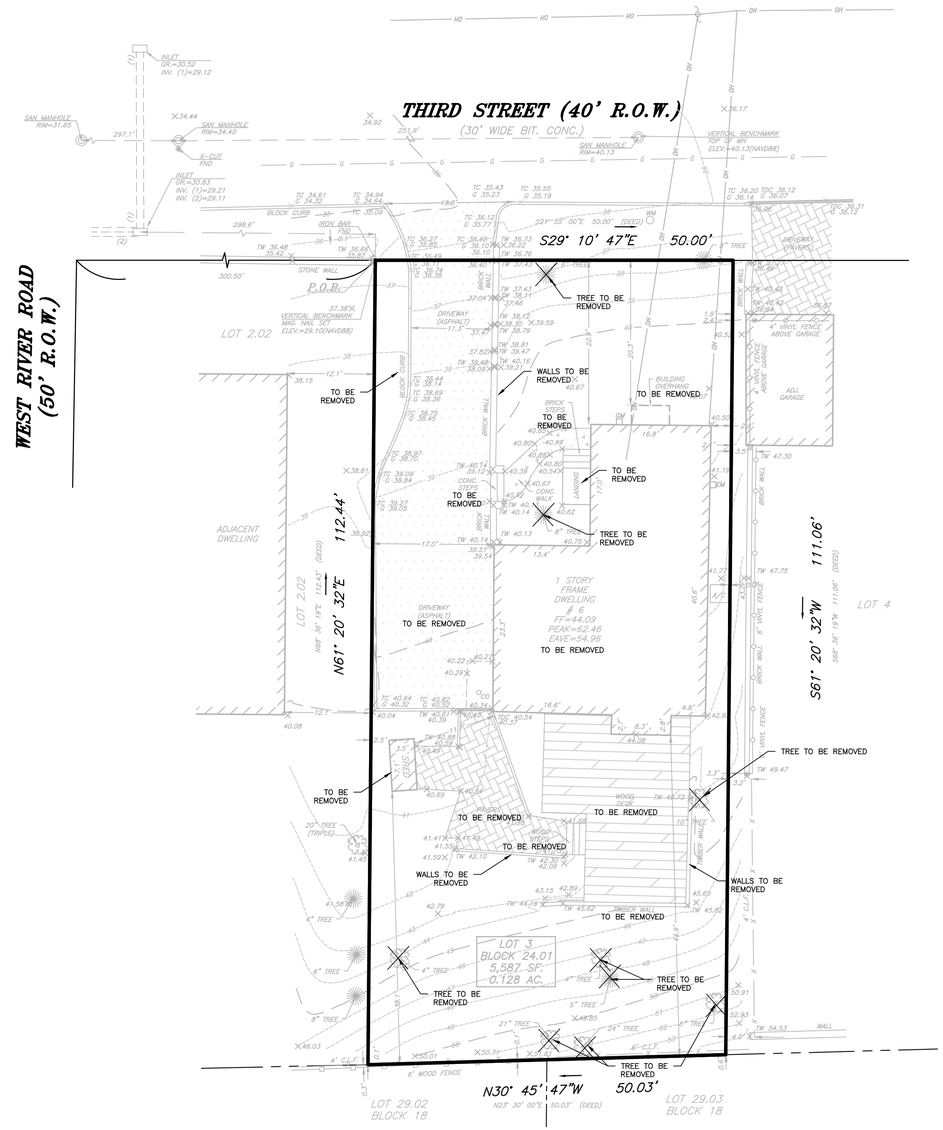
Documents Reviewed

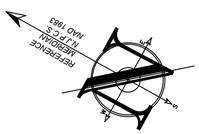
- Architectural Plans for Capital Home Builders, prepared by Anthony M. Condouris, Architect, dated June 29, 2026, last revised July 27, 2026, consisting of two (2) sheets.
- Engineering Plot Plans, prepared, signed, and sealed by Douglas D. Clelland, P.E., InSite Engineering, dated June 24, 2026, last revised July 24, 2026, consisting of six (6) sheets.

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





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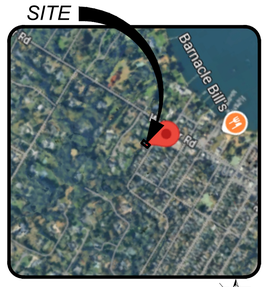
SCALE : 1" = 10'

LEGEND

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

File: X:\Jobs\1558 – Capital Home Builders\JB-1558-02 – 6 3rd Street_Rumson, NJ\2615582024D\Dwg\01-PLOT PLAN.dwg, ---> 01-DIST
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GENERAL NOTES

1. **SUBJECT PROPERTY**
TAX MAP #10: BLOCK 24.02, LOT 3, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

2. **OWNER / APPLICANT**
OWNER:
CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

3. **PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH OF RUMSON FOR ENGINEERING AND ZONING APPROVAL AND THE SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT FOR PLAN CERTIFICATION.

4. **PERMITS & APPROVALS**
CONTRACTOR 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.

5. **SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 24.01, LOT 3", WITH THE LATEST REVISION BEING DATED 04/07/26. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.

6. **ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANTHONY M. CONDOURIS ARCHITECT, INC, ENTITLED "CAPITAL HOME BUILDERS", WITH THE LATEST REVISION BEING DATED 05/05/26.

7. **BUILDING SETBACK DIMENSIONS**
BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM CONCRETE BUILDING FOUNDATION WALLS TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY (IF ANY PROPOSED VENEER(S)) WILL BE APPLIED TO BUILDING WALLS THAT MAY DECREASE THE SETBACK DIMENSIONS BECAUSE THIS MAY CAUSE THE BUILDING(S) TO BECOME NON-COMPLIANT WITH ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACKS DIMENSIONS.

8. **BASE FLOOD ELEVATION**
SUBJECT PROPERTY IS NOT LOCATED IN FEMA FLOOD ZONE.

9. **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.

10. **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.

11. **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.

12. **EXISTING UTILITIES**
ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.

13. **LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.

14. **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.

15. **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.

16. **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.

17. **STRUCTURAL ENGINEERING**
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.

18. **CONSTRUCTION REQUIREMENTS**
   a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
   b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
   c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
   d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
   e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

19. **SEASONAL HIGH GROUNDWATER**
CONTRACTOR SHALL COORDINATE WITH THIS OFFICE PRIOR TO CONSTRUCTION TO CONFIRM SEASONAL HIGH GROUNDWATER ELEVATION BY A LICENSED GEOTECHNICAL ENGINEER.

LOT COVERAGE CALCULATIONS - EXISTING

	UNREDUCED	REDUCED
BUILDING COVERAGE		
DWELLING (SF)	1,022.0	1,022.0
SHED (SF)	24.9	24.9
TOTAL BUILDING COVERAGE (SF)	1,046.9	1,046.9
LOT COVERAGE		
BUILDING COVERAGE (SF)	1,046.9	1,046.9
DRIVEWAY (SF)	865.5	865.5
UNROOFED DECK AREA	456.7	252.3 (204.4 EXEMPT)
STEPS(SF)	33.8	33.84
CURB (SF)	26.4	26.4
PAVER PATIO (SF)	219.4	0 (219.4 EXEMPT)
WALL (SF)	44.2	44.2
WALKWAY (SF)	43.9	0 (43.9 EXEMPT)
A/C (SF)	6.3	6.3
TOTAL LOT COVERAGE (SF)	2,743.1	2,275.4

TOTAL UNROOFED PATIO AREA

UNROOFED PATIO	AREA (SF)
UNROOFED REAR PATIO	219.4
TOTAL AREA	219.4

TOTAL UNROOFED DECK AREA

UNROOFED DECKS	AREA (SF)
UNROOFED REAR DECK	437.0
UNROOFED FRONT LANDING	19.70
TOTAL AREA	456.70

PROJECT INFORMATION

PROJECT NAME:

6 3RD. STREET- PROPOSED RESIDENCE

PROJECT LOCATION:

BLOCK 24.01, LOT 3
6 THIRD STREET
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ 07760

OWNER:

CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

APPLICANT:

CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS

ATTORNEY:
MARK R. AIKINS, ESQ.
MARK R. AIKINS, LLC.
3350 STATE ROUTE 138 STE 113
WALL, NJ 07719

ARCHITECT:
ANTHONY CONDOURIS ARCHITECTS
20 BINGHAM AVENUE
RUMSON, NJ 07760

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

INSITE ENGINEERING
Shaping land. Shaping futures.

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to 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, MAHAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev #	Date	Comment
2	07/27/26	REVISED PER BOROUGH
1	06/30/26	REVISED PER ARCHITECT
0	06/24/26	INITIAL RELEASE

SCALE:	AS SHOWN	DESIGNED BY:	JMB
DATE:	06/24/26	DRAWN BY:	M-S
JOB #:	26-1558-02	CHECKED BY:	DDC

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

EXISTING CONDITIONS

SHEET NO:

1 OF 6

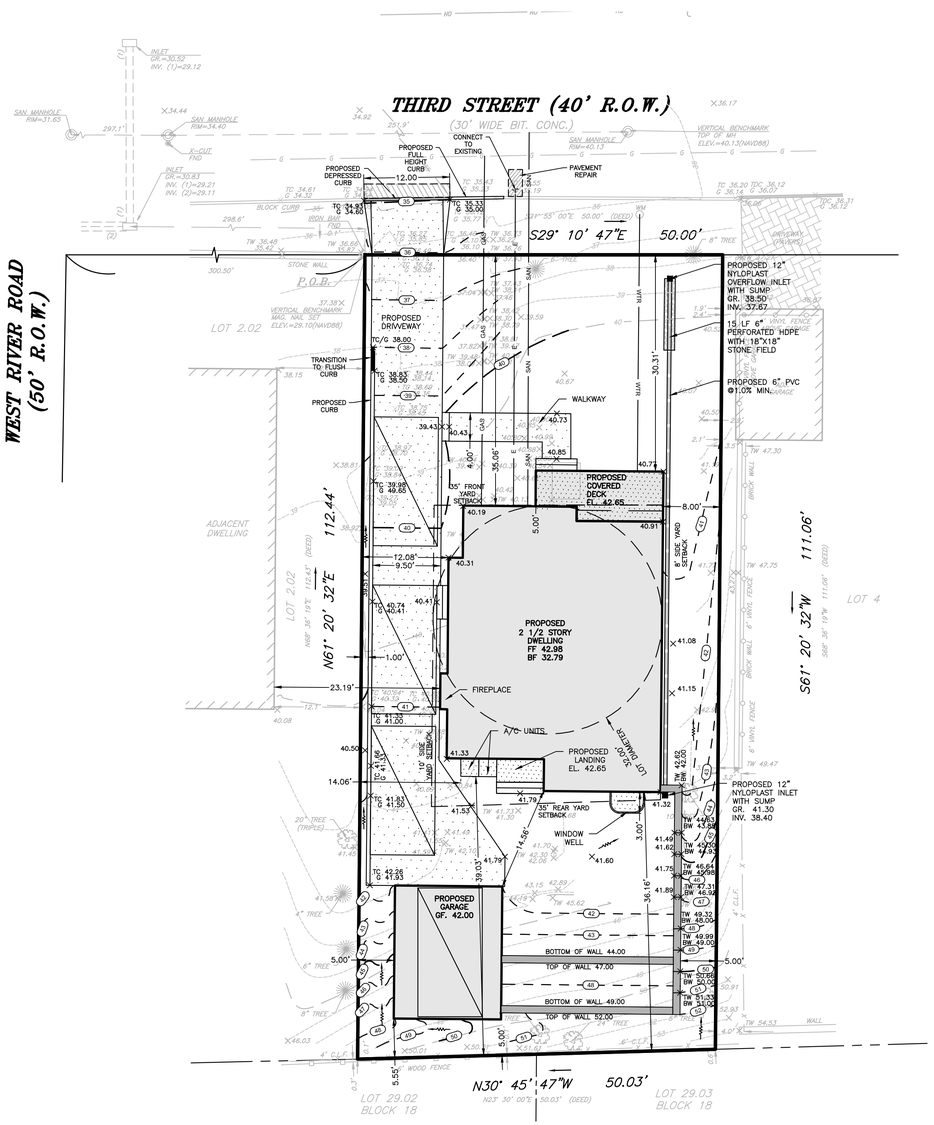


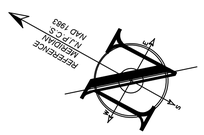
BUILDING HEIGHT COMPLIANCE PER MUNICIPAL ORDINANCE

NTS

LOT COVERAGE CALCULATIONS - PROPOSED		
BUILDING COVERAGE	UNREDUCED	REDUCED
DWELLING (SF)	1,096.25	1,096.25
GARAGE (SF)	278.77	148.77 (130 EXEMPT)
FRONT COVERED PORCH (SF)	113.35	12.25 (101.1 EXEMPT)
TOTAL BUILDING COVERAGE (SF)	1,488.37	1,257.27
LOT COVERAGE		
BUILDING COVERAGE (SF)	1,488.37	1,257.27
DRIVEWAY (SF)	943.57	943.57
STEPS (SF)	27.40	27.40
REAR UNROOFED LANDING (SF)	21.40	21.40
WALKWAY (SF)	81.29	0 (81.29 EXEMPT)
WINDOW WELL (SF)	13.70	13.70
A/C UNITS (SF)	12.50	12.50
WALLS (SF)	82.00	82.00
CURB (SF)	37.60	37.60
TOTAL LOT COVERAGE (SF)	2,707.83	2,395.44

TOTAL ROOFED PORCH AREA	
ROOFED PORCH	AREA (SF)
FRONT COVERED PORCH	113.35
TOTAL AREA	113.35





10 0 10 20

SCALE : 1" = 10'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
38	CONTOUR LINE	38
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
SAN SAN	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

§16-2.2 STORMWATER MANAGEMENT THRESHOLD: **STORMWATER MANAGEMENT IS NOT REQUIRED**

c. APPLICABILITY. THIS SECTION SHALL BE APPLICABLE TO ALL DEVELOPMENT WHICH:
1. REQUIRES A DEVELOPMENT PERMIT AS DEFINED IN CHAPTER 22 OF THE CODE OF THE BOROUGH OF RUMSON; AND **(APPLIES)**
2. MEETS OR EXCEEDS THE FOLLOWING STORMWATER MANAGEMENT THRESHOLDS: **(DOES NOT APPLY)**

A. RESIDENTIAL DEVELOPMENT
1. TOTAL LOT DISTURBANCE, INCLUDING NEW BUILDING AND LOT COVERAGE, SOIL DISTURBANCE AND/OR REGRADING, EXCEEDS 40,000 SQUARE FEET IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 7,000 SQUARE FEET IN OTHER ZONE DISTRICTS; AND/OR **(DOES NOT APPLY; +/- 5,840.7 SF DISTURBANCE)**
2. NEW IMPERVIOUS SURFACE EXCEEDS 10,000 SQUARE FEET; AND/OR **(DOES NOT APPLY; NEW IMPERVIOUS SURFACE WILL BE <10,000 SF)**
3. A BUILDING PERMIT IS REQUIRED AND: **(DOES NOT APPLY)**
   a. BUILDING COVERAGE OR LOT COVERAGE EXCEEDS OR WILL EXCEED 75% OF THE MAXIMUM PERMITTED IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 85% OF THE MAXIMUM PERMITTED IN THE OTHER ZONE DISTRICTS; OR **(APPLIES;BUILDING COVERAGE WILL BE > 85% OF PERMITTED)**
   b. BUILDING COVERAGE ADDED AS A RESULT OF THE DEVELOPMENT EXCEEDS 1,200 SQUARE FEET IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 400 SQUARE FEET IN OTHER ZONE DISTRICTS. **(DOES NOT APPLY; 241.19 SF OF NEW BUILDING COVERAGE IS PROPOSED)**

ZONING COMPLIANCE CHART					
R-5 (SINGLE FAMILY RESIDENTIAL) ZONE (§22-5.8)					
DETACHED SINGLE FAMILY DWELLING: PERMITTED					
ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
22 ATTACH. 4	MIN. LOT AREA (SF)	6,000	5,587 (0.128 AC) (N)	NO CHANGE (N)	NO
22 ATTACH. 4	MIN. LOT WIDTH (FT)	50	50.00	NO CHANGE	YES
22 ATTACH. 4	MIN. LOT FRONTAGE (FT)	50	50.00	NO CHANGE	YES
22 ATTACH. 4	MIN. LOT DIAMETER (FT)	32	32.0	NO CHANGE	YES
	PRINCIPAL BUILDING				
22 ATTACH. 4	MIN. FRONT YARD SETBACK (FT)	35 (1)(2)	20.3 (N)	35.06 (X)	YES
22 ATTACH. 4	MIN. PORCH FRONT YARD SETBACK (FT)	30 (1)	N/A	30.31	YES
22 ATTACH. 4	MIN. REAR YARD SETBACK (FT)	35 (3)	44.9	36.16	YES
22 ATTACH. 4	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	8 (4)(5)(6)	2.9 (N)	8.00 (X)	YES
	BOTH SIDES (FT)	18	19.9	20.08	YES
22 ATTACH. 4	MIN. GROUND FLOOR AREA (SF) (2 STORIES)	600	>600	1,011	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (GABLE/ HIP ROOF)				
	RIDGE (FT)	35	26.06	35.00	YES
	EAVES (FT)	26	18.56	22.12	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (STORIES)	2.5	1	2.5	YES
22 ATTACH. 4	ALLOWABLE PORCH ENCROACHMENT (FT)	5	N/A	5.00	YES
22 ATTACH. 4	MIN. DISTANCE BETWEEN ADJACENT NEIGHBOR (FT)	16	N/A	23.19	YES
	ACCESSORY BUILDING - DETACHED GARAGE				
22-7.8.b.2	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
22 ATTACH. 4	MIN. REAR YARD SETBACK (FT)	5 (7)	N/A	5.00	YES
22 ATTACH. 4	MIN. SIDE YARD SETBACK (FT)	5 (7)	N/A	5.00	YES
22-7.8.c	MIN. PRINCIPAL BUILDING SETBACK (FT)	5	N/A	14.56	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (FT)	16	N/A	15.00	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (STORIES)	1	N/A	1	YES
22-7.26.e	MIN. AREA (SF)	260	N/A	278.77	YES
	ACCESSORY BUILDING - SHED				
22-7.8.b.2	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	N/A	YES
22 ATTACH. 4	MIN. REAR YARD SETBACK (FT)	5 (7)	38.1	N/A	YES
22 ATTACH. 4	MIN. SIDE YARD SETBACK (FT)	5 (7)	2.5 (N)	N/A (X)	YES
22-7.8.c	MIN. PRINCIPAL BUILDING SETBACK (FT)	5	11.7	N/A	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (FT)	16	(a)	N/A	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (STORIES)	1	(a)	N/A	YES
	A/C UNITS				
22-7.7.i	ALLOWABLE YARD LOCATION	SIDE/REAR	SIDE	REAR	YES
22-7.7.i	MIN. REAR YARD SETBACK (FT)	5	>5.0	39.03	YES
22-7.7.i	MIN. SIDE YARD SETBACK (FT)	5	0.3 (N)	14.07 (X)	YES
	DRIVEWAY				
22-7.26.h	MAX. NUMBER OF DRIVEWAYS	1	1	1	YES
22-7.26.h	MAX. FRONT YARD WIDTH (FT)	12	11.3	10.00	YES
22-7.26.g	MIN. PROPERTY LINE SETBACK (FT)	1	0 (N)	1.00 (X)	YES
22-7.26.h	MAX. DEPRESSED CURB OPENING (FT)	12 (8)	18.0 (N)	12.00 (X)	YES
	PARKING (5 BEDROOMS)				
22-9.2.b.5	MIN. PARKING SPACES	3	N/A (N)	3 (X)	YES
	LOT COVERAGE				
22 ATTACH. 8	MAX. BUILDING COVERAGE (SF)	1,274.18 (9)(10)	1,046.9	1,257.27	YES
22 ATTACH. 8	MAX. LOT COVERAGE (SF)	2,562.25 (9)(10)	2,275.4	2,395.44	YES
22 ATTACH. 6	MAX. PERMITTED FLOOR AREA (SF)	2176.1 (9)	(a)	2,176.00	YES
22 ATTACH. 6	MAX. FLOOR AREA RATIO	0.38	(a)	0.38	YES

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

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(*) USABLE LOT AREA = 5,587 SF
(1) PER BULK CHART NOTE #18 , ROOFED, OPEN SIDED, ONE-STORY PORCHES MAY BE PERMITTED TO EXTEND UP TO FIVE (5) FT BEYOND THE FRONT YARD SETBACK IN THE R-5 ZONE DISTRICT.
(2) PER ORDINANCE SECTION 22-7.7.f.2, UNROOFED STOOPS OR STEPS MAY EXTEND UP TO THREE (3) FT INTO ANY REQUIRED YARD, PROVIDED THE TOTAL AREA OF SUCH ELEMENTS MAY NOT EXCEED 50 SF.
(3) PER BULK CHART NOTE #14, IN THE R-5 ZONE, THE MINIMUM REAR YARD REQUIRED SHALL BE AT LEAST 30% OF THE LOT DEPTH, ROUNDED UP TO THE FULL FOOT, OR 35 FT, WHICHEVER IS GREATER, BUT NOT TO EXCEED 50 FT.
REAR YARD SETBACK = 111.75 FT X 30% = 33.5 = 34 FT (35 FT REQUIRED)
(4) PER BULK CHART NOTE #11, THE MINIMUM SIDE YARDS SHALL NOT BE PLACED TO ONE ANOTHER, OR, ALTERNATELY THE DISTANCE BETWEEN PRINCIPAL STRUCTURES ON THE ADJACENT LOTS MUST BE EQUAL TO THE MINIMUM REQUIRED COMBINED YARD SETBACK.
(5) PER BULK CHART NOTE #16, IF THE FLOOR AREA EXCEEDS 85% OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE MINIMUM YARD REQUIREMENT PLUS TWO (2) FT.
(6) PER ORDINANCE SECTION 22-7.7.H, INTRUSIONS INTO THE REQUIRED SETBACK (YARD) SHALL BE MEASURED FROM THE FACE OF THE FOUNDATION WALL AND BE LIMITED TO:
a. FOR CHIMNEYS, FIREPLACES, RAIN LEADERS, DRAINS, AND ANY OTHER UTILITY SERVICE COMPONENT, TWO (2) FT
b. FOR EAVES, SOFFITS OR OTHER ROOF ELEMENTS (EXCLUDING GUTTERS), THREE (3) FT
c. FOR UNROOFED STOOPS OR FOR STEPS, THREE (3) FT
d. FOR ANY OTHER ELEMENT OF THE BUILDING, ONE (1) FT
e. FOR EMERGENCY ESCAPE AND EGRESS WINDOWS, THREE (3) FT WITH APPROPRIATELY DESIGNED FALL PROTECTION.
(7) PER BULK CHART NOTE #17, THE MINIMUM REAR YARD AND SIDE YARD SETBACK FOR ACCESSORY BUILDINGS AND STRUCTURES SHOULD BE INCREASED ONE (1) ADDITIONAL FOOT FOR EACH FOOT OF ACCESSORY BUILDING HEIGHT IN EXCESS OF 15 FT.
(8) PER ORDINANCE SECTION 22-7.26.h, MAX. DEPRESSED CURB OPENING = DRIVEWAY WIDTH PLUS TWO (2) FT.
PROPOSED DRIVEWAY WIDTH =10'
PROPOSED CURB OPENING = 10' + 2' = 12'
(9) PER ORDINANCE SECTION 22-7.26.E, IN THE R-5 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.
(10) 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
(11) PER BULK CHART NOTE #5, EXCLUSIONS FROM LOT COVERAGE:
a. WALKWAYS CONSTRUCTED ON GRADE.
b. THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
c. THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 20% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
(11) 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.

PROJECT INFORMATION

PROJECT NAME:

6 3RD. STREET- PROPOSED RESIDENCE

PROJECT LOCATION:

BLOCK 24.01, LOT 3
6 THIRD STREET
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ 07760

OWNER:

CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

APPLICANT:

CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS

ATTORNEY:
MARK R. AIKINS, ESQ.
MARK R. AIKINS, LLC.
3350 STATE ROUTE 138 STE 113
WALL, NJ 07719

ARCHITECT:
ANTHONY CONDOURIS ARCHITECTS
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NJ PE 24GE05331000

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PLOT PLAN

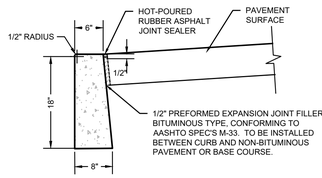
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PROPOSED CONDITIONS

SHEET NO:

2 OF 6

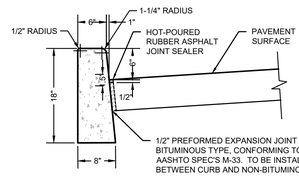
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NOTES:

1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' - 0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".

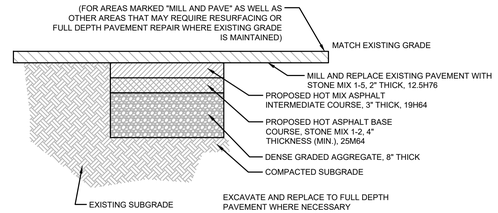
FLUSH CURB
NTS



NOTES:

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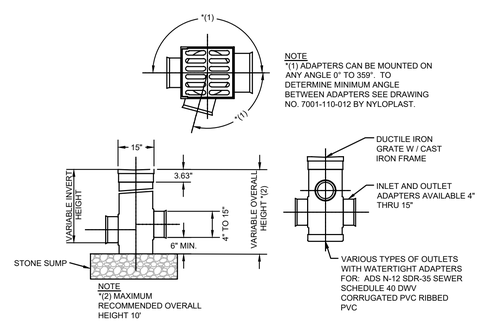
CONCRETE VERTICAL CURB
NTS



PAVEMENT CONSTRUCTION SEQUENCE:
1. MILL AND EXCAVATE WHERE NOTED ON PLAN.
2. PREPARE BASE WHERE NECESSARY.
3. INSTALL SURFACE COURSE OVER ENTIRE PAVED AREA AT ONE TIME.

MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

PAVEMENT REPAIR
NTS



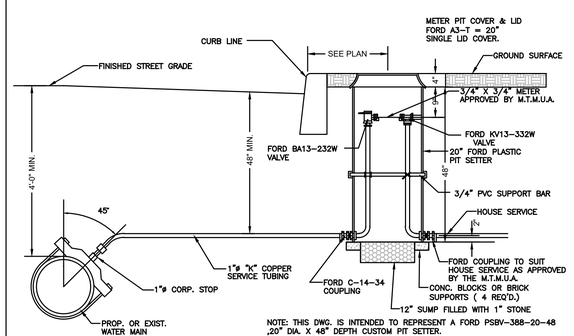
15" DRAIN BASIN BY NYLOPLAST (OPEN BOTTOM)
NTS

NOTES:

1. SUBGRADE CONDITIONS AND COMPACTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE INSTALLATION OF THE WALL.
2. ALL RETAINING WALLS SHALL BE DESIGNED TO INCORPORATE ANY APPLICABLE SURCHARGE ABOVE THE WALLS AND ADDRESS SATURATED CONDITIONS.
3. ALL PROPOSED RETAINING WALL DETAILS AND STRUCTURAL DESIGN CALCULATIONS SHALL BE PROVIDED BY THE SITE CONTRACTOR AND SUBMITTED TO THE OWNER, SITE ENGINEER, PLANNING BOARD ENGINEER AND THE MUNICIPAL CONSTRUCTION OFFICAL FOR REVIEW, APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION OF THE WALL.
4. WALL INSTALLATION CONTRACTOR SHALL VERIFY THAT THE WALL CONSTRUCTION DESIGN/DETAILS CAN BE CONSTRUCTED WITHOUT ENCROACHING ONTO ADJACENT PROPERTY, EXISTING OR PROPOSED STRUCTURES AND SUBSURFACE SITE IMPROVEMENTS (eg. UTILITY LINES, DRAINAGE PIPES, ETC.) PRIOR TO CONSTRUCTION.
   IF AN ENCROACHMENT ISSUE IS DETERMINED, THE WALL INSTALLATION CONTRACTOR SHALL NOTIFY THE WALL DESIGNER AND REVISE DESIGN AS NEEDED.
5. PROPOSED FENCE, MINIMUM HEIGHT: 42" (FOR ALL WALLS GREATER THAN 30" IN HEIGHT).

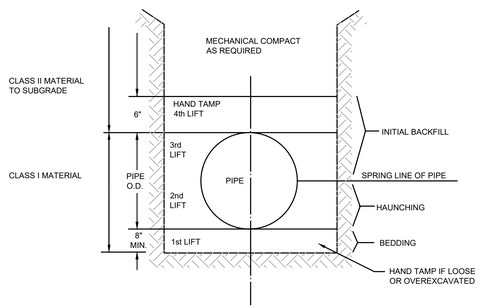
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SEGMENTAL BLOCK RETAINING WALL
NTS

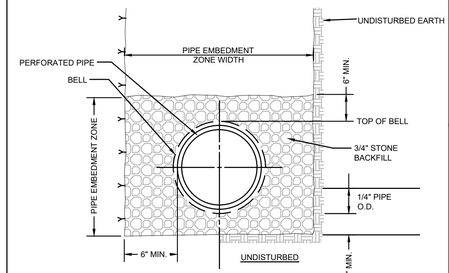


TYPICAL SERVICE CONNECTION WITH FORD METER PIT
NTS

NOTE:
CLASS I MATERIAL - 3/4" BROKEN STONE
CLASS II MATERIAL - COARSE SAND AND GRAVEL

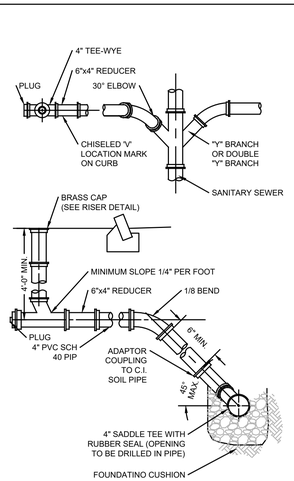


PIPE BEDDING DETAIL
NTS

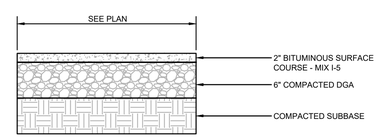


WRAP ENTIRE TRENCH WITHIN THE PIPE EMBEDMENT ZONE WITH FILTER FABRIC. OVERLAP 1 FOOT MINIMUM.

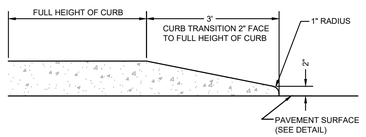
PERFORATED PIPE BEDDING
NTS



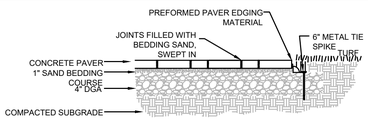
STANDARD SANITARY SEWER CONNECTION
NTS



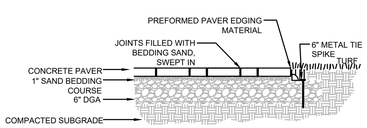
DRIVEWAY PAVEMENT
NTS



TRANSITION CONCRETE CURB
NTS



CONCRETE PAVER WALKWAY
NTS



CONCRETE PAVER DRIVEWAY
NTS

PROJECT INFORMATION

PROJECT NAME:

6 3RD. STREET- PROPOSED RESIDENCE

PROJECT LOCATION:
BLOCK 24.01, LOT 3
6 THIRD STREET
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ 07760

OWNER:
CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

APPLICANT:
CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS

ATTORNEY:
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MARK R. AIKINS, LLC.
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WALL, NJ 07719

ARCHITECT:
ANTHONY CONDOURIS ARCHITECTS
20 BINGHAM AVENUE
RUMSON, NJ 07760

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

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NJ PE 24GE05331000

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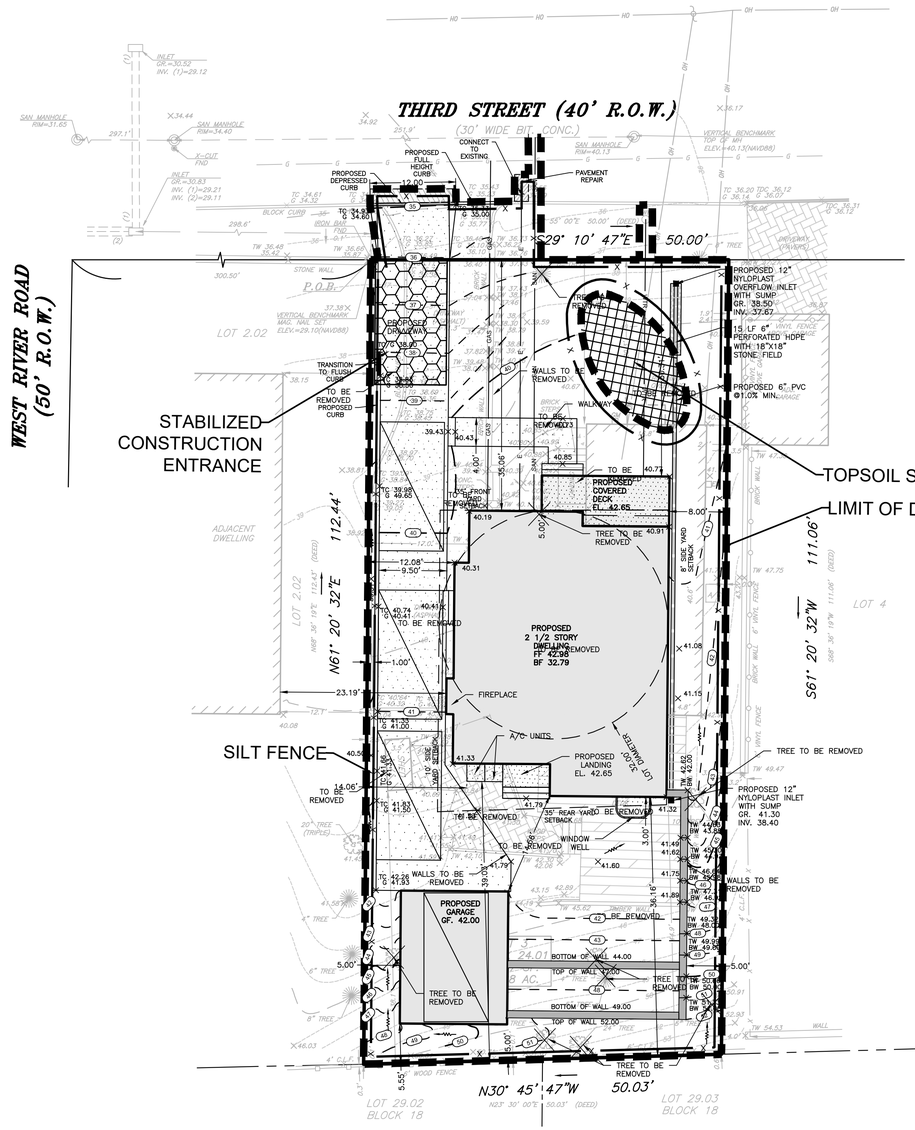
PLAN INFORMATION

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PLOT PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
3 OF 6

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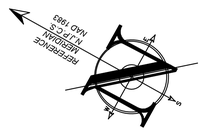


SOILS MAP

1000 0 1000 2000

Scale: 1"=1000'

SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
FrrC	Freehold-Urban land complex, 0 to 10 percent slopes	B



10 0 10 20

SCALE : 1" = 10'

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

LEGEND

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

SOIL EROSION LEGEND

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

CONSTRUCTION / SPPP NOTE

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

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

TOTAL LIMIT OF DISTURBANCE = 0.13 AC.

SOIL RESTORATION EXEMPTION

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

File: X:\Jobs\1558 — Capital Home Builders\08 — 1558-02 — 6 3rd Street_Rumson, NJ\21558202\Dwg\01-PLOT PLAN.dwg, ---> 04--SESC
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PLAN INFORMATION

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PLOT PLAN

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO:

4 OF 6

SOIL EROSION AND SEDIMENT CONTROL NOTES

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

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

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

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

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

2. SEEDBED PREPARATION

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

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

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

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

3. SEEDING

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

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

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

C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 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.

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

4. MULCHING

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

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

APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT 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 6 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
3. CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
      NOTE: ALL NAMES 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 GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

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

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

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

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

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

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

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

2. SEEDBED PREPARATION

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

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

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

3. SEEDING

(ZONE 7A)

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

SEED MIXTURE #13 FOR LAWN AREAS

	PLANTING RATE LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (175)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS (BLEND)	1 (45)

*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

SEED MIXTURE #7 FOR BASIN, SIDE SLOPES, AND SWALES

	PLANTING RATE LBS/ 2,000 (LBS/ACRE)
STRONG CREEPING RED FESCUE	3 (130)
KENTUCKY BLUEGRASS	1 (50)
PERENNIAL RYEGRASS	0.5 (20)
OR REDTOP	0.25 (10)
PLUS WHITE CLOVER	0.10 (5)

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

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

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

5. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85°F. MANY GRASSES BECOME ACTIVE AT 65°F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATE COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

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

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

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

4. MULCHING

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

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

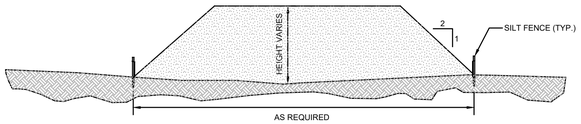
APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

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

1. PEG AND TWINE. DRIVE 6 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 COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION 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.

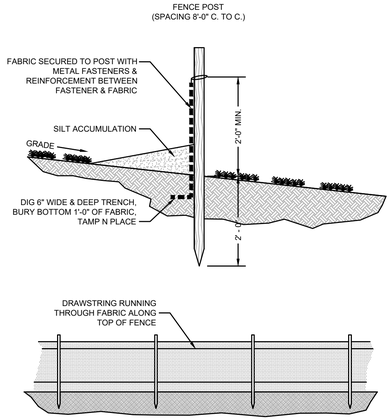
B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK 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 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 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 TO0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF



SECTION THROUGH SOIL STOCKPILE (TYP.)

NTS

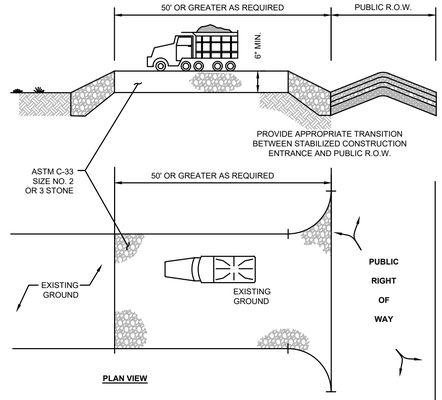


SILT FENCE DETAIL

NTS

SEDIMENT BARRIER MAINTENANCE

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



PLAN VIEW

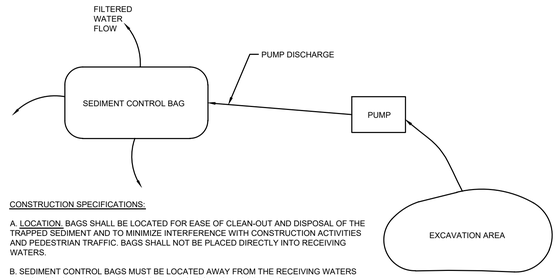
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 [1]	

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

STABILIZED CONSTRUCTION ENTRANCE

NTS

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



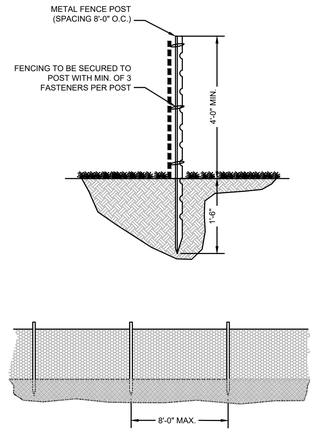
CONSTRUCTION SPECIFICATIONS:

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

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

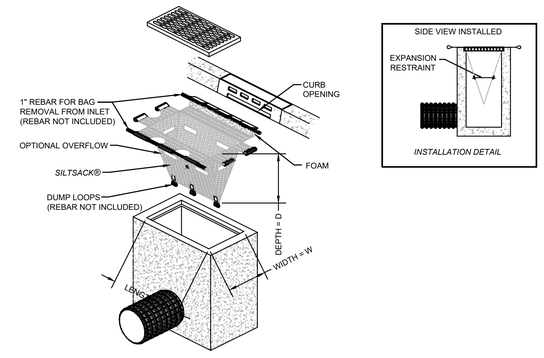
SEDIMENT CONTROL BAG FOR DEWATERING

NOT TO SCALE



TREE PROTECTION FENCING

NTS



INLET PROTECTION DETAIL

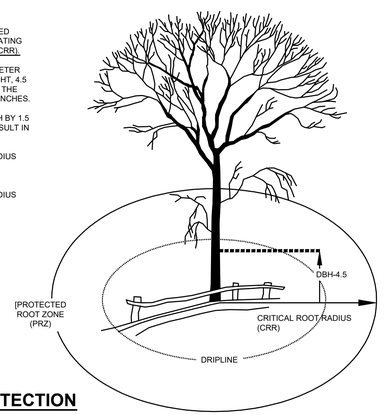
NTS

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

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

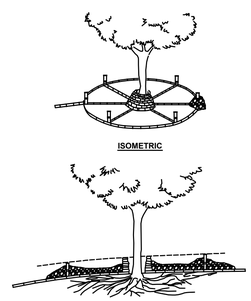
DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES..

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



TREE ROOT PROTECTION

NTS

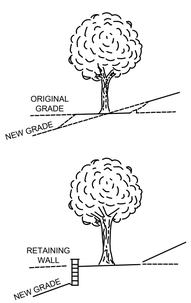


TREE PROTECTION - TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL.

TREE PROTECTION (FILL AREAS)

NTS

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE.



TREE PROTECTION (CUT AREAS)

NTS

PROJECT INFORMATION

PROJECT NAME:

6 3RD. STREET- PROPOSED RESIDENCE

PROJECT LOCATION:

BLOCK 24.01, LOT 3
6 THIRD STREET
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ 07760

OWNER:

CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

APPLICANT:

CAPITAL HOME BUILDERS INC
18 UELAND ROAD
RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS

ATTORNEY:
MARK R. AIKINS, ESQ.
MARK R. AIKINS, LLC.
3350 STATE ROUTE 138 STE 113
WALL, NJ 07719

ARCHITECT:
ANTHONY CONDOURIS ARCHITECTS
20 BINGHAM AVENUE
RUMSON, NJ 07760

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)

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)
InSite@InSiteEng.net www.InSiteEng.net

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DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
1	06/30/26	REVISED PER ARCHITECT
0	06/24/26	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: JMB
DATE: 06/24/26	DRAWN BY: M-S
JOB #: 26-1558-02	CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

SESC NOTES & DETAILS

SHEET NO:

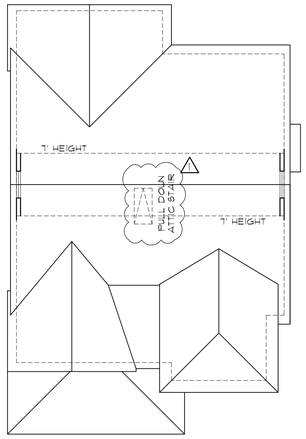
6 OF 6

File: X:\Jobs\1558 — Clelland Home Builders\26-1558-02 — 6 3rd Street\26155802CAD\dwg\D1-PLOT PLAN.dwg, —> 06-SESC DET
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NEW CONSTRUCTION FOR

CAPITAL HOME BUILDERS

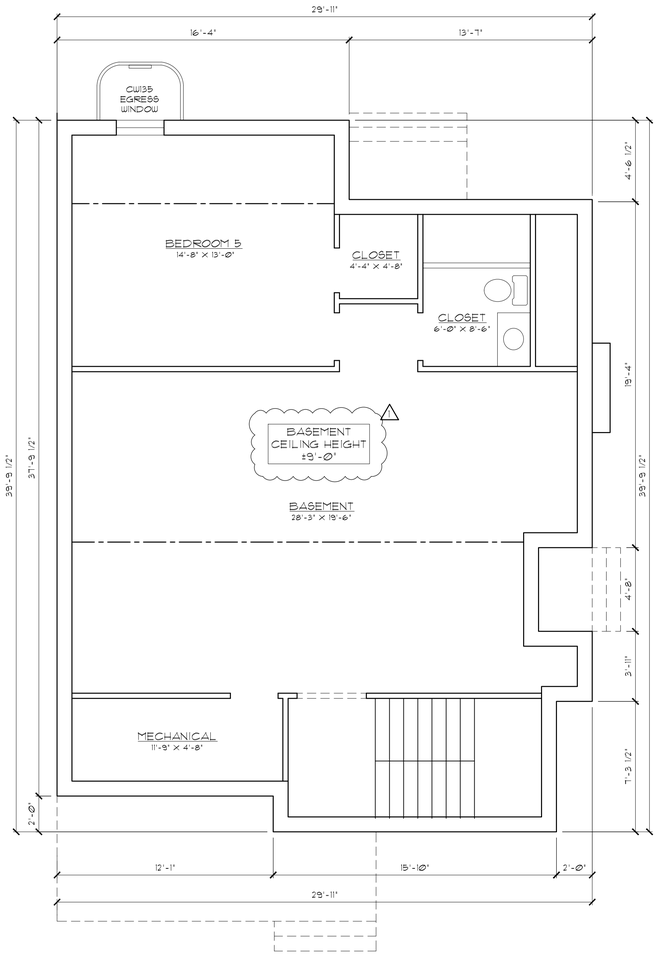
6 THIRD STREET
RUMSON, NEW JERSEY
BLOCK 24.02 ~ LOT 3



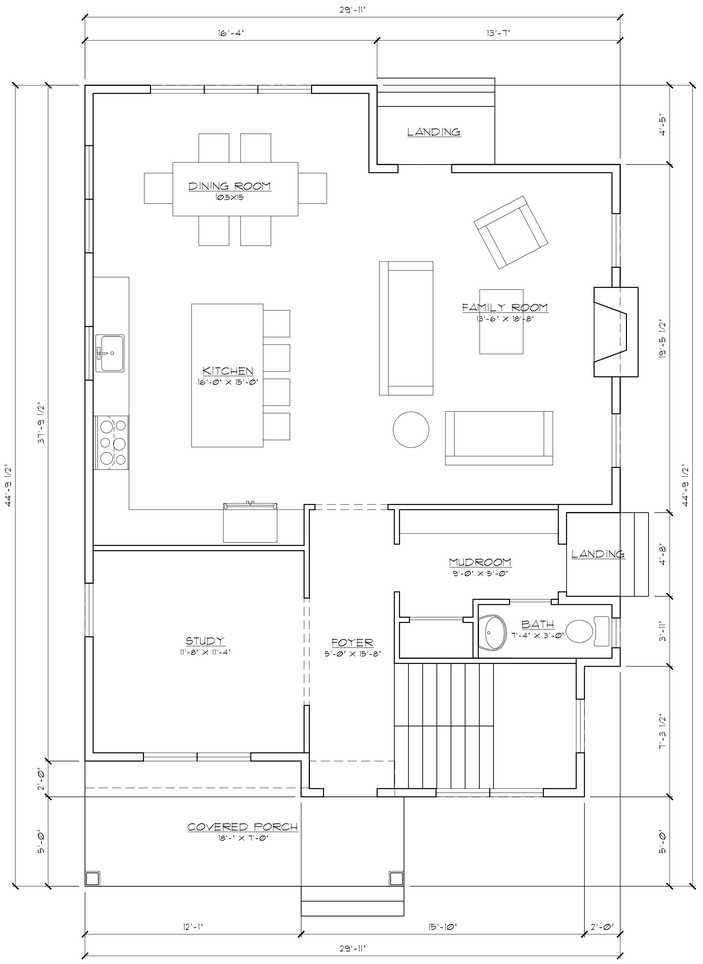
40 ATTIC ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA CALCULATIONS	
	PROPOSED
FIRST FLOOR (INSIDE WALLS)	1,011 SQ. FT.
SECOND FLOOR (INSIDE WALLS)	1,035 SQ. FT.
DETACHED GARAGE (INSIDE WALLS)	260 SQ. FT.
SUB TOTAL (PRE-CREDITS)	2,306 SQ. FT.
DETACHED GARAGE CREDIT	-130 SQ. FT.
TOTAL FLOOR AREA	2,176 SQ. FT.
60% OF SECOND FLOOR AREA	621 SQ. FT.
ATTIC (AREAS ABOVE 5 FEET HEIGHT)	360 SQ. FT.

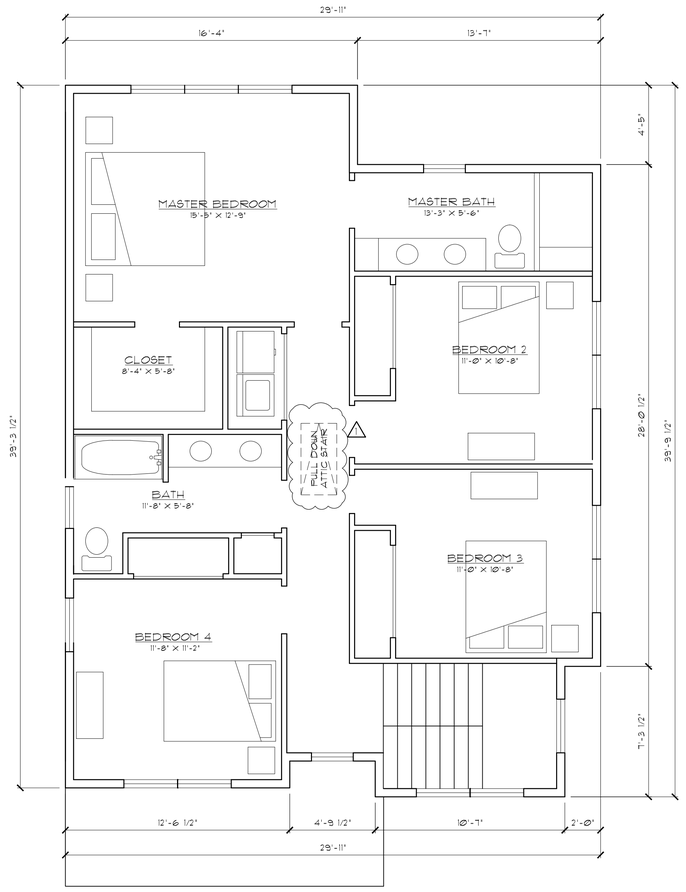




10 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



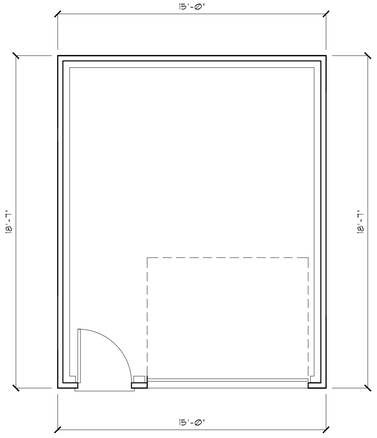
30 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ANTHONY M. CONDOURIS
ARCHITECT INC
NJ STATE LIC#AI13804
20 BINGHAM AVENUE, RUMSON NJ 07760
phone•732-842-3800 – fax•732-842-7777 – email•info@amcarchitect.com – www.amcarchitect.com

REVISIONS	DATE
AS PER DENIAL REVIEW 1/22/26	1/27/26

CLIENT: CAPITAL HOME BUILDERS
ADDRESS: 6 THIRD STREET, RUMSON, NEW JERSEY
JOB NUMBER: 26-041
BLOCK: 24.02
LOT: 3

DRAWN BY: NN
DATE: 6/29/26
SHEET NO.: Z-1



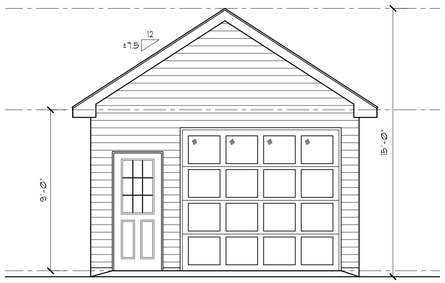
50 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



20 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



10 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



60 GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



40 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



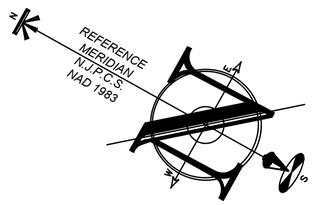
30 REAR ELEVATION
SCALE: 1/4" = 1'-0"

ANTHONY M. CONDOURIS
ARCHITECT INC
20 BINGHAM AVENUE, RUMSON NJ 07760
phone•732-842-3800 – fax•732-842-7777 – email•info@amcarchitect.com – www.amcarchitect.com
NJ STATE LIC#AI13804

REVISIONS
△ AS PER DENIAL REVIEW 1/22/26
△ DATE 1/27/26

CLIENT CAPITAL HOME BUILDERS
ADDRESS 6 THIRD STREET
RUMSON, NEW JERSEY
JOB NUMBER 26-041
BLOCK 24.02
LOT 3

DRAWN BY NN
DATE 6/29/26
SHEET NO. Z-2



SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

KNOWN AND DESIGNATED AS TAX LOT 3 IN BLOCK 24.01 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY, TAX MAP SHEET NO. 10.

HORIZONTAL - NAD 1983 AND VERTICAL DATUM - NAVD 1988: BASED ON GPS OBSERVATIONS BY INSITE SURVEYING, LLC. ON APRIL 7, 2026 AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.

THIS SURVEY REFLECTS THE EXISTING CONDITIONS AS OF APRIL 7, 2026 BASED ON A FIELD SURVEY PREFORMED BY INSITE SURVEYING, LLC AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF APRIL 7, 2026.

NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.

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 WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR POLICY AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE. IT IS STRONGLY SUGGESTED THAT A TITLE COMMITMENT BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE SUBJECT PROPERTY. THIS SURVEY IS NOT INTENDED TO BE USED AS A SURVEY FOR TITLE TRANSFER.

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

SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS, IF ANY.

SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.

THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF WETLANDS AT THIS SITE.

AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 182 OF 457, CONTAINS: LONG BRANCH, CITY OF MAP NUMBER 34025C0182H, EFFECTIVE DATE JUNE 15, 2022. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE FEMA EFFECTIVE FLOOD ZONE X, UNSHADED.

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88). VERTICAL BENCHMARKS: TOP OF SANITARY MANHOLE IN THIRD STREET PLOTTED. ELEV.=40.13 (NAVD88).

SURVEY MAP REFERENCES:

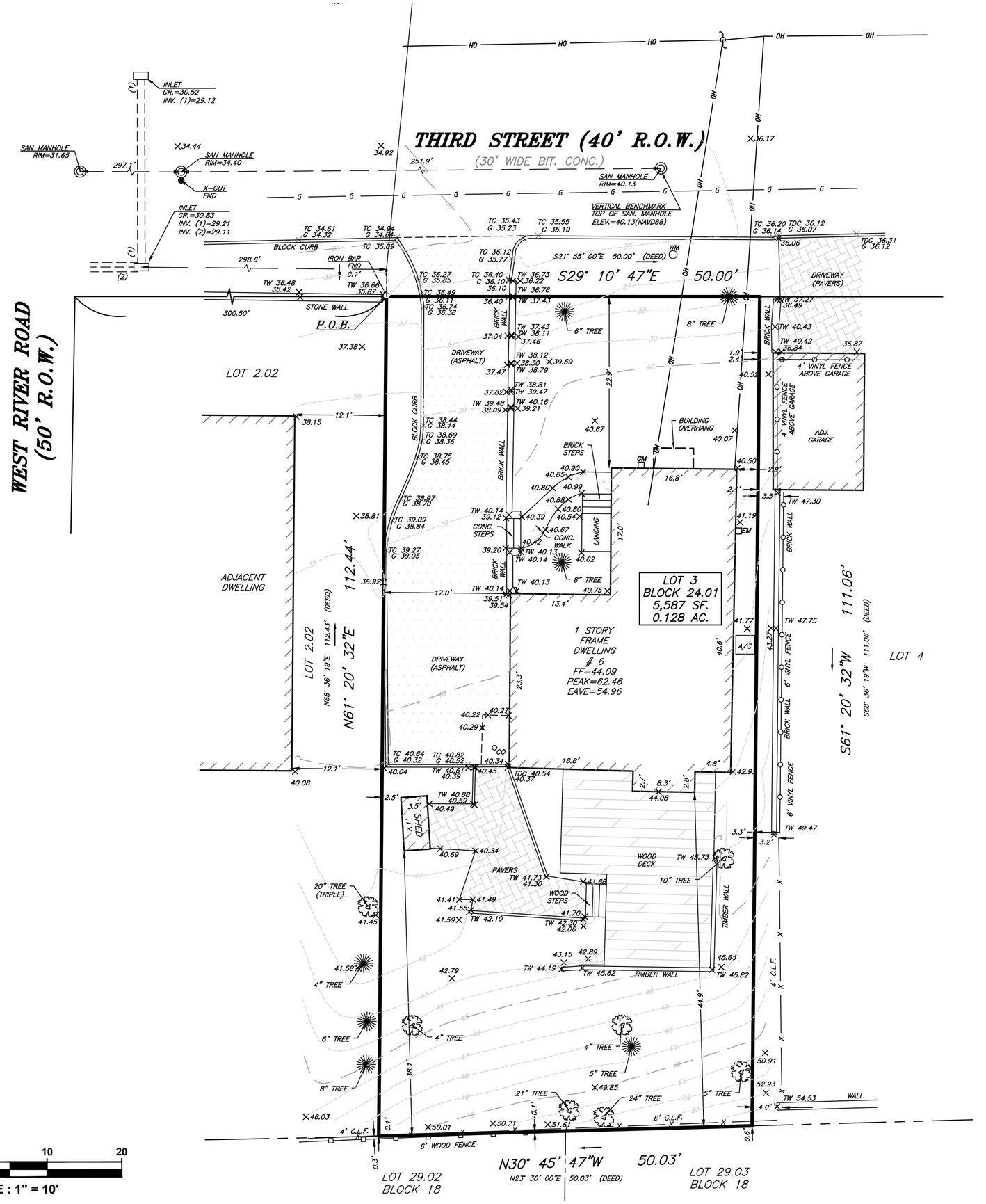
A MAP ENTITLED, "SURVEY OF 6 THIRD STREET, LOT 3, BLOCK 24.02, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY," BY AZIMUTH LAND SURVEYING CO., INC., DATED 11/06/97.

FILED MAP REFERENCES:

A MAP ENTITLED, "FINAL PLAT SUGAR MAPLE ESTATES, LOTS 29 & 30, BLOCK 18, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON APRIL 12, 2006 CASE NO. 301-13.

DEED REFERENCE(S):

OR BK 5673 PG 298 PQ



LEGEND

EXISTING

- BOUNDARY LINE
- CONTOUR LINE
- SPOT ELEVATION (X46.80)
- BUILDING
- WALL
- GAS (G — G)
- WATER (W — W)
- INLET
- STORM
- SANITARY MAIN
- OVERHEAD WIRE (OH)
- ELECTRIC (E — E)
- TELEPHONE (T — T)
- UTILITY POLE
- HYDRANT
- SIGN POST
- FENCE (x — x)
- LIGHT FIXTURE
- TEST PIT LOCATION (TP-1)
- GRADE FLOW ARROW
- SWALE CENTER LINE
- DECIDUOUS TREE
- CONIFEROUS TREE

10 0 10 20

SCALE : 1" = 10'

File: S:\Jobs\3001 — InSite Engineering\26-S001-1202 — 6 Third Street, Rumson, NJ\26S001120220AD\26-S001-1202 BTU.dwg, ---> 18x24 SURVEY
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PROJECT NAME:

BOUNDARY & TOPOGRAPHIC SURVEY OF

BLOCK 24.01, LOT 3
6 THIRD STREET

SITUATED IN:

BOROUGH OF RUMSON
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:

INSITE Engineering • Surveying • Planning

INSITE 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

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(at least 3 days prior to excavation)

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

REVISIONS

Rev.#	Date	Comment
0	04/13/2026	INITIAL RELEASE

SCALE: 1"=10'	DRAWN BY: GS/JW
FIELD DATE: 04/07/2026	CHECKED BY: FJB
JOB #: 26-S001-1202	

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND 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, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

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

PRELIMINARY

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

SHEET NO:

1 of 1